



ALTITUDE HOTEL & RESIDENCES

1903 5th Ave
Seattle, Wa, 98101

Downtown DRB
EDG Meeting No. 3

DPD# 3018037
December 15, 2015

MG2

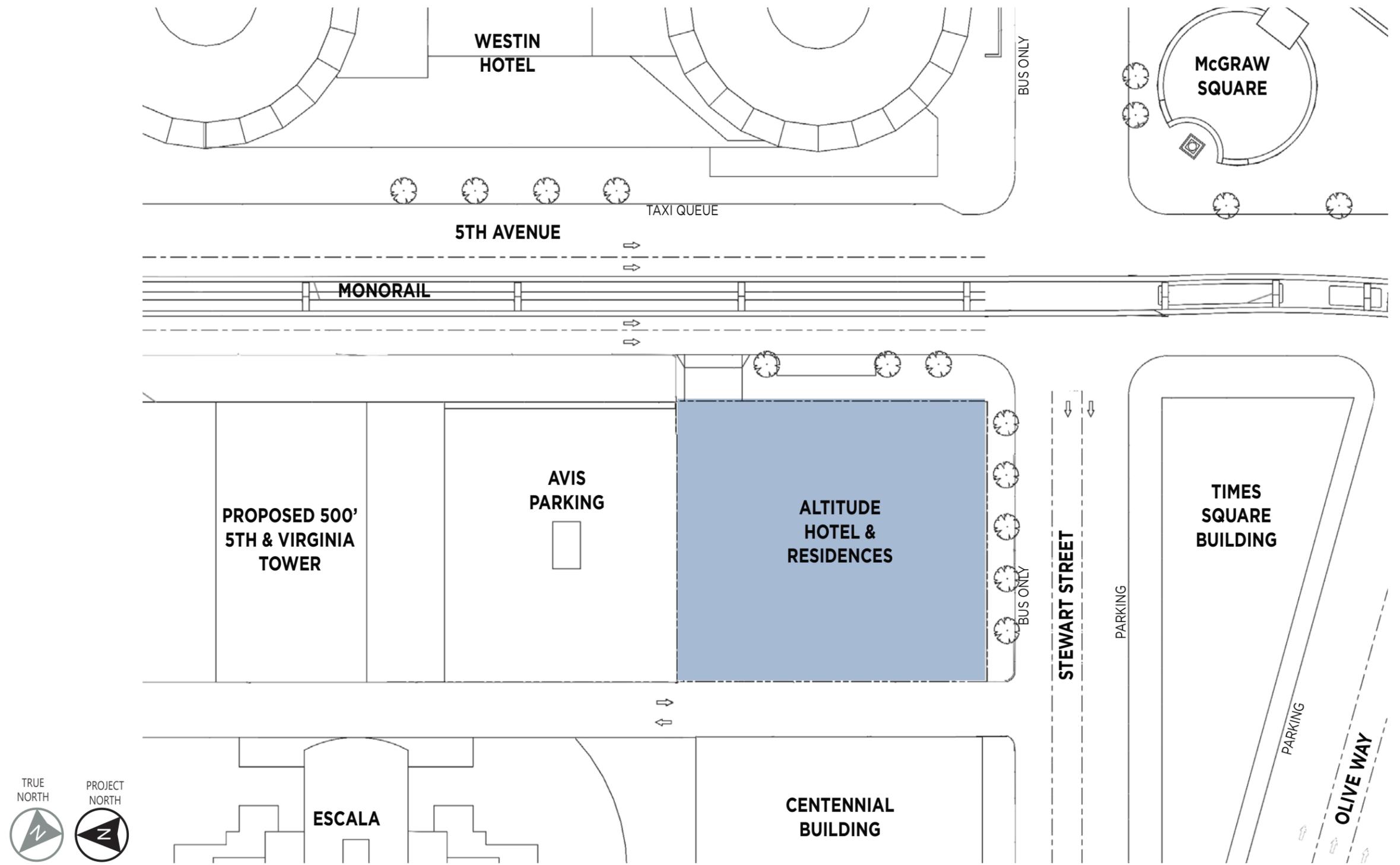
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SITE PLAN



Site Plan (Escala Floors 24-30)

NEARBY BUILDINGS



Macys, 1929
Seattle Landmark



Securities Building, 1913
Seattle Landmark



Centennial Building, 1925



Mayflower Hotel, 1927
Oldest continuously operating hotel
in downtown Seattle



Medical Dental Building, 1925
Seattle Landmark



Escala, 2009



Westin Hotel, 1982
Tallest hotel in Seattle, nicknamed
"corn on the cobb" buildings



5th & Virginia
Currently under Design Review



Times Square Building, 1916
Registered Historic Landmark



Westlake Center, 1988
Considered Seattle's "Town Square"



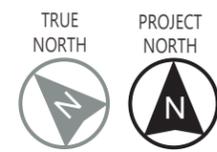
McGraw Square
Seattle Landmark

NEARBY BUILDING USES

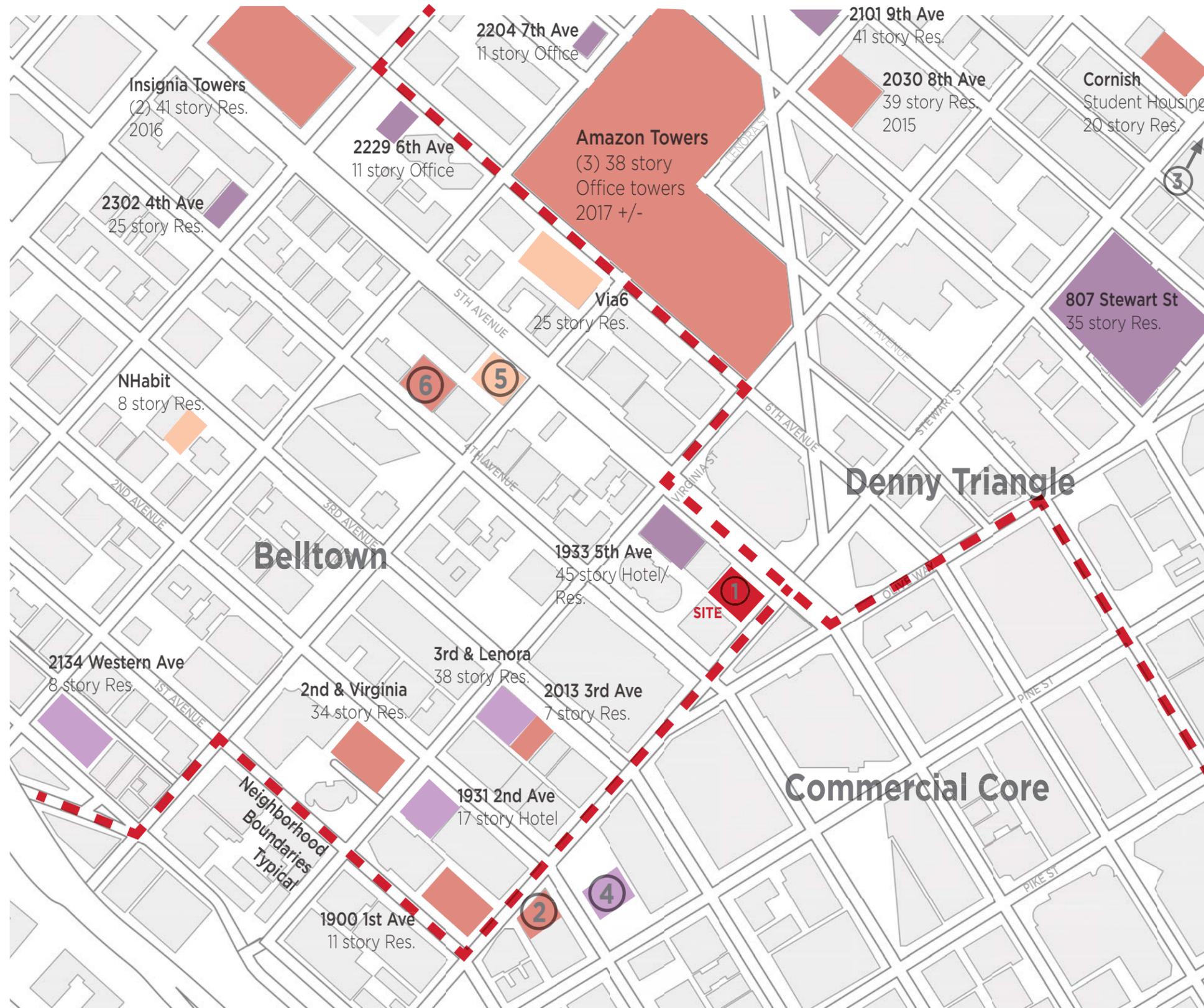


Legend

- Residential
- Hospitality
- Office
- Parking Lot/Garage
- Retail
- Plaza



NEARBY DEVELOPMENT



Legend

- Projects Under Construction
- Projects Recently Completed
- Proposed Projects
- 1 Altitude Tower
- 2 2nd + Stewart
- 3 Premiere on Pine
- 4 2nd + Pine
- 5 The Martin
- 6 Potala Tower



NEARBY SIMILAR PROJECTS



① Alitude Tower
48-level Hotel/Residential tower



② 2nd + Stewart
40-story Residential tower



③ Premiere on Pine
42-story Residential tower



④ 2nd+Pine
39-story Residential tower



⑤ The Martin
24-story Residential tower



⑥ Potala Tower
40-story Residential tower

Site Size 12,900 SF Site

8,600 SF Site

12,500 SF Site

13,600 SF Site

14,000 SF Site

12,900 SF Site

Above Grade Parking 4 Floors

4 Floors

4 Floors

4 Floors

4 Floors

4 Floors

*Currently under Design Review/MUP Process

*Project Completed 2015

*Under construction

*Project complete in 2013

*Under construction

See map on page 6

RESPONSE TO DRB COMMENTS OVERVIEW

Design Review Board Comment

Response on Page

1. Tower should convey a sense of unity across all four facades -----	9	12. Use an array of tools, designs and architectural treatments to diminish the visual impact of -----	31-35
2. Consider proportion and integration of building design elements;----- overall building needs clarity in overall composition	10	above-ground parking. Consider using a portion of the top of the parking level as an outdoor amenity area	
3. More significant overall massing schemes should be studied -----	27-30	13. Artist lofts should be pushed forward over, not away, from the corner to create better viability -----	21
4. Consider building elements that convey a “gateway” to ----- the neighborhood	11	and evening visibility	
5. The smaller, curvilinear balconies are not effective; look at ----- other options for balconies	12	14. Employ design strategies and incorporate architectural elements that reinforce Belltown’s -----	22
6. The north façade remains troublesome. The building should ----- offer a 360 degree perspective	13	unique qualities. In particular, the neighborhood’s best buildings tend to support an active street life”	
7. More can be done to ensure building realizes its full potential -----	25	15. Provide a analysis & explanation of how the building could be served by the loading berths -----	24
8. The Board would like to see a bolder gesture to achieve a ----- certain elegance of design	25	provided	
9. Take note of context; there are superb examples of rhythmic ----- structural bays, windows and so forth on the Centennial and Times Square buildings	16		
10. The west and north facades deserve a higher level of attention -----	13-15		
to design and interest			
11. Provide special elements on the facades or on the sidewalk to ----- create a distinct, attractive, and memorable sense of place associated with the building	23		

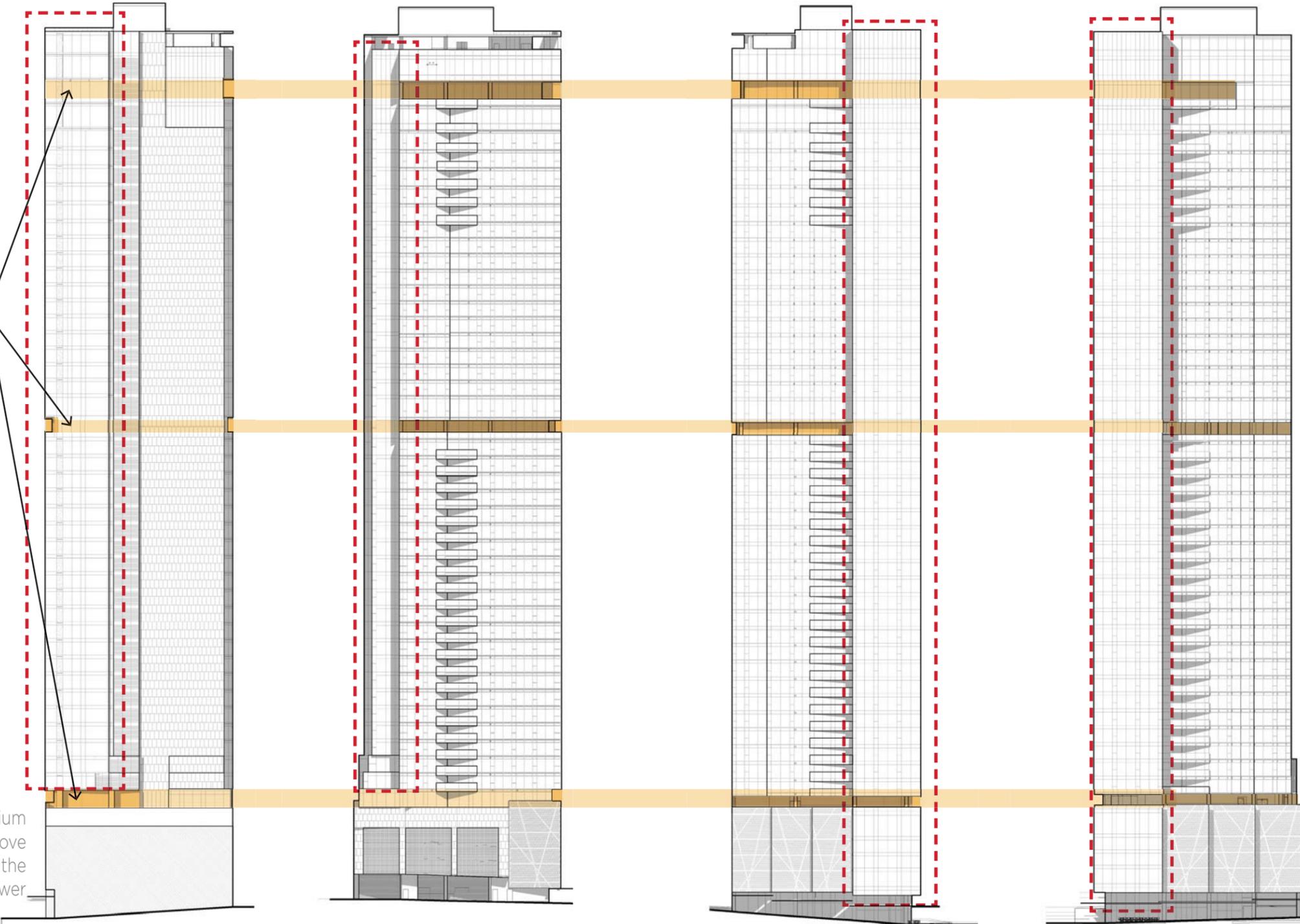
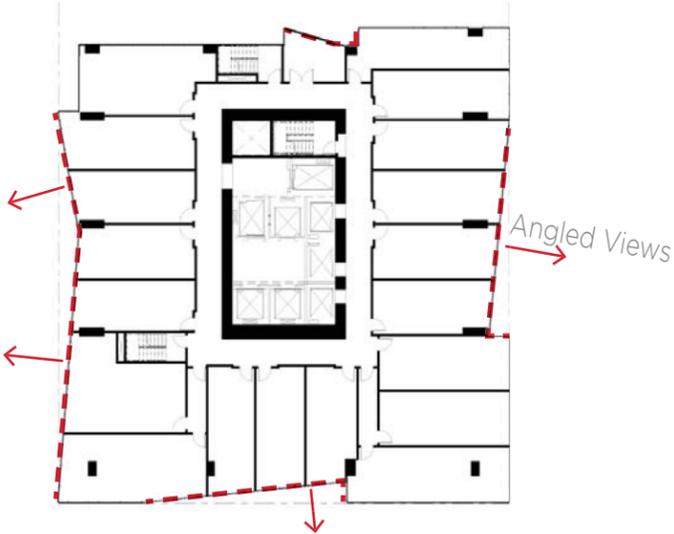
"Tower should convey a sense of unity across all four facades."(Comment 1)

Other Unifying elements tying the building together vertically

Corner Element Unifies entire building vertically & provides a fully-glazed elegant focal point in the design

Horizontal Reveals Unify entire building Horizontally on all sides

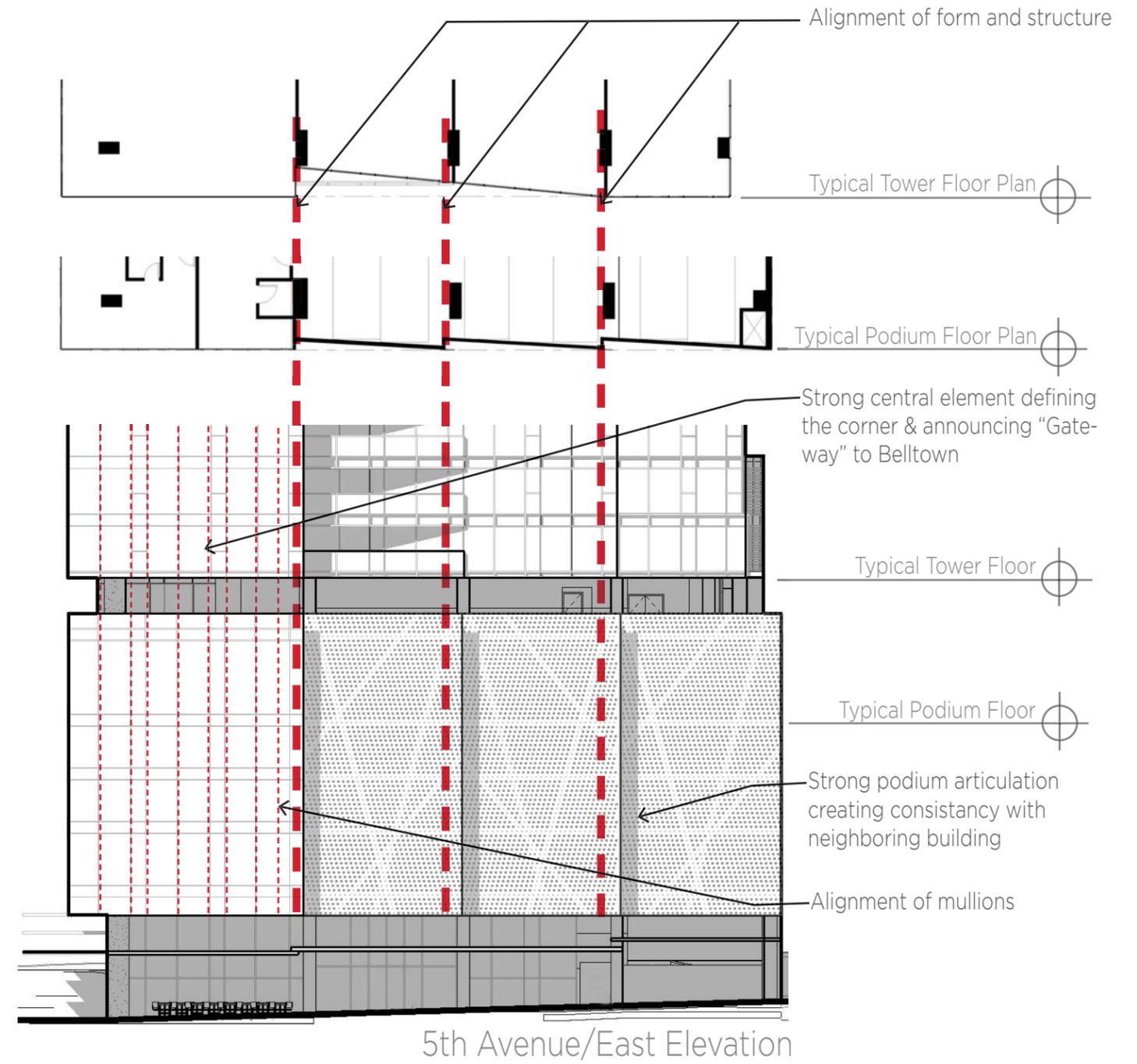
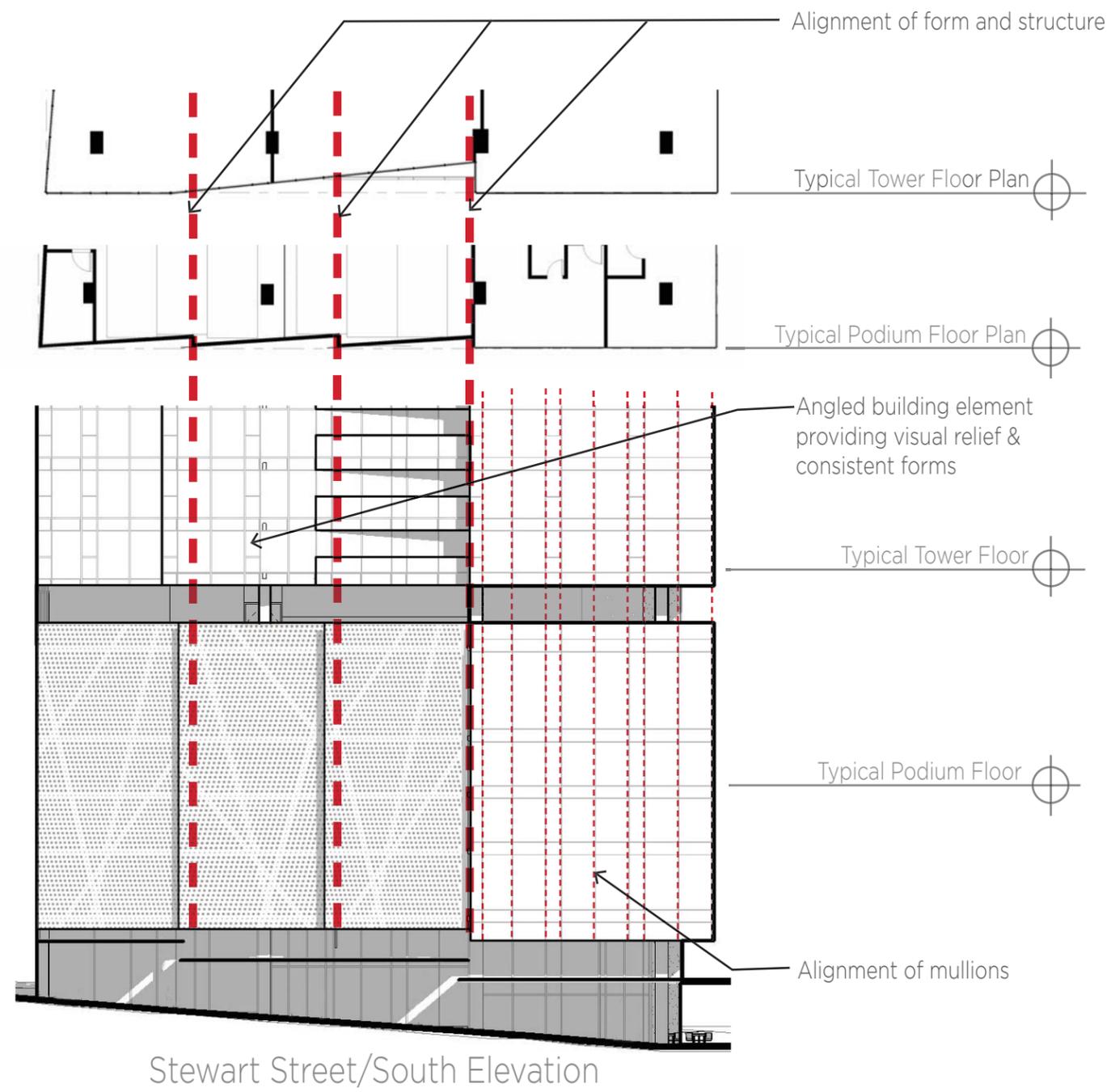
Alignment of the Podium & building form above Unify the base to the tower



North Elevation Alley/West Elevation Stewart Street/South Elevation 5th Avenue/East Elevation

TOWER / PODIUM ANALYSIS

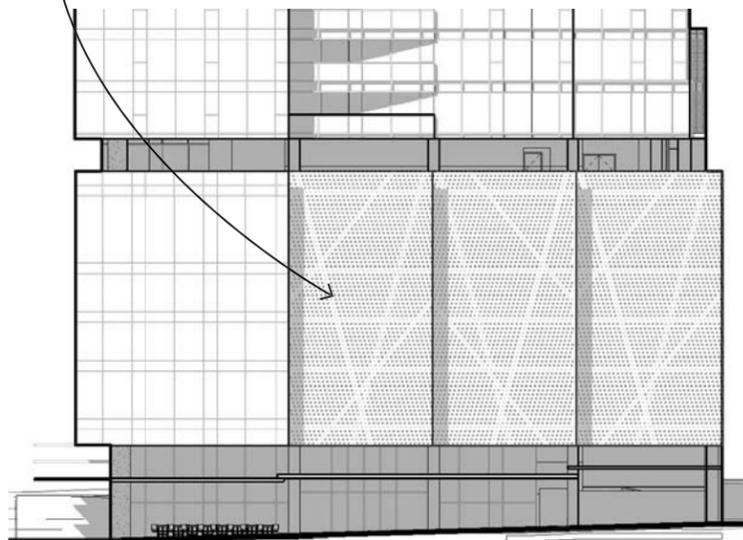
“Consider proportion and integration of building design elements; overall building needs clarity in overall composition.” (Comment 2)



“Consider building elements that convey a “gateway” to the neighborhood.” (Comment 4)



Originally inspired by Kurt Kiefer’s signature Belltown designs found throughout the neighborhood, this design uses angles to create a more effective and dynamic “Gateway” entry into Belltown

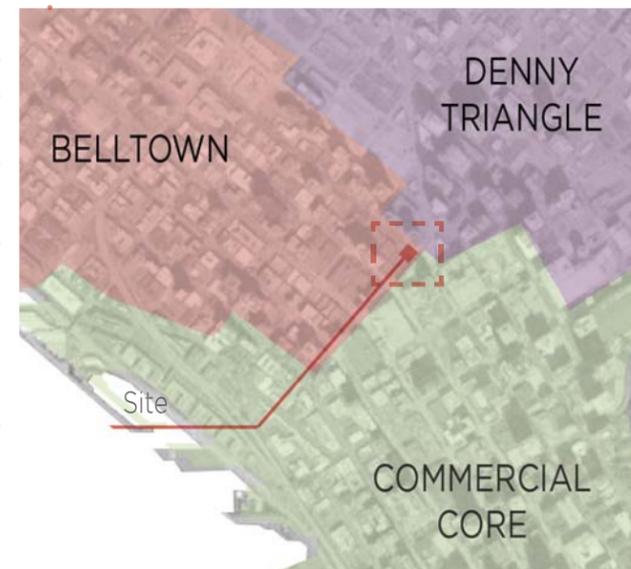


Ground floor & streetscape are pedestrian friendly & are integrated with Belltown expectation of retail and pedestrian focused uses.



ENLARGED AREA PLAN
Acknowledging that this building is the first Belltown building people encounter walking west on Stewart & walking north on 5th Avenue is crucial to the design development.

OVERALL AREA PLAN
The site is located on the southeast corner of the Belltown neighborhood boundary immediately adjacent to the commercial core & Denny Triangle. The site is in DOC 2 zone.



Emphasizing the form at this corner provides a welcoming gesture that reinforces the concept of Gateway.



BALCONY STUDY

“The smaller, curvilinear balconies are not effective; look at other options for balconies.” (Comment 5)



Example of slender balconies texturizing a facade in a similar way (*Tower in Vancouver, BC*)

Slender “Julliette” Balconies in Seattle

Smaller balconies are becoming much more common in Seattle. Providing opportunities to add texture to building facades and some minimal outdoor space for residents.

Without Balconies

-Lack of connection between corner massing & rest of building



With Balconies

-Tying the corner mass & the adjacent surfaces together produces a more unified design

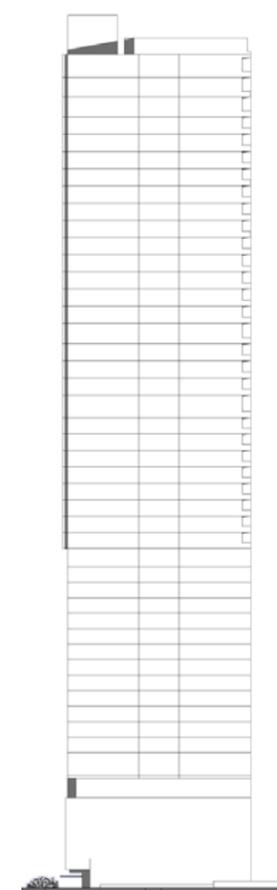
-Reflects Residential use



Balconies integrate the corner with the adjacent facades, creating a more cohesive design.

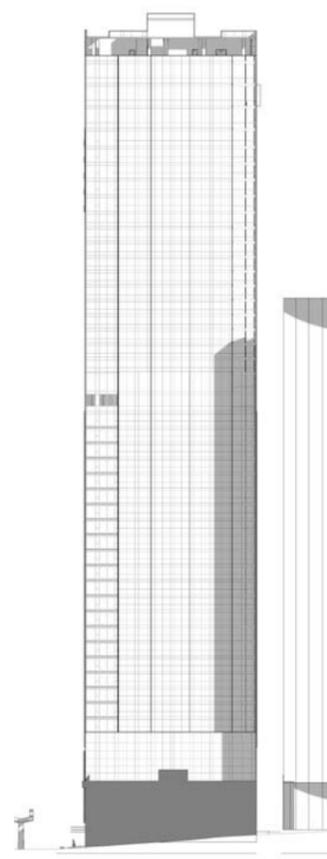
“The west and north facades deserve a higher level of attention to design and interest.” (Comment 10)

“The north façade remains troublesome. The building should offer a 360 degree perspective.” (Comment 6)



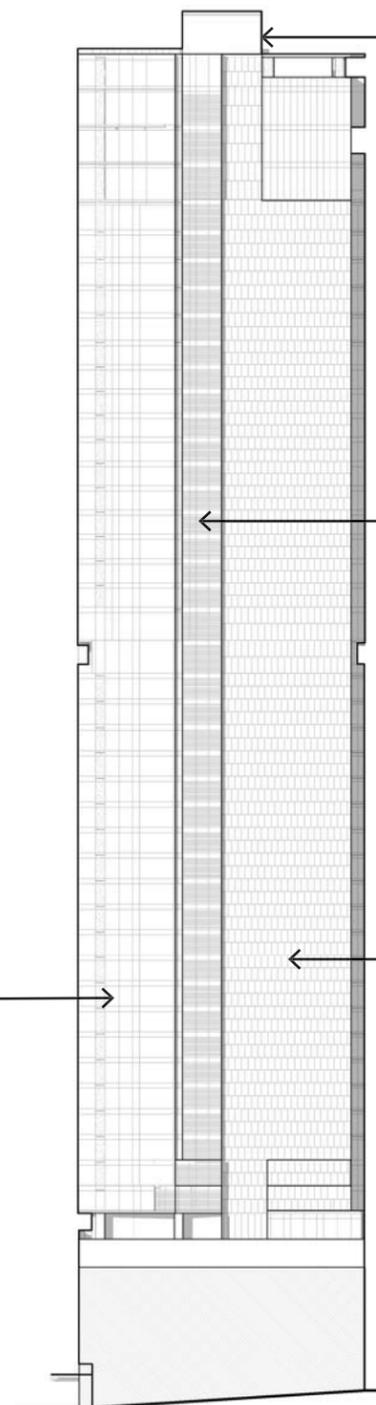
EDG #1 North Facade

Lack of mass & material definition on entire north facade.



EDG #2 North Facade

A big improvement from the EDG #1 design, but still needing a more in-depth understanding of the materials & modulation that will define this unique building facade.



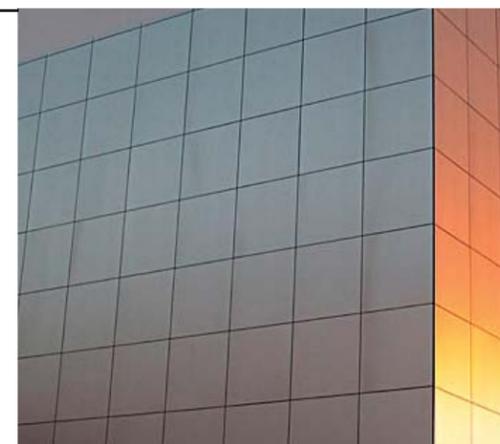
EDG #3 North Facade



Green Wall Example

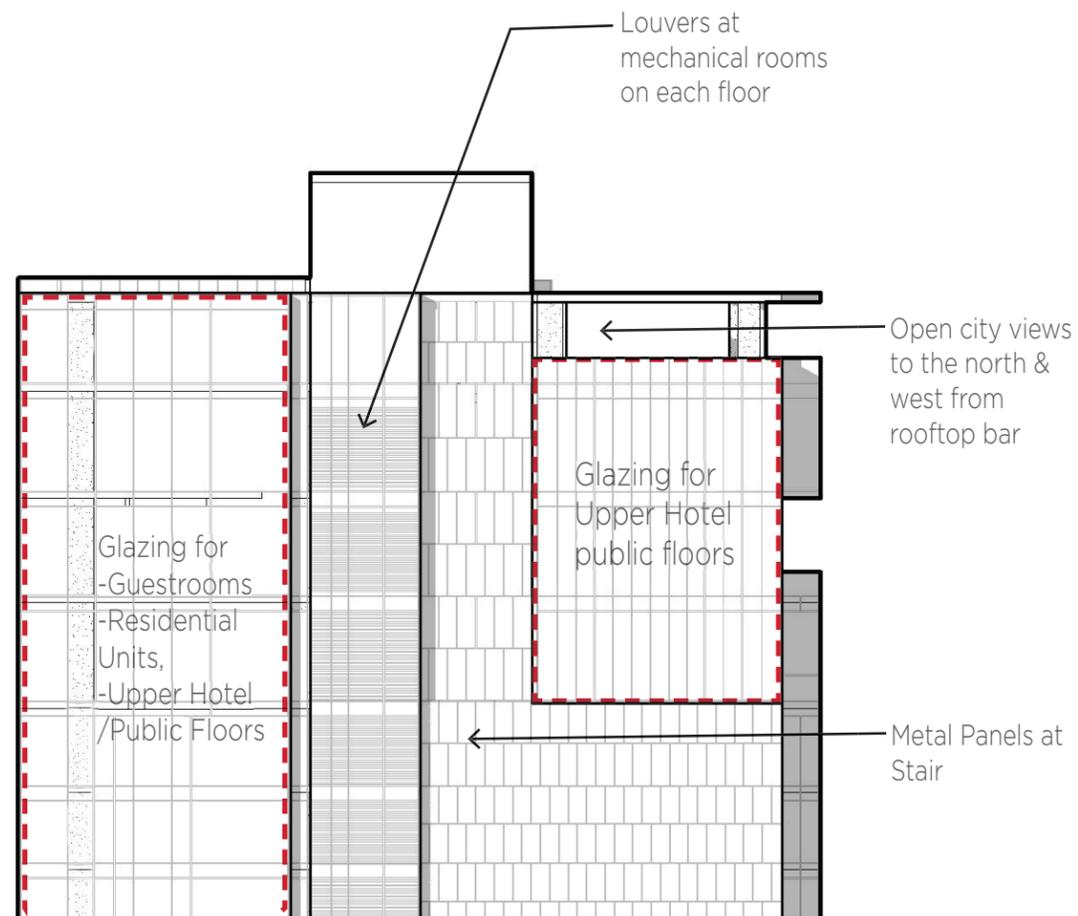


Mechanical Louver Example



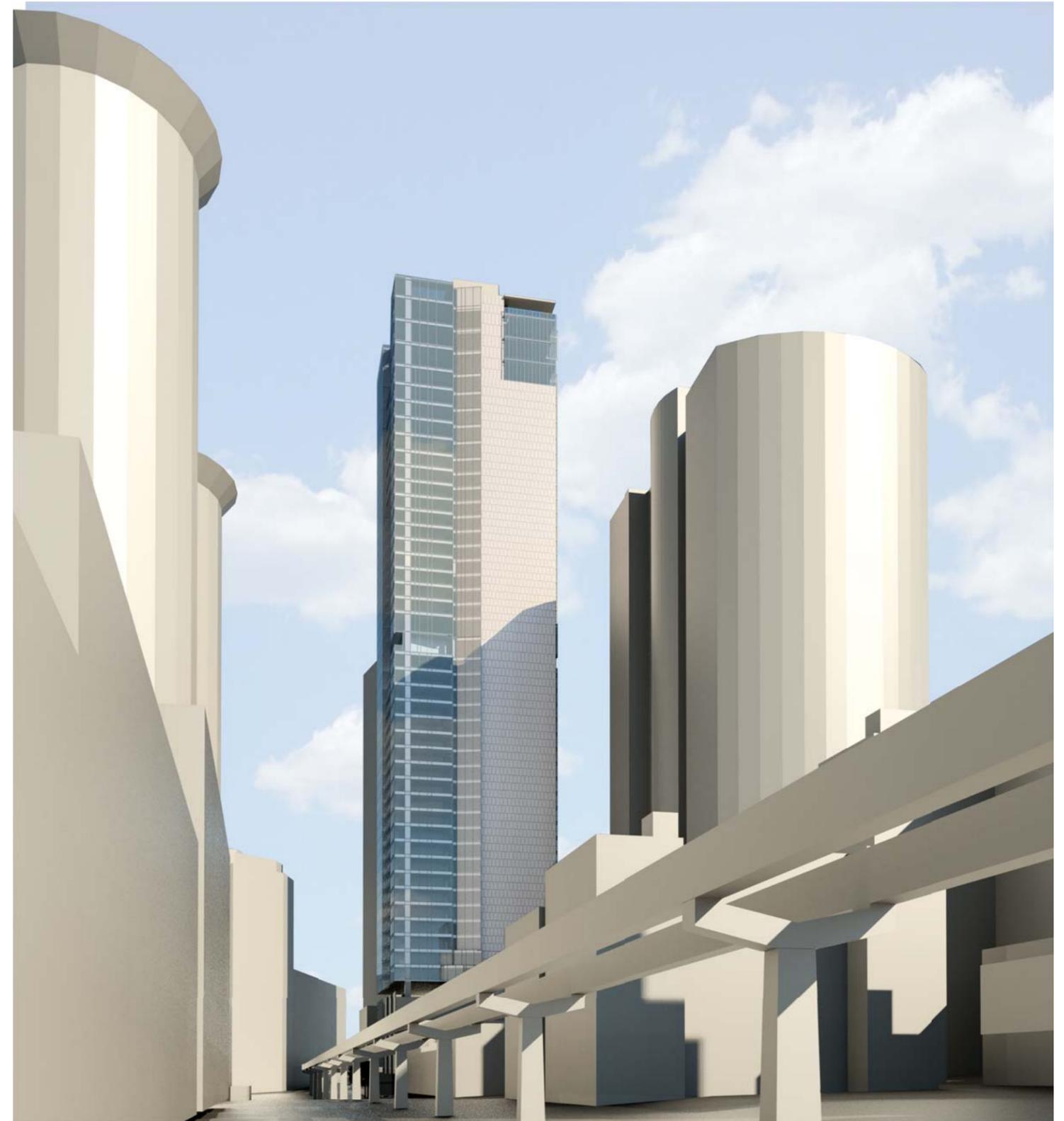
Metal Panel Example

NORTH FACADE

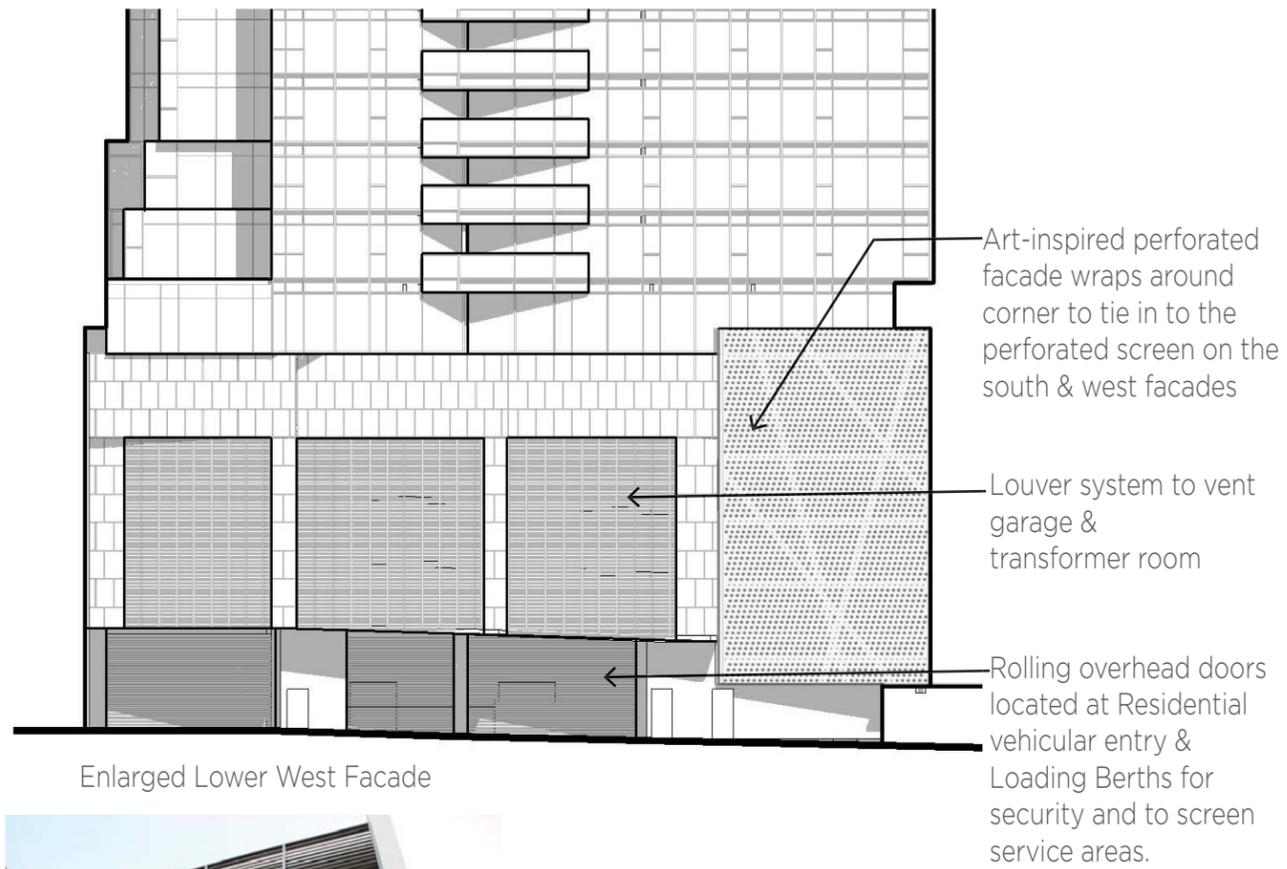


Enlarged Upper North Facade

The north facade has a strong vertical glass element to take advantage of the corner views. The continuous vertical louvers for the mechanical floors are angled away from the neighbors & provide visual relief. The remaining building is clad in metal panels that match the other facade cladding.



View Along 5th



Similar Louver Application



View Along Stewart Street

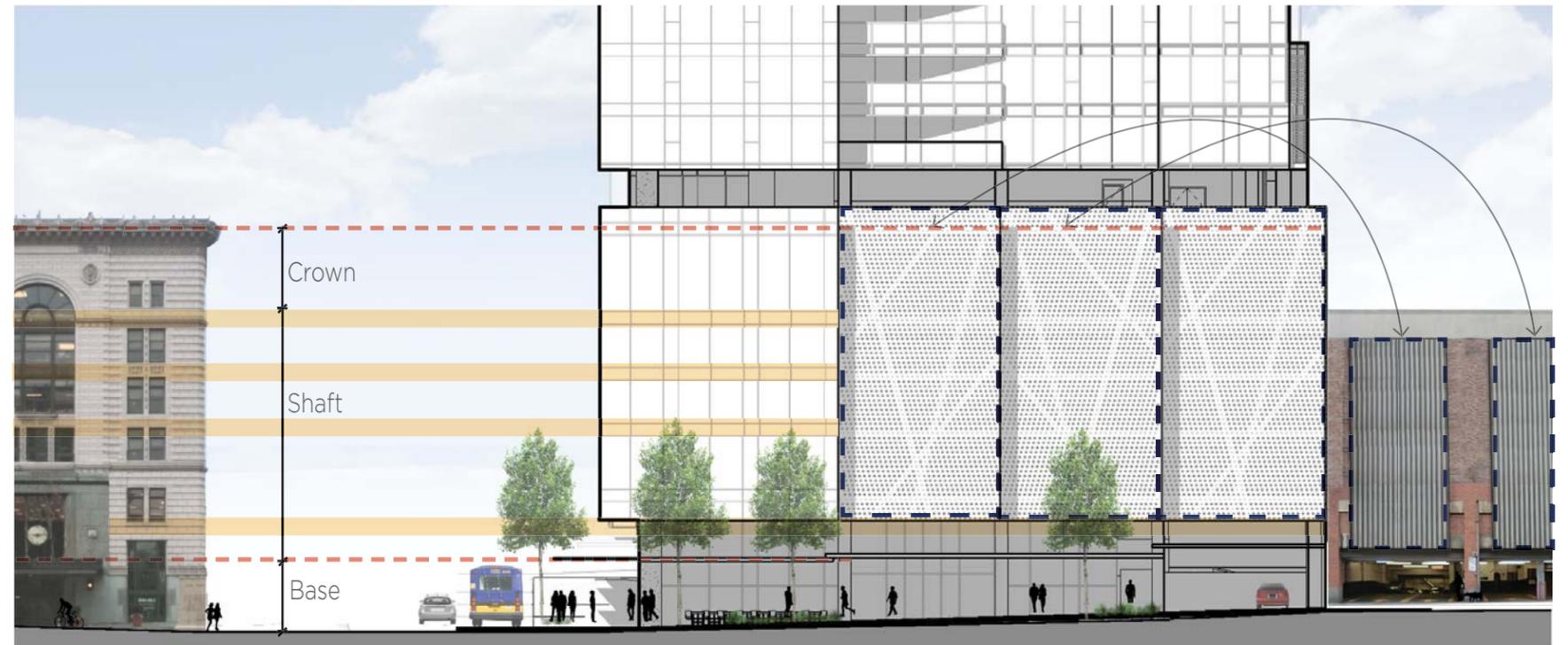
CONTEXT ANALYSIS

"Take note of context; there are superb examples of rhythmic structural bays, windows and so forth on the Centennial and Times Square buildings."

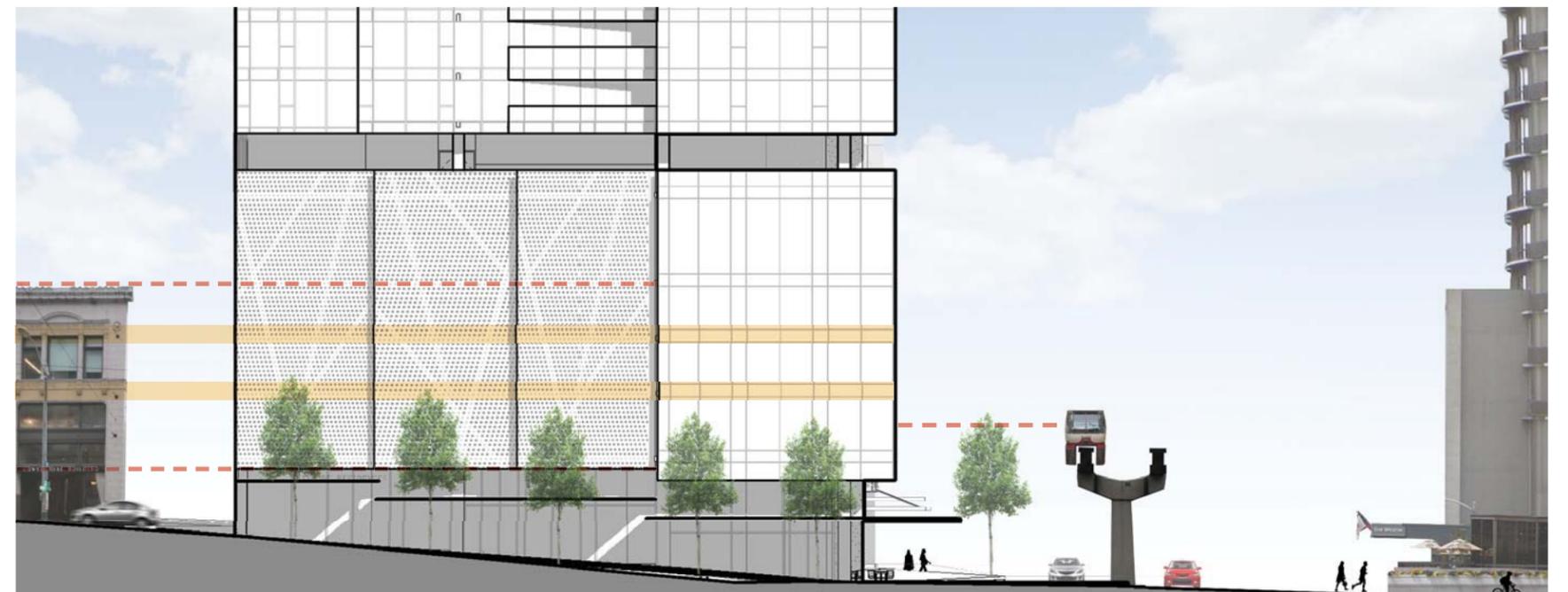
(Comment 9)

Connecting to the Times Square Building

The Times Square Building, located across the street from the site, is a very important historical landmark in Seattle. Because of that, it is necessary to respect it in the design of the proposed building. Both the Podium of the proposed building and the Times Square Building are similar in height & follow similar window spacing. The Times Square Building also follows the basic classical composition of a building which divides the building into 3 distinct sections: Base, shaft, & entablature. The proposed building respects that order by having the ground floor be the base, the screened parking garage be the shaft, and then have a pronounced crown on the top of the podium that relates to the cornice across the street. The window treatment & facade color will also respect the Times Square Building as well.

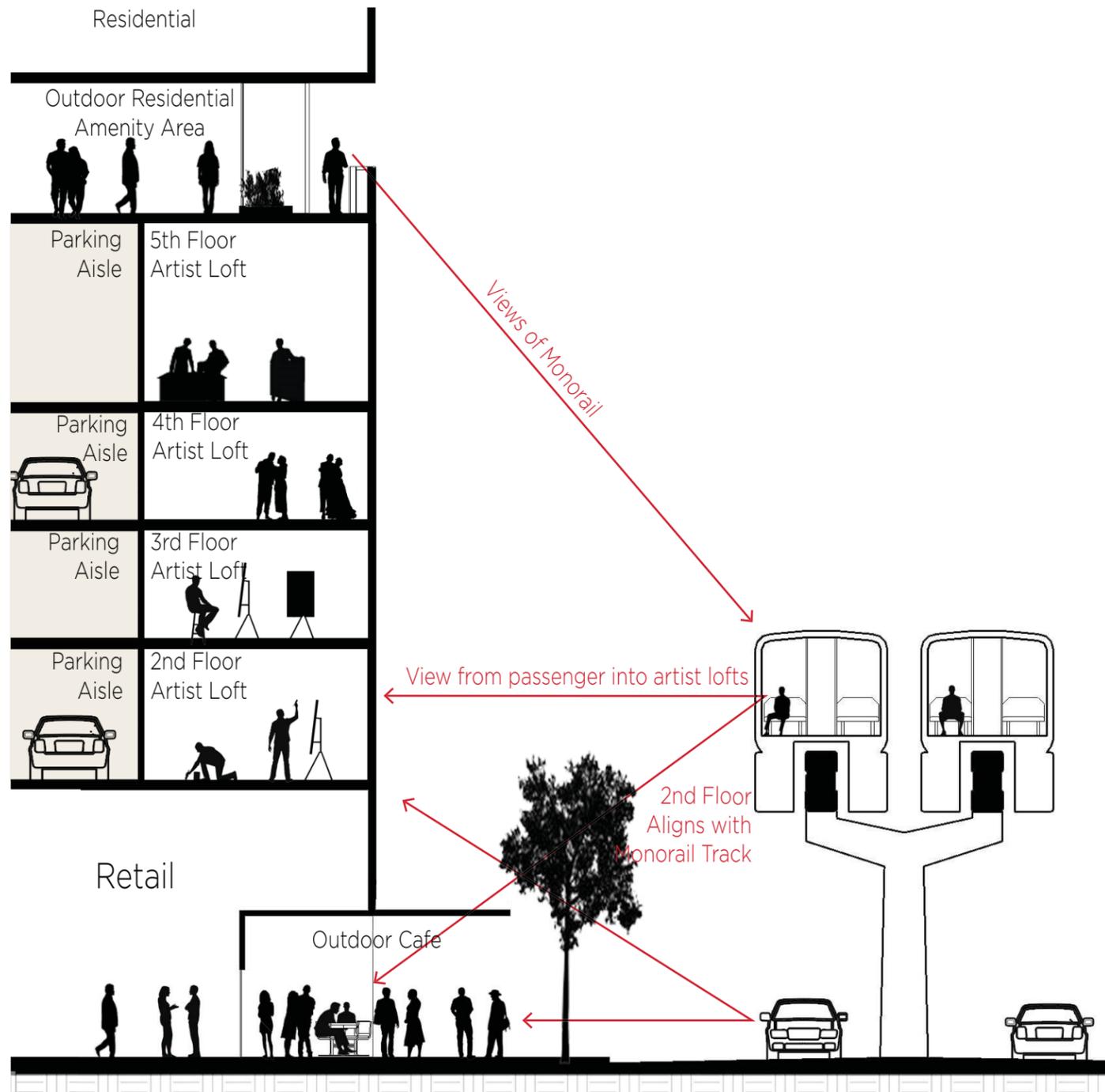


East Elevation



South Elevation

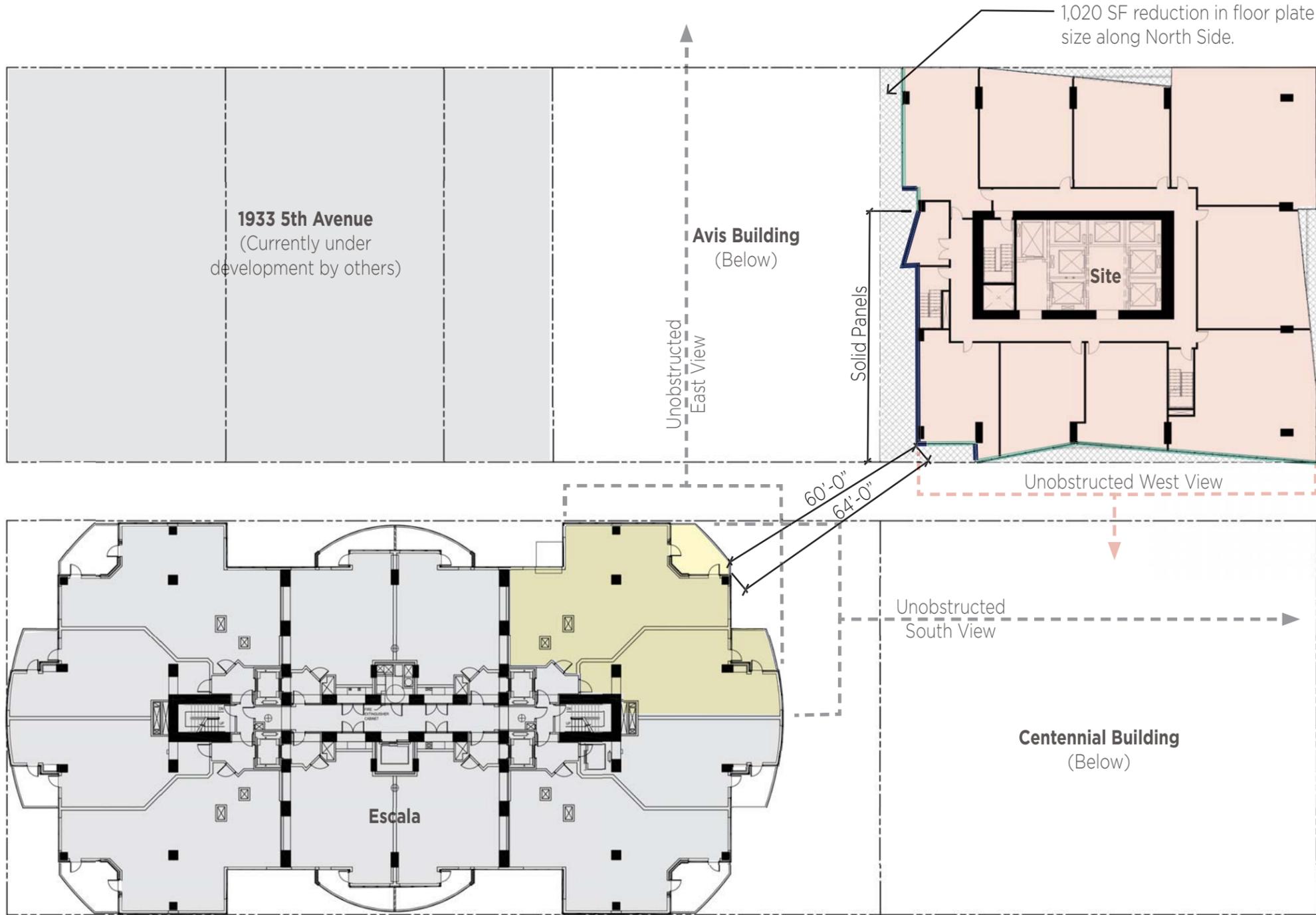
“Take note of context.”
(Comment 9)



View from Monorail Approaching the site

Providing the passengers an up-close view of a vibrant art-inspired facade screen & direct views into actual artist studios would be an enormous improvement on the existing monorail ride through the west side of this area, which is mainly composed of vacant office space & parking facilities.

CONTEXT ANALYSIS - VIEWS

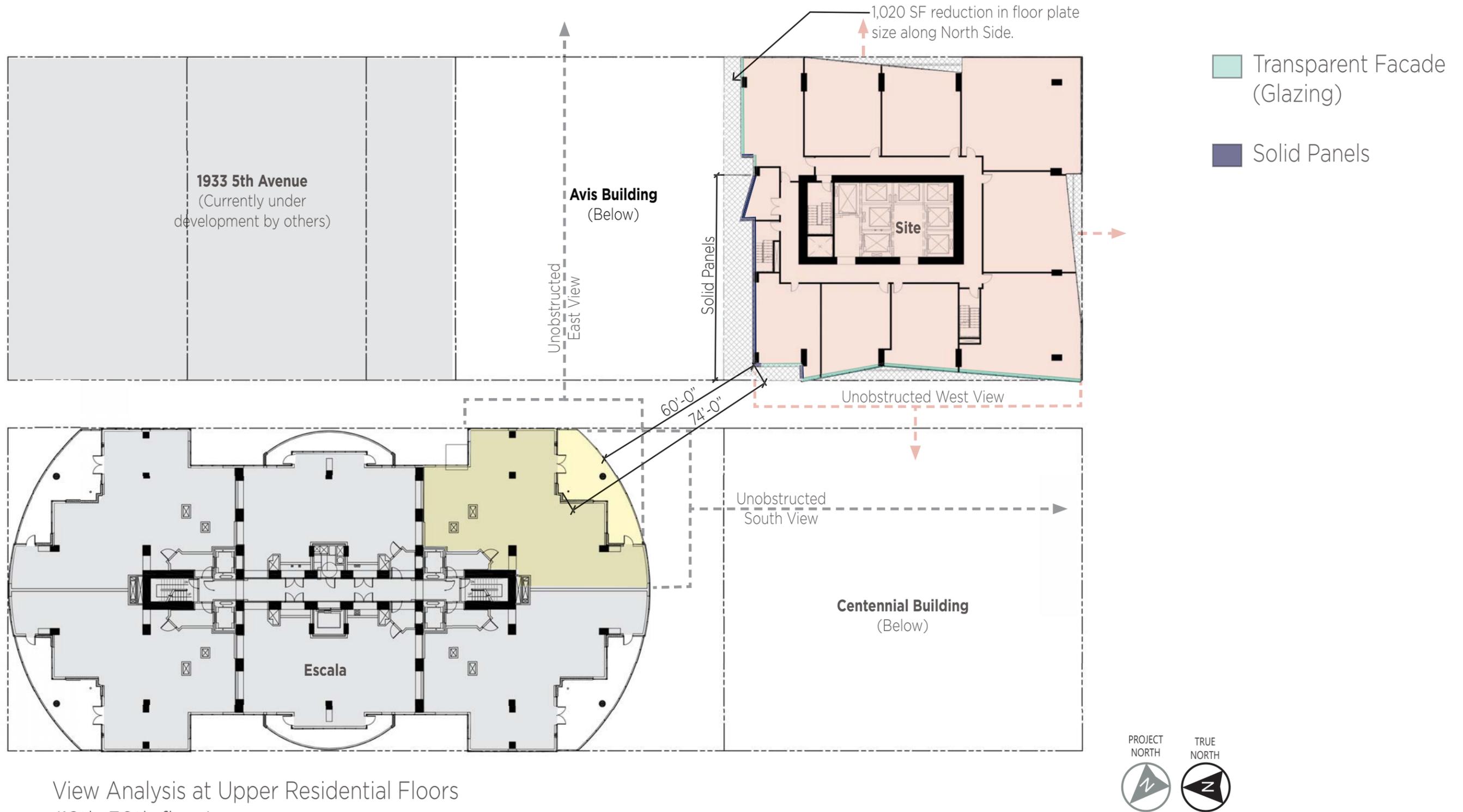


- Transparent Facade (Glazing)
- Solid Panels
- Unenclosed Area



View Analysis at Lower Residential Floors (7th-18th floor)

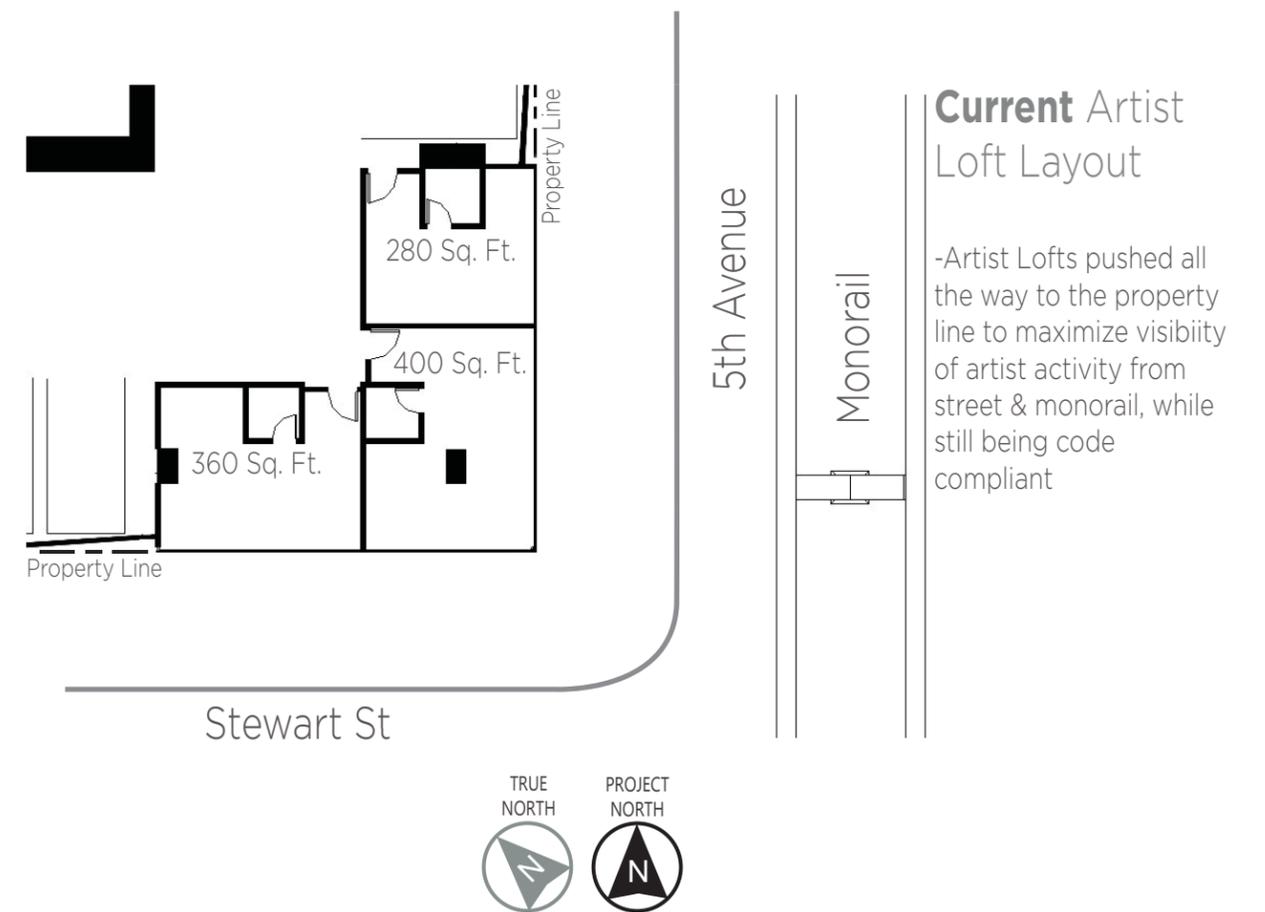
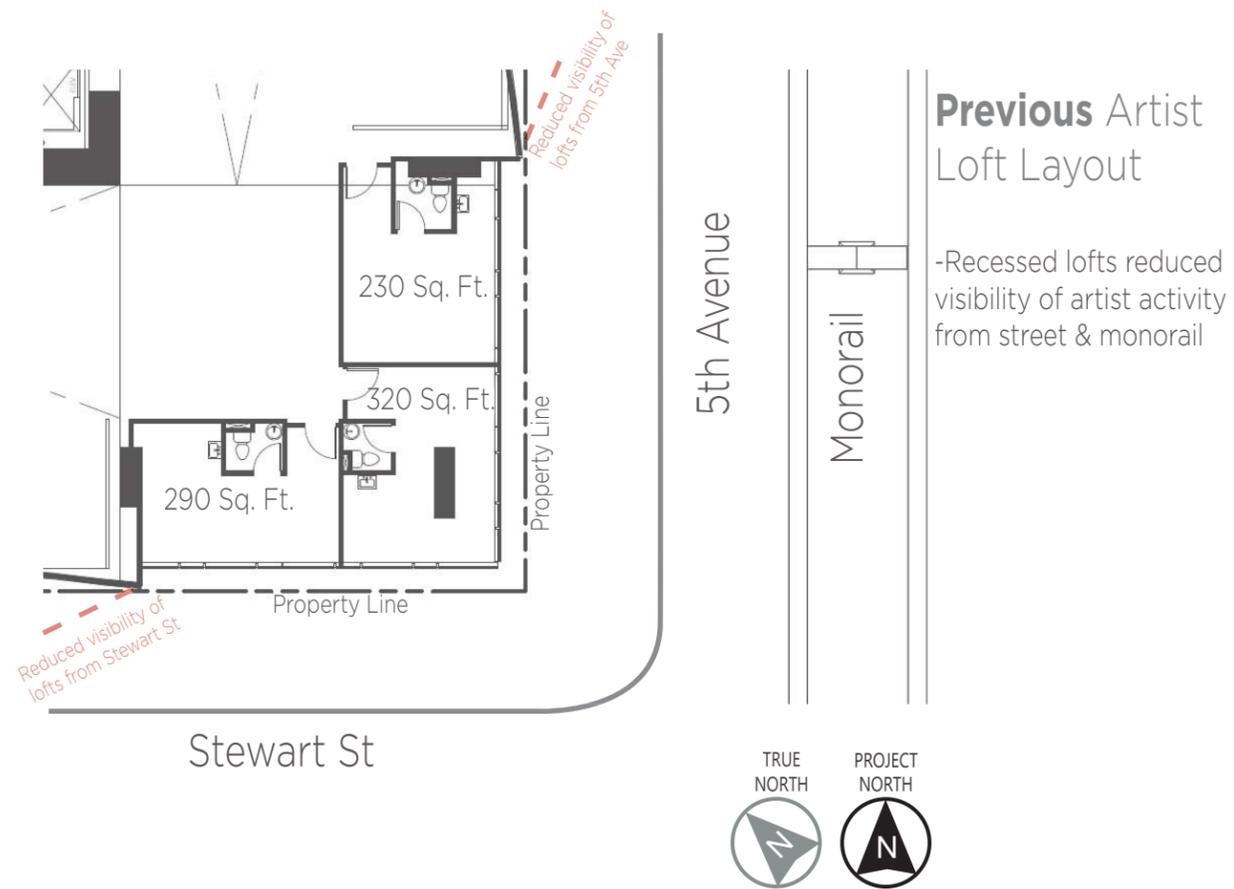
CONTEXT ANALYSIS - VIEWS



View Analysis at Upper Residential Floors
(19th-30th floor)

ARTIST LOFT STUDY

“Artist lofts should be pushed forward over, not away, from the corner to create better viability and evening visibility.” (Comment 13)



“Artist lofts should be pushed forward over, not away, from the corner to create better viability and evening visibility.” (Comment 13)

Alternate Artist Loft Layout

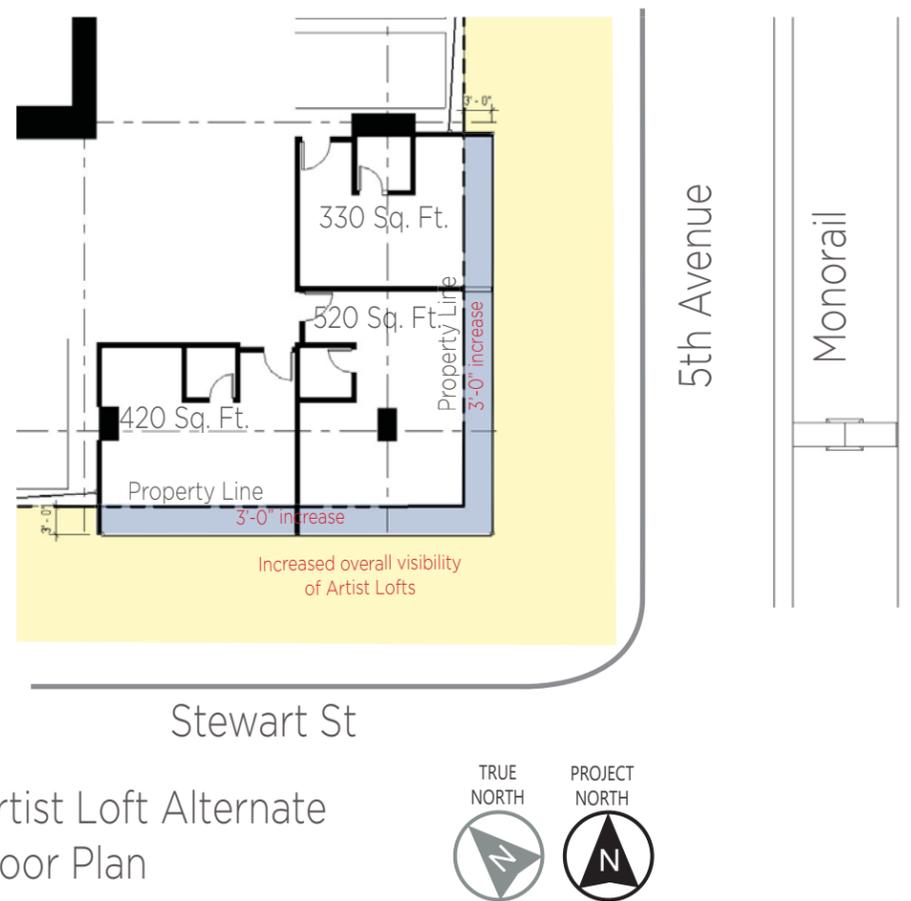
In this alternate scheme, the lofts are extending 3'-0" over the property line.

PROS:

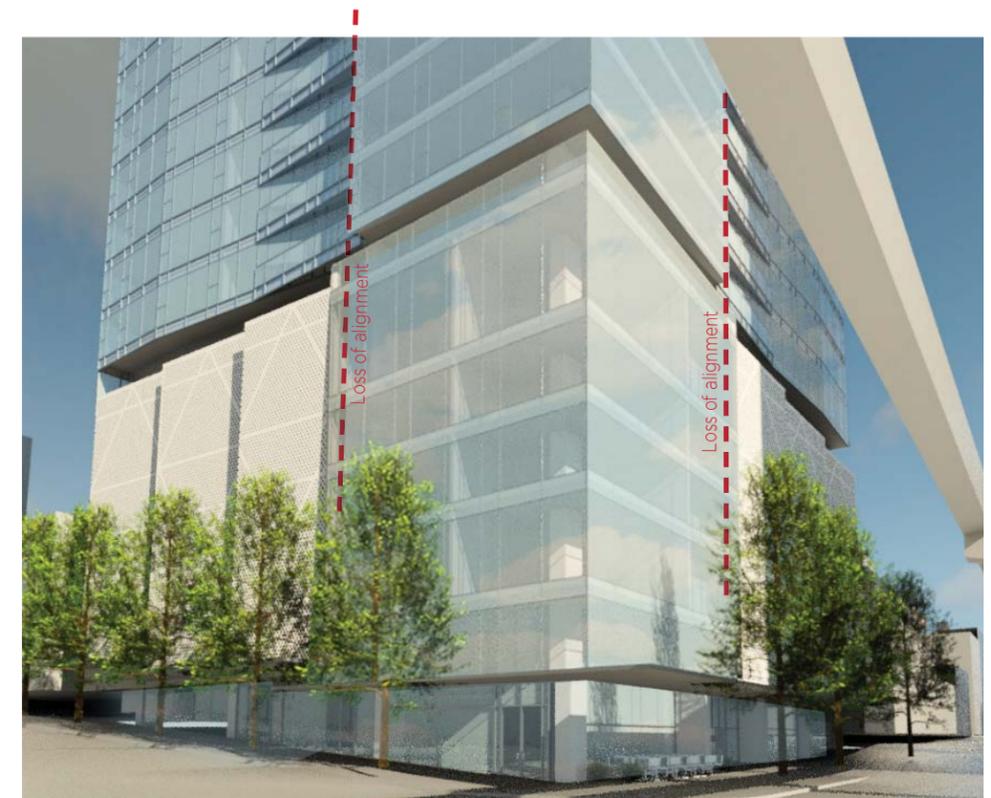
- More floor area in the artist lofts
- More floor area on the balcony above
- Greater overall visibility of the artist lofts
- More captivating corner massing from the street level

CONS:

- Requires a design departure to extend the lofts over the property line
- The corner mass of the tower & the base no longer align, interfering with one of the core design-integration concepts of this project



Artist Loft Alternate Floor Plan



Artist Loft Alternate View

STREET LIFE STUDY

“Employ design strategies and incorporate architectural elements that reinforce Belltown’s unique qualities.” (Comment 14)



Existing Streetscape

The existing streetscape is in dire need of more activation. With over 50% of both Stewart & 5th Ave facades dedicated to retail, one can see that this project will bring a big improvement to the street life in the area. The indoor and outdoor dining areas will significantly improve the vibrancy of this corner at street level.

Corner Cafe



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

(Comment 11)



View of active retail life on 5th Ave

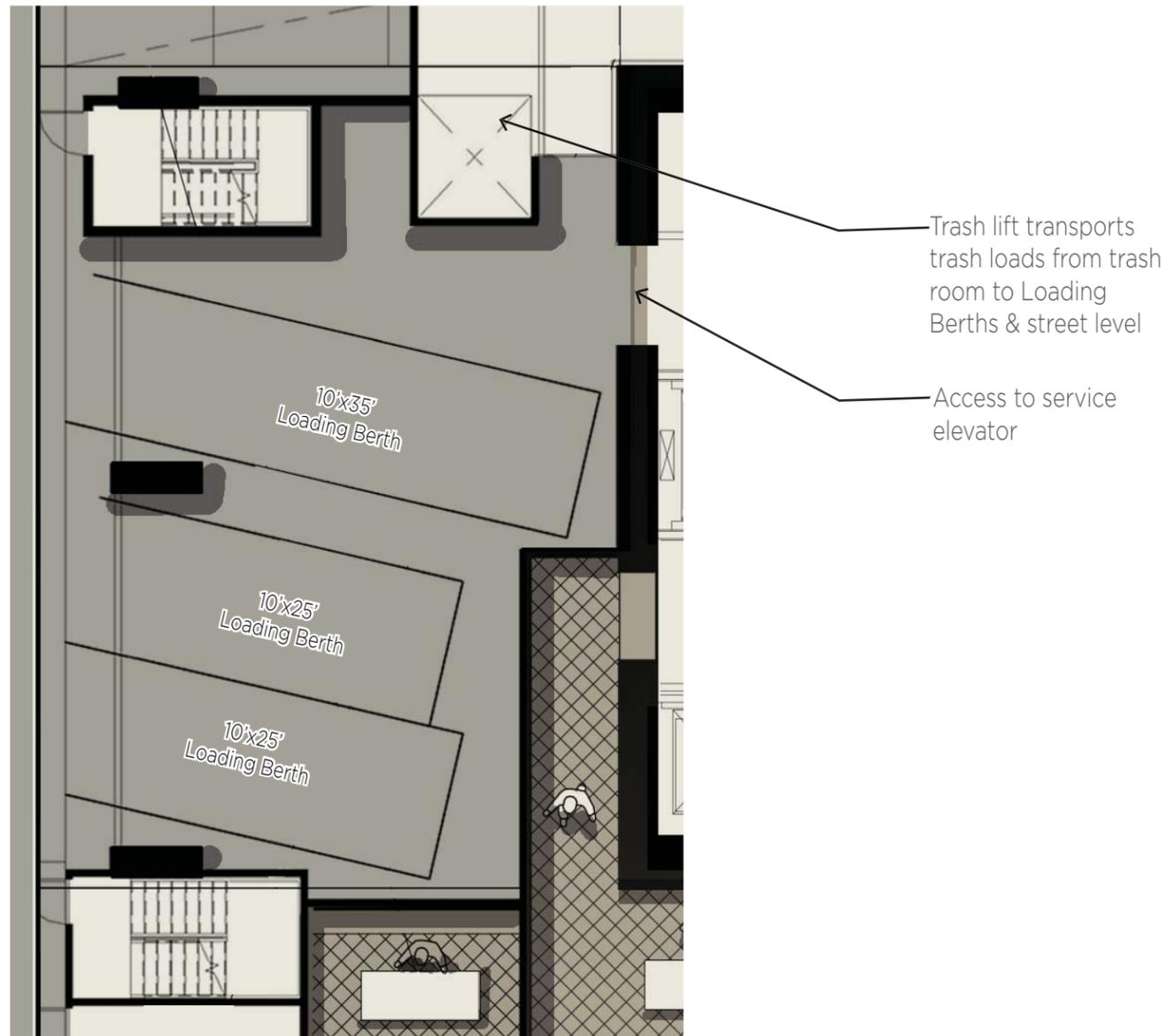


View of active retail life on Stewart Street

LOADING BERTHS

“Provide a analysis & explanation of how the building could be served by the loading berths provided.”

(Comment 15)



Loading Berth Requirements (Per SMC 23.54.035 Table A)

Low Demand	GFA
Hotel/Hotel Support	140,504
60,001 - 160,000 GSF	<u>2 Berths Required</u>
Medium Demand	GFA
Restaurant/Bar	9,600
Entertainment Lounge	11,500
Rooftop Bar	11,200
Street Level Retail	3,000
Total	35,300
10,000 - 60,000 GSF	<u>1 Berth Required</u>
	<u>3 Total Berths Required</u>
	1 @ 35'-0"; 2 @ 25'-0"

23.54.035 - Loading berth requirements and space standards

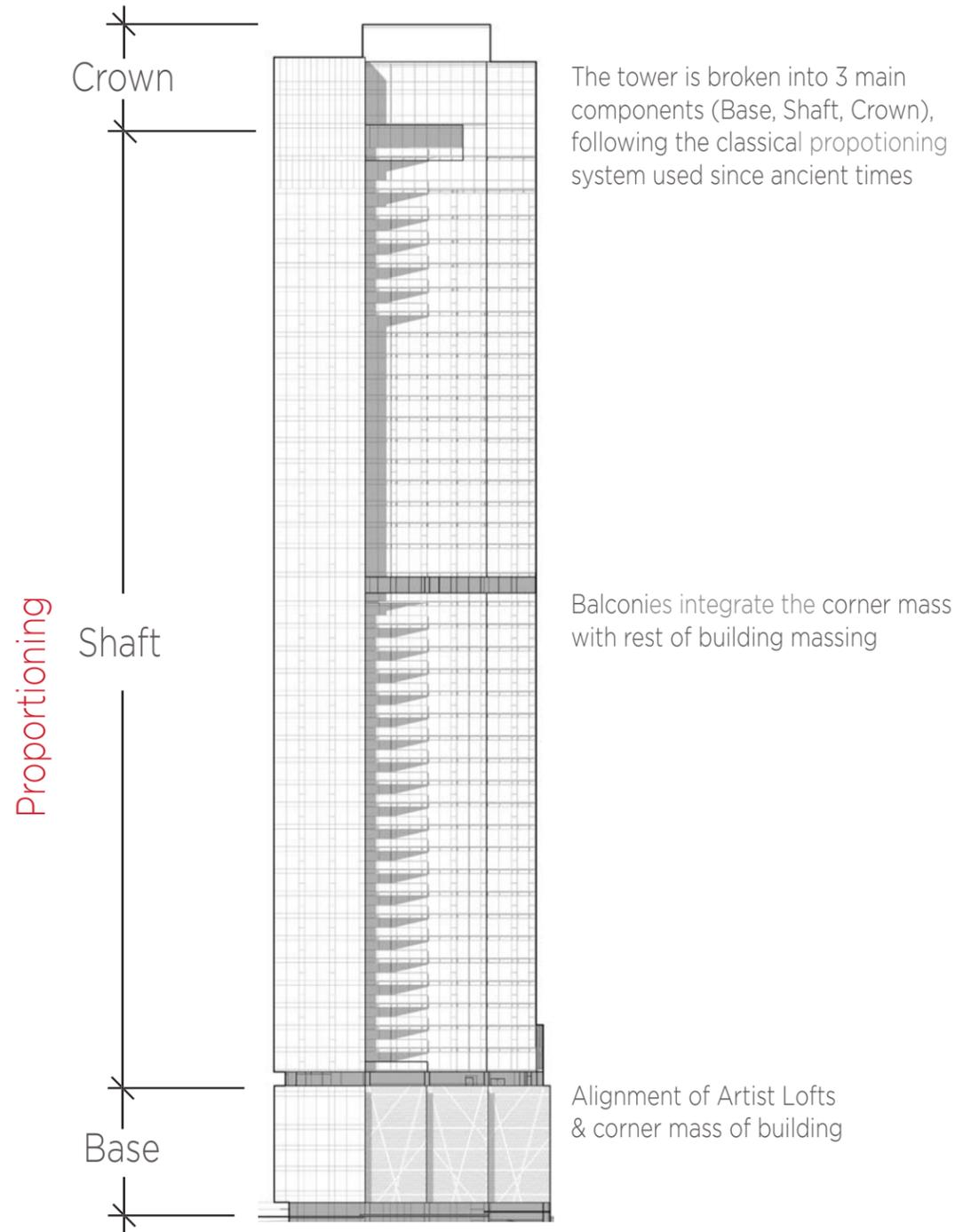
23.54.035C. Standards for Loading Berths.

1. Width and Clearance. Each loading berth shall be not less than ten (10) feet in width and shall provide not less than fourteen (14) feet vertical clearance.
2. Length.
 - b. Low- and Medium-demand Uses. Each loading berth for low- and medium-demand uses, except those uses identified in subsection C2d, shall be a minimum of thirty-five (35) feet in length unless reduced by determination of the Director as provided at subsection C2c.
 - c. Exceptions to Loading Berth Length. 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.**

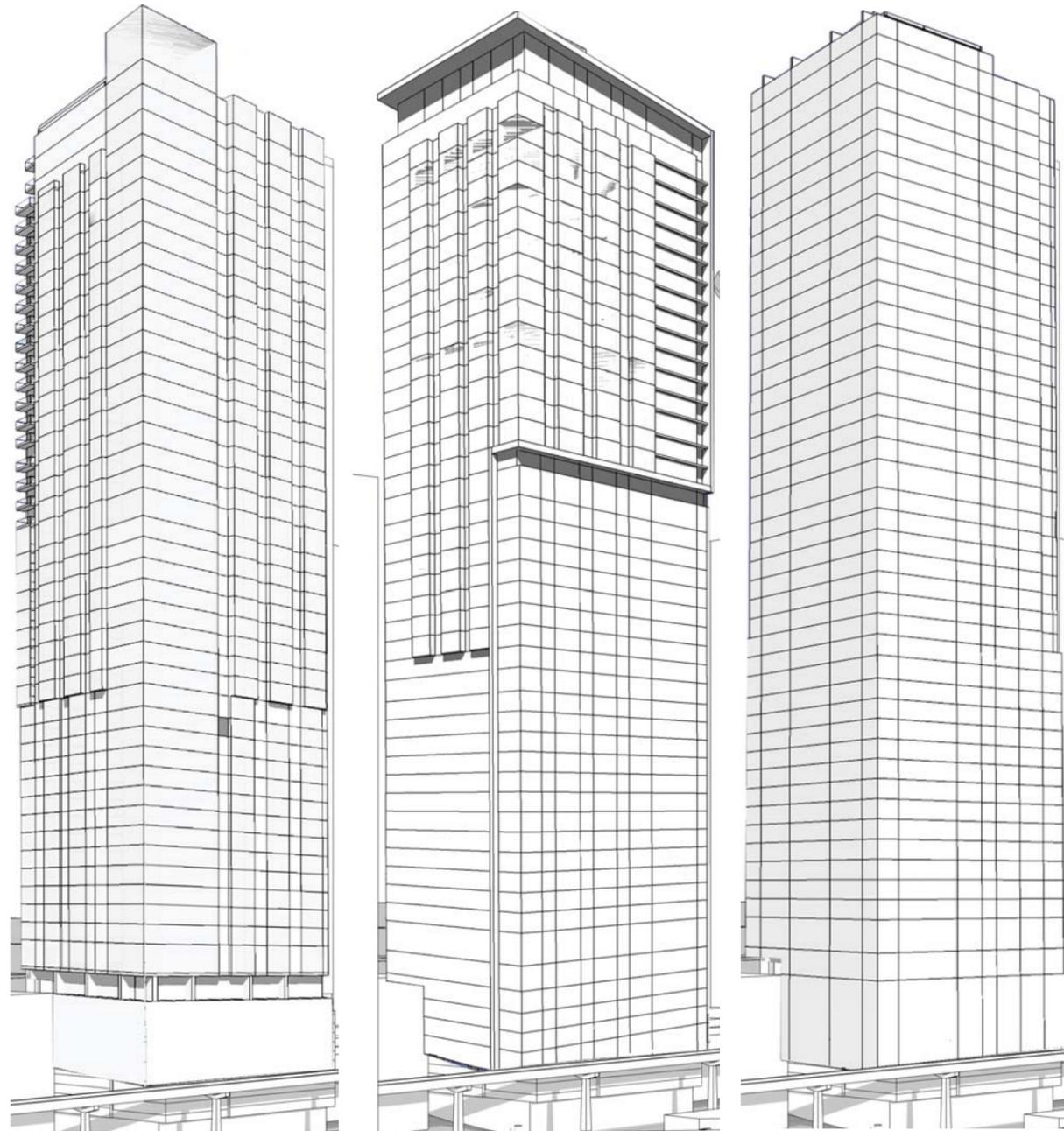
The hotel will have deliveries for food, beverages, linen/ laundry, cleaning supplies, guest supplies and office supplies on a regular basis with occasional deliveries for maintenance and equipment. With the exception of linens, all deliveries will be provided by vendors with trucks of 25' in length or less. Linen supplies may come in a truck 26' in length and will be delivered after 10pm.

“ More can be done to ensure building realizes its full potential.” (Comment 7)

“The Board would like to see a bolder gesture to achieve a certain elegance of design.” (Comment 8)



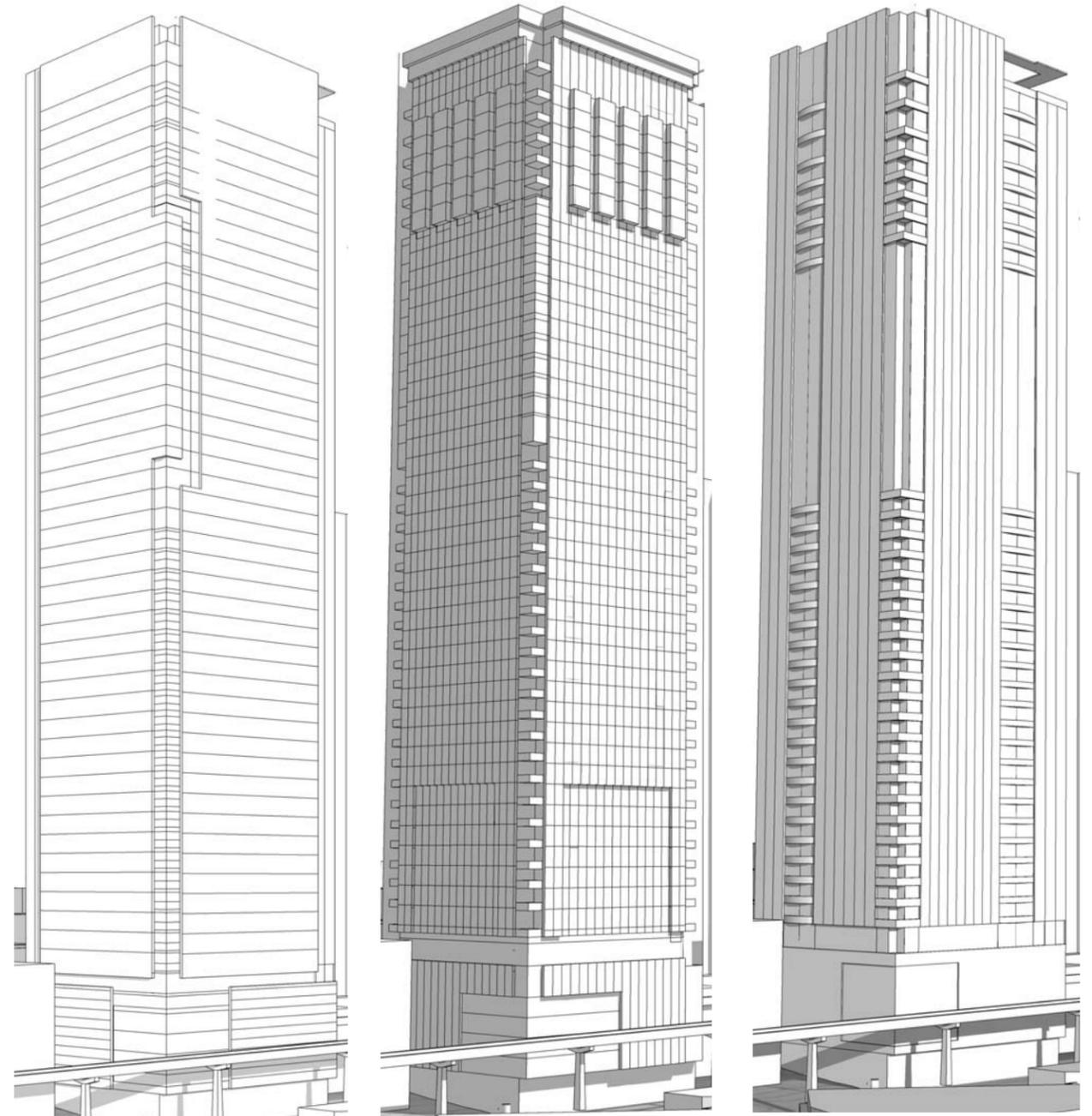
PREVIOUS MASSING OPTIONS



EDG #1 Massing Option 1

Massing Option 2

Massing Option 3



EDG #2 Massing Option 1

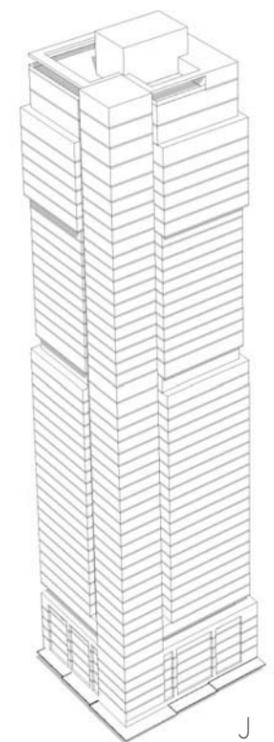
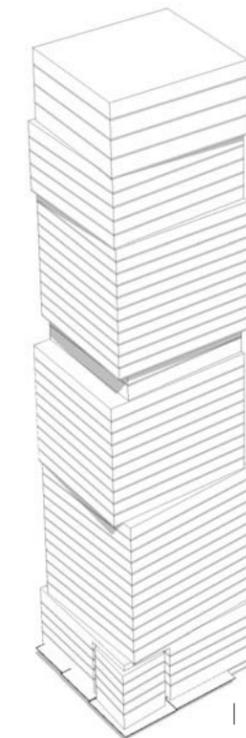
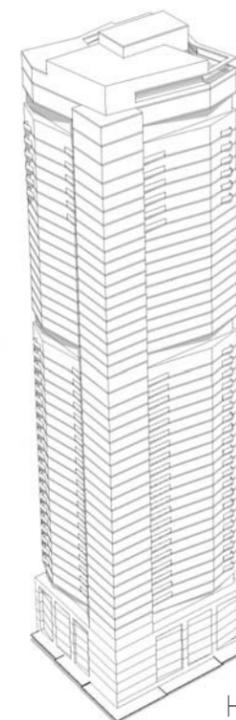
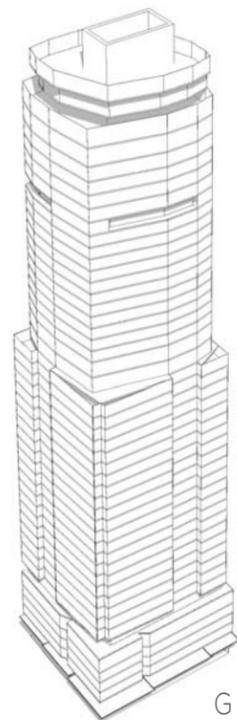
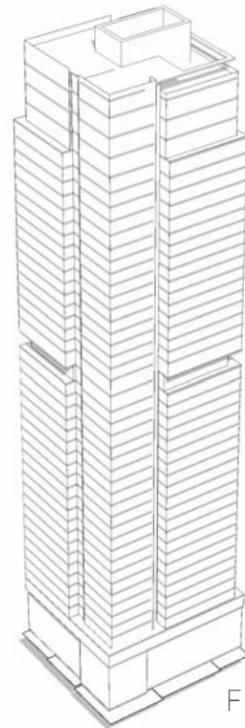
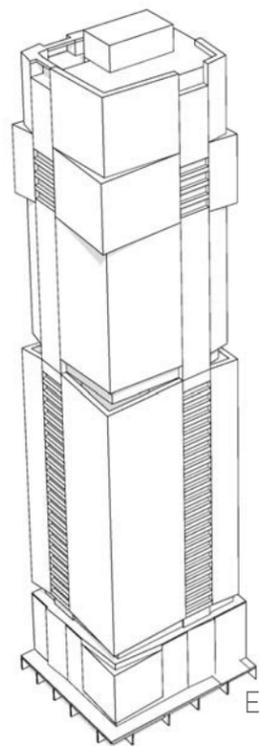
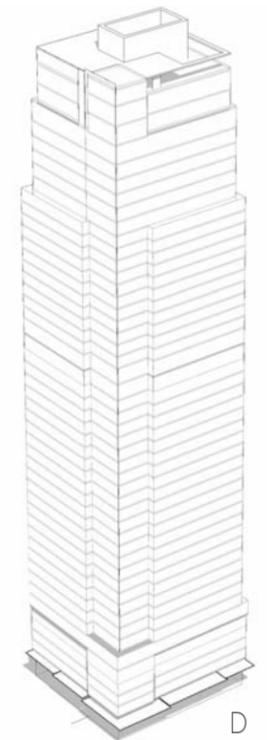
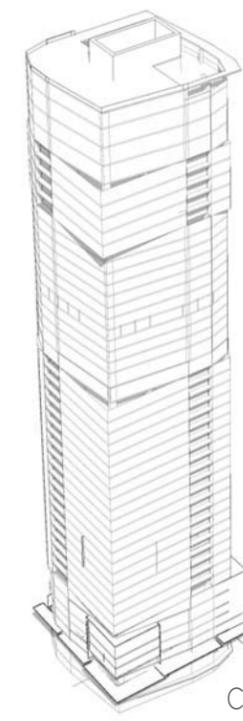
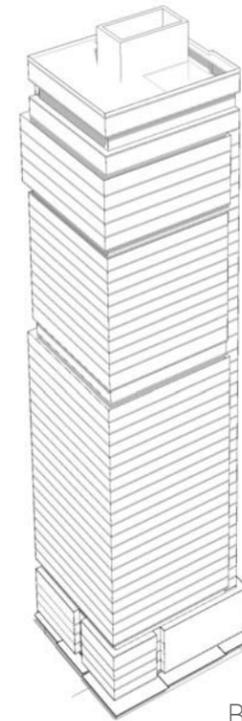
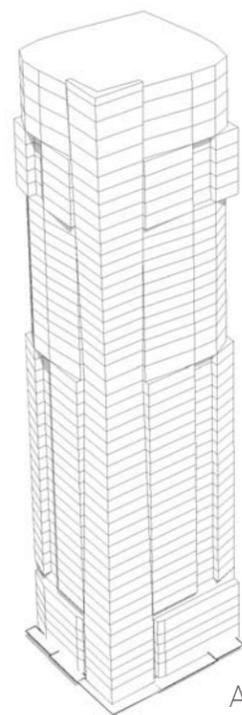
Massing Option 2

Massing Option 3

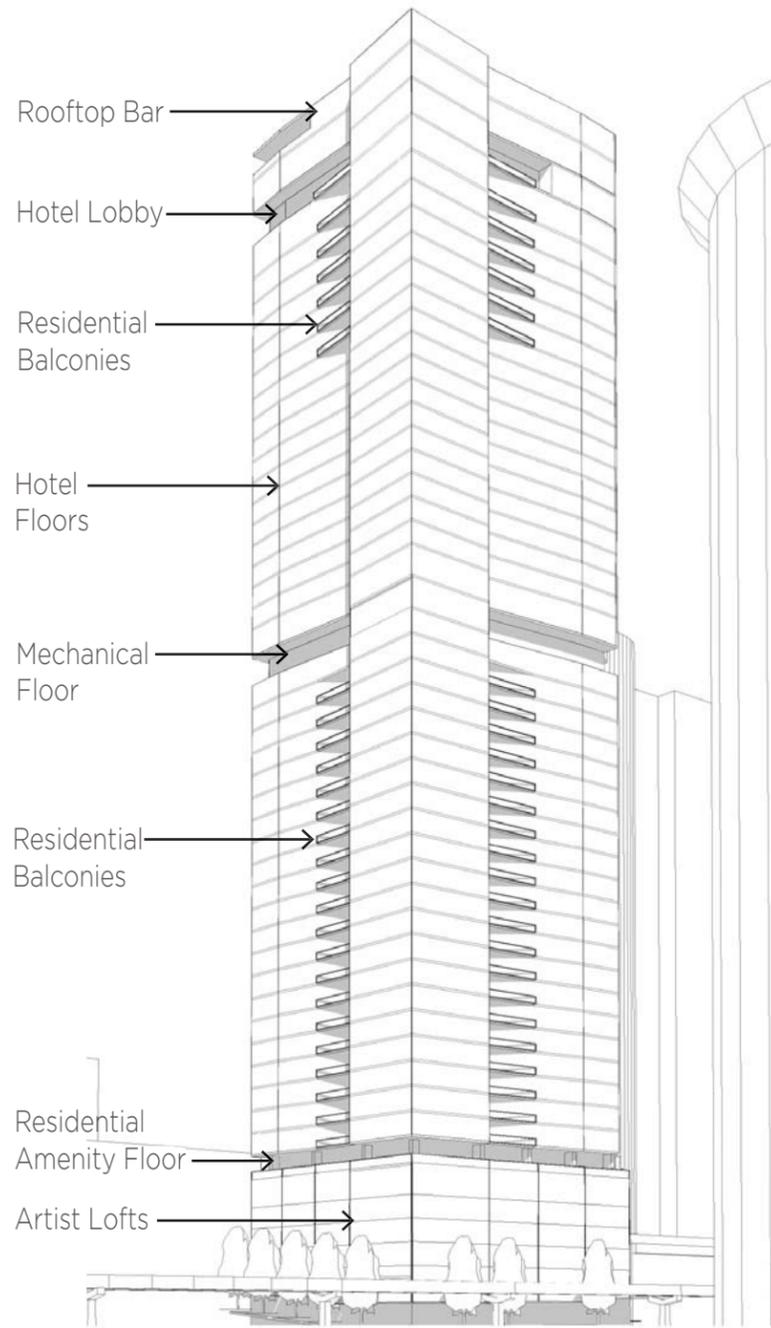
“More significant overall massing schemes should be studied” (Comment 3)

Many massing options were explored to fully evaluate the design intent & explore what is possible when the program and feasibility of the project are not significantly impacted.

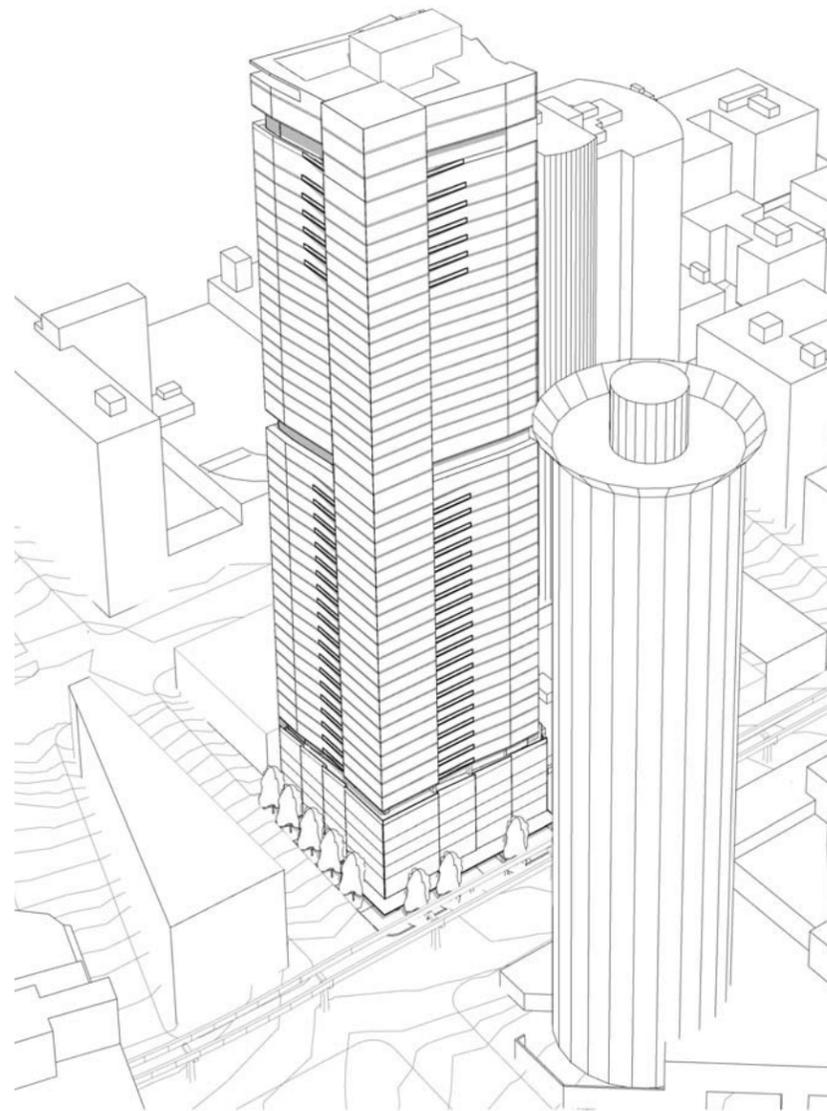
The preferred option and three (3) alternatives were derived from these initial studies.



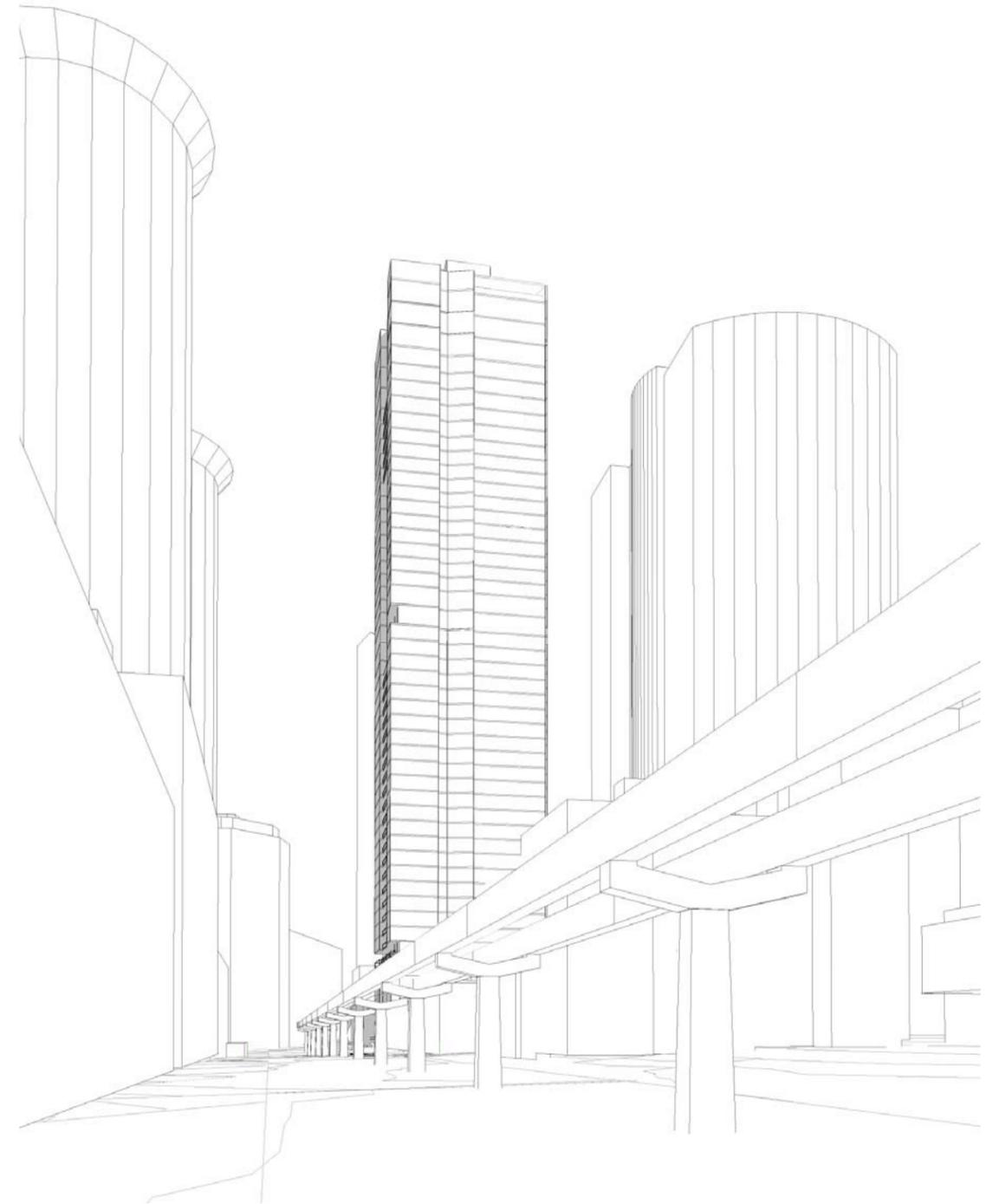
MASSING STUDY 1 (PREFERRED OPTION)



Street View Looking NW From McGraw Square

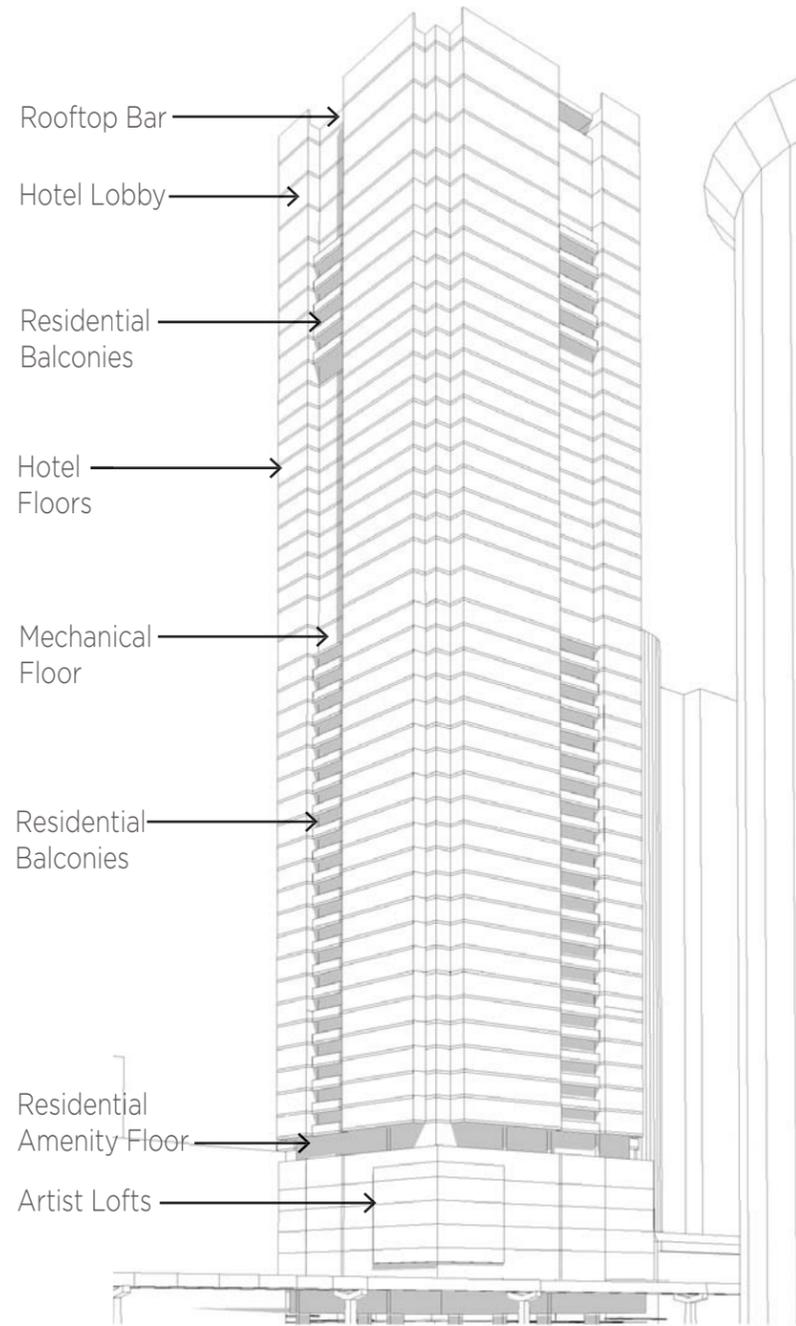


Aerial Looking NW

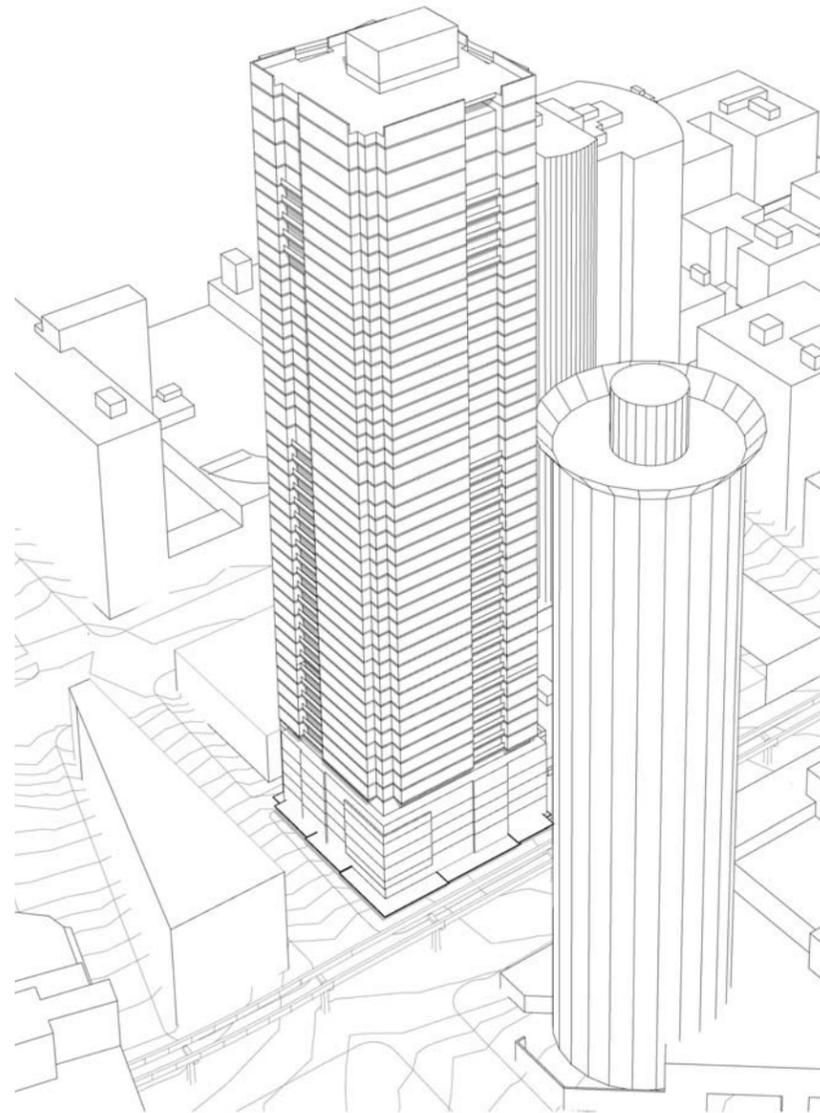


Street View Looking South Along 5th Ave

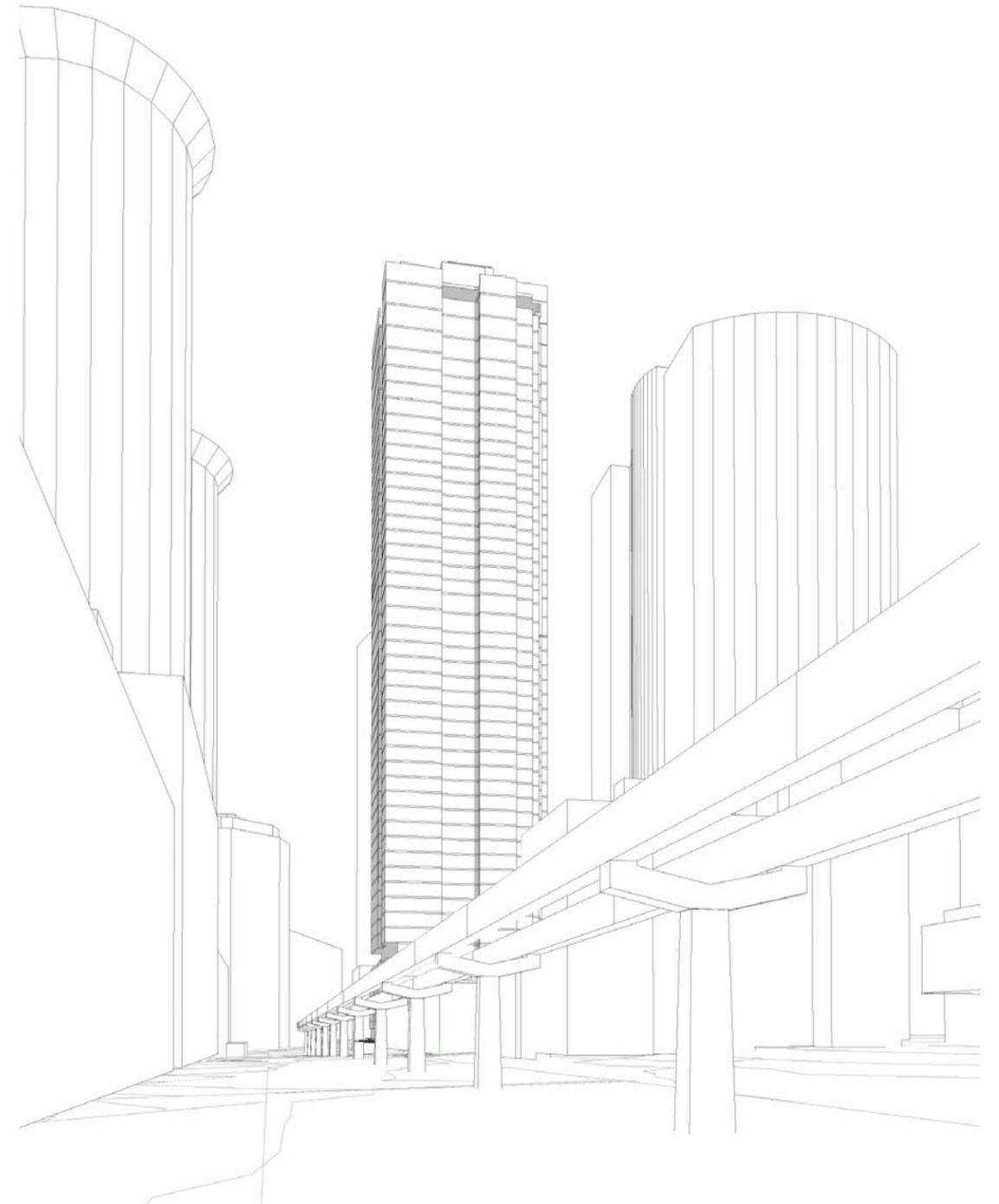
MASSING STUDY 2



Street View Looking NW From McGraw Square

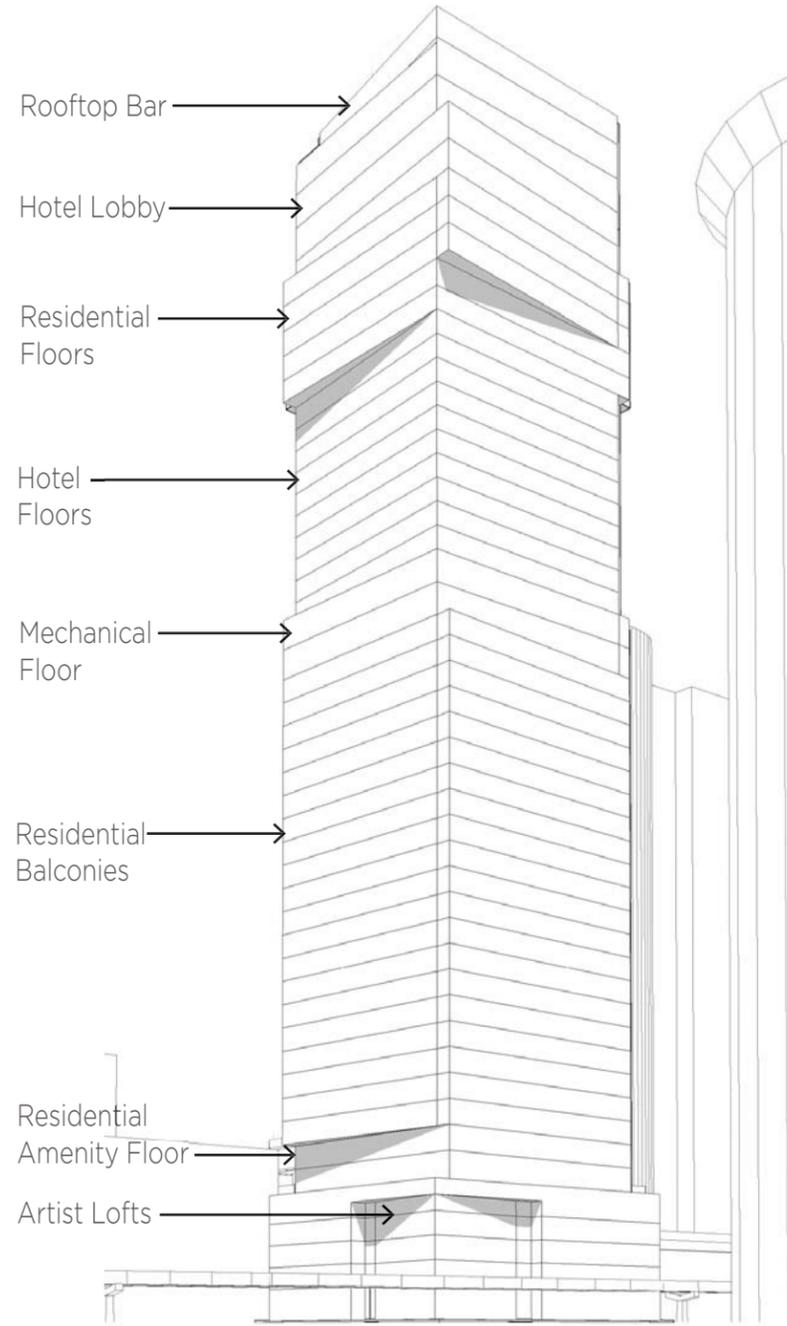


Aerial Looking NW

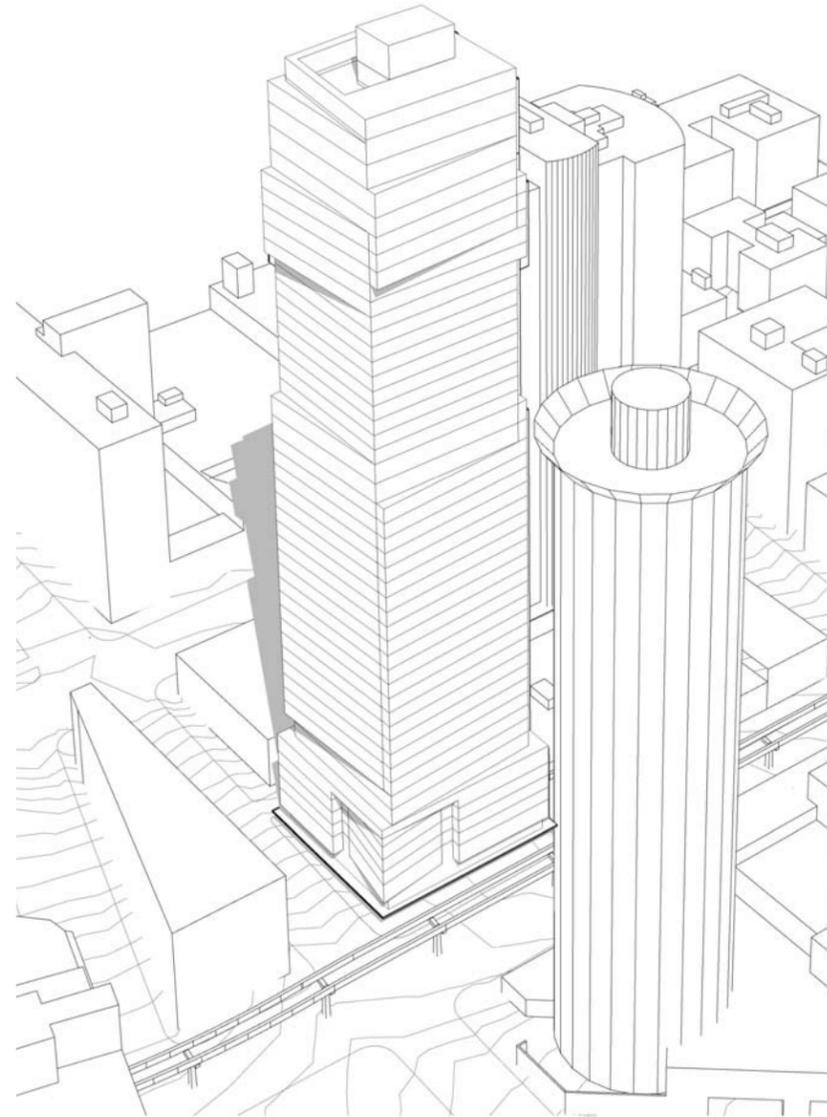


Street View Looking South Along 5th Ave

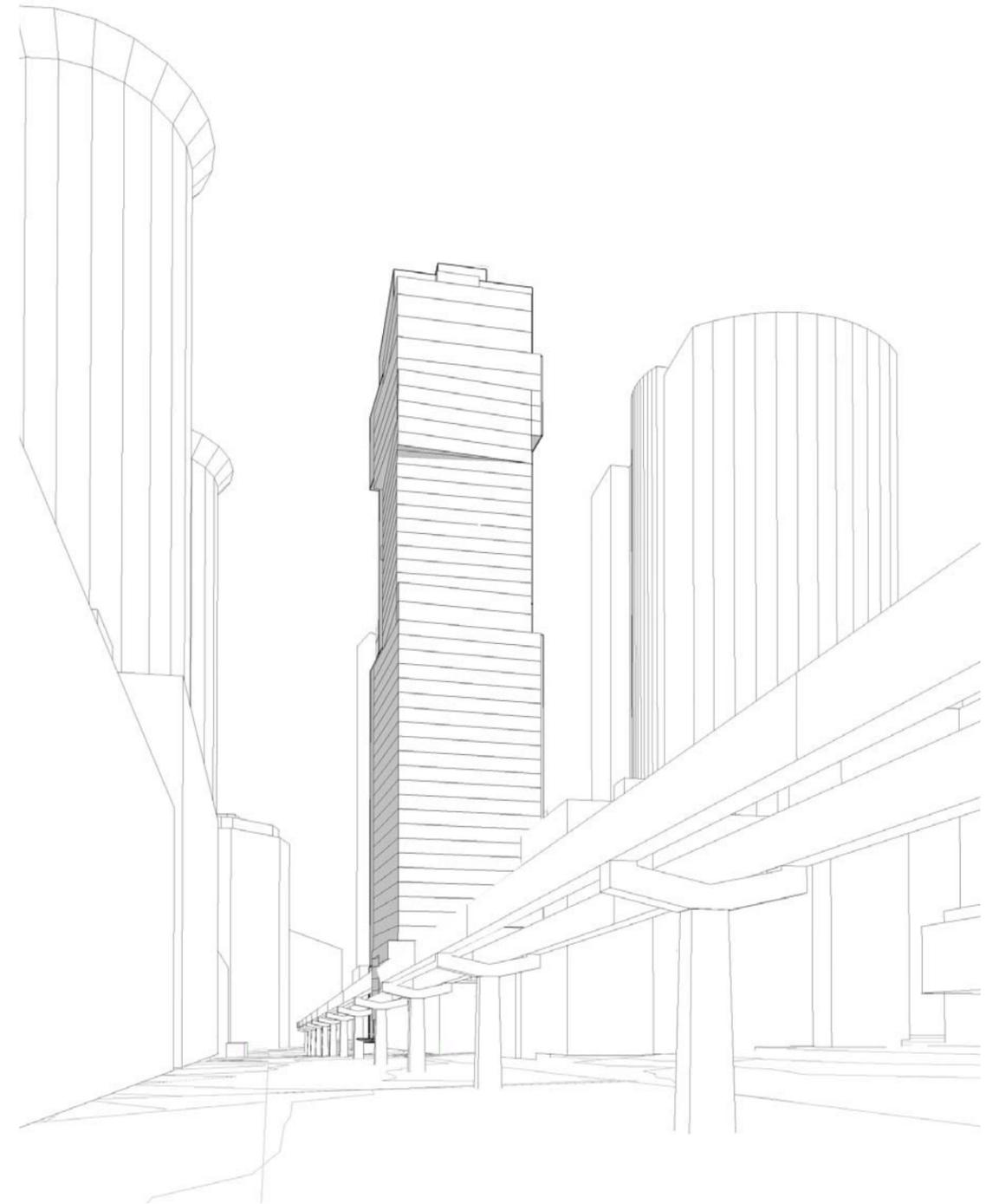
MASSING STUDY 3



Street View Looking NW From McGraw Square

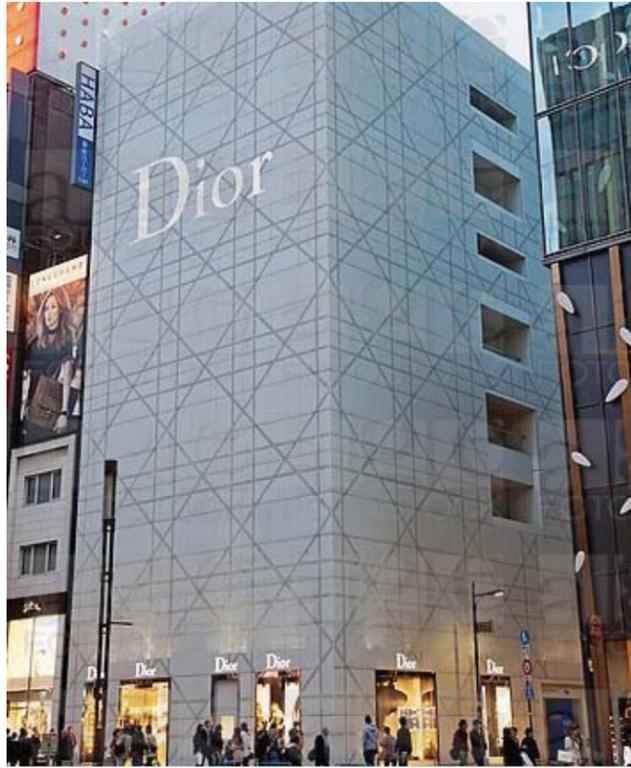


Aerial Looking NW



Street View Looking South Along 5th Ave

PODIUM



Podium Ref. #1



Podium Ref. #2



Parking Screen consists of metal perforated panels with a grid of small dots. The dot size decreases along horizontal & diagonal lines spanning across the facade, relating to the Belltown signs located around town & adding visual interest to each panel.

A solid wall will be provided behind the perforated screen to shield all parking lighting, headlights, etc. from view. Lighting will be provided to create dramatic effect during the evening.



Podium Alternate 1 Ref. #1



Podium Alternate 1 Ref. #2



Podium Alternate 1 Ref. #3

Material color to be similar to the Times Square Building across the street



Parking Screen consists of a series of an organic patterned, e.g. tree branches, architectural panels with solid wall behind.

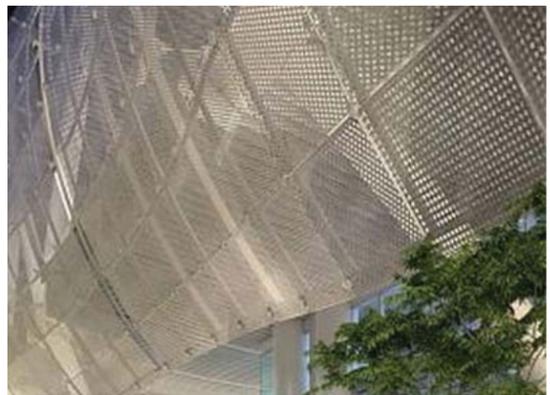
PODIUM ALTERNATE 2



Podium Alternate 2 Ref. #1



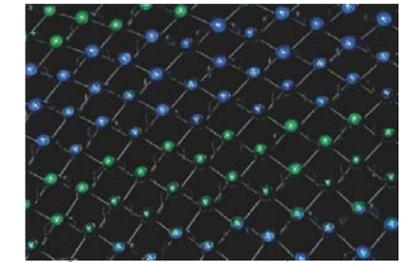
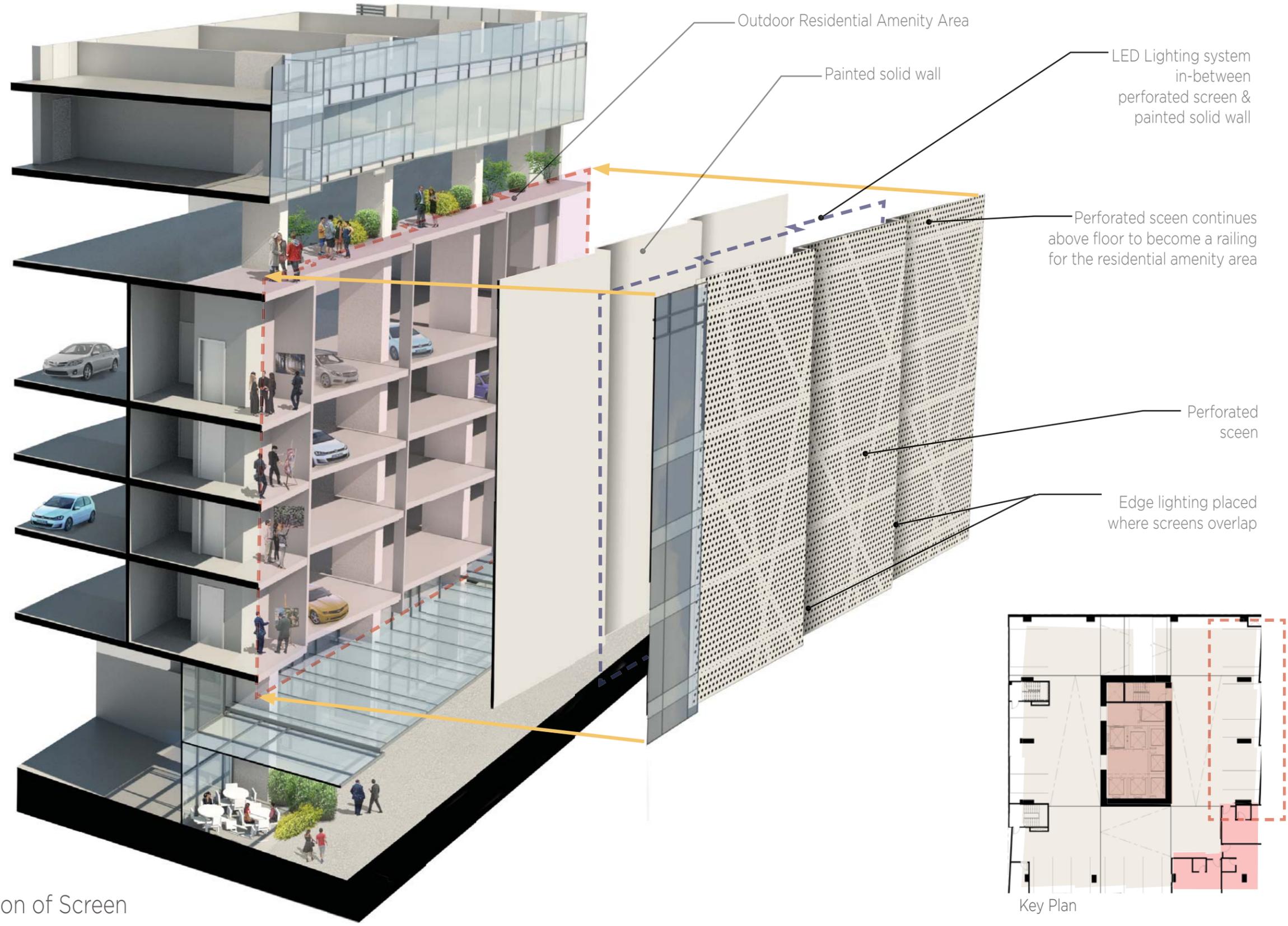
Podium Alternate 2 Ref. #2



Podium Alternate 2 Ref. #3



PARKING SCREEN ANALYSIS



Perforated Screen Lighting



Perforated Screen Railing



Illuminated Perforated Screen



Edge-Lighting

Section of Screen



Key Plan

VIEW FROM MCGRAW SQUARE



EDG #1 Design (Dec. 15, 2014)



EDG #2 Design (Sept 29, 2015)



McGraw Square

Seattle has a thriving art community. There are over 400 permanently sited art works throughout the city along with numerous theatres, a recently expanded art museum, and many other cultural destinations.

There are currently many live/work communities in Seattle and recently there has been a rising interest in giving local artists their own space to create & display their work for the community to enjoy.



The Old Rainier Brewery

SODO District, Seattle

Once an iconic Seattle brewery, this building has now been converted into a variety of rentable spaces, including artist work lofts. There are also great art amenity spaces such as glass blowing studios, galleries, & a courtyard. The artist work loft sizes vary from 100 square feet to 2,000 square feet. There are a wide variety of artists that use this space & this building also holds widely popular art walks.



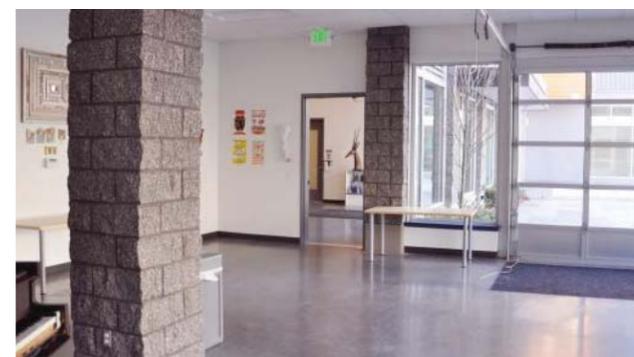
ARTIST LOFTS IN SEATTLE

The Tashiro Kaplan (TK)

Artist lofts

Pioneer Square, Seattle

The Tashiro Kaplan (TK) Artist lofts has 15 work-only artist lofts ranging from 275 square feet to 793 square feet. The TK is fast becoming a one stop center for visual arts & cultural activities. The windows & ceiling height vary for these units. They are completely enclosed heated areas with an exhaust system for vapor ventilation. These spaces are also open to the public on select times during the month & special occasions. There are currently no vacancies.



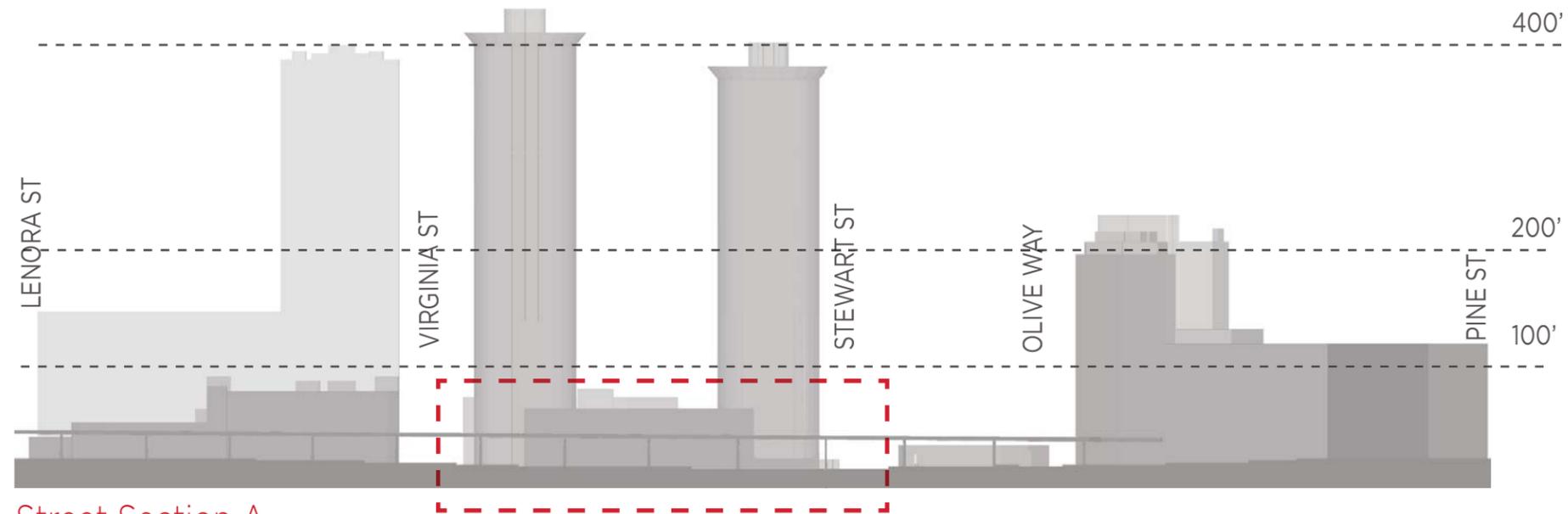
Hiawatha Artist lofts

Atlantic Neighborhood, Seattle

Fueled by the success of the TK Artist lofts, this 61-unit building was built to provide the art community with great work spaces & further connects the artist community with events & resources. There are large floor-to-ceiling windows to meet artists' need for high levels of natural light & open floor plans to fit the need of a wide variety of art mediums.

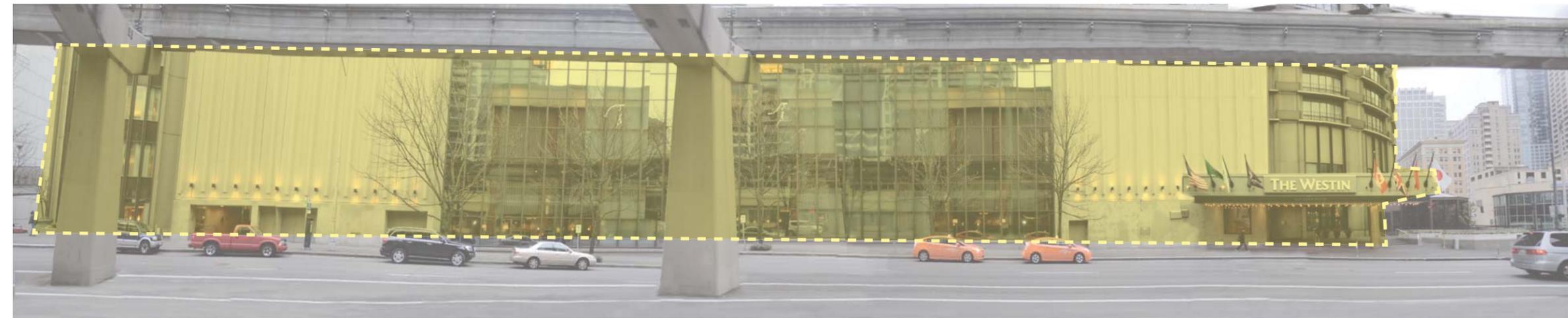
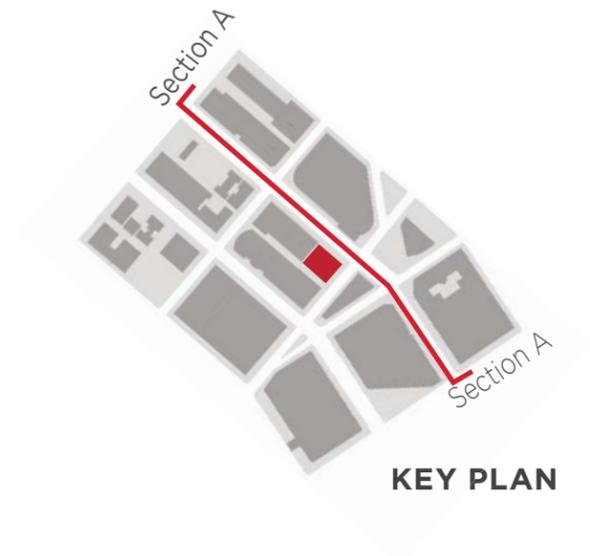


ADJACENT STREETScape



Street Section A

Not to Scale



5th Avenue Looking East

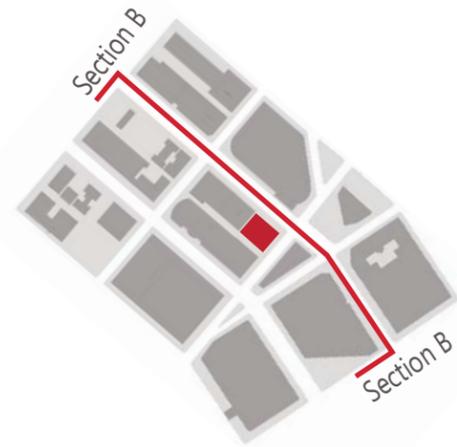
Street View Panorama

Legend

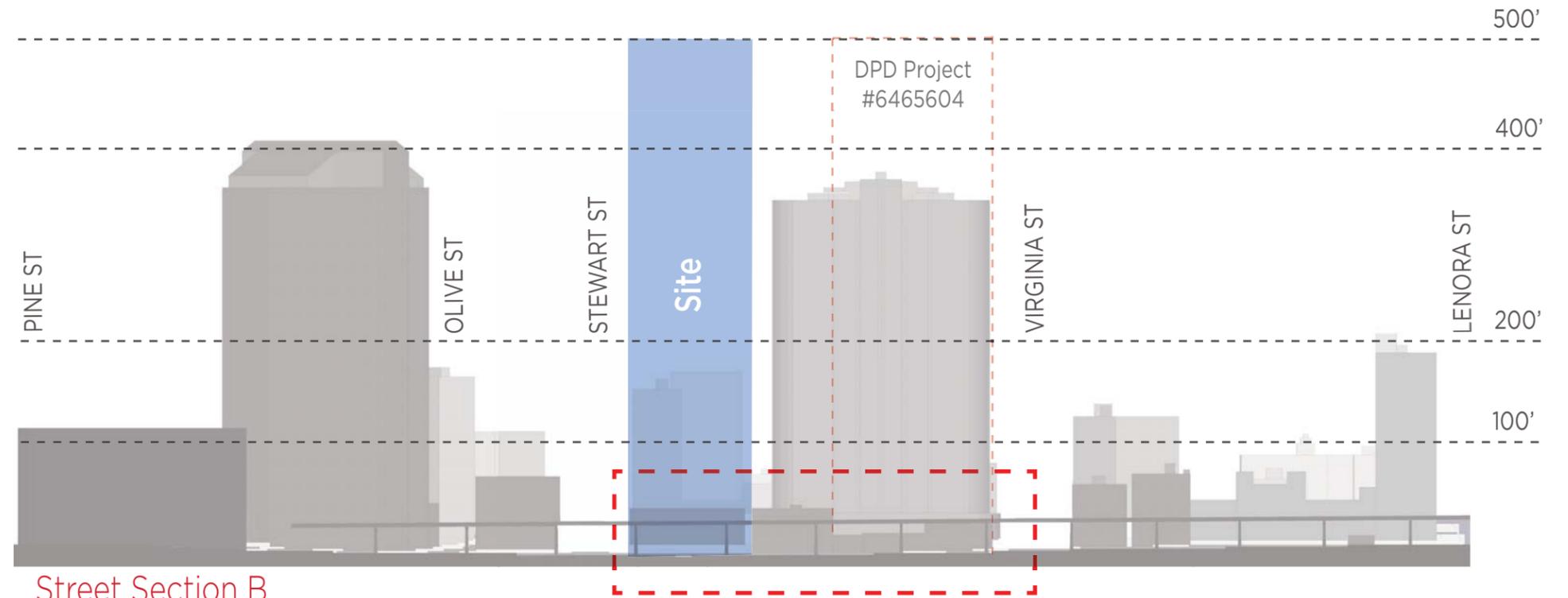
- Retail
- Residential
- Food & Beverage
- Office
- Hotel
- Parking

5th Avenue

5th Avenue is a thriving retail street in downtown Seattle. 5th Avenue has a strong, traditional urban character with a vibrant mix of retail and entertainment activities, including access to large shopping centers such as Westlake Center directly south of the site. This street is very pedestrian friendly, with a large amount of street-level transparency & overhead weather protection via canopies and awnings.



KEY PLAN



Street Section B
Not to Scale

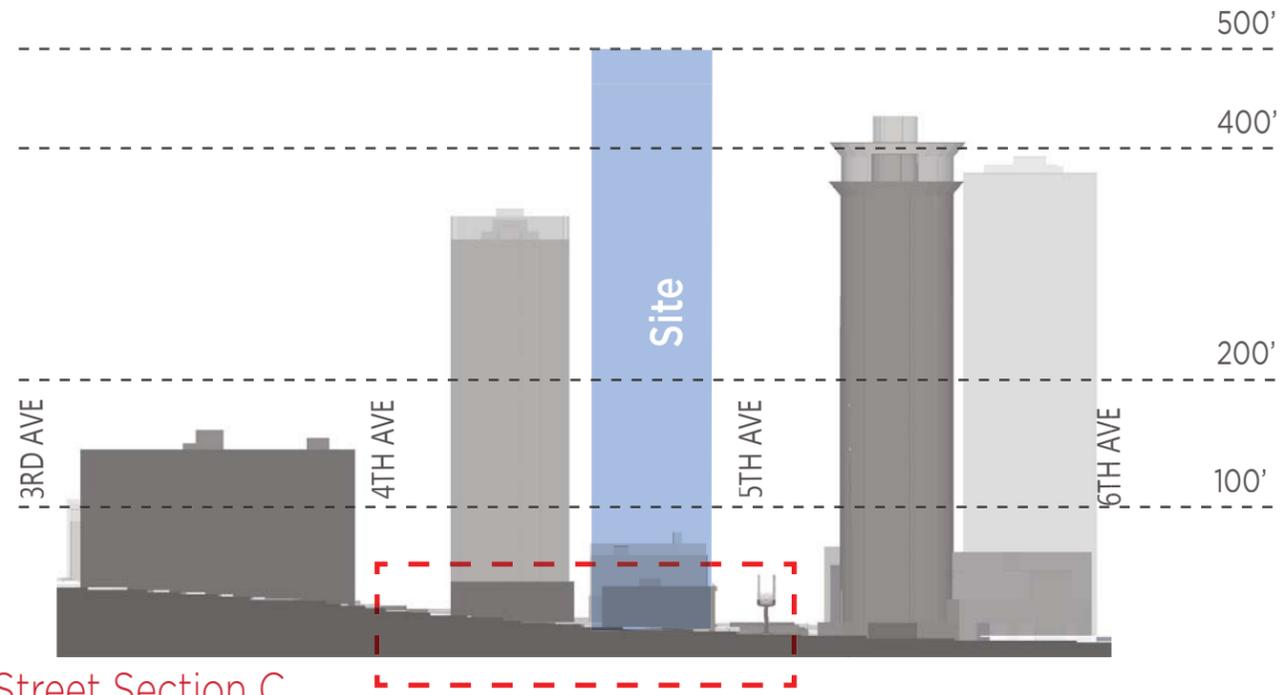


5th Avenue Looking West
Street View Panorama

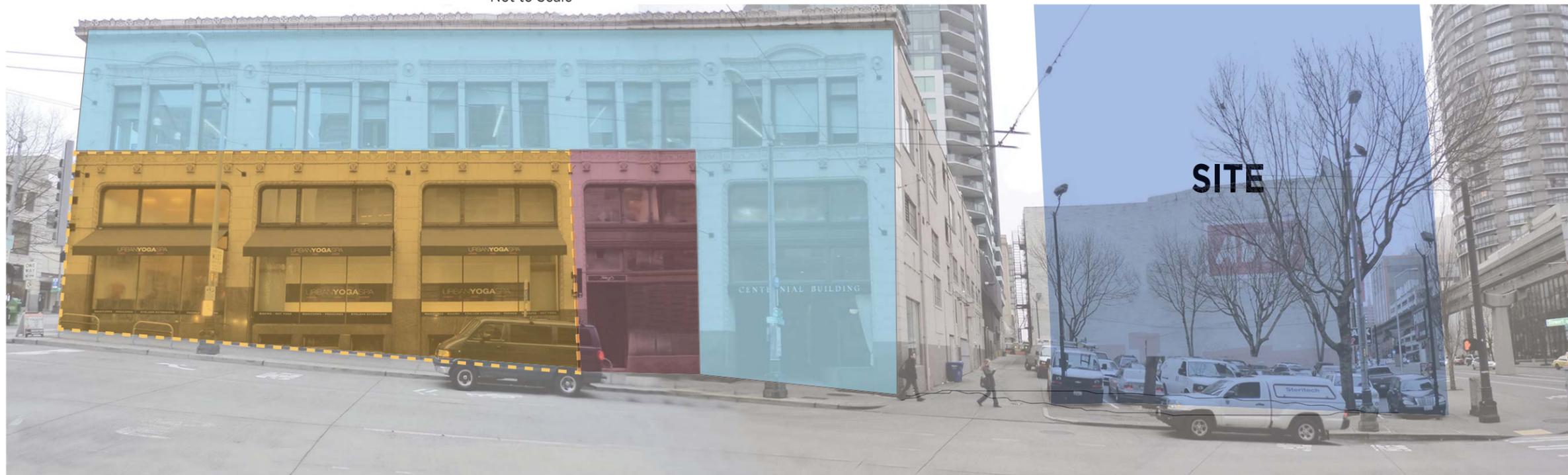
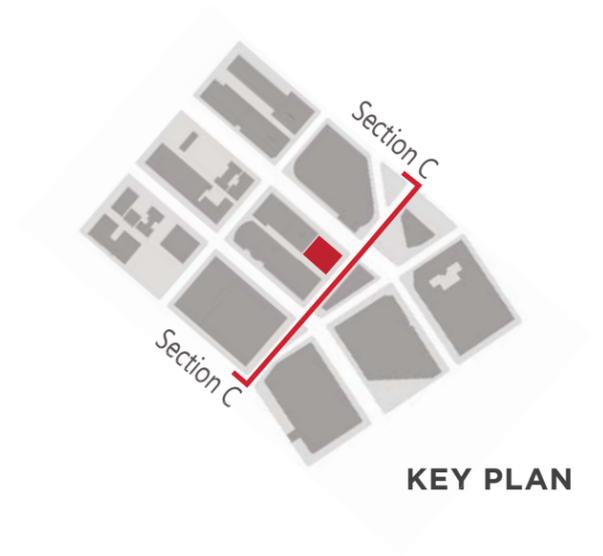
Legend

Retail	Residential	Food & Beverage
Office	Hotel	Parking

ADJACENT STREETScape



Street Section C
Not to Scale

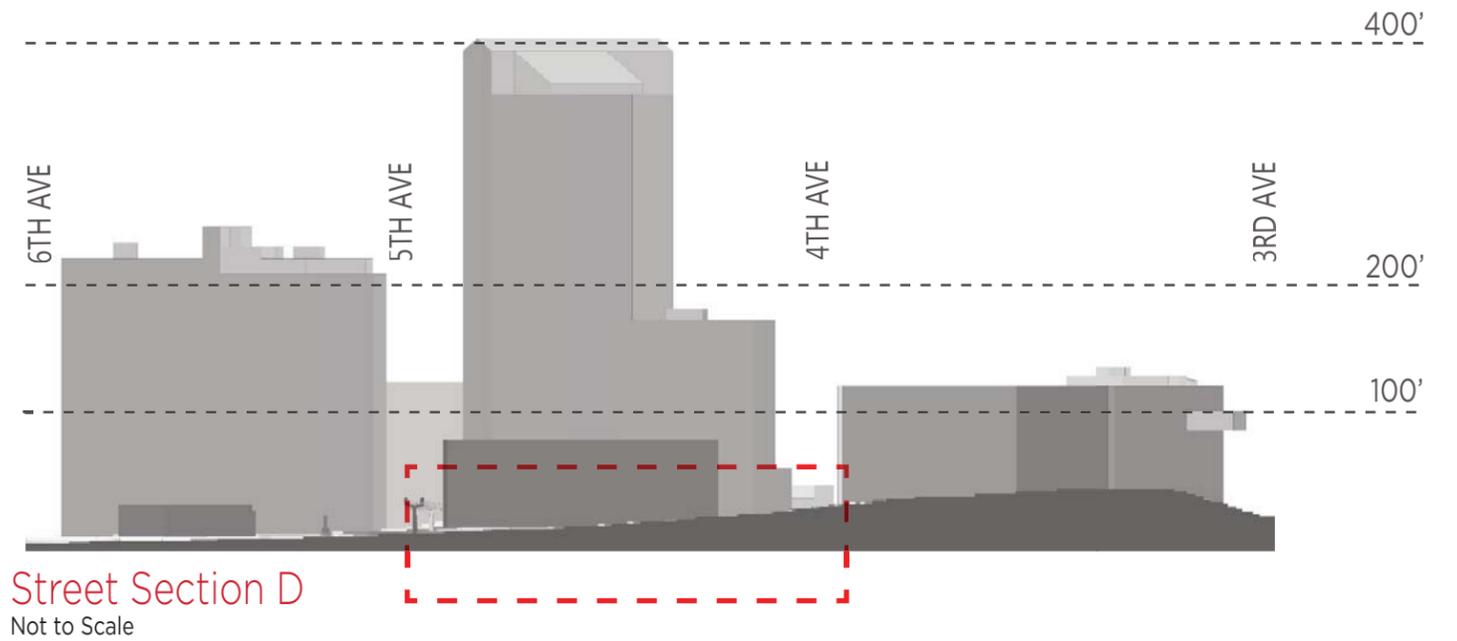


Stewart Street Looking North
Street View Panorama

Legend

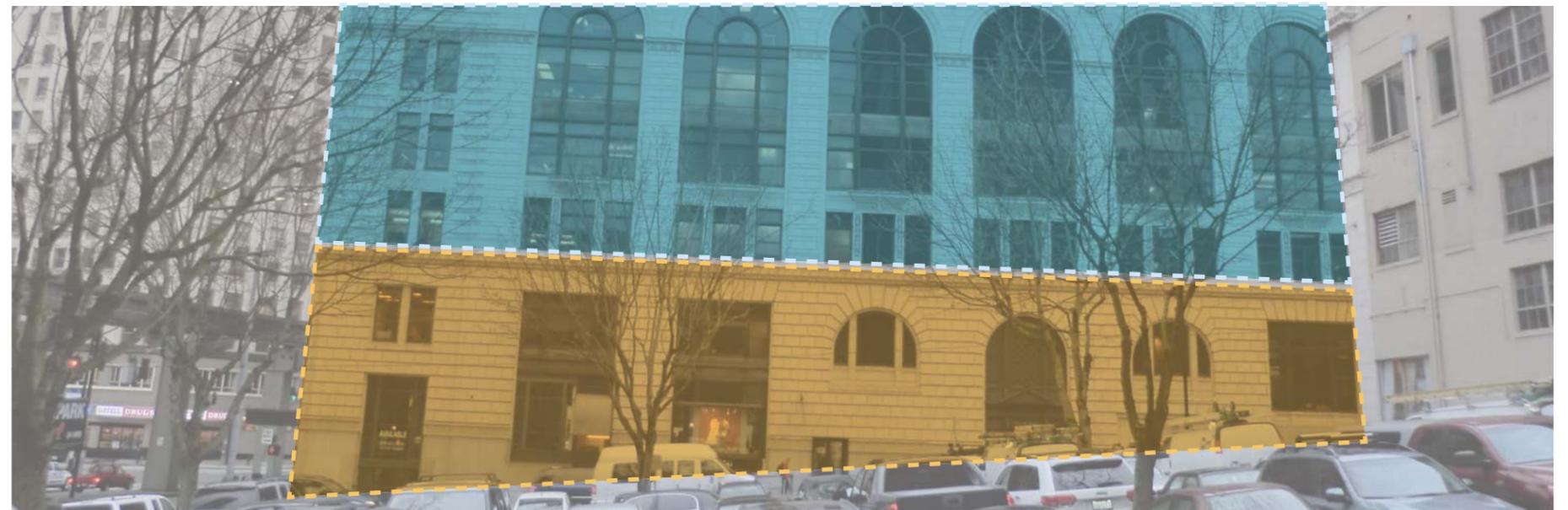
Retail	Residential	Food & Beverage
Office	Hotel	Parking

ADJACENT STREETScape



Stewart Street

Stewart Street is a vital transportation route in Downtown Seattle. It is a Principal Arterial, Principal Transit street and a Class I Pedestrian Street. Stewart Street connects vehicular traffic from a southbound I-5 off-ramp through the heart of downtown & ends at Pike Place Market. This street also is the start of an approximate 30 degree street grid shift in downtown. This street grid shift provides numerous interesting views and building footprints, turning Stewart Street into a unique component of Downtown Seattle.

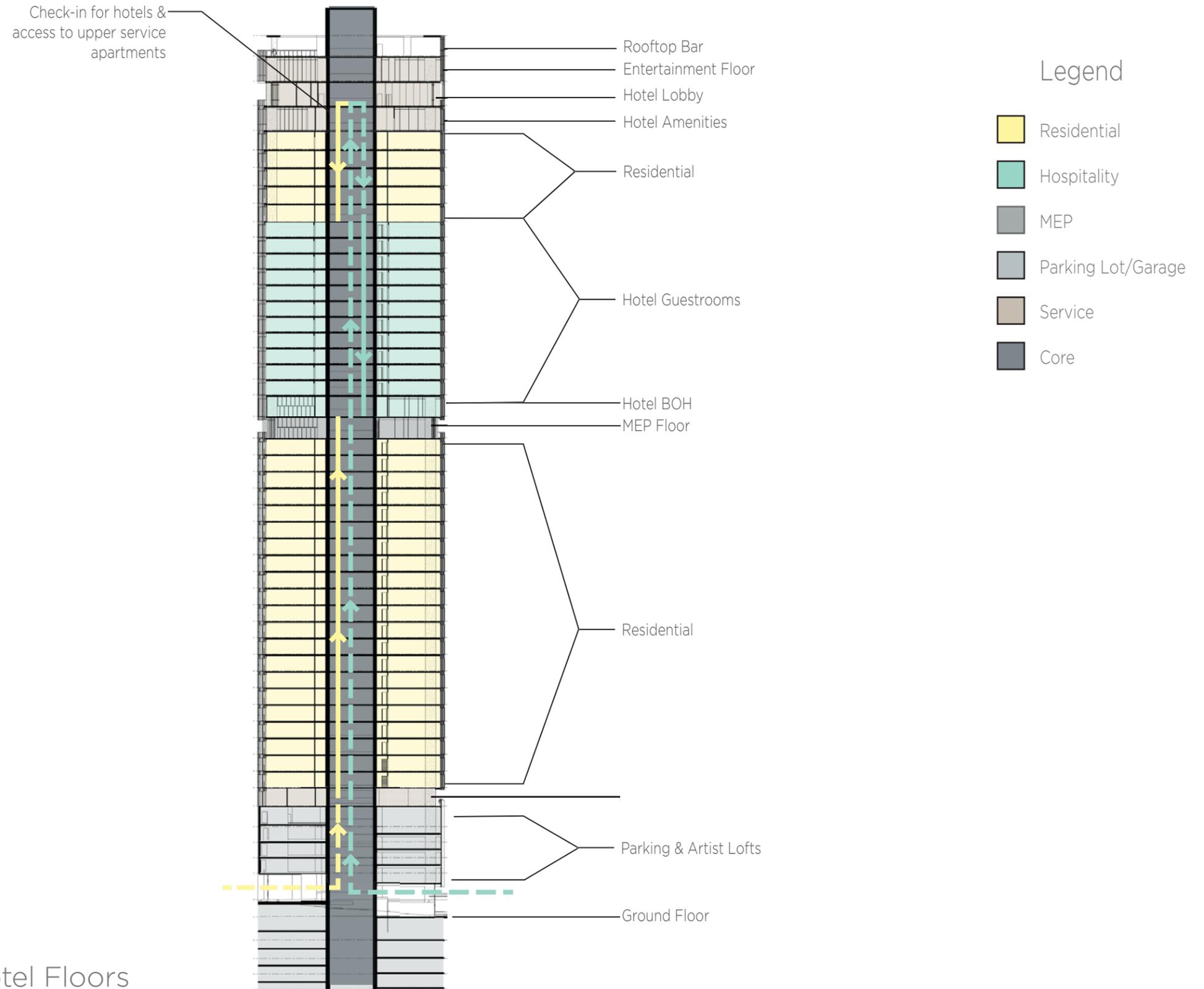


Stewart Street Looking South
Street View Panorama

Legend

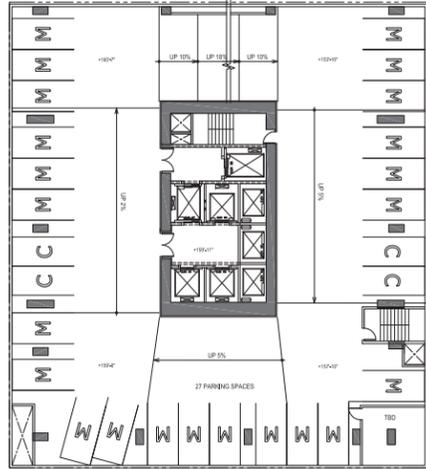
- Retail
- Residential
- Food & Beverage
- Office
- Hotel
- Parking

CIRCULATION ANALYSIS

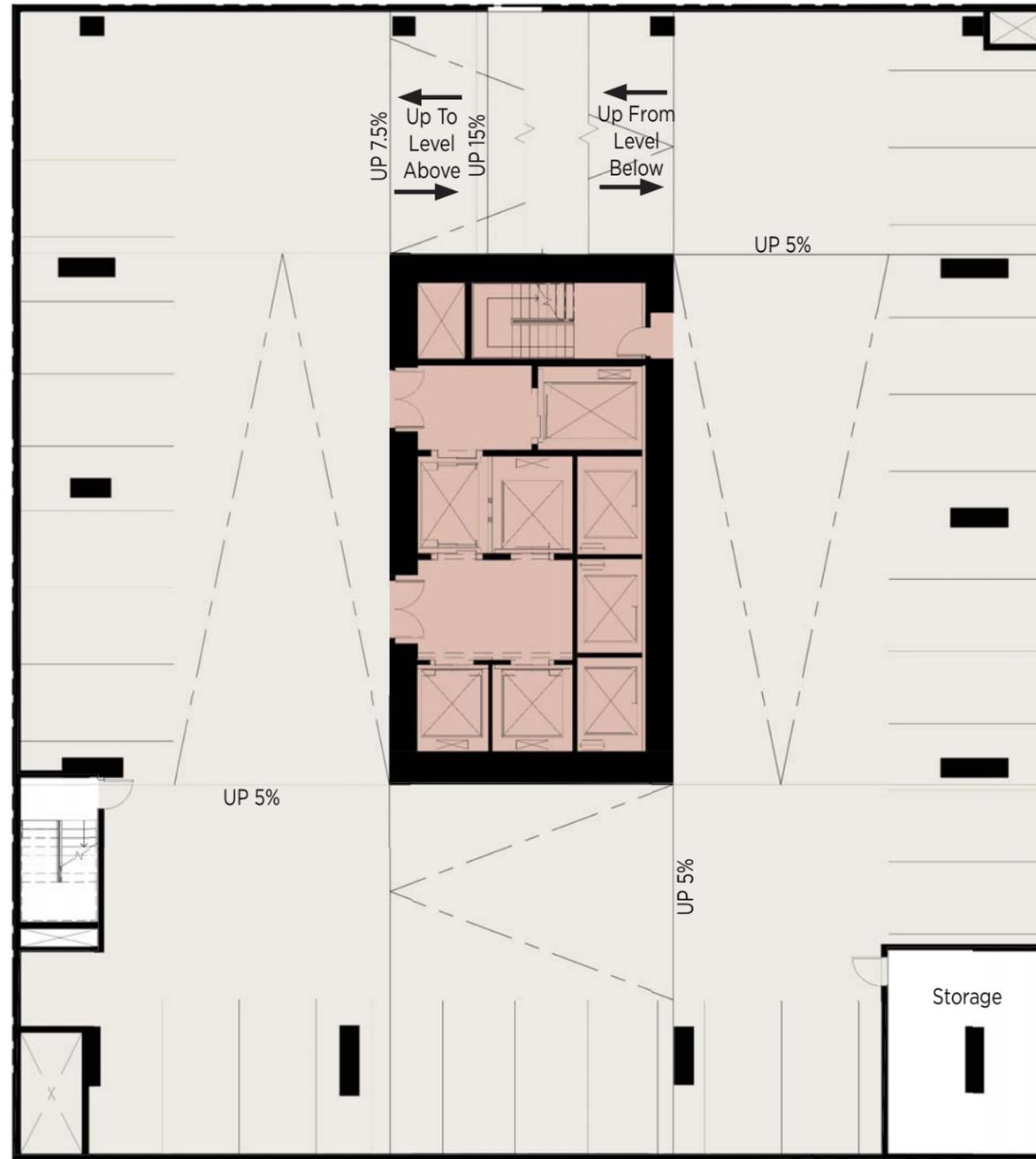


Vertical Access to Residential & Hotel Floors

FLOOR PLANS



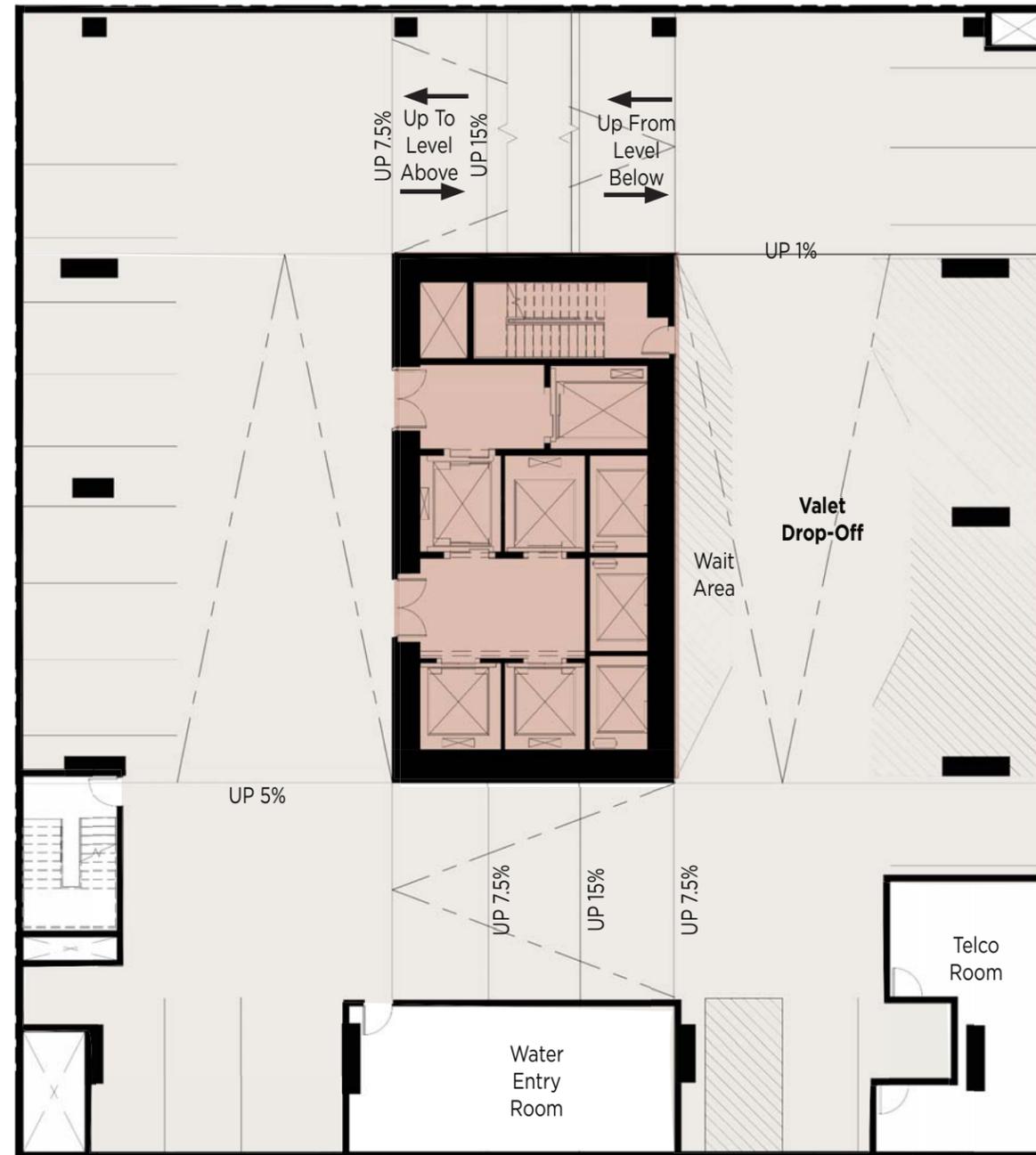
EDG 2 Design



 Parking



Typical Below-Grade Parking Level
(3 total)



■ Parking

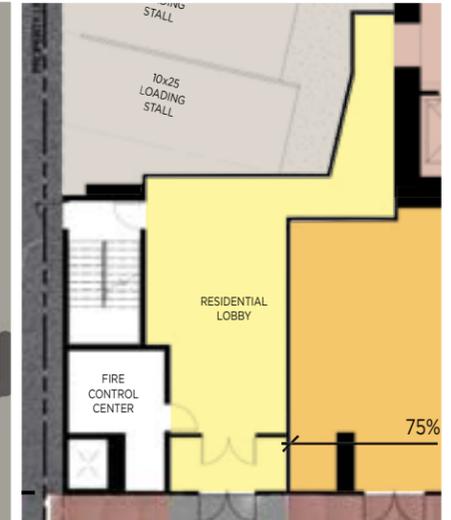
Parking Level Below Grade



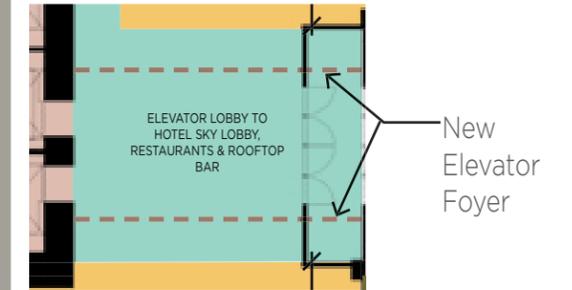
FLOOR PLANS



EDG 2 Ground Floor Plan

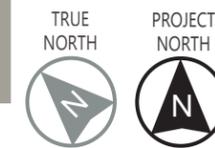


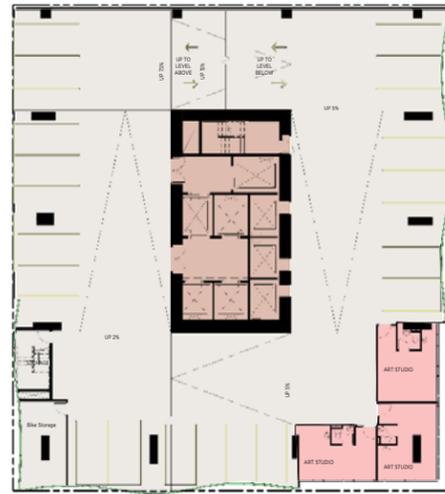
EDG 2 Residential Lobby



EDG 2 Hotel Lobby

Per recommendation from the Design Board, the Residential Lobby has been moved & reshaped for a more functional space. This has resulted in less required retail depth on Stewart Street (70% instead of 75%). Additional space has been added on 5th Avenue. 5th Avenue is increased to 55% (Versus 50%) and overall retail of this project increased an additional 100 SF (3,100 SF Versus 3,000 SF)





Updates:

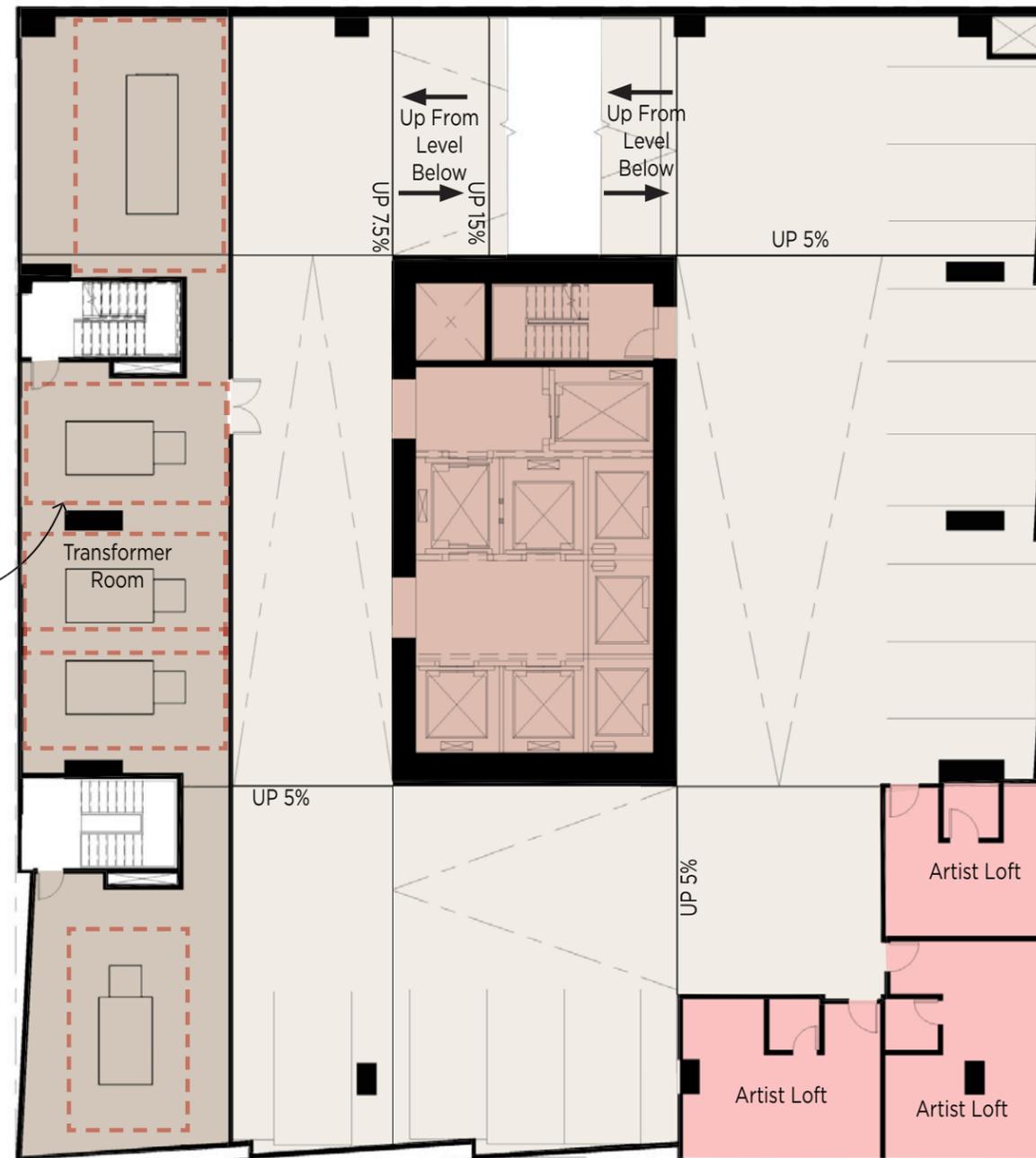
-Transformer room moved from 6th floor to 2nd & 3rd Level, (due to revised Seattle City Light requirements) decreasing drive aisle on west side, requiring a DPD departure

-Artist Lofts pushed outward to the property line

-Third stairway added

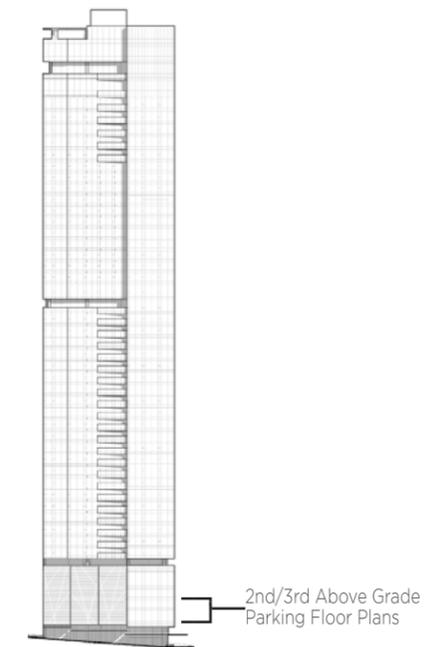
EDG 2 Design

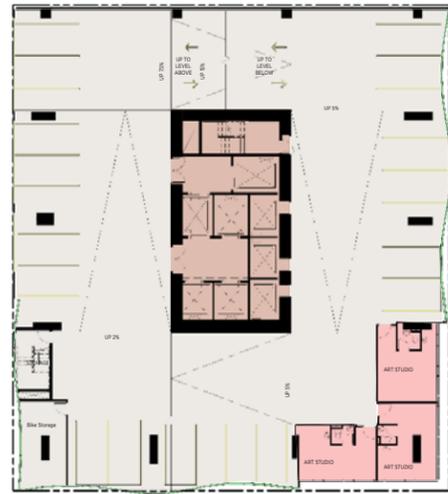
Required equipment clearance, Typical



2nd/3rd Above Grade Parking Floors

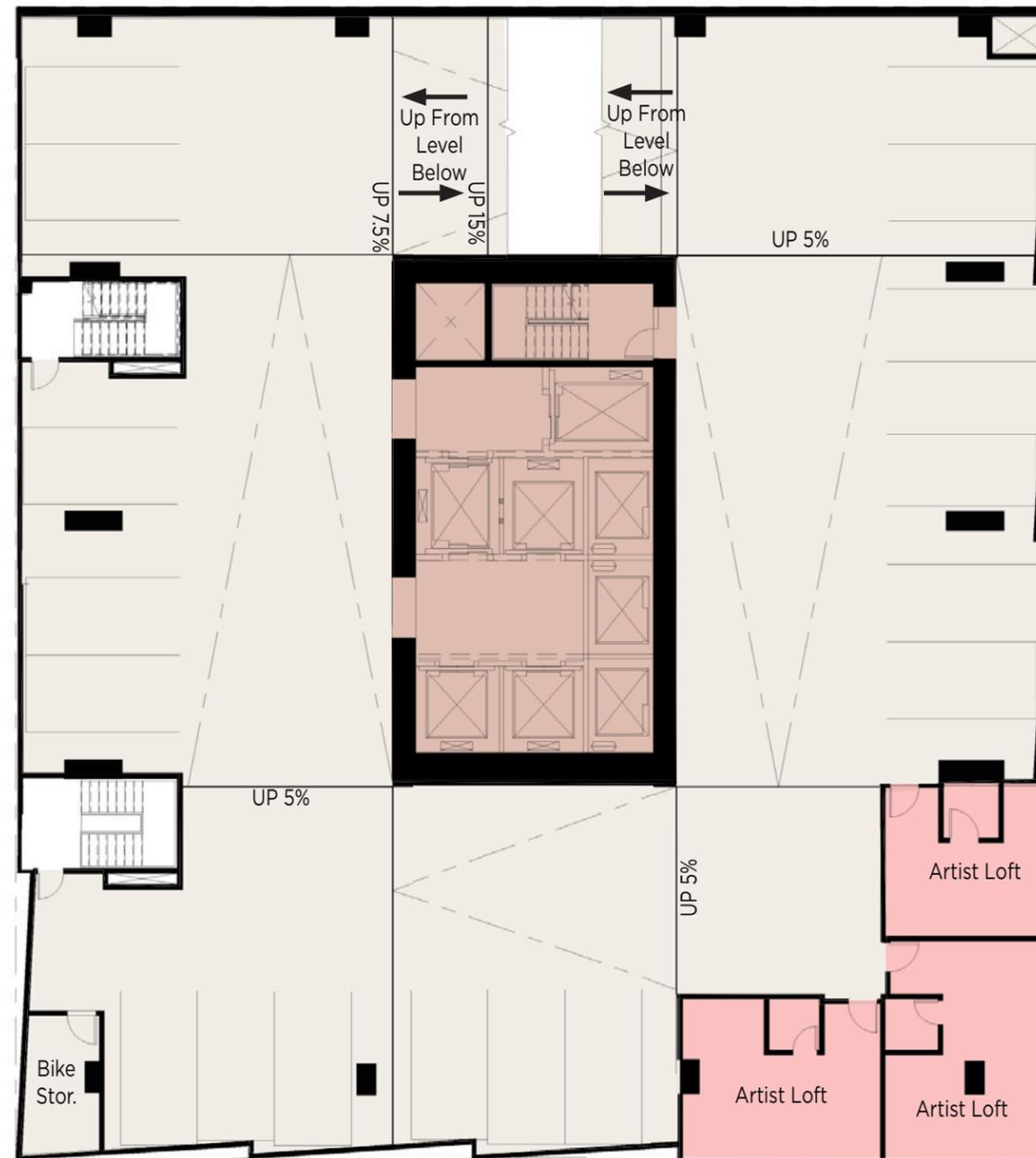
- Artist Loft
- Transformer Room
- Parking
- Residential Amenity Area



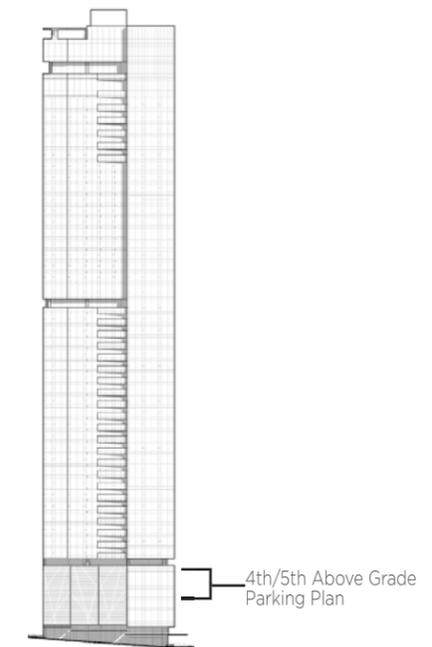


Updates:

- Artist Lofts pushed outward to the property line
- Third stairway added
- Curvilinear facade removed



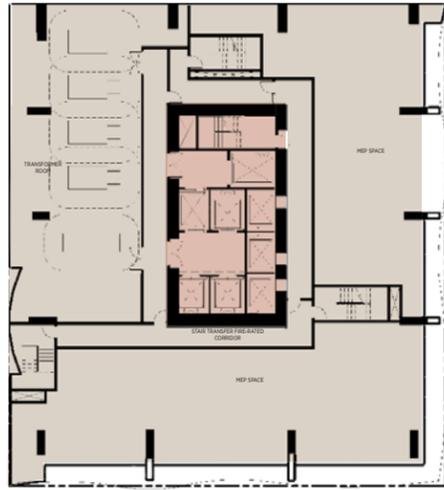
- Artist Loft
- MEP Space
- Parking
- Residential Amenity Area



4th/5th Above Grade Parking Plan

EDG 2 Design

FLOOR PLANS



EDG 2 Design

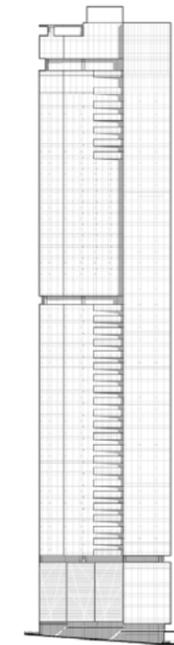
Updates:

- Mechanical Room moved up to 31st floor to better utilize this space
- Indoor/Outdoor Amenity Areas added
- Third stairway modified
- Residential Support space moved from the 7th floor to the 6th floor
- Railing added around exterior amenity space



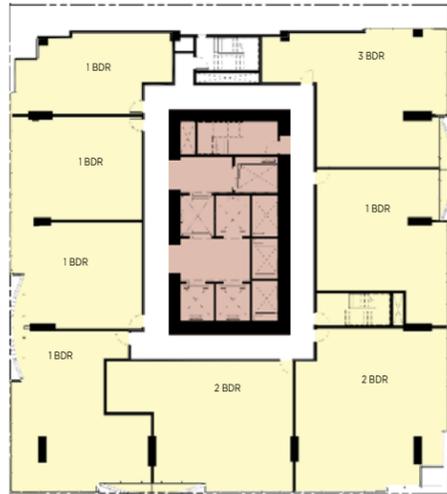
6th Floor Residential Amenity Floor

- Art Studio
- MEP Space
- Parking
- Residential Amenity Area



6th Floor Residential Amenity Floor Plan

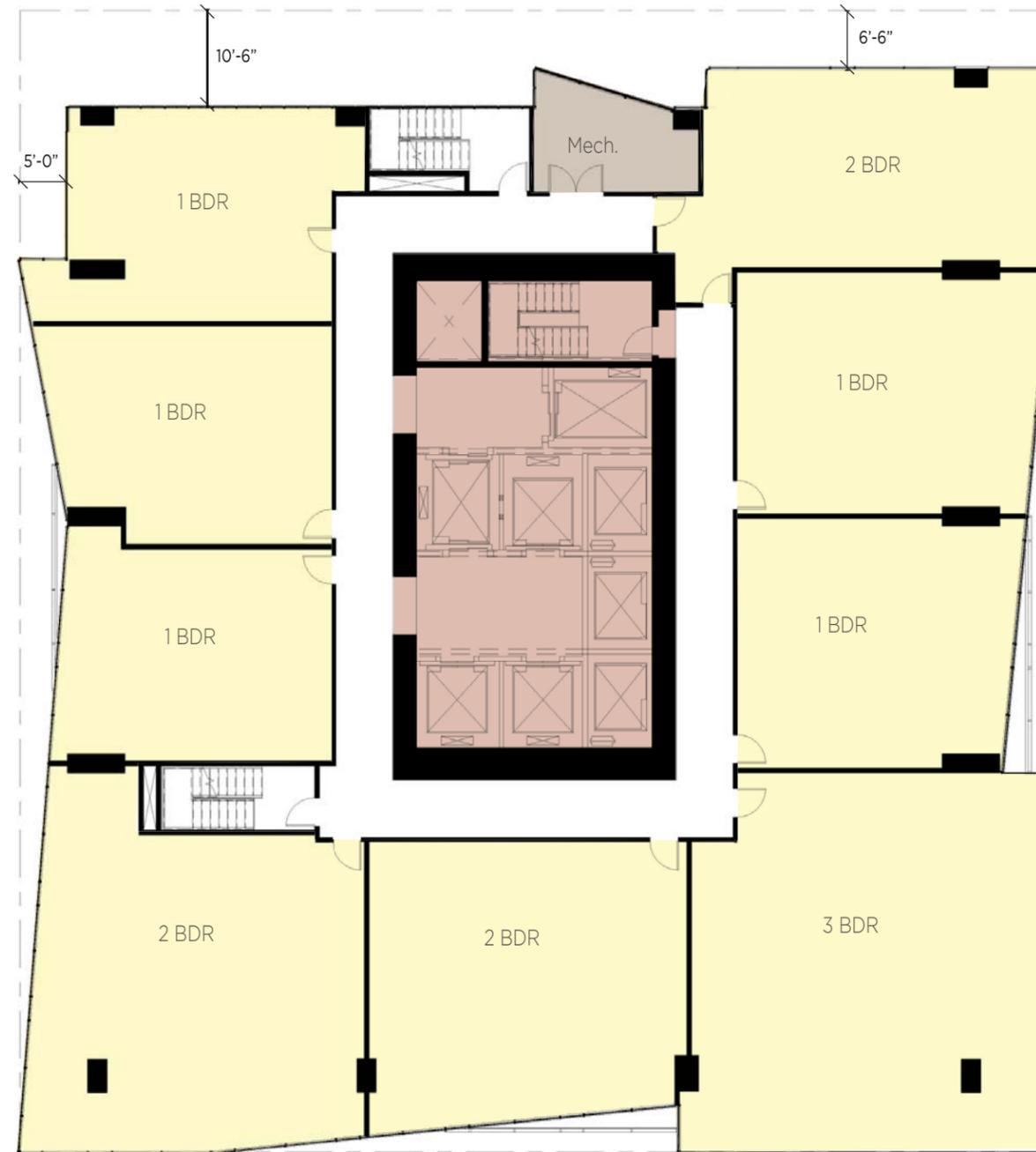




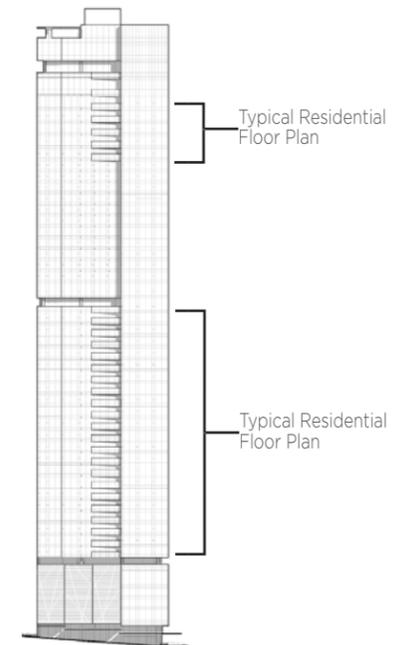
EDG 2 Design

Updates:

- Mechanical Room added on north side of typical floor plate
- Unit size/configuration changed to work better with the building mass
- Southern stair moved to opposite side

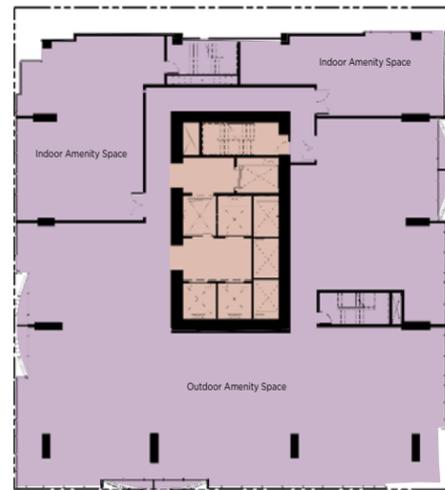


- Residential Amenity/ Misc.
- Residential
- MEP Space



Typical Residential Floor
(8th-30th Floor, 44th-48th floor)

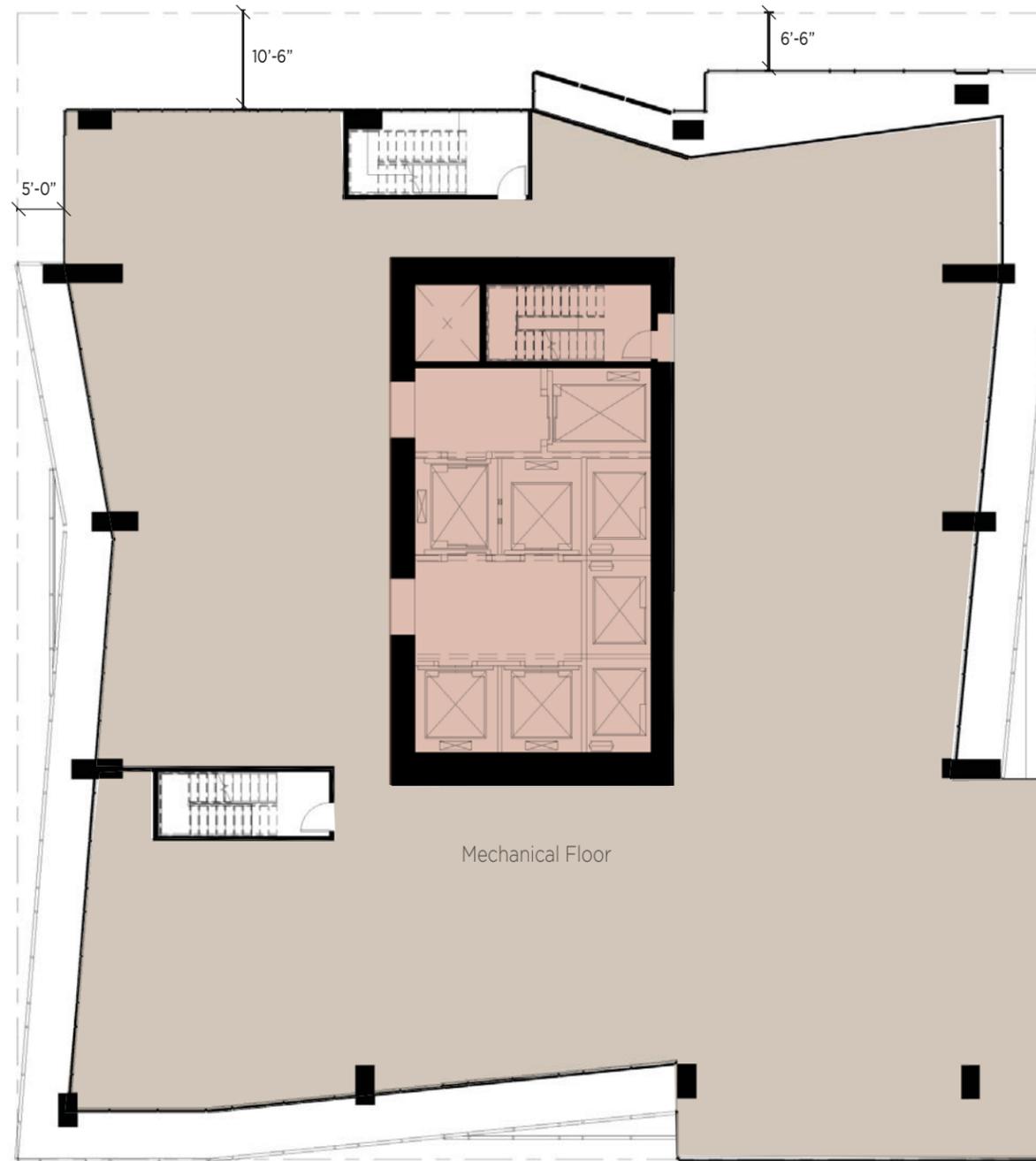
FLOOR PLANS



EDG 2 Design

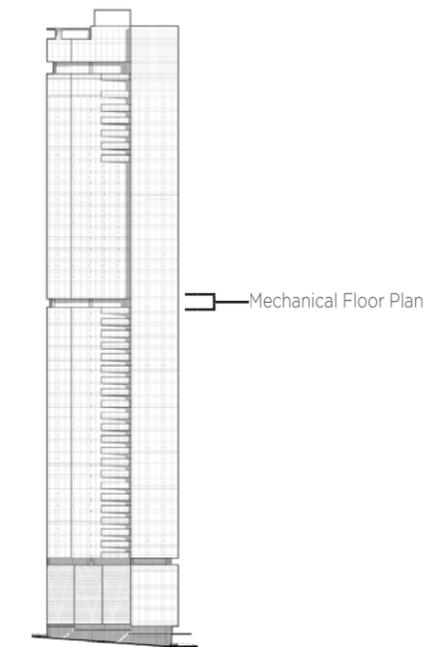
Updates:

- Residential Amenity space moved down to the 7th floor
- Mechanical space moved up to this floor



Level 31 - Mechanical

- Residential Amenity/ Misc.
- Residential
- MEP Space





EDG 2 Design

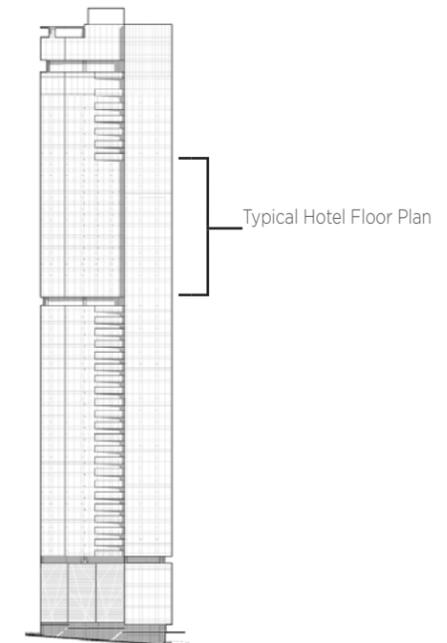
Updates:

- Mechanical Room added on north side of typical floor plate
- Unit size/configuration changed to work better with the building mass
- Southern stair moved to opposite side

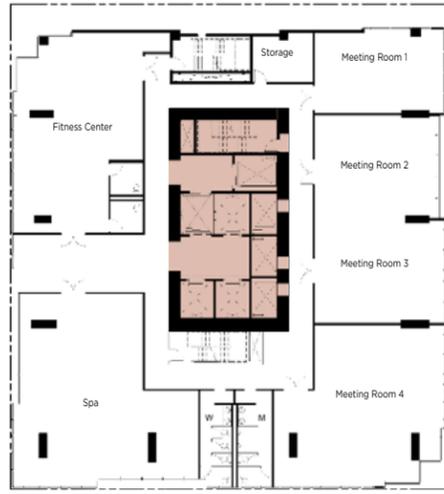


Typical Hotel Floor
(33rd-43rd floor)

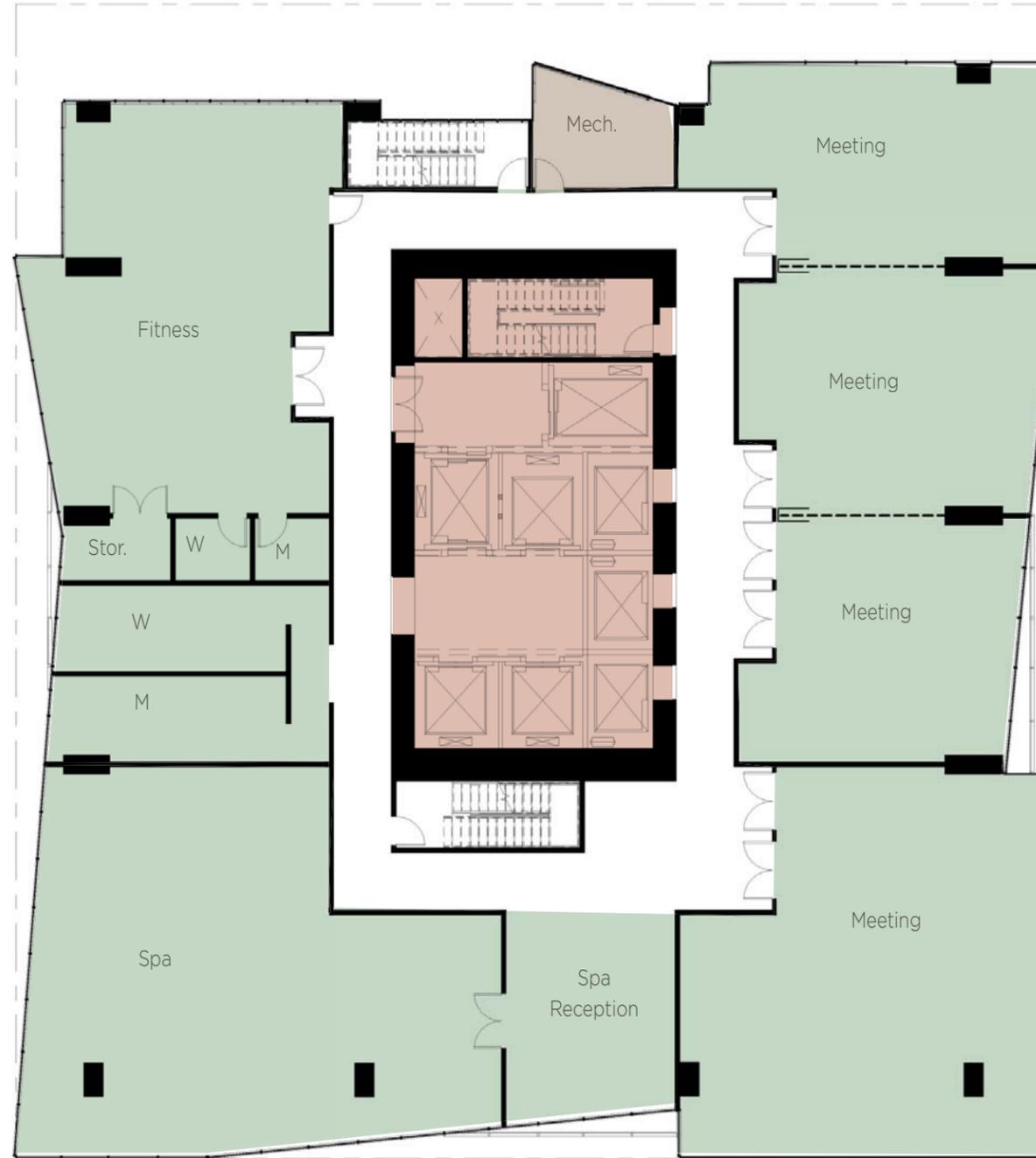
- Hotel Suites
- MEP Space



FLOOR PLANS

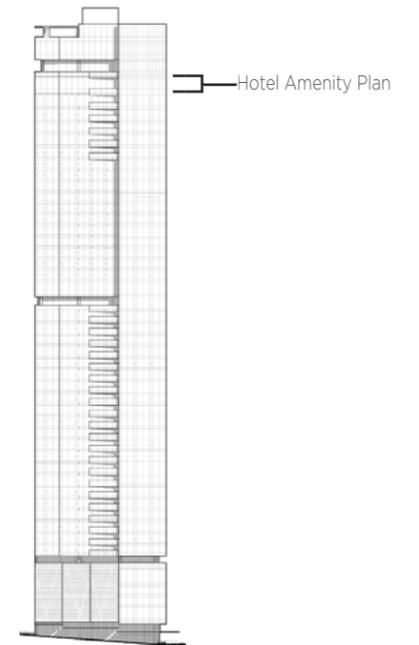


EDG 2 Design

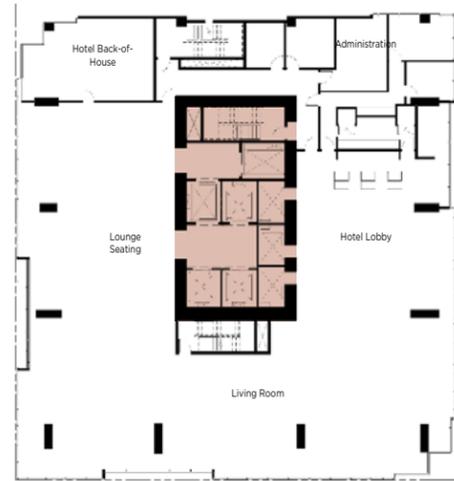


Hotel Amenity

MEP Space



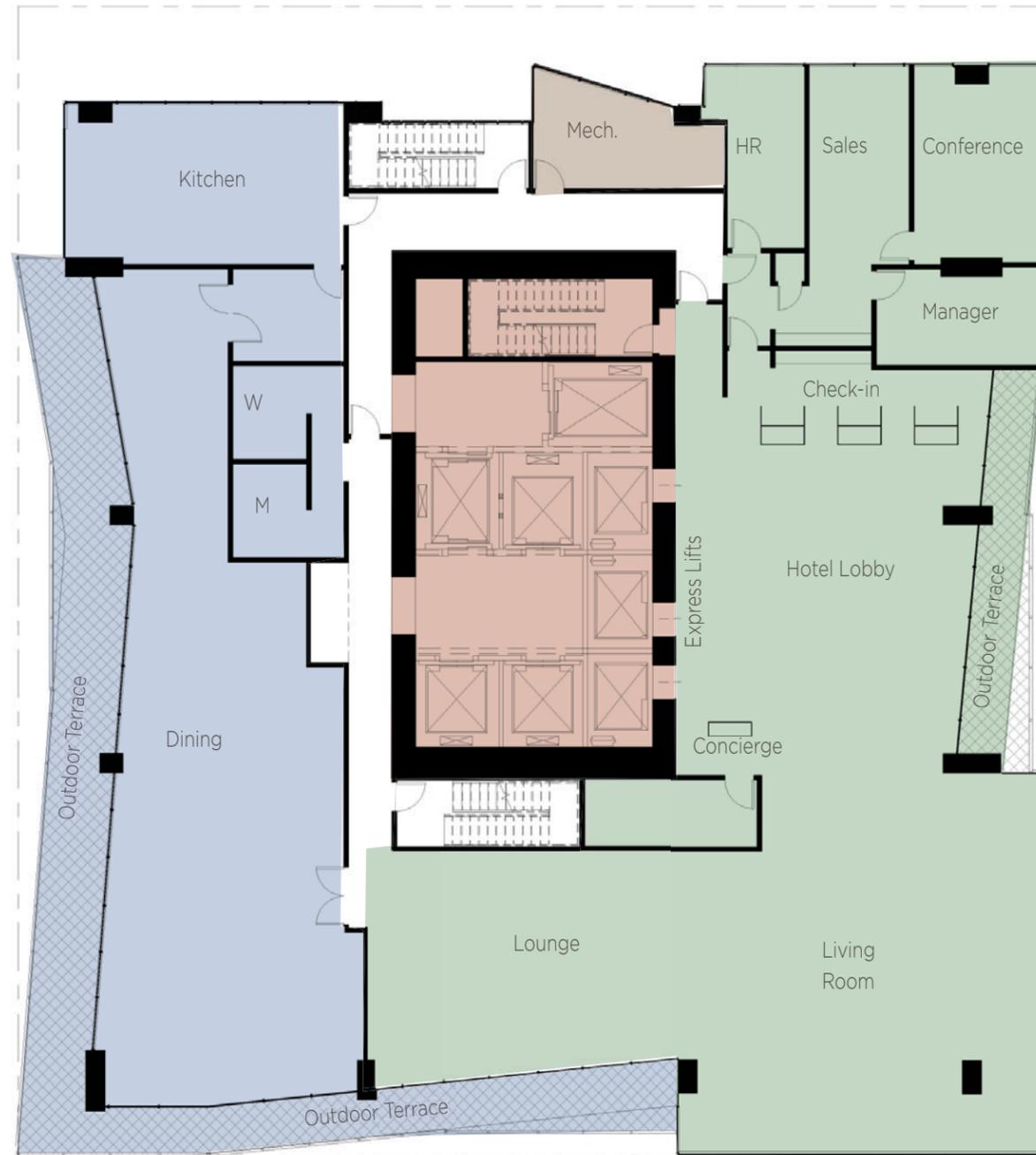
Floor 49 - Hotel Amenity



EDG #2 Design

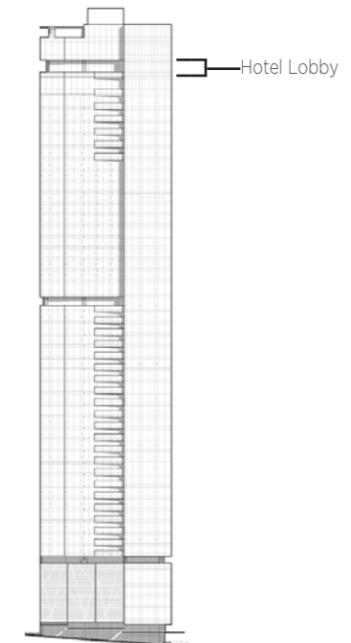
Updates From EDG #2:

- Dining space added
- Public & Dining balconies added



Floor 50 - Hotel Lobby

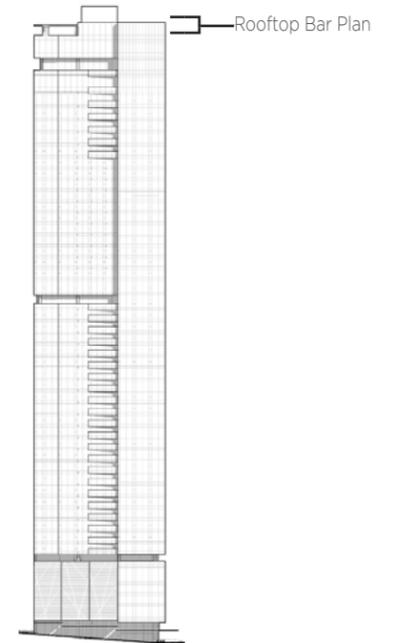
- Hotel Amenity
- MEP Space
- Public Amenities



FLOOR PLANS



EDG 2 Design



Floor 52 - Rooftop Bar

ROOFTOP BAR AERIAL VIEW



Green Wall covering
elevator overrun

Rooftop Bar

Exterior terrace at Hotel
Lobby level



CITY VIEWS

“Tower should convey a sense of unity across all four facades”
(Comment 1)



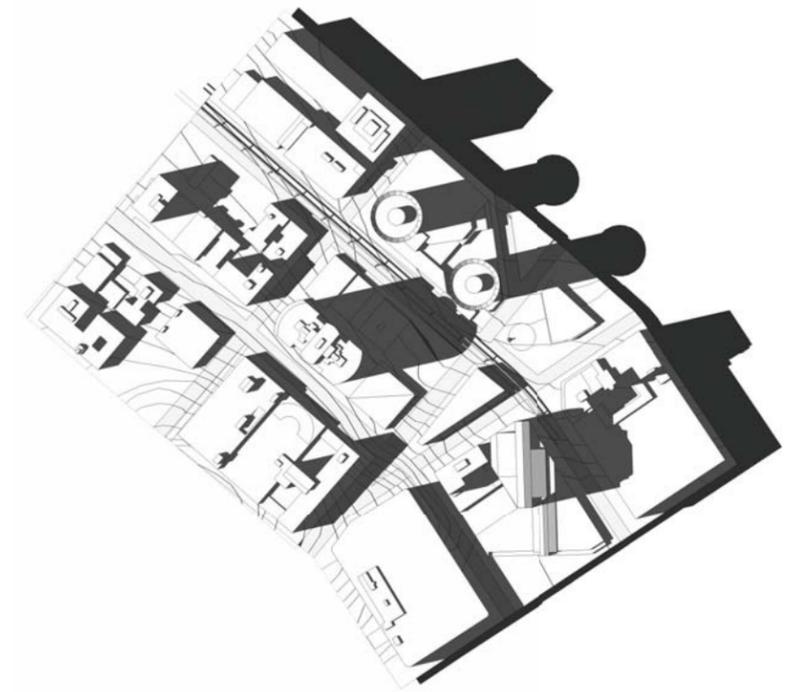
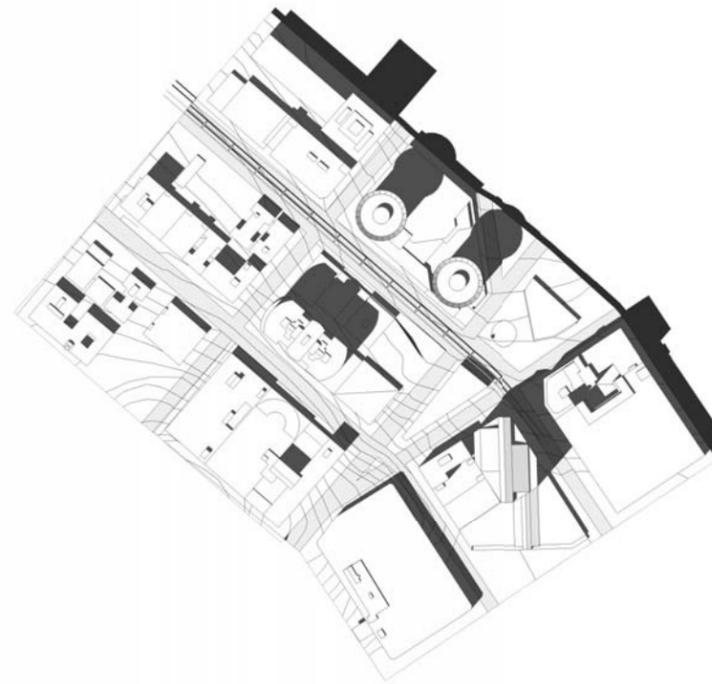
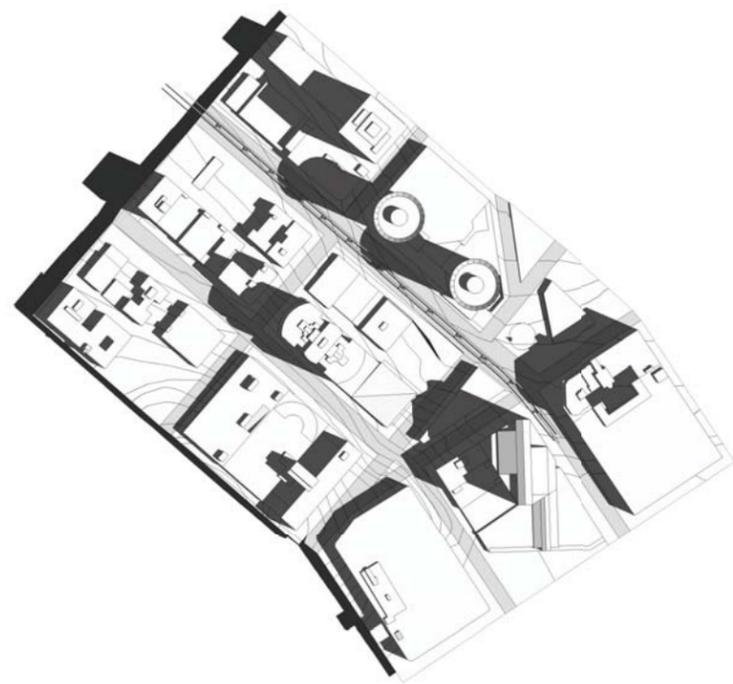
SUMMER SHADOW STUDY

June 21, 10am

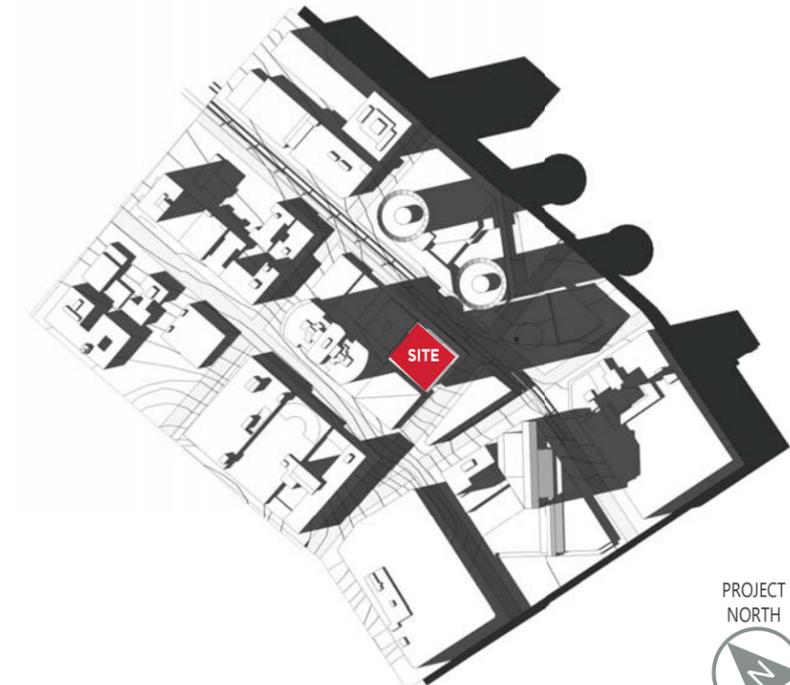
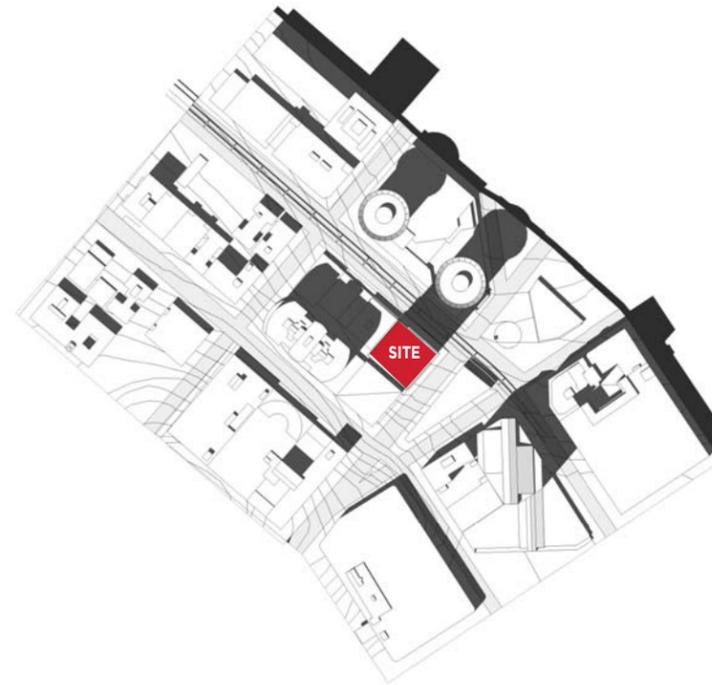
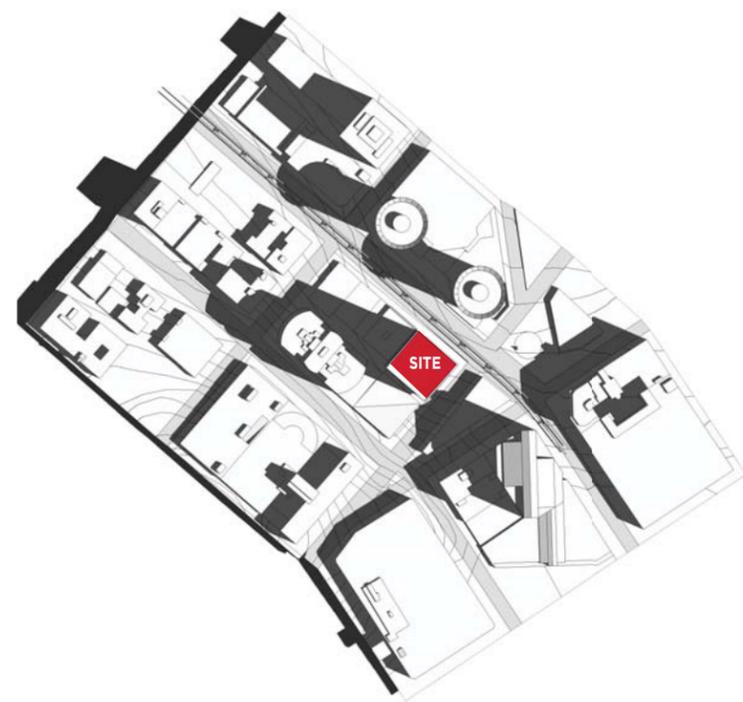
June 21st, 1pm

June 21st, 4pm

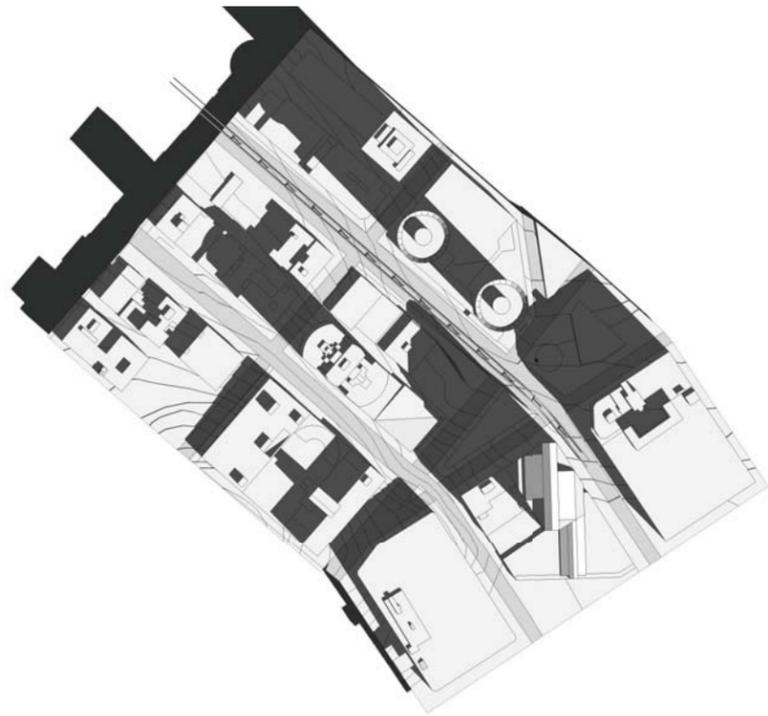
Existing



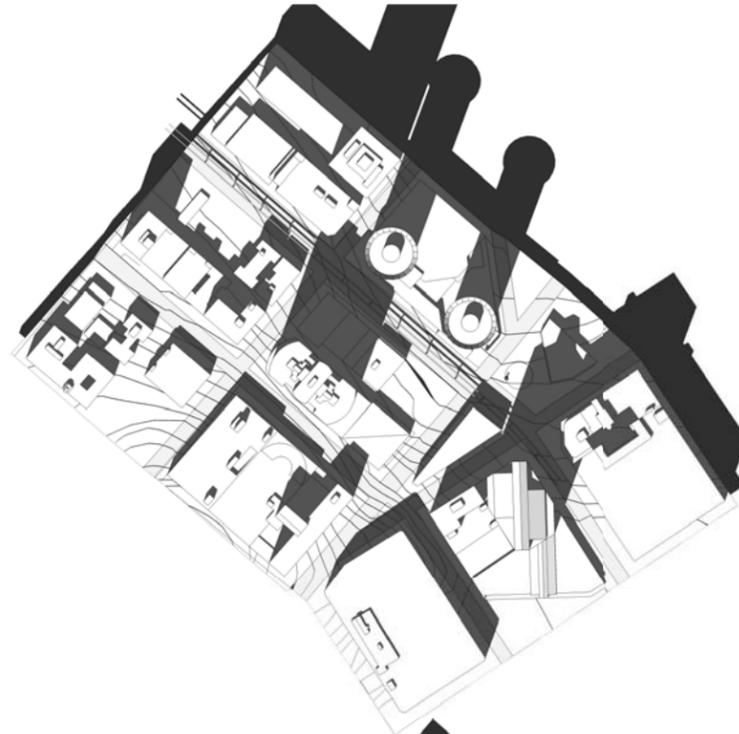
Proposed



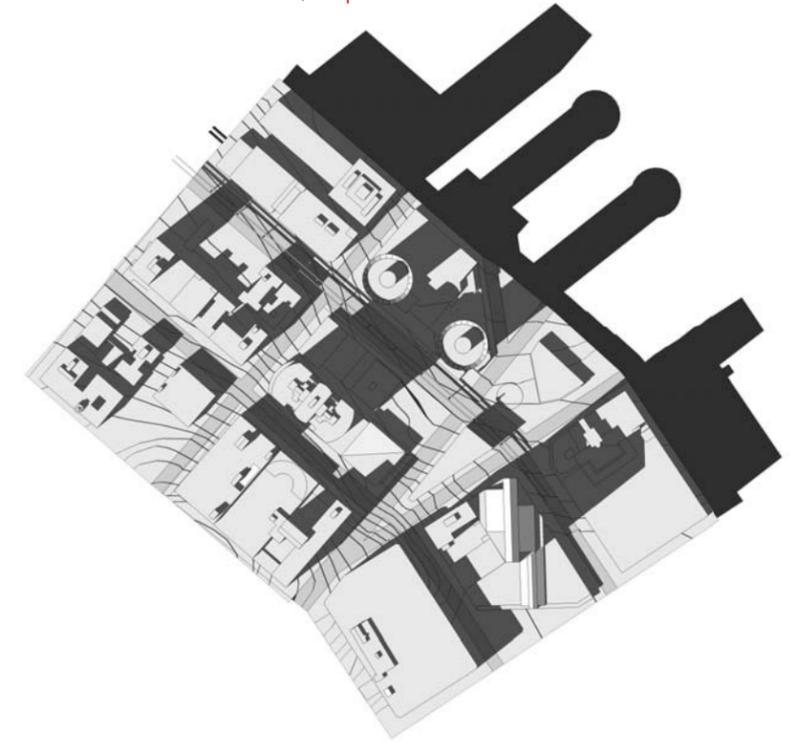
March 21, 10am



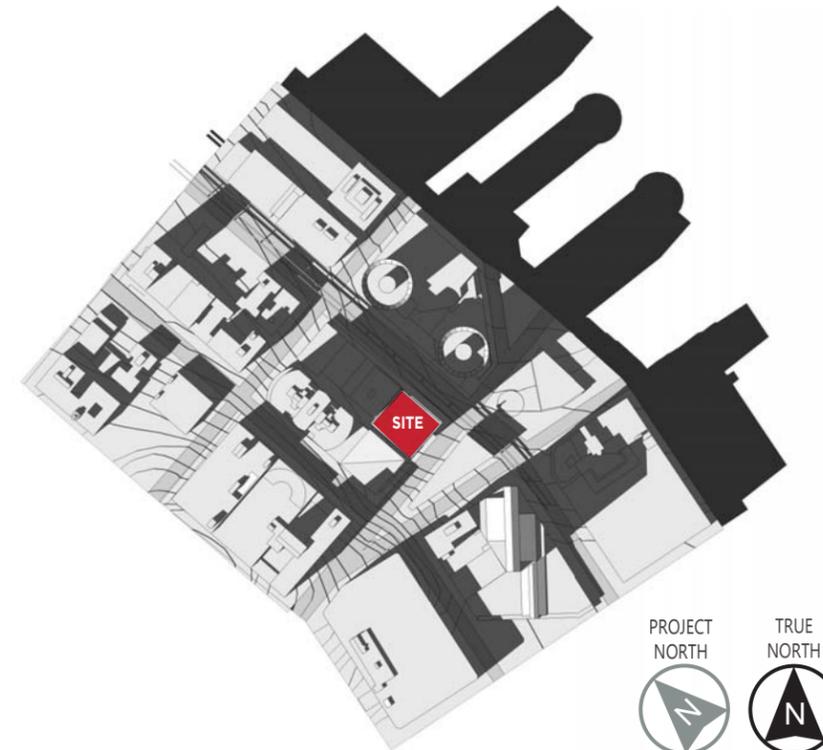
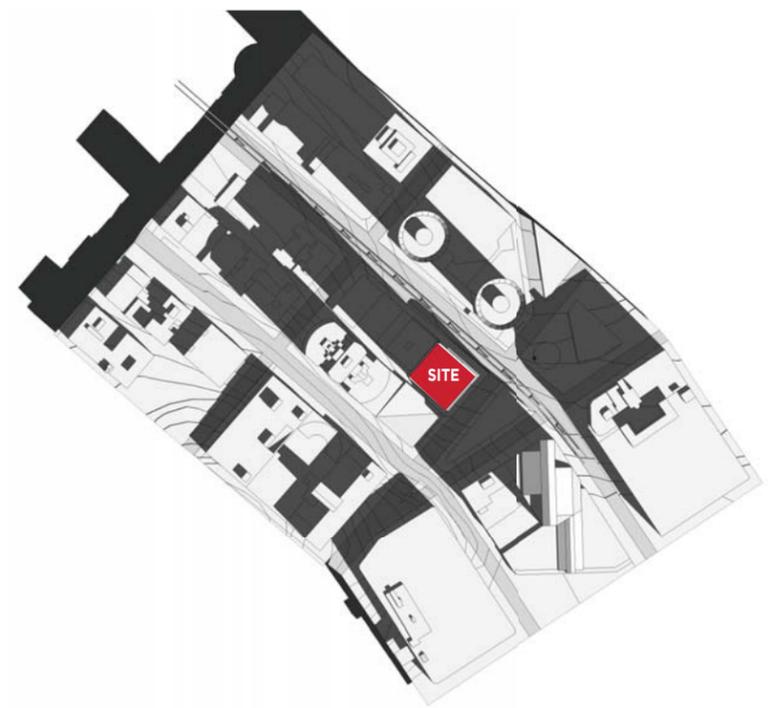
March 21st, 1pm



March 21st, 4pm



Existing



Proposed

