

2229 6th Avenue

Data Center  
Design Review

07.07.2015

project # 3018131



**GRAPHITE**

**CLISE PROPERTIES, INC.**



## Contents

|       |  |
|-------|--|
| A - 1 | Contents & Project Info                                  |
| A - 2 | Project Changes  |
| A - 3 | Site Location  |
| A - 4 | Aerial View of Buildings                                 |
| A - 5 | Appendix - Vicinity                                      |
| A - 6 | Concept  |
| A - 7 | EDG Board Recommendations                                |
| A - 8 | Programmatic Revision                                    |
| A - 9 | Tower Massing & Architectural Expression (A-2, B-3, B-4) |
| A-10  | Tower Massing  |
| A-11  | Tower Massing  |
| A-12  | Tower Massing  |
| A-13  | Floor Plans  |
| A-14  | Floor Plans  |
| A-15  | Summary  |
| A-16  | Ground Floor Building Entry (C-1)                        |
| A-17  | Landscape Plans  |
| A-18  | Landscape Sections                                       |
| A-19  | Landscape Materials                                      |
| A-20  | Plants   |
| A-21  | Seating Elements   |
| A-22  | Bell Street Concept Plan                                 |
| A-23  | Pedestrian Experience                                    |
| A-24  | Pedestrian Experience                                    |
| A-25  | Building Entry   |
| A-26  | Blank  |
| A-27  | Summary  |
| A-28  | Facades (C-2, C-3, C-5, C-6, D-3)                        |
| A-29  | Overhead Weather Protection                              |
| A-30  | Alley Facade   |
| A-31  | Elevations   |
| A-32  | Elevations   |
| A-33  | Summary  |
| A-34  | Materials (D-5)  |
| A-35  | Material Palette   |
| A-36  | Building Lighting  |
| A-37  | Summary  |
| A-38  | Rendering  |

## Project Info

|                               |   |
|-------------------------------|---|
| <b>Property Addresses</b>     | 2229 6th Avenue<br>Seattle, WA 98121  |
| <b>DPD Project Numbers</b>    | 3018131   |
| <b>Owner</b>                  | Clise Properties<br>1700 Seventh Ave., Suite 1800<br>Seattle, WA 98101<br>Contact: Ben Barron<br>206.623.7500<br>bbaron@cliseproperties.com   |
| <b>Architect</b>              | Graphite Design Group<br>1809 7th Avenue<br>Seattle, WA 98101<br>Contact: Michael Medina, Peter Krech<br>206.224.3335<br>michael.medina@graphitedesigngroup.com<br>peter.krech@graphitedesigngroup.com  |
| <b>Development Objectives</b> | <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> |

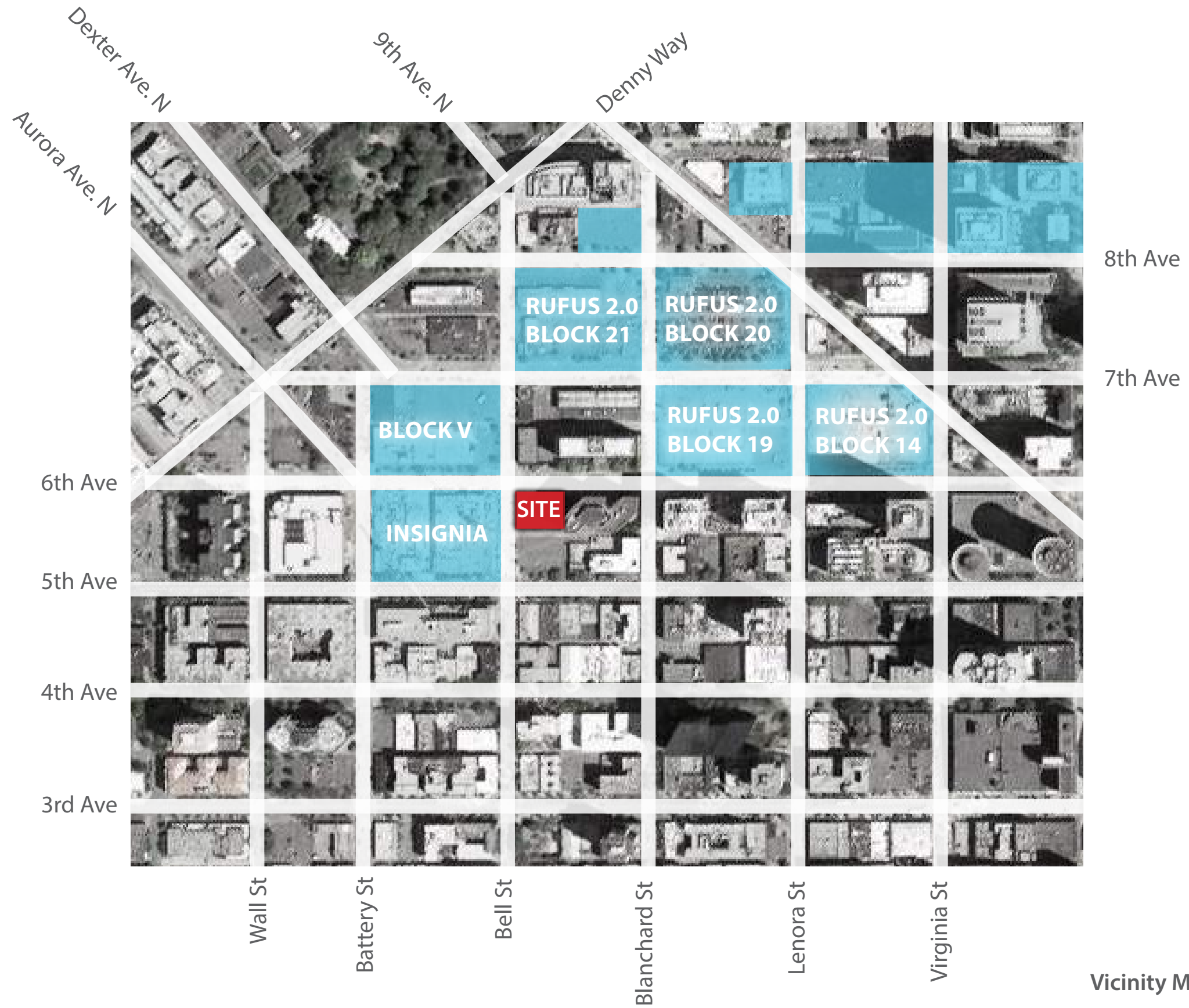


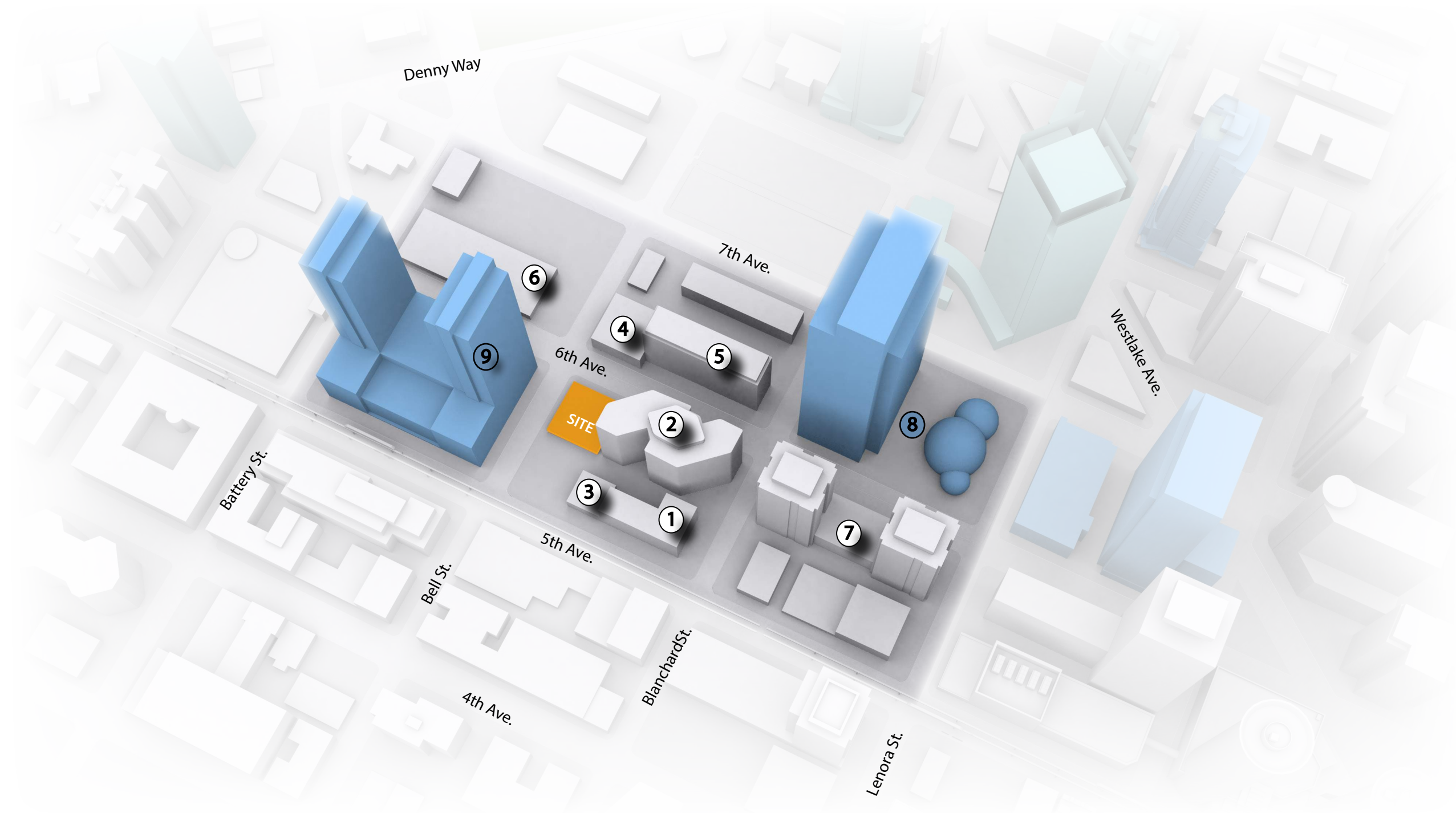
## Project Changes

In response to technical and market conditions the data tower proposed at EDG 1 was reduced in height from 268' to 171', a reduction of 36%. This changed the proportion of the tower and influenced further development and refinements of the design. Along with the tower height reduction, another floor was added to the double height space that has grown to an overall height of forty feet. The changes have improved the project's scale along Bell Street, being more in keeping with the spirit of the Green Street forms adjacent to the tower.



# Site Location





- Proposed Construction
- Under Construction
- Existing










Aerial Map of Building Adjacencies

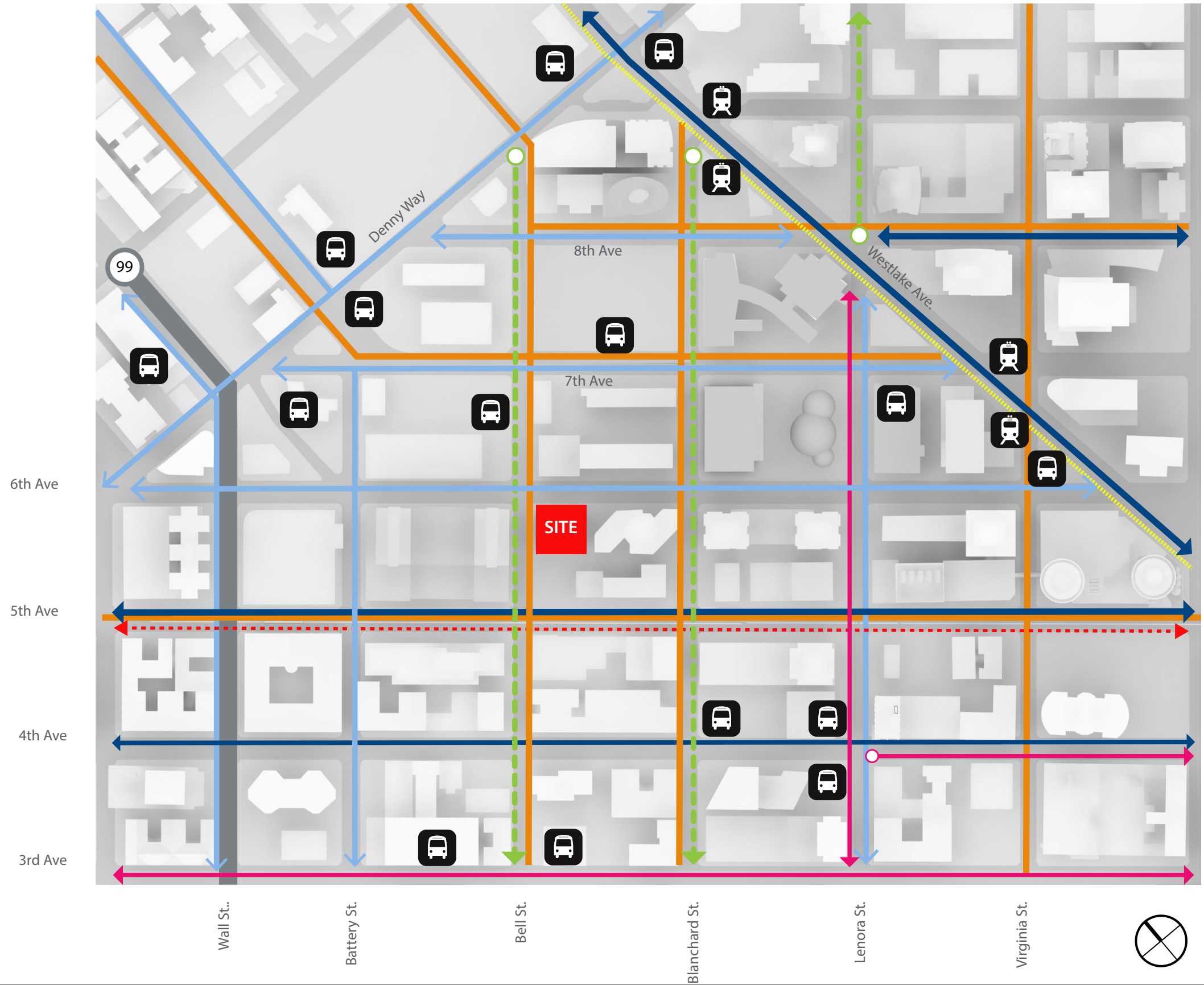


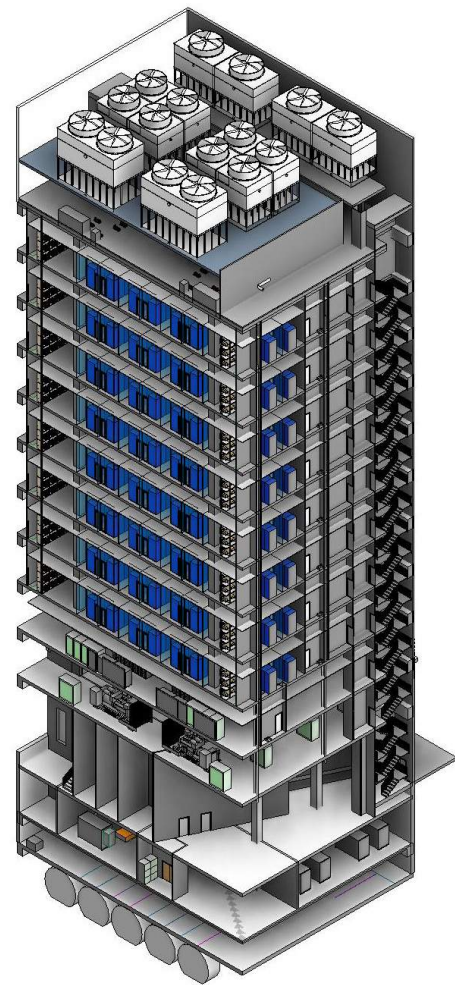
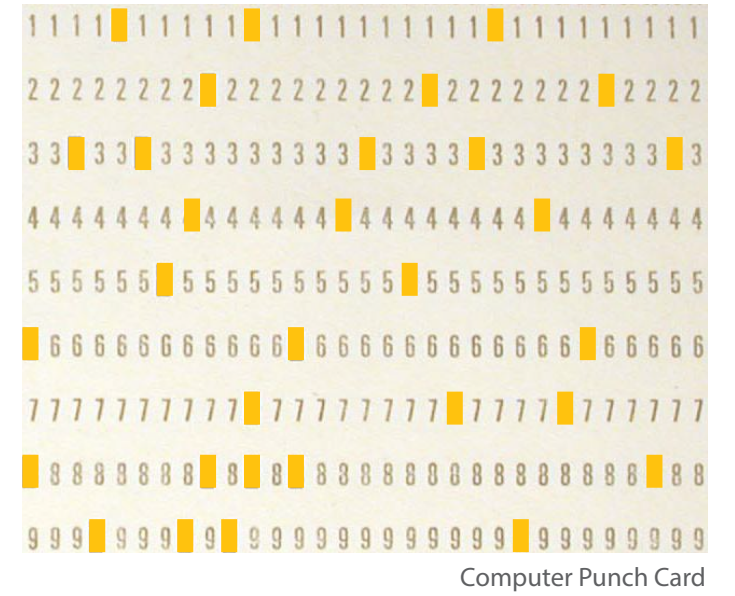
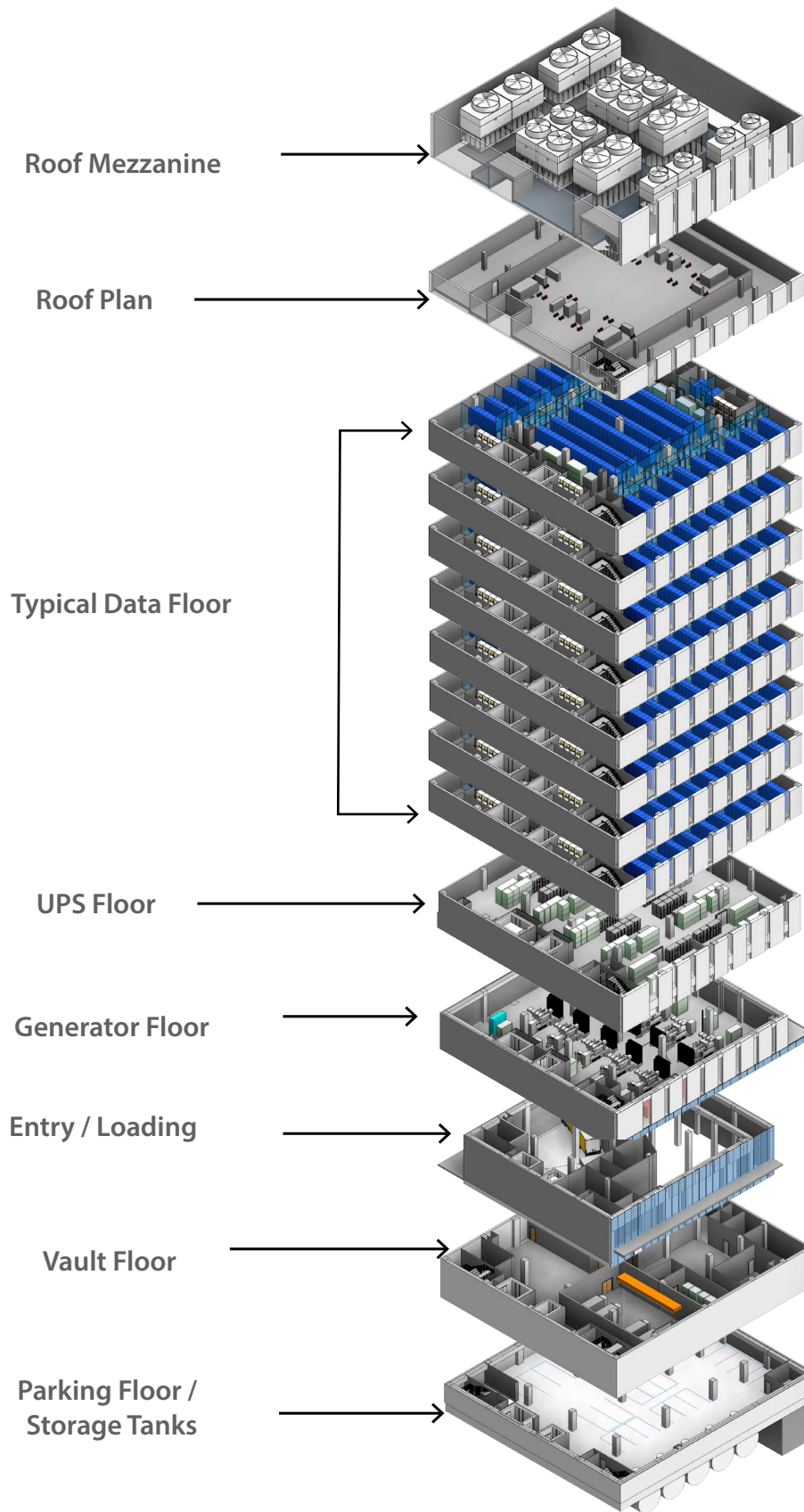
# Appendix - Vicinity

## Urban Design Components

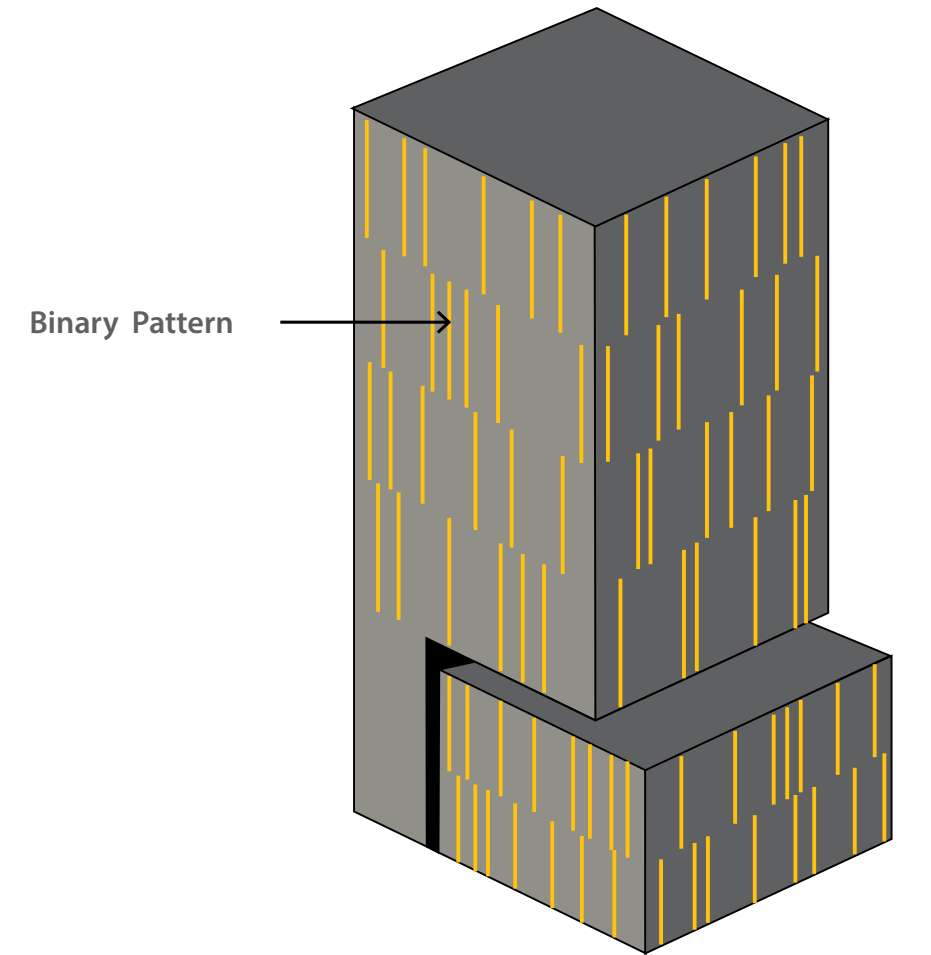
This project is an end block project located on the corner of Bell St and 6th Ave, the existing Blanchard and the two vacant parcels remaining after the removal of a 56 stall parking lot. The data center will have an articulated façade in response to a largely window-less massing with an overall height 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.

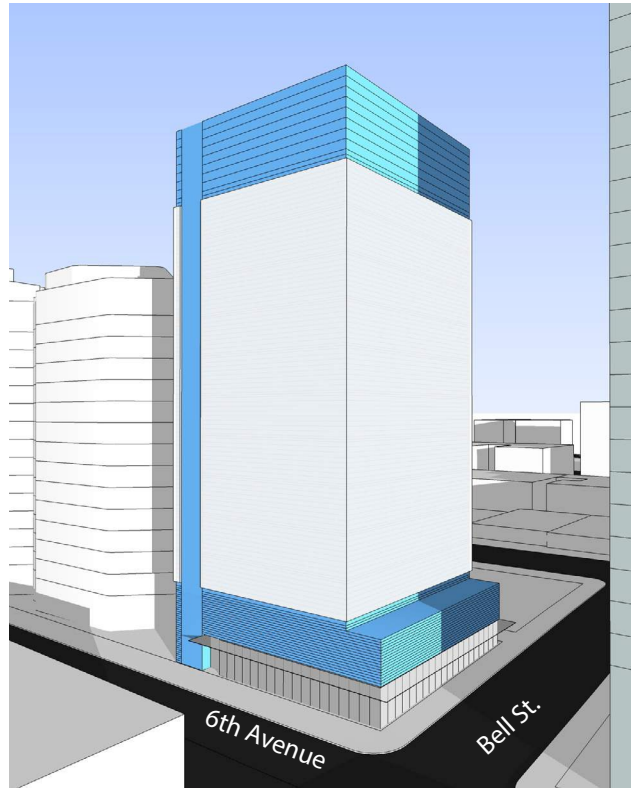
-  Principal Transit Street
-  Class 1 Pedestrian Street
-  Class 2 Pedestrian Street
-  Green Street
-  Bike Lane
-  Monorail
-  Street Car
-  Street Car Stop
-  Bus Stop





Overall Building Cutaway





Option 2



Option 3

## EDG Board Recommendations - Oct 21, 2014

### Summary of Recommendation Responses

#### 1. Tower Massing & Architectural Expression (A-2, B-3, B-4)

- Suggested a potential hybrid building design solution combining elements from option 2 and option 3
- Supported that linking of the top and the base, along with the strong vertical seam is compelling (vertical seam to not terminate at the building entry)
- Recommended the base as a single expression and articulation, with clear physical separation of tower and base
- Supported the strong impression of layering facades as seen in option 3 for the tower

#### 2. Ground Floor Building Entry (C-1)

- Recommended reduction in size or possible removal of entry canopy at ground level entry
- Recommended pronunciation of the seam between tower and base
- Suggested that ground level retail should truly enliven the pedestrian experience along Bell St. and 6th Ave.

#### 3. Facades (C-2, C-3, C-5, C-6, D-3)

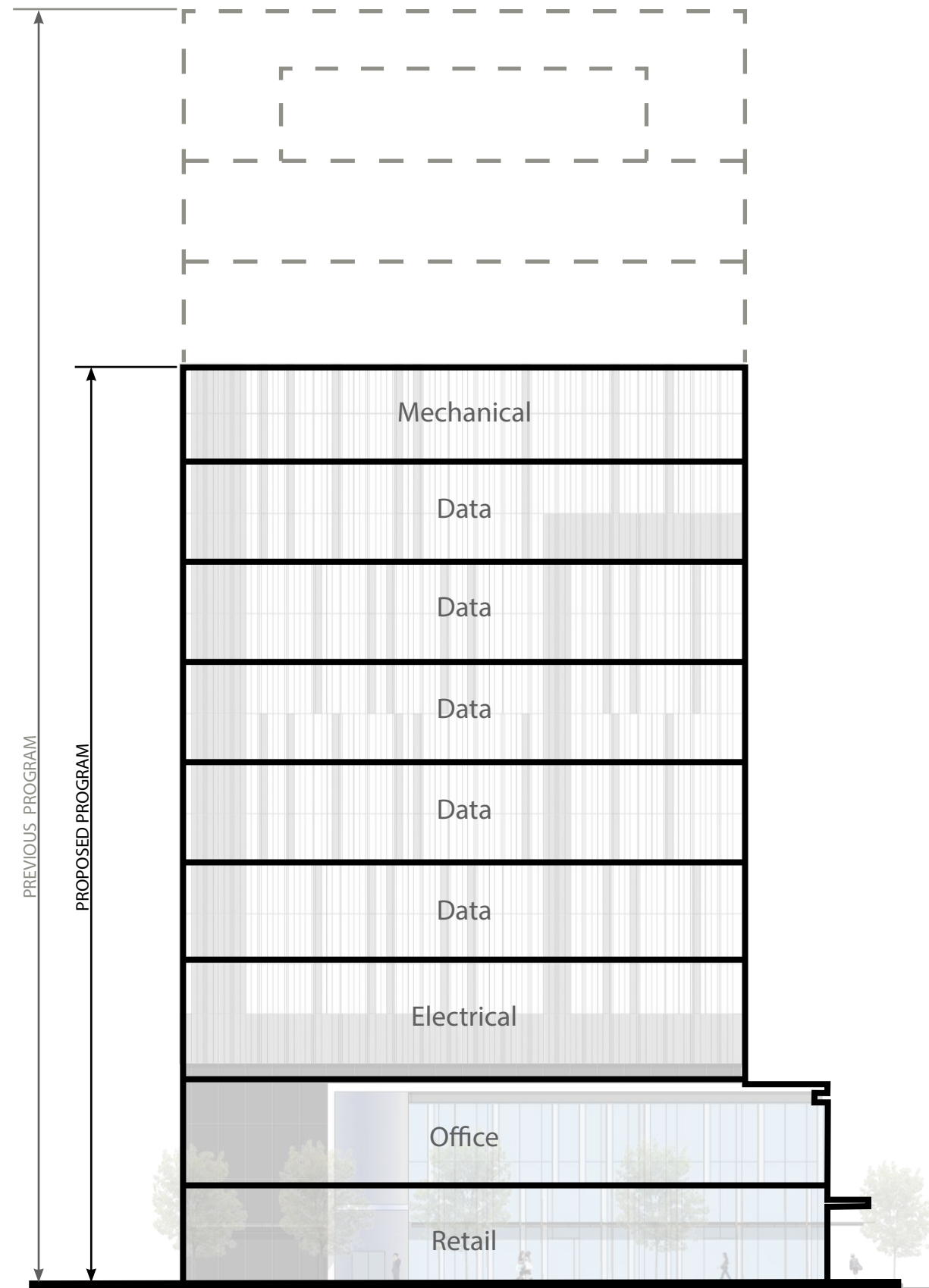
- Suggested that double height space at the base retail should read as a single expression
- Recommended to not express the building as an office building but rather to treat facade as a sculptural piece

#### 4. Materials (D-5)

- Supported the palette of materials shown, and felt it was in the right direction
- Recommended to pursue building lighting schemes

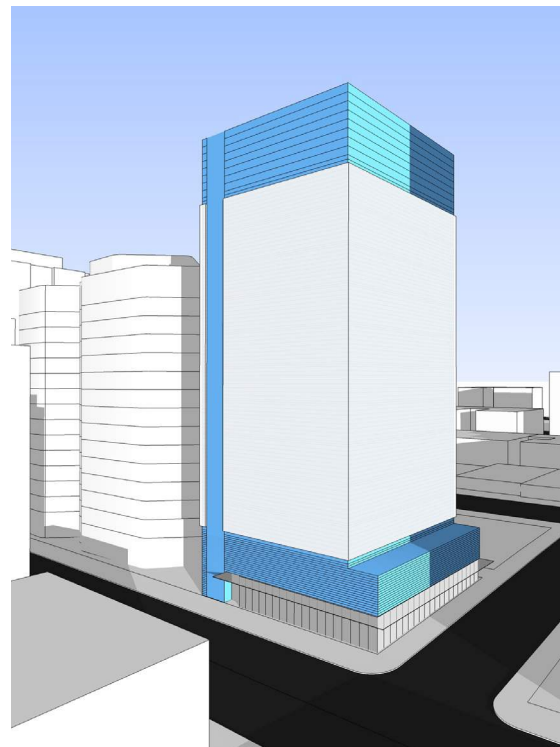






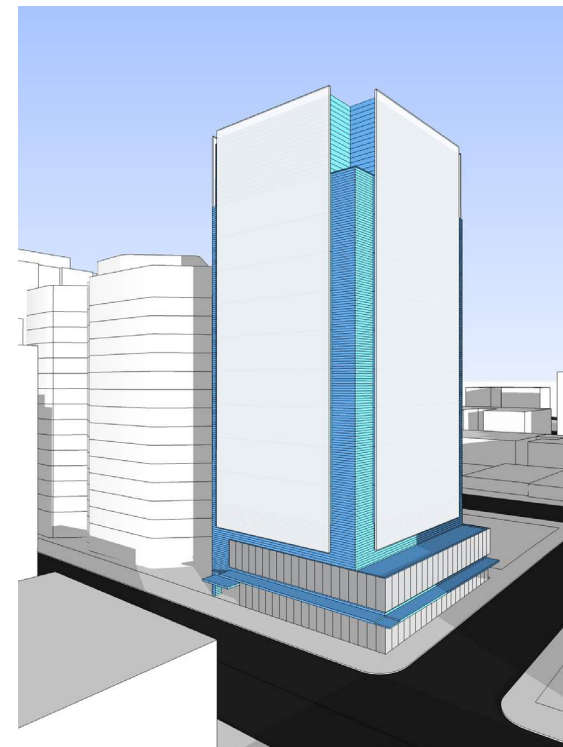
# 1. Tower Massing & Architectural Expression (A-2, B-3, B-4)





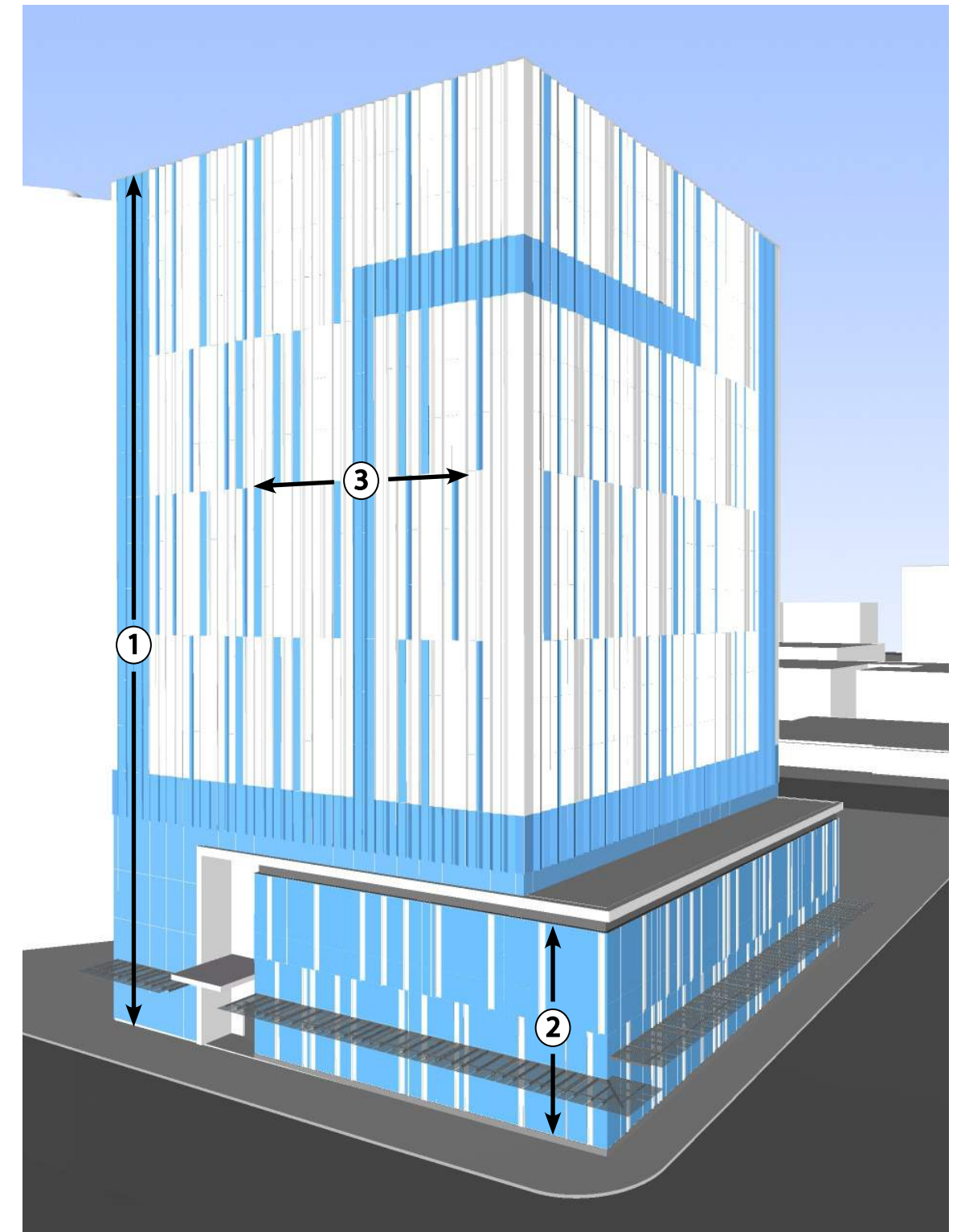
Option 2

+



Option 3

=



Proposed Massing

- ① Linking top to base per a strong vertical seam
- ② Double-height base with single expression
- ③ Singular expression with layering of facades



# Tower Massing



View from Bell Street



**GRAPHITE**

A-11 | Tower Massing & Architectural Expression

6th & Bell Data Center

13010.02

Design Review Board

July 07, 2015

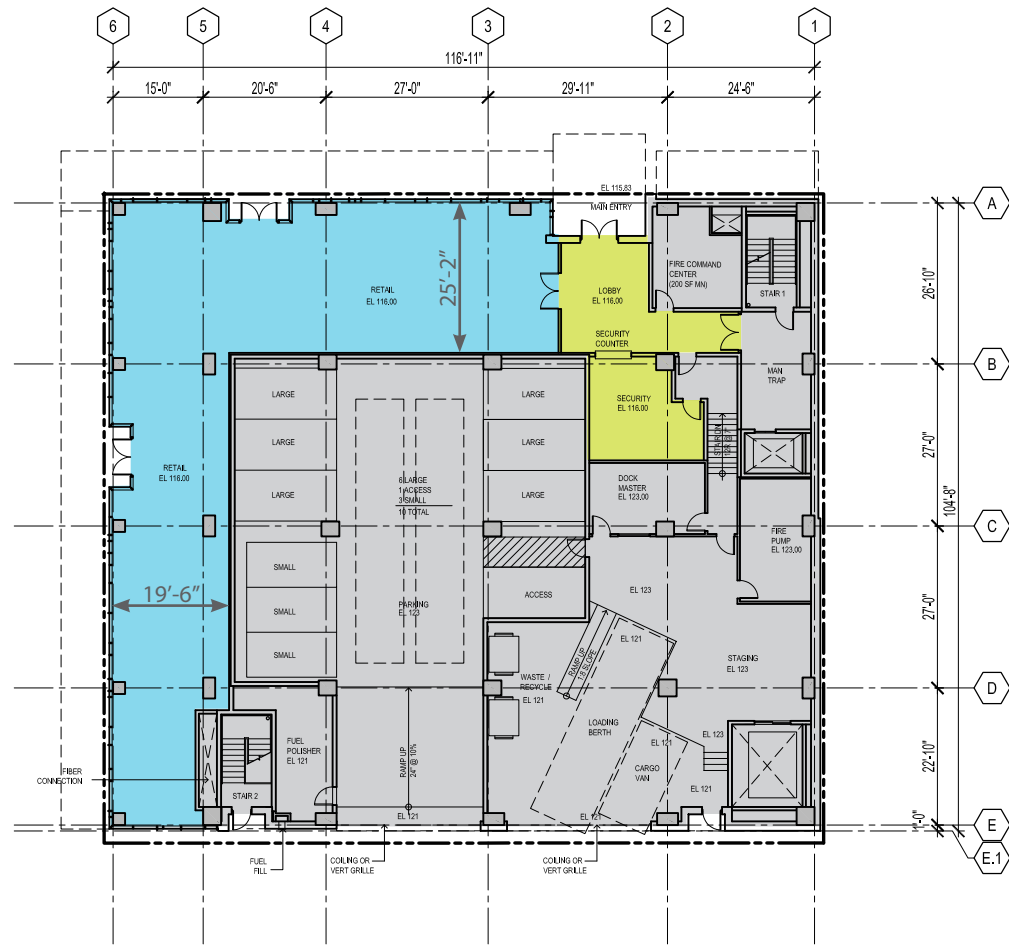
**CLISE PROPERTIES, INC.**



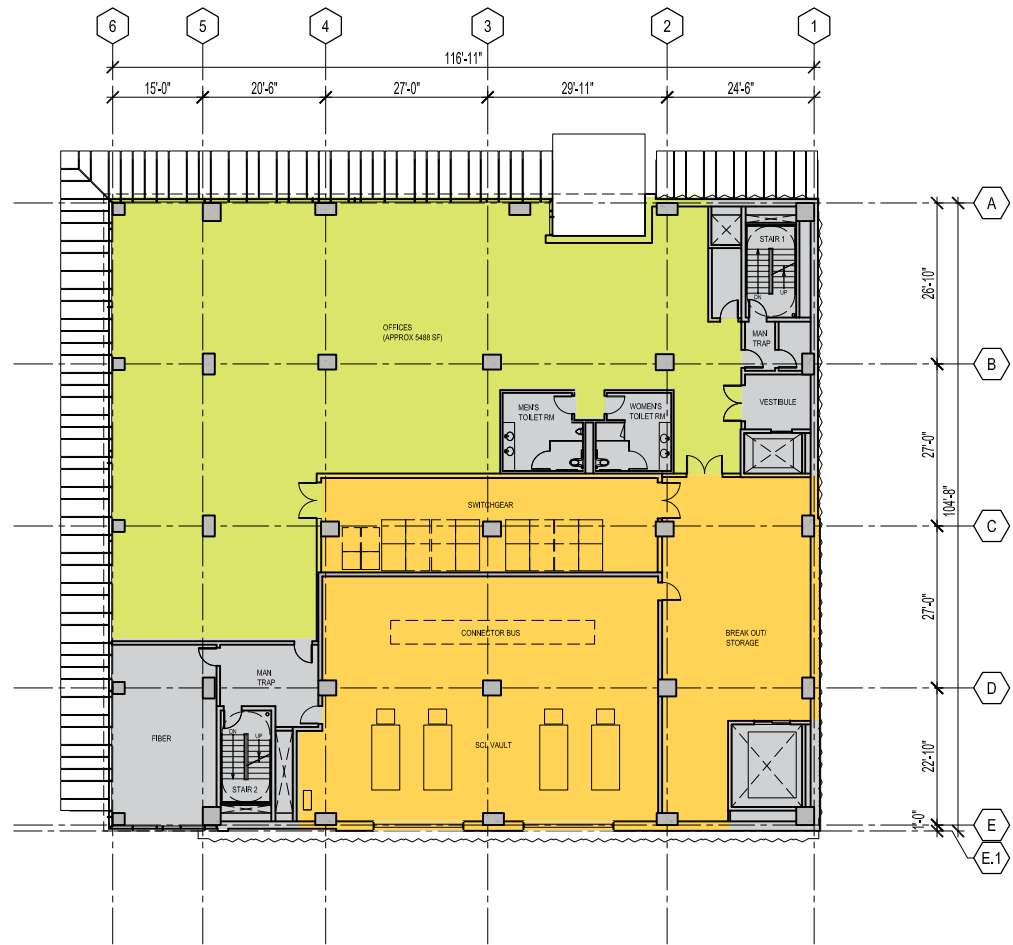


View from 6th Avenue

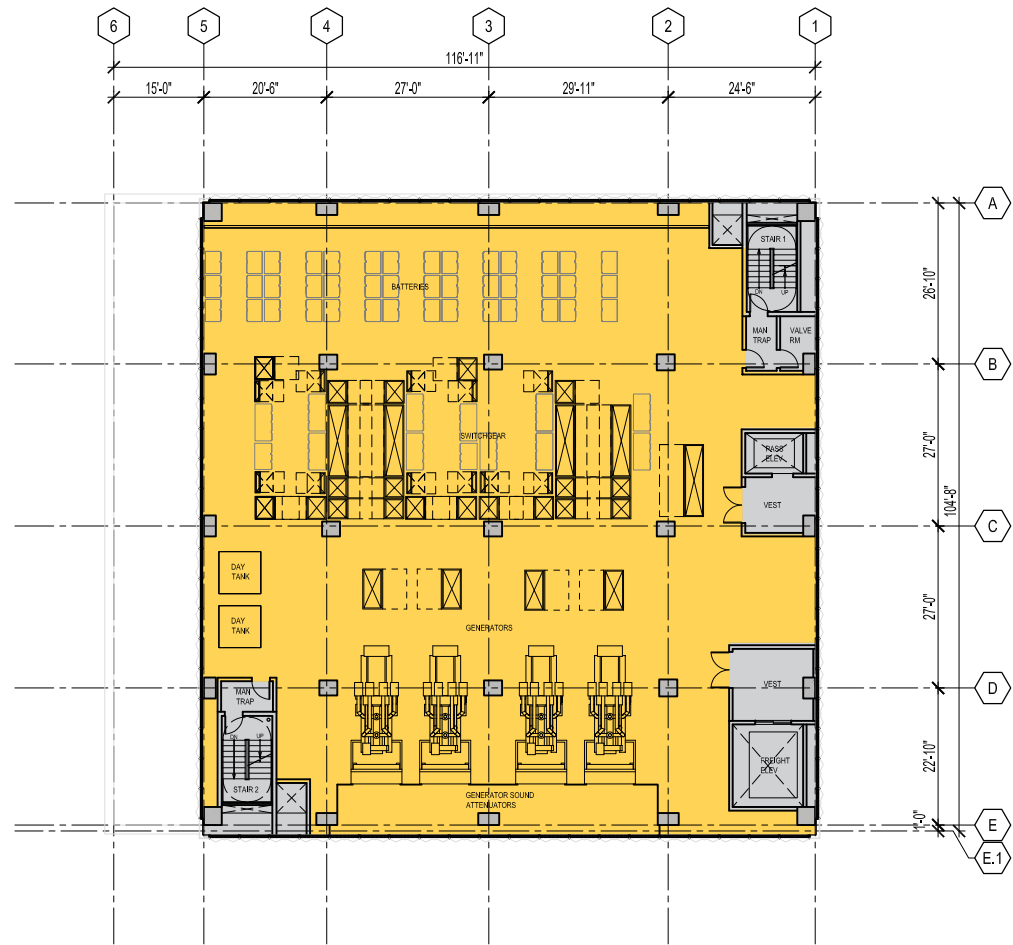
# Floor Plans



Level 1 - Ground Floor



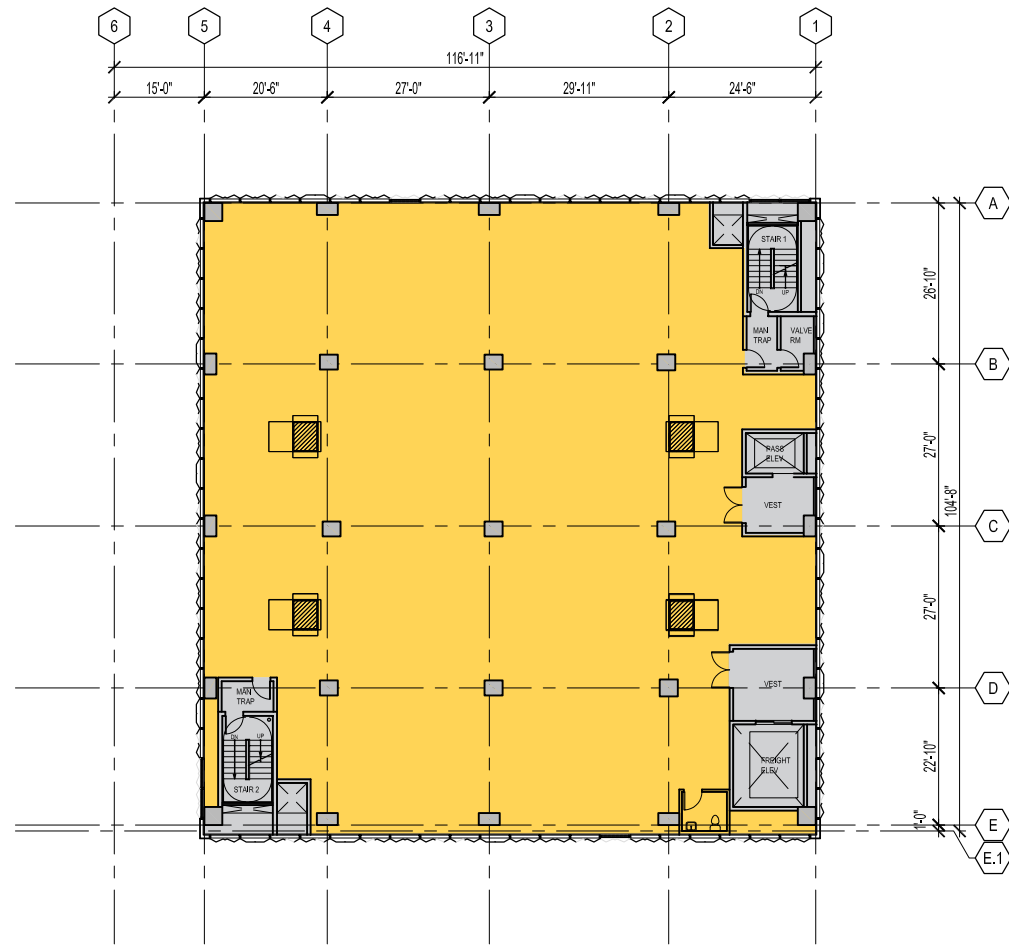
Level 2 - Office / SCL Vault



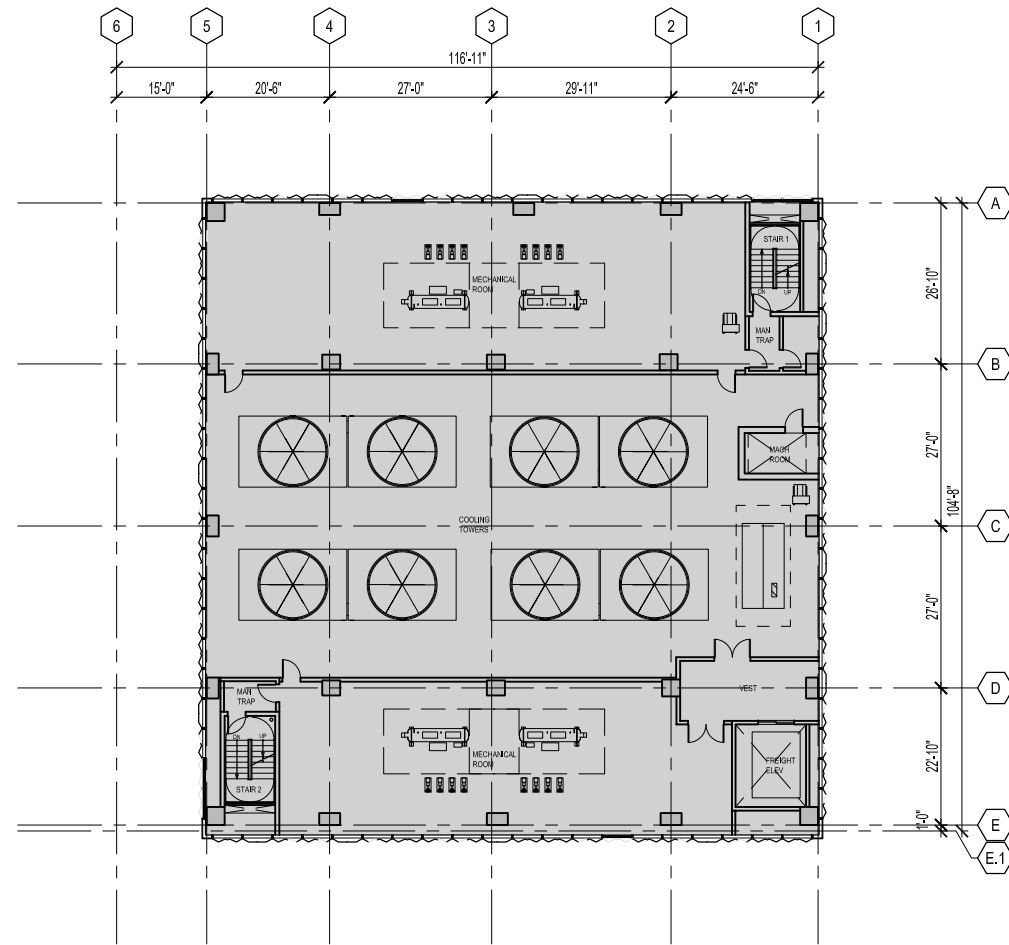
Level 3- Electrical Floor

- Retail
- Office
- Data / Service
- BOH





Level 4-8 - Data Floor



Level 9 - Roof

- Retail
- Office
- Data / Service
- BOH





A-2

### Enhance the Skyline

- Articulate facade to create an interesting addition to Denny Triangle skyline
- Respond to existing and planned development



B-3

### Respond to Urban Context for Siting and Massing Character

- Building orientation to enhance pedestrian experience
- Building podium to create a link to public



B-4

### Design is Cohesive and Elements are Well Integrated

- Facade modulation and articulation to create neighborhood scale and enliven facade
- Building base and tower well incorporated, while building base creates a connection at pedestrian level
- Coherent interior and exterior design

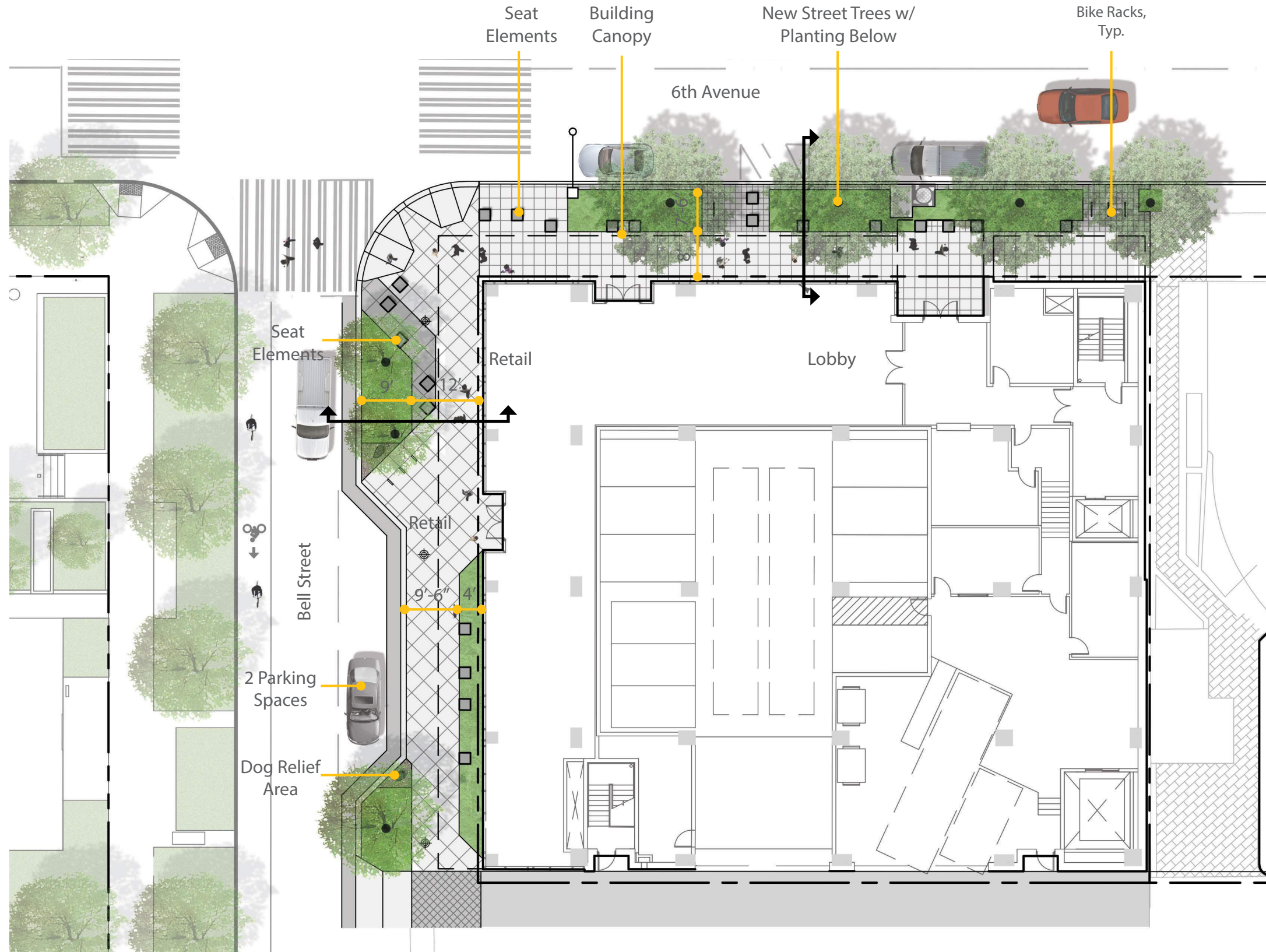




# 2. Ground Floor Building Entry (C-1)



# Landscape Plans



**GRAPHITE**

A-17 | Ground Floor Building Entry

6th & Bell Data Center

13010.02

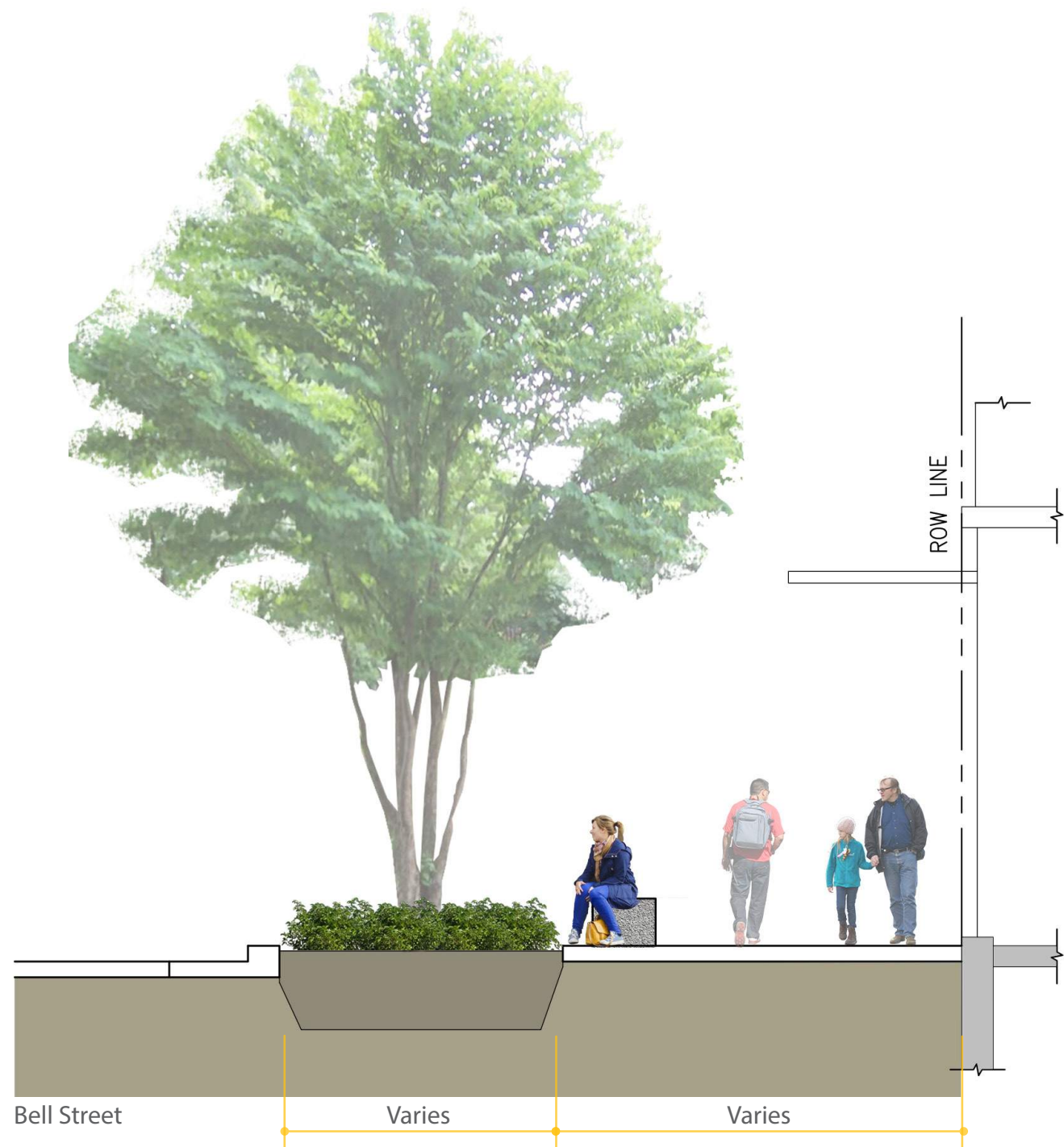
Design Review Board

July 07, 2015

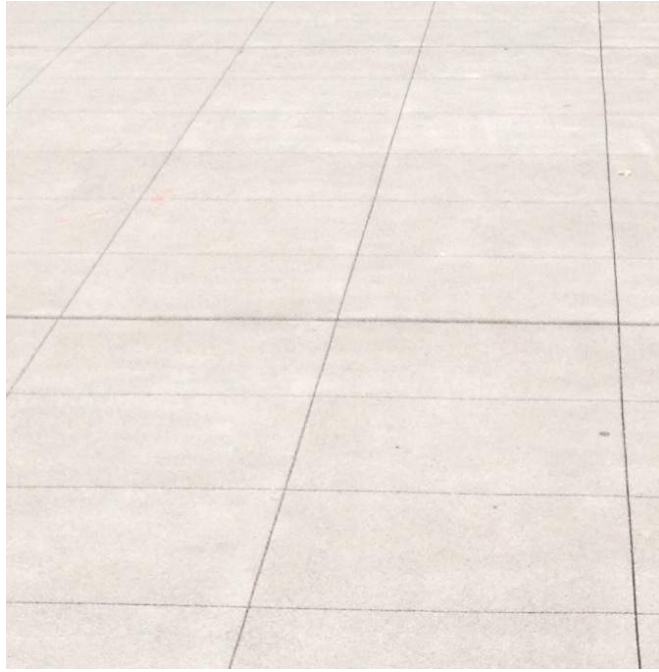
CLISE PROPERTIES, INC.



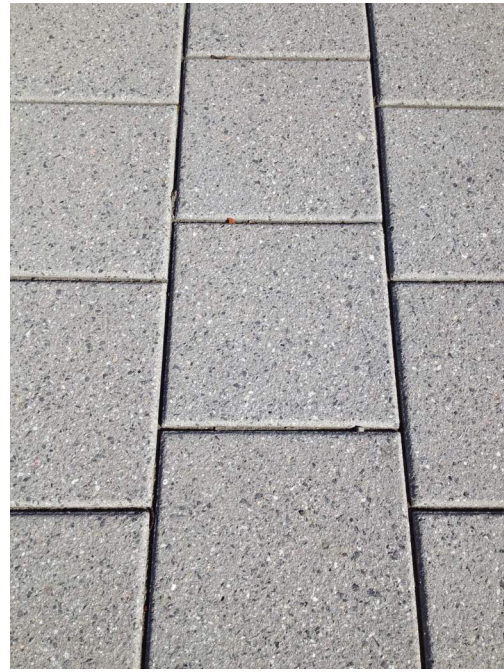
# Landscape Sections



# Landscape Materials



Sidewalk Paving



Accent Paving

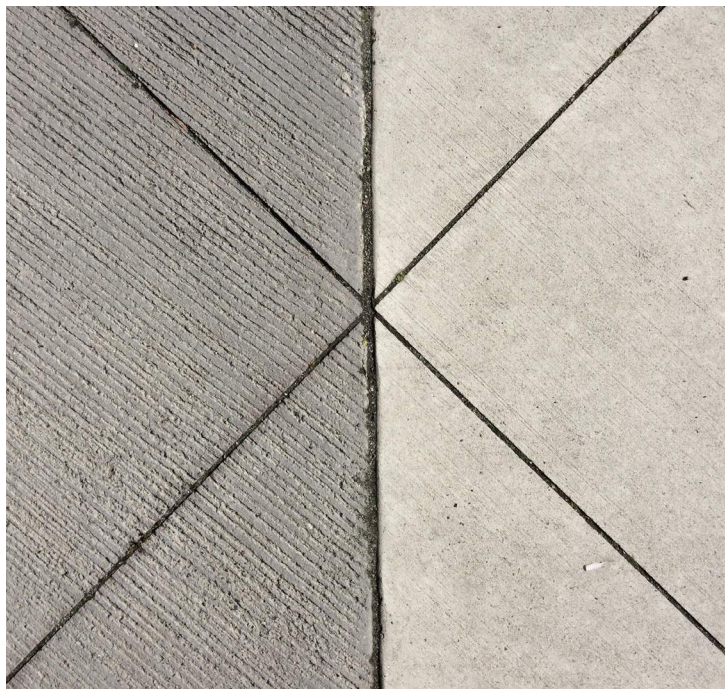


Seating / Protection elements



Bike Racks

## 6th Avenue Streetscape



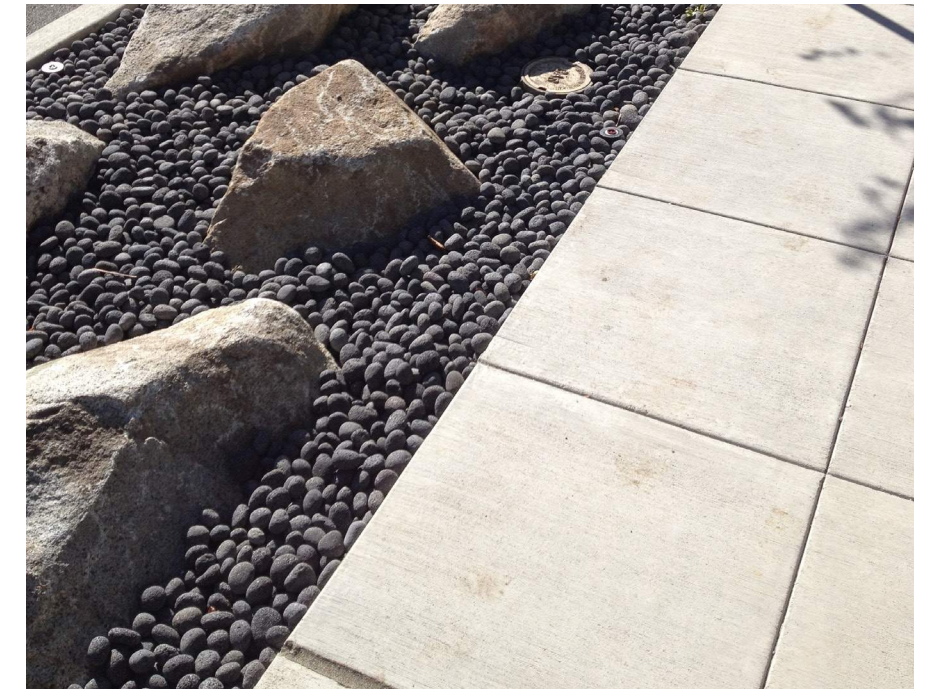
Special Paving



Seating Elements



Pedestrian-Scale Lighting



Pet Relief Area

## Bell Street Streetscape



**GRAPHITE**

A-19 | Ground Floor Building Entry

6th & Bell Data Center

13010.02

Design Review Board

July 07, 2015

CLISE PROPERTIES, INC.





*Acer rubrum*

6th Avenue



*Blechnum chilense*



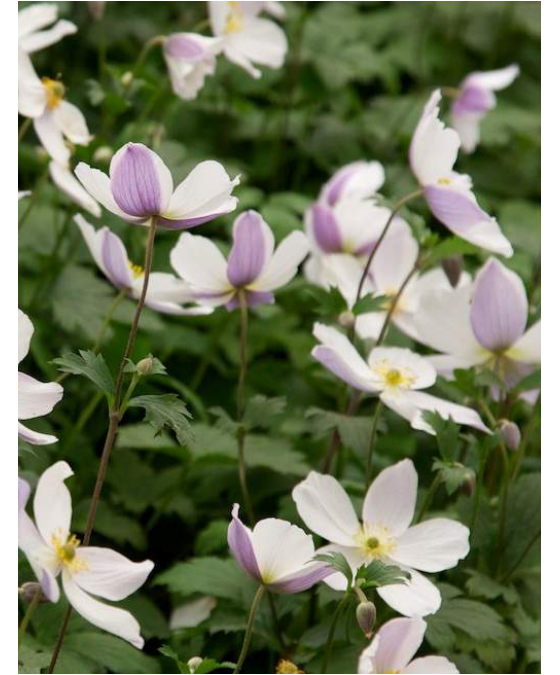
*Dryopteris erythrosora*



*Oxalis oregana*



*Pachysandra axillaris*



Anemone 'Wild Swan'



*Nyssa sylvatica*

Bell Street



*Festuca mairei*



*Stipa tenuissima*



*Camassia quamash*

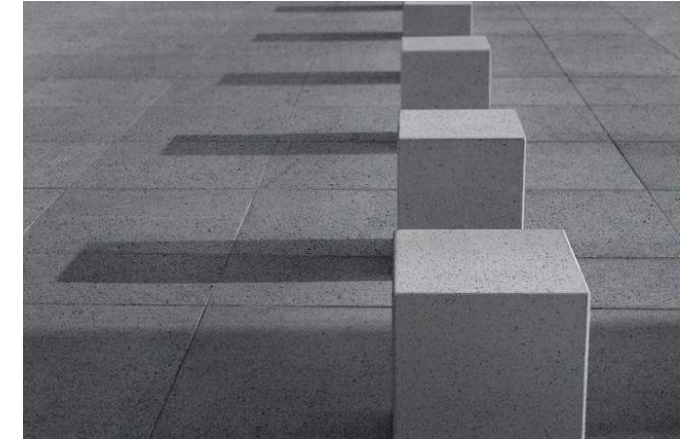


# Seating Elements



## 6th Avenue

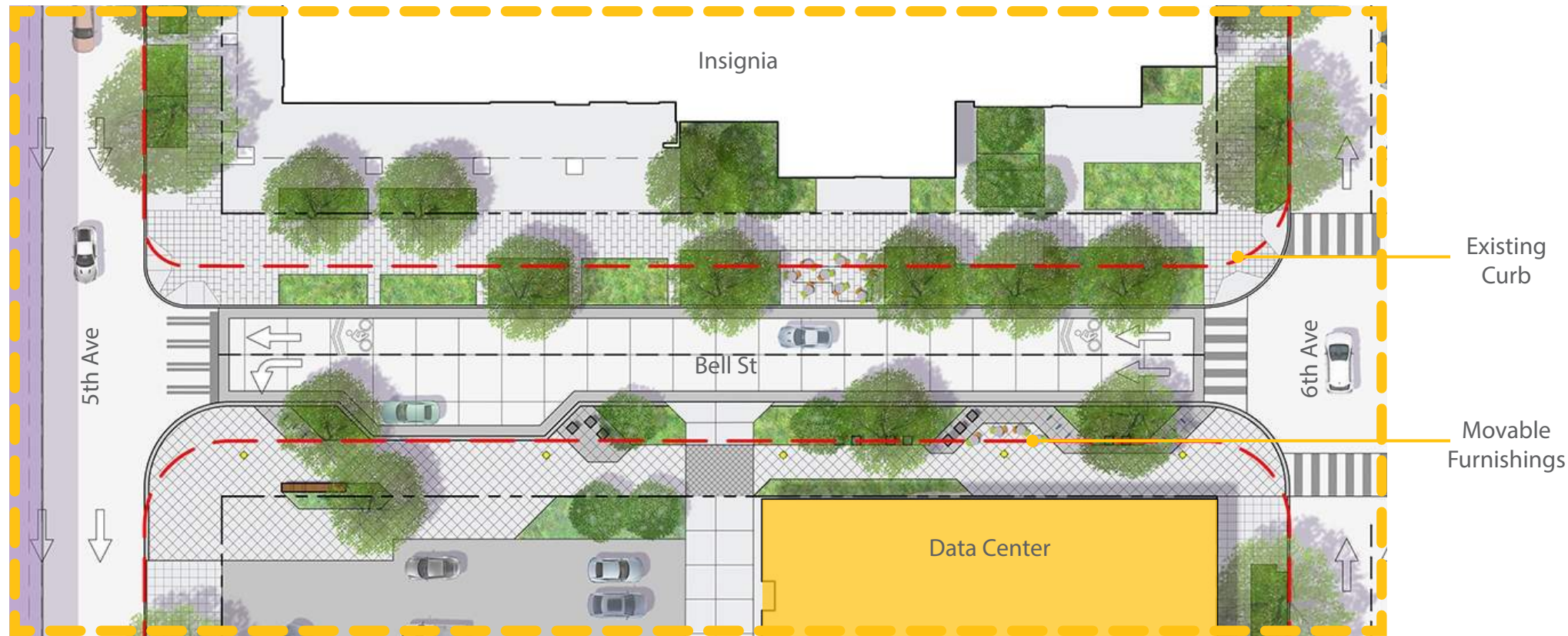
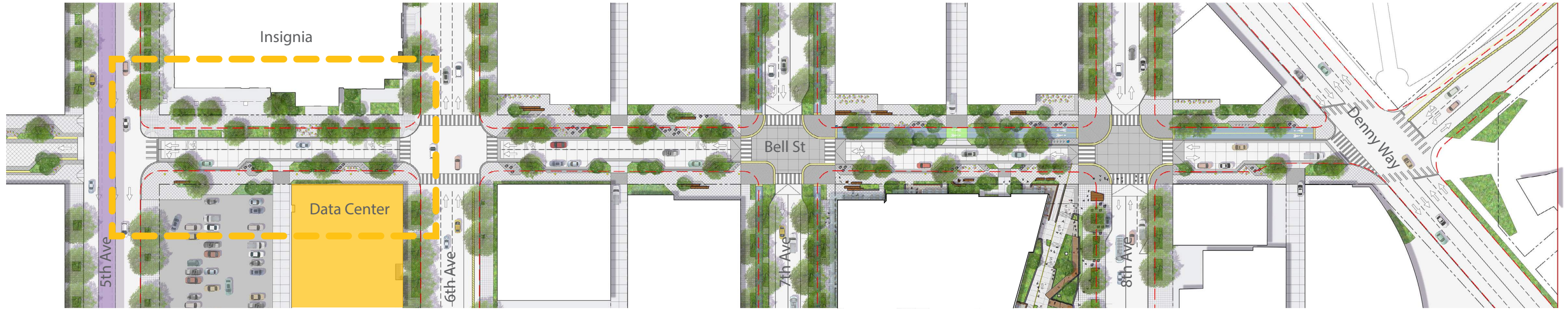
The design for the 6th Avenue seating elements is inspired by the complex network of servers to be housed in the adjacent data center. The perforations in the metal cube play off of the pervasive vent pattern of the servers.



## Bell Street

The seating elements on Bell Street are inspired by the network of granite seat blocks that dot the streetscape along Bell Street Park. The clean geometries of these cubes respond to the architecture of the adjacent data center.





# Pedestrian Experience



6th Avenue pedestrian view



**GRAPHITE**

A-23 | Ground Floor Building Entry

6th & Bell Data Center

13010.02

Design Review Board

July 07, 2015

CLISE PROPERTIES, INC.

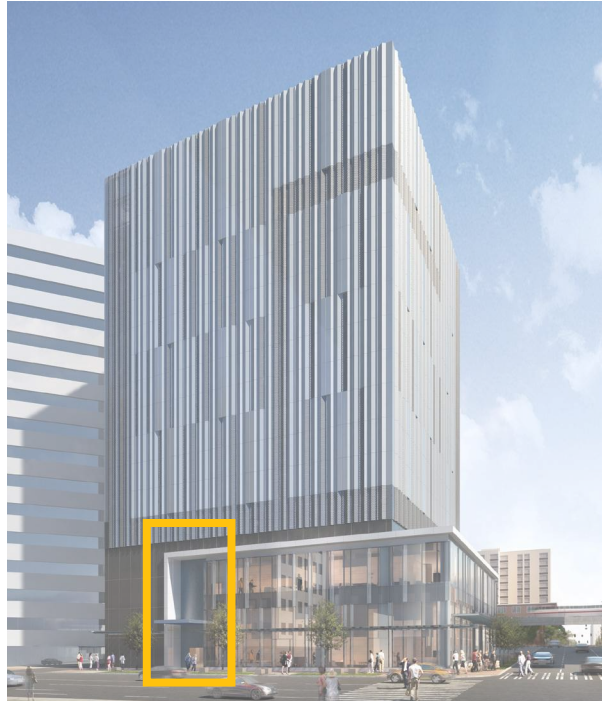






Bell Street pedestrian view

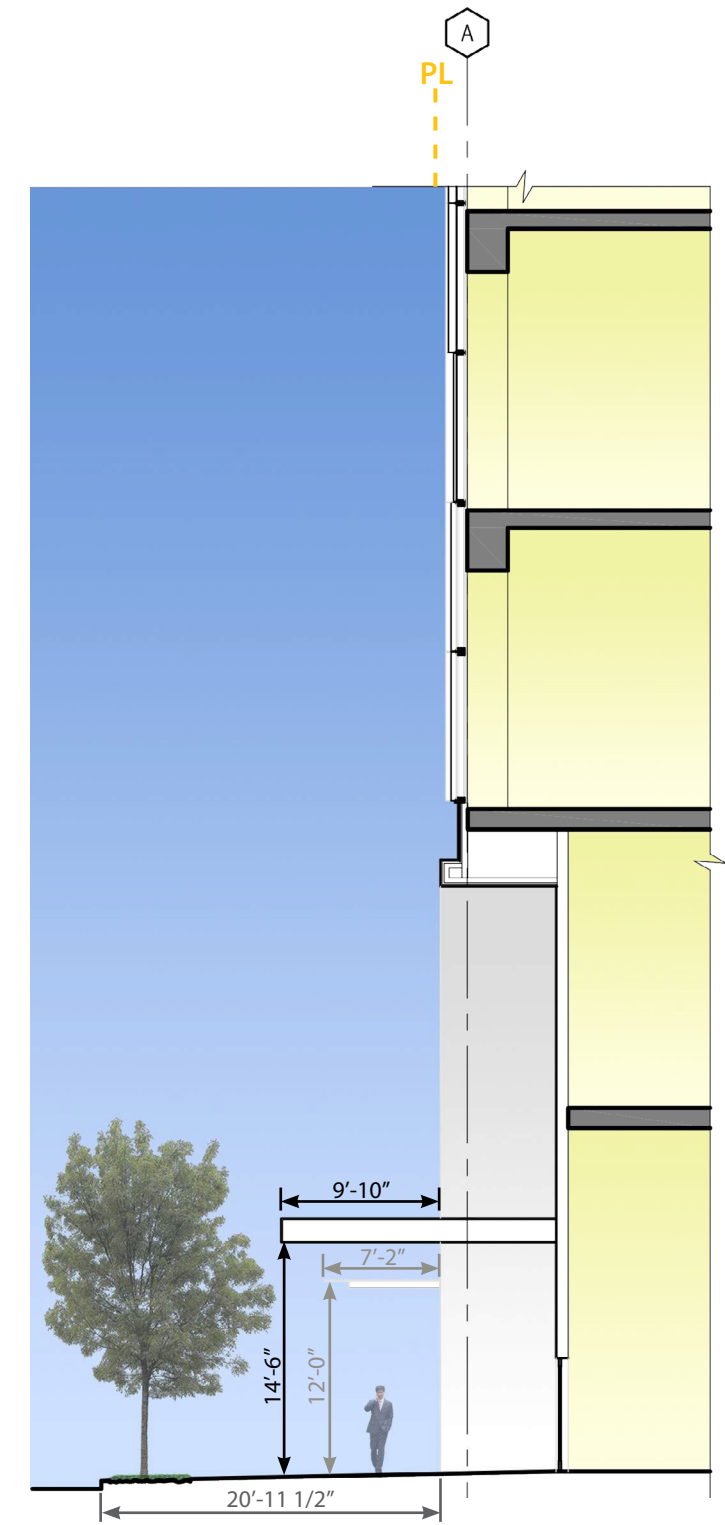
# Building Entry



Key Plan



Building Entry on 6th Avenue



Building Entry Section



Intentionally left blank





C-1

## Ground Floor Building Entry

- Landscape design enhances pedestrian environment
- Building entry has been de-emphasized while the retail entry has increased pedestrian activity



**GRAPHITE**

A-27 | Ground Floor Building Entry

6th & Bell Data Center

13010.02

Design Review Board

July 07, 2015

**CLISE PROPERTIES, INC.**

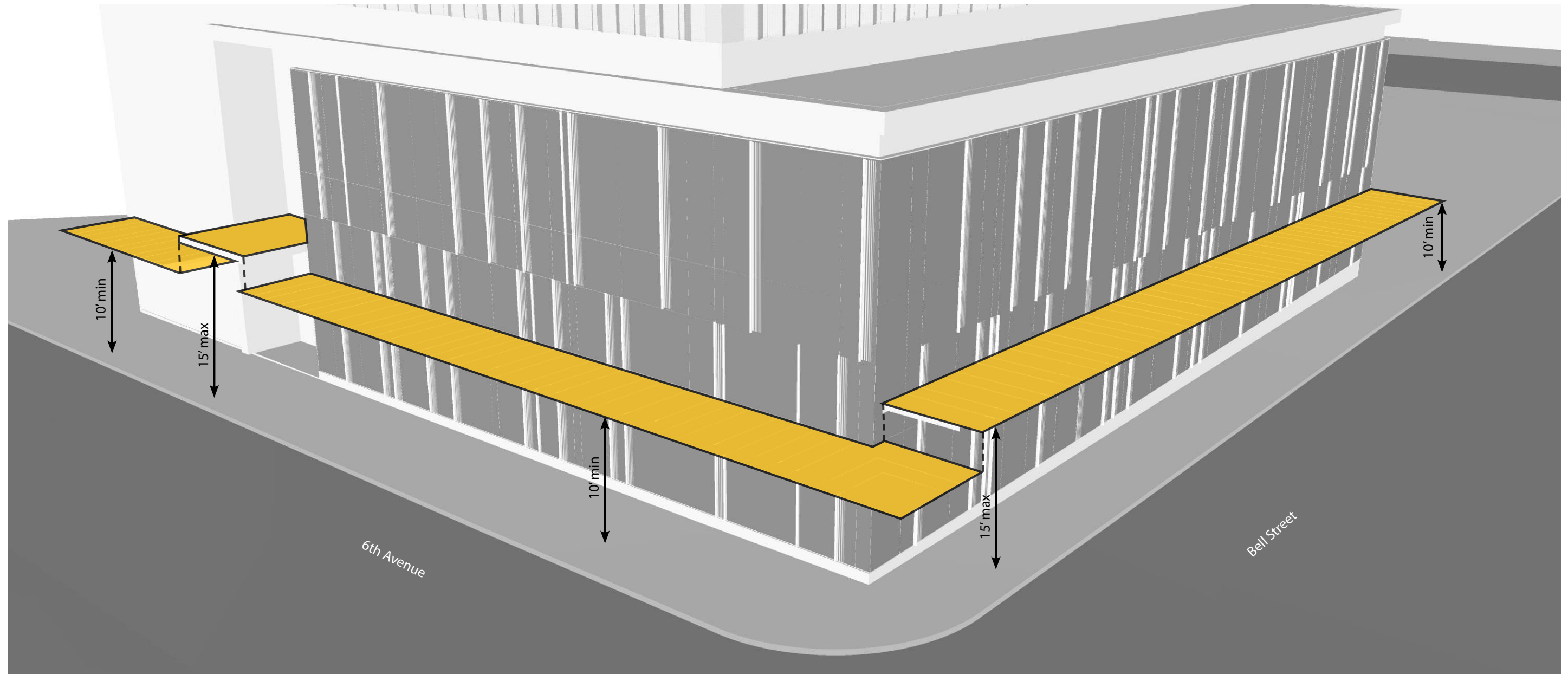


# 3. Facades

## (C-2, C-3, C-5, C-6, D-3)

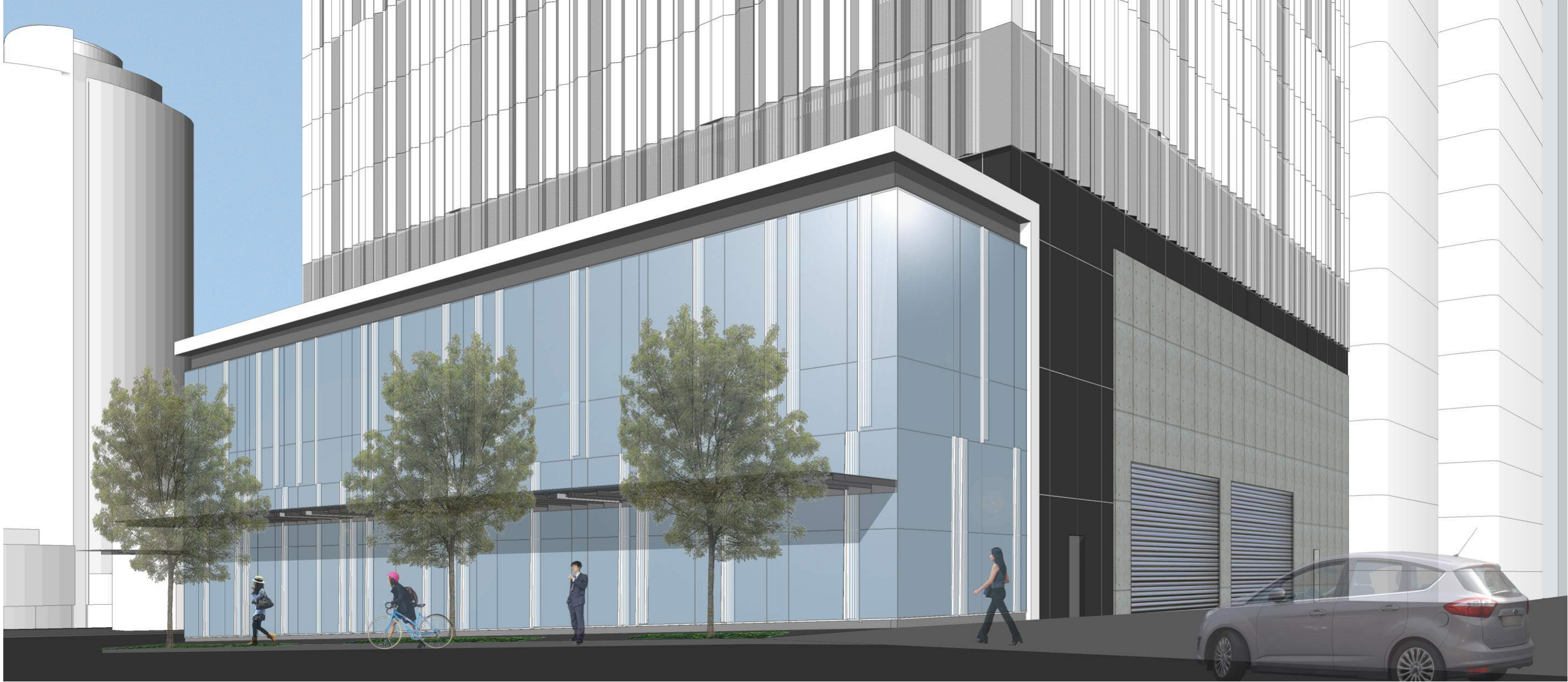


# Overhead Weather Protection



Canopy Diagram

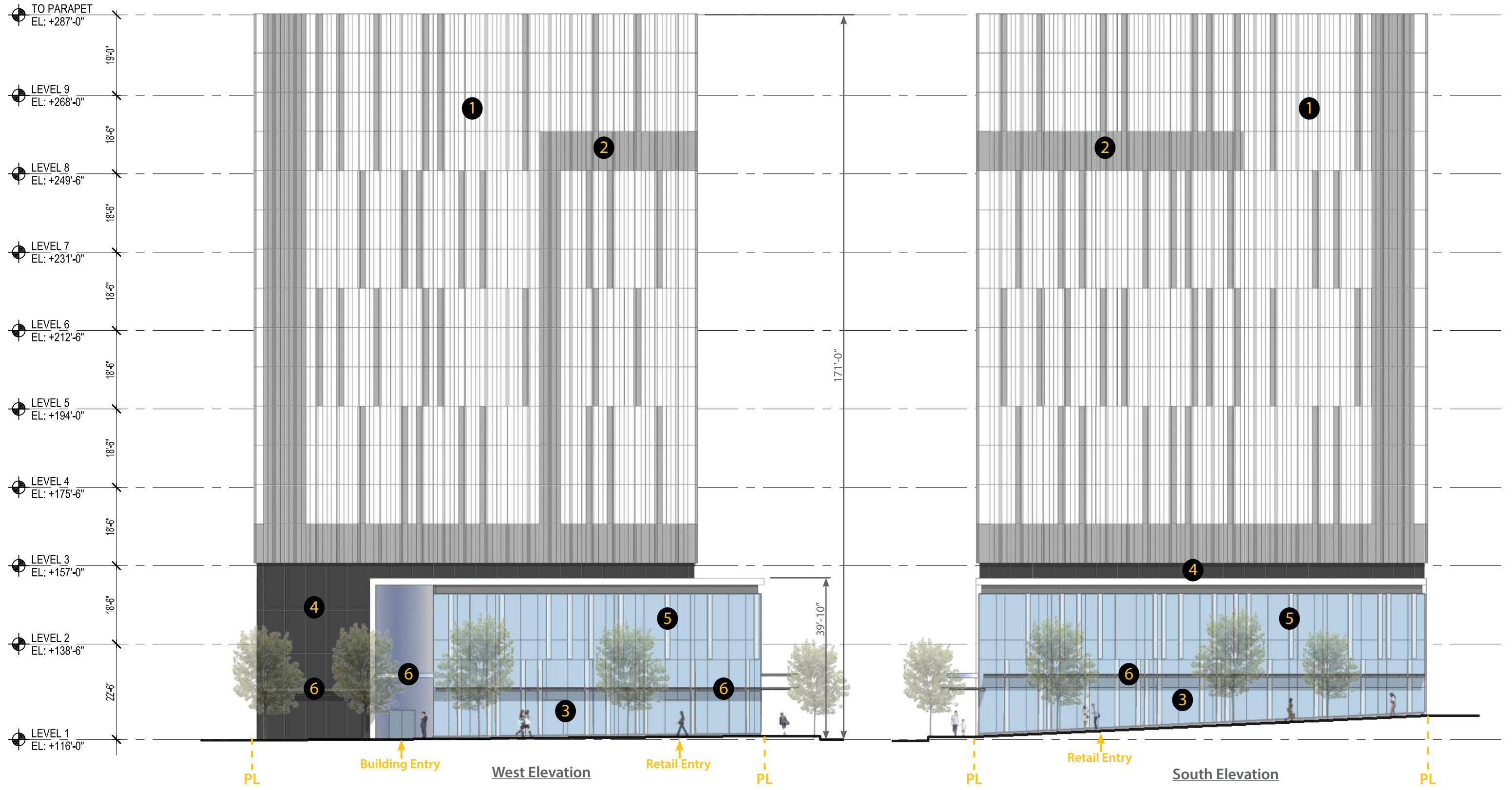




View from Bell Street



# Elevations

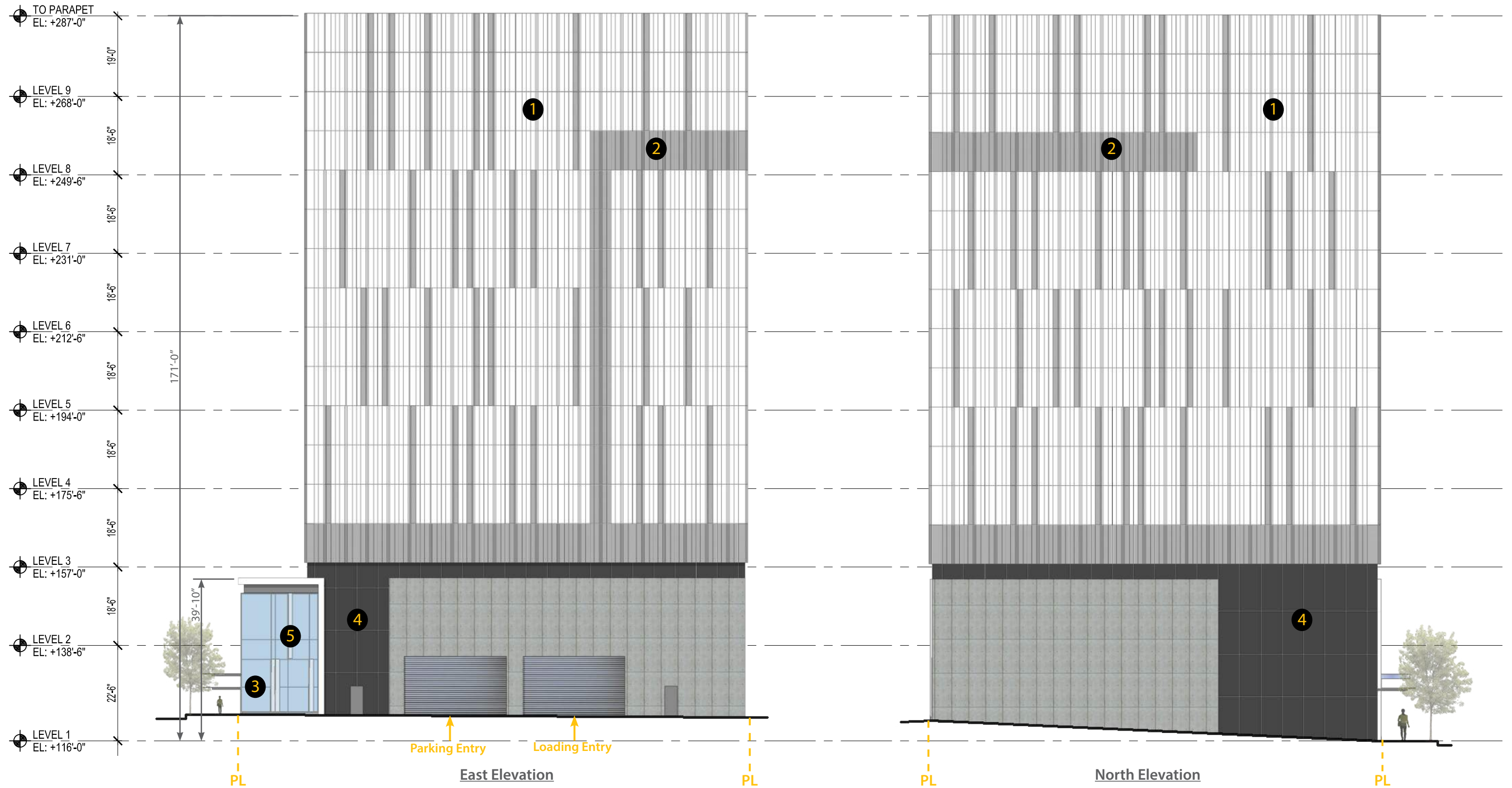


- 1 Metal Panel System
- 2 Perforated Metal Panel System
- 3 Retail Storefront System
- 4 Stone
- 5 Accent Glass
- 6 Canopy





# Elevations





C-2

### Design facades of many scales

- Retail facade responds to street energy
- Tower component connects with adjacent building scales



C-3

### Provide active facades

- Unique metal panel system creates continually evolving facade



C-5

### Continuous overhead weather protection

- Provided all weather canopy protection and lighting along Bell Street and 6th Avenue



C-6

### Develop alley facade

- Design language continued throughout alley



D-3

### Elements that define a sense of place

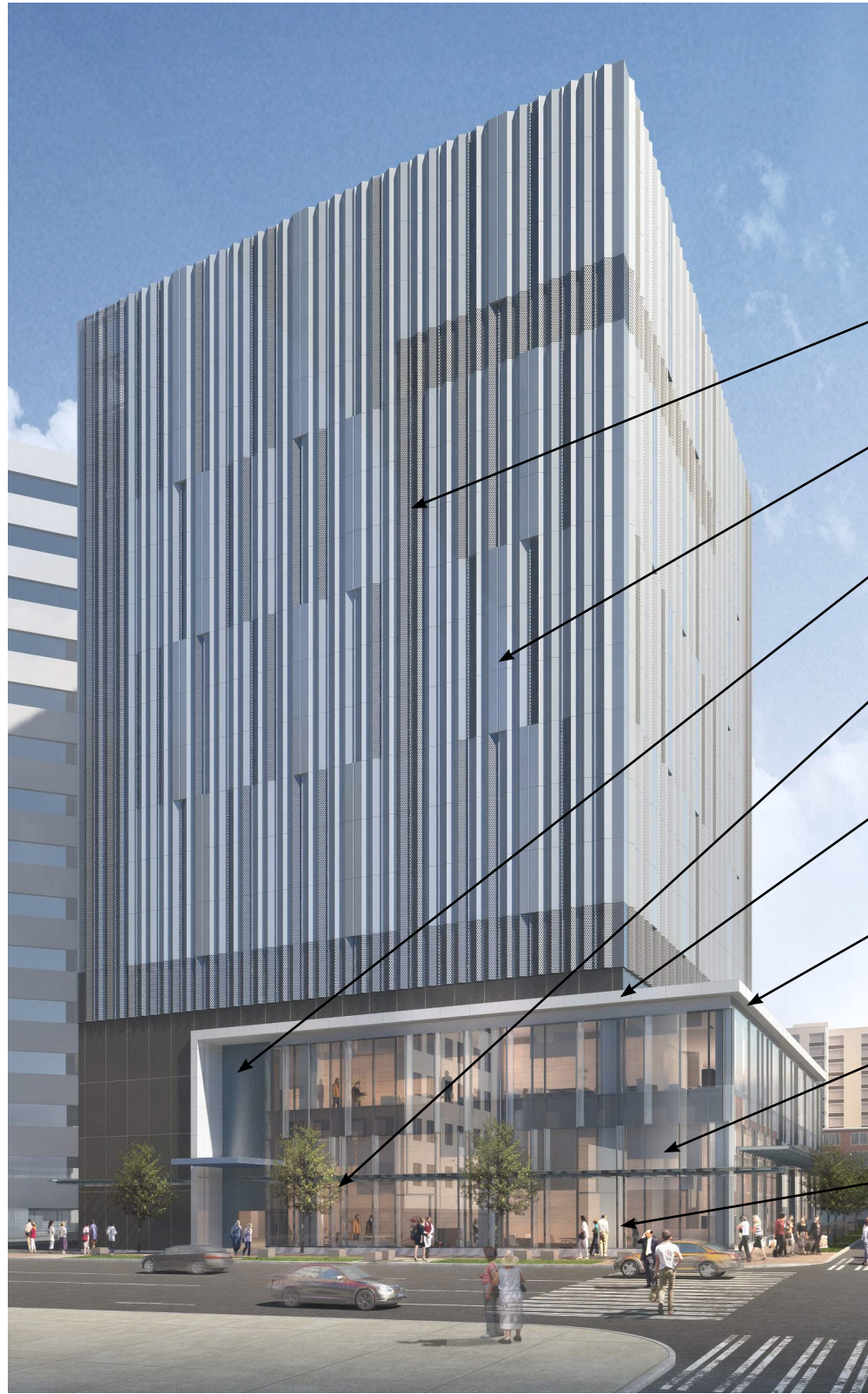
- Random facade patterning provides an unexpected experience for pedestrians



# 4. Materials (D-5)

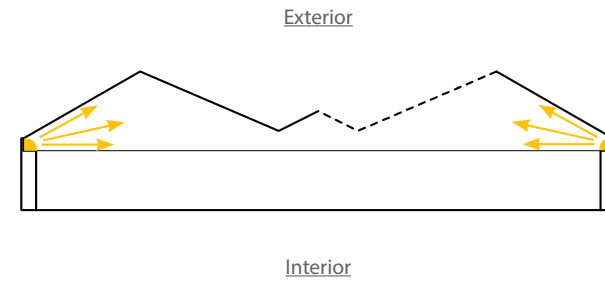


# Material Palatte

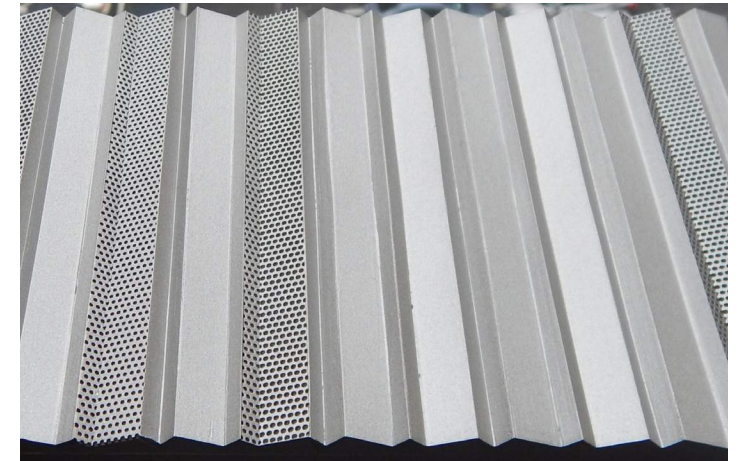


Material Key

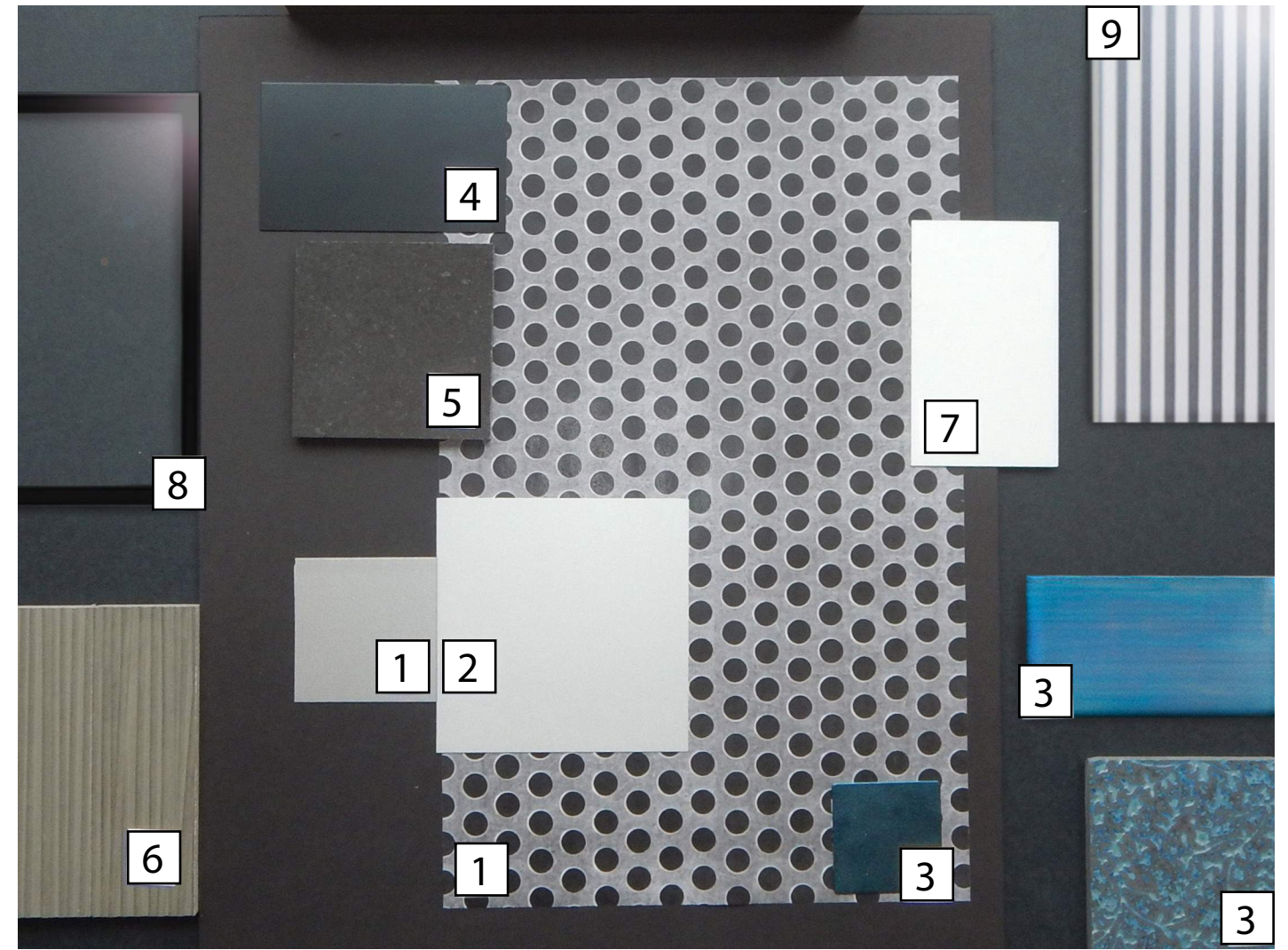
- 1 Perforated Metal Panel (Somerset Pewter)
- 2 Metal Panel (Galaxy Silver)
- 3 Metal (Blue tempered steel)
- 4 Canopy (Painted black steel w/Glass)
- 5 Black Granite  
6 (optional textured ductile panel)
- 7 Metal Panel (Super White)
- 8 Retail Glass (Low Iron)
- 9 Accent Glass (Low Iron w/vertical linear white frit)



Metal Panel Diagram



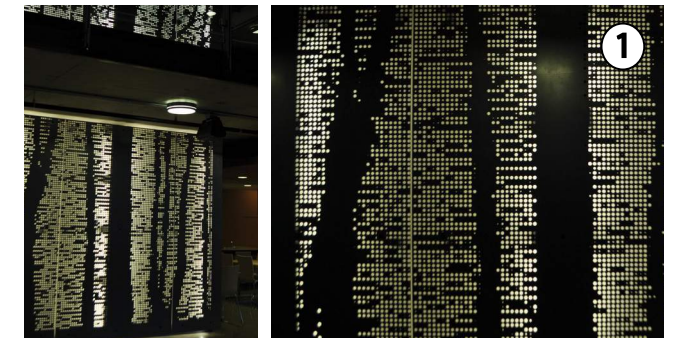
Metal Panel Mockup



Material Board



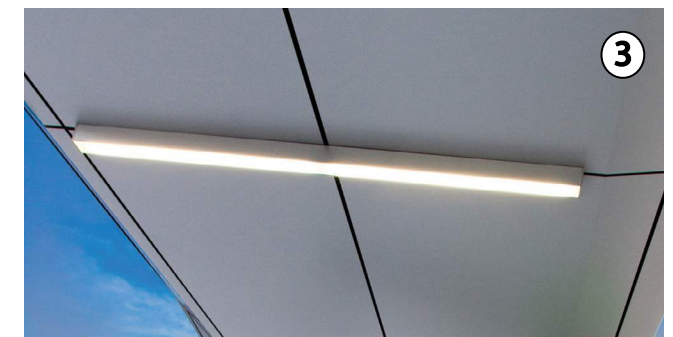
# Building Lighting



Linear LED behind perforated panels



Interior mullion mounted perimeter linear uplight



Linear lensed LED, positioned to correspond w/pattern



'Halo' of light at entry





D-5

### Provide Adequate lighting

- Exterior finish materials and lighting compliment building design and promote pedestrian safety



GRAPHITE

A-37 | Materials

6th & Bell Data Center

13010.02

Design Review Board

July 07, 2015

CLISE PROPERTIES, INC.





