



DESIGN REVIEW BOARD RECOMMENDATION MEETING SEPTEMBER 2, 2014

PROJECT INFORMATION

DPD PROJECT #
3016574

PROPERTY ADDRESS
1812 BOREN AVENUE

OWNER
TOUCHSTONE

ARCHITECT
ZGF ARCHITECTS

DPD CONTACT
SHELLEY BOLSER



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1 STATEMENT OF DEVELOPMENT OBJECTIVES

DEVELOPMENT SUMMARY

Tilt 49 is a mixed use development on the half block bordered by Stewart Street, Boren Avenue, Howell Street, and the Alley. The project will include approximately 300,000 gsf of office space and 390,000 gsf of residential. Approximately 600 parking spaces will be provided below grade.

PROJECT GOALS

- To achieve a dynamic and cohesive development: shared program, form and architectural vocabulary
- To achieve clarity and coherence: simple, volumetric buildings which reveal function
- To elevate the streetscape experience: active on all street edges and protected from traffic
- To create identity for Boren Avenue: a gateway between South Lake Union and Capitol Hill
- To feature the corner of Stewart and Boren: arrival to the city and arrival to the site

LEGAL DESCRIPTION

Lots 1-6 of Block 51 second addition to the town of Seattle as laid off by heirs' of Sarah A. Bell. Vol.1 Pg. 121

KING COUNTY ASSESSOR PARCEL NO

#066000-2085 / #066000-2095 / #066000-2094 / #066000-2100 / #066000-2105

LOT AREA

42,363 SF

OFFICE BUILDING 11 LEVELS

307,296 GSF

RESIDENTIAL 36 LEVELS; 368 UNITS

395,160 GSF

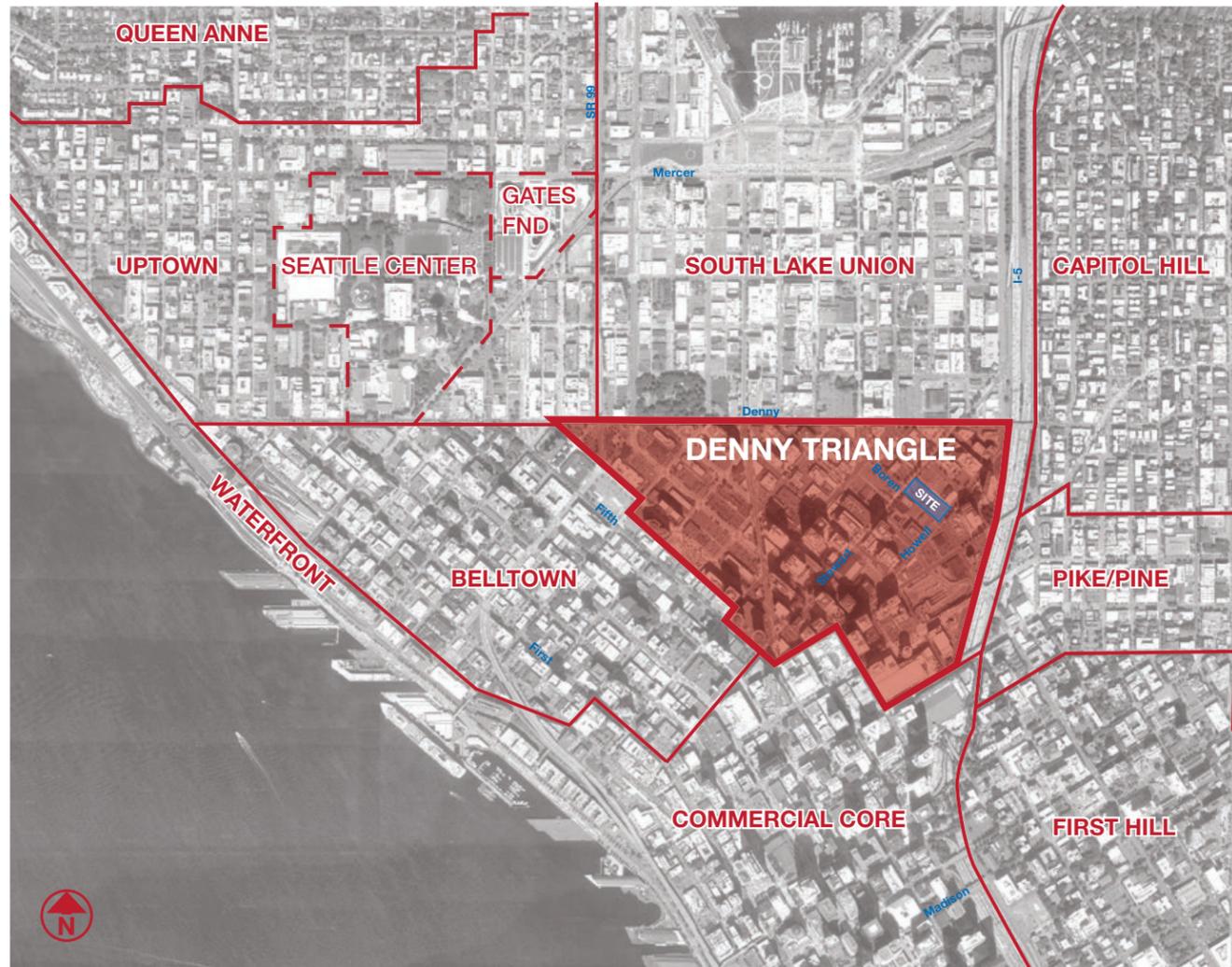
BELOW GRADE PARKING 5 1/2 LEVELS

532 SPACES



ANALYSIS - VICINITY MAP

-  URBAN CENTER VILLAGE BOUNDARY
-  ZONING BOUNDARY
-  CLASS I PEDESTRIAN STREET
-  CLASS II PEDESTRIAN STREET
-  GREEN STREET



2 ANALYSIS - ZONING OVERVIEW

PROPERTY ADDRESS

1812 Boren Avenue

KING COUNTY ASSESSOR PARCEL NO.

#066000-2085 / #066000-2095 / #066000-2094 /
#066000-2100 / #066000-2105

ZONING

DMC 240/290-400

Downtown Mixed Commercial

Downtown Fire District

Denny Triangle Urban Center Village

SITE DIMENSIONS

$[(119.97' + 120.07')/2] \times [(352.98' + 352.95')/2] = 42,363 \text{ sf}$

DESIGN REVIEW SMC 23.41

Required

STRUCTURE HEIGHT SMC 23.49.008

NONRESIDENTIAL MAXIMUM HEIGHT

240 feet

RESIDENTIAL BASE HEIGHT

290 feet

RESIDENTIAL MAXIMUM HEIGHT

400 feet (Requires Voluntary Agreement for Housing per SMC 23.49.015)

ROOF FEATURES MAXIMUM HEIGHT

40 feet (10% of maximum structure height) above the applicable height limit SMC 23.49.008.9.B

STAIR PENTHOUSES AND MECHANICAL EQUIPMENT MAXIMUM HEIGHT

15 feet above the applicable height limit

Maximum Height measured from existing grade elevation at the midpoint of the major street (Boren Avenue) property line SMC 23.86.006.E.3.a

STREET-LEVEL USE REQUIREMENTS SMC 23.49.009 MAP 1G

Stewart Street—not required

Boren Avenue—not required

Howell Street—not required

GENERAL REQUIREMENTS FOR RESIDENTIAL USES SMC 23.49.010-B

COMMON RECREATION AREA FOR DEVELOPMENTS WITH MORE THAN 20 DWELLING UNITS

5% of the residential floor area, exclusive of area gained through voluntary agreement for housing per SMC 23.49.015

.05 x (260,611 sf) = 13,031 sf required

Maximum of 50% of the area may be enclosed

Minimum dimension = 15'

BASE AND MAXIMUM FLOOR AREA RATIOS (FAR) SMC-CHART 23.49.011.A1

DMC 240/290-400 FAR

Base: 5

Maximum: 7

SITE AREA

42,363 sf

NON-RESIDENTIAL

Chargeable

Maximum: 296,541 sf

RESIDENTIAL

Exempt / no limit

**Minimum floor to floor height is 13, Minimum depth of 15', overhead weather protection provided*

BONUS FLOOR AREA FOR VOLUNTARY AGREEMENT SMC 23.49.012

Executed

OFFICE OPEN SPACE REQUIREMENTS SMC 23.49.016B

20 sf per 1000 sf gross office floor area

$20 \times 307,296/1000 = 6146 \text{ sf}$

OVERHEAD WEATHER PROTECTION AND LIGHTING SMC 23.49.018

Required along the entire street frontage except facade located 5 feet from street property line or at driveways into structures.

Lower edge of weather protection to be a minimum of 10' and maximum of 15' above sidewalk height.

MECHANICAL EQUIPMENT ALLOWANCE

3.5% of chargeable area exempt

TOTAL

307,296 sf

BELOW GRADE PARKING

Exempt

STREET LEVEL USE (RETAIL)

Exempt*

ANALYSIS - ZONING OVERVIEW

PARKING QUANTITY SMC 23.49.019-A.1

MINIMUM REQUIRED

None

RESIDENTIAL MAXIMUM ALLOWED

No Limit

NON-RESIDENTIAL MAXIMUM ALLOWED

1 per 1,000 sf or 307 stalls
(Existing surface 100 stalls)

PROPOSED

532 stalls total

BICYCLE PARKING CHART 23.49.019

OFFICE

1 space per 5,000sf for the first 50 spaces
1 space per 10,000sf thereafter

RETAIL

1 space per 5,000 sf of gross retail floor area

RESIDENTIAL

1 space for every 2 dwelling units for the first 50 spaces
1 space for every 4 dwelling units thereafter

BICYCLE COMMUTER SHOWER FACILITIES

Required

CURB CUT LOCATION SMC 23.49.019-H.1.A

Alley access to parking required for lot abutting alley.

MINIMUM SIDEWALK AND ALLEY WIDTH SMC 23.49.022 AND MAP 1C.1

REQUIRED SIDEWALK WIDTH

Boren 12'
Stewart 15'*
Howell 15'*

MINIMUM ALLEY WIDTH: REQUIRED

20' required; 16' existing
Requires a 2-foot dedication from lot line at the alley per SMC 23.53.030.F

**18' on transit side for one-way street, 15' on other side*

STREET FACADE AND SETBACK REQUIREMENTS SMC 23.49.056

Howell Street, Stewart Street and Boren Avenue are Class II pedestrian streets (Map 1F)

FACADE TRANSPARENCY SMC 23.49.056C

Class II Pedestrian Street, Min 30% Transparent

BLANK FACADE SMC.49.056D

Class II Pedestrian Street, Max 30', total must be less than 70% of the Facade length
Blank Facade measured between 2 and 8' above finished grade.

FACADE MODULATION SMC 23.49.059B

Between 0 to 85', no modulation required

Between 85' and 160', Max unmodulated facade length is 155'

When required, minimum facade setback is 15' from Property Line for a min distance of 60'.

UPPER-LEVEL DEVELOPMENT STANDARDS SMC 23.49.058

NON-RESIDENTIAL USE ABOVE 160 FEET IN

HEIGHT SMC 23.49.058.B&C

Maximum facade length within 15 feet of property line
125 feet

RESIDENTIAL USE SMC 23.49.058D

Maximum Average Residential
Gross Floor Area per Story above 290 feet
10,700 sf

Maximum facade width

145' north/south above 240'

Maximum Residential Gross

Floor Area of Any Story in Tower
11,500 sf

Maximum Tower Width above

85 feet parallel with Boren Avenue
120 feet

TOWER SEPARATION SMC 23.49.058E

If Tower exceeds 160', then all portions of the Tower that exceed 125' must be at least 60' from any other Tower that is over 125' in height.

QUANTITY OF LOADING SPACES SMC 23.54.035

Proposed uses are 'low demand'

REQUIRED NUMBER OF LOADING BERTHS

2 for < 160,000 sf
3 for 160,000 to 264,000 sf
4 for 264,001 to 388,000 sf

Each berth must be 10 feet x 35 feet minimum

WASTE AND RECYCLING STORAGE REQUIRED AREA SMC 23.54.040

REQUIRED AREA

Residential

575 sf plus 4 sf for each additional unit above 100

Non-residential

275 sf @ 50% (mixed use development) = 138 sf

2 ANALYSIS - CONTEXT BUILDINGS

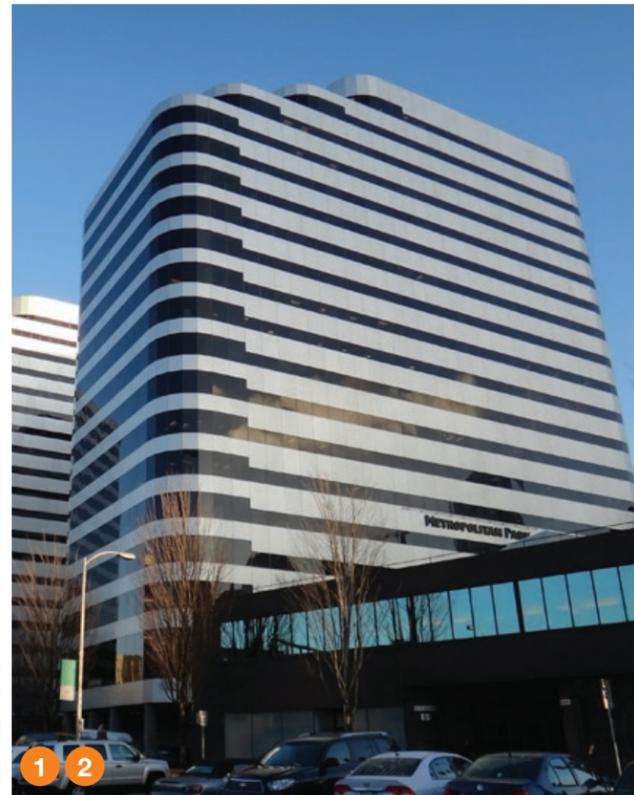


- 1 Office, 19 Story Met Park 1
- 2 Office, 19 Story Met Park 2
- 3 Research, 2 Story SCRI—Olive Lab
- 4 Auto Retail, 1 Story Honda of Seattle
- 5 Self Storage, 5 Story
- 6 Future Office, 11 Story Hill 7—Under Construction
- 7 Future Hotel, 14 Story Hill 7—Under Construction
- 8 Future Office, 22 Story - Currently Residential 3 Story
- 9 Office, 1 Story
- 10 Billboard
- 11 Car Rental, 1 Story
- 12 Office, 3 Story
- 13 Social Service, 2 Story
- 14 Office, 1 Story
- 15 City Motor Pool Service, 1 Story
- 16 Retail, 1 Story Emerald City Smoothie
- 17 Retail, 1 Story Salsa N' Seattle
- 18 Retail, 1 Story Da Spot
- 19 Retail, 1 Story Kroesen's Uniforms
- 20 Office/Research, 11 Story Met Park North
- 21 Residential, 6 Story / Retail at Ground Level
- 22 Office/Research, 6 Story Met Park N / Retail LA Fitness
- 23 Retail, 1 Story Market House
- 24 Retail, 1 Story Re-Bar
- 25 Retail/Office, 2 Story
- 26 Future Residential Tower, 39 Story KINECTS

EXISTING USES & STRUCTURES

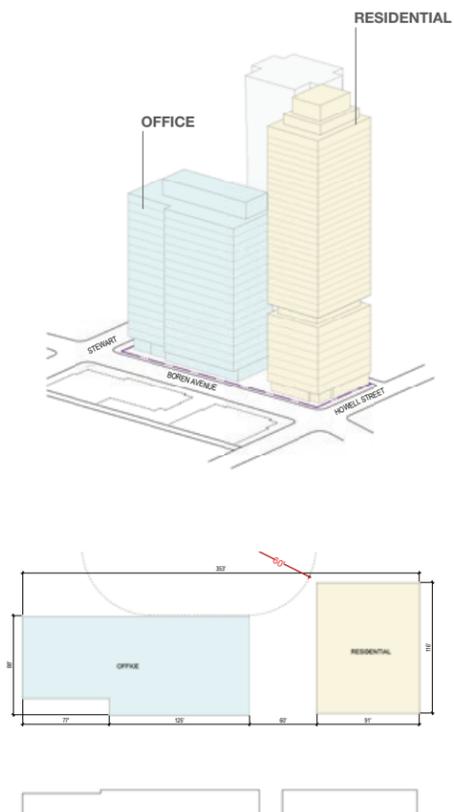


ANALYSIS - CONTEXT BUILDINGS

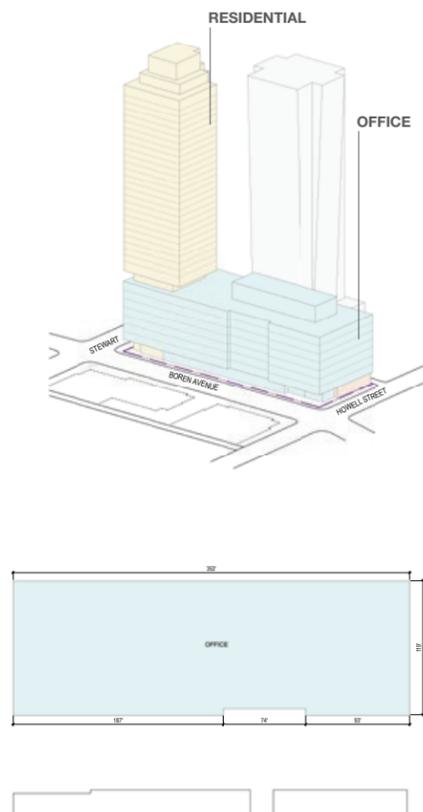


3 EDG COMMENTS - DESIGN REVIEW

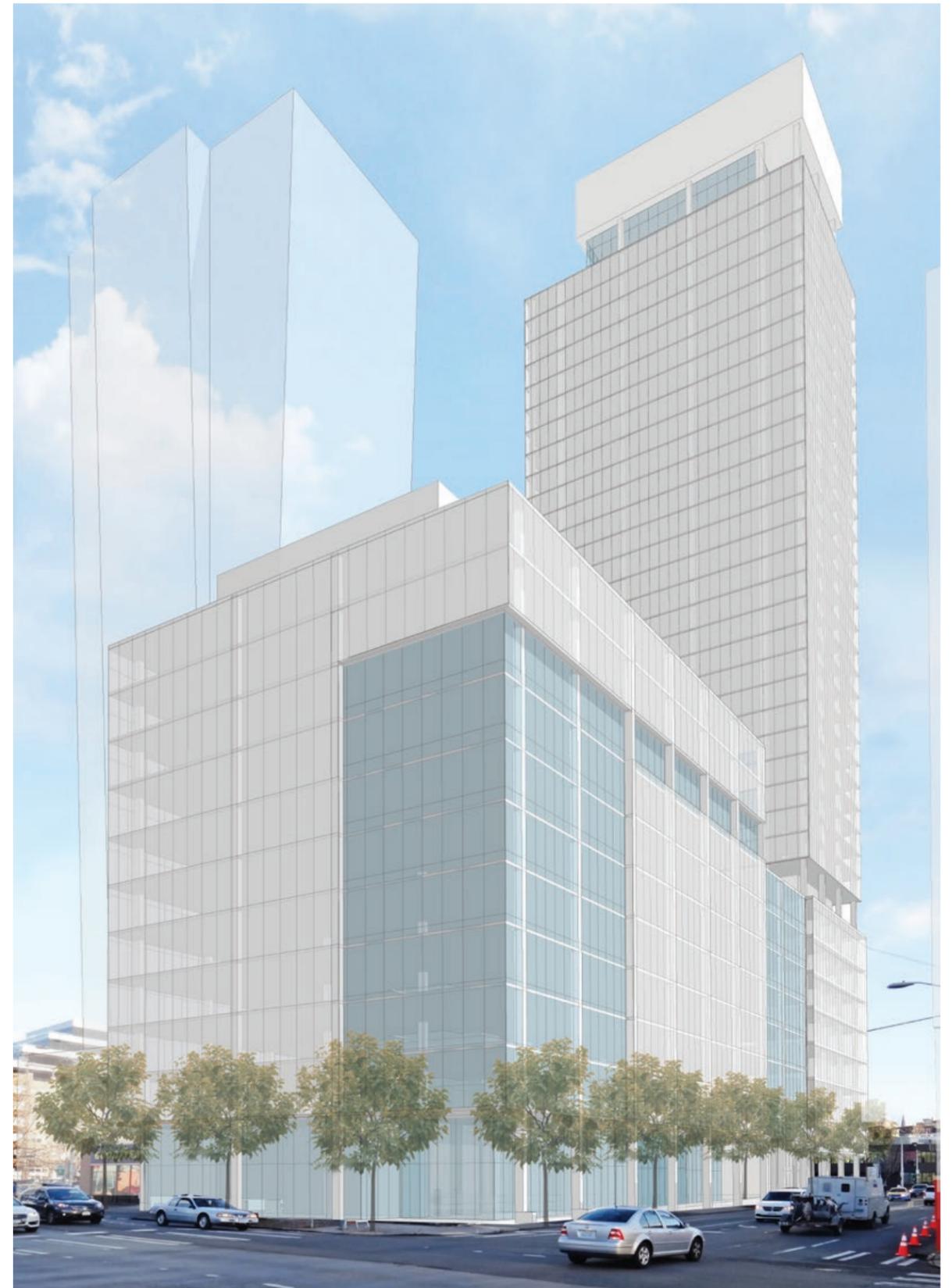
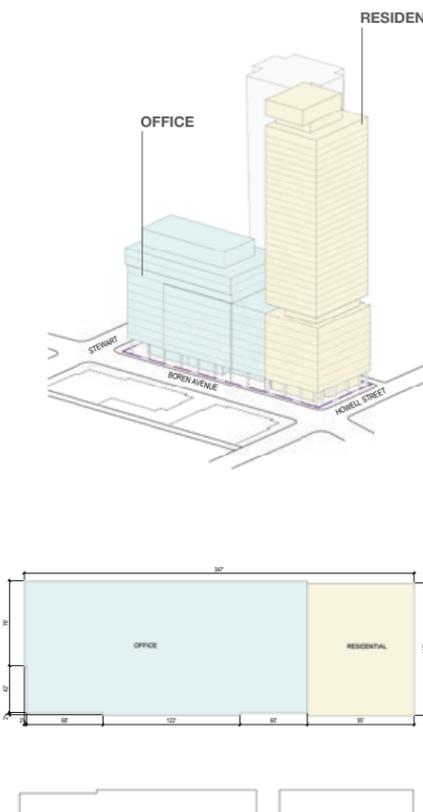
1. TWO TOWERS



2. PODIUM TOWER



3. INTEGRATED TOWERS





3 EDG COMMENTS - DESIGN GUIDELINE RESPONSES

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

Board Guidance:

The proposed design should respond to the design of the Hill 7 development across Boren. The Board supported the proposed facade articulation and texture shown in the Patterned Forms concept.

Applicant Response:

It is the intent of the design to integrate formal elements of the surrounding site into its massing and detail. Immediate architectural elements create a character of extruded form, modulated vertical slots, and horizontal detail. The texture and form of the design is seen as a harmonious example of each of these elements creating one cohesive design between the two uses.

A-2 ENHANCE THE SKYLINE

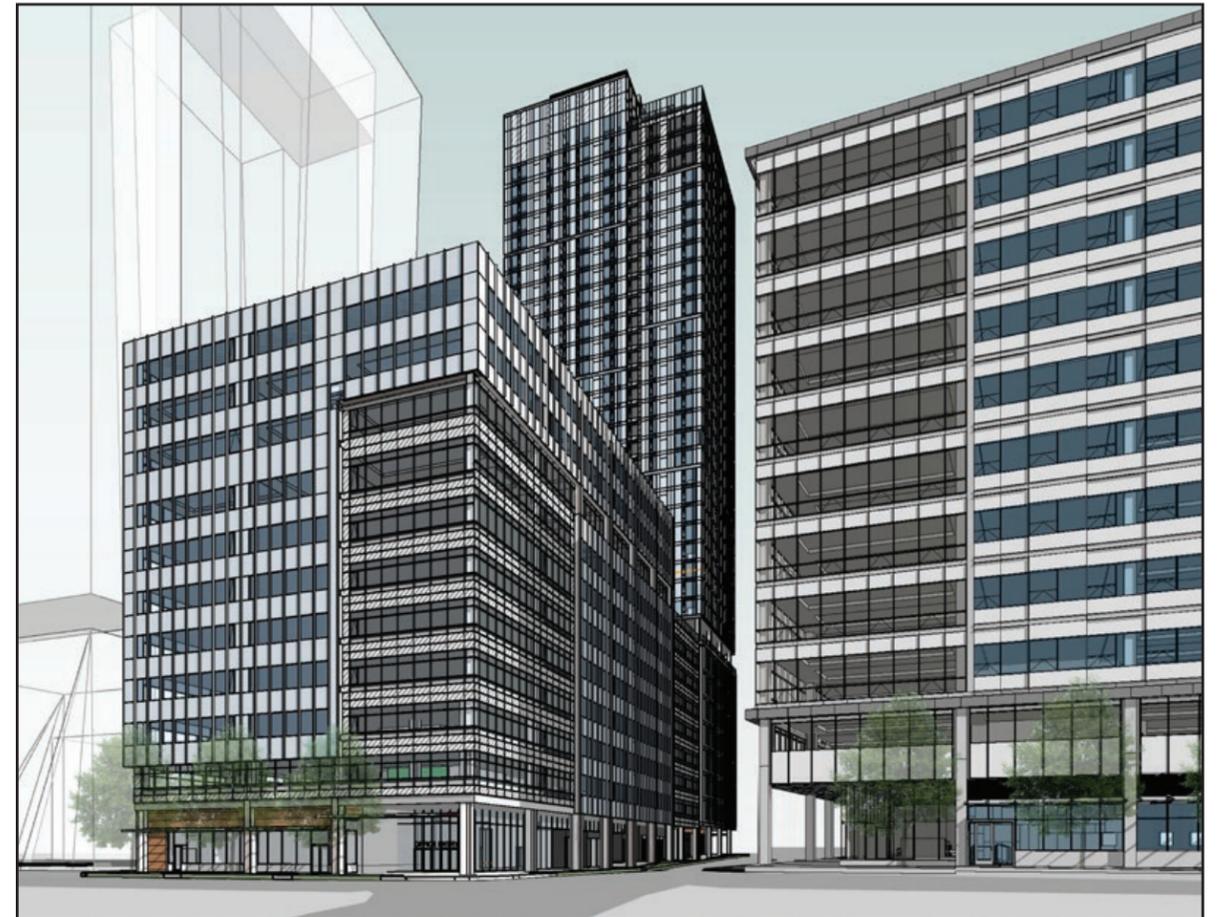
Design the upper portion of the building to promote visual interest and variety in the downtown skyline.

Board Guidance:

The Board supported the initial design direction for the top of the tower and creating visual interest in the skyline. The proposed development will be on the visible edge of the Denny Triangle towers and will be highly visible in the skyline.

Applicant Response:

The intent of the design is to create contrasting formal elements that have vertical and horizontal expression. The tower itself produces a shifting vertical expression of spandrel color variations coupled with strong horizontal floor expressions that alter every 8 floors, creating a strong expression that is meant to change throughout the day as the light and contextual reflections in the glass vary.



B-1 RESPOND TO THE NEIGHBORHOOD CONTEXT

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

Board Guidance:

The approved massing option (Integrated Towers) responds to the context of the urban fabric, which includes continuous street wall development with limited towers per block.

Applicant Response:

As outlined in the response to A-1, it is the intent of the design to develop a design that formally is a harmonious example of the contextual architecture. Furthermore, the colonnade of the building is meant to be a completion of the gateway into the Denny Triangle district from Capitol Hill that was started with the Hill 7 development. Placement of retail on Stewart is another example of the continuation of elements that have been proposed along this corridor with neighboring developments of Hill 7 and 1007 Stewart.



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

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

Board Guidance:

The arcade design of the colonnade offers an opportunity to improve the pedestrian experience at the street level with larger paved surfaces, separation from vehicular traffic, and visually interesting materials.

Applicant Response:

It is the intent of the design to provide and maintain public realm enhancements through opportunities of retail, varying materials, and planting. Level 1 of the building provides more transparent glazing than required on all exposures and strengthens connectivity of interior and exterior through-use of materials and various operable entry points. Specifically, the project is producing a colonnade design that is meant to be a completion of development along Boren between Howell and Stewart as described in B-1.



C-2 DESIGN FACADES OF MANY SCALES

Design Architectural features, fenestration patterns, and materials 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.

Board Guidance:

The proposed design should respond to the design of the Hill 7 development across the street. Through design review, that development successfully used materials, modulation, and articulation to emphasize the two different building programs on site, but visually tied together the overall design concept

Applicant Response:

The proposed design creates unique human-scaled elements within the groundfloor colonnade in the form of the several varying-sized boxes that use natural materials of wood and brick to help ground the tower to the neighborhood fabric. The use of material expression and modulation on the upper form directly relates to neighboring contextual moves that highlight this projects relation to the larger context.



C-3 PROVIDE ACTIVE-NOT BLANK-FACADES

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

C-6 DEVELOP THE ALLEY FACADE

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

Board Guidance:

The proposal should also respond to the design context of the Kinects tower proposed across the alley to the east. The alley façade of the proposed development will face the Kinects tower. The alley façade should be designed to be consistent with the other building facades.

Applicant Response:

The intent of the design is to fully integrate all four exposures to its immediate context. Specifically, the design proposes a “gasket” on the eastern elevation that relates in location to the edge of the Kinects tower. This provides a smooth transition of the corner material expression to the horizontal metal panel of the rest of the office block. Furthermore, the groundfloor elevation takes inspiration from the vertical expression of the tower and organizes louver elements into one overall expression.



3 EDG COMMENTS - DESIGN GUIDELINE RESPONSES

C-5 ENCOURAGE OVERHEAD WEATHER PROTECTION

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

Board Guidance:
(none)

Applicant Response:

As outlined in B-1, it is the intent of the project to be a completion of the gateway into Denny Triangle via a colonnade that reflects the design across the street of Boren. In addition the design uses canopies on Howell and Stewart to not only provide a protected pedestrian experience, but highlight entry points by varying their height and depth.



D-1 PROVIDE INVITING & USABLE OPEN SPACE

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

Board Guidance:

The pedestrian environment should include wider areas of hardscaped surfaces to allow for pedestrian activity, rather than the wider landscaped buffers shown in the landscape concept sketches.

Applicant Response:

Four generous open spaces provide flexible, engaging environments for people. The wide sidewalk zone incorporates special pavement, pedestrian furnishings, and extensive planting, designed with attention to safety, site lines, and comfort. In a range of scales, the Levels 9 and 38 outdoor areas include high quality materials, furnishings, and lush plant material. All outdoor spaces are oriented to maximize solar exposure and enhance expansive views.



D-2 ENHANCE THE BUILDING WITH LANDSCAPING

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

Board Guidance:

The pedestrian environment should include wider areas of hardscaped surfaces to allow for pedestrian activity, rather than the wider landscaped buffers shown in the landscape concept sketches.

Applicant Response:

The building is enhanced with landscaping at multiple elevations. Sidewalk zones include special pavement, planters and street trees, furnishing, and metal planter edges. Levels 9 and 38 incorporate similarly detailed elements including special pavements, custom furnishings, covered areas, and privacy screening. Planting on Level 9 includes trees, plants, and a shade garden. Level 38 planting includes a sedum green roof and ornamental grasses

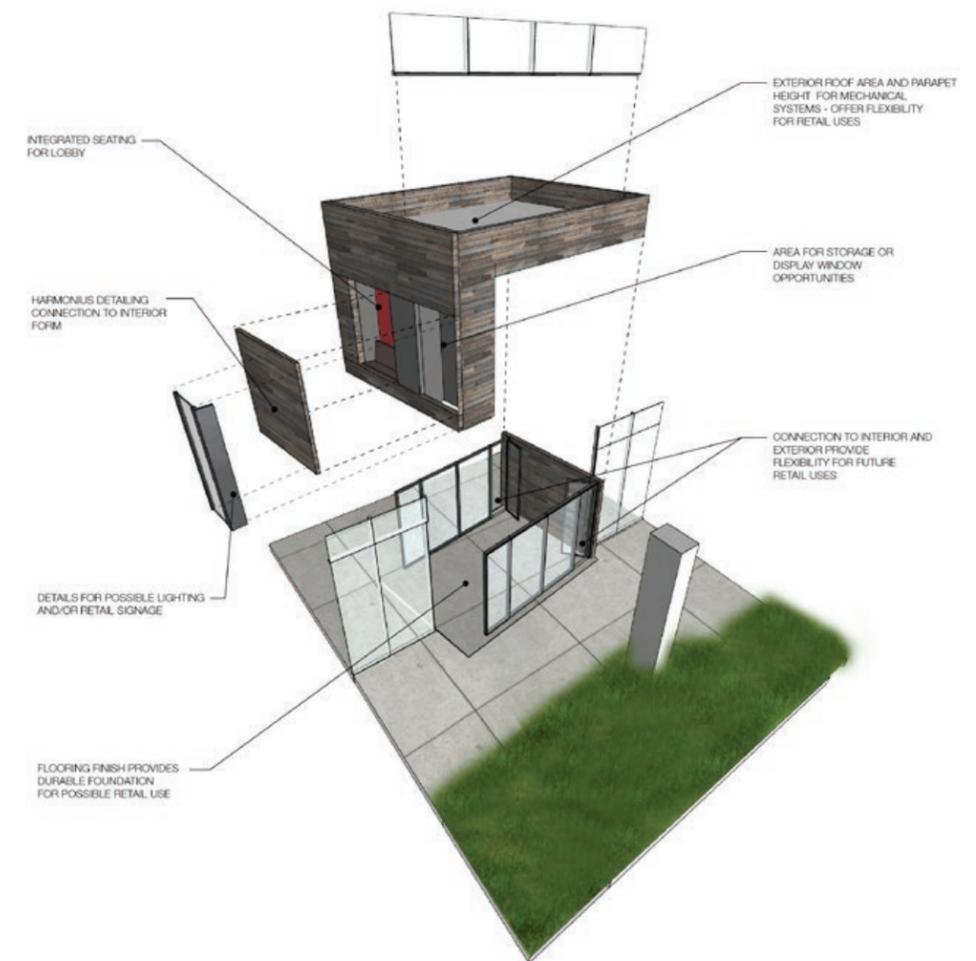
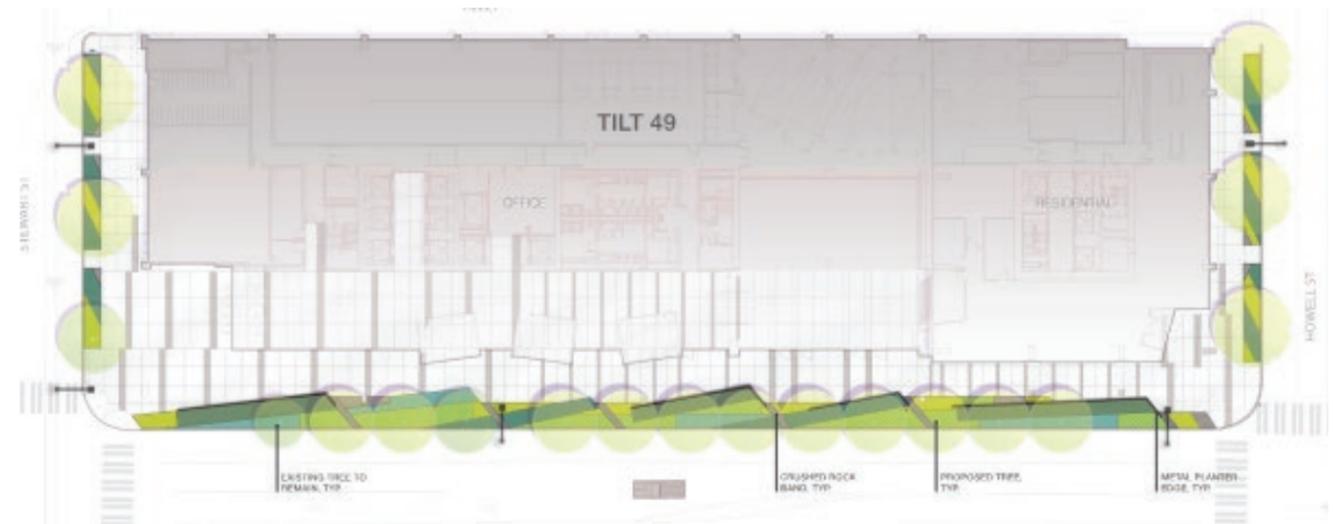
D-3 PROVIDE ELEMENTS THAT DEFINE THE PLACE

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

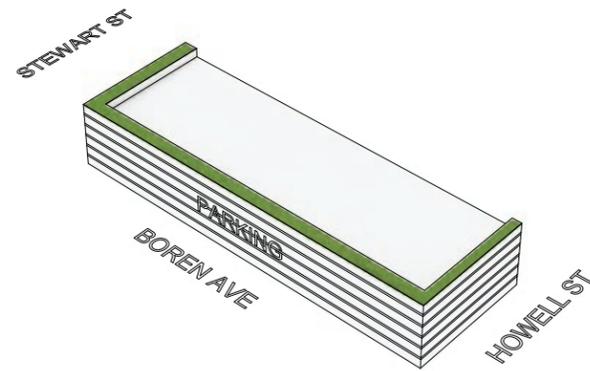
Board Guidance:

Applicant Response:

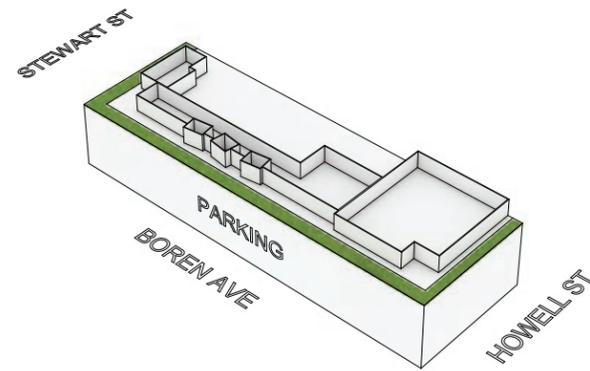
The design of the pedestrian environment is intended to provide a significantly different experience than other areas in Seattle. As described in B-1, the project’s main element is a collonade that provides a flexible protected pedestrian environment that allows for several different uses. Additionally, flexible smaller-elements have been designed to allow the the experience to develop overtime, thus constantly-changing the environment around the project.



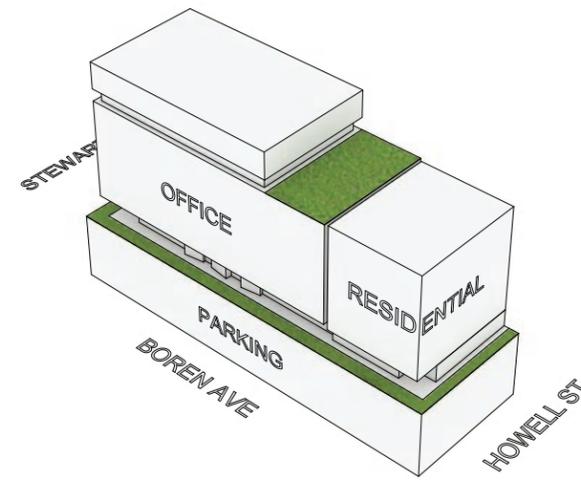
4 BUILDING DESIGN - PROGRAM ORGANIZATION



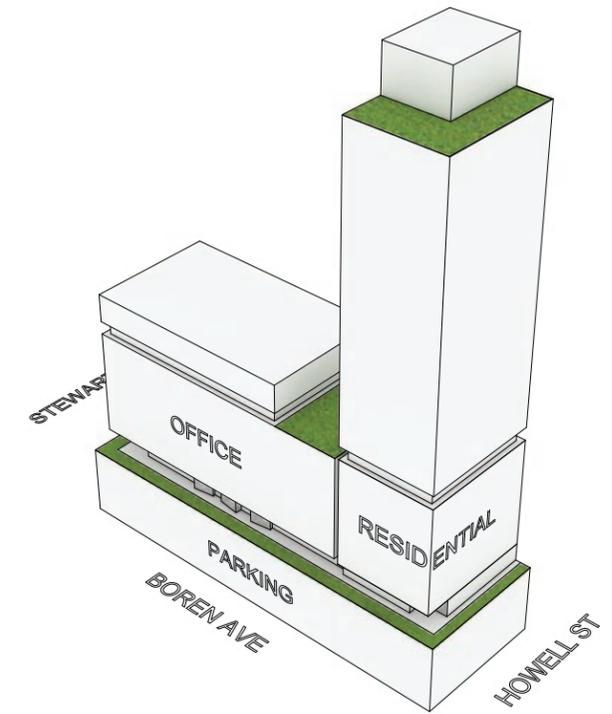
**SUPPORT AND
PARKING**



**GROUND LEVEL
PUBLIC REALM**

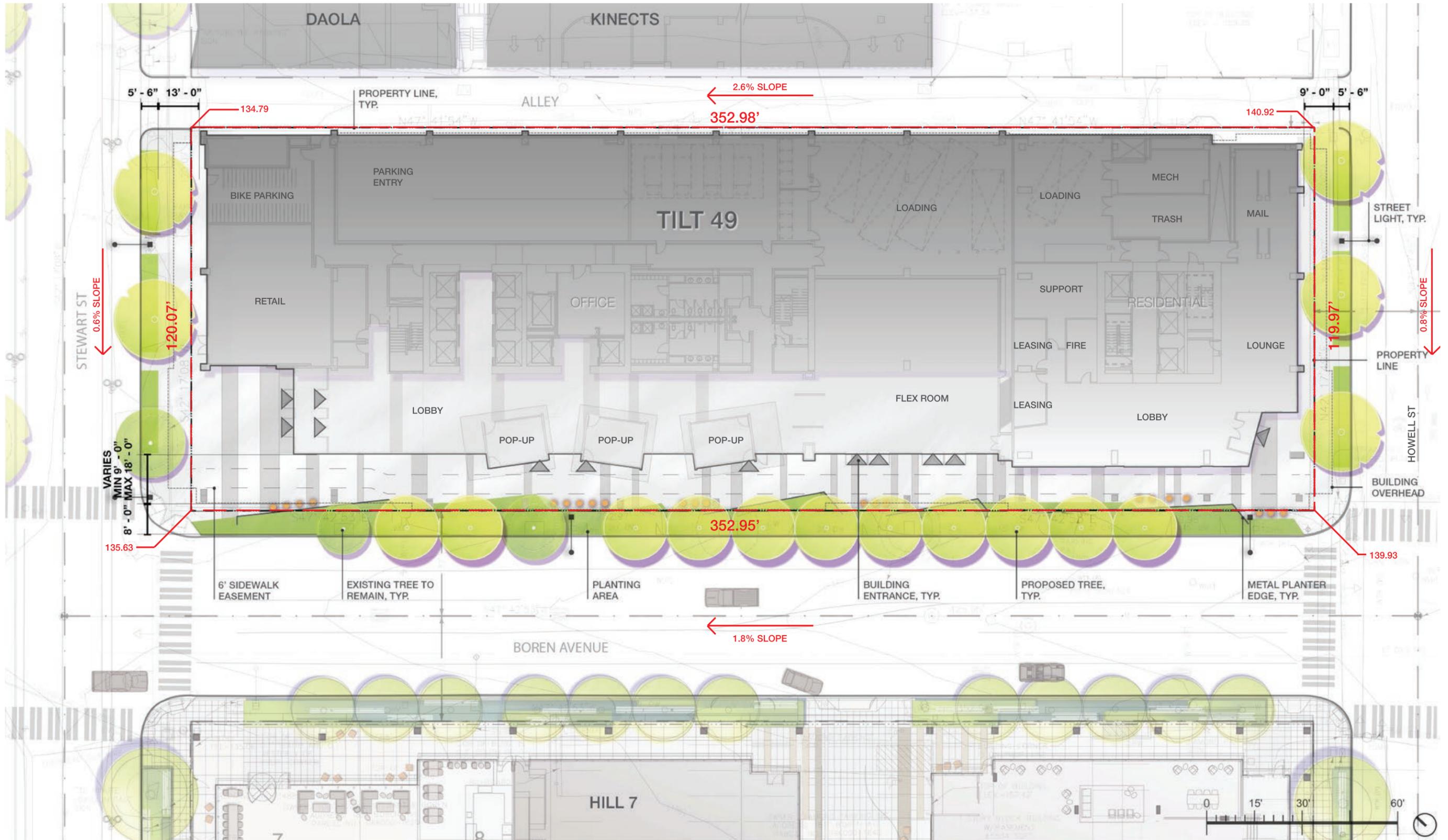


**OFFICE AND
RESIDENTIAL
SEPARATE TO
CREATE OPEN
SPACE**

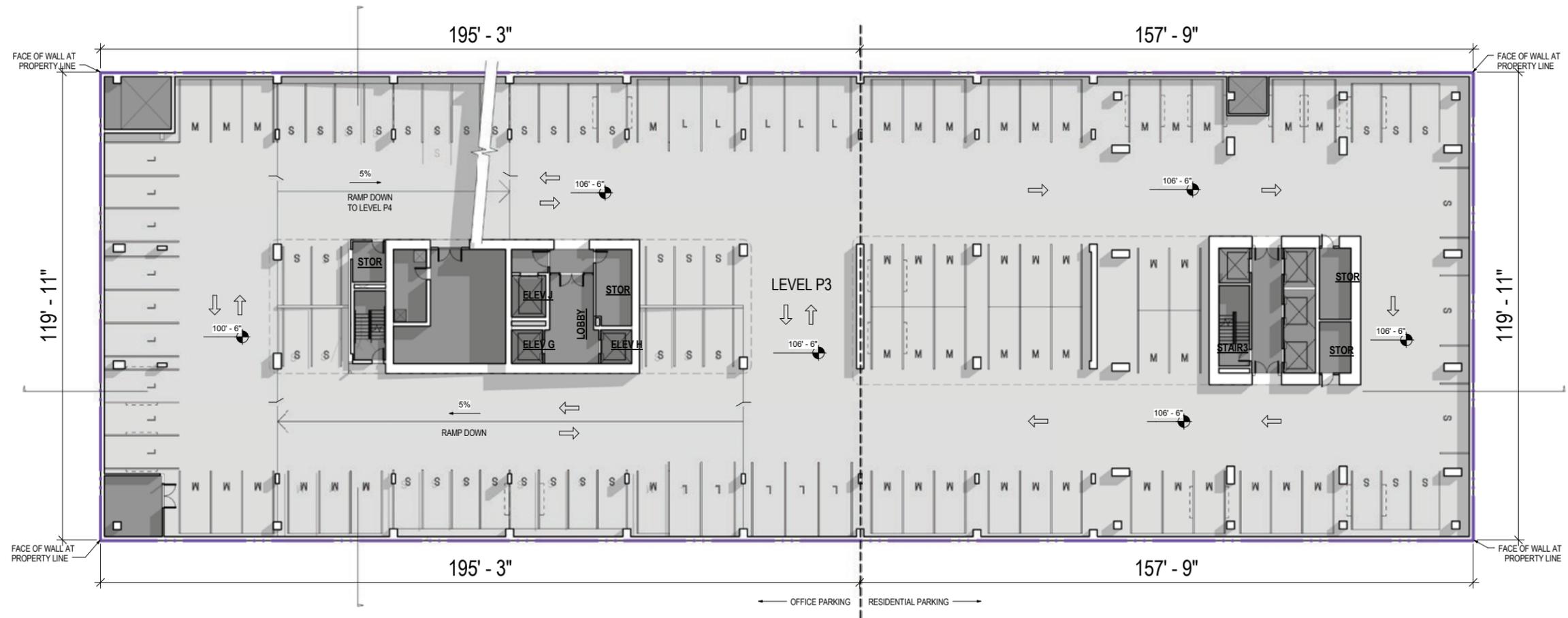


**TOWER BEST
ORIENTED FOR
VIEWS**

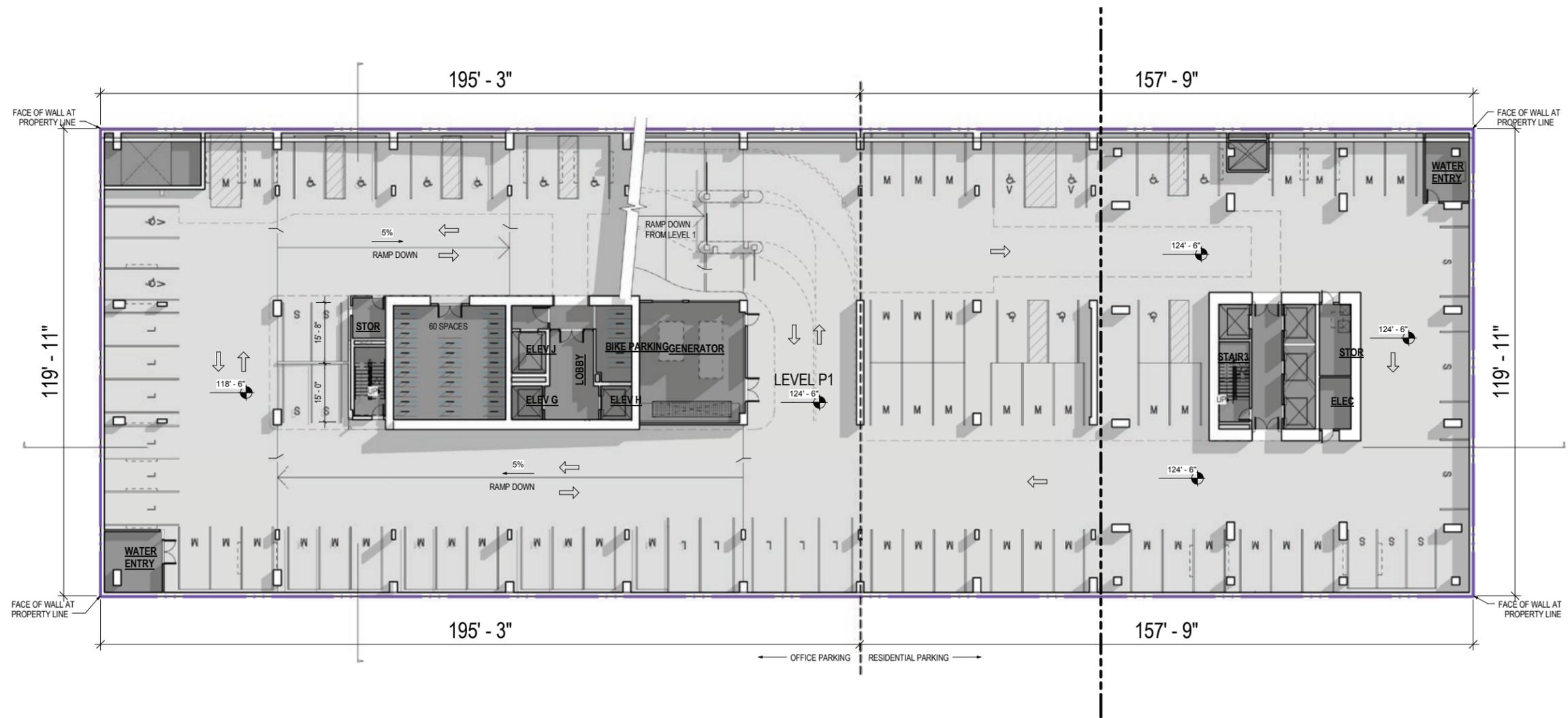
BUILDING DESIGN - COMPOSITE SITE PLAN



4 BUILDING DESIGN - FLOOR PLANS

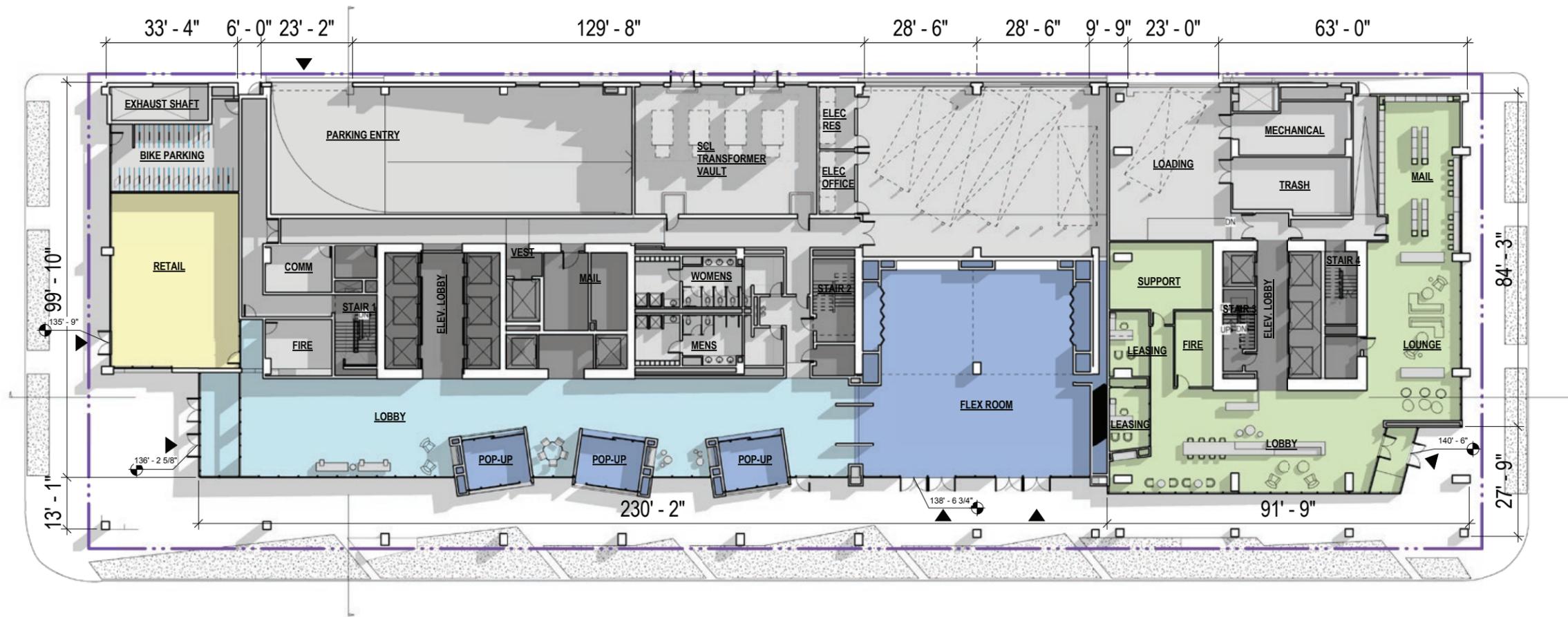


TYPICAL PARKING LEVEL

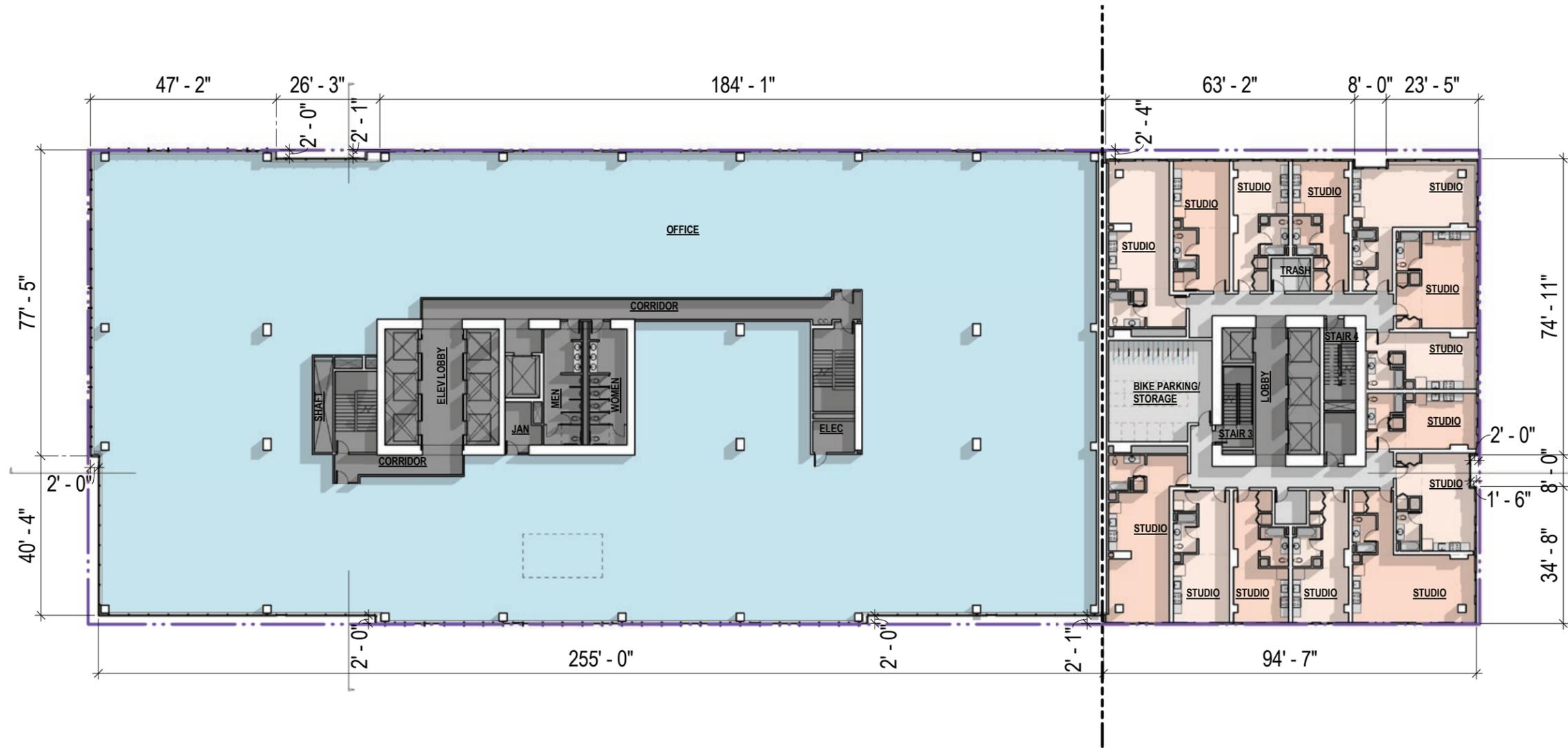


PARKING LEVEL 1

4 BUILDING DESIGN - FLOOR PLANS

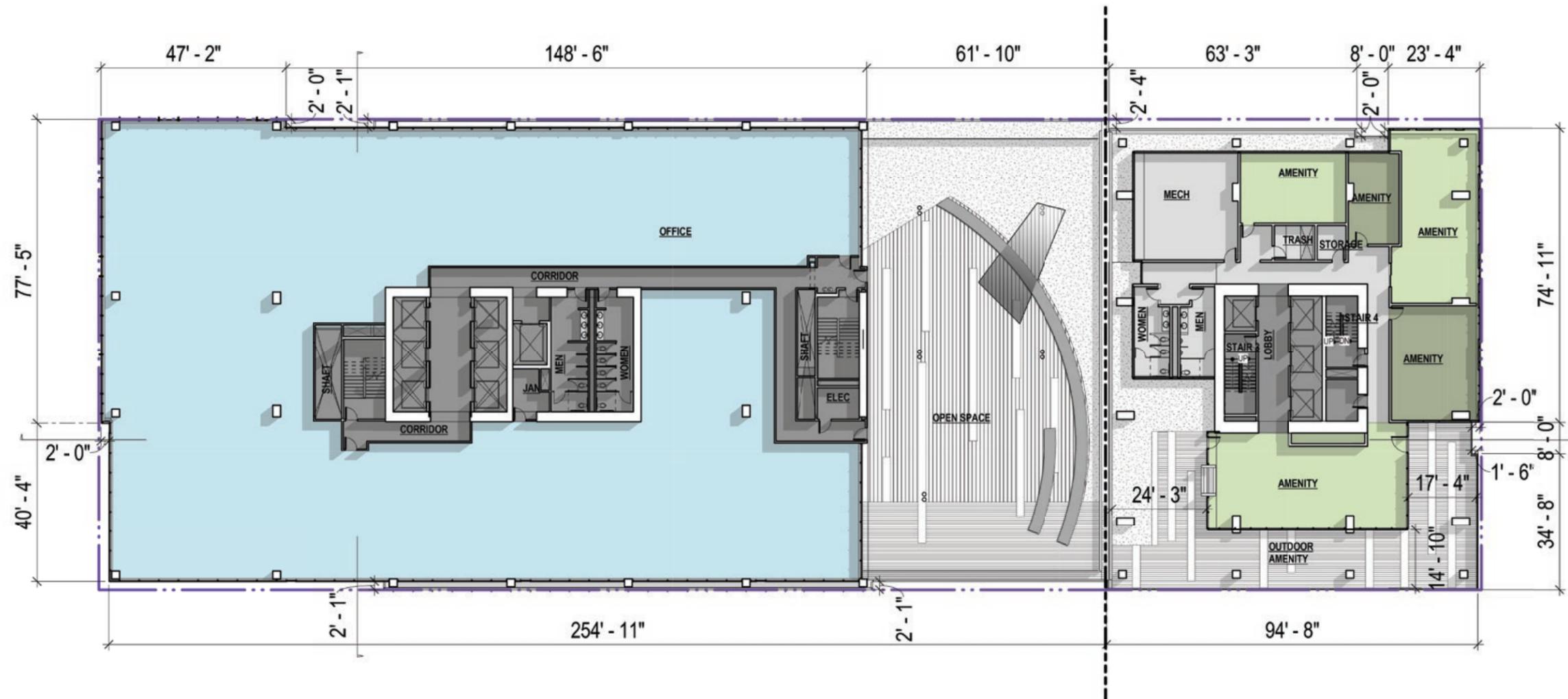


LEVEL 1

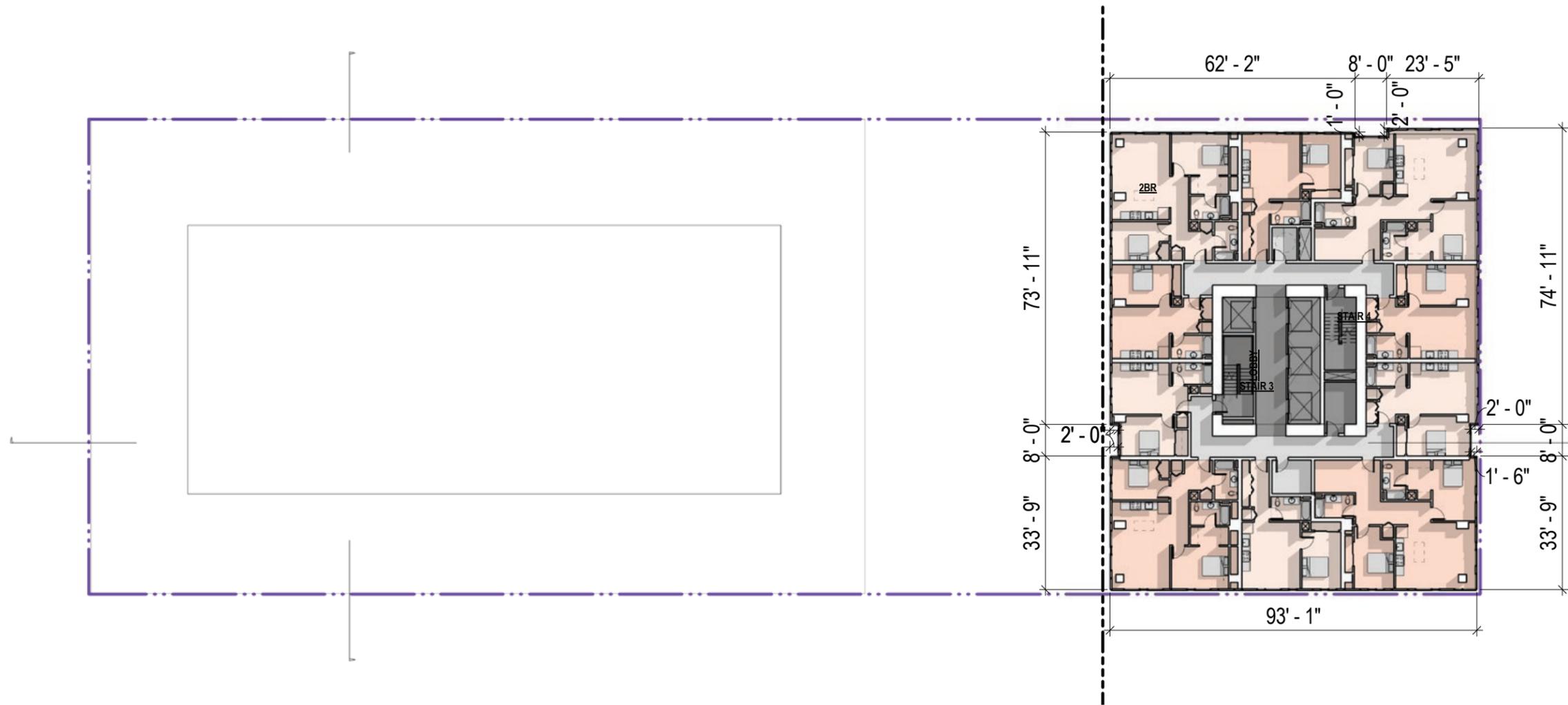


TYPICAL LOWER OFFICE AND RESIDENTIAL LEVEL

4 BUILDING DESIGN - FLOOR PLANS

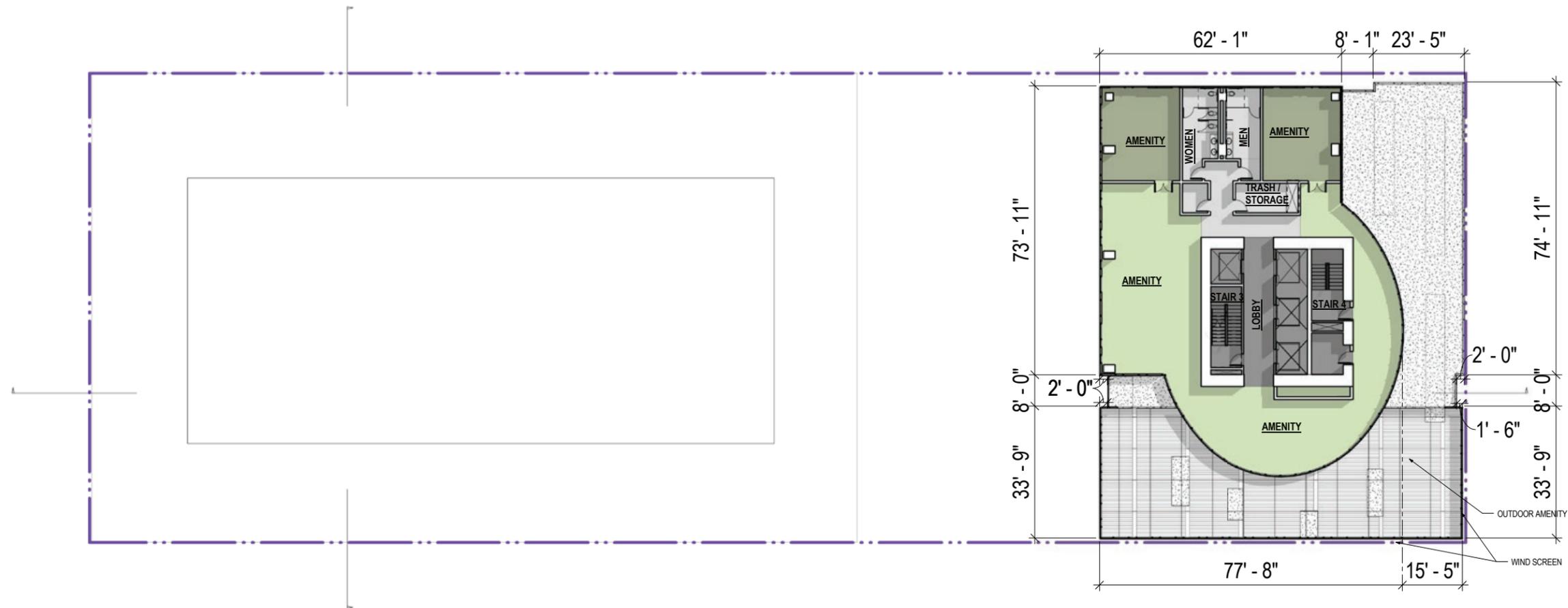


LEVEL 9



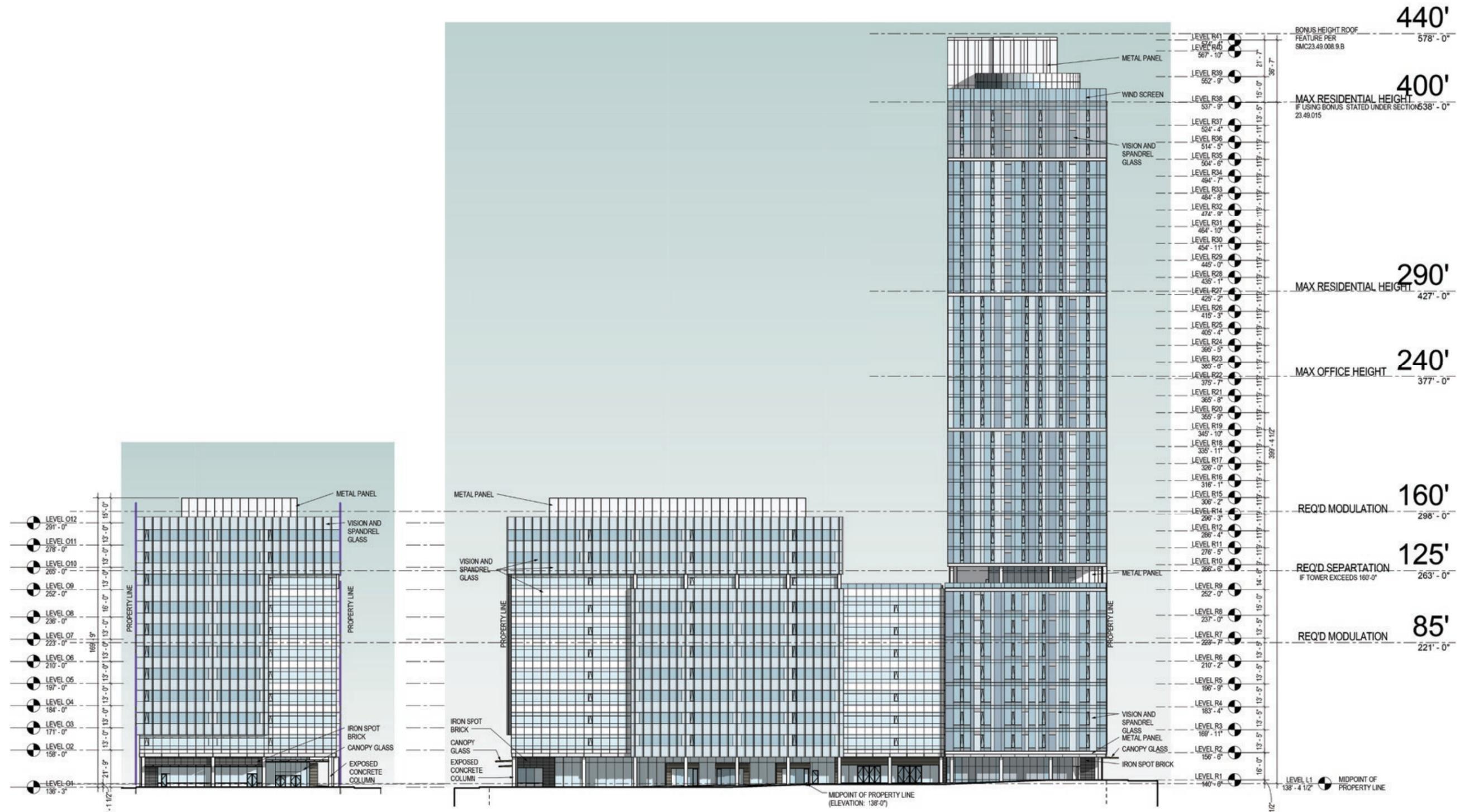
TYPICAL UPPER RESIDENTIAL LEVEL

4 BUILDING DESIGN - FLOOR PLANS

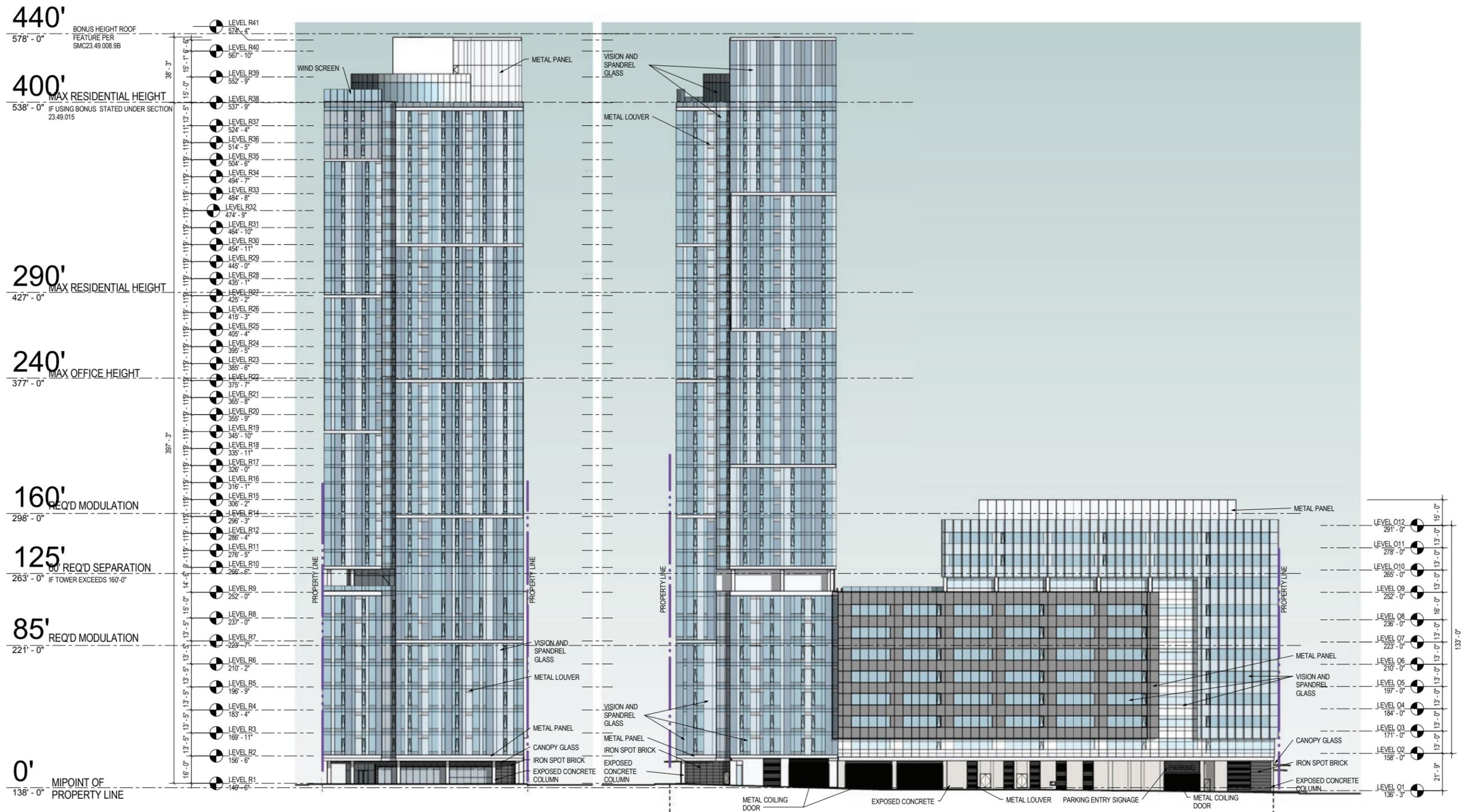


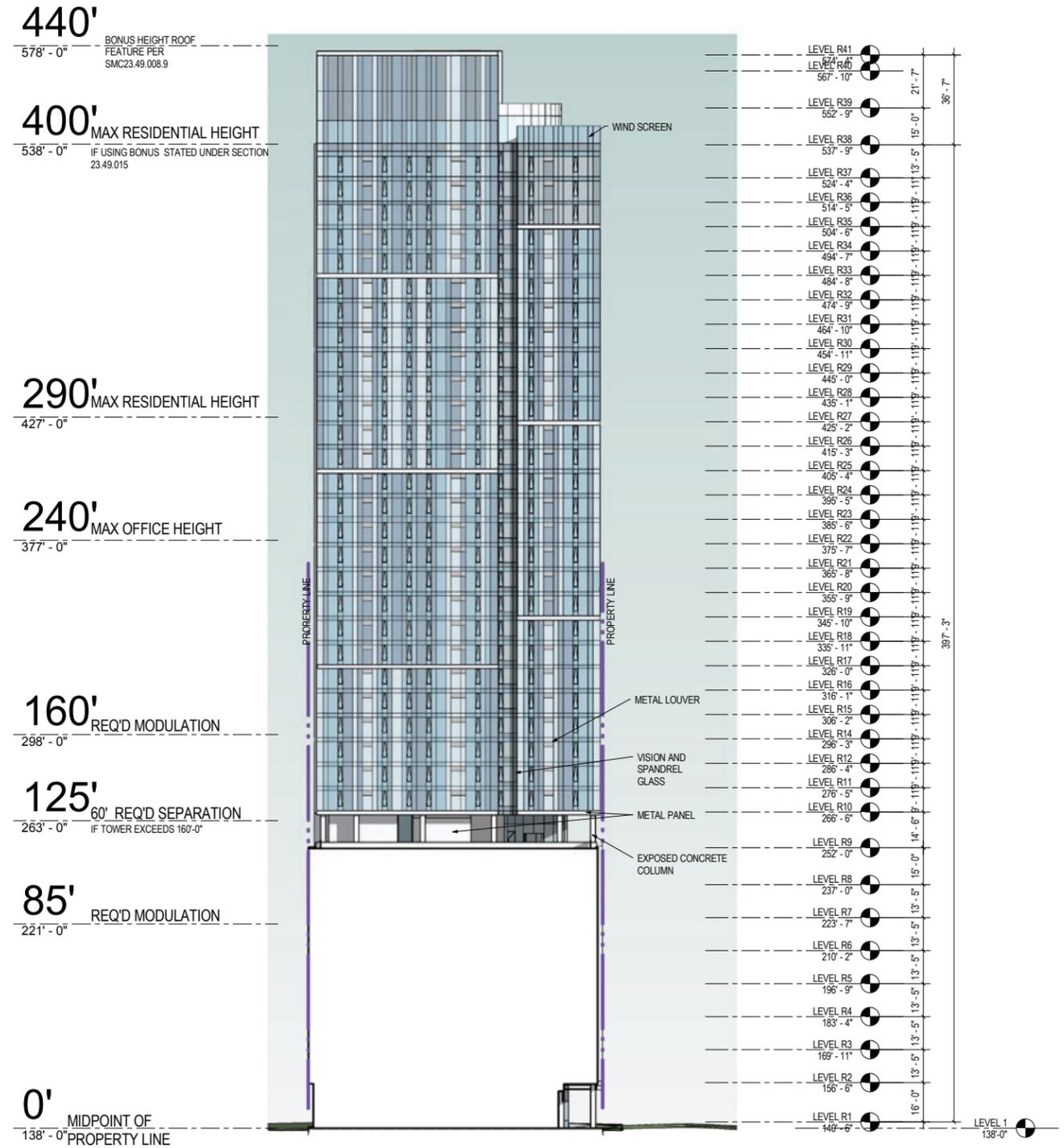
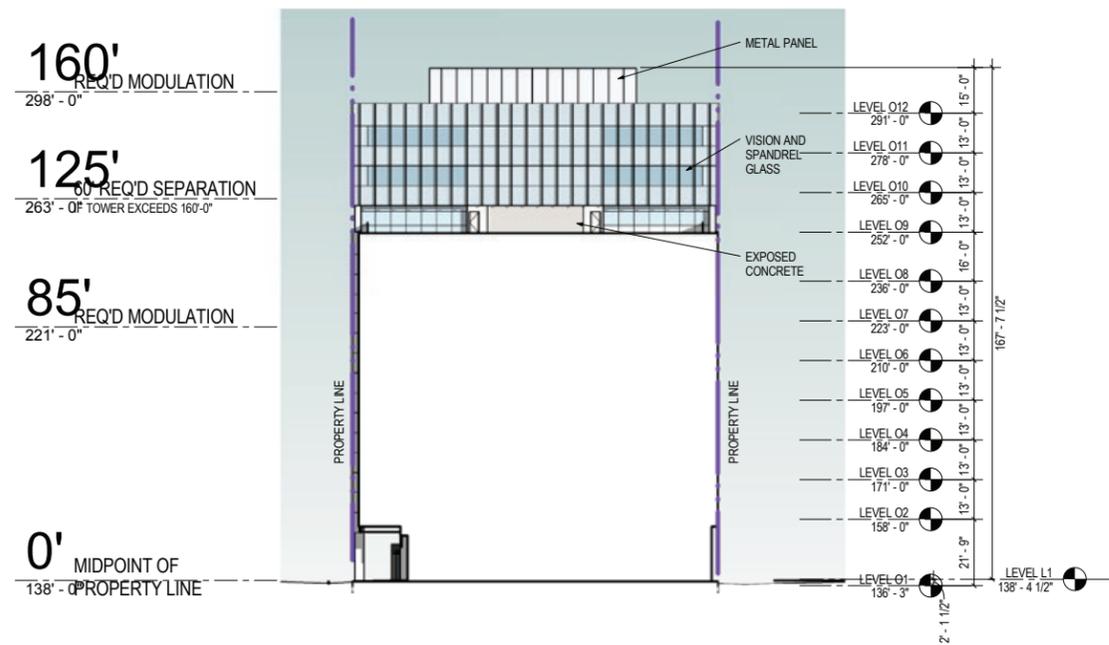
LEVEL 38 - AMENITY

BUILDING DESIGN - ELEVATIONS

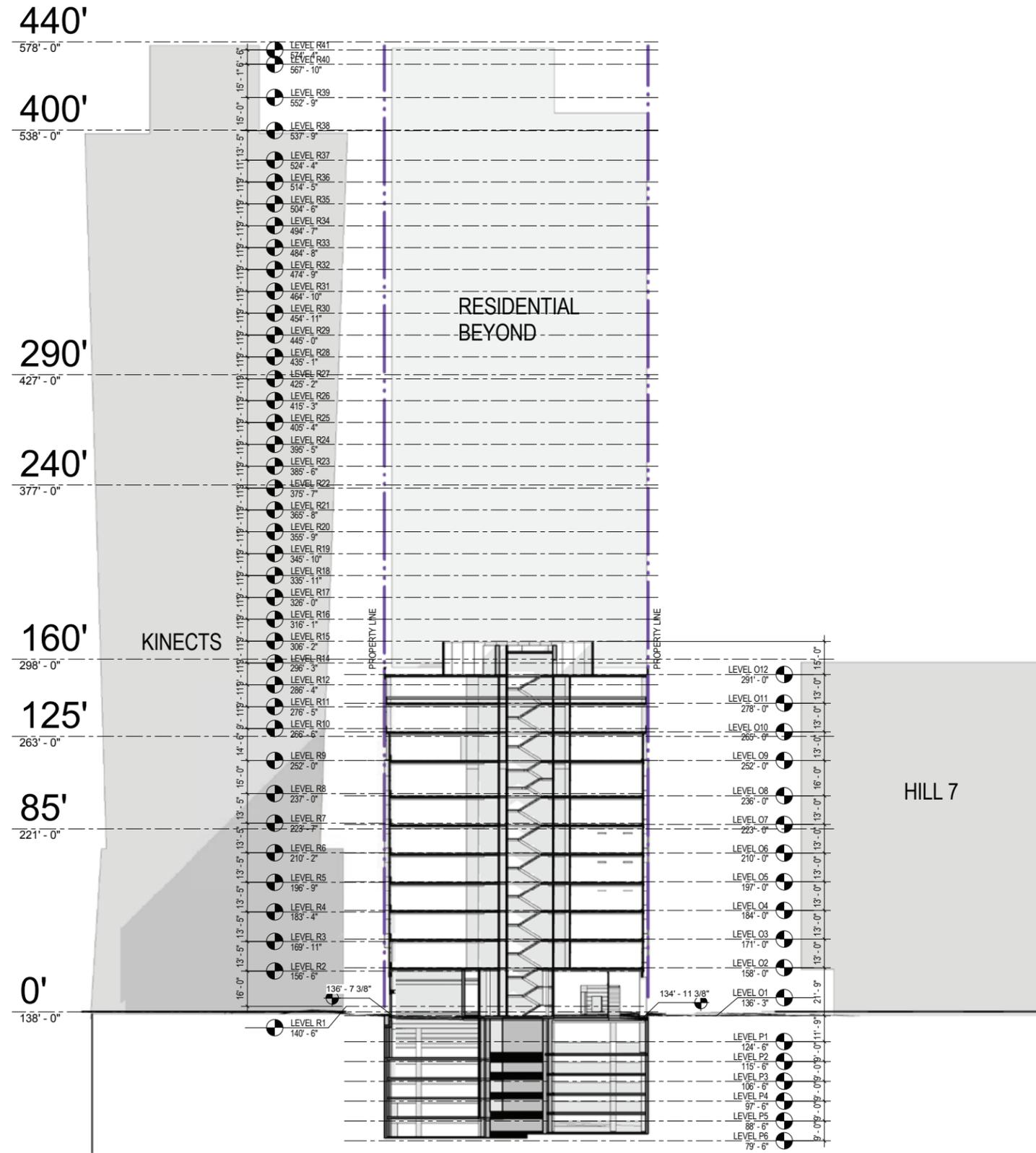


4 BUILDING DESIGN - ELEVATIONS

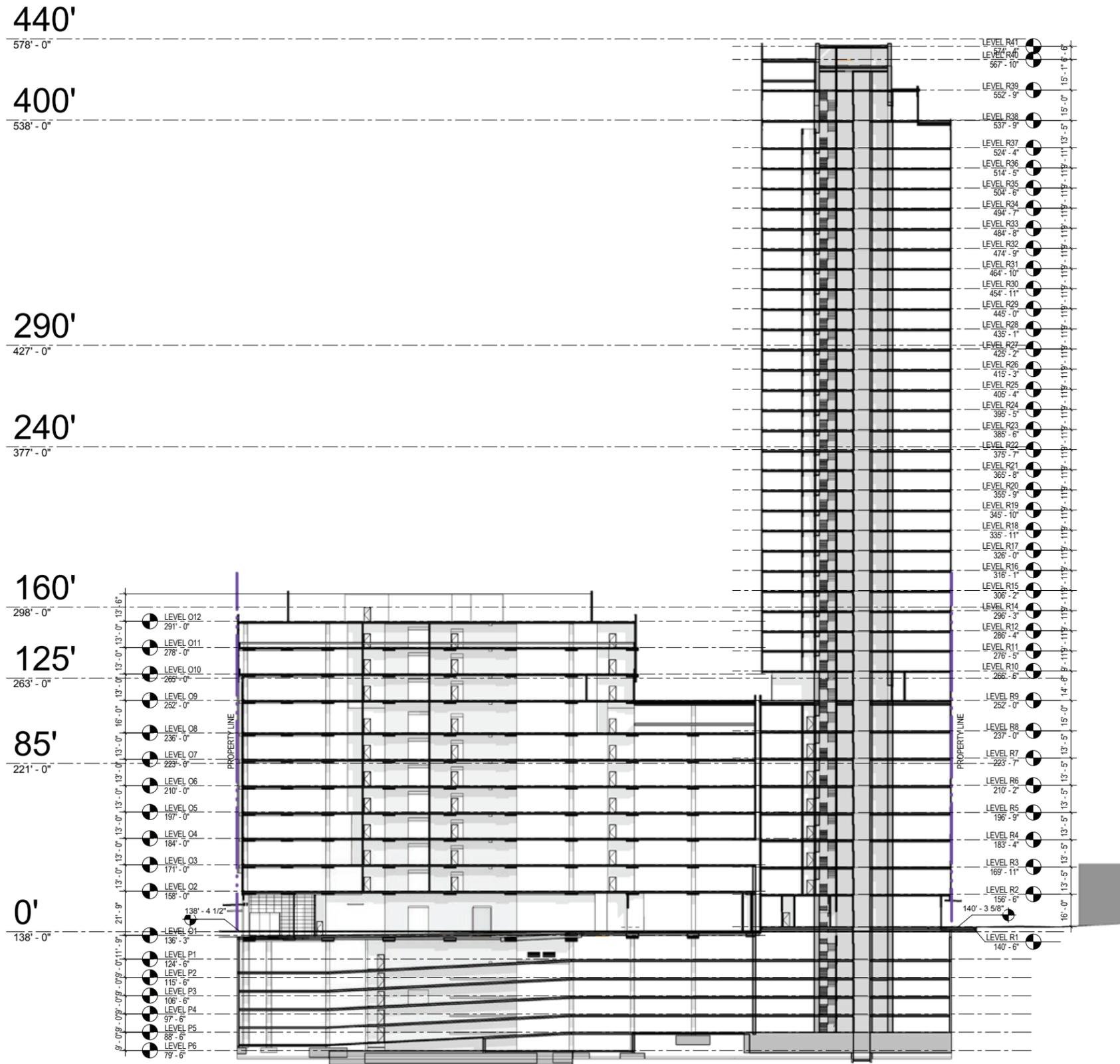




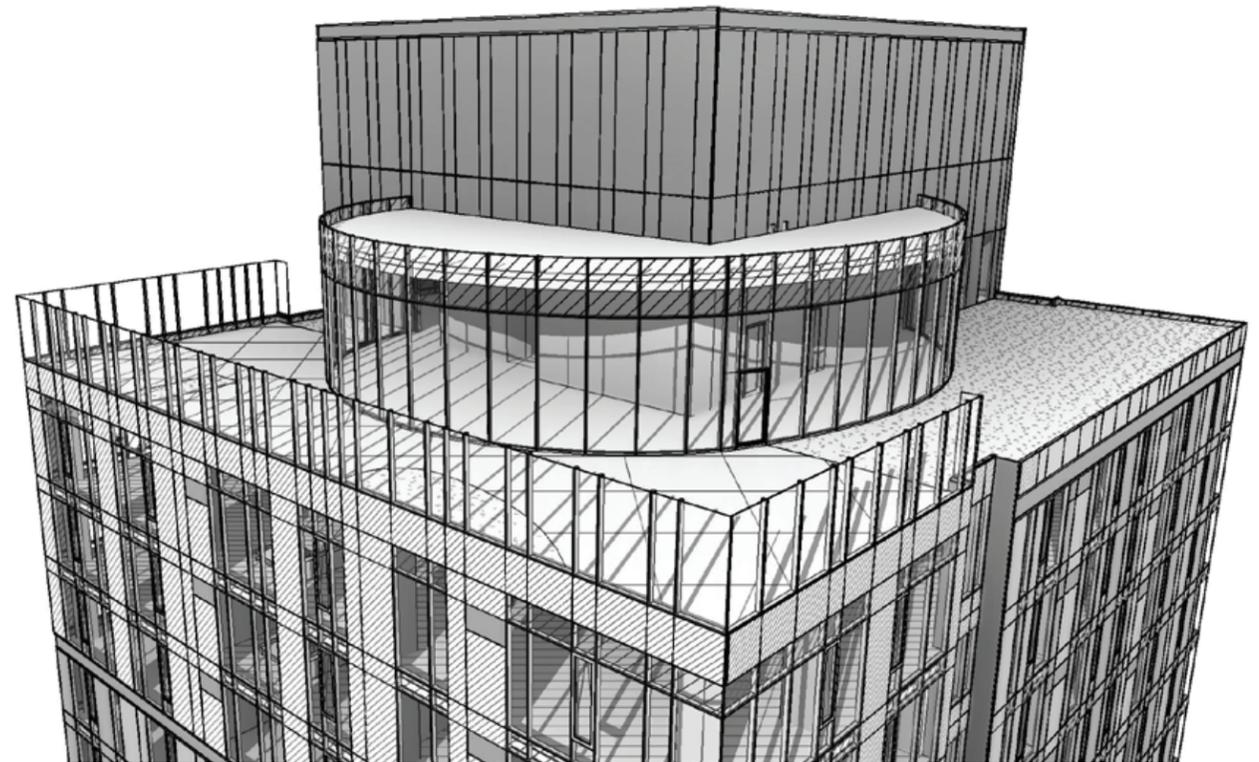
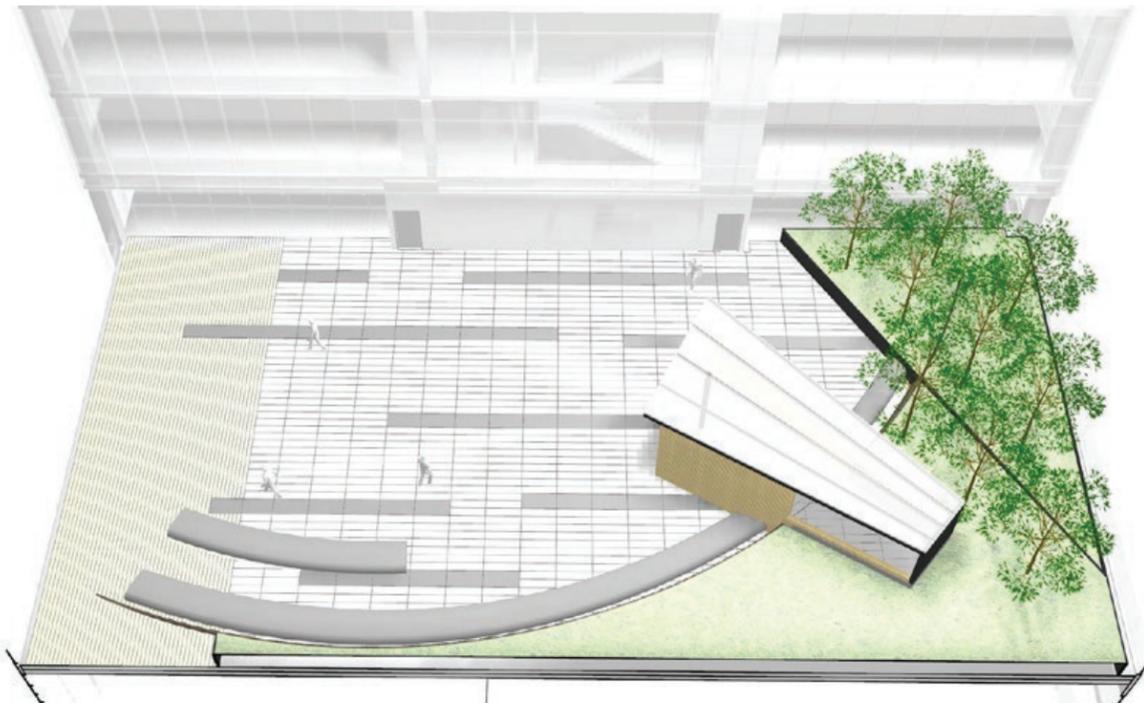
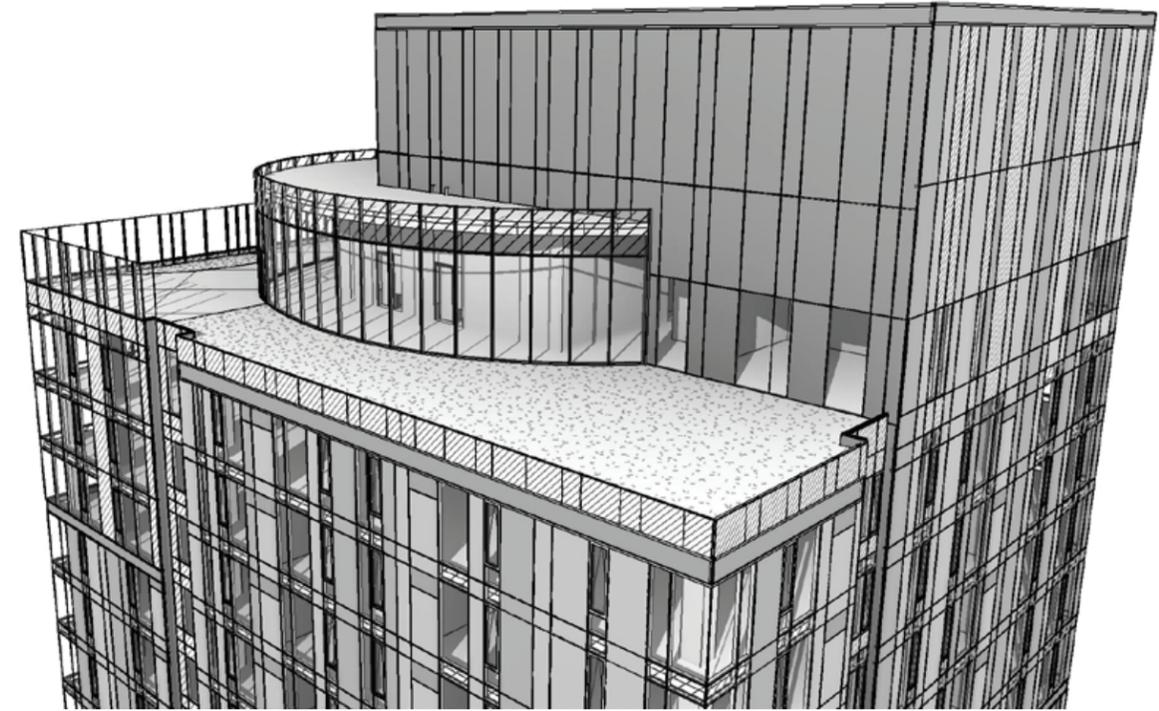
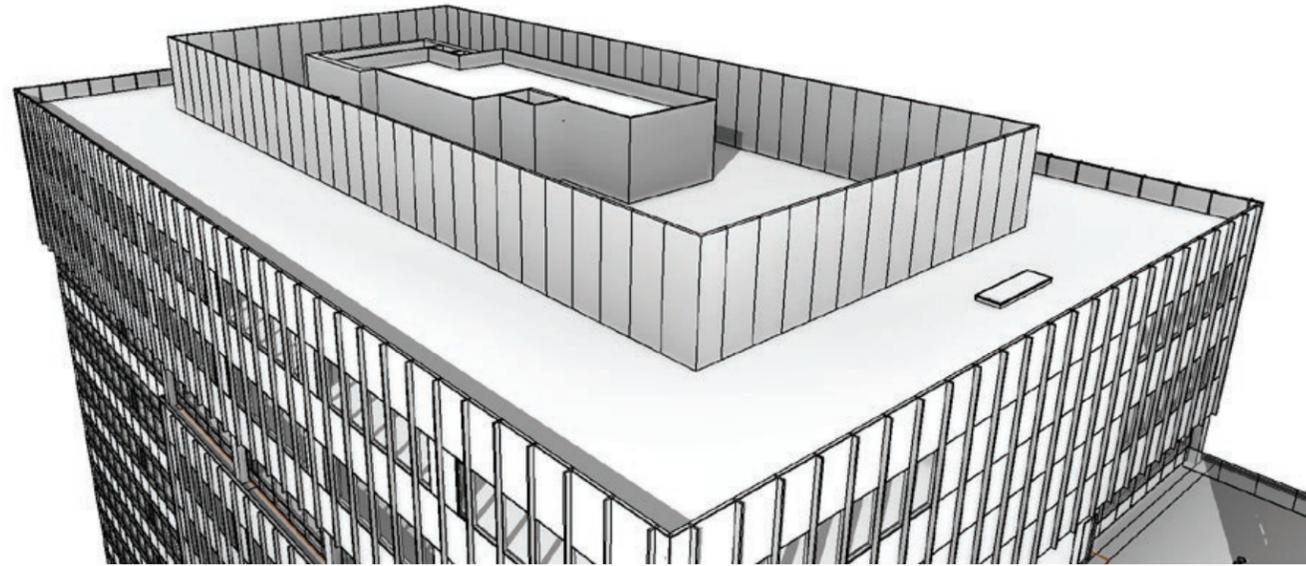
4 BUILDING DESIGN - SECTIONS



BUILDING DESIGN - SECTIONS



4 BUILDING DESIGN - ROOFTOP SHAPES



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4 CURRENT NEIGHBORING VIEWS



PROPOSED NEIGHBORING VIEWS



4 RENDERINGS AT EDG



RENDERINGS



4 RENDERINGS



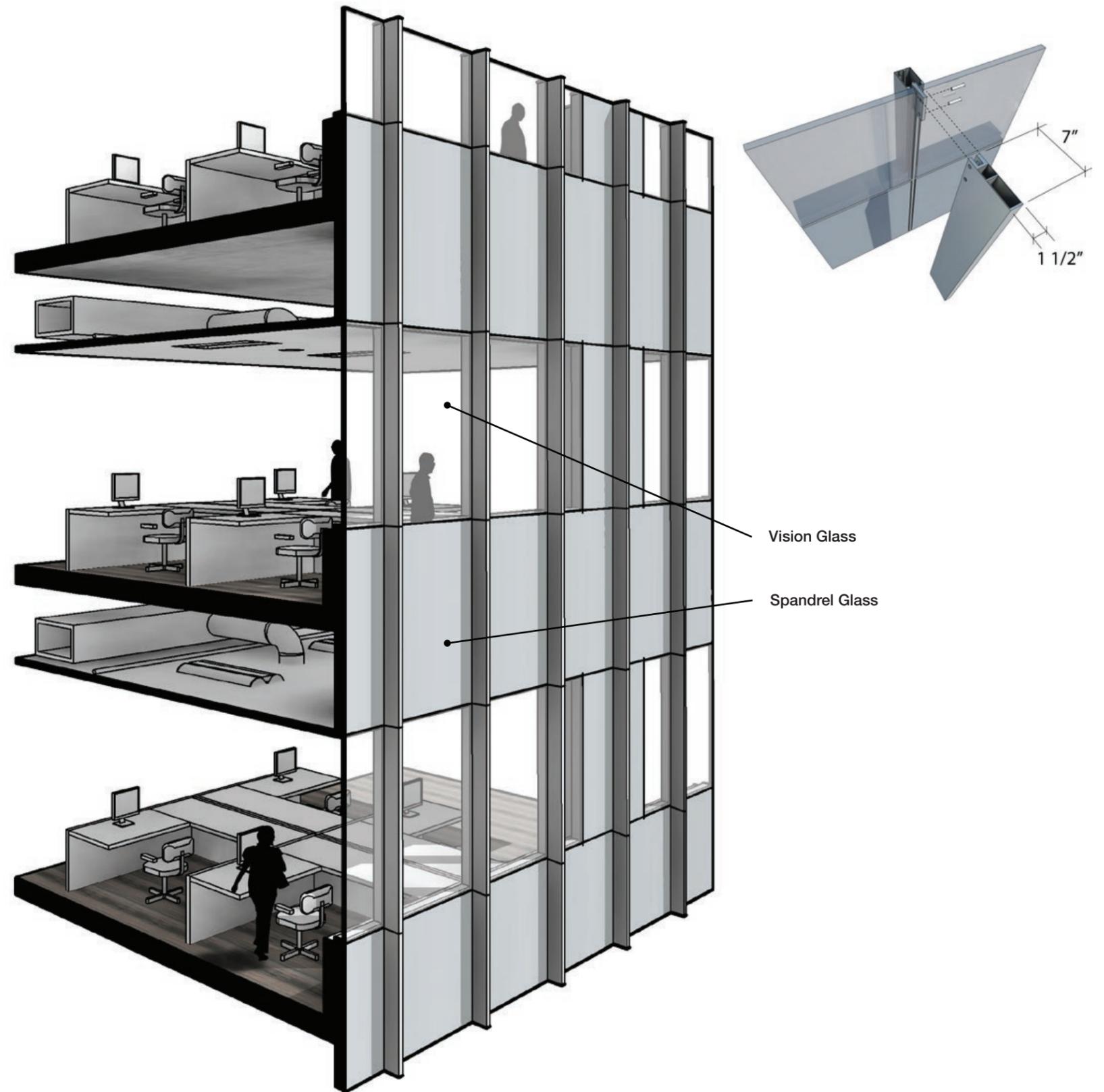
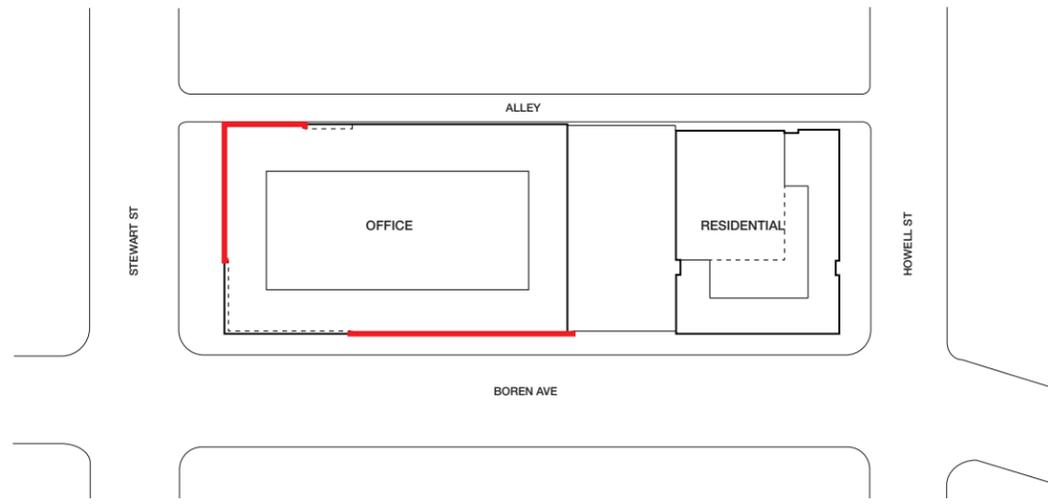


4 RENDERINGS

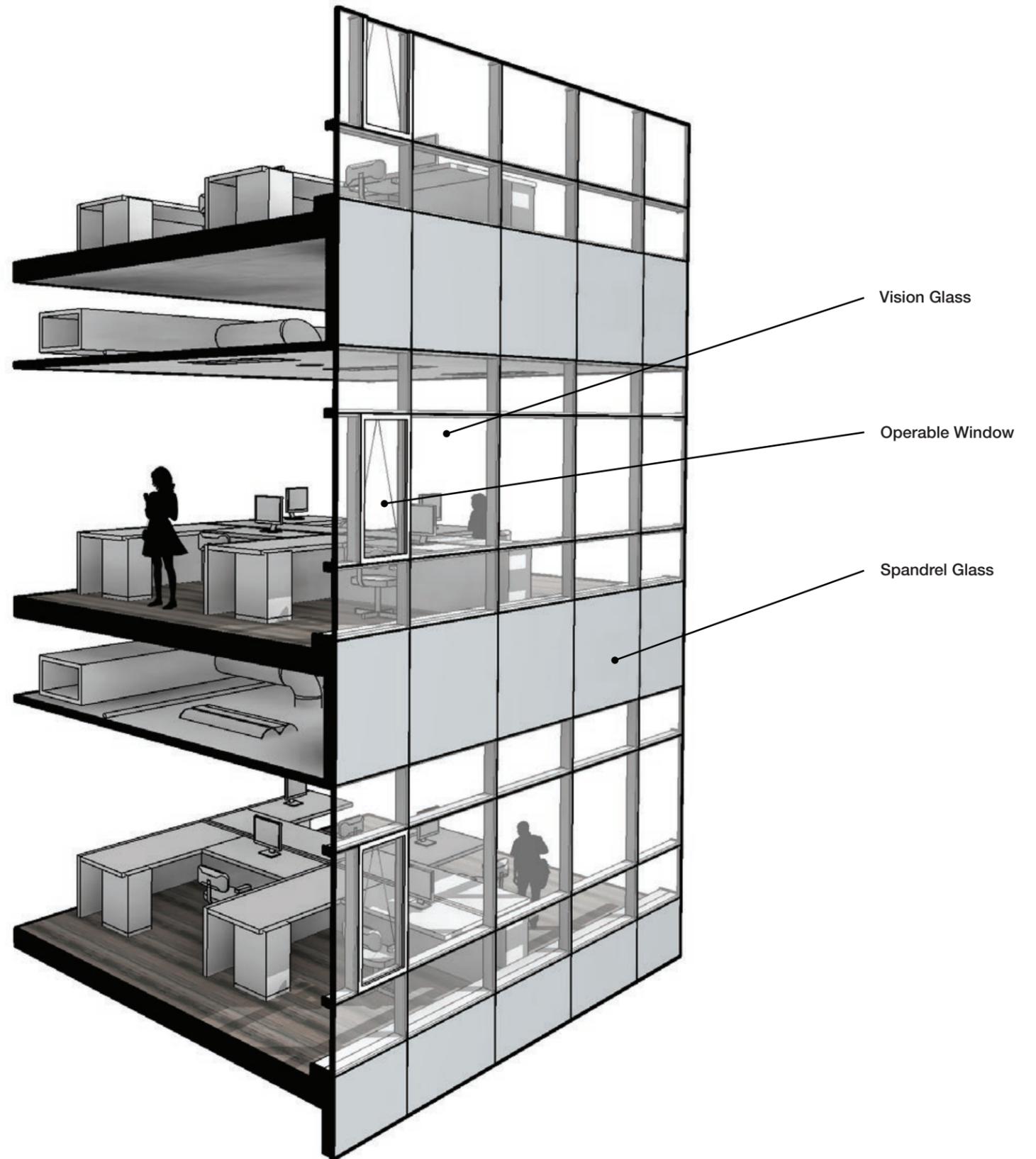
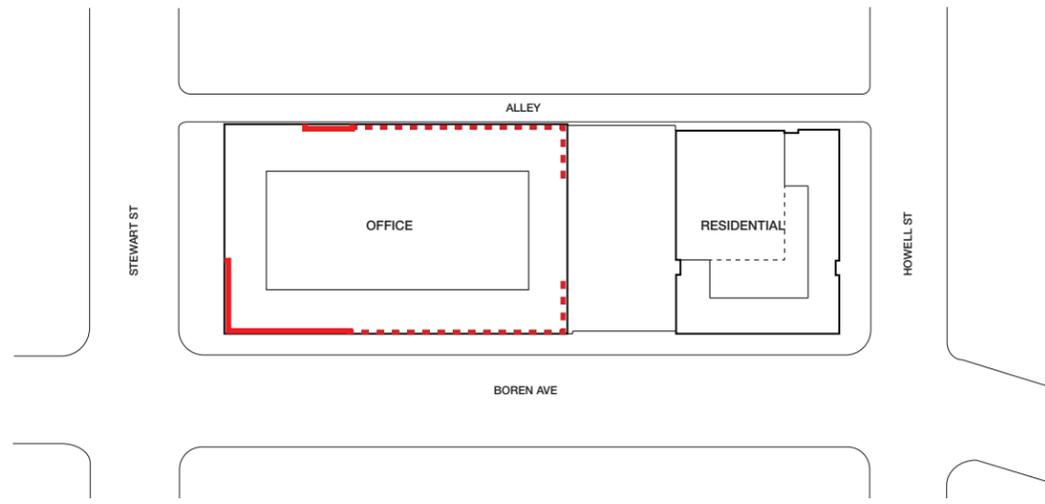




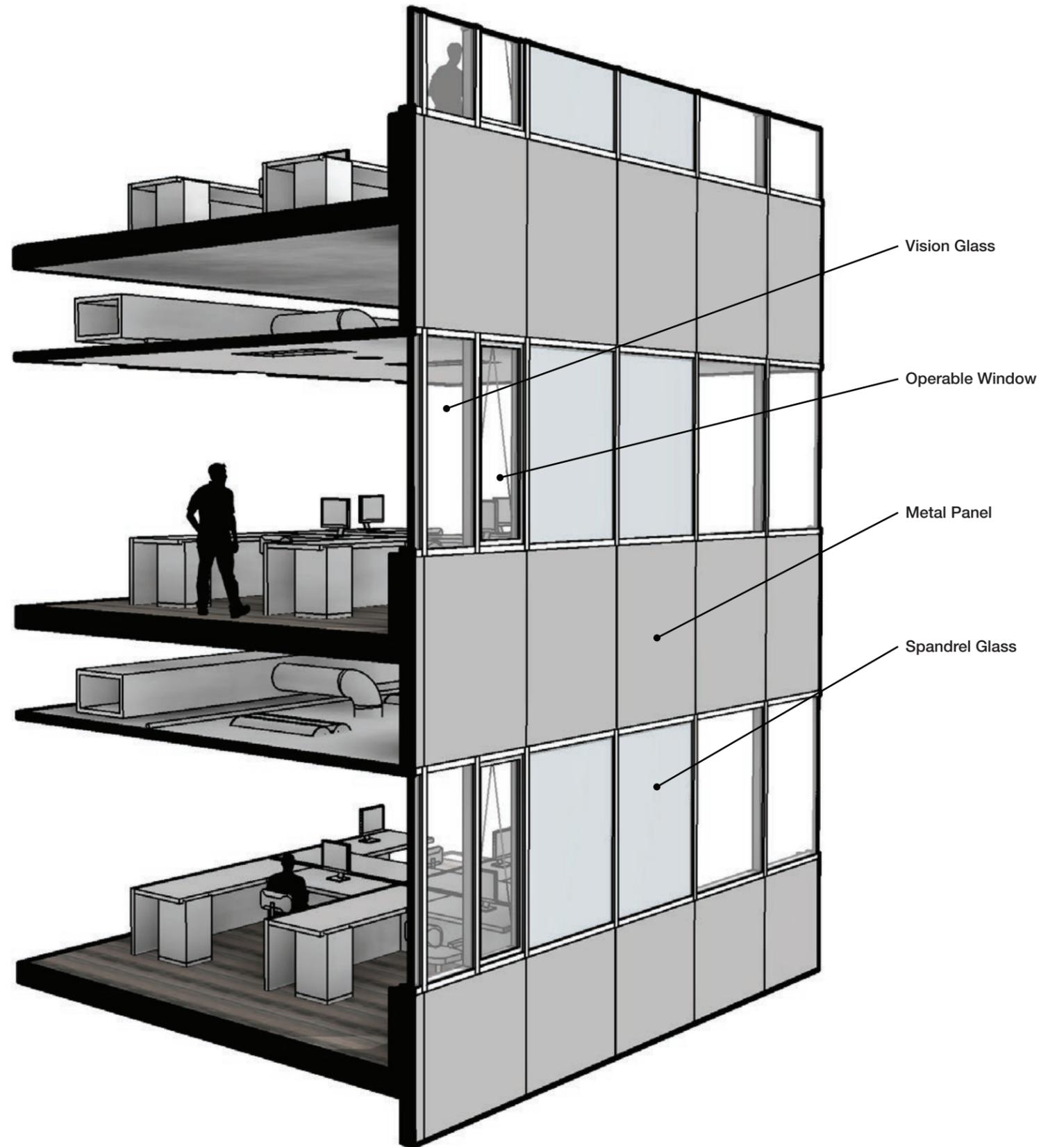
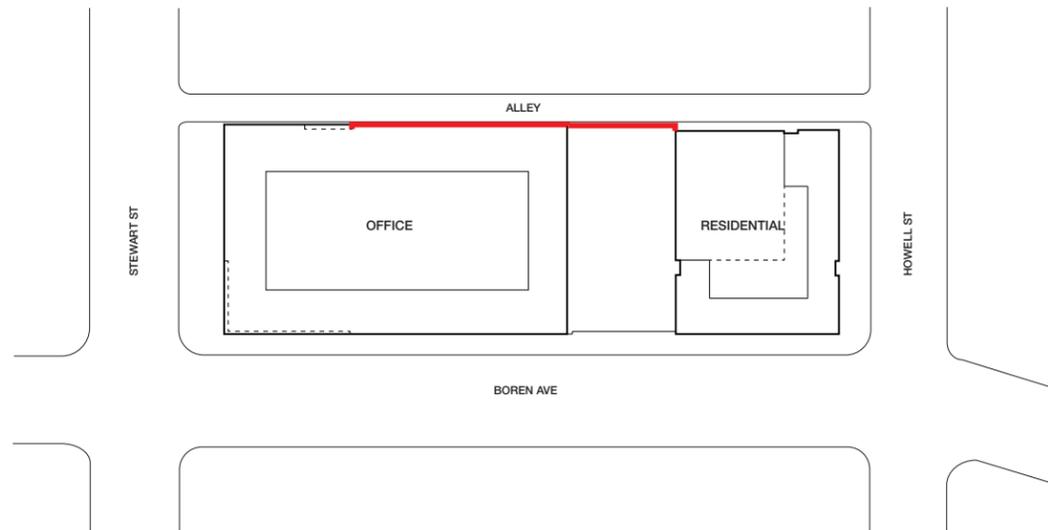
4 FACADE DETAILS



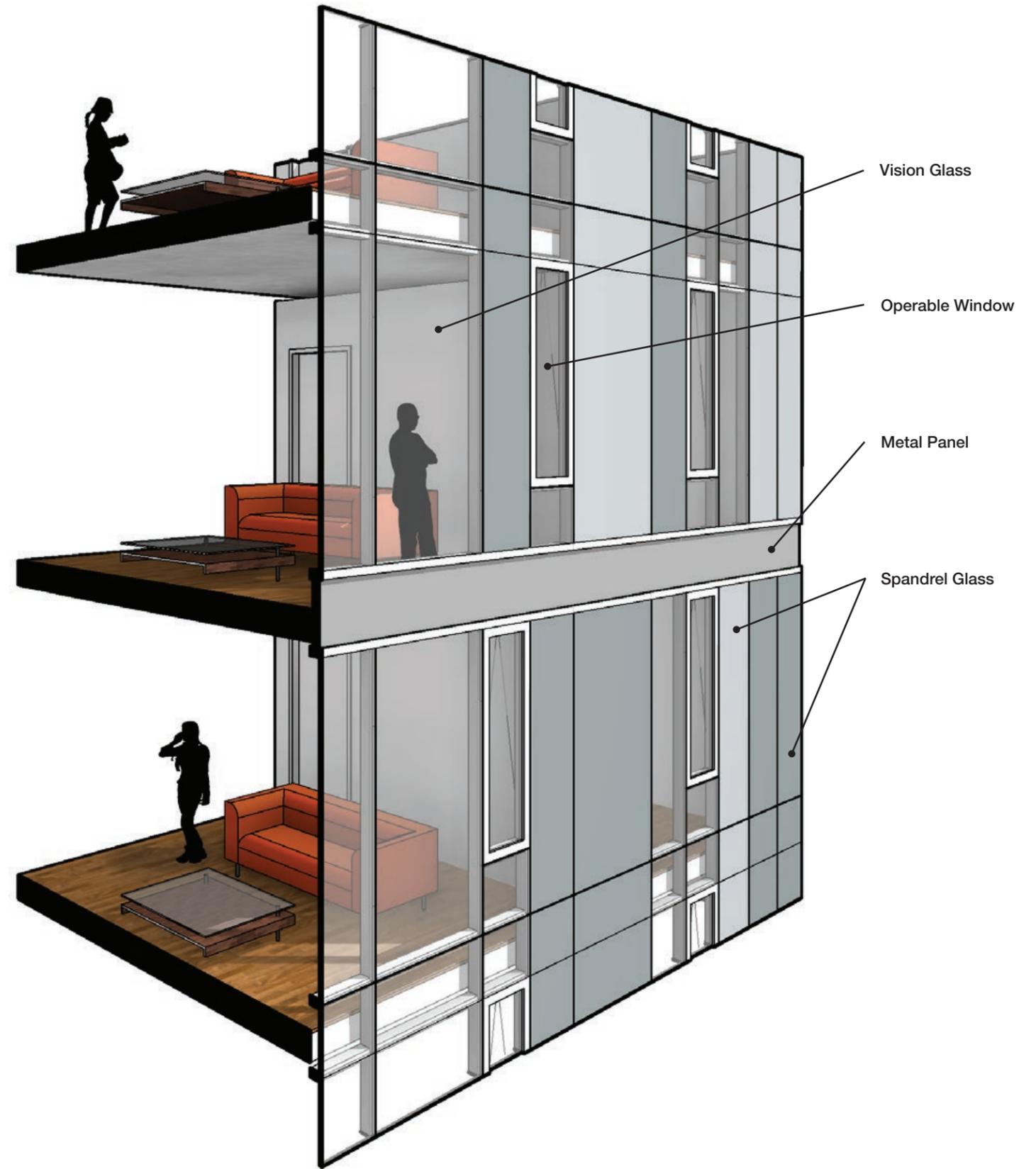
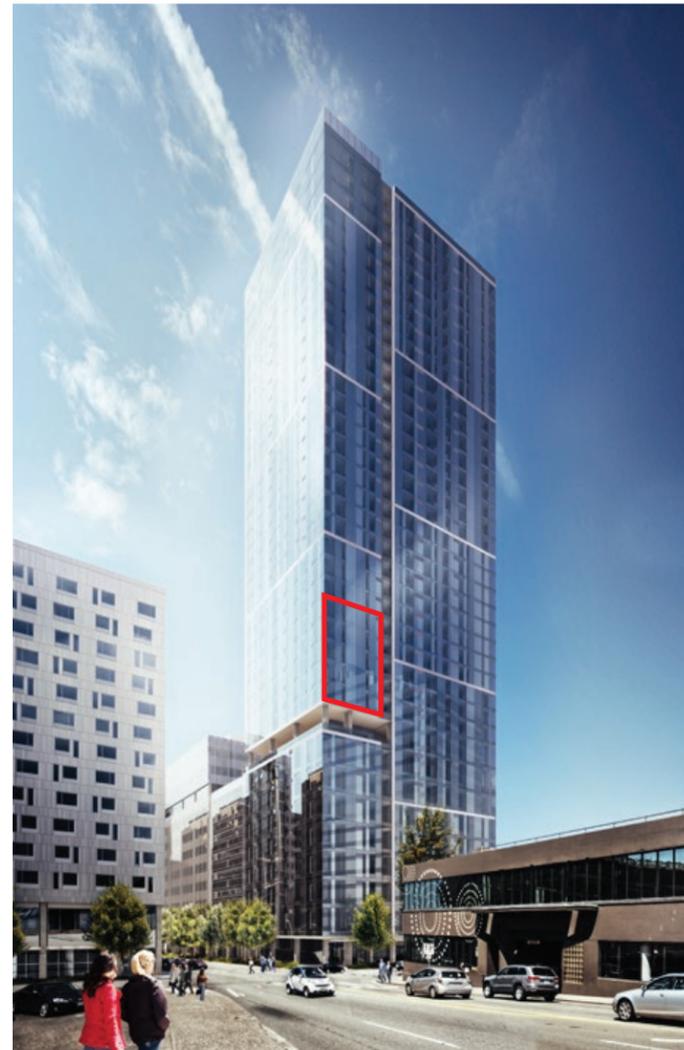
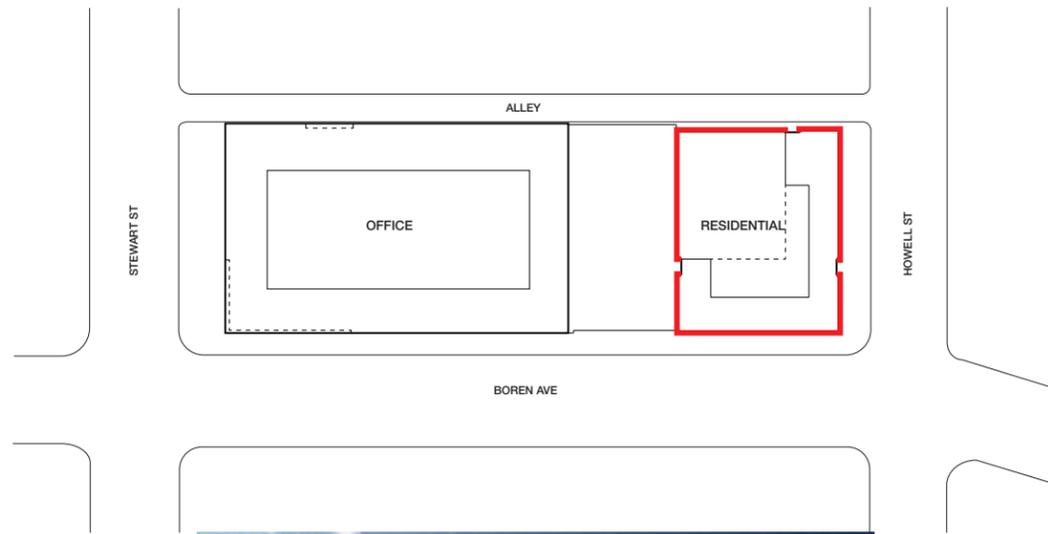
FACADE DETAILS



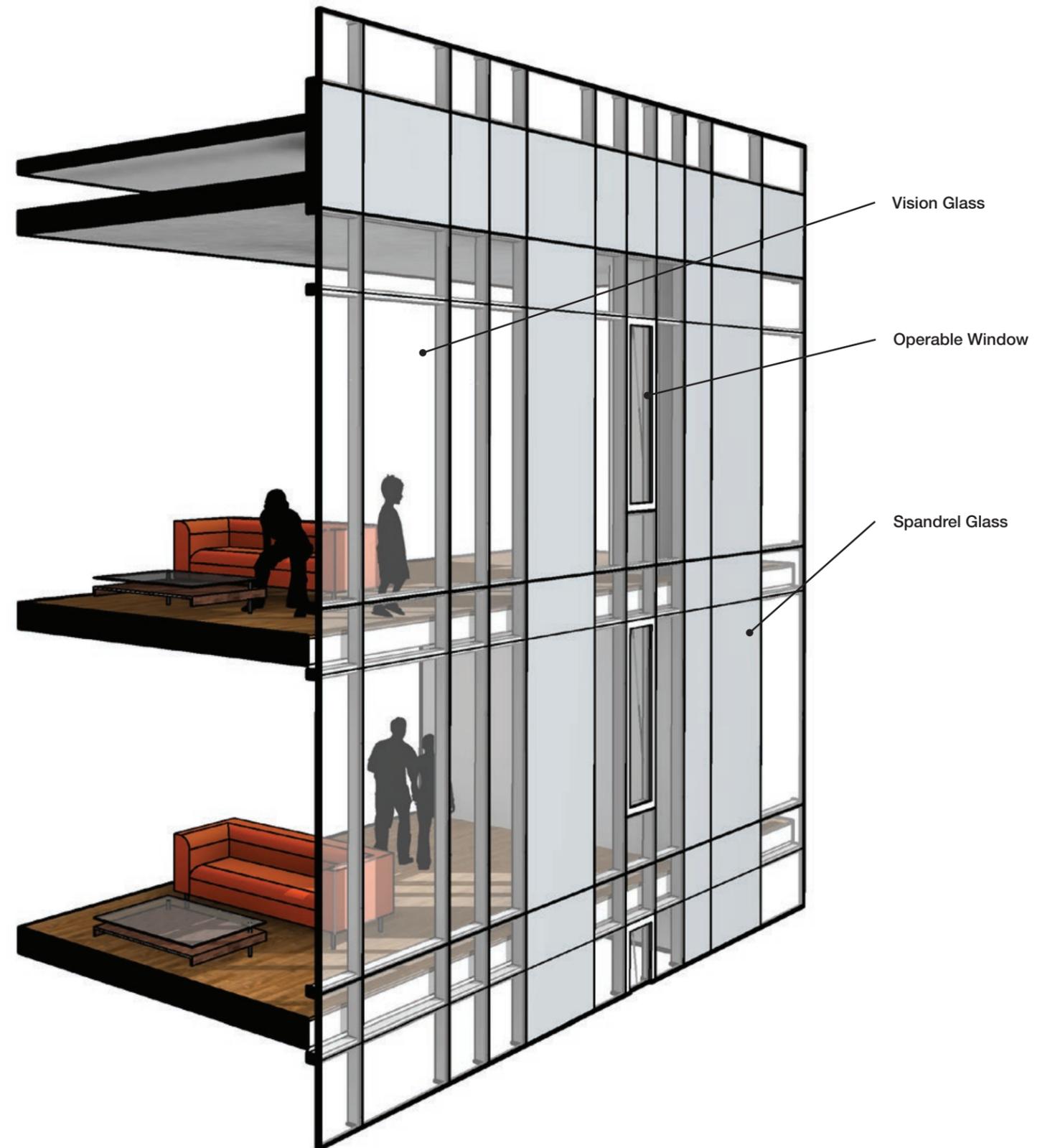
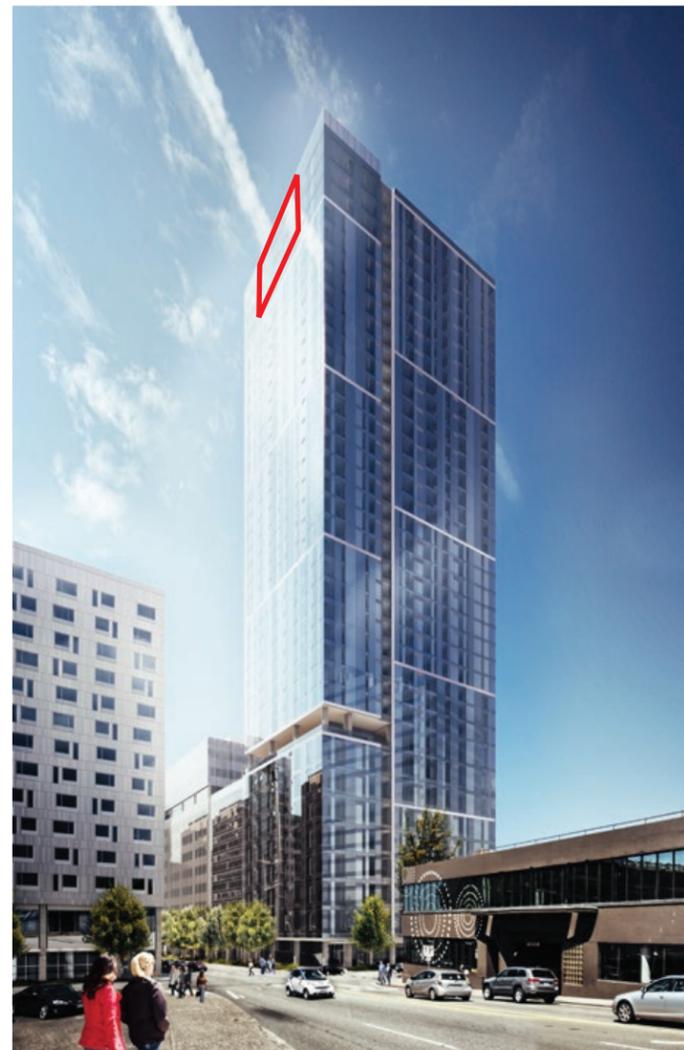
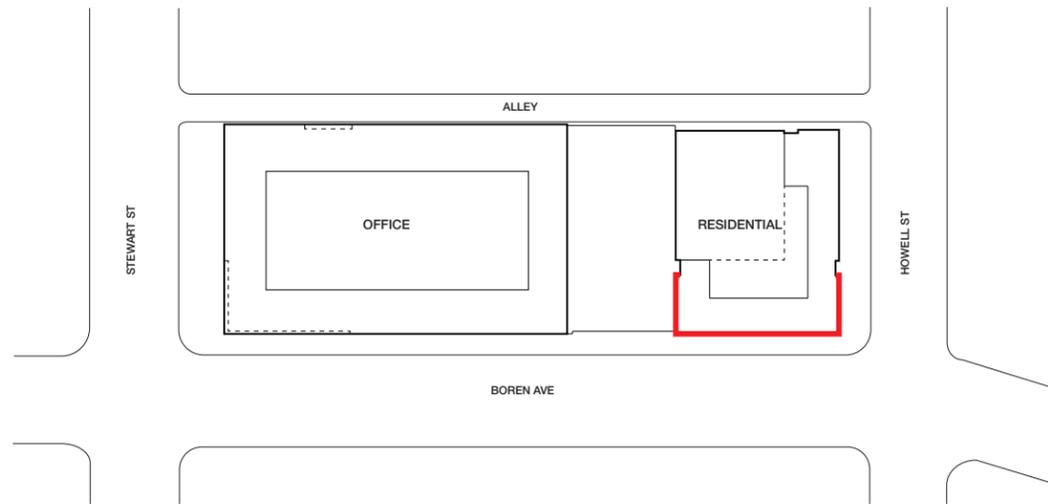
4 FACADE DETAILS



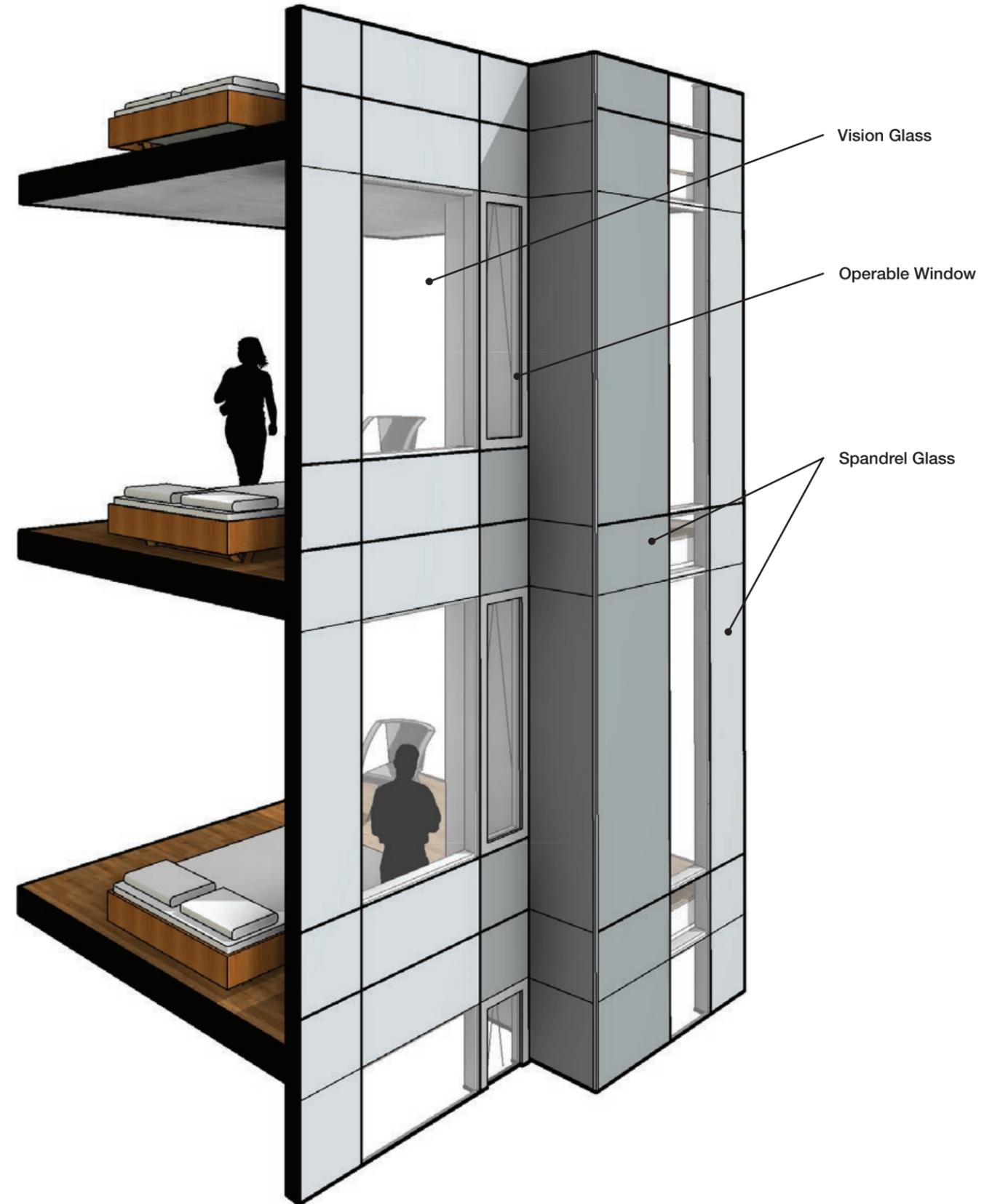
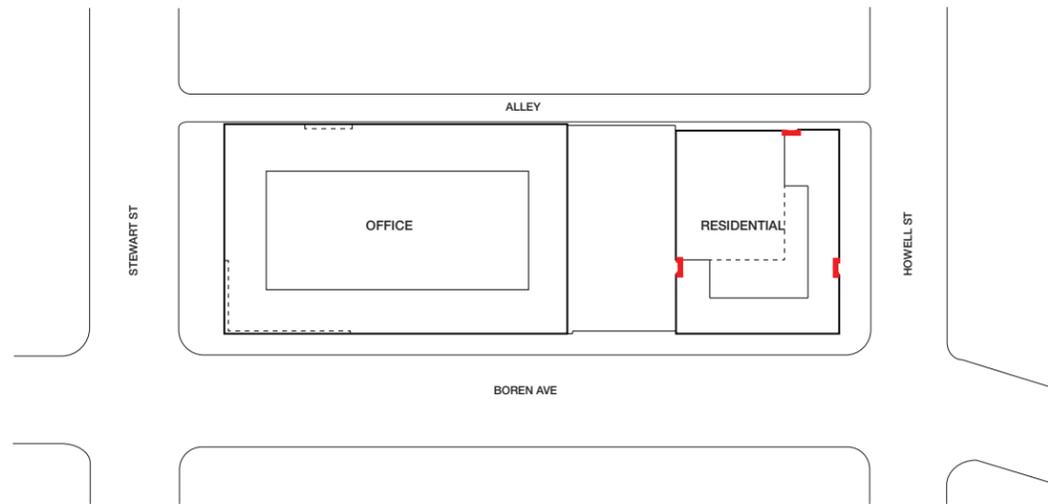
FACADE DETAILS



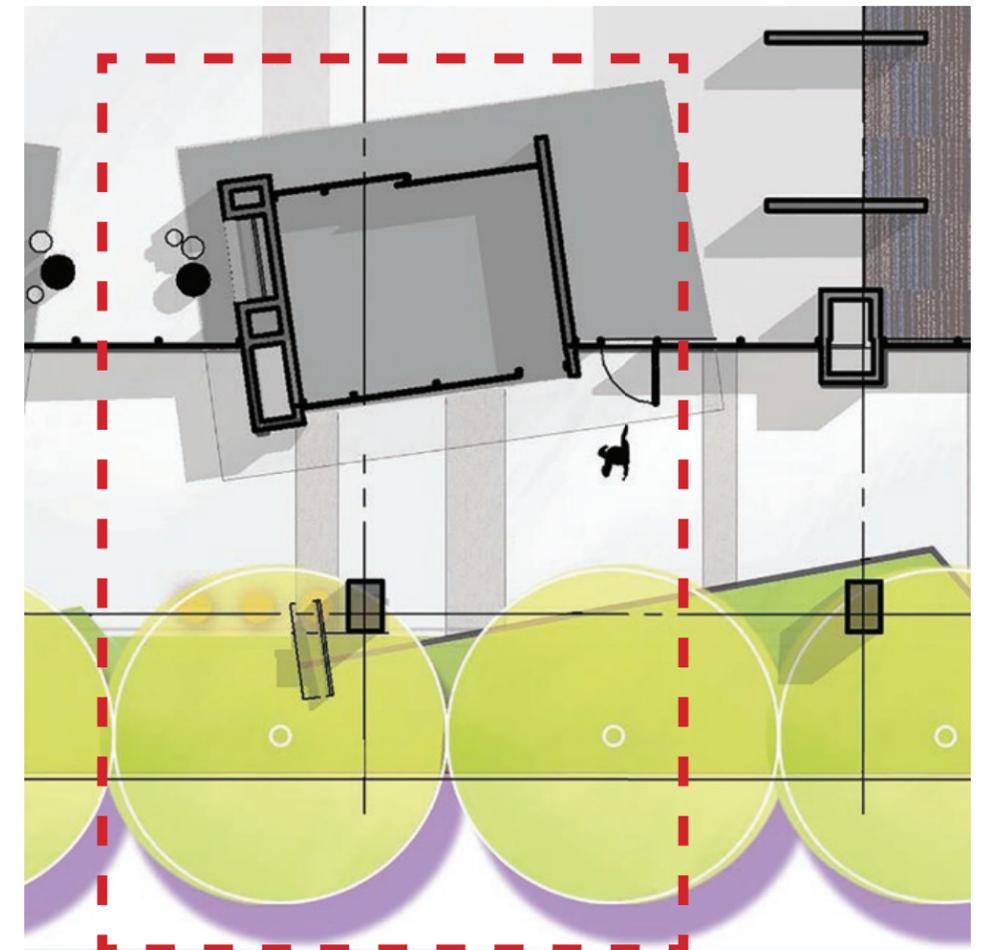
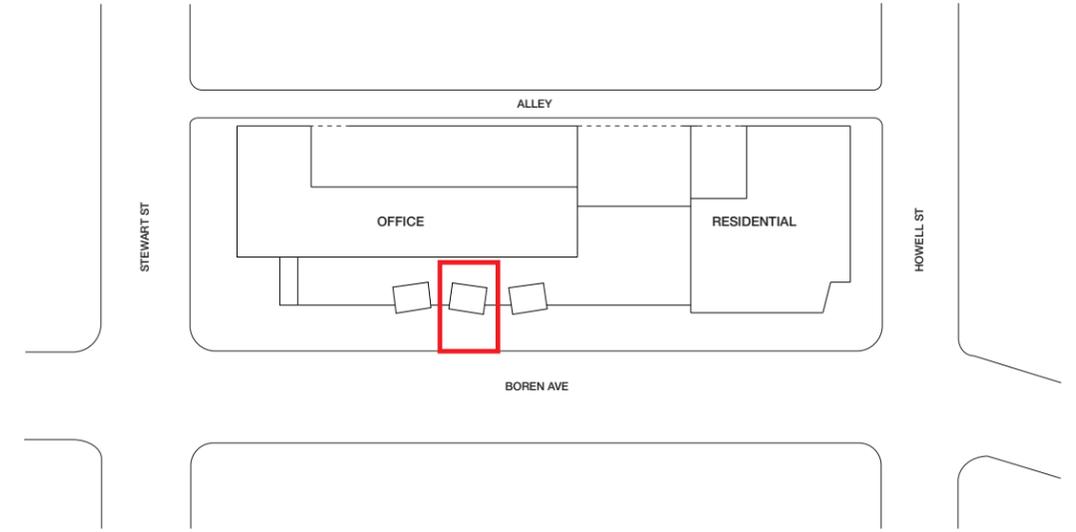
4 FACADE DETAILS



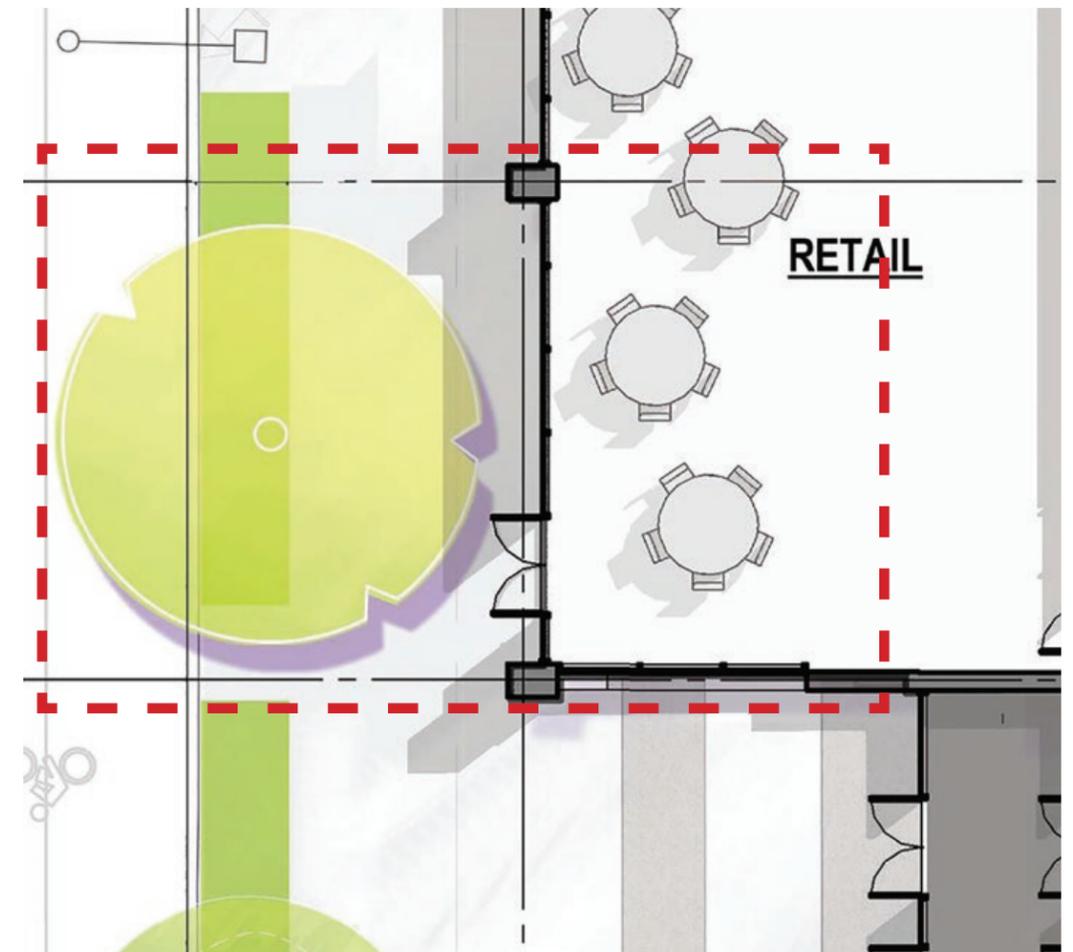
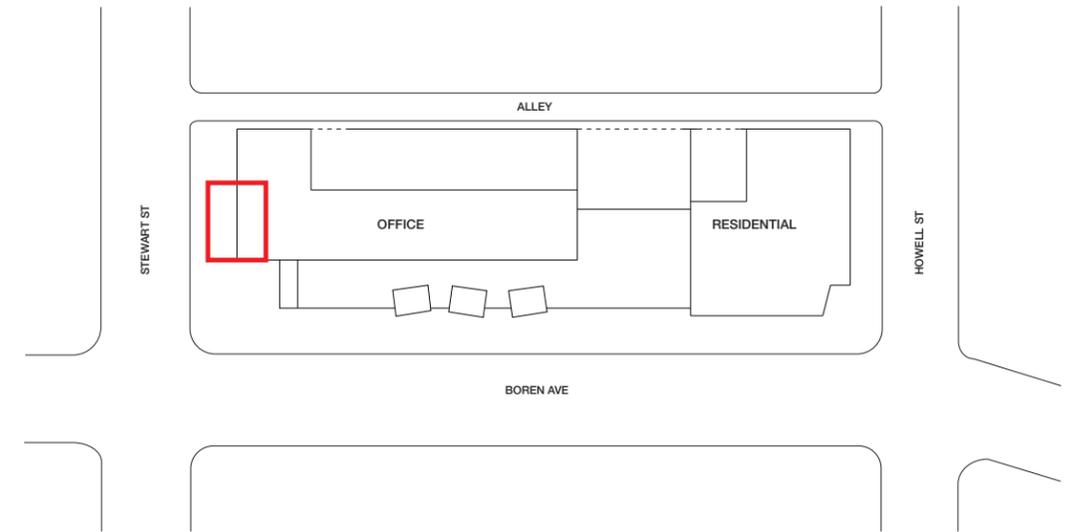
FACADE DETAILS



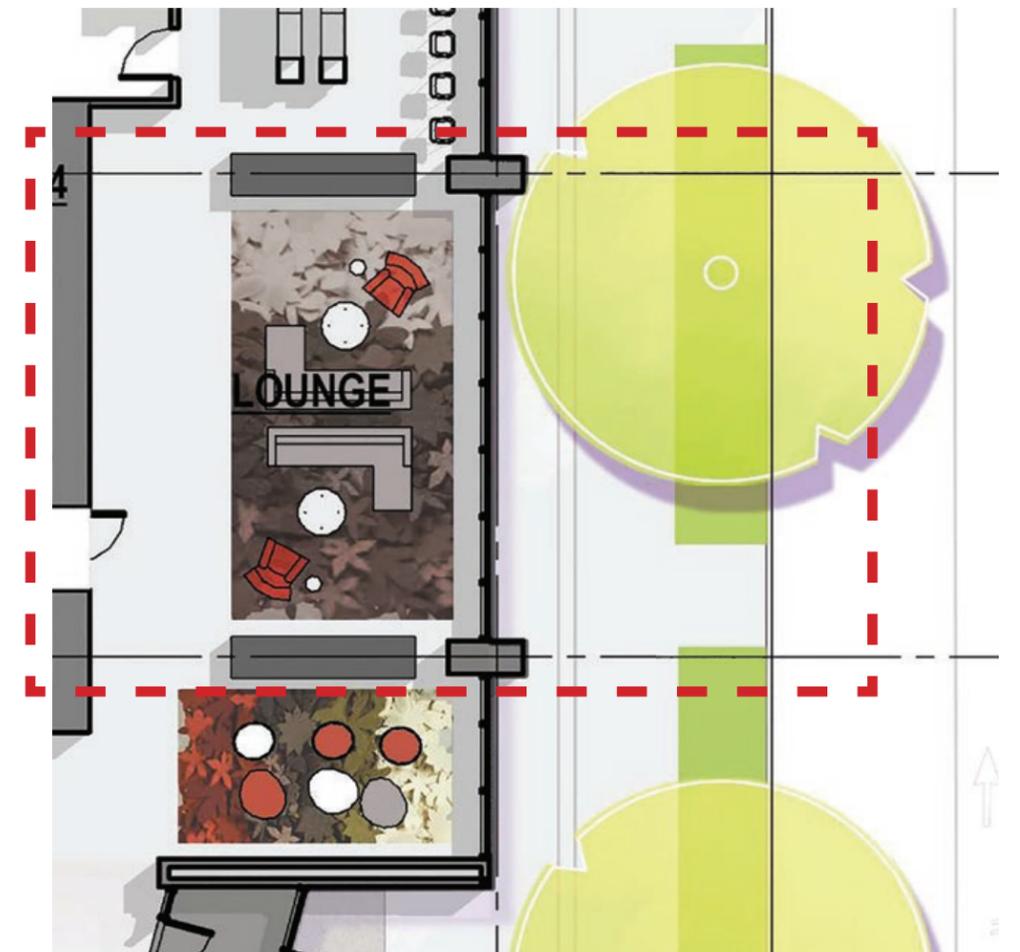
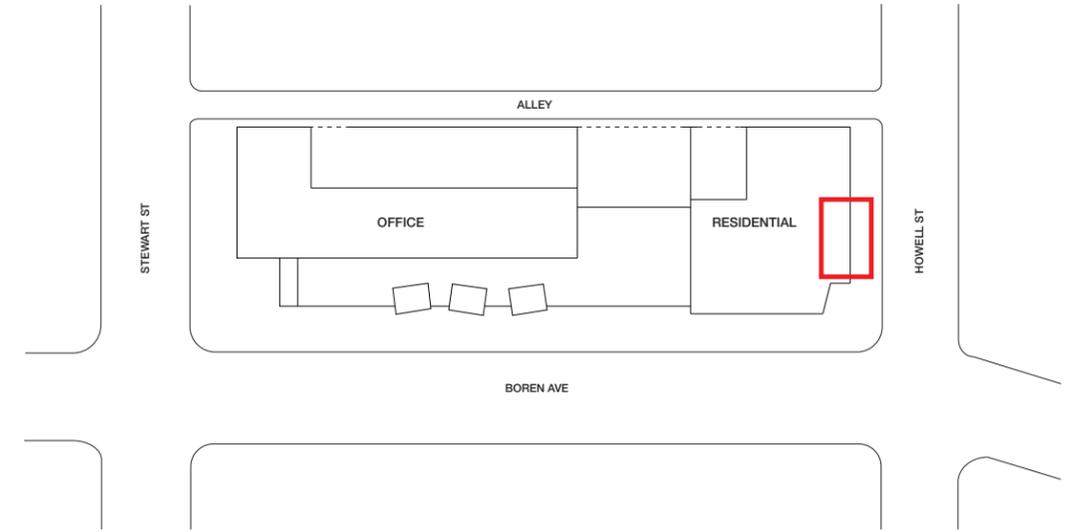
4 SECTION PERSPECTIVES

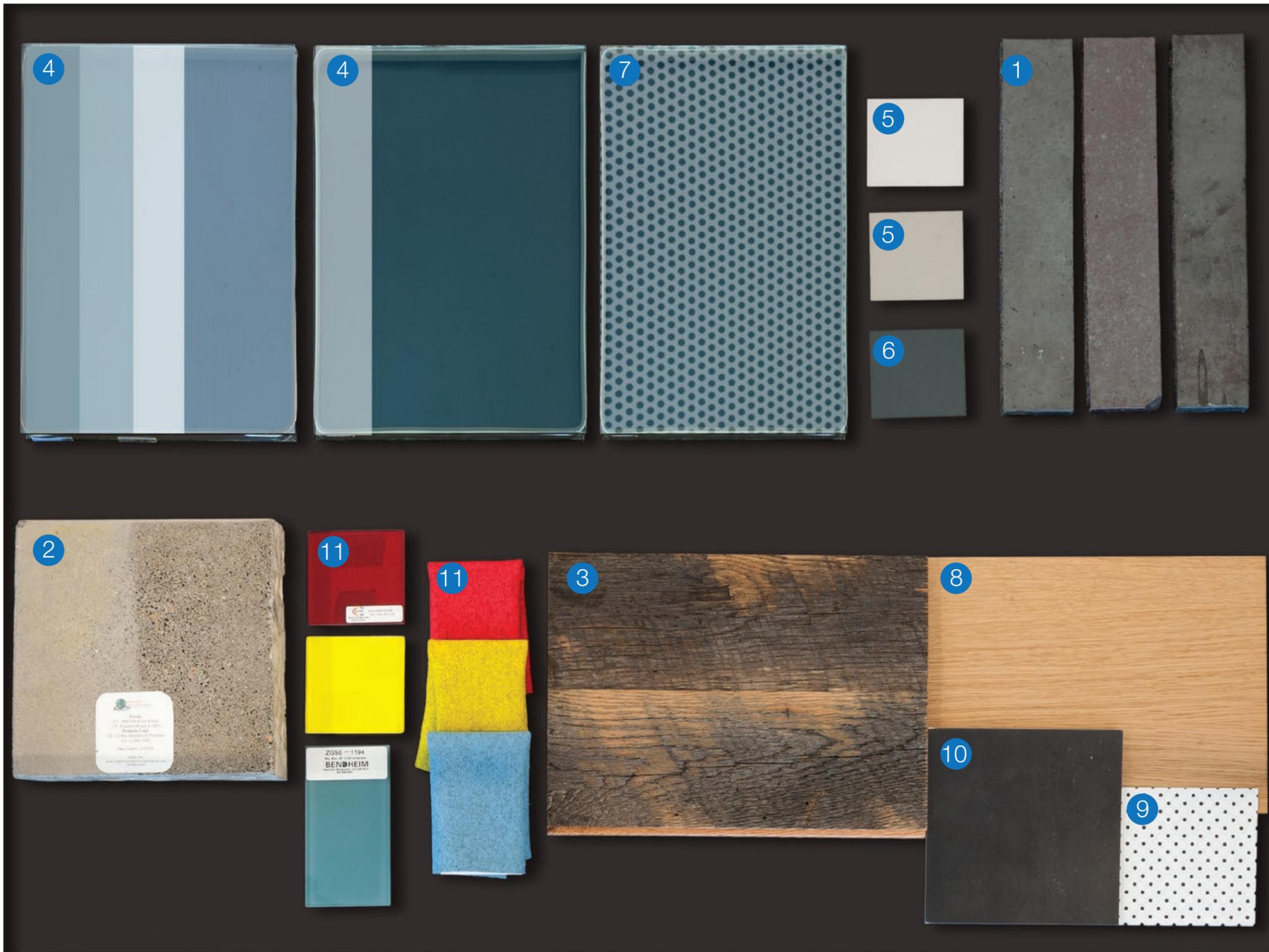


SECTION PERSPECTIVES



4 SECTION PERSPECTIVES



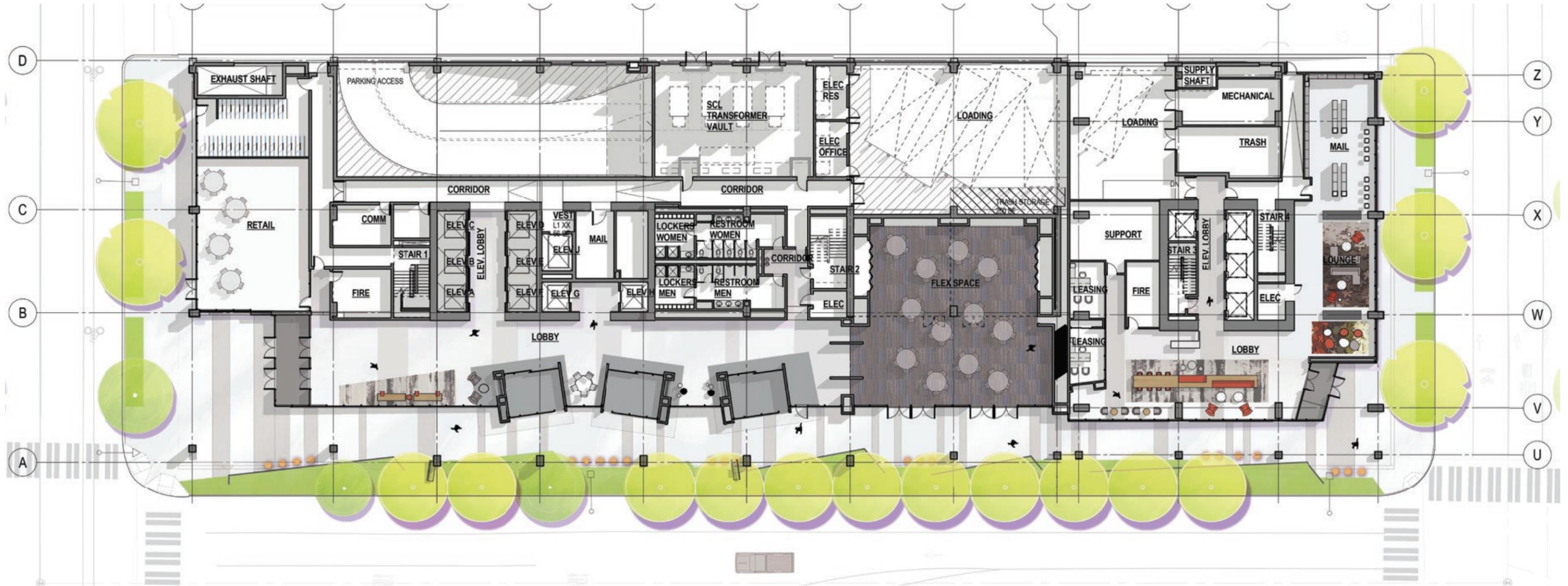


- 1 IRON SPOT BRICK
- 2 EXPOSED CONCRETE
- 3 RECLAIMED WOOD
- 4 VISION AND SPANDREL GLASS
- 5 METAL PANEL
- 6 METAL LOUVER
- 7 CANOPY GLASS
- 8 INTERIOR FINISH WOOD
- 9 PERFORATED METAL SOFFIT
- 10 METAL DETAILING/SIGNAGE
- 11 POP UP ACCENTS

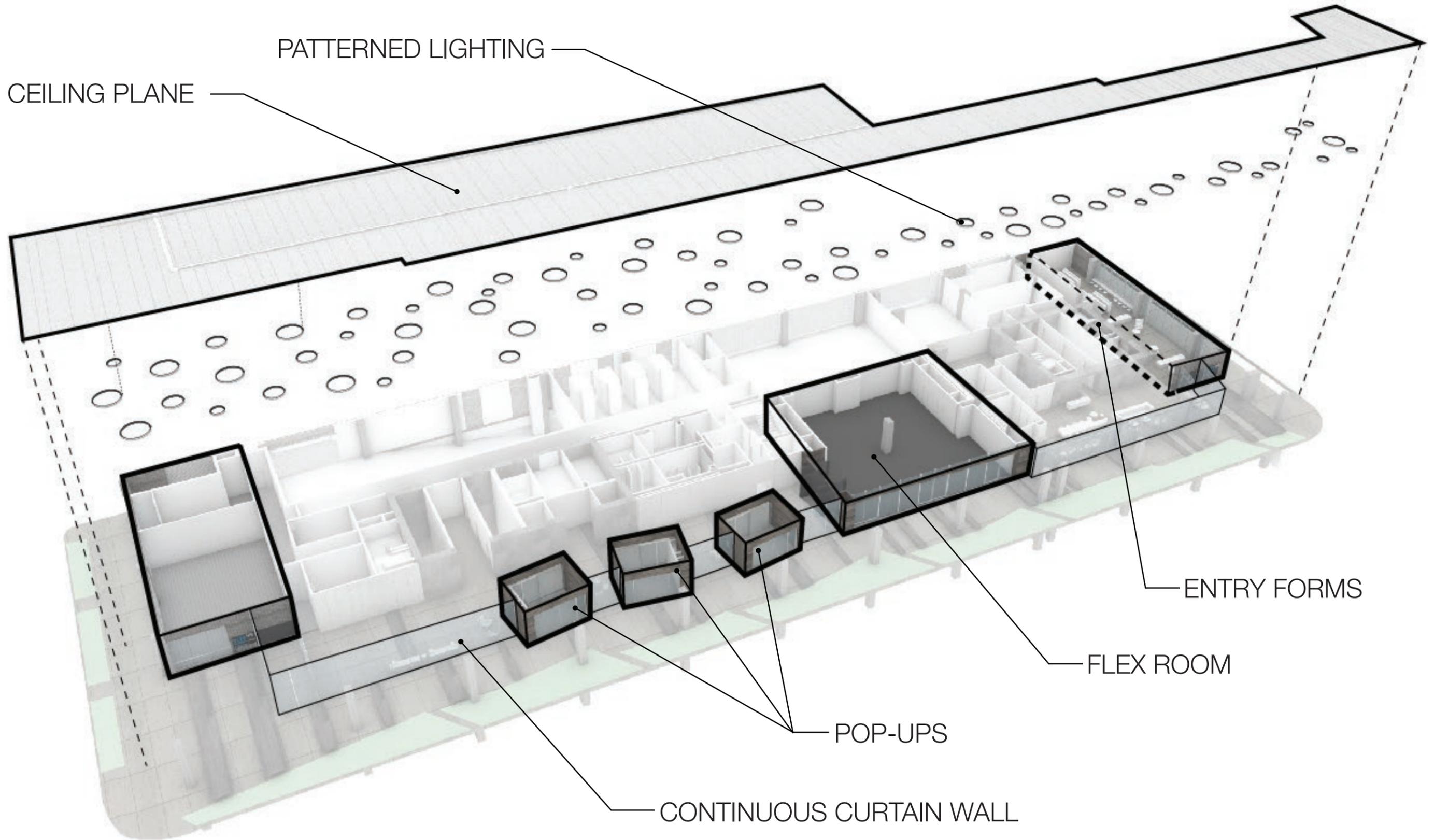
6 GROUNDPLANE DESIGN - EDG REVIEW

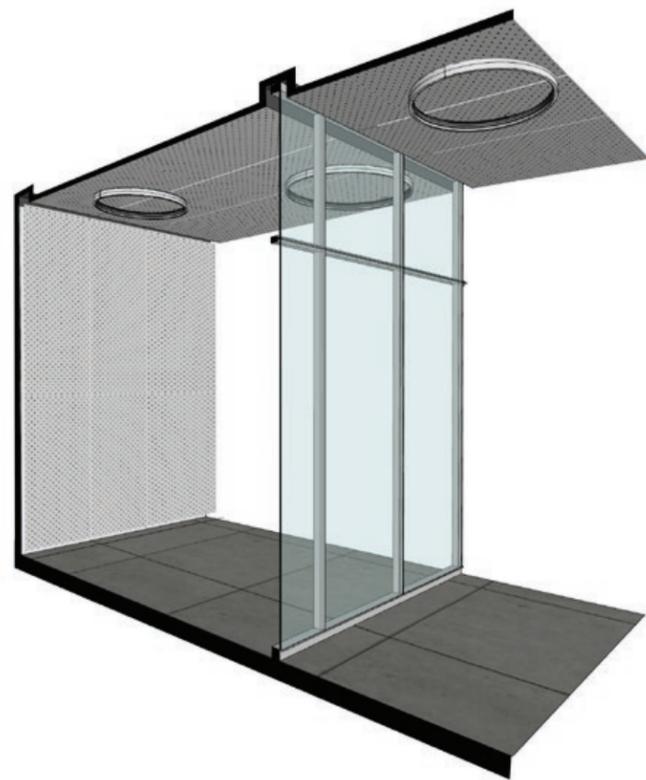


GROUNDPLANE PLAN



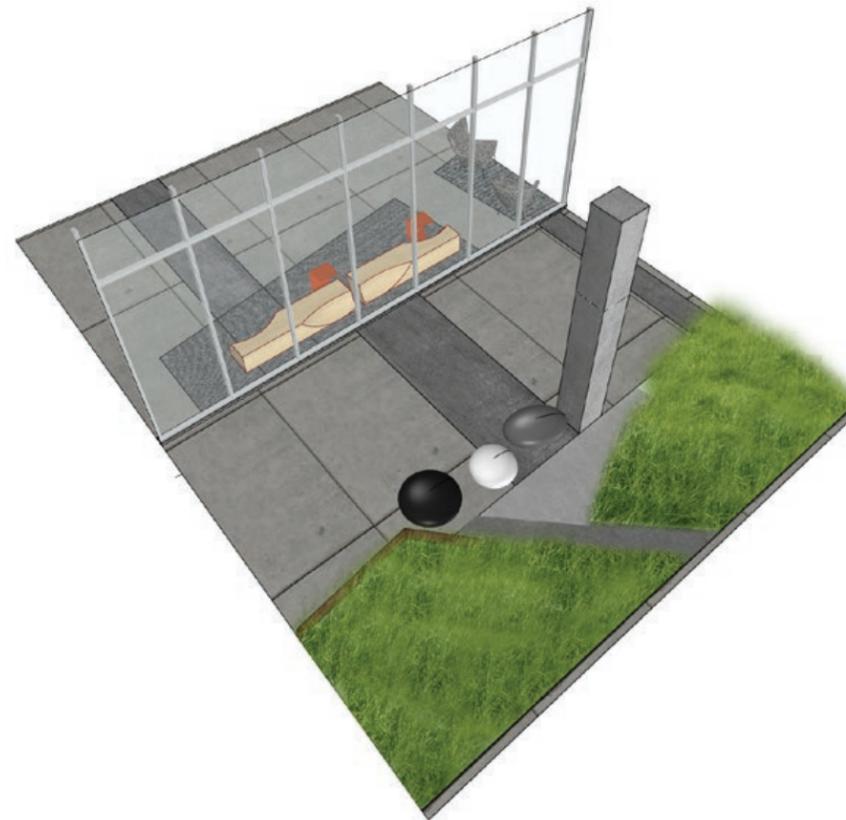
6 GROUNDPLANE DESIGN





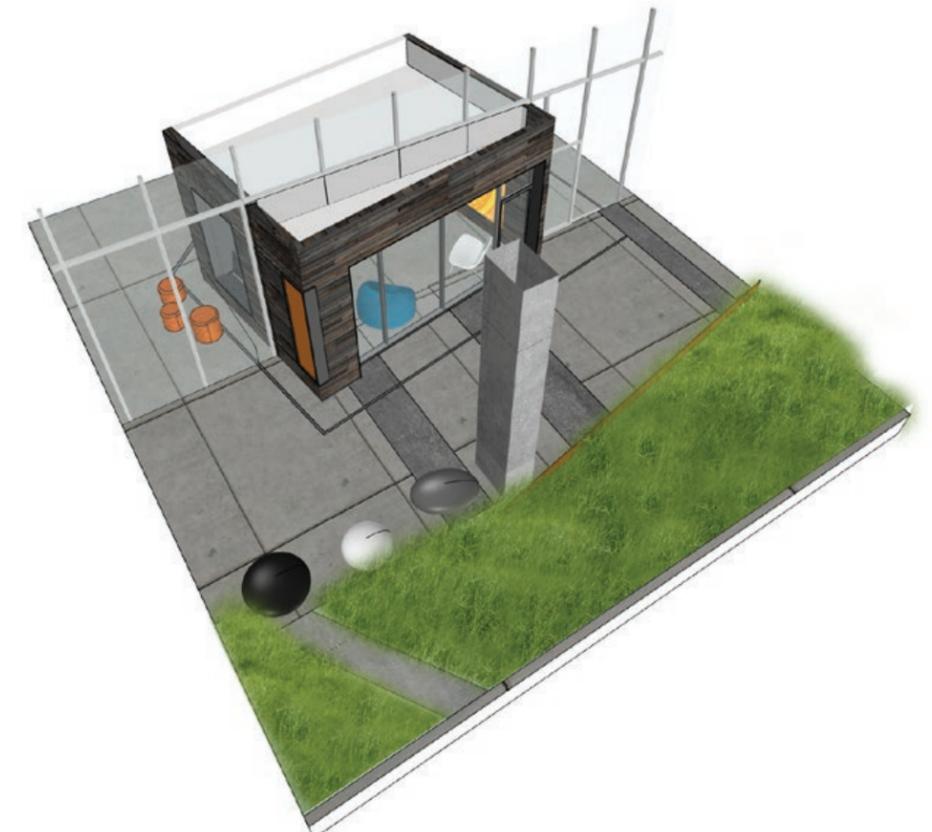
1

**SYNONYMOUS
ARCHITECTURAL
DETAILS TO
PROVIDE THE
FEELING OF
INTERIOR AND
EXTERIOR SPACE
CONNECTION**



2

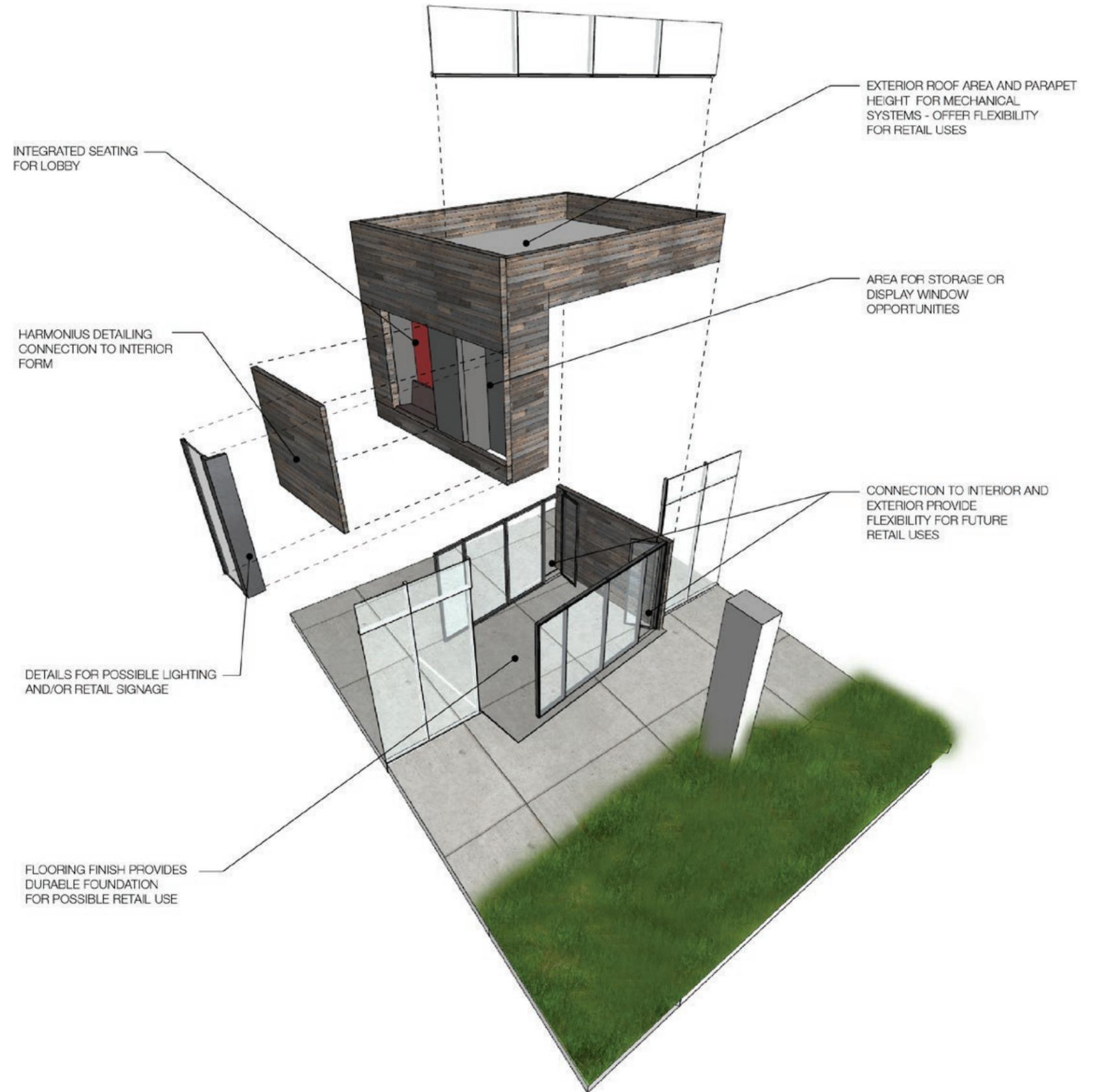
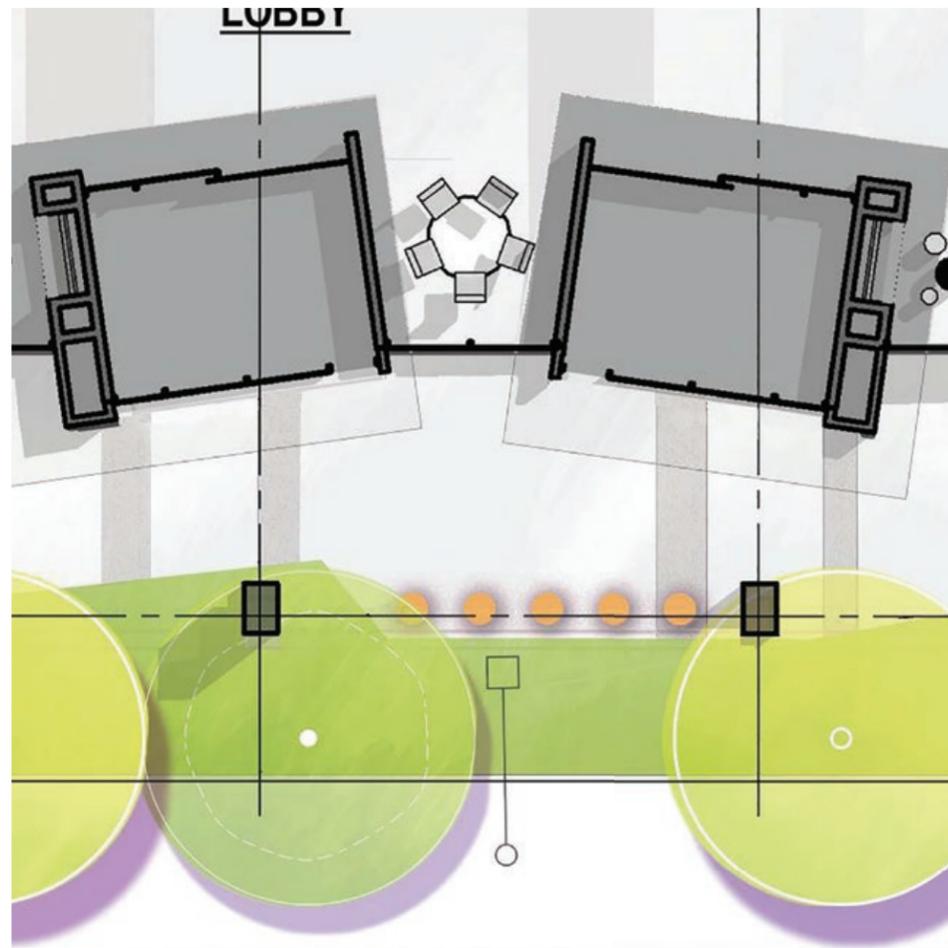
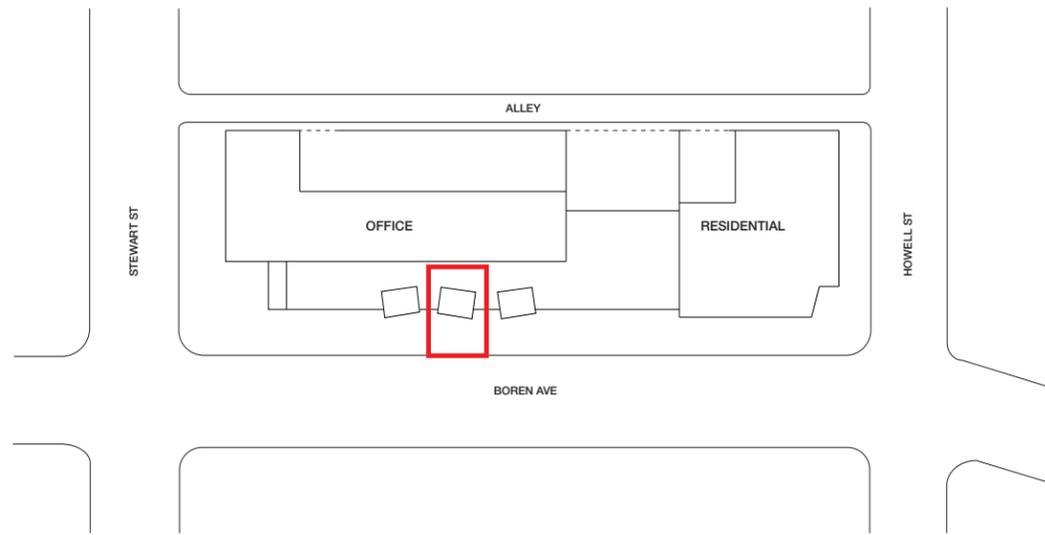
**AMPLE
TRANSPARENCY
FOR MORE ACTIVE
FACADES AND
INTEGRATION OF
INTERIOR SPACES**



3

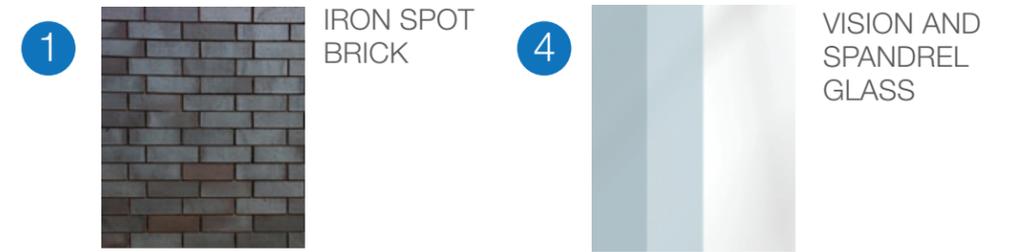
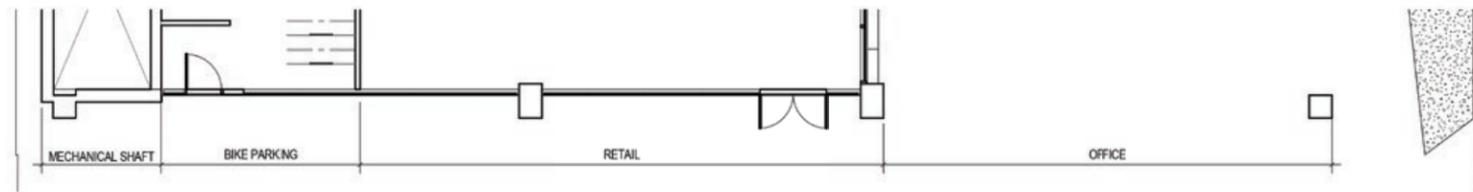
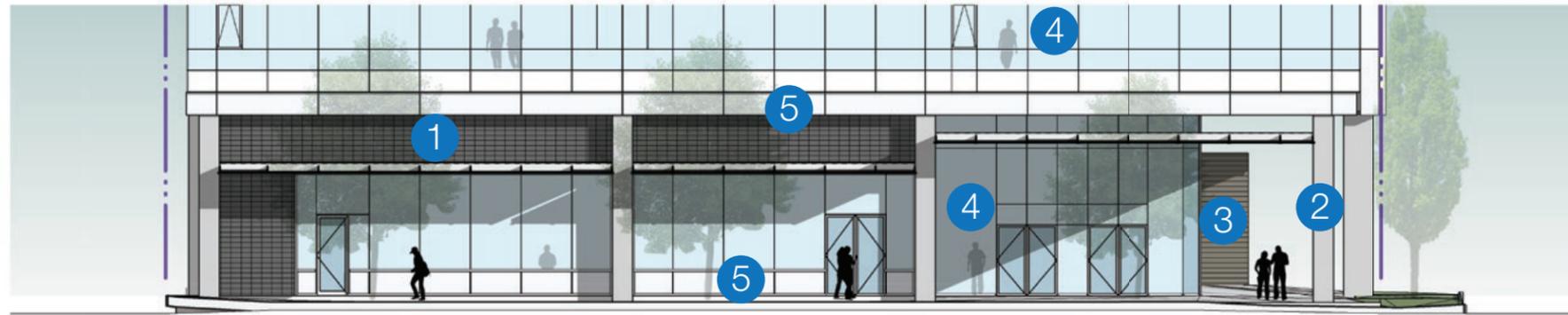
**SMALLER SCALE
TACTILE OBJECTS
OFFER FLEXIBILITY
OF USES FOR A
MORE VIBRANT
STREET FRONTAGE**

6 POP-UP DESIGN

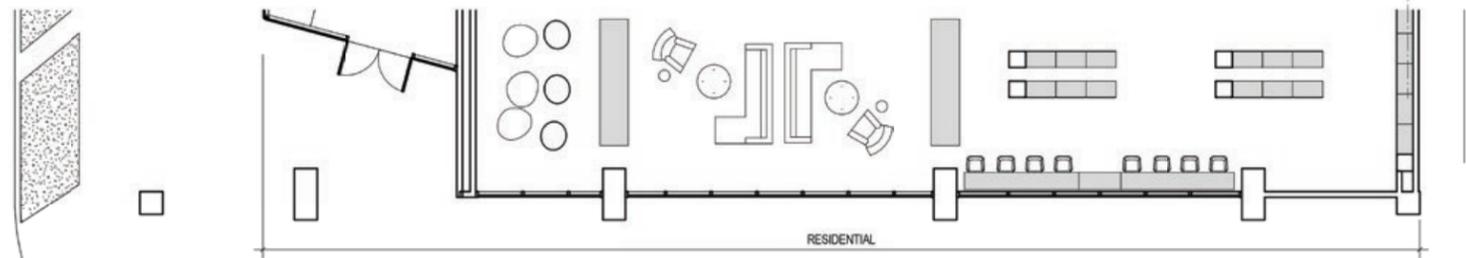


ENLARGED ELEVATIONS

6

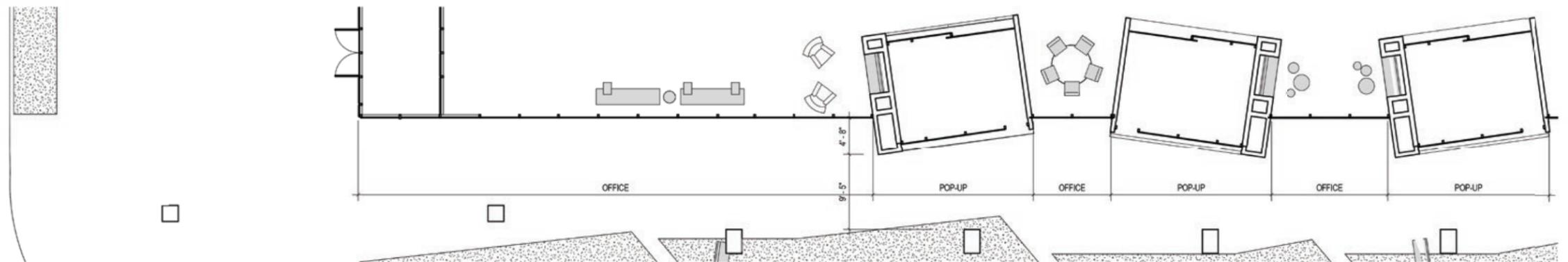
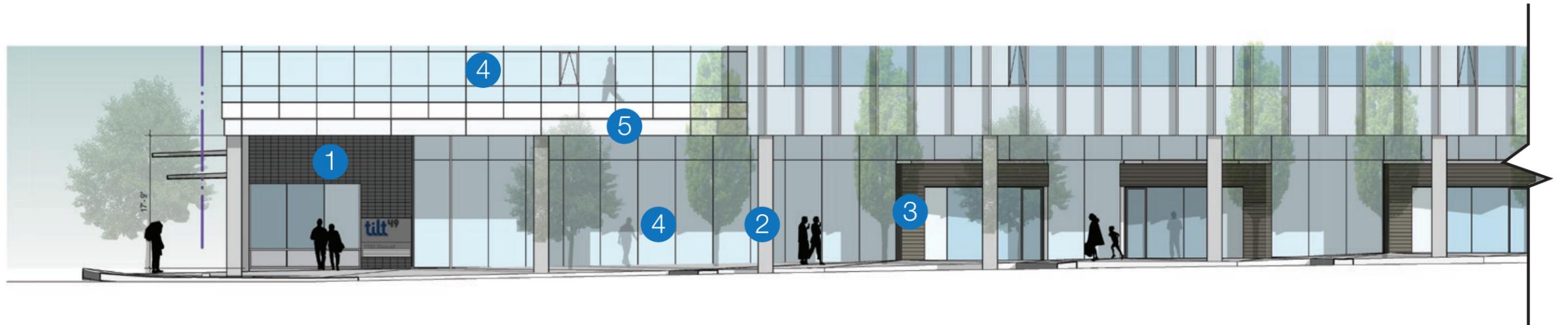


NORTH (STEWART) ELEVATION



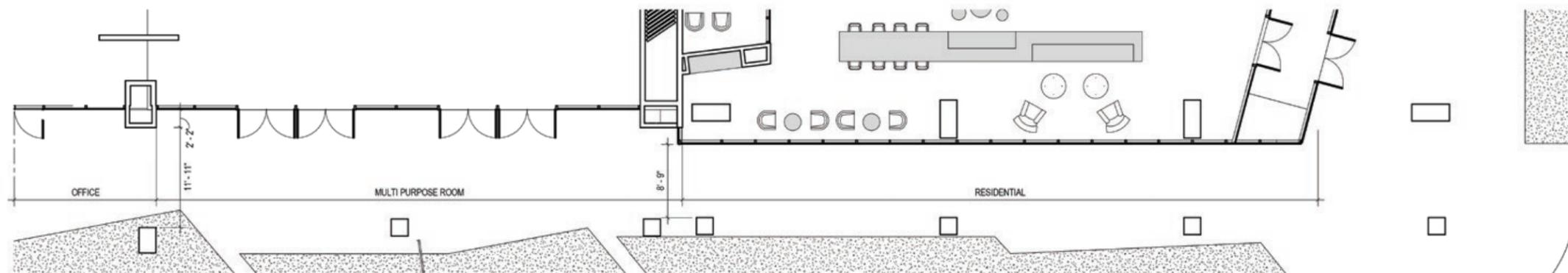
SOUTH (HOWELL) ELEVATION

6 ENLARGED ELEVATIONS



WEST (BOREN) ELEVATION

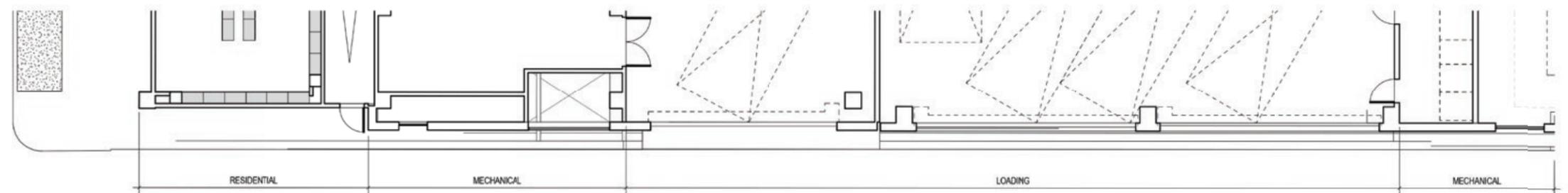
ENLARGED ELEVATIONS



WEST (BOREN) ELEVATION CONTINUED

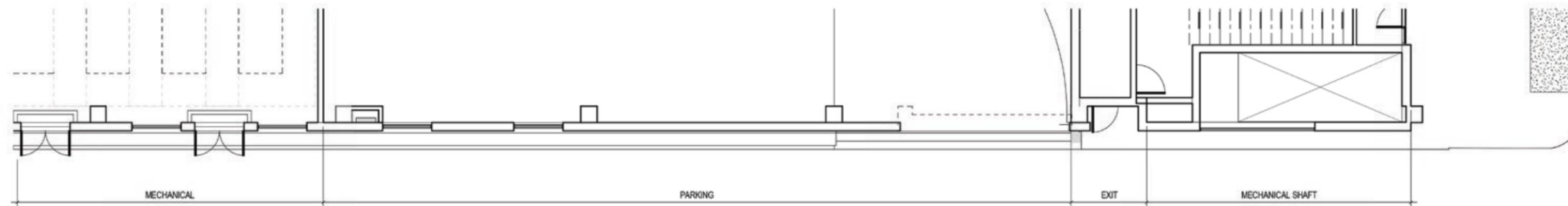
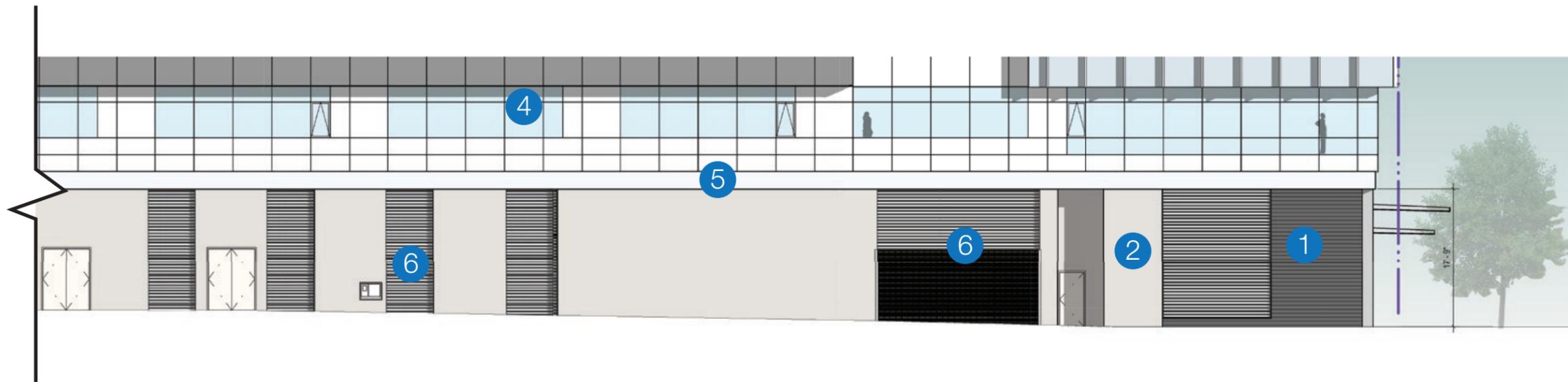
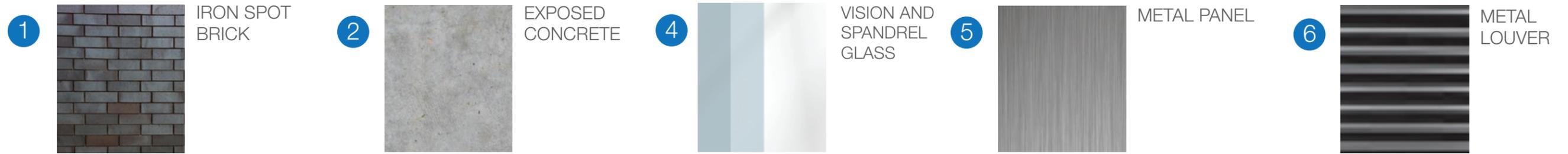
6 ENLARGED ELEVATIONS

- 1 IRON SPOT BRICK
- 2 EXPOSED CONCRETE
- 4 VISION AND SPANDREL GLASS
- 5 METAL PANEL
- 6 METAL LOUVER



EAST (ALLEY) ELEVATION

ENLARGED ELEVATIONS



EAST (ALLEY) ELEVATION CONTINUED

6 RENDERINGS





6 RENDERINGS





7 LANDSCAPE DESIGN - EDG PLAN

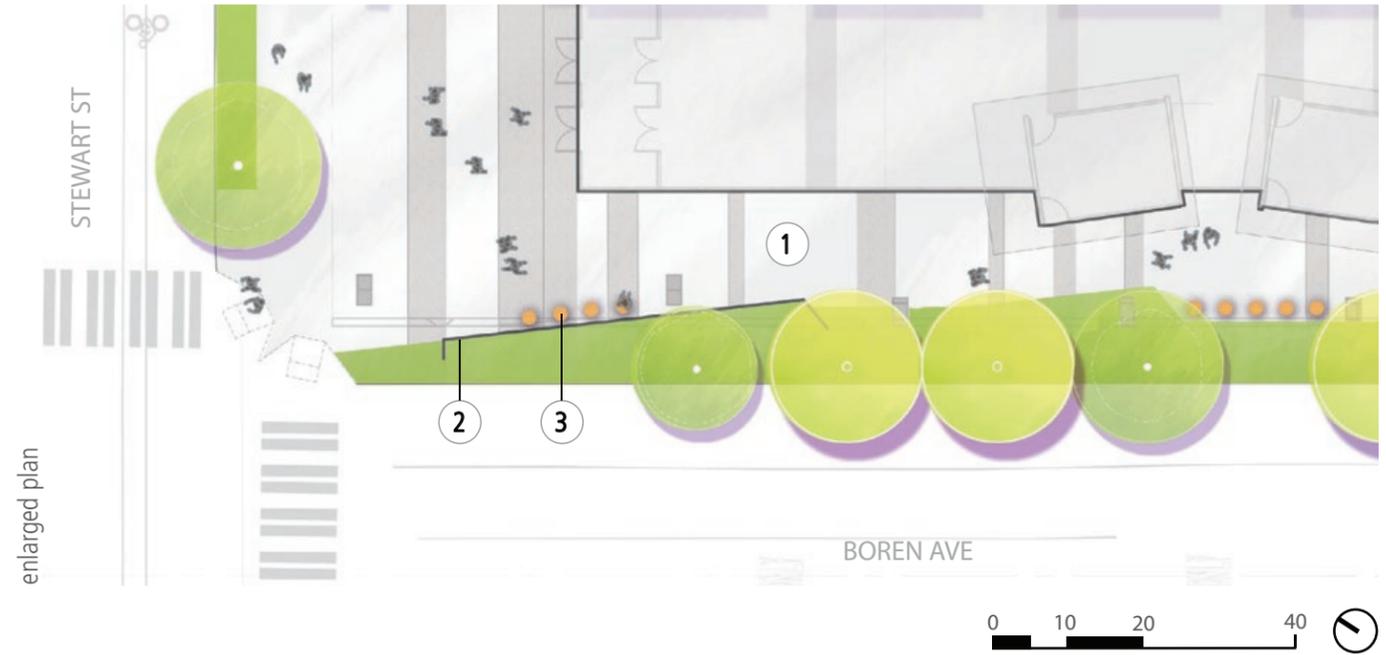
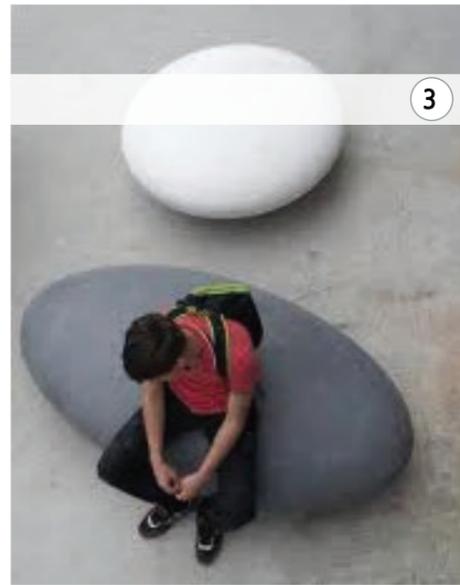


LANDSCAPE DESIGN - LEVEL 1 DEVELOPMENT

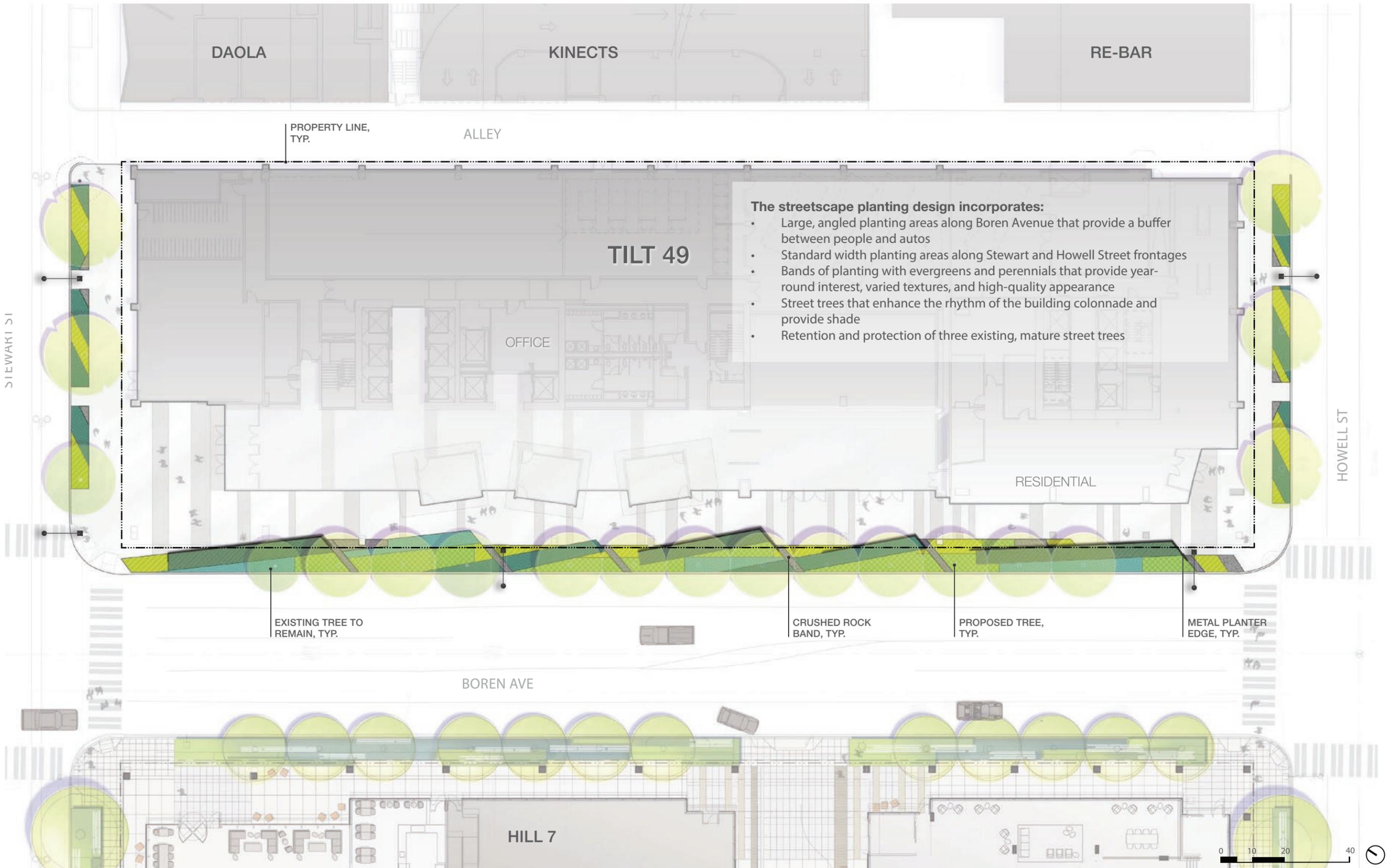


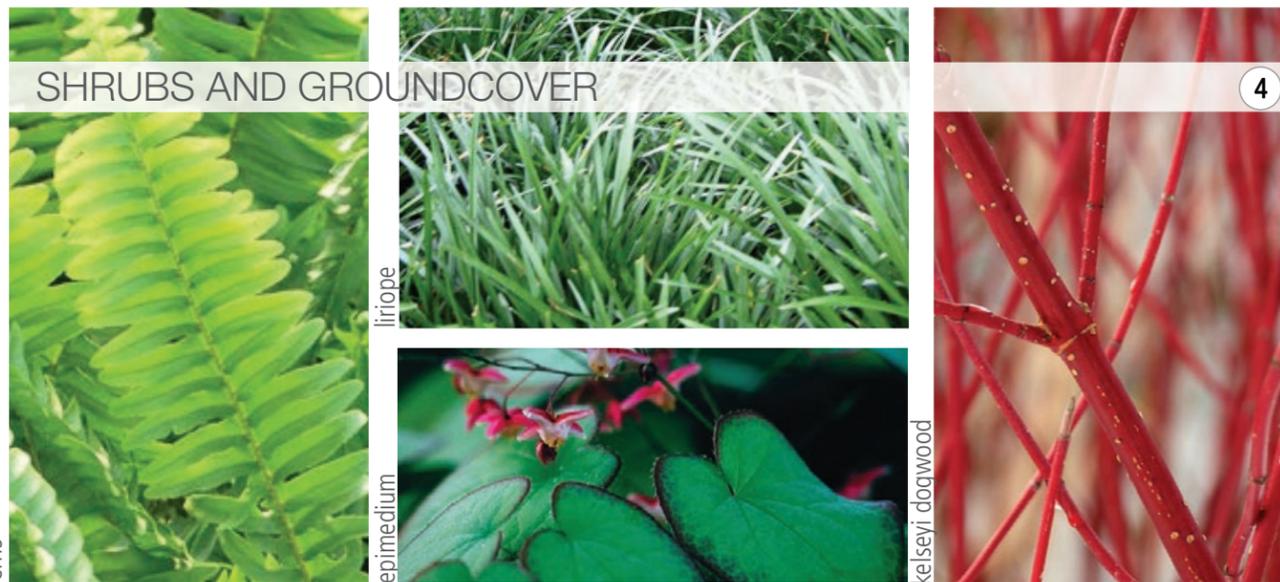
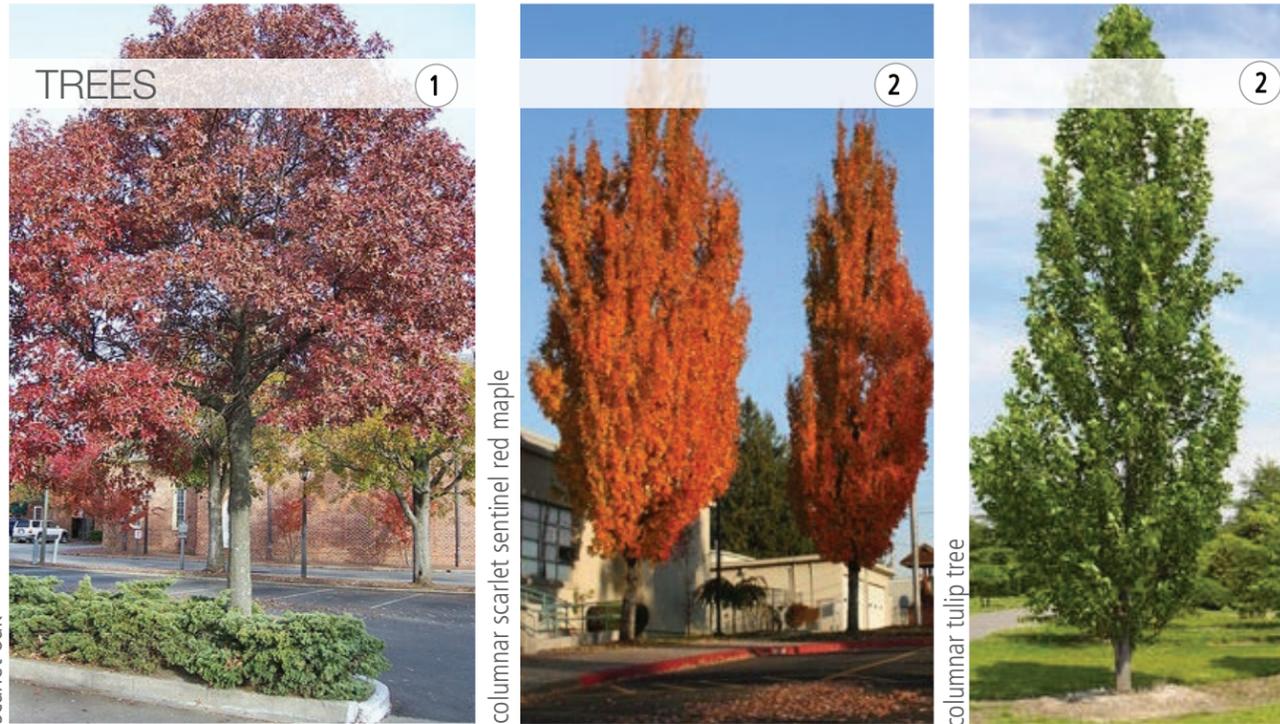
7 LANDSCAPE DESIGN - LEVEL 1 SITE PLAN





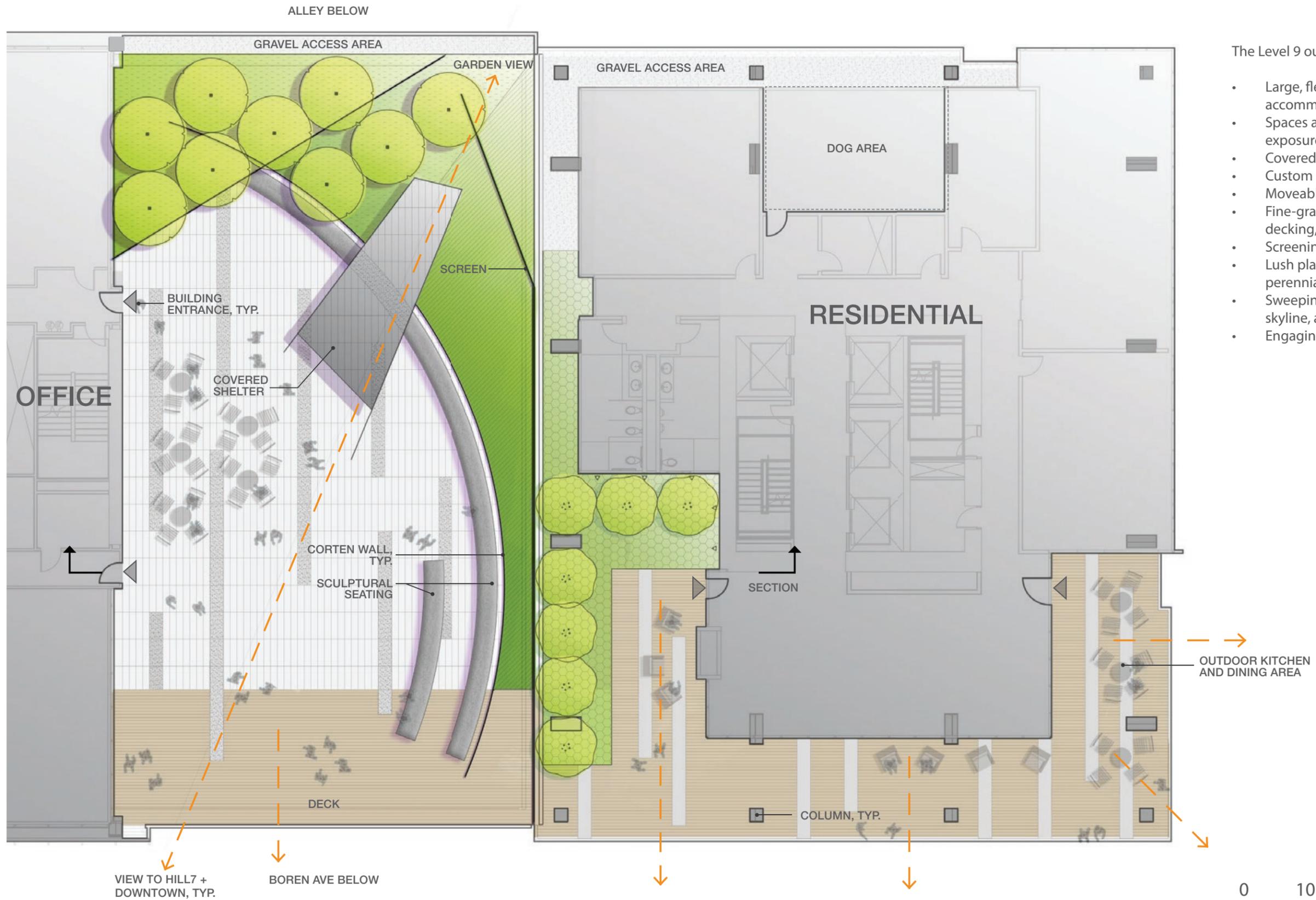
7 LANDSCAPE DESIGN - LEVEL 1 SITE PLANTING





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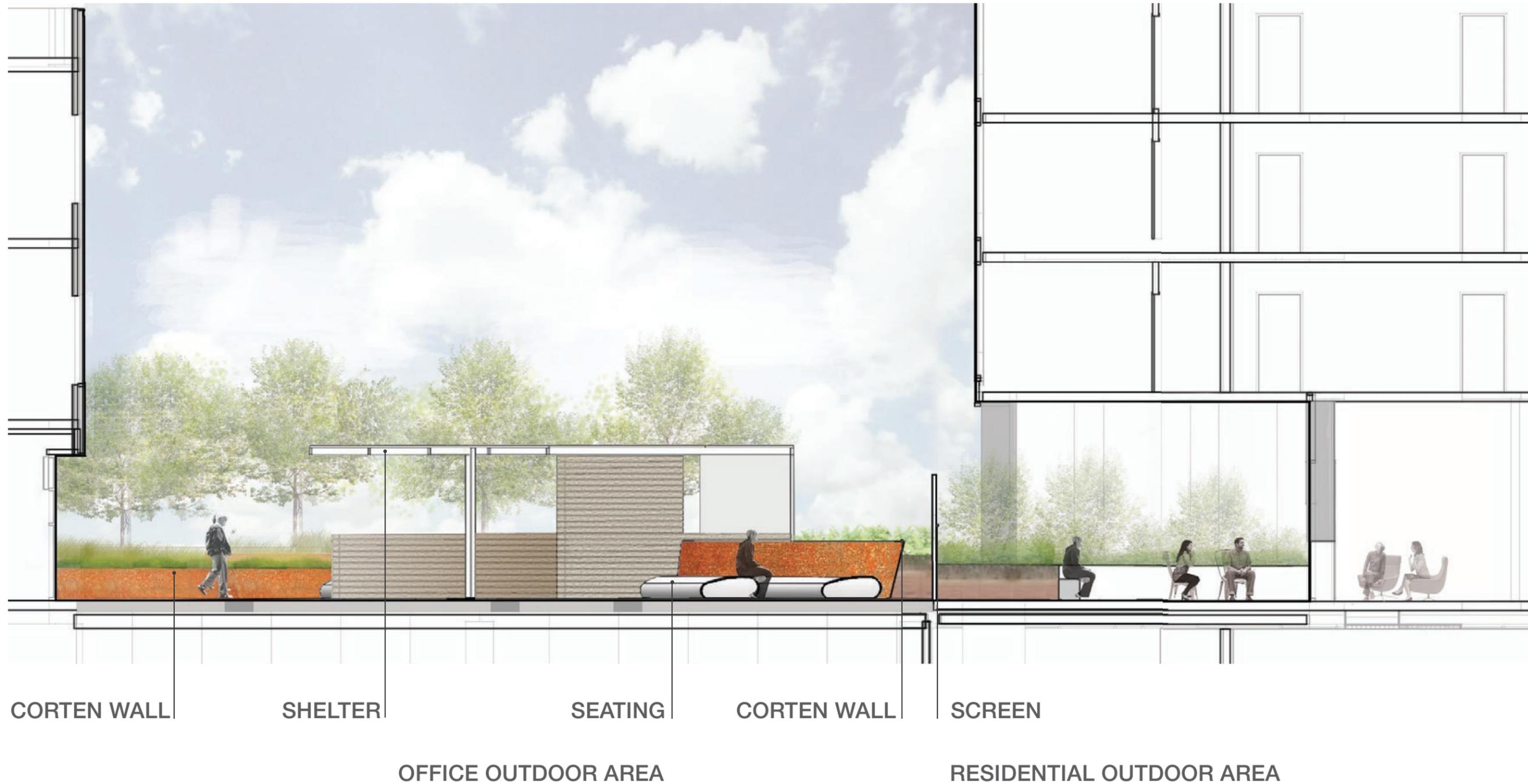
LANDSCAPE DESIGN - LEVEL 9 PLAN

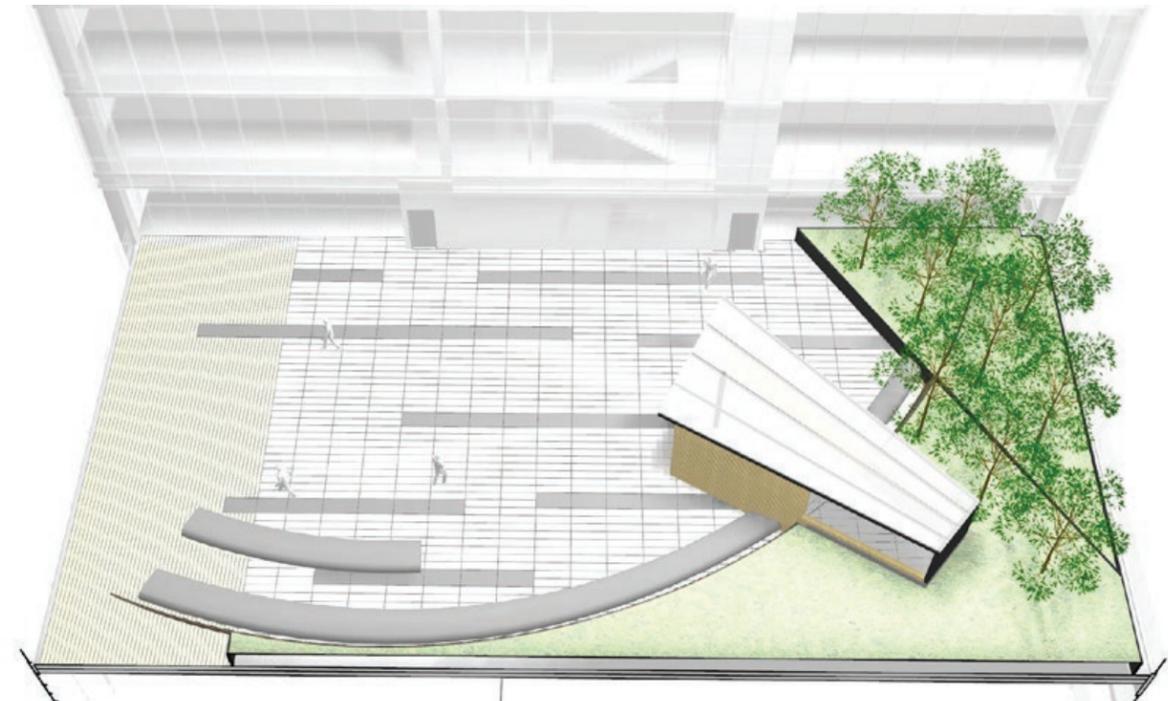
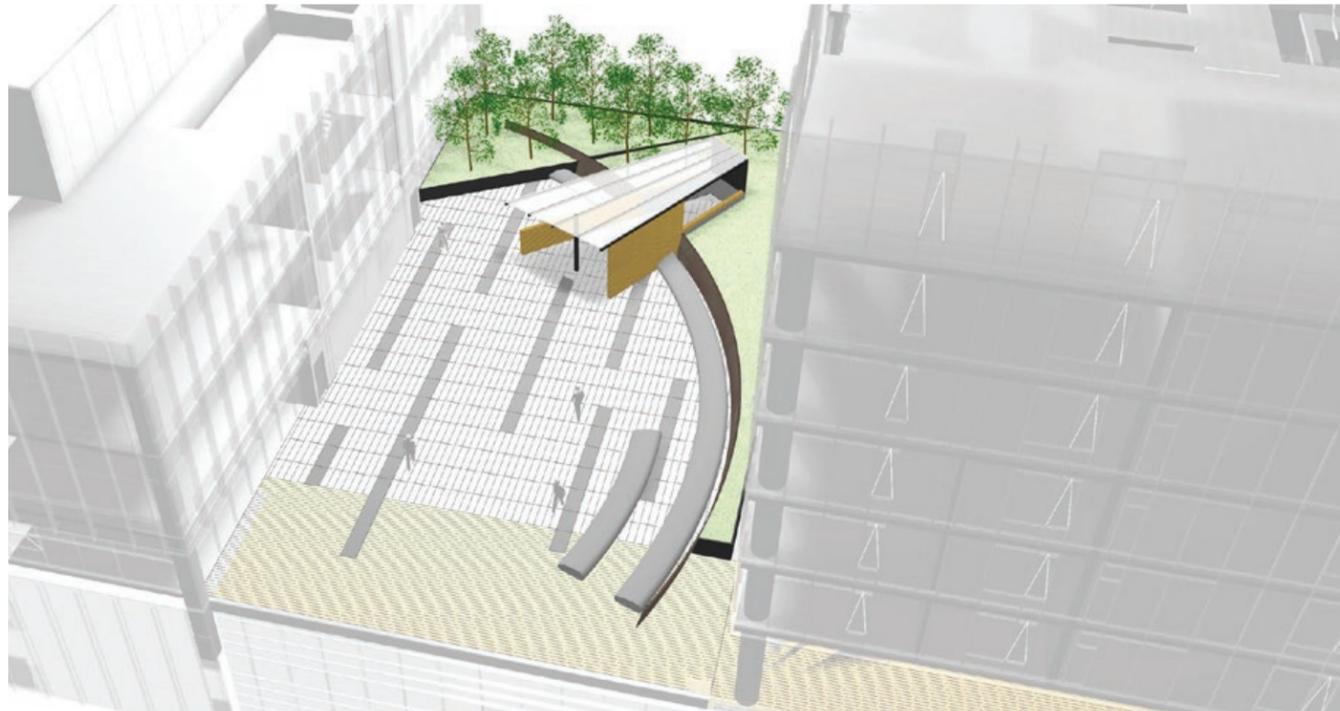


- The Level 9 outdoor spaces incorporate:
- Large, flexible, multiple use areas that can accommodate intimate gatherings to large events
 - Spaces and layout oriented to maximize solar exposure
 - Covered areas for year-round uses
 - Custom seating elements
 - Moveable furnishings
 - Fine-grain, highly textured materials including wood decking, pavers, and metal planter edges
 - Screening and security separation between uses
 - Lush plant materials including trees, evergreen and perennial plant materials, and a shade garden
 - Sweeping views to adjacent neighborhoods, the city skyline, and region beyond
 - Engaging layout as viewed from towers above

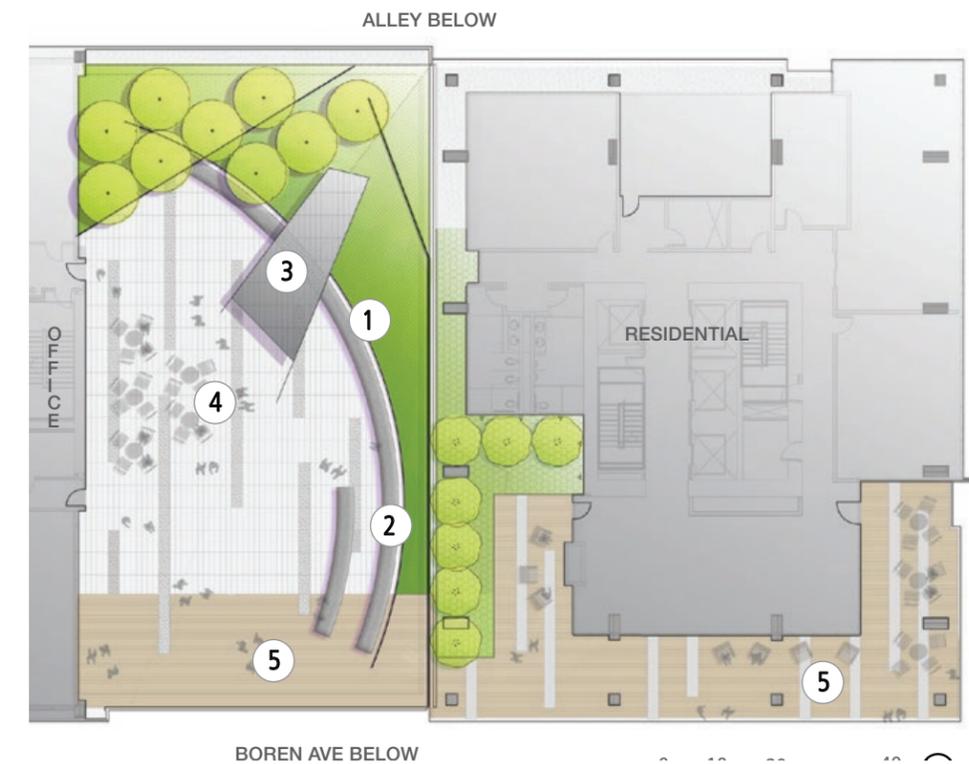
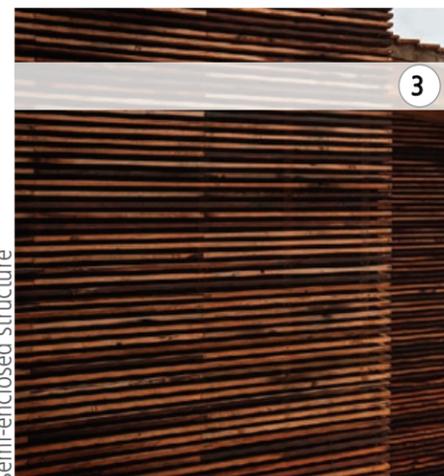
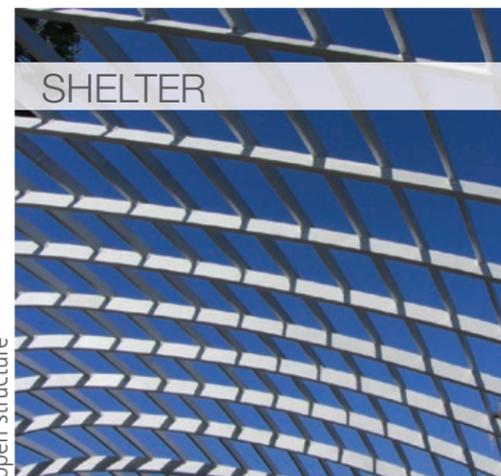
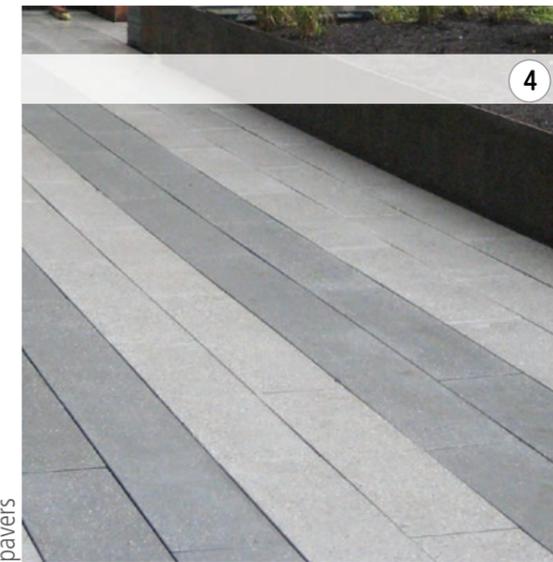


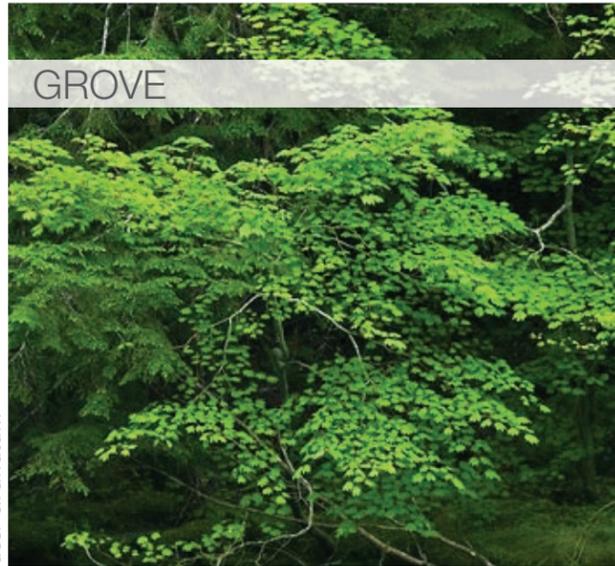
7 LANDSCAPE DESIGN - LEVEL 9 SECTION





7 LANDSCAPE DESIGN - LEVEL 9 MATERIALS





GROVE

acer circinatum



1



SHADE GARDEN

asarum and ferns



acanthus



epimedium fortunei



SHRUBS AND GRASSES

carex obnupta



2

red twig dogwood



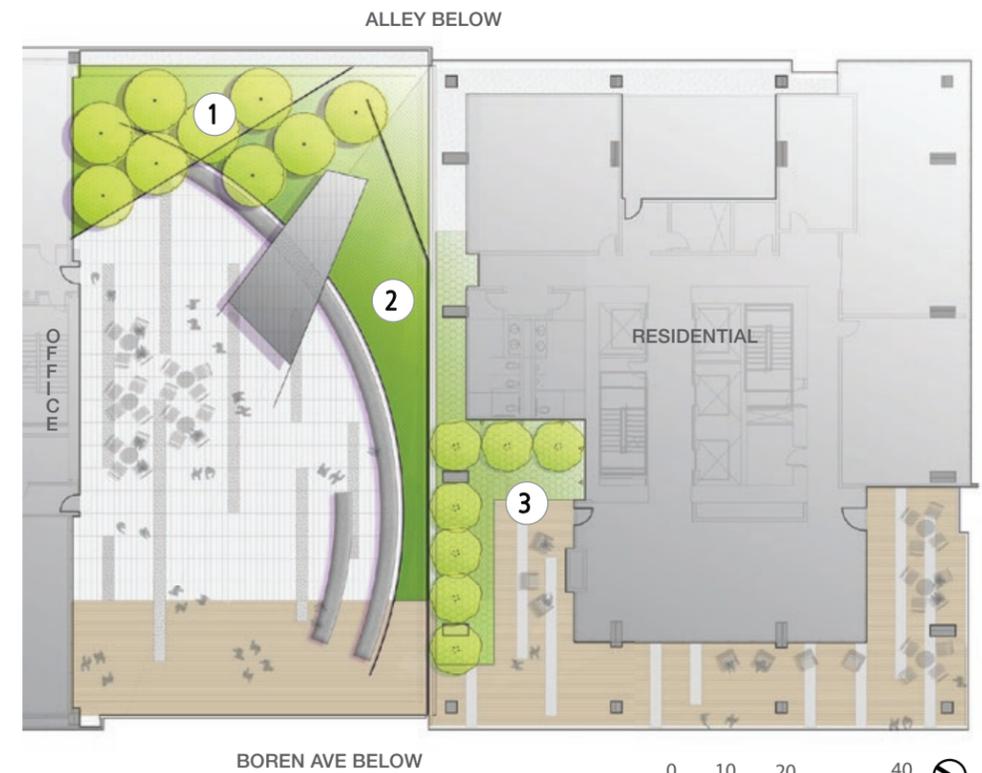
stipa tenuissima



japanese forest grass



ferns

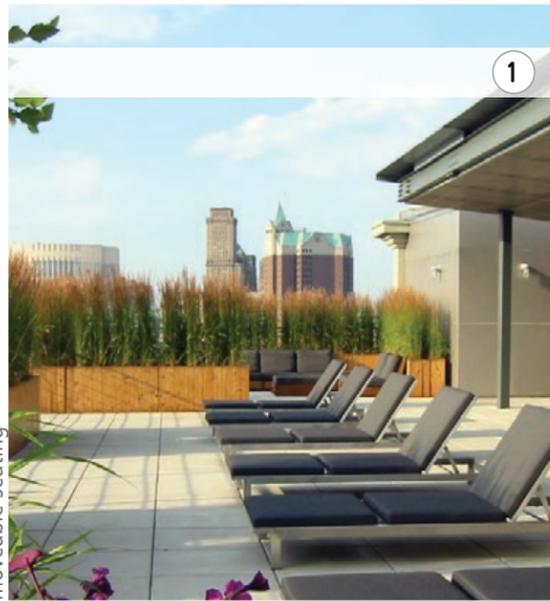


LANDSCAPE DESIGN - LEVEL 38 MATERIALS AND PLANTING



FURNISHINGS

dining



1

moveable seating



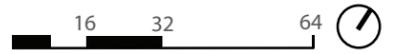
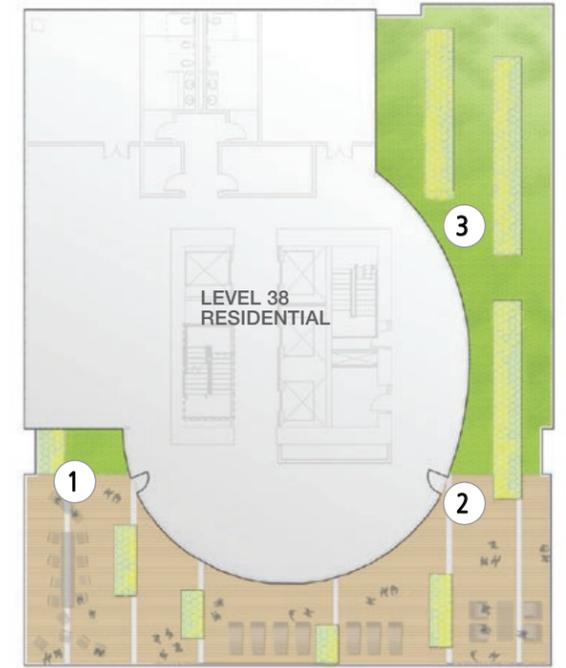
SURFACING

wood decking



2

banding pattern

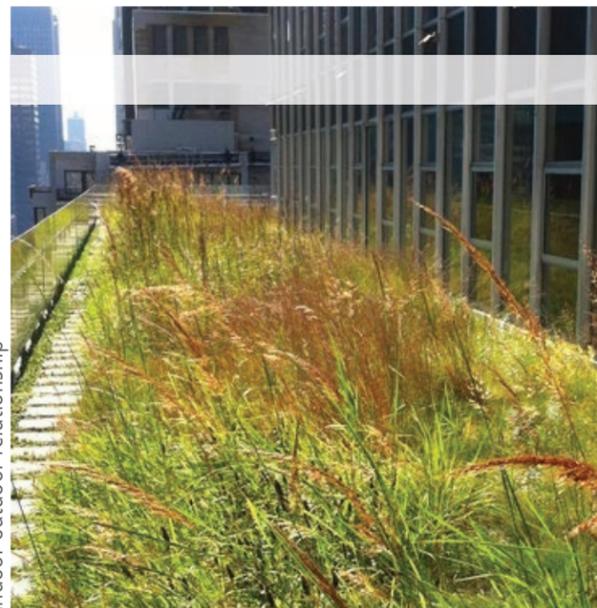


PLANTING

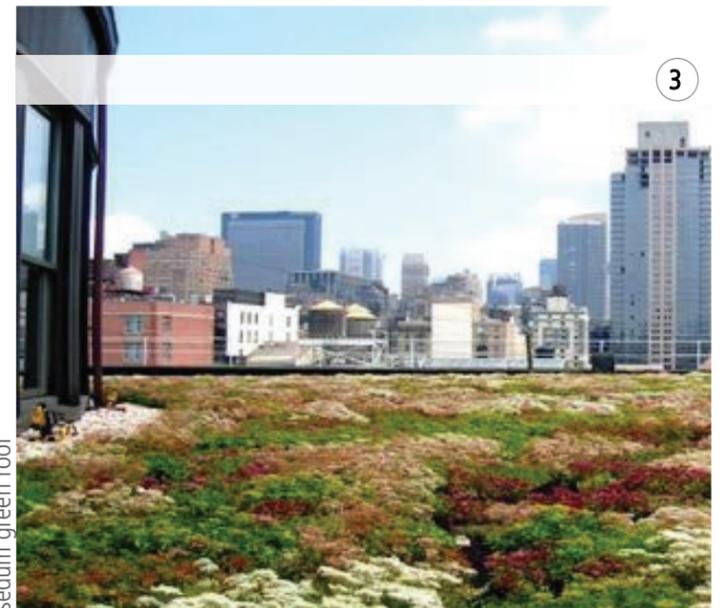
planting bands with surfacing



tall grass layers



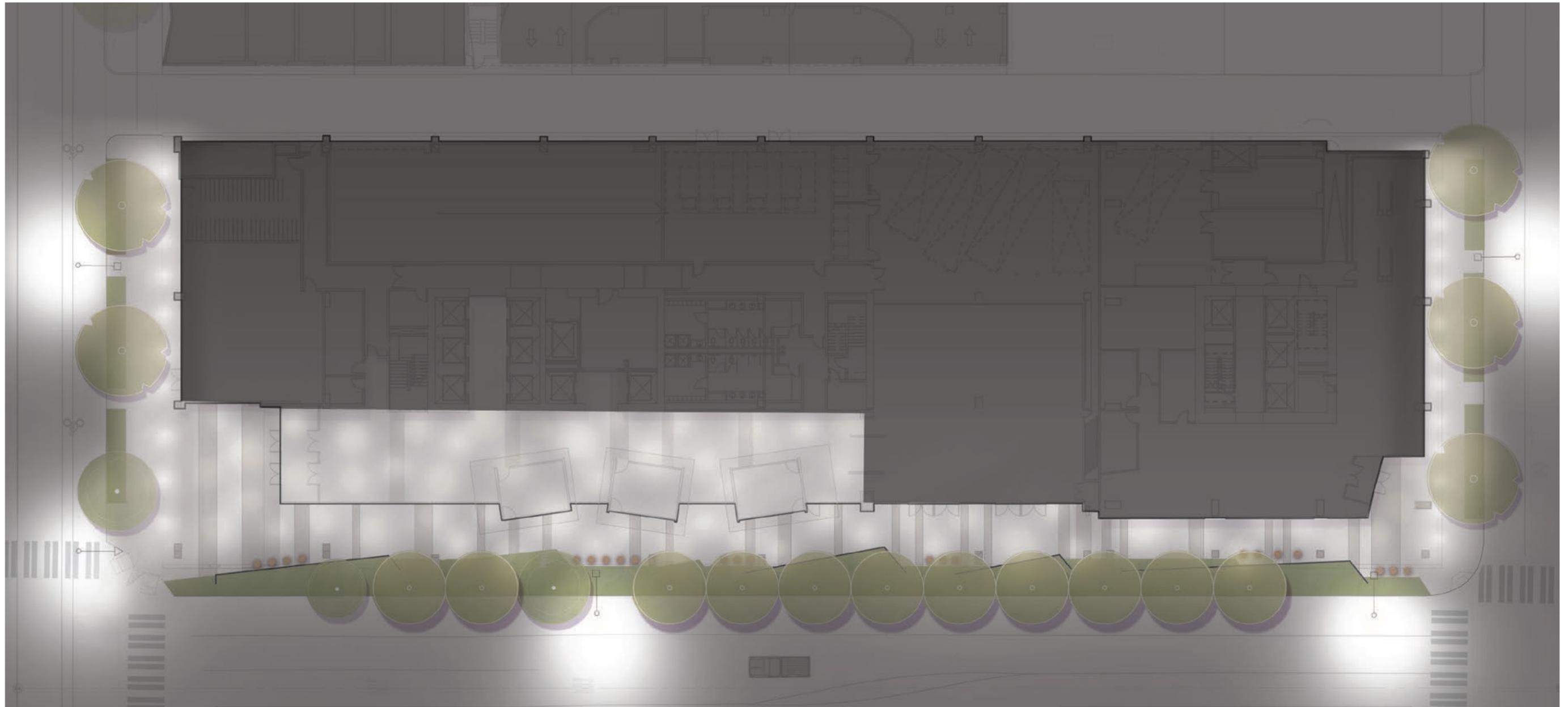
indoor-outdoor relationship

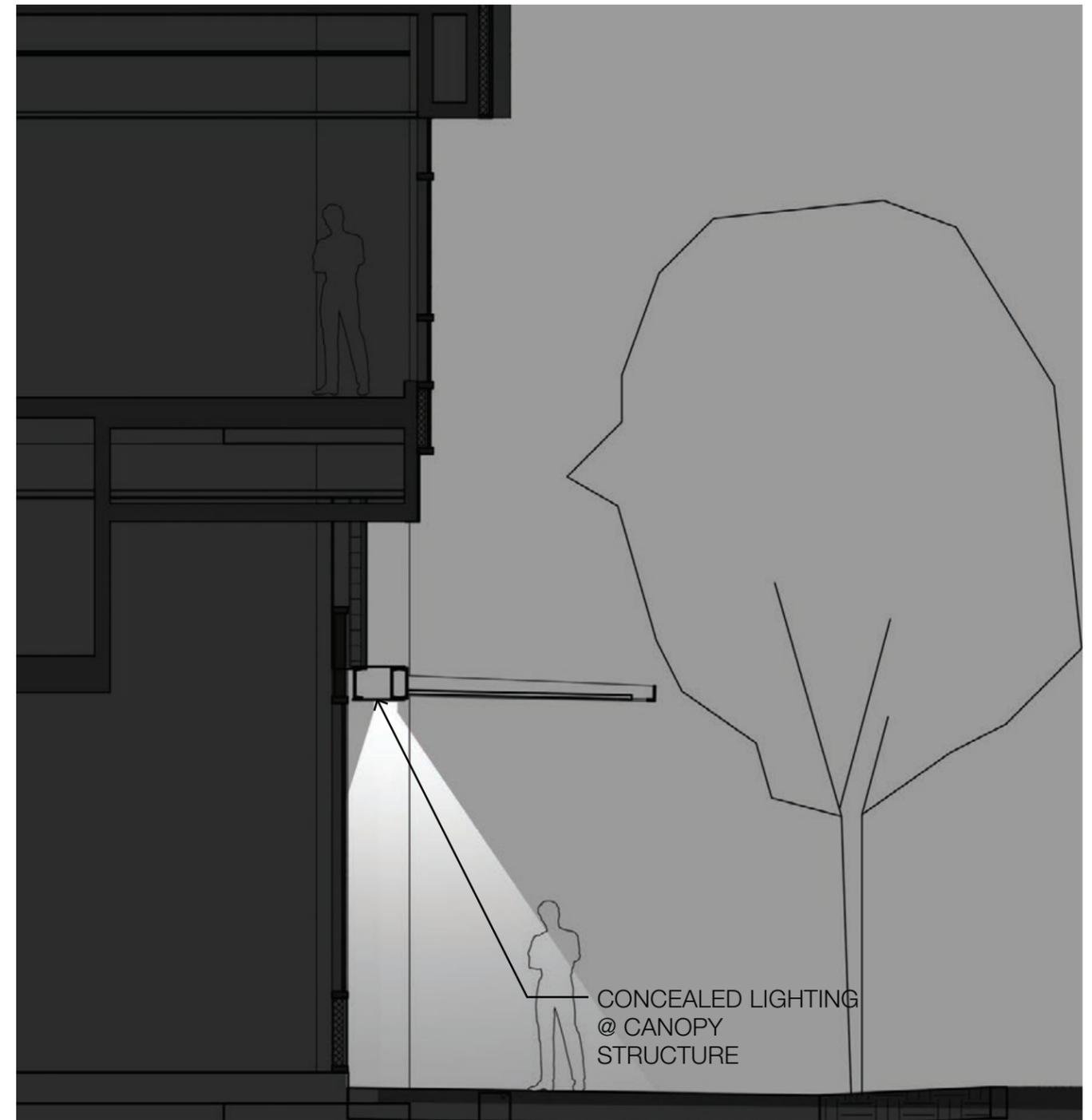
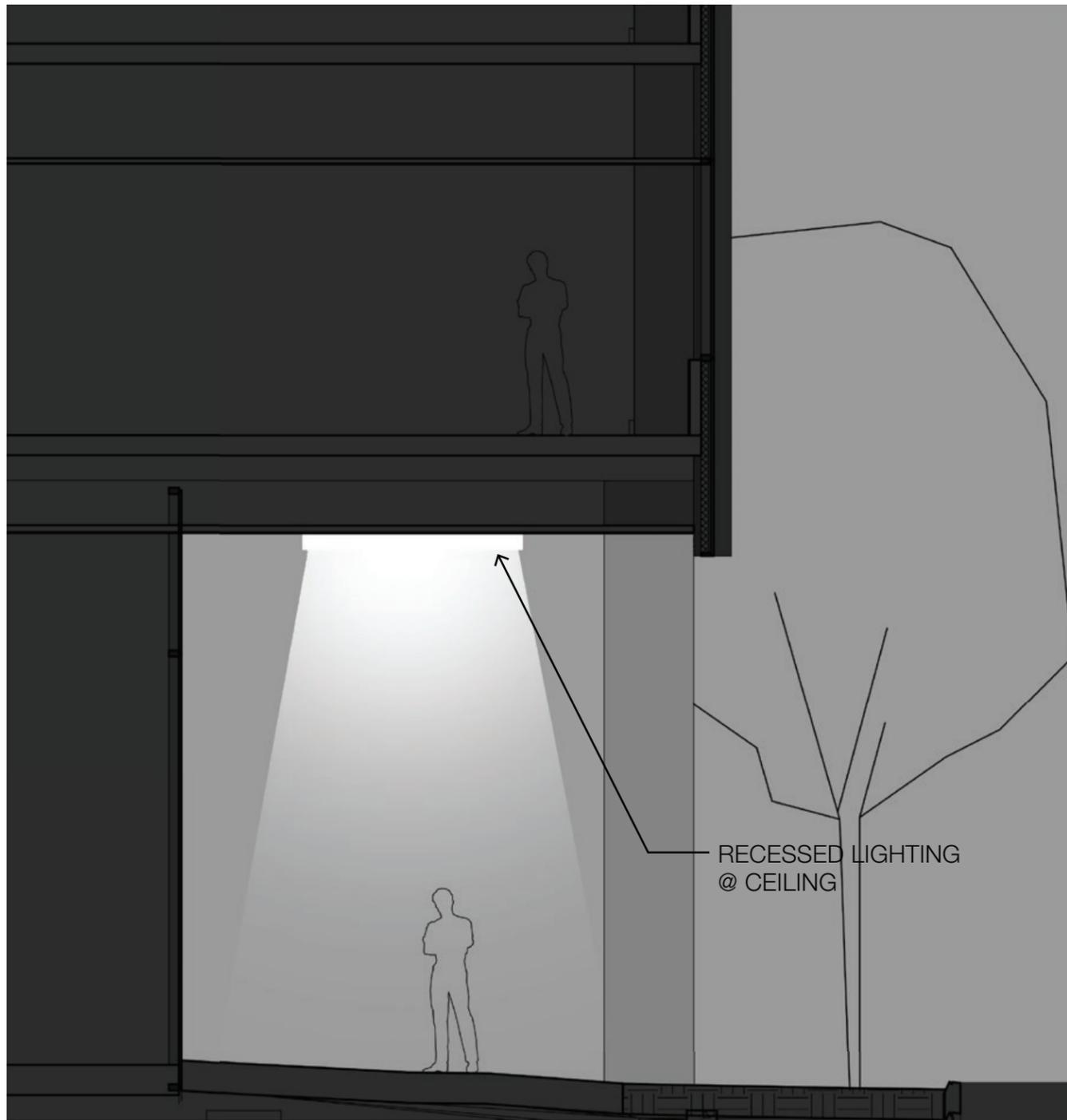


3

sedum green roof

8 LIGHTING DESIGN

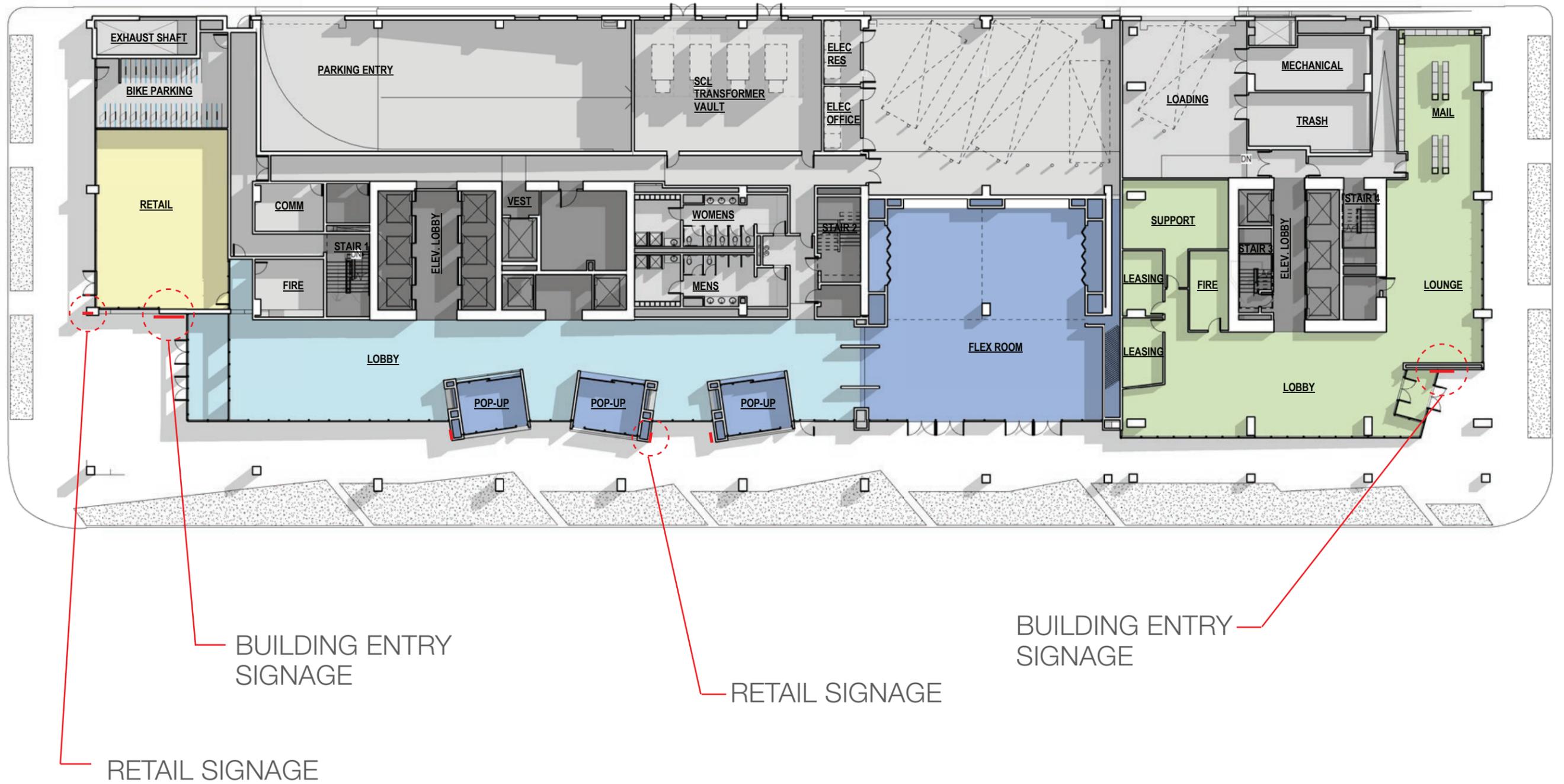




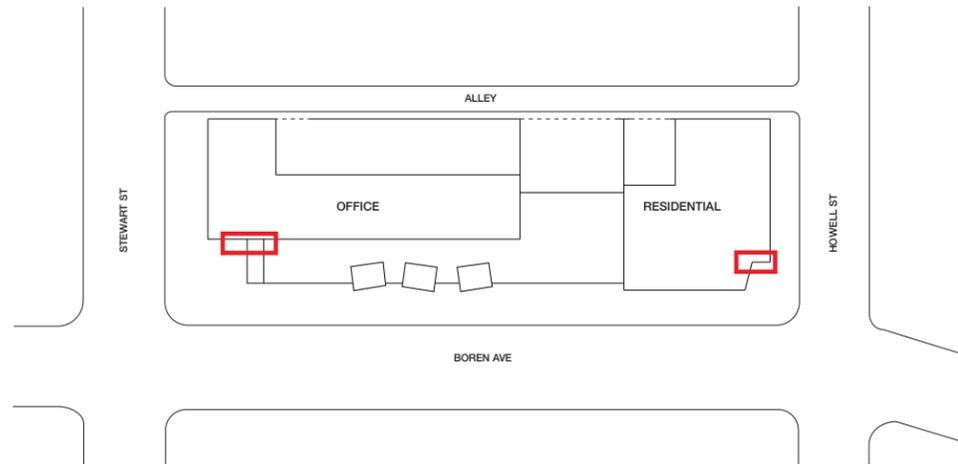
SECTION AT BOREN AVE.

SECTION AT STEWART ST.

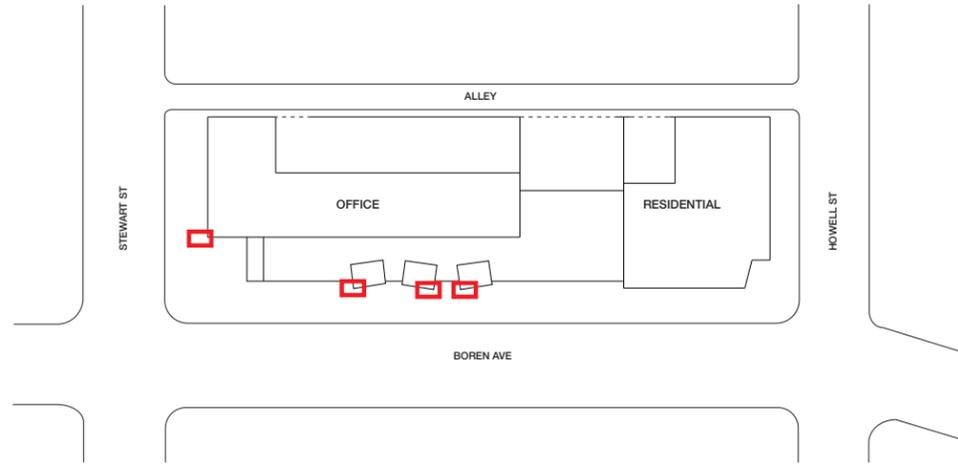
8 SIGNAGE DESIGN



ENTRY SIGNAGE



8 RETAIL SIGNAGE



Location Option 1

Location Option 2

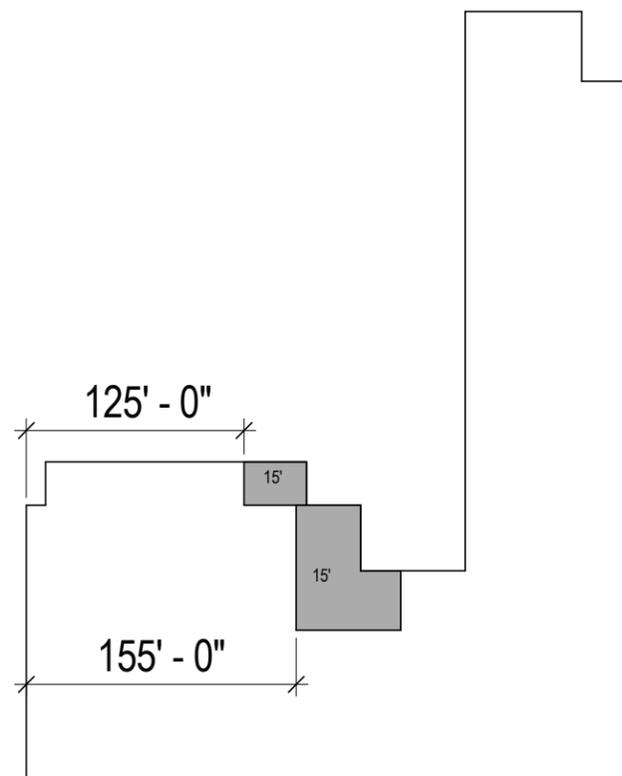


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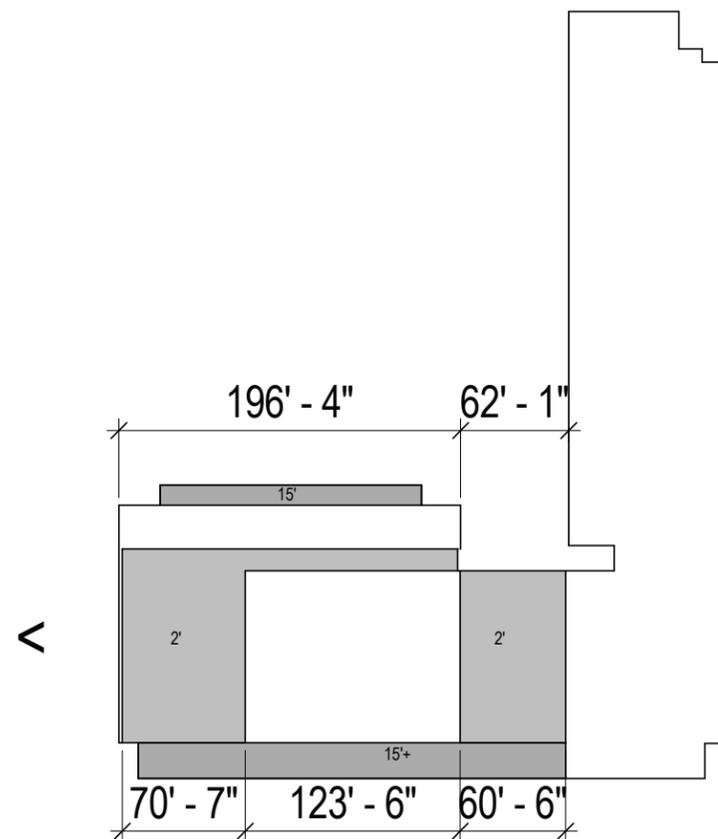
9 DEPARTURE REQUESTS

ITEM #	DEVELOPMENT STANDARD	REQUIREMENT	MODIFICATION REQUEST	RATIONALE	DOWNTOWN DESIGN GUIDELINES REINFORCED
1	SMC 23.49.058A Facade Modulation	Maximum Length of unmodulated facade within 15' of street property line no more than 155' long.	Allow facade length along Boren St that is 198'4".	Facade Modulation is provided beginning at 20 feet in height. Grade level facades have been set back along the colonnade to provide additional width for pedestrians. The proposed modulation enhances the unique massing of the building and provides more visual interest that reinforces the design concept.	A-1, A-2, B-1, B-3, B-4

LEGEND



REQUIRED MODULATION
 900 sf x 15' = 13,500 sf
 3427 sf x 15' = 51,412 sf
Total = 64,912 sf



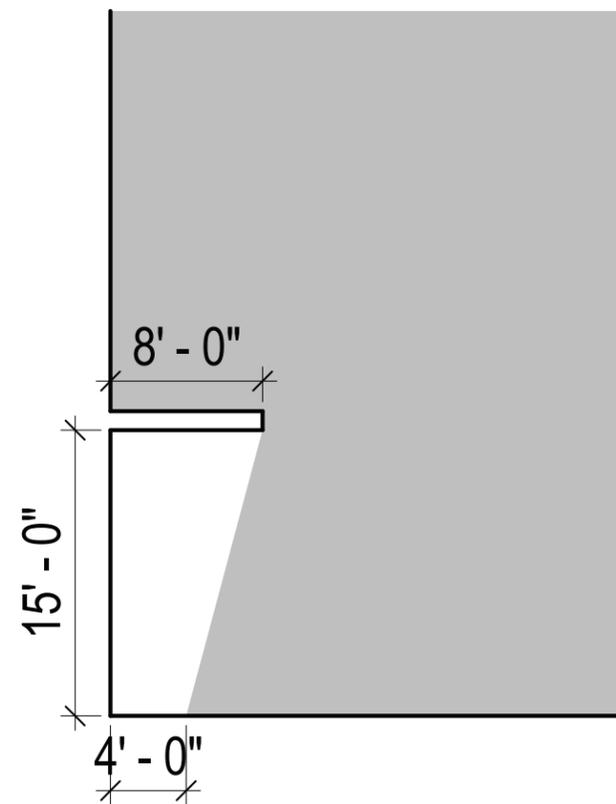
PROPOSED MODULATION
 15,143 sf x 2' = 30,286 sf
 5,032 sf x 15' = 75,480 sf
Total = 105,766 sf



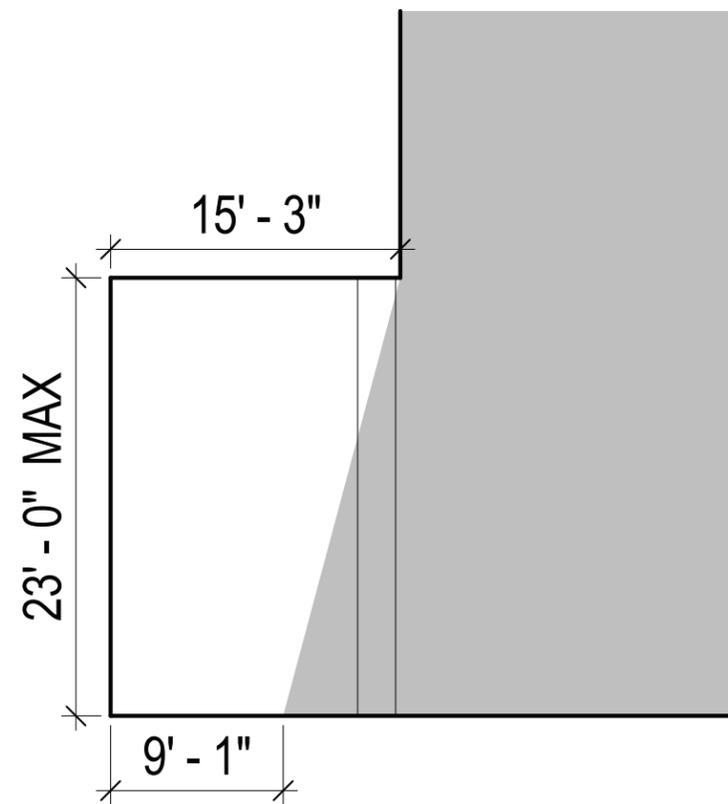
DEPARTURE REQUESTS

ITEM #	DEVELOPMENT STANDARD	REQUIREMENT	MODIFICATION REQUEST	RATIONALE	DOWNTOWN DESIGN GUIDELINES REINFORCED
2	SMC 23.49.018 Overhead Weather Protection	Overhead weather protection to be location between 10' to 15' above sidewalk level.	Allow protection above 15' but no more than 20'	Depth of weather protection at colonnade will allow for adequate protection from the elements. The continuous colonnade (reinforced by the same element across Boren) provide both enhance weather protection and an urban gesture that provide an enhanced sense of place and refuge for pedestrians.	A-1, B-3, C-1, C-5, D-3

LEGEND



REQUIRED WEATHER PROTECTION

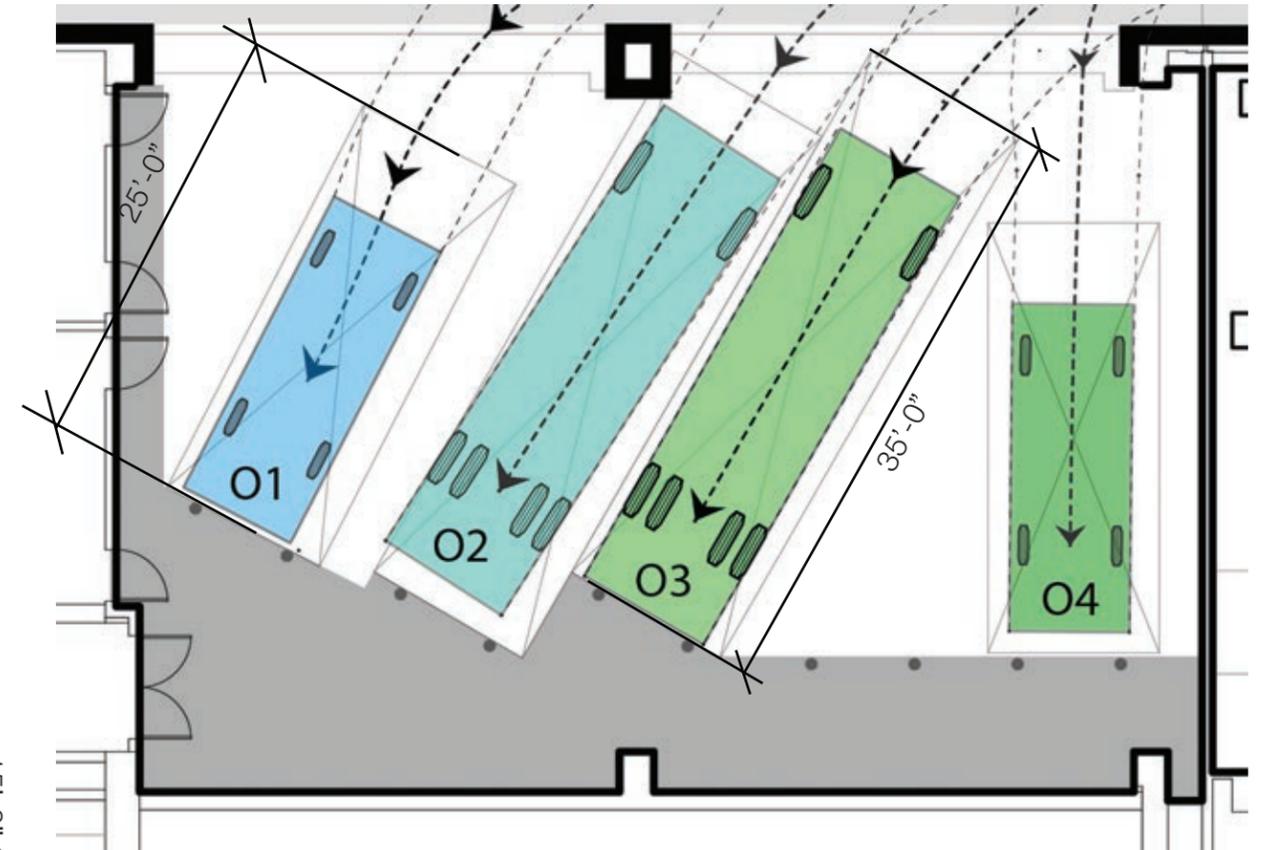
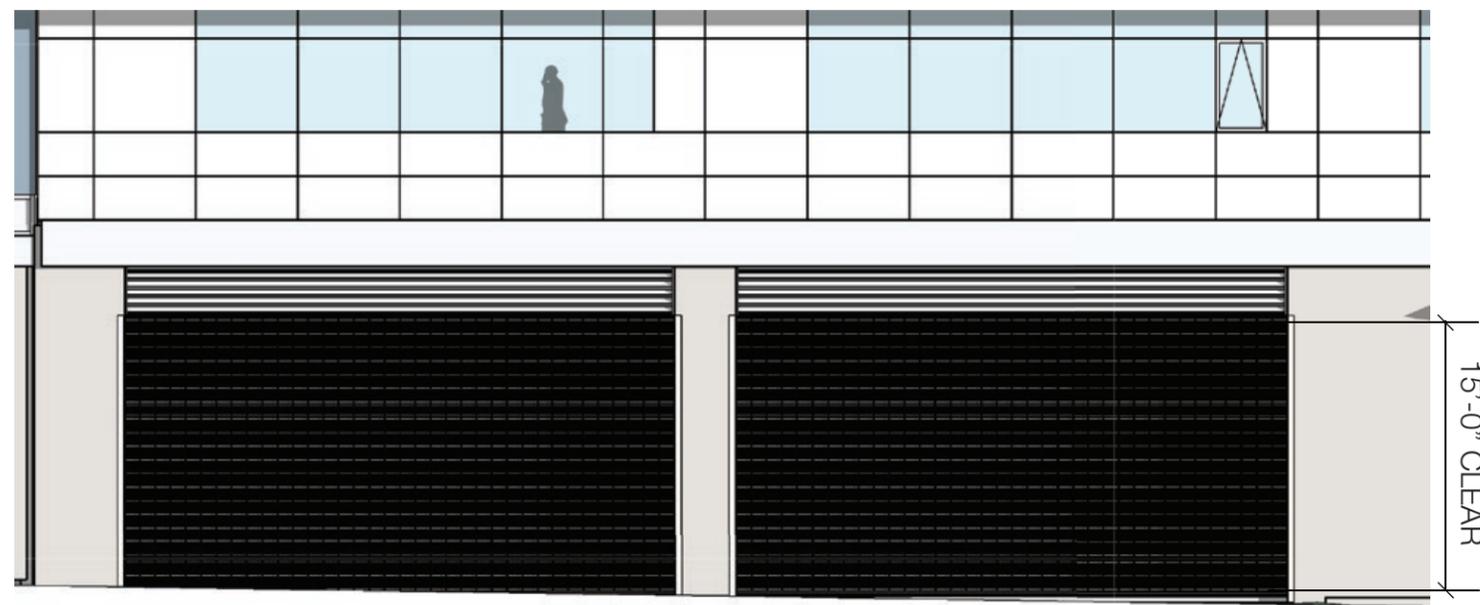
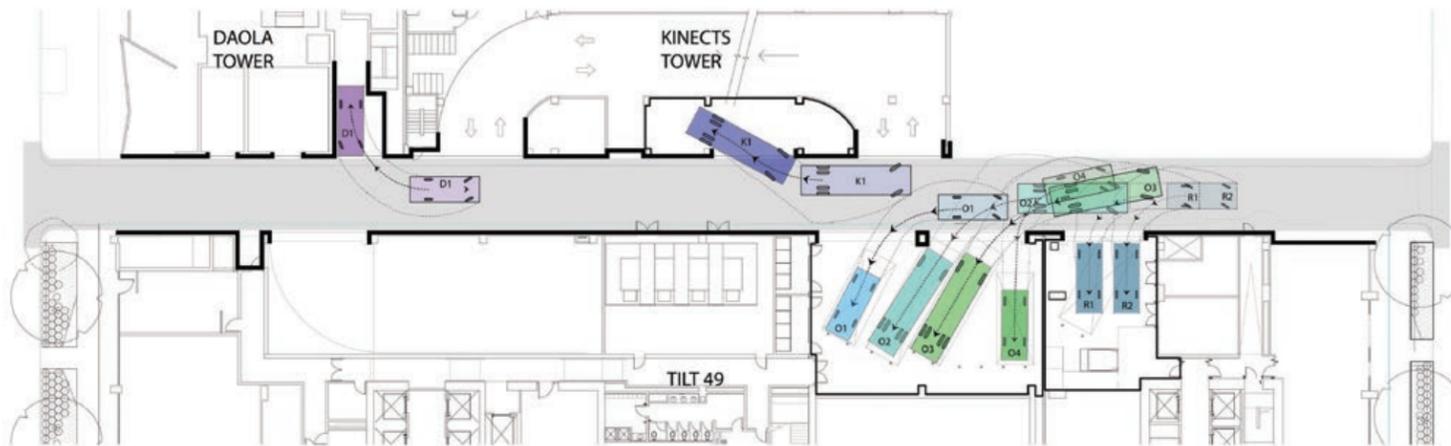


PROPOSED WEATHER PROTECTION



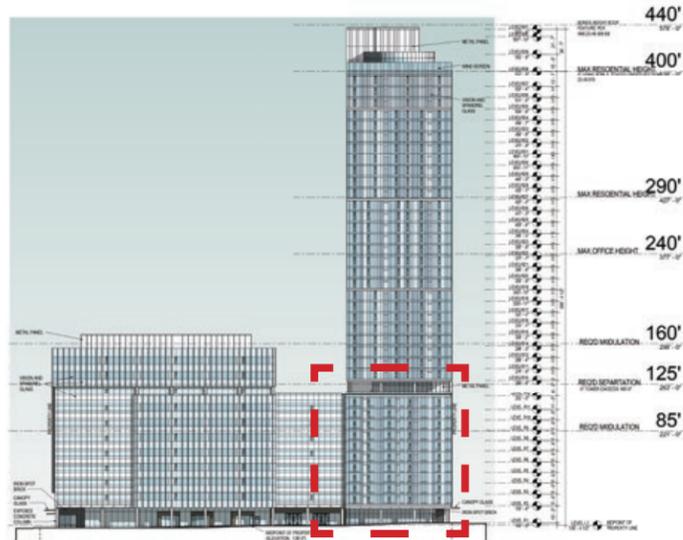
9 DEPARTURE REQUESTS

ITEM #	DEVELOPMENT STANDARD	REQUIREMENT	MODIFICATION REQUEST	RATIONALE	DOWNTOWN DESIGN GUIDELINES REINFORCED
3	SMC 23.54.035A Loading Dock Size	Area between 264,001-388,000 sq ft require 4 loading berths of 10 ft in width, 14 ft in height, and 35 ft in length.	2 Loading Berths to be less than 35 ft but no more than 25 ft in length	Projected demand for loading will be adequately met with two 35 ft bays and two 25 ft bays.	N/A



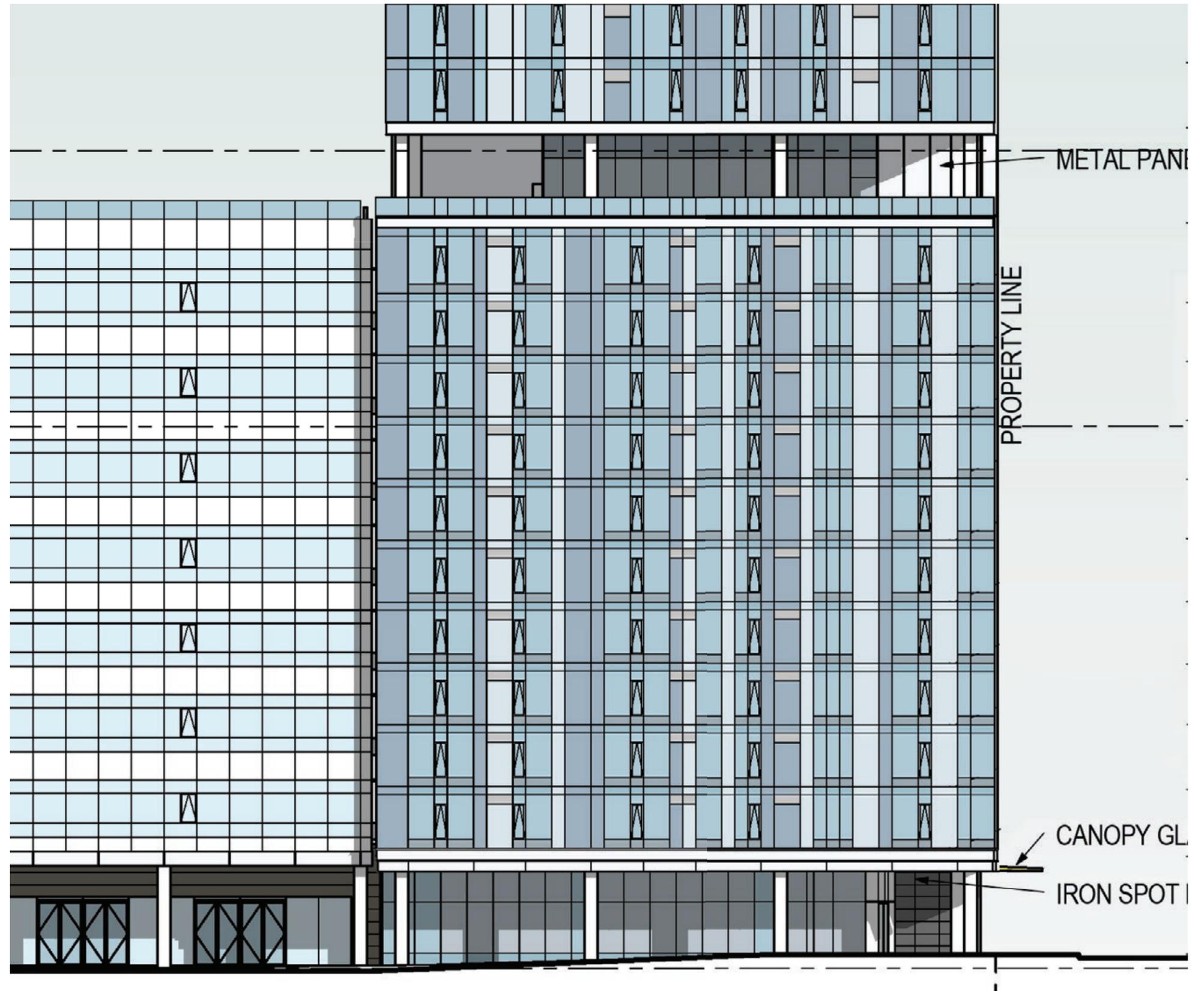
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DESIGN APPENDIX



Design Option 1:

The Project is currently in the stages of looking at adding additional units/floors to the lower podium of the residential tower. It is the intent to keep the strong vertical expression of the tower thus giving the architecture the flexibility to achieve such changes with minor visual impacts to the overall design of the project.





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