DAOLA TOWER

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.
- 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.









• express the building program through massing, materials, and





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DAOLA TOWER **data** EDG requirement(s) 3.1 3.2 3.3 7.0

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	
10		Residential	10	107	
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	Park	king Garage - large	11	-11	
P3	Park.	Gar std & compact	9	-22	
P4	Park.	Gar std & compact	9	-31	
-5	Taik.	Gar Sid & compact	9	-40	





community nodes, architecture, and landmarks (see opp. page)

proposed Daola Tower

#

61 63 W CM

future anticipated development (within 9 block surroundings)

existing buildings (within 9 block surroundings)



2

DAOLA TOWER context: community

EDG requirement(s) 4.2 4.3 5.5



- 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



1205 Stewart Street



1814 Minor Avenue

1 Floor - Restaurant

1120 Howell Street

North Tower METROPOLITAN NORTH TOWER

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





WORLD FAMOUS CORNED BEEF

1 Floor - Restaurant/ Butcher Shop 1124 Howell Street



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

GOOD YEAR AUTO SERVICE CENTER

1 Floor - Tire and Auto Company

1105 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.



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



Gym - Part of the Metropolitan North Tower 220 Howell Street



New Construction - High Rise Denny Way and South Lake Union







1 Floor - Nightclub 1114 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



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



SPRING HILL SUITES Marriot Hotel - 12 Floors 1088 Yale Avenue



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



DAOLA TOWER context:



shared alley access

4

SkB ARCHITECTS

DAOLA TOWER Context: landscape & topography



existing conditions

LEGAL DESCRIPTION

LOT 7 AND THE NORTHWESTERLY ONE-HALF OF LOT 8 IN BLOCK 51 OF SECOND ADDITION TO THE TOWN OF SEATTLE AS LAD OFF BY THE HEIRS OF SARAH A. BELL (DECEASED) (COMMONLY KNOWN AS HEIRS OF SARAH A. BELL'S DNA ADDITON TO THE CITY OF SEATLE). AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 121, RECORDS OF KING COUNTY AUDITOR;

EXCEPT THE NORTHWESTERLY 7 FEET OF SAID LOT 7 HERETOFORE CONDEMNED FOR WIDENING STEWART STREET, AS PROVIDED BY ORDINANCE NO. 14881 OF THE CITY OF SEATTLE.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

SURVEY NOTES

THIS "ALTA/ACSM LAND TITLE SURVEY" IS MADE IN ACCORDANCE WITH THE "CLASSIFICATION AND SPECIFICATIONS FOR CADASTRAL SURVEYS" AS ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION, THE AMERICAN CONGRESS ON SURVEYING AND MAPPING AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, IN 1999.

Full reliance has been placed in transmation title insurance company report under order no. $J\!=\!2002012,~04700~December 9,~2003~For legal description and revelation of easements, no further search of the record has been made.$

THIS PROPERTY IS SUBJECT TO A RIGHT TO DAMAGE THE LAND BY CHANGING AND ESTABLISHING STREET GRADES, AS PROVIDED BY CITY OF SEATTLE ORDINANCE NO. 14881. (AREA SHOWN-NO WIDTH GIVEN)

ADJACENT OWNERS ARE PER SUPPLEMENTAL INFORMATION SUPPLIED BY THE TITLE COMPANY.

THE MONUMENTS SHOWN HEREON WERE VISITED IN THE FIELD DURING THE COURSE OF THIS SURVEY. ANGULAR AND LINEAR MEASUREMENTS WERE MADE WITH A TOPCON GTS 211D TOTAL STATION CAUBRATED AT AN KOS BASELINE WITHIN THE LOST YEAR.

BENCHMARK USED FOR THE VERTICAL ELEVATIONS IS DESCRIBED AS: BRASS CAP LOCATED AT 0.5' SOUTH AND 0.5' WEST OF THE BACK INTERSECTION OF CONCRETE WALK IN THE NORTHEAST CORNER OF FAIRVIEW AVENUE NORTH AND DENNY WAY. ELEVATION OF 131.47' (CITY OF SATTLE (WAVD '88) VERTICAL DATUM) - CITY OF SATTLE OKSIGNATION NO. SNW-5121, POINT ID NO. 410.

THE PROPERTY DEPICTED AND DESCRIBED HEREON ENCLOSES AN AREA OF APPROXIMATELY 9,961 SQUARE FEET OR APPROXIMATELY 0.2287 ACRE.

THIS PROPERTY HAS PHYSICAL ACCESS TO STEWART STREET, MINOR AVENUE AND THE ALLEY SHOWN HEREON AS PUBLIC RIGHTS-OF-WAY.

RIGHT OF WAY WIDTHS ARE PER ASSESSORS MAP.

ZONING: ZONE DMC-240 (DOWNTOWN MIXED COMMERCIAL-240), PER THE CITY OF SEATTLE DEPARTMENT OF PLANNING AND DEVELOPMENT.

SETBACKS REQUIREMENTS: FACADE SETBACK IS O' UP TO A MAXIMUM OF 10 FEET, PER THE CITY OF SEATLE DEPARTMENT OF PLANNING AND DEVELOPMENT. (DEPENDING UPON BUILDING HEIGHT)

HEIGHT RESTRICTION IS 240 FEET PER THE CITY OF SEATTLE DEPARTMENT OF PLANNING AND DEVELOPMENT. THERE IS NO BUILDING ON THE SUBJECT PROPERTY.

STRIPED PARKING STALLS AND STALL DESIGNATIONS SHOWN HEREON ARE AS THEY ARE MARKED ON THE GROUND.

PARKING COUNT: STANDARD SPACES: 4 HANDICAP SPACES: TOTAL:



FLOOD ZONE DESIGNATION = X, AREA DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NO. 5303060507, COMMUNITY NO. 530089 (CITY OF SEATTLE), PANEL NO. 630, SUFFIX F, PANEL 630 OF 1725, REVISED MAY 16, 1995, KING COUNTY, WASHINGTON, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

IN PROVIDING THIS SURVEY, NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING CONDITION OR CAPACITY OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.

UTUTIES OTHER THAN THOSE SHOWN MAY EXIST ON THE SITE. UNDERGROUND UTULTY LOCATIONS SHOWN HEREON ARE TAKEN FROM A COMPLIATION OF PUBLIC RECORDS AND VISILE FIELD PUBLICS WE ASSING NO LUBRUITY FOR THE ACCURACY OF THE PUBLIC RECORDS. UNDERGROUND UTULTY LOCATIONS RAVE ONLY APPROXIMATE. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAGHT LINES BETWEEN VISIBLE SUFFACE LOCATIONS BUT MAY CONTAIN BEINDS OR CURVES NOT SHOWN. FIELD VERIFICATION IS NECESSARY PRIOR TO OR DURING ANY CONTAIN BEINDS OR CURVES NOT SHOWN. FIELD VERIFICATION IS NECESSARY PRIOR TO OR DURING ANY CONTAIN BEINDS OR CURVES NOT SHOWN.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROFERTY.

THERE ARE NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.

THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOUD WASTE DUMP, SUMP, OR SANTARY LANDFILL. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES NAMED HEREIN. RIGHTS TO RELY ON OR USE THIS SURVEY DO NOT EXTEND TO ANY UNNAMED PARTY WITHOUT EXPRESS RECERTIFICATION BY HEBRANK, STEADMAN, AND ASSOCIATES AND/OR THE PROFESSIONAL LAND SURVEYOR WHOSE SEAL APPEARS HEREON.

THE WORD "CERTIFY" AS USED IN IT'S VARIOUS FORMS HEREIN, IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR WHICH IS BASED ON HIS BEST NOWLEDGE, INFORMATION AND BULFE. AS SUCH, IT CONSTITUTES NETHER A GURANTEE NOR A WARRINT, EXPRESSED OR MIPLED.

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SURVEYOR'S CERTIFICATE

TO: NICKERSON PROPERTIES, LLC; THE HEIRS OF BEULAH COMAN (DECEASED); AND TRANSNATION TITLE INSURANCE COMPANY, THEIR SUCCESSORS AND ASSIGNS, AS FOLLOWS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINUMU STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND THE SURVEYS," JOINT'E STSALEMENT DAN JOAPTIDE BY ALTA, ACCAN ANN DRYS IN 1999, AND INCURIES TEMS 2, 3, 4, 5, 6, 8, 9, 10, 11, 13, 14, 15 AND 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AR ADOPTED BY ALTA, NSF5 AND ACRO MAN DIN STEPTION THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY TO NOT EXCEL THE ALLOWARE POSITIONAL TOLEPANCE.

JERROLD S. STEADMAN DATE PROFESSIONAL LAND SURVEYOR LICENSE NO. 29282 STATE OF WASHINGTON





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





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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.







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
 - spacing

DAOLA & KINECTS section comparison



option 1 (code compliant)

8

• This project proposal is asking for a special exception in tower



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

Daola sample floor plans



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



A - aerial view from North



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

B - street view from North on Stewart St MINOR AVE A - aerial view from North C - view from KINECTS podium terrace

Daola sample floor plans



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

MINOR AVE (below)



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

B - street view from North on Stewart St MINOR AVE C - view from KINECTS podium terrace A - aerial view from North 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

8is Early Design Guidance: 06.03.2014



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



DAOLA TOWER massing: other considerations

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





DAOLA TOWER massing: other considerations

residential privacy - Daola option 1

typical residential levels



residential privacy - Daola option 3

typical residential levels





ALLEY

TILT 49 (office)







DAOLA TOWER massing: building relationship context

elevation at Stewart St



elevation at Howell St



elevation at Minor Ave



elevation at Boren Ave



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



DAOLA TOWER massing: pedestrian experience



EDG requirement(s) 6.0 9.4 9.6 9.8

(code compliant) core impacts pedestrian

experience





MINORAVE



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

10:00 am



SUMMER SOLSTICE



WINTER SOLSTICE



SPRING / AUTUMN EQUINOX

12:00 pm



SUMMER SOLSTICE



WINTER SOLSTICE



SPRING / AUTUMN EQUINOX

2:00 pm





WINTER SOLSTICE



SPRING / AUTUMN EQUINOX



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 with an upper porti

design review: design guidelines

DAOLA TOWER

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 occuring 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.







DAOLA TOWER 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.





