28

1201 2nd Avenue - #3019177

3/4 Block - Full Alley Vacation

SKANSKA & PICKARD CHILTON

Early Design Guidance / Downtown Design Review Board Meeting / 02.17.2015

Project Info /

Property Address / 1201 2nd Avenue Seattle, WA 98101 **DPD Project Number /** 3019178 Samis Foundation Owner / Applicant Name / Murphy McCullough Skanska Commercial Development 221 Yale Ave., Ste. 400 Seattle, WA 98109 Design Architect / Pickard Chilton 980 Chapel Street New Haven, CT 06510 **Design Architect** Nancy Clayton Contact / 203.786.8600 nclayton@pickardchilton.com Kendall / Heaton Associates Inc. Architect / 3050 Post Oak Boulevard

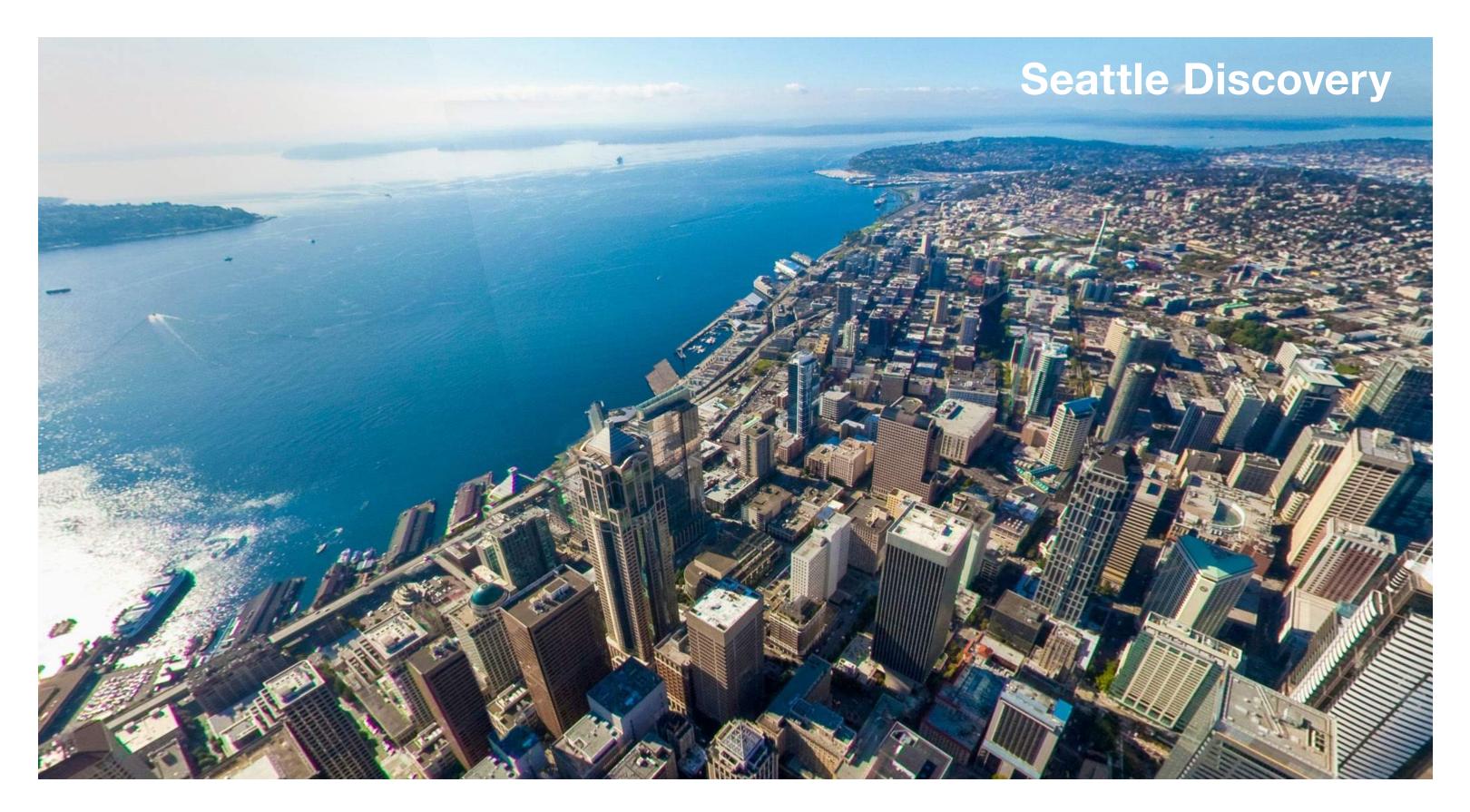
Suite 1000

Houston, TX 77056

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Seattle Discovery /



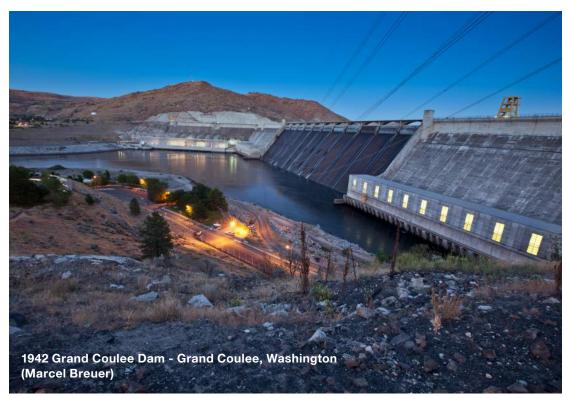


optimism & innovation

connection to nature

P.2 / DPD Project Number: 3019177

Seattle Discovery /





engineering & design within a marine environment

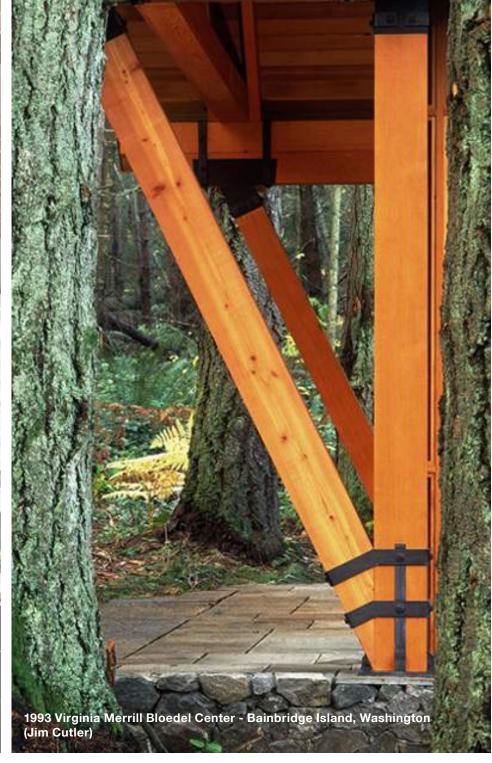


spaces navigating topography

Seattle Discovery /







structural clarity & expression

daylight is a commodity

craft & attention to detail

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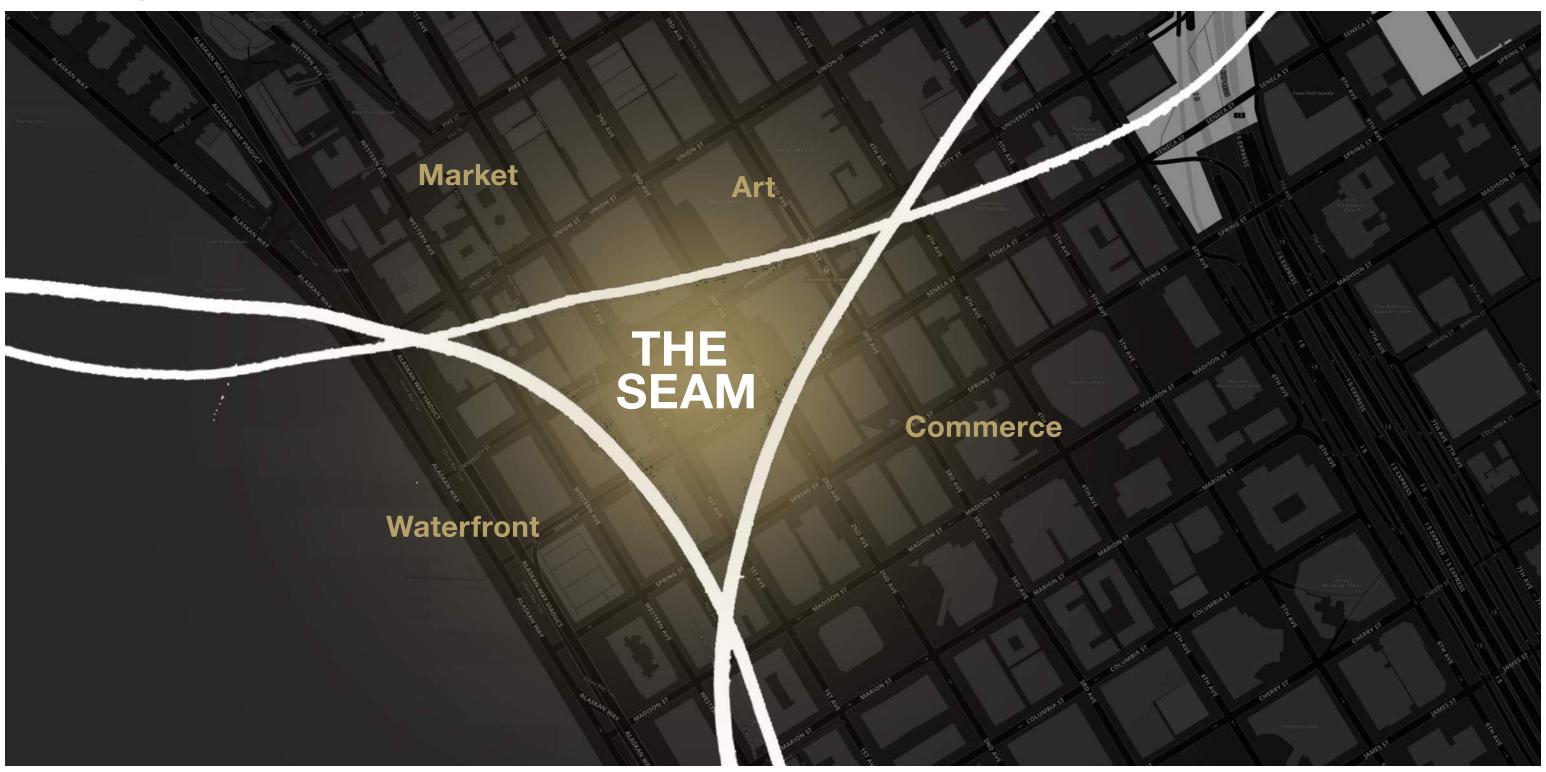


Connectivity Goals

2&U / SKANSKA / PICKARD CHILTON

DPD Project Number: 3019177 / P.5

Project Vision /



Project Vision /

2&U is:

The Seam of Seattle's Downtown, Waterfront, and Financial Districts.

It's the axis of old and new in downtown Seattle, where tourists on the waterfront, cultural arts patrons and financial/corporate dwellers converge. At **this**Seam, there is a comfortable transition on the eyes

- not grandiose in size and scale as much as it is a beauty to behold while exuding warmth communal and lively flair.

"Clearly built for people, not for a designer."



CORE VALUES

Convergence *Union + Connection + Community*

Balance

Work/Play + Old/New + Commerce/Art

Authenticity

NW Heritage + Genuine + Integrity

Approachability

Transparency + Openness + Accessibility

2&U / SKANSKA / PICKARD CHILTON

DPD Project Number: 3019177 / P.7

Project Vision / urban grounscape event

"An opportunity for indoor / outdoor space..."

"An opportunity to have transformative space..."

Members of the community with varied expertise in urban planning, architecture, design, art, retail, retail experience, and innovation thinking and creating came together to discuss the vision of 2&U and the potential urban groundscape.





"A place with adventure & novelty..."



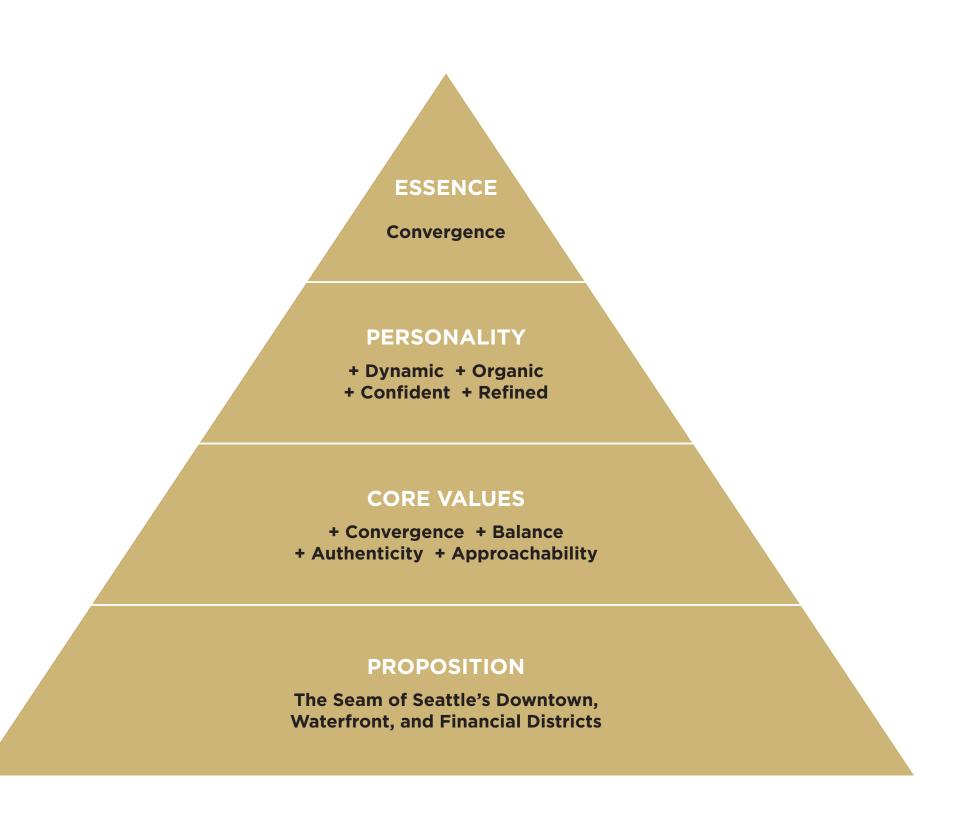
Development Objectives

Project Goals & Zoning Code Analysis

2&U / SKANSKA / PICKARD CHILTON DPD Project Number: 3019177 / P.9

Development Objectives / project goals

- Respond to this unique, strategic location at the seam where Seattle's financial core, the waterfront, and the Central Business District's cultural center converge.
- Enhance pedestrian connections to and from existing transit systems, including the University Street Transit Tunnel Station, the Ferry Terminal, and Pronto Bike Share.
- Reinforce University Street pedestrian connections linking Harbor Steps, the Seattle Art Museum, and Benaroya Hall with the greater neighborhood.
- Create new opportunities for pedestrian connections to the waterfront at Seneca St. and 1st Ave. anticipating the removal of the Alaskan Way Viaduct and Seneca St. exit.
- Provide flexible office floorplates desirable to a vibrant mix of tenants in the evolving workplace market, including large lower floorplates conducive to tech firms.
- To the extent possible, conceal services and parking below grade in order to maximize pedestrian-oriented spaces at 1st Ave., 2nd Ave., and mid-block.



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Development Objectives /

Development Objectives

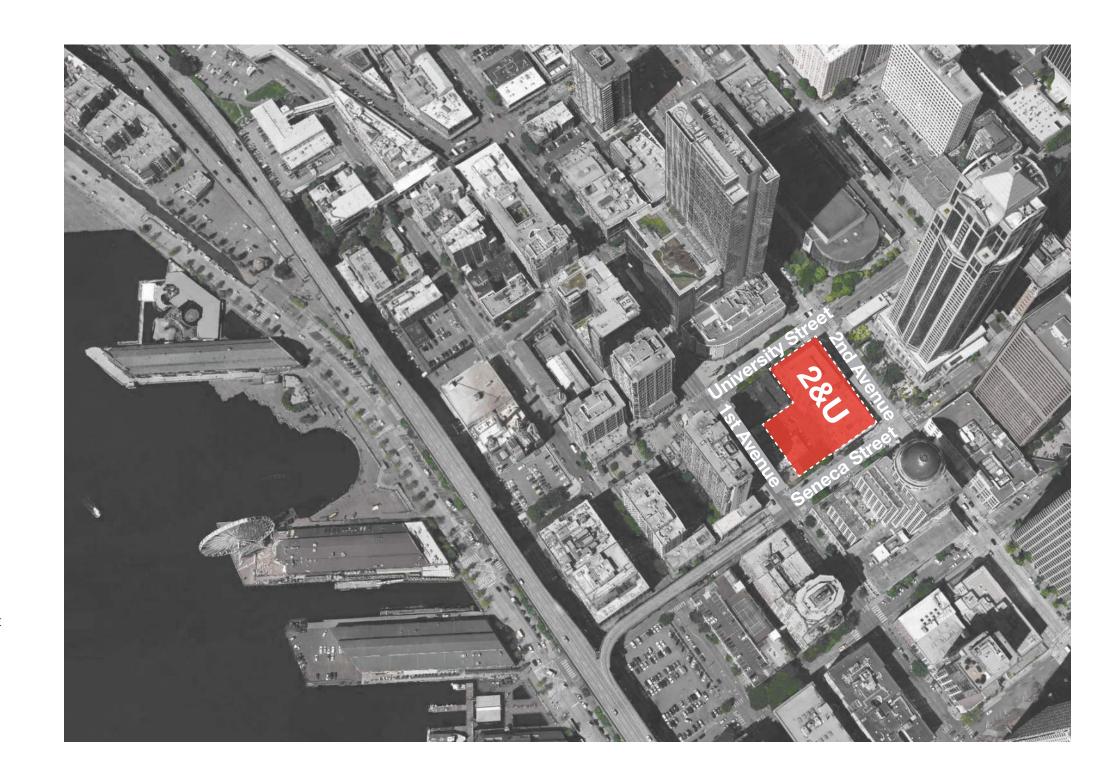
The applicant proposes to design and construct a development on the full eastern portion of the block (Parcel A) and a portion of the western part of the block (Parcels B and C). The site is bounded by 2nd Avenue on the East, 1st Avenue on the West, University Street on the North and Seneca Street on the South. This proposal assumes the public alleyway is fully vacated. The Diller Building is under separate ownership and will remain.

The eastern portion of the site to the centerline of the alley is zoned DOC1 U/450/U, with a site area of 27,200 sf with a maximum FAR of 20, resulting in FAR 544,000 sf.

The western portion of the site to the centerline of the alley is zoned DMC 240/290-400, with a site area of 19,040 square feet with a maximum FAR of 7, resulting in FAR 133,280 sf.

Program Objectives

This application is for a commercial project with an estimated 690,000 sf of Class A office space and approximately 30,000 sf of street level retail in two buildings. Open spaces and through-block pedestrian connections are proposed connecting University Street and Seneca Street diagonally across the block. Approximately 500 parking stalls will be provided below grade with garage access and exit expected off Seneca Street. Building services to be located below grade, with primary access from Seneca Street.



Development Objectives / zoning data

Zoning Classification

DOC1 U/450/U / Downtown Office Core

DMC 240/290-400 / Downtown Mixed Commercial

Site Area

DOC1 U/450/U: 27,200 sf

DMC 240/290-400: 19,040 sf

Street Classification (Map 1B)

1st Ave. & 2nd Ave.: Principal Transit Street

University St.: Minor Arterial

Seneca St.: Principal Arterial

Sidewalk Widening (Map 1C)

1st Ave. & 2nd Ave.: 18' (widening required at 1st Ave.)

University St. & Seneca St.: 12' (no widening required)

View Corridors (Map 1D)

University St. & Seneca St.: 30 ft. view corridor setbacks per

Section 23.49.024. (Reference Zoning Envelope Diagram p. 22).

Pedestrian Street Classification (Map 1F)

1st Ave., 2nd Ave. & University St.: Class I Pedestrian Streets

Seneca St.: Class II Pedestrian Street

Street Level Uses Required (Map 1G)

Street level uses required at 1st Ave. per 23.49.009.

Property Line Facades (Map 1H)

Property line facades required at 1st Ave.

23.49.008.A.3 Structure Height

DOC1 U/450/U: Unlimited

DMC 240/290-400: 240'

23.49.009 Street Level Uses Requirements

Required at 1st Ave. per Map 1G

A. Uses: includes general sales and services; retail sales; entertainment; public atriums; eating and drinking establishments.

B.1. 75% min street frontage. 25% entrances or other. Frontage of exterior public open space is not counted in street frontage.

B.3. Within 10' of prop. line or abutting public open space. If sidewalk widening is required 10' measured from new sidewalk width.

B.4. Pedestrian access directly from street, or other publicly accessible open space. 3' max above or below sidewalk grade or same elevation as abutting public open space.

23.49.011 Floor Area Ratio

DOC1 U/450/U: Base: 6 Max: 20 DMC 240/290-400: Base: 5 Max: 7

23.49.016 Open Space

20 sf required per 1,000 gsf office = approx. 15,000 sf.

23.49.018 Overhead Weather Protection and Lighting

Required along entire street frontage except indicated in 23.49.018.

23.49.019 Parking Quantity, Location, and Access Requirements

A. No long-term or short-term parking required. If provided:

35% min. small vehicles, min. 7'-6" x 15'

35% min. large vehicles, min. 8'-6" x 19'

E. Bicycle parking: approx. 100-125 bicycles.

Office: 1 per 5,000 gsf up to 50, then 1 per 10,000 gsf

Retail (>10,000 sf): 1 per 5,000 gsf up to 50, then 1 per 10,000 gsf

F. Bike Commuter Shower Facilities: 3 showers per gender.

G. Off-street Loading: Low & medium demand - 7 berths required.

H. Access to Parking: If the lot does not abut an alley & abuts more than 1 ROW, location is determined by Director (Type I decision with DOT) from ROW per Map 1B & Map 1F, most preferred according to ranking:

Rank 3: Class II Pedestrian St-Principal arterial (Seneca St.)

Rank 4: Class I Pedestrian St.-Minor arterial (University St.)

Rank 5: Class I Pedestrian St.-Principal arterial (1st Ave. & 2nd Ave.)

23.49.022 - Minimum sidewalk and alley width.

Required at 1st Ave. per Map 1C: 3' easement to achieve 18' sidewalk.

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Development Objectives / zoning data

23.49.024 - View corridor requirements.

Upper-level setbacks per Map 1D: 30 ft at Seneca St. and University St.

23.49.056 St. Facade, Landscaping, & St. Setback Req.

- A. Min. Facade Ht. (Reference Zoning Envelope Diagram this page):
 Class I Pedestrian St (1st Ave., 2nd Ave. & University St.): 35'
 Class II Pedestrian St (Seneca St.): 25'
- B-2. General Setback Limits, Property line facades not req'd per Map 1H:
- a. 1. Setback limits apply between 15' above sidewalk & min facade height.
- b. Max. area of all setbacks averaging factor:
 Class I Pedestrian St (1st Ave., 2nd Ave. & University St.): factor 5
 Class II Pedestrian St (Seneca St.): factor 10
- c. Max. width of setback area greater than 15 ft: lesser of 80' or 30%.
- d. Max. setback from lot lines at intersections: 10' for 20' min. each street.
- e. Exterior public open space meeting Downtown Amenity Standards, bonused or not, is not considered part of a setback.
- C. Facade Transparency: between 2' & 8' above sidewalk.

 Class I Ped. St.: 2nd Ave. & University St.: Min. 60% transparent

 Class II Ped. St.: Seneca St.: Min. 30% transparent
- D. Blank Facade elements: between 2' & 8' above sidewalk.
 Class I Ped. St.: 2nd Ave. & University St.: 15' wide max.
 except garage doors. (30' with exceptions). 40% max.
 Class II Ped. St.: Seneca St.: 30' wide max except garage doors.
 (60' with exceptions). 70% max.
- E. Street Trees: Required on 2nd Ave., University St., and Seneca St.

23.49.038 - Lots located in more than one (1) zone.

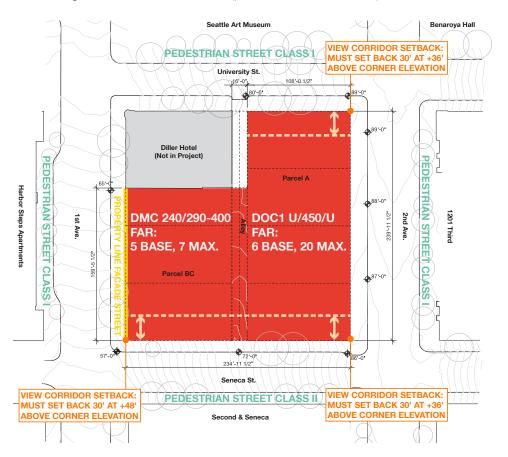
When a lot is located in more than one (1) zone, the regulations for each zone shall apply to the portion of the lot located in that zone.

23.49.058 - DOC1, DOC2, & DMC upper-level development standards

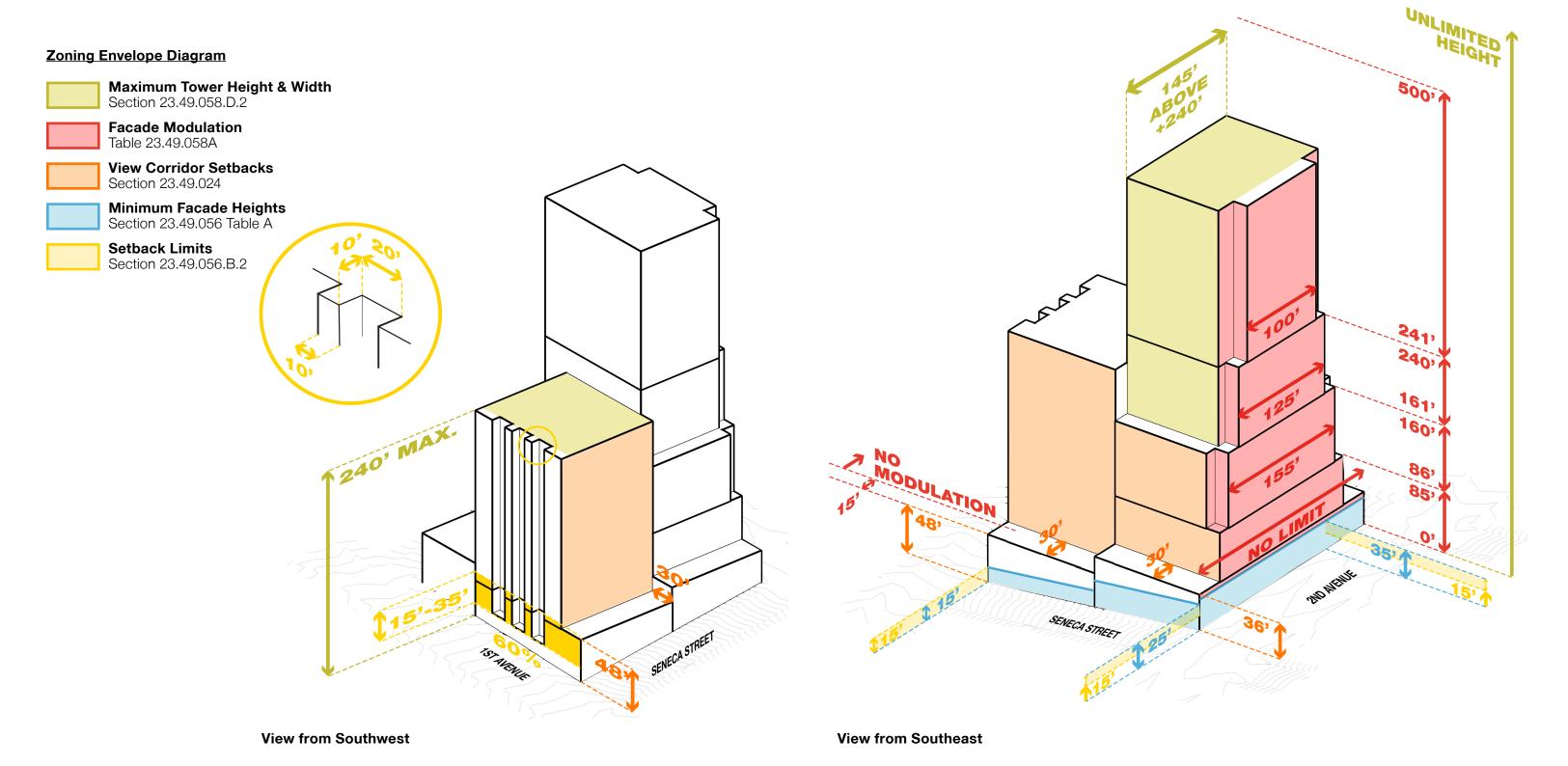
B. Facade Modulation. Refer to zoning envelope diagram (this page).

Required above 85' for any portion within 15' of street property line. No modulation required for portions set back 15' from street property line.

C. Upper-level width limit. On lots where width & depth of lot each exceed 200', maximum facade width for any portion of building above 240' shall be 145' along north/south axis of site (parallel to the Avenues).



Development Objectives / zoning data



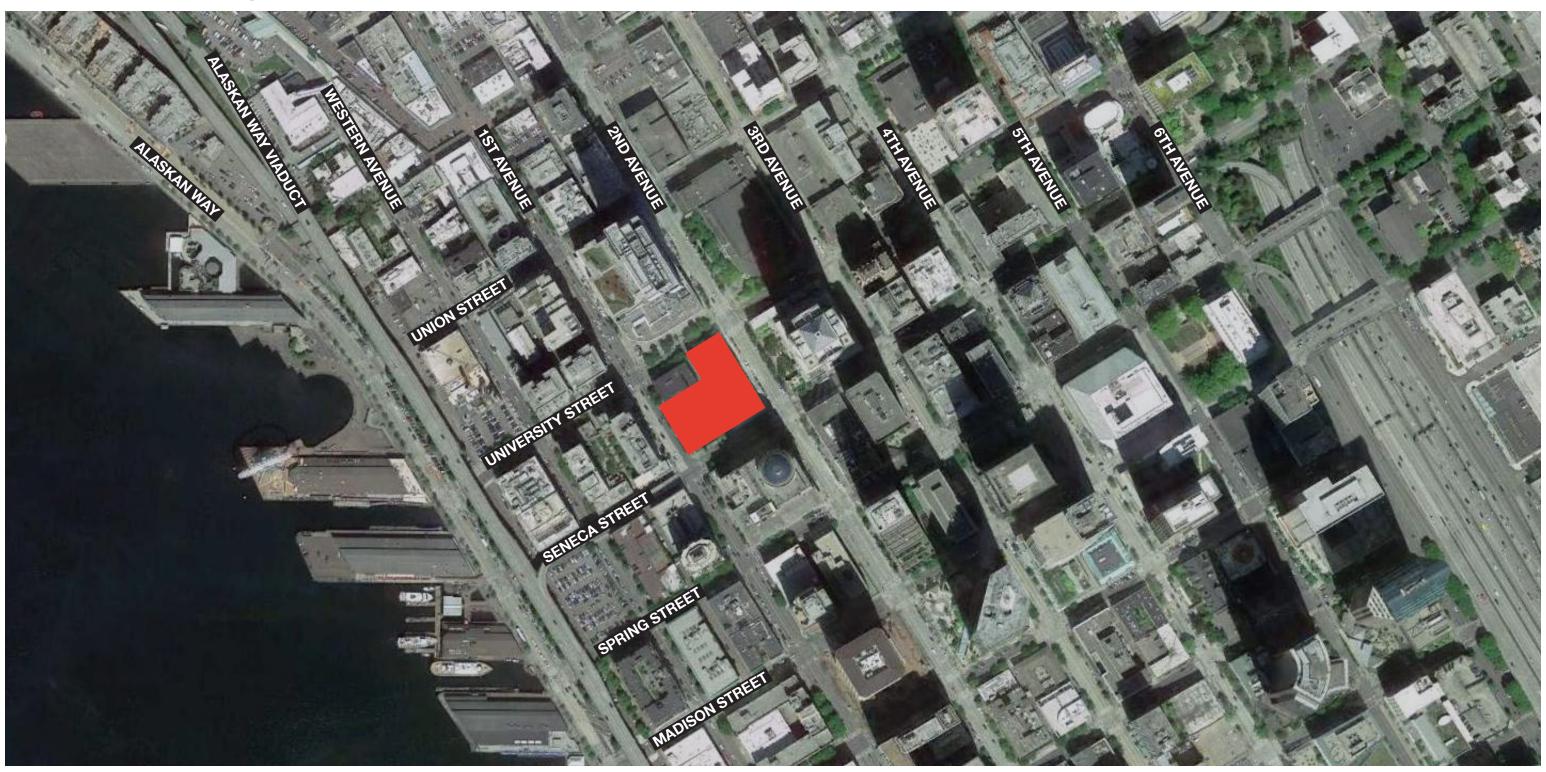
P.14 / DPD Project Number: 3019177



Contextual Analysis & Design Cues

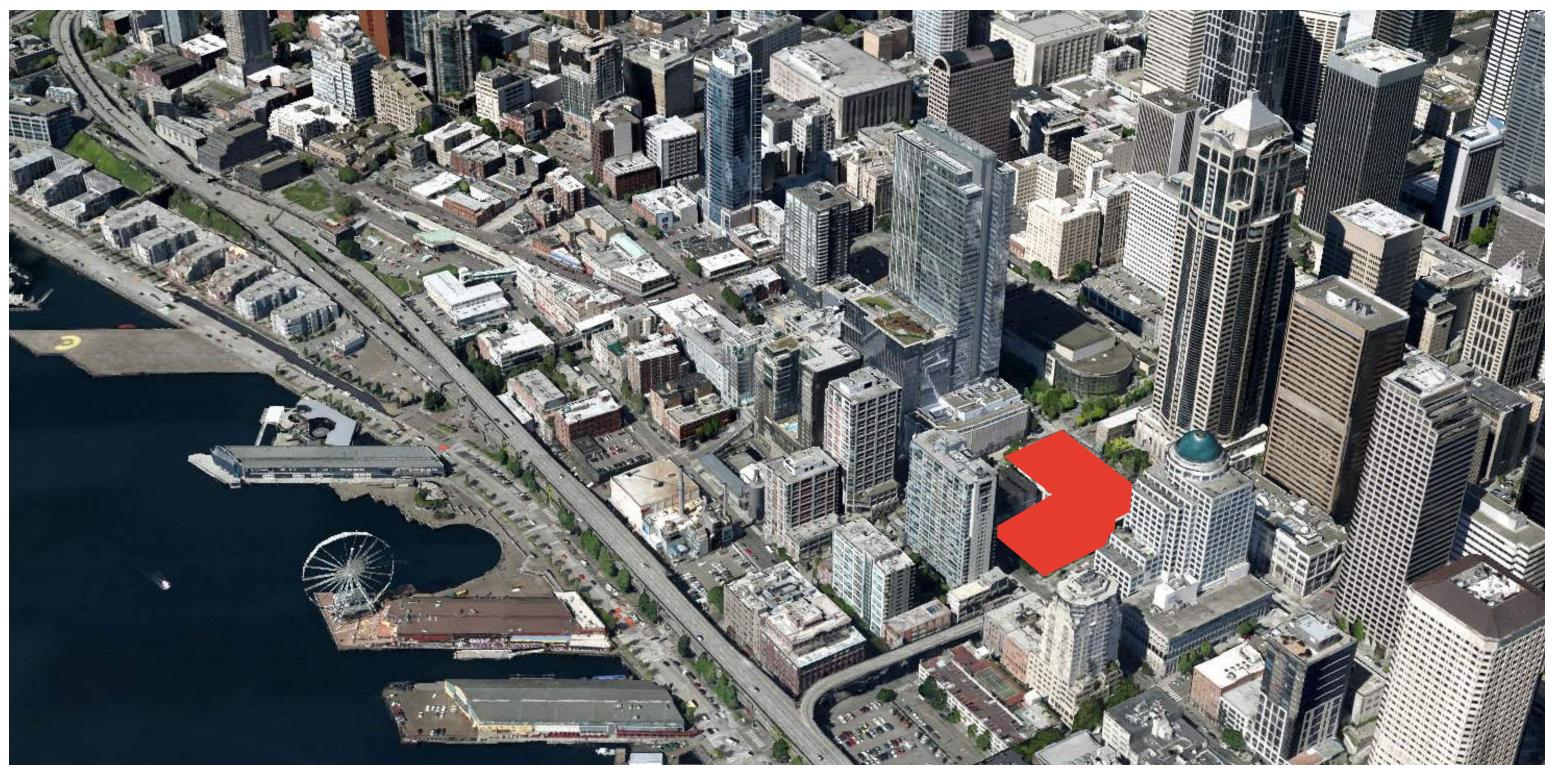
2&U / SKANSKA / PICKARD CHILTON DPD Project Number: 3019177 / P.15

Context Analysis / aerial photograph

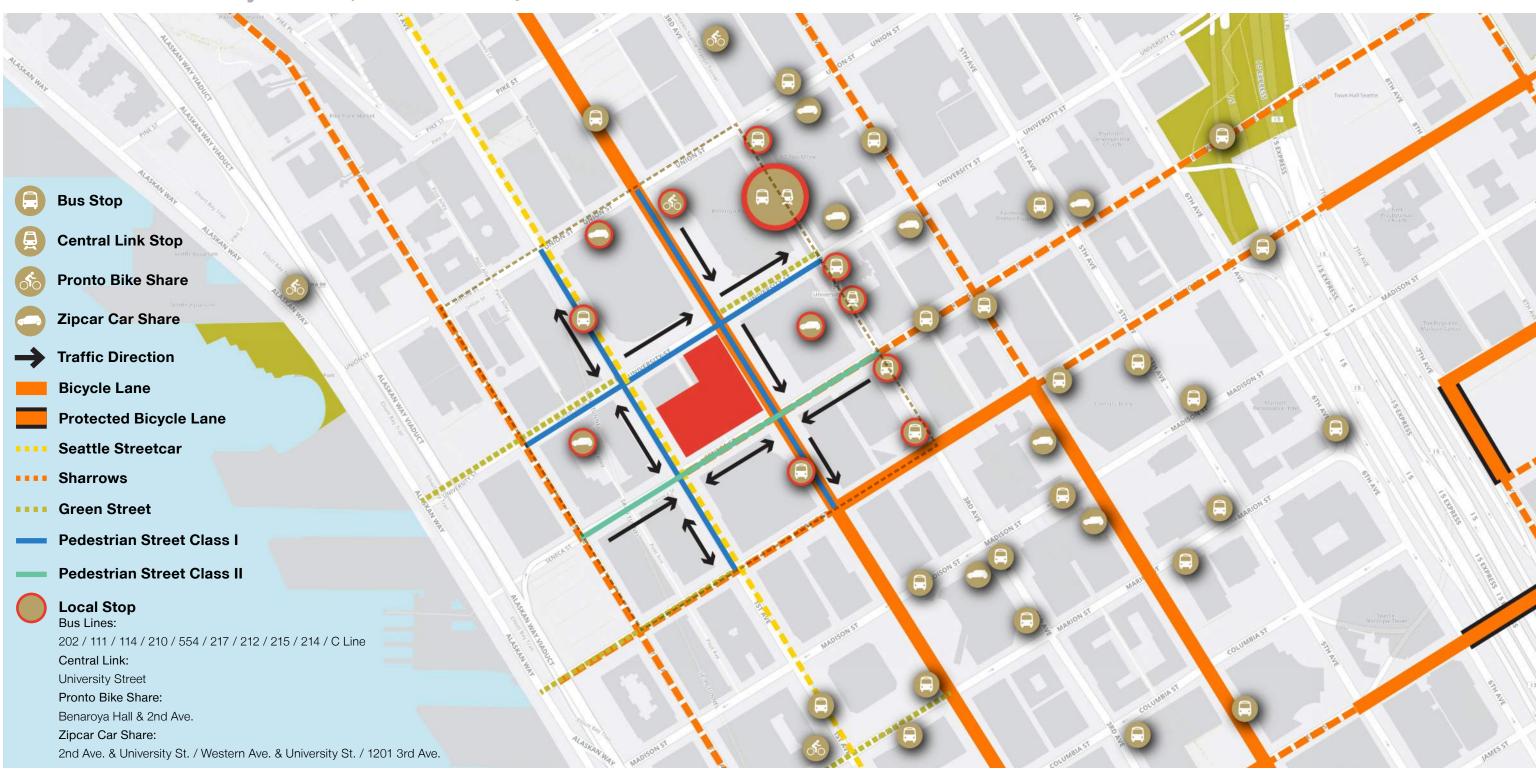


N

Context Analysis / surrounding area



Context Analysis / transportation & traffic analysis



Nine Block Zone

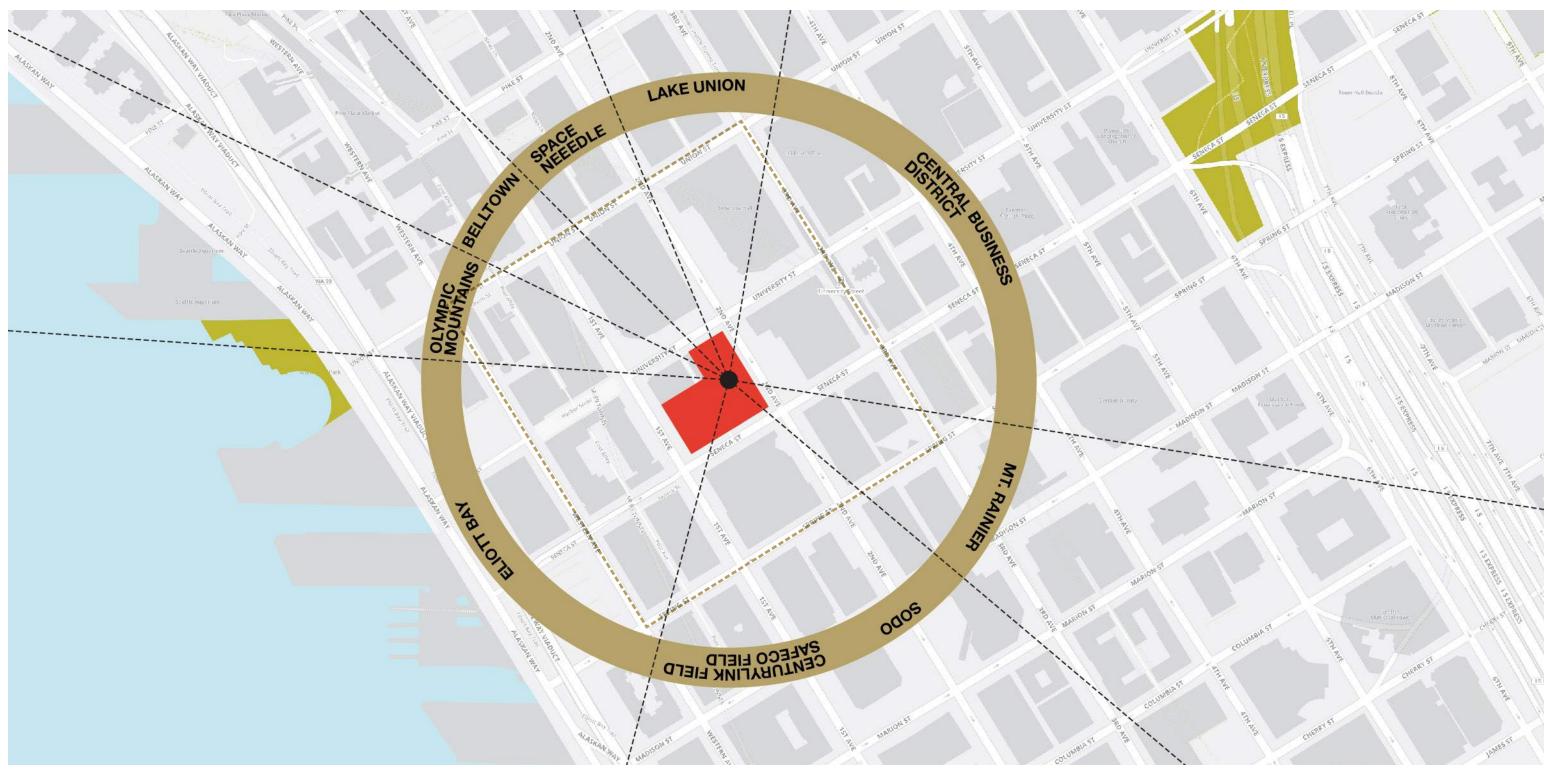
P.18 / DPD Project Number: 3019177

Context Analysis / amenities & green space





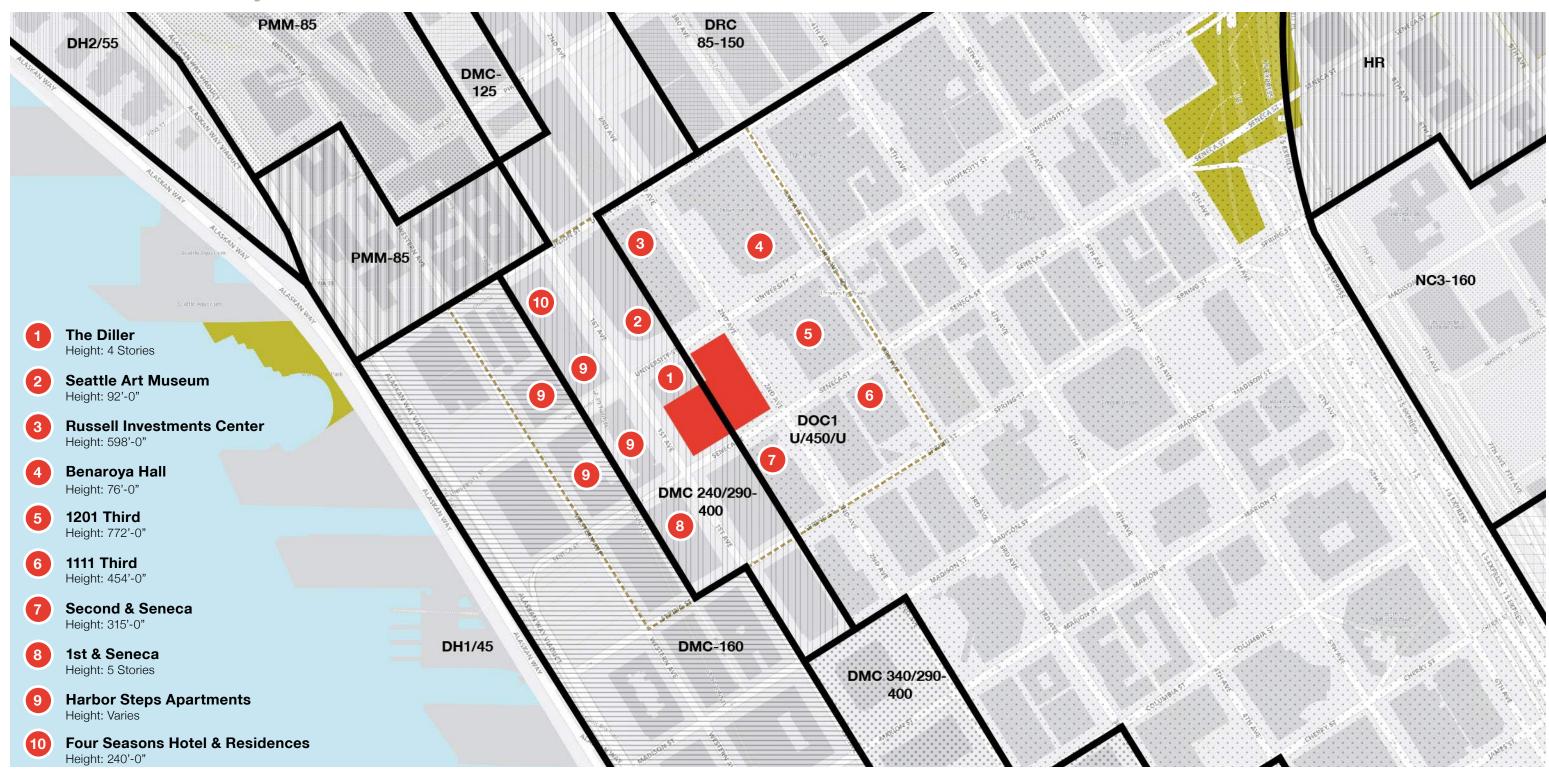
Context Analysis / views





P.20 / DPD Project Number: 3019177

Context Analysis / surrounding buildings





The Diller Hotel

Primary Use: Residential 1890 - Louis L. Mendel

The Diller Room

Seattle Art Museum

Primary Use: Museum 1991 - Venturi, Scott Brown and Associates

Russell Investments Center

Primary Use: Office 2006 - NBBJ

Russell Investments Center

Observation Deck Landscape Architect: PFS Studio



- Street level retail
- Warmth of facade
- Activated corner



- Activates site in the evening
- Engages local office workers "after hours"
- Reuse of historic space



- Facade patterning & texture
- Integration with Russell Investments Center
- Interior space integrated with exterior topography
- Activated corner
- Public art
- Public stairs & landscaping along University St.



- Class A office space
- Maximized views to waterfront and Olympic Mountains
- Expressed structure and facade modulation
- Podium rooftop gardens
- 2nd Ave. lobby & adjacent retail



- Terrace and observation deck are open to both building tenants and the general public
- Allows for expansive views to the waterfront and Olympic Mountains
- Combination of programmed areas, landscaped gardens, and art

Benaroya Hall

Primary Use: Performance Venue 1998 - LMN Architects

Benaroya Hall



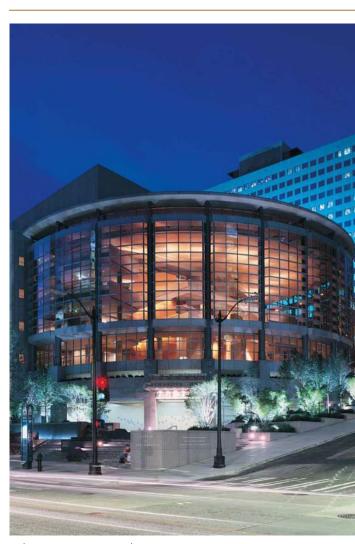
Garden of Remembrance Landscape Architect: Murase Associates

1201 Third

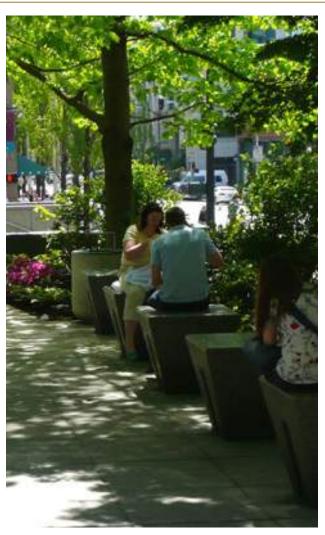
Primary Use: Office 1988 - Kohn Pedersen Fox Associates & The McKinley Architects

1201 Third

Plaza along 2nd Avenue



- Large open entry volume
- Activated corner
- View corridor setbacks
- Public stairs & landscaping along University St.
- Public access to transit



- Variety of seating elements allow for exterior dining and meeting spaces
- Water and landscape features create quiet pocket within urban environment
- Integration of water feature with steps



- Integration of historic Brooklyn building
- Public route through lobbies to navigate grade change
- Plaza at 2nd Ave.



- Plaza and atrium engage the public
- Exterior public art

Second & Seneca

Primary Use: Office 1992 - Zimmer Gunsul Frasca Partnership

Second & Seneca



Entry Plaza

Harbor Steps Apartments

Primary Use: Residential 2000 - Hewitt & Callison

Harbor Steps



- Terraced volume
- Roof gardens
- Vehicle entry off of Seneca St.
- View corridor setbacks
- Entry on 2nd Ave.



- Activates intersection with lobby and retail on corner
- Exterior seating spaces



- Maximized views to waterfront
- Vertical facade expression
- Retail at base
- Integration of public space (Harbor Steps) with buildings
- View corridor setbacks



- Engages topography
- Flexible space allows for various functions: seating, stairs, performance
- Views to waterfront
- Pedestrian connection from waterfront to cultural and office districts

Pike Place Market

Founded 1907

Pike Place Market Hill Climb Redevelopment

2010 - Swift Company

Seattle Public Library

2004 - OMA



- Access to local food and businesses
- Farmers Market
- Buskers
- Active use of historic structure
- Covered indoor/outdoor retail environment



- Integration of topography within a block
- Spacious stair and landing sequence allows for ease of movement
- Pedestrian connection from waterfront to retail, cultural, and office districts



- Expressive structure
- Connection of interior and exterior
- Access to daylight
- Engages sidewalk on east face
- Sheltered sidewalk and plaza areas

2&U / SKANSKA / PICKARD CHILTON

DPD Project Number: 3019177 / P.25

Context Analysis / existing site plan

Zoning

- The eastern portion of the block (Parcel A) to the centerline of the alley is zoned DOC1 U/450/U / Downtown Office Core.
- The western portion of the block (Parcel BC) to the centerline of the alley is zoned DMC 240/290-400 / Downtown Mixed Commercial.

Site Area

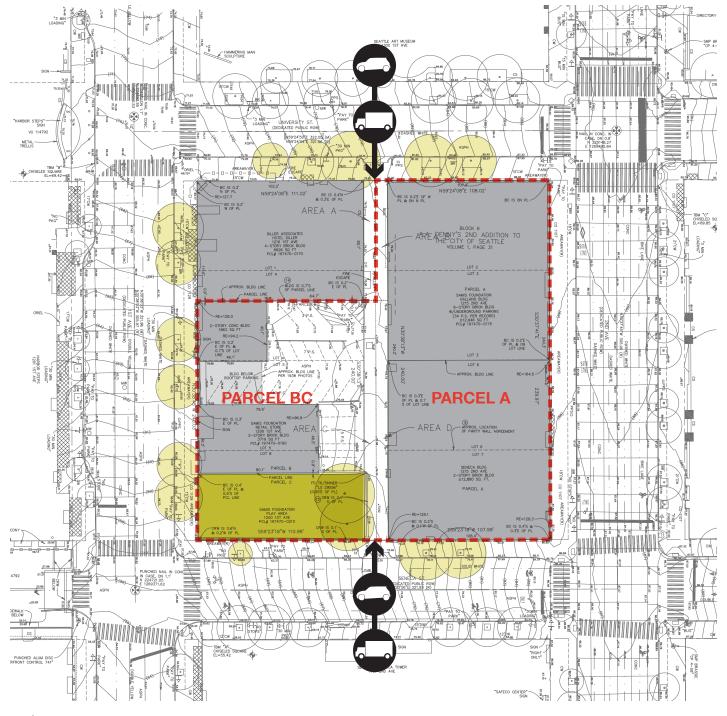
- The eastern portion of the block (Parcel A) has an area of 27,200 sf including half the alley. With a maximum FAR of 20, this results in an FAR of 544,000 sf.
- The western portion of the block (Parcel BC) has an area of 19,040 sf including a portion of the alley. With with a maximum FAR of 7, this results in an FAR of 33,280 sf.
 - Site Boundary

Topography

 The site has a low point located at approximately +58.00' (southwest corner) and a high point located at approximately +90.00' (northeast corner).

- Existing Tree Location
- Existing Building
- Existing Private Play Area
- Existing Vehicle Access
- Existing Service Access







P.26 / DPD Project Number: 3019177

Context Analysis / existing Diller Hotel alley conditions

- Emergency egress fire escapes from windows on east
- Alley windows on east side
- Fire Department access

- Lot line windows on south side
- Emergency egress door on east side and gate on east
- Utility Services
- Basement window vent
- Surface mounted conduit

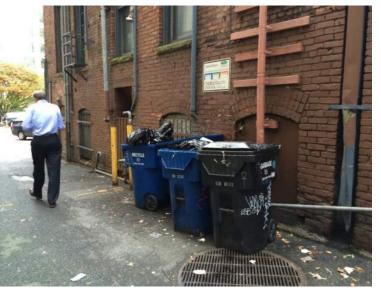
- Roof drain leaders
- Garbage and recycling bins













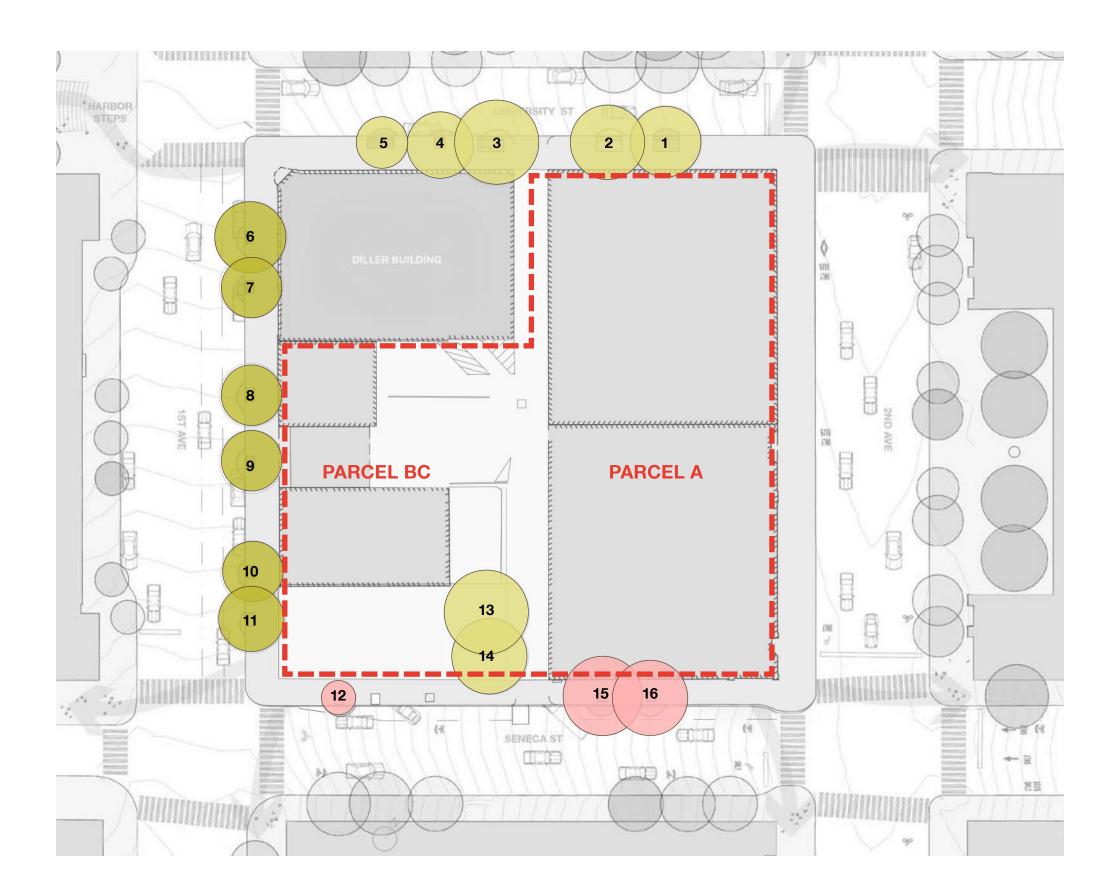
2&U / SKANSKA / PICKARD CHILTON

DPD Project Number: 3019177 / P.27

Context Analysis / existing tree survey

- Zelkova serrata (Village Green) DBH 11"
- 2 Zelkova serrata (Village Green) DBH 12"
- 3 Zelkova serrata (Village Green) DBH 13"
- 4 Zelkova serrata (Village Green) DBH 8.5"
- 5 Zelkova serrata (Village Green) DBH 9"
- 6 Tilia cordata (Little-Leaf Linden) DBH 10"
- 7 Tilia cordata (Little-Leaf Linden) DBH 11"
- 8 Tilia cordata (Little-Leaf Linden) DBH 10"
- 9 Tilia cordata (Little-Leaf Linden) DBH 11" Large epicormic growth at base
- 10 Tilia cordata (Little-Leaf Linden) DBH 10"
- 11 Tilia cordata (Little-Leaf Linden) DBH 11"
- Acer platanoides (Norway Maple) DBH 5" Poor/fair condition, stunted growth
- 13 Zelkova serrata (Village Green) DBH 16"
- 14 Zelkova serrata (Village Green) DBH 16"
- Acer platanoides (Norway Maple) DBH 10"
- Acer platanoides (Norway Maple) DBH 10"

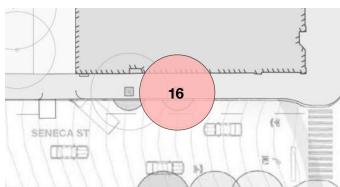
 Large root flair from undersized planter, tripping hazard, girdling roots, deadwood



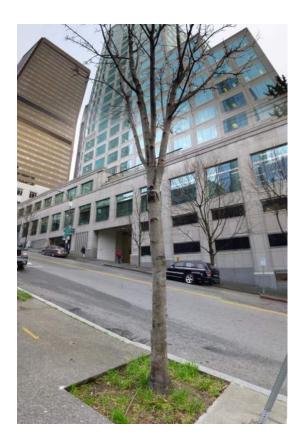
P.28 / DPD Project Number: 3019177

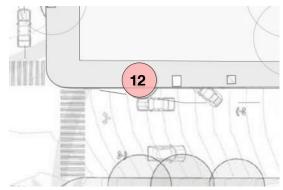
Context Analysis / existing tree inventory



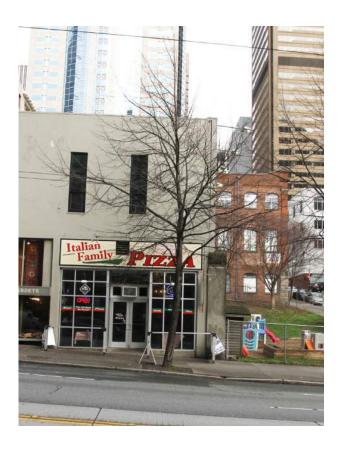


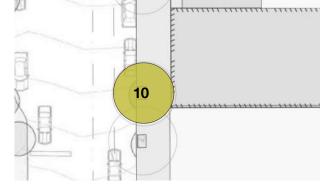
Acer platanoides (Norway Maple) DBH 10" Large root flair, undersized planter, tripping hazard, girdling roots, deadwood





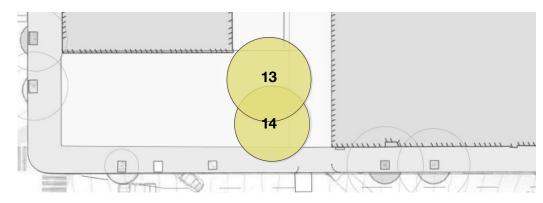
Acer platanoides (Norway Maple) DBH 5" Poor/fair condition, stunted growth





Tilia cordata (Little-Leaf Linden) DBH 10" Vehicular trunk damage





Zelkova serrata (Village Green) DBH 16"
Large trees with full rounded canopies. Slope condition has minimized foot traffic and allowed for ample spreading root growth.

Context Analysis / nine block context

1 Existing Alley

The existing alley is discontinuous and is used mostly for vehicular/service access. By vacating the alley, 2&U creates several pedestrian friendly passages.

Open Spaces

The site is surrounded by several street-level open spaces including the plaza and Hill Climb at SAM, the Benaroya Hall Garden of Remembrance, and the 1201 Third plaza. 2&U creates open spaces to link to these existing spaces.

3 Office Entry

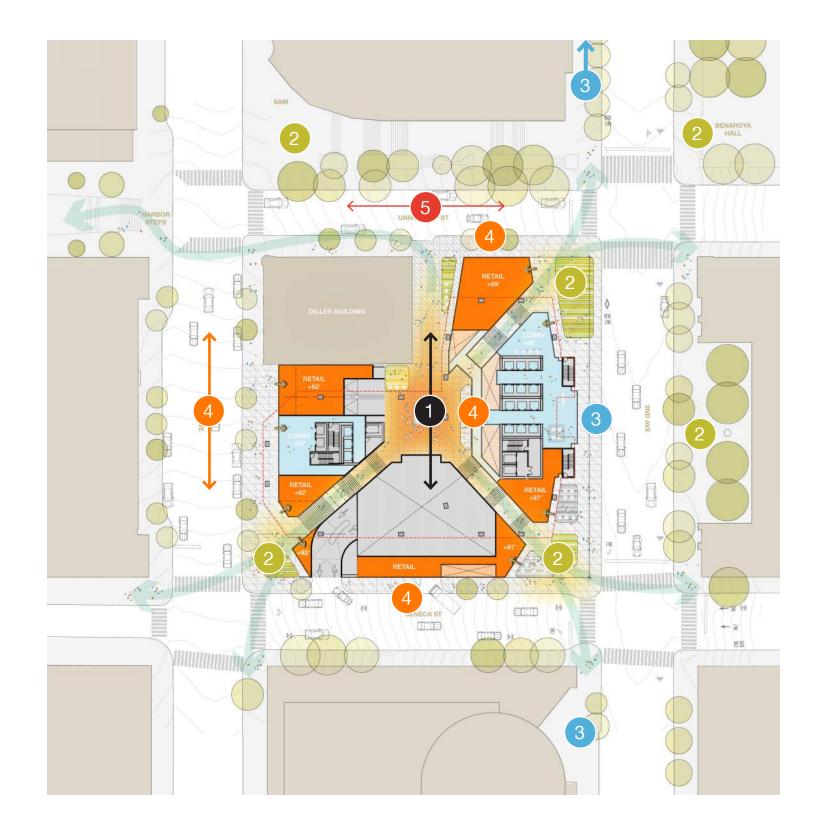
Russell Investments Center and Second & Seneca both place the major office entries along 2nd Avenue. The main office entry for 2&U is also placed along 2nd Avenue.

4 Retail

1st Avenue creates a continuous ground level retail axis. 2&U will engage this axis by activating all street edges with retail and by providing retail opportunities within the passages.

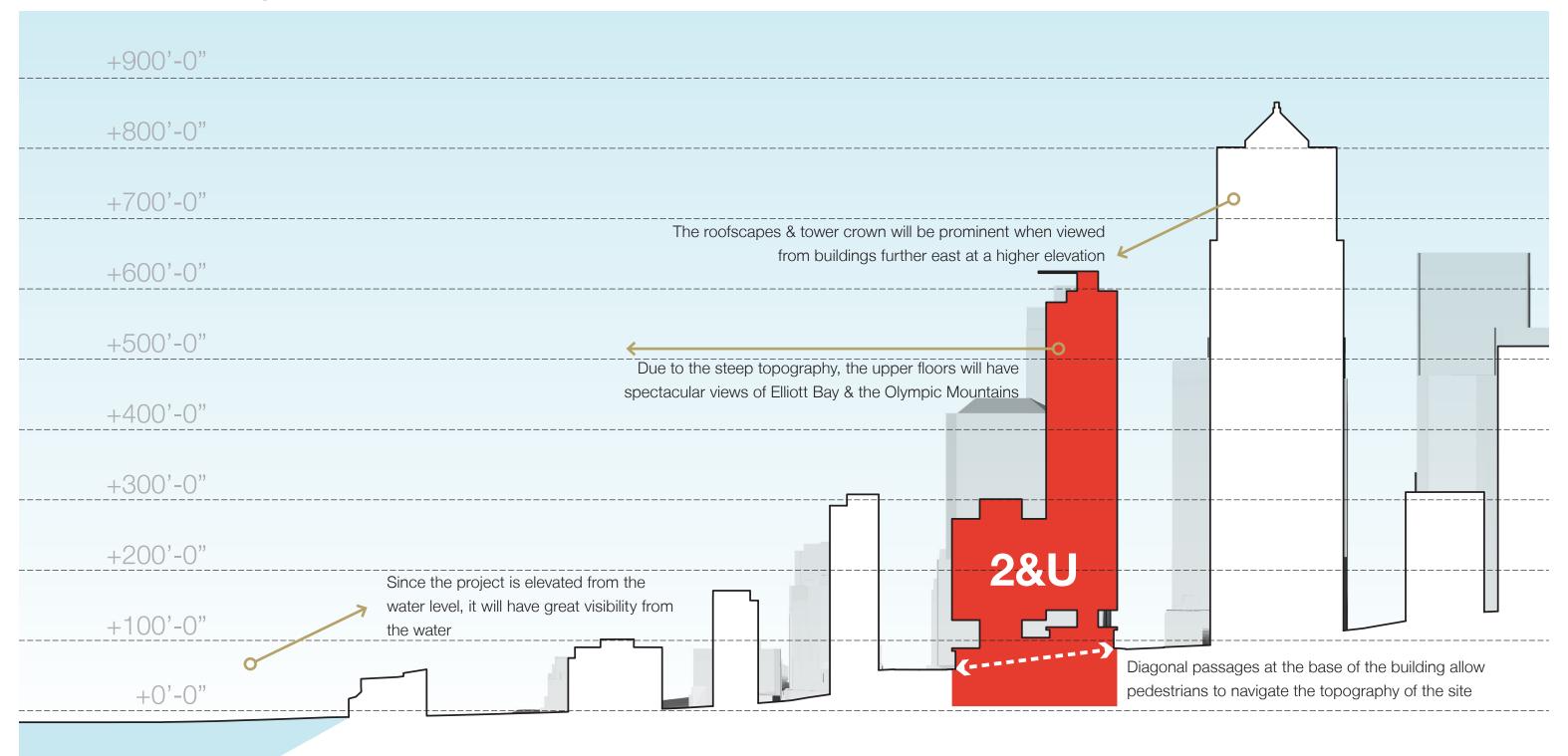
5 Cultural Axis

University Street creates a cultural axis linking
the Harbor Steps, SAM, and Benaroya Hall. 2&U
will engage this axis and continue this link up to
Freeway Park.



P.30 / DPD Project Number: 3019177

Context Analysis / site section



Context Analysis / 2nd Avenue streetscape



View to Site



Site Extents

Context Analysis / University Street streetscape



View to Site



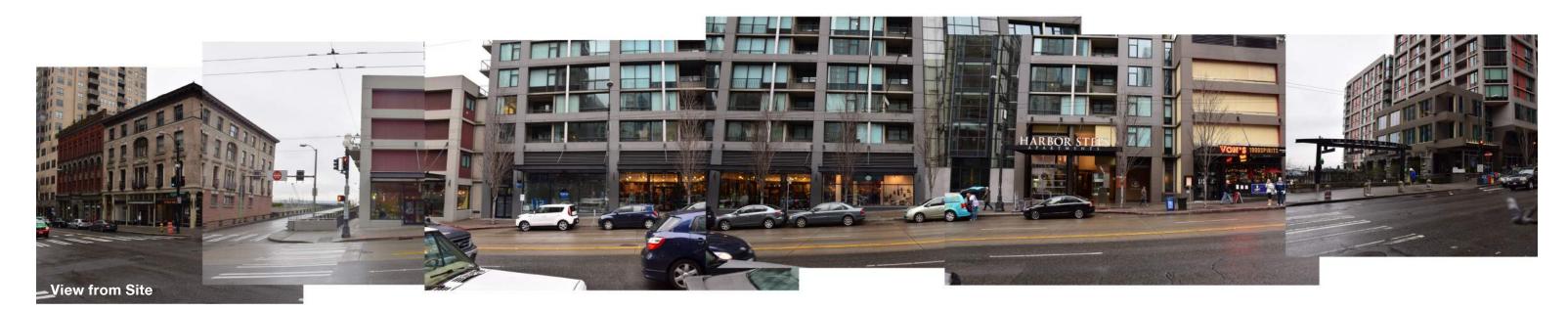
Site Extents

2&U / SKANSKA / PICKARD CHILTON

DPD Project Number: 3019177 / P.33

Context Analysis / 1st Avenue streetscape





Site Extents

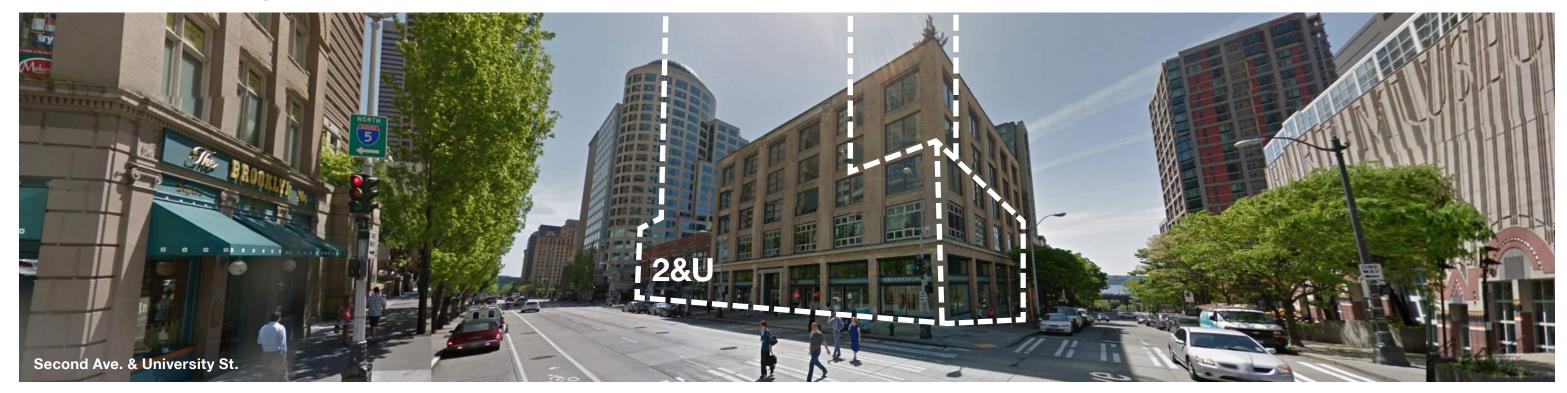
Context Analysis / Seneca Street streetscape





Site Extents

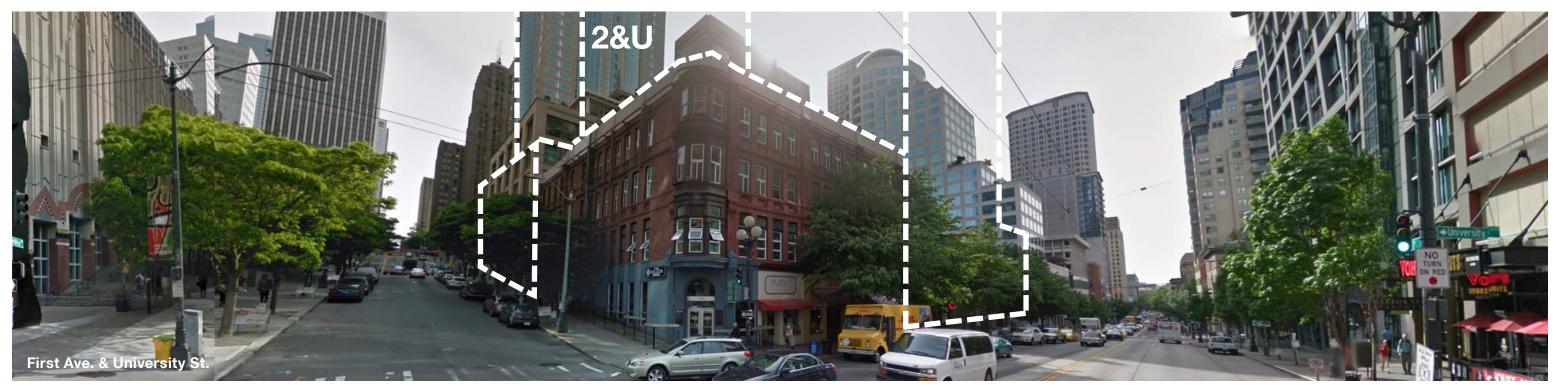
Context Analysis / major intersections





Zoning Envelope

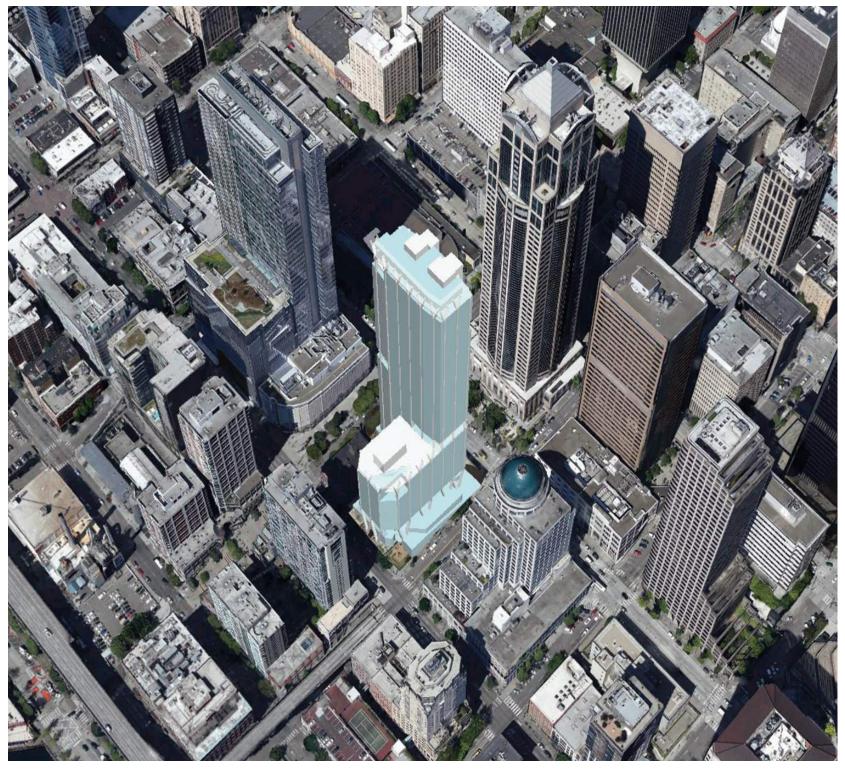
Context Analysis / major intersections







Context Analysis / context





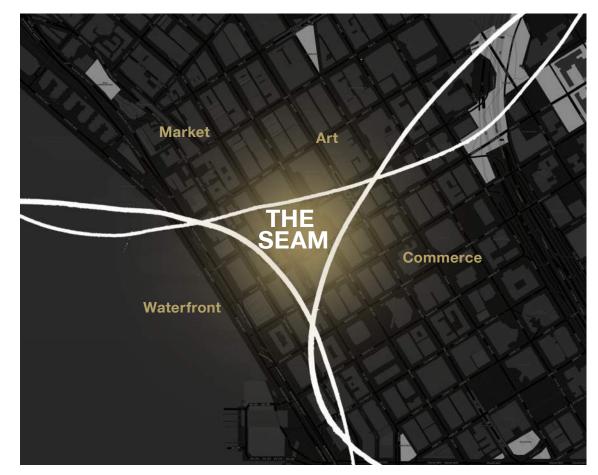
P.38 / DPD Project Number: 3019177



Pertinent Guidelines for Site & Project Design



A-2 - Seattle Skyline



B-1 - The Seam

A / Site Planning & Massing

A-1 Respond to the Physical Environment

Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found beyond the immediate context of the building site.

1. Response to Context

- **b. Dramatic topography** 30 ft of grade change creates opportunities for three at-grade levels and dramatic multistory connections between lobbies, retail, and public spaces. Site steps, terraces, and intermediate landings are expected to be incorporated.
- c. Patterns of urban form The massing responds to adjacent office buildings on 2nd Ave. which are predominantly high rise and oriented parallel to 2nd Ave. Adjacent residential and hotel buildings on 1st Ave. are mid rise. Harbor Steps to the west is oriented parallel to 1st Ave.
- d. Access to direct sunlight True north is 30 degrees from the city grid on this site, with 1st Ave. and Seneca St. facing south. By elevating (or lifting) the tower structure, additional daylight is introduced into the corner open spaces and through-block pedestrian passages.
- e. Views from the site of noteworthy structures or natural features The lobby and lower floors are chamfered, creating an orientation towards the Benaroya Hall rotunda and framing views between nearby distinctive buildings and the downtown cityscape. High rise floors have spectacular views of Elliott Bay, ferry, freighter, and air traffic, and the Olympic Mountains.

- f. View of the site from other parts of the city or region 2&U will have prominent visibility from the waterfront in the foothills of the downtown skyline.
- g. Proximity to regional transportation corridors 2&U has prime access to 2nd and 3rd Ave. buses, the bus tunnel, bike share, and is within reasonable walking distance to the Washington State Ferries.

2. Response to Planning Efforts

The proposed passages increase access to pedestrian-oriented retail and restaurants during daytime and evening. Publicly-accessible open spaces at each street intersection further create opportunity for future connection between the Seattle CBD and Waterfront.

A-2 Enhance the Skyline

Design the upper portion of the building to promote visual interest and variety in the downtown skyline.

1. Desired Architectural Treatments

How the building meets the sky has civic importance at a regional scale, just as how the building meets the ground is critical to the neighborhood. Expressed structure from grade to tower top creates an integrated expression driven by authentic program uses and structural necessity. Outdoor space for tenants and visitors creates a signature element. Roof canopies provide partial covering, and add a delicate urban-scale cornice to the profile. The sculpted, faceted corners of the upper portions of the tower emphasize views from multiple directions.

B / Architectural Expression

B-1 Respond to the Neighborhood Context

Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

- 1. Adjacent Features and Networks
- a. Surrounding district of distinct and noteworthy character

"Old & New, Work & Play, Commerce & Art" are key elements of the 2&U vision. 2&U inhabits a site at the Seam of three distinct and authentic districts: Downtown, with its high rise office buildings; a Cultural district created by SAM and Benaroya Hall; and the Waterfront, with maritime uses, commuter ferries, and tourist activities such as the Great Wheel and Aquarium. The project gleans inspiration from all three districts.

b & c. Adjacent noteworthy buildings, public amenity or

institution This building ground plane design is predicated on creating neighborhood connections to two exceptional cultural institutions:

Seattle Art Museum (SAM) and Benaroya Hall. A diagonal throughblock passage and the tower entrance orient pedestrians towards the Benaroya Hall Garden of Remembrance and rotunda; another passage leads towards SAM's facade and steps. The client has initiated conversations with leadership at SAM, the Seattle Symphony, and the Diller Hotel to start a dialogue about shared opportunities.

d. Neighboring buildings employing distinctive and effective
 massing compositions Russell Investments Center and Second &
 Seneca both locate their towers toward 2nd Ave. and have stepped

massing with roof terraces overlooking Elliott Bay. 1201 Third has a vertical articulation and strong ABCBA facade rhythm.

- e. Elements of pedestrian networks nearby A new sequence of planned open spaces and through-block passages extends the existing pedestrian network along University St. towards the Harbor Steps draws pedestrian activity from the waterfront towards the CBD. The diagonal passage leads towards the Benaroya and the University St. Transit entrances. The ground plane design also anticipates future opportunities at 1st Ave. and Seneca St., as pedestrian connections improve with the decommissioning of the Alaskan Way Viaduct.
- **f. Direct access to regional transportation** The main tower lobby and open space is oriented towards the transit station at University St. and 3rd Ave, the bus routes on 2nd Ave., and the new Benaroya Hall bike share station. Future Seneca St. improvements would create an additional route for ferry passengers.

2. Land Uses:

The eastern portion of the block falls within the Downtown DOC1 U/450/U district with primary office uses. The western portion with its lower scale relates to the DMC 240/290-400 district. The pedestrian passages, gathering spaces, and associated retail and restaurants reinforce desired daytime and evening uses complimentary to a commercial building.



B-1 - Benaroya Hall



B-1 - Seattle Art Museum

2&U / SKANSKA / PICKARD CHILTON DPD Project Number: 3019177 / P.41



B-3 - Benaroya Hall Garden of Remembrance



B-3 - Harbor Steps

B-2 Create Transition in Bulk and Scale

Compose the massing of the building to create a transition to the height, bulk, and scale of development in neighboring or nearby less intensive zones.

- 1. Analyzing Height, Bulk, and Scale The proposed massing is compatible with already established massing of adjacent buildings in both the DOC1 U/450/U and DMC 240/290-400 districts. The eastern tower has a smaller footprint and more slender profile than comparable high rises nearby. The western portion is lower than or equal in height to adjacent massing. A setback from the Diller Hotel creates separation between the buildings.
- 2. Compatibility with Nearby Buildings The split zoning on the block creates the desired stepping down towards the water. Required view corridor setbacks continue the city views from eastern streets.
- **3. Reduction in Bulk** Facade modulation further slenders an already delicate tower massing. Increased setbacks at the ground level mediate the scale of the building and create more open public space.

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

Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.

1. Building Orientation The primary lobby entrance and adjacent open space is oriented as recommended towards 2nd Ave.: the intersection with the highest pedestrian activity. A smaller lobby

(complying with maximum lobby frontage per Required Street Level Uses) is planned for 1st Ave. to generate additional pedestrian traffic and provide a second access for the western offices.

- 2. Features to Complement The overall massing follows the pattern established by the adjacent office buildings to the north and south. The tower is oriented towards 2nd Ave. and the western portion in the DMC 240 zone has stepped roof terraces facing west. The roof terrace at Russell Investments Center is a possible model for required open space for office tenants.
- 3. Pedestrian Amenities at the Ground Level Following guideline recommendations, "the building is setback slightly at the three corners to create space adjacent to the sidewalk conducive to pedestrian-oriented activities". These plazas complement adjacent pedestrian amenities at SAM, Benaroya Hall, and the Harbor Steps. The diagonal through-block passage particularly focuses pedestrians on Benaroya and conveniently directs one towards a bus tunnel entrance. The diagonal passage creates future opportunities for improved pedestrian connections.

B-4 Design a Well-proportioned & Unified Building.

Compose the massing and organize the publicly accessible interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.

1. Massing Tower sculpting at the corners reinforces angled views, diagonal passages, and open spaces at grade.

2. Coherent Interior/Exterior Design The design of the exterior massing and interior planning are fully integrated with the expression of core elements at the east facade. Vertical facade modulations respond to the interior planning organization of the office floors.

C / The Streetscape

C-1 Promote Pedestrian Interaction

Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should be open to the general public and appear safe and welcoming.

- 1. Street Level Uses Retail and restaurants are essential to the 2&U vision. The client has already initiated a dialogue with key retailers and restaurateurs to brainstorm the ideal new Seattle retail experience. Establishing new pedestrian activity is the premise for the network of passages to "generate walk-in pedestrian clientele, and contribute to a high-level of pedestrian activity".
- 2. Retail Orientation The 2&U vision includes retail and restaurants that "spill out onto the sidewalks". Enlarged paved areas at intersections and through-block pedestrian passage network create additional opportunities for customers to engage retail and food uses in partially or fully-covered exterior spaces.
- **3. Street Level Articulation for Pedestrian Activity** 'Portions of the building are set back slightly to create spaces conducive to pedestrian-oriented activities...." Along the street, open spaces, glazing, and multiple entries will contribute to a vital pedestrian experience.

C-2 Design Facades of Many Scales

Design architectural features, fenestration patterns, and material compositions that refer to the scale of human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation.

1. Modulation of Facades The lower floors of the building, containing retail, restaurants, and lobbies, are scaled appropriately to pedestrian traffic, and are nestled under the lifted (or elevated) tower within a forest of Y-columns. A kaleidoscopic pattern of facets and diagonals create a unique experience both in the routing of the passages, and in the facade that defines it.

The upper tower facades are modulated at the perimeter with chamfered corners that will catch the sun's reflections throughout the day. Facade articulations at core elements such as notches, stairs, and washrooms create an elegant, slender, vertical modulation. Roof terrace trellises are envisioned to add a functional urban-scale cornice.

C-3 Provide Active - Not Blank - Facades

Buildings should not have large blank walls facing the street, especially near sidewalks.

1. Desirable Facade Elements The streetscape facades incorporate specialized and usable retail spaces. Blank facades will be kept to a minimum and will be treated in a creative materiality. Facets and chamfers will enliven the experience and create opportunities for unique views and retail display.



B-3 - 2nd Avenue & University Street



C-1 - 1111 Third Plaza

2&U / SKANSKA / PICKARD CHILTON

DPD Project Number: 3019177 / P.43



C-5 - Stone 34

C-5 Encourage Overhead Weather Protection

Project applicants are encouraged to provide continuous, well-lit, overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.

Required overhead protection along street fronts will be developed in keeping with the architectural concept at key entries and the ROW. The elevated tower creates a large-scale covering for the passages.

D / Public Amenities

D-1 Provide Inviting & Usable Open Space

Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized.

- 1. Pedestrian Enhancements Setbacks are created to provide generous entry areas for tenants and passers-by, and opportunities for outdoor activities such as sitting, dining, or experiencing landscape features. The two plazas on Seneca St receive southern exposure as suggested. The tower "lift" increases solar access, and creates shade and weather protection in some areas.
- 2. Open Space Features Retail spaces that "spill out" to enliven the public open space is a key program goal. The client has begun to meet with retail and restaurant operators to discuss best practices and opportunities for innovation. Hardscape and landscape will be developed to attract pedestrian traffic and encouraging vibrant placemaking through seating, terracing, lighting, and curated retail.

E / Vehicular Access & Parking

E-1 Minimize Curb Cut Impacts

Minimize adverse impacts of curb cuts on the safety and comfort of pedestrians.

- 1. Vehicle Access Considerations The number of curb cuts is minimized and planned to be located off Seneca St. which has the least pedestrian traffic as a Class II Pedestrian Street.
- **2. Vehicle Access Location** Parking and loading curb cuts are located in order to maximize lost retail and pedestrian passage space.

E-2 Integrate Parking facilities

Minimize the visual impact of parking by integrating parking facilities with surrounding development. Incorporate architectural treatments or suitable landscaping to provide for the safety and comfort of people using the facility as well as those walking by.

1. Parking structures Parking is below grade to maximize pedestrian-oriented uses such as retail and lobbies at grade.

E-3 Minimize the Presence of Service Areas

Locate service areas for trash dumpsters, loading docks, mechanical equipment, and the like away from the street front where possible. Screen from view those elements which for programmatic reasons cannot be located away from the street front.

 Methods of Integrating Service Areas Service entrances will be minimized, and masked to the greatest extent possible by retail and lobby uses.



2&U / SKANSKA / PICKARD CHILTON

DPD Project Number: 3019177 / P.45

Design Inspiration /





in the belly of the beast

circulation wrapping program

P.46 / DPD Project Number: 3019177

Design Inspiration /



2009 High Line - New York City (Diller Scofidio + Renfro & James Corner Field Operations)

stairs as a stage

public realm slides below a lift

Design Inspiration /





lift creates public & private space

P.48 / DPD Project Number: 3019177



Architectural Concepts

Three Architectural Concepts

Architectural Concepts / proposal summary

Description

A new network of pedestrian passages weaves its way across the block, creating a multi-level indoor-outdoor retail and restaurant destination.

1 / Code Compliant Scheme

The Code Compliant Scheme creates a single diagonal passage stepping up from 1st Ave. & Seneca St. to 2nd Ave. & University St.

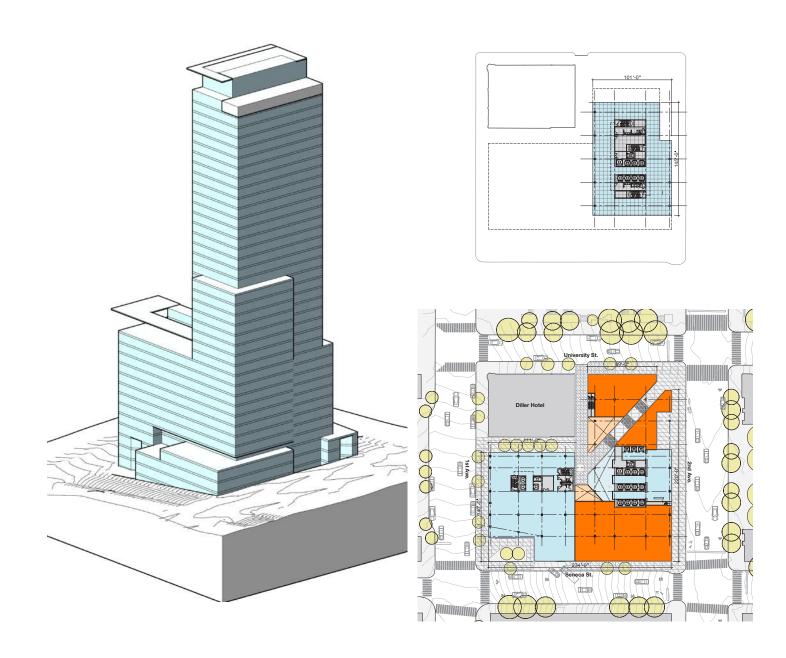
2 / Possible Scheme

The Possible Scheme adds a passage east of the Diller towards the SAM, and one towards 2nd Ave. & Seneca St. At the center of these spokes, a hub is created as a covered outdoor gathering space.

3 / Preferred Scheme

The Preferred Scheme lifts the tower up in order to bring more light and views into the passages. This exposes more roof surfaces as possible programmed outdoor space. A network of ramps spiral up the building to allow access from the sidewalk level, and bridges connect the various roof gardens across the stepped passages below.

1 / Code Compliant Scheme

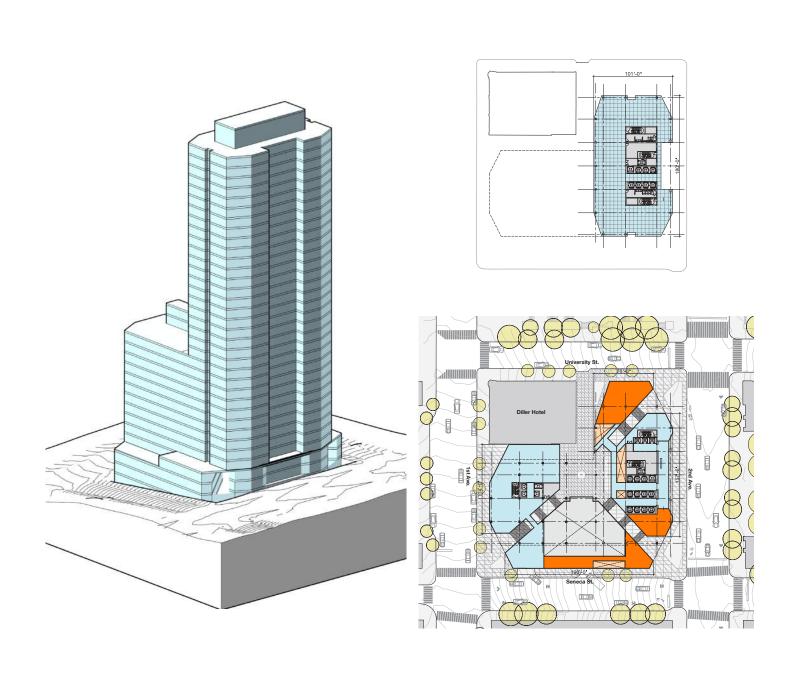


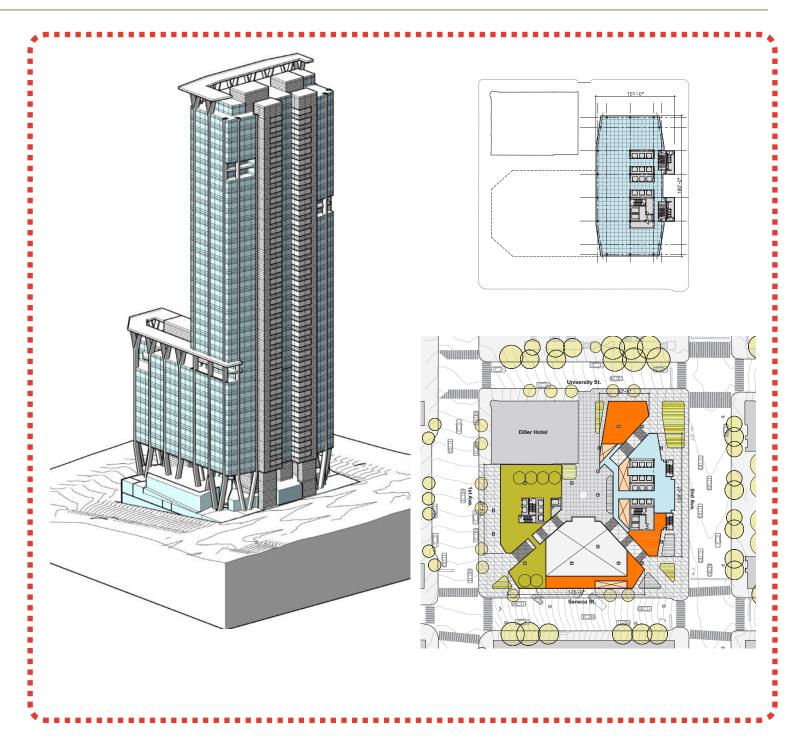
P.50 / DPD Project Number: 3019177

Architectural Concepts / proposal summary

2 / Possible Scheme

3 / Preferred Scheme





Architectural Concepts / code compliant scheme

Pros +

• A diagonal passage cuts across the site, connecting future development at 1st Ave. & Seneca St. with 2nd Ave. & University St., creating more retail opportunities.

Cons -

- The pedestrian passage limits variety of routes.
- The passage has the potential to be dark with less daylight.
- The loading dock is very tight with the required berths.



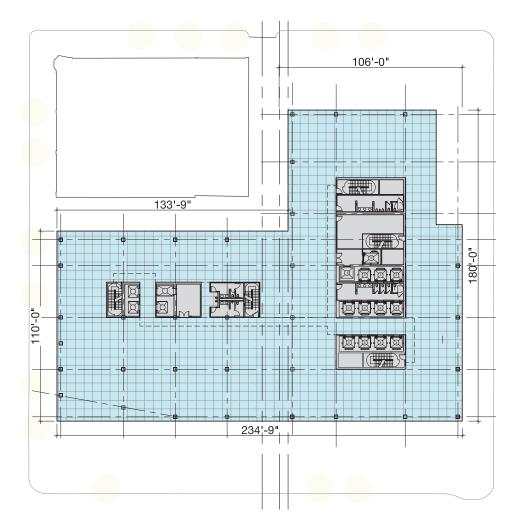
Architectural Concepts / code compliant scheme

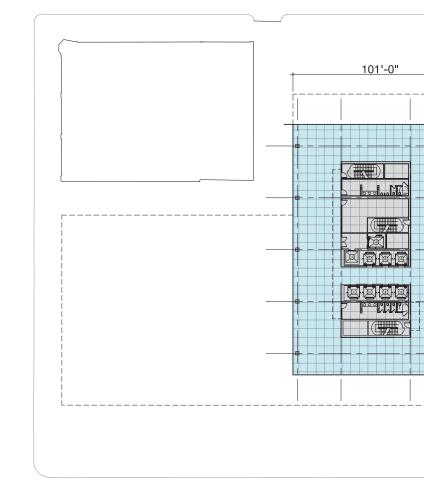
Pros +

- Facade modulation creates dynamic sculptural carving on all 4 sides of the tower.
- Northeast carving orients towards the key "2&U" intersection.
- Central 4-bay core provides efficient lateral bracing for narrow tower width.

Cons -

- Office lease depths are narrow at both the long west and east sides due to the 4-bay centered core.
- Office lease depths are narrow at the north and south side due to the 145 ft maximum tower length.
- Facade modulation further reduces office space at north end of floor plate.
- Small upper tower floorplate requires 36 stories to achieve program.







Low Rise Plan



2&U / SKANSKA / PICKARD CHILTON



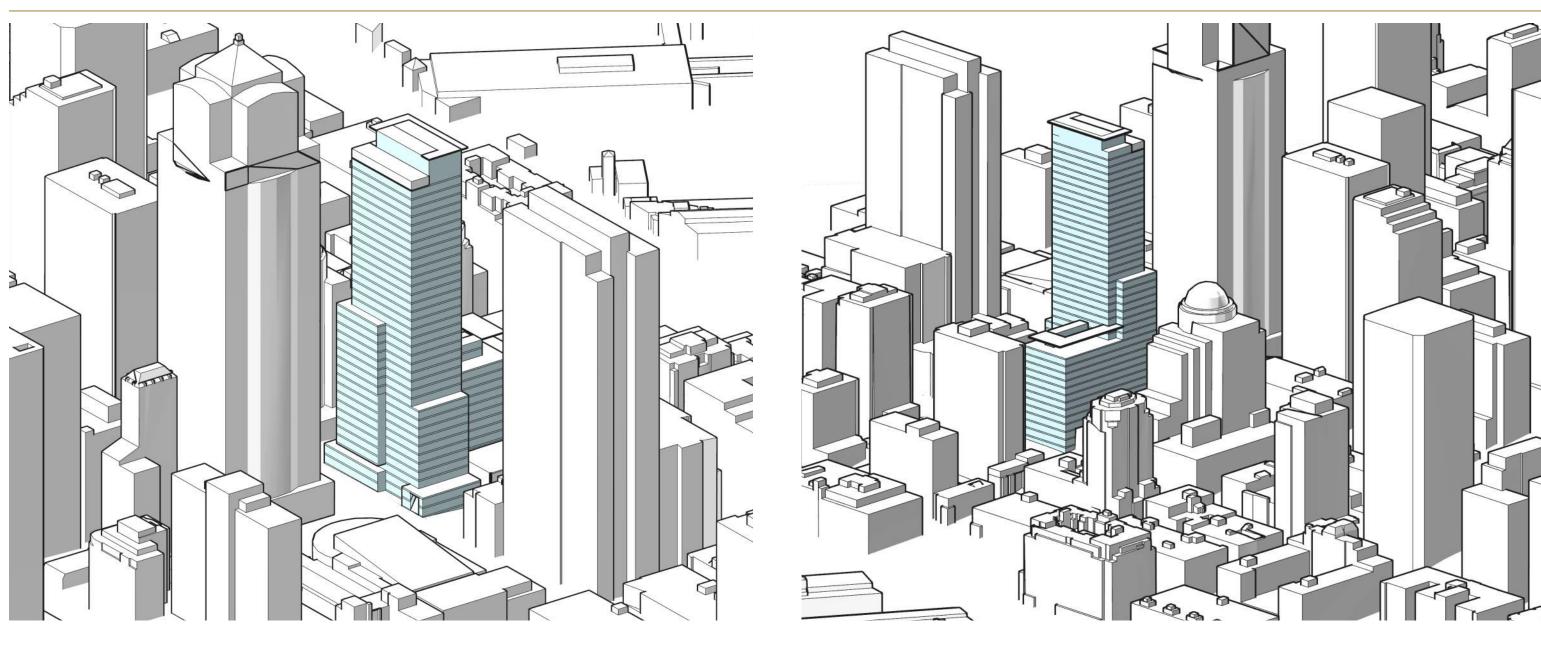
High Rise Plan



DPD Project Number: 3019177 / P.53

Architectural Concepts / code compliant scheme

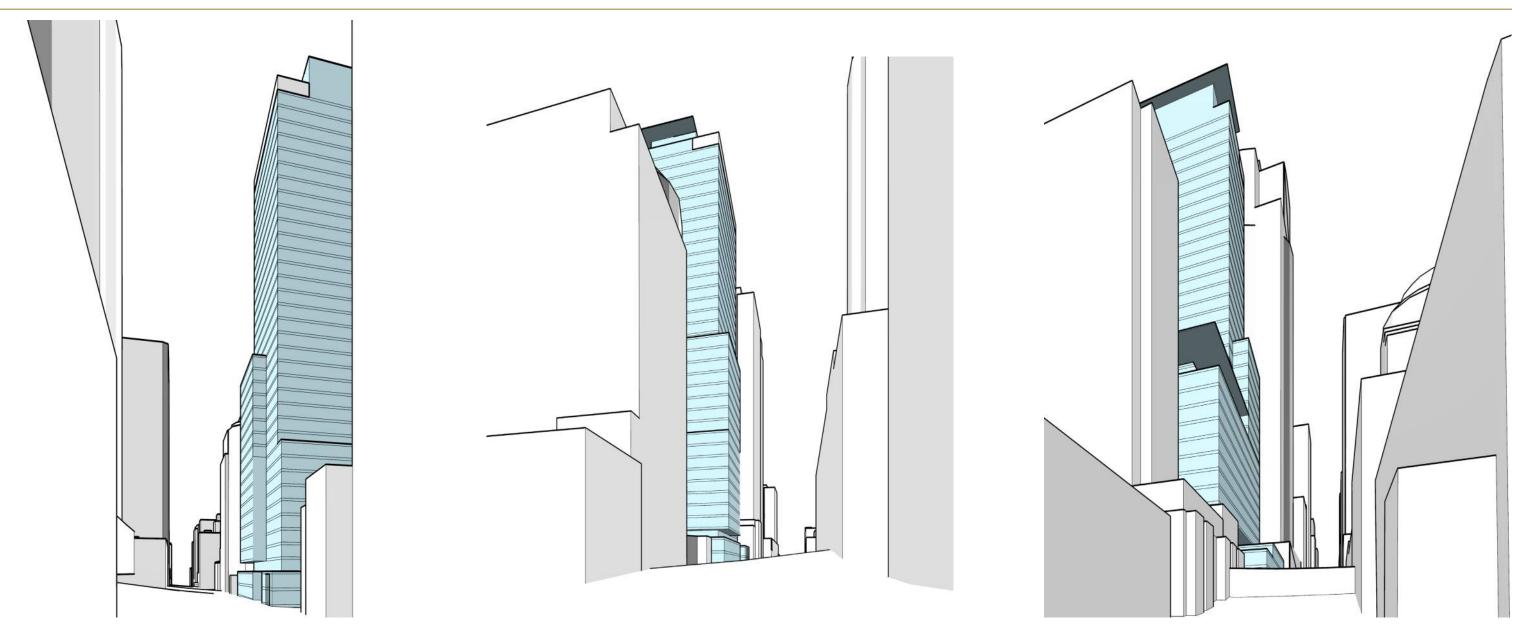
Northeast Aerial Southwest Aerial



View from 2nd Avenue looking South

View from 2nd Avenue looking North

View from Seneca Street looking East



2&U / SKANSKA / PICKARD CHILTON

DPD Project Number: 3019177 / P.55

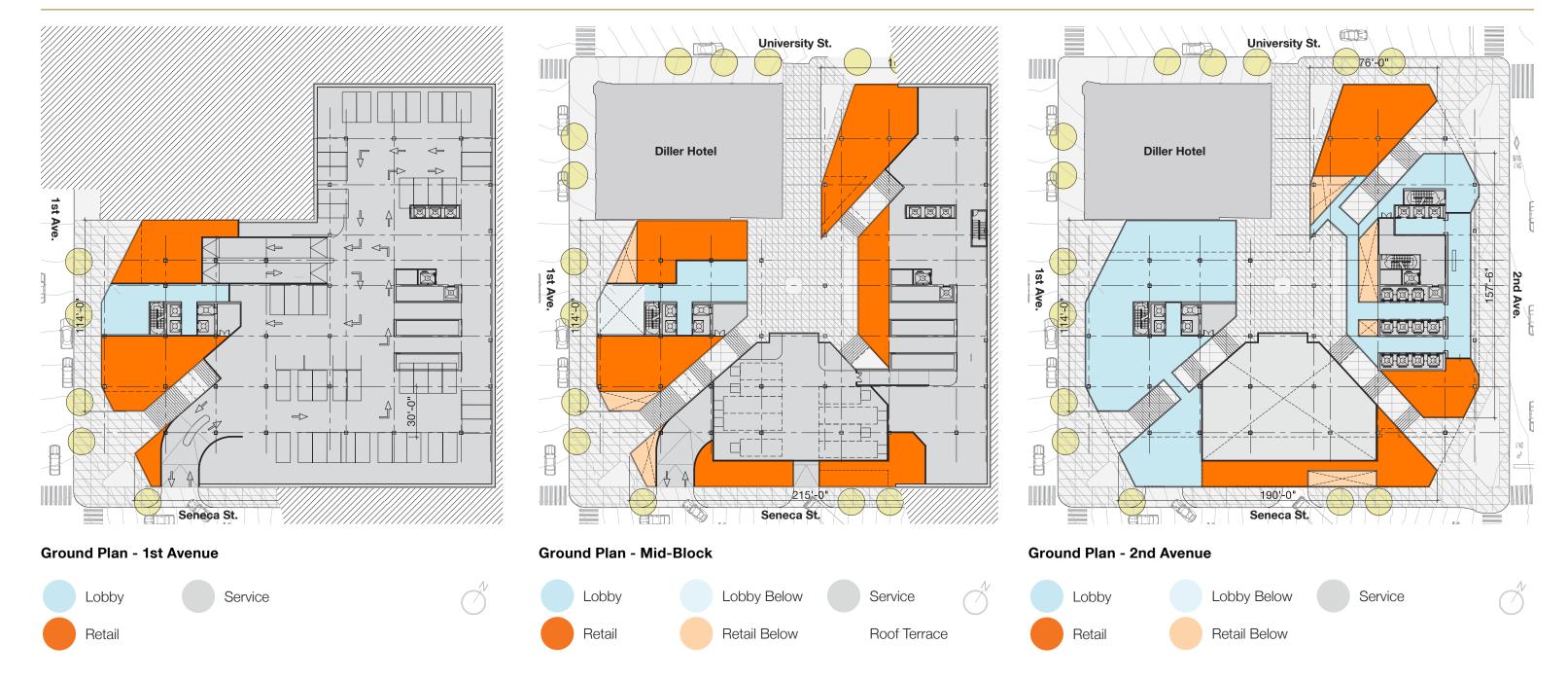
Architectural Concepts / possible scheme

Pros +

- Adding a passage at the east side of the Diller Hotel and another towards 2nd Ave. & Seneca St. increases pedestrian
- The central space creates a destination, with multi-level connections midway between the 2nd Ave. and 1st Ave. lobbies. Restricted loading dock with the required berths.
- Shifting the core east clears the route for the diagonal passages.

Cons -

- The passages and hubs will be dark with limited daylight.
- · Less open space than desired.



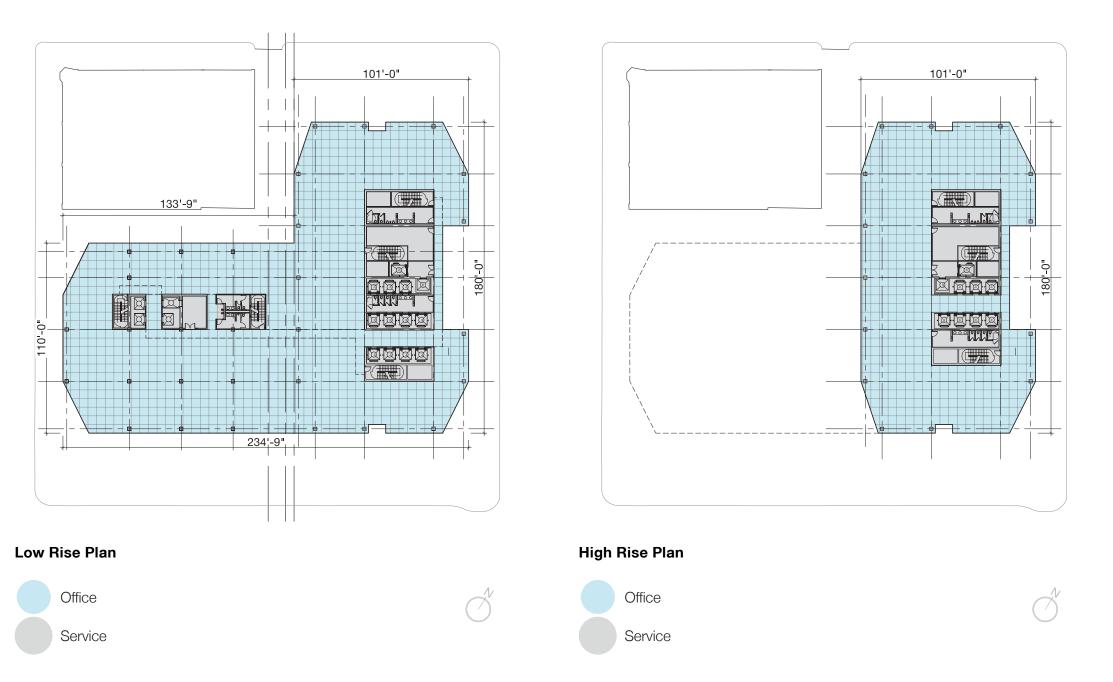
Architectural Concepts / possible scheme

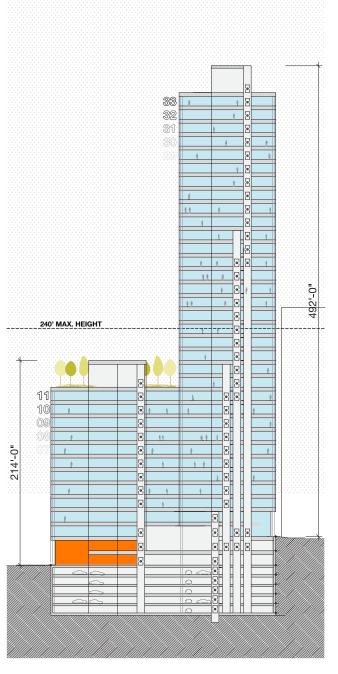
Pros +

- The 180 ft tower width reduces tower height by three stories.
- Shifting the 4-bay core east creates a good lease depth at upper floors with western views of Elliott Bay.
- The centralized facade modulation notch preserves the usable office space at the northeast and southeast corners.
- Chamfered corners enhance diagonal views
- The 4-bay core provides efficient lateral bracing for narrow tower width.

Cons -

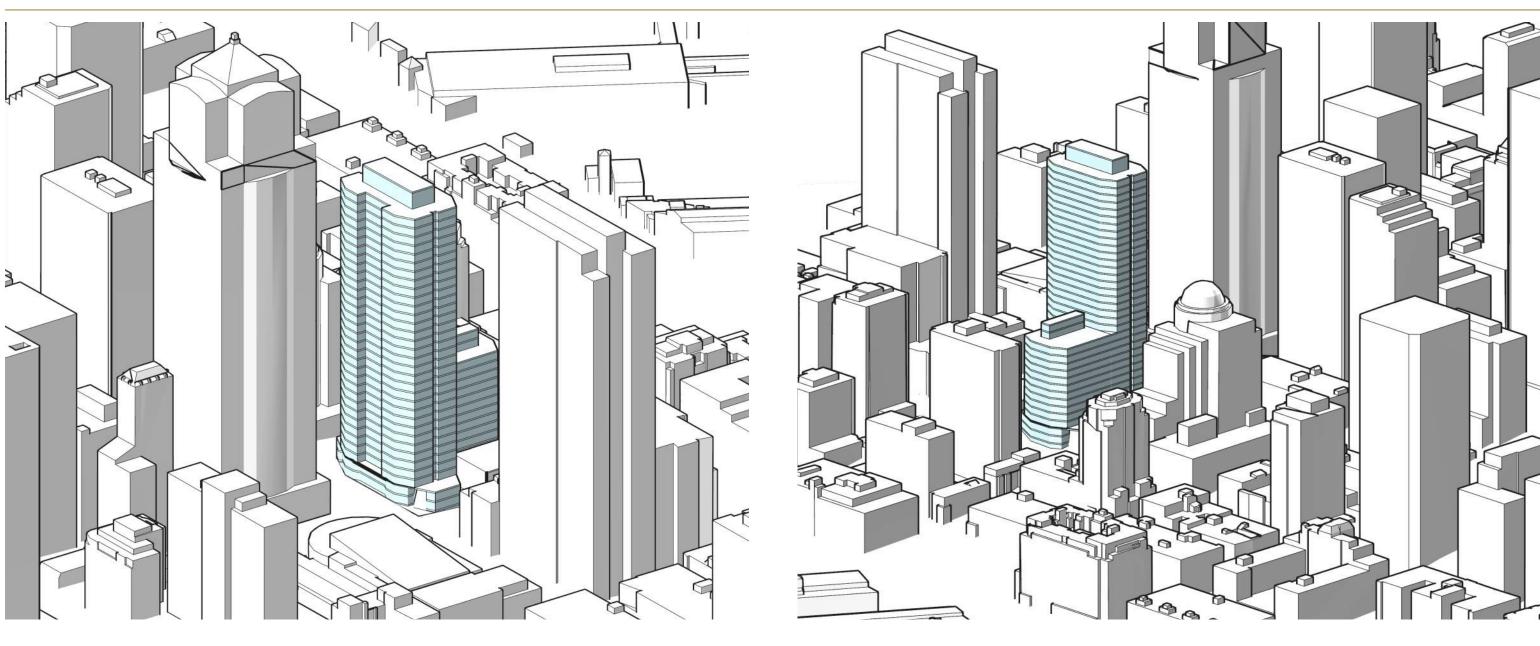
- Eastern portion of tower floors is very tight and unleasable due to facade modulation and shifted core.
- Glazing at facade modulation notch only accesses corridor rather than more active workspace.





Architectural Concepts / possible scheme

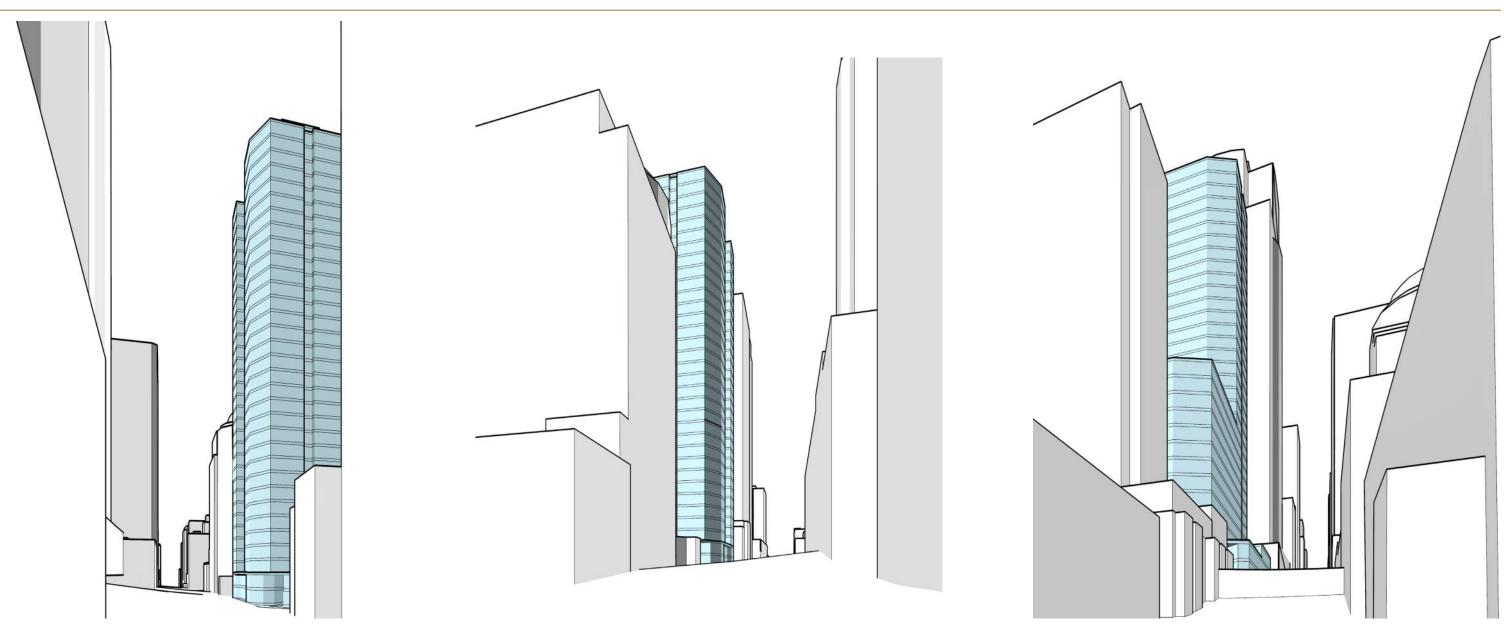
Northeast Aerial Southwest Aerial



View from 2nd Avenue looking South

View from 2nd Avenue looking North

View from Seneca Street looking East



2&U / SKANSKA / PICKARD CHILTON

DPD Project Number: 3019177 / P.59

Architectural Concepts / preferred scheme

Pros +

- Elevating the tower allows substantially more daylight and air into the pedestrian passages.
- Elevating the tower creates more roofscape opportunities for open space, which are accessed by a series of ramps and bridges.

Cons -

• The loading dock is very restricted with the required number of berths.



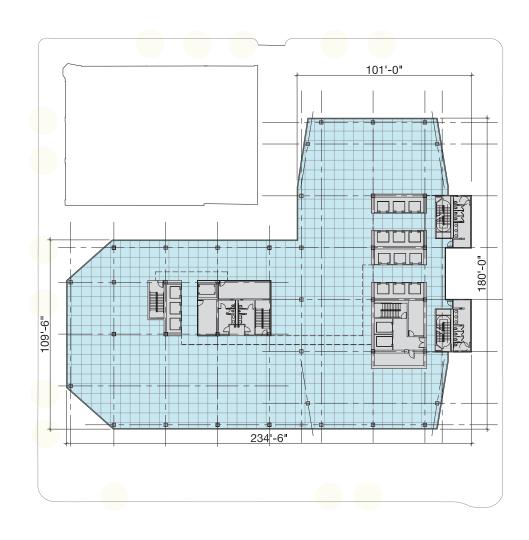
Architectural Concepts / preferred scheme

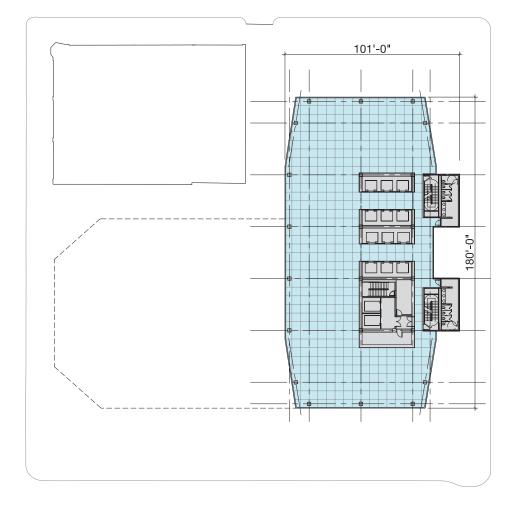
Pros +

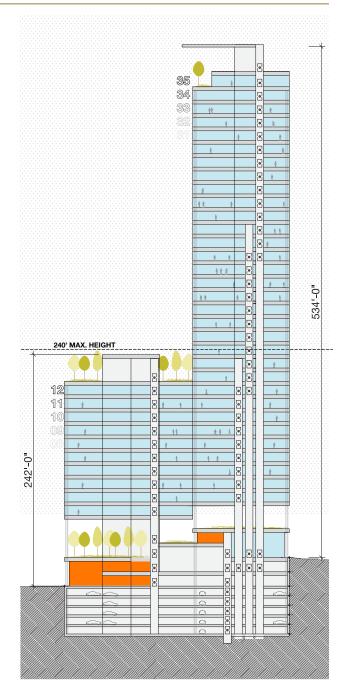
- Changing to a 3-bay core increases usable space on the east.
- Good north, west, and south office lease depths allow for maximum daylight and tenant flexibility.
- Facade modulation departure allows a through-building vista at the high rise elevator lobby.

Cons -

• 3-bay core doesn't provide all lateral bracing for narrow tower, so outriggers are required one or two times inside the tower.

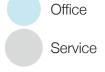






Low Rise Plan

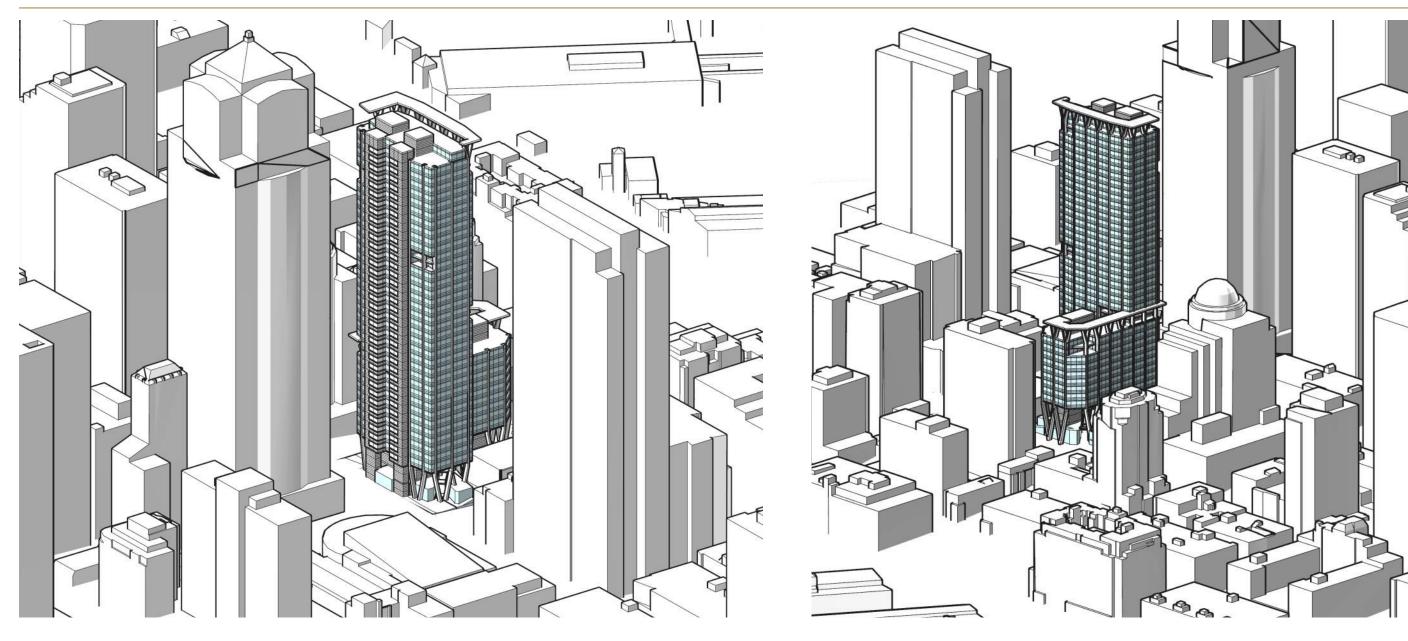




High Rise Plan

Architectural Concepts / preferred scheme

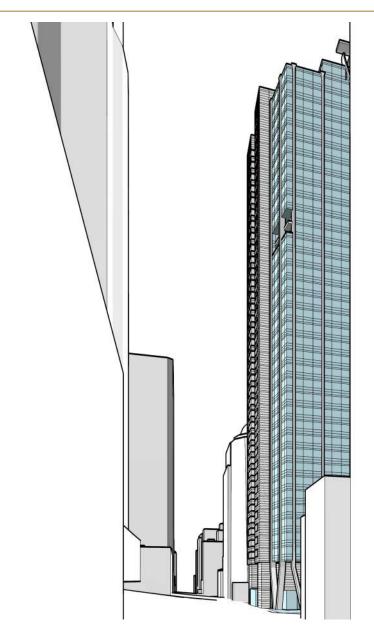
Northeast Aerial Southwest Aerial

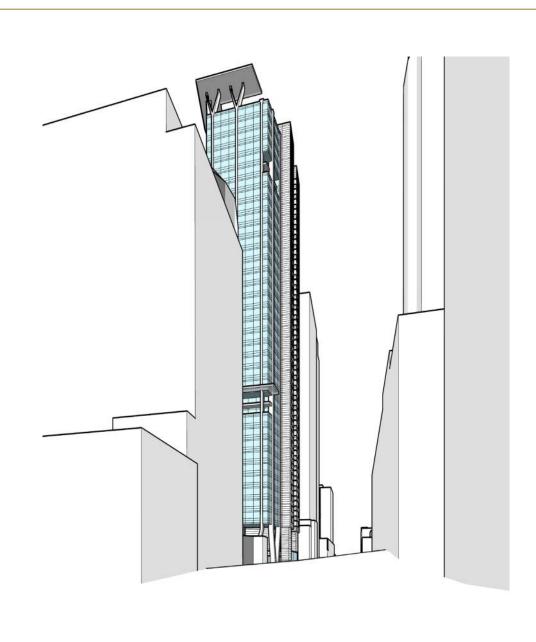


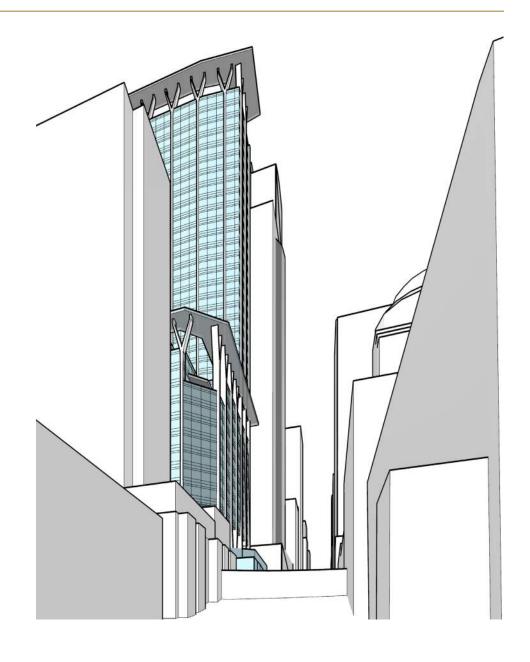
View from 2nd Avenue looking South

View from 2nd Avenue looking North

View from Seneca Street looking East







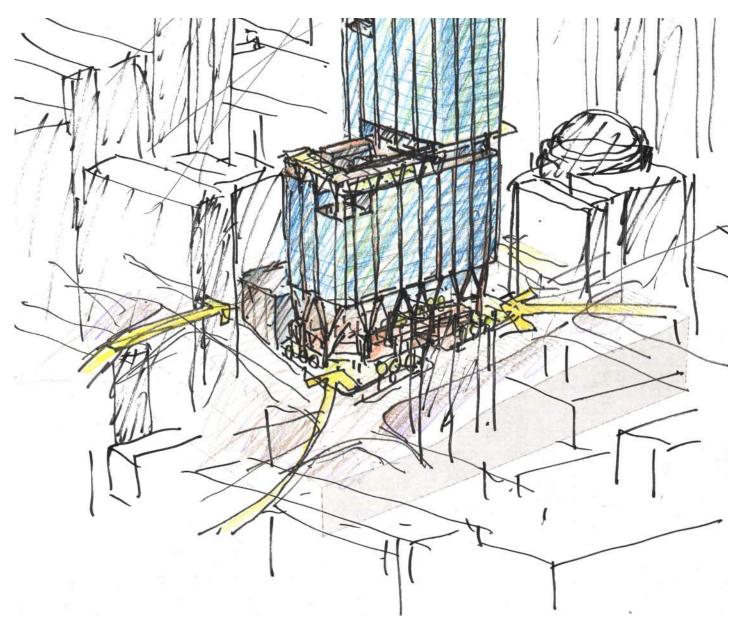
Preferred Scheme / key building pros



Tower and podium rooftops provide open spaces with trellises.



Vertical articulation of facade on 2nd Ave. makes the narrow tower appear even more slender.

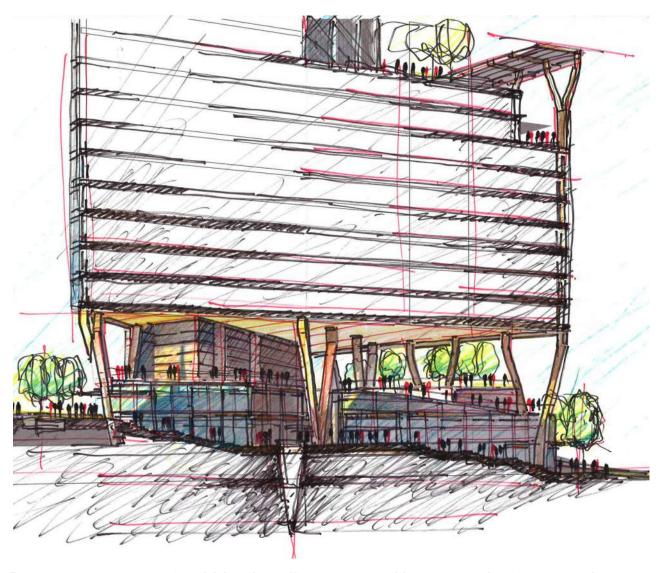


Ground plane provides connections to all three corners of the site and adjacent blocks.

Preferred Scheme / key building pros



Structural expression starts at grade, creating a forest of columns that extends up to the roof trellis.

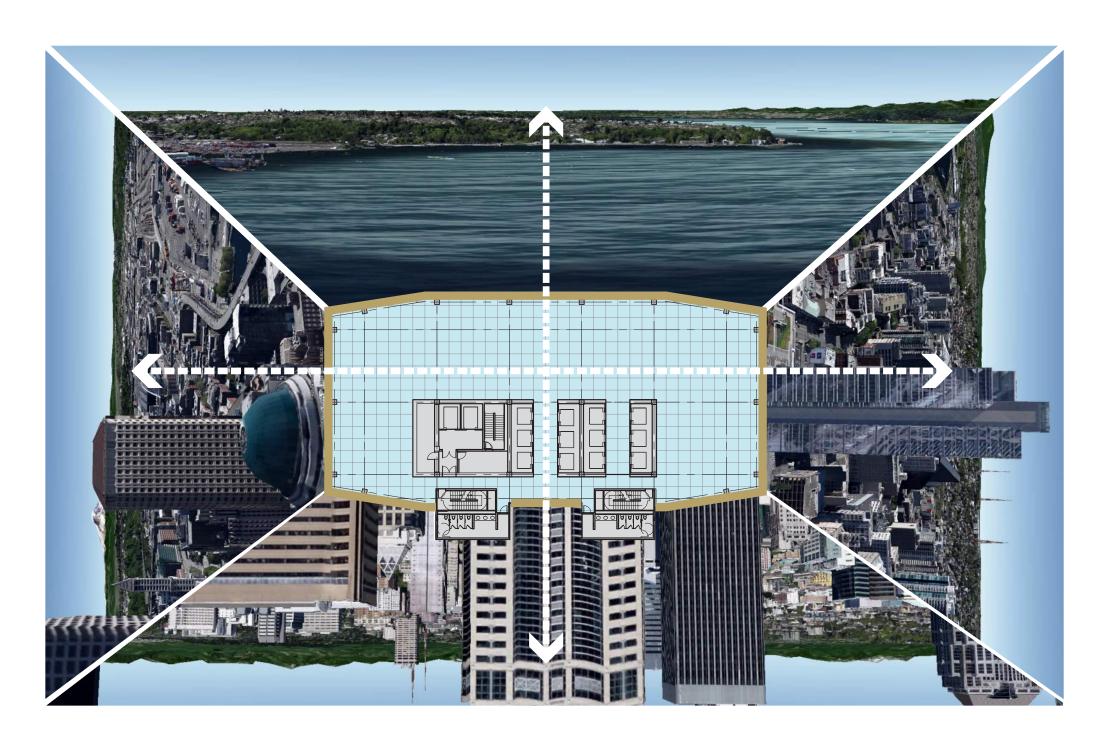


Roof terraces on top of multi-level retail are accessed by a network of ramps and steps.

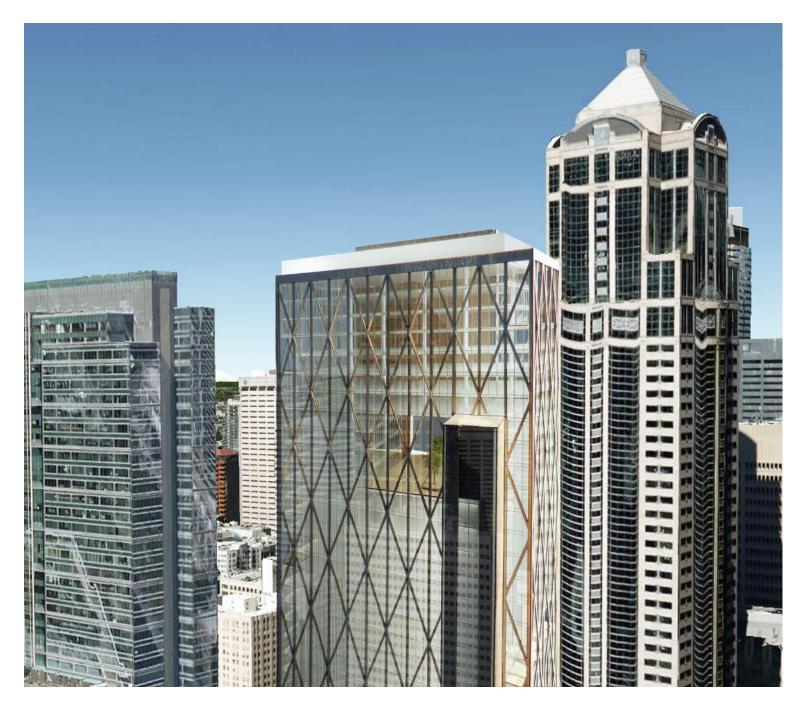
2&U / SKANSKA / PICKARD CHILTON

DPD Project Number: 3019177 / P.65

Preferred Scheme / transparency

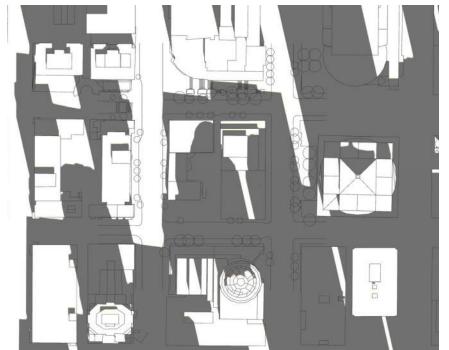


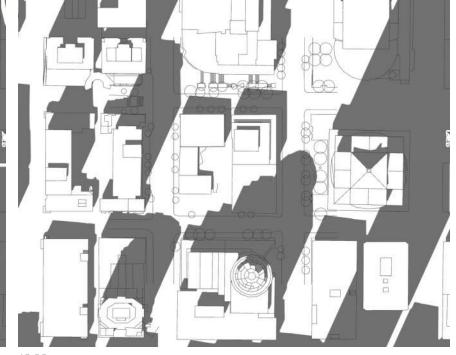
Preferred Scheme / structural expression options

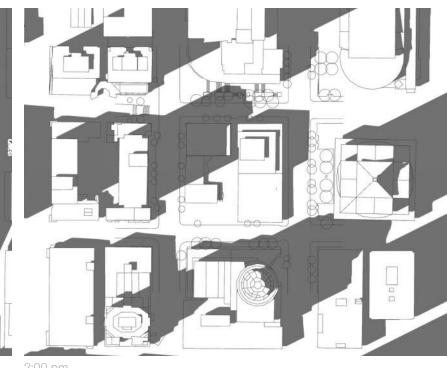




Shadow Studies / equinox







Existing Conditions / March / September 21

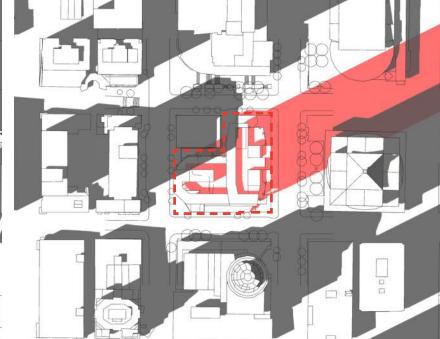
10:00 am

12:00 pm

2:00 pm







Proposed / March / September 21

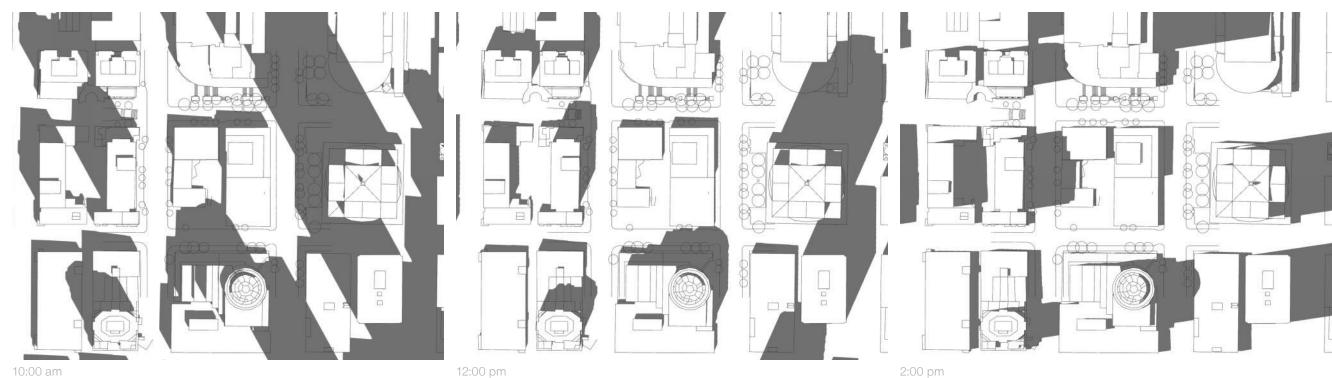
10:00 am

12:00 pm

2:00 pm

Shadow Studies / summer solstice

10:00 am



Existing Conditions /
June 21

2:00 pm

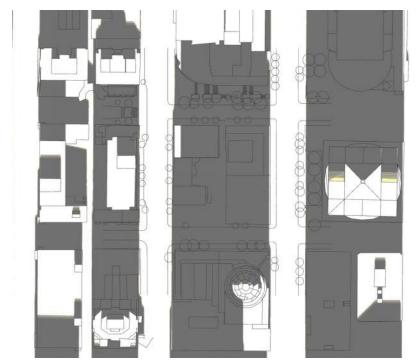
DPD Project Number: 3019177 / P.69

Proposed /
June 21

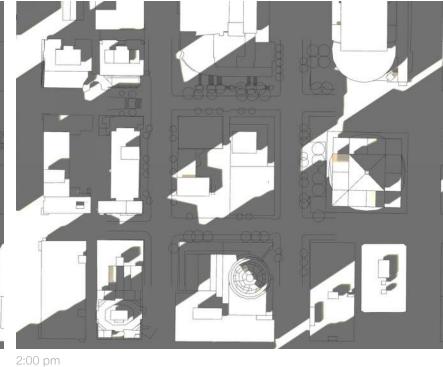
2&U / SKANSKA / PICKARD CHILTON

12:00 pm

Shadow Studies / winter solstice





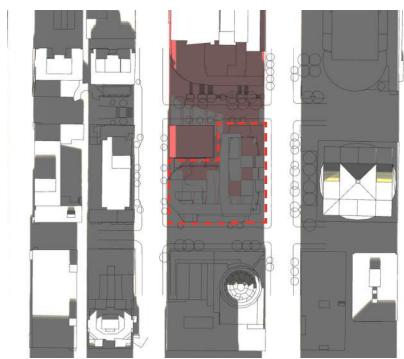


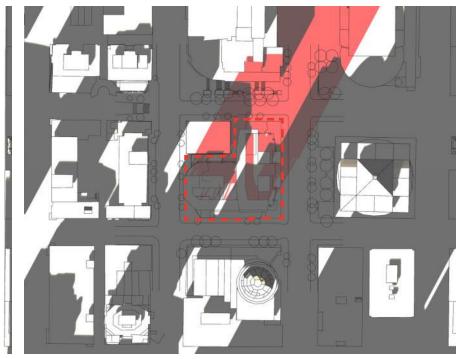
Existing Conditions /

December 21

10:00 am

12:00 pm







Proposed /

December 21

10:00 am 12:00 pm

2:00 pm



Landscape & Street Level Experience

Vision for the Landscape & Street Level Experience

Landscape & Street Level Experience / urban space design

"[People] like well-defined places, such as steps, or the border of a pool. What they rarely choose is the middle of a large space."

William H. Whyte, The Social Life of Small Urban Spaces

"People tend to sit most where there are places to sit...Even though benches and chairs can be added, the best course is to maximize the sittability of inherent features."

William H. Whyte, The Social Life of Small Urban Spaces

"Access to the sun should be protected."

William H. Whyte, The Social Life of Small Urban Spaces



Harbor Steps - Seattle, Washington



Garden of Remembrance - Seattle, Washington (Murase Associates)



Olympic Sculpture Park - Seattle, Washington (Weiss/Manfredi)

Landscape & Street Level Experience / urban space design

"A good plaza starts at the street corner...The area where the street and plaza or open space meet is a key to success or failure."

"A good new space builds a new constituency. It stimulates people into new habits...and provides new paths to and from work, new places to pause." "What I'm suggesting, simply, is that we make places friendlier."

William H. Whyte, The Social Life of Small Urban Spaces

William H. Whyte, The Social Life of Small Urban Spaces

William H. Whyte, The Social Life of Small Urban Spaces

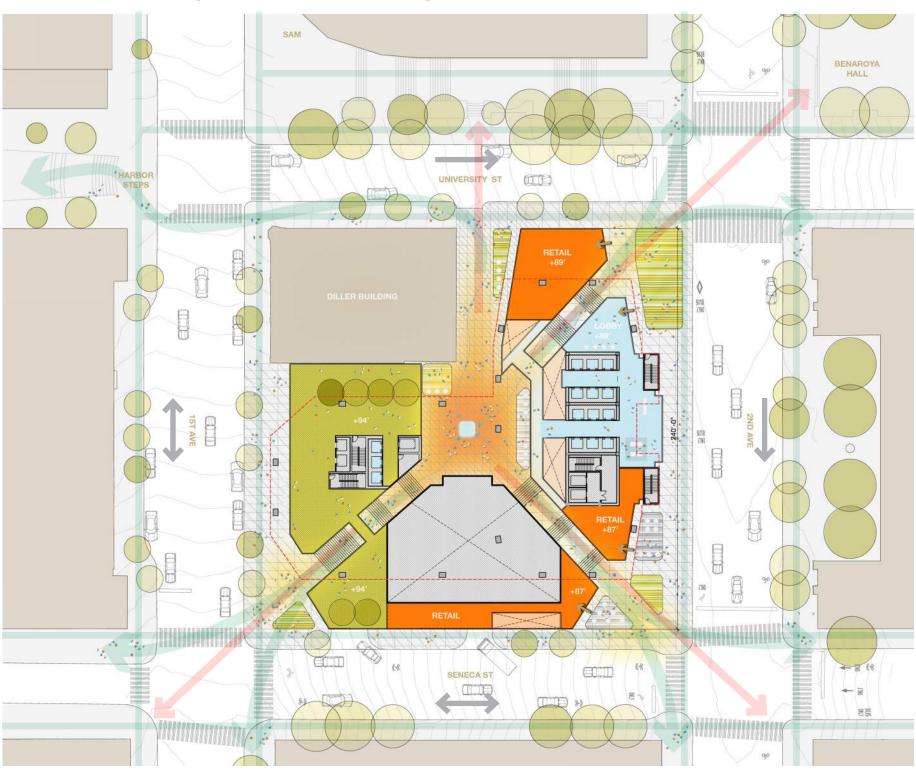


2nd Avenue & University Street - Seattle, Washington

Landscape & Street Level Experience / pedestrian experience



Landscape & Street Level Experience / pedestrian experience



Pedestrian Access

2&U places primary importance on the pedestrian experience by creating a multi-level web of pedestrian passages connecting to existing and future key intersections and neighborhood institutions. The passages are enlivened by retail, restaurants, and multi-level lobbies with indoor and outdoor connections across the 30 ft grade change between 1st Ave. and 2nd Ave.

Vehicular Access

The alley vacation creates the unique opportunity to minimize the impact of vehicular traffic across the entire block and dedicates the above grade experience of the block to the pedestrian. Parking entry/exit is at the low western end of Seneca St. to reduce the amount of ramping and headroom loss to retail. Loading access is from Seneca St. close to the tower core to reduce loss of retail due to truck clearance.



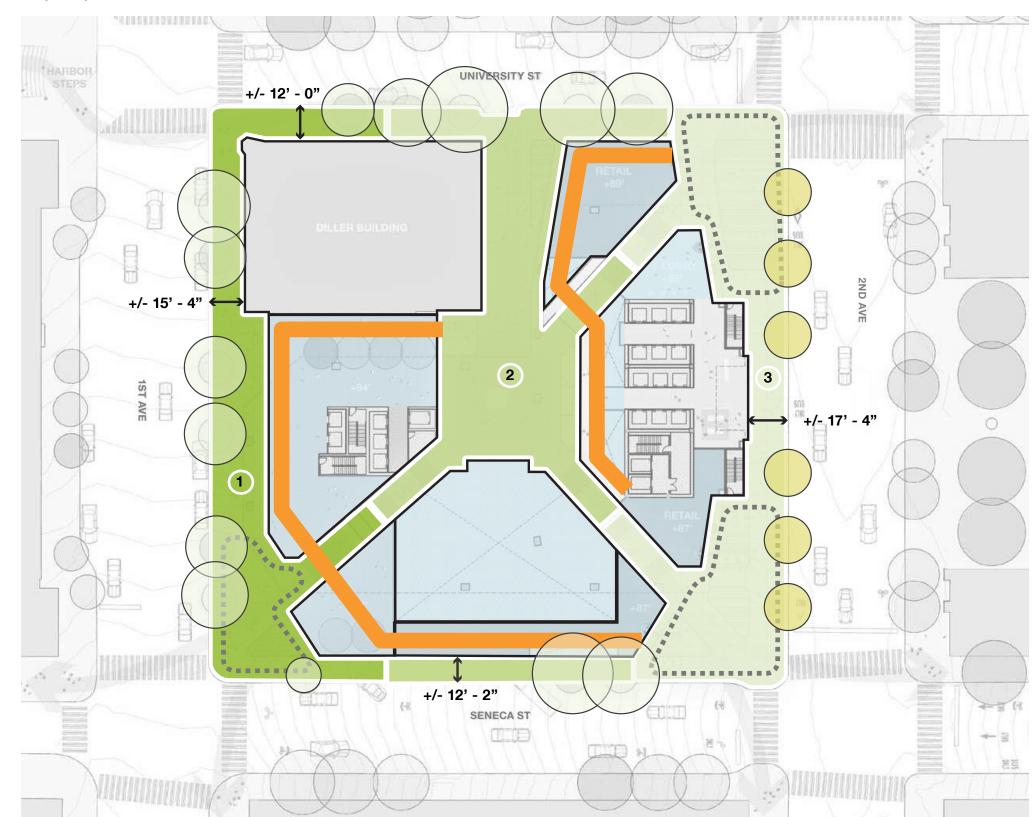
Preferred Scheme Site Plan - 2nd Avenue

Landscape & Street Level Experience / open space



Defined by a grid of streets, these in their character and urban function contribute to the block.

- **First Avenue** currently enjoys calmer traffic with a quaint and comfortably scaled streetscape.
- **Second Avenue** is larger and busier with much broader right-of-ways and fewer building entries, relying on the power of larger open spaces and streetscape experiences that include allees, plazas and courtyards.
- University Street is the civic promenade connecting the shore with the central city. The sequence of generous public spaces with seating, overlooks adjacent to major civic institutions creates a memorable corridor.
- **Seneca Street** is the working street, but with the removal of the barrier of the Viaduct, the opportunities for overlooks, pedestrian routes, gathering areas, views and sun means Seneca is an opportunity in the making.



P.76 / DPD Project Number: 3019177

Landscape & Street Level Experience / reflection / light





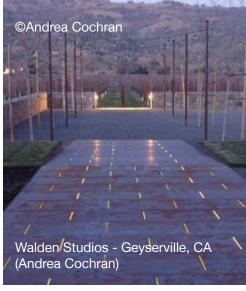






An element of the landscape design will be to encourage the movement of light into and under the various ceiling conditions that hover over the public open space. Water as mirrors to playfully reflect the landscape, building facades, and people passing by. Shallow pools and dark colored reflective surfaces can create interesting and mysterious qualities as the weather shifts across the spaces.









Develop opportunities to celebrate, manipulate, and explore the phenomena of the everyday weather. Opens up the site edges and surfaces to accept direct and indirect daylight while providing places of refuge and calm shade within the core of the spaces. Combining adjacent areas of relative exposure and shelter to allow the diverse range of environmental experiences to coexist.

Use shifting light, reflection, moving patterns juxtaposed with the solid and landform brings 2&U a deep regional connection to the underpinning forces of place - geology and weather.

2&U / SKANSKA / PICKARD CHILTON / SWIFTCOMPANYILC

Landscape & Street Level Experience / edge & expanse / inhabitation







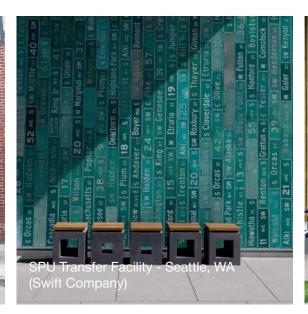


Seattle is a place of view sheds and overlooks. The core of the city is a collection of hills. Perched directly above the Waterfront Steps hill climb, the site has powerful views to Puget Sound and along First and Second Avenue. The site will be defined and enhanced by the site topography. The grade change is an opportunity to create multiple layers of public space that can function as distinct spaces, or collectively provide a massive gathering. The block is positioned at the crest above the shoreline with the city center and layered landform behind.

Deck platforms create the experience of shifting along planes – rising and falling in various different relationships to the built structure and planting around. Opportunities for play and engagement with other landscape elements. Site furniture can grow out of the decking as a fluid movement upward to provide amenity for gathering, seating, and viewing. Activated and accessible, the decks of Seattle become sacred places.









Opportunities to explore, manipulate, and appropriate open space. Developing the spaces, the edges, and the thresholds to accommodate diversity of use can provide a more productive use of a place. Welcoming spaces where people can share experiences in the city – to mix and mingle.

Unique character of retail occupants highlighted and supported through active engagement between inside and outside spaces. Seating, eating, gathering, viewing, and strolling spaces incorporated into all areas of the site in order to maximize use and promote chance encounters and the discovery of different spaces of the site. Each element should be designed for multiple use to assure vibrancy and change.

P.78 / DPD Project Number: 3019177

Landscape & Street Level Experience / northwest forest















Develop landscape experience that demonstrate the character of the region, providing materials and plant communities that mimic the deep green forests of giant trees and intense, vivid colors and textures of the forest floor. 'Nurse log' is the ecological term given to a dead fallen tree that, as it decays, provides a home for the new growth of plant species. A nurse log can provide water, leaf litter, decaying wood material, disease protection, and nutrients to new plants. As these new plants grow, they provide food and habitat for many new forms of life and generate new ecological relationships.

This ecological phenomenon is symbolic of Seattle city culture, as it represents the progression, evolution, recycling, and layering of materials and experiences that may cover up the identity of the past, while carrying forward traces of history into the future. In Seattle, we understand this history and how integral our city's roots are to our identity today

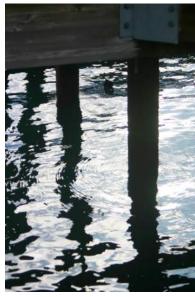
Landscape & Street Level Experience / water

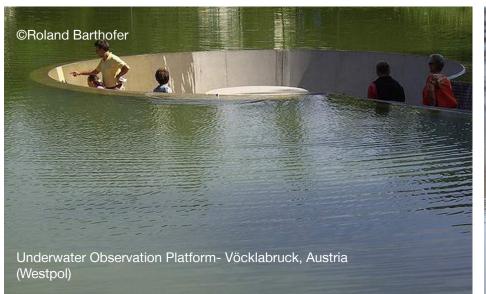














Develop opportunities to engage with water in the various spaces will provide a physical connection to the place. Seattle is a city that is deeply connected to the water – both physically and emotionally. We engage with the water each day. We float over it, meander adjacent to it, dive into it, and find cover under it as it falls.

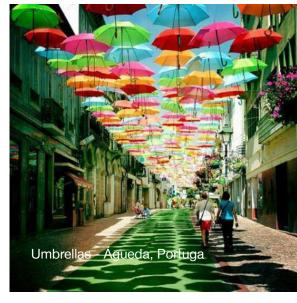
The 2&U site looks to find ways to experience our water environment. Places and surfaces that allow light to reflect and refract while creating a unique auditory experiences that soften the urban conditions and provide curious surprises within the open spaces. Using gravity and rainfall, many opportunities exists to express the local weather and water cycles. The temporal nature of rainfall can create water feature "events" that emerge and disappear throughout the site.

Landscape & Street Level Experience / discovery













Develop opportunities to create a place where children and adults can find and explore interesting spaces, materials, and activities within the urban environment. Creating unique sensorial experiences is important in developing a sense of place and a point of departure for exploration. Since the site could potentially house children's programs such as schools and daycares, there is an opportunity to create an all-ages space that will enliven interaction and help to strengthen a sense of community.

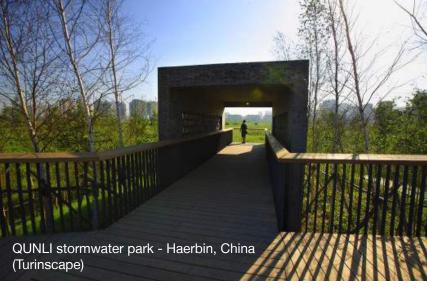




The daily life of the place and the people is at the heart of 2+U and the accretion of memories of the small and large interactions, with the known and the surprise, all within the temporal nature of a city. This is fundamentally about people of all ages using a place and appropriating it as part of their daily life. This fundamentally involves the building relationships over time that bind the social fabric together. A place to make memories.

Landscape & Street Level Experience / passage













Develop opportunities to navigate through the site in a series of diverse experiences. Create the experience of bridging over parts of the site, while passing under others. Creating this sense of layering and interaction on different levels is important to activating public space. A fundamental part of the site is the connection of an active street life to publicly accessible open spaces within the block. Radial spokes connect three of the four corners to the core of the site.

This dynamic relationship will allow for unique-playful adjacencies between decks, walls, planting, pathways, stairs and overlooks. Places for people to pass; places for people to mingle. This strategy builds on the magic of any urban space where the public and private realms are blurred. The surprise and generosity of the Pike Place Market is the city's exceptional example, where you can walk and wander, discovering the new and old.

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Development Departures

How the Proposed Design Exceeds the City's Design Guidelines

Development Departures / upper-level width limit

Code Citation & Requirement

23.49.058C / Upper-level width limit DOC1 U/450/U & DMC 240/290-400

On lots where the width and depth of the lot each exceed two hundred (200) feet, the maximum facade width for any portion of a building above two hundred forty (240) feet shall be one hundred forty-five (145) feet along the general north/south axis of a site (parallel to the Avenues), and this portion of the structure shall be separated horizontally from any other portion of a structure on the lot above two hundred forty (240) feet by at least eighty (80) feet at all points.

Proposed Design Departure & Rationale

Although the L-shaped parcel exceeds 200 ft along both 2nd Ave. and Seneca St., it is not possible to orient the tower perpendicular to the Avenues above the 240 ft. height because the block has split zoning and the western portion is DMC 240/290-400 which does not permit any construction above the 240 ft height, and which is not departable.

This block is uniquely burdened in that it has:

- (a) split zoning along the alley,
- (b) 30 ft view corridor setbacks on both sides perpendicular to the Avenues.
- (c) a short block length of 240 ft in both directions.

Proposed Design Departure & Rationale (cont.)

The preferred scheme tower width above the 240 ft height is exceeds the 145 ft width by 35 ft in order to have a tower width of 180 ft aligning with the view corridor setbacks.

The proposed departure has the following benefits which reinforce the following Design Guidelines:

B2 Create a Transition in Bulk and Scale

Even with the requested departure, the proposed maximum tower floorplate due to the view corridor setbacks (108 ft x 180 ft), is small compared to adjacent downtown office towers in the vicinity, and creates a very small diagonal in terms of view blockage from all directions. The proposed tower massing results in 4 fewer stories in the tower, which is compatible with the adjacent office buildings.

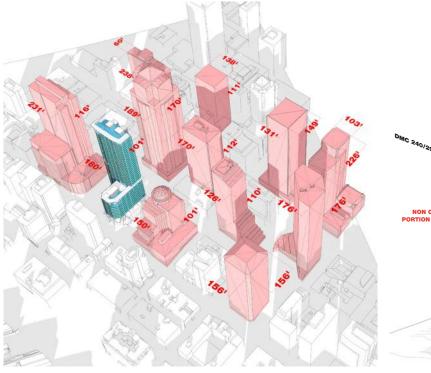
B3 Reinforce the Positive Urban Form of Immediate Area

The required 30 ft. view corridor setbacks maintain wide viewing angles from the east, in keeping with the spirit of the ordinance. The building massing and orientation are compatible with, and smaller than, the adjacent Second & Seneca Building, Russell Investments, and 1201 3rd Ave., all of which have towers greater than 145 ft wide.

B4 Design a Well-Proportioned and Unified Building

The proposed facade modulation significantly reduces the visual mass of the already slender tower. The proposed streamlined and integrated vertical articulation would not be achievable with a 240 ft high 180 ft wide lowrise base, stepping back to a narrow tower with 4 additional stories.

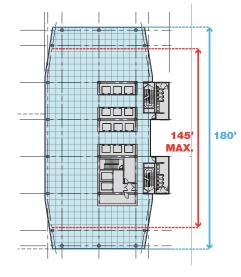
Departure Diagrams



NON COMPLIANT PORTION OF TOWER

1 / Aerial Context

2 / Southwest Axonometric



3 / Tower Plan

P.84 / DPD Project Number: 3019177

Development Departures / facade modulation

Code Citation & Requirement

23.49.058B / Facade Modulation

DOC1 U/450/U & DMC 240/290-400

- 1. Facade modulation is required above a height of eighty-five (85) feet above the sidewalk for any portion of a structure located within fifteen (15) feet of a street property line. No modulation is required for portions of a facade set back fifteen (15) feet or more from a street property line.
- 2. The maximum length of a facade without modulation is prescribed in Table 23.49.058A. This maximum length shall be measured parallel to each street property line, and shall apply to any portion of a facade, including projections such as balconies, that is located within fifteen (15) feet of street property lines.

Table 23.49.058A

<u>Elevation</u>	Max length un-modulated facade within 15' of street property line
0 to 85 ft	No limit
86 to 160 ft	155 ft
161 to 240 ft	125 ft
241 to 500 ft	100 ft
Above 500 ft	80 ft

3. Any portion of a facade exceeding the maximum length of facade prescribed on Table 23.49.058A shall be set back a minimum of fifteen (15) feet from the street property line for a minimum distance of sixty (60) feet before any other portion may be within fifteen (15) feet of the street property line.

Proposed Design Departure & Rationale

The preferred tower facade is modulated significantly by multiple vertical ribbons. The north and south angled setbacks start 5 ft back, before achieving the full 15 ft setback. Due to multiple narrow articulations, the central notch is 30 ft wide, vs. the required 60 ft. The resultant composition complies with the spirit of the code by creating program-driven sculptural modulation rather than surface treatment. The proposed departure has the following benefits supporting the Design Guidelines:

A2 Enhance the Skyline

The angled setbacks create a dynamic, sculptural massing that allows the play of light and shadow on facets seen from all directions, reinforcing diagonal views to and from the building.

B2 Create a Transition in Bulk and Scale

The variety of planes on 2nd Ave. break the tower into many more more delicate, streamlined components than would a simple code-compliant solution with 100 ft and 125 ft broad faces with orthogonal inset corners.

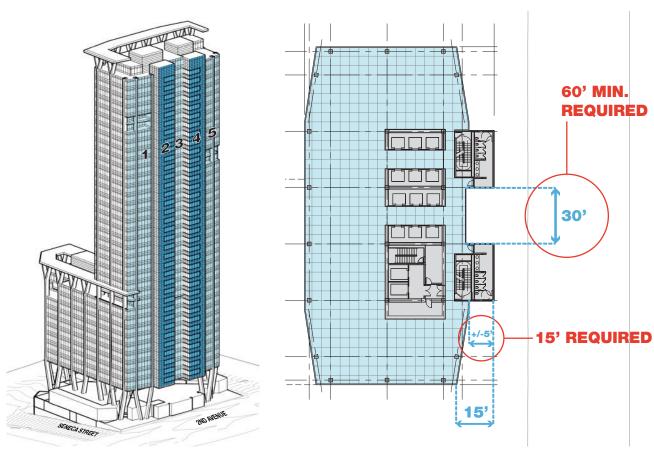
B3 Reinforce the Positive Urban Form of Immediate Area

The central notch allows floor-to-ceiling glass directly into tenant office space. Without the departure, the wider notch (shown in the possible scheme) would face into less active corridors, and would not allow through-building vistas on the upper levels.

B4 Design a Well-Proportioned and Unified Building

The maximum facade on the site is 180 ft. A 60 ft long recess would divide the facade into three even zones. The departure allows a more elegant ABCBA facade modulation rhythm than the more static as-of-right AAA rhythm.

Departure Diagrams



1 / Southwest Axonometric

2 / Tower Plan

Development Departures / property line facades

Code Citation & Requirement

23.49.056B1 Facade Setback Limits for Property Line Facades.

DOC1 U/450/U & DMC 240/290-400

The following setback limits apply to all streets designated on Map 1H as requiring property line facades.

- b. Structures greater than 15 ft in height are governed by the following criteria:
- 1) No setback limits apply up to an elevation of 15 ft above sidewalk grade.
- 2) Between the elevations of 15 and 35 ft above sidewalk grade, the facade shall be located within 2 ft of the street lot line, except that:
- a) Any exterior public open space that satisfies the Downtown Amenity Standards, whether it receives a bonus or not, and any outdoor common recreation area required for residential uses, is not considered part of the setback.
- b) Setbacks between the elevations of 15 and 35 ft above sidewalk grade at the street lot line are permitted according to the following standards, as depicted in Exhibit B for 23.49.056
- i. The maximum setback is 10 feet.
- ii. The total area of a facade that is setback more than 2 feet from the street lot line shall not exceed 40 percent of the total facade area between the elevations of 15 and 35 feet.
- iii. No setback deeper than 2 feet shall be wider than 20 feet, measured parallel to the street lot line.
- iv. The facade of the structure shall return to within 2 feet of the street lot line between each setback area for a minimum of 10 feet. Balcony railings and other nonstructural features or walls are not considered the facade of the structure.
- c. If sidewalk widening is required by Section 23.49.022, setback standards shall be measured to the line established by the new sidewalk width rather than the street lot line.

Proposed Design Departure & Rationale

1st Ave. requires property line facades. The facade can setback at street level, but must return to the property line as an overhang above 15 ft for 60% of the length, with options for modulation. The proposed design extends the setback up to the roof of the retail element, while the tower above, and the structural columns, hold the property line. The proposed departure has pedestrian benefits which support the Design Guidelines better than an intermittent overhang at 15 ft would:

C2 Design a Facade of Many Scales

A signature feature of 2&U is the large-scale structure that elevates the tower over the pedestrian-scale retail and groundscape components at the base, creating memorable juxtapositions and a rich variety of materials and scales.

B3 Reinforce Positive Urban Form (Pedestrian Amenities)

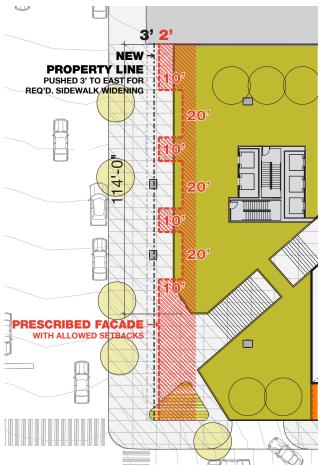
- **C1** Promote Pedestrian Interaction
- **C5 Encourage Overhead Weather Protection**
- **D1** Provide Inviting and Usable Open Space
- **D3** Provide Elements that Define the Place

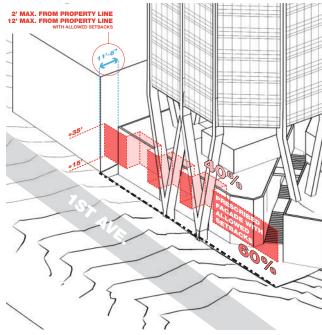
The proposed design uses the tower's larger, authentic structure to create an urban-scaled arcade along 1st Ave. This arcade defines a unique semi-covered space conducive to retail or dining spilling out under shelter. The greater height permits more southwestern sun and daylight into the retail, and into outdoor spaces at street level and on terraces above. The continuous tower overhang unifies the space better than the undulating modulations permitted as-of-right.

C4 Reinforce Building Entries

The urban arcade also creates a visual presence for the 1st Ave office lobby while maintaining the Design Guideline goal of minimal office lobby frontage where Street Level Uses are required.

Departure Diagrams





2 / 1st Avenue Axonometric

1 / 1st Avenue Plan

Development Departures / general setback limits

Code Citation & Requirement

23.49.056B2 General Setback Limits

DOC1 U/450/U & DMC 240/290-400

The following setback limits apply on streets not requiring property line facades, as shown on Map 1H:

- a. The portion of a structure subject to setback limits shall vary according to the structure height and required minimum facade height, as follows:
- 1) Except as provided in subsection 23.49.056.B.2.a.3, ...the setback limits apply to the facade between an elevation of 15 ft above sidewalk grade and the minimum facade height established in subsection 23.49.056.A and illustrated in Exhibit C for 23.49.056
- b. The maximum area of all setbacks between the street lot line and facade along each street frontage of a lot shall not exceed the area derived by multiplying the averaging factor by the width of the street frontage of the structure along that street (see Exhibit D for 23.49.056). The averaging factor is five on Class I Pedestrian Streets and ten on Class II Pedestrian Streets....
- c. The maximum width, measured along the street lot line, of any setback area exceeding a depth of 15 ft from the street lot line shall not exceed 80 ft, or 30 percent of the lot frontage on that street, whichever is less. (See Exhibit D for 23.49.056.)
- d. The maximum setback of the facade from the street lot lines at intersections is 10 ft. The minimum distance the facade must conform to this limit is 20 ft along each street. (See Exhibit E for 23.49.056.)
- e. Any exterior public open space that meets the Downtown Amenity Standards, whether it receives a bonus or not, and any outdoor common recreation area required for residential uses, is not considered part of a setback. (See Exhibit C for 23.49.056.) f. If a sidewalk is widened into the lot as a condition to development, setback standards shall be measured to the line established by the new sidewalk width rather than the street lot line.

Proposed Design Departure & Rationale

The proposed design creates setbacks at all three street intersections, rather than following the corner with a maximum setback of 10 ft. for the required 20 ft along each street, which allows for the creation of publicly accessible outdoor space at these corners to better reinforces these Design Guidelines:

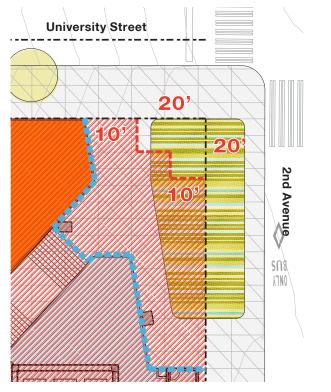
B3 Reinforce Positive Urban Form (Pedestrian Amenities) C1 Promote Pedestrian Interaction D1 Provide Inviting and Usable Open Space D3 Provide Elements that Define the Place

At all 3 building corners, the open space created at the intersection allows for a small landscaped gathering space open to the sidewalk, and which leads to one of the throughblock passages. These mini-plazas support the Guidelines' goals of devoting space for landscaping and making a human-scale transition to the building. They foster casual pedestrian interaction, and an opportunity for retail and restaurants to spill outdoors, into spaces with repose slightly separated from traffic. At Second and University, the corner space responds to the Benaroya Garden of Remembrance. At 1st and Seneca, it anticipates future waterfront pedestrian connections after the removal of the viaduct.

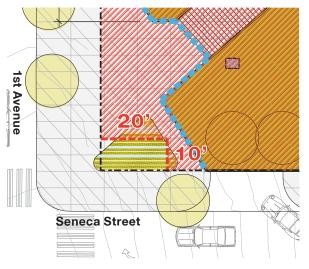
C4 Reinforce Building Entries

At Second & University, the open space at the corner creates a gathering space at the office entry. At all three corners, retail and restaurant frontage can have access to these mini plazas, with opportunity for programming to spill outdoors.

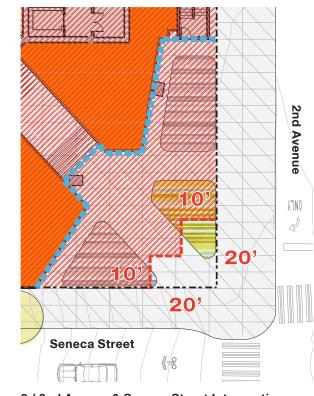
Departure Diagrams



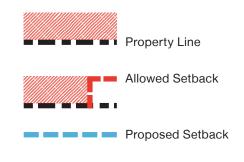
1 / 2nd Avenue & University Street Intersection



3 / 1st Avenue & Seneca Street Intersection



2 / 2nd Avenue & Seneca Street Intersection



Development Departures / minimum facade height

Code Citation & Requirement

23.49.0561A Minimum Facade Height

DOC1 U/450/U & DMC 240/290-400

1. Minimum facade height(s) are prescribed in Table A for 23.49.056 and Exhibit A for 23.49.056, but minimum facade heights do not apply if all portions of the structure are lower than the elevation of the required minimum facade height.

Table A for 23.49.056: Minimum Façade Height

Street Classification Min. Facade Height Within Designated Zone Streets Requiring Property Line Facades

Otrects riegaining rieperty Eine racades	
DOC1, DOC2, DMC:	35 feet
Class I Pedestrian Streets	
DOC1, DOC2:	35 feet
DMC:	25 feet
Class II Pedestrian Streets	
DOC1. DOC2:	25 feet

DMC: 15 feet *Except as provided in subsection 23.49.056.A.2 regarding view corridor requirements.

2. On designated view corridors specified in Section 23.49.024, the minimum facade height is the maximum height permitted in the required setback, if it is less than the minimum facade height required in subsection 23.49.056.A.1.

Proposed Design Departure & Rationale

The minimum heights required are:

2nd Ave. DOC1 U/450/U 35 ft complies
University St. DOC1 U/450/U 35 ft. departure requested

University St. DMC 240/290-400 25 ft not applicable

1st Ave. DMC 240/290-400 35 ft departure requested Seneca St. DOC1 U/450/U 25 ft departure requested

Seneca St. DMC 240/290-400 15 ft complies

Proposed Design Departure & Rationale (cont.)

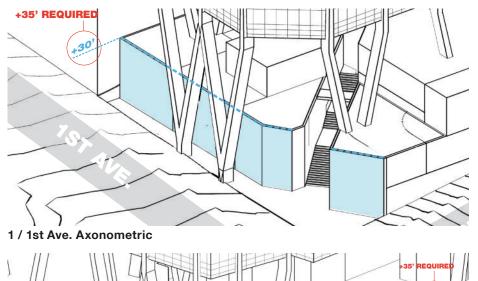
The proposed design creates a series of retail massings with ramps and stepped elements that are lower than the required facade height. The resulting groundscape has unique site-specific benefits which reinforce the Design Guidelines:

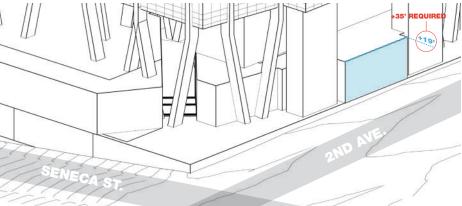
B3 Reinforce Positive Urban Form (Pedestrian Amenities)

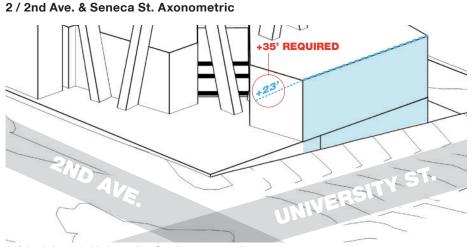
- **C1** Promote Pedestrian Interaction
- **C4 Reinforce Building Entries**
- **D1** Provide Inviting and Usable Open Space
- **D3 Provide Elements that Define the Place**

The unique groundscape design at the base of 2&U provides multi-level retail and lobby elements. Due to the 30 ft grade change across the site, there are opportunities to access the roofscapes of the lower 1st Ave retail from the sidewalks at the 2nd Ave and upper Seneca portions of the site. To enhance that opportunity, a series of exterior ramps and steps are incorporated into the massing. At certain points, where these ramps and steps meet the sidewalk, they reduce the facade height, but provide a unique alternative benefit by encouraging pedestrians to access the roof terraces and roof gardens. Once one has accessed the roofscape, a network of additional pedestrian bridges further connect the various terraces and allow for more pedestrian and retail opportunities. This unique series of interlocking spaces and views creates a memorable, site-specific environment that encourages a wide variety of programmed and spontaneous activities.

Departure Diagrams







3 / 2nd Ave. & University St. Axonometric

P.88 / DPD Project Number: 3019177

Creating a network of retail and restaurant pedestrian passages to contribute to this multi-faceted neighborhood is fundamental to the vision for 2&U.

Granting of an alley vacation would allow the client to create a much better project, and a memorable place at the Seam of Seattle's Downtown Cultural District, and Waterfront. The opportunities for neighborhood connections and the unique site conditions (a discontinuous alley and significant grade change) make this a compelling opportunity to create another authentic place in downtown Seattle.

- 1. Discontinuous alley The current alley is a single block long disconnected fragment since the alley has been vacated on both adjacent blocks (SAM & Russell Investments Center, and Second & Seneca Building). The existing alley is no longer part of a continuous service route for traffic or utilities.
- 2. Open Space The existing alley does not favor the pedestrian. It has no active uses, and is only used for vehicular traffic, parking, and waste containers. The absence of eyes on the alley results in an unfavorable pedestrian experience. If the alley is not vacated, future separate development of both the east and west parcels will result in an alley that is darker and less desirable to be inhabited by the public. At 20 ft wide by up to 240 ft high to the west, and over 400 ft to the east, it will have a 1:12 or 1:40 width:height aspect ratio. In contrast, the proposed network of public passages will create three open spaces at the street intersections, four pedestrian passage ways, and at the center of the block, a gathering space connecting the four passages and two building lobbies at multiple levels. Some spaces will be

sheltered from rain, while the corner plazas are open to the sky. The lifting of the tower allows more daylight to penetrate into the passages.

- 3. Retail Experience The client recognizes the significant power of curated retail and restaurants to vitalize a place both during the day for office workers, pedestrian commuters, and tourists; and in the evening for office workers, attendees at local cultural and entertainment venues, and residents. The passageways create more retail frontage and more open space for those activities to spill out.
- **4. Navigating the grade change** The site has a 30 ft grade change. Seneca St. is currently unwelcoming to pedestrians because of its 1:8.5 width to height ratio, and because the south side has no pedestrian entrances. The diagonal route across the hypotenuse of the block reduces the ratio to 1:11, which allows room for landings and mini-terraces for people to sit, gather, display retail, and enjoy landscape features. Unlike Seneca St., the route is separated from vehicular traffic and is dedicated to pedestrians.

Applicable Design Guidelines:

The unique and compelling public benefit created by the alley vacation meets or exceeds numerous Downtown Design Guidelines, including:

A1 Respond to the Physical Environment The grade change and daylight and shade are celebrated in the proposed design.

B1 Respond to the Neighborhood Context The passages will reciprocate with the Benaroya Hall Garden of Remembrance, transit at the corner of 2nd Ave. & University St., the mid-block steps of SAM (which could be

reinvigorated), and in the long-term, future pedestrian improvements at 1st Ave. & Seneca St. to connect to the waterfront.

B3 Reinforce the Positive Urban Form/Architectural Attributes of

Immediate Area The uses described in the item 3 "Pedestrian Amenities at Ground Level" are envisioned for this new series of public spaces.

C1 Promote Pedestrian Interaction The small and varied scale of the passages and entries will be further enlivened by activity from both office lobbies and the parking garage elevators connecting to the central hub.

C5 Encourage Overhead Protection The elevated tower creates a civic scaled roof for the passages and hub to create an Outdoor Living Room.

D1 Provide Inviting and Usable Open Space The variety of passages, the hub, and the occupiable roofs of the terraced retail all create unique and memorable outdoor, all-weather venues.

D2 Enhance the Building with Landscaping The building has a variety of landscape uses open to the public: small plaza spaces at the intersections open to the sky; covered through-block passages which are hardscape with steps and terraces with incorporated planting, seat walls, and water; and the rooftops of terraced retail providing a larger scale open landscape.

D3 Provide Elements that Define the Place The landscape, hardscape, and roofscape will be integrated into a unique multi-level publicly accessible experience.

Discontinuous Alley

Existing alley is already discontinuous on the adjacent blocks to north and south. It is only a one-block long fragment, not part of a continuous alley network.

Open Space

2&U will create a series of open spaces that benefit the public interest more than the current alley does. Existing alley is used for parking and service access only.

Retail Experience

2&U will create a unique retail and dining pedestrian passage that will contribute both to the daytime urban vitality and support the nightlife in the area.

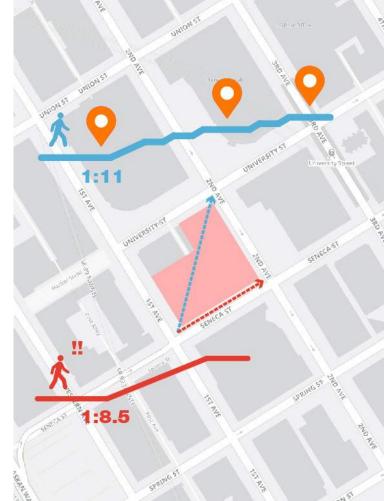
Hill Access

Existing Seneca St. path is steep and does not have any retail. 2&U creates a gradual transition with large areas for placemaking, rest/repose, and retail/dining opportunities.









P.90 / DPD Project Number: 3019177

Benaroya Hall Connection

2&U creates an urban visual connection to the Benaroya Hall Garden of Remembrance. Skanska has had a meeting multiple existing transit stops, as well as possible future with Seattle Symphony about future connections.

Public Transportation

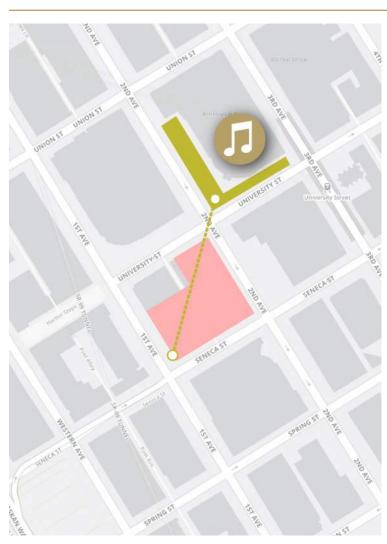
2&U will enhance the pedestrian connections to and from transit improvements on 1st Ave.

SAM Connection

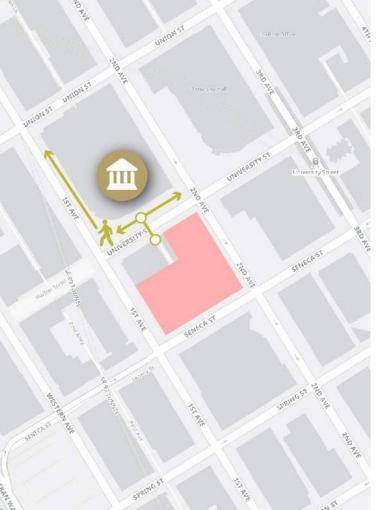
2&U has the potential for a future link with SAM at midblock. Skanska has had an initial meeting with SAM to discuss future shared opportunities.

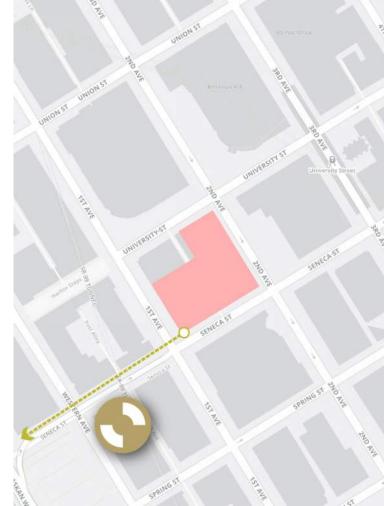
Waterfront Connection

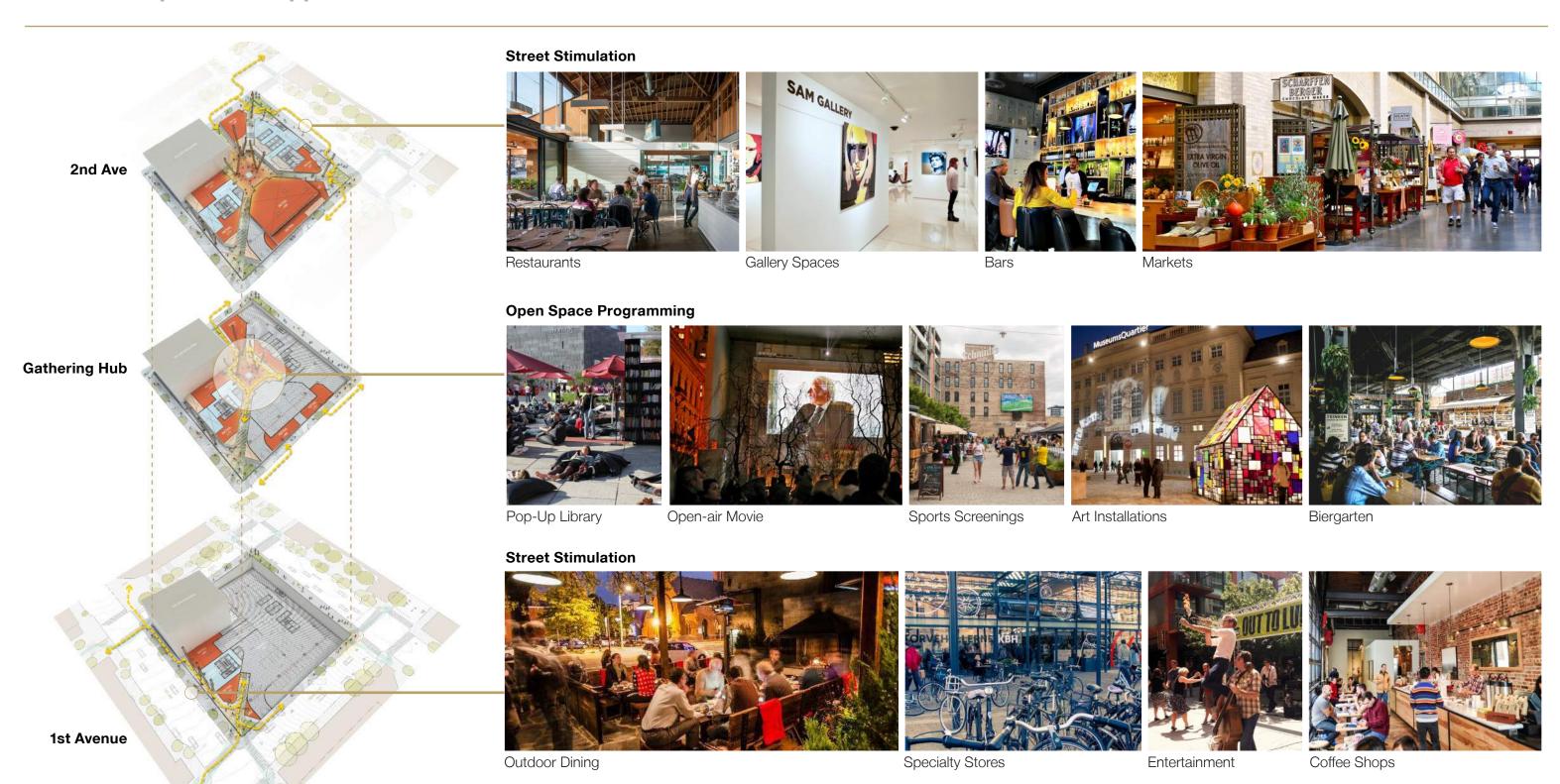
2&U creates an opportunity to create a future link to the Waterfront Seattle project. (See reference pages).











Appendix

Pickard Chilton / 1180 Peachtree / Atlanta, Georgia





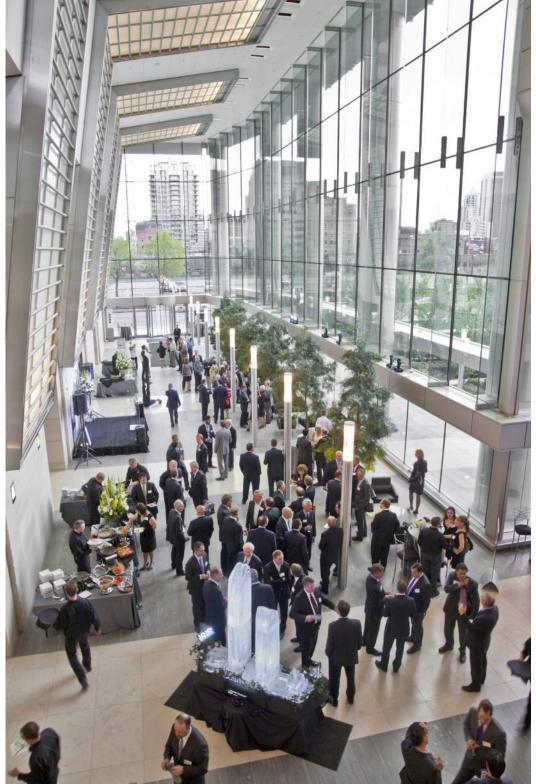




Pickard Chilton / Eighth Avenue Place / Calgary, Alberta









Pickard Chilton / 300 North LaSalle / Chicago, Illinois









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Pickard Chilton / Devon Energy Center / Oklahoma City, Oklahoma



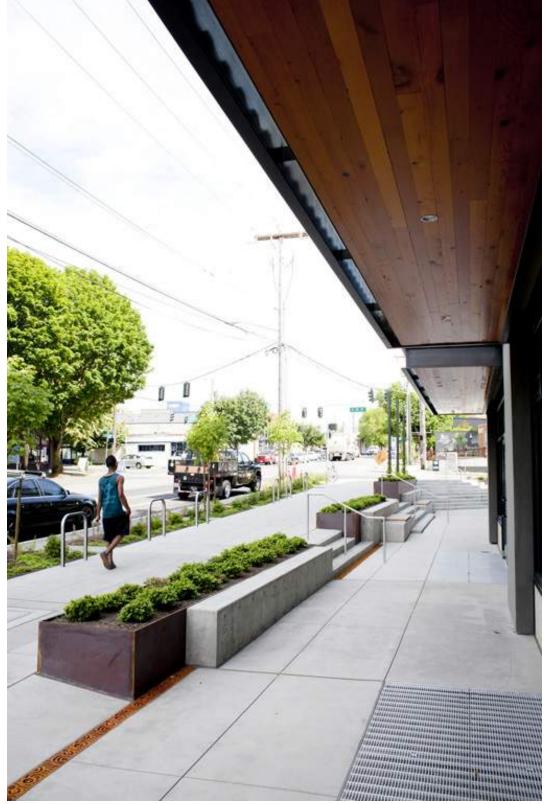






2&U / SKANSKA / PICKARD CHILTON

Swift Company / Stone 34 / Seattle, Washington









Swift Company / Various Projects / Seattle, Washington





















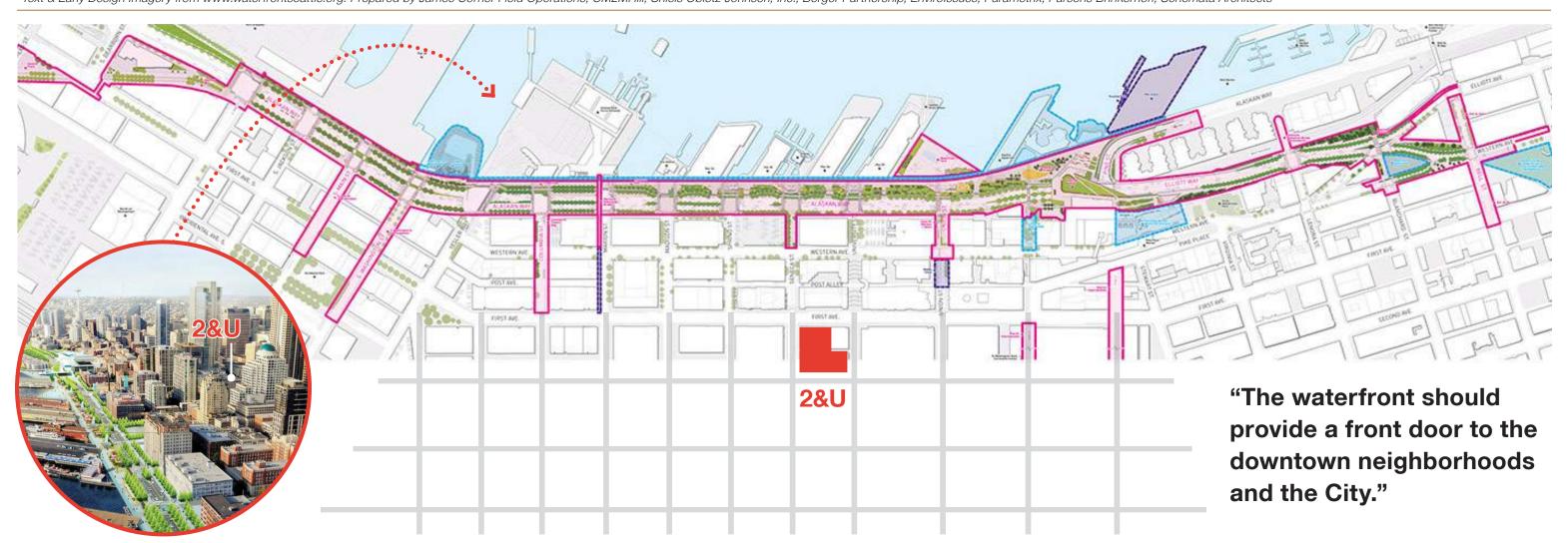


Appendix /

Waterfront Seattle

"The Waterfront Seattle Program will transform Seattle's central waterfront, capitalizing on the opportunity created by the removal of the Alaskan Way Viaduct and the replacement of the Elliott Bay Seawall. The program spans the waterfront from Pioneer Square to Belltown. It includes the rebuilt Elliott Bay Seawall, eight acres of new and improved public open space, improved connections between center city neighborhoods and Elliott Bay, critical utility infrastructure, and new Alaskan Way and Elliott Way surface streets to serve all modes of travel."

*Text & Early Design Imagery from www.waterfrontseattle.org. Prepared by James Corner Field Operations, CM2MHill, Shiels Obletz Johnsen, Inc., Berger Partnership, Envirolssues, Parametrix, Parsons Brinkerhoff, Schemata Architects



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Appendix /

Waterfront Seattle - Seneca Street Connection

"Seneca Street is currently occupied by the viaduct's north-bound off-ramp between Alaskan Way and 1st Avenue and converts it to an elevated park while maintaining the existing stair from First Ave. A new elevator and stair will be incorporated into the design. The block between Alaskan and Western will be converted to a pedestrian-only block and closed to traffic."

*Text & Early Design Imagery from www.waterfrontseattle.org. Prepared by James Corner Field Operations, CM2MHill, Shiels Obletz Johnsen, Inc., Berger Partnership, Envirolssues, Parametrix, Parsons Brinkerhoff, Schemata Architects





