

# 2&U

---

**1201 2nd Avenue - #3019178**

1/2 Block - No Alley Vacation

---

**SKANSKA & PICKARD CHILTON**

Early Design Guidance / Downtown Design Review Board Meeting / 02.17.2015

## Project Info /

<b>Property Address /</b>	1201 2nd Avenue Seattle, WA 98101
<b>DPD Project Number /</b>	3019178
<b>Owner /</b>	Samis Foundation
<b>Applicant Name /</b>	Murphy McCullough Skanska Commercial Development 221 Yale Ave., Ste. 400 Seattle, WA 98109
<b>Design Architect /</b>	Pickard Chilton 980 Chapel Street New Haven, CT 06510
<b>Design Architect Contact /</b>	Nancy Clayton 203.786.8600 nclayton@pickardchilton.com
<b>Architect /</b>	Kendall / Heaton Associates Inc. 3050 Post Oak Boulevard Suite 1000 Houston, TX 77056

## Table of Contents /

<b>1 ▶ 4</b> Seattle Discovery 	<b>13 ▶ 36</b> Context Analysis 	<b>43 ▶ 64</b> Architectural Concepts 
2 Optimism & Innovation / Connection to Nature	14 Aerial Photograph	44 - 45 Proposal Summary
3 Engineering & Design within a Marine Environment / Building & Spaces Navigating Topography	15 Surrounding Area	46 - 49 Code Compliant Scheme
4 Structural Clarity & Expression / Daylight is a Precious Commodity / Craft & Attention to Detail	16 Transportation & Traffic Analysis	50 - 53 Possible Scheme
	17 Amenities & Green Space	54 - 59 Preferred Scheme
	18 Views	60 Tower Views
	19 Surrounding Buildings	61 Facade Context
	20 - 23 Contextual Design Cues	62 - 64 Shadow Studies
	24 Existing Site Plan	
	25 Existing Diller Hotel South Facade	<b>65 ▶ 72</b> Landscape & Street Level Experience 
	26 Existing Tree Survey	66 - 71 Landscape Conceptual Imagery
	27 Existing Tree Inventory	72 Site Access
	28 Nine Block Context	
	29 Site Section	<b>73 ▶ 74</b> Development Departures 
	30 - 33 Streetscapes	74 Development Departures
	34 - 35 Major Intersections	
	36 Context	<b>Appendix</b>
		76 - 79 Pickard Chilton Experience
		80 - 81 Swift Company Experience
<b>5 ▶ 8</b> Project Vision 	<b>37 ▶ 42</b> Design Guidelines 	
6 - 8 The Seam	38 - 42 Response to Design Guidelines	
<b>9 ▶ 12</b> Development Objectives 		
10 Project Goals		
11 Development Objectives		
12 Zoning Data		



# Seattle Discovery

---

Urban & Regional Characteristics

## Seattle Discovery /



1962 Seattle World Fair

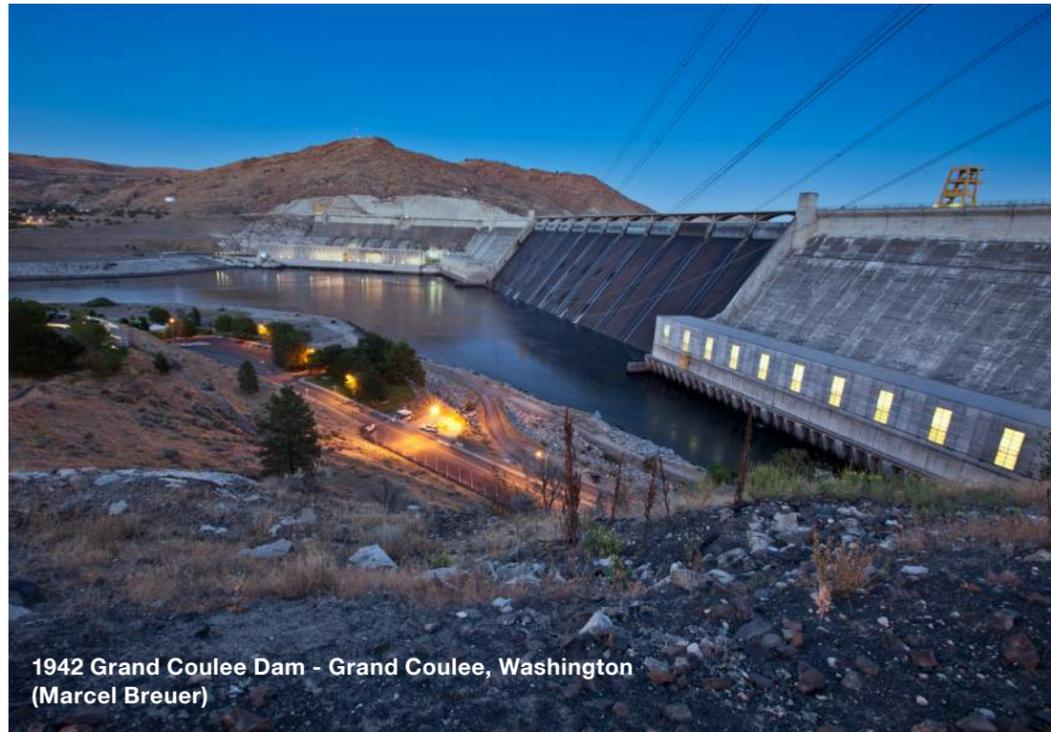
**optimism & innovation**



1976 Gas Works Park - Seattle, Washington  
(Richard Haag)

**connection to nature**

# Seattle Discovery /



1942 Grand Coulee Dam - Grand Coulee, Washington  
(Marcel Breuer)



Duwamish Cranes - Seattle, Washington

engineering & design within a marine environment



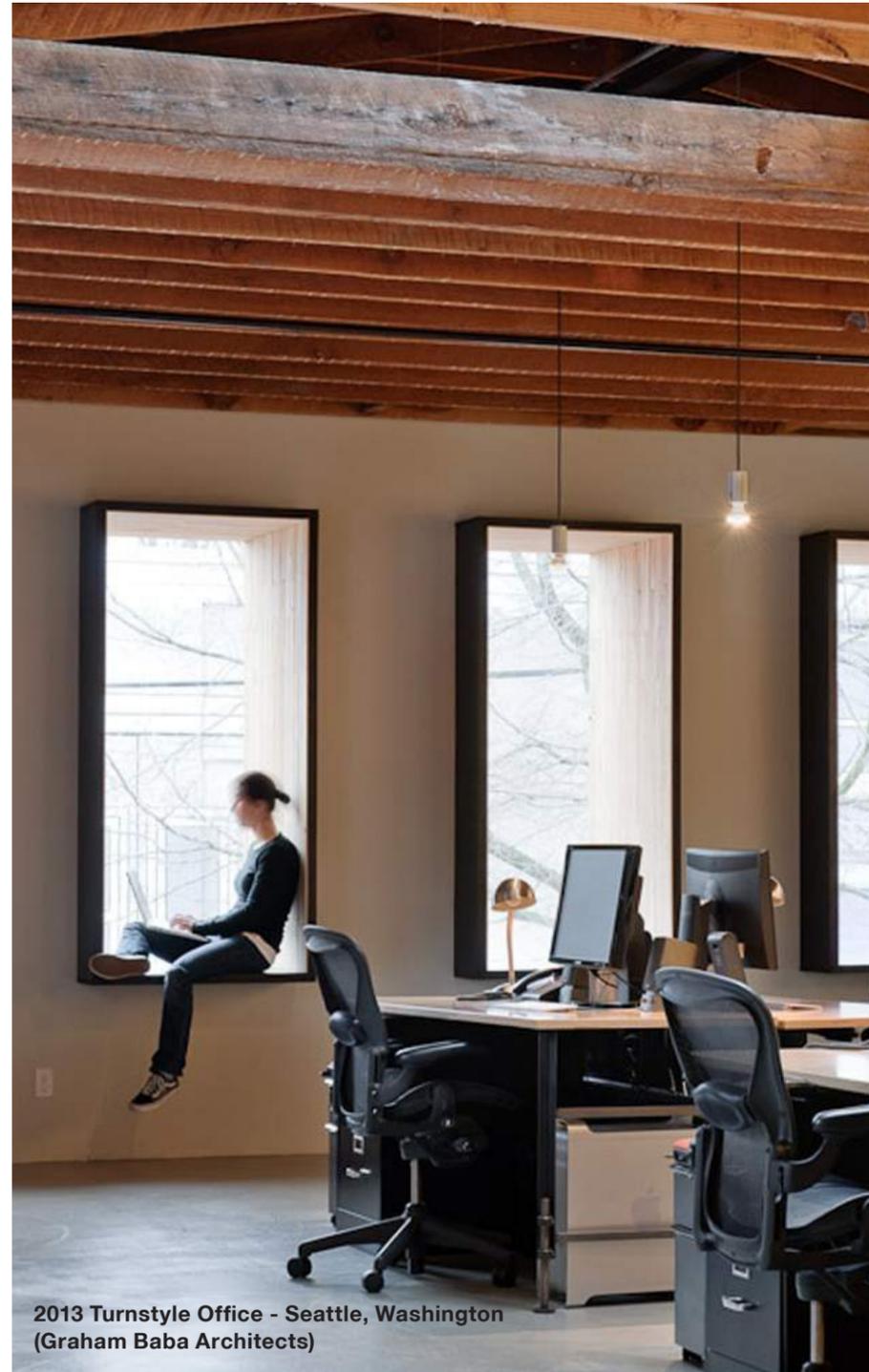
Harbor Steps

spaces navigating topography

## Seattle Discovery /



**structural clarity & expression**



**daylight is a commodity**



**craft & attention to detail**

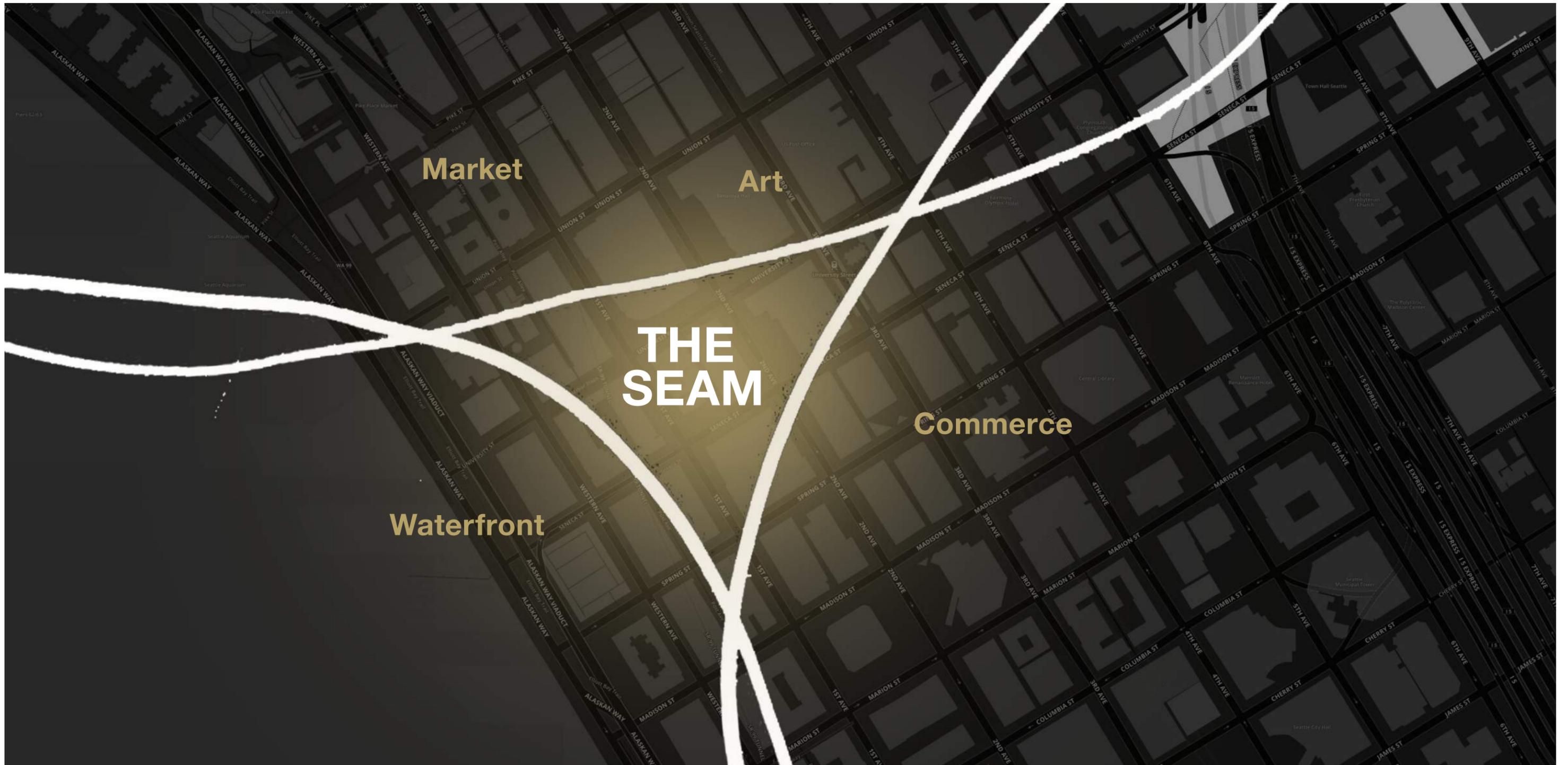


# Project Vision

---

Connectivity Goals

Project Vision /



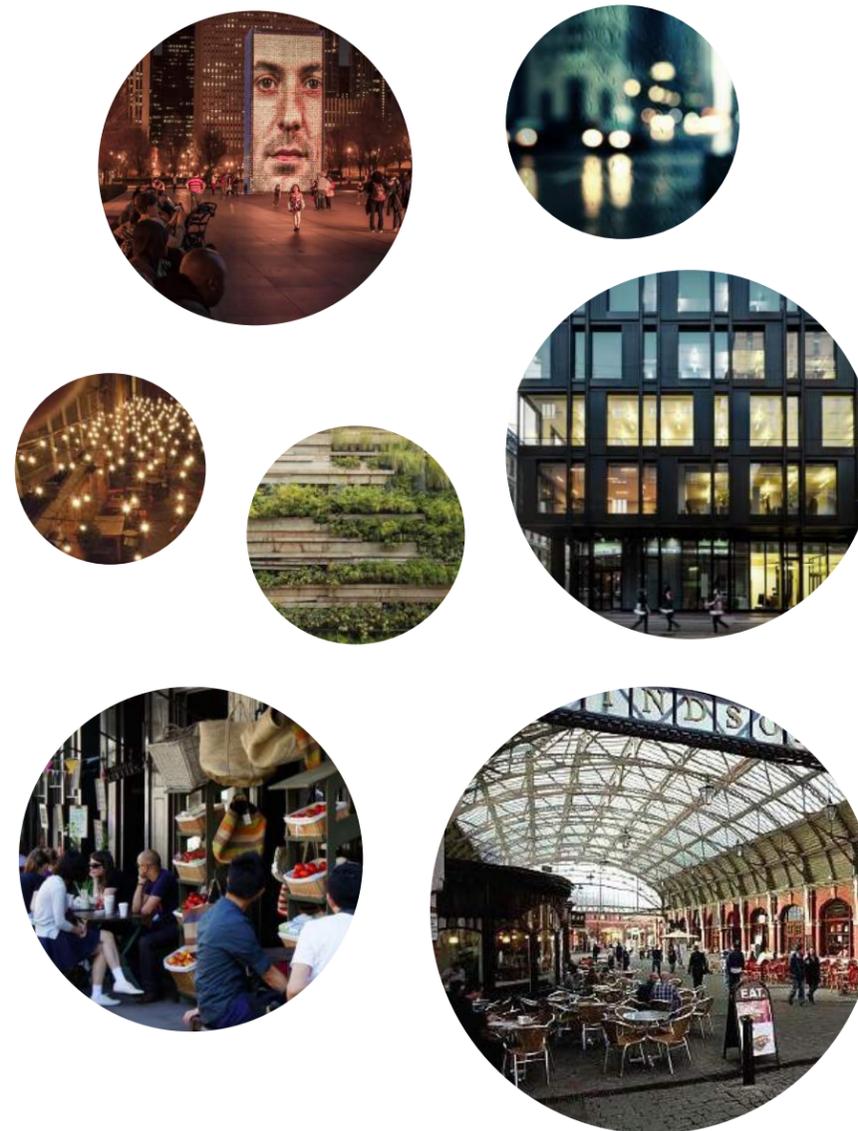
Project Vision /

2&U is:

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

It's the axis of old and new in downtown Seattle, where tourists on the waterfront, cultural arts patrons and financial/corporate dwellers converge. At **this Seam**, there is a comfortable transition on the eyes - not grandiose in size and scale as much as it is a beauty to behold while exuding warmth communal and lively flair.

**“Clearly built for people,  
not for a designer.”**



## Convergence

*Union + Connection + Community*

## Balance

*Work/Play + Old/New + Commerce/Art*

## Authenticity

*NW Heritage + Genuine + Integrity*

## Approachability

*Transparency + Openness + Accessibility*

Project Vision /

When we hear people speaking of this place, **the Seam** and the reasons to believe in, we hear things like:

**“Honors the old, while attracting the young”**



**“Creating fun out of everyday”**



**“Minimalist, modern yet full of history and character”**





# Development Objectives

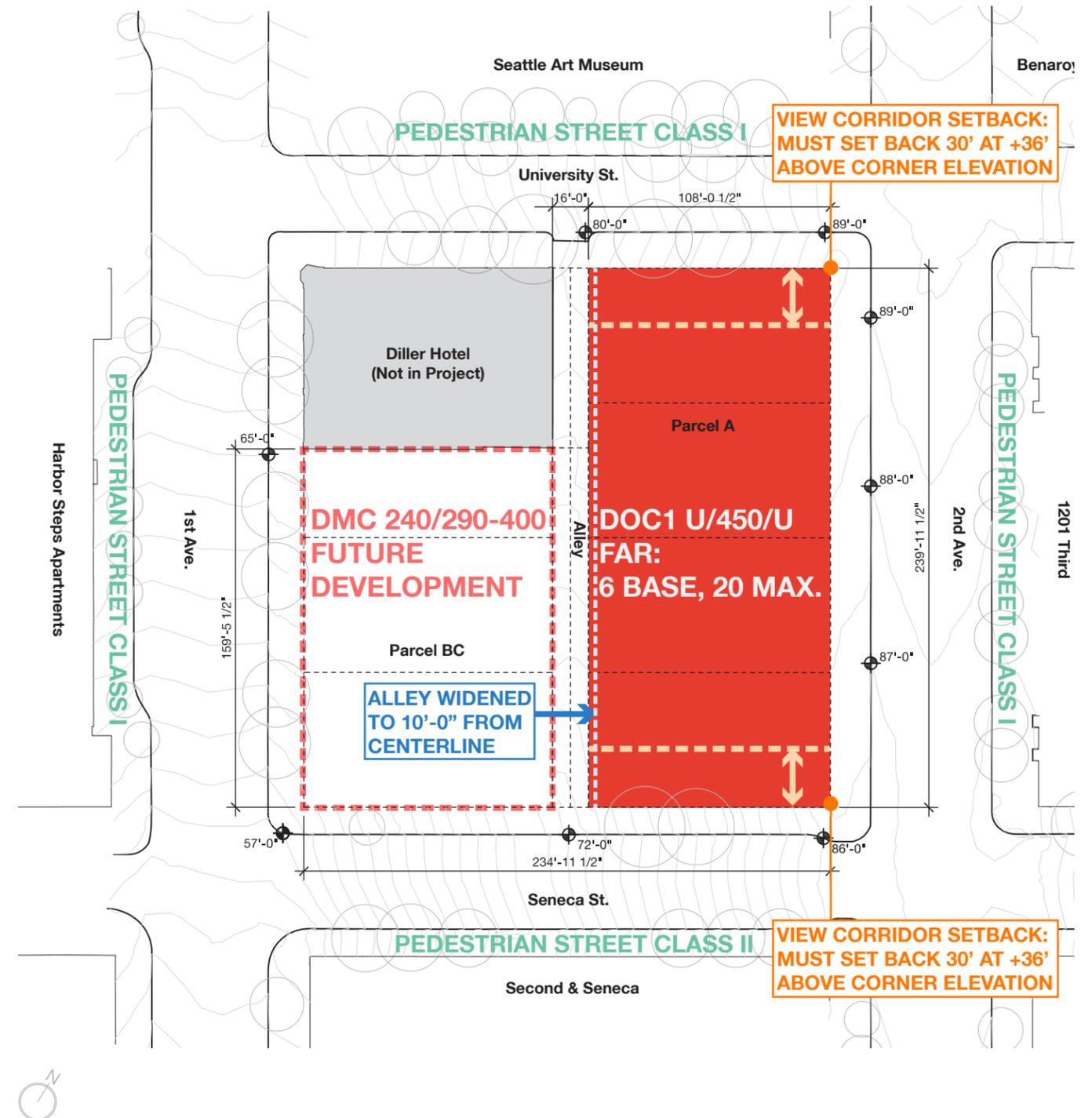
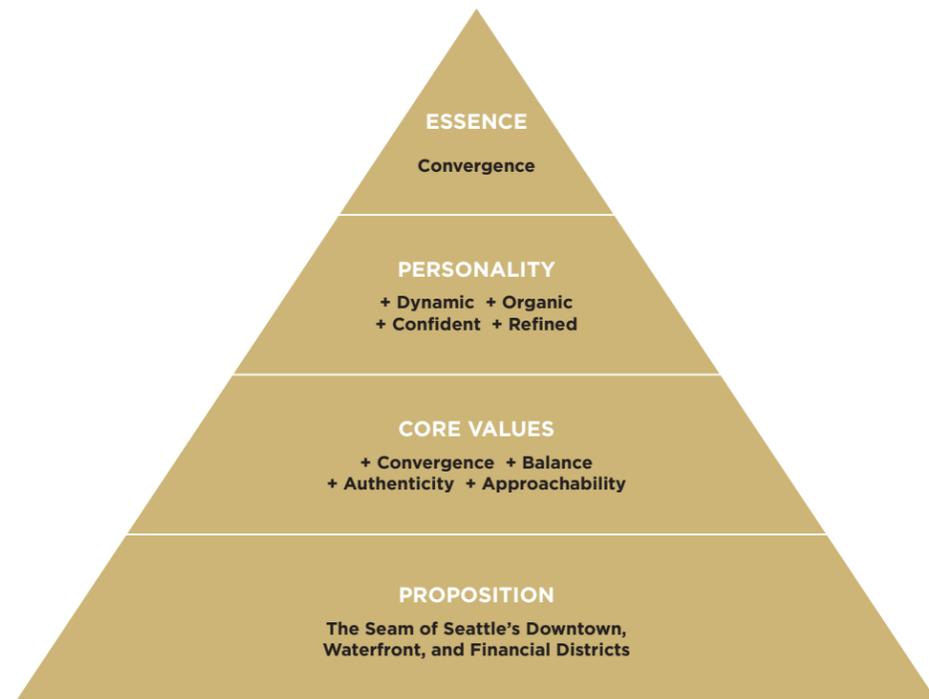
---

Project Goals & Zoning Code Analysis

# Development Objectives / project goals

## Project Goals

- Respond to this unique, strategic location at the seam where Seattle's financial core, the waterfront, and the CBD's cultural center converge.
- Reinforce University Street pedestrian connections linking Harbor Steps, the Seattle Art Museum, Benaroya Hall with the greater neighborhood and with existing transit systems, including the University Street Transit Tunnel Station, and Pronto Bike Share.
- Create a tower that provides Class A office floorplates desirable to a vibrant mix of tenants in the evolving workplace market, and which is a respectful and proud participant in the Central Business District skyline.
- To the extent possible, locate loading & parking entrances off the alley in order to maximize pedestrian-oriented streetscapes at 2nd Ave and at University and Seneca Streets.



## Development Objectives /

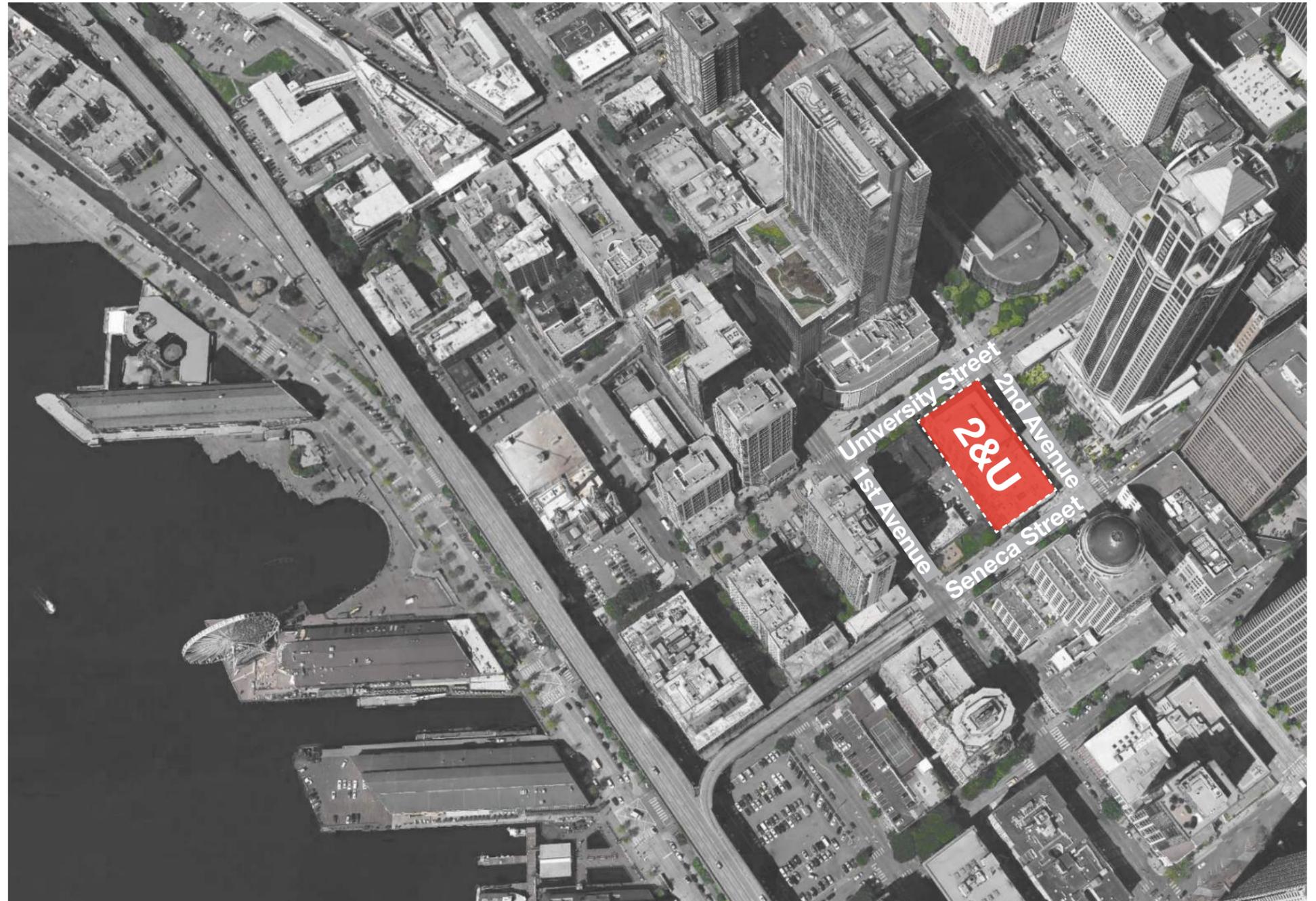
### Development Objectives

The applicant proposes to design and construct a development on the eastern portion of the block (Parcel A). The site is bounded by 2nd Avenue on the east, the alley on the west, University Street on the north and Seneca Street on the south. This proposal assumes the public alleyway remains.

The eastern portion of the block to the centerline of the alley is zoned DOC1 U/450/U, with a site area of 25,920 sf with a maximum FAR of 20, resulting in an FAR of 518,400 sf.

### Program Objectives

This application is for a commercial project with an estimated building area of 570,000 gsf, including 34 office floors totalling 510,000 sf of Class A office space, and approximately 12,000 sf of street level retail in the building base, plus building support areas. Approximately 400 parking stalls will be provided below grade with parking garage entry and exit accessed from the alley. Loading will also be located off the alley.



**Zoning Classification**

DOC1 U/450/U / Downtown Office Core

**Site Area**

25,920 sf

**Street Classification (Map 1B)**

2nd Ave.: Principal Transit Street

University St.: Minor Arterial

Seneca St.: Principal Arterial

**Sidewalk Widening (Map 1C)**

2nd Ave.: 18 ft (no widening required)

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

Alley widening: 10 ft from centerline (2 ft increase from existing)

**View Corridors (Map 1D)**

University St. & Seneca St.: 30 ft view corridor setbacks per Section 23.49.024. (Reference Zoning Envelope Diagram p. 22)

**Pedestrian Street Classification (Map 1F)**

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

Seneca St.: Class II Pedestrian Street

**Street Level Uses Required (Map 1G)**

No street level uses required.

**Property Line Facades (Map 1H)**

No property line facades required.

**23.49.008.A.3 Structure Height**

DOC1 U/450/U Unlimited

**23.49.011 Floor Area Ratio**

DOC1 U/450/U Base: 6 Max: 20

**23.49.016 Open Space**

20 sf required per 1,000 gsf office: Approx. 11,000 sf open space required

**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 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 demand - 6 berths required

H. Access to Parking: If a lot abuts an alley, alley access is required

**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. 22):

Class I Pedestrian St (2nd Ave. & University St.): 35 ft

Class II Pedestrian St (Seneca St.): 25 ft

B-2. General Setback Limits, Property line facades not req'd per Map 1H:

a. 1. Setback limits apply between 15 ft above sidewalk & min. facade height.

b. Max. area of all setbacks averaging factor:

Class I Pedestrian St (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 ft or 30%.

d. Max. setback from lot lines at intersections: 10 ft for 20 ft 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 ft & 8 ft above sidewalk.

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

Class II Ped. St. (Seneca St.): Min. 30% transparent

D. Blank Facade elements: between 2 ft & 8 ft above sidewalk.

Class I Ped. St. (2nd Ave. & University St.): 15 ft wide max

except garage doors (30 ft with exceptions): 40% max

Class II Ped. St. (Seneca St.): 30 ft wide max. except garage doors

(60 ft with exceptions): 70% max

**23.49.056 St.. Facade, Landscaping, & St.. Setback Req. (Cont.)**

E. Street Trees: Required on 2nd Ave., University St., and Seneca St.

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

B. Facade Modulation. Refer to Zoning Envelope Diagram (this page).

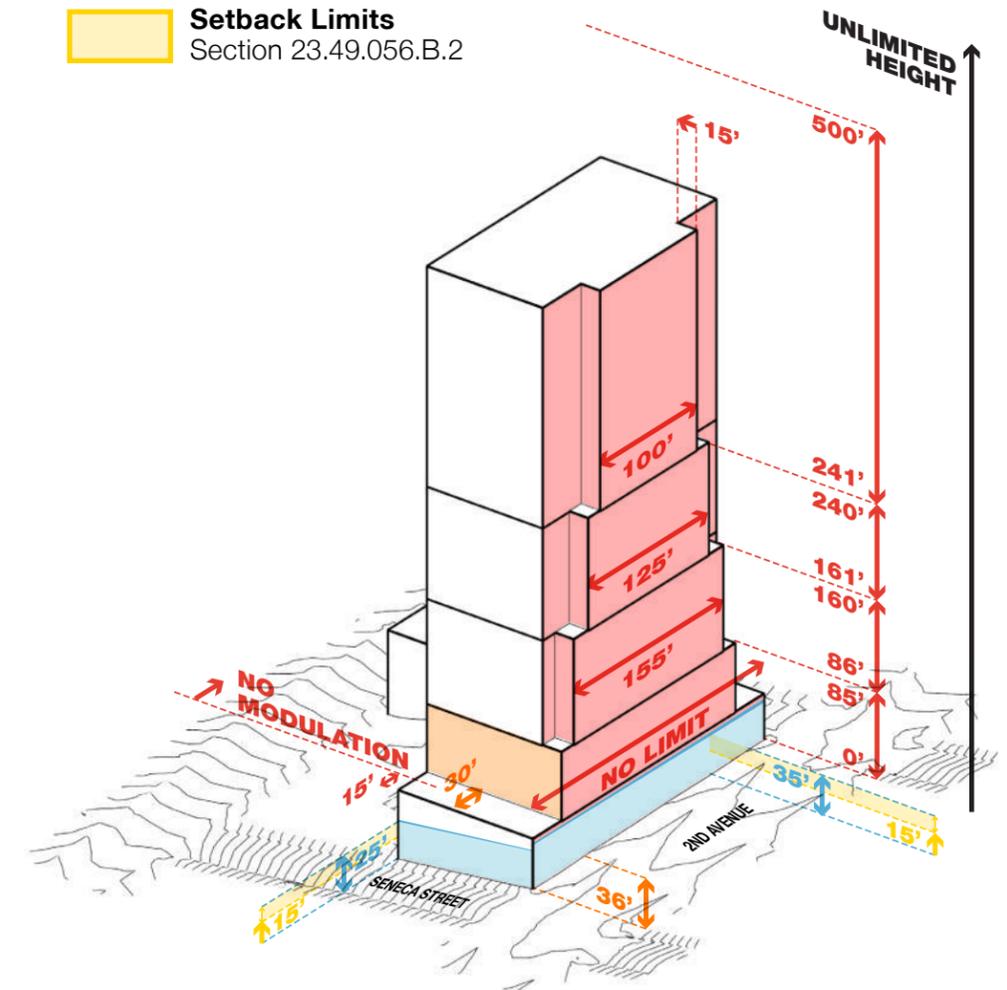
Required above 85 ft for any portion within 15 ft of street property line. No modulation required for portions set back 15 ft from street property line.

**23.53.030 Alley Improvements**

Existing alley improvements to comply with Section 23.53.030.

**Zoning Envelope Diagram**

- 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





# Context Analysis

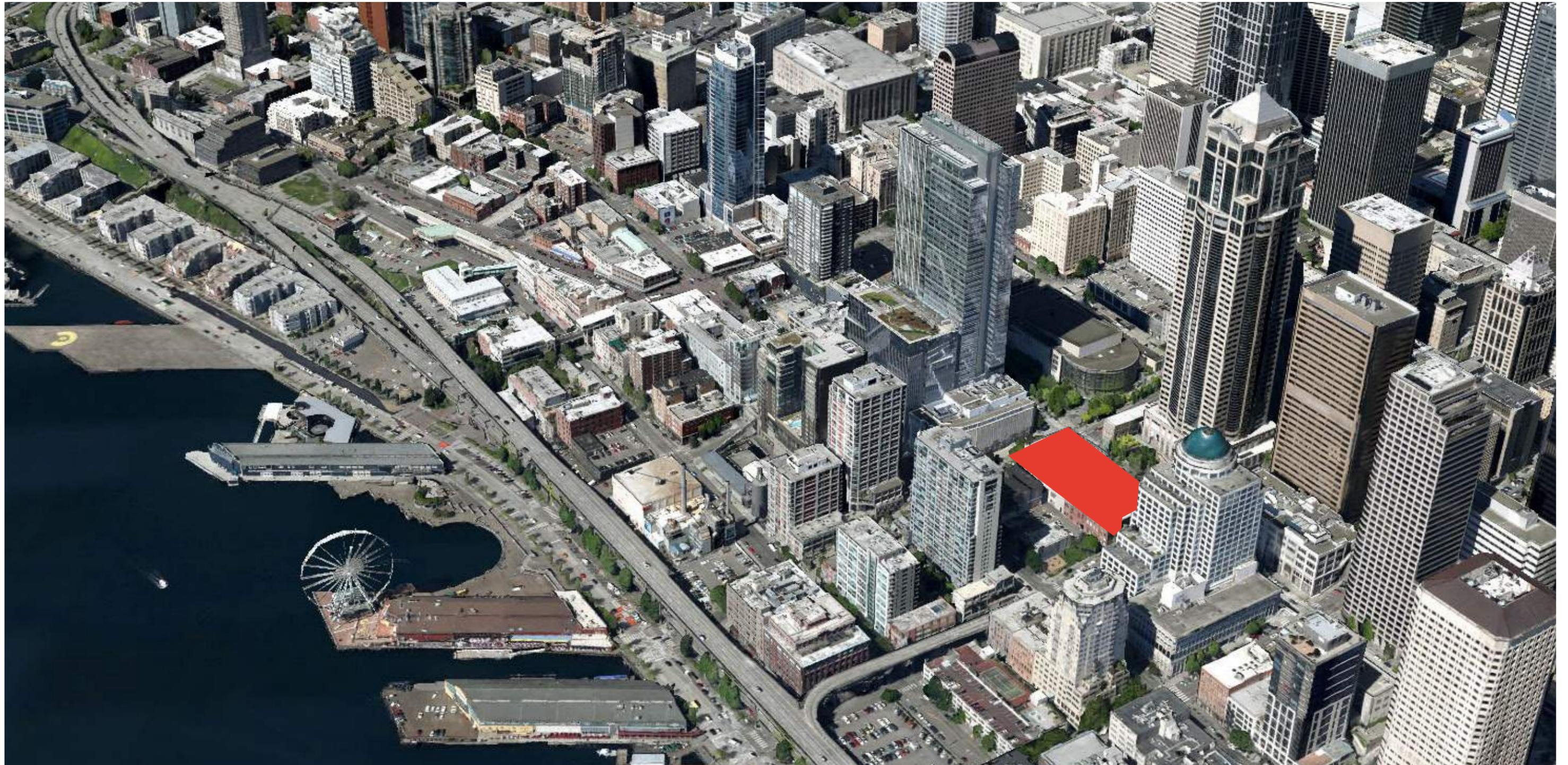
---

Contextual Analysis & Design Cues

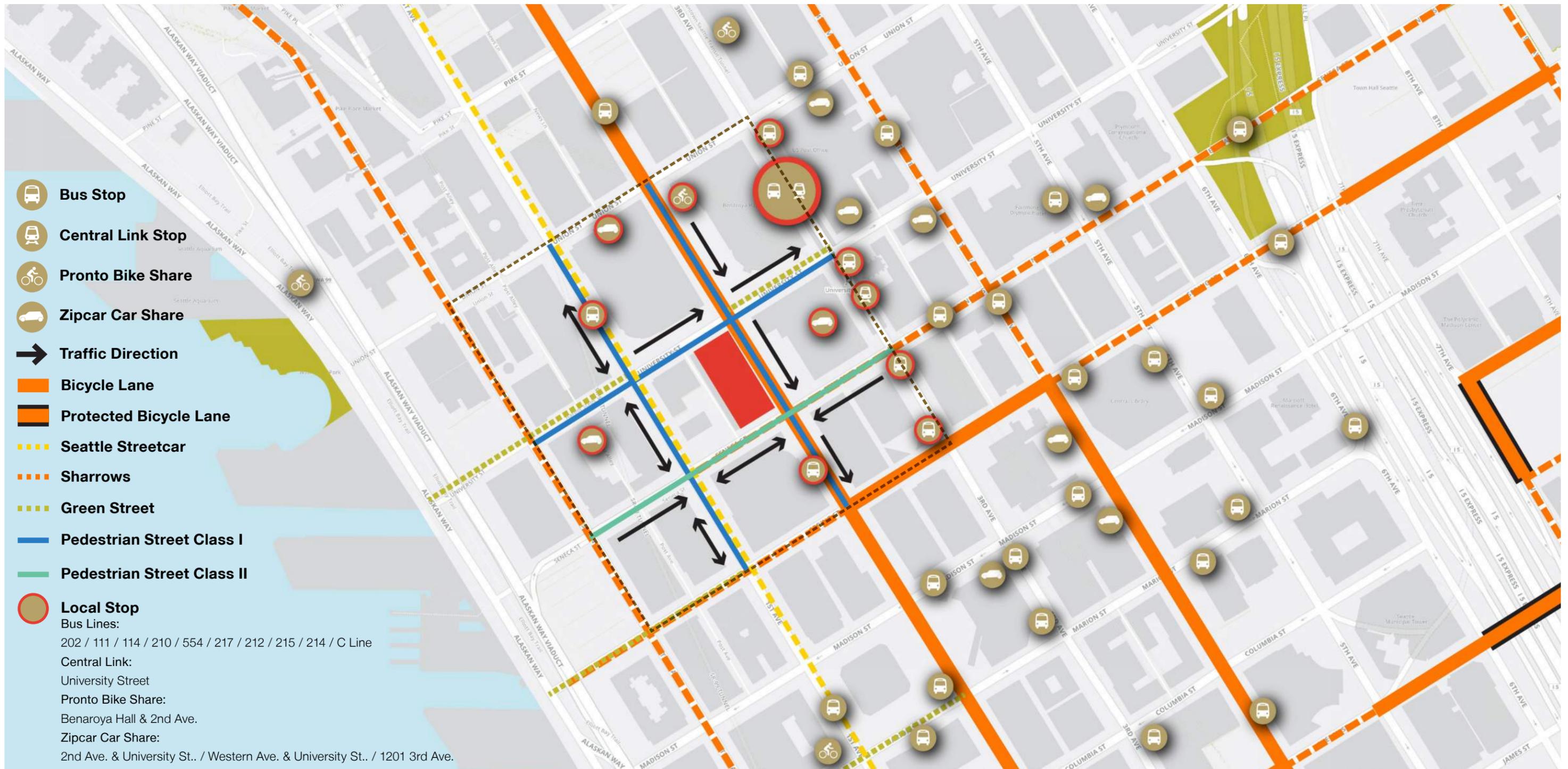
Context Analysis / aerial photograph



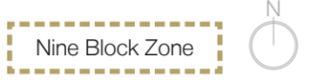
Context Analysis / surrounding area



# Context Analysis / transportation & traffic analysis

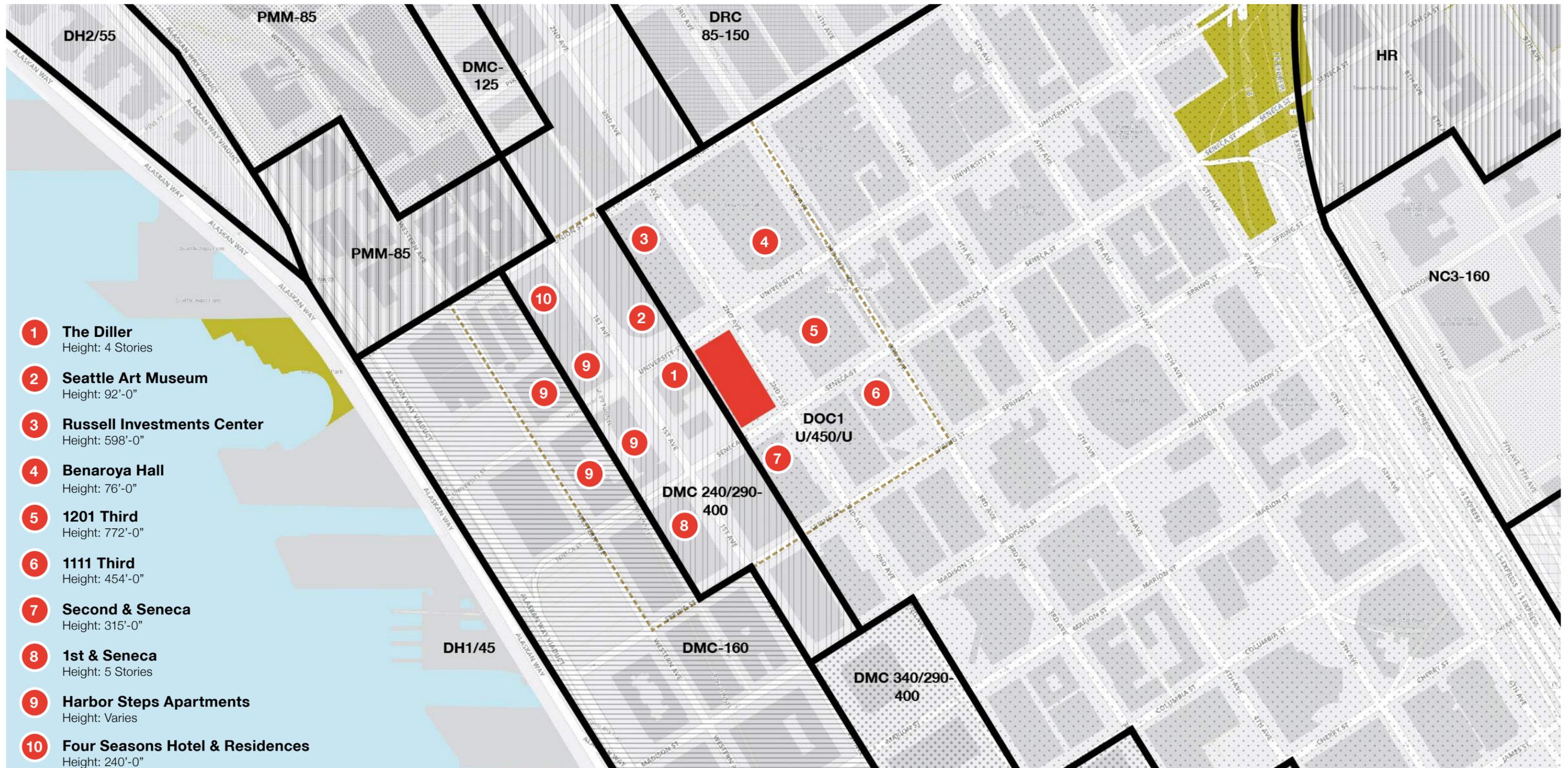


# Context Analysis / amenities & green space





# Context Analysis / surrounding buildings



- 1 The Diller**  
Height: 4 Stories
- 2 Seattle Art Museum**  
Height: 92'-0"
- 3 Russell Investments Center**  
Height: 598'-0"
- 4 Benaroya Hall**  
Height: 76'-0"
- 5 1201 Third**  
Height: 772'-0"
- 6 1111 Third**  
Height: 454'-0"
- 7 Second & Seneca**  
Height: 315'-0"
- 8 1st & Seneca**  
Height: 5 Stories
- 9 Harbor Steps Apartments**  
Height: Varies
- 10 Four Seasons Hotel & Residences**  
Height: 240'-0"

Nine Block Zone

## Context Analysis / contextual design cues

### 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

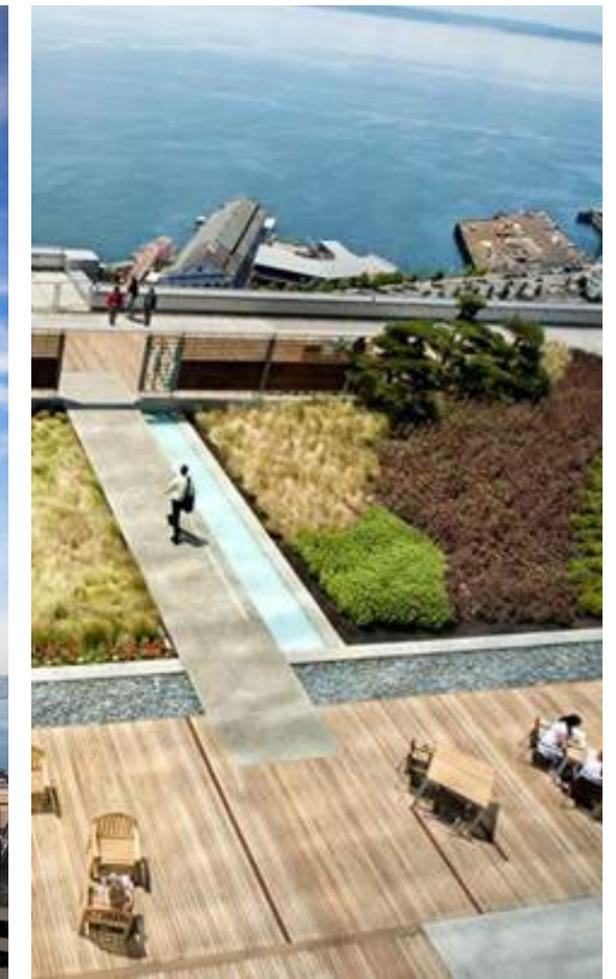
Primary Use: Office  
2006 - NBBJ



- 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

# Context Analysis / contextual design cues

## Benaroya Hall

Primary Use: Performance Venue  
1998 - LMN Architects

## Benaroya Hall



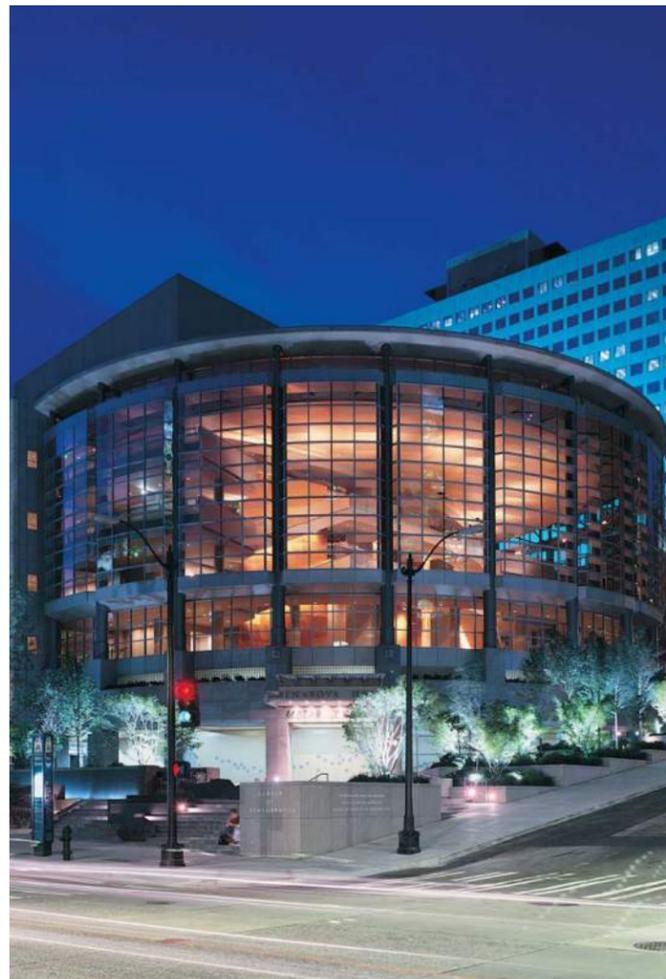
Garden of Remembrance  
Landscape Architect: Murase Associates

## 1201 Third

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

## 1201 Third

Plaza along 2nd Avenue



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

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

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

- Plaza and atrium engage the public
- Exterior public art

# Context Analysis / contextual design cues

## Second & Seneca

Primary Use: Office  
1992 - Zimmer Gunsul Frasca Partnership

## Second & Seneca



Entry Plaza

## Harbor Steps Apartments

Primary Use: Residential  
2000 - Hewitt & Callison

## Harbor Steps



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



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



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



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

## Context Analysis / contextual design cues

### 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

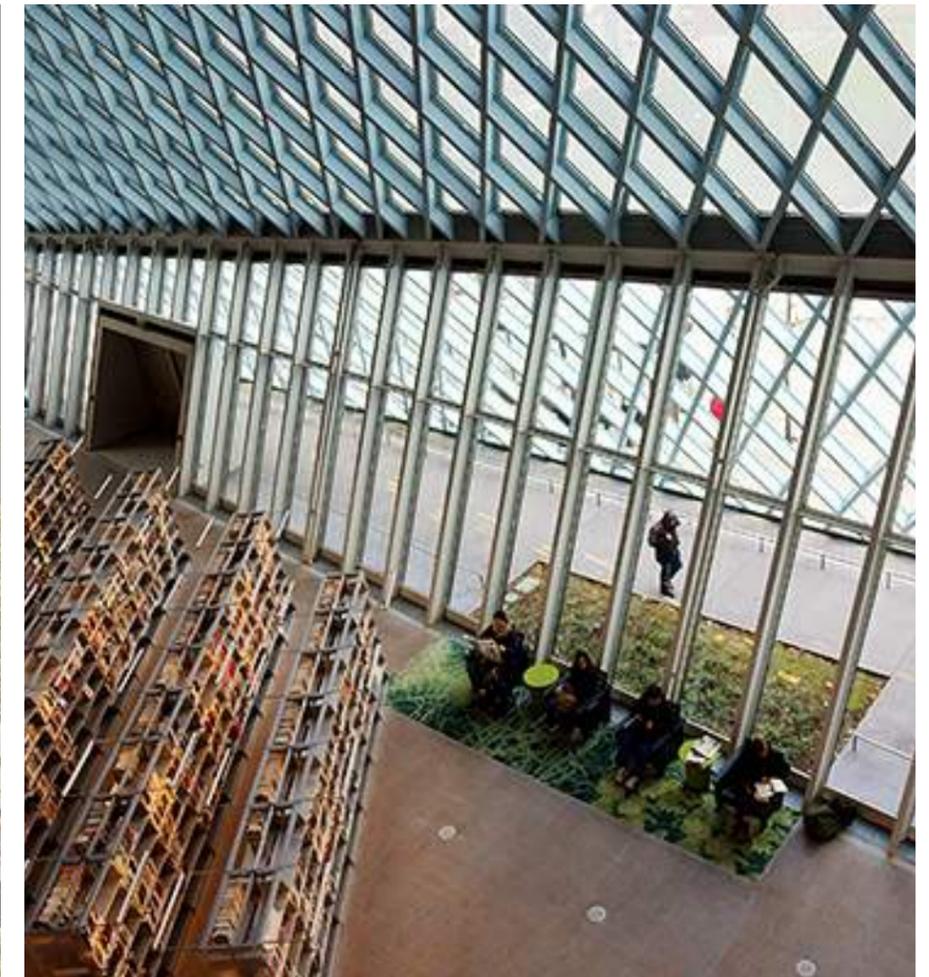
2010 - Swift Company



- 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.

## Site Area

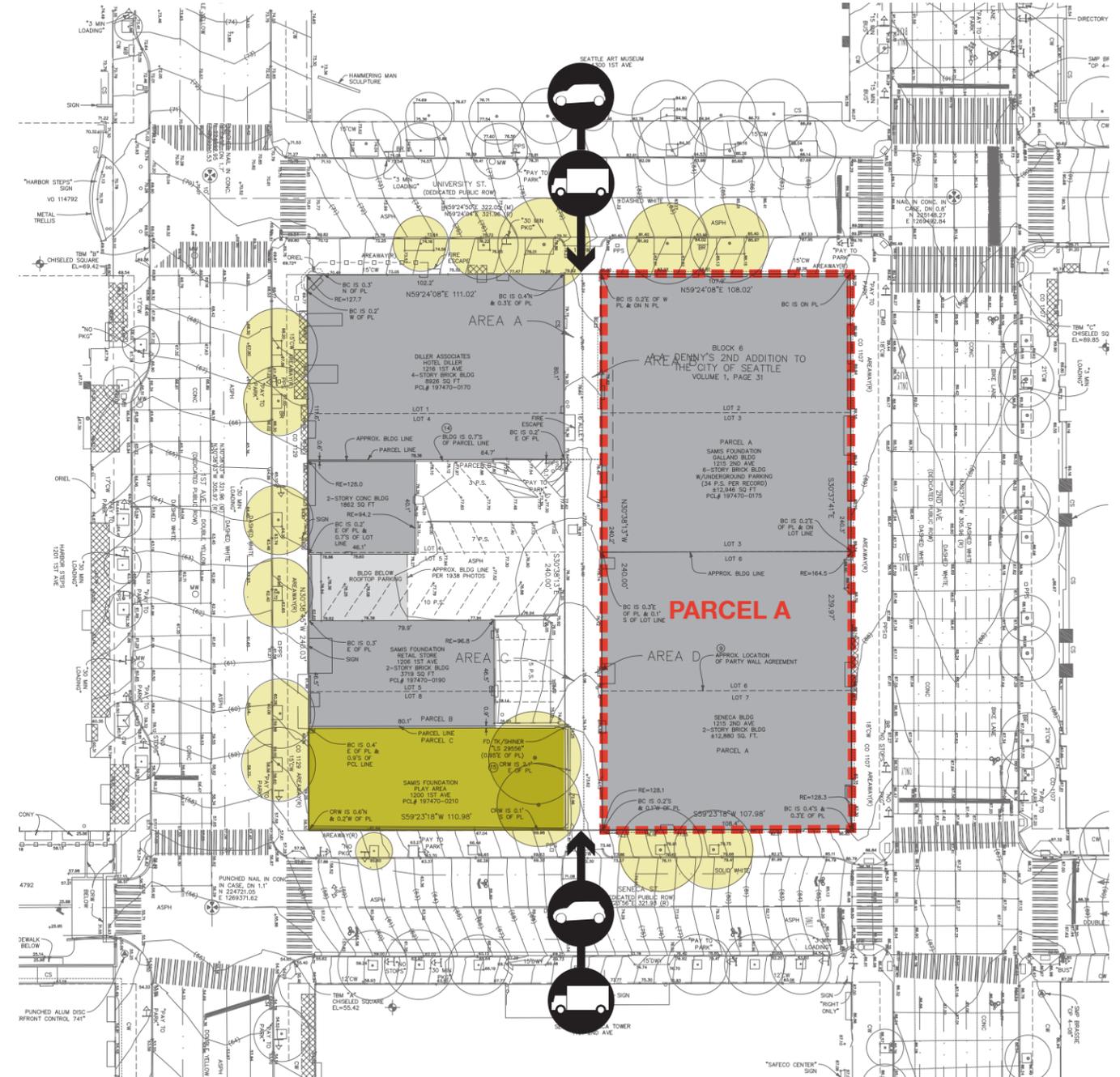
- The site has an area of 25,920 sf with a maximum FAR of 20, resulting in an FAR of 518,400 sf.

Site Boundary

## Topography

- The site has a low point located at approximately +73.00' (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

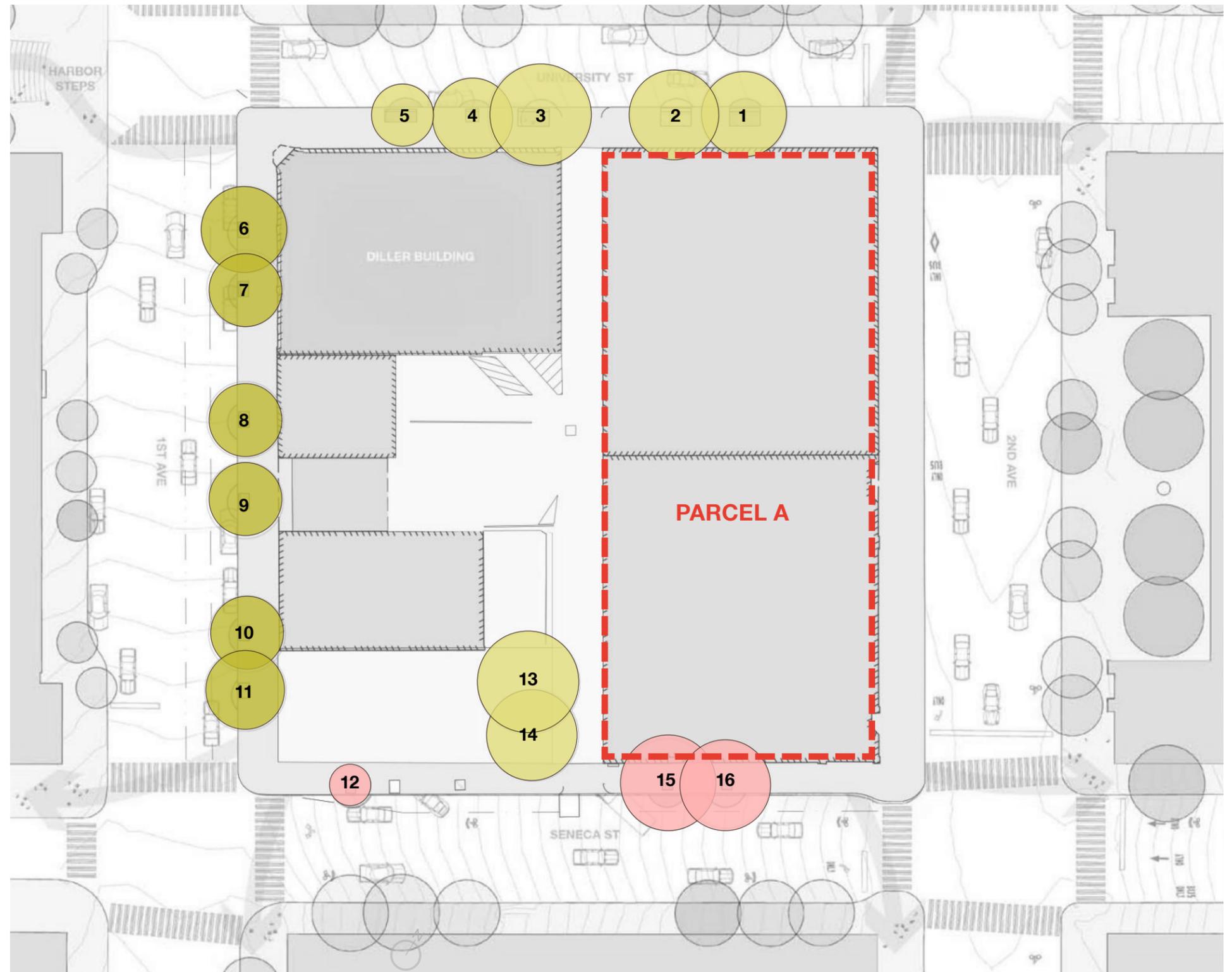


Context Analysis / existing Diller Hotel south facade

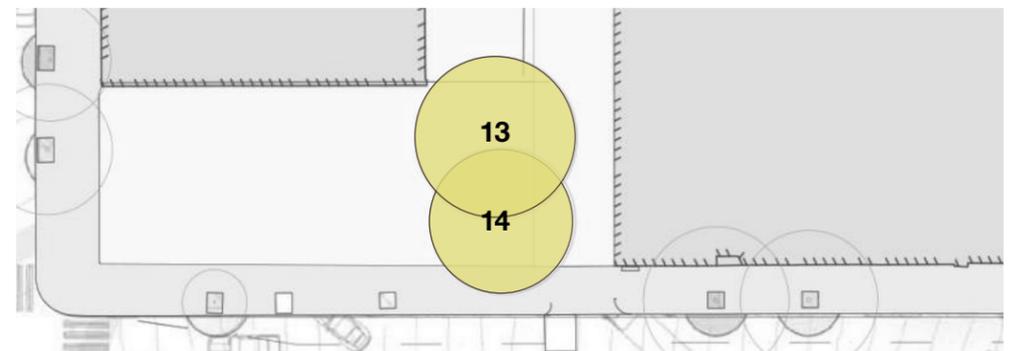
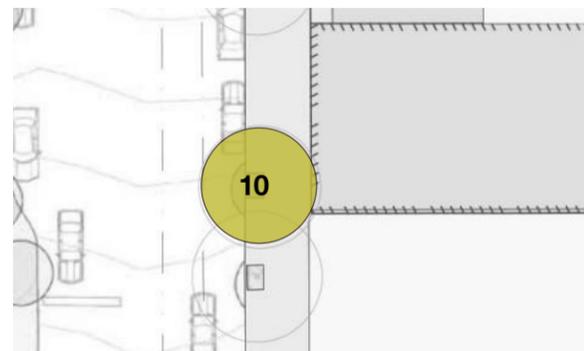
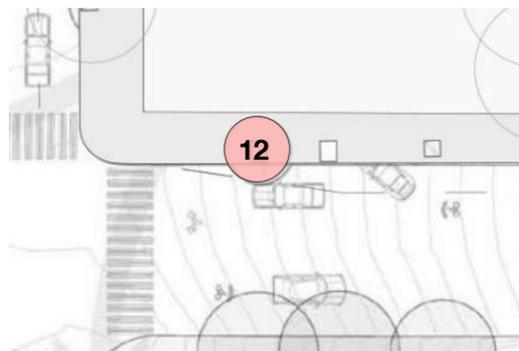
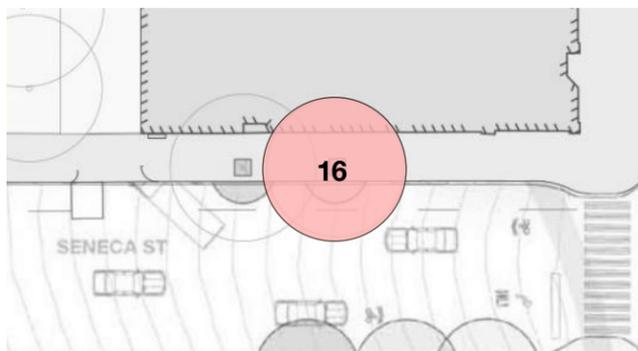


## Context Analysis / existing tree survey

- 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



Context Analysis / existing tree inventory



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

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

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

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

## Context Analysis / nine block context

### 1 Existing Alley

The existing alley is discontinuous and is used mostly for vehicular/service access. 2&U places service and parking entry/exit along the alley to allow for street level retail.

### 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 at the corners to link to these existing spaces.

### 3 Office Entry

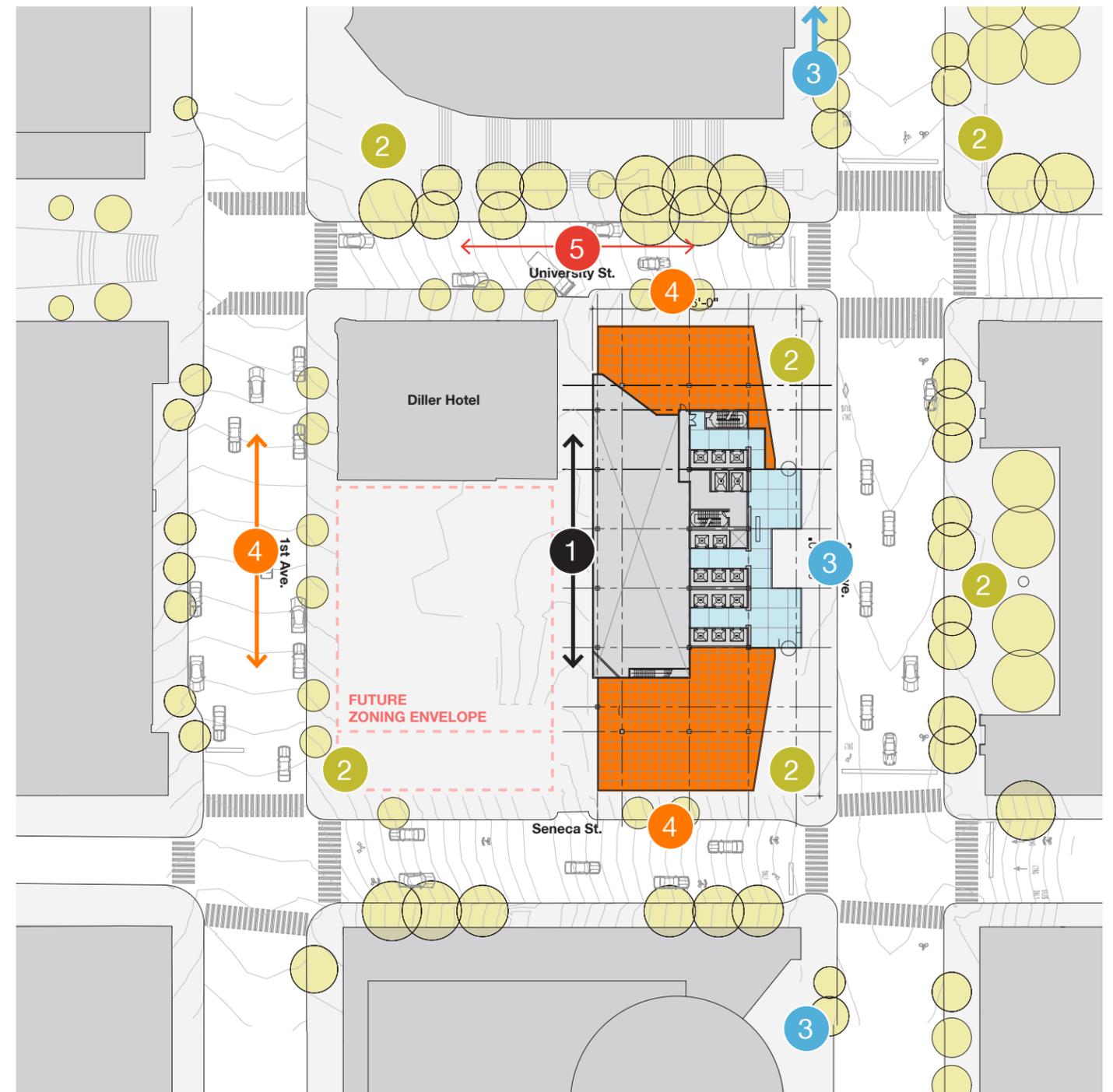
Russell Investments Center and Second & Seneca both place the major office entries along 2nd Avenue. The main office entry for 2&U is also placed along 2nd Avenue.

### 4 Retail

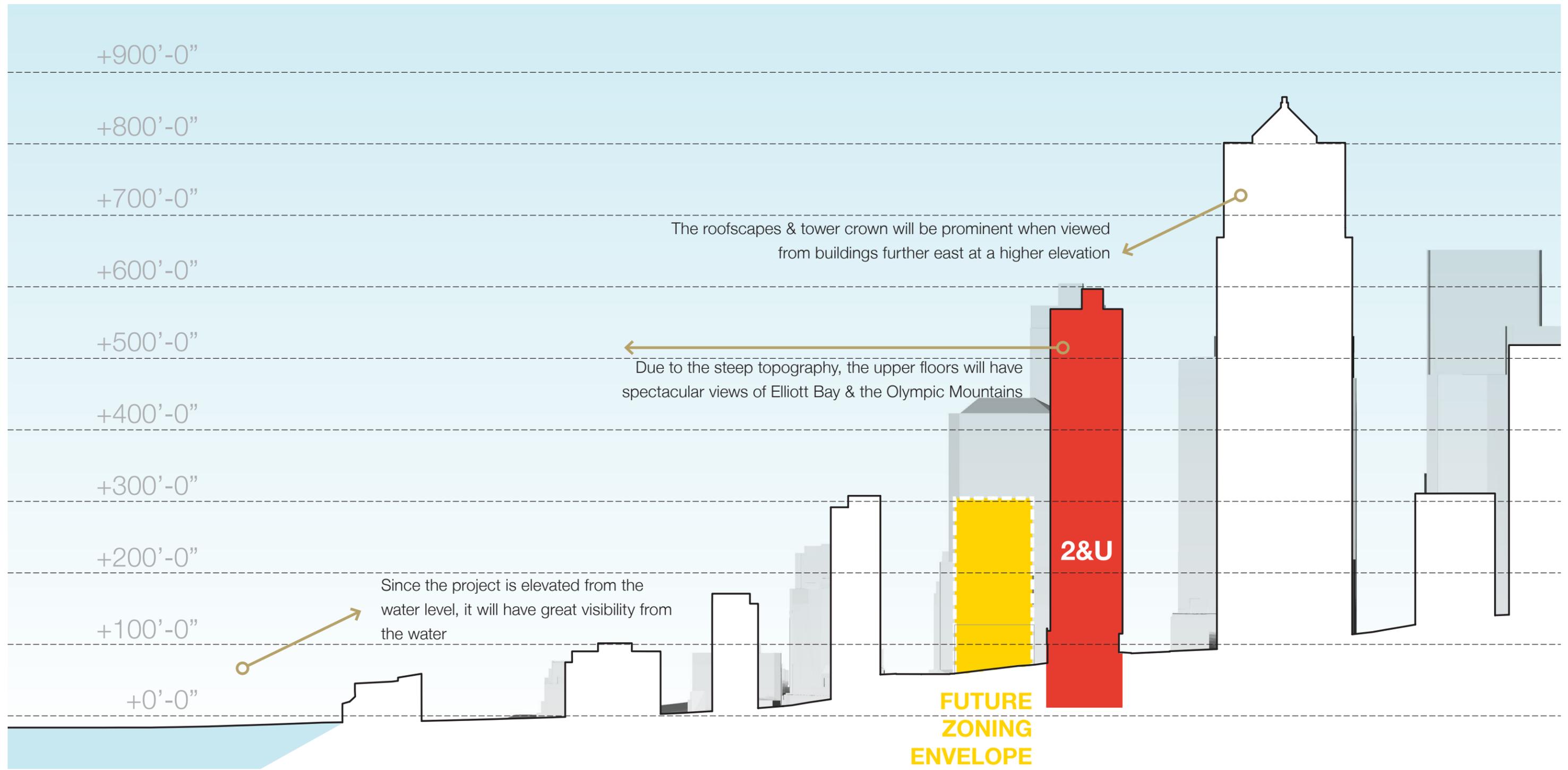
1st Avenue creates a continuous ground level retail axis. 2&U will engage this axis by activating the street edges with retail.

### 5 Cultural Axis

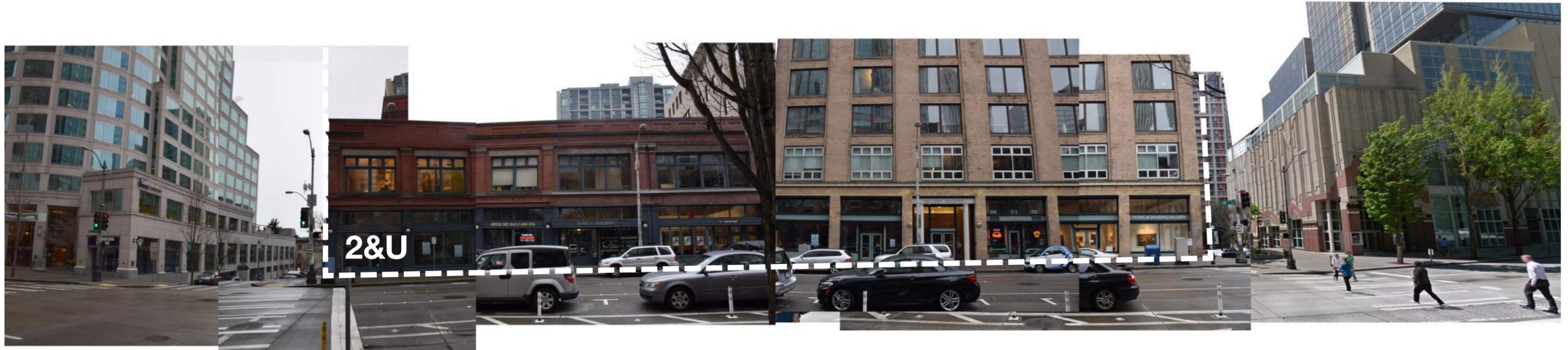
University Street creates a cultural axis linking the Harbor Steps, SAM, and Benaroya Hall. 2&U will engage this axis and continue this link up to Freeway Park.



# Context Analysis / site section



# Context Analysis / 2nd Avenue streetscape



View to Site



View from Site

Site Extents

# Context Analysis / University Street streetscape



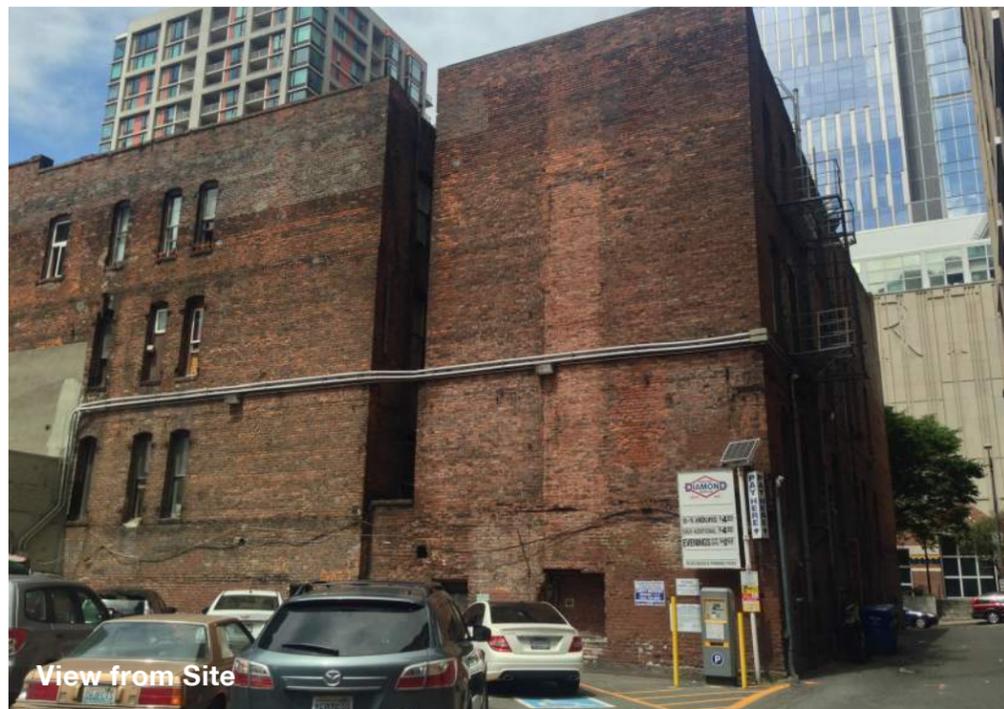
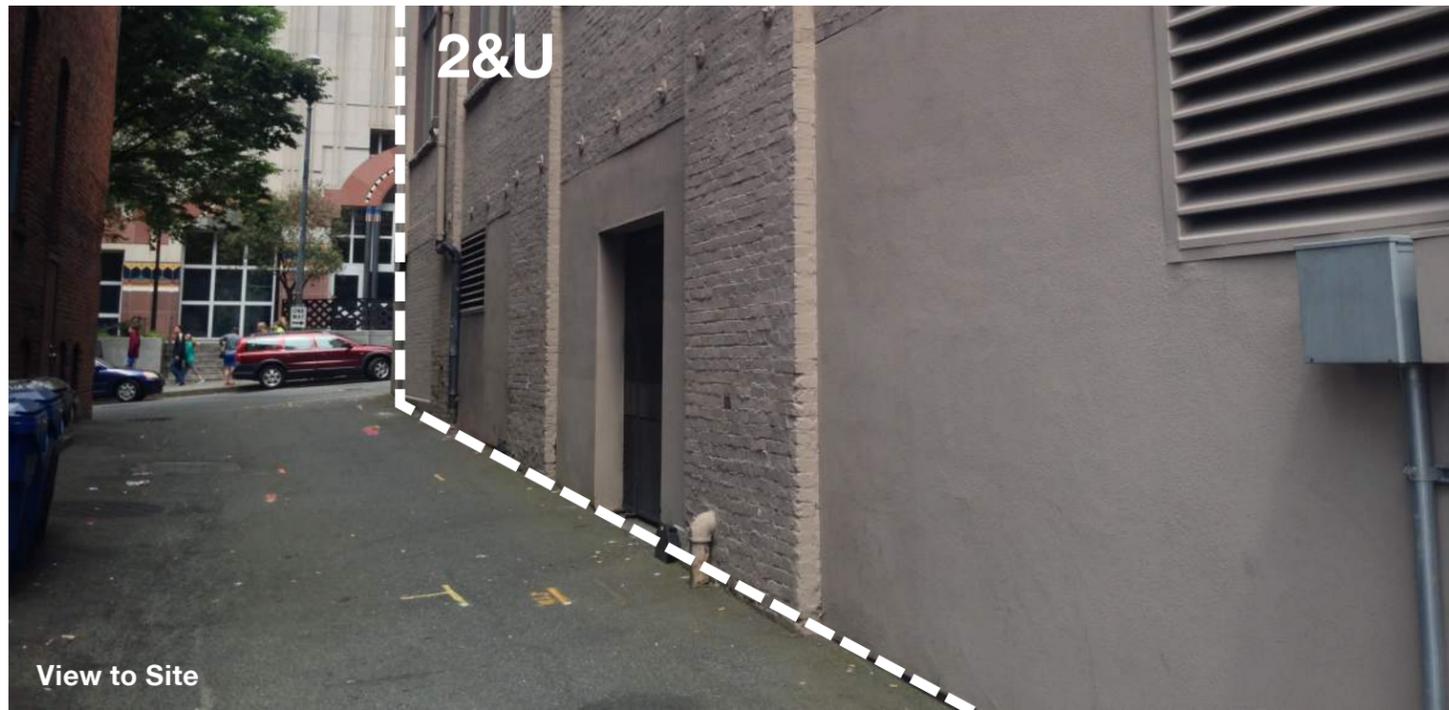
View to Site



View from Site



# Context Analysis / Alley streetscape



Site Extents

# Context Analysis / Seneca Street streetscape



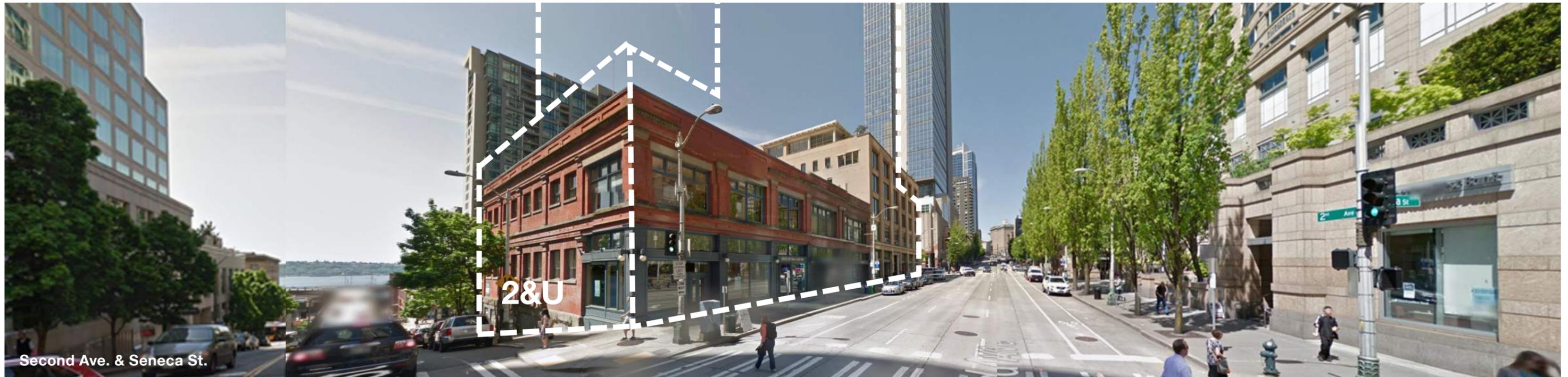
View from Site

Site Extents

Context Analysis / major intersections



Second Ave. & University St.



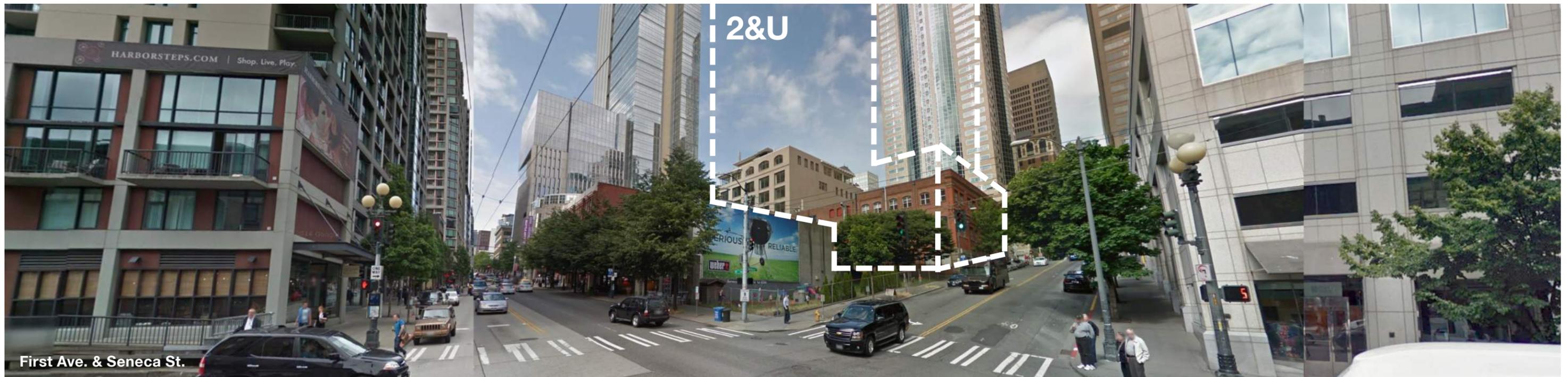
Second Ave. & Seneca St.

Site Extents

Context Analysis / major intersections



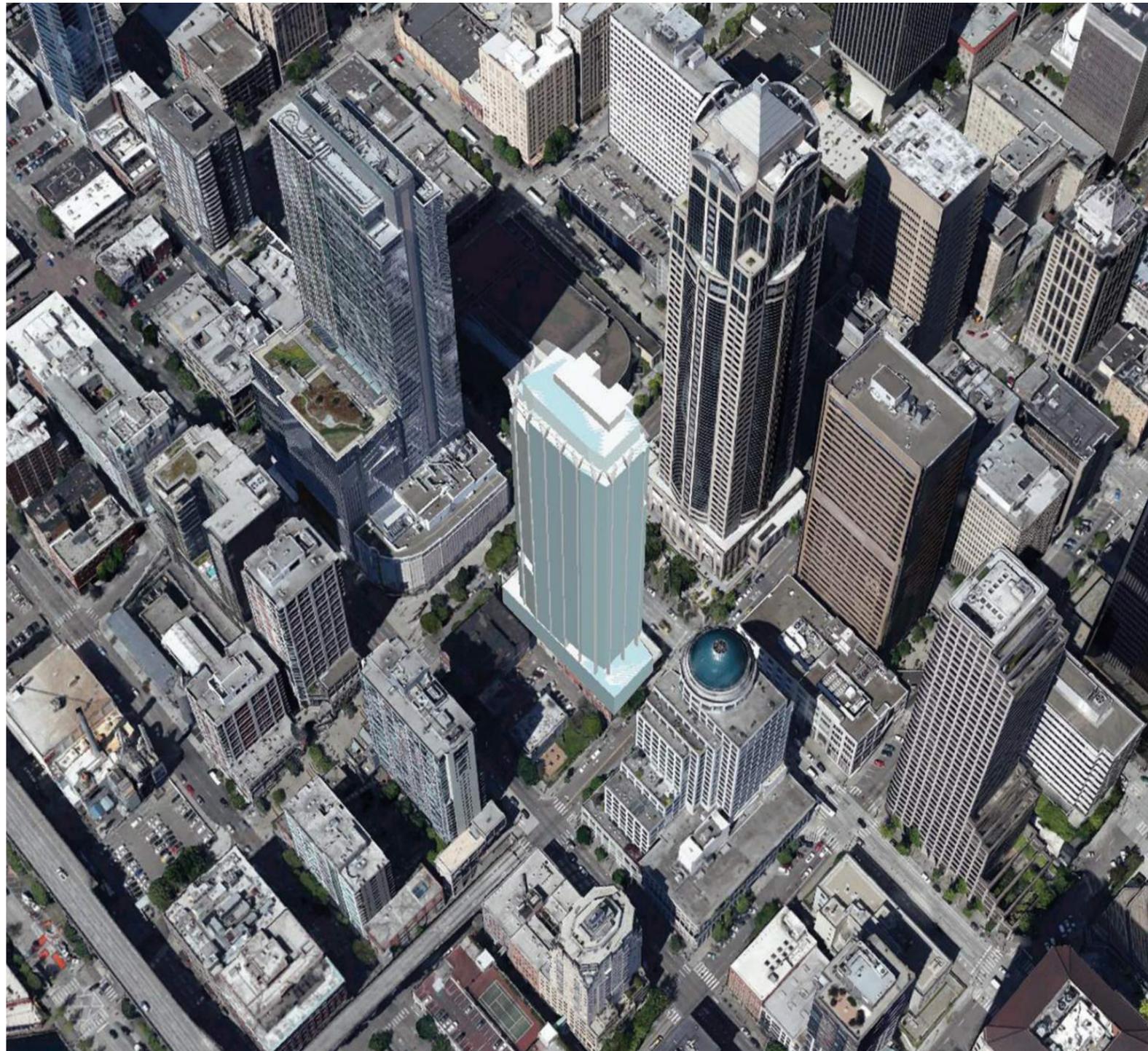
First Ave. & University St.



First Ave. & Seneca St.



Context Analysis / context





# Design Guidelines

---

Pertinent Guidelines for Site & Project Design

## Design Guidelines / for downtown development



A-2 - Seattle Skyline



B-1 - The Seam

### A / Site Planning & Massing

#### A-1 Respond to the Physical Environment

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

##### 1. Response to Context

**b. Dramatic topography** 15 ft of grade change creates opportunities for the lobby at 2nd Ave. with loading and parking accessed off the alley one level below the lobby.

**c. Patterns of urban form** The massing responds to adjacent office buildings on 2nd Ave. which are predominantly high rise and oriented parallel to 2nd Ave.

**d. Access to direct sunlight** True north is 30 degrees from the city grid on this site. The waterfront side gets southwestern sun, and the Seneca St. facade gets southeastern sun. 2nd Ave. will get early morning sun, and the University St. facade will get late afternoon sun.

**e. Views from the site of noteworthy structures or natural features** The lobby and lower floors are chamfered, creating an orientation towards the Benaroya Hall rotunda and framing views between nearby distinctive buildings and the downtown cityscape. High rise floors have spectacular views of Elliott Bay, ferry, freighter, and air traffic, and the Olympic Mountains.

**f. View of the site from other parts of the city or region** 2&U will have prominent visibility from the waterfront in the foothills of the

downtown skyline.

**g. Proximity to regional transportation corridors** 2&U has prime access to 2nd and 3rd Ave. buses, the bus tunnel, bike share, and is within reasonable walking distance to the Washington State Ferries.

#### A-2 Enhance the Skyline

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

##### 1. Desired Architectural Treatments

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

## Design Guidelines / for downtown development

### B / Architectural Expression

#### B-1 Respond to the Neighborhood Context

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

##### 1. Adjacent Features and Networks

###### a. Surrounding district of distinct and noteworthy character

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

###### b & c. Adjacent noteworthy buildings, public amenity or institution

This building ground plane design is predicated on creating neighborhood connections to two exceptional cultural institutions: Seattle Art Museum (SAM) and Benaroya Hall. The client has initiated conversations with leadership at SAM, the Seattle Symphony, and the Diller Hotel to start a dialogue about shared opportunities.

###### d. Neighboring buildings employing distinctive and effective massing compositions

Russell Investments Center and Second & Seneca both locate their towers toward 2nd Ave. and have stepped massing with roof terraces overlooking Elliott Bay. 1201 Third has a vertical articulation and strong ABCBA facade rhythm.

###### e. Elements of pedestrian networks nearby

The tower lobby is located oriented towards the corner of 2nd Ave. and University St. in order to enhance pedestrian activity from Harbor Steps towards Benaroya Hall and up University St.

**f. Direct access to regional transportation** The main tower lobby and open space is oriented towards the transit station at University St. and 3rd Ave, the bus routes on 2nd Ave., and the new Benaroya Hall bike share station.

##### 2. Land Uses:

The site falls within the Downtown DOC1 U/450/U district with primary office uses. Street level retail and/or restaurants will reinforce desired daytime and evening uses complimentary to a commercial building.

#### B-2 Create Transition in Bulk and Scale

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

**1. Analyzing Height, Bulk, and Scale** The proposed massing is compatible with already established massing of adjacent buildings in its DOC1 U/450/U district and the adjacent DMC 240/290-400 district. The tower has a smaller footprint and more slender profile than comparable high rises nearby.

**2. Compatibility with Nearby Buildings** The required view corridor setbacks continue the city views from eastern streets to the water.

**3. Reduction in Bulk** Facade modulation further slenders an already delicate tower massing. Increased setbacks at the ground level mediate the scale of the building and create more open public space.



B-1 - Benaroya Hall



B-1 - Seattle Art Museum



B-3 - 2nd Avenue & University Street



B-3 - Benaroya Hall Garden of Remembrance



B-3 - Harbor Steps

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

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

**1. Building Orientation** The primary lobby entrance and adjacent open space is oriented as recommended towards 2nd Ave: the intersection with the highest pedestrian activity. The lobby is located away from loading and parking entrances as suggested in the Guidelines.

**2. Features to Complement** The overall massing follows the pattern established by the adjacent office buildings to the north and south. The tower is oriented towards 2nd Ave. The vertical massing and sculpting responds to certain elements in Russell Investments and 1201 3rd Ave.

**3. Pedestrian Amenities at the Ground Level** Following guideline recommendations, “the building is setback slightly at the corners to create space adjacent to the sidewalk conducive to pedestrian-oriented activities”. This complements the adjacent pedestrian amenities at SAM and Benaroya Hall and conveniently directs one towards an entrance to the bus tunnel.

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

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

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

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

### **C / The Streetscape**

#### **C-1 Promote Pedestrian Interaction**

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

**1. Street Level Uses** Retail and restaurants are essential to the 2&U vision. The client has already initiated a dialogue with key retailers and restaurateurs to brainstorm the ideal new Seattle retail experience.

**2. Retail Orientation** The 2&U vision includes retail and restaurants that “spill out onto the sidewalks”. Enlarged paved areas at intersections create additional opportunities for customers to engage retail and food uses. The retail/restaurant space at the corner of 2nd and Seneca may have sidewalk seating with good solar exposure.

**3. Street Level Articulation for Pedestrian Activity** As suggested in the Guidelines, “portions of the building are set back slightly to create spaces conducive to pedestrian-oriented activities....” Along the street, open spaces, glazing, and multiple entries will contribute to a vital pedestrian experience.

## Design Guidelines / for downtown development

### C-2 Design Facades of Many Scales

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

**1. Modulation of Facades** The lower floors of the building, containing retail, restaurants, and lobby, are scaled appropriately to pedestrian traffic. The upper tower facades are modulated at the perimeter with chamfered corners that will catch the sun's reflections throughout the day. Facade articulations at core elements such as notches, stairs, and washrooms create an elegant, slender, vertical modulation. Roof terrace trellises are envisioned to add a functional urban-scale cornice.

### C-3 Provide Active - Not Blank - Facades

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

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

### C-5 Encourage Overhead Weather Protection

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

Required overhead protection along street fronts will be developed in keeping with the architectural concept at key entries and the ROW.

### C-6 Develop the Alley Facade

*To increase pedestrian safety, comfort, and interest, develop portions of the alley facade in response to the unique conditions of the site or project.*

**1. Alley Activation** With the required number of berths (6 plus 2 for waster and recycling) plus the parking entry and exit, and 2 exit stair discharges (see rationale below), it is challenging to wrap retail facades into the alley. If it is possible to reduce the number of berths, the design team will study reconfiguring the loading area in order to maximize streetfront retail all the way to the alley corners. The current design maximizes retail along the 3 street fronts by locating 2 of the 3 exit stair discharges to the alley corner, rather than interrupting the continuous retail tenant area at the main sidewalk frontages.



C-1 - The Diller Room



C-1 - 1111 Third Plaza



D-1 - Benaroya Hall



D-1 - Stone 34

## D / Public Amenities

### D-1 Provide Inviting & Usable Open Space

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

**1. Pedestrian Enhancements** Setbacks are created to provide generous entry areas for tenants and passers-by, and opportunities for outdoor activities such as sitting, dining, or experiencing landscape features. The plaza at Seneca St receives southern exposure as suggested.

**2. Open Space Features** Retail spaces that “spill out” to enliven the public open space is a key program goal. The client has begun to meet with retail and restaurant operators to discuss best practices and opportunities for innovation. Hardscape and landscape will be developed to attract pedestrian traffic and encouraging vibrant placemaking through seating, terracing, lighting, and curated retail.

## E / Vehicular Access & Parking

### E-1 Minimize Curb Cut Impacts

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

- 1. Vehicle Access Considerations** Loading and parking are both accessed from the alley, which will be widened 2 ft as required.
- 2. Vehicle Access Location** Parking and loading accessed from the alley allows service to be one level below the lobby (due to the natural grade change) and reduces the impact of headroom at the 2nd Ave street frontage in order to maximize lobby and retail.

### E-2 Integrate Parking facilities

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

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

### E-3 Minimize the Presence of Service Areas

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

- 1. Methods of Integrating Service Areas** Service entrances will be located off the alley.



# Architectural Concepts

---

Three Architectural Concepts

# Architectural Concepts / proposal summary

## Description

All three options create an elegant Class A office tower facing 2nd Ave., with retail at the base at the intersections of 2nd Ave. and University St. and 2nd Ave. and Seneca St. Loading and parking is accessed from the alley.

### 1 / Code Compliant Scheme

The Code Compliant Scheme creates a dynamic facade focusing the tower orientation towards 2nd Ave. as the primary pedestrian entry. The core location and facade modulation requirements reduce the effective office area. Holding the property line edge at the intersection prevents retail and restaurant “spill out” and open space in front of the lobby is isolated from pedestrian traffic on University St..

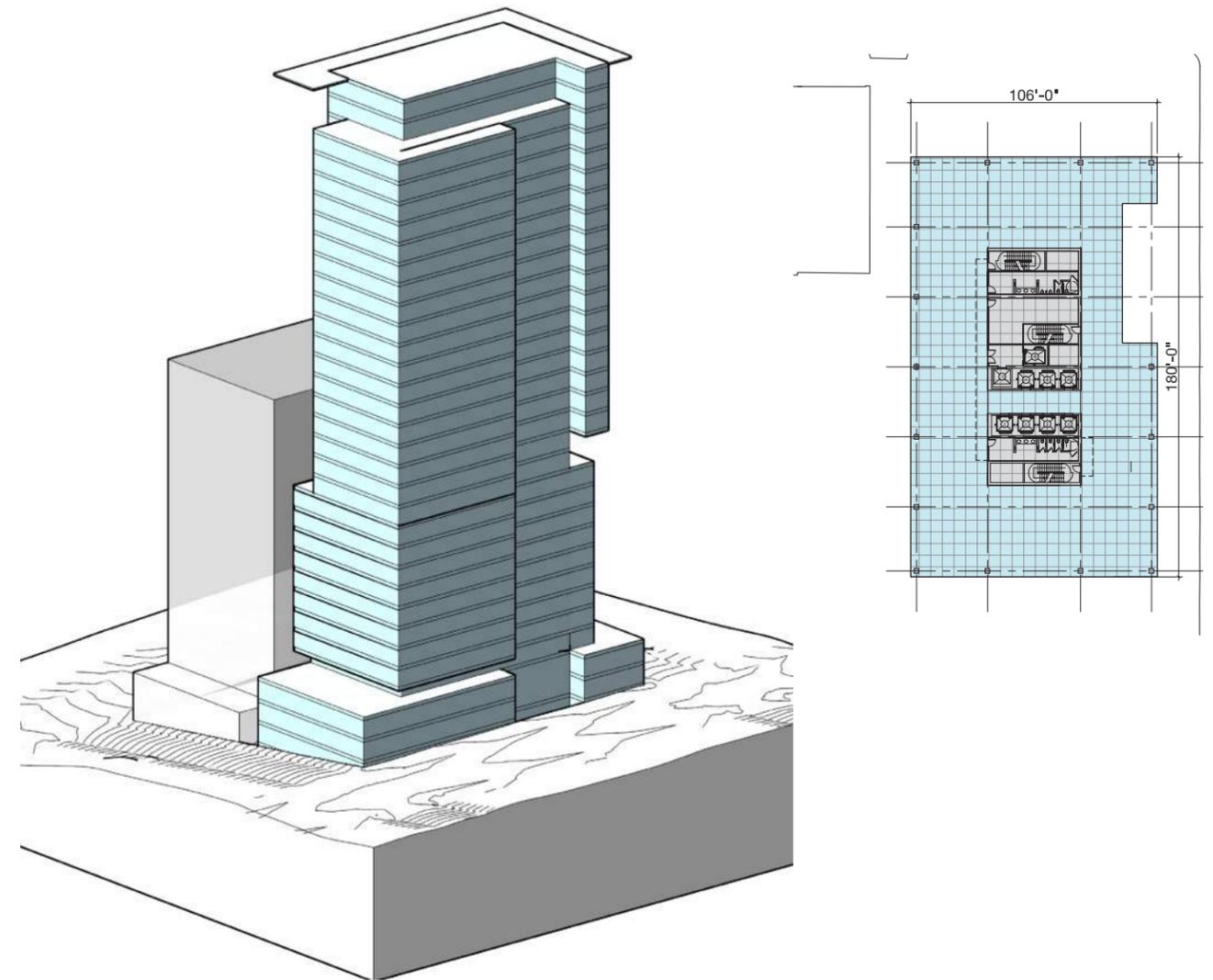
### 2 / Possible Scheme

The Possible Scheme shifts the core towards 2nd Ave. to make more usable space to the west, but leaves small pockets of lease space to the east. Chamfers at grade create open space at the intersections.

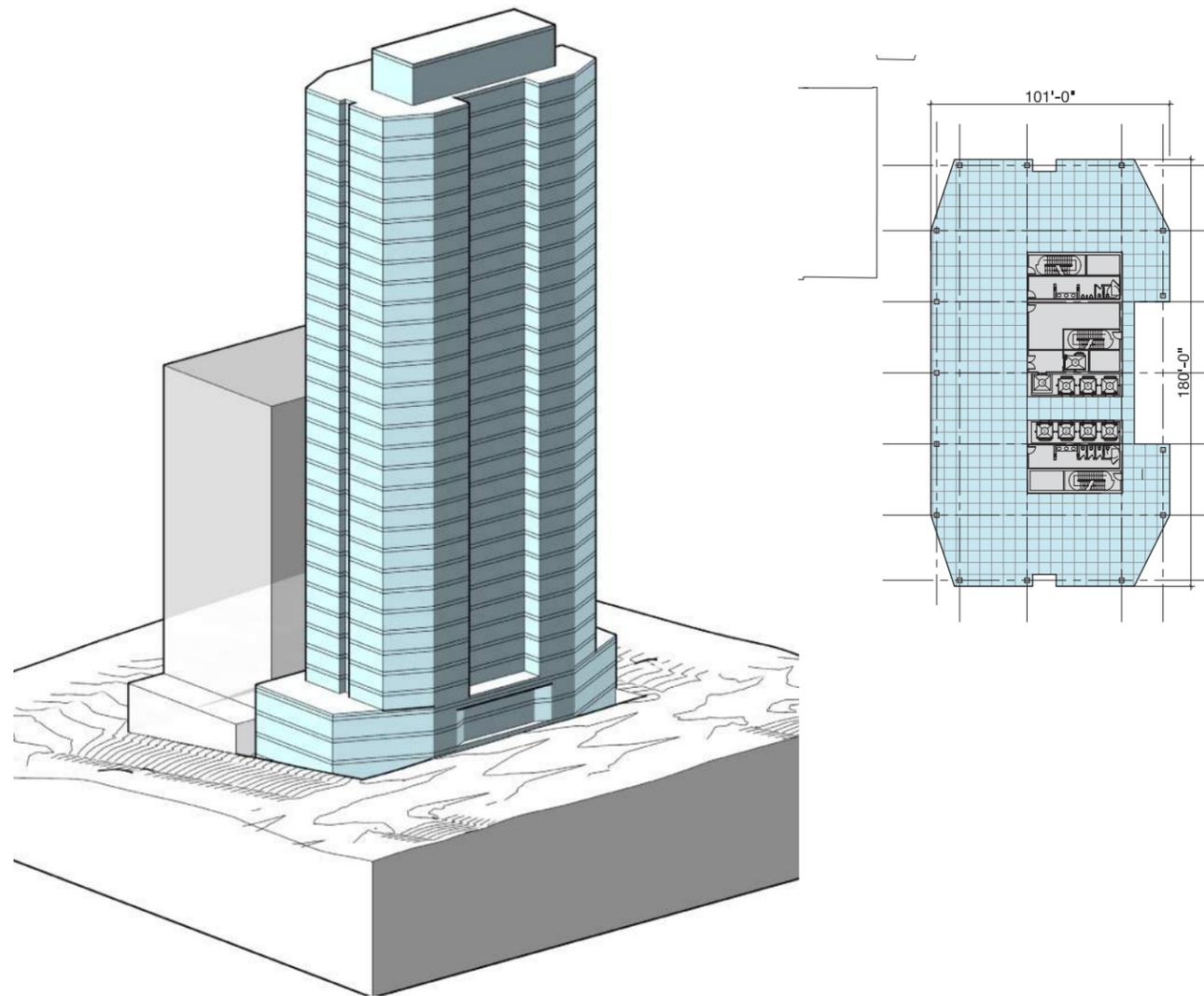
### 3 / Preferred Scheme

The Preferred Scheme moves core components (glazed stairs and windowed toilet rooms) eastward to create dramatic vertical articulation on the 2nd Ave. facade based on interior planning strategies. Larger contiguous blocks of office space have panoramic views.

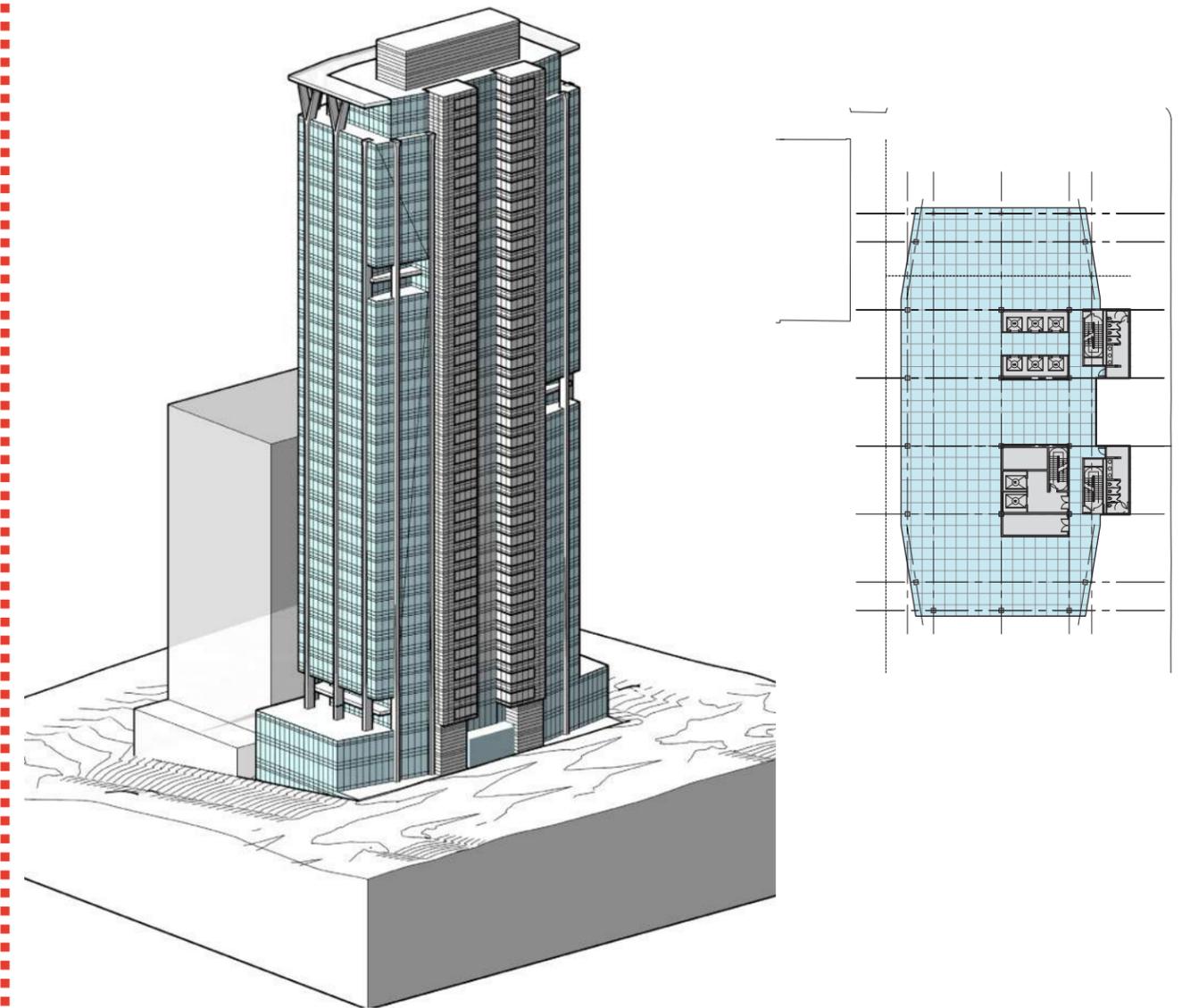
## 1 / Code Compliant Scheme



2 / Possible Scheme

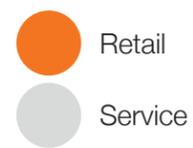
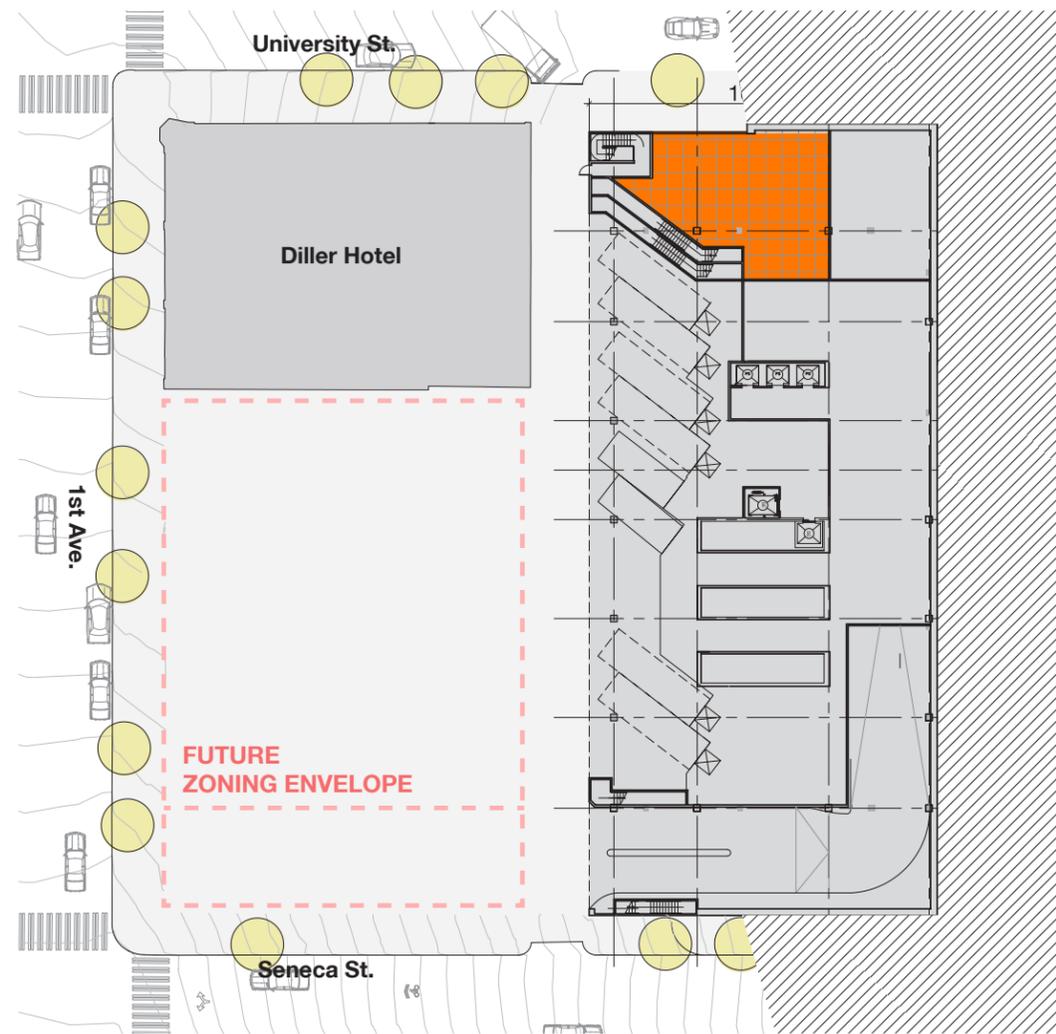


3 / Preferred Scheme

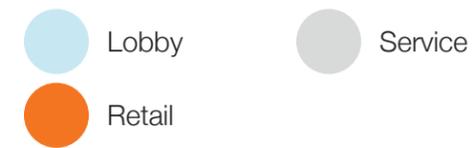
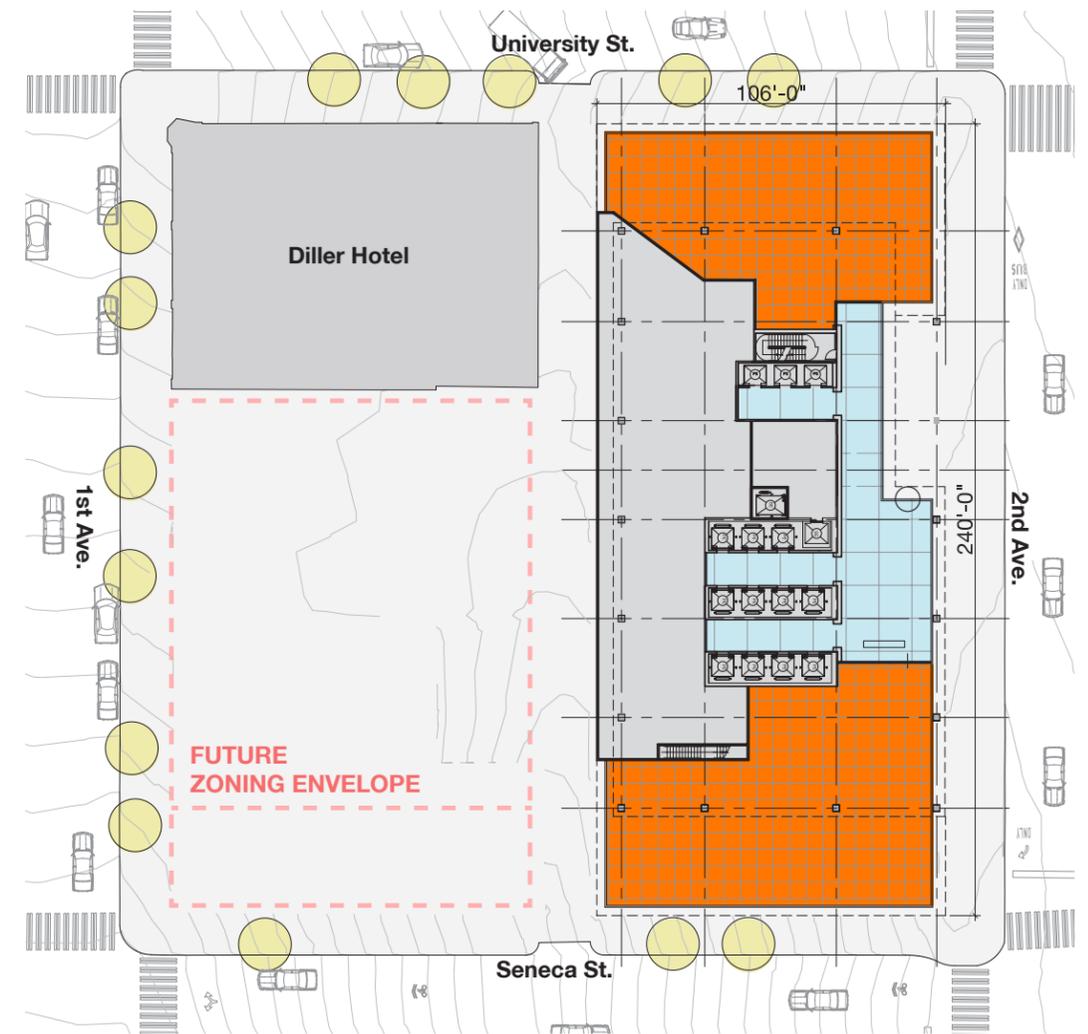


# Architectural Concepts / code compliant scheme

Ground Plan - Mid-Block



Ground Plan - 2nd Avenue



**Pros +**

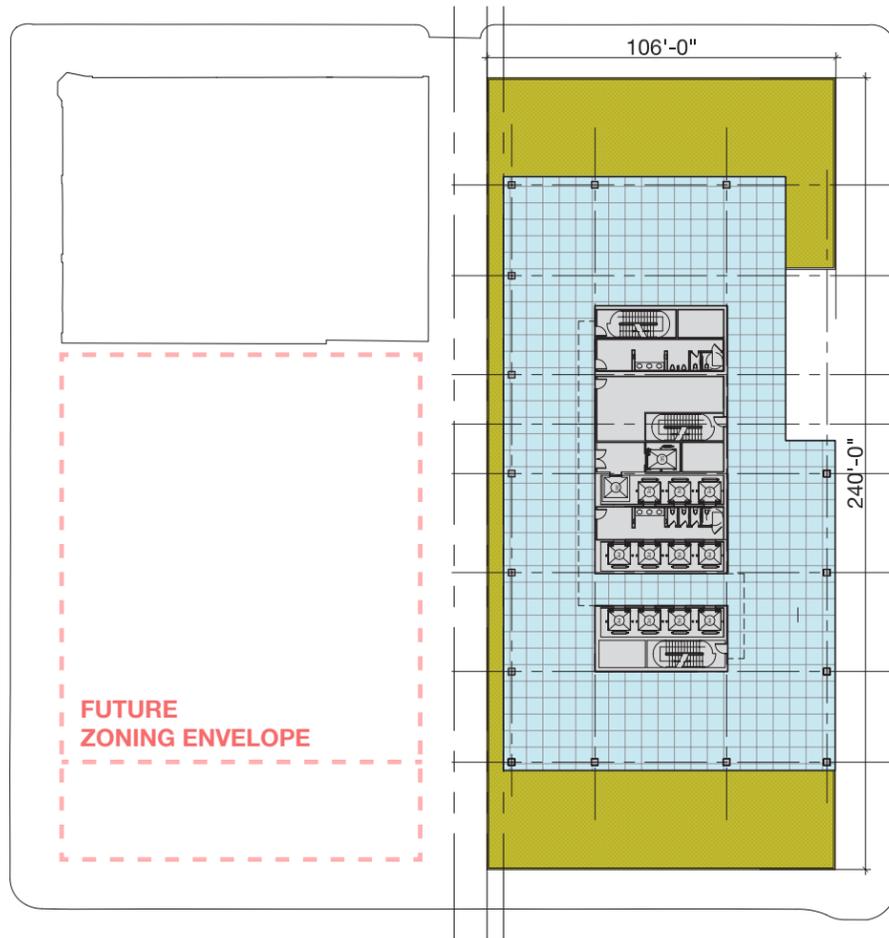
- Facade modulation creates dynamic sculptural carving on all 4 sides of the tower.
- Northeast carving orients towards the key “2&U” intersection.
- Facade carvings create terrace opportunities for a portion of required open space.
- Central 4-bay core provides efficient lateral bracing for narrow tower width.

**Cons -**

- Central 4-bay core restricts loading space west of core. Berths spread entire length of alley. Challenging to provide alley garage access.
- Loading dock & garage entrance off alley reduce space for street level retail at Seneca St.
- Holding the property line restricts space at sidewalk for retail spill out.
- Office lease depths are narrow at both the long west and east sides, which reduces leaseability and resultant budget opportunities to enhance the project.
- Required facade modulation further reduces office space at north end of floorplate, which would otherwise be one of deeper, more usable portions of floor.

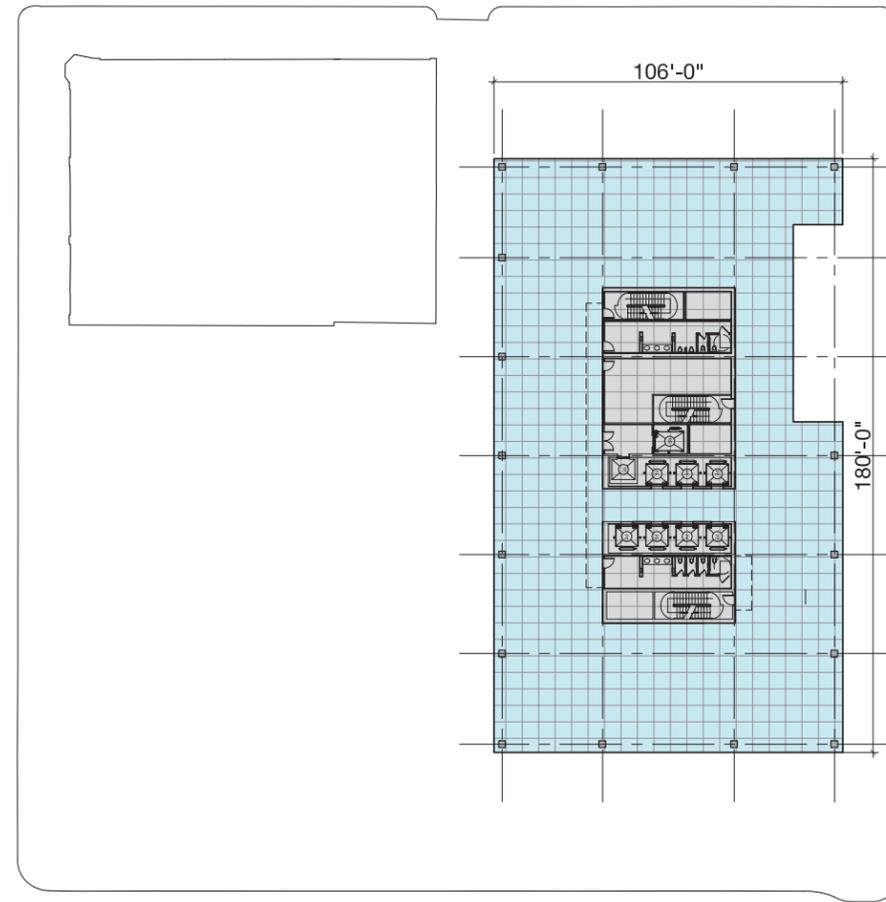
# Architectural Concepts / code compliant scheme

Low Rise Plan



- Office
- Service
- Roof Terrace

High Rise Plan



- Office
- Service

Section

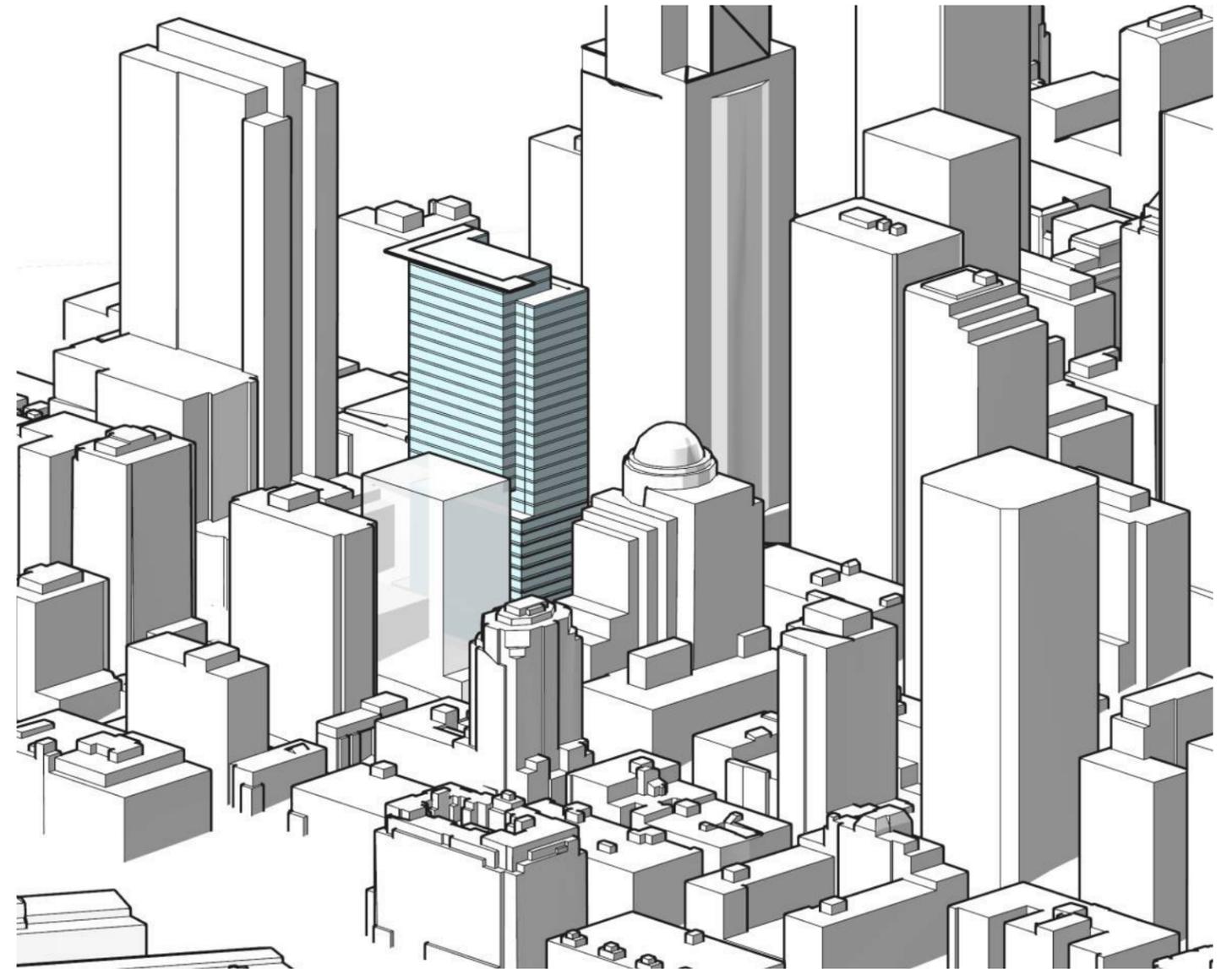


Architectural Concepts / code compliant scheme

Northeast Aerial

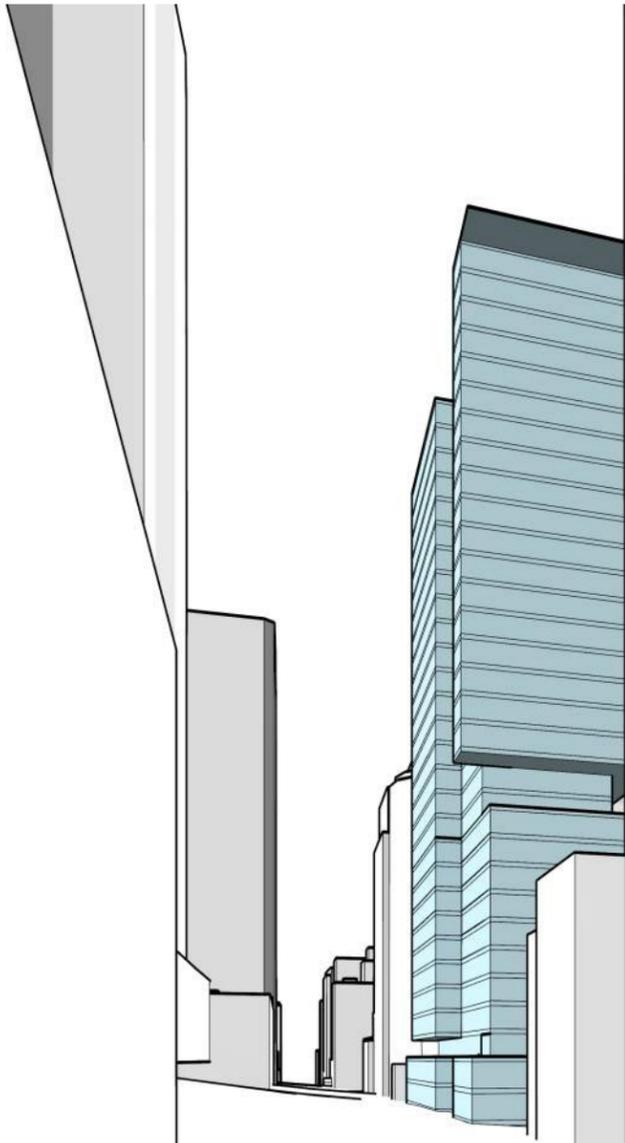


Southwest Aerial

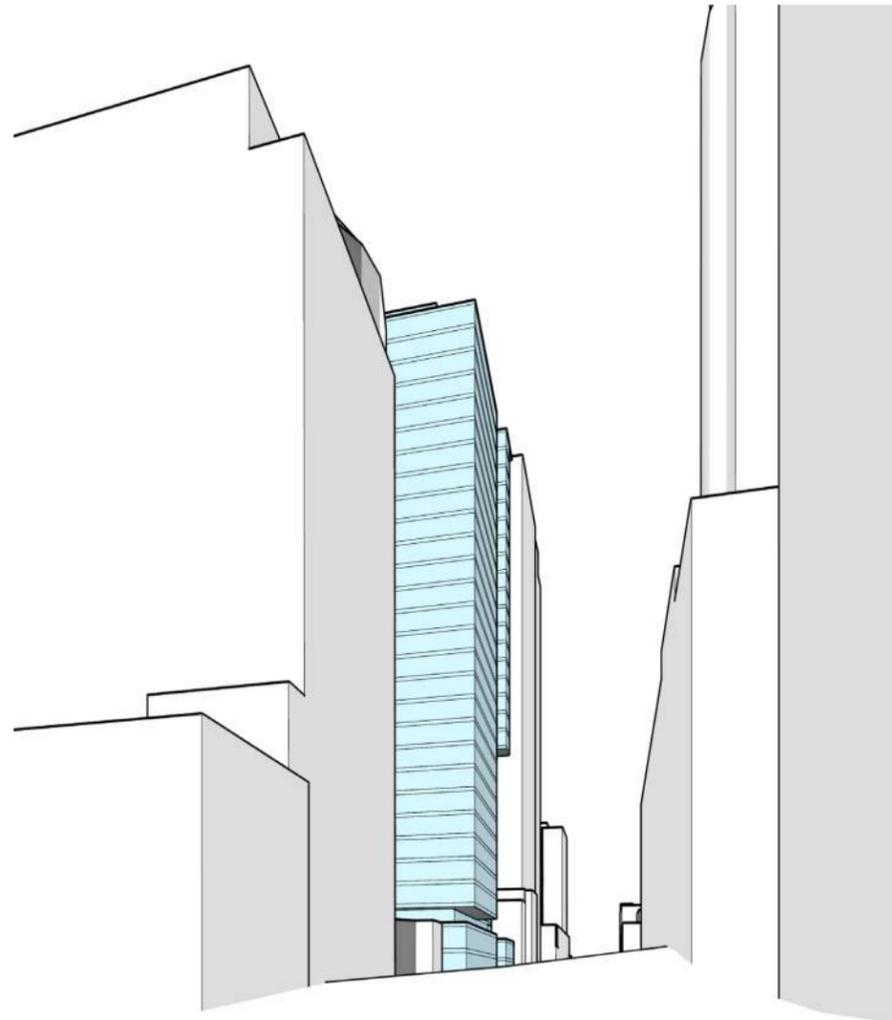


Architectural Concepts / code compliant scheme

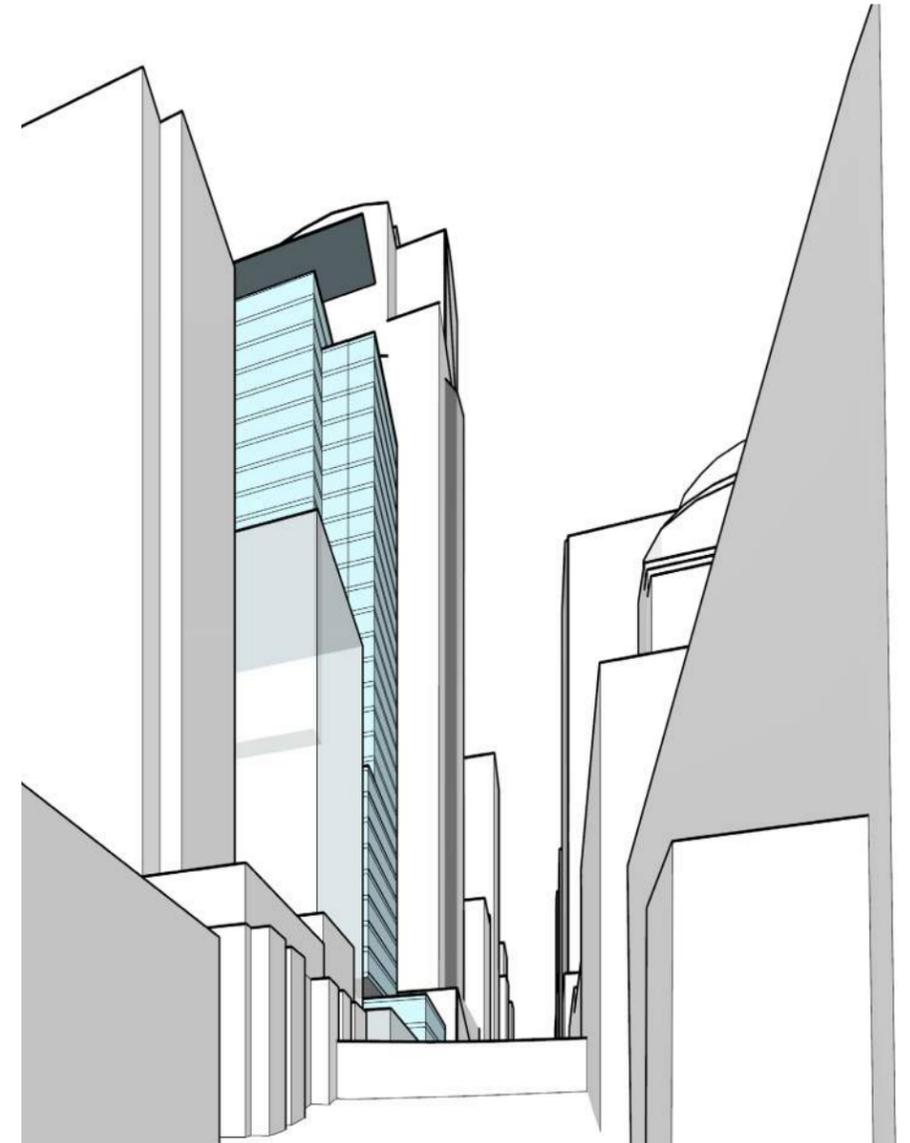
View from 2nd Avenue looking South



View from 2nd Avenue looking North

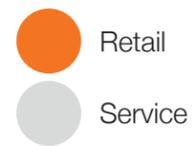
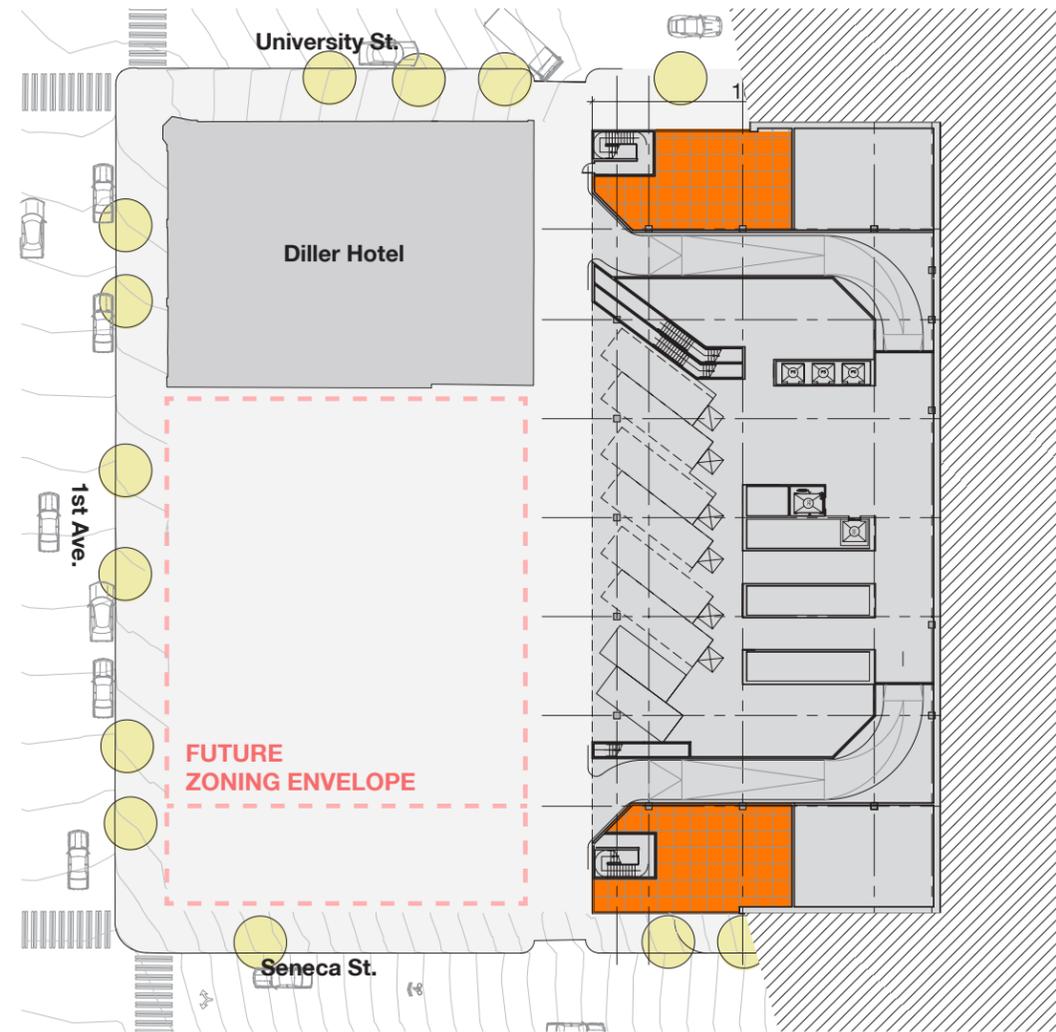


View from Seneca Street looking East

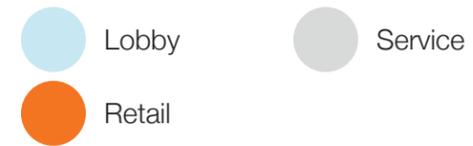


# Architectural Concepts / possible scheme

Ground Plan - Mid-Block



Ground Plan - 2nd Avenue



**Pros +**

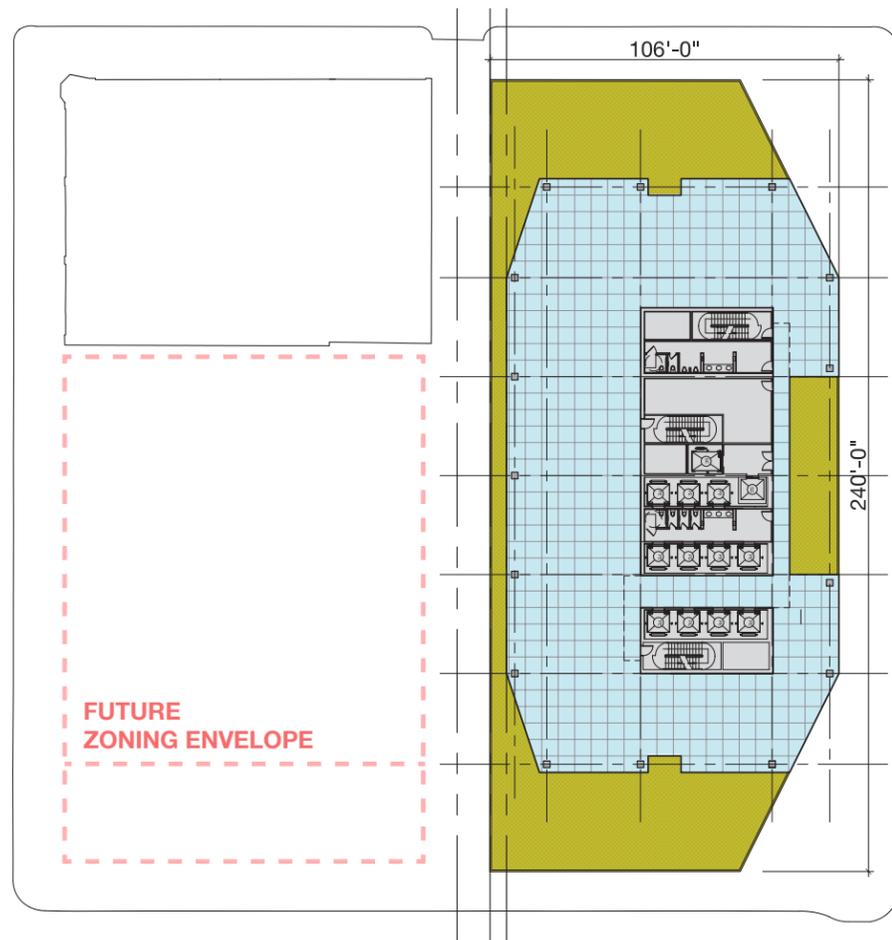
- Shifting the 4-bay core eastward creates greater depth on the west for loading nearer the core, and allows more space for parking ramps.
- Centrally located loading reduces extent of truck clearance and frees up space for additional retail along University St. and Seneca St.
- The shifted core creates good lease depth at upper floors with western views of Elliott Bay.
- Moving the required facade modulation notch to the center preserves the most usable, deeper office space at the northeast and southeast corners.
- Chamfered corners further enhance the diagonal views to and from downtown and the waterfront, and create areas for retail and restaurants to spill out onto the sidewalks.
- The 4-bay core provides efficient lateral bracing for narrow tower width.

**Cons -**

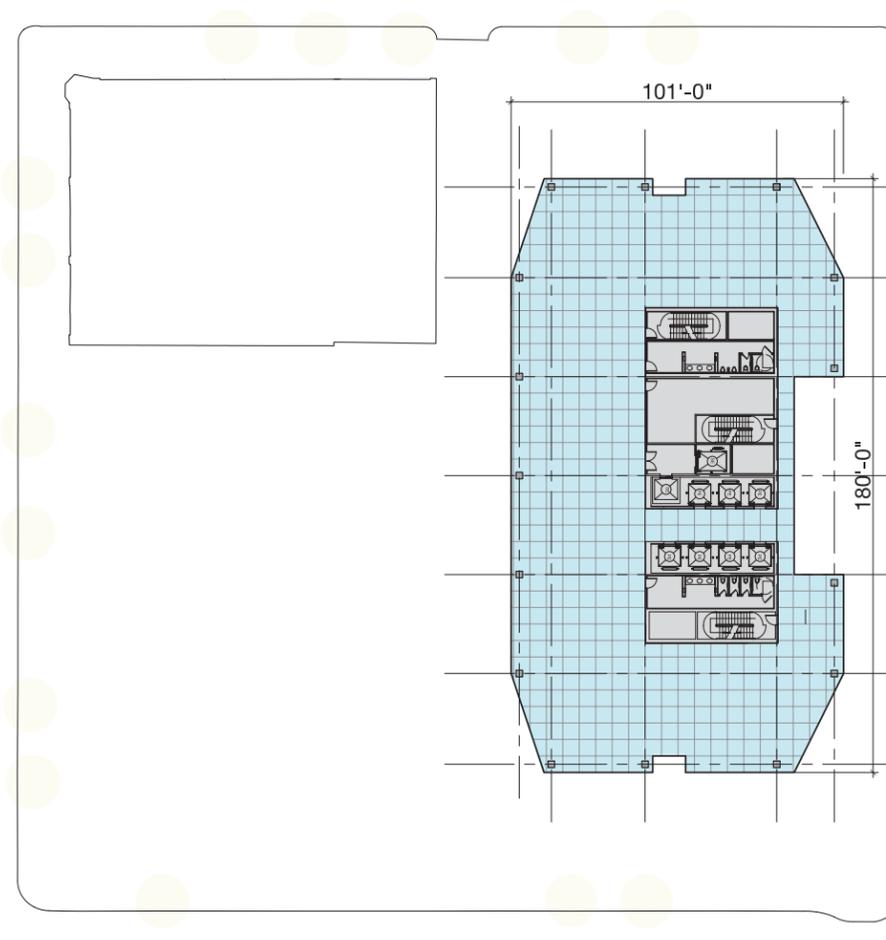
- Eastern lease space is very tight and unleaseable due to facade modulation and shifted core.
- Glazing at facade modulation notch only accesses corridor rather than more active workspace.

# Architectural Concepts / possible scheme

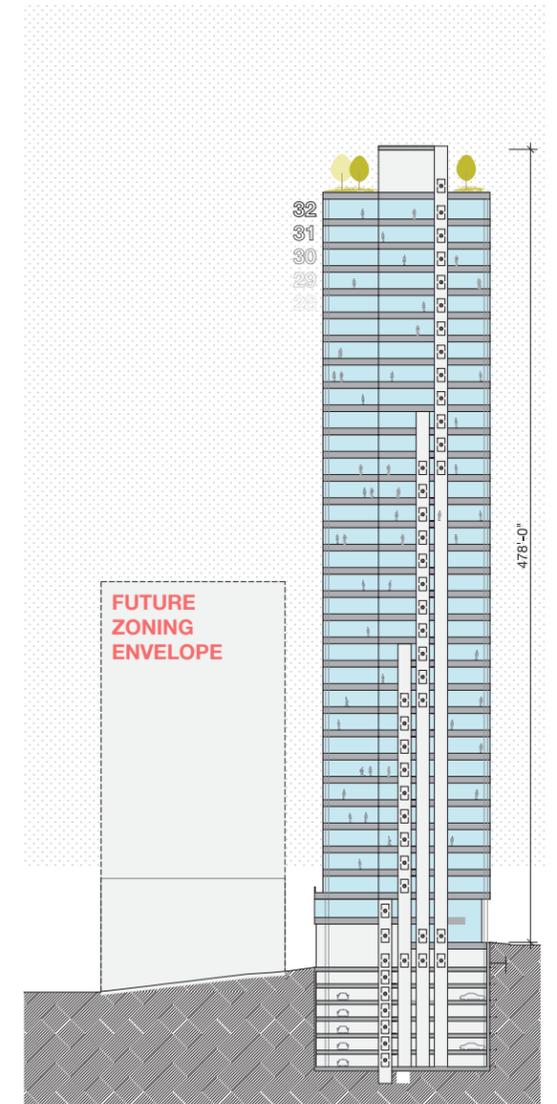
Low Rise Plan



High Rise Plan



Section



- Office
- Service
- Roof Terrace

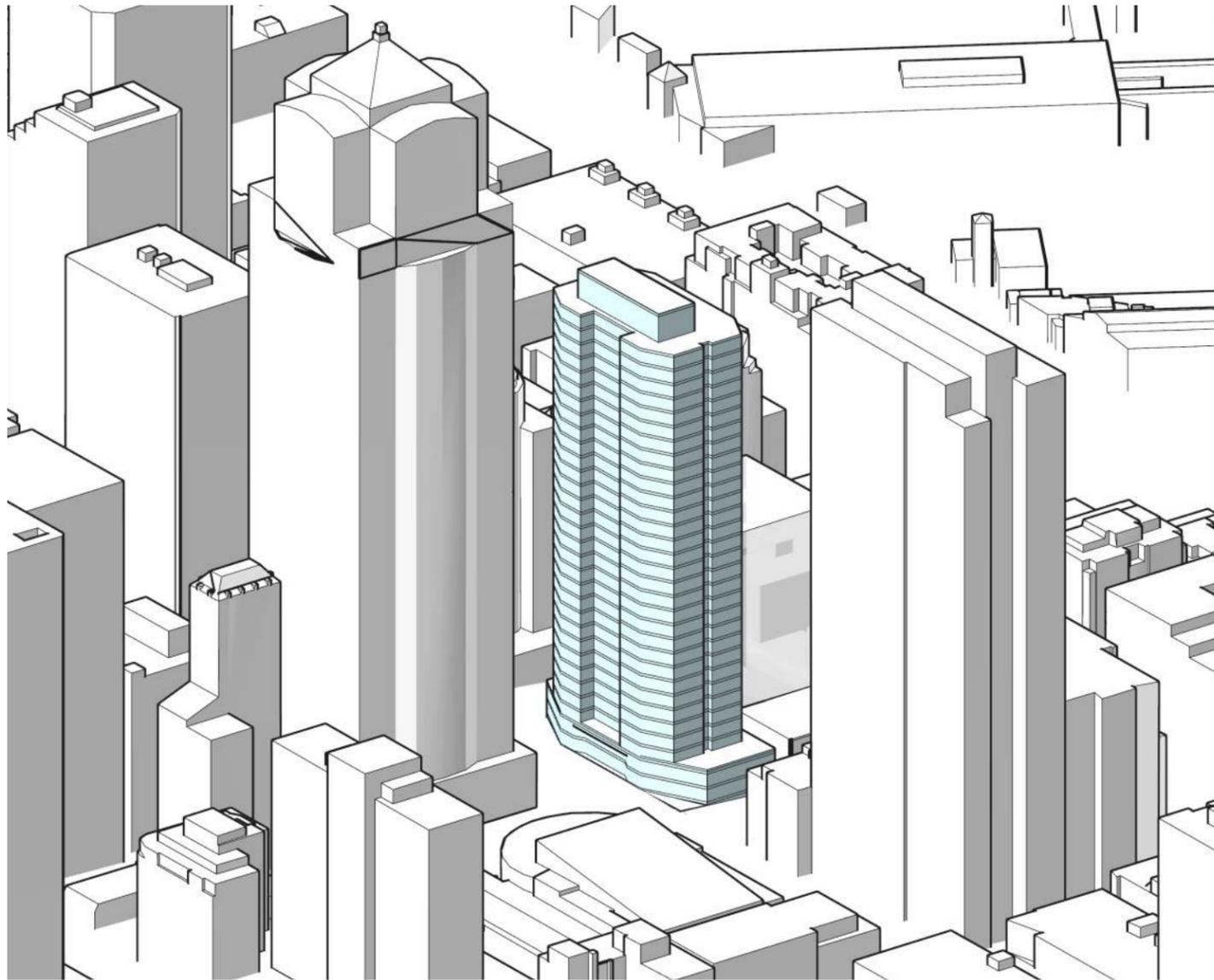


- Office
- Service

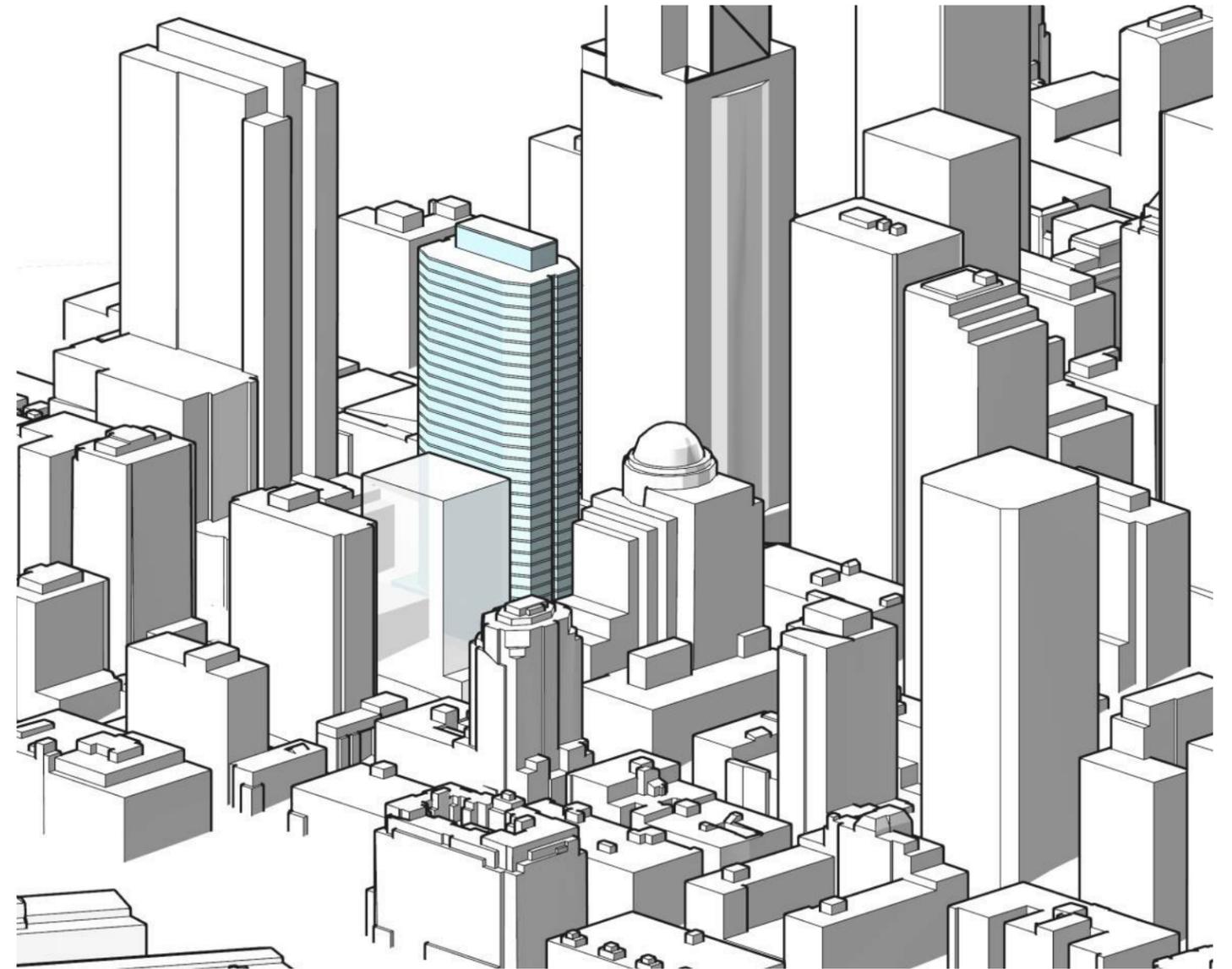


Architectural Concepts / possible scheme

Northeast Aerial

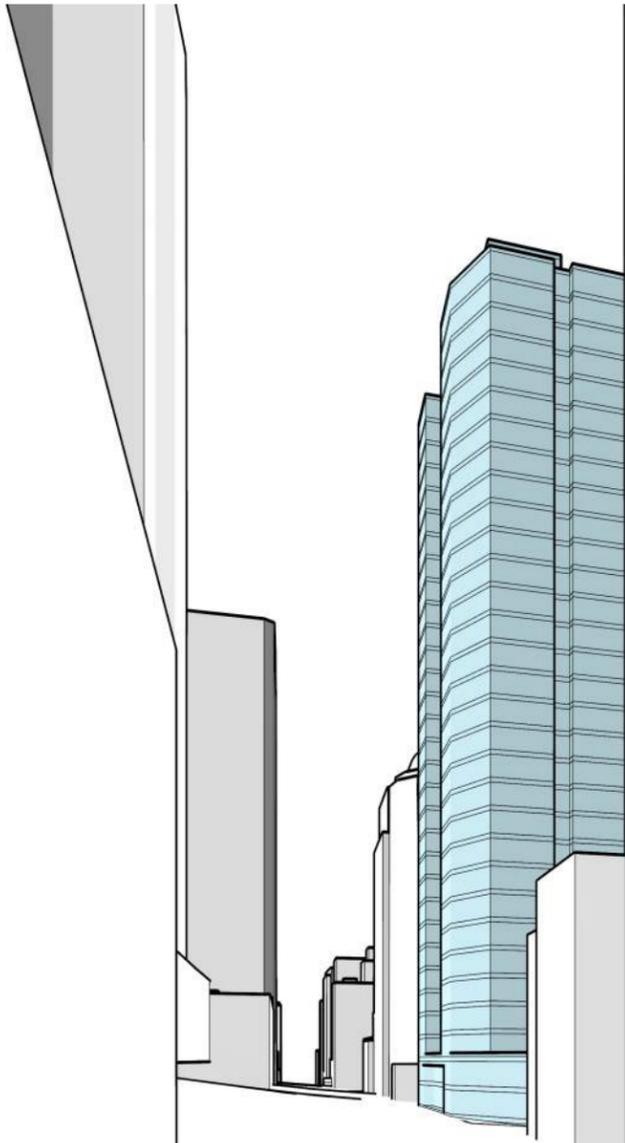


Southwest Aerial

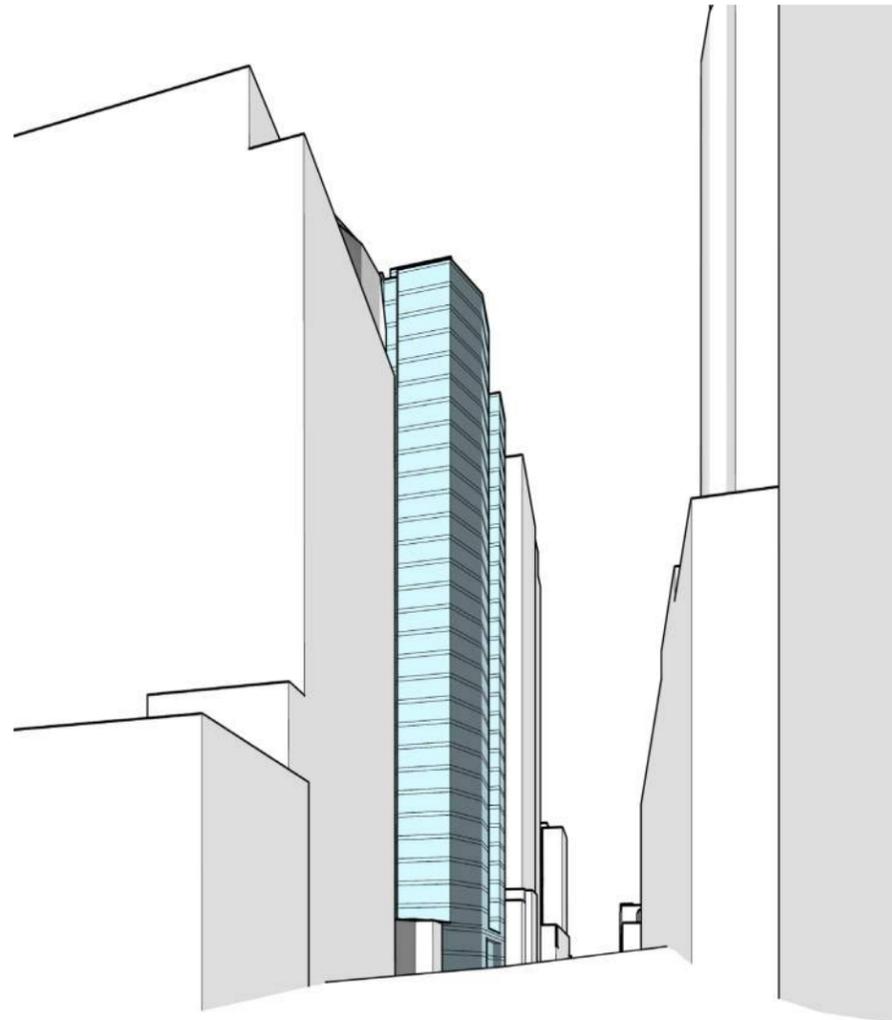


# Architectural Concepts / possible scheme

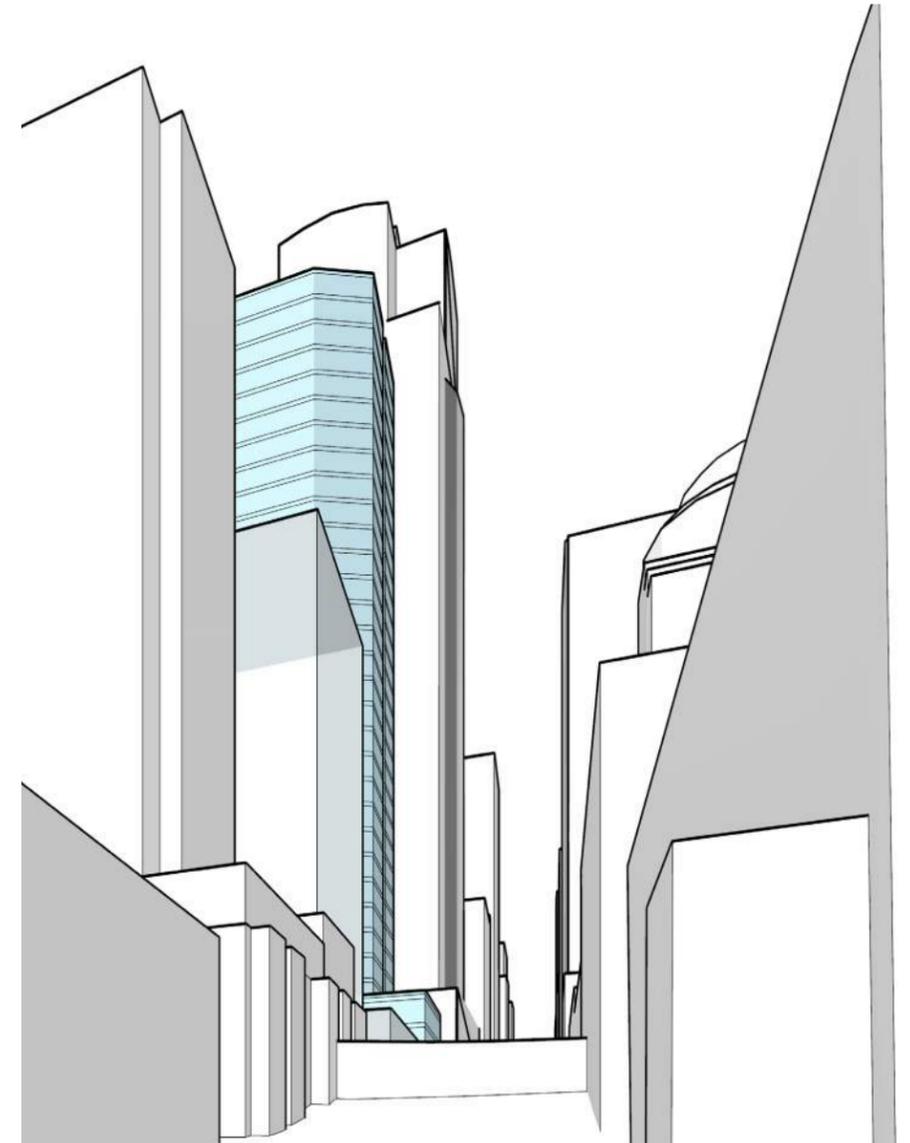
View from 2nd Avenue looking South



View from 2nd Avenue looking North

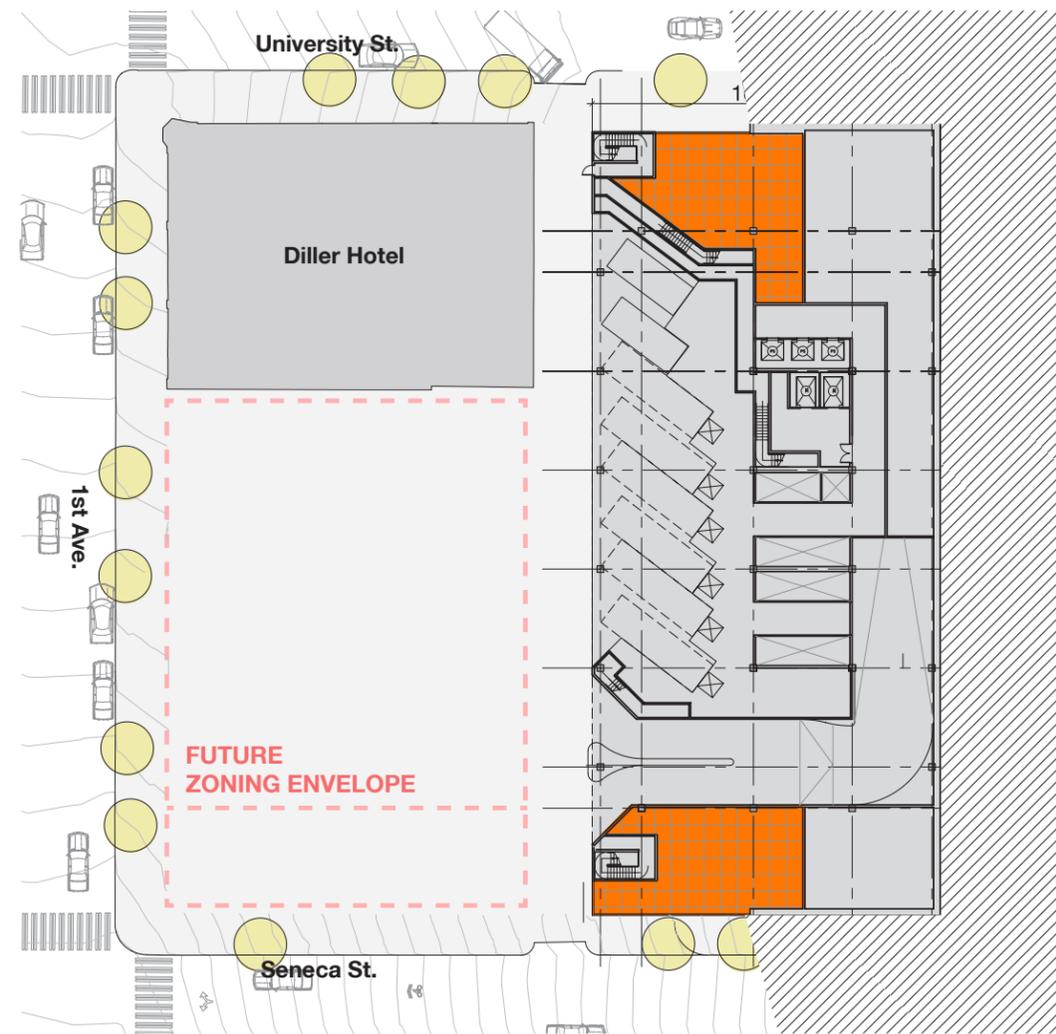


View from Seneca Street looking East

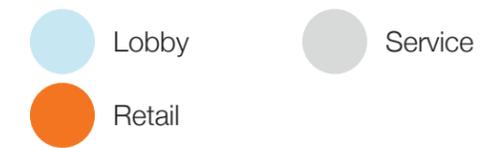
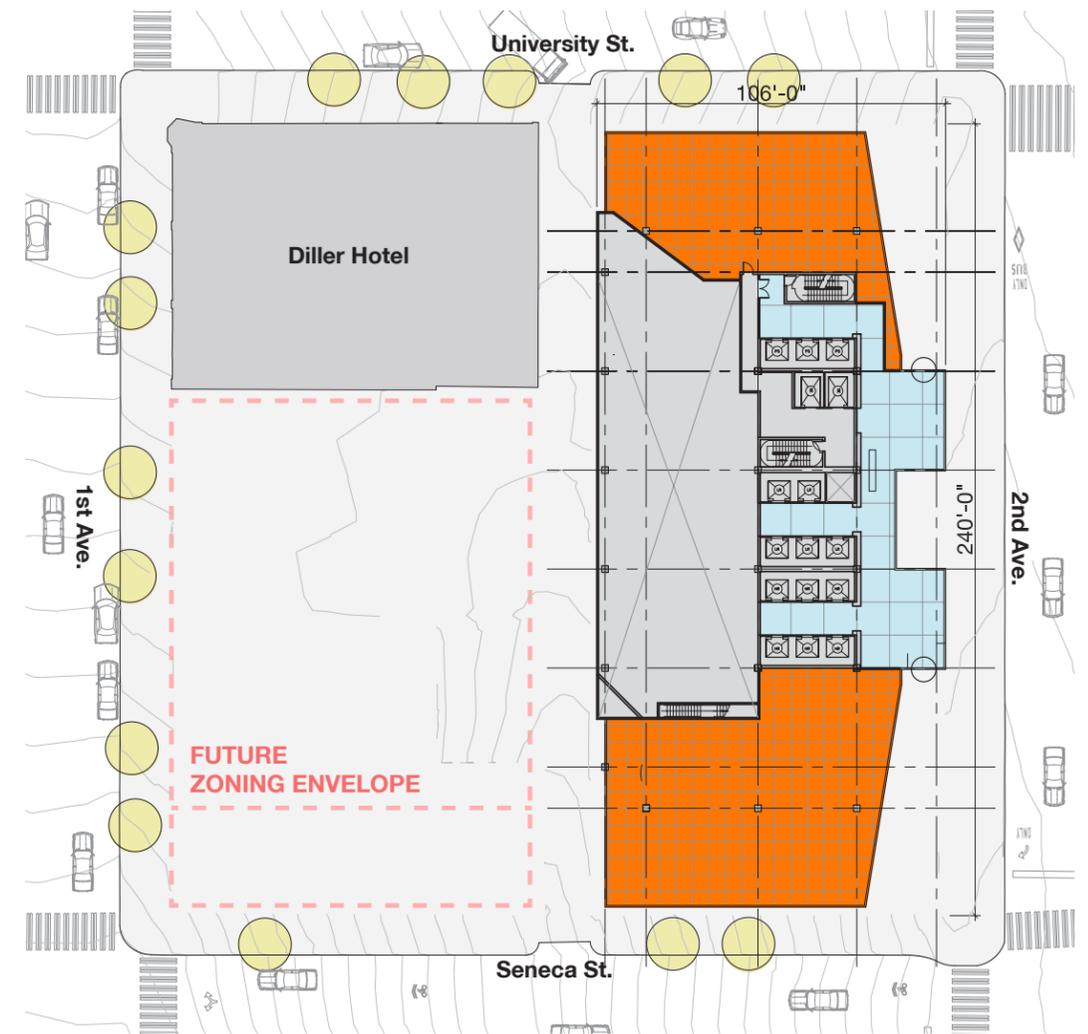


# Architectural Concepts / preferred scheme

Ground Plan - Mid-Block



Ground Plan - 2nd Avenue



**Pros +**

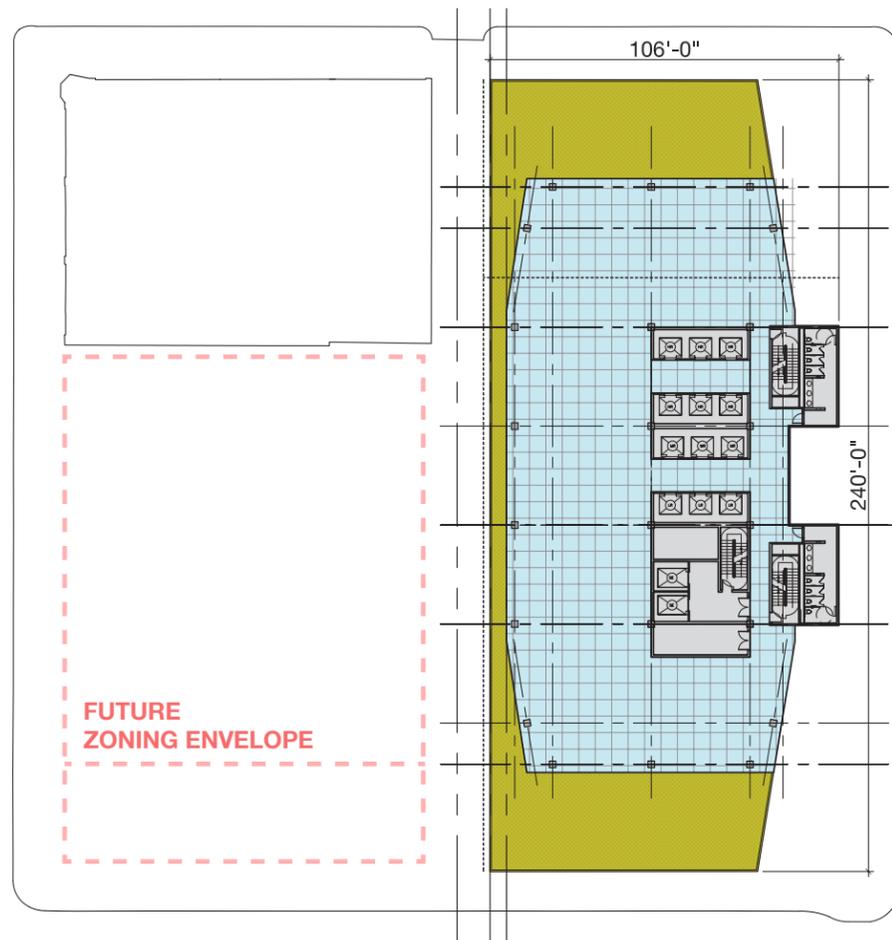
- Changing to a 3-bay core increases the usable space on the eastern side, while maintaining the benefits of the previous option.
- Retail along frontage of University St. and Seneca St.
- Centralized loading.
- Good western office lease depth.
- Facade modulation departure allows a through-building vista at the high rise elevator lobby.

**Cons -**

- The 3-bay core does not provide all the required lateral bracing for narrow tower width, so lateral outriggers will be required one or two times inside the tower.
- Small site limits available space for desired retail and publicly-accessible open space.

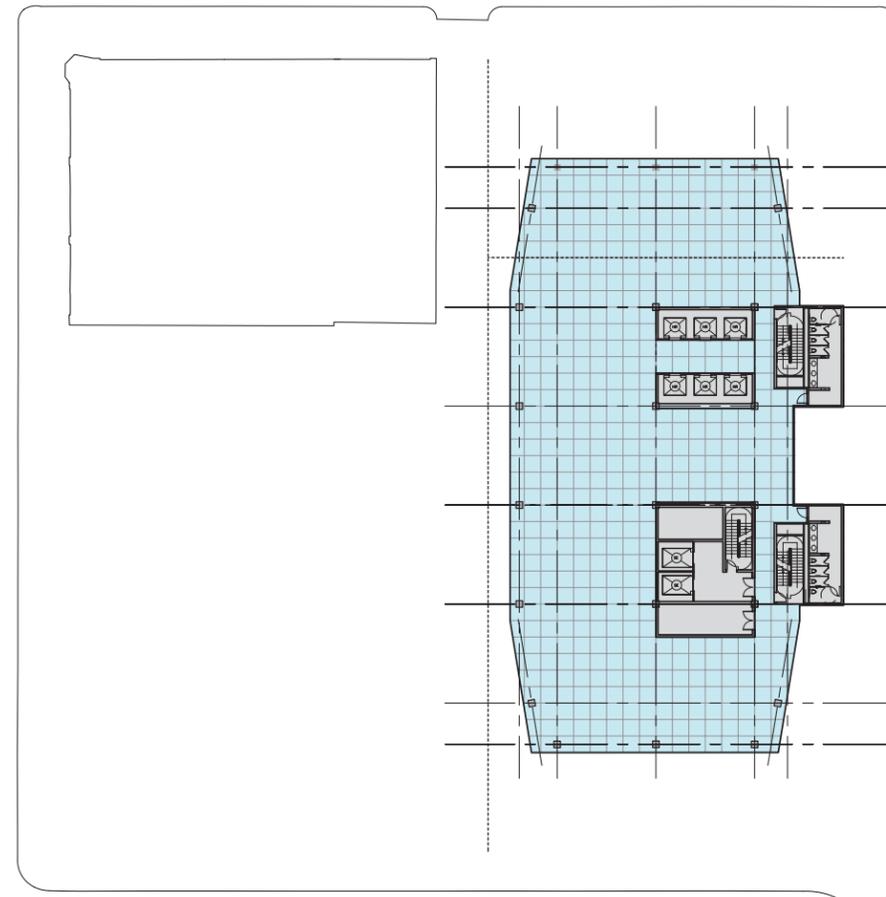
# Architectural Concepts / preferred scheme

Low Rise Plan



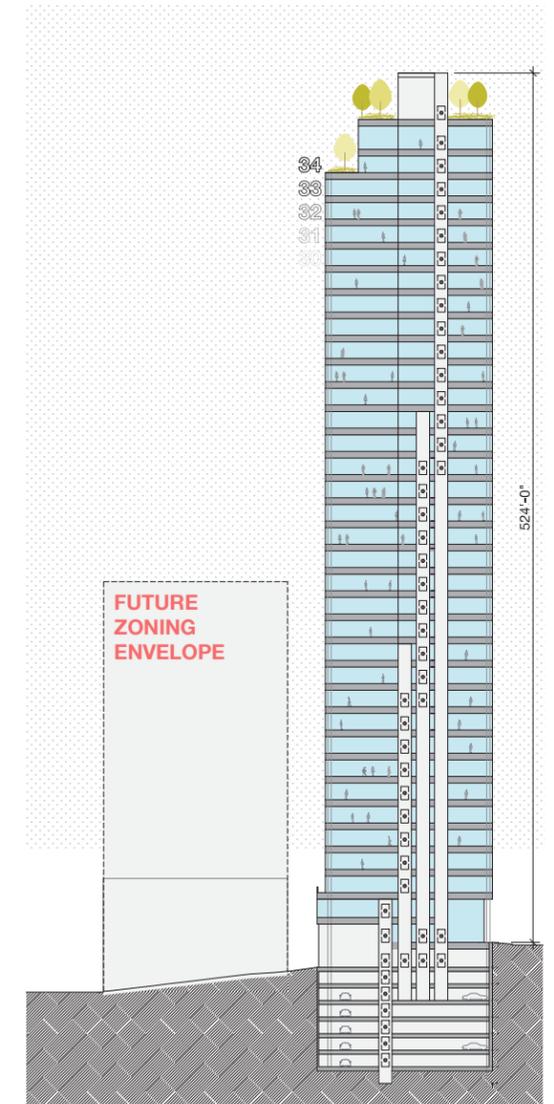
- Office
- Service
- Roof Terrace

High Rise Plan



- Office
- Service

Section

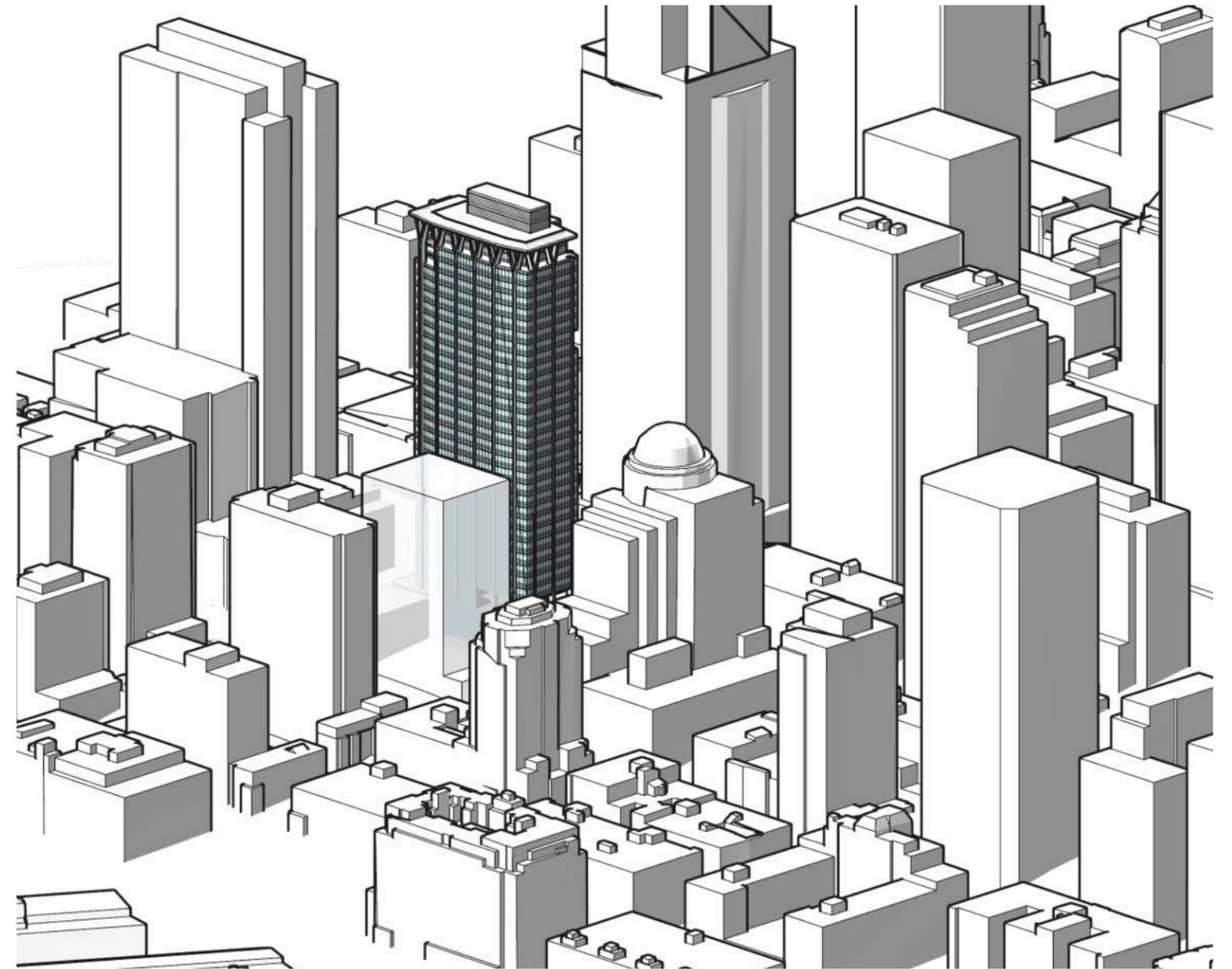


Architectural Concepts / preferred scheme

Northeast Aerial

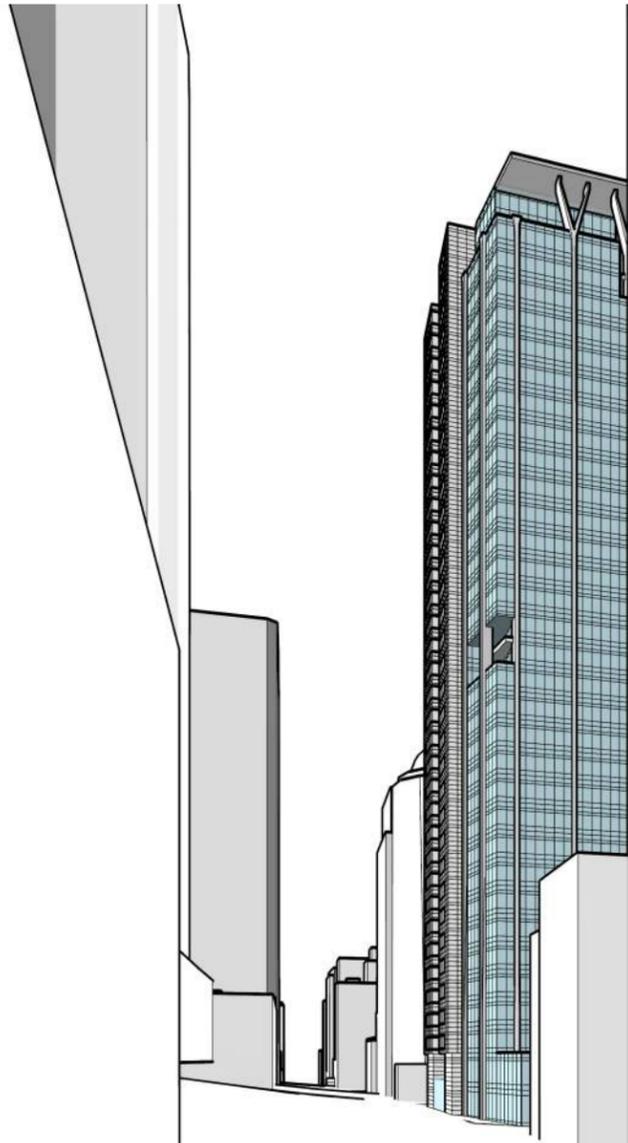


Southwest Aerial

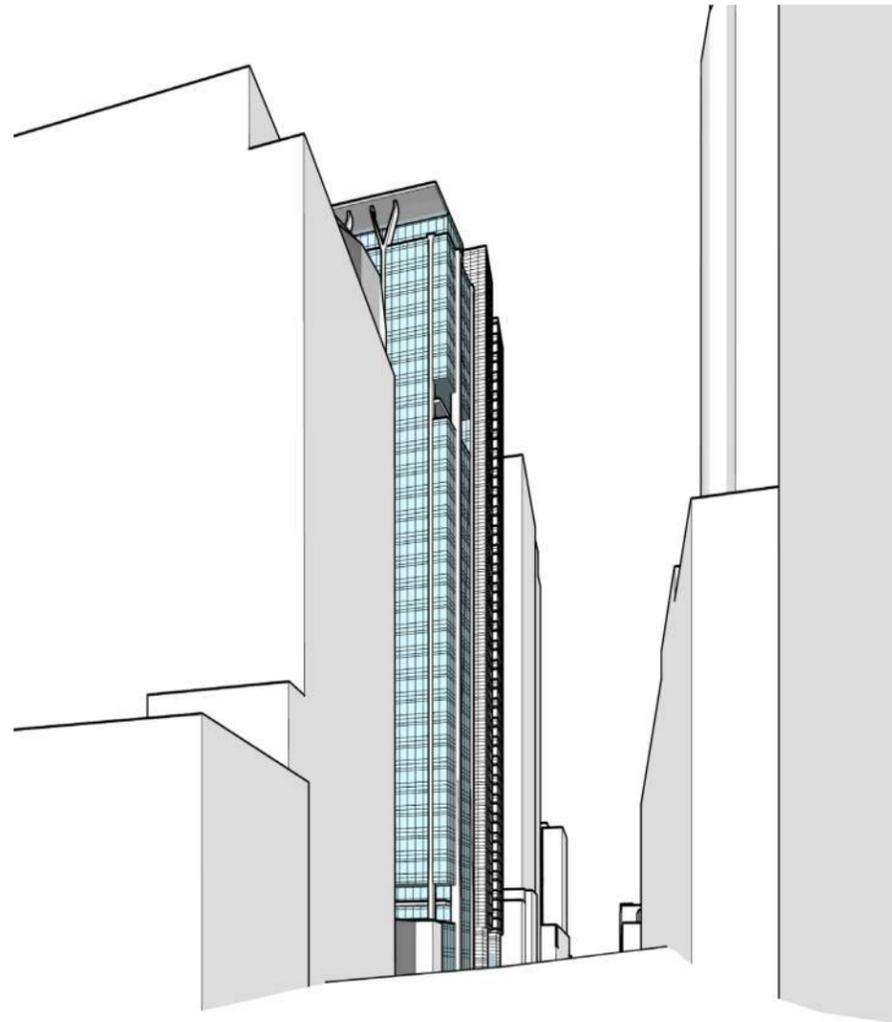


# Architectural Concepts / preferred scheme

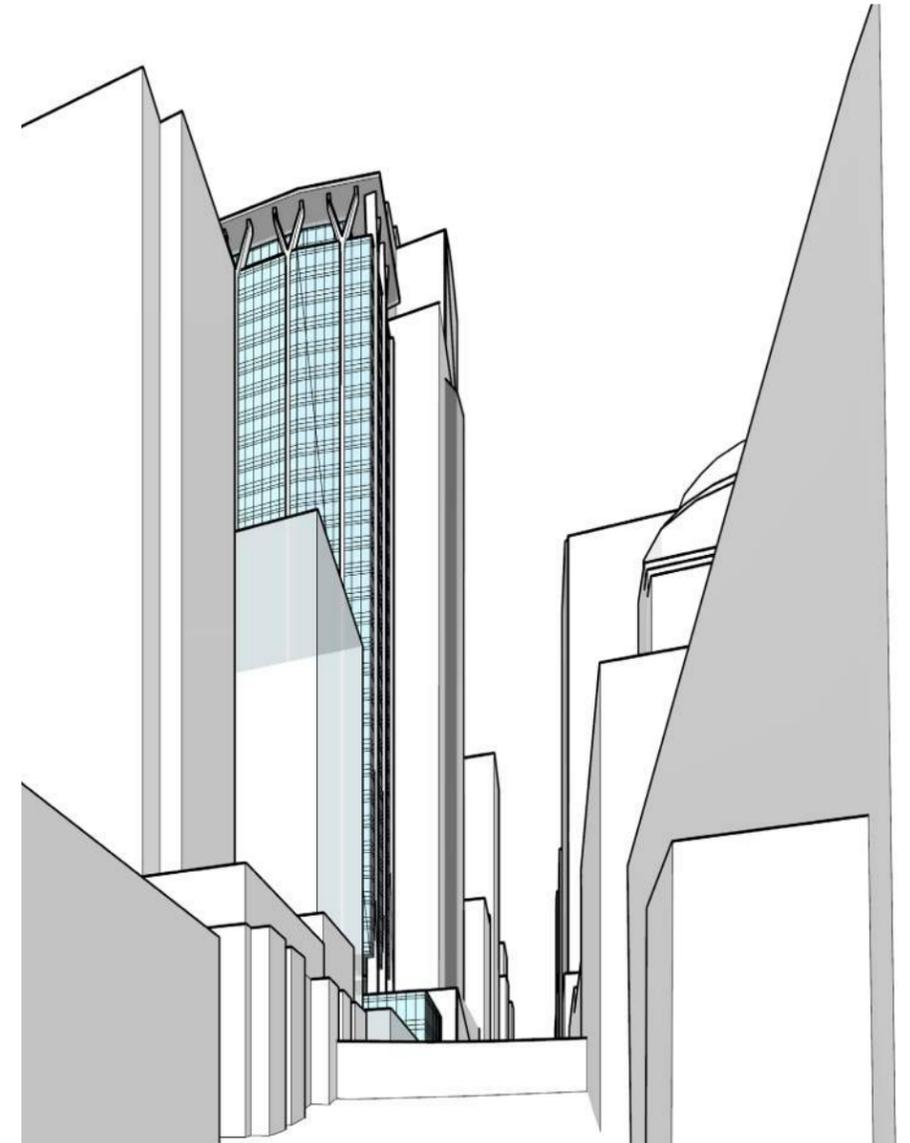
View from 2nd Avenue looking South



View from 2nd Avenue looking North



View from Seneca Street looking East



## Preferred Scheme / building diagram

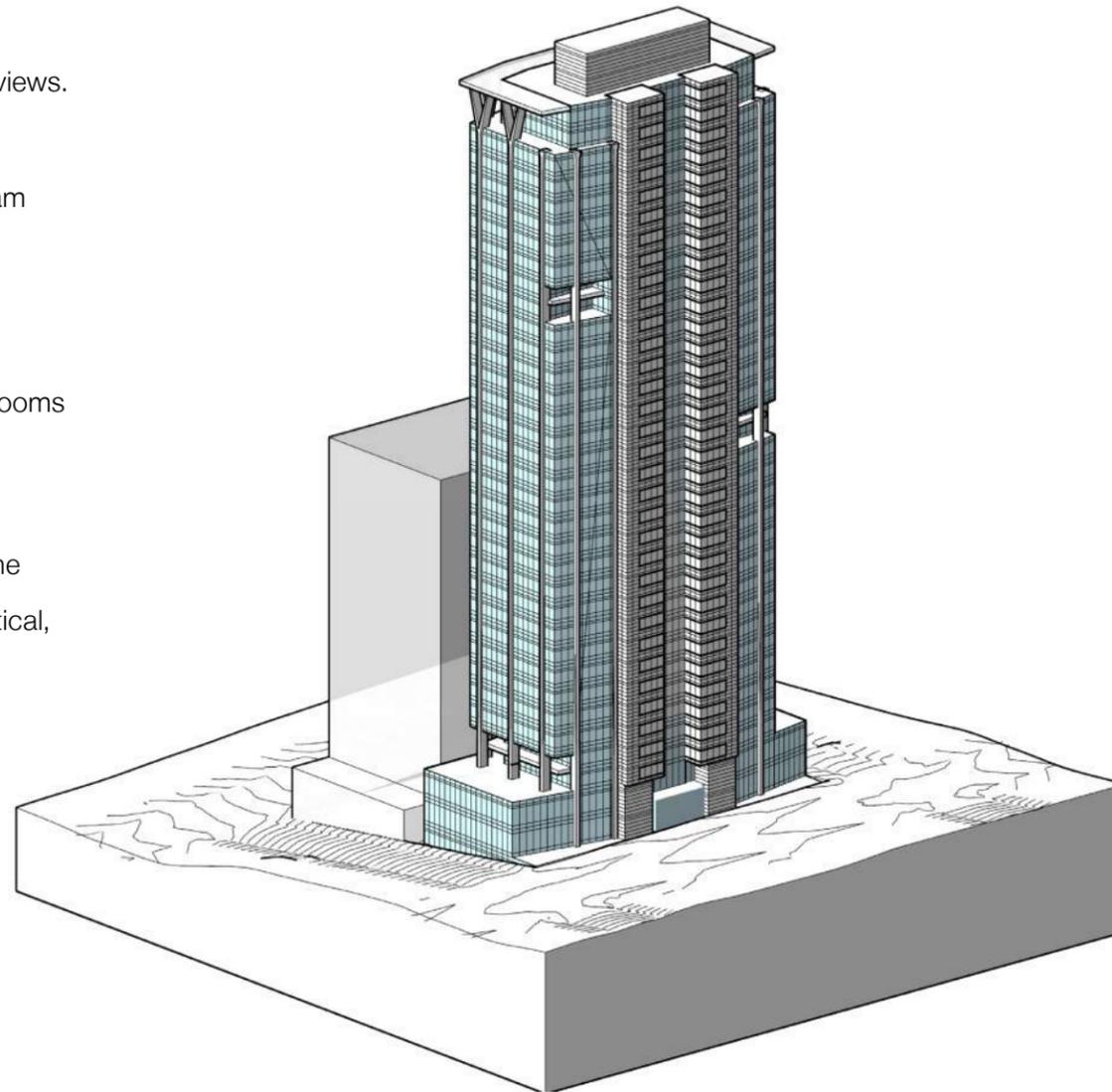
### Key Design Pros:

The central notch at the high rise has floor-through views.

The facade materials and massing articulates program distribution inside.

Glass provides natural daylight into stairs and washrooms and avoids blank facades.

Facade modulation with an ABCBA rhythm makes the already small tower floor plate more elegant and vertical, and minimizes the apparent mass.



### Key Building Pros:

Faceted tower corners reflect changing daylight conditions throughout the day adding to the skyline and creating diagonal views.

Occupied tower top provides some of the required tenant open space. The trellis creates an urban-scale cornice generated by program needs.

Open space at 2nd Ave. and University St. responds to primary pedestrian traffic and transit.

Alley provides access to loading and parking

### Cons:

Limited area at first floor for desired retail and restaurants.

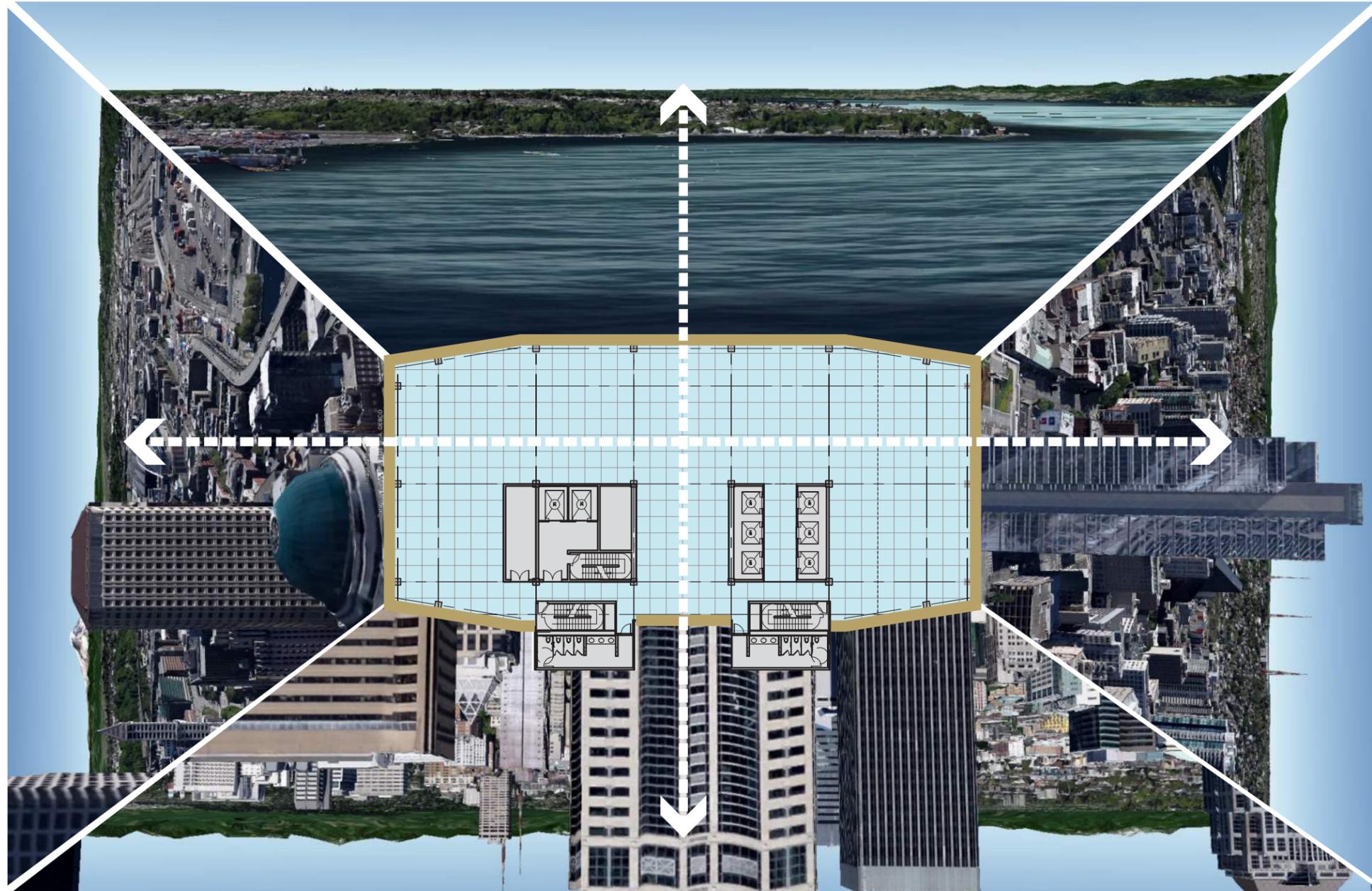
Limited area at ground plane for desired pedestrian open space

All tower floor plates are small by current Class A standards.

Preferred Scheme / context



Preferred Scheme / transparency

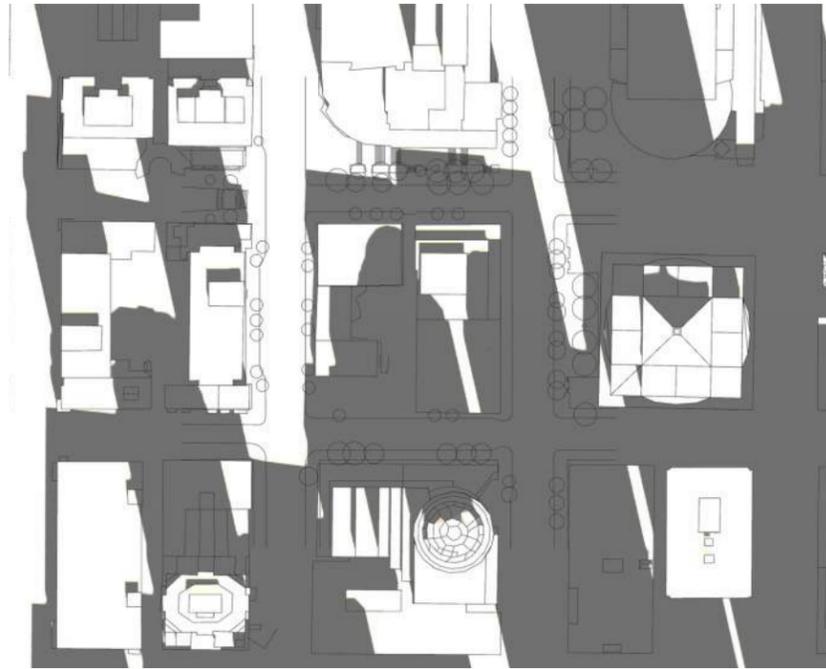


Preferred Scheme / structural expression options

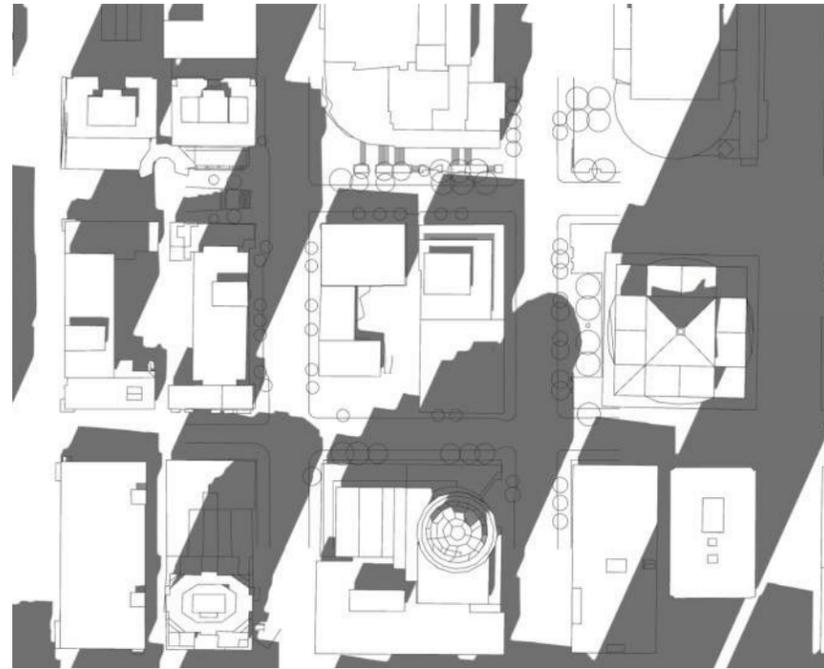


# Shadow Studies / equinox

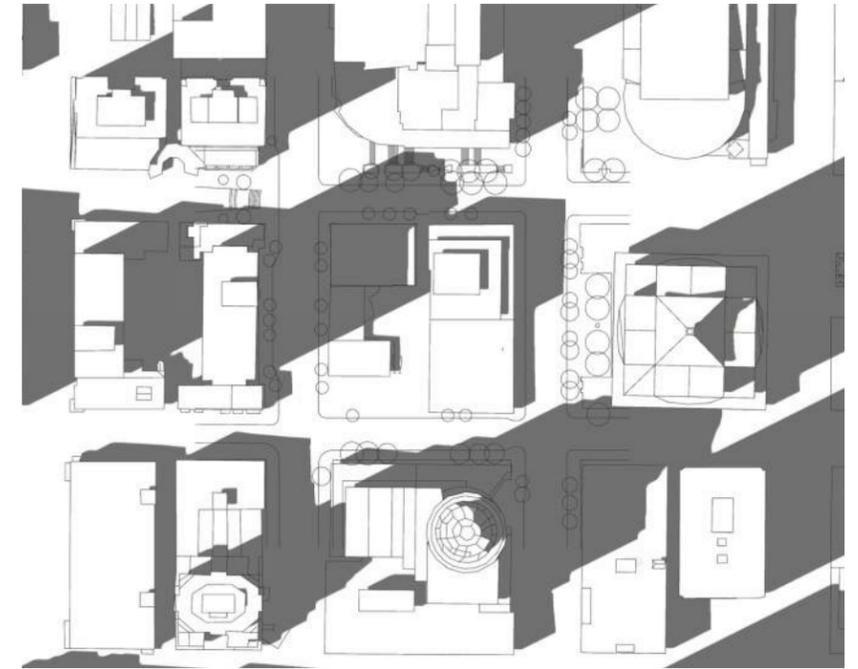
**Existing Conditions /  
March / September 21**



10:00 am



12:00 pm



2:00 pm

**Proposed /  
March / September 21**



10:00 am



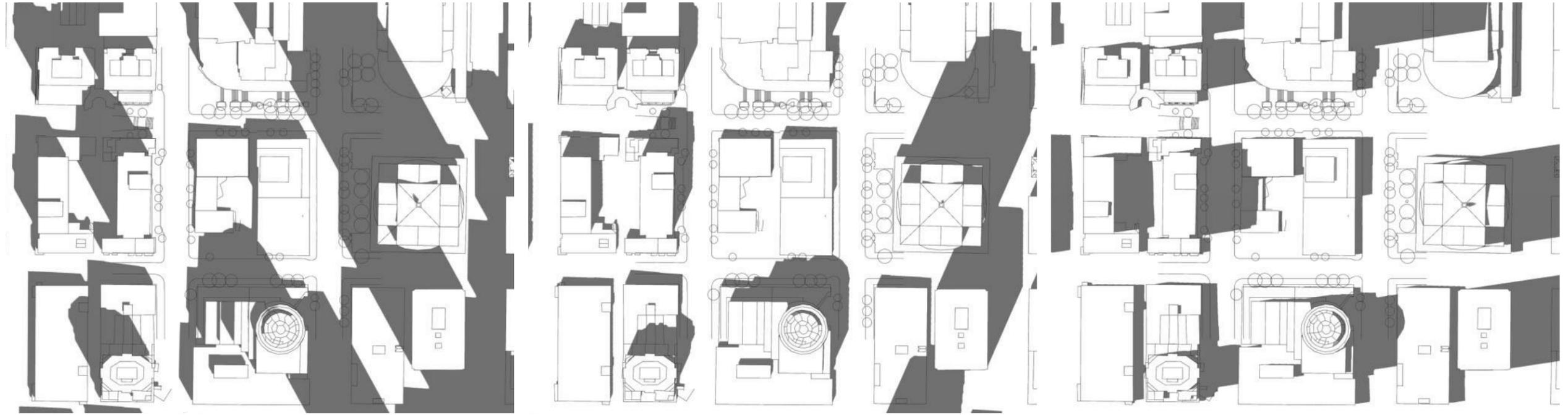
12:00 pm



2:00 pm

# Shadow Studies / summer solstice

Existing Conditions /  
June 21

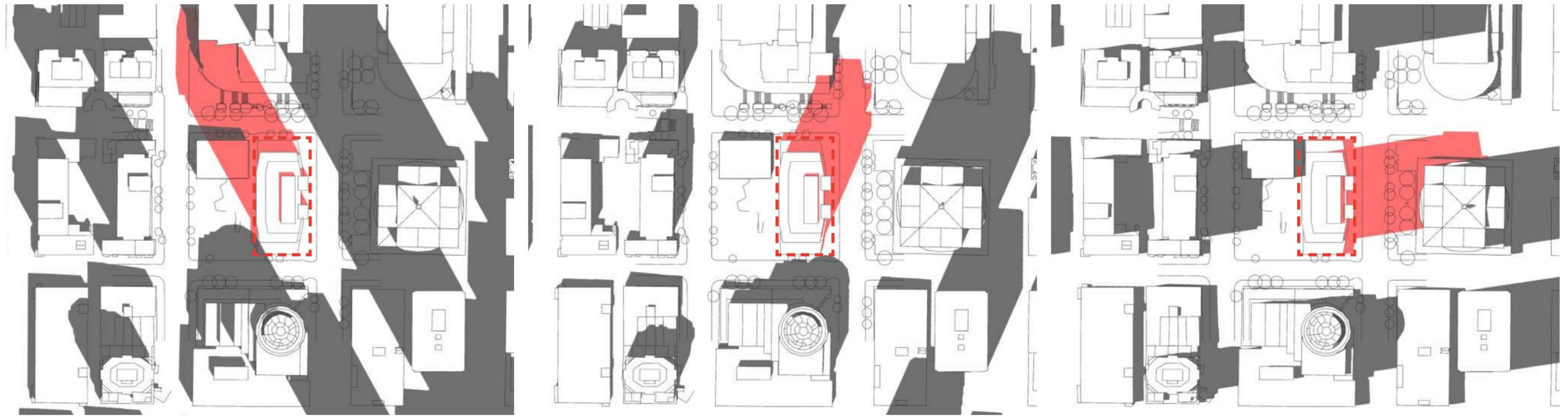


10:00 am

12:00 pm

2:00 pm

Proposed /  
June 21



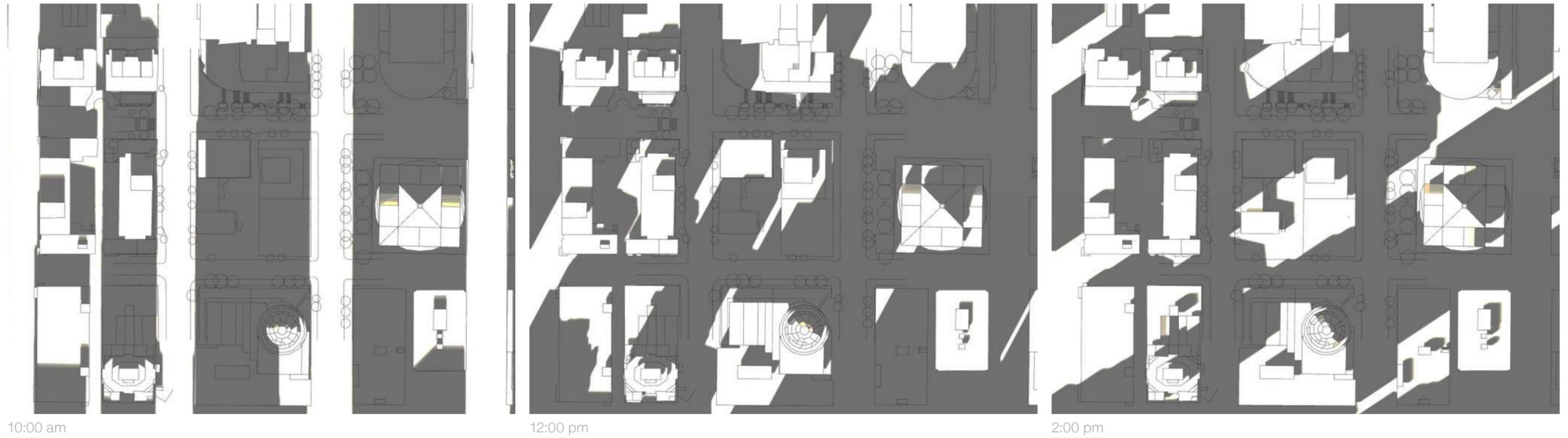
10:00 am

12:00 pm

2:00 pm

Shadow Studies / winter solstice

Existing Conditions /  
December 21



Proposed /  
December 21





# Landscape & Street Level Experience

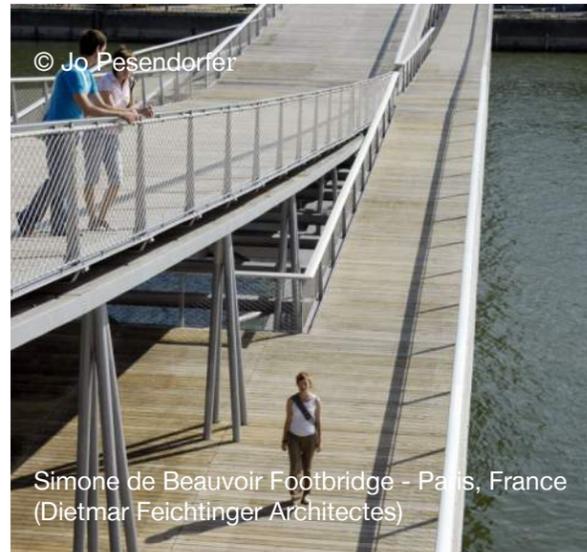
---

Vision for the Landscape & Street Level Experience

## Landscape & Street Level Experience / edge & expanse / inhabitation



©naoyafuji  
Yokohama Port Terminal - Yokohama, Japan  
(Foreign Office Architects)



© Jo Pesendorfer  
Simone de Beauvoir Footbridge - Paris, France  
(Dietmar Feichtinger Architectes)



© Larita  
North, East, South, West - NYC, New York  
(Micheal Heizer)



© Lorena Darquea  
Quilotoa Crater Overlook - Quilotoa, Ecuador  
(Jorge Andrade Benítez)

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

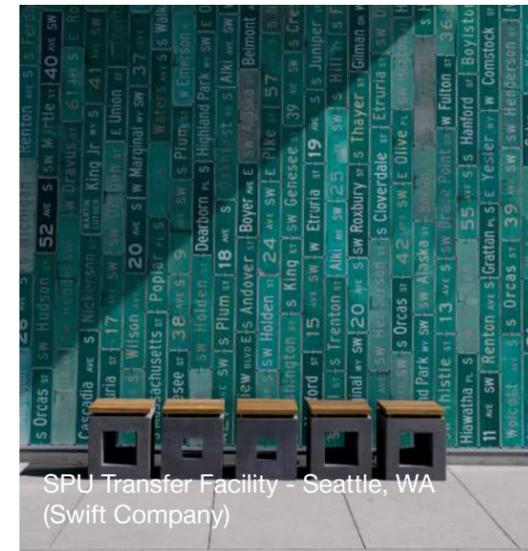
Deck platforms create the experience of shifting along planes – rising and falling in various different relationships to the built structure and planting around. Opportunities for play and engagement with other landscape elements. Site furniture can grow out of the decking as a fluid movement upward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



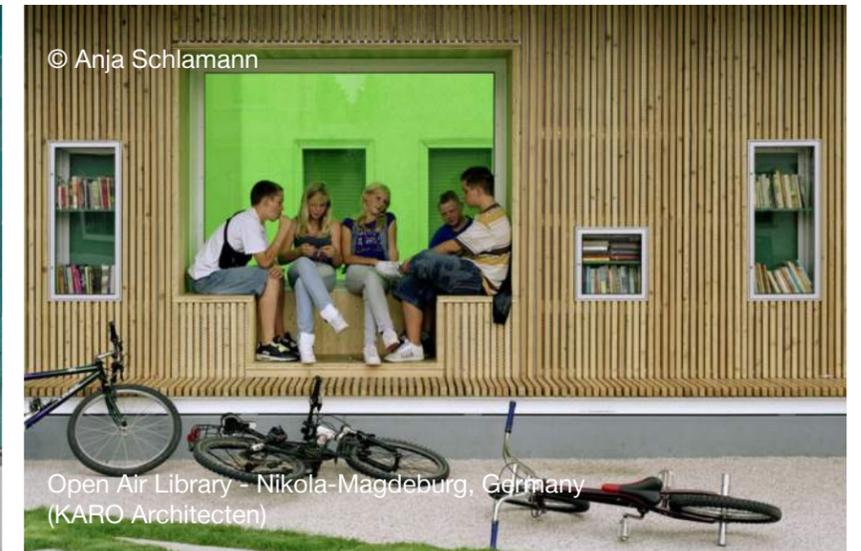
©AllesWirdGut  
City Square - Esch-sur-Alzette, Luxembourg  
(AllesWirdGut Architektur)



©Mmmm  
Bus Stop - Baltimore, Maryland  
(Mmmm)



SPU Transfer Facility - Seattle, WA  
(Swift Company)

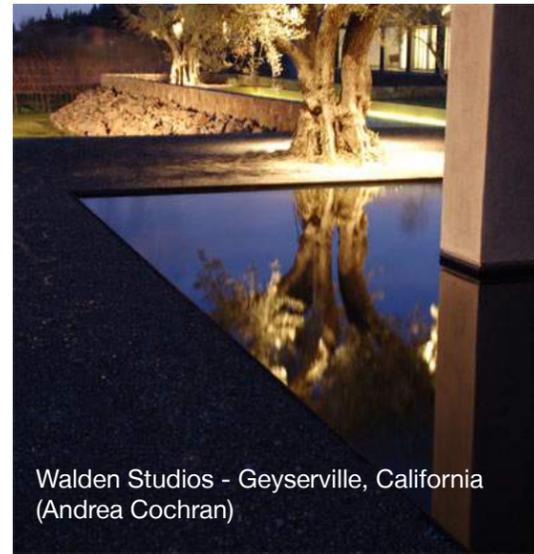


© Anja Schlamann  
Open Air Library - Nikola-Magdeburg, Germany  
(KARO Architekten)

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

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

## Landscape & Street Level Experience / reflection / light



Walden Studios - Geyserville, California  
(Andrea Cochran)

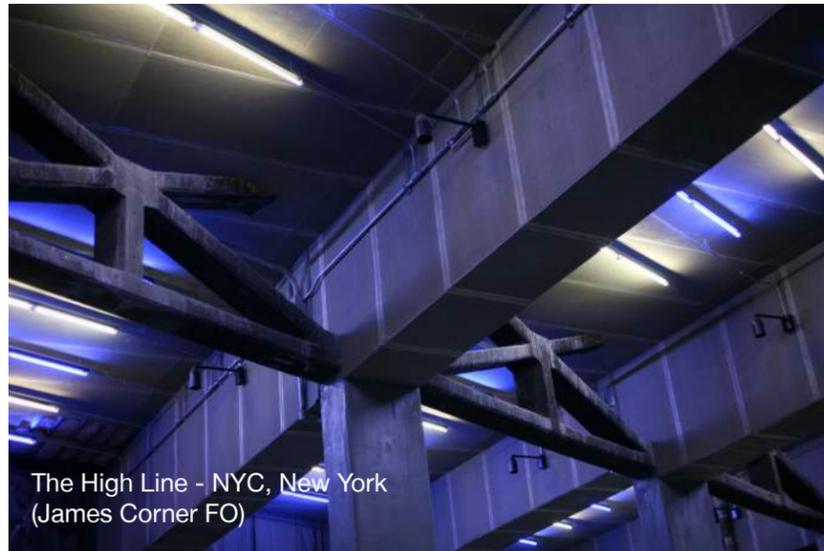


SAM, Seattle, WA  
(Weiss/Manfredi)

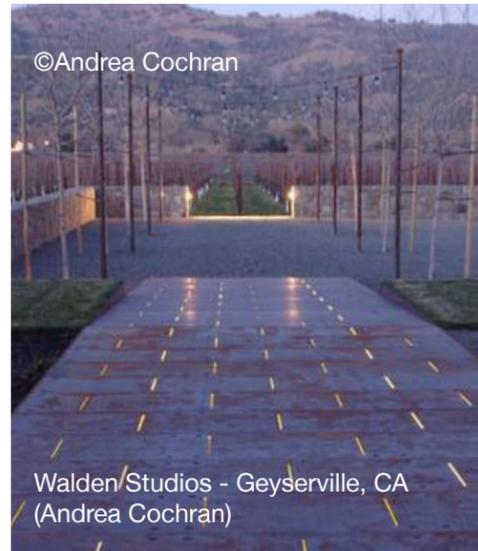


Tree Hotel - Harads, Sweden  
(Tham & Videgård Arkitekter, )

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



The High Line - NYC, New York  
(James Corner FO)



©Andrea Cochran

Walden Studios - Geyserville, CA  
(Andrea Cochran)



©Duccio Malagamba

Plaza del Tónico - Teruel, Spain  
(Fermín Vázquez Arquitectos)



©Super Modulo

Osaka Water Clock - Osaka, Japan  
(Koei Industry)

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

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

## Landscape & Street Level Experience / water



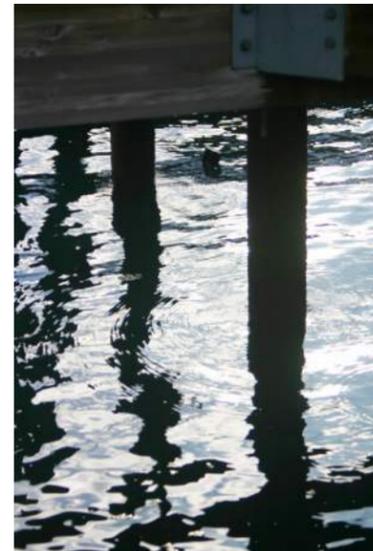
Granary Square - King's Cross, UK  
(Townshend Landscape Architects)



Dissipate - Houston, Texas  
(Micheal Heizer)



Hageveld Estate - Heemstede, the Netherlands  
(Hosper)



©Roland Barhofer

Underwater Observation Platform- Vöcklabruck, Austria  
(Westpol)



© RO&AD Architecten

Moses Bridge - Halsteren, The Netherlands  
(RO&AD Architecten)

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

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

## Landscape & Street Level Experience / northwest forest



The Phisic Garden - Basel, Switzerland  
(Thorbjörn Andersson with Sweco architects)



© ASLA

Teardrop Park - NYC, New York  
(Michael Van Valkenburgh Associates)



© Studio a+i

NYC Aids Memorial Proposal - NYC, New York  
(Studio a+i)



© Studio Granada

Reykjavík City Hall - Reykjavík, Iceland  
(Studio Granada)

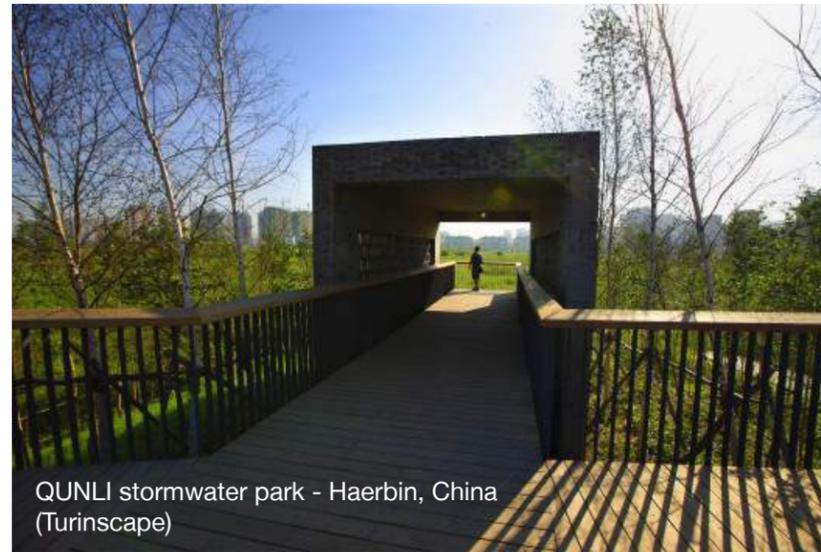
Develop landscape experience that demonstrate the character of the region, providing materials and plant communities that mimic the deep green forests of giant trees and intense, vivid colors and textures of the forest floor. 'Nurse log' is the ecological term given to a dead fallen tree that, as it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

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

## Landscape & Street Level Experience / passage



Moses Bridge - Halsteren, The Netherlands  
(RO&AD Architecten)



QUNLI stormwater park - Haerbin, China  
(Turinscape)



Levitated Mass - LA, California  
(Micheal Heizer)



© arcspace

Yokohama Port Terminal - Yokohama, Japan  
(Foreign Office Architects)



McGraw-Hill building - NYC, New York  
(Raymond Hood)



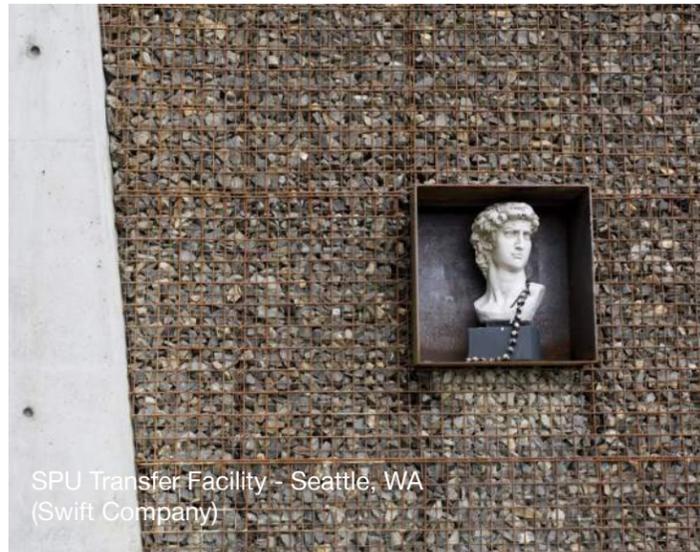
©Christopher Jobson

Wake - Shafer, Minnesota  
(Michael McGillis)

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

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

Landscape & Street Level Experience / **discovery**



SPU Transfer Facility - Seattle, WA  
(Swift Company)

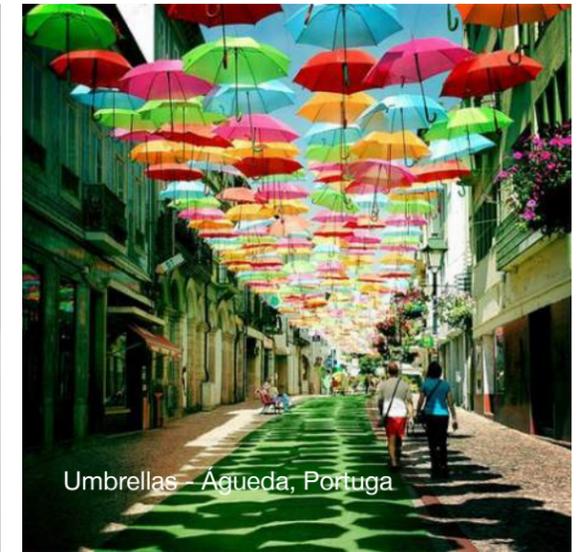


©Matthew Bernhardt

Knowlton Hall - Columbus, Ohio  
(Mack Scogin Merrill Elam)



Knowlton Hall - Columbus, Ohio  
(Mack Scogin Merrill Elam)



Umbrellas - Agueda, Portuga



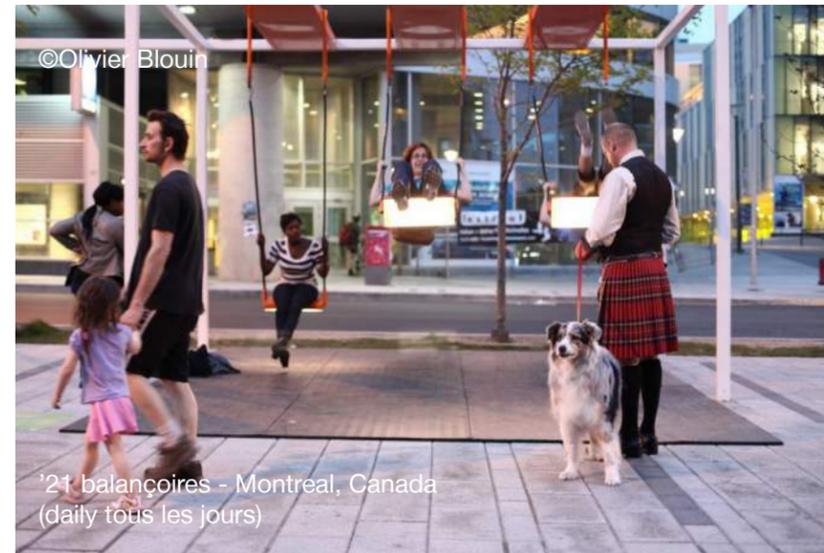
©Joni Schrantz

Seattle Gum Wall - Seattle, WA



©Sebastian Niedlich

Tilla Durieux Park- Berlin, Germany (daily tous les jours)  
(DS Landschaftsarchitekten)



©Olivier Blouin

'21 balançoires - Montreal, Canada  
(daily tous les jours)



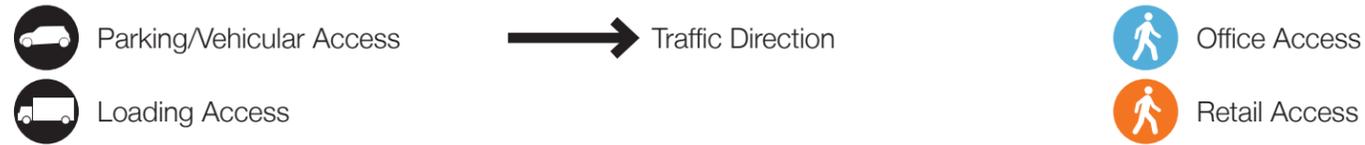
©Salto Architects

Fast Track - Nikola-Lenivets, Russia  
(Salto Architects)

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

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

# Landscape & Street Level Experience / site access

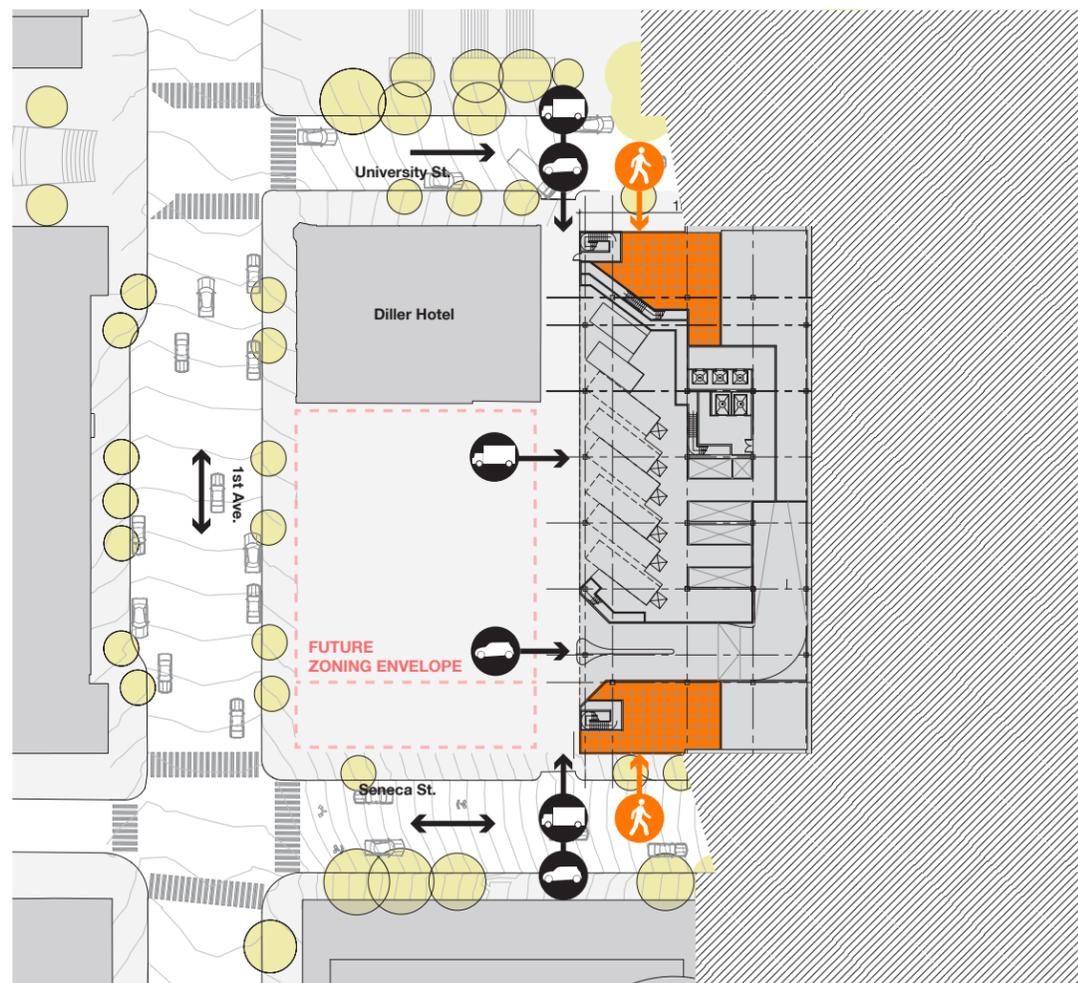


## Pedestrian Access

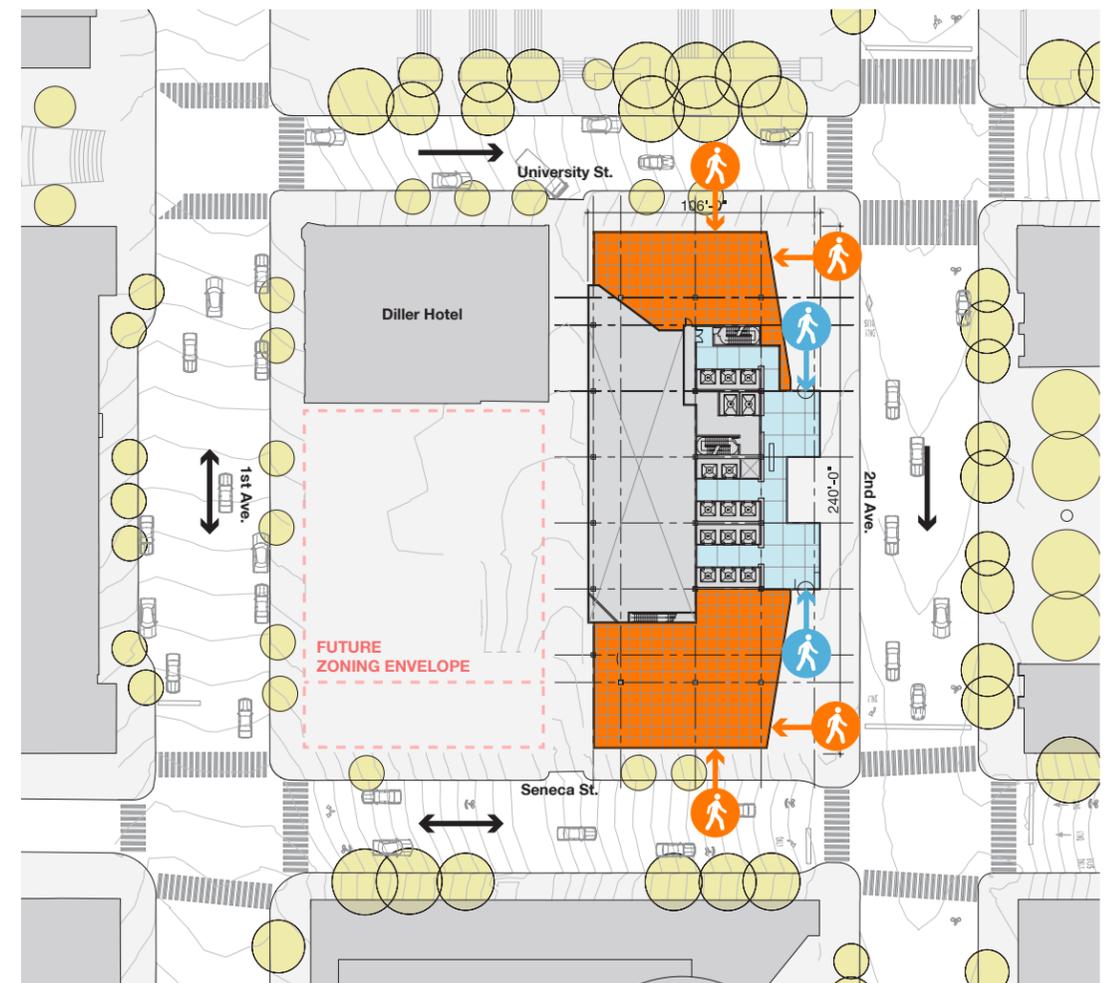
The facets of the tower continue down to grade to create open spaces at the intersections of 2nd Ave. and University St. and 2nd Ave. and Seneca St. These landscaped pockets of space can be used for retail entry or restaurant gathering. The office lobby is at the center of the building providing convenient access to 2nd Ave. transit.

## Vehicular Access

All vehicular access is from the existing 2-way alley which will be widened 2 ft as required. The parking garage ramps are located close to the Seneca St. end of the alley to encourage traffic on Seneca St., which has the lowest pedestrian ranking. Drivers using Seneca St., a two-way street, can avoid driving past the loading dock bays, and also reduce traffic on University St. which is more heavily travelled by pedestrians.



Preferred Scheme Site Plan - Mid-Block



Preferred Scheme Site Plan - 2nd Avenue



# Development Departures

---

How the Proposed Design Will Exceed the City's Design Guidelines

# Development Departures / facade modulation

## Code Citation & Requirement

23.49.058B Facade Modulation

DOC1 U/450/U U/450/U

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

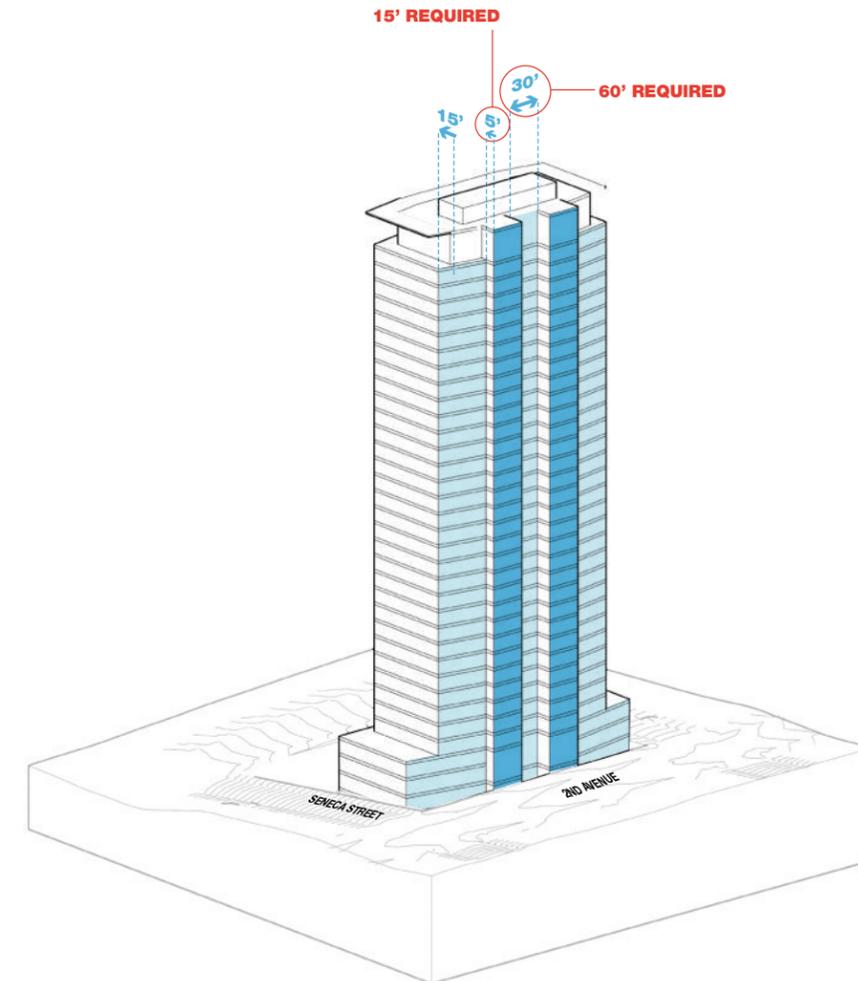
The Preferred Scheme design modulates the tower facade significantly in multiple vertical ribbons, either at the street property line, or setback 15 ft as required. At the chamfered north and south portions, the angle creates a setback that varies from approximately 5 ft rather than 15 ft before achieving the full 15 ft setback. The spirit of the 15 ft setback is maintained. Due to the multiple articulations, some of the setbacks are for a shorter distance, such as 30 feet, compared to the required 60 ft width. Rather than providing a permitted broad 100 ft or 125 ft face along 2nd Ave. with inset corners, the preferred tower scheme has perimeter notches facing the corner, and a central notch which divides the tower face into five slender vertical elements.

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

- A2 Enhance the Skyline**
- B2 Create a Transition in Bulk and Scale**
- B3 Reinforce the Positive Urban Form of Immediate Area**
- B4 Design a Well-Proportioned and Unified Building**

1. The proposed notches create a more streamlined narrow and vertical proportion than the as-of-right wider facade with inset corners. The maximum facade on the site is 180 ft due to the 30 ft view corridor setbacks at University St. and Seneca St. A 60 ft long recess would divide the tower facade into three even zones. The departure allows a more elegant ABCBA facade modulation rhythm than the as-of-right AAA rhythm
2. The central notch allows for floor-to-ceiling vision glass directly into tenant office space. Without the departure, the wider notch (shown in the Possible Scheme) would face into less active tenant corridors, and would not allow through-building vistas on the upper levels.
4. The variety of planes on 2nd Ave. breaks up the mass of the tower face and reduces the bulk in keeping with the spirit of the guideline more than a scheme complying with the maximum zoning envelope.

## Departure Diagrams



1 / Southeast Axonometric

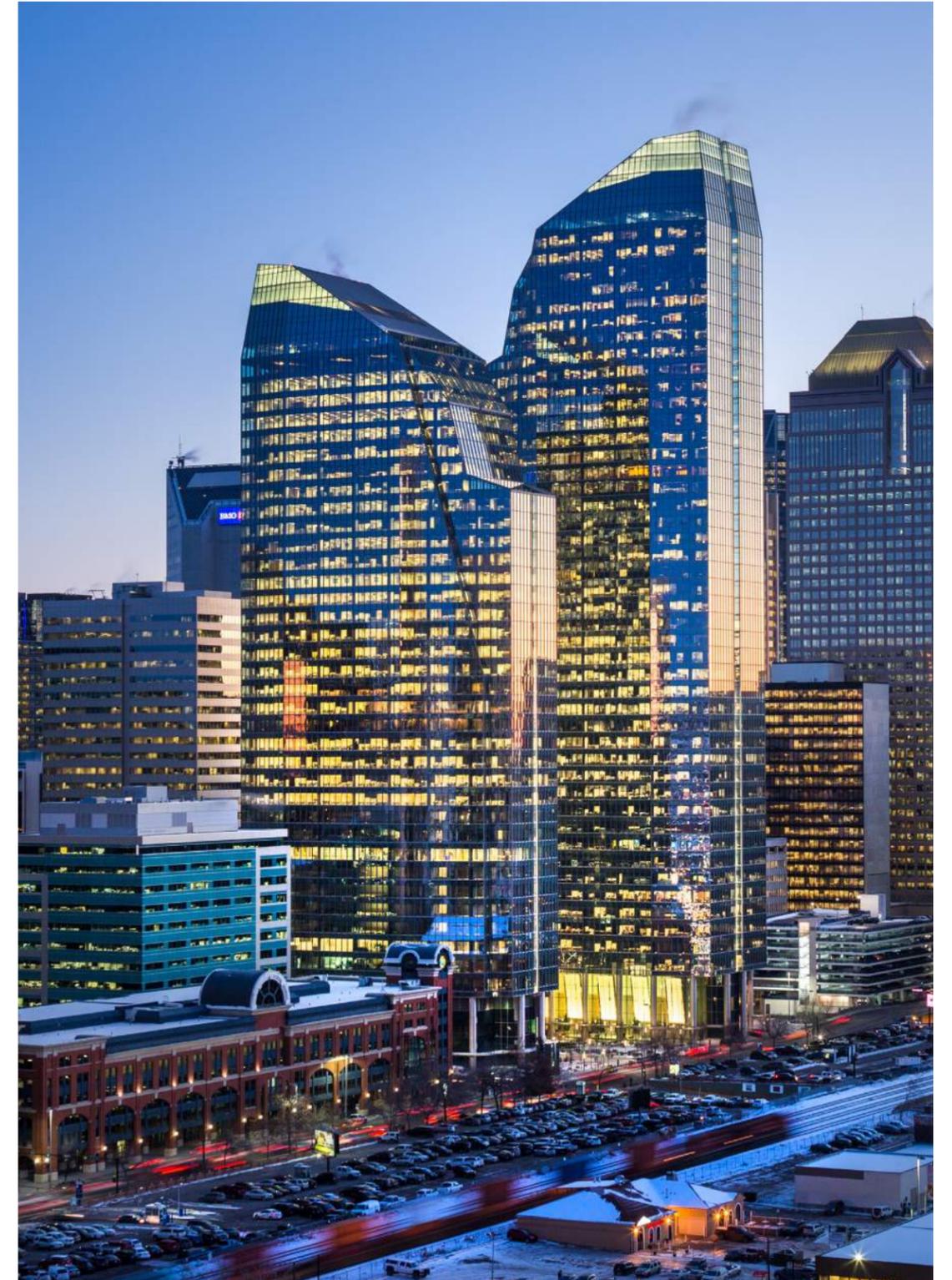
# Appendix

---

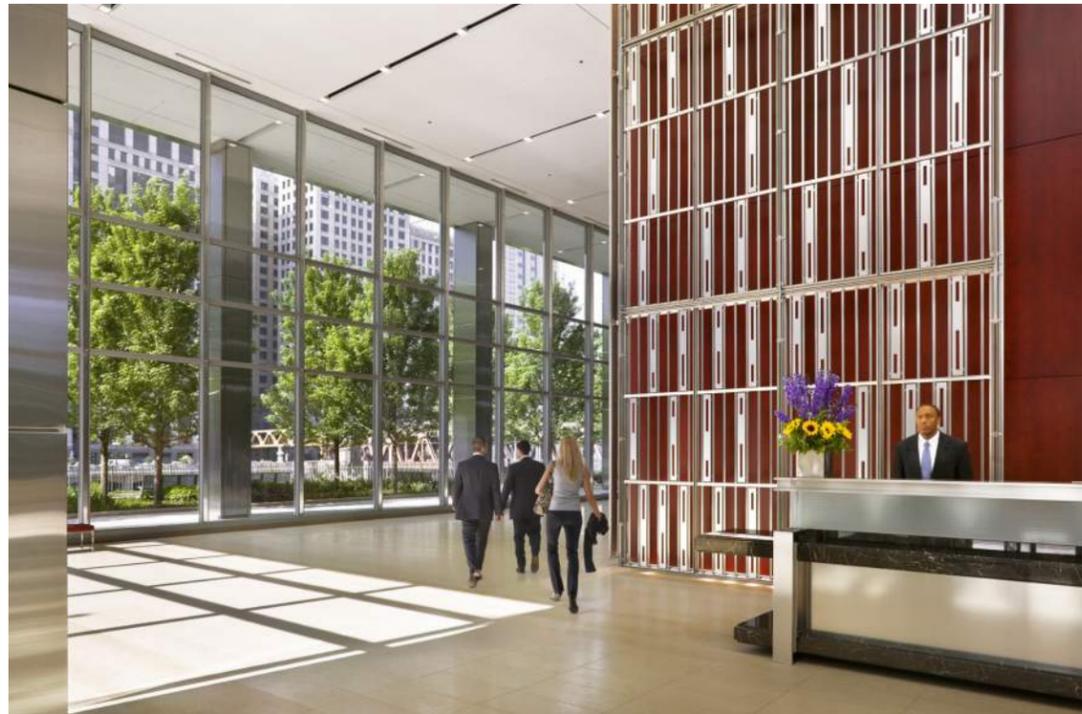
Pickard Chilton / 1180 Peachtree / Atlanta, Georgia



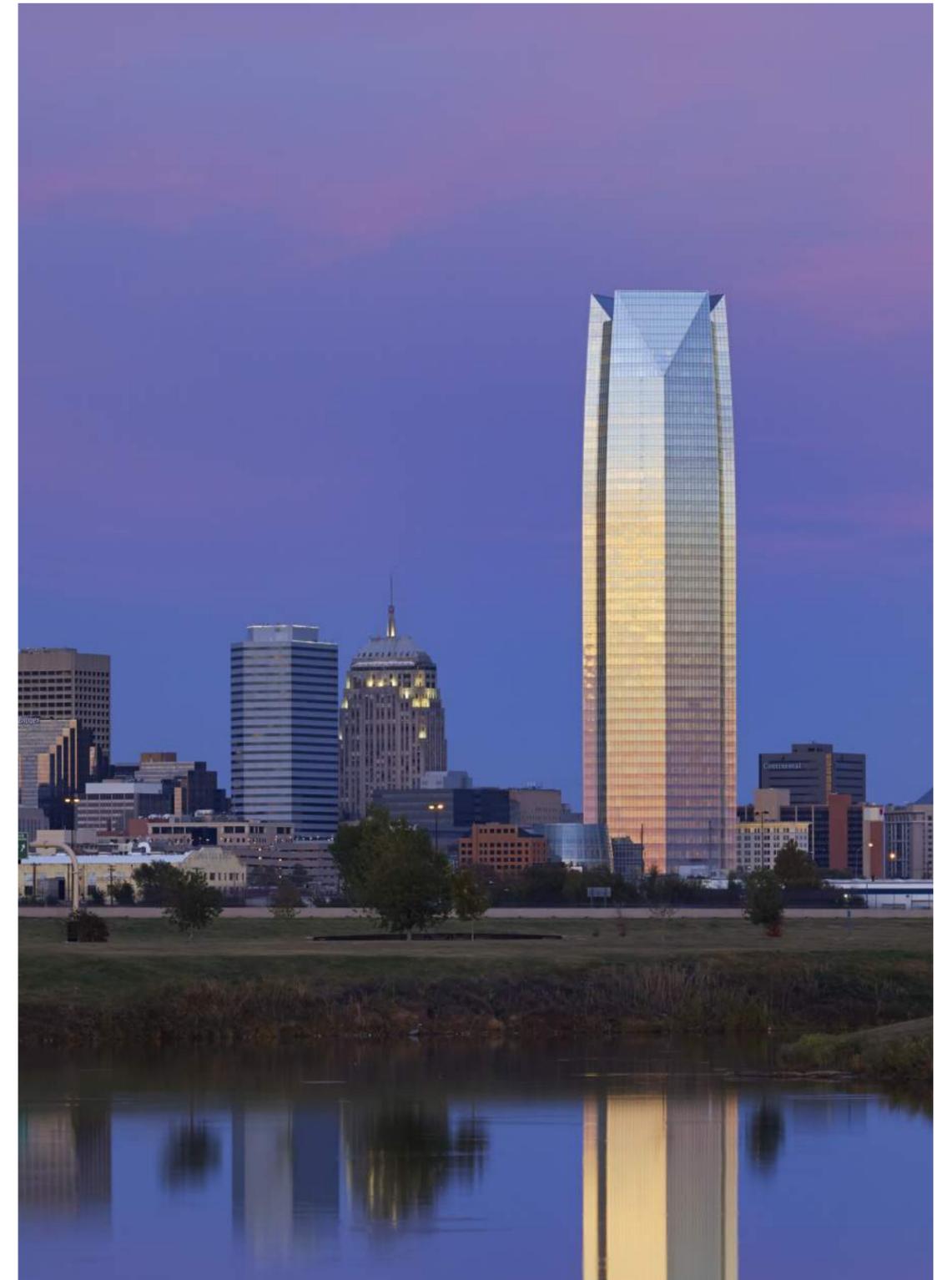
Pickard Chilton / Eighth Avenue Place / Calgary, Alberta



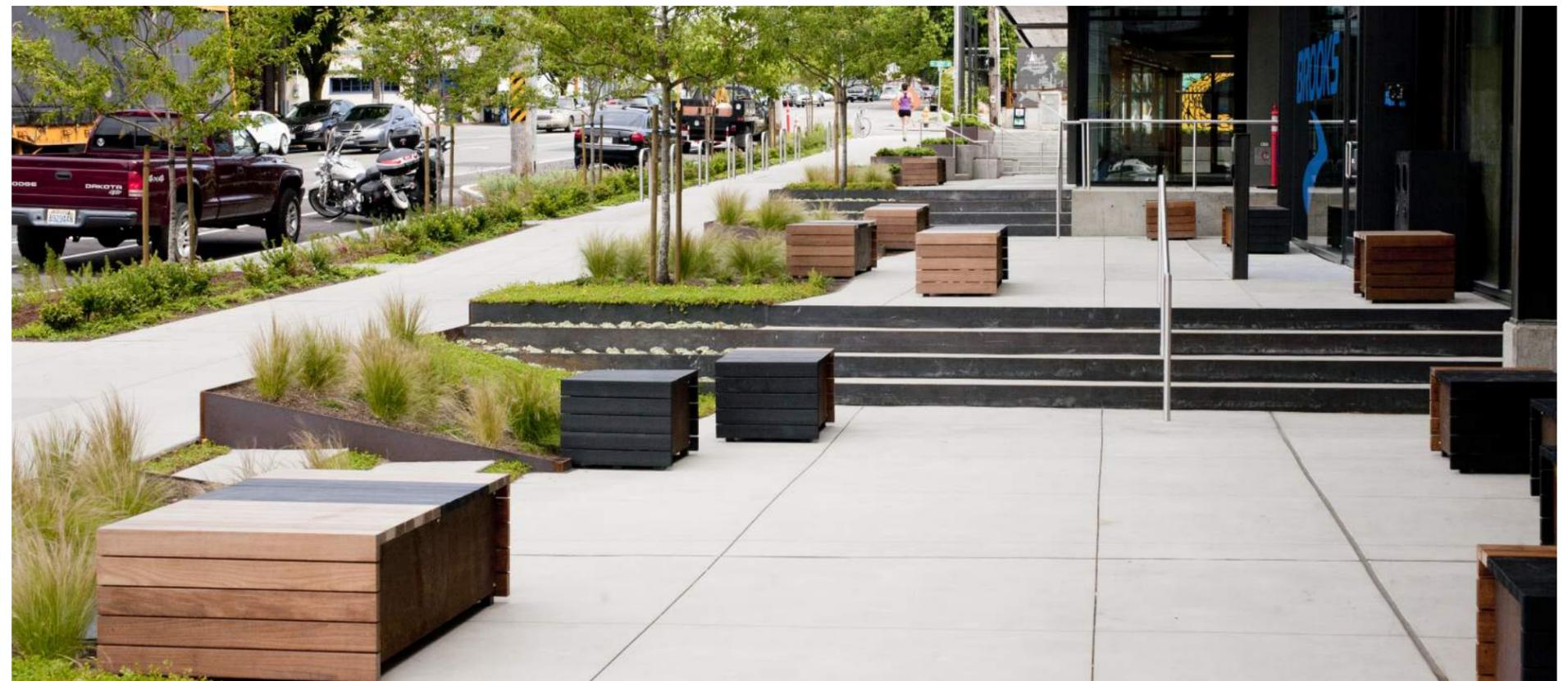
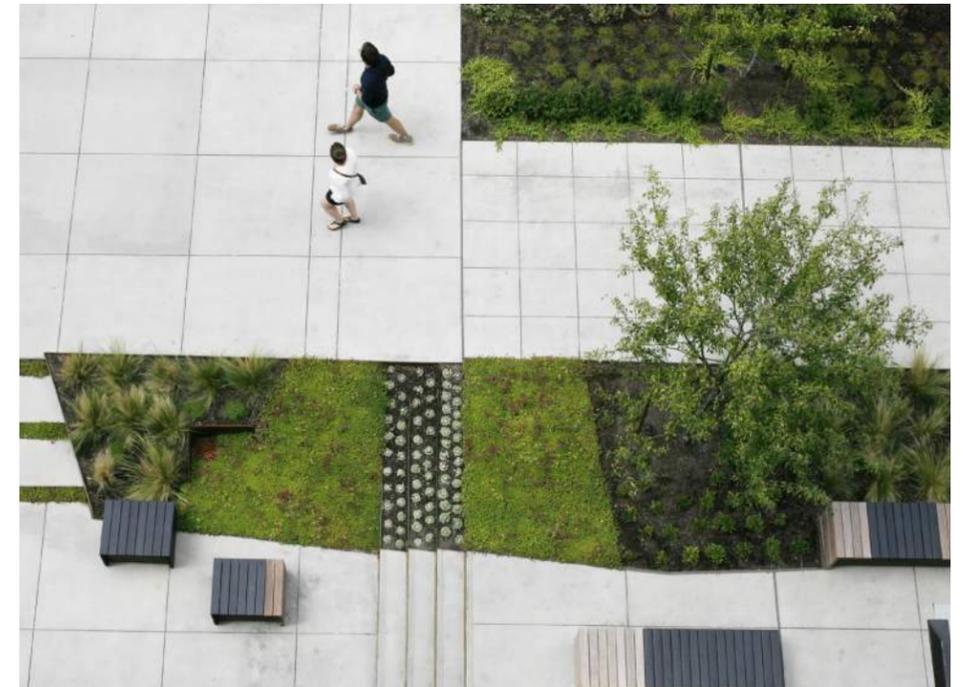
Pickard Chilton / 300 North LaSalle / Chicago, Illinois



Pickard Chilton / Devon Energy Center / Oklahoma City, Oklahoma



Swift Company / Stone 34 / Seattle, Washington



Swift Company / Various Projects / Seattle, Washington



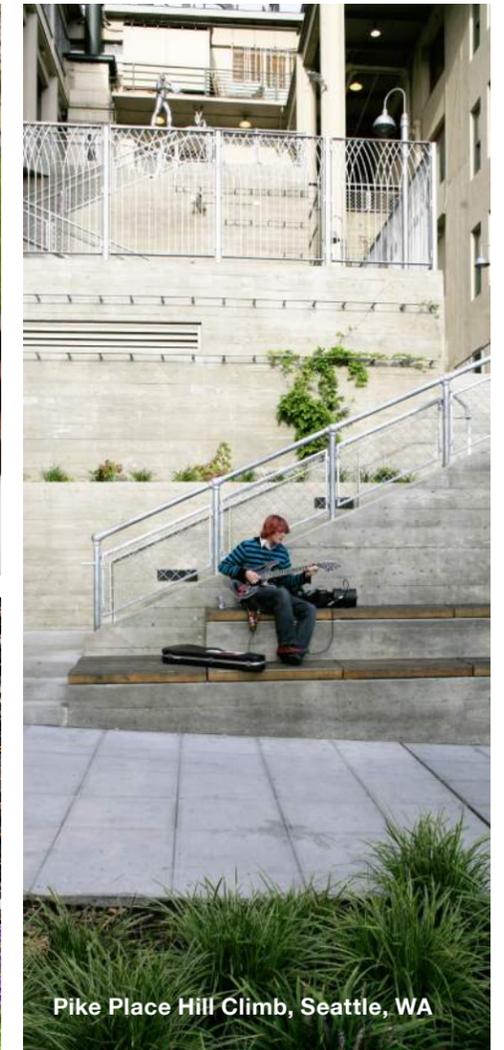
Ballard Commons, Ballard, Seattle, WA



E Court, University of Washington, Seattle, WA



E Court, University of Washington, Seattle, WA



Pike Place Hill Climb, Seattle, WA



Ballard Library, Ballard, Seattle, WA



E Court, UW, Seattle



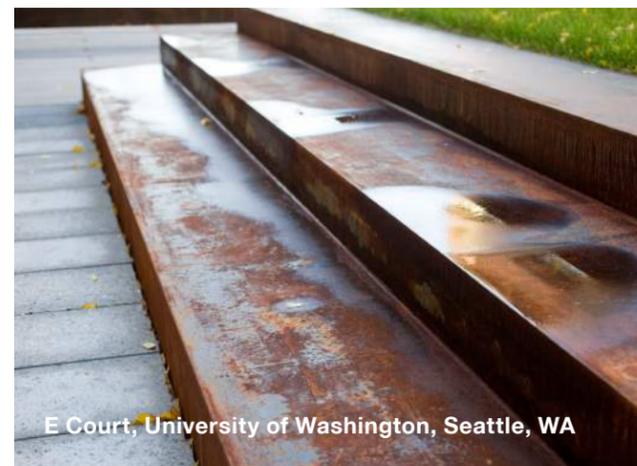
E Court, University of Washington, Seattle, WA



SPU South Transfer Station, Seattle, WA



Ballard Commons, Ballard, Seattle, WA



E Court, University of Washington, Seattle, WA



Foster School of Business, University of Washington, Seattle, WA