

2&U

1201 2nd Avenue - #3019177

2/3 Alley Vacation

Early Design Guidance 2 / Downtown Design Review Board Meeting / 05.19.2015

SKANSKA / **PICKARD CHILTON** / **SWIFT**COMPANY^{LLC} / **GRAHAM BABA** ARCHITECTS

Project Information /

Property Address /	1201 2nd Avenue Seattle, WA 98101		
DPD Project Number /	3019177		
Owner /	Samis Foundation		
Applicant Name /	Christian Gunter SCD 2U LLC 221 Yale Ave., Ste. 400 Seattle, WA 98109		
Design Architect /	Pickard Chilton 980 Chapel Street New Haven, CT 06510 Nancy Clayton 203.786.8600 nclayton@pickardchilton.com	Landscape Architect /	Swift Company 3131 Western Avenue, Suite M423 Seattle, WA 98121 Barbara Swift 206.632.2038 Barbara@swiftcompany.com
Architect /	Kendall / Heaton Associates Inc. 3050 Post Oak Boulevard, Suite 1000 Houston, TX 77056 Tom Milholland 713.877.1192 Tmilholland@kendall-heaton.com	Retail Experience /	Graham Baba Architects 1507 Belmont Avenue, Suite 200 Seattle, WA 98122 Jim Graham 206.323.9932 jim@grahambaba.com

Table of Contents /

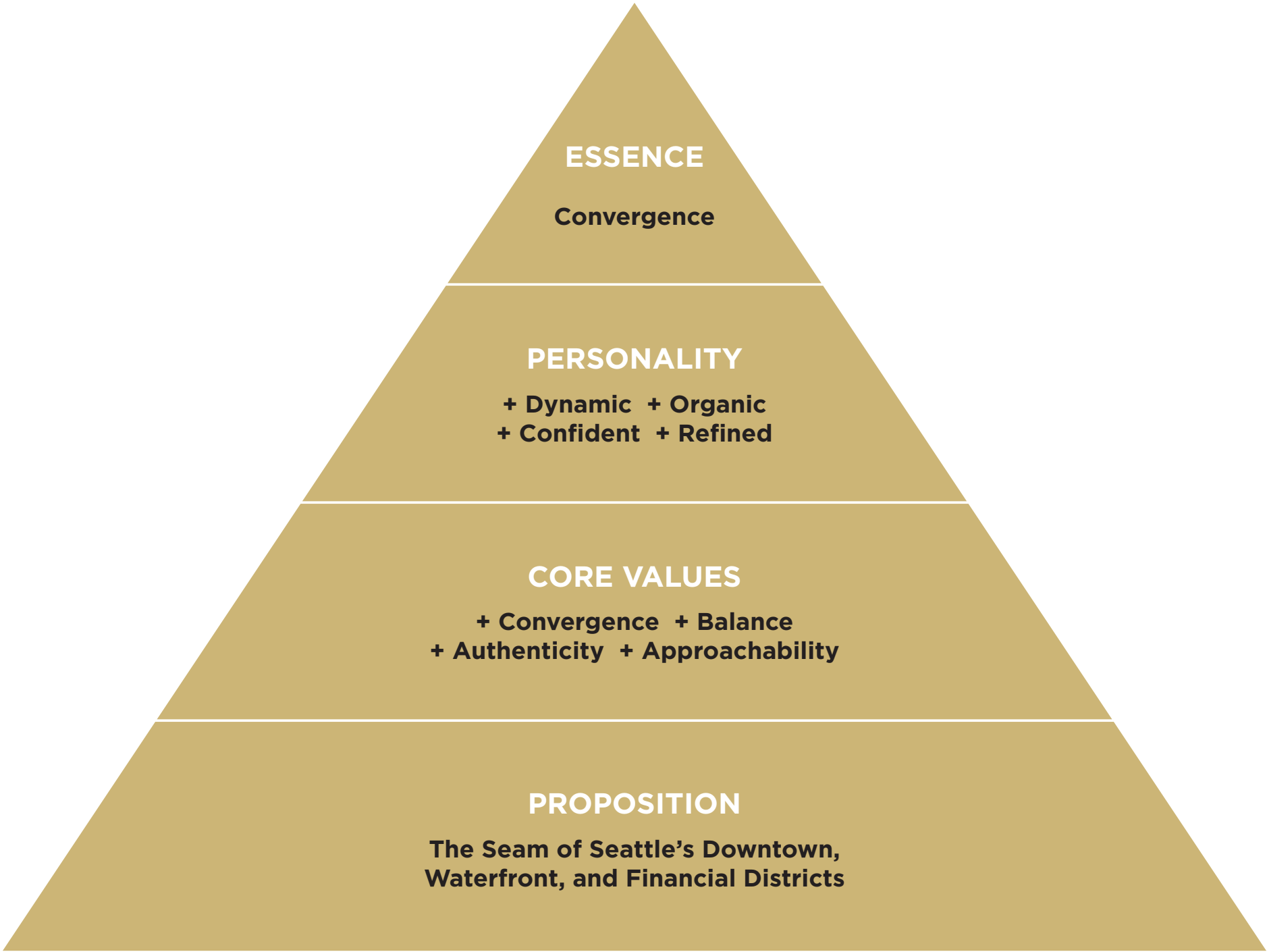
1	Vision, Objectives, & Zoning	
1.02	The Vision	
1.04	Development Objectives	
1.05	Executive Summary	
1.06	Community Engagement	
1.07	Zoning Data	
2	Early Design Guidance	
2.02	Key Comments	
2.03	Downtown DRB Design Guidance	
2.08	Key Deliverables	
3	Village & Street Perimeter	
3.02	EDG1 + EDG2 Concept Diagram	
3.03	Village / Alley Plaza Plan Evolution	
3.04	Circulation / Activation	
3.06	Village Plan	
3.07	1st Avenue Plan	
3.08	Alley Plaza Plan	
3.09	Terrace Level / 2nd Avenue Plan	
3.10	Village Axonometrics	
3.12	Village Massing / Experience	
3.16	Street Character	
3.19	Diller Relationship	
3.20	Site Sections	
3.22	Site Elevations	
3.25	Site Material Studies	
3.28	Solar Exposure Site Studies	
3.30	Ecological Spectrum / Planting	
4	Tower Refinement	
4.02	EDG 1 & 2 Scheme Development	
4.14	Shadow Studies	
4.16	Tree Columns	
4.18	Soffit	
4.20	Lobby	
4.23	Mid-Tower	
4.24	Crown	
4.26	Preliminary Materials	
5	Proposed Departures	
5.02	#1 Property Line Facades	
5.03	#2 General Setbacks	
5.04	#3 Minimum Facade Height	
5.05	#4 Overhead Weather Protection	
5.06	#5 Upper-Level Width Limit	
5.07	#6 Facade Modulation	
6	Appendix	
6.02	Additional Context Analysis from EDG 1 Booklet	

1

Vision, Objectives, & Zoning



- Respond to this unique, strategic location at the seam where Seattle’s financial core, the waterfront, and cultural center converge.
- Enhance pedestrian connections to and from existing transit systems, including the University Street Transit Tunnel Station, the Ferry Terminal, and 2nd Avenue Cycle Track.
- 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.



Development Objectives

The applicant proposes to design and construct a development on the full eastern half of the block and a portion of the western half of the block. 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 that the southern two-thirds of the public alleyway is vacated, and the northern one-third remains a functioning alley, with a turn-around easement provided as part of this project east of the alley. The Diller Hotel 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. It is 25,920 sf, plus 1,280 sf of vacated alley, for a total eastern site area of 27,200 sf with a maximum FAR of 20, resulting in FAR 544,000 sf.

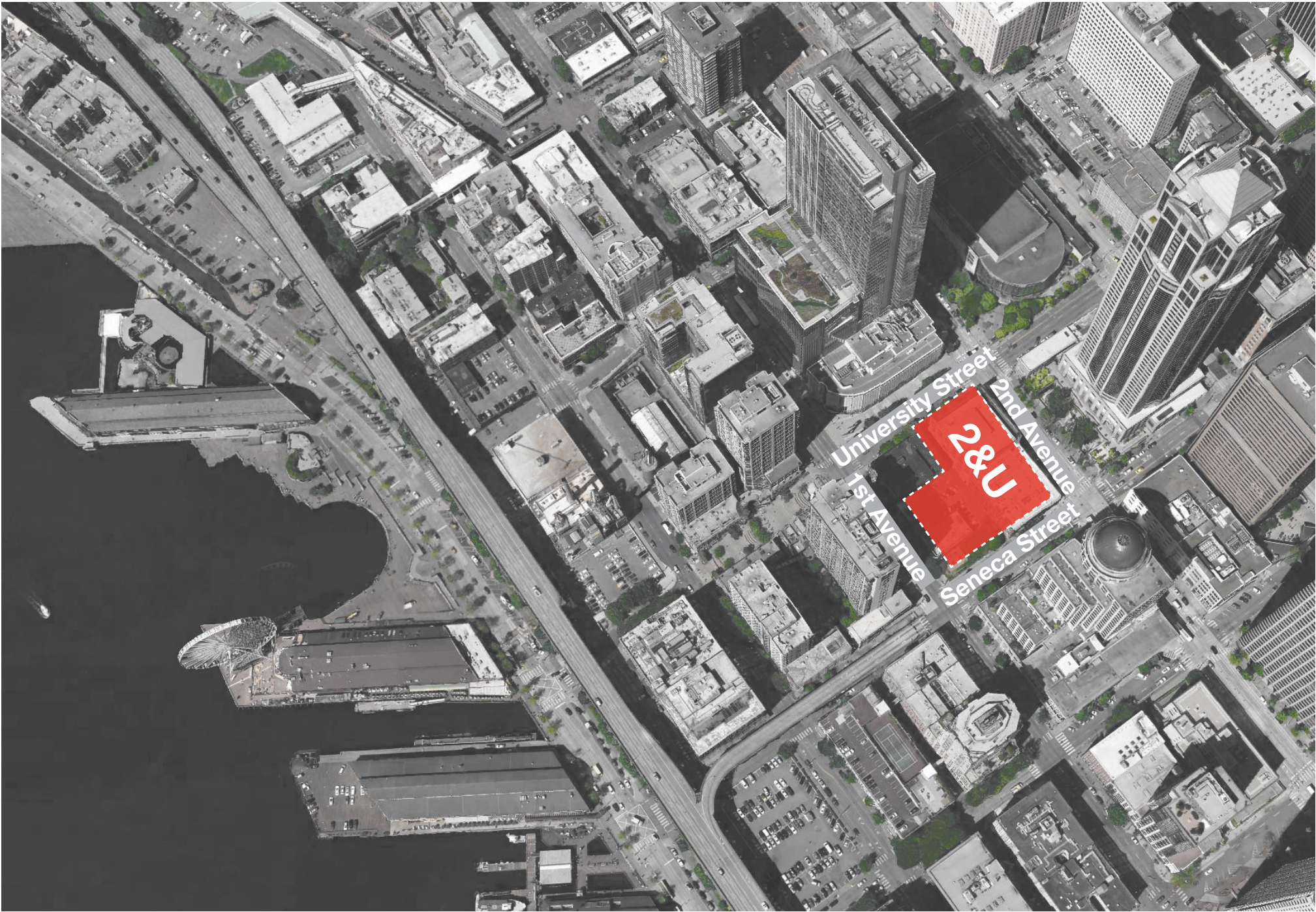
The western portion of the site to the centerline of the alley is zoned DMC 240/290-400. It has a combined site area of 17,760 sf, plus 1,280 sf of vacated alley, for a total western site area of 19,040 sf with a maximum FAR of 7, resulting in FAR 133,280 sf.

Program Objectives

This application is for a commercial project with an estimated 700,000 square feet of leasable Class A office space and approximately 15,000 sf of street level retail, plus below grade building services and support spaces.

Open spaces and pedestrian passages are proposed throughout the block connecting 2nd Avenue, 1st Avenue, and Seneca and University Streets.

Approximately 500 parking stalls will be provided below grade with garage access and exit off Seneca Street. Loading will also be accessed from Seneca Street.



Executive Summary

Skanska announced in November 2014 a Pacific Northwest inspired commercial high rise development collaboratively designed with Pickard Chilton and the Seattle community.

2&U is a Class A office tower with approximately 700,000 square feet of leasable space featuring an urban village experience comprised of unique and accessible retail shops, restaurants and event spaces. Skanska is working collaboratively with the downtown community during the design and development process by organizing a series of workshops and other forums to discuss how 2&U’s design can better connect tenants, visitors and neighbors to civic and cultural amenities like the Seattle waterfront, Seattle Art Museum and the downtown transit tunnel.

With a commitment to innovation, sustainable growth and responsible design, 2&U will be at the core of Seattle’s urban seam; the intersection of community, culture and commerce.



1 Groundscape Worksession
An early worksession with local design leaders, cultural spotters, business owners and tech entrepreneurs to explore ways the built environment can strengthen and elevate our city.

2 Open Community Workshop
An evening event where local residents, business owners and interested parties gathered and participated in a series of ideation activities to explore the design and the evolution of 2&U's urban village.

3 Engagement with Benaroya Hall & The Seattle Art Museum
The 2&U team has met and will continue to meet with Benaroya Hall and The SAM to identify ways that the neighboring community in this downtown core can work together.

4 Sustainable Values Workshops
The 2&U team is committed to providing sustainable values that relate to personal principles of the project, the surrounding community and internal team. The team has held and will continue to hold multiple sessions to refine and reflect these principles throughout the building's design and construction.

5 Engagement with The Downtown Seattle Association
The 2&U team will remain involved with helping the Downtown Seattle Association's retail program goals for the downtown retail core.

6 Engagement with Downtown Seattle Families
Multiple meetings and conversations to understand concerns and needs of the Downtown Seattle Families organization.

7 Vision of the Future - Youth Art Competition
We partnered with local Boys & Girls Clubs in an art competition - "What Will Seattle Look Like in 2035?". Their one-of-a-kind art was displayed at the open community workshop and three winners were rewarded for their remarkable creativity.



Zoning Classification

DOC1 U/450/U / Downtown Office Core

DMC 240/290-400 / Downtown Mixed Commercial

Site Area (including vacated Alley portions)

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. 02.06).

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’ (plus permitted penthouses)

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.. 13,800 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.

Type I application pending for reduced quantity and size of berths.

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 - application pending) 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.

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 p. 02.06):

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

35’ height

Class II Pedestrian St (Seneca St.):

25’ in DOC1 U/450/U;

15’ in DMC-240/290-400.

B-2. General Setback Limits,

Property line facades not req’d per Map 1H:

At 2nd Ave, University St, and Seneca St.:

Property line facades required per Map 1H:

At 1st Ave.

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.: 1st Ave., 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.: 1st Ave., 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.

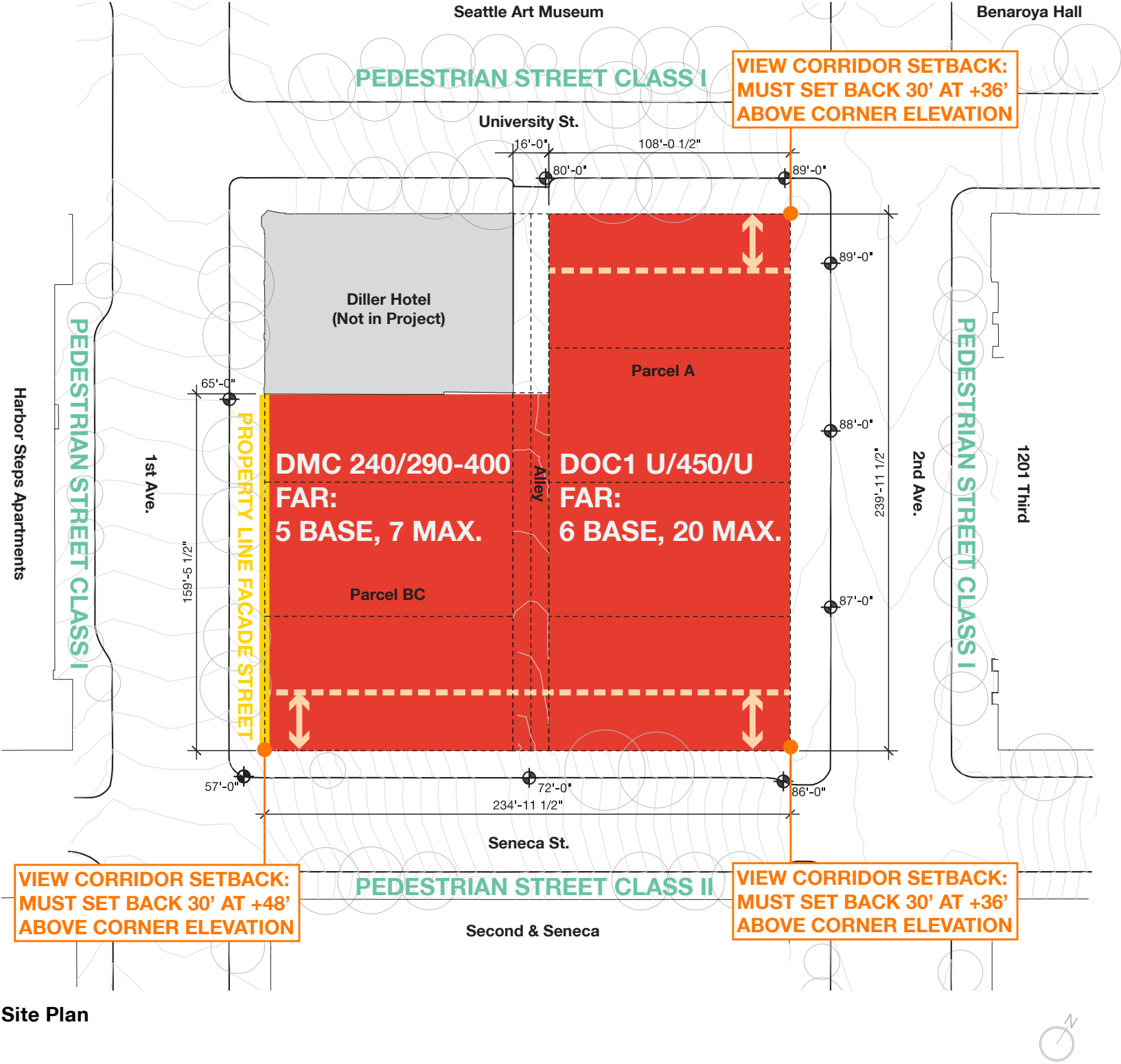
Refer to zoning envelope diagram (this chapter).

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.

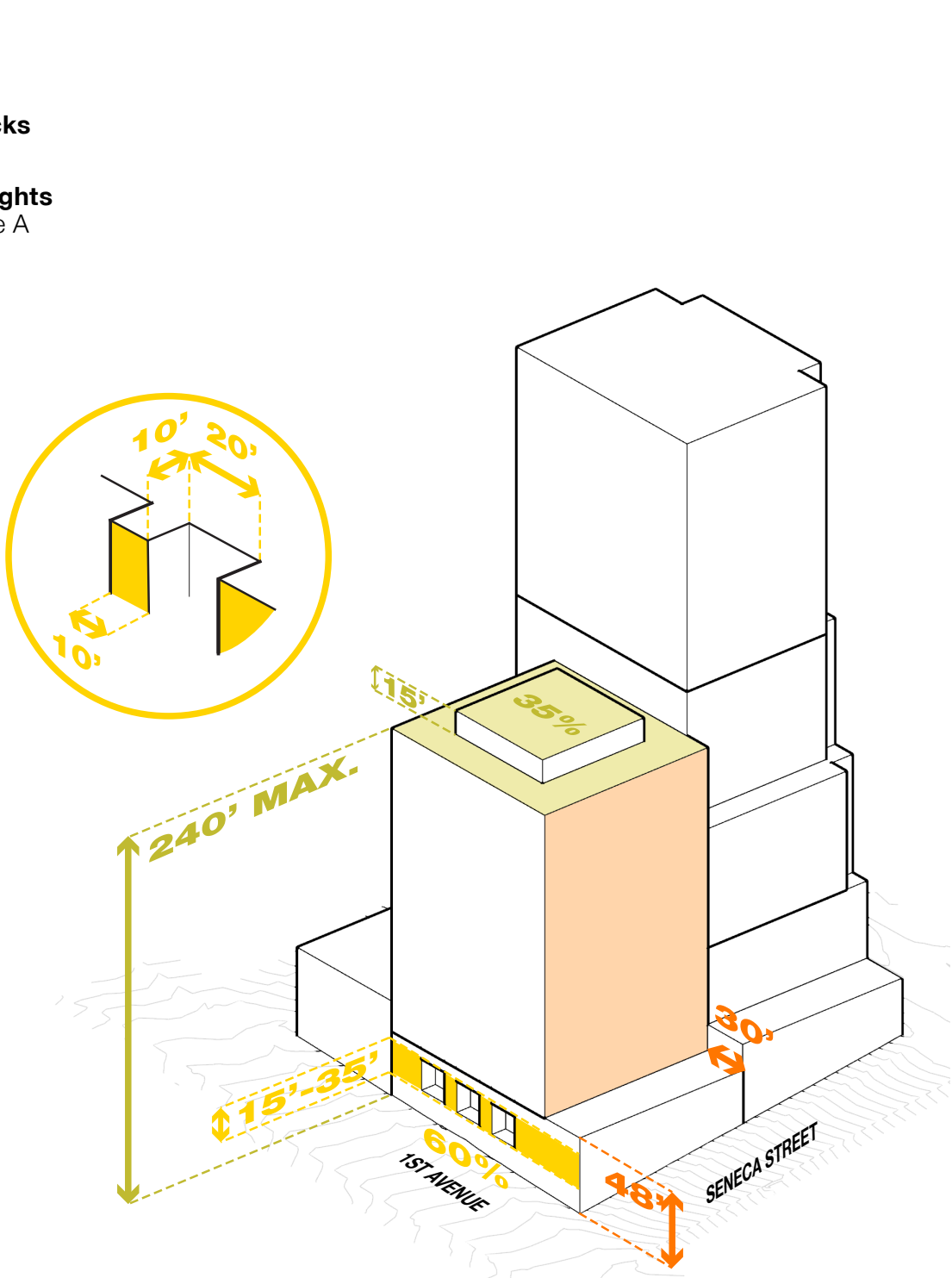
On lots where width & depth of lot each exceed 200’, maximum facade width for any portion of building above 240’ shall be 145’ along north/south axis of site (parallel to the Avenues).



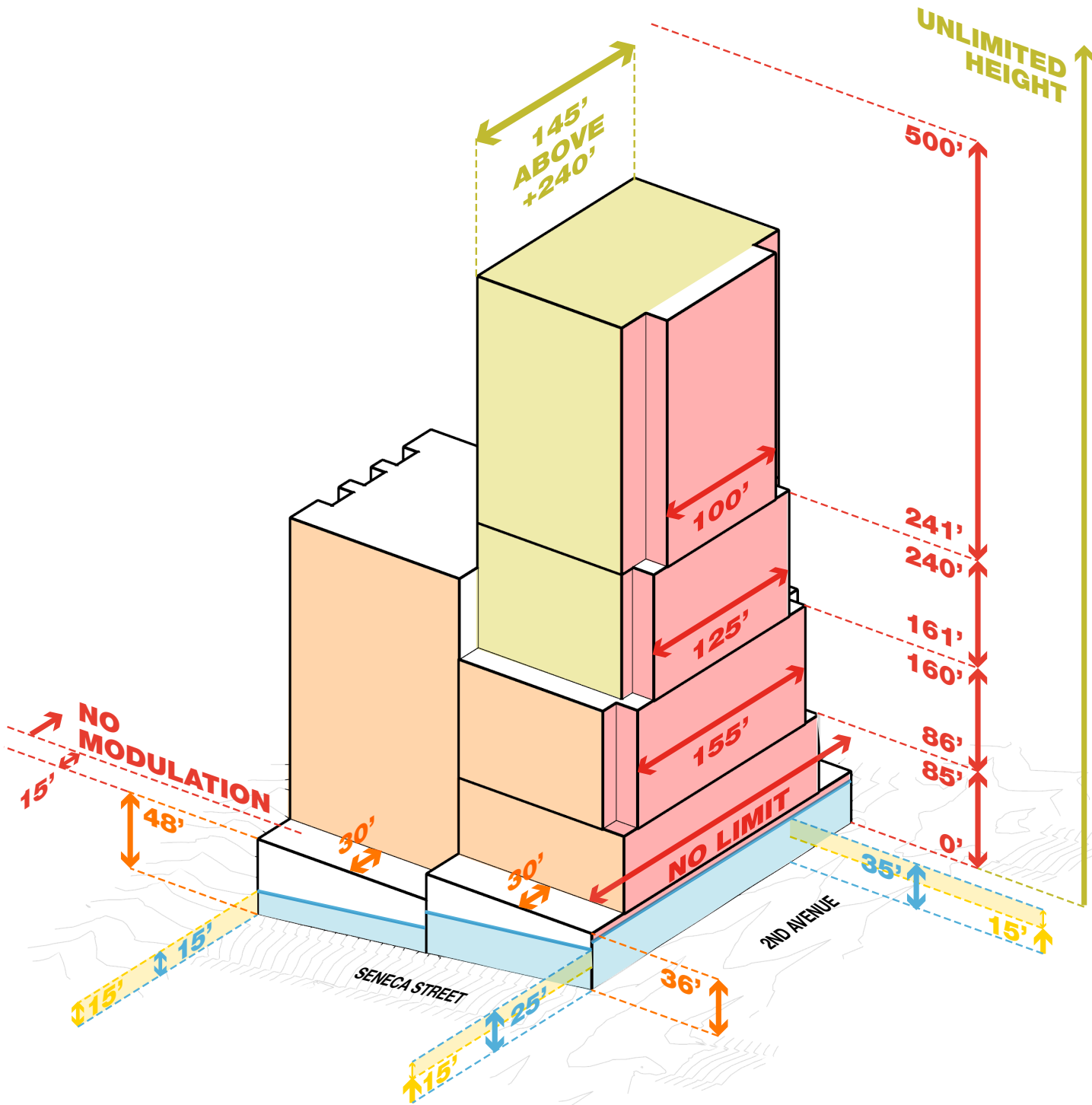
Site Plan

Zoning Envelope Diagram

- Maximum Tower Height & Width**
Section 23.49.058.D.2
- Facade Modulation**
Table 23.49.058A
- View Corridor Setbacks**
Section 23.49.024
- Minimum Facade Heights**
Section 23.49.056 Table A
- Setback Limits**
Section 23.49.056.B.2



View from Southwest



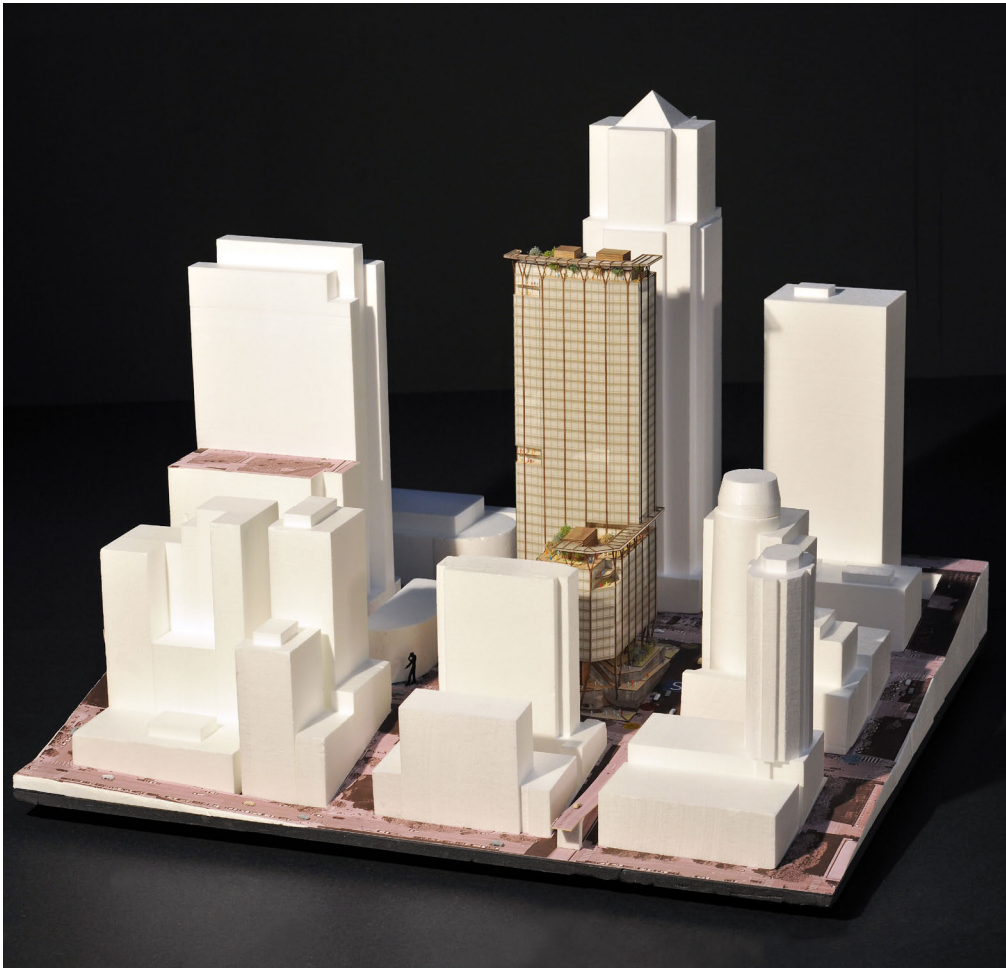
View from Southeast

2

Early Design Guidance

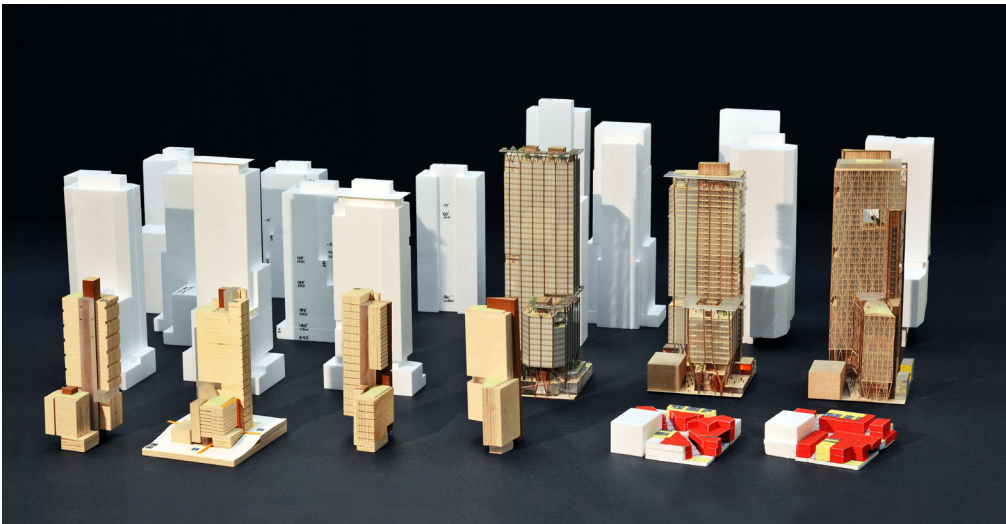
Provided by the Design Review Board and Public at Early Design Guidance 1

EDG 1 Meeting



Key Comments

- Study the expressed core at the 2nd Ave. facade.
- Study how the Y-columns meet the sloping grade.
- Study the orientation of the tower top trellis.
- Study the pedestrian experience along all sidewalk frontages.
- Study the pedestrian experience within the mid-block passages and courtyard.
- Study and simplify the retail roofscape.
- Study the materiality of the exposed cores and soffit at the undercroft.



EDG 1 Study Models

Comment	Design Response	Page Reference	Rationale
1a <i>The Board enthusiastically endorsed the design concept which “lifts” the tower up, creates a mixed-use and public undercroft, and exploits the spatial, circulation, use and view opportunities of the site’s steep slope. This support is qualified by the numerous studies and conditions described below, and the Board requests extensive large scale sections through the complex proposal, to ensure various concerns are addressed or mitigated. (A1, B3, D1)</i>	<ul style="list-style-type: none">Updated design illustrated with site sections and massing model views to fully describe scale and layout of human scaled building mass, retail facades, pedestrian access routes, and open spaces.	Reference Plan Page 3.20 - 3.24	<ul style="list-style-type: none">The scheme development modulates the size and massing of the “Village” to create views; uses relationships and scale to foster wayfinding, interest, landmarks and place making. Downtown Guideline A1, B3, D1.
1b <i>The Board supported the preferred ground level concept plan, and the diagonal circulations, interior courts and occupiable terraces are strongly supported in principle as expansions of the typical sidewalk public realm. However, they must be well-activated and not supplant perimeter activation and scale. (C1, D3)</i>	<ul style="list-style-type: none">Extend building facades and retail opportunities closer to the street on all project corners.2-storey building facades create a perimeter of the site with openings that invite pedestrian access into the “Alley Plaza”.“Porch” spaces, seat walls and lean rails provide site edge definition and sheltered open space at each corner.Retail, lobbies, terraces, and furnishings foster activity.	Reference Plan on Page 3.06	<ul style="list-style-type: none">Fostering the invitation to use and activate the street and full site spaces. Pedestrian scale facades with indoor/ outdoor uses to “porches”, leaning rails, sheltered spaces; all with the objective of inviting active civic life.Retail, lobbies, terraces, and furnishings located throughout the site are distributed to foster activity and views of people using the place. Downtown Guideline D1.
1c <i>The Board supported the level soffit under the tower, with the lower ‘village’ of commercial levels stepping down with the slope, as it opens the bay-facing west sides to more sunlight and views. This assumes the key structural columns are resolved, and the street wall definition and use concerns are balanced. The eventual correct height and scale of the soffit is dependent on a series of sectional, urban perspectives and micro-climate studies, to verify the experiential vitality and quality of this large, unusual space in the city. (B4, D1)</i>	<ul style="list-style-type: none">The sequence of sectional, eye-level studies illustrate the hierarchy of columns, ‘Village’ and street wall in relationship to the level soffit.The scale and size of the ‘Village’ modulates in relationship to the soffit with covered terraces to provide scale transition.Micro climate studies continue to verify experiential vitality and quality of this large and unusual space with the primary focus on sun and wind throughout the year.	Reference Plan Page 3.10 - 3.11	<ul style="list-style-type: none">The scheme development has refined the composition and relationships of key elements including structural columns, street walls, open space sequence, “village” massing and soffit to create a hierarchy of relationships and comfortable legible urban scale. Downtown Guideline B4, D1
1d <i>The Board understood the intent to not fully enclose the undercroft or create a winter garden, but would like to review a micro-climate analysis of sun penetration and winds that will inform the detailed massing and design of the interior lower levels and public spaces, in particular the terraces above the commercial uses. To fulfill the urban consequences of the ‘lifted tower’ these places must be pleasant and dynamic extensions of the public realm, with useful circulation, interesting uses, and/or lush plantings and gardens. (C5, D2)</i>	<ul style="list-style-type: none">A Pedestrian Wind Study found that beneath the building, the wind conditions are predicted to be comfortable for sitting and standing in both seasons and are considered appropriate. Downtown Guideline C5, D1, D2.Wind Comfort and Wind Safety criteria were used to evaluate wind activity. Proposed 2nd and University project is expected to have minimal impact on the wind speeds at grade level when compared to the existing site.No safety exceedances are expected in the areas around the proposed building.Solar studies have been used to define and shape the massing and design of the ‘Village’, including the location of gathering areas, retail and planted terraces. Downtown Guideline C5, D1, D2.	Reference Plan Page 3.30 - 3.31	<ul style="list-style-type: none">Waterfront Overlook provides access to the elevated deck at the SW corner with activation from the adjacent “Creative Commons” (interior) space, and site furnishings. Maximize the most comfortable and appealing space for pedestiran use. Downtown Guideline D1, D2.

Comment	Design Response	Page Reference	Rationale
2a <i>The Board supported the preferred massing scheme and its 2-4 story minimum street walls along 1st, University and Seneca Streets; large scale street elevations are needed to confirm the scale and how the permeable (doors) and activated edges negotiate the sloping side-walks. (C2, C3)</i>	<ul style="list-style-type: none">Sections, massing model views describe scale and layout of building form, retail facades, pedestrian routes, open spaces.1st Ave modified with retail ‘porch’, open lobby surrounded by retail, mid-block hill climb adjacent Diller Building.University St massing provides a pedestrian/alley mews with a retail terrace and a perch overlook to the northeast and Bennaroya Hall.Seneca St massing anchored at ends, retail ‘porches’ holding the corners, loading dock area as multi-function space with greater transparency.	Reference Plan Page 3.10 - 3.11	<ul style="list-style-type: none">The “Village” scale is intended to provide pedestrian scale comfort within and adjacent the building facades, and fit into the surrounding context. Downtown Guideline A1, B1
2b <i>The Board agreed with the primary office lobby address on 2nd Avenue, with a tall, light filled lobby to mitigate the afternoon self-shadowing from the tower. The Board also endorsed the tall but modulated tower with deflect-ed ends being strong on that street. (B4, C4)</i>	<ul style="list-style-type: none">Lobby skylights are unique and allow glimpses of expressed core and soffit from within lobby.Views through lobby create visual connection between lobby and pedestrian activity in the Alley Plaza.Additional office added at east tower face integrates core with tower massing and holds 2nd Ave building line with active tower facade.	Reference Section on Page 4.21 Reference Plan on Page 4.21 Reference Elevation on Page 4.23	<ul style="list-style-type: none">Large-scale doors and windows, and a high-volume light-filled lobby, welcome pedestrians per Downtown Guideline C4.A glass canopy provides weather protection, and signals entry, per Downtown Guidelines C4 & C5.Views through lobby welcome passers-by on 2nd Ave per Downtown Guidelines C1 & C3.Lobby is integrated with tower creating a unified building per Downtown Guideline B4.Accessible to transit per Downtown Guidelines B1 & B3.
2c <i>The Board strongly supported the tall, 2-story retail spaces shown on most of the perimeter, and particularly along the majority of 1st Avenue. The Board supported the voluntary sidewalk setback along most of 1st, but advised a transition back to the Diller street façade, rather than the abrupt exposure of the Diller sidewall. (B1, C1)</i>	<ul style="list-style-type: none">Updated design pulls north façade of retail back from the Diller façade to provide a mid-block site stair and overlook terrace.Pedestrian “Nook” and low terrace provides street level activation and eddy space along retail corridor for buskers.	Reference Plan Page 3.10 - 3.11	<ul style="list-style-type: none">Provides a NW corner exposure for the retail on grade at 1st Ave and greater prominence for the Diller Building. Downtown Guideline A1, B1
2d <i>The Board endorsed all the parking, loading and service access to occur mid-block on Seneca, and supported the stated intent to increase the depth of retail at the southwest corner, and to create retail frontage along all edges of the diagonal and central courtyard. (E1, E2, E3)</i>	<ul style="list-style-type: none">Increased retail width and depth on SW corner and create retail frontage along edges of diagonal and central courtyard.“Porch” space with seat wall and leaning rails provide site edge definition and flat, occupied open space for retail at entries.	Reference Plan Page 3.20 - 3.24	<ul style="list-style-type: none">Create symbiotic proximity between retail and activity areas. Locate activation in the pedestrian’s view sequence through the site to increase activity and vitality. Downtown Guideline B3, C3
2e <i>The proposed pedestrian treatment of the alley stub behind the Diller building was endorsed by the Board, as well as the deflected edge of the proposal along University Street; that will wrap activating uses into the alley and provide a pedestrian link into the block center, should that alley be occupied by vehicles in a current or future Diller building scenario. (C6, D3)</i>	<ul style="list-style-type: none">Alley width maintained, with an adjacent open space terrace to the east with “Sam Wedge” retail space accessible from the alley, central courtyard and 2nd Ave.Bike parking and storage program access from Alley entry activates north open space, provides highly visible and accessible bike circulation separate from garage and loading.Vehicle turnaround is provided within a protected open space that is physically separated from the central courtyard.	Reference Plan Page 3.19	<ul style="list-style-type: none">Provide for alley function and integrate additional uses to increase vitality and pedestrian use. Develop alley stub as part of the continuum of the Alley Plaza and open space system. Downtown Guideline C1, D1, D3, D6

Comment	Design Response	Page Reference	Rationale
<div>2f</div> <div><i>The Board advised the applicants to carefully assess and integrate the 2 ‘blank walls’ of the Diller building which will become highly visible to the undercroft of the proposal, and adjacent streets. (B2)</i></div>	<ul style="list-style-type: none">The Diller building is intentionally the focal point in a series of pedestrian view corridors throughout the project and the backdrop to retail terraces and the courtyard.	Reference Plan on Page 3.19	<ul style="list-style-type: none">Existing Diller façade is to be celebrated with set-backs by new structures to maintain the historic identity of the building. Downtown Guideline C3, C6
<div>3a</div> <div><i>The Board endorsed the concept of mixed uses, stepping forms, and strategically located ramps through the mid-block, but unanimously agreed the complexity of ramps and movement presented should be simplified and clarified, to ensure a legible public circulation system, with genuine destinations that draw users to terraces and viewpoints. A public ramp to valuable viewpoints/destinations is welcome, and the southeast corner terrace appears most promising as a major destination. (D1, D3)</i></div>	<ul style="list-style-type: none">Generous publicly accessible circulation system provides mid-block and diagonal crossing opportunities with retail, gathering, and resting opportunities along each route.Invitational views lead pedestrians toward destinations along the edges and within the courtyard; drawing users to terraces and viewpoints.Ramp quantity reduced and concentrated.Project elements such as the building cores and the Diller Building provide intuitive way-finding.	Reference Plan Page 3.10 - 3.11	<ul style="list-style-type: none">Updated design simplifies the overall ramp complexity to reduce the quantity of pedestrian ramps up to the south and west terraces only with objective of increasing site legibility. Downtown Guideline A1, B1, C1Reducing the number and location of the pedestrian ramps provides more retail elevations and opportunities for facades to open and engage with the street, sidewalk, and ‘village’ for greater vitality. Downtown Guideline C1
<div>3b</div> <div><i>The Board agreed a few “discovery pathways” are acceptable (Pike Place Market was cited), but the predominant circulation and way-finding should be generous, legible and very well-lit. The perimeter uses of the central courtyard are essential to the concept, and should all be very activating to maximize user comfort and safety. The Board supported the cultural and office-loft diversity of uses stated. (D1, D5, D6)</i></div>	<ul style="list-style-type: none">Scheme development reflects refinement of pathways to address urban ‘desire lines’ with the ability to see destination and path for ease of use.Building massing and circulation provides multiple retail and office types to co-exist in a carefully crafted “Village”.Visual access and legibility provided throughout the Village to promote safety, comfort, and curiosity.	Reference Plan on Page 3.06	<ul style="list-style-type: none">Use a system of generous pathways with near and distant views of landmarks and destinations to provide legible circulation and intuitive routes through the project “Village”. Downtown Guideline A1, B1
<div>3c</div> <div><i>The Board agreed the primary at-grade diagonal desire line is from the southwest to the northeast, and supported a recess at the critical southwest street corner. (C1)</i></div>	<ul style="list-style-type: none">Clear sightlines including landmarks in the near and distant views created to invite access and provide additional interest.Additional gathering area on the eastern side of the ‘Sam Wedge’.Addition of the mid-block stair and terrace to connect to the 1st Avenue retail corridor and diversify the character of places to stop and rest.	Reference Plan Page 3.04 - 3.05	<ul style="list-style-type: none">The primary diagonal desire lines from SW to NE is modified to simplify the overall character of the “Village” site. The glazed lobby consolidates southwest access to the through-site desire line and includes ADA access. Downtown Guideline C3, D6.Opportunity for the 1st Ave lobby to engage both the street and the “Alley Plaza”.Increased retail frontage and street activation on 1st Ave.Increased open space on “Waterfront Terrace”. Downtown Guideline D1, D2.

Comment	Design Response	Page Reference	Rationale
3d <i>The Board agreed the circulation diagonals are not equal in activity and possibly size, and they may not need to be symmetrical on the block; the southeast corner was suggested as a possible starting point for the primary ramp, and/or that diagonal pathway might be a glazed portal that orients and distinguishes that entry from the other corners. (C2, D3)</i>	<ul style="list-style-type: none">The general desire lines are maintained to provide a central courtyard with porous edges and corners that have been offset from the straight diagonal to provide choreographed sightlines, and more support for a slower pace of experiencing the site.Creation of a series of experiential episodes that can be found along each path of travel through the site.	Reference Plan on Page 3.06	<ul style="list-style-type: none">Each pedestrian “portal” is unique to the corner and context to provide diversity of experience, landmarks, and site specific relationships to the street and adjacent buildings. Downtown Guideline C2, D3.
3e <i>The Board was enthusiastic about public uses of the roof terraces above the commercial ‘village’, including a mix of active destinations such as cafes, and more peaceful gardens. Both should include vegetation and low parapets that show users to the streets below, and possibly integrated windscreens/lighting elements. (D3)</i>	<ul style="list-style-type: none">Include public users on terraces above commercial village (including cafes and gardens). Both should include vegetation and low parapets that provide views to streets below. Possible use of windscreens and lighting elements to be further evaluated.Diverse size and type of open spaces.	Reference Plan on Page 3.06	<ul style="list-style-type: none">Mixing retail and office facades with active pedestrian open spaces provides more diverse and active use of the spaces.Creates more sightlines into and out from the open spaces. Downtown Guideline A1, B1
3f <i>The Board agreed all the elevations of the 2 exposed cores will be essential to the character of the undercroft, and their materials, lighting and shadow impacts should be carefully studied as part of the other section and perspective studies. (B2)</i>	<ul style="list-style-type: none">Open spaces between elevator banks allow east-west views and light through cores, and reduces overall mass.Material options for exposed core walls are under study and will be presented at the Recommendation Meeting.The goal is to visually integrate the core wall material with exposed concrete of the Tree Columns, or the spandrel portions of building enclosure.	Reference Page 4.18-4.19 Reference Page 4.26	<ul style="list-style-type: none">Separating the core into volumes increases surfaces catching light & shadow, creating a transition in bulk per Design Guideline B2.The unique elevated tower & expressed cores creates a memorable special sense of place, per Downtown Guideline D3.Cladding materials will be unified with rest of enclosure to create a coherent design per Downtown Guideline B4.Materiality & texture of core enclosure will add another level of detail to create a facade of many scales per Downtown Guideline C2.
4a <i>The Board endorsed the two stepped and interlocked forms of the office program, and the proposed setback of the northwest mass from the Diller Building. At the next meeting, the applicants should provide alternatives for the materiality and composition of these two forms, and whether they are unified or distinct. (B4)</i>	<ul style="list-style-type: none">A notch (approximately 30 ft x 30 ft) added at the north side of the low rise brings daylight into the Alley Plaza below.The notch creates more occupied vision glass looking into the Alley Plaza below.This northern notch and a southern roof terrace setback articulates the tower and low rise as interconnected volumes.Shared cladding systems create a unified building, while sculptural carvings express the two components.	Reference NW View on Page 4.11 Reference Plan on Page 4.11 Reference NW View on Page 4.11 Reference SE View on Page 4.11	<ul style="list-style-type: none">The stepped massing transitions between DOC & DMC zones, responding to adjacent Russell Tower and Second & Seneca Building per Downtown Guideline B2 & B3.The daylight at the Alley Plaza notch provides inviting and usable open space per Downtown Guideline D1.Shared cladding & interlocking massing unifies the building as it bridges two zones per Downtown Guideline B4.

Comment	Design Response	Page Reference	Rationale
4b <i>The Board agreed the tall, visible structural columns are strategic components of the concept, and discussed them at length. They supported a strong tectonic expression, and were intrigued by the branching forms proposed. However, the Board was not certain the columns all had to be the same form, or if they all must be visible to grade. The Board agreed the logic of how such a large, lifted tower is grounded, is very important, and further studies are required, including how the bottom floor(s) of the tower transitions to the columns. (B2, B4)</i>	<ul style="list-style-type: none">Four distinct tree-column profiles have been developed, each responding to a unique grade condition on the sloping site.As recommended by DRB, each tree-column meets grade in a consistent, purposeful way, as opposed to becoming embedded in sloping grade in a more casual and varied way as in EDG 1.Branching begins at 7 ft to allow comfortable clear passage beneath angled columns, as opposed to diagonal conditions the DRB felt could be pedestrian obstructions at EDG1.Hexagonal forms and facets express light & shadow to sculpt the mass into smaller facets at pedestrian scale.	Reference Elevation on Page 4.17 Reference Elevation on Page 4.17 Reference Elevation on Page 4.17 Reference Sketches on Page 4.16	<ul style="list-style-type: none">Overhead branching allows uninterrupted passage without diagonal obstructions, inviting access to public spaces per Downtown Guideline D1.Spaces at the base of tree-columns provide opportunity for street-level activity per Downtown Guideline C1.3.Facets encourage passers-by to touch and engage with column bases, & create dramatic light & shadow within the more heroic scale of the overall tree-column, subtly modulating the facade per Downtown Guideline C2.Unique tree profiles act as special markers based on authentic structural purpose, to create memorable elements per Downtown Guideline D3.
4c <i>The Board endorsed the offset core along 2nd Avenue, and the expression and modulation of that core to the façade. The Board endorsed more study of the core’s central zone facing 2nd Avenue (possible multi-story sky-gardens?), and the fenestration into service elements. (B4, C2)</i>	<ul style="list-style-type: none">Office space with maximized vision glass has been added along 2nd Ave building line. This integrates the expressed core into the tower massing and brings more visual activity to the street edge.The east facade is subtly modulated with authentic, program-generated components: glazed stairs & vestibules, clerestories, outrigger bracing, & integrated louvers.Angled facets at the east notch catch sun & shadow at different angles than the primary orthogonal facades.	Reference Elevation on Page 4.23 Reference Plan on Page 4.23 Reference Axon on Page 4.23	<ul style="list-style-type: none">The facade rhythm responds directly to interior program components to express a coherent interior/exterior design per Downtown Guideline B4.2.Cladding panels & windows to stairs & vestibules add a smaller scale within the larger vertical expression of expressed core & office vision, to create a facade of many scales per Downtown Guideline C2.Windows into stairwells, vestibules, & washrooms provide daylight to the interior & a sense of activity viewed from the exterior per Downtown Guideline C3.
4d <i>The Board endorsed tower facades that express the structural system (diagrid or other), and the notion of a rooftop transition that feathers to the sky, but they were not convinced about the southwest directionality of the trellis shown. (A2)</i>	<ul style="list-style-type: none">Structural expression is integral to the design of the tower, from the tree-columns at the base, up to tower crown and roof trellis.The trellis has been made symmetrical along 2nd Ave and the north and south faces, but has a minor inflection to the southwest primary solar orientation.Tower top trellises will relate to tower soffit cladding and massing to create a unified experience as one looks upward. The framing design and materials will be presented at the Recommendation Meeting.	Reference Axon on Page 4.24-25 Reference Axon on Page 4.24-25 Reference Axon on Page 4.24-25	<ul style="list-style-type: none">Structural expression, from sidewalk up to the sky, unifies the building with an honest layer of detail and texture to create a coherent building per Downtown Guideline B4.The roof terraces and trellises provide program-generated rooftop features that enhance the skyline at both the high rise and low rise roofs, per Downtown Guideline A2
4e <i>The Board agreed the tower height and profile fits well into the larger downtown skyline, especially viewed from the west, where the tower joins a row of mid-height towers, rather than being taller (which zoning allows). (A2, B1)</i>	<ul style="list-style-type: none">Slightly increased floor plates (area added to the east) reduces tower by 3-stories, furthering the tower’s role as a member of the chorus in the skyline.Chamfers on southwest & northwest facades catch midday & afternoon sun, enhancing sculptural quality viewed from west.	Reference Rendering Page 4.02 Reference Rendering Page 4.02	<ul style="list-style-type: none">Tower & low rise massing are compatible with adjacent high rises on 2nd Ave & low rises on 1st Ave per Downtown Guidelines A1, B1, B2, & B3.Tower top trellises extend structural expression to enhance the skyline per Downtown Guideline A2.

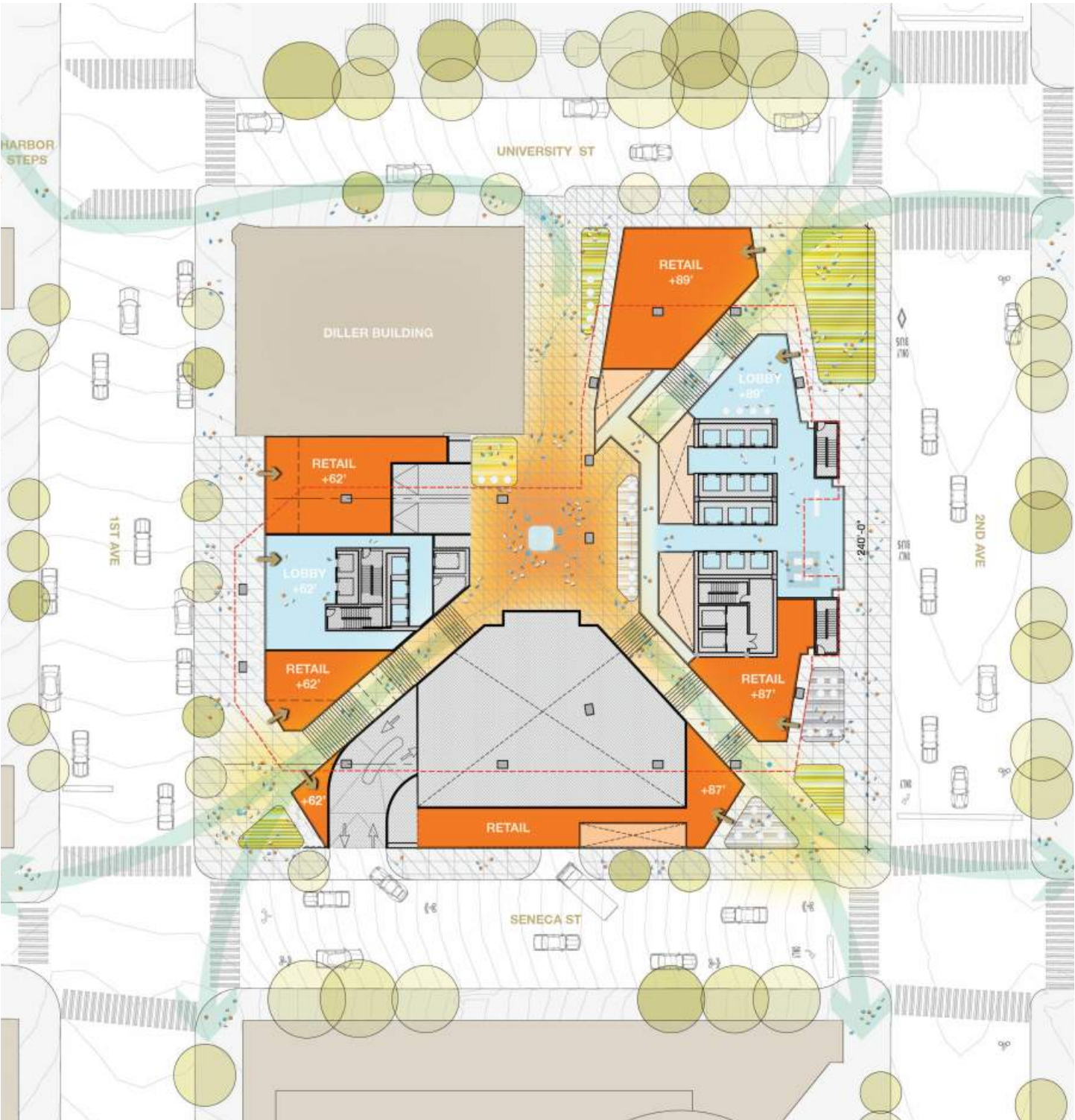
Board Direction	Response	Board Direction	Response
1a Extensive large scale cross sections through the lower 6-7 floors of the complex proposal, including the through-block pathways, to ensure various concerns are addressed or mitigated.	Pages 3.20 - 3.24	3e Include public uses on the roof terraces above the commercial 'Village', including a mix of active destinations such as cafes and more peaceful gardens. Both should include vegetation and low parapets that show users to the streets below, and possibly integrated windscreens/ lighting elements.	Pages 3.06
1c A series of sectional studies and eye-level urban perspectives, to verify the experiential vitality and quality of the large undercroft space and massing of the lower level forms.	Pages 3.10 - 3.11	3f Study and resolve the materials, lighting and shadow impacts of the two exposed vertical core masses, and also show this on the other section and perspective studies.	Pages 4.18-4.19
1d A micro-climate analysis of sun penetration and winds that will inform the detailed massing and design of the interior lower levels and public spaces, in particular the terraces above the commercial uses.	Pages 3.04 - 3.05	4a Provide alternatives for the materiality and composition of the two stepped and interlocked tower forms, and whether they are unified or distinct.	Page 4.11
2a Large scale street elevations (1/4") are needed to confirm the scale and how the permeable (doors) and activated edges (transparency and use) negotiate the sloping sidewalks.	Pages 3.10 - 3.11	4b The logic of how such a large, lifted tower is grounded, is very important, and further studies of the columns are required, including how they interact with the 'Village' forms, how the bottom floor(s) of the tower transitions to the columns, and the treatment of the large soffit to the undercroft.	Pages 4.16-4.17
2c Develop a façade transition back to the Diller street façade, rather than the abrupt exposure of the Diller sidewall.	Pages 3.10 - 3.11	4c More study of the core's central zone facing 2nd Avenue (possible multi-story sky gardens?), and the fenestration into service elements.	Pages 4.22-4.23
2d Increase the depth of retail at the southwest corner, and create retail frontage along all edges of the diagonal and central courtyard.	Pages 3.20 - 3.24	Multiple eye-level street perspectives showing the project and especially all of the lower levels in context.	Pages 3.12 - 3.15
3a Simplify and clarify the complexity of ramps and movement presented, to ensure a legible public circulation system, with genuine destinations that draw users to terraces and viewpoints.	Pages 3.10 - 3.11		



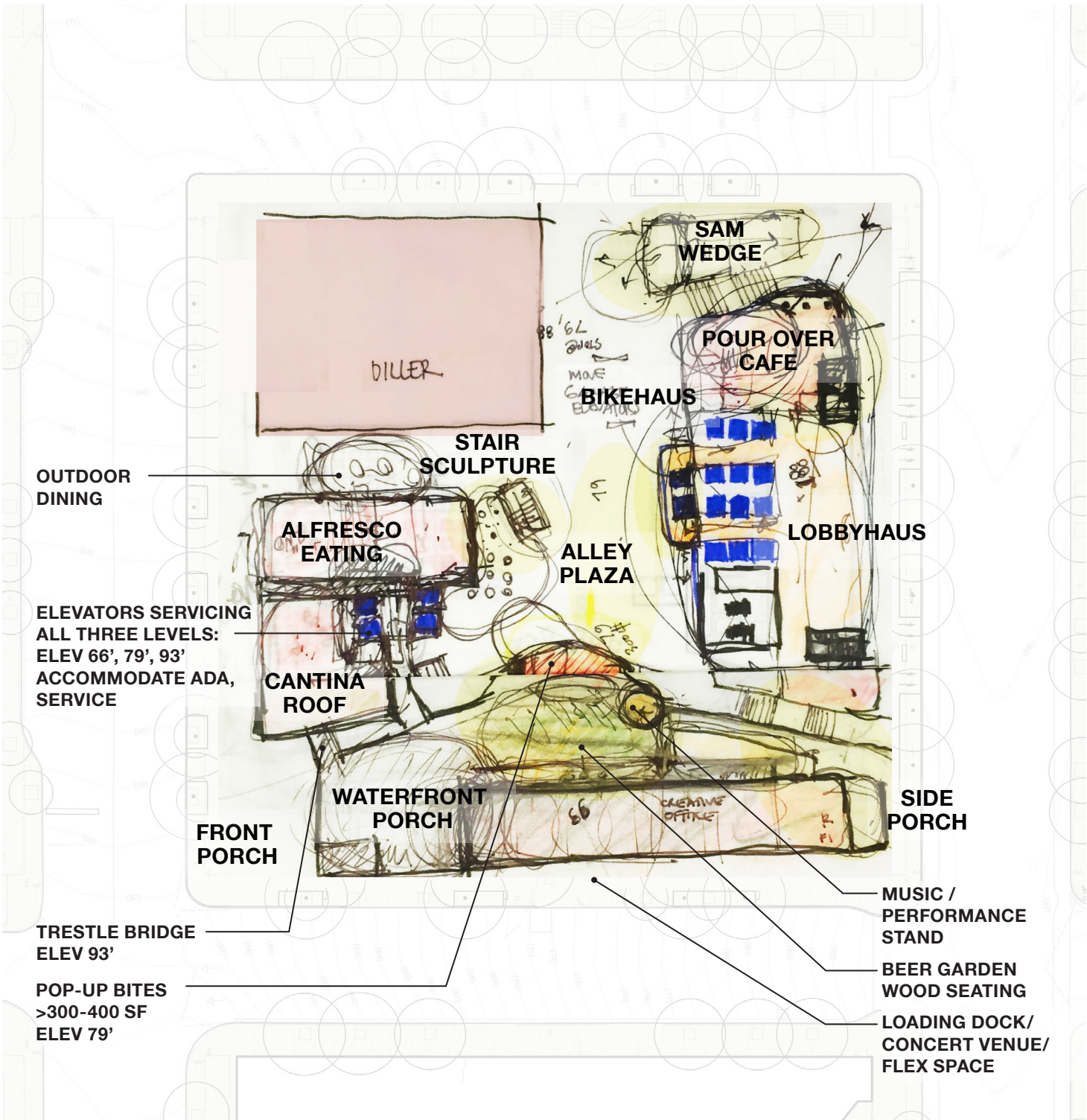
Village & Street Perimeter

Vision for the Landscape and Street Level Experience / Village Sections & Elevations

- 1a
- 1b
- 1c
- 1d
- 2a
- 2b
- 2c
- 2d
- 2e
- 2f
- 3a
- 3b
- 3c
- 3d
- 3e
- 3f
- 4a
- 4b
- 4c
- 4d
- 4e



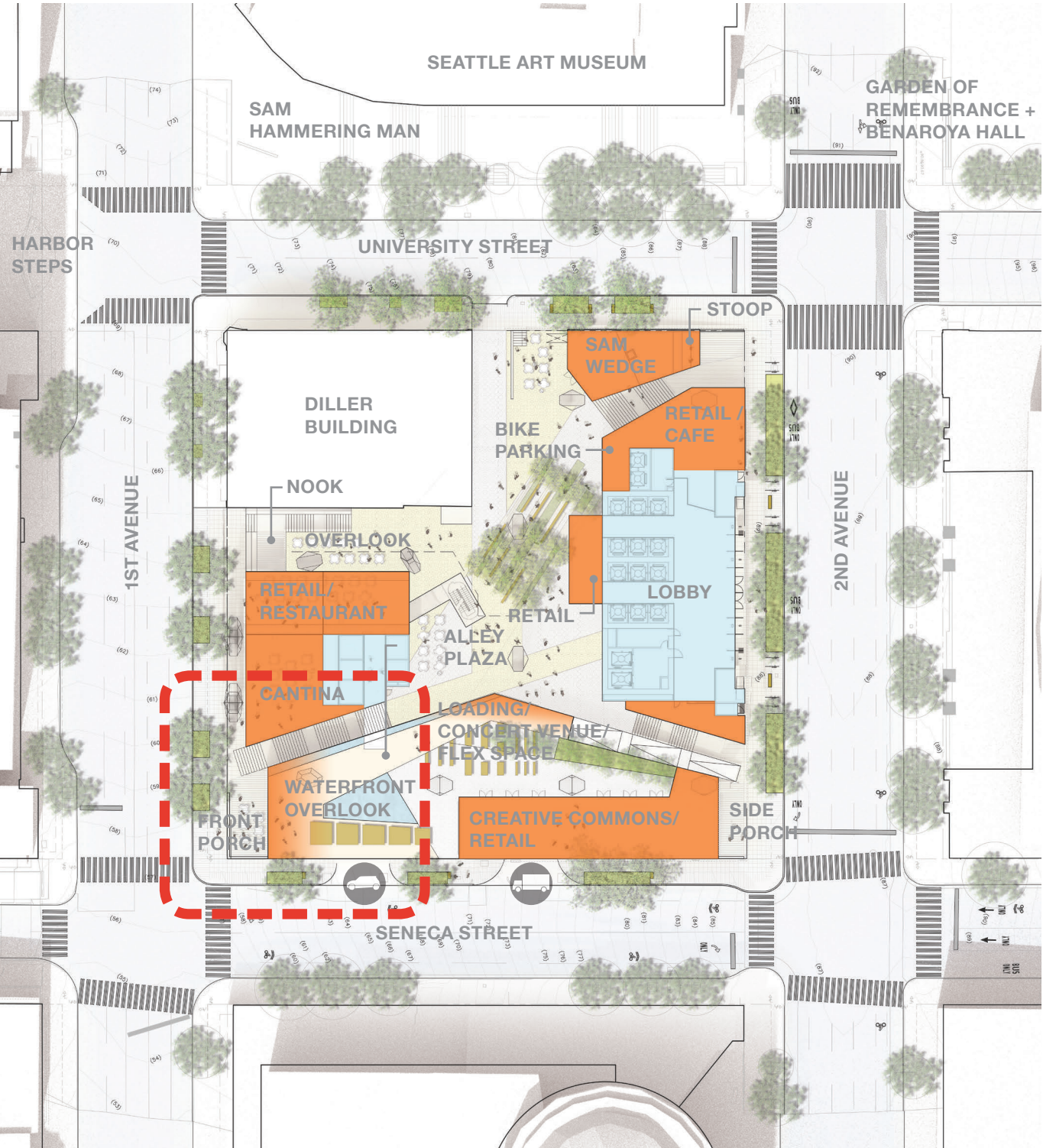
EDG1 - SITE PLAN



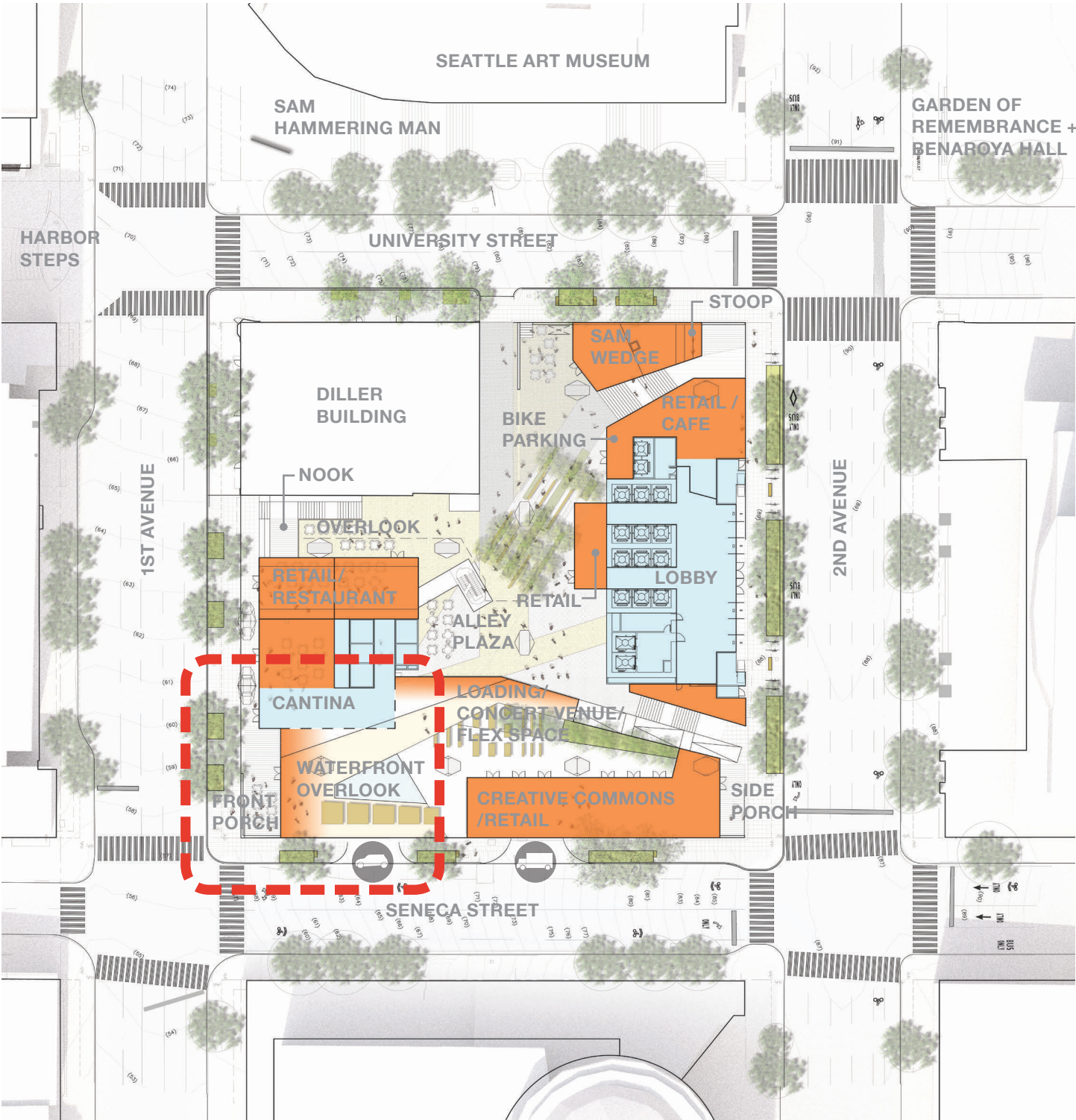
WORK SESSION DEVELOPMENTS - NEIGHBORHOOD VILLAGE STUDY

Village & Street Perimeter / Village Plan

- 1a
- 1b
- 1c
- 1d
- 2a
- 2b
- 2c
- 2d
- 2e
- 2f
- 3a
- 3b
- 3c
- 3d
- 3e
- 3f
- 4a
- 4b
- 4c
- 4d
- 4e

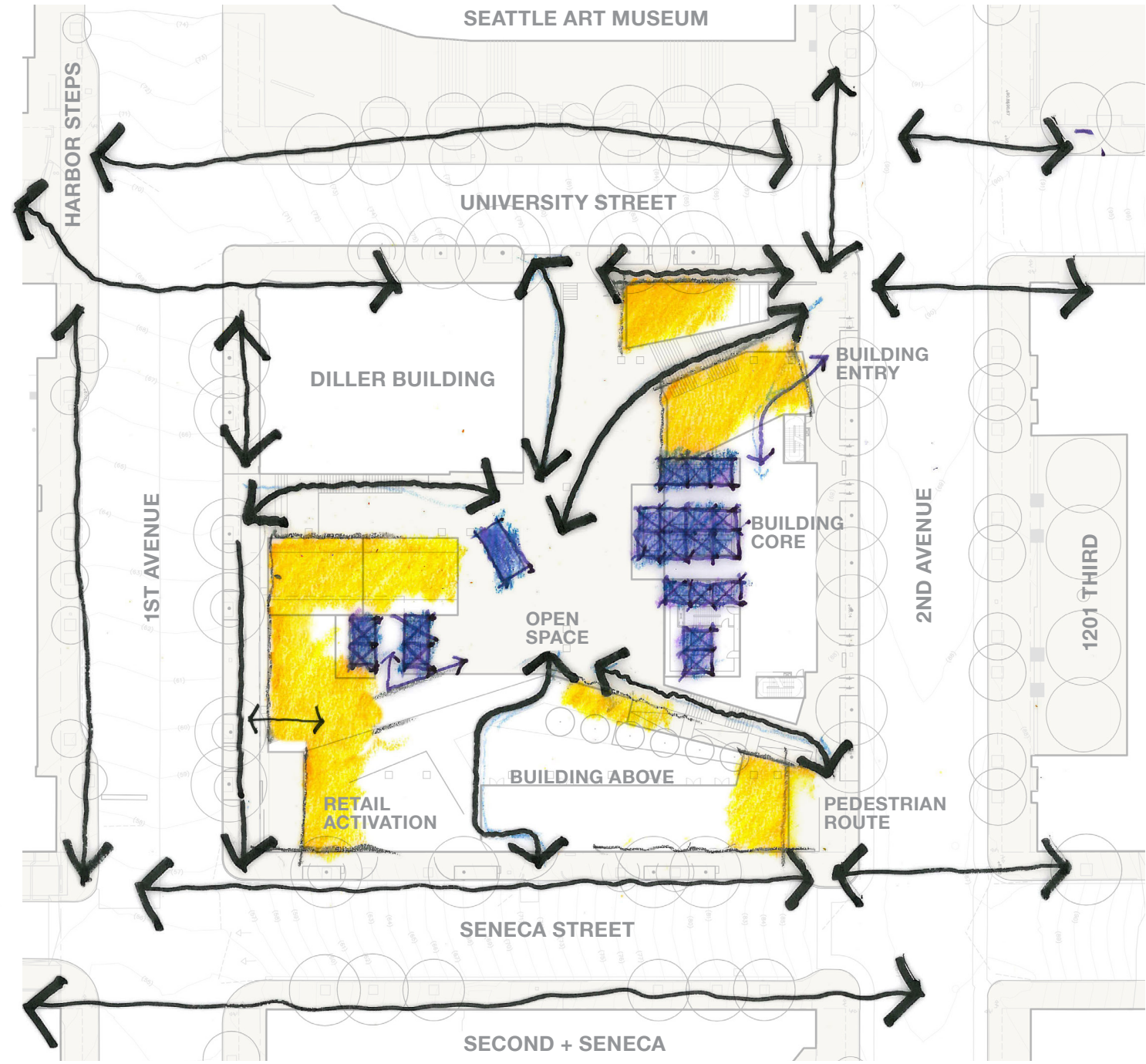
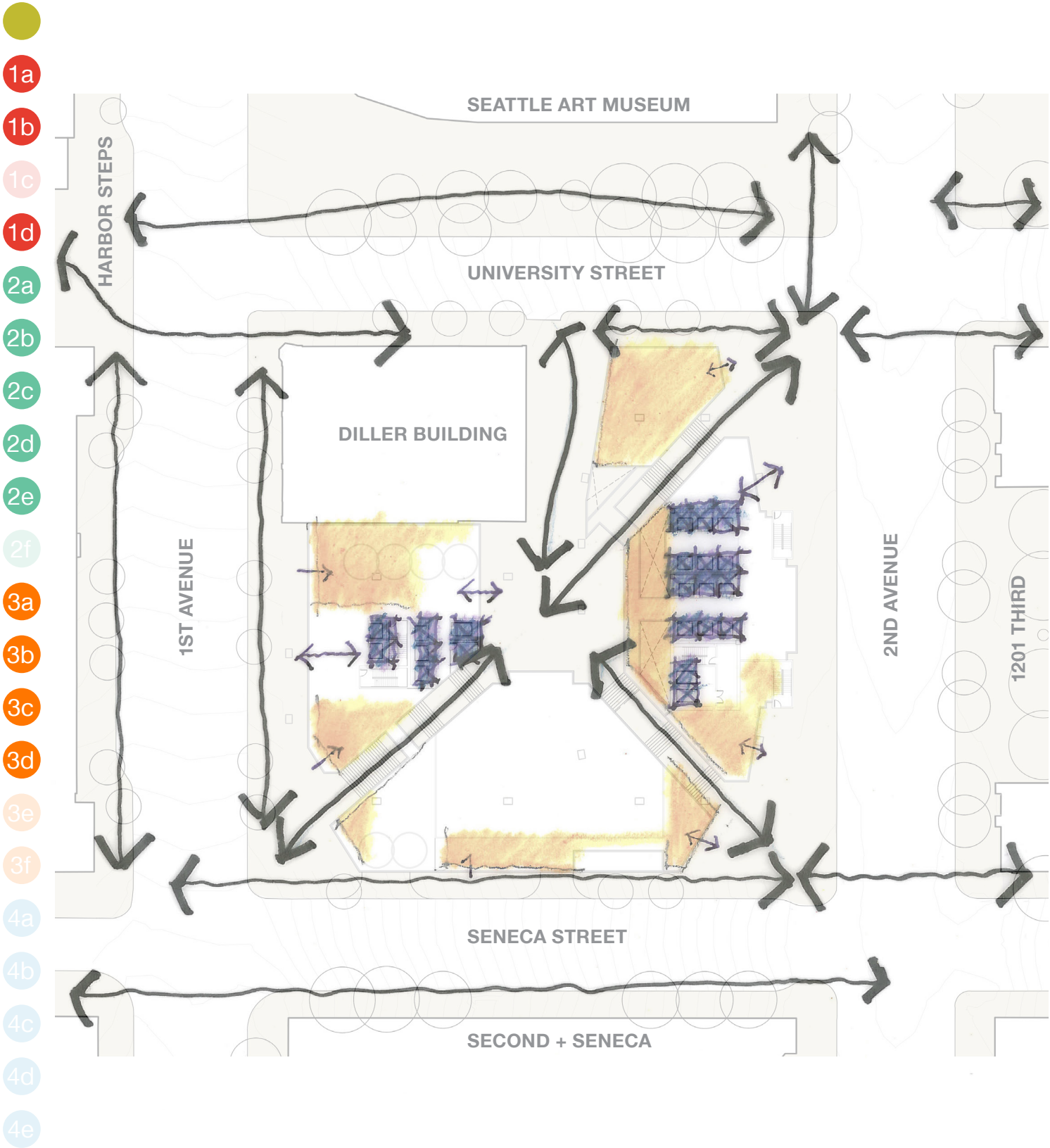


EDG2 - STUDY PLAN

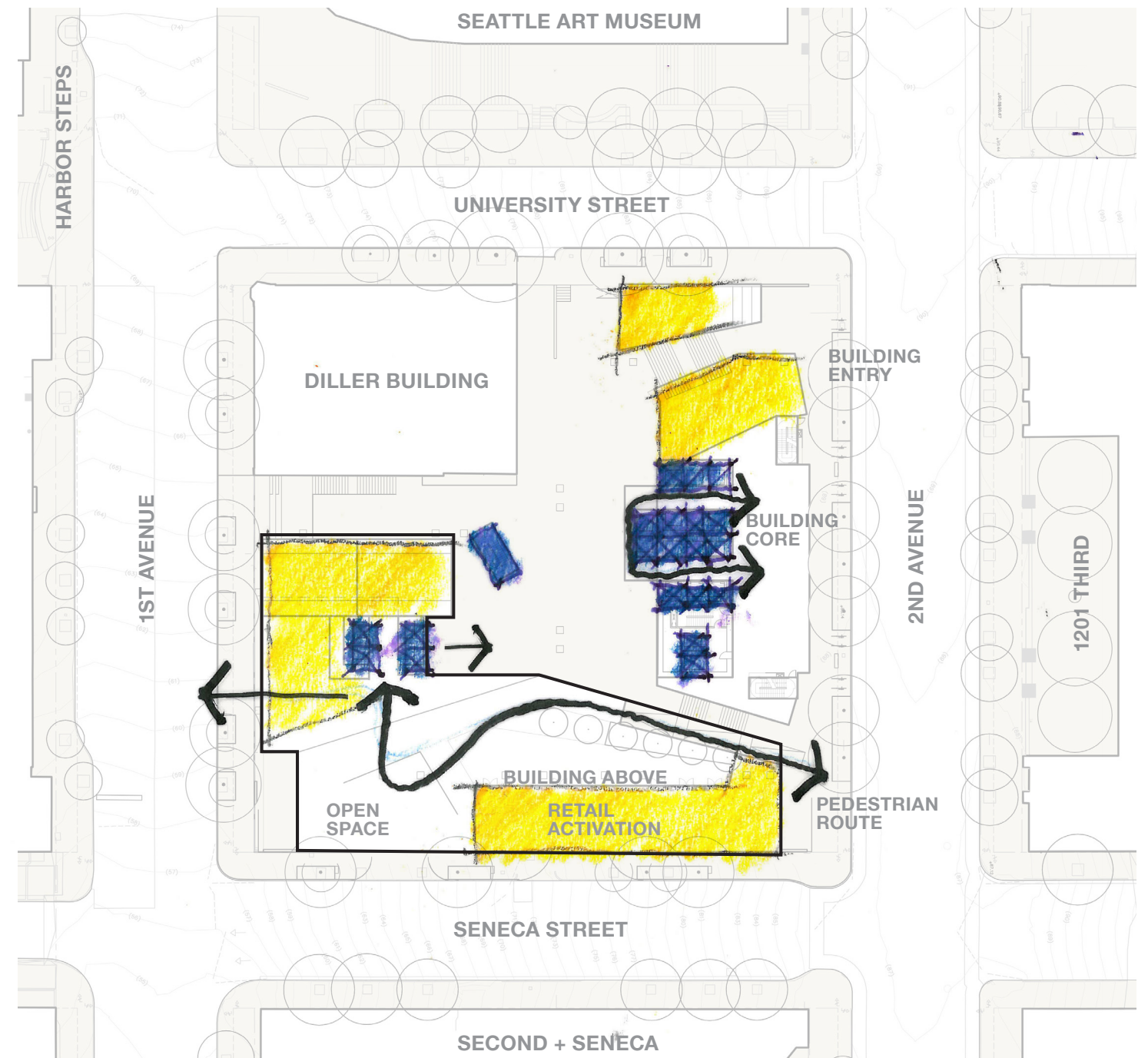
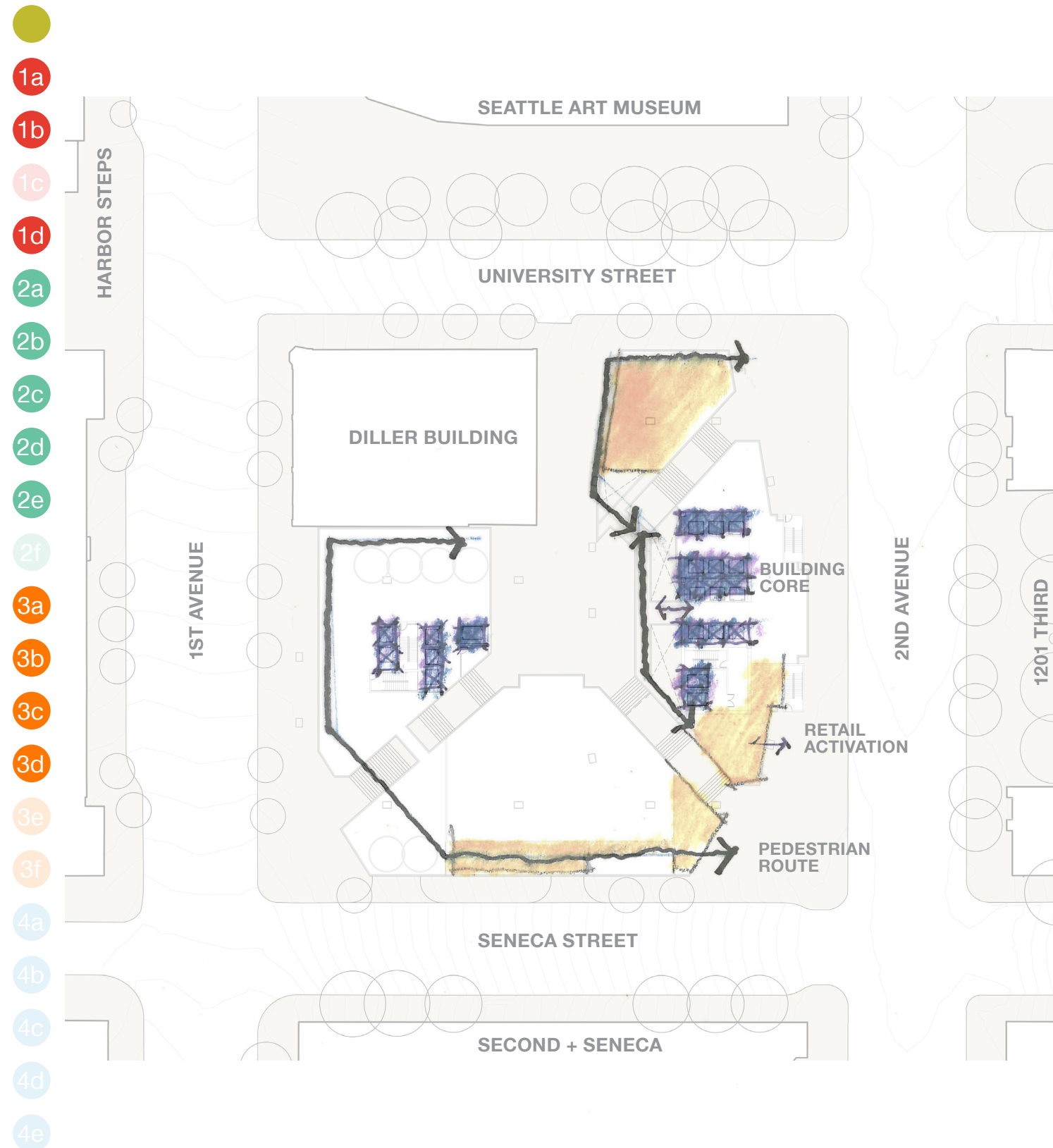


EDG2 - CURRENT PLAN

Village & Street Perimeter / Circulation - Ground Level

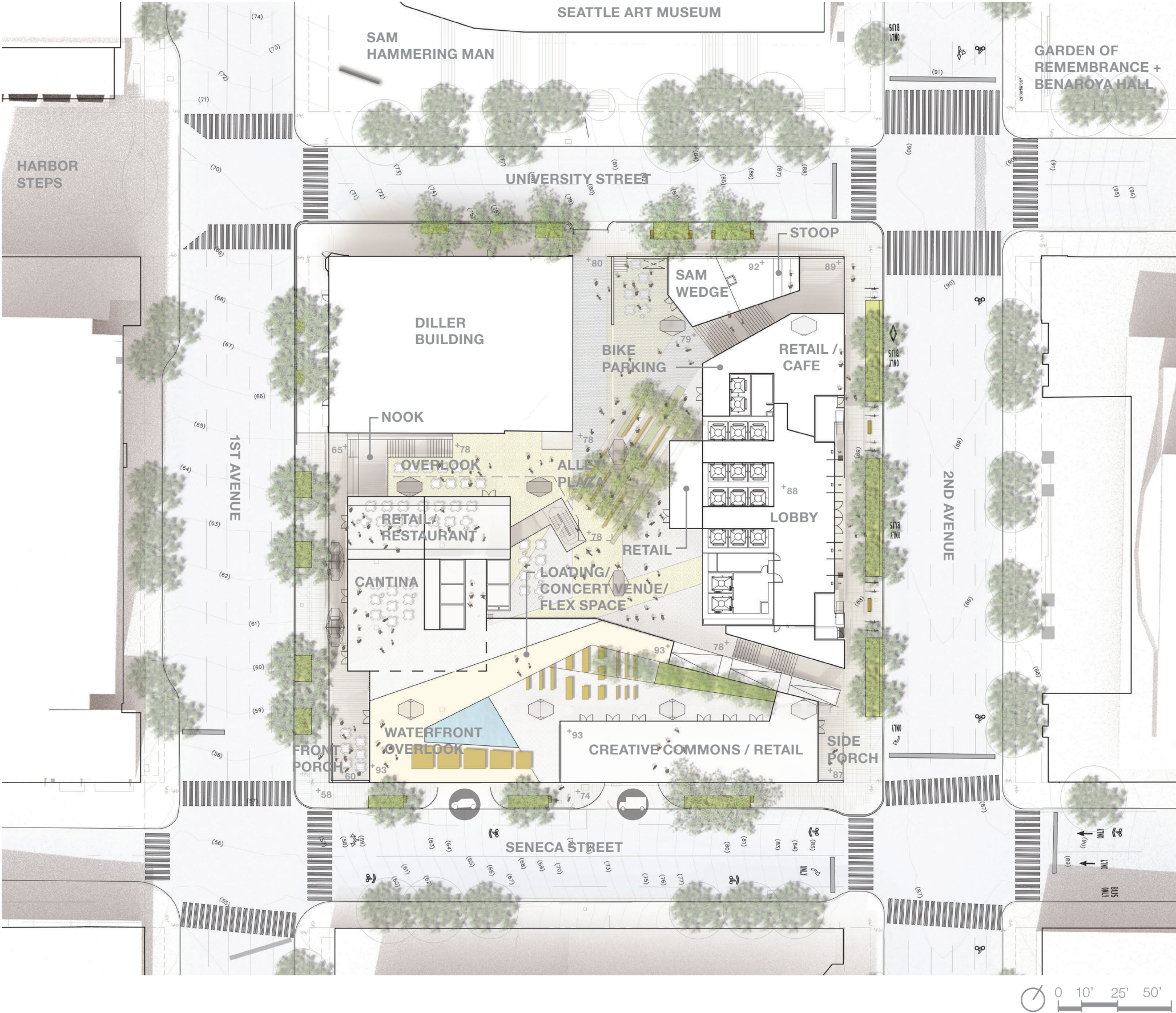


Village & Street Perimeter / Circulation - Upper Level

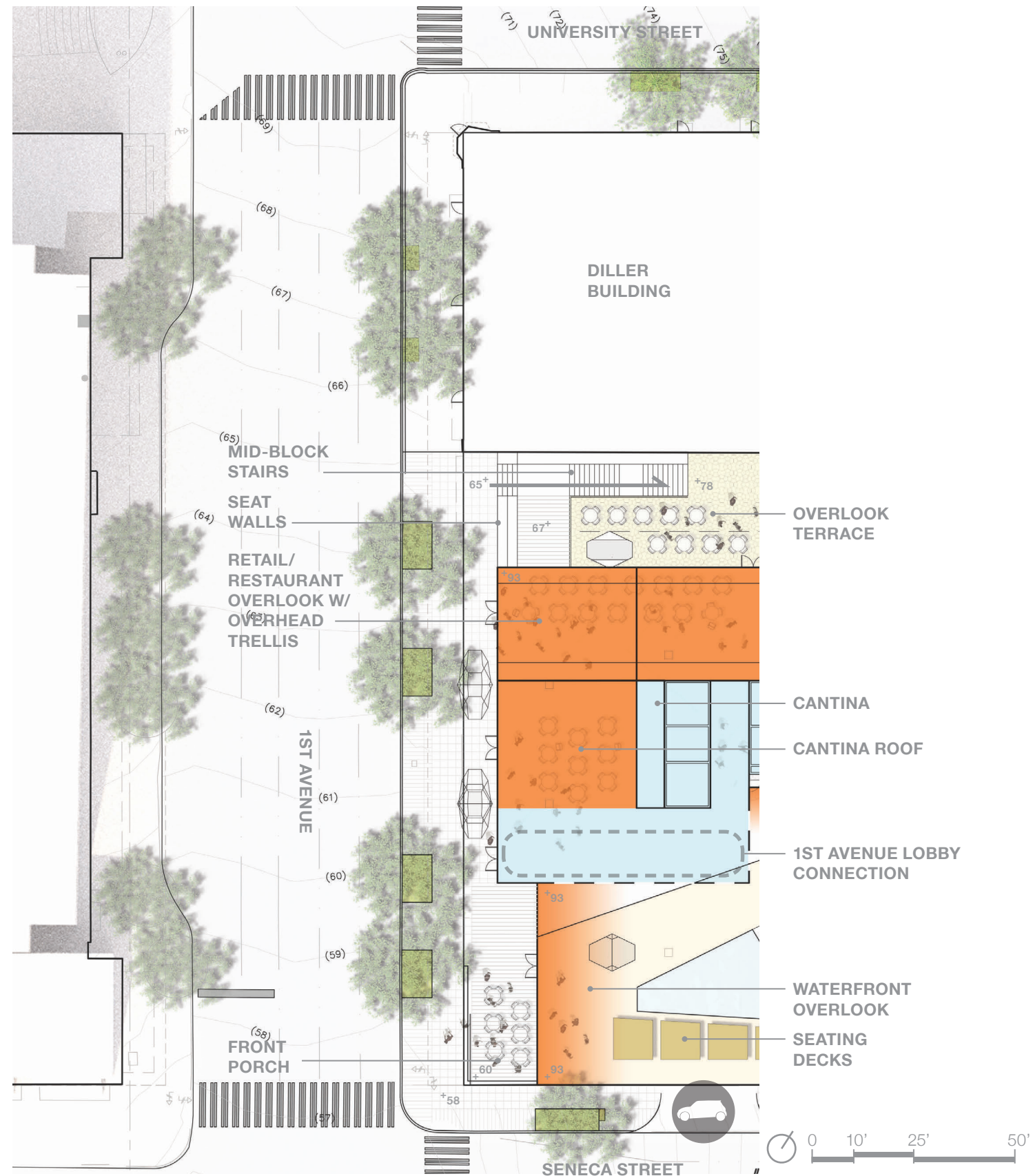
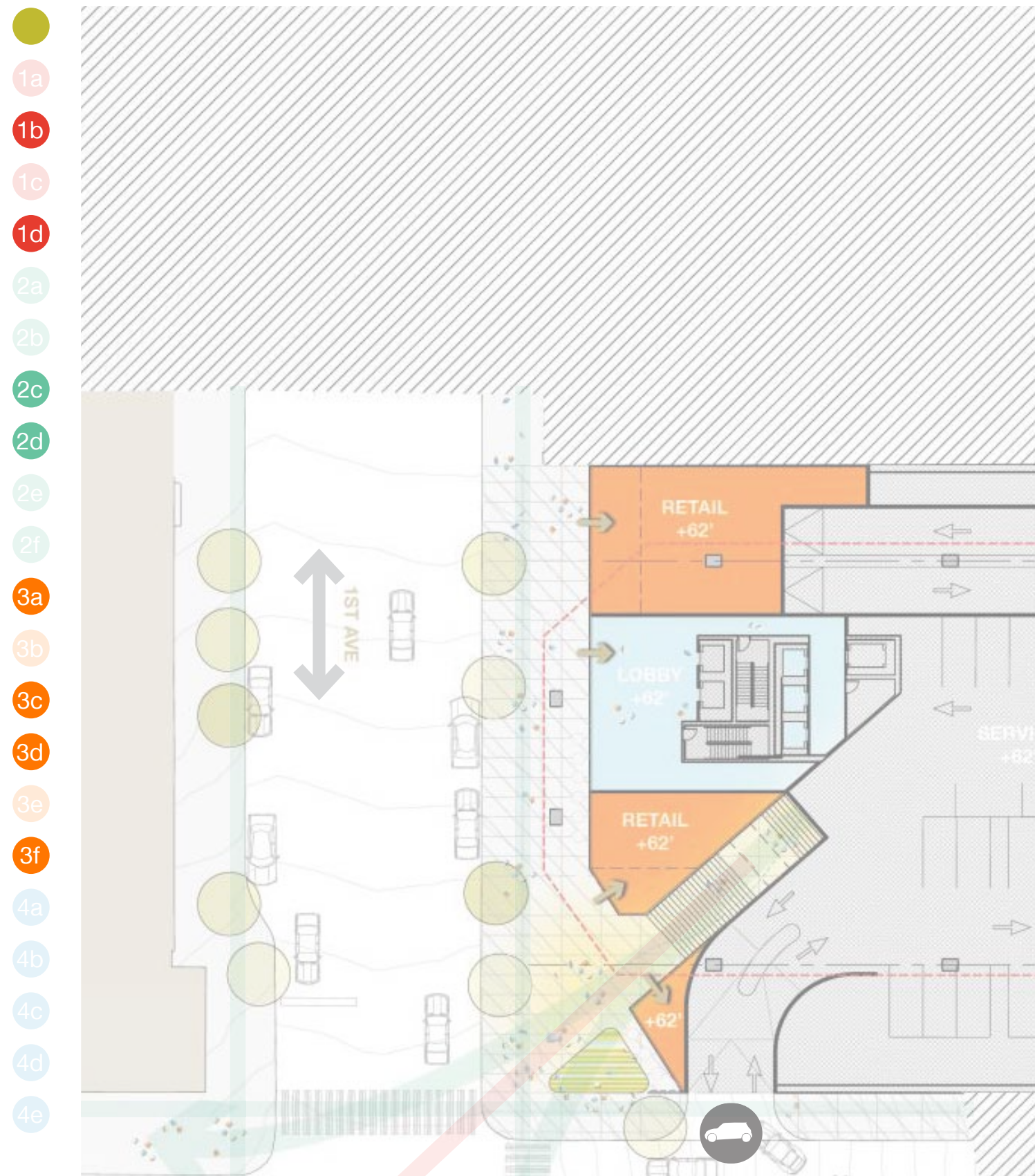


Village & Street Perimeter / Village Site Plan

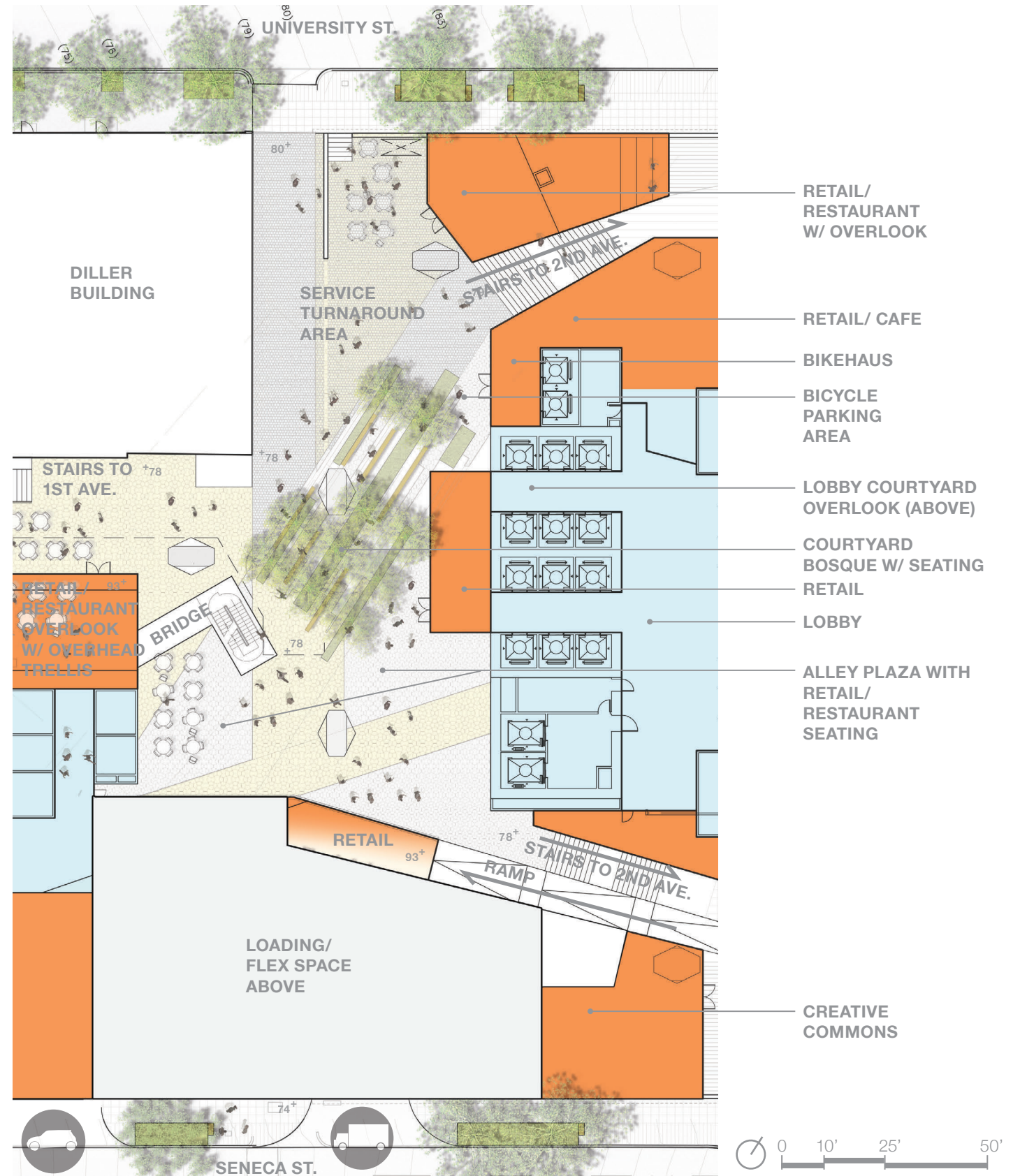
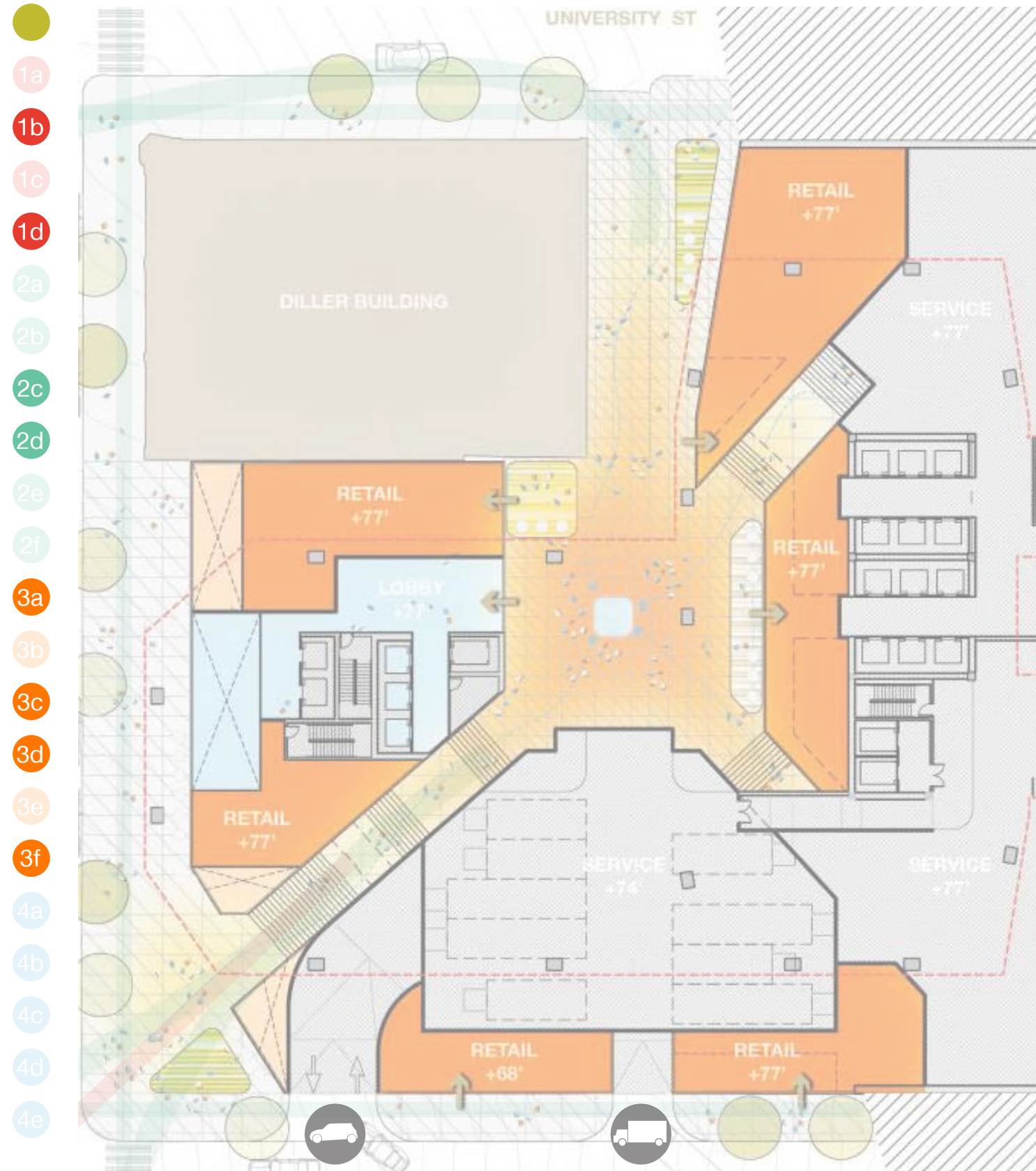
- 1a
- 1b
- 1c
- 1d
- 2a
- 2b
- 2c
- 2d
- 2e
- 2f
- 3a
- 3b
- 3c
- 3d
- 3e
- 3f
- 4a
- 4b
- 4c
- 4d
- 4e



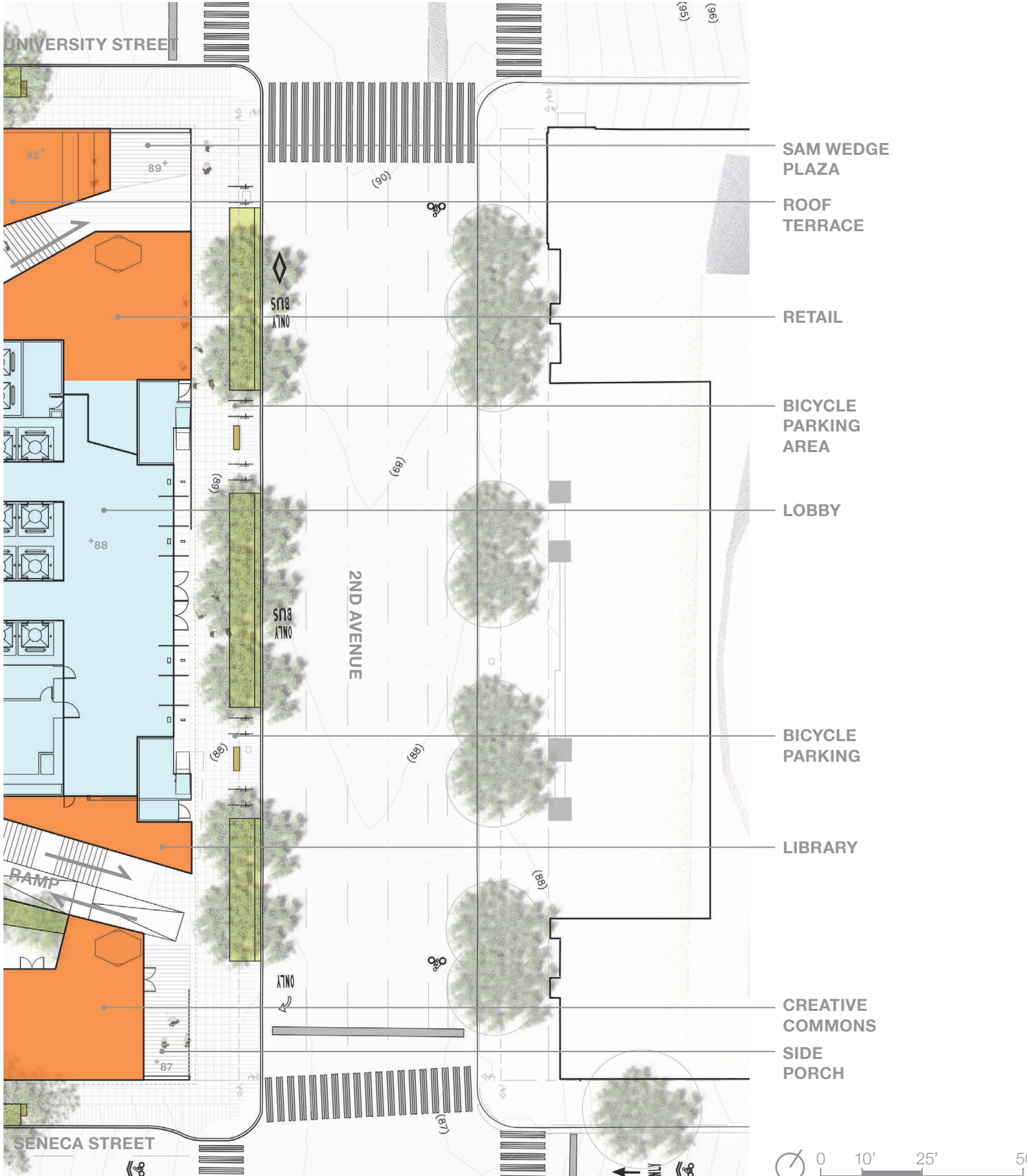
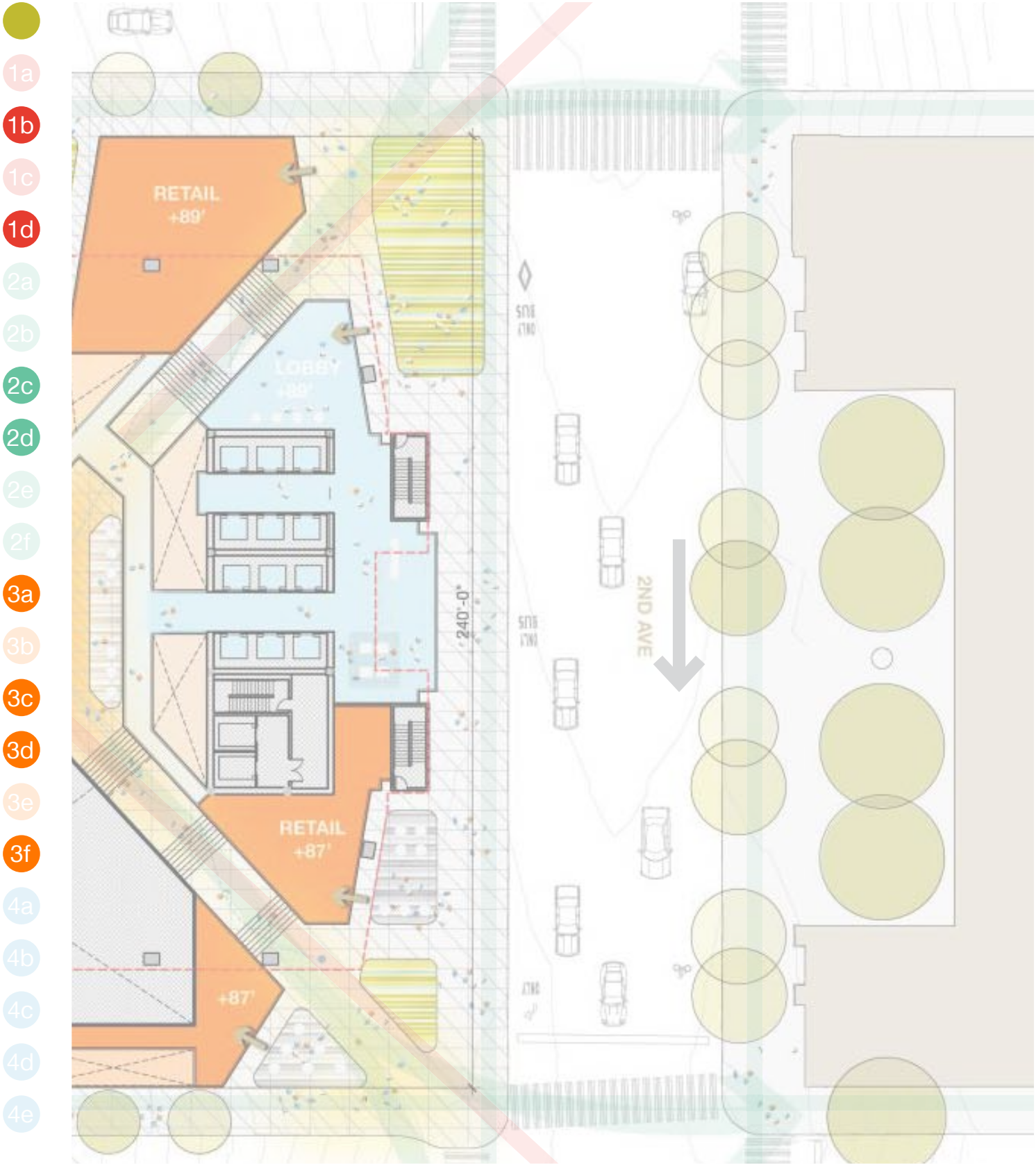
Village & Street Perimeter / 1st Avenue Plan



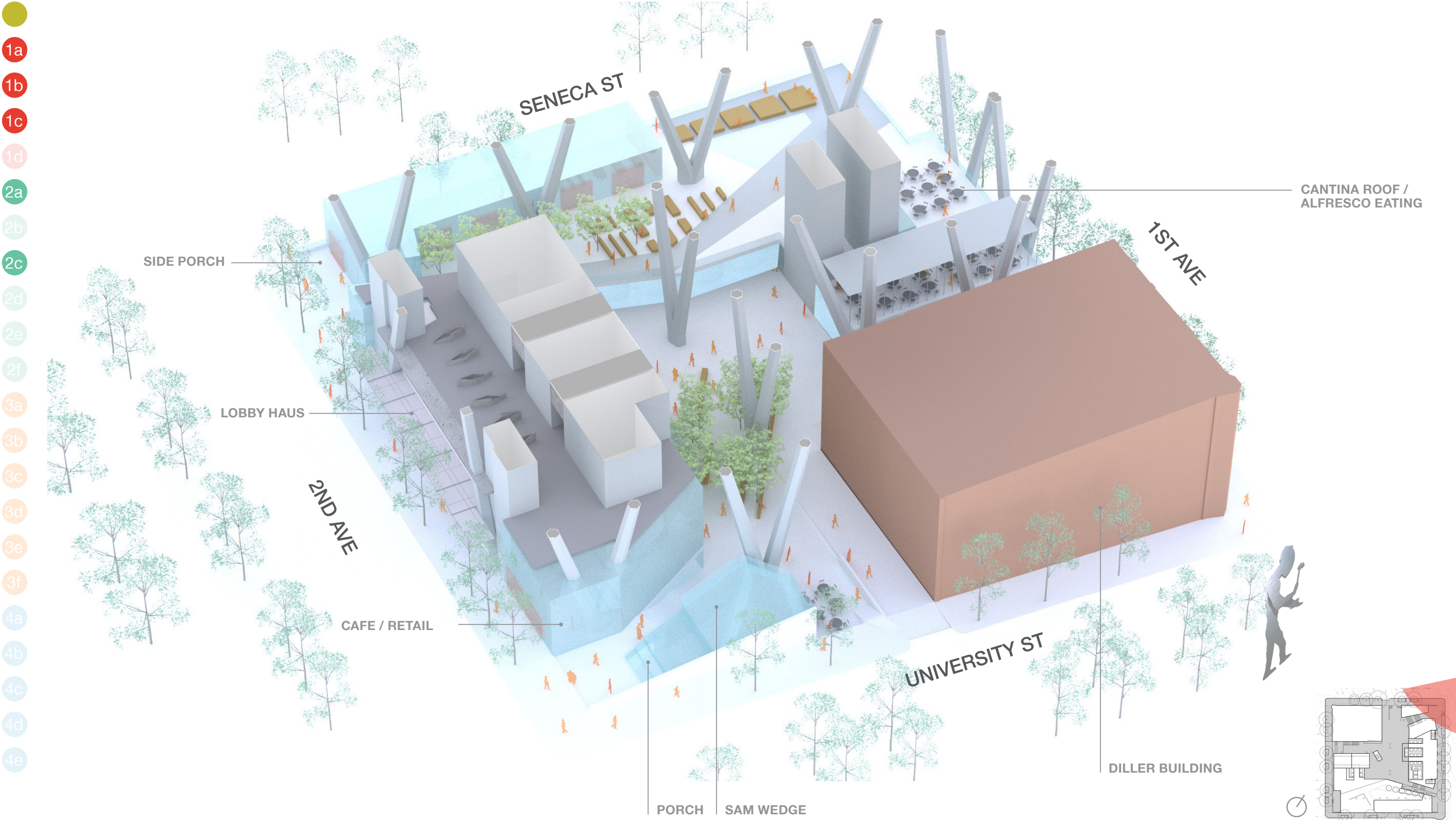
Village & Street Perimeter / Ground Level/Alley Plan



Village & Street Perimeter / Terrace Level/2nd Avenue Plan

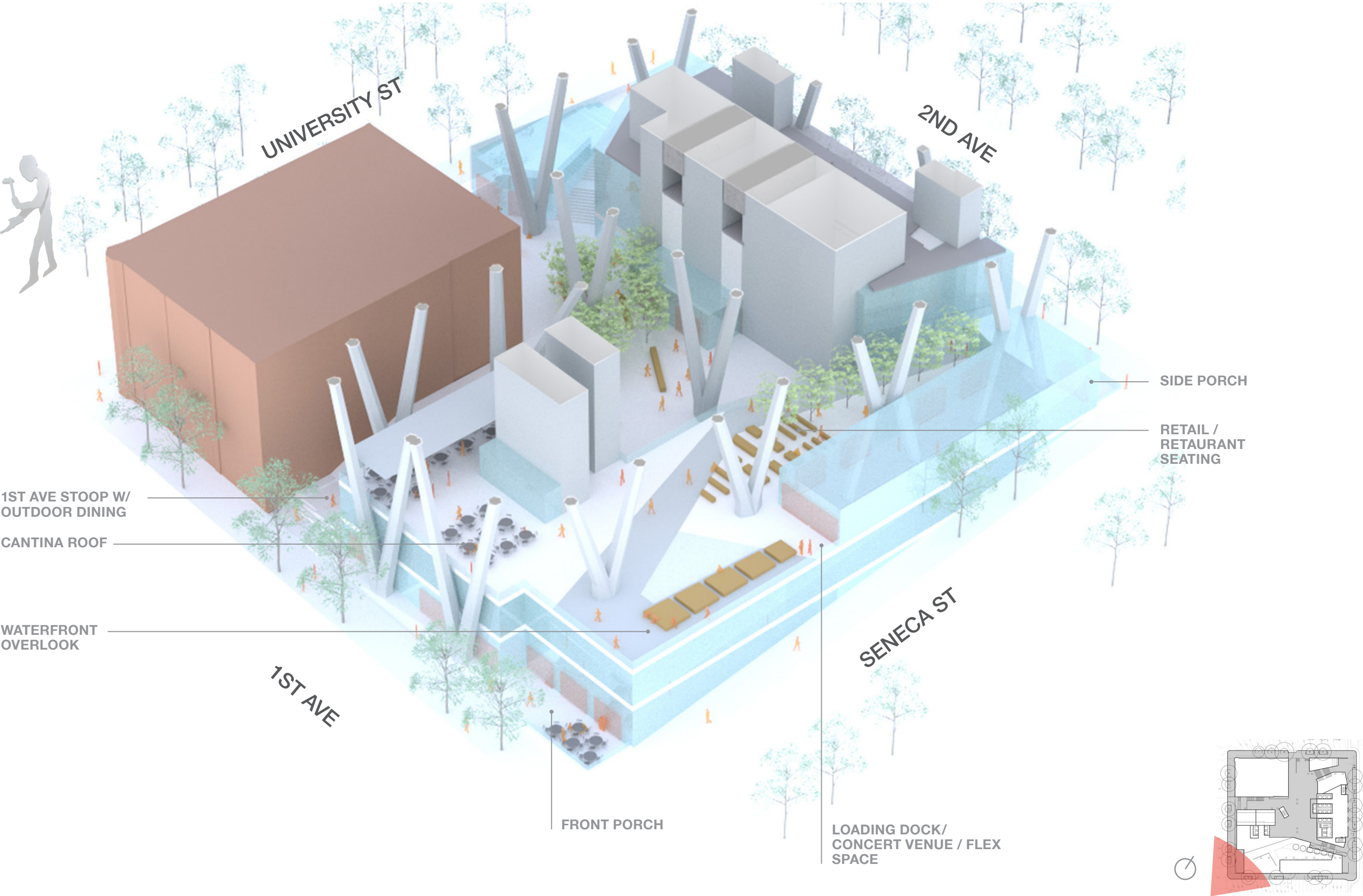


Village & Street Perimeter / Spatial Organization - NE Site Axonometric



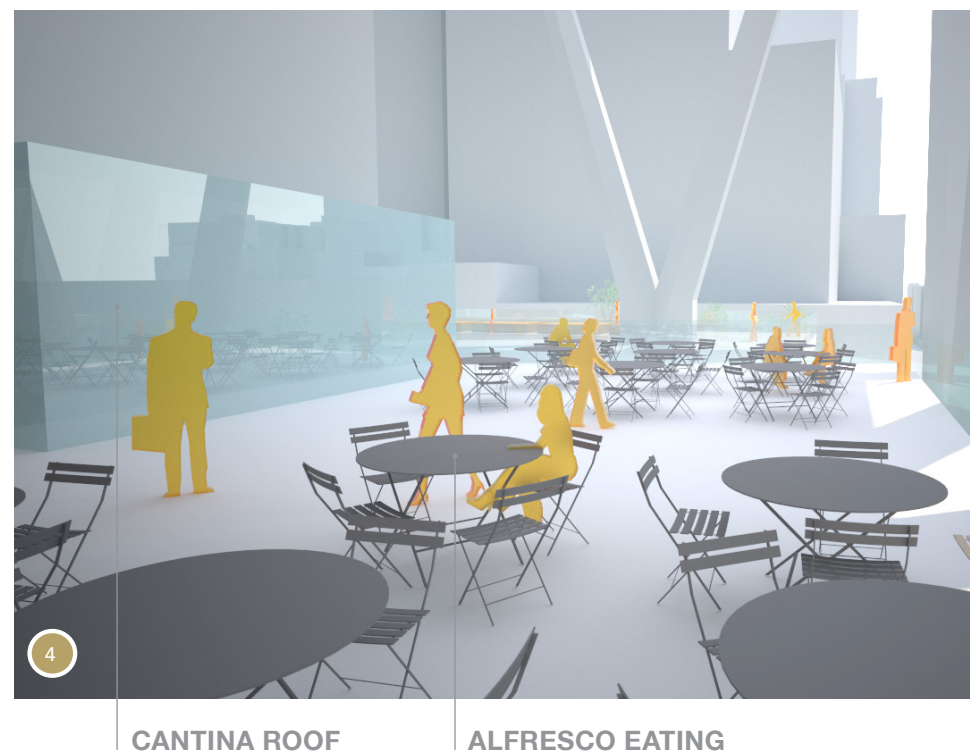
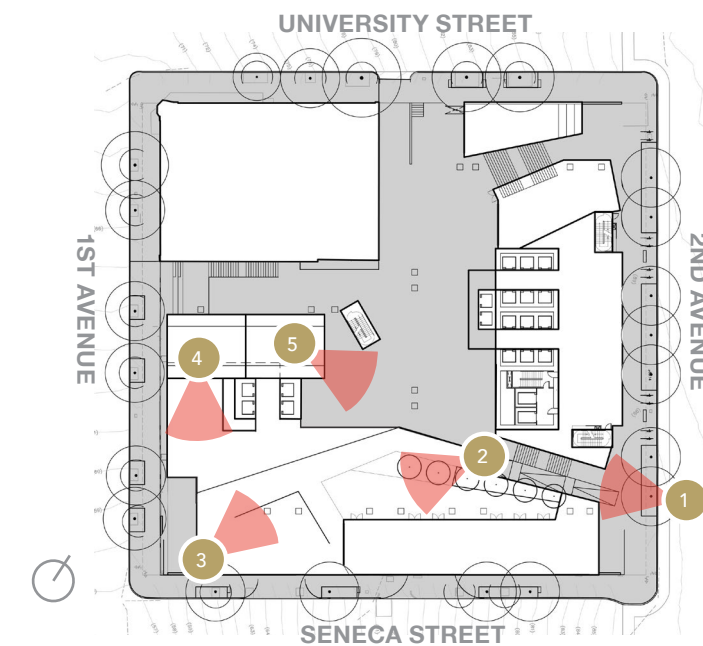
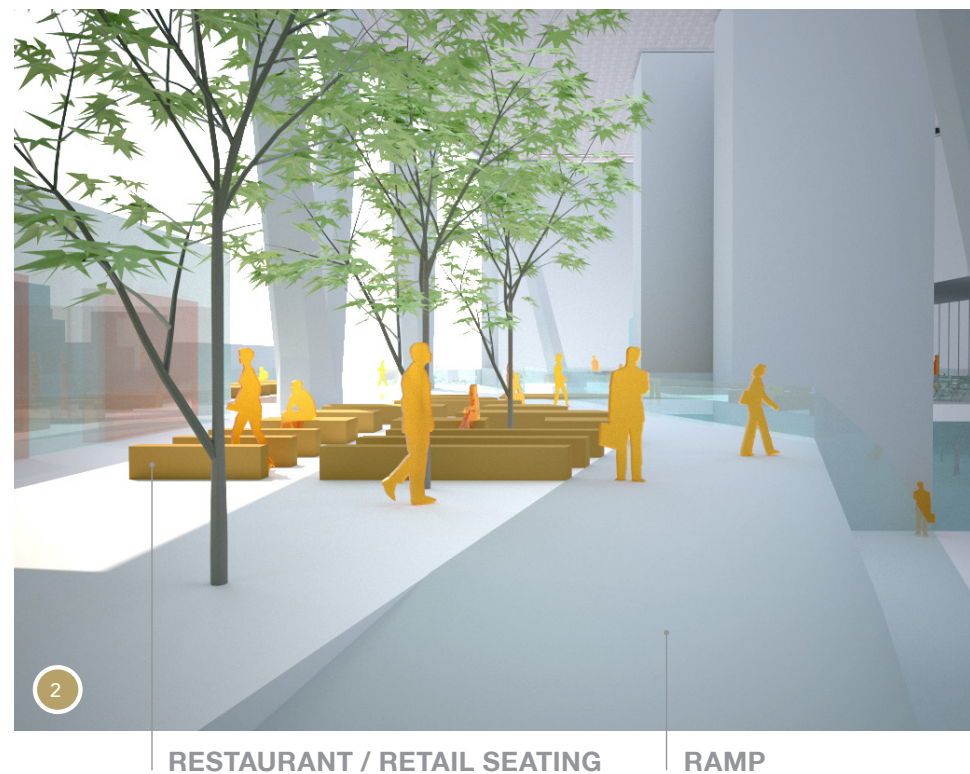
Village & Street Perimeter / Spatial Organization - SW Site Axonometric

-
- 1a
- 1b
- 1c
- 1d
- 2a
- 2b
- 2c
- 2d
- 2e
- 2f
- 3a
- 3b
- 3c
- 3d
- 3e
- 3f
- 4a
- 4b
- 4c
- 4d
- 4e



Village & Street Perimeter / Pedestrian Walkthrough - Upper Level

-
- 1a
- 1b
- 1c
- 1d
- 2a
- 2b
- 2c
- 2d
- 2e
- 2f
- 3a
- 3b
- 3c
- 3d
- 3e
- 3f
- 4a
- 4b
- 4c
- 4d
- 4e



Village & Street Perimeter / Pedestrian Walkthrough - Alley Plaza Level

-
- 1a
- 1b
- 1c
- 1d
- 2a
- 2b
- 2c
- 2d
- 2e
- 2f
- 3a
- 3b
- 3c
- 3d
- 3e
- 3f
- 4a
- 4b
- 4c
- 4d
- 4e



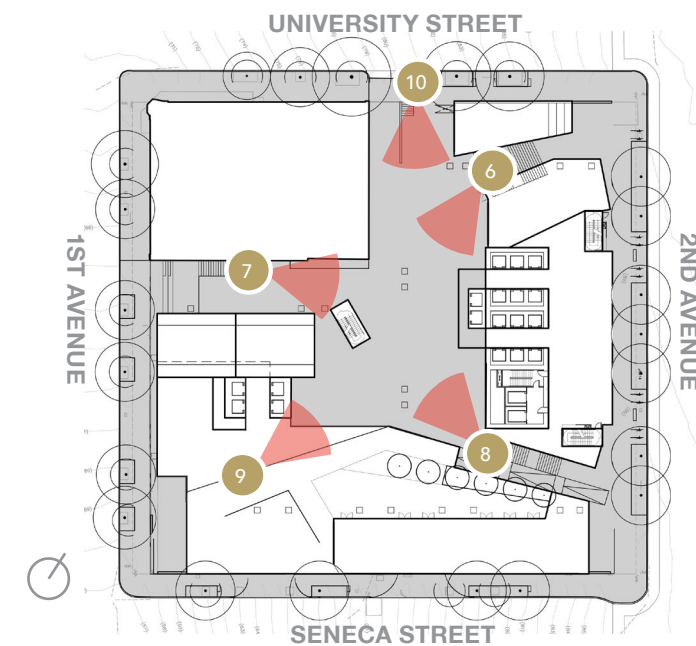
BIKE HAUS

ALLEY PLAZA



ALLEY PLAZA

OUTDOOR EATING



DILLER BUILDING

ALLEY PLAZA



ALLEY PLAZA



SAM WEDGE

ALLEY PLAZA

Village & Street Perimeter / Spatial Organization - 1st Avenue



1a

1b

1c

1d

2a

2b

2c

2d

2e

2f

3a

3b

3c

3d

3e

3f

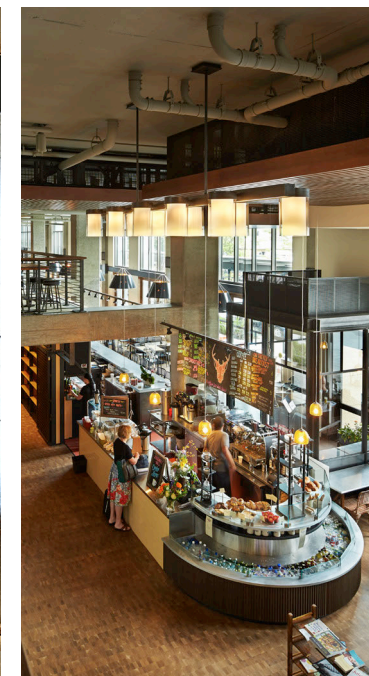
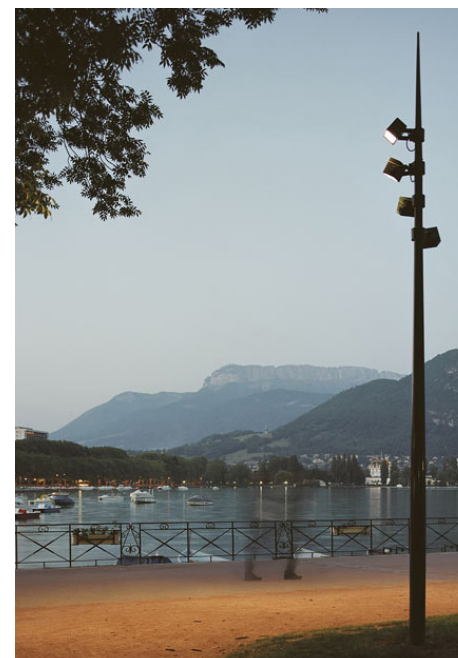
4a

4b

4c

4d

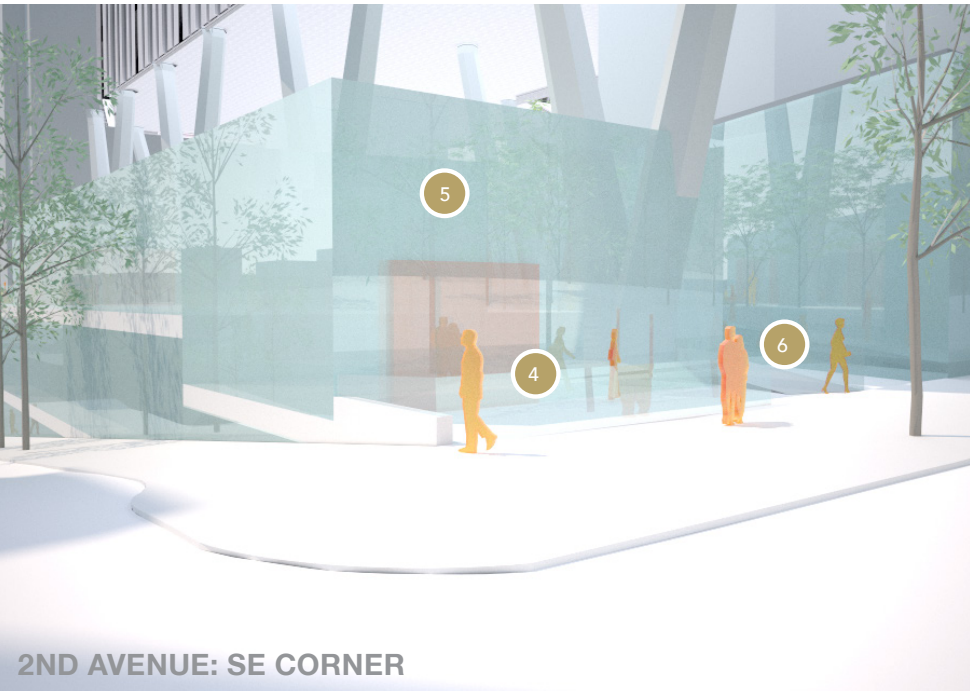
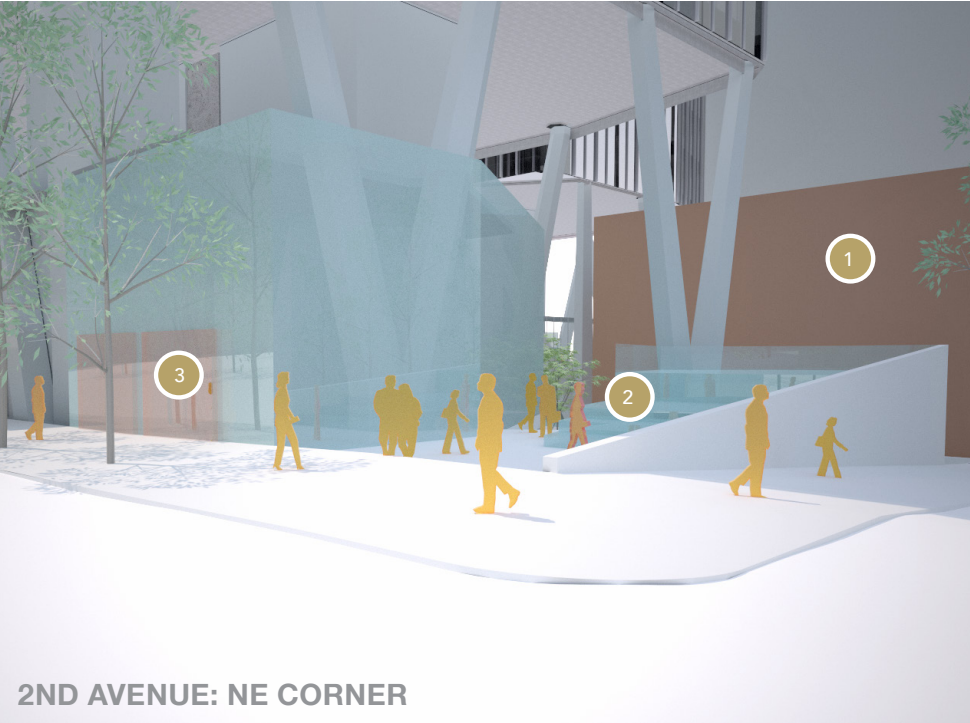
4e



INSPIRATION IMAGES

Village & Street Perimeter / Spatial Organization - 2nd Avenue

- 1a
- 1b
- 1c
- 1d
- 2a
- 2b
- 2c
- 2d
- 2e
- 2f
- 3a
- 3b
- 3c
- 3d
- 3e
- 3f
- 4a
- 4b
- 4c
- 4d
- 4e



1 DILLER BUILDING



2 STOOP



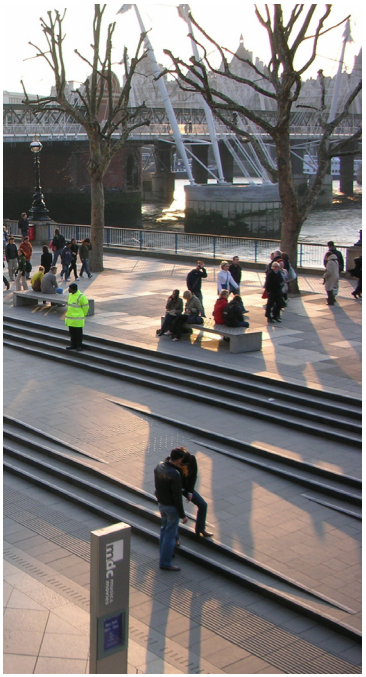
3 RETAIL / CAFE



4 SIDE PORCH



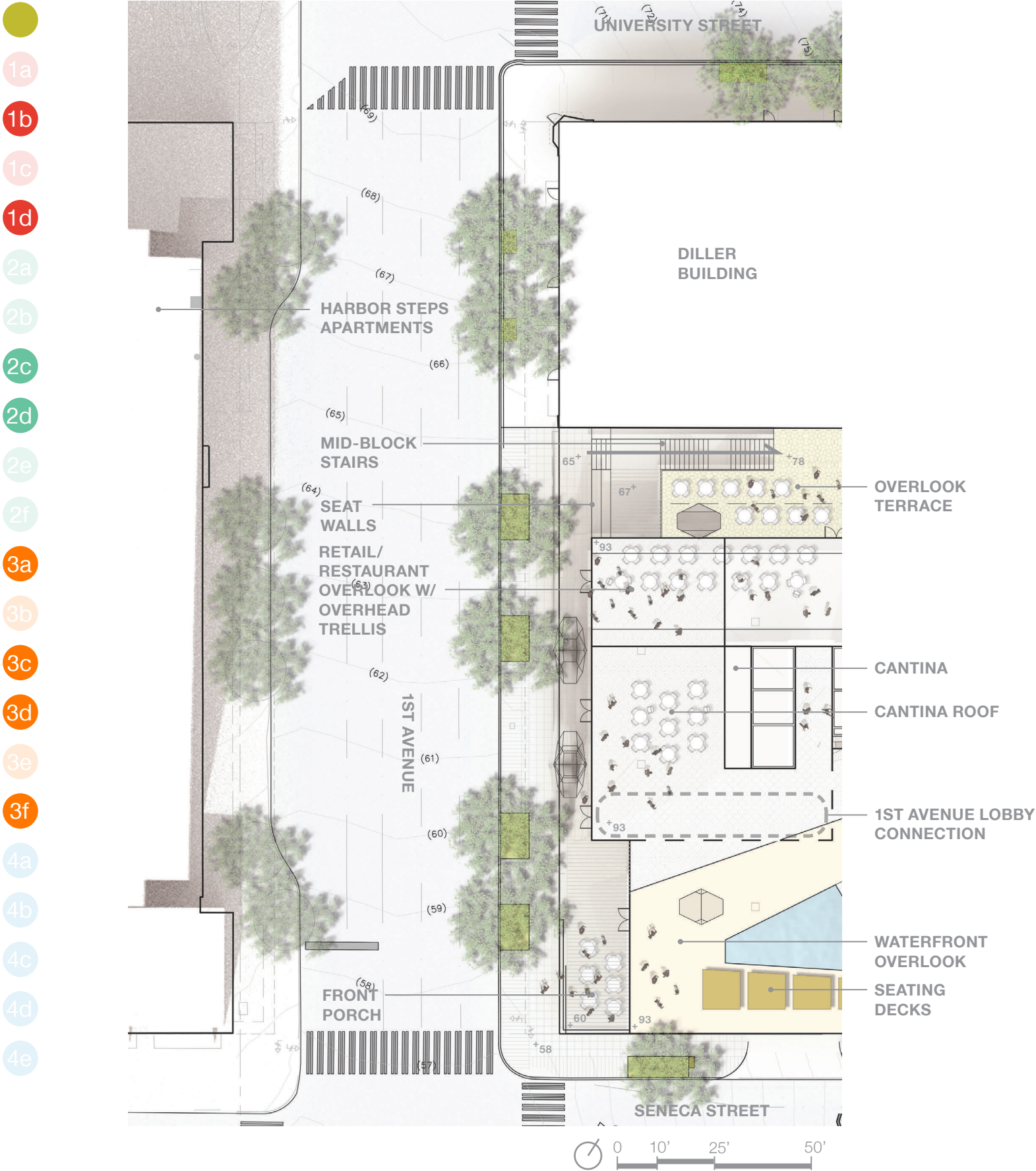
5 CREATIVE COMMONS



6 RAMP

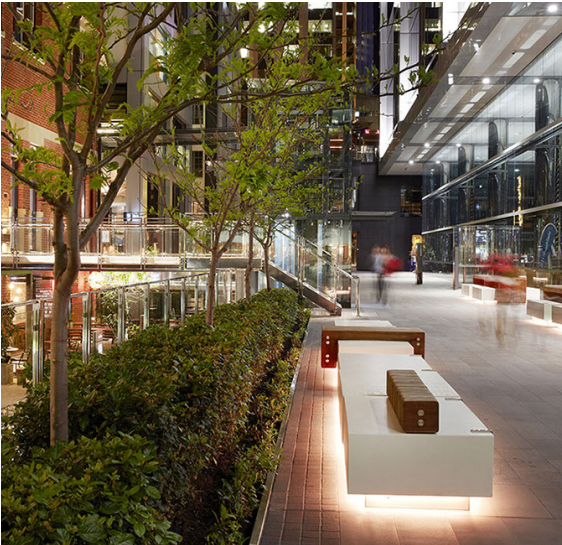
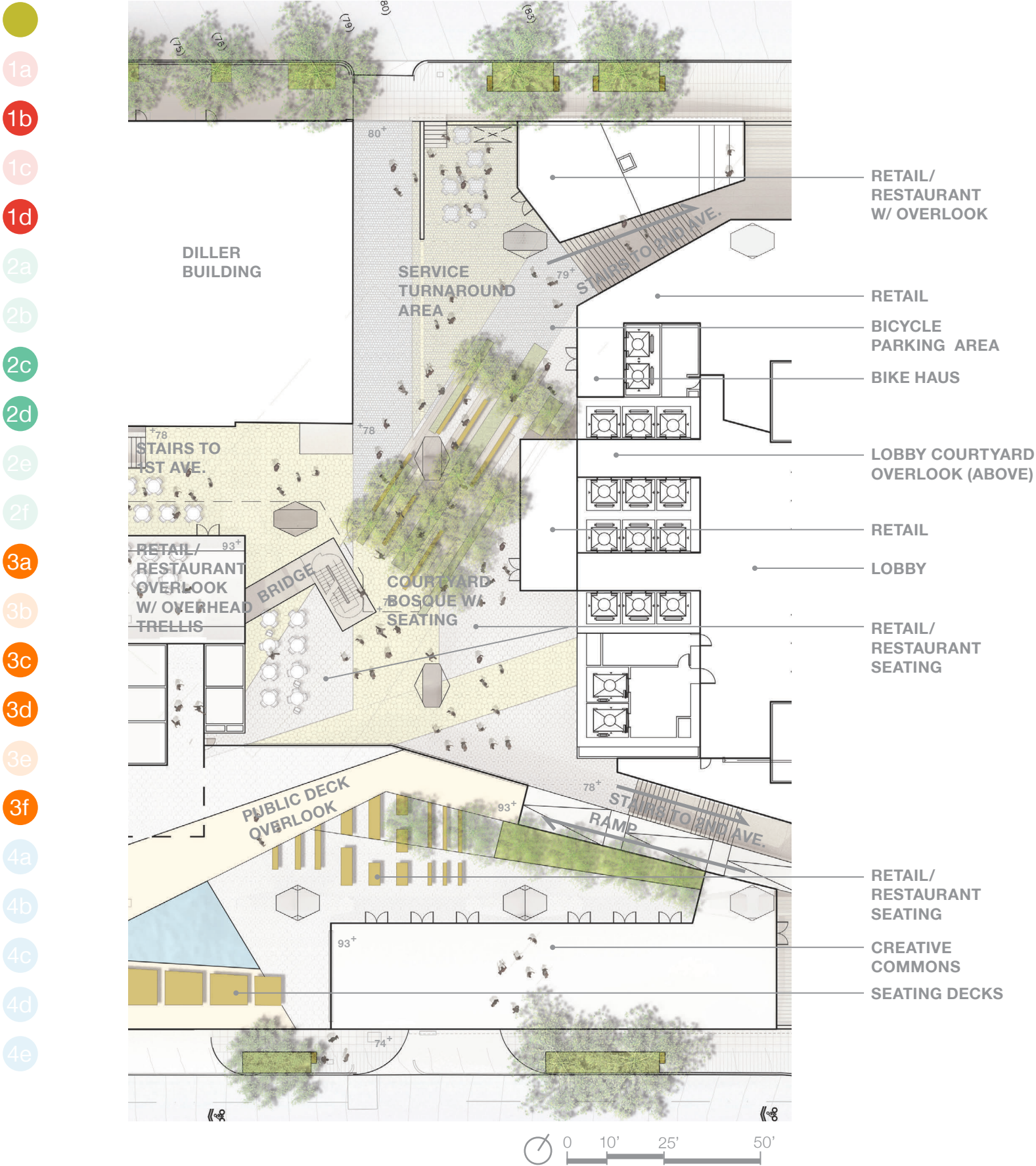
INSPIRATION IMAGES

Village & Street Perimeter / 1st Avenue Plan



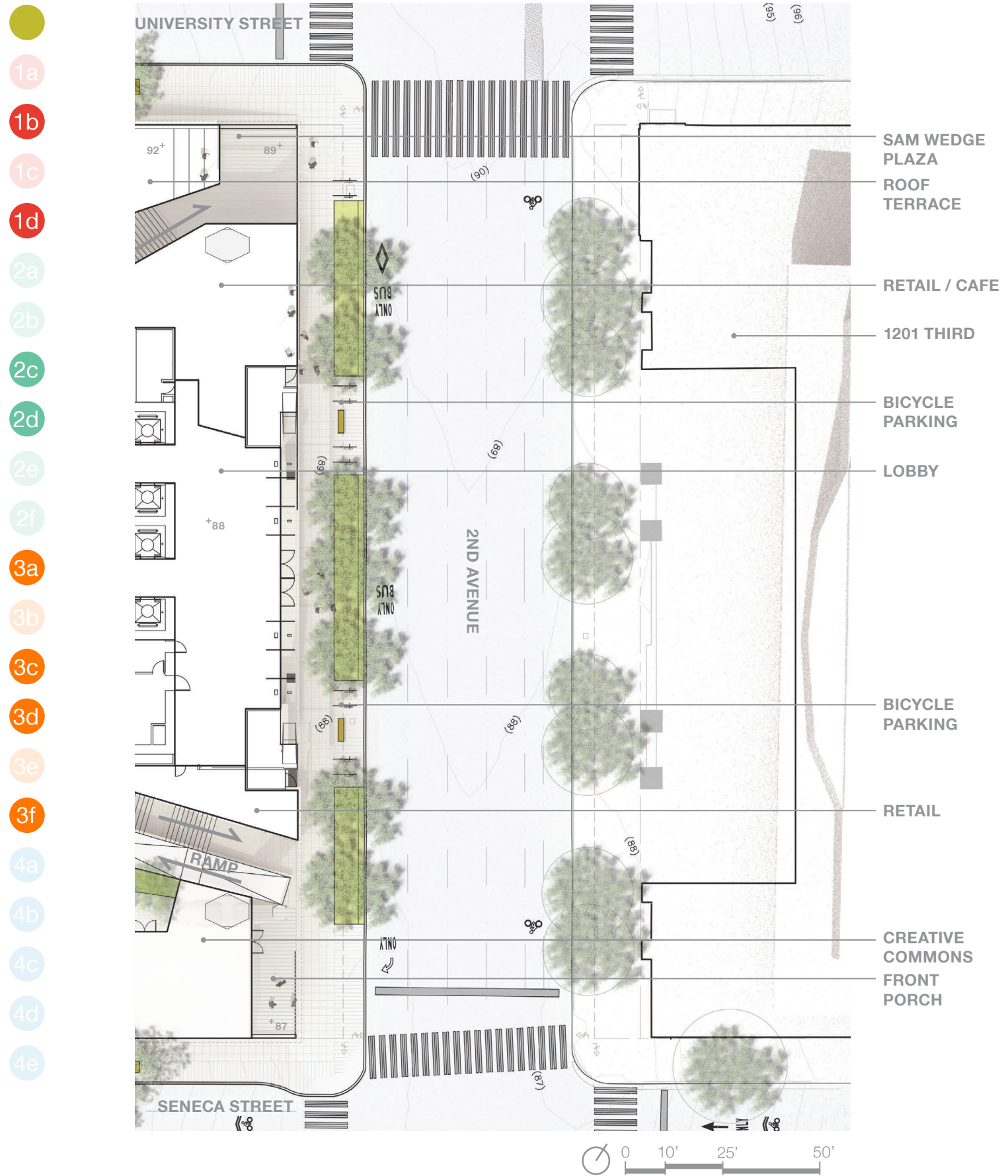
INSPIRATION IMAGES

Village & Street Perimeter / Alley Plaza Plan



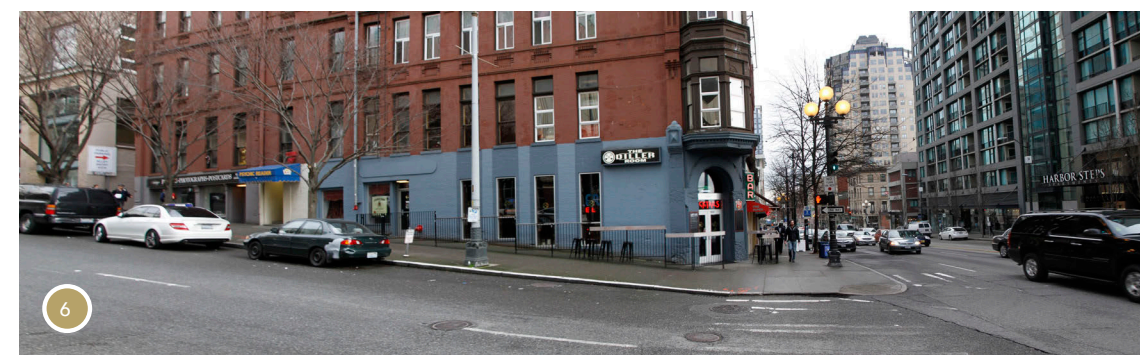
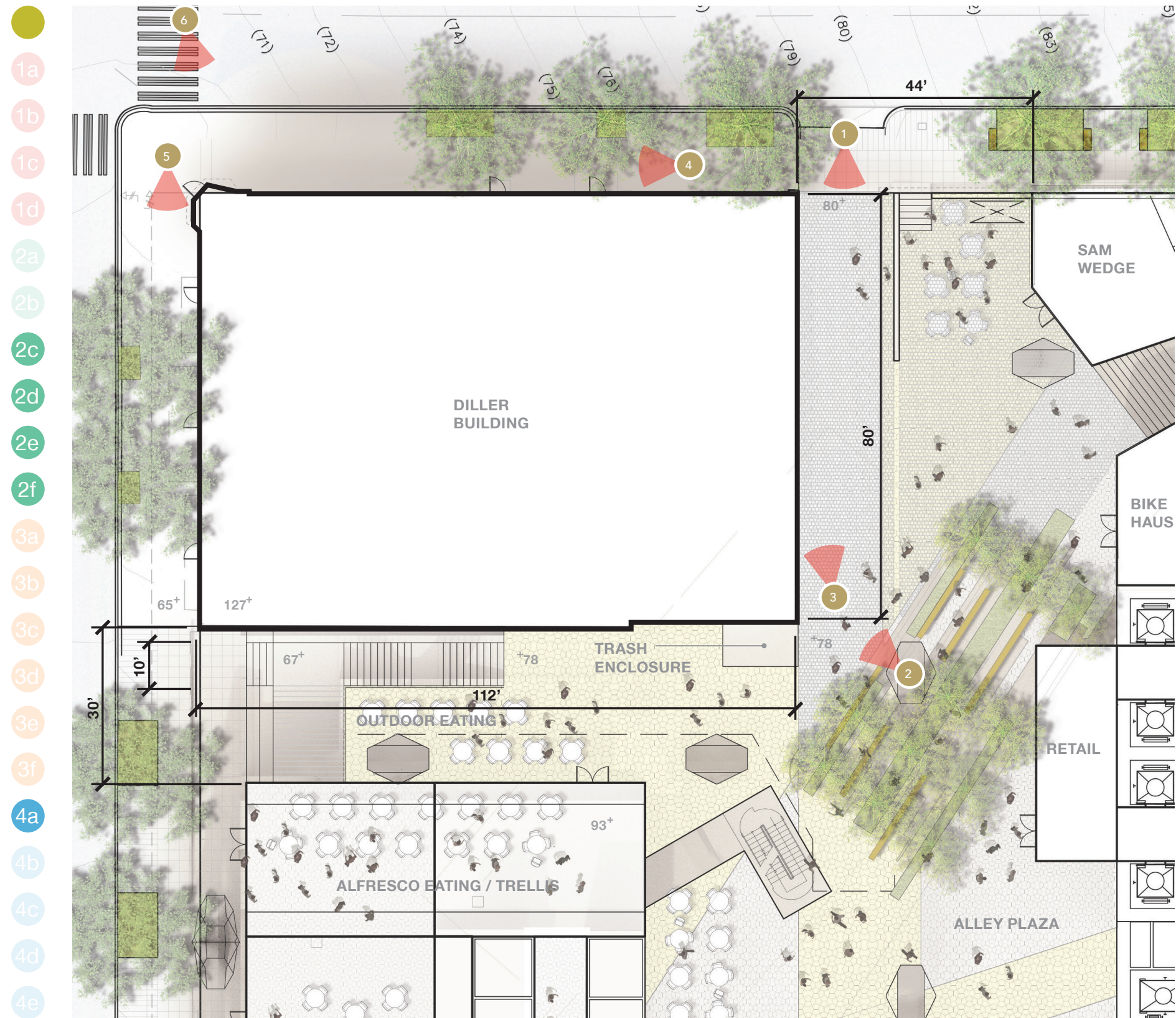
INSPIRATION IMAGES

Village & Street Perimeter / Terrace Level/2nd Avenue Plan

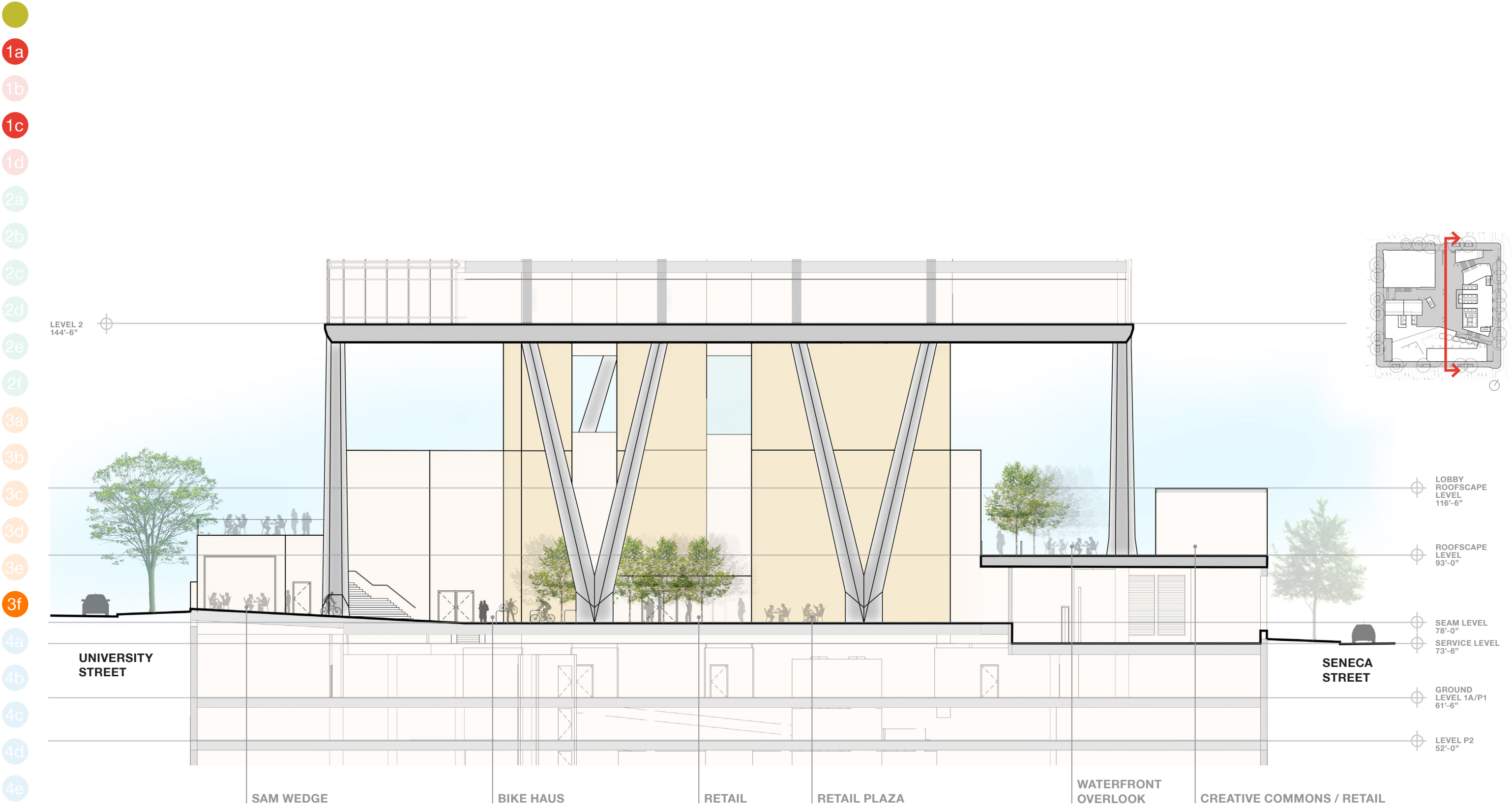


INSPIRATION IMAGES

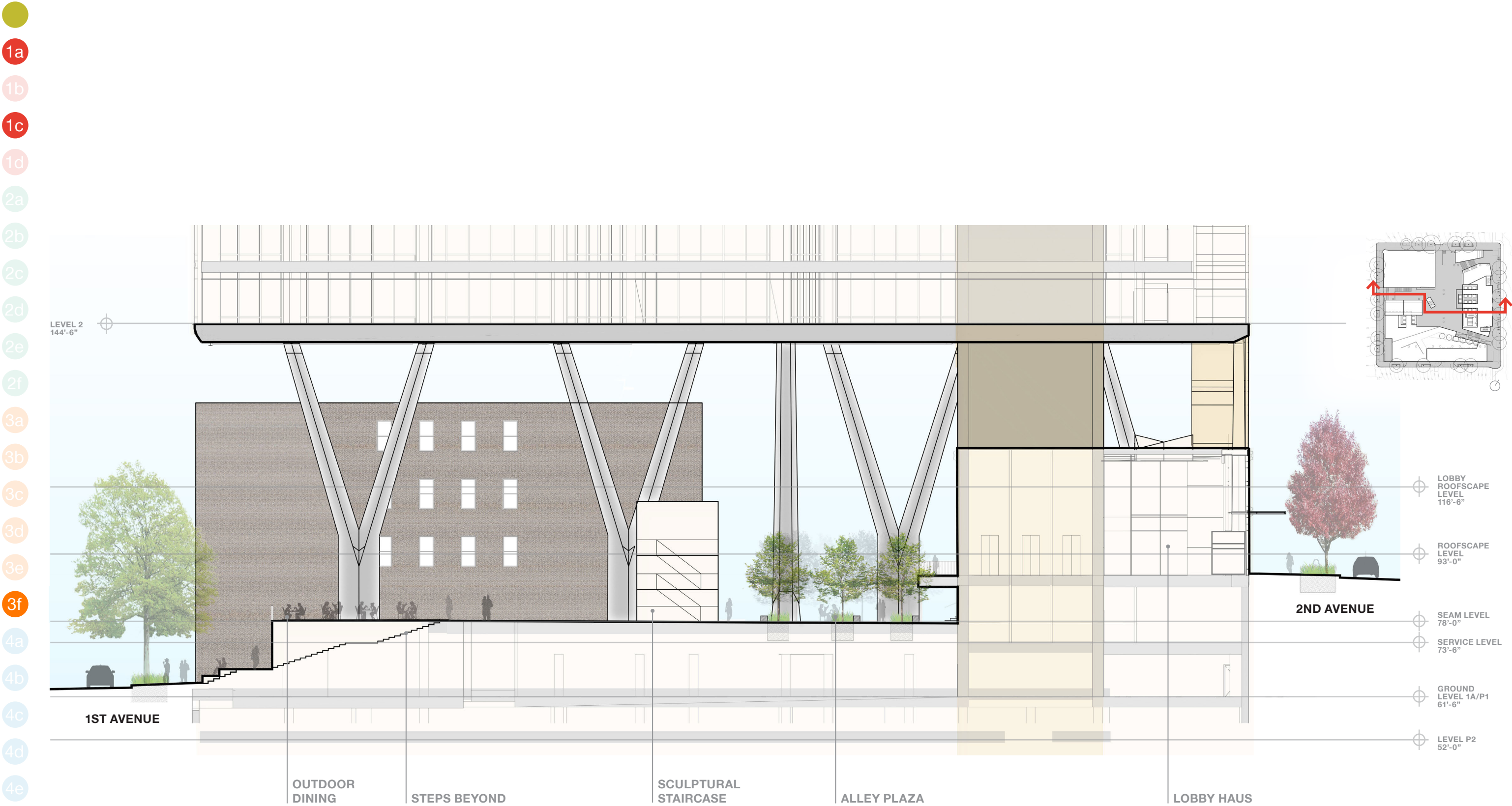
Village & Street Perimeter / Diller Relationship



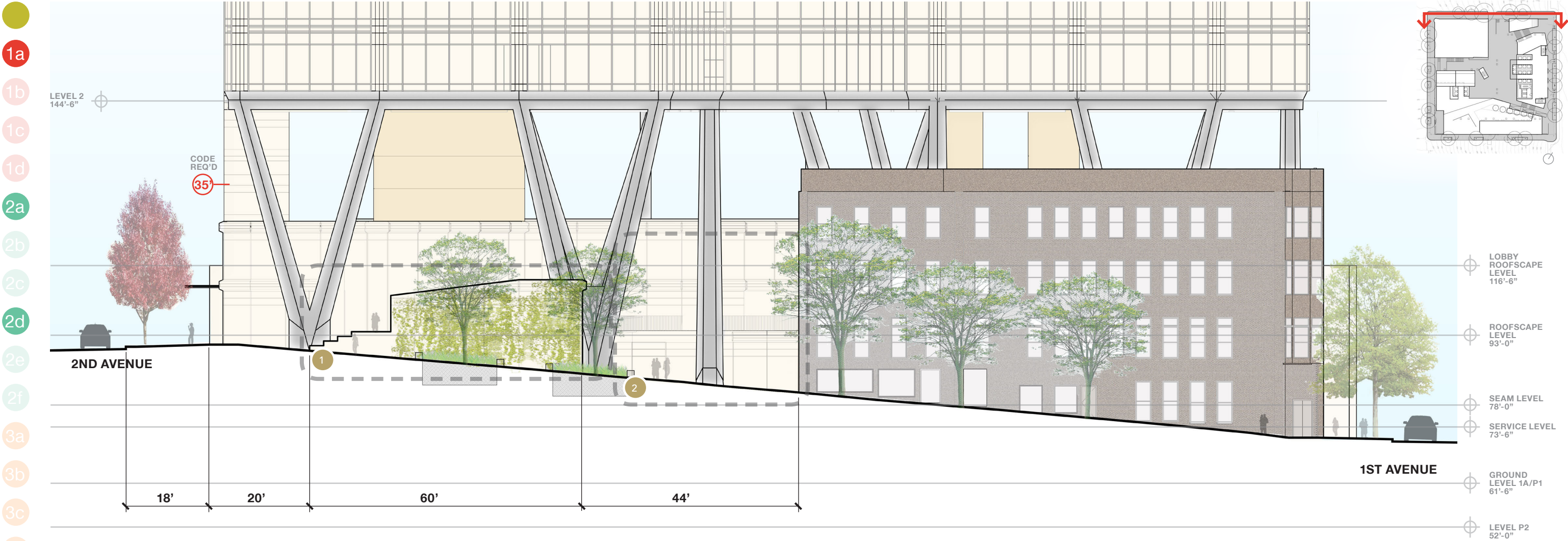
Village & Street Perimeter / Site Section Looking East



Village & Street Perimeter / Site Section Looking North



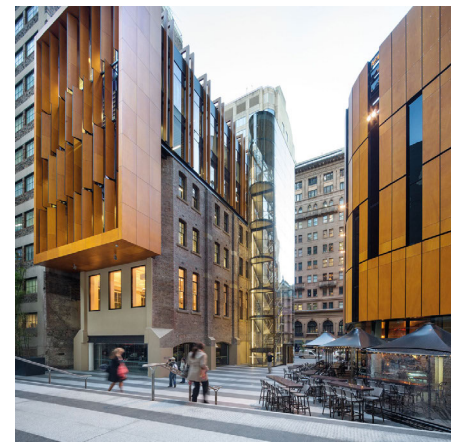
Village & Street Perimeter / Site Elevation - University Street



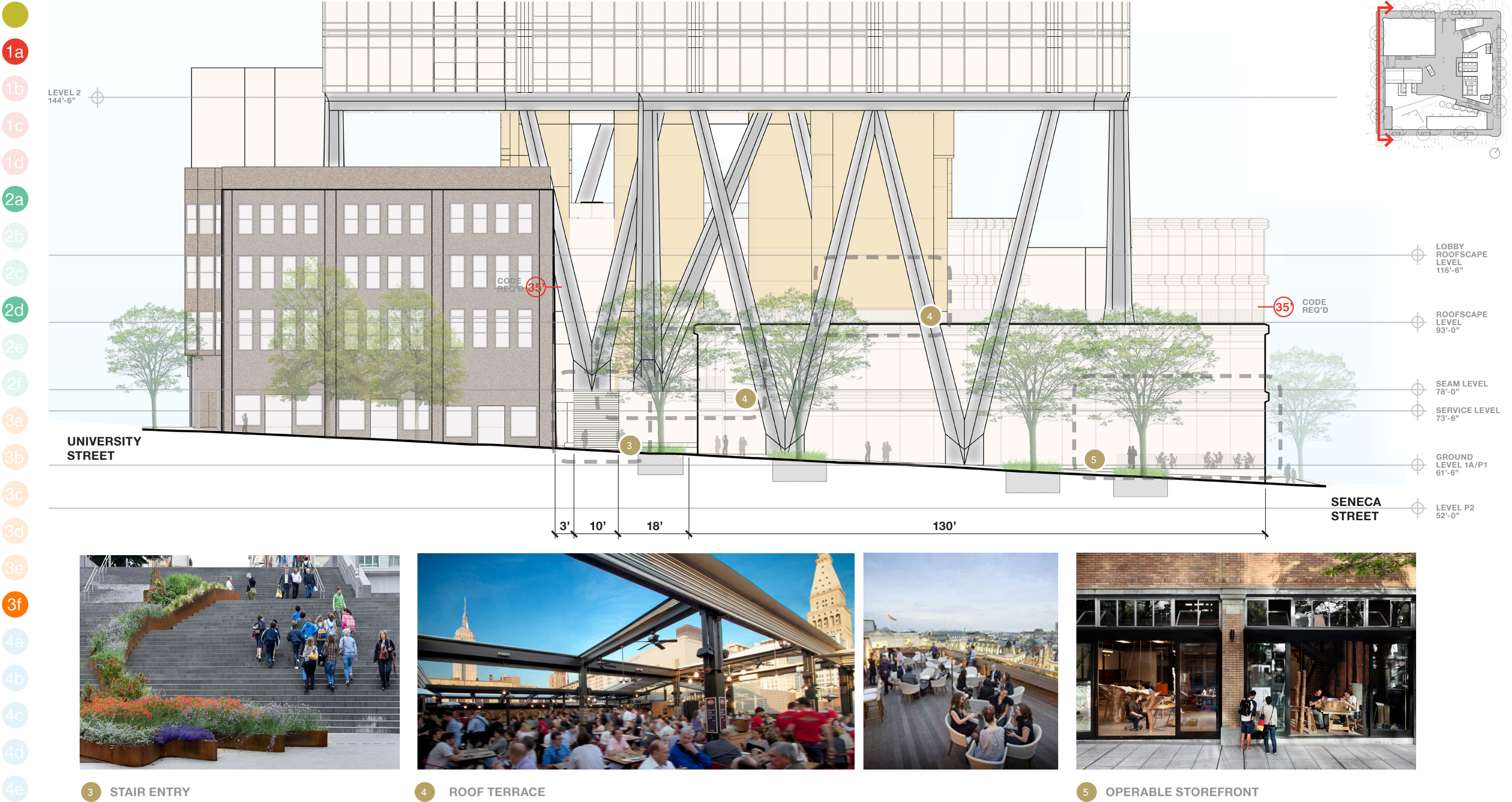
1 REMNANT BUILDING



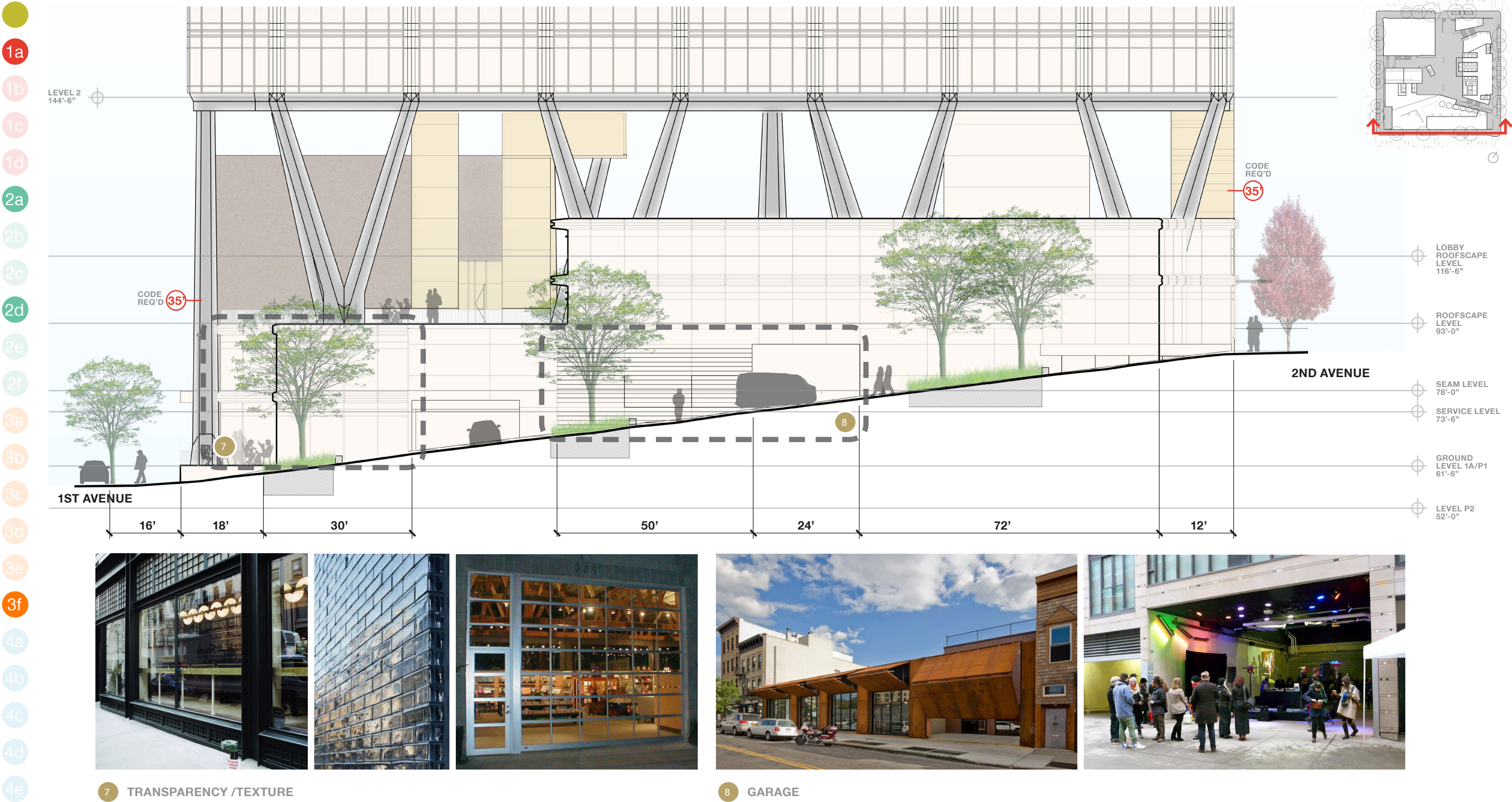
2 ALLEY ENTRY / GATHERING SPACE



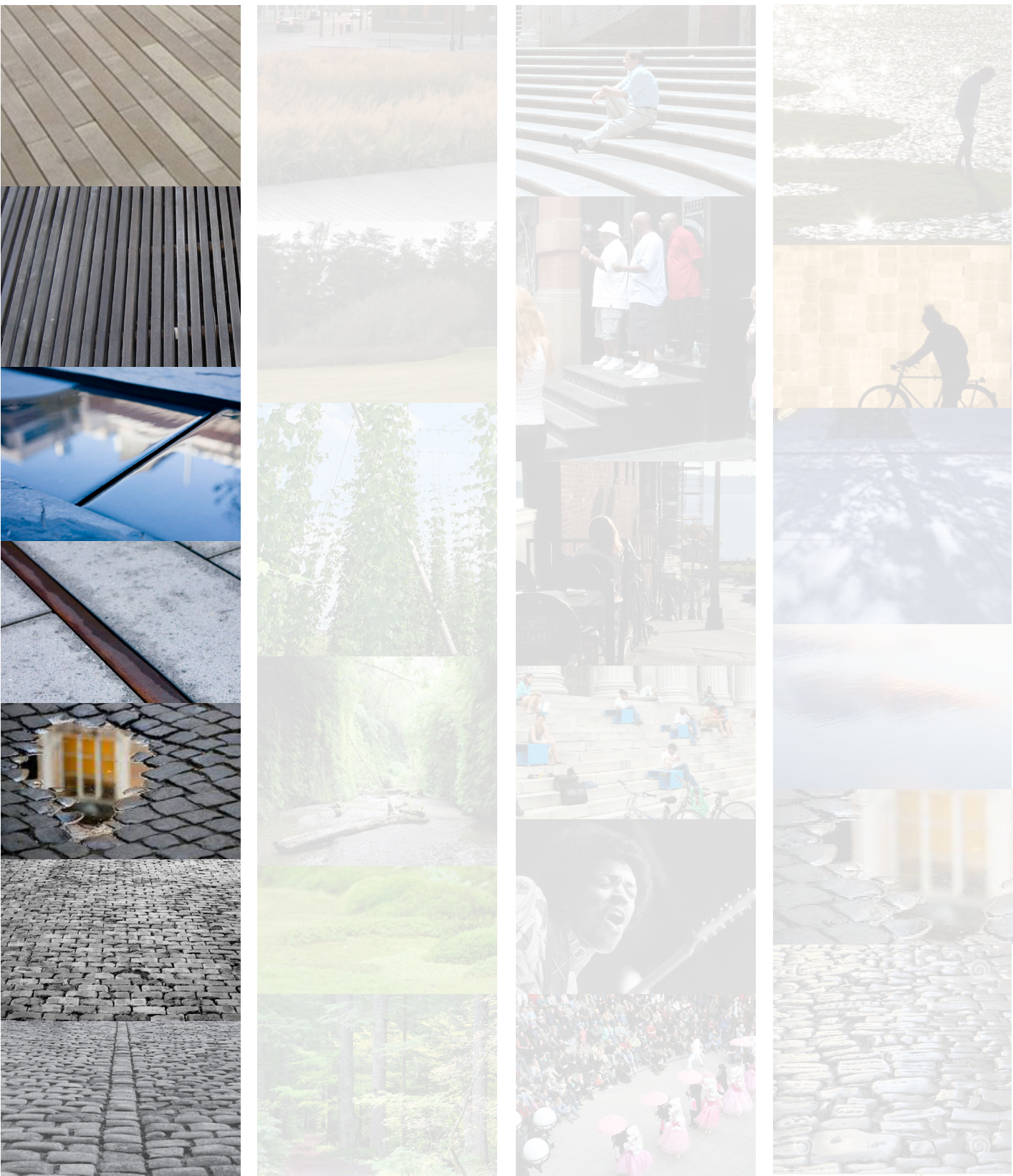
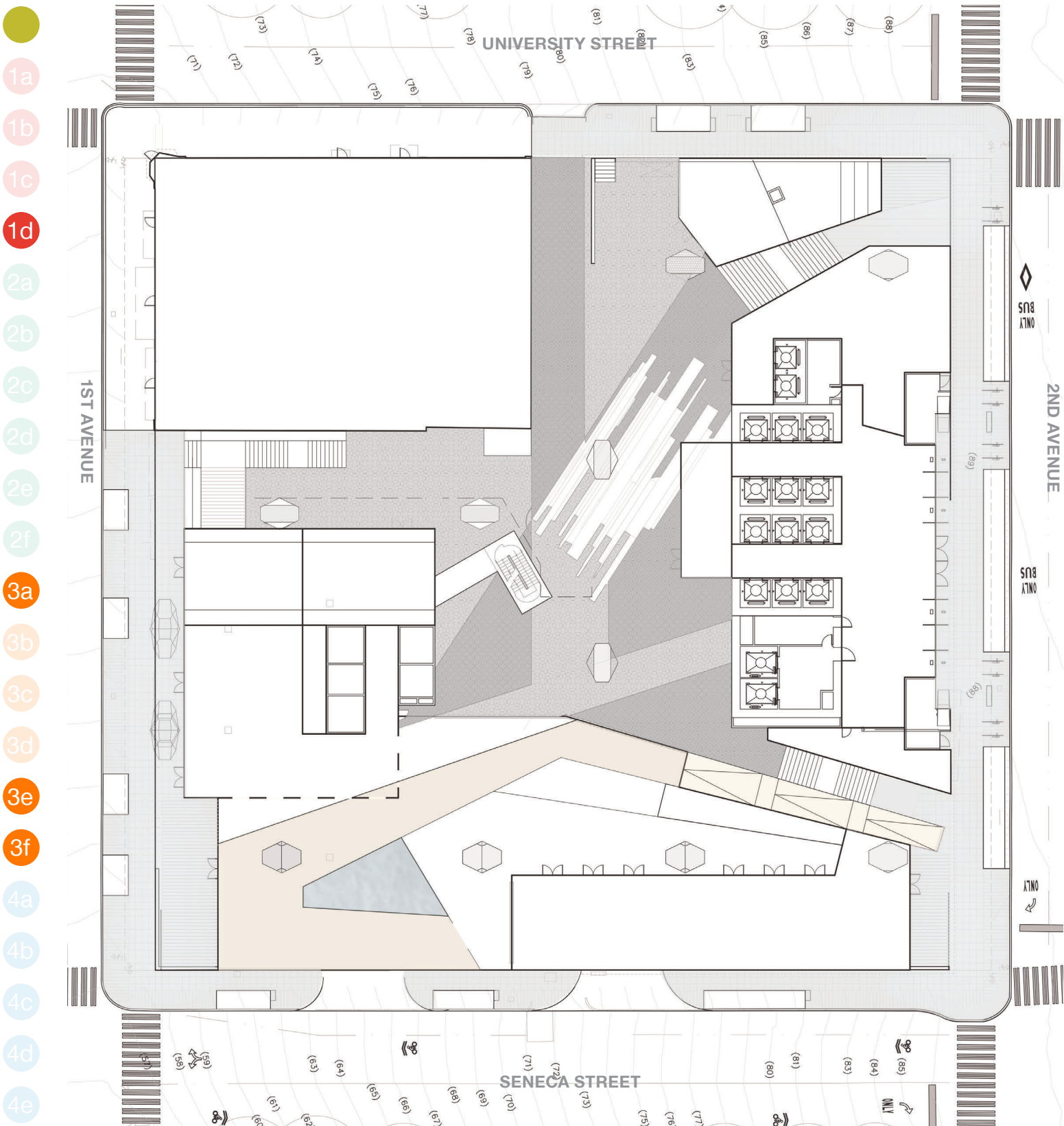
Village & Street Perimeter / Site Elevation - 1st Avenue



Village & Street Perimeter / Site Elevation - Seneca Street

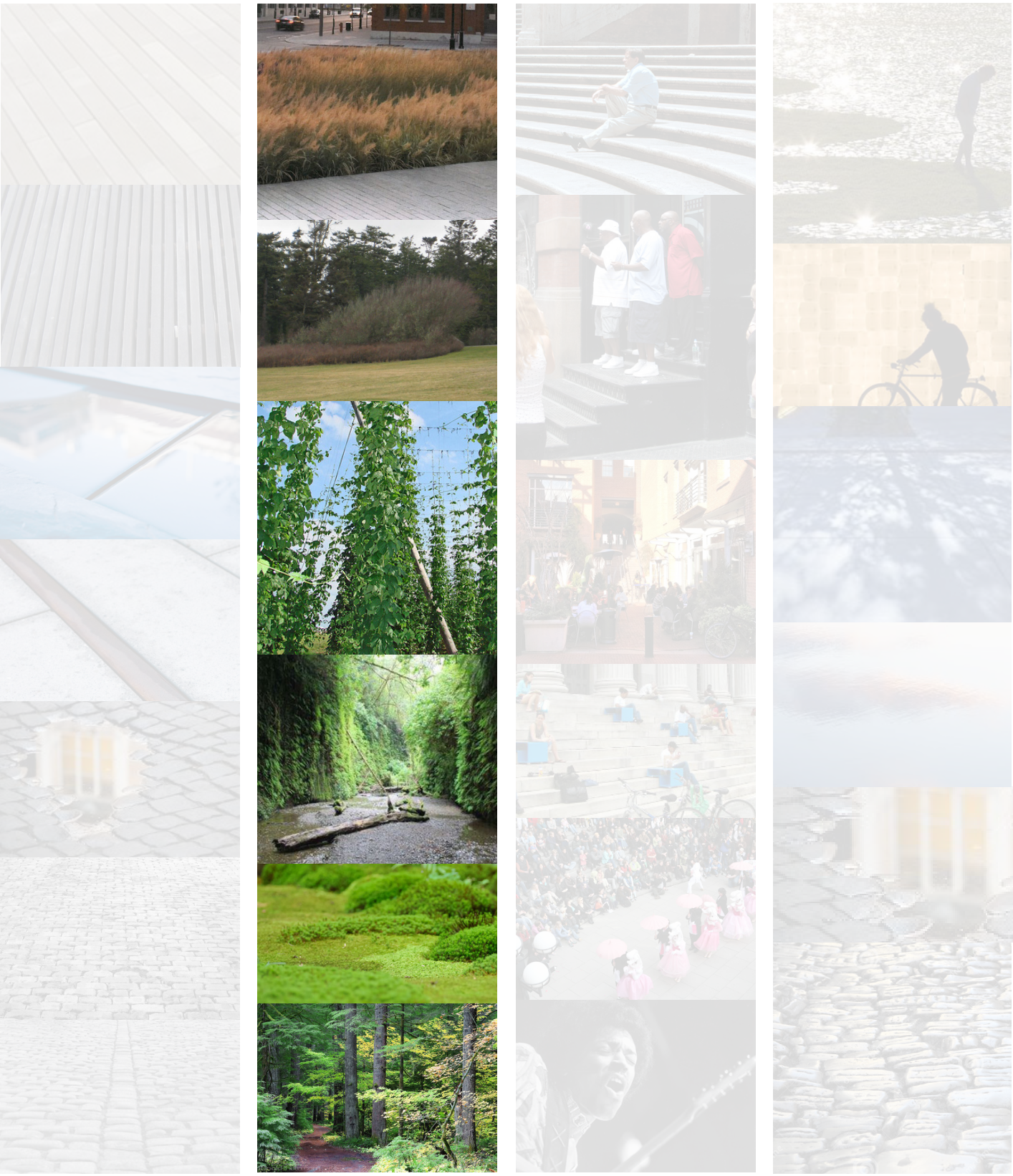
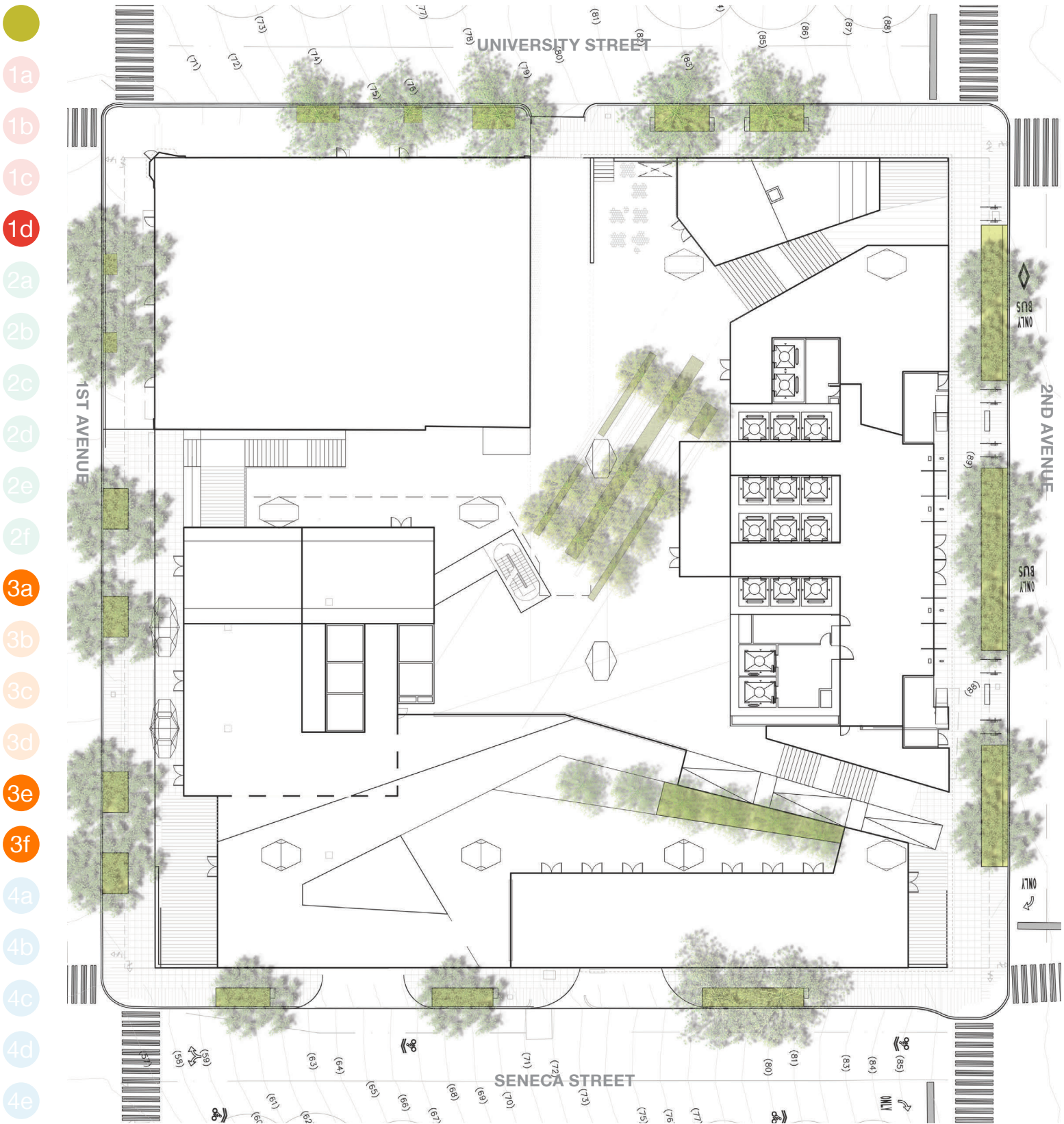


Village & Street Perimeter / Site Material Studies - Paving/Water



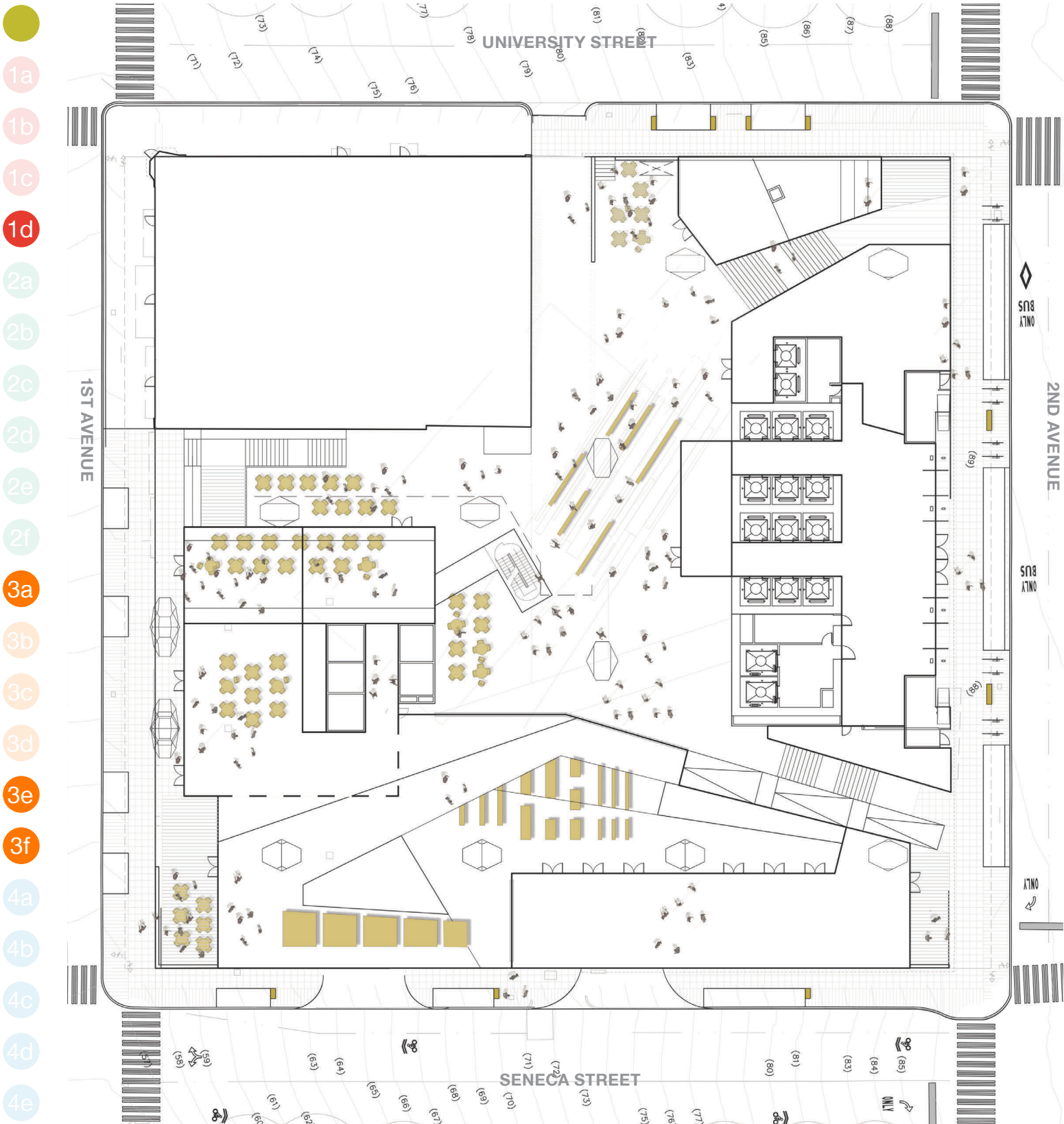
INSPIRATION IMAGES

Village & Street Perimeter / Site Material Studies - Plants



INSPIRATION IMAGES

Village & Street Perimeter / Site Material Studies - People + Reflection/Light

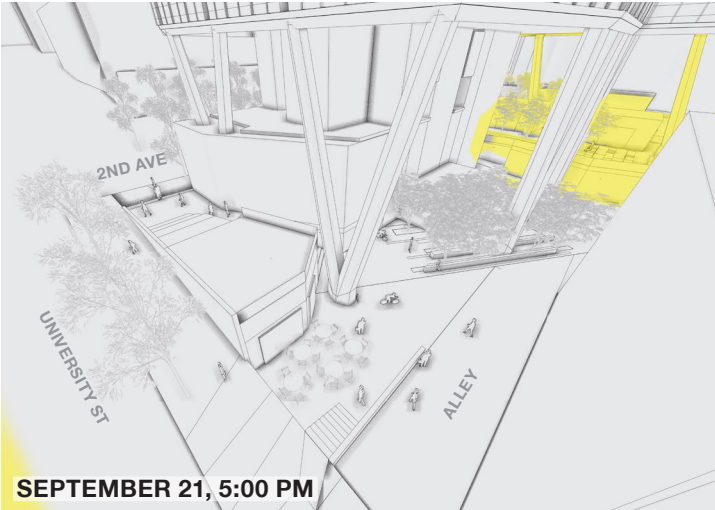
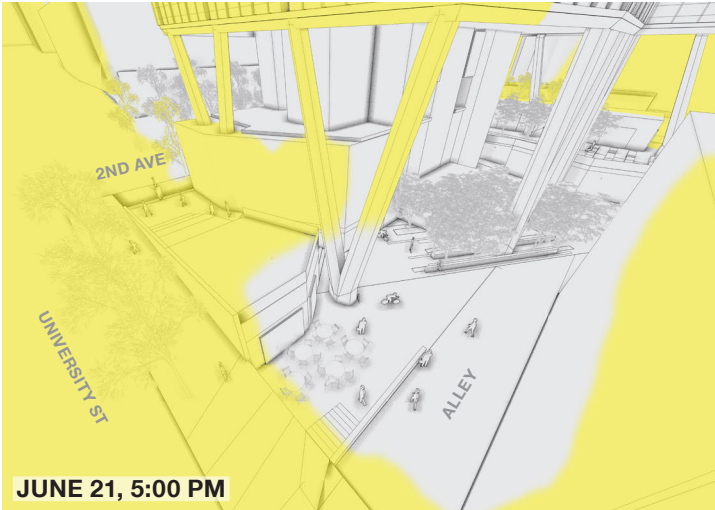
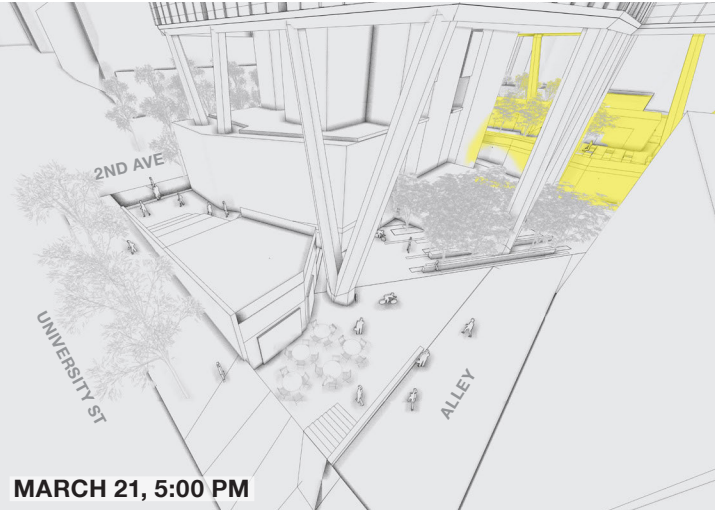
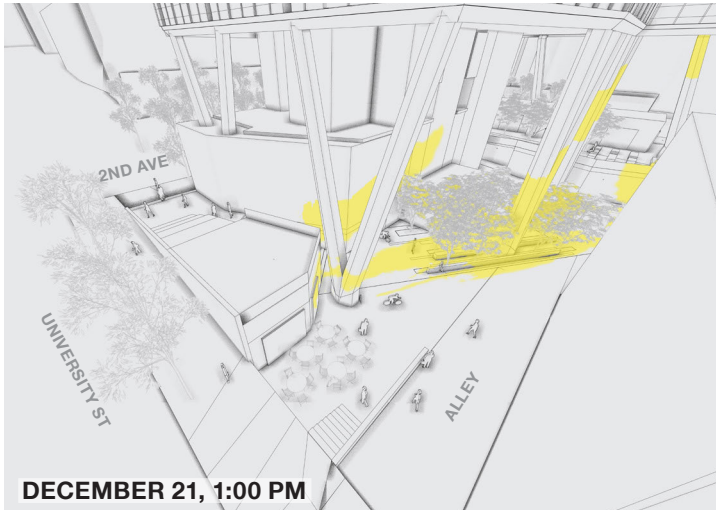
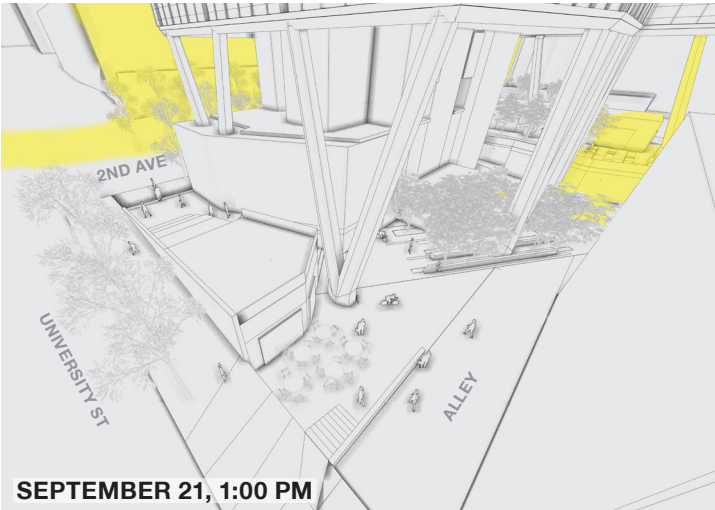
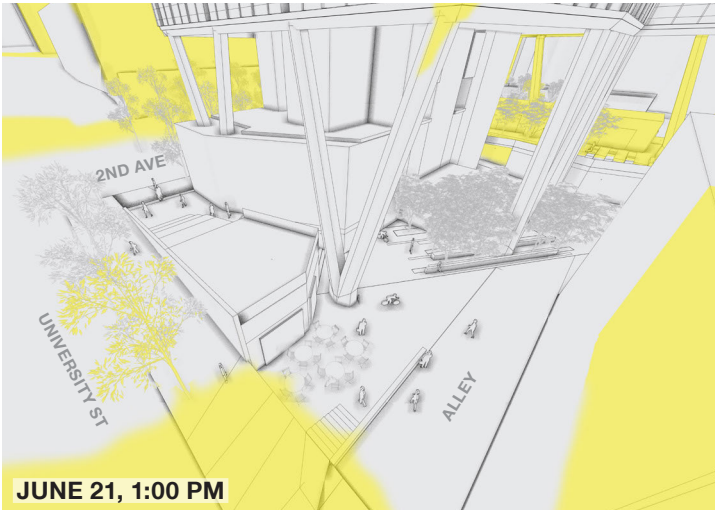
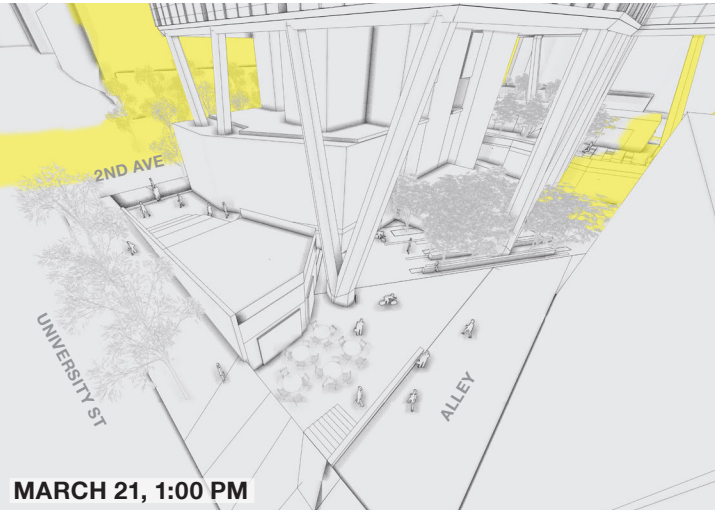
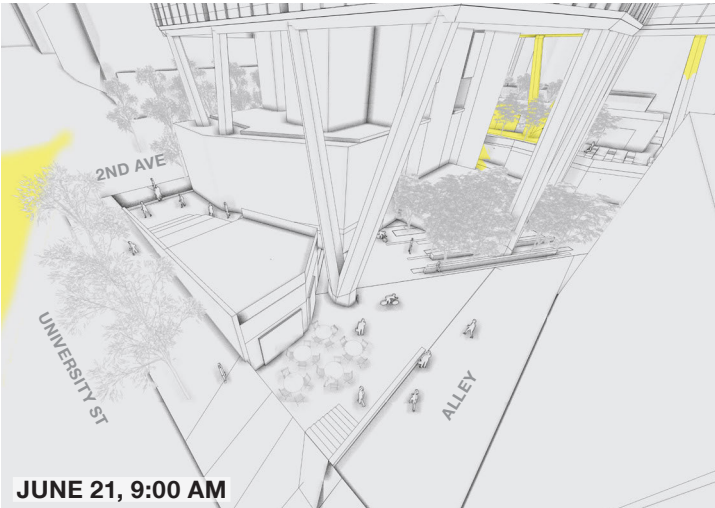
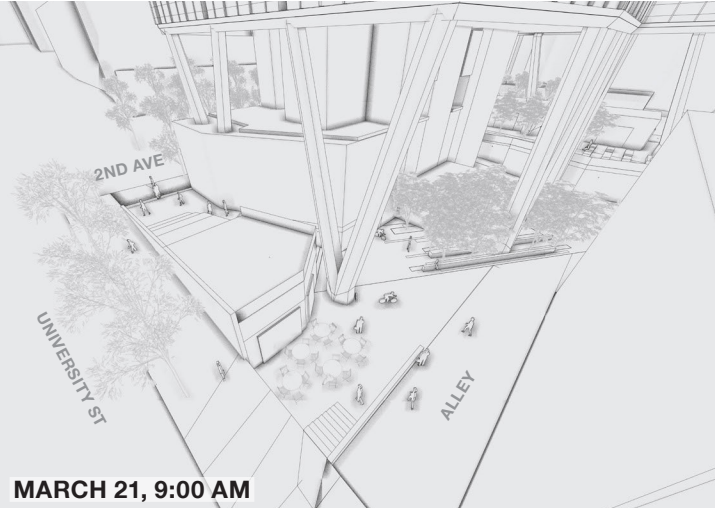


INSPIRATION IMAGES

Village & Street Perimeter / Direct Solar Exposure Studies - SAM Wedge and Alley Plaza

Direct Solar Indirect/Ambient

- 1a
- 1b
- 1c
- 1d
- 2a
- 2b
- 2c
- 2d
- 2e
- 2f
- 3a
- 3b
- 3c
- 3d
- 3e
- 3f
- 4a
- 4b
- 4c
- 4d
- 4e



Village & Street Perimeter / Direct Solar Exposure Studies - Side Porch and Waterfront Overlook

Direct Solar Indirect/Ambient

1a

1b

1c

1d

2a

2b

2c

2d

2e

2f

3a

3b

3c

3d

3e

3f

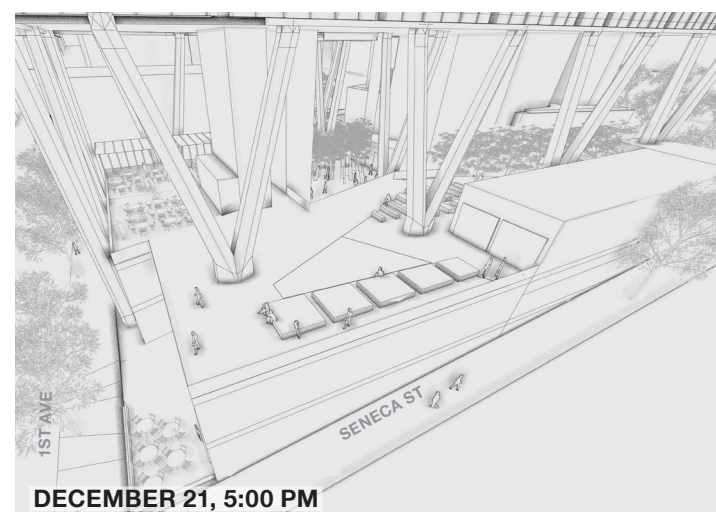
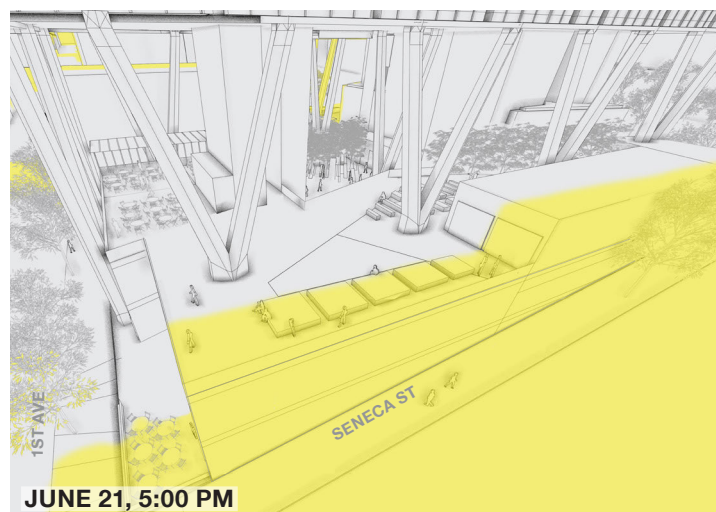
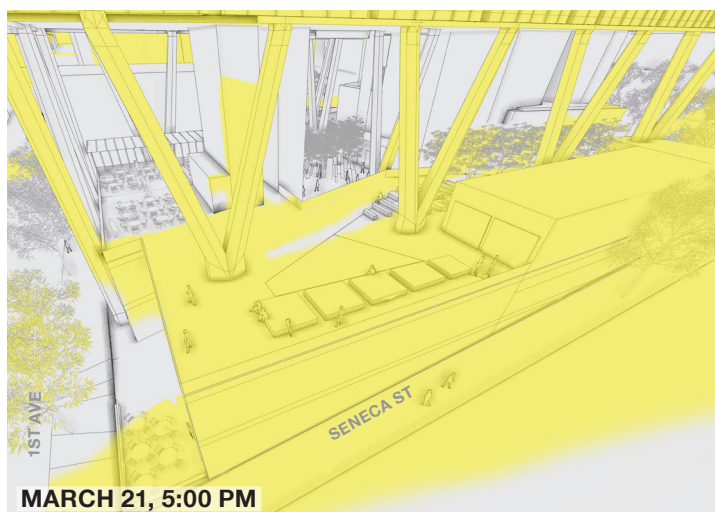
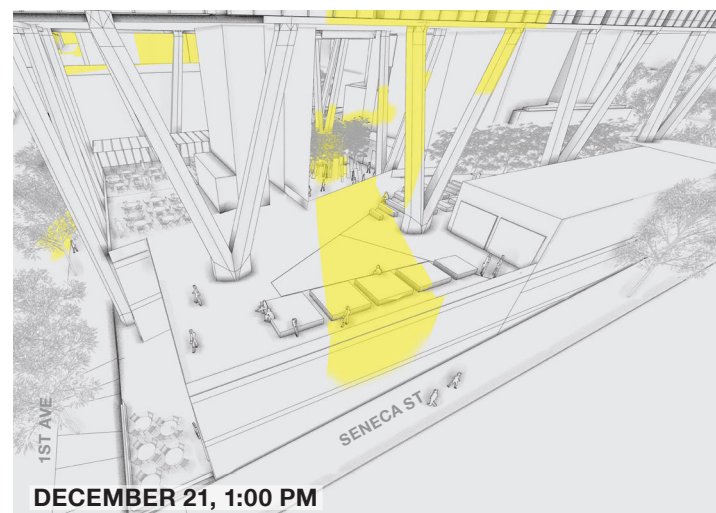
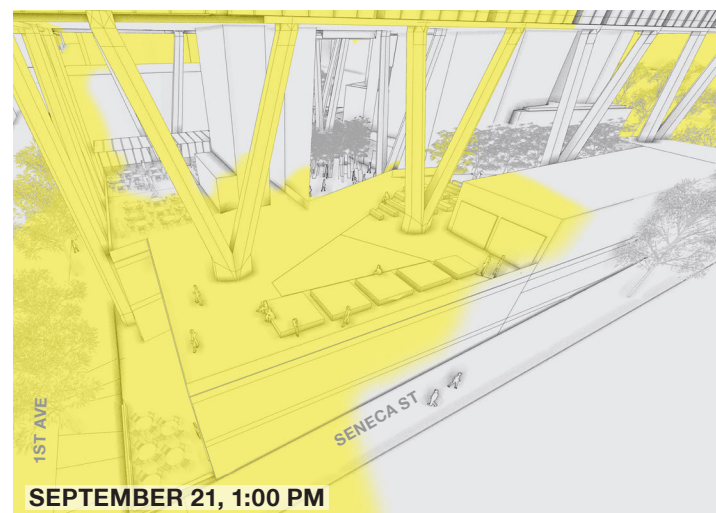
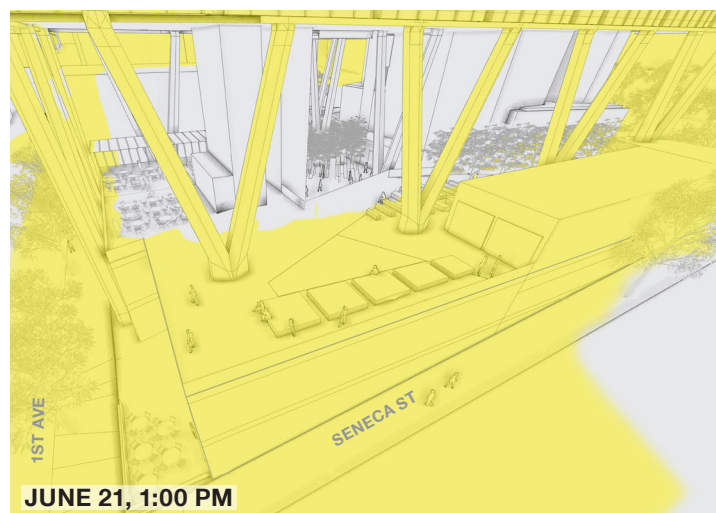
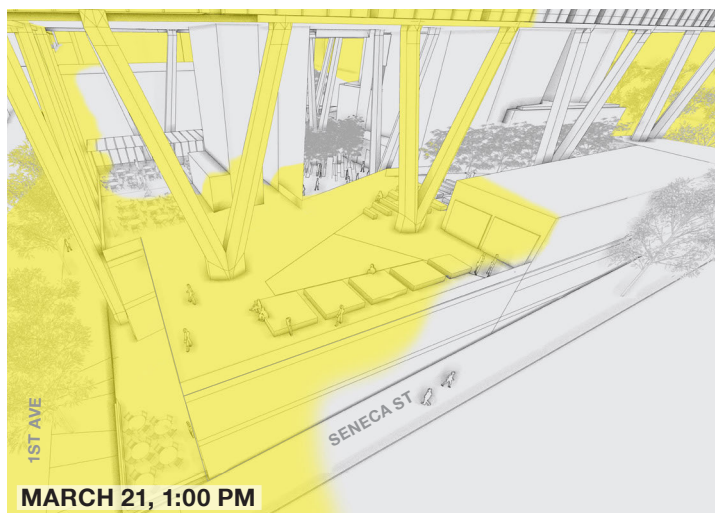
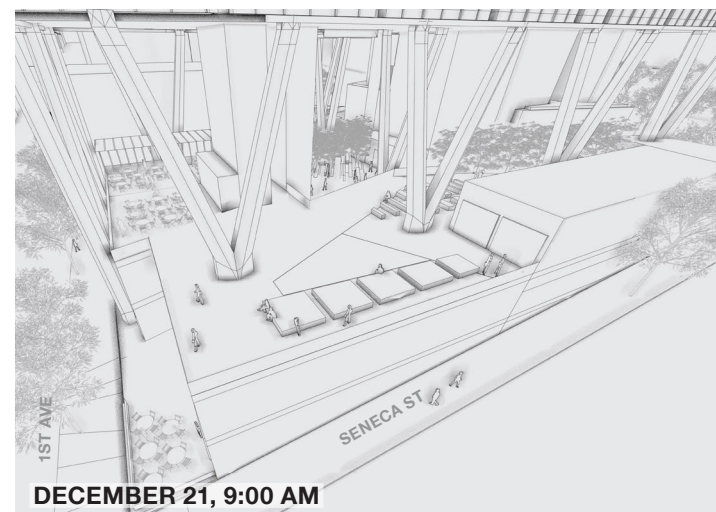
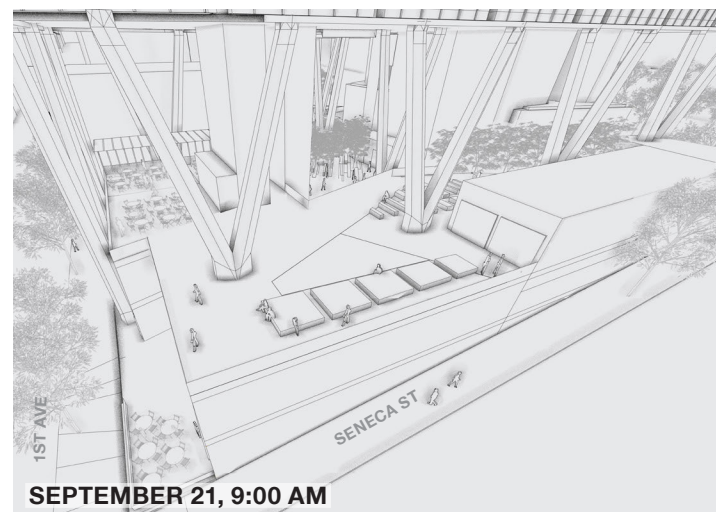
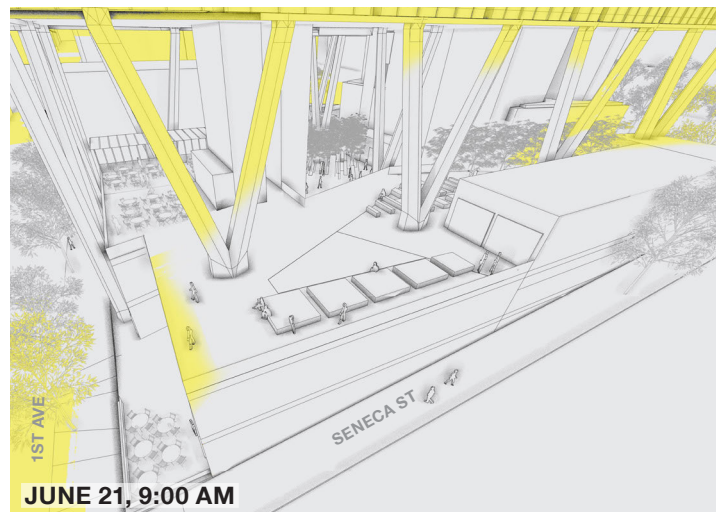
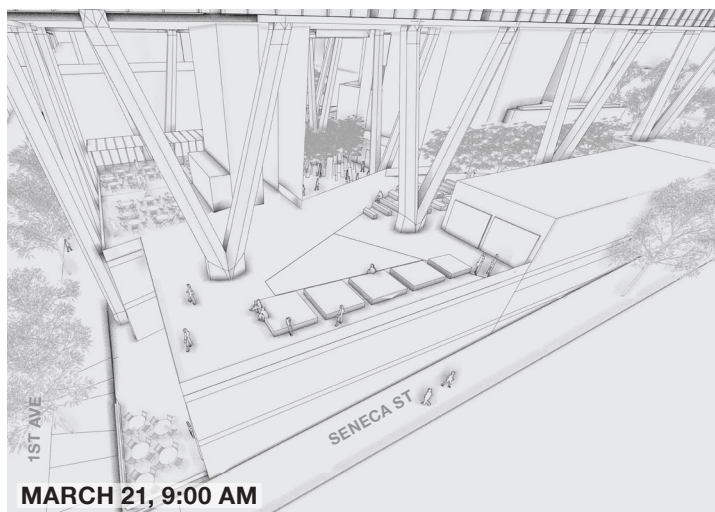
4a

4b

4c

4d

4e



Village & Street Perimeter / Ecological Spectrum

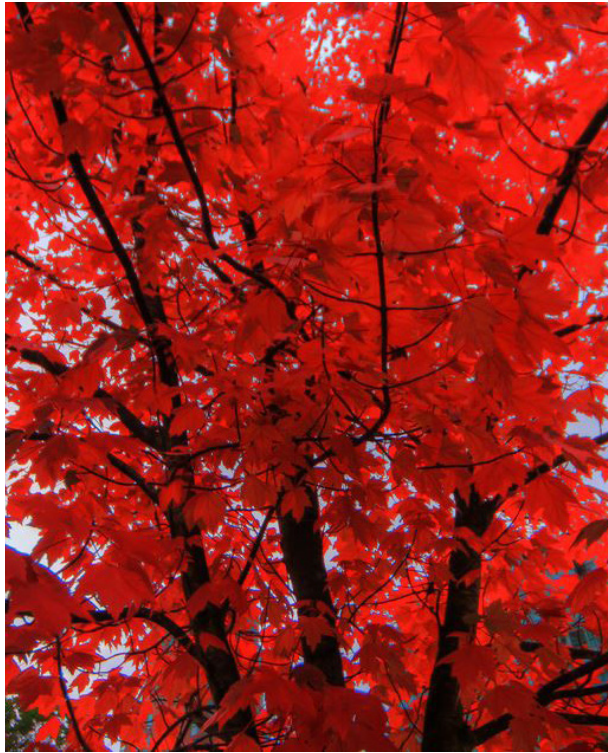
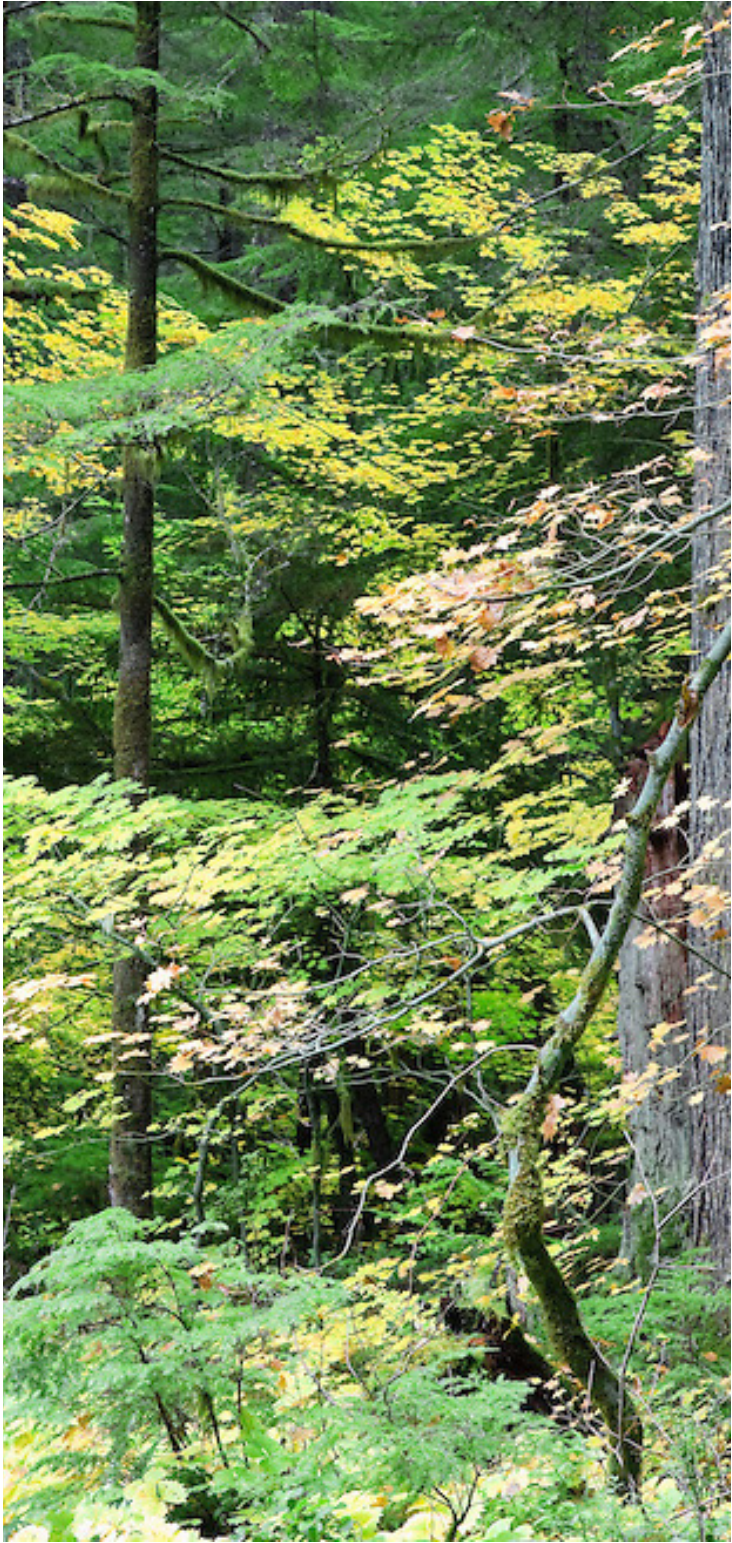
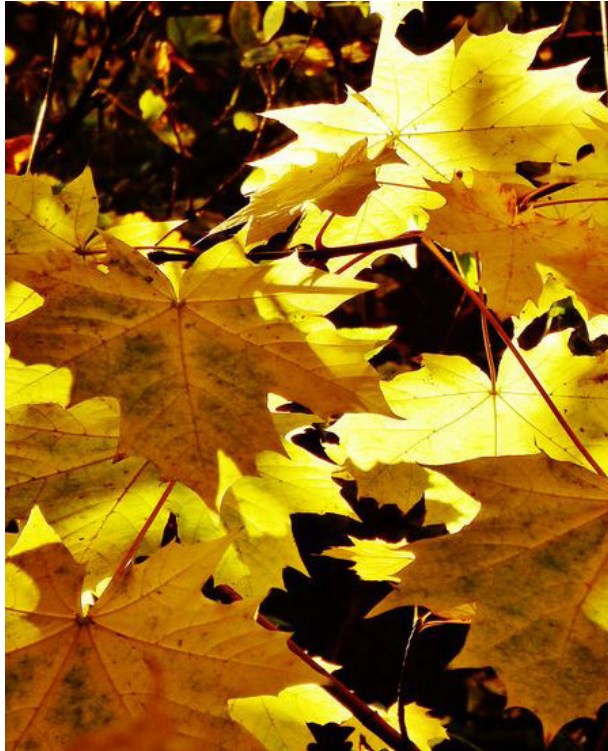
- 1a
- 1b
- 1c
- 1d
- 2a
- 2b
- 2c
- 2d
- 2e
- 2f
- 3a
- 3b
- 3c
- 3d
- 3e
- 3f
- 4a
- 4b
- 4c
- 4d
- 4e



← SHADE/SHELTERED SUN/EXPOSED →

Village & Street Perimeter / Planting

- 1a
- 1b
- 1c
- 1d
- 2a
- 2b
- 2c
- 2d
- 2e
- 2f
- 3a
- 3b
- 3c
- 3d
- 3e
- 3f
- 4a
- 4b
- 4c
- 4d
- 4e



STREET TREES

SHADE / BOSQUE TREES



Tower Refinement

Tower Refinement / EDG 2 Scheme Development

- Elevating the tower creates a unique opportunity for through-block pedestrian passages and a mid-block retail Piazza.
- Structural expression starts at grade, creating a forest of columns at the streetscape that extend up to the roof trellis where the tower meets the sky.
- The tower and low rise massing respond to the adjacent buildings and split-zoning.
- Tower and podium rooftops provide open space with trellises for a program-generated skyline.
- Vertical articulation of the expressed core on 2nd Avenue makes the narrow tower appear even more slender.
- The faceted western face is modulated by sunlight and shade from mid-day to evening.
- The delicate scale of the tower and cladding make it an elegant and timeless member of the chorus in the waterfront skyline.



Waterfront

- 1a
- 1b
- 1c
- 1d
- 2a
- 2b
- 2c
- 2d
- 2e
- 2f
- 3a
- 3b
- 3c
- 3d
- 3e
- 3f
- 4a
- 4b
- 4c
- 4d
- 4e



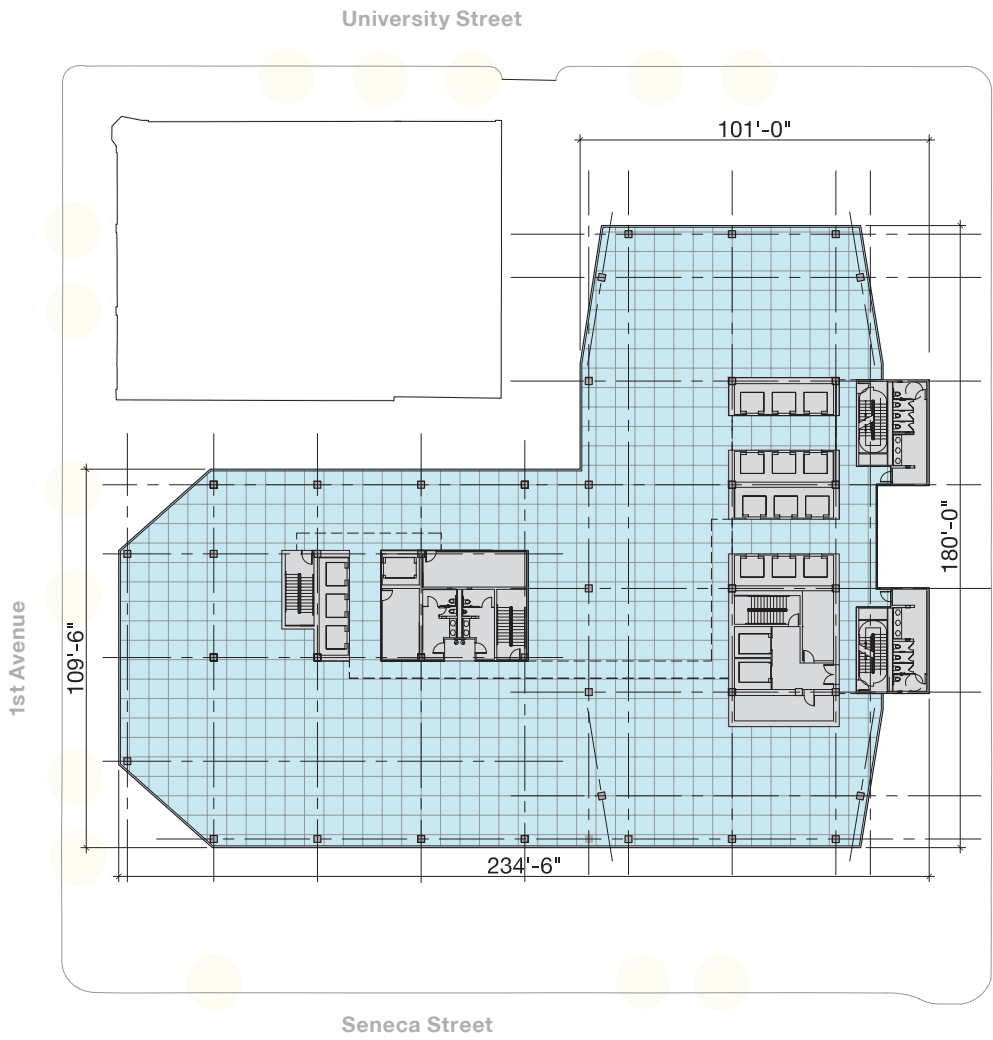
2nd Avenue looking North



2nd Avenue & University Street from Benaroya Plaza

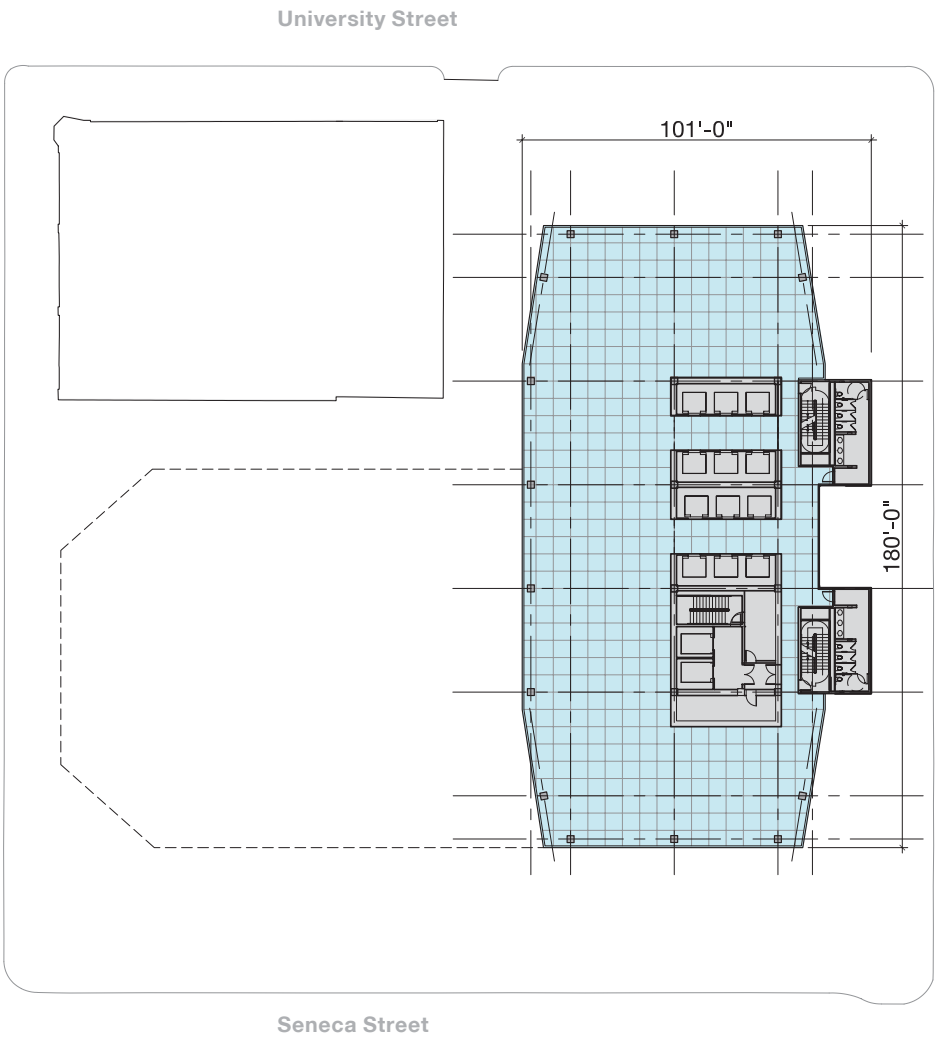
Tower Refinement / EDG 1 Preferred Scheme

- 1a
- 1b
- 1c
- 1d
- 2a
- 2b
- 2c
- 2d
- 2e
- 2f
- 3a
- 3b
- 3c
- 3d
- 3e
- 3f
- 4a
- 4b
- 4c
- 4d
- 4e



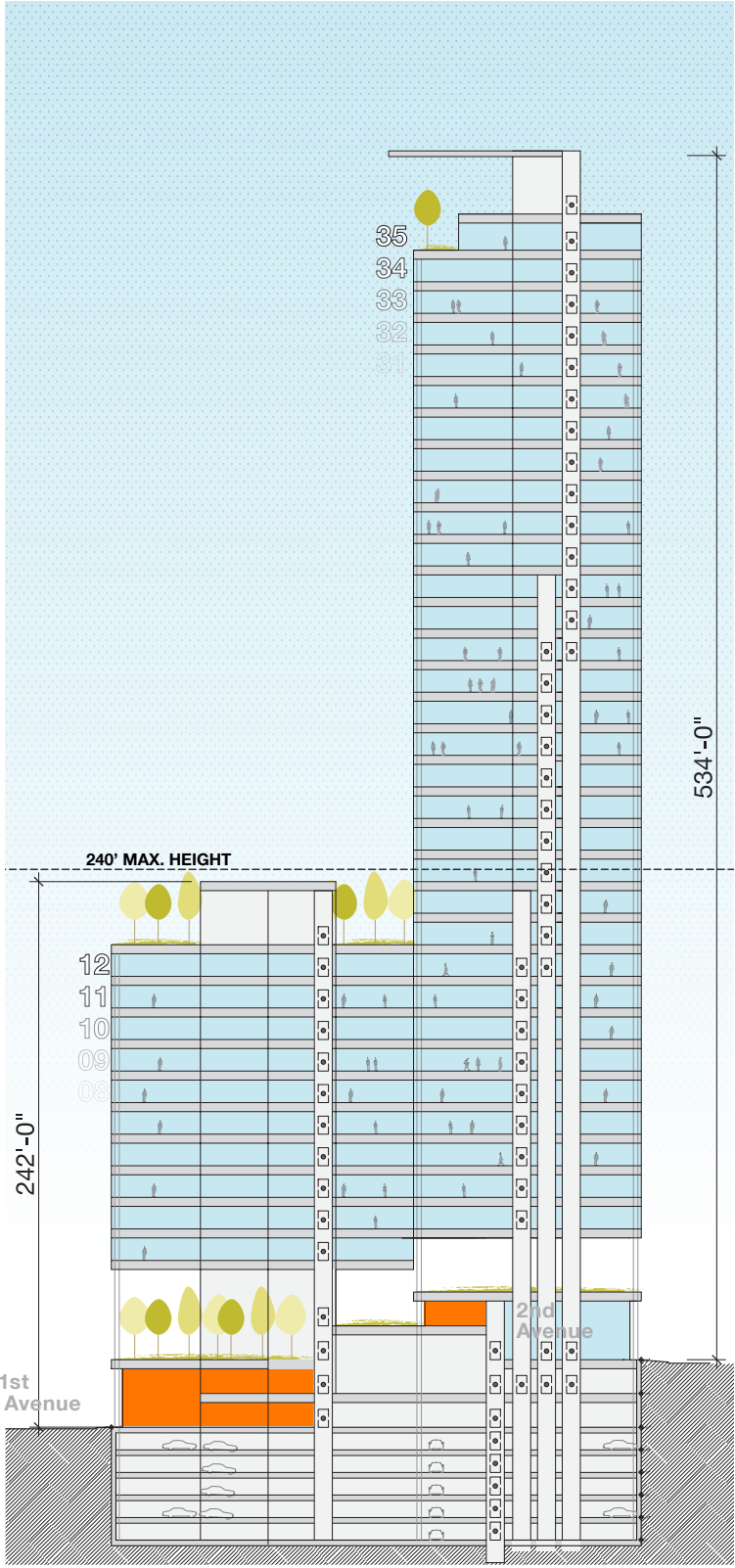
Low Rise Plan

- Office
- Service



High Rise Plan

- Office
- Service



Section

Tower Refinement / EDG 2 Scheme Development

- 1a
- 1b
- 1c
- 1d
- 2a
- 2b
- 2c
- 2d
- 2e
- 2f
- 3a
- 3b
- 3c
- 3d
- 3e
- 3f
- 4a
- 4b
- 4c
- 4d
- 4e

Notch Added:

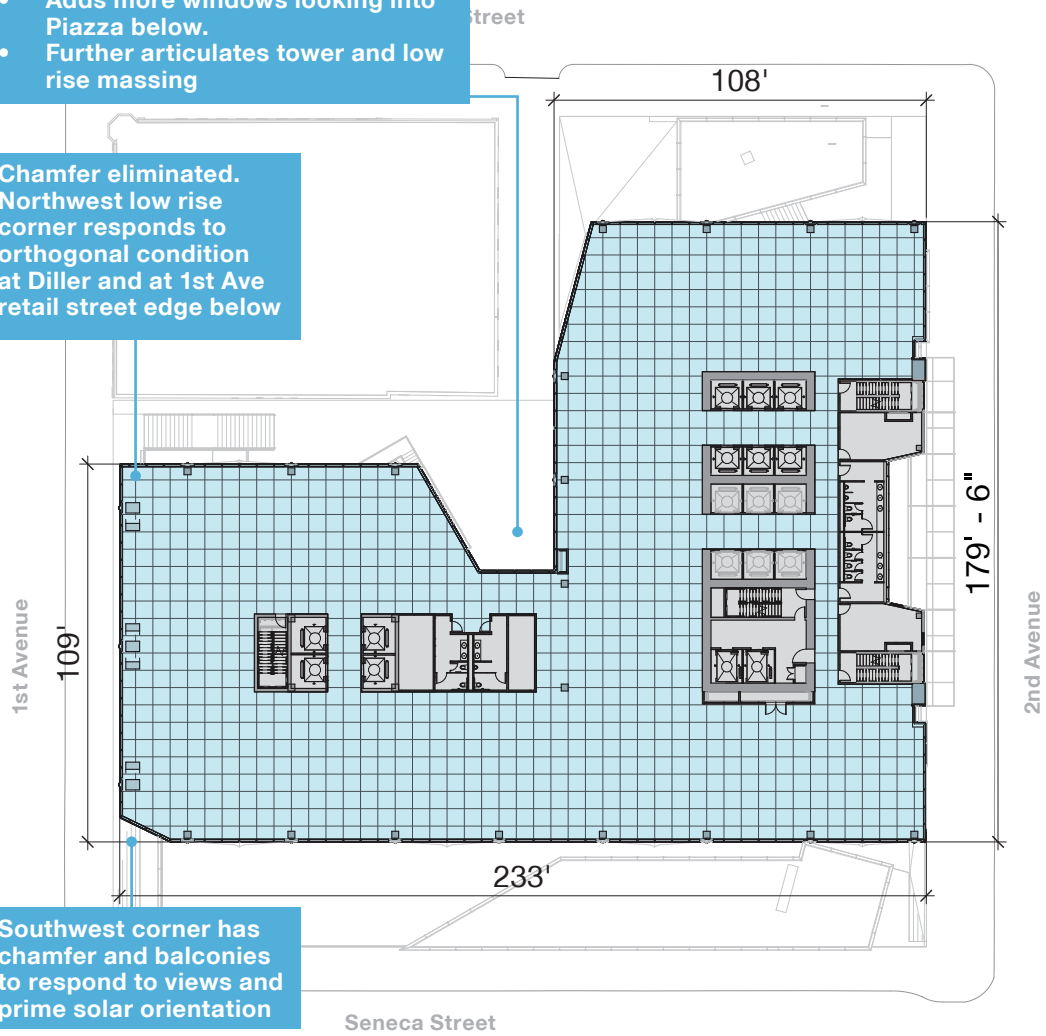
- Brings afternoon light into Piazza.
- Brings more daylight into office.
- Adds more windows looking into Piazza below.
- Further articulates tower and low rise massing

Chamfer eliminated. Northwest low rise corner responds to orthogonal condition at Diller and at 1st Ave retail street edge below

Southwest corner has chamfer and balconies to respond to views and prime solar orientation

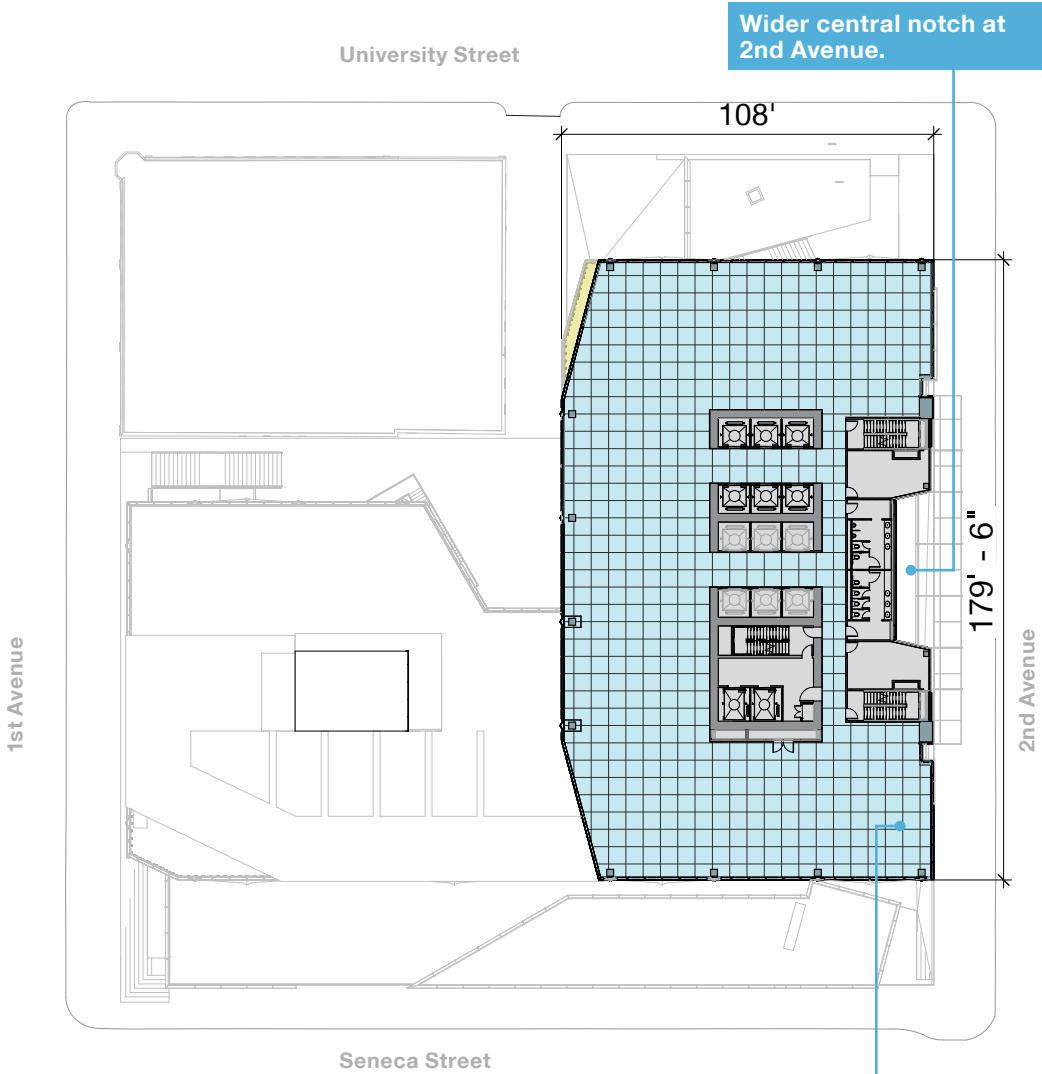
Low Rise Plan

- Office
- Service



High Rise Plan

- Office
- Service



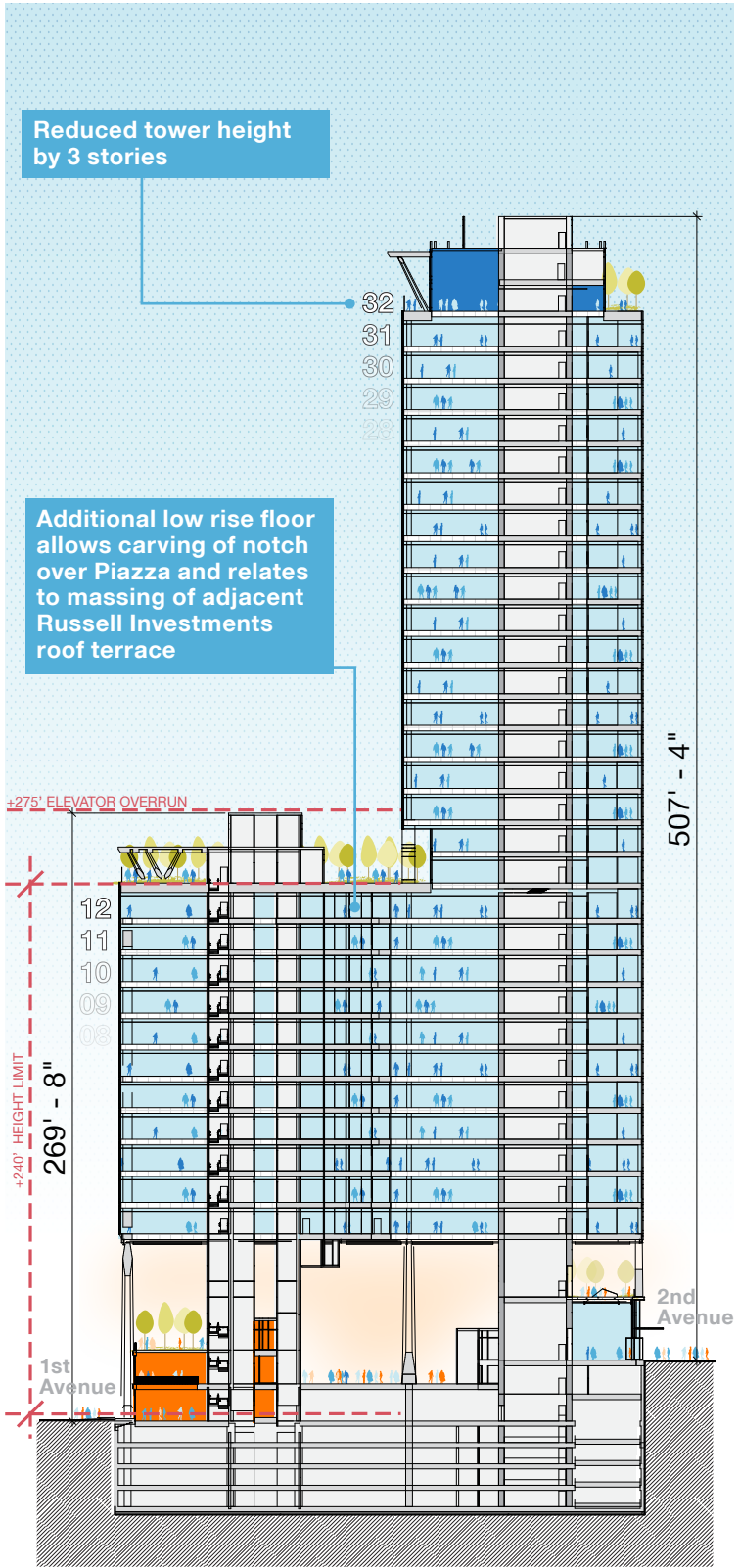
Additional office area incorporated:

- Holds 2nd Avenue street edge with active facade
- Reduces tower height by 3 stories
- Integrates expressed core with tower massing

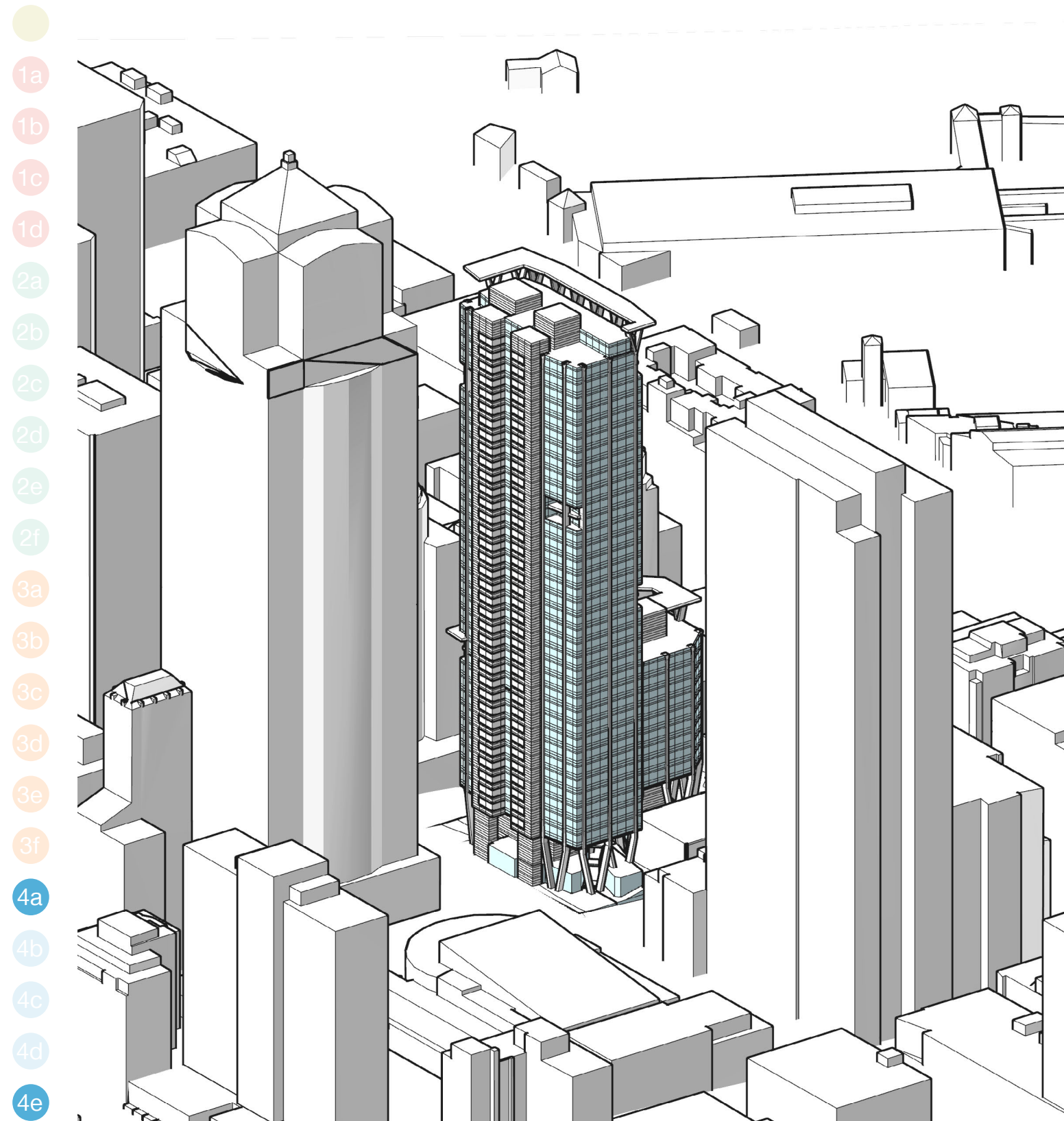
Reduced tower height by 3 stories

Additional low rise floor allows carving of notch over Piazza and relates to massing of adjacent Russell Investments roof terrace

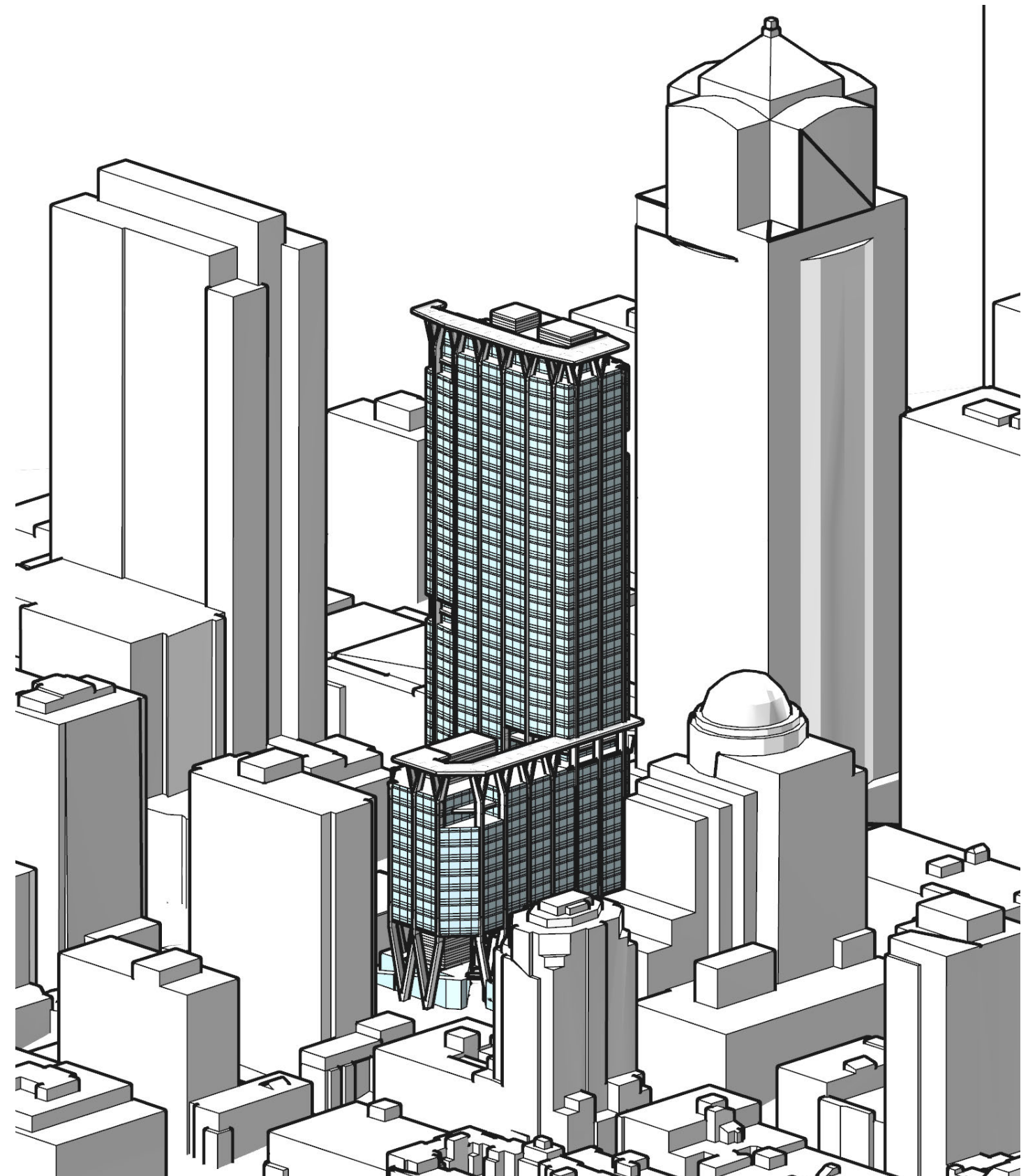
Section



Tower Refinement / EDG 1 Preferred Scheme

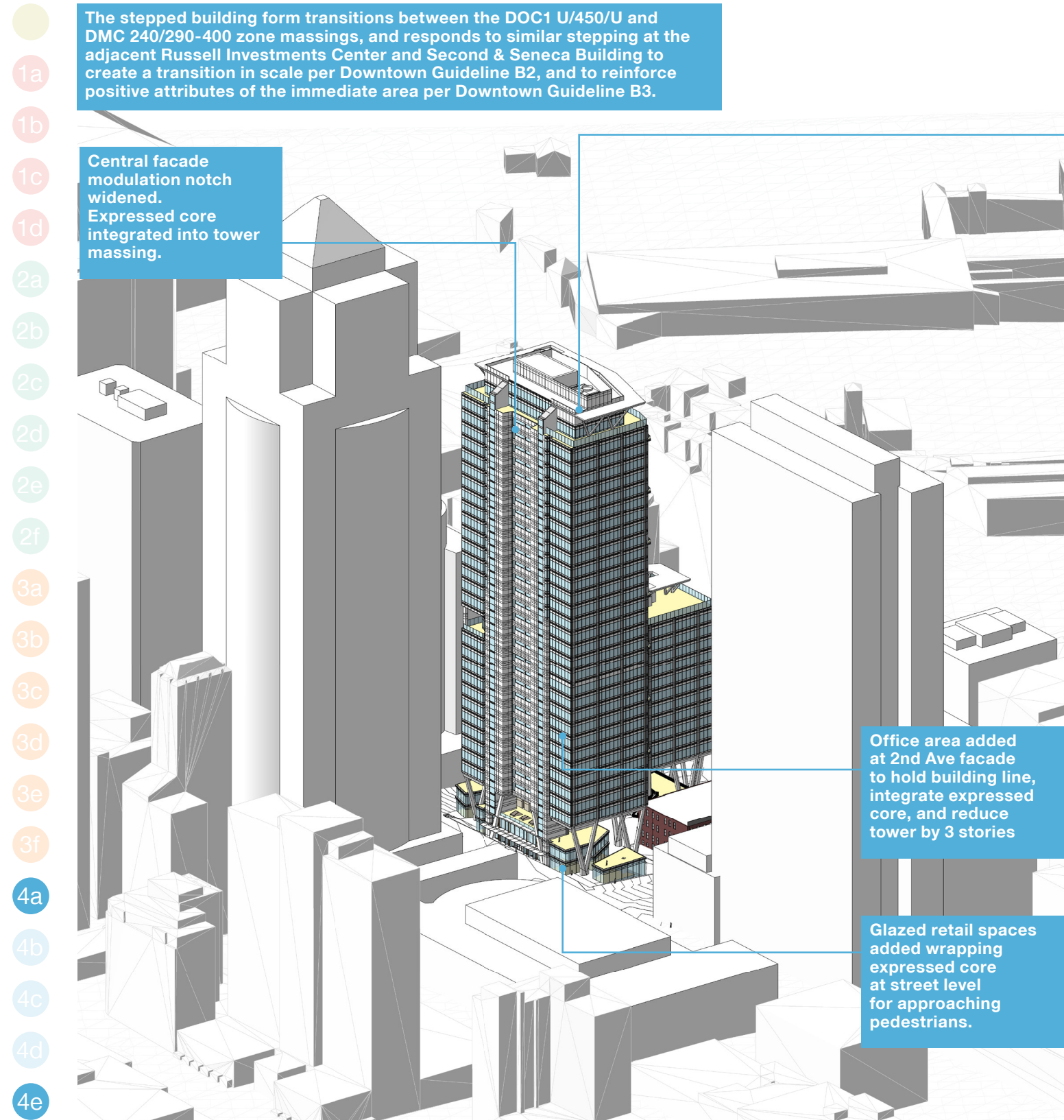


Northeast Aerial

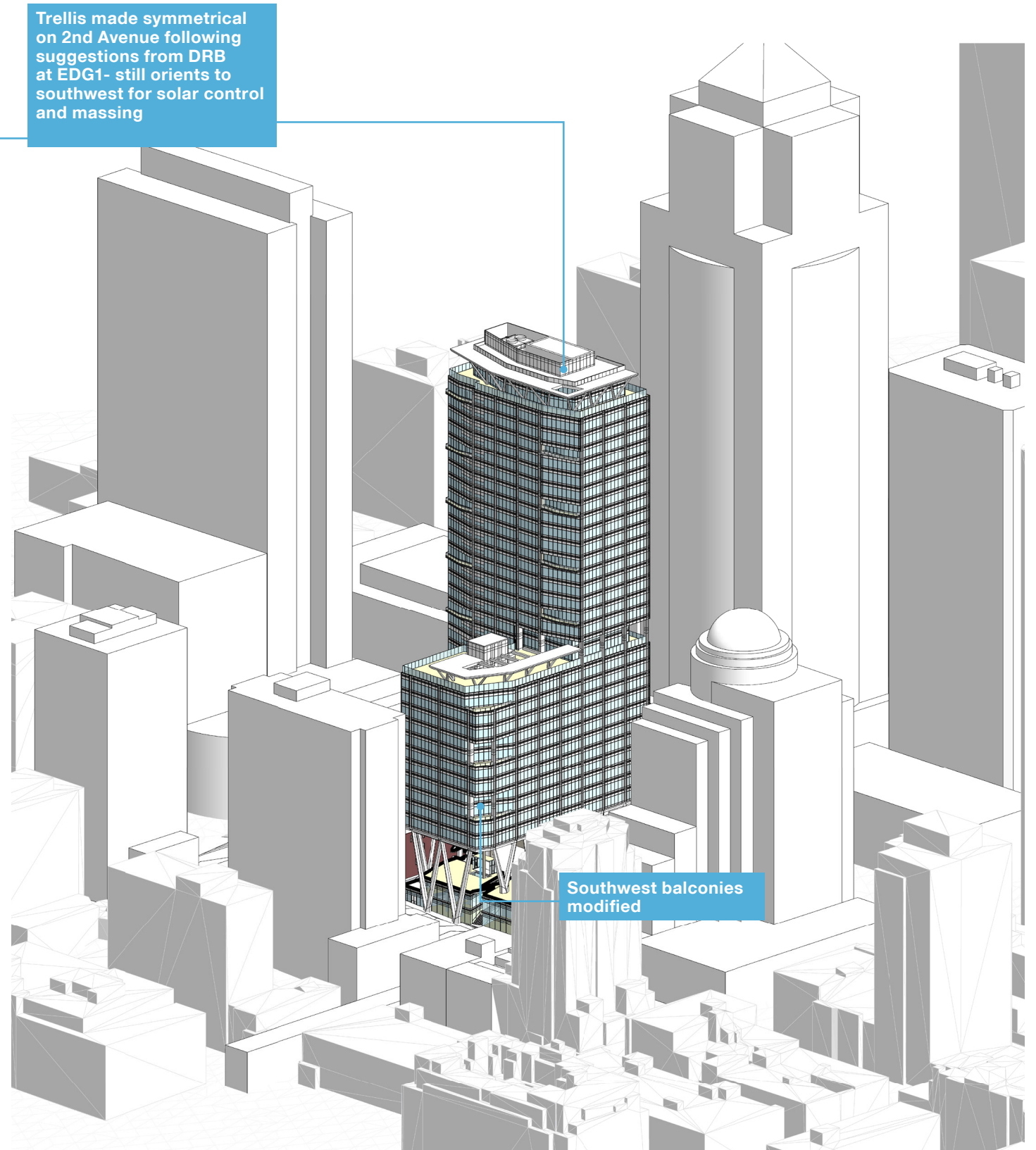


Southwest Aerial

Tower Refinement / EDG 2 Scheme Development

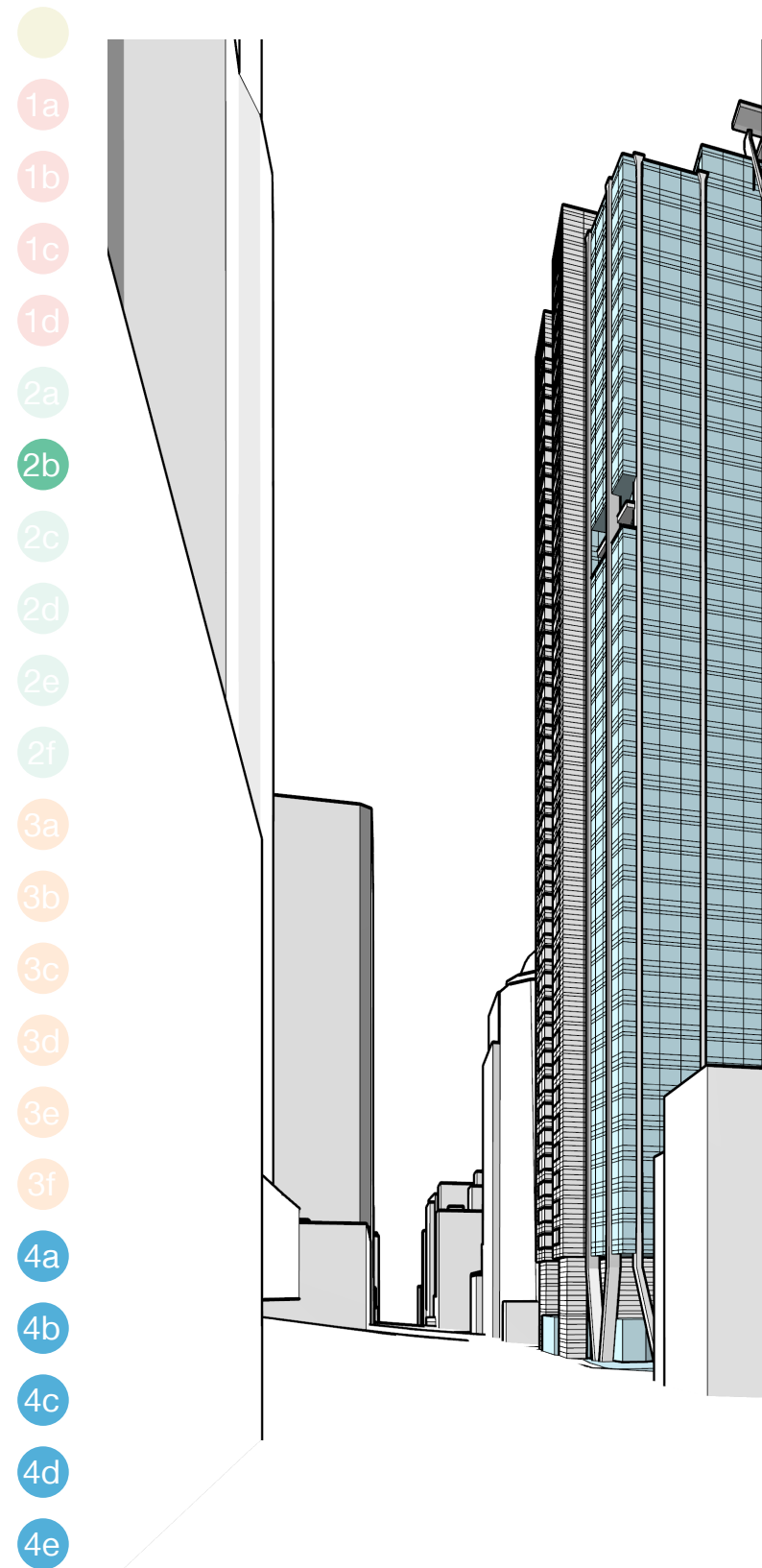


Northeast Aerial

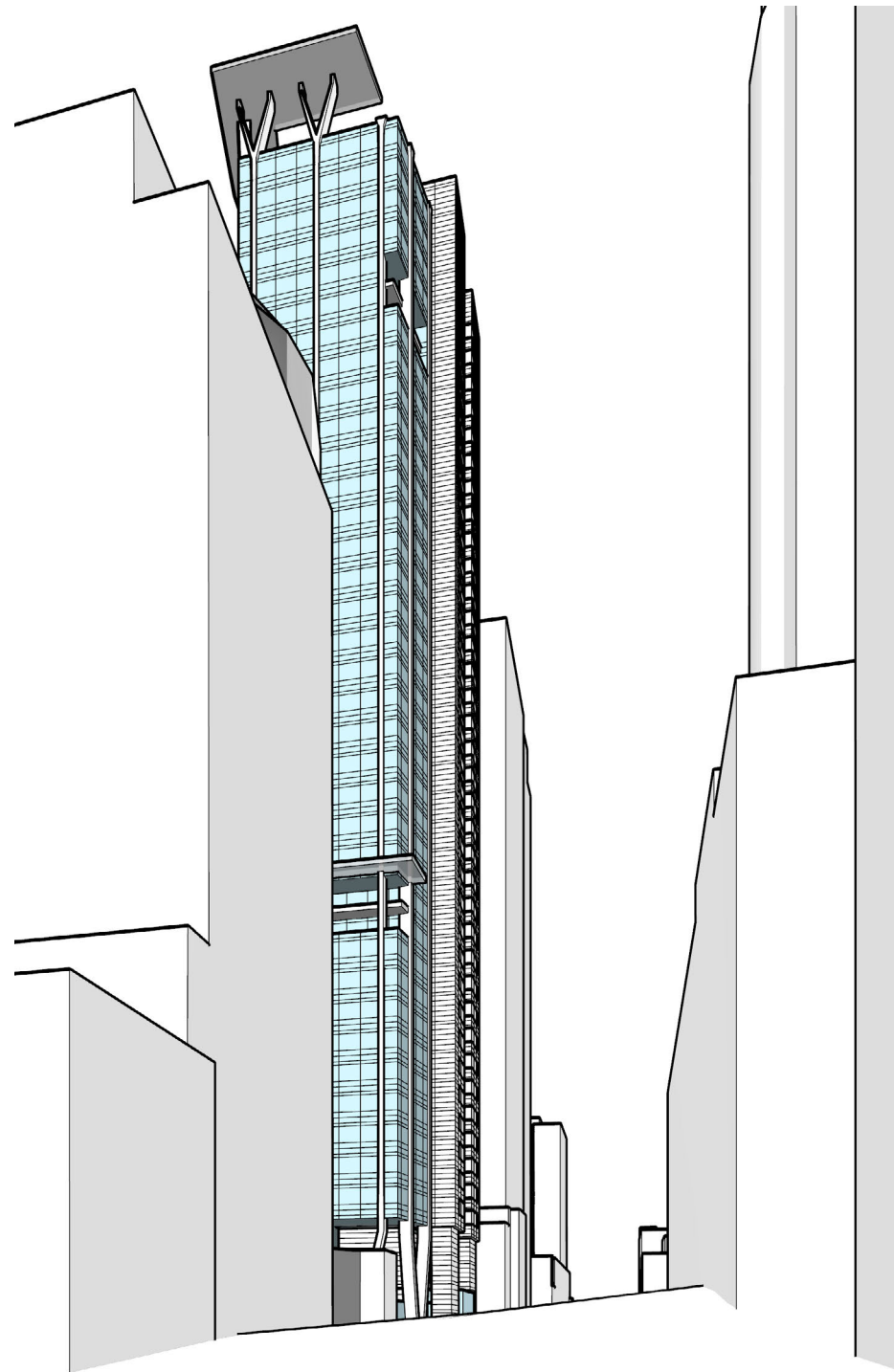


Southwest Aerial

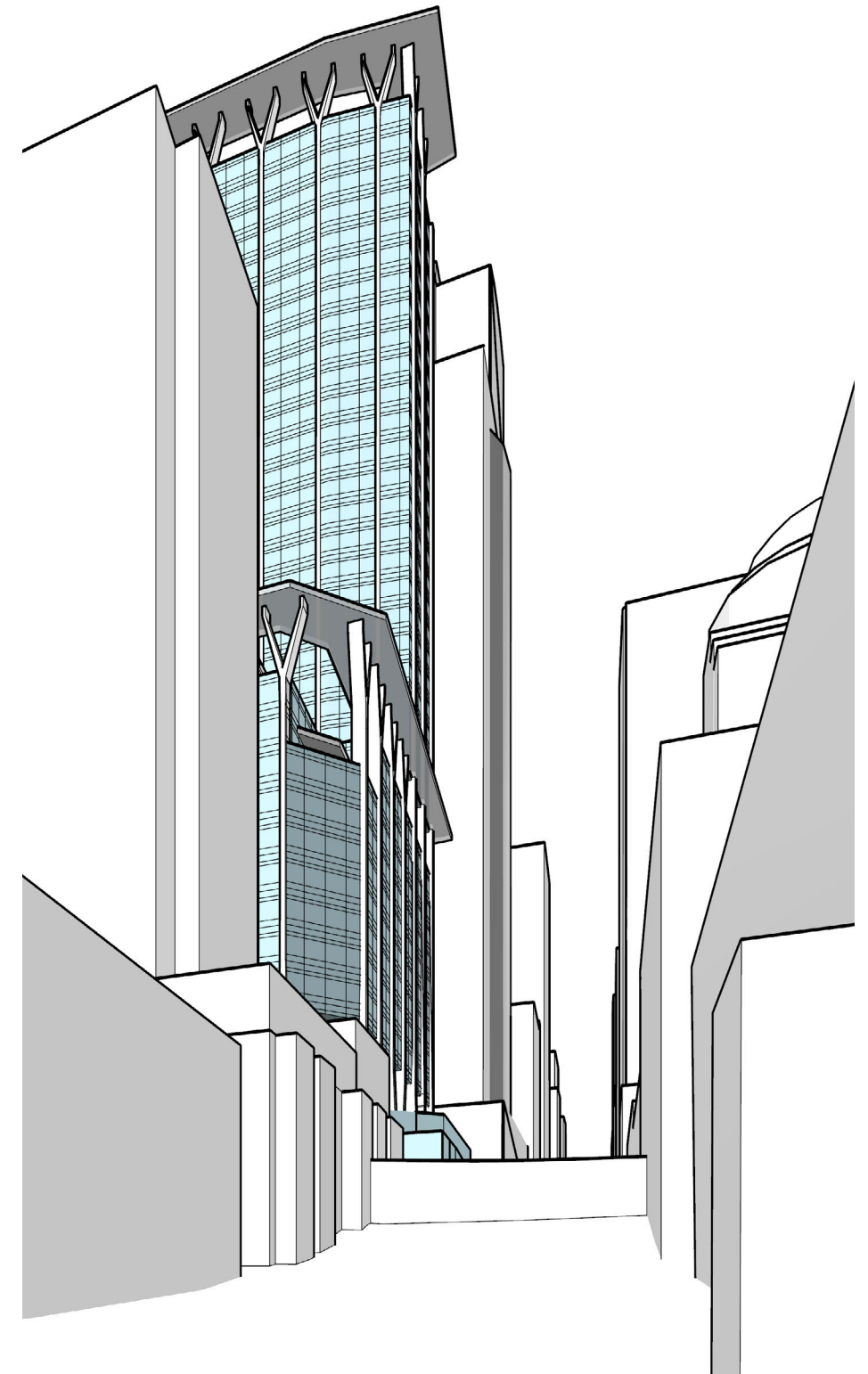
Tower Refinement / EDG 1 Preferred Scheme



View from 2nd Avenue looking South

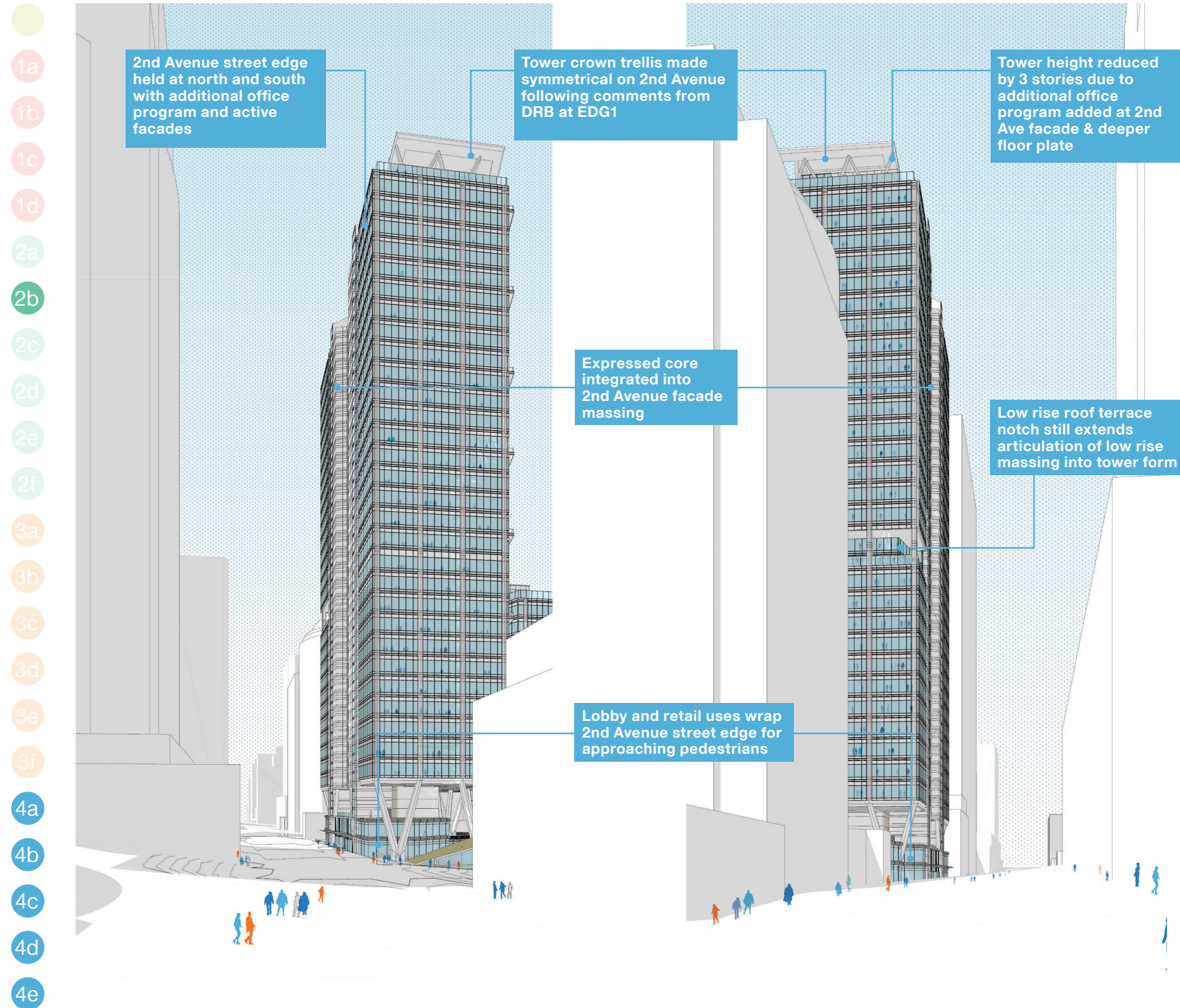


View from 2nd Avenue looking North



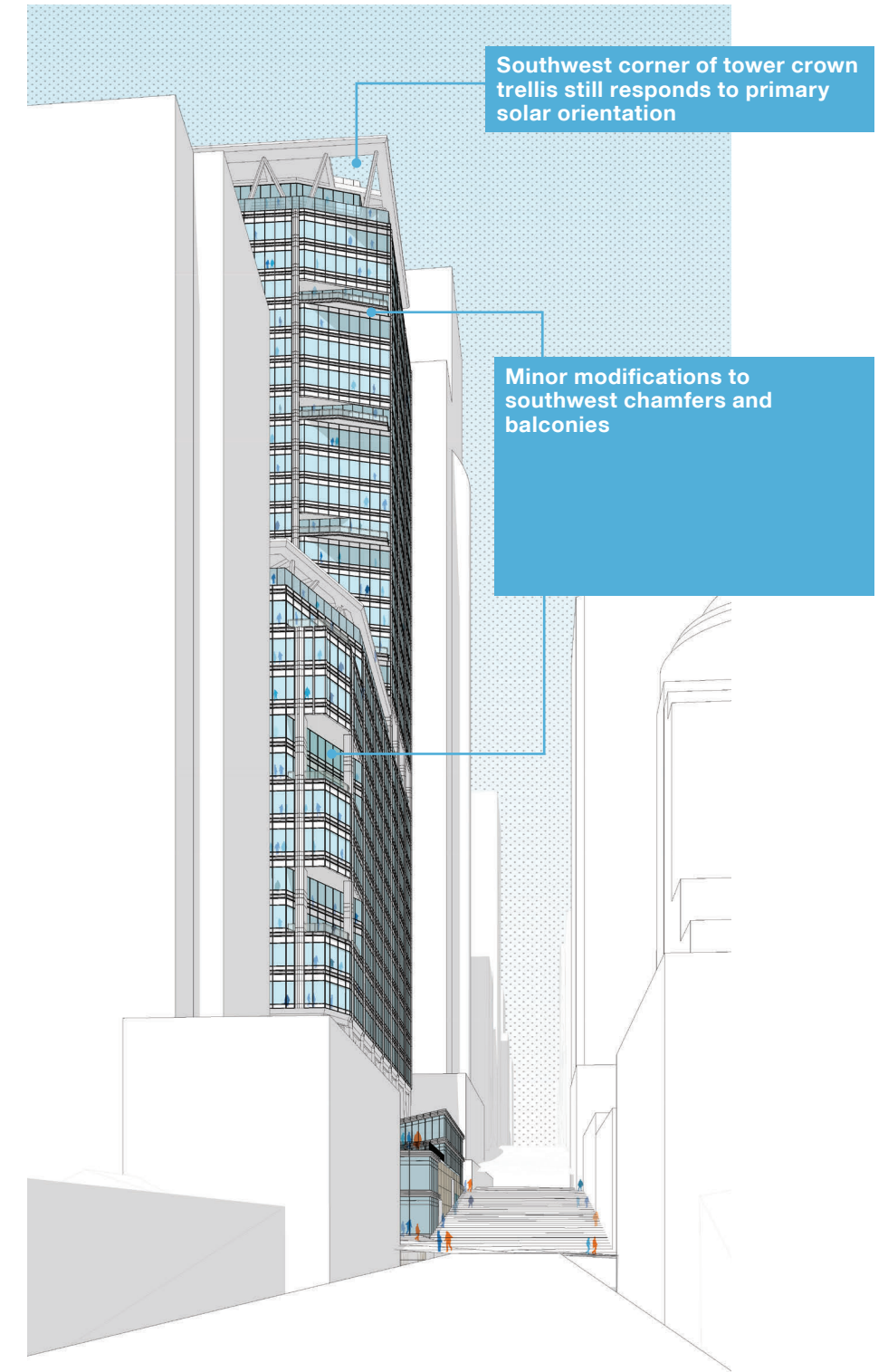
View from Seneca Street looking East

Tower Refinement / EDG 2 Scheme Development



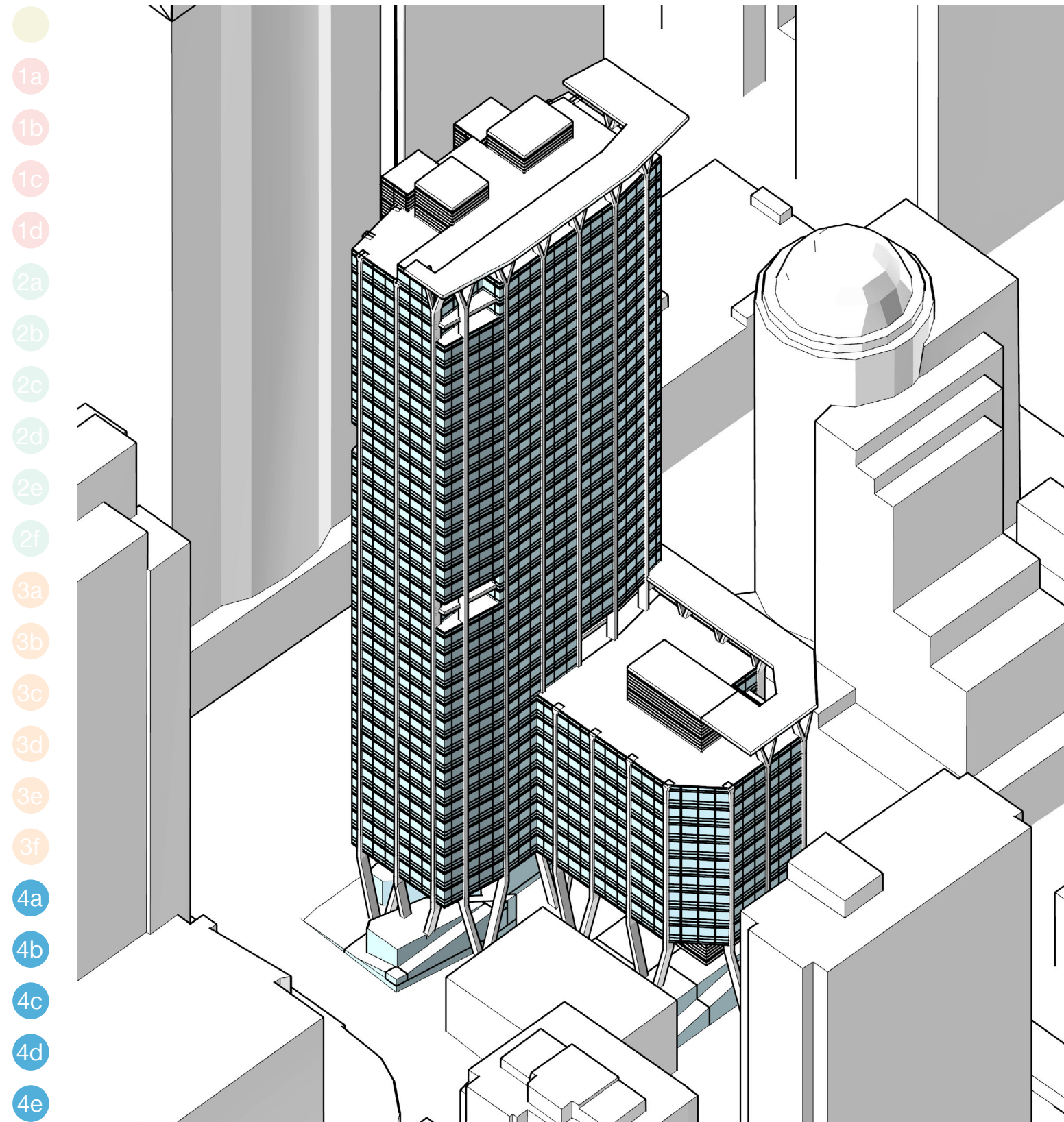
View from 2nd Avenue looking South

View from 2nd Avenue looking North

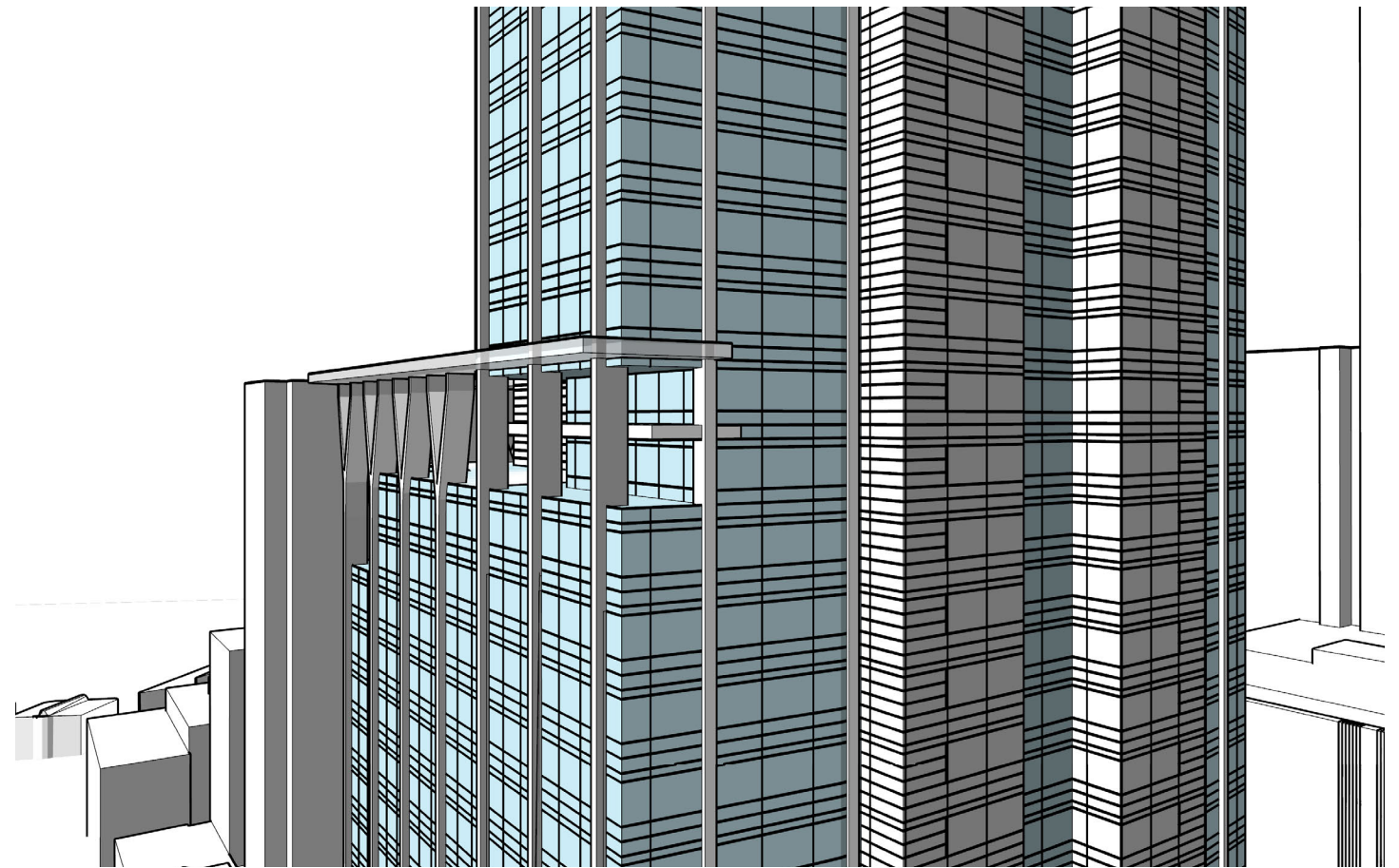


View from Seneca Street looking East

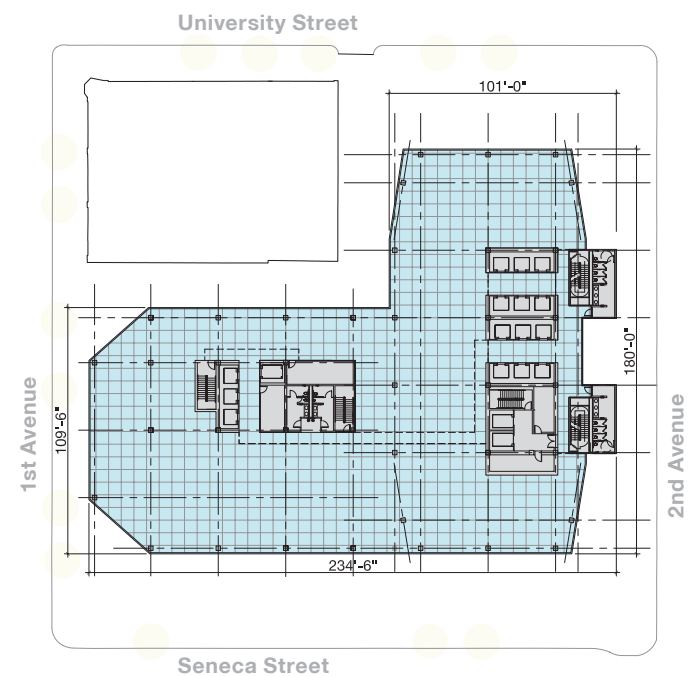
Tower Refinement / EDG 1 Preferred Scheme - Interlocking Tower and Low Rise Forms



EDG 1 View from Northwest

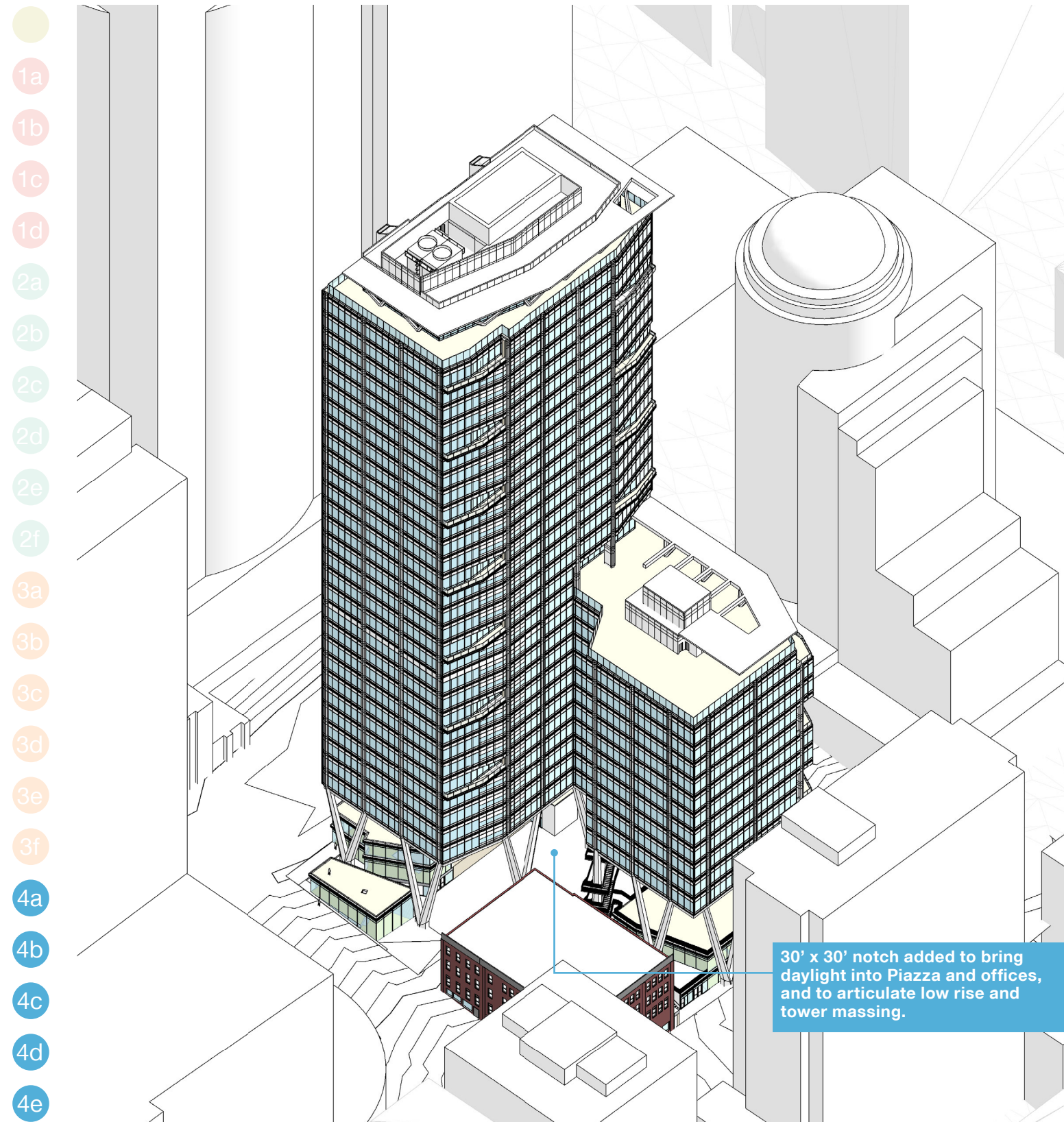


Southeast Tower Intersection

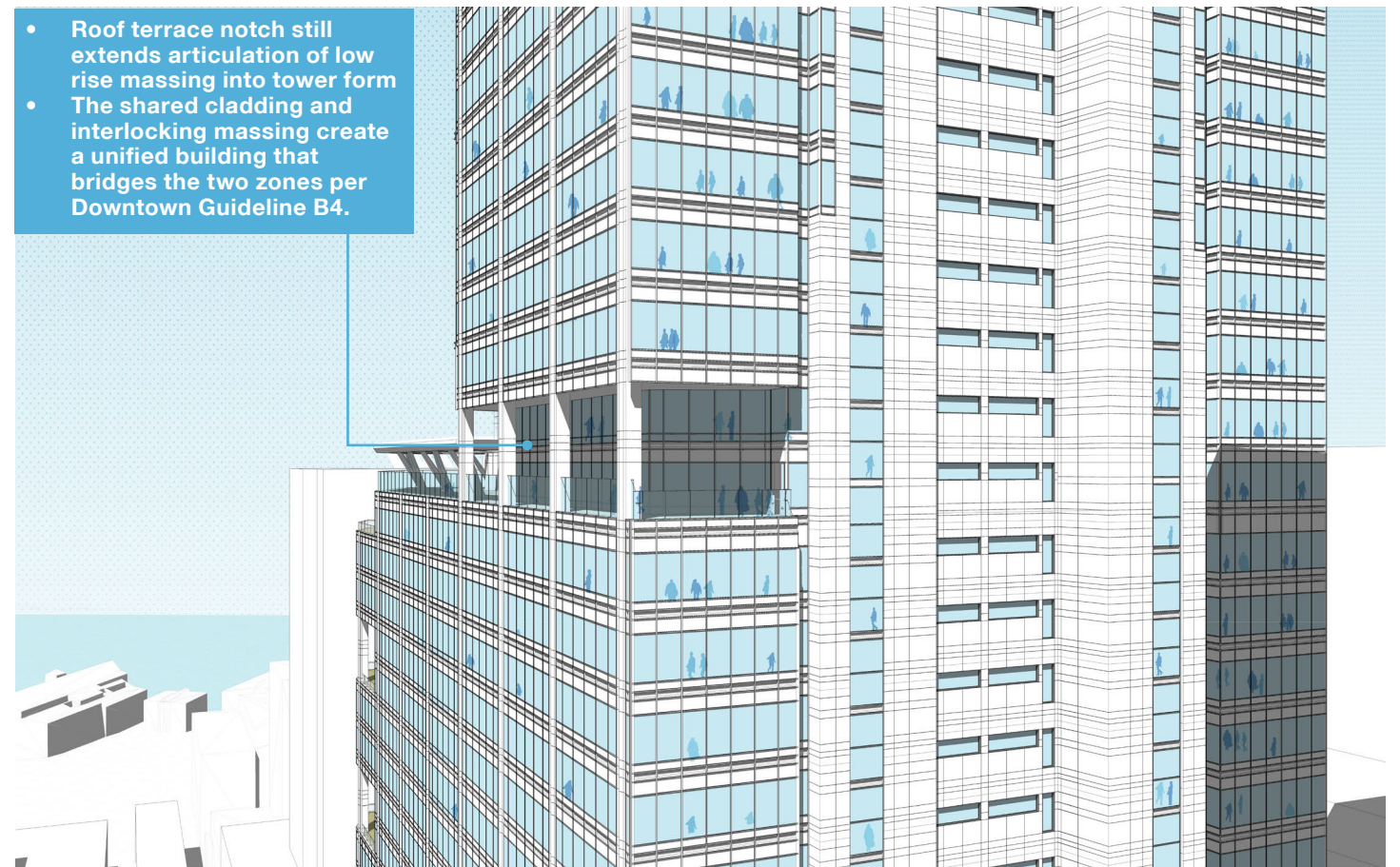


Low Rise Tower Plan

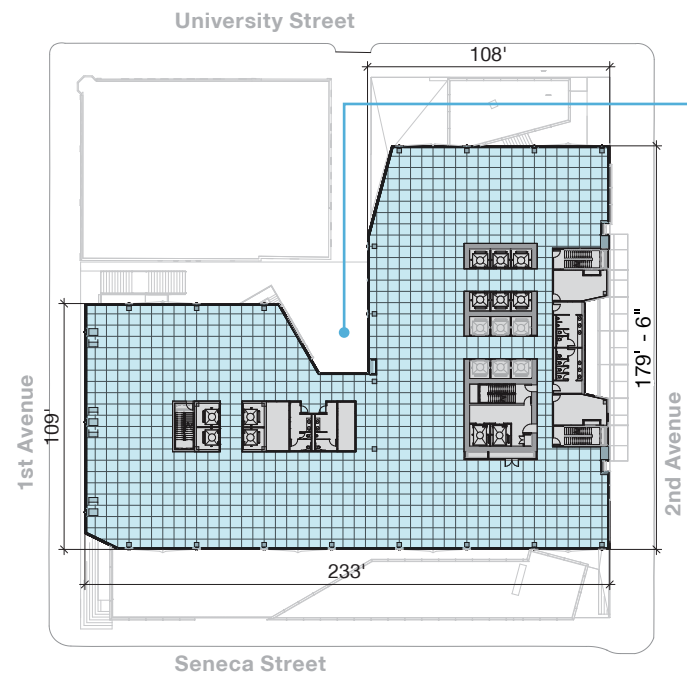
Tower Refinement / EDG 2 Scheme Development - Interlocking Tower and Low Rise Forms



View from Northwest



Southeast Tower Intersection



Low Rise Tower Plan

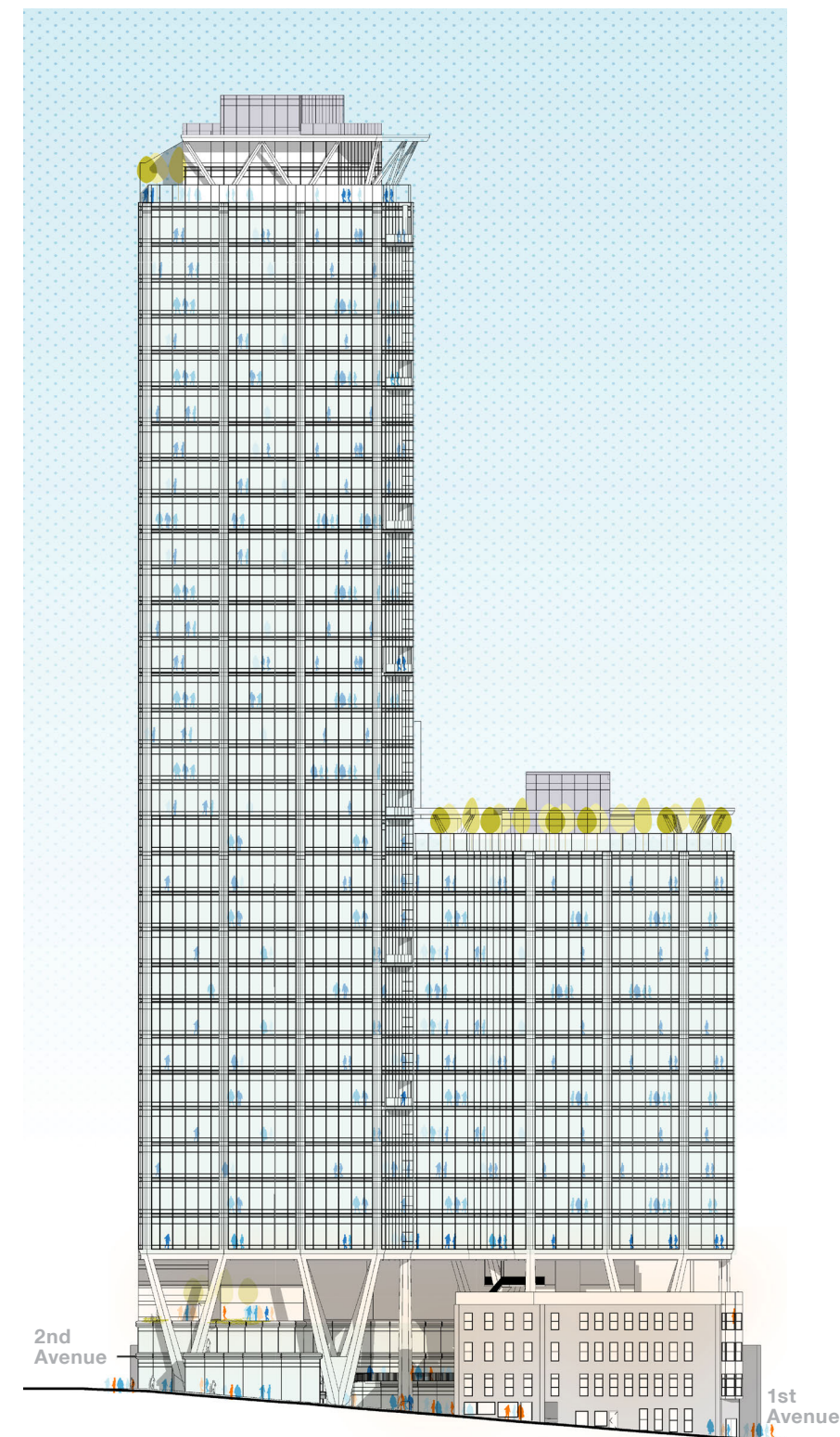
- Notch (approximately 30 ft x 30 ft) added to north side of low rise:
- Brings late afternoon and evening daylight into the Piazza below to provide inviting and usable open space per Downtown Guideline D1
 - Brings more daylight into tenant office space and creates more occupied vision glass looking into the Piazza
 - Further articulates low rise and tower massing



North - South Section, Facing East

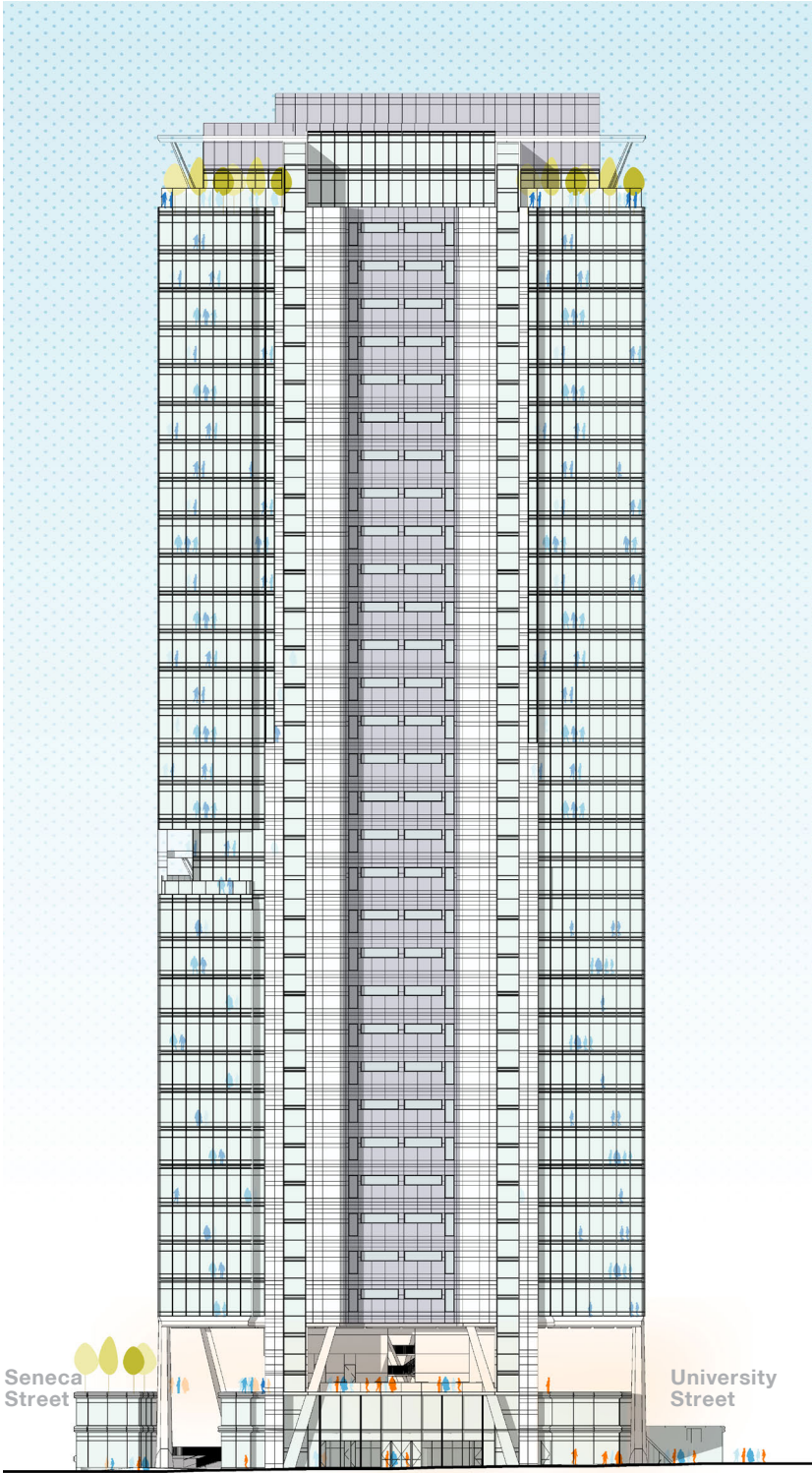


East - West Section, Facing South

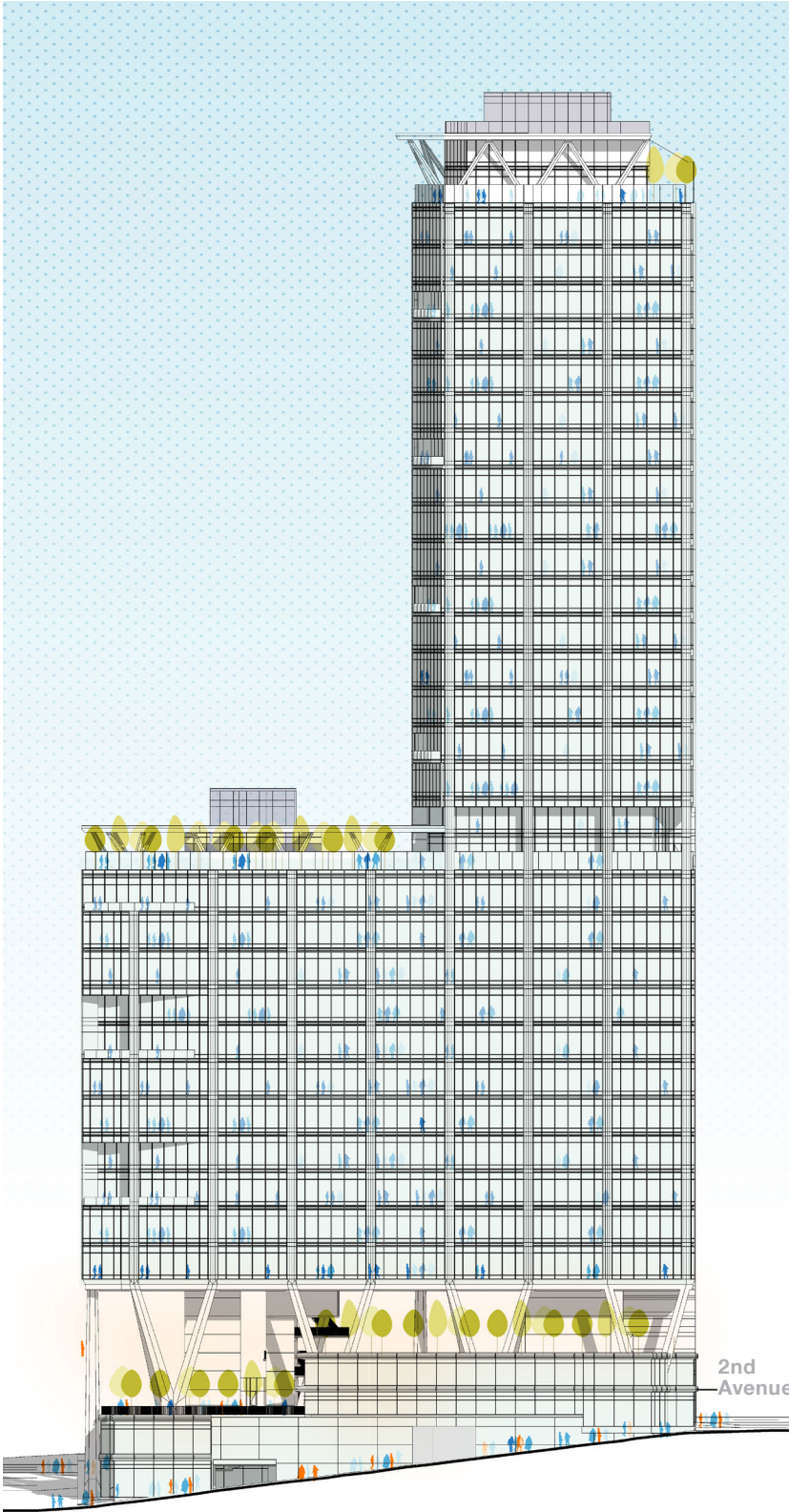


North Elevation (University Street)

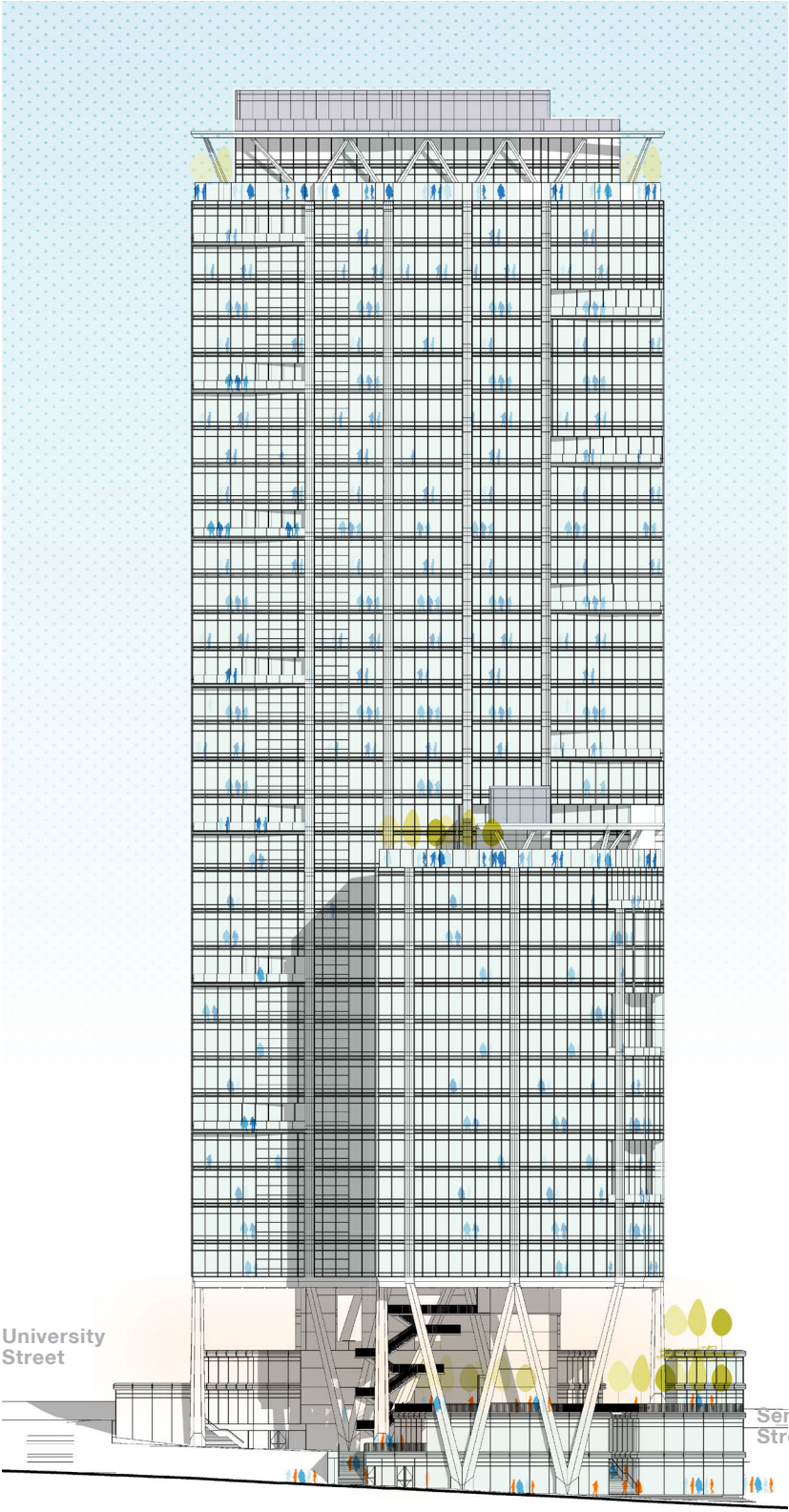
- 1a
- 1b
- 1c
- 1d
- 2a
- 2b
- 2c
- 2d
- 2e
- 2f
- 3a
- 3b
- 3c
- 3d
- 3e
- 3f
- 4a
- 4b
- 4c
- 4d
- 4e



East Elevation (2nd Avenue)



South Elevation (Seneca Street)



West Elevation (1st Avenue)

Tower Refinement / Shadow Studies



1a

1b

1c

1d

2a

2b

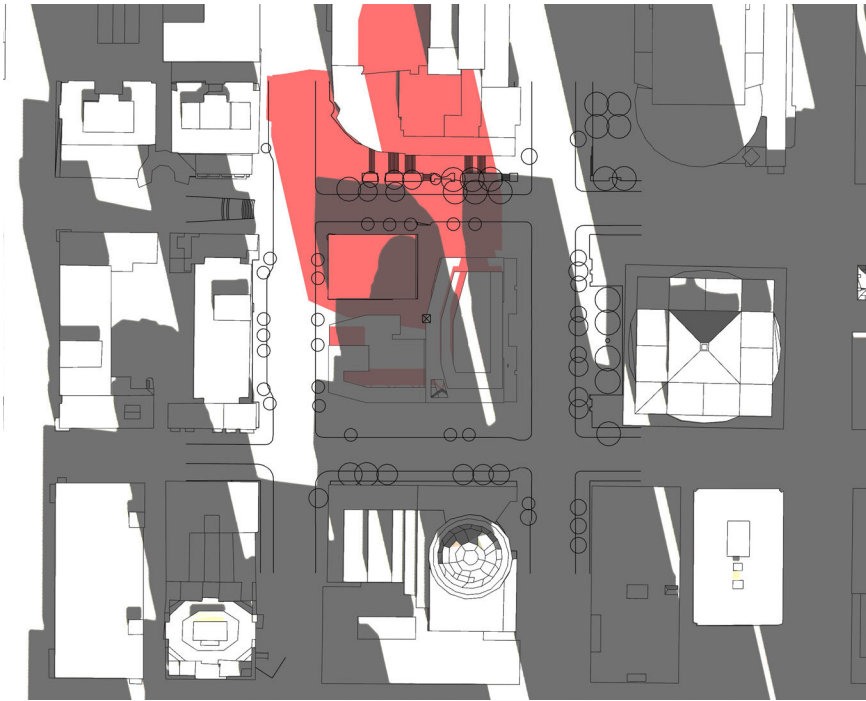
2c

2d

2e

2f

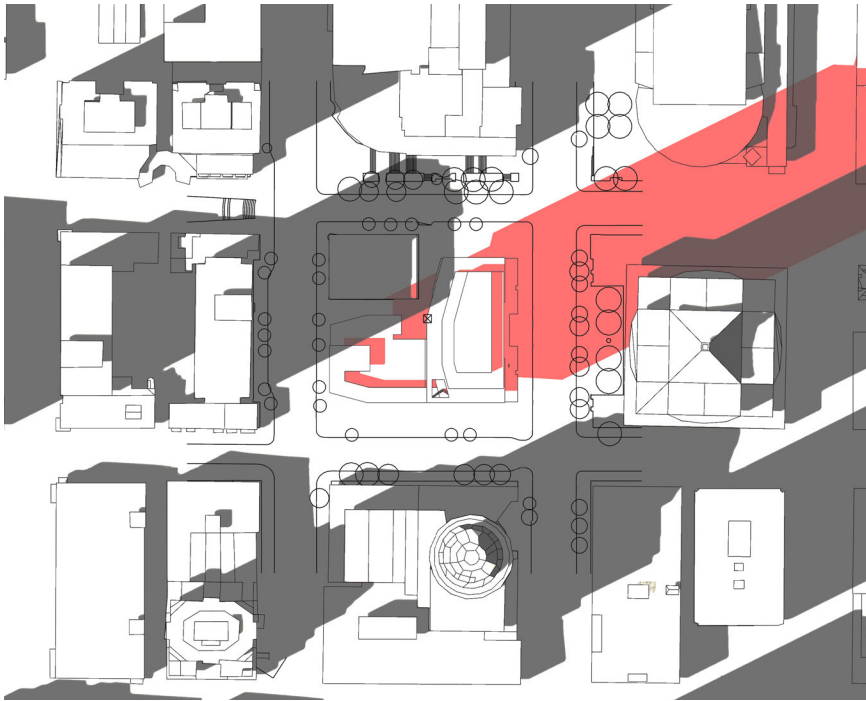
Equinox /
March / September 21



10:00 am



12:00 pm



02:00 pm

3a

3b

3c

3d

3e

3f

4a

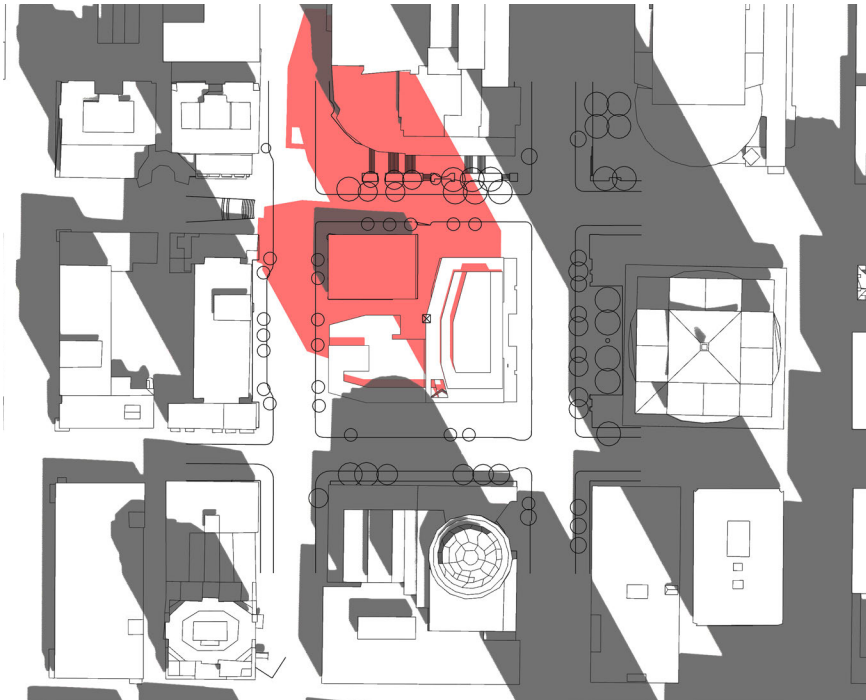
4b

4c

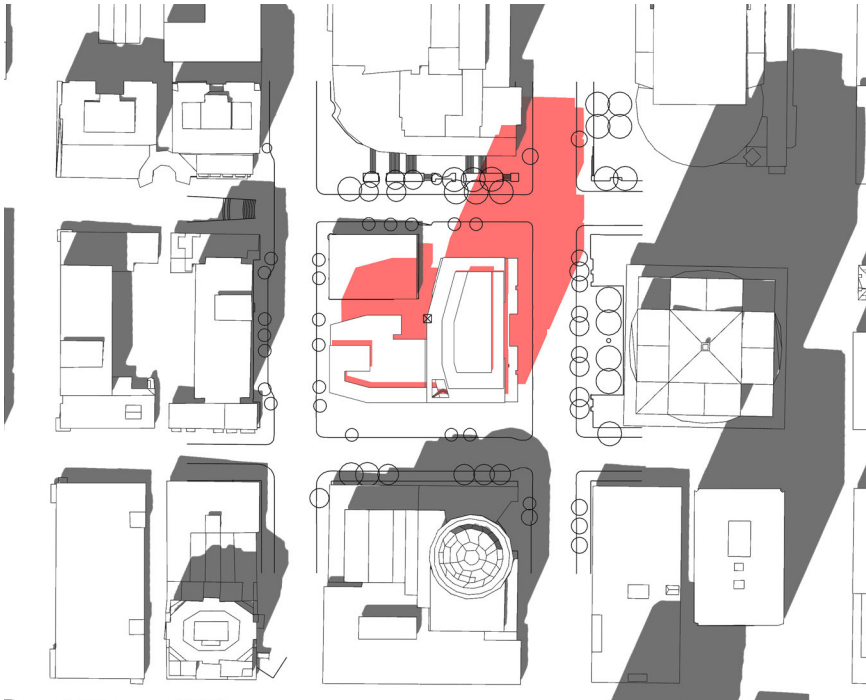
4d

4e

Summer Solstice /
June 21



10:00 am



12:00 pm

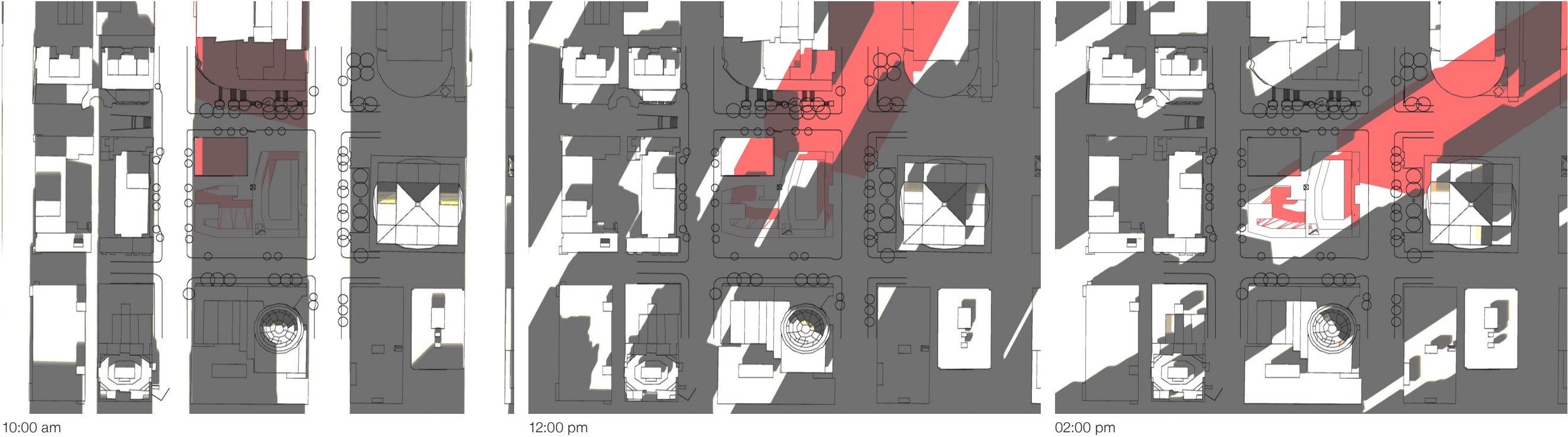


2:00 pm

Tower Refinement / Shadow Studies

-
- 1a
- 1b
- 1c
- 1d
- 2a
- 2b
- 2c
- 2d
- 2e
- 2f
- 3a
- 3b
- 3c
- 3d
- 3e
- 3f
- 4a
- 4b
- 4c
- 4d
- 4e

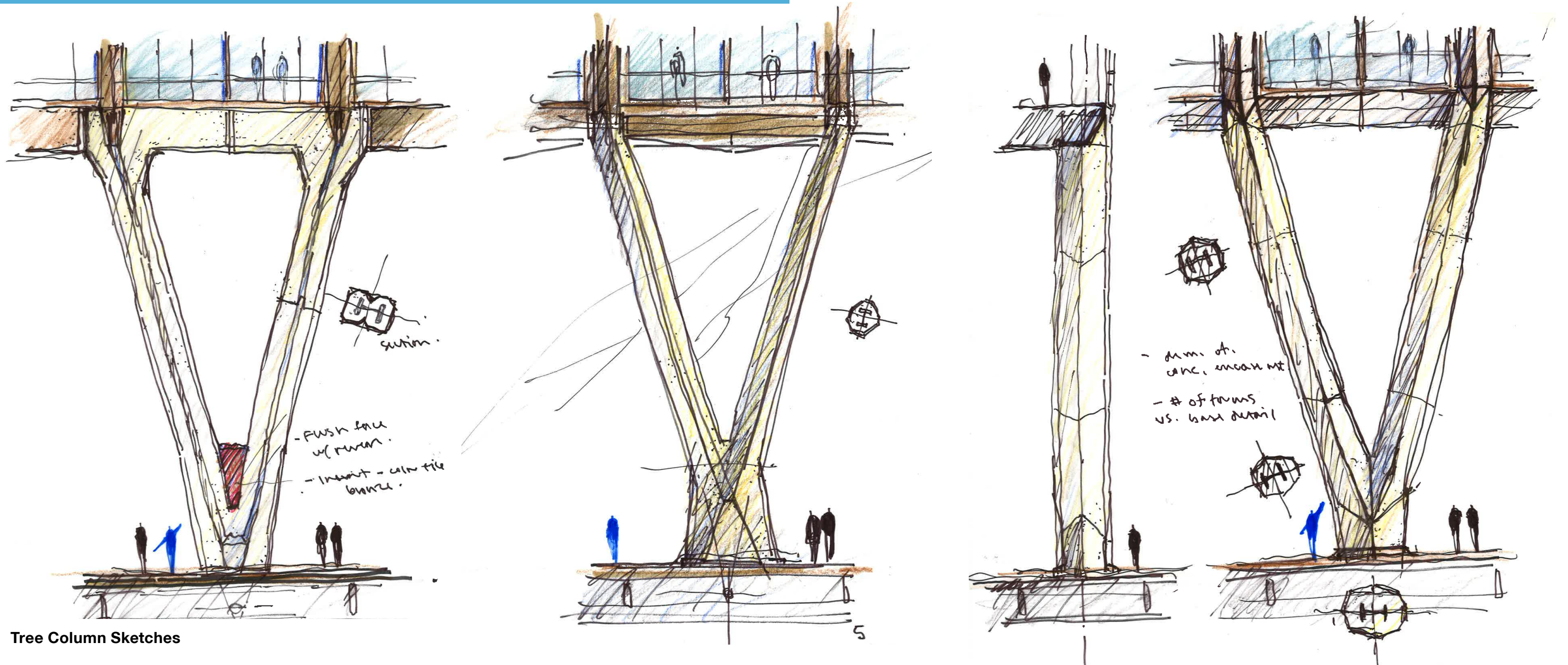
Winter Solstice /
December 21



Tower Refinement / Tree Columns Studies

RESPONSE TO DRB COMMENTS AT EDG 1:

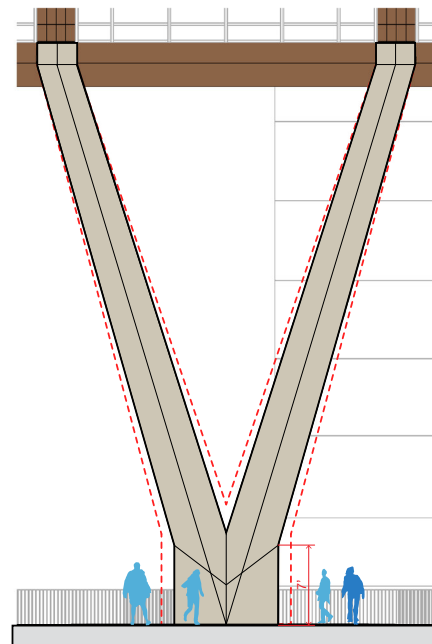
- Four distinct tree column profiles have been developed, each responding to a unique grade condition on the sloping site at 2nd Avenue, the Village Piazza, the Seneca Street Roof Terrace, and 1st Avenue.
- As recommended by the DRB, each tree column meets the grade in a consistent, purposeful way, as opposed to becoming embedded in the sloping grade in a more casual and varied way as in EDG 1.
- Branching begins at 7 ft above pedestrian level to allow safe, clear passage beneath angled columns, as opposed to the diagonal conditions that the DRB felt were obstructions to pedestrian entry at EDG 1.
- Hexagonal forms express light and shadow and sculpt the mass into smaller facets.
- Sculpted V-facets continue to grade to enhance the tactile quality at pedestrian level.



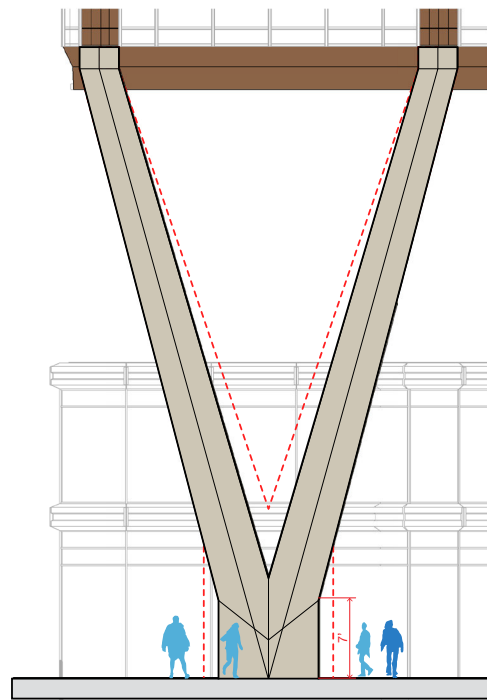
Tower Refinement / Tree Columns Resolution

RESPONSE TO DOWNTOWN GUIDELINES:

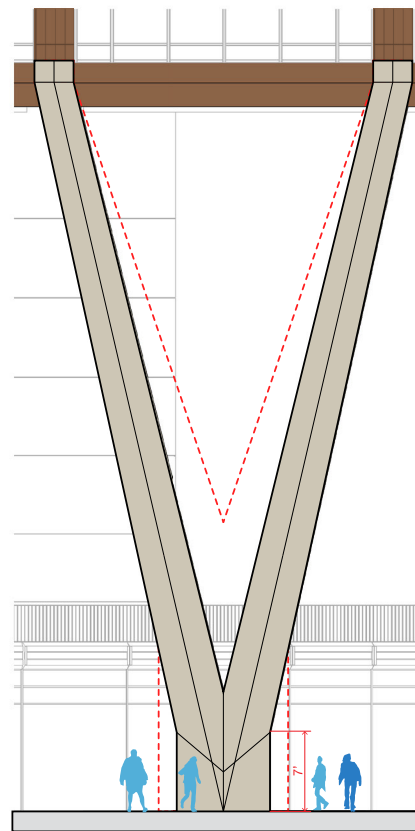
- The consistent base that branches over head height allows pedestrians uninterrupted passage into the project's spaces without the diagonal obstructions shown in EDG 1. This invites unencumbered access to public spaces per Downtown Guideline D1.
- The spaces created around the base of the tree columns and in the minor setbacks created along 1st Avenue create street-level articulation for pedestrian activity per Downtown Guideline C1.3.
- Street-level facets encourage passers-by to touch and engage with the column bases, and create dramatic light and shadow within the more heroic scale of the overall tree column, adding to the subtle facade modulation per Downtown Guideline C2.
- The unique forked tree profile of the columns act as special markers based on authentic structural purpose, and create memorable elements within the pedestrian experience, per Downtown Guideline D3.
- The sculpted tree column form reappears at the tower top trellis to terminate the expressed vertical columns. This creates a unified building structural expression per Downtown Guideline B4.



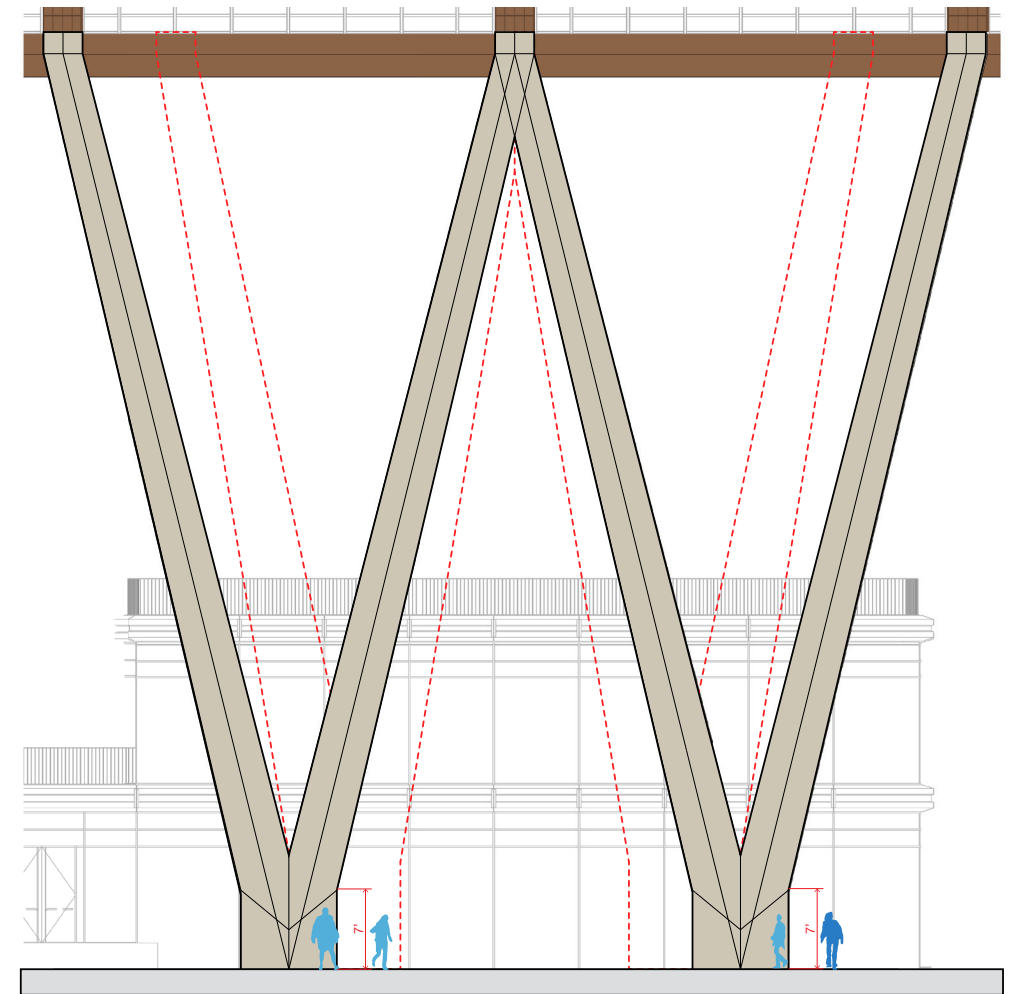
Tree Column at Retail Village
Roof Terraces



Tree Column at 2nd Avenue

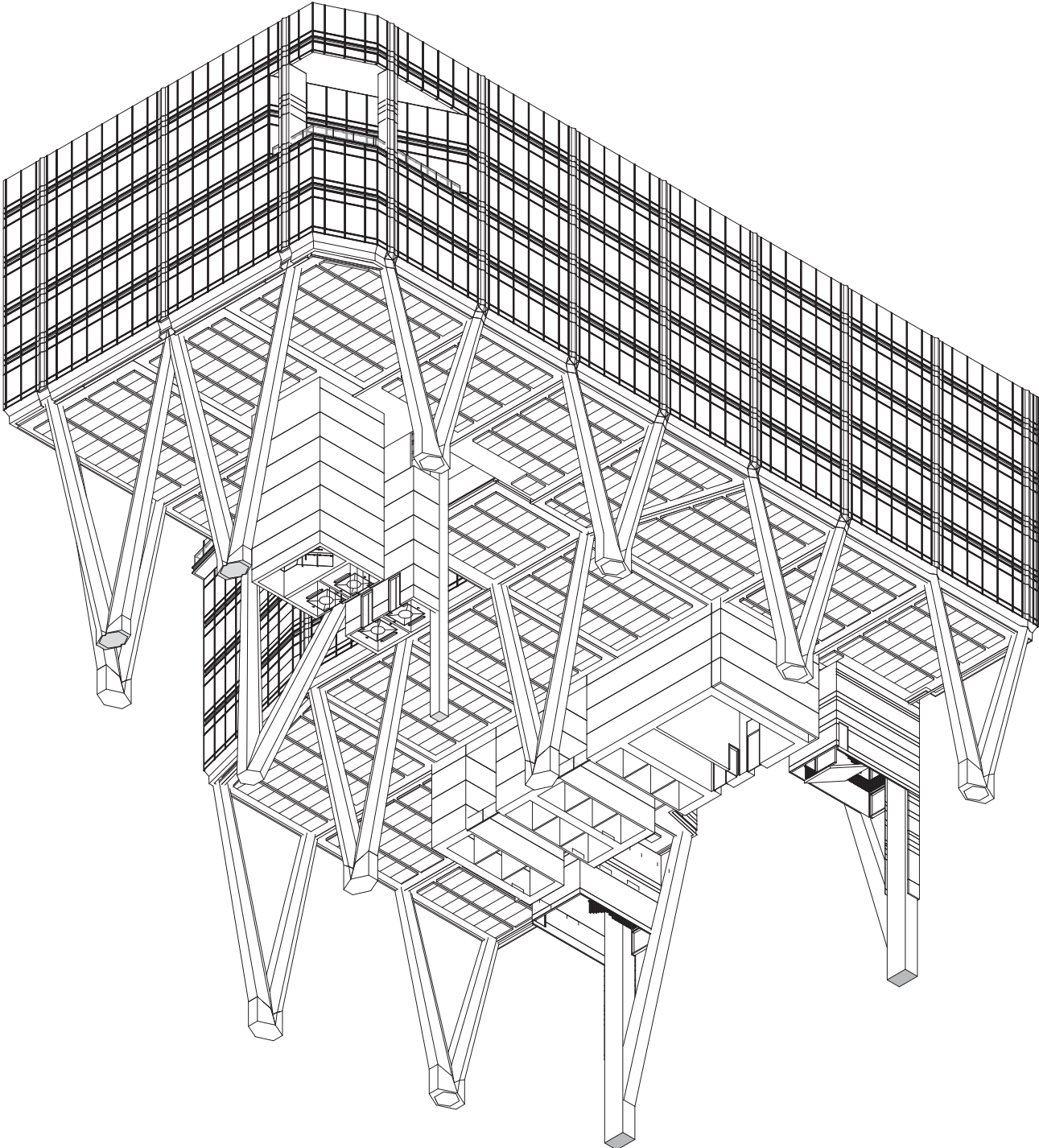


Tree Column at Mid-Block

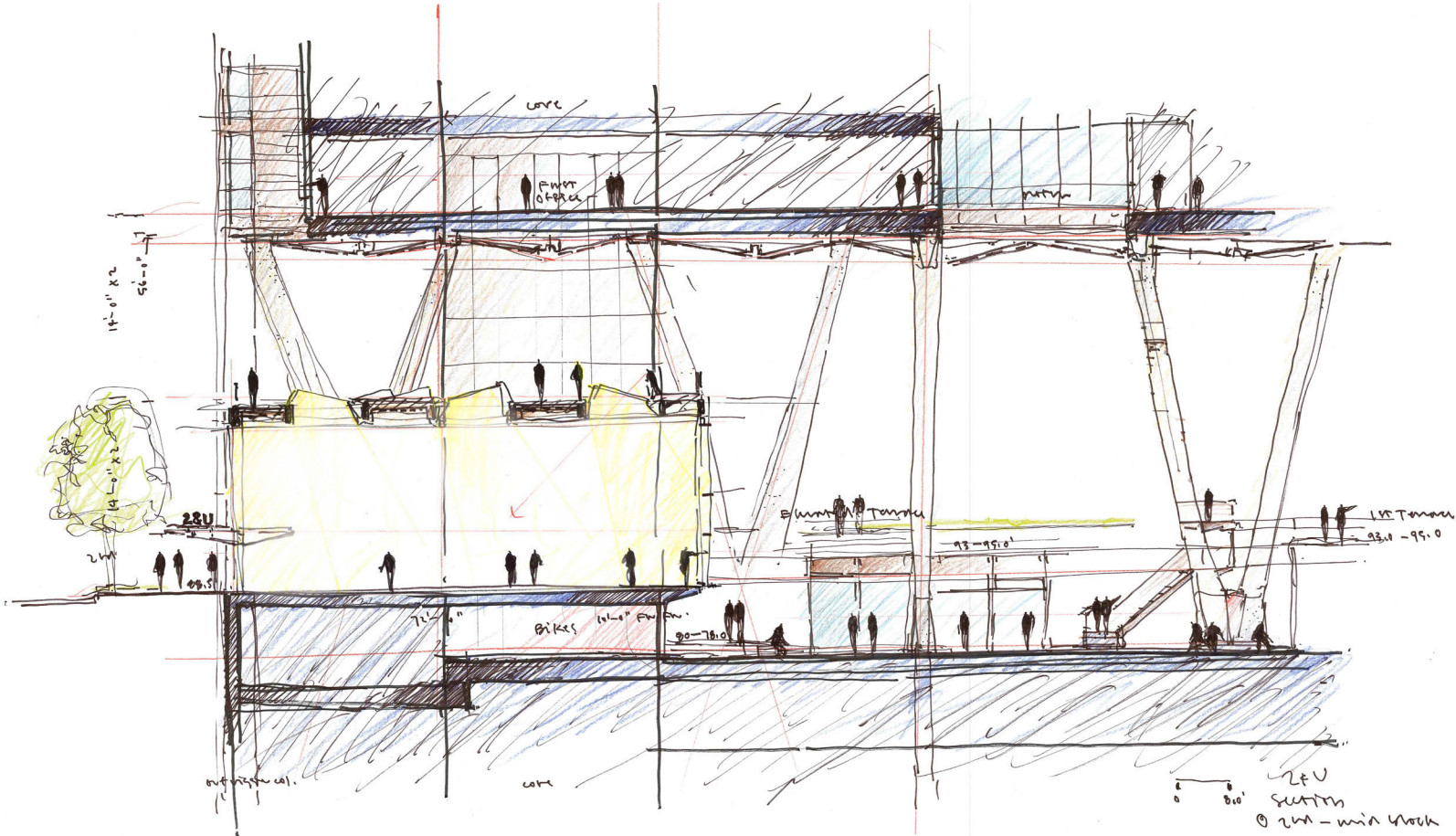


Tree Column at 1st Avenue

- 1a
- 1b
- 1c
- 1d
- 2a
- 2b
- 2c
- 2d
- 2e
- 2f
- 3a
- 3b
- 3c
- 3d
- 3e
- 3f
- 4a
- 4b
- 4c
- 4d
- 4e



View from Below



Soffit Study

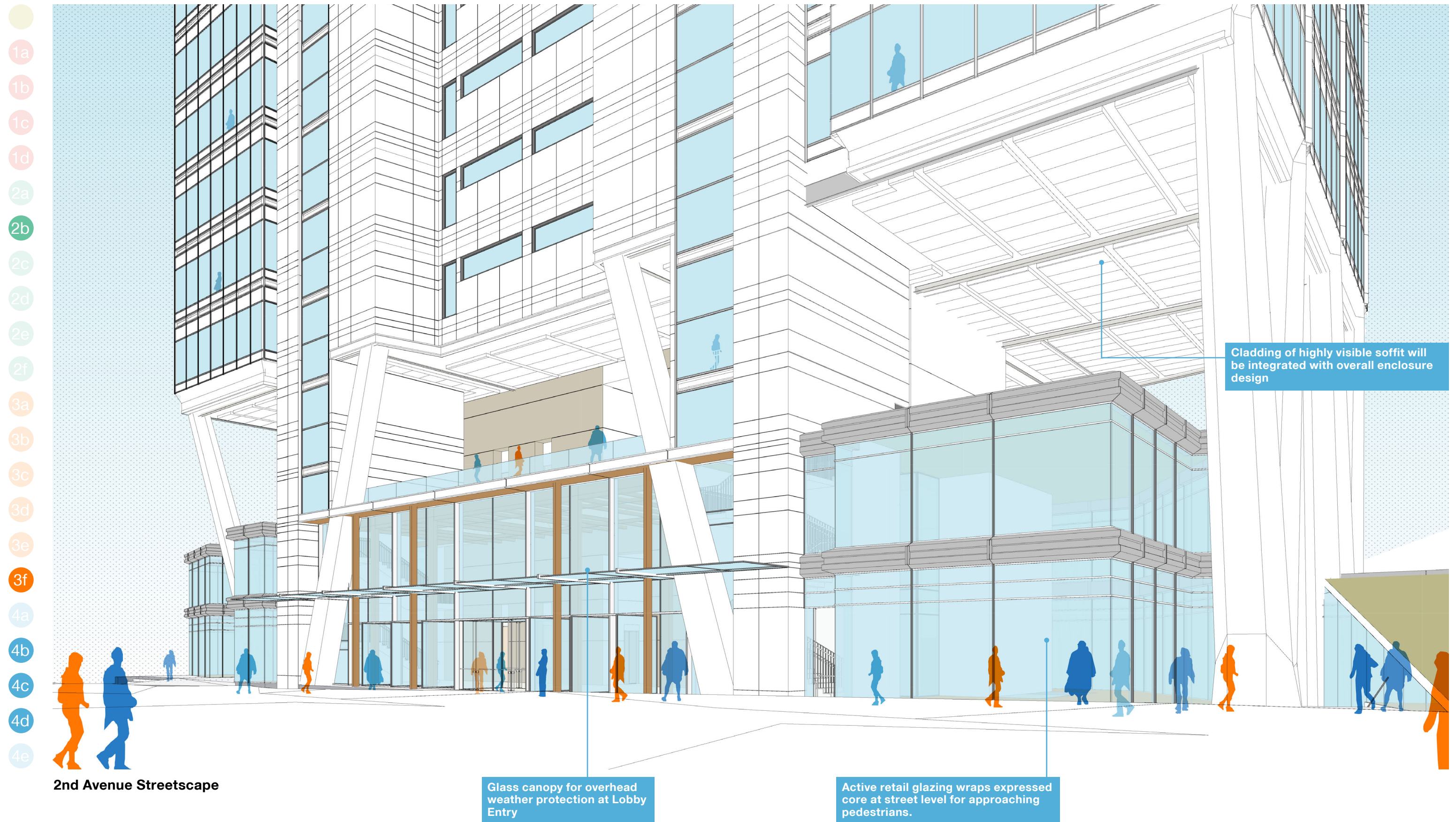
RESPONSE TO DRB COMMENTS AT EDG 1:

- Spaces between the elevator banks are intentionally left open to allow more east-west views and light through the cores.
- Separating the elevator cores reduces overall mass and increases the number of surfaces catching light and shadow.
- Material options for the exposed core walls are under study and will be presented at the Recommendation Meeting.
- The goal is to visually integrate the core wall material with the exposed concrete of the Tree Columns, or the spandrel portions of building enclosure that express the floor slabs and perimeter columns. Technical issues related to thermal bridging and moisture protection are under study.

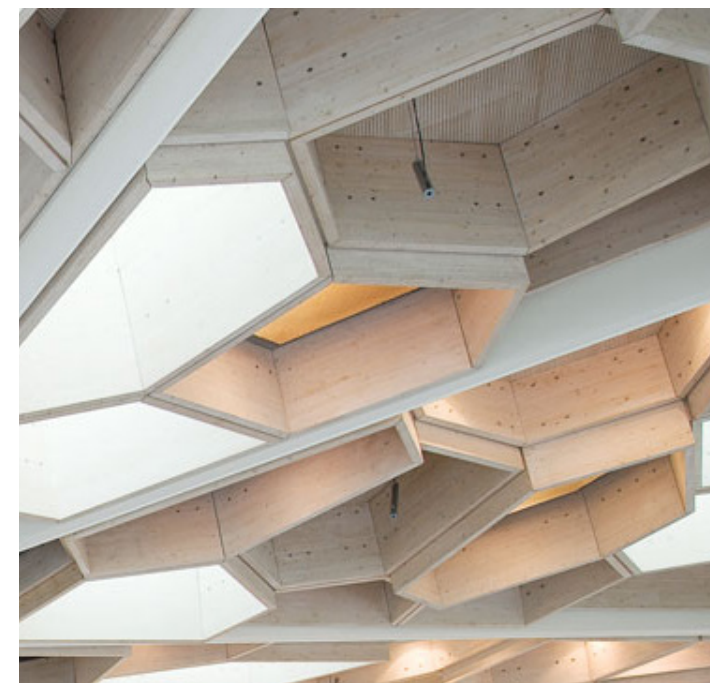
RESPONSE TO DOWNTOWN GUIDELINES:

- The position of the east expressed core is integrated with the exterior articulation of structure and facade modulation at the tower 2nd Avenue facade, creating a unified building per Downtown Guideline B4.
- The unique condition of the elevated tower and expressed cores creates a memorable, special sense of place per Downtown Guideline D3.
- The unique massing of the expressed cores will add visual interest when viewed from several blocks away, while the materiality and texture of the core enclosure will add another level of detail when viewed from the sidewalk or Piazza to create a facade of many scales per Downtown Guideline C2.
- Cladding materials will be unified with the rest of the building enclosure to create a coherent integrated design per Downtown Guideline B4.

Tower Refinement / Soffit and Entry



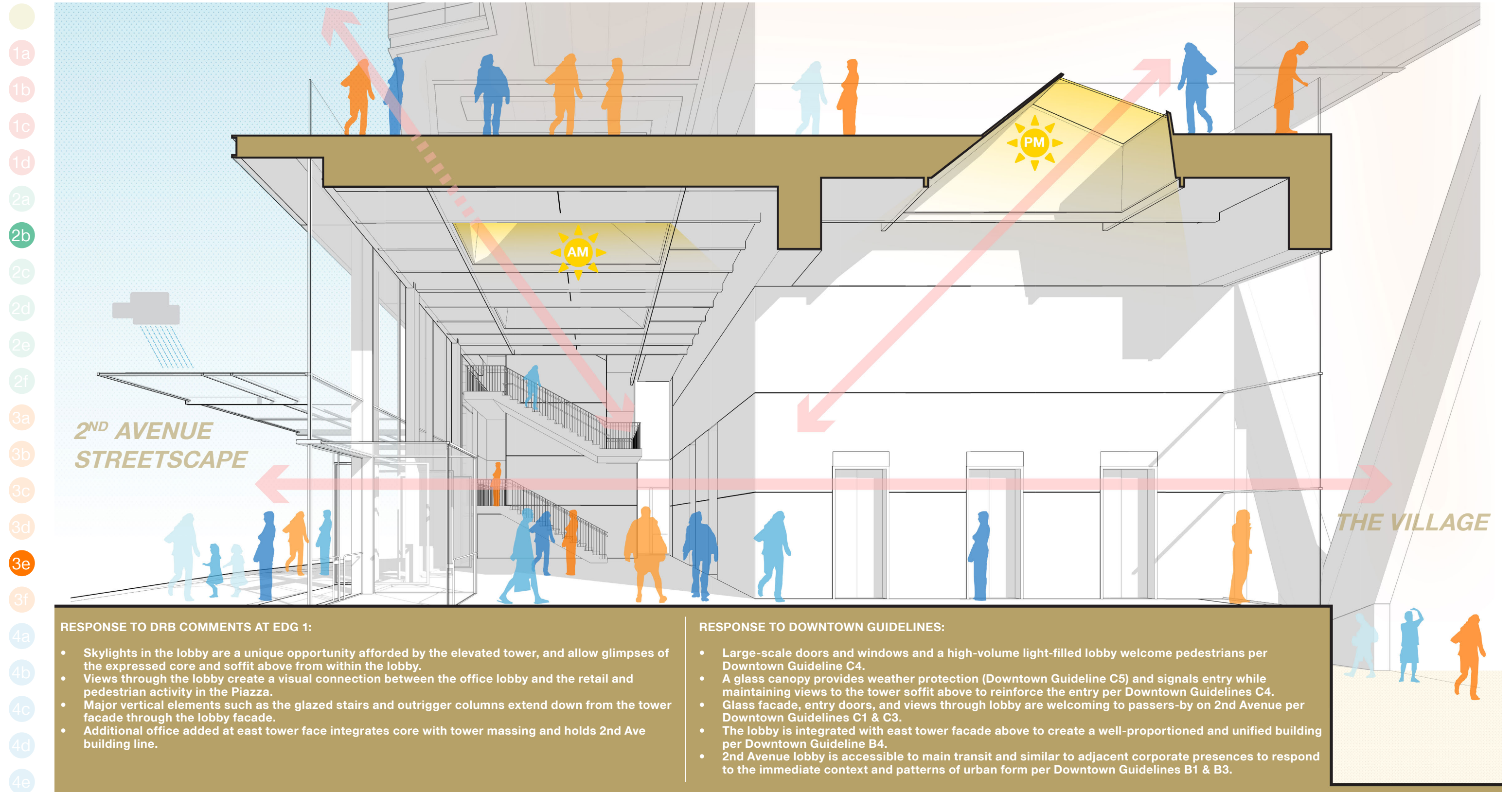
- 1a
- 1b
- 1c
- 1d
- 2a
- 2b
- 2c
- 2d
- 2e
- 2f
- 3a
- 3b
- 3c
- 3d
- 3e
- 3f
- 4a
- 4b
- 4c
- 4d
- 4e



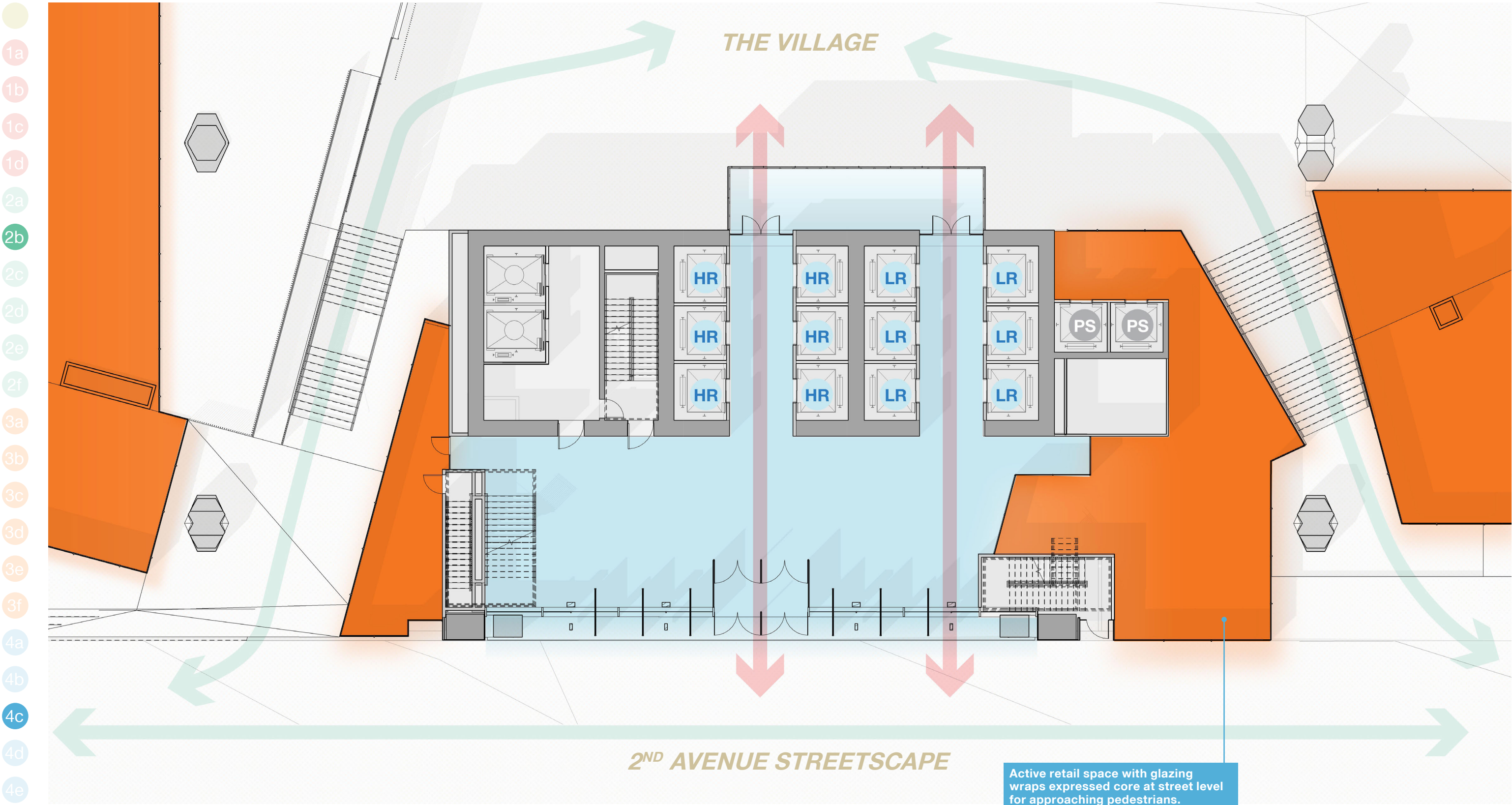
Precedent Imagery - Lobby

Precedent Imagery - Skylights

Tower Refinement / Lobby



Lobby Section



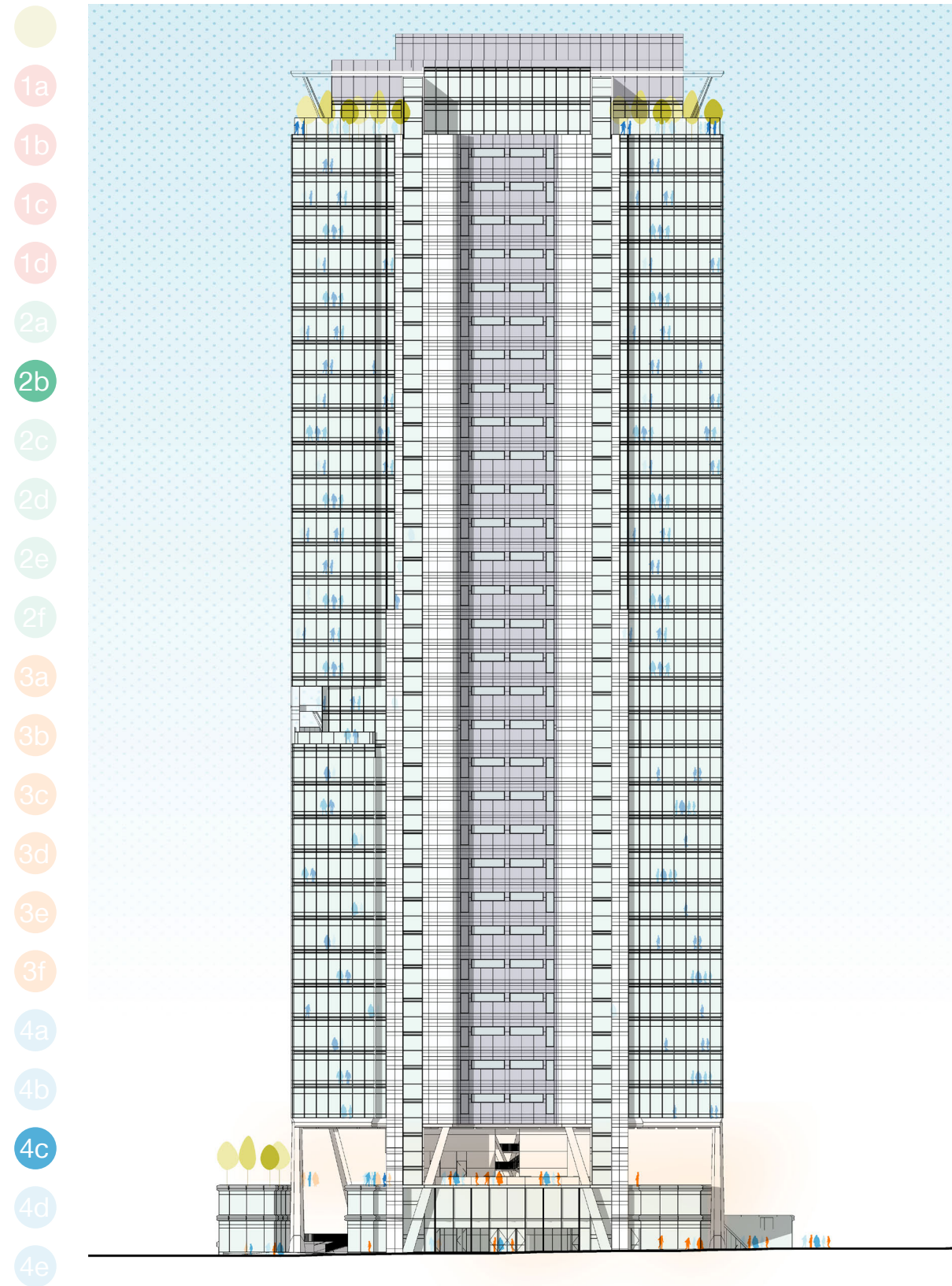
Enlarged Lobby Plan

Views / Transparency

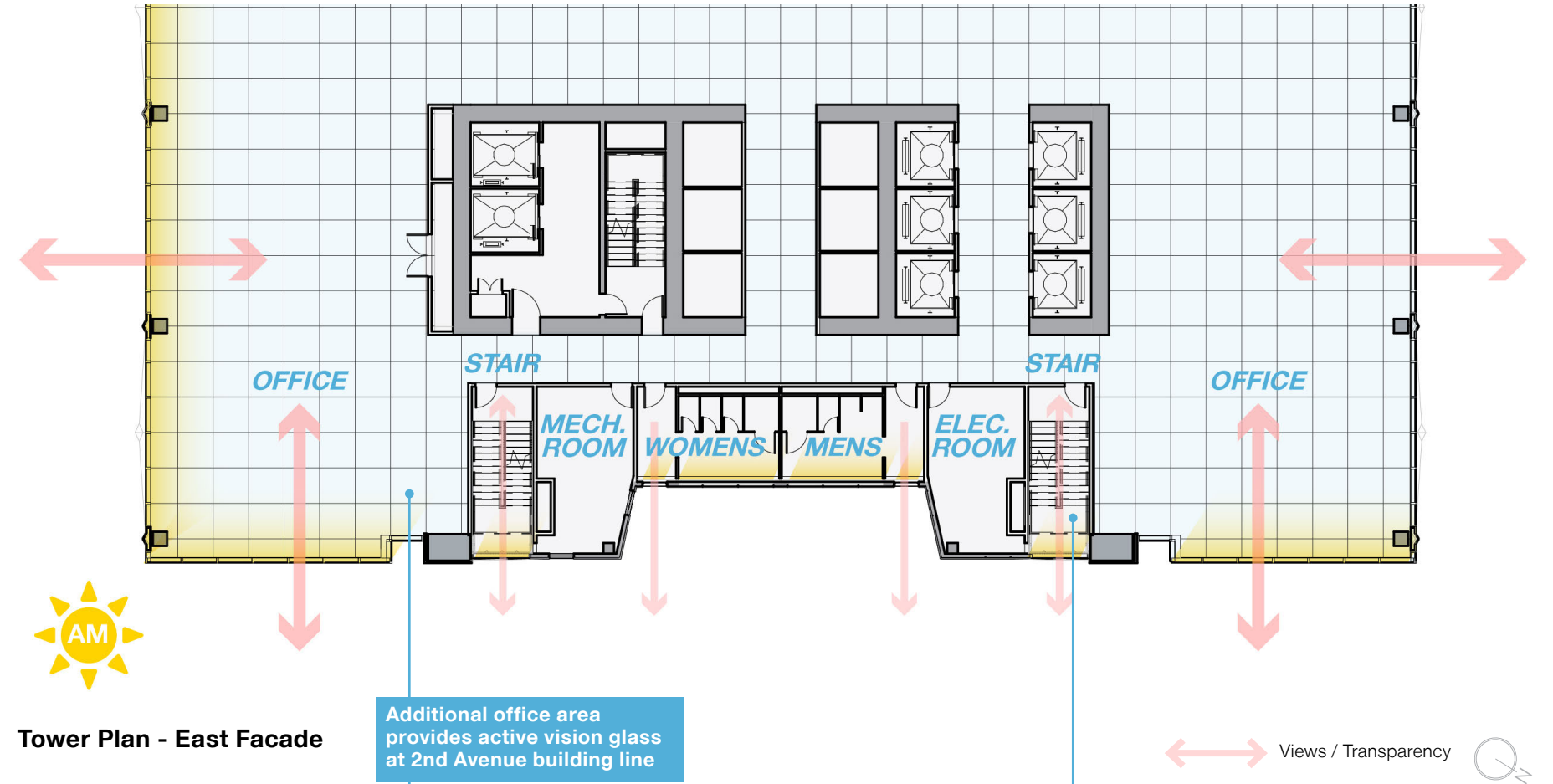
Circulation



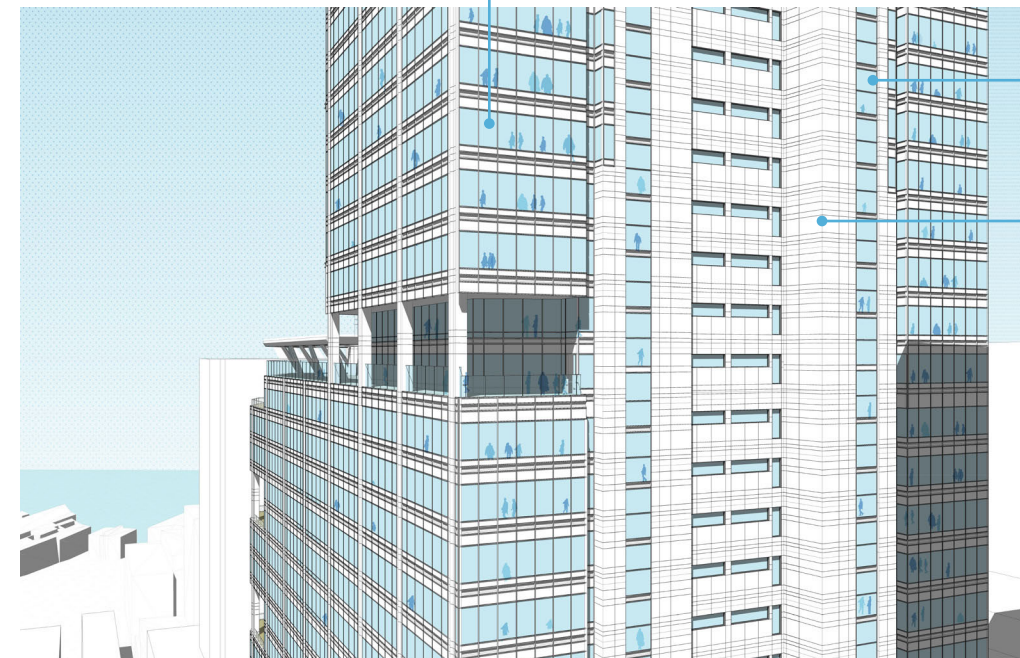
Tower Refinement / Mid-Tower



East Elevation (2nd Avenue)



Tower Plan - East Facade



East Facade

Windows into stairs and vestibules provide active views from expressed core to and from 2nd Avenue

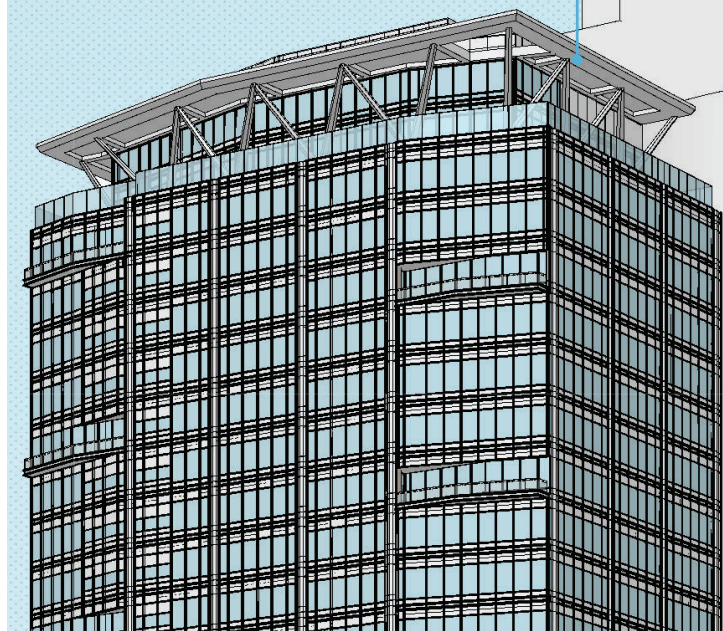
Core integrated with facade and massing

Tower Refinement / Crown

RESPONSE TO DRB COMMENTS AT EDG 1:

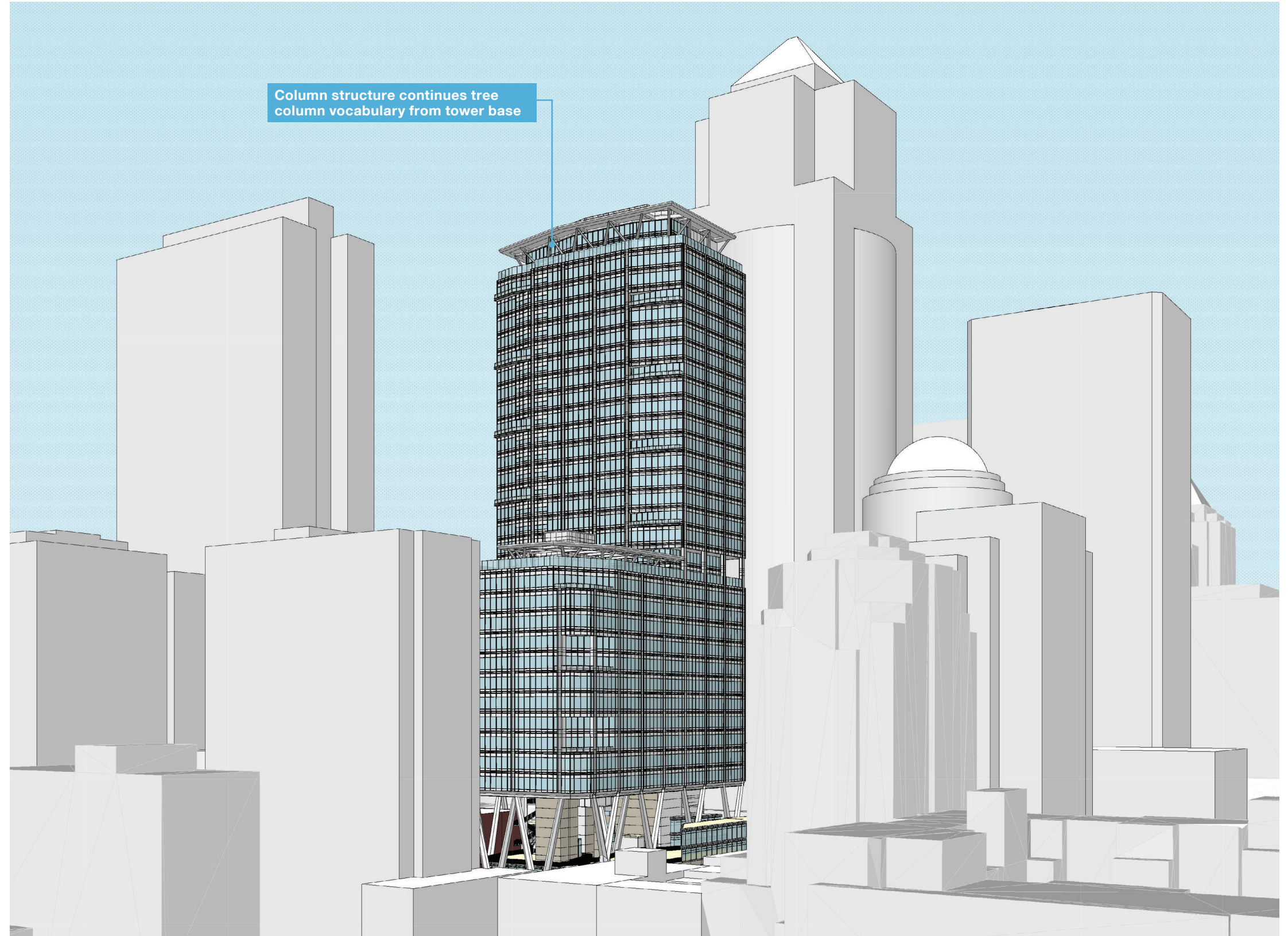
- Structural expression is integral to the design of the tower, from the tree columns at the base up to the tower crown and roof trellis.
- 1st Avenue has a mega-brace providing lateral bracing. The bracing is interior at office floors, and expressed at the base with a tree column form to create a slight sidewalk setback.
- The tower top framing continues the structural expression of the tree columns from the sidewalk up to the sky.
- Tower top trellis (currently under study) will relate to tower soffit cladding and massing to create a unified experience as one looks upward. The framing design and materials will be presented at the Recommendation Meeting.

OPTION A: Solid canopy with southwest corner oculus - panel material may relate to soffit over retail village

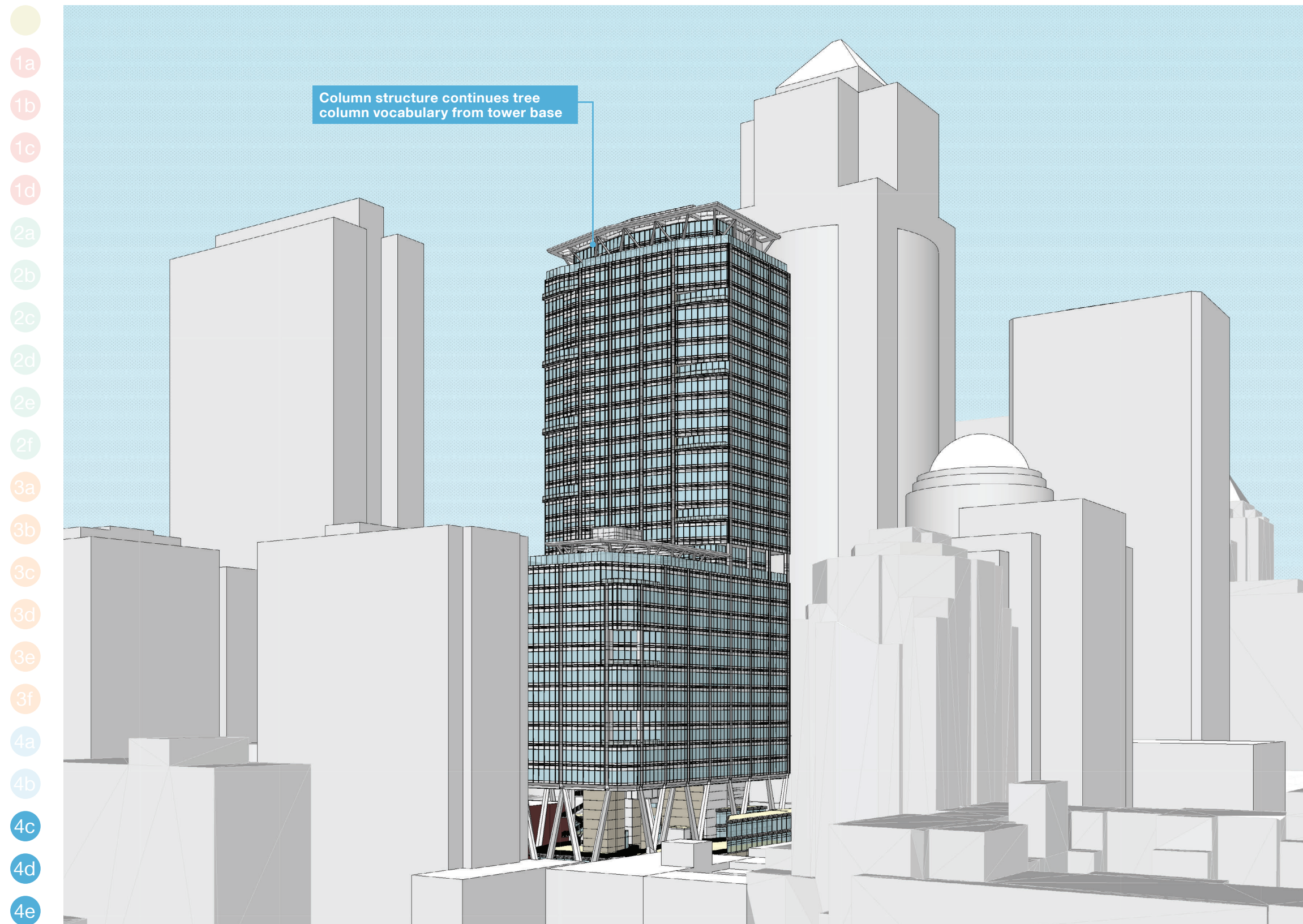


Crown Option A

Column structure continues tree
column vocabulary from tower base



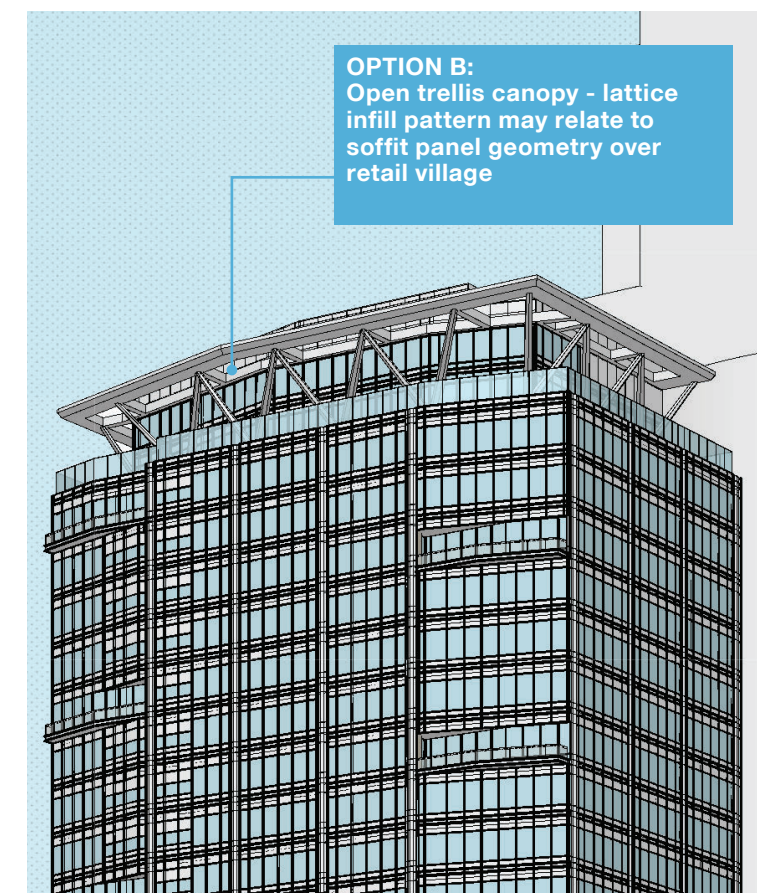
Tower Refinement / Crown



Crown Option B

RESPONSE TO DOWNTOWN GUIDELINES:

- Structural expression, from the sidewalk up to the sky, unifies the building with an honest layer of detail and texture to create a coherent building per Downtown Guideline B4.
- The rhythm of the expressed columns and the change in texture at the column cladding will add another level of detail, color, shadow, and materiality to the facade, both at day and night, per Downtown Guideline C2.
- Unique structurally-derived components, such as the tree columns, the exposed core, and the tower top trellis elevate function to art to create recognizable and memorable signature elements per Downtown Guideline D3.

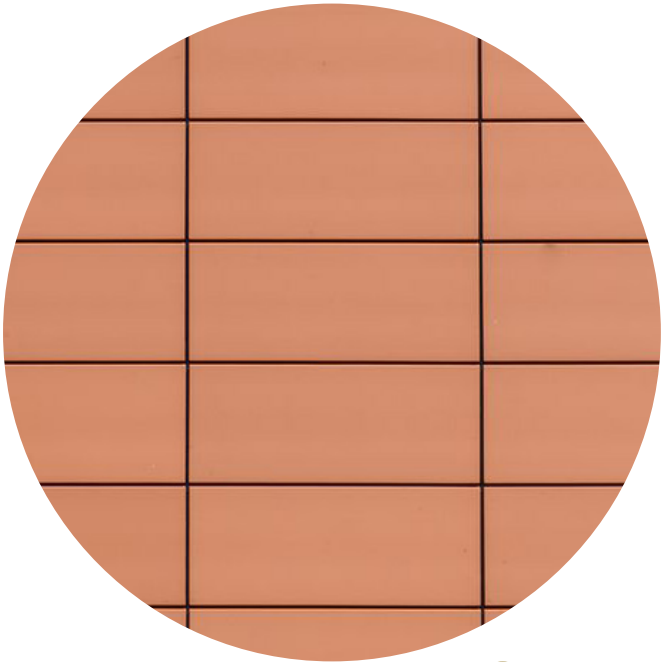


Tower Refinement / Preliminary Materials

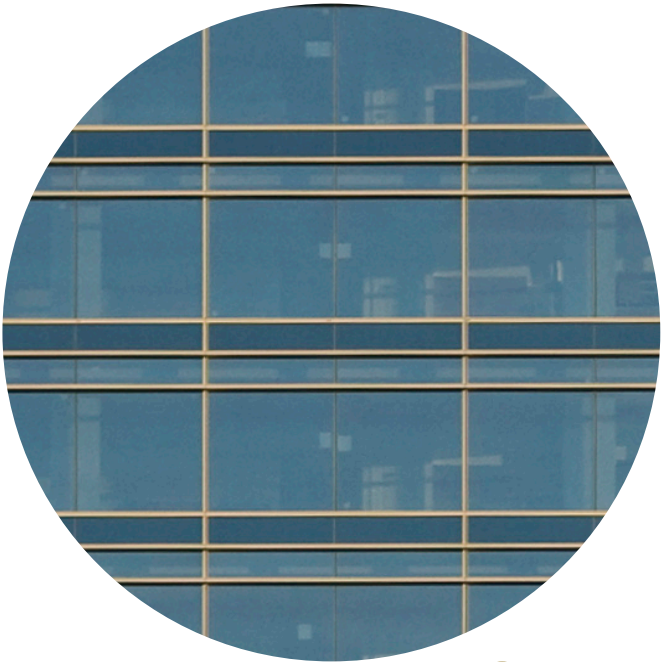
-
- 1a
- 1b
- 1c
- 1d
- 2a
- 2b
- 2c
- 2d
- 2e
- 2f
- 3a
- 3b
- 3c
- 3d
- 3e
- 3f
- 4a
- 4b
- 4c
- 4d
- 4e



Zinc Panels



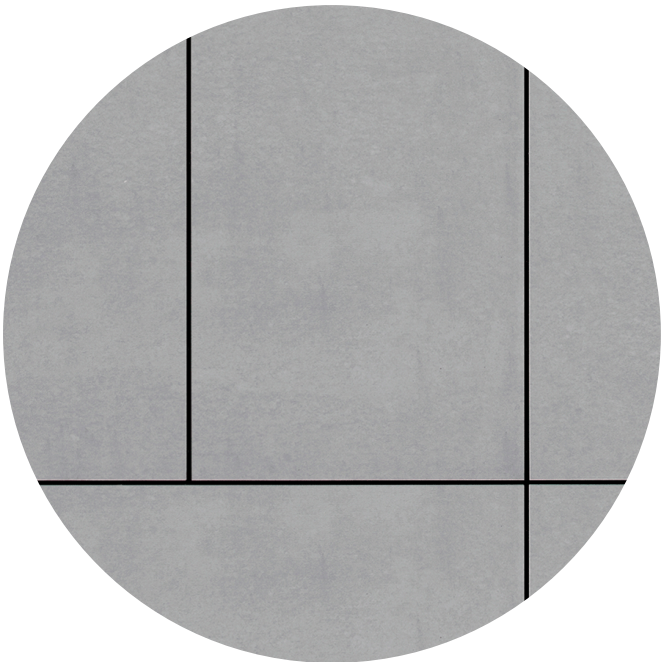
Terracotta



High Performance Glazing



Concrete



GFRC



Frit Pattern

Proposed Departures

Code Citation & Requirement

23.49.056.B.1 Facade Setback Limits for Property Line Facades.
DOC1 U/450/U & DMC 240/290-400

1. Setback limits for property line facades. The following setback limits apply to all streets designated on Map 1H as requiring property line facades, except as specified in subsection 23.49.056.B.1.d.

a. The facades of structures 15 feet or less in height shall be located within 2 feet of the street lot line.

b. Structures greater than 15 feet in height are governed by the following criteria:

1) No setback limits apply up to an elevation of 15 feet above sidewalk grade.

2) Between the elevations of 15 and 35 feet above sidewalk grade, the facade shall be located within 2 feet 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 feet 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 set back 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.

Proposed Design Departure & Rationale

Per Map 1H, 1st Ave must comply with regulations for “Property Line Facades” as established by the code section to the left:

- For all facades greater than 15 ft in height, no setback limits apply at street level up to an elevation of 15 ft., therefore those portions may set back from property lines.

- At elevations between 15 ft and 35 ft, facades must return to property line for 60% of the length, with options for modulation.

The proposed design requires a departure to extend the street level setback up to the roof of the retail elements, which are greater than 15 ft. The tower above and its structural columns, meet the property line midblock. The proposed departure benefits pedestrians and supports the intent of the Design Guidelines.

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.

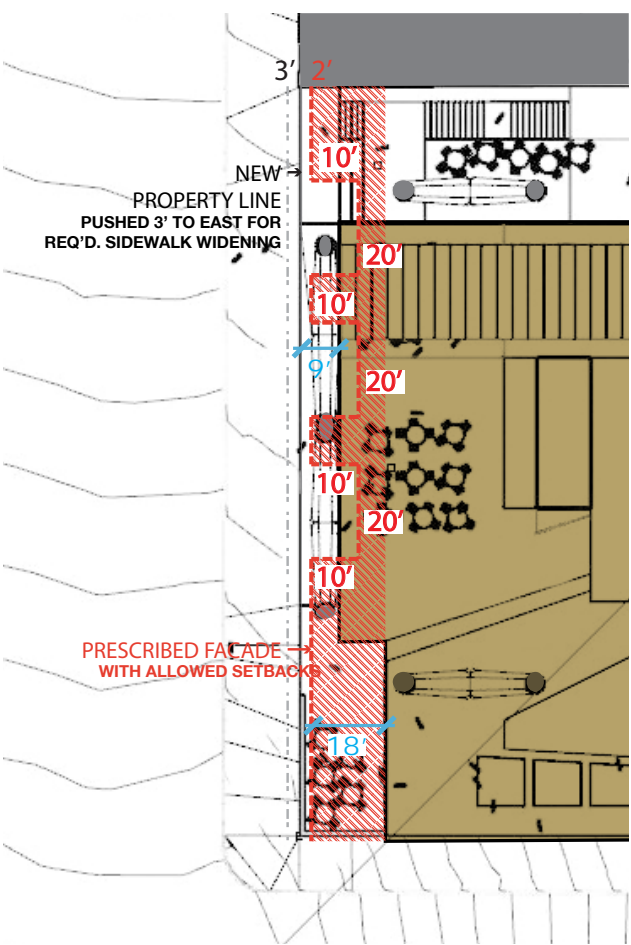
D3 Provide Elements that Define the Place

The proposed design uses the tower’s larger, authentic structure to create a grand urban-scaled colonnade along 1st Ave, paired with autonomous, pedestrian-scaled retail forms. This repetition of columns defines a unique semi-covered space, allowing retail or dining to spill out and claim ownership over the widened sidewalks. 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.

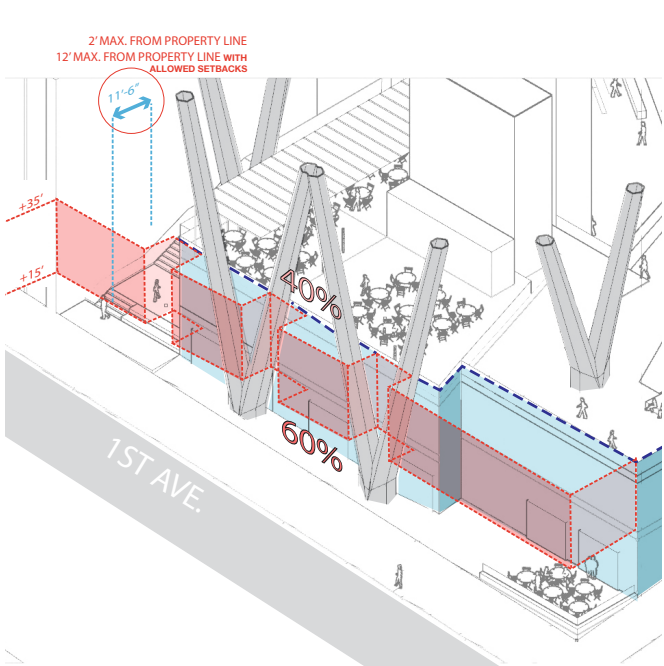
C4 Reinforce Building Entries

The urban colonnade 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 Diagram



1 / 1st Avenue Plan



2 / 1st Avenue Axonometric

DRB EDG 1 Comments:

The Board indicated receptivity for this extra setback and the height above 15 ft, and the even deeper setback at the southwest corner, but advised a gradual transition to the adjacent Diller façade at the north end. Note: 1st Avenue is a proposed streetcar route and the extra setback could provide additional pedestrian space if a stop occurs on this block.

General Setbacks /

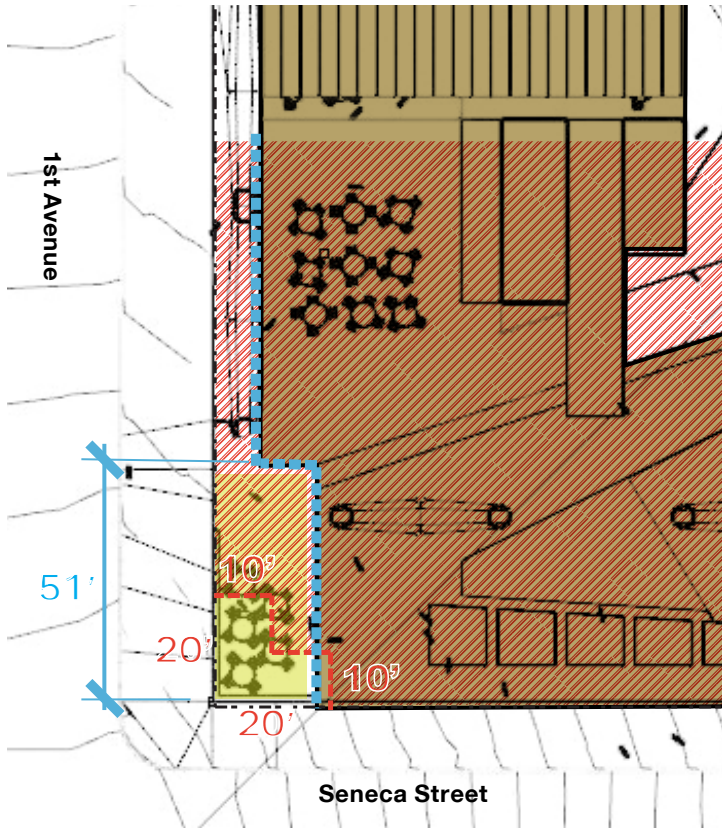
Code Citation & Requirement

23.49.056.B.2.d General Setback Limits
DOC1 U/450/U & DMC 240/290-400

2. General Setback Limits. The following setback limits apply on streets not requiring property line facades, as shown on Map 1H:

...

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.)



1 / 1st Avenue & Seneca Street Intersection

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 (as established by codes section to the left).

The proposed departure allows for the creation of publicly accessible outdoor space and supports the intent of the Design Guidelines.

D3 Provide Elements that Define the Place

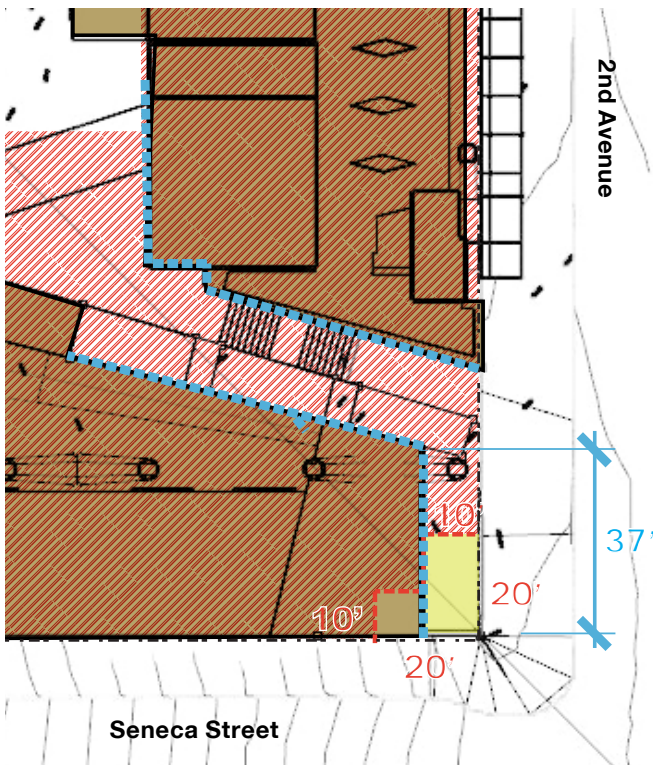
At 1st and Seneca, the open space provides relief from street edge while anticipating future waterfront pedestrian connections with planned viaduct removal. These mini-plazas support the Guidelines' goals of devoting space for landscaping and making a human-scale transition to the building. They foster casual pedestrian interaction, and an opportunity for retail and restaurants to spill outdoors, into spaces with repose slightly separated from traffic.

- At 2nd 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.

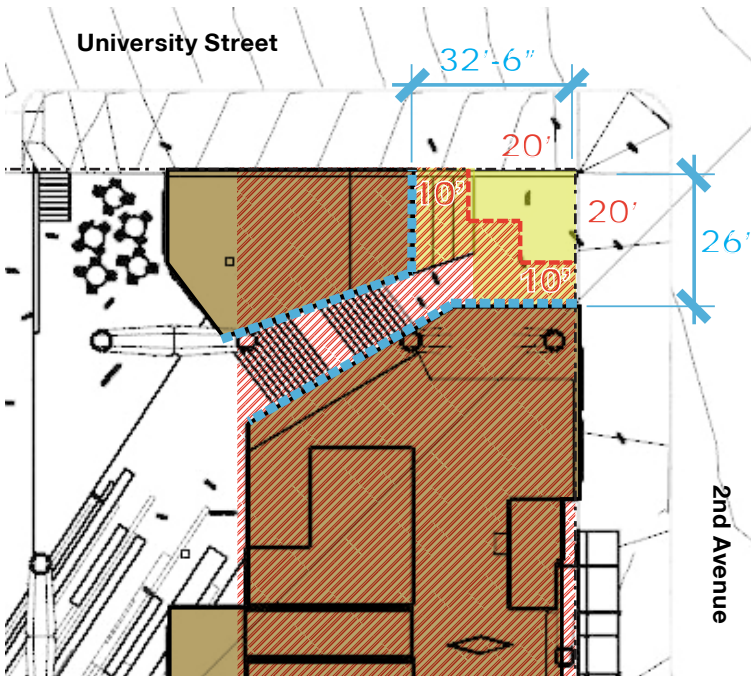
C4 Reinforce Building Entries

- At 2nd & Seneca and 2nd and University, the open space at the corner creates a gathering space at entries.
- At all three corners, retail and restaurant frontage can have access to these mini plazas, with opportunity for programming to spill outdoors.

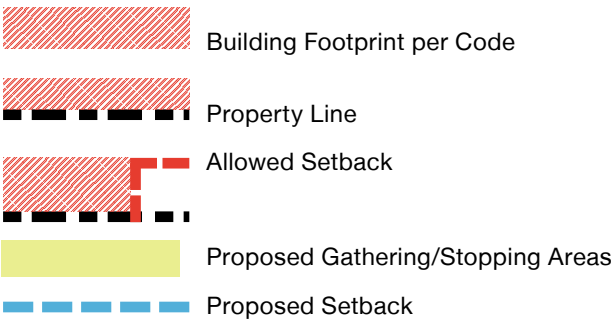
Departure Diagram



2 / 2nd Avenue & Seneca Street Intersection



3 / 1st Avenue & University Street Intersection



DRB EDG 1 Comments:

The Board indicated cautious receptivity for the deeper recesses, but the corners require activation, integration of structural columns and the revised circulation and ramping studies at each corner must be studied separately for context.

Minimum Facade Height /

Code Citation & Requirement

23.49.056.A.1 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 Prop Line Facades	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 req's.

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 ON PROJECT SITE 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

The proposed departure would allow a design for 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 intent of the Design Guidelines:

D3 Provide Elements that Define the Place

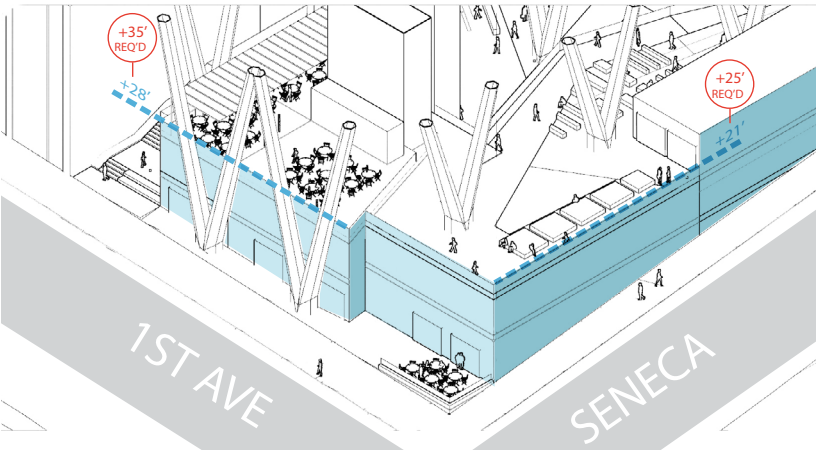
The unique groundscape design at the base of 2&U provides multi-level retail and lobby elements. Due to the 30 ft grade change across the site, there are opportunities to access the roofscapes of the lower 1st Ave retail from grade at the 2nd Ave and upper Seneca portions of the site. To enhance that opportunity, a series of exterior ramps and steps are incorporated into the massing.

B3 Reinforce Positive Urban Form (Pedestrian Amenities)

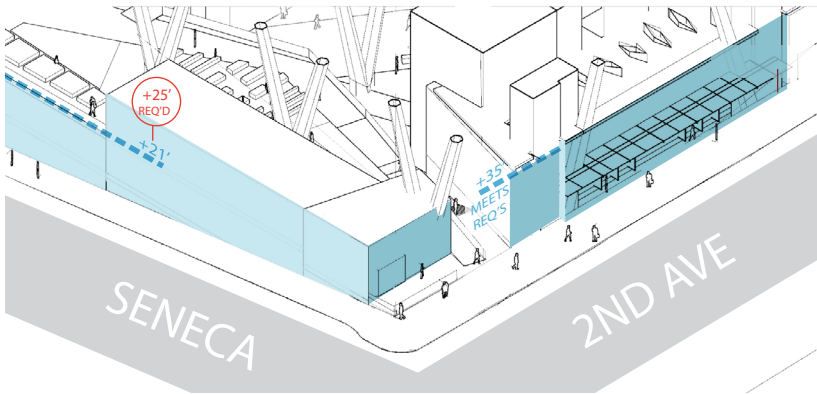
At certain points, where these ramps and steps meet the sidewalk, they reduce the facade height, but provide a unique alternative benefit by encouraging pedestrians to access the roof terraces, overlooks and gardens. Pedestrian bridges at the roof level connect the various terraces and allow for more 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.

DRB EDG 1 Comments:
The Board indicated receptivity to minor reductions in minimum height, especially for averaging along the steeply sloping Seneca and University Streets, but all is pending the large scale elevations described under #2a above. Any reduction to the minimum façade height along 2nd Avenue depends on the upper levels being very active and/or occupiable, and the resolution of the modulation studies described under #4c above.

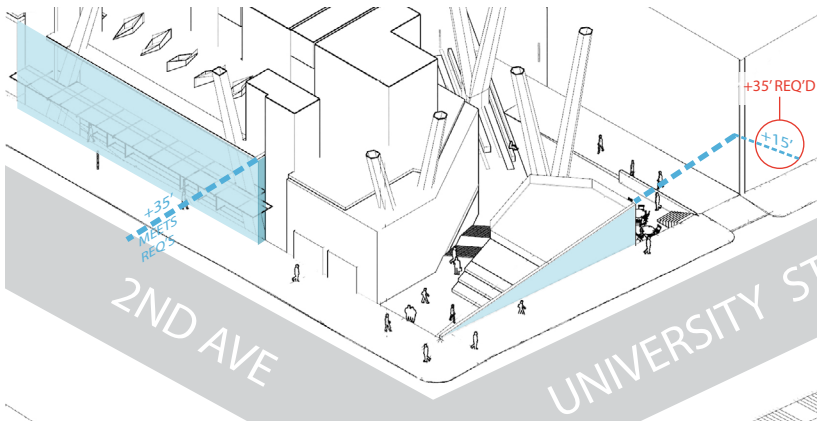
Departure Diagram



1 / 1st Ave. & Seneca Axonometric



2 / 2nd Ave. & Seneca St. Axonometric



3 / 2nd Ave. & University St. Axonometric

* See facade height dimension lines on elevations shown on pages 3.22-3.24.

Overhead Weather Protection /

Code Citation & Requirement

23.49.018.A - Overhead Weather Protection and Lighting.
DOC1 U/450/U & DMC 240/290-400

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

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

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

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

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

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

Proposed Design Departure & Rationale

The proposed departure requests relief from providing continuous overhead weather protection along the entire street frontage due to general overhead weather protection provided upper tower to a large portion of the interior and exterior pedestrian corridors, which meets the intent of the Design Guidelines.

The suggested departure at the street frontages allows for a more uniform design facade with overhangs and awnings limited to locations where most appropriate - at entries and gathering spaces

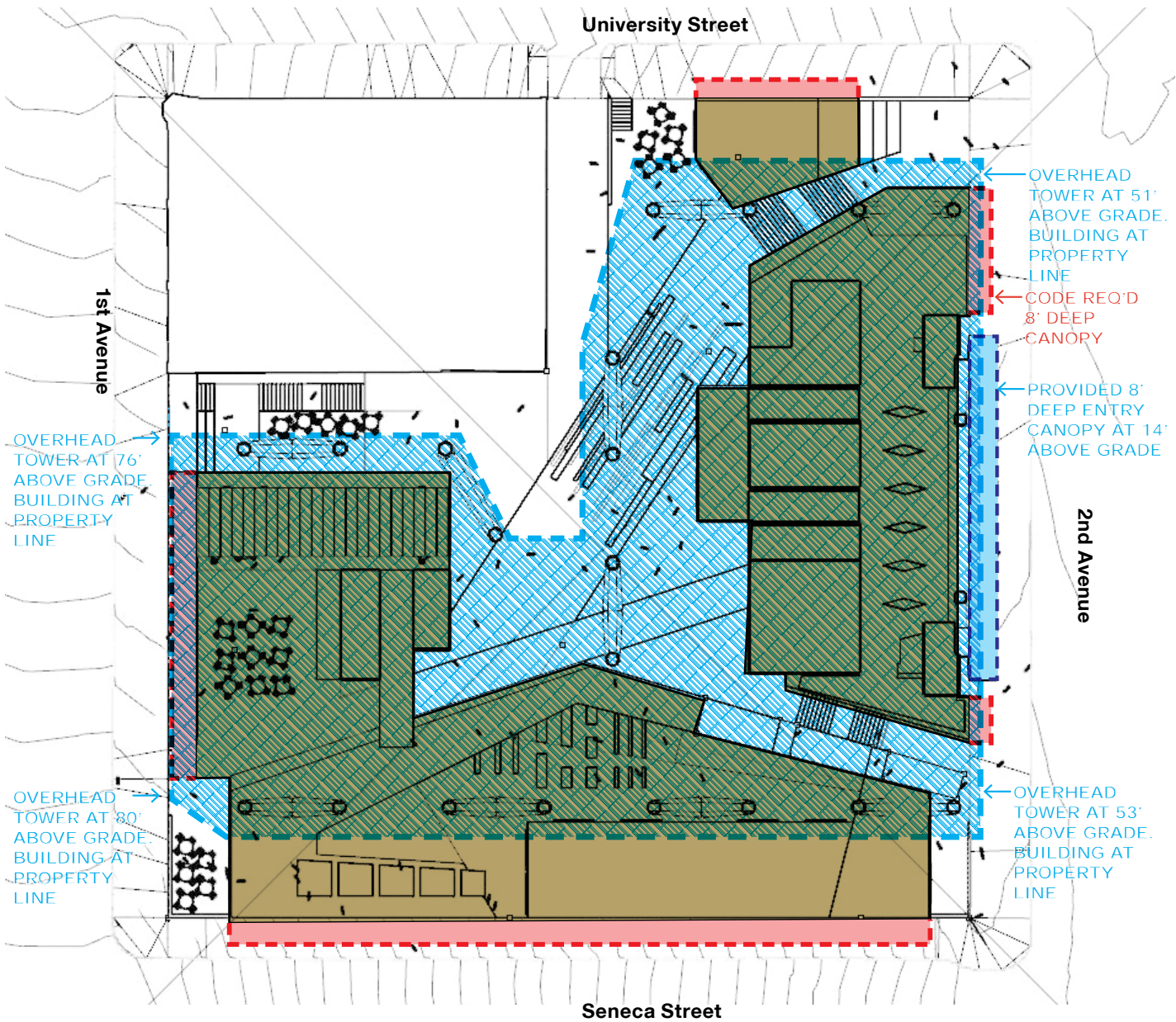
C2 Design a Facade of Many Scales

Removing necessary overhangs will allow the varied building heights to be read from the street level, emphasizing the big design moves.

C1 Promote Pedestrian Interaction & C4 Reinforce Building Entries

Providing awnings only at entries and gathering spaces signals to pedestrians defined gathering spaces.

Departure Diagram



1 / 2nd Avenue & University Street Intersection

Upper-Level Width Limit /

Code Citation & Requirement	Proposed Design Departure & Rationale (cont.)	Departure Diagram
-----------------------------	---	-------------------

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

The requested departure remains the same as in EDG 1 - for a 179’-6” tower width parallel to 2nd Ave.

The preferred scheme tower width above the 240’ height is 179’-6” wide, which exceeds the 145’ width by 34’-6”. This tower width aligns with the view corridor setbacks.

Although the L-shaped parcel exceeds 200’ along both 2nd Ave. and Seneca St., it is not possible to orient the tower perpendicular to the Avenues above the 240’ 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’ height, and which is not departable.

This block is uniquely burdened in that it has:

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

Proposed Design Departure & Rationale (cont.)

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 floor plate due to the view corridor setbacks (108’ x 179-6”), 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 fewer stories in the tower, which is sympathetic to the adjacent office buildings, keeping the tower as a “member of chorus” in the adjacent skyline, rather than being significantly taller as would be permitted by zoning with Unlimited Height.

The additional east-west permitted floor area added since EDG 1 further reduces the number of stories in the tower from 35 to 32.

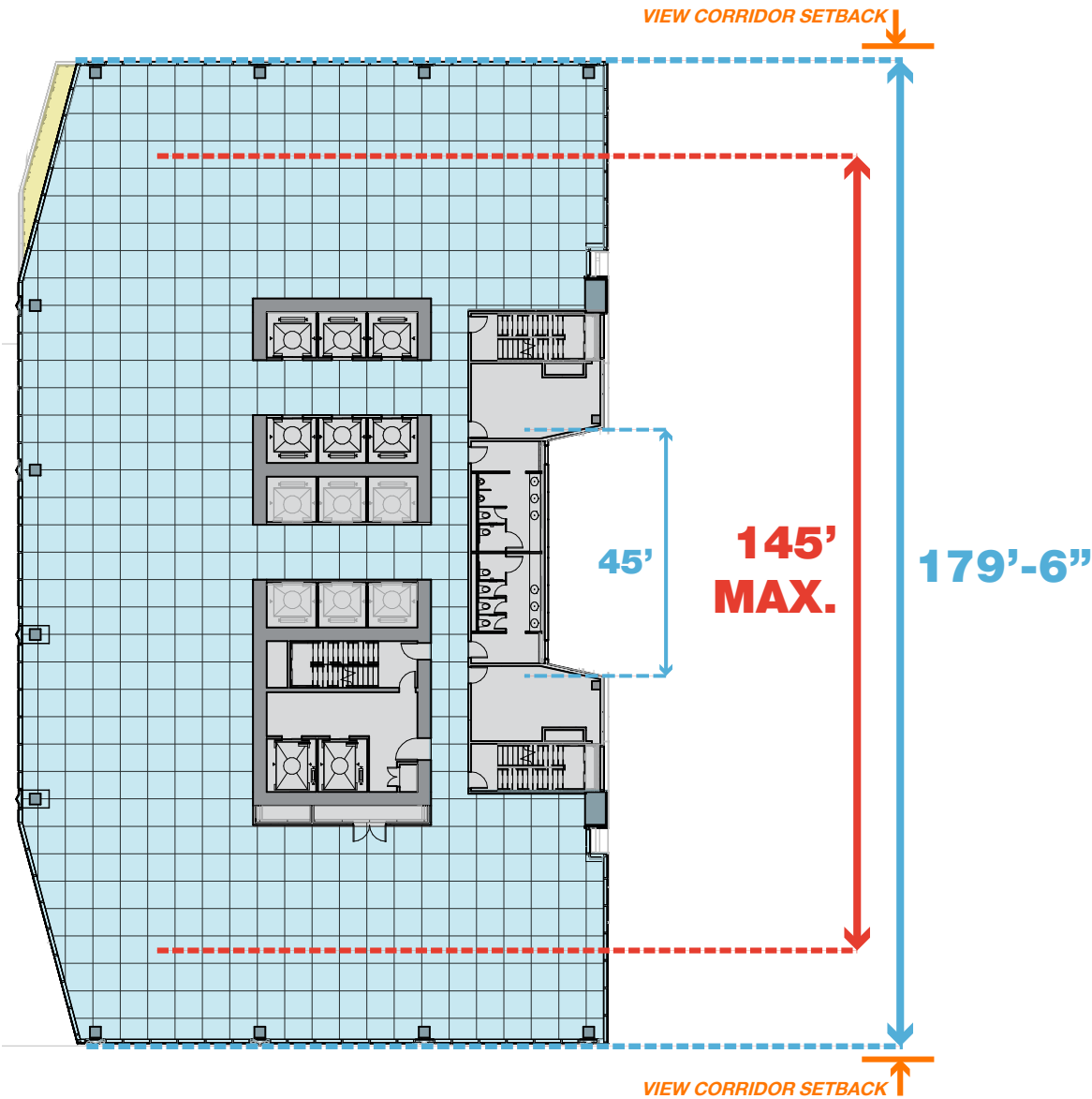
B3 Reinforce the Positive Urban Form of Immediate Area

The required 30’ 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’ wide.

B4 Design a Well-Proportioned and Unified Building

The proposed facade modulation reduces the visual mass of the already slender tower. The proposed streamlined and integrated vertical articulation would not be achievable with a 240’ high 179’-6” wide low rise base, stepping back to a narrow tower with 3 additional stories. The as-of-right zoning would result in a tiered-structure with a schism half-way up the tower massing, instead of an integrated and unified massing and facade.

Departure Diagram



1 / EDG 2 Tower Plan

DRB EDG 1 Comments:

The Board indicated preliminary support for this departure as it preserves the required view corridor setbacks on both east-west streets, creates a unified building (B4) and maintains a lower overall building height that compliments the tower forms in the immediate vicinity.

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

Elevation	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 proposed facade modulation notch is 45'x10' instead of 60'x15' per zoning. The overall facade is modulated into approximately 12 distinct zones.

Proposed Design Departure & Rationale (cont.)

Rather than providing a 125' or 100' wide flat tower face with corner notches as permitted by zoning, the proposed facade has two narrow side bays of 67'-3" each, with a central notch of 45' (vs. the 60' per zoning). Each 67'-3" wide side bay is further subdivided into a 40' office zone with maximized vision glass, and a 9' zone of glazed stairs and a 14' wide zone of wall panel at support spaces. The resulting ABCDCBA rhythm is significantly more modulated than the zoning code prescribes.

Due to the extremely narrow site depth (108'), the proposed recess is approximately 10' deep rather than the required 15' deep.

Each of the vertical facade ribbons is generated by program-driven purpose to create authentic articulation rather than applied surface treatment. These include floor-to-ceiling glass at the two stairs and two washroom vestibules, clerestory windows at the two stairs and two washroom vestibules, clerestory windows at the two washrooms, and facade panels at the mechanical rooms.

The proposed departure has the following benefits supporting the Design Guidelines:

A2 Enhance the Skyline

The overall central notch and its extension up to the tower crown creates a dynamic, sculptural massing that is legible from the immediate neighborhood as well as from more distant view points.

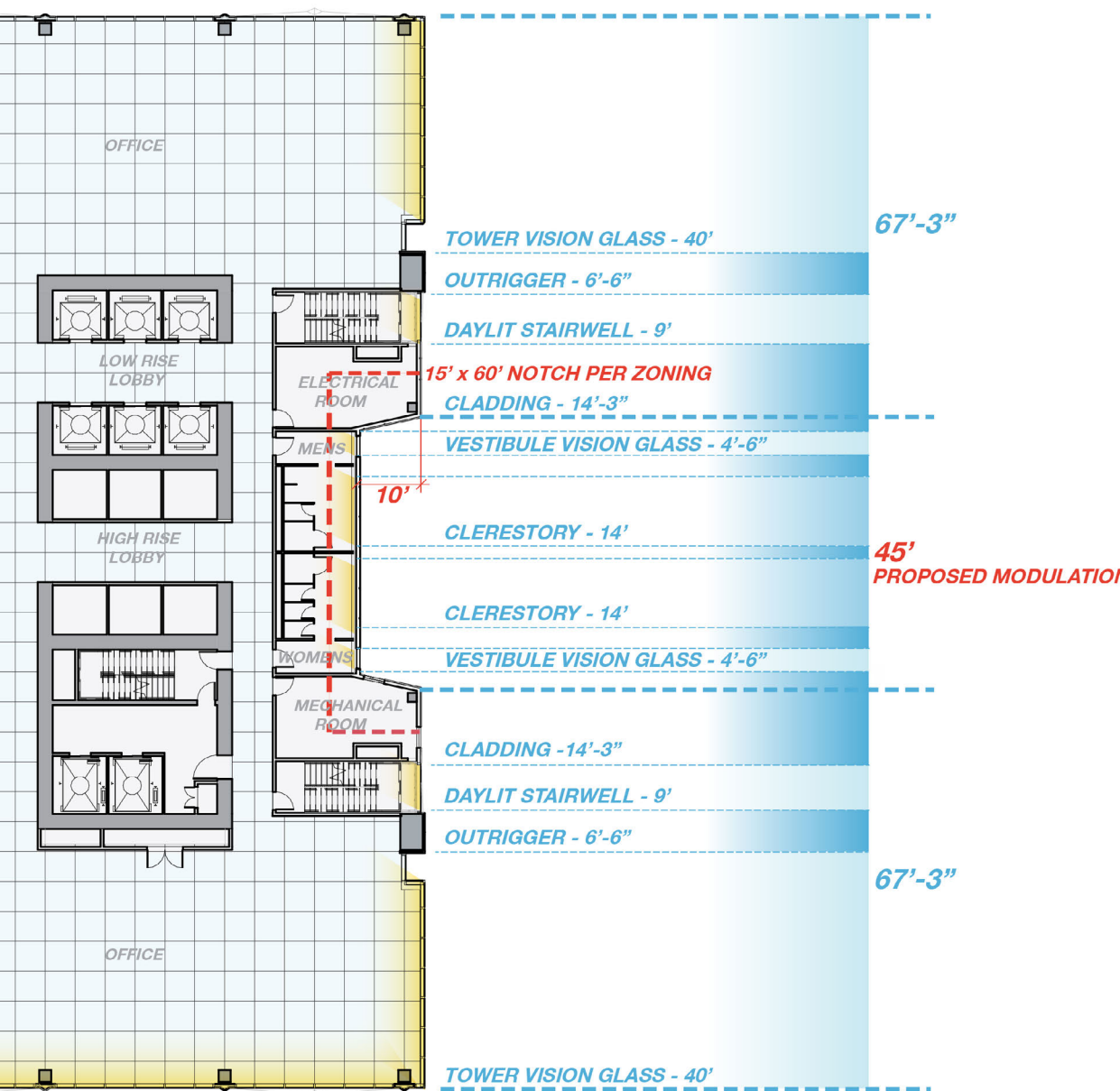
B2 Create a Transition in Bulk and Scale

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

B4 Design a Well-Proportioned and Unified Building

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

Departure Diagram



1 / East Facade Plan

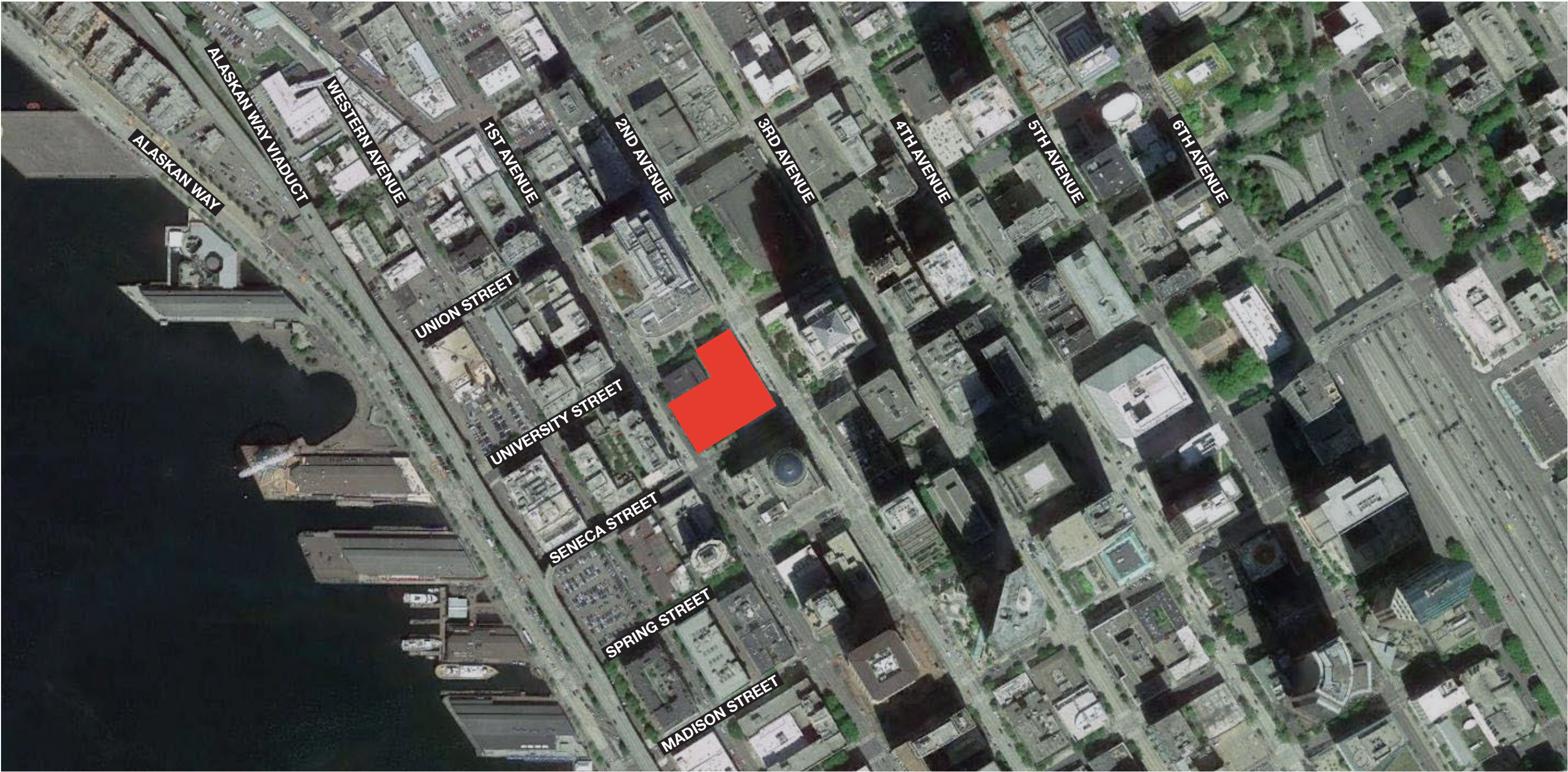
DRB EDG 1 Comments:

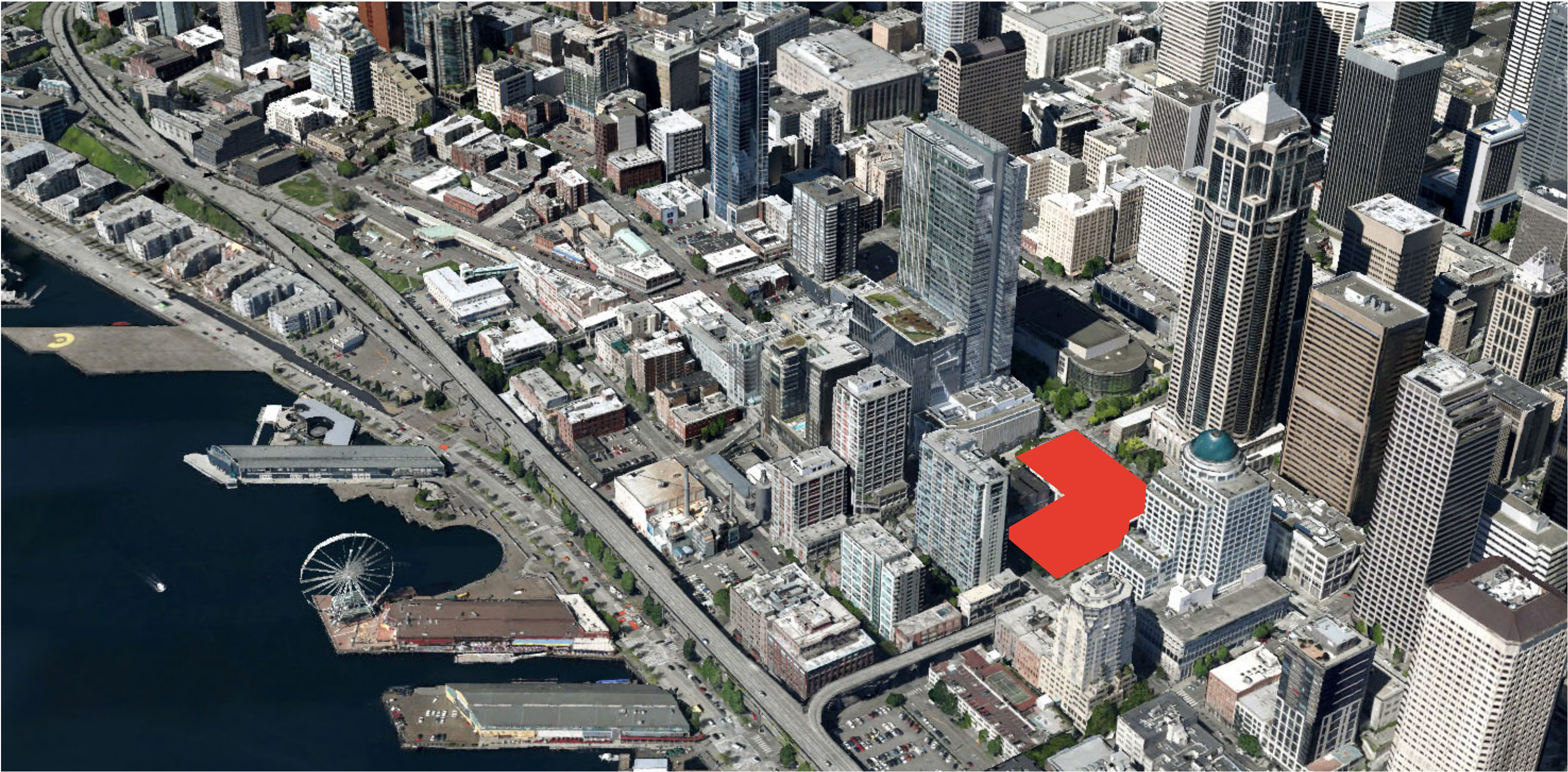
The Board indicated support in principle for the proposed ‘bays’ and modulation, especially since they provide multiple reveals and shadows on that facade, and reflect the offset core program. But the specific modulations and façade materiality require further study.

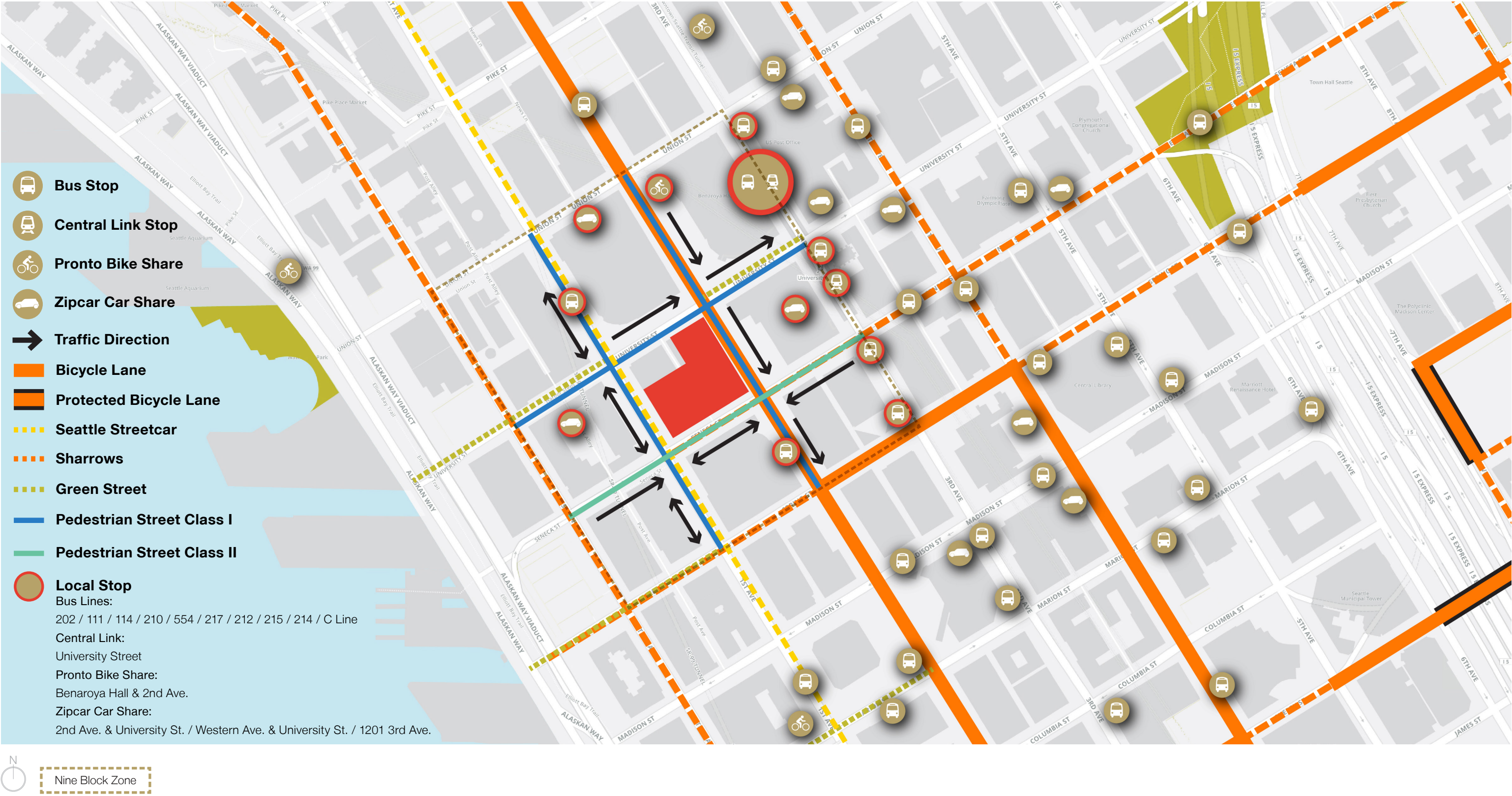


Appendix

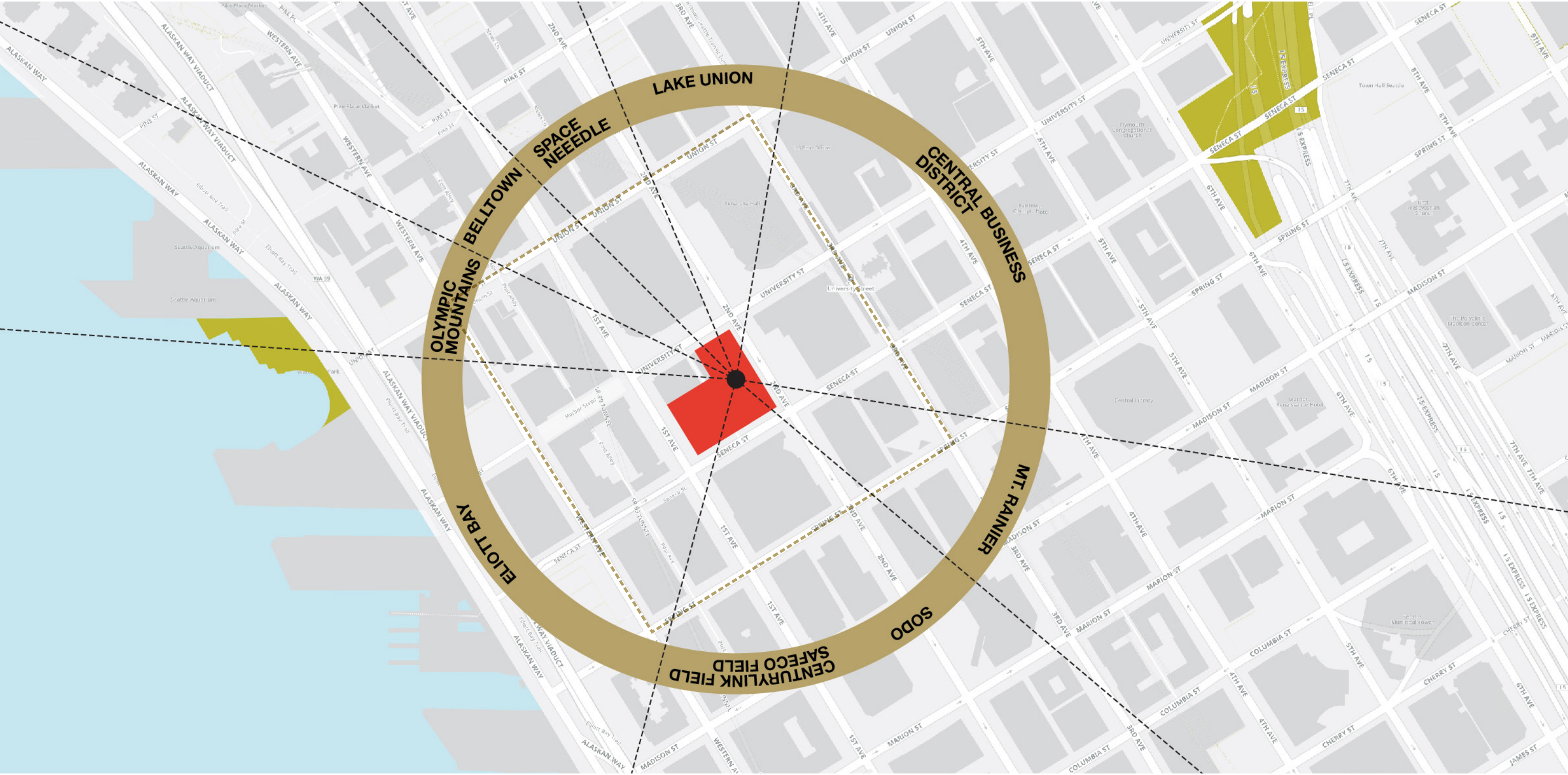
Additional Context Analysis from EDG 1 Booklet

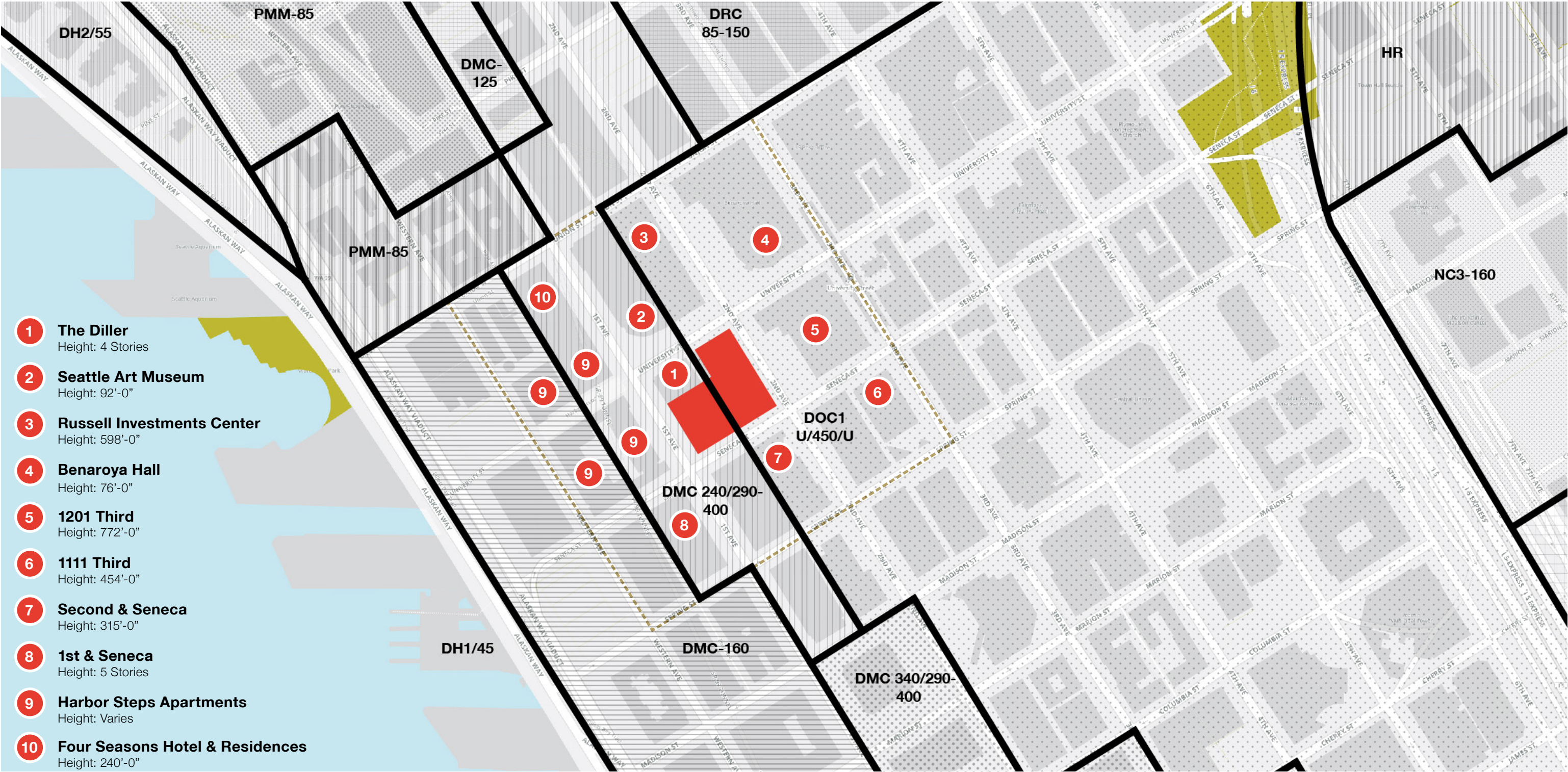












Nine Block Zone



The Diller Hotel

Primary Use: Residential
1890 - Louis L. Mendel



- Street level retail
- Warmth of facade
- Activated corner

The Diller Room



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

Seattle Art Museum

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



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

Russell Investments Center

Primary Use: Office
2006 - NBBJ



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

Russell Investments Center

Observation Deck
Landscape Architect: PFS Studio



- 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



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

Benaroya Hall

 Garden of Remembrance
Landscape Architect: Murase Associates



- 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

1201 Third

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



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

1201 Third

Plaza along 2nd Avenue



- Plaza and atrium engage the public
- Exterior public art

Second & Seneca

Primary Use: Office
1992 - Zimmer Gunsul Frasca Partnership

Second & Seneca



- 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

Harbor Steps Apartments

Primary Use: Residential
2000 - Hewitt & Callison



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

Harbor Steps



- 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



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

Pike Place Market Hill Climb Redevelopment

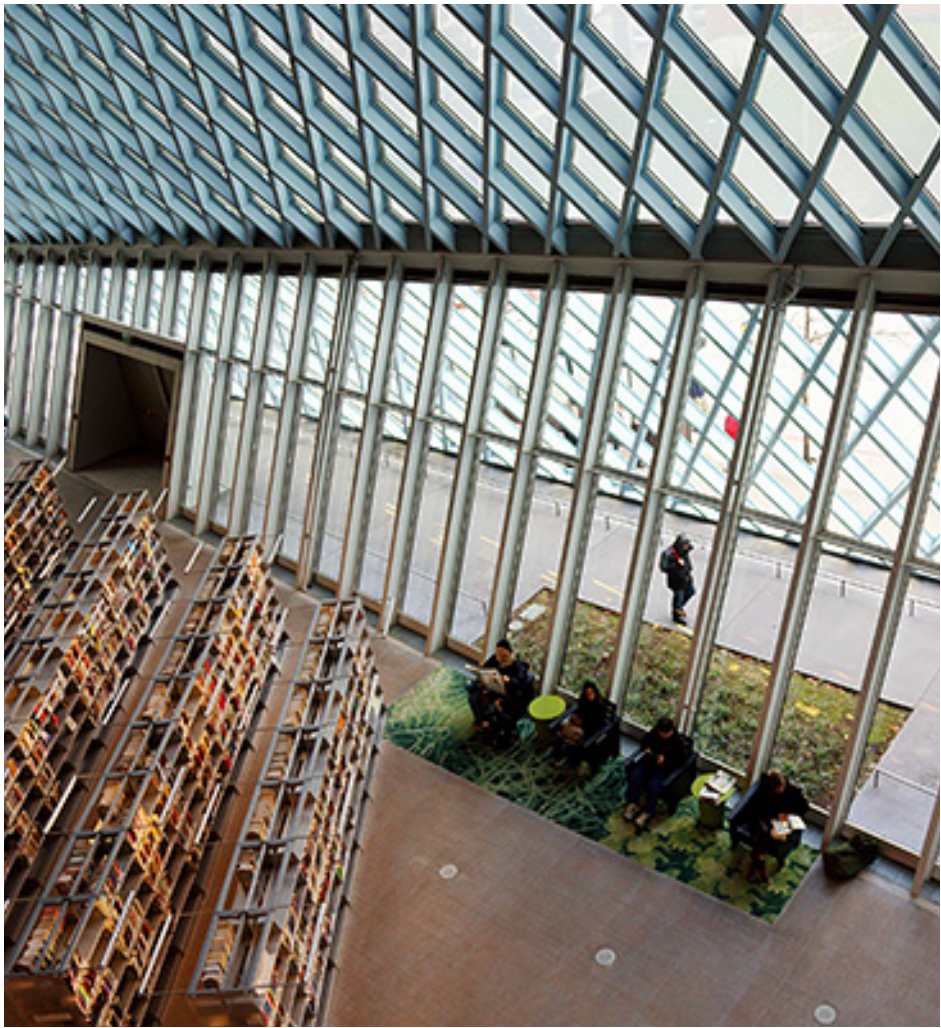
2010 - Swift Company



- 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

Seattle Public Library

2004 - OMA



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

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

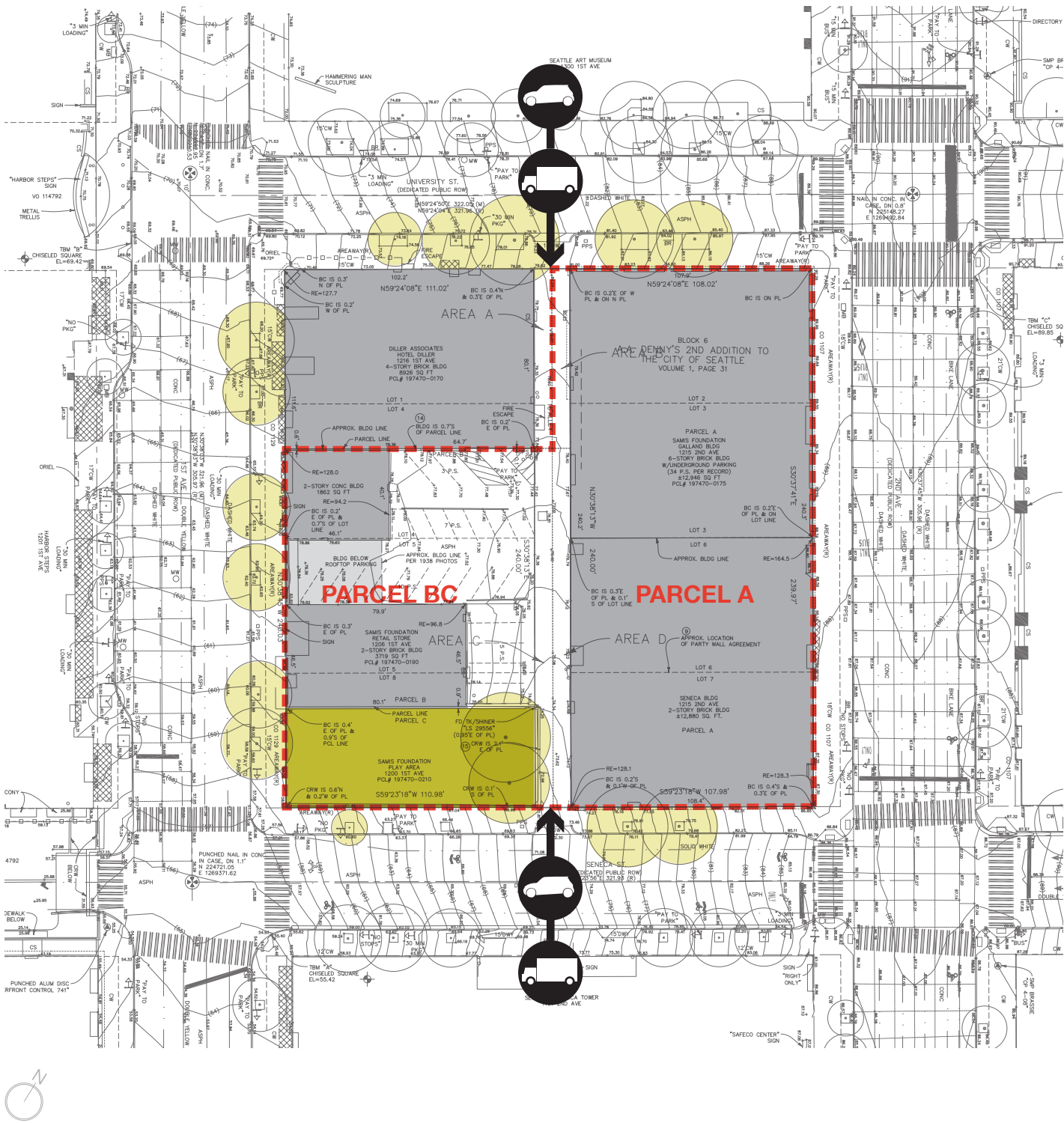
- The eastern portion of the block (Parcel A) has an area of 27,200 sf including half the alley. With a maximum FAR of 20, this results in an FAR of 544,000 sf.
- The western portion of the block (Parcel BC) has an area of 19,040 sf including a portion of the alley. With with a maximum FAR of 7, this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



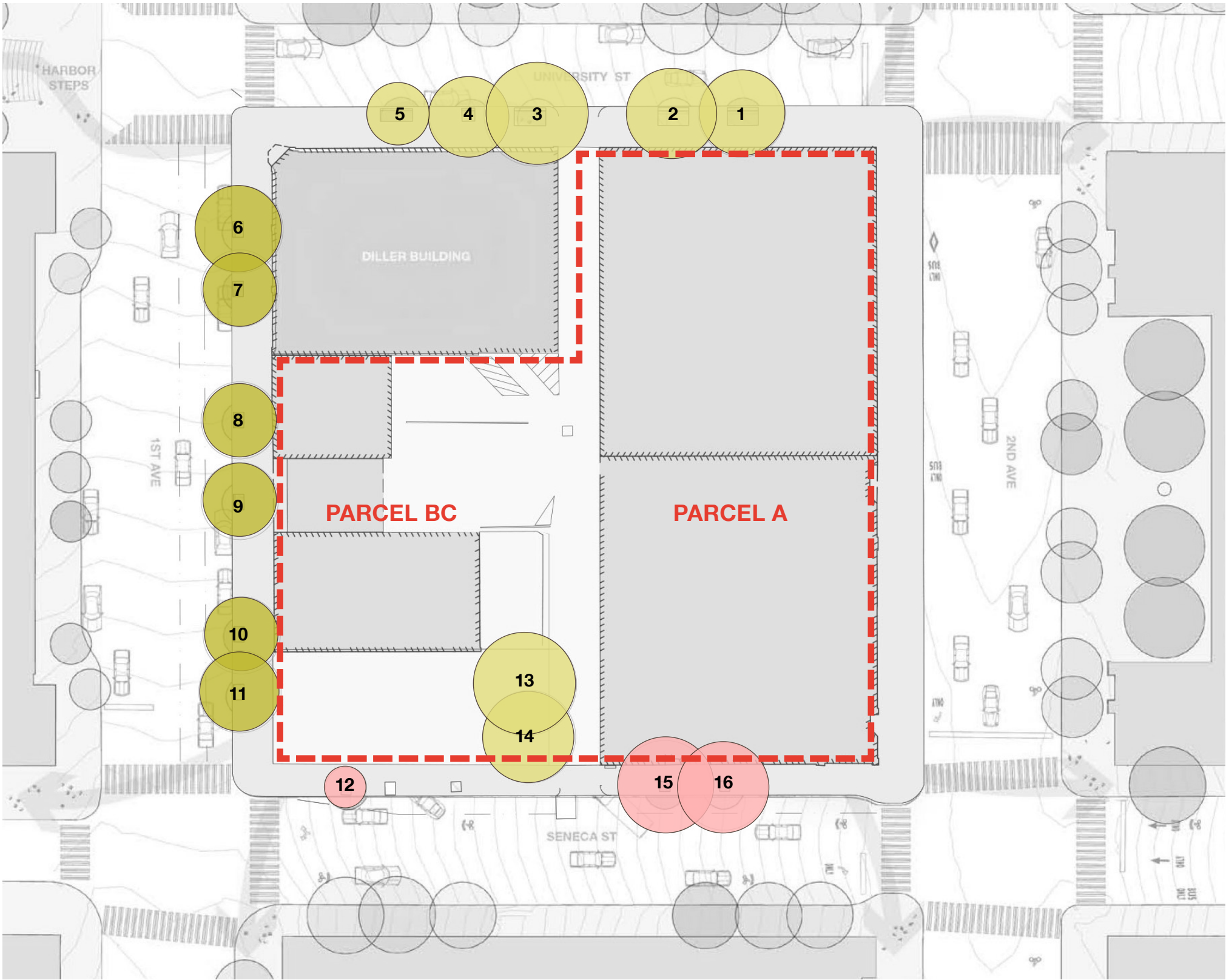
Context Analysis / Existing Diller Hotel Alley Conditions

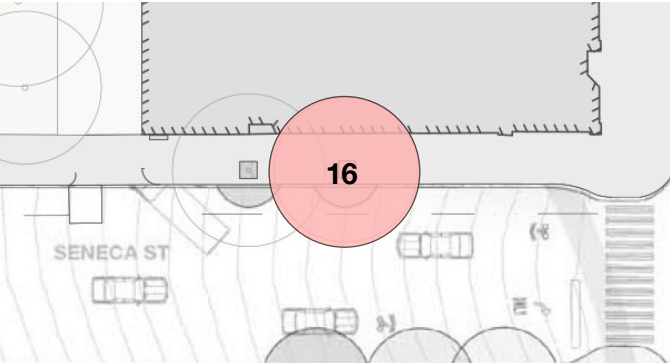
- Emergency egress fire escapes from windows on east
- Lot line windows on south side
- Utility Services
- Roof drain leaders
- Alley windows on east side
- Emergency egress door on east side and gate on east
- Basement window vent
- Garbage and recycling bins
- Fire Department access
- Surface mounted conduit



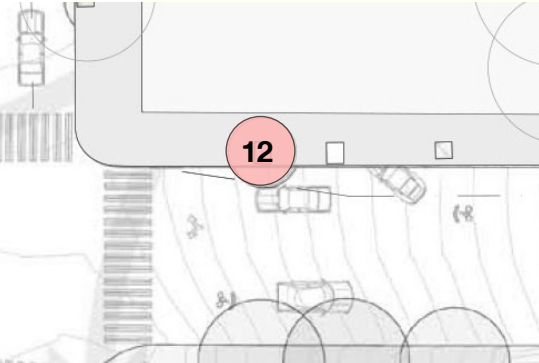
Context Analysis / Existing Tree Survey

- 1 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"
- 12 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"
- 15 Acer platanoides (Norway Maple) DBH 10"
- 16 Acer platanoides (Norway Maple) DBH 10"
Large root flair from undersized planter, tripping hazard, girdling roots, deadwood

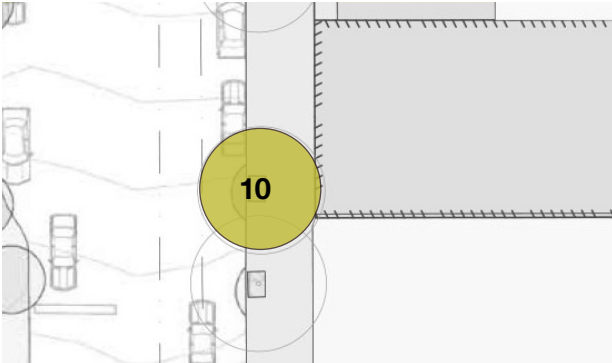




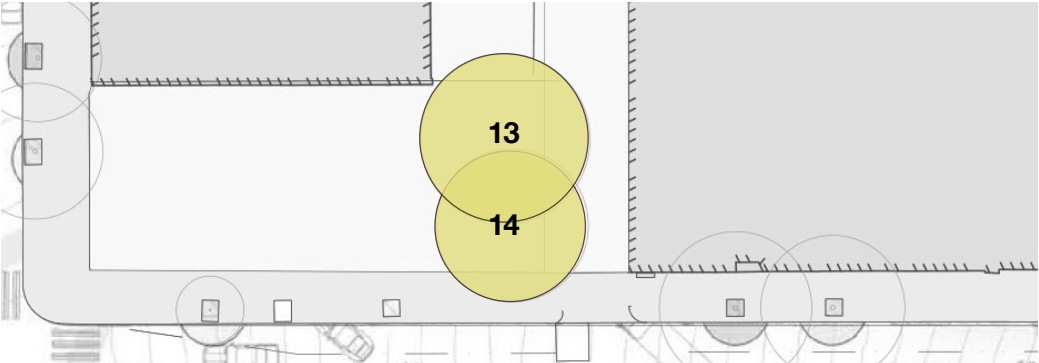
Acer platanoides (Norway Maple) DBH 10”
Large root flair, undersized planter,
tripping hazard, girdling roots, deadwood



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.

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.

2 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

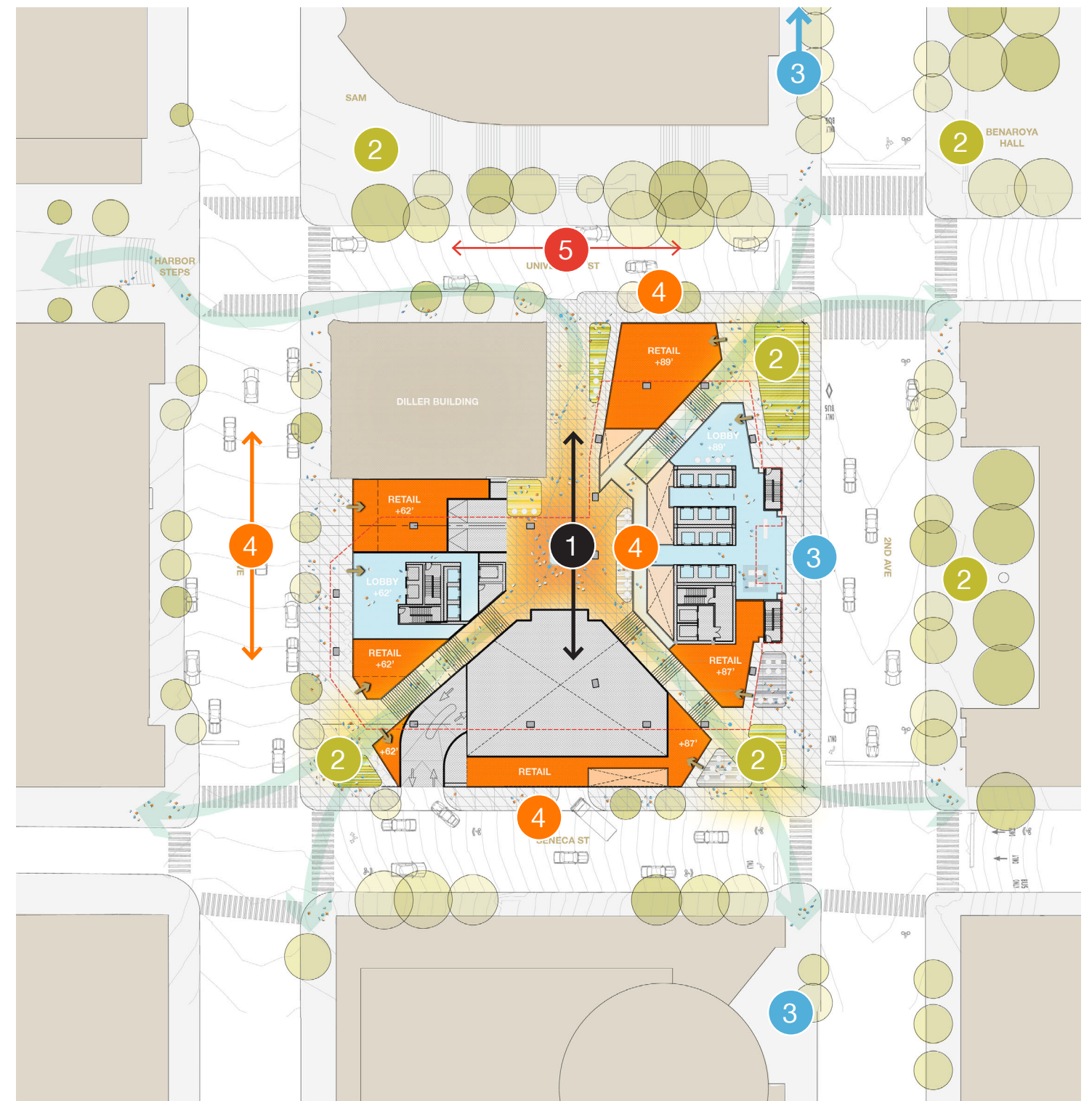
Russell Investments Center and Second & Seneca both place the major office entries along 2nd Avenue. The main office entry for 2&U is also placed along 2nd Avenue.

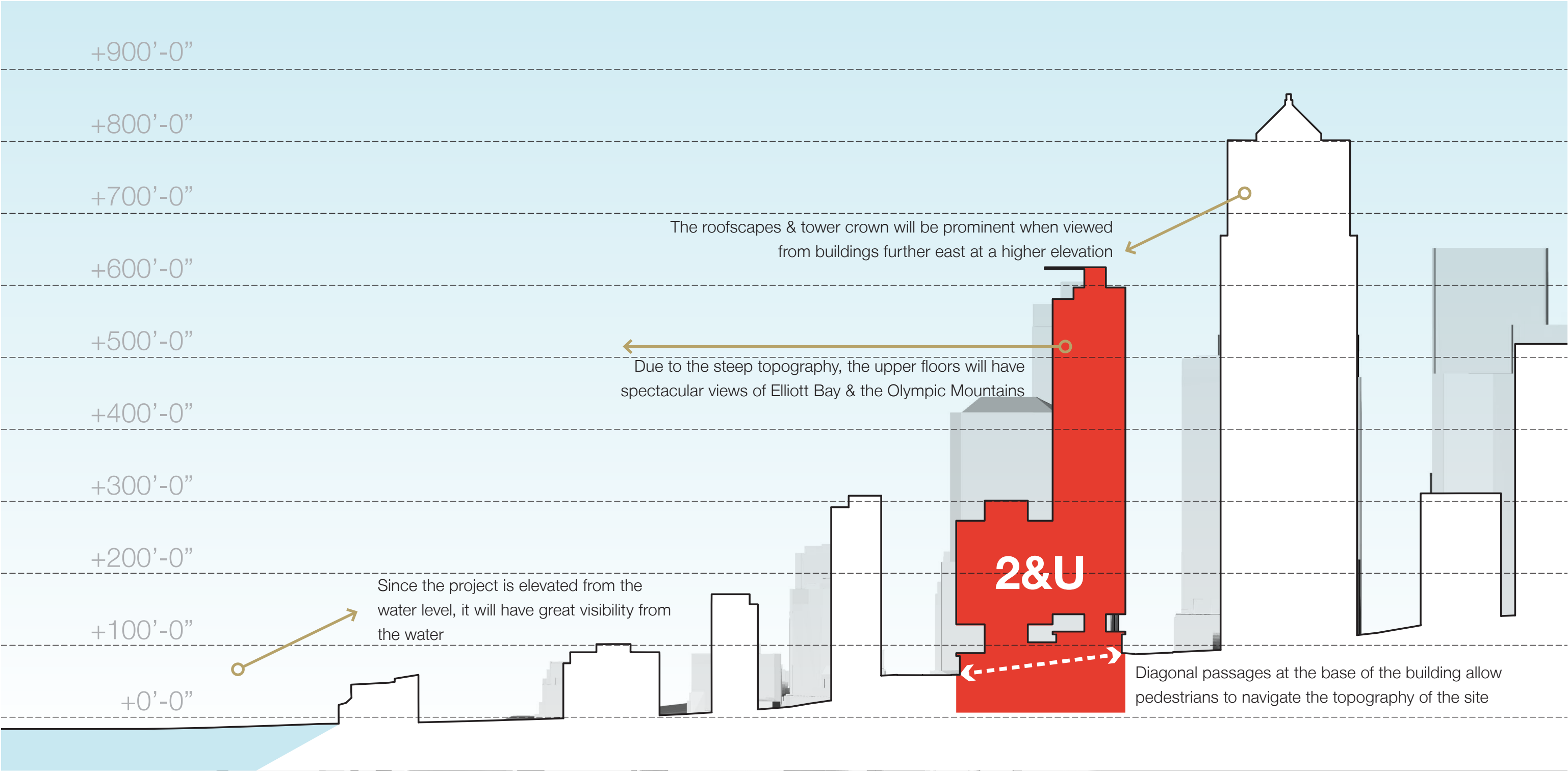
4 Retail

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.





Context Analysis / 2nd Avenue Streetscape



View to Site



View from Site

Site Extents

— — — — —



View to Site



View from Site

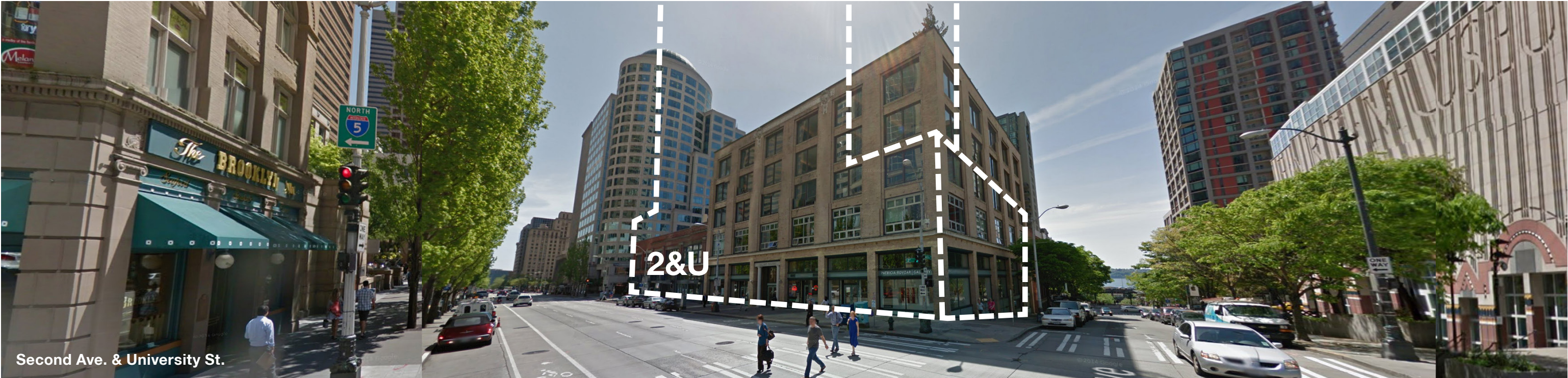
Site Extents

Context Analysis / 1st Avenue Streetscape



Site Extents





Zoning Envelope



First Ave. & University St.



First Ave. & Seneca St.

Zoning Envelope