

City of Seattle

early design guidance

06.03.2014

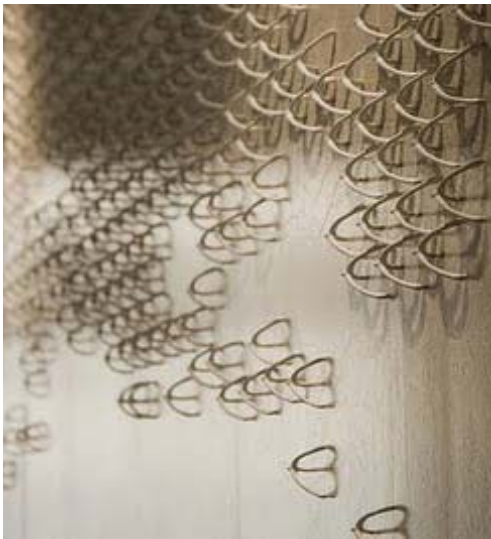
project information

DPD Project Number: 3017171
Property Address:
1121 Stewart St. (Stewart St. and Minor Ave.)
Seattle, WA, 98101
Owner: RBF Property Group, LLC
Architect: SkB Architects
2333 3rd Ave. Seattle, WA 98121
Architect Contact: Chuck Johnson
206.903.0575 cjohnson@skbarchitects.com



key project goals & concepts

- activate the ground-plane and streetscape with varied uses, different scales, and engaging public environments.
- create a balanced building mass that works within its surroundings.
- express the building program through massing, materials, and details.
- provide privacy for and from neighboring buildings.
- create an intriguing building “top” with a residential open space amenity.
- maximize the use of space on a very small site.



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EDG proposal packet requirements

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project description

- Dimensions:** Approximately 120’ x 83’ (9,960 SF footprint)
- Coordinates:** Latitude (N): 47.617600 - 47°37’3.4”; Longitude (W): 122.332100 - 122°19’55.6”; Elevation: 135 Feet Above Sea Level
- Description:** To design and build a 440’ mixed use, LEED Silver, residential and hotel tower with parking below grade. Lobby, restaurant, and hotel services will occupy the first and second floors, with hotel at floors three through seven, and residences and residential amenities occupying the building’s remaining 35 floors. The average plate size per floor is 9,600 GSF at levels one through eight and 7,080 GSF at the levels above, providing approximately 78 hotel rooms and 95 condo units. Five to six levels of below grade parking will provide approximately 150 stalls of parking: 1 per every condo unit and 2 for every 3 hotel rooms. The building may include a fitness club, a spa, a rooftop deck, and a concierge service for the hotel guests and condo residents. Opportunity also exists for a restaurant or retail tenant at the P1, ground, and second floors.

location

- Bordering Streets & Classifications:** The property is bounded by Minor Avenue to the North and Stewart Street to the West. Stewart Street is classified as a Principal Transit Street. Both Stewart Street and Minor Avenue are Class II pedestrian classification.
- Lot Area:** 9,960 GSF
- Legal Description:** Parcel Number: 0660002115; Block 51, Lots 7 & 8; Section/ Township/Range: NW 32 25 4

code items

- Fire Zoning:** Downtown Fire District.
- Zoning Map:** Downtown Zoning Adopted by Seattle City Council - map dated January 15, 2014
- Zoning:** DMC 240’/290’-400’; Non-residential uses: 240’; Residential Uses: Base height 290’; Height Limit with bonus 400’
Site resides within the Denny Triangle Urban Village

zoning: DMC 240’/290’-400’

- Permitted Uses:** Residential, Hotel Services, Retail, and Food Services are permitted.
- Type:** Mixed Use Building (367,000 GSF)
-229,000 GSF of (95) Condominium units over 32 Floors [8-39]
-27,000 GSF of (78) Hotel rooms over 5 Floors [3-7]
-5,500 GSF of Hotel / Residential Lobby and support over 1 Floor [1]
-9,500 GSF of Retail and/or Food Service over 3 floors [P1, 1, 2]
-48,000 GSF of below-grade parking for 150 cars (residence and hotel) over 5 levels with 88 bicycle stalls [P2-P6]
- Residential Amenity Areas:** 9,960 GSF Common Recreational Area required (50% open, 50% enclosed)
- Structure Height:** 240’ height limit for non-residential and live-work units, 290’ base height limit for residential, 400’ maximum height limit for residential using bonus. Additional 10% of maximum height limit (40’) allowed, for total of 440’ height. Less than 9,000 sf enclosed space by uses or features allowed as rooftop features.
- FAR:** Base FAR is 5 with 7 available through bonus.
- Tower Spacing:** 60’ from “existing”, same block (currently there is a 440’ tower to the SE [KINECTS] with a MUP).
- Sidewalk Requirements:** Overhead weather protection with lighting required at full extent of both sidewalk facades.
- Parking:** No Parking Required. Ride-Share and Transit Incentive Program requirements for Hotel (lobby).

summary

Number of residential units	95 (229,000 gsf)
Number of hotel rooms	78 (27,000 gsf)
Area of Hotel use (rooms, lobby, amenities, services)	59,619 sf
Area of Retail / Restaurant	9,699 sf
Number of parking spaces (automated parking)	150
Total area	367,000 gsf
Total height w/bonus	440’ (400’ + 40’)
Max FAR (7) sf (residential exempt)	69,720 sf (9,960 x 7)

Daola Seattle - Conceptual Stack Diagram

Level	Use	F-F Ht.	Cumm. Ht.
42	Res. Amenity / Mech	15	440
41	Res. Amenity / Mech	12.5	425
40	Res. Amenity / Mech	12.5	412.5
39	Res. Penthouse	11.5	400
38	Res. Penthouse	11.5	388.5
37	Residential	10	377
36	Residential	10	367
35	Residential	10	357
34	Residential	10	347
33	Residential	10	337
32	Residential	10	327
31	Residential	10	317
30	Residential	10	307
29	Residential	10	297
28	Residential	10	287
27	Residential	10	277
26	Residential	10	267
25	Residential	10	257
24	Residential	10	247
23	Residential	10	237
22	Residential	10	227
21	Residential	10	217
20	Residential	10	207
19	Residential	10	197
18	Residential	10	187
17	Residential	10	177
16	Residential	10	167
15	Residential	10	157
14	Residential	10	147
13	Residential	10	137
12	Residential	10	127
11	Residential	10	117
10	Residential	10	107
9	Residential	10	97
8	Ext. Residential	11	87
7	Hotel	9.5	76
6	Hotel	9.5	66.5
5	Hotel	9.5	57
4	Hotel	9.5	47.5
3	Hotel Amenity	11.5	38
2	Restaurant	11.5	26.5
1	Hotel & Res. Lobbies, Park Entry	15	15
P1	Karaoke Bar, Mech	11	0
P2	Parking Garage - large	11	-11
P3	Park. Gar. - std & compact	9	-22
P4	Park. Gar. - std & compact	9	-31
P5	Park. Gar. - std & compact	9	-40

EDG requirement(s) 3.4 4.1 5.1



context: community

EDG requirement(s) 4.2 4.3 5.5

1. Alfi's Food & Deli
2. Arion Court Apartments
3. Metropolitan North Tower
4. Habesha Ethiopian Cuisine
5. Re-Bar
6. Goodyear Auto Service Center (future Tilt49 site)
7. Midori Teriyaki
8. World Famous Corned Beef
9. Dance Club / Overnight Printing (future Hill7 site)
10. Dollar Rent A Car
11. Emerald City Smoothie (future 1200 Stewart site)
12. Lazer Quick (future 1200 Stewart site)
13. East and West Metropolitan Towers
14. Greyhound of Seattle (future Denny Way substation)
15. Spring Hill Suites
16. Mirabella Retirement Homes Office
17. 24 Hour Fitness
18. Mirabella Senior Living Community
19. Minor Streetscape
20. Play It Again Sports



ALFI'S NEIGHBORHOOD GROCERY
6 Floors - Apartments with retail at the ground level
1205 Stewart Street
BALFOUR PLACE APARTMENTS ABOVE



ARION COURT APARTMENTS
3 Floors - Apartments
1814 Minor Avenue



METROPOLITAN NORTH TOWER
Offices - Businesses and a gym at ground level
220 Howell Street



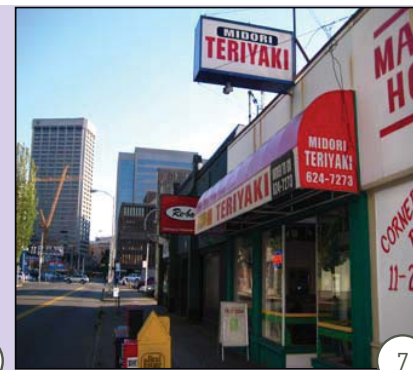
CAFFEINE CAFE AND HABESHA ETHIOPIAN CUISINE
2 Floors - Restaurant and Cafe on street level
1809 Minor Avenue and 1807 Minor Avenue



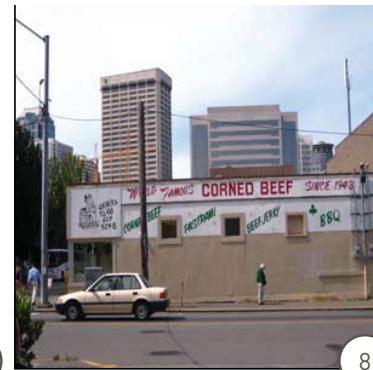
RE-BAR
1 Floor - Nightclub
1114 Howell Street



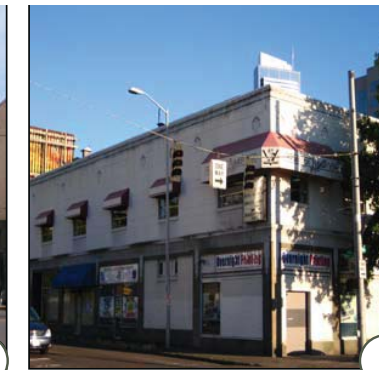
GOOD YEAR AUTO SERVICE CENTER
1 Floor - Tire and Auto Company
1105 Stewart Street



MIDORI TERIYAKI
1 Floor - Restaurant
1120 Howell Street



WORLD FAMOUS CORNED BEEF
1 Floor - Restaurant/ Butcher Shop
1124 Howell Street



DANCE CLUB / OVERNIGHT PRINTING
2 Floors
1017 Stewart Street



DOLLAR RENT A CAR
1 Floor - Car rental kiosk and car pick-up lot
1007 Stewart Street



EMERALD CITY SMOOTHIE
1 Floor - Cafe / Smoothie Shop
1200 Stewart Street



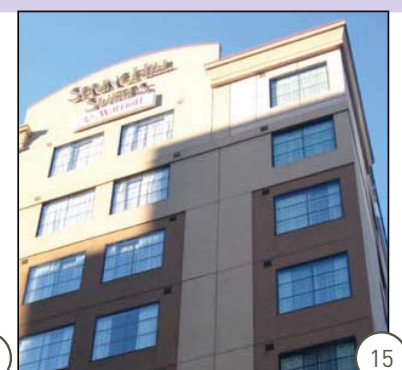
LAZER QUICK
1 Floor - Printing and Graphics Production
1204 Stewart Street



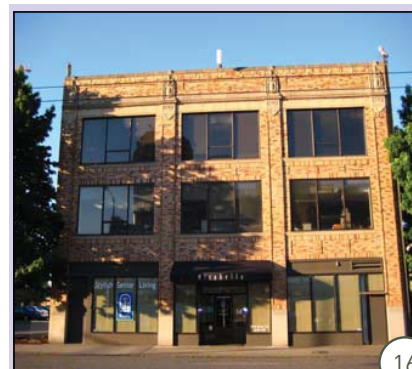
EAST & WEST METROPOLITAN TOWER
Multiple floor office towers
West Tower - 1100 Olive Way East Tower - 1730 Minor Ave.



GREYHOUND OF SEATTLE
Bus line terminal and bus parking
811 Stewart Street



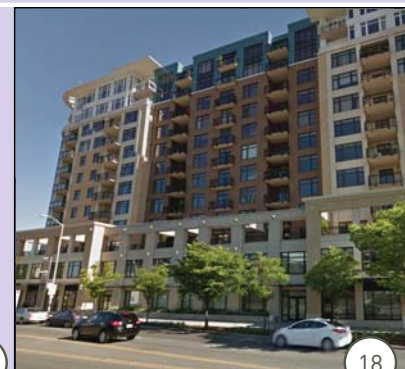
SPRING HILL SUITES
Marriott Hotel - 12 Floors
1088 Yale Avenue



MIRABELLA RETIREMENT HOMES
3 Floors of assisted living apartment homes
1916 Boren Avenue



24 HOUR FITNESS
Gym - Part of the Metropolitan North Tower
220 Howell Street



MIRABELLA SENIOR LIVING COMMUNITY
New Construction - High Rise
Denny Way and South Lake Union



MINOR STREETScape LOOKING EAST
Adjacent small businesses, residential, and office towers.

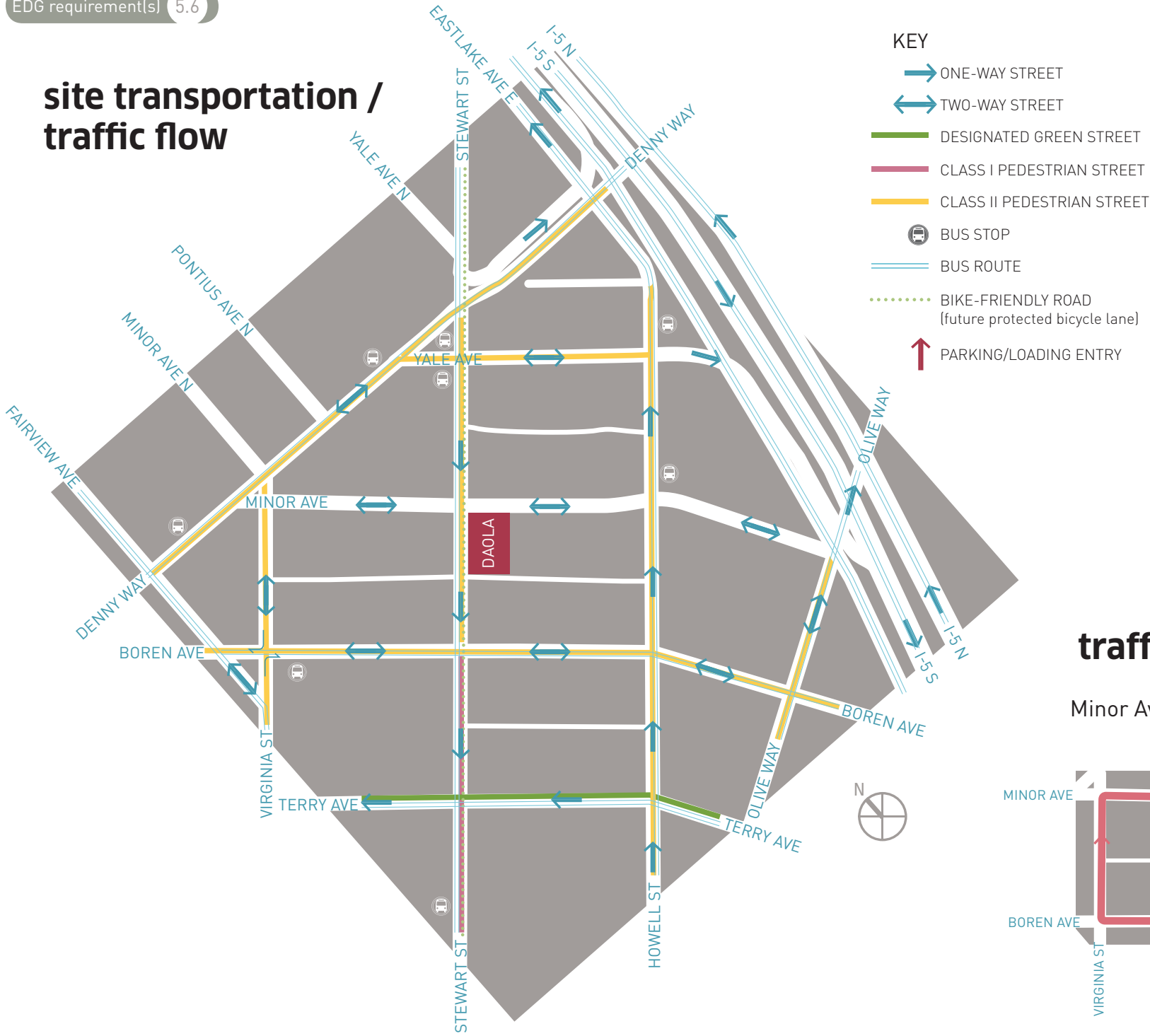


PLAY IT AGAIN SPORTS & RESIDENTIAL
Retail on ground floor and 5 floors of residential above
1304 Stewart Street

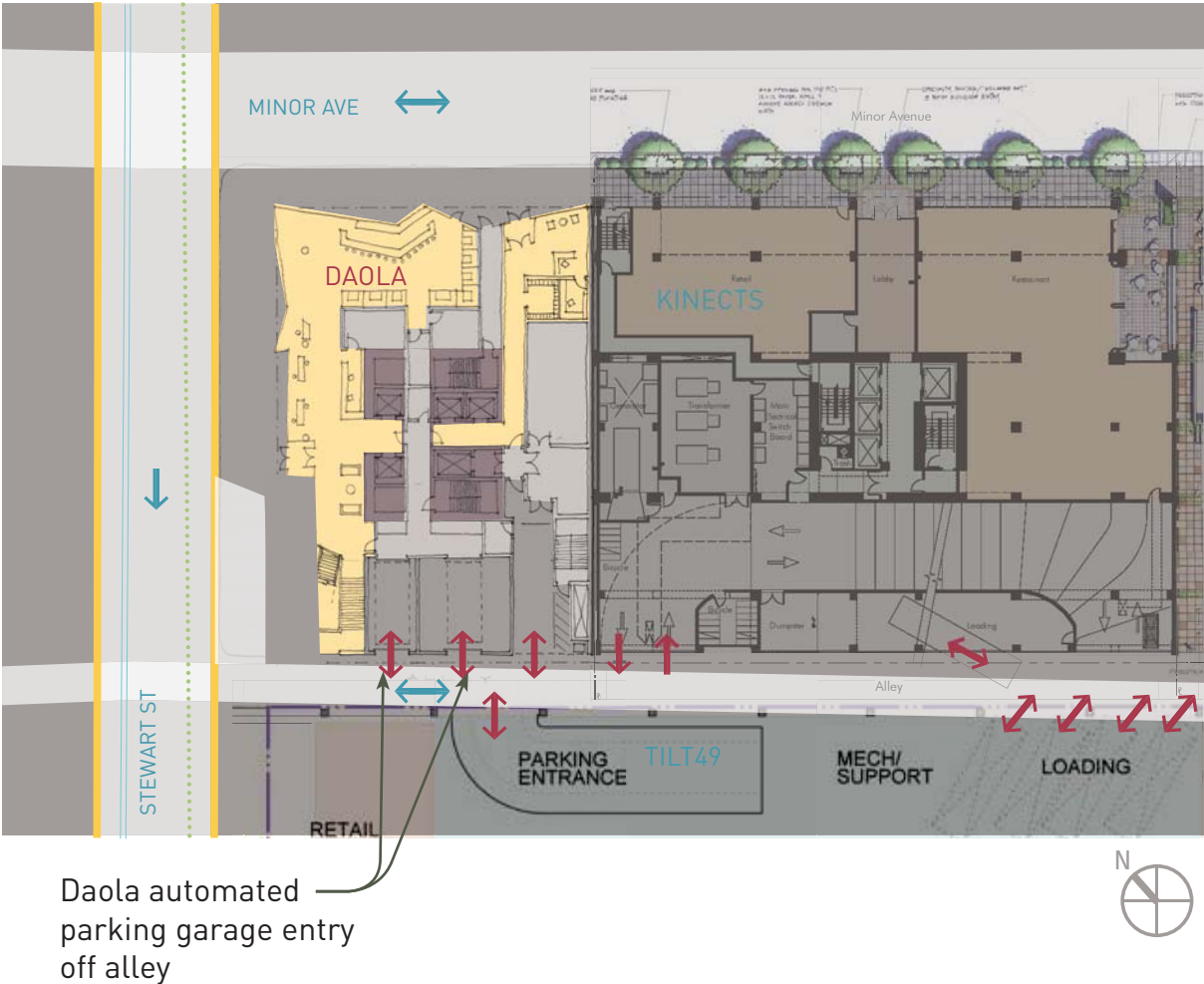
context: transportation / pedestrian access

EDG requirement(s) 5.6

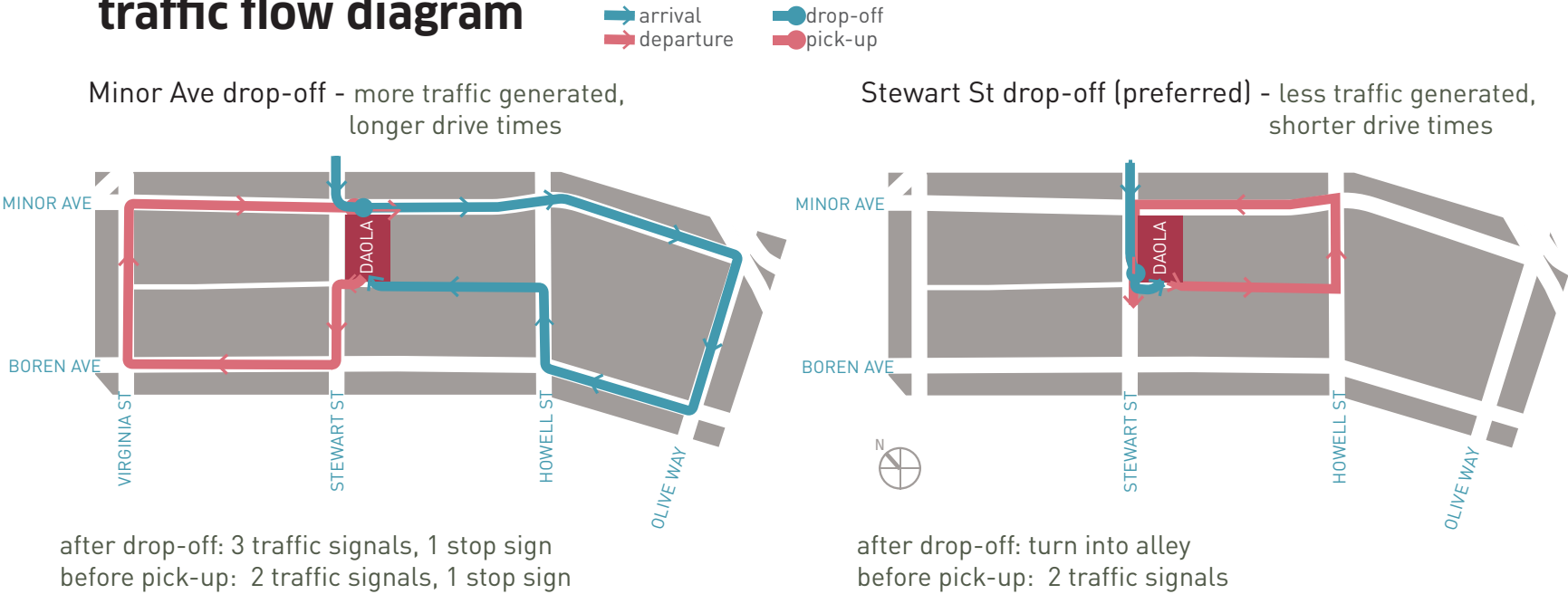
site transportation / traffic flow



shared alley access



traffic flow diagram



context:
landscape & topography

existing conditions

DATE _____

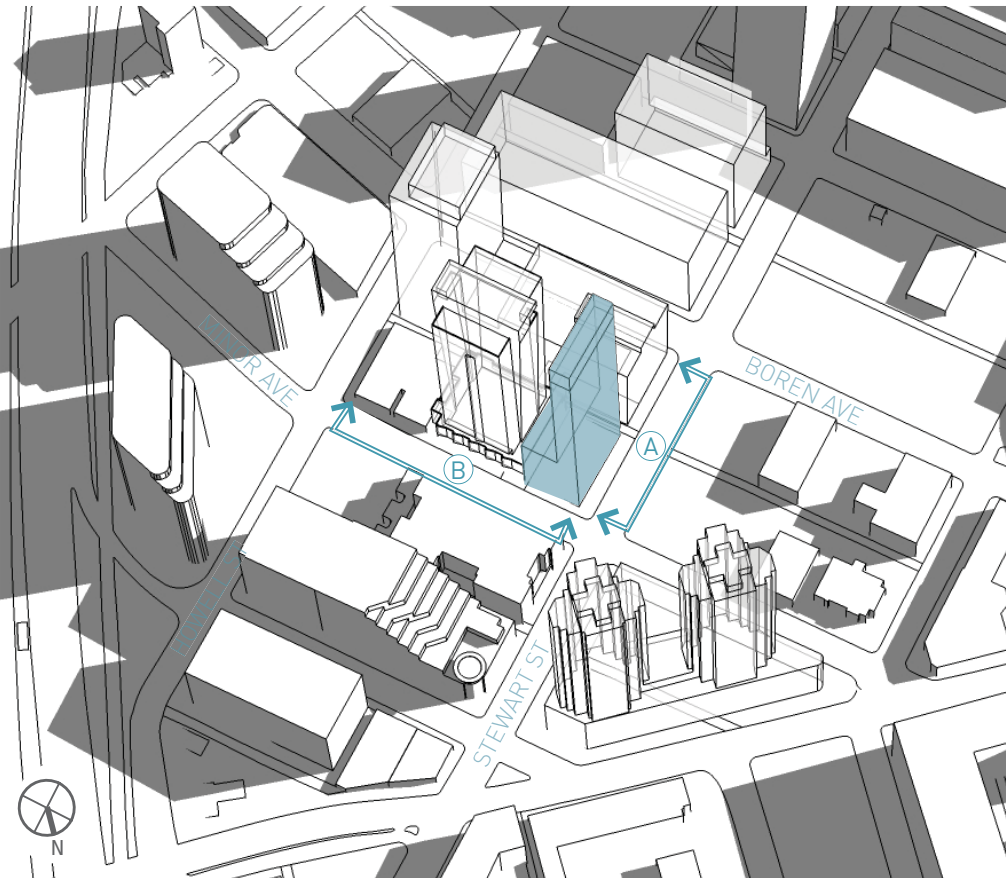


DAOLA TOWER

context: streetscape

EDG requirement(s) 4.4 4.5

NOTE: Existing neighborhood includes a wide mix of building types, ages, and heights, ranging from early 20th century to recently constructed towers.
Many of the sites currently dominated by surface parking will be the sites for proposed construction in the near future.



Ⓐ STEWART ST - high traffic volume, transit routes, pedestrian corridor



Ⓑ MINOR AVE - lower traffic volume

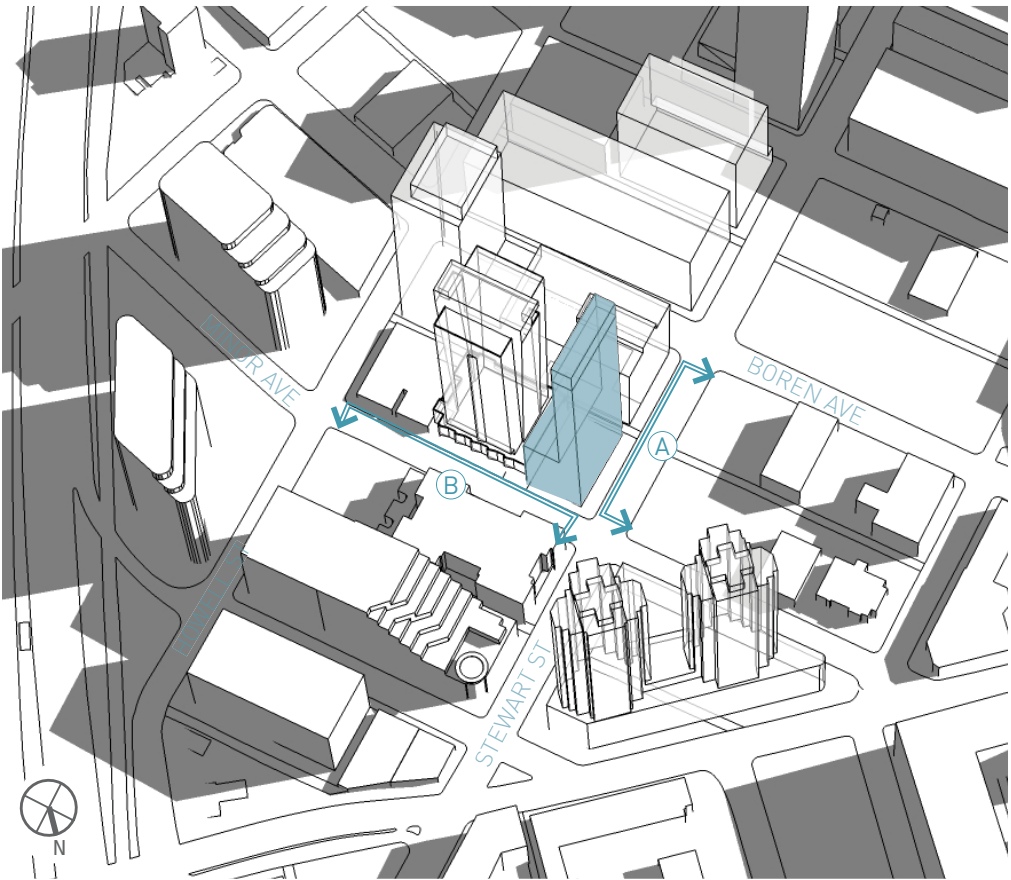


DAOLA TOWER

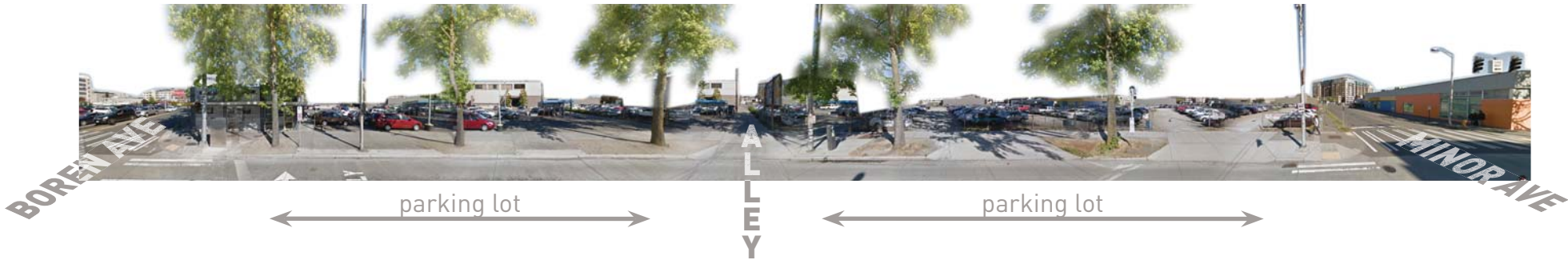
context: streetscape

EDG requirement(s) 4.4 4.5

NOTE: Existing neighborhood includes a wide mix of building types, ages, and heights, ranging from early 20th century to recently constructed towers.
Many of the sites currently dominated by surface parking will be the sites for proposed construction in the near future.



A STEWART ST - high traffic volume, transit routes, pedestrian corridor



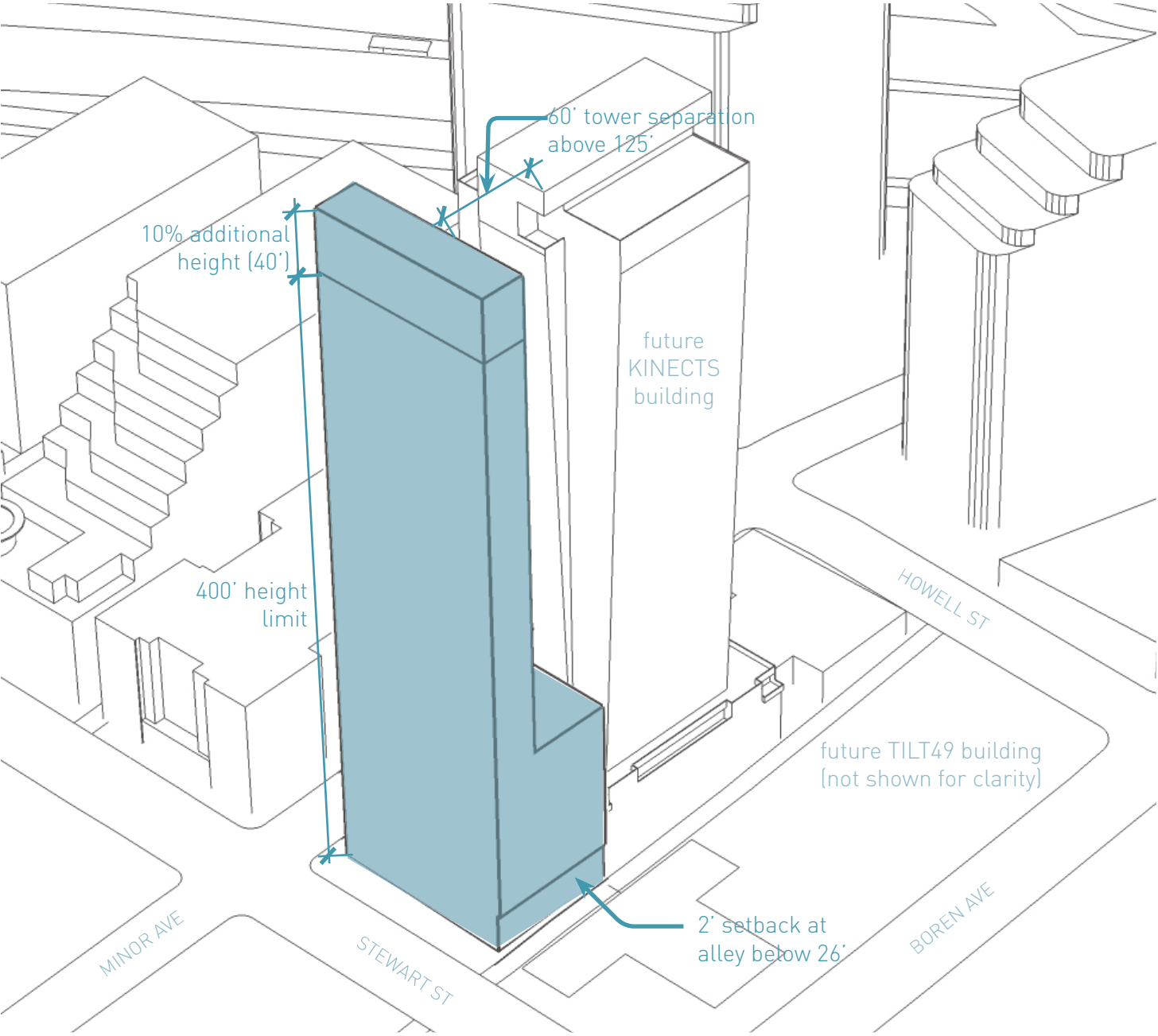
B MINOR AVE - lower traffic volume



DAOLA TOWER

massing: zoning envelope

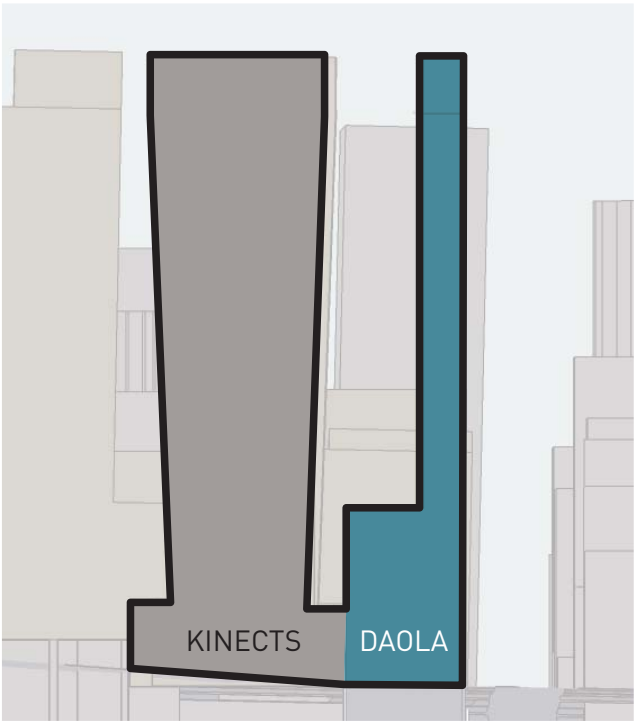
EDG requirement(s) 7.0



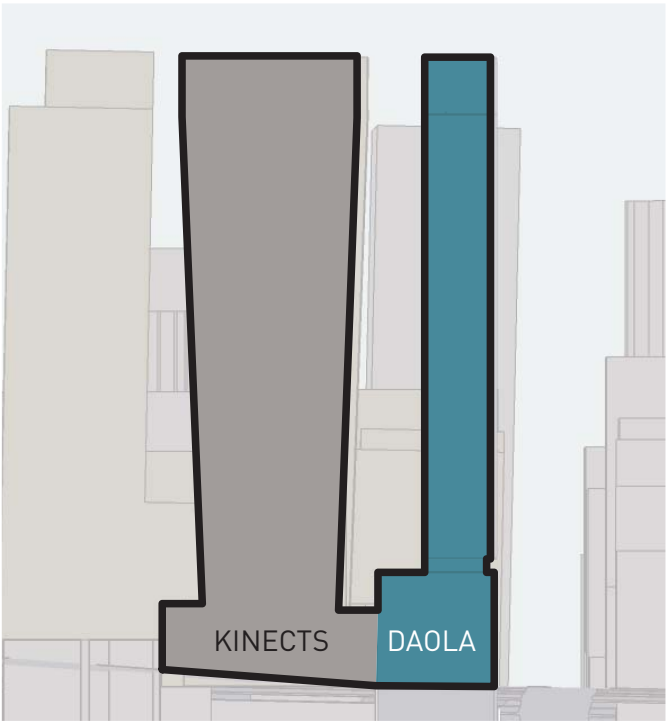
zoning summary

- 400' height limit in this zone, additional 10% height allowed for mechanical, core, and residential amenities
- 2' alley dedication required; building may revert to property line beginning at 26' above alley
- 60' tower separation required in this zone; future construction of adjacent KINECTS building affects Daola tower
 - This project proposal is asking for a special exception in tower spacing

DAOLA & KINECTS section comparison



option 1 (code compliant)



option 3 (preferred)

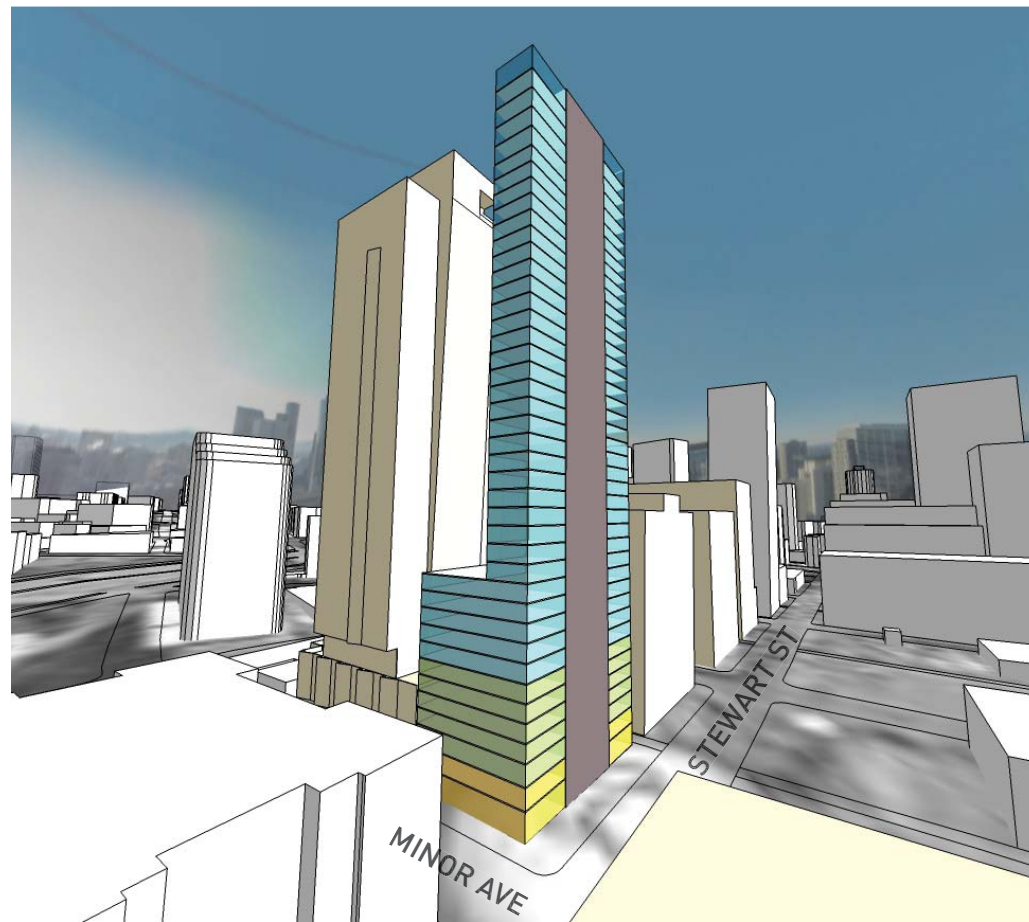
DAOLA TOWER

massing: option 1

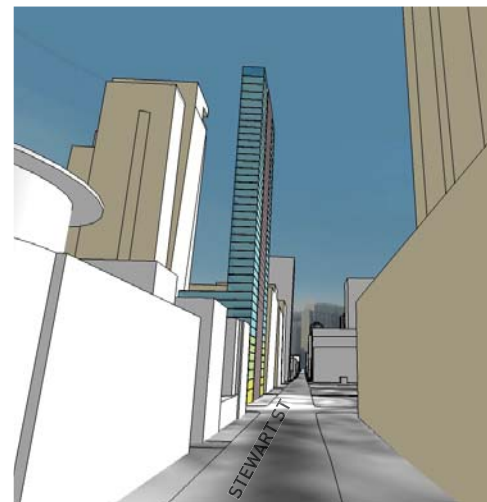
EDG requirement(s) 9.1 9.3

- code compliant option
- pencil tower would require expression of core at Stewart St facade
- residential unit layouts would require glazing at facade facing neighboring KINECTS bldg

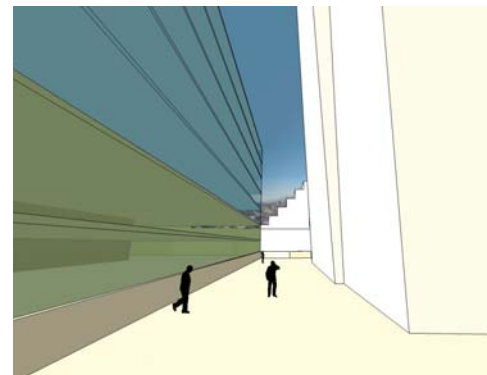
- tall podium creates canyon effect at KINECTS podium terrace - see image C below - opaque wall by necessity (could add visual interest through color, texture, detail)
- tall podium visually mixes hotel (green) and residential (blue) use
- one level of public space - lobbies only
- no design guidelines departures required



A - aerial view from North

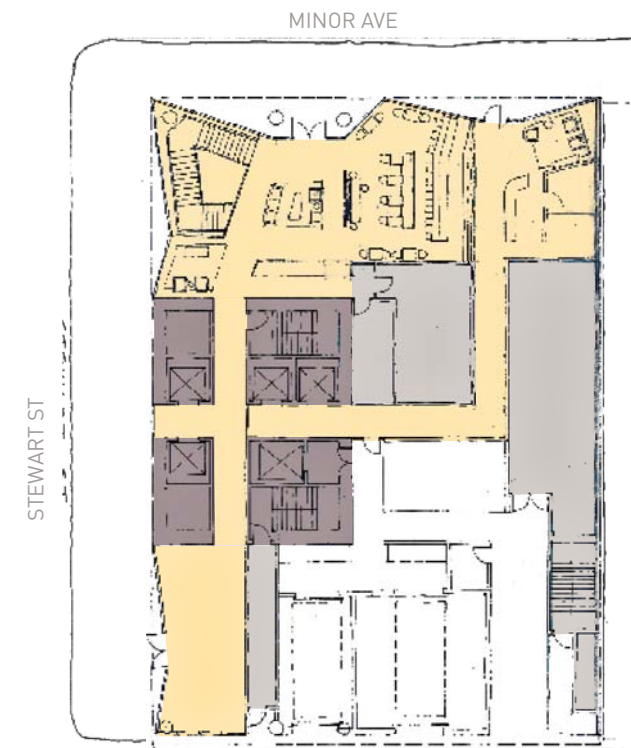


B - street view from North on Stewart St



C - view from KINECTS podium terrace

Daola sample floor plans



level 1 (ground level)

floor plate size: 9,960 gsf



typical residential tower level

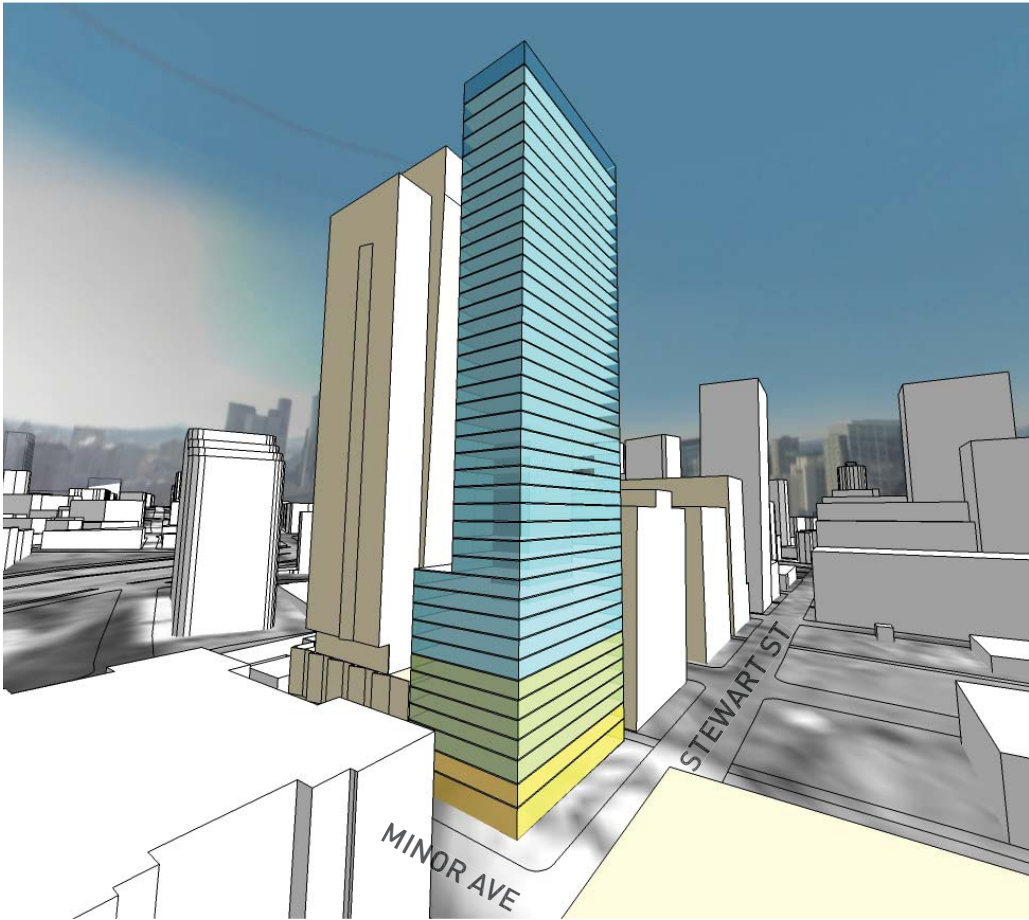
floor plate size: 4,560 gsf

DAOLA TOWER

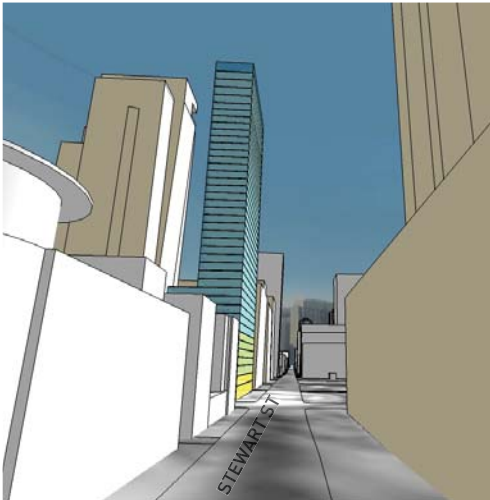
massing: option 2

EDG requirement(s) 9.1 9.3

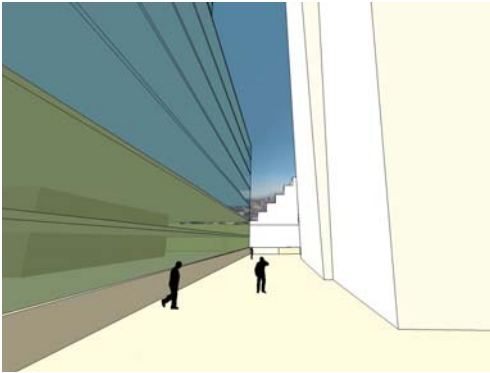
- widens tower to: 1) move core from Stewart St expression and 2) allow residential unit layouts more privacy from KINECTS building due to reduced glazing
- requires special exception for tower spacing
- tall podium maintains canyon effect at KINECTS podium terrace - see image C below - opaque wall by necessity (could add visual interest through color, texture, detail)
- tall podium visually mixes hotel (green) and residential (blue) use
- no design guidelines departures required



A - aerial view from North

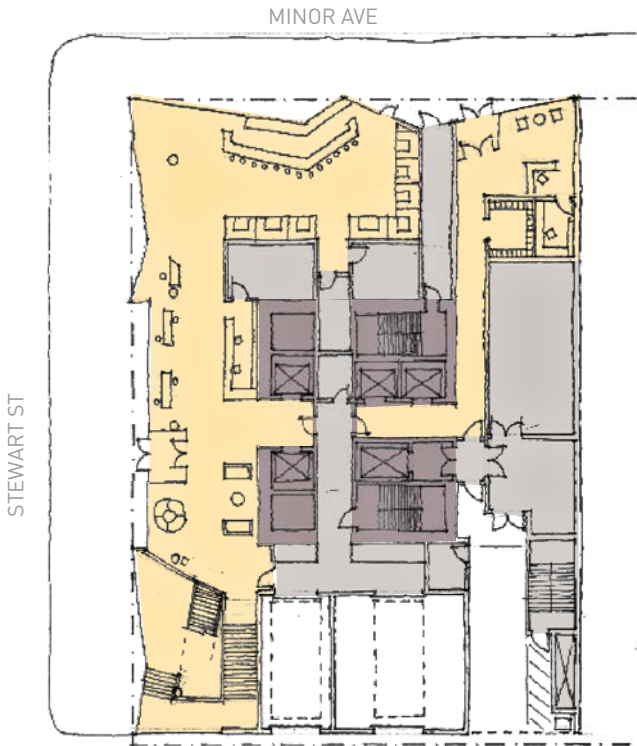


B - street view from North on Stewart St



C - view from KINECTS podium terrace

Daola sample floor plans



level 1 (ground level)
floor plate size: 9,960 gsf



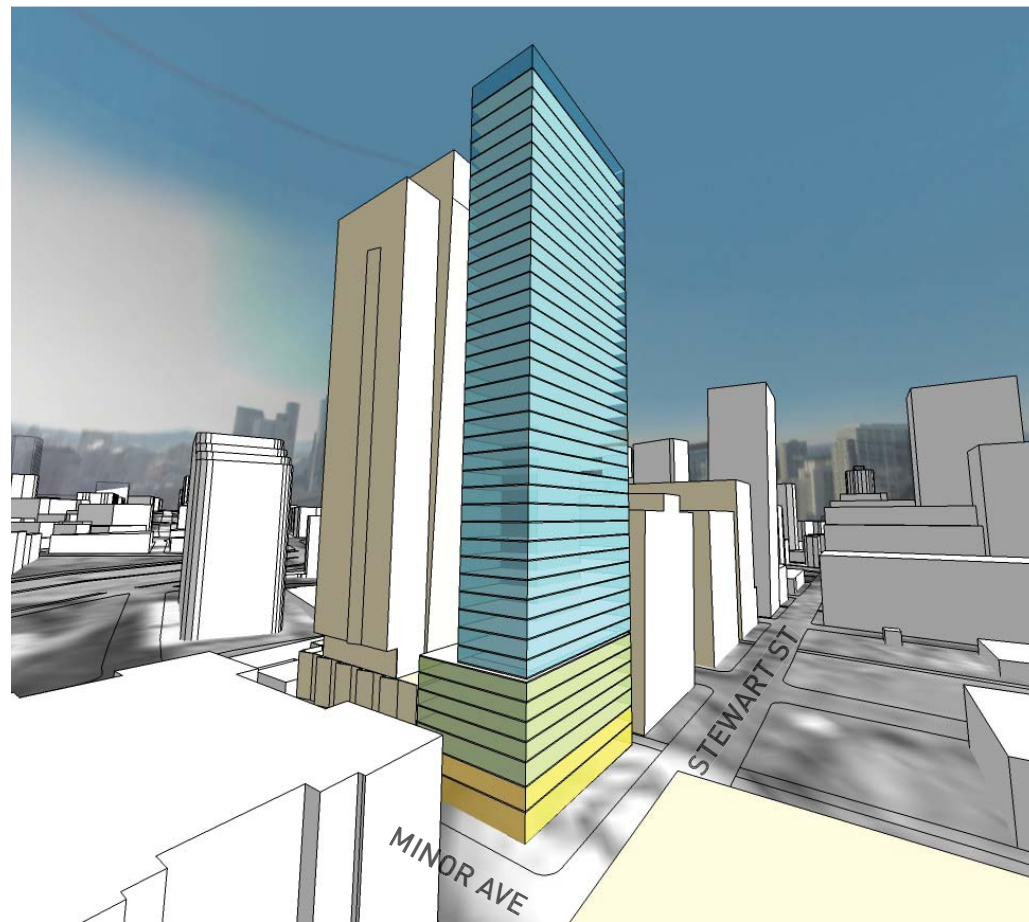
typical residential tower level
floor plate size: 7,440 gsf

DAOLA TOWER

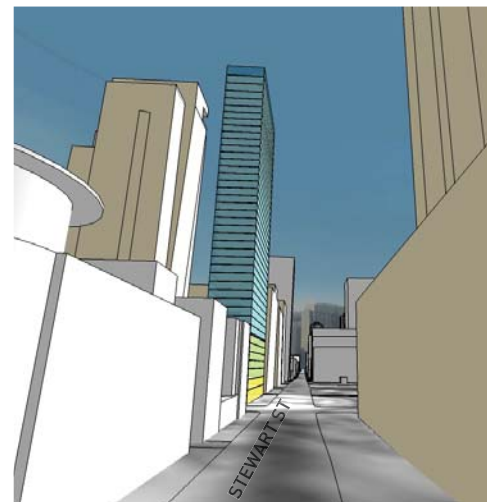
massing: option 3 (preferred)

EDG requirement(s) 9.1 9.3

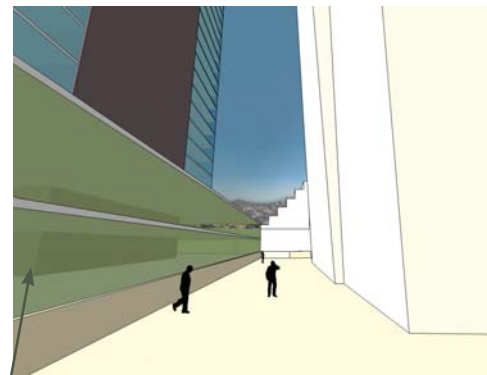
- maintains widened tower for core & privacy benefits
- requires special exception for tower spacing
- lowers podium to reduce canyon effect at KINECTS podium terrace - see image C below
- introduces material change at level 8 to allow hotel and residential use to be separated and expressed in massing
- no design guidelines departures required



A - aerial view from North



B - street view from North on Stewart St

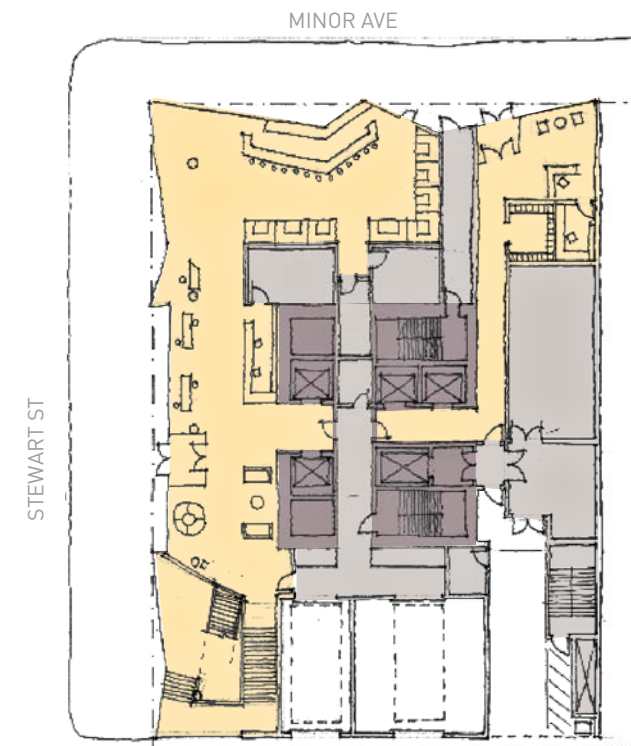


C - view from KINECTS podium terrace



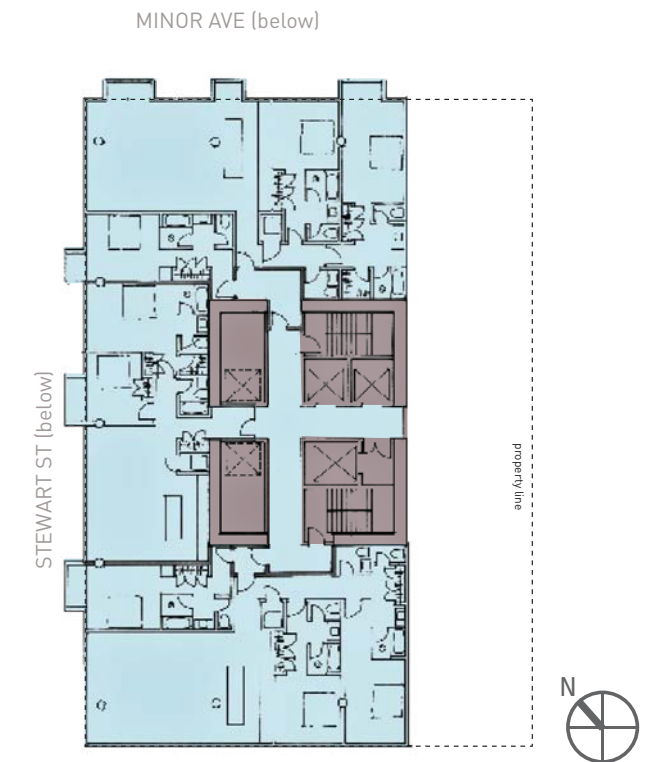
blank wall effect to be mitigated with color and/or texture

Daola sample floor plans



level 1 (ground level)

floor plate size: 9,960 gsf



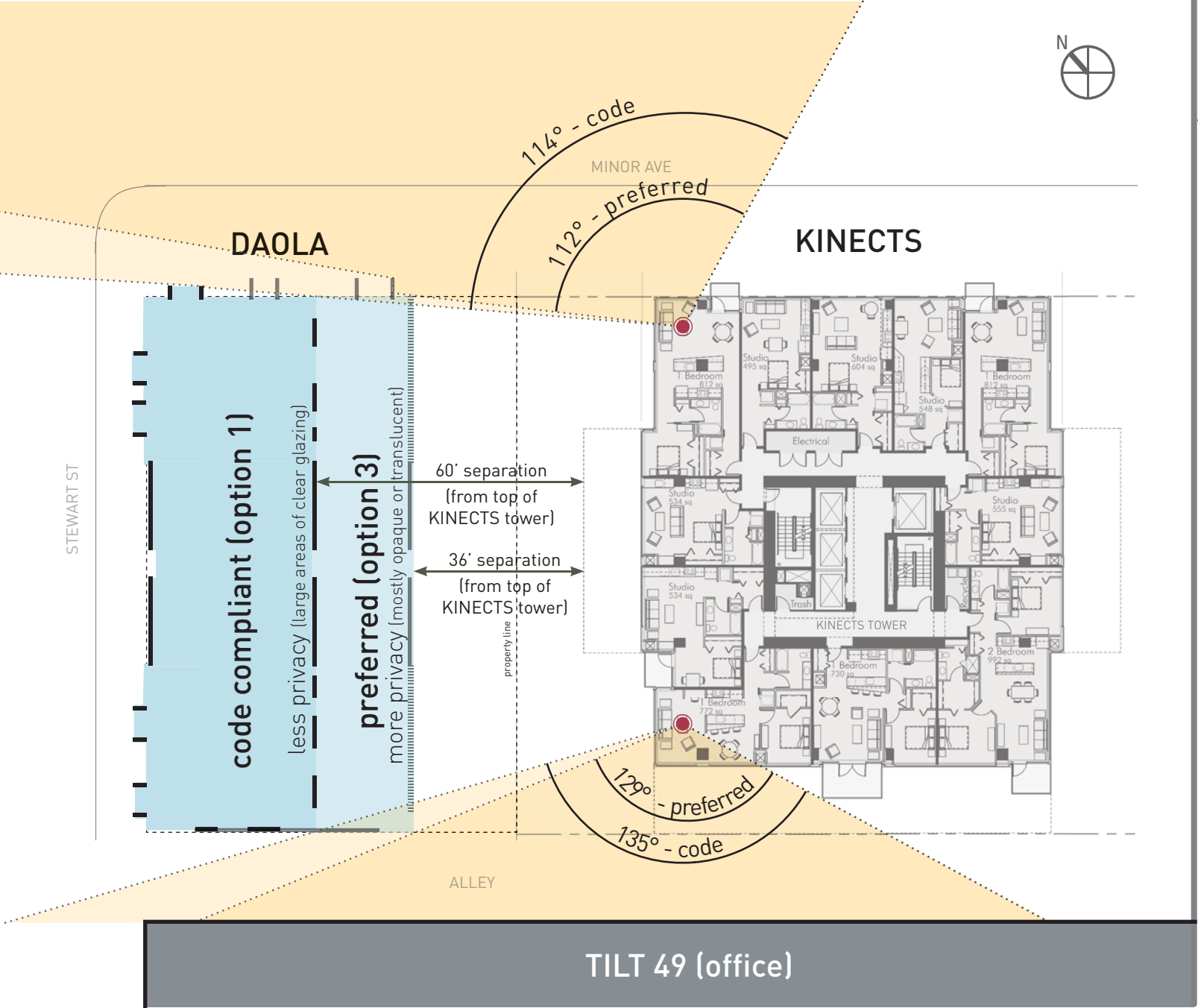
typical residential tower level

floor plate size: 7,440 gsf

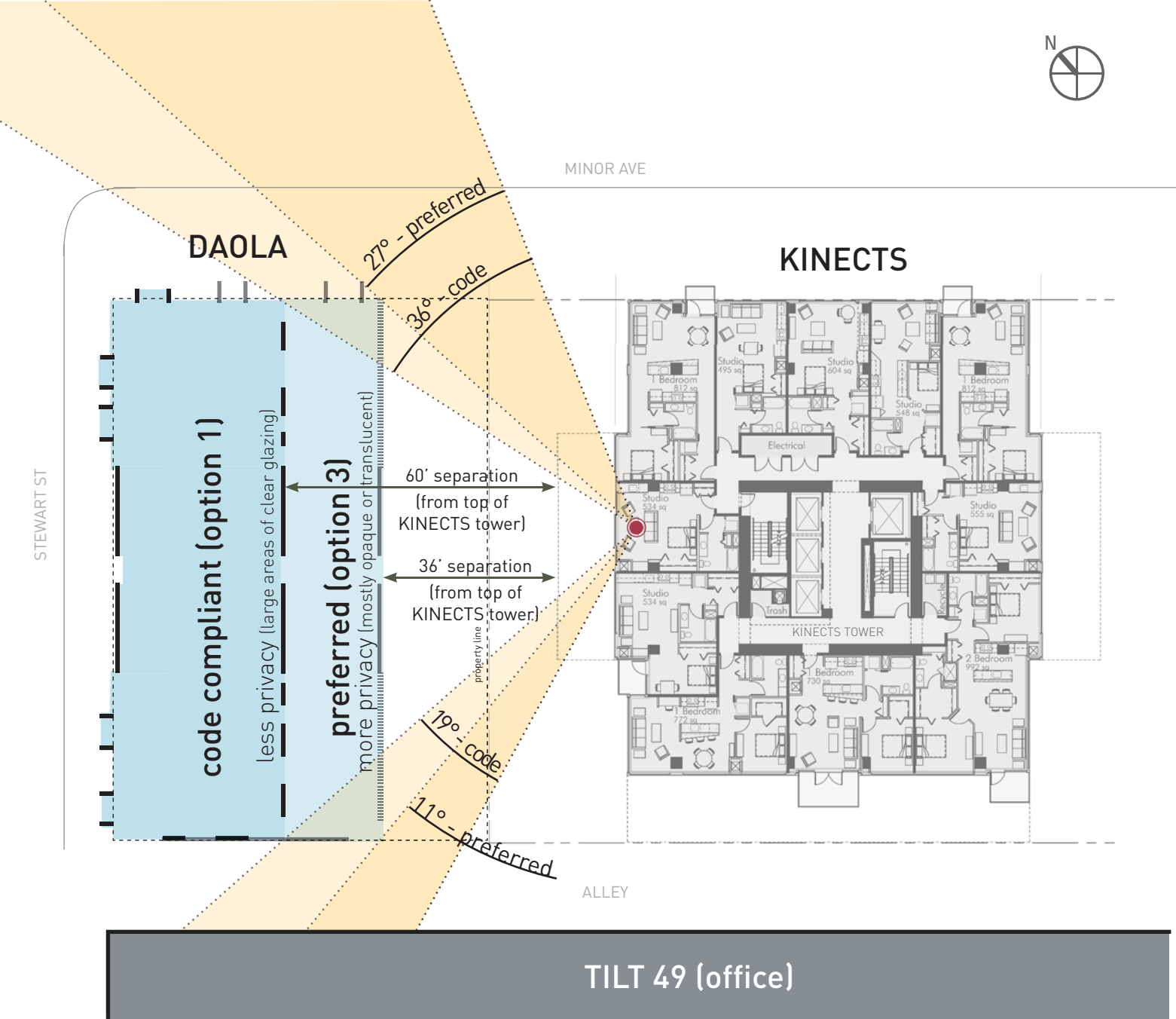
massing: other considerations

KINECTS residential views and privacy - Daola option 1 vs option 3

Typical Residential Levels
KINECTS corner 1-bedroom units



Typical Residential Levels
KINECTS center studio unit

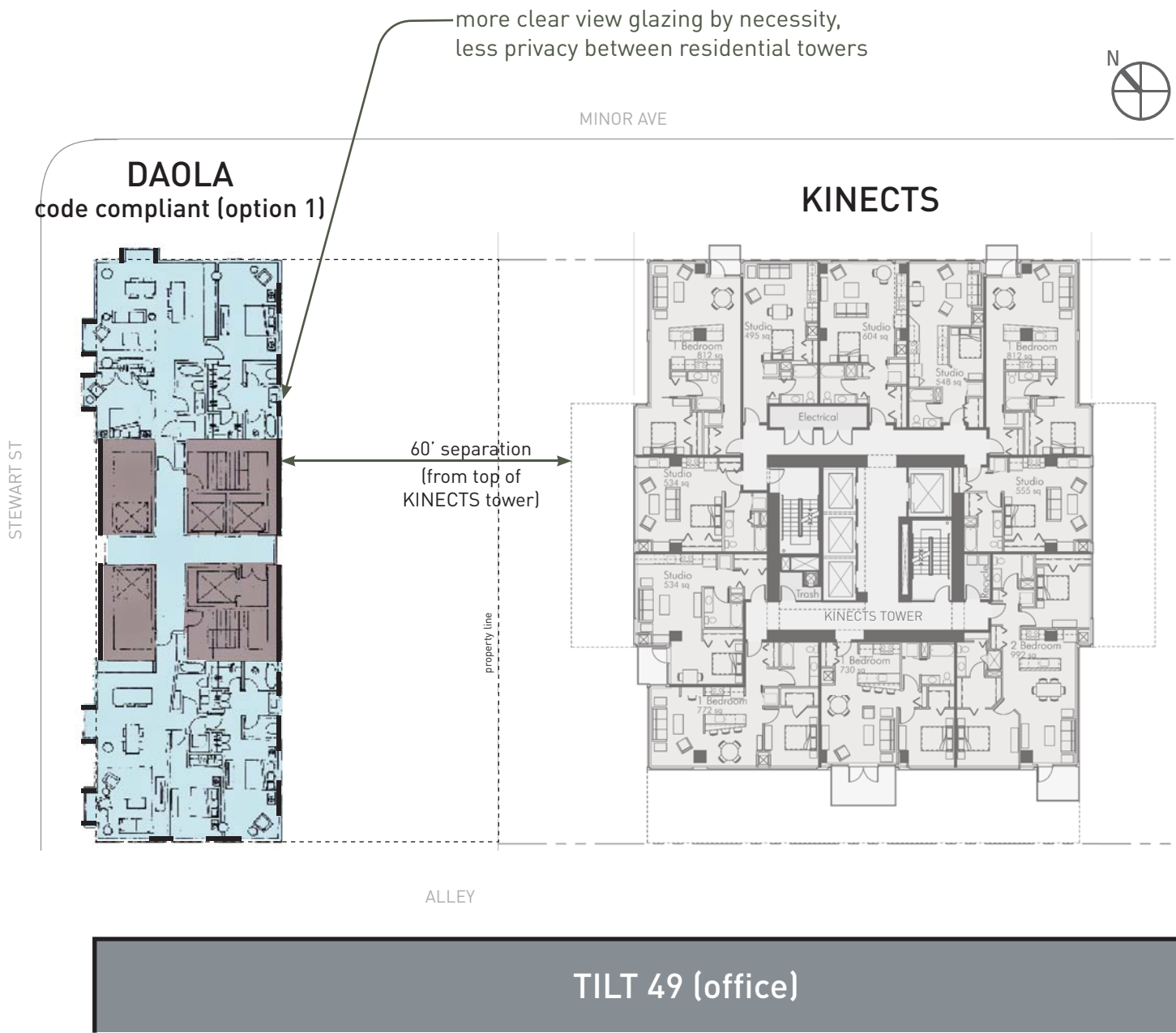


DAOLA TOWER

massing: other considerations

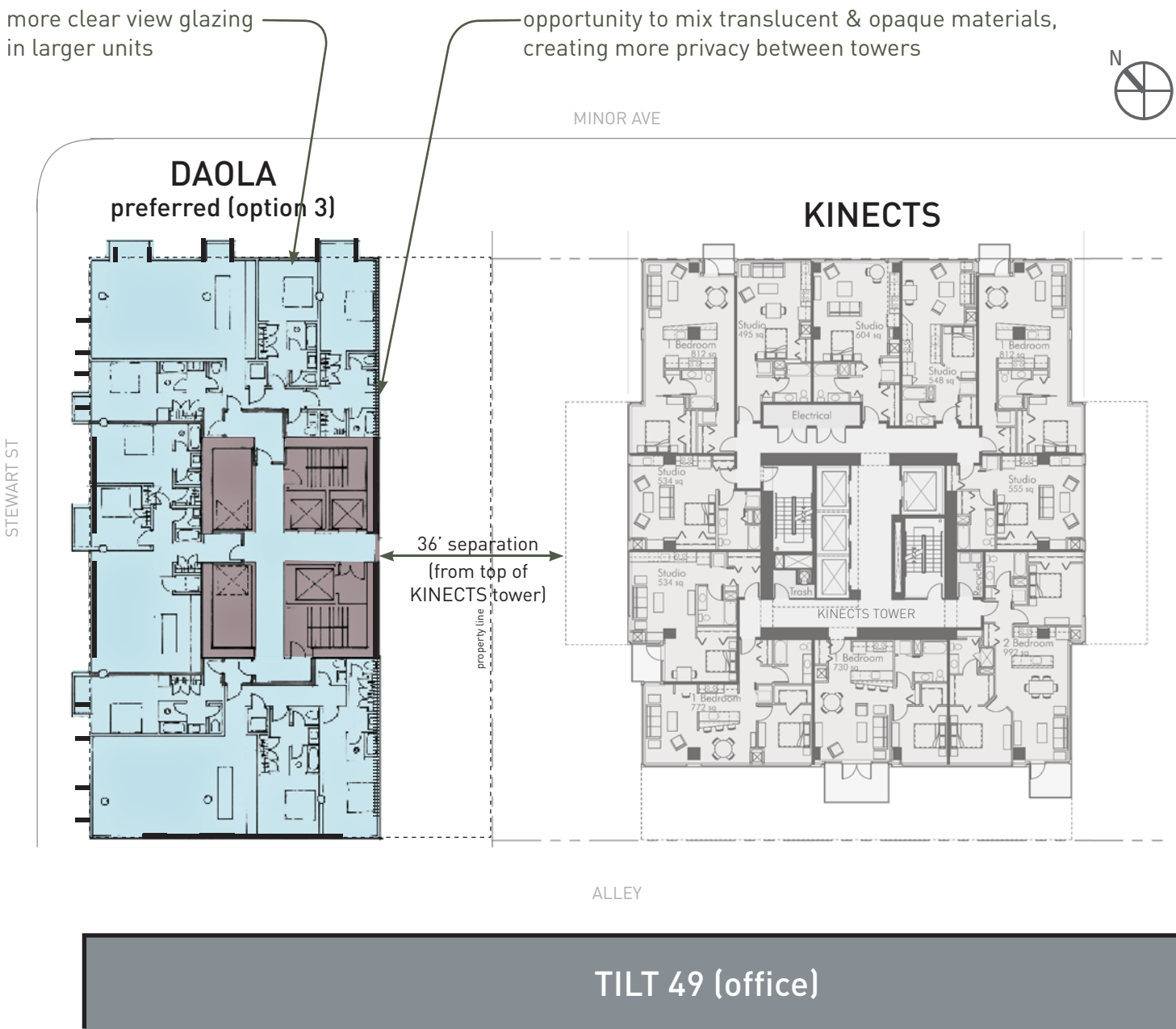
residential privacy - Daola option 1

typical residential levels



residential privacy - Daola option 3

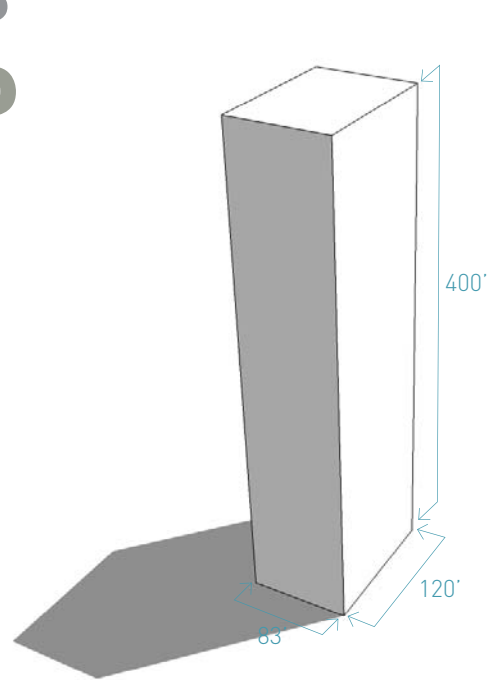
typical residential levels



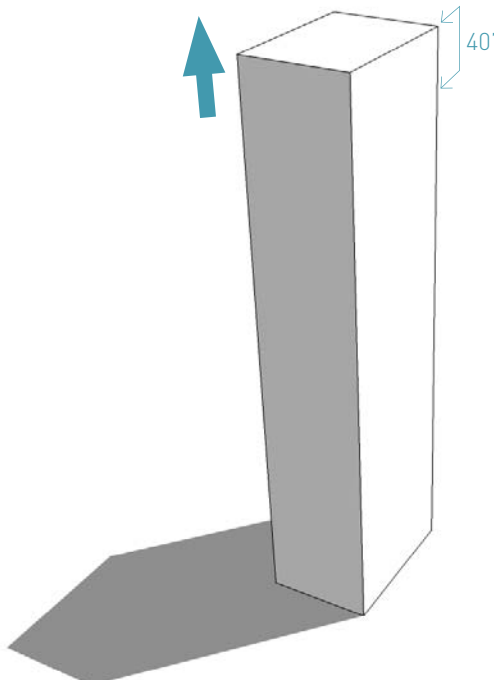
DAOLA TOWER

massing: process

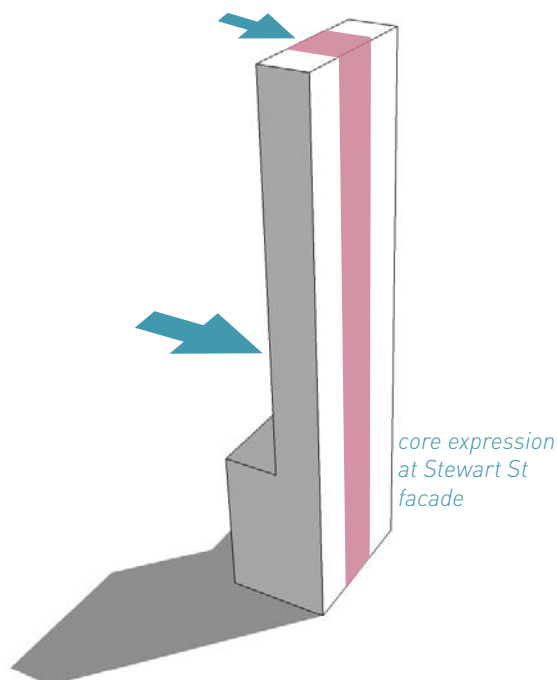
EDG requirement(s) 9.5 9.7



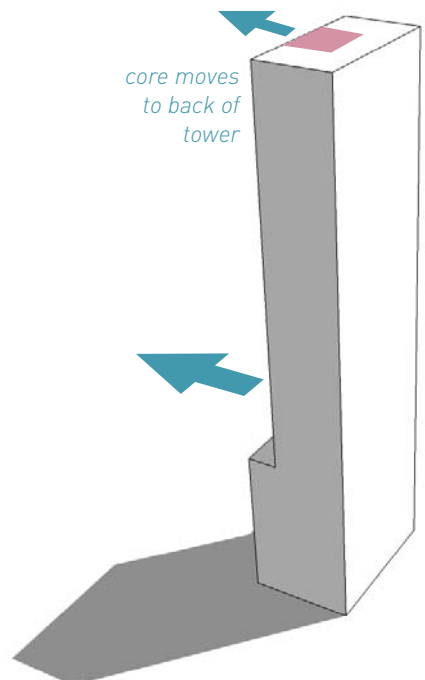
footprint + basic height limit



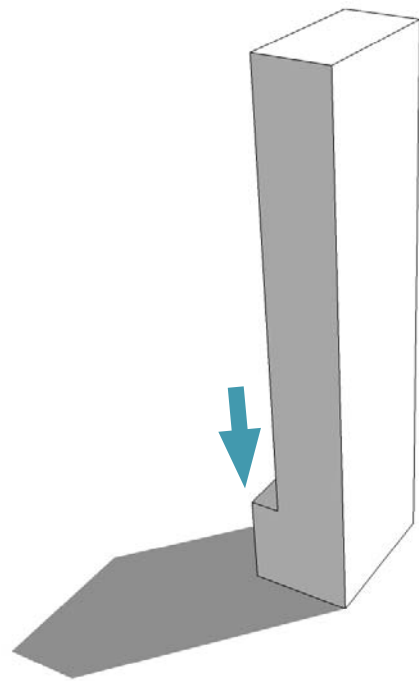
bonus height



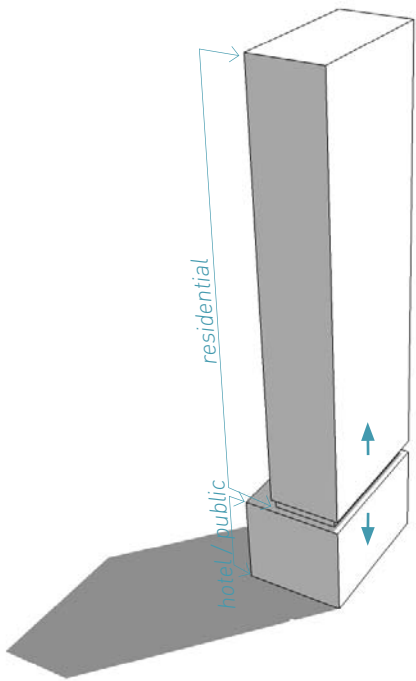
tower separation setback



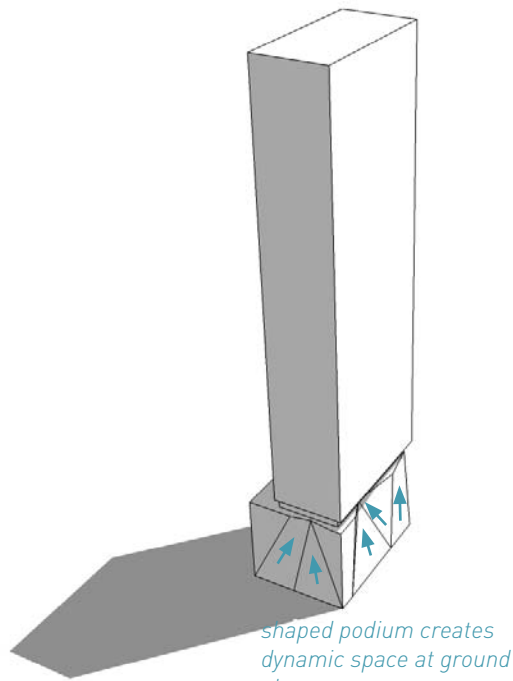
special exception tower spacing



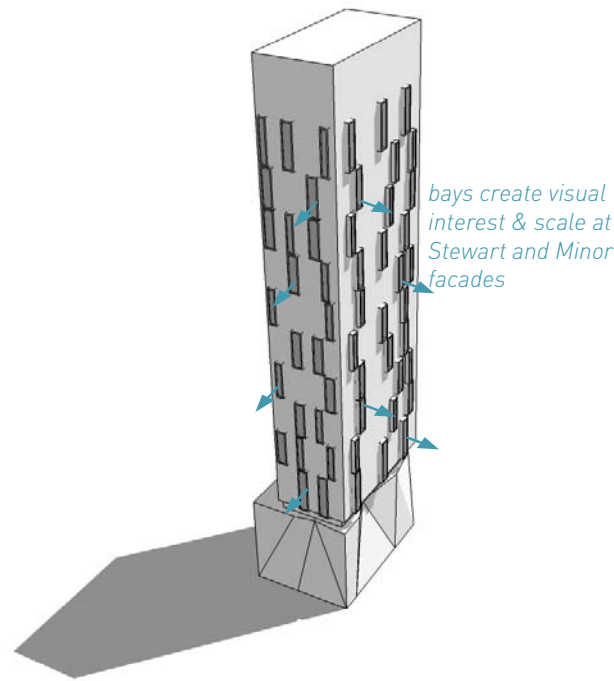
lower podium (voluntary)



express program through mass or material



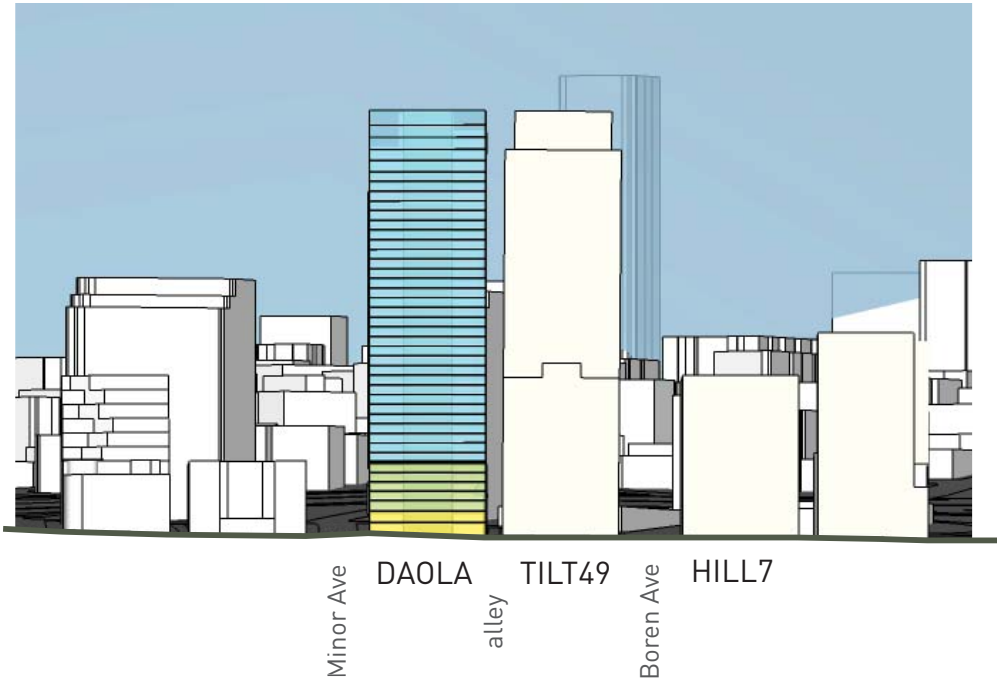
shape the base



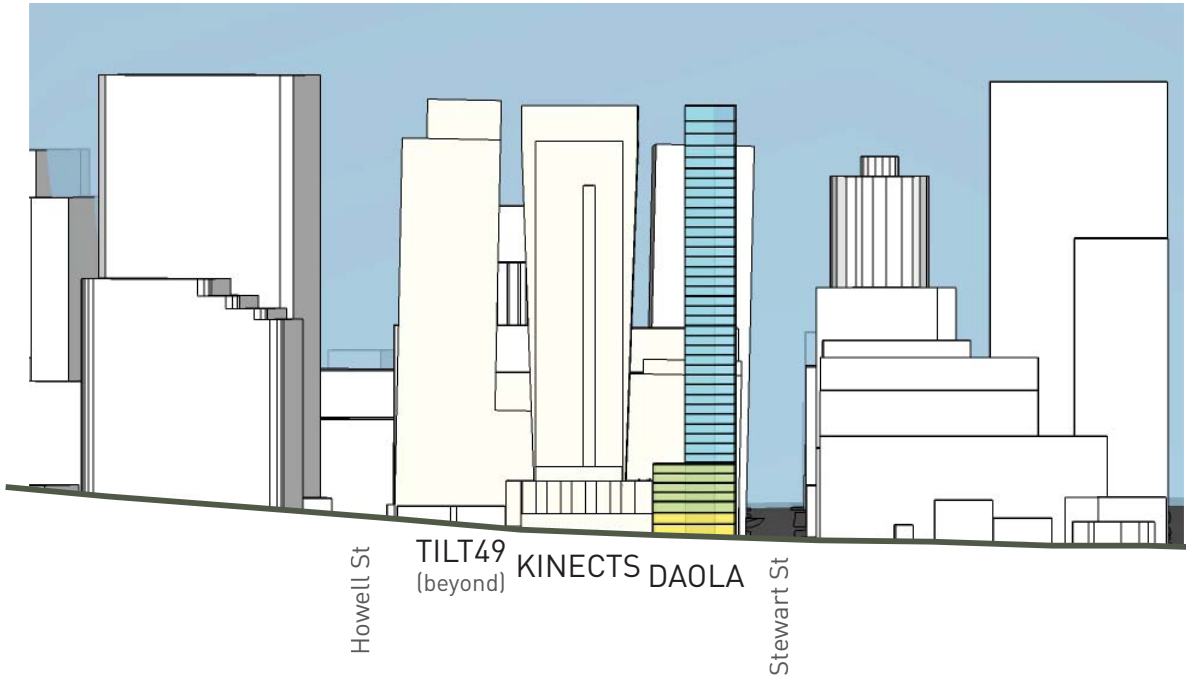
articulate tower with bays

massing: building relationship context

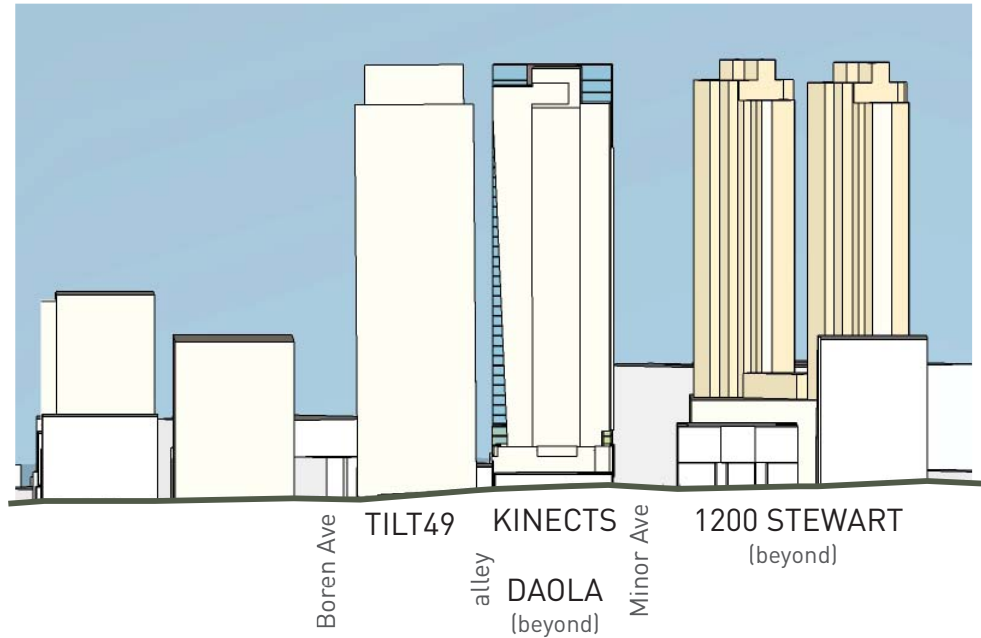
elevation at Stewart St



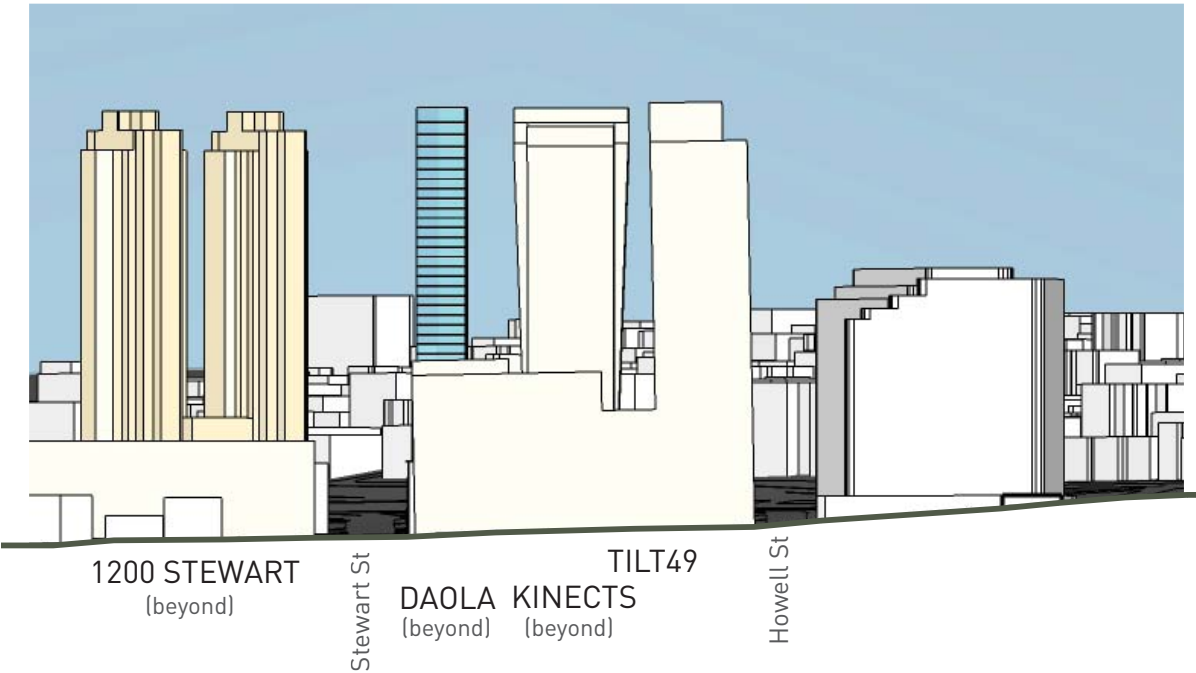
elevation at Minor Ave



elevation at Howell St



elevation at Boren Ave



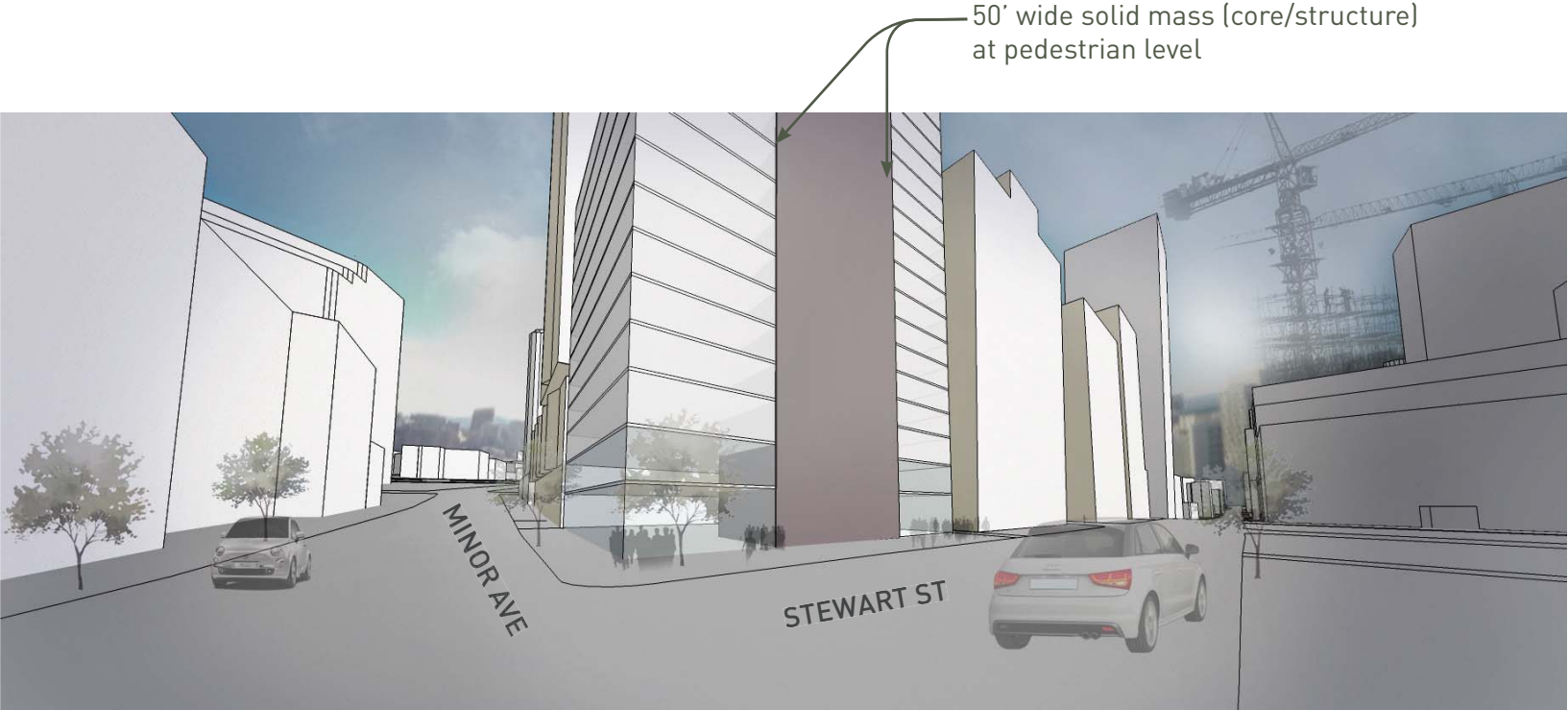
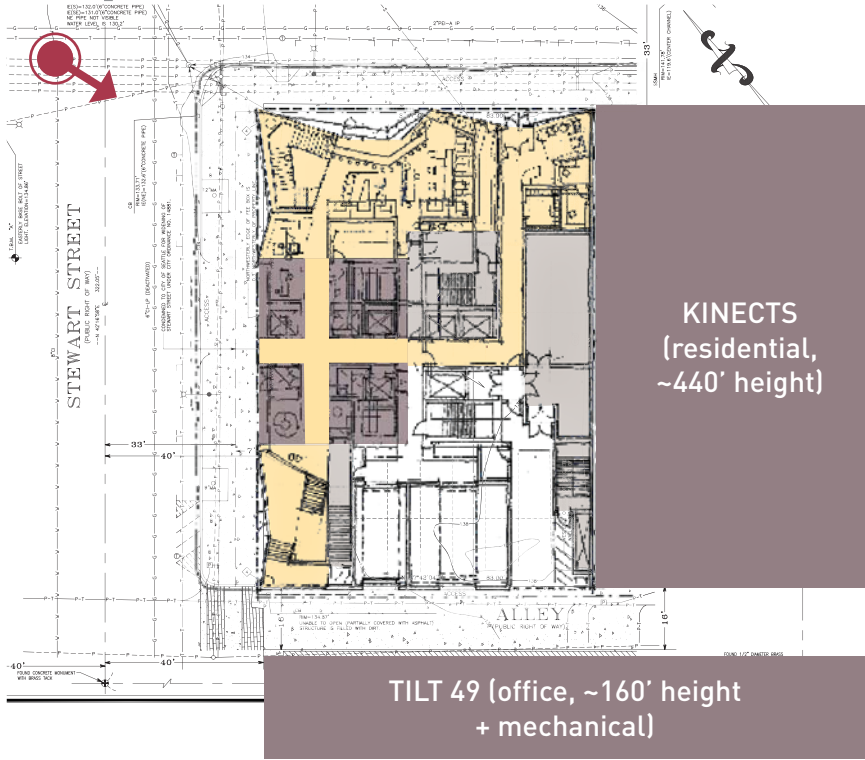
*Daola tower shown as option 3 (preferred) in all elevations

massing: pedestrian experience

EDG requirement(s) 6.0 9.4 9.6 9.8

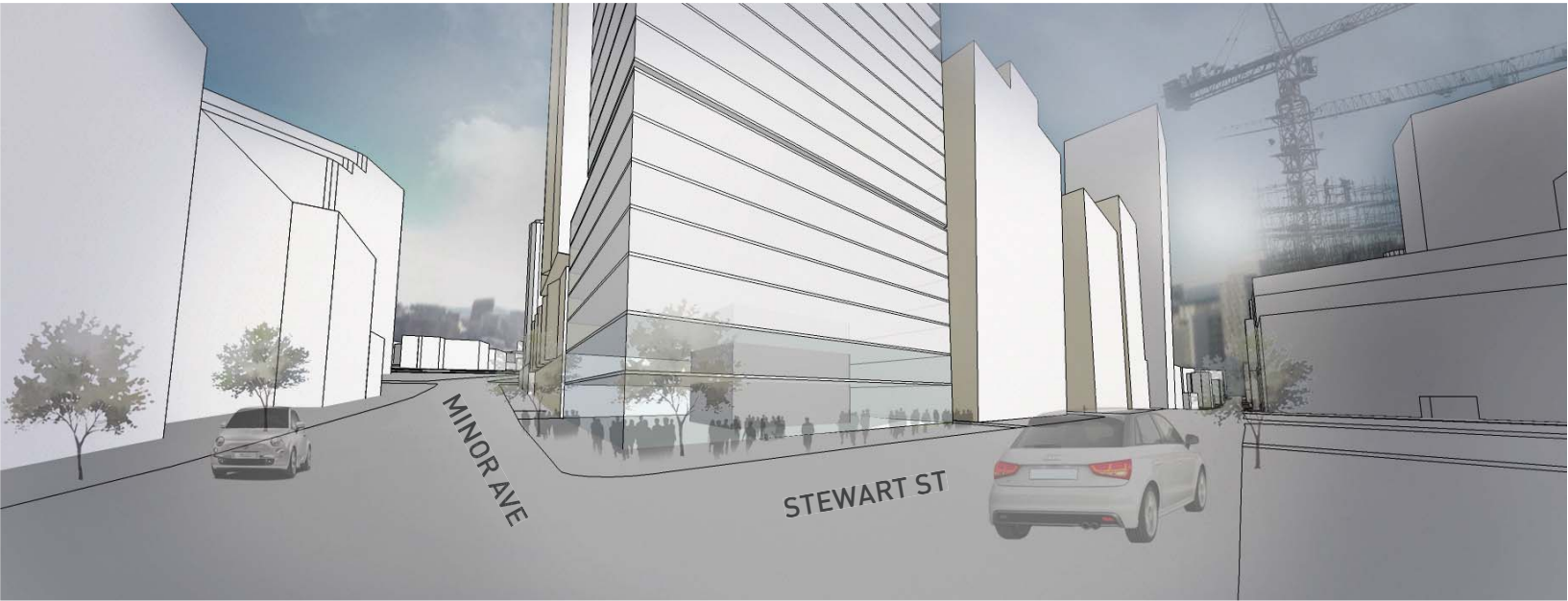
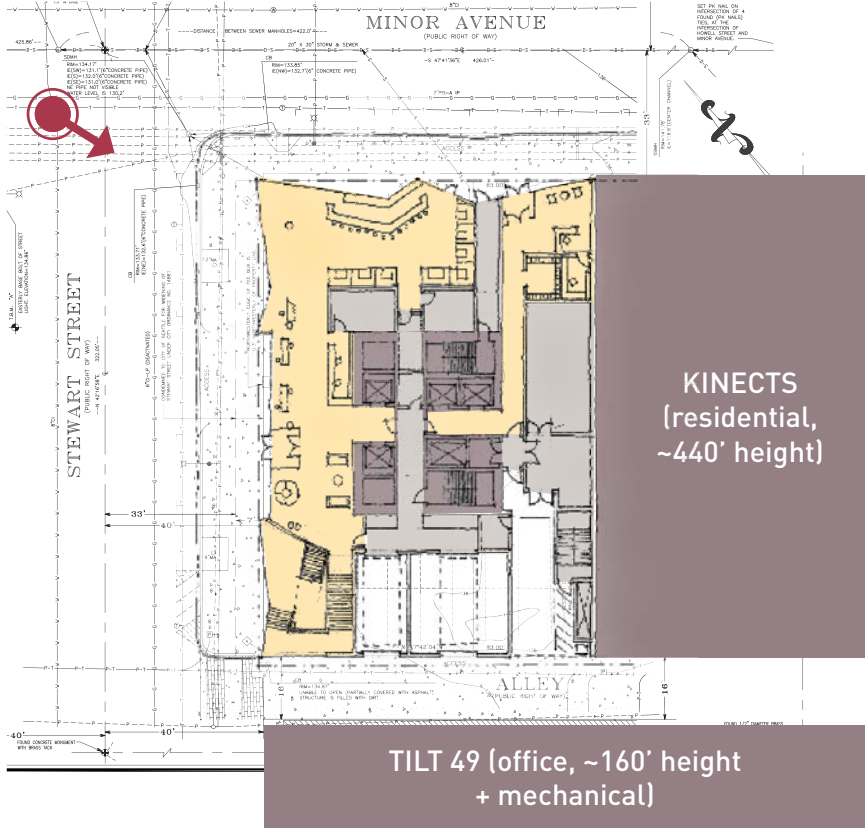
Daola option 1 (code compliant)

core impacts pedestrian
experience



Daola option 3 (preferred)

core pulled away from
facade



DAOLA TOWER

massing: shading study

EDG requirement(s) 5.7

PREFERRED OPTION (option 3)

- KEY
- ADDITIONAL SHADOW FROM DAOLA PROPOSED BUILDING
 - P PUBLIC SPACE - BUS STOP
 - R RESIDENTIAL
 - C COMMERCIAL
 - U UNDEVELOPED - NOTHING IN THE PIPELINE

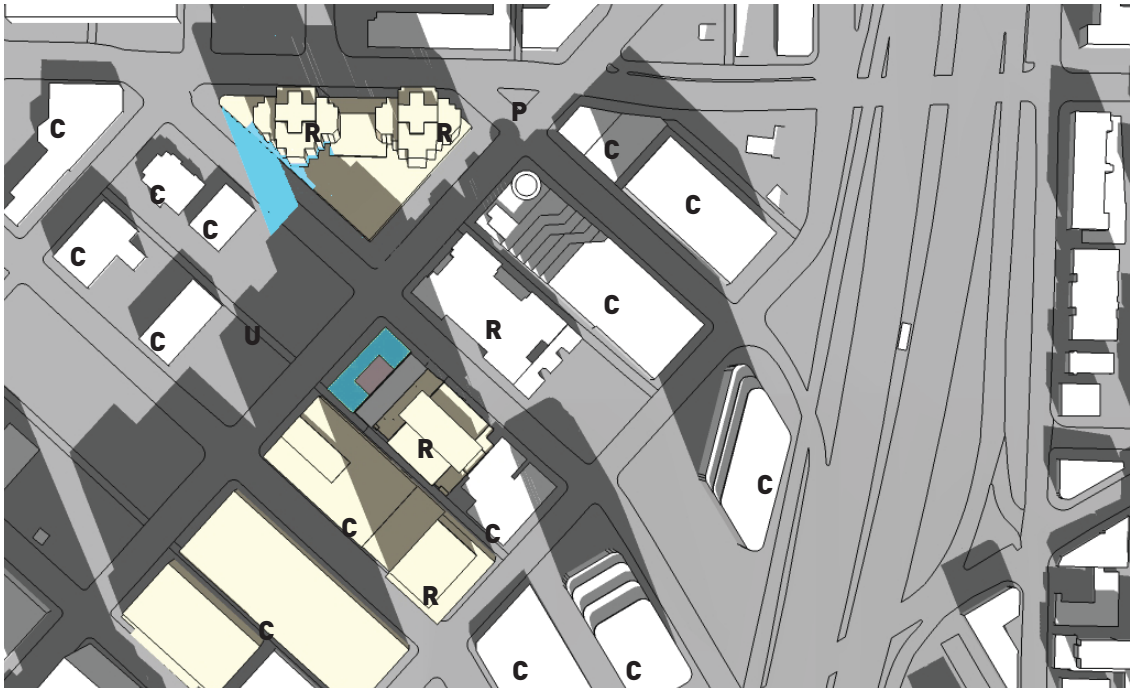
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SUMMER SOLSTICE

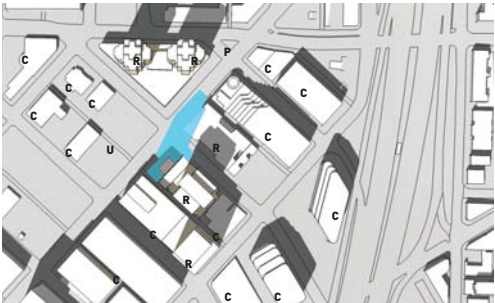


WINTER SOLSTICE



SPRING / AUTUMN EQUINOX

12:00 pm



SUMMER SOLSTICE

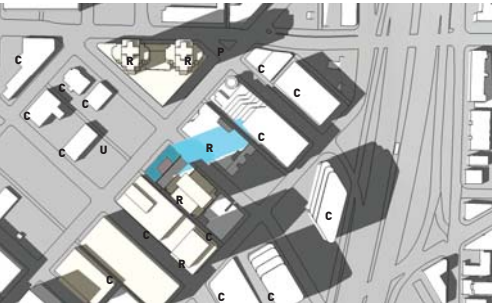


WINTER SOLSTICE



SPRING / AUTUMN EQUINOX

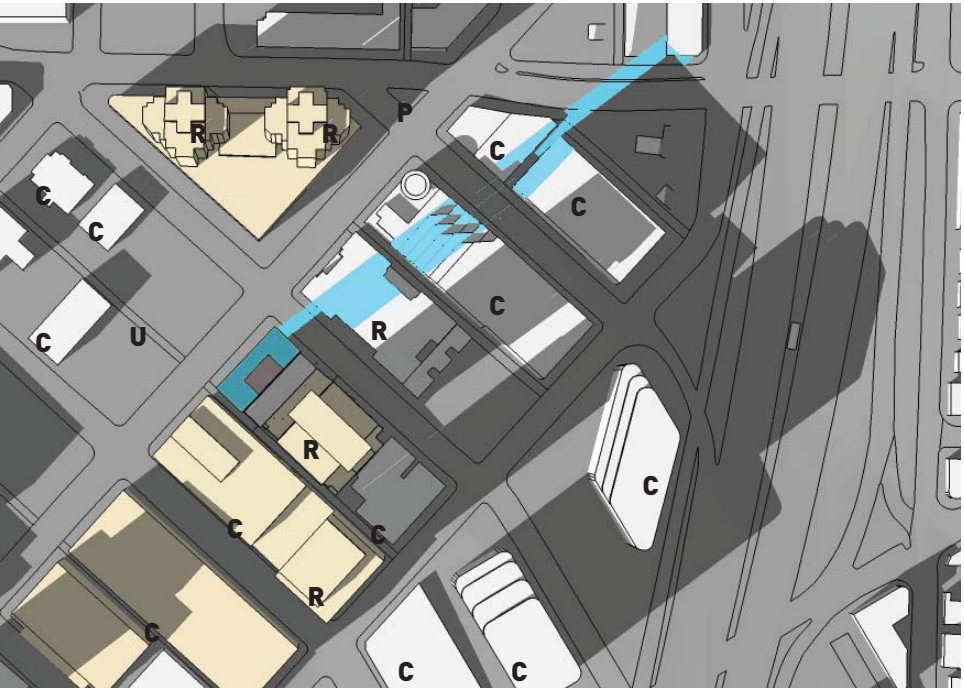
2:00 pm



SUMMER SOLSTICE



WINTER SOLSTICE



SPRING / AUTUMN EQUINOX

design review:

design guidelines

EDG requirement(s) 8.0

A. Site Planning & Massing - Responding to the Larger Context

A-2: Enhance the skyline. Design the upper portion of the building to promote visual interest and variety in the downtown skyline.

The tower has been designed with an upper outdoor amenity area that will carve into the top of the building to create a unique architectural feature in the city skyline. In addition, carefully placed bays on the façade of the tower will create a syncopated rhythm that adds visual interest to what in most towers would be a flat facade.

B. Architectural Expression - Relating to the Neighborhood Context

B-2: Create a transition in bulk & scale. Compose the massing of the building to create a transition to the height, bulk, and scale of development in neighboring or nearby less intensive zones.

We have designed the building to have four parts to its massing to help reduce the building's apparent scale and delineate the tower's functions:

- 1. A podium with a sculptural geometry delineated in masonry to bring a pedestrian scale to the building's base and add visual interest. This sculptural mass would house the building's hotel functions.*
- 2. A material or texture change at the 8th floor that coincides with the transition from hotel podium to residential tower.*
- 3. The residential tower will be rendered in glass and metal and be articulated with a syncopated rhythm of bays.*
- 4. The top of the tower will house outdoor and indoor residential amenity spaces, and be expressed by a large opening in the face of the tower for viewing the cityscape and natural surroundings.*

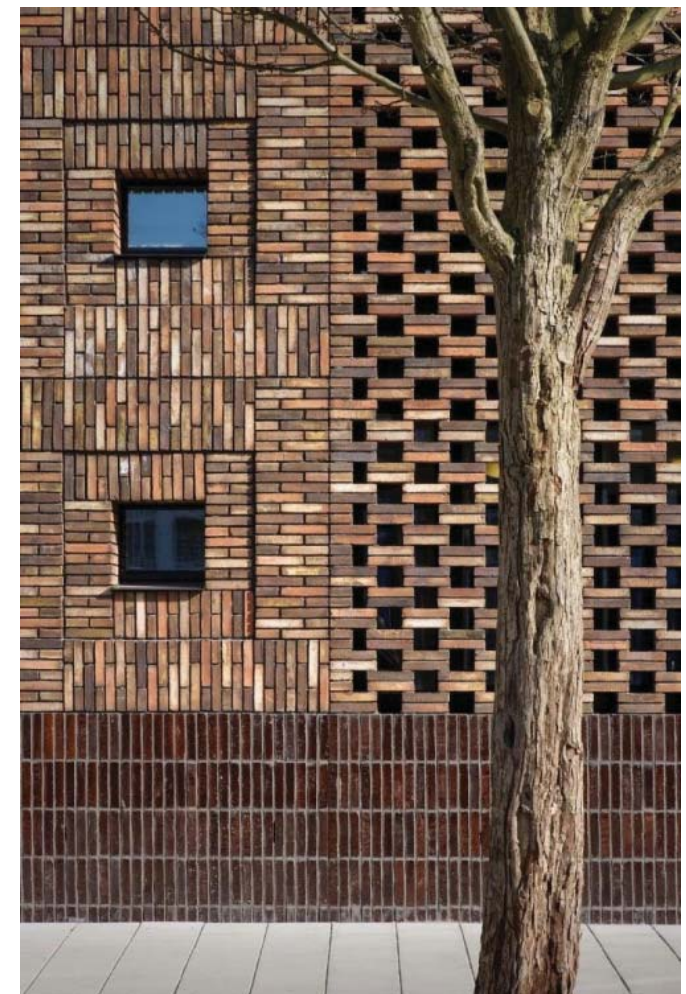
B-4: Design a well-proportioned & unified building. Compose the massing and organize the publicly accessible interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.

The tower's pedestrian experiential zone will be delineated with sculpted masonry to give a human scale and sense of craft to the building's base. Carefully detailed expanses of glass will invite the public into the ground floor lounge, hotel lobby and second floor restaurant by giving a glimpse of the activities taking place in these spaces.

C. The Streetscape - Creating the Pedestrian Environment

C-1: Promote pedestrian interaction. Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should be open to the general public and appear safe and welcoming.

The building has been designed to welcome the public to its ground and second levels through large expanses of carefully detailed glazing.



design review:

design guidelines

EDG requirement(s) 8.0

C-2: Design façades of many scales. Design architectural features, fenestration patterns, and material compositions that refer to the scale of human activities contained within. Building façades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation.

The building's façade will be designed with materials that become more finely scaled as they reach the ground plane. Masonry and glass fenestration at the pedestrian levels will create an inviting and varied palette to entice passersby to stop in.

C-3: Provide active - not blank - façades. Buildings should not have large blank walls facing the street, especially near sidewalks.

The majority of the ground level facades at both Stewart Street and Minor Avenue will have carefully detailed glazing to invite the public in.

C-4: Reinforce building entries. To promote pedestrian comfort, safety, and orientation, reinforce the building's entry.

The main entry into the building will be composed of glazing set in a masonry frame and be slightly set back from the rest of the building's façade to demarcate "entry".

D. Public Amenities - Enhancing the Streetscape & Open Space

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.

We understand that to create a special place, careful thought and detail must go into the building's design with objects carefully selected to create a unique and memorable environment.

E. Vehicular Access & Parking - Minimizing the Adverse Impacts.

E-1: Minimize curb cut impacts. Minimize adverse impacts of curb cuts on the safety and comfort of pedestrians.

We will not be requesting any curb cuts on either Stewart Street or Minor Avenue. In fact, we will be eliminating two curb cuts that currently exist. All loading and vehicle entry into the below grade parking garage will enter off of the alley.

E-2: Integrate parking facilities. Minimize the visual impact of parking by integrating parking facilities with surrounding development. Incorporate architectural treatments or suitable landscaping to provide for the safety and comfort of people using the facility as well as those walking by.

We will be utilizing an automated parking system with access from the alley. Two vehicle loading bays will have residential scale "garage" doors that utilize open grating to lower vehicles into the below grade parking structure.

E-3: Minimize the presence of service areas. Locate service areas for trash dumpsters, loading docks, mechanical equipment, and the like away from the street front where possible. Screen from view those elements which for programmatic reasons cannot be located away from the street front.

Service areas will be located on the alley side of the building, and not on Stewart Street or Minor Avenue.

