



 Equity Residential

WTGBD A JOINT VENTURE

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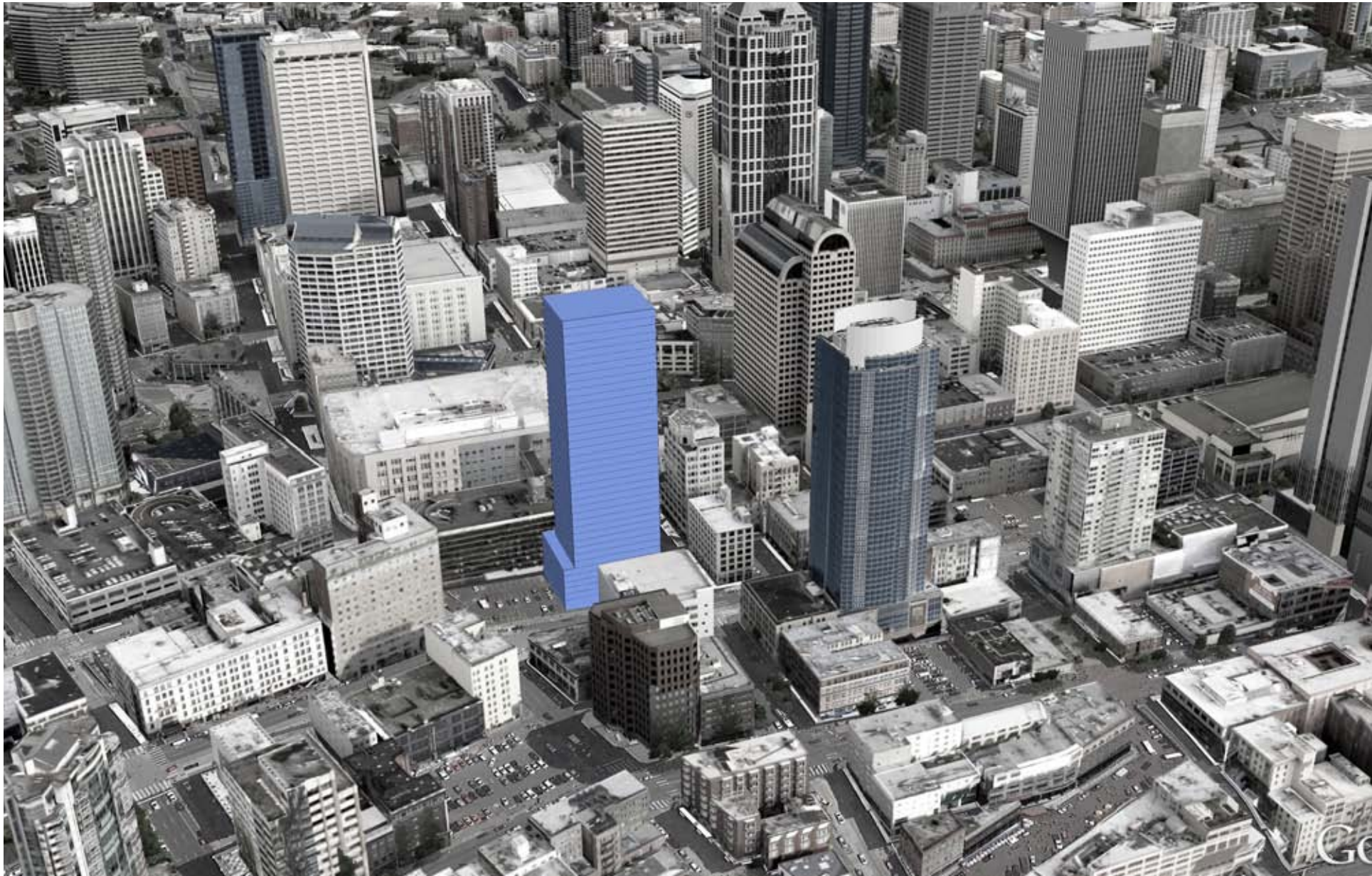
# 2<sup>ND</sup> & PINE

DOWNTOWN DRB RECOMMENDATION MEETING

DPD #3014773 | JANUARY 7, 2014



# SITE LOCATION



VIEW OF SITE FROM NORTHWEST

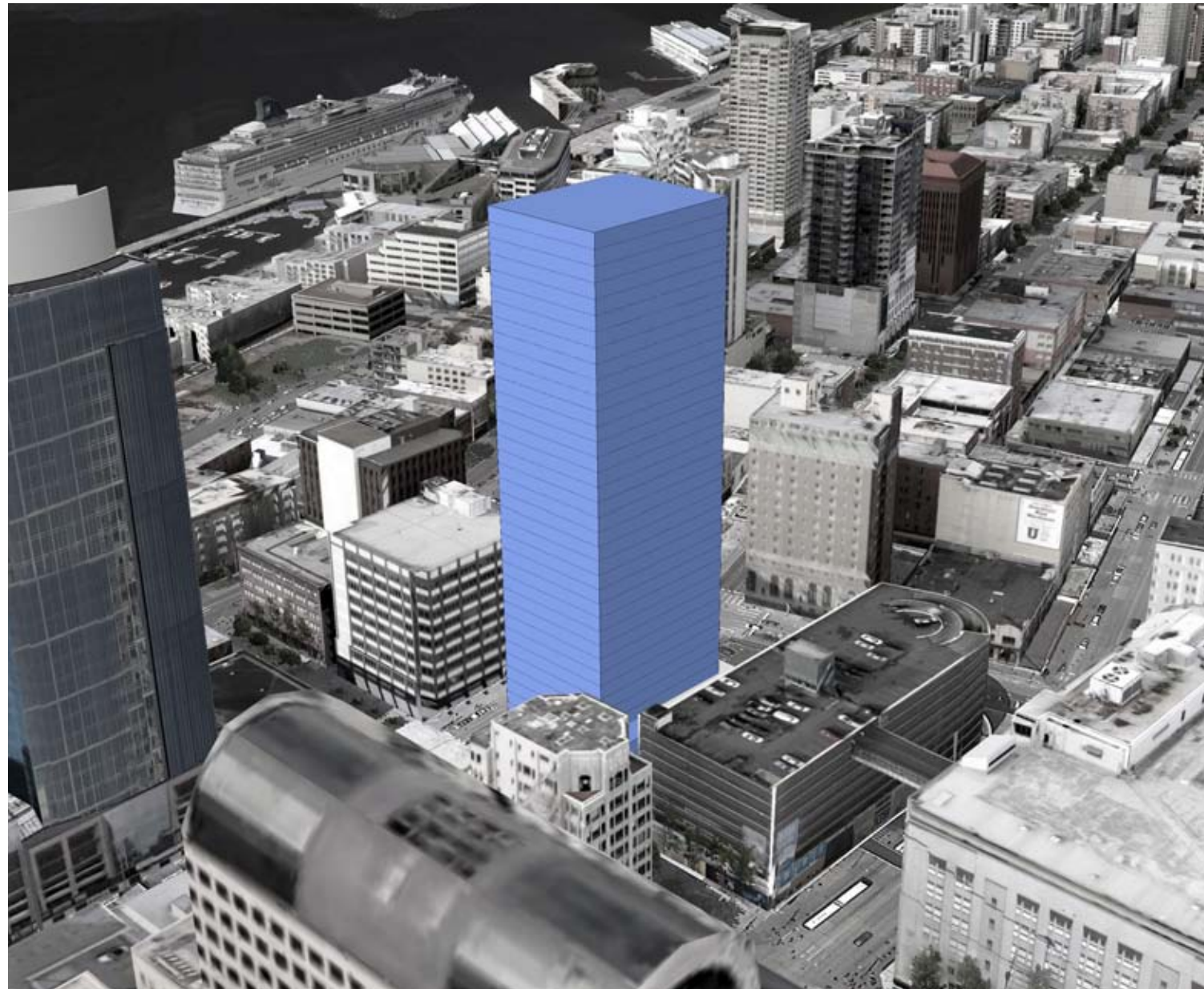


VIEW OF SITE FROM EAST



VIEW OF SITE FROM WEST





VIEW OF SITE FROM SOUTHEAST

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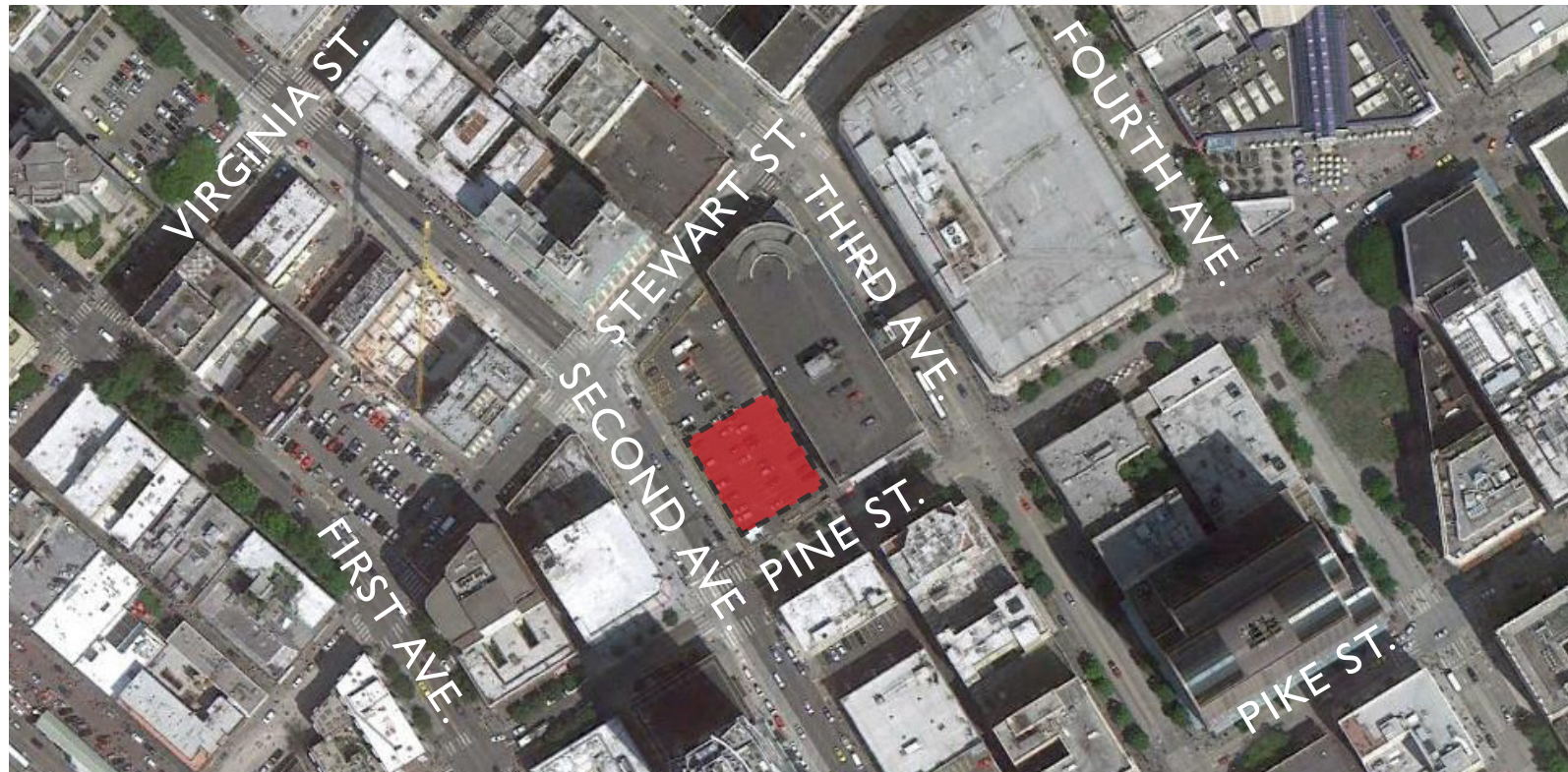
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# PROJECT OBJECTIVES



## PROJECT STATISTICS

### NUMBER OF FLOORS AND FLOOR AREA

PROGRAM	FLOORS	AREA (APPROXIMATE)
BELOW GRADE PARKING	5.0	66,457 SF
LOBBY/RETAIL/BOH	1.0	10,516 SF
ABOVE GRADE PARKING WITH MICRO UNITS	4.0	62,621 SF
RESIDENTIAL	33	347,860 SF
AMENITY AND ROOF DECK	1.5	10,298 SF

### NUMBER OF RESIDENTIAL UNITS

398

### NUMBER OF PARKING STALLS

193

### RETAIL

4,005 SF

### HEIGHT

400' HEIGHT [+40 FOR MECHANICAL AND AMENITY]

### FAR

APPROXIMATELY 32.00

## PROJECT SITE

### SITE DESCRIPTION

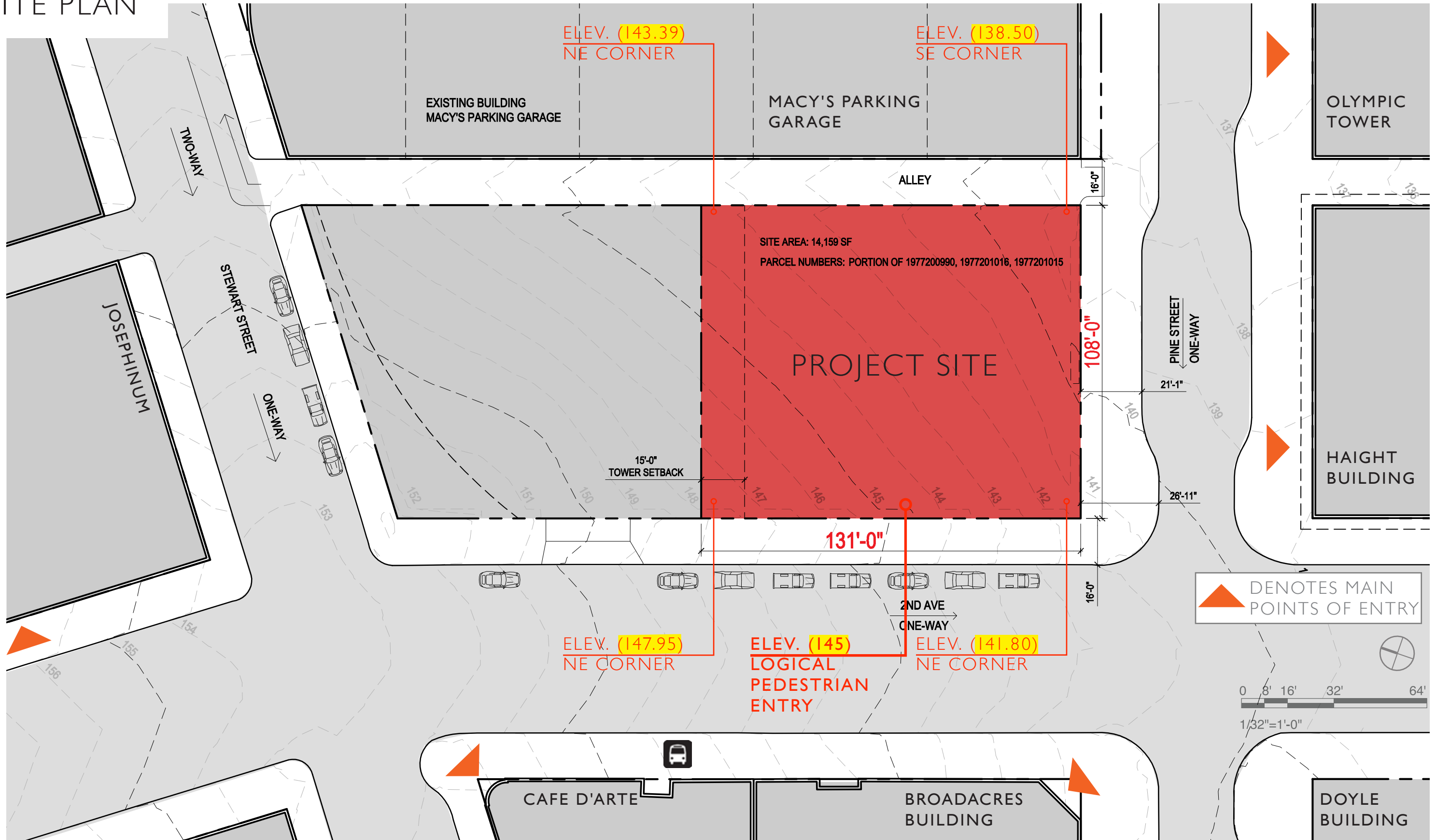
Equity Residential's total site inhabits one hundred and thirty one feet of the south portion of the block east of Second Avenue between Stewart Street and Pine Street. An existing on-grade open air parking lot occupies this site. The proposed project is a high-rise 400' residential tower located on 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'-6" from the northwest corner of the south parcel to the southwest corner along Second Avenue, and 3'-0" from the southwest corner of the site to the southeast corner adjacent the alley along Pine Street.

The project site occupies 131'-1" of street frontage along Second Avenue and 108'-1" 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.

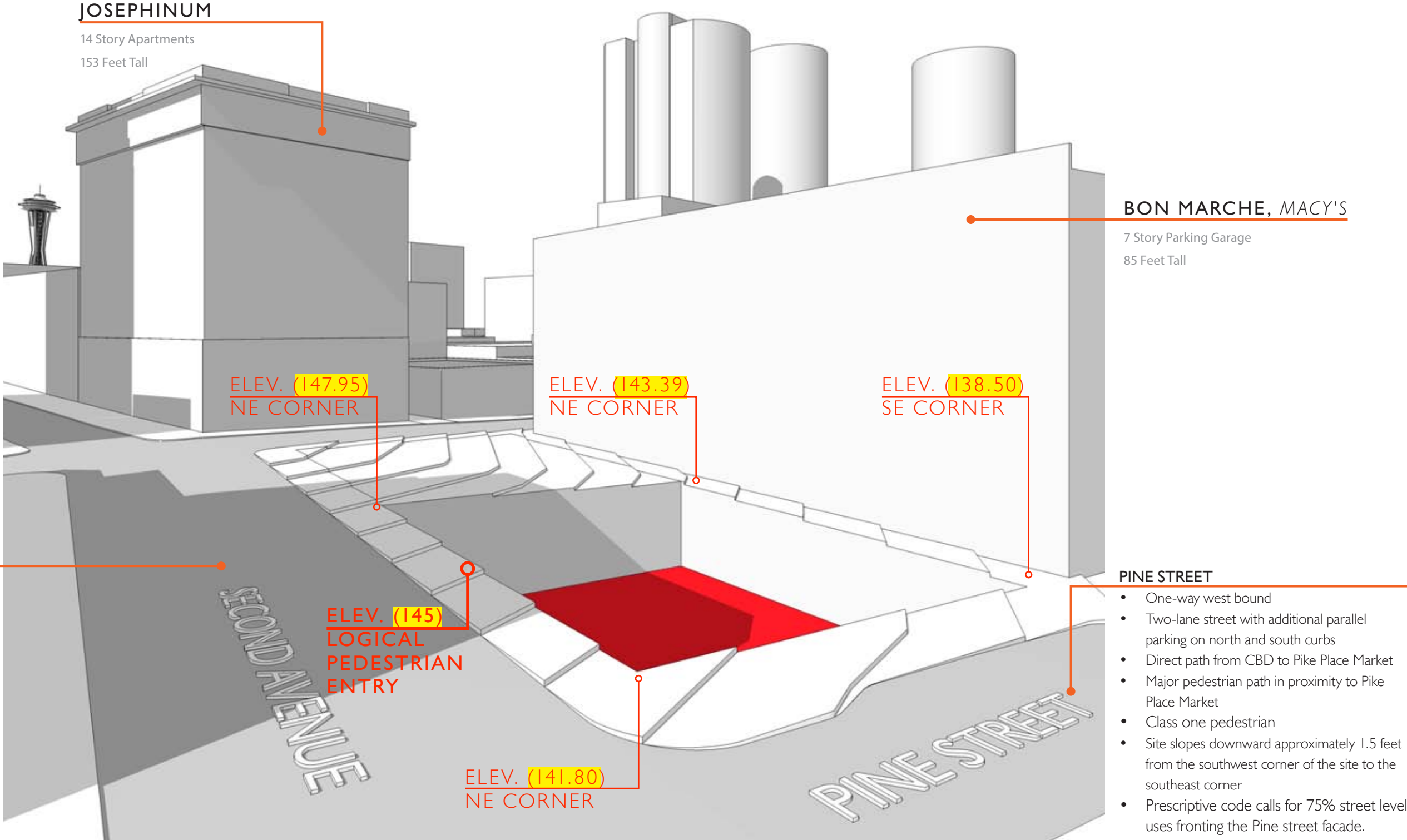


# SITE PLAN





# SITE DETAILS







## 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

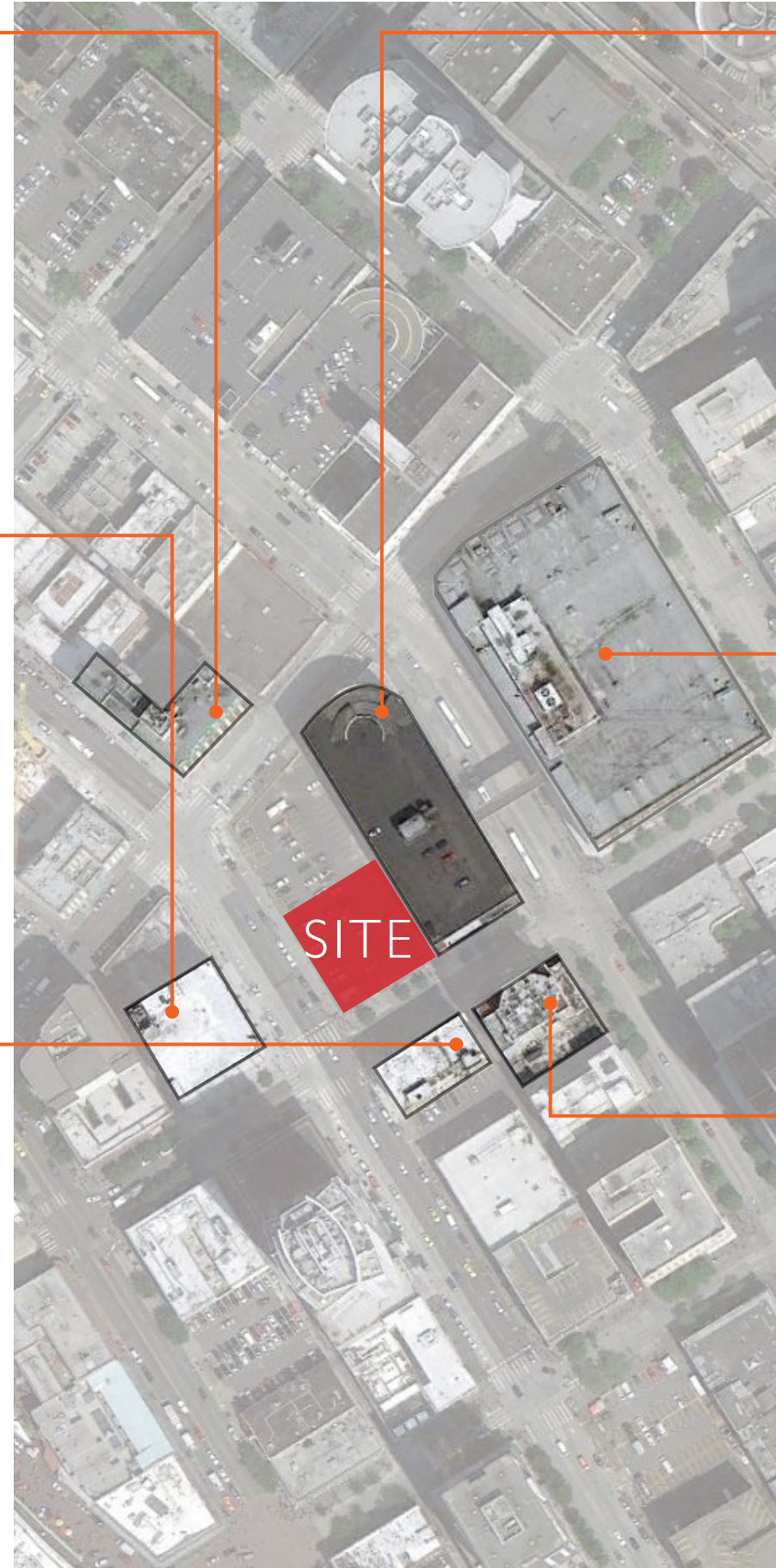
The Chicago School Style, or Commercial Style, architecture informed the articulation of the facade utilizing a steel structure limiting the amount of exterior ornamentation and in place framed large plate-glass windows. The retail base is currently vacant; Nordstrom Rack was the previous tenant, but 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 facade 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 | Commercial 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 contextual 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

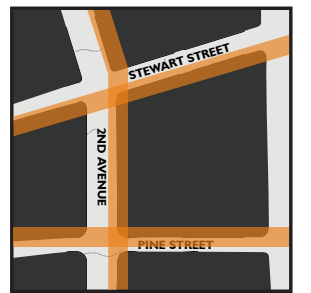
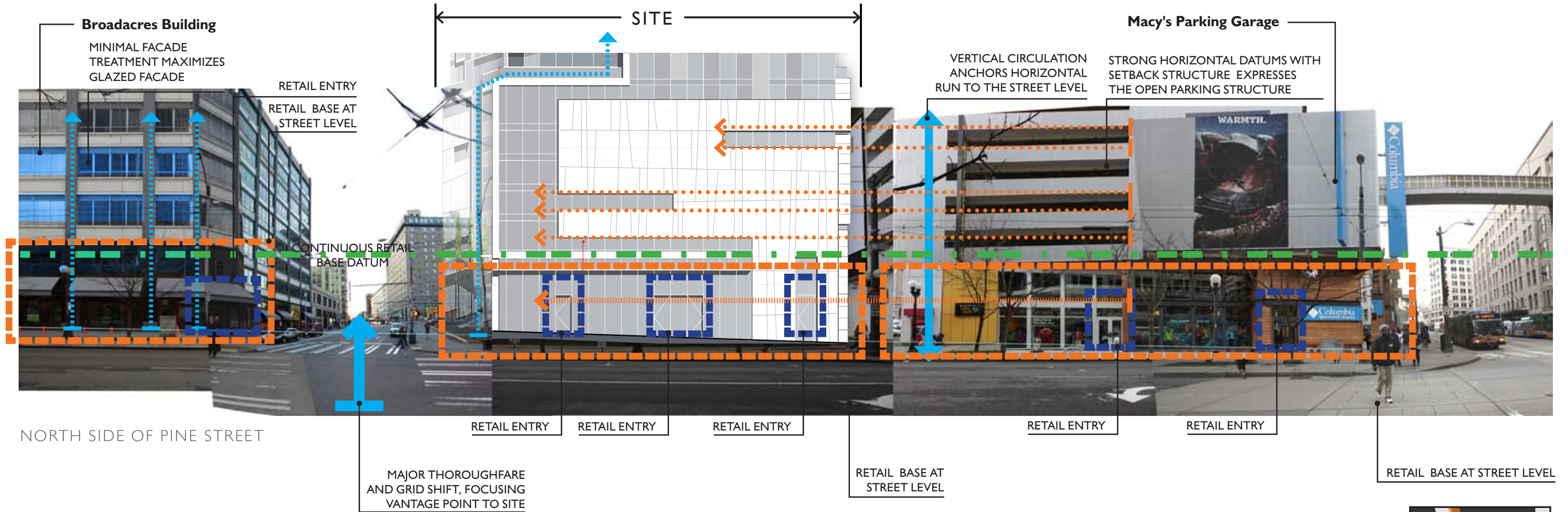
4 Story Retail | Commercial Office  
 Built in 1919  
 Street Front Retail  
 Renaissance Revival | Steel-Concrete Structure  
 49 Feet Tall

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 mimicked 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.

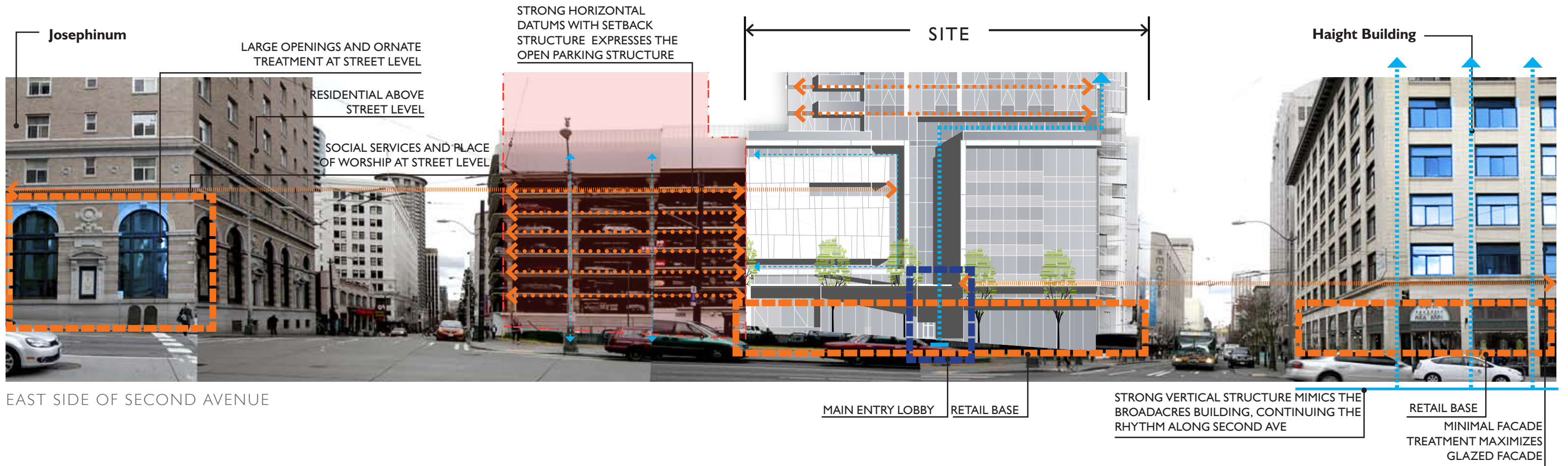




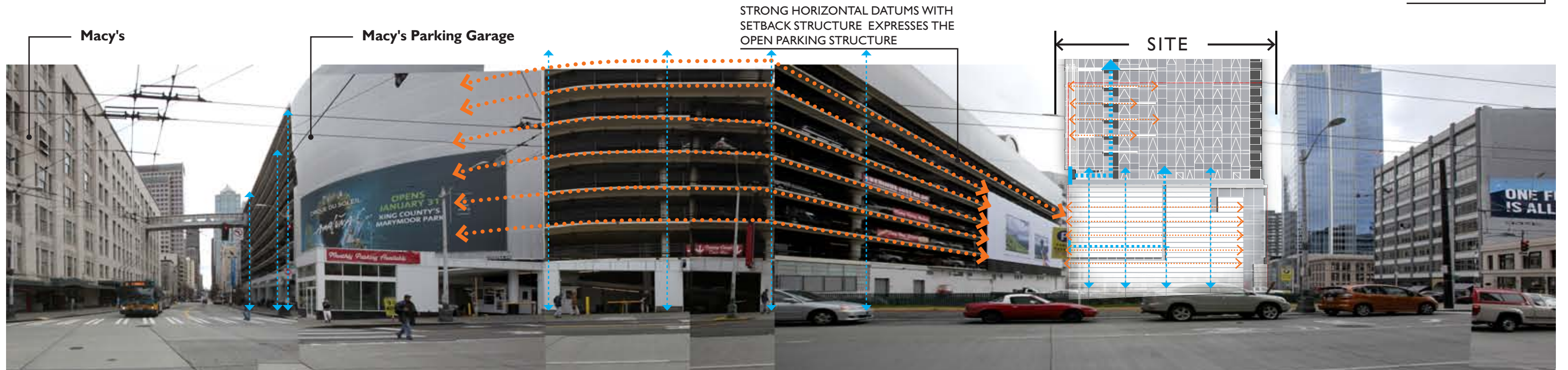
# CONTEXT ANALYSIS







EAST SIDE OF SECOND AVENUE



SOUTH SIDE OF STEWART STREET

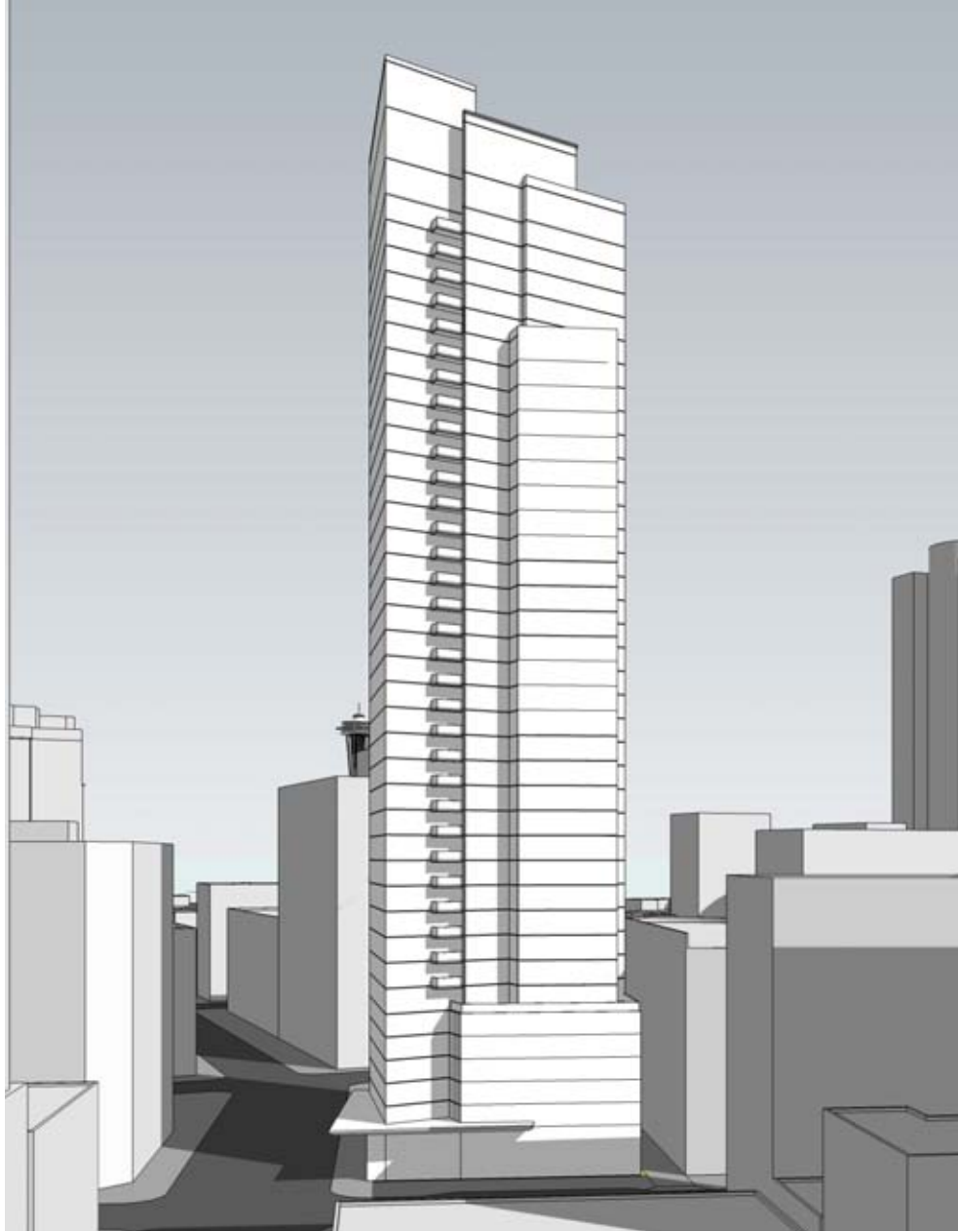


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MASSING OPTIONS



# MASSING OPTIONS AS PRESENTED AT EDG



MASSING OPTION **A**

**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



MASSING OPTION **B**

**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.



MASSING OPTION **C** **PREFERRED**

**PROS:**

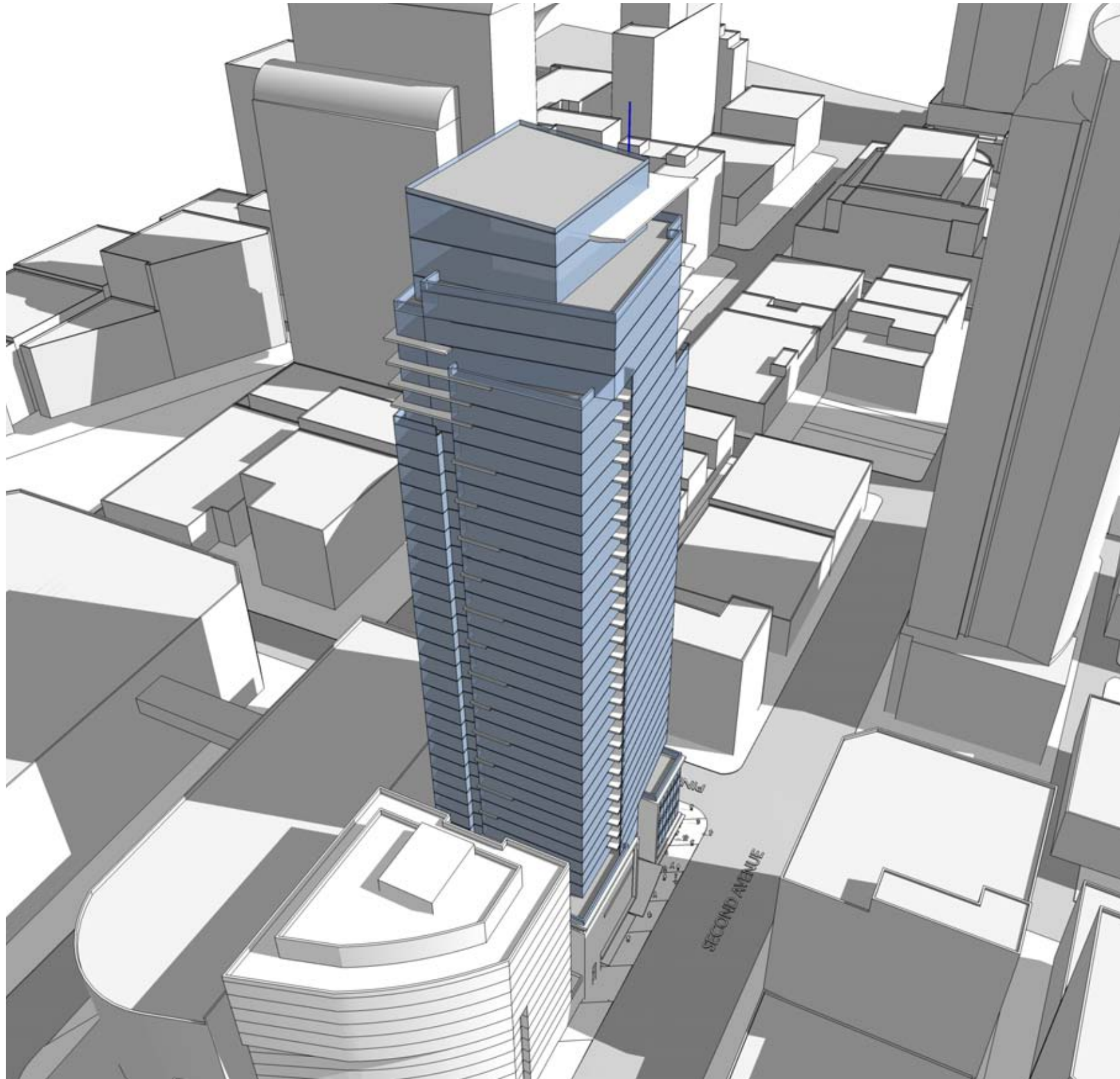
- + Building has a significant top and outdoor space that celebrates the views and protected indoor and outdoor space for residents and guests.
- + The building defines horizontal elements in four-story groupings that help make the scale and form legible from a distance.
- + The massing has a sense of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

**CONS:**

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



# PREFERRED MASSING AT EDG



PREFERRED MASSING FROM NORTH



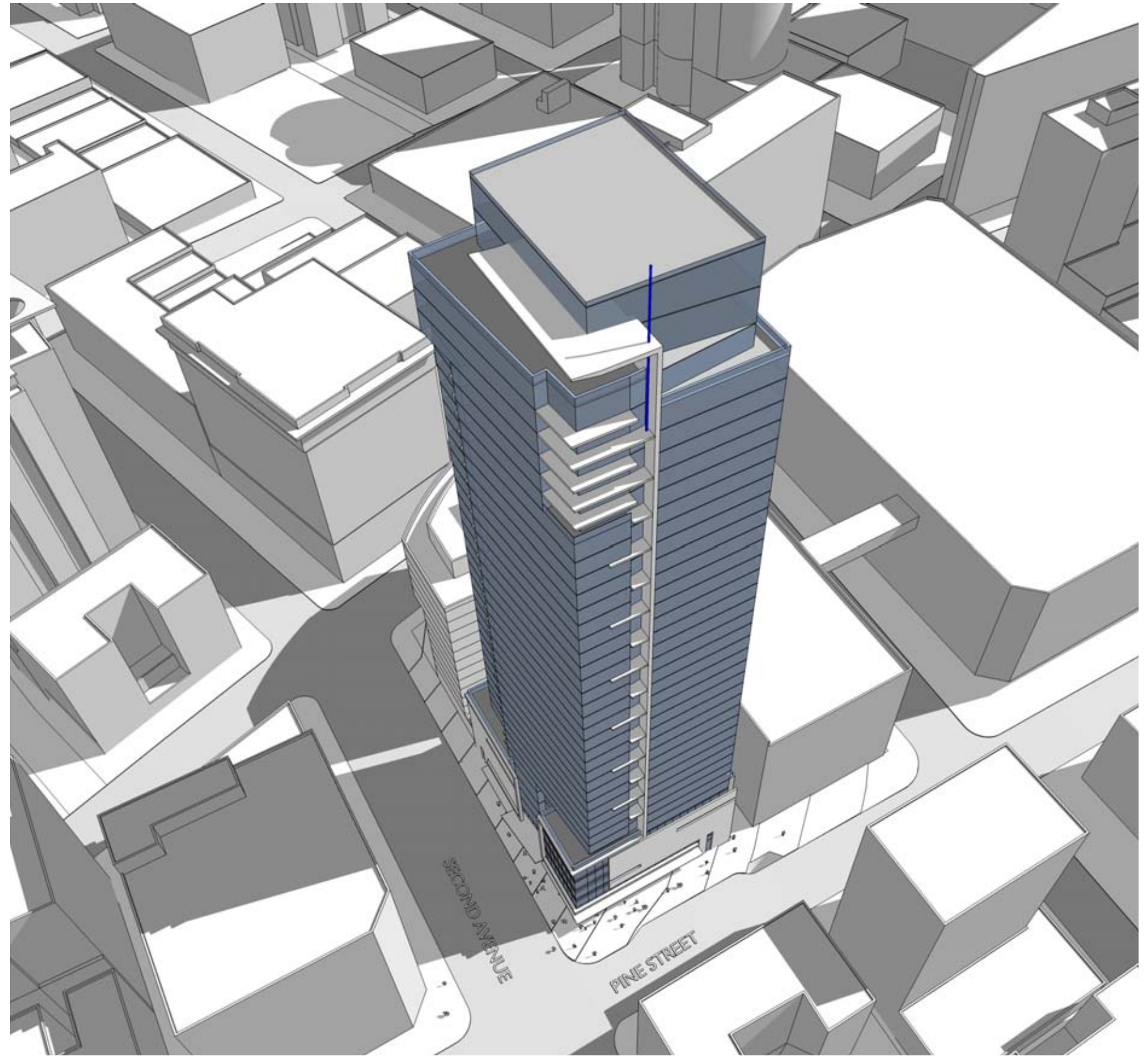
PREFERRED MASSING FROM EAST



# PREFERRED MASSING AT EDG



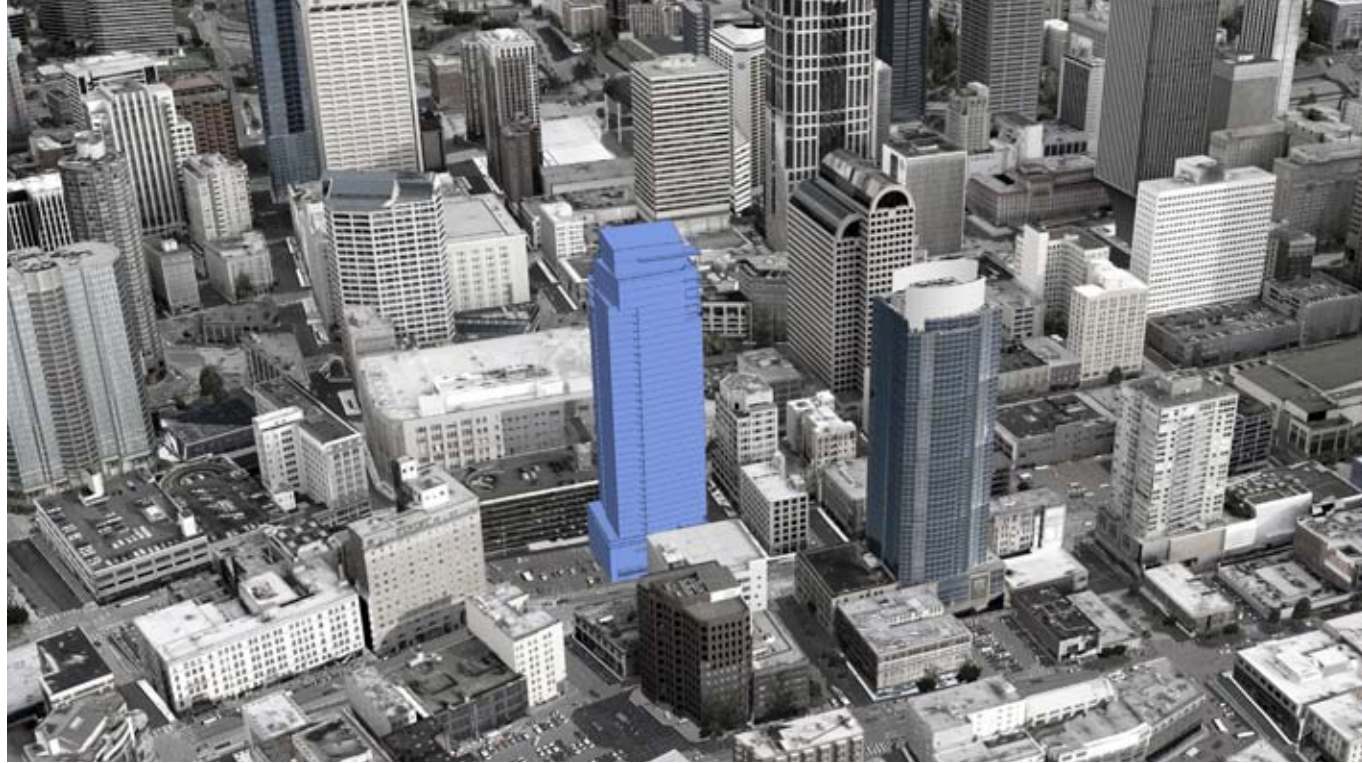
PREFERRED MASSING FROM SOUTH



PREFERRED MASSING FROM SOUTHWEST



# PREFERRED MASSING AT EDG IN CONTEXT



AERIAL VIEW FROM WEST



VIEW FROM WATER



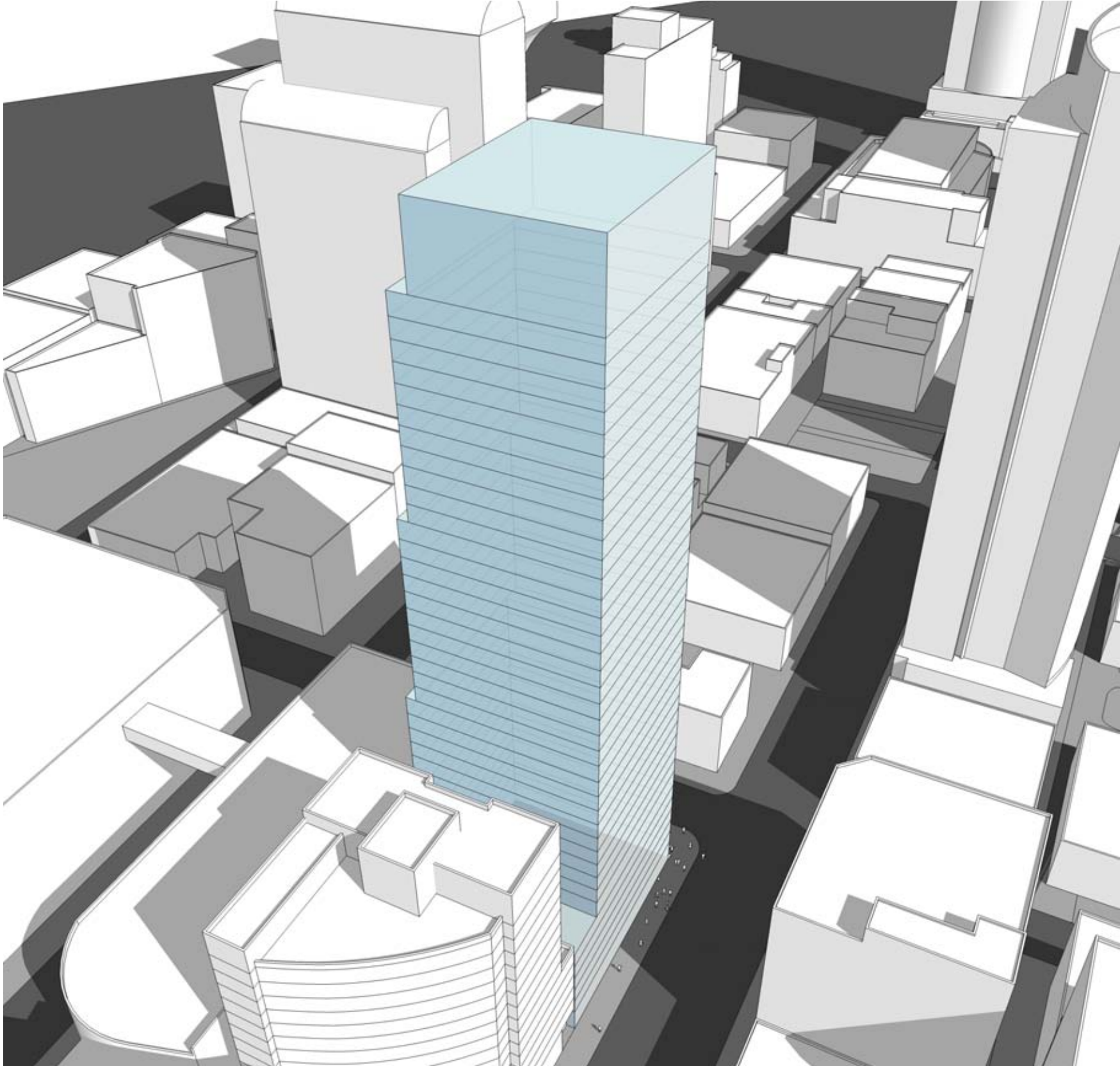
VIEW FROM SOUTH



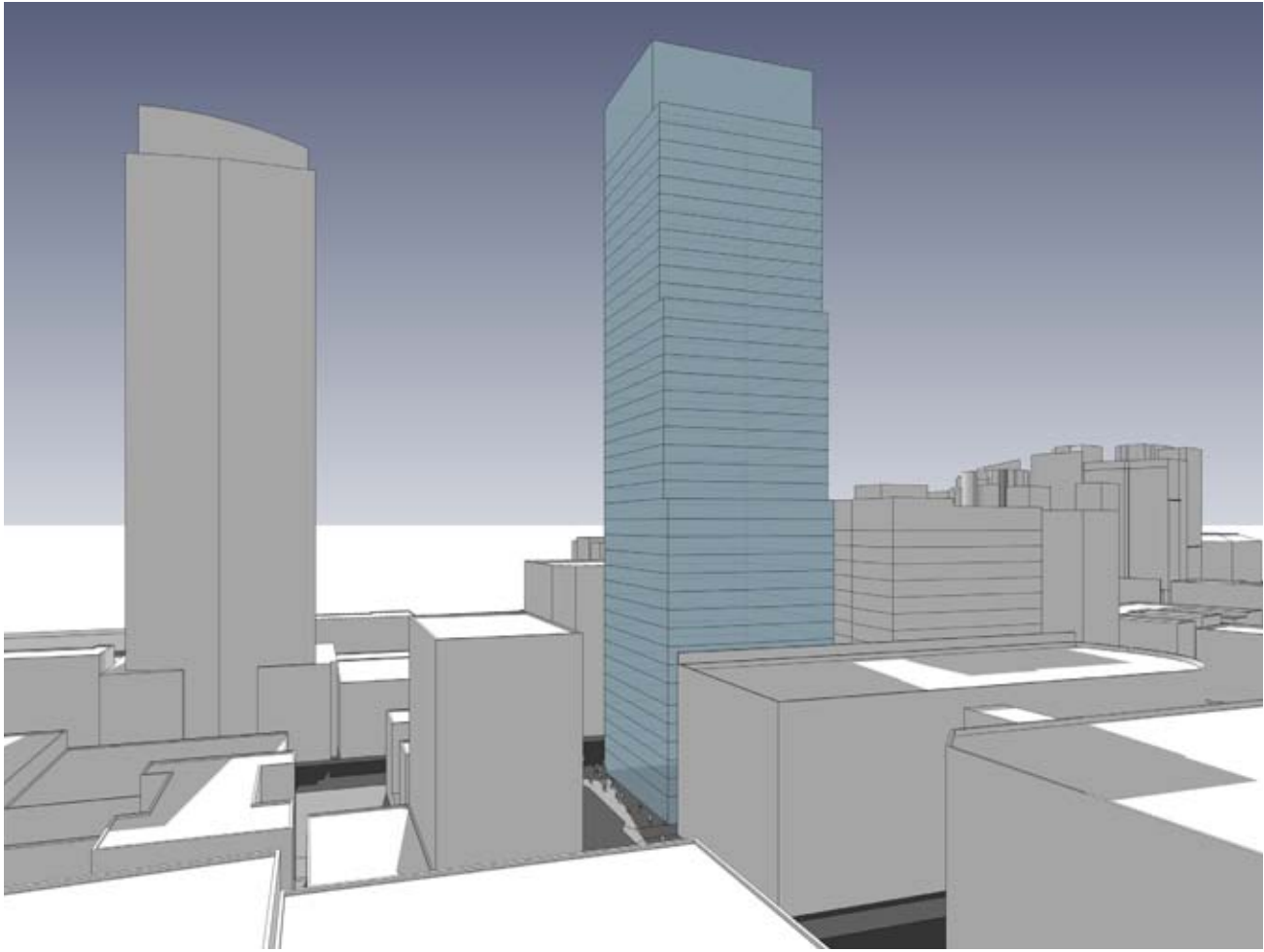
AERIAL VIEW FROM EAST



# CODE COMPLIANT MASSING



CODE COMPLIANT MASSING FROM NORTH



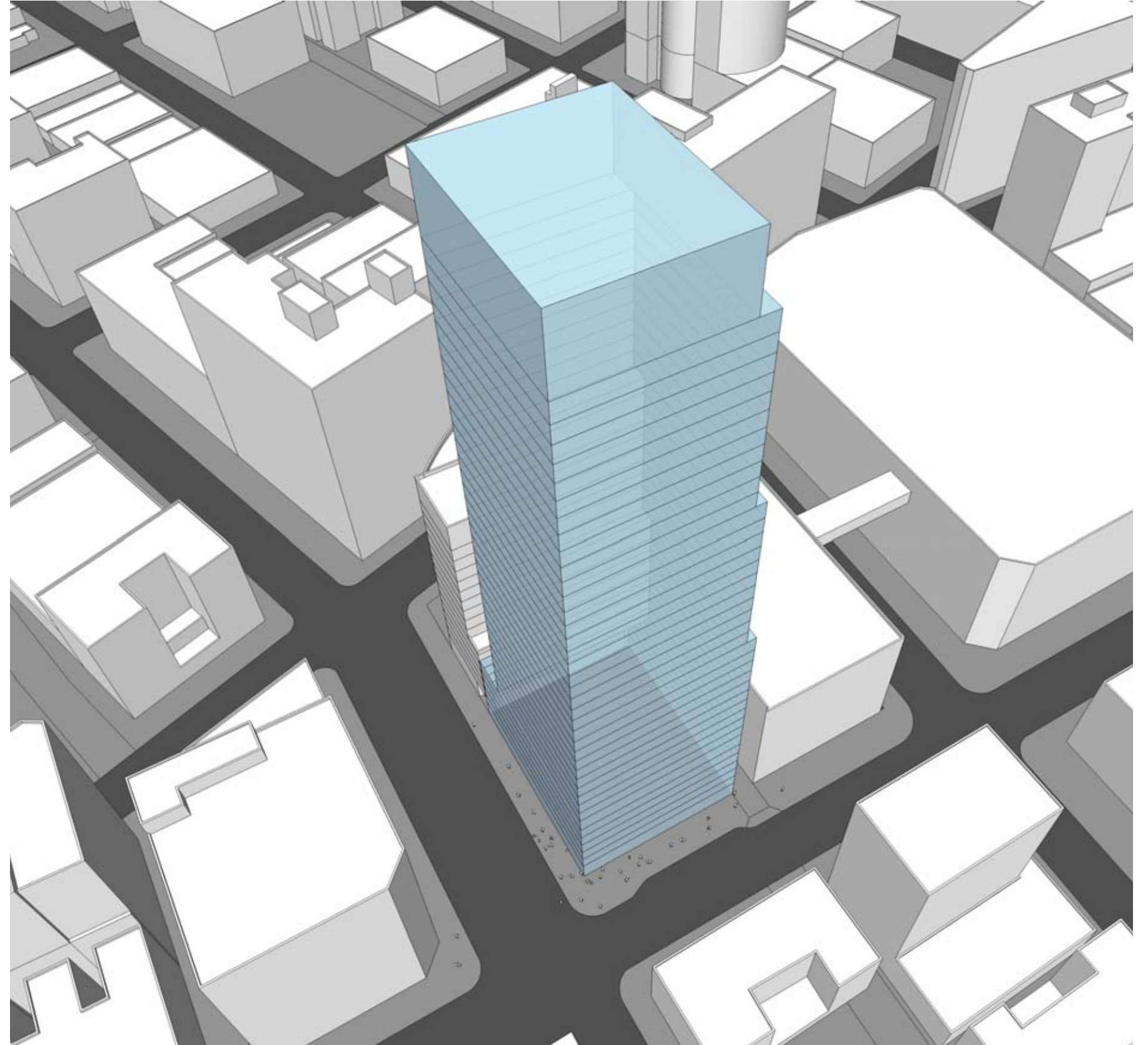
CODE COMPLIANT MASSING FROM EAST



# CODE COMPLIANT MASSING



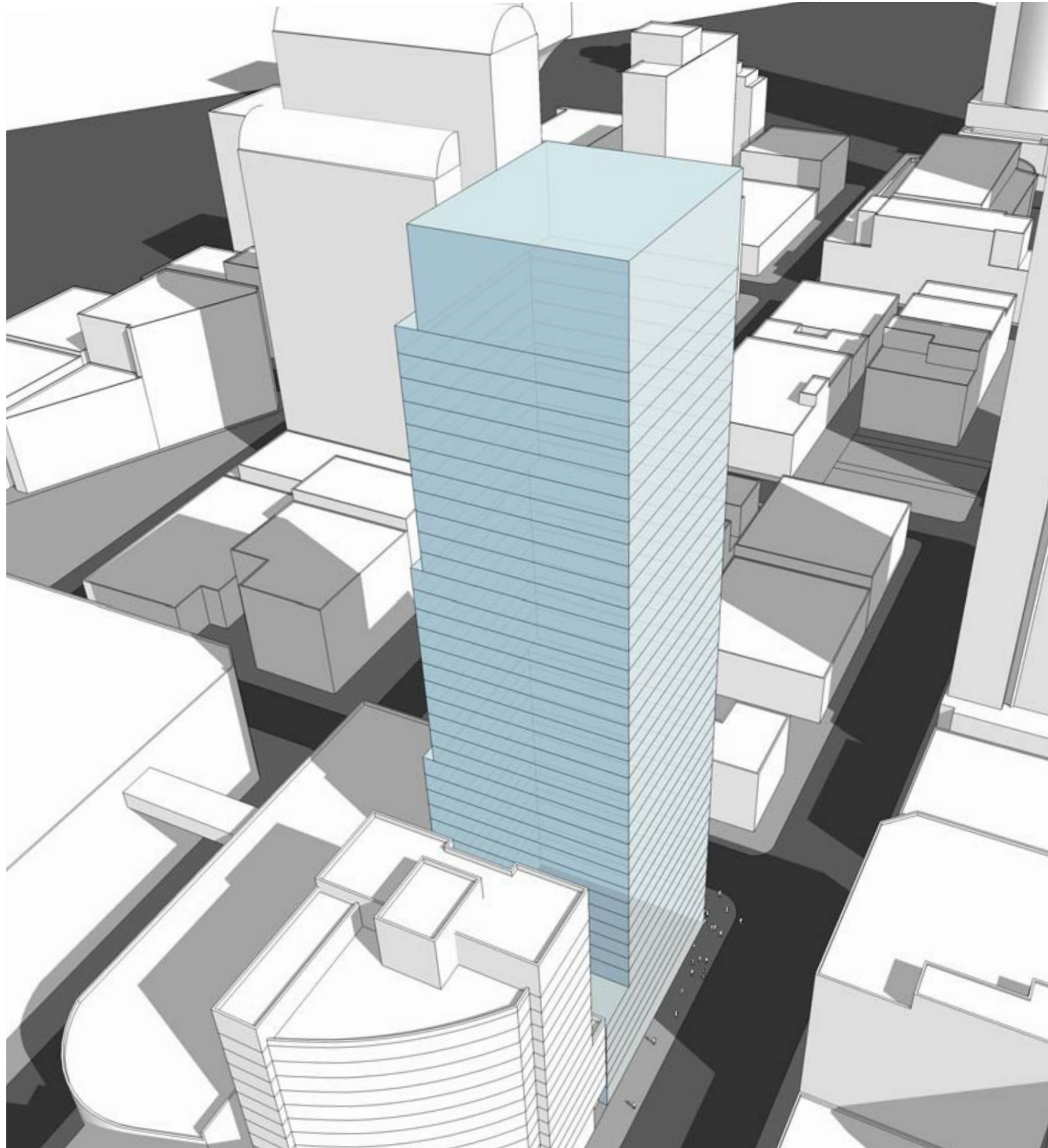
CODE COMPLIANT MASSING LOOKING NORTH ON 2ND AVE.



CODE COMPLIANT MASSING FROM SOUTHWEST



# CODE COMPLIANT MASSING VS. PREFERRED MASSING



CODE COMPLIANT MASSING



PREFERRED MASSING



DESIGN GUIDANCE

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# BOARD GUIDANCE AT EDG – SUMMARY

At the conclusion of the EDG meeting, the Board recommended the project should move forwards to MUP Application in response to the guidance provided at this meeting.

The DRB also required the following explicit direction of issues to be addressed in the Recommendation submittal:

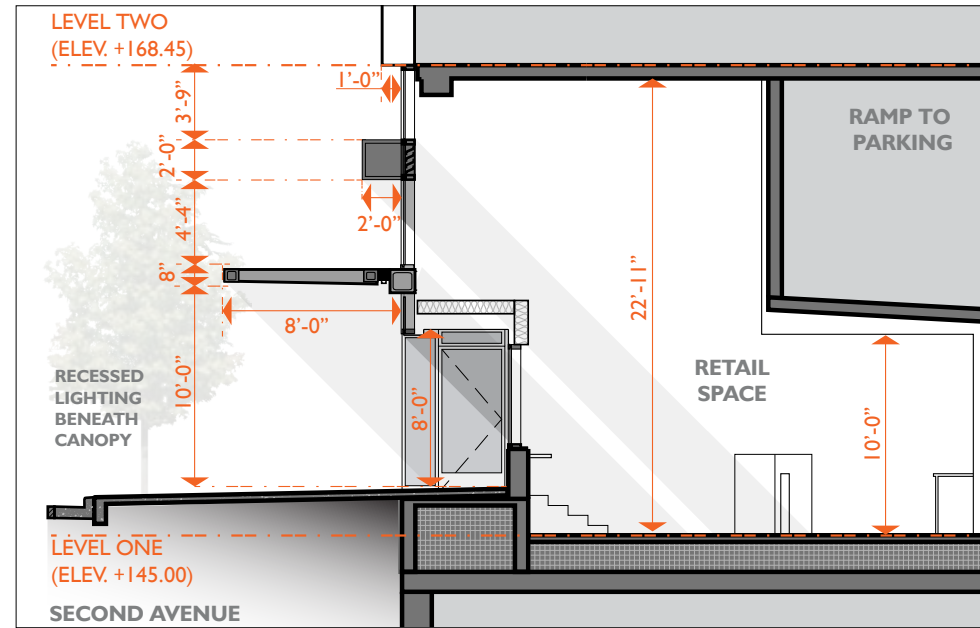


B-1: Provide a ground floor/lower level context analysis of the surrounding vicinity and show the proposed ground- floor 6 facades inserted into the existing elevations photo-survey, to scale. The extent should be: east-west from 1st to 3rd (both sides), and north-south from Josephinum to 1521 2nd (both sides). Also include updated perspectives similar to those on pg 49/50 in the EDG booklet.

**Response:** Street level context is included in perspectives, sections and photo-context views throughout the presentation.

C-1: Provide a design with code compliant retail frontage along 2nd Avenue, or at least wrapping the corner to create about 50% retail frontage on 2nd, or detailed evidence why more retail wrap is not possible.

**Response:** The residential entry shifted north increasing the corner retail, and the leasing office moved up to L6 providing additional retail space on 2nd Avenue.



E-2

E-2: Provide Podium elevation and perspective study options (and detailed sections), addressing the following: more transparent and/or material variation in floors 2-5; taller retail and/or 2nd level reading to street; material layering and depth of all podium levels.

**Response:** Shifting the entry on Second Avenue in response to this concern has resulted in more transparency above, more pleasing proportions overall, and an interplay of facade materials.

B-3: Develop a viable, comparable code-compliant tower option (specifically the 105 ft maximum north-south façade length) for consideration at the Recommendation meeting.

**Response:** The code compliant response has been included in several illustrations and provides stark contrast to our proposal.



B-2: Show a basic 125 ft massing envelope for the north portion of the half-block, and on all drawings and the physical model.

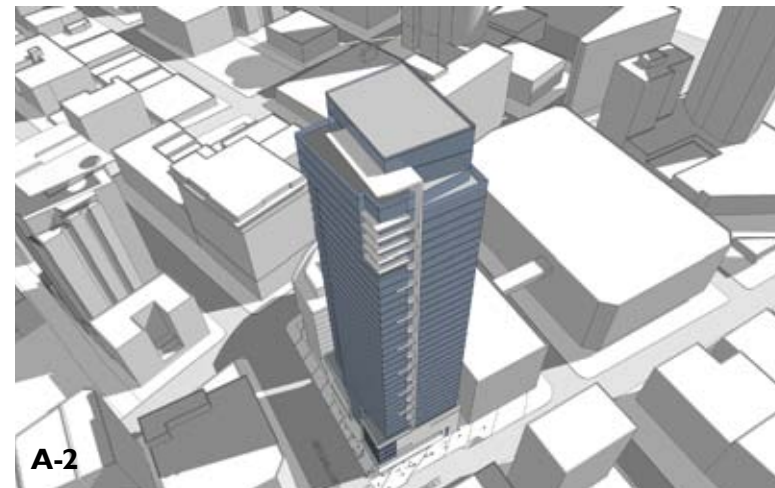
**Response:** We have indicated the possible presence of a 125' building north of the site in renderings and drawings where appropriate.

B-1: Show the tower under construction at 1911 2nd Avenue, in the physical model and all future views.

**Response:** The tower at 1915 2nd Avenue, Viktoria, is present where appropriate.

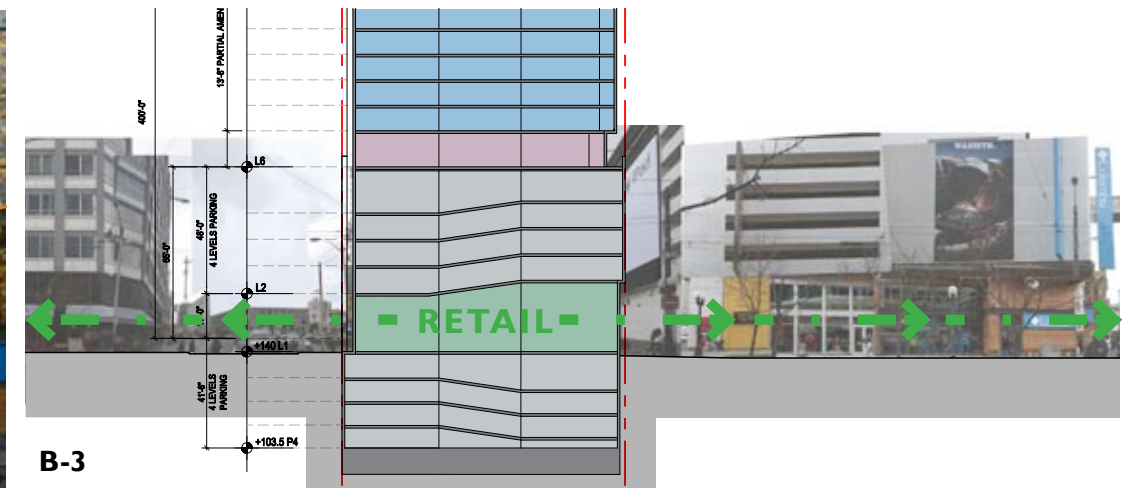
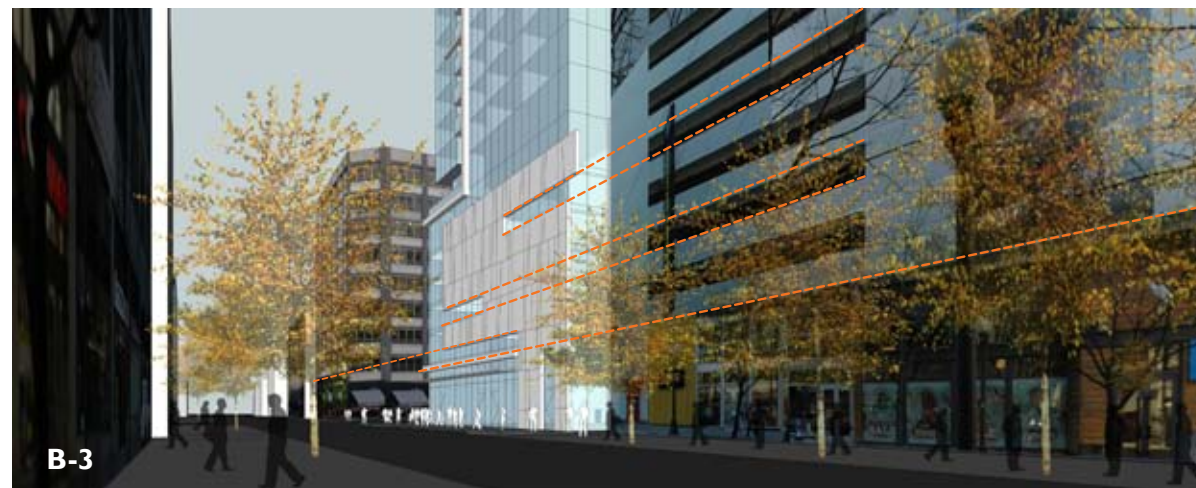


TITLE	DESCRIPTION	DRB GUIDANCE AT EDG	RESPONSE
A-1 RESPOND TO THE PHYSICAL ENVIRONMENT	Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found beyond the immediate context of the building site.	The Board agreed this is an exceptional corner site, highly visible, with an extremely active pedestrian street character. It fills a crucial missing tooth in the fabric and connects the inland commercial core to Pike Place Market and the waterfront. Therefore the project should strongly reinforce this vital pedestrian movement, and be well informed by the uses, rhythm and patterns in the surrounding context, especially at the podium and street level [see B-1 below]. The Board agreed the response to the 2nd Avenue street axis and grid shift is promising, as it breaks the relatively long tower wall planes into smaller facets (also see departure request). They also encouraged more exploration of a vertical inter-lock between podium and tower, perhaps enlarging the proposed vertical slots, and/or carrying one of the three tower corners right to sidewalk grade, as shown in option A. other sculptural aspects of option A or B may be integrated into C, to increase variety in the middle zone floors 10-34.	The ground plane along Pine Street is a horizontal band of glass that reinforces the connections of the inland commercial core with the market. The canopy at the roof level of the building reinforces the importance of the building site and its relationship to the Puget Sound. The rotation of the building form at the upper level recognizes the rotation of the city grid north of Stewart Street. The rotated element is five levels higher to give it greater presence, but also to increase the interlock more into the main tower body. The development of the tower's envelop has the design solution organizing a layer or scale to the building which gives it a middle scale by grouping floors in a series of four level patterns. The cornice line of the Haight building to the south, and the datum line of the retail to the east and west have been traced into the massing and articulation of the base to help create a cohesive retail corridor and street wall at Pine and 2nd Avenue respectfully. The rooftop canopy and vertical fin trace the base and add emphasis to the ground level active spaces and entry points. The residential entry happens at a location where the tower touches the ground to elevate its importance in the architectural solution.
A-2 ENHANCE THE SKYLINE	Design the upper portion of the building to promote visual interest and variety in the downtown skyline.	The Board agreed that the proposed tower would be visible essentially from all sides, from all distances, from the water and surrounding hills. Therefore the tower composition and especially the tower top are critical design elements. The Board agreed the step backs, angled top profile, large balconies and the large amenity canopy of option C were the most promising for creating a handsome transition to the sky. Based on the views down 2nd Avenue, the northwest corner of the top deserves more compositional effort, equal to the currently emphasized southwest corner view.	The upper level of the tower is rotated to recognize the rotation of the city grid north of Stewart Street. This portion of the building is now five levels greater in height, and has a more interlock aspect to it that adds interest to the northwest corner of the building. The southwest has a more vertical reading to it, expressing its slenderness and views from the south. The two sides though unique are complementary as they relate to the surrounding skyline.  The composition addresses the east and west facades differently to reinforce the interlocking of the forms. The west side is seen from Pike Street Market and recalls the verticality of the city skyline. The east side is seen from uptown and recalls the horizontality of the horizon at the sound and the Olympics beyond.



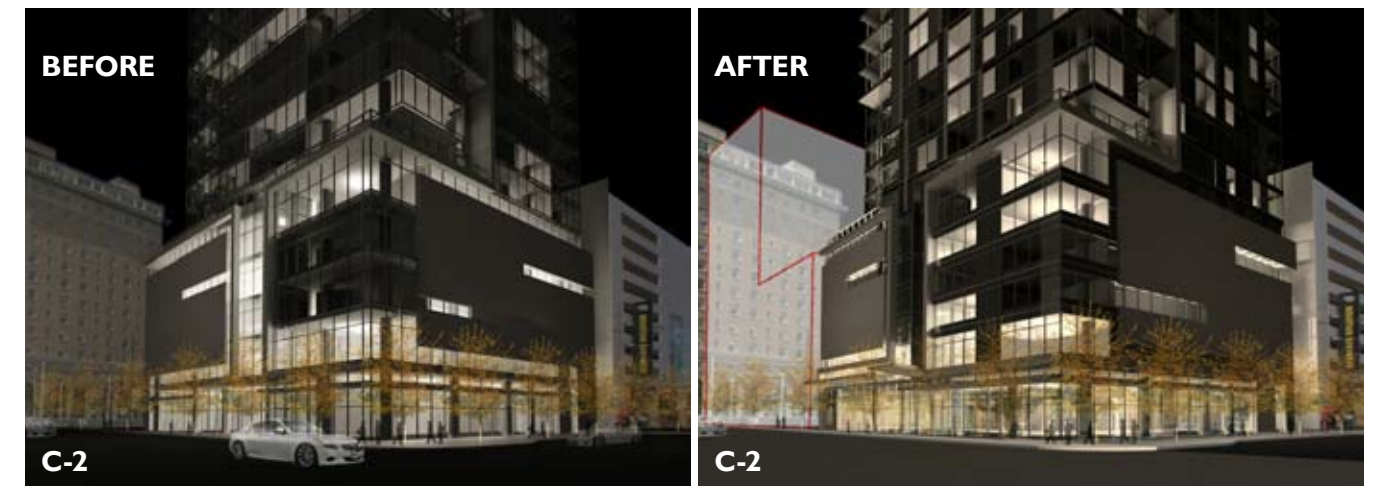
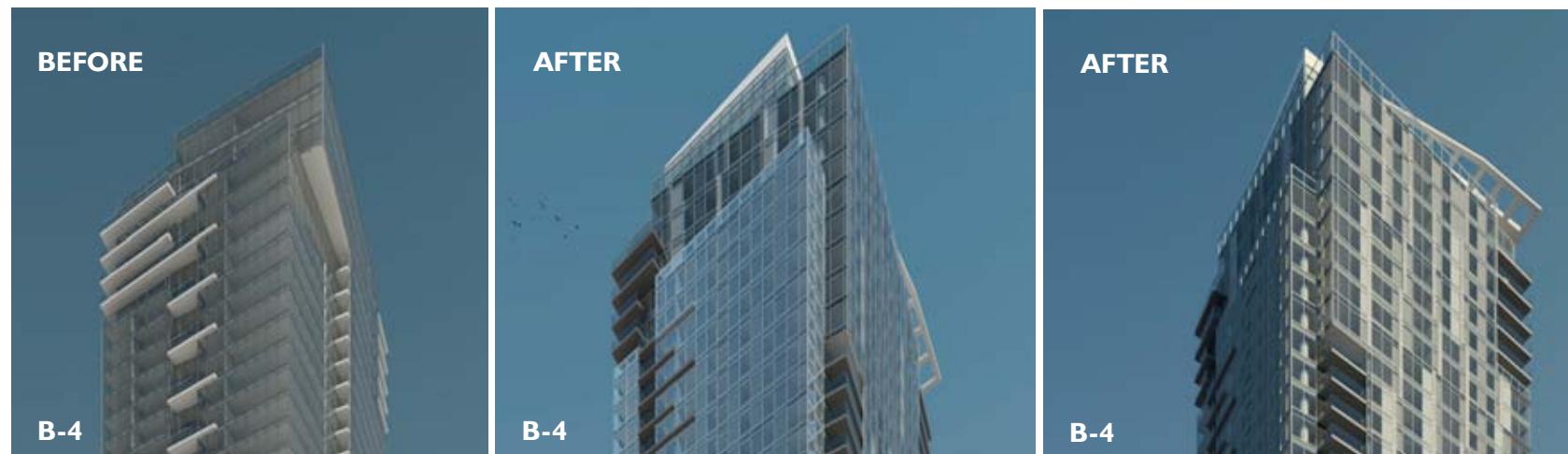


TITLE	DESCRIPTION	DRB GUIDANCE AT EDG	RESPONSE
<b>B-1</b> RESPOND TO THE NEIGHBORHOOD CONTEXT	Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.	<p>The Board emphasized how the lower levels and ground floor must continue the positive pedestrian experience and predominantly retail uses along both street fronts. The relevant urban analysis (pg 17-19) was sound, however the Board did not see how it informed the retail frontage shown in option C; which had the following weaknesses:</p> <ol style="list-style-type: none"> <li>The height of glazing/transparency appears overwhelmed by the mass wall above; the glazed retail height should increase and less mass should bear down on it</li> <li>The renderings show about 23 ft of mass wall along the Pine sidewalk, this is too long a blank wall (and is not consistent with the departure portrayal on pg 69)</li> <li>Although horizontal glazing slots are present in the podium parking floors, they are narrow and the percentage of mass to glazing is very high; redesign to add more glazing. Also consider more material variation, layering and perhaps a third translucent material that helps reduce the mass wall bulk (the Board was certain that parked cars should not be visible from the street, but is receptive to bikes, storage and other semi-active 'shadows' being visible to pedestrians)</li> </ol>	<p>The almost continuous band of tall retail glazed areas are used to create a sense of complexity and contradiction with the garage screening above. The glass creates the illusion that the heavier and planar elements above appear to levitate. They touch the ground at times to give them a sense of gravity. The overall composition of the elements is intended to give a sense of movement and tension. <b>The southeast corner massing that touches the ground has been cut back to develop greater openness at the corner of the alley, per board direction.</b></p> <p>Another opening has been placed here for access to a public elevator for the parking levels above. Bringing light and activity to the ground level intersection, the screening at the parking garage is a combination of opacity and translucency. <b>The shift of the residential entry to the north has reduced this screening area and increased the size of micro-units placed at the southwest corner, carrying the building to the ground. The opaque elements of the screen have been cut back and integrated into the north elevation to create opportunities for lighting to give the architecture composition both during day and night.</b> The choice of honed white precast concrete with white aggregate cut into a more organic patterning of panels will have a monolithic look from afar, but up close will show detail and scale.</p>
<b>B-3</b> 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.	<p>The Board discussed how the surrounding buildings display a consistent street level experience, largely transparent, diverse active uses, and richly layered materiality. The proposed storefronts and podium should be informed by a fulsome analysis of these attributes and the intelligent transfer of essential principles to the proposed ground floor.</p>	<p><b>The heights and locations of datum lines and openings within the base of the tower have been tuned to adjacent base conditions of neighboring buildings.</b> The continuation of retail in the base of the building helps knit it into the surrounding commercial uses, while the <b>cornice and datum lines of the surrounding buildings have been incorporated to develop continuation of the pedestrian scale.</b> To support a contiguous pedestrian zone, cues have been taken from the adjacent Macy's garage openings, and a continuation of cornice lines from the South, East and West have been incorporated.</p>





TITLE	DESCRIPTION	DRB GUIDANCE AT EDG	RESPONSE
<b>B-4</b> 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.	The Board discussed how this prominent site deserves a very integrated and high quality design, especially at the podium and tower top. The Board mildly supported the applicant-preferred option C, but stressed more interlock of the podium to tower and major revisions to the podium itself. They welcomed the positive attributes of Options A&B to be integrated into C, including more sculptural treatments to the middle floors.	The building at the upper levels has more interlock between the main tower body and the upper portion which is rotated in relation to the rotation of the city grid north of Stewart. The envelop design and grouping of both horizontal and vertical spandrel metal and glass elements plays off the geometry of the voids within the podium, while also giving the vertical tower a more legible scale from afar. The top of the building has a distinguishing canopy that folds from a vertical fin that the runs along the south side and turns and interlocks with the entry. The tower is stitched into the base rather than sitting atop a podium. This cohesive treatment to the massing and interlock of the building develop a more unified solution from the treatment of the top to where the building touches the ground.
<b>C-1</b> 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.	<p>The Board was in unanimous agreement that the retail use should wrap the corner more than shown, to at least the line of the elevator core doorway, and ideally being 50-75% of the 2nd avenue frontage. They also required provision for a retail door on 2nd, and encouraged the storefronts on Pine to contain multiple door-sets and be demisable into 2-3 spaces. The applauded the 16-20 ft clear retail heights and stated the proposed 31-37 ft depth to be minimally acceptable.</p> <p>The Board agreed the residential lobby should shift further north on 2nd Avenue, that the lounge function along the street should be reduced or internalized, but that the leasing office/sales office provides 9-5 active use behind large transparent windows, and the amount could remain as shown on pg 69.</p>	<p>The design team has shifted the residential entry to the north to allow the retail along Pine Street to wrap and have more frontage on 2nd Avenue. Additionally the area on 2nd Avenue that was shown during EDG as Leasing has been relocated, and the space identified as Residential Lobby has been greatly reduced. The current design has 104 LF of the 131 LF of 2nd Avenue frontage as retail. Retail entry doors have been placed in strategic locations along Pine Street to allow the commercial space to be subdivided and slabs within to step to match exterior grade and entry locations. A retail entry door has been placed along 2nd Avenue for the added retail.</p>
<b>C-2</b> 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.	The Board applauded the light, crystalline character of the tower renderings shown (pg 44-46). They supported the activity and scale contribution that the four levels of micro-units provided at the strategic corner; these should remain as shown, regardless of the other podium changes, as these provide middle scale compositional interest and help to de-emphasize the parking floors. The Board encouraged more interlocking of the podium and lower tower.	The micro-units at the southwest corner have increased in size. They have expanded to the north with the shift of the residential entry. At the same time the above grade screening has reduced with the same entry shift. The slightly angled wall of the tower at 2nd Avenue interlocks with the base and touches the ground. The reveal that creates the residential entry runs up and under the tower to create an undercut for a Level 7 amenity level. That same reveal then turns and runs upward along with the vertical fin that develops into the rooftop amenity level canopy.



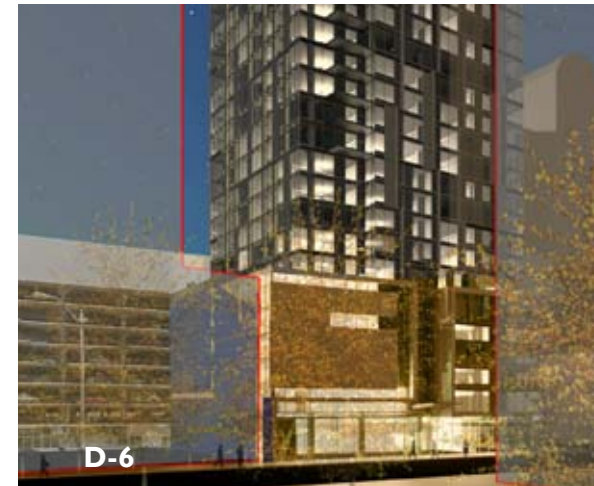
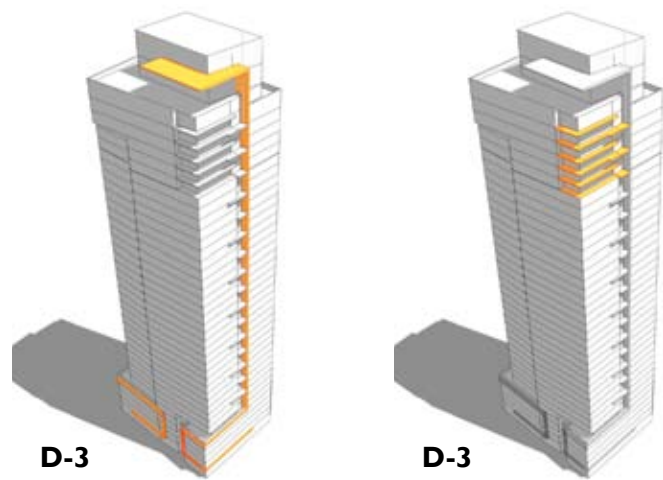


TITLE	DESCRIPTION	DRB GUIDANCE AT EDG	RESPONSE
<b>C-3</b> PROVIDE ACTIVE – NOT BLANK – FACADES	Buildings should not have large blank walls facing the street, especially near sidewalks.	The Board agreed this highly pedestrian location warrants almost no blank facades, certainly along Pine and 2nd (see B-1 for concern about the blank wall shown at southeast corner). They agreed even the north podium party wall should display less monolithic mass and/or more material variation.	The design team has reduced the area of the podium screening at the southeast corner to give better transparency at the alley intersection. The podium screening has been reduced along Pine Street where the residential entry has shifted, and the north elevation of the podium has been reduced with the addition of more areas of light and translucency creating a more cohesive enclosure. The material choice for the podium screening will add another level of the scale to the enclosure. The voids in the screening are intended to not create an illusion of active use, but rather develop a composition that adds interest through a play of solid and void. The tension created in the composition is a middle scale move, where the ground level is a more pedestrian scale full of transparency, active use and weather protection. The middle scale creates a more “still-life” opportunity for the architecture and pedestrian experience from a far while not compromising the pedestrian scale at the lower 20 feet.
<b>C-4</b> REINFORCE BUILDING ENTRIES	To promote pedestrian comfort, safety, and orientation, reinforce the building’s entry.	The Board supported the recessed residential entrance and its reinforcement with a strong fin element visible up through the podium; but that the entrance should shift north, even if stepped floors result.	The residential entry has shifted North to allow the ground level to maximize retail / commercial uses, per board direction. The retail entries have been identified on both Pine Street and 2nd Avenue.
<b>C-5</b> ENCOURAGE OVERHEAD WEATHER PROTECTION	Encourage project applicants to provide continuous, well-lit, overhead weather projection to improve pedestrian comfort and safety along major pedestrian routes.	The Board agreed generous protection is essential on all frontages of this highly pedestrian location. They noted extensive canopies were shown on the detailed podium studies, and they should be retained and provide continuous protection.	Overhead weather protection has been preserved in the current design.
<b>C-6</b> DEVELOP THE ALLEY FAÇADE	To increase pedestrian safety, comfort, and interest, develop portions of the alley façade in response to the unique conditions of the site or project.	The Board discussed how "pedestrian active" the vicinity is and that all alleys are also pedestrian; they encouraged the alley façade to be developed similar to a street facing one, especially for the visible south half, employing quality materials, details and light, yet not creating CPTED issues. They encouraged the southeast corner to be eased back and/or transparent to promote sight angle visibility and pedestrian/vehicle safety.	The corner of the building at the intersection of the alley with Pine Street has been opened up. This allows better sight lines through the corner. The podium has been pulled back, and a public elevator for parking has been included. The upper two levels will have elevator lobbies, and a ground level elevator vestibule spills out onto Pine Street. This puts more light and eyes on the street at this intersection to help create a better sense of safety.



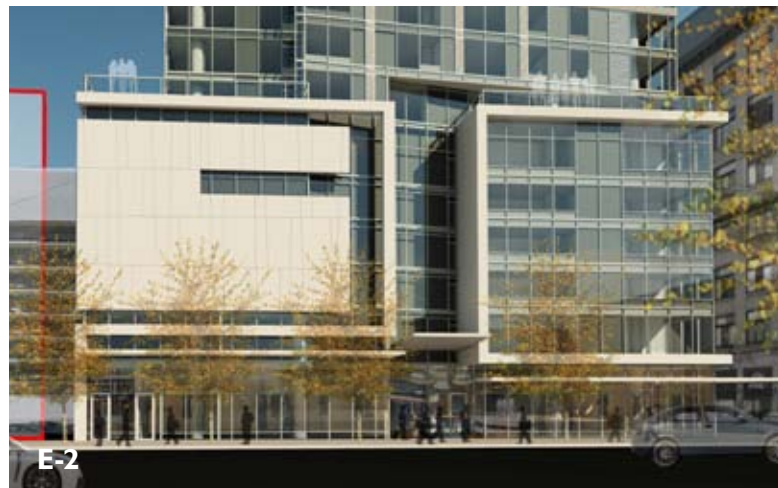


TITLE	DESCRIPTION	DRB GUIDANCE AT EDG	RESPONSE
<b>D-3</b> PROVIDE ELEMENTS THAT DEFINE THE PLACE	Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable “sense of place” associated with the building.	The Board reiterated that the key attributes of this location are the highly visible building corner and pedestrian concentration/linkages to nearby destinations. Thus the architectural composition, materiality, pedestrian interest, and transparency of the street level should be very well resolved, acknowledging the richly layered and human scaled elements in most all of the surrounding street levels. The entry reveals and slots provide a place making opportunity for material variation and other identifying treatments inside the property line.	The ground level commercial retail space creates an urban continuation of the inland commercial ties with the Pike Place Market. The reveal at the residential entry and the overhead metal panel work together, which develops into a vertical fin running upward. The fin goes to the roof level and creates a canopy that will be a signature and memorable attribute of the project design. The top six levels of the tower steps back to create wrap around terraces. The vertical layer of materials, from glass, to precast, to the tower glass and metal creates a rich palate of materials and scales to the architecture, which play off each other and the surrounding context.
<b>D-4</b> 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.	the Board discussed that commercial and building signage – especially the residential lobby – should be well integrated and detailed in the Recommendation submittal.	Signage will be simple, cohesive, and integrated. The signage will be a combination of blade signs and transom signs at the retail conditions, and something more integrated into the entry canopy or transom at the residential entry. The design and ownership team will be working with a branding consultant that will likely influence the look of the sign design.
<b>D-5</b> PROVIDE ADEQUATE LIGHTING	To promote a sense of security for people downtown during nighttime hours, provide appropriate levels of lighting on the building façade, on the underside of overhead weather protection, on and around street furniture, in merchandising display windows, and on signage.	The Board agreed the lighting strategy should be well developed for Recommendation, including abundant light level for safety along the alley and a rich scheme along the street sides. They also encouraged a distinctive but not garish lighting strategy for the tower shaft and top, as the profile will be visible from all sides, and residents will not want light intrusion. Consider a glow of light off the proposed fins on each side and the amenity canopy, rather than garish or self-important lighting accents.	Under canopy lighting will be incorporated into the main entry canopy. A continuous band of lighting will happen within the pedestrian canopies. Uplighting will be used at the rooftop canopy to give it a glow effect. Light intrusion and adherence to night sky conditions are being considered in the final light design solution. Lighting at the North and East (alley) will be designed with CEPTED/safety in mind.
<b>D-6</b> 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.	The Board agreed the alley and even north party wall should have ample lighting to improve safety and minimize vagrancy. Also see C-6 for comments on safety at the southeast corner next to the alley.	The corner of the building at the intersection of the alley with Pine Street has been opened up. This allows better sight lines through the corner. Along the alley, a band of glass has been introduced to create visual connectivity from the parking level to the alley while also creating an indirect lighting condition. The north elevation has had more translucent glass introduced. Ultimately the north wall is a three hour party wall, so openings have to be rated. The design solution is to create a pleat where metal panels are layered over the rated wall, and then illuminated using LED edge lighting tucked in to elevate the composition at night. The wall finish is temporary until a structure is built to the north.

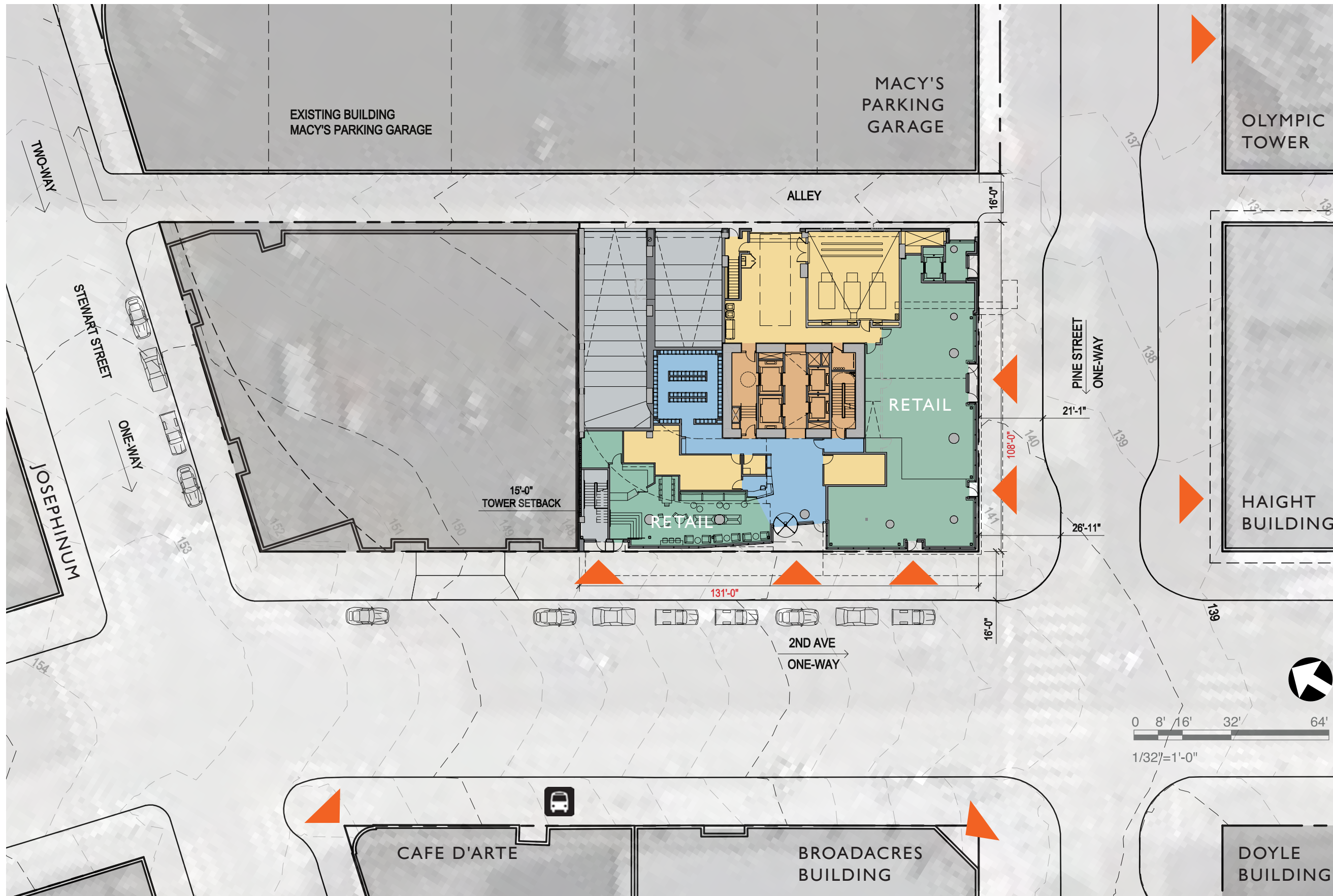




TITLE	DESCRIPTION	DRB GUIDANCE AT EDG	RESPONSE
E-2 <i>INTEGRATE PARKING FACILITIES</i>	Minimize the visual impact of parking by integrating parking facilities with surrounding development. Incorporate architectural treatments or suitable landscaping to provide for the safety and comfort of people using the facility as well as those walking by.	The Board agreed how the above grade parking podium is handled on this strategic, highly visible corner, is in many ways the key to the project. They spent considerable time discussing the podium, its screening treatment and retail storefronts. See comments under A-1, B-1 and B-4 above.	The screening of the parking has been studied using light, color, texture, and a play of transparency, translucency and opacity, which has ultimately led the design to a more minimalist approach which is honest, simple, and evocative. <b>The voids and fenestration pattern of the screening has been informed by the cornice line of the Haight building to the south, and the datum lines of the retail bases of the buildings to the east and west. Slots in the screening have also been tuned to the openings in the Macy's garage to the East. The net effect is a sense of massing that is cohesive and integrated.</b> The opaque material of the screening elements are honed white precast with white aggregate. The pattern of the precast panels and the shimmer of the aggregate when close to the building will add an element of pedestrian scale and serendipity, while from a far will appear more monolithic and abstract.







- RESIDENTIAL
  - BALCONY
  - STAIR | ELEVATOR CORE
  - RETAIL
  - PARKING
  - STORAGE | LOADING | MECH
  - AMENITIES
- DENOTES MAIN POINTS OF ENTRY

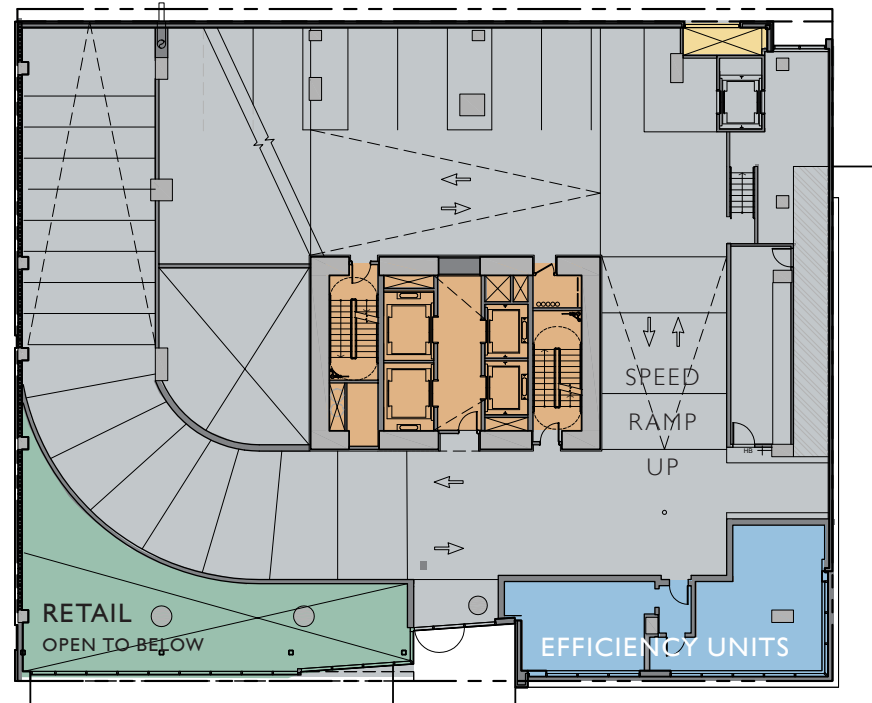




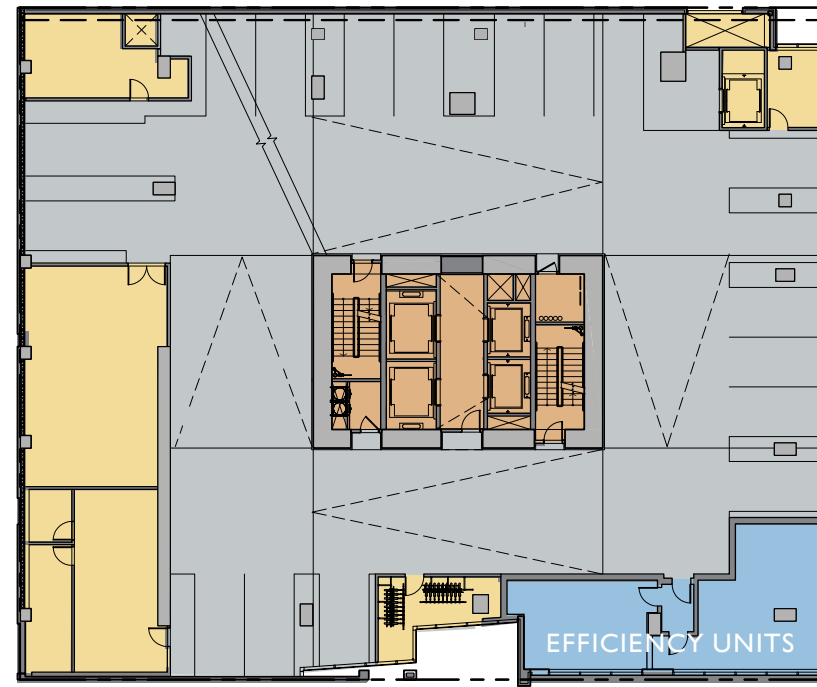
- RESIDENTIAL
  - BALCONY
  - STAIR | ELEVATOR CORE
  - RETAIL
  - PARKING
  - STORAGE | LOADING | MECH
  - AMENITIES
- DENOTES MAIN POINTS OF ENTRY



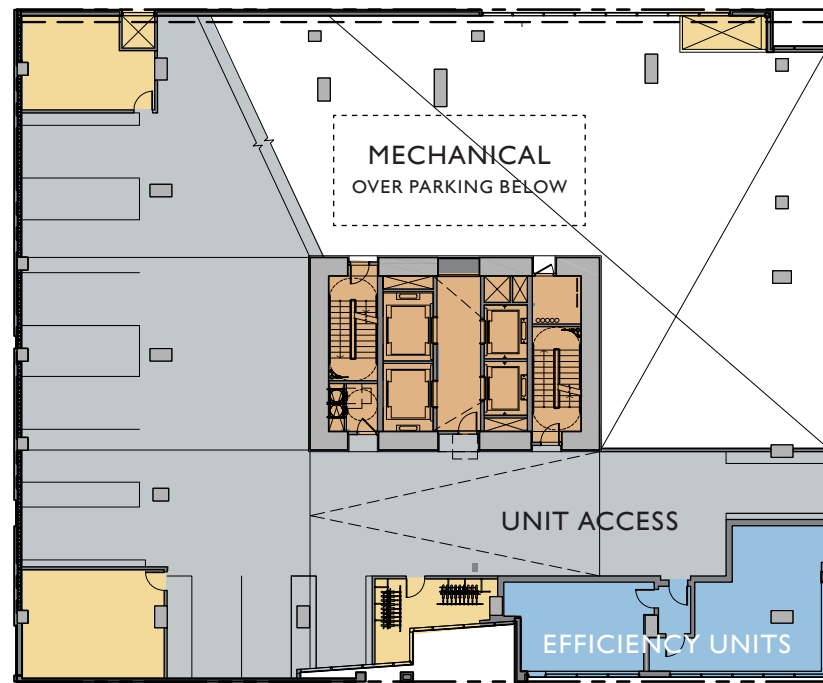
# PODIUM LEVEL FLOOR PLANS



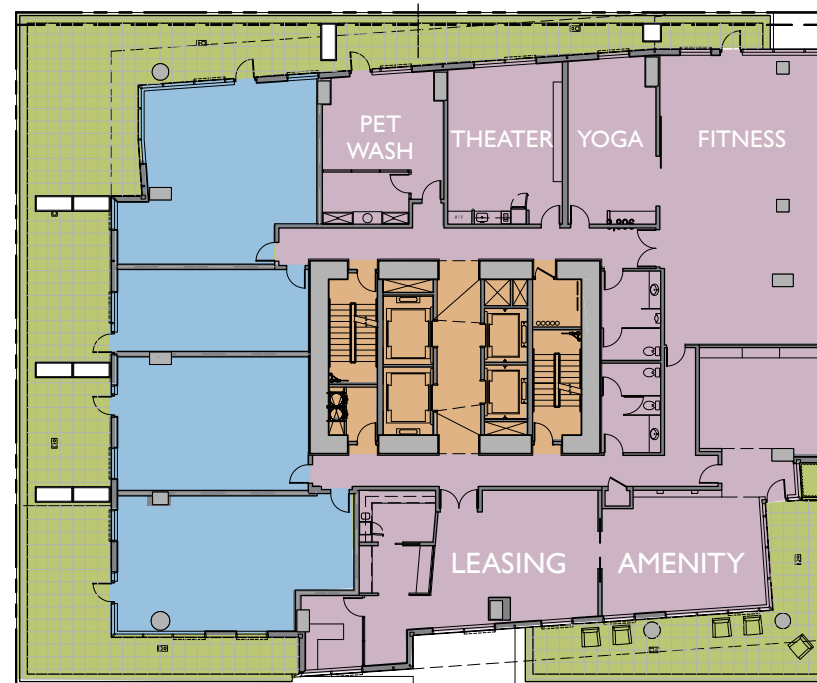
PARKING LEVEL 2 FLOOR PLAN  
1" = 30'-0"



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



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

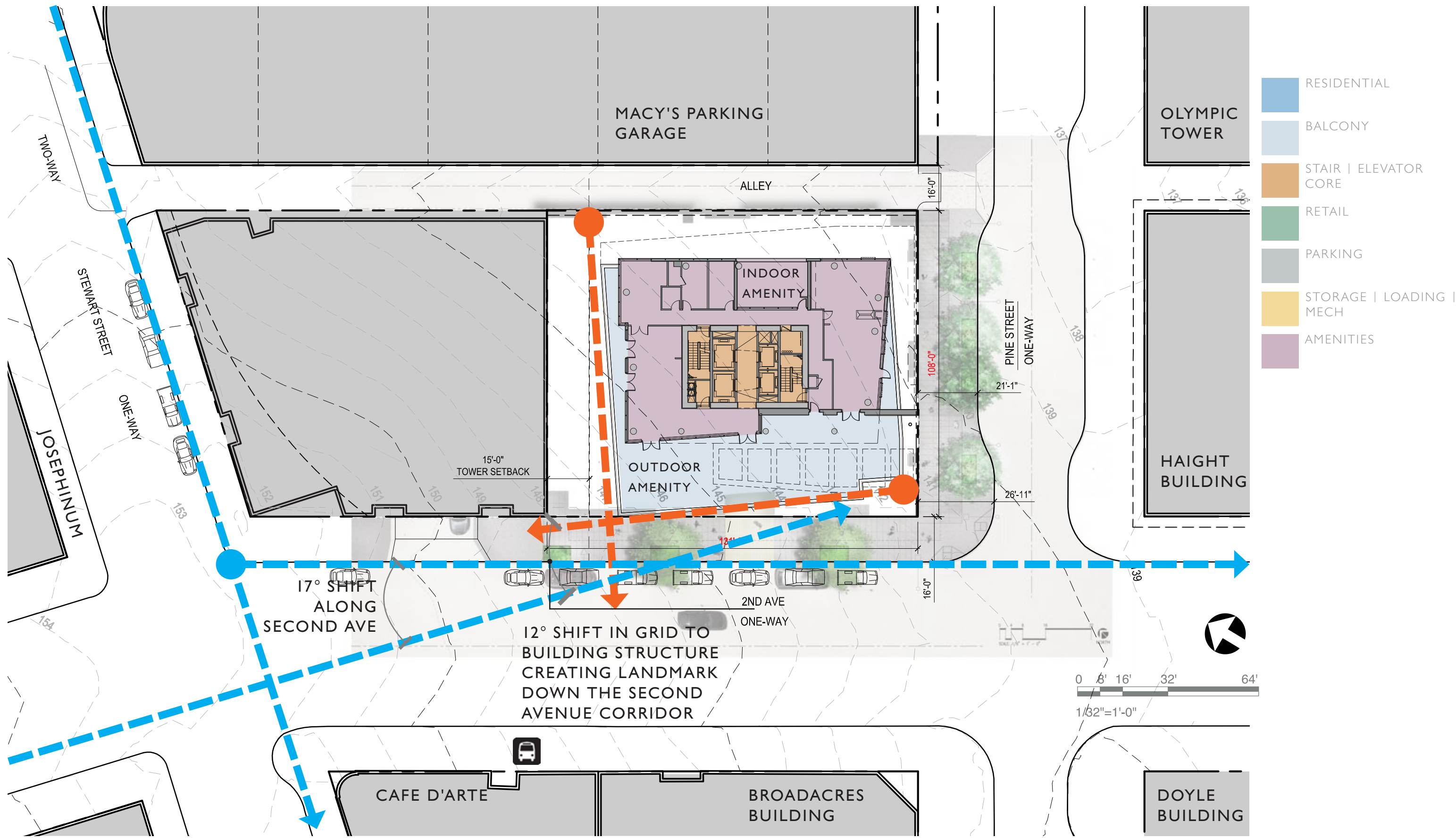


LEVEL 7 FLOOR PLAN  
1" = 30'-0"

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

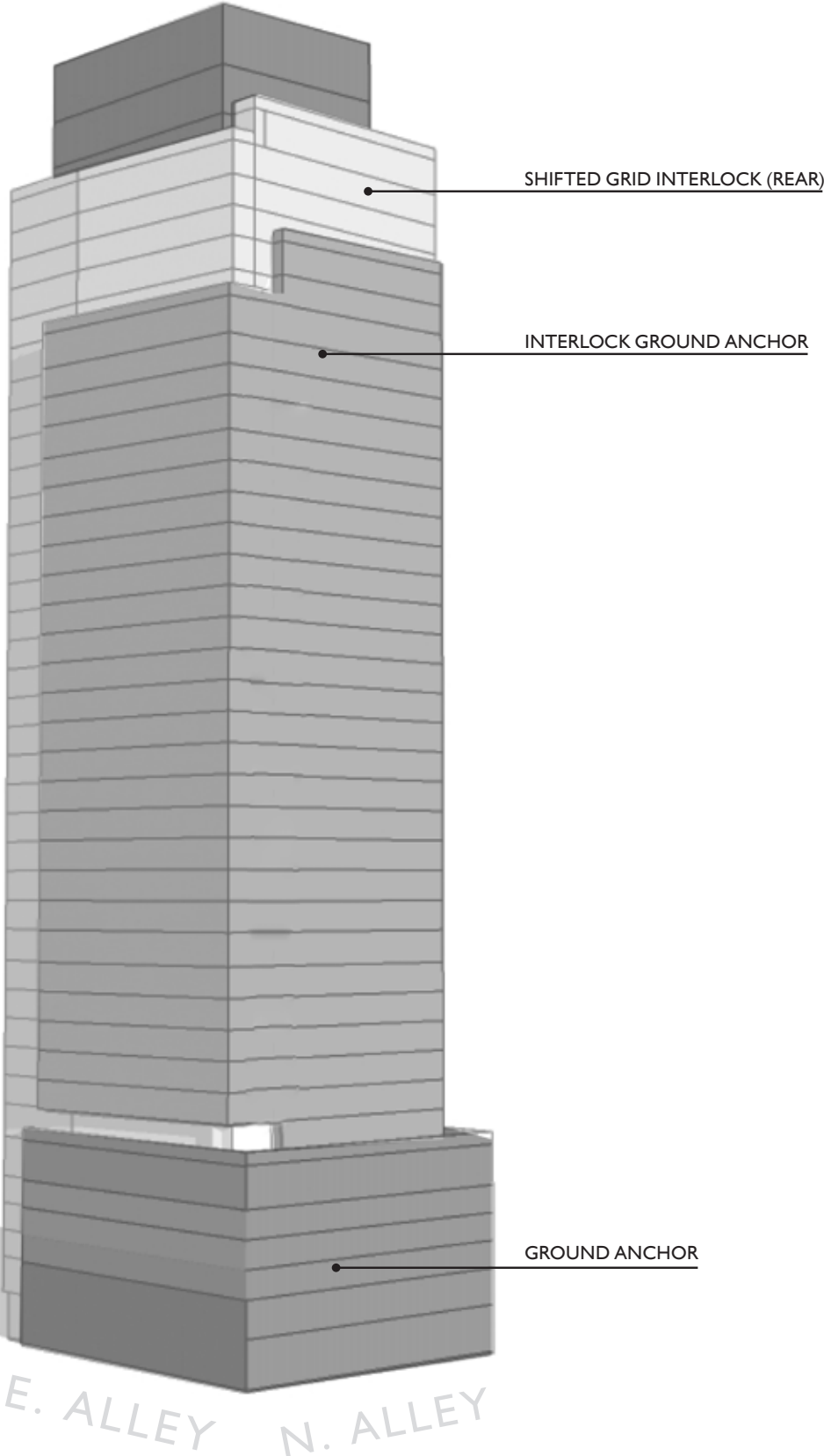
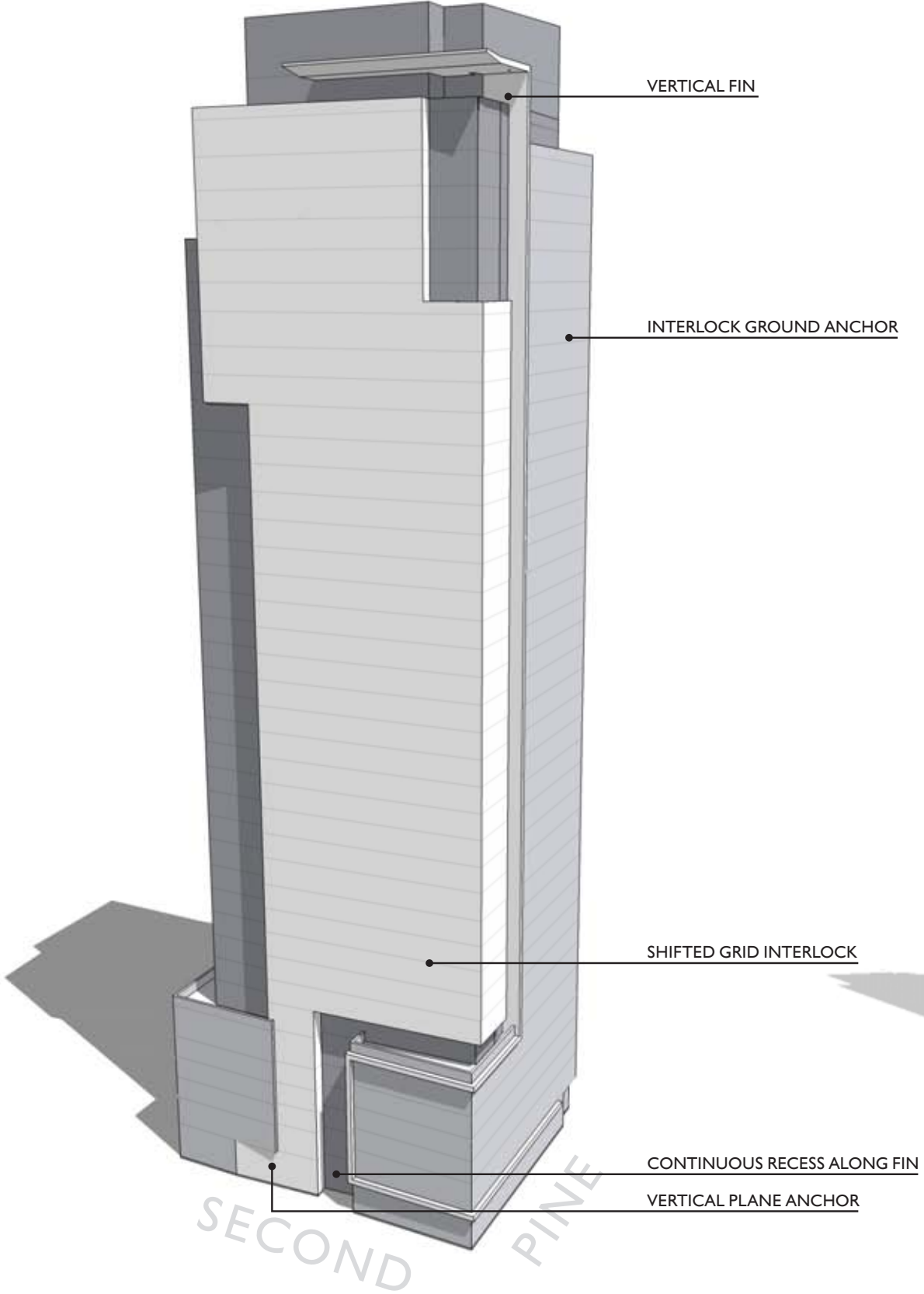






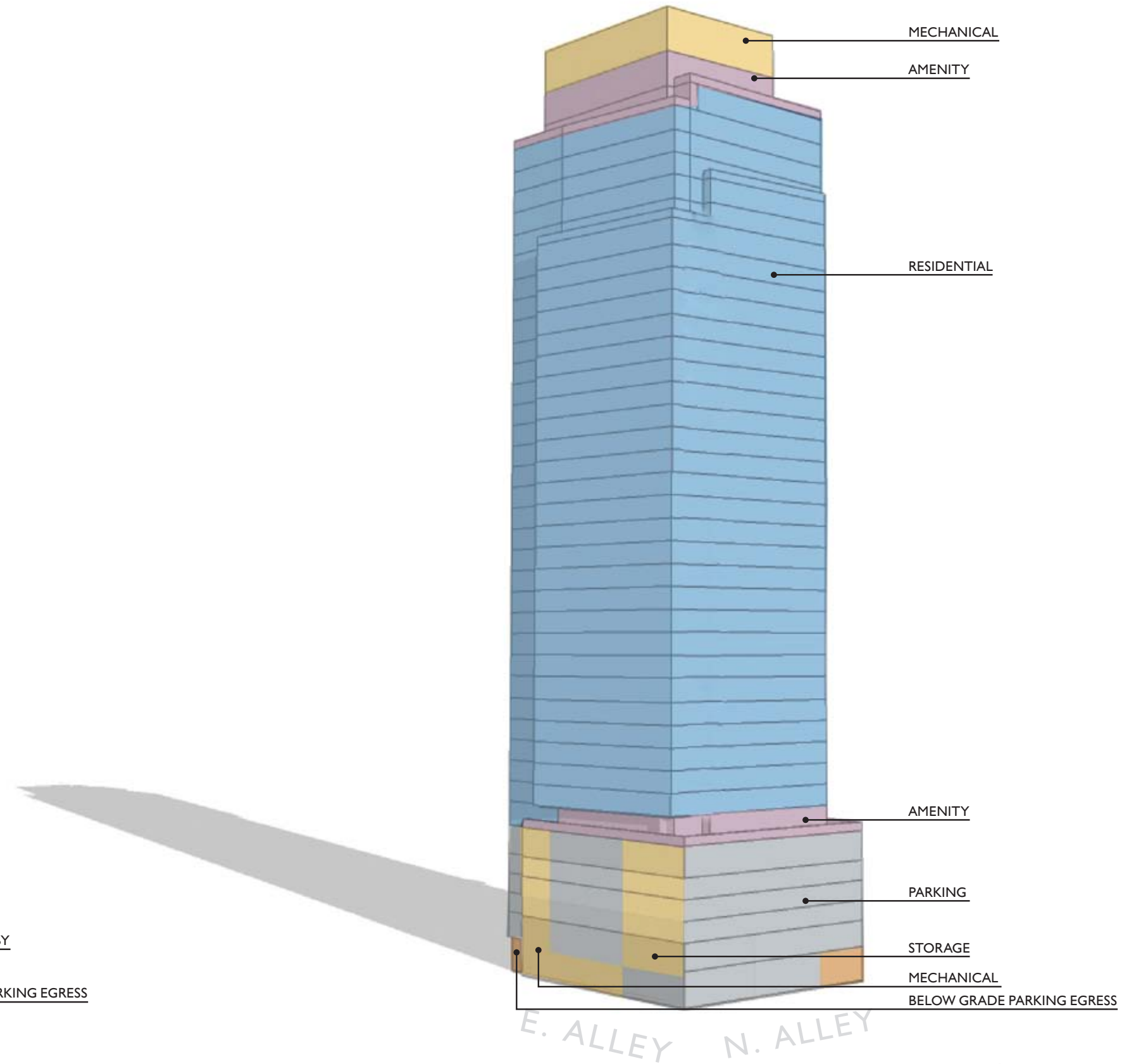
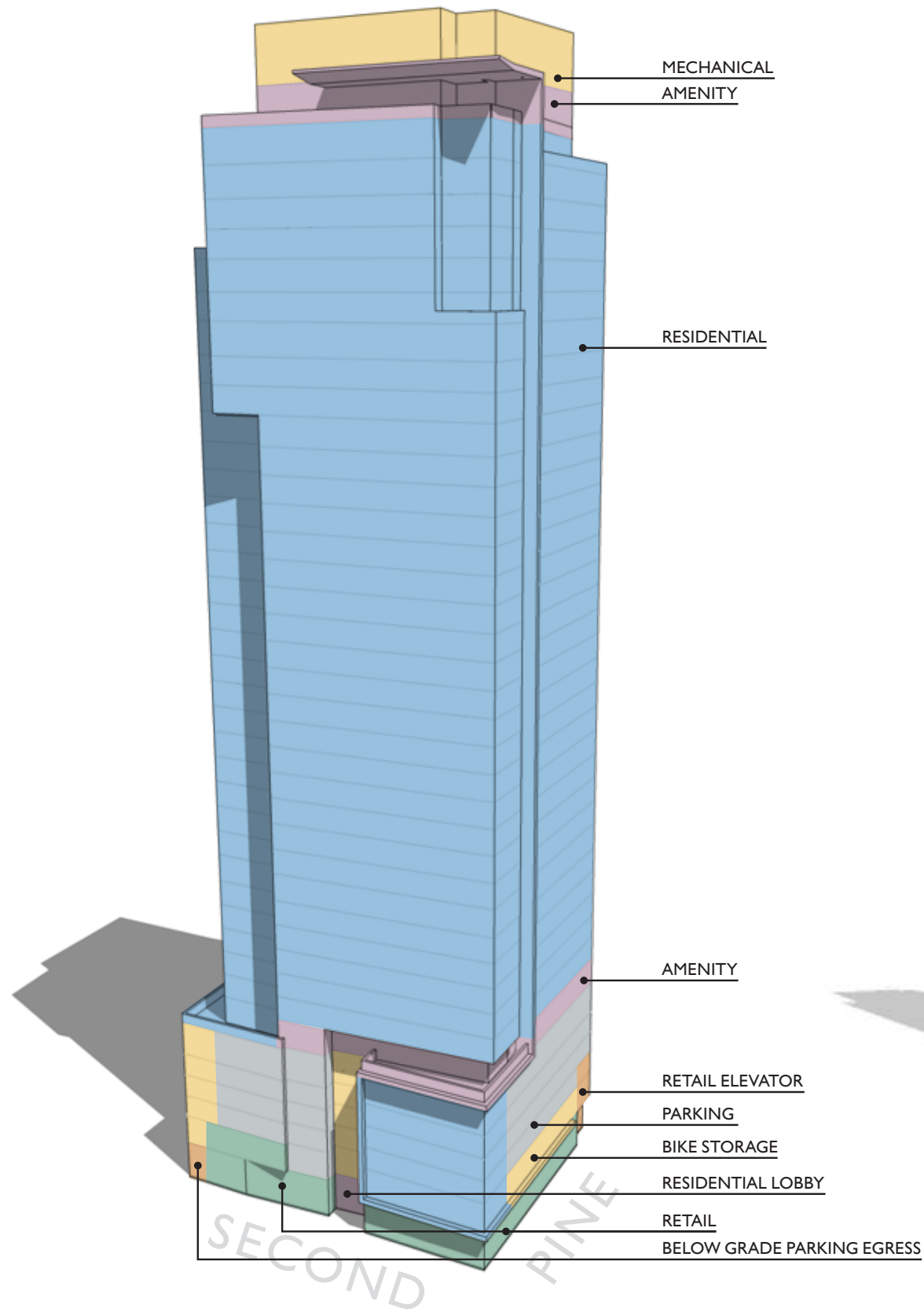


# PREFERRED PARTI MASSING



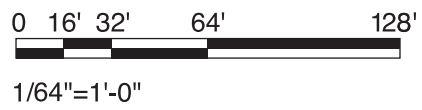
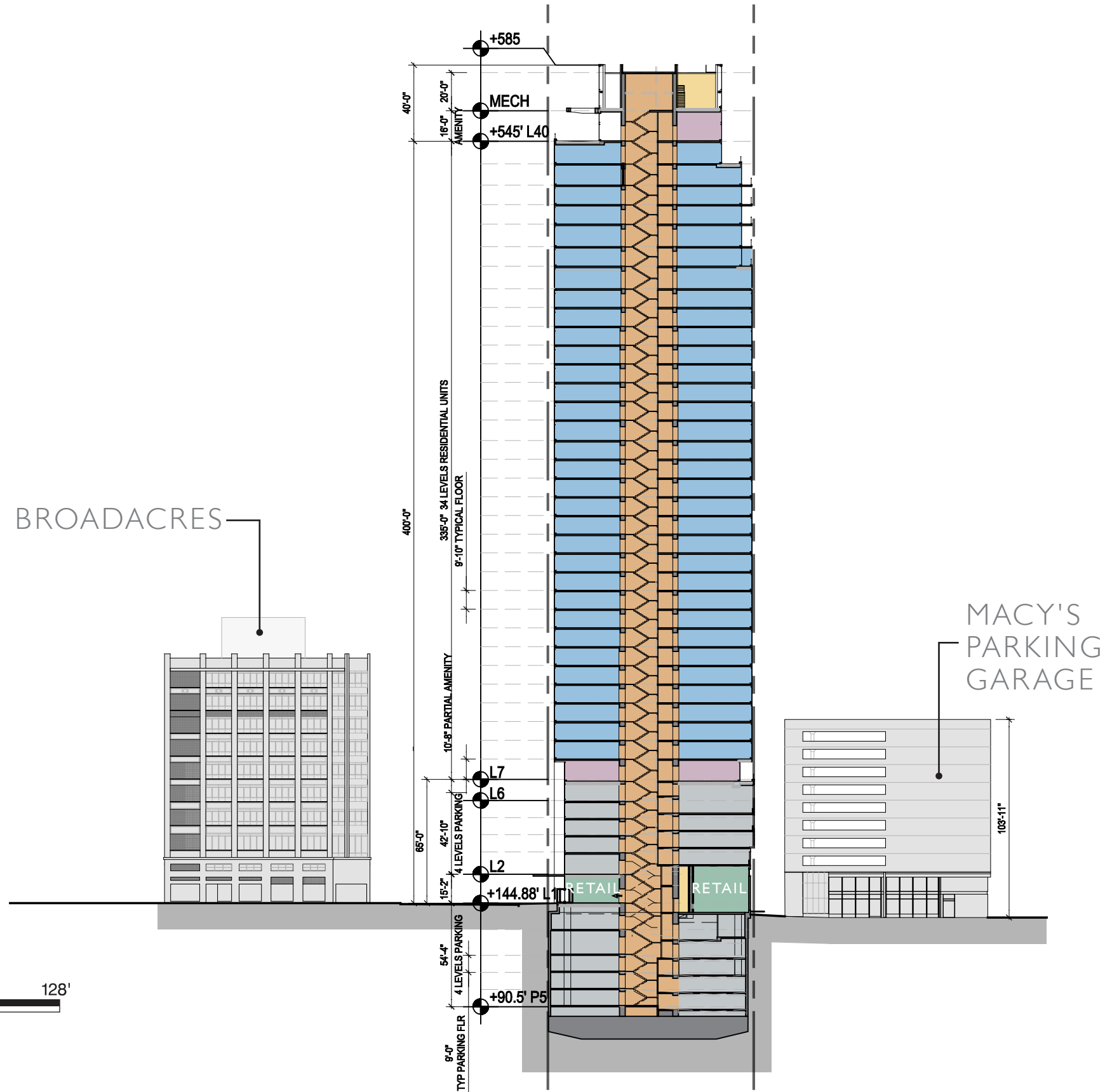


# PREFERRED PROGRAM MASSING





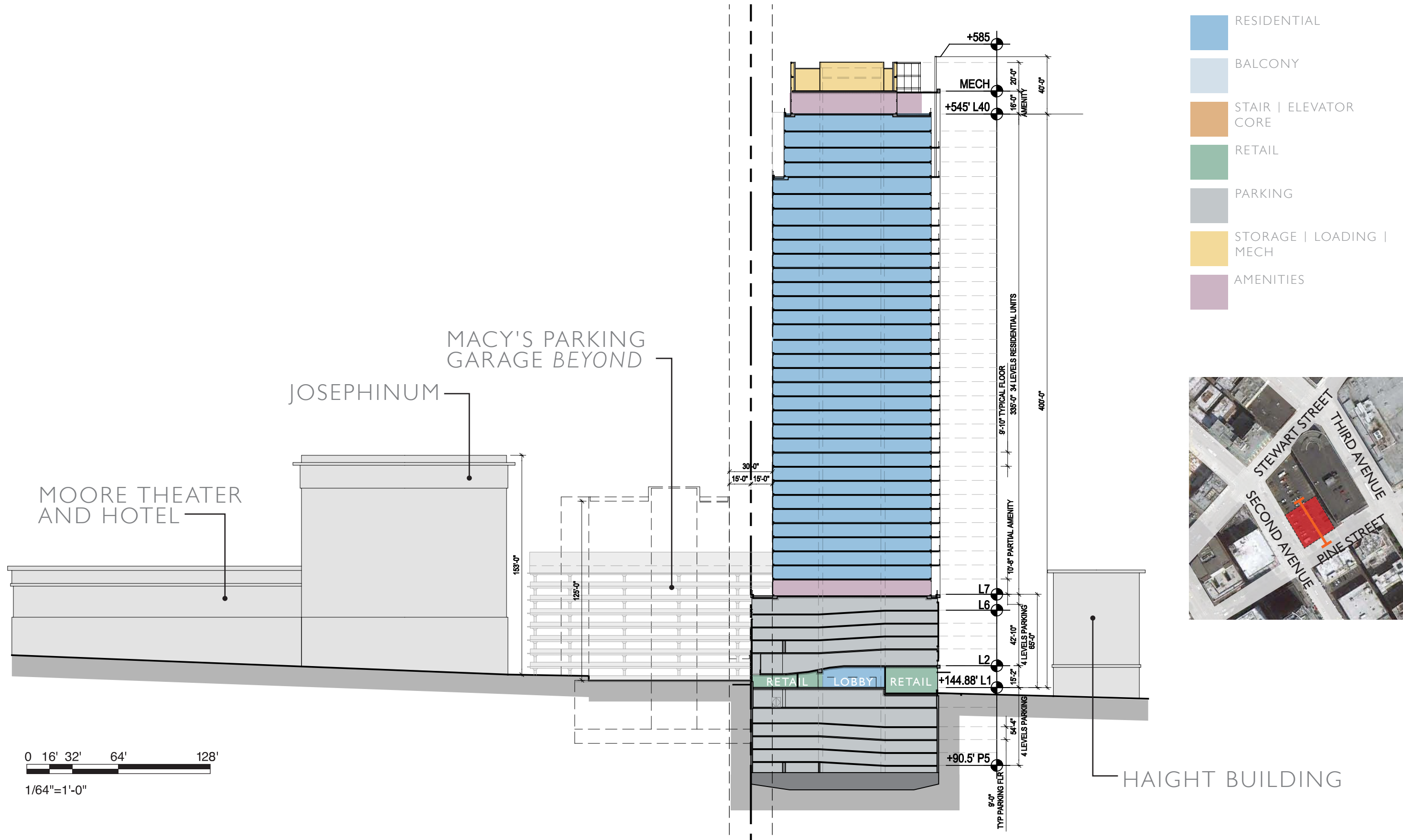
# EAST-WEST BUILDING SECTION



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



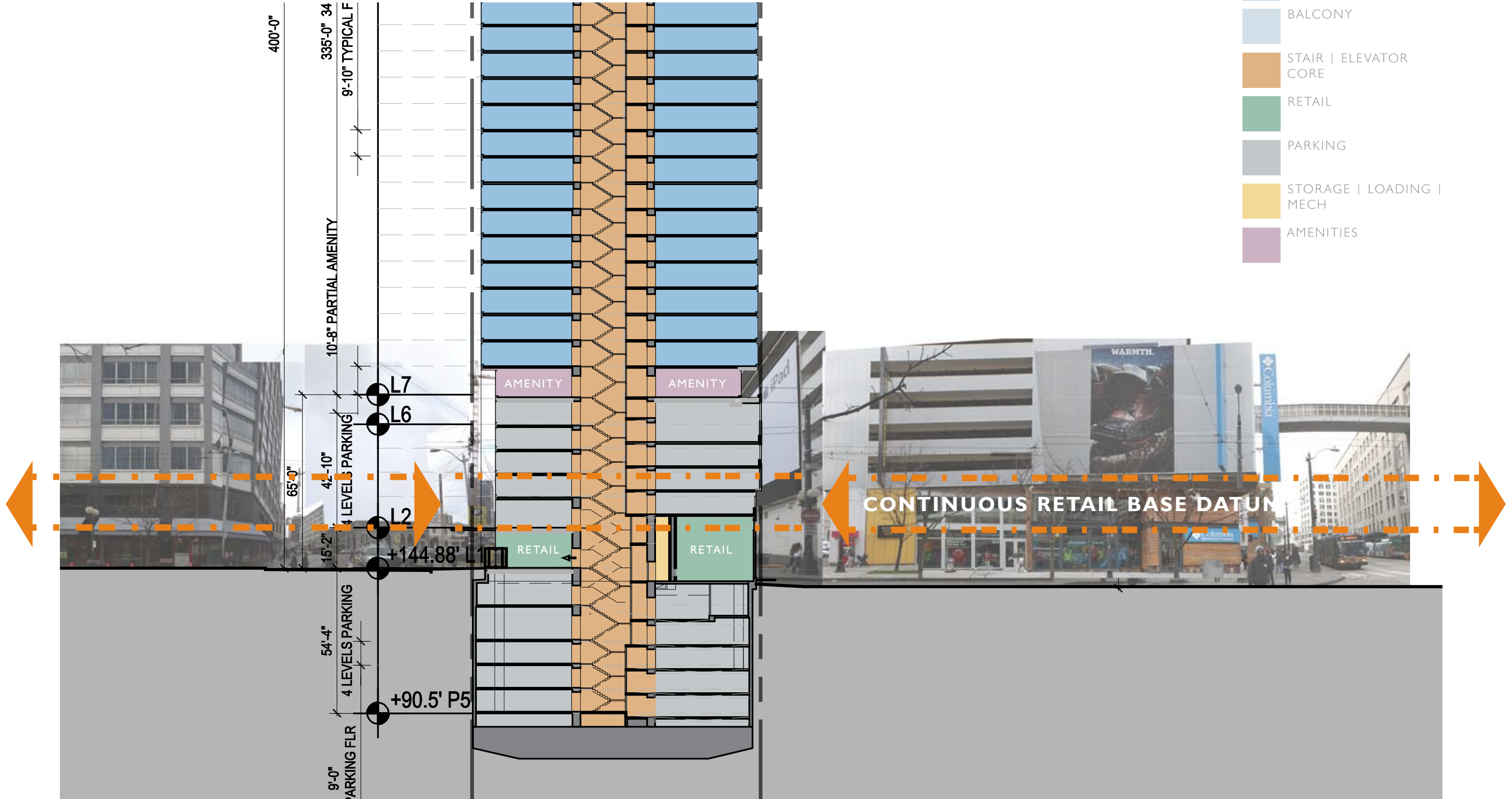
# NORTH – SOUTH BUILDING SECTION



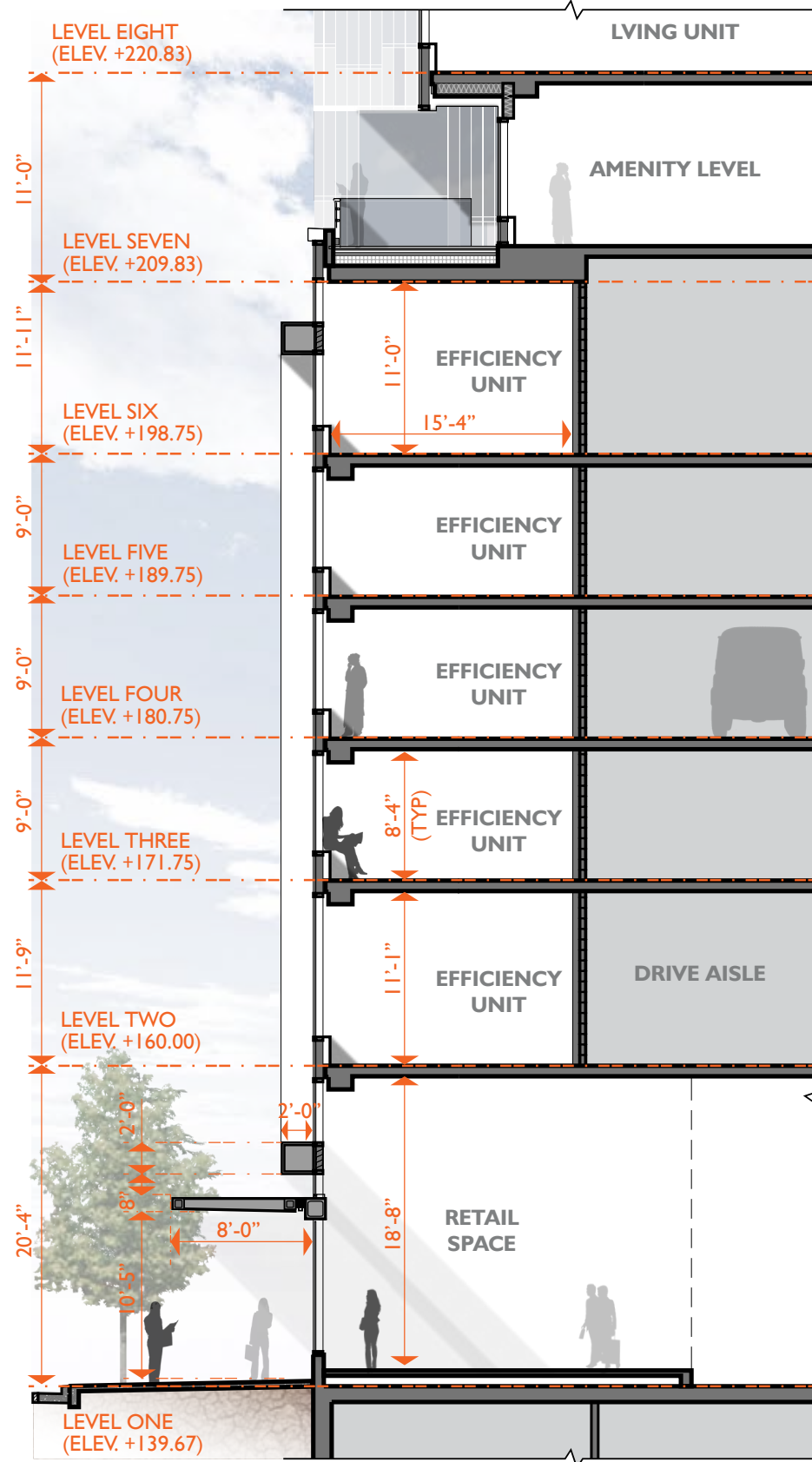


# PARTIAL EAST – WEST BUILDING SECTION

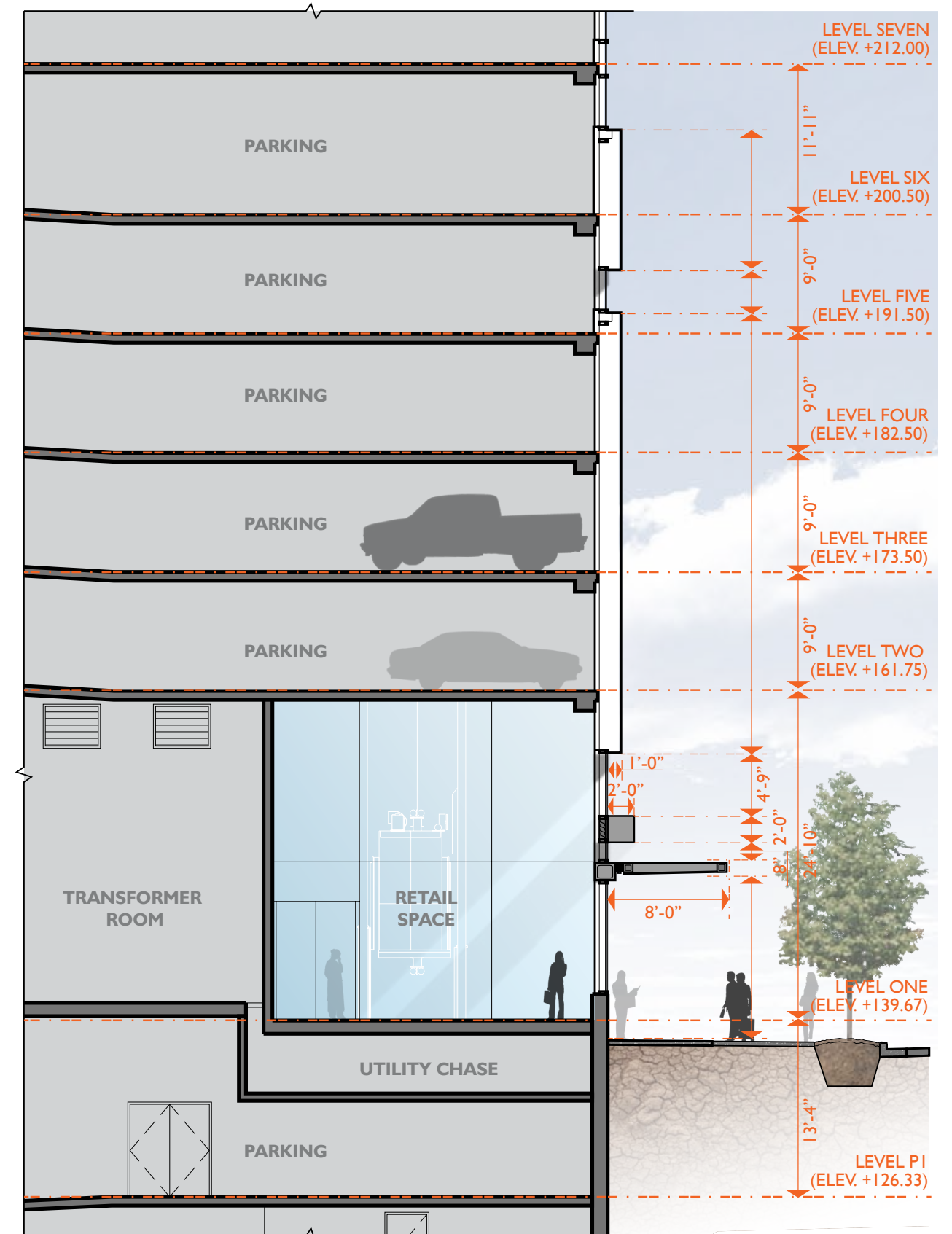
- RESIDENTIAL
- BALCONY
- STAIR | ELEVATOR CORE
- RETAIL
- PARKING
- STORAGE | LOADING | MECH
- AMENITIES



# PODIUM STUDY



SECOND AVENUE PODIUM SECTION



PINE STREET PODIUM SECTION



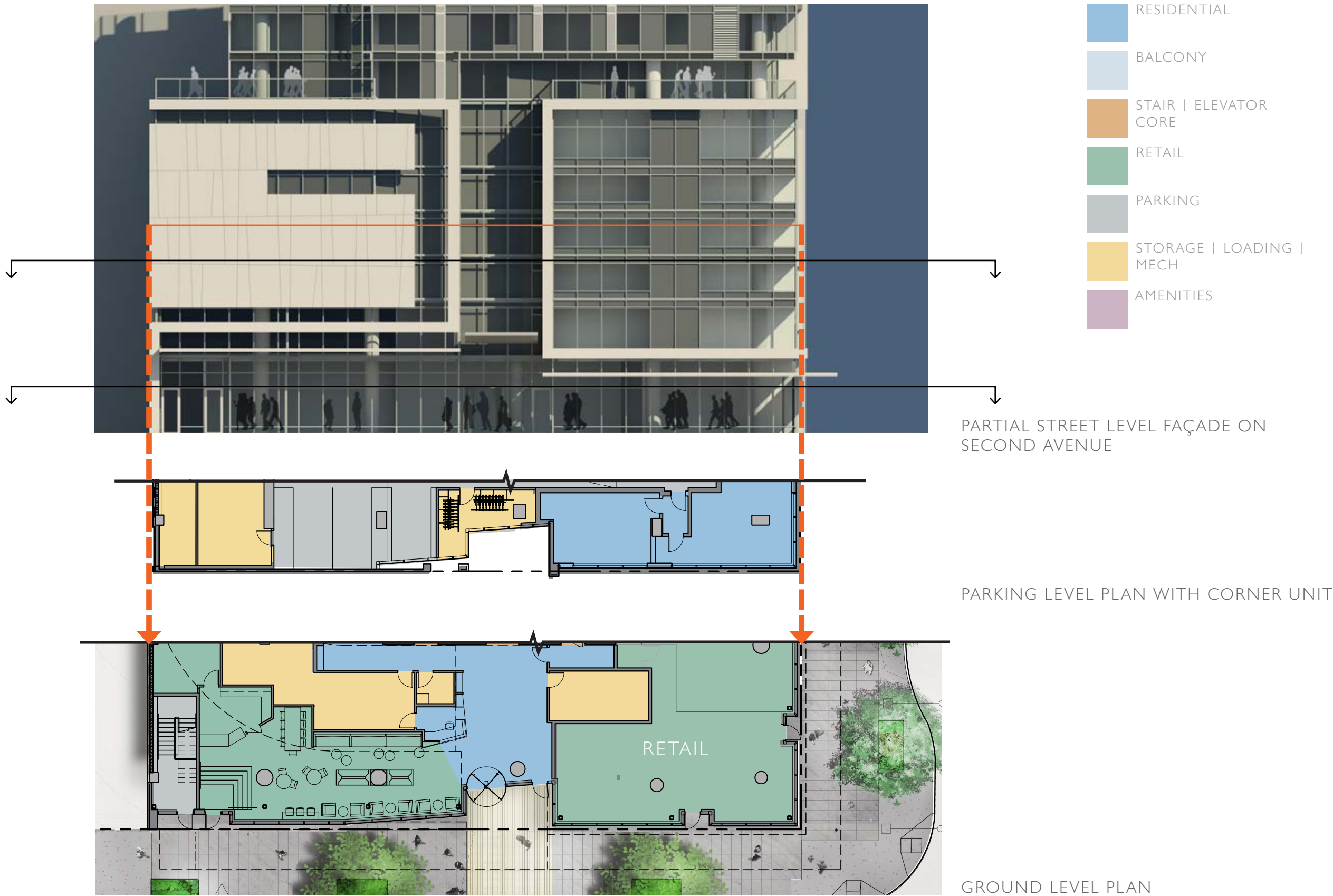
# ACTIVE INTERSECTION PERSPECTIVE



VIEW OF ACTIVE INTERSECTION AT SECOND AND PINE



# SECOND AVE. PODIUM ELEVATION





# ALLEY/PINE STREET PODIUM PERSPECTIVE



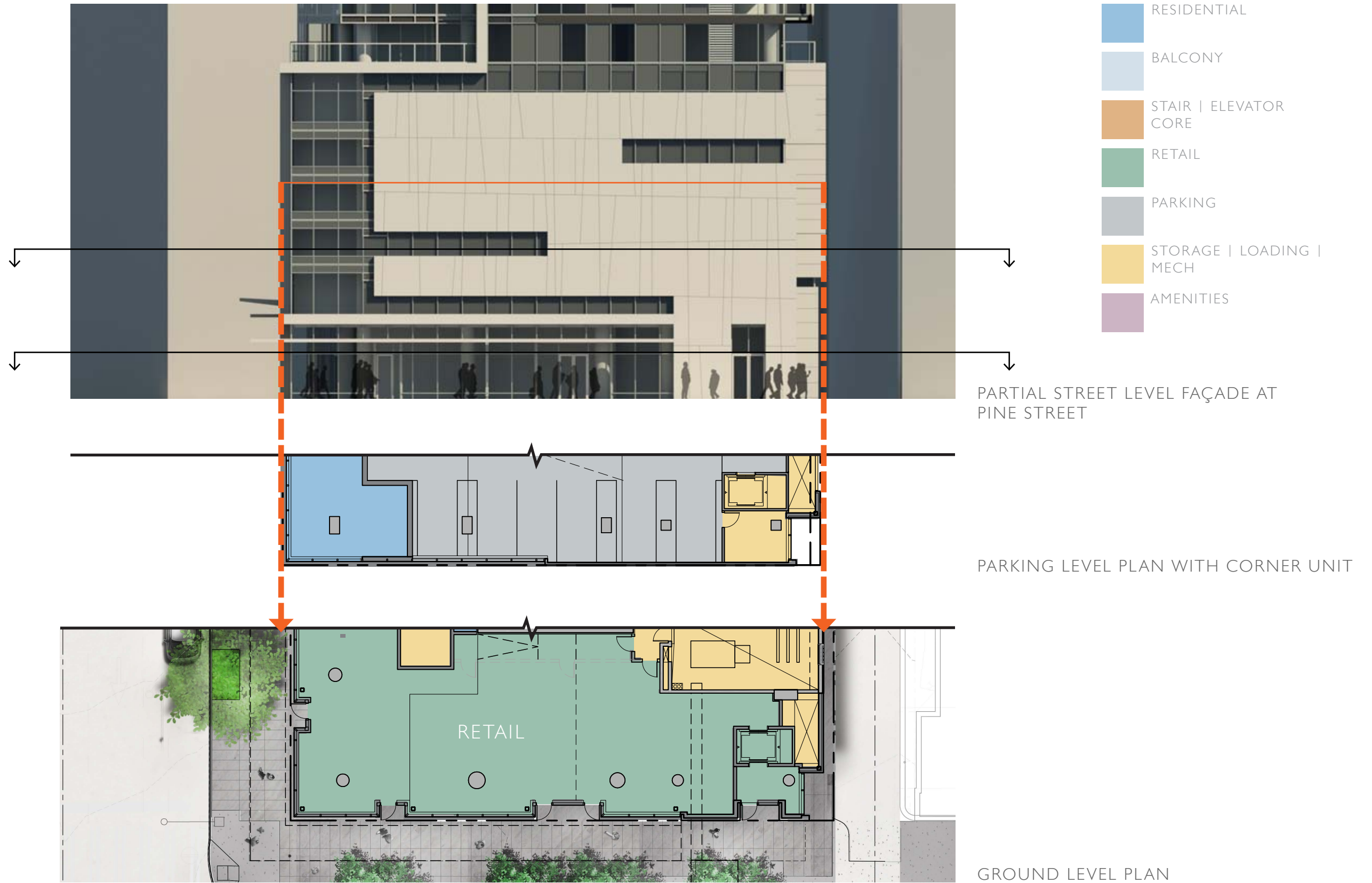
VENTILATION

PUBLIC ELEVATOR  
VESTIBULE

LOADING



# PINE STREET PODIUM ELEVATION



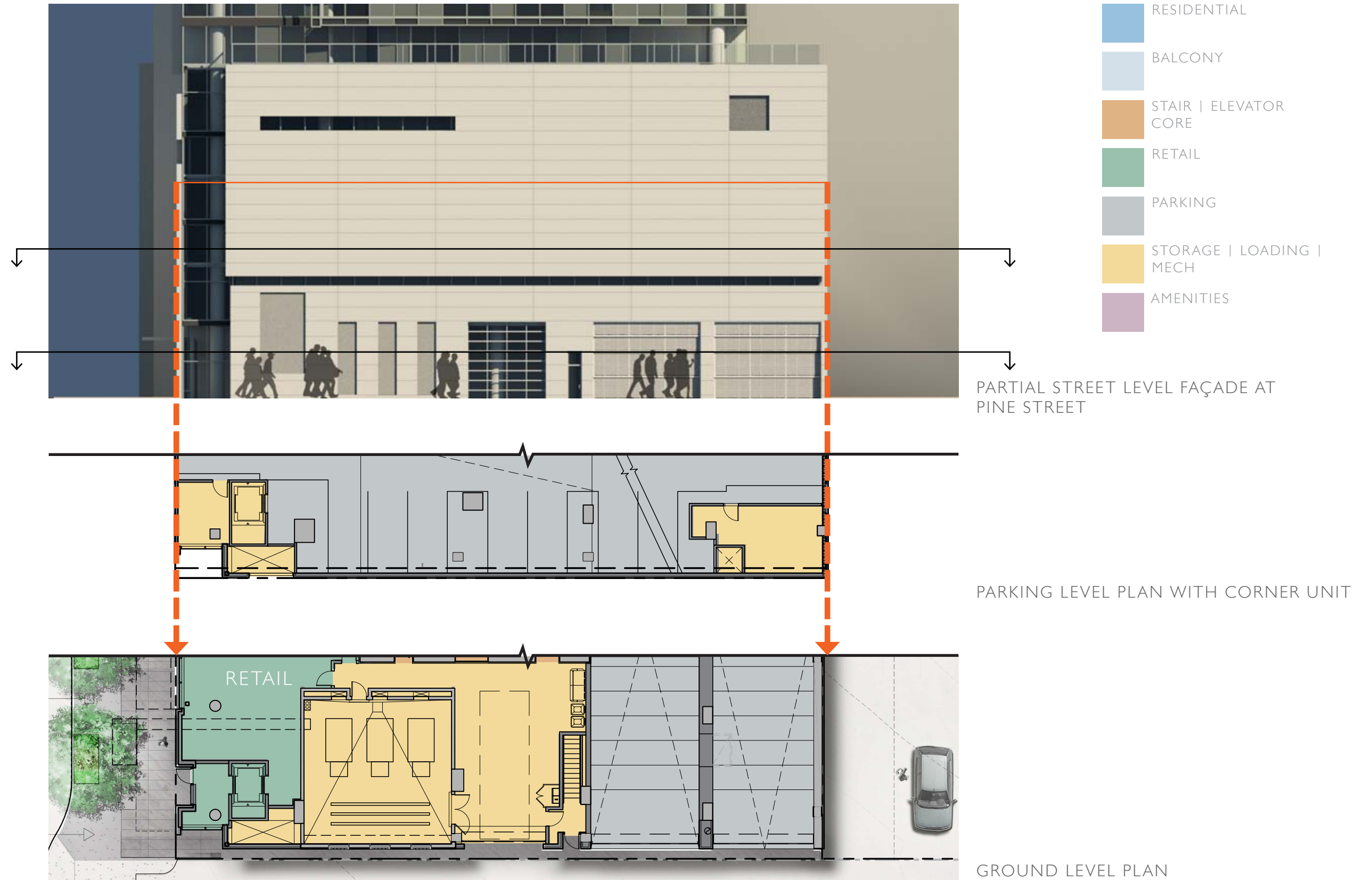


# PINE STREET PODIUM PERSPECTIVES



STREET LEVEL VIEW OF REVEAL ON PINE STREET

# ALLEY PODIUM ELEVATION





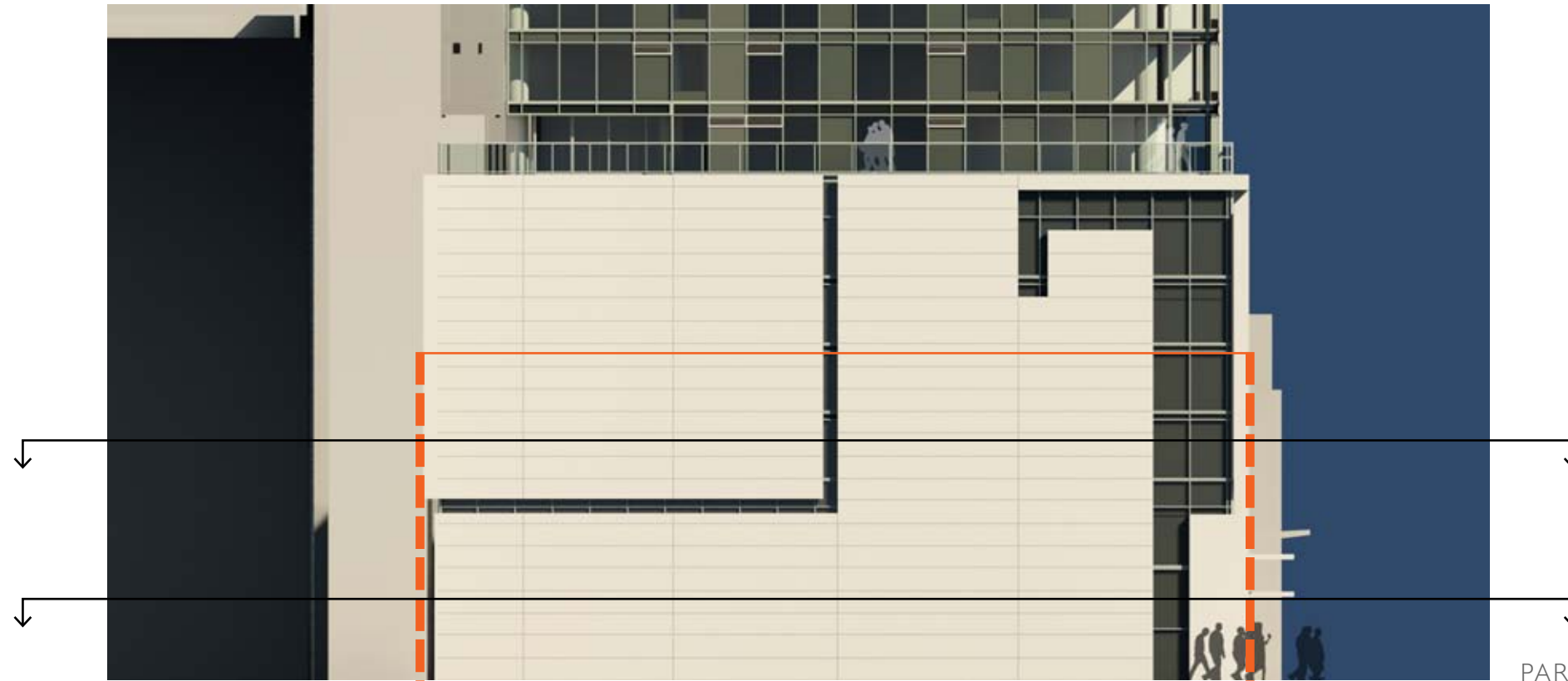
# NORTH PODIUM PERSPECTIVE



STREET LEVEL DETAIL AT CORNER OF PINE AND SECOND

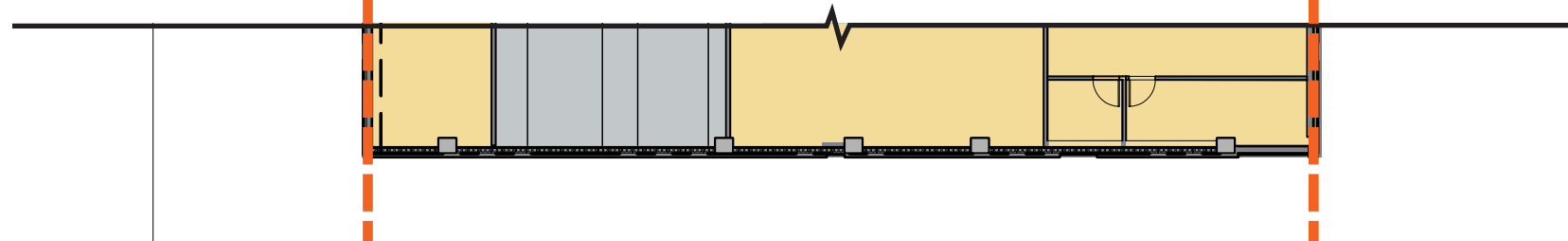


# NORTH PODIUM ELEVATION

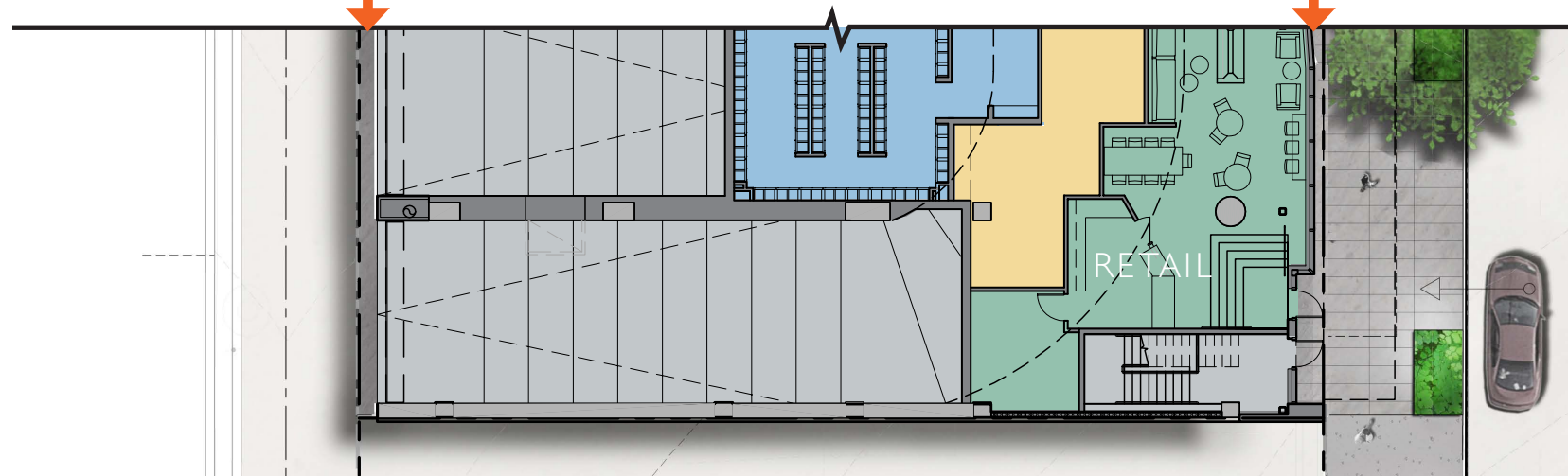


- RESIDENTIAL
- BALCONY
- STAIR | ELEVATOR CORE
- RETAIL
- PARKING
- STORAGE | LOADING | MECH
- AMENITIES

PARTIAL STREET LEVEL FAÇADE ON NORTH SIDE



PARKING LEVEL PLAN



GROUND LEVEL PLAN

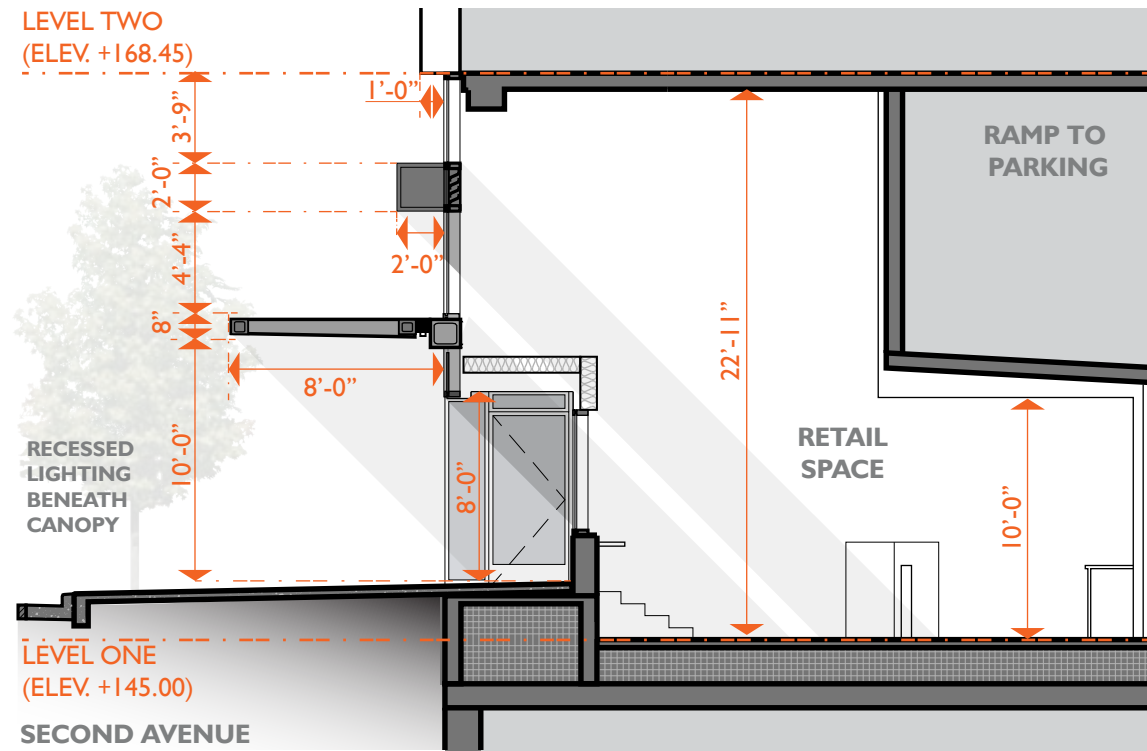


TOWER DETAILS



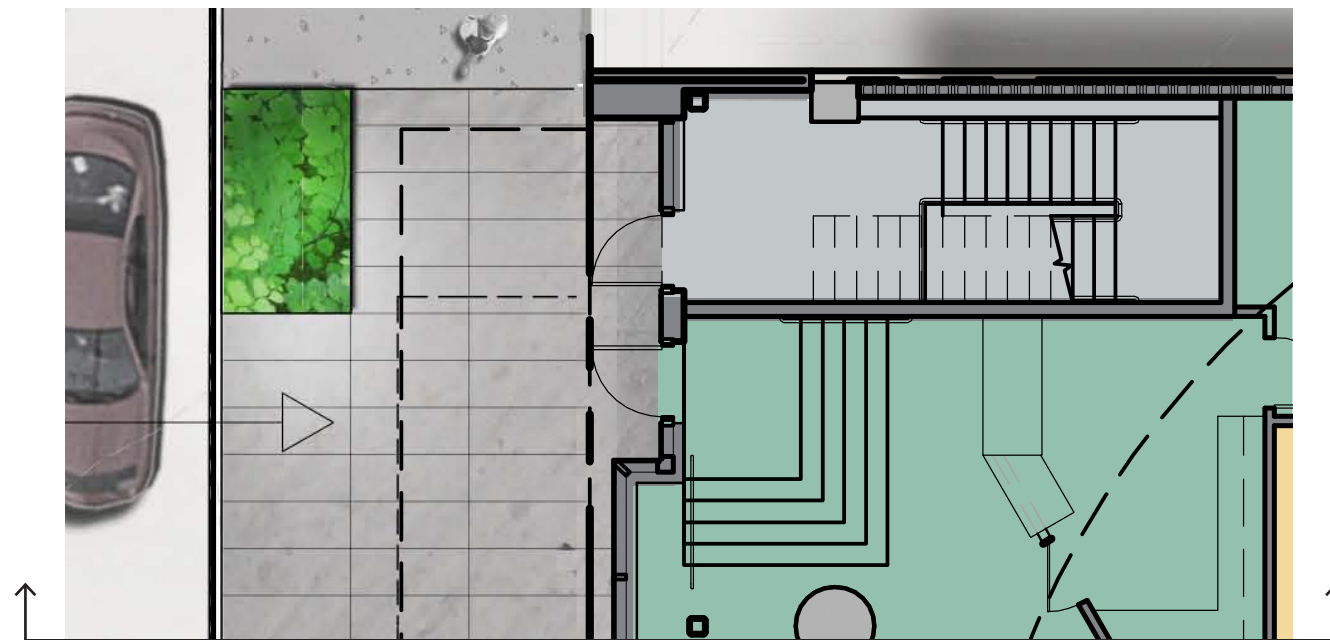
STREET LEVEL DETAIL AT CORNER OF NORTH FACADE AND SECOND AVENUE

# PODIUM STUDY



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

SECTION THROUGH SECOND AVENUE RETAIL ENTRY



DETAIL OF PLAN AT SECOND AVENUE RETAIL ENTRY



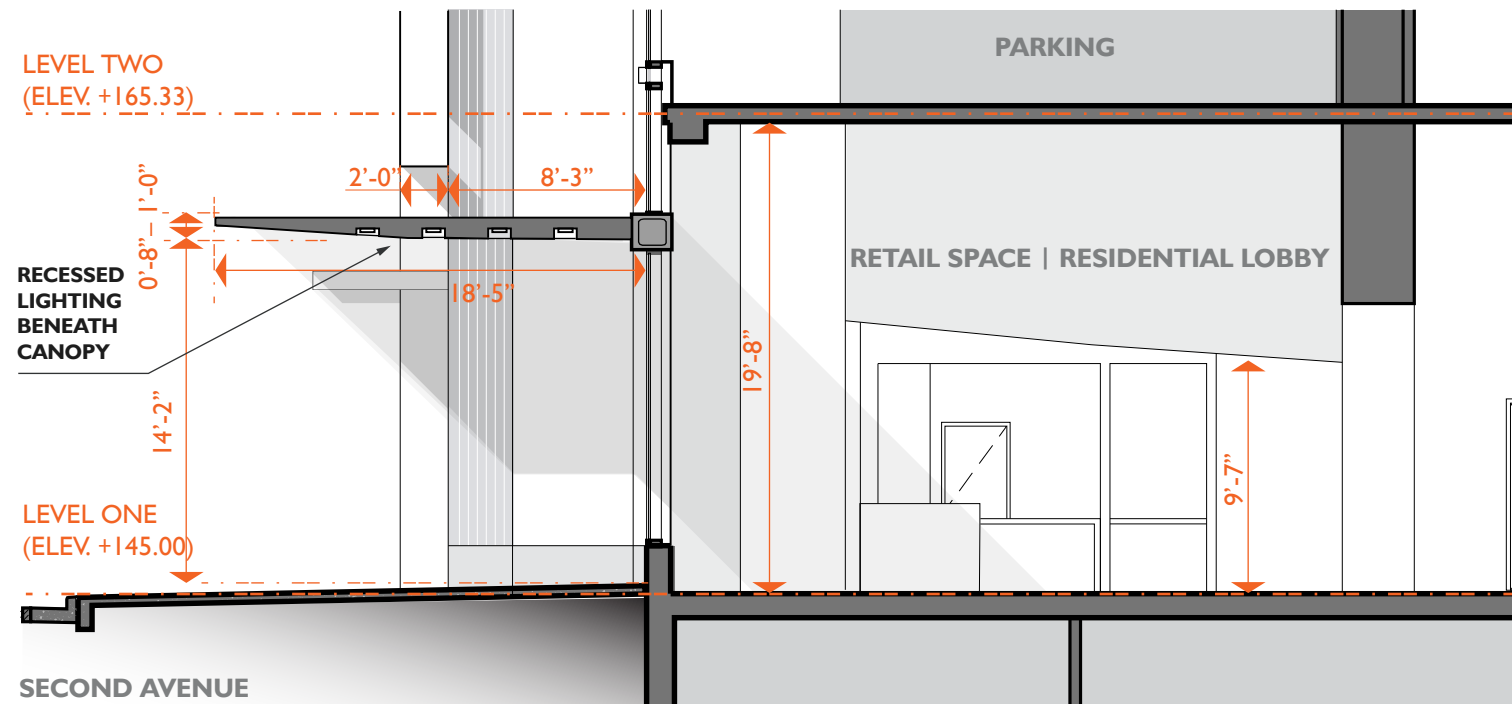
# PODIUM PERSPECTIVES FROM SOUTHWEST



STREET LEVEL DETAIL ON SECOND AVENUE

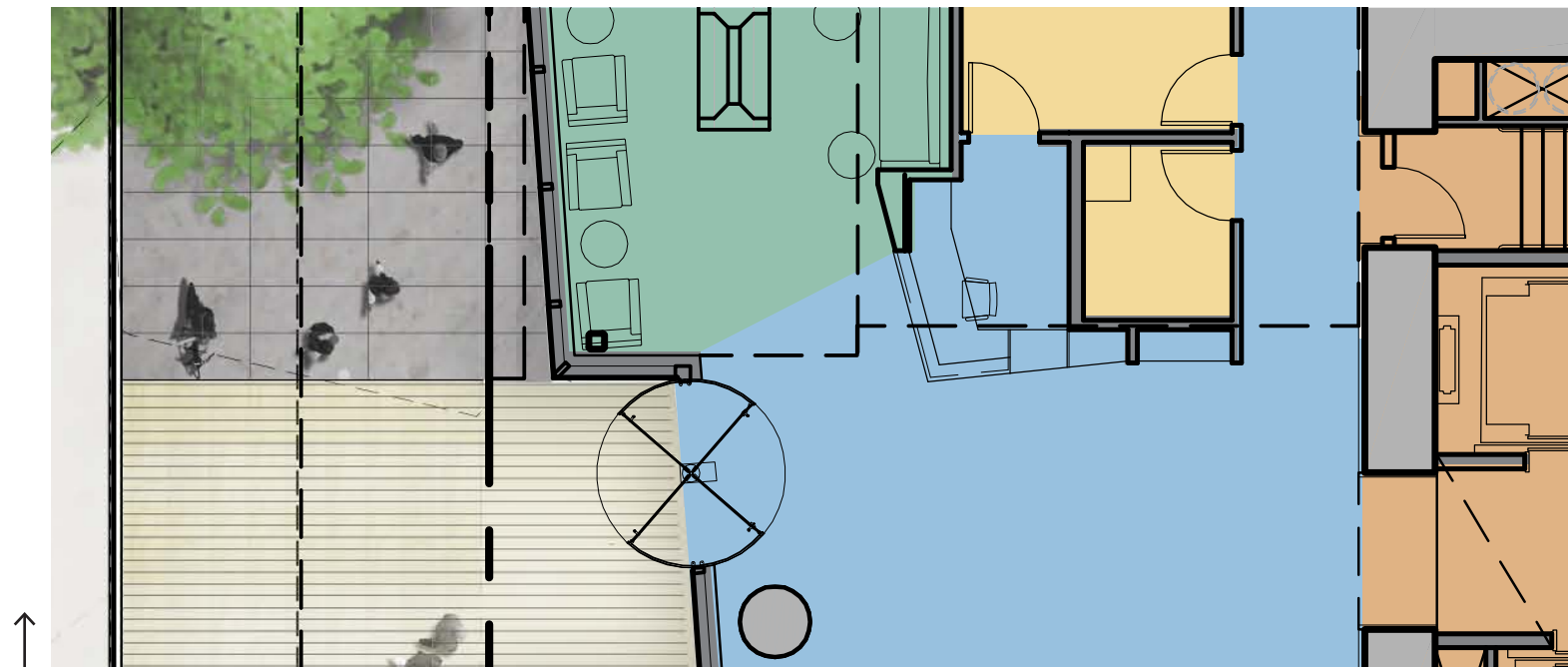


# PODIUM STUDY



SECTION THROUGH SECOND AVENUE RESIDENTIAL ENTRY

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



DETAIL OF PLAN AT RESIDENTIAL ENTRY ON SECOND AVENUE



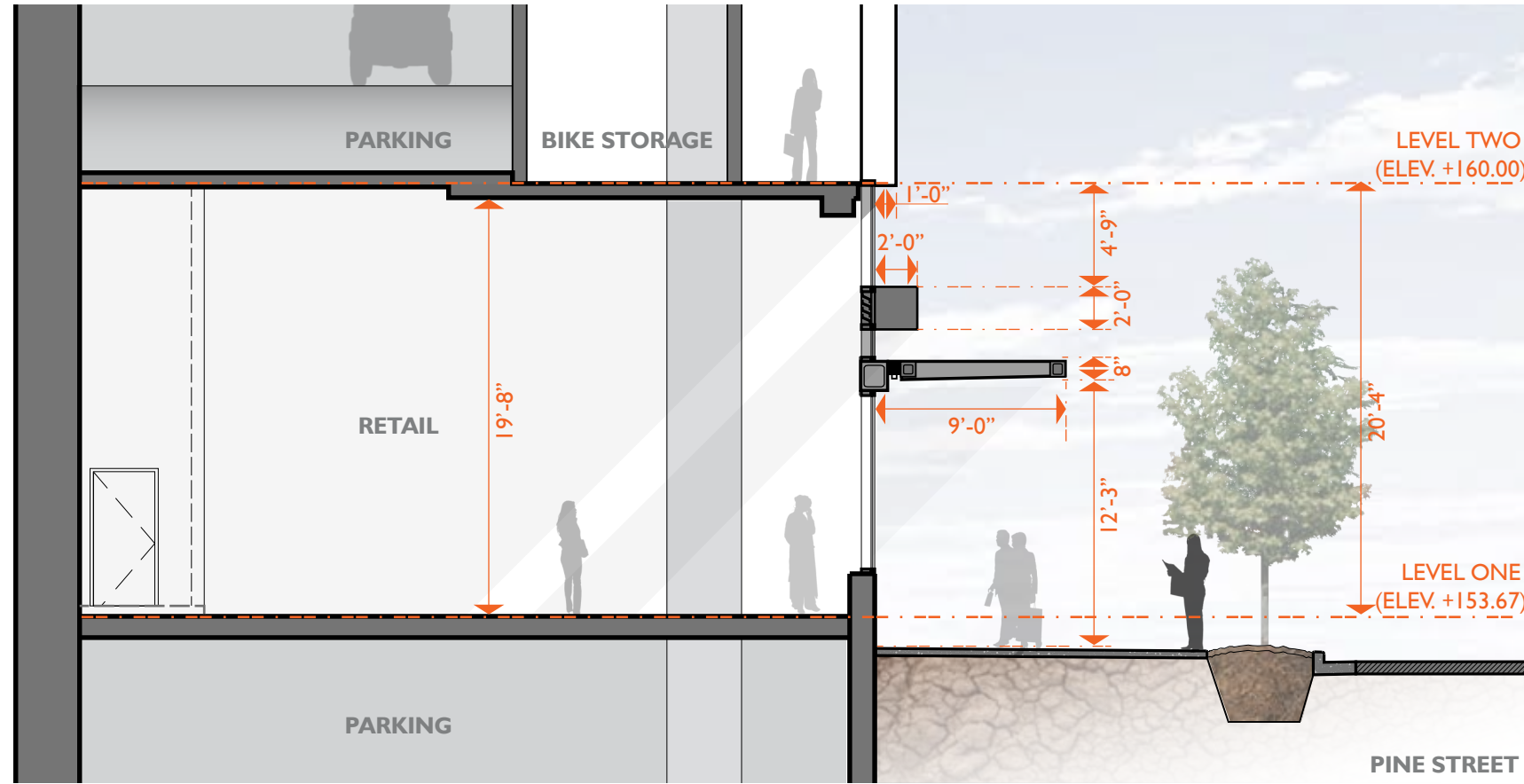
# PODIUM PERSPECTIVES FROM SOUTHWEST



STREET LEVEL DETAIL AT CORNER OF PINE AND SECOND



# PODIUM DETAILS



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



GROUND SECTION THROUGH PINE STREET RETAIL



# PODIUM PERSPECTIVES FROM SOUTHEAST



PODIUM VIEW AT NIGHT FROM SOUTHEAST



# PODIUM PERSPECTIVE FROM NORTHWEST



PODIUM VIEW FROM NORTHWEST AT NIGHT



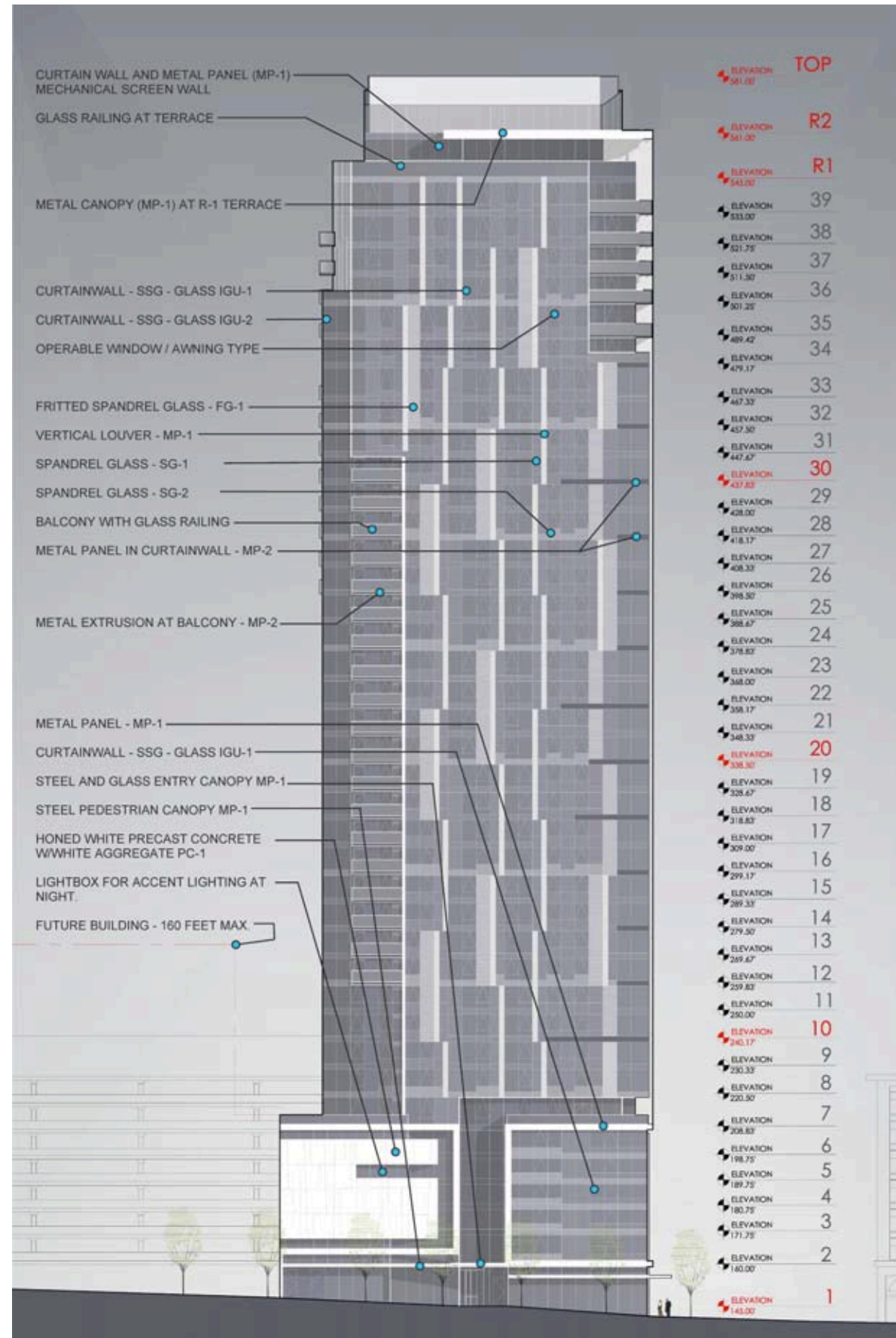
# PODIUM PERSPECTIVE FROM SOUTHWEST



PODIUM VIEW FROM SECOND AVENUE AND PINE STREET AT NIGHT



# WEST FACADE



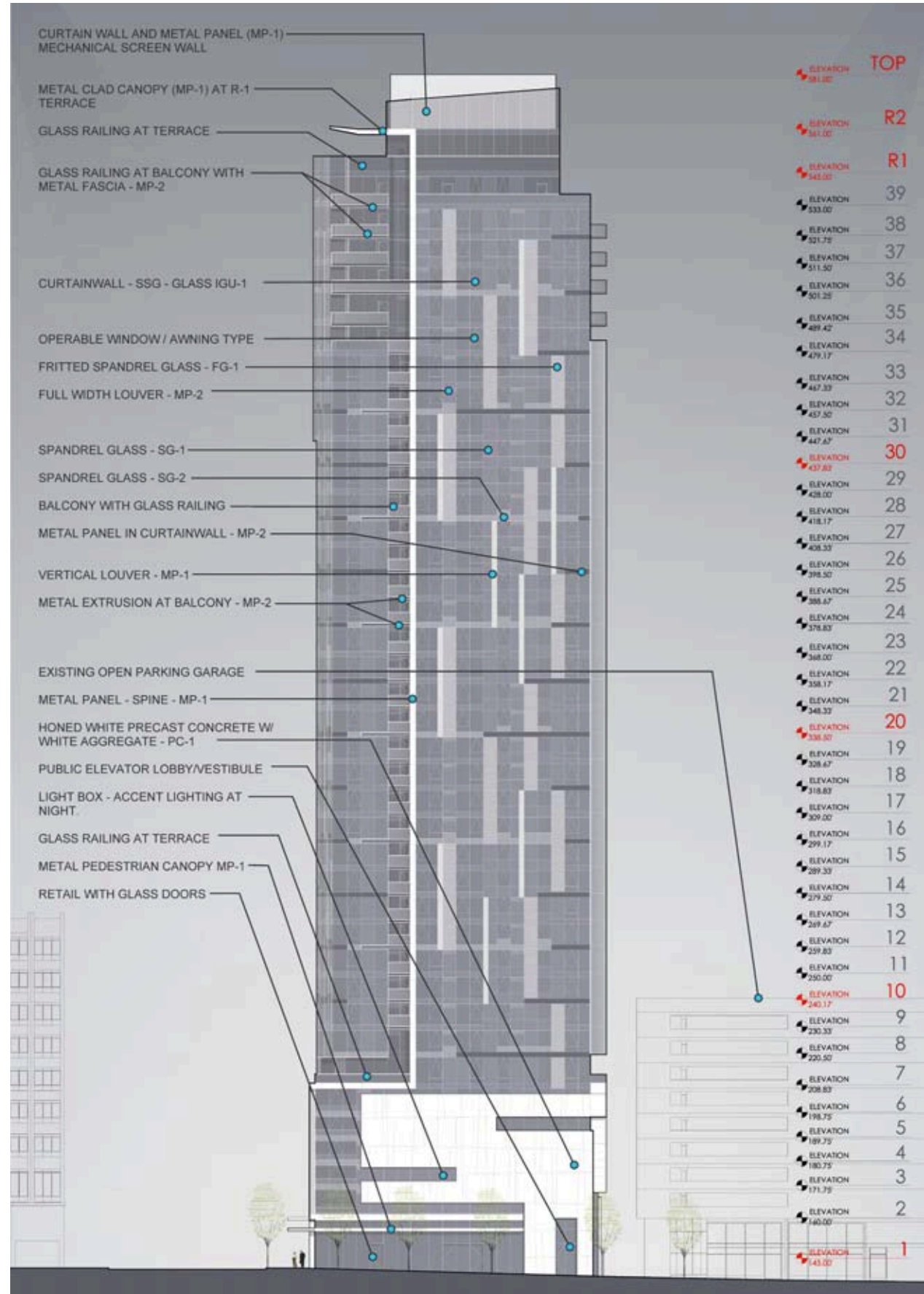
WEST ELEVATION



WEST PERSPECTIVE (LOOKING SOUTHEAST)



# SOUTH FACADE



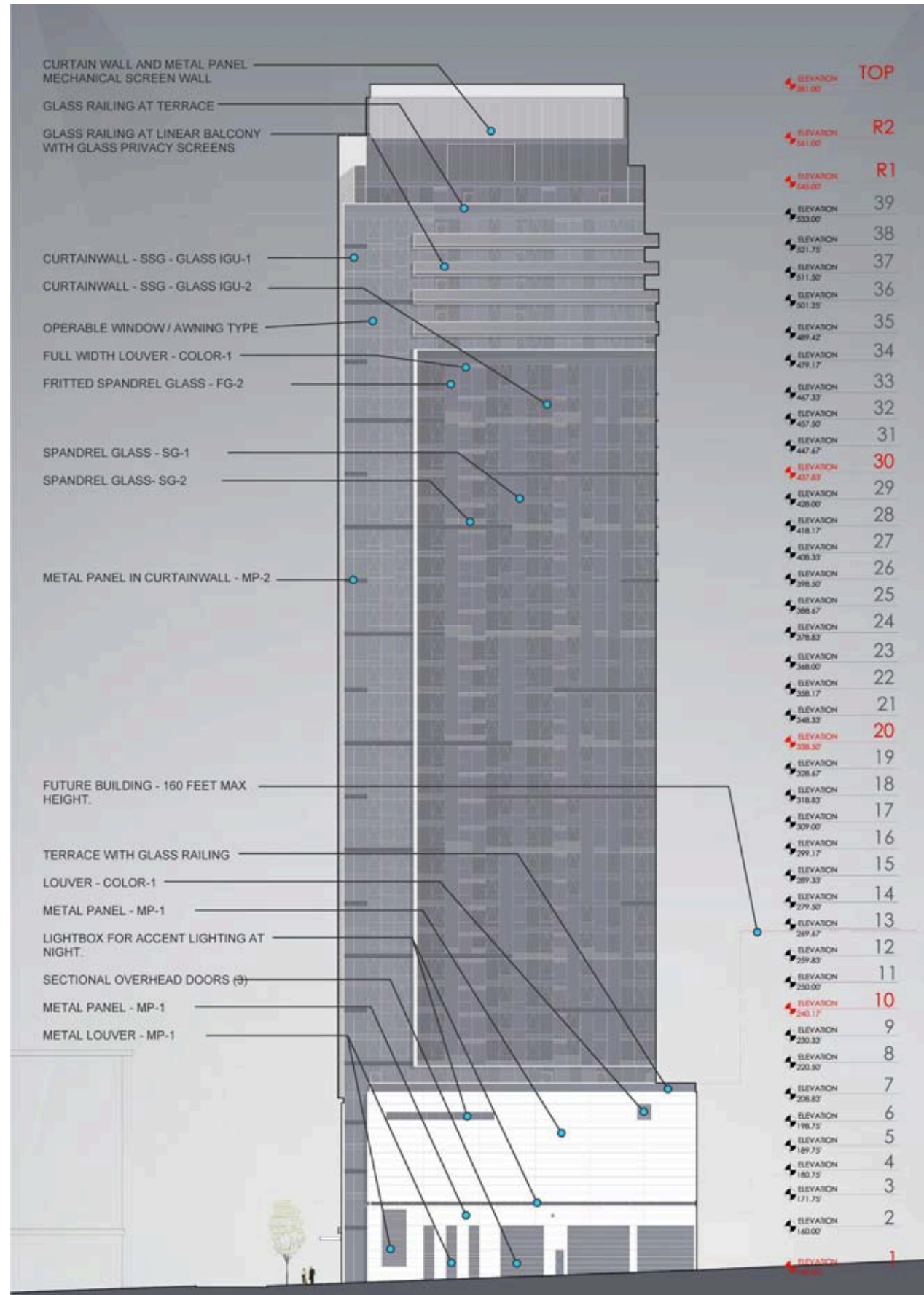
SOUTH ELEVATION



SOUTH PERSPECTIVE (LOOKING NORTH ON SECOND)



# EAST FACADE



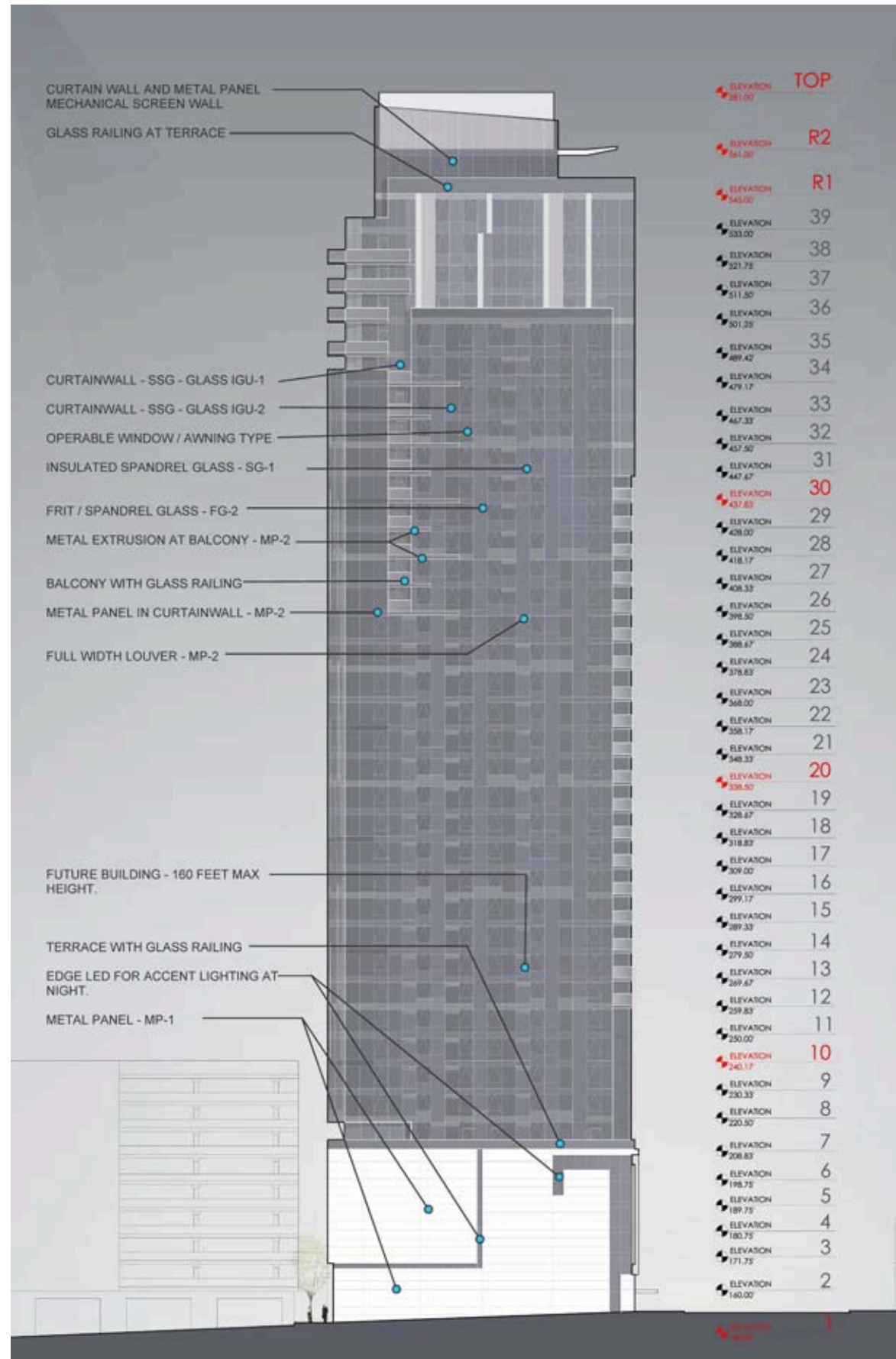
EAST ELEVATION



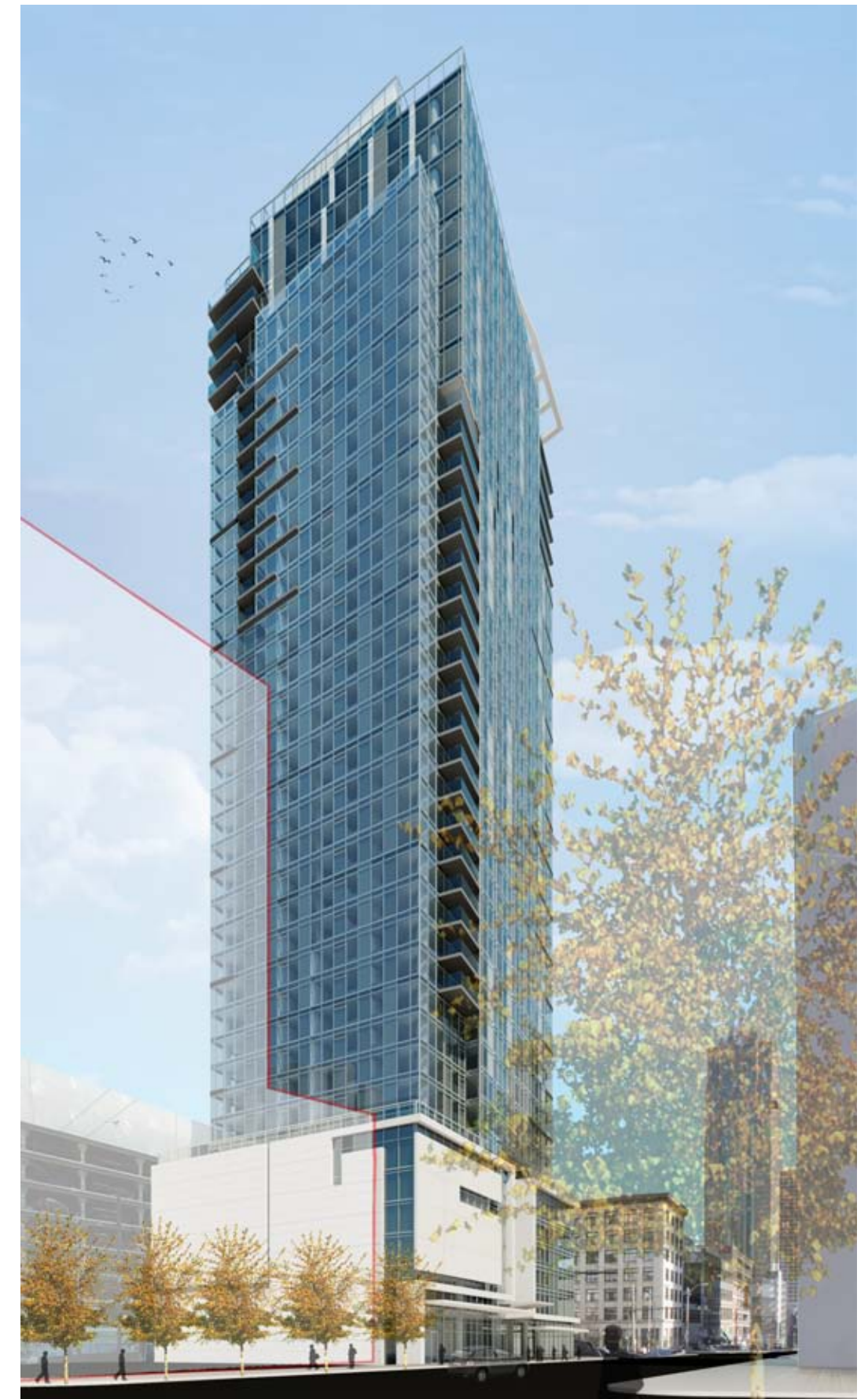
EAST PERSPECTIVE (LOOKING WEST ON PINE)



# NORTH FACADE



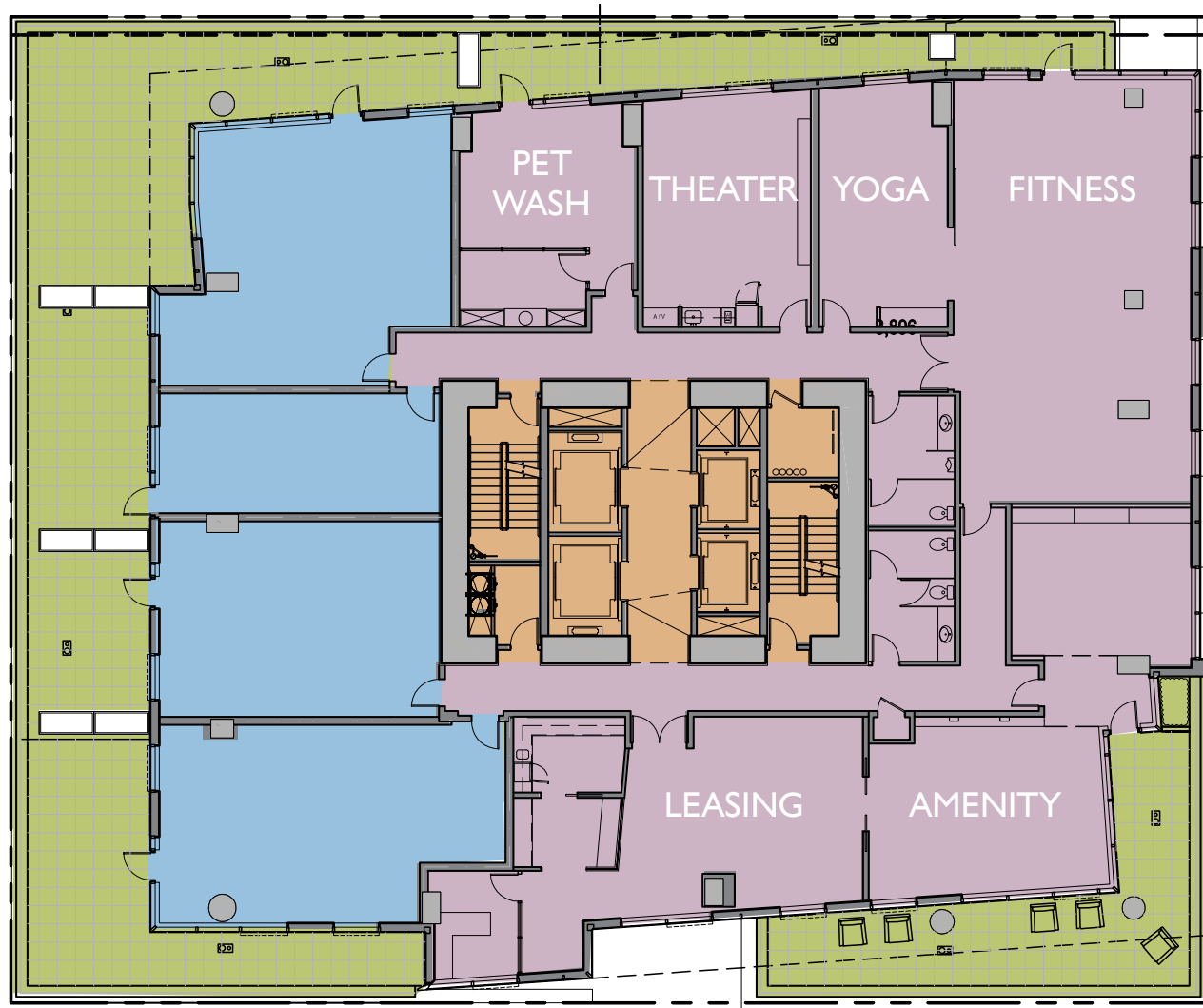
NORTH ELEVATION



NORTH PERSPECTIVE (LOOKING SOUTH)



# L7 AMENITY DETAILS



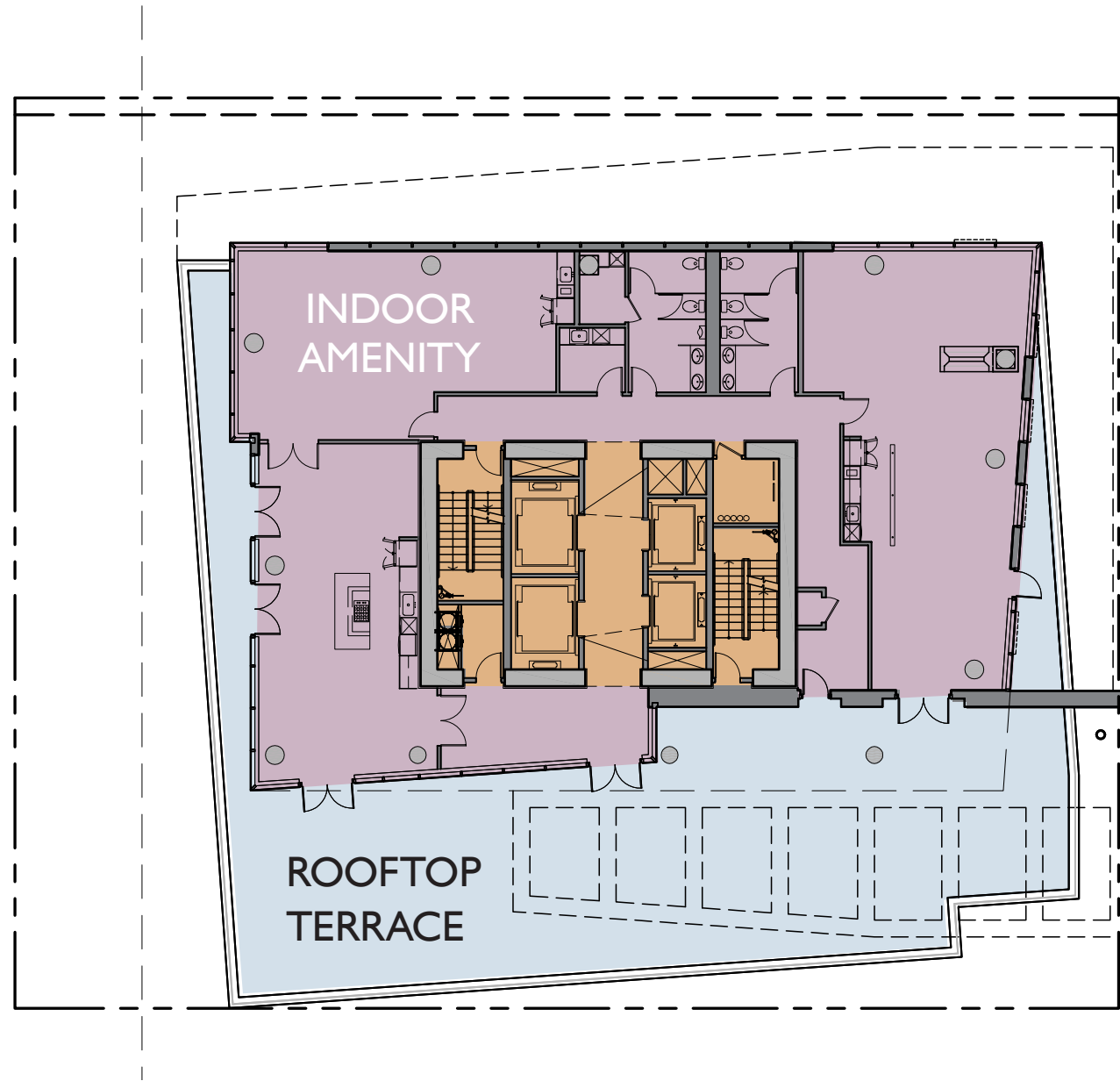
PODIUM (LEVEL 7) PLAN



PODIUM AMENITY LEVEL PERSPECTIVE



# ROOFTOP AMENITY DETAILS



ROOFTOP PLAN



TOWER PERSPECTIVE



# TOWER VIEWS



TOWER PERSPECTIVES



TOWER NIGHT VIEWS



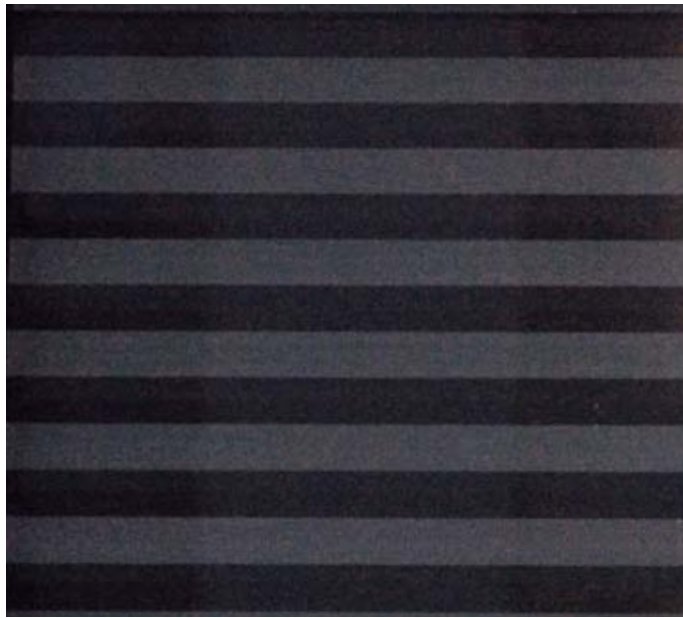
VIEW FROM NORTHWEST AT NIGHT



VIEW FROM SOUTHWEST AT NIGHT



# NORTH & EAST ELEVATION MATERIALS



**FG-2** VERTICAL FRIT SPANDREL



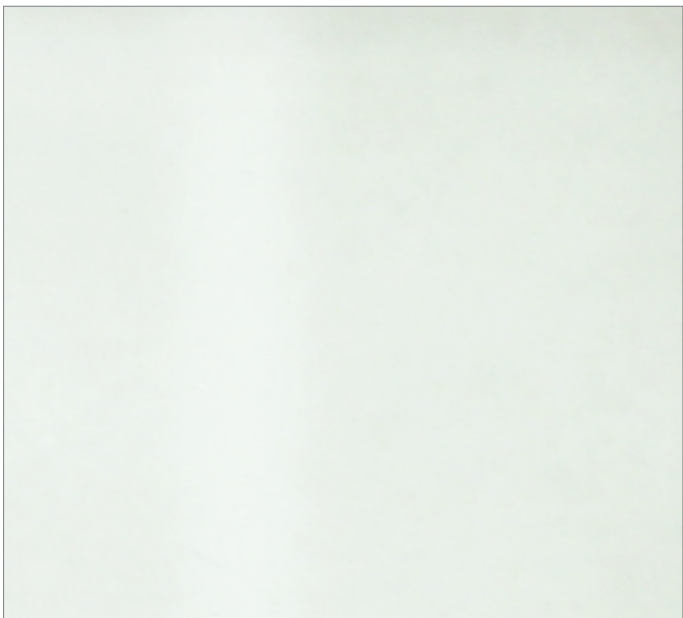
**SG-1** VERTICAL AND HORIZONTAL SPANDREL (ALL SIDES)



**SG-2** HORIZONTAL ACCENT SPANDREL (ALL SIDES)



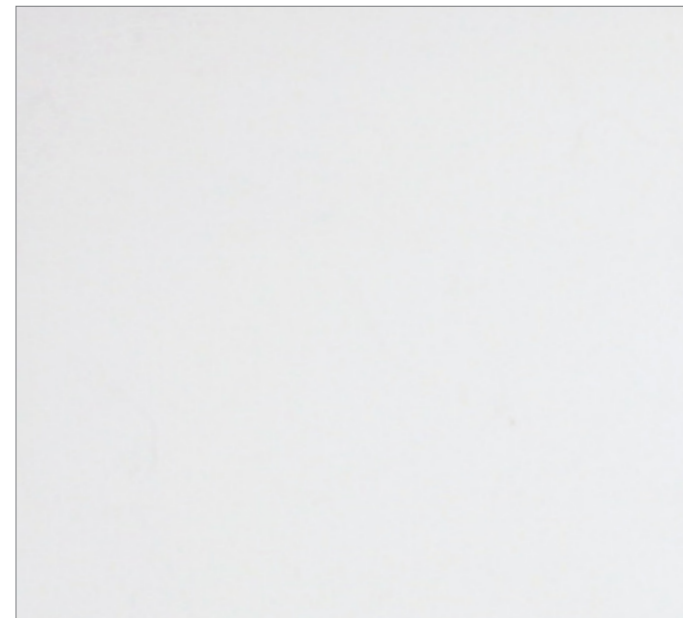
**PC-1** WHITE HONED PRECAST CONCRETE



**IGU-2** VISION GLASS (DAY)



**IGU-2** VISION GLASS (NIGHT)



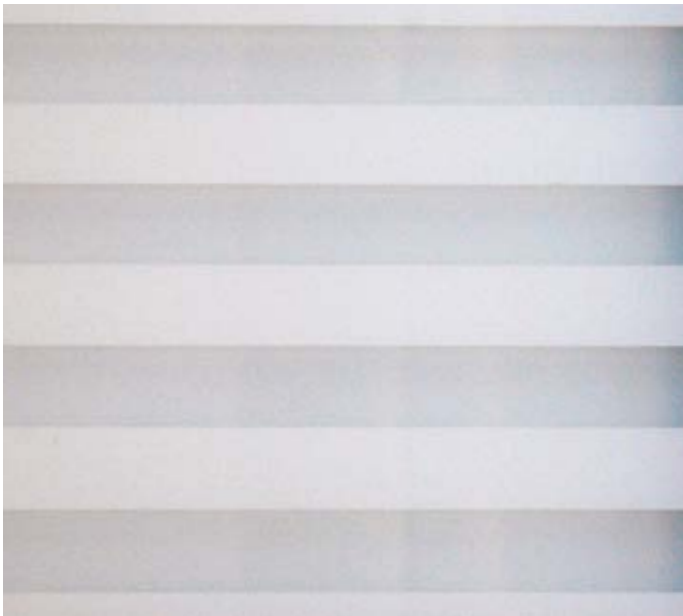
**MP-1** WHITE METAL PANEL – RIBBON/SPINE ELEMENTS



**MP-2** MEDIUM GREY – HORIZONTAL ACCENT ELEMENTS



# SOUTH & WEST ELEVATION MATERIALS



**FG-1** VERTICAL WHITE FRIT SPANDREL



**SG-1** VERTICAL AND HORIZONTAL SPANDREL (ALL SIDES)



**SG-2** HORIZONTAL ACCENT SPANDREL (ALL SIDES)



**PC-1** WHITE HONED PRECAST CONCRETE



**IGU-1** VISION GLASS (DAY)



**IGU-1** VISION GLASS (NIGHT)



**MP-1** WHITE METAL PANEL – RIBBON/SPINE ELEMENTS



**MP-2** MEDIUM GREY – HORIZONTAL ACCENT ELEMENTS







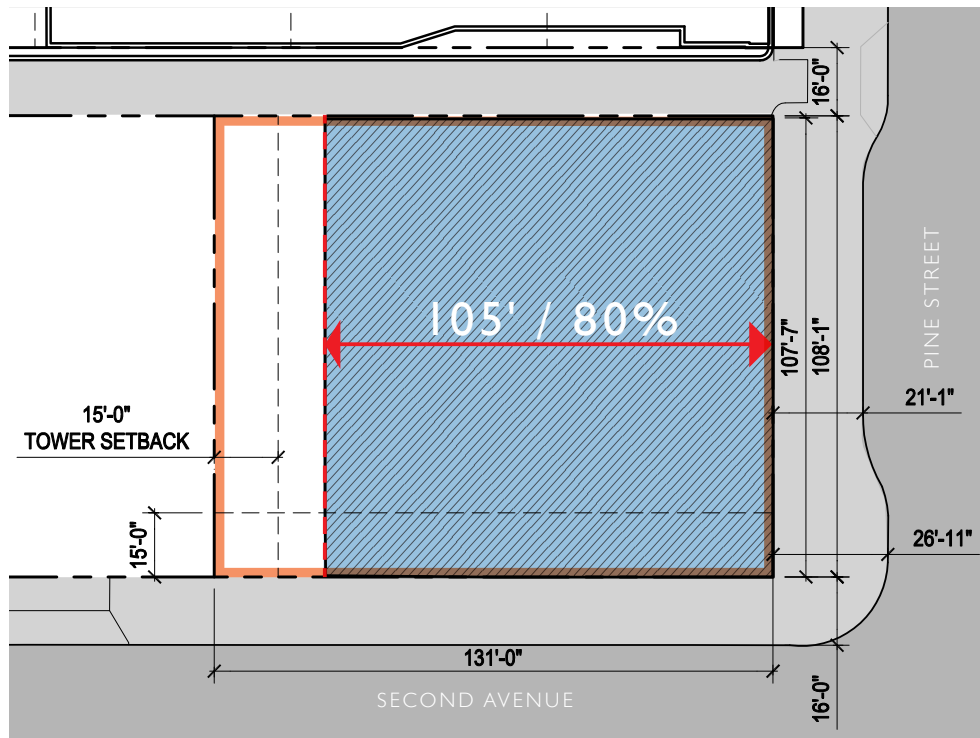
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DEPARTURES

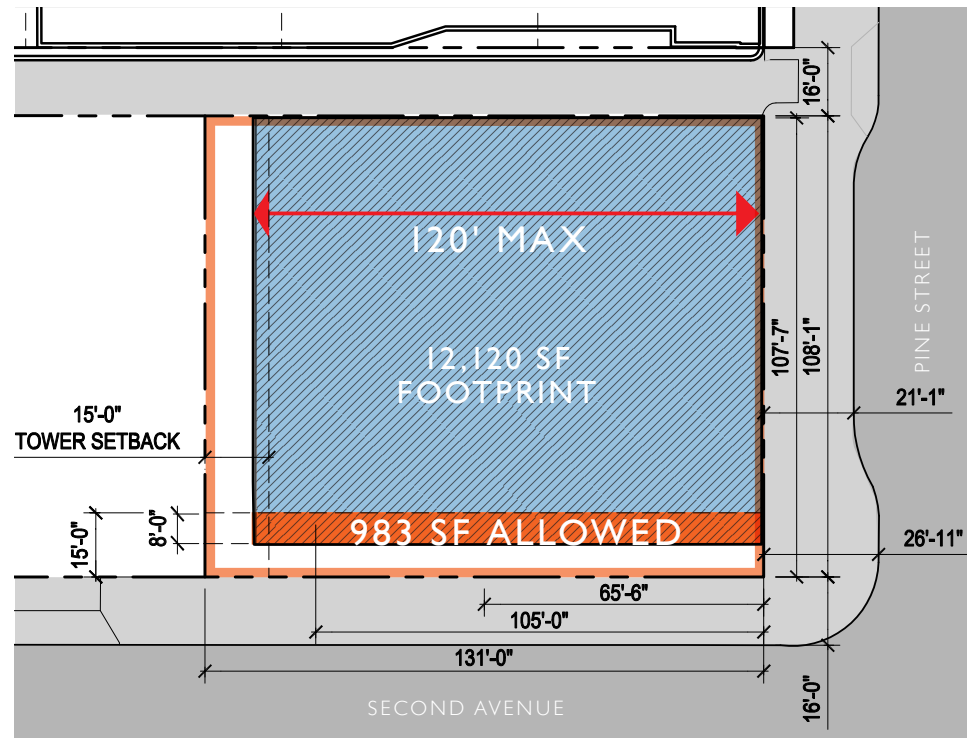


# REQUESTED DEPARTURE #1

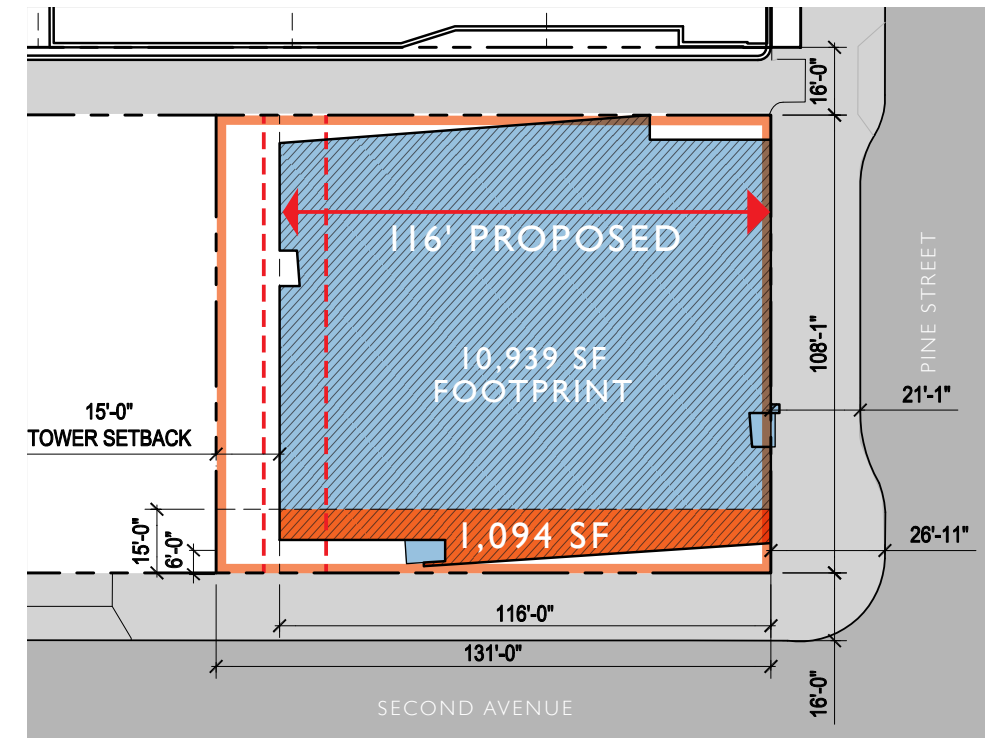
DEVELOPMENT STANDARDS	REQUIREMENT	PROPOSED	DIFFERENCE	CONSIDERATIONS
<b>SMC 23.49.058.D2</b> MAXIMUM TOWER WIDTH	In DMC zones, the maximum facade width for portions of a building above eighty-five (85) feet along the general north/south axis of a site (parallel to the Avenues) shall be one hundred twenty (120) feet or eighty (80) percent of the width of the lot measured on the Avenue, whichever ever 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 facade 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.D2.2



**CODE COMPLIANT** PER SMC 23.49.058.D2.2 (1)



**PROPOSED DEPARTURE**



# REQUESTED DEPARTURE #2

## DEVELOPMENT STANDARDS

**SMC 23.49.010.B1**  
COMMON RECREATION AREA

## REQUIREMENT

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.
2. A maximum of fifty (50) percent of the common recreation area may be enclosed.
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.

## PROPOSED

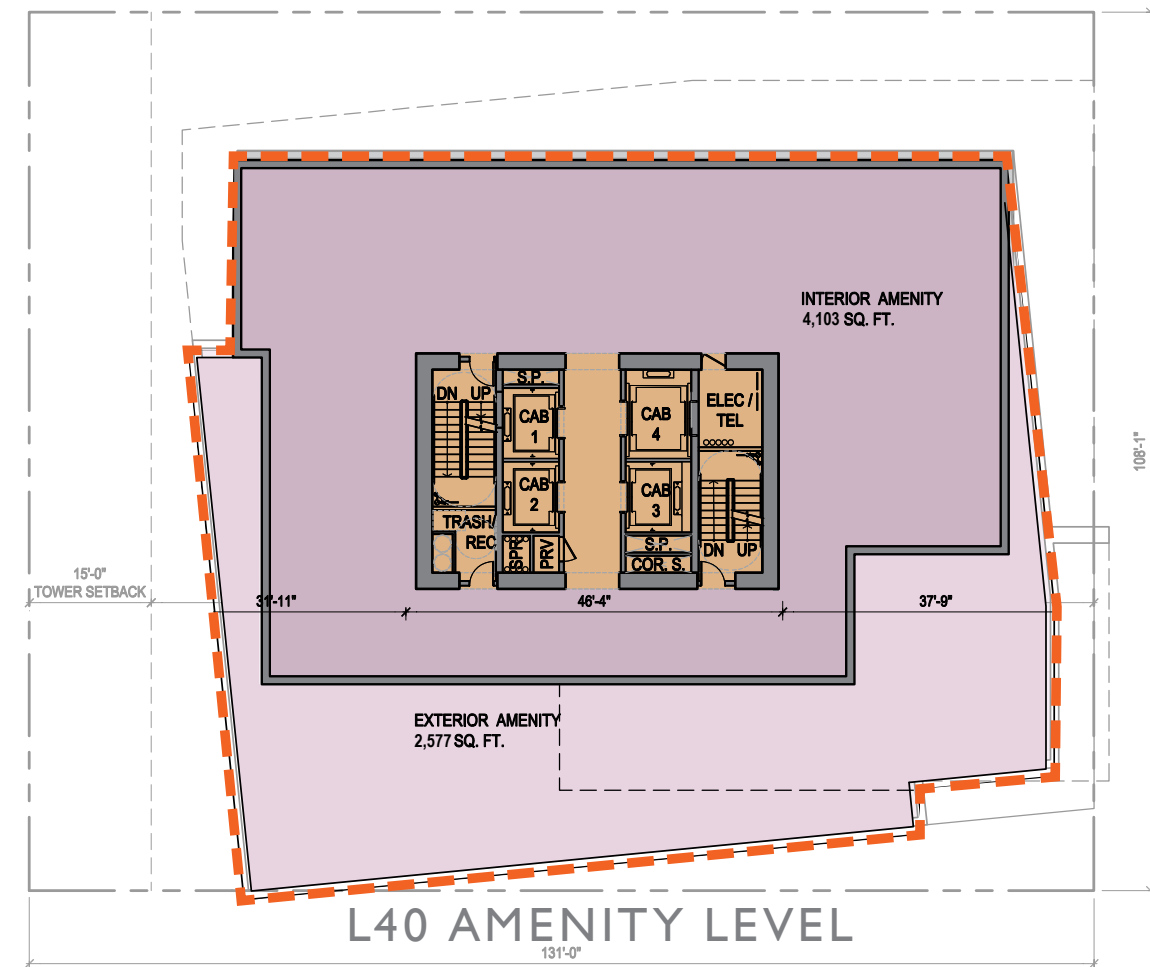
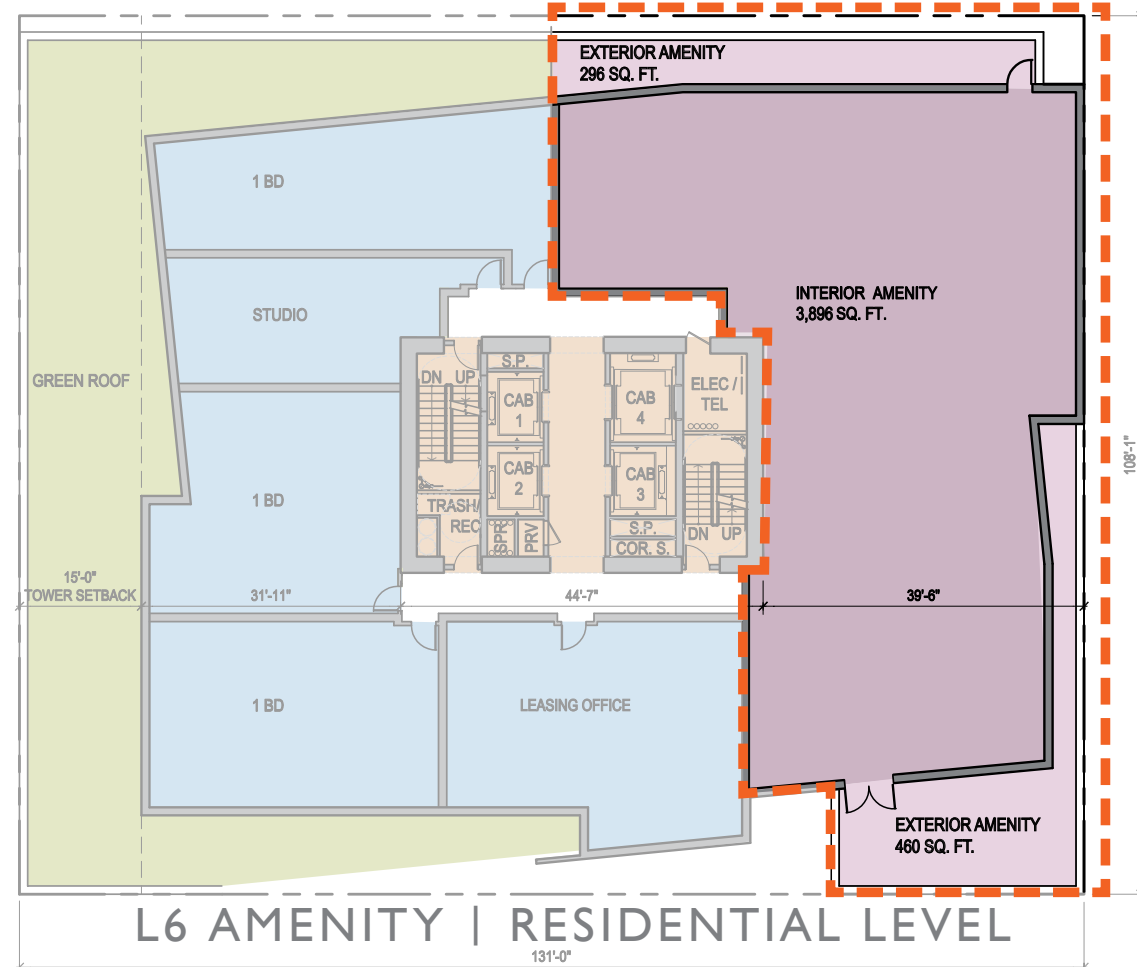
We propose a total of 11,310 SF of Common Recreation space including areas less than 15' in width. The total Common Recreation meeting SMC 23.49.010.B2 equals 9,705 SF: 7,366 SF of interior common recreation meets the 15' minimum horizontal dimension, while 2,339 SF of exterior common recreation meets the 15' minimum horizontal dimension.

## DIFFERENCE

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

## CONSIDERATIONS

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.



## 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



# REQUESTED DEPARTURE #3

## DEVELOPMENT STANDARDS

SMC 23.49.019.2  
 PODIUM PARKING SCREENING:  
 PARKING QUANTITY, LOCATION  
 AND ACCESS REQUIREMENTS, AND  
 SCREENING AND LANDSCAPING OF  
 SURFACE PARKING AREAS.

## REQUIREMENT

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.

## PROPOSED

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.

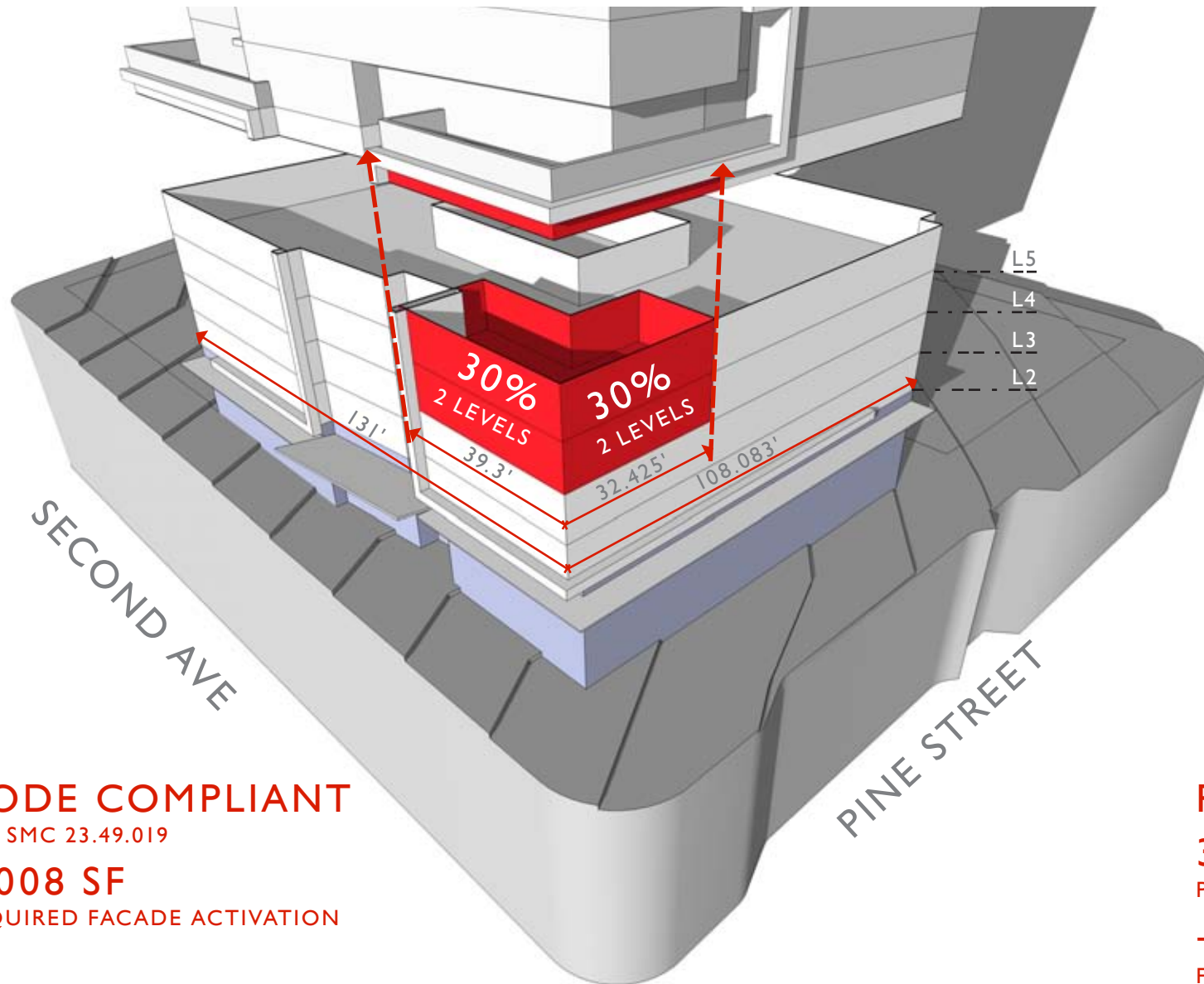
## DIFFERENCE

PINE STREET:  
 $108' \times 30\% = 32.4'$  over two floors required along Pine Street, for a total of 64.8' street frontage. Reduce to  $108' \times 19\% = 21'$  over five floors, for a total of 105' street frontage.

SECOND AVENUE:  
 $131' \times 30\% = 39.3'$  over two floors required along Second Avenue, for a total of 78.6' street frontage. Expand to  $131' \times 51.2\% = 67'$  over five floors, for a total of 335' street frontage.

## CONSIDERATIONS

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  $131' \times 30\% = 39.3'$  over two floors by 27.7' over two additional floors. The 2,008 sf required facade activation is therefore exceeded by +1,952 sf beyond code requirement given the 3,960 sf provided facade activation concentrated at the main intersection of Second Avenue and Pine Street.

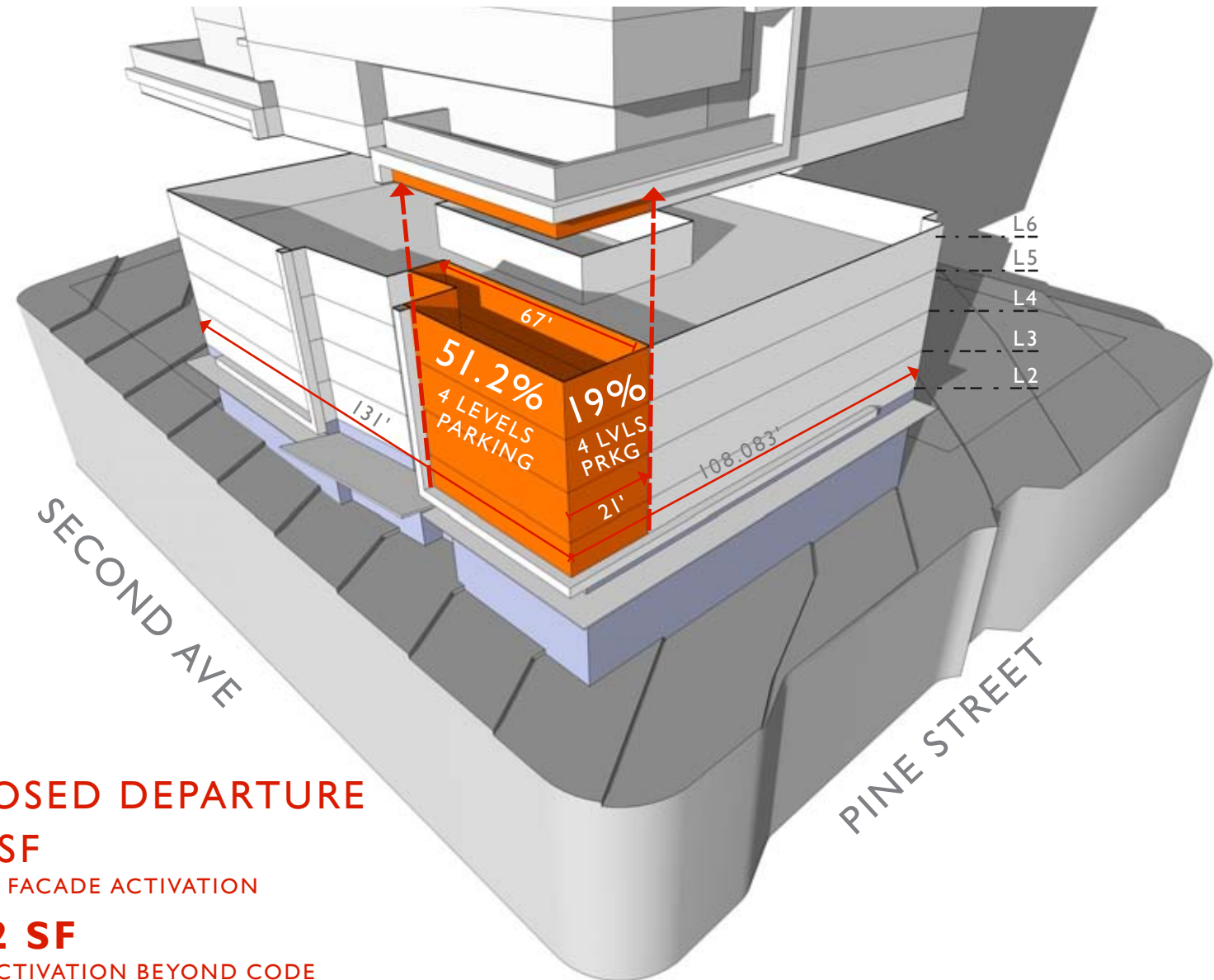


**CODE COMPLIANT**

PER SMC 23.49.019

**2,008 SF**

REQUIRED FACADE ACTIVATION



**PROPOSED DEPARTURE**

**3,960 SF**

PROVIDED FACADE ACTIVATION

**+1,952 SF**

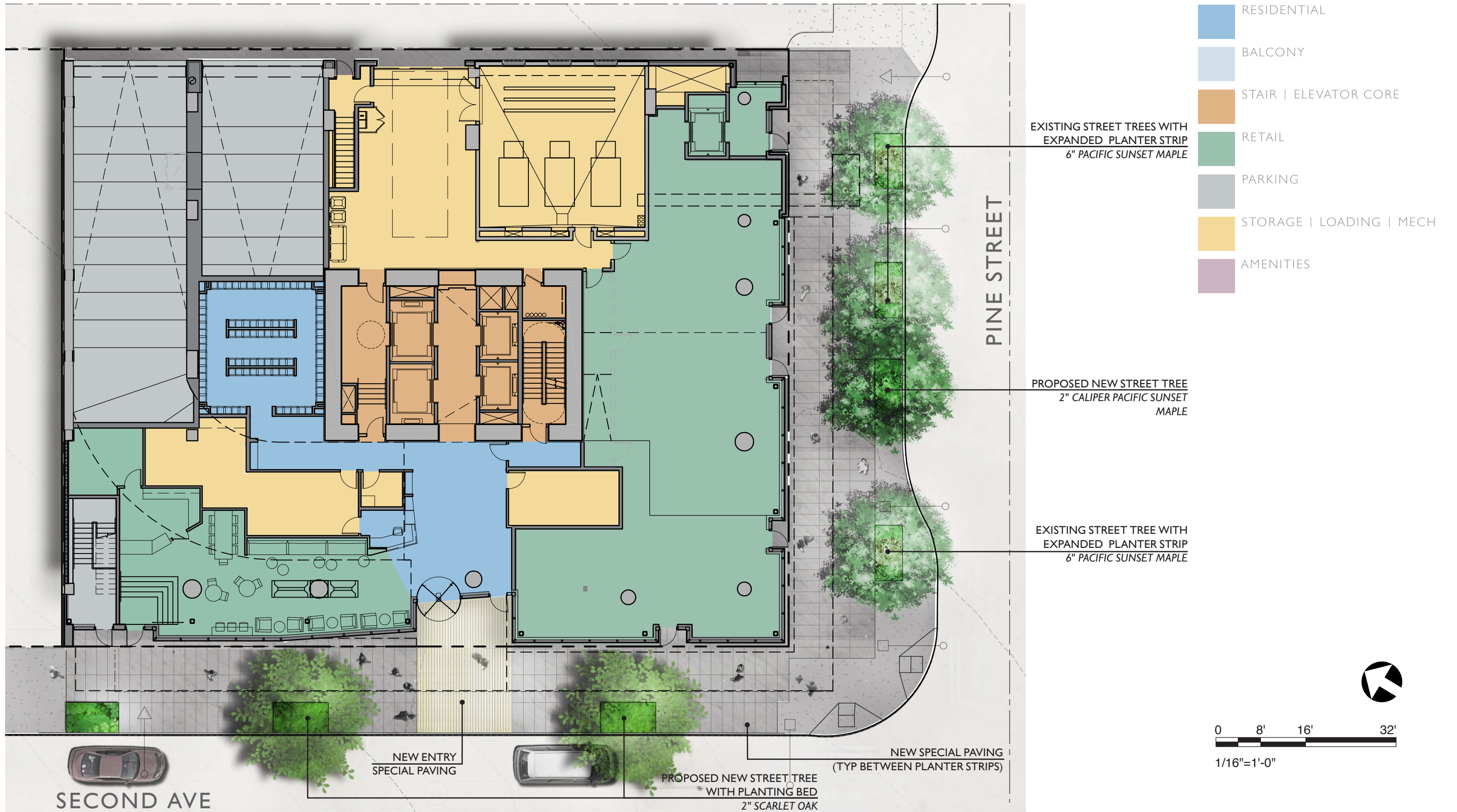
FACADE ACTIVATION BEYOND CODE REQUIREMENT

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LANDSCAPE



# GROUND LEVEL LANDSCAPE PLAN





# STREET LEVEL LANDSCAPING



2" CALIPER PACIFIC SUNSET MAPLE



SIBERIAN CYPRESS



MAGIC CARPET SPIREA



DWARF OAKLEAF HYDRANGEA



GREEN LUSTER JAPANESE HOLLY



GROUND LEVEL LANDSCAPE



# LEVEL 7 TERRACE LANDSCAPE



COMPACT STRAWBERRY



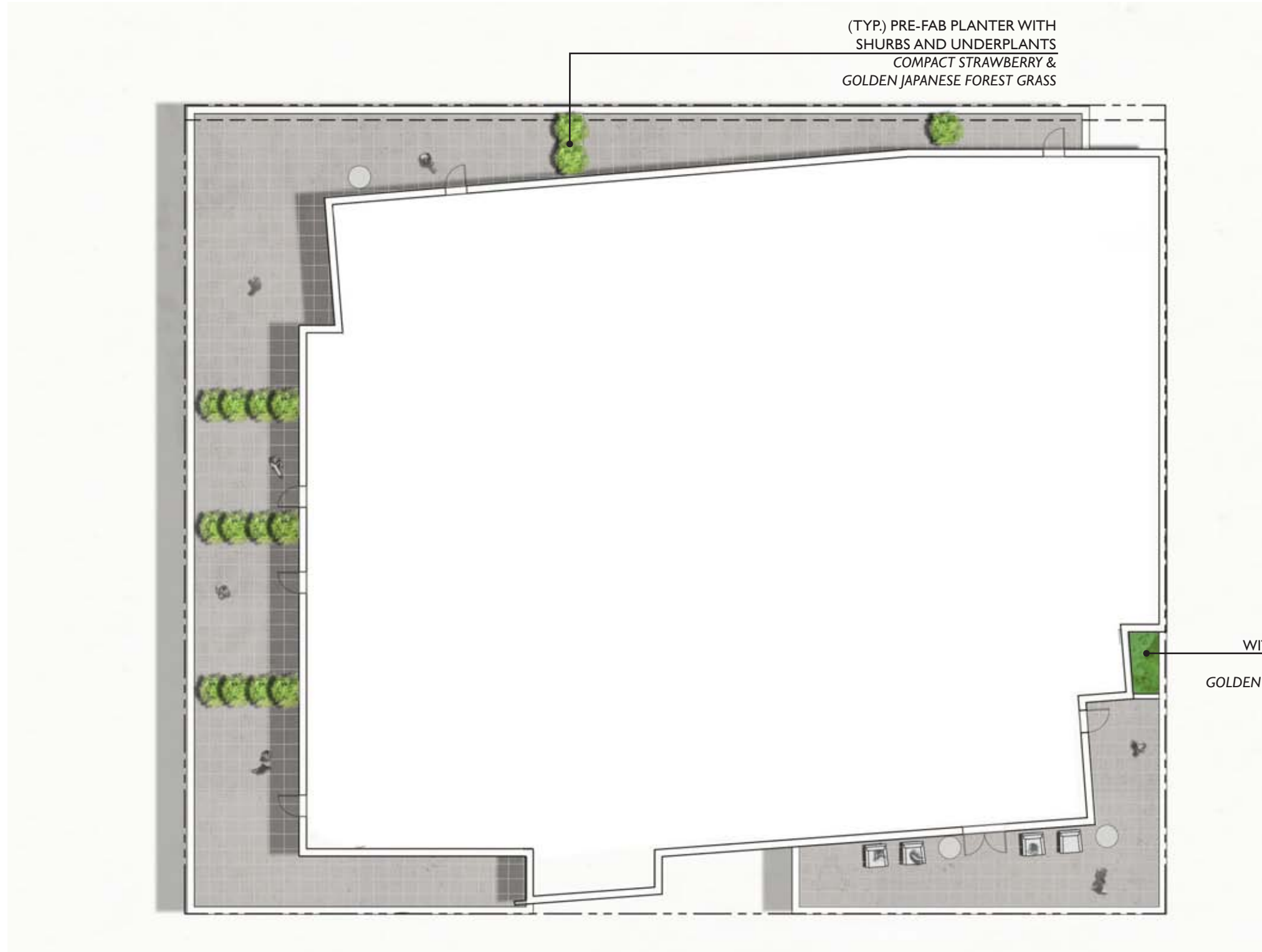
GOLDEN JAPANESE FOREST GRASS



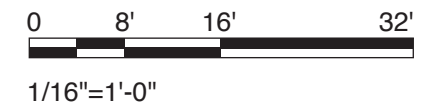
VARIEGATED LILYTURF



JAPANESE BLOODGRASS



LEVEL 7 TERRACE LANDSCAPE



# ROOF TERRACE LANDSCAPE



COLUMNAR CRABAPPLE



GOLDEN JAPANESE FOREST GRASS



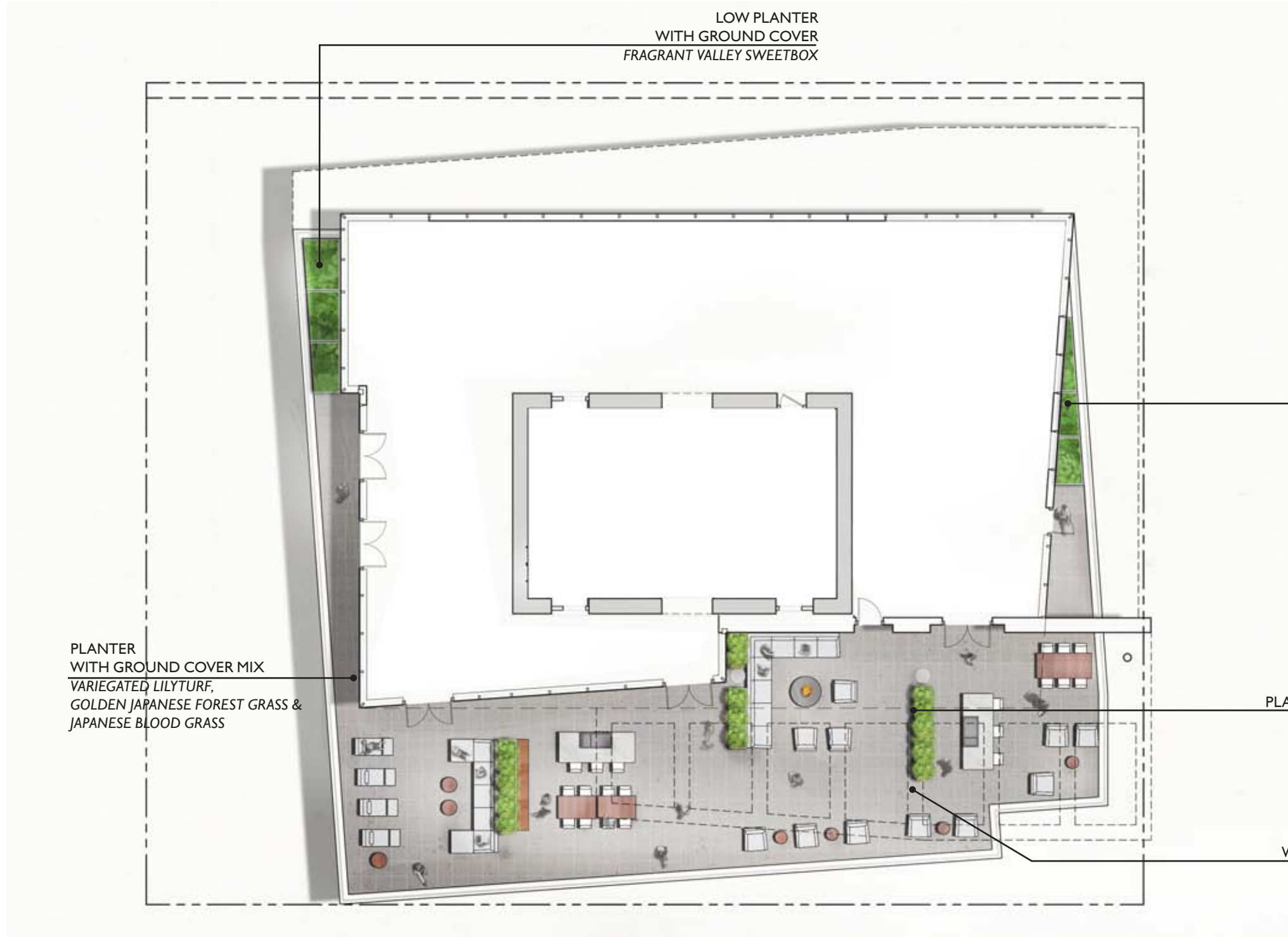
VARIEGATED LILYTURF



JAPANESE BLOODGRASS



FRAGRANT VALLEY SWEETBOX



LOW PLANTER  
WITH GROUND COVER  
FRAGRANT VALLEY SWEETBOX

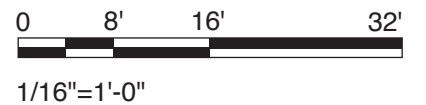
LOW PLANTER  
WITH GROUND COVER  
FRAGRANT VALLEY SWEETBOX

PLANTER  
WITH GROUND COVER MIX  
VARIEGATED LILYTURF,  
GOLDEN JAPANESE FOREST GRASS &  
JAPANESE BLOOD GRASS

PLANTER WITH GROUND COVER MIX  
VARIEGATED LILYTURF,  
GOLDEN JAPANESE FOREST GRASS &  
JAPANESE BLOOD GRASS

(TYP.) PRE-FAB PLANTER  
WITH SHRUBS AND UNDERPLANTS  
COLUMNAR CRABAPPLE &  
VARIEGATED LILYTURF

ROOF TERRACE LANDSCAPE





# GROUND LEVEL LIGHTING PLAN



ACCENT LIGHTING  
RECESSED INTO BACK EDGE  
OF PEDESTRIAN CANOPIES

STREETLIGHTS

RECESSED LIGHTING WITHIN  
PEDESTRIAN CANOPIES

ACCENT LIGHTING RECESSED  
WITHIN ENTRY CANOPY



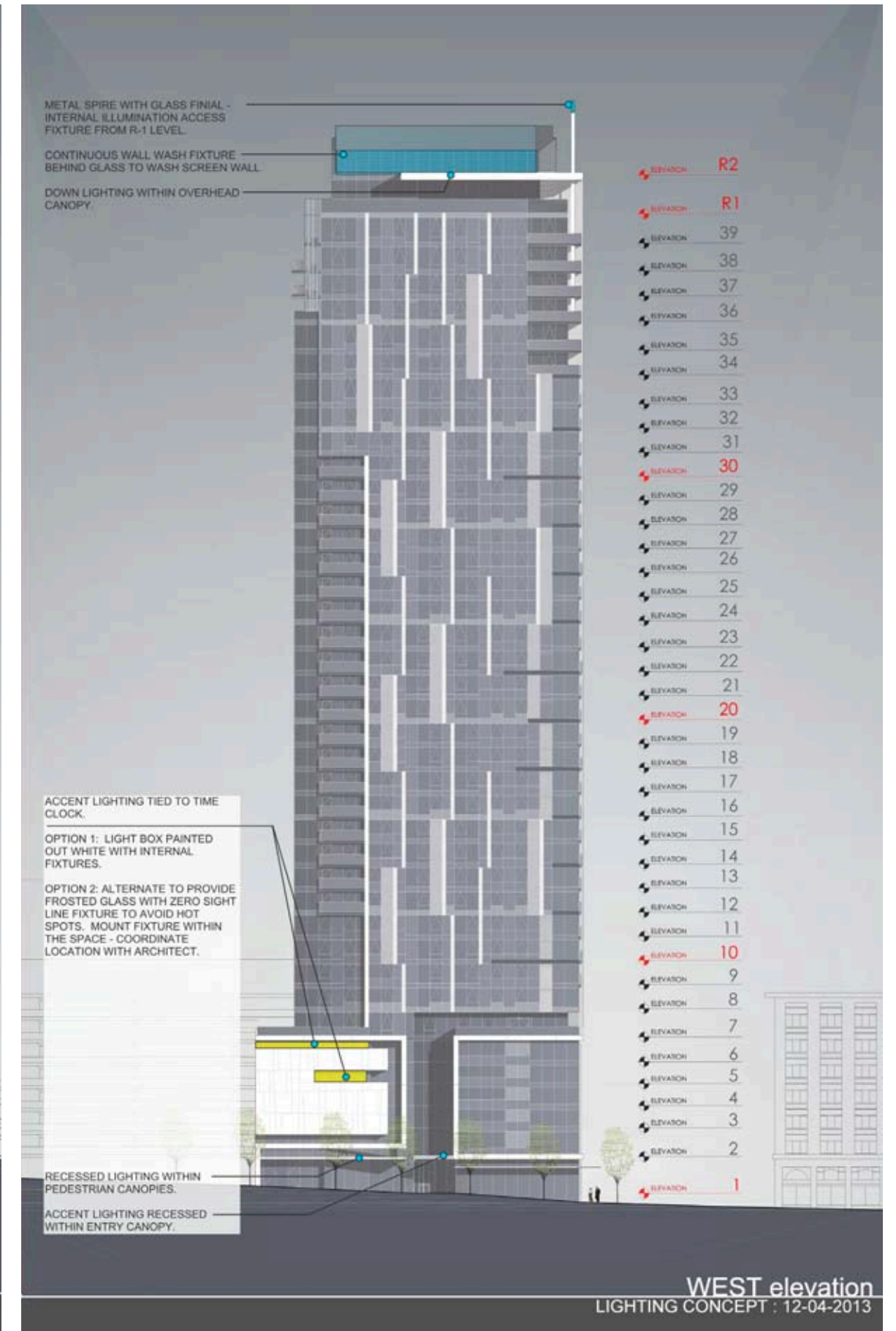
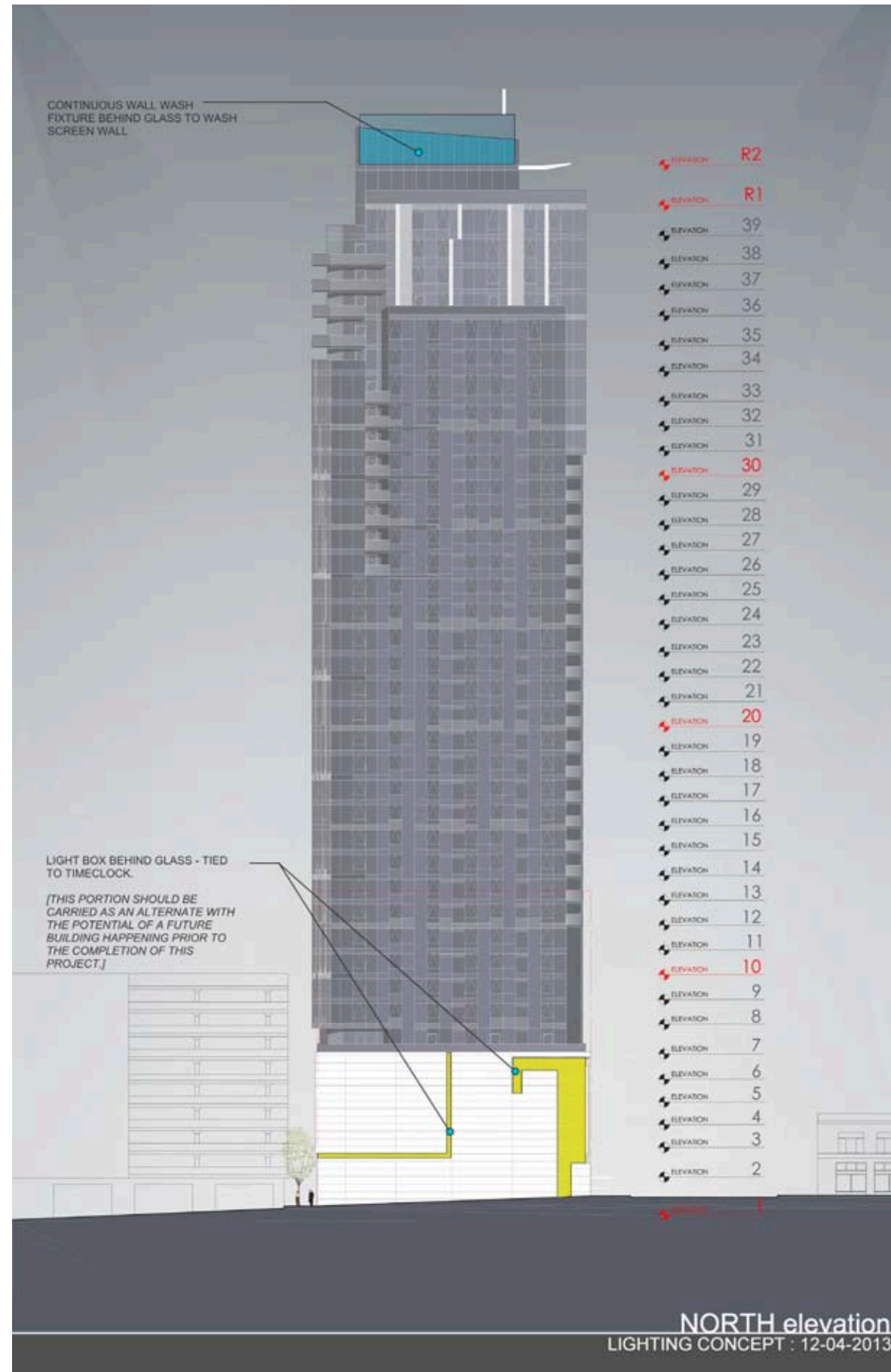
0 8' 16' 32'

1/16"=1'-0"

GROUND LEVEL LIGHTING PLAN

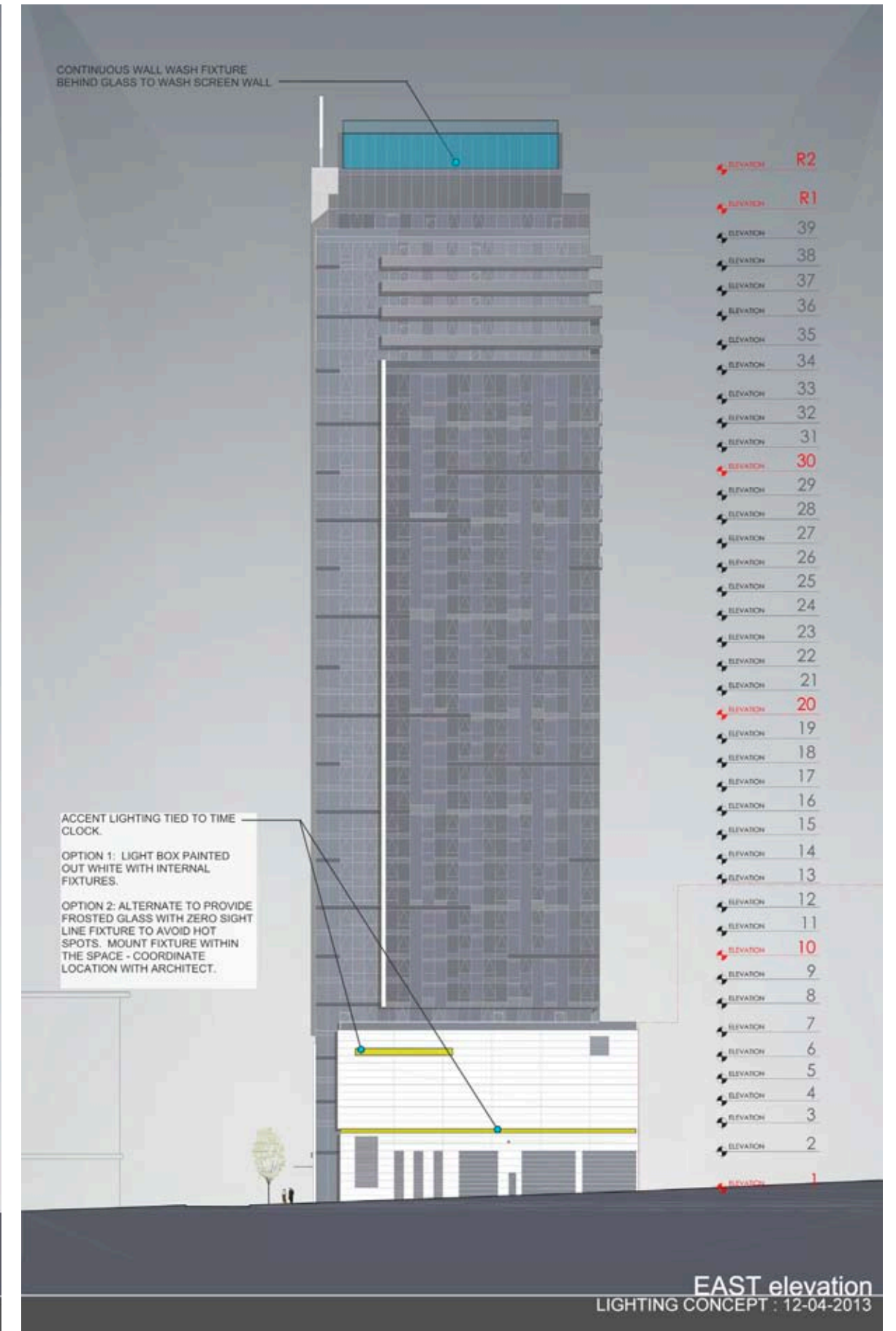
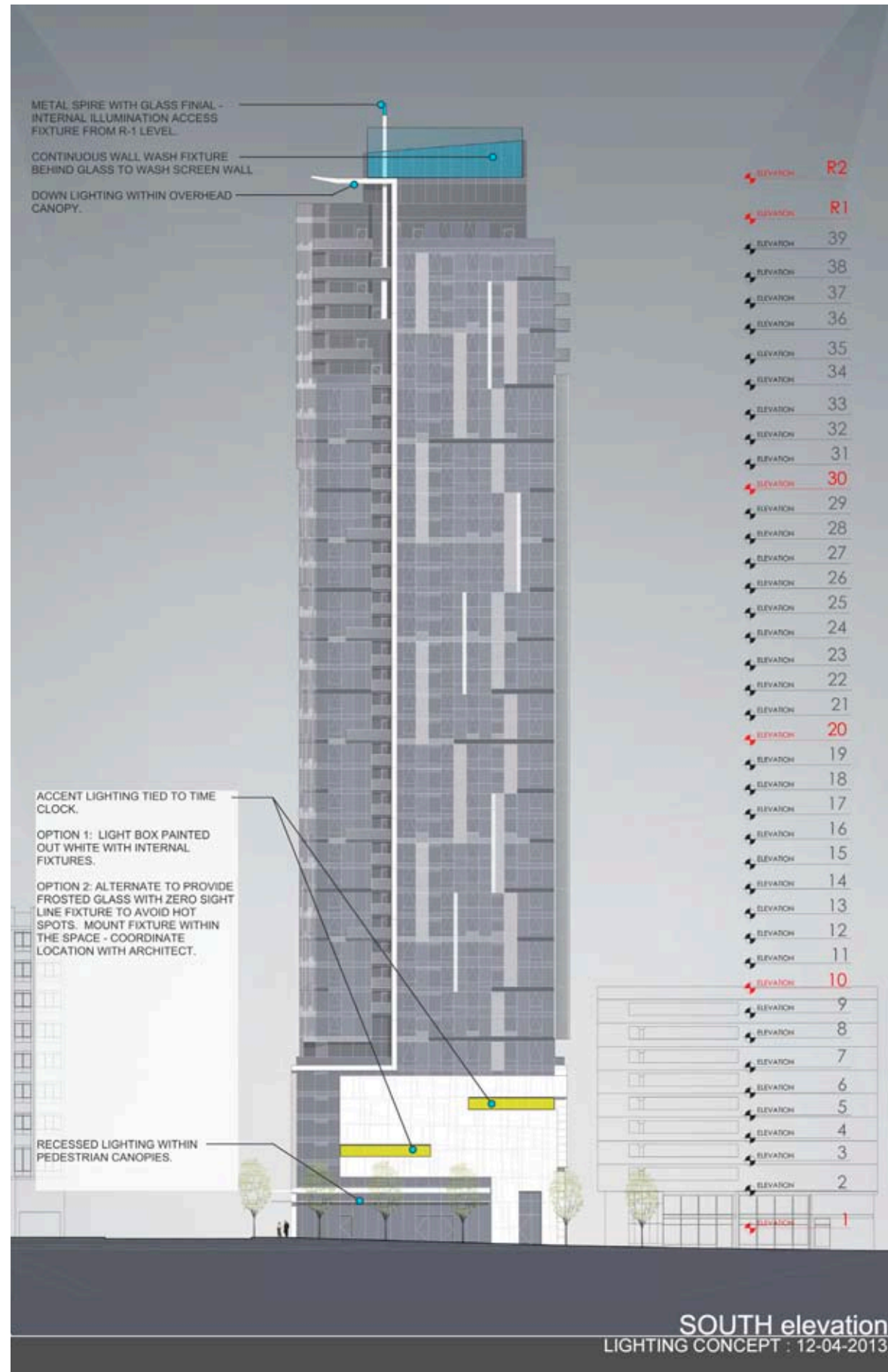


# LIGHTING





# LIGHTING



# BUILDING SIGNAGE



WEST ELEVATION SIGNAGE



SOUTH ELEVATION SIGNAGE



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APPENDIX

# LAND USE CODE ANALYSIS

# EXECUTIVE SUMMARY CURRENT ZONING FOR 1610 2ND AVE



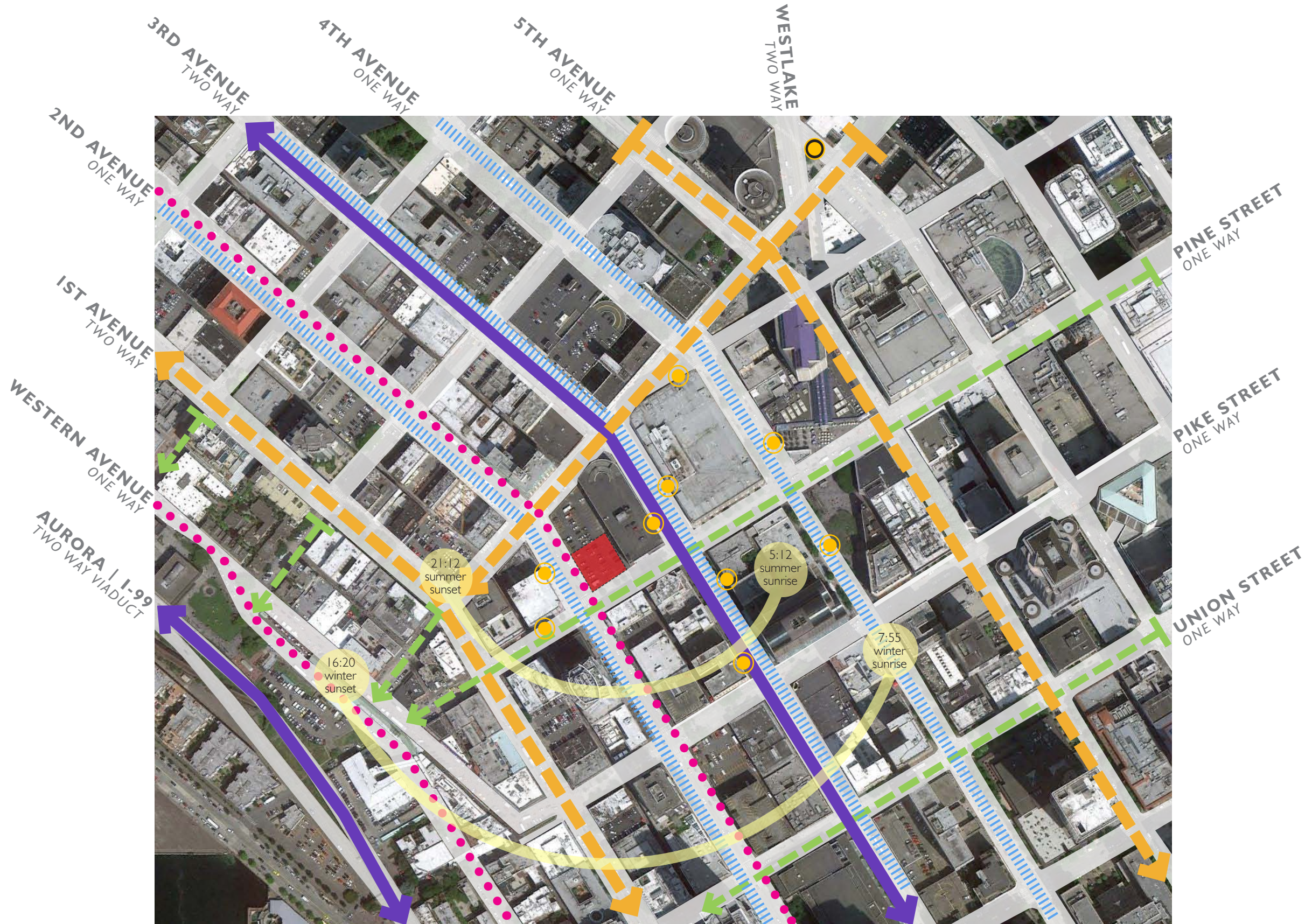
MAP 1A  
DOWNTOWN ZONES

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.

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



# SITE DETAILS

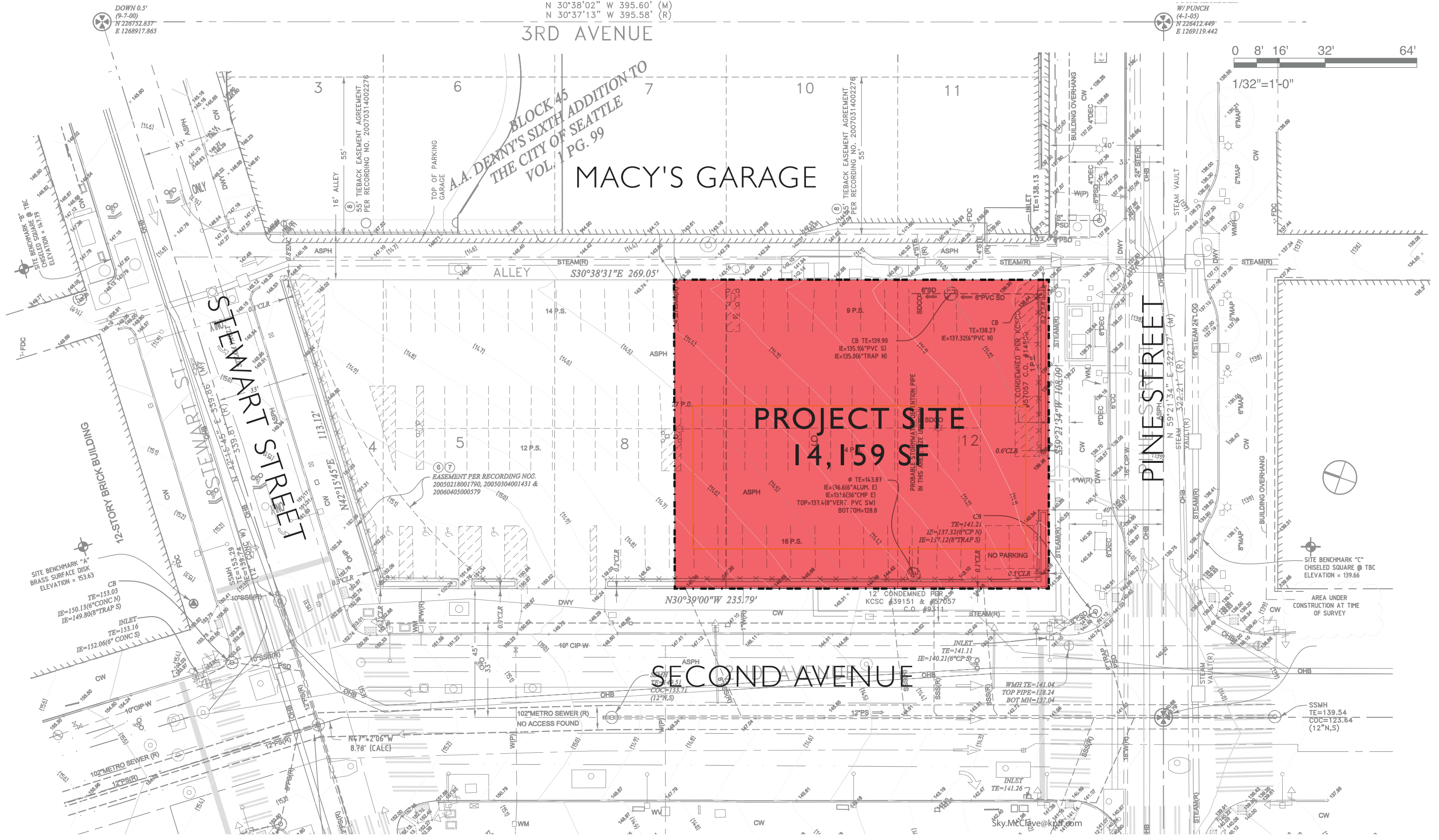


- MAIN STREET
- MAJOR BUS ROUTE
- REGIONAL CONNECTOR
- VIEW CORRIDORS
- BIKE ROUTE
- SUN ANGLES
- PUBLIC Transit Stop
- STREETCAR Stop



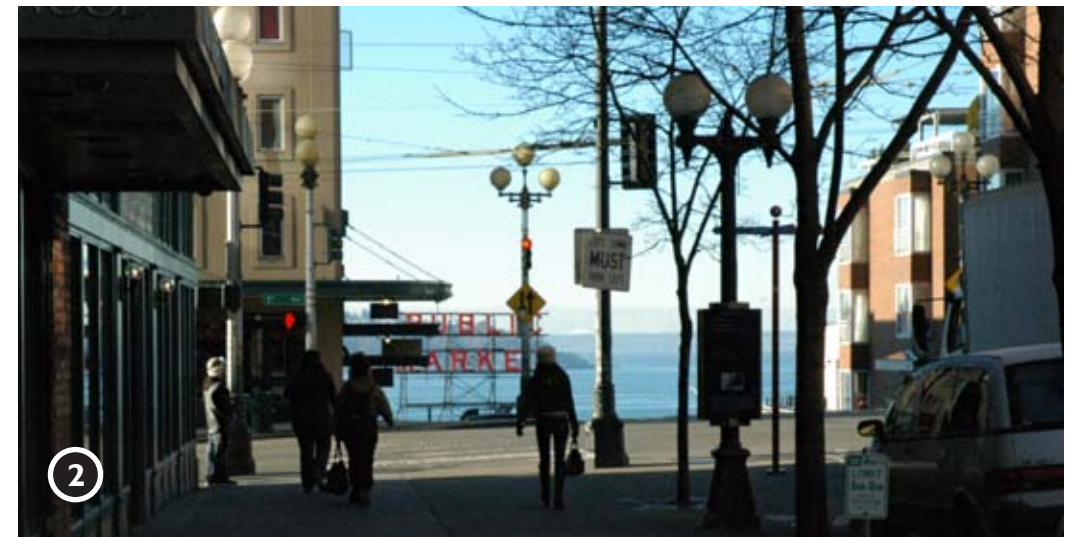
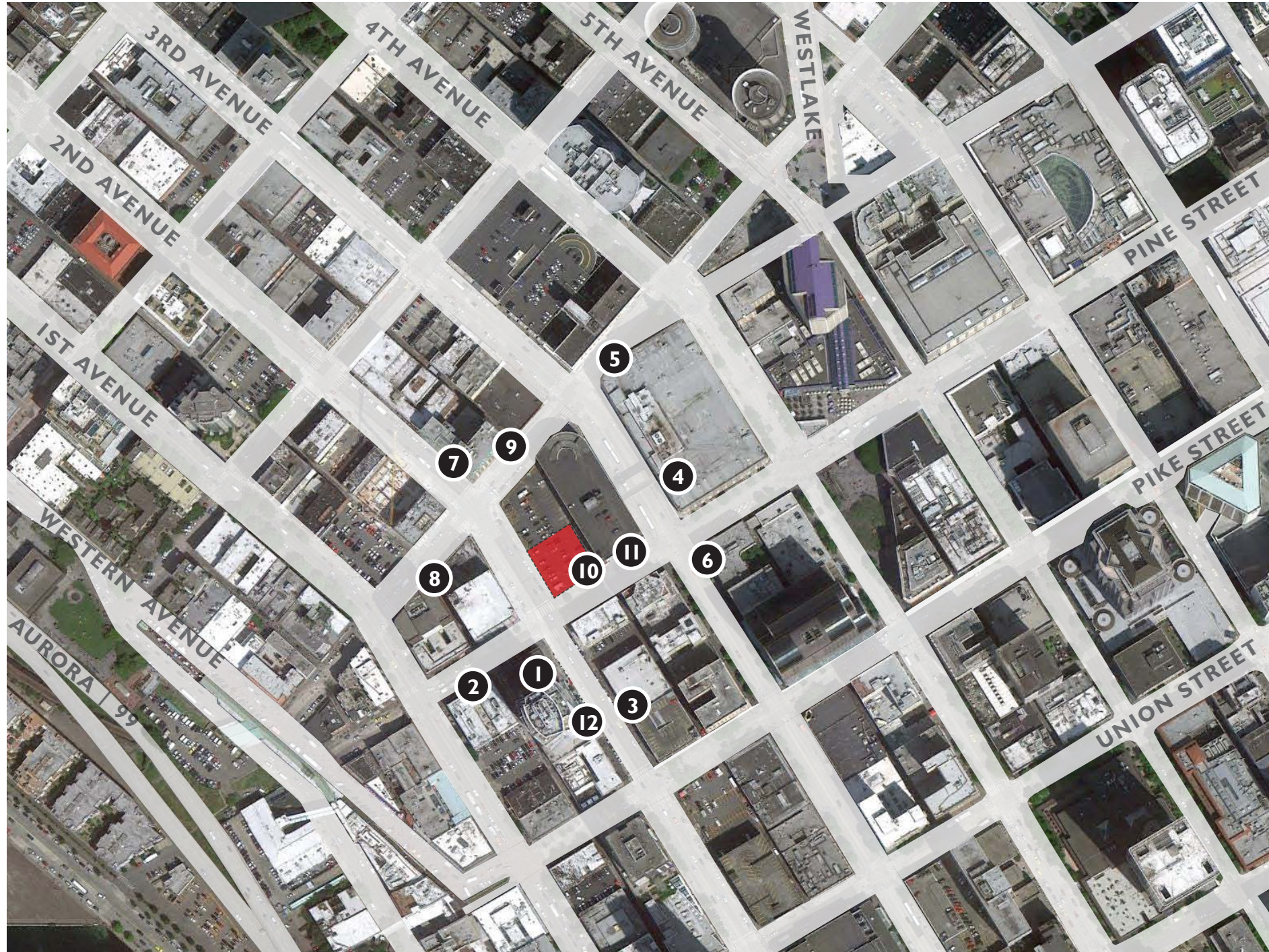
# ALTA SURVEY

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

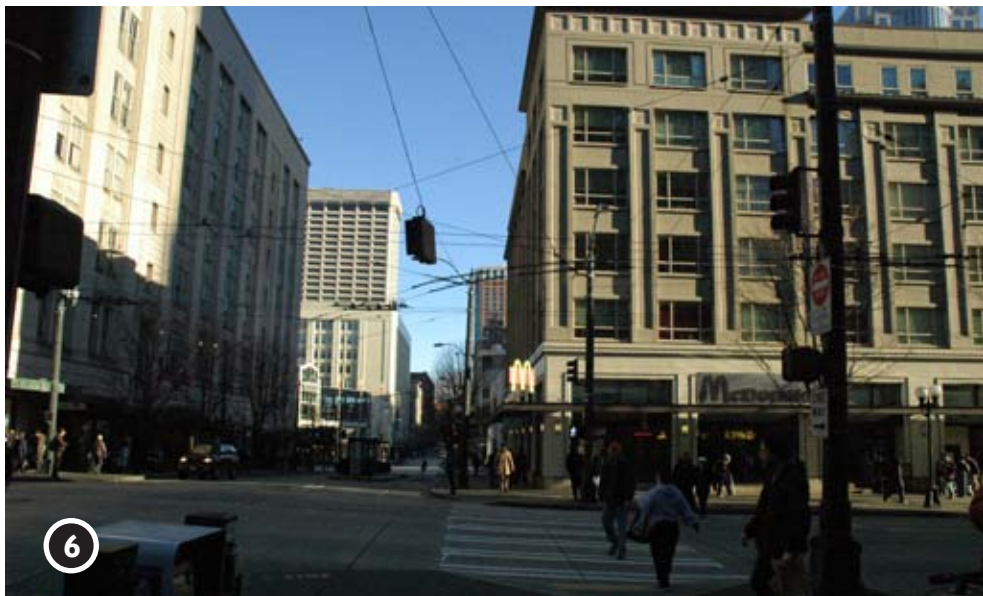
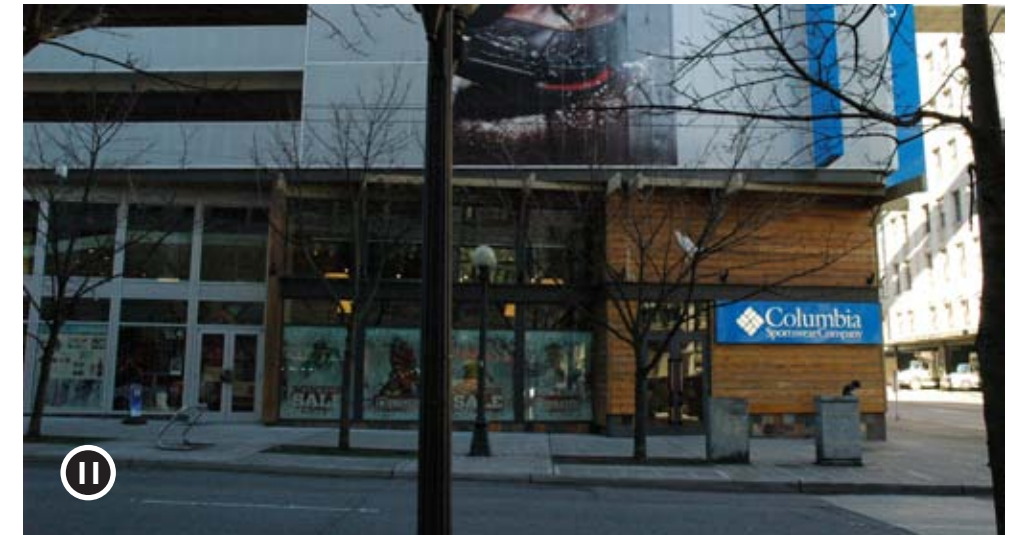




# NEIGHBORHOOD CONTEXT







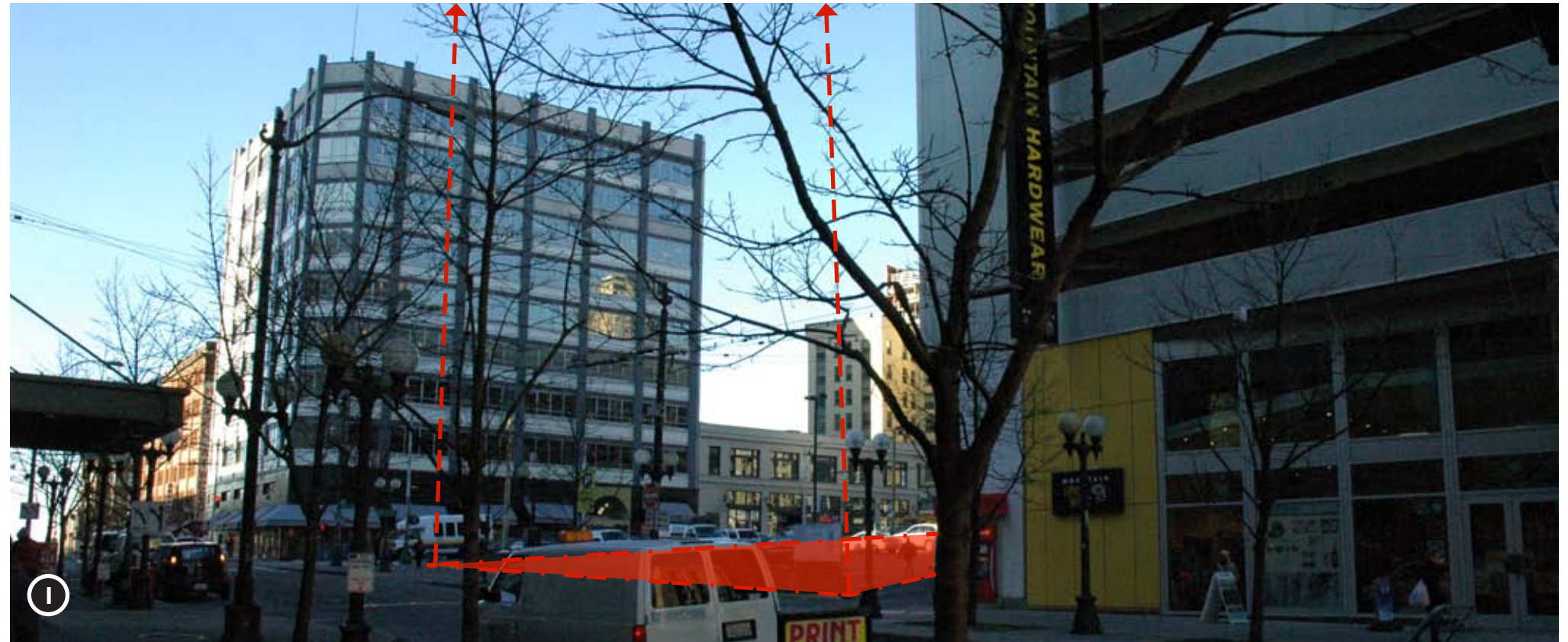






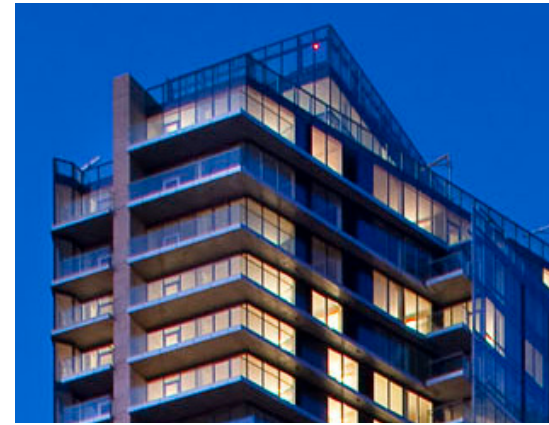








# DESIGN INSPIRATION



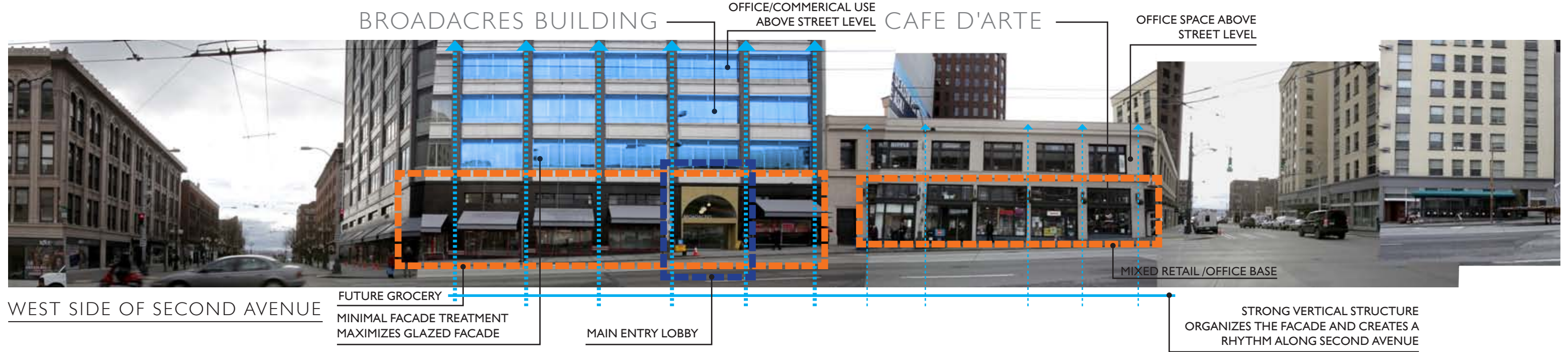
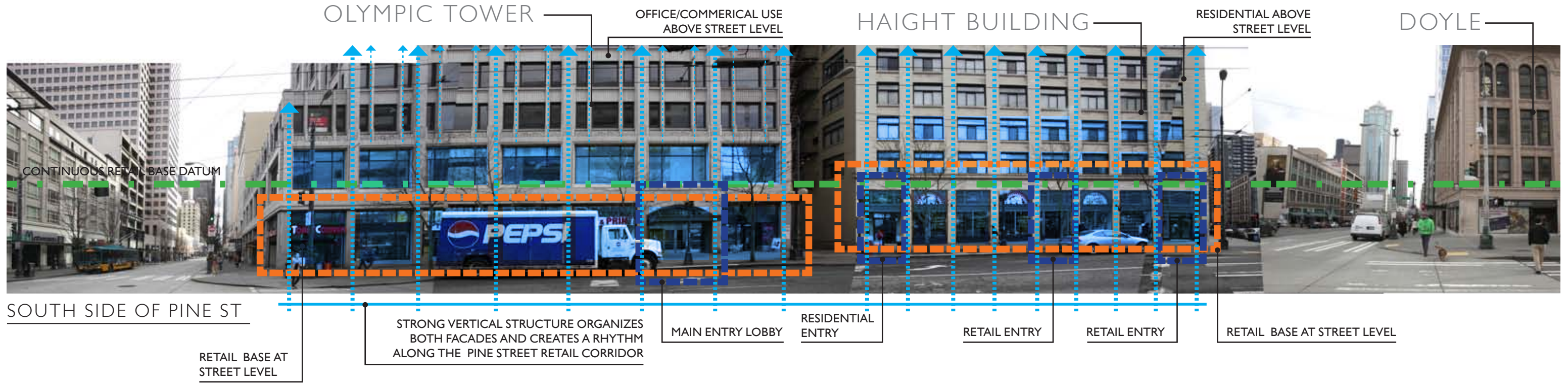
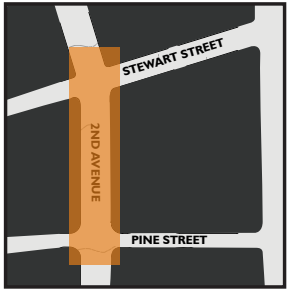


# DESIGN INSPIRATION



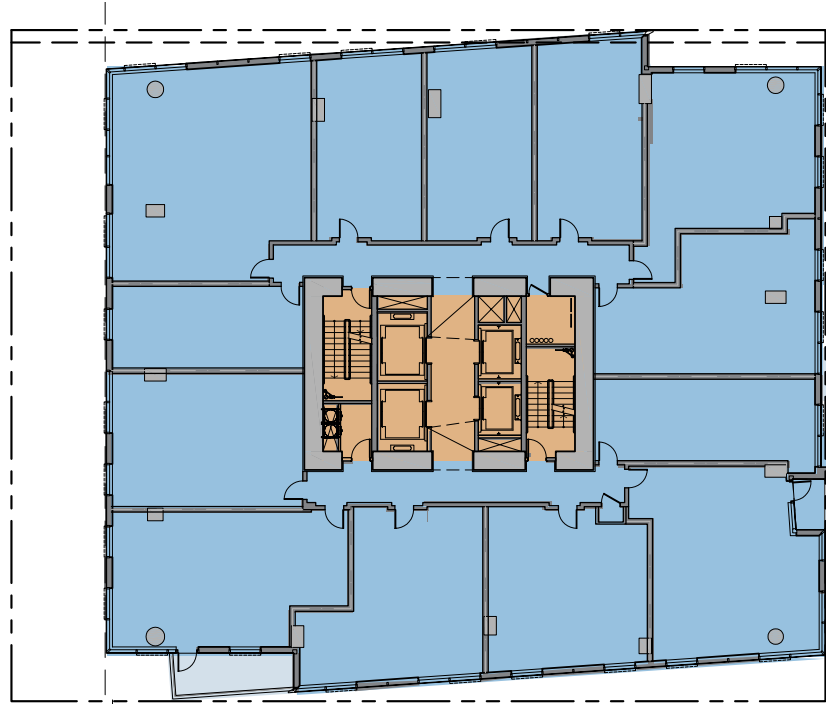


# ADJACENT BUILDING CONTEXT ANALYSIS

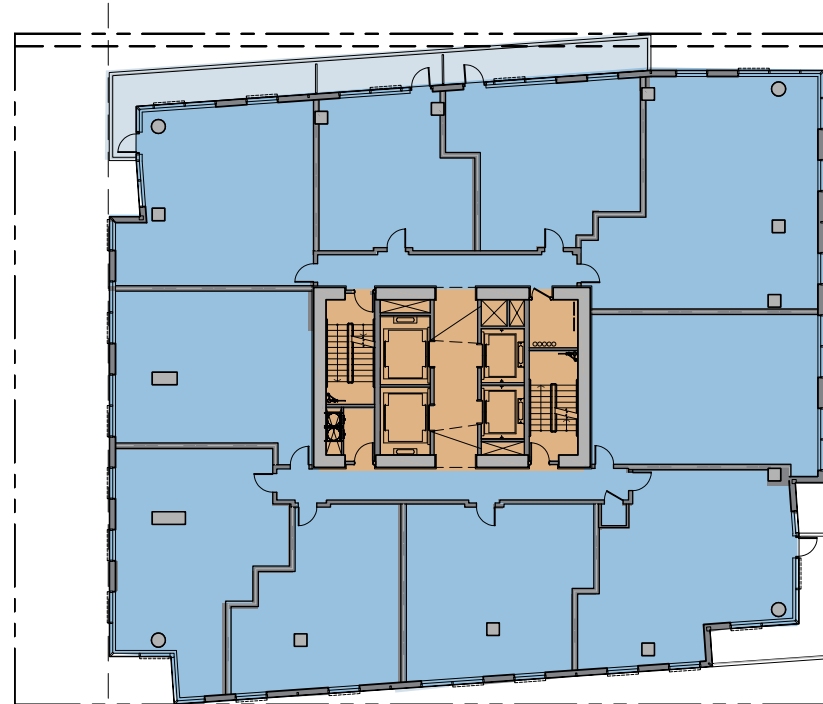




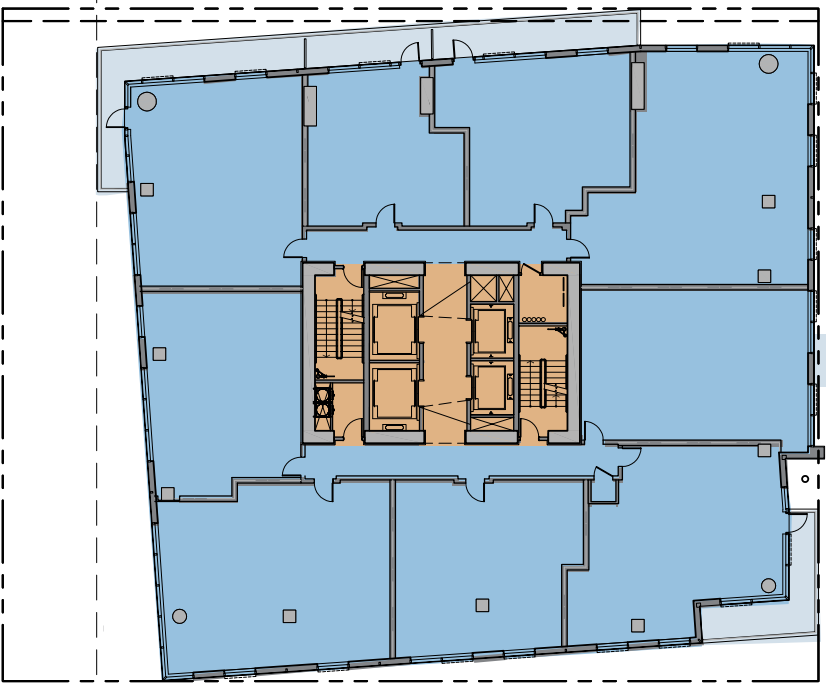
# ADDITIONAL BUILDING FLOORPLANS



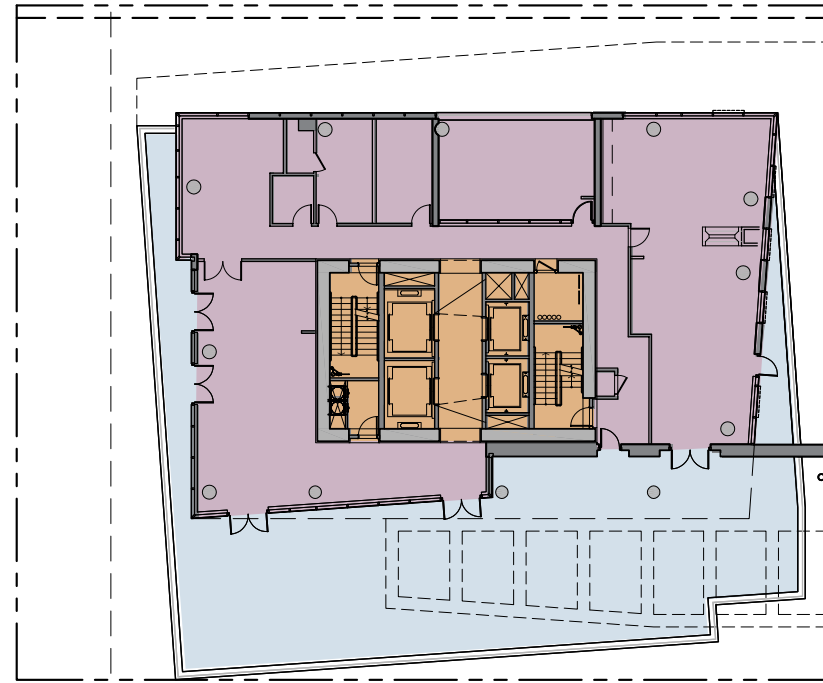
LEVELS 8 - 13 FLOOR PLAN  
1" = 30'-0"



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



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



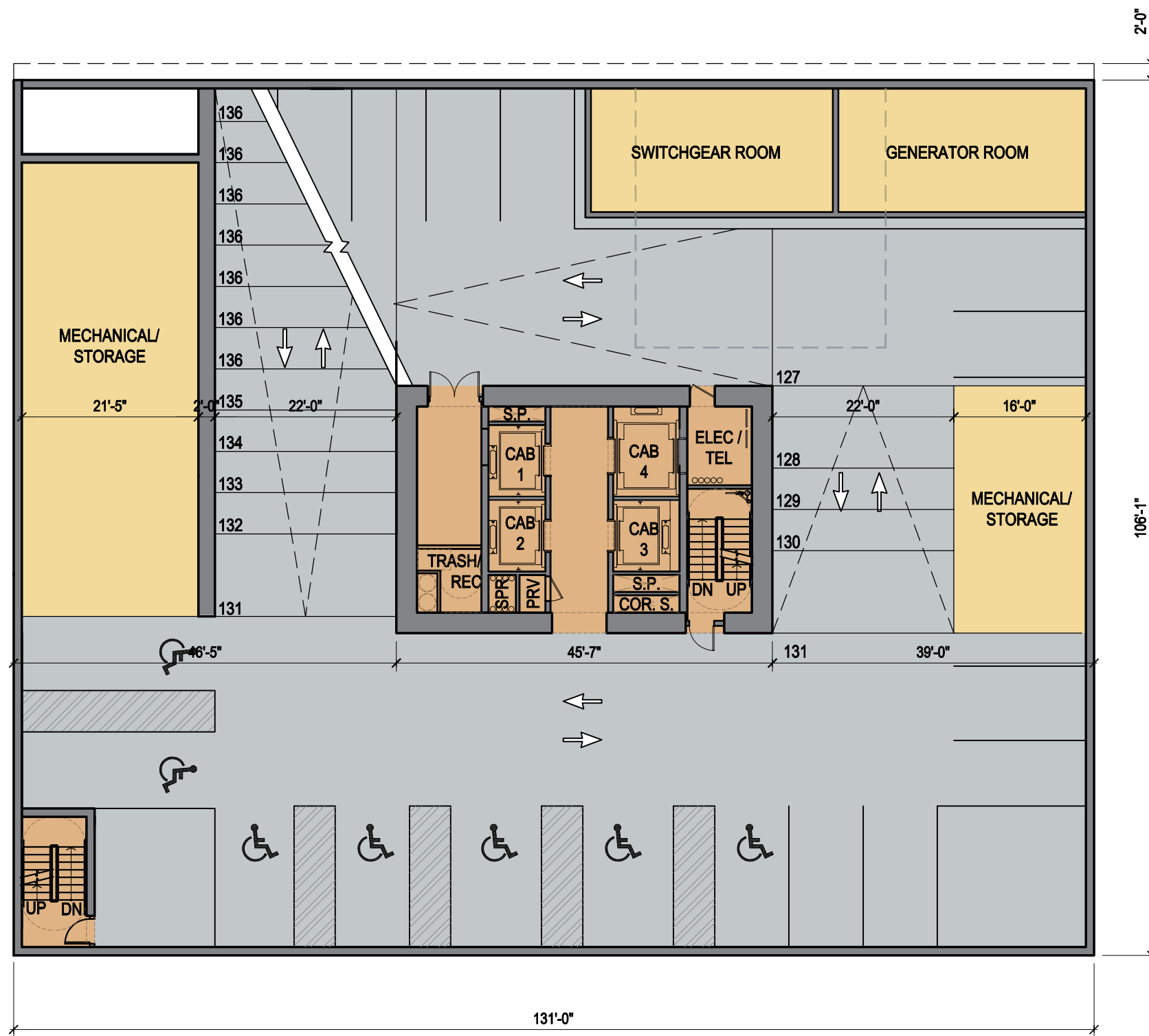
LEVEL 39 FLOOR PLAN  
1" = 30'-0"

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

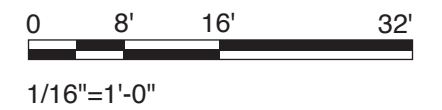




# BI LEVEL FLOOR PLAN

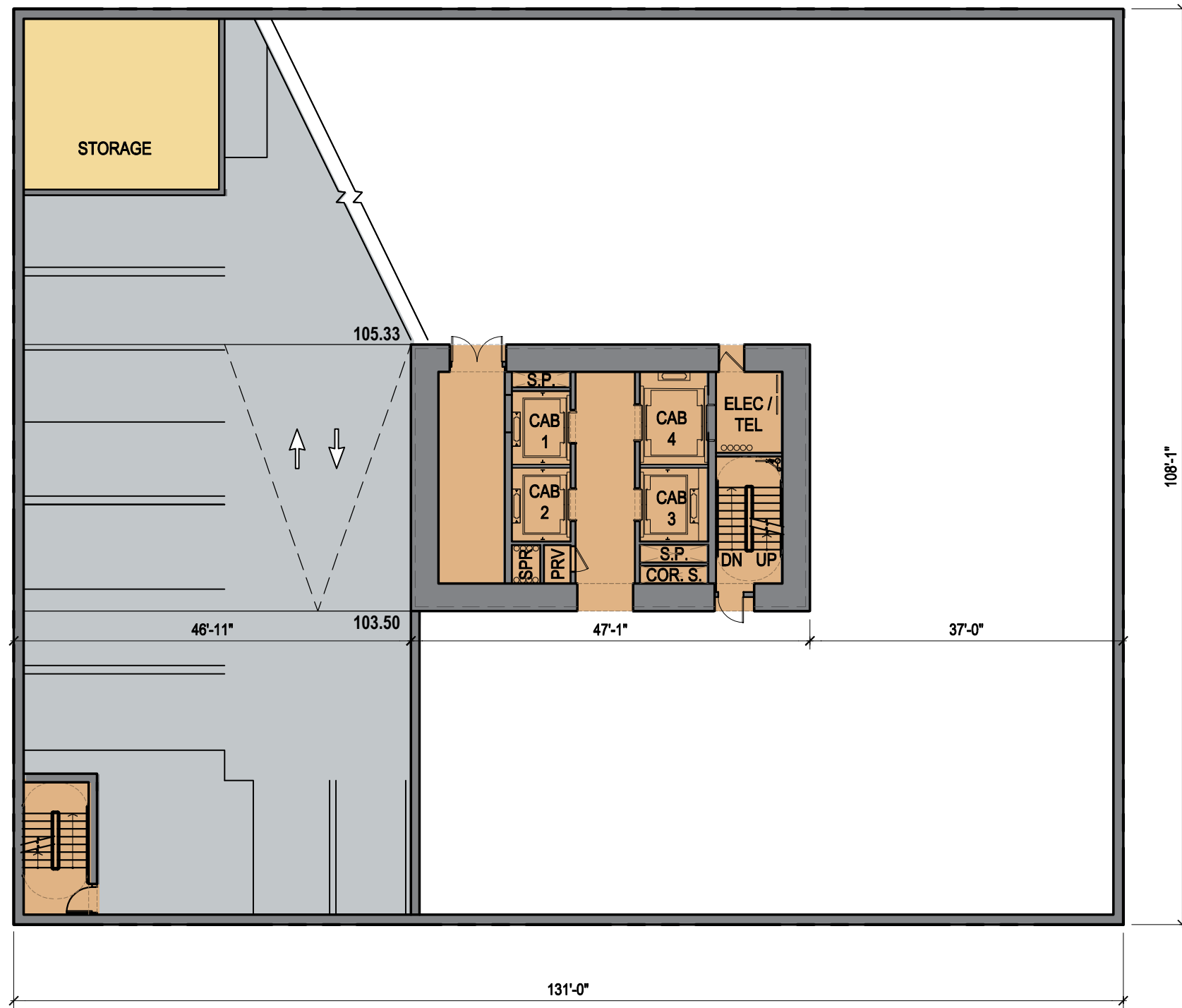


- RESIDENTIAL
- BALCONY
- STAIR | ELEVATOR CORE
- RETAIL
- PARKING
- STORAGE | LOADING | MECH
- AMENITIES

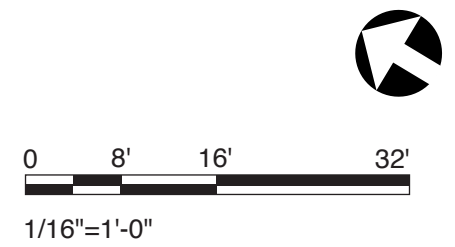




# B4 LEVEL FLOOR PLAN

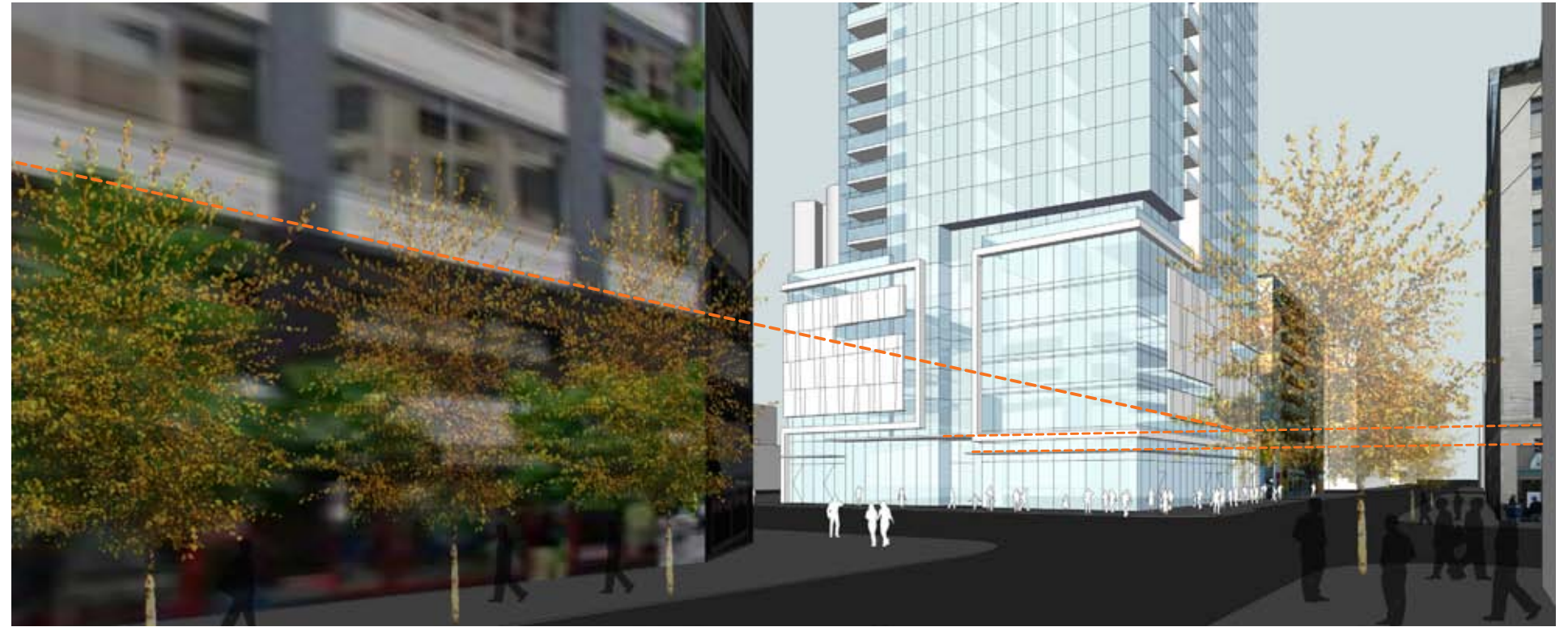


- RESIDENTIAL
- BALCONY
- STAIR | ELEVATOR CORE
- RETAIL
- PARKING
- STORAGE | LOADING | MECH
- AMENITIES





# LOWER LEVEL CONTEXT ANALYSIS



PINE LOOKING EAST WITH DATUMS



PINE STREET LOOKING WEST WITH DATUMS



# LOWER LEVEL CONTEXT ANALYSIS



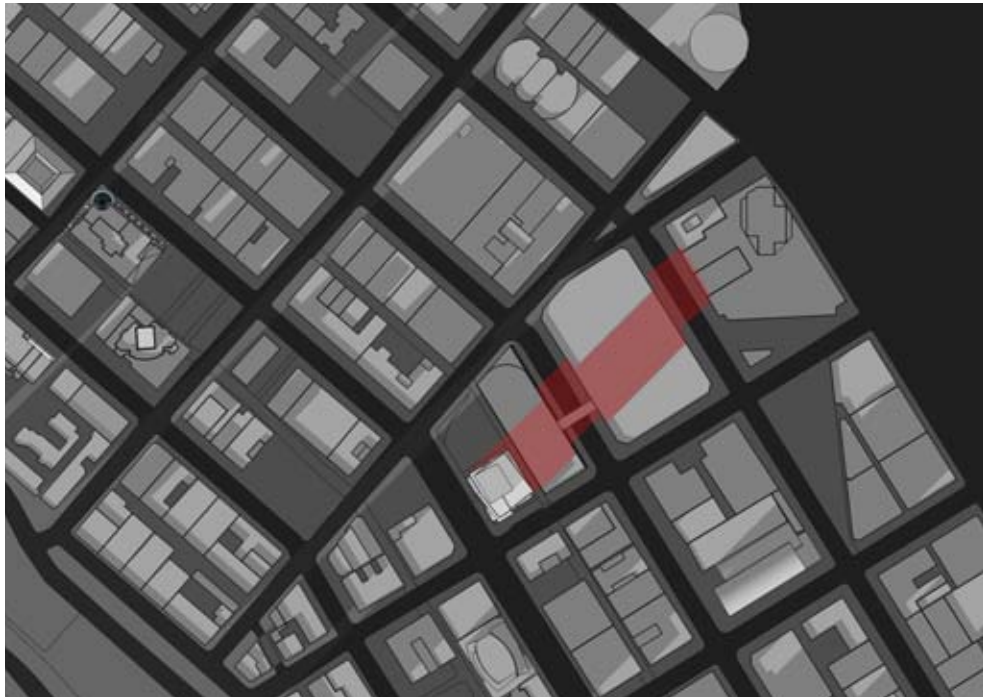
SECOND AVENUE LOOKING NORTH WITH DATUMS



SECOND AVENUE LOOKING SOUTH WITH DATUMS



# 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