THIRD + HARRISON

220 West Harrison Street Seattle, Washington

Project#: 3017467

Design Review Board Recommendation Proposal
January 21, 2015

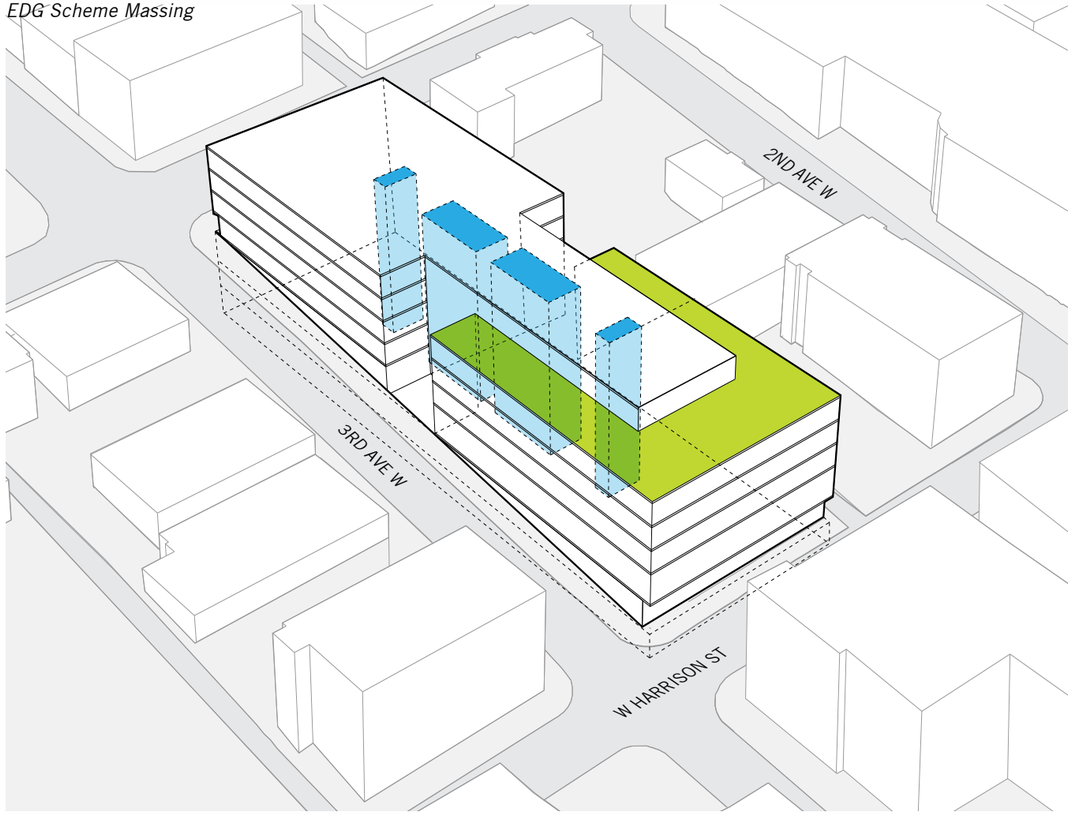
Martin Selig Real Estate
PERKINS+WILL

CONTENTS

Proposed Development:
6-story (above grade), 183,779 SF office building with 2 levels of below grade parking with 165 stalls

EDG Scheme Perspective at 3rd Ave W and W Harrison St

EDG Scheme Massing



EDG Summary

The Design Review Board evaluated three massing concepts at the Early Design Guidance meeting on September 10, 2014. The "Link" concept, which featured a mid-block entry and overlapping masses that stepped down the slope from West Republican Street to West Harrison Street, was presented as the preferred option.

The Board supported the big gestures made by the "Link" concept and made suggestions for further refinement of the entries and expression as outlined below.

Early Design Guidance Comments

Massing, Scale and Entries

-Increase pedestrian permeability at corners

-Give special attention to the corner at 3rd Avenue West and West Harrison Street and frontage along West Harrison Street

-Tame the "big building" feel, and make it lighter and less monolithic

The Pedestrian Realm

- Look into opportunities for an exterior, urban room at the corner of 3rd Avenue West and West Harrison Street.

- Provide lush landscape and lighting along West Harrison Street as much as possible

- Create flexible spaces that could support future retail

Board Priority Design Guidelines

The Board identified the following Citywide Design Guidelines and Uptown Supplemental Guidance of highest priority for this project

Citywise Design Guidelines:

C	**Context and Site**	
	CS1	Natural Systems and Site Features
	CS2	Urban Pattern and Form
PL	**Public Life**	
	PL1	Connectivity
	PL2	Walkability
	PL4	Active Transportation
DC	**Design Concept**	
	DC1	Project Uses and Activities
	DC2	Architectural Concept
	DC4	Exterior Elements and Finishes

Uptown Supplemental Guidance:

C	**Context and Site**	
	CS2-I	Responding to Site Characteristics
	CS2-II	Streetscape Compatibility
PL	**Public Life**	
	PL2-I	Entrances Visible from the Street
	PL2-II	Pedestrian Open Spaces and Entrances
DC	**Design Concept**	
	DC2-III	Human Scale
	DC4-III	Commerical Signage

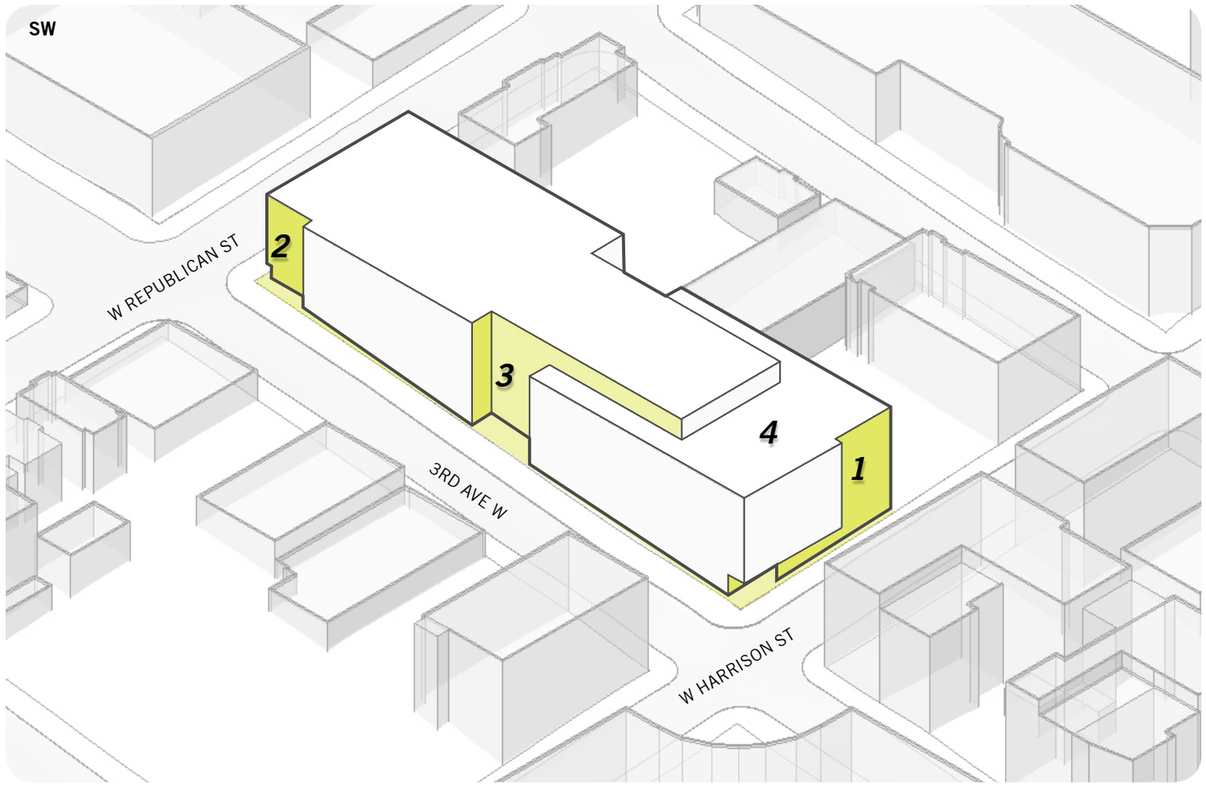
MASSING, SCALE + ENTIRES: RESPONSE TO EARLY DESIGN GUIDANCE (EDG) COMMENTS

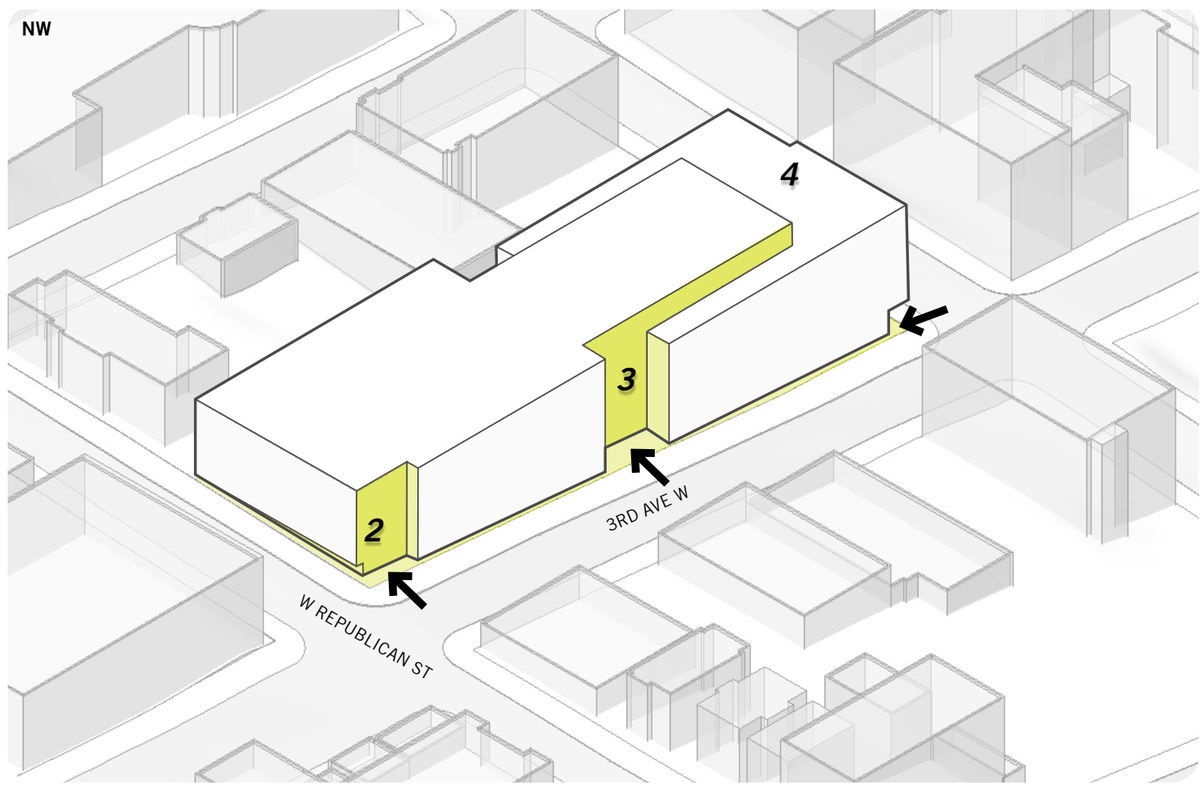
EDG Comments

-Increase pedestrian permeability at corners

-Give special attention to the corner at 3rd Avenue West and West Harrison Street and frontage along Harrison

-Tame the “big building” feel, and make it lighter and less monolithic





Design Response

1 The building mass steps back along the sidewalk at West Harrison Street, reducing the “big building” qualities of the project and provides modulation and space for lush landscaping.

2 Similarly, the building mass at the corner at West Republican Street and 3rd Avenue West steps back for the entire height of the building with an additional 3rd entry to activate the NW end of the site. This move also reduces the perceived scale and monolithic quality of the overall building.

3 The Board supported the courtyards and entry created by the mid-block narrowing of the mass. The midblock entry is a pattern established throughout the neighborhood and helps the scheme negotiate the 36’ grade change of the site.

4 The Board also supported the stepping down of the building mass, which provides amenity space for tenants and harmonizes with the natural topography of the site.

Applicable Design Guidelines

Citywise Design Guidelines:

CS1	Natural Systems and Site Features
CS2	Urban Pattern and Form
PL1	Connectivity
PL2	Walkability
DC2	Architectural Concept

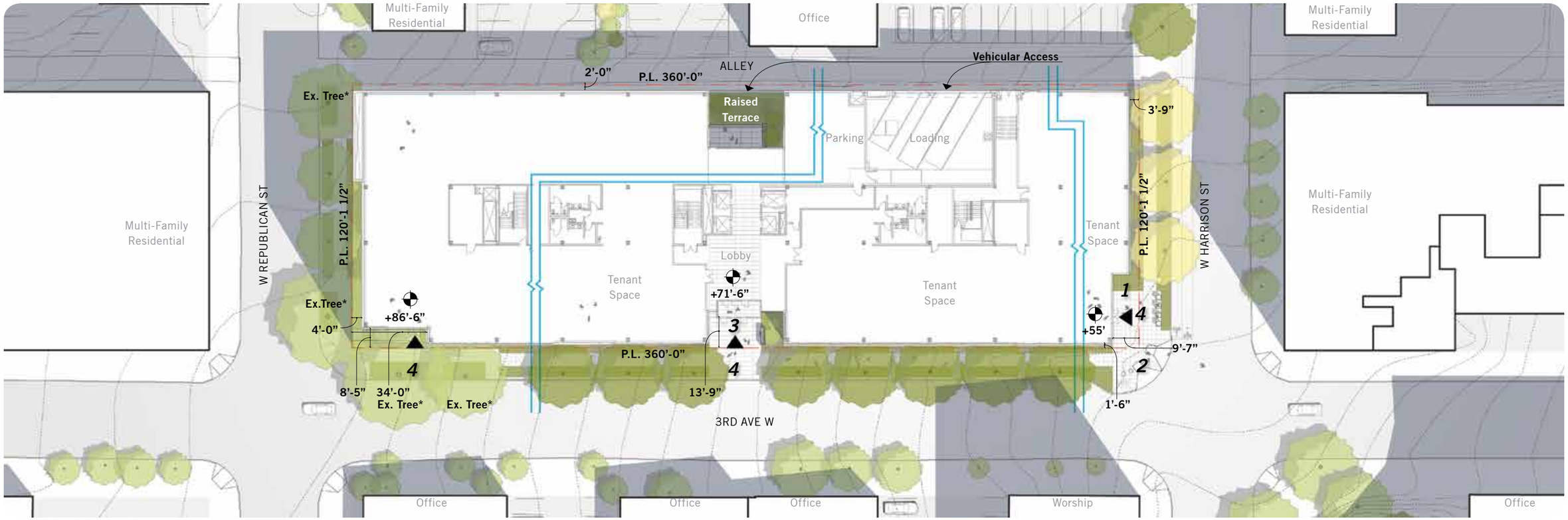
Uptown Supplemental Guidance:

CS2-I	Responding to Site Characteristics
CS2-II	Streetscape Compatibility
PL2-I	Entrances Visible from the Street
PL2-II	Pedestrian Open Spaces and Entrances
DC2-III	Human Scale

THE PEDESTRIAN REALM: RESPONSE TO EARLY DESIGN GUIDANCE (EDG) COMMENTS

EDG Comments

- Look into opportunities for an exterior, urban room at the corner of 3rd Avenue West and West Harrison Street
- Provide lush landscape, lighting along W. Harrison Street as much as possible
- Create flexible spaces that could support future retail



*Additional information regarding exceptional trees is provided on pages 7 and 23.

Design Response

1 A pedestrian scaled relief is provided at the corner of West Harrison Street, developing a legible point of entry and urban room in conjunction with special corner landscaping treatment.

2 Bike racks and seat blocks are provided at the corner of West Harrison Street and 3rd Avenue West to serve pedestrians and cyclists alike. A large paved area supports flexibility of future outdoor uses, and to engage the neighborhood. Additionally, lighting and a continuous landscaping strip provides a buffer between the existing sidewalk and future 2-way bike lane being implemented along this corridor.

3 The mid-block entry is complemented by landscaping and seating.

4 The presence of separate entries at three different floor levels and locations along the street activate all primary street frontages, address the +36' grade change across the site and provides street presence for potential retail tenants in the future. A network of exterior spaces is created along the pedestrian path around the building on all street facades.

Applicable Design Guidelines

Citywise Design Guidelines:

CS1	Natural Systems and Site Features
CS2	Urban Pattern and Form
PL1	Connectivity
PL2	Walkability
PL4	Active Transportation
DC1	Project Uses and Activities

Uptown Supplemental Guidance:

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DC2-III	Human Scale

LANDSCAPE DETAIL

Harrison (SW) Entry

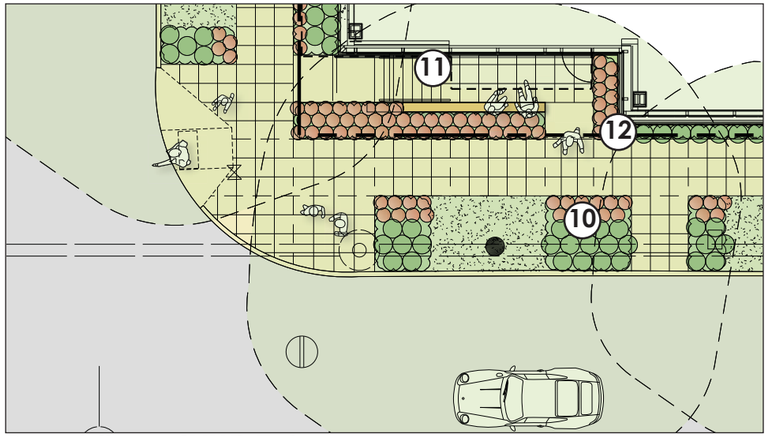
1 'Uptown' Pedestrian Light
2 Stone Seat Cubes
3 Planned Bike Lane
4 Bike Racks
5 Enhanced Curb Bulb

Main Entry and 3rd Floor Court

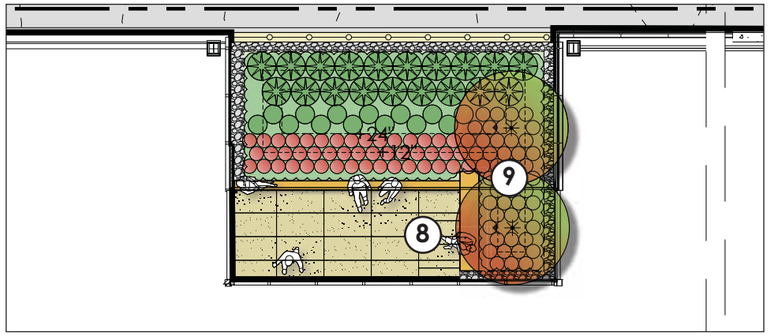
6 Colorful Planting at Entrances
7 Davis Grey Colored Concrete, Sawcut Scoring
8 Seatwall with Wood Top
9 Flush Planting with Specimen Japanese Maples

Republican (NW) Entry

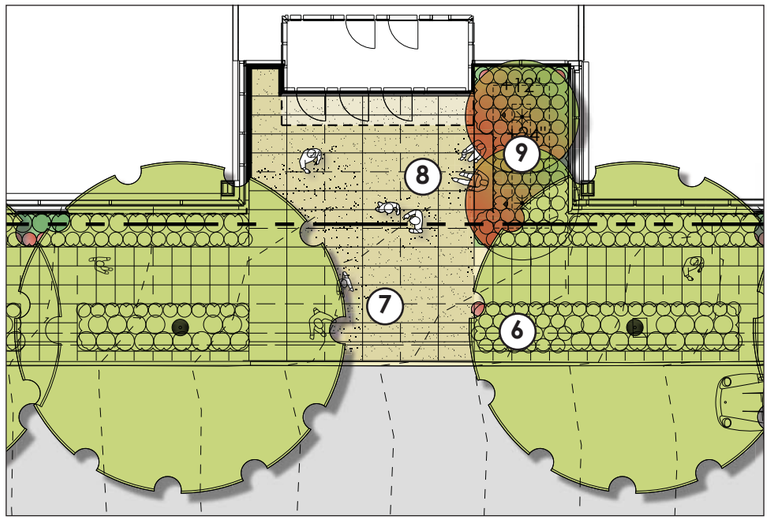
10 Mature Tulip Poplars
11 Steps and Stem Wall
12 Evergreen Planting Strip at Building



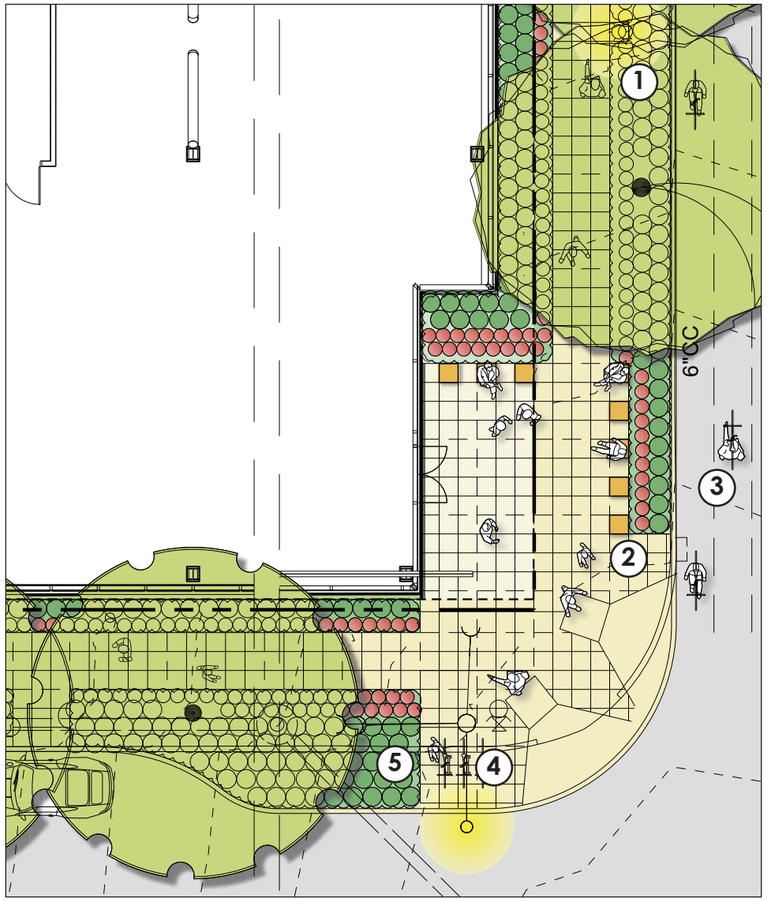
Republican (NW) Entry



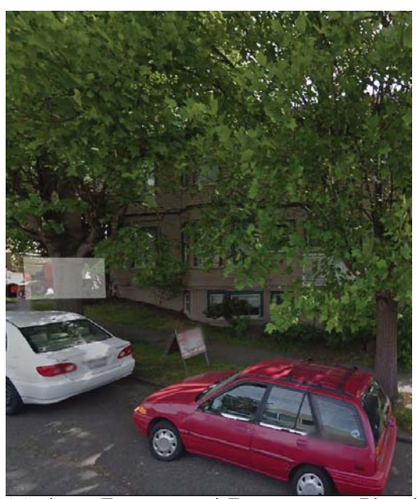
3rd Floor Court



Main Entry



Harrison (SW) Entry



Mature Trees and Evergreen Planting Strip at Building

Inside/Outside - Flush Planting with Japanese Maples

Lush Streetscape

Stone Seat Cubes

Pedestrian Light

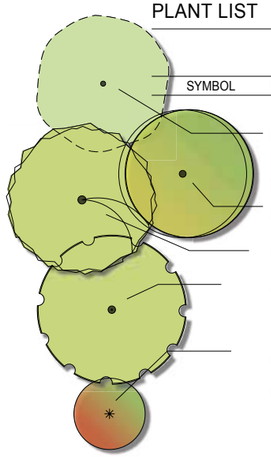
PERKINS+WILL

LANDSCAPE: SPECIES

PLANT LIST

-STREET TREE SPECIES APPROVED BY SDOT FORESTER BILL AMES, PER EMAIL CORRES. 10/24/2014

DROUGHT TOLERANT PLANT REFERENCES:
-*SUNSET WESTERN GARDEN BOOK
-**GREAT PLANT PICKS - ELISABETH C. MILLER BOTANICAL



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	EXISTING TREE TO REMAIN			
	STREET TREES			
	GINKGO BILOBA 'THE PRESIDENT'	PRESIDENTIAL GOLD GINKGO	2 1/2" CAL.	STANDARD, B&B
	ULMUS 'FRONTIER'	FRONTIER ELM	2 1/2" CAL.	STANDARD, B&B
	ZELKOVA 'GREEN VASE'	GREEN VASE ZELKOVA	2 1/2" CAL.	STANDARD, B&B
	ACER PALMATUM 'GREEN'	GREEN JAPANESE MAPLE	2" CAL.	
	SHRUBS - TO BE CHOSEN FROM THE FOLLOWING			
	BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY'	'GREEN BEAUTY' JAPANESE BOXWOOD	5 GAL.	CONT.
	CORNUS SERICEA 'KELSEYI'	KELSEY'S DWARF DOGWOOD	5 GAL.	CONT.
	ILEX CRENATA 'COMPACTA' **	COMPACT JAPANESE HOLLY	5 GAL.	CONT.
	NANDINA DOMESTICA 'MOON BAY' **	MOON BAY NANDINA	5 GAL.	CONT.
	PIERIS JAPONICA 'CAVATINE'	CAVATINE PIERIS	5 GAL.	CONT.
	PANICUM VIRGATUM 'ROTSTRAHLBUSCH'	RED SWITCH GRASS	1 GAL.	CONT.
	POLYSTICHUM MUNITUM **	SWORDFERN	1 GAL.	CONT.
	RHODODENDRON 'HINO CRIMSON'	HINO CRIMSON AZALEA	5 GAL.	CONT.
	SARCOCOCCA HOOKERIANA VAR. HUMILIS *	SWEET BOX	1 GAL.	CONT.
	PHYLLOSTACHYS NIGRA	BLACK BAMBOO	5 GAL.	CONT.
	SPIRAEA 'ANTHONY WATERER' *	'ANTHONY WATERER' SPIRAEA	5 GAL.	CONT.
	VIBURNUM DAVIDII **	DAVID'S VIBURNUM	5 GAL.	CONT.

GROUNDCOVER #1

25% DRYOPTERIS ERYTHROSORA **	AUTUMN FERN	1 GAL.	CONT.
75% OPHIOPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	1 GAL.	CONT.

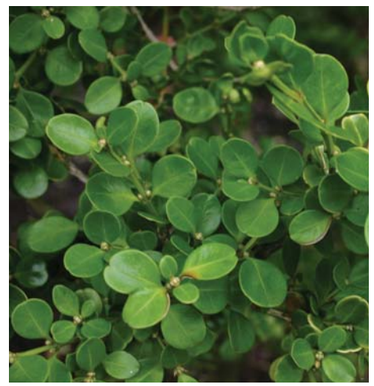
GROUNDCOVERS - MIXES TO BE CHOSEN FROM THE FOLLOWING

EPIMEDIUM RUBRUM 'SULPHUREUM' **	SULPHUREUM BISHOP'S HAT	1 GAL.	CONT.
FRAGARIA CHILOENSIS **	COASTAL STRAWBERRY	1 GAL.	CONT.
LIRIOPE MUSCARI 'MAJESTIC' **	MAJESTIC LILYTURF	1 GAL.	CONT.
PACHYSANDRA TERMINALIS **	JAPANESE SPURGE	1 GAL.	CONT.
POLYSTICHUM MUNITUM **	WESTERN SWORD FERN	1 GAL.	CONT.

Frontier Elm
Ulmus 'Frontier'

Green Vase Zelkova
Zelkova 'Green Vase'

Presidential Gold Ginkgo
Ginkgo biloba 'The President'



'Green Beauty' Japanese Boxwood
Buxus 'Green Beauty'

Compact Japanese Holly
Ilex crenata 'Compacta'

Moon Bay Nandina
Nandina domestica 'Moon Bay'

Green Japanese Maple
Acer palmatum 'Green'

Atumun Fern
Dryopteris erythrosora

'Hino Crimson' Azalea
Rhododendron 'Hino Crimson'

Anthony Waterer Spirea
Spiraea 'Anthony Waterer'

David's Viburnum
Viburnum davidii

'Cavatine' Pieris
Pieris 'Cavatine'

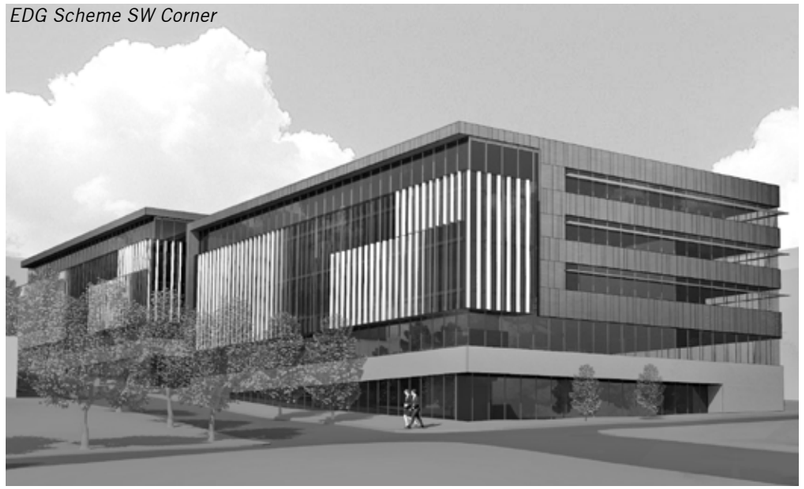
EARLY DESIGN GUIDANCE (EDG) RESPONSE: CORNER REFINEMENT

EDG Comments:

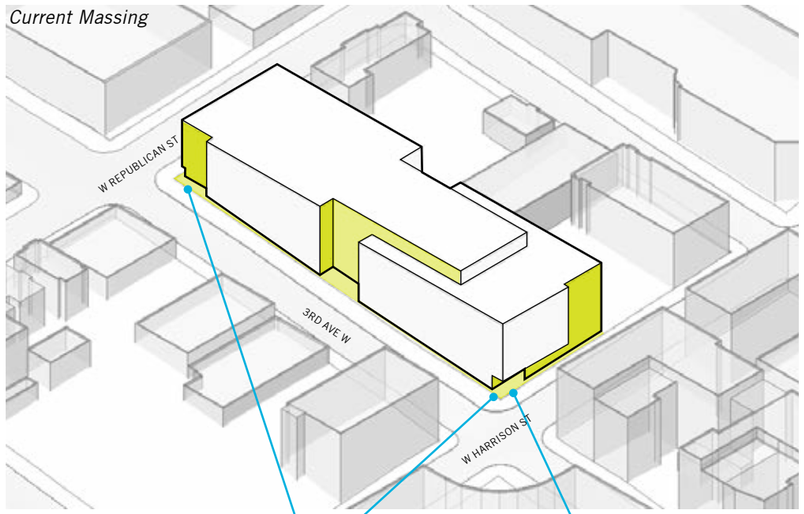
-The larger building gesture is on the right track; smaller pieces need more attention and thought. Create flexible spaces to support future retail.

-Provide special attention to corner of 3rd Avenue West and West Harrison Street; look into opportunities for an exterior urban room

EDG Scheme SW Corner



Current Massing



SW Corner at 3rd Ave W and W Harrison St

Two separate building entrances to support possible future retail

Flexible outdoor area at corner of 3rd Avenue West and West Harrison Street - potential cafe if retail use

Lush landscape

Building setback from property line to create outdoor open area

Separate building entrance to Level 01 tenant space / potential future retail

Paved forecourt improves pedestrian realm

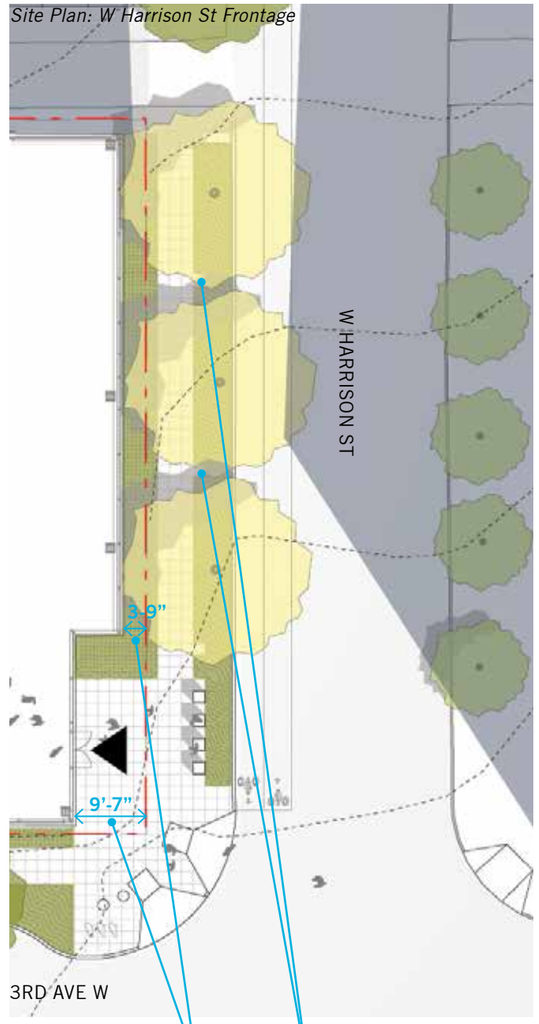
EARLY DESIGN GUIDANCE (EDG) RESPONSE: ACTIVATE HARRISON FRONTAGE

EDG Comments

-Provide special attention to frontage along West Harrison Street

SE Corner and W Harrison St frontage

Site Plan: W Harrison St Frontage



EARLY DESIGN GUIDANCE RESPONSE: IMPROVE “PARK CHARACTER”

EDG Comments

-Maintain the “park character” of the Uptown area

Existing conditions of site at W Harrison St and 3rd Ave W

Trees

Right-of-way improvements

3rd Ave W Mid-Block Entry

Transparent view into atrium to visually “deepen” the entry courtyard

Lush landscape

Street level setback to provide more landscape between building and sidewalk

Paved mid-block entry courtyard with seating

Lush landscape

EARLY DESIGN GUIDANCE RESPONSE: REFINE EXPRESSION

EDG Comments

-Review treatment of the building massing and architectural expression

NW Corner at West Republican Street and 3rd Avenue West

Less monolithic- articulated in several conceptual forms that respond to topography

Thinner frame- articulated stepped masses

Building setback from property line at corner of West Republican Street and 3rd Avenue West

Building entrance at Level 03 tenant space for potential future retail

Overhang/canopy

EDG Scheme NW Corner

SE Corner and W Harrison St frontage

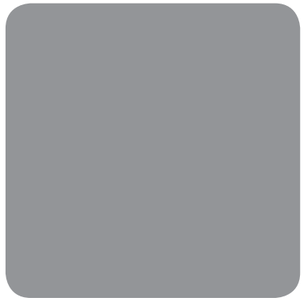
Vertical sunshade and panel patterns respond to solar orientation and interior office configurations

Lighter architectural articulation of parts

EXTERIOR EXPRESSION

Materials Pallette

01 Glazing: Transparent



02 Glazing: Spandrel

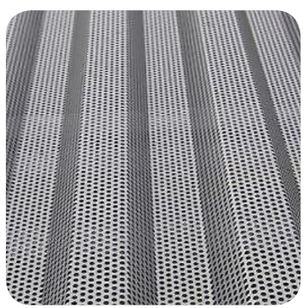
03 Extruded Aluminum Vertical Sunshades

04 Glazing: WIth Integrated Metal Mesh

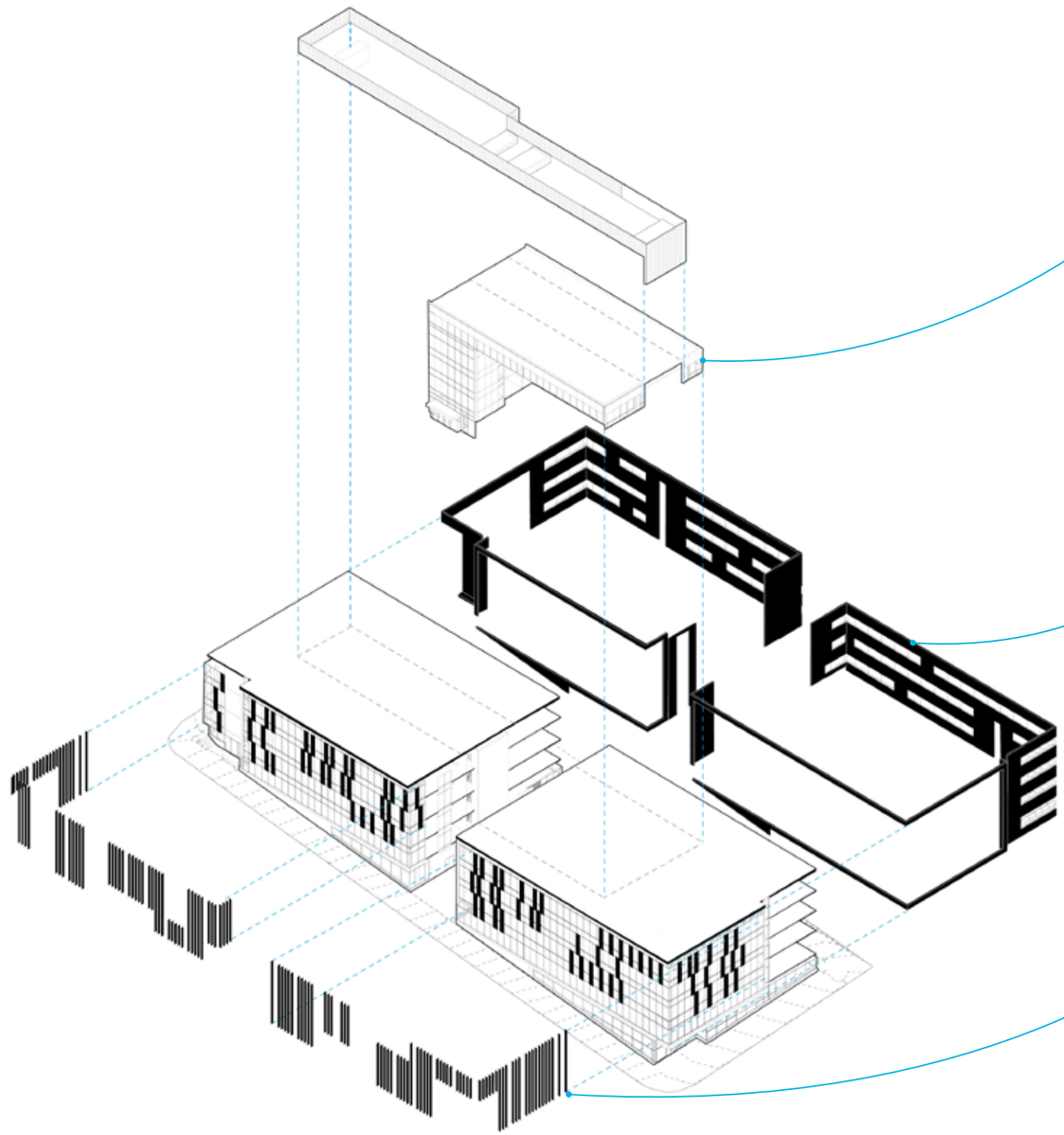
05 Concrete

06 Zinc Rainscreen Panel

07 Insulated Metal Panel



08 Perforated Corrugated Metal Screen

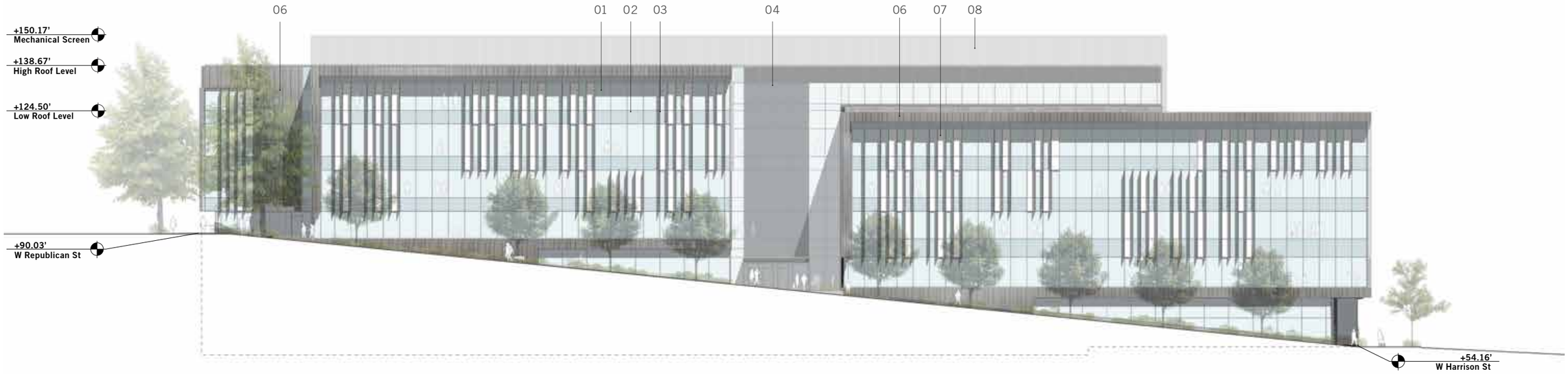


Atrium Link

Zinc rainscreen panel and transparent glazing

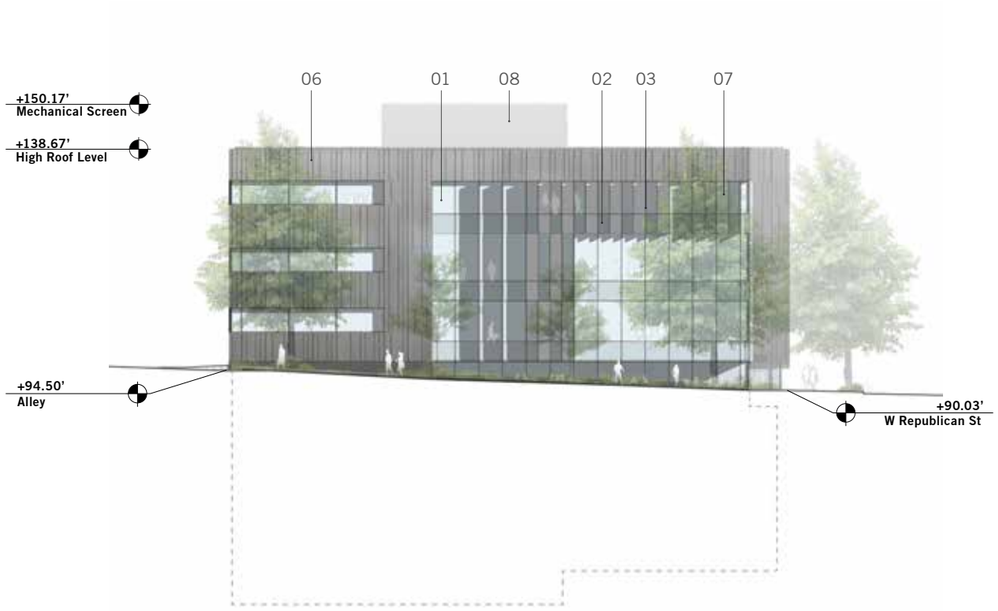
Vertical sunshades and insulated metal panels mitigate glare and solar heat gain while arranged in a finer level of scale on the street facades

BUILDING ELEVATIONS
1/32”= 1’-0”



3rd Avenue West / West Elevation

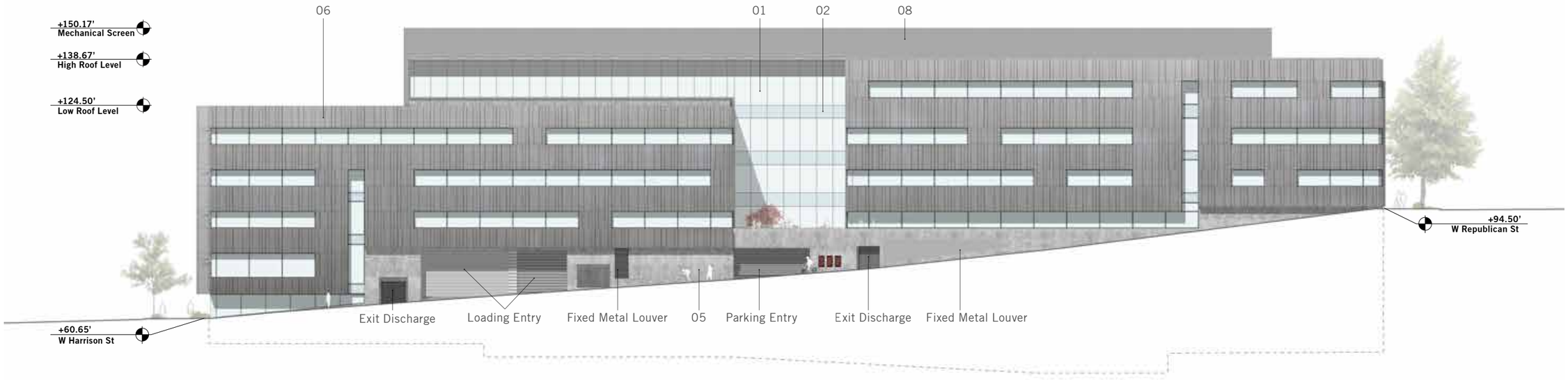
BUILDING ELEVATIONS
1/32”= 1'-0”



West Republican Street / North Elevation

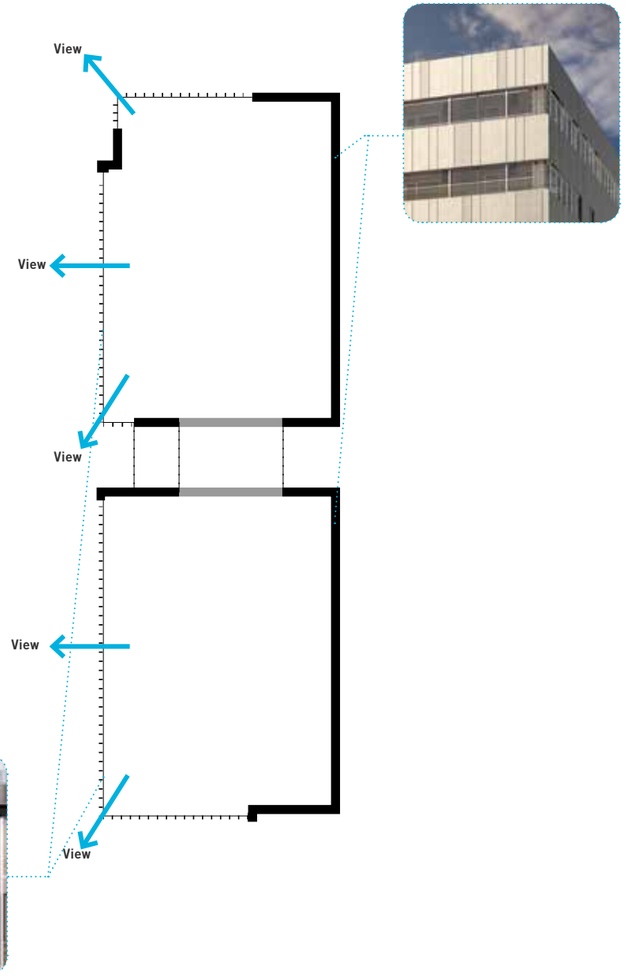
West Harrison Street / South Elevation

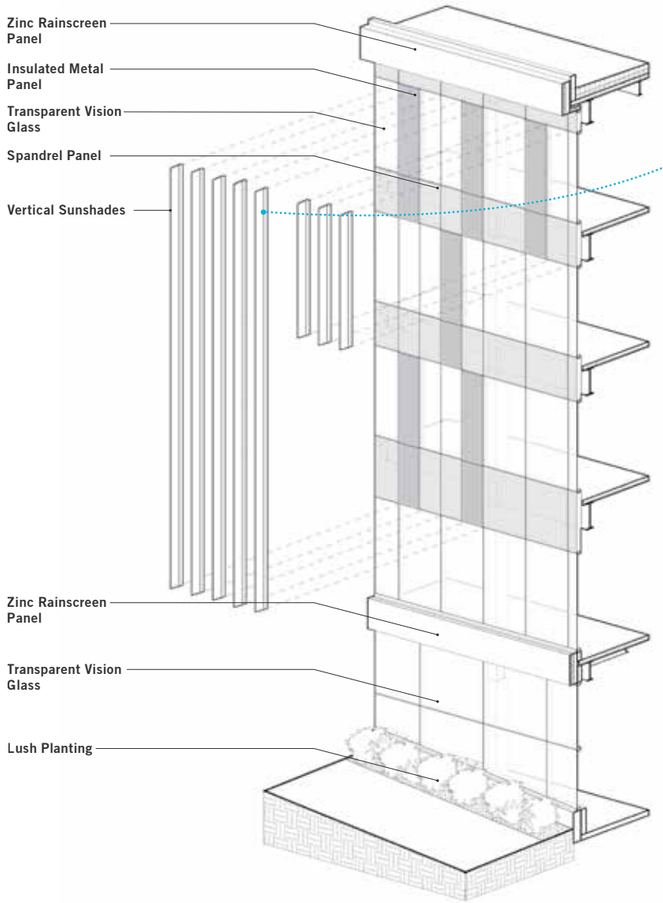
BUILDING ELEVATIONS
1/32”= 1’-0”

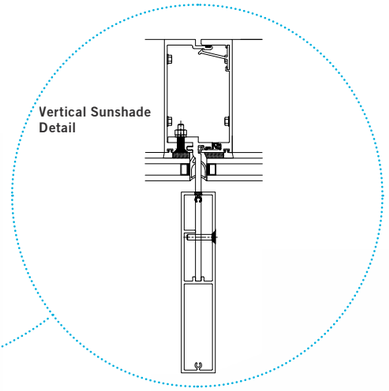


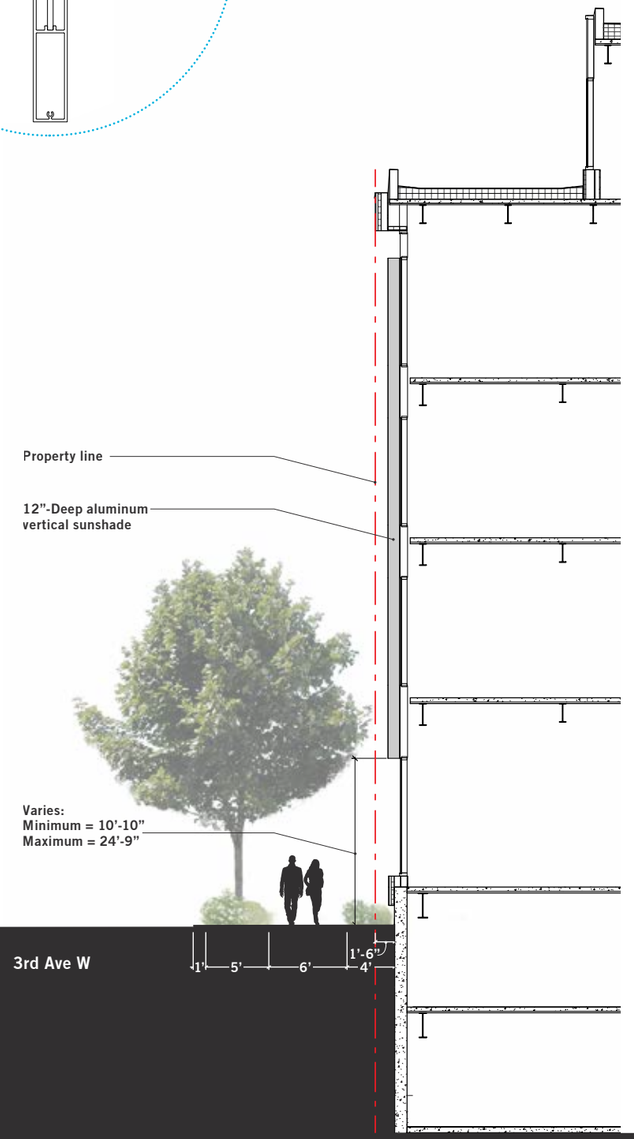
Alley / East Elevation

BUILDING ENCLOSURE







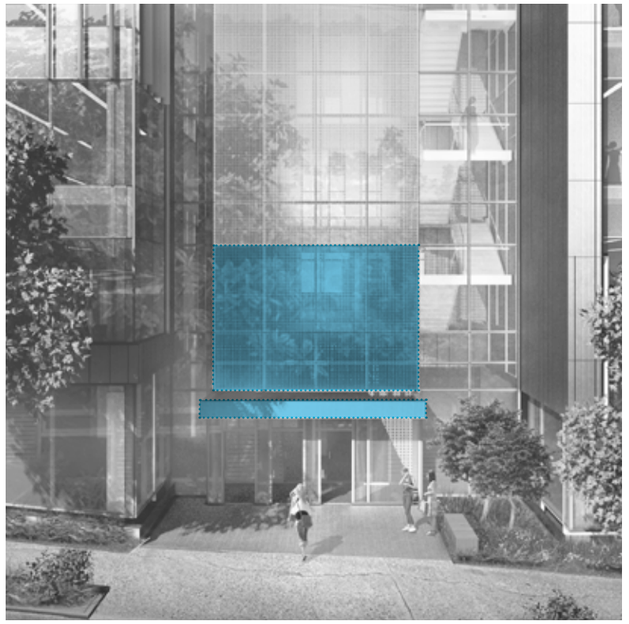


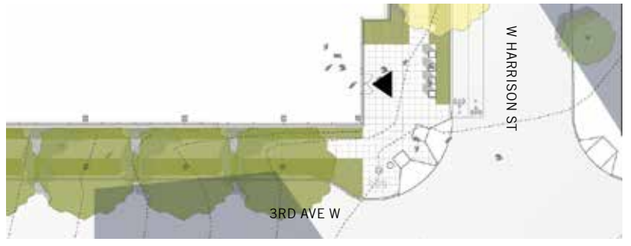
Section D-D

0’ 4’ 8’ 16’

Two envelope systems respond to views, orientation, and urban context. A shell of zinc rainscreen panels with ribbon windows at the alley becomes a frame for glazing and sunshades as it extends towards 3rd Avenue West.

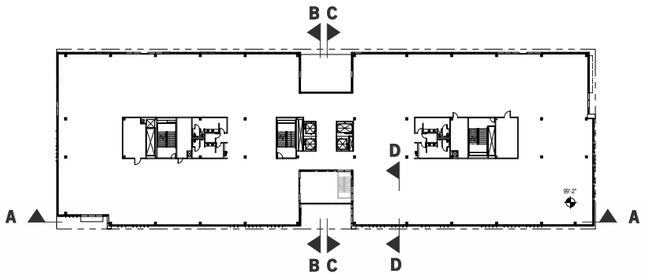
An interplay of 12”-deep vertical sunshades and insulated metal panels creates varied interior conditions through shading and a means to break down the scale of the building facing the street.

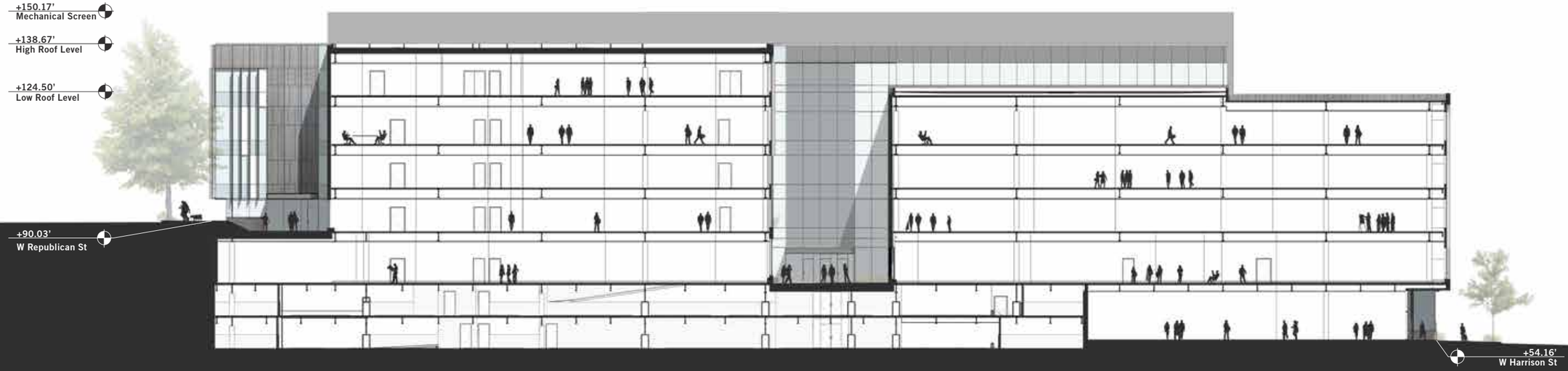




Potential signage locations, indicated by the blue fields on the rendered perspectives, are intended to be integrated with the architectural forms at the entries.

BUILDING SECTIONS





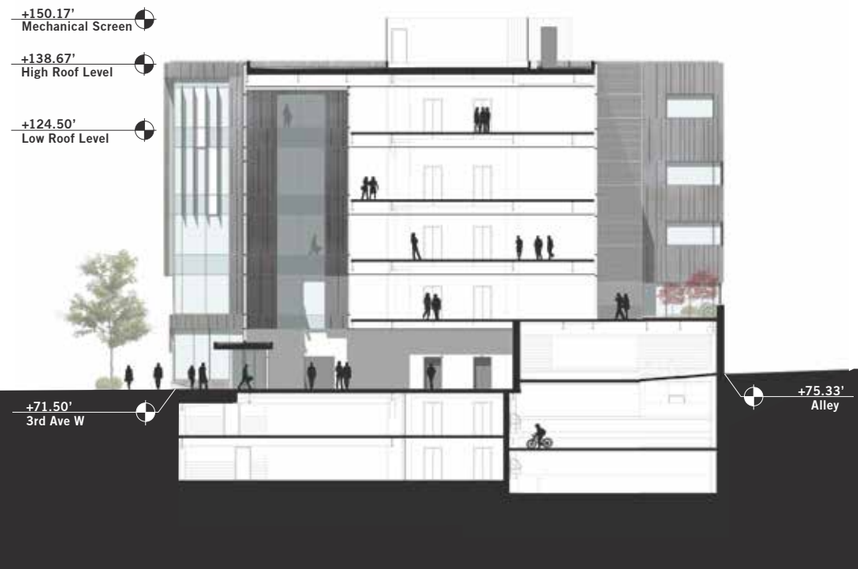
Section A-A

0' 8' 16' 32'

BUILDING SECTIONS

Section B-B

0' 8' 16' 32'



Section C-C

0' 8' 16' 32'

LANDSCAPE PLAN

1 LANDSCAPE PLAN | STREET LEVEL
SCALE : 1" = 16'

0' 8' 16' 32'

PER COS STD. PLAN 420 W/ THE FOLLOWING EXCEPTIONS:
-2'x2' GRID, EXCEPT WHERE NOTED
-SAND COATED EXPANSION JOINTS
-SAW CUT CONTROL JTS / SCORE JTS
-NO SHINERS/BANDS

FEATURE ENTRY PAVEMENT:
-SCORING, AS SHOWN
-SAND COATED EXPANSION JOINTS
-SAW CUT CONTROL JTS / SCORE JTS
-SANDBLAST FINISH
-COLOR: DAVIS LIGHT GRAY (IRON OXIDE)-860
-NO SHINERS / BANDS

GRANITE SEAT CUBES
2'x2'x2', HONED - ALL SIDES
DARK GRANITE
FROM MARENAKOS OR COVERALL STONE

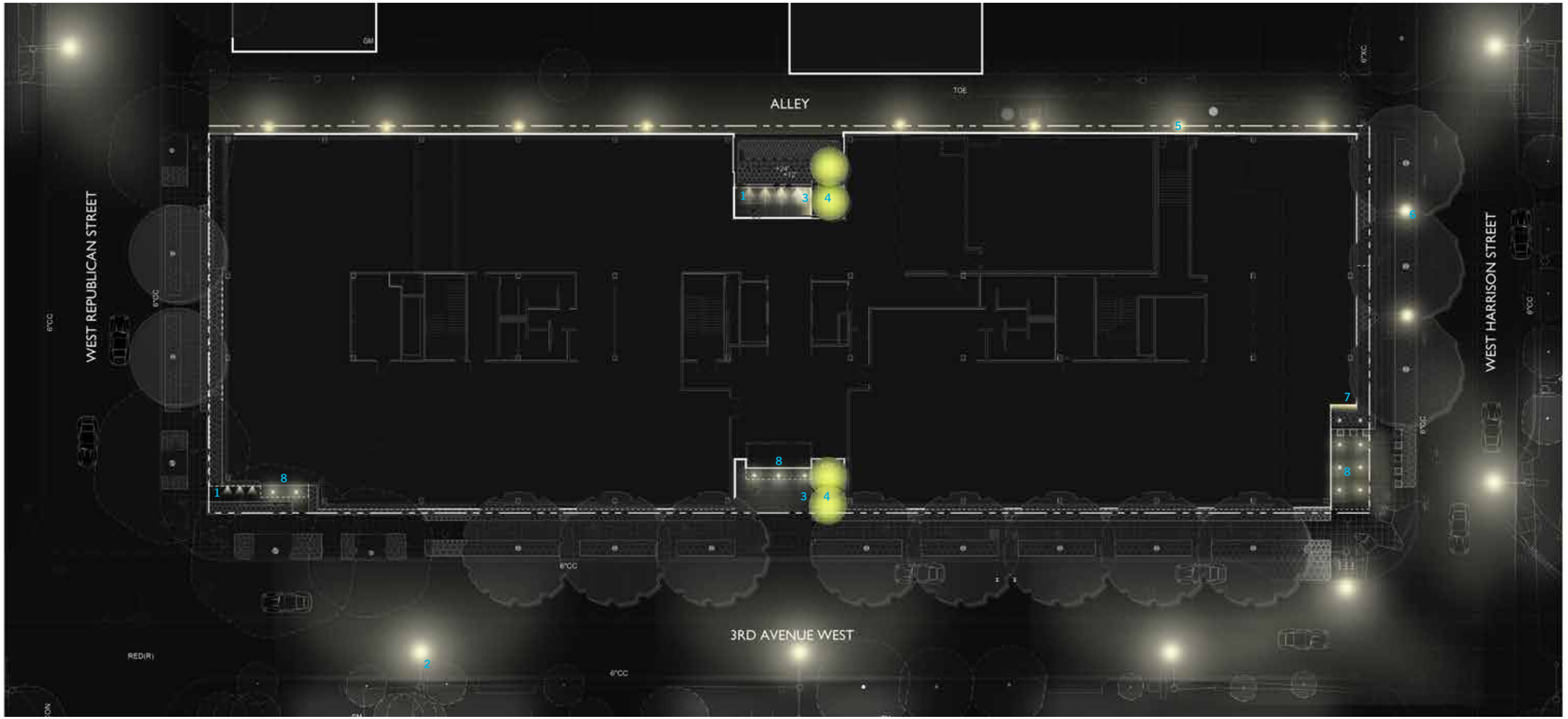
C.I.P. CONCRETE SEAT WALL W/ WOOD TOP (SEE DETAILS)

C.I.P. CONCRETE SEAT WALL (SEE DETAILS)

UPLIGHTS AT ON-SITE TREES, REF. ELECTRICAL

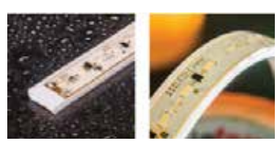
BIKE RACK, INVERTED-U, STD. SDOT RACK

LIGHTING PLAN



1 Recessed LED step light at seat wall

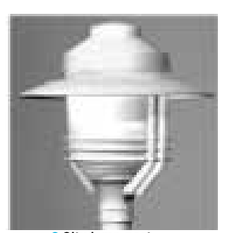
2 Existing city street light (typical)



3 Linear LED fixture concealed under bench

4 Uplighting on trees

5 Wall mounted LED fixture to provide egress lighting at the alley

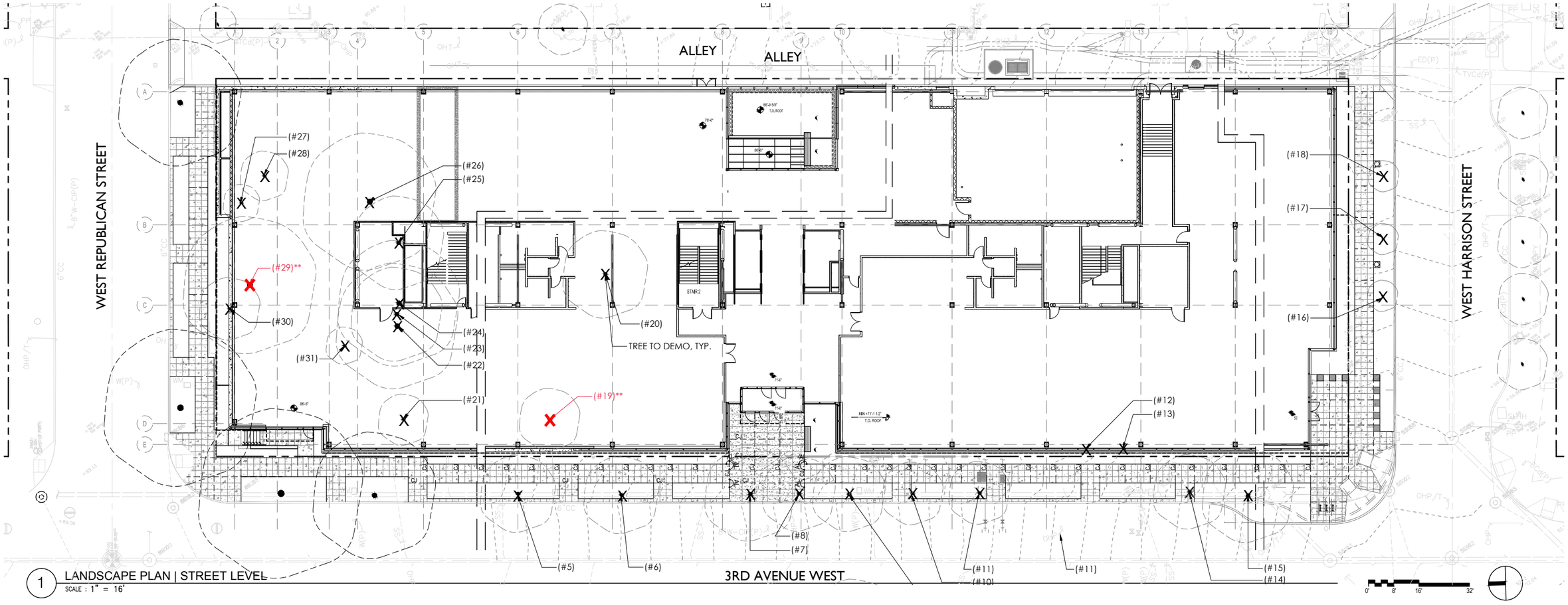


6 City lamp post

7 Recessed LED wall wash at building soffit to illuminate wall

8 Recessed LED downlight at building soffit to provide general lighting at entries (typical)

EXCEPTIONAL TREE INFORMATION



1 LANDSCAPE PLAN | STREET LEVEL
SCALE : 1" = 16'

EXISTING TREE LEGEND

I.D. #	STREET TREES	D.B.H (DIA. / BREAST HEIGH
1	LIRIODENDRON TULIPIFERA / TULIP POPLAR	18"
2	LIRIODENDRON TULIPIFERA / TULIP POPLAR	24"
3	LIRIODENDRON TULIPIFERA / TULIP POPLAR	26"
4	LIRIODENDRON TULIPIFERA / TULIP POPLAR	22"
5	ACER CAMPESTRE / HEDGE MAPLE	8"
6	ACER CAMPESTRE / HEDGE MAPLE	8"
7	ACER CAMPESTRE / HEDGE MAPLE	12"
8	ACER CAMPESTRE / HEDGE MAPLE	8"
9	ACER CAMPESTRE / HEDGE MAPLE	10"
10	ACER CAMPESTRE / HEDGE MAPLE	8"
11	ACER CAMPESTRE / HEDGE MAPLE	8"
12	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	16"
13	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	16"
14	CERCIS CANADENSIS / EASTERN REDBUD	12"
15	PYRUS CALLERYANA / CALLERY PEAR	8"
16	ACER GRISEUM / PAPERBARK MAPLE *	2"
17	ACER GRISEUM / PAPERBARK MAPLE *	2"
18	ACER GRISEUM / PAPERBARK MAPLE *	2"

* – DOES NOT MEET MINIMUM CITY CALIPER/SIZE REQUIREMENT, AND ARE NOT RECORDED WITHIN THE CITY TREE INVENTORY

	ON–SITE TREES		
19	CORNUS NUTTALLII / PACIFIC DOGWOOD **	12"	10' DIA.
20	BETULA PENDULA / EUROPEAN WHITE BIRCH	16"	
21	CAMELLIA SP.	10"	
22	BETULA PENDULA / EUROPEAN WHITE BIRCH	18"	
23	BETULA PENDULA / EUROPEAN WHITE BIRCH	8"	
24	BETULA PENDULA / EUROPEAN WHITE BIRCH	12"	
25	FICUS SP. / FIG TREE	12"	
26	PRUNUS SP. / FLOWERING CHERRY	22"	
27	LABURNUM ANAGYROIDES / GOLDEN CHAIN TREE	6"	
28	BUXUS SP. / BOXWOOD	6"	
29	PINUS NIGRA / AUSTRIAN BLACK PINE **	26"	48' DIA.
30	BETULA PENDULA / EUROPEAN WHITE BIRCH	10"	
31	LABURNUM ANAGYROIDES / GOLDEN CHAIN TREE	6"	

** – EXCEPTIONAL TREE, PER ARBORIST SUE NICOL, REPORTS DATED NOV. 12, NOV. 17, 201

EXCEPTIONAL TREE NOTES:

1. PER SMC 25.11.09:
   A. EACH EXCEPTIONAL TREE AND TREES OVER TWO (2) FEET IN DIAMETER THAT IS REMOVED IN ASSOCIATION WITH DEVELOPMENT IN ALL ZONES SHALL BE REPLACED BY ONE OR MORE NEW TREES, THE SIZE AND SPECIES OF WHICH SHALL BE DETERMINED BY THE DIRECTOR; THE TREE REPLACEMENT REQUIRED SHALL BE DESIGNED TO RESULT, UPON MATURITY, IN A CANOPY COVER THAT IS AT LEAST EQUAL TO THE CANOPY COVER PRIOR TO TREE REMOVAL. PREFERENCE SHALL BE GIVEN TO ON–SITE REPLACEMENT. WHEN ON–SITE REPLACEMENT CANNOT BE ACHIEVED, OR IS NOT APPROPRIATE AS DETERMINED BY THE DIRECTOR, PREFERENCE FOR OFF–SITE REPLACEMENT SHALL BE ON PUBLIC PROPERTY.

EXISTING EXCEPTIONAL TREES:
CORNUS NUTTALII / PACIFIC DOGWOOD CANOPY = 314 SF CANOPY
PINUS NIGRA / AUSTRIAN BLACK PINE CANOPY = 1809 SF CANOPY

TOTAL EXCEPTIONAL TREE CANOPY = 2123 SF

ON–SITE REPLACEMENT TREES
(4) ACER PALMATUM (GREEN), MATURE CANOPY = 490 SF EACH
(25' MATURE DIAMETER PER SDOT APPROVED STREET TREE LIST)

TOTAL ON–SITE MATURE REPLACEMENT CANOPY = 1960 SF CANOPY

RIGHT–OF–WAY REPLACEMENT TREES
HARRISON STREET
(3) ULMUS 'FRONTIER' / FRONTIER ELM, MATURE CANOPY = 962 SF EACH
(35' MATURE DIAMETER PER SDOT APPROVED STREET TREE LIST)

TOTAL R.O.W. MATURE REPLACEMENT CANOPY = 2886 SF CANOPY

TOTAL REPLACEMENT CANOPY = 4846 SF CANOPY

NO TREE REPLACEMENT IS REQUIRED IF THE (1) TREE IS HAZARDOUS, DEAD, DISEASED, INJURED OR IN A DECLINING CONDITION WITH NO REASONABLE ASSURANCE OF REGAINING VIGOR AS DETERMINED BY A TREE CARE PROFESSIONAL, OR (2) THE TREE IS PROPOSED TO BE RELOCATED TO ANOTHER SUITABLE PLANTING SITE AS APPROVED BY THE DIRECTOR.

EXISTING EXCEPTIONAL TREES HAVE BEEN IDENTIFIED BY ISA CERTIFIED ARBORIST SUE NICOL IN A REPORT ISSUED NOVEMBER 12 & 17, 2014. SEE REPORT FOR ADDITIONAL INFORMATION.


25" Austrian Black Pine

SUE NICOL
Horticulturist
ISA Certified Arborist
LEED Accredited Professional

November 12, 2014

Martin Selig Real Estate
1000 Second Ave Suite 1800
Seattle WA 98104
ATTN: Tom Bartholomew

Re: Assessment of trees near 3rd Ave West and West Republican Streets

This report documents an assessment of an Austrian Black Pine and Mazzard Cherry to determine whether each meets the size and health requirements under the City of Seattle's Exceptional Tree Ordinance, per DR 16-2008.

The Austrian Black Pine (*Pinus nigra*) is 25 inches DBH (Diameter at Breast Height, measured at 4.5 feet above grade). It is in good condition, with a straight single trunk, no visible trunk wounds, disease or pest issues. This tree meets the threshold diameter of 24 inches and is considered Exceptional. Its drip line radius is 24 feet.

The Mazzard Cherry (*Prunus avium*) is 23.5 inches DBH. It is in fair condition with branch stubs and minor gummosis on the trunk. It has all the usual cherry diseases, including shothole and brown rot, but is in better health than most. Because this species is not found in Table 1 of Director's Rule 16-2008, the threshold diameter to be considered Exceptional shall be "30 inches or 75% of the largest documented diameter for a tree of that species in Seattle, whichever is less, as noted in *Trees of Seattle, 2nd Edition*, by Arthur Lee Jacobson" (DR 16-2008 Page 2). The largest documented Mazzard Cherry in Seattle, listed on page 85 of Jacobson's book, is 10 feet 3.25 inches in circumference, translating to 39.2 inches in diameter. 75% of that figure is 29.4 inches.

Because the tree on this property does not exceed the required 75% of the largest documented diameter, it is not considered Exceptional. Its drip line radius is 16 feet.

Assumptions & Limiting Conditions
Field examination of the site was made on November 11, 2014. Observations and conclusions are as of that date. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject trees may not arise in the future. All trees possess the risk of failure. Trees can fail at any time, with or without obvious defects, and with or without applied stress.

Submitted by,

Sue Nicol

ISA Certified Arborist #PN 5979A
ISA Tree Risk Assessment Qualified


23.5" Mazzard Cherry


Native dogwood


Decay at base

SUE NICOL
Horticulturist
ISA Certified Arborist
LEED Accredited Professional

November 17, 2014

Martin Selig Real Estate
1000 Second Ave Suite 1800
Seattle WA 98104
ATTN: Tom Bartholomew

Re: Assessment of Dogwood on 3rd Ave West

This report documents an assessment of a native dogwood (*Cornus nuttalli*) to determine whether it meets the size and health requirements under the City of Seattle's Exceptional Tree Ordinance, per DR 16-2008.

The native dogwood appears to be a seedling whose seed was dropped by a bird many years ago. No one removed this weed tree, probably because it had pretty flowers. The tree is growing in a narrow planter next to the south wall near the entry to an office building. The tree is less than nine inches from the building foundation.

It has two trunks emerging from a twisted single leader near the ground. Diameter of the two trunks, measured at 4.5 feet above grade (DBH), is 11 inches and 8 inches. Page 3 of DR 16-2008 states that the diameter of a tree where the trunk splits close to the ground is the square root of the sum of the diameter for each individual stem squared.

This tree's DBH is therefore 13.6 inches. The threshold diameter of *Cornus nuttalli* to be considered Exceptional, as listed on Table 1 of DR 16-2008, is six (6) inches. This tree therefore meets the size diameter to be considered Exceptional. Its drip line radius is 10 feet.

Though the canopy is in good condition, there are several factors that weigh into my opinion that this tree is a poor candidate for preservation. First, it is growing so close to the existing building that it will not survive demolition of the building. Second, given the narrow planter, there is no way that a reasonable root system could be preserved if efforts were made to transplant it. Third, there is a decay column at the base of the tree between the two stems. Even though significant reaction wood is supporting the two leaders, decay in the misshapen lower stem will likely cause the two stems to split apart if efforts are made to move it.

Assumptions & Limiting Conditions
Field examination of the site was made on November 14, 2014. Observations and conclusions are as of that date. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject trees may not arise in the future.

All trees possess the risk of failure. Trees can fail at any time, with or without obvious defects, and with or without applied stress.

Submitted by,

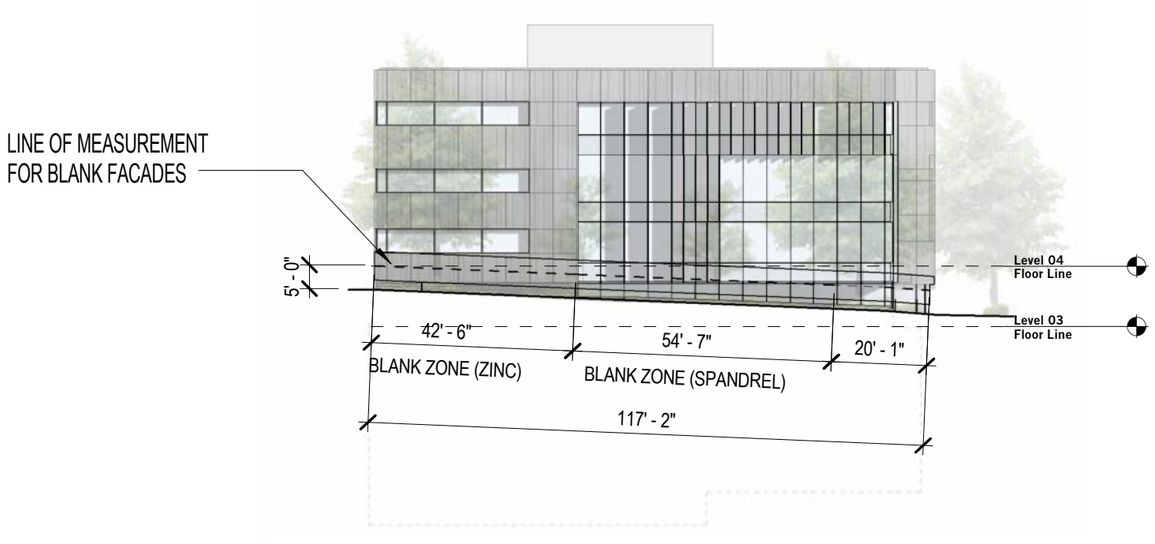
Sue Nicol

ISA Certified Arborist #PN 5979A
ISA Tree Risk Assessment Qualified

REQUESTED DEPARTURES

Code Citation	Code Requirement	Proposed Design Departure	Rationale
23.47.008.A.2.b	Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.	At the north elevation, a linear segments of blank facade measured per 23.86.028.B at 5 feet above the sidewalk at the lot line exceeds 20 feet in width (*Exhibit A*). At the west elevation, two linear segments of blank facade exceed 20 feet in width (*Exhibit C*)	The majority of the west elevation is non-blank and comprised of entry plazas and windows that enhance the pedestrian realm. Within the band between 2 feet and 8 feet above the sidewalk, there is ample glazing at the "blank" segments that exceed 20 feet in length at 5 feet above the sidewalk (see Exhibit A). At the north elevation (see Exhibit B), there is ample glazing above and below the line at 5 feet above the sidewalk and visual interest is created by material and planar transitions. The departing length and percentage of blank facade as well as transparency is primarily a function of steep topography and resolving a mid-block entrance with corner entrances along 3rd Avenue West at West Republican Street and West Harrison Street. If the three street frontages are considered together, the scheme meets and even surpasses the percentage requirements for transparency (71%). The quieter street-level facade at the north elevation is appropriate for the quieter residential character of West Republican Street as opposed to 3rd Avenue West and West Harrison Street.
23.47.008.A.2.c	The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.	At the north elevation, the amount of blank facade exceeds 40 percent of the width of the facade of the structure along the street (*Exhibit A*).	
23.47.008.B.2.a	Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent	At the north elevation, less than 60 percent of the facade between 2 and 8 feet above the sidewalk is transparent (*Exhibit B*).	

Exhibit A: North Elevation (West Republican Street) Blank Facades

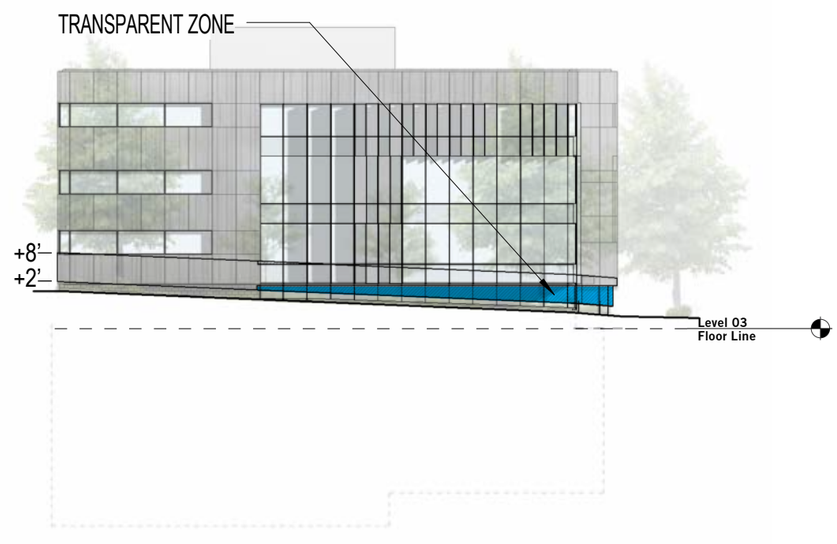


NORTH BLANK FACADES
SMC 23.47A.008 A AND SMC 23.86.028

	REQUIRED	PROVIDED
BLANK SEGMENT LENGTH:	< 46'-10" (40%)	97'- 1" (83%)
NON-BLANK SEGMENT LENGTH:	> 70'-4" (60%)	20'-1" (17%)
TOTAL FACADE LENGTH:		117'-2"
(AS MEASURED 5' - 0" ABOVE GRADE)		

ONE PORTION OF THE BLANK SEGMENT EXCEEDS 20 FEET IN WIDTH
(AS MEASURED 5' - 0" ABOVE GRADE)

Exhibit B: North Elevation (West Republican Street) Facade Transparency

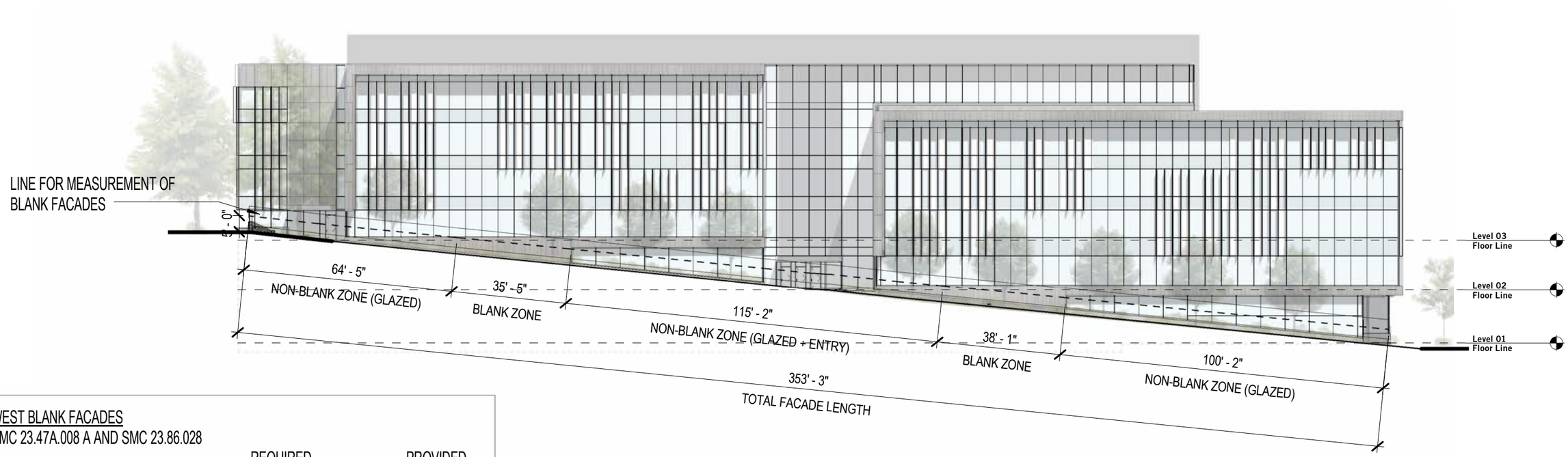


NORTH PERCENTAGE OF TRANSPARENCY OF NON-RESIDENTIAL FACADES
SMC 23.47A.008 B2

	REQUIRED	PROVIDED
NON-TRANSPARENT AREA:	< 282 SF (40%)	515 SF (73%)
TRANSPARENT AREA:	> 422 SF (60%)	189 SF (27%)
TOTAL FACADE AREA:		704 SF
(FROM 2' - 0" TO 8' - 0" ABOVE GRADE)		

TRANSPARENT AREA DOES NOT MEET PROVISIONS OF SMC.47A.008 B2

Exhibit C: West Elevation (3rd Avenue West) Blank Facades



WEST BLANK FACADES
SMC 23.47A.008 A AND SMC 23.86.028

	REQUIRED	PROVIDED
BLANK SEGMENT LENGTH:	< 141'-4" (40%)	73'-6" (22%)
NON-BLANK SEGMENT LENGTH:	> 211'-11" (60%)	279'-9" (78%)
TOTAL FACADE LENGTH:		353'-3"
(AS MEASURED 5' - 0" ABOVE GRADE)		

TWO PORTIONS OF THE BLANK SEGMENT EXCEED 20 FEET IN WIDTH
(AS MEASURED 5' - 0" ABOVE GRADE)

SW CORNER AT 3RD AVENUE WEST AND WEST HARRISON STREET

SE CORNER AT WEST HARRISON STREET

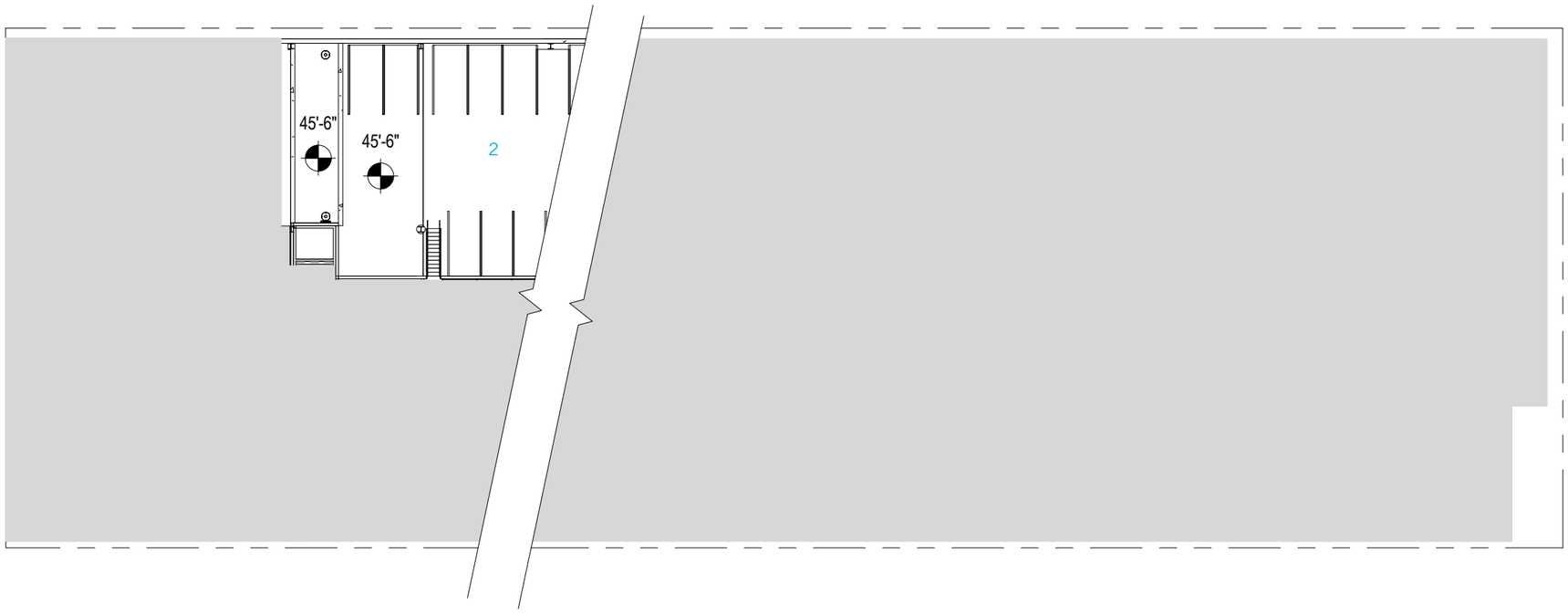
SW CORNER AT 3RD AVENUE WEST AND WEST REPUBLICAN STREET

SE CORNER AT WEST HARRISON STREET

FLOOR PLANS: LEVEL 01 PARTIAL PLAN

1/32”= 1’-0”

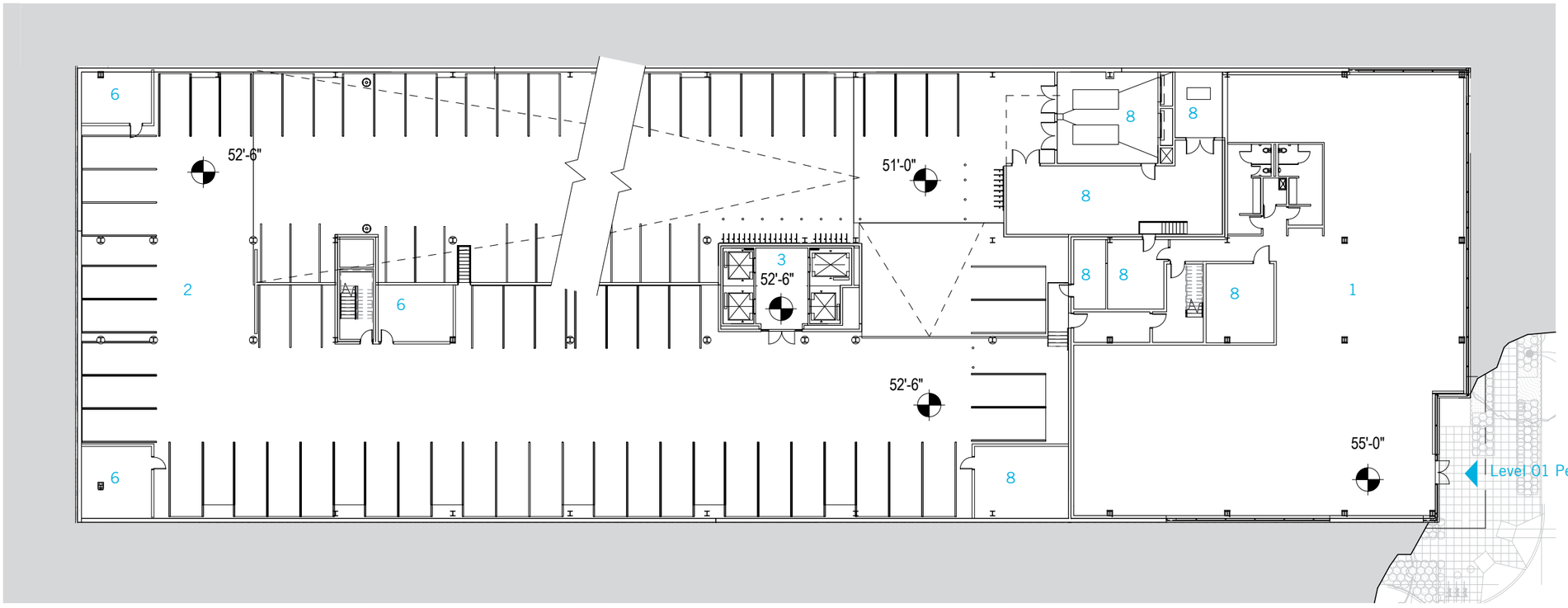
1 Tenant Space
2 Parking
3 Lobby
4 Terrace
5 Atrium
6 Storage
7 Loading
8 Electrical / Mechanical



FLOOR PLANS: LEVEL 01

1/32”= 1’-0”

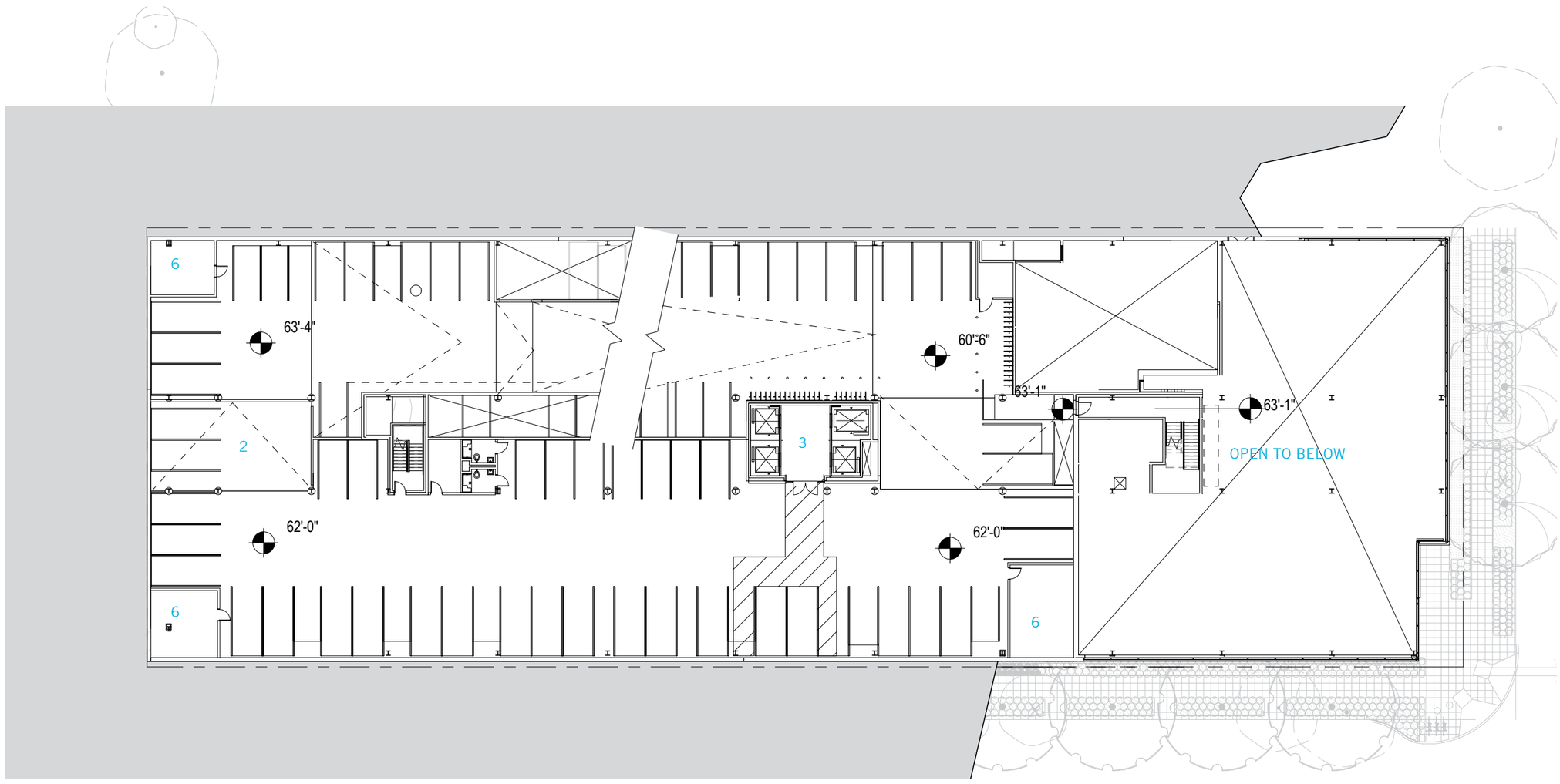
1 Tenant Space
2 Parking
3 Lobby
4 Terrace
5 Atrium
6 Storage
7 Loading
8 Electrical / Mechanical



FLOOR PLANS: LEVEL P1

1/32"= 1'-0"

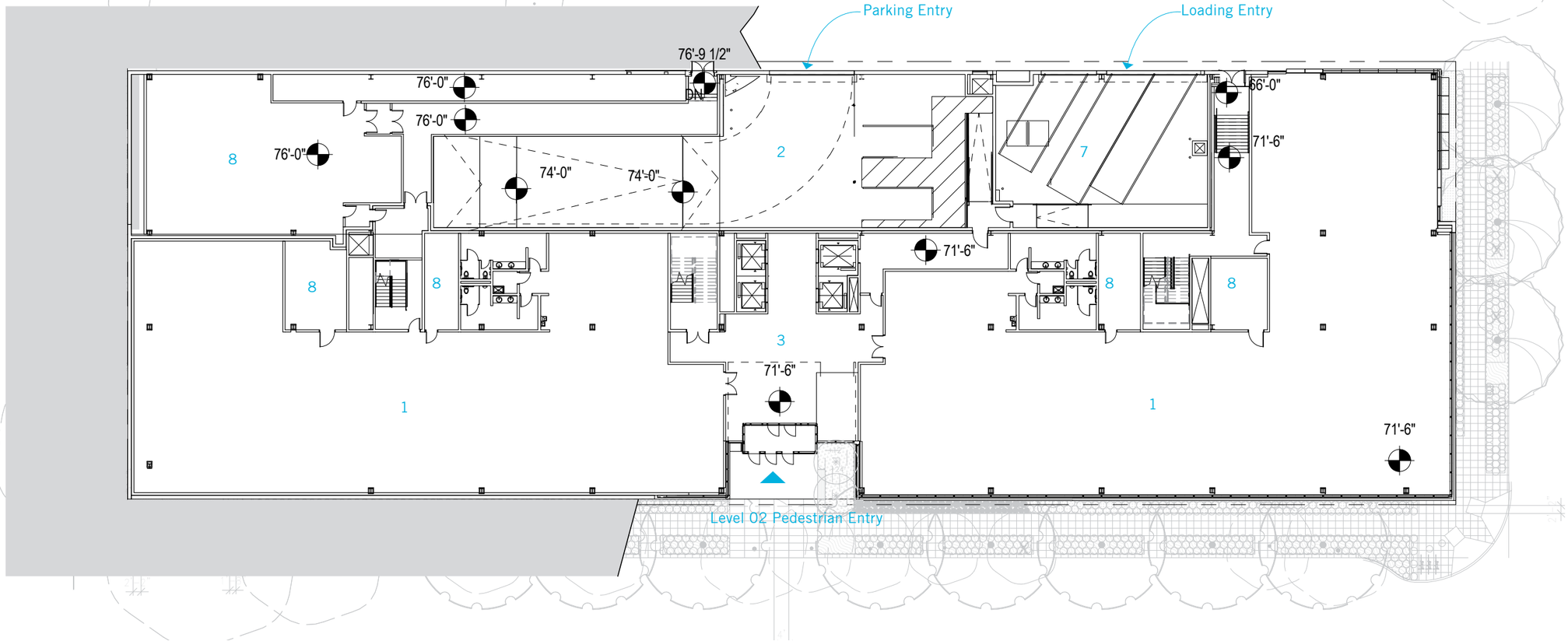
1 Tenant Space
2 Parking
3 Lobby
4 Terrace
5 Atrium
6 Storage
7 Loading
8 Electrical / Mechanical



FLOOR PLANS: LEVEL 02

1/32”= 1’-0”

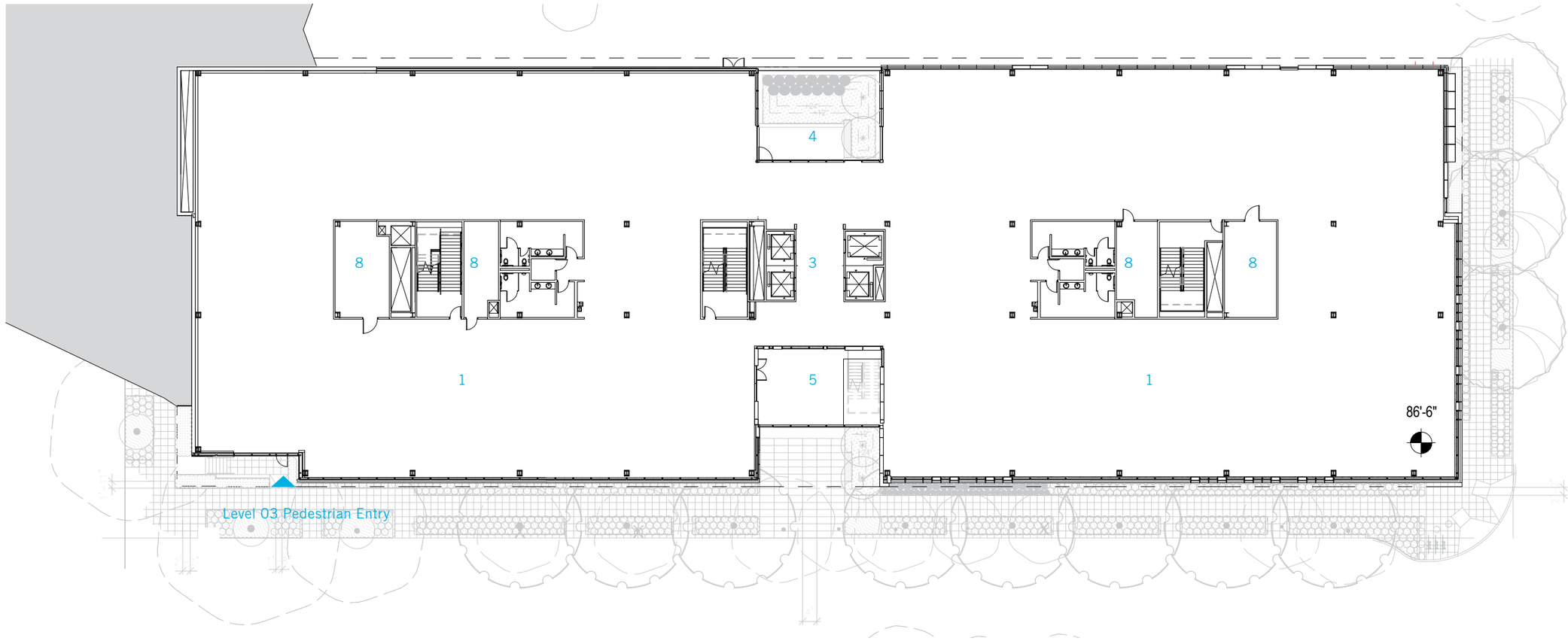
1 Tenant Space
2 Parking
3 Lobby
4 Terrace
5 Atrium
6 Storage
7 Loading
8 Electrical / Mechanical



FLOOR PLANS: LEVEL 03

1/32”= 1’-0”

1 Tenant Space
2 Parking
3 Lobby
4 Terrace
5 Atrium
6 Storage
7 Loading
8 Electrical / Mechanical



FLOOR PLANS: LEVEL 04

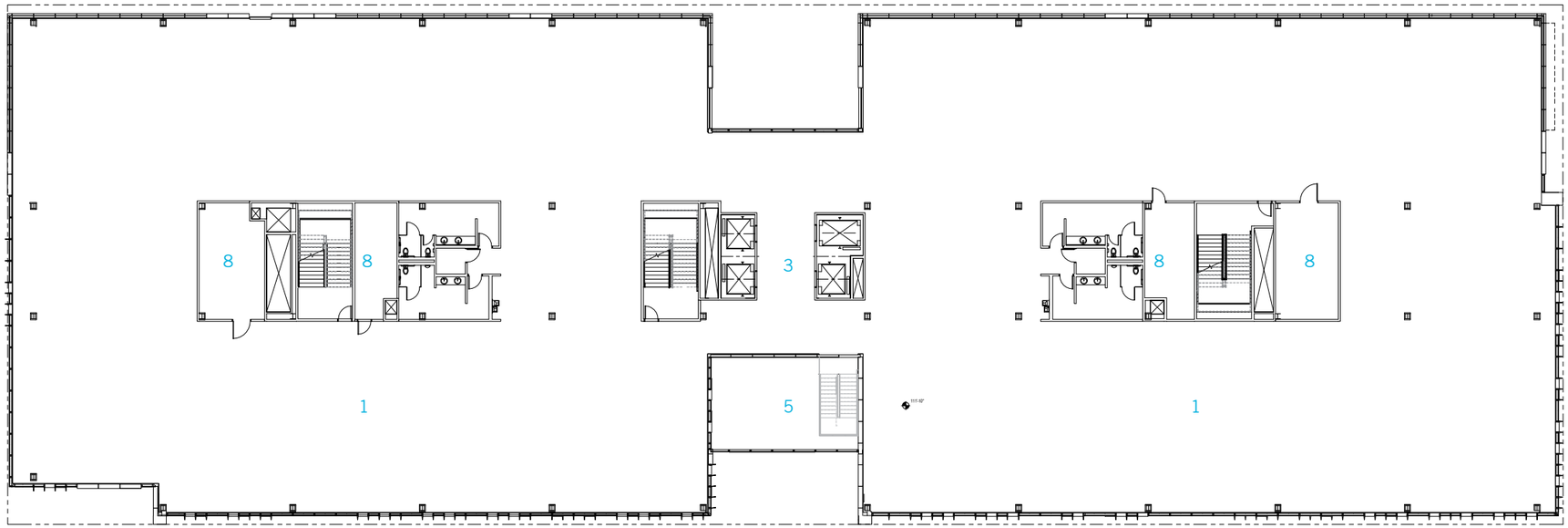
1/32”= 1’-0”

1 Tenant Space
2 Parking
3 Lobby
4 Terrace
5 Atrium
6 Storage
7 Loading
8 Electrical / Mechanical

FLOOR PLANS: LEVEL 05

1/32”= 1’-0”

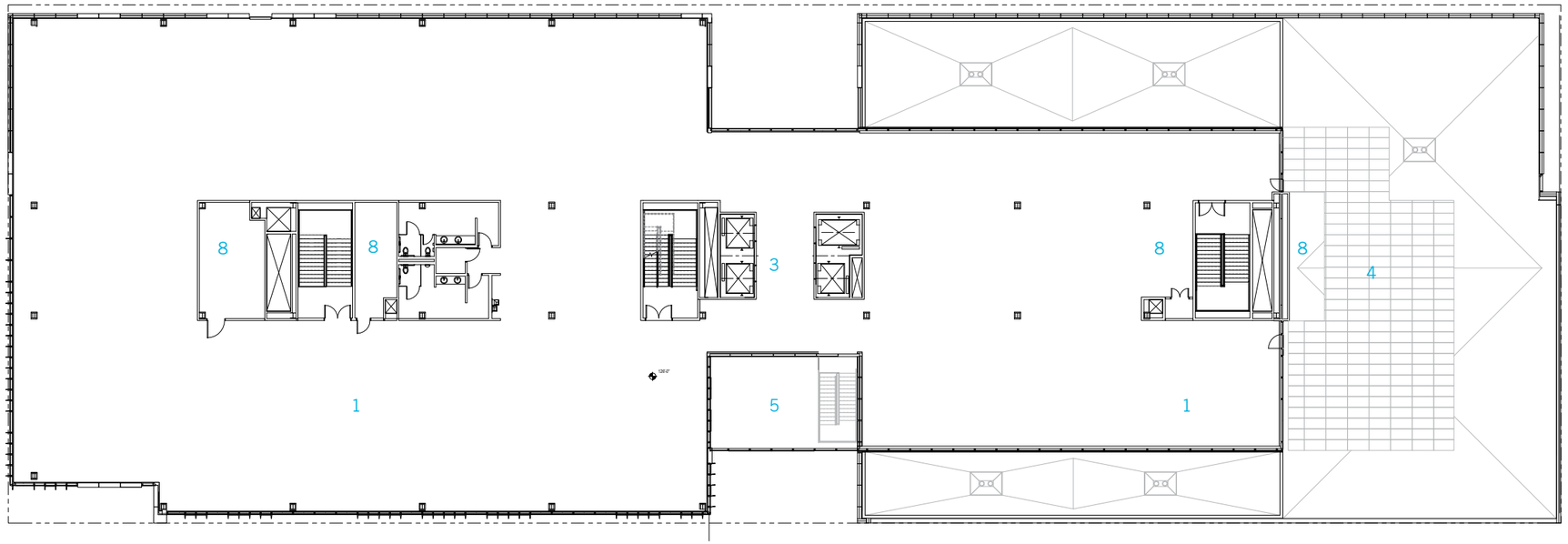
1 Tenant Space
2 Parking
3 Lobby
4 Terrace
5 Atrium
6 Storage
7 Loading
8 Electrical / Mechanical



FLOOR PLANS: LEVEL 06

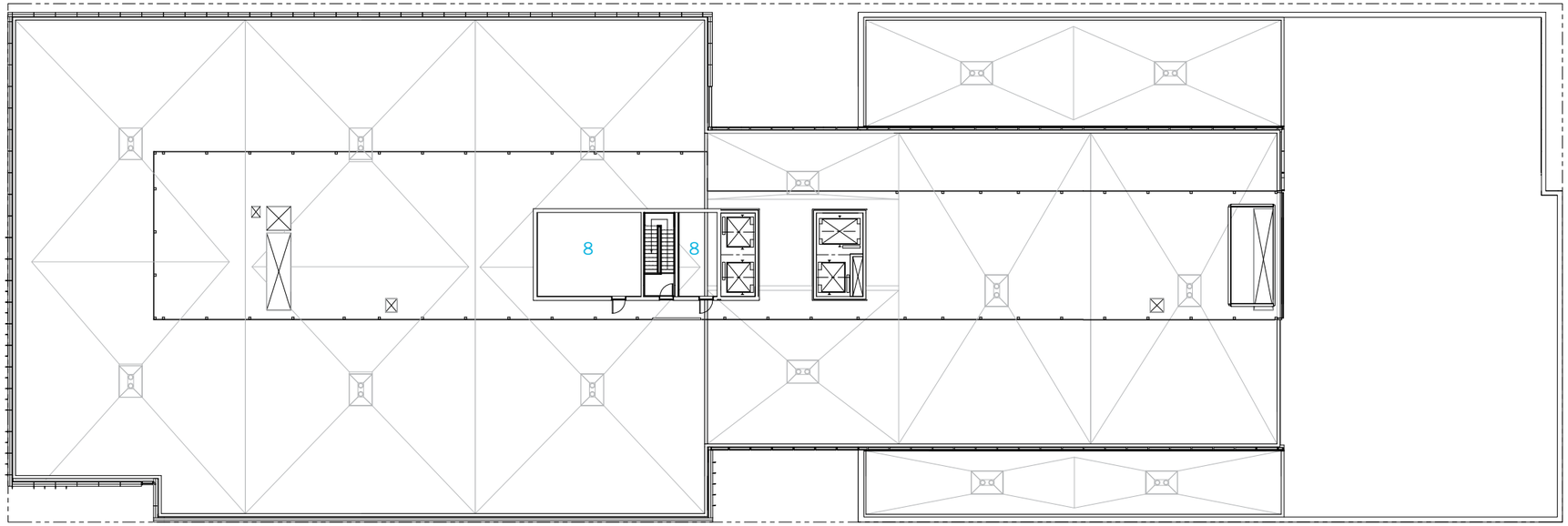
1/32”= 1’-0”

1 Tenant Space
2 Parking
3 Lobby
4 Terrace
5 Atrium
6 Storage
7 Loading
8 Electrical / Mechanical



FLOOR PLANS: ROOF
1/32”= 1’-0”

1 Tenant Space
2 Parking
3 Lobby
4 Terrace
5 Atrium
6 Storage
7 Loading
8 Electrical / Mechanical

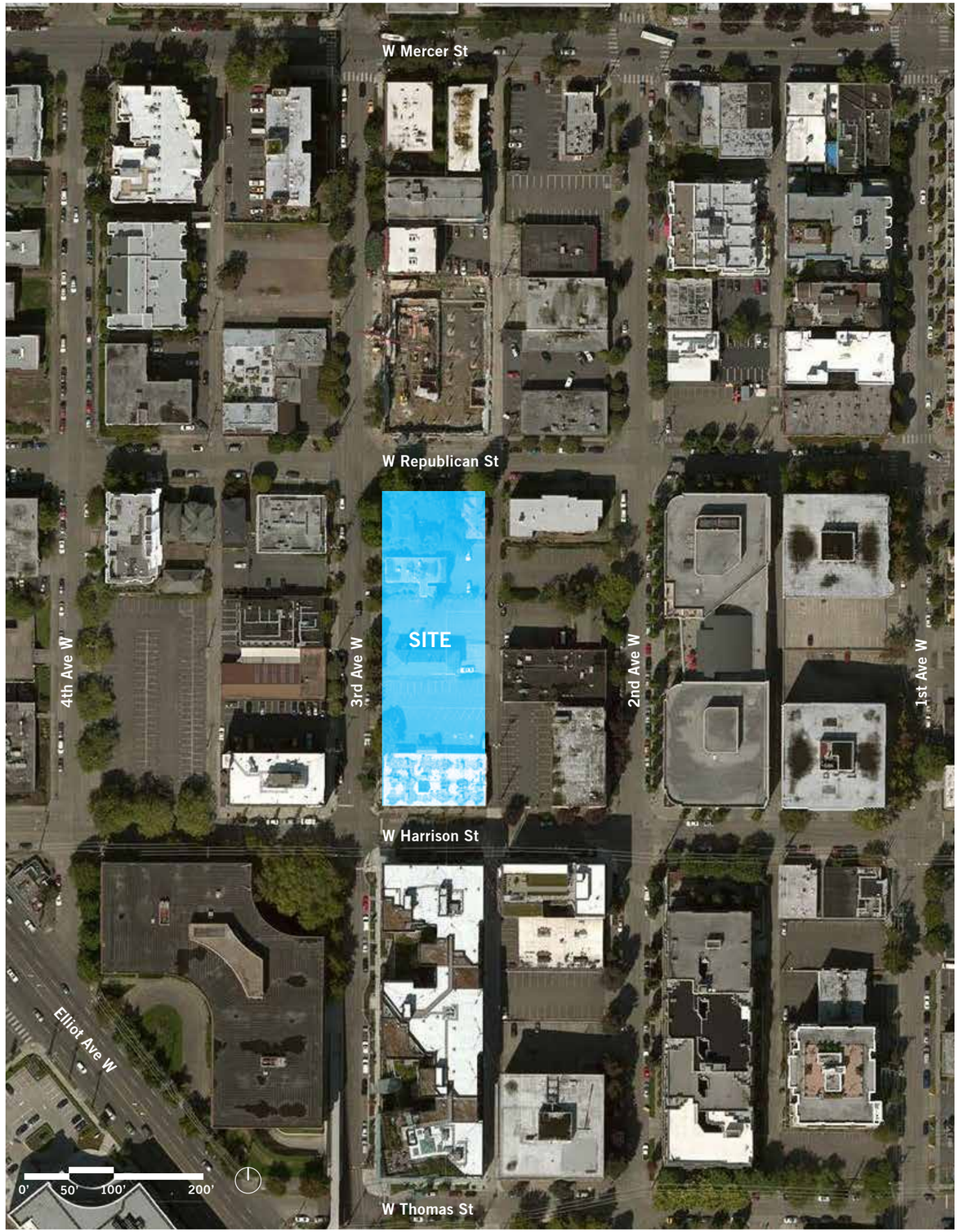


220 W Harrison

Project 3017467

Early Design Guidance

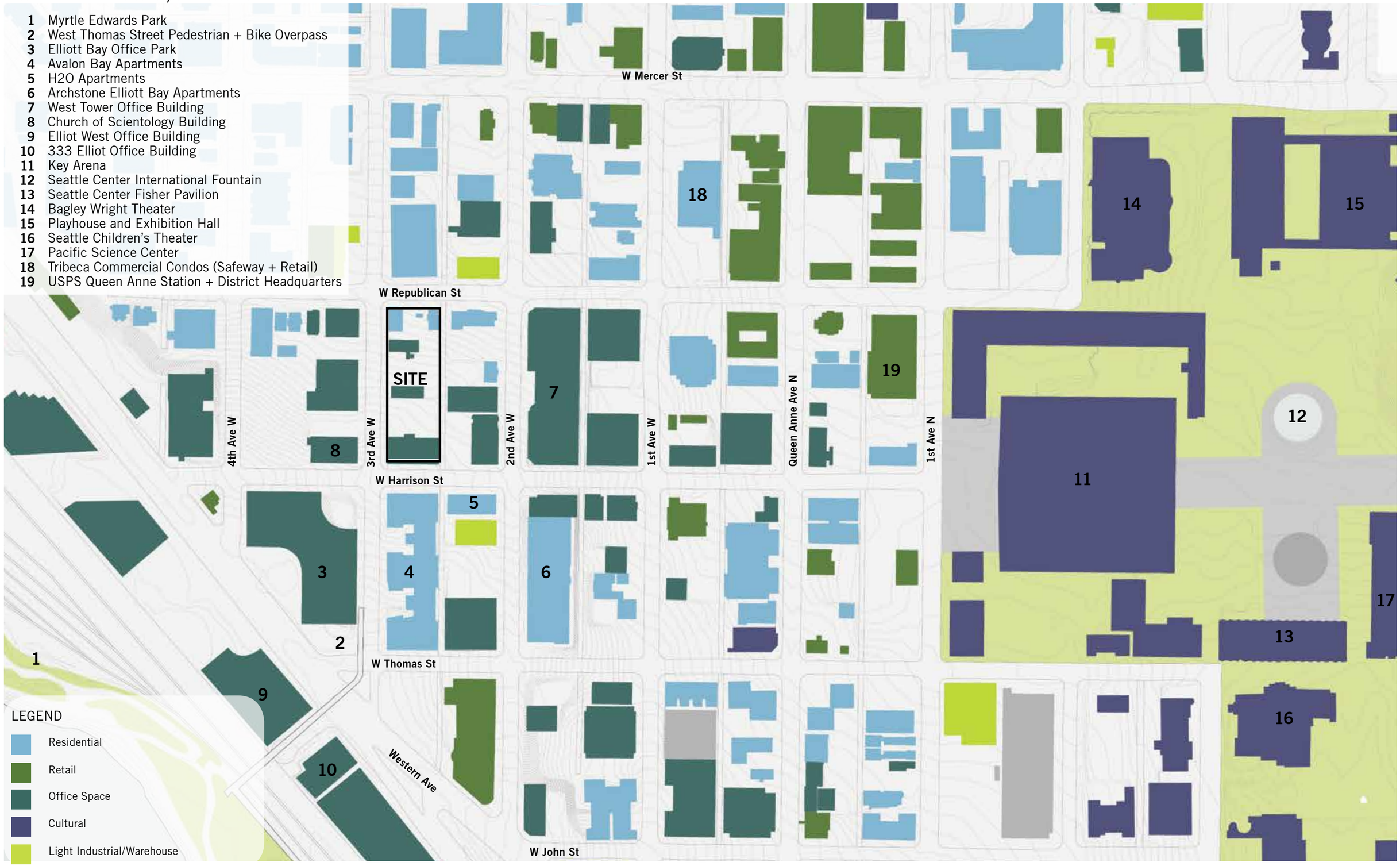
09.10.14



CONTENTS

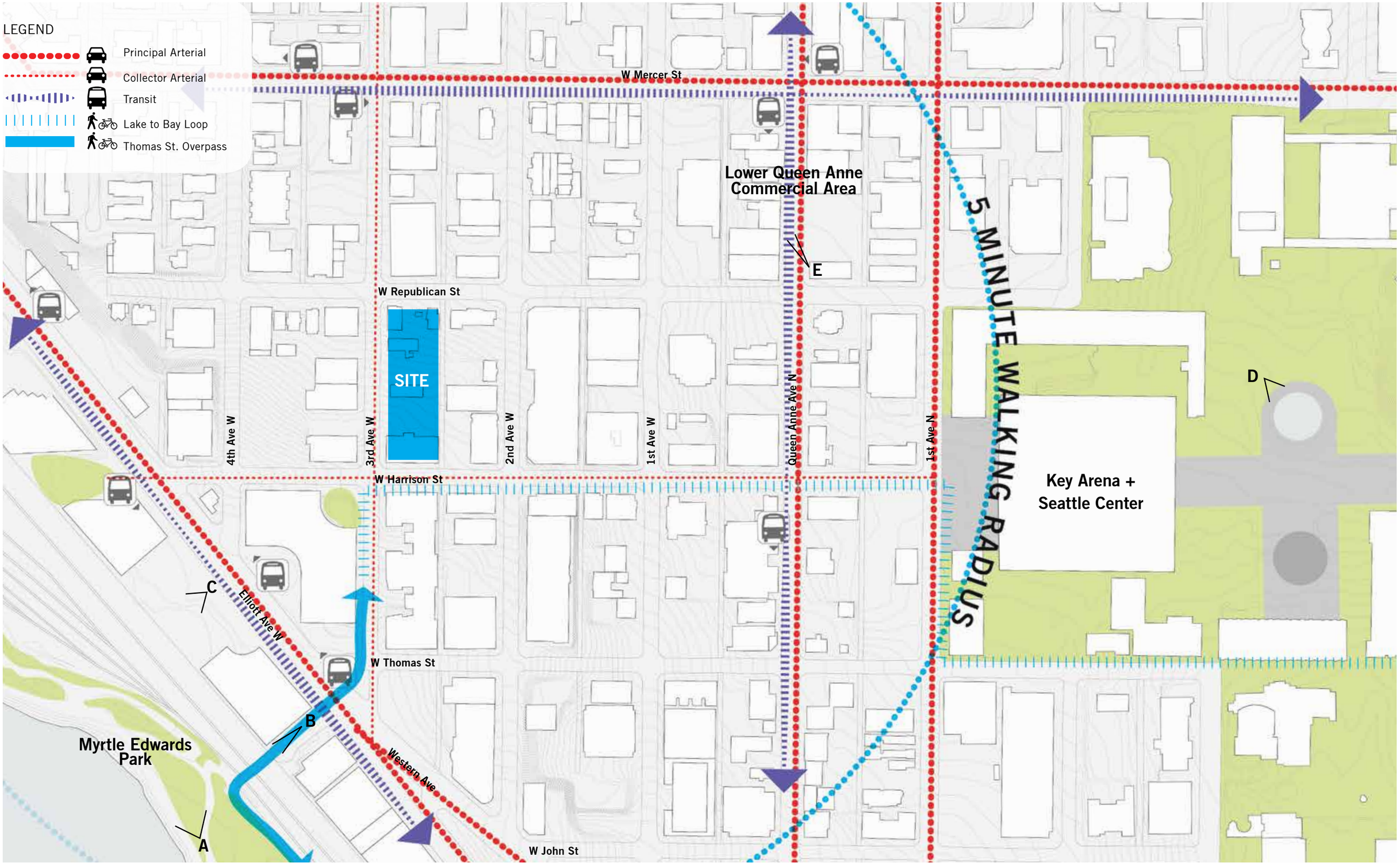
VICINITY MAP: USES, STRUCTURES

1 Myrtle Edwards Park
2 West Thomas Street Pedestrian + Bike Overpass
3 Elliott Bay Office Park
4 Avalon Bay Apartments
5 H2O Apartments
6 Archstone Elliott Bay Apartments
7 West Tower Office Building
8 Church of Scientology Building
9 Elliot West Office Building
10 333 Elliot Office Building
11 Key Arena
12 Seattle Center International Fountain
13 Seattle Center Fisher Pavilion
14 Bagley Wright Theater
15 Playhouse and Exhibition Hall
16 Seattle Children's Theater
17 Pacific Science Center
18 Tribeca Commercial Condos (Safeway + Retail)
19 USPS Queen Anne Station + District Headquarters




MR
NC3-40
NC3P-40
NC3P-65
SITE
NC3-65
NC3-85
UPTOWN URBAN CENTER
IC-45

VICINITY MAP: COMMUNITY NODES AND LANDMARKS + NEIGHBORHOOD CHARACTER

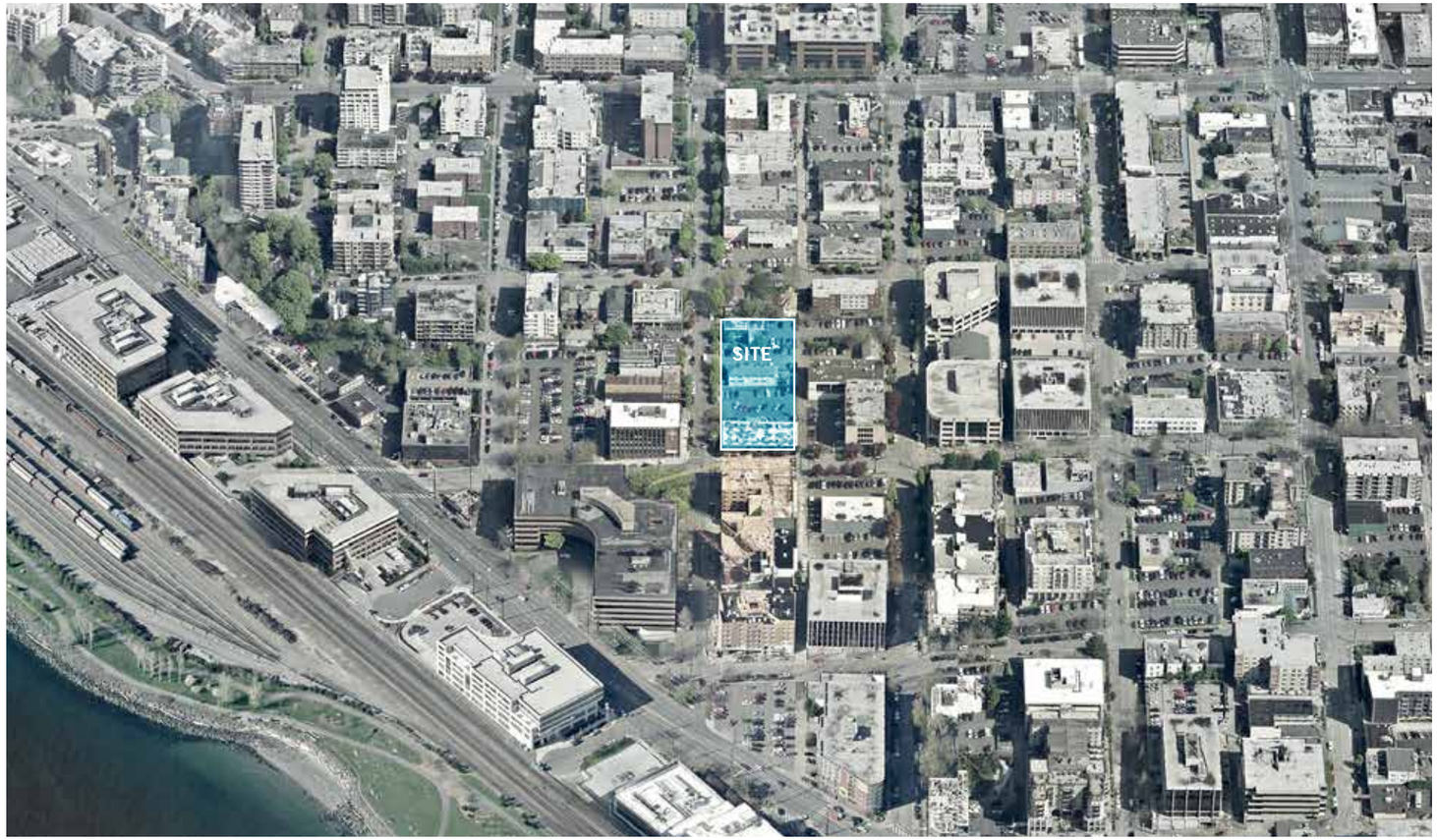


9-Block Aerial Oblique

The site is within close proximity to transit and adjacent to a pedestrian path linking Elliott Bay and Lake Union.

Additionally, the site is within walking distance of two major city landmarks: Myrtle Edwards Park along the water and Seattle Center.

The proposed building improves the pedestrian experience along 3rd Ave W and W Harrison St through transparency, creation of public space, and facade articulation.



Community Nodes and Landmarks: Imagery

A Myrtle Edwards Park + Elliott Bay

B Thomas St. Overpass

C Freight and commuter rail

D Key Arena + Seattle Center

E Lower Queen Anne Commercial Area

VICINITY MAP: NOTABLE ARCHITECTURAL AND SITING PATTERNS

Building scale and use vary in the Uptown Urban Center surrounding the site. The images to the right represent larger office buildings that characterize the neighborhood. As illustrated on the map, there are also smaller scale residential buildings.

The mix of scales suggests that the proposed building should acknowledge its context through dividing or shifting its volume to reduce its overall perceived scale.

Mid-block entries are common among larger buildings and serve to reduce scale and address changes in topography.


A Site: Existing Office Building


B Church of Scientology Building


C Entry Court at Elliott Bay Office Park


D Avalon Bay Apartments (Harrison St)


E Avalon Bay Apartments Entry


F Office Building at 2nd Ave + Harrison St


G West Tower Office Building


H 100 W Harrison South


I 333 Elliott + Thomas St Overpass


J 333 Elliott


K Elliott West Bldgs 1,2

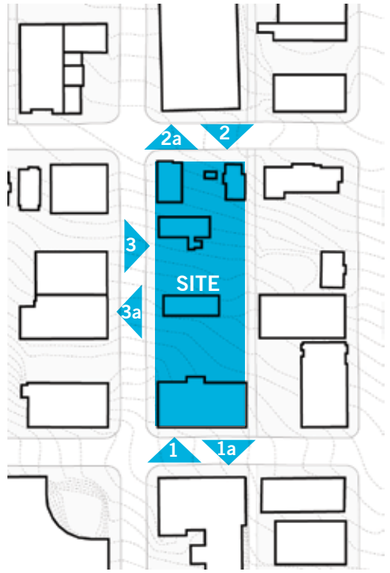

L Entry Court at Elliott Bay Office Park

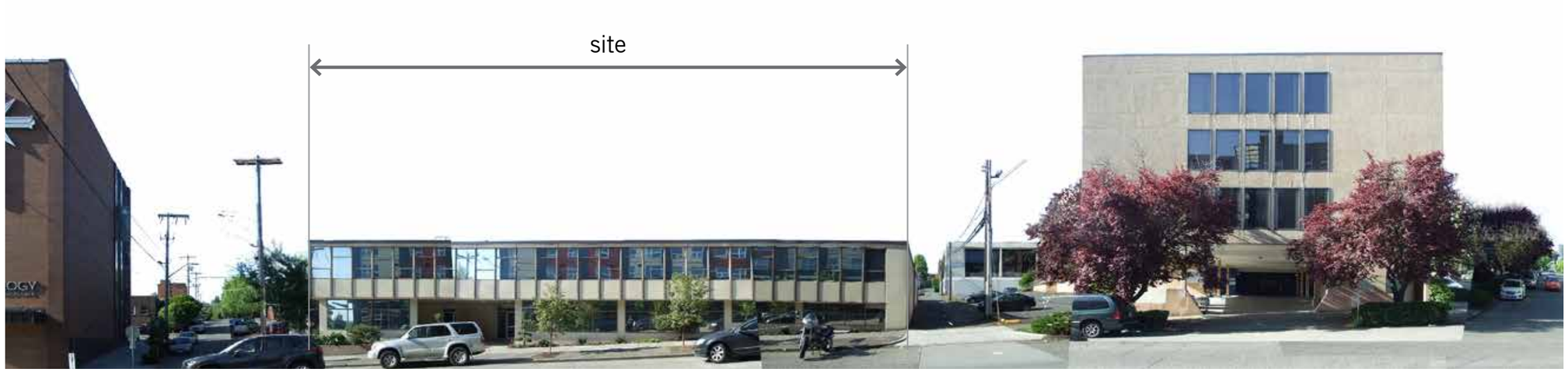

M Elliott Bay Office Park + Thomas St. Overpass


N Avalon Bay Apartments (Thomas St)


O Multi Family Duplex + West Republican Place

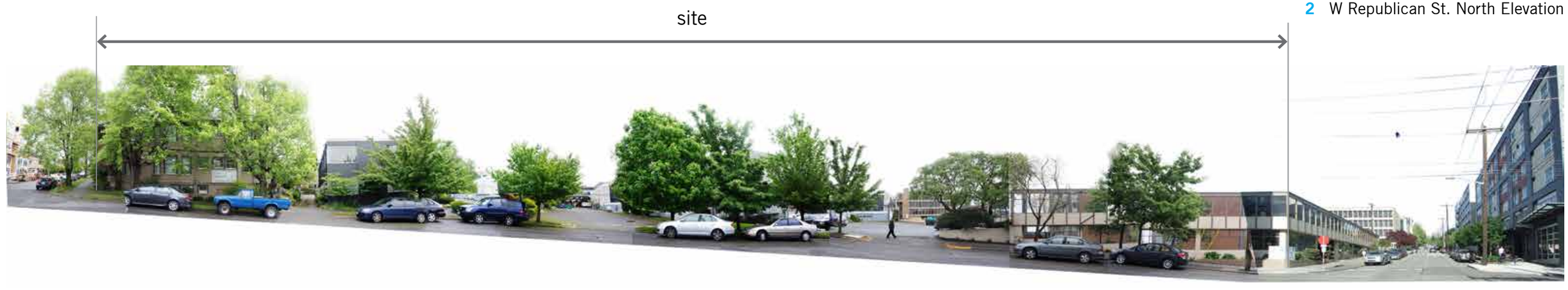
STREETSCAPE





1 W Harrison St. South Elevation

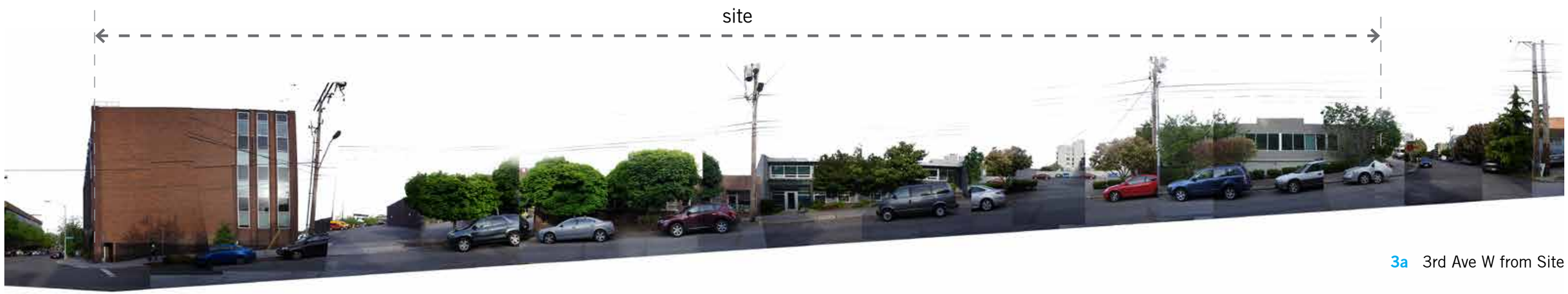
2 W Republican St. North Elevation



3 3rd Ave W West Elevation

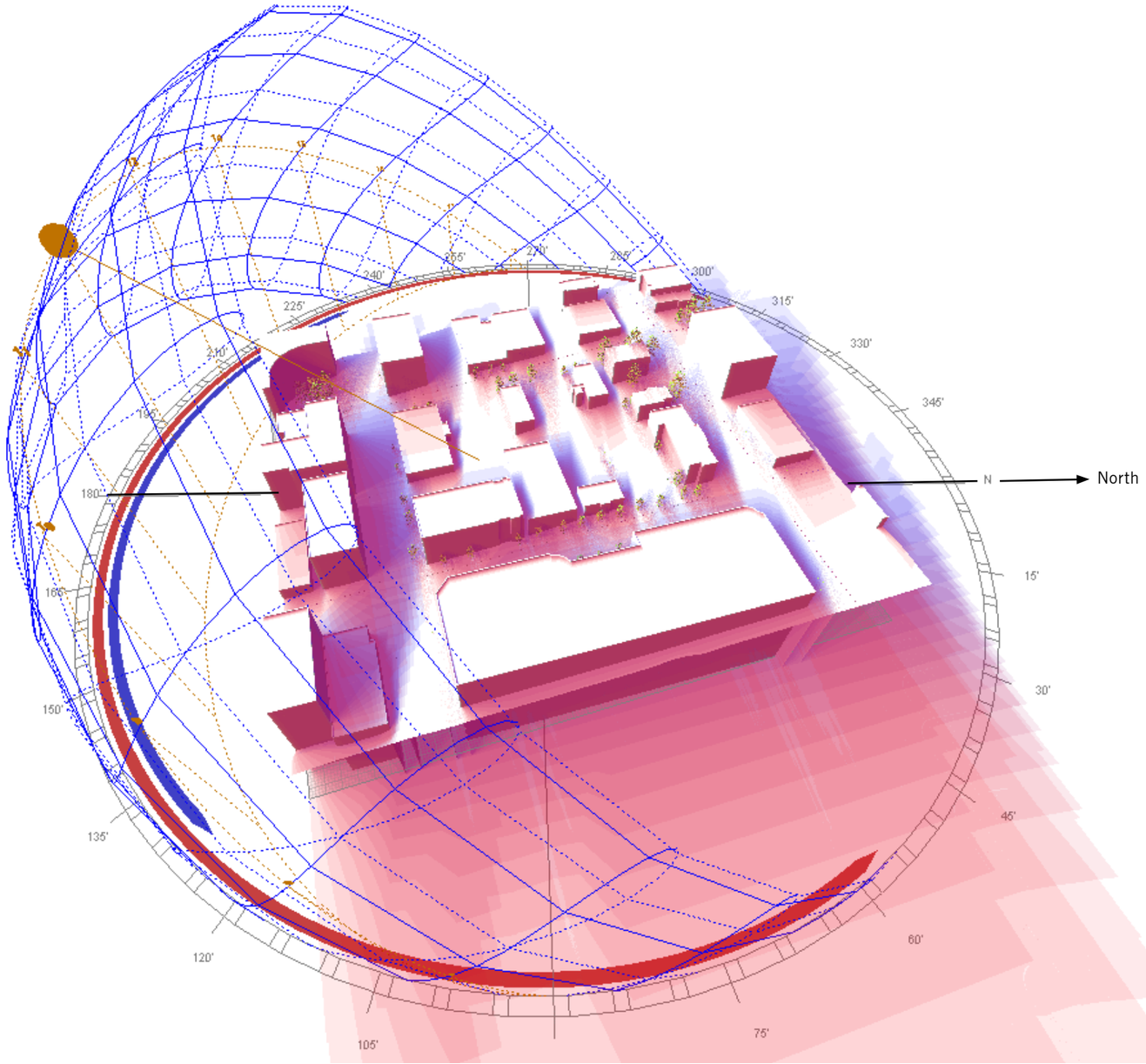
1a W Harrison St. from Site

2a W Republican St. from Site



3a 3rd Ave W from Site

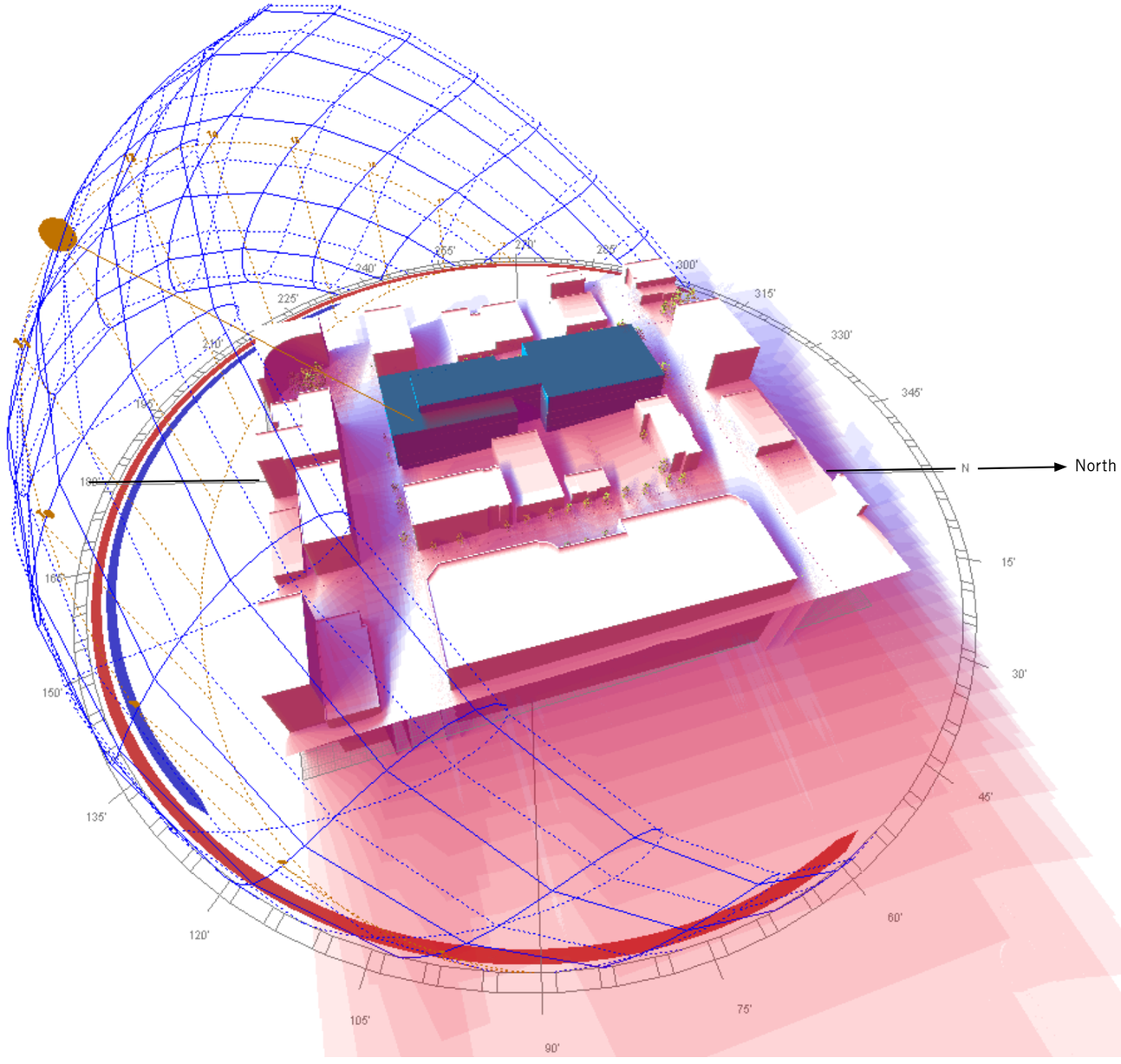
SOLAR ANALYSIS: EXISTING



A dimensionally accurate computer model of the site and surrounding neighborhood is used to analyze the effects of sun and shadow on the existing development and surrounding neighborhood. The sun rays and shadows cast are based on a physically accurate computer model of the sun path that is calibrated to the correct latitude and longitude and to the orientation of the site. Within this digital environment the project is evaluated.

	10 AM	12 PM	2 PM
SUMMER SOLSTICE			
EQUINOX			
WINTER SOLSTICE			

SOLAR ANALYSIS: PROPOSED



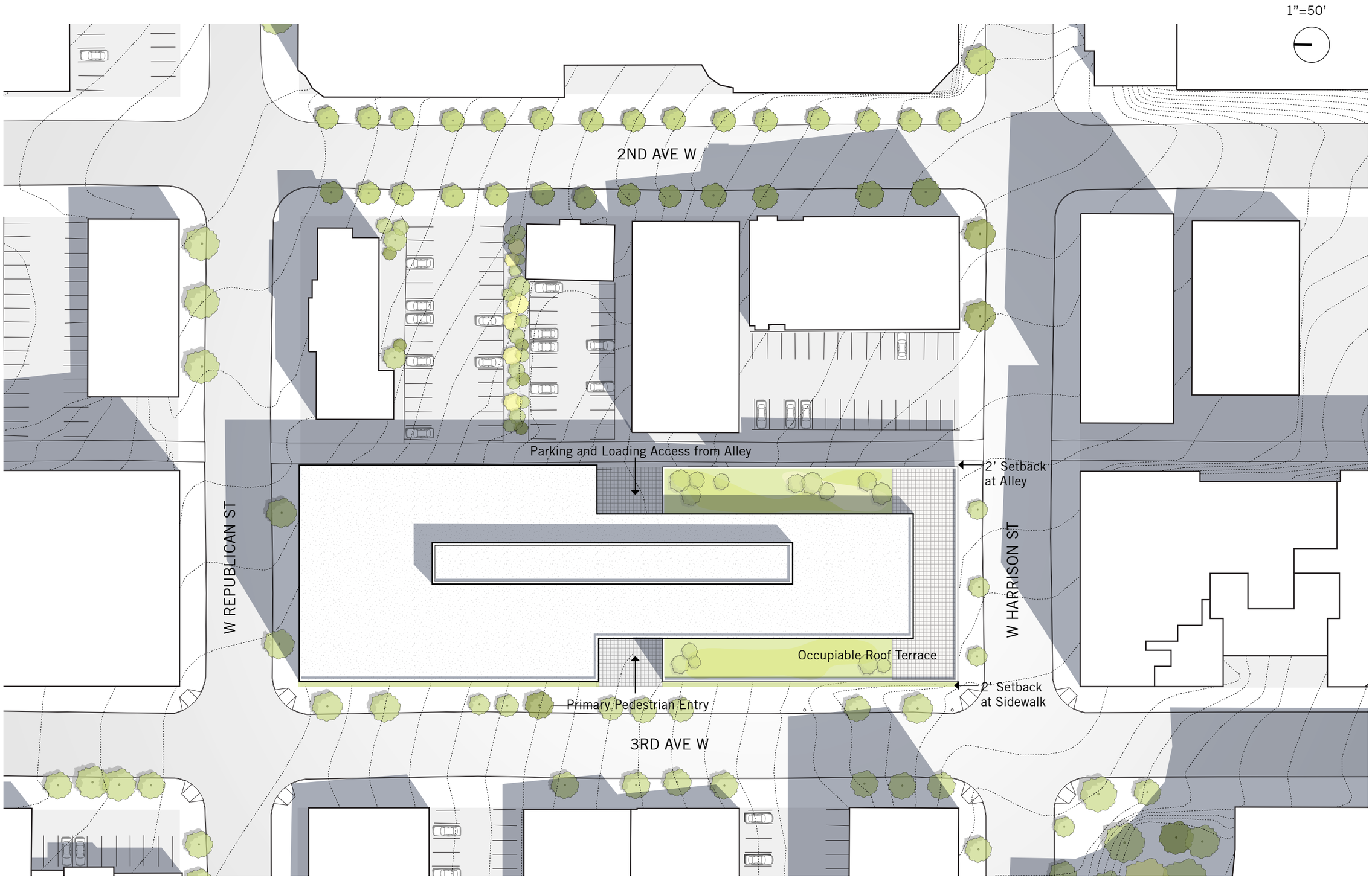
A dimensionally accurate computer model of the site and surrounding neighborhood is used to analyze the effects of sun and shadow on the proposed development and surrounding neighborhood. The sun rays and shadows cast are based on a physically accurate computer model of the sun path that is calibrated to the correct latitude and longitude and to the orientation of the site. Within this digital environment the project is evaluated.

SUN/SHADOW GRAPHICAL ANALYSIS: PROPOSED

	10 AM	12 PM	2 PM
SUMMER SOLSTICE			
EQUINOX			
WINTER SOLSTICE			

EXISTING SITE PLAN: TOPOGRAPHY AND LOCATION OF STRUCTURES

PROPOSED SITE PLAN (PREFERRED SCHEME): TOPOGRAPHY AND LOCATION OF STRUCTURES



ZONING DATA

Zoning Designation:

NC3-65

Overlay District:

Uptown Urban Center

SEATTLE MUNICIPAL CODE (SMC):

TITLE 23 - LAND USE CODE

Subtitle III Land Use Regulations

Division 2 Authorized Uses and Development Standards

Chapter 23.47A - Commercial

(Sections have been excerpted as applicable to proposed project)

SMC 23.47A.012 STRUCTURE HEIGHT

65'

Methodology for determining structure height on a lot is further defined in SMC 23.86.006.A2.d :

"... The calculation of structure height in subsection 23.86.006.A.1 may be modified, at the discretion of the applicant, as follows to permit the structure to respond to the topography of the lot:

a. Draw the smallest rectangle that encloses the principal structure.

b. Divide one side of the rectangle, chosen by the applicant, into sections at least 15 feet in length using lines that are perpendicular to the chosen side of the rectangle.

c. The sections delineated in subsection 23.86.006.A.2.b are considered to extend vertically from the ground to the sky.

d. The maximum height for each section of the structure is measured from the average grade level for that section of the structure, which is calculated as the average elevation of existing lot grades at the midpoints of the two opposing exterior sides of the rectangle for each section of the structure. "

SMC 23.47A.013 FLOOR AREA RATIO:

Maximum FAR for structures solely occupied by non-residential use is 4.25 per Table A. Minimum required FAR is 2 per Table C.

SMC 23.47A.005 STREET-LEVEL USE REQUIREMENTS

Residential uses are limited at street level, but there are no other required street level uses per subsection 23.47A.005.D2 as W Harrison St, W Republican St, and 3rd Ave W are not considered principal pedestrian streets.

SMC 23.47A.008 STREET LEVEL DEVELOPMENT STANDARDS

A.2.b. Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.

A.2.c The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.

A.3 Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.

B.2.a Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.

23.47A.016 LANDSCAPING AND SCREENING STANDARDS

Per Table D for Section 23.47A.016, 3-foot-high screening is required along areas where garbage cans are located

A.2.b-c Landscaping that achieves a Green Factor score of .30 or greater, pursuant to Section 23.86.019, is required for any lot with development, either a new structure or an addition to an existing structure, containing more than 4,000 new square feet of non-residential uses; or any parking lot containing more than 20 new parking spaces for automobiles.

23.47A.032 PARKING LOCATION AND ACCESS

A.1.a Access to parking shall be from the alley.

F. Access to a loading berth shall be from the alley.

B.1.b Within a structure, street-level parking shall be separated from street-level, street-facing facades by another permitted use. This requirement does not apply to access to parking meeting the standards of subsection 23.47A.032.A.

SMC 23.53 STREETS ALLEYS AND EASEMENTS

SMC 23.53.030 ALLEY IMPROVEMENTS IN ALL ZONES

D.1. Per Table C, minimum alley width in NC3 zones is 20'.

SMC 23.54 QUANTITY AND DESIGN STANDARDS FOR ACCESS, OFF-STREET PARKING, AND SOLID WASTE STORAGE

There are no minimum parking requirements in urban centers per Table A for SMC23.54.015

SMC 23.54.016 Parking access shall be from the abutting alley.

23.54.035 LOADING BERTH REQUIREMENTS AND SPACE STANDARDS

Per Table A for Section 23.54.035, 2 loading berths are required for low demand uses 60,001 SF-160,000 SF.

The design team believes that the following guidelines are the priorities for this project:

CS2 Urban Pattern and Form
Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.
II. Streetscape Compatibility
v. "...when retail and offices are located within the neighborhood, they should be designed to acknowledge and bleng with the predominantly residential environment. Storefronts, office entries and signs should be understated and muted, while still presenting a street presence. Bright or loud colors and lights should be avoided in this park-like residential character."

III. Corner Lots

i. Generally buildings within Uptown should meet the corner and be set back. Building designs...should address the corner and promote activity...

CS3 Architectural Context and Character
Contribute to the architectural character of the neighborhood.
I. Architectural Context
The Uptown Park character area emphasizes the notion of historic continuity--the relationship of built structures over time. This relationship encourages diversity of styles within a coherent whole, reinforcing the key elements of noteworthy buildings.
PL1 Connectivity
Complement and contribute to the network of open spaces aroiund the site and the connections among them.
I. Streetscape Compatibility
Throughout Uptown developments that respond outward to the public realm are preferred.
iii. Define outdoor spaces through a combination of building and landscaping, and discourage oversized spaces that lack containment.

PL2 Walkability
Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.
I. Entrances Visible from the Street
Throughout Uptown, major entrances to developments should be prominent. The use of distinctive designs with historical references is strongly encouraged...Streets throughout Uptown should be sociable places that offer a sense of security...
II. Pedestrian Open Spaces and Entrances
i. Throughout Updown entries should be designed to be pedestrian friendly (via position, scale, architectural detailing, and materials) and should be clearly discernible to the pedestrian.

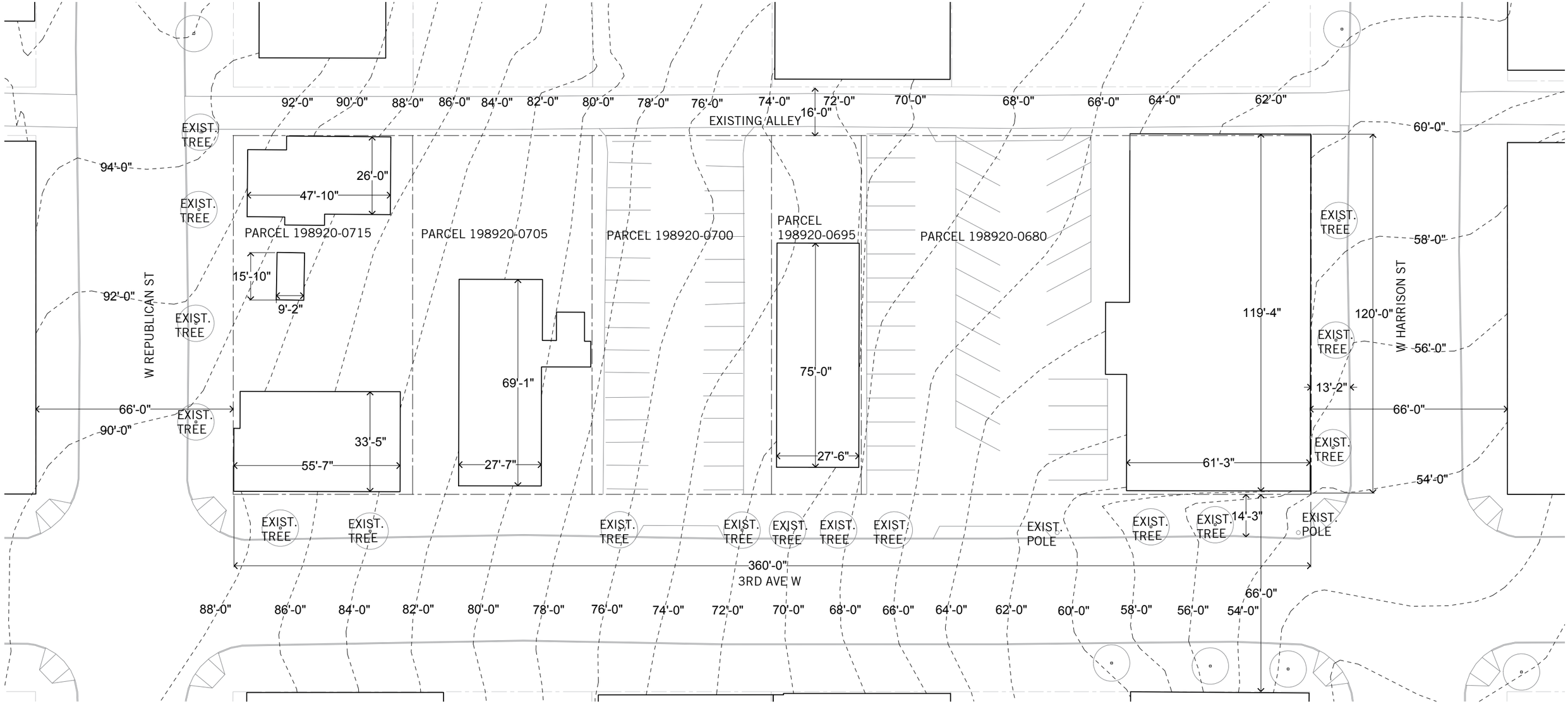
DC1 Project Uses and Acitivites
Optimize the arrangement of uses and activities on site.
I. Parking and Vehicle Access
ii. Prefered Alley Access: Access to new development is preferred via alleyways, if feasible. Throughout Uptown encourage all parking for residential uses to be located below grade.
II. Blank Walls
i. Within the Uptown Park character area landscaping (e.g., trellised climbing plants and other urban greenery) is the preferred treatment for walls. Larger wall areas should include landscaped treatments at the wall or between the wall and public rights-of-way, but not in a manner that would create unsafe conditions...

DC2 Architectural Concept
Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.
I. Architectural Context
i. The Uptown Park...character district prefers an architecture that emphasizes human scale and quality, detailing and materials, and that remains compatible with the existing community. .
II. Architectural Concept and Consistency
Throughout Uptown buildings and landscaping should strive to create projects with an overall neat and cohesive appearance.
III. Human Scale
i. Throughout Uptown human-scaled architecture is stongly preferred. Proportion should be provided by such components as the detail of windows, doorways, and entries. Appropriate scale and proportion may also be influenced by the selection of building materials.
ii. Architectural designs that create an impression of reduced size consistent with a pedestrian-oriented environment should be encouraged, especially in the Uptown Park... area.

DC3 Open Space Concept
Integrate open space design with the design of the building so that each complements the other.
I. Landscaping to Enhance the Building and/or Site
...Especially within Uptown Park character area, landscaping should be substantial and include a variety of textures and colors, to the extent possible. Landscaping should be used to enhave each site, including buildings, setbacks, entrances, open space areas, and to screen parking and other less visually attractive areas...

DC4 Exterior Elements and Finishes
Use appropriate and high quality elements and finishes for the building and its open spaces.
I. Architectural Context
In the Uptown Park character area, extensive landscaping, the use of brick and inlaid tile as building materials nad designs with an appearance of substnace and quality are recommended to promote Uptown Park's desired character.
I. Exterior Finish Materials
ii. Throughout Uptown, decorative exterior treatments using brick, tile, and /or other interesting exterior finish materials are strongly preferred. Quality exterior finish materials should be incorporated at all levels and on all exterior walls. Use materials, colors, and details to unify a building's appearance; building and structures should be built of compatible materials on all sides.

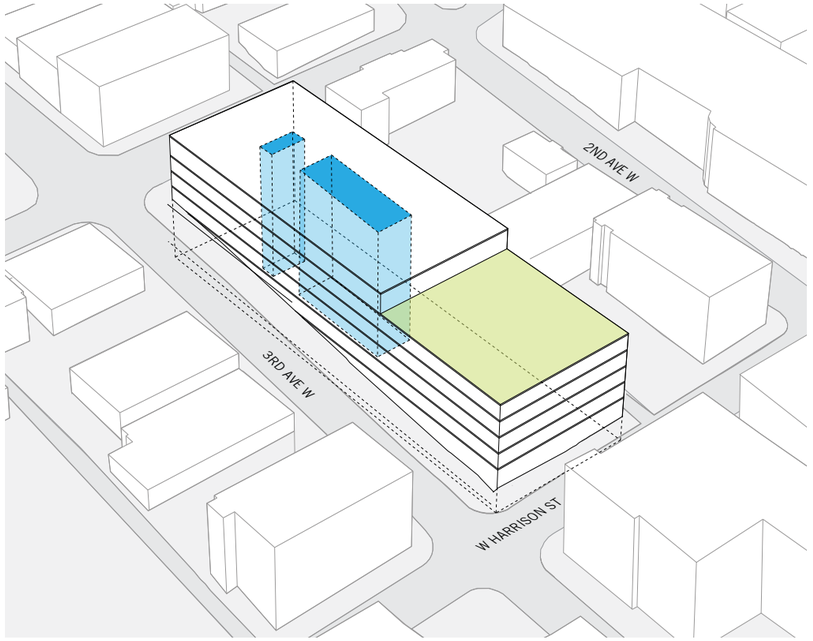
SURVEY



TRUE NORTH

0' 16' 32' 64'

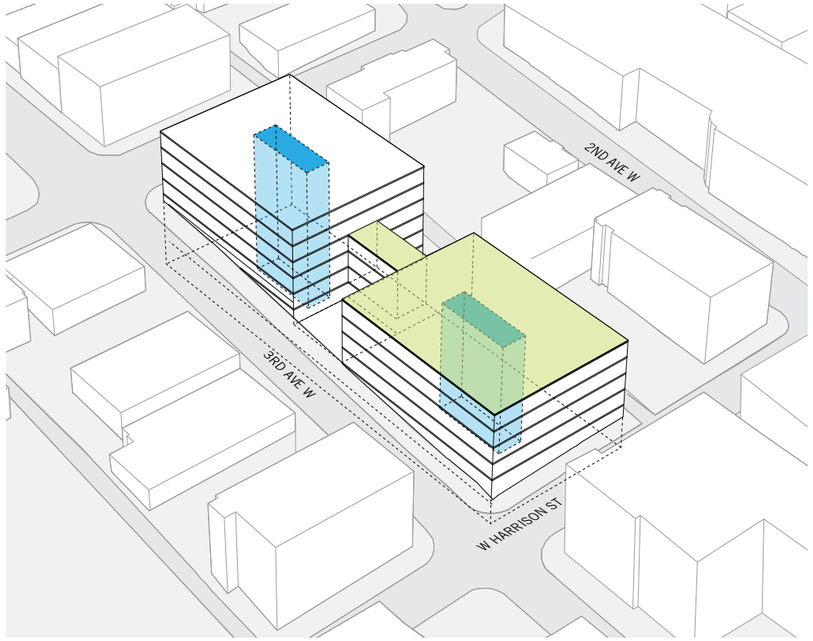
Step



CONS
- Single mass enlarges overall scale
- Lacks distinctive pedestrian entry

PROS
- Cost effective envelope
- Compact core arrangement
- Stepping produces large amenity terrace for tenants
- Stepping reinforces topographical features

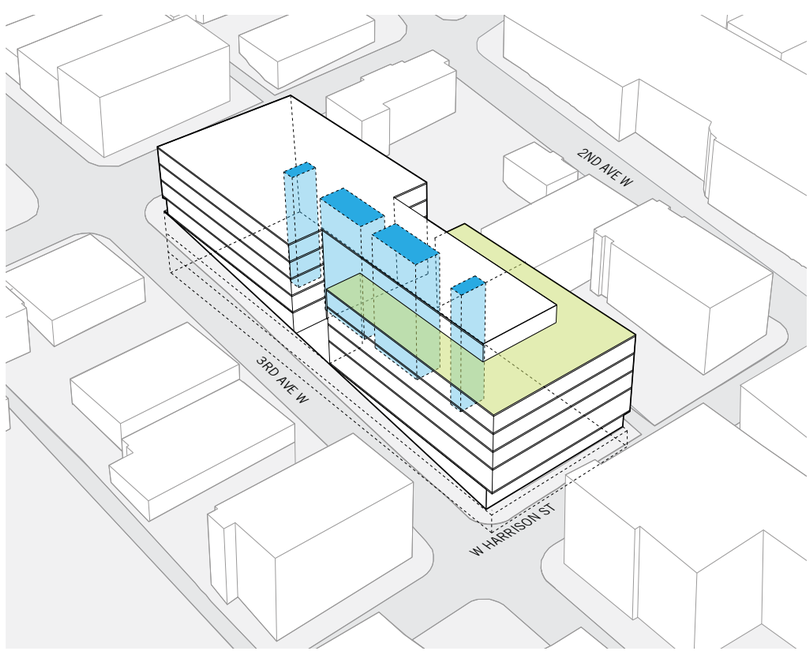
Bridge



CONS
- Redundant core arrangement
- Public connection to alley is not desireable
- Additional envelope area increases development costs
- Building entries less visible from street

PROS
- Divided mass reduces perceived scale
- Additional surface area improves interior daylighting
- Stepping produces large amenity terrace for tenants
- Stepping reinforces topographical features
- Allows for flexible leasing scenarios
- Massing produces distinctive pedestrian entry and public space

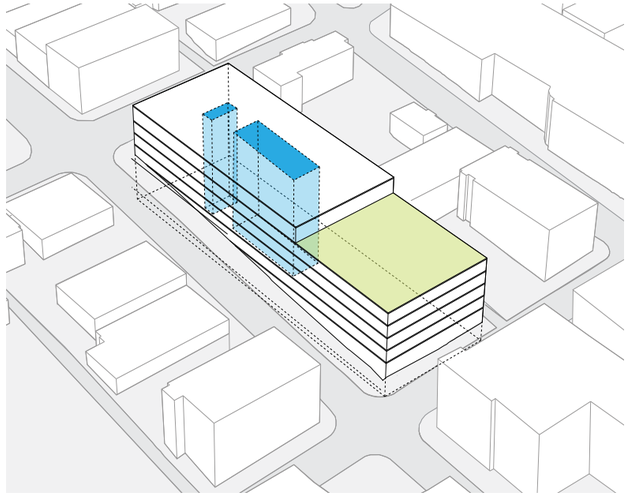
Link *preferred*



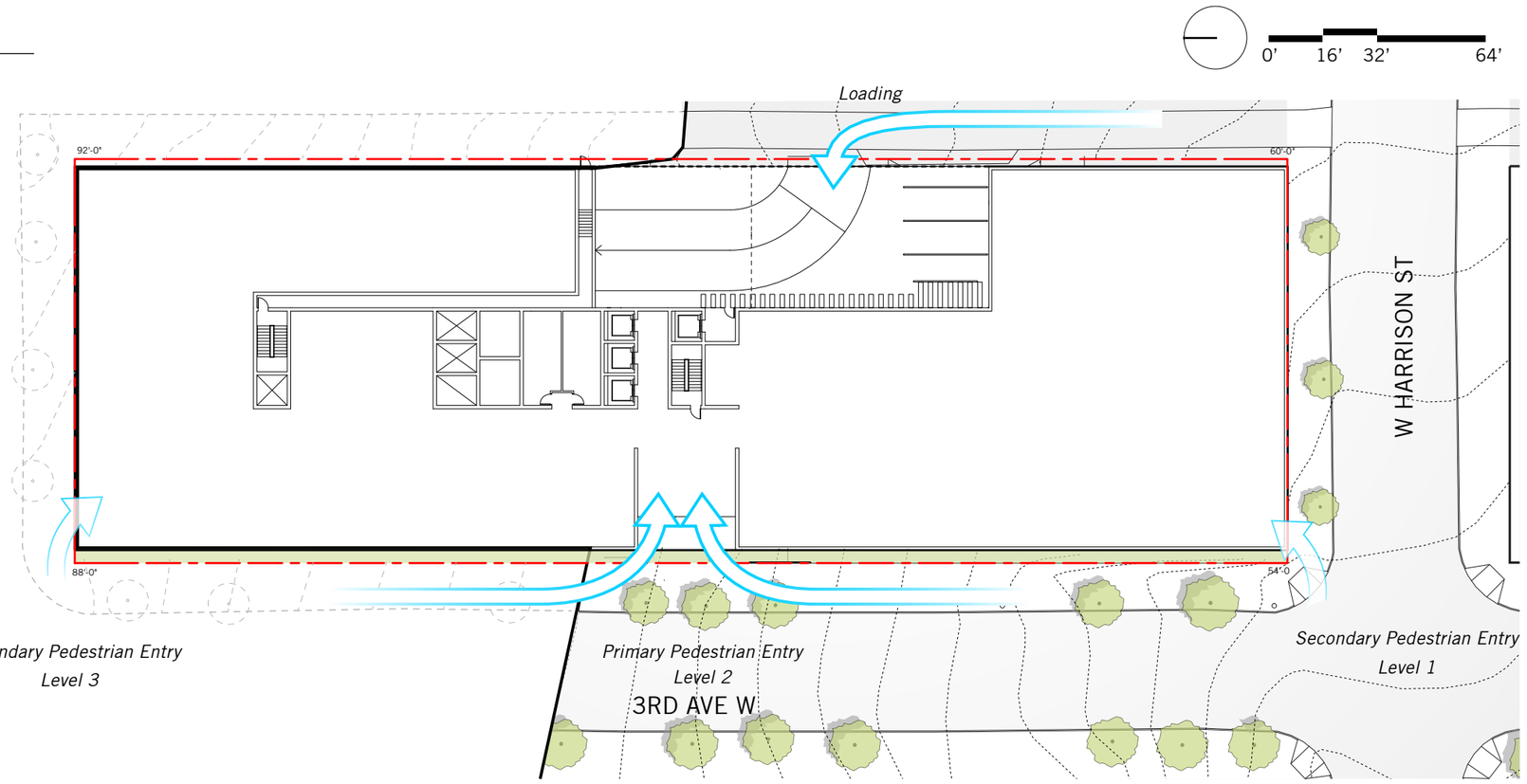
CONS
- Additional envelope area increases development costs

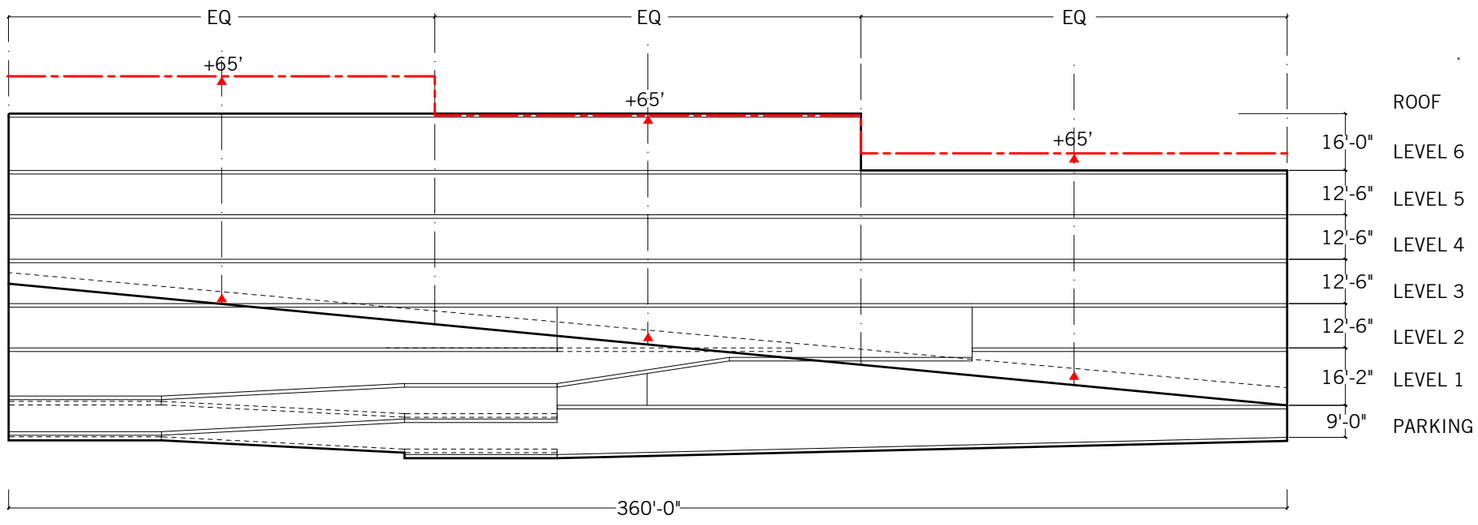
PROS
- Divided mass reduced perceived scale
- Additional surface area improves interior daylighting
- Stepping produces large amenity terrace for tenants
- Stepping reinforces topographical features
- Allows for flexible leasing scenarios
- Efficient core planning
- Massing produces indoor and outdoor amenity space
- Massing produces distinctive pedestrian entry and public space
- Narrower footprint allows for widening of sidewalk

Step



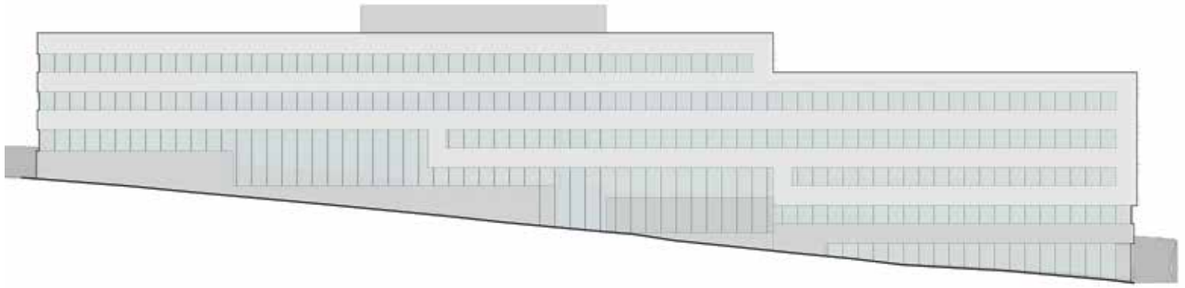
The form responds to a 34'+ grade change through stepping down a story at the southern third of the building. While the scheme does have a primary pedestrian entry mid-block on 3rd Ave W, it is not highly evident through the overall form. Rather, the building creates a continuous street wall that increases the urban character of the block. There is also the possibility to activate the Harrison and Republican street fronts through additional corner entries on levels 1 and 3.





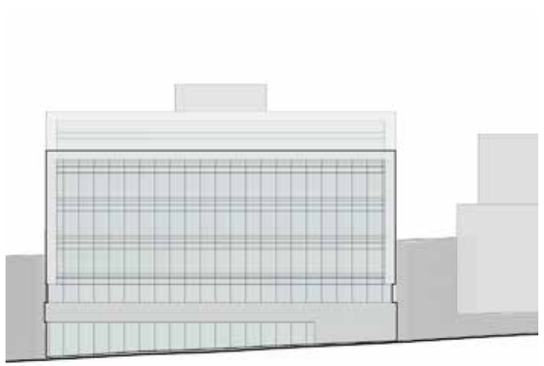
Elevations 1:50

West Elevation (3rd Ave W)

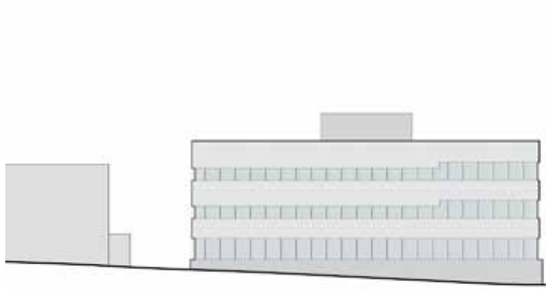


East Elevation (Alley)

South Elevation (W Harrison St)

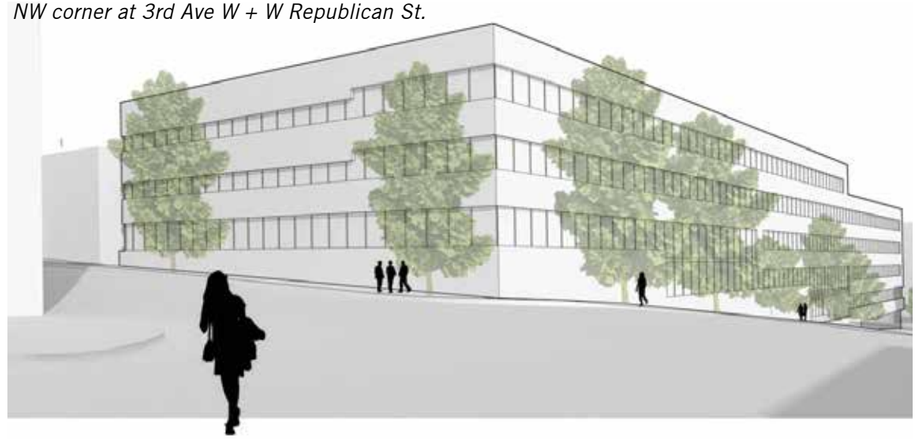


North Elevation (W Republican St)



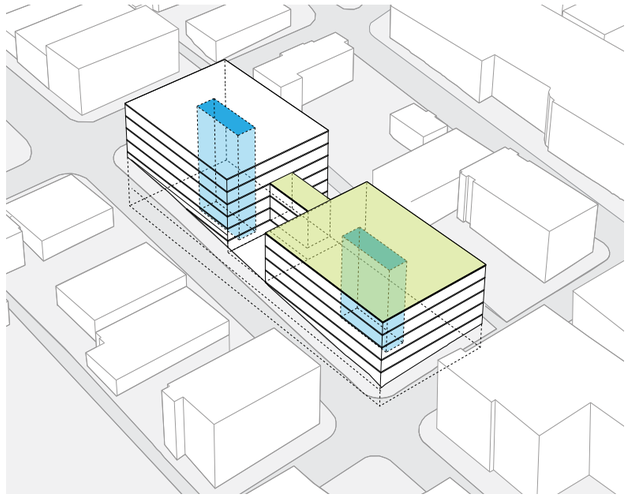
SW corner at 3rd Ave W + W Harrison St.

NW corner at 3rd Ave W + W Republican St.

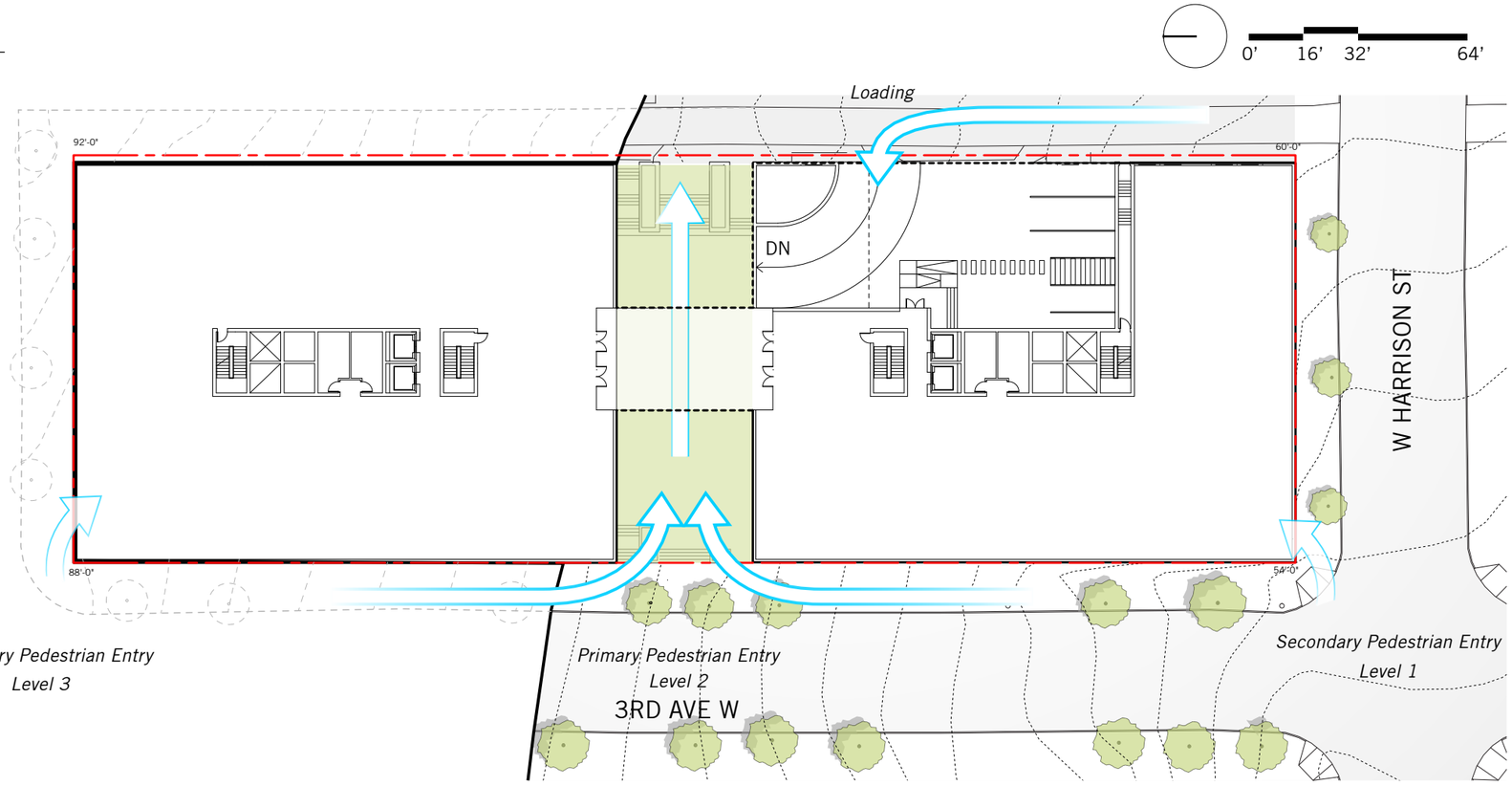


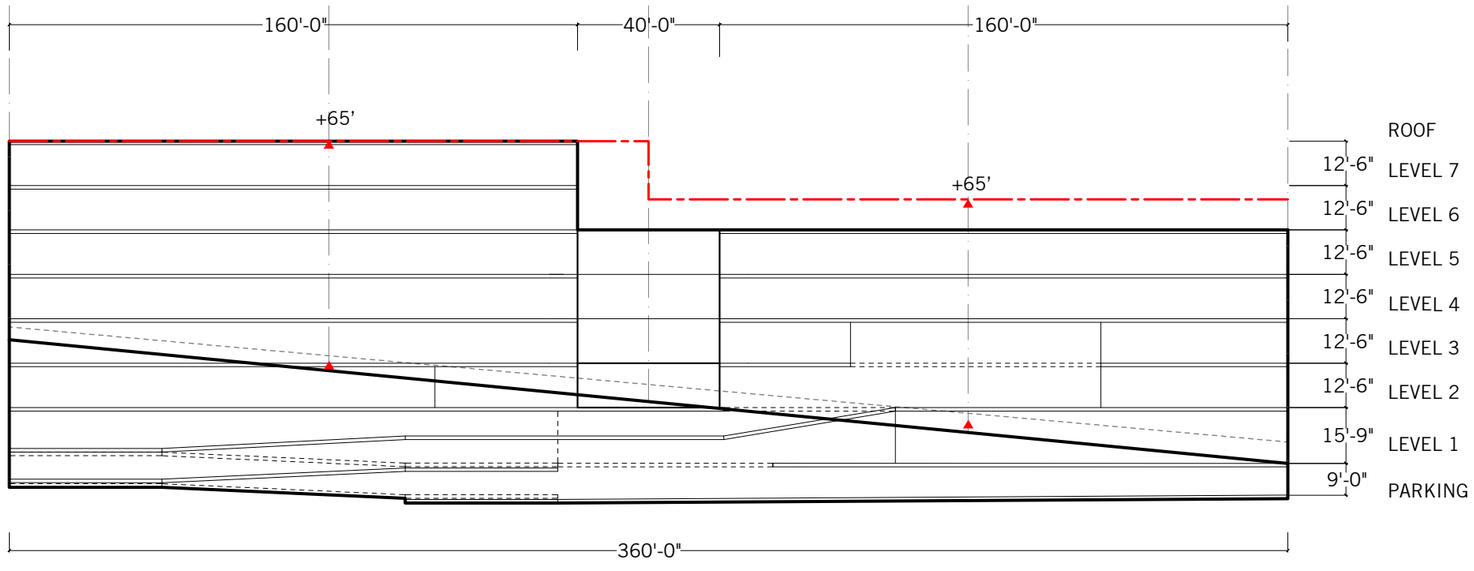
SE corner from W Harrison St.

Bridge



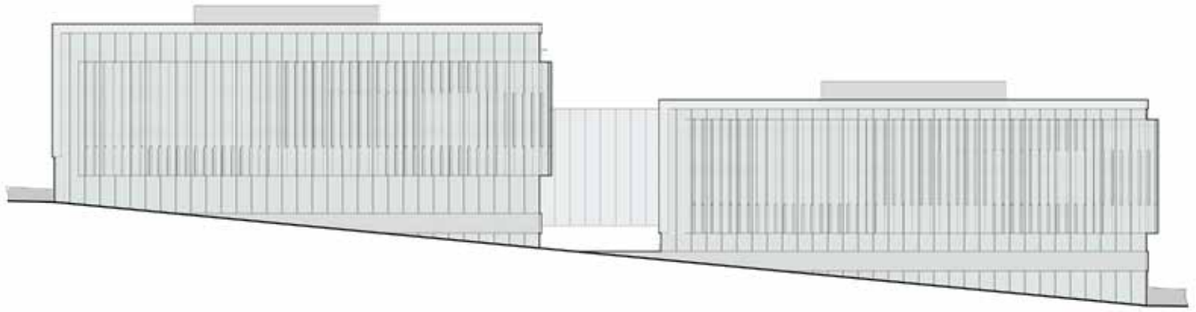
Two masses are connected by a bridge that could serve tenants with meeting and conference space. The southern portion of the building is two stories shorter than the northern portion and the division of mass breaks down the scale of the building and creates a mid-block public passage from 3rd Ave W to the Alley. A potential disadvantage of the mid-block passage is that it obscures the perception of the primary entries from the street. Additionally, due to the character of the alley it may be undesirable to create a connection to it.



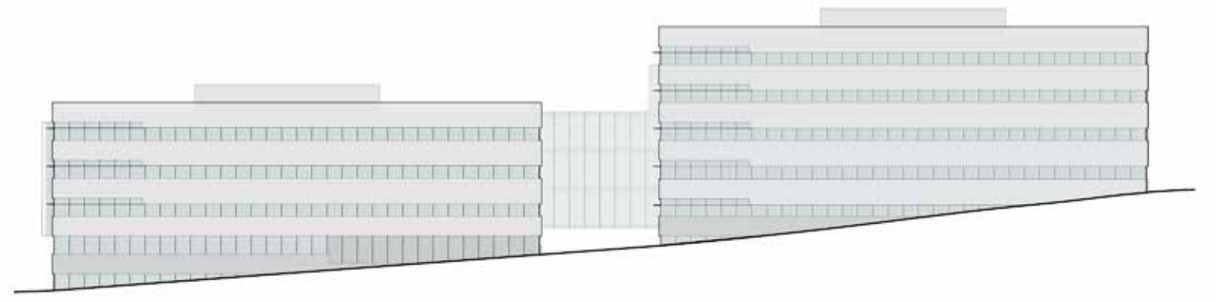


Elevations 1:50

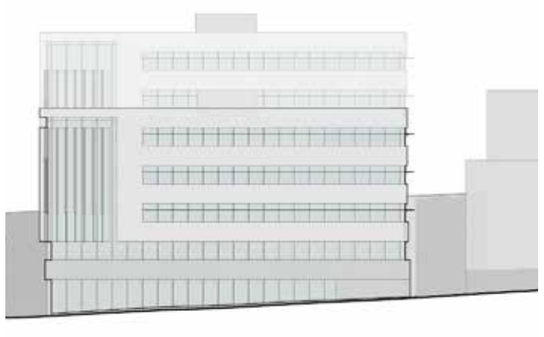
West Elevation (3rd Ave W)



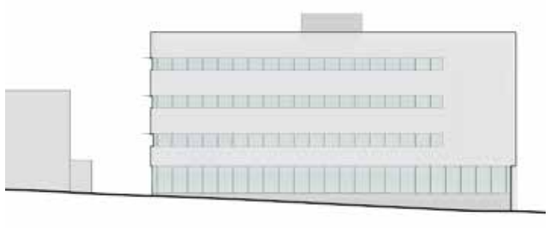
East Elevation (Alley)



South Elevation (W Harrison St)

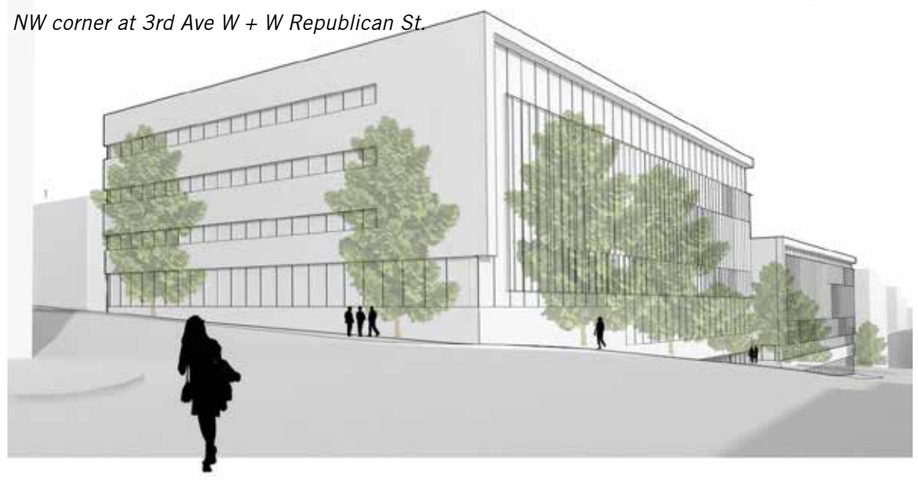


North Elevation (W Republican St)



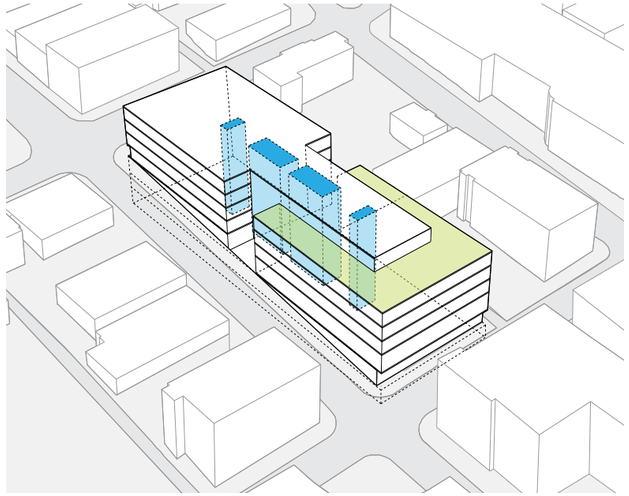
SW corner at 3rd Ave W + W Harrison St.

NW corner at 3rd Ave W + W Republican St.

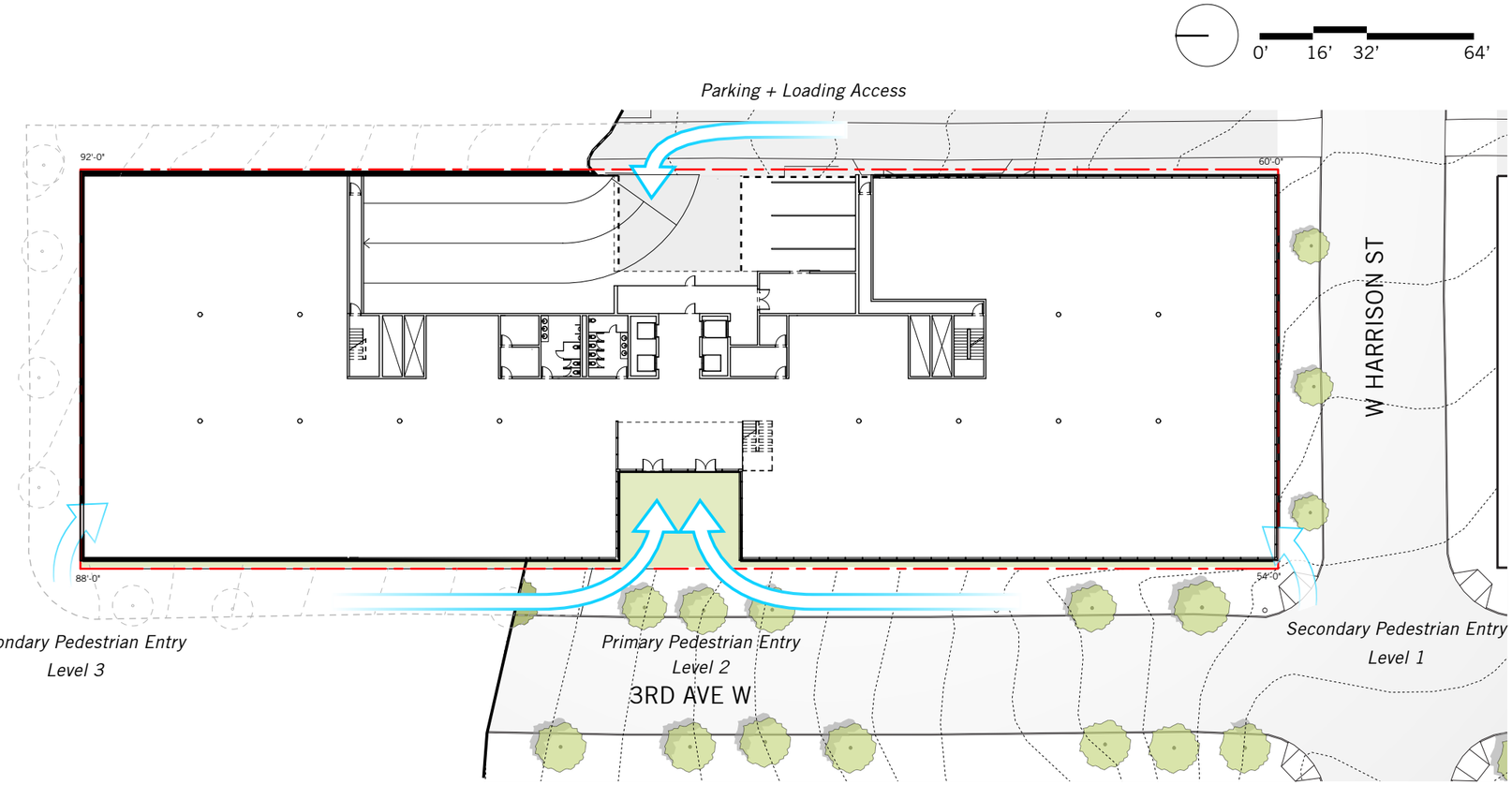


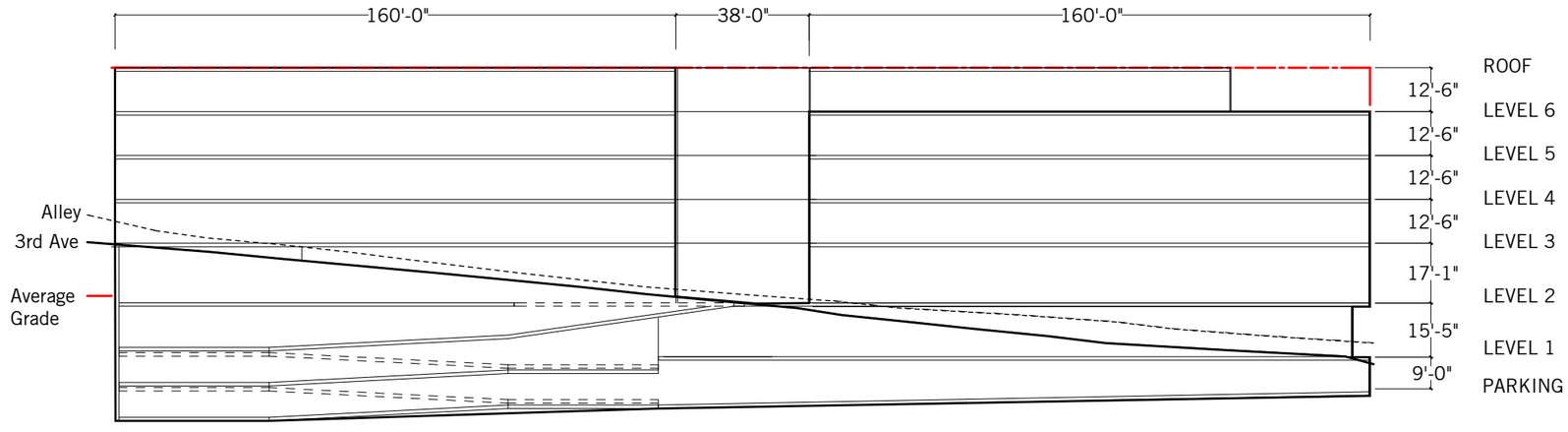
SE corner from W Harrison St.

Link



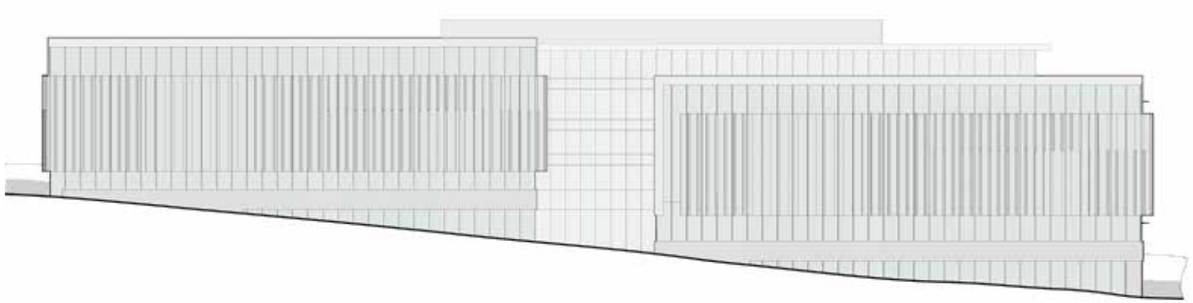
In the preferred “Link” scheme, two masses that step down the hill are connected by a core, circulation space, and atrium. A highly legible entry on third could be supported by additional corner entries that activate the Harrison and Republican frontages of the building. There is also the possibility of a planted area between the sidewalk and building along 3rd Ave West to enhance the pedestrian experience.



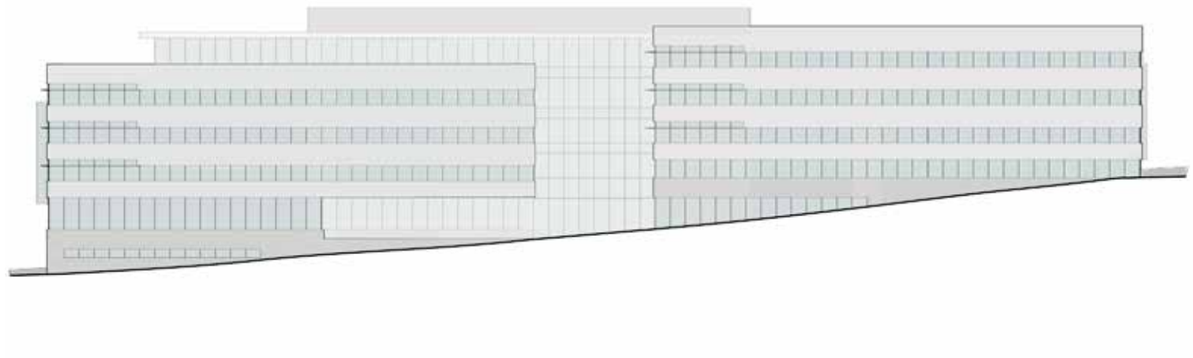


Elevations 1:50

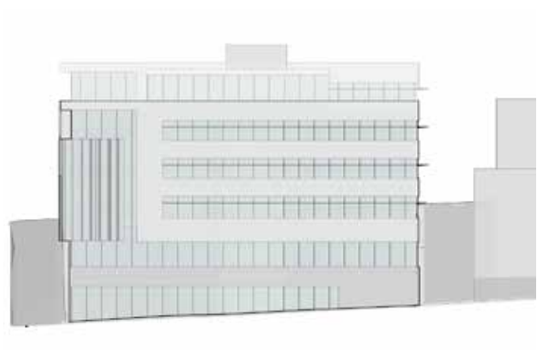
West Elevation (3rd Ave W)



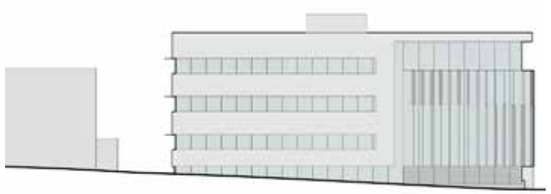
East Elevation (Alley)



South Elevation (W Harrison St)

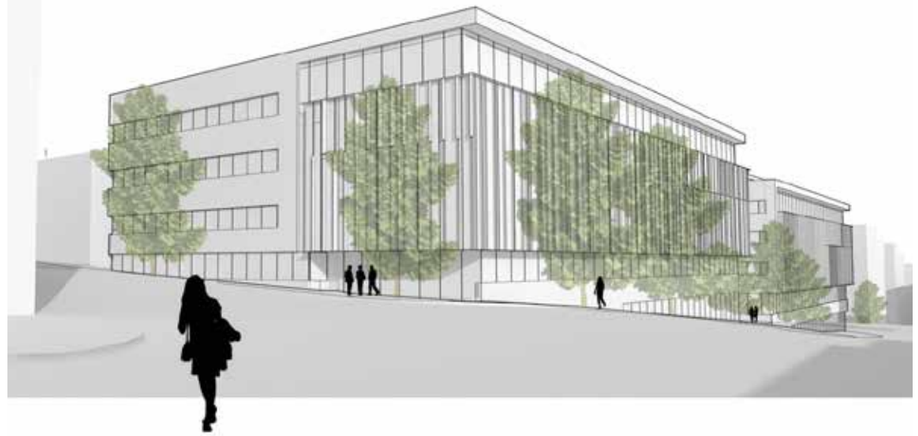


North Elevation (W Republican St)



SW corner at 3rd Ave W + W Harrison St.

NW corner at 3rd Ave W + W Republican St.

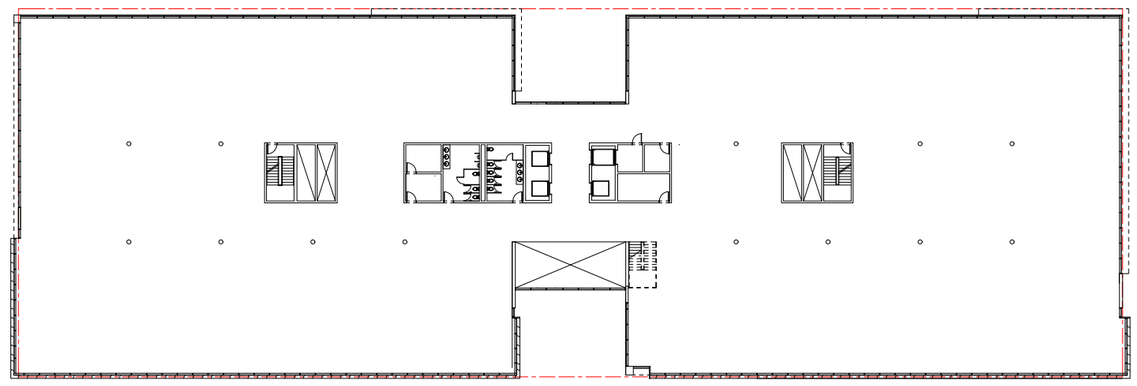


SE corner from W Harrison St.

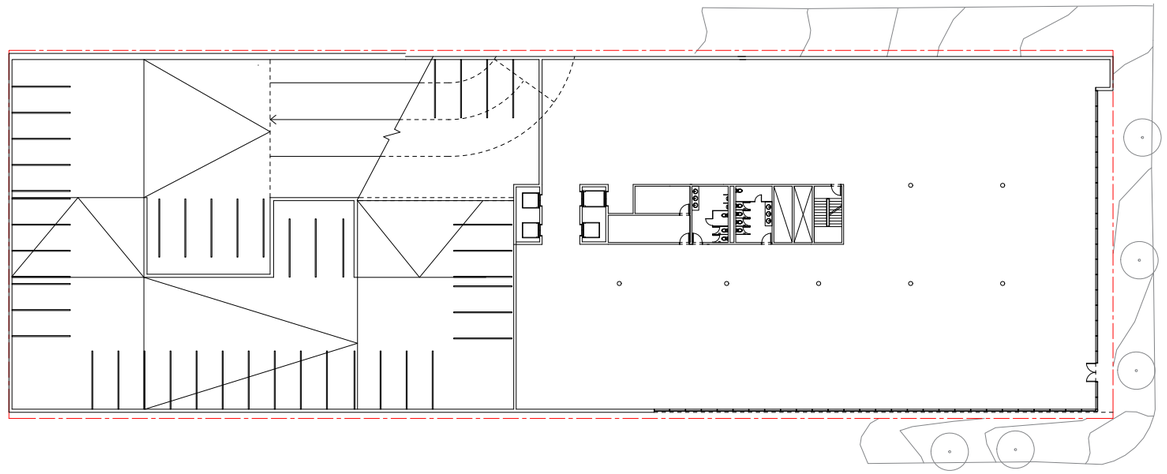
Link

Plans 1:50

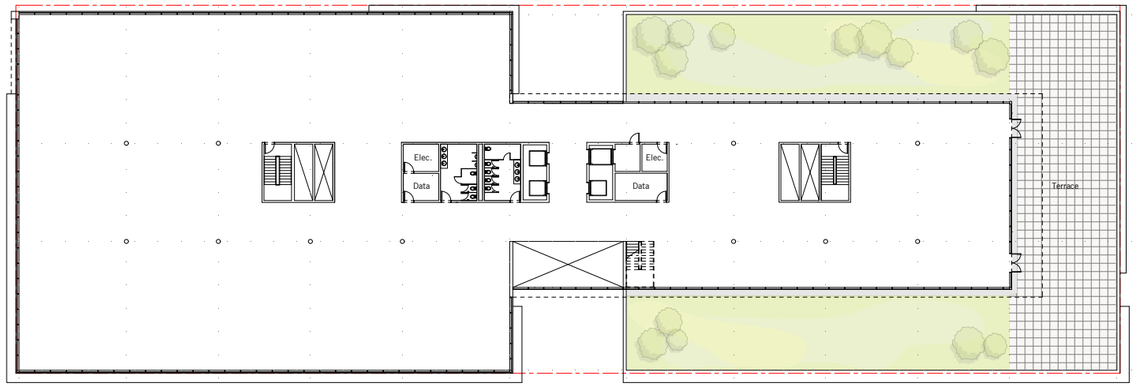
Levels 3,4,5: Typical



Level 1



Level 6: Terrace



3rd Ave W Mid-Block Entry

Link

SW Corner from 3rd Ave W + Harrison St

Linear windows and solar shades

Negotiating topography

Vertical sun shading and composition