

2229 6th Avenue

Data Center

EDG Pre-Submittal Conference

09.18.2014

project # 3018131

CLISE PROPERTIES, INC.



GRAPHITE

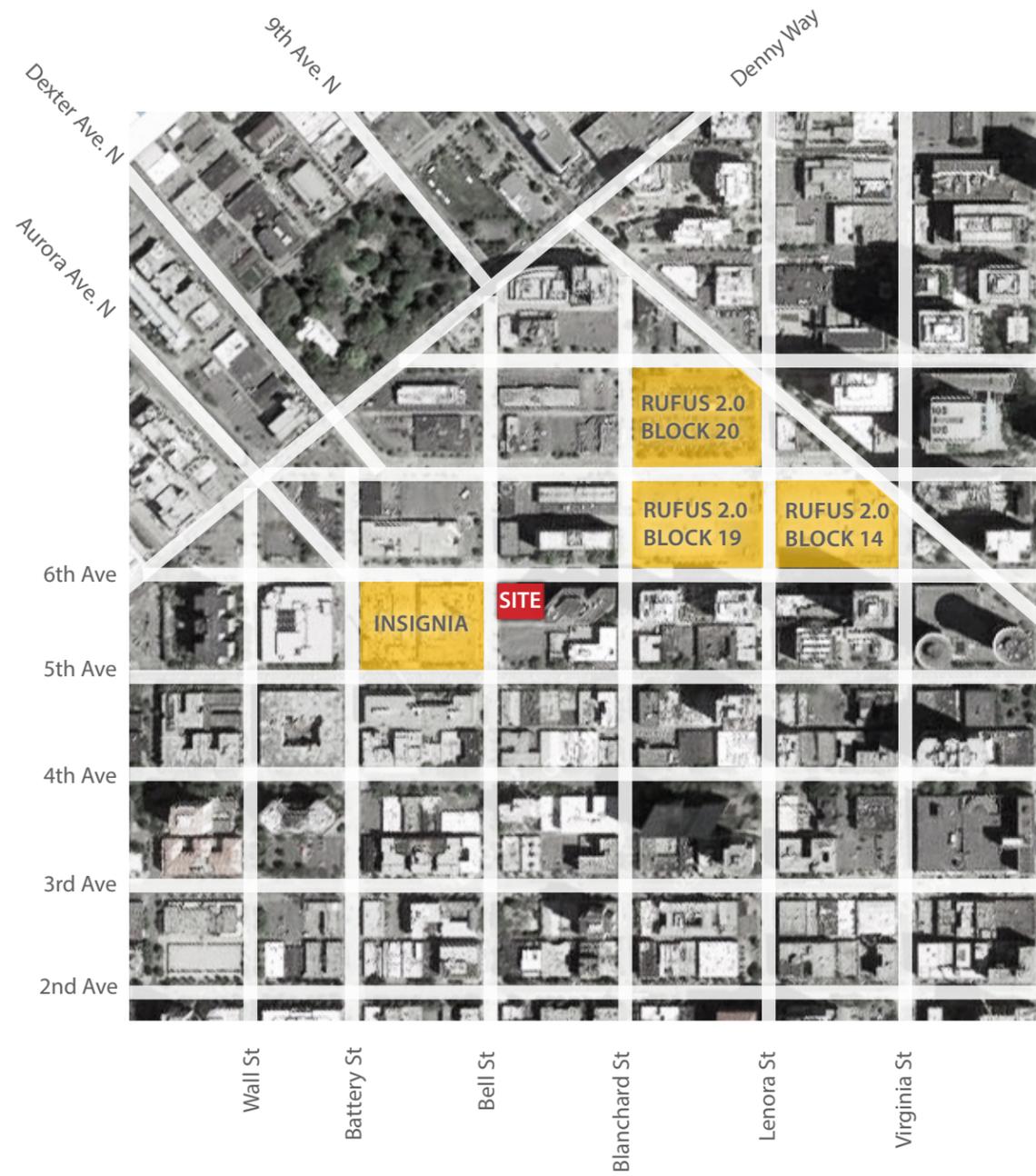
Contents

A - 1	Contents & Project Info
A - 2	Site Context
A - 3	Existing Site Plan
A - 5	Current Site Context
A - 6	Future Buildings Near Site
A - 7	Context Photos
A - 8	Context Photos
A - 9	Adjacent Buildings
A-10	Adjacent Development
A-11	Access and Street Analysis
A-12	Environmental Analysis
A-13	Solar Studies
A-14	Zoning Analysis
A-15	Zoning Analysis
A-16	Zoning Analysis
A-17	Site Zoning and Zoning Analysis
A-18	Adjacent Building Heights
A-19	Zoning Envelope
A-20	Massing Option Comparison
A-21	Massing Option 1
A-22	Massing Option 1
A-23	Massing Option 2
A-24	Massing Option 2
A-25	Massing Option 3
A-26	Massing Option 3
A-27	Forms and Textures - System Explanation
A-28	Data Center Precedence
A-29	Design Development
A-30	Design Development
A-31	Building Cutaway
A-32	Section and Floor Plans
A-33	Floor Plans - Landscape Plan
A-34	Floor Plans
A-35	Floor Plans
A-37	Design Guidelines
A-38	Design Guidelines

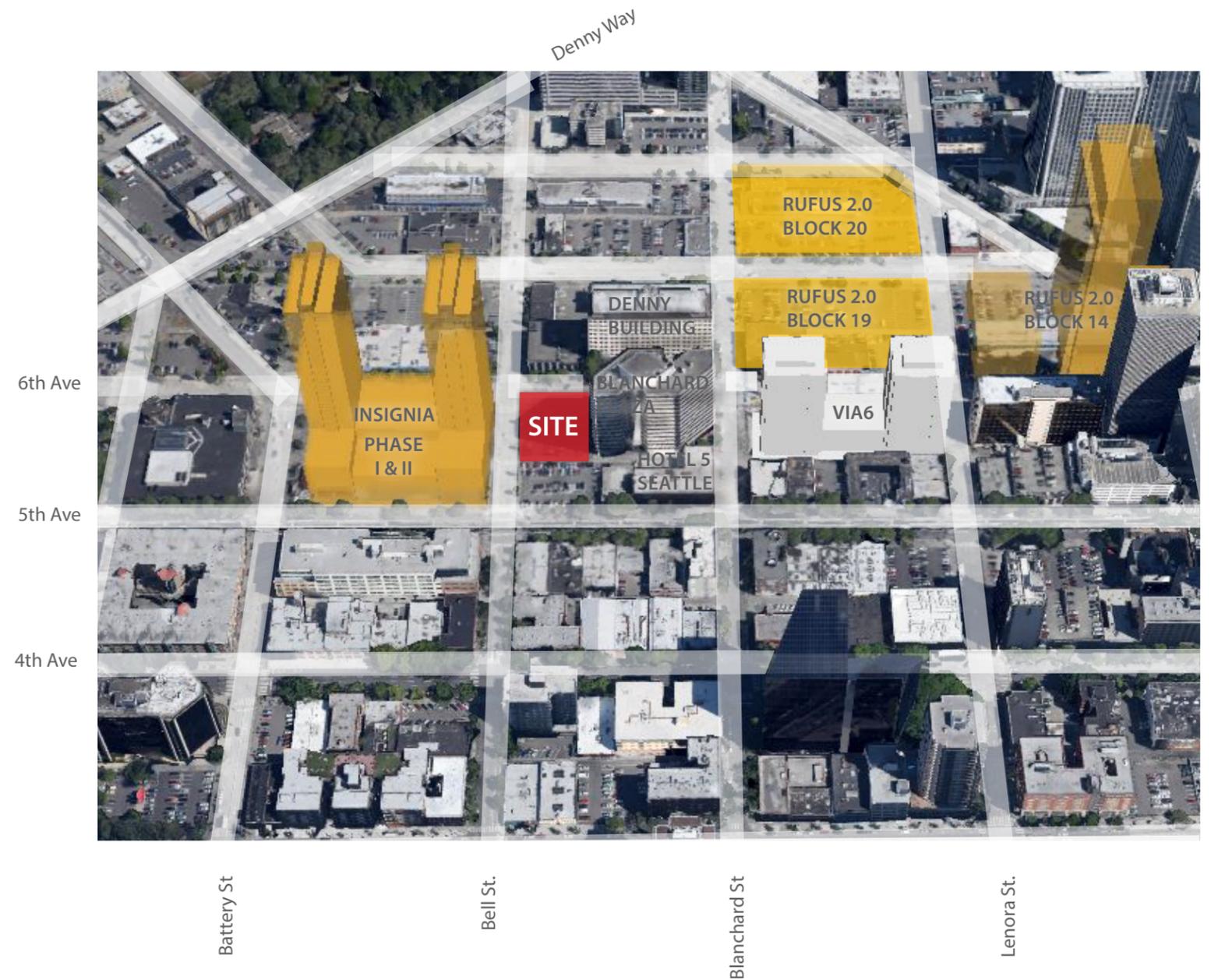
Project Info

Property Addresses	2229 6th Avenue Seattle, WA 98121
DPD Project Numbers	3018131
Owner	Clise Properties 1700 Seventh Ave., Suite 1800 Seattle, WA 98101 Contact: Ben Barron 206.623.7500 bbaron@cliseproperties.com
Architect	Graphite Design Group 80 Vine Street #202 Seattle, WA 98121 Contact: Michael Medina, Peter Krech 206.224.3335 michael.medina@graphitedesigngroup.com peter.krech@graphitedesigngroup.com
Development Objectives	<p>Design and construct a development on two city parcels located at the north-easterly corner of 6th Avenue and Bell Street in the Denny Triangle Urban Center. This project also borders an alley to the west and Blanchard Plaza, a 15-story office building built in 1983 to the south. The site is zoned DMC 340/290-400.</p> <p>The project use is defined as an 'utility building' whose function will be a data center. This building will house computer systems and associated components, such as web cloud and data storage. The building will include redundant data communications connections, environmental controls and various security devices. The data center will have limited office space, such as control rooms, but will be predominantly equipment space. The occupancy will be approximately 30 IT staff.</p>





Vicinity Map



Neighborhood Map



Site Area:

12,960 SF

Topography:

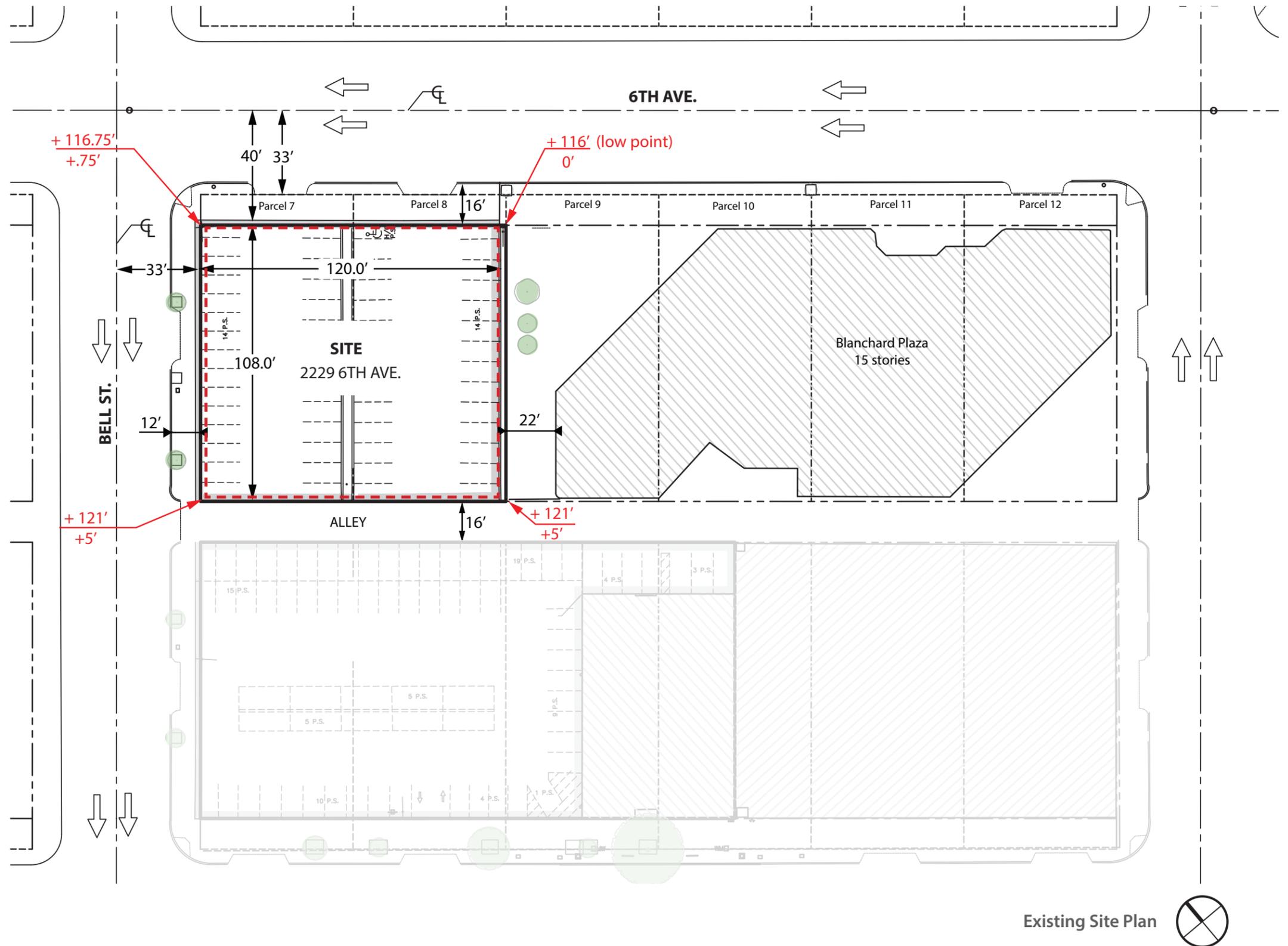
The site naturally slopes from the alley to 6th Avenue approximately 5 feet.

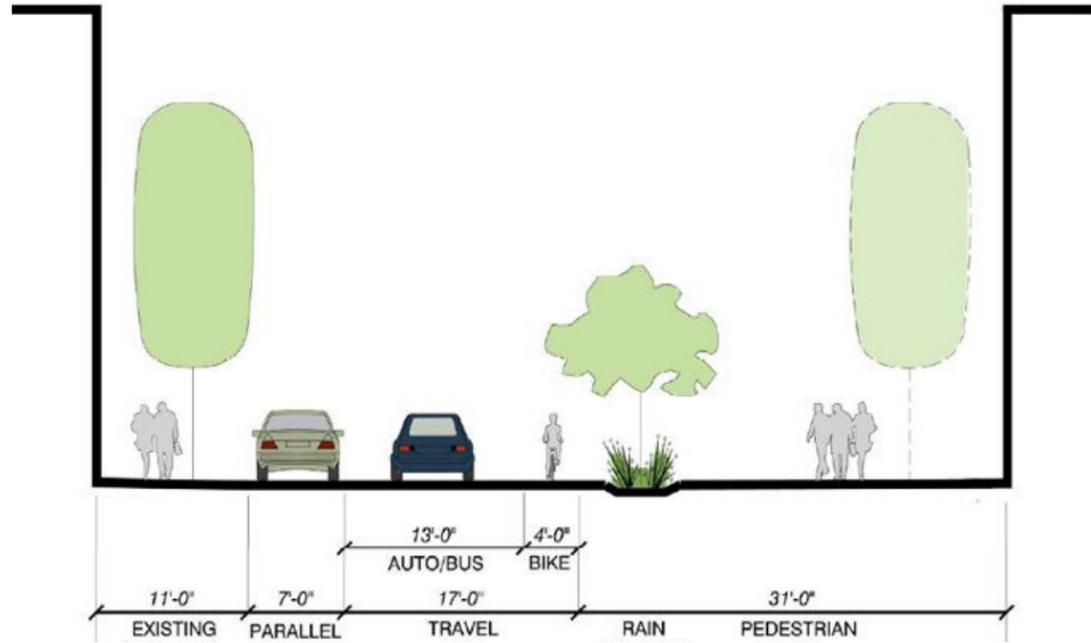
Tree Survey:

Two six-inch caliper "undistinguished" trees exist in the Bell St. right-of-way. No trees exist within the property.

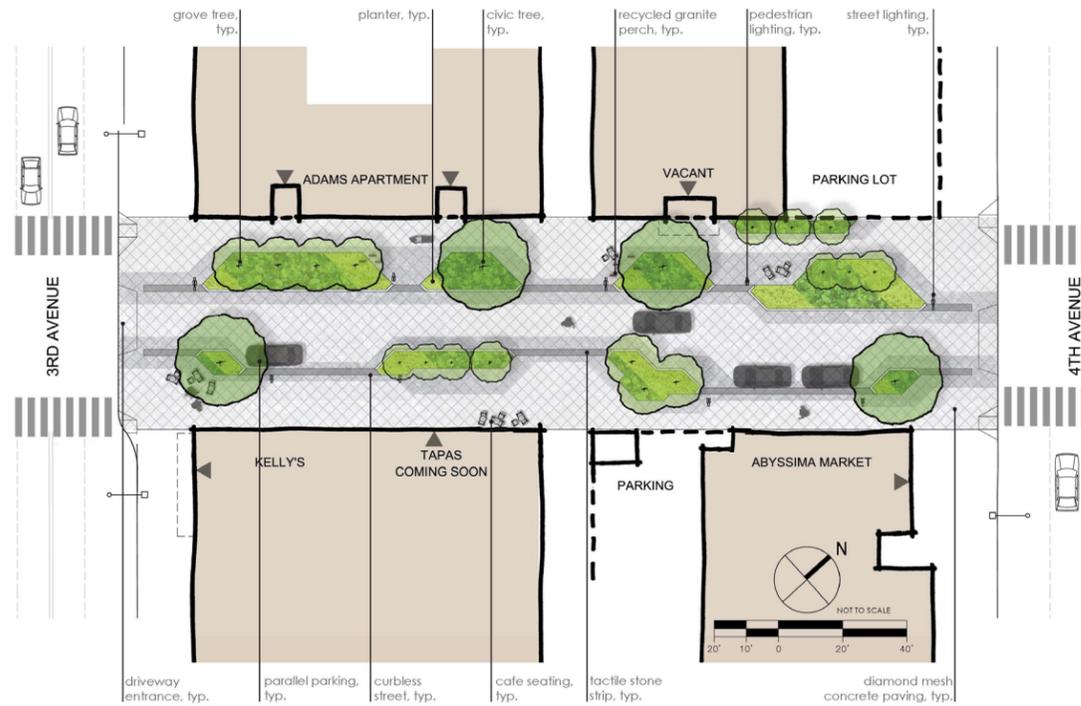
Site Parking Lot:

The sites existing 56 stall parking lot will be removed for construction.





Bell Green Street - Section Between 3rd & 4th St.



Bell Green Street - Plan Between 3rd & 4th St.

Urban Design:

This site is in the center of one of the largest urban developments in the country. Along with the Amazon Rufus 2.0 south campus and other residential towers nearby, the Denny Triangle will be totally transformed within five years time. In 2005 the area was upzoned to allow for more height and density. With the transformation of the neighborhood to a mixed-use high tech community, the need for digital storage and distribution has grown exponentially. Proximity becomes imperative with the need for nanosecond speed processing and networking. Building a hi-rise data center in the midst of this growth became important.

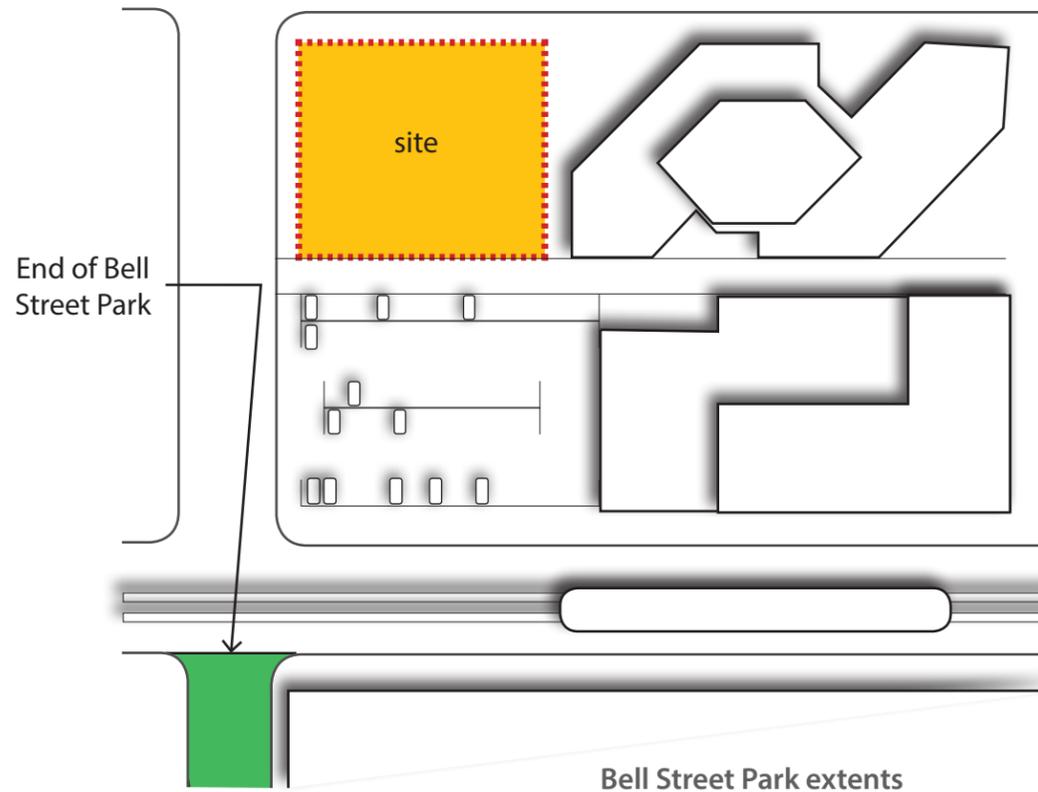
Project Goals:

- To enhance data support to the city and region.
- Create a compatible architecture within this mixed-use neighborhood.
- Respect the existing and anticipated building characteristics of the neighborhood.
- Maintain a high level of quality for the development.

Note: The Bells street park has not yet been funded to extend beyond 5th avenue. The exhibits are intended to show the future potential for the adjacent green street.



Bell Green Street View





Under Construction

Aerial of Current Conditions 



GRAPHITE

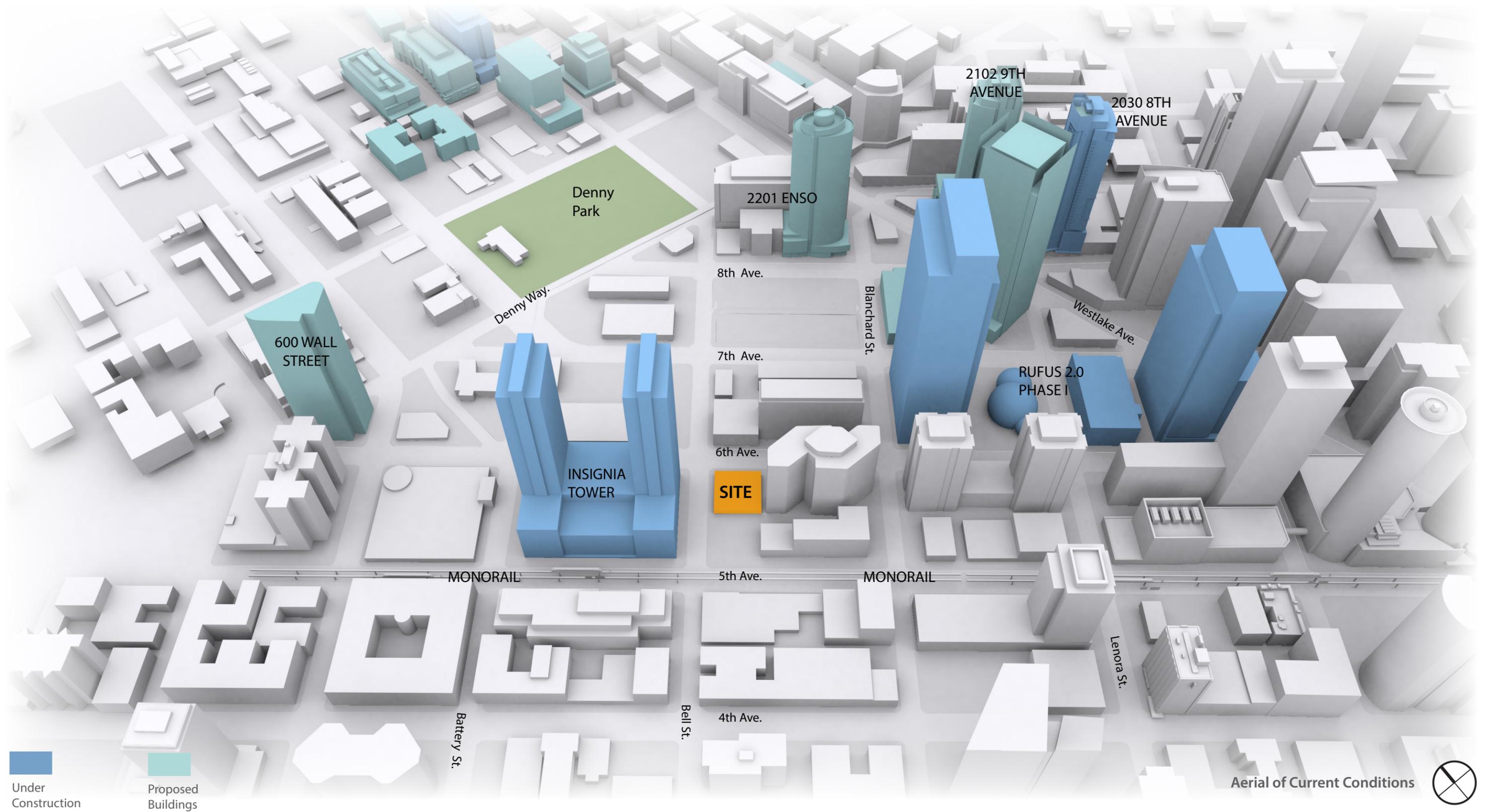
A-5 | Current Site Context

6th & Bell Data Center
13010.02

Early Design Guidance
October 21, 2014

CLISE PROPERTIES, INC.

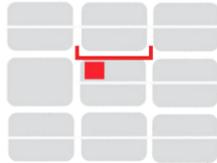






BELL ST.

BLANCHARD ST.

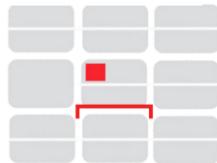


A
View looking northeast across 6th Ave

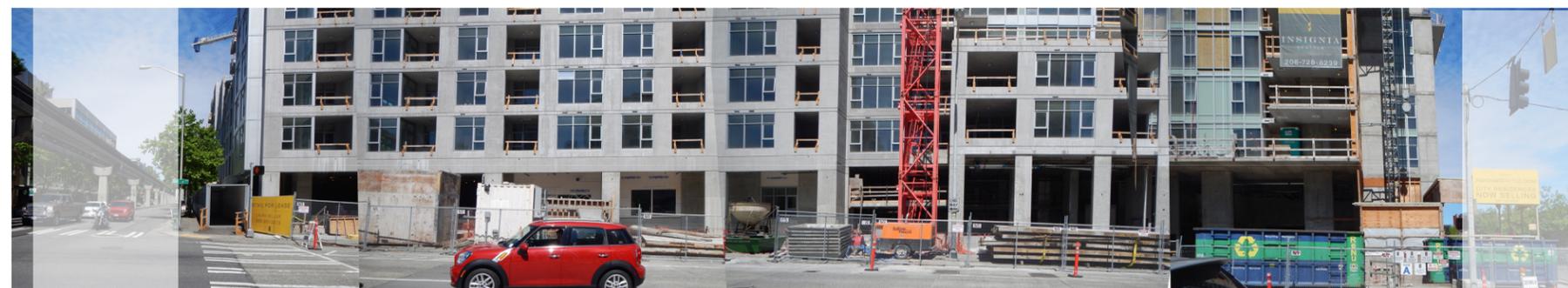


BLANCHARD ST.

BELL ST.

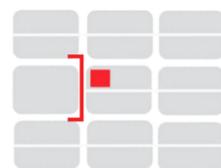


B
View looking away from site from 5th Avenue



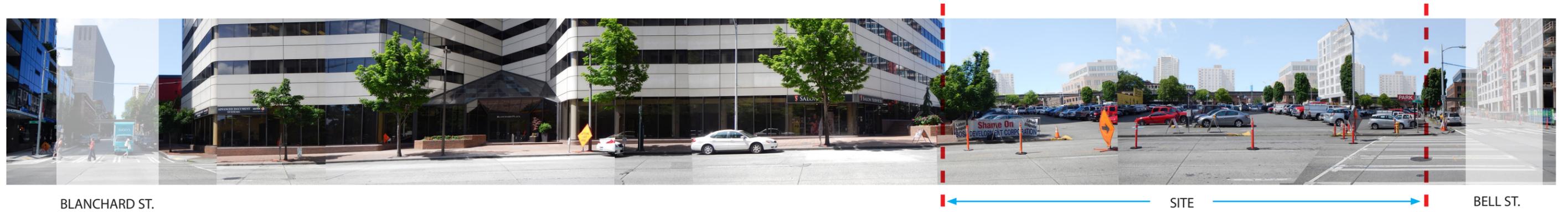
5TH AVE.

6TH AVE.



C
View looking northwest across Bell St

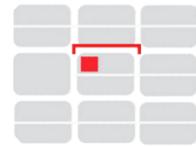




BLANCHARD ST.

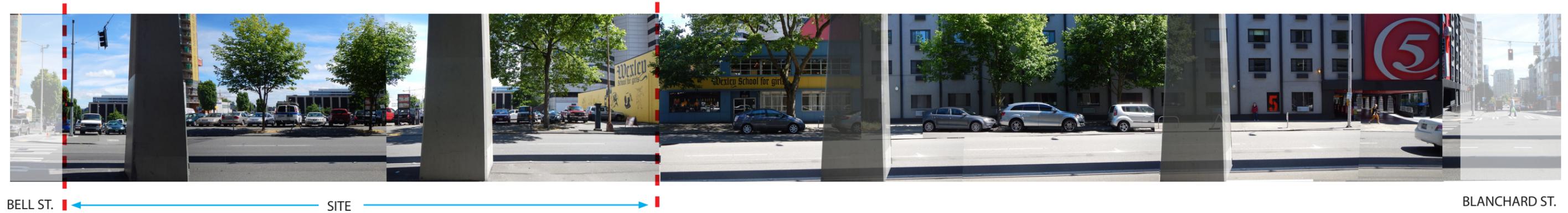
SITE

BELL ST.



A

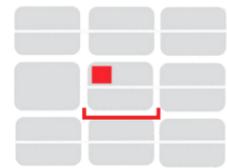
View looking at site from 6th Avenue



BELL ST.

SITE

BLANCHARD ST.



B

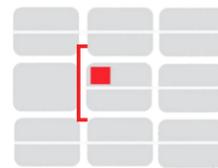
View looking at site from 5th Avenue



5TH AVE.

SITE

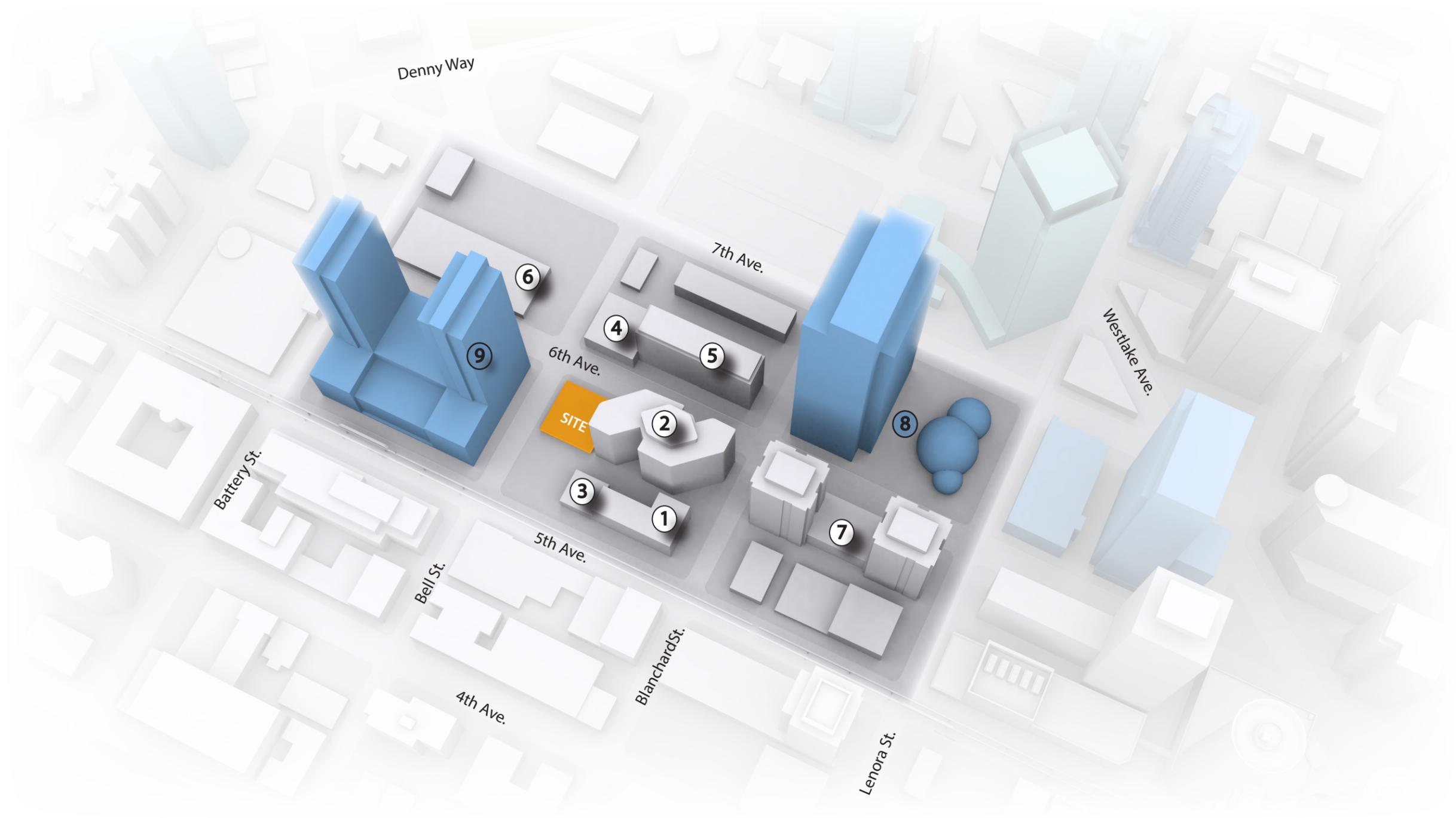
6TH AVE



C

View looking at site from Bell St





- Proposed Construction
- Under Construction
- Existing

Aerial Map of Building Adjacencies



Hotel 5 - Seattle

A five story boutique hotel located on the corner of 5th Ave and Blanchard st.. The facade has a regulated punched window expression. The entry is marked by a swath of bright color and tapered piloti.



Blanchard Plaza

Built in 1982, this 15 story mixed use office tower has approximately 256,000 sqft of office and retail space. The facade has a strong horizontal window pattern.



Wexley School for Girls

A small two story masonry building, originally an autobody collision repair shop built in 1948.



Denny Building Parking Garage

Built in 1968, this parking facility accomodates 260 cars and provides ancilliary parking for the Denny Building.



Denny Building

Built in 1968, this 11 story office tower. This steel frame and concrete building has a facade made up of mosaic tile panels and is accentuated with large punched plate glass windows



Antioch University

A two-story reinforced concrete structure built in 1950. A liberal arts college.



VIA6

a 24 story 240' high, luxury residential tower.



RUFUS 2.0 - BLOCK 19

A 500 ft. office tower to start construction in 2015.



Insignia Towers

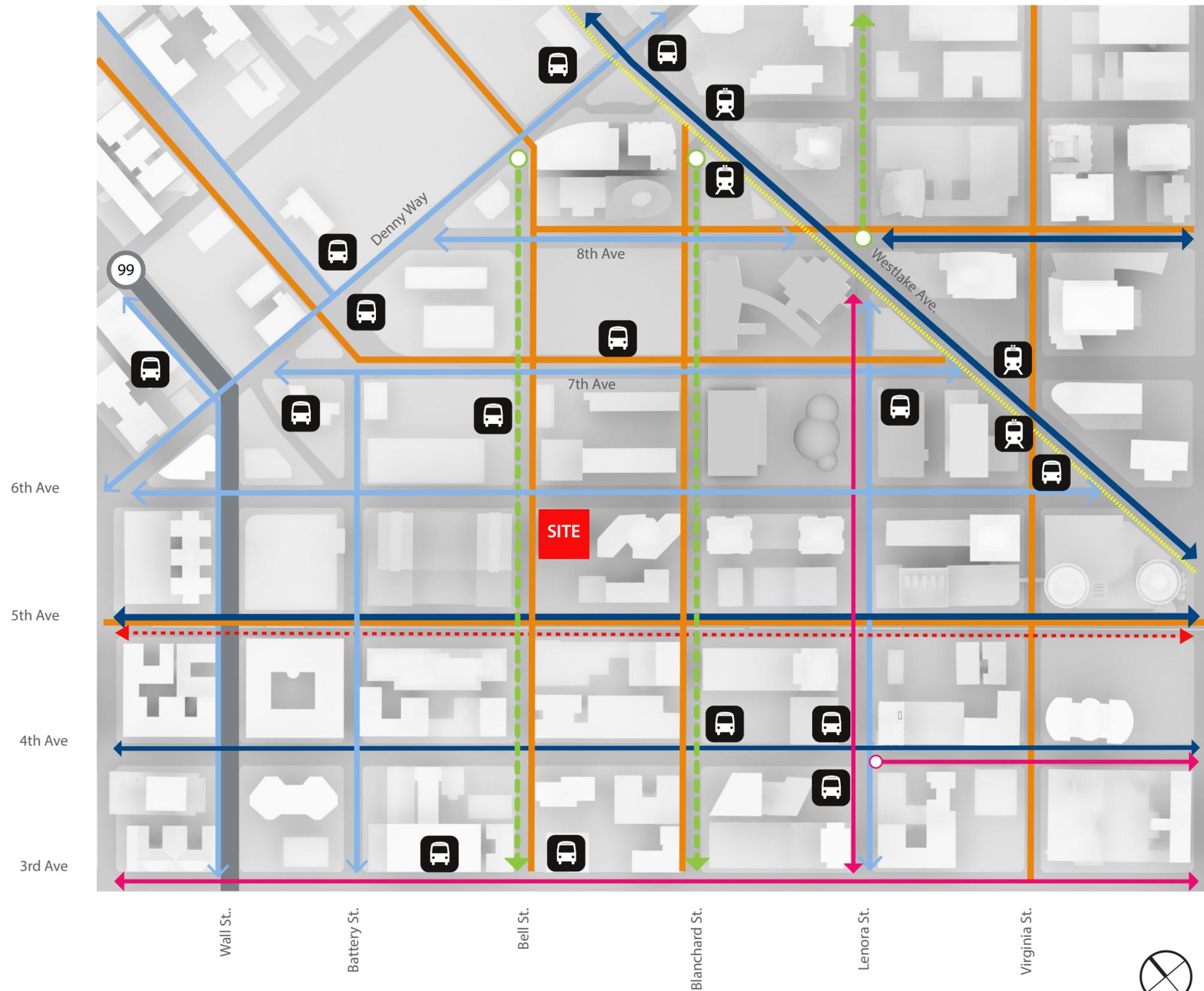
new development for a luxury residential high-rise consisting of 41 stories and 660 - 700 residential units.



Urban Design Components

This project is an end block project located on the corner of Bell St and 6th Ave. the existing Blanchard and the two vacant parcels remaining after the removal of a 56 stall parking lot. The data center will have an articulated façade in response to a largely window-less massing with an overall height of approximately 262'. The design intent of the new data center's Sixth Avenue façade will be to create a wall system that is articulated and allows for the placement of windows in the future.

-  Principal Transit Street
-  Class 1 Pedestrian Street
-  Class 2 Pedestrian Street
-  Green Street
-  Bike Lane
-  Monorail
-  Street Car
-  Street Car Stop
-  Bus Stop

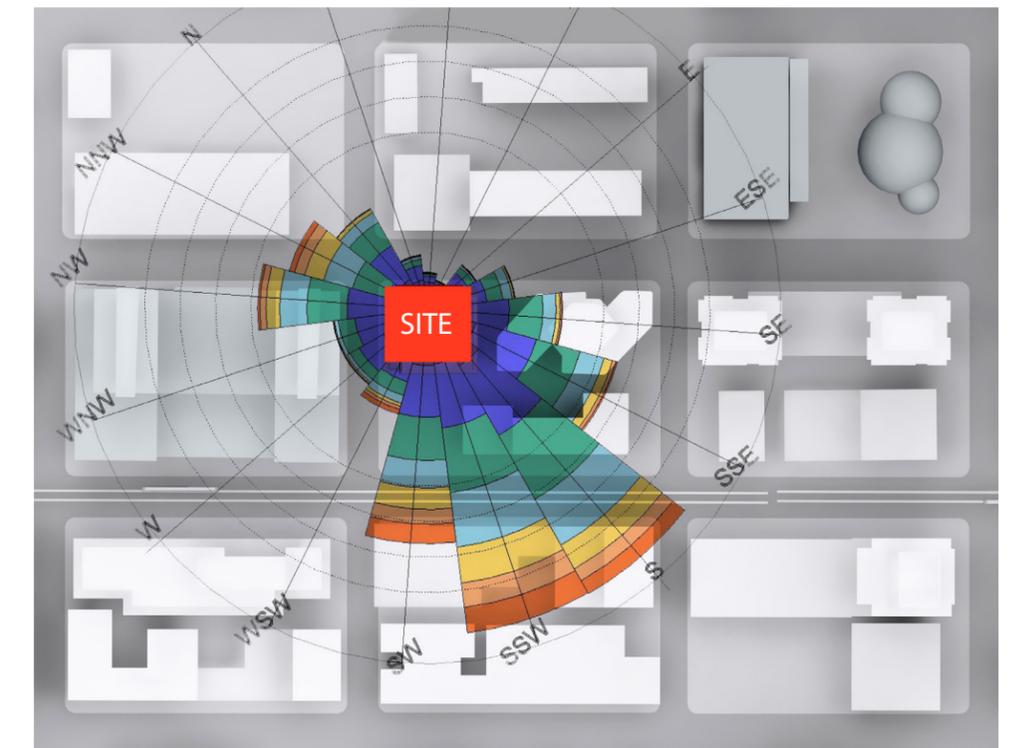




Site Topography - 2 ft Grade, Seattle GIS



Yearly Sun Diagram



Yearly Average Wind Rose Diagram



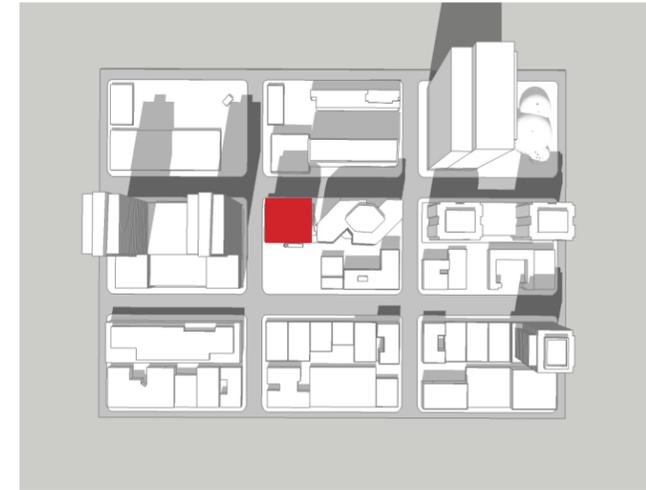
Summer



9:00 am

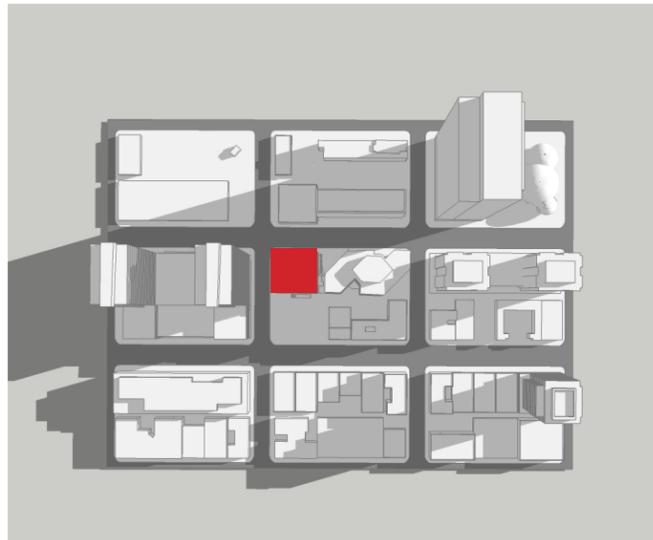


12:00 pm



3:00 pm

Fall/Spring



9:00 am



12:00 pm



3:00 pm

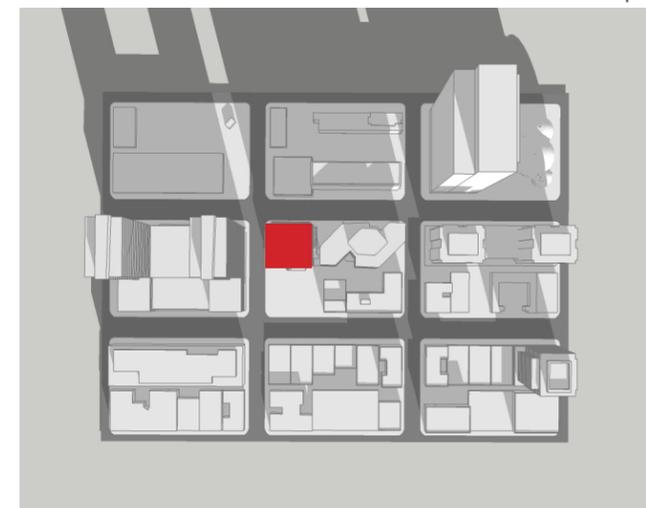
Winter



9:00 am



12:00 pm



3:00 pm



GRAPHITE

A-13 | Solar Studies

6th & Bell Data Center

13010.02

Early Design Guidance

October 21, 2014

CLISE PROPERTIES, INC.



Intentionally Blank



ZONING ANALYSIS: 6TH AND BELL

SITE ADDRESS: 2229 6TH AVENUE, SEATTLE, WA 98121

Title 23 SMC Land Use Code
Parcel: 06970000230
DMC 340/290-400
Denny Triangle Urban Center Village

23.49.042 Permitted Uses

Standard

All uses are permitted outright except those prohibited by SMC 23.49.046, and parking, which shall be regulated by 23.49.045.

23.49.008 Structure Height

Standard

Nonresidential Height Maximum: 340'
Residential: 290' Base, 400' Maximum

- Maximum residential height achievable through bonuses available in section 23.49.015 Structure may exceed the maximum height limit by 10% of that limit if:
- The façades of the portion of the structure above the limit do not enclose an area greater than 9,000 SF.
- The enclosed space is occupied only by those features otherwise permitted in this Section as an exception above the height limit. This shall not be combined with any other height exception to gain additional height.

Rooftop Features allowed above height limit:

- Railings, planters, skylights, clerestories, greenhouses and parapets may extend up to 4' above height limit.
- Solar collectors may extend up to 7' above height limit.
- Mechanical equipment, stair penthouses, etc... may extend up to 15' above the height limit.

Rooftop features may cover up to a combined coverage limit of 55%.

Elevator penthouses may extend up to 23' above the height limit (8' cab) or 25' above the limit (9' cab) plus an additional 10' if elevator provides access to usable rooftop open space.

The amount of rooftop area enclosed by screening may exceed to maximum percentage of the combined coverage of all rooftop features.

Some rooftop features may extend up to 50' above the maximum height through administrative conditional use per 23.49.008-D-4

23.49.009 Street-level Use Requirements

Standard

None required on 6th Avenue nor Bell Street

23.49.010 General Requirements for Residential Uses (N/A)

23.49.011 Floor Area Ratio

Standard

Base FAR: 5
Maximum FAR: 10

Additional chargeable floor area above the base FAR may be obtained as outlined in section 23.49.011 and may include generally the following:

- Amenity Bonuses
- Transfer Development Rights
- Rural Development Credit
- Housing and Child Care
- A minimum of 5% of floor area above base FAR must be obtained through Landmark TDRs to the extent they are available.
- FAR gained through housing and child care bonuses (23.49.012) together with housing (23.49.015) and landmark TDRs shall equal 75% of the area by which the total chargeable area permitted on the lot exceeds the base FAR.
- At least 1/2 of the balance of the 25% shall be gained from a sending lot with a major performing arts center if available.
- The balance of the 25% shall be gained through bonus floor area for amenities (23.49.013) • Applicant may gain additional floor area above the first increment of FAR above the base FAR through a use of MDC housing TDR, or any combination of DMC housing TDR with floor area gained through other TDR and bonuses as described above.
- If bonus development sought is less than 5,000 SF the Director may permit all bonused area to be achieved through housing and child care.

Areas Exempt from FAR:

- Street level use (retail) that has a minimum floor-floor of 13'; horizontal depth of 15'; and overhead weather protection is provided.
- Child Care
- Human Services
- Residential use and live-work units
- Museums and museum expansion spaces
- Performing art theaters
- Floor area below grade
- Public restrooms
- Shower facilities for bicycle commuters
- Certain area in Landmark structures
- An allowance of 3.5% of GFA for mechanical equipment after all other deductions have been taken

Rooftop mechanical equipment, whether enclosed or not, shall be counted as part of the GFA of the structure except for those structures existing prior to June 1, 1989 or replacement mechanical equipment.

23.49.012 Bonus Floor Area for Voluntary Agreements for Housing and Child Care

To be Determined

23.49.013 Bonus Floor Area for Amenities

1. Open Space and Green Street Improvements
2. Hill Climb Assists NA
3. Human Services Per **23.49.013 A3**
4. Public Restrooms
5. Rehabilitation and Preservation of Landmark Structure
6. Transit Station Access NA

Amenity Ratios and Limits per 23.49.13 B3

23.49.014 Transfer of Development Rights

- a. Housing TDR
- b. DMC Housing TDR
- c. Landmark Housing TDR
- d. Landmark TDR
- e. Open Space TDR; and
- f. South Downtown Historic TDR

Note Table A 23.49.014

23.49.016 Open Space

Standard

Private Open Space - Office Use Requirements:

- 20 SF for every 1000 GSF of Office Use
- Only applies to office use greater than 85,000 GSF; Office use less than 8,000 GSF is exempt.
- Must be open to the sky, meet landscaping standards and be accessible to all tenants.

On-site public open space

- Available for amenity feature bonus per section 23.49.013 Off-site public open space
- Available for amenity feature bonus per section 23.49.013 • Must be in a downtown zone within 1/4 mile of the project site.
- Must be open to the public without charge.
- Minimum of 5,000 SF of contiguous area.

Payment in lieu

- Payment in lieu of open space development is permitted if the Director determines that such payment will contribute to the improvement of a green street or there public open space abutting the lot or in the vicinity.

23.49.017 Open Space TDR Site Eligibility

Standard

Basic criteria to qualify as a sending TDR lot:

- Contiguous open space with a minimum area of 15,000 SF
- A network of adjacent open space physically and visually connected with a minimum area of 30,000 SF
- Accessible to the public
- Not more than 20% of the lot area occupied by above grade structures
- Other landscape and accessibility criteria apply.



23.49.018 Overhead Weather Protection and Lighting

Standard

Continuous weather protection is required along entire street frontage Exceptions:

- If set back farther than 5' from property line
- Abuts a bonused open space or amenity feature
- If separated from the street prop. line by a landscaped area at least 2' in width
- Driveways and loading docks Dimensions:
- Minimum 8' from building wall of within 2' of curb line, whichever is less
- Lower edge minimum height of 10' and a maximum of 15'
- Pedestrian lighting to be provided

23.49.019 Parking Quantity, Location and Access Requirements, and Screening and Landscaping of Surface Parking Areas

Standard

No parking, either long-term or short-term, is required on lots in Downtown zones

- On Bell Street (green street), parking is permitted at street level only if separated from the street by other uses
- On 6th Avenue (class II pedestrian street), parking is permitted at street level if it meets the standards of **23.49.019B**, including:
- At least 30% of the street frontage (excluding garage doors) is separated from the street by other uses;
- The façade of the separating uses meets the transparency and blank wall standards for class I ped. streets;
- The portion of parking not separated by other uses is screened, and;
- The street façade is enhanced by detailing, artwork, landscaping, etc...
- Parking not at street level within structures must be located below street level or separated from street level by other uses
- Up to four levels of above grade parking may be permitted if it meets the standards of

23.49.019B

Maximum parking limit for nonresidential uses

- Parking for nonresidential uses is limited to on parking space per every 1,000 square feet of gross floor area in nonresidential use.
- Parking for nonresidential uses may be permitted to exceed the maximum standard as a special exception as granted by the Director.
- Access to parking and loading shall be from the alley when the lot abuts an improved alley.

Bicycle Parking (Minimums):

- Office: 1 space per 5,000 SF
- Hotel: .05 spaces per hotel room
- Retail use over 10,000 SF: 1 space per 10,000 SF
- Residential: 1 space for every 2 dwelling units

After the first 50 spaces are provided additional spaces are required at 1/2 the ratio noted Structures containing more than 250,000 SF of office space shall include shower facilities Off-street loading spaces shall be provided per **23.54.030**

23.49.022 Minimum Sidewalk and Alley Width

Standard

Minimum sidewalk width on Bell Street and 6th Avenue: 12'

Minimum alley width: 20', achievable through setback or dedication if required.

23.49.032 Additions of Chargeable Floor Area to Lots with Existing Structures.

Standard

Not applicable. Only applies to projects where existing structures to be retained are in excess of the applicable base FAR.

23.49.035 Modified or Discontinued Public Benefit Feature

Standard

All public benefit features except housing and landmark performing arts theaters shall remain for the life of the structure that includes the additional GFA unless otherwise specified in this section A public benefit feature may be diminished or discontinued only if:

- It is not housing or child care
- Additional GFA permitted in return for the feature is removed or converted to a use that is not counted as chargeable floor area
- An amount of chargeable floor area equal to that obtained by the feature to be replaced is provided pursuant to provisions for granting floor area above the base FAR in chapter Modifications of amenity features that do not result in the diminishment or discontinuation of the feature may be permitted by the Director provided it meets the conditions of the Downtown Amenity Standards.

23.49.045 Parking

Standard

Principal use parking garages for short-term parking maybe permitted as conditional use. In DMC zones, principal use long-term and short-term surface parking may be permitted as administrative conditional use.

Accessory parking garages for both long-term and short-term parking are permitted outright up to the maximum parking limit established by 23.49.019

23.49.056 Street Façade, Landscaping and Street Setback Requirements

Standard

Minimum façade heights:

- 6th Avenue (class II pedestrian street): 15'
- Bell Street (green streets): 25'

Setbacks

- *Confirm averaging...*
- The maximum setback of the facade from the street lot lies at intersections is 10 feet. Minimum conforming distance is 20 feet along each street.
- Any exterior open space that meets amenity standards is not considered part of the setback area.
- If a sidewalk is widened into the lot as a condition of the development setback shall be measured from the line of the new sidewalk.

Transparency and blank façade requirements:

- Transparency requirements do not apply to portions of structures in residential use.
- Along 6th Avenue (class II ped. street) 30% of street façade to be transparent between 2' and 8' above sidewalk level.
- Along Bell Street (green streets) 60% of street façade to be transparent between 2' and 8' above sidewalk level.
- Blank facade requirements do not apply to portions of structures in residential use.
- On 6th Avenue blank façades limited to segments 30' except for garage doors which may be wider than 30'.

Transparency and blank façade requirements cont...

- On 6th Avenue the total of all blank façade segments shall not exceed 70% of the street façade.
- On Blanchard and Bell Streets blank façades limited to segments 15' except for garage doors which may be wider than 30'.
- On Bell Streets the total of all blank façade segments shall not exceed 40% of the street façade.
- Blank façade sections shall be separated by transparent area at least 2' wide Street Trees are required on all streets.

Landscaping in the Denny Triangle Urban village

- All areas abutting a street lot line that are not covered by a structure, have a depth of 10 feet or more, and are larger than 300 SF shall be landscaped.
- Setbacks required to meet minimum sidewalk widths shall be exempt from landscape requirements.

23.49.058 Upper-Level Development Standards Standard

"Tower" Definition

Any structure where a portion is above a height of 85 feet in a structure that has any nonresidential use above 65 feet or does not have residential use above a height of 160 feet

Façade modulation and upper-level width limits apply to:

- Structures 160' in height or less in which any story above 85' exceeds 15,000 SF
- Portions of structures in non-residential use above a height of 160' in which any story above an elevation of 85' exceeds 15,000 SF.

23.49.058B Façade Modulation (non-residential)

Required of street facing facades within 15' of street above 85'.

Maximum façade length without modulation within 15' of street lot line:

- 155' façade length from elevation 86 to 160 feet.
- 125' façade length from elevation 161 to 240 feet. • 100' façade length from elevation 241 to 500 feet.
- 80' façade length for elevations above 500 feet.
- Modulation defined as at least 15' deep step back from façade at least 60' long.
- In DMC zones **the maximum façade** width for portions of a building above 85' along the general north/south axis of a site (parallel to the Avenues) is 120' or 80% of the width of the lot measured on the Avenue, whichever is less.

Tower Separation

- On DMC sites zoned with a maximum height limit of more that 160' located in the Denny Triangle Urban Village, if any part of a tower exceeds 160' then all portions of the tower that are above 125' must be separated by a minimum of 60' from any portion of any other existing tower above 125' in height. **From a structure allowed pursuant to the Land Use Code in effect prior to the effective date of March 20th 2006 Ordinance 122054.**

Upper level setbacks

- When a lot in a DMC Zone is located on a designated green street, a continuous upper-level setback of 15' shall be provided on the street frontage abutting the green street at a height of 45 feet.



257.00	Fir.-Fir.	Fir.	Use	Area
236.00	21.00		Mezzanine	6,296
220.00	16.00		PH (double height)	6,296
Top of Roof				
201.50	18.50	11	Data Center	11,319
183.00	18.50	10	Data Center	11,319
164.50	18.50	9	Data Center	11,319
146.00	18.50	8	Data Center	11,319
127.50	18.50	7	Data Center	11,319
109.00	18.50	6	Data Center	11,319
90.50	18.50	5	Data Center	11,319
72.00	18.50	4	Data Center	11,319
53.50	18.50	3	UPS	11,319
35.00	18.50	2	Generators/Mechanical	11,319
			Retail	6,000
			Transformers	12,971
			Parking	12,971
			Loading BOH	6,971

el. = 116.0' el. = 121.0'

Site Area	12,960 ft ²
Base FAR	5.0
	64,800.0 ft ²
Max FAR	10.0
Maximum Chargable FAR	129,600 ft²

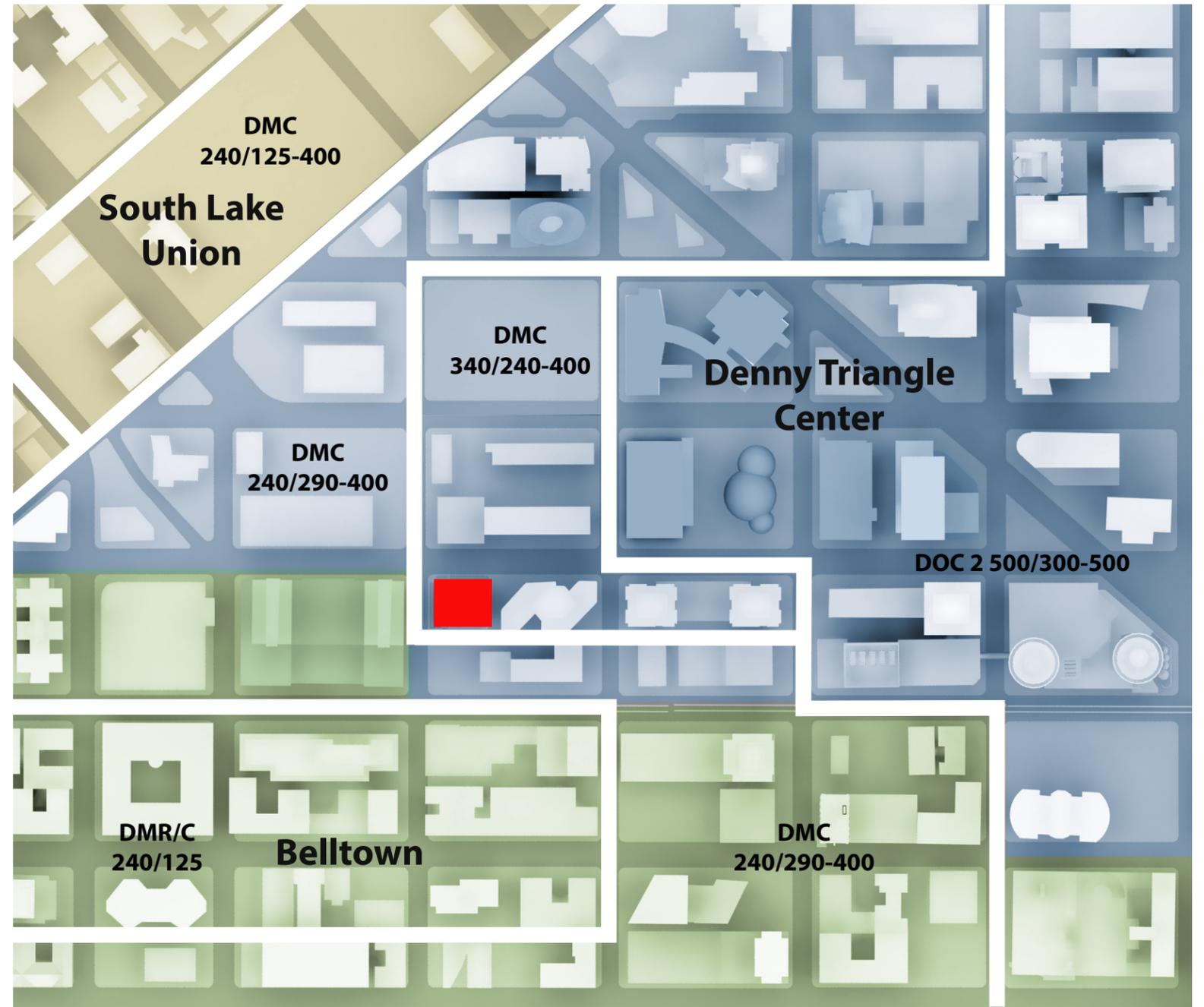
Chargable Data Area (8 data floors)	90,552 ft ²
UPS	11,319 ft ²
Generator Floor / Mechanical	11,319 ft ²
Loading & Service	6,971 ft ²
Rooftop Mechanical	6,296 ft ²
Rooftop Mezz.	6,296 ft ²
Non-Chargable Retail Area	6,000 ft ²
Below Grade Parking Below Grade	12,971 ft ²
Below Grade Transformers Mech.	12,971 ft ²
Sub-total Chargable Area	132,753 ft ²
3.5% Mechanical Deduction (FAR Exempt)	4,646 ft ²
Total chargable area	128,107 ft²

Charged FAR 9.9 (10 Max.)

Total Above Grade Construction Area	164,954 ft ²
Total Below Grade Construction Area	25,942 ft ²
Total Gross Construction Area	190,896 ft²

Note: 3.5% is estimated mechanical area
Actual mechanical area may vary

Zoning Building Area Calculations



- South Lake Union
- Denny Triangle Center
- Belltown

Zoning Map



GRAPHITE

A-17 | Site Zoning and Zoning Analysis

6th & Bell Data Center

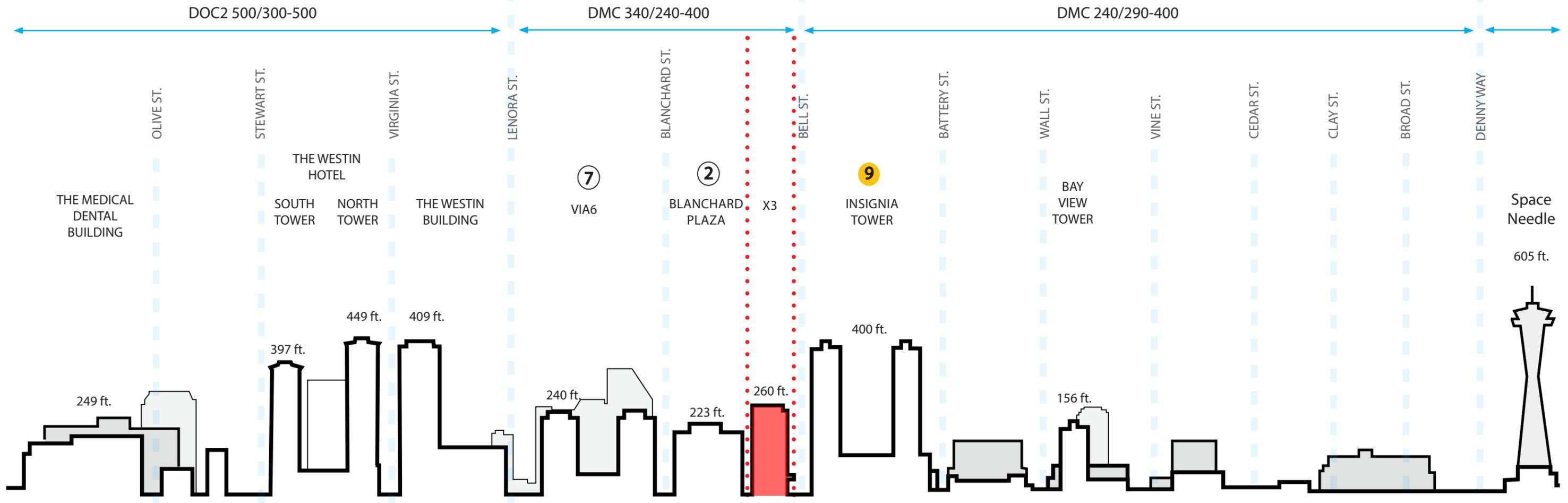
13010.02

Early Design Guidance

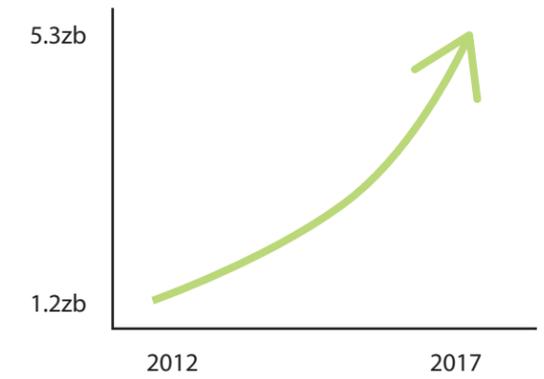
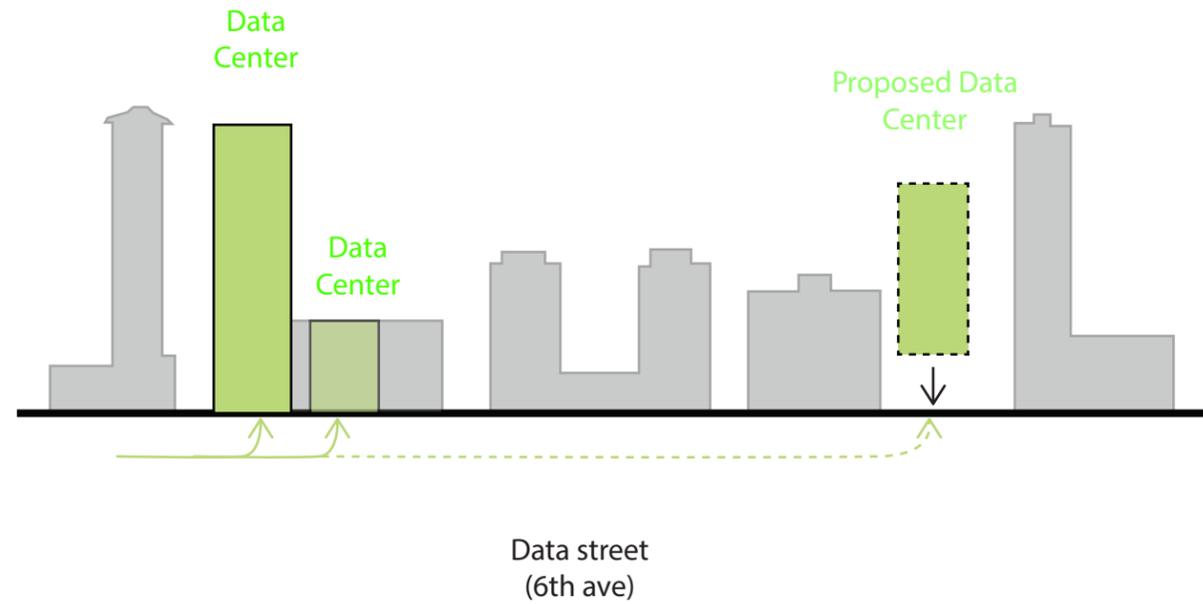
October 21, 2014

CLISE PROPERTIES, INC.





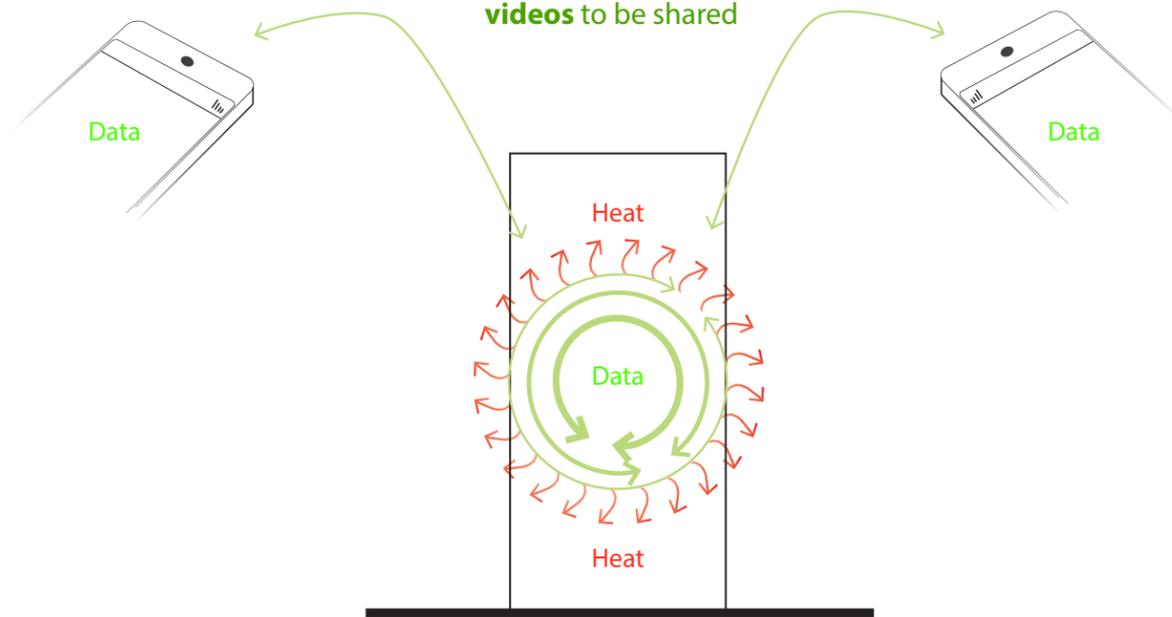
Adjacent Building Heights and Zoning



Projected cloud storage demand

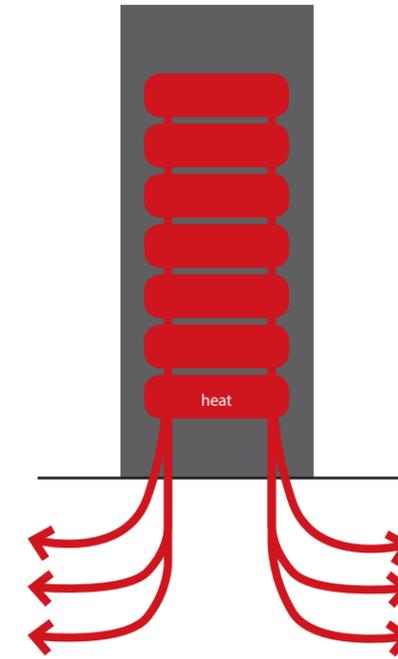
Network

Data storage capacity would allow for over a billion more images, and millions more videos to be shared



Data → Heat

Energy



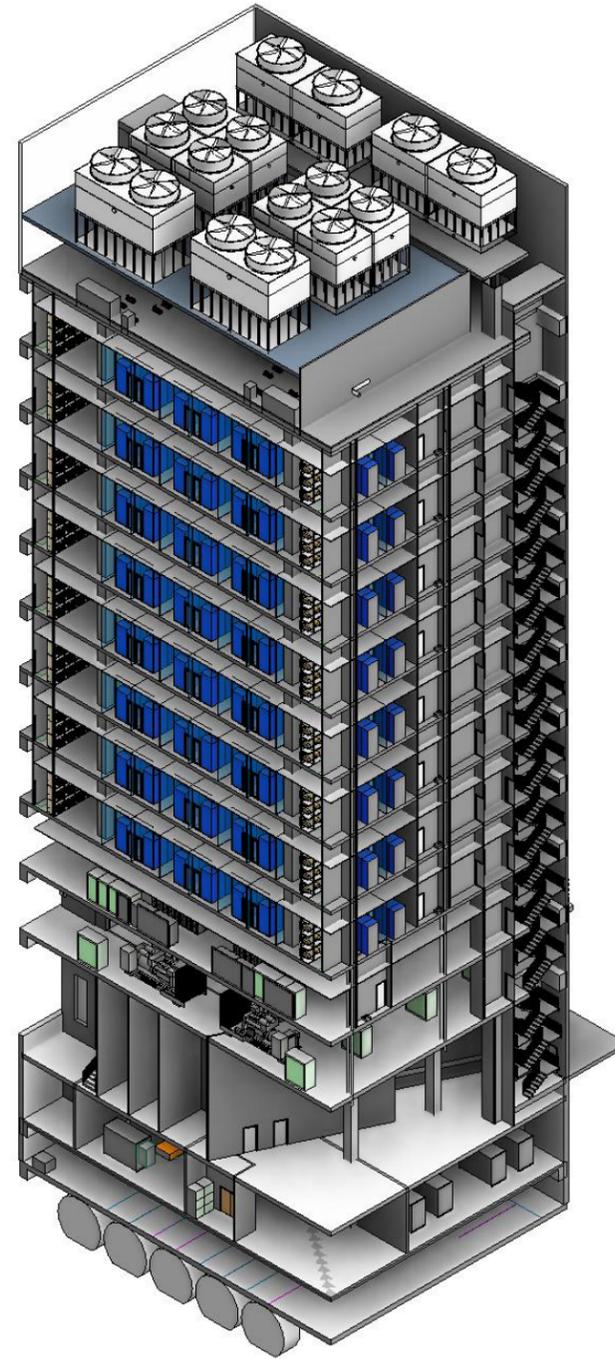
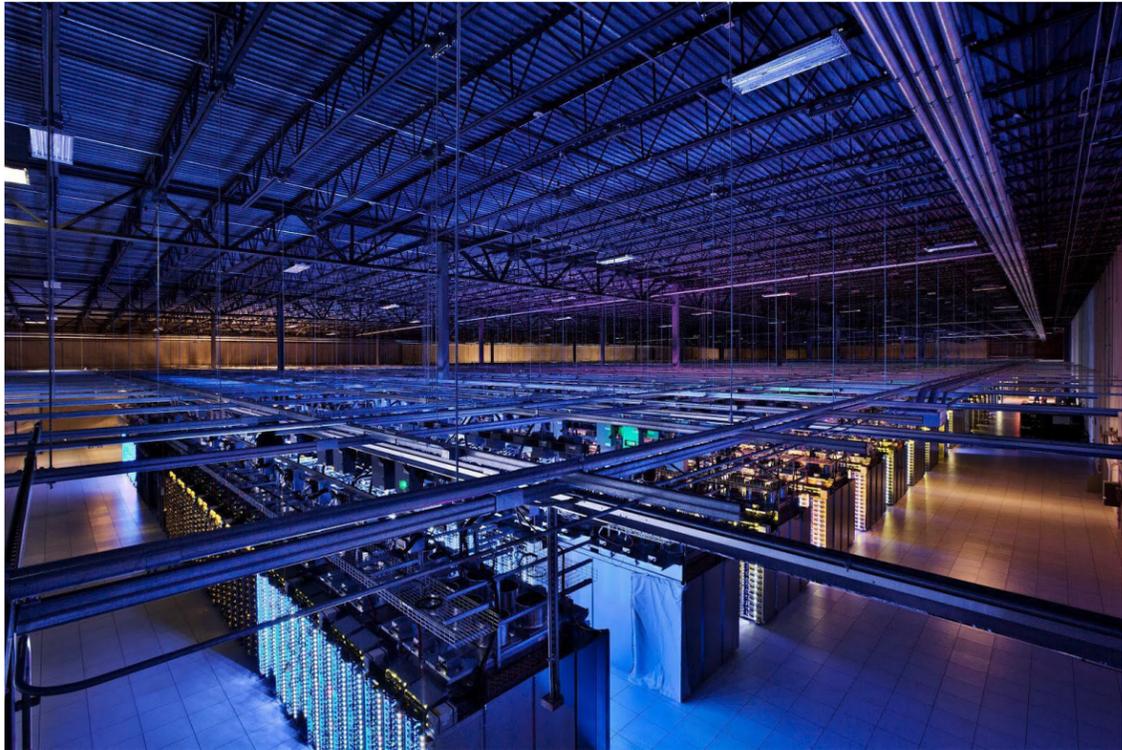
Waste heat can reduce the energy use of nearby apartments by up to 30%

Waste heat can reduce the energy use of nearby office buildings by up to 6%

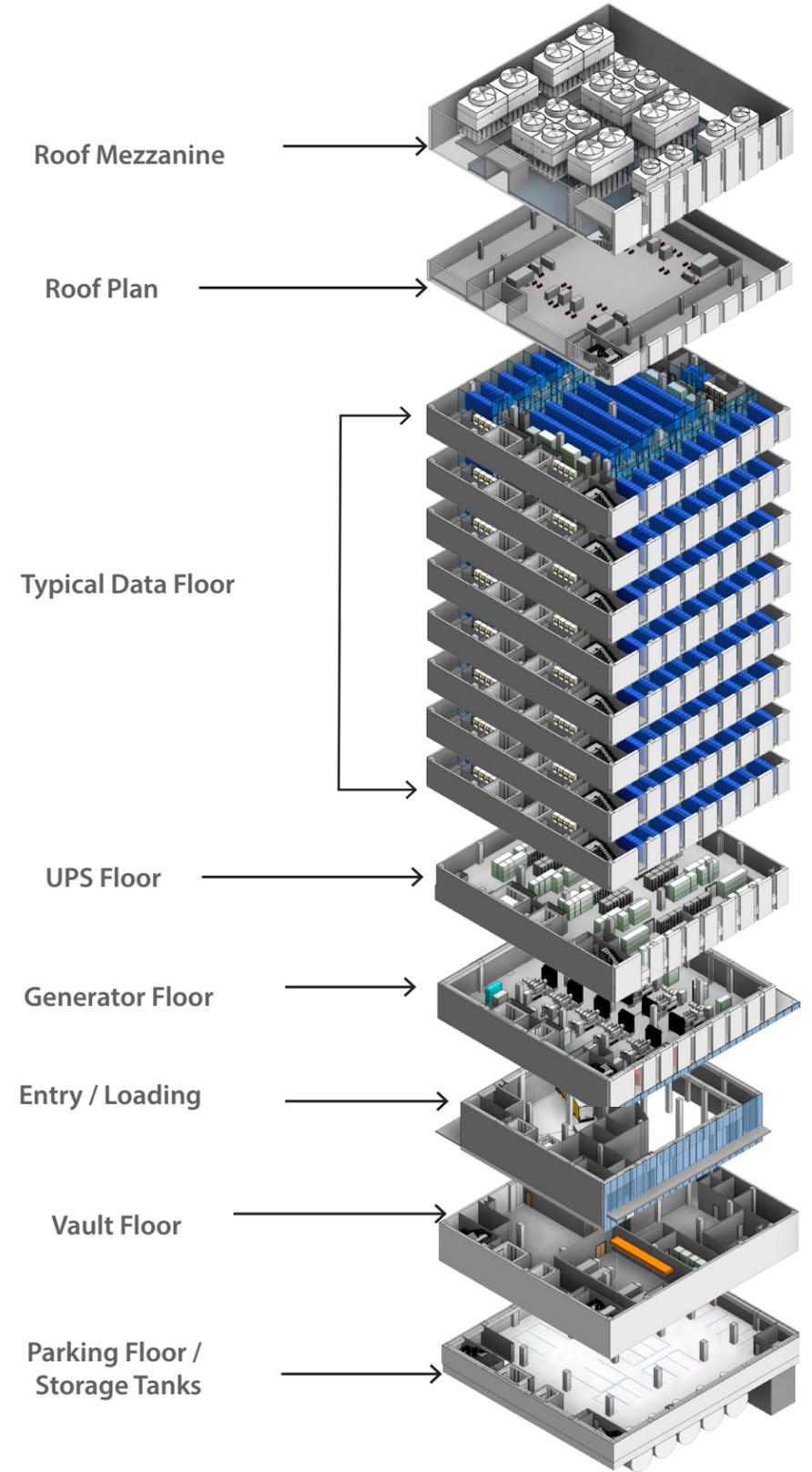
Metrics:

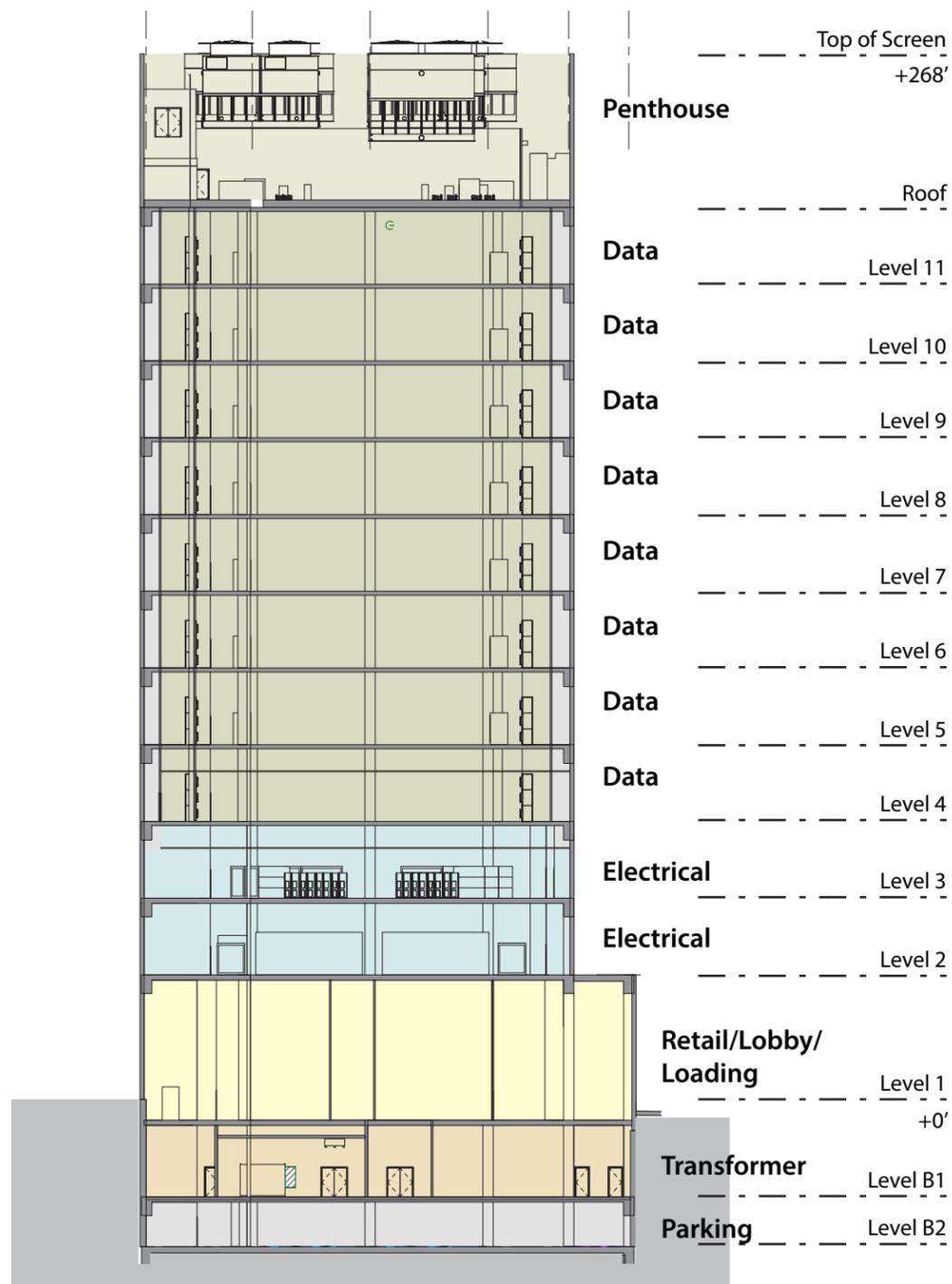
The X3 data center's process cooling system is designed to support the export of low-grade heat to surrounding buildings, potentially fulfilling the majority of their hydronic heating energy requirements. Up to 12 MW of exported heat (in direct proportion to X3's occupied tenant percentage) at a street temperature of 75°F could be made available to a distribution entity for piped delivery to neighboring structures. 12 MW of exported heat could decrease the EUI of over 8 million ft² of hydronically heated office space from 37 to 35, or decrease the EUI of over 3 million ft² of hydronically heated residential projects from 16 to 11.



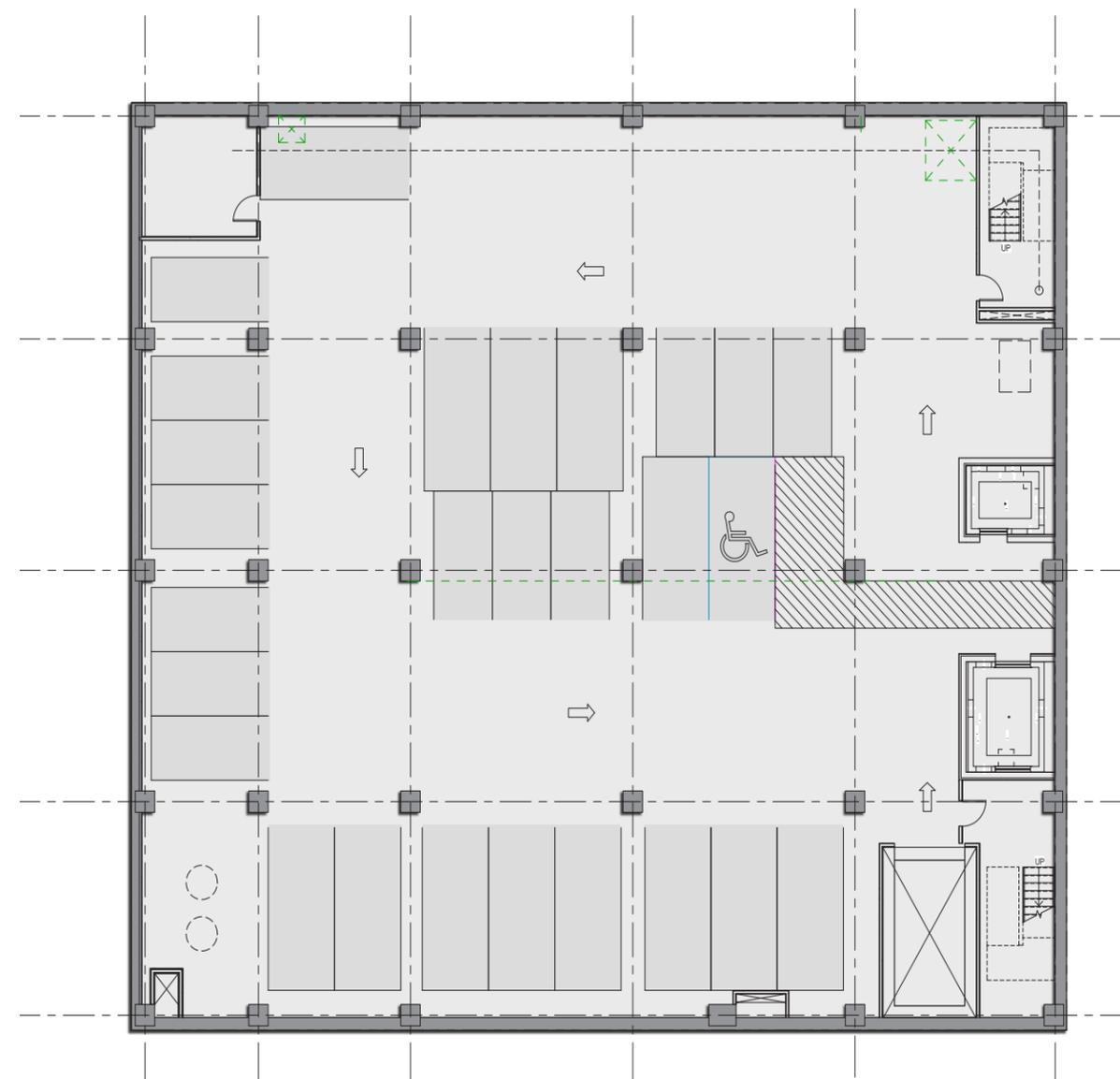


Overall Building Cutaway





SECTION



FLOOR PLAN LEVEL B2 - Parking





FLOOR PLAN LEVEL 1 - Loading Dock

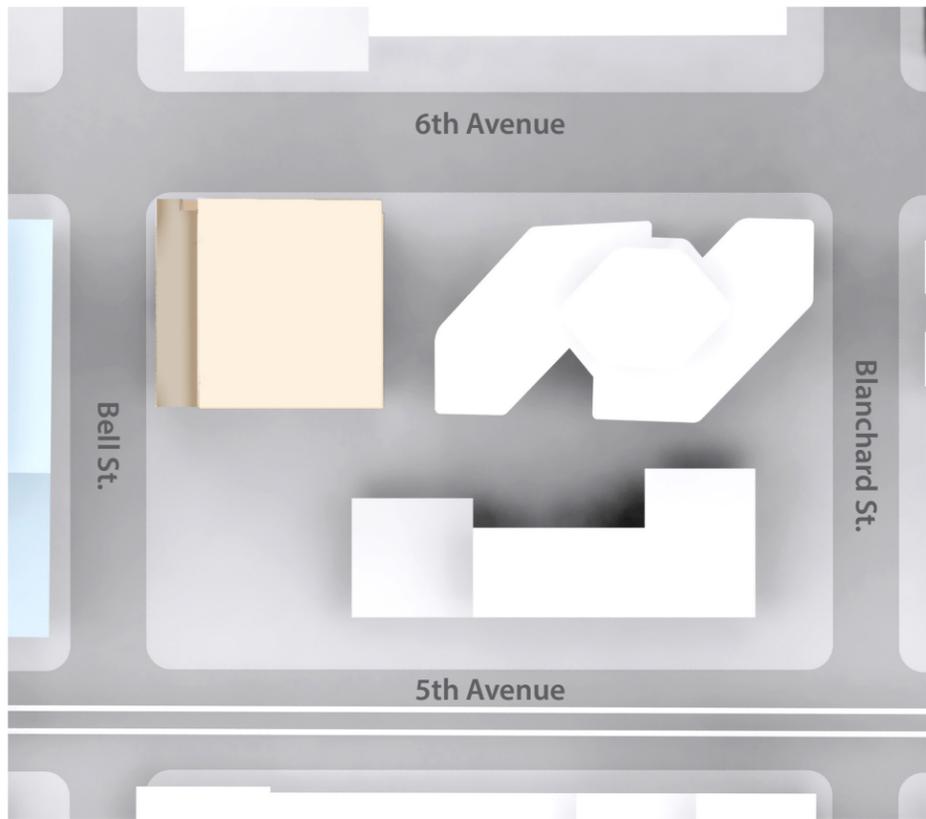


FLOOR PLAN LEVEL 5 - Typical Data Floor

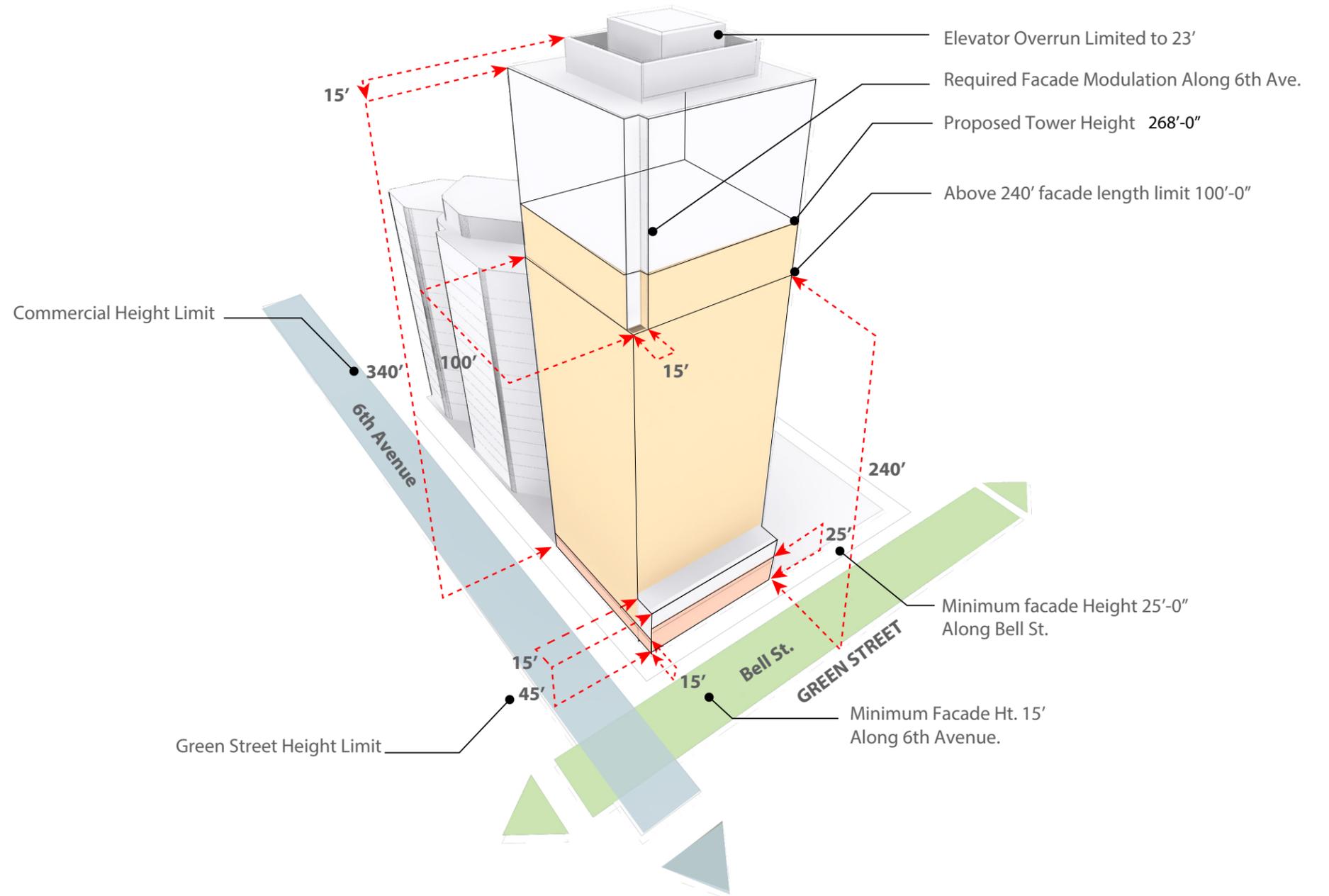




Aerial Zoning Envelope



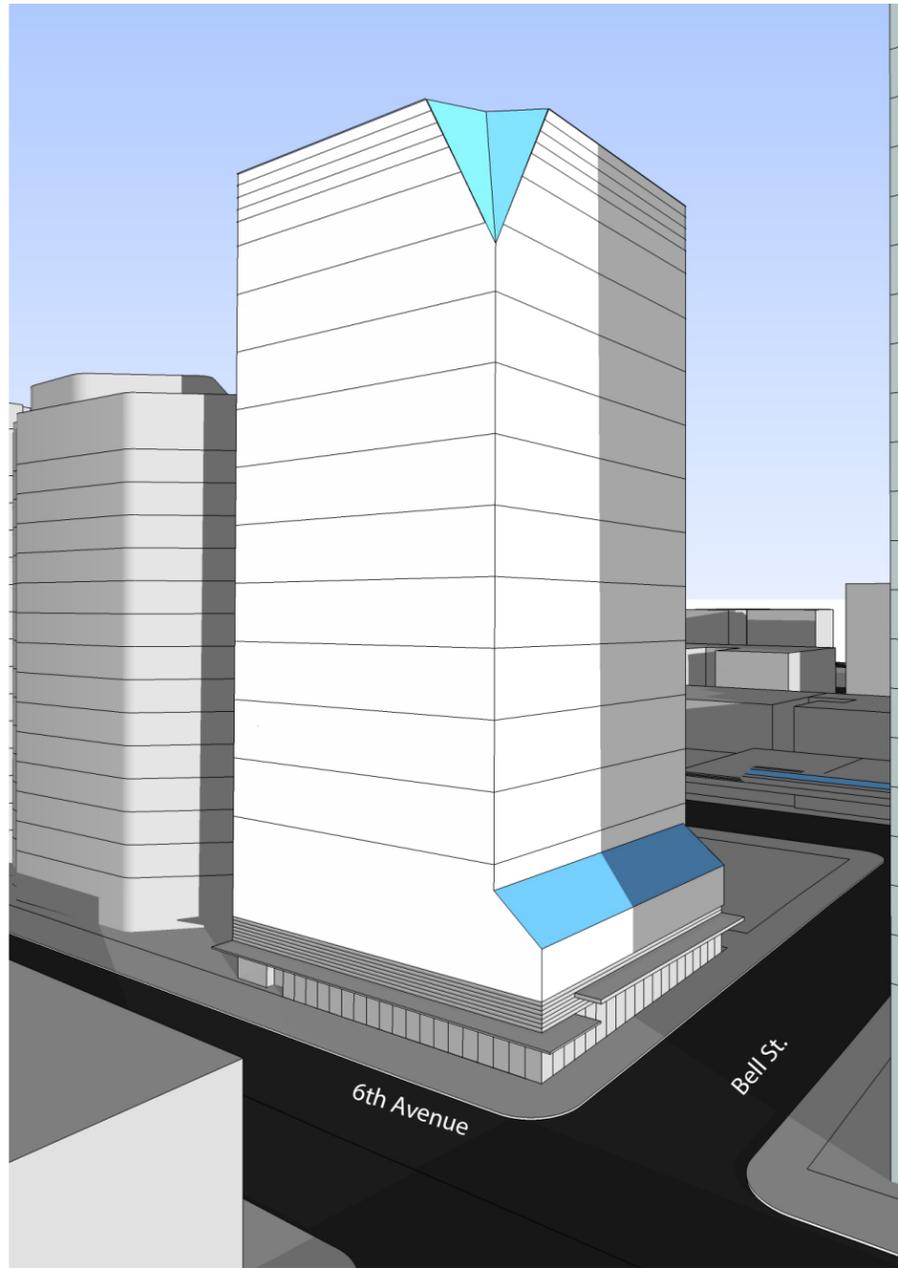
Site Plan



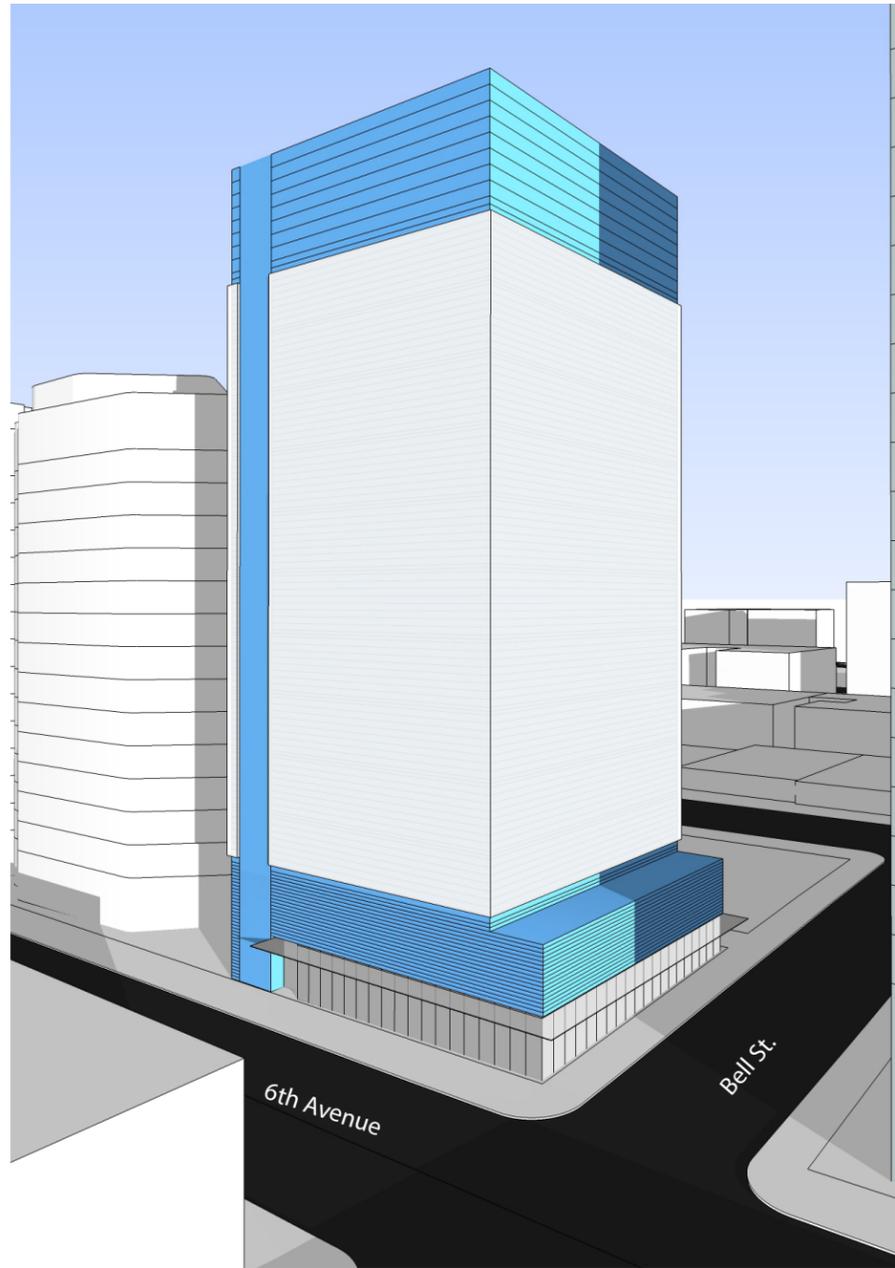
Zoning Building Massing



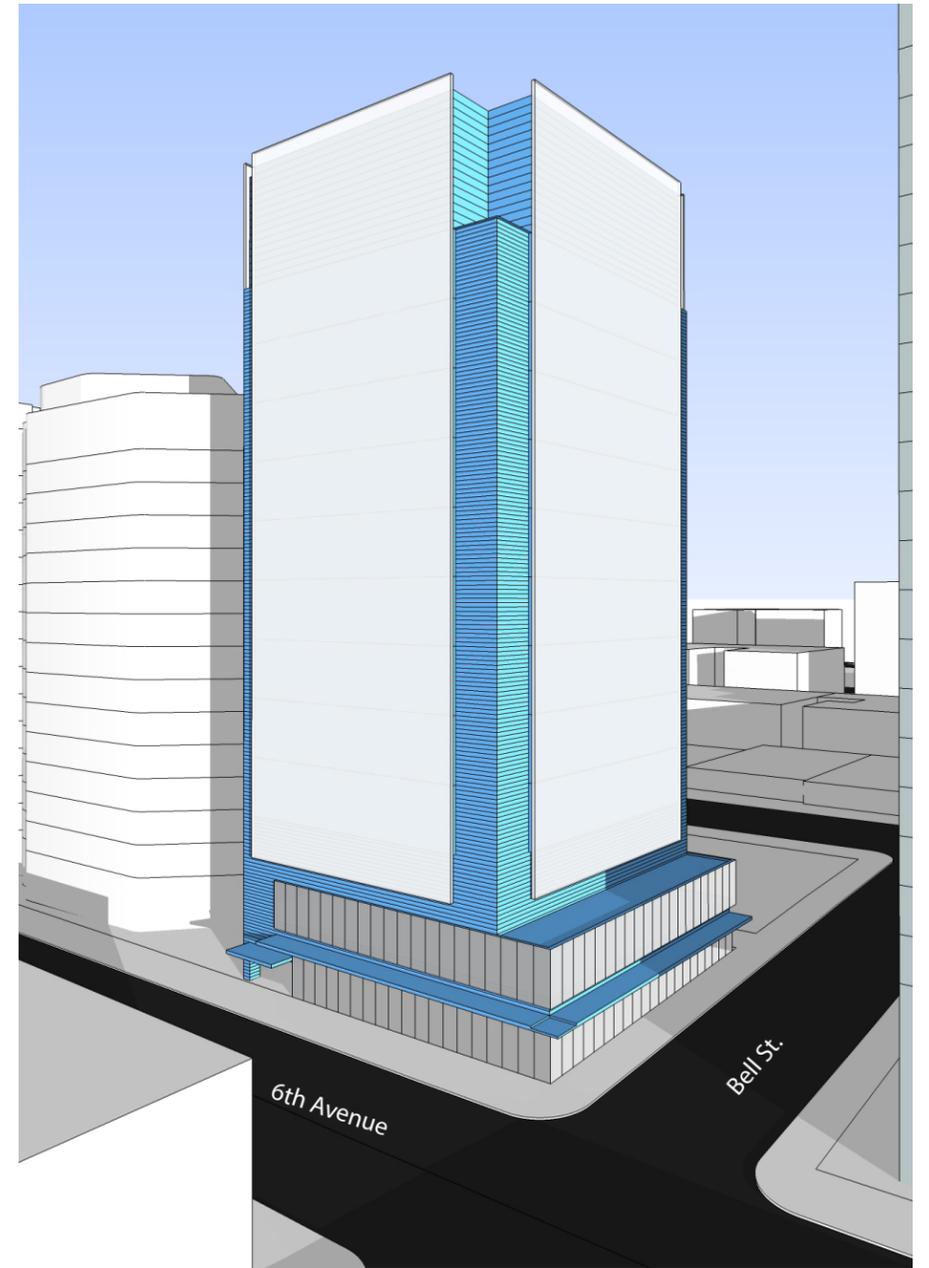
MASSING OPTIONS



Option 1



Option 2



Option 3

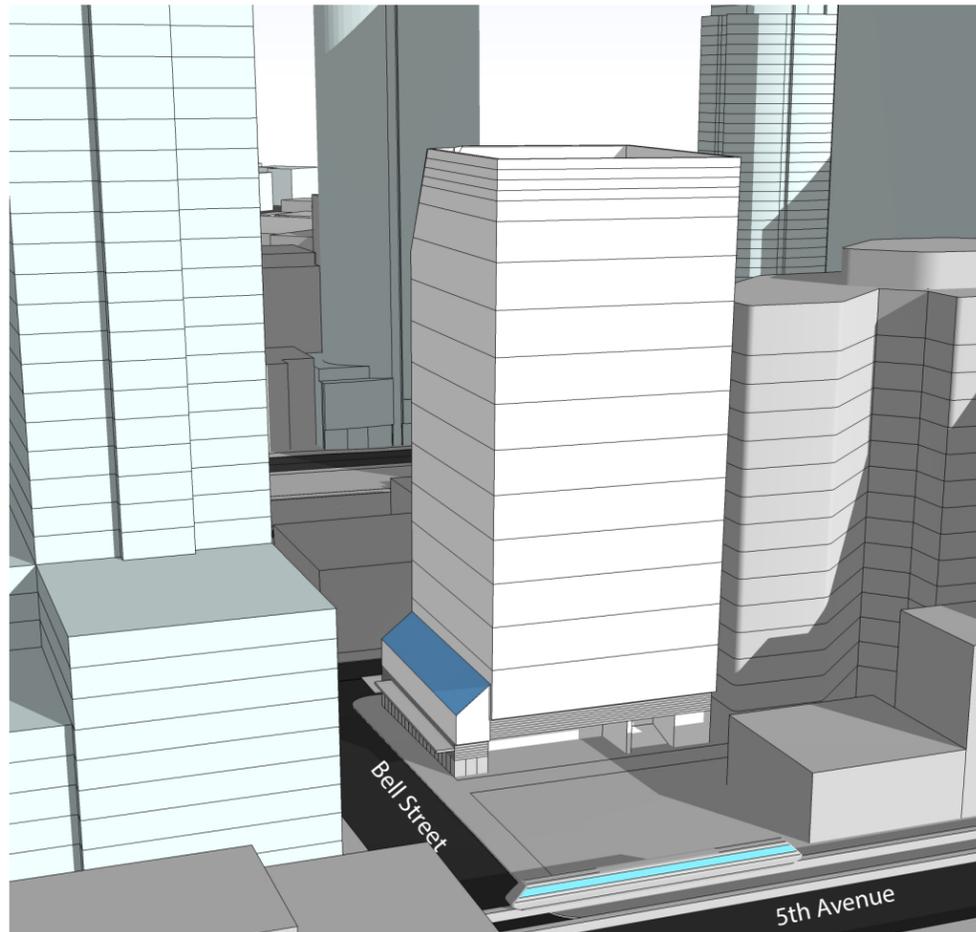
MASSING OPTION 1 - Carved Expression

Pros:

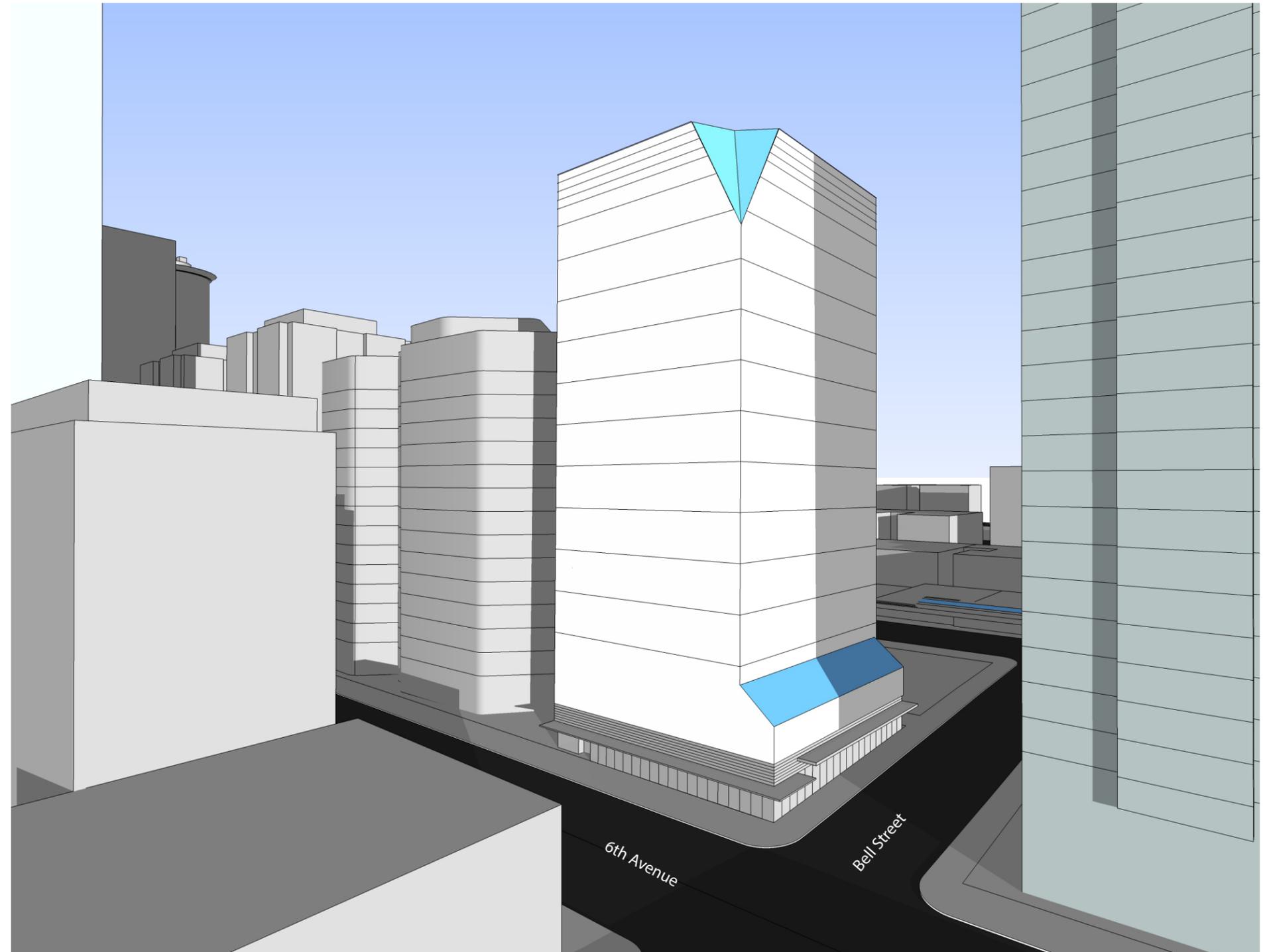
- Simple and understated composition
- A well proportioned 1:4 building aspect ratio
- Strong simple base element

Cons:

- No particular facade emphasis, a neutral orientation
- No building entry emphasis
- No street corner response
- No conceptual response to the buildings function

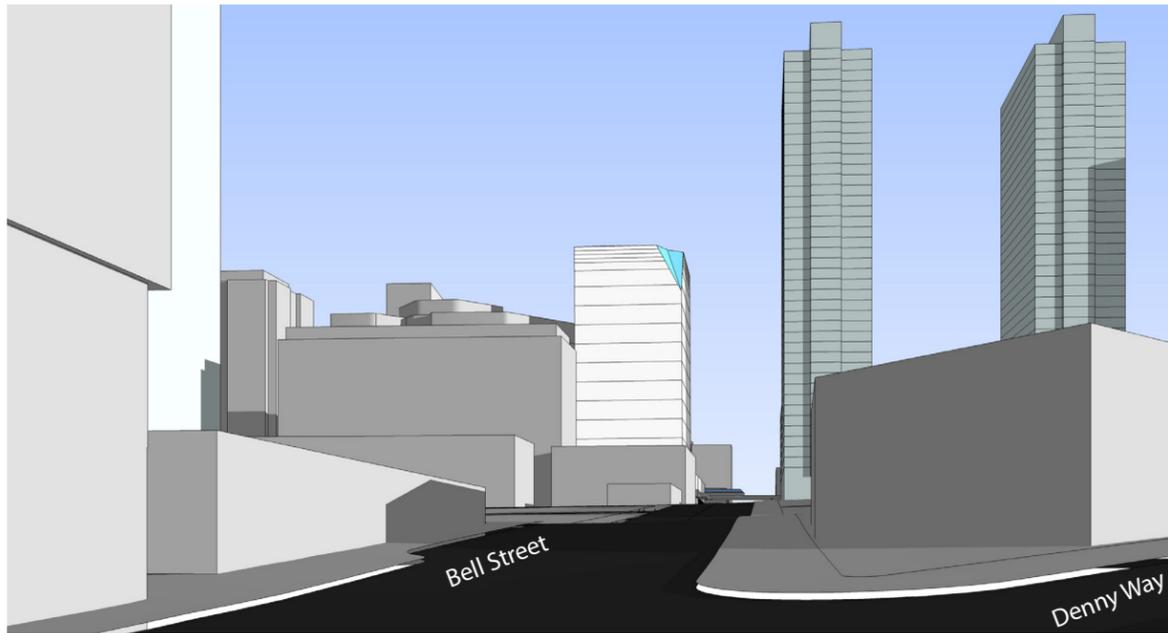


Aerial View Looking East

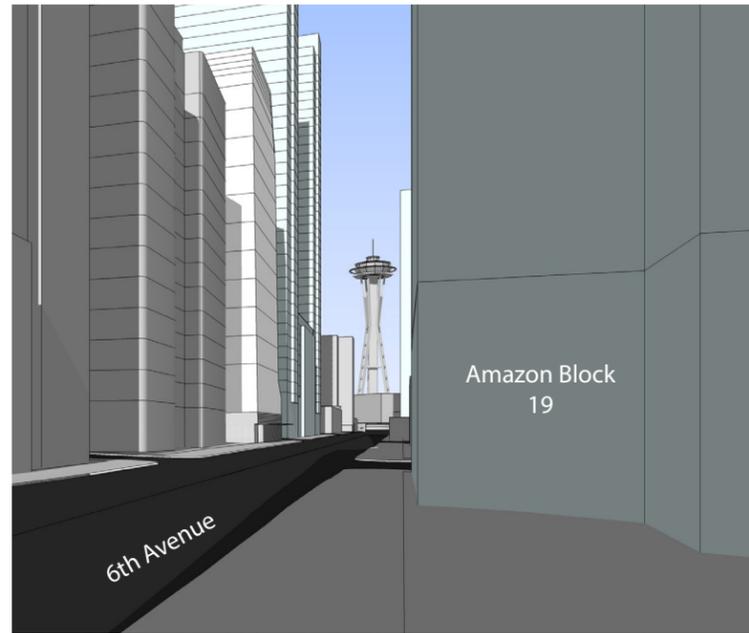


Aerial View Looking West

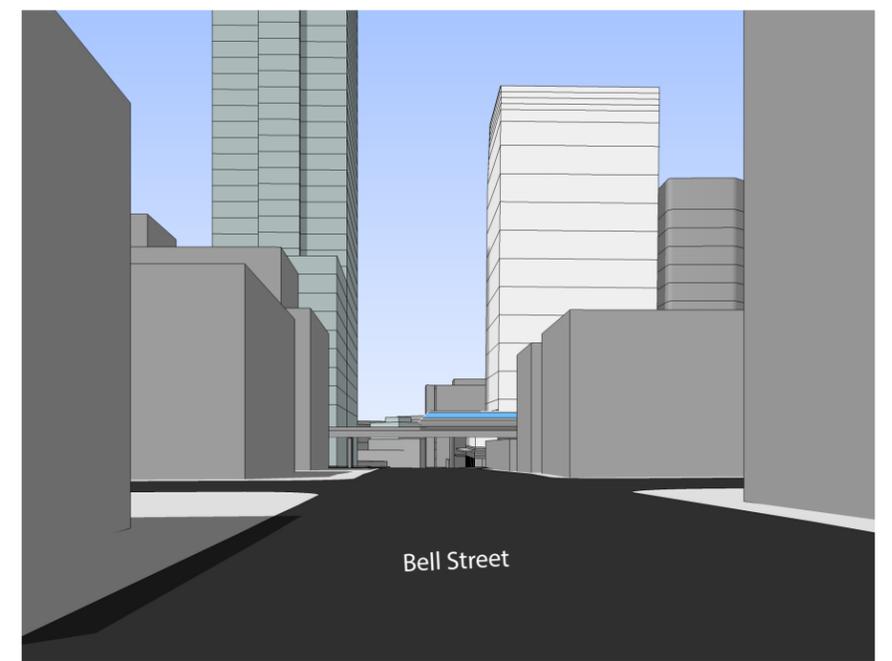




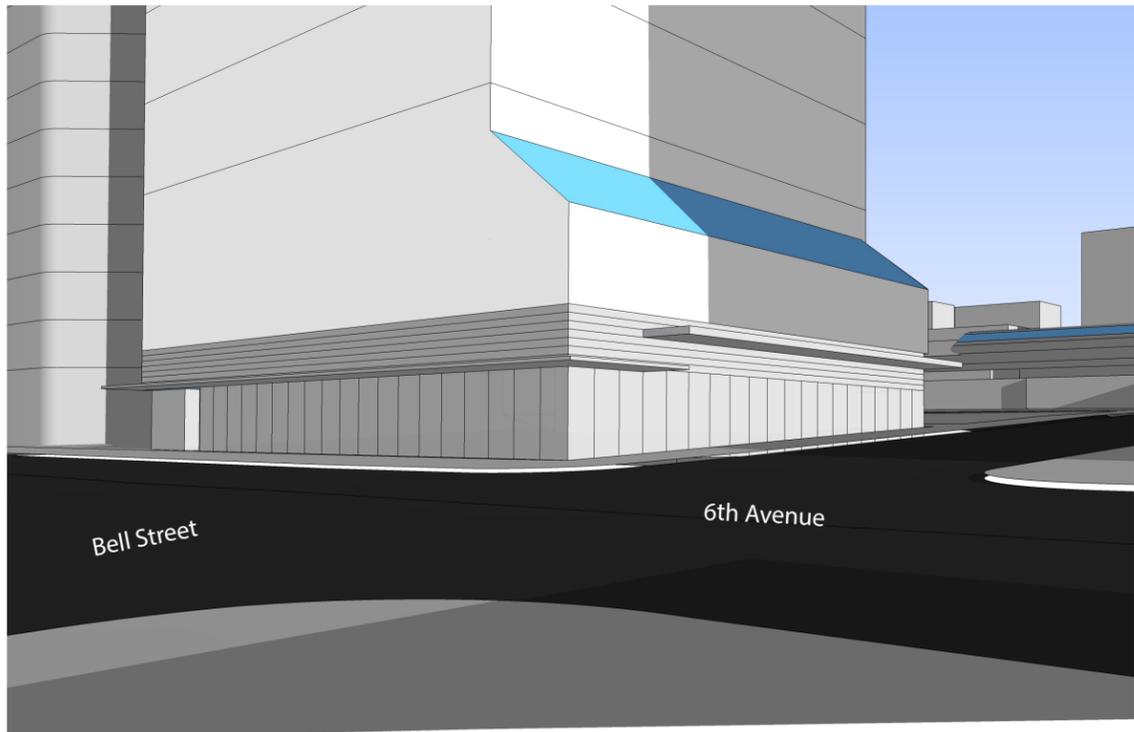
Pedestrian View Looking West



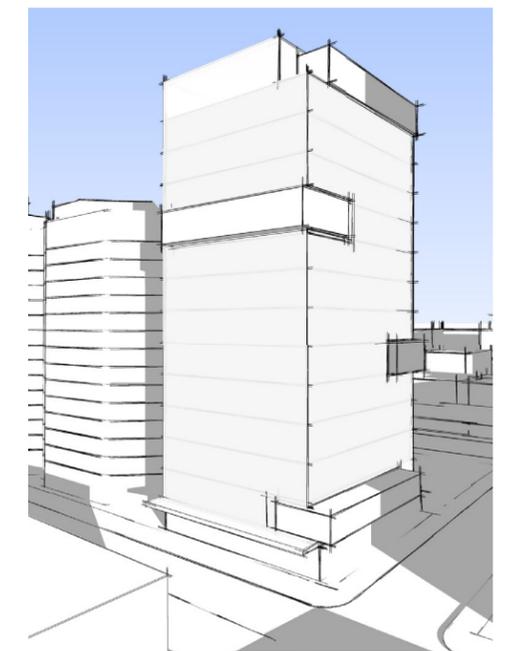
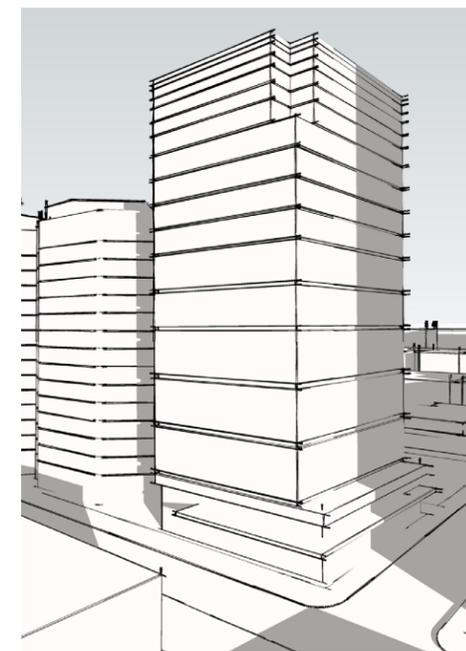
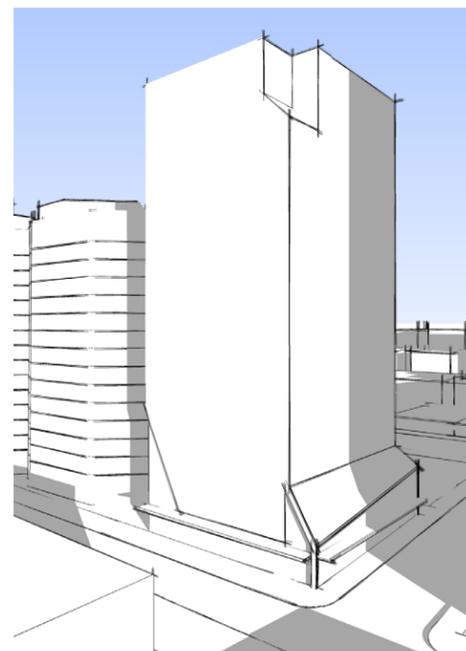
Pedestrian View Looking North



Pedestrian View Looking East from 3rd Ave



Pedestrian View Looking West



Design Iteration Sketches

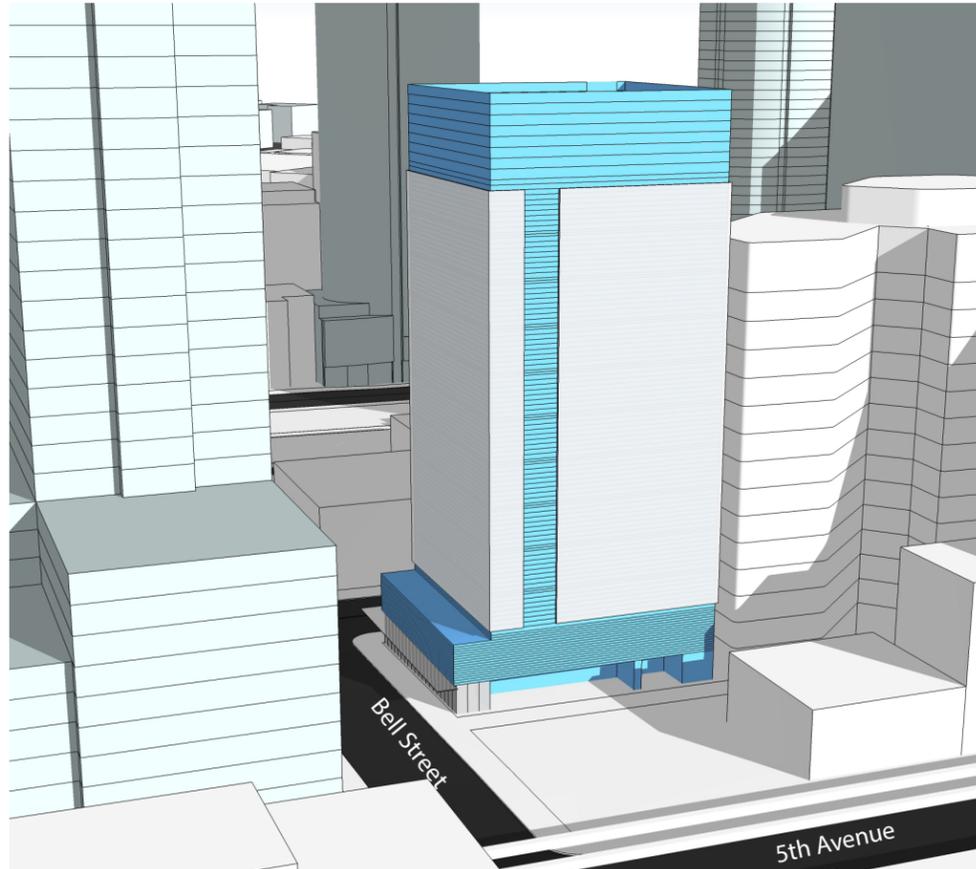
MASSING OPTION 2 - Envelope Expression

Pros:

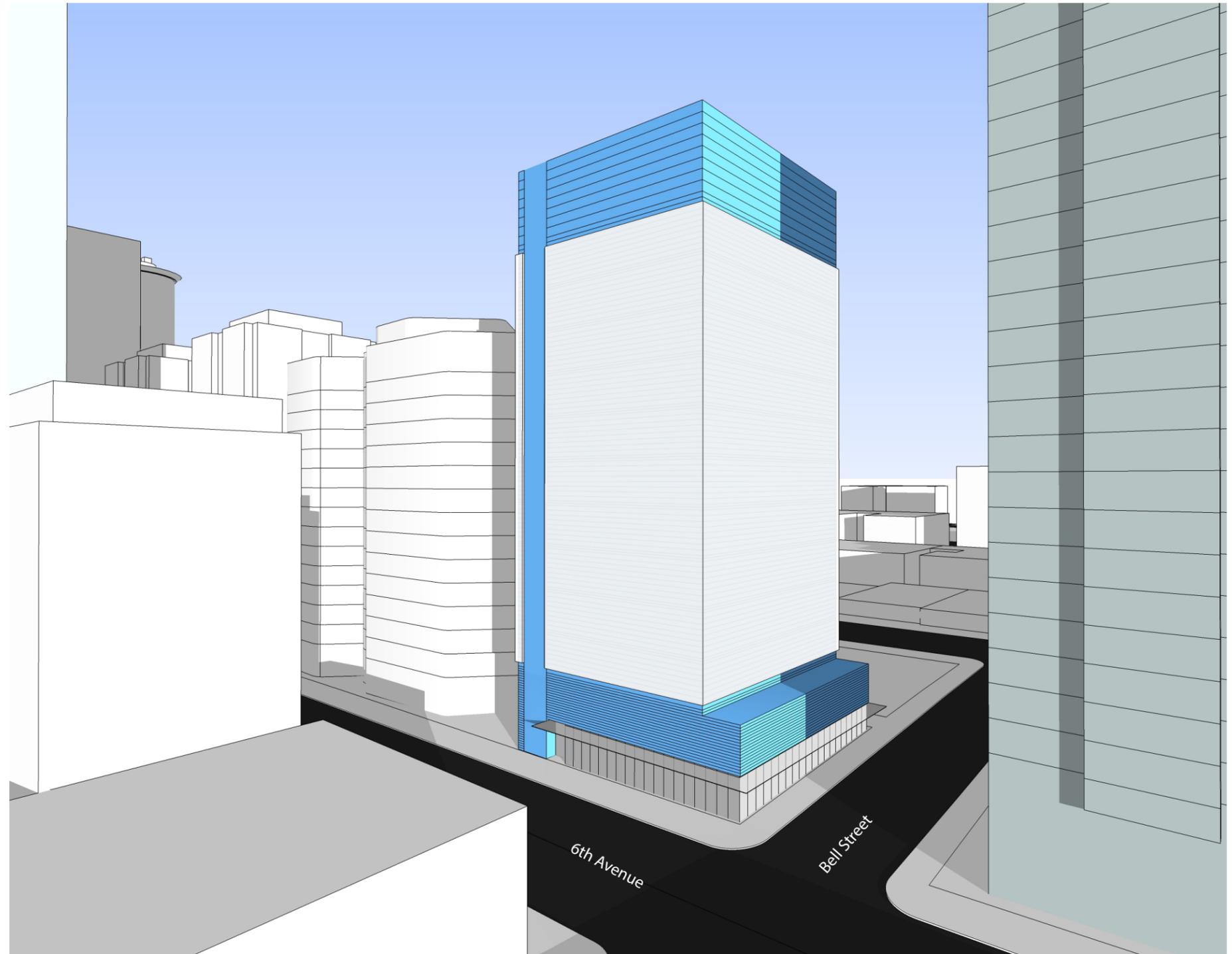
- Dramatic vertical seam integrates the base middle and top
- The envelope height reflects the scale of the adjacent Blanchard Plaza building
- Volumetric expression allows for potential curtainwall variation
- A well proportioned 1:4 building aspect ratio
- Vertical seam emphasizes the building entry

Cons:

- The notch makes equipment layouts less efficient
- Requires facade length departure
- Vertical seam emphasizes the building entry

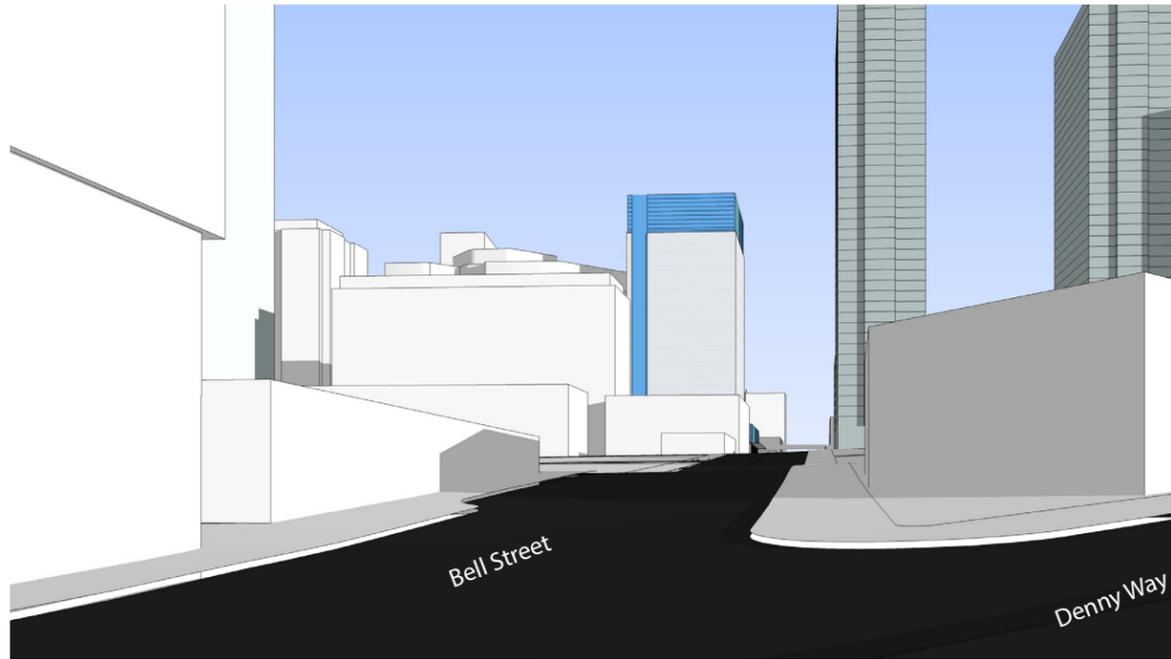


Aerial View Looking East

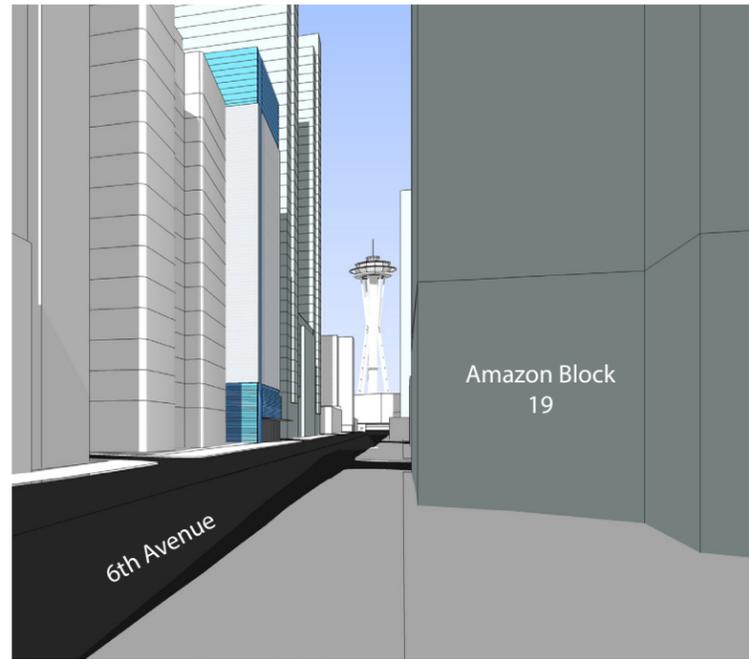


Aerial View Looking West





Pedestrian View Looking West



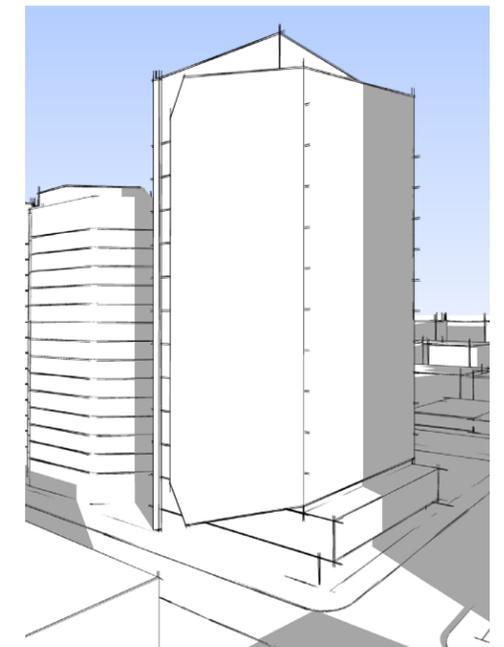
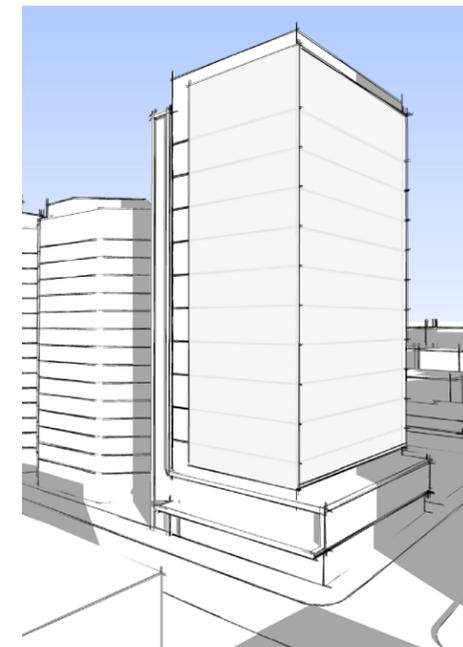
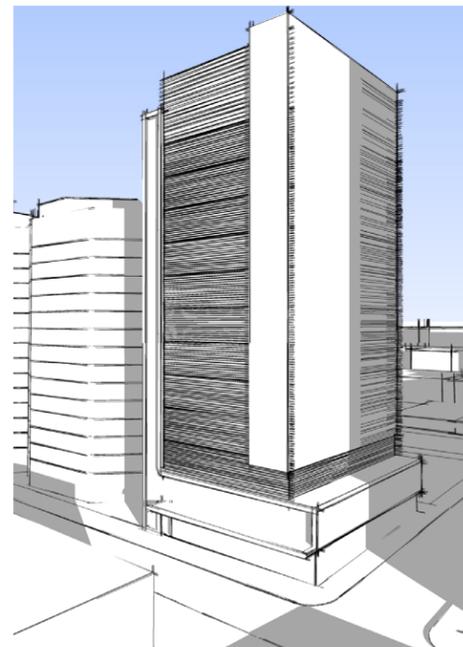
Pedestrian View Looking North



Pedestrian View Looking East from 3rd Ave



Pedestrian View Looking West



Design Iteration Sketches

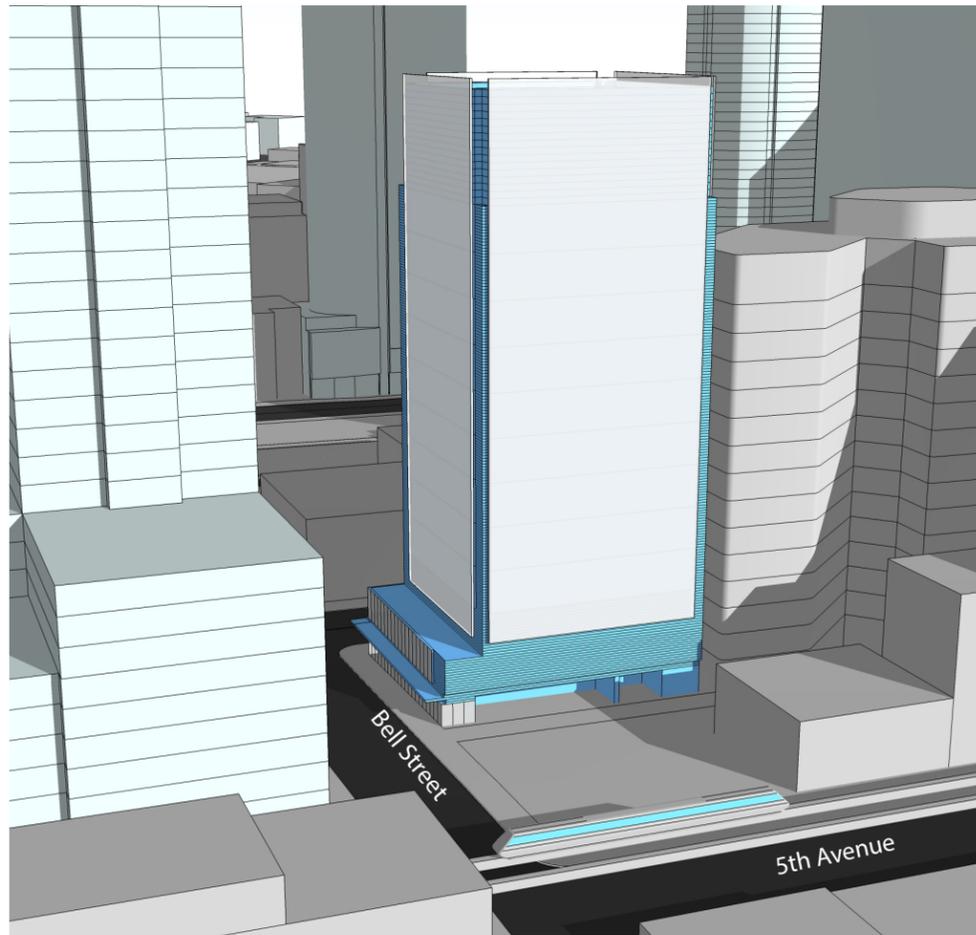
MASSING OPTION 3 - Planar Expression (*Preferred*)

Pros:

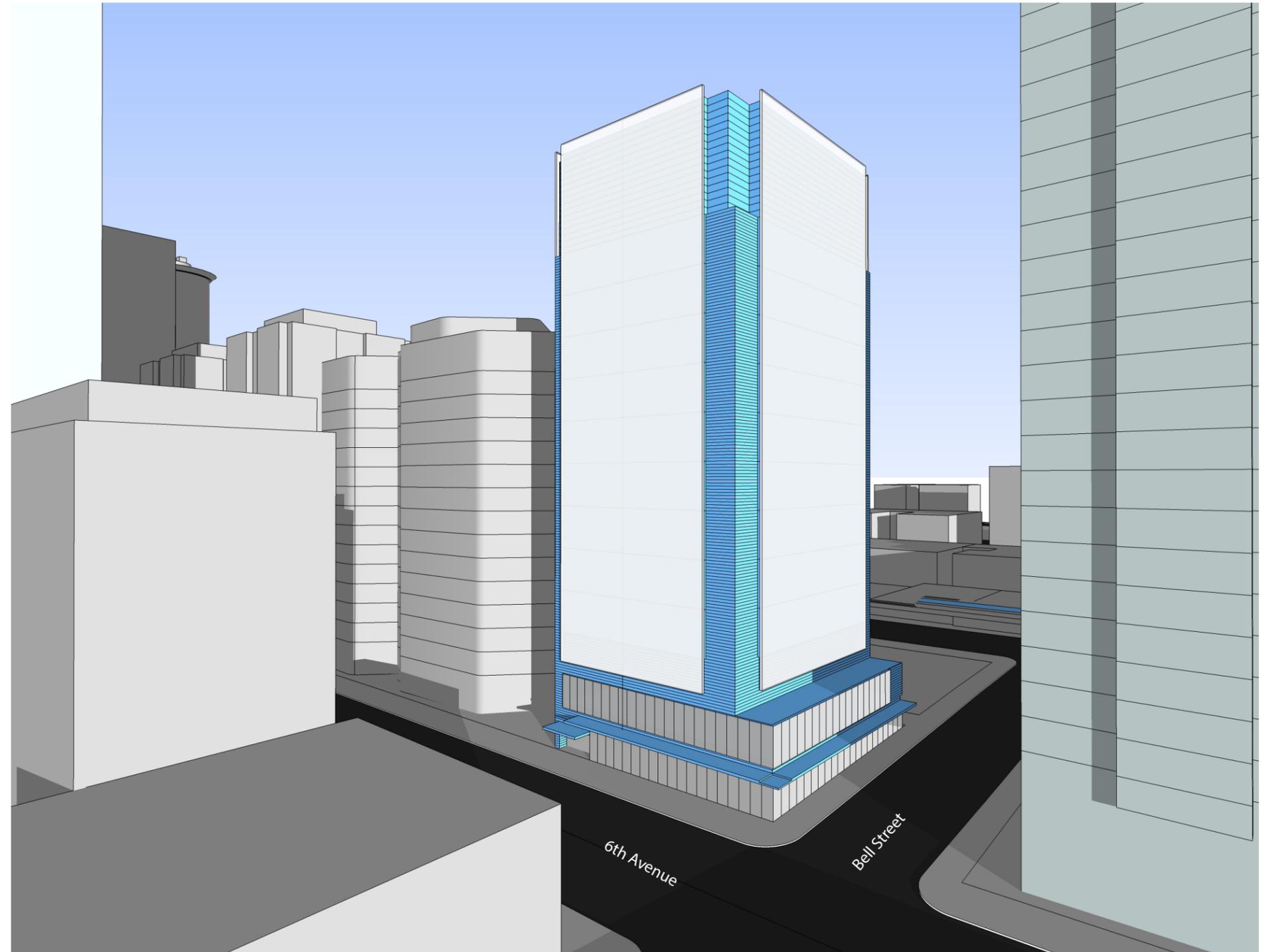
- Reduces its north facade fronting the Green Street
- Orients the tower with greater mass articulation to the Green Street
- Reentrant corner provides strong vertical edge at intersection
- Pedestrian scale expression along green street and intersection
- A well proportioned 1:4 building aspect ratio
- Emphasis at corner not being a building entrance

Cons:

- Emphasis at corner not being a building entrance

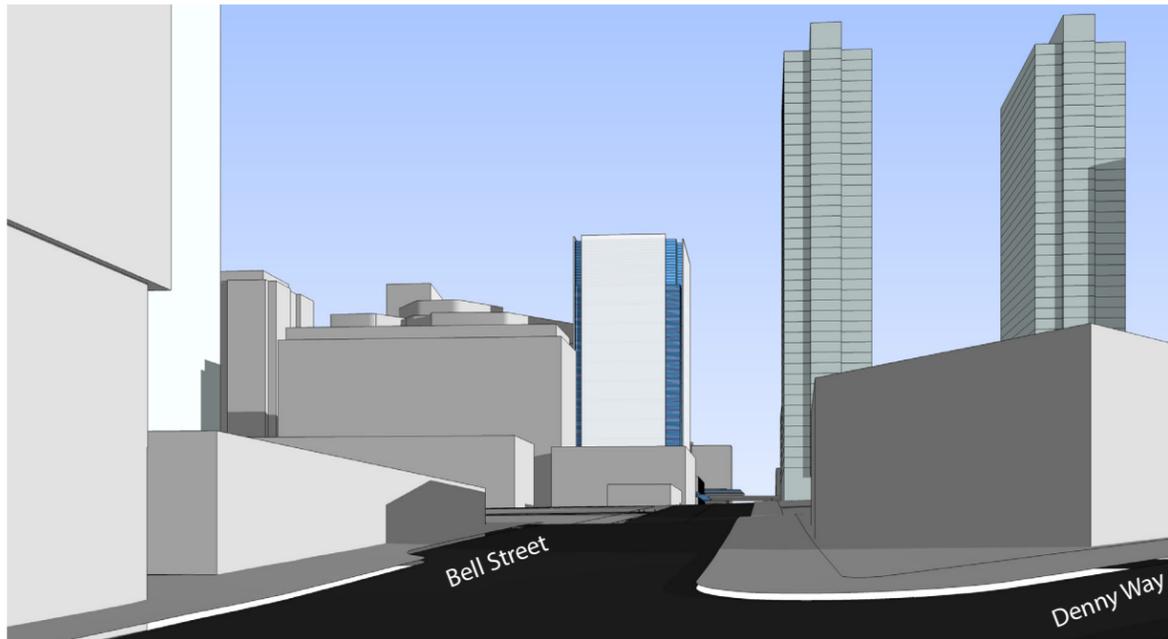


Aerial View Looking East

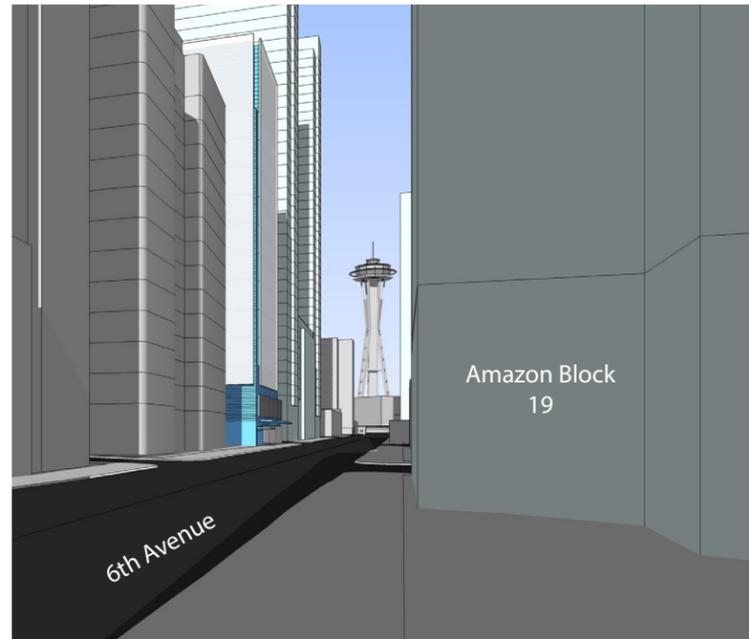


Aerial View Looking West





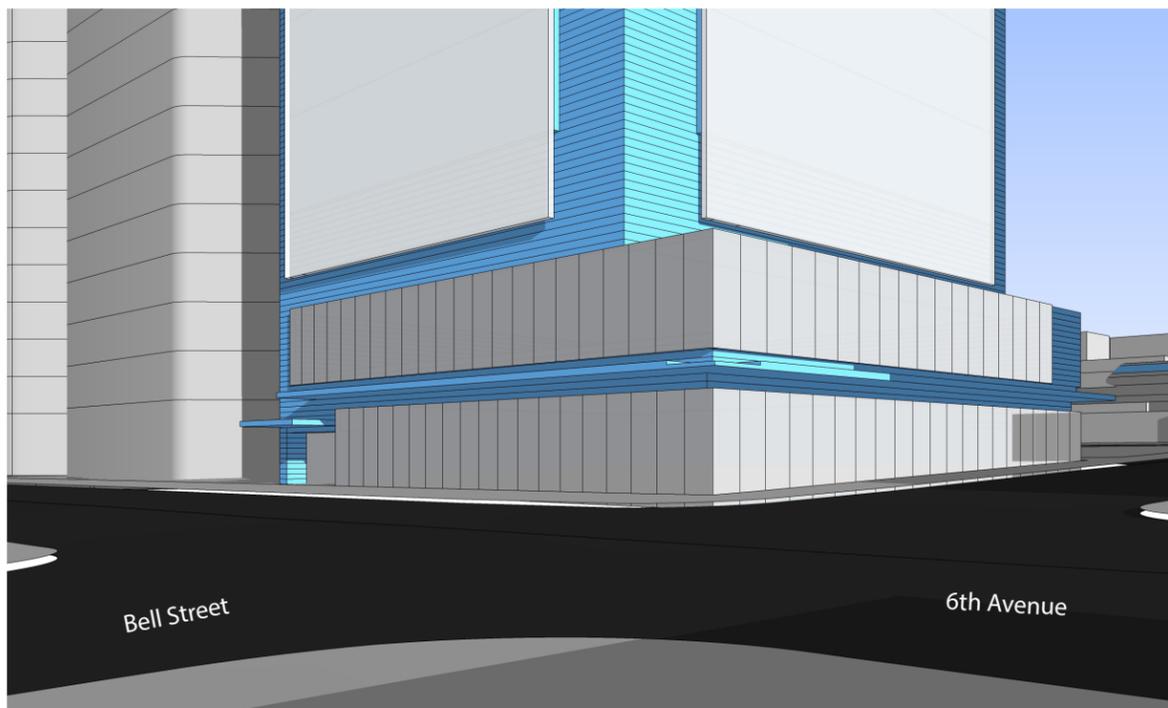
Pedestrian View Looking West



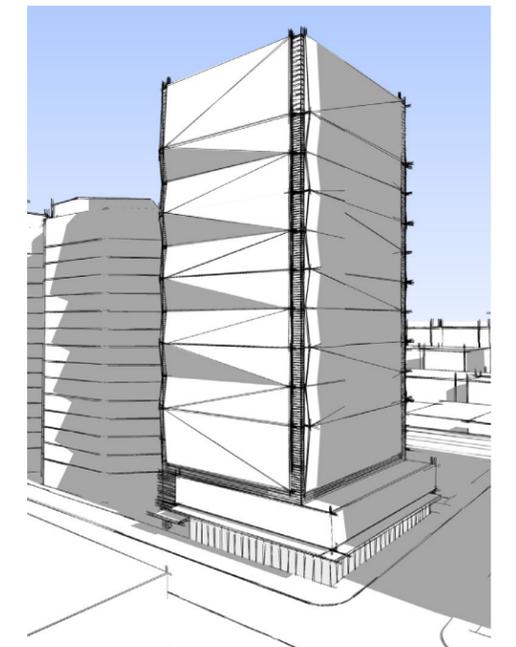
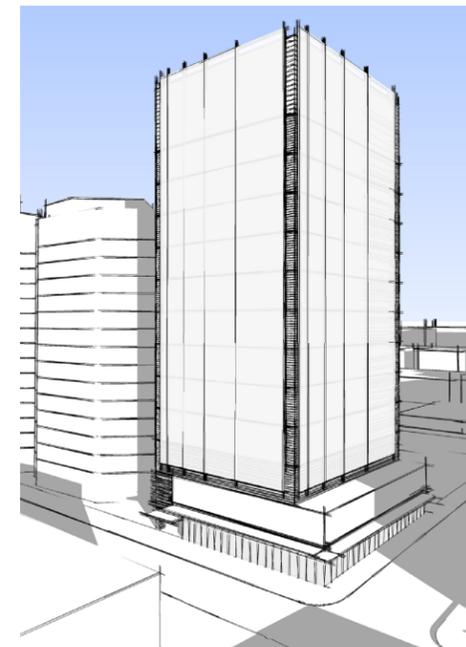
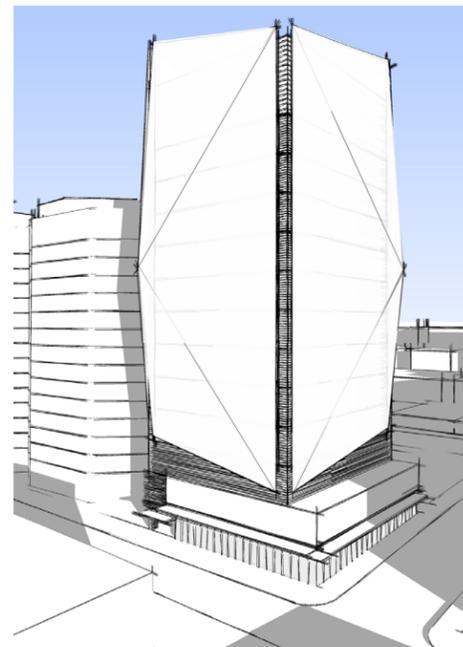
Pedestrian View Looking North



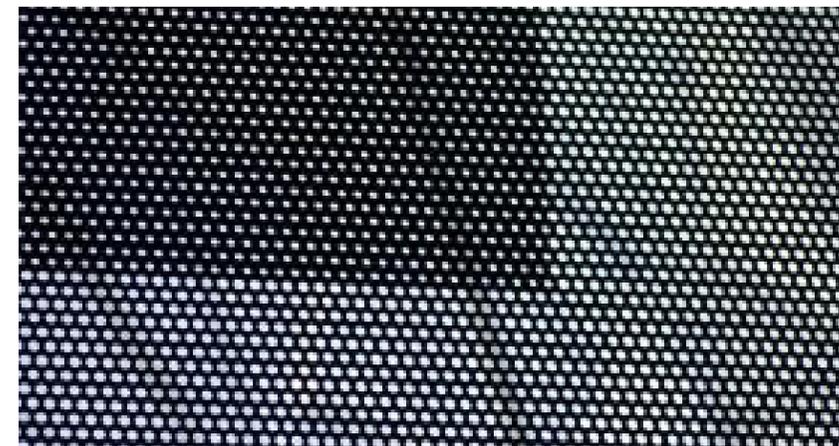
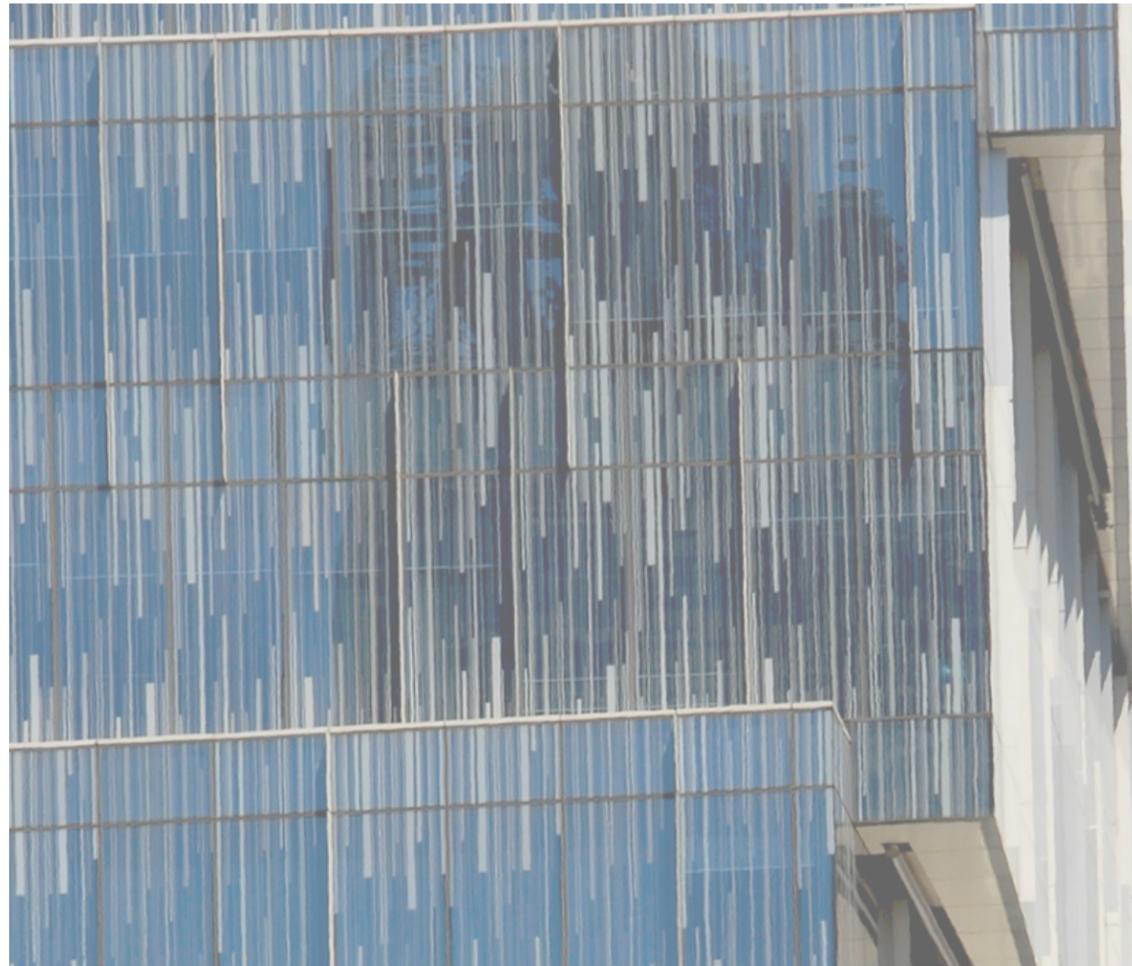
Pedestrian View Looking East from 3rd Ave



Pedestrian View Looking West



Design Iteration Sketches



MATERIALS OF VARYING SCALES + TEXTURES





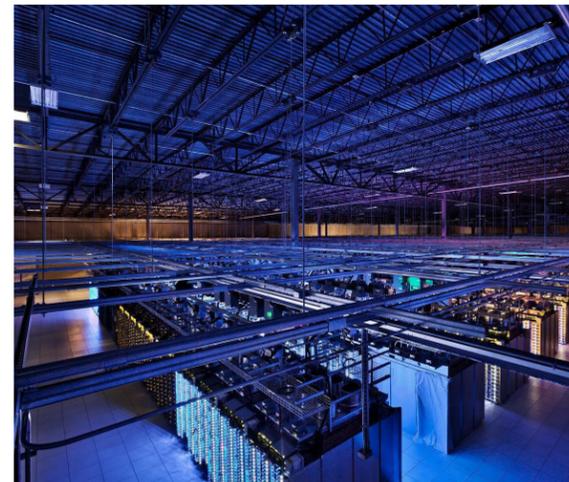
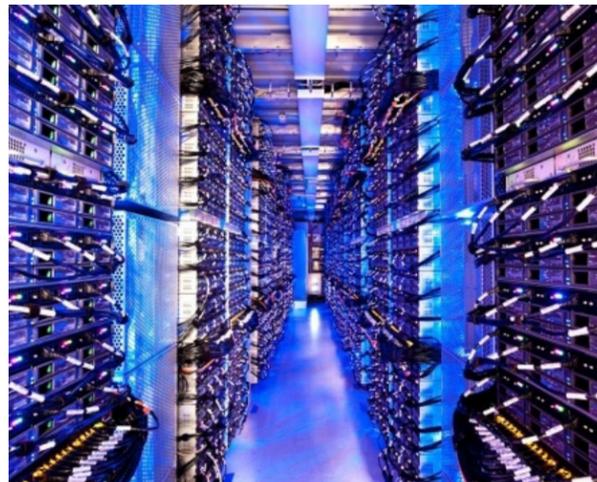
MECHANICAL SCREEN



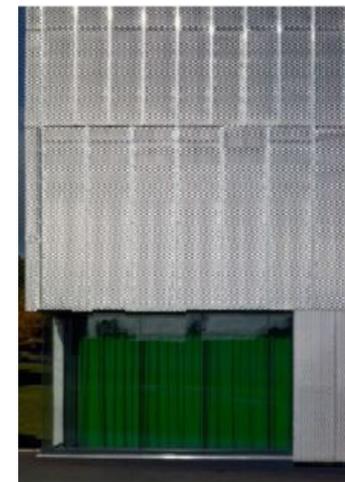
TEXTURE + FINISH



EVENING ANIMATION



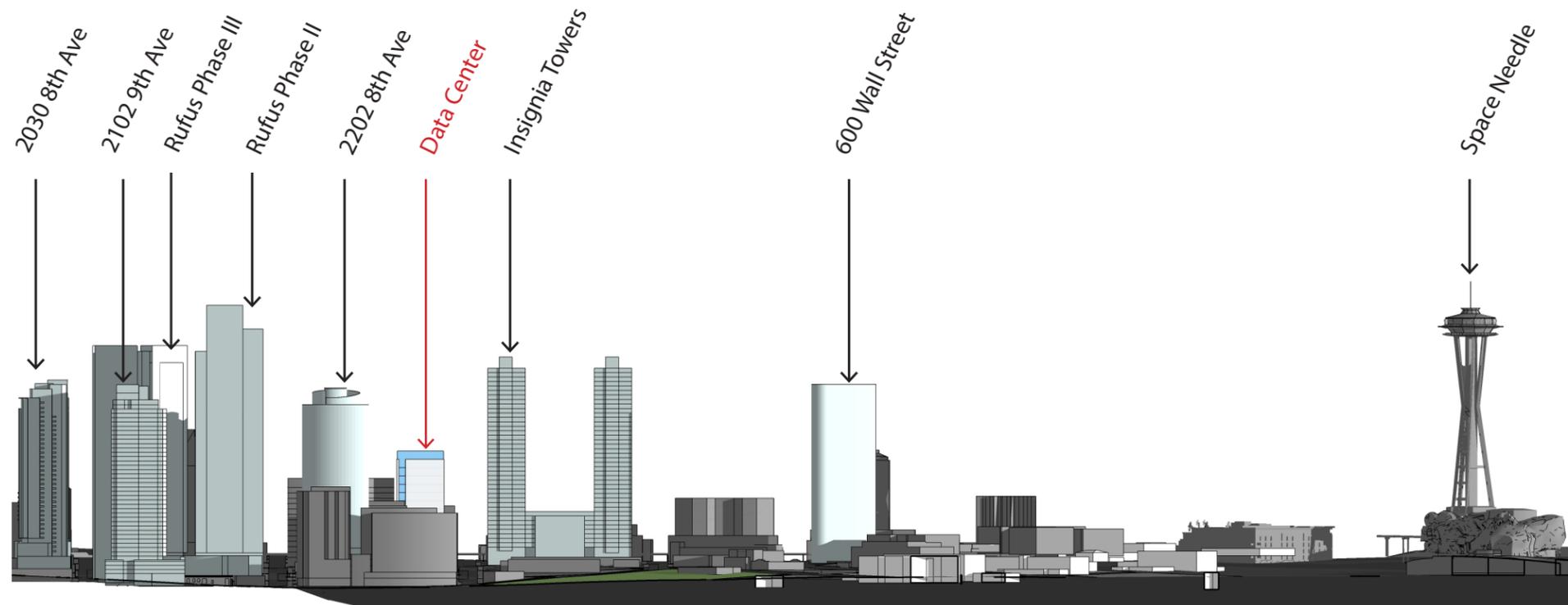
REFLECTING THE INNER WORKINGS



'PERF' METAL CLADDING



LOUVER CLADDING



Design Guidelines for Downtown

We are addressing the following guidelines in this Application:

A-1 Respond to the physical environment

The concept endeavors to anchor the northeast corner of the block compositionally ordered and to allow for visual compatibility with the adjacent buildings.

A-2 Enhance the Skyline

As the lowest of the eventual newer towers in the center, this project anticipates the skyline will be framed by the adjacent taller towers. Most focus will be placed on activating the ground plane.

B-1 Response to the Neighborhood Context

The project will continue weather protection along 6th Avenue and Bell Street. While this is not a public building, the project will mark a clear and definable entry. Aspects of the Bell 'Green' Street will be incorporated in the streetscape design.

B-2 Create a Transition in Bulk & Scale

The façade will not be monolithic and will create dimensional relief and variety with detail. Exterior wall systems will be explored to add vertical and horizontal dimension. All this will be balanced with a desire for this building to form a respectful background to the adjacent towers and neighborhood.



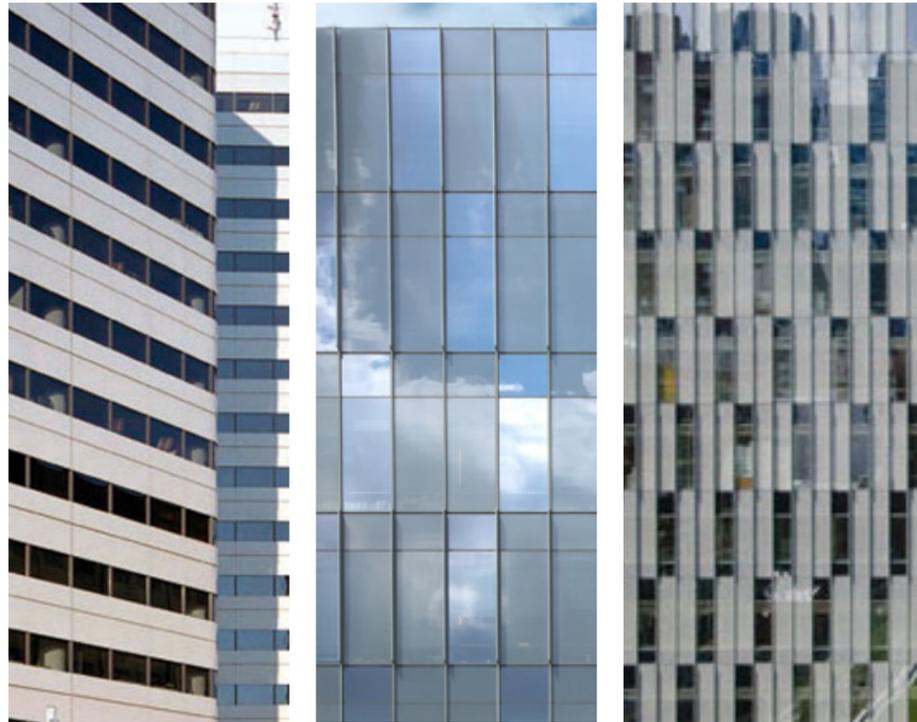
B-3 Reinforce the Positive Urban Form & Architectural Attributes of the Immediate Area

While the area is in a continual and rapid transition from its past, this proposal will be compatible with the 'of-its-time' contemporary expression of the immediate area. The strong horizontal expression of the Blanchard Plaza will be considered for emulating and reinterpreted within the façade design of the data center.

B-4 Design a Well-Proportioned & Unified Building

This structure is unique because of its use. The design requires no windows, thus patterning and material expression will be used to mitigate its difference.





C-1 Promote Pedestrian Interaction

This proposal intends to embrace and incorporate many of the streetscape concepts of the completed Bell Green Street to the west. Transparency of elements at the base of the building will include the lobby and both stair towers and retail.

C-2 Design Facades of Many Scales

Since this is a Service Use building, most of the building will be occupied by computer equipment compositional relief will be provided by material expression and the use of texture and possibly color.

C-1 Promote Pedestrian Interaction

Several streetscape scaling methods will be incorporated to enhance the pedestrian experience including landscaped areas, benches and decorative lighting.



C-4 Reinforce Building Entries

The prime entrance faces the street and will be clearly marked and accentuated. Please note however that the building is highly private and not accessible to the general public, and the degree of openness should be commensurate with the level of privacy.

C-5 Encourage Overhead Weather Protection

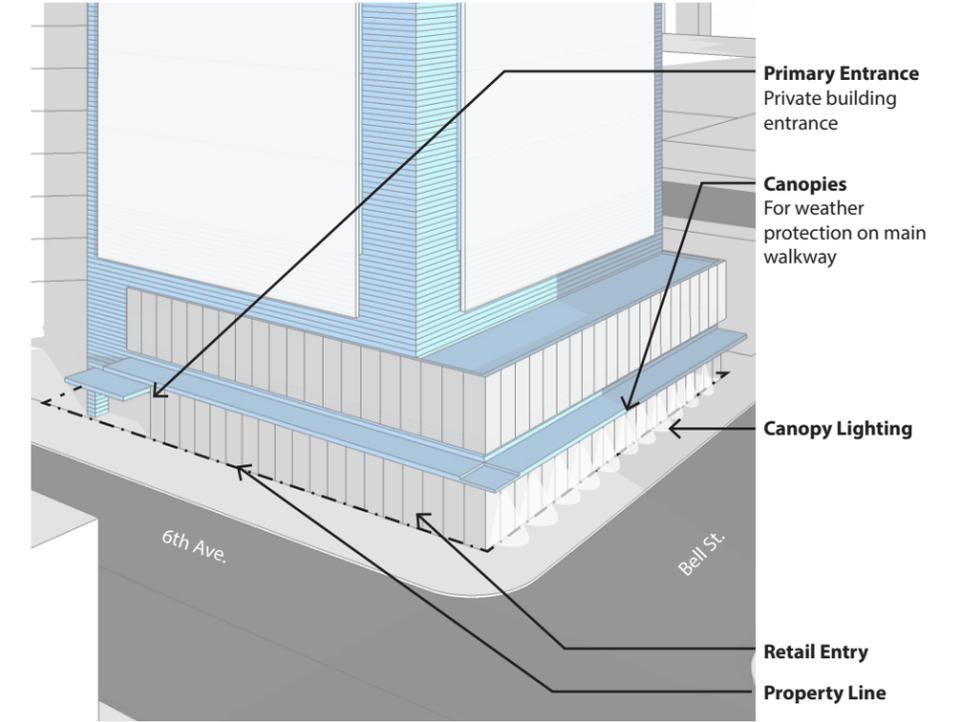
Appropriate street weather protection will be provided over major pedestrian routes.

D-1 Provide Inviting & Usable Open Space

Landscaping and Seating will be integrated along the avenue.

D-2 Enhance the Building with Landscaping

Appropriate and sustainable landscaping strategies will be utilized at the street.



D-3 Provide Elements that define the place

As a corner structure, the tower will be built to the property line and there will be a setback at the entrance. The intent is to incorporate special details to mitigate blank portions of the street façade.

D-6 Design for Personal Safety & Security

The base of the data center will have supplemental lighting from the canopy to illuminate the pedestrian areas.

E-1 Minimize Curb Cut Impacts

The only vehicular access to the project will be from the alley.

E-2 Integrate Parking Facilities

One level of parking will be provided below grade.

E-3 Minimize the presence of service areas

All service will be within the block and accessed from the alley.



Bell Street view looking South East



6th Avenue view looking West



6th Avenue view looking North



