

RAINIER SQUARE REDEVELOPMENT RECOMMENDATION MEETING

Design Review Submittal



1.0 Table of Contents

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Project Information

Address: 1301 5th Ave., Seattle, WA 98101

DPD Project #: 3017644

Owner: Wright Runstad

Architect: NBBJ

DPD Contact: Bruce Rips

DRB Review Date: May 5, 2015

Statement of Development Objectives 1.0

Metro Tract: A Vision

Currently, the project site is an underdeveloped property with struggling retail situated in outdated structures. It is a rare occasion in the evolution of a city to make a single move that paves the way for the reinvigoration of an entire area. This project aims to be nothing short of such a move. It is our intent to seize the opportunity afforded by this singular site to create a unique offering to the city: a block with vibrant at-street destination retail activity, highly desirable residential units and hotel rooms, and world-class office space. Its impact will reach well beyond the boundaries of the block, to the entire Metropolitan Tract. As an attractor, an urban catalyst, a center of downtown, it will revitalize the pedestrian realm and bring long-term value to the surrounding blocks. Its bold and unique form, inspired by its relationship with Rainier Tower, will give the development an iconic quality to stand as a distinctive structure in Seattle's skyline. Together, both Rainier Tower and Rainier Square will forge a combined strength of extraordinary architecture within the city.

1.0 Proposal: Summary

Project Highlights:

Number of Residential Units (approx): 181 units

Amount of total retail square footage: 71,000 SF

Amount of total office square footage: 780,000 SF

Number and location of parking stalls (approx): 879 below grade stalls

Number of Hotel Rooms (approx): 155

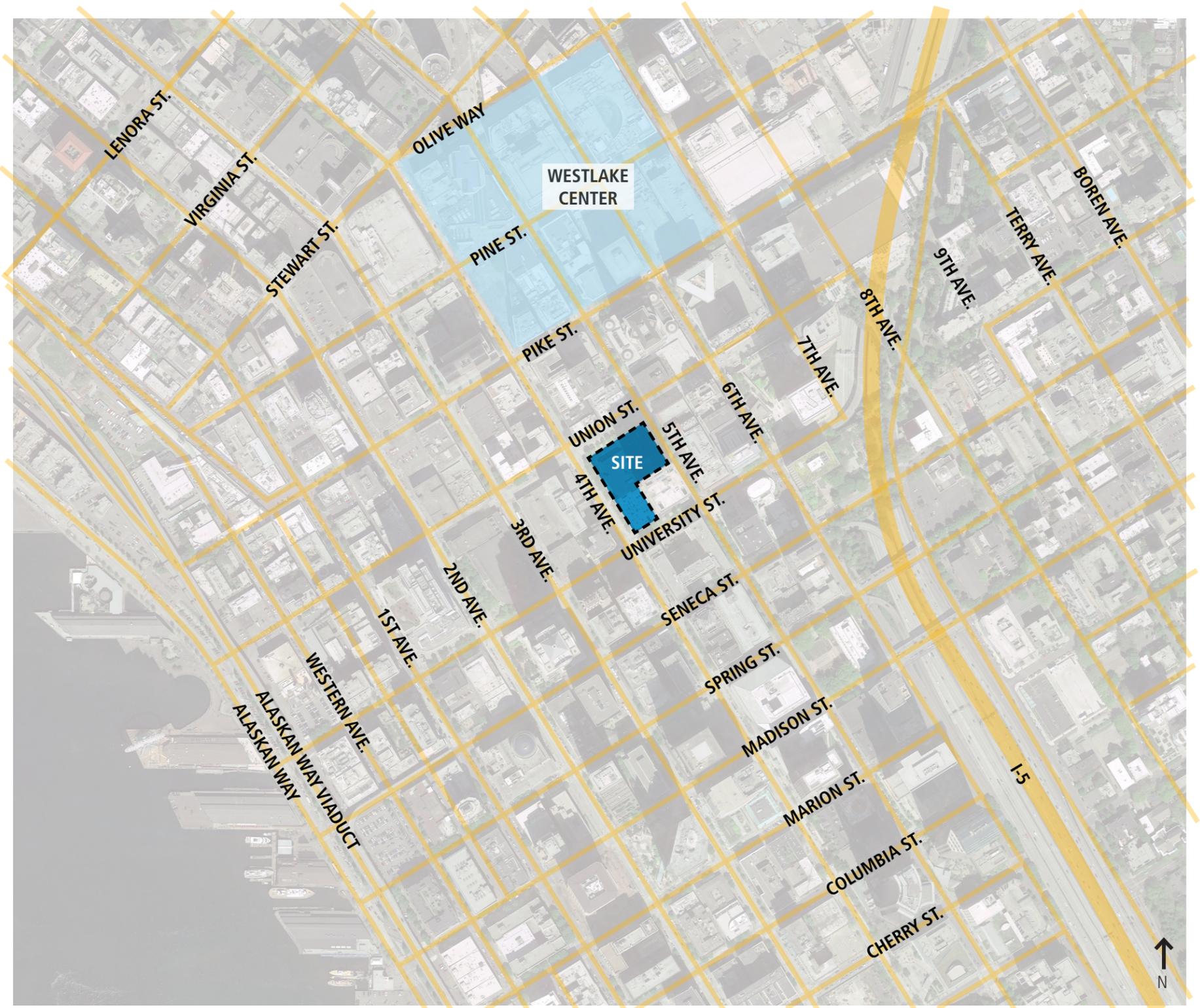
Project Description:

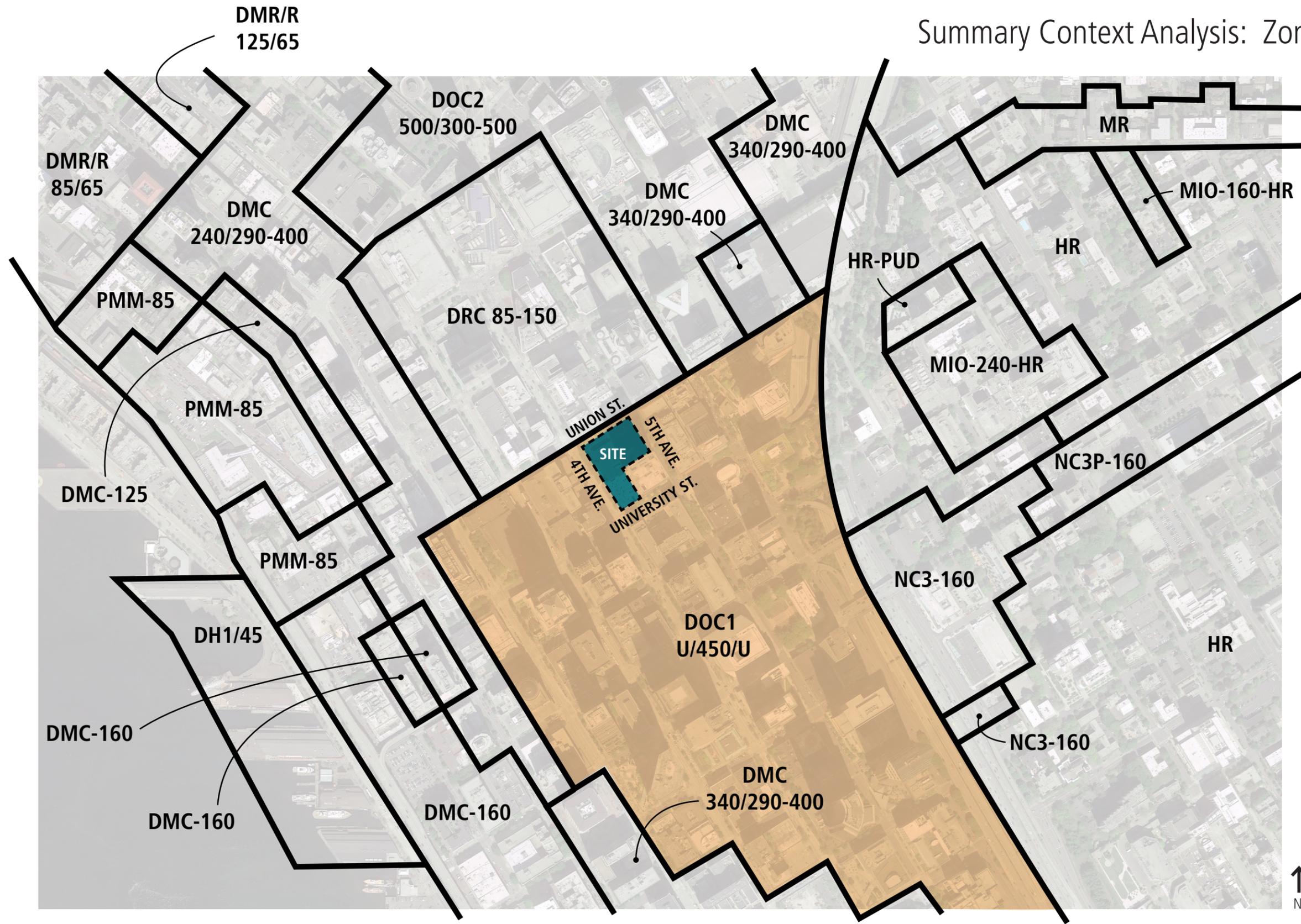
The Seattle Metropolitan Area is a diverse, vibrant urban environment. Downtown Seattle has seen consistently strong growth and an ability to rebound, reinvent, and reimagine its future in response to a dynamic and constantly changing commercial, retail, and residential market. Seattle also places high value on a connection to the broader environment and community, with emphasis on water and mountain views, convenient and diverse transportation options, and an attraction to vibrant urban places.

The proposed development consists of one 59-story structure with 780,000 sq. ft. of office space and approximately 181 residential units above the office tower, with separate lobbies for office and residential uses; one 12-story hotel with approximately 155 rooms in a separate building along 4th Avenue; retail at the base of the development totalling approximately 71,000 SF; and a below grade parking garage for approximately 879 vehicles. The height of the office/residential tower is approximately 846' above average street-level grade along 4th Avenue.

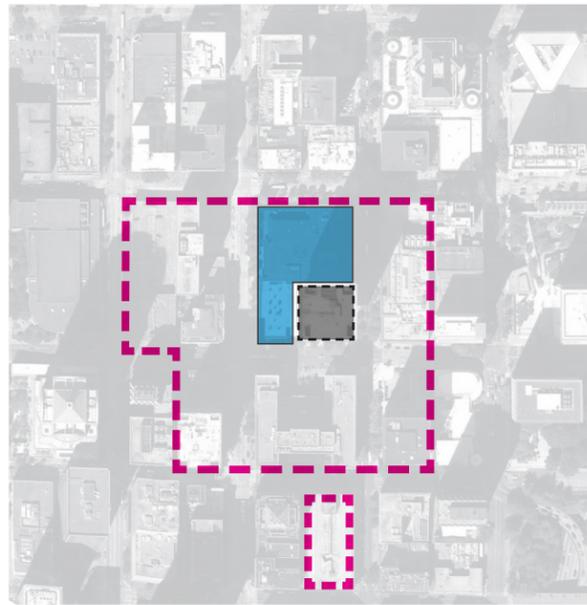
Demolition:

As shown on the adjacent map, the site area does not include the existing Rainier Tower or associated street-level retail at its base. All other existing structures on the block will be demolished, along with selective excavation as required for the new proposed development.

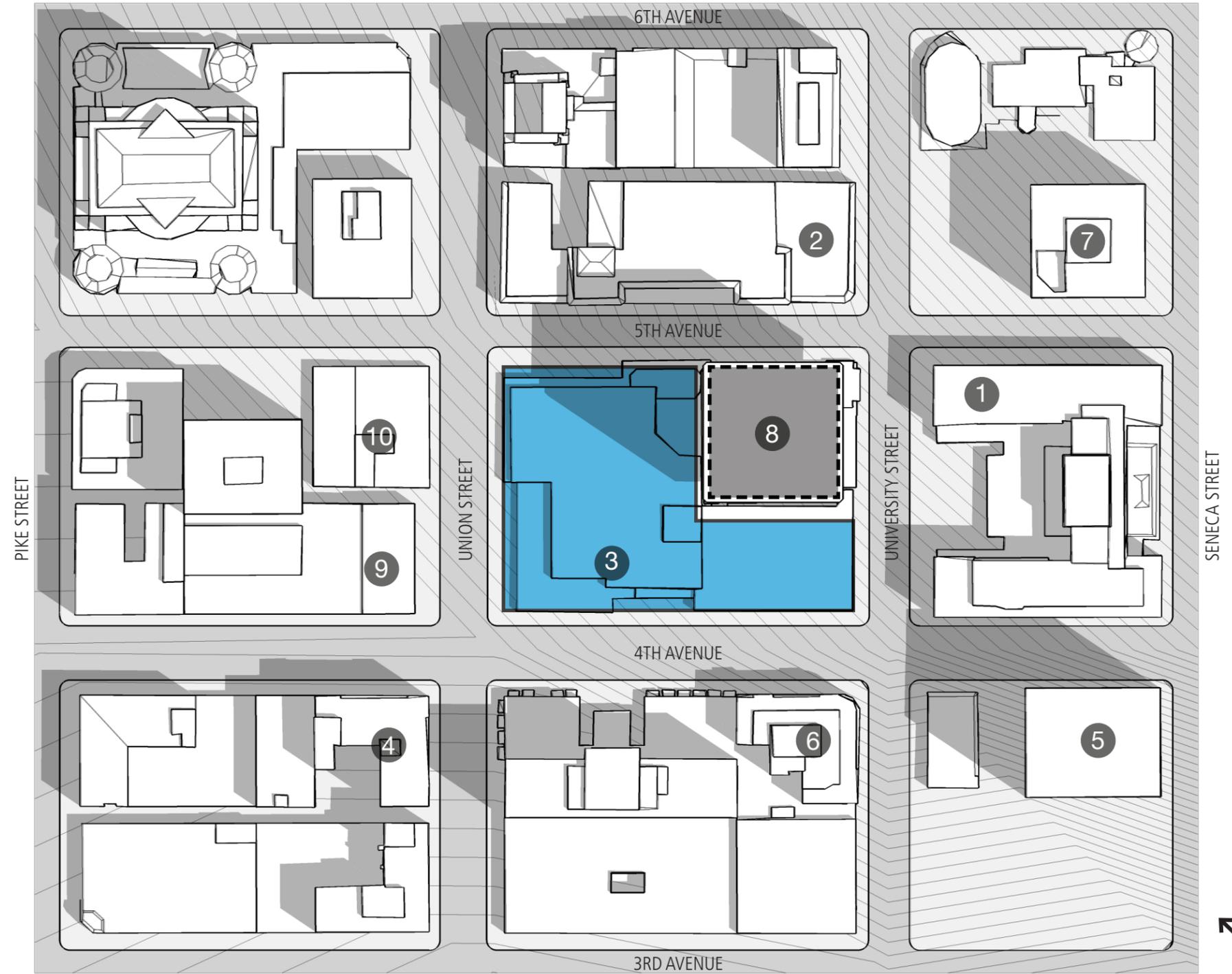




2.0 Summary Context Analysis: Surrounding Structures Vicinity Map



-  Project Site
-  Metro Tract Area
-  Existing to Remain



Summary Context Analysis: Surrounding Structures Vicinity Map 2.0



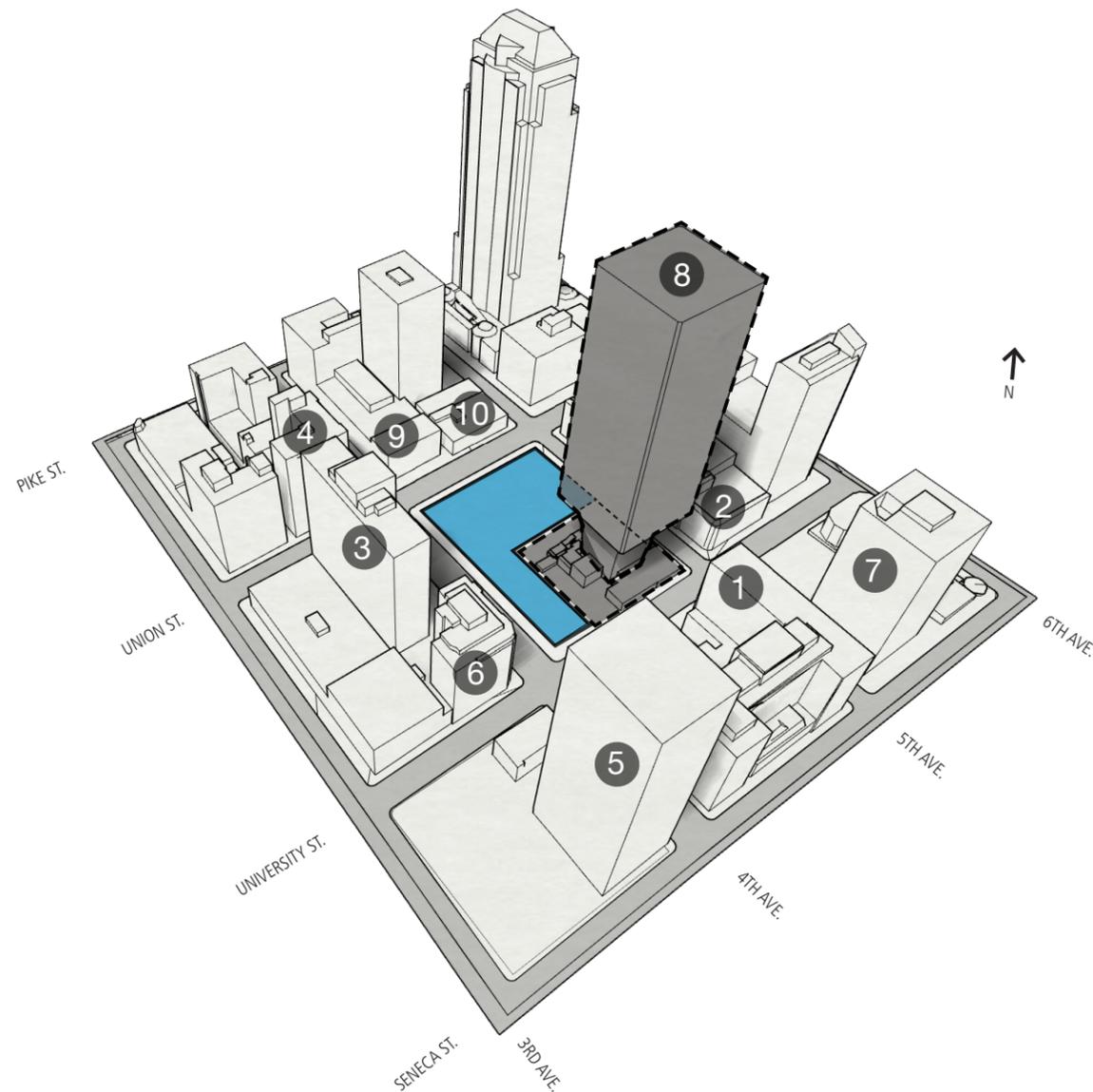
1) Fairmont Olympic Hotel 2) 5th Avenue Theater 3) Puget Sound Plaza Building



4) 1411 4th Ave Building 5) Financial Center Building & Seattle Tower 6) Cobb Building



7) IBM Building 8) Rainier Tower 9) Great Northern Building 10) Logan Building



2.0 Summary Context Analysis: Surrounding Structures

Although the Territorial University's expansive views of the greater Seattle area have changed with the city's growth, the views from the Metropolitan block are still unique within the city. The Rainier Square site is one of the best places downtown to experience a broad variety of building architecture, highlighting the city's growth over time. One can see and experience different and distinctive eras of architecture dating from the 1910s through more current times.

PARK PLACE BUILDING
1972

PLYMOUTH CONGREGATIONAL
CHURCH
1967

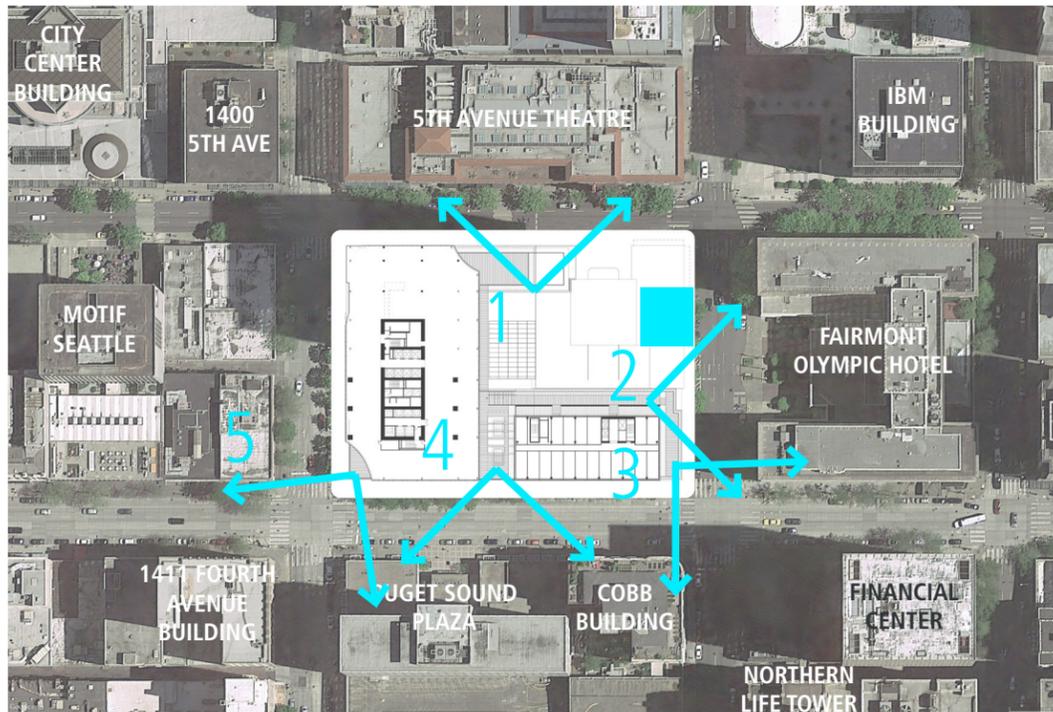
IBM BUILDING
1963

FAIRMONT OLYMPIC HOTEL
1924

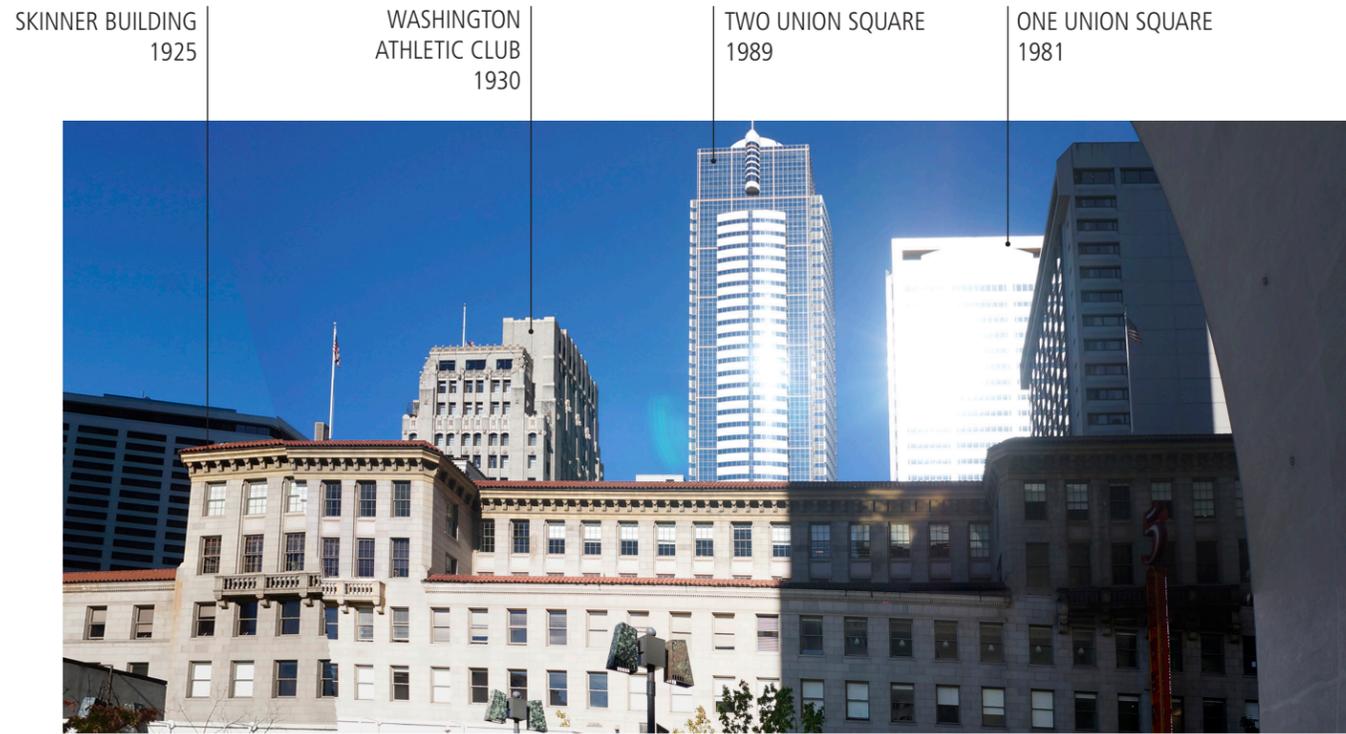
W HOTEL
1999



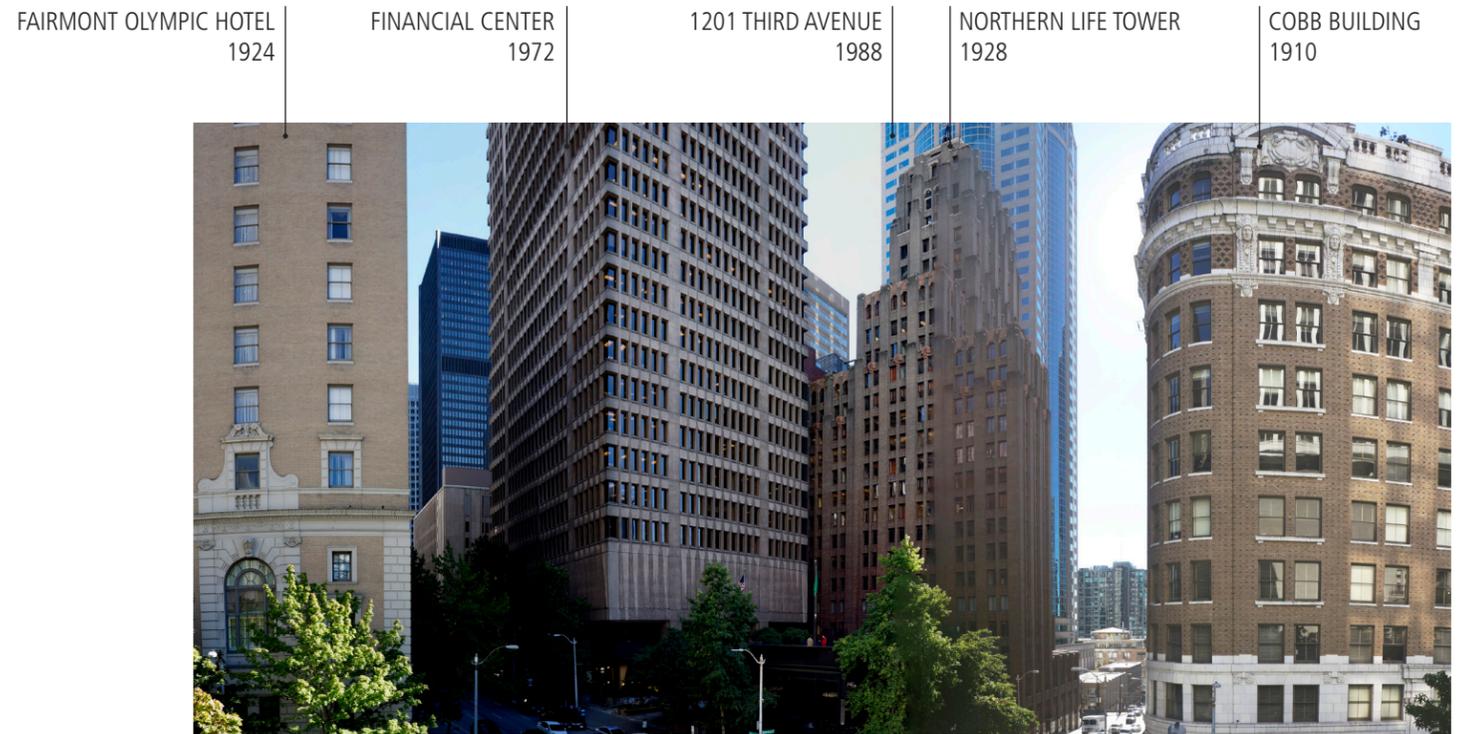
View 2



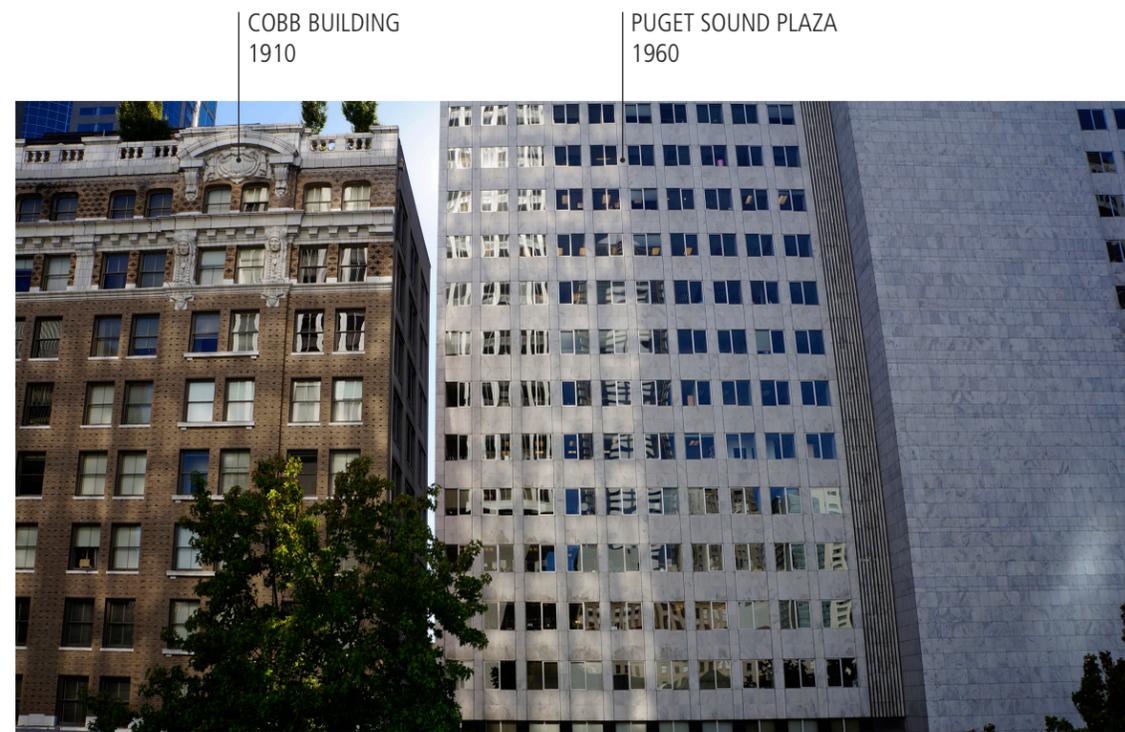
Summary Context Analysis: Surrounding Structures Vicinity Map 2.0



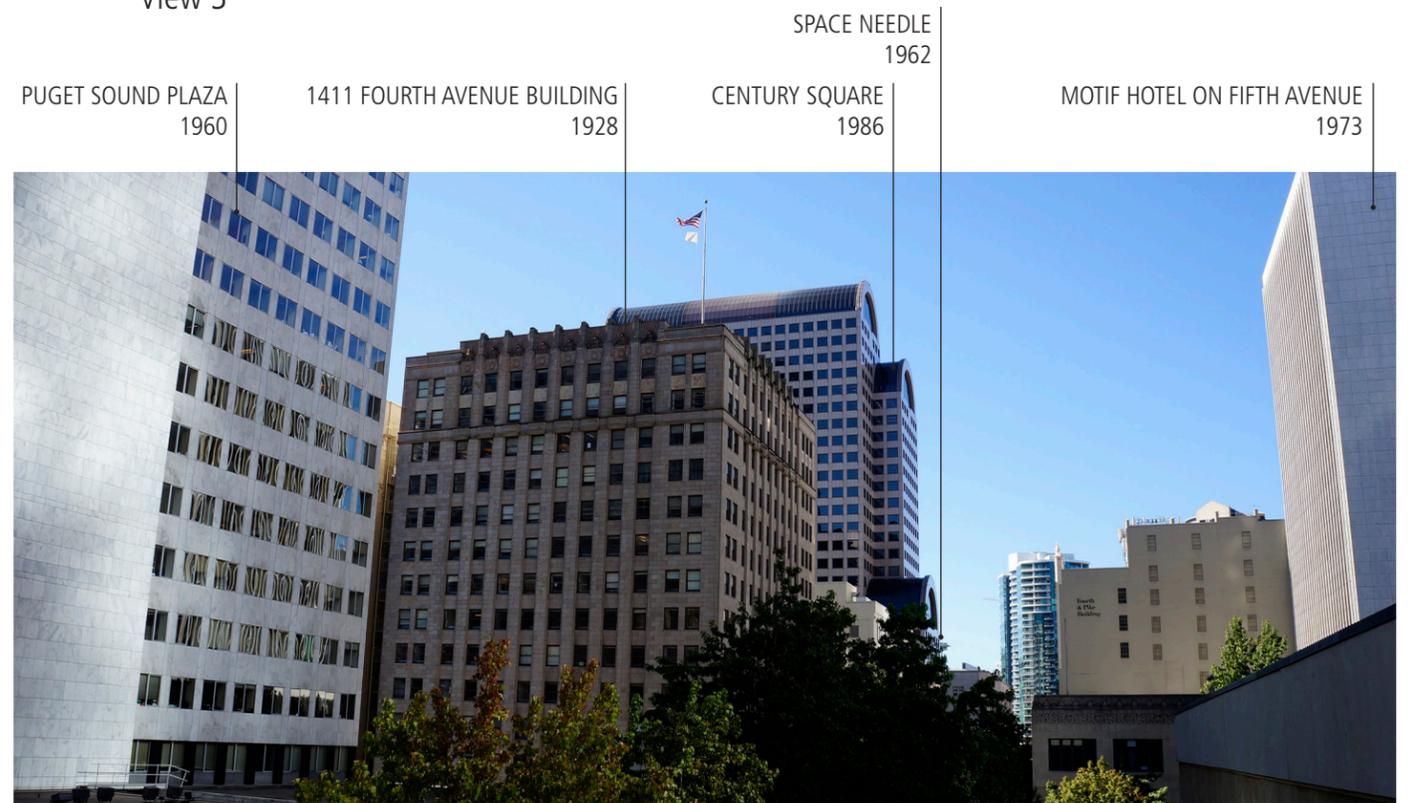
View 1



View 3



View 4



View 5

2.0 Summary Context Analysis: Surrounding Uses Vicinity Map

Building Use

The site is surrounded by a vibrant mix of hotels, culture / entertainment, retail, restaurants, office and residential. The proposed project will enhance all of these current uses with additional diverse and complementary program uses.

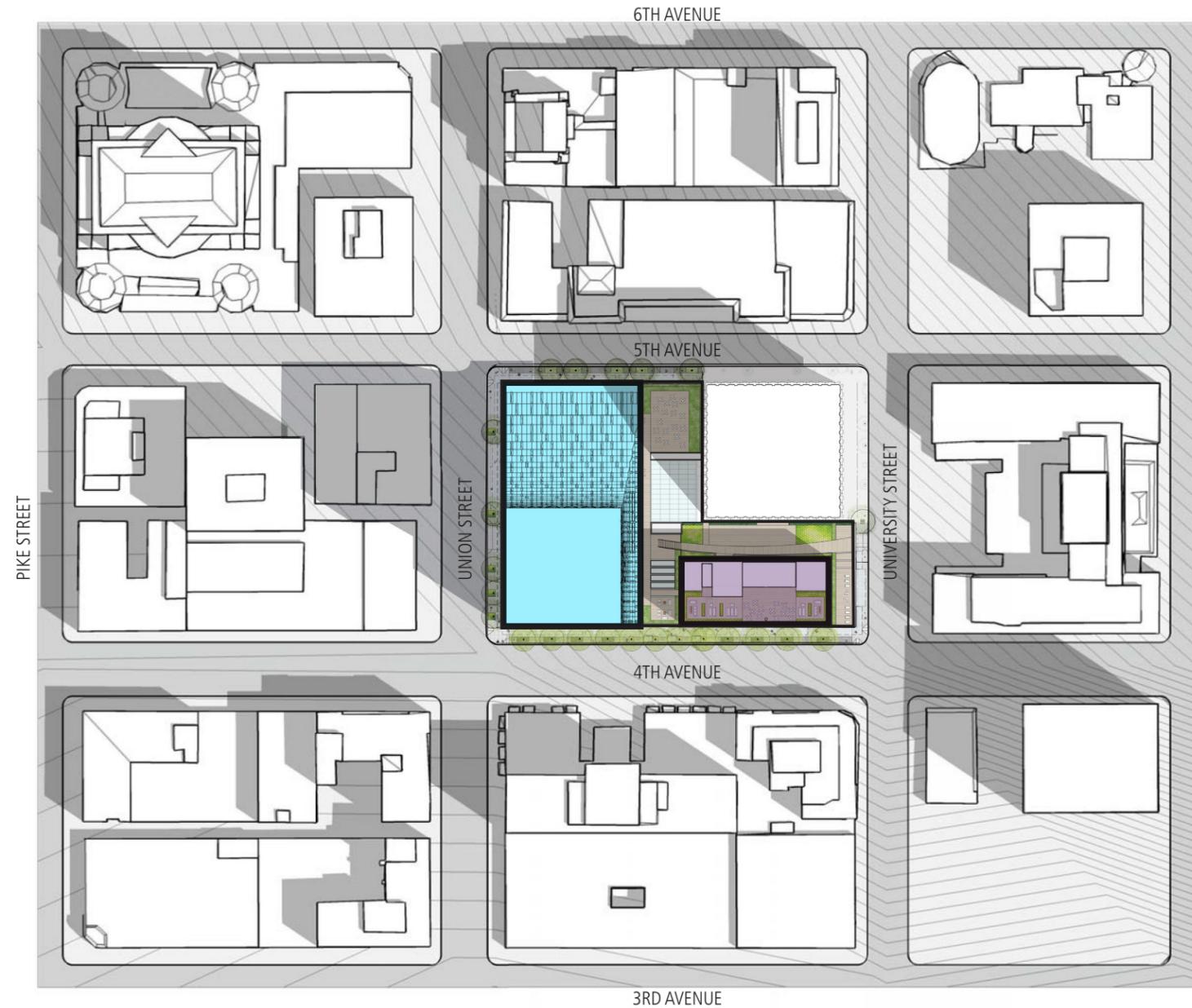


- HOTEL
- OFFICE (RETAIL AT GROUND FLOOR)
- RESIDENTIAL
- RETAIL (SERVICE, RESTAURANT, HEALTH CLUB)
- CULTURAL (CHURCH, THEATHER)

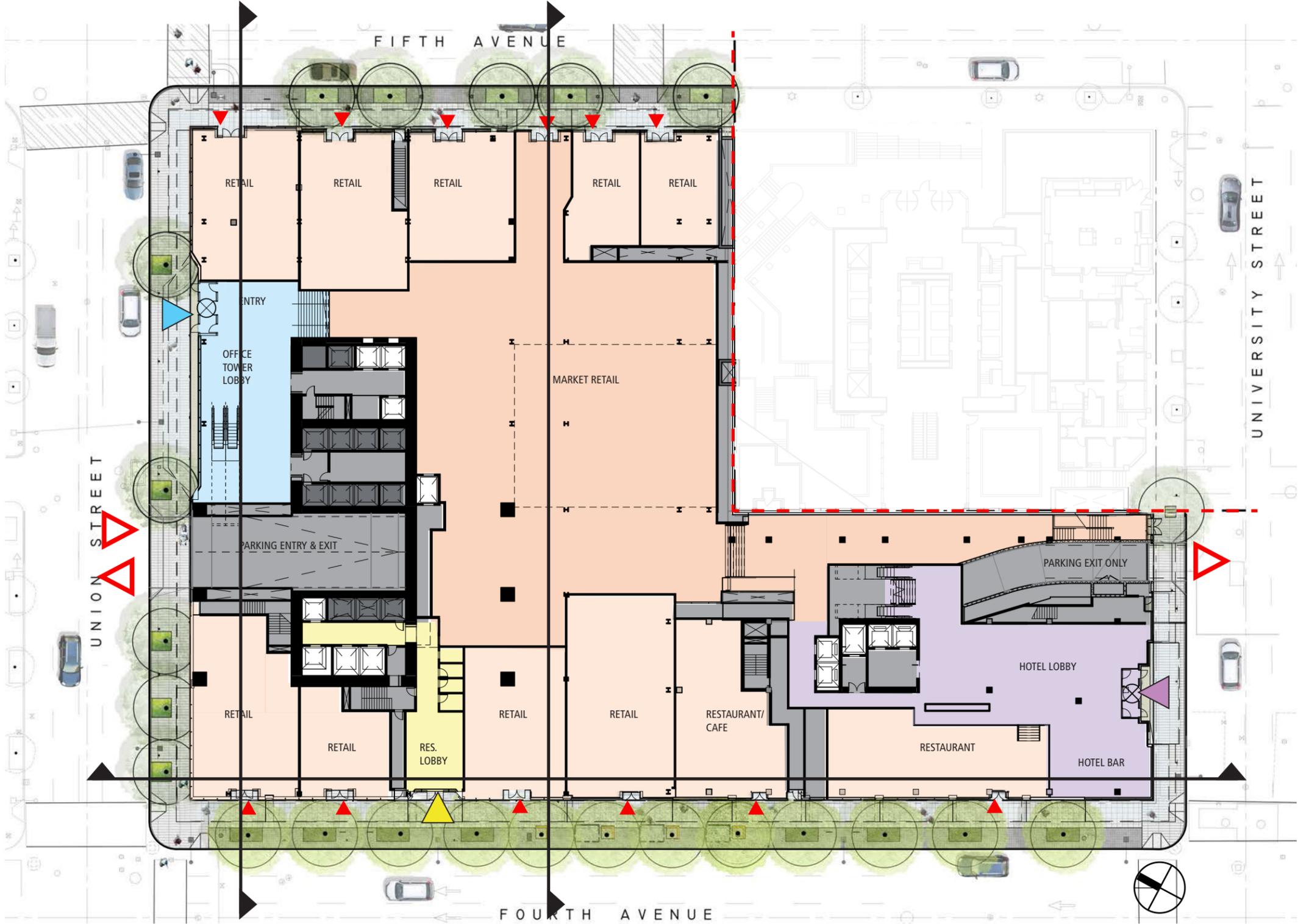
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3.0 Composite Vicinity Map - Proposed Site

- OFFICE / RESIDENTIAL TOWER
- HOTEL



Composite Site Plan - Proposed Site 3.0



-  OFFICE LOBBY ENTRY
-  HOTEL LOBBY ENTRY
-  RESIDENTIAL LOBBY ENTRY
-  RETAIL ENTRIES
-  PARKING GARAGE RAMPS

See pages 156-157 for enlarged sections.

4.0 A-1: Respond to the Physical Environment

EDG MEETING #2 DRB GUIDANCE

The landscape concept plan provided, on one hand, a clearer spatial organization that began to address the Board's desire to provide the Rainier Tower best with breathing room and to respect its distinct, object-like presence. On the other hand, the position of the tower in relationship to Fifth Avenue did not increase the sight lines to the Rainier Tower base from the north as the Board had requested at the earlier meeting. The bulk of the office and retail portions of the proposed tower remained pressed to the Fifth Avenue property line. In response, the Board asked the applicant to cut into or set back the Fifth Avenue base to open views for the pedestrian from the north. The Board continued to assert that applicant's reliance on the combination of the approximate 139' datum line (the top of the Rainier Tower base) and the lack of a setback at Fifth Avenue acts to close off views.

The Board was pleased with the shift of the hotel mass away from University Avenue.

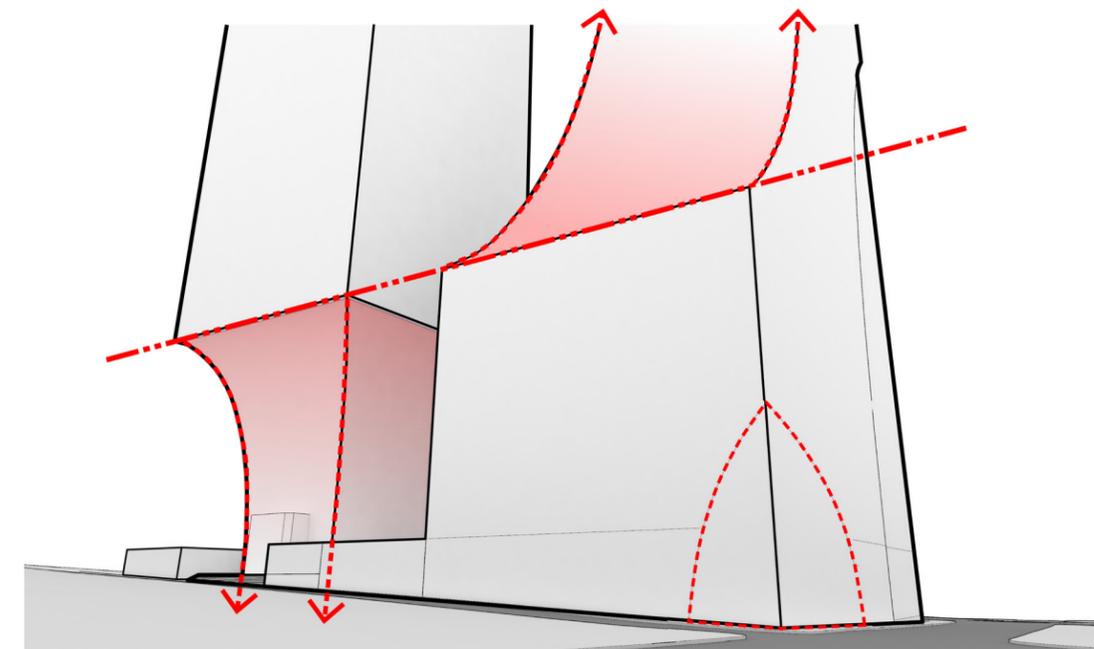
LAND USE CORRECTION NOTICE #2

Item #1 - Please respond to the Downtown Board's request from the 2nd Ave.* base to open views to the Rainier Tower podium for drivers and pedestrians approaching from the north. If the preference is to retain the ten-story wall at 5th Ave. as shown in the MUP plans, please develop a plausible alternative for staff's and the Board's reviews.

*5th Ave.

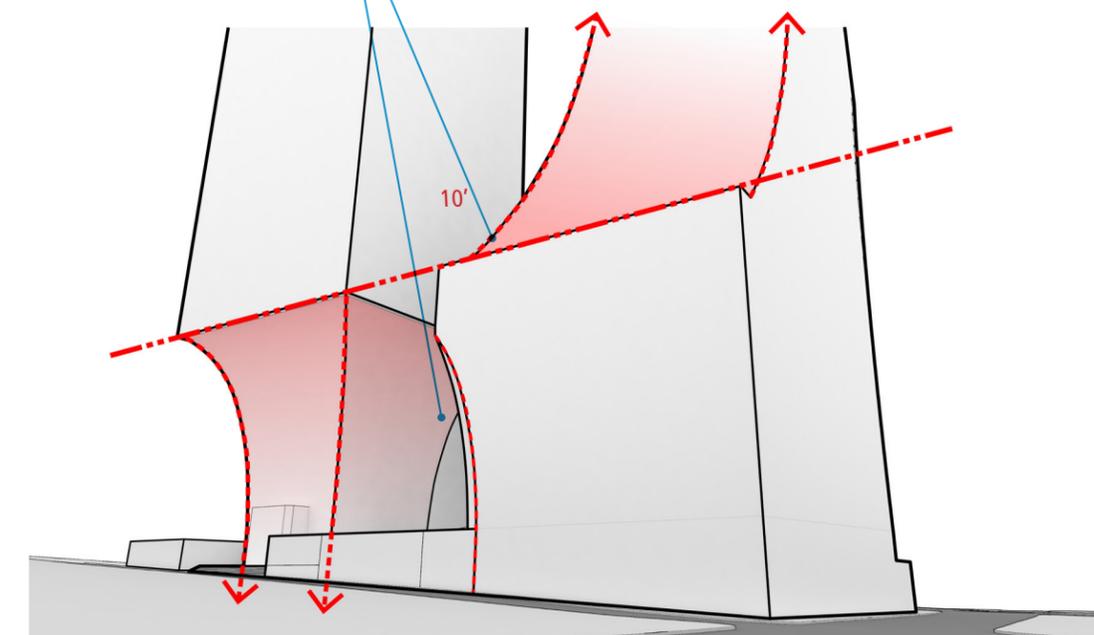
DESIGN TEAM RESPONSE

- Detailed computational studies (shown on the following pages) demonstrate that views to the base of the existing Rainier Tower are only marginally impacted by the location of the 5th Avenue street wall at the property line, when compared to 5' and 10' setback alternatives.
- Active, pedestrian-friendly retail is less effective when set back from property lines.
- 23.49.009.B.3 street-level use requirements prescribe that street-level uses shall be located within ten (10) feet of the street property line.
- The carve in the massing at the southeast corner of the proposed tower opens dramatic views to Rainier Tower base.
- As part of the surrounding urban context, Rainier Tower's base can be seen from multiple viewpoints, including dramatic views from the adjacent IBM Plaza to the southeast.
- Alignment between top of plinth and base of Rainier Tower at +139' sets up an important design relationship for Fifth Avenue streetfront composition.
- A strong datum line has been added to the lower facade to transition between retail and office uses.
- Strong visibility is a key component to success for retail operations. From decades of research on consumer behavior, environmental psychologist Paco Underhill has shown that a storefront has just 3-4 seconds to grab the attention of passersby. The design of the overall building can support or hinder this effort—column lines should be pulled out to the street, as features like setbacks at the street level push retail storefronts away from easy viewing by both pedestrians and those traveling past in vehicles or on bicycles.
- Another critical factor for the success of retail is continuity. Operations that are side-by-side with other stores and restaurants have the greatest chance for success. Contiguous retail uninterrupted by non-retail operations (such as banks) or by features like plazas is the goal. (Plazas and similar features like parks are, nonetheless, an important part of downtowns; as with any use they should be properly located where they will not interrupt key commercial blocks.)



Previous Tower Massing

10' Setback for Start of Curve at Level 10 to Help Retain Visibility of Rainier Tower



Current Tower Massing
Diagrams from EDG Meeting 2

Rainier Tower Base Visibility Study

This series of diagrams represents how much of the base of Rainier tower is visible from any given spot. The adjacent map was divided into 40,400 points at the ground plane. The base of Rainier tower was divided into 144 points. Sight lines were drawn between each set of points (5.8 million possible sight lines) and tested to see if they intersected any of the surrounding site context. The angle of each unobstructed sightline to the base of the tower was calculated and applied as a factor to represent how the building is seen from an angle.

The maps below are colored to represent the total visibility score for each point in the 25 block area. Red is the highest level of visibility, only achieved where two sides of the base are visible. Oranges are the equivalent of seeing most of one side of the tower. Yellows represent being able to see some of the base of Rainier Tower. White signifies no available view of the base. These diagrams represent what would be an ideal viewing condition. They account for the topography and neighboring buildings, but do not include the visual obstruction of trees, canopies, signage, or utilities, which would further reduce the view.



Current Proposed Tower with No Setback - **73.5%** Visibility

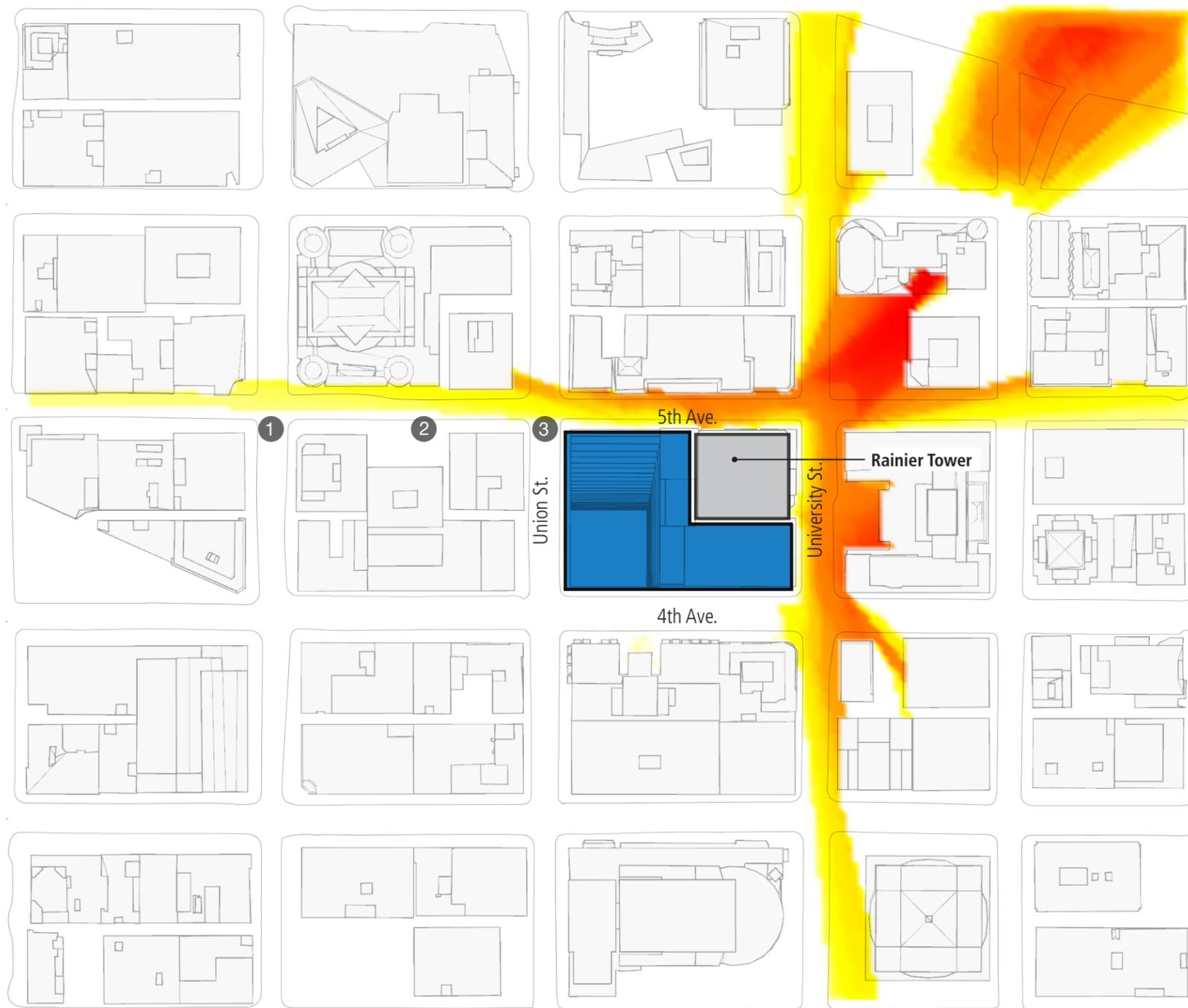


Proposed Tower with 10' Setback - **76.4%** Average Visibility

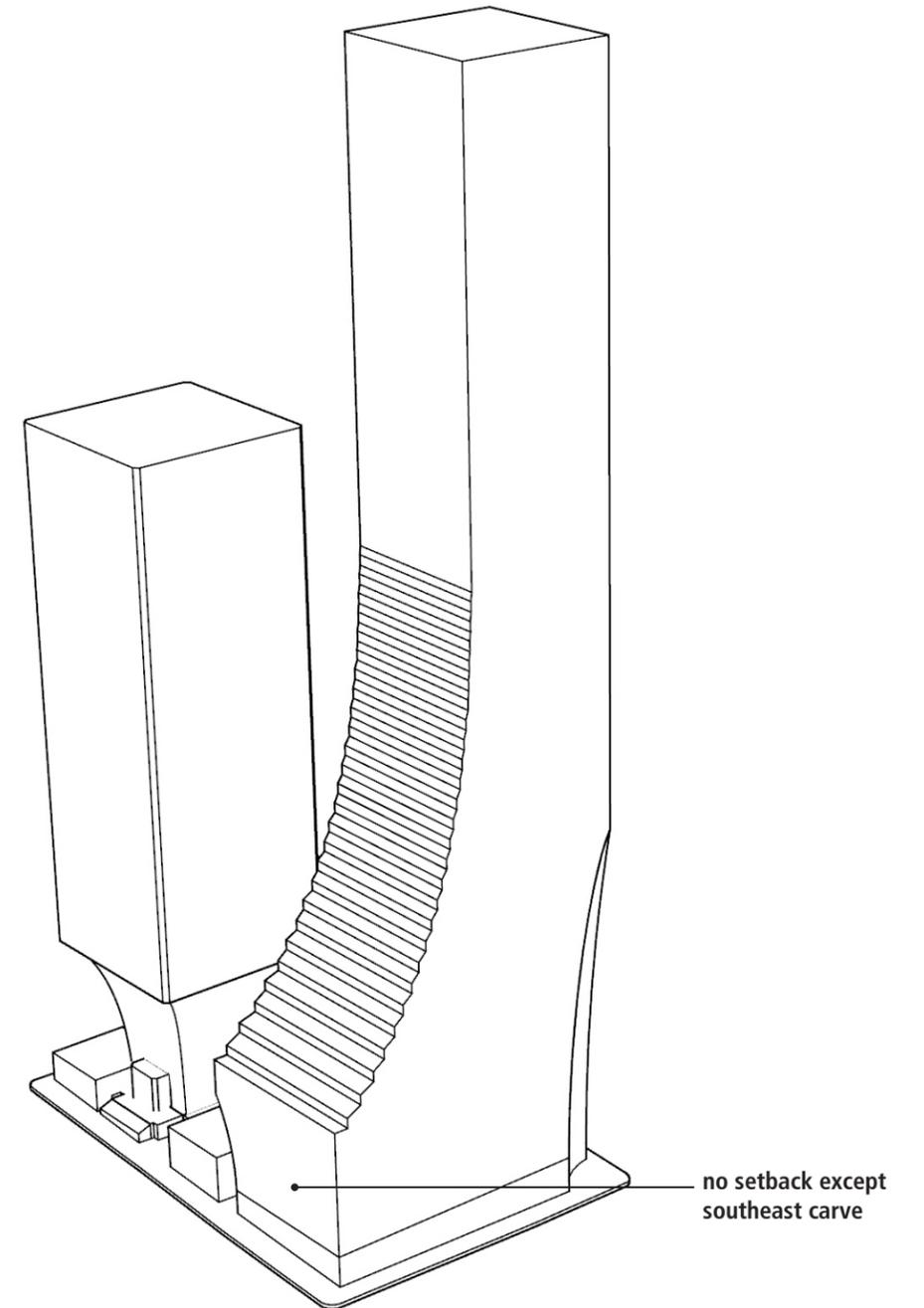


Proposed Tower with 5' Setback - **74.3%** Average Visibility

4.0 A-1: Respond to the Physical Environment- Current Proposal Without Setback



Proposed Tower with No Setback - 73.5% Average Visibility





1 - No Setback except southeast carve at 5th and Pike

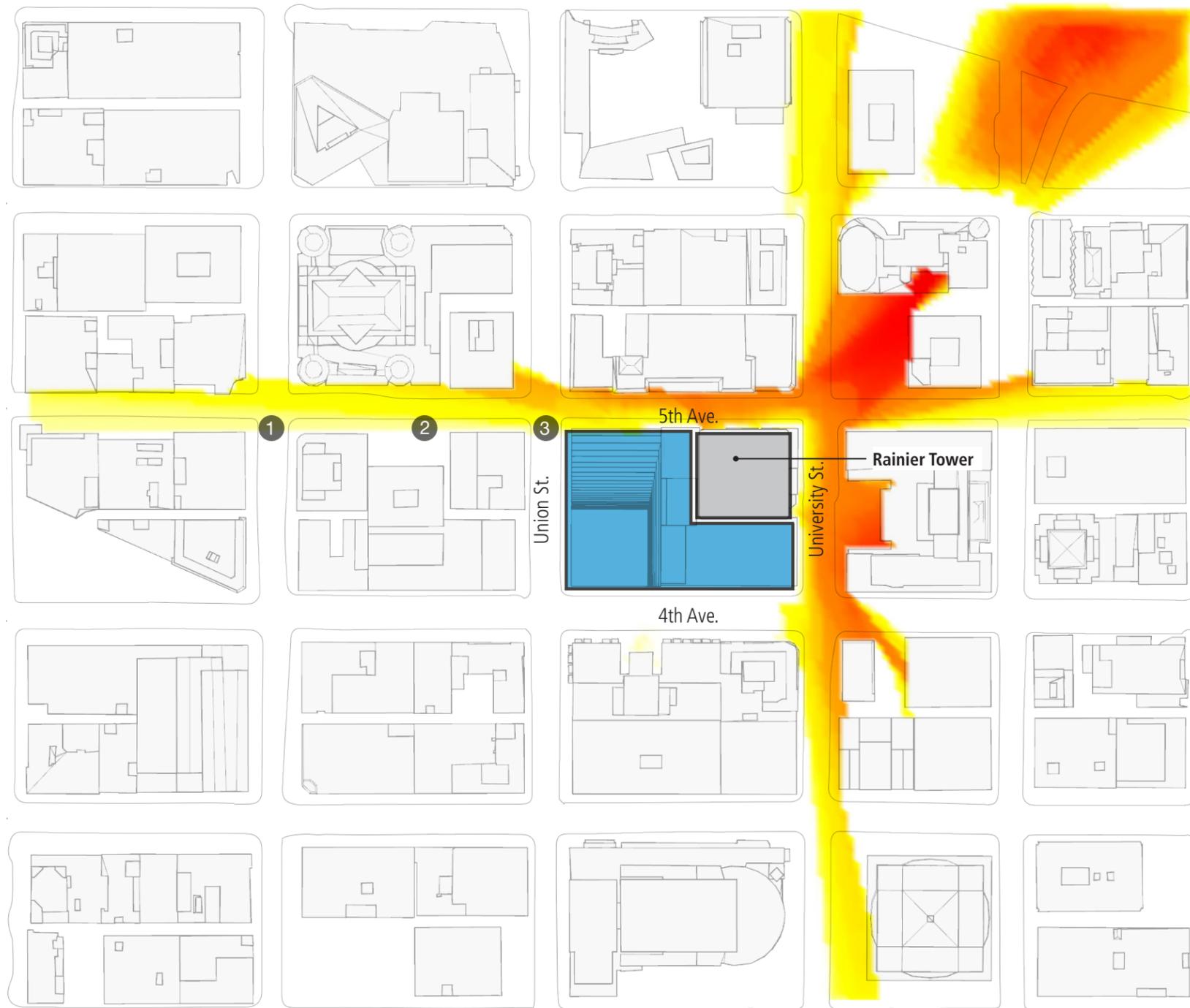


2 - No Setback except southeast carve Midblock on 5th at Union and Pike

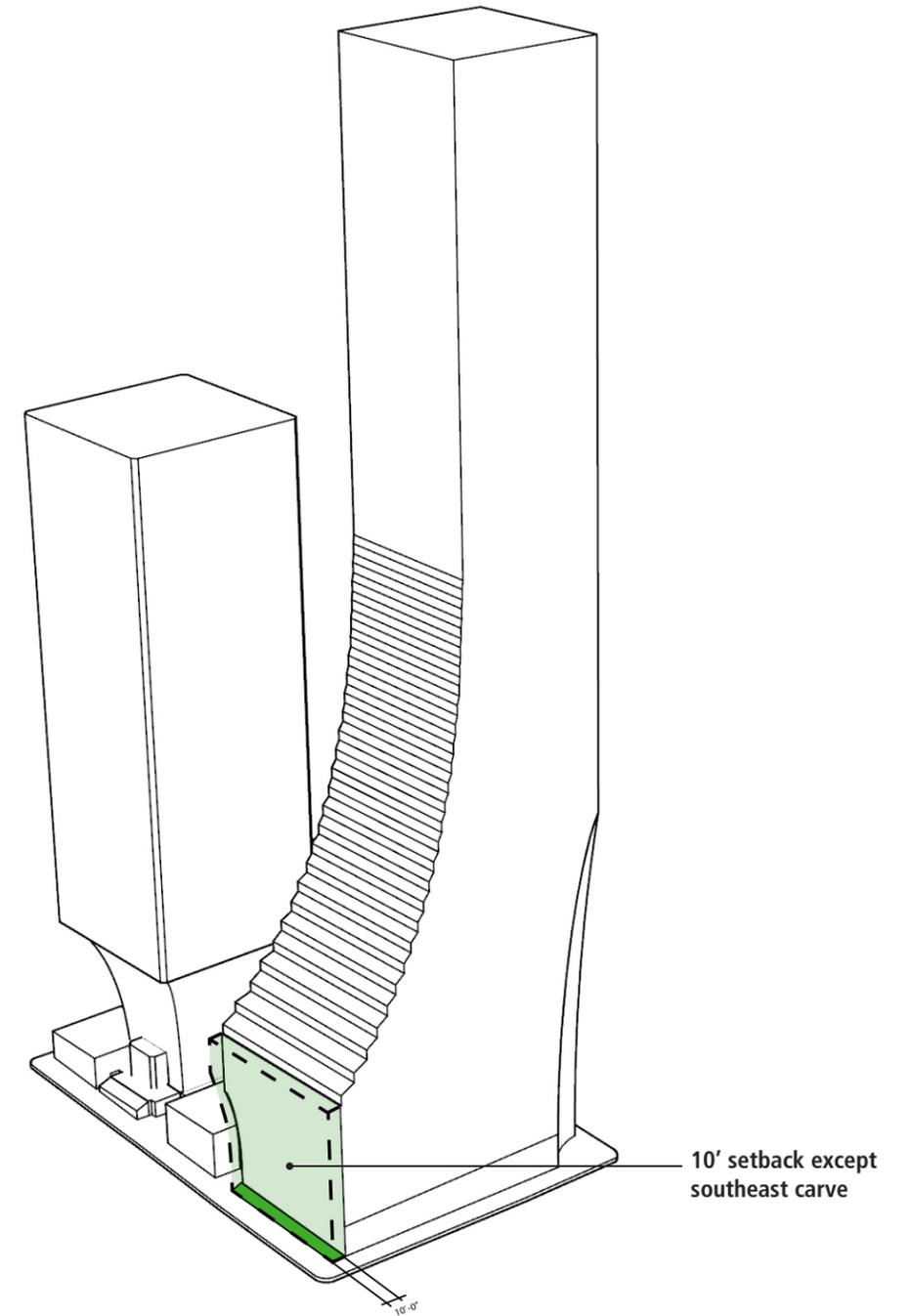


3 - No Setback except southeast carve at 5th and Union

4.0 A-1: Respond to the Physical Environment - 10' Setback



Proposed Tower with 10' Setback - 76.4% Average Visibility





1 - 10' Setback except southeast curve at 5th and Pike



2 - 10' Setback except southeast curve Midblock on 5th at Union and Pike

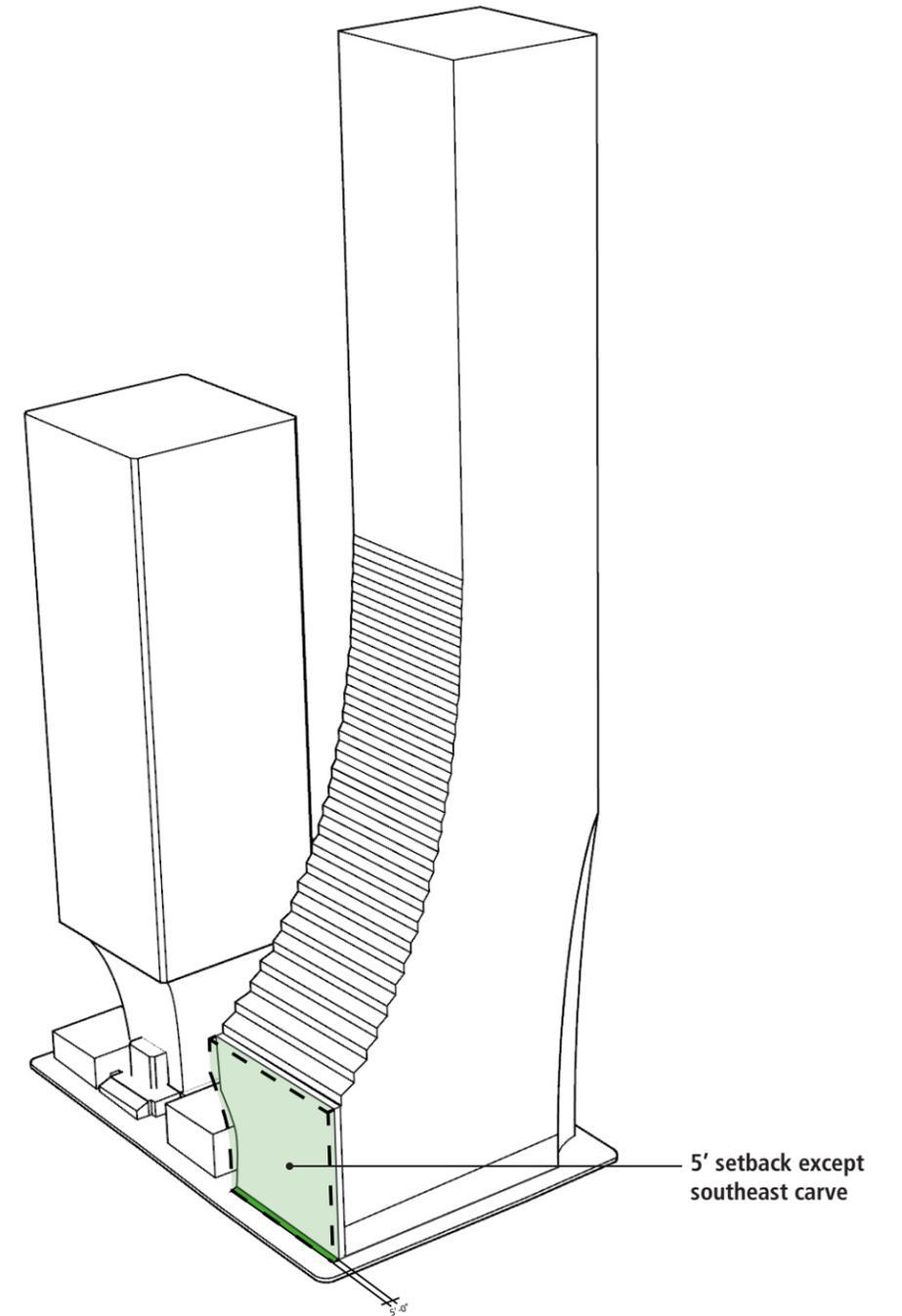


3 - 10' Setback except southeast curve at 5th and Union

4.0 A-1: Respond to the Physical Environment - 5' Setback



Proposed Tower with 5' Setback - 74.3% Average Visibility





1 - 5' Setback except southeast curve at 5th and Pike

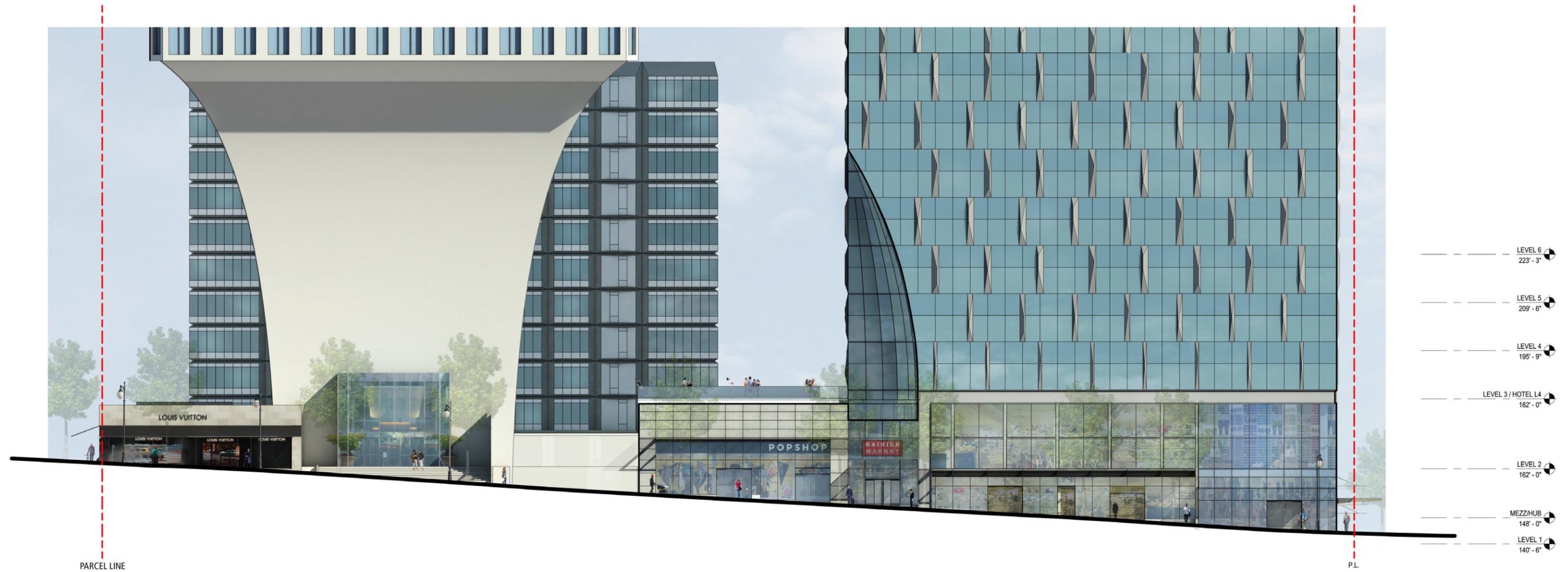


2 - 5' Setback except southeast curve Midblock on 5th at Union and Pike



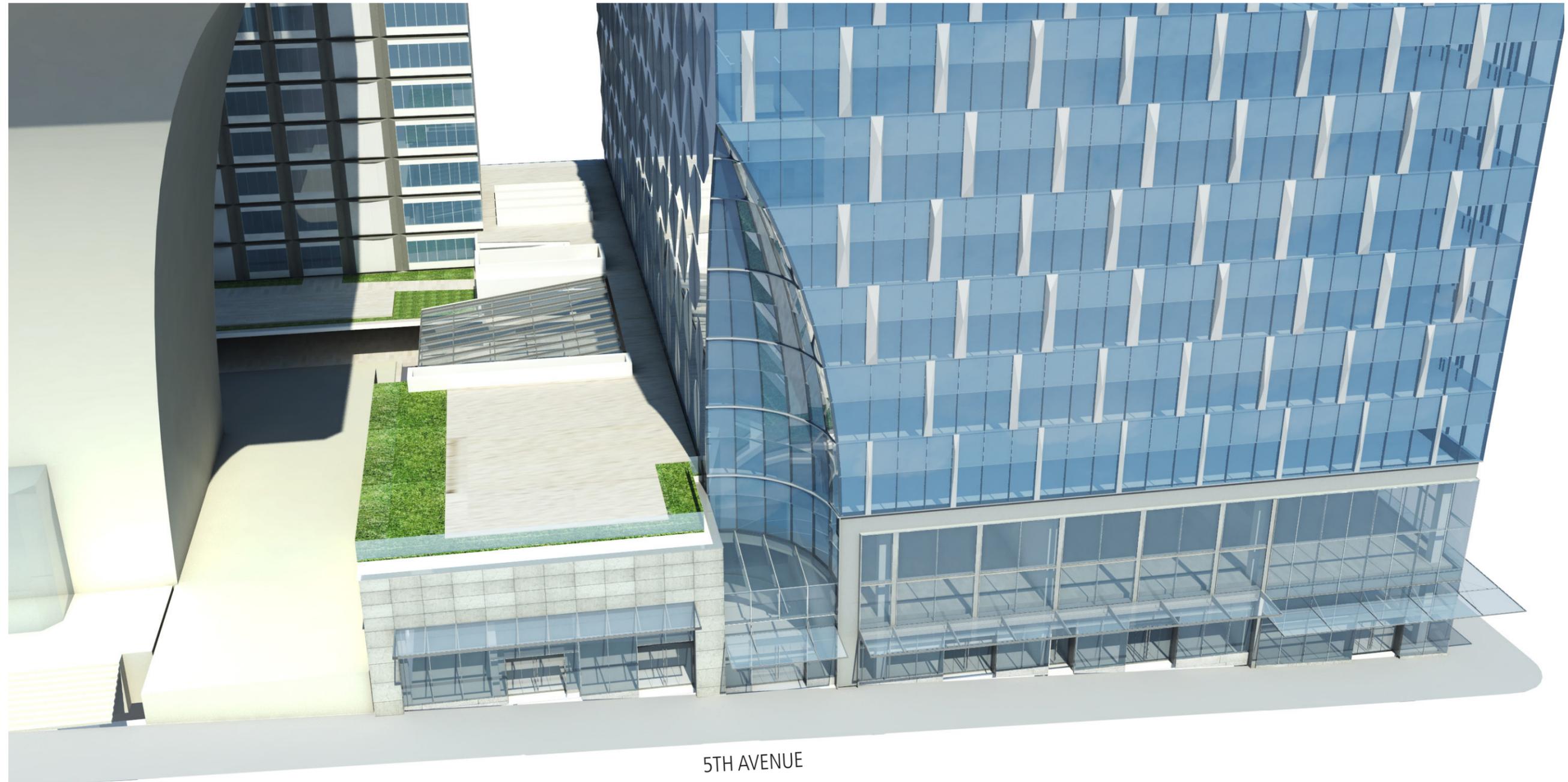
3 - 5' Setback except southeast curve at 5th and Union

4.0 A-1: Respond to the Physical Environment



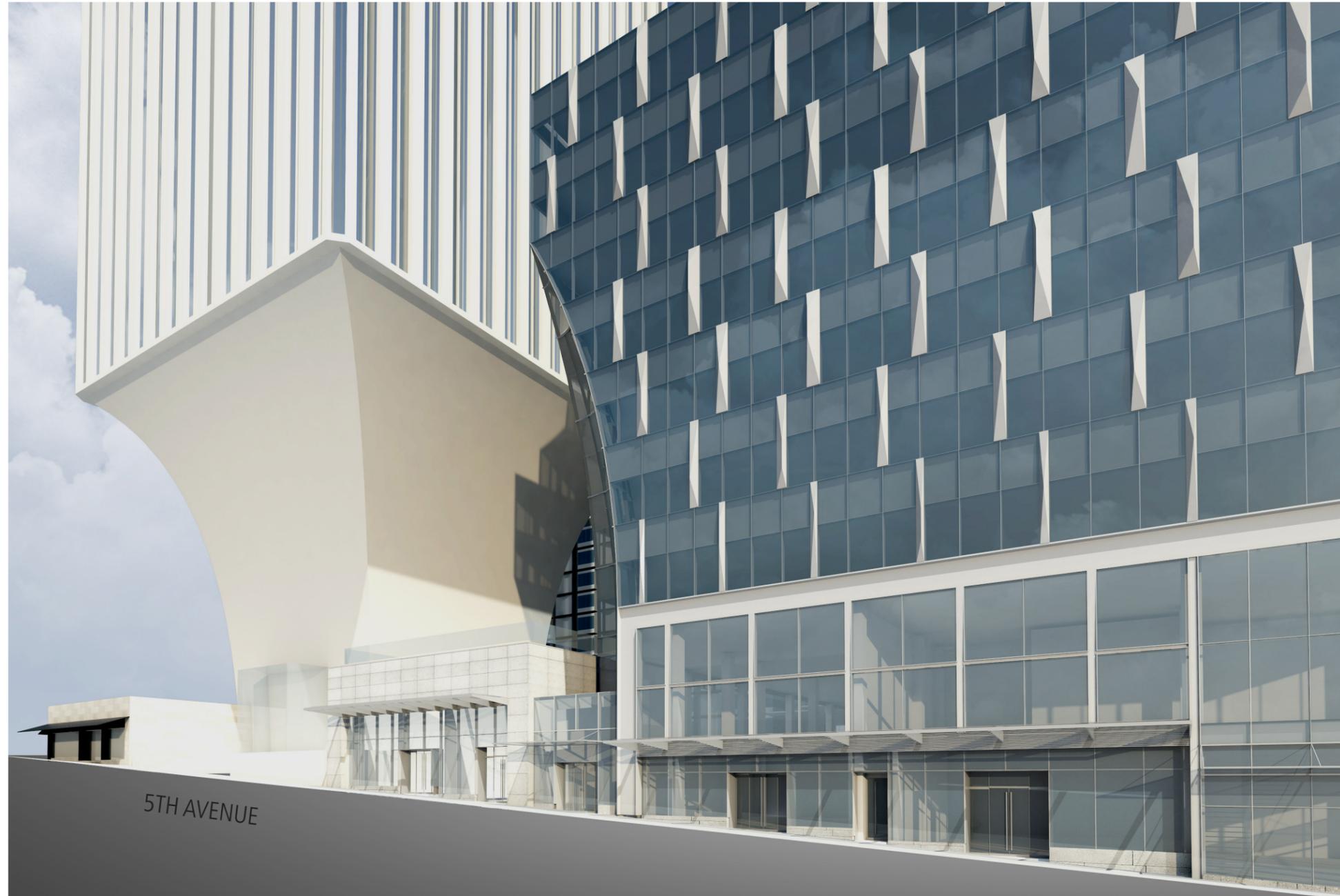
The current proposal holds the 5th Avenue façade at the property line. As one walks to the south from the corner of 5th and Union, the retail storefronts have been set back 18" to enhance the pedestrian scale along the sidewalk. The entry to the market hall, signaled by the dramatic scoop at the southeast corner of the new tower, has been set back 18" and the roof has been lowered with a skylight over the entrance, offering remarkable views to the carved design elements in the base of both towers.

5TH AVENUE



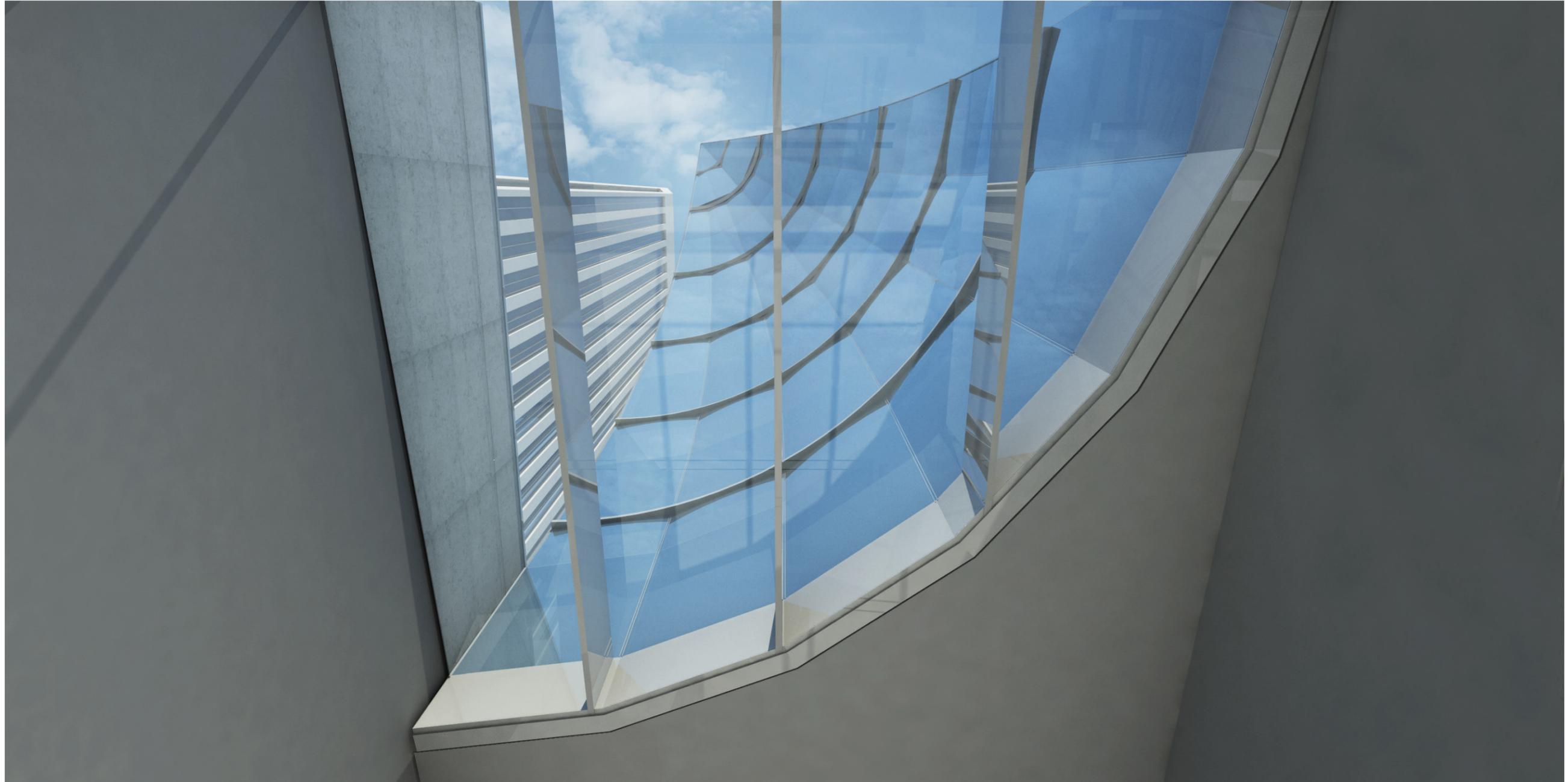
5TH AVENUE AERIAL VIEW

4.0 A-1: Respond to the Physical Environment



5TH AVENUE

- Market Hall entry lowered, skylight added to register with proposed tower carve and to open up views towards existing Rainier Tower.



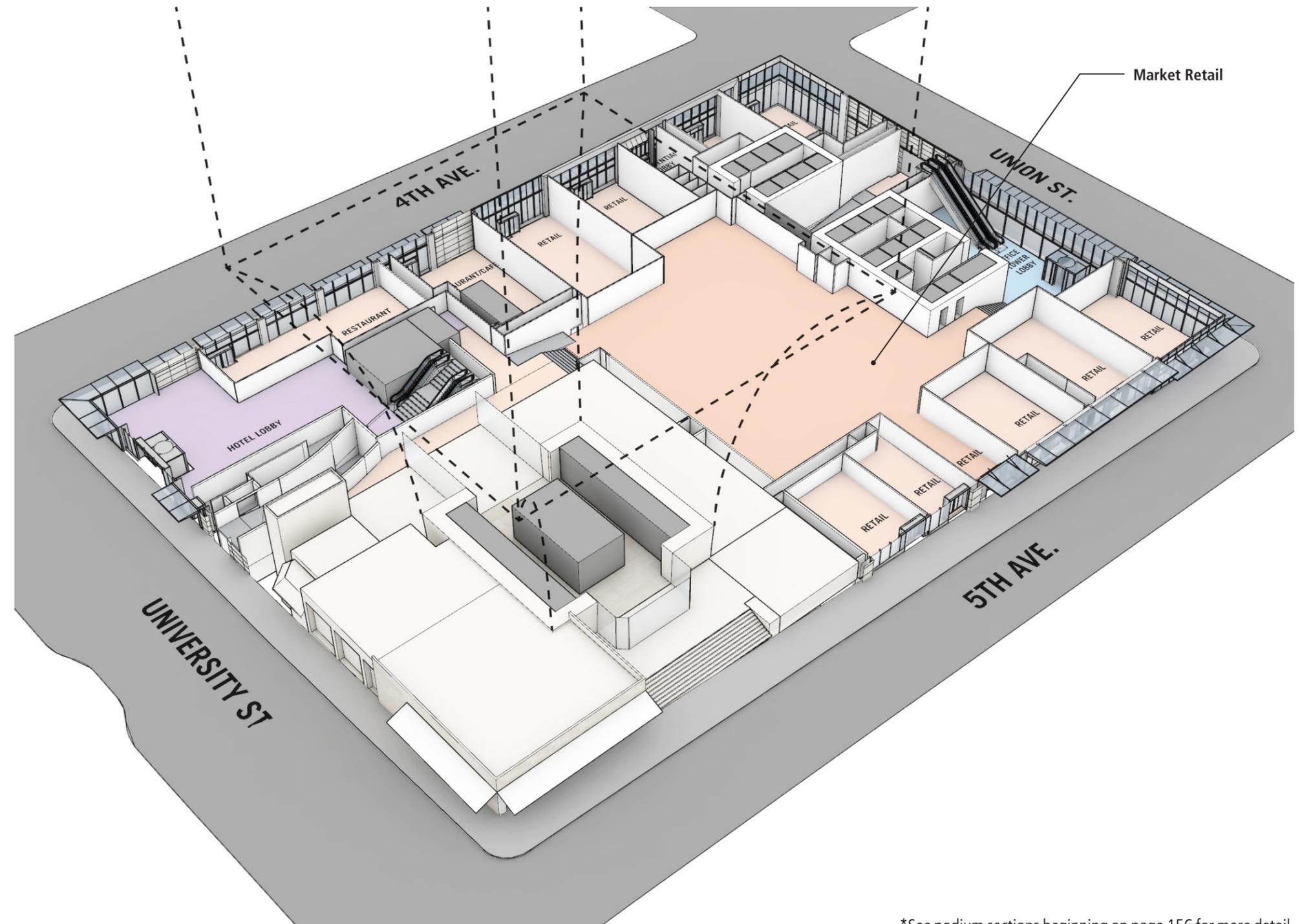
VIEW LOOKING UP THROUGH SKYLIGHT AT MARKET HALL ENTRY

4.0 A-1: Respond to the Physical Environment

GROUND LEVEL MARKET RETAIL

Retail uses at the ground level will be a thoughtfully curated, complementary mix of shops, cafes, and other retailers. Potential tenants include independent operators from around the Pacific Northwest, as well as national and international brands not currently in the local market.

Signage and entry treatments along the street, and storefront displays within the building envelope, will be individually designed to accentuate and reinforce each retailers' identity.



*See podium sections beginning on page 156 for more detail.

A-1: Respond to the Physical Environment 4.0



INDIVIDUAL IDENTITY IN RETAIL FRONTAGE

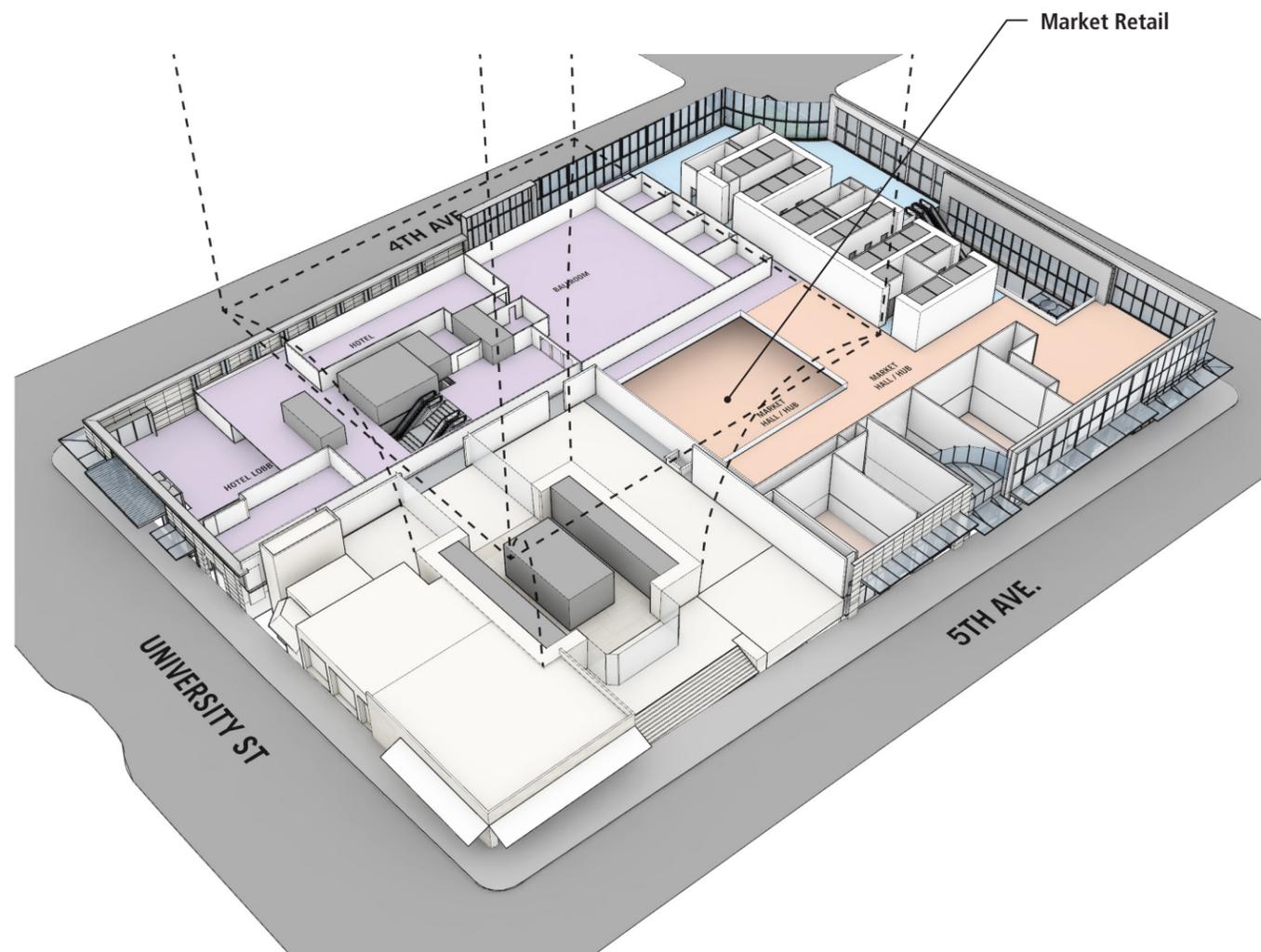
4.0 A-1: Respond to the Physical Environment

LAND USE CORRECTION NOTICE #2

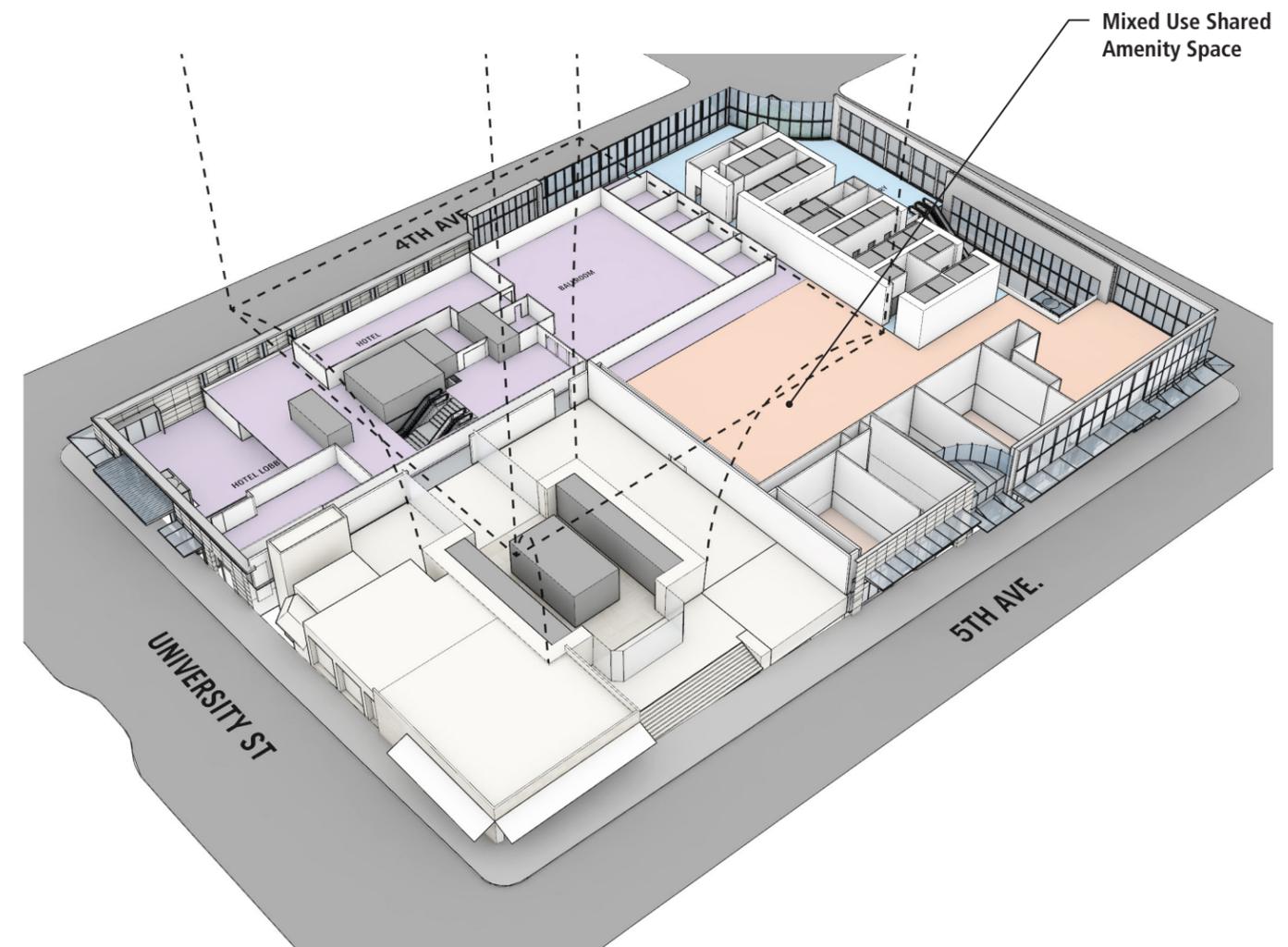
Item #17 - The market hall/hub appears almost entirely internalized with its ground floor wrapped by mostly back of house spaces for the street facing retail. Please be prepared to elaborate on why this space would be more successful than the existing atrium?

DESIGN TEAM RESPONSE

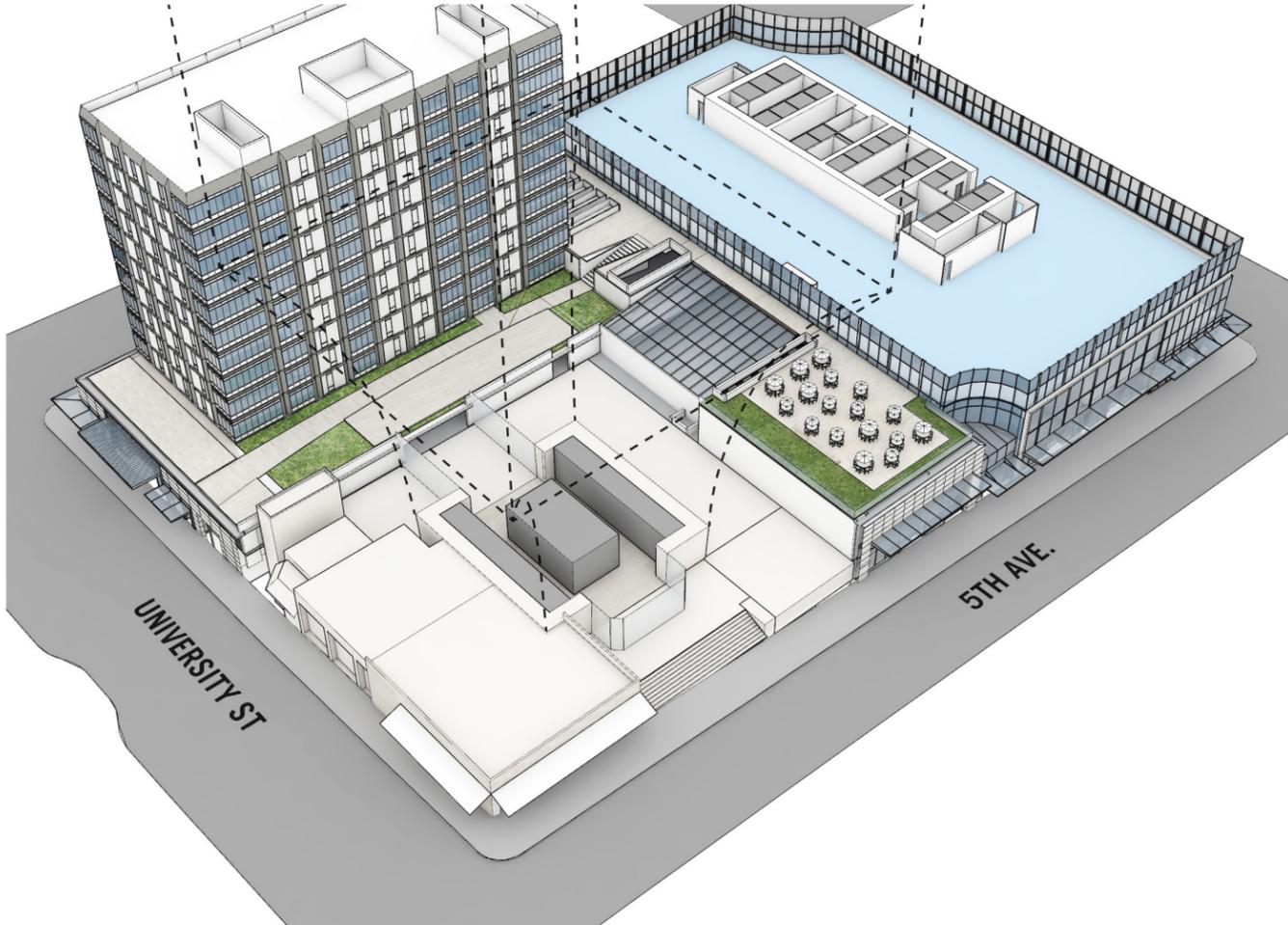
- The proposed market hall / retail space will be categorically different than the internally-focused mall configuration in the existing Rainier Square structure. As a unique destination retail environment, this space will not simply consist of circulation between surrounding retail uses. Instead, central space will be the destination and main attraction in a lively, pedestrian oriented, urban retail environment.
- The retail tenant will determine the specific configuration of the space. Two general options are currently anticipated; both options have their primary entrance from 5th Avenue through the dramatic space created by the southeastern "carve".
- Option 1 reflects a two story space as a potential market hall that will interconnect both levels topped by a glass ceiling to add natural daylight and offer views to the base of the existing Rainier Tower.
- Option 2 is configured to accommodate an urban grocery or other large retail user on the lower level and a common amenity space on the second level consisting of conference rooms, meeting space, and other amenities to be shared by hotel guests, office users and residential tenants. The skylight is scaled down in this option to respond to the specific areas of use.



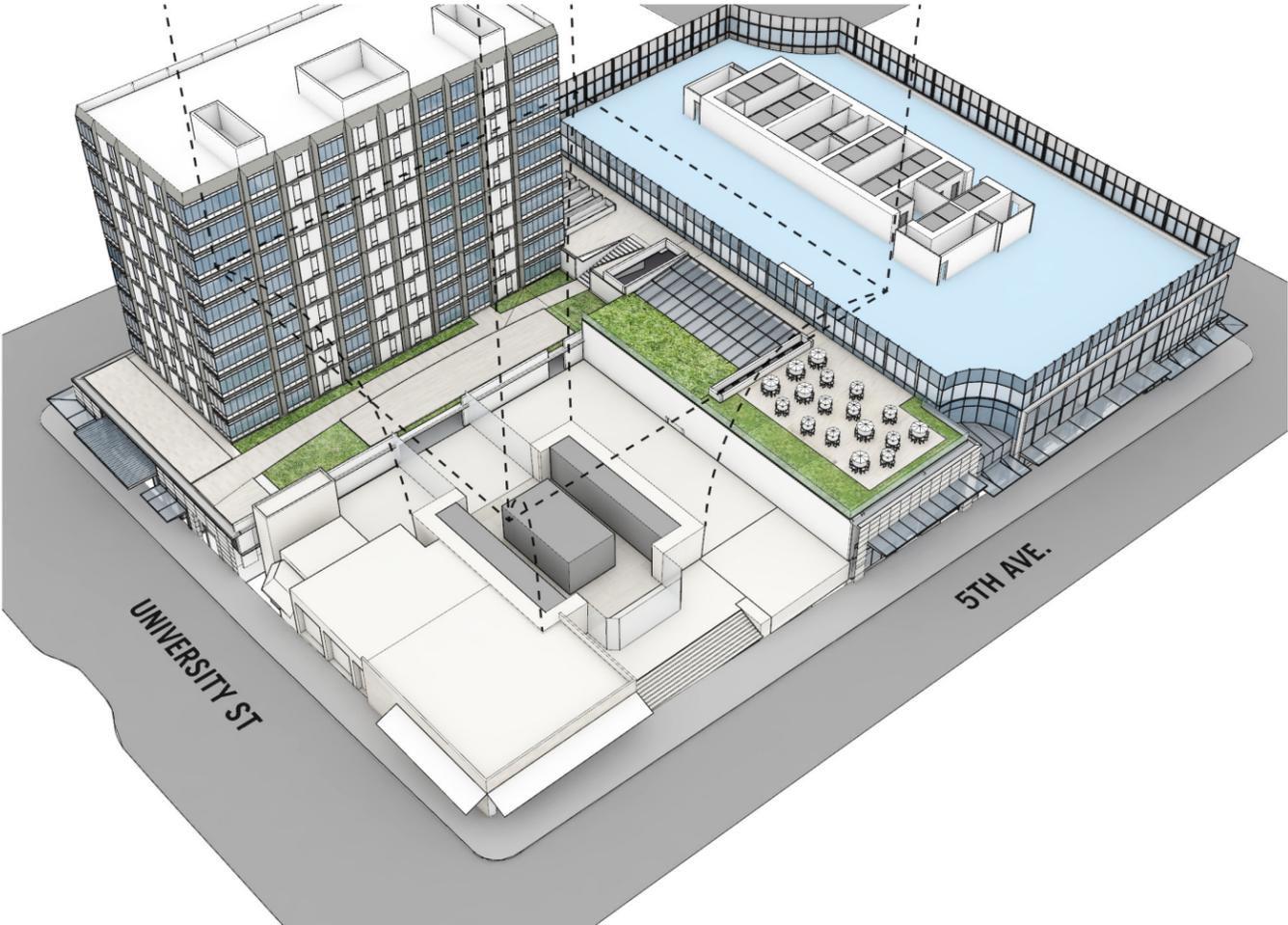
LEVEL 02 - OPTION 1



LEVEL 02 - OPTION 2



LEVEL 03 - OPTION 1



LEVEL 03 - OPTION 2

4.0 A-2: Enhance Skyline

EDG MEETING #2 DRB GUIDANCE

The applicant proposed use of curtain wall articulations and other architectural elements instead of choosing to develop an alternative scheme with a higher, more slender tower or with a different roof top shape.

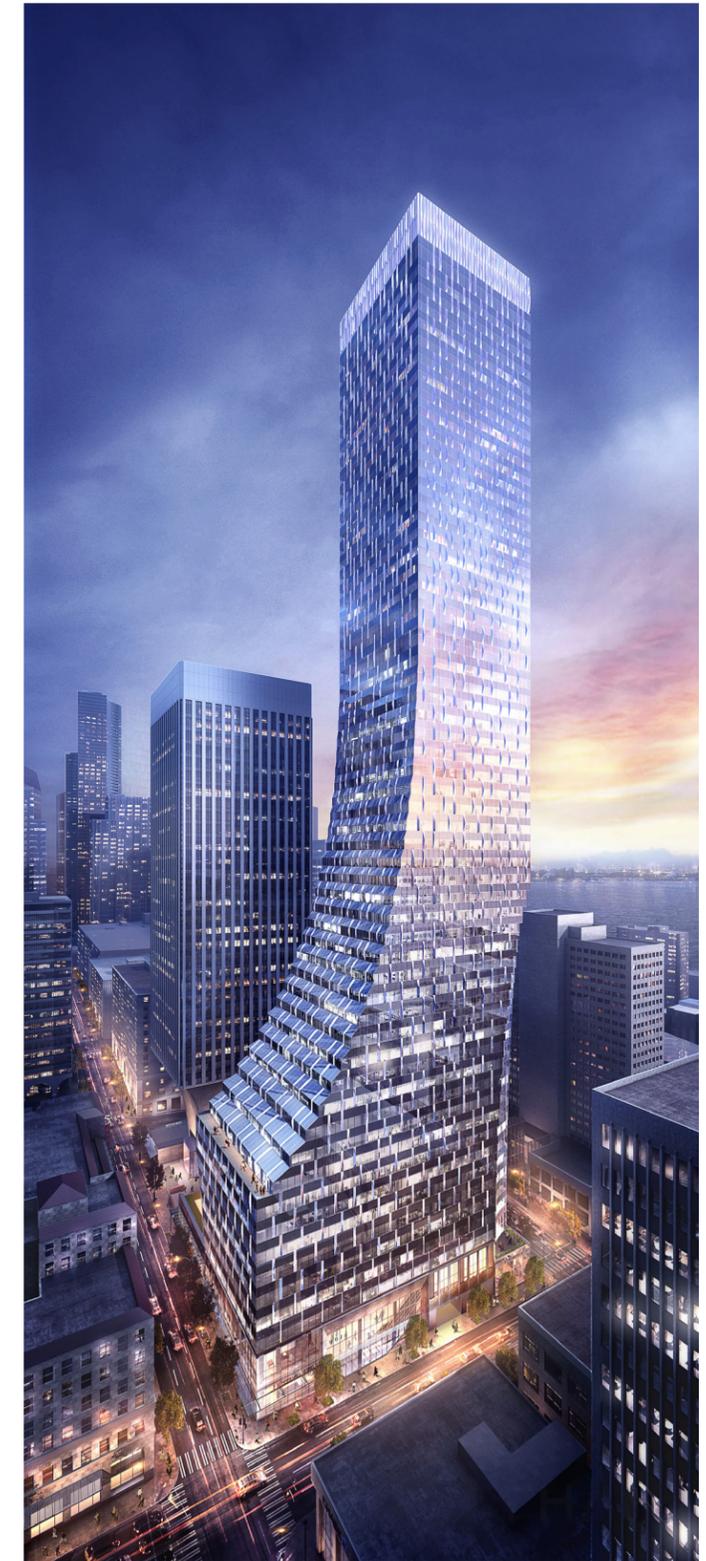
Individualized articulations of the curtain wall for the lower office and the higher residential program components with an outdoor residential amenity space separating them will, according to the architect, endow the building with a distinct upper skyline presence. The suggestion of a faceted wall (p. 12 of the EDG #2 booklet) which shimmers at the upper levels intrigued the Board.

LAND USE CORRECTION NOTICE #2

Item #13 - The aggregated fins coupled with likely lighting enhancements act as a crown or cap for the tower. Consider making the fins that screen the roof top mechanical systems larger and with greater depth. The Board will want to see modeling of the roof top screening during night and day and different atmospheric conditions.

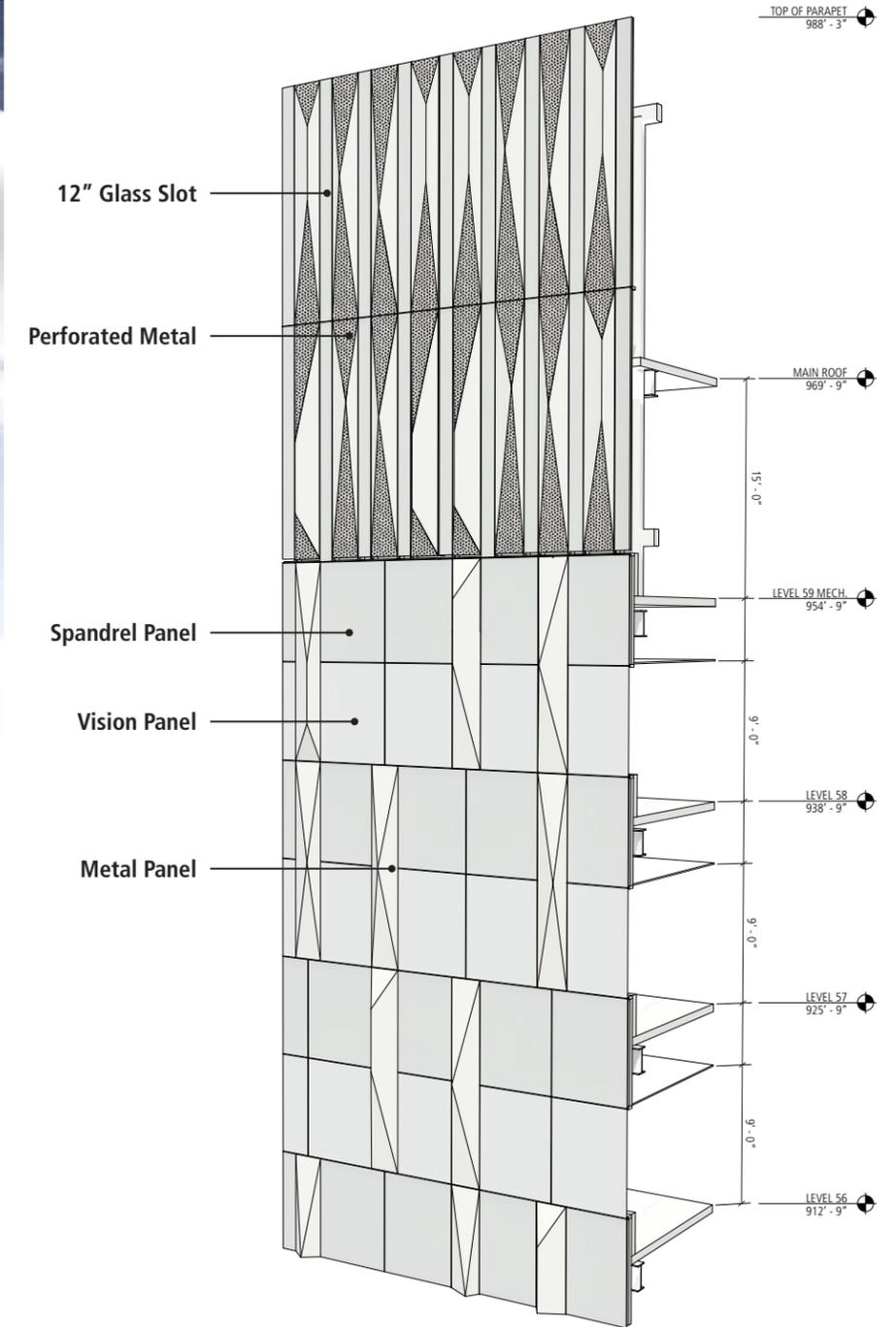
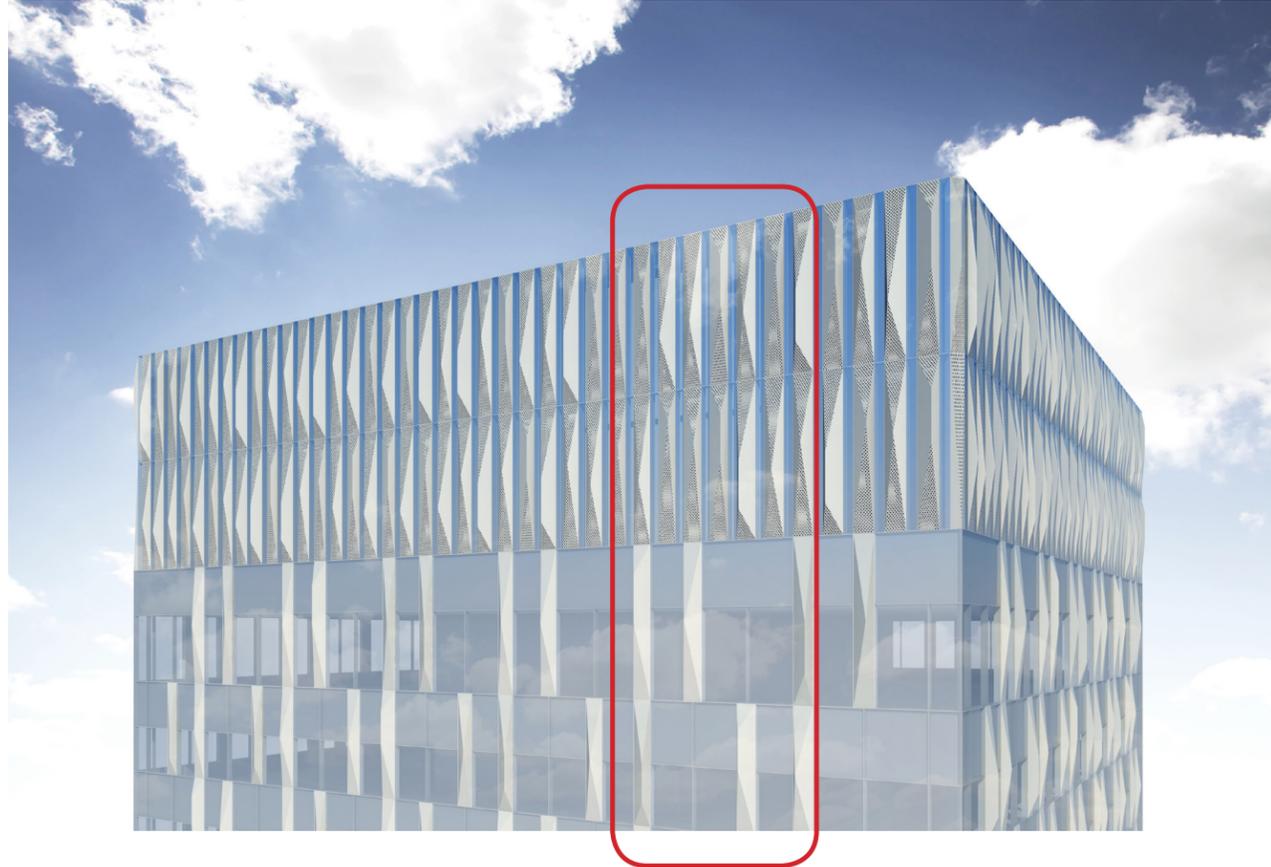
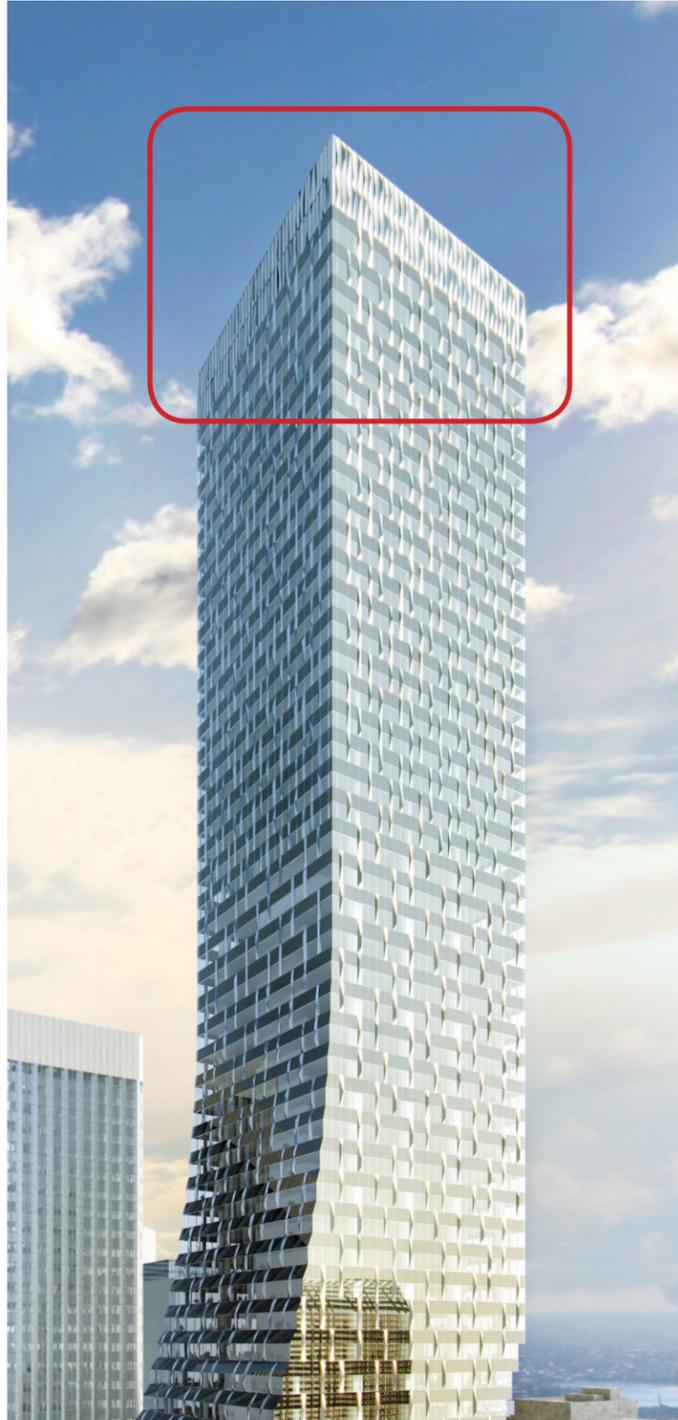
DESIGN TEAM RESPONSE

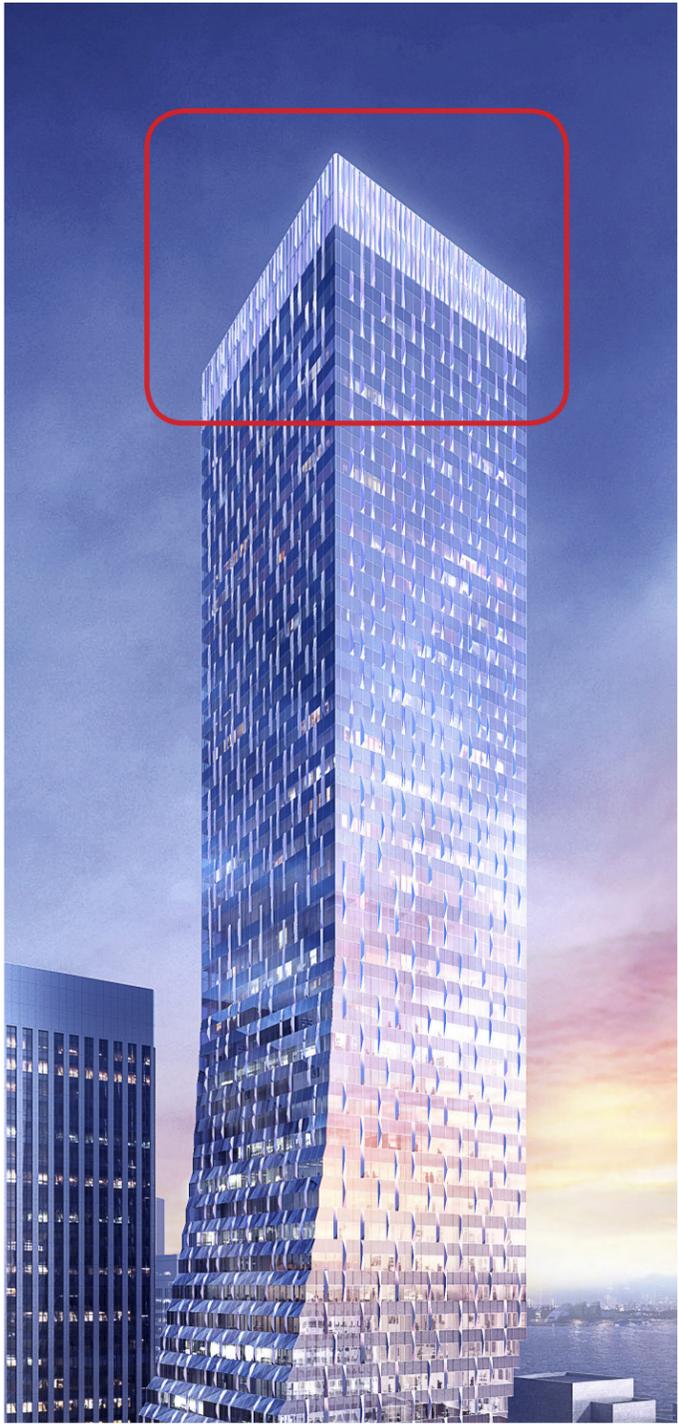
- The concept and detailing for the upper levels of the tower have been further developed since the last EDG meeting as shown on the following pages.
- The unique “prism” panels incorporated into the curtainwall become increasingly dense as the tower rises from commercial through residential uses, and come together at the uppermost levels to form an elegant cuff that terminates the composition against the sky.
- At night, the top of the building will incorporate a dramatic lighting strategy that will establish Rainier Square’s distinct identity within the composition of the urban skyline.
- The aesthetic composition of the top of Rainier tower is designed to be complimentary in proportion to the existing Yamasaki tower, while creating a fresh new focal point to the Seattle skyline. The design is a culmination of the folded metal panel system integrated in the façade of the tower below. It is a dense collection of “prisms” that will amplify the play of light during the day, giving the top of the tower a shimmering, crystalline quality, becoming an iconic statement on the skyline. The current proposed scheme incorporates openings in between the prisms to lighten the appearance. In the evenings, it will come alive with a unique lighting pattern that is determined by a composition of perforations in the metal panel forms.





4.0 A-2: Enhance Skyline - Parapet Current Proposal



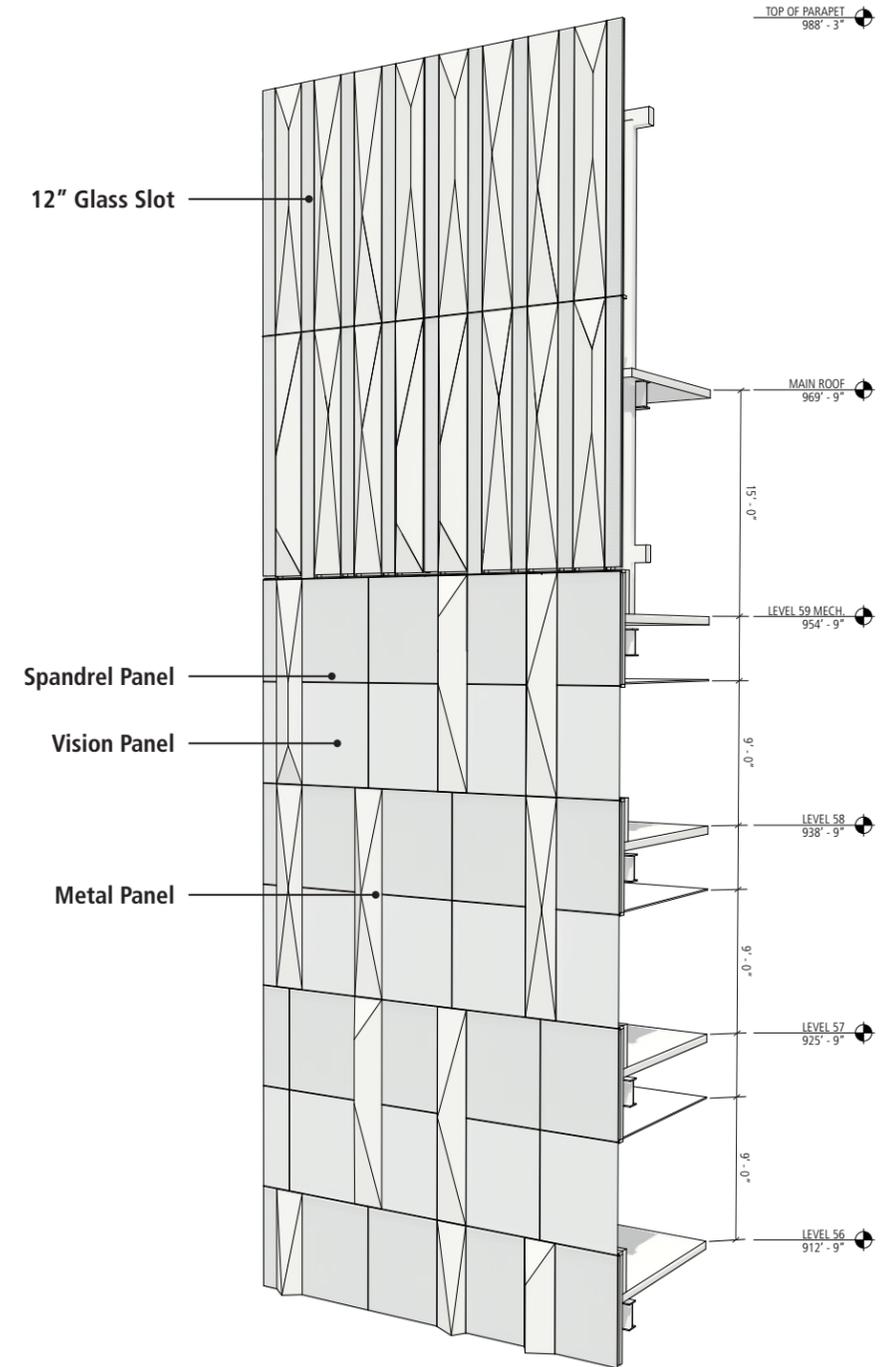


Backlit perforated metal panel enhances top-bottom facets of folded metal prism.

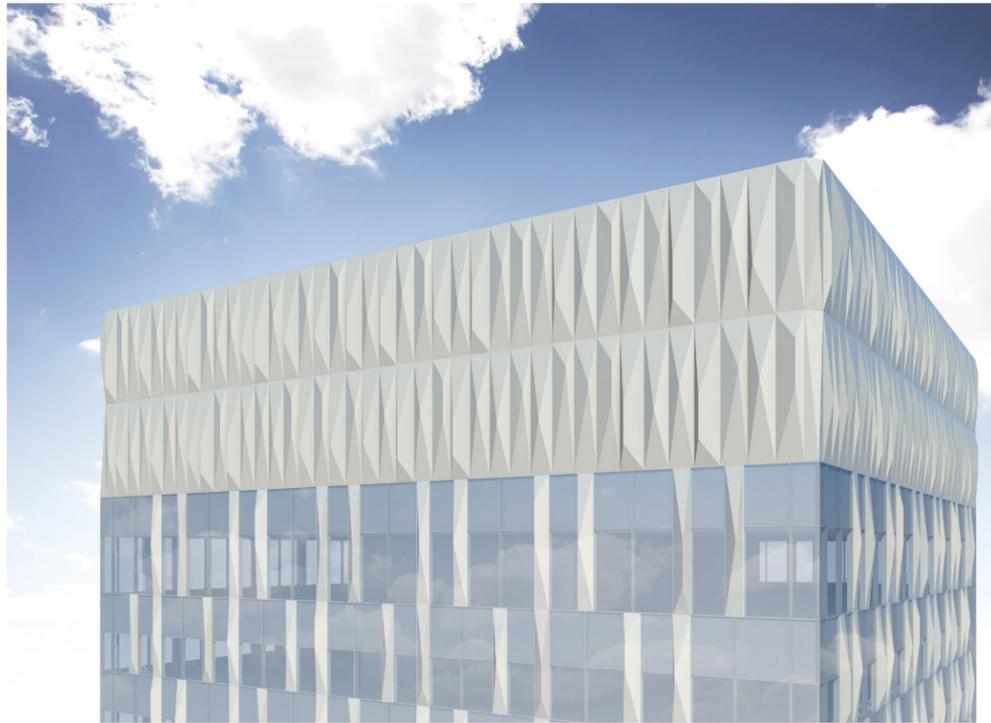
4.0 A-2: Enhance Skyline - Parapet Alternative Study 1



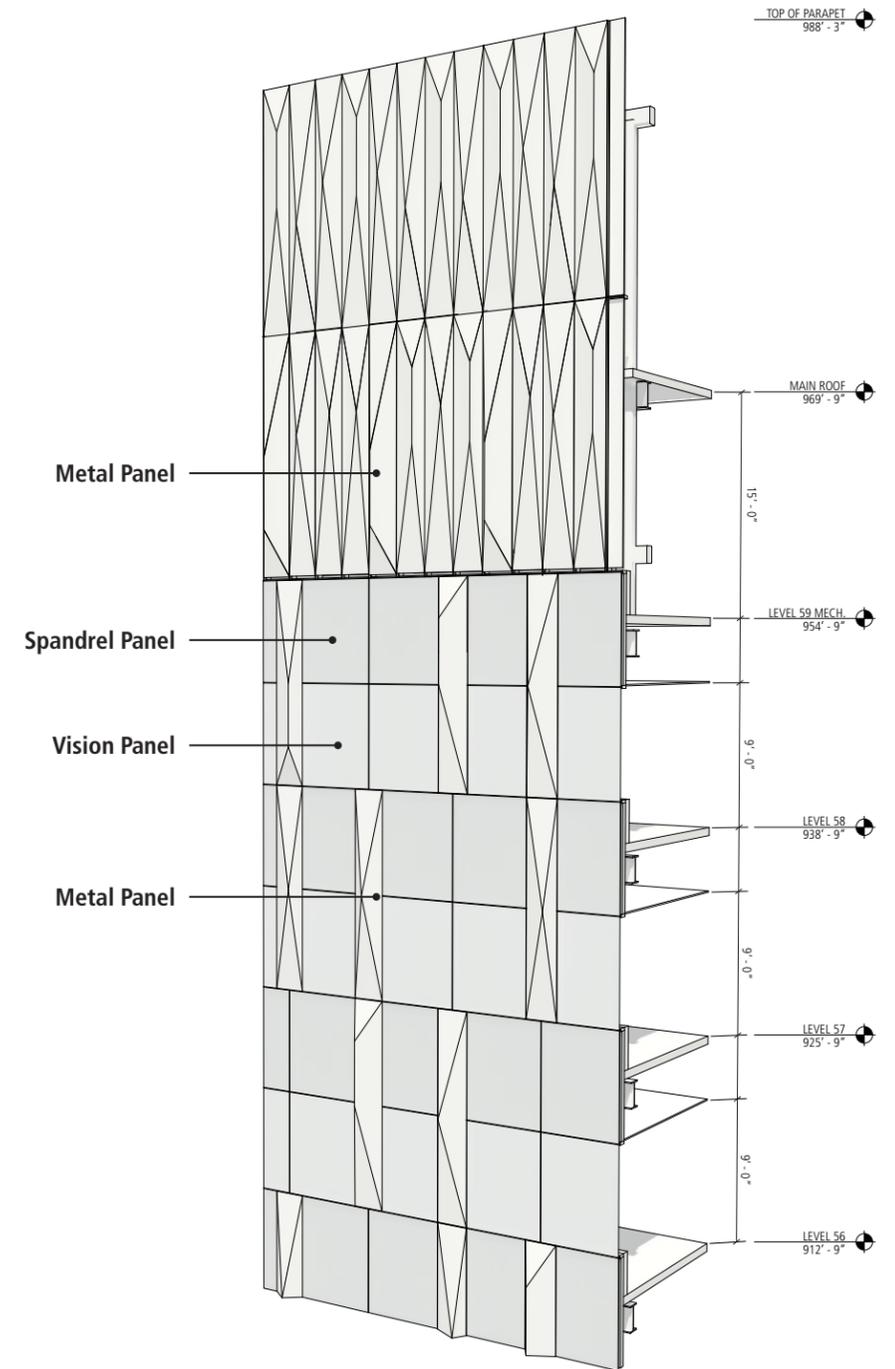
Backlit glass with a soft-lit glow from the openings.



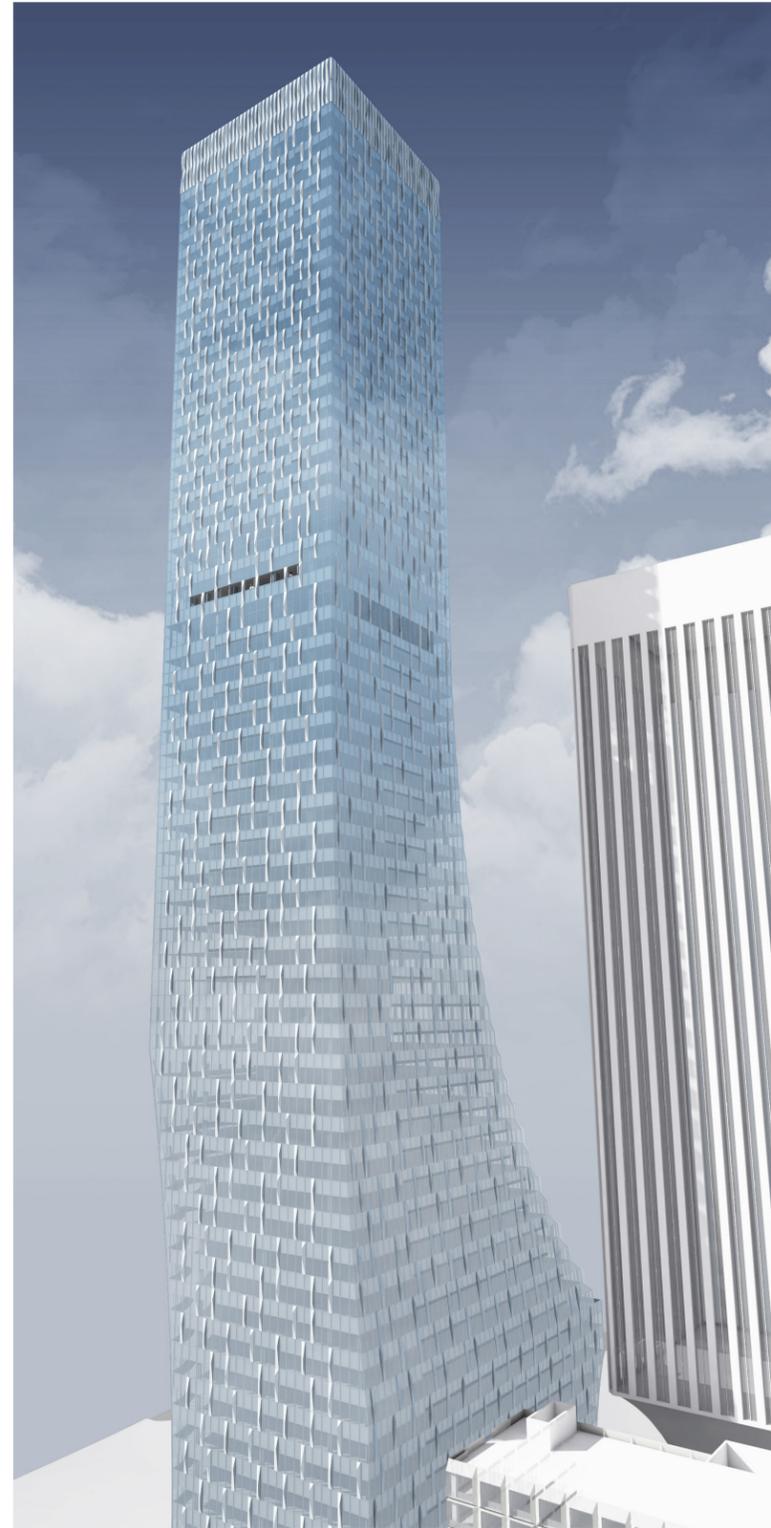
A-2: Enhance Skyline - Parapet Alternative Study 2 4.0



Solid folded metal prisms illuminated from below.
(This option appeared too heavy and monolithic)



4.0 A-2: Enhance Skyline - Current Proposal (Open)



LAND USE CORRECTION NOTICE #2

Item # 12 - The three levels (floors 38-40) containing the amenity and mechanical systems present an opportunity to announce the change from office to residential functions. The presence of the metal louvers on the south elevation begins to do this very thing. Acknowledging these three levels as a distinct physical entity or use will add richness and interest to the tower.

DESIGN TEAM RESPONSE

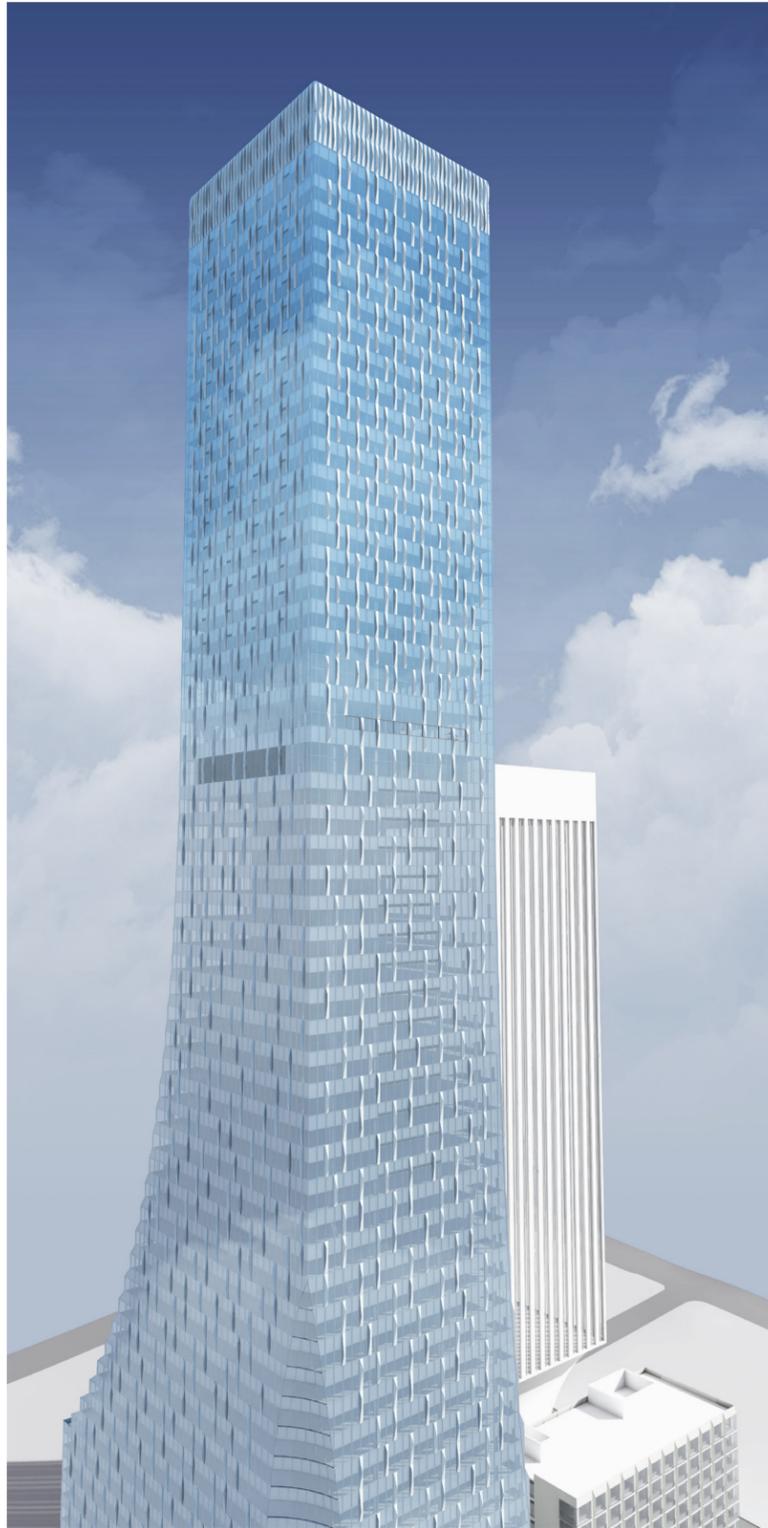
- The design concept for the skin of the tower envisions a smooth transition from the office façade grid (47% vision glass) to the residential façade grid (40% vision glass). The change in program at these levels is intended to read as an elegant, graceful transformation. At the mechanical level, louvers on the north and south facades subtly mark the transition. Operable panels on the west façade will change based on the utilization of the amenity space by the tenants, similar to the variations provided by the operable windows at the upper residential levels.
- Several options were studied at the transitional levels of the tower. In some early schemes, an open area was envisioned at these levels for residential amenity use. However, wind studies performed on the tower raised concerns about usability of the space during most of the year. A large opening in the building at these levels was also disruptive to the evolution of the architectural concept for the façade. In order to provide maximum flexibility for the residential tenants, the proposed design incorporates an operable system to open and close portions of the amenity floor. Please refer to Alternative Study 1 and Alternative Study 2 on the following pages.



Open Nanawall Detail

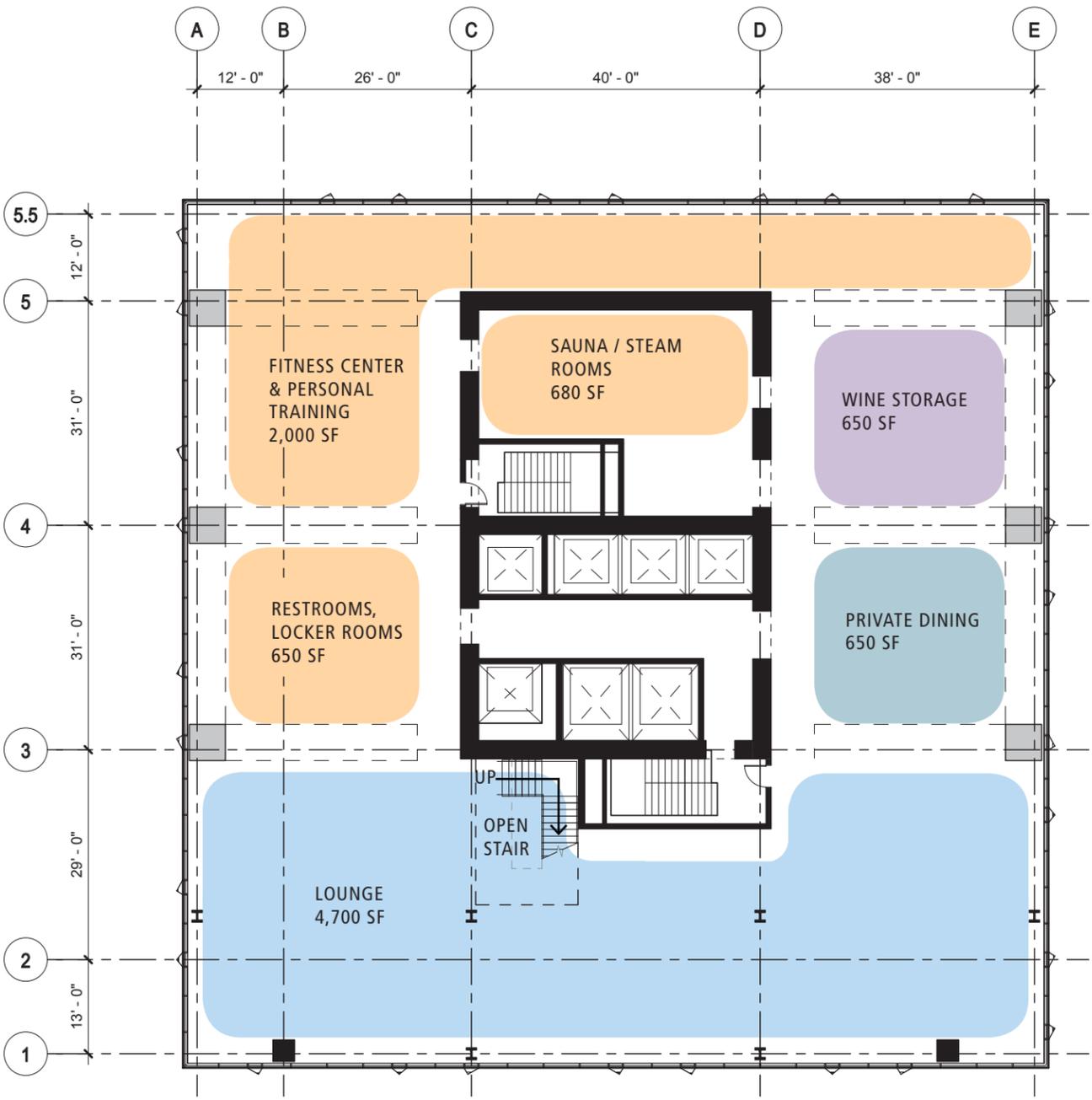


A-2: Enhance Skyline - Current Proposal (Closed) 4.0

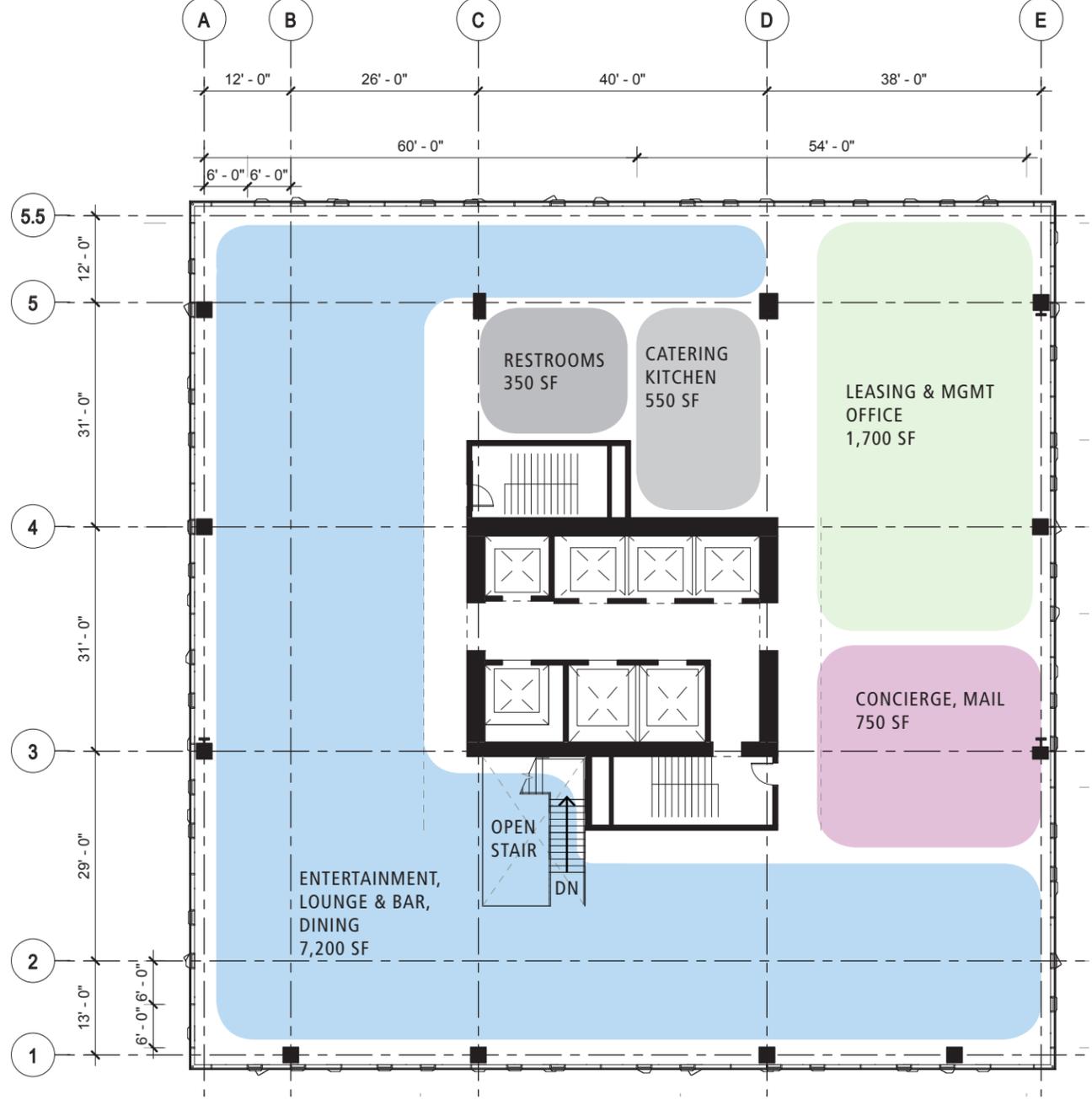


Closed Nanawall Detail

A-2: Enhance Skyline - Current Proposal 4.0



LEVEL 39 AMENITY



LEVEL 40 AMENITY / SKY LOBBY

4.0 A-2: Enhance Skyline - Alternative Study 1



- Following the wind analysis, the team was concerned about the usability of an open outdoor space
- The large opening was disruptive to the elegant transition of the facade from the office to residential
- The scale of the opening was disproportional to the overall massing of the tower

A-2: Enhance Skyline - Alternative Study 1.2 4.0



4.0 A-2: Enhance Skyline - Alternative Study 2



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4.0 B-1: Respond to the Neighborhood Context (Includes B-3, C-1, & C-2)

EDG MEETING #2 DRB GUIDANCE

B-1: The sculptural presence of the Rainier Tower base forms significant voids, or negative spaces, achieved by its distinct tapering walls. The applicant's design has responded to this unusual form and its suggestion of hollowed spaces by fashioning the proposed tower's large curved or concave wall, which represents the proposal's identifying character. The Board referred to this architectural idea as the "major scoop." A series of "minor scoops," forms carved into the structure or curtain wall, adorn the office building in several places - at the northeast corner, at the northwest corner, and at the southeast corner facing Rainier Tower.

The "major scoop" with its accordion-like pleats received a mixed response with the Board members' opinions ranging from opposition to support. At the next meeting, several separate designs and details of the major scoop will need to be developed and presented to the Board. The focus of the efforts must consider the proportionality of the scoop in relationship to the base and tower and its materiality. Development of the scoop should transform the massing from diagrammatic form to a substantive architectural element.

The Board members agreed that the "minor scoops" looked applied and unconvincing. The applicant will need to rethink this idea and present alternatives at the next meeting.

B-3: As mentioned in B-1, the success of the major scoop is contingent on the elegance of the materials and its proportionality.

C-1: The streetscape perspectives helped inform the Board of the architect's intent on sculpting the proposed tower at lower levels. See Board guidance in B-1 on the "minor scoops."

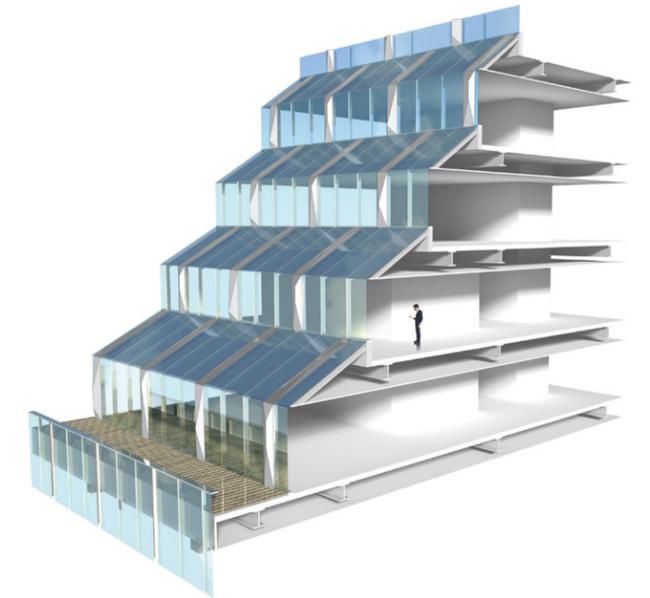
C-2: Given the Board's divided response toward the major scoop (see guidance B-1), articulation of this critical element will continue to receive careful scrutiny. The applicant will need to provide a series of facade studies illuminating alternatives or variations in the steps or accordion-like folds of the tower, focused on its shape, on the fenestration's detailing, and on the relationship of opaqueness and transparency. The Board recommended that this evolution of the tower and its analysis be presented as soon as possible.

LAND USE CORRECTION NOTICE #2

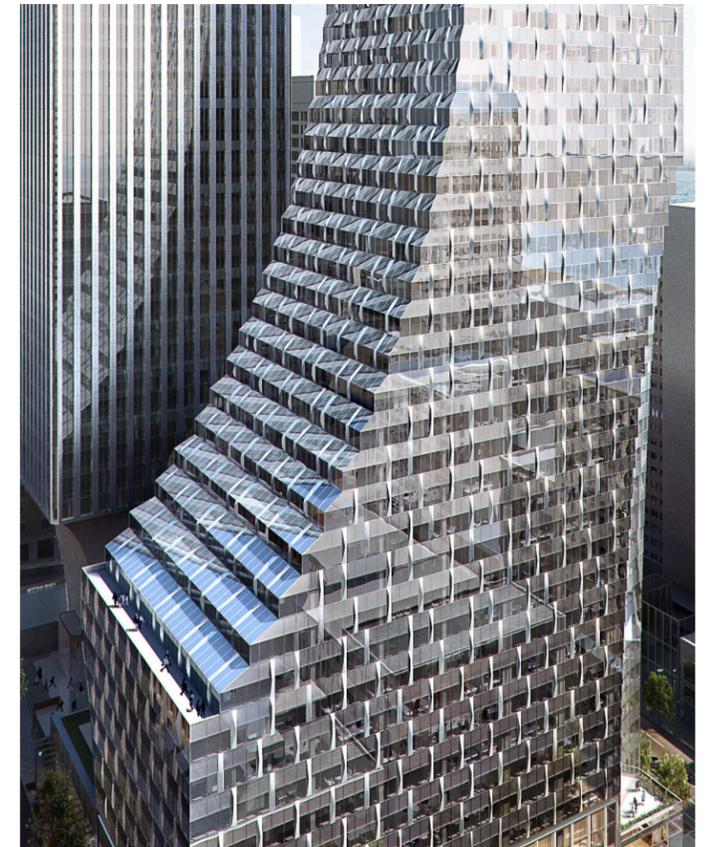
Item #3 - DR Board guidance C2. As noted in the 2nd EDG report (p. 7) and discussed at our recent meeting please respond to the following: "The applicant will need to provide a series of facade studies illuminating alternatives or variations in the steps or accordion-like folds of the tower, focused on its shape, on the detailing of the fenestration and on the relationship of opaqueness and transparency." DPD staff will evaluate the draft booklet for compliance prior to the recommendation meeting.

DESIGN TEAM RESPONSE

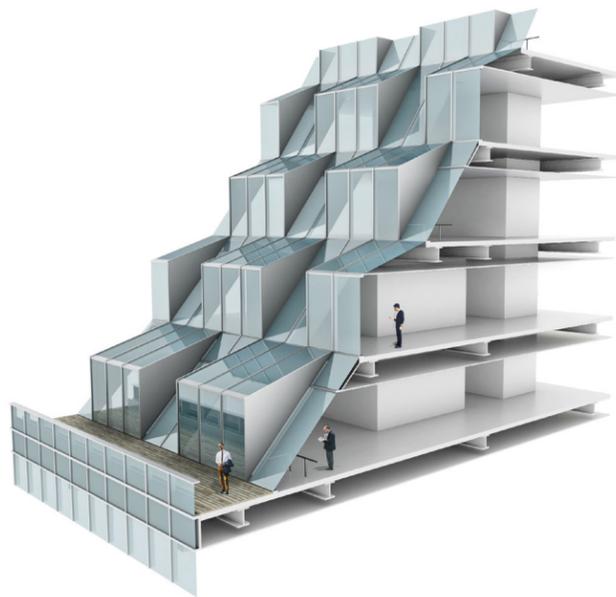
- The design team has considered a variety of alternative design concepts for the "major scoop" along with more detailed study of proportions, materiality, transparency, and overall facade composition.
 - Prism concept (proposed)
 - 15 / 10 concept
 - Flutter concept
 - Accordion concept
 - Smooth concept
- The proposed option (prism concept) subtly balances the practical aspects of floorplate efficiency, building techtonics, and limitations on the percentage of vision glazing with a nuanced approach to scale, proportion, materiality, and facade patterning, expressing a more graceful and compelling transition from the base to the top of the tower than the alternative concepts.



CURRENT PROPOSAL PRISM



B-1: Respond to the Neighborhood Context (Includes B-3, C-1, & C-2) 4.0



STUDY 1 15-10



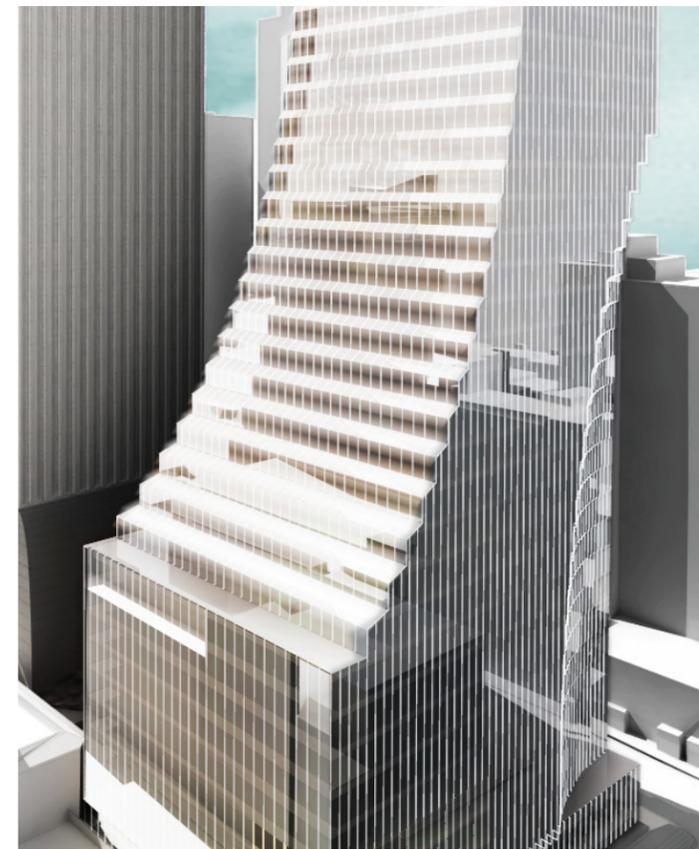
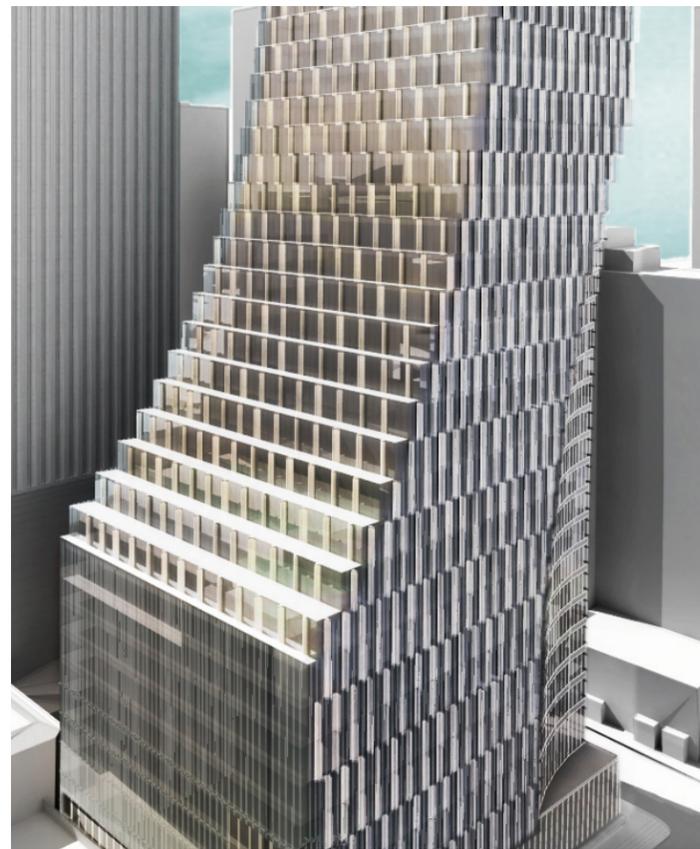
STUDY 2 FLUTTER



STUDY 3 ACCORDION



STUDY 4 SMOOTH



4.0 B-1: Current Proposal (Prism)

LAND USE CORRECTION NOTICE #2

Item #11 - At our recent meeting at DPD, the architect explained that the vertical aluminum cladding fins or strips are decorative and not meant to function as a sun shade. As the fins have been introduced since the second EDG meeting, the Board will be interested in their raison d'être if they have no green or environmental function. Consider the following issues:

- Their aggregation is greater at the upper floors containing the residences. The fins would impede sightlines (if only partially) of those individuals with the best views.
- Given that the fins will reflect sunlight creating potentially interesting effects, should their form, number and placement vary on each elevation to reflect different atmospheric or solar conditions?
- The fins may have greater visual impact on elevations that better capture natural light by increasing their number or by changing their form to address changing conditions?
- Explain what the variations in their length represent?
- Explain what the variations in their origami like folds attempt to signify or communicate?

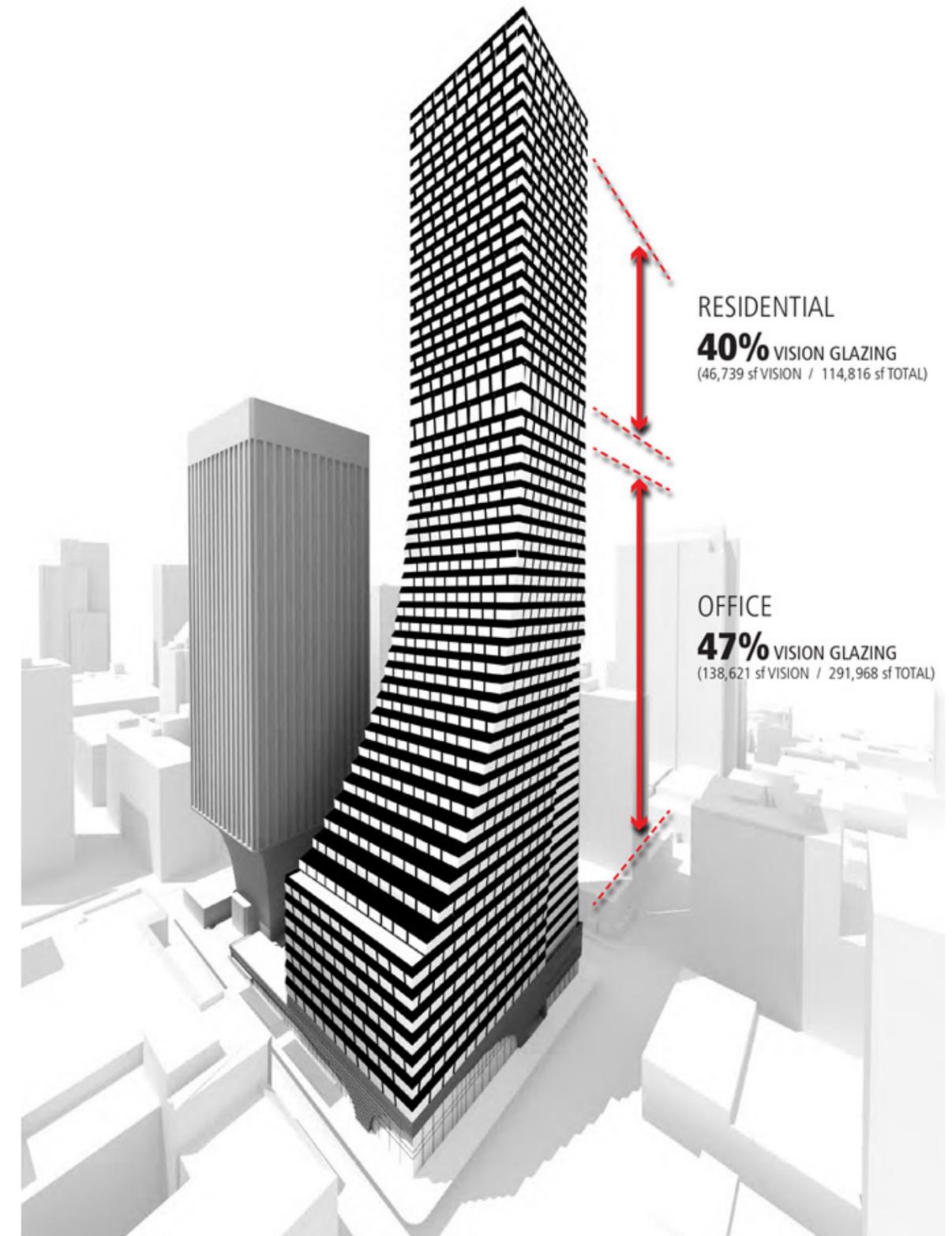
DESIGN TEAM RESPONSE

The Seattle Energy Code is one of the most stringent in the country, exceeding national standards by more than 11%. Energy models have been performed on the proposed design to assure the building and HVAC system are as energy efficient as possible while still providing maximum occupant comfort.

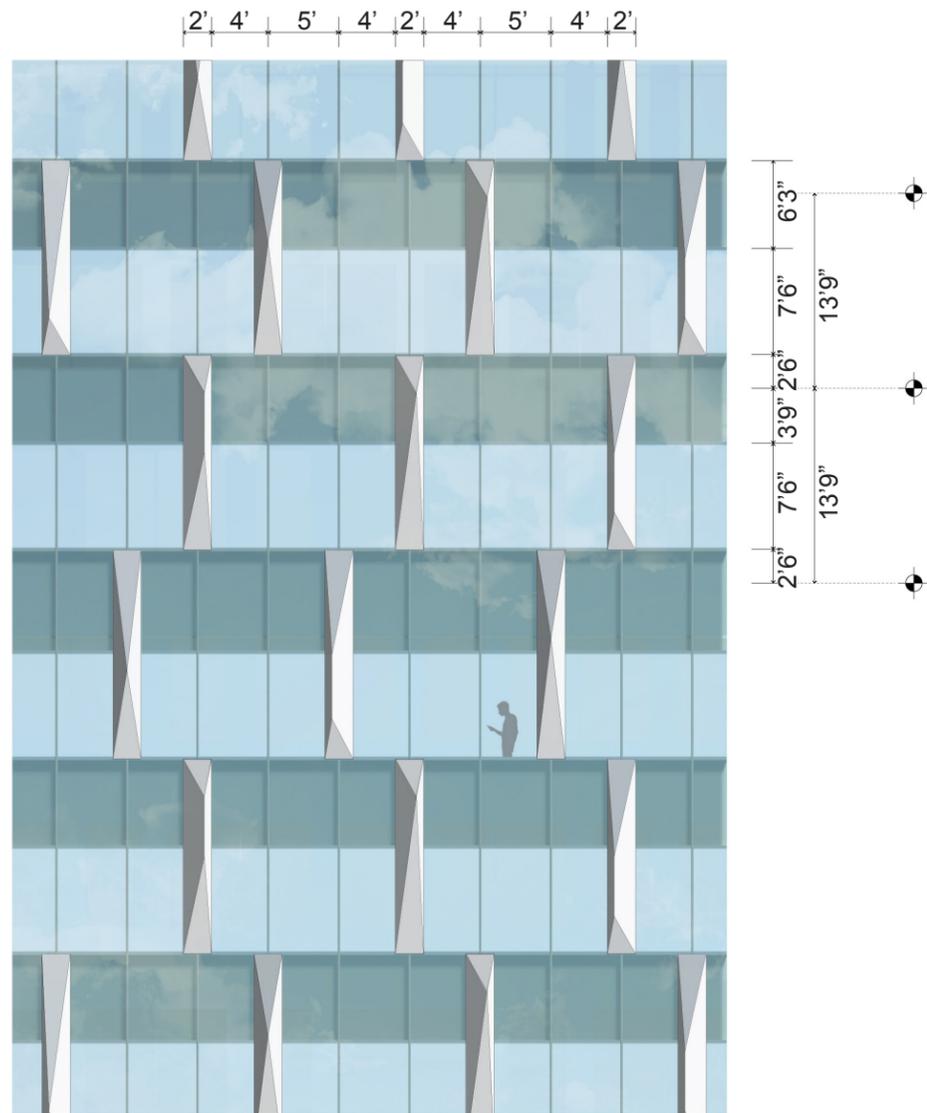
Rainier Square targets a performance level at least 9% above Seattle Energy Code requirements through an integrated, holistic building systems approach and an energy modeling strategy that leverages the unique and complementary program elements on the site. The project will employ a "heat bank" concept that allows the transfer of heat from one area of the building to another, e.g. between the hotel, office, and residential uses. As the HVAC system is refined we have targeted additional efficiency items that could allow the energy performance to reach more than 17% above Seattle Energy Code.

Requirements for the façade density vary between programs. Per the energy code, residential is allowed 40% vision glazing, whereas the office is allowed 47% vision glazing (see diagram). Our design utilizes spandrel panels between floors to achieve part of the requirement, however this does not meet the full code criteria as greater spandrel areas horizontally would impact the interior space. Therefore we chose to integrate a series of vertical opaque panels to complete the requirement. To achieve optimal, class-A market office and residential space it is important to disperse this density across the façade. Our design works with office planning standards, accommodates variation in residential unit layouts, and maximizes views by minimizing visual obstruction.

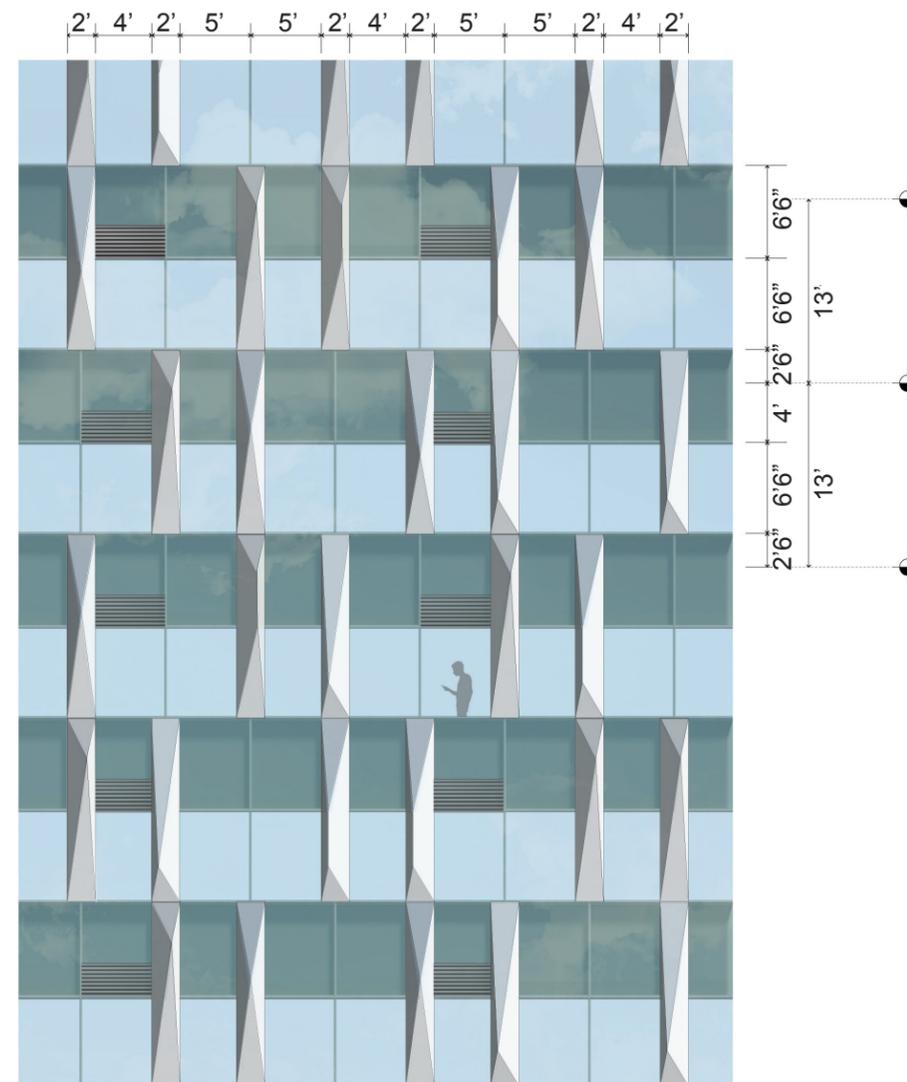
The concept of a folded metal panel system is derived from the existing Yamasaki tower, completed in 1977, which is composed of a vertical folded metal panel system with glazing inset 18". Our new tower design uses this material language, evolving it into a design dialogue with the existing Rainier Tower, while creating a new exuberant façade to enhance the skyline.



B-1: Current Proposal (Prism) 4.0



Prism Elevation - Office



Prism Elevation - Residential with Louvers

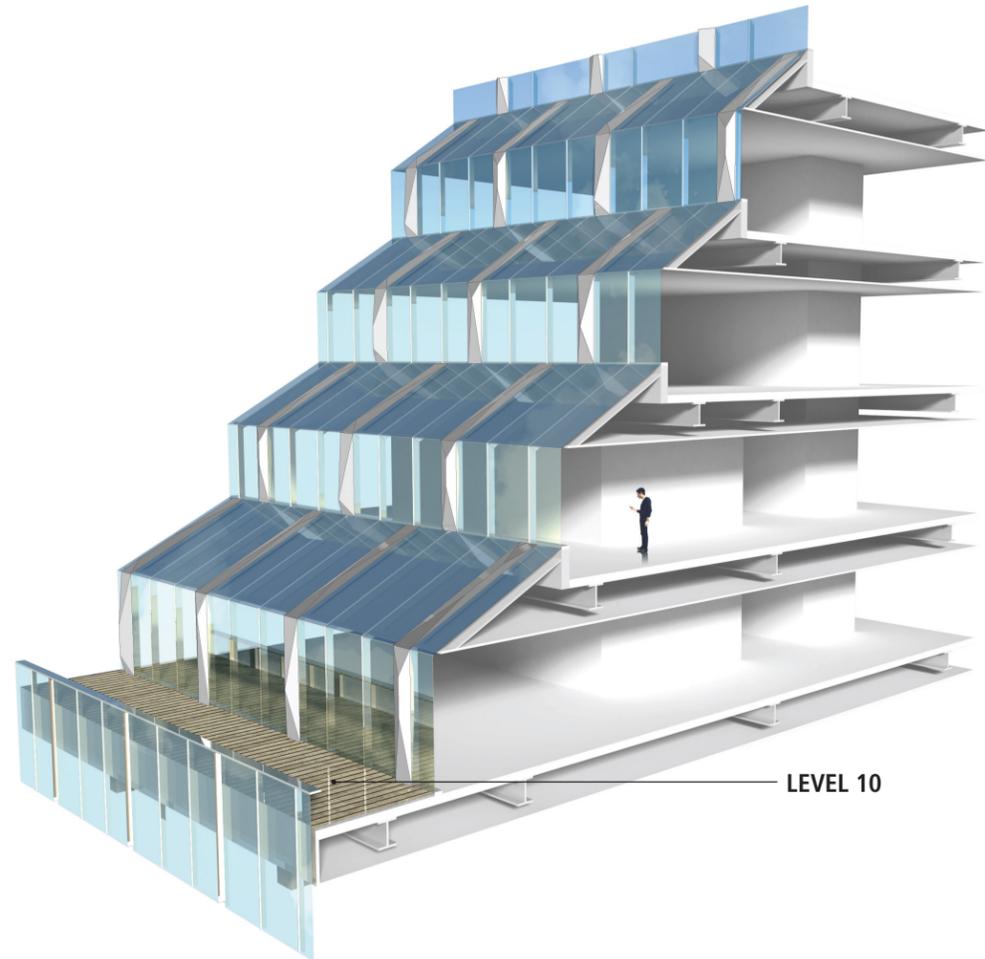
FOLDED METAL PANEL AND SYSTEM (CONT.)

The folded metal panel system in the new tower was inspired by the thin vertical metal piers expressed on the facade of the existing Yamasaki tower, completed in 1977. These piers stand proud of the glazing by approximately 18 inches. The proposed new tower design reinterprets this relationship between metal and glass, blending current energy performance and program requirements with a dynamic, exuberant expression of form, material, and pattern on the new facade.

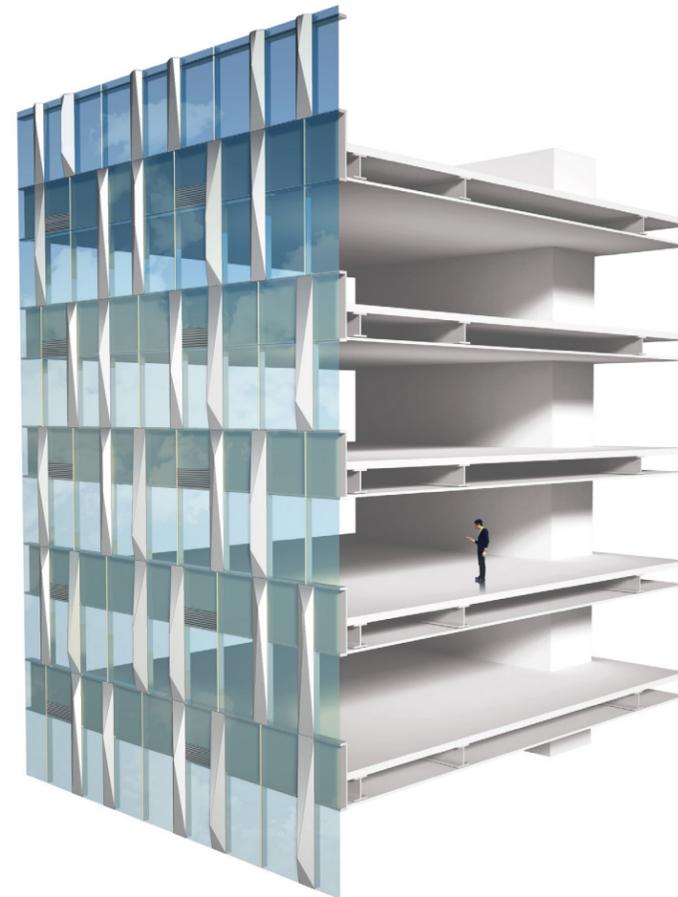
The goal of the design is to create a façade that interacts with natural light throughout the day, constantly evolving with weather conditions and time of day, thus setting it apart from all towers in downtown Seattle. It will read with a soft shimmering effect, similar to how light reflects on flowing waves of water. We achieve this through the design of three unique folded metal panel modules. Key strategies with the folded metal panel units include the following -

1. Reduce the read of a repetitive façade, while introducing a façade of subtle variation.
2. Create a smooth transition from the office façade grid (47% vision glass) to the residential façade grid (40% vision glass).
3. The distributed density of vertical panels assists in reducing glare.
4. Create a unique, iconic façade that maximizes the interplay of natural light to dramatically enhance the skyline of Seattle, while complementing the existing Rainier Tower.
5. Via the folded metal panel unit design, we are able to minimize visual obstruction for the tenant inside, while introducing a rich texture to the façade.
6. With the early morning sun and late afternoon/evening sun, the panel system assists in passive shading on the north and south facades.

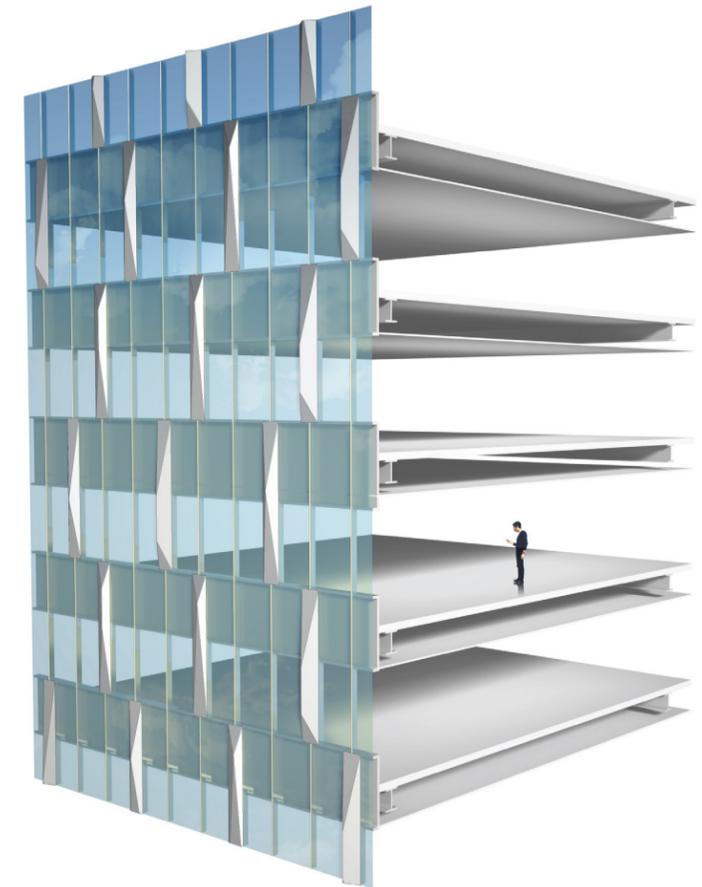
4.0 B-1: Current Proposal Major Scoop: Prism



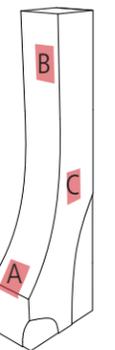
Prism Level 10 (Start of Scoop) - A



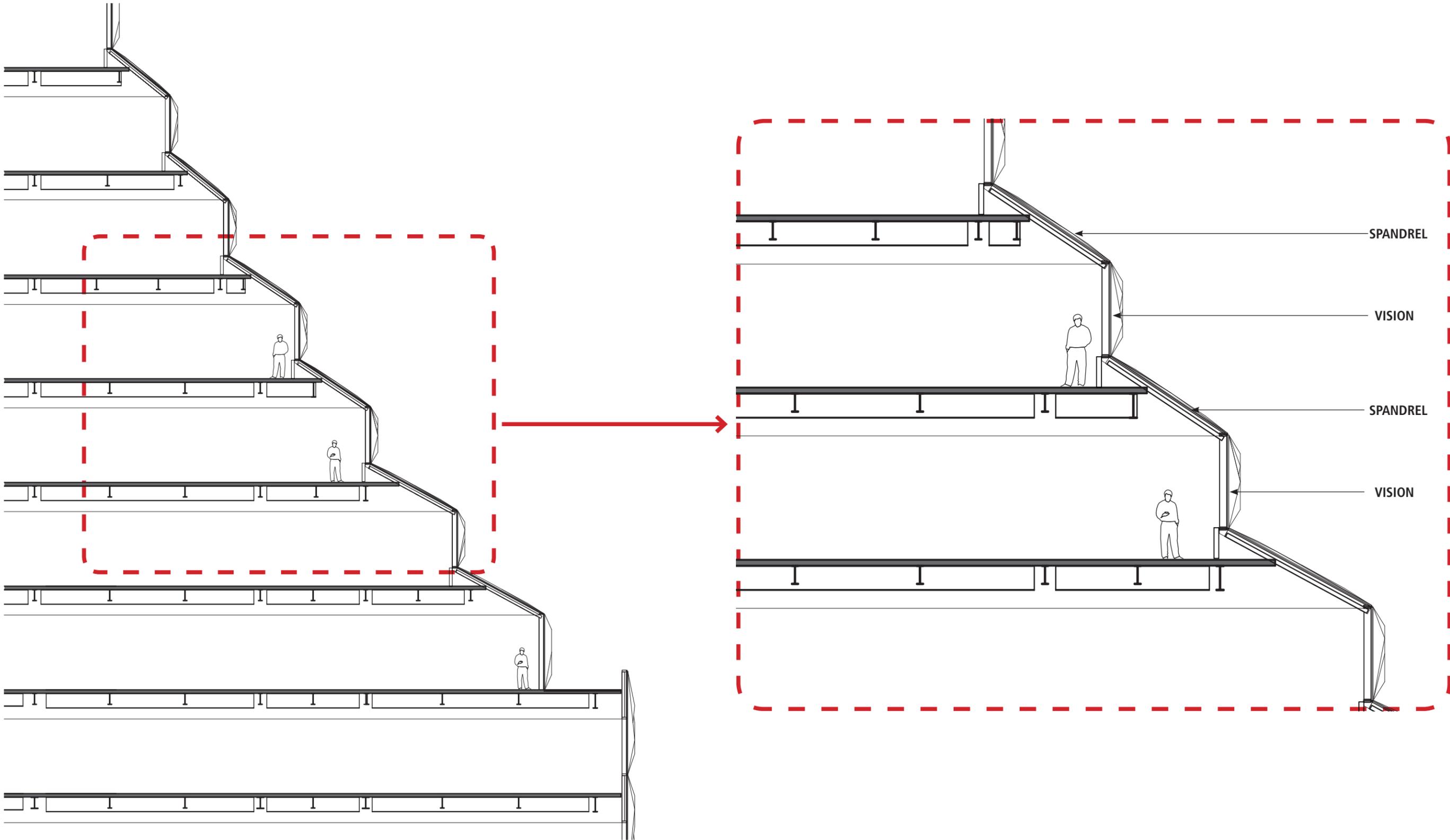
Prism Residential - B



Prism Office - C



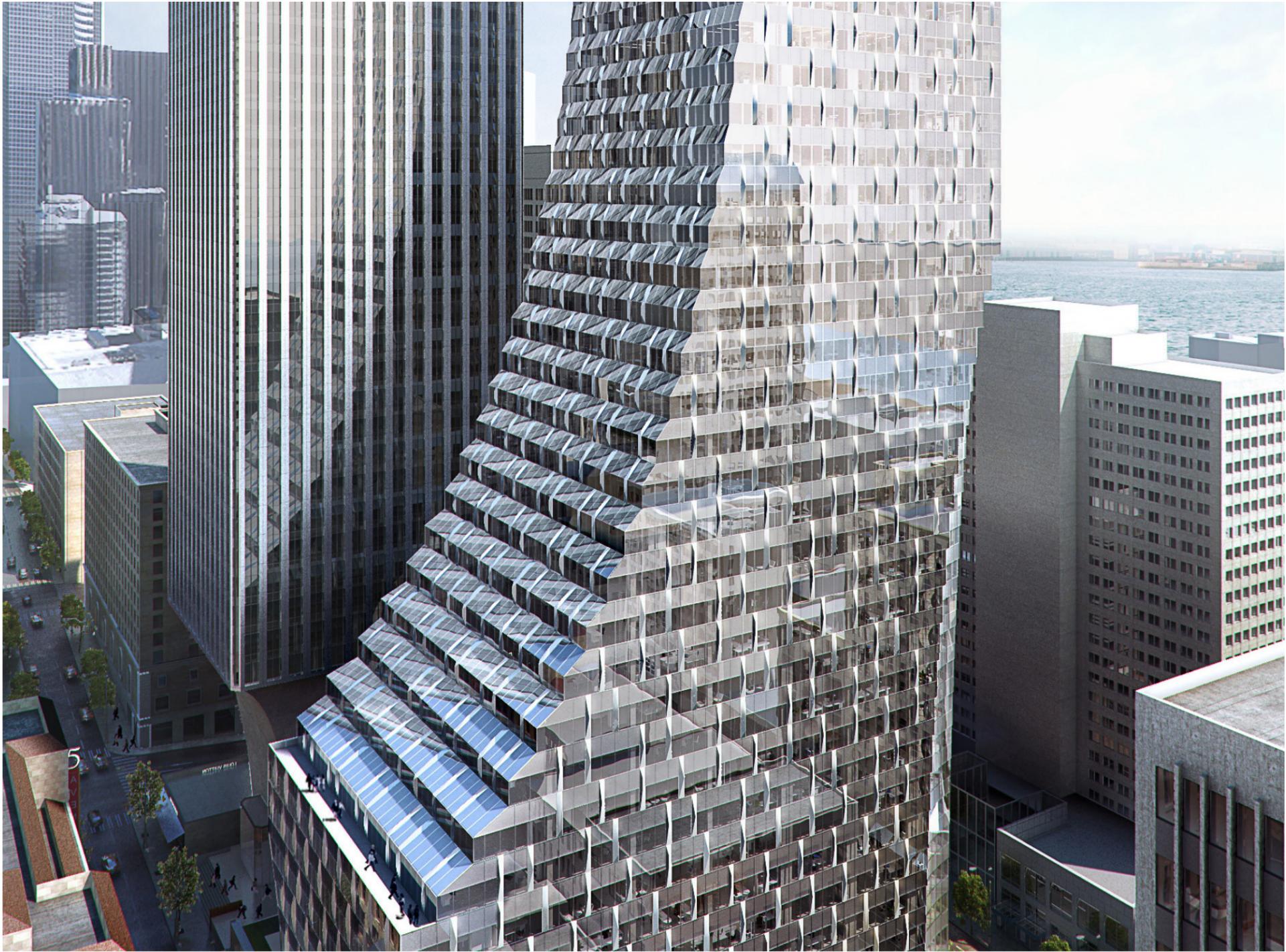
B-1: Current Proposal Major Scoop: Prism 4.0



4.0 B-1: Current Proposal Major Scoop: Prism



B-1: Current Proposal Major Scoop: Prism 4.0



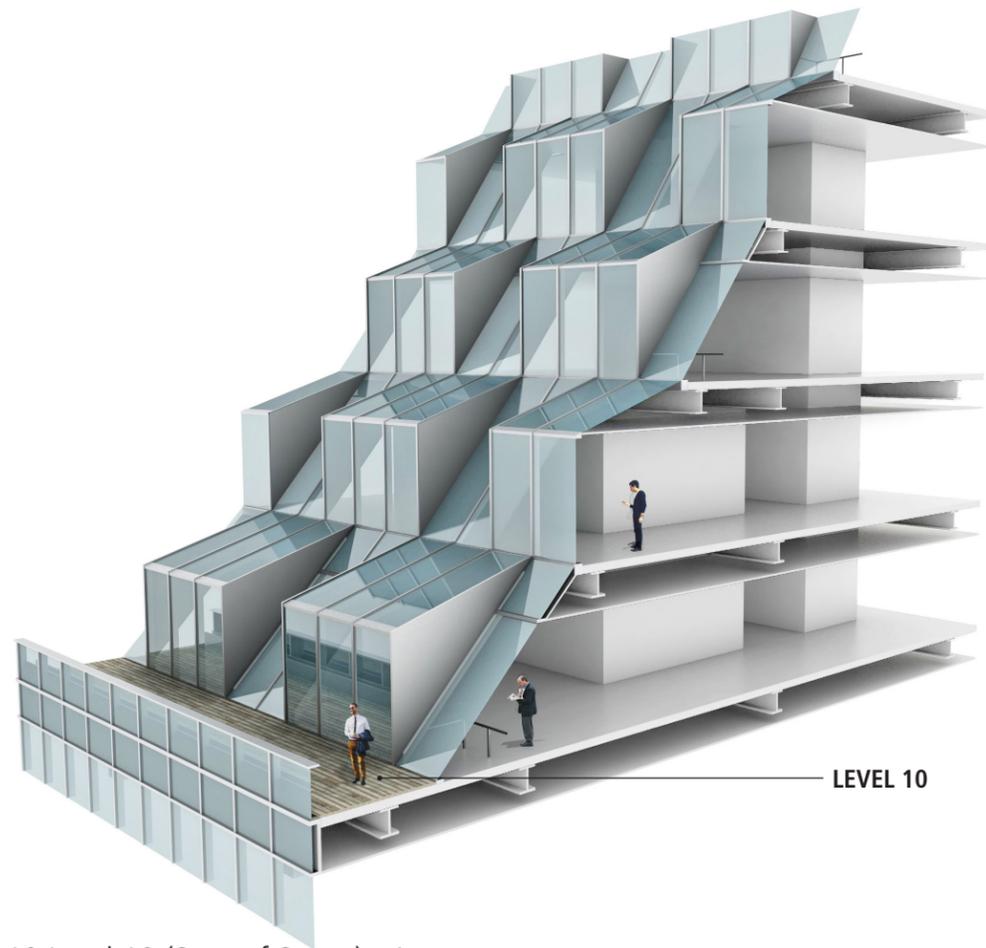
4.0 B-1: Study 1 Major Scoop: 15-10

STUDY 1 PROS

- Facade variations add interest.

STUDY 1 CONS

- Unusable space at angled facades along east facade
- Office facade "C" too monolithic, flat.
- Does not meet opacity requirement for energy code.



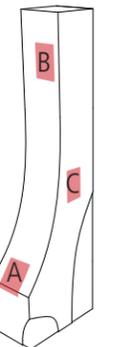
15-10 Level 10 (Start of Scoop) - A

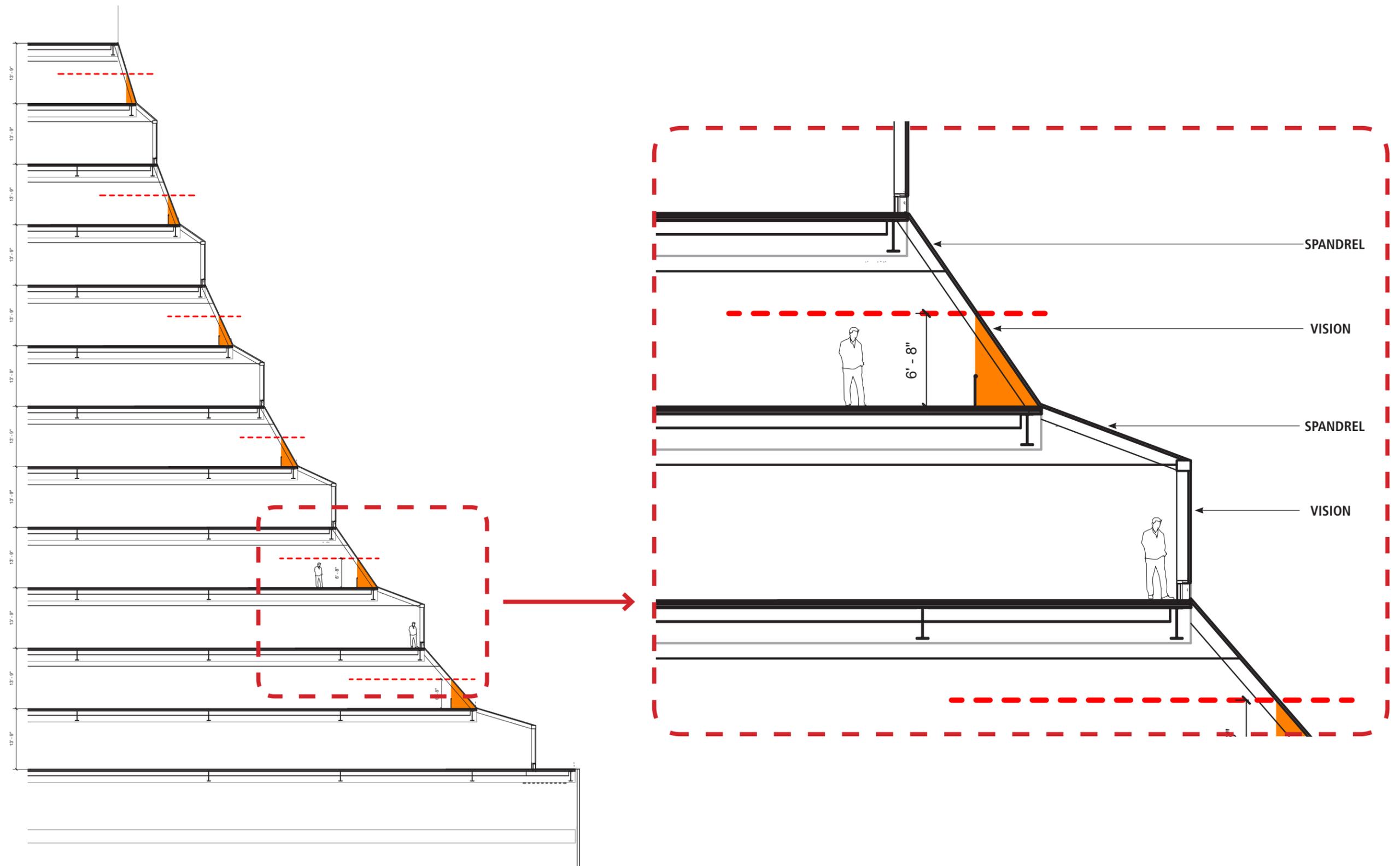


15-10 Residential - B

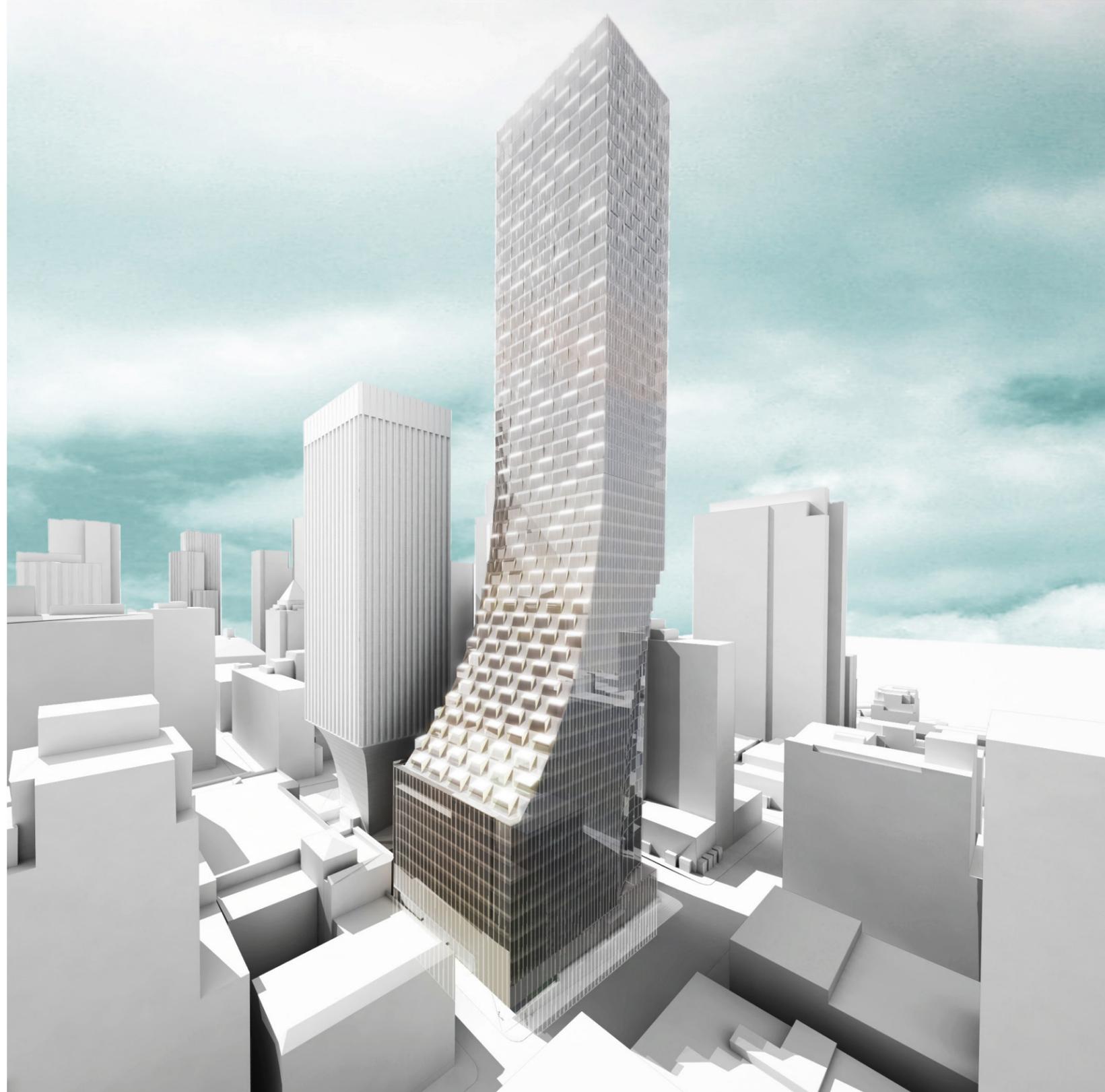


15-10 Office - C





4.0 B-1: Study 1 Major Scoop: 15-10





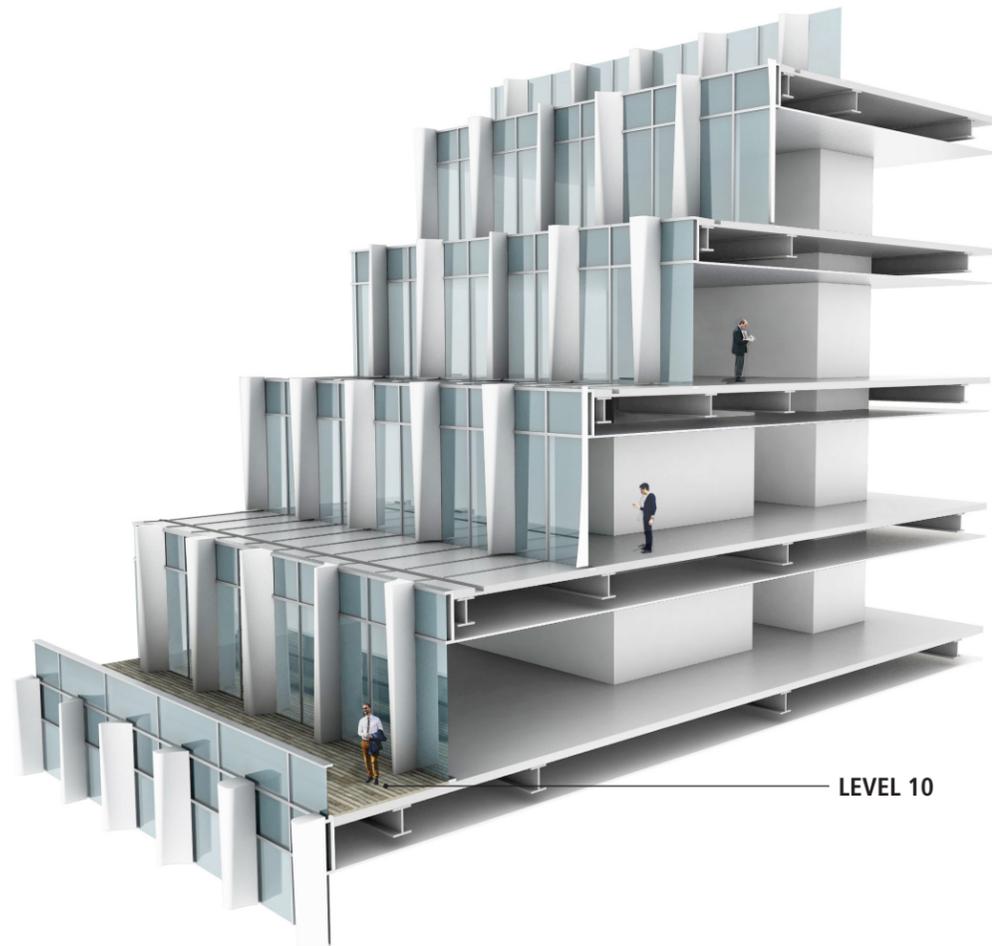
4.0 B-1: Study 2 Major Scoop: Flutter

STUDY 2 PROS

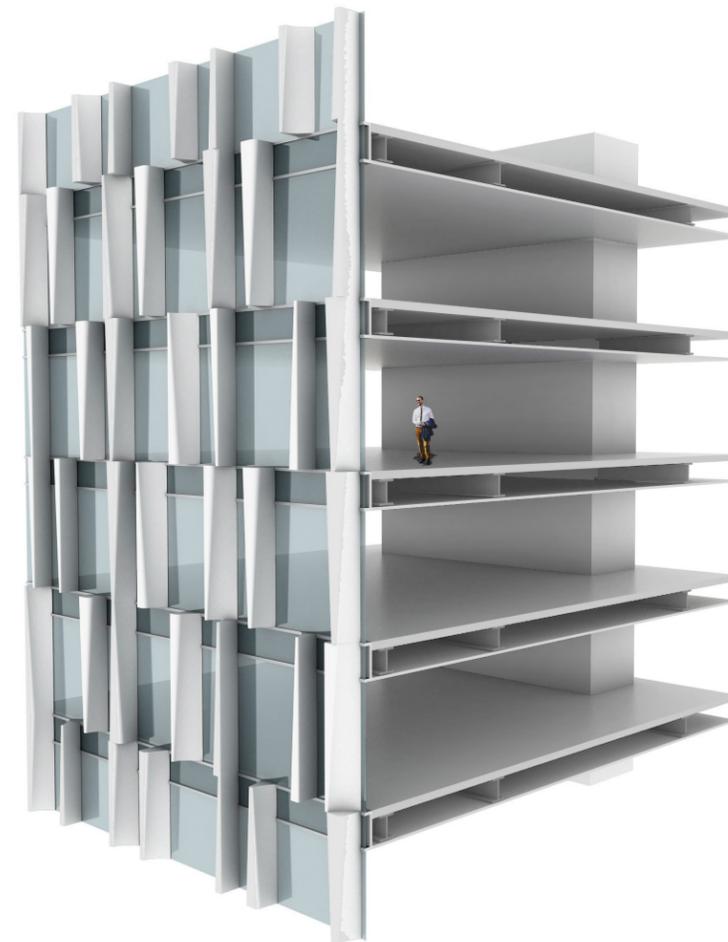
- Helps meet opacity requirements for energy code.

STUDY 2 CONS

- Projecting fins block views for tenants.
- Stepped approach to east facade feels too severe without a graceful transition between office and residential.



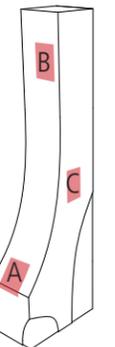
Flutter Level 10 (Start of Scoop) - A



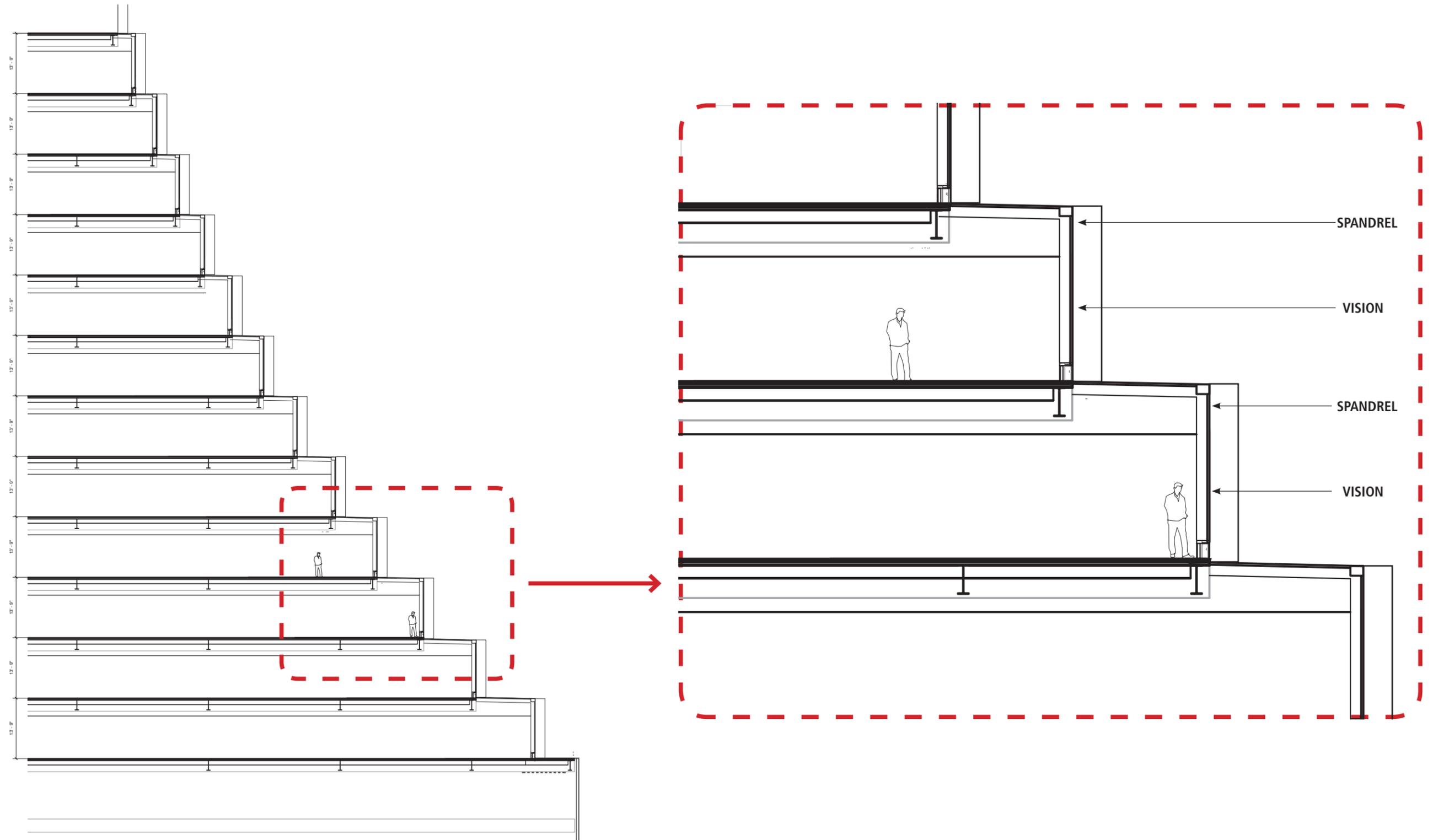
Flutter Residential - B



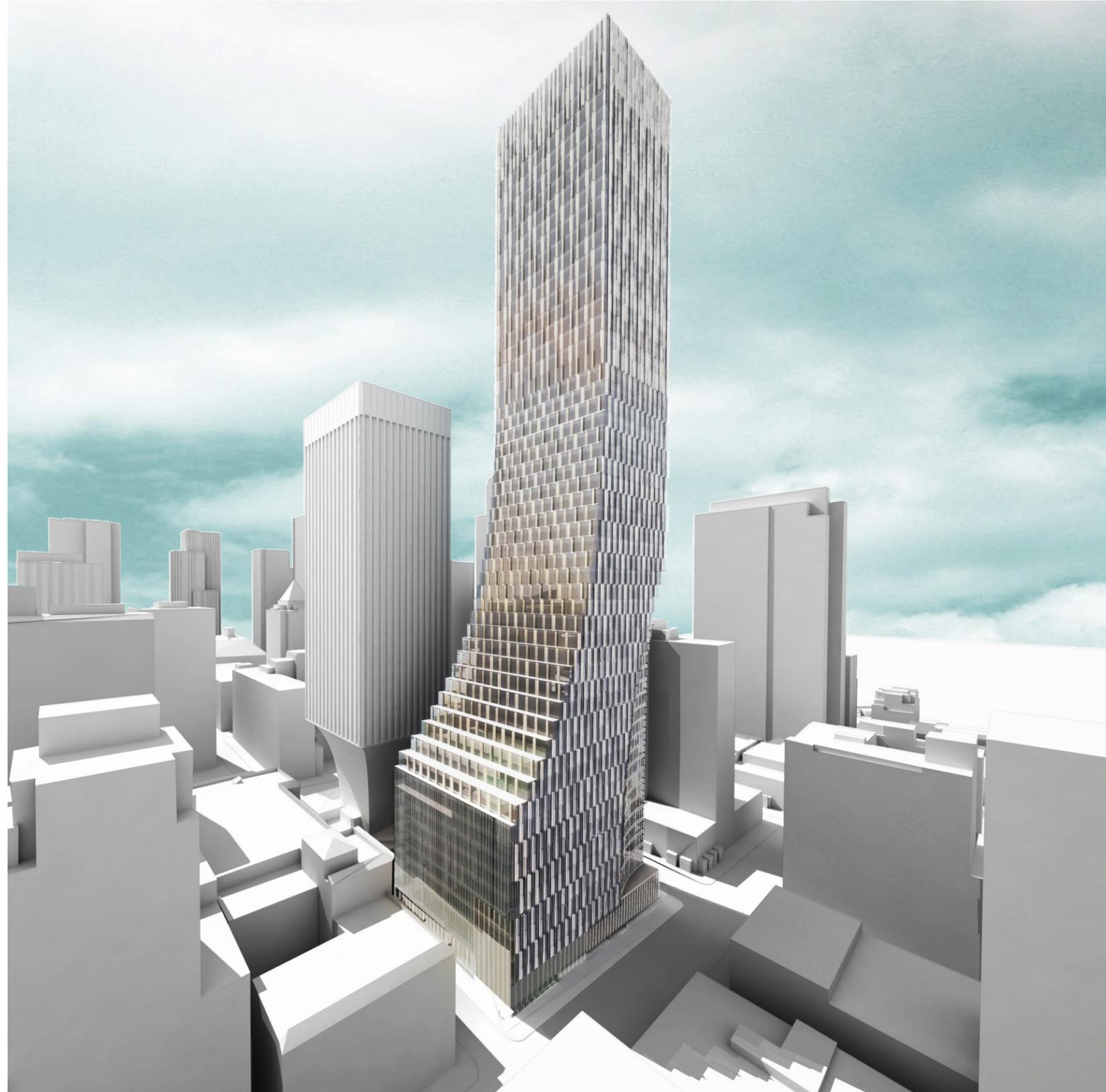
Flutter Office - C



B-1: Study 2 Major Scoop: Flutter 4.0



4.0 B-1: Study 2 Major Scoop: Flutter





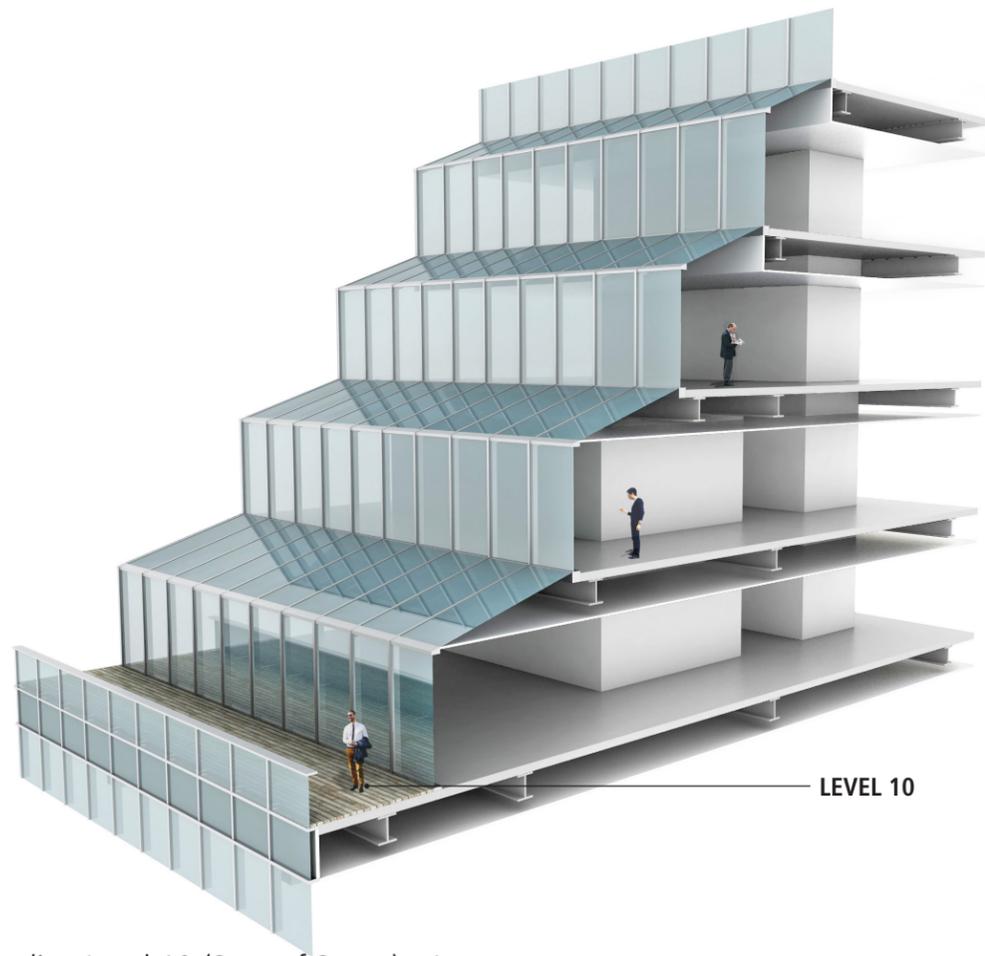
4.0 B-1: Study 3 Major Scoop: Accordion

STUDY 3 PROS

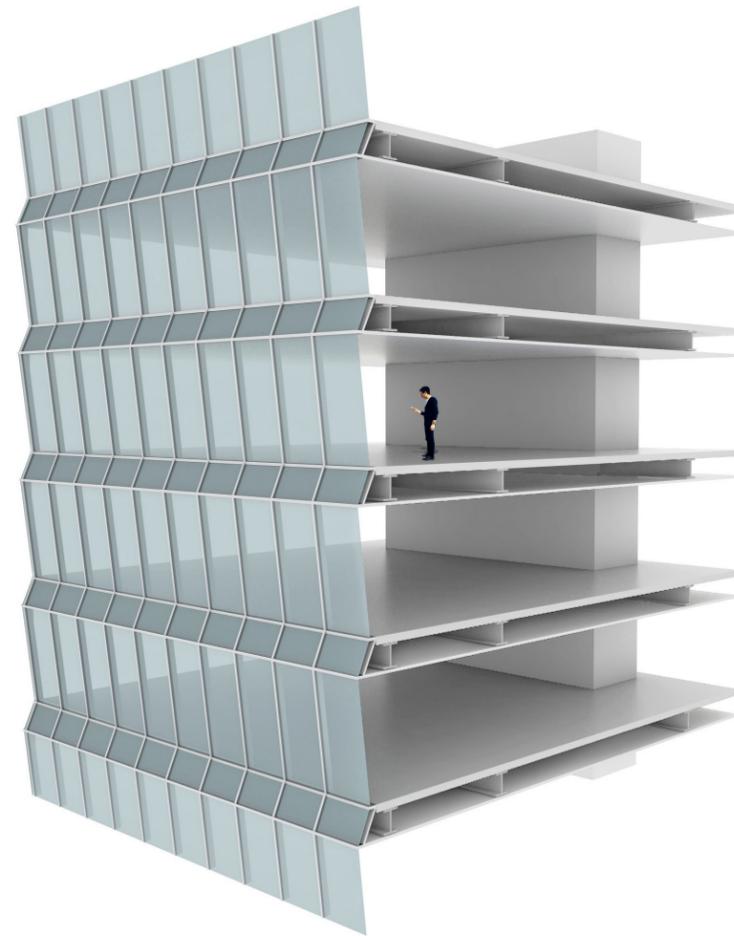
- More graceful transition on east facade.
- Useable floor area along east facade.

STUDY 3 CONS

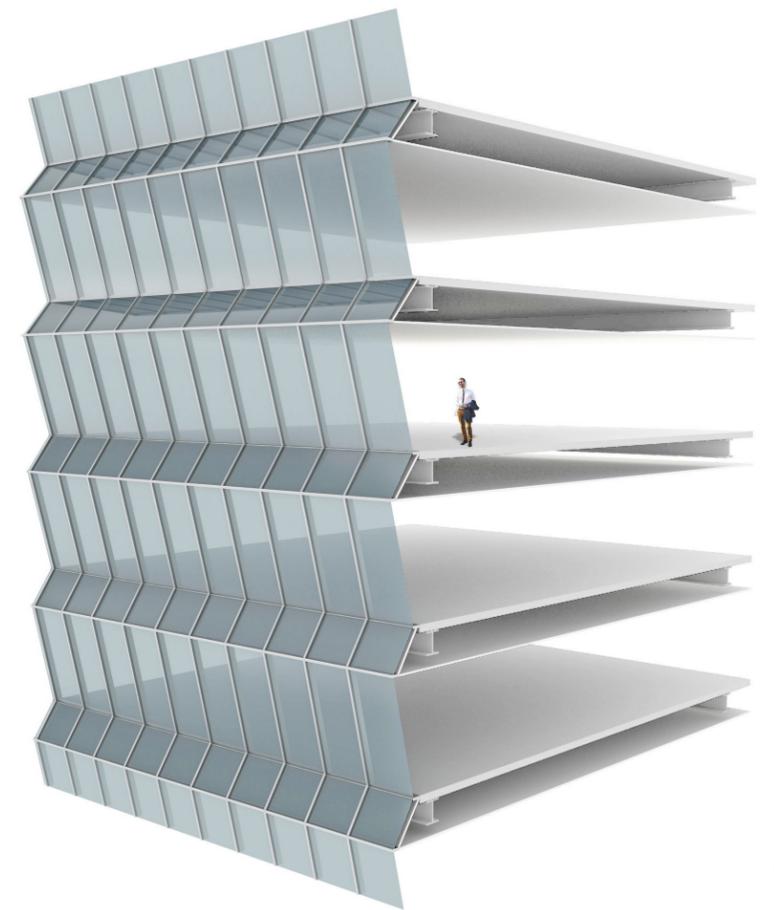
- Facade too monolithic on overall tower.
- Not enough transition between office and residential.
- Does not meet opacity requirements for energy code.



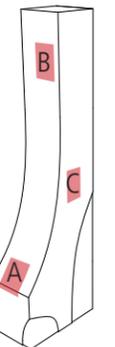
Accordion Level 10 (Start of Scoop) - A



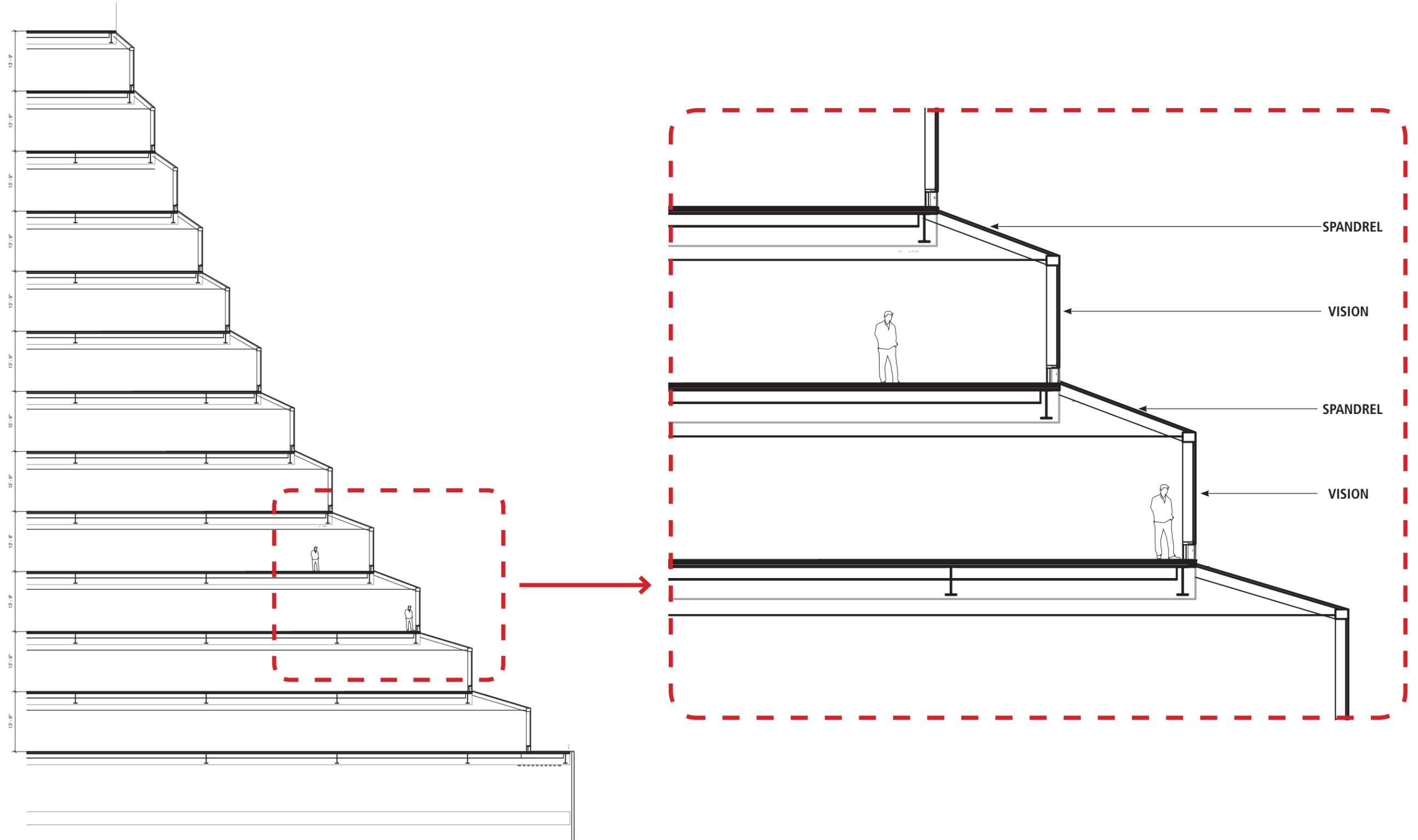
Accordion Residential - B



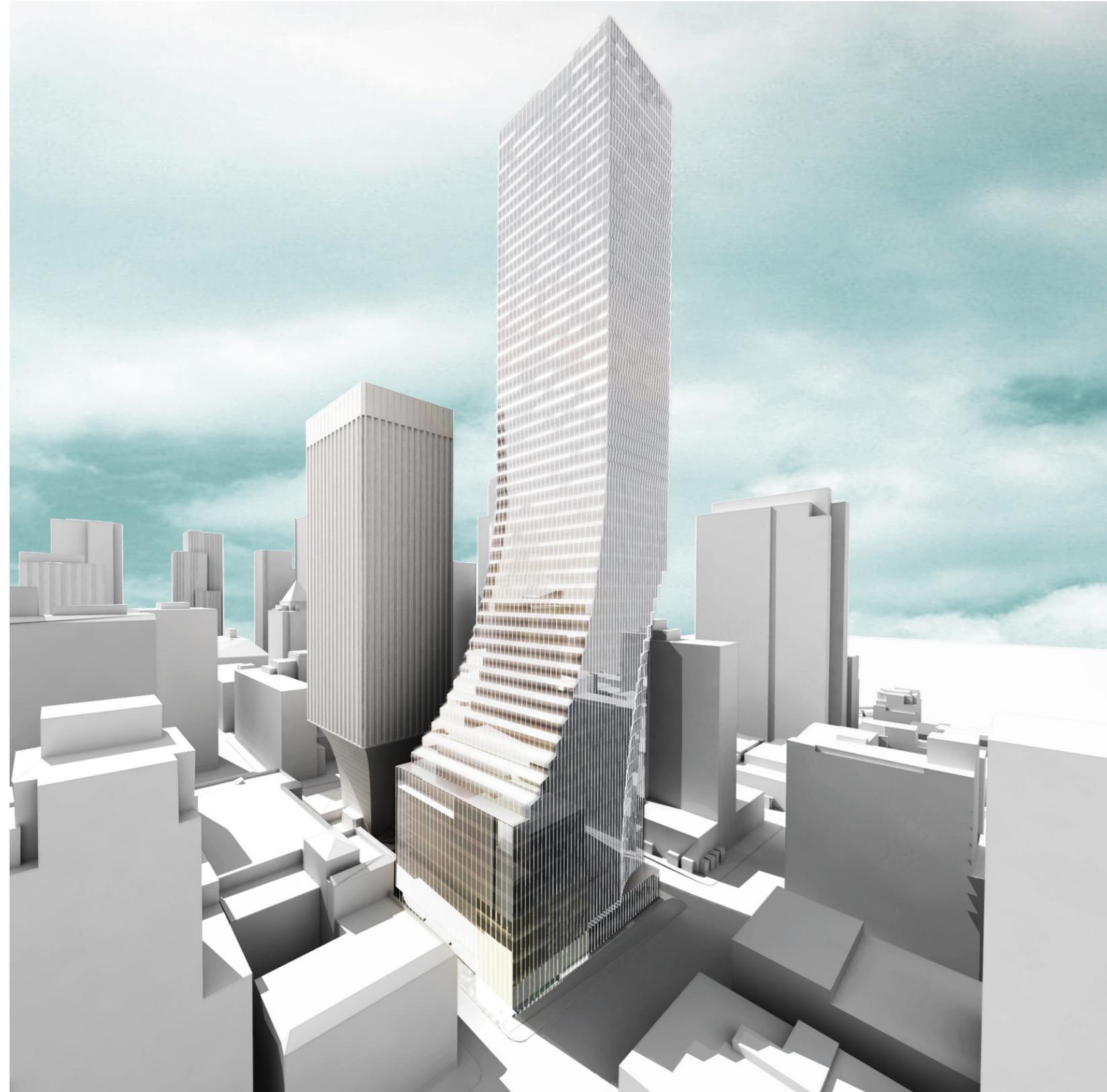
Accordion Office - C



B-1: Study 3 Major Scoop: Accordion 4.0



4.0 B-1: Study 3 Major Scoop: Accordion





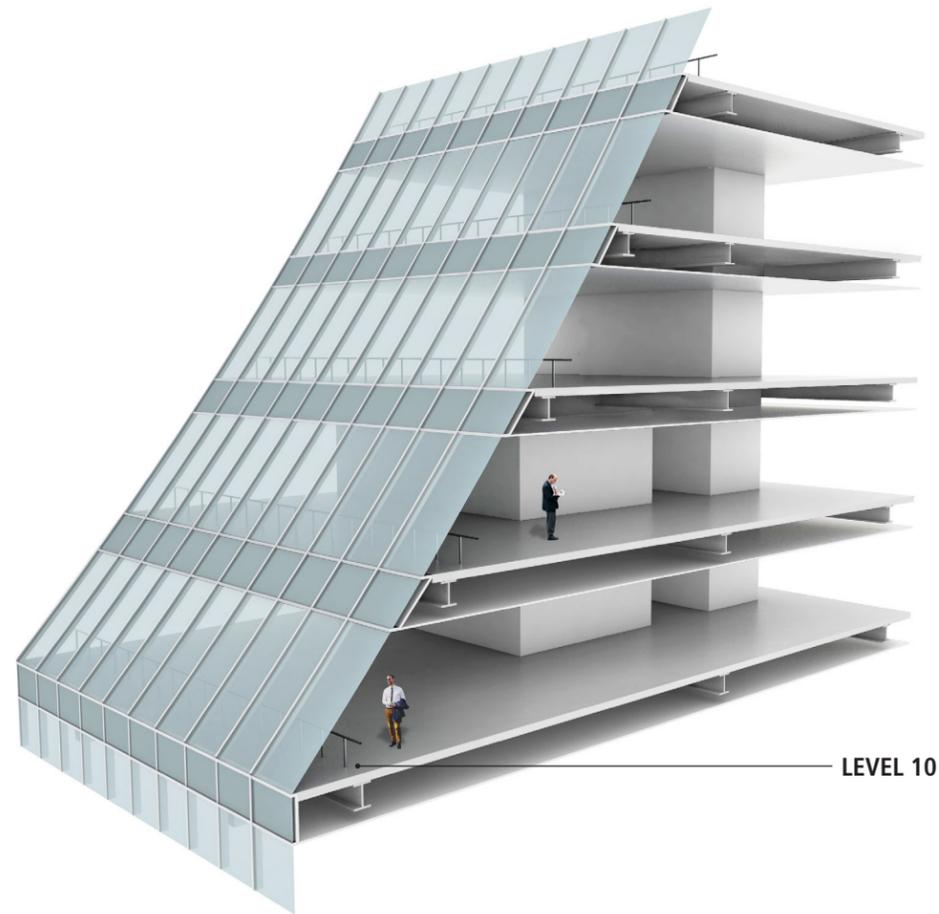
4.0 B-1: Study 4 Major Scoop: Smooth

STUDY 4 PROS

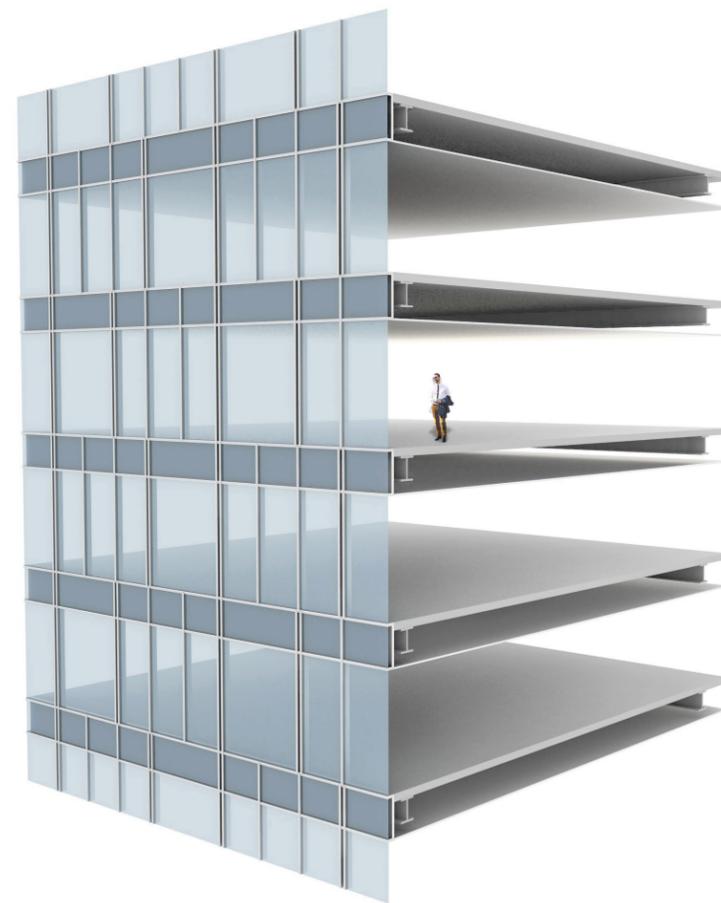
- Smooth scoop at east facade.

STUDY 4 CONS

- Too diagrammatic, lacking detail and interest.
- Unusable and height restricted floor area along east facade.
- Similar facade expression for entire tower - lacking distinction between uses.
- Does not meet opacity requirement for energy code.



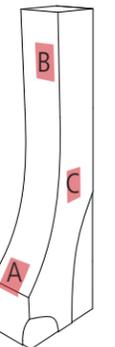
Smooth Level 10 (Start of Scoop) - A



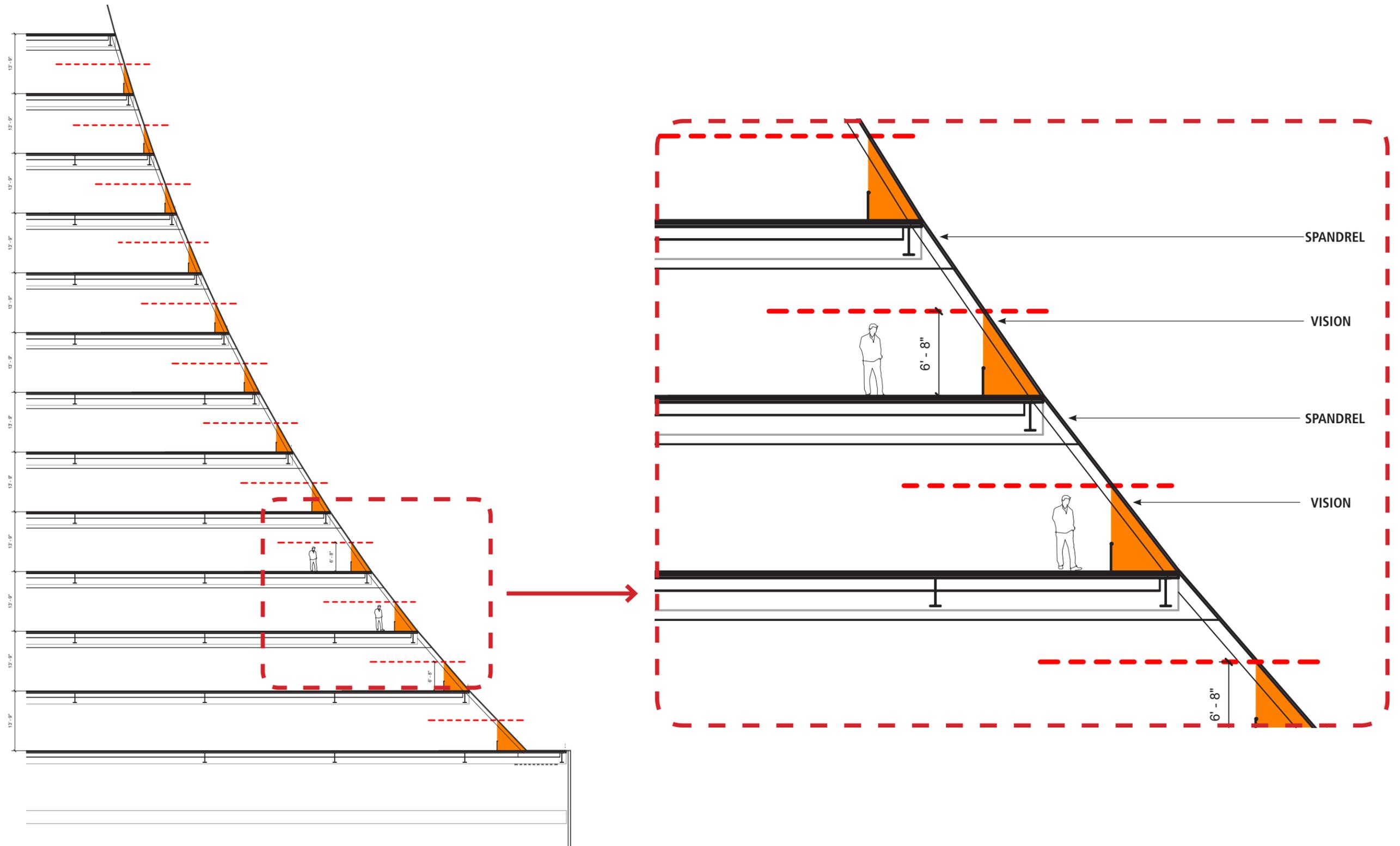
Smooth Residential - B



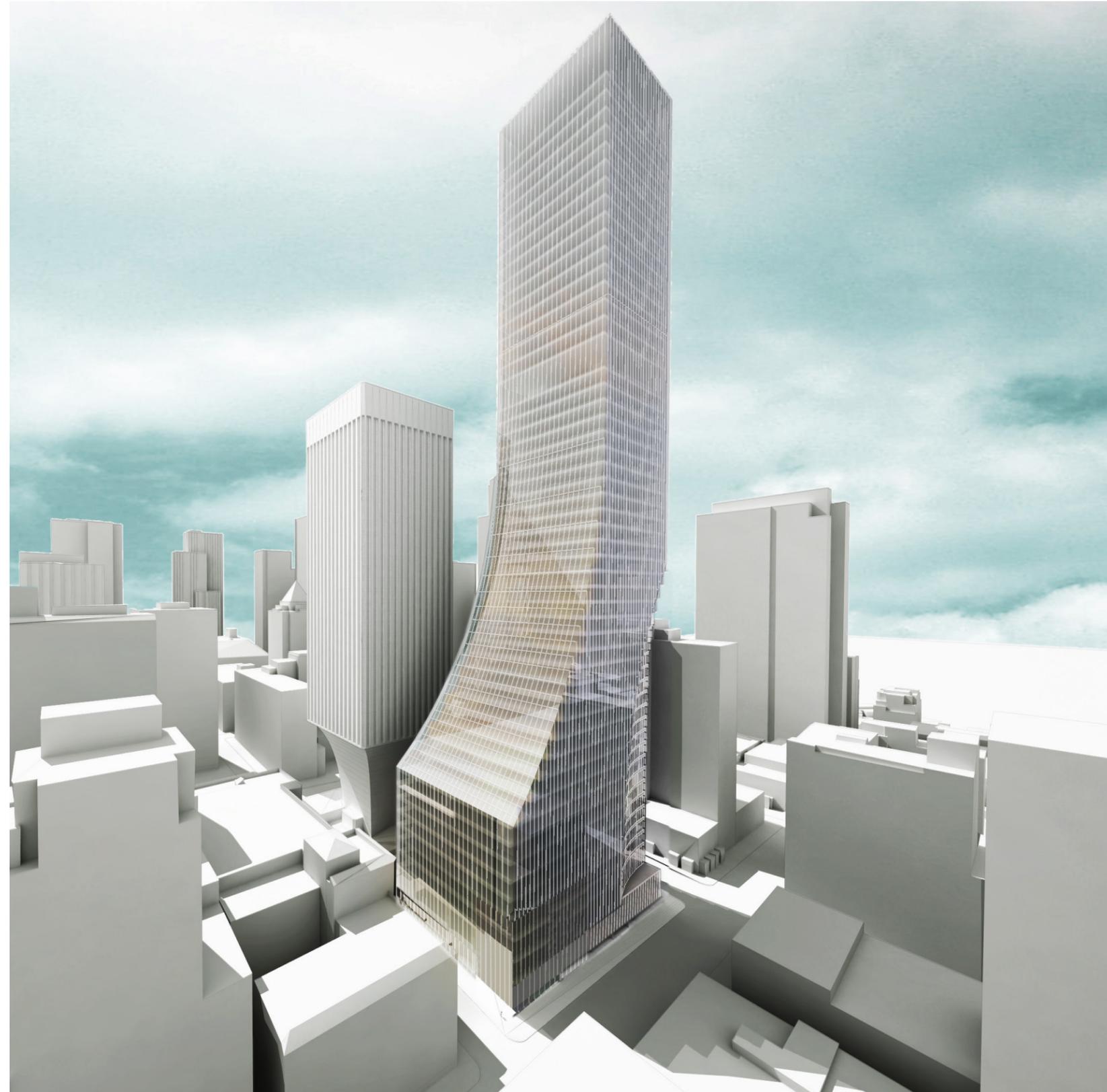
Smooth Office - C



B-1: Study 4 Major Scoop: Smooth 4.0



4.0 B-1: Study 4 Major Scoop: Smooth



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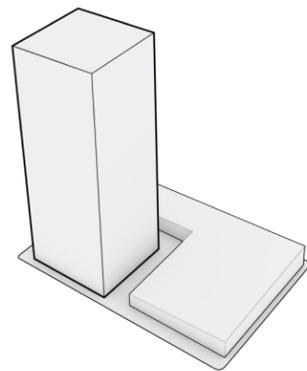
4.0 B-1: Minor Scoops

LAND USE CORRECTION NOTICE #2

Item #2 - DR Board guidance B-1 (p. 6 of the 2nd EDG report). It appears that the MUP plans do not adequately respond to the Board's guidance to rethink the "minor scoops" which included all of the rounded erosions. Other than the removal of the "scoop" at the northeast corner, please prepare to elaborate on how the slight modifications to the northwest and the southeast corners meet the Board's expectations. If the preference is to retain the "minor scoops" illustrated in the MUP drawings, the applicant will need to develop a plausible alternative for staff's and Board's reviews.

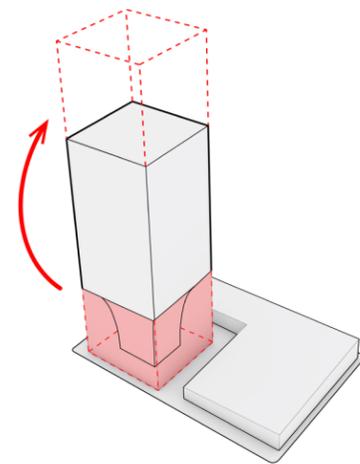
DESIGN TEAM RESPONSE:

- Yamasaki's Rainier Tower is revered for its purity and formal language and relationship to the urban context. The new tower creates a reciprocal language, to complement the existing Rainier Tower, using the east façade base datum as a strong visual connection and response point to invert the curve, shifting the new tower to the West, in turn maximizing views for both towers together, which reinforces and increases the comprehensive value proposition of both towers.
- Reciprocal language is a theme in the design, where we use a counter response on the NW corner. The NW corner builds on the base language of existing Rainier, while subtly adding a responsive poetic balance to the formal composition of the new tower.
- The base of the project is intended to establish a strong relationship with street frontages and to provide a variety of scales and activities to add interest for the pedestrian. 4th and 5th Avenues are lined with retail, along with iconic retail locations at each corner to help establish these key urban sidewalk relationships. Around the perimeter of the project, special glass-like volumes have been developed at the transition of program elements (e.g. between the hotel and the office tower) and at the corners.
- The "minor scoops" help reveal these transitions at the northwest corner with a large glass retail volume and an outdoor area to experience the volume of the carved space at the tower levels. This also occurs at the southeast corner of the tower, where the minor scoop transitions dramatically into the market hall entry.
- These moments of transparency and architectural detail celebrate major entry points and transitions in perimeter elements of the block, breaking up the scale into more human-scaled, pedestrian-friendly components.



1. Original Tower Potential

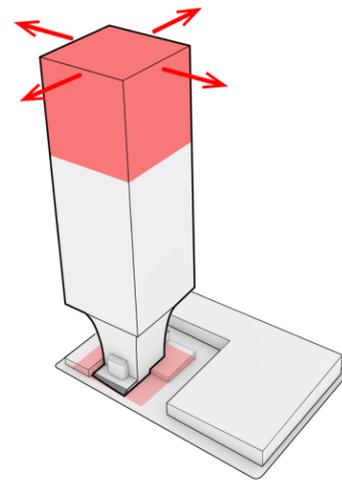
- Based on trends of the time, Rainier Tower could have become a much more generic office tower.



2. Original Yamasaki Strategy

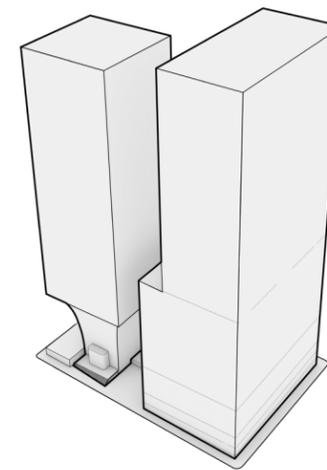
- To challenge the typical office tower, the base of simple tower extrusion was carved out with that mass moving to the top.

* Diagram from *Grand Urban Rules* by Alex Lehnerer



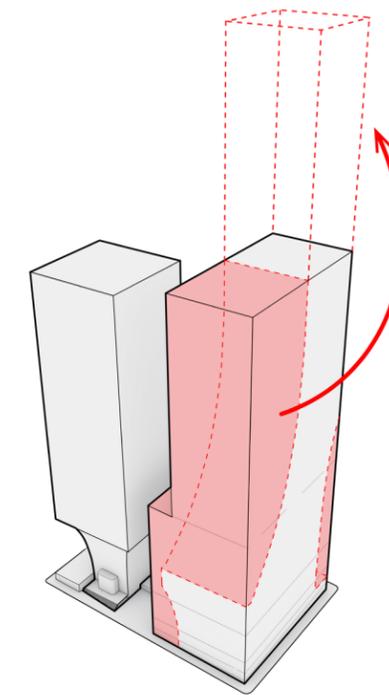
3. Current Rainier Square

- The expressive carved base allowed for more public space at the ground plane.
- Adding the carved-out mass to the tower provided enhanced views of Seattle for occupants in the tower.
- The unique architectural strategy created an icon for Seattle.



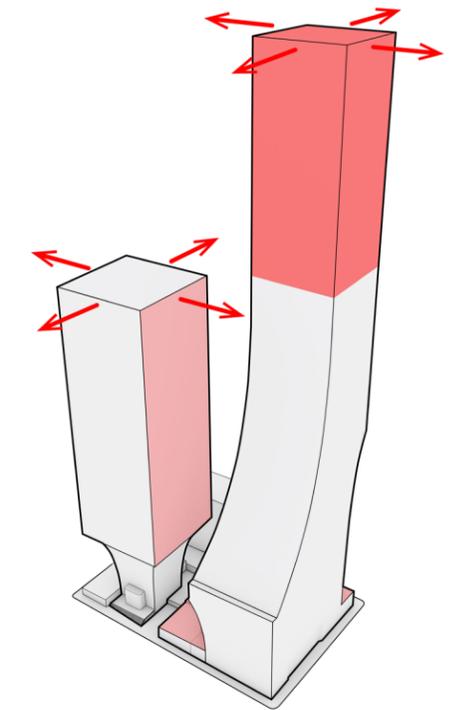
4. New Tower Mass Potential

- The potential mass, based on an envelope derived from the zoning laws for Seattle, allows for a bulky tower that would block most views from the North side of Rainier tower, as well as views of Rainier Tower throughout the city.



5. New Massing Strategy

- Using a similar approach to the original Yamasaki strategy, the zoning mass has been carved with the mass moving to the top.



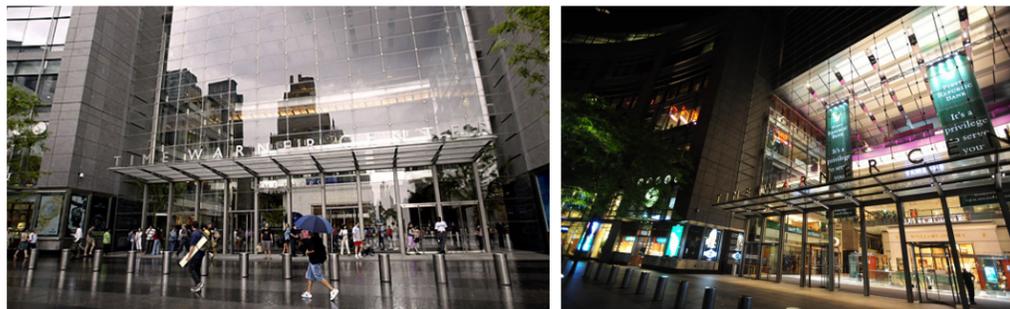
6. Future Rainier Square

- Moving this mass to the top protects views to and from the original Rainier Tower.
- The residential at the top of the new tower will have stunning views of Seattle.
- More open space is created at the base.
- Much like the original tower became an icon in Seattle, the unique geometry of the new tower paired with the original Rainier Tower will create an iconic city block for Seattle.

4.0 B-1: Minor Scoops

LAND USE CORRECTION NOTICE #2

Item #15 - 4th Ave Elevation. The three level volume housing the swimming pool and ground floor retail situated between the larger masses distinguishing the hotel and the mixed use tower is an opportunity for a discrete jewel like element or interesting anomaly that heightens pedestrian awareness or interest in much the same way as the Purple bar/restaurant and the entry to Puget Plaza currently do. Downtown Design Review Guideline C2, Design Facades of Many Scales.

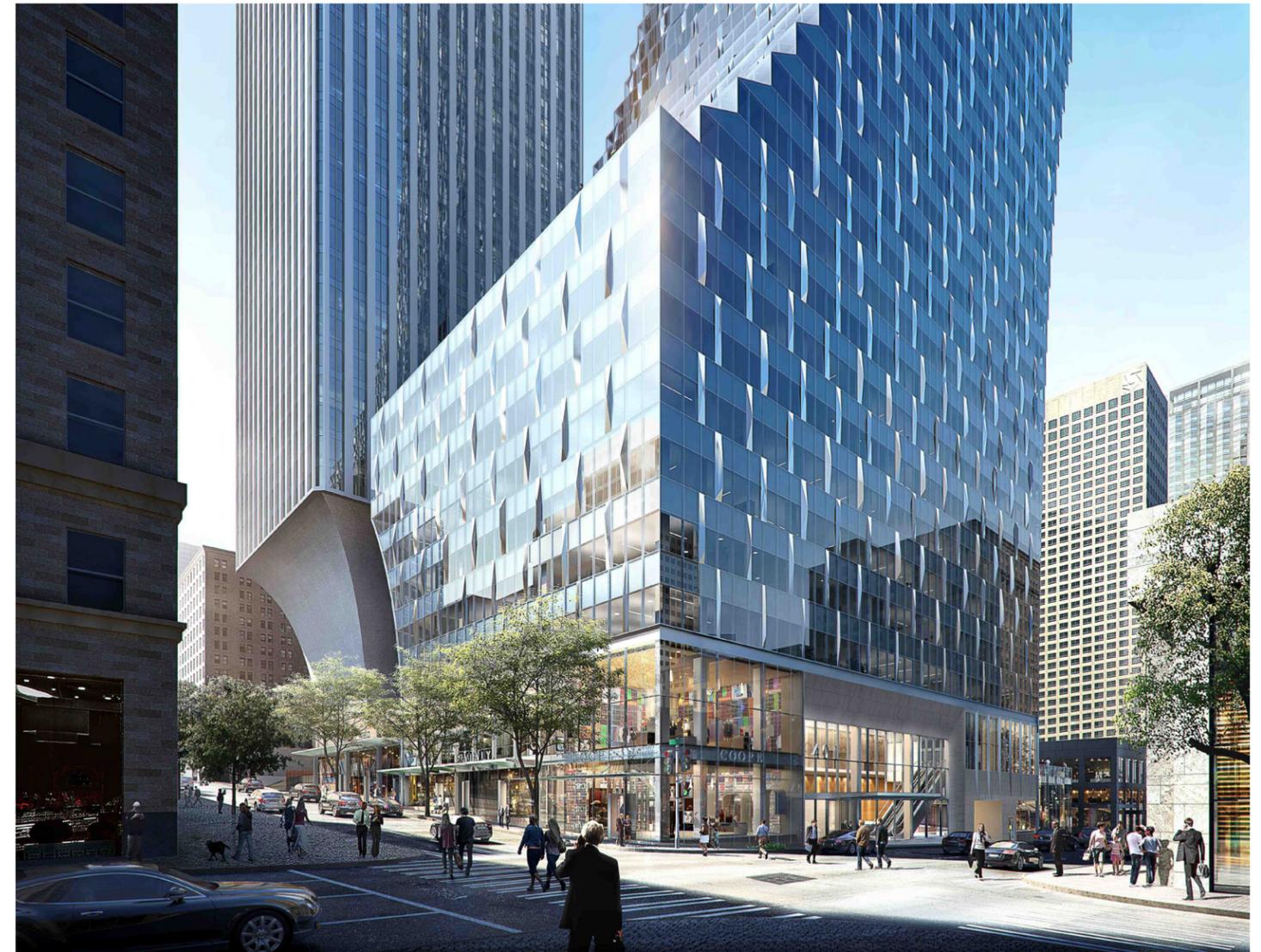


In response to the Board's concerns, the "implied scoop" at the northeast corner has been eliminated in favor of a smaller scale, yet still strong, retail expression that coordinates with the base of the building and responds to scale and context of adjacent buildings

* See enlarged elevations on pages 122-129 for more detail



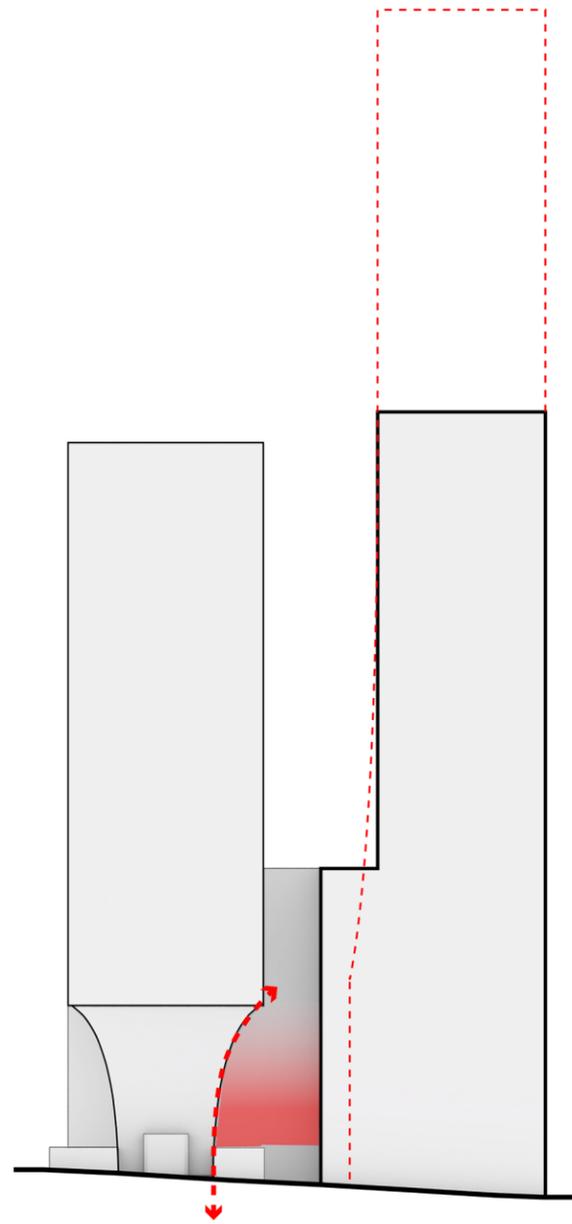
EDG Proposal - Northeast Minor Scoop



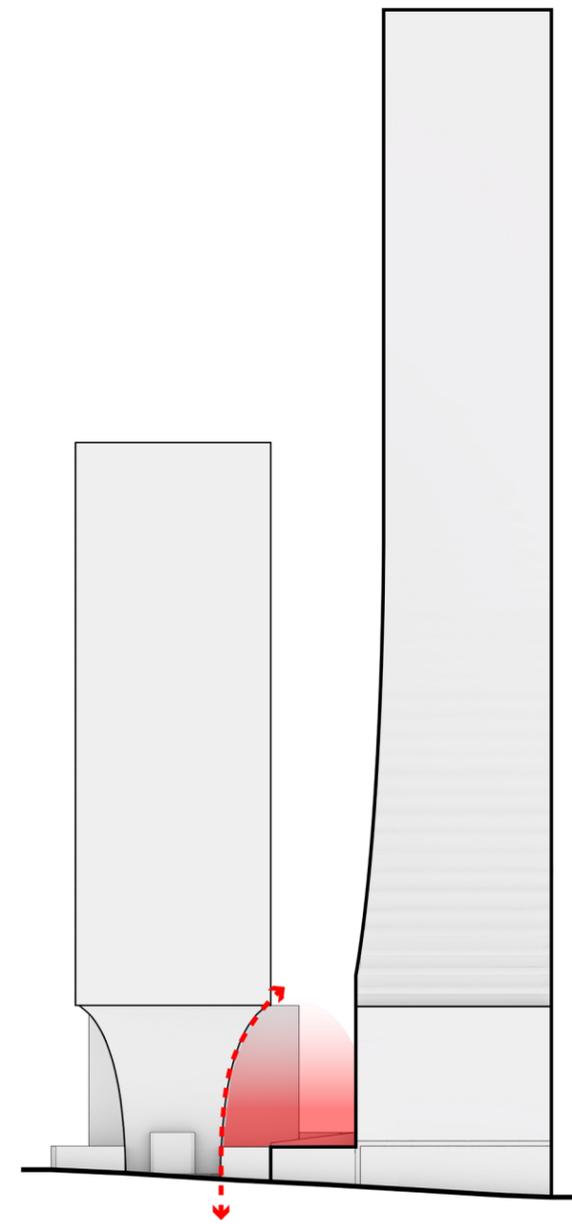
Current Proposal - Northeast Corner

4.0 B-1: Minor Scoops Alternative Studies

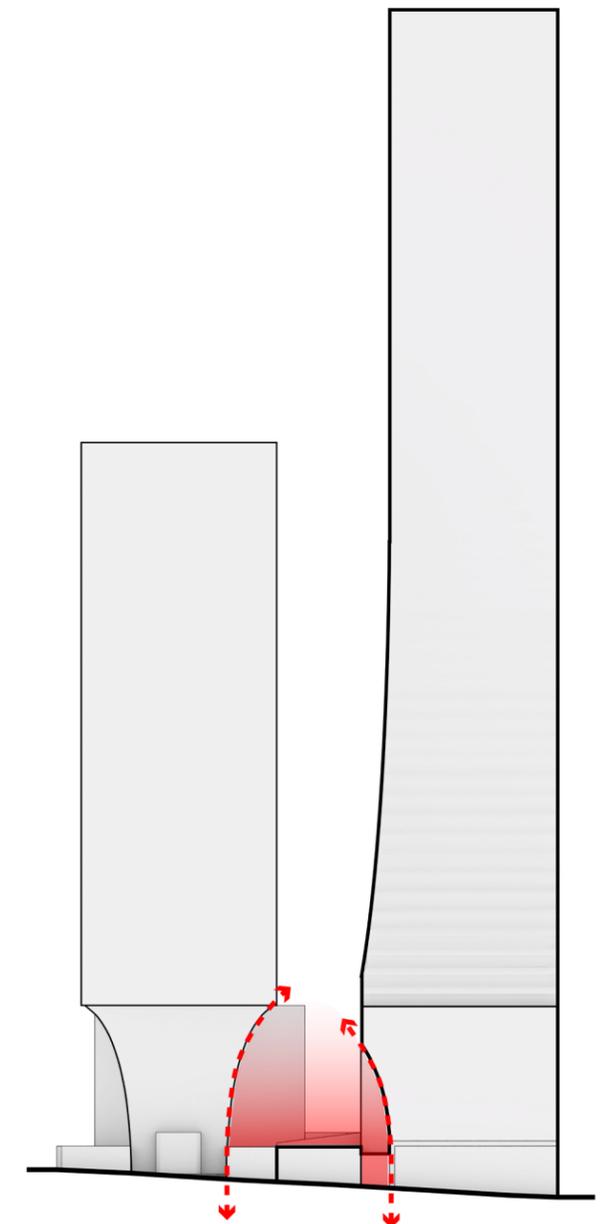
The images on the facing page show an alternative for the market hall entry on 5th Avenue with and without the southeast scoop in the tower facade



1. Massing Envelope based on zoning laws
- Creates a more cavernous space between the original Rainier Tower base and the new tower base as well as blocking most views to and from Rainier Tower.



2. Proposed mass without Southeast Carve
- Allows for a more airy space between the Rainier Tower base and the new tower.
 - Protects more views of the tower portion of Rainier Tower.



3. Proposed Mass with Southeast Carve
- Airy space between the Rainier Tower base and new tower.
 - Protects views of both the tower and base portion of Rainier Tower.
 - Enhances the street experience along 5th Ave.



Southeast with Minor Scoop



Southeast without Minor Scoop



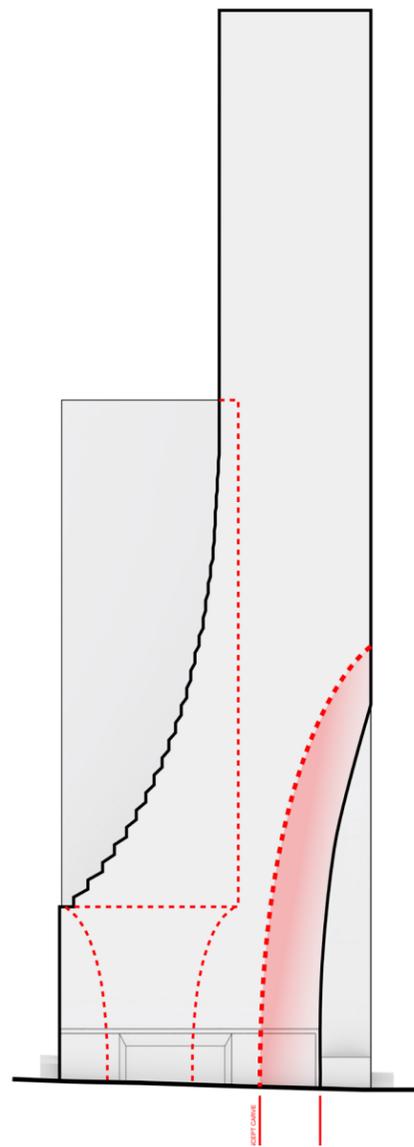
Southeast with Minor Scoop



Southeast without Minor Scoop

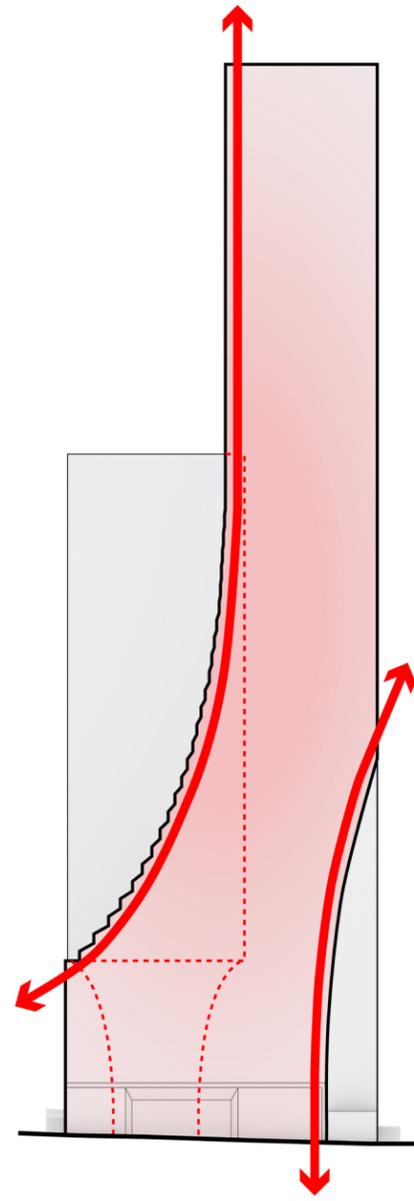
Note: Detailed design of canopies at retail entries will be adjusted to reflect identities of specific retailers, as necessary.

4.0 B-1: Minor Scoop Alternative Studies



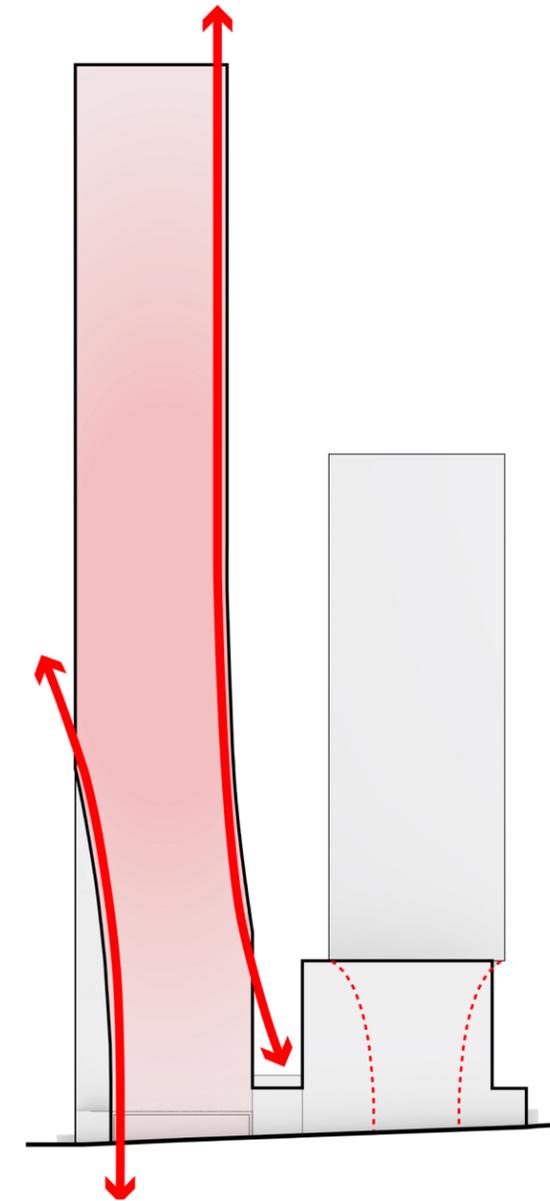
Northwest Curve Adjustment

- Scale of northwest scoop has been readjusted to
 - Improve the scale of transition from tower to base.
 - Create a stronger relationship to the urban context and pedestrian experience.
- Reconfiguration of northwest scoop better relates to urban context of intersection and scale of pedestrian experience.



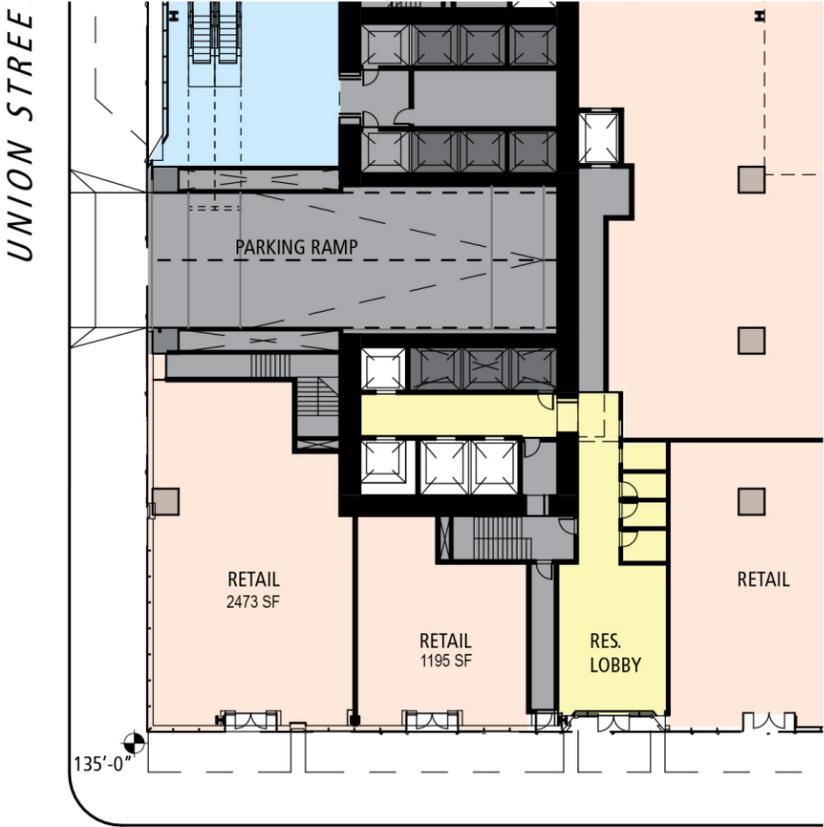
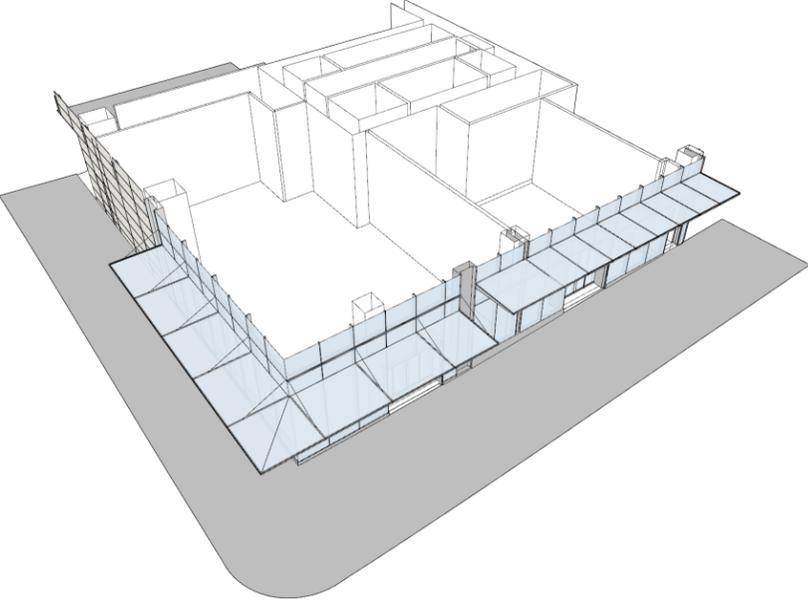
Union Ave Carves

- The NW curve increases the quality of the office space program by
 - Introducing two corner office spaces on each floor at the NW.
 - Creating a façade of the tower that offers maximized views to the water.
 - Creating a powerful formal edge in the context of the city that is highly visible in direct line with the Space Needle and Elliot Bay.



4th Ave Carves

- Rather than fill out the zoning envelope at the base, we shift the tower as quickly as possible to the north, via a soft curve, to maximize light and views for both towers.
- The base language of the NW corner is again a reciprocal response, as well as a common language to the base of the existing Rainier Tower.



Northwest Corner Current Proposal



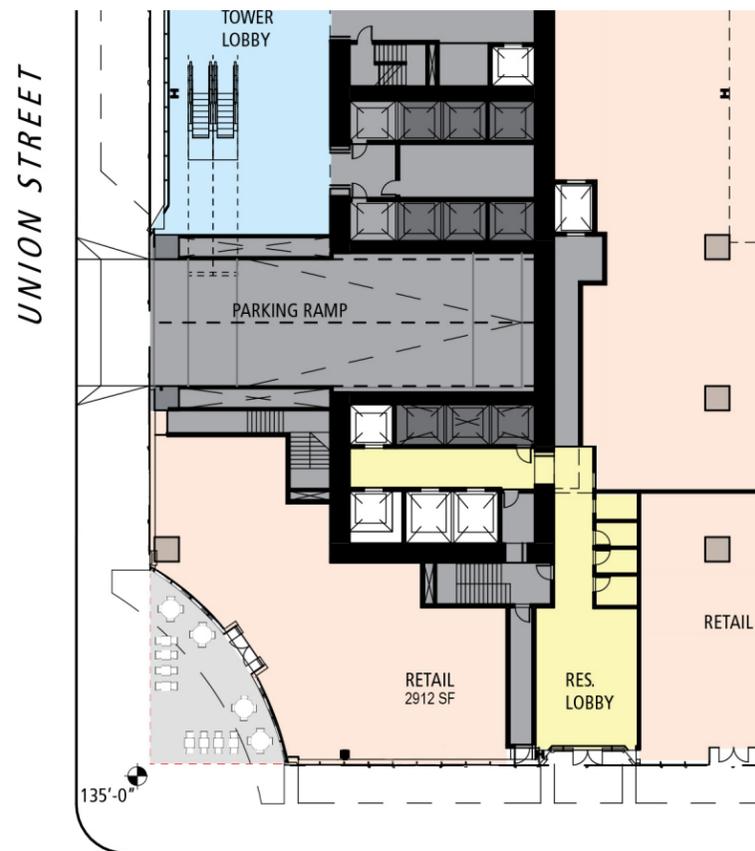
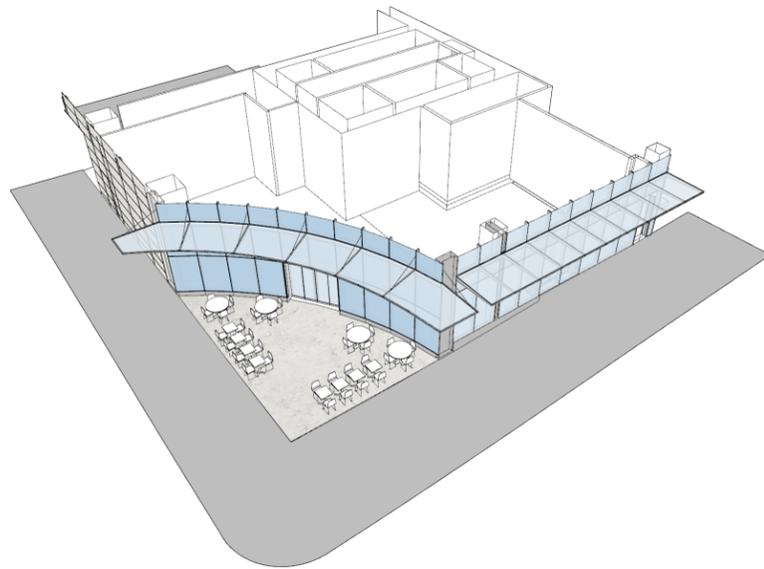
Current Proposal - Smooth Curve



Stepped Curve

*See enlarged elevations beginning on page 122 for more information.

4.0 B-1: Minor Scoops Alternative Studies



Northwest Corner with Extended Curve



Carve Meets Ground

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4.0 C-5: Encourage Overhead Weather Protection

EDG MEETING #2 DRB GUIDANCE

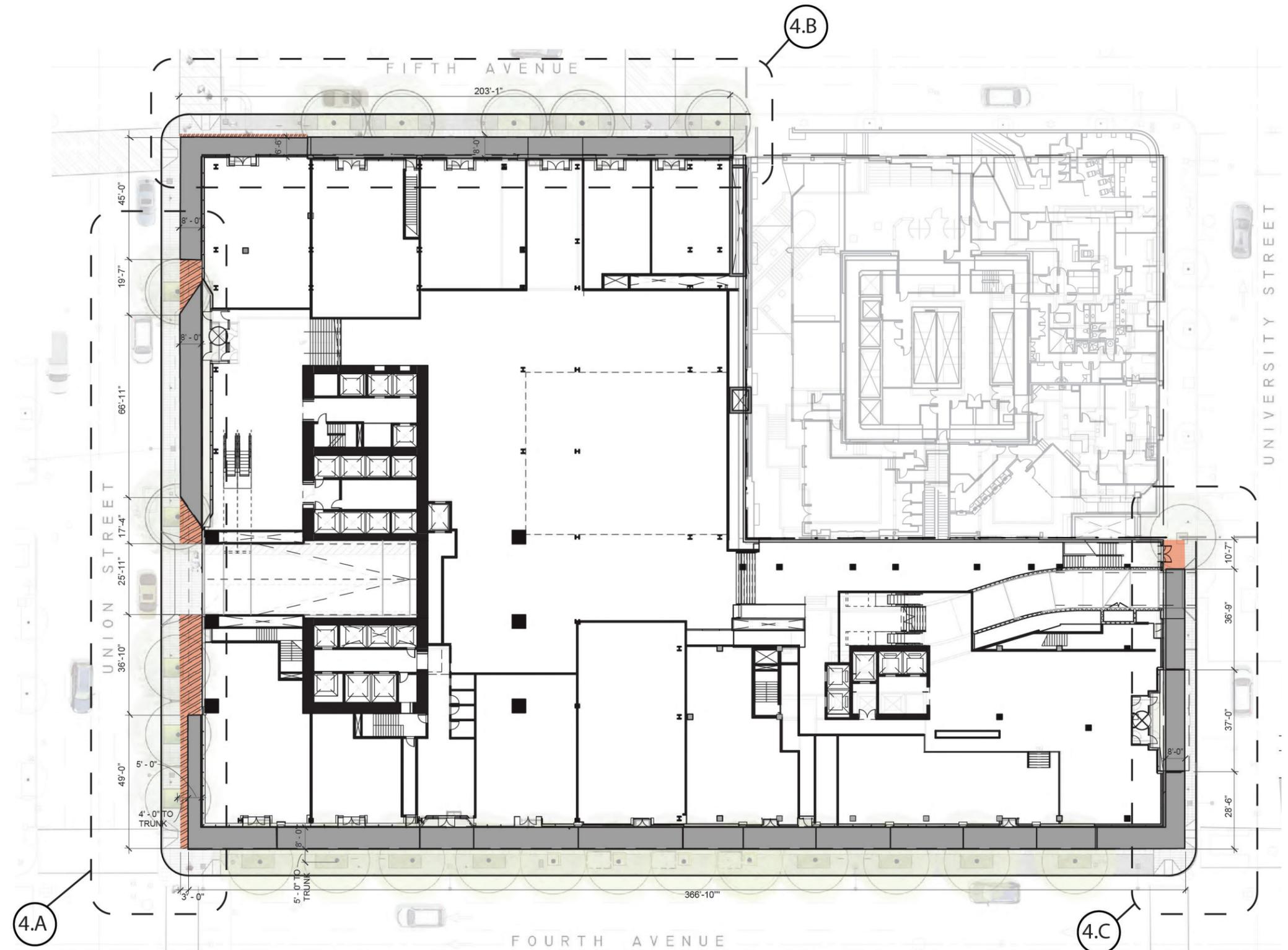
Deliberation amongst the Board members did not focus on the canopies. Refinements of the street level concept should include continuous canopies on each of the streets.

LAND USE CORRECTION NOTICE #2

Item #5 - DR Board guidance C-5. Please comply with the LU Code requirement (SMC 23.49.018, also the zoning reviewer's correction #11) and the city's desire (EDG #2 report p. 7) for continuous overhead weather protection. There are several significant gaps in the coverage.

DESIGN TEAM RESPONSE

- Canopies have been provided at all retail frontages and major building entries. While the proposed canopies have been designed to be complimentary to the streetfront facades, some adjustments to the detailing at the retail entries will be done to reflect identities of specific retailers, as necessary.
- Canopies have been configured to coordinate / accommodate the locations of existing and new street trees along 4th and 5th Avenues.
- Along Union Street, a major canopy element has been designed to compliment and emphasize the primary entrance to the new tower. The coverage is discontinuous on either side of this entry canopy due to garage entrance to the west, and to distinguish it from the retail canopies to the east.
- Along University Street, the canopy has been held back at the eastern corner of the project site to accommodate the location of an existing street tree. The configuration of this canopy can be adjusted in cooperation with DPD and SDOT as final site conditions are determined.



C-5: Encourage Overhead Weather Protection 4.0



Fourth & University



Fourth & Union



Fifth & Union



Fifth & Union

4.0 D-1 / D-2 / D-3: Providing Open Space / Enhance the Building with Landscaping / Provide Elements that Define the Place

EDG MEETING #2 DRB GUIDANCE

D-1: The applicant provided a landscape concept for open space above the plinth (See D-3 guidance) including an outdoor plaza level two at Fourth Avenue and Union Street. The applicant also proposed a continuous street edge devoted to entrances and retail instead of a public plaza at-grade. Illustrations of the streetscape show the possibility of outdoor cafes at the southwest (near hotel) and southeast corners.

D-2: The applicant team provided streetscape perspectives illustrating storefronts possessing generous amounts of glazing and overhead canopies. A landscape concept for the wide sidewalks that ring the block will need to be provided at the next meeting. The dialogue between building and streetscape concept will be an important element of the review at the next meeting.

D-3: The landscape architect's articulate vision for an upper level open space above the plinth wrapping around the three sides of the hotel and separating the proposed tower from Rainier Tower began to address earlier Board issues regarding the depth and spatial quality of the interstitial space between the three significant masses. These concepts should continue to evolve with greater detail. The open space concept brought forward to the Board and the public would be limited to use by office workers and hotel guests.

LAND USE CORRECTION NOTICE #2

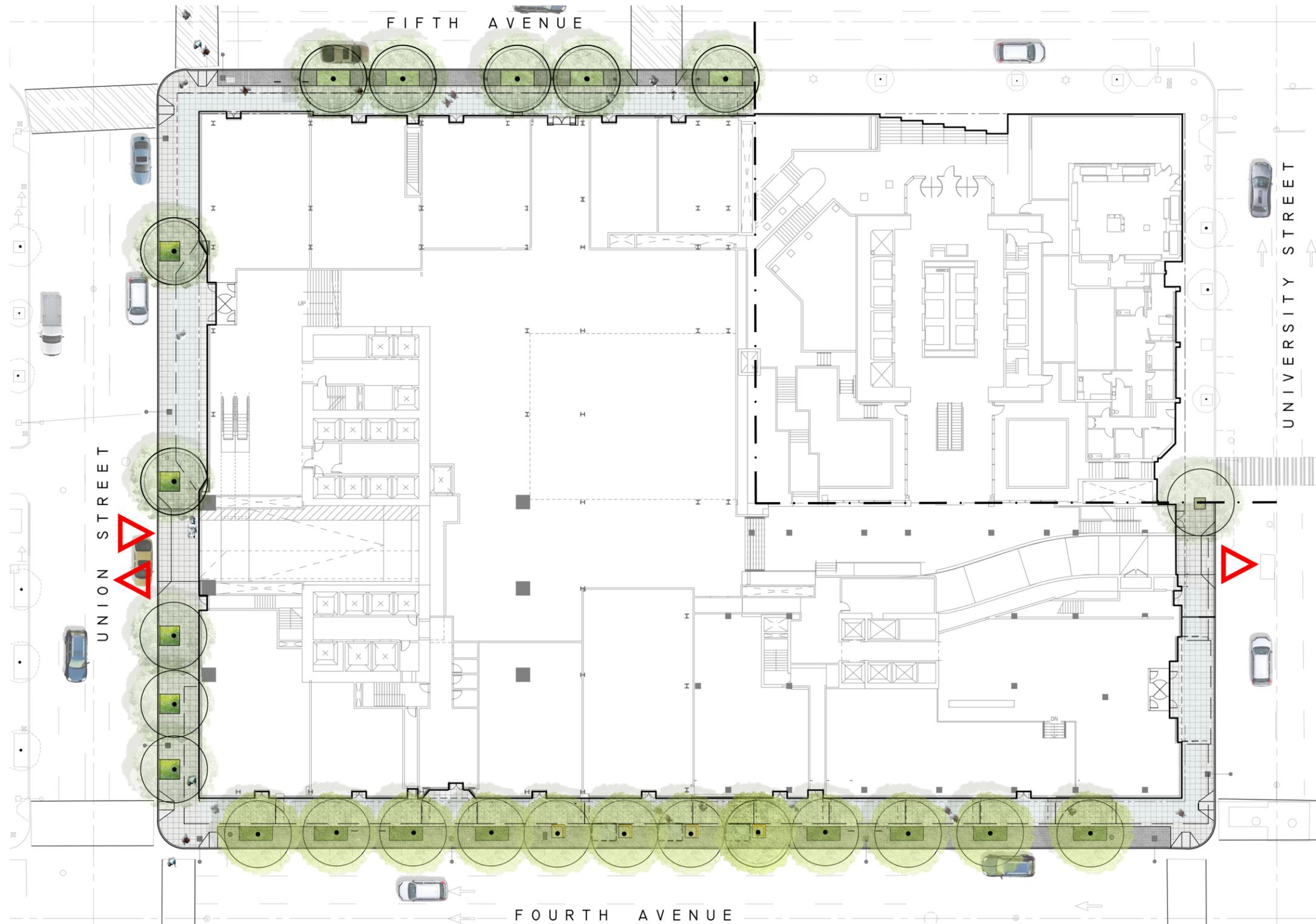
Item #8 - Landscaping. The landscape plans show different sidewalk concrete scoring patterns for the streets and the avenues. Please explain why they are shown to be different from the standard SDOT requirement (Plan set sheet L1-011.) It is also unclear why the sidewalk design doesn't match established precedent at Rainier Sq. or why it doesn't possess the same dark borders as those across Fifth Ave at the Skinner and IBM buildings?

Item #9 - Given the prominence of the project's location, consider landscaping the right of way to be more inviting and interesting. Staff urges the applicant to create ROW landscaping that approaches the quality of the city's green streets.

DESIGN TEAM RESPONSE

- Street improvements create comfortable and safe places for people to walk and observe the vibrancy of Seattle's downtown.
 - New curbs, pedestrian paving, bike racks and bus shelters bring traditional right-of-way material through the property, linking the block to the city's sidewalk network. Improved planting areas provide seasonal variety and healthy plant environments.
 - The current Metro bus shelters on 4th Avenue will be replaced with new shelters and lean rails will be integrated into the waiting area to provide comfortable places for transportation riders to wait for their bus.
- Item #8
- Site paving is designed to better connect with the existing downtown sidewalk fabric by integrating standard SDOT concrete scoring on avenues and slightly modified standard SDOT concrete scoring on streets. Also included in the site paving strategy is a performance paving zone that improves planting conditions within the right-of-way.
 - Sidewalk Concrete Scoring: The standard SDOT concrete scoring is included on 4th and 5th Avenues as well as University and Union Street. In addition to the standard SDOT concrete areas, the paving design improves tree root zones by incorporating larger tree pits, rootways, and a band of porous paving along the curbside planting zone. The intent is to maximize this performance zone from back of curb to edge of planting.
 - At our SIP coordination meeting on February 3, 2015, we were asked to look for opportunities to improve the conditions of the street tree planting. The performance paving zone is designed to improve both planting conditions within the right-of-way as well as provide stormwater management benefits. Improvements within this zone include permeable unit pavers to enable water infiltration to below-grade soil and tree root areas, delaying the amount of discharge at peak flow times; rootways under the paved areas for street tree root growth; and soil mitigation to the greatest extent possible.
- Item #9
- Established Precedent at Rainier Square: The current paving scheme at Rainier Square was not recreated as part of this project for the following reasons: (1) it reduces the amount of pervious area along the tree root zone and (2) this detail is specific to this block only and is not part of the larger city sidewalk network. We felt that it was important to tie back to the City standard concrete grid along the avenues and streets to better integrate the Rainier Square block into the city's sidewalk network.
 - Dark Borders at Skinner and IBM Blocks: The dark curb band detail seen at the Skinner and IBM buildings was not included for two reasons: (1) it reduces the amount of pervious area along the tree root zone area and (2) this detail is specific to the Skinner and IBM building blocks and is not part of the larger city sidewalk network.
 - The site improves the planting character that currently exists on the Rainier Square block through the integration of herbaceous and evergreen shrub mixes in enlarged planting zones. This brings visual variety and seasonal interest to the pedestrian realm. This also creates healthier environments for tree and plant growth.
 - In addition, the design responds to its site specific condition through the integration of unit pavers in the planting zone. The unit pavers correspond to tree and shrub planting areas, enabling water to infiltrate below-grade rootways when possible.

D-1 / D-2 / D-3: Providing Open Space / Enhance the Building with Landscaping / Provide Elements that Define the Place 4.0



New curbs, pedestrian paving, and street furniture bring traditional right-of-way materials through the property, linking the block to the City's sidewalk network. Improved planting areas provide seasonal variety and healthy plant environments.

The current Metro bus shelters on 4th Avenue will be replaced with new shelters and leanrails will be integrated into the waiting area to provide comfortable places for transportation riders to wait for their bus.

 PARKING GARAGE RAMPS

4.0 D-1 / D-2 / D-3: Providing Open Space / Enhance the Building with Landscaping / Provide Elements that Define the Place

5th Avenue

Structure

- The parking garage extends below sidewalk along 5th Avenue. Major portions of the streetscape development are over structure. Tree planting wells are enclosed below grade by walls on the north, south, and west sides of the exposed planter area. The planting pit is open on the street side.

Paving

- City of Seattle Standard concrete sidewalk paving with 2' x 2' scoring pattern.
- Permeable concrete unit pavers in the planting/furnishing strip adjacent to the curb.
- Potential special paving treatment (TBD) at building entrances.
- Install new concrete curbs in alignment with existing curbs.
- Install new ADA accessible ramps at the corner of 5th & Union, per landscape and civil drawings.

Planting

- New street trees in the planting strip between the sidewalk and the street.
- New trees are 4" caliper minimum.
- Planting strips will include a mix of ornamental shrubs and groundcovers.

Soil

- Imported soil for the tree pits.

Irrigation

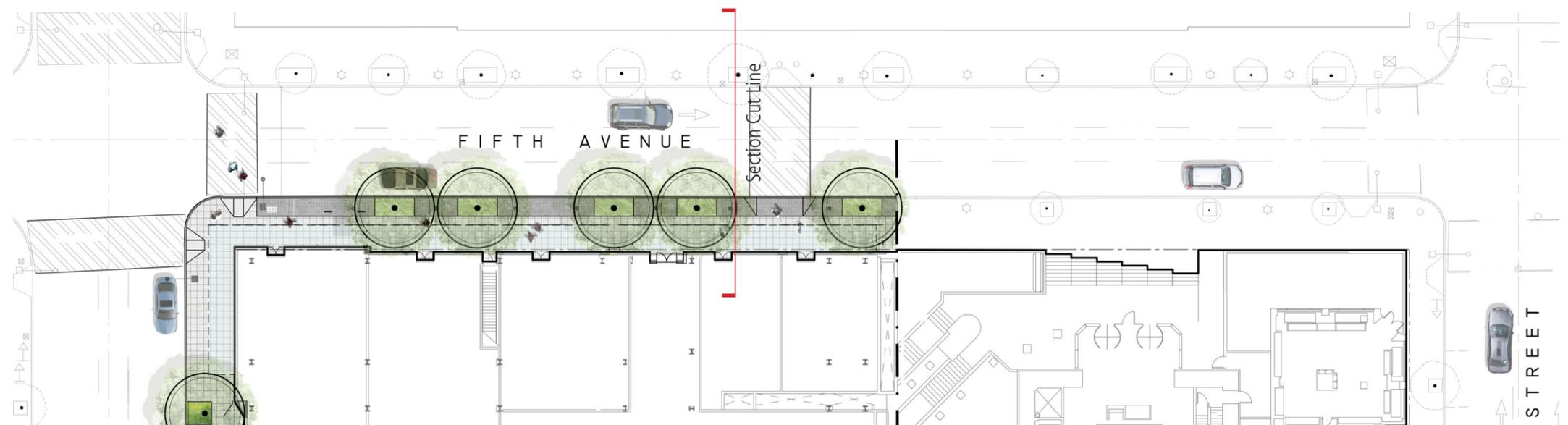
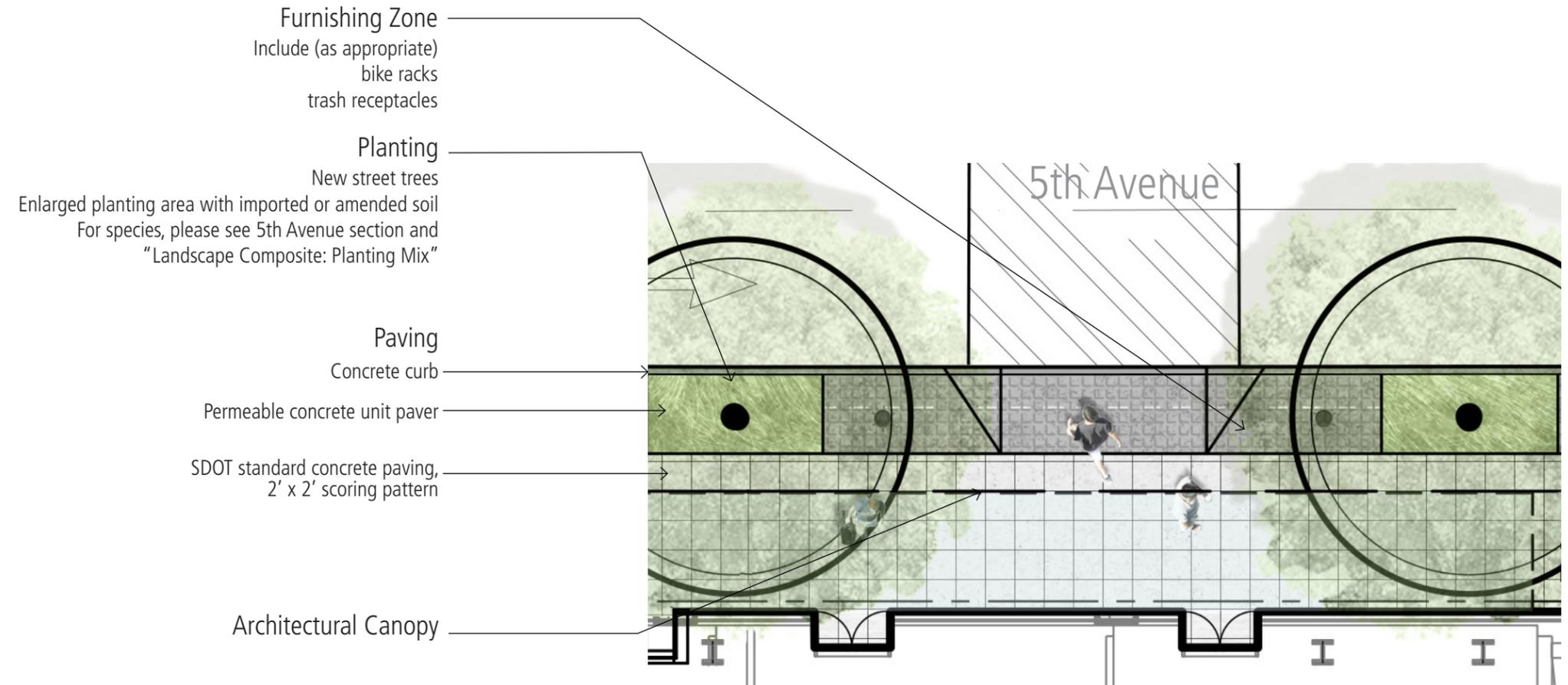
- All landscape areas will be irrigated with either drip or spray irrigation to suit the specific condition.

Site furniture

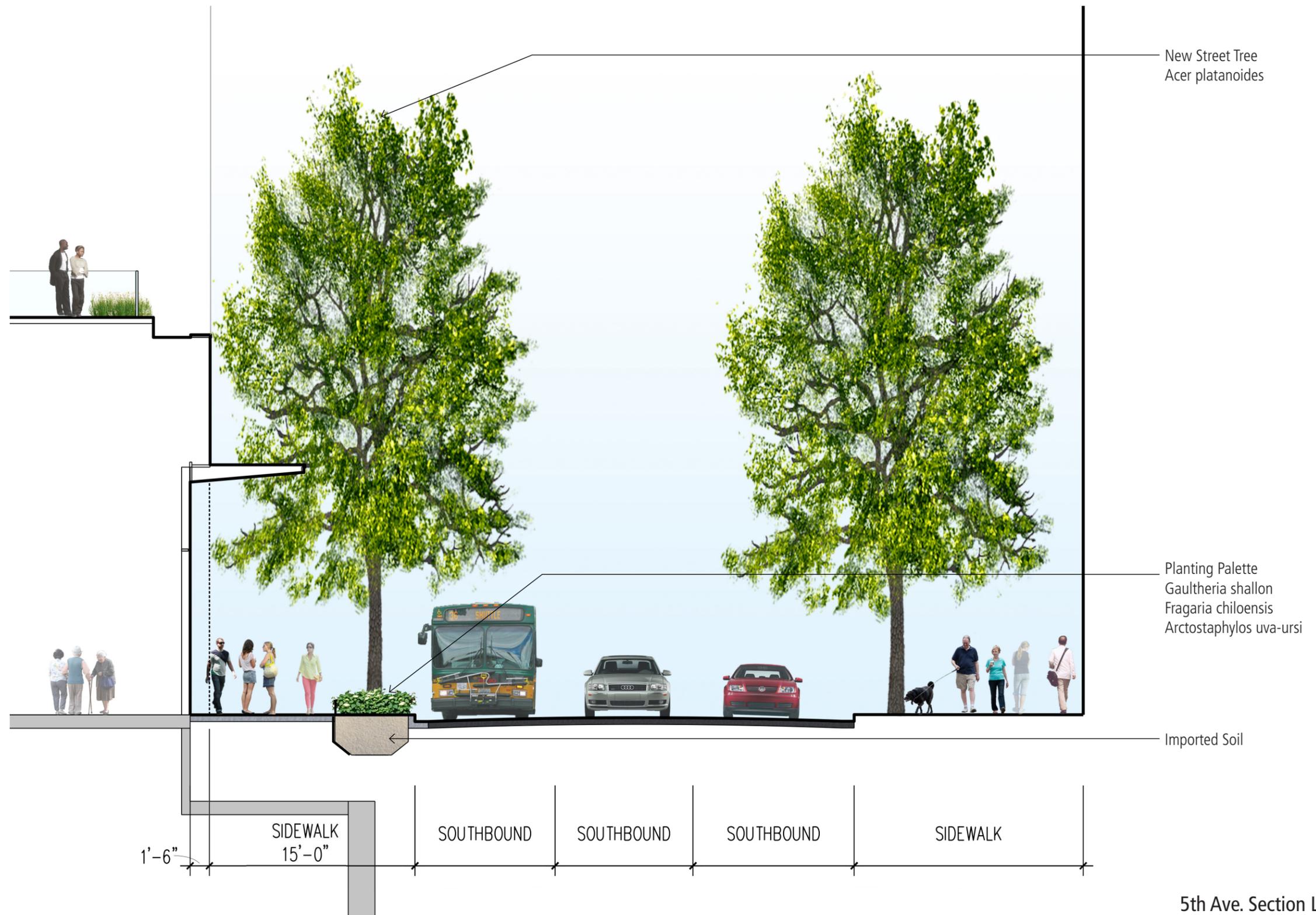
- 12" high steel plant protection fences around every tree pit.
- Anticipate 2-4 stainless steel bike racks.

Lighting

- Pedestrian-scale light poles to mirror poles along the east side of 5th Avenue. See **Lighting on pages 138-141.**



D-1 / D-2 / D-3: Providing Open Space / Enhance the Building with Landscaping / Provide Elements that Define the Place **4.0**



5th Ave. Section Looking North

4.0 D-1 / D-2 / D-3: Providing Open Space / Enhance the Building with Landscaping / Provide Elements that Define the Place

4th Avenue

Paving

- City of Seattle Standard concrete sidewalk paving with 2' x 2' scoring pattern.
- Permeable concrete unit pavers in the planting/furnishing strip adjacent to the curb.
- Potential special paving treatment (TBD) at building entrances.
- Install new concrete curbs in alignment with existing curbs.
- Install new ADA accessible ramps at the corners of 4th & Union and 4th & University, per landscape and civil drawings.

Planting

- Save and protect existing street trees, if possible, in the planting strip between the sidewalk and the street.
- Planting strips will include a mix of ornamental shrubs and groundcovers.
- Add one new street tree per landscape drawings.
- New trees are 4" caliper minimum.

Soil

- Imported or amended soil for the tree pits.
- Structural soil or supported pavement system extending under adjacent pavers to form a continuous planting trench for root soil volume.

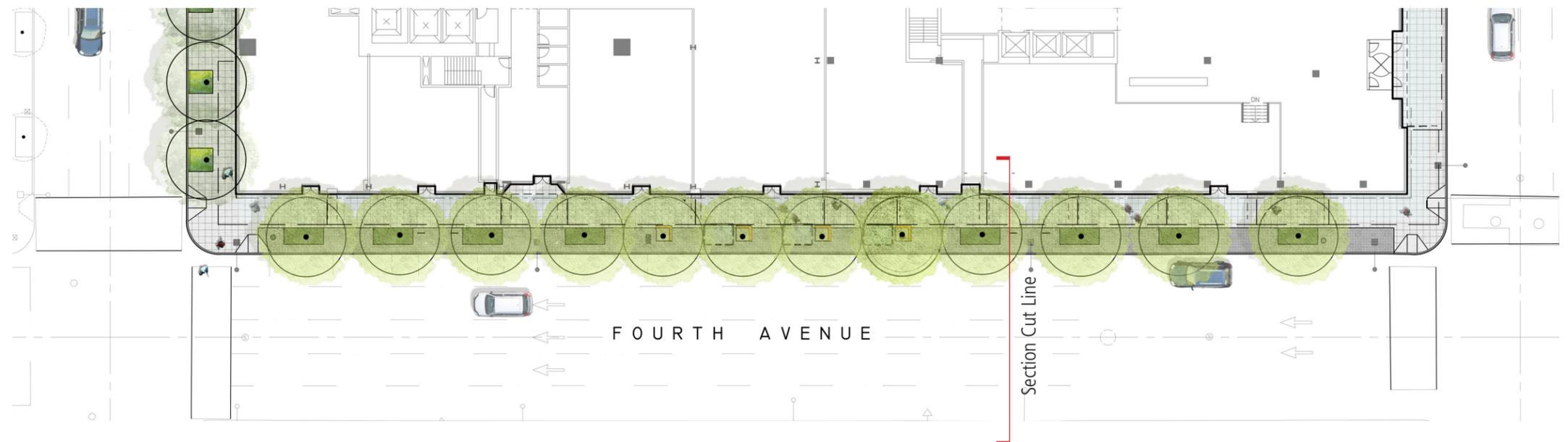
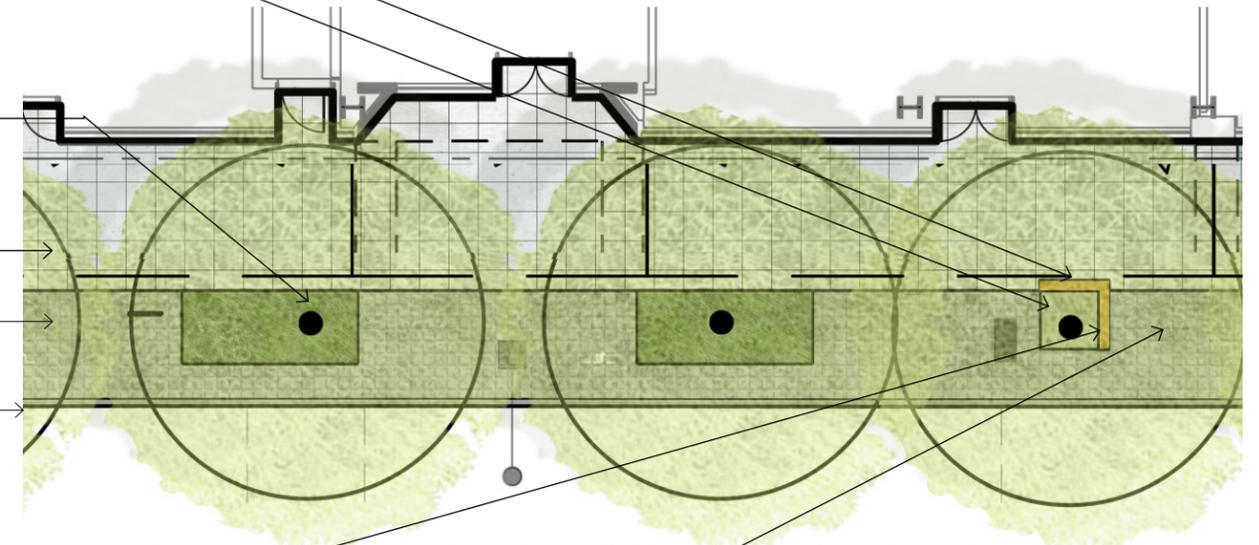
Irrigation

- All landscape areas will be irrigated with either drip or spray irrigation to suit the specific condition.

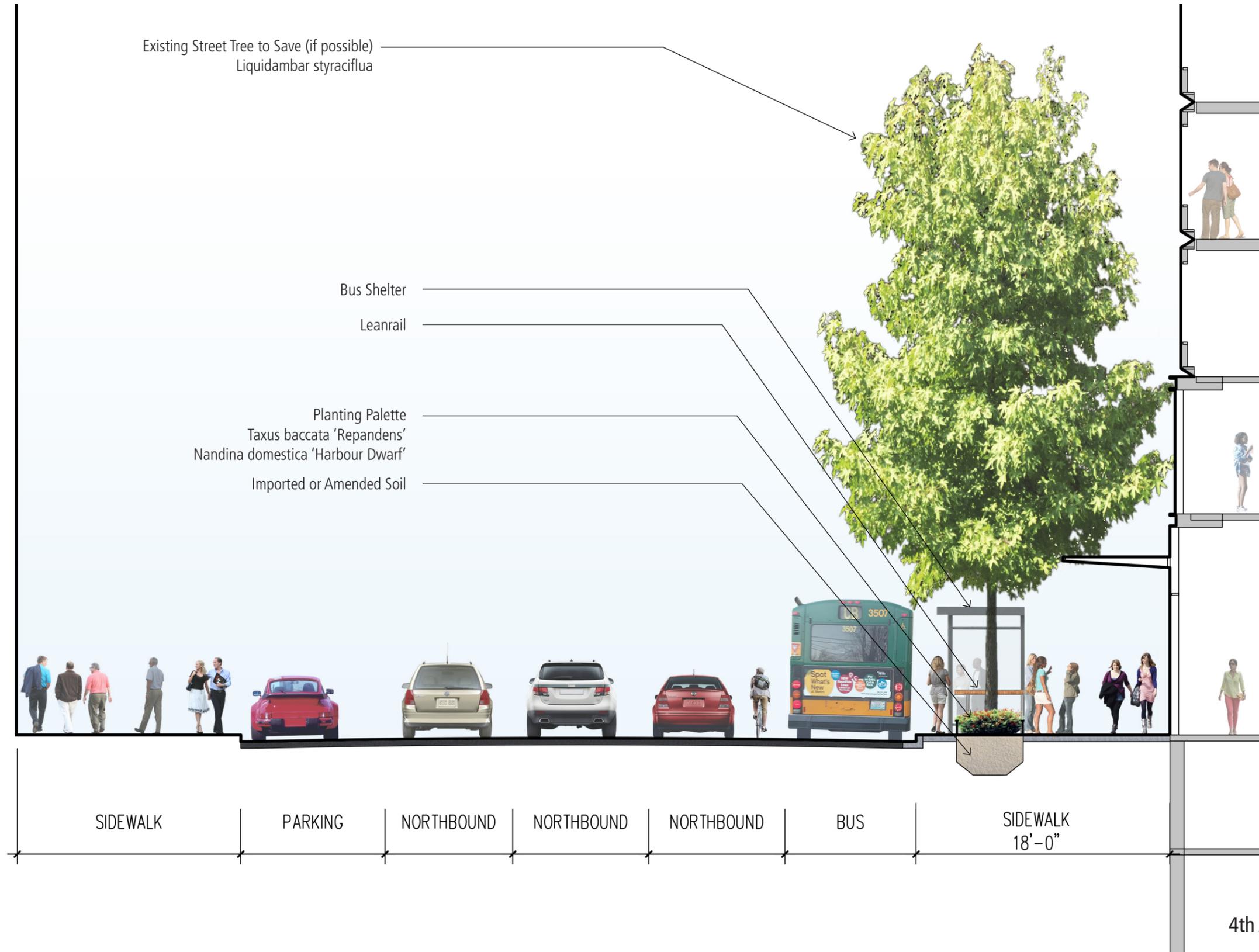
Site furniture

- 12" high steel plant protection fences around every tree pit.
- Custom leanrails as indicated on plans.
- New bus shelters per Metro standards.
- Anticipate 2-4 stainless steel bike racks.

- Planting
 - Decomposed granite mulch
 - Save all existing street trees, if possible
 - Enlarged planting area with improved soil
 - For species, see 4th Avenue Section and "Landscape Composite: Planting Mix"
 - (1) new tree added
- Architectural Canopy
- Paving
 - SDOT standard concrete paving, 2' x 2' scoring pattern
 - Permeable concrete unit paver
- Concrete curb
- Furnishing Zone
 - Bus shelter
 - Leanrail
 - Include (as appropriate) bike racks
 - trash receptacles



D-1 / D-2 / D-3: Providing Open Space / Enhance the Building with Landscaping / Provide Elements that Define the Place 4.0



4.0 D-1 / D-2 / D-3: Providing Open Space / Enhance the Building with Landscaping / Provide Elements that Define the Place

Union Street

Paving

- o Concrete sidewalk paving with 2' x 2' scoring pattern.
- o Potential special paving treatment (TBD) at building entrances

Planting

- Save and protect existing street trees near 4th Avenue intersection, if possible. Enlarge tree pit areas for improved root zone. Amend soil and air spade.
- Add new or transplanted (to be evaluated) street trees as shown on landscape drawings.
- New street trees are 4" caliper minimum.
- Planting consists of 'garden squares' with a mix of ornamental shrubs and groundcovers.

Soil

- Imported or amended soil for the planting squares.

Irrigation

- All landscape areas will be irrigated with either drip or spray irrigation to suit the specific condition.

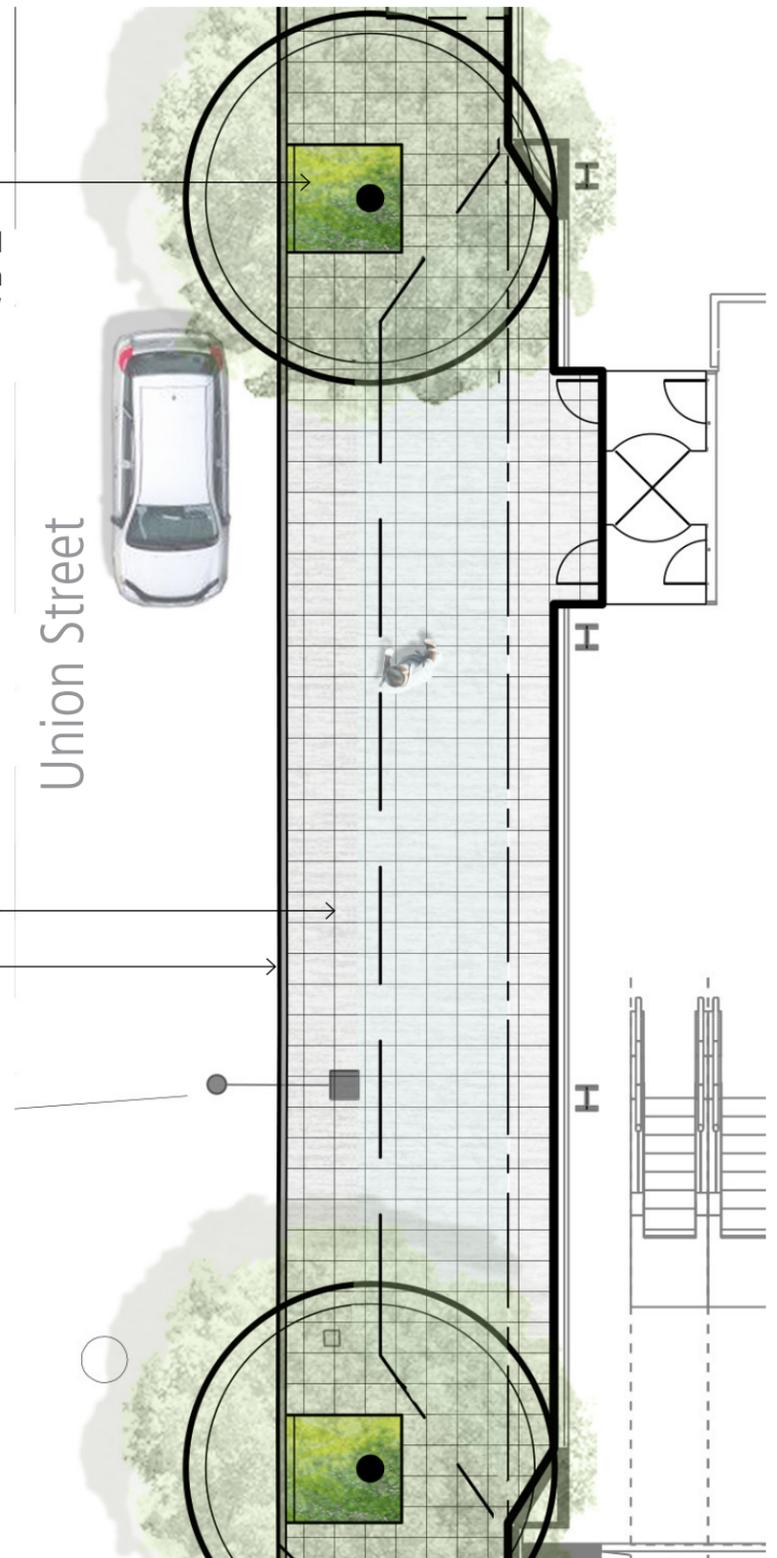
Site furniture

- 6" high stainless steel plant protection fences around every garden square.

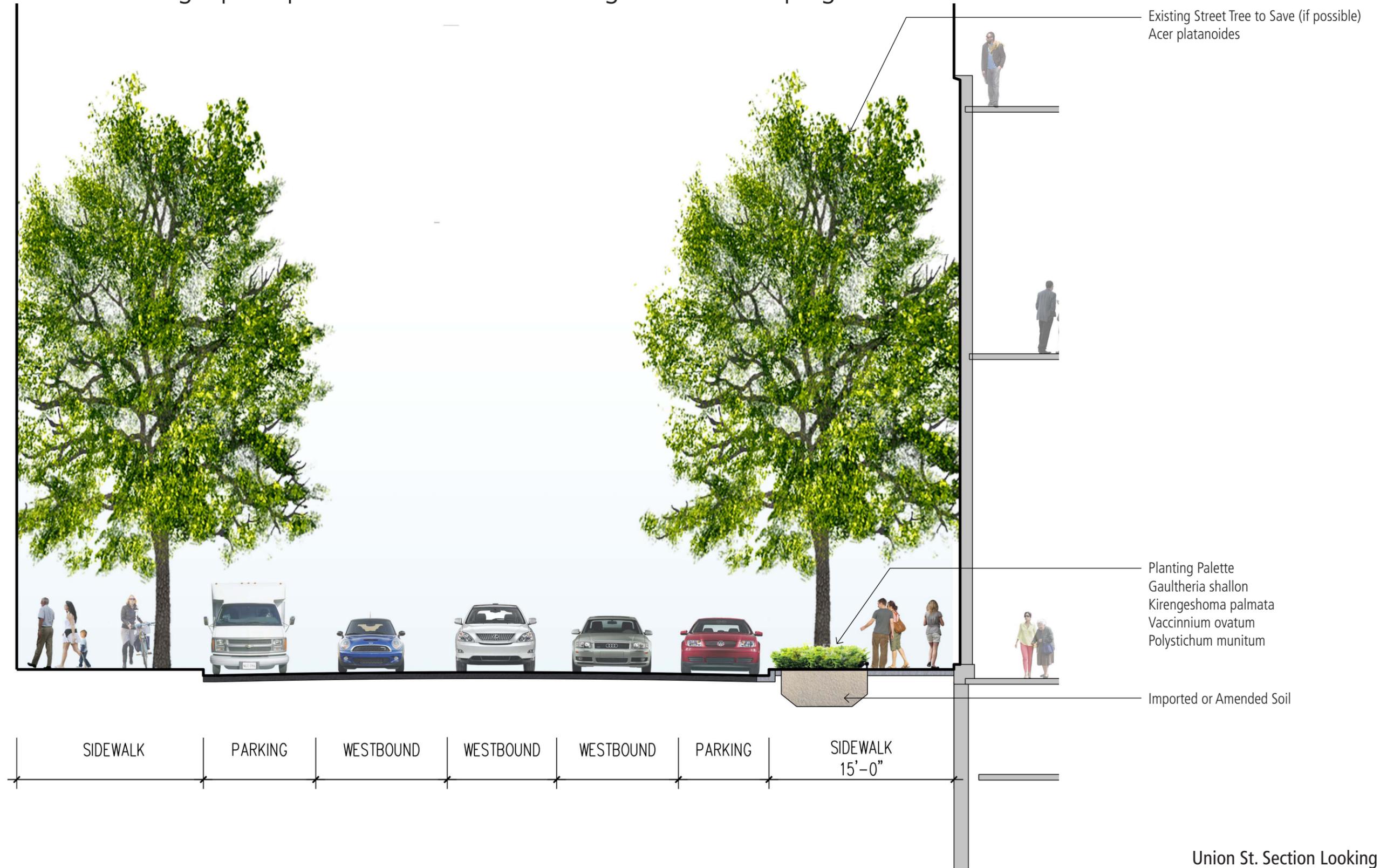


Planting
Save select existing street trees, if possible
Enlarged planting area with improved soil
For species, see Union Street Section and "Landscape Composite: Planting Mix"

Paving
SDOT standard concrete paving,
2' x 2' scoring pattern
Concrete curb



D-1 / D-2 / D-3: Providing Open Space / Enhance the Building with Landscaping / Provide Elements that Define the Place **4.0**



Union St. Section Looking East

4.0 D-1 / D-2 / D-3: Providing Open Space / Enhance the Building with Landscaping / Provide Elements that Define the Place

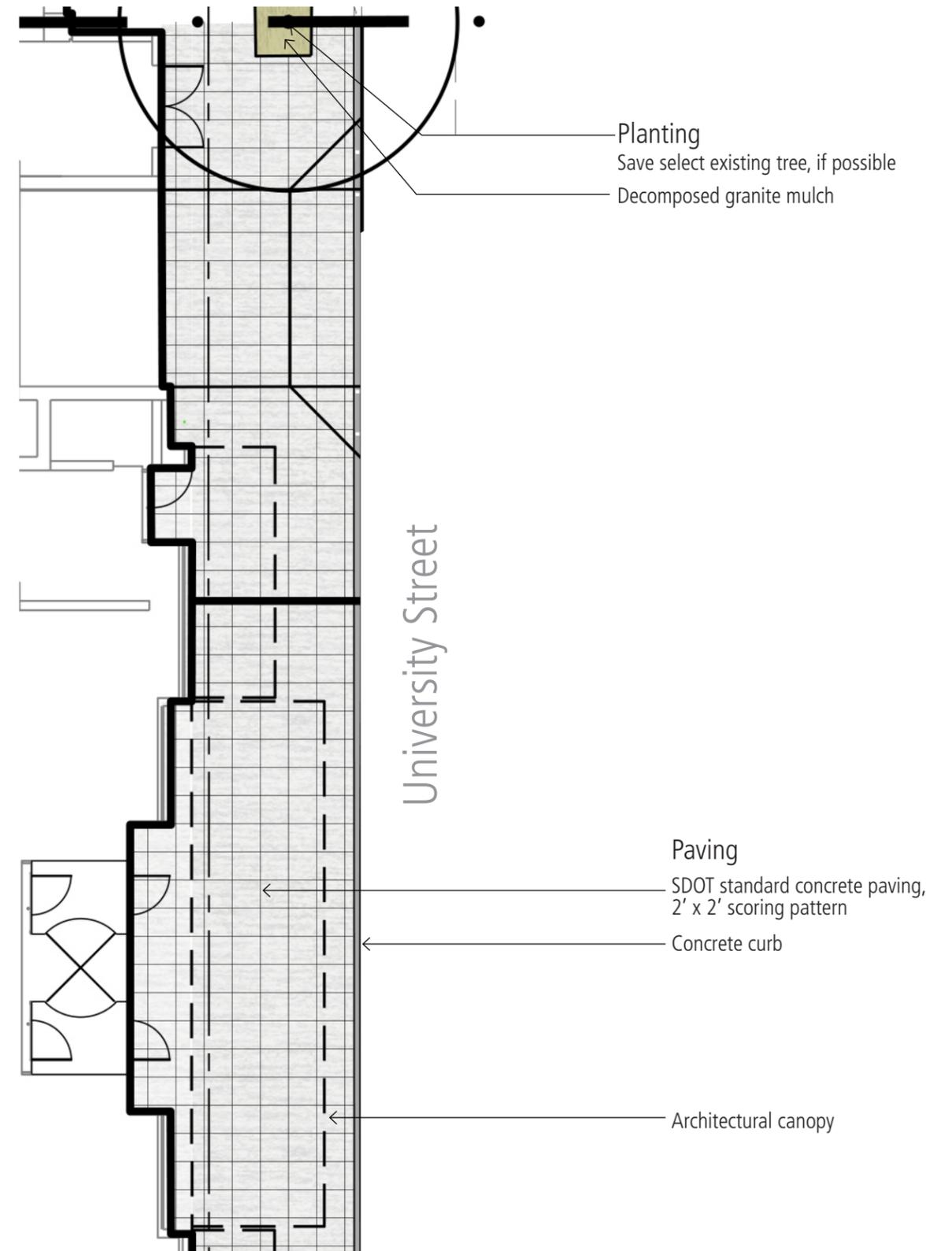
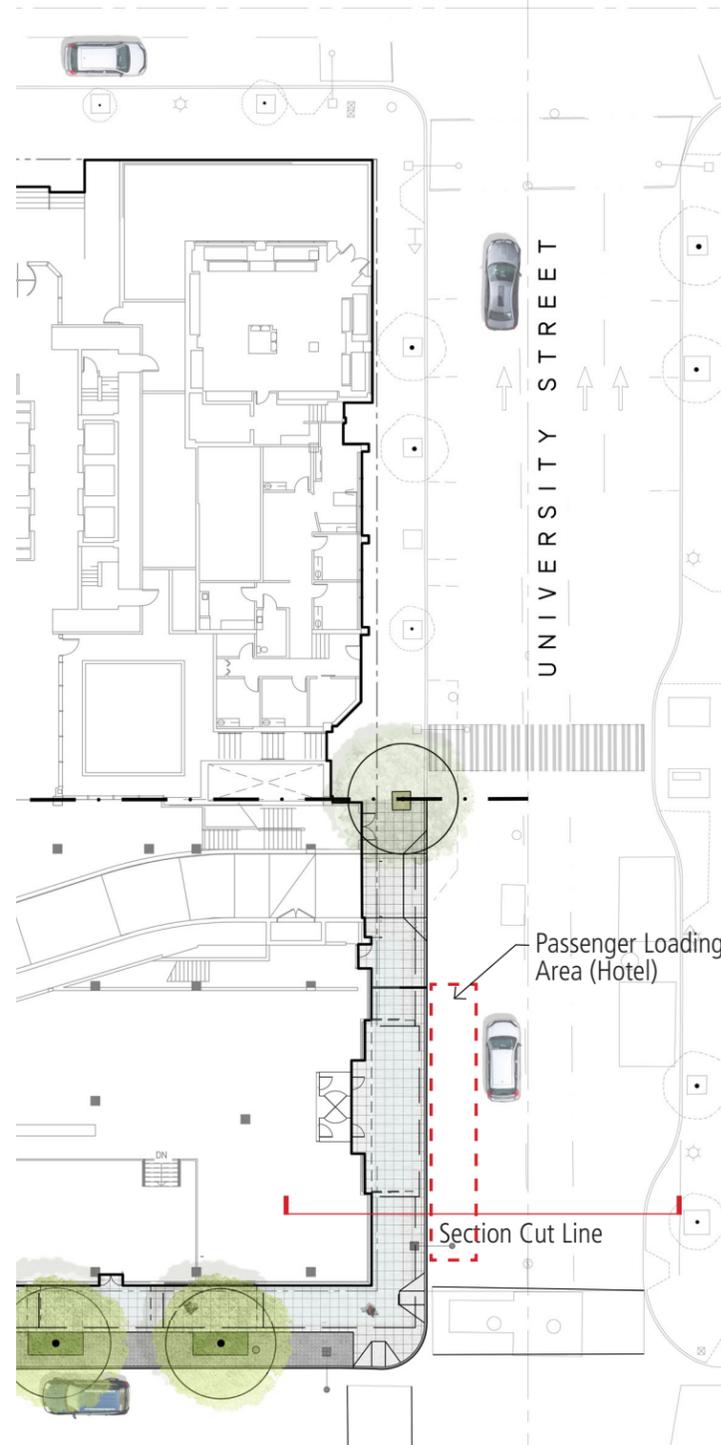
University Street

Structure

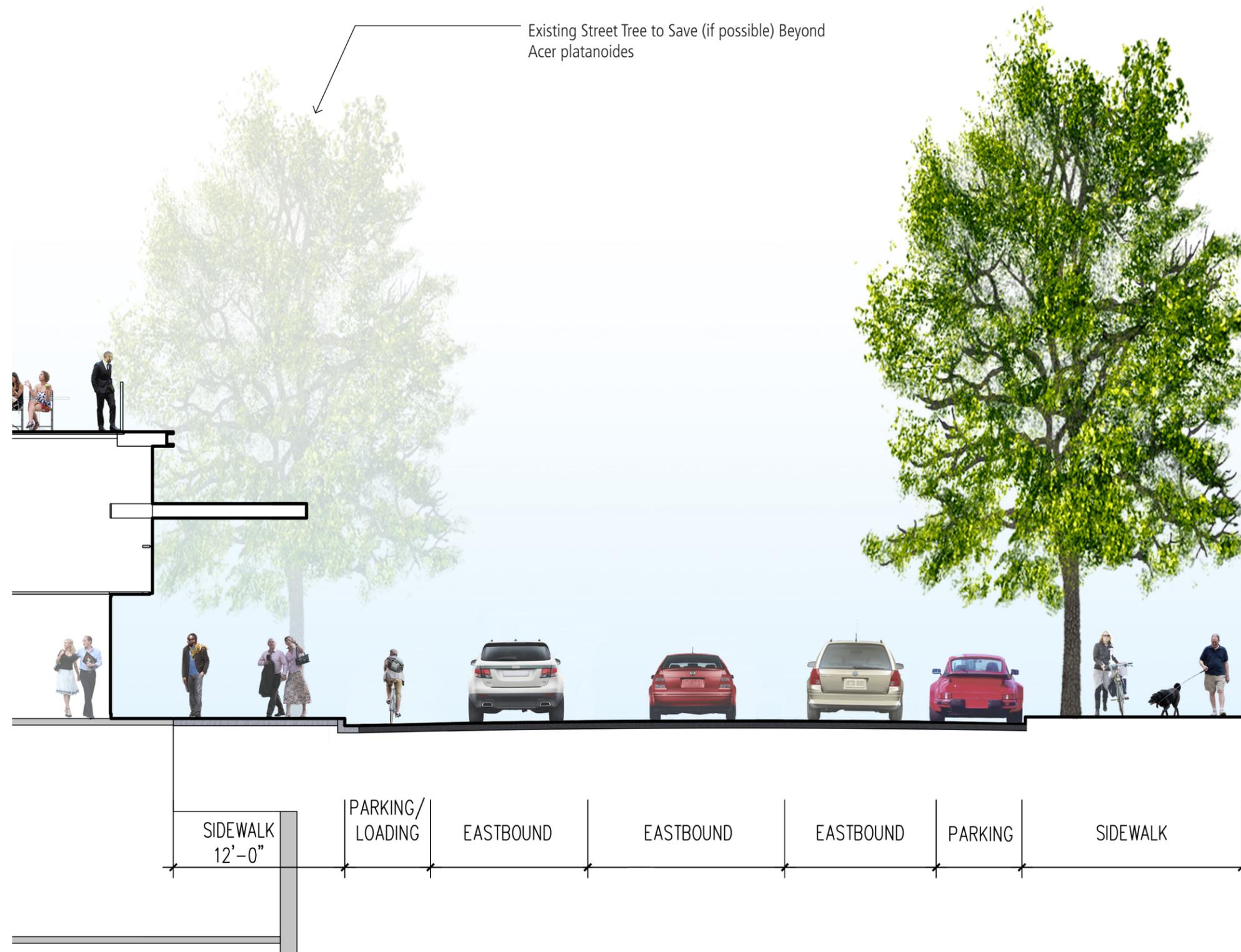
- Parking garage extends below sidewalk along University. Portions of the streetscape development are over structure.

Paving

- Concrete sidewalk paving with 2' x 2' scoring pattern.
- Potential special paving treatment (TBD) at building entrances.



D-1 / D-2 / D-3: Providing Open Space / Enhance the Building with Landscaping / Provide Elements that Define the Place **4.0**



University St. Section Looking East

4.0 D-4 / D-5: Provide Appropriate Signage / Provide Adequate Lighting

D-4 EDG MEETING #2 DRB GUIDANCE

In later stages of the review process, the Board will evaluate the applicant's signage concept.

LAND USE CORRECTION NOTICE #2

Item #6 - Please develop signage concept plans for the hotel, residence, office tower and retail commercial spaces in anticipation of the DR recommendation meeting.

D-5 EDG MEETING #2 DRB GUIDANCE

Development and review of a lighting concept plan will occur during later stages of the review process.

LAND USE CORRECTION NOTICE #2

Item #7 - Please develop lighting concept plans for the hotel and the mixed use building in anticipation of the recommendation meeting.

DESIGN TEAM RESPONSE

- The project will incorporate a unified, integrated approach to the building and tenant signage and pedestrian way finding that will complement and enhance the overall design concept for the development as well as work in concert with the broader neighborhood.
- **Refer to Signage Plans on pages 142-152.**

DESIGN TEAM RESPONSE

- The project will employ an integrated approach to lighting that enhances the design concept and distinctive features of the building, illuminates the adjacent sidewalks, and minimizes glare within the public right-of-way.
- **Refer to Lighting Plans on pages 138-141.**

E-1 / E-2 / E-3: Minimize Curb Cut Impacts, Integrate Parking Facilities & Minimize the Presence of Service Areas 4.0

E-1 EDG MEETING #2 DRB GUIDANCE

The idea of vehicular ingress on Union and egress on University has not changed since the earlier meeting. (Staff note: the development team has since noted that Union St. may likely have ingress and egress).

DESIGN TEAM RESPONSE

- The project contemplates only two curb cuts for the entire block, one each on University and Union Streets – similar to an alley access configuration.
- Entrances will be located away from street intersections. Curb cuts and garage entrance / exits will be designed to minimize their impact on the pedestrian experience and to minimize their visual dominance.
- On Union Street, a 26' wide entry/exit curb cut is proposed. A side mirror will be installed for sight triangle compliance per SMC 23.54.030.G.6.
- At University Street, a 14' side exit-only curb cut is proposed. Side mirrors will be installed for sight triangle compliance per SMC 23.54.030.G.6.
- **Refer to Site Plan on page 13.**

E-2 EDG MEETING #2 DRB GUIDANCE

No comments.

DESIGN TEAM RESPONSE

- All parking will be completely underground. Garage entrances will be designed to minimize their visual dominance, integrate with the overall design concept, and will be subordinate to the pedestrian entrances in terms of design emphasis.
- **Refer to Parking Level Plans on pages 92-94.**

E-3 EDG MEETING #2 DRB GUIDANCE

No further guidance was provided at this time.

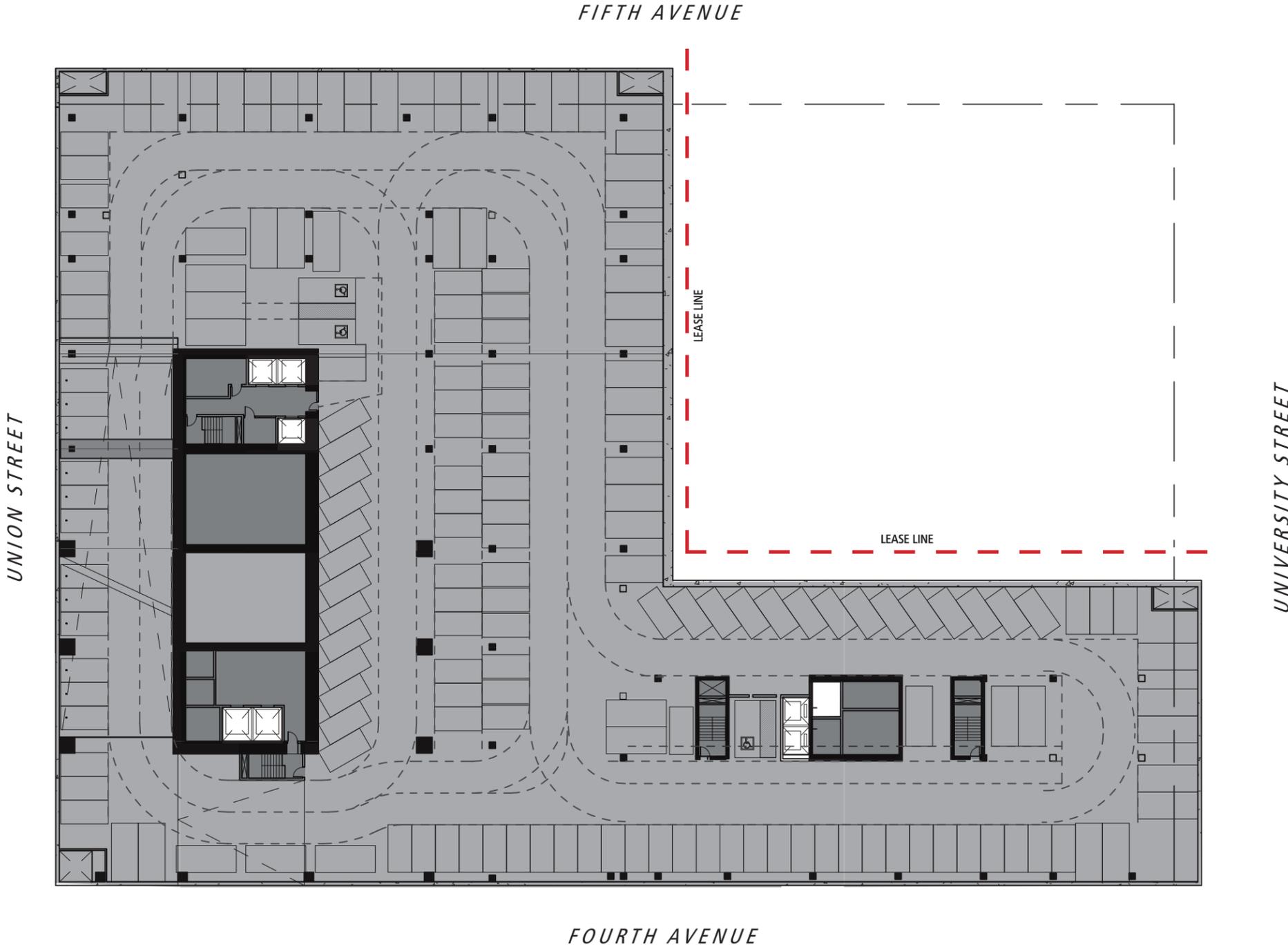
DESIGN TEAM RESPONSE

- Service and loading areas will be concealed within the underground parking garage.
- Due to the constraints of the site, a Development Standard Departure is requested to allow reduction in length for some loading berths. See Departure Request #2.
- **Refer to Loading Level Plans on page 94.**

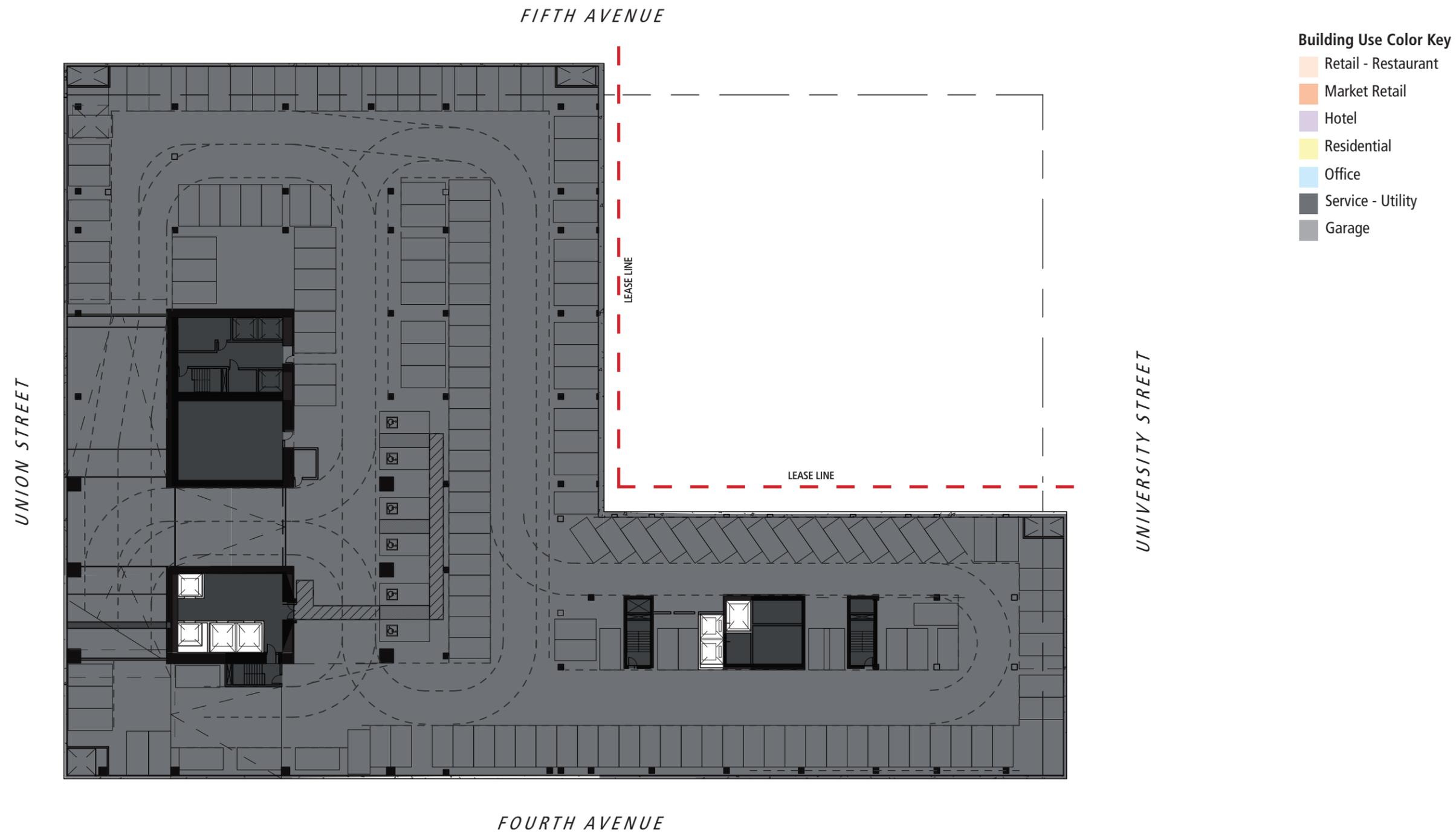
5.0 Floor Plans: Office Parking Level P3 - P5

Building Use Color Key

- Retail - Restaurant
- Market Retail
- Hotel
- Residential
- Office
- Service - Utility
- Garage



Floor Plans: Residential Only Parking Level P2 5.0

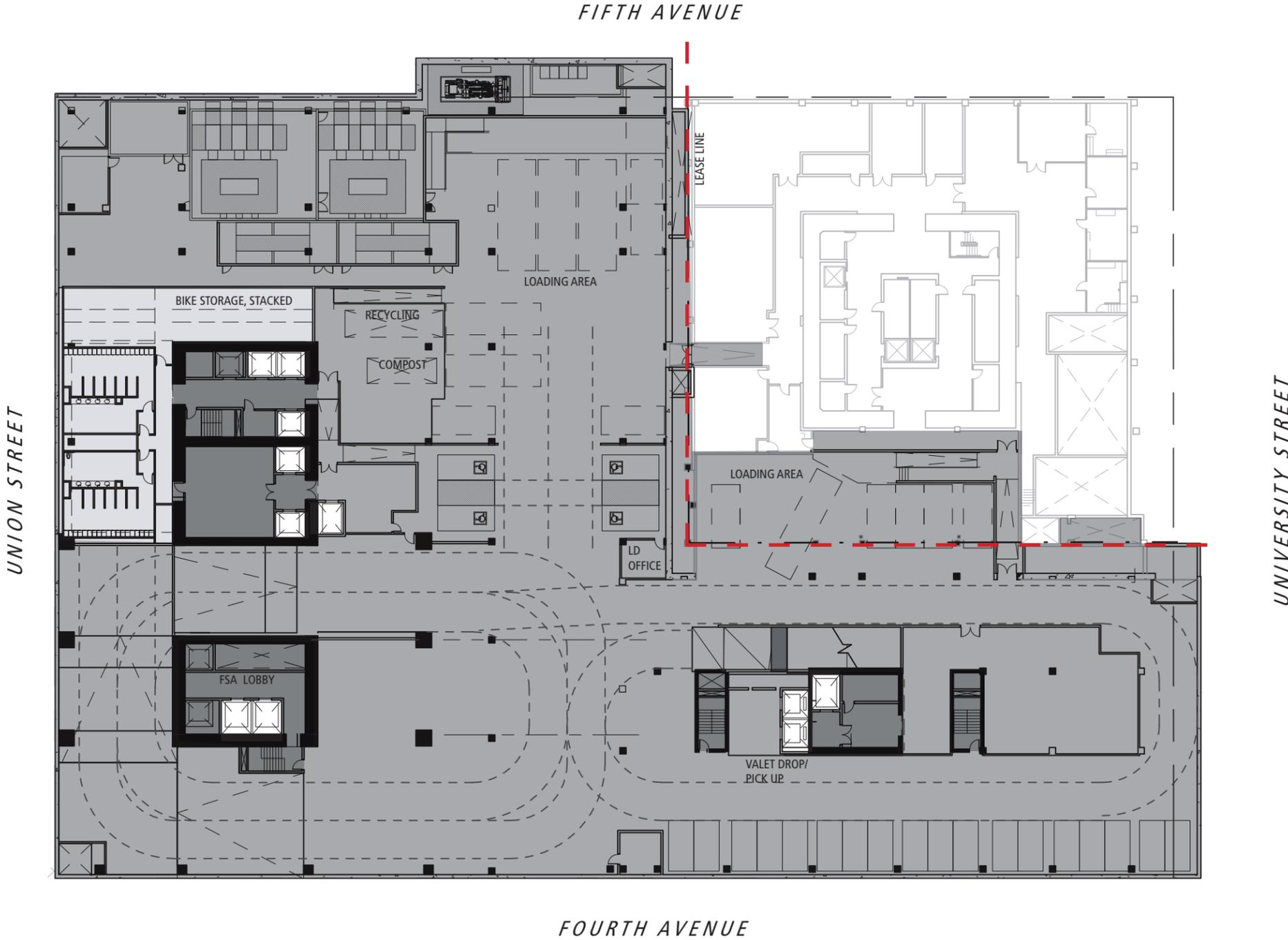


PROJECT NORTH
TYP.

5.0 Floor Plans: Loading/Parking Level P1

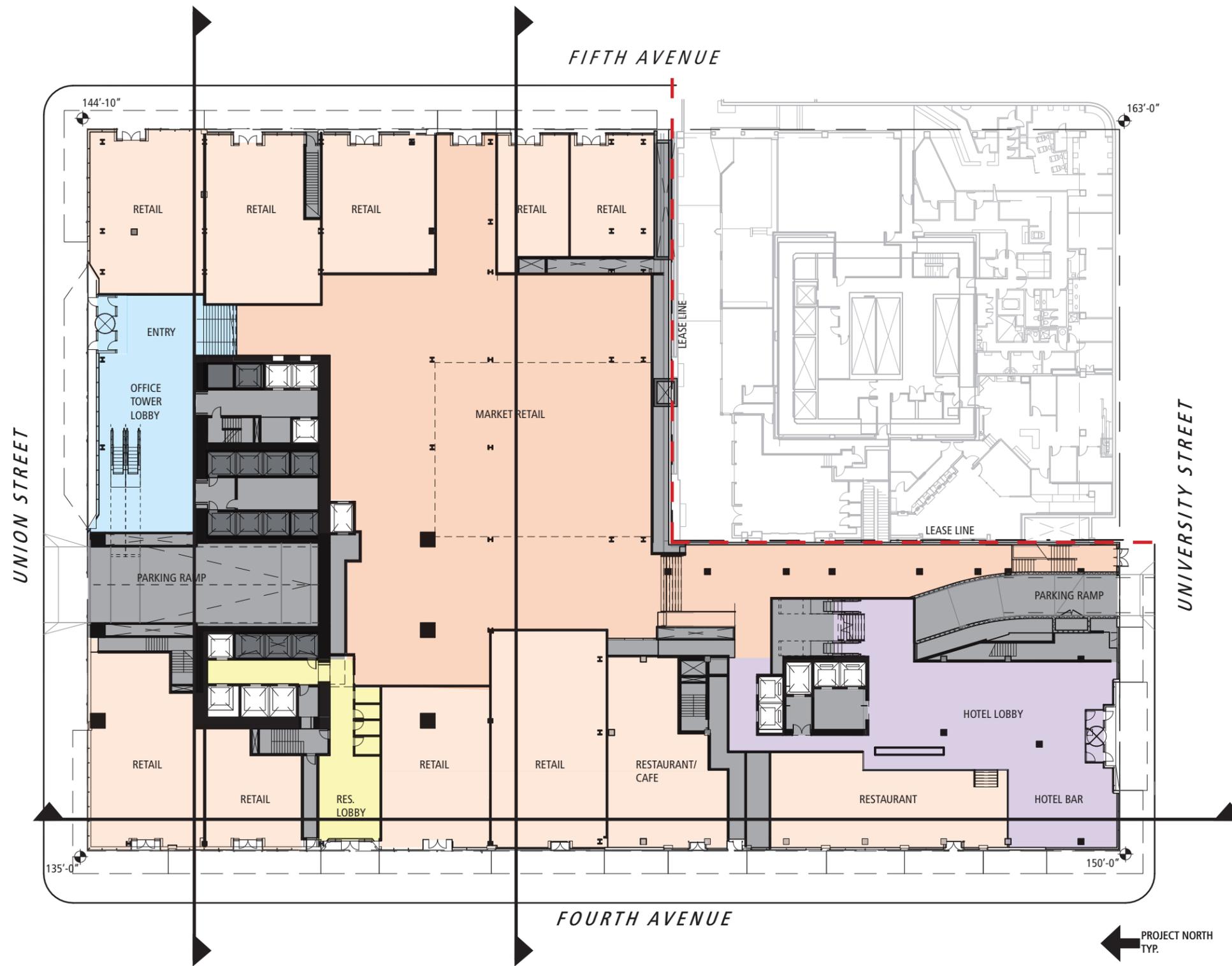
Building Use Color Key

- Retail - Restaurant
- Market Retail
- Hotel
- Residential
- Office
- Service - Utility
- Garage
- Locker Rooms & Bike Storage



PROJECT NORTH
TYP.

Floor Plans: Level 1 5.0



Building Use Color Key

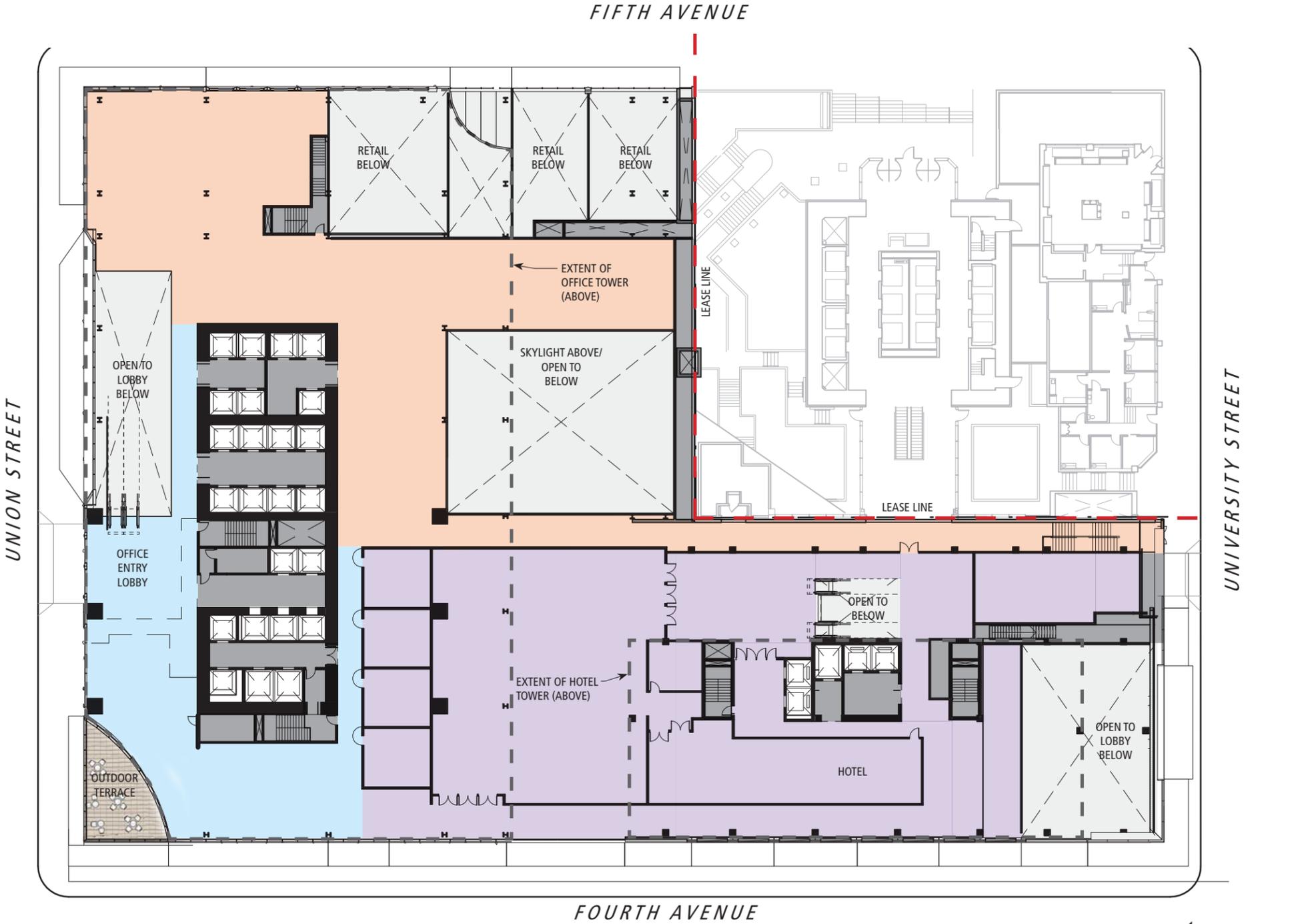
- Retail - Restaurant
- Market Retail
- Hotel
- Residential
- Office
- Service - Utility

See pages 156-157 for enlarged sections.

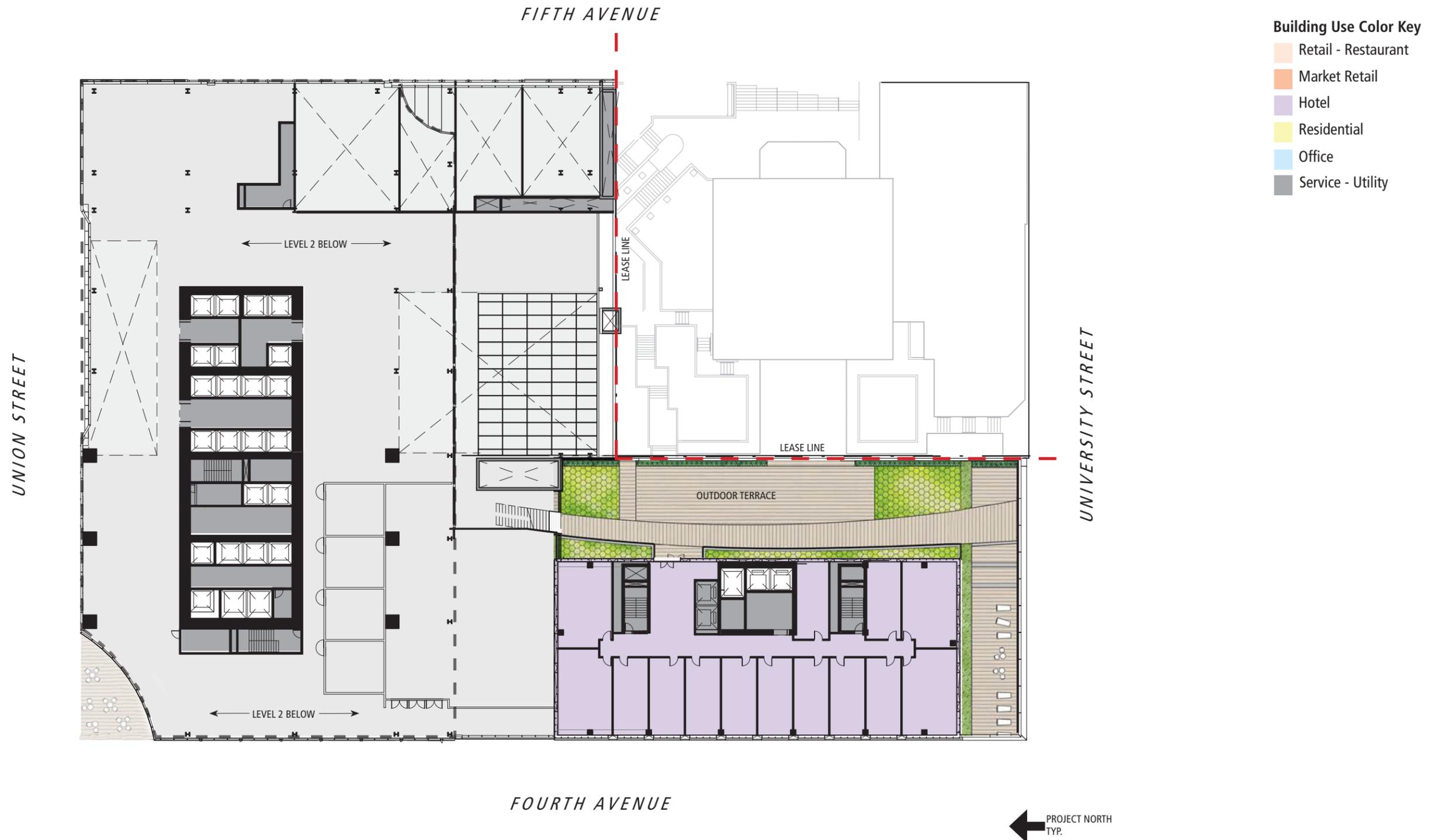
5.0 Floor Plans: Level 2

Building Use Color Key

- Retail - Restaurant
- Market Retail
- Hotel
- Residential
- Office
- Service - Utility



Floor Plans: Hotel Level 3 5.0



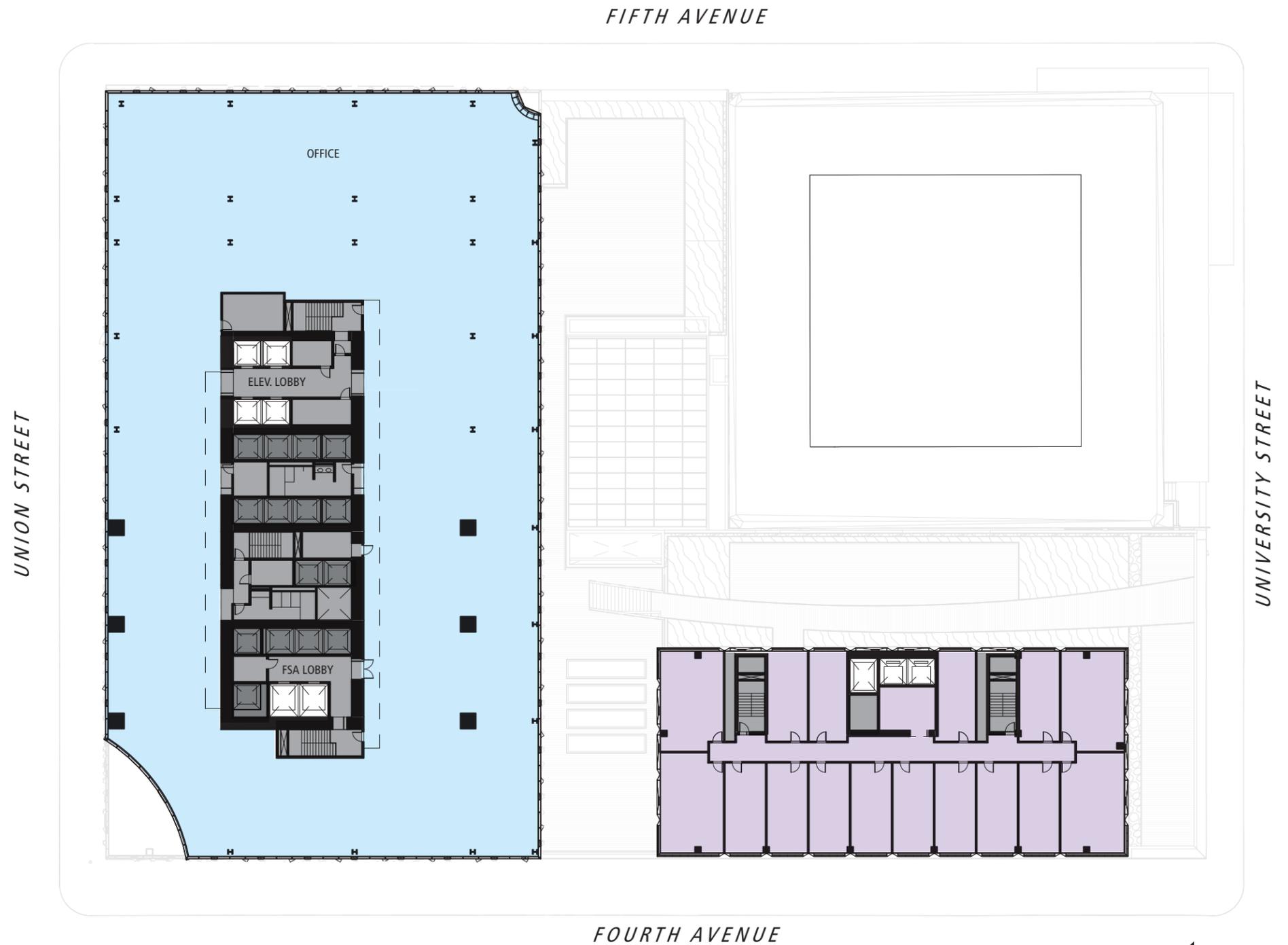
5.0 Floor Plans: Retail - Office Level 3 / Hotel Level 4

Building Use Color Key

- Retail - Restaurant
- Market Retail
- Hotel
- Residential
- Office
- Service - Utility



Floor Plans: Office Level 7 5.0



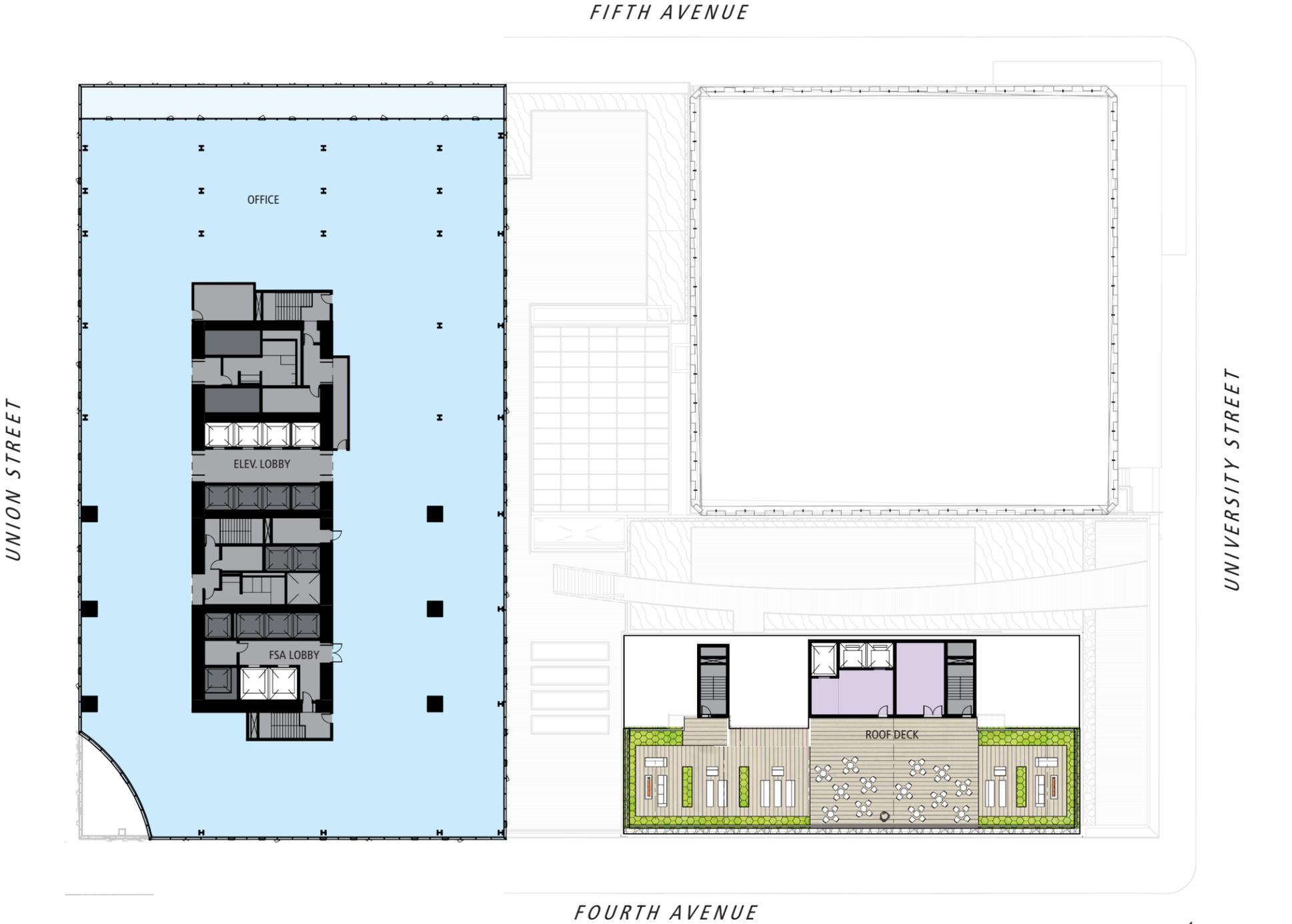
- Building Use Color Key**
- Retail - Restaurant
 - Market Retail
 - Hotel
 - Residential
 - Office
 - Service - Utility

← PROJECT NORTH
TYP.

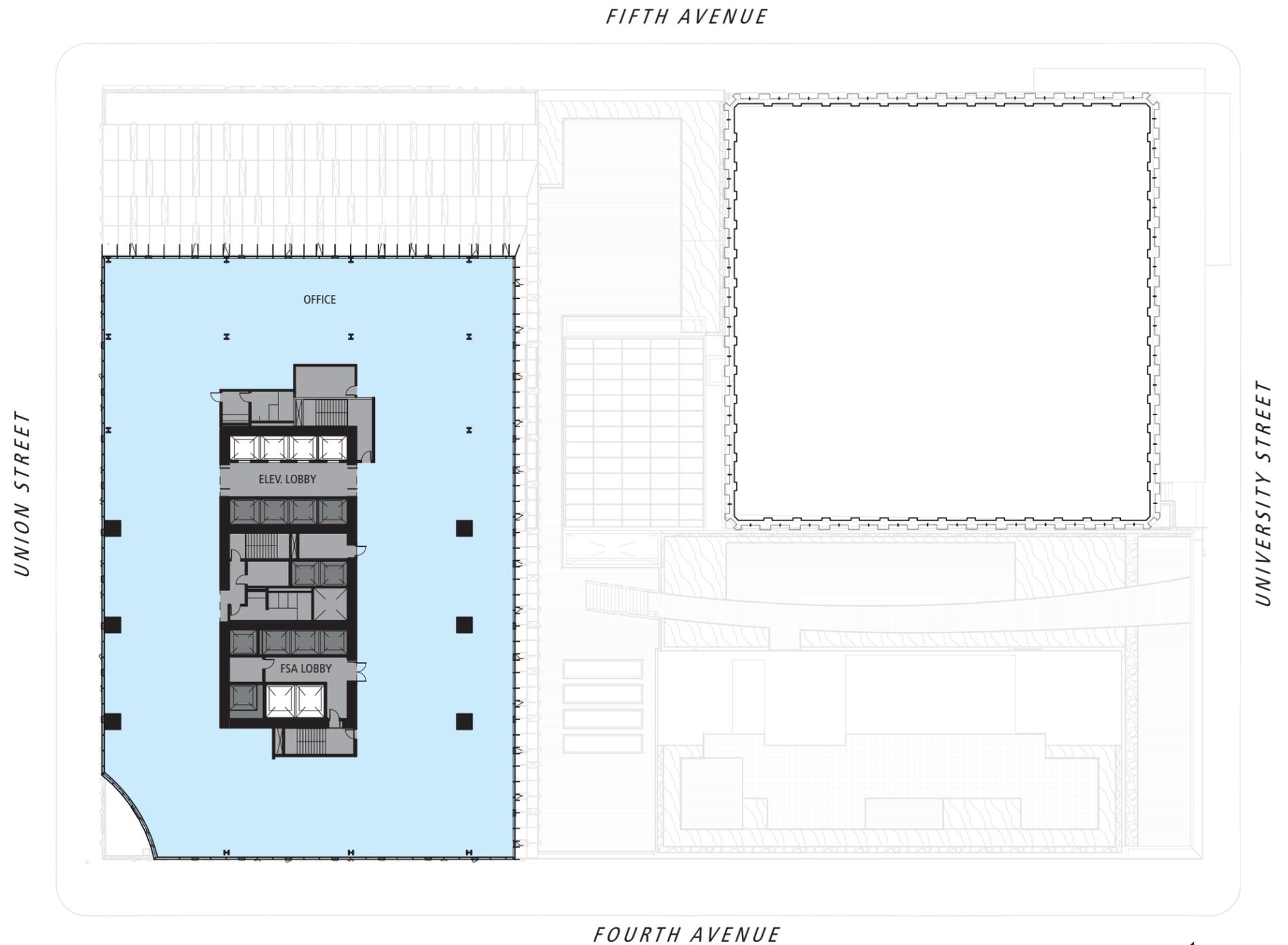
5.0 Floor Plans: Office Level 10

Building Use Color Key

- Retail - Restaurant
- Market Retail
- Hotel
- Residential
- Office
- Service - Utility



Floor Plans: Office Level 15 5.0



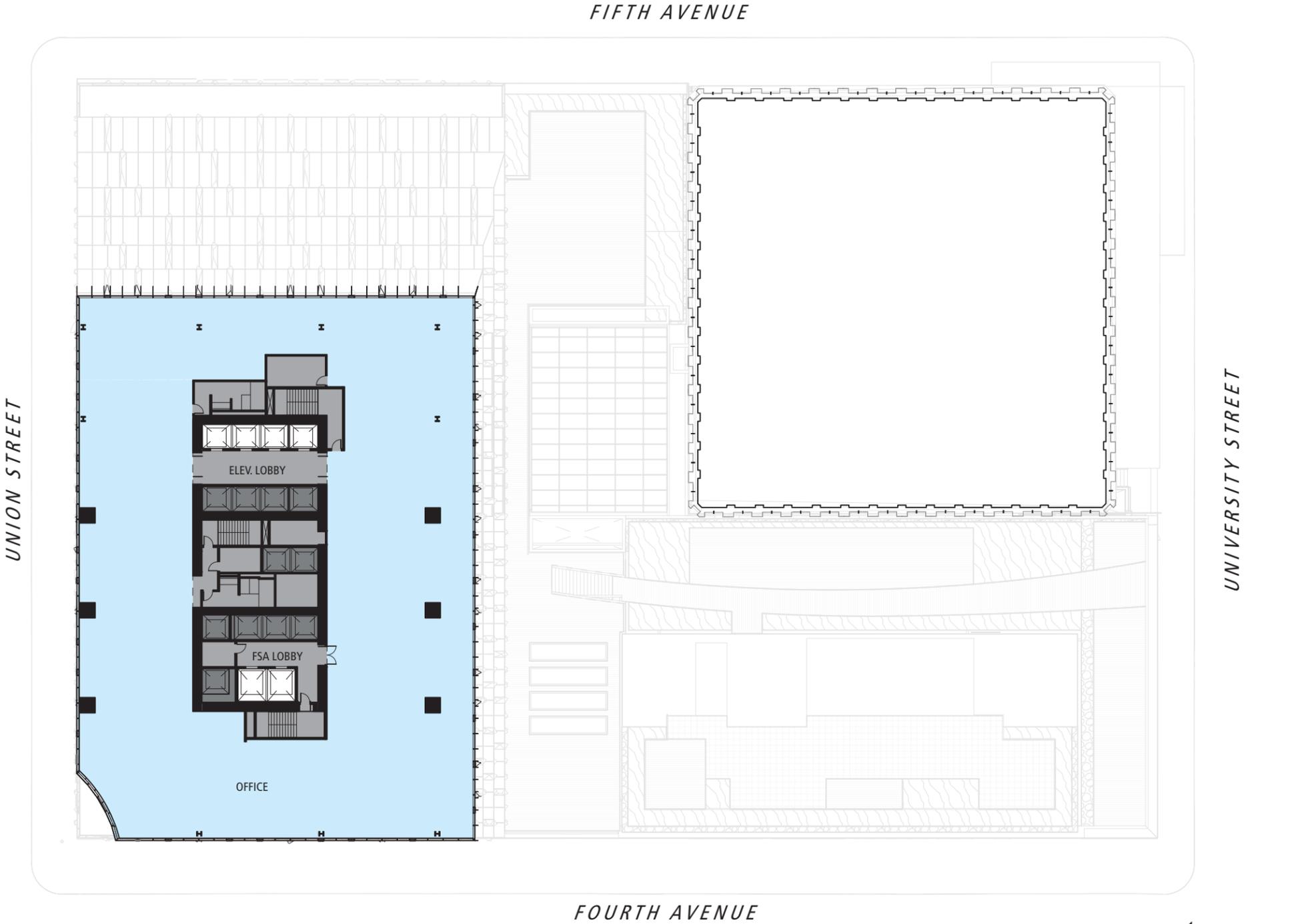
- Building Use Color Key**
- Retail - Restaurant
 - Market Retail
 - Hotel
 - Residential
 - Office
 - Service - Utility

← PROJECT NORTH
TYP.

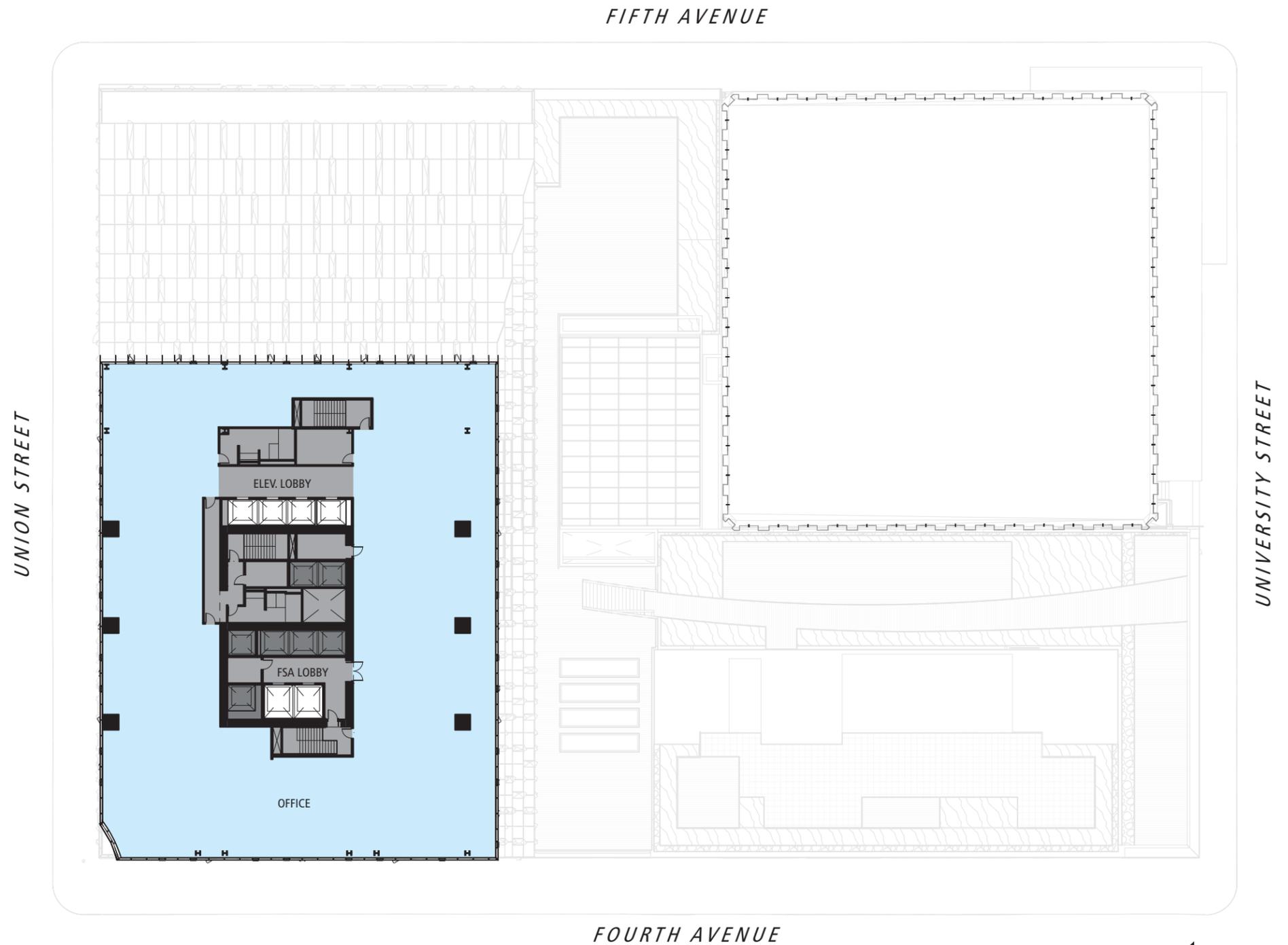
5.0 Floor Plans: Office Level 17

Building Use Color Key

- Retail - Restaurant
- Market Retail
- Hotel
- Residential
- Office
- Service - Utility



Floor Plans: Office Level 20 5.0



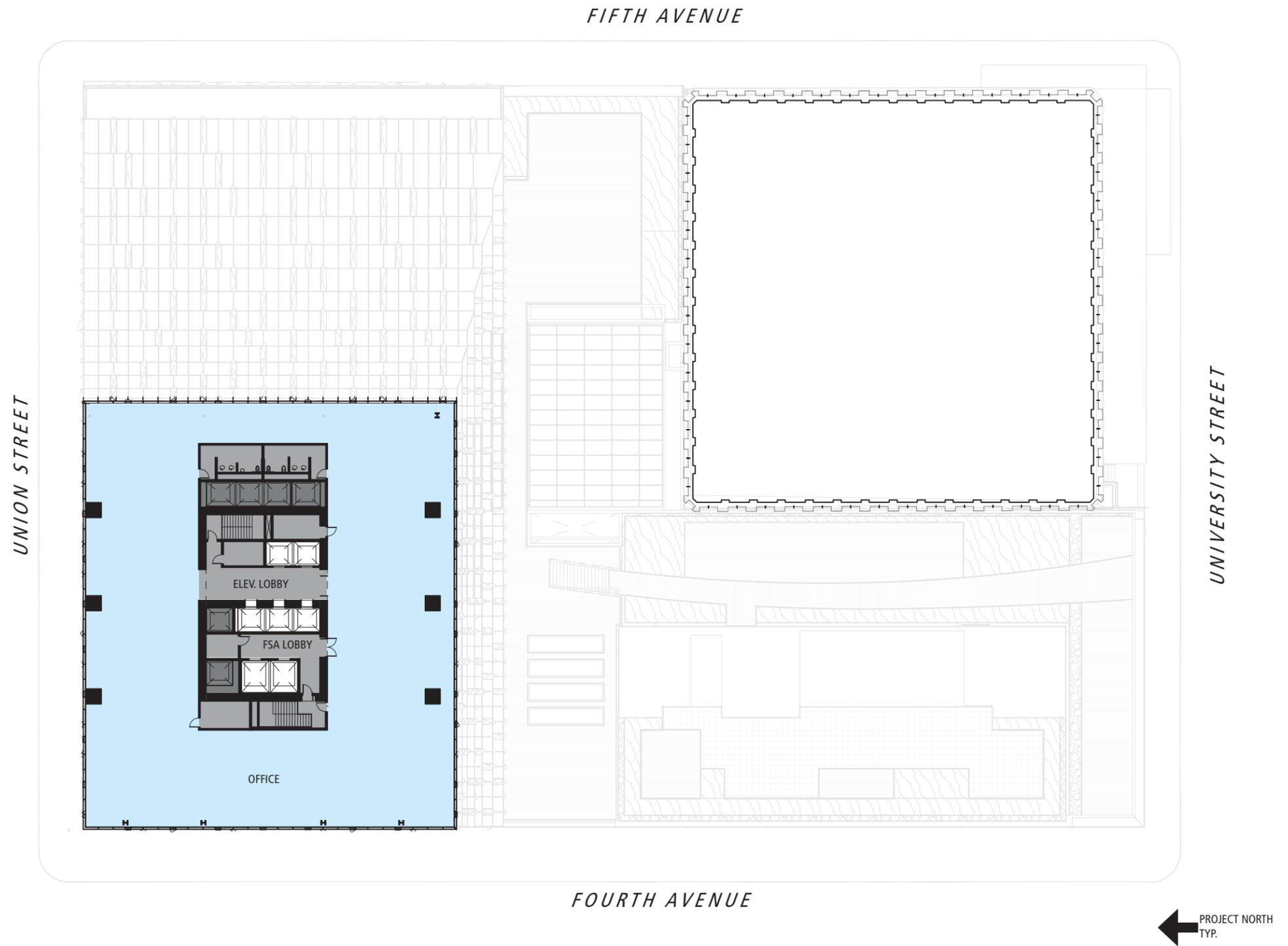
- Building Use Color Key**
- Retail - Restaurant
 - Market Retail
 - Hotel
 - Residential
 - Office
 - Service - Utility



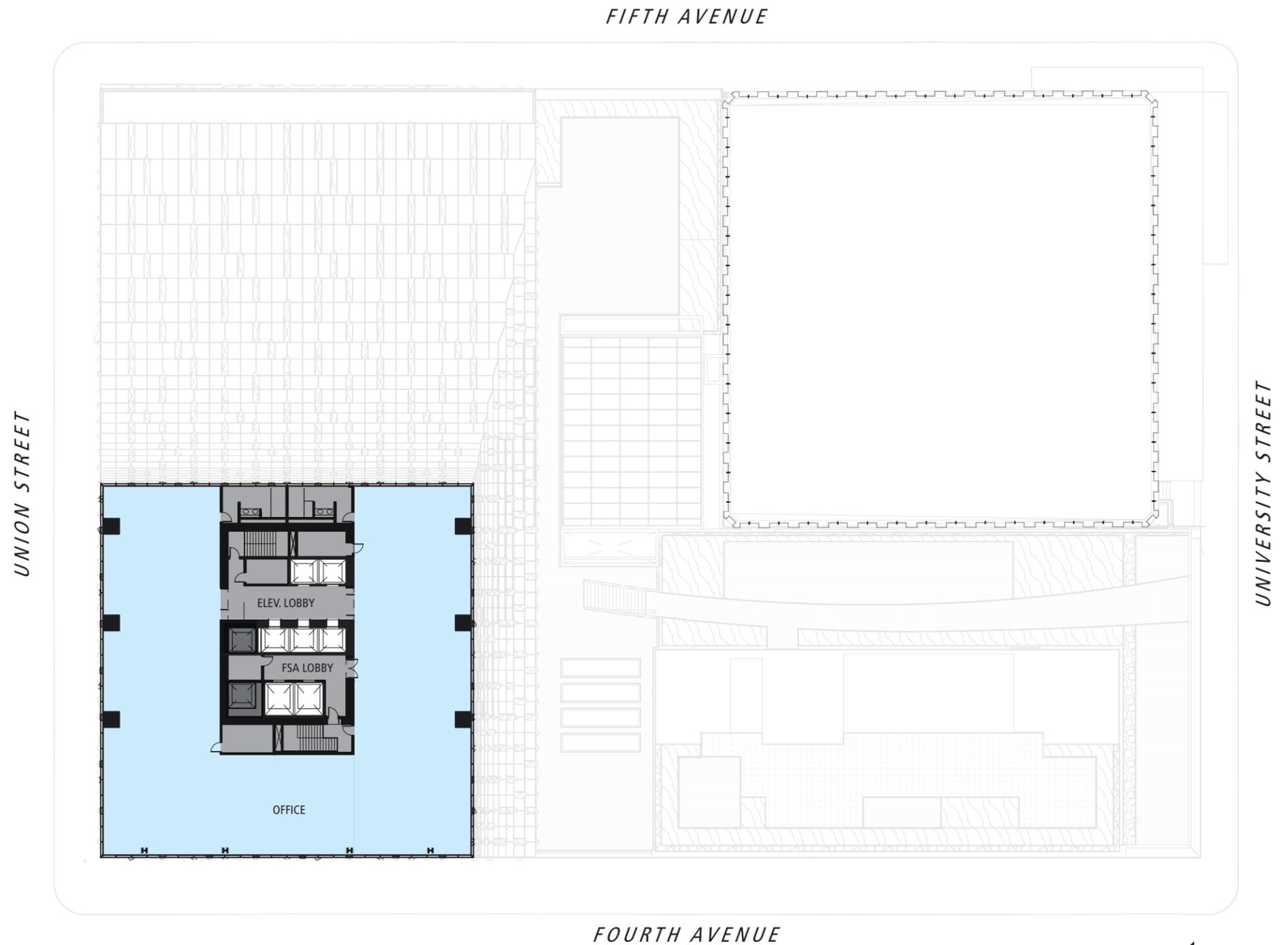
5.0 Floor Plans: Office Level 24

Building Use Color Key

- Retail - Restaurant
- Market Retail
- Hotel
- Residential
- Office
- Service - Utility



Floor Plans: Office Level 37 5.0



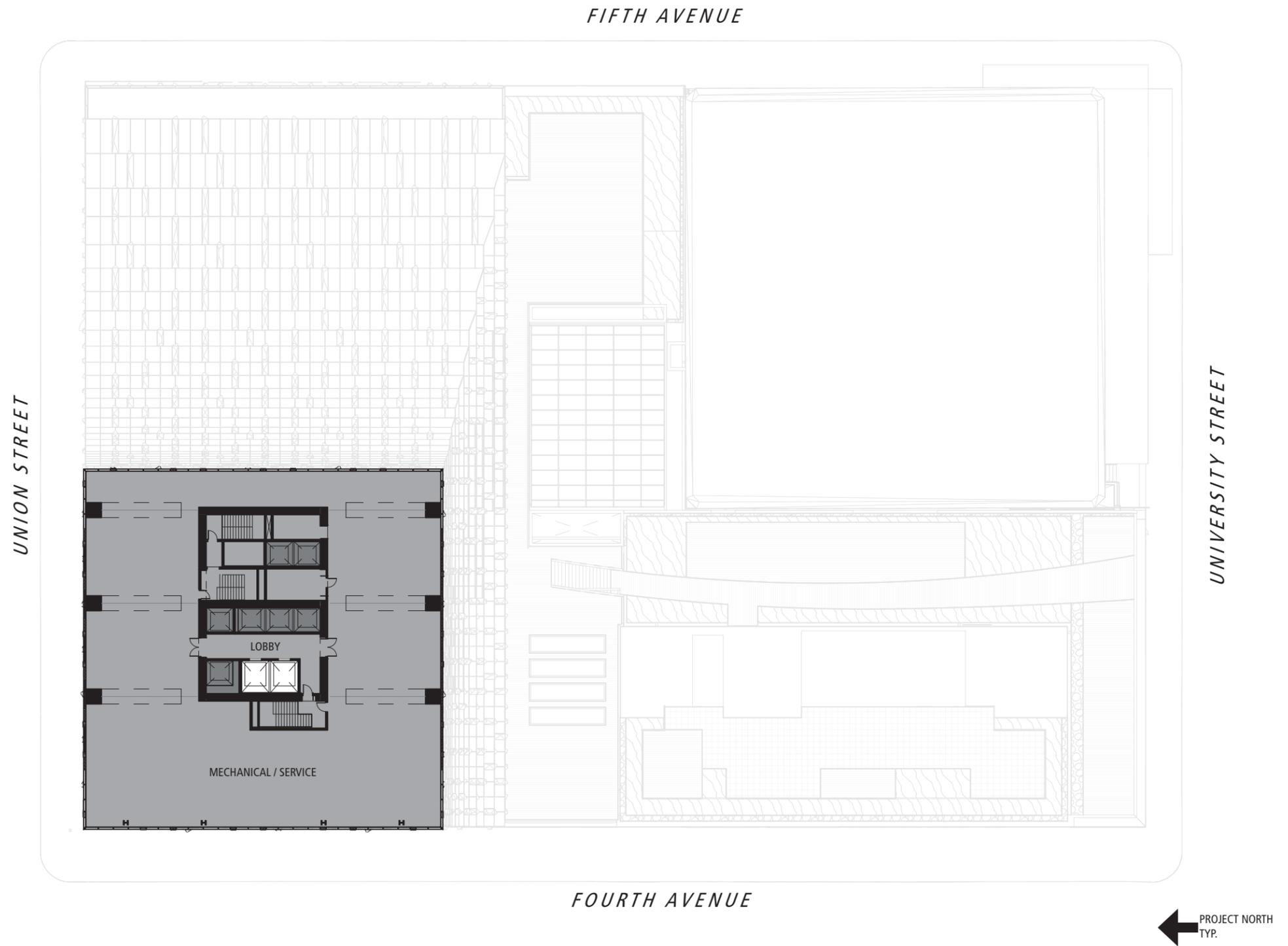
- Building Use Color Key**
- Retail - Restaurant
 - Market Retail
 - Hotel
 - Residential
 - Office
 - Service - Utility



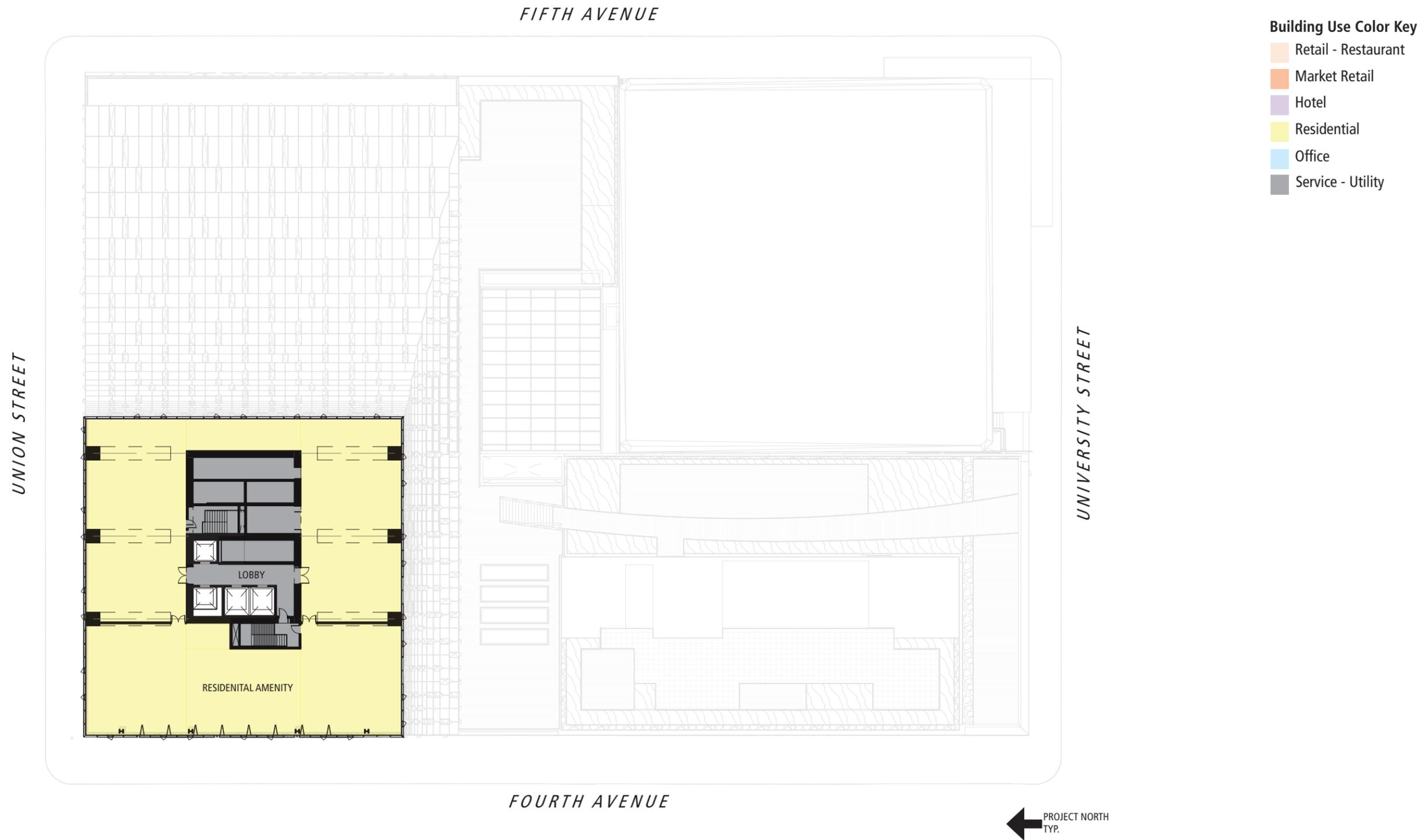
5.0 Floor Plans: Level 38

Building Use Color Key

- Retail - Restaurant
- Market Retail
- Hotel
- Residential
- Office
- Service - Utility



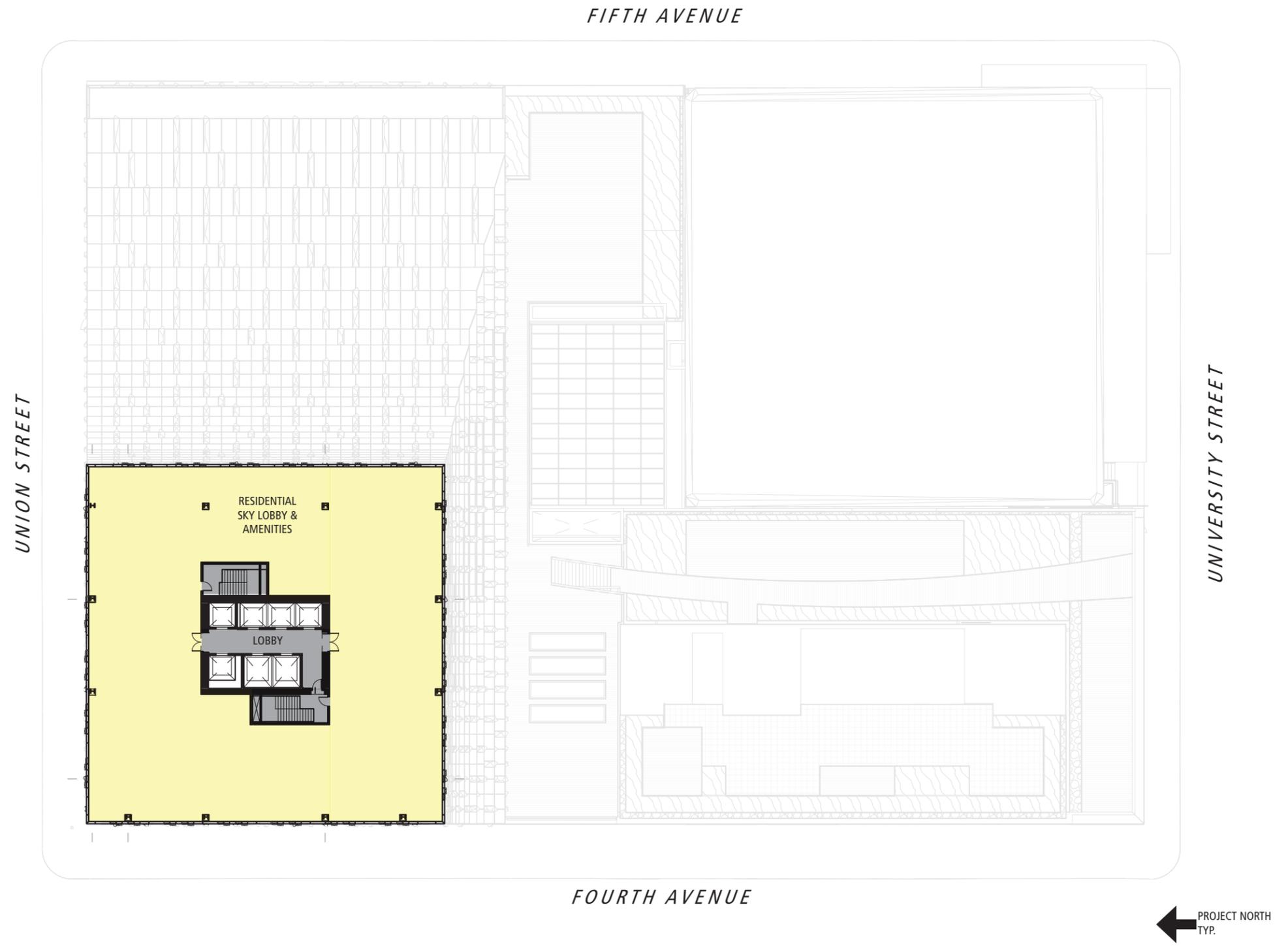
Floor Plans: Residential Level 39 5.0



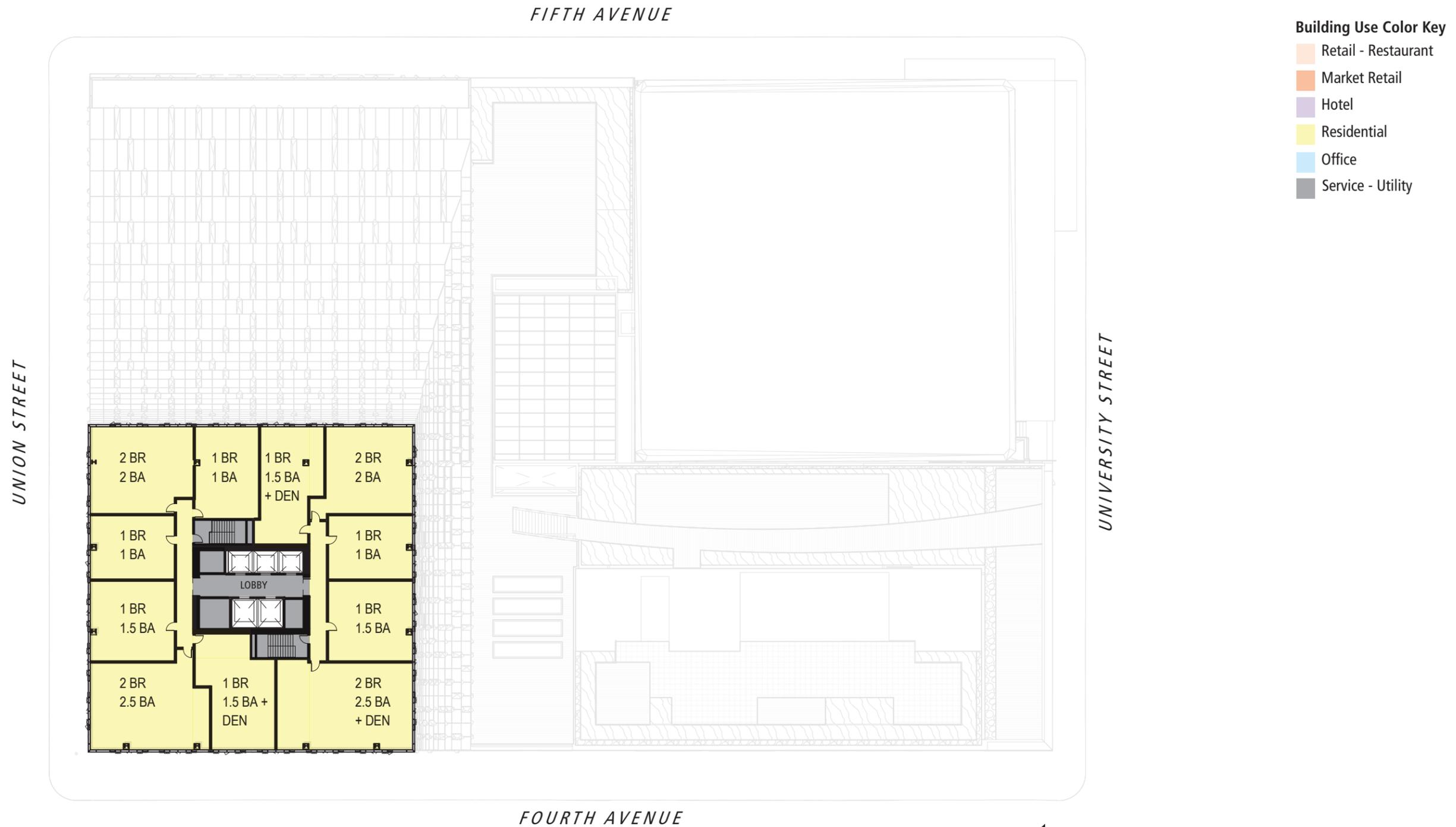
9.0 Floor Plans: Residential Level 40

Building Use Color Key

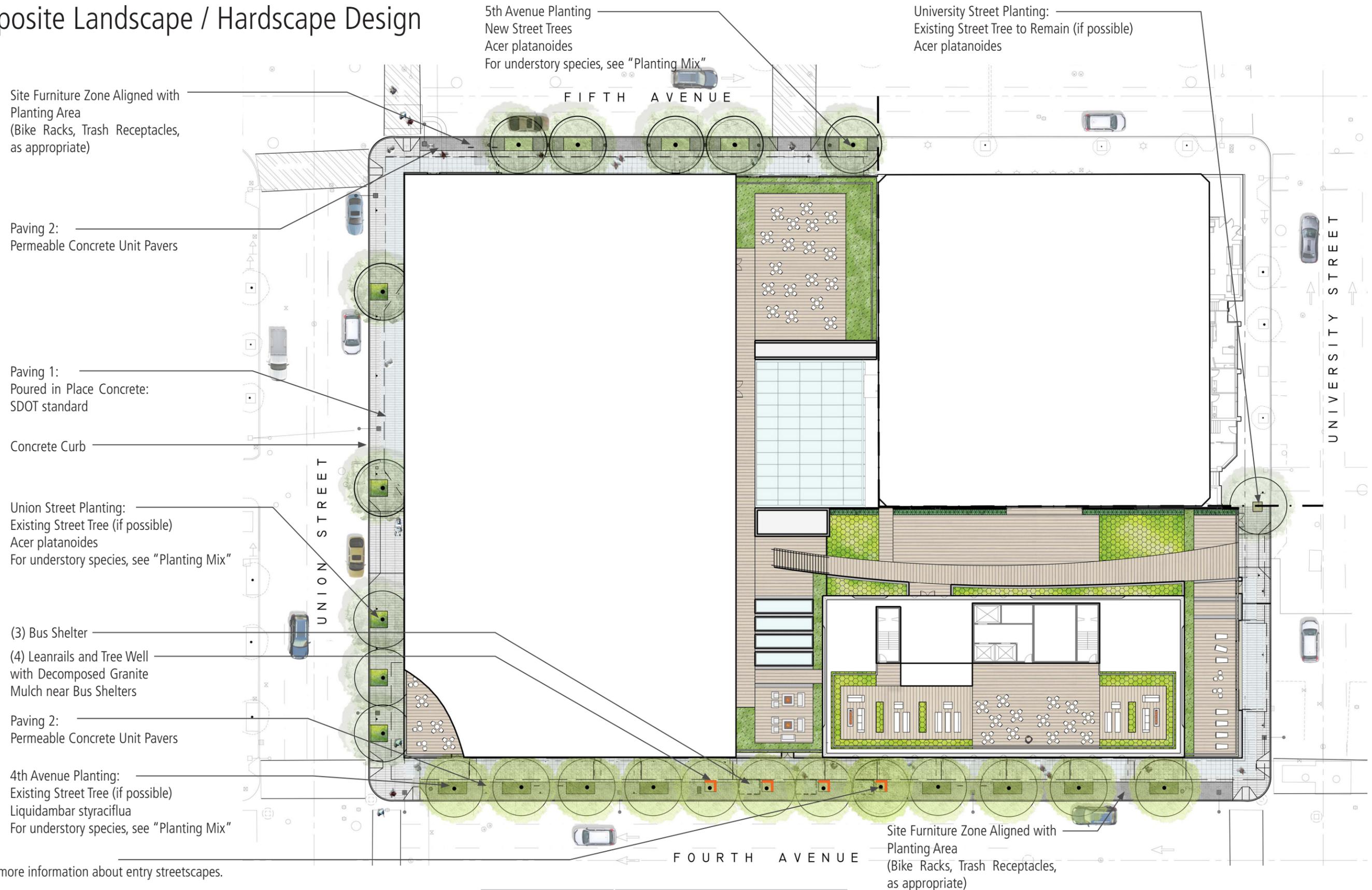
- Retail - Restaurant
- Market Retail
- Hotel
- Residential
- Office
- Service - Utility



Floor Plans: Level 41 - 57 (Typical Residential) 5.0



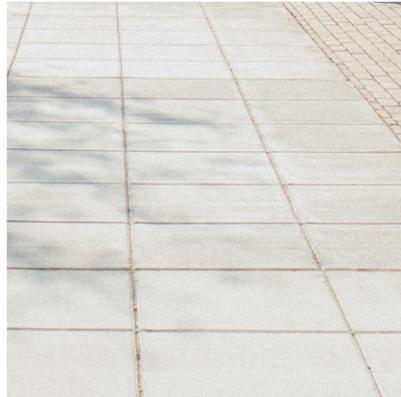
6.0 Composite Landscape / Hardscape Design



*See pages 82-89 for more information about entry streetscapes.

Right of Way

Proposed Paving Materials



Paving 1: Poured in Place Concrete
SDOT standard



Paving 2: Permeable Concrete
Unit Paver



Concrete Curb

Proposed Furniture



Bike Rack



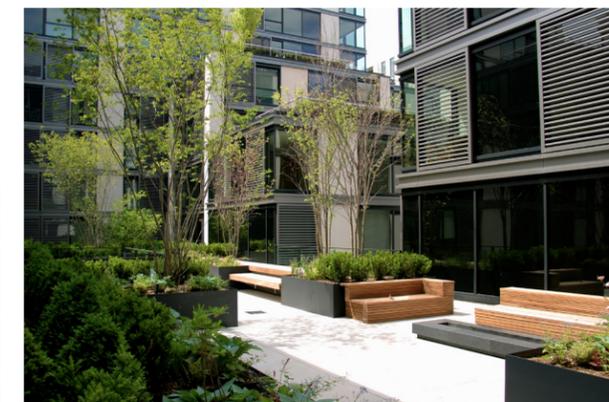
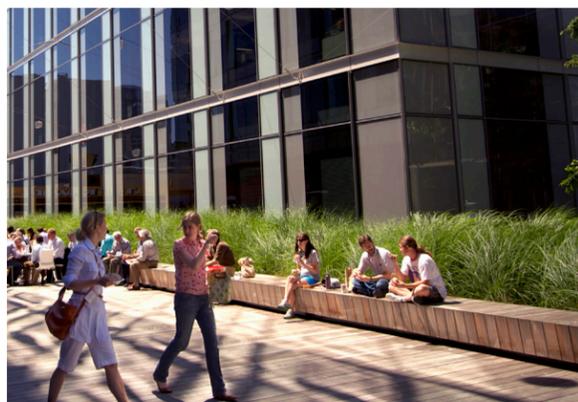
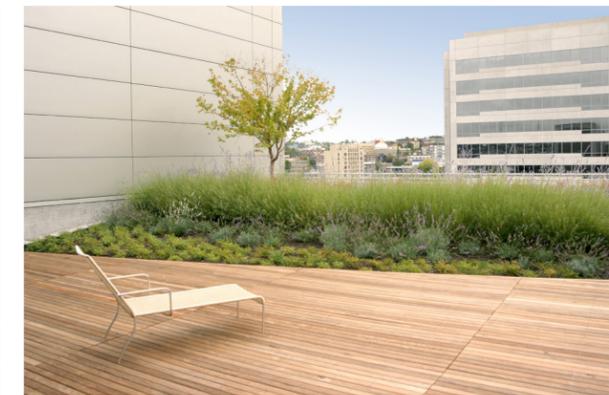
Leanrail (to be incorporated into bus shelter design)



Bus Shelter

Roof Decks

Proposed Paving Materials Proposed Furniture



6.0 Landscape / Hardscape Planting

Right of Way

Planting strategies within the right-of-way aim to improve the pedestrian environment with the addition of pedestrian-level planting, seasonal accent planting, and healthier planting conditions for existing and new trees.

Existing street trees are protected and maintained to the extent possible. The ability to extract and relocate existing trees is under evaluation. New trees will be consistent with species and character of existing trees on each street/avenue.

Planting pits will be improved and enlarged for most tree planting to create a healthier root environment for existing and new trees. Below-grade root area ways are incorporated where feasible. The only exception to this is at the bus zone along 4th Avenue. The existing tree pits will be maintained in their current condition to best protect the tree against the heavy pedestrian use and movement in that area.

A mix of evergreen and deciduous shrubs and ground covers are part of the streetscape strategy for enlarged planter areas.

Street Trees

4th Avenue



Liquidambar styraciflua

5th Avenue



Acer platanoides

Union Street



Acer platanoides

Planting Mix



Taxus baccata 'Repandens'



Nandina domestica 'Harbour Dwarf'



Arctostaphylos uva-ursi



Fragaria chiloensis



Gaultheria shallon



Gaultheria shallon



Kirengeshoma palmata



Polystichum munitum



Vaccinium ovatum

Roof Decks

Planting character and placement is aligned with the project goal of maximizing views of the city's architectural landscape. Plant species include both native and ornamental shrubs and groundcovers that are proven performers in urban conditions on top of building structure. A combination of evergreen and deciduous shrubs and grasses provide seasonal variety and visual interest.

Planting Mix

Groundcover



Maianthemum dilatatum



Fragaria chinensis



Pachysandra terminalis



Cornus canadensis



Cotoneaster spp.

Low Shrub



Lavandura spp.



Sarcococca ruscifolia



Polystichum munitum



Hosta spp.



Pennisetum alopecuroides

Medium Shrub and Accents



Heuchera villosa 'Autumn Bride'



Miscanthus sinensis 'Morning Light'



Rosa Mme. Legras de St. Germain



Allium giganteum



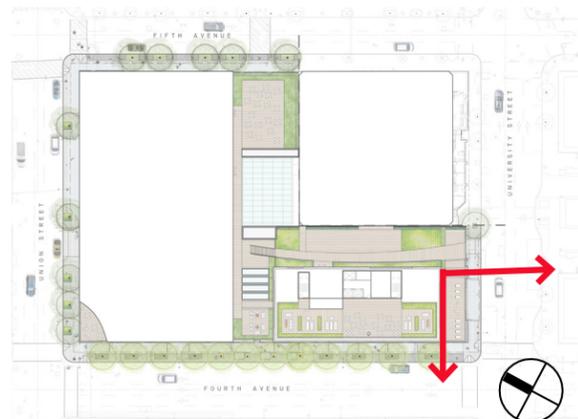
Hydrangea spp.

6.0 Landscape / Hardscape Design

View of 4th Avenue and University Street Intersection from an Upper Deck

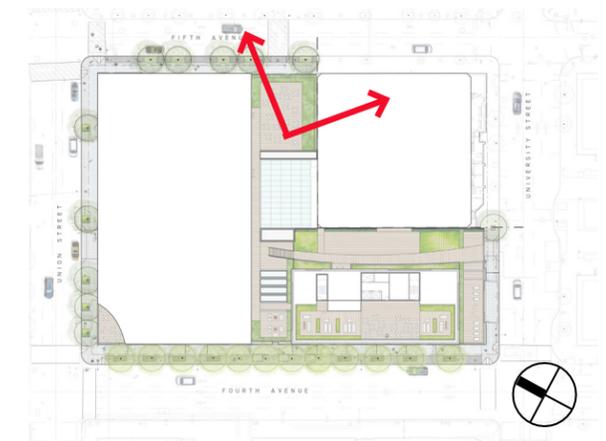
Views to and from the Metropolitan Tract have always been a defining character of this site. The Territorial University had spectacular views of the city's developing landscape. Those views have changed as the City of Seattle has grown; however, the views have not become any less significant. Today, territorial views from the Rainier Square block celebrate 100 years of architecture. The panoramic view surrounding the site is a tapestry of city growth showcasing some of Seattle's most unique buildings. This includes:

- 1910 Cobb Building in the Beaux Arts style
- 1924 Fairmont Olympic Hotel in the Georgian style
- 1925 5th Avenue Theatre in the Renaissance Revival style
- 1928 Northern Life Tower in the Art Deco style
- 1963 IBM Building in the Modern style
- 1970 Hilton Hotel
- 1972 Financial Center in the Modern style
- 1977 Rainier Tower in the Modern style
- 1981 One Union Square in the Modern style
- 1988 1201 Third in the Postmodern style



Key Plan

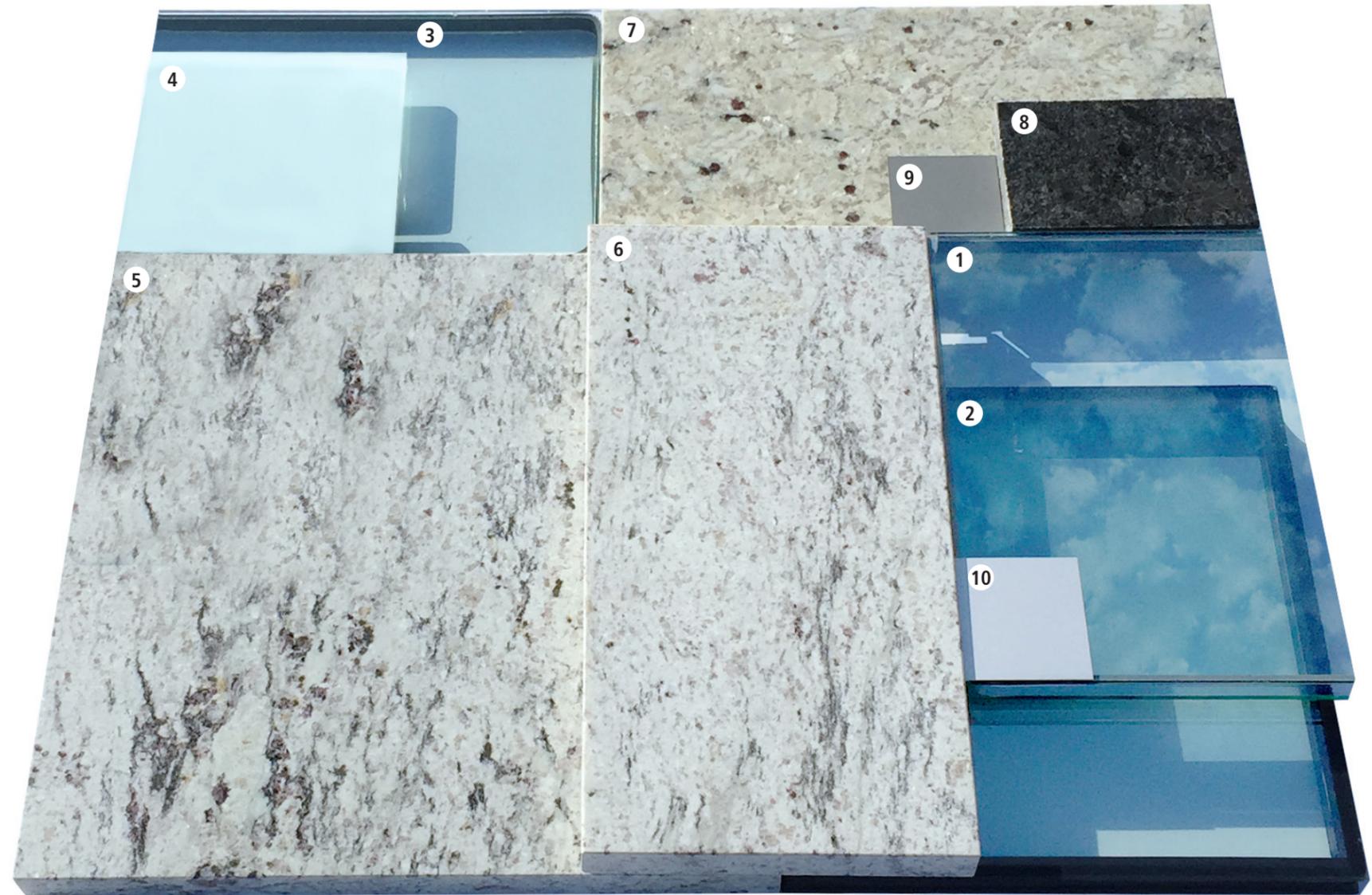
View from the Roof Deck along 5th Avenue



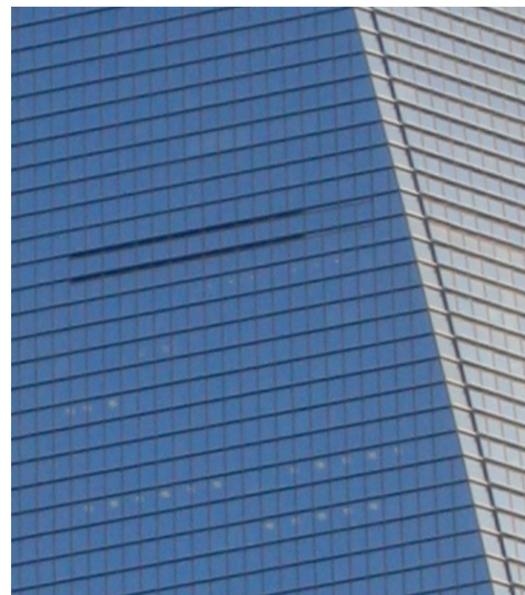
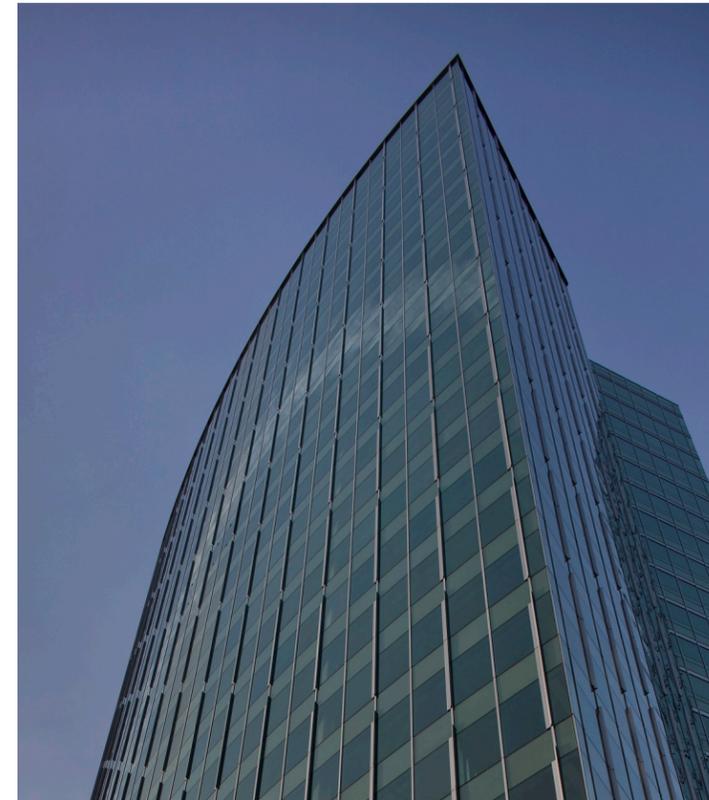
7.0 Material & Color Palette

MATERIALS SUMMARY

The approach to materials consists of a refined, clean, light palette, taking cues from and complementing the existing Rainier Tower. The light granite stone at the base of the new development incorporates subtle veining and is somewhat more refined than the more utilitarian tile base at Rainier Tower, responding to current preferences for Class A office tenants and hotel guests. The curtainwall utilizes high-performing glass that is slightly reflective, echoing some of the qualities of the sky.



- 1 **Vision Glazing** Radiant Low-E Glass
Tower
Hotel
- 2 **Spandrel Glazing** Opaque Low-E Glass
Tower
Base
- 3 **Clear Glazing** Low-Iron Glass
Base - Storefront
- 4 **Frosted Glazing**
Base - Canopy and Frit
- 5 **Stone 1** Polished - Antique White
Office/Hotel
- 6 **Stone 2** Honed - Antique White
Office Portal
- 7 **Stone 3** Honed - Bianco Romano
Hotel
- 8 **Stone 4** Textured - Silver Pearl
Base
- 9 **Metal 1** Metal
Base
- 10 **Metal 2** Metal
Tower - Prisms
- 11 **Louver** Metal - To Match Glazing
Tower

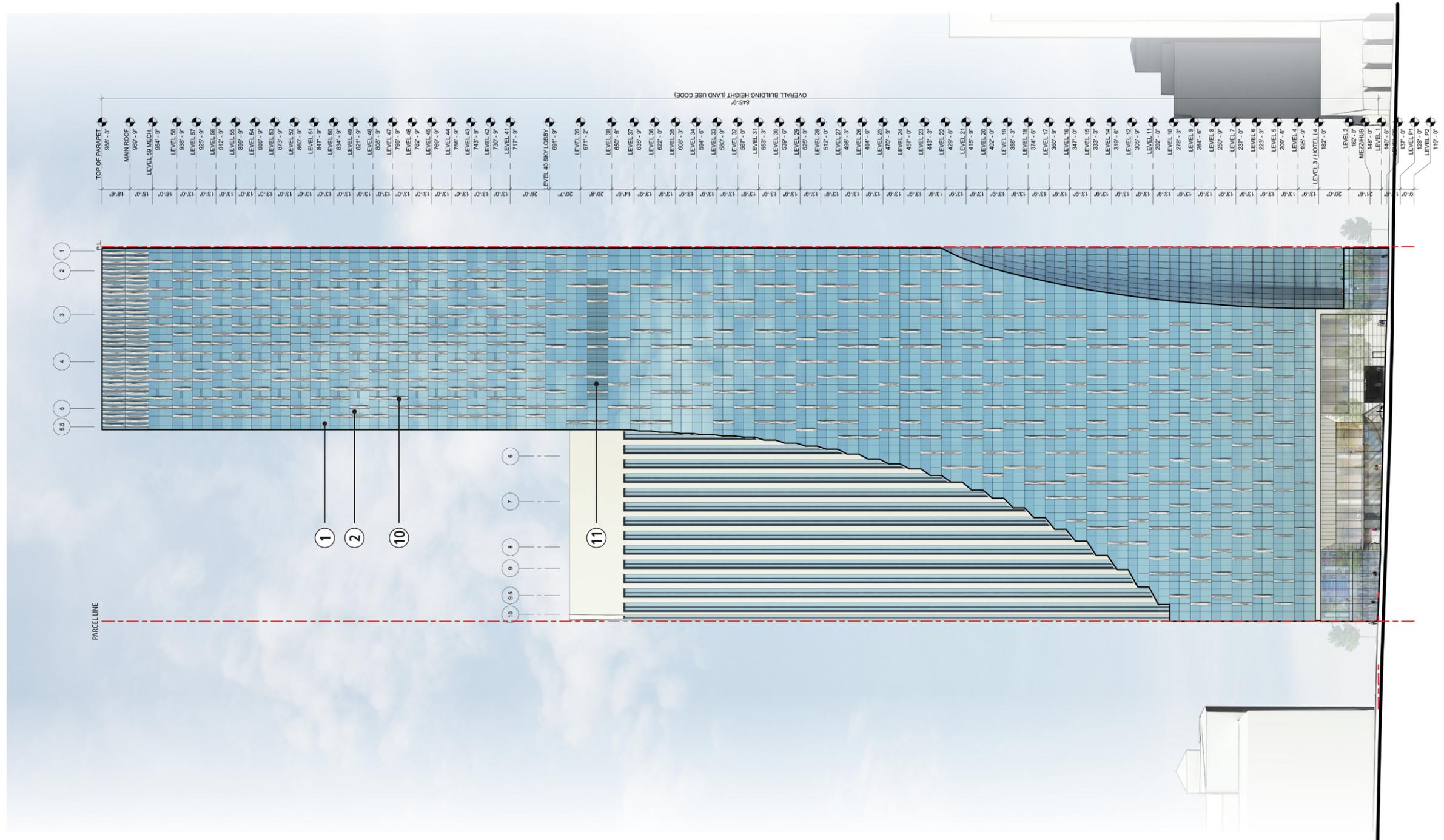


LOUVERS ARE MINIMAL AND WILL CLOSELY MATCH THE SPANDREL

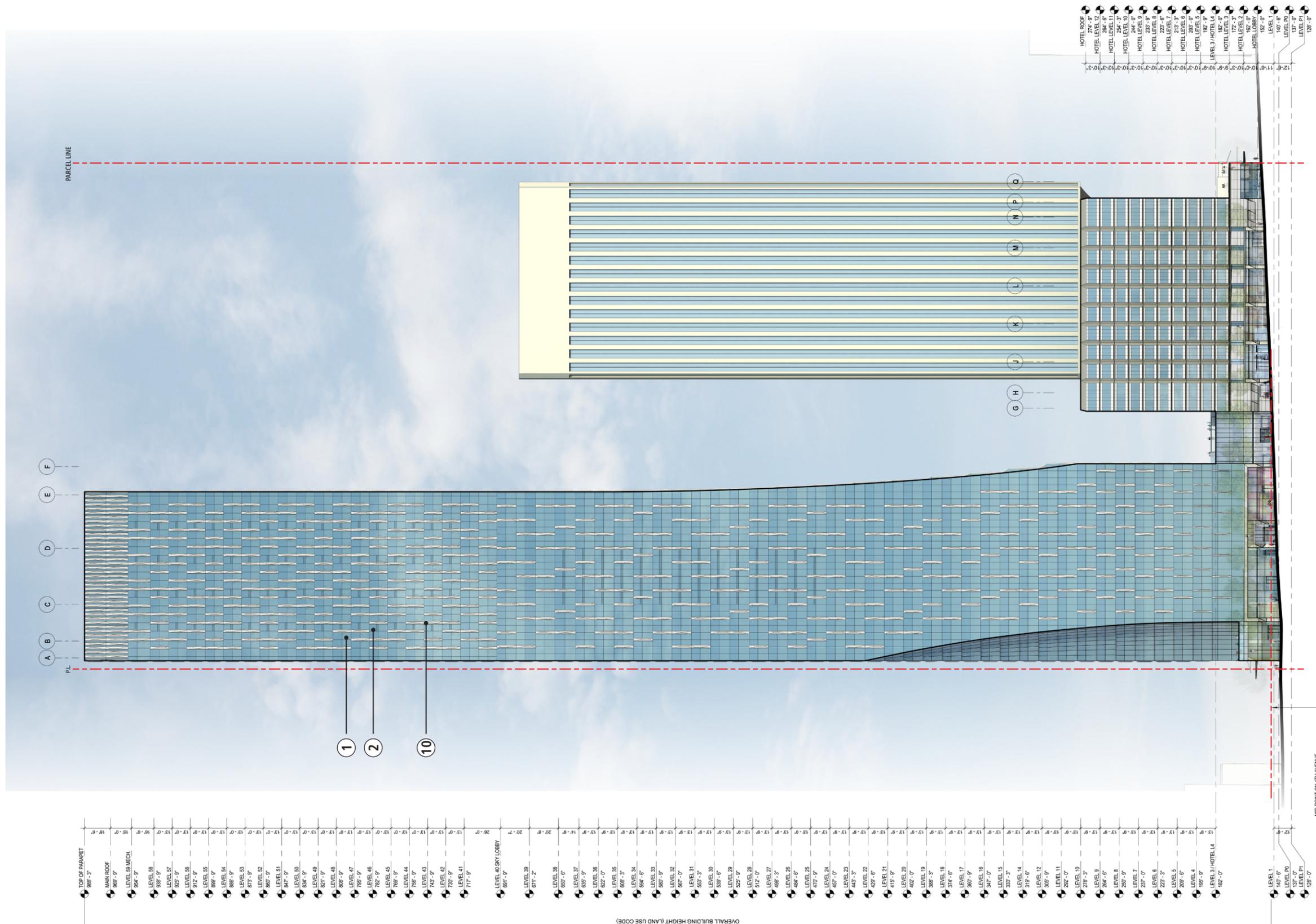
MATERIALS SUMMARY

The distinction between vision and spandrel glass will not be apparent, or only slightly so, from the exterior, serving as a strong, continuous backdrop for the metal panel features. Louvers on the south and west facades will match the spandrel color and are intended to blend in with the curtainwall rather than stand out as feature elements. The folded metal panels, inspired by the vertical metal fins on Rainier Tower, will have a soft, shimmering effect that interacts with natural daylight.

8.0 Elevations - Union Street Overall

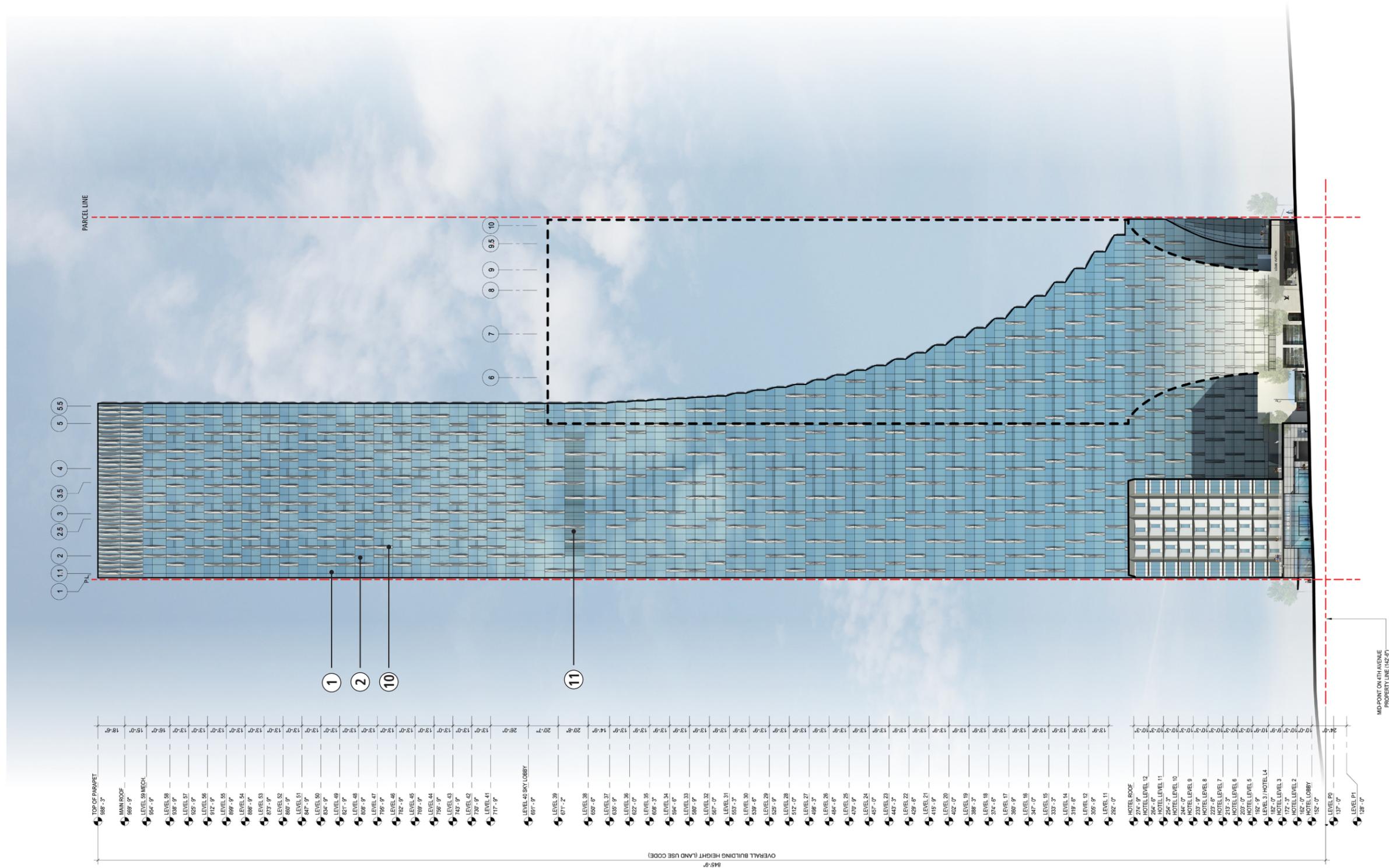


4th Avenue Overall - Elevations 8.0

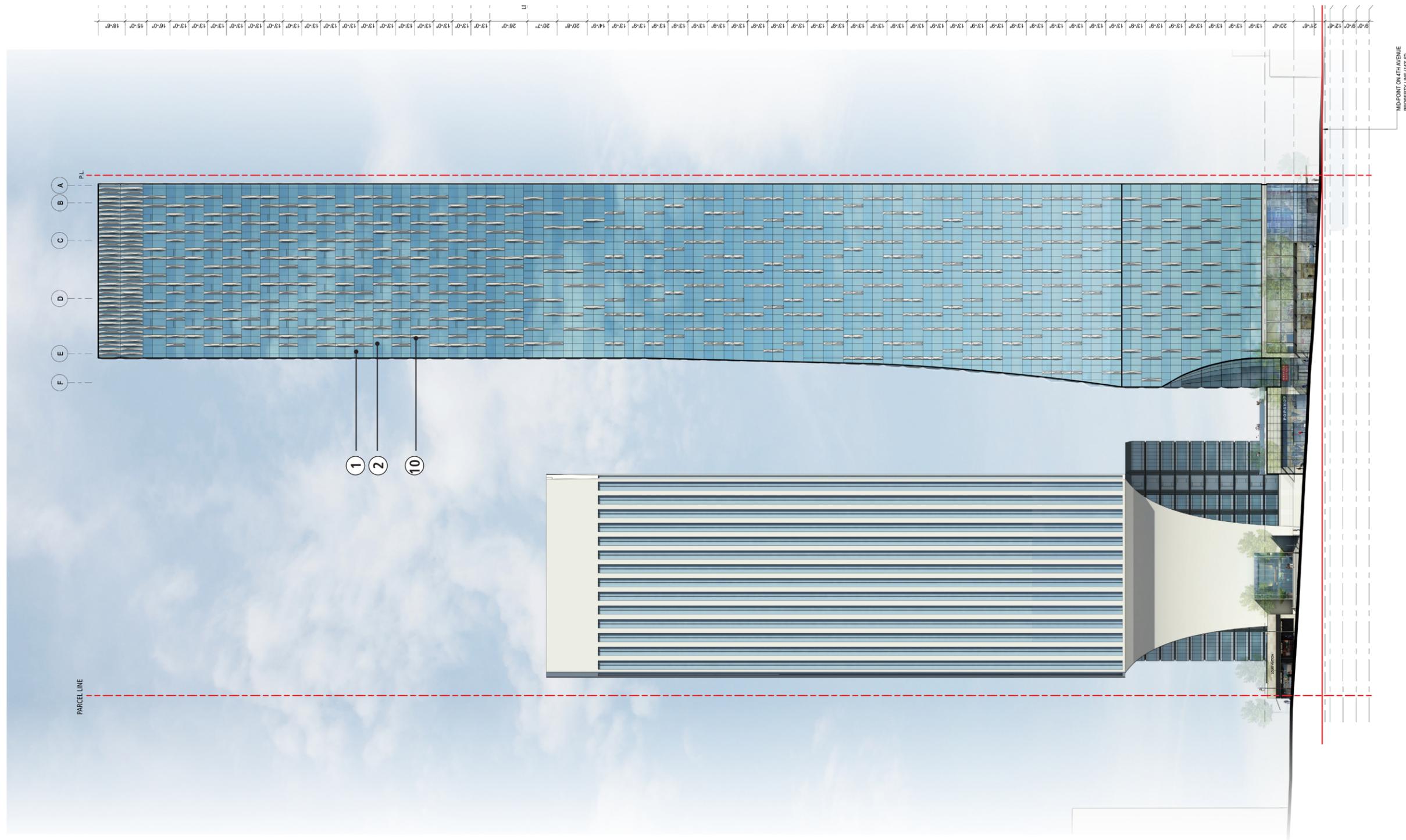


*Materials key on page 116

8.0 Elevations - University Street Overall

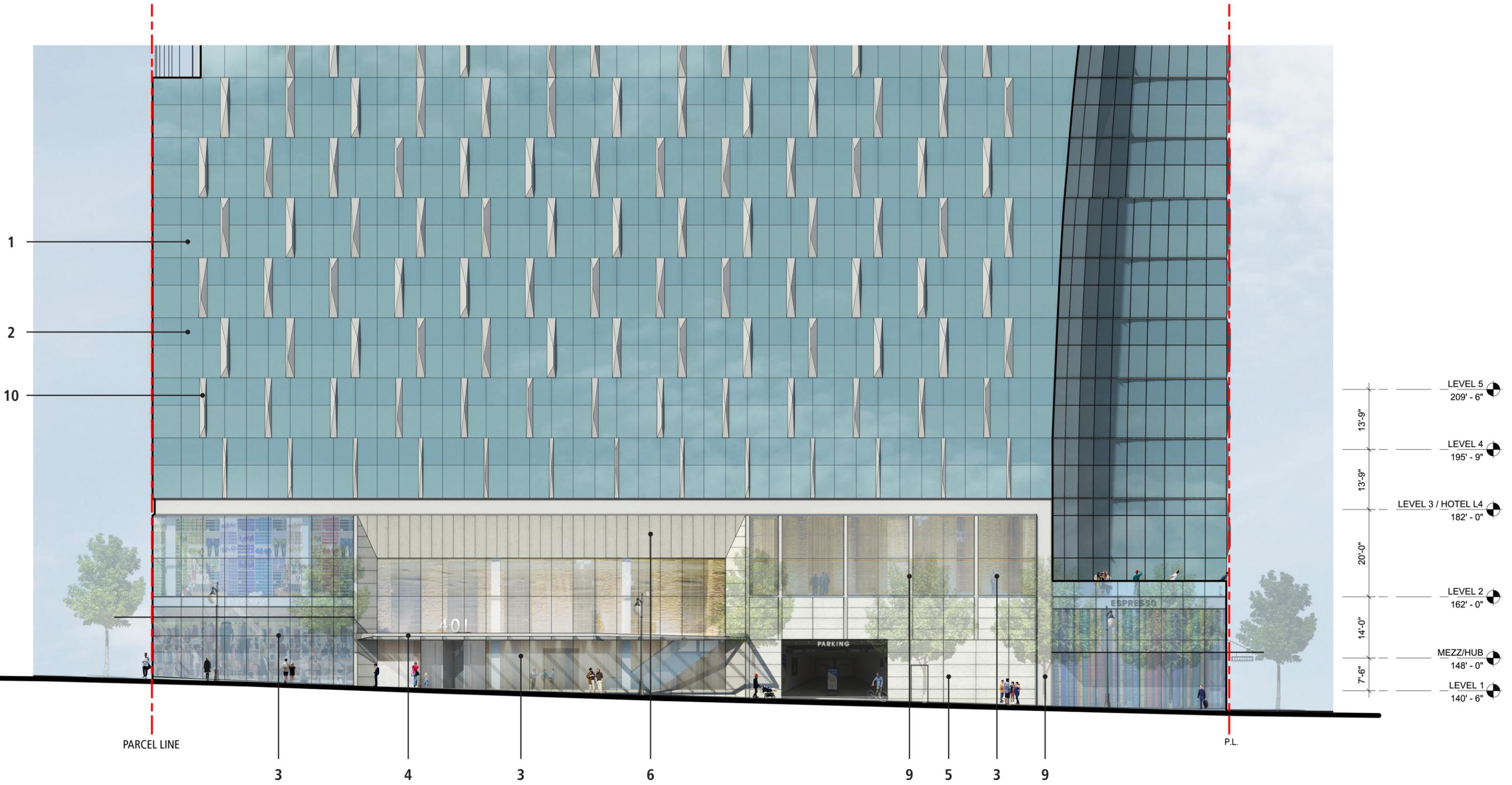


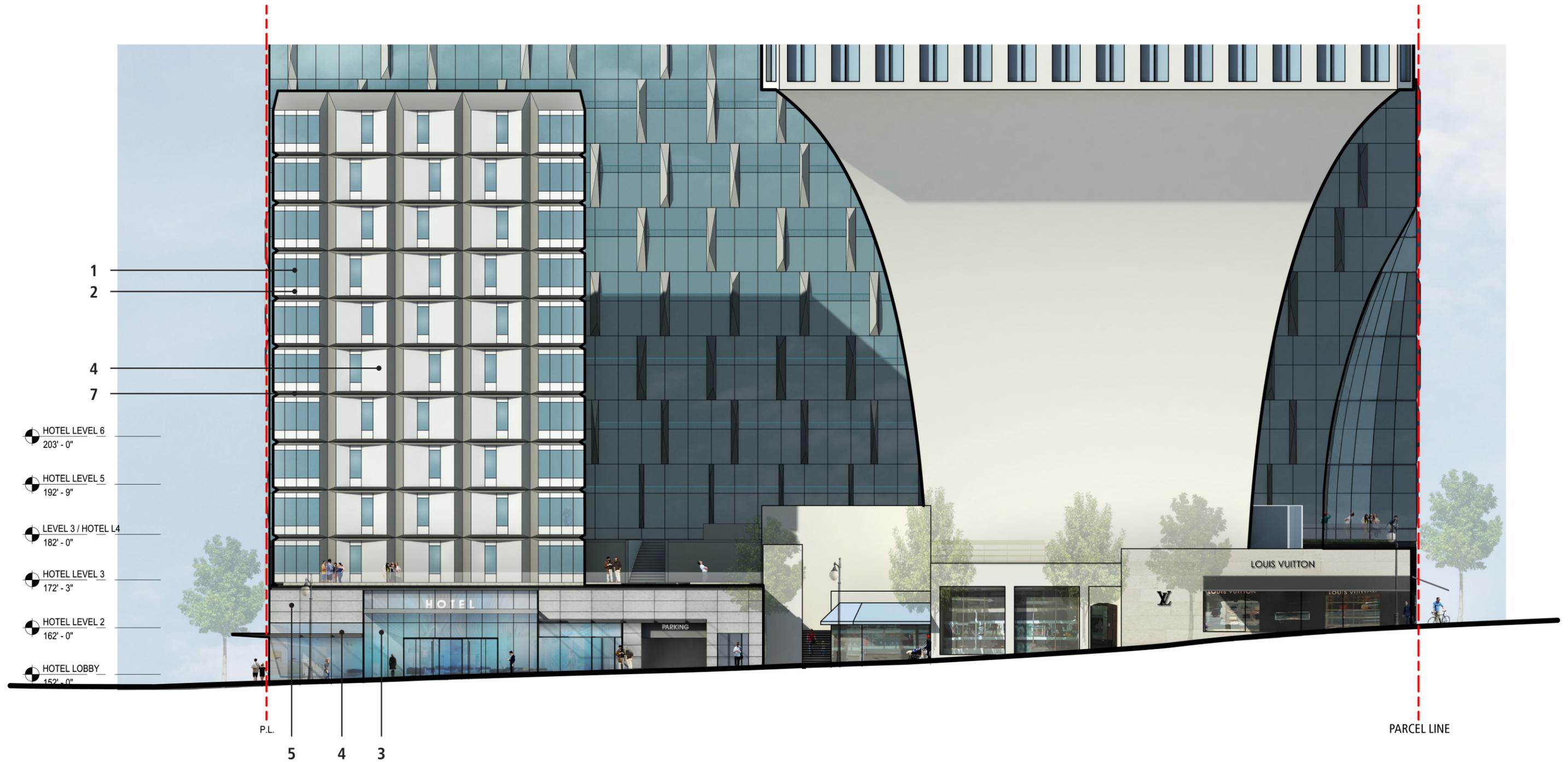
5th Avenue Overall - Elevations 8.0



*Materials key on page 116

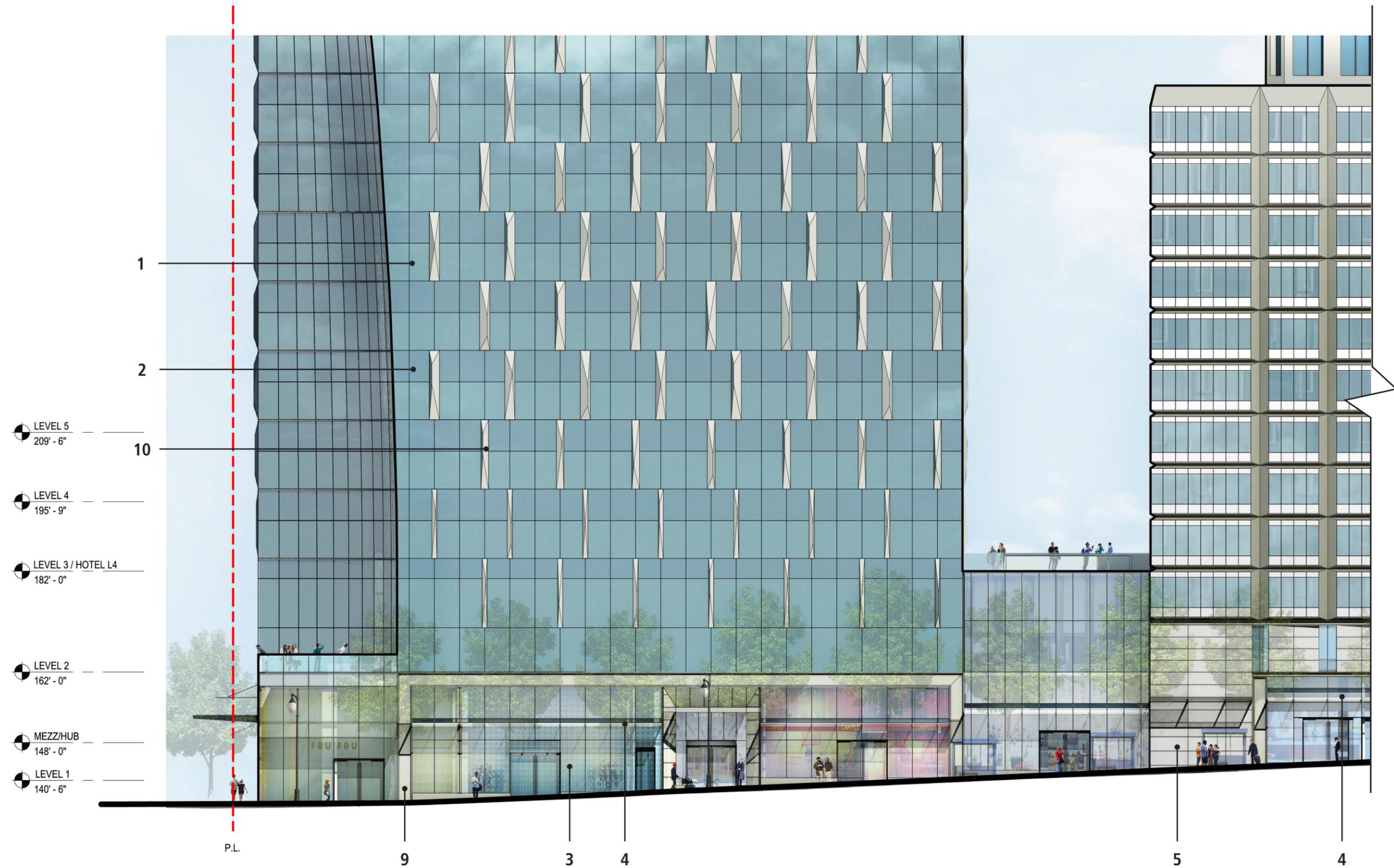
8.0 Enlarged Elevation - Union Street



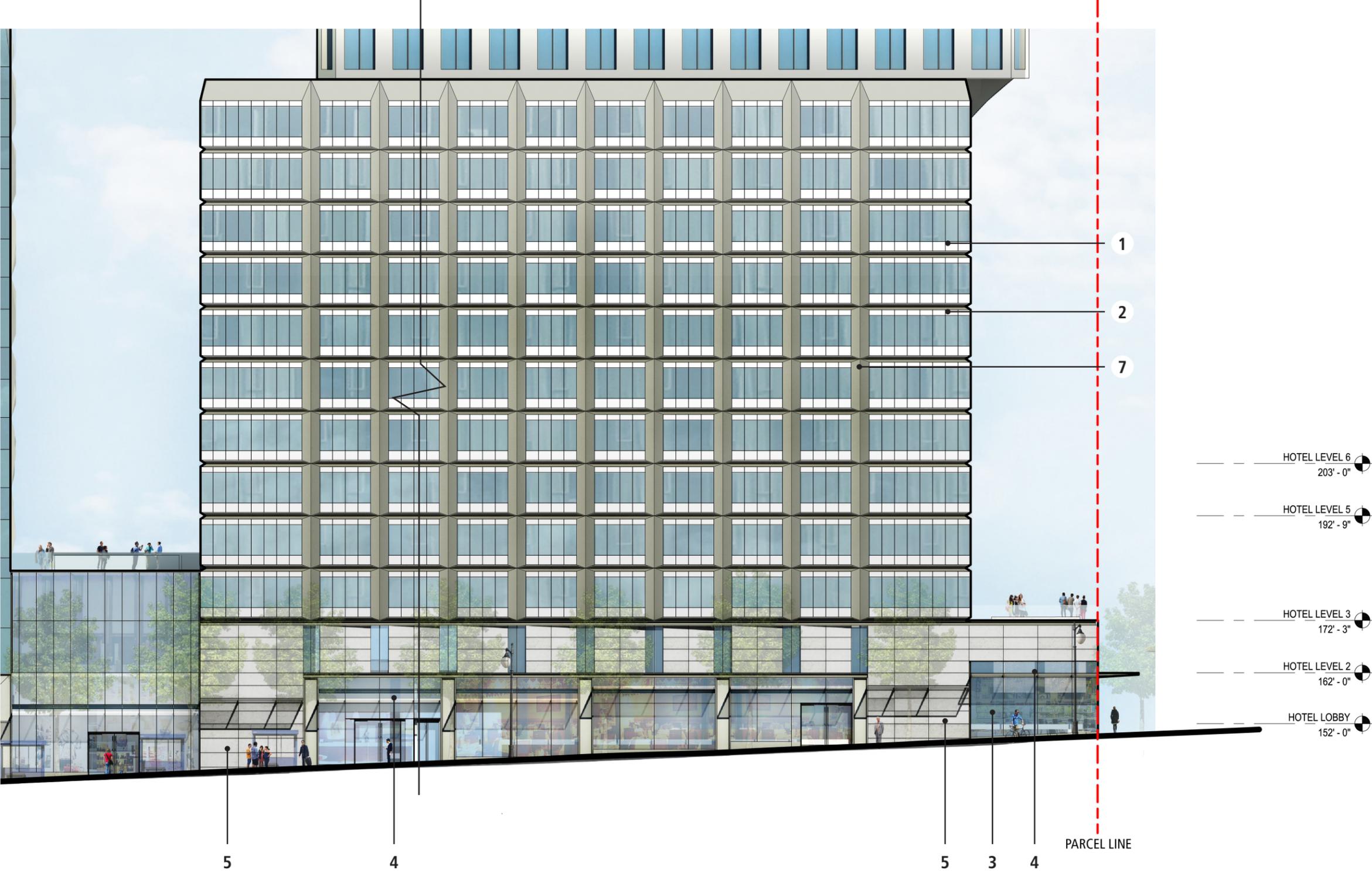


*Materials key on page 116

8.0 Enlarged Elevation - 4th Avenue

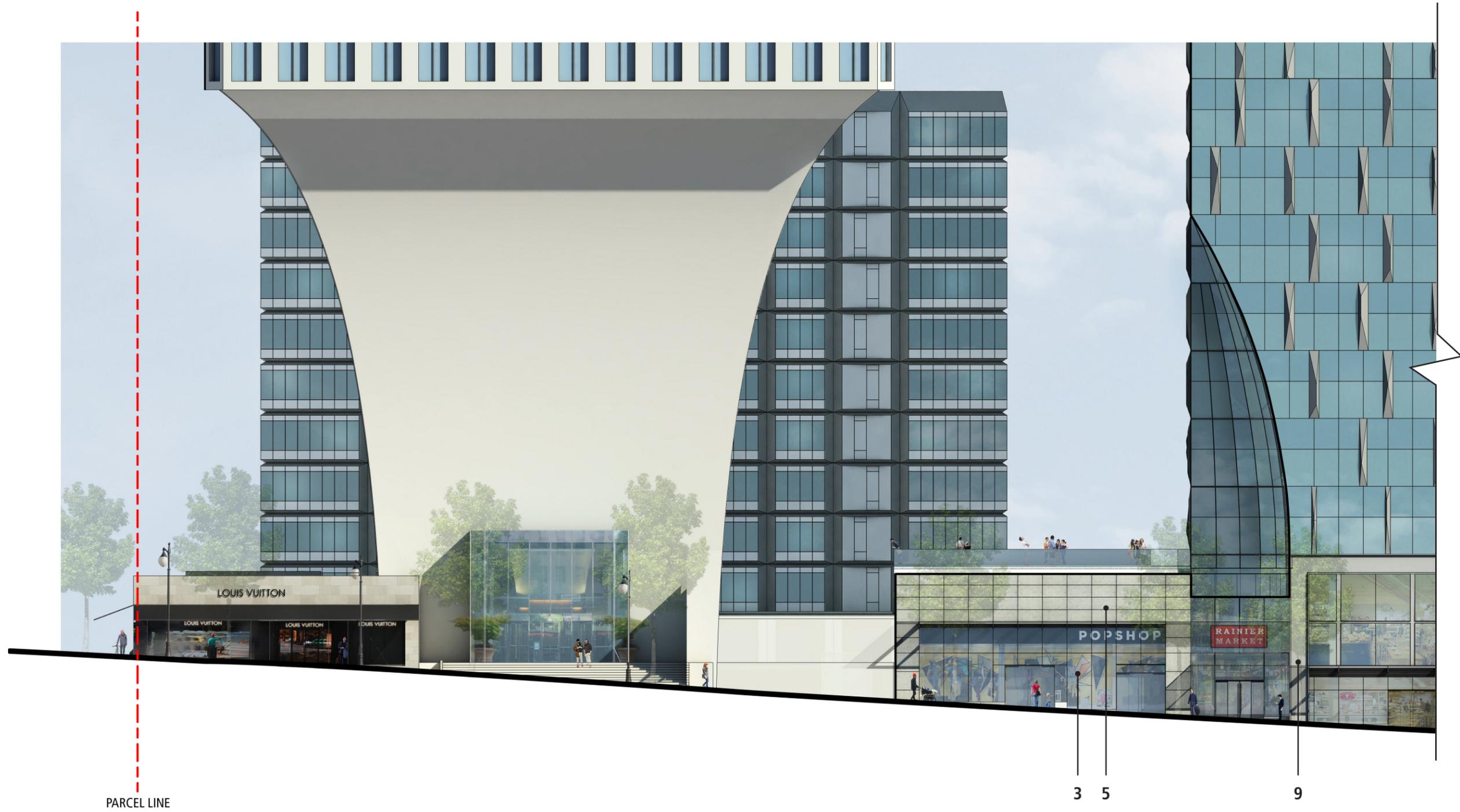


Enlarged Elevation - 4th Avenue 8.0

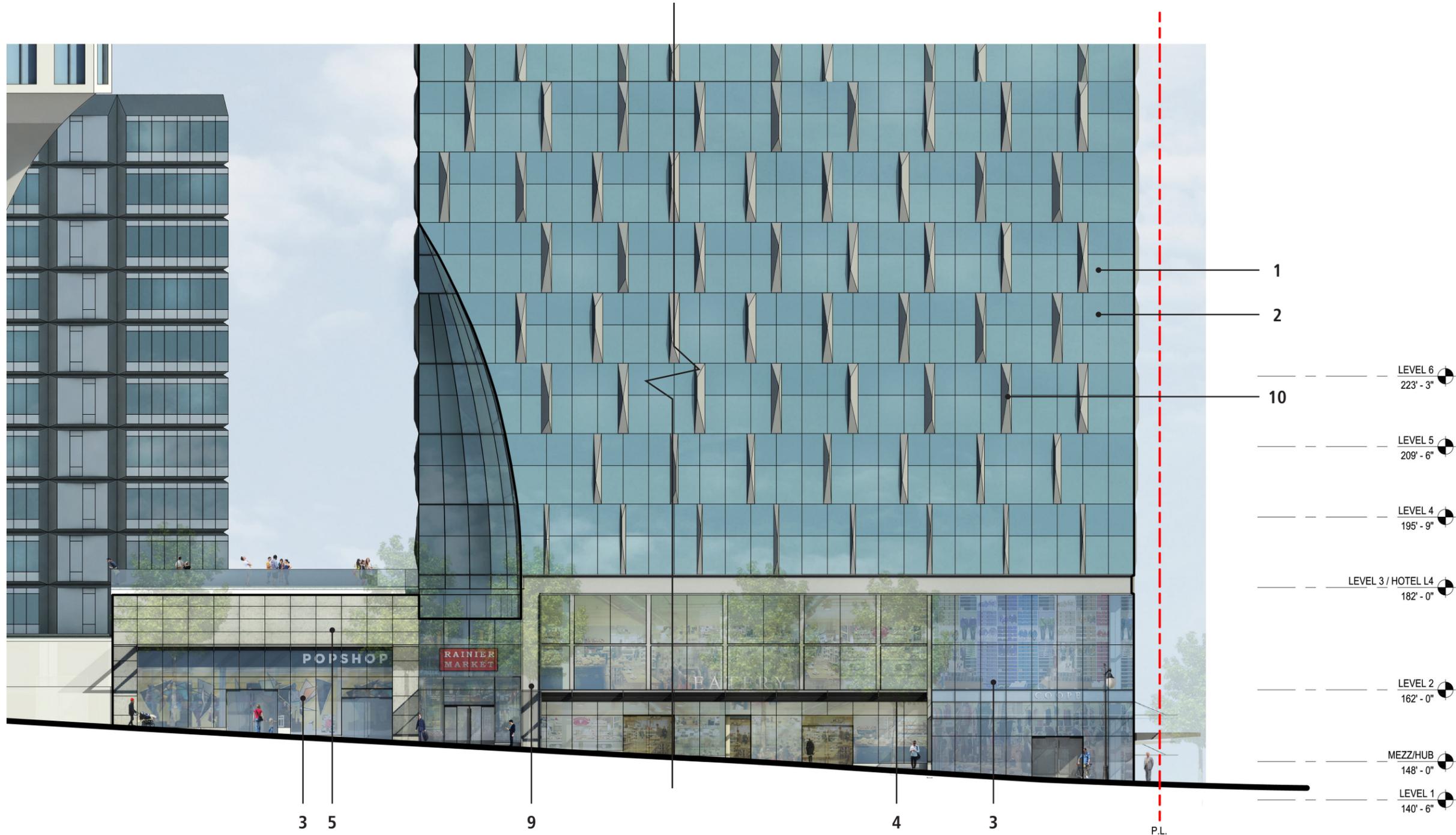


*Materials key on page 116

8.0 Enlarged Elevation - 5th Avenue

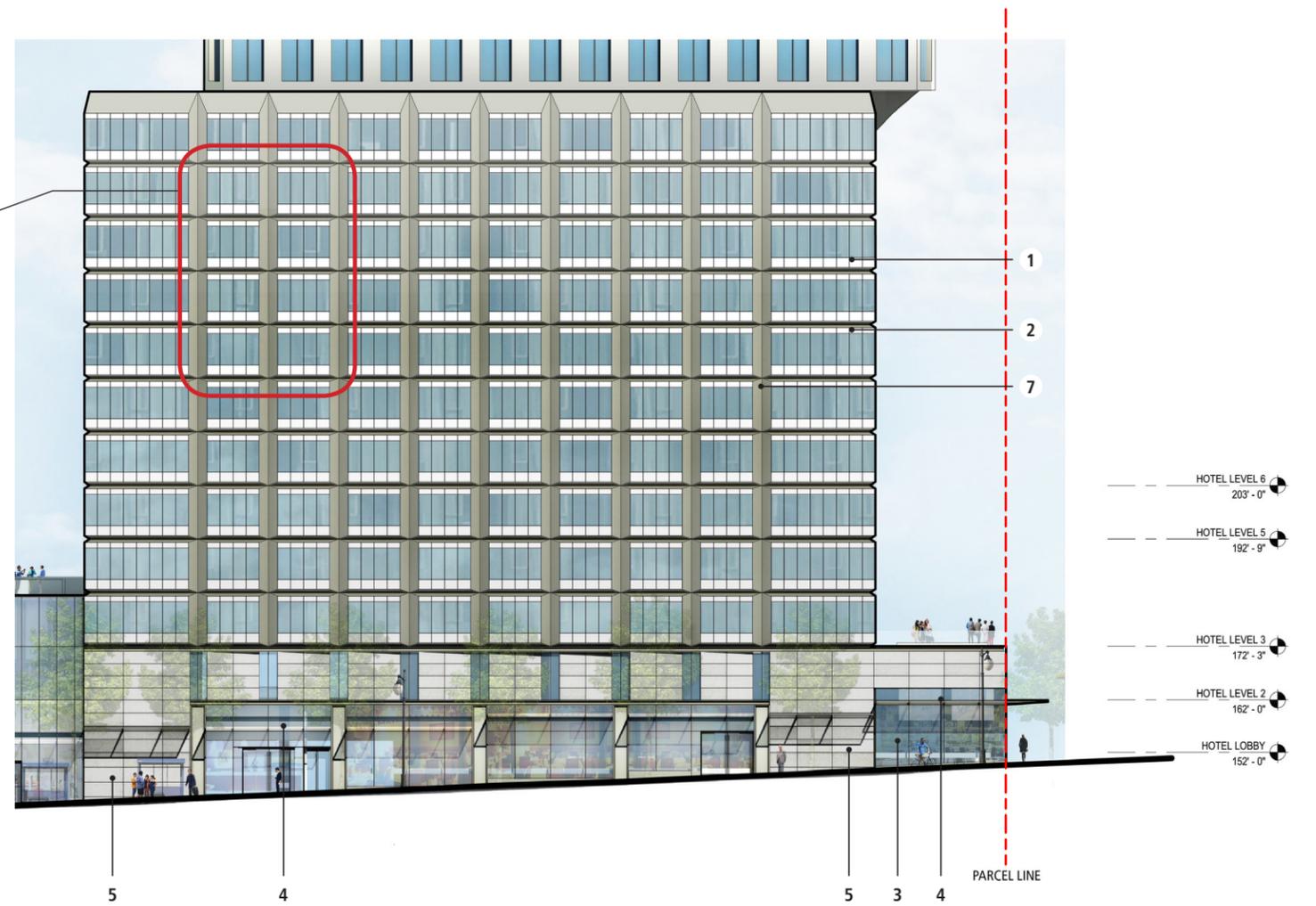
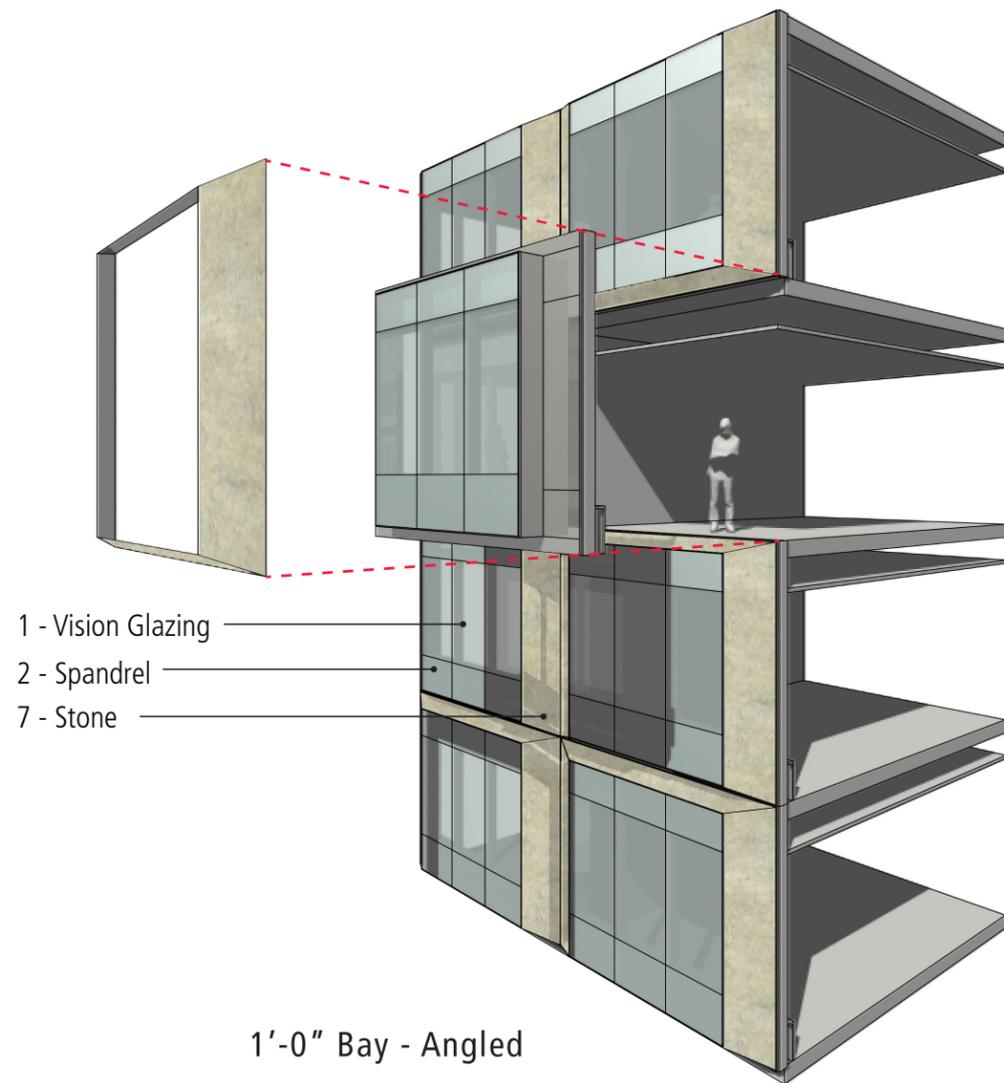


Enlarged Elevation - 5th Avenue 8.0

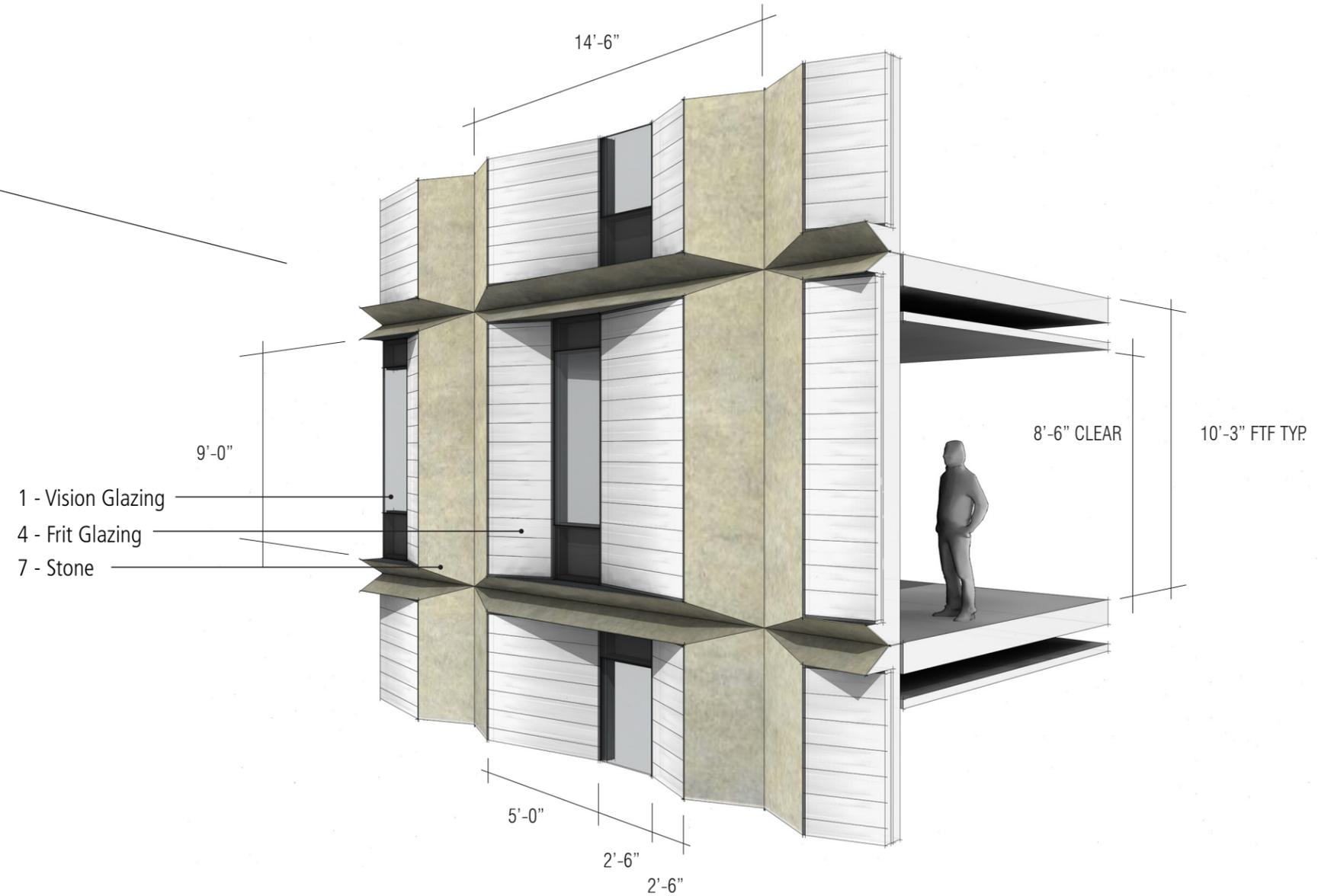
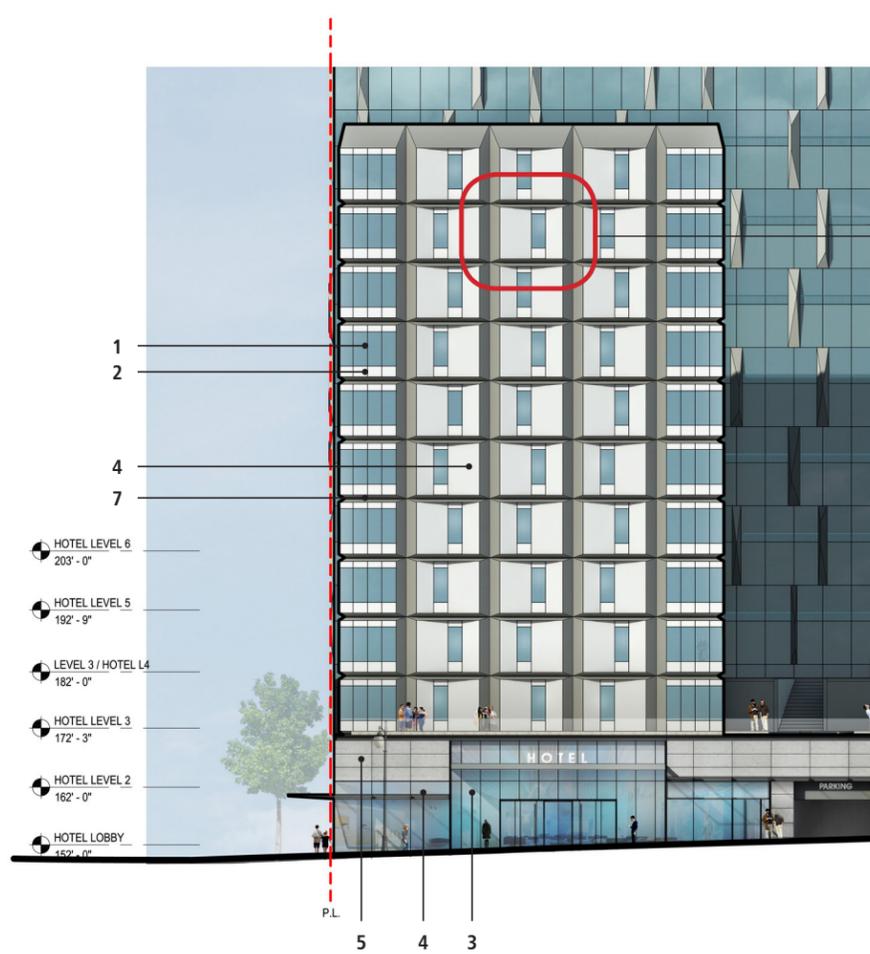


*Materials key on page 116

8.0 Enlarged Elevation - 4th Avenue Hotel

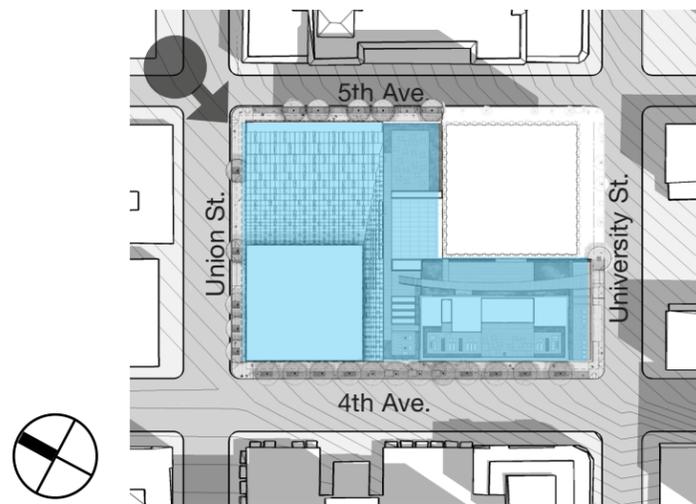


Enlarged Elevation - University Street Hotel 8.0



*Materials key on page 116

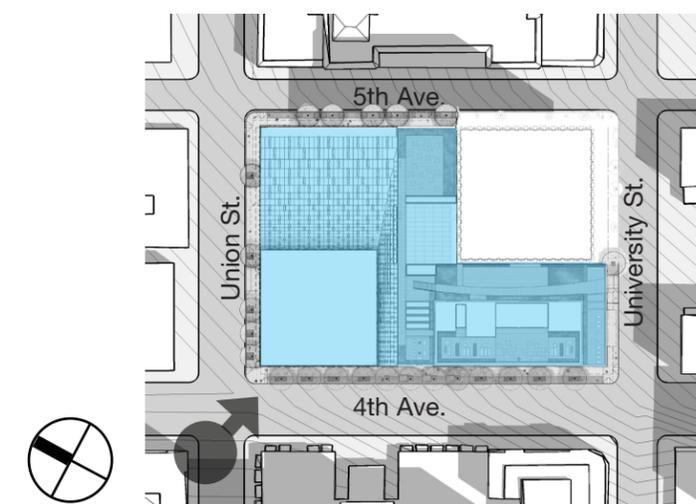
9.0 Renderings



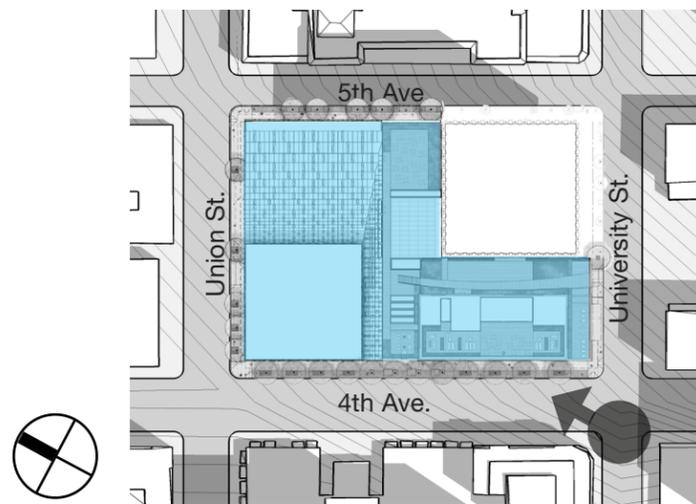
5th Avenue & Union Street



4th Avenue & Union Street



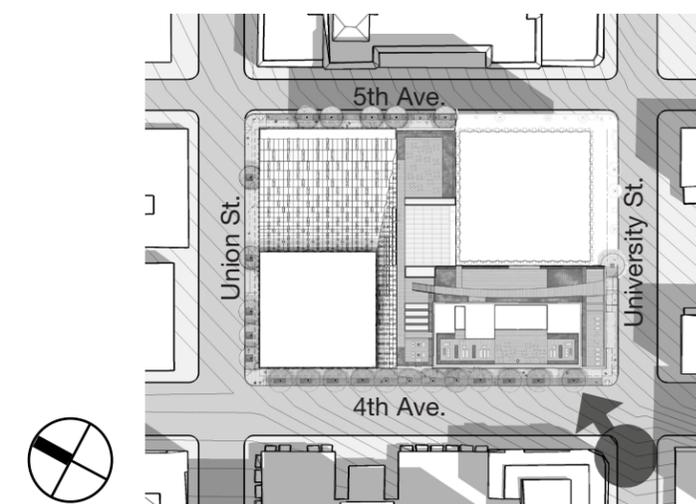
9.0 Renderings



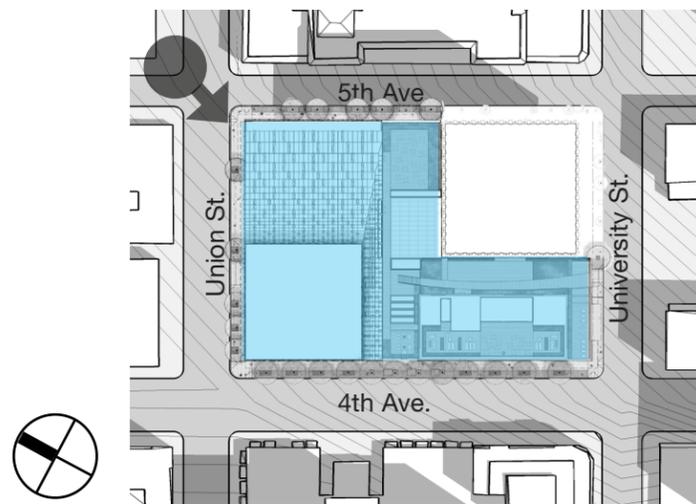
4th Avenue & University Street



University Street & 4th Avenue



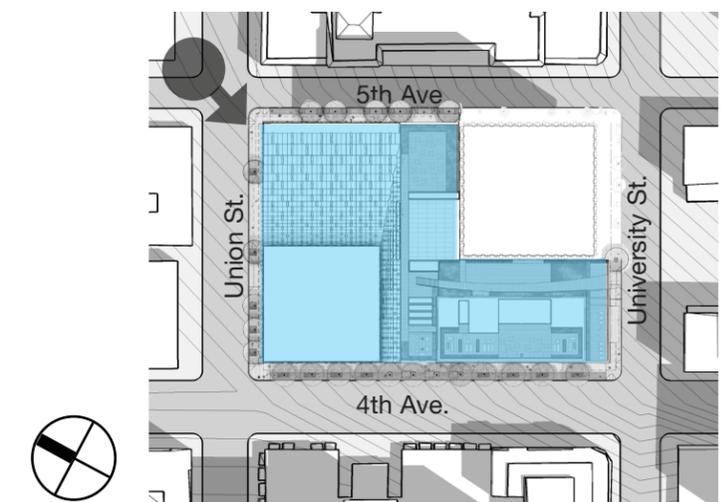
9.0 Renderings



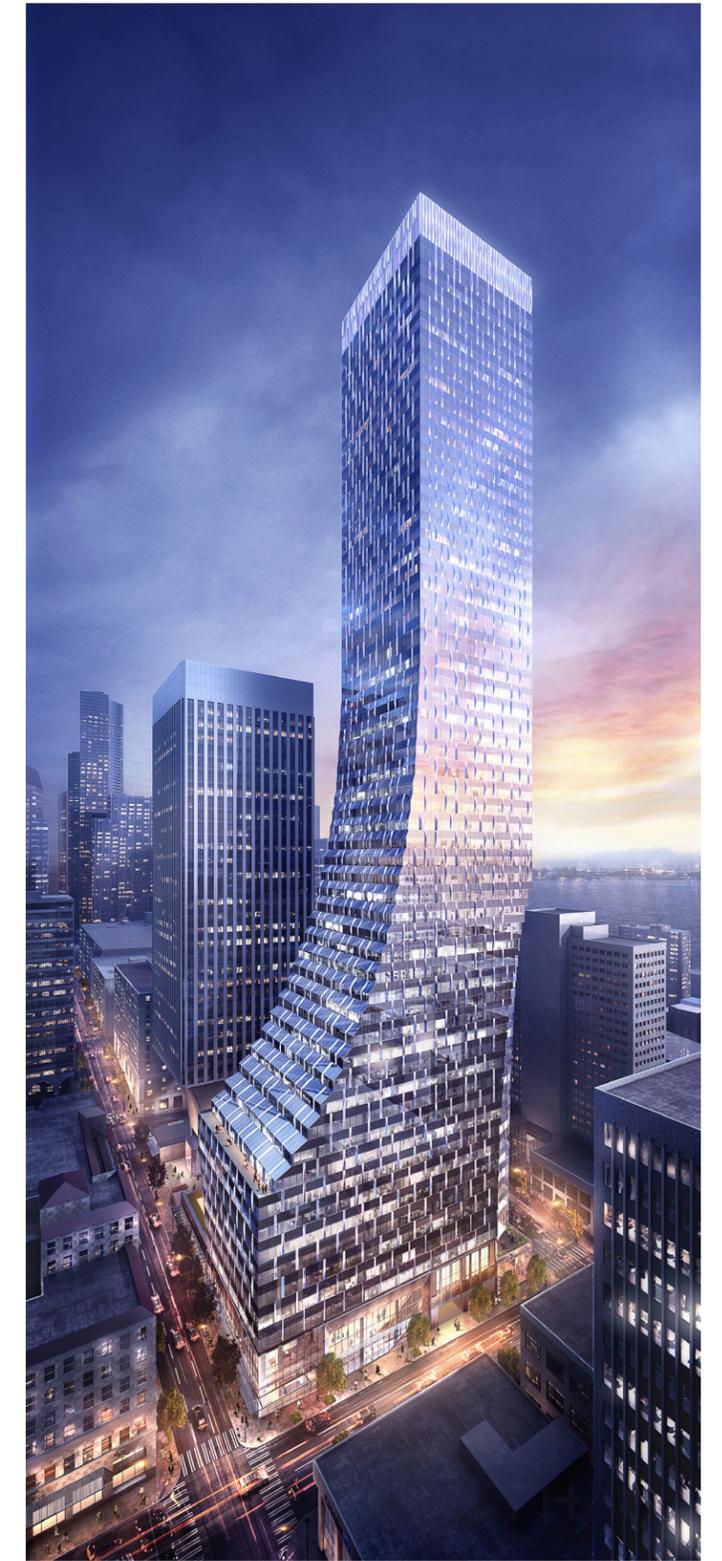
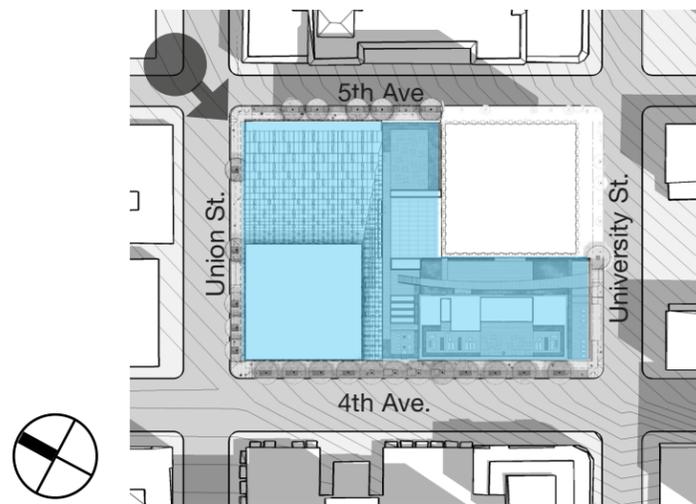
5th Avenue & Union Street



5th Avenue & Union Street



9.0 Renderings



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10.0 Sidewalk Level - Exterior Lighting Plan



A RECESSED POINT SOURCE DOWNLIGHTS DIRECT TENANTS AND GUESTS TO ENTRIES



B GLOW FROM INTERIOR RETAIL SPACES CREATES ENERGY AND TRANSPARENCY AT THE TOWER BASE



C CITY OF SEATTLE PEDESTRIAN POLES TO PROVIDE A CONSISTENT PEDESTRIAN EXPERIENCE



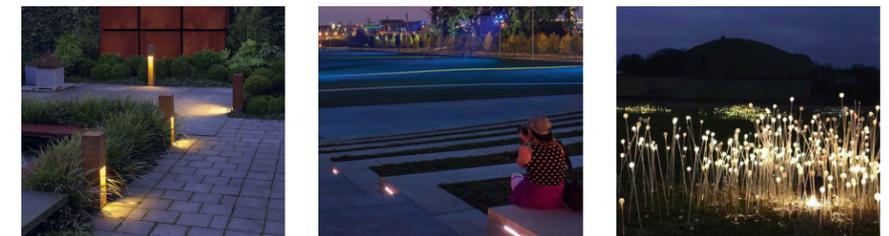
Exterior Lighting Plan - Hotel 10.0



A FOOTLIGHTS HIGHLIGHT BENCHES AND SEATING ELEMENTS FOR VISUAL INTEREST AND AIDING IN WAYFINDING



B LOW LEVEL LIGHTS IN PLANTERS DEFINE THE BOUNDARY OF THE EXTERIOR SPACE



C WALL SCONCES PROVIDE LIGHTING AT BUILDING ENTRY FOR SAFETY AND WAYFINDING



D PEDESTRIAN SCALE POLE FIXTURES PROVIDE AMBIENT LIGHT FOR OPEN GATHERING SPACES



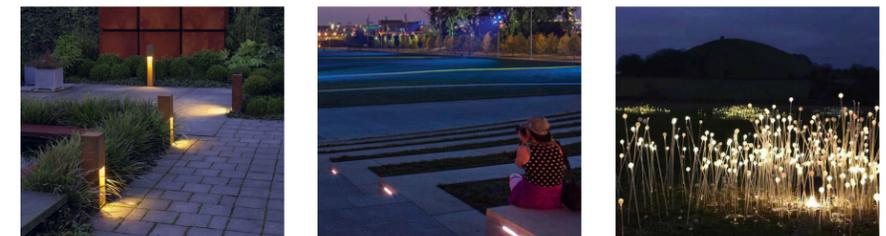
10.0 Exterior Lighting Plan



A PEDESTRIAN SCALE POLE FIXTURES PROVIDE AMBIENT LIGHT FOR OPEN GATHERING SPACES



B LOW LEVEL LIGHTS IN PLANTERS DEFINE THE BOUNDARY OF THE EXTERIOR SPACE

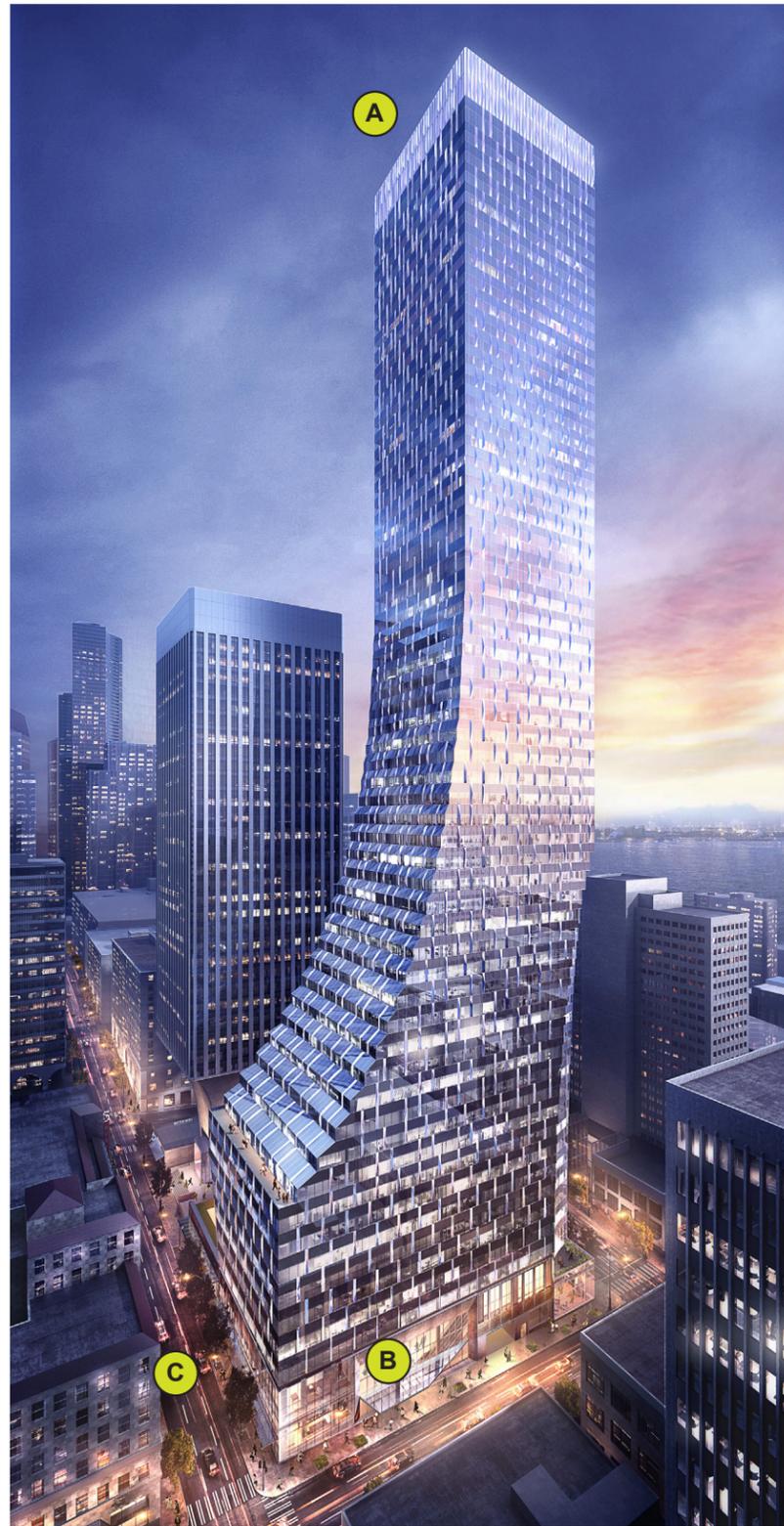


C ILLUMINATED BOLLARDS PROVIDE LOW LEVEL LIGHT FOR NIGHT TIME ENTERTAINMENT



D WALL SCUNCES PROVIDE LIGHTING FOR SEATING AS WELL AS RHYTHMIC POOLS OF LIGHT





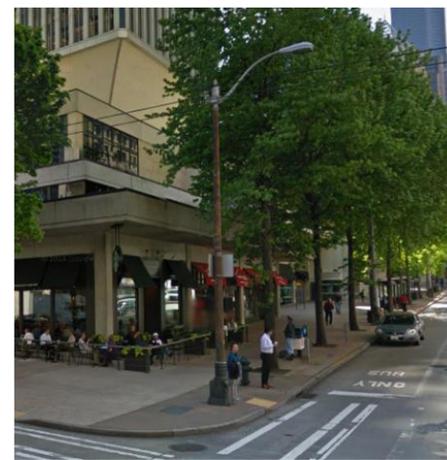
A TOWER TOP LIGHTING TO PROVIDE PRESENCE ON SEATTLE SKYLINE



B GLOW FROM INTERIOR RETAIL SPACES CREATES ENERGY AND TRANSPARENCY AT THE TOWER BASE

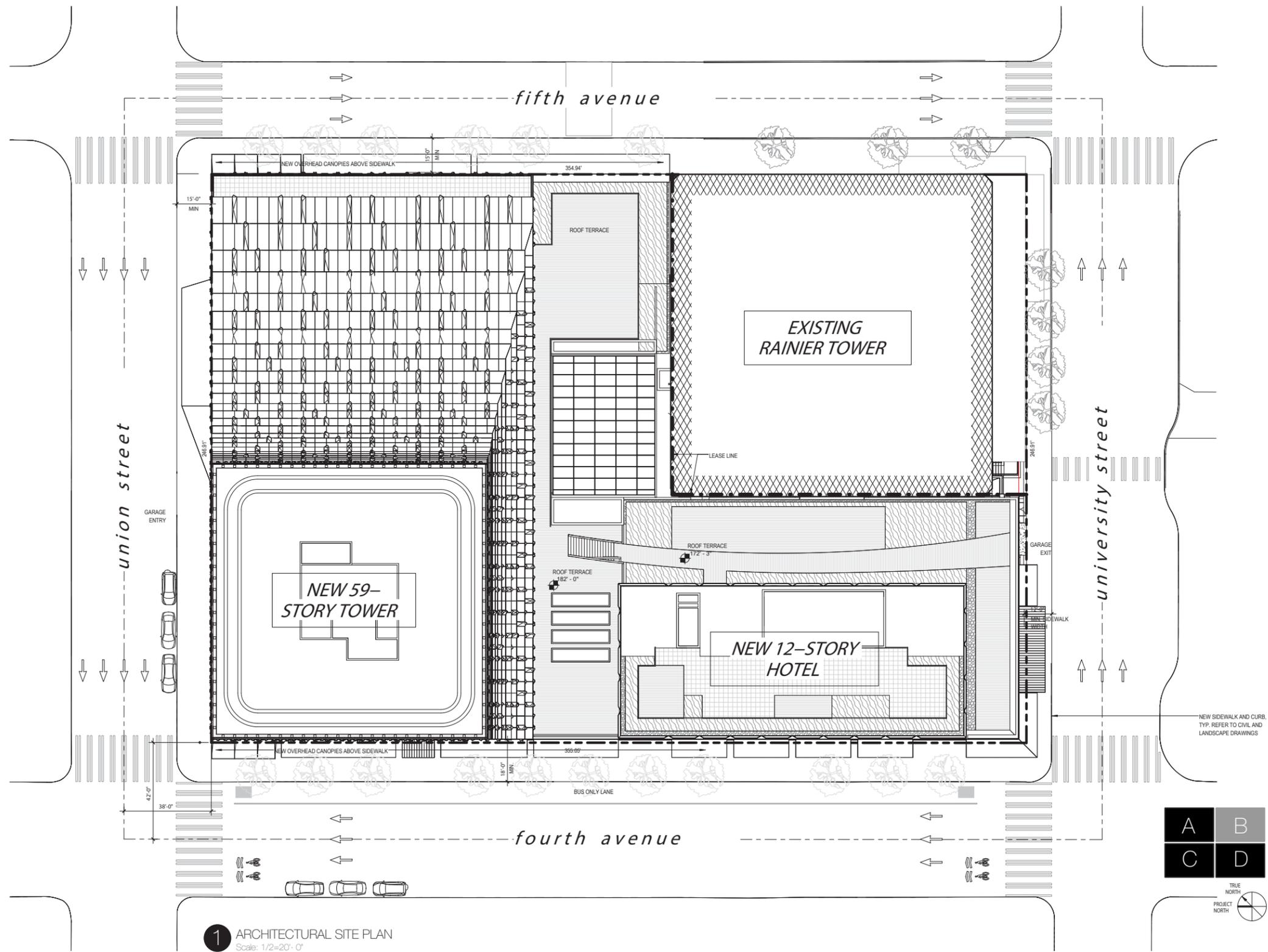


C CITY OF SEATTLE PEDESTRIAN POLES TO PROVIDE A CONSISTENT PEDESTRIAN EXPERIENCE

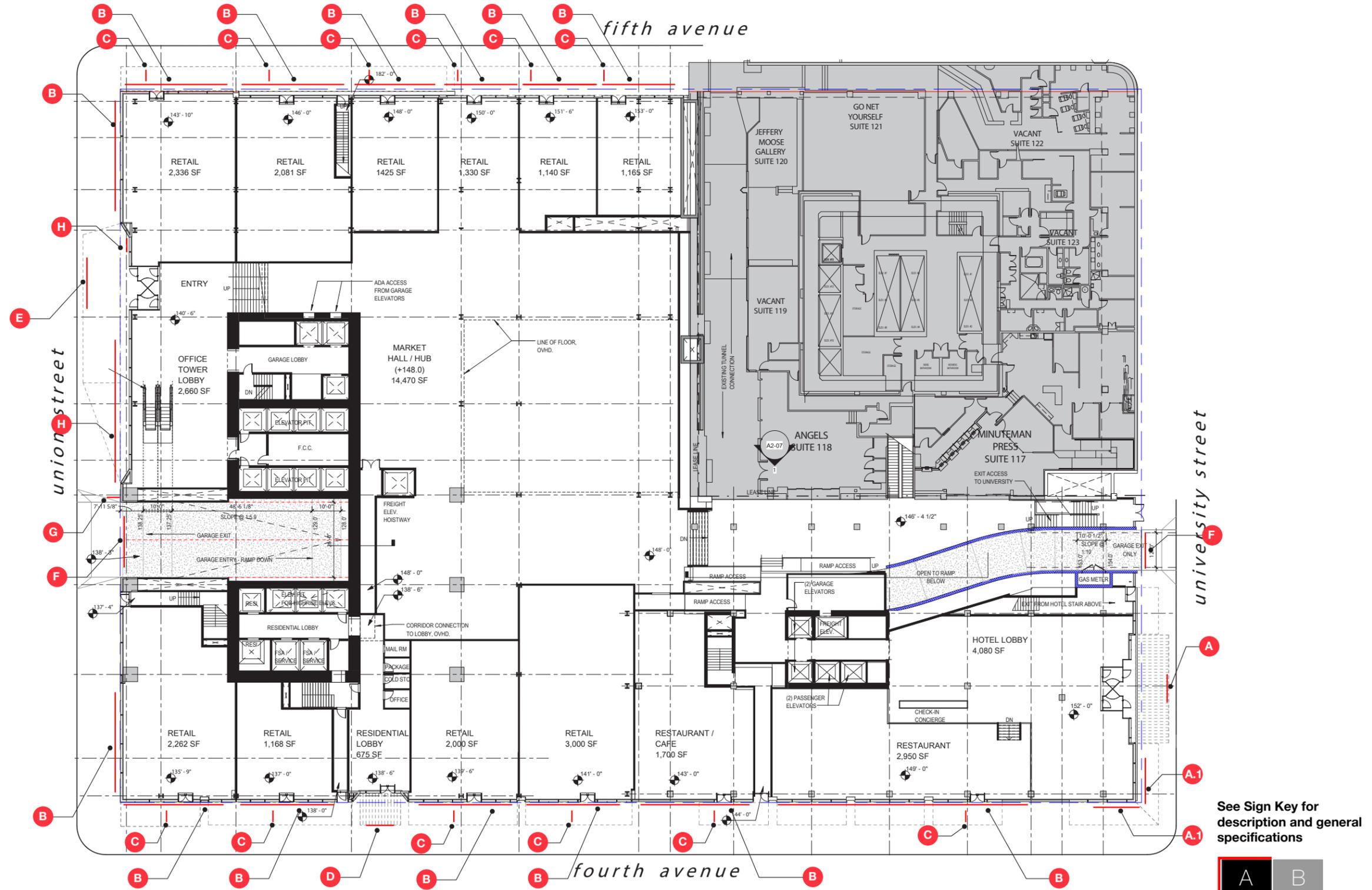


REFER TO SECTION A-2 FOR LIGHTING CONCEPT

11.0 Signage Concept Plan



1 ARCHITECTURAL SITE PLAN
Scale: 1/2"=20'-0"



See Sign Key for description and general specifications

A	B
C	D

1 LEVEL 1 PLAN VIEW EXTERIOR SIGN LOCATIONS
Scale: 1/32"=1'-0"

11.0 Signage Concept Plan

SIGN TYPE A HOTEL IDENTITY

MATERIALS:

Fabricated Metal or painted finish letter forms and/or logo as specified by Hotel Operator per their branding standards. Internal illumination or halo lighting in color TBD.

SIZE:

Letter forms or numerals based on scale of entry and location.

FONT:

to be determined by tenant branding standards.

LIGHTING:

Illumination tbd, UL approved.



SIGN TYPE A.1 HOTEL ID AT CORNICE

MATERIALS:

These are not owner specified, but originate from brand standards and specs of Hotel operator.

SIZE:

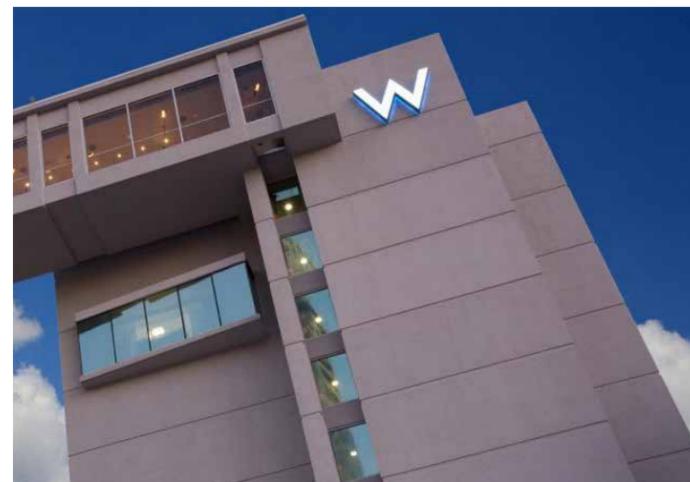
Logo and text height will be limited to height of cornice facade. Length is maximum not to exceed 18' in length.

FONT:

To be provided by hotel operator

MOUNTING & LIGHTING:

Cabinet and or concealed mounting, illumination tbd, UL approved



SIGN TYPE B RETAIL TENANT ID, PARALLEL TO STREET - VEHICULAR ORIENTATION

MATERIALS:
These are not owner specified, but originate from brand standards and specs of individual retail tenants. No uniform appearance for the building. samples and construction drawings to be provided for approval prior to fabrication
SIZE:
Wall signs are not to exceed 672 sq feet per code, 1 per street frontage
FONT:
To be provided by retail tenant
MOUNTING & LIGHTING:
To be provided by retail tenant, Illumination tbd, UL approved.



SIGN TYPE C RETAIL TENANT PANEL, PERPENDICULAR TO STREET - PEDESTRIAN ORIENTATION

MATERIALS:
These are not owner specified, but originate from brand standards and specs of individual retail tenants. No uniform appearance for the building. samples and construction drawings to be provided for approval prior to fabrication
SIZE:
Dbl sided not to exceed 6 sq ft per side
FONT:
To be provided by retail tenant
MOUNTING & LIGHTING:
To be provided by retail tenant, in close proximity of entry door. Illumination tbd, UL approved.



11.0 Signage Concept Plan

SIGN TYPE D RESIDENTIAL ENTRY ID (address)

MATERIALS:

Fabricated Stainless Steel or painted finish letter forms. All finishes to be complementary to exterior architectural finishes.

SIZE:

Height will be sized appropriately on existing canopy or granite adjacent to entry door.

LIGHTING:

Illumination tbd, UL approved.



SIGN TYPE E OFFICE TOWER ENTRY ID @ Canopy (address)

MATERIALS:

Fabricated metal letterforms or painted finish letter forms with returns that is complementary to exterior architectural finishes.

SIZE:

Letter height, size tbd based on scale of entry and location.

FONT:

Bldg font used in graphic standards of sign package TBD.

LIGHTING:

Illumination tbd, UL approved.



SIGN TYPE G PARKING DIRECTIONAL/WALL MOUNT

MATERIALS:
Painted metal cabinet or blade sign with bldg ID (Address or Name) in one or two colors per graphic standards TBD. Parking symbol and arrow graphic on single side.
All finishes and supports to be complementary to architectural exterior finishes.

SIZE:
Double sided, approx 3'w x 8' h

FONT:
Bldg font used in graphic standards of sign package TBD.

LIGHTING:
Illumination tbd, UL approved.

LETTER SPACING:
To be visually equal and of standard readability



SIGN TYPE H PRIMARY TENANT ID ZONE

Fabricated letterforms or etched appearance at spandrel glass above entry area as indicated. Specifications per tenant branding standards.

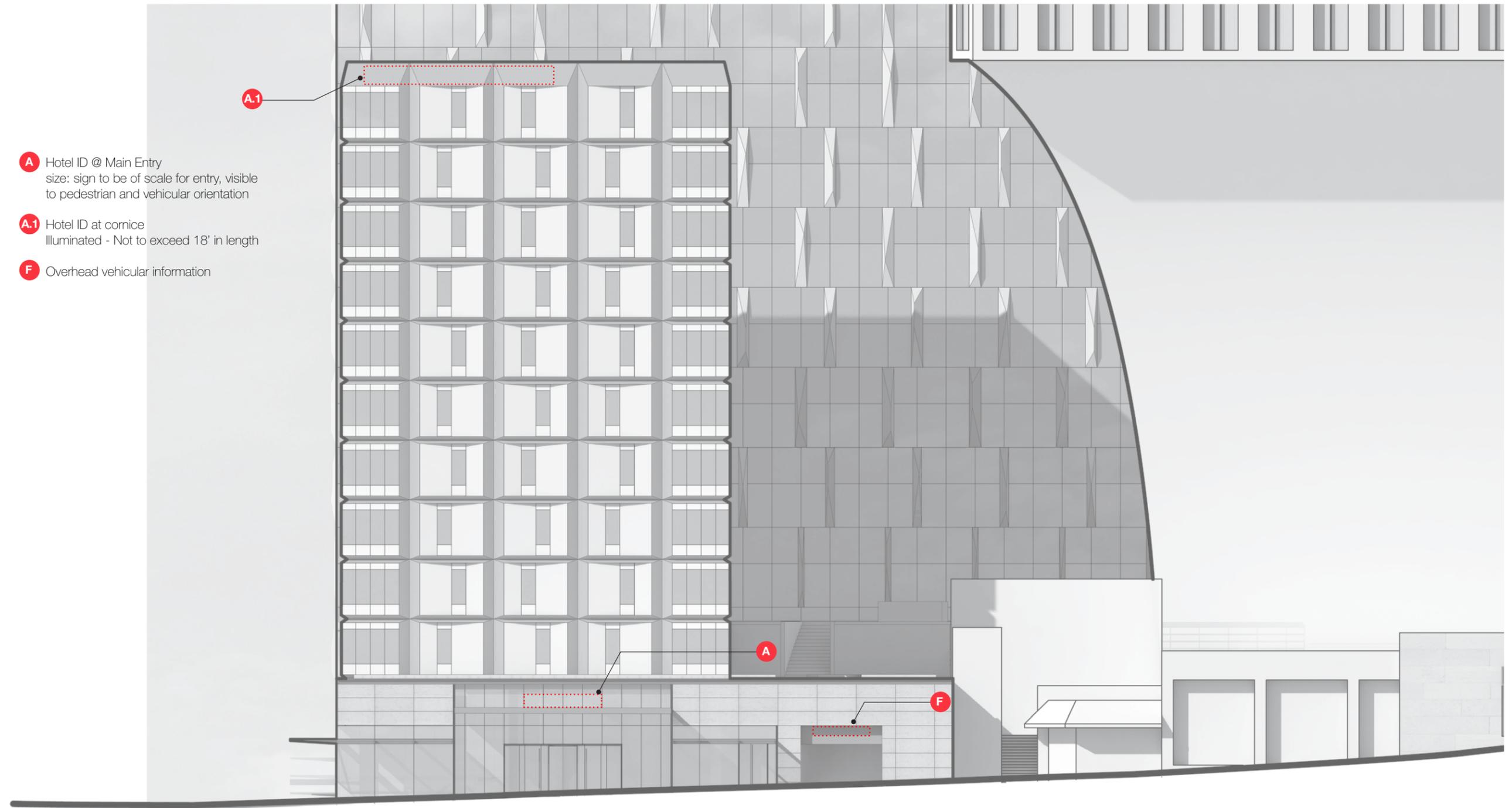
FONT:
to be determined by tenant branding standards.

SIZE:
Wall signs are not to exceed 672 sq feet per code

LIGHTING:
Illumination tbd, UL approved.



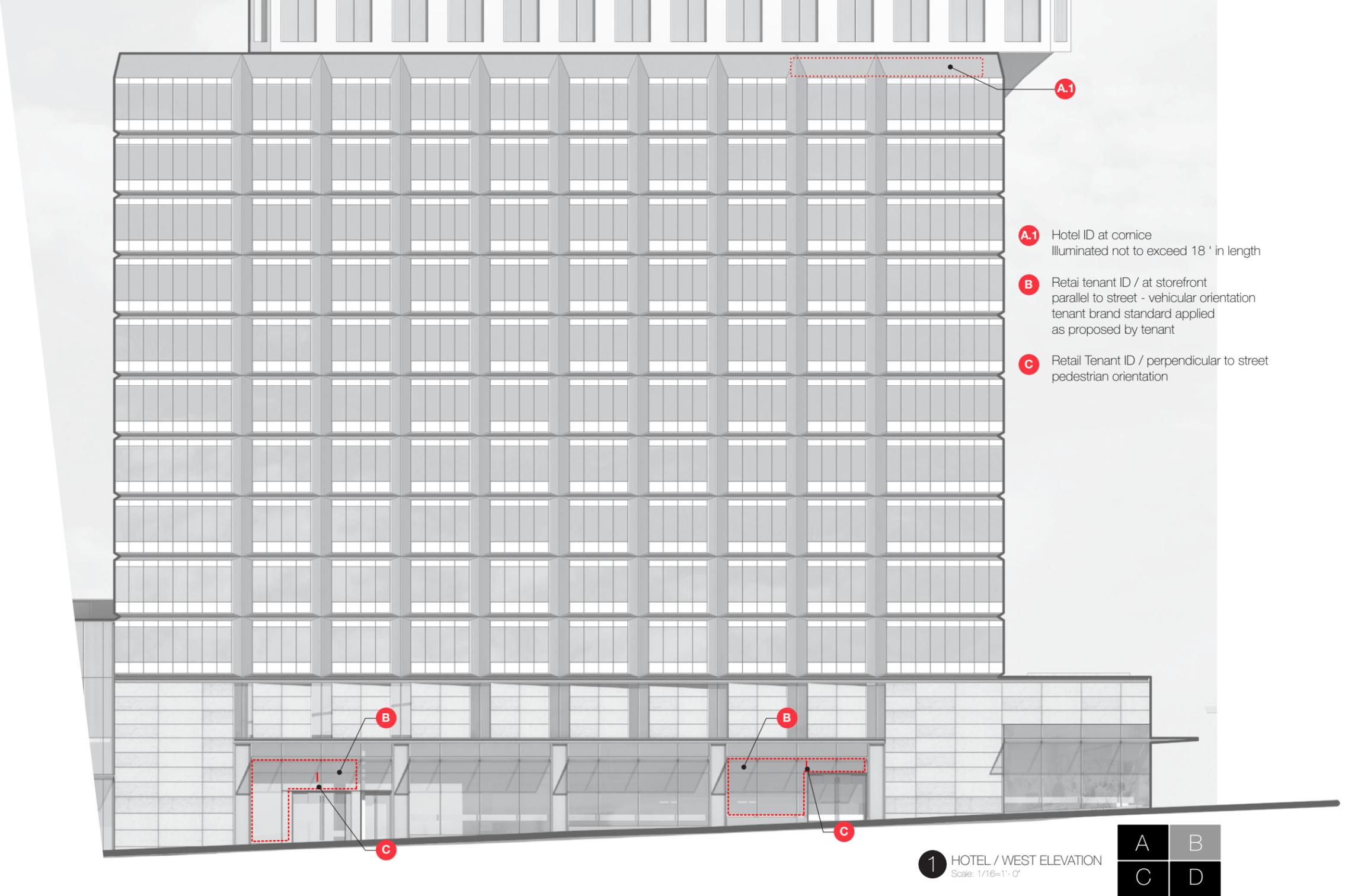
11.0 Signage Concept Plan



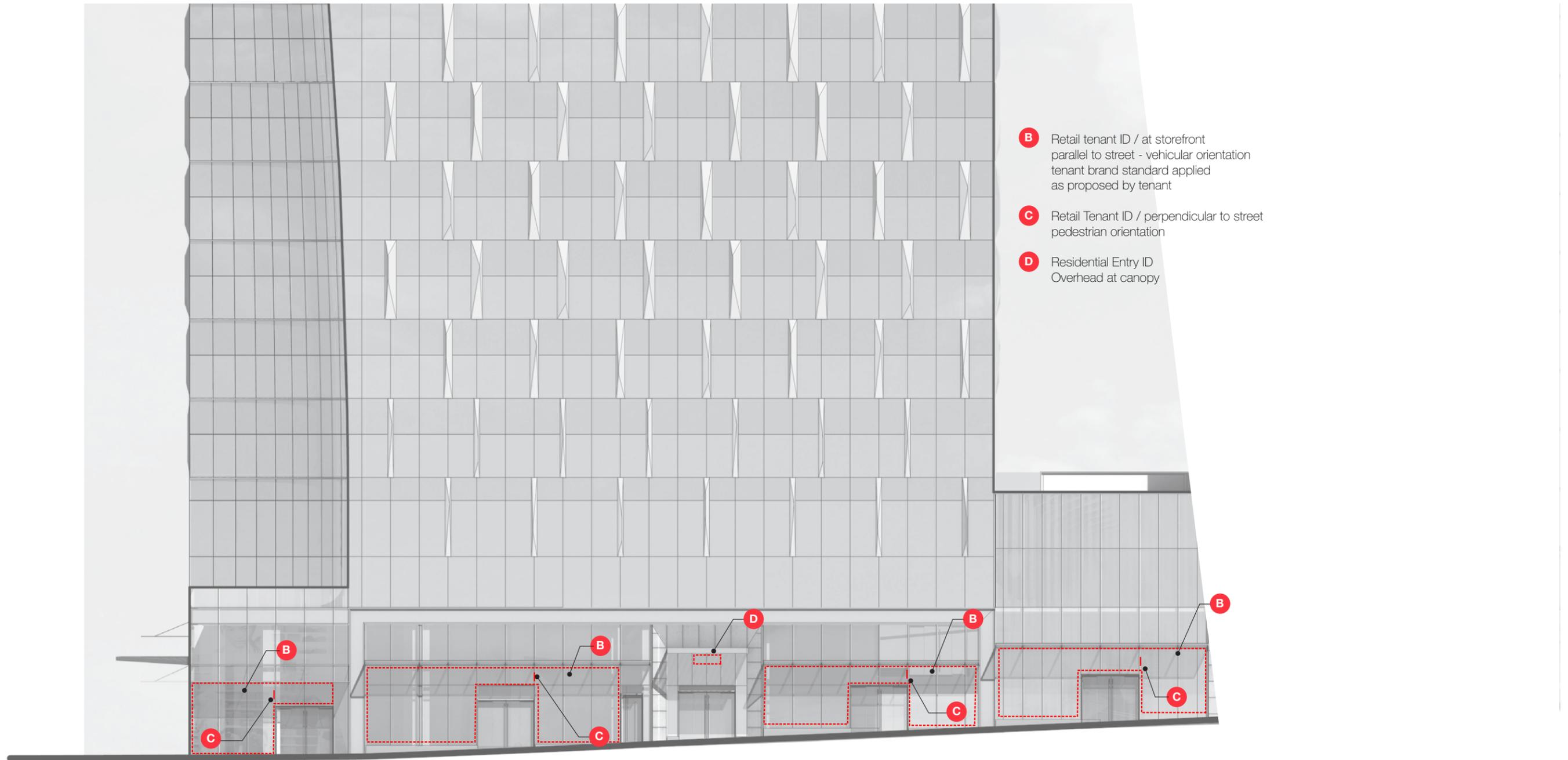
- A** Hotel ID @ Main Entry
size: sign to be of scale for entry, visible to pedestrian and vehicular orientation
- A.1** Hotel ID at cornice
Illuminated - Not to exceed 18' in length
- F** Overhead vehicular information

1 HOTEL / SOUTH ELEVATION
Scale: 1/16"=1'-0"





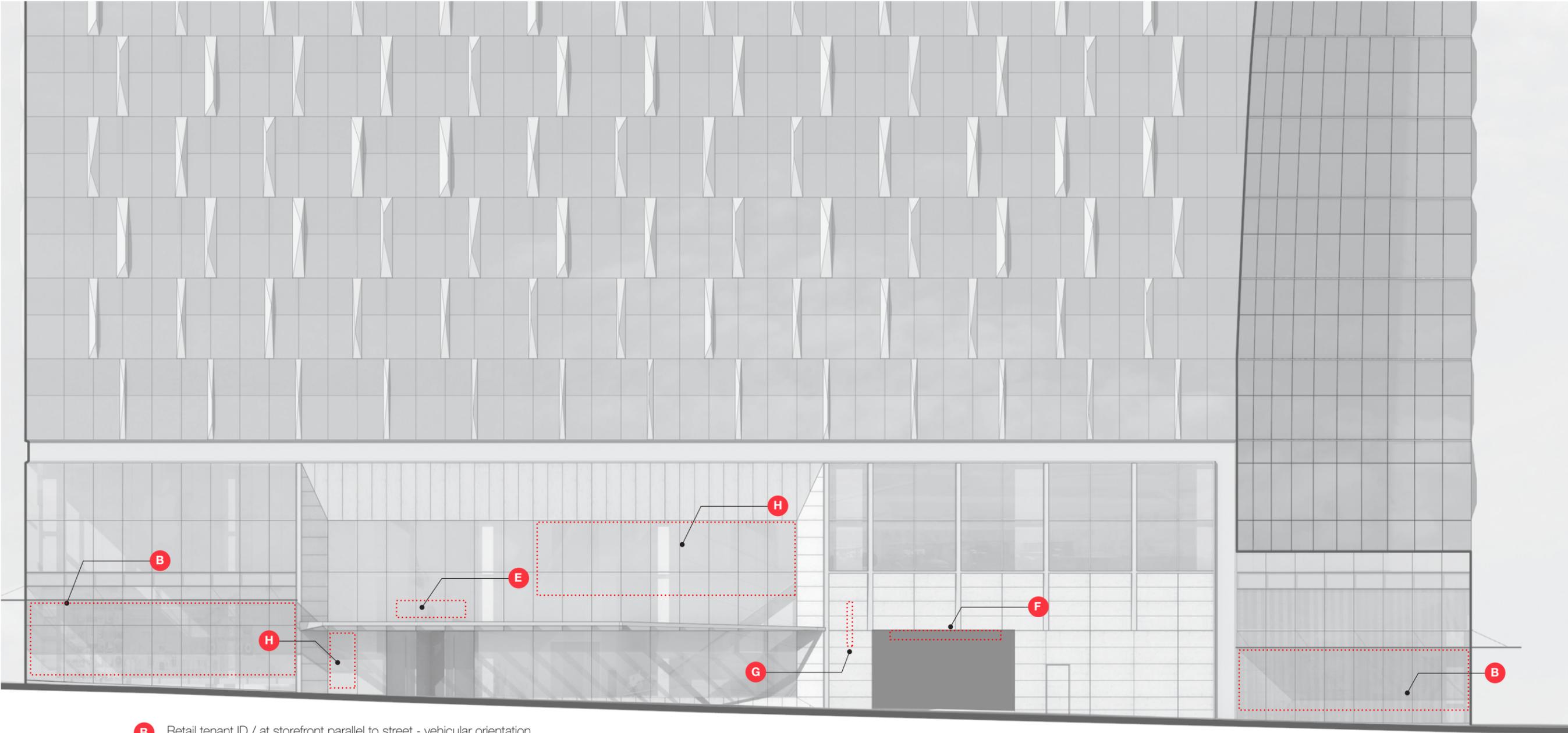
11.0 Signage Concept Plan



- B** Retail tenant ID / at storefront parallel to street - vehicular orientation tenant brand standard applied as proposed by tenant
- C** Retail Tenant ID / perpendicular to street pedestrian orientation
- D** Residential Entry ID Overhead at canopy

1 OFFICE TOWER / WEST ELEVATION
Scale: 1/16"=1'-0"

A	B
C	D

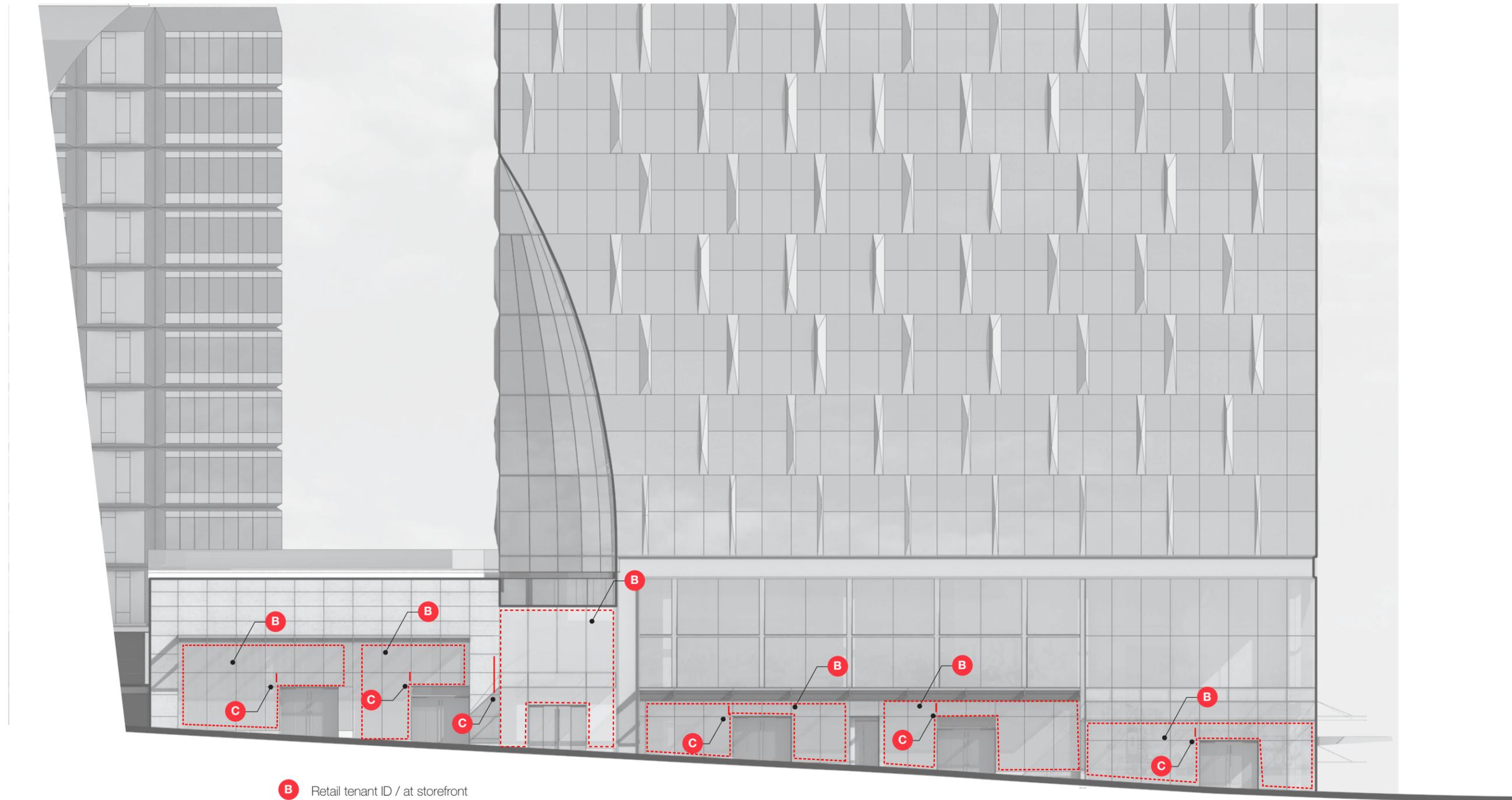


- B** Retail tenant ID / at storefront parallel to street - vehicular orientation
tenant brand standard applied as proposed by tenant
- E** Bldg address/main entry @ front of canopy
size: to be of scale for entry, visibility to vehicular traffic
- F** Overhead vehicular information
- G** Wall mount parking directional
- H** Potential primary tenant ID zone

1 OFFICE TOWER /NORTH ELEVATION
Scale: 1/16=1'-0"

A	B
C	D

11.0 Signage Concept Plan



- B** Retail tenant ID / at storefront parallel to street - vehicular orientation tenant brand standard applied as proposed by tenant
- C** Retail Tenant ID / perpendicular to street pedestrian orientation

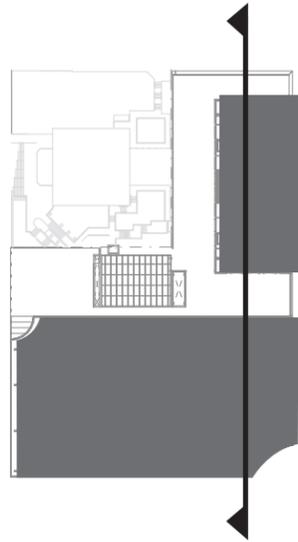
1 OFFICE TOWER / EAST ELEVATION
Scale: 1/16"=1'-0"

A	B
C	D

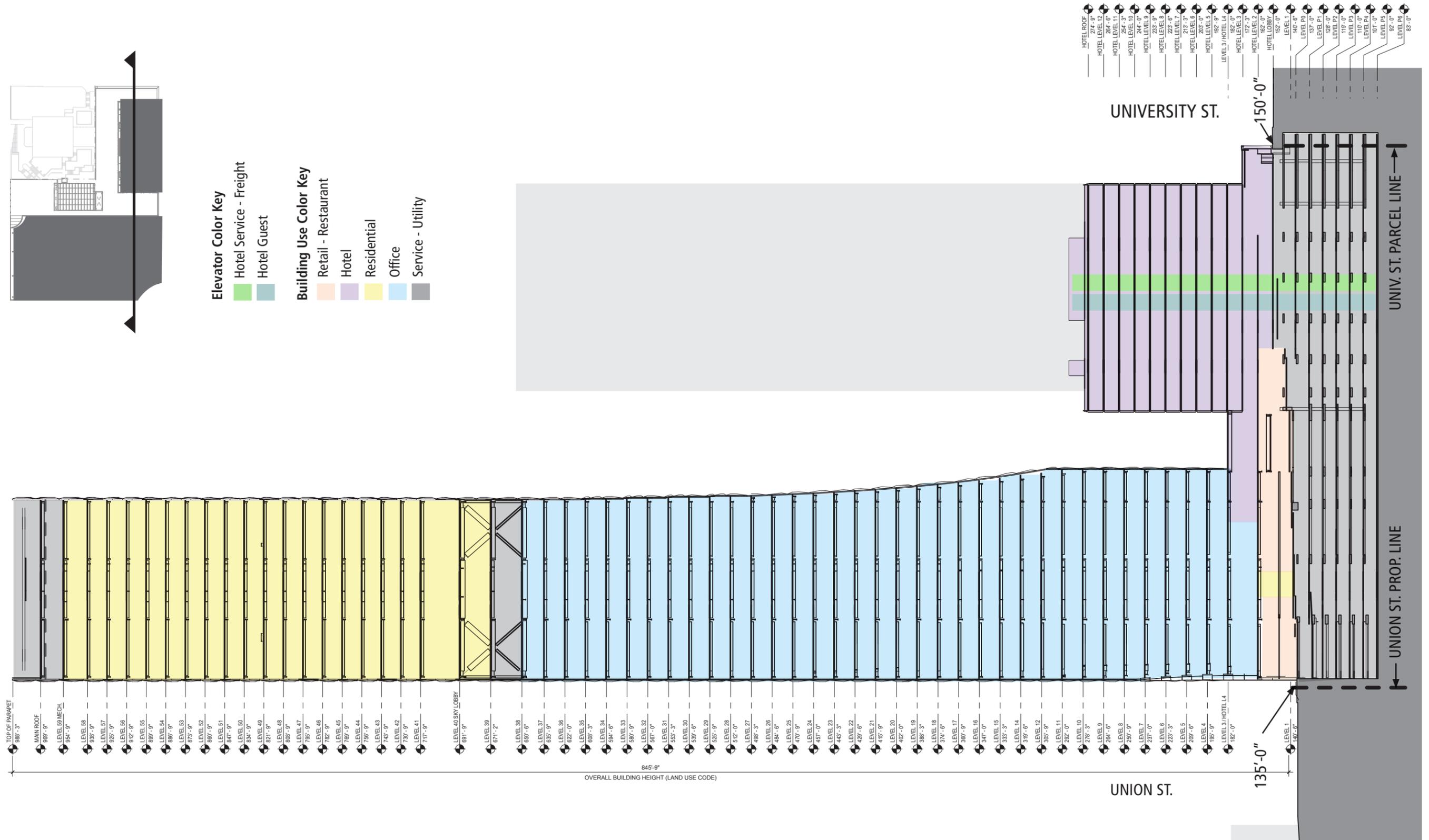
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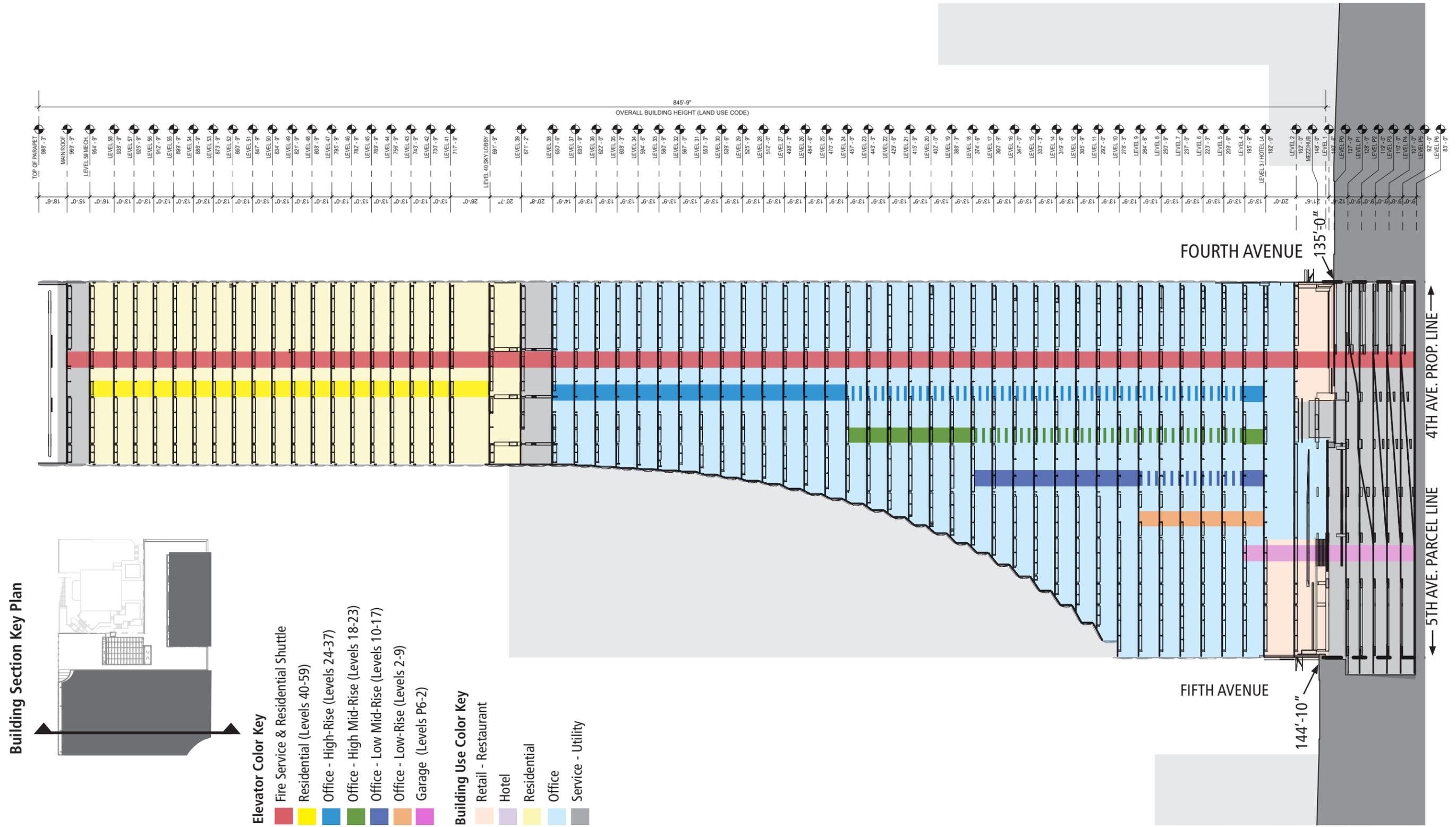
12.0 Building Sections

Building Section Key Plan

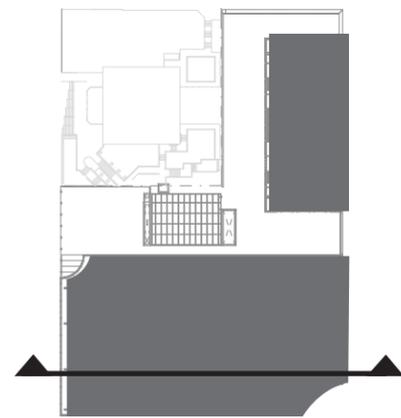


- Elevator Color Key**
- Hotel Service - Freight
 - Hotel Guest
- Building Use Color Key**
- Retail - Restaurant
 - Hotel
 - Residential
 - Office
 - Service - Utility





Building Section Key Plan



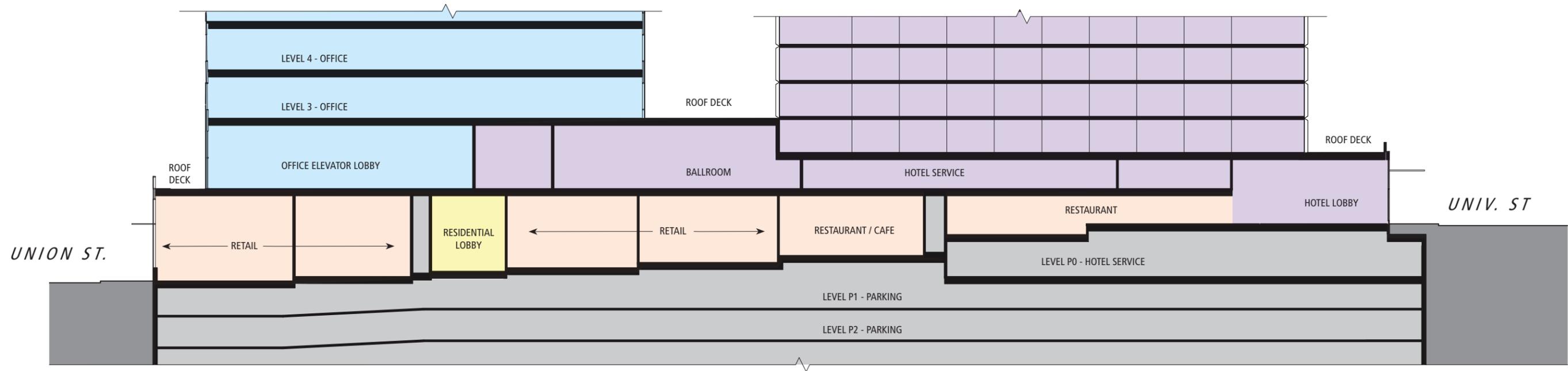
- Elevator Color Key**
- Fire Service & Residential Shuttle
 - Residential (Levels 40-59)
 - Office - High-Rise (Levels 24-37)
 - Office - High Mid-Rise (Levels 18-23)
 - Office - Low Mid-Rise (Levels 10-17)
 - Office - Low-Rise (Levels 2-9)
 - Garage (Levels P6-2)

- Building Use Color Key**
- Retail - Restaurant
 - Hotel
 - Residential
 - Office
 - Service - Utility

12.0 Building Sections - Podium Detail

Building Use Color Key

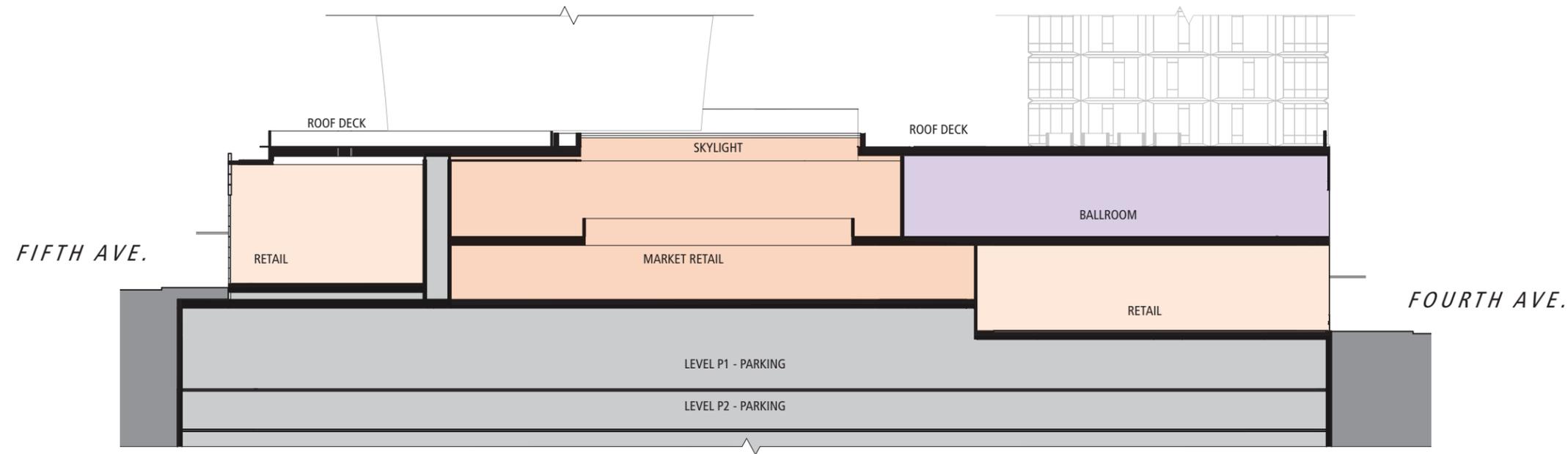
- Retail - Restaurant
- Market Retail
- Hotel
- Residential
- Office
- Service - Utility



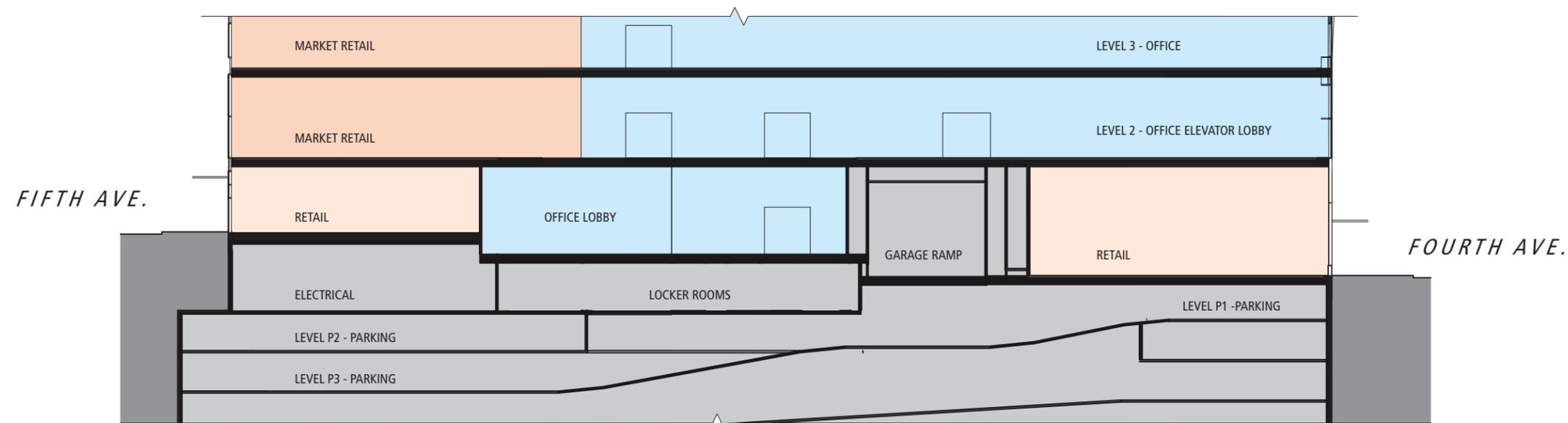
North-South Building Section through Podium

Building Section Key Plan



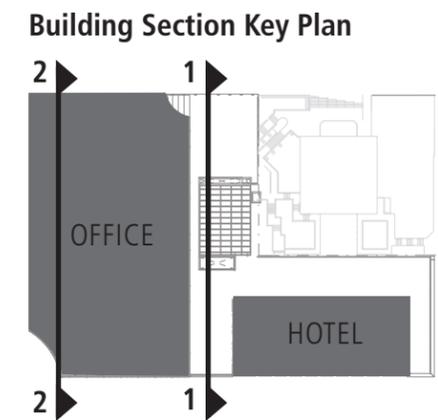


1. East-West Building Section through Market Retail



2. East-West Building Section through Office Lobby

- Building Use Color Key**
- Retail - Restaurant
 - Market Retail
 - Hotel
 - Residential
 - Office
 - Service - Utility



13.0 Departure Requests

DEPARTURE #1

Development Standard:
23.49.058.B Façade Modulation

Requirement:
The maximum length of a facade without modulation is prescribed in Table 23.49.058A. This maximum length shall be measured parallel to each street property line, and shall apply to any portion of a facade, including projections such as balconies, that is located within fifteen (15) feet of street property lines.

Departure Amount Required:
Along Union Street and 4th Avenue, the dimensions of the tower façade exceed the maximum length of un-modulated façade within 15' of the property line as prescribed by Table 23.49.058A. See adjacent illustrative diagrams.

Departure 1.A: 10,952 cubic yards along 4th Avenue
Departure 1.B: 16,700 cubic yards along Union Street

Total volume of departure request = 27,722 cubic yards.

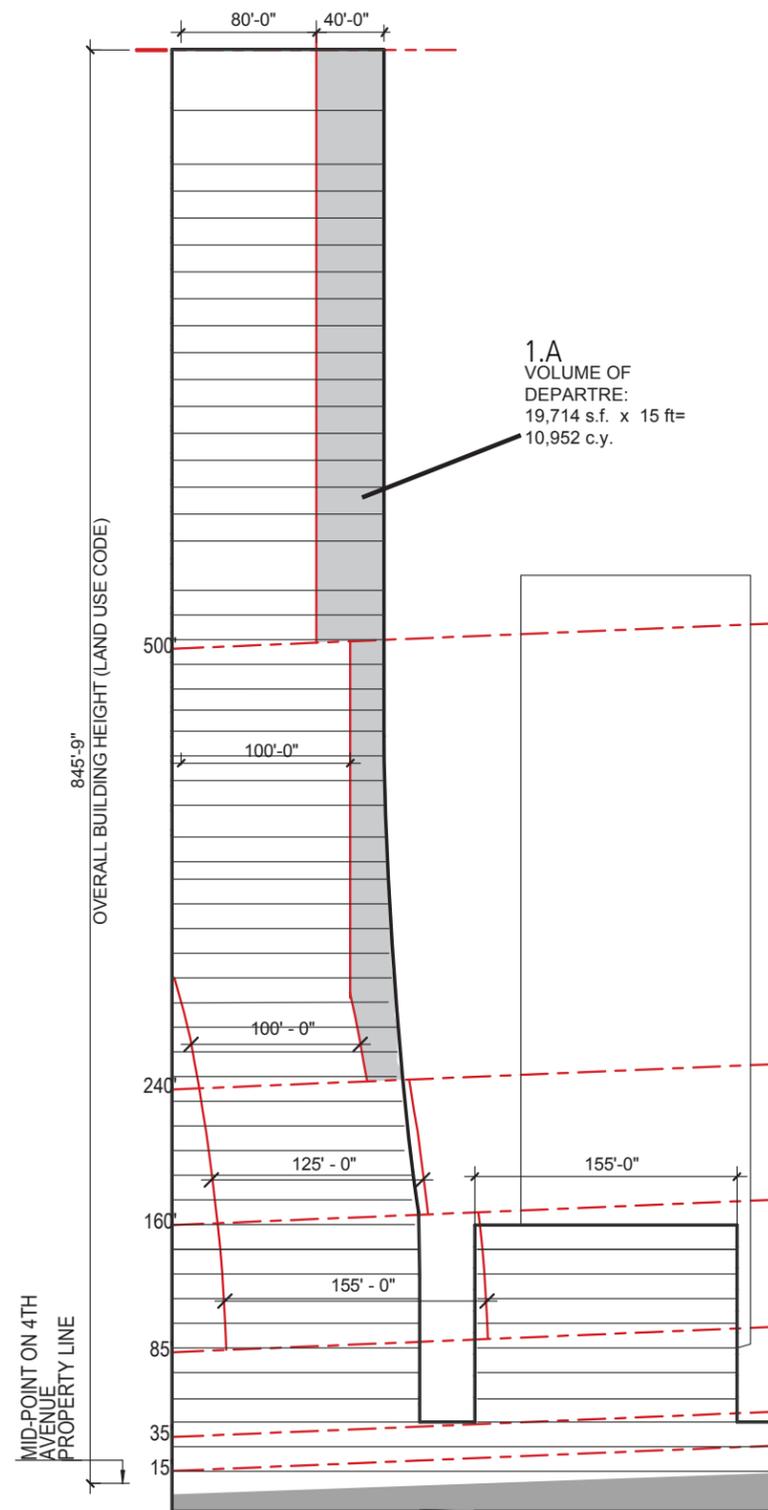
Rationale:
The proposed design is intended to become a bold, iconic building that complements and enhances the entire surrounding area. Its curvilinear geometry and massing is composed in a way that evokes both the neighboring architectural context as well as broader urban and topographical themes. The tower's position and dimensional configuration at the site's northwest corner gives the best possible buffer of space to Rainier Tower, and the sloping massing ensures that both towers benefit from the sweeping panoramic views afforded by the site's position as well as maximizing access to light and air at the street level. The proposed design results in a considerably smaller total building mass than allowed by the site's zoning envelope, creates a distinctive profile on the skyline, and provides a more appropriate response to the local urban context than would result from a code-compliant massing approach.

Alternative Massing:
When the proposed design is compared with a compliant massing alternative, the total cubic volume of the code-compliant massing is much greater than the proposed design. See adjacent illustrative diagrams.

- Code compliant alternative (of the same height as proposed scheme) = 1,072,000 cubic yards.
- Proposed massing = 745,000 cubic yards.

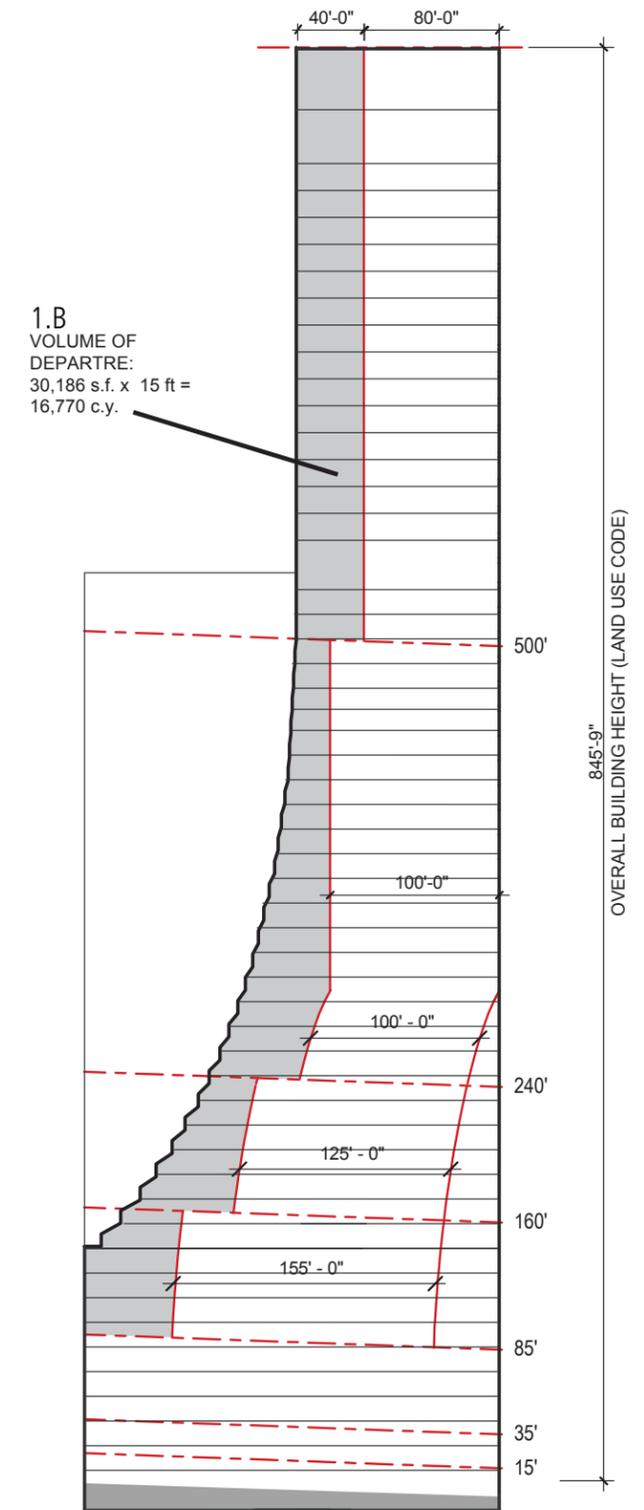
Downtown Design Guidelines Reinforced:

- A-1 Respond to physical environment
- A-2 Enhance the skyline
- B-1 Respond to neighborhood context
- B-3 Reinforce the positive urban form and architectural attributes of immediate area
- B-4 Design a well-proportioned & unified building.



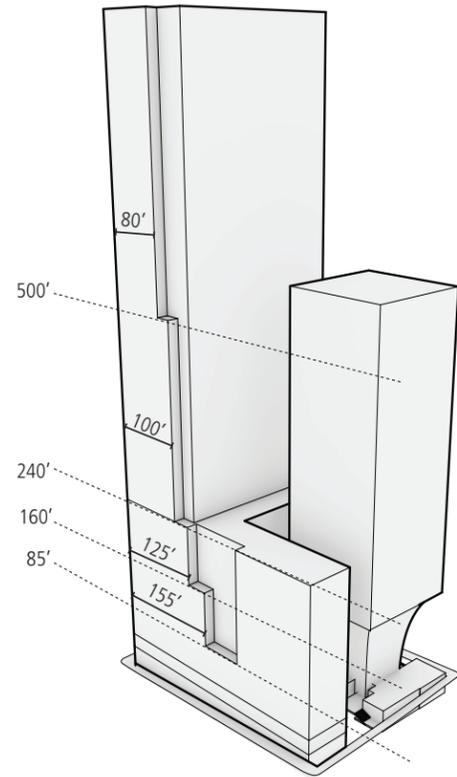
1.A
VOLUME OF
DEPARTURE:
19,714 s.f. x 15 ft =
10,952 c.y.

4th Avenue (West) Facade Modulation

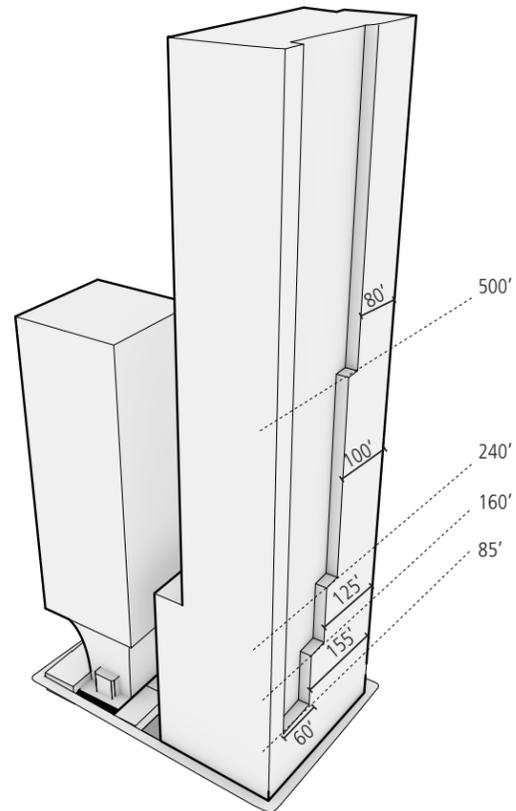
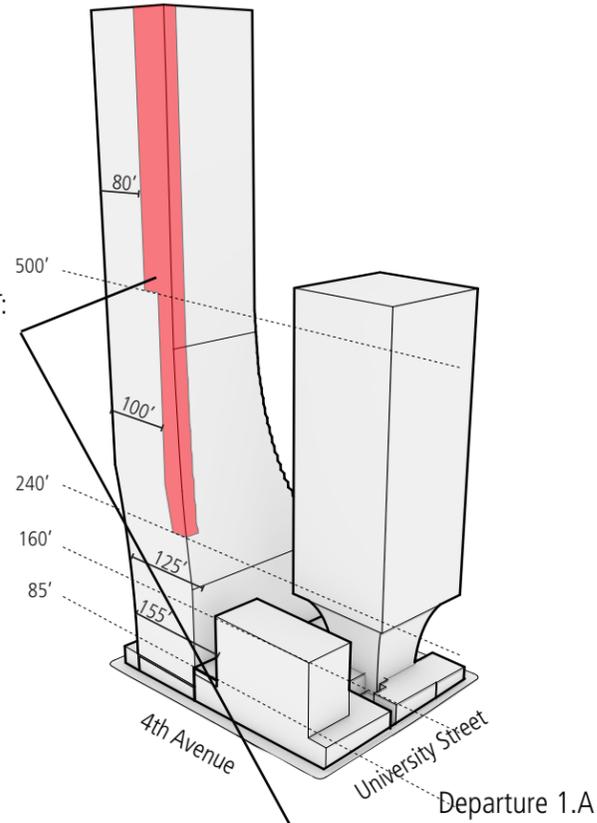


1.B
VOLUME OF
DEPARTURE:
30,186 s.f. x 15 ft =
16,770 c.y.

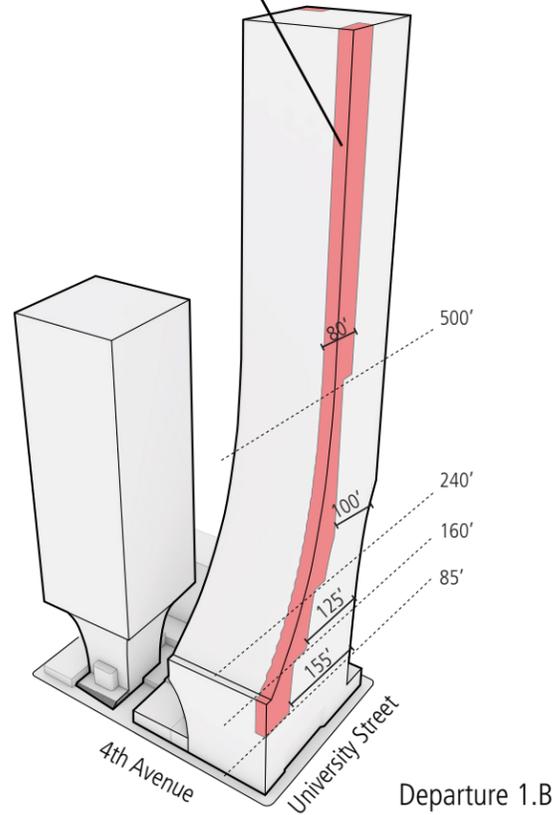
Union Street (North) Facade Modulation



TOTAL DEPARTURE REQUEST:
 $10,952 + 16,770 = 27,722$ C.Y.



ZONING PERSCRIBED MASSING 1,072,000 C.Y. OF BUILDING



PREFERRED MASSING 745,000 C.Y. OF BUILDING

13.0 Departure Requests

DEPARTURE #2

Development Standard:

- 23.54.035.A. Quantity of Loading Spaces
- 23.54.035.C. Standards for Loading Berths

Requirement:

The minimum number of off-street loading berths required for specific uses shall be set forth in Table A. (See Table A for Section 23.54.035.)

	Low Demand	Medium Demand
Office	755,240	
Office (existing)	584,000	
Hotel	123,980	
Retail		74,728
Retail (existing)		10,000
Total:	1,533,000	84,728
Required Loading Berths	12	2

Each loading berth shall be not less than ten (10) feet in width and shall provide not less than fourteen (14) feet vertical clearance.

Each loading berth for low- and medium-demand uses... shall be a minimum of thirty-five (35) feet in length unless reduced by determination of the Director as provided at subsection C2c.

Where the Director finds, after consulting with the property user, that site design and use of the property will not result in vehicles extending beyond the property line, loading berth lengths may be reduced to not less than the following:

(ii) Low- and Medium-demand Uses. Twenty-five (25) feet.

Summary of proposed loading space dimensions:

	20 feet long	30 feet long	35 feet long
9 feet wide	4		
10 feet wide	3	3	1
12 feet wide			3

Departure Amount Required:

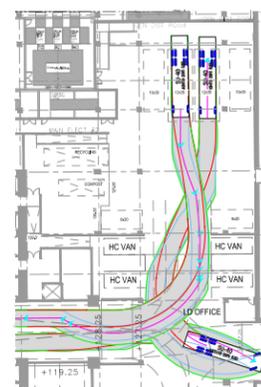
- Departure 2.A: 4 spaces 9 feet wide x 20 feet long.
- Departure 2.B: 3 spaces 10 feet wide x 20 feet long.

Rationale:

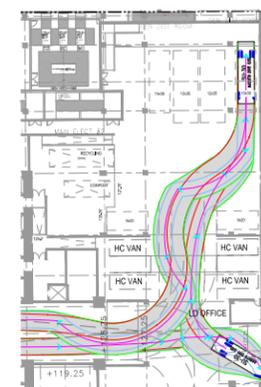
Due to the constraints of the site, circulation needs for parking, and practical structural limitations, 8 of the 15 loading spaces need to be less than stipulated dimensions. A loading dock manager will be on-site during business hours to direct and coordinate loading/unloading activities. Turning studies have been conducted to show that maneuvering space for all loading spaces can be accommodated within property lines.

Downtown Design Guidelines Reinforced:

- E-3 Minimize the presence of service areas.



LB 2/3



LB 4



LB 5



LB 6



LB 10

DEPARTURE #3

Development Standard:

23.54.030.D.3 Driveway slope for all uses.

Requirement:

No portion of a driveway, whether located on a lot or on a right-of-way, shall exceed a slope of 15 percent, except as provided in this subsection 23.54.030.D.3. The maximum 15 percent slope shall apply in relation to both the current grade of the right-of-way to which the driveway connects, and to the proposed finished grade of the right-of-way if it is different from the current grade. The ends of a driveway shall be adjusted to accommodate an appropriate crest and sag. The Director may permit a driveway slope of more than 15 percent if it is found that:

- The topography or other special characteristic of the lot makes a 15 percent maximum driveway slope infeasible;
- The additional amount of slope permitted is the least amount necessary to accommodate the conditions of the lot; and
- The driveway is still useable as access to the lot.

Departure Amount Required:

3.A: Union Street: 17 percent entrance / exit ramp, with appropriate crest and sag transitions (auto and truck).

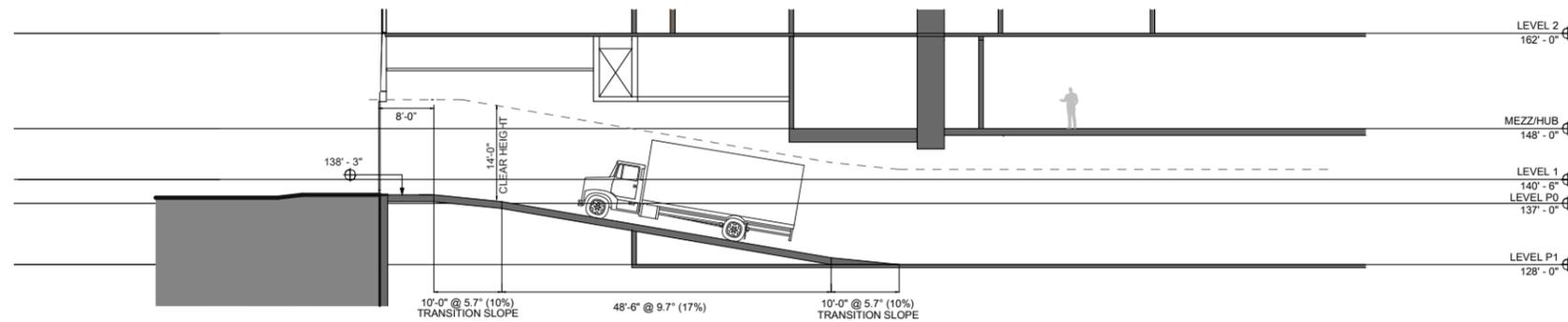
3.B: University Street: 20 percent exit only ramp, with appropriate crest and sag transitions (auto only).

Rationale:

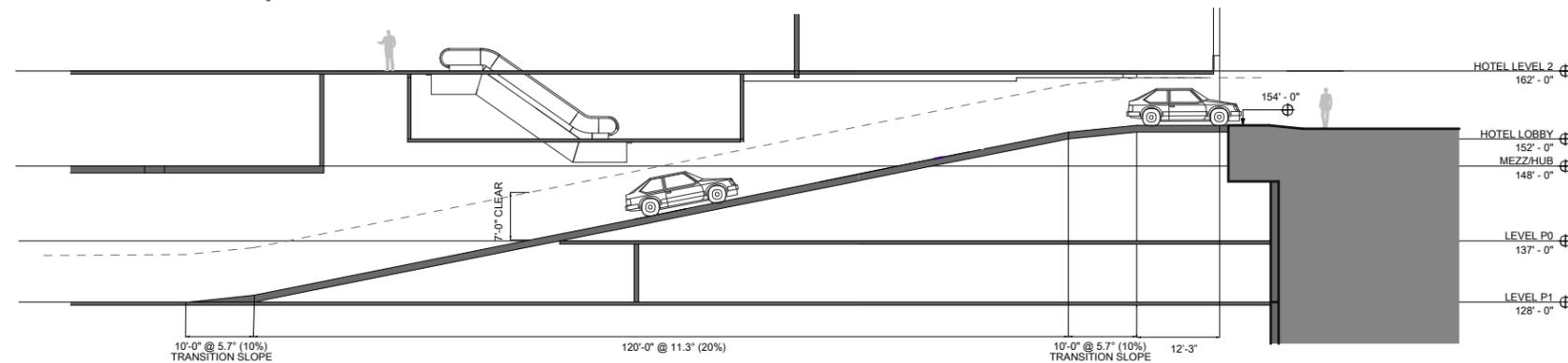
Due to site constraints and preferred location of midblock connections and curb cuts on Union and University Streets, ramps will exceed 15 percent as noted above. The proposed slopes will meet industry standards as usable driveways.

Downtown Design Guidelines Reinforced:

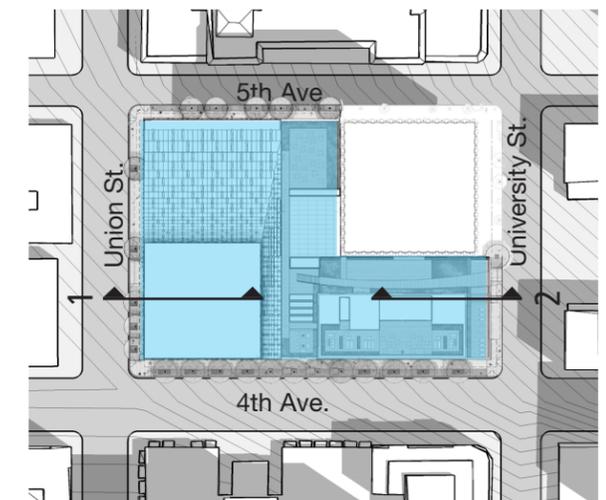
- E-1 Minimize curb cut impacts.
- E-3 Minimize the presence of service areas.



Section 1 Departure 3.A



Section 2 Departure 3.B



13.0 Departure Requests

DEPARTURE #4

Development Standard:

23.49.018 Overhead weather protection and lighting.

Requirement:

A. Continuous overhead weather protection shall be required for new development along the entire street frontage of a lot except along those portions of the structure facade that:

1. are located farther than five (5) feet from the street property line or widened sidewalk on private property; or
2. abut a bonused open space amenity feature; or
3. are separated from the street property line or widened sidewalk on private property by a landscaped area at least two (2) feet in width; or
4. are driveways into structures or loading docks.

B. Overhead weather protection shall have a minimum dimension of eight (8) feet measured horizontally from the building wall or must extend to a line two (2) feet from the curb line, whichever is less.

C. The installation of overhead weather protection shall not result in any obstructions in the sidewalk area.

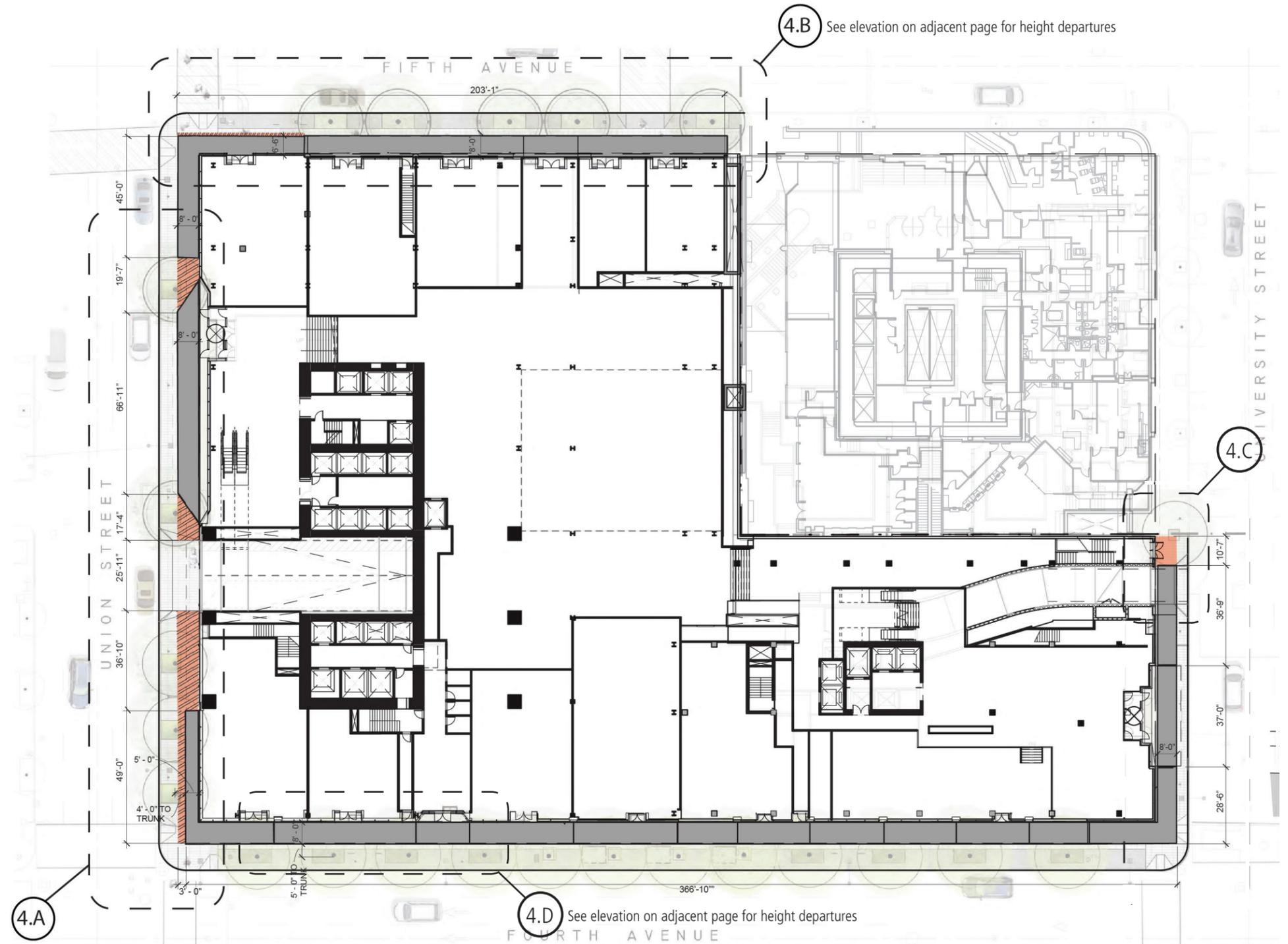
D. The lower edge of the overhead weather protection must be a minimum of ten (10) feet and a maximum of fifteen (15) feet above the sidewalk.

E. Adequate lighting for pedestrians shall be provided. The lighting may be located on the facade of the building or on the overhead weather protection.

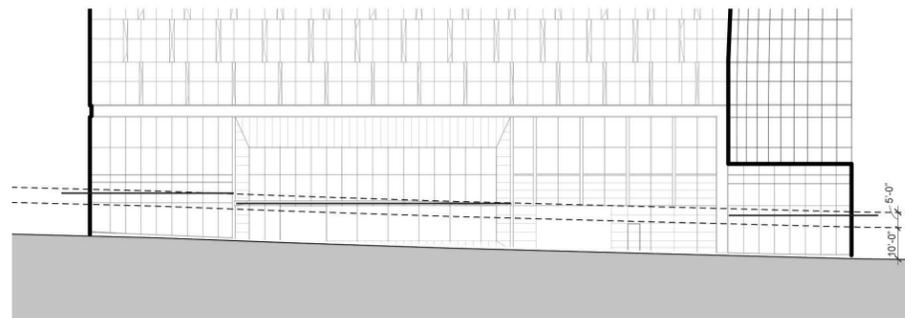
Departure Amount Required:

See adjacent illustrative diagrams.

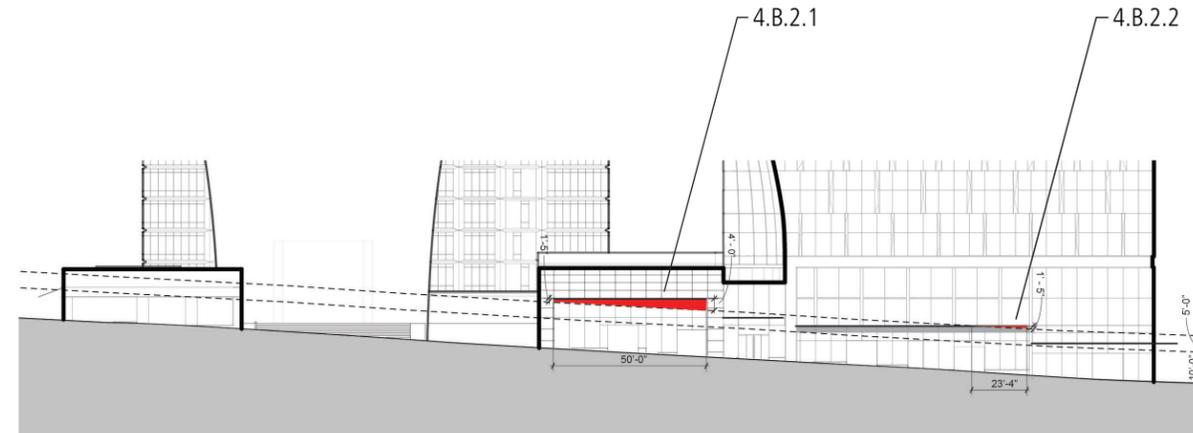
- 4.A: Union Street Canopies
 - 4.A.1 Continuity: The building is set back 5 feet from the property line. Canopies are not continuous along this street front in order to coordinate with the overall architectural concept of the base, and to help emphasize the main entry to the tower.
 - 4.A.2 Width: Some portions of the canopy near 4th Avenue do not meet minimum width requirements due to locations of existing street trees.
- 4.B: 5th Avenue Canopies
 - 4.B.1 Width: In order to provide design continuity, a portion of the canopy near Union Street does not meet minimum width requirement.
 - 4.B.2 Height: In order to coordinate with the proposed base and storefront retail configurations, small portions of the canopy along 5th Avenue exceed the maximum height requirement as shown in the adjacent diagrams (4.B.2.1 and 4.B.2.2).
- 4.C: University Street Canopies
 - 4.C.1 Continuity: Due to the 5' separation required between edge of canopy and the trunk of the existing tree, the extent of the canopy is limited near the boundary with the existing Rainier Tower



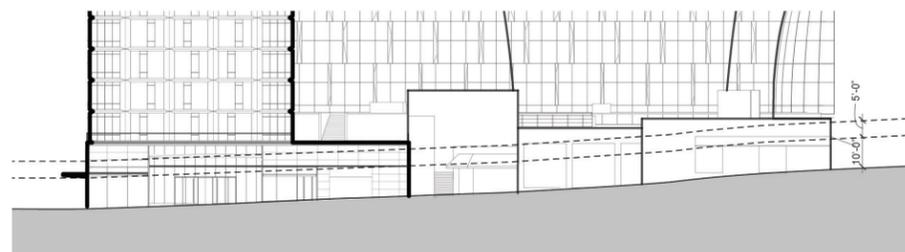
Departure Requests 13.0



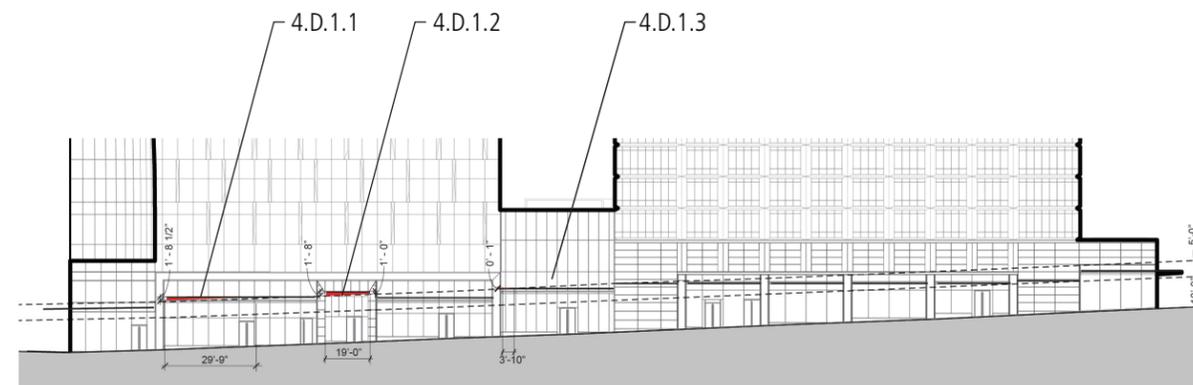
Union St. Elevation - See plan diagram for Departure 4.A.1 Continuity and 4.A.2 Width



5th Ave. Elevation - Departure 4.B.2 Height



University St. Elevation - See plan diagram for Departure 4.C.1 Continuity



4th Ave. Elevation - Departure 4.D.1 Height

- 4.D.1: 4th Avenue Canopies
 - 4.D.1 Height: In order to coordinate with the proposed base, storefront retail, and residential entry configurations, small portions of the canopy along 5th Avenue exceed the maximum height requirement as shown in the adjacent diagrams (4.D.1.1, 4.D.1.2, and 4.D.1.3).

Rationale:

Canopies have been designed configured to reinforce the overall design concepts at the base of the building, and to coordinate with existing grade conditions at sidewalks and locations of existing street trees.

Downtown Design Guidelines Reinforced:

- C-5 Encourage overhead weather protection.

DEPARTURE HEIGHTS

13.0 Departure RequestsV

DEPARTURE #5

Development Standard:

23.49.056 Downtown Office Core 1: Street facade, landscaping, and street setback requirements.

Requirement:

Per map 1H, Property Line Facades are required on:

- Union Street
- Fifth Avenue
- Fourth Avenue

Minimum façade height: 35 feet. Façade setback limits apply per 23.49.056.B.1

General setback limits apply on streets not requiring property line facades per 23.49.056.B.2 (i.e. University Street).

Blank façade limits: 15 feet wide maximum; total width less than 40% of street frontage.

Departure Amount Required:

- Departure 5.A: Union Street
 - 5.A.1 Façade Setback Limits: 34% of the façade between 15 and 35 feet above sidewalk grade is setback more than 2 feet from the new sidewalk width established by the Union Street right-of-way line. The length of the setback at the main building entry exceeds 20 feet as shown in the adjacent diagram (5.A.1.1). A portion of the setback area is deeper than 10 feet from the sidewalk line (5.A.1.2).
- Departure 5.B: 5th Avenue
 - 5.B.1 Minimum Façade Height: A portion of the façade is less than 35 feet above adjacent sidewalk grade as shown in the adjacent diagram.
 - 5.B.2 Small portions of the façade are set back more than 10 feet from the sidewalk line as shown in the adjacent diagram.
- Departure 5.C: 4th Avenue
 - 5.C.1 Façade Setback Limits: A small portion of the façade near Union Street is set back more than 10 feet from the sidewalk line, as shown in the adjacent diagram.
 - 5.C.2 Blank Facades: Two areas of the façade exceed the 20 foot width limit, as shown in the adjacent diagram (5.C.2.1 and 5.C.2.2).
- Departure 5.D: University Street
 - 5.D.1 General setback limits - area: the area of façade setback is 1653 square feet. Maximum area of façade setback per 23.49.056.B.2.b = lot frontage x averaging factor = 104.75' x 5 (Class 1 pedestrian street) = 523.75 SF. See adjacent diagram 5.D.1.
 - 5.D.2 General setback limits - width: the width of the setback is 104.75'. Maximum width is (30% x 104.75' street frontage) = 31.43'. See adjacent diagram 5.D.2.

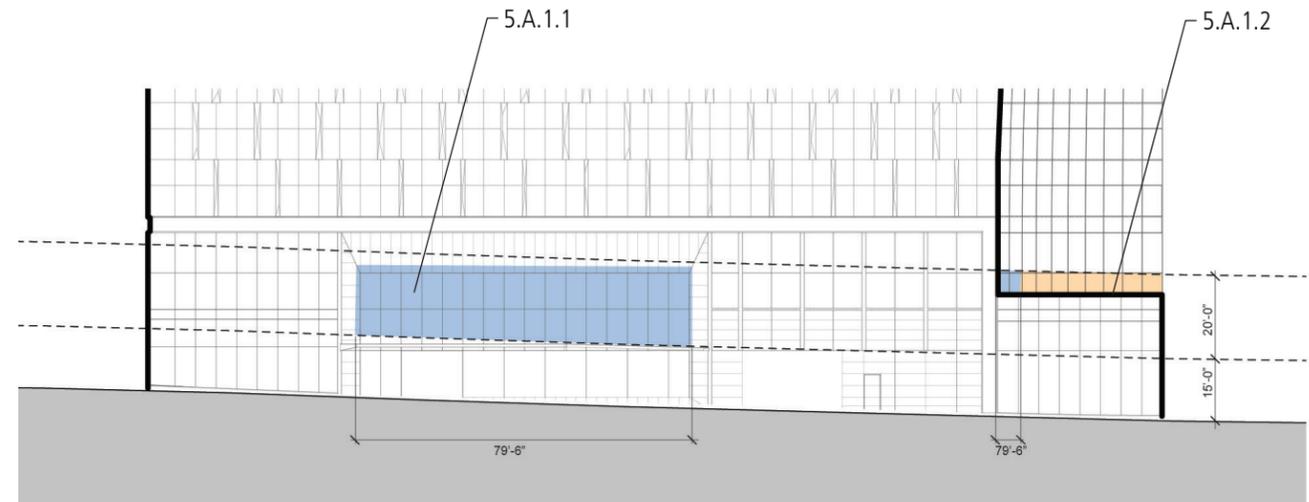
Rationale:

- Requested departures for setbacks and façade height will reinforce the main entry to the office tower (Union Street), align with important design features on adjacent properties (5th Avenue), provide additional visual access to the base of Rainier Tower as requested in EDG meetings (University Street), and support the overall architectural massing of the building as a unified concept (Union Street, 4th Avenue).

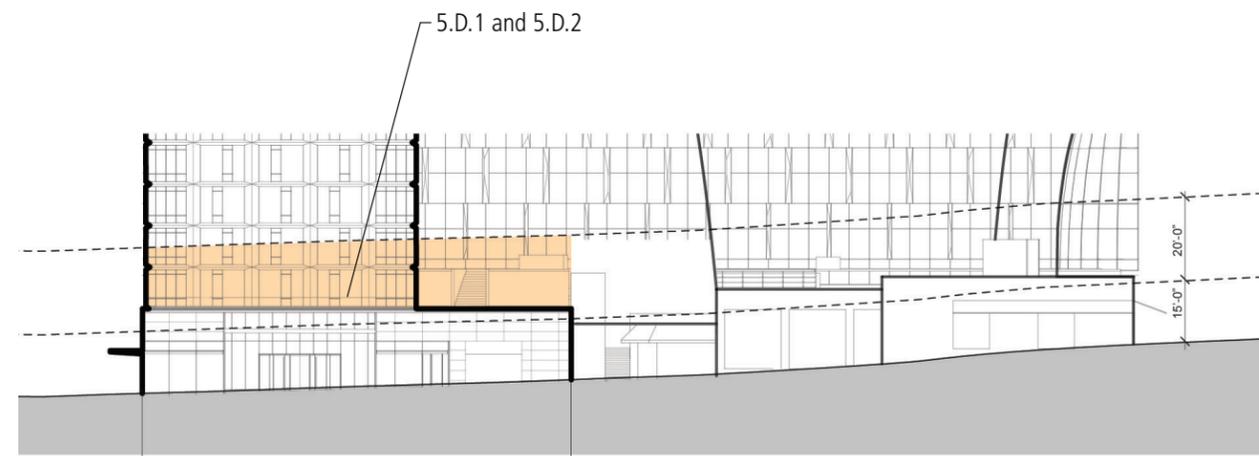
Downtown Design Guidelines Reinforced:

- B-1 Respond to the neighborhood context.
- B-3 Reinforce the positive urban form & architectural attributes of the immediate area.
- B-4 Design a well-proportioned and unified building.
- C-2 Design façades of many scales.
- C-4 Reinforce building entries.
- D-3 Provide elements that define the place.

Total Area setback more than 2' = 1,650 s.f. = 33.4%
Total façade area between 15-35' = 4,932



Union St. Elevation



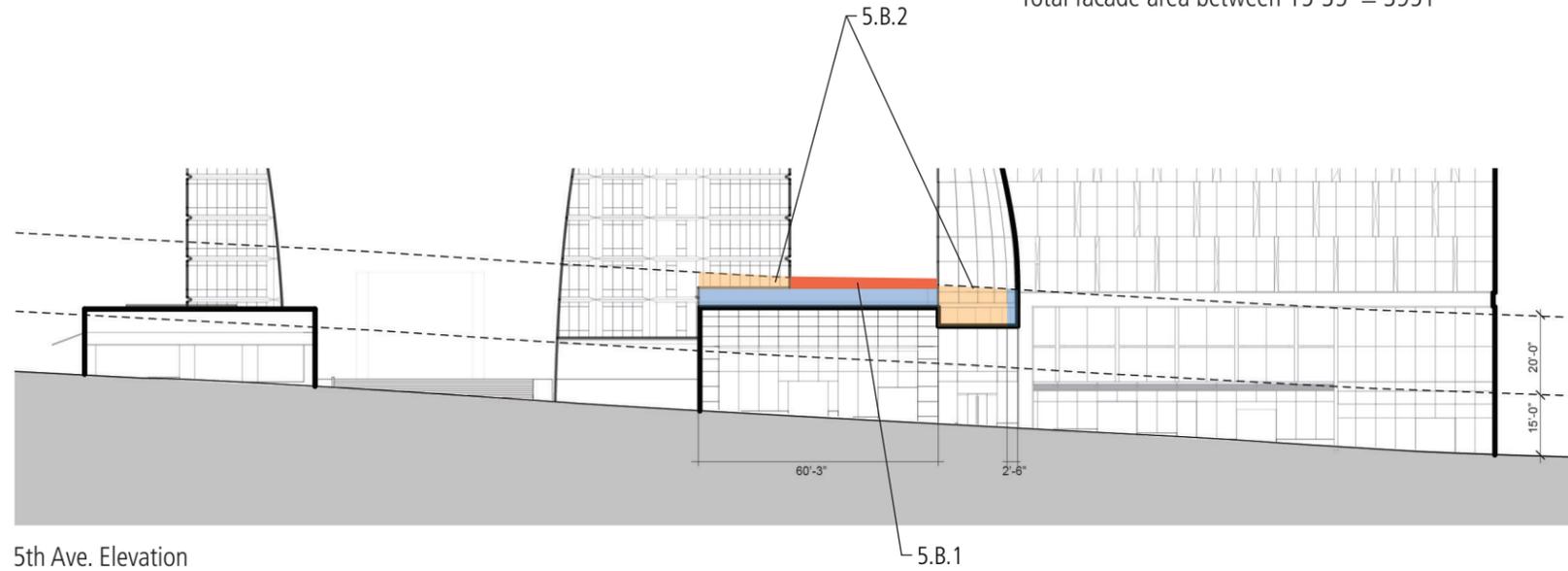
University St. Elevation

Total Area setback more than 2' = 1,653 s.f.

Facade Setback Color Key

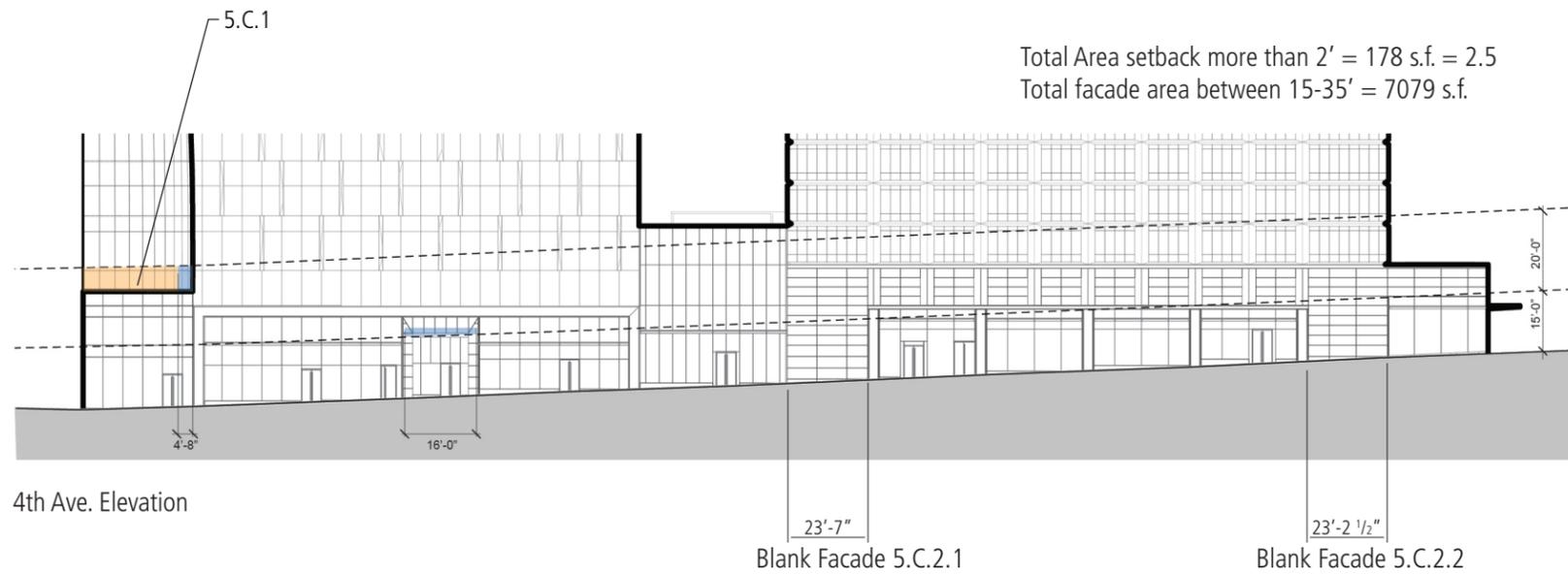
- Setback 2-10' from property line
- Setback more than 10' from property line

Total Area setback more than 2' = 684 s.f. = 17.3%
 Total facade area between 15-35' = 3951



5th Ave. Elevation

Total Area setback more than 2' = 178 s.f. = 2.5
 Total facade area between 15-35' = 7079 s.f.



4th Ave. Elevation

Facade Height Color Key

■ Area less than 35' above grade

13.0 Departure Requests

DEPARTURE #6

Development Standard:

23.49.009 Street-level use requirements.

Requirement:

- A minimum of seventy-five (75) percent of each street frontage at street-level requires street-level uses (retail).
- Required street-level uses shall be located within ten (10) feet of the street property line or shall abut a public open space that meets the eligibility criteria of the Downtown Amenity Standards.
- Per map 1G: Street Level Uses required on:
 - Union Street
 - 5th Avenue
 - 4th Avenue
 - University Street

Departure Amount Required:

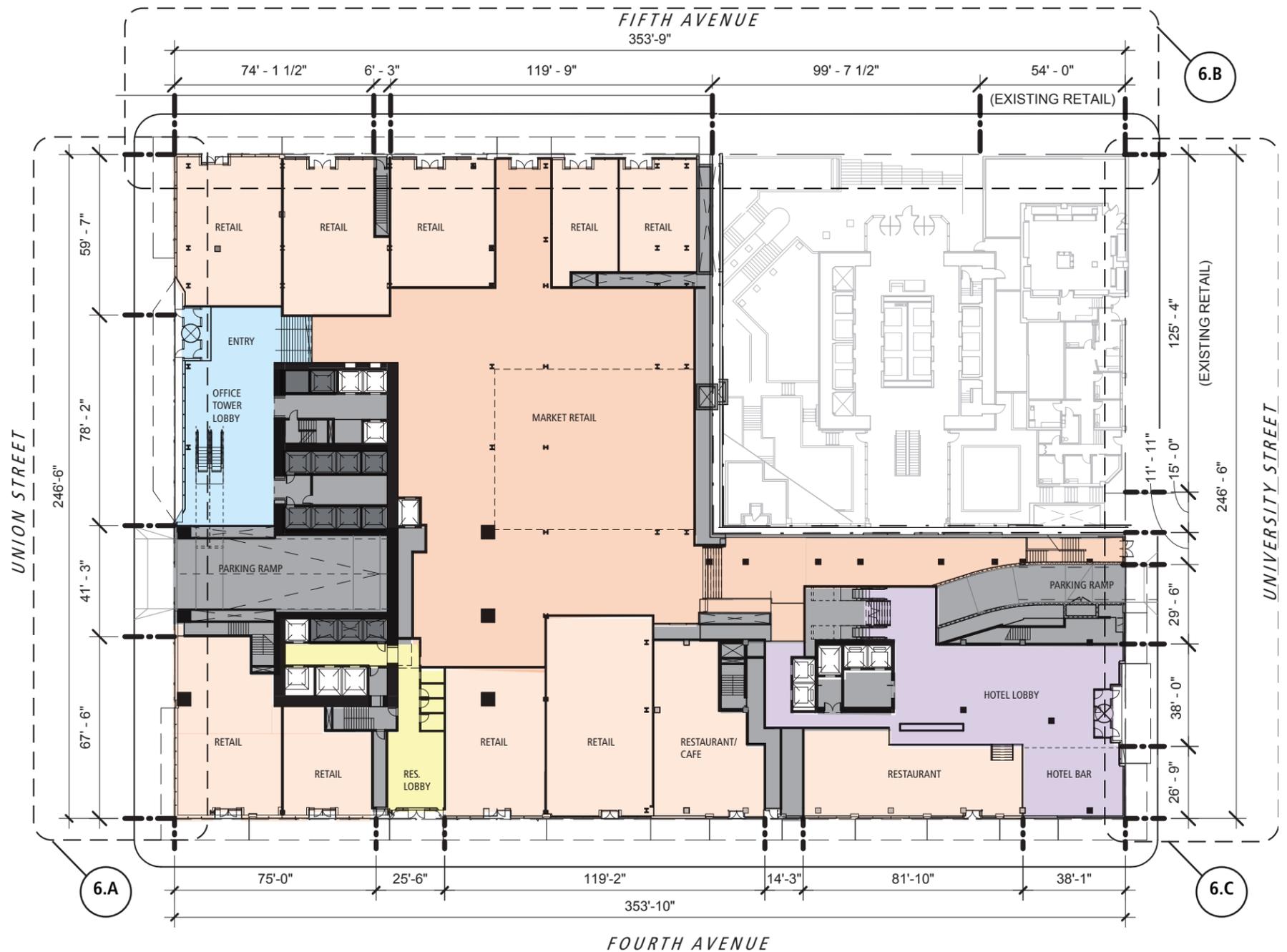
- Departure 6.A: Union Street = 52% street-level uses provided. (75% required)
- Departure 6.B: 5th Avenue = 70% street-level uses provided. (75% required)
- Departure 6.C: University Street = 66.5% street-level uses provided. (75% required)

Rationale:

- Union Street: Main entrances for the office tower and parking garage are required functional elements of the building program. Other available areas have been dedicated to retail use.
- 5th Avenue: Streetfront retail has been maximized. Total percentage is impacted by existing Rainier Tower setback for lobby.
- University Street: Retail has been maximized along the available street frontage. Garage entrance and hotel lobby are required functional elements of the building program.

Downtown Design Guidelines Reinforced:

- C-1 Promote pedestrian interaction.
- C-4 Reinforce building entries.



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14.0 Zoning Data: Summary of Applicable Development Standards

Zoning Data Compliance Table Downtown Office Core 1 (DOC 1 U/450/U)

Code Section	Subject	Requirements Summary	Proposal
SUBCHAPTER I – GENERAL PROVISIONS			
23.49.002	Scope of provisions.	N/A	
23.49.006	Scope of general standards.	N/A	
23.49.008	Structure height.	<ul style="list-style-type: none"> Unlimited height for non-residential use. Above 450', residential use requires low and moderate income housing mitigation per 23.49.015. 	Height is measured at midpoint of grade along Fourth Avenue: First level of residential use is at 528'-8". Last level of residential use is at 796'-3".
23.49.009	Street-level use requirements.	<ul style="list-style-type: none"> A minimum of seventy-five (75) percent of each street frontage at street-level requires street-level uses (retail). Required street-level uses shall be located within ten (10) feet of the street property line or shall abut a public open space that meets the eligibility criteria of the Downtown Amenity Standards. Per map 1G: Street Level Uses required on: <ul style="list-style-type: none"> Union Street Fifth Avenue Fourth Avenue University Street 	<ul style="list-style-type: none"> Fifth Avenue = 70%. Union Street = 52%. Fourth Avenue = 78%. Complies with requirement. University Street = 66.5% <p>See Departure Request #6.</p>
23.049.010	General requirements for residential uses.	<p>Common Recreation Area. Common recreation area is required for all new development with more than twenty (20) dwelling units. Required common recreation area shall meet the following standards:</p> <p>1. An area equivalent to five (5) percent of the total gross floor area in residential use, excluding any floor area in residential use gained in a project through a voluntary agreement for housing under SMC Section 23.49.015, shall be provided as common recreation area. In no instance shall the amount of required common recreation area exceed the area of the lot. The common recreation area shall be available to all residents and may be provided at or above ground level.</p>	All area in residential use is subject to SMC 23.49.015 – Bonus residential floor area in DOC1, DOC2 and DMC zones outside South Downtown for voluntary agreements for low-income housing and moderate-income housing, and is therefore is excluded from Common Recreation Area requirement.

Code Section	Subject	Requirements Summary	Proposal
SUBCHAPTER I – GENERAL PROVISIONS			
23.49.011	Floor area ratio.	<ul style="list-style-type: none"> • Base FAR = 6 • Maximum available FAR = 20 • FAR above the Base FAR must be achieved through affordable housing & childcare; Transfer of Development Rights (TDR) and/or earning amenity bonuses. 	<p>Proposed FAR = 7.45</p> <p>The total of 1.45 FAR above Base will be earned through a combination of:</p> <ul style="list-style-type: none"> • Regional Development Credits (23.49.011.A.2.a) • Voluntary agreements for housing and childcare (23.49.012 – cash option payment) • Non-housing Transfer of Development Rights (23.49.011.A.2.e.2 and 23.49.014) <p>See Project FAR Methodology Table on MUP Sheet G1-21.</p>
23.49.012	Bonus floor area for voluntary agreements for housing and child care.		Cash payment option is being used.
23.49.013	Bonus floor area for amenities.	N/A	No bonus floor area is being pursued under this section.
23.49.014	Transfer of development rights.		TDR is being used to achieve bonus floor area; see discussion at 23.49.011.
23.49.015	Bonus residential floor area in DOC1, DOC2 and DMC zones outside South Downtown for voluntary agreements for low-income housing and moderate-income housing.	<ul style="list-style-type: none"> • If an applicant elects to seek approval of bonus development under this section, the applicant must execute a voluntary agreement with the City in which the applicant agrees to provide mitigation for impacts described in subsection A1 of this section. • The mitigation may be provided in the form of low-income housing or moderate-income housing, or both, either within or adjacent to the residential project using the bonus development (the "performance option"), by paying the City to build or provide the housing (the "payment option"), or by a combination of the performance and payment options. 	<p>First level of residential use is at 528'-8". Last level of residential use is at 796'-3". Residential use above 450' is subject to the requirements of this section.</p> <p>Bonus area in primary residential use above 450' = 253,263 sf. See FAR calculation table on MUP sheet G1-21.</p> <p>Bonus conditions to be satisfied by cash option payment.</p>

14.0 Zoning Data: Summary of Applicable Development Standards

Code Section	Subject	Requirements Summary	Proposal
SUBCHAPTER I – GENERAL PROVISIONS			
23.49.016	Open space.	Office use over 85,000 SF must provide open space for workers at 20 SF/1000 SF for office.	Gross office floor area = 752,513. Open space required @ 20sf per 1000sf office = $752,513/1000*20 = 15,050sf$. Open space provided = 16,471sf See FAR area calculation table on MUP sheet G1-21.
23.49.018	Overhead weather protection and lighting.	<p>A. Continuous overhead weather protection shall be required for new development along the entire street frontage of a lot except along those portions of the structure facade that:</p> <ol style="list-style-type: none"> 1. are located farther than five (5) feet from the street property line or widened sidewalk on private property; or 2. abut a bonused open space amenity feature; or 3. are separated from the street property line or widened sidewalk on private property by a landscaped area at least two (2) feet in width; or 4. are driveways into structures or loading docks. <p>B. Overhead weather protection shall have a minimum dimension of eight (8) feet measured horizontally from the building wall or must extend to a line two (2) feet from the curb line, whichever is less.</p> <p>C. The installation of overhead weather protection shall not result in any obstructions in the sidewalk area.</p> <p>D. The lower edge of the overhead weather protection must be a minimum of ten (10) feet and a maximum of fifteen (15) feet above the sidewalk.</p> <p>E. Adequate lighting for pedestrians shall be provided. The lighting may be located on the facade of the building or on the overhead weather protection.</p>	Overhead weather protection has been provided at all street frontages. <ul style="list-style-type: none"> • See Departure Request #4.

Zoning Data: Summary of Applicable Development Standards 14.0

Code Section	Subject	Requirements Summary	Proposal
SUBCHAPTER I – GENERAL PROVISIONS			
23.49.019	Parking quantity, location and access requirements, and screening and landscaping of surface parking areas.	<p>No parking is required in this DOC1 zone.</p> <p>Maximum parking for nonresidential uses = 1 space per 1000 sf.</p> <p>Bicycle parking:</p> <ul style="list-style-type: none"> • 1 space per 5,000sf of office use. • 0.5 spaces per hotel room. • 1 space per each 5,000sf of retail use over 10,000sf. • 1 space for every 2 dwelling units. • After first 50 spaces are provided for a use, additional spaces are required at one half (½) the ratio shown in Table 23.49.019 A as. <p>Bicycle commuter shower facilities:</p> <ul style="list-style-type: none"> • 1 shower per gender for every 250,000sf of office use. <p>Off-street loading per requirements of 23.54.035.</p> <p>Access to parking</p> <ul style="list-style-type: none"> • Location per Director’s decision • Curb cut width and number per requirements of 23.54.030. 	<p>Maximum parking:</p> <ul style="list-style-type: none"> • FAR square footage (nonresidential use) = 848,447sf • Retail square footage (nonresidential use) = 74,728sf • Total area in nonresidential use = 923,175 sf • Maximum parking for nonresidential use = 923,175sf/1000 = 923 spaces. • Proposed spaces for nonresidential parking = 875 – 167 = 708 spaces. • See detailed parking calculations on sheet G1-21. <p>Bicycle Parking:</p> <ul style="list-style-type: none"> • Office use = 755,240; First 50 spaces @ 1 per 5,000sf = 250,000sf. Remaining office use = 755,240 – 250,000 = 505,240sf @ 1 per 10,000sf = 51 spaces. Total spaces required = 50 + 51 = 101. • Hotel use = 160 rooms * 0.05 = 8 spaces required • Retail use = (74,728 – 10,000)/5,000 = 13 spaces required • Residential use = 181 units. First 50 spaces @ 1 per every 2 units = 100 units. 81 remaining units @ 1 space per every 4 units = 81/4 = 20 spaces. Total spaces required = 50 + 20 = 70. • Total spaces required = 101 + 8 + 13 + 70 = 192 spaces. • Total spaces provided = 236; see sheet A1-P1 <p>Bicycle commuter shower facilities:</p> <ul style="list-style-type: none"> • Total office use = 755,240/250,000 * 2 = 6 showers required; 3 per gender. • Six showers per gender have been provided on P1 level; see sheet A1-P1.
23.49.020	LEED Silver Rating	N/A	
23.49.022	Minimum sidewalk width.	<p>Minimum sidewalk widths per map 1C:</p> <ul style="list-style-type: none"> • 18’ along 4th Ave. • 15’ along 5th Ave. • 12’ along University St. & Union St. 	Minimum sidewalk widths have been provided; see sheet AS0-01.

14.0 Zoning Data: Summary of Applicable Development Standards

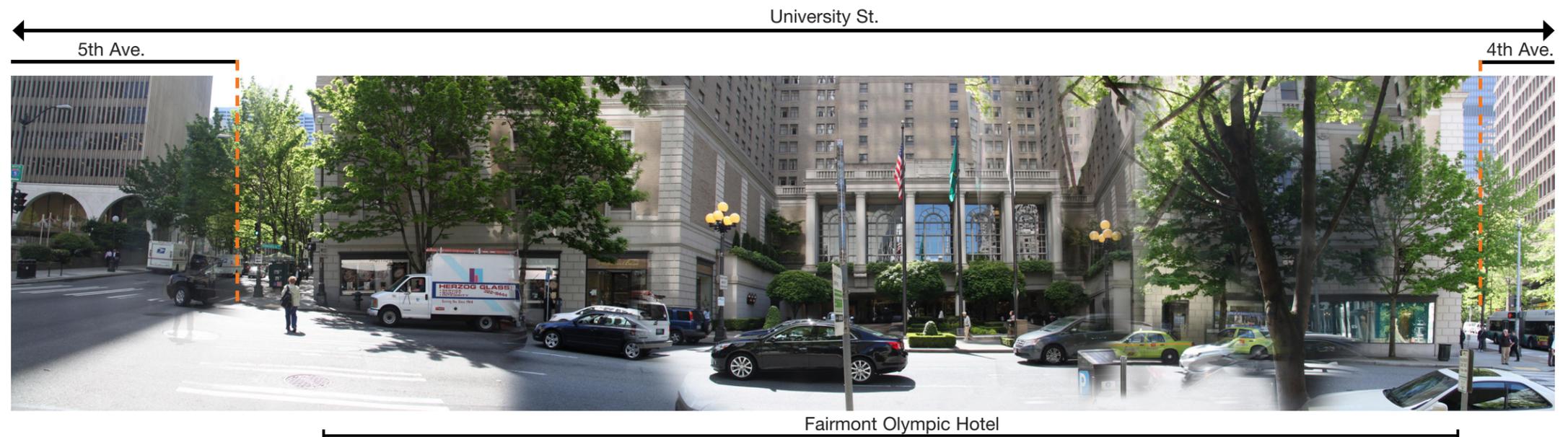
Code Section	Subject	Requirements Summary	Proposal
SUBCHAPTER I – GENERAL PROVISIONS			
23.49.025	Odor, noise, light/glare, and solid waste recyclable materials storage space standards	See code section for specific requirements. Solid waste and recyclable materials storage space per requirements of 23.54.040.	Exterior and interior lighting will be shielded to minimize glare to adjacent uses. Venting of odors will be at least 10 feet above finished grade and directed away from residential uses within 50 feet of the vent. No major noise generator uses are proposed.
23.49.028 through 23.49.041	Sections not applicable.	N/A	
SUBCHAPTER II – Downtown Office Core 1, Downtown Office Core 2, and Downtown Mixed Commercial			
23.49.056	Downtown Office Core 1: Street facade, landscaping, and street setback requirements.	Per map 1H , Property Line Facades are required on: <ul style="list-style-type: none"> • Union Street • Fifth Avenue • Fourth Avenue Minimum façade height: 35 feet. Façade setback limits apply per 23.49.056.B.1 General setback limits apply on streets not requiring property line facades per 23.49.056.B.2 (i.e. University Street). Façade Transparency: minimum 60 percent transparency required on Class 1 pedestrian streets. Blank façade limits: 15 feet wide maximum; total width less than 40% of street frontage.	Façade Height and Setbacks: <ul style="list-style-type: none"> • See Departure Request #5. Façade Transparency: <ul style="list-style-type: none"> • Union Street = 81% • Fifth Avenue = 94% • Fourth Avenue = 81% • University Street = 72% • See also MUP sheet G1-28. Blank Facades: <ul style="list-style-type: none"> • Union Street: no blank facades more than 15 feet wide. • Fifth Avenue: no blank facades more than 15 feet wide. • Fourth Avenue: See Departure Request #5. • University Street: no blank façades more than 15 feet wide. • See also MUP sheet G1-28. Street trees have been provided; see Landscape plans.

Code Section	Subject	Requirements Summary	Proposal
SUBCHAPTER II – Downtown Office Core 1, Downtown Office Core 2, and Downtown Mixed Commercial			
		Street trees are required on all streets that have a pedestrian classification and abut a lot.	
23.49.058	Downtown Office Core 1: Upper-level development standards	<p>Facade modulation per Table 23.49.058A is required above a height of eighty-five (85) feet above the sidewalk for any portion of a structure located within fifteen (15) feet of a street property line. No modulation is required for portions of a facade set back fifteen (15) feet or more from a street property line.</p> <p>Any portion of a facade exceeding the maximum length of facade prescribed on Table 23.49.058A shall be set back a minimum of fifteen (15) feet from the street property line for a minimum distance of sixty (60) feet before any other portion may be within fifteen (15) feet of the street property line.</p> <p>Upper-level width limit. On lots where the width and depth of the lot each exceed two hundred (200) feet, the maximum facade width for any portion of a building above two hundred forty (240) feet shall be one hundred forty-five (145) feet along the general north/south axis of a site (parallel to the Avenues), and this portion of the structure shall be separated horizontally from any other portion of a structure on the lot above two hundred forty (240) feet by at least eighty (80) feet at all points.</p> <p>Tower floor area limits and tower width limits for portions of structures in residential use.</p> <p>Average residential gross floor area limit: 13,800 sf. Maximum tower width along North-South axis: 145 feet.</p>	<p>Façade Modulation:</p> <ul style="list-style-type: none"> • Fifth Avenue: facades meet modulation requirements. See MUP sheet G1-29. • Union Street: See Departure Request #1. • Fourth Avenue: See Departure Request #1. • University Street: façade meets modulation requirements. See MUP sheet G1-29. <p>Maximum tower width above 240 feet along North-South axis = approx. 117 feet.</p> <p>Average residential gross floor area = 13,767 sf. Maximum tower width in residential use above 85' along North-South axis = approx. 117 feet.</p>
Chapter 23.54 - QUANTITY AND DESIGN STANDARDS FOR ACCESS, OFF-STREET PARKING, AND SOLID WASTE STORAGE			
23.54.035	Loading berth requirements and space standards.	Required number of loading berths = 14.	Loading berths provided = 14. See Departure Request #2 for loading berth dimensions.
23.54.040	Solid waste and recyclable materials storage and access.	Area required = 977 sf.	Area provided = 2,117 sf. See MUP sheet A1-P1 for loading level plan.

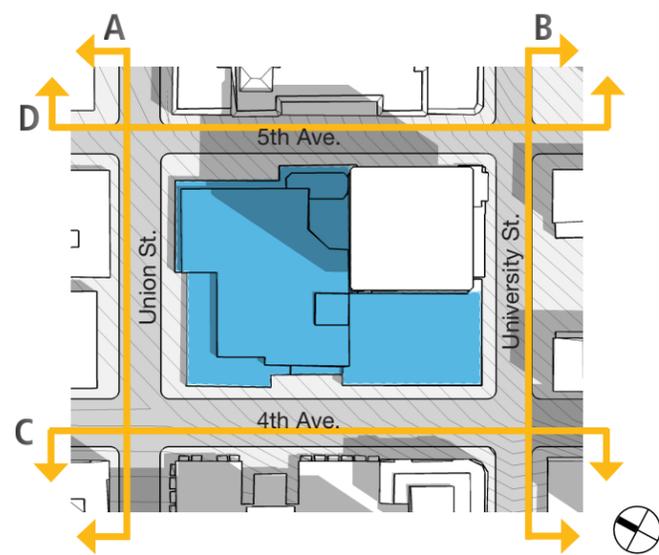
15.0 Appendix: Summary Context Analysis - Composite Street Photographs



Elevation A, Union St., looking north



Elevation B, University St., looking south

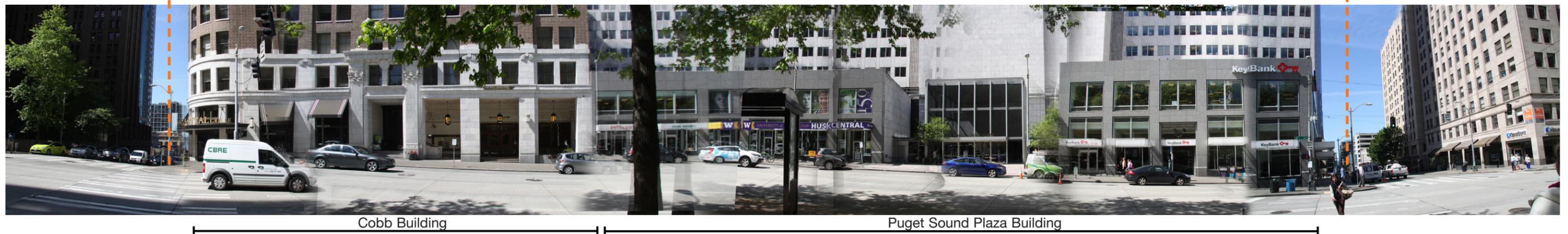


Appendix: Summary Context Analysis - Composite Street Photographs 15.0

4th Ave.

University St.

Union St.

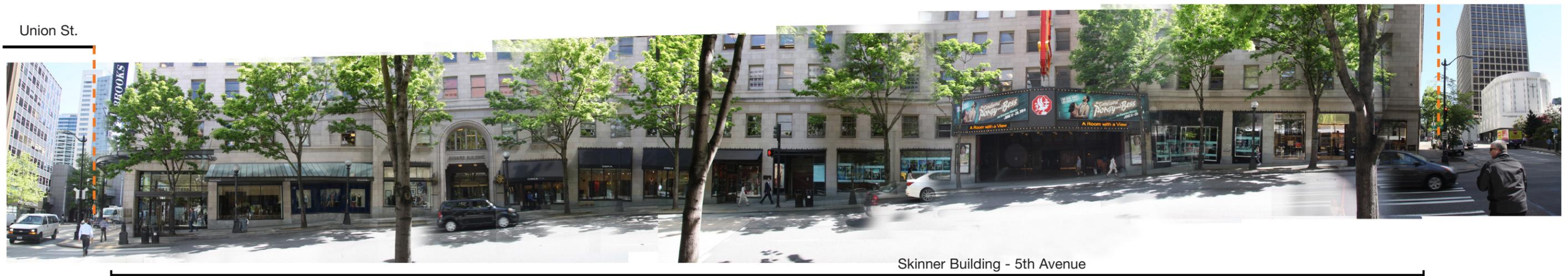


Elevation C, 4th Avenue, looking west

5th Ave.

Union St.

University St.

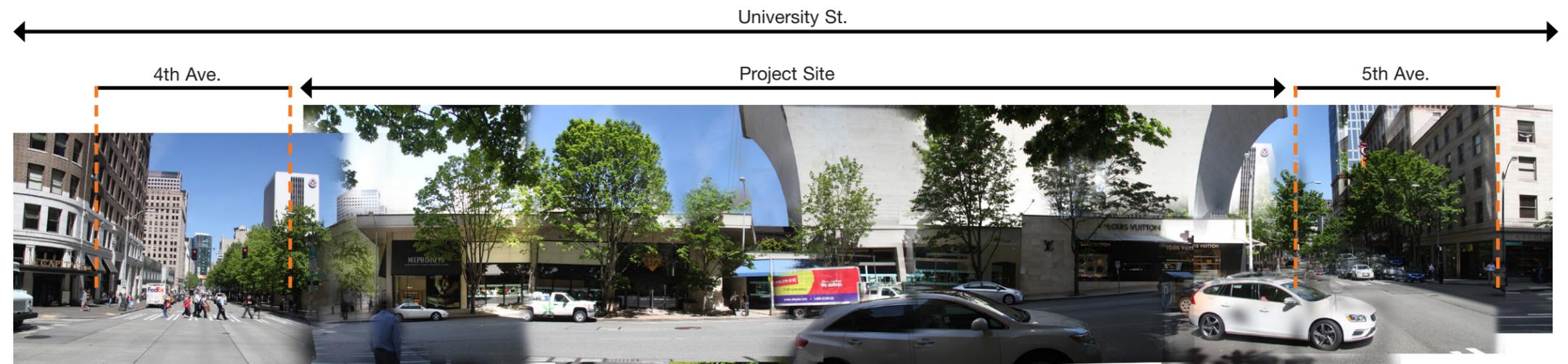


Elevation D, 5th Avenue, looking east

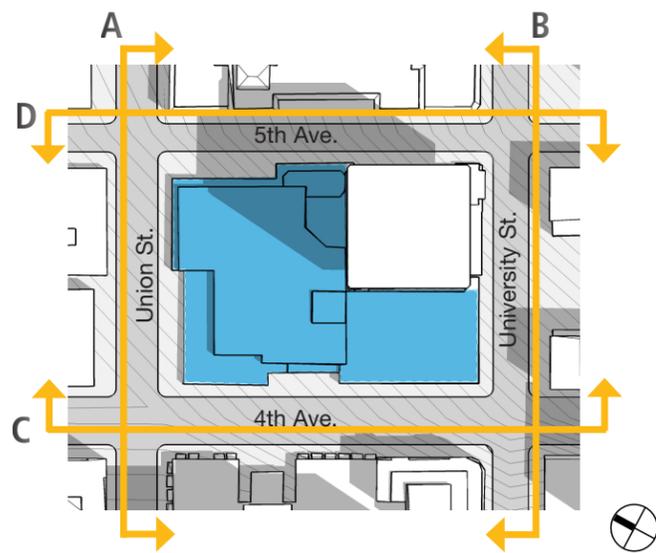
15.0 Appendix: Summary Context Analysis - Composite Street Photographs (Facing Site)



Elevation A, Union St., looking south



Elevation B, University St., looking north



Appendix: Summary Context Analysis - Composite Street Photographs (Facing Site) 15.0



Elevation C, 4th Avenue, looking east

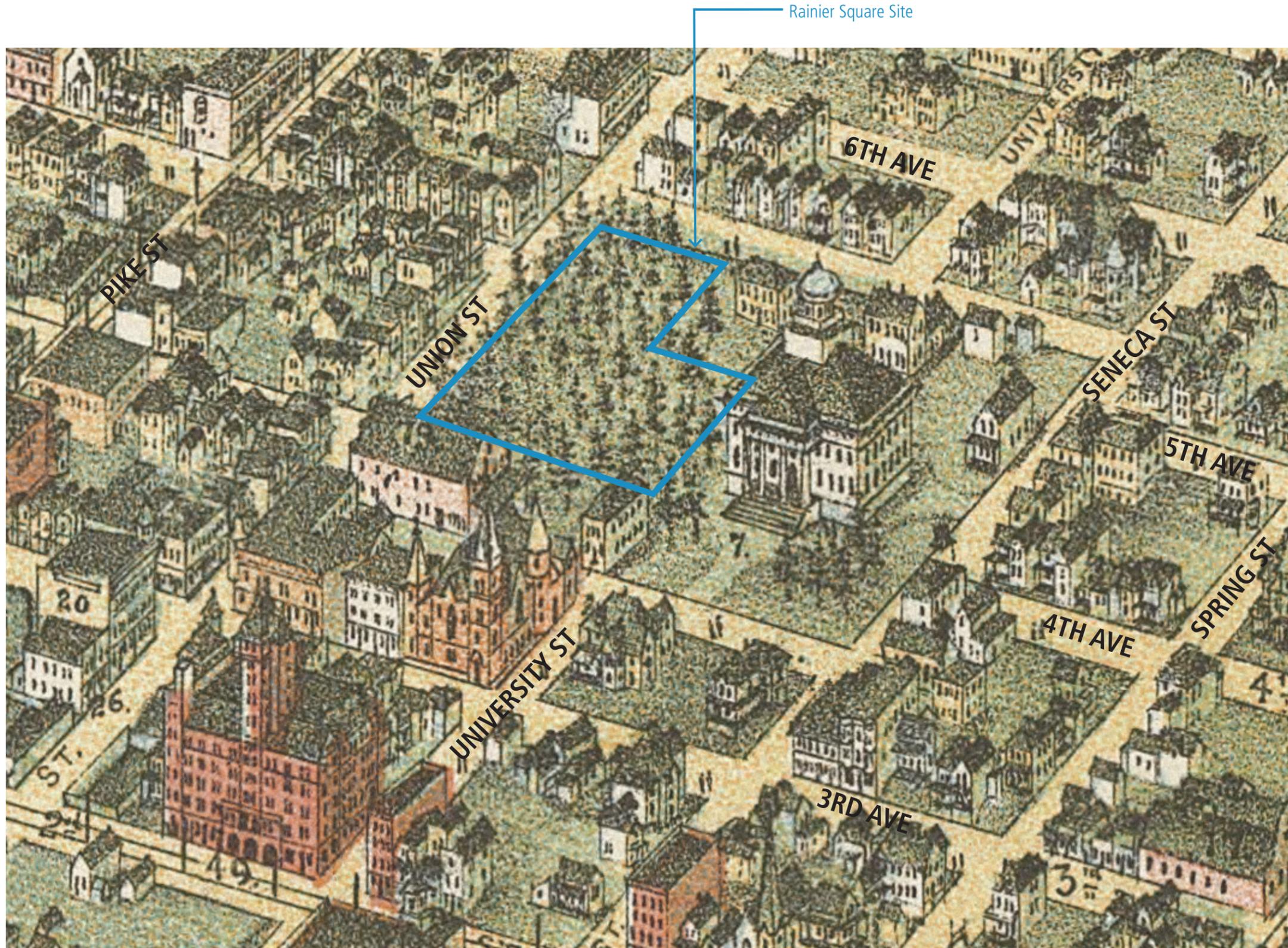


Elevation D, 5th Avenue, looking west

15.0 Appendix: Project Summary & Background

The Rainier Square property is located on the site of the original Territorial University of Washington campus. The school was prominently positioned in what is now downtown Seattle. The original campus sat on a hillock named Denny Knoll after Arthur Denny, who contributed most of the ten acres to the campus.





The Territorial University was located between 3rd Avenue and 6th Avenue, Union Street and Seneca Street.

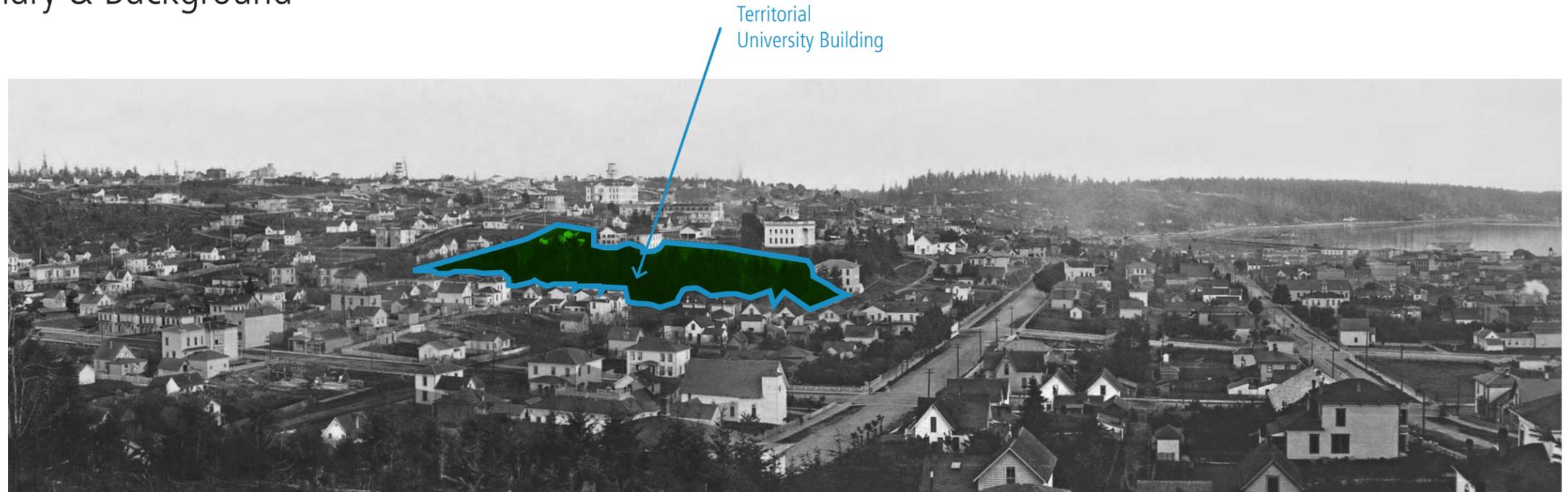
15.0 Appendix: Project Summary & Background

As Seattle developed, dramatic views toward Mt. Rainier, toward Puget Sound, and of the city landscape opened up. The Territorial University's prominent location not only positioned it for spectacular views of Seattle, but also made it a distinctive architectural landmark within the city's skyline.

From Paul Dorpat's "Seattle Now & Then" writing:

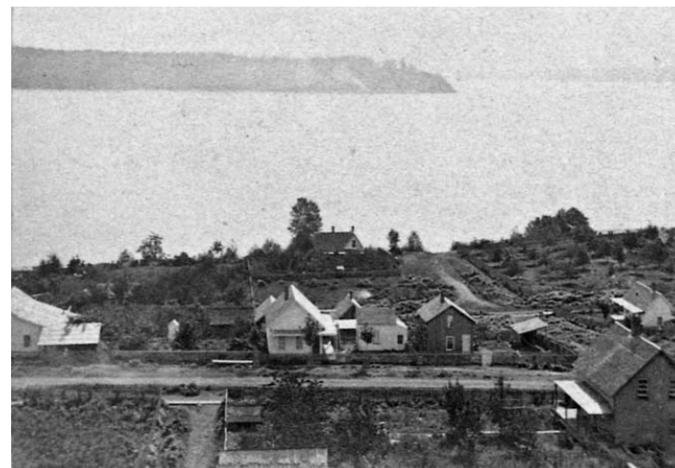
"When in the mid-1890s the regents moved the University to its present Interlaken location, their images of the old acreage switched from one of academic sanctuary to the pragmatic stage of real estate. Successfully resisting a city plan to turn the knoll into a park, they dickered for a decade while the city doubled in size and commerce began to press in on the picked fence."

When the University moved to its current location, some of the original University Tract land was sold. The remainder was developed with a vision for the property becoming the business and financial center of Seattle, "a city within a city."



Territorial University Building

1885
From the southern slope of the southern summit of Denny Hill. (Roughly, Virginia Street ran between the hill's two humps.) This is residential and academic Seattle.
<http://pauldorpat.com/2009/08/>



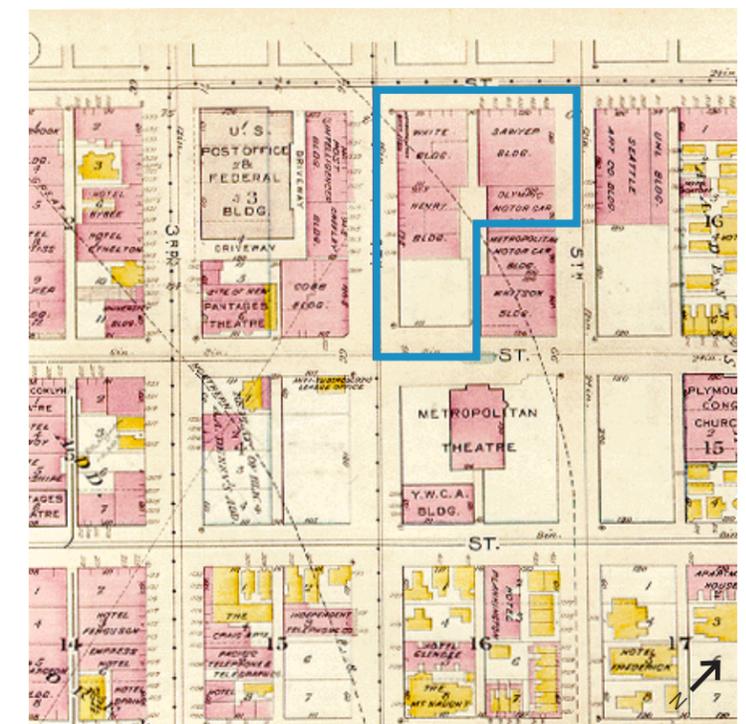
1874
From the territorial university's campus, either the top-floor of its two-story central building, or perhaps from the bell tower. The avenue in the foreground is Third. The primitively graded street on the right is University.
<http://pauldorpat.com/2011/08/06/seattle-now-then-denny-knolls-death-knell/>



1874
From the University's main building near the northeast corner of what is now the intersection of 4th and Seneca. 4th stops at Seneca. Beacon Hill is in the distance.
<http://pauldorpat.com/2011/08/06/seattle-now-then-denny-knolls-death-knell/>



The Cobb Building is the only surviving example of the innovative urban design scheme planned to create a commercial center in Seattle. It occupies part of a 10-acre plot that originally served as the first site of the University of Washington. When the campus moved to the shores of Lake Washington around the turn of the century, the University Regents decided to lease the land. The Metropolitan Building Company soon assumed the lease, and then engaged the New York firm of Howells and Stokes to assemble a master plan for the integrated development of the property. Howells and Stokes intended that the area which became known as the Metropolitan Tract, be a "city within a city." The 1907 Howells and Stokes Metropolitan Tract plan was an innovative urban development, considered to be the largest development of a downtown site undertaken during that time in the United States. Their design included a department store, offices, a hotel, housing and a small plaza, all to be built in a similar style and scale.

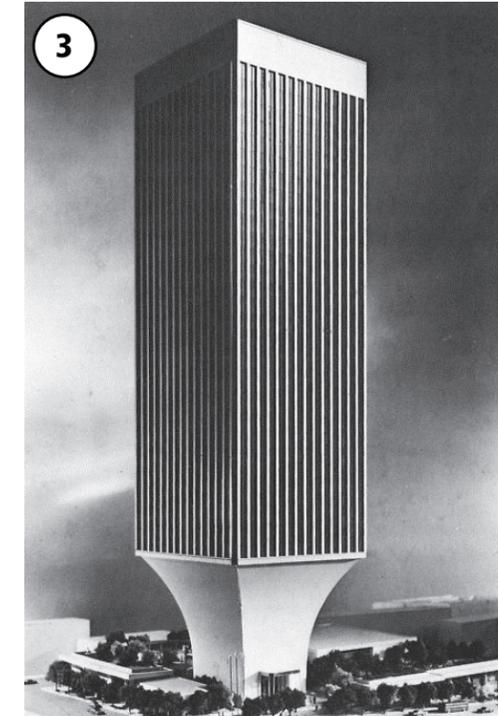
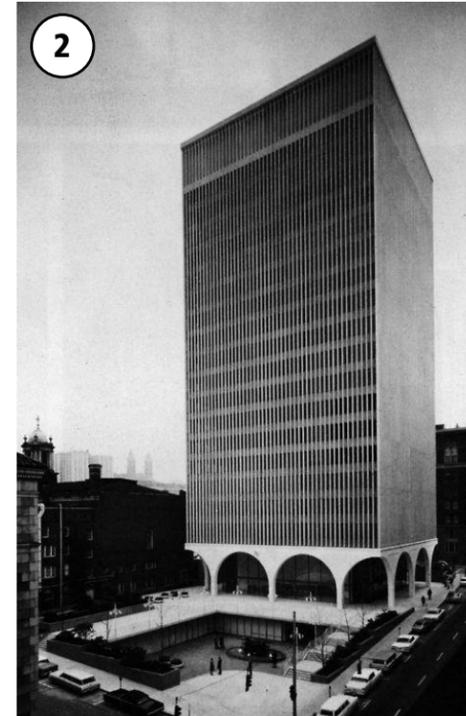


15.0 Appendix: Project Summary & Background

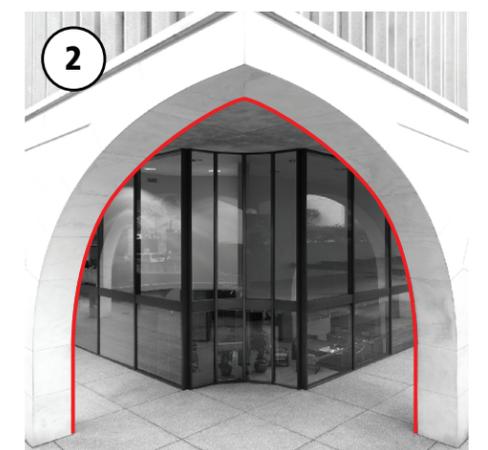
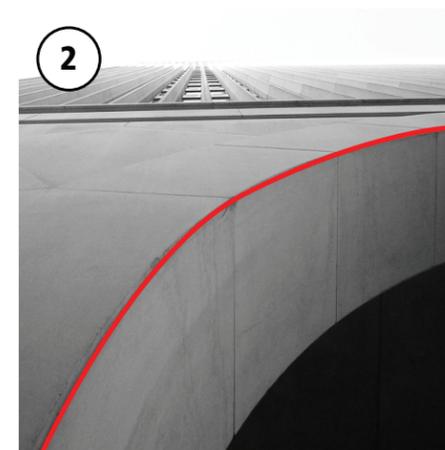
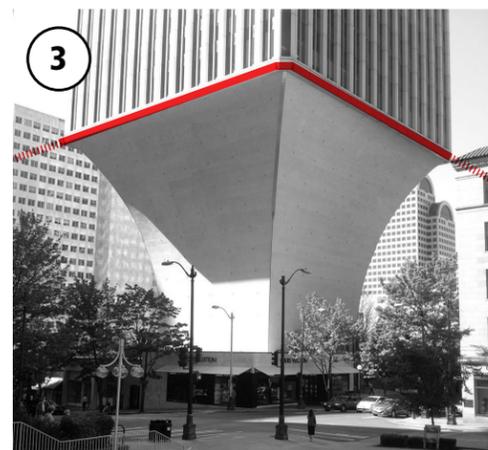
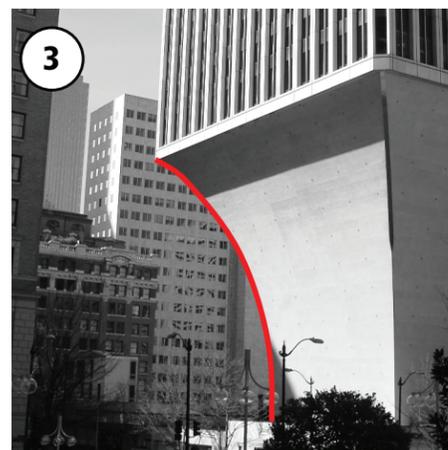
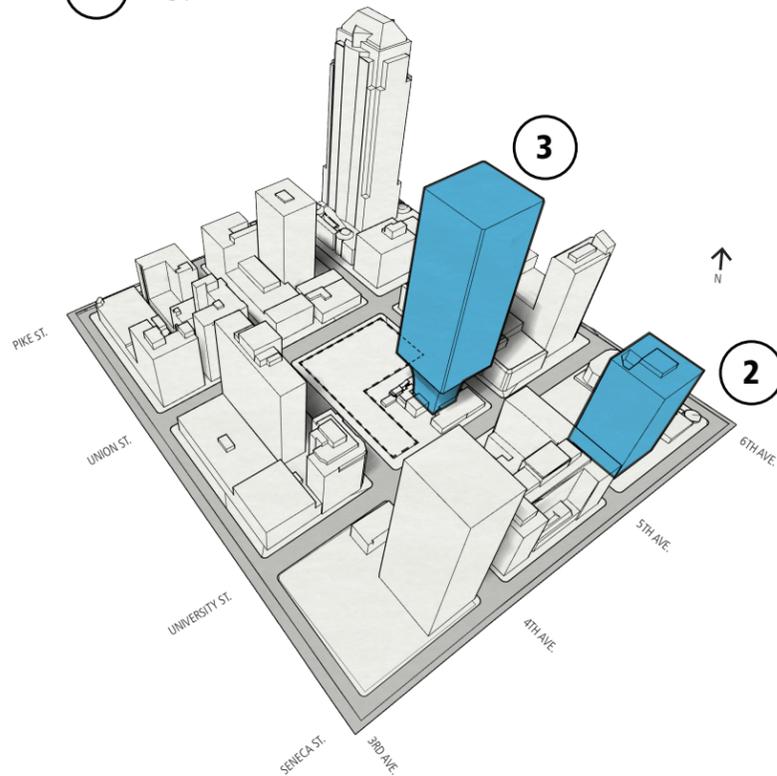
Minoru Yamasaki's built work is defined by acts of brilliant engineering and timeless architecture. His work stands out in Seattle as unique unto itself, creating individual iconography and special urban moments in the city.

Yamasaki's aversion to the International style of glass-walled skyscrapers is evident in the set of three local projects displayed to the right. During this period of his work, a growing study of strong vertical elements, simplified arches and serene plazas began to surface as signature elements.

Rainier Tower is the most expressive and memorable of all with its daring, sweeping vertical base balancing a timeless tower above. Notably, its strong horizontal datum and its distinct arching base make Rainier Tower a premiere building for both the City of Seattle and the career of Yamasaki.

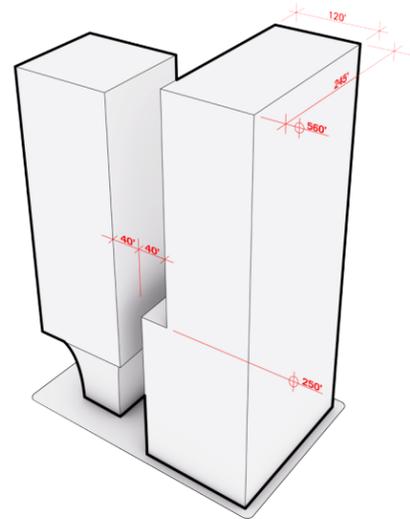


1 (1.5 miles northwest at Seattle Center)

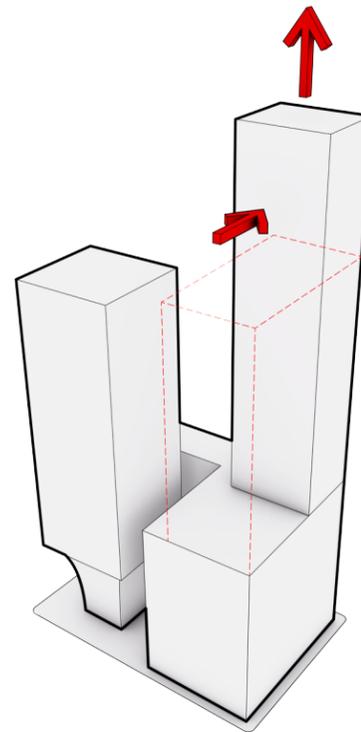


Simple Moves, Maximum Impact

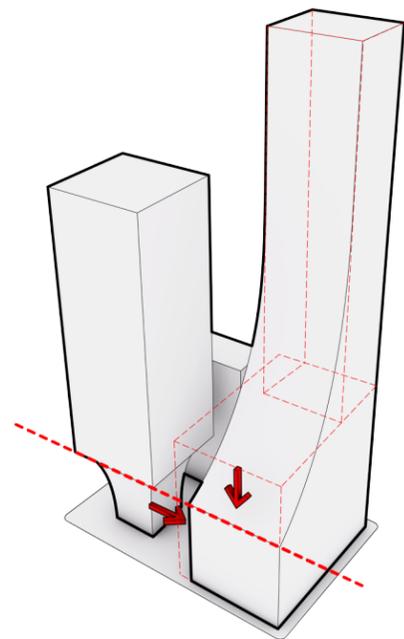
The brilliance of Rainier Tower is the simplicity with which it achieves a dynamic urban character accentuated with varied retail at its base. We have strived for a comparable degree of simplicity in our approach to the building massing. The tower's position at the site's northwest corner gives the maximum possible buffer of space to Rainier Tower. A horizontal datum struck from the base of Rainier Tower's elevated volume draws across, rendering them akin. The sloping massing ensures that both towers benefit from the sweeping panoramic views afforded by the site's position. Curvaceous indentations above the street retail uses offer formal relief and define an iconic character. Finally, cascading floors offer an unparalleled silhouette and integration within Seattle's splendid natural context.



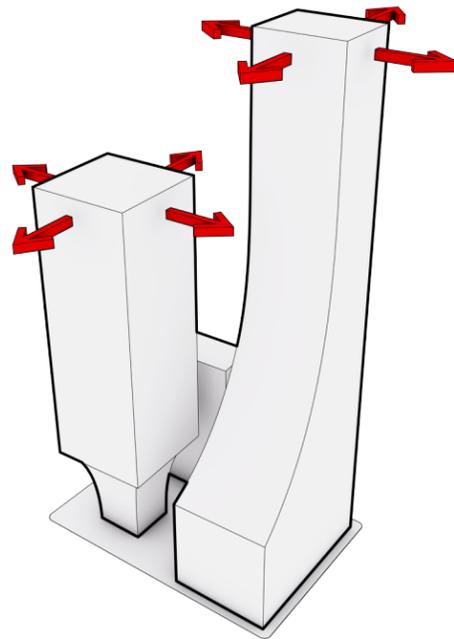
Site Zoning



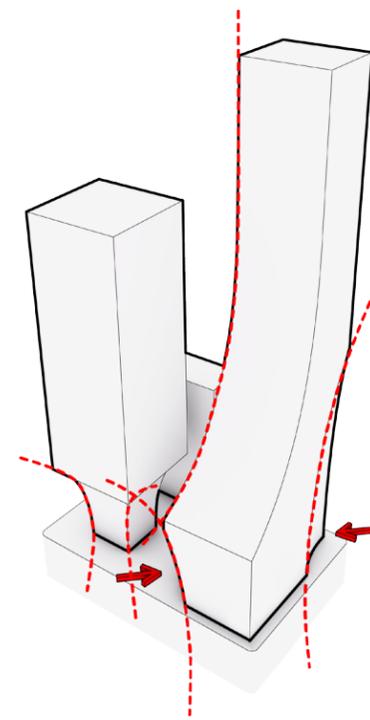
Shift Mass to Give Space to Each Tower



Establish Base Relationship



Maximize Views



Carve Base = Iconic Identity

15.0 Appendix: Architectural Expression

From EDG Meeting #2:

Compose the massing and organize the 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.

GUIDANCE

The Board observed that the hotel's massing and placement appears separate or detached from the rest of the complex. Further consideration should occur about 1) its location and its effect on view blockage of the base from the west and 2) the lack of visual synergy with Rainier Tower. The Board raised the prospects of a taller, narrower hotel structure or one embedded in the proposed tower similar in intention to the manner in which the residential volume expresses itself in Alternative # 2 as a singular form but within the larger building mass.

RESPONSE

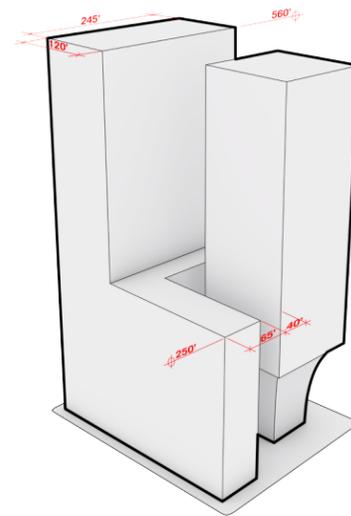
The placement of the hotel program and massing is an integral part of the concept for the site. The tower and the hotel are separated to achieve several important goals:

- Introduce additional light and air into the interior of the block, along with view angles to and from the interior from the surrounding streets and buildings along 4th Avenue. This results in additional usable open space and massing articulation at a lower level along the Fourth Avenue urban corridor.
- Provide an opportunity for the hotel to possess a distinct identity in the composition of the block - this is important to attract top-tier hotel operators.

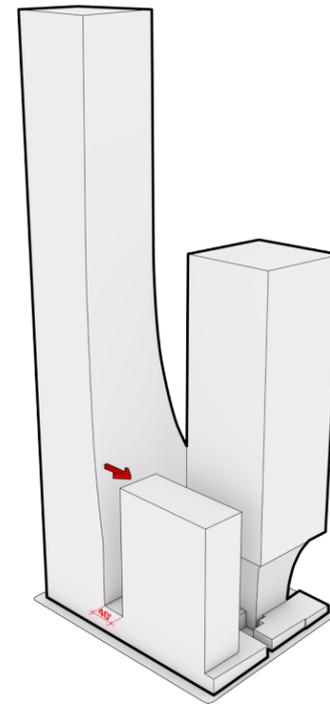
It is important to note that the hotel is connected to the rest of the complex at the second level - this is an integral part of the programming strategy as well as providing connections to and from the open spaces for residents and users.

In response to the board's comments, the massing of the hotel has been shifted away from University Street in order to open up a wider view of the Rainier Tower base from the pedestrian realm. This improves the visual framing of the negative space formed by Rainier Tower's base, which is further defined and complemented by the massing and articulation of the proposed surrounding development.

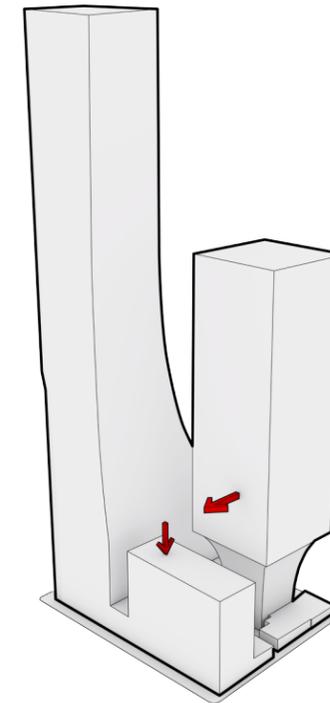
Hotel Massing



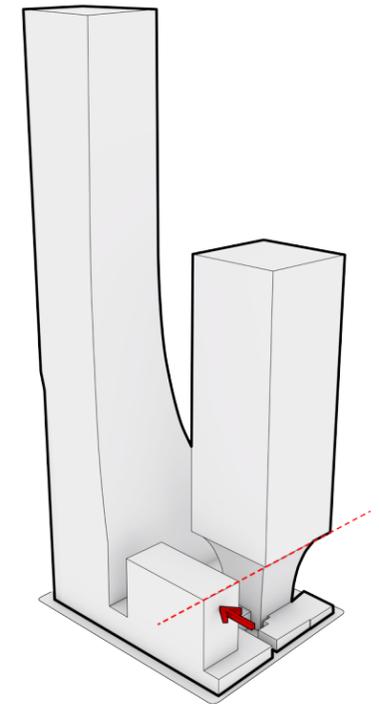
Massing Derived Directly from Zoning Requirements



Hotel Separates from Tower for Improved Daylight and Airflow; Connection at Level 2 Maintained to Unify Base

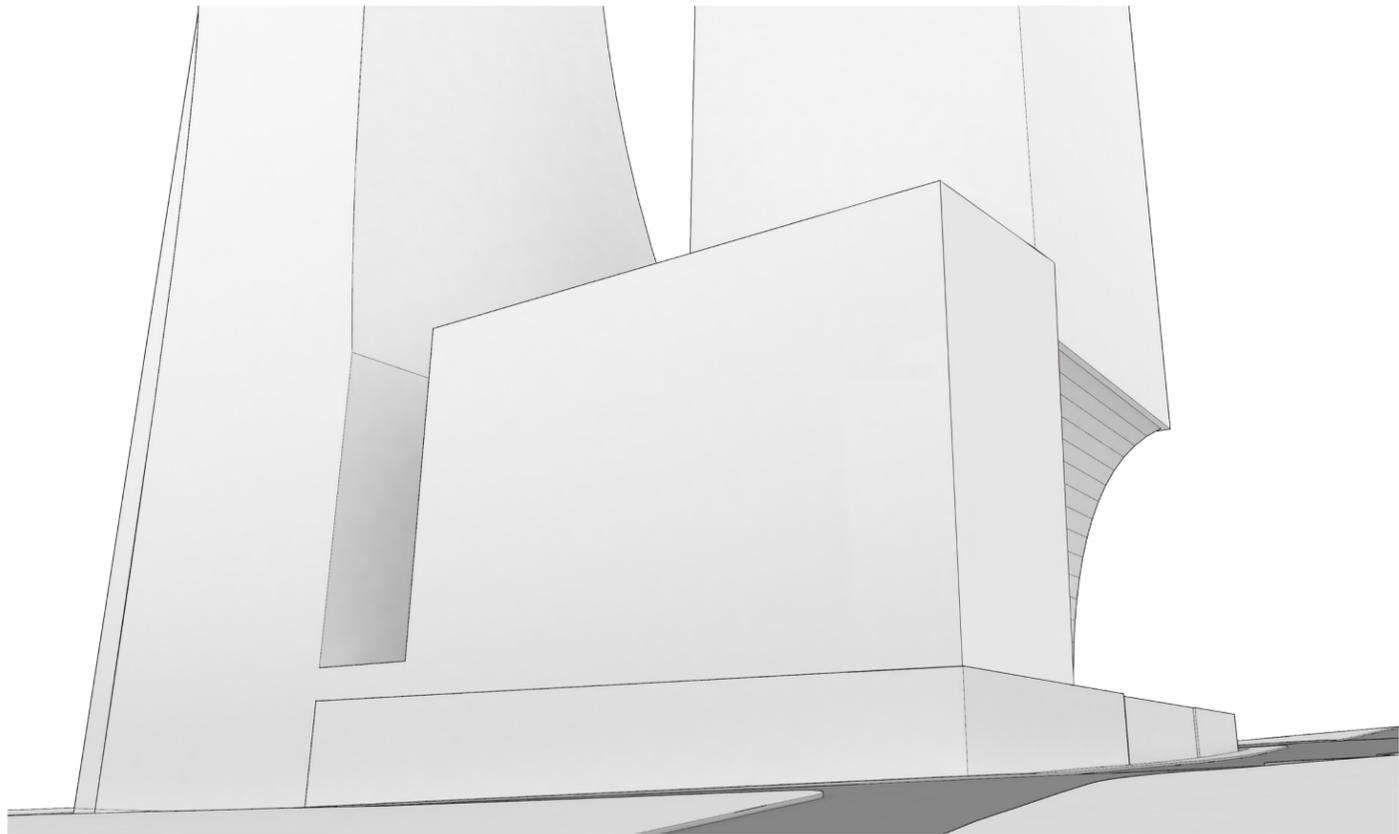


Edge along 4th Ave Lowered to Meet Rainier Tower Datum Line; Maximizing Views from Rainier Tower

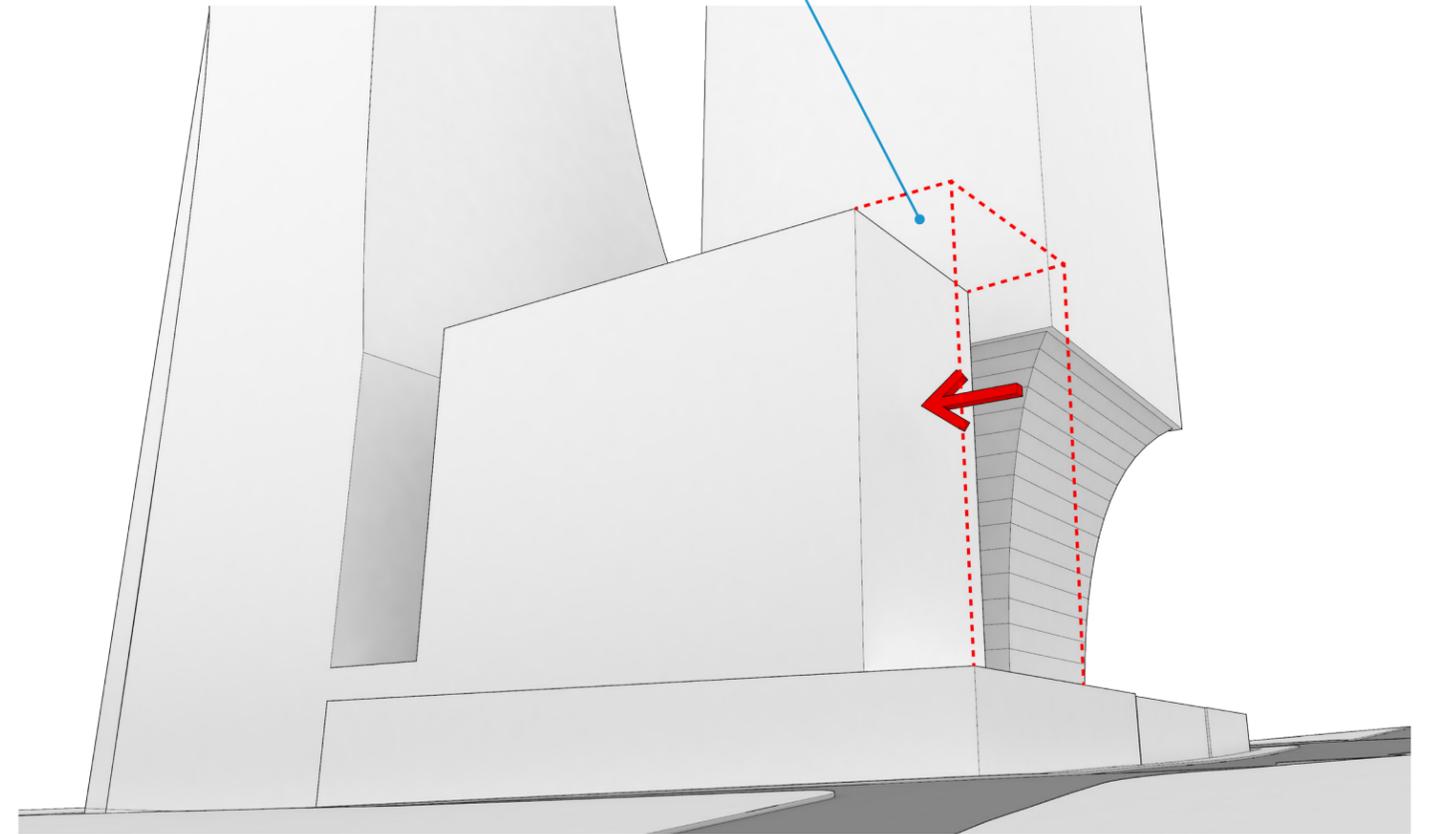


Shifted Hotel Location Away from University Street to Maximize Views at Pedestrian Level towards Rainier Tower

Shifted Hotel Location Maximizes Views
and Retains Visibility of Rainier Tower



Previous Hotel Massing



Current Hotel Massing

15.0

Closing Thought

When Rainier Tower was constructed in 1977, it was a bold vision: one of the tallest towers in the city at the time, a distinctive, unique form in the city, a design that was as much about the experience at the ground plane as about a striking modern profile against the sky.

Today, we propose another tower—one that is both as bold and as thoughtfully sensitive as its neighbor. To the skyline, it is a dynamic, soaring figure, a silhouette unlike any other in Seattle. To the city, it is a symbol of Seattle's continued growth and vitality, a stimulator of urban activity, a concentrator of world-class retail, residential, and office space. To the pedestrian walking down the block, it is a lively and inviting center of quality shopping and dining experiences, a compelling reason to venture further south to the heart of the arts, offices and evolving retail. To the building occupants, it is a distinguished address, with panoramic views of the city, the water, and the mountains.



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