



2220 8th Avenue Early Design Guidance

DPD PROJECT NUMBER: 3016464
Downtown DRB Meeting: 18.feb.2014



GRAPHITE

CLISE PROPERTIES, INC.



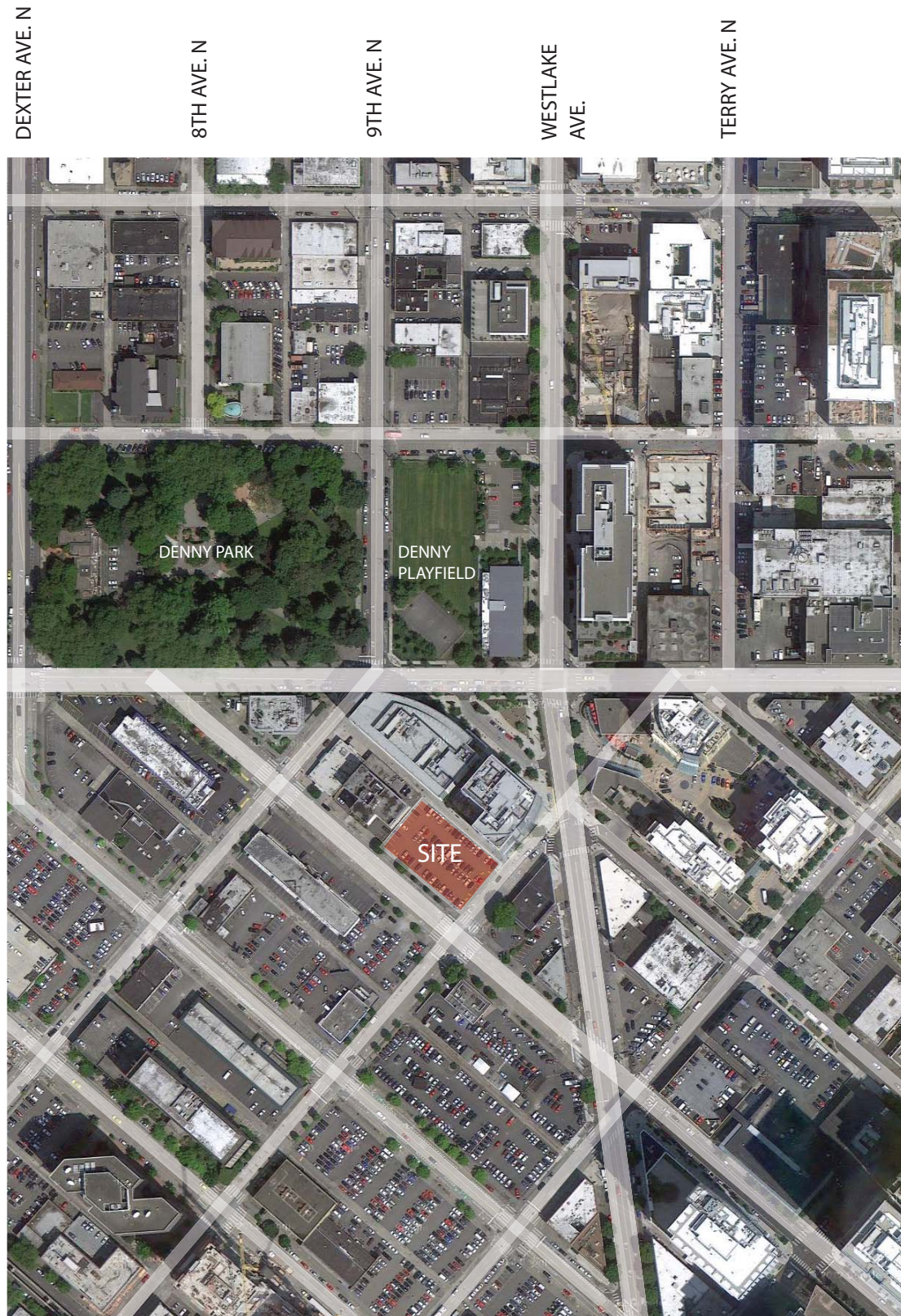
Contents

A-1	Table of Contents
A-2	Current Site Context- Aerial Views
A-3	Site Survey
A-4	Existing Site Plan
A-5	Current Site Context
A-6	Proposed Buildings
A-7	Views From Site
A-8	Panoramic Views From Site
A-9	Context Site Views
A-10	Context Site Views
A-11	Street Views
A-12	Adjacent Building Context
A-13	Street Classification
A-14	Environmental Diagrams
A-15	Zoning Analysis
A-16	Site Zoning and Stacking Diagram
A-17	Zoning Envelope
A-18	Zoning Envelope
A-19	Alternative 1
A-20	Alternative 1
A-21	Alternative 2
A-22	Alternative 2
A-23	Alternative 3
A-24	Alternative 3
A-25	Alternative 3
A-26	Alternative Comparison
A-27	Tower Separation Description
A-28	Facade Length
A-29	Shadow Studies
A-30	View and Tower Positions
A-31	Historic Reference
A-32	Contextual Response
A-33	Design Guidelines
A-34	Design Guidelines
A-35	Landscape Concept
A-36	Pedestrian Experience

Project Info

Property Address	2220 8th Avenue Seattle, WA 98101
DPD Project Number	3016464
Owner	Clise Properties 1700 Seventh Ave, Suite 1800 Seattle, WA 98101 Contact: Ben Barron 206.623.7500 bbarron@cliseproperties.com
Architect	Graphite Design Group 80 Vine St, #202 Seattle, WA 98121 Contact: Mike Scott, Peter Krech 206.224.3335 mike.scott@graphitedesigngroup.com peter.krech@graphitedesigngroup.com
Development Objectives	Our proposal is to apply for a Master Use Permit in order to design and construct a single residential tower occupying ¼ of a city block in the Denny Triangle Urban Center. This site fronts 8th Avenue and Blanchard Street. The site is adjacent to the existing La Quinta hotel and across the alley from 2201 9th/ Enso Mixed Use Tower. The project will consist of a 40-story 450 unit apartment tower with an eight story below grade parking garage providing approximately 450 parking stalls. The site, along with recent nearby developments are becoming an urban gateway between the South Lake Union and Denny Triangle Neighborhoods.



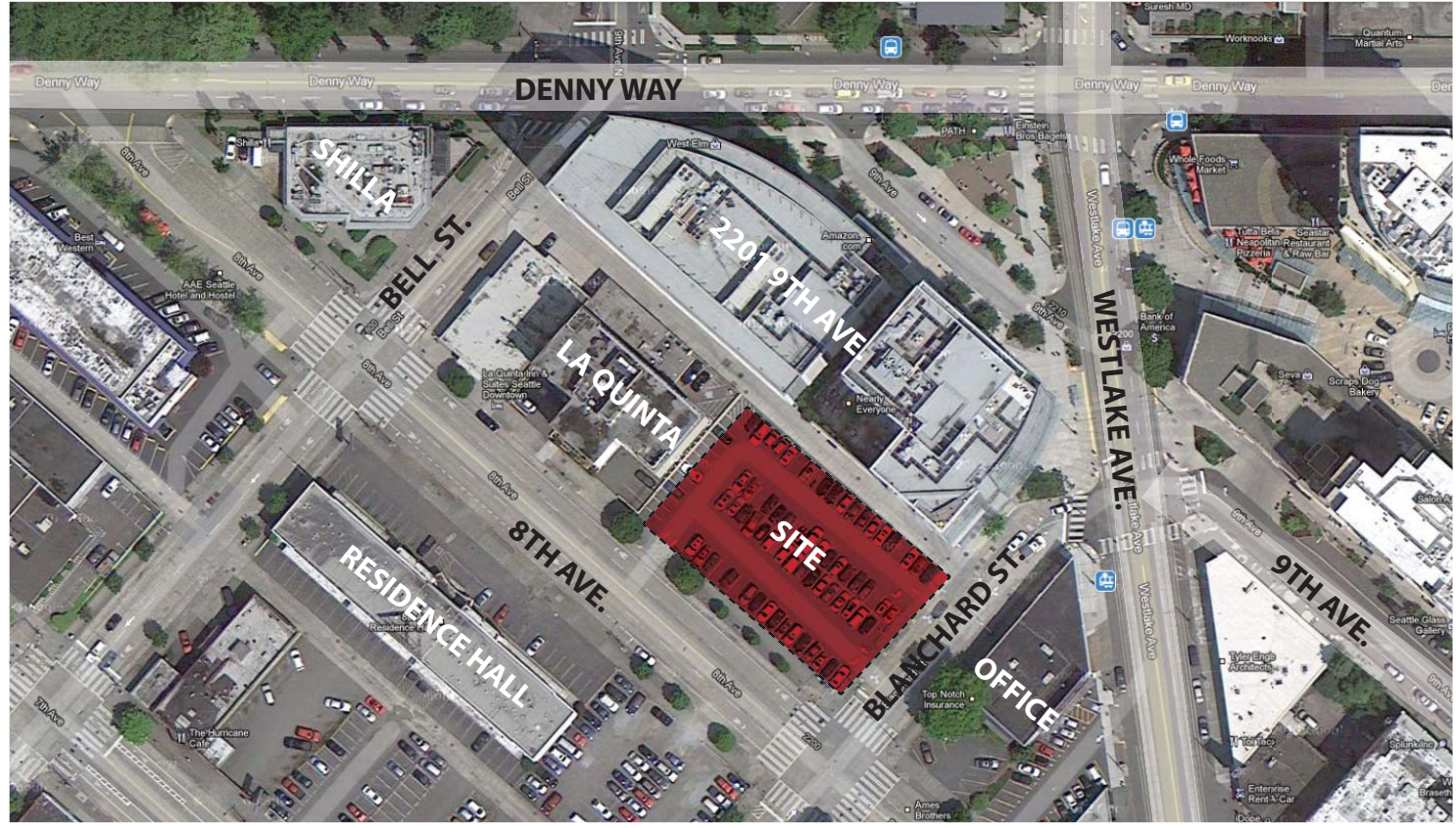


DEXTER AVE. N
8TH AVE. N
9TH AVE. N
WESTLAKE AVE.
TERRY AVE. N

THOMAS ST.
JOHN ST.
DENNY WAY
10TH AVE.
9TH AVE.
8TH AVE.



Vicinity Map



Site Context

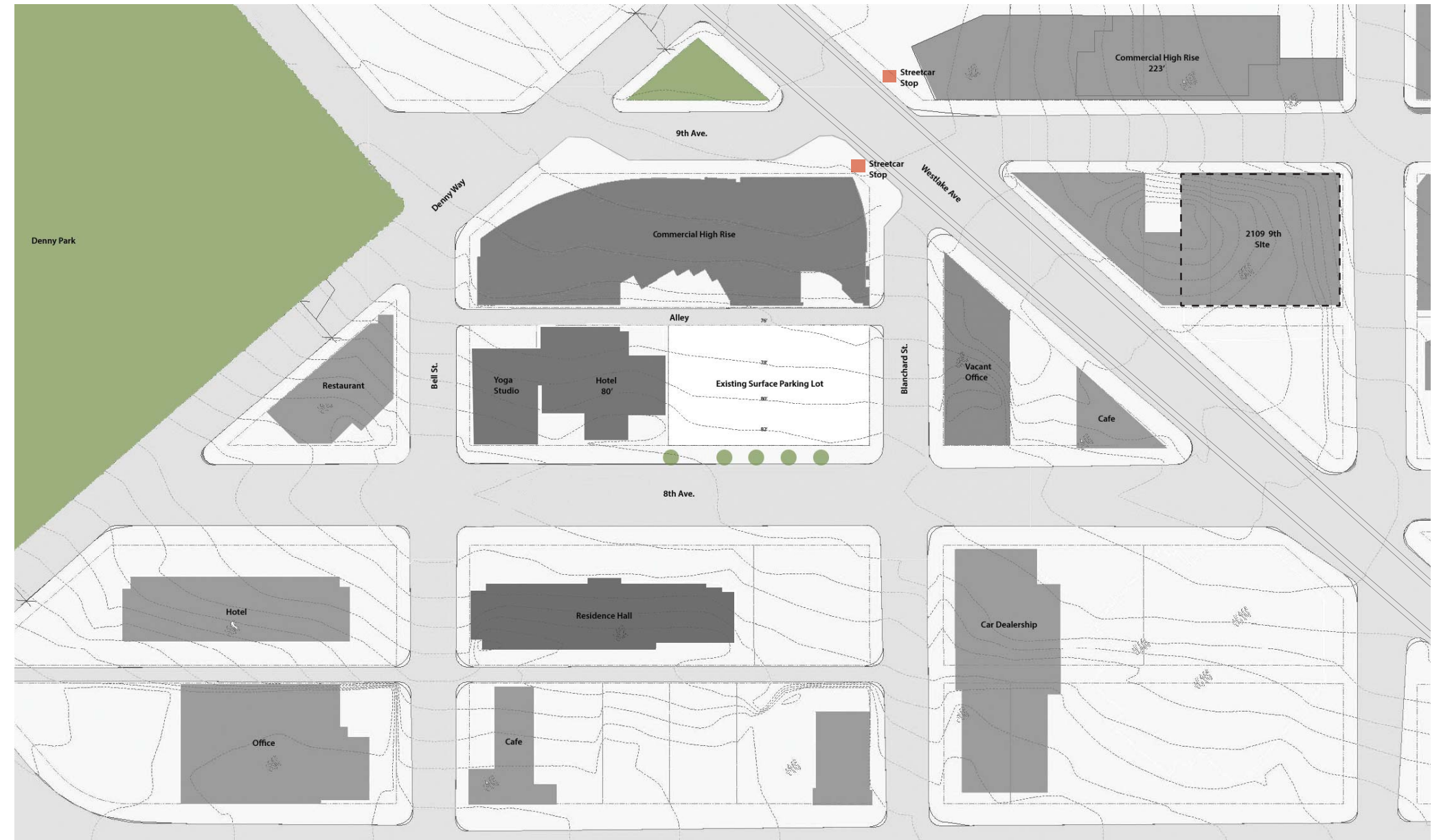



Site Area:
 19,426 sqft. with approximately 108 feet of frontage on 8th Avenue and 180 feet of frontage on Blanchard Street.

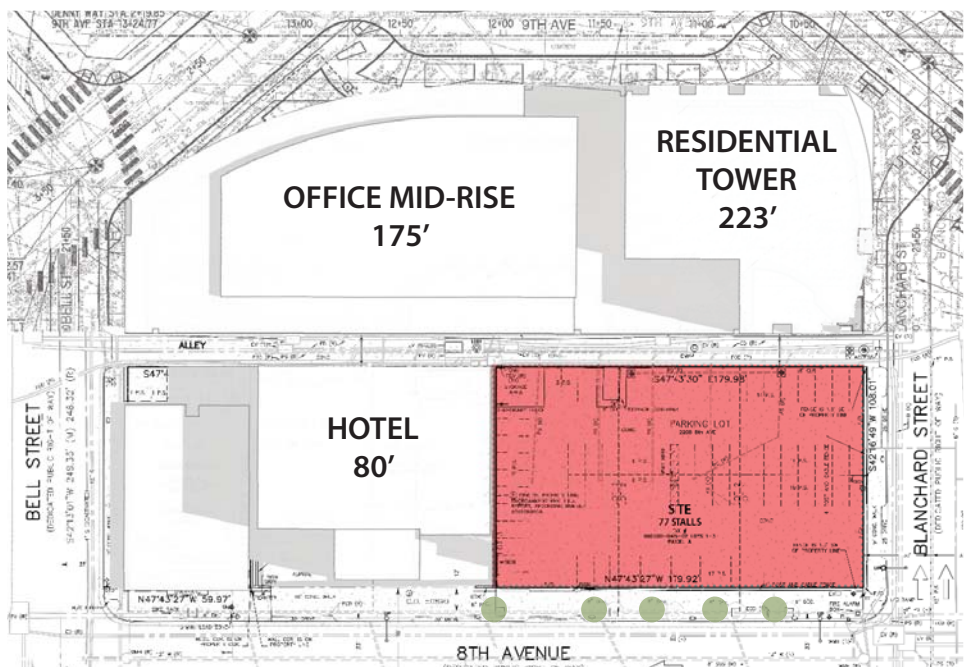
Topography:
 The site slopes from elevation 82.25' in the southwest corner down to 75.25' in the northeast corner.

Tree Survey:
 There are no significant trees on the site, or within the sidewalk Right-of-Way. There are five existing trees along 8th Ave.

Existing Buildings:
 The site is being used as 77 stall surface parking lot.



Existing Neighborhood Site Context 



Adjacent Building Height

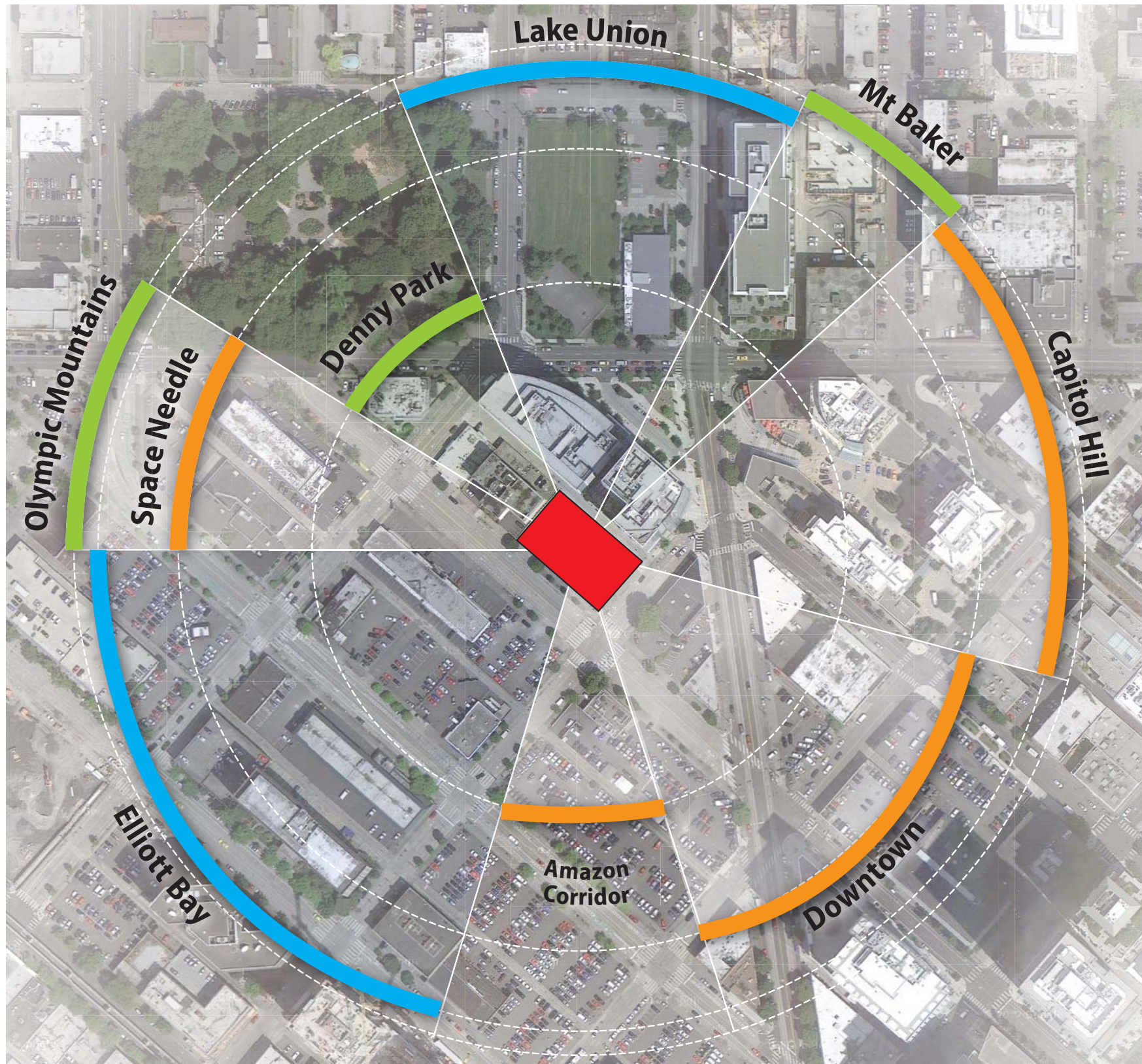




Proposed Buildings

Future Zoning Envelopes (Hypothetical)

N



VIEWS DIAGRAM

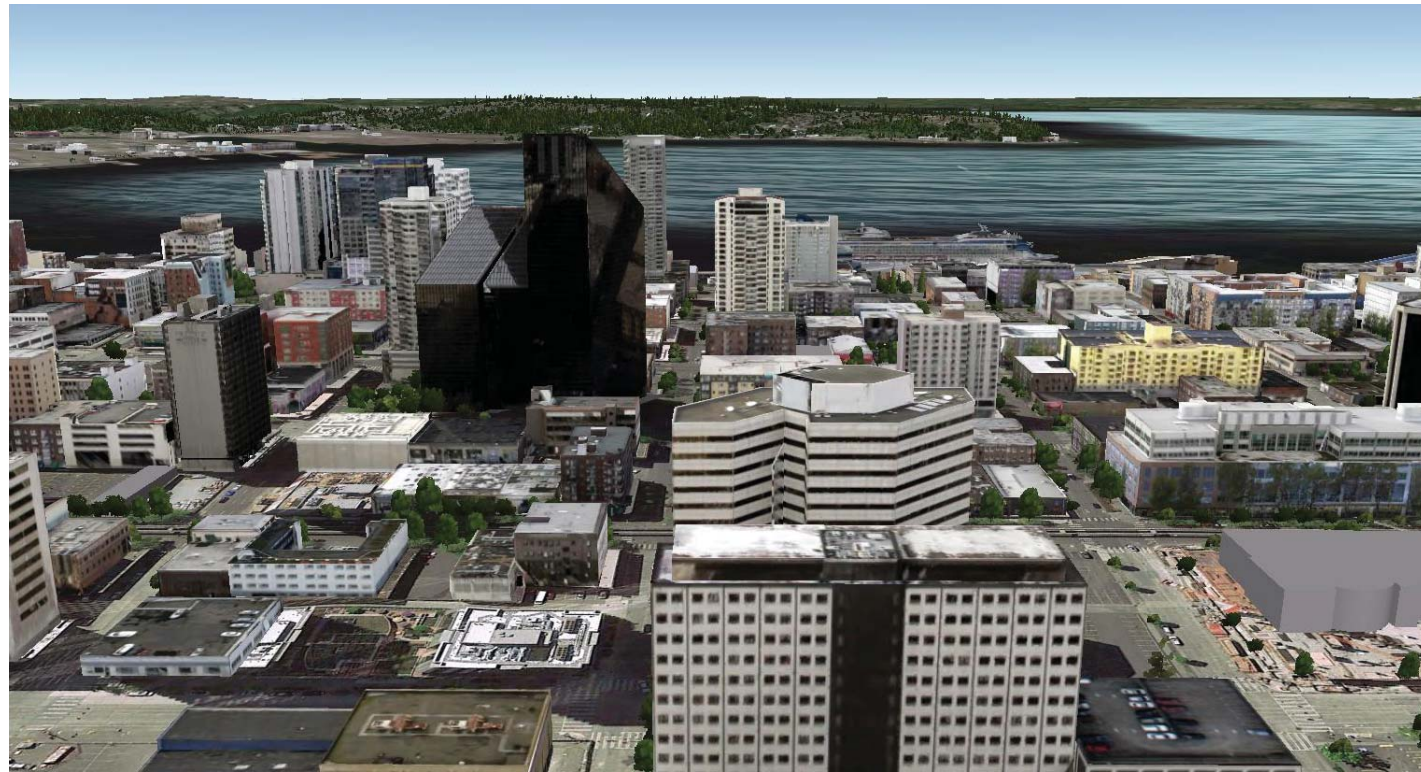




Lake Union
8th Blanchard North View



Downtown
8th Blanchard East View



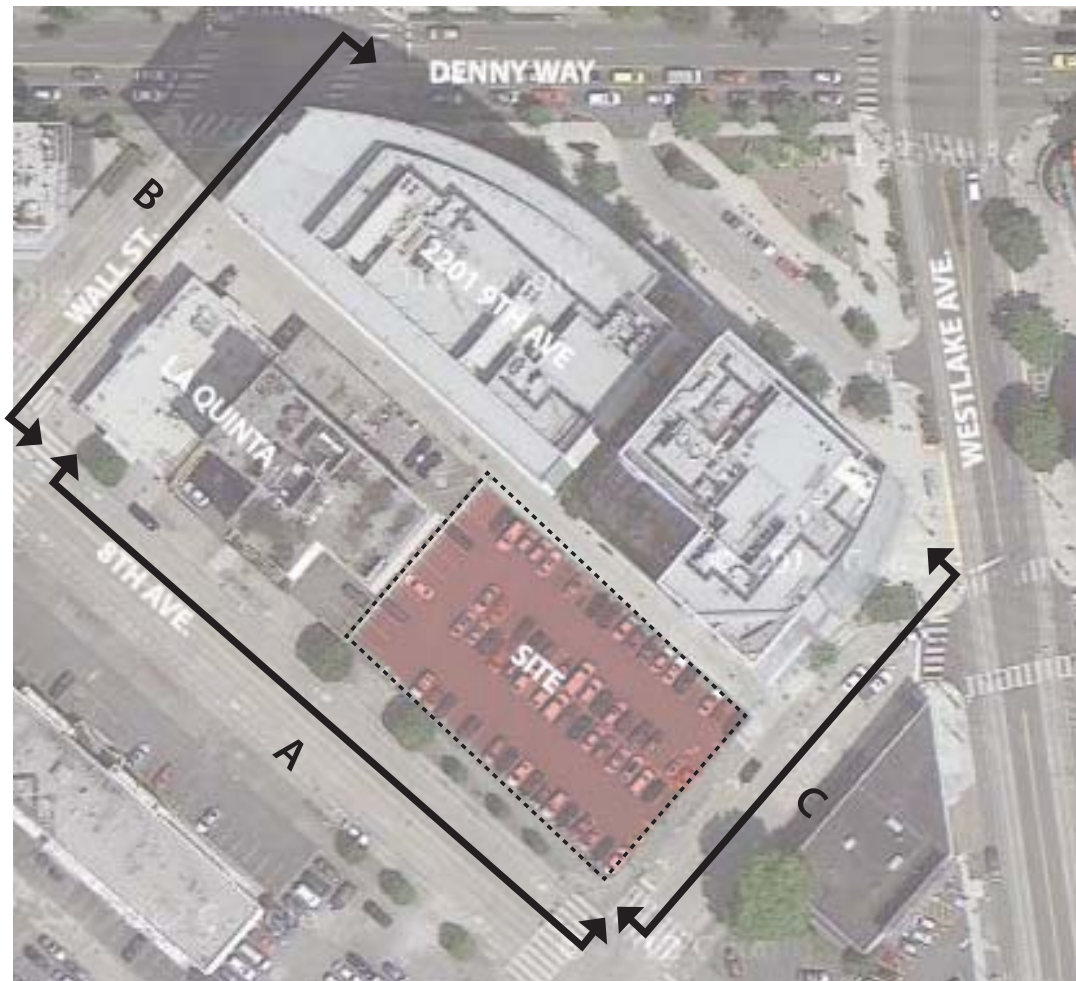
Elliott Bay
8th Blanchard South View



Space Needle
8th Blanchard West View



8th Blanchard East View



Key Plan



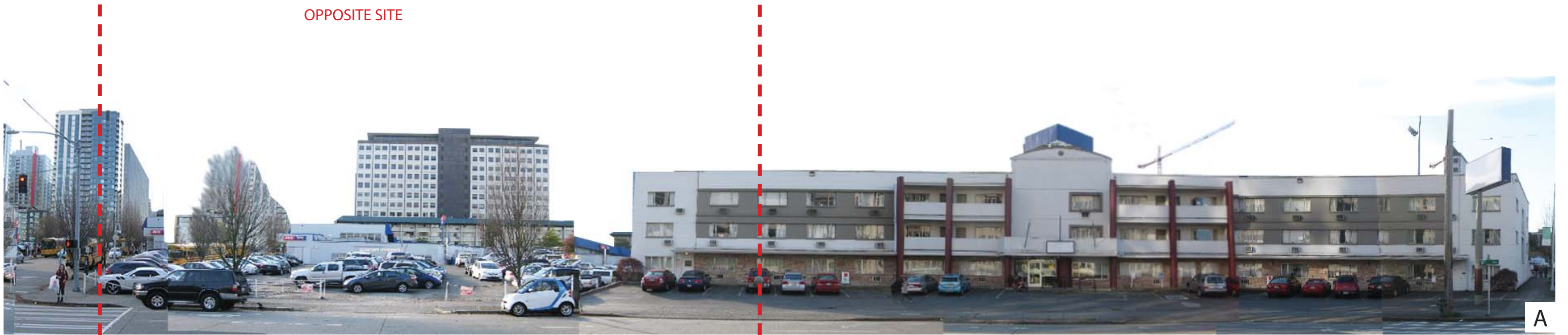
8th Blanchard South View



8th Blanchard North View

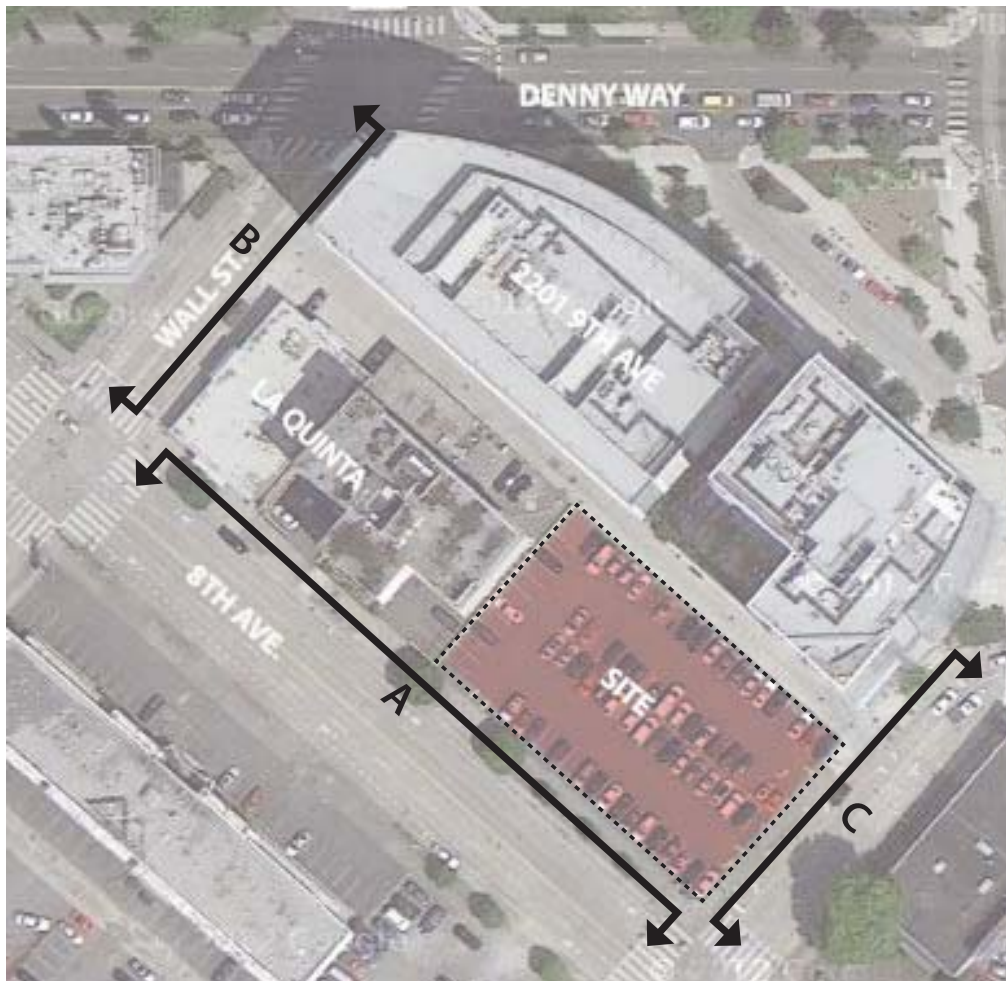


OPPOSITE SITE



A

8th Blanchard West View



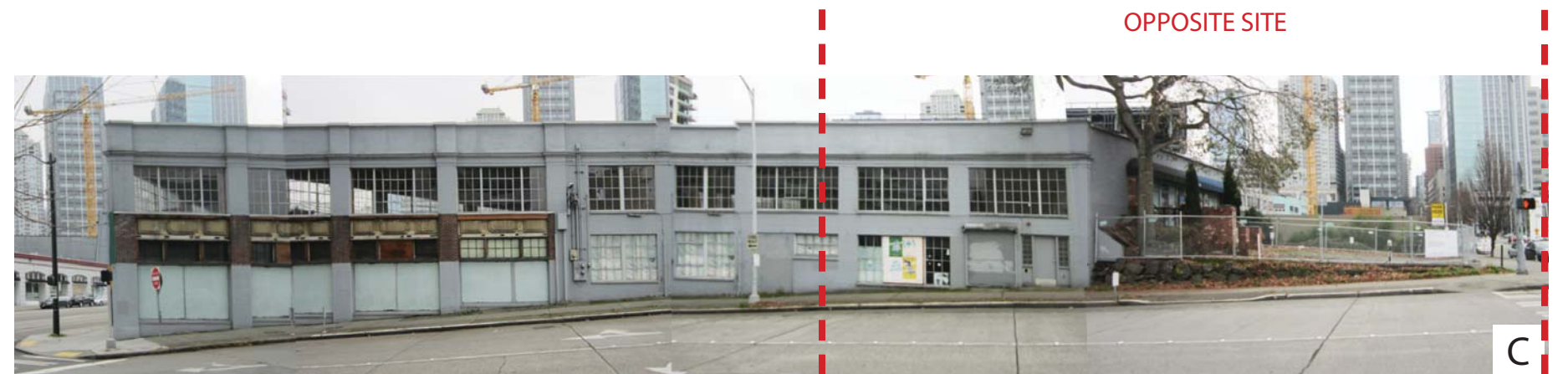
Key Plan



B

8th Blanchard North View

OPPOSITE SITE



C

8th Blanchard South View



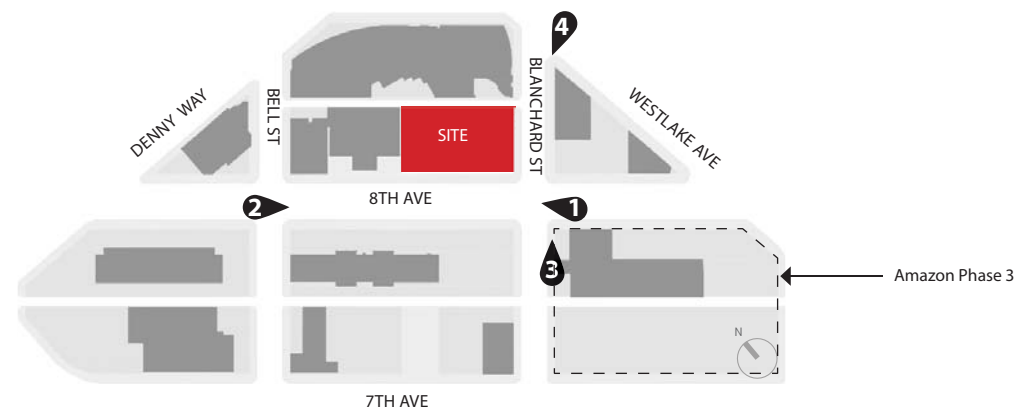
1

8th Blanchard North View



2

8th Blanchard South View



3

8th Blanchard East View



4

8th Blanchard West View



GRAPHITE

A-11

Street Views

Early Design Guidance

CLISE PROPERTIES, INC.

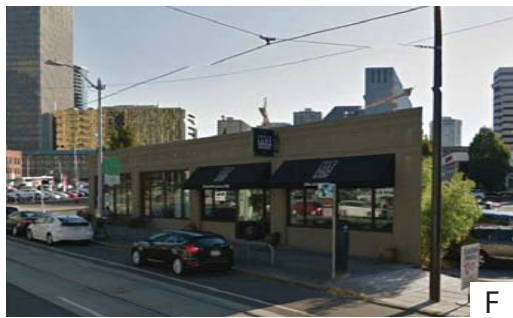




D



E



F



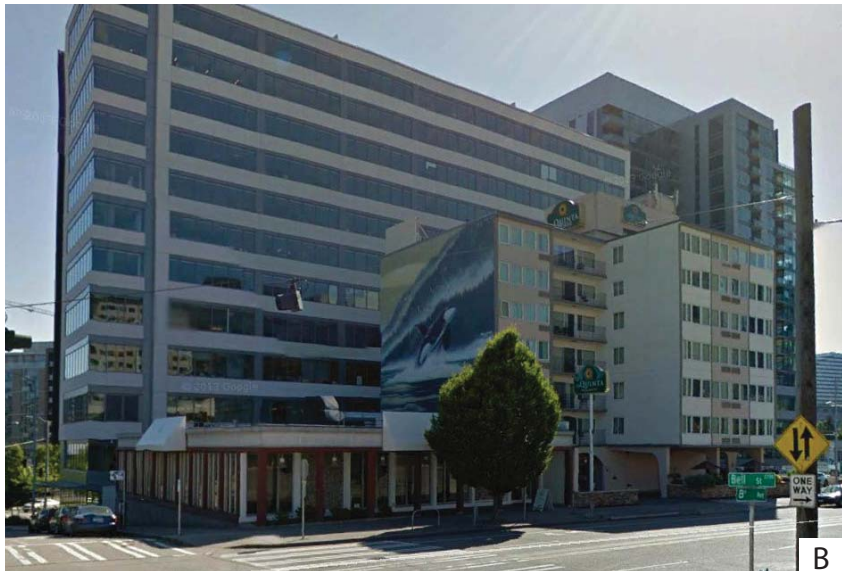
G



H



A



B



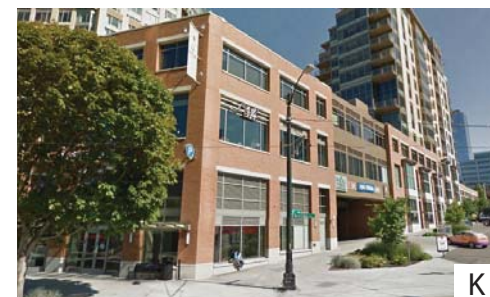
C



I









J



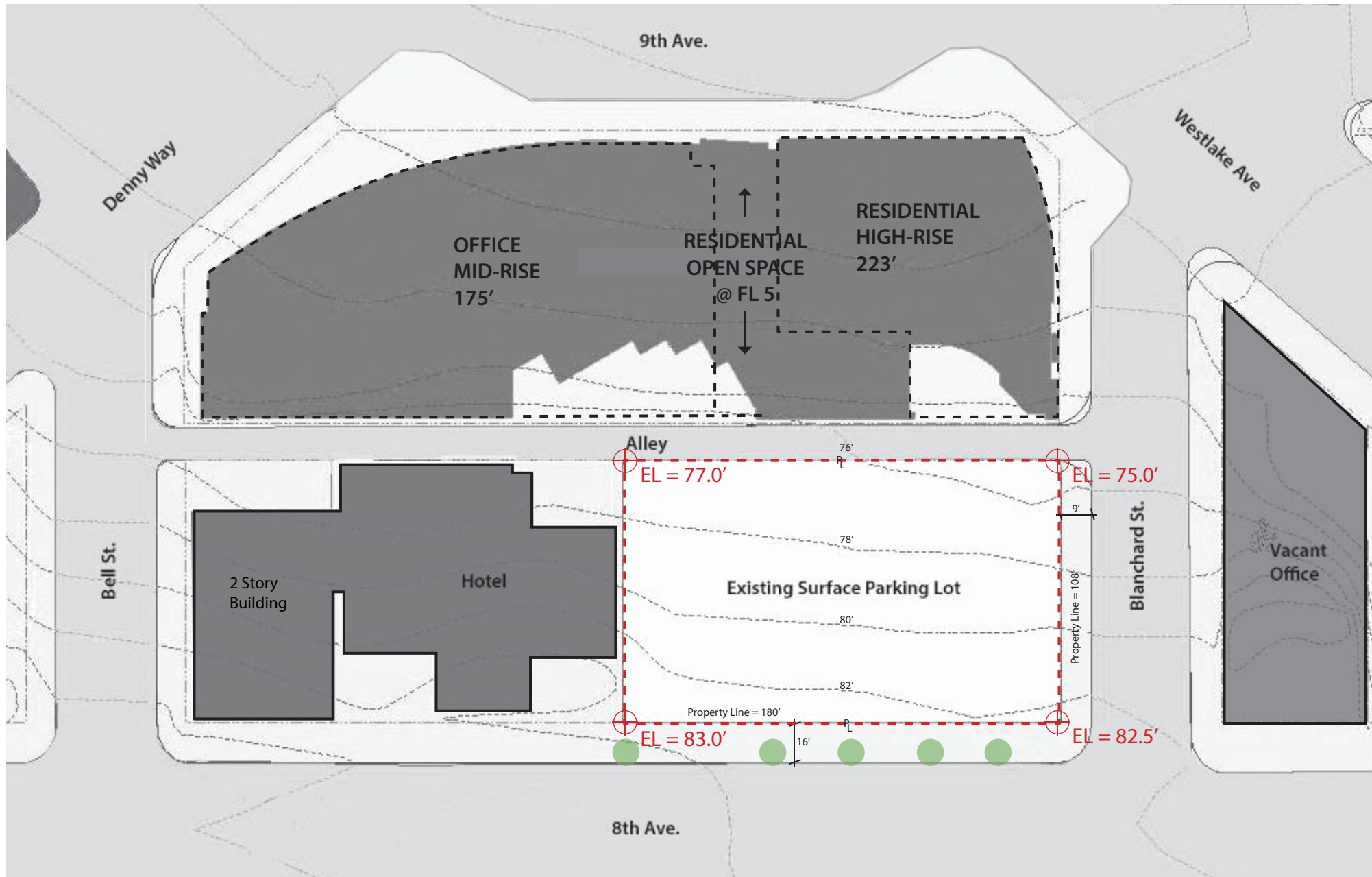
K

Street Classification DENNY TRIANGLE

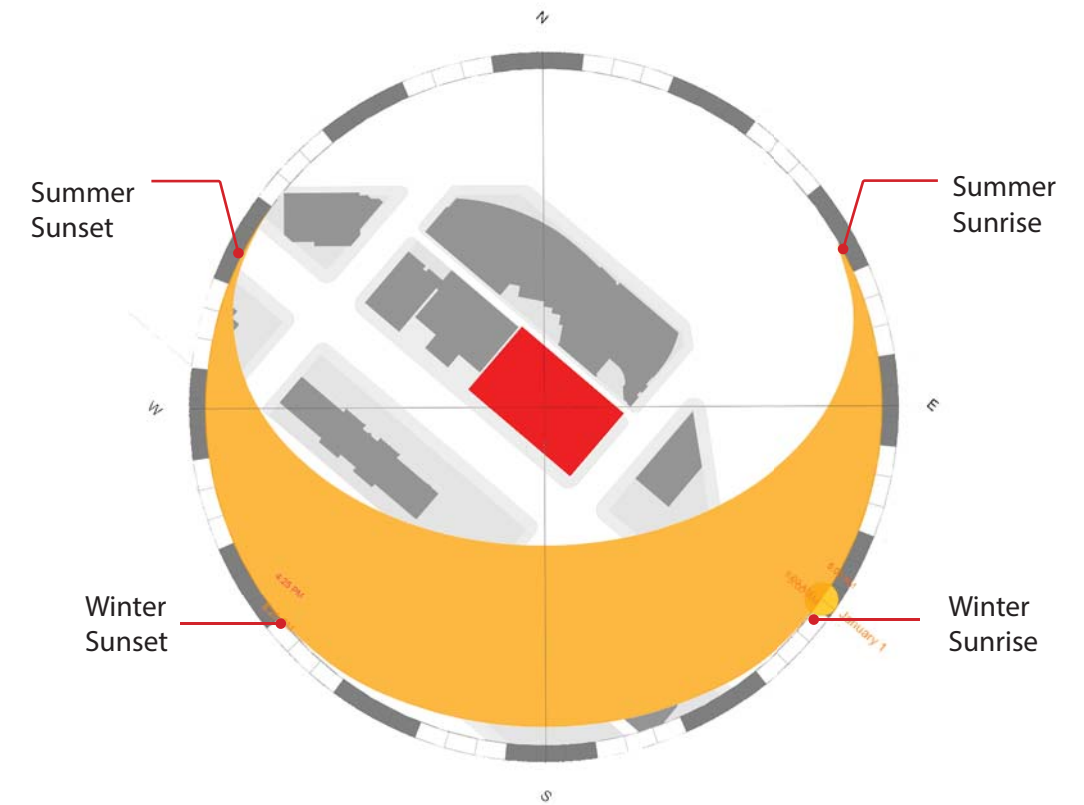
The site is convenient for multiple modes of public transportation and is easily accessed by autos, cyclists and pedestrians. The nearby street car stop is at the intersection of Blanchard and Westlake, which is only ½ block walking distance. Metro bus service is provided on Denny, Dexter and 7th Avenue. Seventh Avenue will be the main access and egress thoroughfare for bicycle traffic with numerous cross street bike lanes.

-  Street Car Route
-  Class I Pedestrian Street
-  Class II Pedestrian Street
-  Bicycle Lanes
-  Main Bicycle Thoroughfare
-  Green Street
-  Bus Stop
-  Street Car Stop
-  Bicycle Street

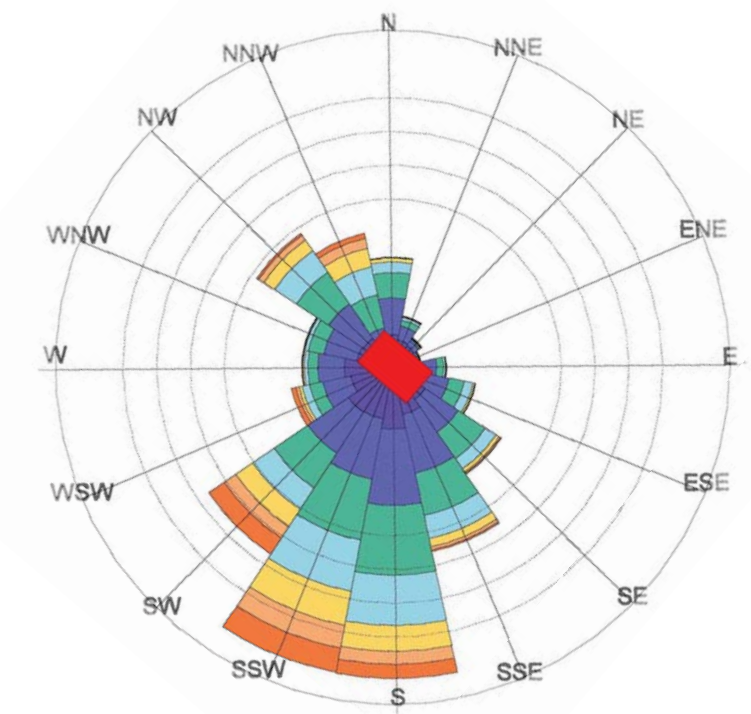




Site Topography
2' GRADE SEATTLE GIS



Yearly Sun Diagram



Wind Rose Diagram

Zoning Analysis: 8th and Blanchard

Site Address: 2220 8th Avenue, Seattle, WA 98121

Zone DMC 240/290-400 DF
Denny Triangle Urban Center Village

23.49.042 Permitted Uses

<i>Standard</i>
All uses are permitted outright except those prohibited by SMC 23.49.046, and parking, which shall be regulated by 23.49.045.

23.49.008 Structure Height

<i>Standard</i>
Nonresidential Height Maximum: 240'
Residential: 290' Base, 400' Maximum
<ul style="list-style-type: none"> Maximum residential height achievable through bonuses available in section 23.49.015
Structure may exceed the maximum height limit by 10% of that limit if: <ul style="list-style-type: none"> The façades of the portion of the structure above the limit do not enclose an area greater than 9,000 SF. The enclosed space is occupied only by those features otherwise permitted in this Section as an exception above the height limit. This shall not be combined with any other height exception to gain additional height.
Rooftop Features allowed above height limit: <ul style="list-style-type: none"> Railings, planters, skylights, clerestories, greenhouses and parapets may extend up to 4' above height limit. Solar collectors may extend up to 7' above height limit. Mechanical equipment, stair penthouses, etc... may extend up to 15' above the height limit.
Rooftop features may cover up to a combined coverage limit of 55%.
Elevator penthouses may extend up to 23' above the height limit (8' cab) or 25' above the limit (9' cab) plus an additional 10' if elevator provides access to usable rooftop open space.
The amount of rooftop area enclosed by screening may exceed to maximum percentage of the combined coverage of all rooftop features.
Some rooftop features may extend up to 50' above the maximum height through administrative conditional use per 23.49.008-D-4

23.49.009 Street-level Use Requirements

<i>Standard</i>
None required on 8th Avenue or Blanchard Street.

23.49.010 General Requirements for Residential Uses

<i>Standard</i>
Common recreation area is required for all new development containing more than 20 dwelling units. It must meet the following standards: <ul style="list-style-type: none"> An area equivalent to 5% of the total GFA in residential use. Available to all residents and be at or above round level. A maximum of 50% of the area may be enclosed. Minimum horizontal dimension of 15' and minimum size of 225 SF. If provided as open space at street level it shall be counted as twice the actual area
In mixed use projects a bonused public open space may be permitted to satisfy a portion of the common recreation area requirement per approval of the Director.

23.49.011 Floor Area Ratio

<i>Standard</i>
Base FAR: 5 Maximum FAR: 7 Additional chargeable floor area above the base FAR may be obtained as outlined in section 23.49.011 and may include generally the following: <ul style="list-style-type: none"> Amenity Bonuses Transfer Development Rights Rural Development Credit Housing and Child Care
<ul style="list-style-type: none"> A minimum of 5% of floor area above base FAR must be obtained through Landmark TDRs to the extent they are available. FAR gained through housing and child care bonuses (23.49.012) together with housing (23.49.015) and landmark TDRs shall equal 75% of the area by which the total chargeable area permitted on the lot exceeds the base FAR. At least 1/2 of the balance of the 25% shall be gained from a sending lot with a major performing arts center if available. The balance of the 25% shall be gained through bonus floor area for amenities (23.49.013) Applicant may gain additional floor area above the first increment of FAR above the base FAR through a use of MDC housing TDR, or any combination of DMC housing TDR with floor area gained through other TDR and bonuses as described above. If bonus development sought is less than 5,000 SF the Director may permit all bonused area to be achieved through housing and child care.

Areas Exempt from FAR: <ul style="list-style-type: none"> Street level use (retail) that has a minimum flr-flr of 13', horizontal depth of 15', and overhead weather protection is provided. <ul style="list-style-type: none"> Child Care Human Services Residential use and live-work units Museums and museum expansion spaces Performing art theaters Floor area below grade Public restrooms Shower facilities for bicycle commuters Certain area in Landmark structures An allowance of 3.5% of GFA for mechanical equipment after all other deductions have been taken Rooftop mechanical equipment, whither enclosed or not, shall be counted as part of the to GFA of the structure except for those structures existing prior to June 1, 1989 or replacement mechanical equipment.
--

23.49.012 Bonus Floor Area for Voluntary Agreements for Housing and Child Care

<i>Standard</i>
Not Applicable (no bonus sought)

23.49.013 Bonus Floor Area for Amenities

<i>Standard</i>
Not Applicable (no bonus sought)

23.49.014 Transfer of Development Rights

<i>Standard</i>
Not Applicable (no bonus sought)

23.49.015 Bonus Floor Area for Low- and Moderate Income Housing

<i>Standard</i>
Not Applicable (no bonus sought)

23.49.016 Open Space

<i>Standard</i>
Private Open Space - Office Use Requirements: <ul style="list-style-type: none"> 20 SF for every 1000 GSF of Office Use Only applies to office use greater than 85,000 GSF; Office use less than 8,000 GSF is exempt. Must be open to the sky, meet landscaping standards and be accessible to all tenants.
On-site public open space <ul style="list-style-type: none"> Available for amenity feature bonus per section 23.49.013
Off-site public open space <ul style="list-style-type: none"> Available for amenity feature bonus per section 23.49.013 Must be in a downtown zone within 1/4 mile of the project site. Must be open to the public without charge. Minimum of 5,000 SF of contiguous area.
Payment in lieu <ul style="list-style-type: none"> Payment in lieu of open space development is permitted if the Director determines that such payment will contribute to the improvement of a green street or there public open space abutting the lot or in the vicinity.
23.49.017 Open Space TDR Site Eligibility
<i>Standard</i>
Basic criteria to qualify as a sending TDR lot: <ul style="list-style-type: none"> Contiguous open space with a minimum area of 15,000 SF A network of adjacent open space physically and visually connected with a minimum area of 30,000 SF Accessible to the public Not more than 20% of the lot area occupied by above grade structures Other landscape and accessibility criteria apply.

23.49.018 Overhead weather protection and lighting

<i>Standard</i>
Continuous weather protection is required along entire street frontage Exceptions: <ul style="list-style-type: none"> If set back farther than 5' from property line Abuts a bonused open space or amenity feature If separated from the street property line by a landscaped area at least 2' in width Driveways and loading docks
Dimensions: <ul style="list-style-type: none"> Minimum 8' from building wall of within 2' of curb line, whichever is less Lower edge minimum height of 10' and a maximum of 15' Pedestrian lighting to be provided

23.49.019 Parking quantity, location and access requirements, and screening and landscaping of surface parking areas

<i>Standard</i>
No parking, either long-term or short-term, is required on lots in Downtown zones
<ul style="list-style-type: none"> On Blanchard Street and Bell Street (green street), parking is permitted at street level only if separated from the street by other uses
<ul style="list-style-type: none"> On 8th Avenue (class II pedestrian street), parking is permitted at street level if it meets the standards of 23.49.019B, including: <ul style="list-style-type: none"> At least 30% of the street frontage (excluding garage doors) is separated from the street by other uses; The façade of the separating uses meets the transparency and blank wall standards for class I ped. streets; The portion of parking not separated by other uses is screened, and; The street façade is enhanced by detailing, artwork, landscaping, etc...
<ul style="list-style-type: none"> Parking not at street level within structures must be located below street level or separated from street level by other uses Up to four levels of above grade parking may be permitted if it meets the standards of 23.49.019B
Maximum parking limit for nonresidential uses <ul style="list-style-type: none"> Parking for nonresidential uses is limited to on parking space per every 1,000 square feet of gross floor area in nonresidential use. Parking for nonresidential uses may be permitted to exceed the maximum standard as a special exception as granted by the Director. Access to parking and loading shall be from the alley when the lot abuts an improved alley.
Bicycle Parking (Minimums): <ul style="list-style-type: none"> Office: 1 space per 5,000 SF Hotel: .05 spaces per hotel room Retail use over 10,000 SF: 1 space per 10,000 SF Residential: 1 space for every 2 dwelling units
After the first 50 spaces are provided additional spaces are required at 1/2 the ratio noted Structures containing more than 250,000 SF of office space shall include shower facilities Off-street loading spaces shall be provided per 23.54.030

23.49.022 Minimum sidewalk and alley width

<i>Standard</i>
Minimum sidewalk width on Blanchard Street, Bell Street and 8th Avenue: 12'. Minimum ally width: 20', achievable through setback or dedication if required.

23.49.032 Additions of chargeable floor area to lots with existing structures.

<i>Standard</i>
Not applicable. Only applies to projects where existing structures to be retained are in excess of the applicable base FAR.

23.49.035 Modified or discontinued public benefit feature

<i>Standard</i>
All public benefit features except housing and landmark performing arts theaters shall remain for the life of the structure that includes the additional GFA unless otherwise specified in this section A public benefit feature may be diminished or discontinued only if: <ul style="list-style-type: none"> It is not housing or child care Additional GFA permitted in return for the feature is removed or converted to a use that is not counted as chargeable floor area An amount of chargeable floor area equal to that obtained by the feature to be replaced is provided pursuant to provisions for granting floor area above the base FAR in chapter
Modifications of amenity features that do not result in the diminishment or discontinuation of the feature may be permitted by the Director provided it meets the conditions of the Downtown Amenity Standards.

23.49.045 Parking

<i>Standard</i>
Principal use parking garages for short-term parking may be permitted as conditional use.
In DMC zones, principal use long-term and short-term surface parking may be permitted as administrative conditional use.
Accessory parking garages for both long-term and short-term parking are permitted outright up to the maximum parking limit established by 23.49.019

23.49.056 street façade, landscaping and street setback requirements

<i>Standard</i>
Minimum façade heights: <ul style="list-style-type: none"> 8th Avenue (class II pedestrian street): 15' Blanchard Street and Bell Street (green streets): 25'
Setbacks <ul style="list-style-type: none"> Confirm averaging.... The maximum setback of the facade from the street lot lies at intersections is 10 feet. Minimum conforming distance is 20 feet along each street. Any exterior open space that meets amenity standards is not considered part of the setback area. If a sidewalk is widened into the lot as a condition of the development setback shall be measured from the line of the new sidewalk.
Transparency and blank façade requirements: <ul style="list-style-type: none"> Transparency requirements do not apply to portions of structures in residential use. Along 8th Avenue (class II ped. street) 30% of street façade to be transparent between 2' and 8' above sidewalk level. Along Bell and Blanchard Streets (green streets) 60% of street façade to be transparent between 2' and 8' above sidewalk level. Blank facade requirements do not apply to portions of structures in residential use. On 8th Avenue blank façades limited to segments 30' except for garage doors which may be wider than 30'. On 8th Avenue the total of all blank façade segments shall not exceed 70% of the street façade. On Blanchard and Bell Streets blank façades limited to segments 15' except for garage doors which may be wider than 30'. On Blanchard and Bell Streets the total of all blank façade segments shall not exceed 40% of the street façade. Blank façade sections shall be separated by transparent area at least 2' wide
Street Trees are required on all streets.
Landscaping in the Denny Triangle Urban village <ul style="list-style-type: none"> All areas abutting a street lot line that are not covered by a structure, have a depth of 10 feet or more, and are larger than 300 SF shall be landscaped. Setbacks required to meet minimum sidewalk widths shall be exempt from landscape requirements.

23.49.058 Upper-Level Development Standards

<i>Standard</i>
Per MUP approval #3003882 Dated November, 21st 2005 and from the Land Use Code in effect prior to the effective date of March 20th 2006 Ordinance 122054.
"Tower" Definition <ul style="list-style-type: none"> Any structure where a portion is above a height of 85 feet in a structure that has any nonresidential use above 65 feet or does not have residential use above a height of 160 feet
<ul style="list-style-type: none">
Façade modulation and upper-level width limits apply to: <ul style="list-style-type: none"> Structures 160' in height or less in which any story above 85' exceeds 15,000 SF Portions of structures in non-residential use above a height of 160' in which any story above
23.49.058B Façade Modulation (non-residential) <ul style="list-style-type: none"> Required of street facing facades within 15' of street above 85'. Maximum façade length without modulation within 15' of street lot line: <ul style="list-style-type: none"> 155' façade length from elevation 86 to 160 feet. 125' façade length from elevation 161 to 240 feet. 100' façade length from elevation 241 to 500 feet. 80' façade length for elevations above 500 feet. Modulation defined as at least 15' deep step back from façade at least 60' long.
Tower floor area limits (DMC) <ul style="list-style-type: none"> Applies only to portions of structures with residential use above 160'. <ul style="list-style-type: none"> Average residential GFA per story of a tower if height does not exceed base height limit for residential use: 10,000 SF Average residential GFA per story of a tower when height exceeds base height limit for residential use: 10,700 SF Maximum residential floor area of any story in a tower: 11,500 SF In DMC zones the maximum façade width for portions of a building above 85' along the general north/south axis of a site (parallel to the Avenues) is 120' or 80% of the width of the lot measured on the Avenue, whichever is less.
Tower Separation <ul style="list-style-type: none"> On DMC sites zoned with a maximum height limit of more than 160' located in the Denny Triangle Urban Village, if any part of a tower exceeds 160' then all portions of the tower that are above 125' must be separated by a minimum of 60' from any portion of any other existing tower above 125' in height. From a structure allowed pursuant to the Land Use Code in effect prior to the effective date of March 20th 2006 Ordinance 122054.
Upper level setbacks <ul style="list-style-type: none"> When a lot in a DMC Zone is located on a designated green street, a continuous upper-level setback of 15' shall be provided on the street frontage abutting the green street at a height of 45 feet.



400' Residential Development

418.65 ft		flr-flr		450 Units Total			
		Units	Mechanical PH				400' Maximum Height Limit (Residential)
+ 396.65 ft	22.00						
+ 385.32 ft	11.33	38		Amenities	Amenities In	10,700 sf	
+ 373.99 ft	11.33	37		4	residential	10,700 sf	
+ 362.66 ft	11.33	36		6	residential	10,700 sf	
+ 352.41 ft	10.25	35		6	residential	10,700 sf	
+ 342.16 ft	10.25	34		12	residential	10,700 sf	
+ 331.91 ft	10.25	33		12	residential	10,700 sf	
+ 321.66 ft	10.25	32		12	residential	10,700 sf	
+ 311.41 ft	10.25	31		12	residential	10,700 sf	
+ 301.16 ft	10.25	30		12	residential	10,700 sf	
+ 290.91 ft	10.25	29		12	residential	10,700 sf	290' Base Height Limit (residential)
+ 281.08 ft	9.83	28		12	residential	10,700 sf	(Bonus Area Required Above This Height)
+ 271.25 ft	9.83	27		12	residential	10,700 sf	
+ 261.42 ft	9.83	26		12	residential	10,700 sf	
+ 251.59 ft	9.83	25		12	residential	10,700 sf	
+ 241.76 ft	9.83	24		12	residential	10,700 sf	240' base height limit (non-residential)
+ 231.93 ft	9.83	23		12	residential	10,700 sf	
+ 222.10 ft	9.83	22		12	residential	10,700 sf	
+ 212.27 ft	9.83	21		12	residential	10,700 sf	
+ 202.44 ft	9.83	20		12	residential	10,700 sf	
+ 192.61 ft	9.83	19		12	residential	10,700 sf	
+ 182.78 ft	9.83	18		12	residential	10,700 sf	
+ 172.95 ft	9.83	17		12	residential	10,700 sf	
+ 163.12 ft	9.83	16		12	residential	10,700 sf	
+ 153.29 ft	9.83	15		12	residential	10,700 sf	
+ 143.46 ft	9.83	14		12	residential	10,700 sf	
+ 133.63 ft	9.83	13		12	residential	10,700 sf	Tower Separation Required above 125'
+ 123.80 ft	9.83	12		12	residential	10,700 sf	(from buildings constructed after prior LU Code)
+ 113.97 ft	9.83	11		12	residential	10,700 sf	
+ 104.14 ft	9.83	10		12	residential	10,700 sf	
+ 94.31 ft	9.83	9		12	residential	10,700 sf	
+ 84.48 ft	9.83	8		12	residential	10,700 sf	Maximum Tower Area Applies above 85'
+ 74.65 ft	9.83	7		Amenity Out	Amenity In	17	residential
+ 64.82 ft	9.83	6		Amenities		17	residential
+ 53.49 ft	11.33	5		Storage		18	residential
+ 43.66 ft	9.83	4		Storage		18	residential
+ 33.83 ft	9.83	3		Storage		20	residential
+ 24.00 ft	9.83	2		Storage		20	residential
	24.00	1		Retail	ADA Van Stalls	Loading/Lobby/Leasing	4,000 sf
				6,200 sf	2 stalls	12,800	19,000 sf
							Possible Mezzanines
				P1	44 stalls	parking	19,260 sf
				P2	56 stalls	parking	19,440 sf
				P3	56 stalls	parking	19,440 sf
				P4	56 stalls	parking	19,440 sf
				P5	56 stalls	parking	19,440 sf
				P6	56 stalls	parking	19,440 sf
				P7	56 stalls	parking	19,440 sf
				P8	56 stalls	parking	19,440 sf
				P9 (Partial)	12 stalls	parking	6,000 sf
					450 stalls		

Area Summary	
Site Area	19,440 ft ²
Base FAR	5.0
FAR with Bonuses	7.0
Base Chargeable FAR	97,200.0 ft ²
Maximum Bonus FAR	136,080.0 ft ²
Maximum Chargeable FAR	Residential & Retail Uses: N/A

Required Amenity Spaces	
Total Area in Residential Use	412,600 ft²
Required 5% Amenity Area	20,630 ft²
Minimum Exterior Space 2.5%	10,315 ft²
Street Level Amenity Space	917 ft²
7th Level Terrace	4,500 ft²
7th Level Party Room	5,000 ft²
Roof Terrace	4,898 ft²
Roof Lounge w/Openable Exterior Walls	5,315 ft²

Chargeable Areas	
Chargeable Non-Residential Area	- ft ²
Chargeable Rooftop Mechanical	- ft ²
Chargeable Loading/Service	- ft ²
Sub-total Chargeable Area	- ft ²
3.5% Mechanical Deduction (FAR Exempt)	- ft ²
Total chargeable above-grade area	- ft²

Non-Chargeable Areas	
Non-Chargeable Residential	412,600 ft ²
Non-Chargeable Rooftop Mechanical	- ft ²
Non-Chargeable Loading/Service	12,800 ft ²
Non-Chargeable Retail	6,200 ft ²
Non-Chargeable Parking	- ft ²
Total non-chargeable above-grade area	431,600 ft²

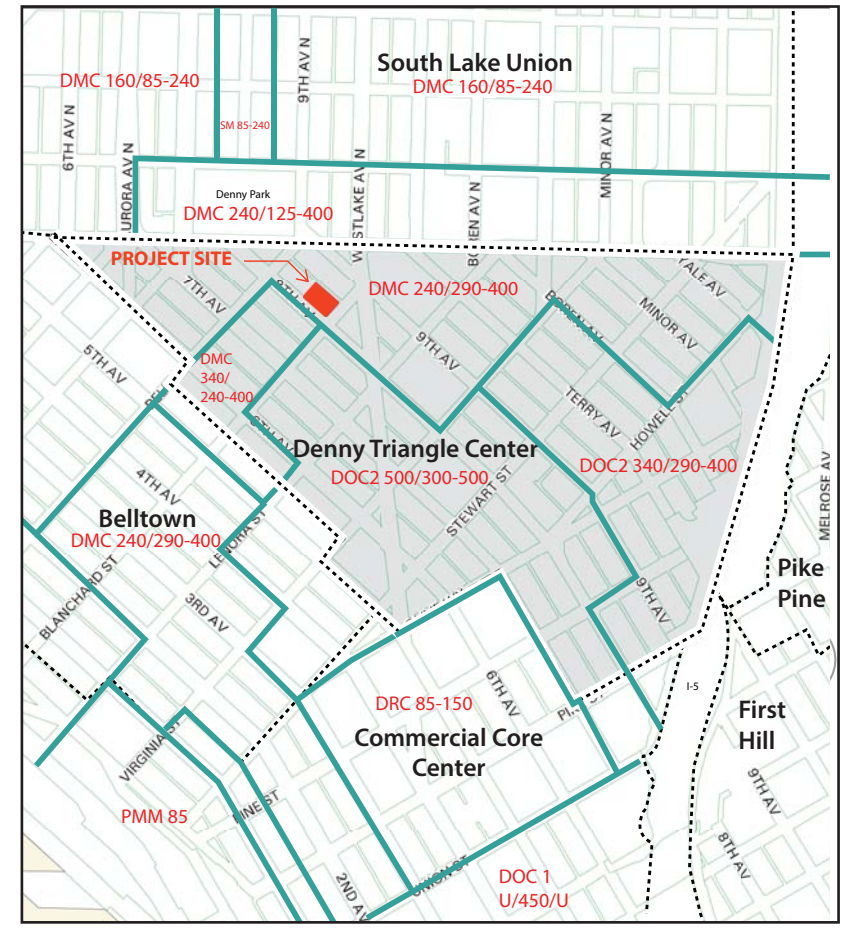
Bonus Residential Area (above 290')	107,000 ft²
--	-------------------------------

Total Above Grade Construction Area	431,600 ft²
--	-------------------------------

Typical Unit Size (Gross - 1BR)	850 ft ²
Estimated Unit Count	450 units

Estimated Parking Area	161,340 ft ²
Estimated Parking Spaces	450 stalls
Efficiency	359 sq. ft. / stall
Parking Ratio (Spaces/Unit)	1.00 stalls/unit

Total Gross Construction Area	592,940 ft²
--------------------------------------	-------------------------------



ZONING MAP KEY

- DOC 1 - OFFICE CORE - 1
- DOC 2 - OFFICE CORE - 2
- DRC - RETAIL CORE
- DMC - MIXED COMMERCIAL
- PMM - PIKE MARKET MIXED

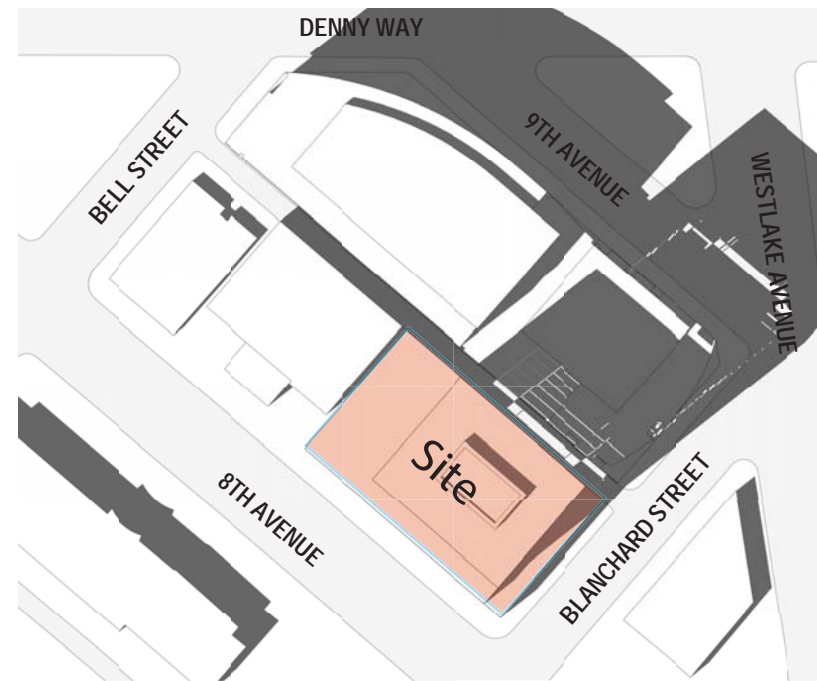
Site Zoning



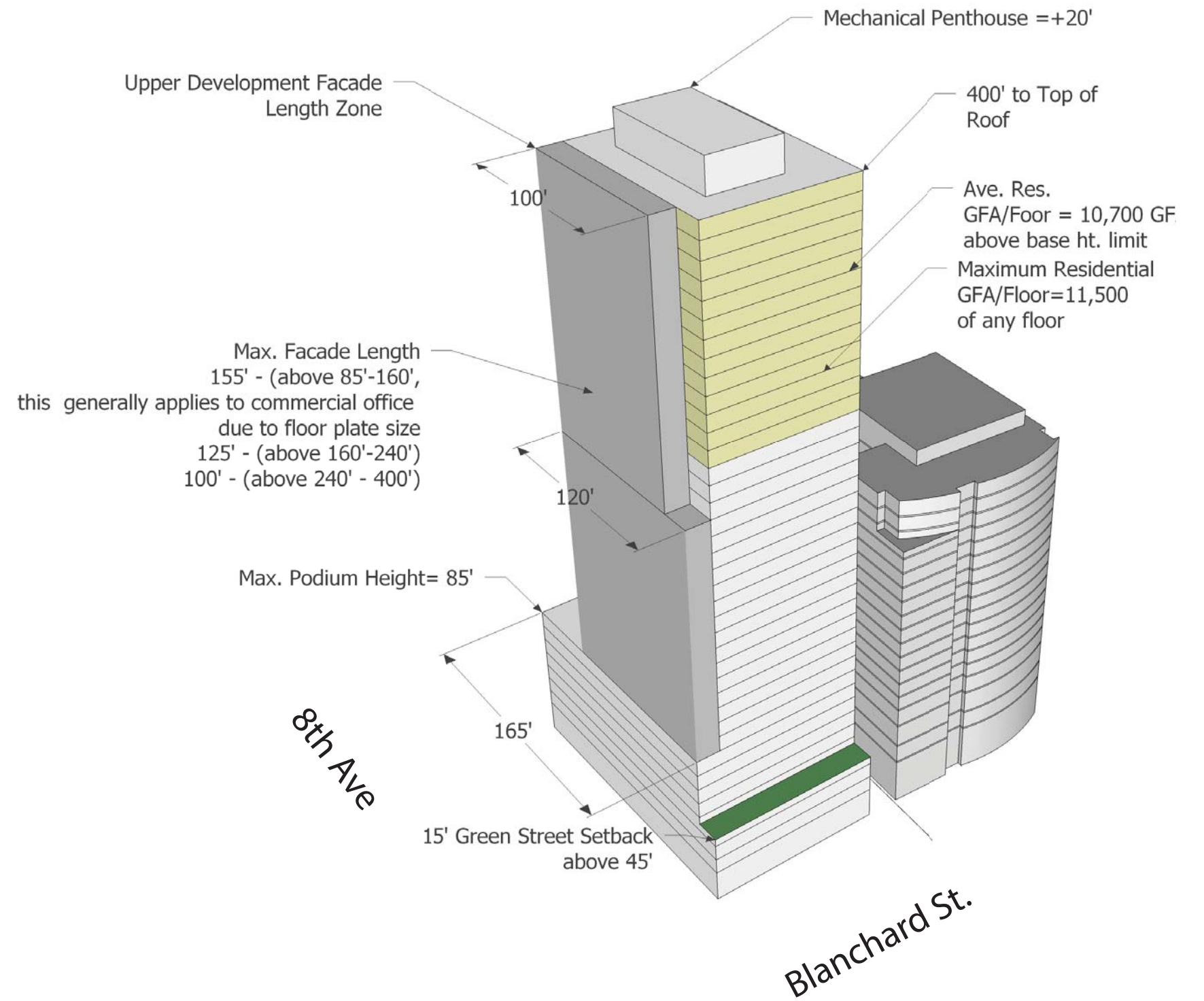
Zoning Envelope

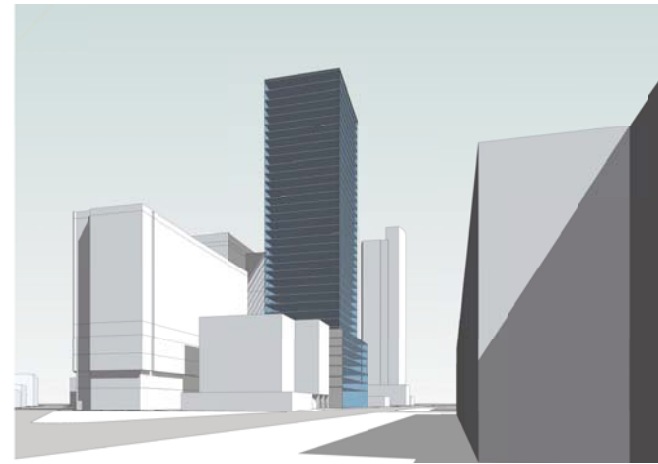


Aerial Perspective

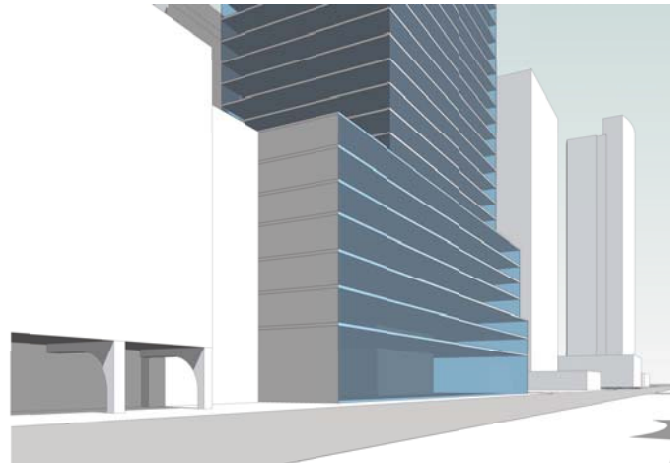


Site Plan

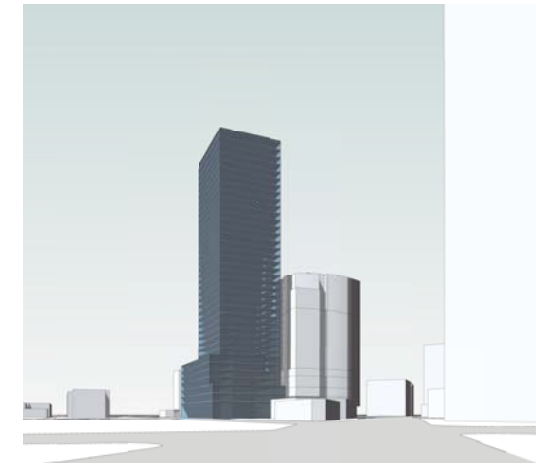




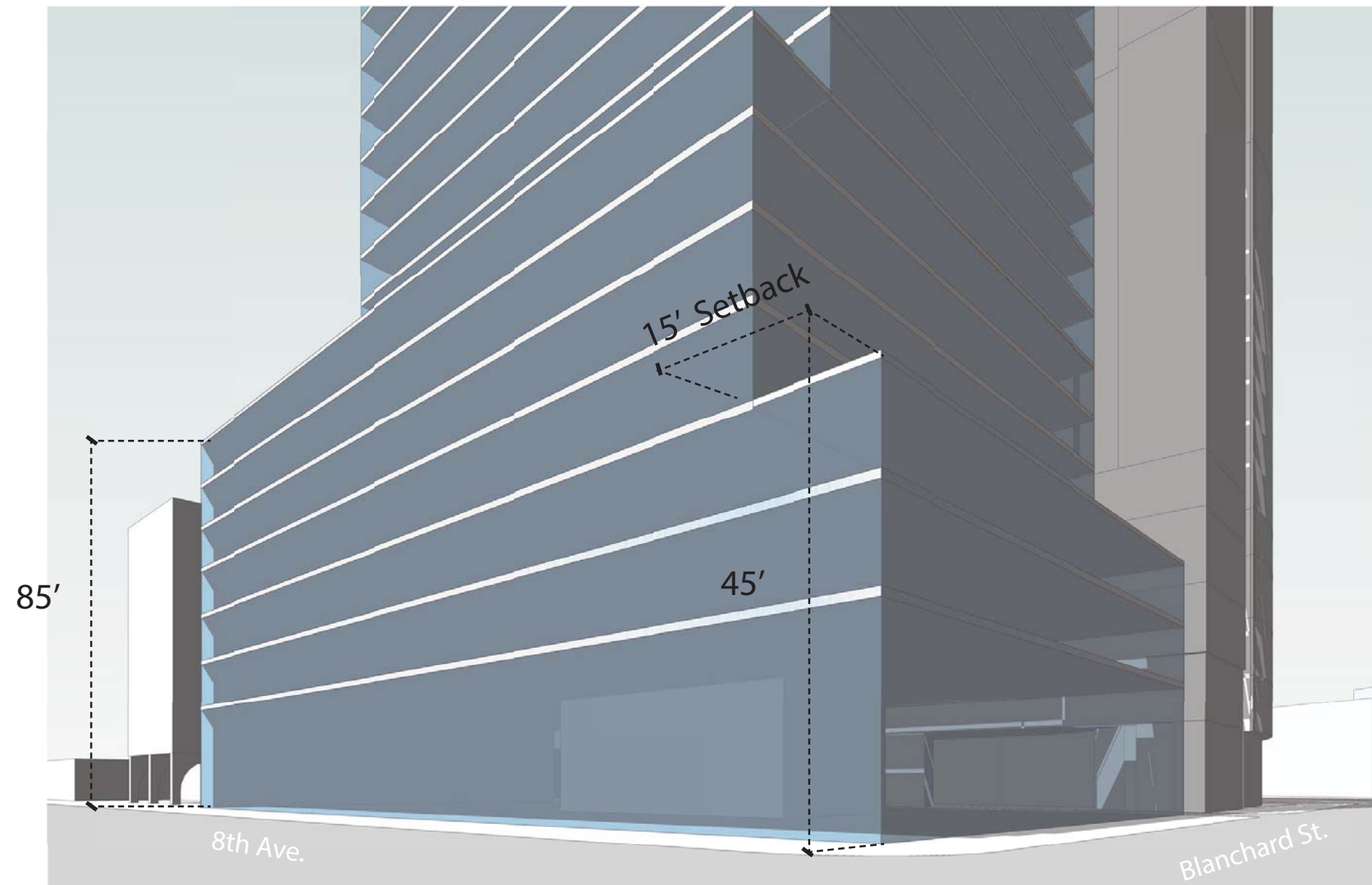
8th Avenue Looking South West



8th Avenue Looking South West



Westlake Avenue Looking North



8th Avenue Looking North East



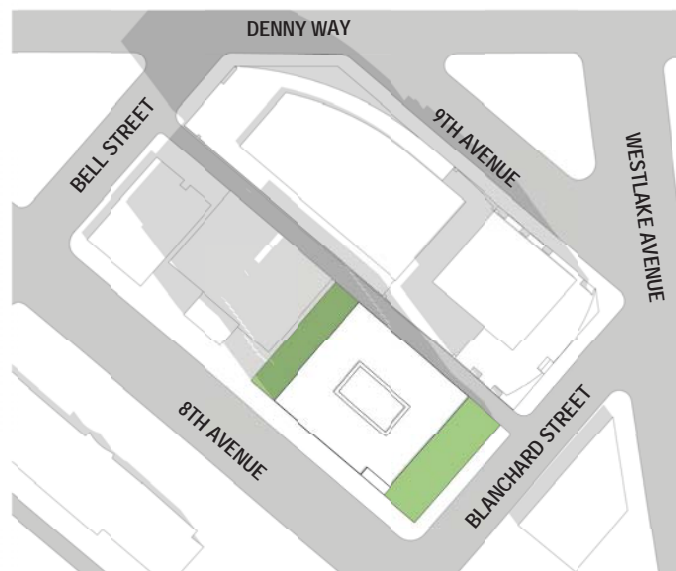
Alternative One - Orthogonal Tower

PROS

- Least impact on views to south from Enso
- Orientation of the tower reflects the site geometry
- No above-grade parking; podium fully occupied by tenants and human activity
- Green Street setback unlike Enso tower

CONS

- Orients blunt, flat façade towards Denny Park
- Only 16 feet would separate this tower from Enso
- Space Needle view blockage is severe
- Orthogonal form similar to offices and other towers
- Orthogonal form anchors its mass to the Denny Triangle street grid only

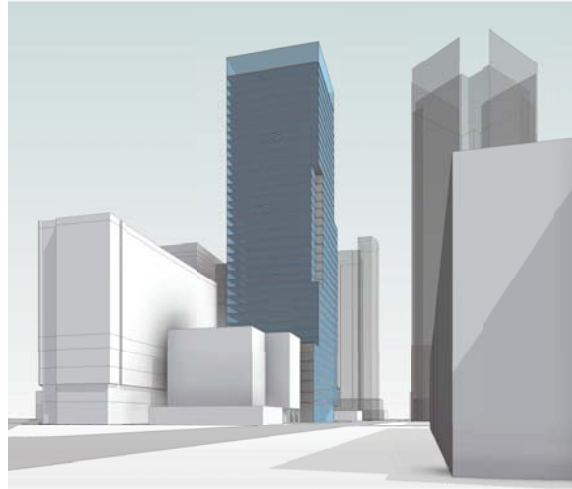


Site Plan

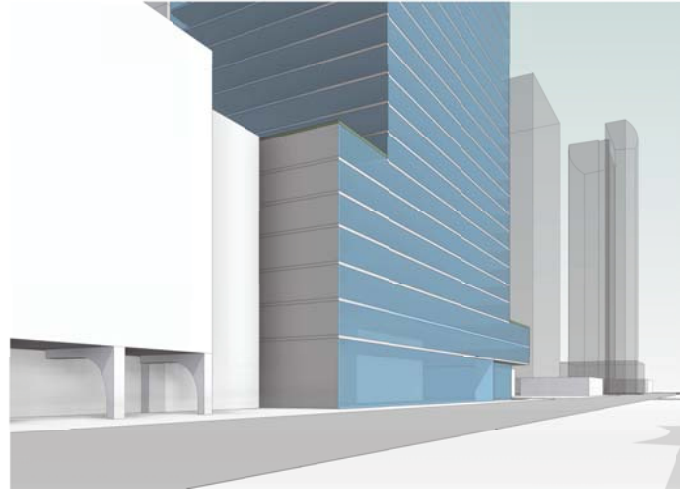


Aerial Perspective Looking North

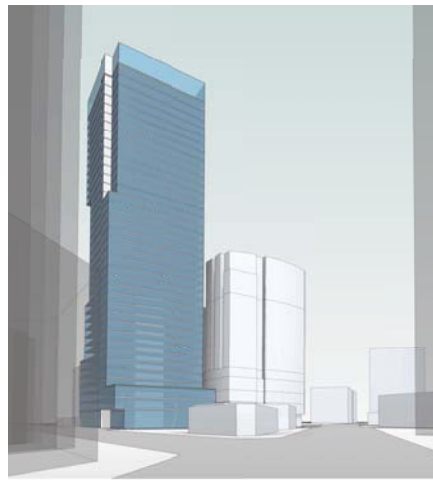




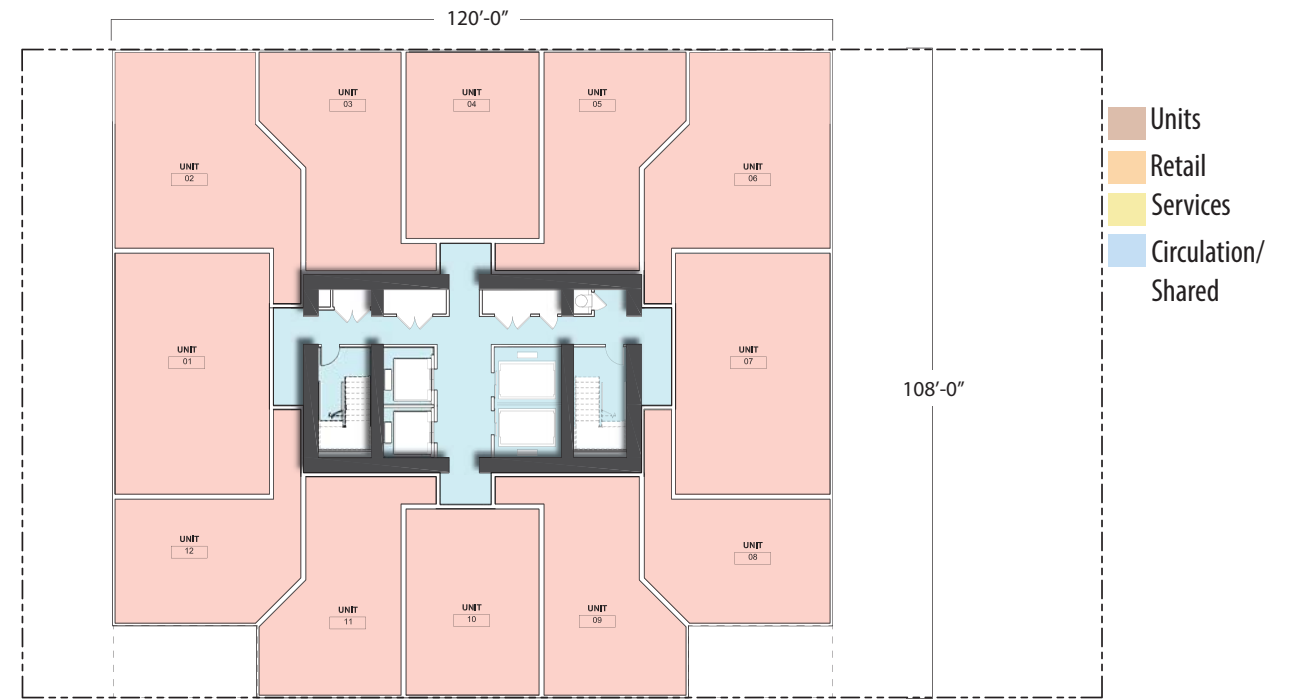
8th Avenue Looking South West



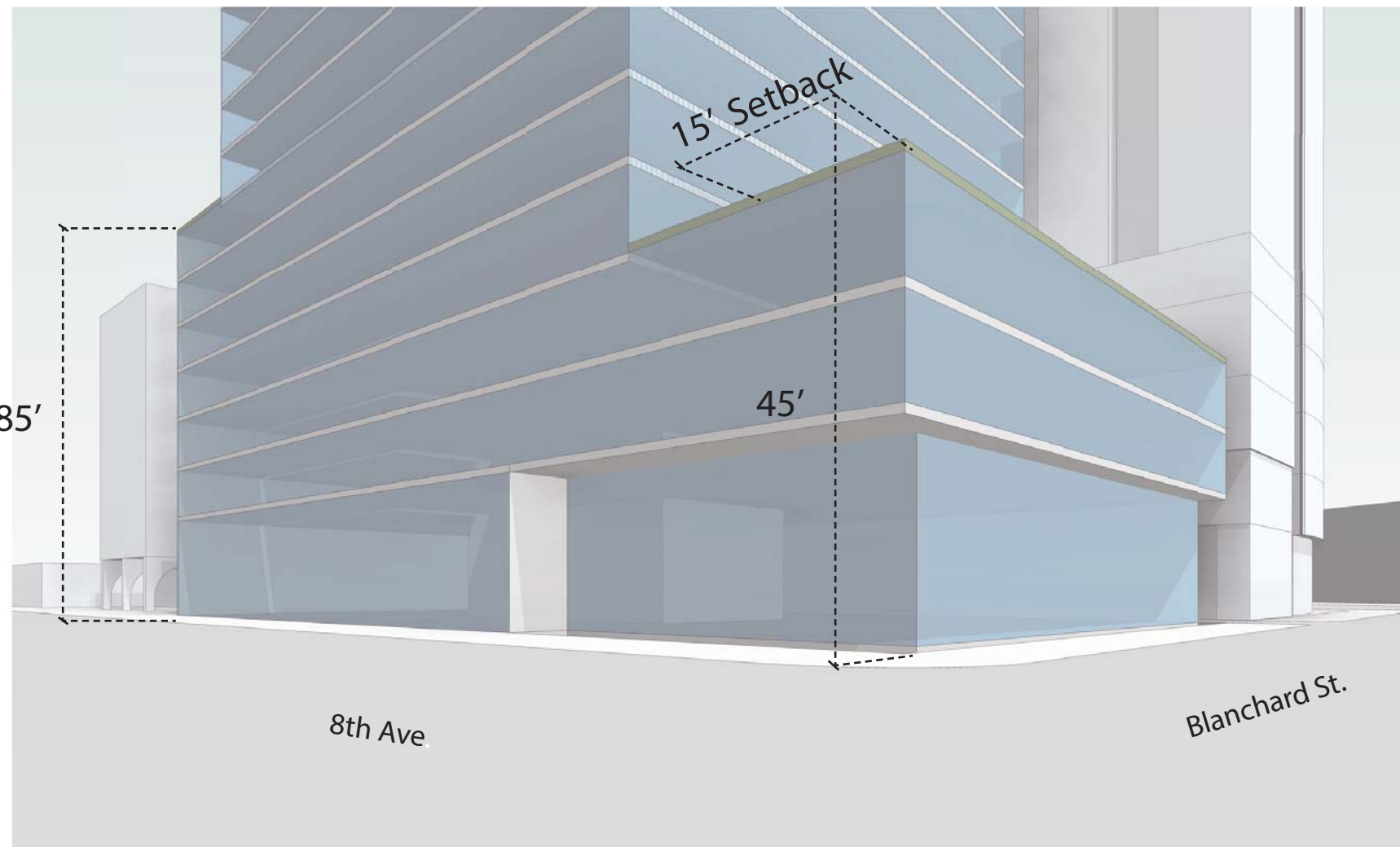
8th Avenue Looking South West



Westlake Avenue Looking North



Typical Residential Plan



8th Avenue Looking North East



Level 1 Plan

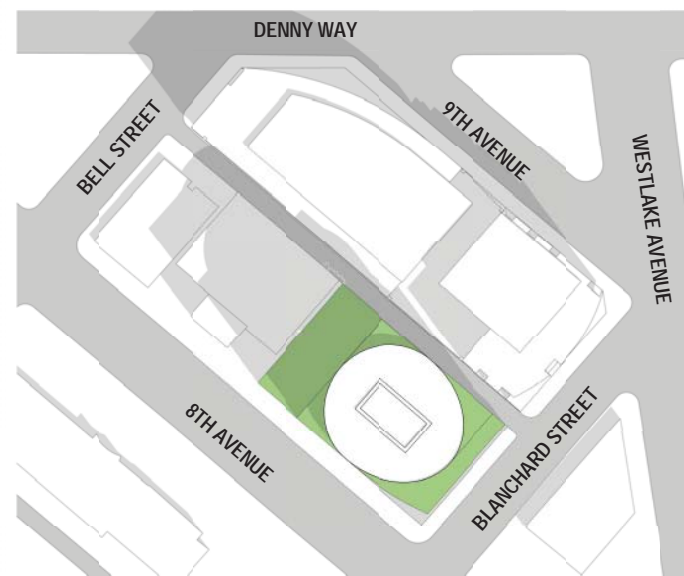
Alternative Two – Ellipse/Rectangular Tower

PROS

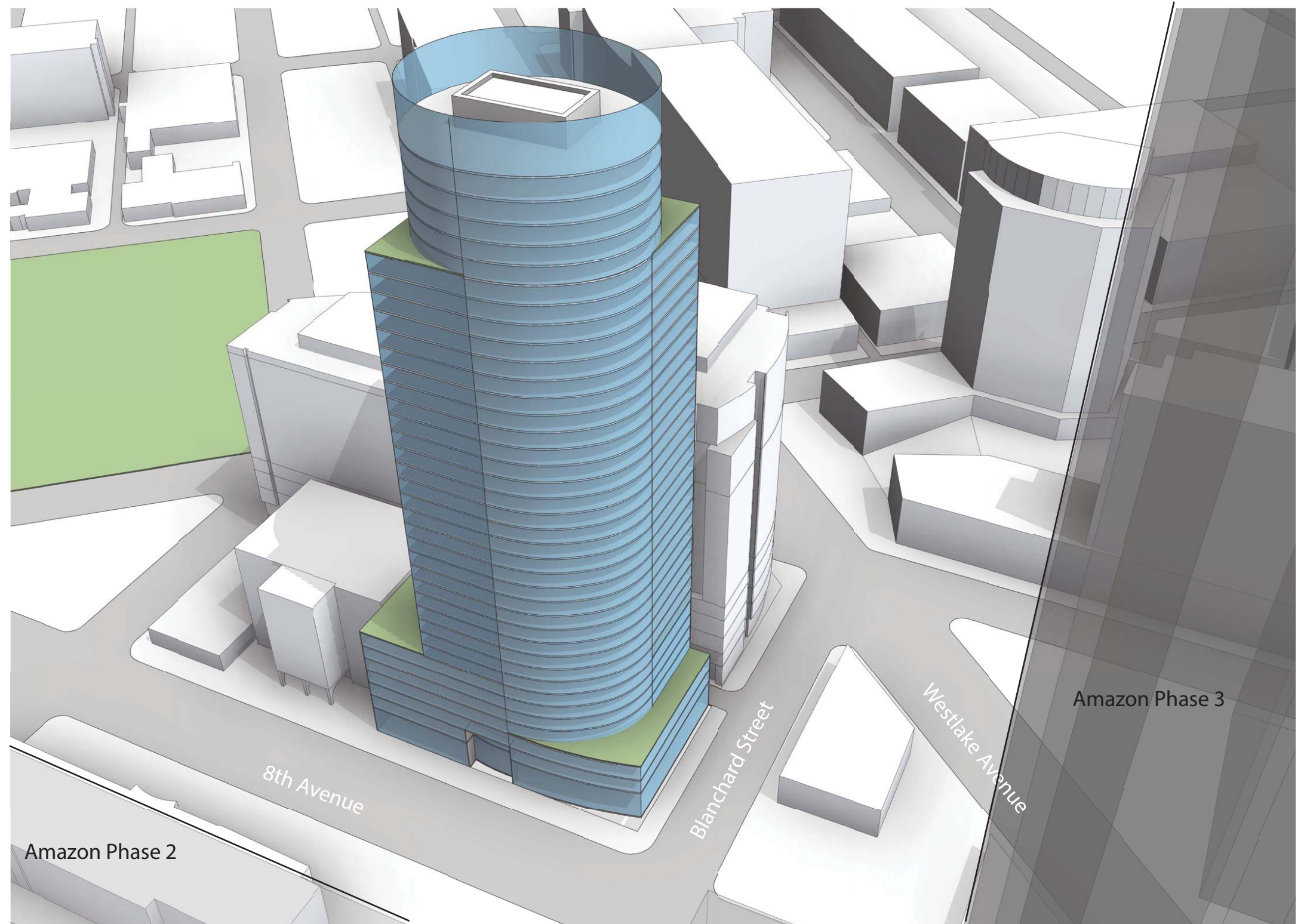
- Space Needle views blocked less severely than Option 1
- Combination of forms reflects site geometry and makes gesture to other curved forms
- No above-grade parking; podium fully occupied by tenants and human activity
- Green Street setback unlike Enso tower

CONS

- Orients blunt, flat façade towards Denny Park
- Mostly Orthogonal form anchors its mass to the Denny Triangle street grid only
- Most severe impact on views to south from Enso
- Only 16 feet would separate this tower from Enso
- Mostly orthogonal form similar to offices and other towers

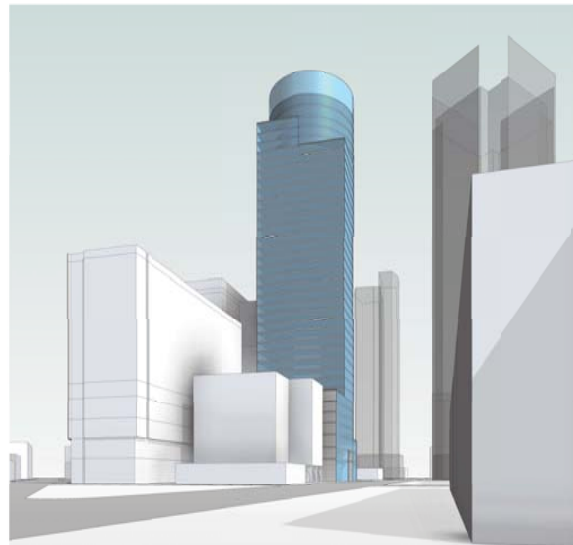


Site Plan



Aerial Perspective Looking North

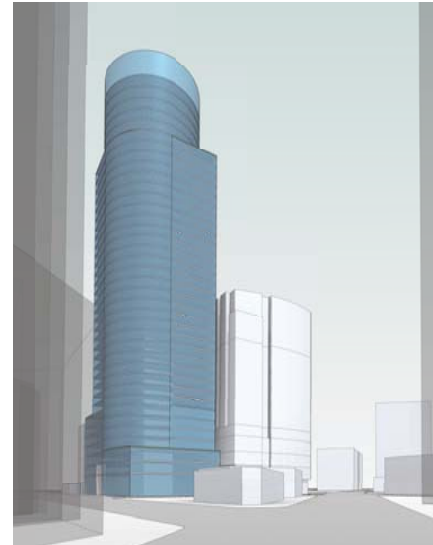




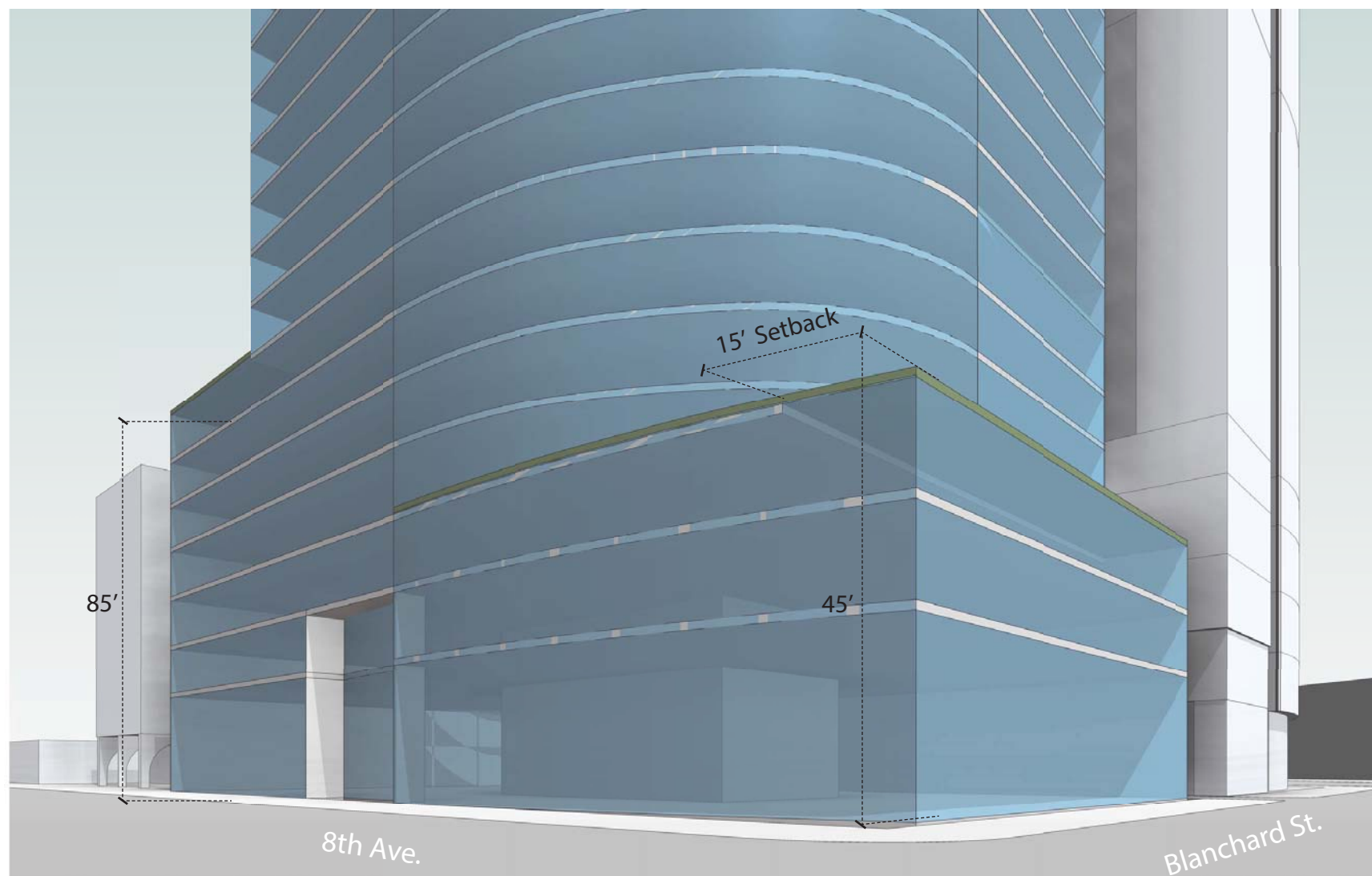
8th Avenue Looking South West



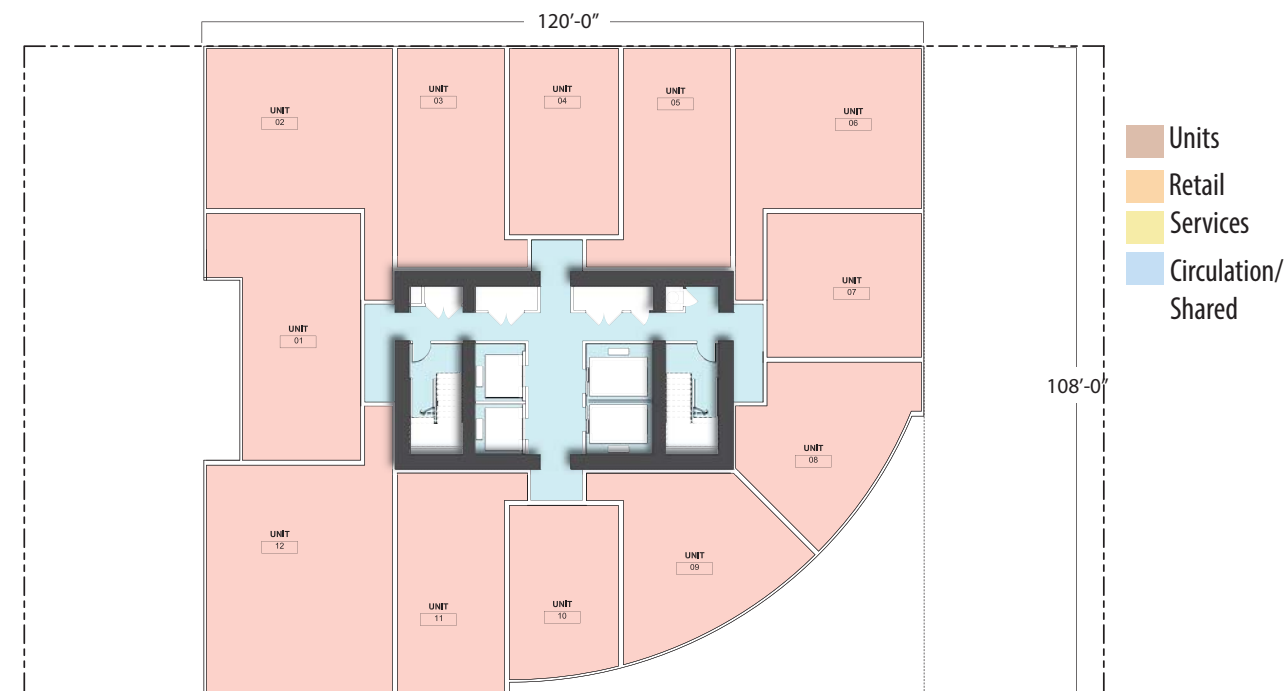
8th Avenue Looking South West



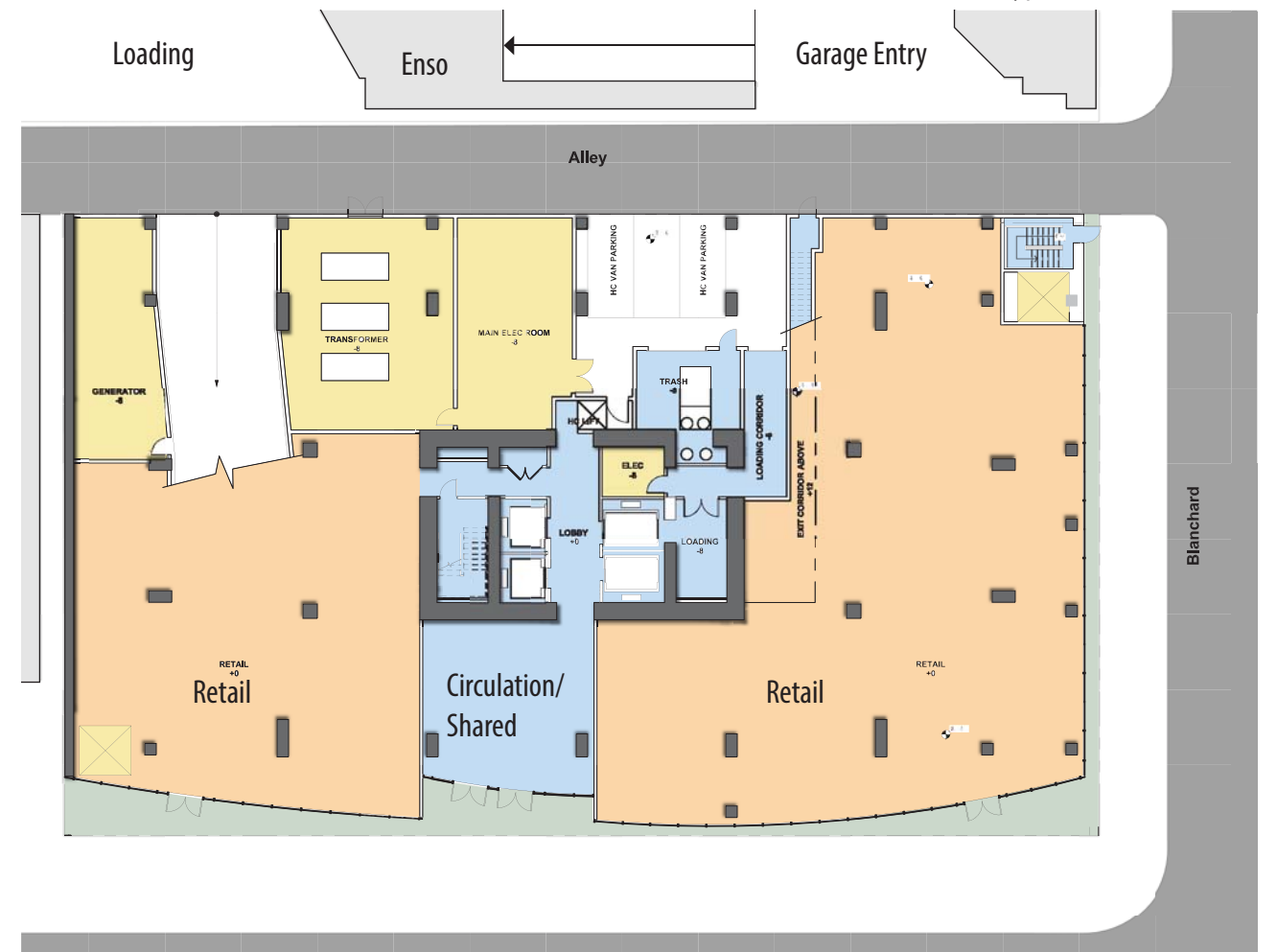
Westlake Avenue Looking North



8th Avenue Looking North East



Typical Residential Plan



Level 1 Plan

Alternative Three – Pure Ellipse Tower

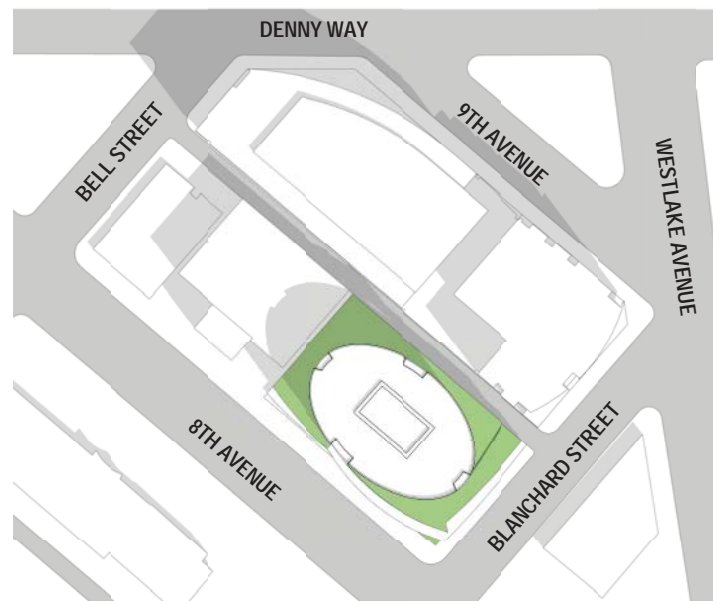
* Preferred*

PROS

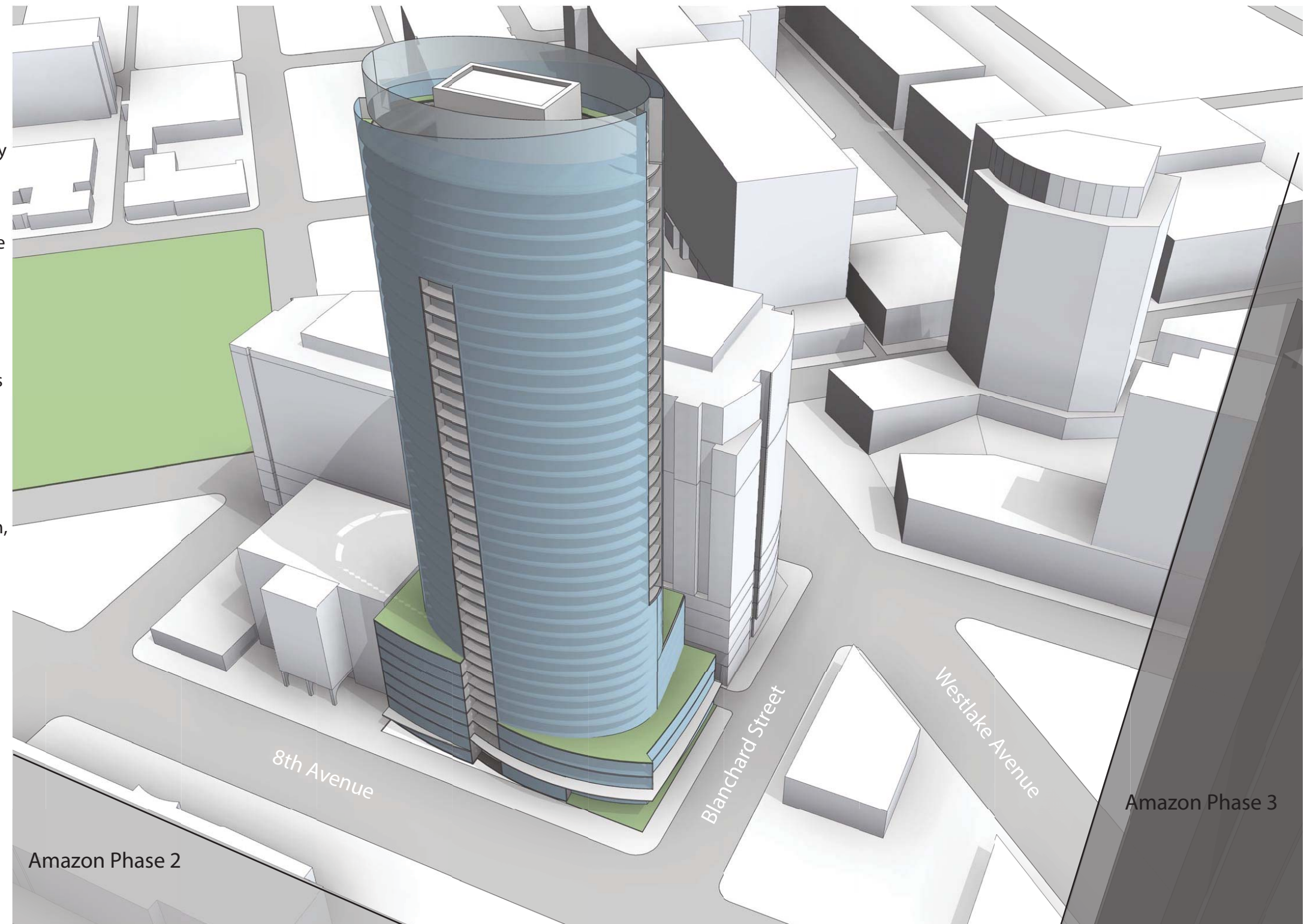
- Space Needle views are the least blocked of all other schemes
- Elliptical form maximizes distance from Enso along the alley facade
- Elliptical form identifies building as clearly not another office tower
- Elliptical form highlights uniqueness of site aspects and site location
- Elliptical form provides opportunity to develop design as a timeless civic landmark
- Elliptical form is the one most independent from the city's various street grids
- No above-grade parking; podium fully occupied by tenants and human activity
- Green Street setback unlike Enso tower

PROS

- While narrowest of the options in the north/south direction, it is the longest of the options paralleling 8th avenue

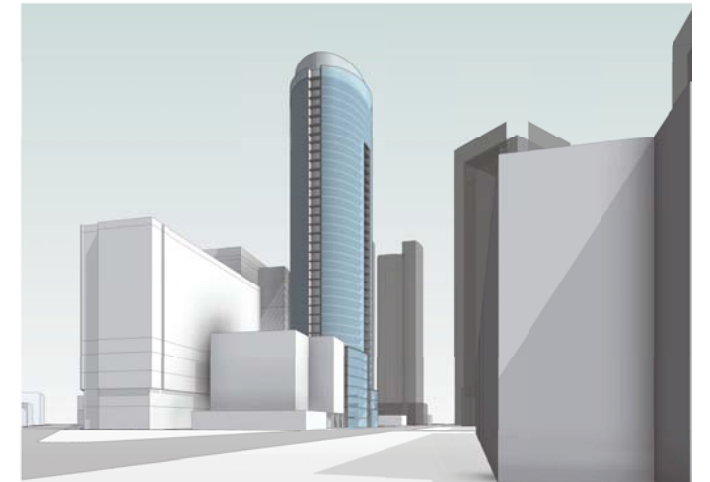
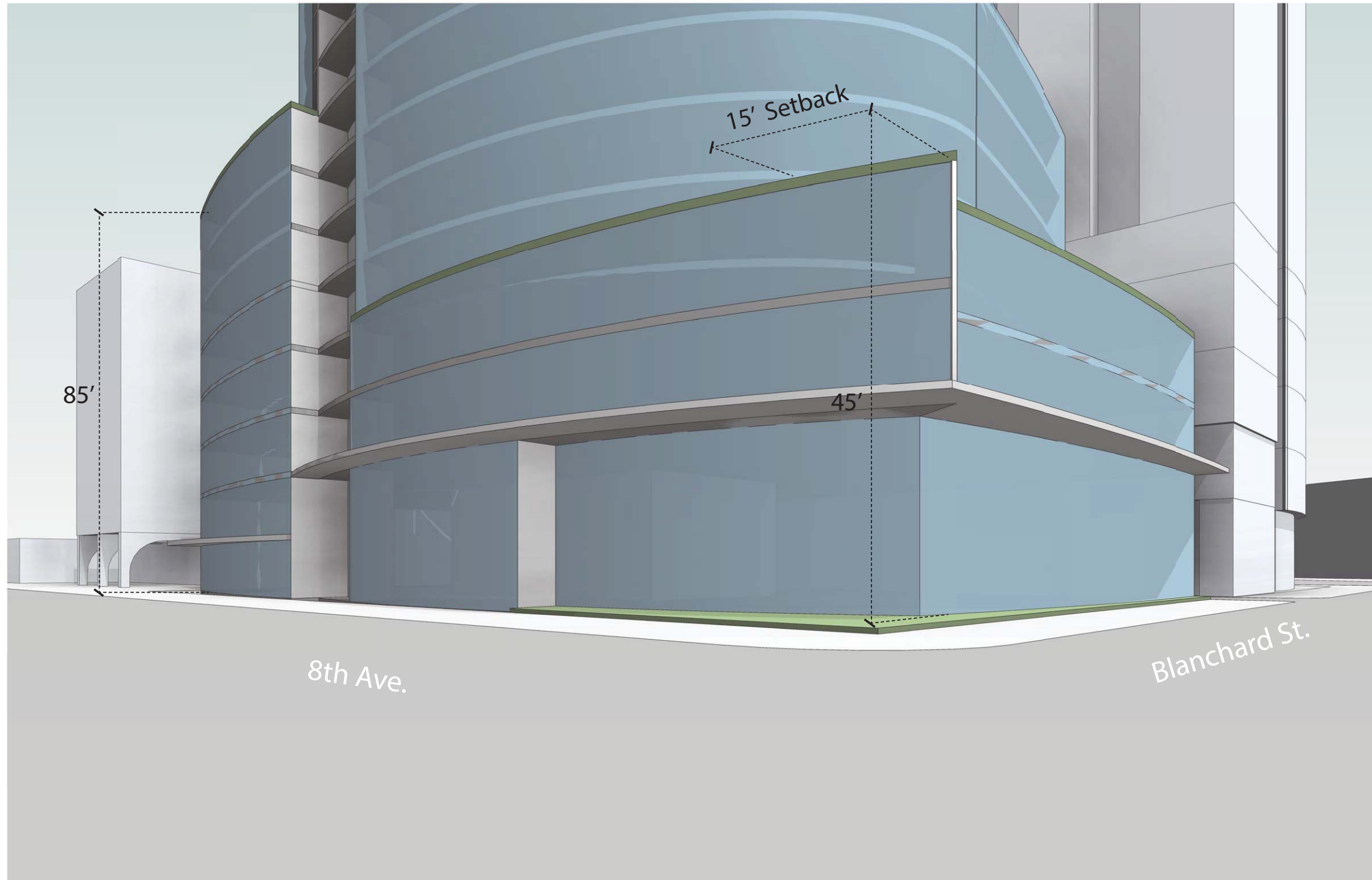


Site Plan

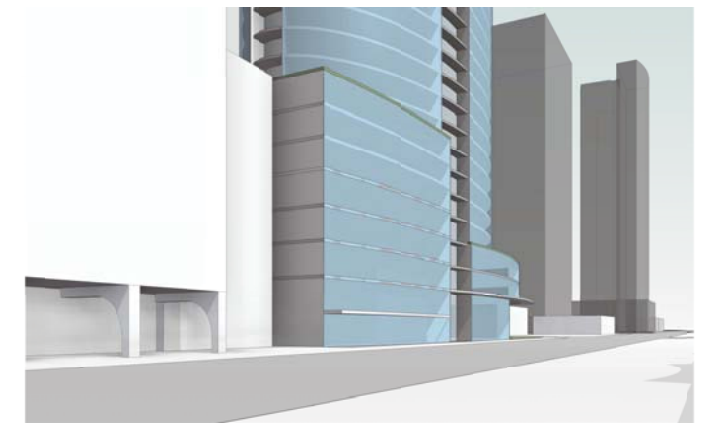


Aerial Perspective Looking North

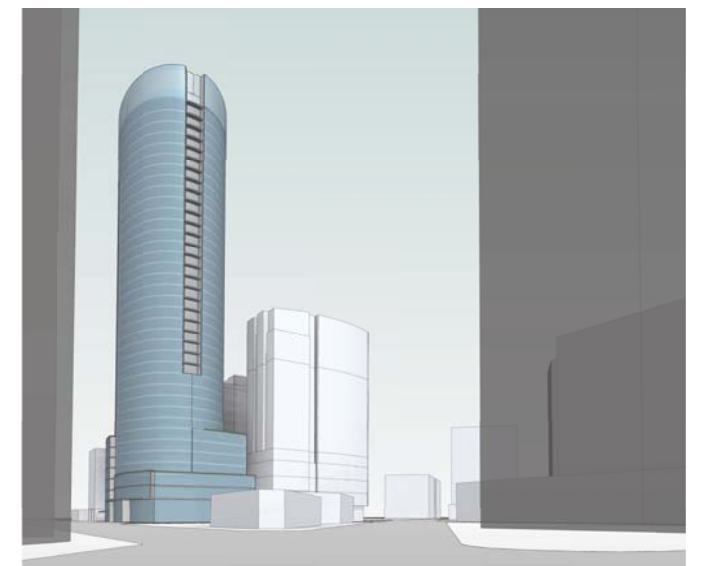




8th Avenue Looking South West



8th Avenue Looking South West



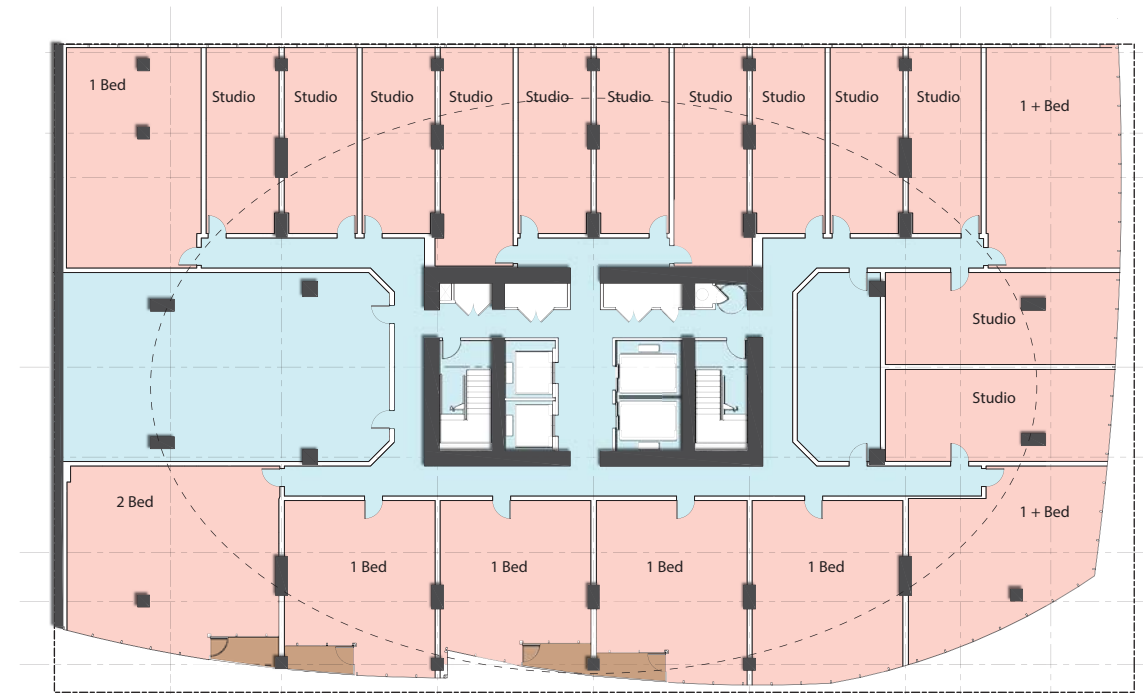
Westlake Avenue Looking North

8th Avenue Looking North East

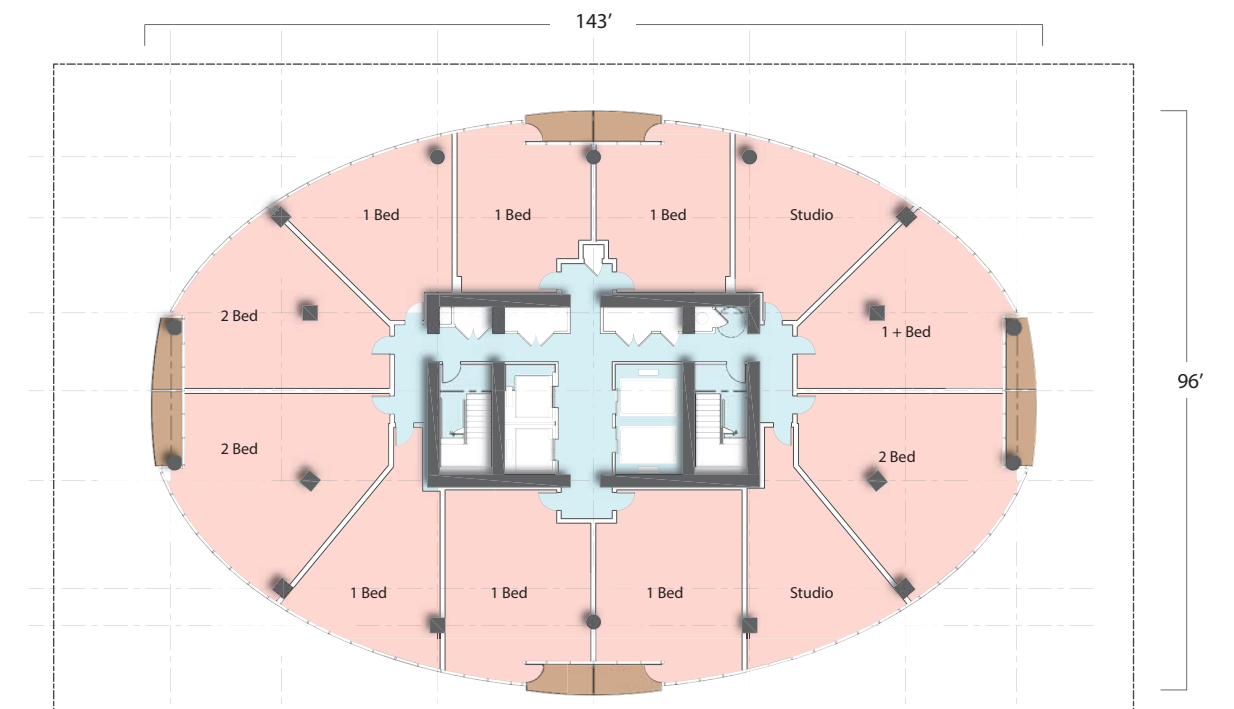


Level 1 Plan

- Units
- Services
- Retail
- Circulation/Shared



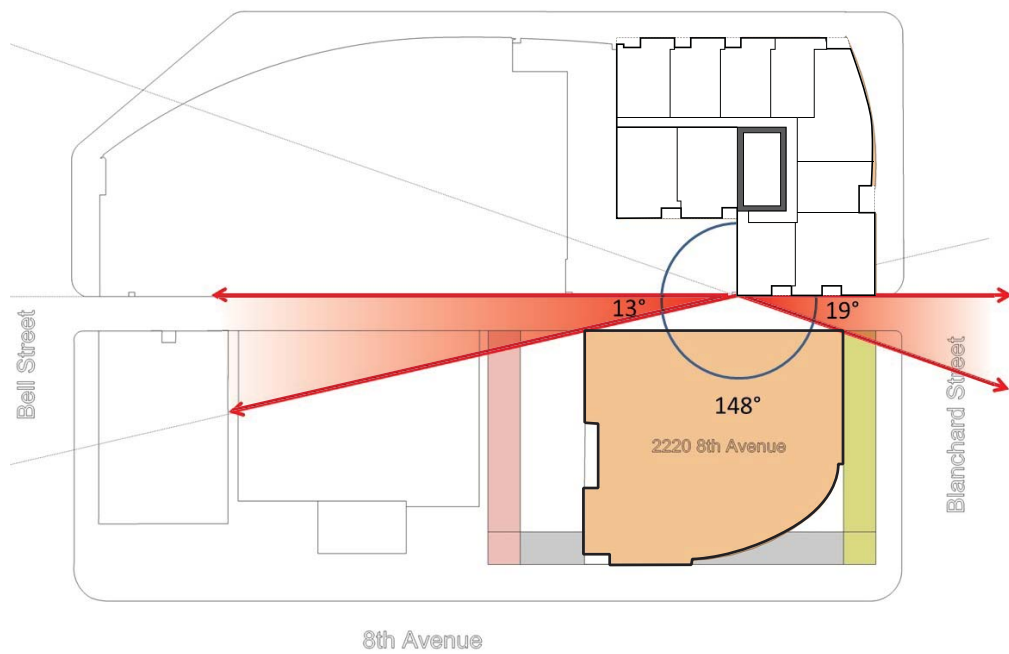
Typical Podium Plan



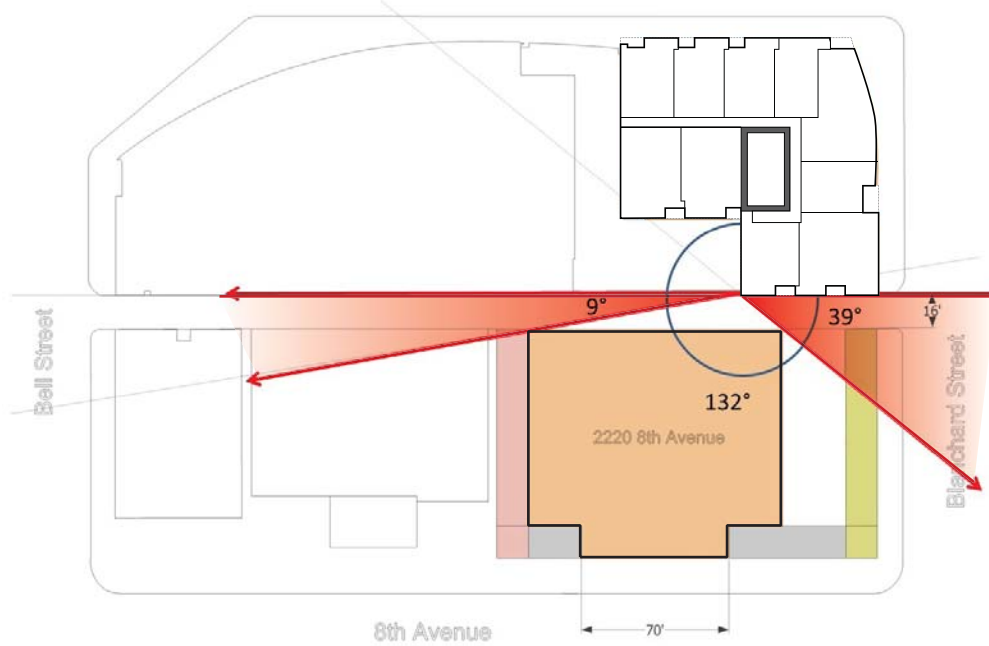
Typical Residential Plan



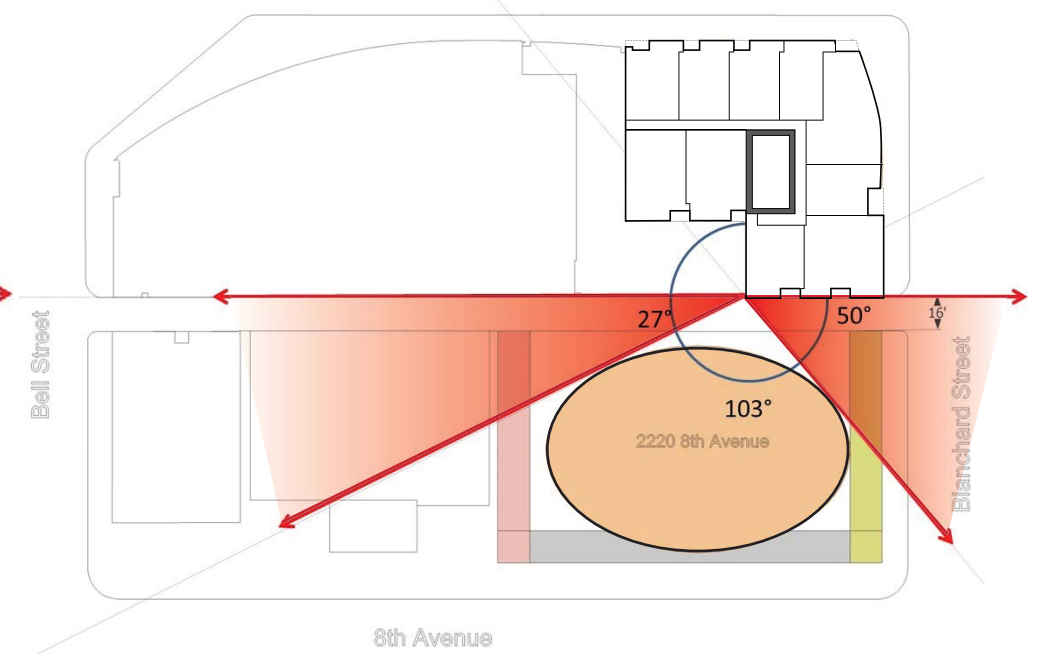
Alternative Comparison



Alternative Two – Ellipse/Rectangular Tower



Alternative One - Orthogonal Tower



Alternative Three – Pure Ellipse Tower
* Preferred*

TOWER SEPARATION REQUIREMENT

Section 23.49.058.E of Ordinance 122054 States:

“For the purposes of separation, **no separation is required:**

- between structures on different blocks, except as may be required by view corridor or designated green street setbacks, or
- from a structure on the same block that is not located in a DMC zone; or
- from a structure allowed pursuant to the Land Use Code in effect prior to the effective date of Ordinance 122054”**

Excerpt from text of MUP Decision for Enso Condominiums (Project #s 3003882 and 3003884, issued June 29, 2006)

“After MUP application was made the project site was rezoned Downtown Mixed Commercial with a 240-foot non-residential height limit and a 290 to 400-foot residential height limit (DMC-240/290-400). However, **this project is proceeding under the prior DMC-160 zoning.**”



2201 9th Avenue

MUP was permitted under the prior Land Use Code

∴ **No Tower Separation Required**

SEQUENCE OF EVENTS

- EDG Meeting on September 6, 2005 (Vesting Date)
- MUP Application on November 30, 2005 (86 days after EDG)
- Ordinance 122054 Approved by City Council on April 3, 2006
- Ordinance 122054 Signed by Mayor April 12, 2006
- Effective Date of Ordinance is 15 Days After Approval: April 28, 2006
- MUP Decision Issued June 29, 2006, stating “...this project is proceeding under the prior DMC-160 zoning.”





Summer Solstice

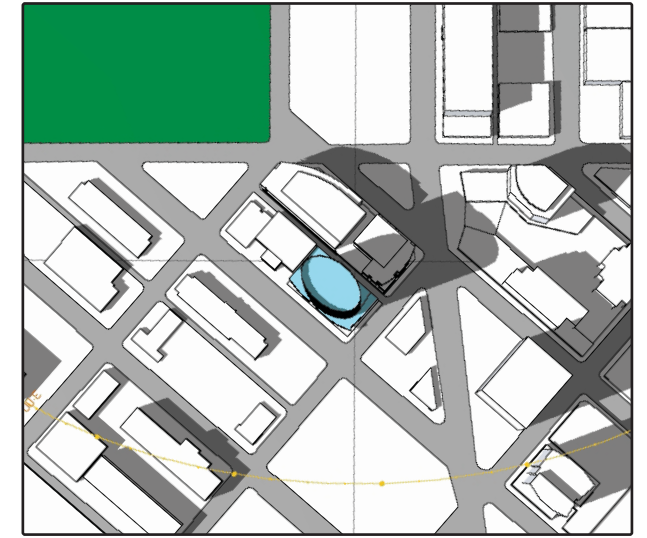
9:00 am



NOON

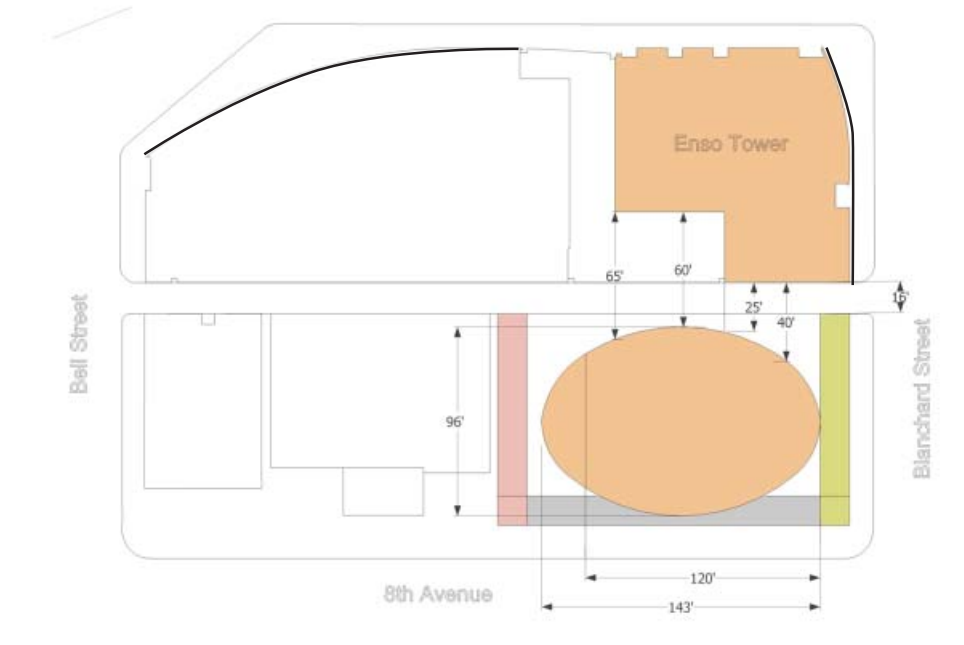
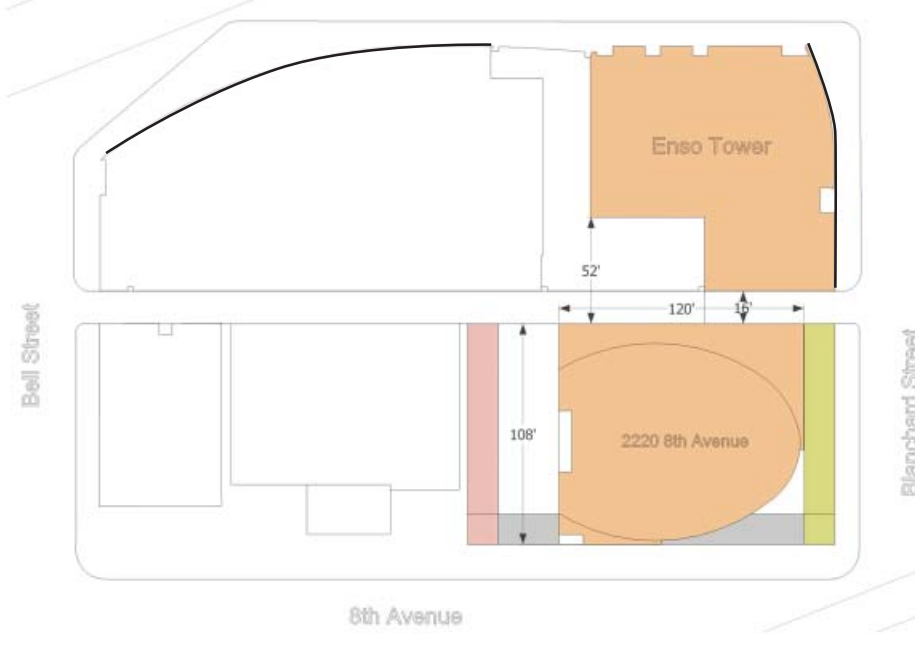
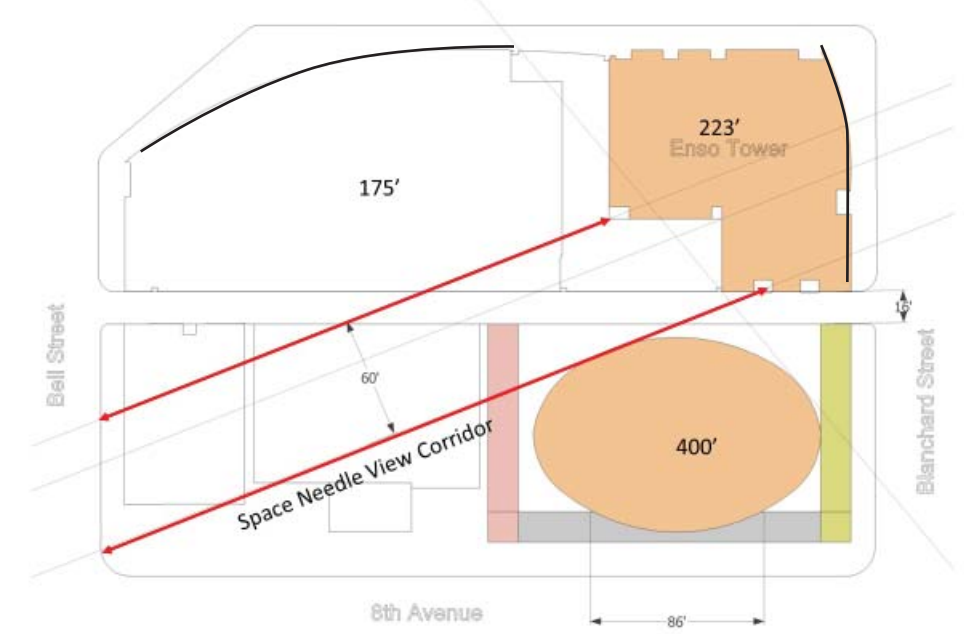
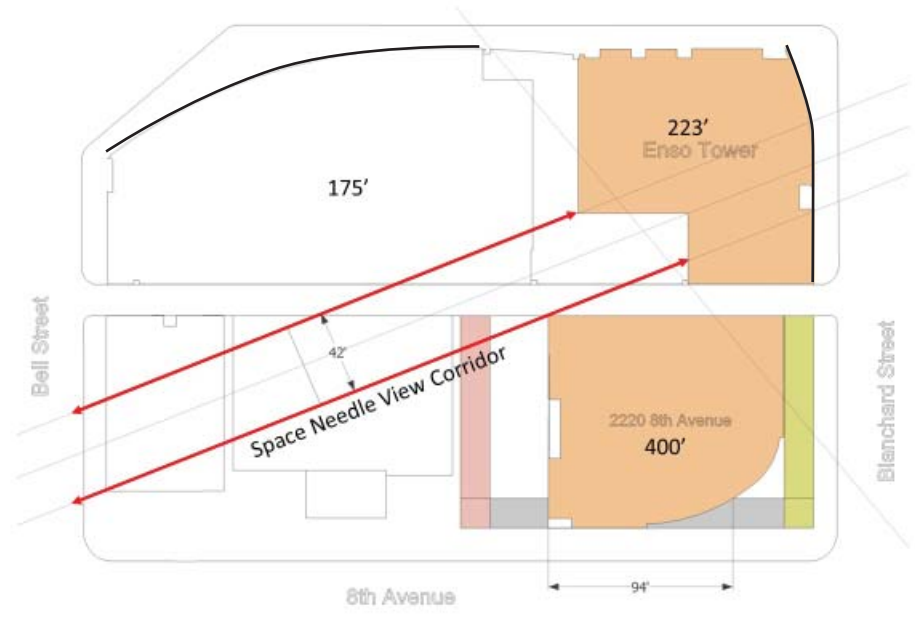
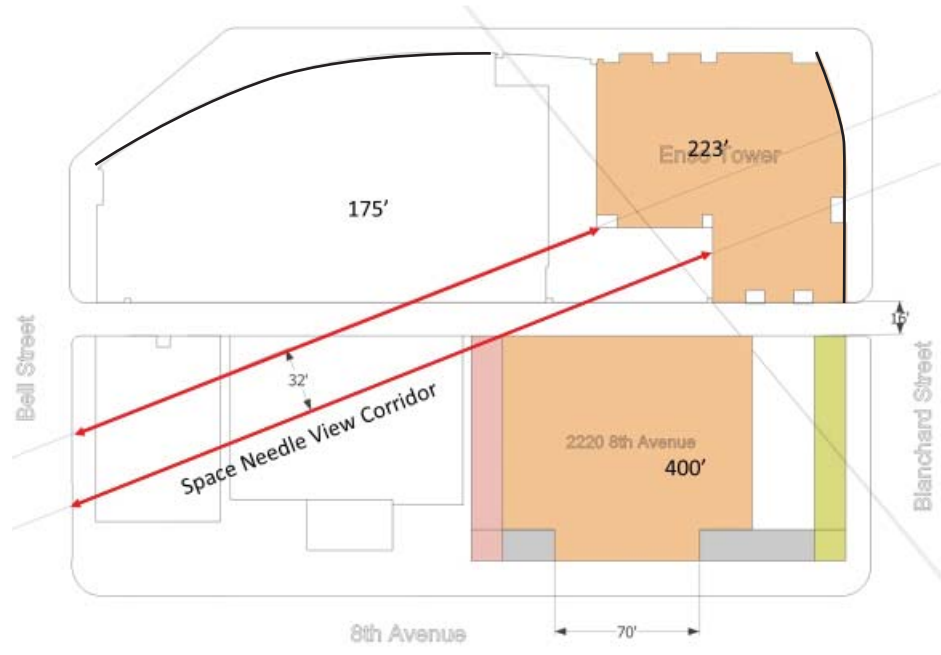


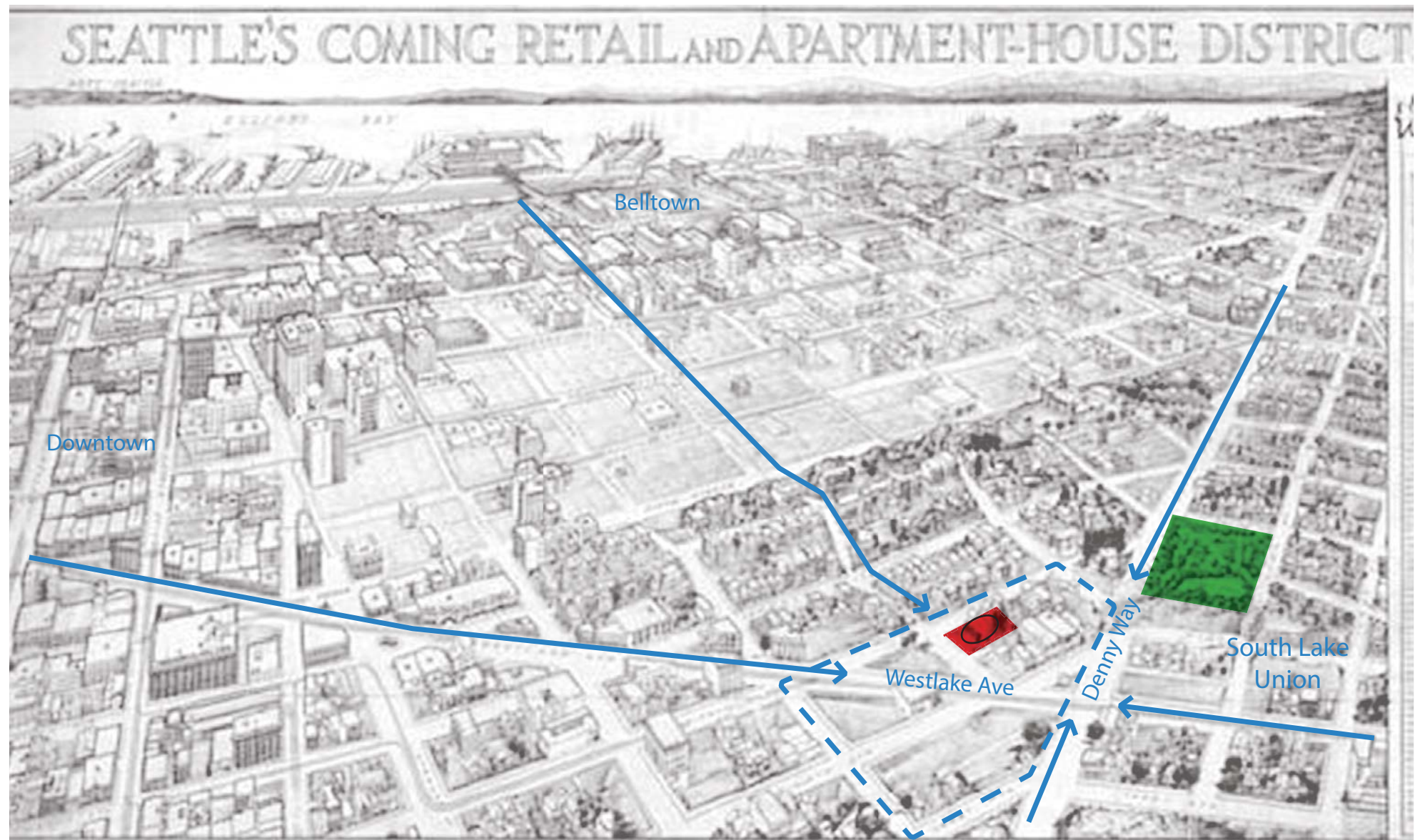
3:00 pm



Fall/Spring Equinox



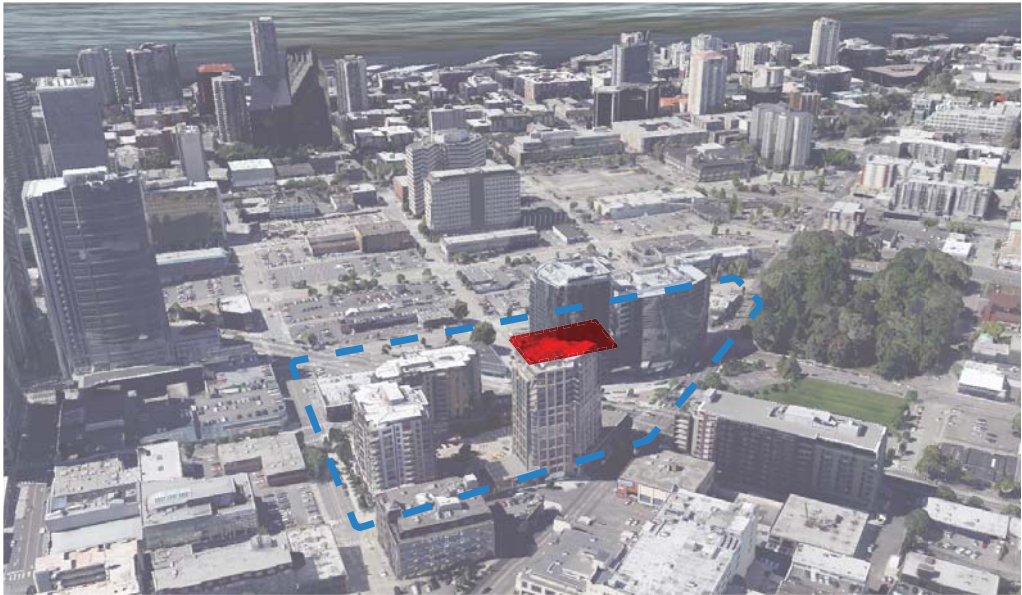




1917 "Apartment District"

Historic Apartment District

Even before the regrade of Denny hill the site was a part of a planned apartment district. The importance of the site as central node between all of the adjacent neighborhoods was clear even to city planners in 1917.

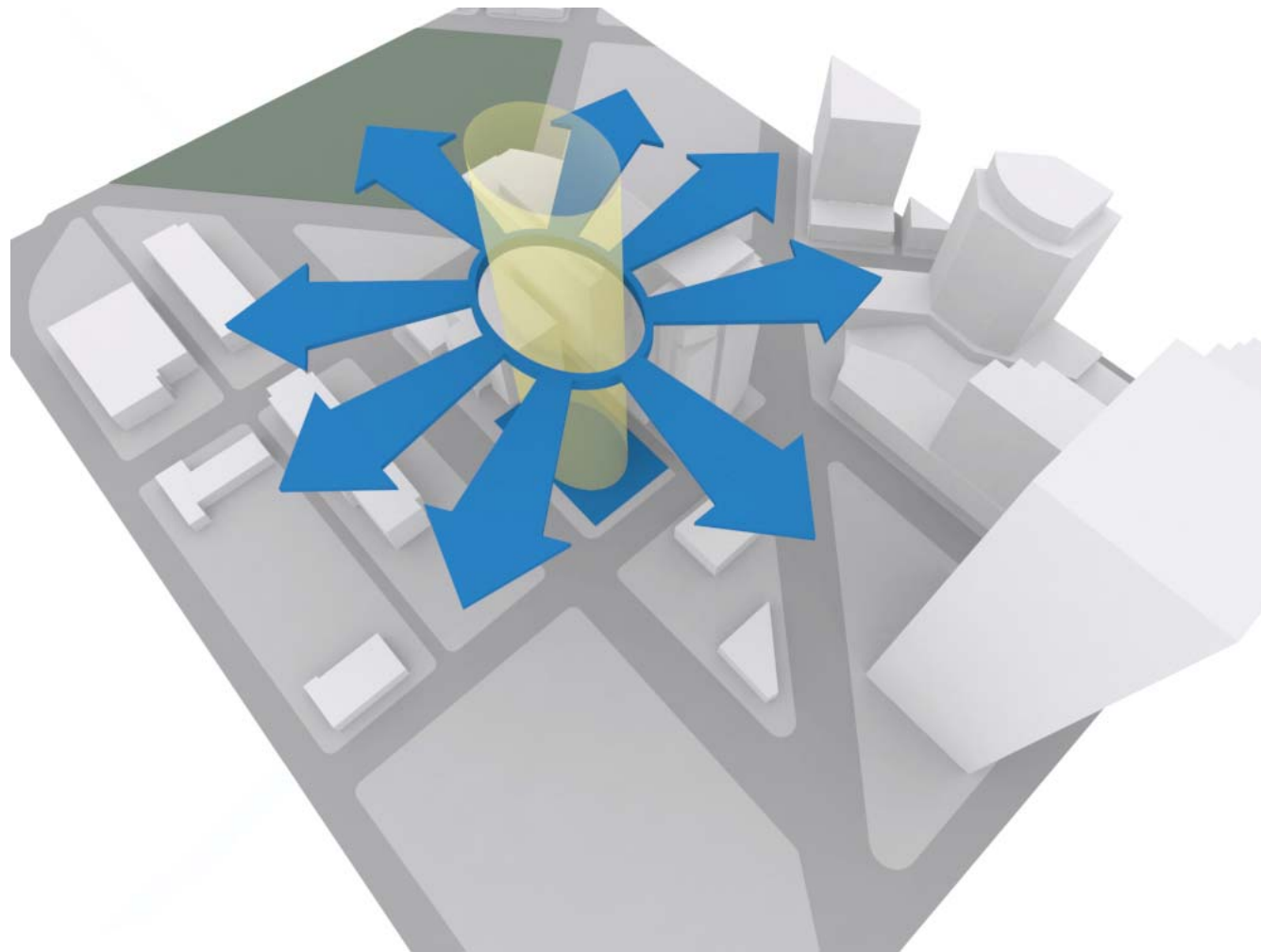


Present "Apartment District"



Contextual Response

With the proliferation of recent residential hi-rise projects in downtown Seattle, the applicant wishes to differentiate this project by creating a unified form. While curvilinear geometry is often used in residential design, a continuous oval shape may be different and appealing by its simplicity. The tower will be situated over a four level podium which will frame and enliven the street with a compatible geometry.

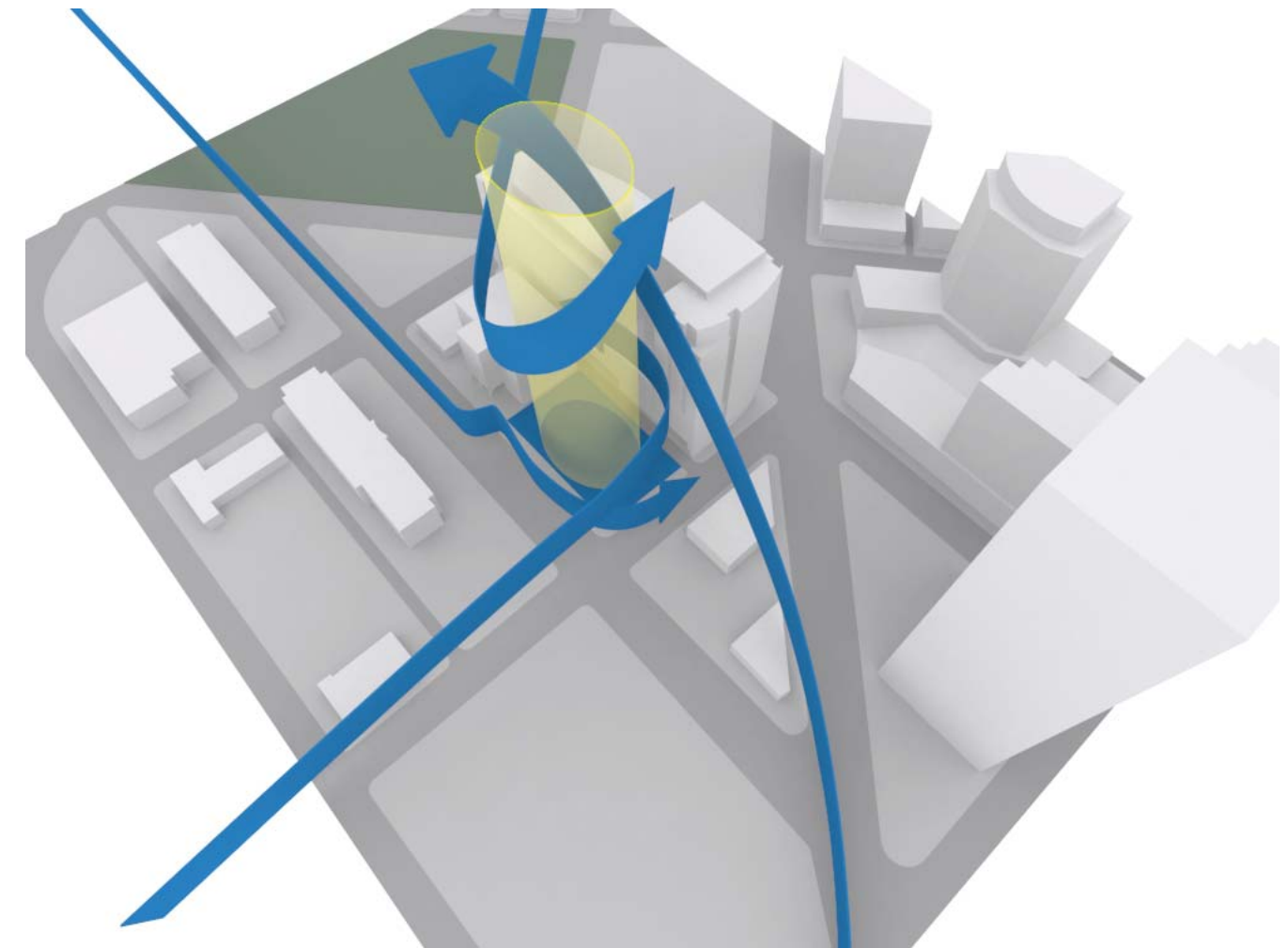


GRID NEUTRAL

The proposed design is intended to provide a visual bridge between the intersecting Downtown and South lake union neighborhoods by shaping itself to be neutral to both street grids. Its height and proportioning will inherently step up to the adjacent Amazon high rise buildings.

con•flu•ence noun \kän-flü-n(t)s, kn-\

: A situation in which two or more things come together



CONFLUENCE

The simple, elegantly curved form embraces the unique site context provided by the confluences both of the major streets (Denny and Westlake), and the burgeoning south lake union and established downtown neighborhoods.

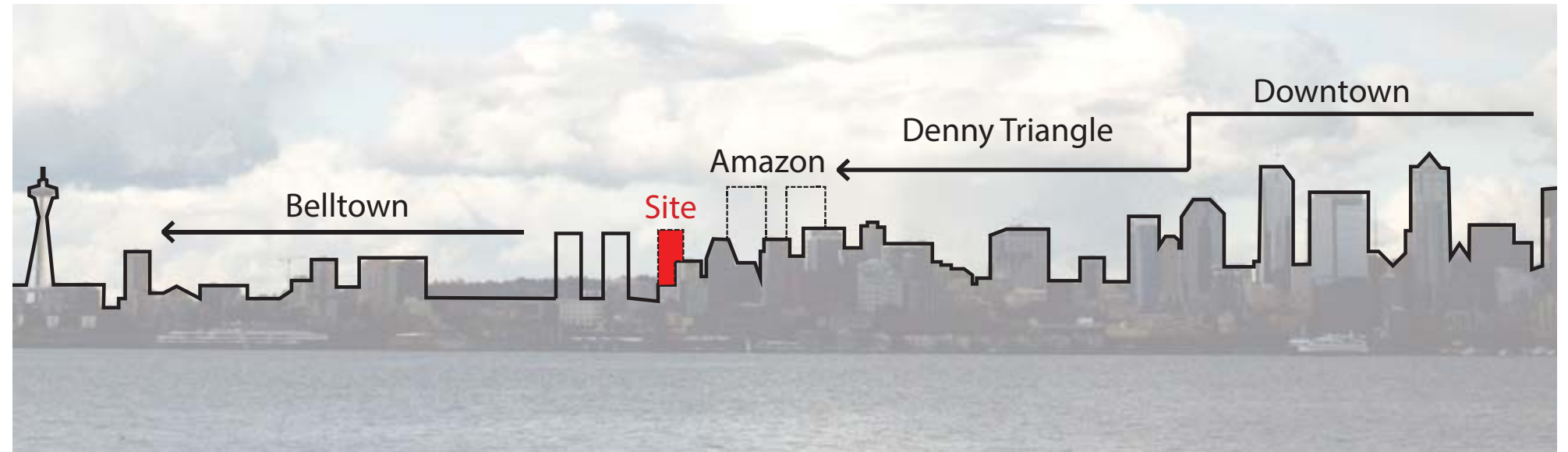
A. Site Planning

A-1 Respond to the physical environment

The concept endeavor to create a form that fits and is compatible within a pronounced urban grid shift. The change is a 43-degree street grid shift between the Denny Triangle and South Lake Union Neighborhoods. By creating a non-biased form, the project is equally part of both neighborhoods.

A-2 Enhance the Skyline

The project form is unified with a simple elliptical shape that will set itself apart from the collage-like and generally orthogonal compositions within this part of the city. At four hundred feet, the tower will express its individual and distinct soft quality. Curvilinear shapes are part of the vocabulary of 2201-9th Avenue as well as the Pan Pacific Hotel Tower across Westlake Avenue creating visual ties.



A-2
Enhance the Skyline

B. Height, Bulk and Scale

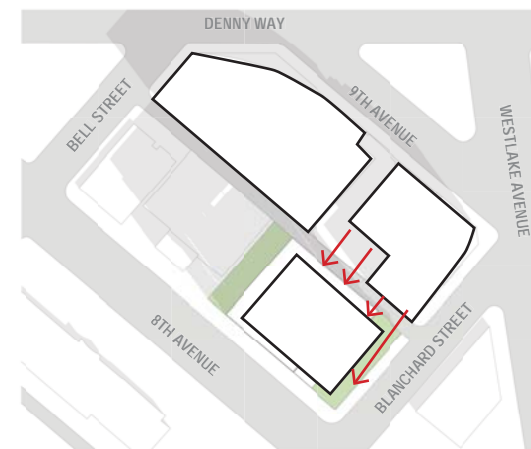
B-1 Response to the Neighborhood Context

Of all the alternatives presented, the elliptical form provides the greatest amount of separation between itself and its closest neighbor, the 2201 9th Avenue / Enso Tower. Rather than a straight wall paralleling the Enso, the elliptical shape naturally steps away from the tower. The project's 5-story base reflects the geometry of the typical tower floors and opens up to the intersection providing public accessible exterior space and enhances the Blanchard Green Street.

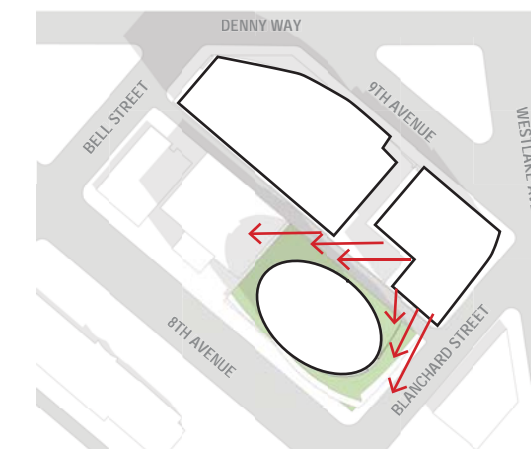
B-2 Create a Transition in Bulk & Scale The proposed base massing involves building elements of different heights creating a transition from the street to the tower. **B-3 Reinforce the Positive Urban Form & Architectural Attributes of the Immediate Area** While the area is in continual and rapid transition from its past, this proposal will be compatible with the 'of-its-time' contemporary expression of the immediate area. It will provide a natural scale transition from the 500-ft. Amazon.com towers to the 240-ft. 2200 Westlake towers on Denny Street.

B-4 Design a Well-Proportioned & Unified Building

This proposal is part of the new generation of taller residential towers which will inherently have a better proportion than its stubbier 240-ft. tall predecessors. The aspect ratio of the tower will be nearly 3:1.

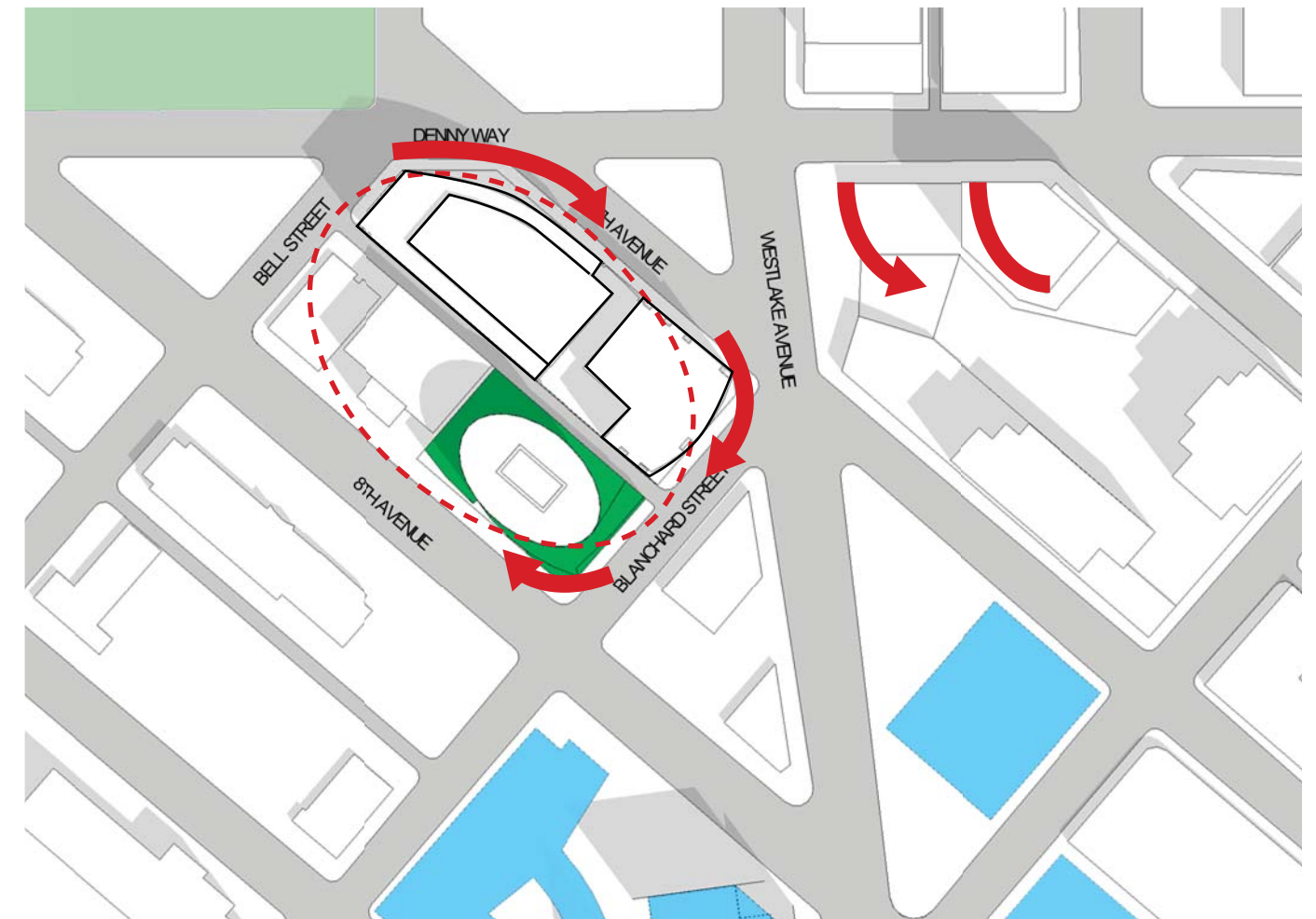


DIRECT



ASKEW

B-1
Building Separation



B-1
Receptive Curved Forms
Neighborhood Context





C. Architectural Elements and Materials

C-1 Promote Pedestrian Interaction

This proposal embraces and incorporates the Blanchard green street improvements to the benefit of the development and neighborhood. The intersection of Blanchard and Westlake Avenue will have extraordinary solar access and is planned to be a special part of the project. Retail is planned to predominate the street scape uses with a restaurant likely located at the corner.

C-2 Design Facades of Many Scales

The design will have an activated 4-story base with three individual setbacks including the prescribed set at 45-ft. adjacent to the green street.

C-3 Provide Active – not blank facades

To the extent allowed by the energy code no blank facades are anticipated at the street. Then entrance lobby will be minimized to increase retail frontage.

C-1 Promote Pedestrian Interaction

Several streetscapes will be incorporated to enhance the pedestrian experience including widened sidewalks and appropriate street furniture;

C-4 Reinforce Building Entries

Various retail entries and the main residential entrance will be uniquely articulated from the street.

C-5 Encourage Overhead Weather Protection

Appropriate street weather protection will be provided over major pedestrian routes.

D. Pedestrian Environment

D-1 Provide Inviting & Usable Open Space

The open space provided on the green street and at the intersection with its protected street bulbs will provide ample circulation and usable open space for the neighborhood and tenants.

D-2 Enhance the Building with Landscaping

Appropriate and sustainable landscaping strategies will be utilized at and above the street. The intent is to adhere with the established street standards for the Blanchard Street green street.

D-3 Provide Elements that define the place

The curvilinear typology will be a distinctive element of the street, not unlike, the West Elm façade of 2201 9th Avenue.

D-6 Design for Personal Safety & Security

The base of the tower will not have an above grade garage, but rather residential loft apartments with 'eyes on the street'.



Site Plan Sketch

- Landscape Legend**
- 1. New trees per green street standard
 - 2. Replacement trees
 - 3. Patio
 - 4. Native plantings
 - 5. Accent Paving





Pedestrian Experience Sketch - 8th Ave and Blanchard



Pedestrian Experience Sketch - 8th Ave Facing North



Pedestrian Experience Sketch - 8th Ave Facing South



Pedestrian Experience Sketch - Blanchard Street Facing East