



Block V  
2301 7th Avenue

Early Design Guidance  
DPD PROJECT NUMBER: 3019371  
Downtown DRB Meeting April 7th 2015



**GRAPHITE**

**CLISE PROPERTIES, INC.**



# PROJECT INFO

## PROPERTY ADDRESSES & DPD PROJECT NUMBERS

2301 7th Avenue  
Seattle, WA 98101,

DPD # 3019371

## OWNER

### Clise Properties

1700 Seventh Avenue, Suite 1800  
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www.graphitedesigngroup

## ARCHITECT

### Graphite Design Group

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Contact: Michael Medina  
206.224.3335  
michael.medina@graphitedesigngroup.com

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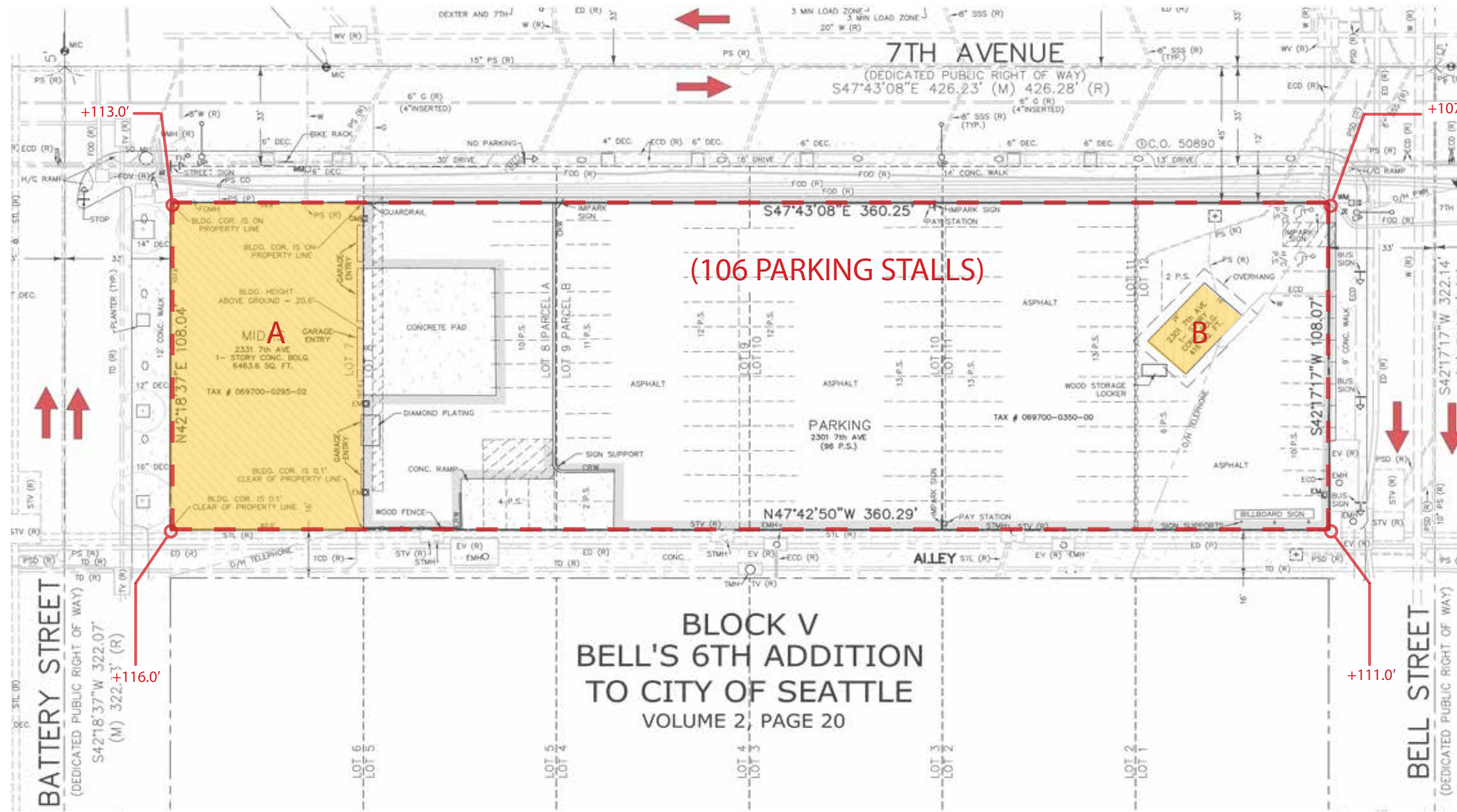


## DEVELOPMENT OBJECTIVES





# DEVELOPMENT OBJECTIVES & PROJECT GOALS



## DEVELOPMENT OBJECTIVES

Our proposal is for an application for a Master Use Permit (MUP) in order to design and construct two forty story residential towers situated on a ten story mixed-use podium. The podium will include residential parking, residential town-house units and a five story office component. The site fronts on 7th Avenue between Battery Street and Bell Street. The project will house approximately 746 units, provide approximately 181,000 SF of office space and 21,000 SF of retail space.

## PROGRAM SUMMARY

Site Area:	38,880 SF
Organization:	Two Separate Towers on a 10-story podium
Height:	435 FT. (39 occupied stories)
Residential Area:	655,000 SF
Units:	746 Units
Retail Areas:	21,000 SF
Office Area:	184,000 SF
Parking Area:	305,040 SF (Residential in Podium and Below Grade and Retail and Commercial Below)
Stalls:	750 Stalls - Residential 185 Stalls - Office 25 Stalls - Retail 960 - Total Stalls
Bike Parking:	361 Stalls - Residential 37 Stalls - Office 2 Stalls - Retail 400 - Total Stalls

## PROJECT GOALS

- Create a Viable Street Presence.
- Create a Harmonious Architectural Transition between SLU-Denny Triangle Neighborhood.
- Support Connections to all nearby transportation modes.
- Utilize the full development potential of the site.
- Provide a variety of residential amenity spaces.
- Respect and contribute to the character of the neighborhood.



EXISTING AUTO SHOP

A



EXISTING ATTENDANT BOOTH

B



GRAPHITE

A-3

Site Survey, Objectives, Program Summary and Goals

Early Design Guidance

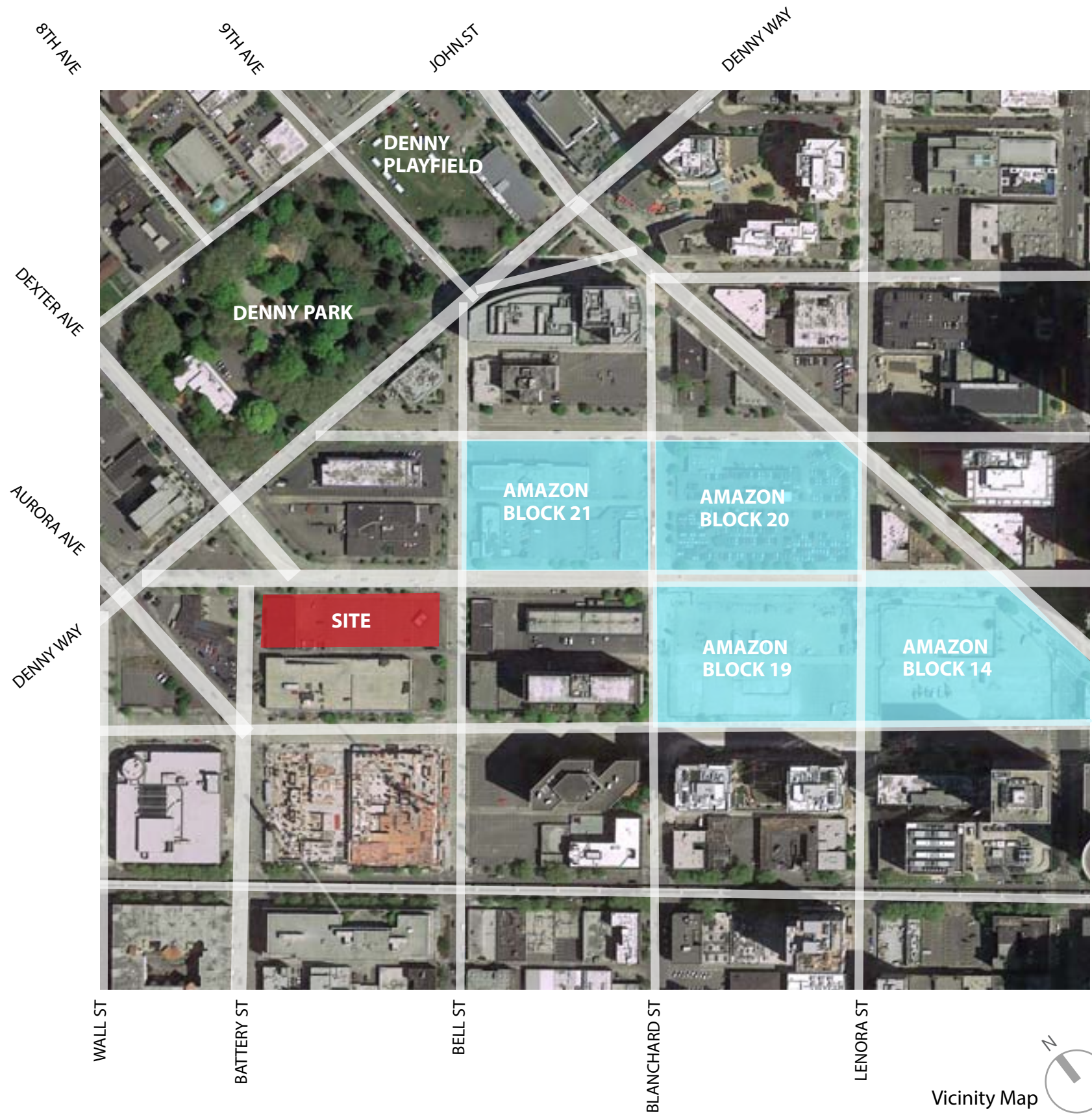
CLISE PROPERTIES, INC.





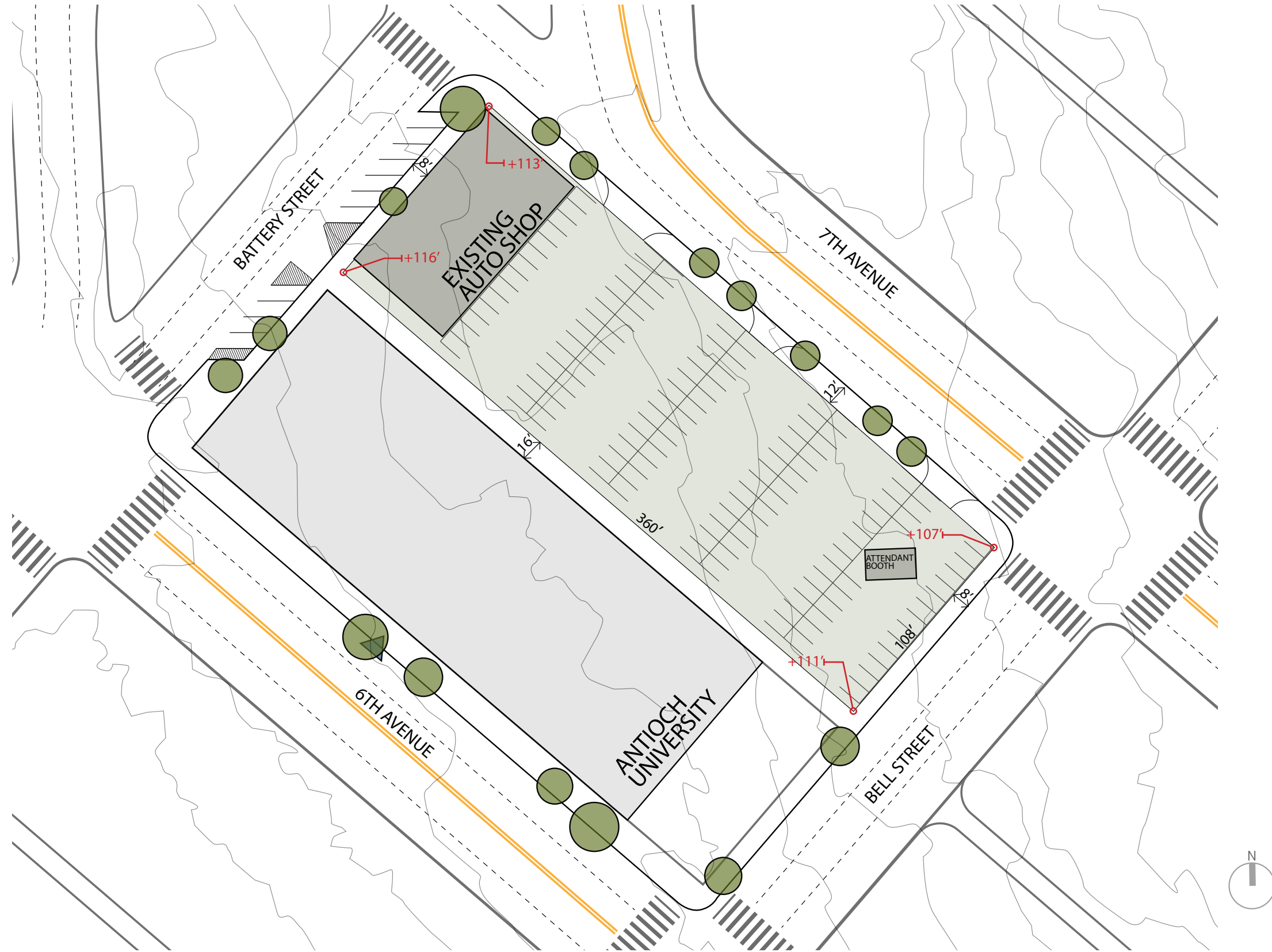
# CURRENT SITE CONTEXT

## DEVELOPMENT OBJECTIVES





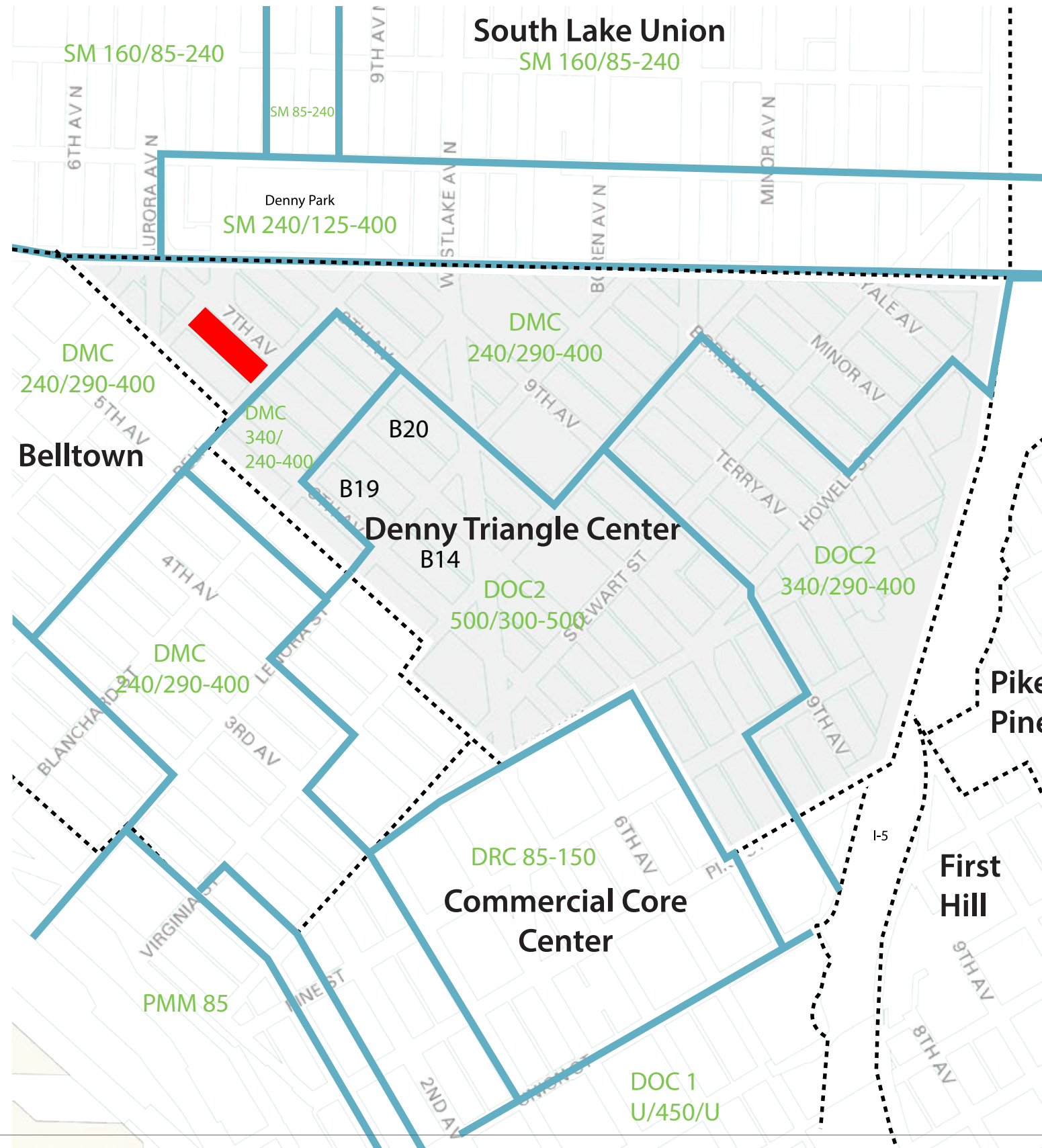
# EXISTING SITE PLAN



# URBAN DESIGN ANALYSIS



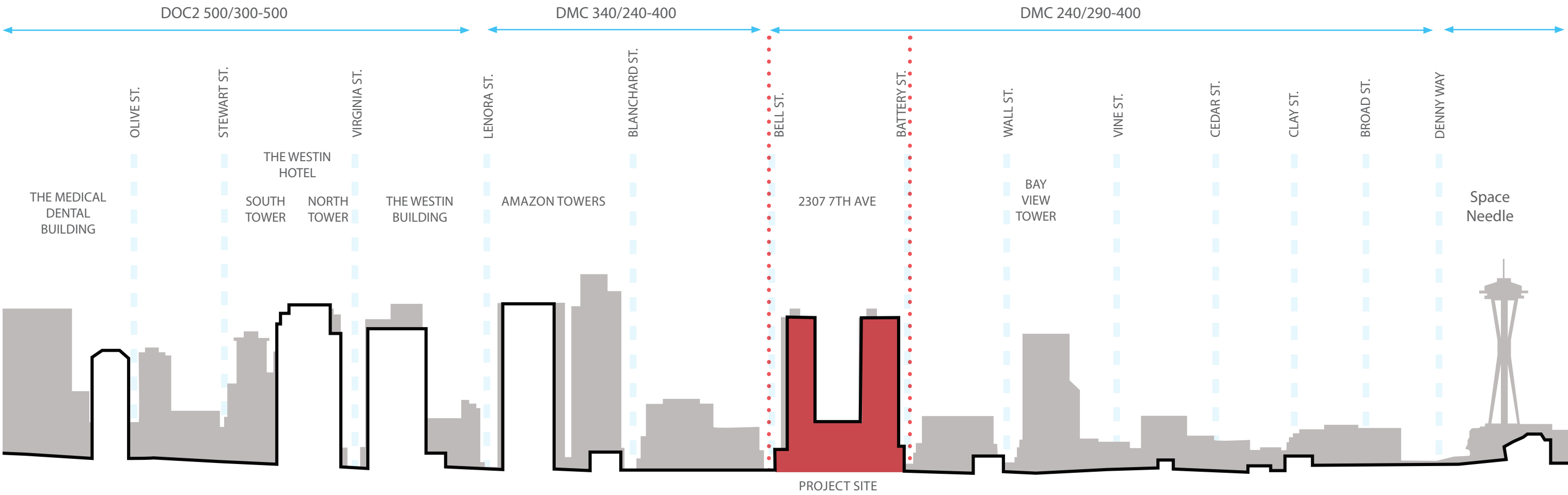
# URBAN CONTEXT - ZONING DESIGNATION



- Project Site
- Denny Triangle Center
- Zoning Separation
- Neighborhood Separation

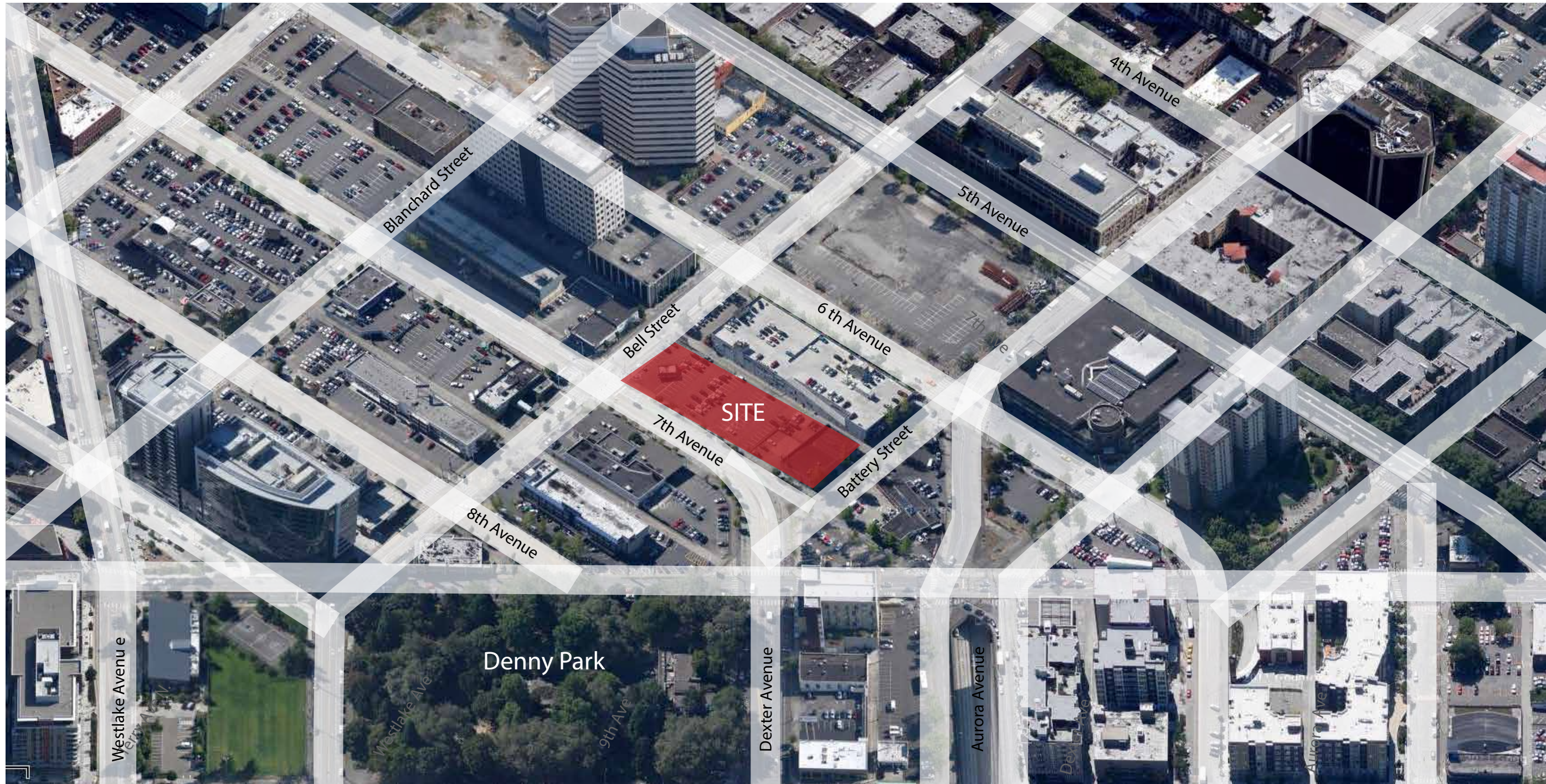






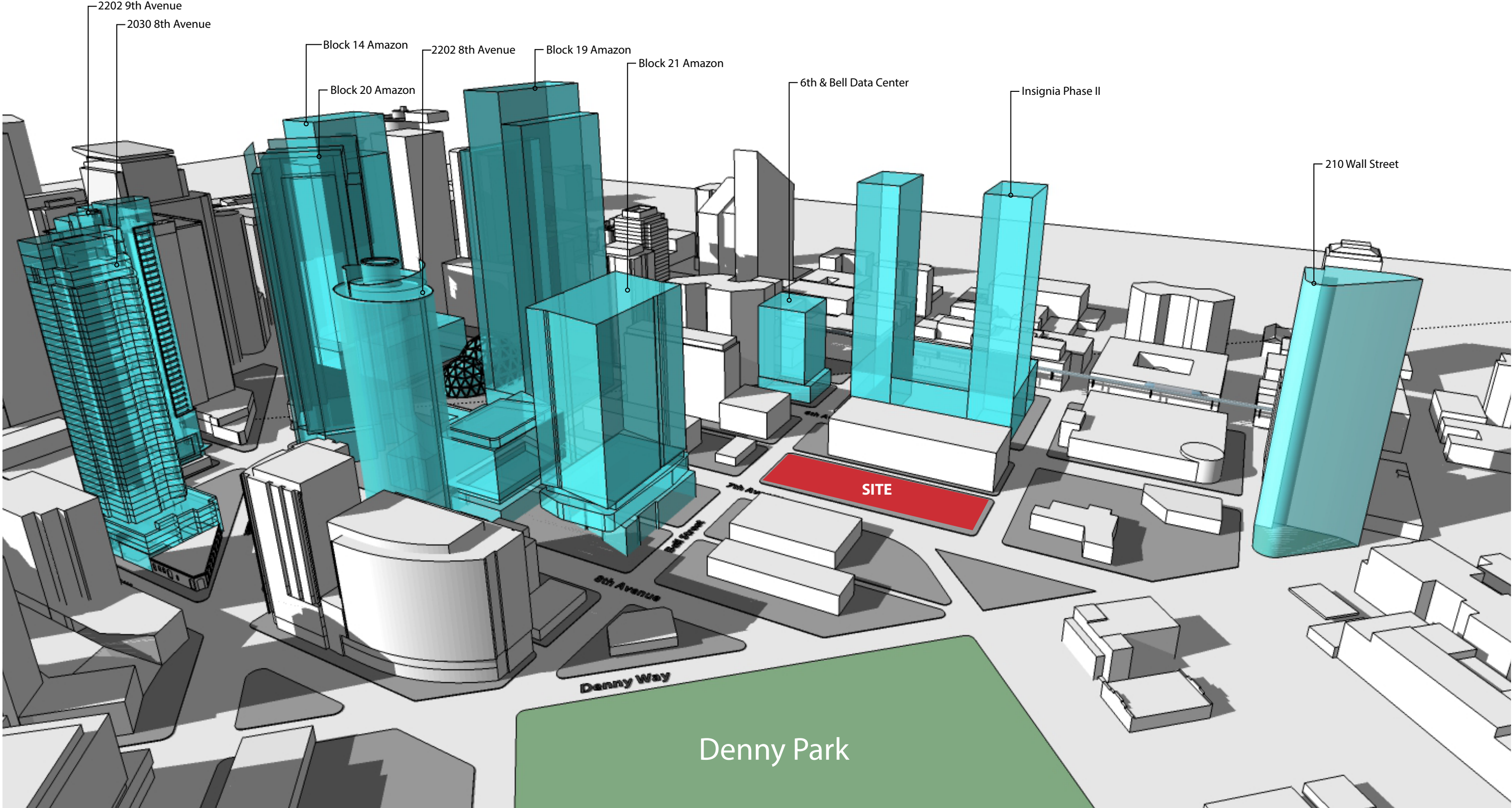


# URBAN CONTEXT - AERIAL PHOTOGRAPH





# FUTURE SITE CONTEXT - SW VIEW














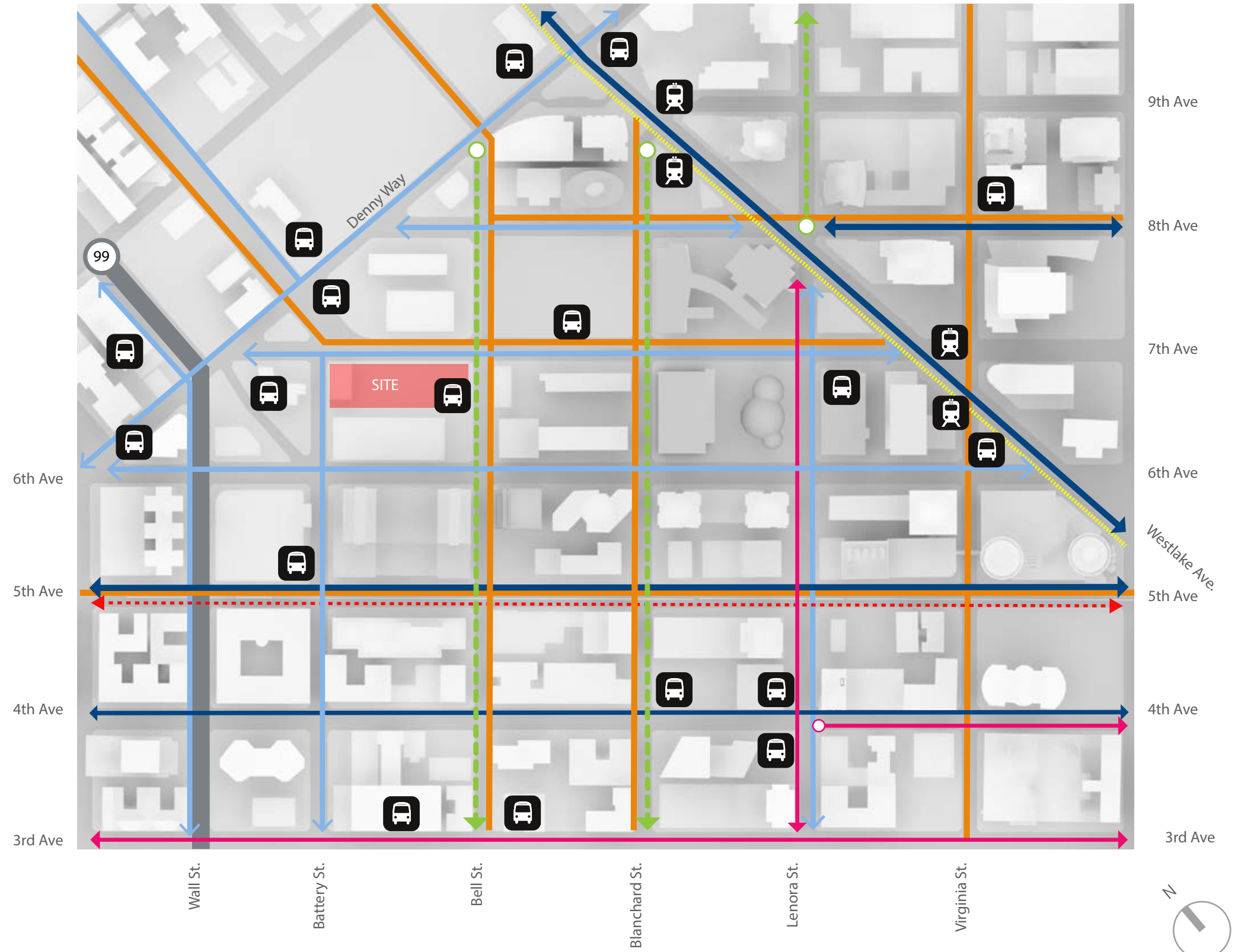
# STREET CLASSIFICATION

## Street Classification

### DENNY TRIANGLE

The site is convenient for multiple modes of public transportation and is easily accessed by autos, cyclists and pedestrians. Metro bus service is provided on Denny Ave, Dexter Ave and 7th Avenue. Seventh Avenue which the site fronts on, is the main access and egress thoroughfare for bicycle traffic, with numerous cross street bike lanes.

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



# ADJACENT BUILDING CONTEXT



A



B



C



D



E



F



G



H



J



K

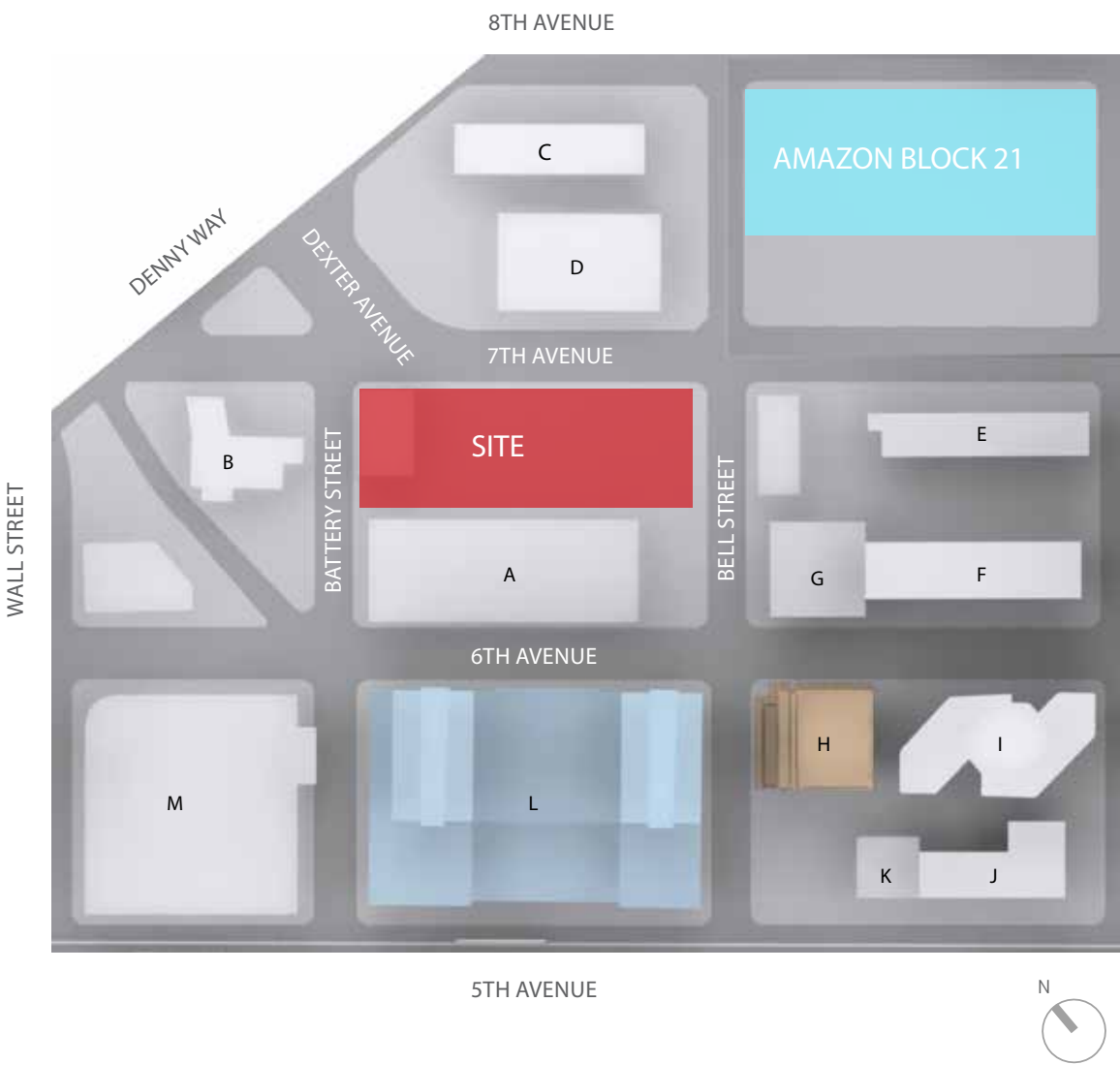


L



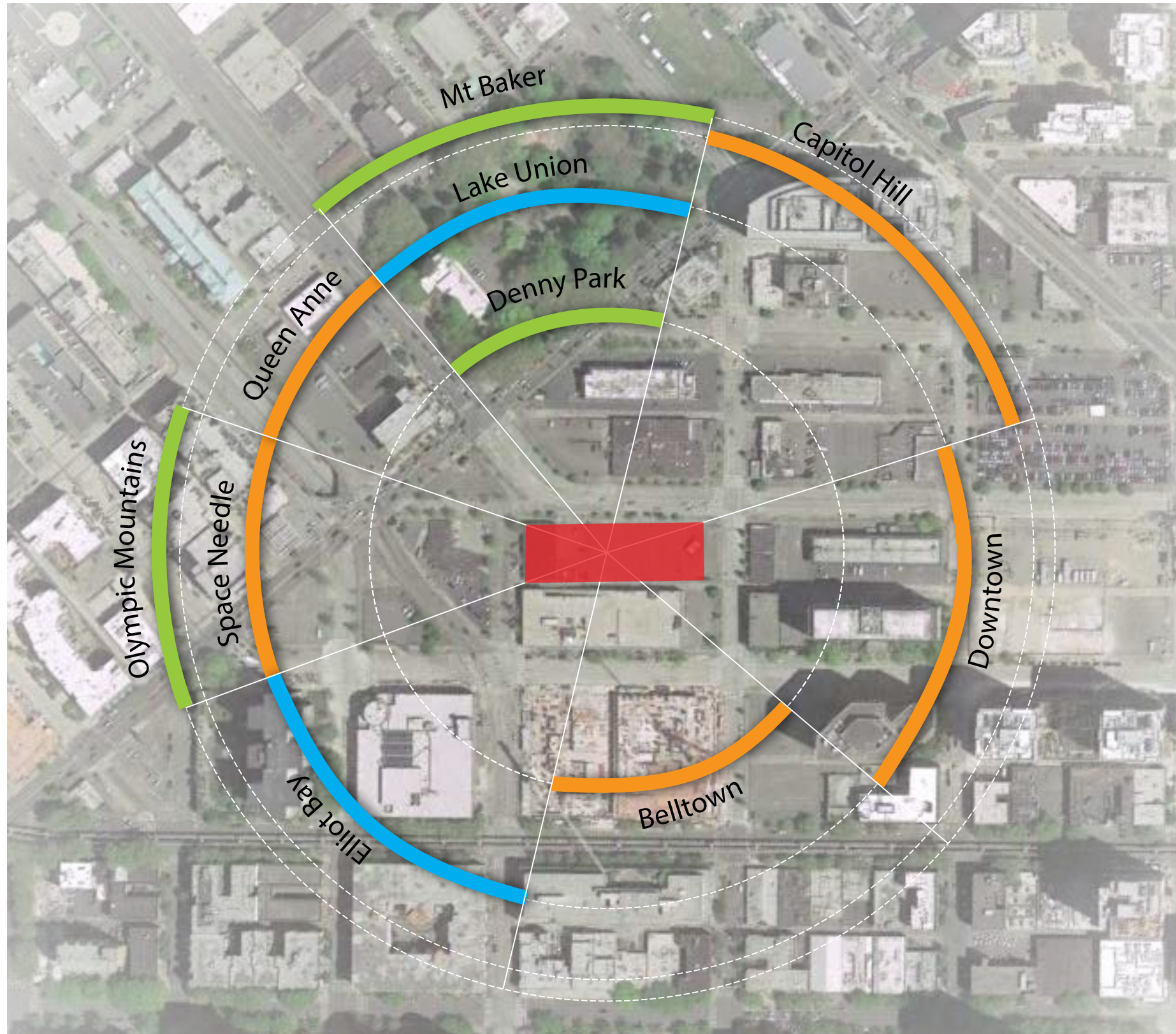
M

- A. Antioch University
- B. Elephant Car Wash
- C. Best Western Hotel
- D. School of Visual Concepts
- E. 7th Avenue Residence Hall
- F. Denny Building
- G. Denny Building Parking Garage
- H. 6th and Bell Data Center (Proposed)
- I. Blanchard Plaza
- J. Hotel 5- Seattle
- K. Wexley School for Girls
- L. Insignia Towers
- M. City University





# VIEW ANALYSIS

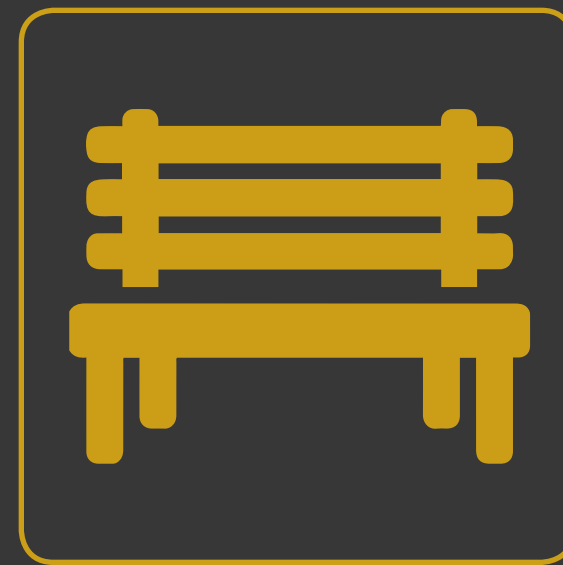


VIEWS DIAGRAM 





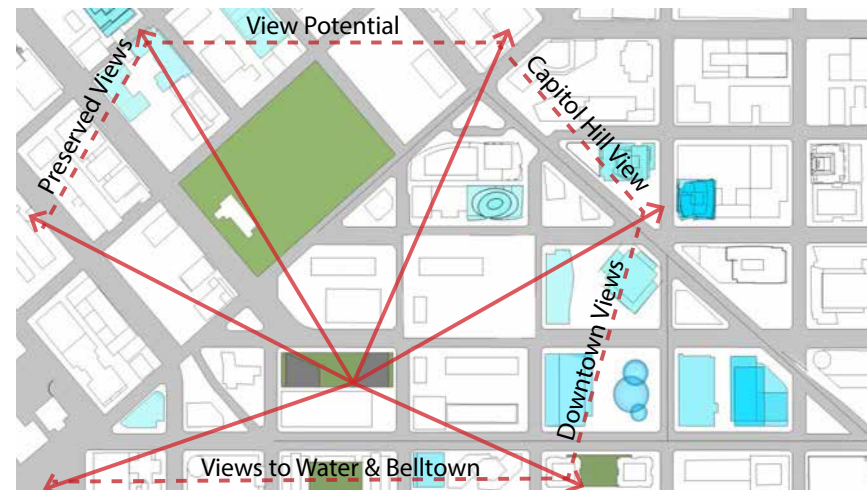
# DESIGN GUIDELINES



# DESIGN GUIDELINES



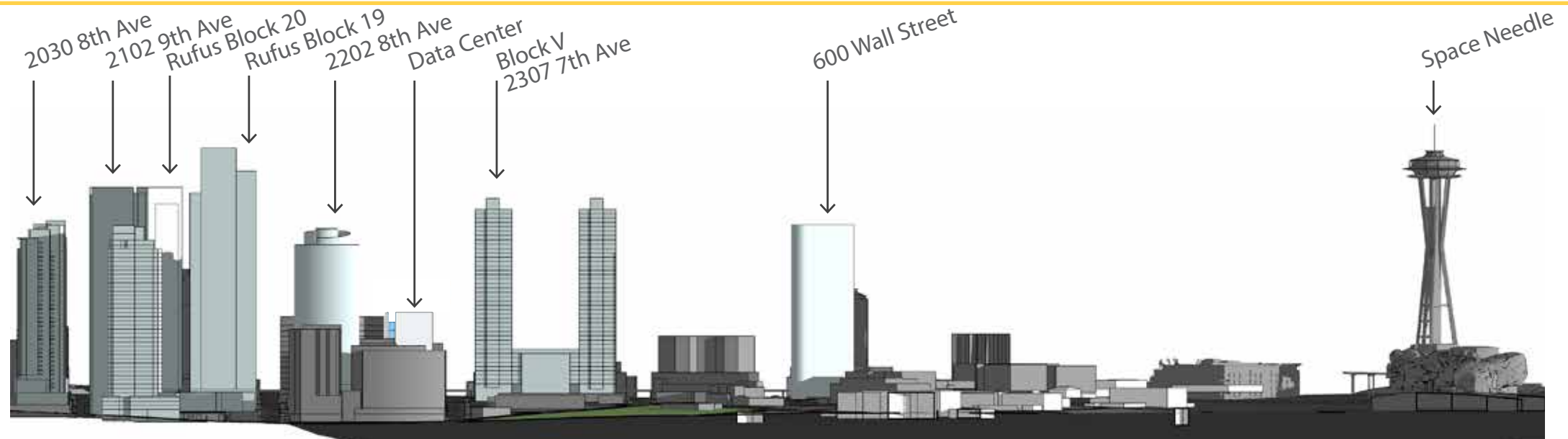
75' Wide Potential Green Street View Corridor Above



View Potential / Preserved Views



Adjacent Tower Amenity Space



A-2 Enhance the Skyline

## A - Site Planning and Massing

### A-1 Respond to the physical environment

This concept, especially the tower portions respond to the major urban grid shift between SLU and Denny Triangle happening along Denny Way. In so doing the tower responds with angular forms that enhance and reflect this unique context. This concept either within the tower or the podium anticipate the ascending scale change from Denny Way DMC zones to the DOC 2 zones and the Amazon south buildings.

### A-2 Enhance the skyline

The towers will intentionally not mirror one another but rather will be differentiated and asymmetric. This differentiation creates a less monolithic concept, less fortress like, resulting in a more dynamic union of forms. Like many geomorphic forms, this differentiation appears more natural.

## B. Height, Bulk and Scale

### B-1 Respond to the neighborhood context

The design of the base and especially the expression of the podium reflect various scale datum of the neighborhood. While the neighborhood is quickly changing from a sea of parking, this variety is intended to give the place urban scale and identifiable visual connections to nearby developments

### B-2 Create a transition in bulk and scale

While the towers are over 400 ft. tall, the design endeavors to weave the massing into the base, creating visual connections from the base to the middle and top of the towers. This eases the abruptness of the change in scale between the tower and base. The towers connections to the ground enhance their proportions and helps the composition read better from the street.

### B-3 Reinforce the positive urban form and architectural attributes of the immediate area.

This design endeavors to embrace the 7th Avenue street attributes begun at Amazon's downtown development. The elements of the very base of building will be fashioned with shapes and materials that are common to the newer generation of designs in the neighborhood. The sidewalks surrounding the site will be weather protected.

### B-4 Design a well-proportioned and unified building

In the nature of residential floor-plates which are about half the size of a typical office plate, both towers have a slender 1:3 aspect ratio. The towers depending on the urban vantage point are further differentiated by virtue of the contrasting tower geometries.









## SITE ANALYSIS



# EXISTING - SITE PLAN

**Site Area:**

Site area equals 38,880 SF with approximately 108 feet of frontage on Battery and Bell Street and 360 feet on 7th Avenue.

**Topography:**

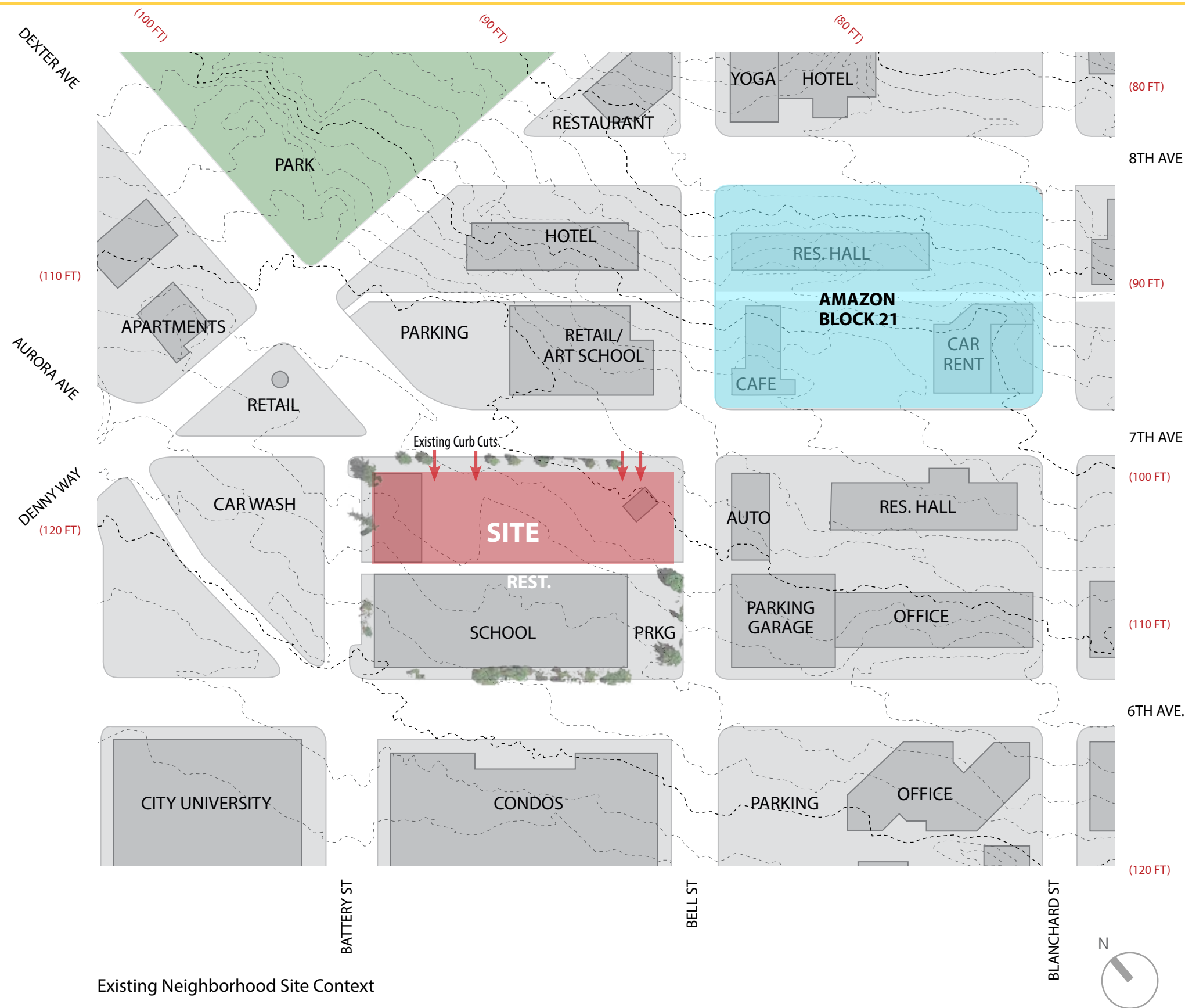
The site slopes gently from west to east, the low point at the intersection of Bell Street and 7th Avenue. The slope along Battery Street is approximately 3.5 feet and Bell Street is 4.0 feet.

**Tree Survey:**

There are no significant trees on the site, or within the sidewalk right-of-way.

**Existing Buildings:**

The site has a small 416 SF 1-story parking attendant shed and a one story 6436 SF auto service building on Battery Street. Most of the site is utilized for surface parking totaling 92 – stalls.



Existing Neighborhood Site Context





# SITE PHOTOS



OPPOSITE SITE



7th Avenue

A

7th Avenue East View



OPPOSITE SITE

Battery Street

B

7th Battery Street North View



OPPOSITE SITE

Bell Street

C

7th Bell Street South View







SITE

7th West View



SITE

7th Battery South View



SITE

7th Bell North View



# SITE PHOTOS



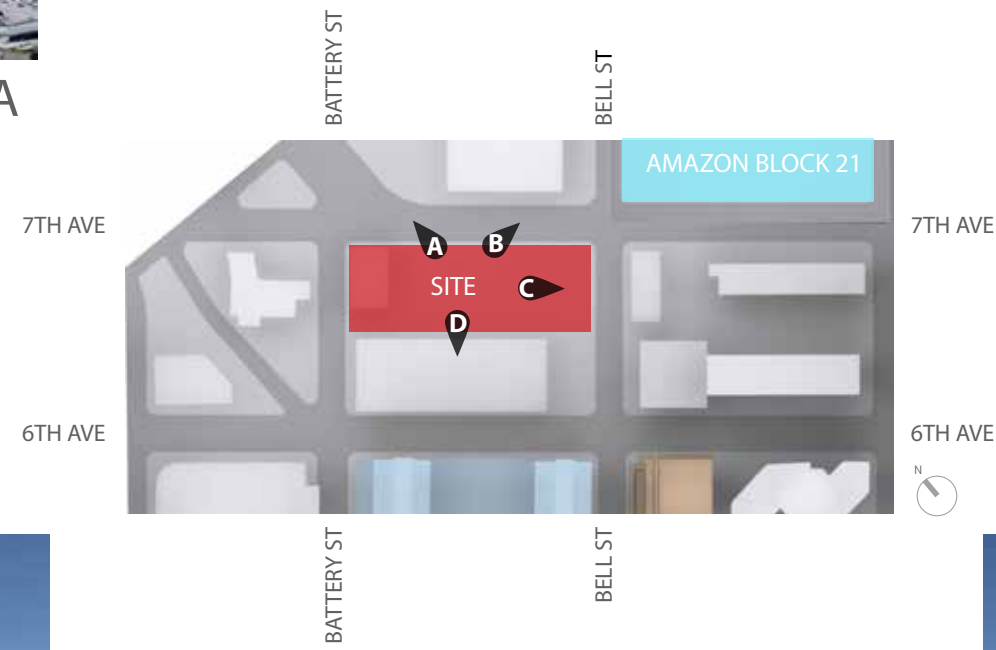
SOUTH LAKE UNION / WALLINGFORD

A



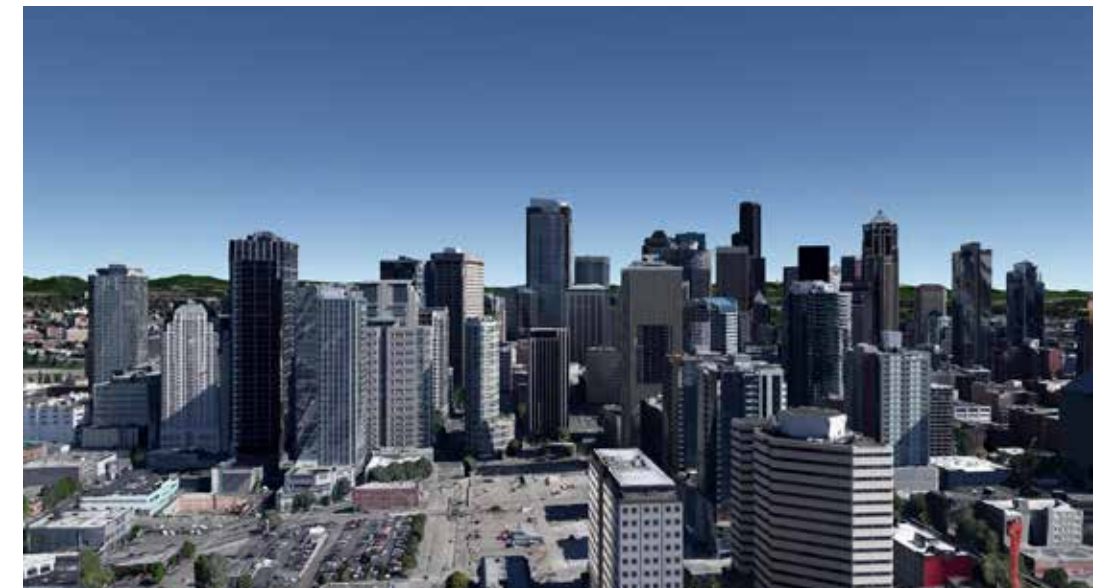
CAPITOL HILL BEYOND

B



ELLIOT BAY

D



DOWNTOWN RETAIL OFFICE CORE

C



**GRAPHITE**

**A-21**

Panoramic Views From Site  
Approximately 400' Elevation

Early Design Guidance

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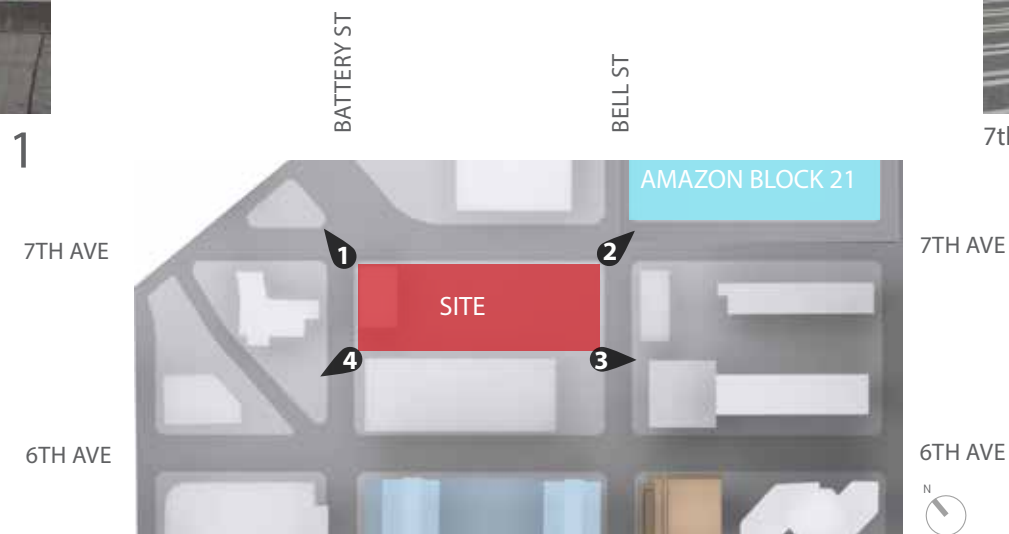
7th & Battery View

1



7th & Bell View (Amazon Phase IV)

2



Battery Alley View

4



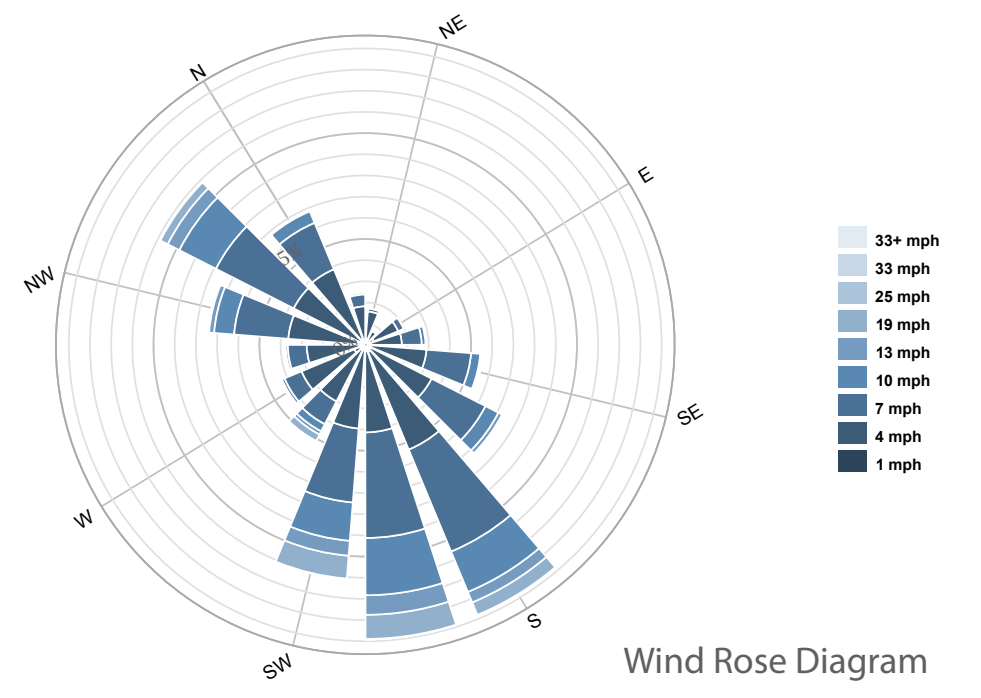
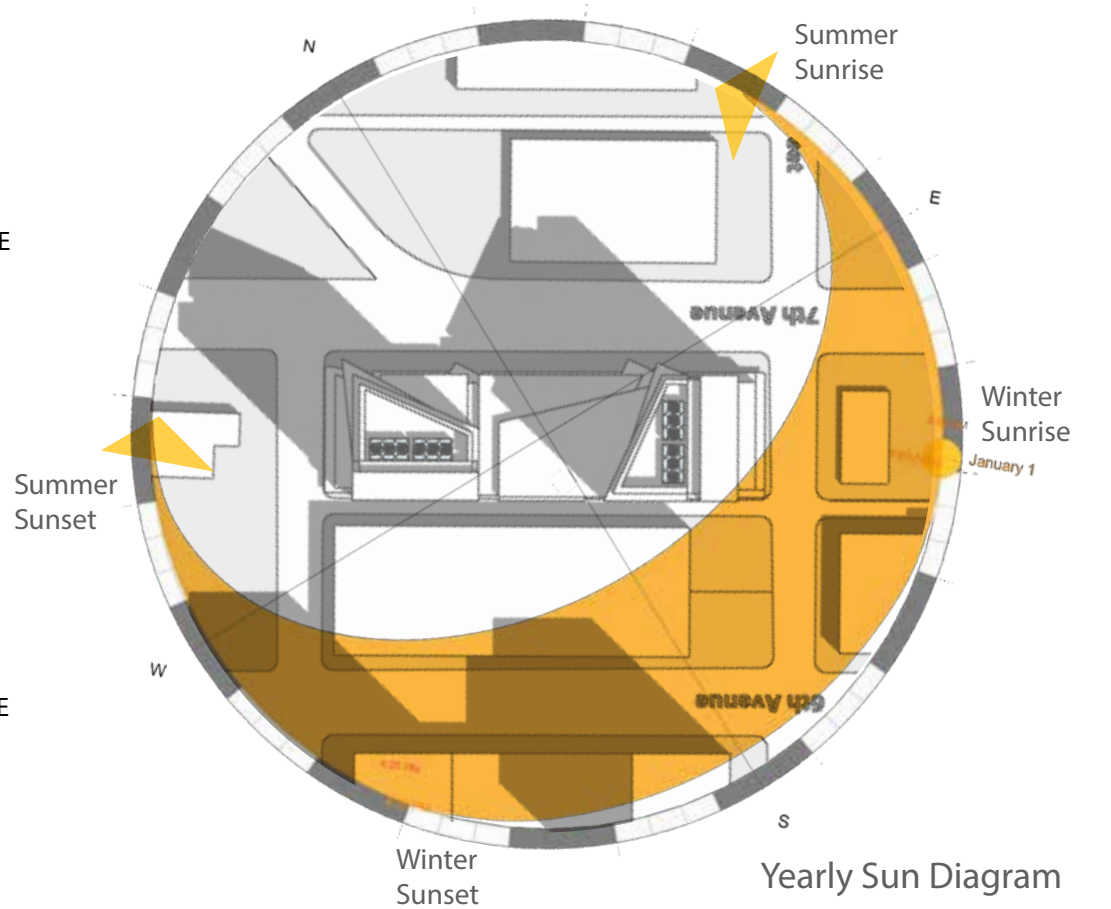
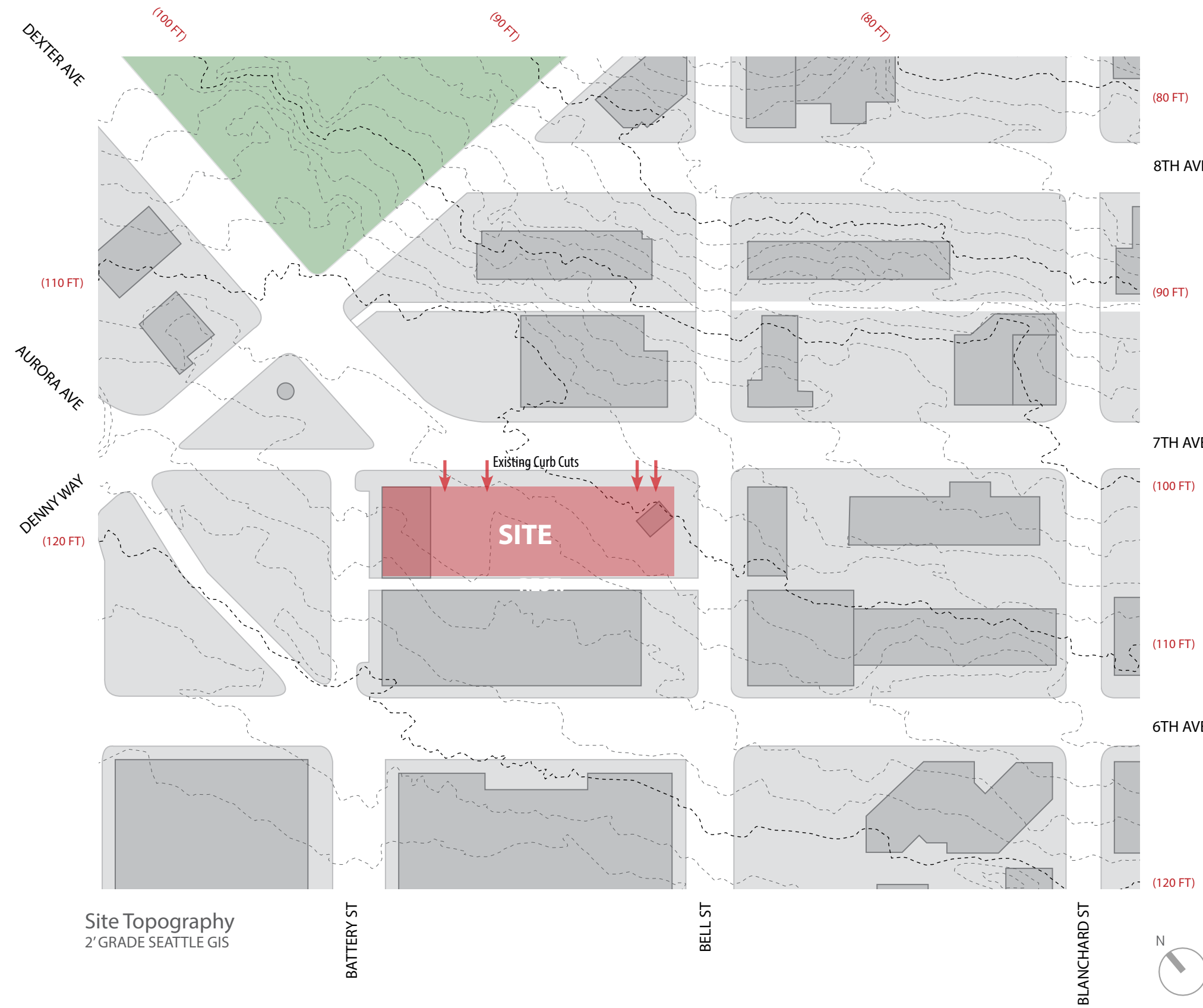
Bell Alley View

3





# SITE CLIMATE ANALYSIS







The Dexter Avenue Corridor



**Seattle's Downtown Street Grid**

Three grid patterns (due north, 32 degrees west of north and 49 degrees west of north) are a result of a disagreement between David 'Doc' Maynard, whose land claim laid south of Yesler, Arthur A Denny and Carson Boren, whose land claims lay to the north (with Henry Yesler and his mill soon brought in between Denny and the others). Denny and Boren preferred their streets to follow the Elliot Bay shoreline, while Maynard favored a grid based on the cardinal directions for his mostly flat but wet claim. All three competed to have the downtown built on their land. Denny prevailed what would become the central business district, but it was Maynard's N-S grid which was extended throughout the city.





# ZONING & CODE ANALYSIS



## ZONING ANALYSIS: 7TH AND BELL

SITE ADDRESS: 2301 7TH AVENUE SEATTLE WA 98121  
 Zone DMC 240/ 290-400  
 Denny Triangle Urban Center Village

### 23.49.042 Permitted Uses

*Standard*

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

### 23.49.008 Structure Height

*Standard*

Nonresidential Height Maximum: 240' Base, 400' Maximum

- Maximum residential height achievable through bonuses available in section 23.49.015

Structure may exceed the maximum height limit by 10% of the limit if:

- The facades of the portion of the structure above the limit do not enclose an area greater than 9,000 SF.
- The enclosed space is occupied only by those features otherwise permitted in this Section as an exception above the height limit. This shall not be combined with any other height exception to gain additional height.
- Rooftop Features allowed above height limit:
- Railings, planters, skylights, clerestories, greenhouses and parapets may extend up to 4' above height limit.
- Solar collectors may extend up to 7' above height limit.
- Mechanical equipment, stair penthouses, etc... may extend up to 15' above the height limit.

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

Elevator penthouses may extend up to 23' above the height limit (8' cab) or 24' above the limit (9' cab) plus an additional 10' if elevator provides access to usable rooftop open space.

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

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

### 23.49.009 Street-level Use Requirements

*Standard*

None required

### 23.49.010 General Requirements for Residential Uses

*Standard*

Common recreation area is required for all new development containing more than 20 dwelling units. It must meet the following criteria:

- An area equivalent to 5% of the total GFA in residential use.
- Available to all residents and be at or above ground level.
- A maximum of 50% of the area may be enclosed.
- Minimum horizontal dimension of 15' and minimum size of 225 SF.
- If provided as open space at street level it shall be counted as twice the actual area.

In mixed use projects a bonused public open space may be permitted to satisfy a portion of the common recreation area requirement per approval of the Director.

### 23.49.011 Floor Area Ratio

*Standard*

Base FAR: 5

Maximum FAR: 7

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

- Amenity Bonuses
- Transfer Development Rights
- Rural Development Credit
- Housing and Child Care
- A minimum of 5% of floor area above base FAR must be obtained through Landmark TDRs to the extent they are available.
- FAR gained through housing and child care bonuses (23.49.012) together with housing (23.49.015) and landmark TDRs shall equal 75% of the area by which the total chargeable area permitted on the lot exceeds the base FAR.
- At least ½ of the balance of the 25% shall be gained from a sending lot with a major performing arts center if available.
- The balance of the 25% shall be gained through bonus floor area for amenities (23.49.013)
- Applicant may gain additional floor area above the first increment of FAR above the base FAR through a use of MDC housing TDR, or any combination of DMC housing TDR with floor area gained through other TDR and bonuses as described above.
- If bonus development sought is less than 5,000 SF the Director may permit all bonused area to be achieved through housing and child care.

Areas Exempt from FAR:

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

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

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

*Standard*

Not Applicable (no bonus sought)

### 23.49.013 Bonus Floor Area for Amenities

*Standard*

Not Applicable (no bonus sought)

### 23.49.014 Transfer of Development Rights

*Standard*

Not Applicable (no bonus sought)

### 23.49.015 Bonus Floor Area for ... Low- and Moderate Income Housing

*Standard*

Not Applicable (no bonus sought)

### 23.49.016 Open Space

*Standard*

Private Open Space – Office Use Requirements:

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

On-site public open space

- Available for amenity feature bonus per section 23.49.013

Off-site public open space

- Available for amenity feature bonus per section 23.49.013
- Must be in a downtown zone within ¼ mile of the project site.
- Must be open to the public without charge.
- Minimum of 5,000 SF of contiguous area.

Payment in lieu

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

### 23.49.017 Open Space TDR Site Eligibility

*Standard*

Basic criteria to qualify as a sending TDR lot:

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

### 23.49.018 Overhead weather protection and lighting

*Standard*

Continuous weather protection is required along entire street frontage

Exceptions:

- If set back farther than 5; from property line
- Abuts a bonused open space or amenity feature
- If separated from the street property line by a landscaped area at least 2' in width
- Driveways and loading docks

Dimensions:

- Minimum 8' from building wall of within 2' of curb line, whichever is less
- Lower edge minimum height of 10' and a maximum of 15'
- Pedestrian lighting to be provided





# ZONING & CODE ANALYSIS

## 23.49.019 Parking quantity, location and access requirements, and screening and landscaping of surface parking areas Standard

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

- On Blanchard Street and Bell Street (green street), parking is permitted at street level only if separated from the street by other uses
- On 8th Avenue (class II pedestrian street), parking is permitted at street level if it meets the standards of 23.49.019B, including:
  - At least 30% of the street frontage (excluding garage doors) is separated from the street by other uses;
  - The façade of the separating uses meets the transparency and blank wall standards for class I ped. Streets;
  - The portion of parking not separated by other uses is screened, and;
  - The street façade is enhanced by detailing, artwork, landscaping, etc...
- Parking not at street level within structures must be located below street level or separated from street level by other uses
- Up to four levels of above grade parking may be permitted if it meets the standards of 23.49.019B

Maximum parking limit for nonresidential uses

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

Bicycle Parking (Minimums):

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

After the first 50 spaces are provided additional spaces are required at 1/2 the ratio noted

Structures containing more than 250,000 SF of office space shall include shower facilities

Off-Street loading spaces shall be provided per 23.54.030

## 23.49.022 Minimum sidewalk and alley width Standard

Minimum sidewalk width on Battery Street, Bell Street and 7th Avenue: 12'

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

## 23.49.032 Additions of chargeable floor area to lots with existing structures. Standard

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

## 23.49.035 Modified or discontinued public benefit feature Standard

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

- It is not housing or child care
- Additional GFA permitted in return for the feature is removed or converted to a use that is not counted as chargeable floor area
- An amount of chargeable floor area equal to that obtained by the feature to be replaced is provided pursuant to provisions for granting floor area above the base FAR in chapter

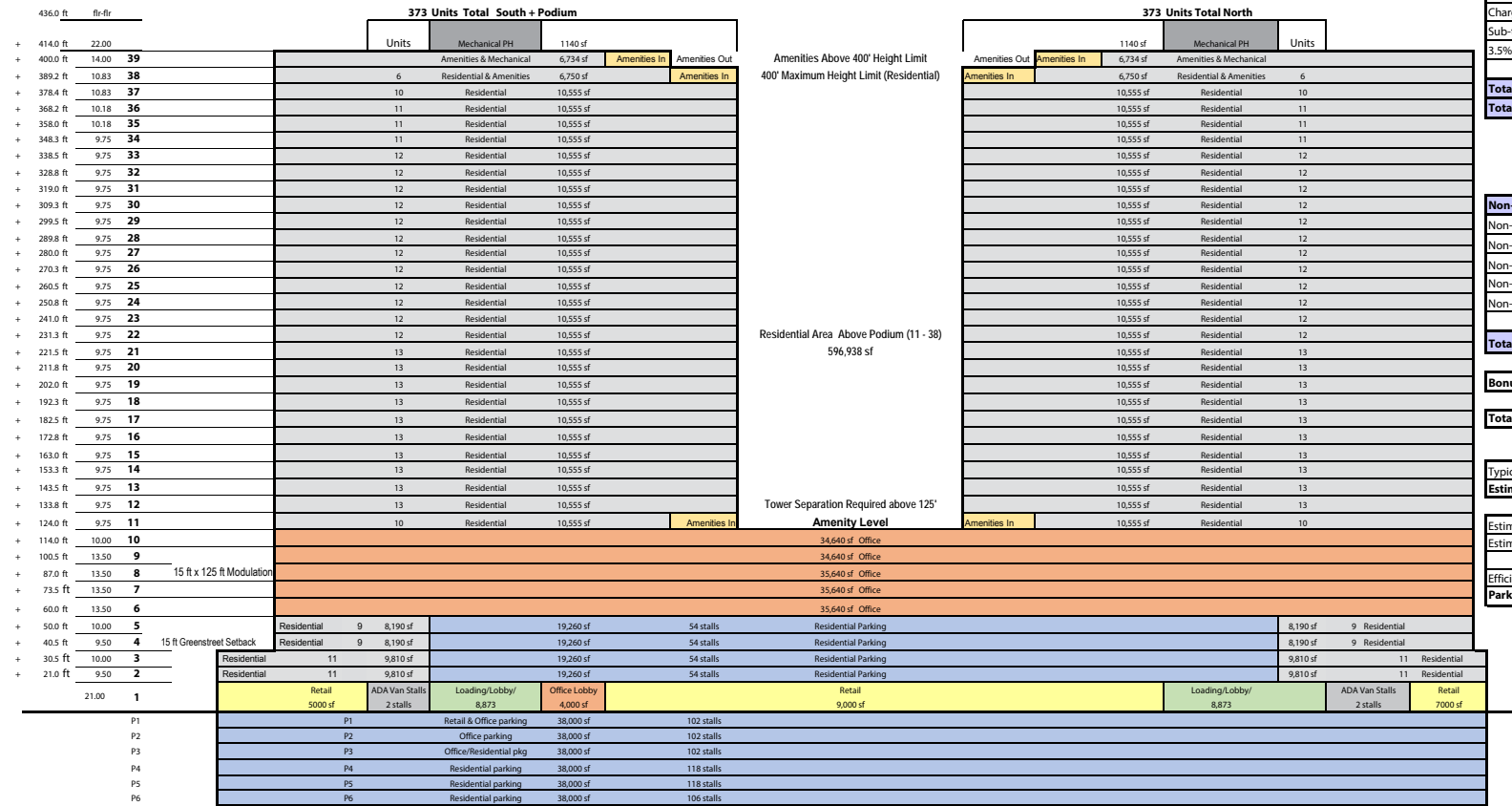
Modifications of amenity features that do not result in the diminishment or discontinuation of the feature may be permitted by the Director provided it meets the condition of the Downtown Amenity Standards.

## 23.49.045 Parking Standard

Principal use parking garages for short-term parking may be permitted as conditional use.

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

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



Program Stacking Diagram

Area Summary	
Site Area	38,880 ft <sup>2</sup>
Base FAR	5.0
FAR with Bonuses	7.0
Base Chargeable FAR	194,400.0 ft <sup>2</sup>
Maximum Bonus FAR	272,160.0 ft <sup>2</sup>
<b>Maximum Chargeable FAR</b>	<b>466,560</b>

Required Amenity Spaces	
<b>Total Area in Residential Use</b>	<b>655,470 ft<sup>2</sup></b>
<b>Required 5% Amenity Area</b>	<b>32,774 ft<sup>2</sup></b>
<b>Minimum Exterior Space 2.5%</b>	<b>16,387 ft<sup>2</sup></b>

Chargeable Areas	
Chargeable Office Area	176,200 ft <sup>2</sup>
Chargeable Rooftop Mechanical	2,000 ft <sup>2</sup>
Chargeable Loading/Service	3,000 ft <sup>2</sup>
Sub-total Chargeable Area	181,200 ft <sup>2</sup>
3.5% Mechanical Deduction (FAR Exempt)	(6,342) ft <sup>2</sup>
<b>Total chargeable above-grade area</b>	<b>174,858 ft<sup>2</sup></b>
<b>Total FAR</b>	<b>4.5</b>

Non-Chargeable Areas	
Non-Chargeable Residential	655,470 ft <sup>2</sup>
Non-Chargeable Rooftop Mechanical	1,400 ft <sup>2</sup>
Non-Chargeable Loading/Service	8,873 ft <sup>2</sup>
Non-Chargeable Retail	21,000 ft <sup>2</sup>
Non-Chargeable Parking	305,040 ft <sup>2</sup>
<b>Total non-chargeable above-grade area</b>	<b>991,783 ft<sup>2</sup></b>

<b>Bonus Residential Area (above 290')</b>	<b>216,990 ft<sup>2</sup></b>
<b>Total Above Grade Construction Area</b>	<b>1,166,641 ft<sup>2</sup></b>

Typical Unit Size (Gross - 1BR)	850 ft <sup>2</sup>
<b>Estimated Unit Count</b>	<b>746 units</b>

Estimated Parking Area	305,040 ft <sup>2</sup>
Estimated Parking Spaces	- stalls
Efficiency	#DIV/0! sq. ft. / stall
<b>Parking Ratio (Spaces/Unit)</b>	<b>0.00 stalls/unit</b>



## 23.49.056 Street façade, landscaping and street setback requirements

### Standard

#### Minimum façade heights:

- 7th Avenue (class II pedestrian street): 15'
- Battery Street (class II pedestrian street): 15'
- Bell Street (green streets): 25'

#### Setbacks

- The maximum setback of the facade from the street lot lines at intersections is 10 feet. The minimum distance the facade must conform to this limit is 20 feet along each street.
- Any exterior public open space that meets the Downtown Amenity Standards, whether it receives a bonus or not, and any outdoor common recreation area required for residential uses, is not considered part of a setback.
- If a sidewalk is widened into the lot as a condition to development, setback standards shall be measured to the line established by the new sidewalk width rather than the street lot line.

#### Transparency and blank façade requirements;

- Transparency requirements do not apply to portions of structures in residential use.
- Along 7th Avenue and Battery Street (class II pedestrian streets) 0% of street façade to be transparent between 2' and 8' above sidewalk level.
- Along Bell Street (green street) 60% of street façade to be transparent between 2' and 8' above sidewalk level.
- Blank façade requirements do not apply to portions of structures in residential use.
- On 7th Avenue and Battery Street blank facades limited to segments 30' except garaged doors which may be wider than 30'.
- On 7th Avenue and Battery Street the total of all blank façade segments shall not exceed 70% of the street façade.
- On Bell Street blank facades limited to segments 15' except for garage doors which may be wider than 30'.
- On Bell Street the total of all blank façade segments shall not exceed 40% of the street façade.
- Blank façade sections shall be separated by transparent area at least 2' wide

Street trees are required on all streets.

#### Landscaping in the Denny Triangle Urban Village

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

## 23.49.058 Upper-Level Development Standards

### Standard

#### "Tower" Definition

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

#### Façade modulation and upper-level width limits apply to:

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

#### 23.49.058B Façade modulation (non-residential)

- Required of street facing facades within 15' of street above 85'.
- Maximum façade length without modulation within 15' of street lot line:
  - 155' façade length from elevation 86 to 160 feet.
  - 125' façade length from elevation 161 to 240 feet.

- 100' façade length from elevation 241 to 500 feet.
- 80' façade length for elevations above 500 feet.
- Modulation defined as at least 15' deep step back from façade at least 60' long.

#### Tower floor area limitations (DMC)

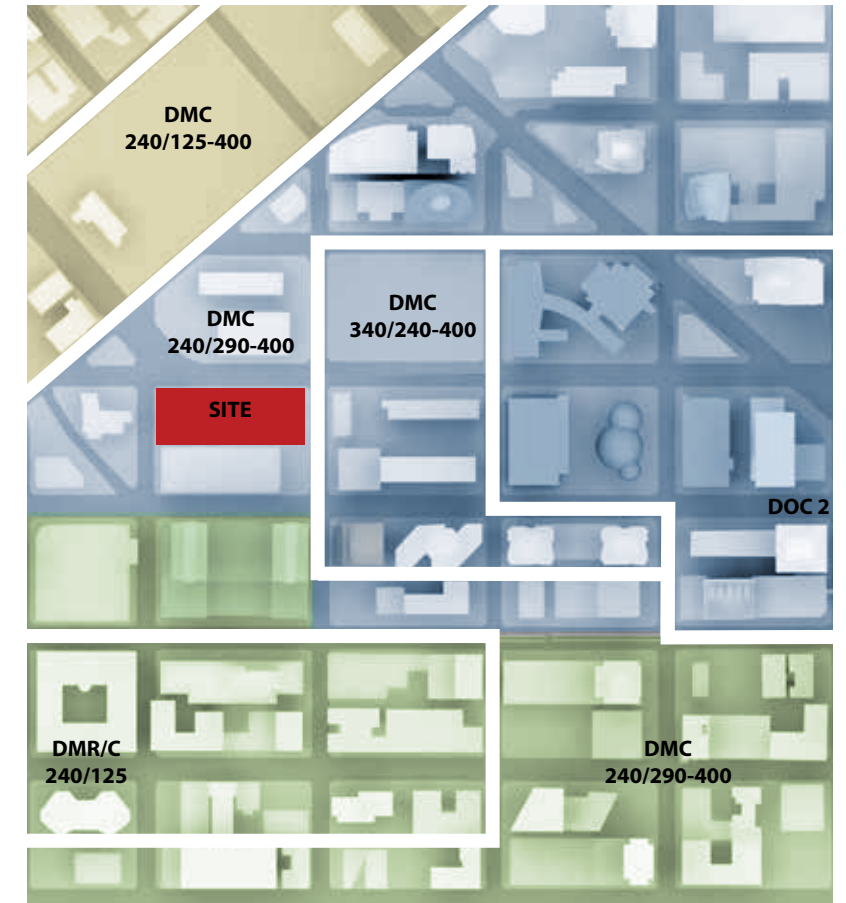
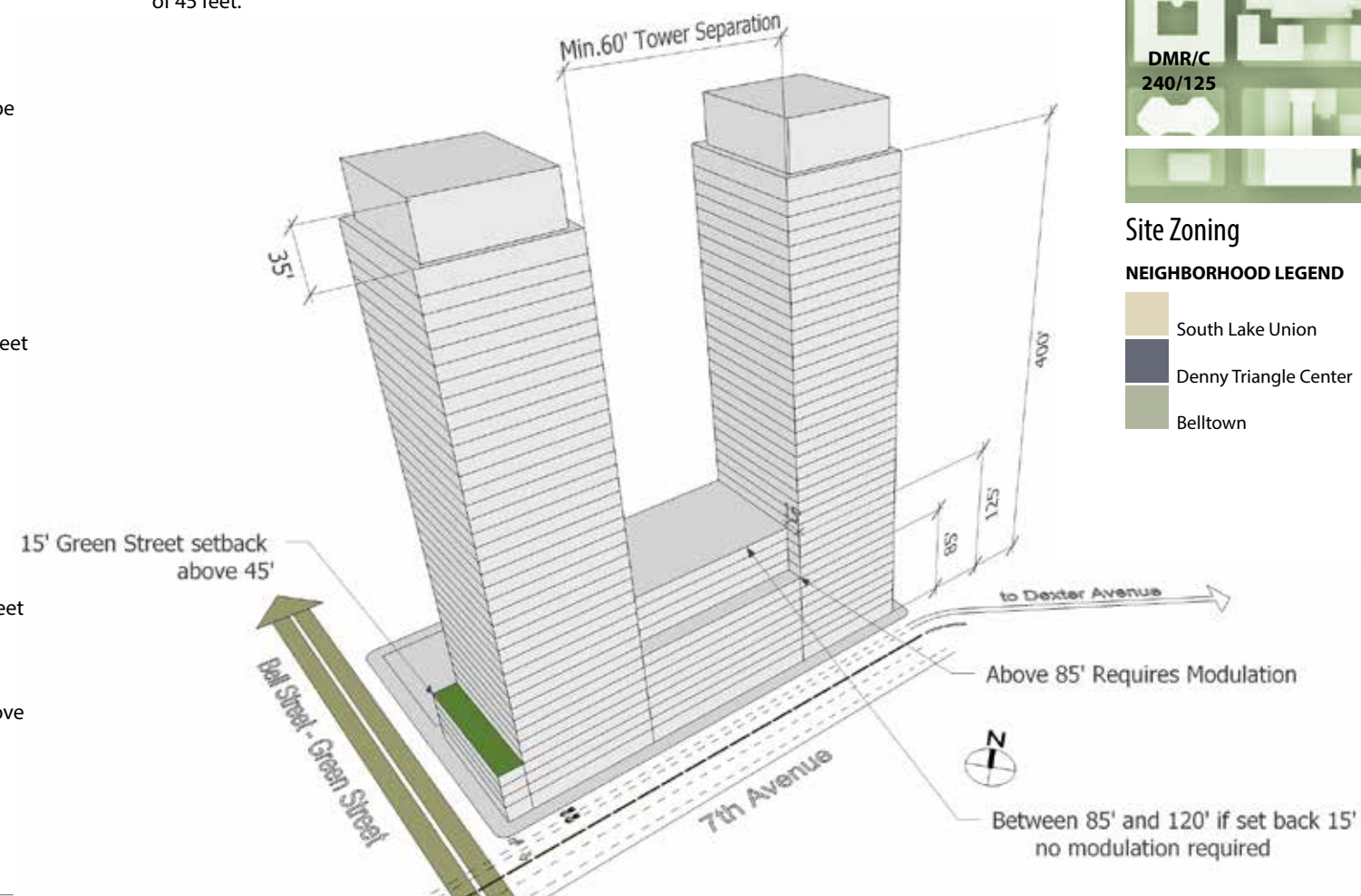
- Applies only to portions of structures with residential use above 160'.
  - Average residential GFA per story of a tower if height does not exceed base height limit for residential use: 10,000 SF
- Average residential GFA per story of a tower when height exceeds base height limit for residential use: 10,700 SF
  - Maximum residential floor area of any story in a tower: 11,500 SF
- In DMC zones the maximum façade width for portions of a building above 85' along the general north/south axis of a site (parallel to the Avenues) is 120' or 80% of the width of the lot measured on the Avenue, whichever is less.

#### Tower Separation

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

#### Upper level setbacks

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



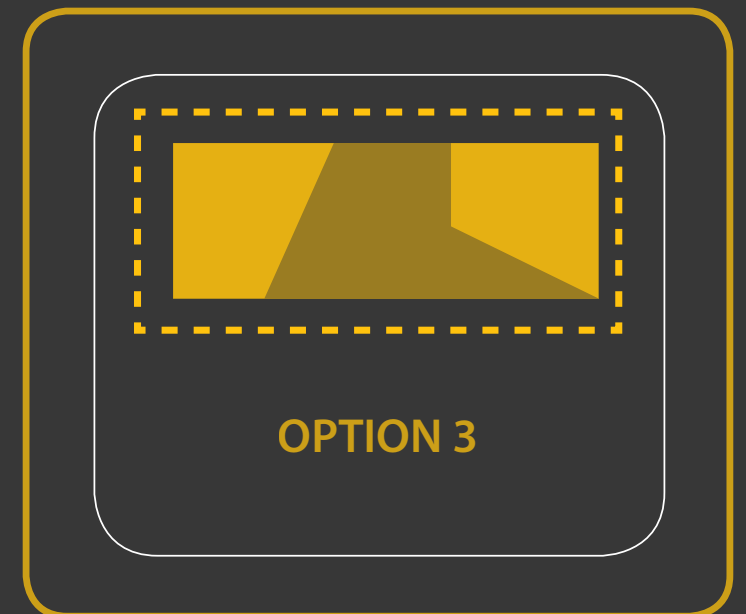
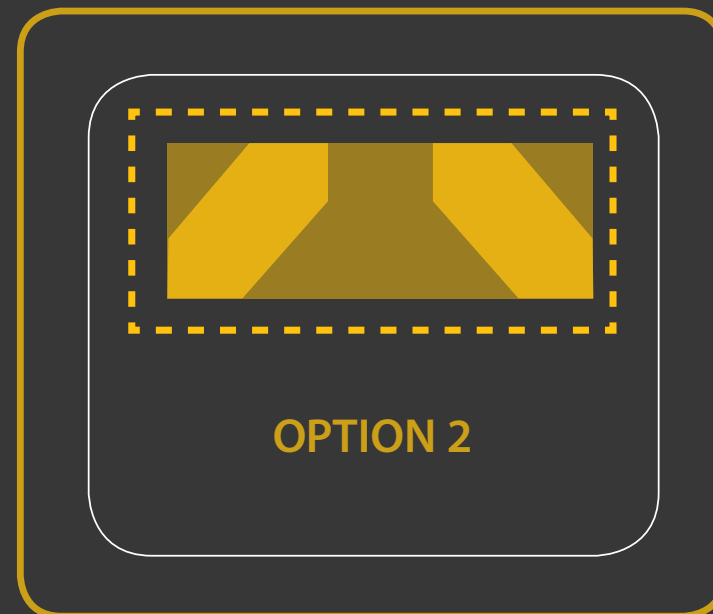
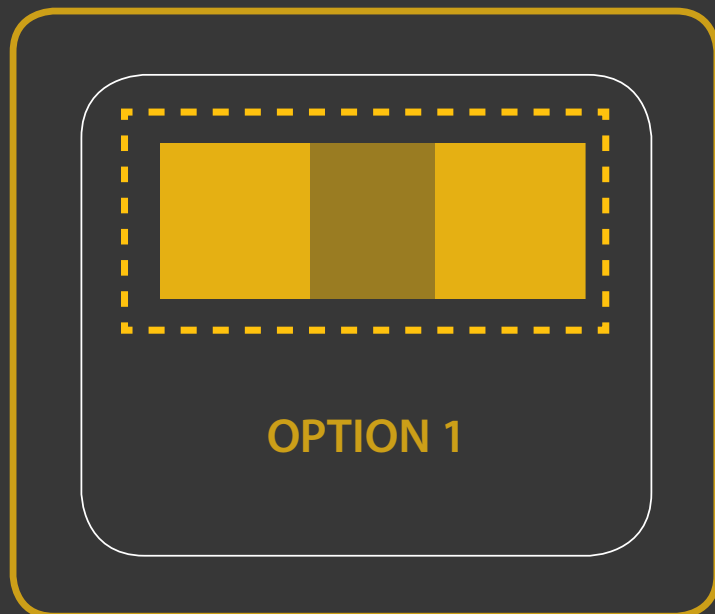
#### Site Zoning

NEIGHBORHOOD LEGEND	ZONING CODE LEGEND
South Lake Union	DMC Downtown Mixed Commercial
Denny Triangle Center	DOC2 Downtown Office Core 2
Belltown	DMR/C Downtown Mixed Residential/Commercial





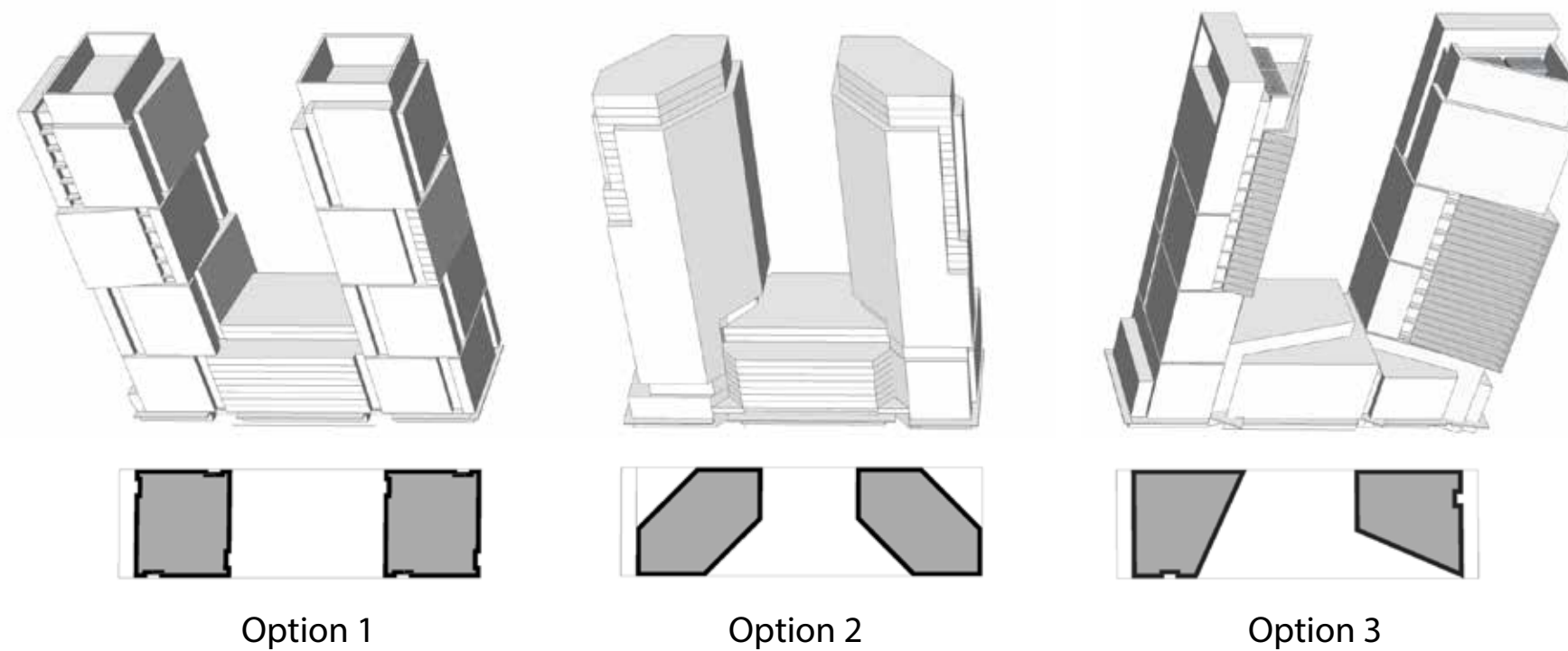
# ARCHITECTURAL CONCEPTS



**Option 1 – ‘The Cubist’** A two tower composition comprised of Three nearly identical cubed forms stacked vertically on a podium of approximately 125 ft. Each segment is broken into four interwoven facades separated by a vertical reveal. Some of the facades are angled to reflect the grid shift and to maximize view opportunities.

**Option 2 – ‘The Angle’** A two tower composition comprised of two nearly identical building footprints that are angled 45 degrees to 7th Avenue. As a result the longer axis of each building runs N-S or E-W and aligns to the ‘cardinal’ grid plan of SLU. The podium parallels the Denny Triangle grid at -49 degrees to the compass. Unlike option 1, the tower and podium tend to weave together creating interesting resultant geometries.

**Option 3– ‘The Grid’** A two tower non-symmetrical composition with the intent to have the towers look past each other more than the other options. This option integrates elements of the previous options with angles and vertical breaks. The podium takes on the angled vernacular and steps three times to provide a scale transition from the park to the larger podium and secondary buildings of the emerging Denny Triangle Structure.





# Option 1

## Pros

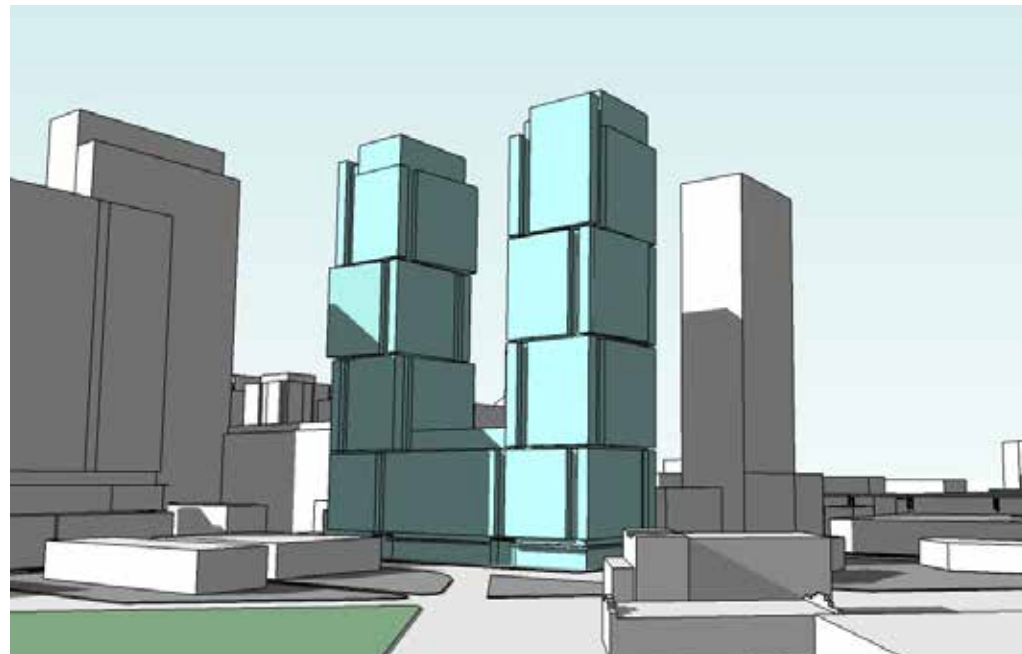
- Segmented vertical elements create scaling elements associated with neighborhood;
- Angle shift gestures to SLU/Denny Triangle grid shift;
- Top of Podium steps back 15 ft. creating height reference to historical buildings;
- Green Street on most solar accessible side of street;
- Ease of structural integration;
- Most efficient parking;

## Cons

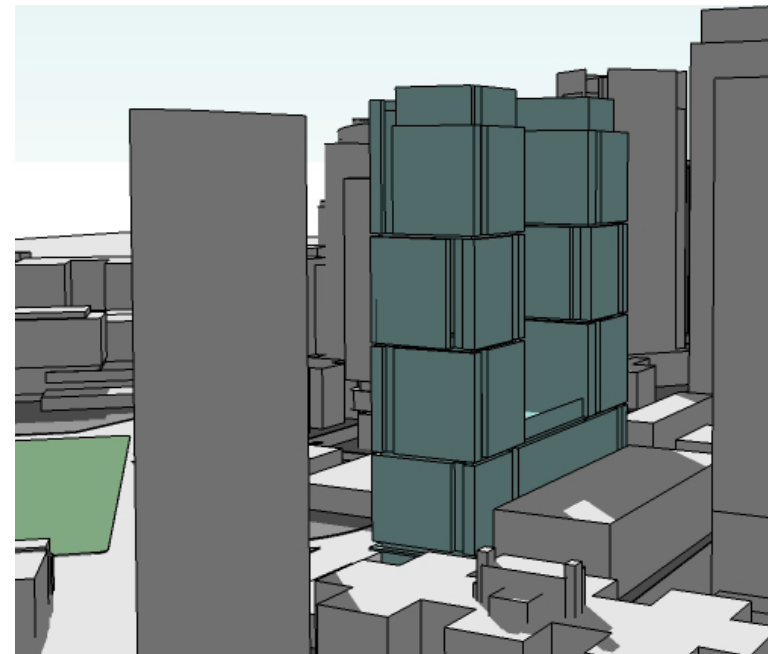
- Offset cubes create bulky massing
- Segments appear regular and repetitive;
- No relationship to nearby towers except height;
- Towers appear identical;



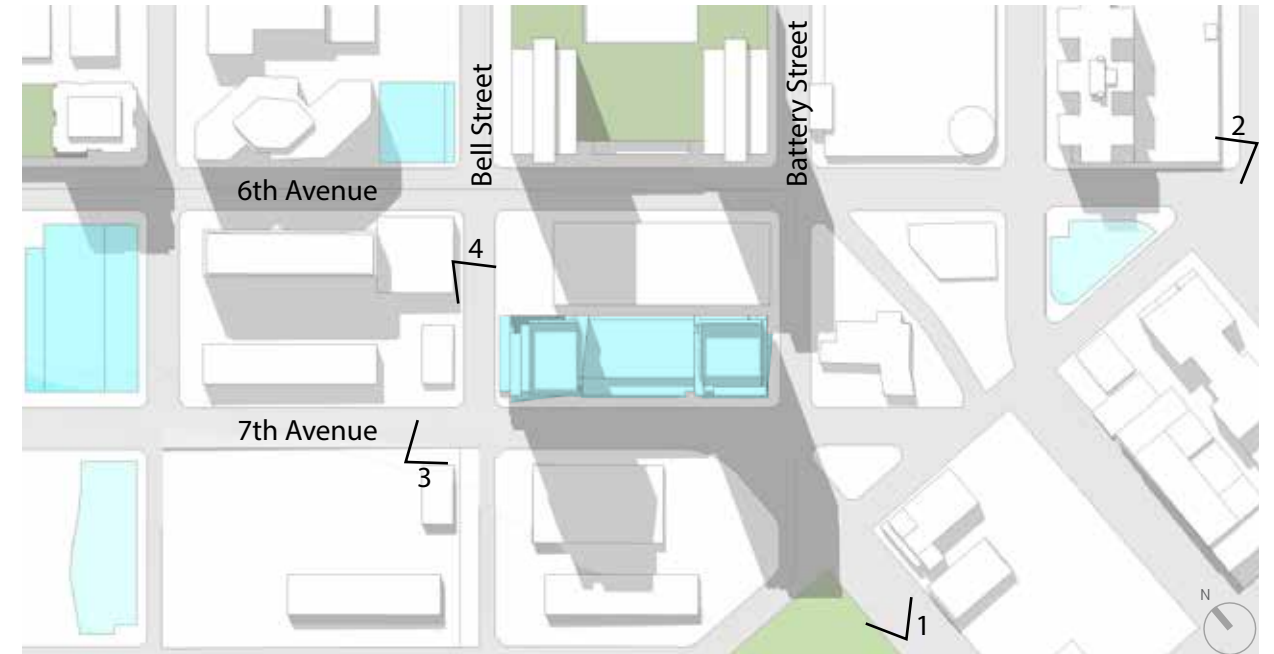
Aerial View



1. View from Dexter Corridor

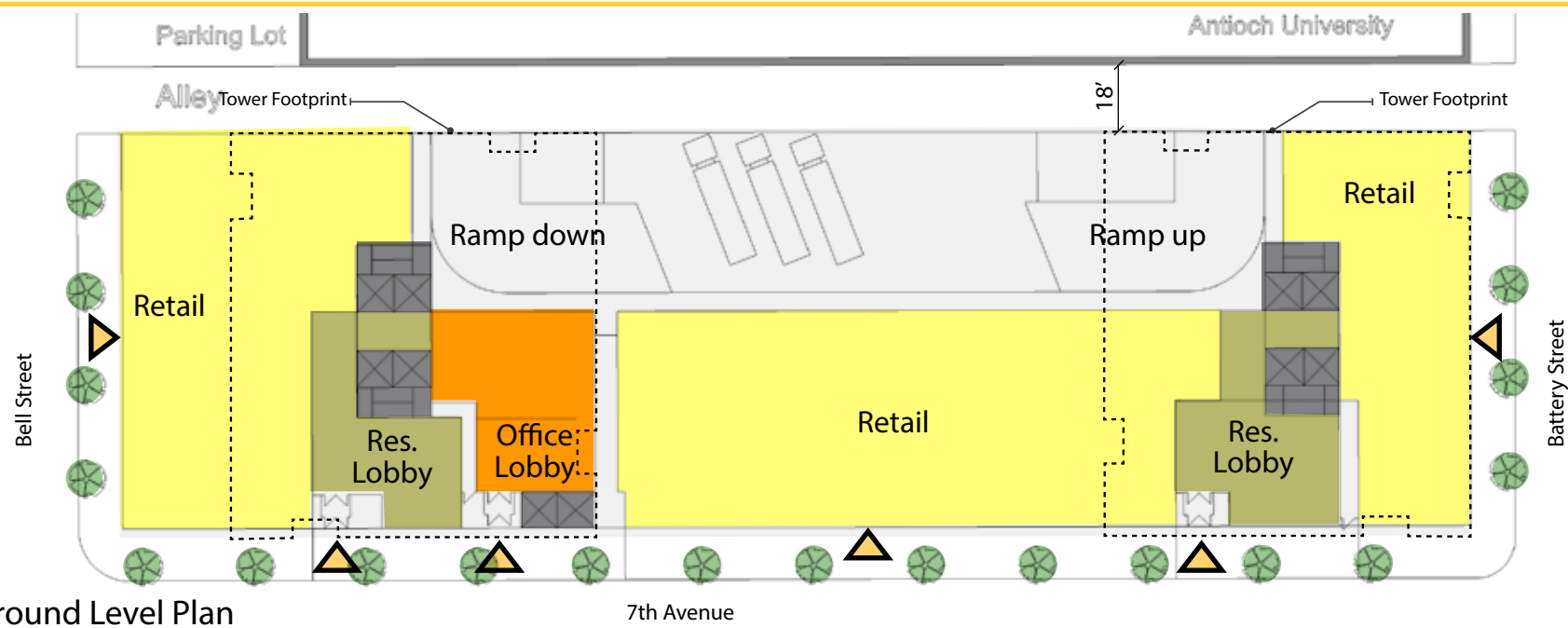


2. View from the West



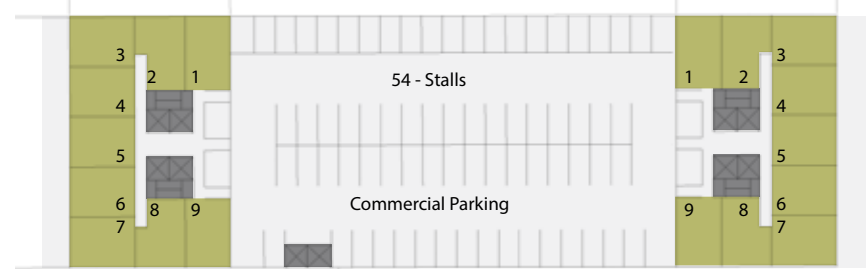
Site Plan



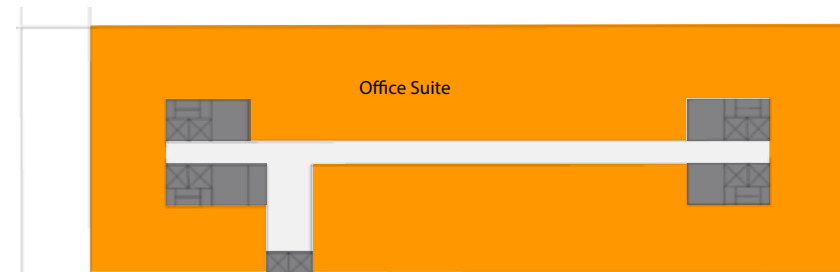


Ground Level Plan

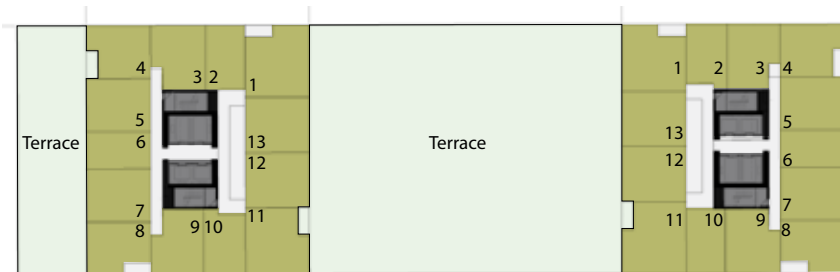
7th Avenue



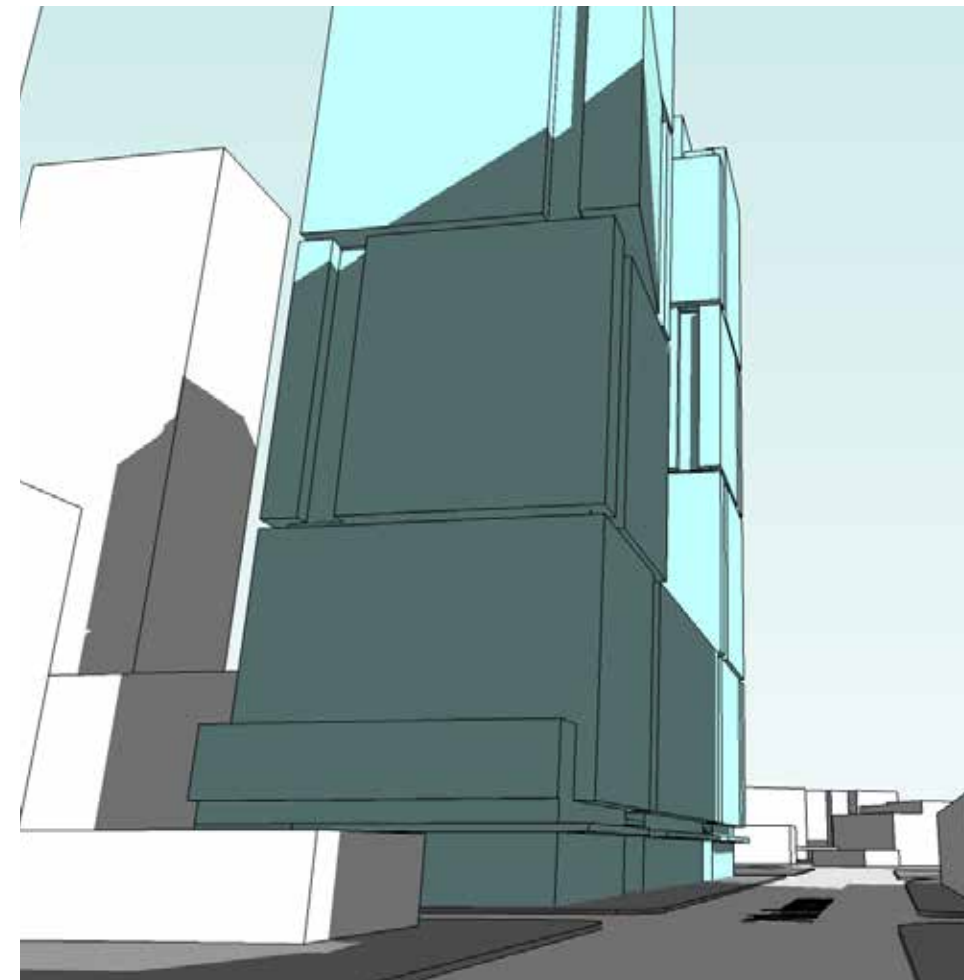
Podium Levels 2-5



Typical Office Levels 6-10 - Avg. 36,000 SF



Typical Residential Levels 11-39 - Avg. 10,500 SF



3. Podium from 7th Ave & Bell St.

Massing Wall Types

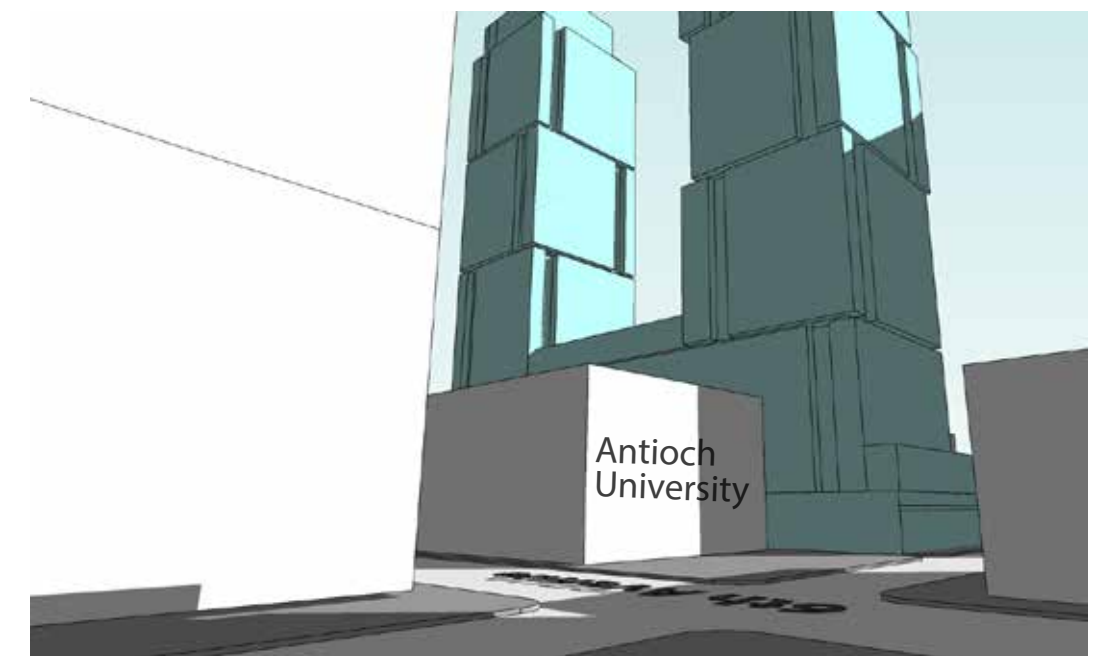
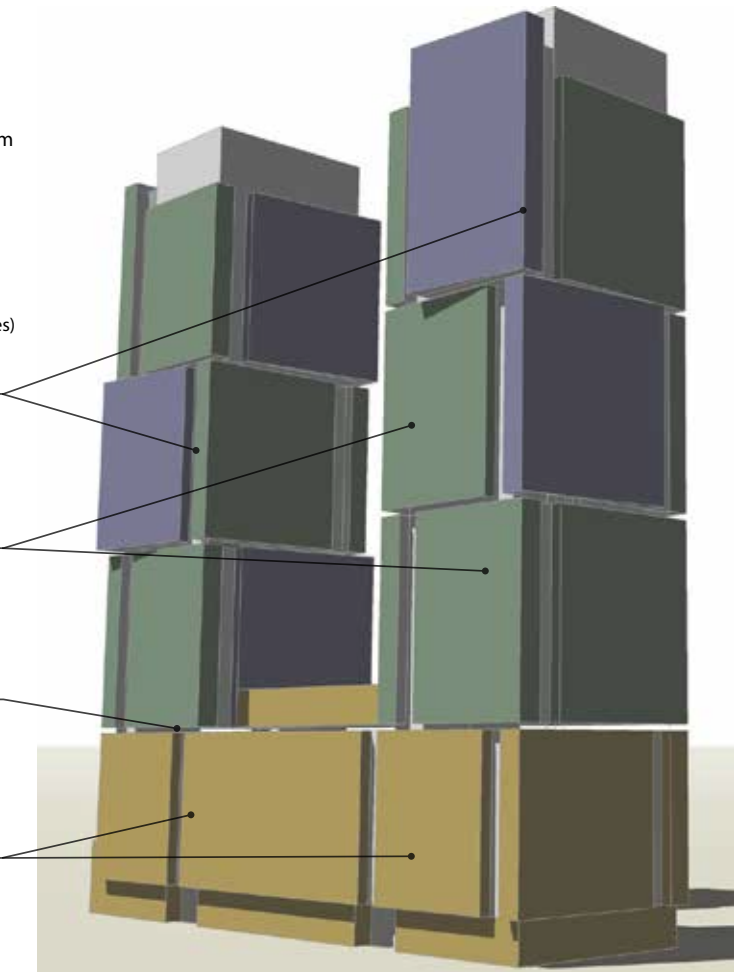
- Predominate Wall System
- Prevalent Podium
- Secondary Wall System (color or texture)
- Interstitial Materials (notches, reveals, balconies)

Accent angled wall planes gesture to the grid shift and differentiate the two towers

Notches create a living room bay and are likely locations for balconies

Level podium cornice to setoff to tower cubes and relates to more typical DT buildings

Notches weave through the podium and similar to tower



4. Podium from 6th Ave. & Bell St.



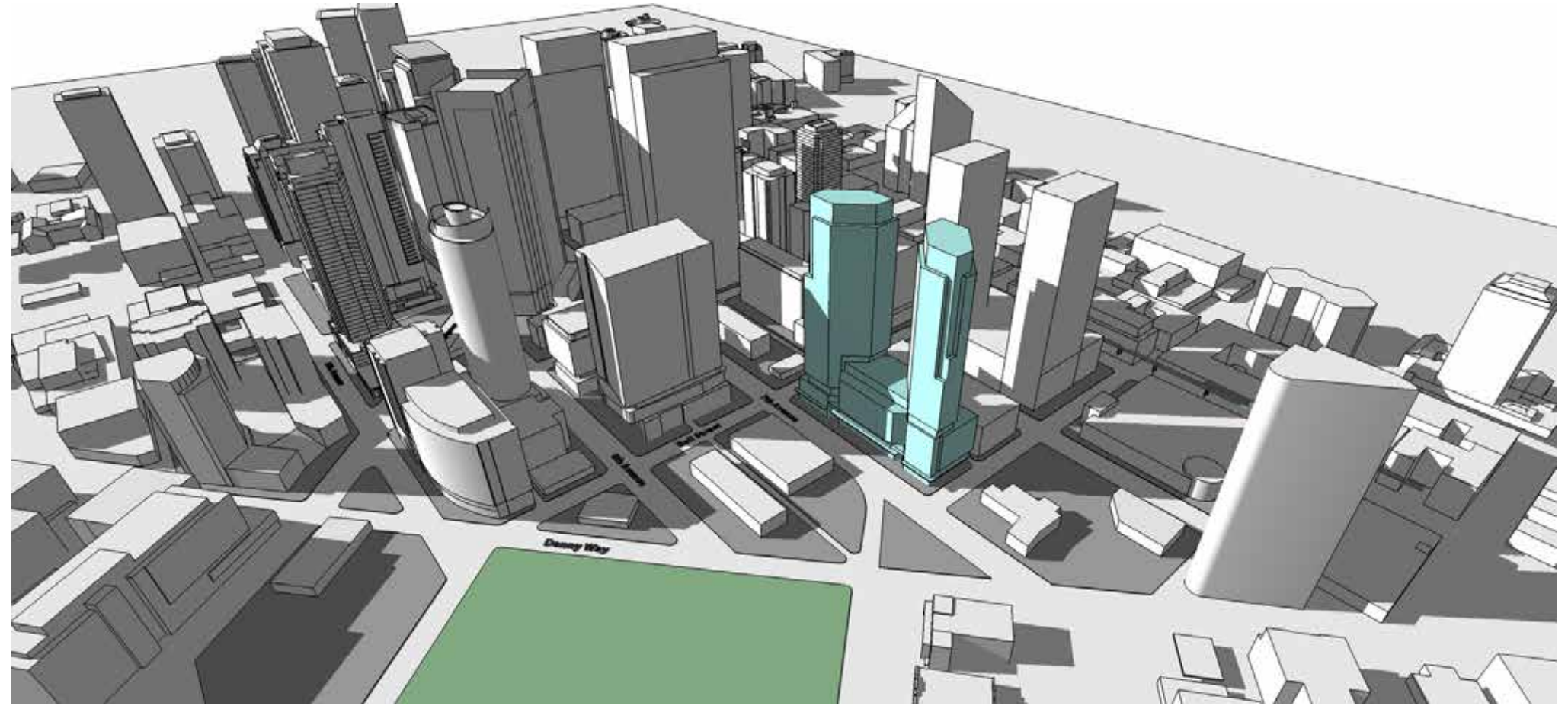
# Option 2

## Pros

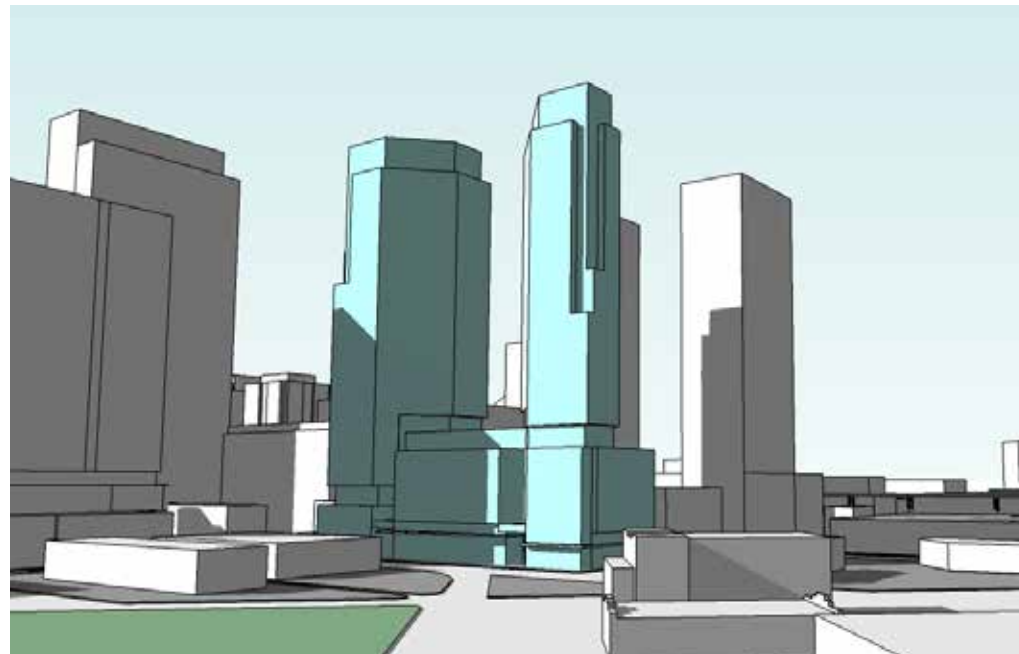
- Planes of hexagonal shapes respond to SLU and Denny Triangle grid;
- Tower appears different from various vantage points (slender vs. broad);
- Top floors erode to softly terminate at the top;
- Parts of tower weave into podium referencing grid change;
- Podium appears least massive;
- Top of Podium steps back 15 ft. creating height reference to historical buildings;
- Towers look past each other;

## Cons

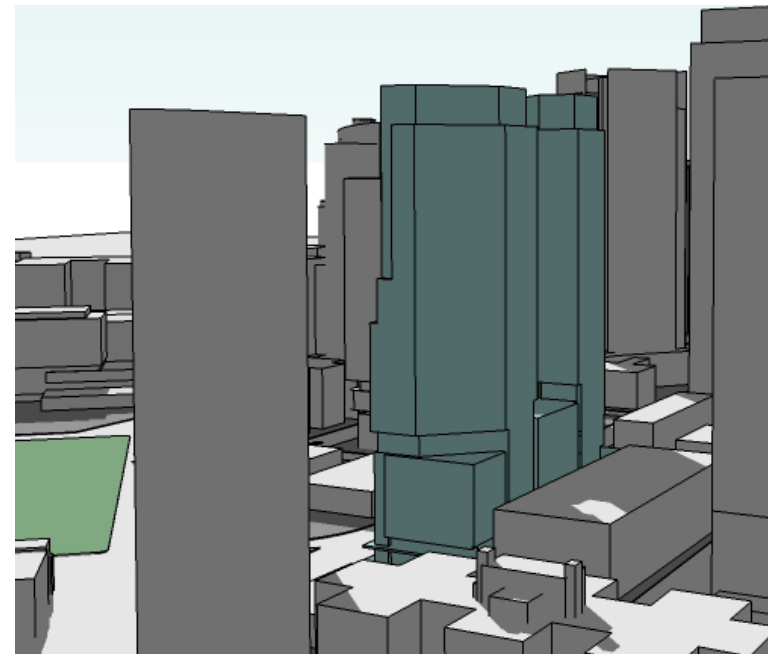
- Hexagonal tower form is reminiscent of common office vernacular;
- Obtuse angled corners cause façade to appear more massive;
- Least frontage of towers paralleling 7th Avenue;
- Tower separation is the least of all options;
- Towers appear identical;



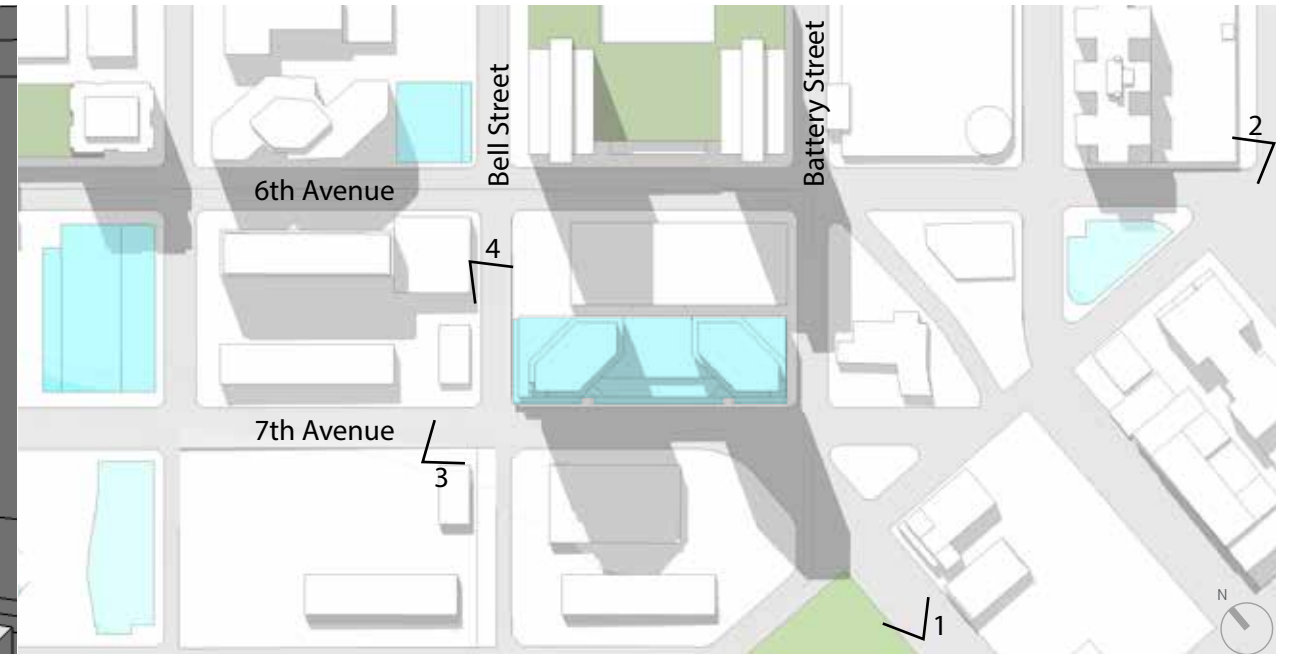
Aerial View



1. View from Dexter Corridor

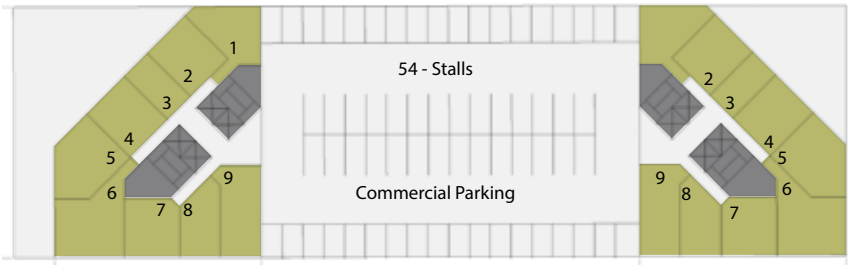
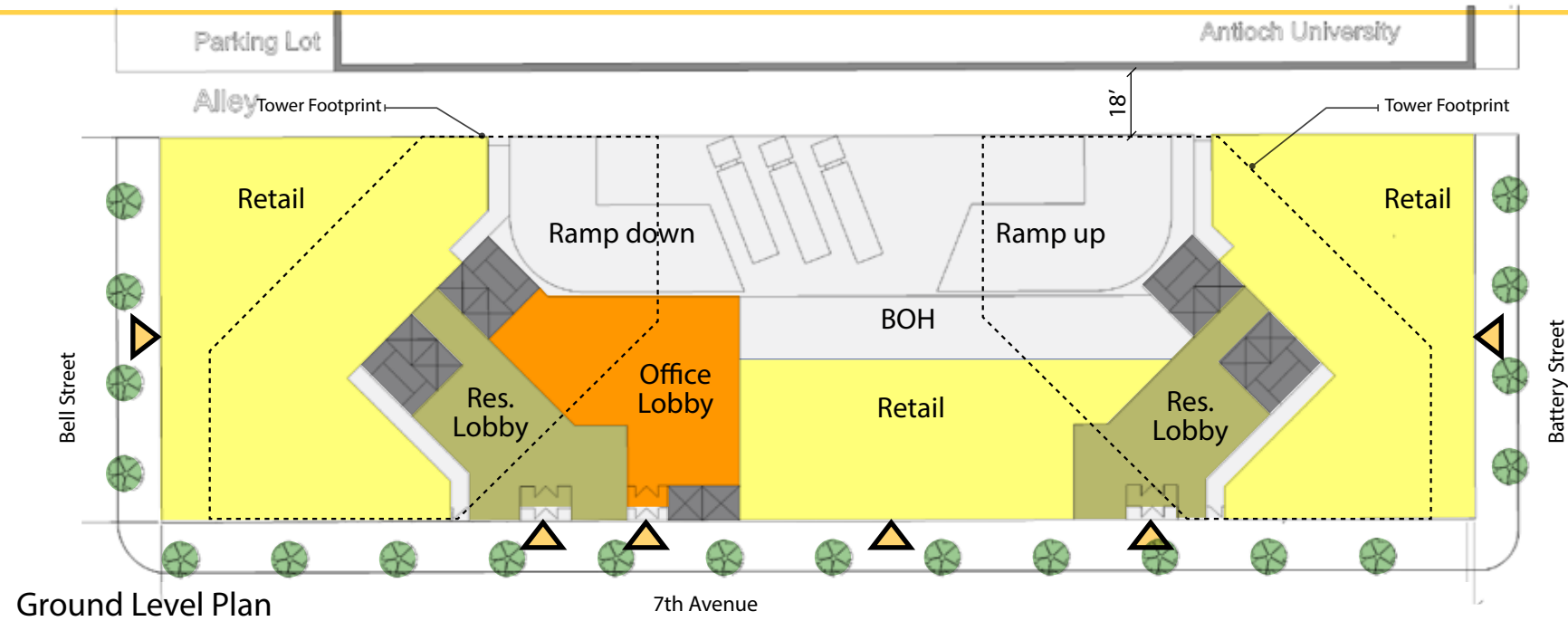


2. View from the West

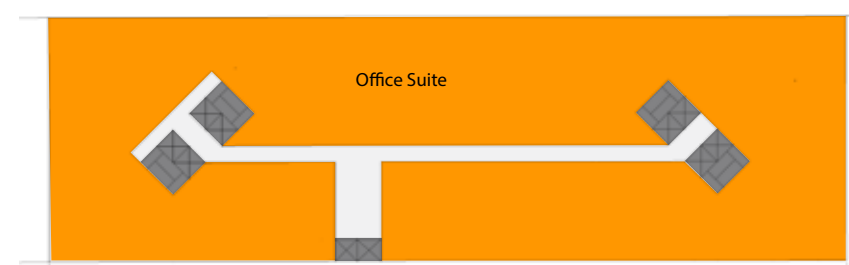


Site Plan

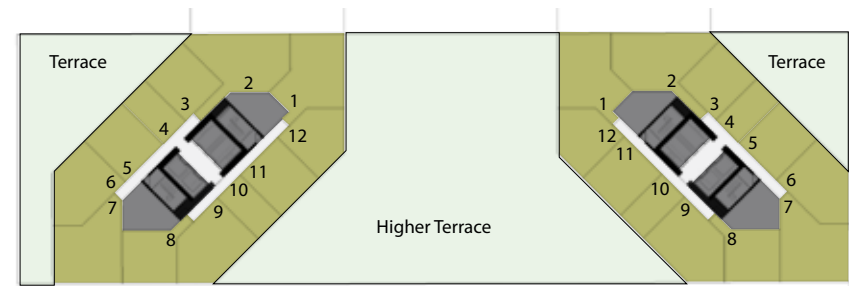




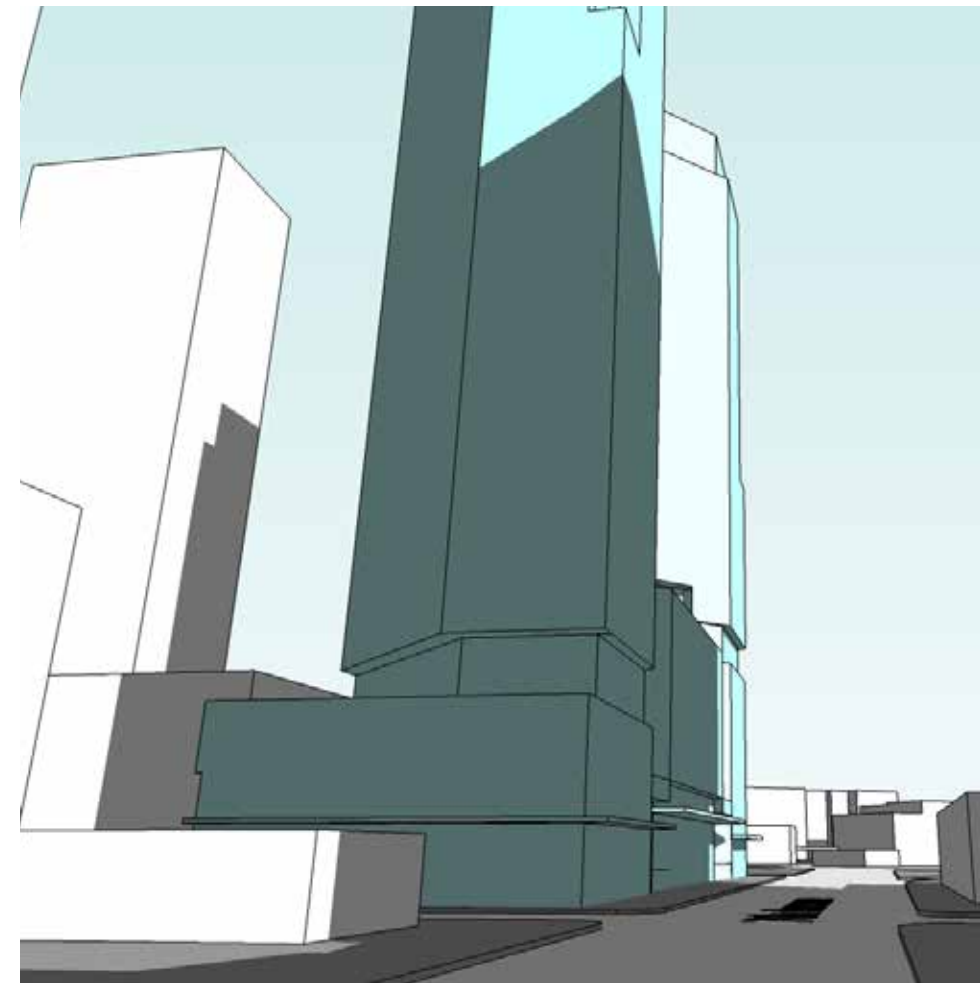
Podium Levels 2-5



Typical Office Levels 6-10 - Avg. 36,000 SF



Typical Residential Levels 11-39 - Avg. 10,500 SF



3. Podium from 7th Ave & Bell St.

**Massing Wall Types**

- Predominate Wall System
- Prevalent Podium Materiality
- Interstitial Materials (notches, reveals, balconies)

Tower erodes to the sky

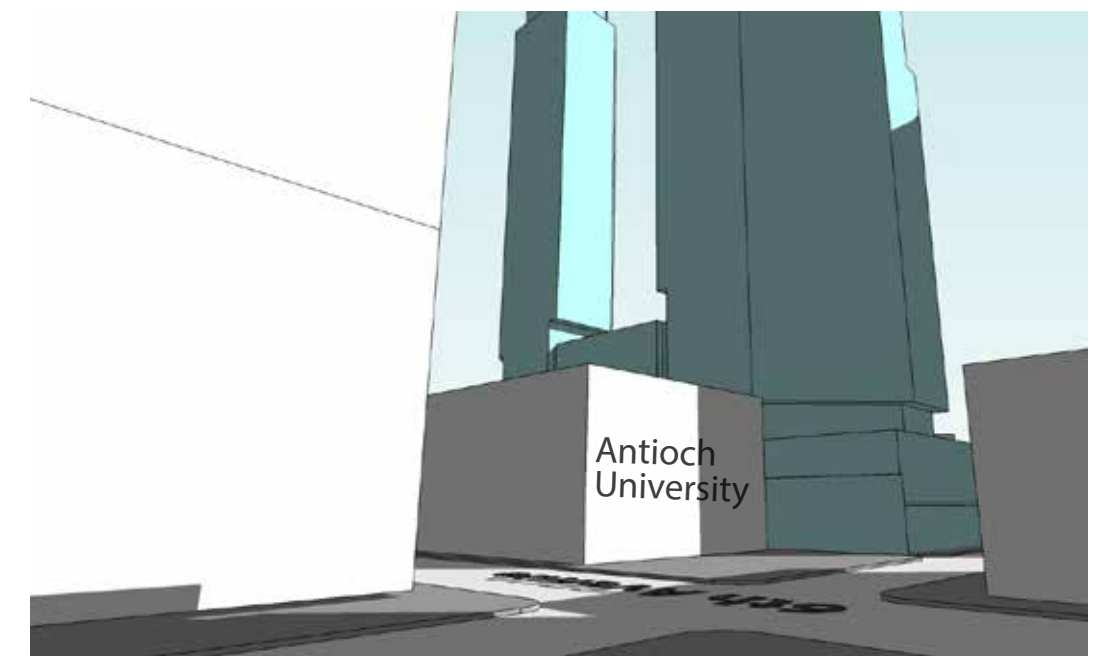
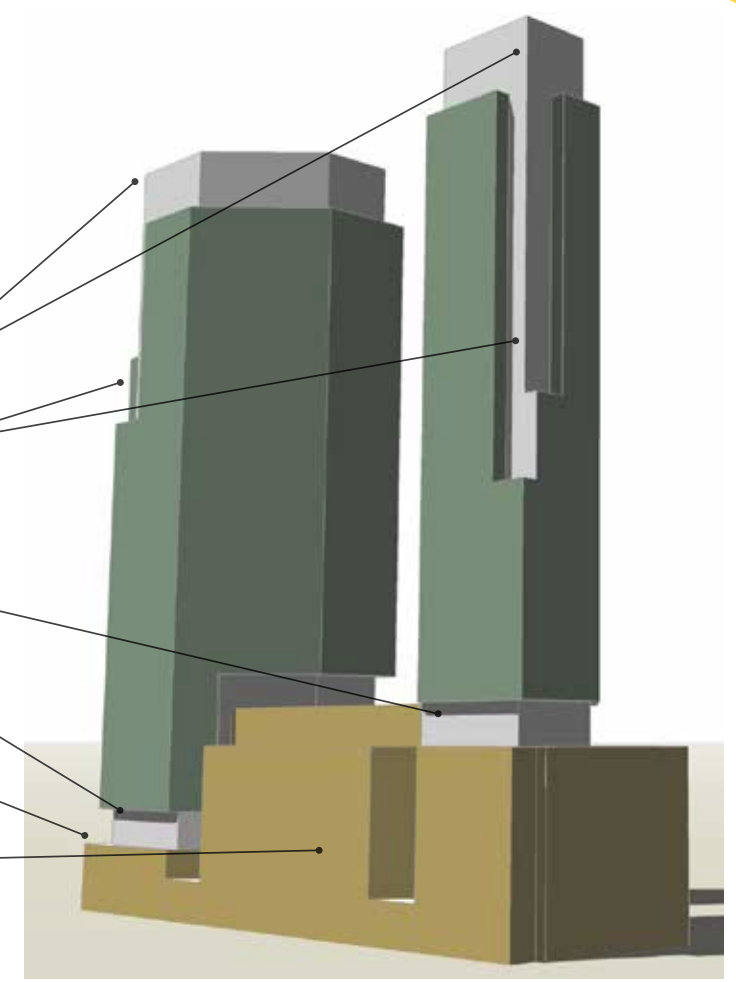
Corner emphasis to gesture towards intersection

Separation of tower from podium

Podium drops down to green street scale

Podium on Denny Triangle 'Boren' Grid (-49 degrees)

Three distinguished podium masses



4. Podium from 6th Ave. & Bell St.





# Option 3

## Pros

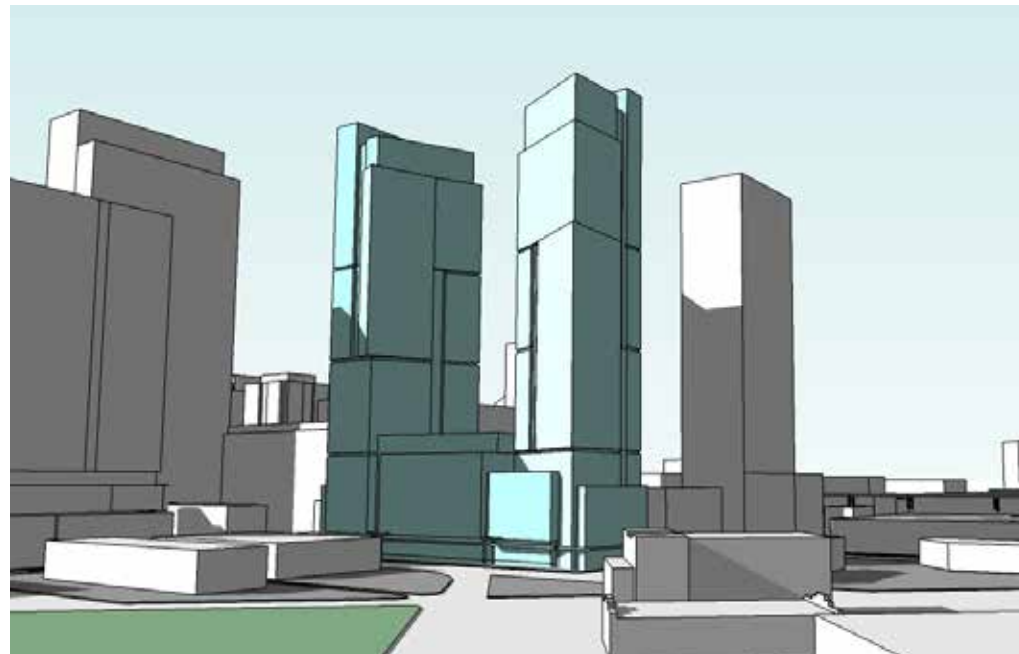
- Building differentiation achieved by non symmetrical tower arrangement;
- Tower shaping and arrangement respond to SLU and Denny Triangle grid ;
- Open space between the towers allows for visual connections to Denny Park, SLU and the Dexter Ave. Corridor;
- Stepping of Podium reflects 7th Avenue massing progression from the park to the center city;
- Allows more light at street;
- Tower appears different from various vantage points (slender vs. broad);

## Cons

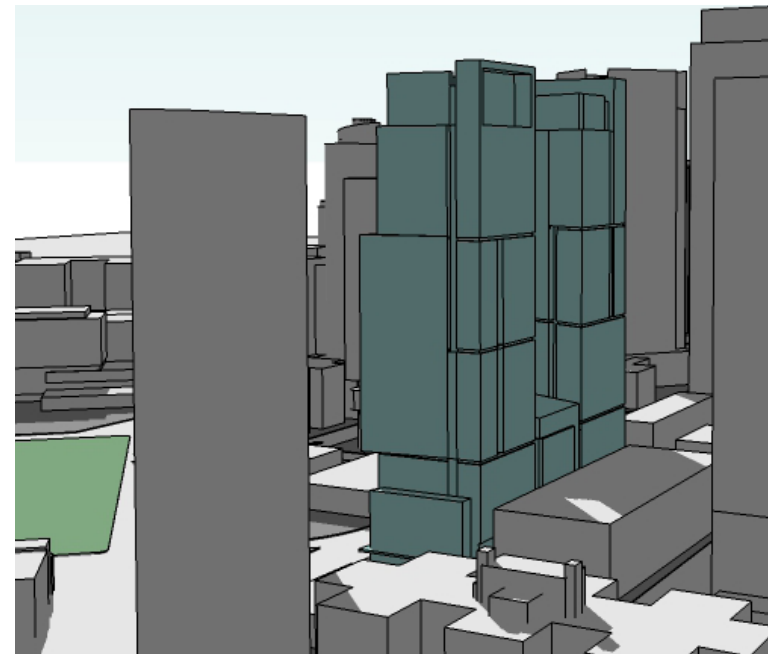
- Open Space on northerly side of tower;
- Obtuse angled corners cause façade to appear more massive;
- Least frontage of towers paralleling 7th Avenue;



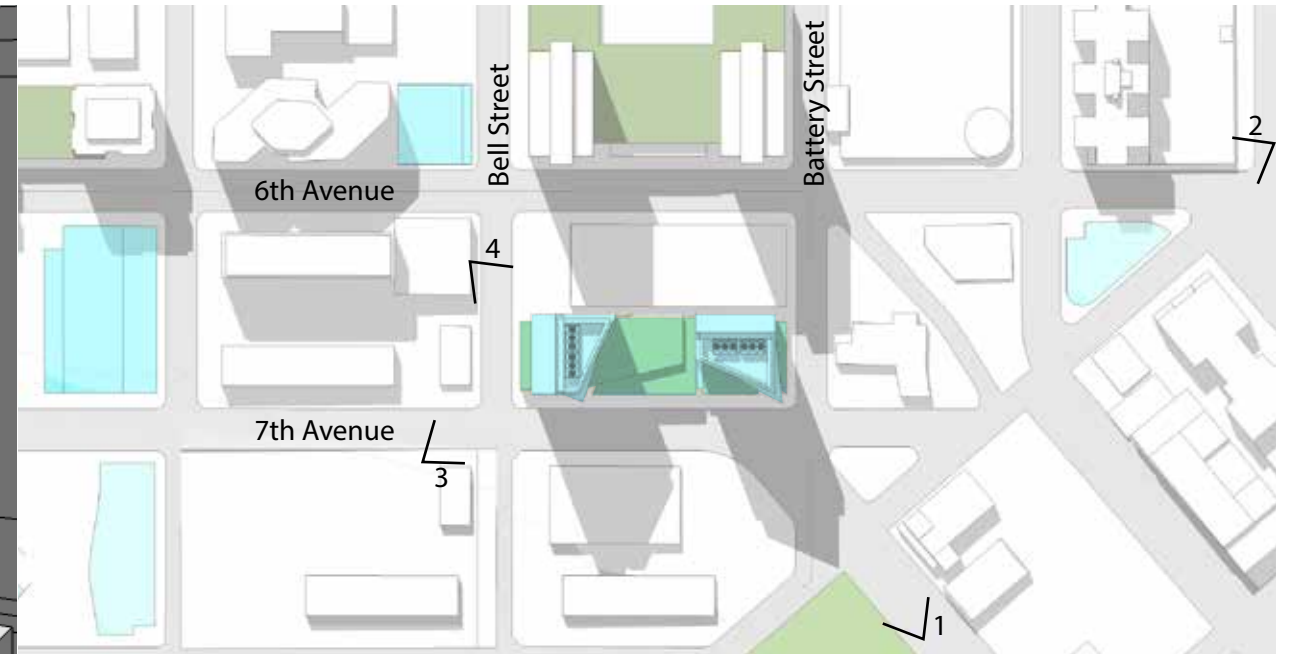
Aerial View



1. View from Dexter Corridor

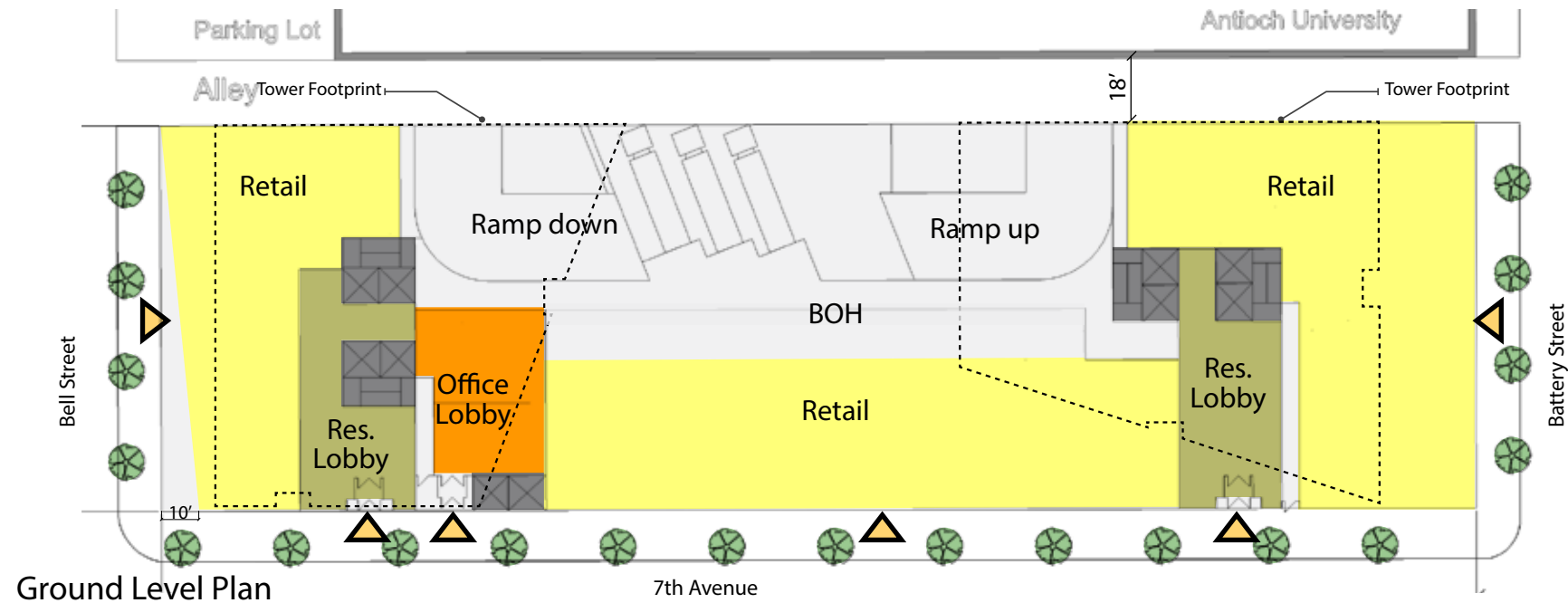


2. View from the West

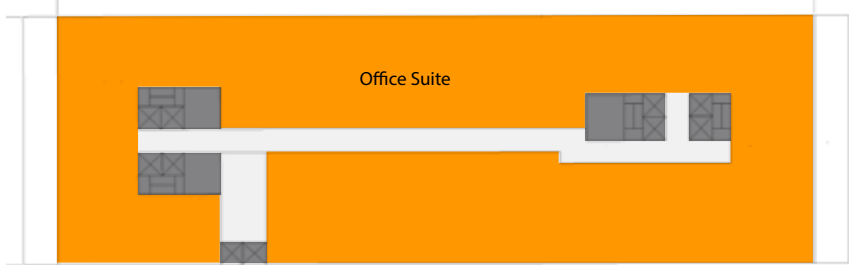


Site Plan

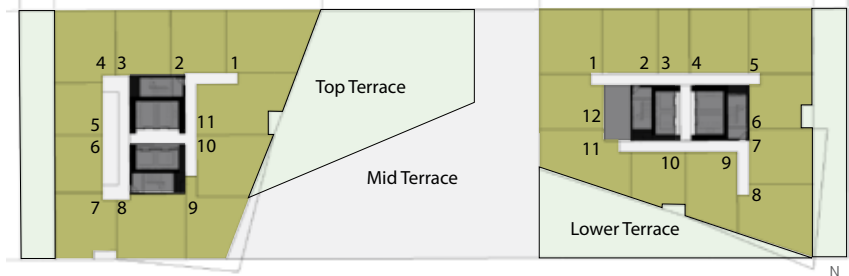




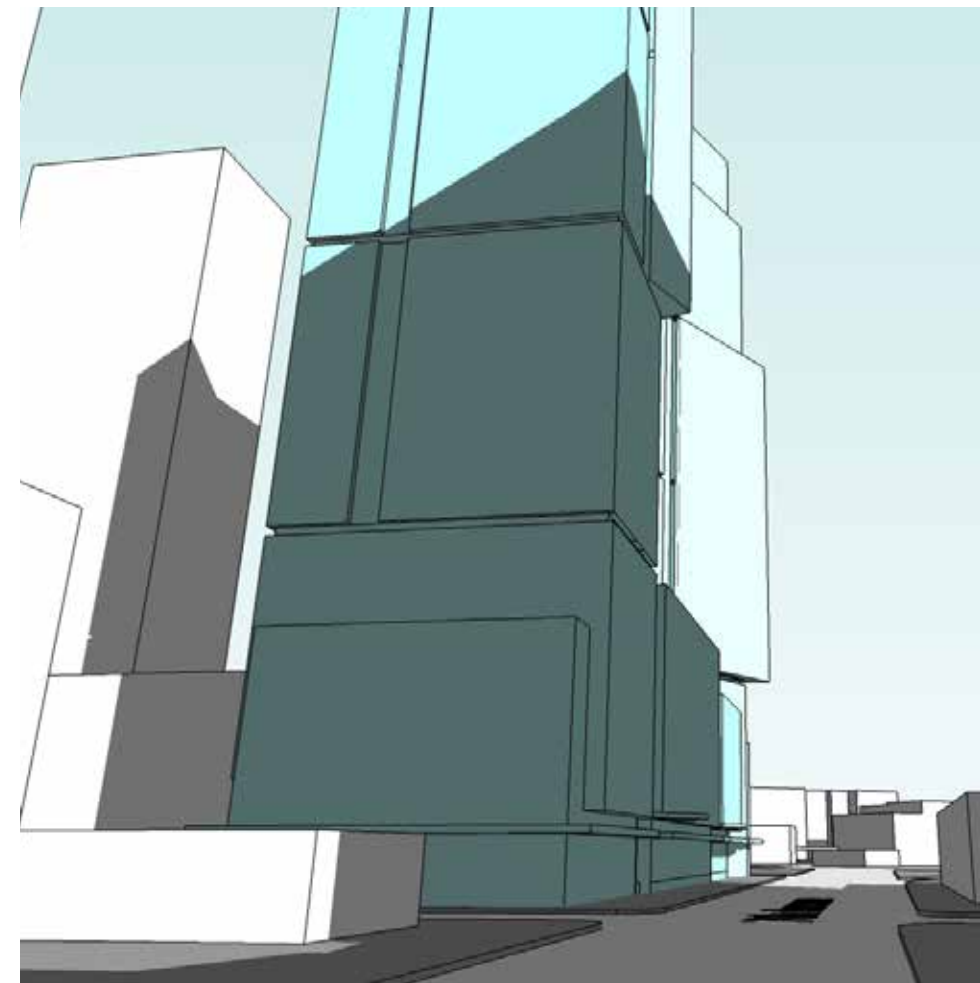
Podium Levels 2-5



Typical Office Levels 6-10 - Avg. 36,000 SF



Typical Residential Levels 11-39 - Avg. 10,500 SF



3. Podium from 7th Ave & Bell St.

**Massing Wall Types**

- Predominate Wall System
- Prevalent Podium
- Secondary Wall System (color or texture)
- Interstitial Materials (notches, reveals, balconies)

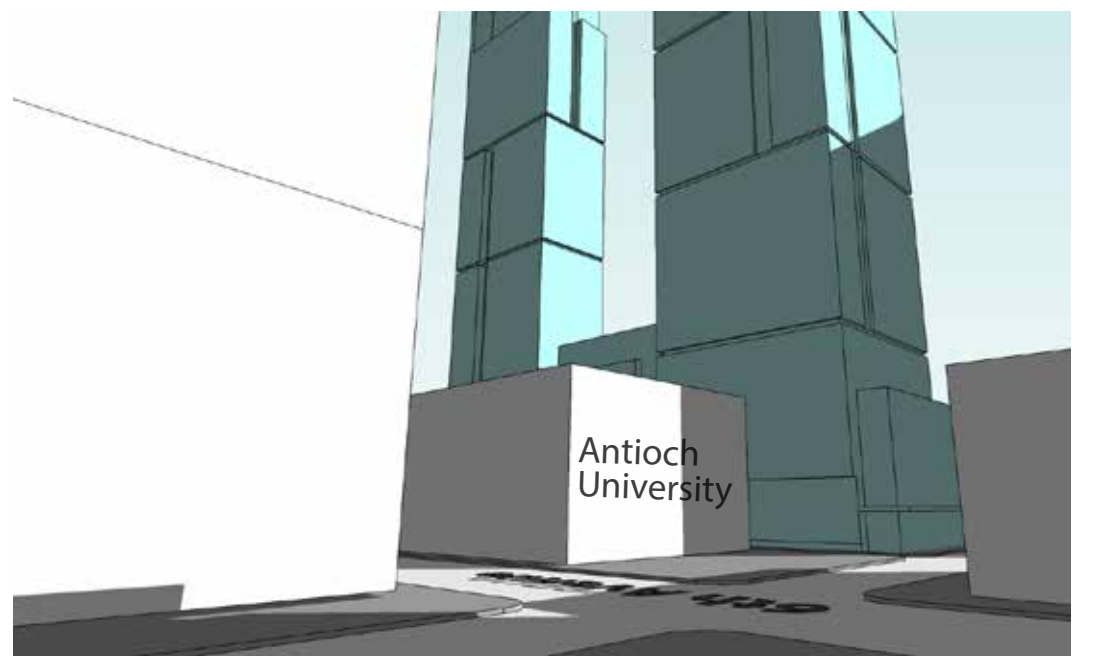
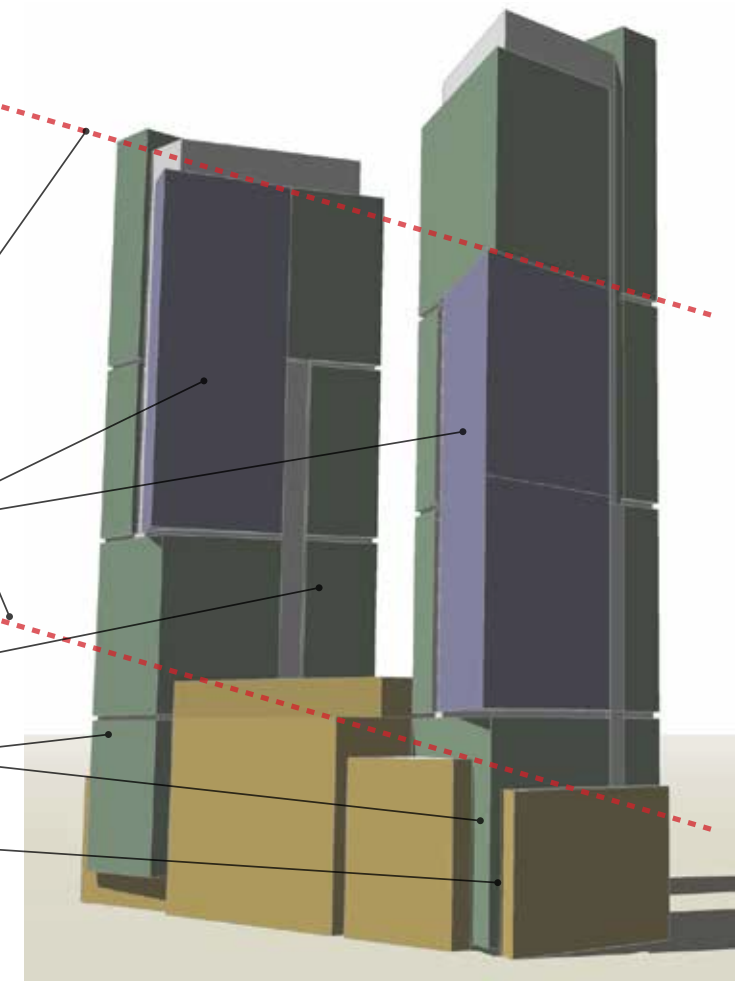
Massing of Tower and Base builds from Battery St to reflect the zoning heights and scale

Angle and accentuated massing to gesture toward the grid shift only 500ft. away

Vertical notches set off elements of the towers

Tower woven into the base

Voluntary set back at northerly side to scale down to park side



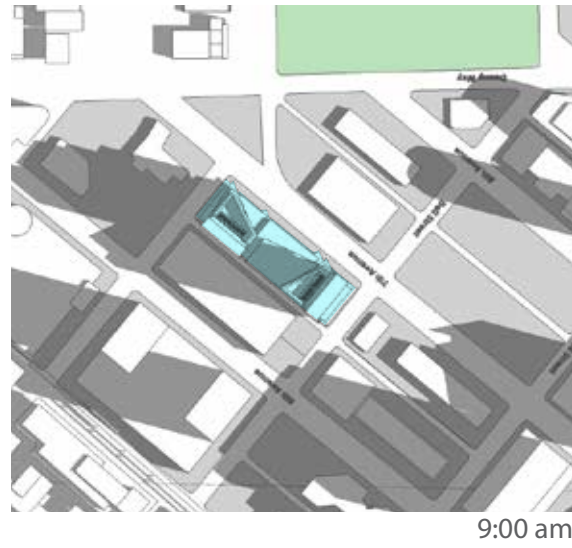
4. Podium from 6th Ave. & Bell St.





# SHADOW STUDIES (OPTION 3)

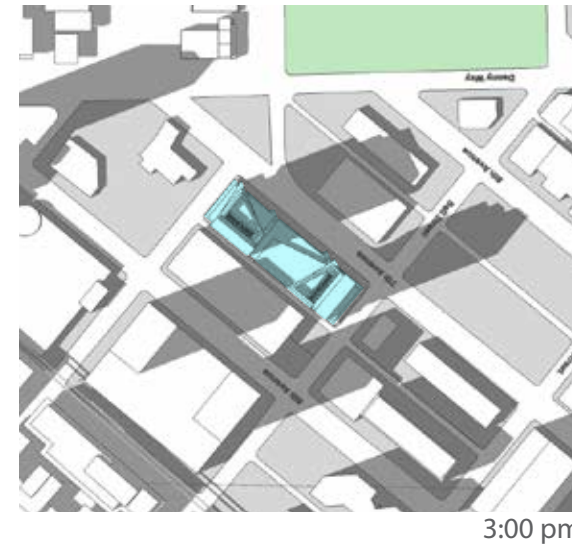
Summer- June 21st



9:00 am

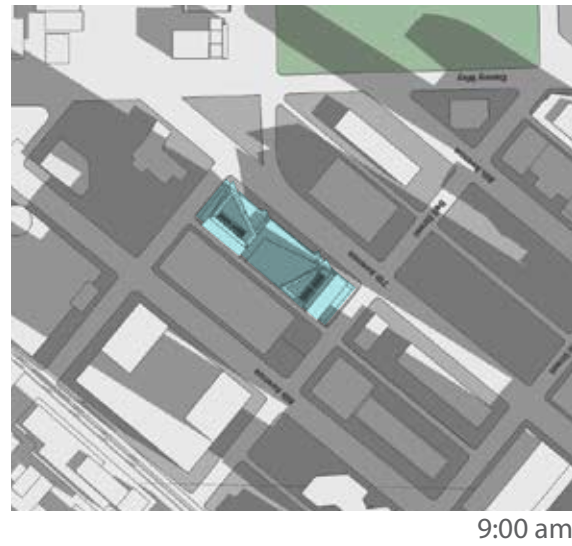


12:00 pm

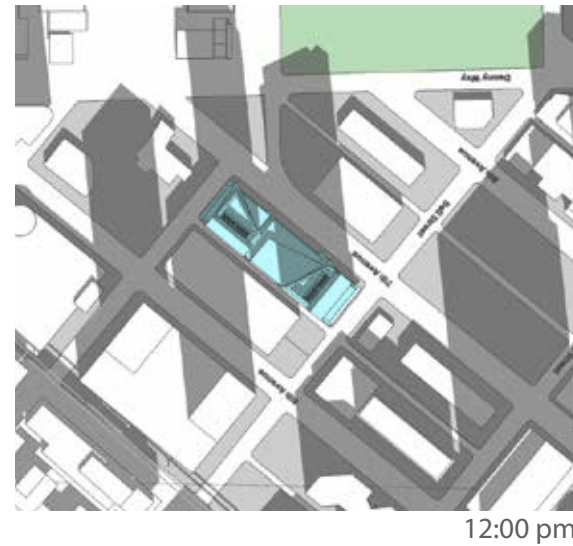


3:00 pm

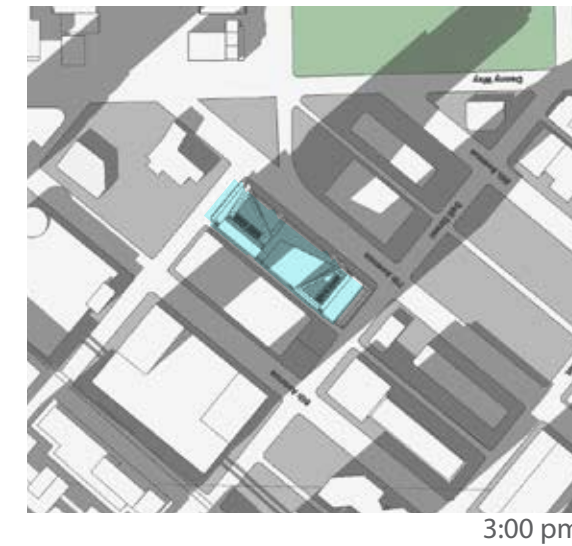
Spring & Fall- March & Sept. 20th



9:00 am



12:00 pm

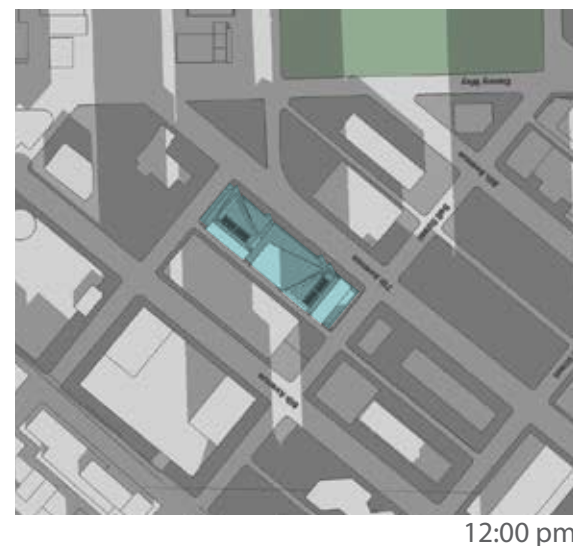


3:00 pm

Winter- December 21st



9:00 am



12:00 pm



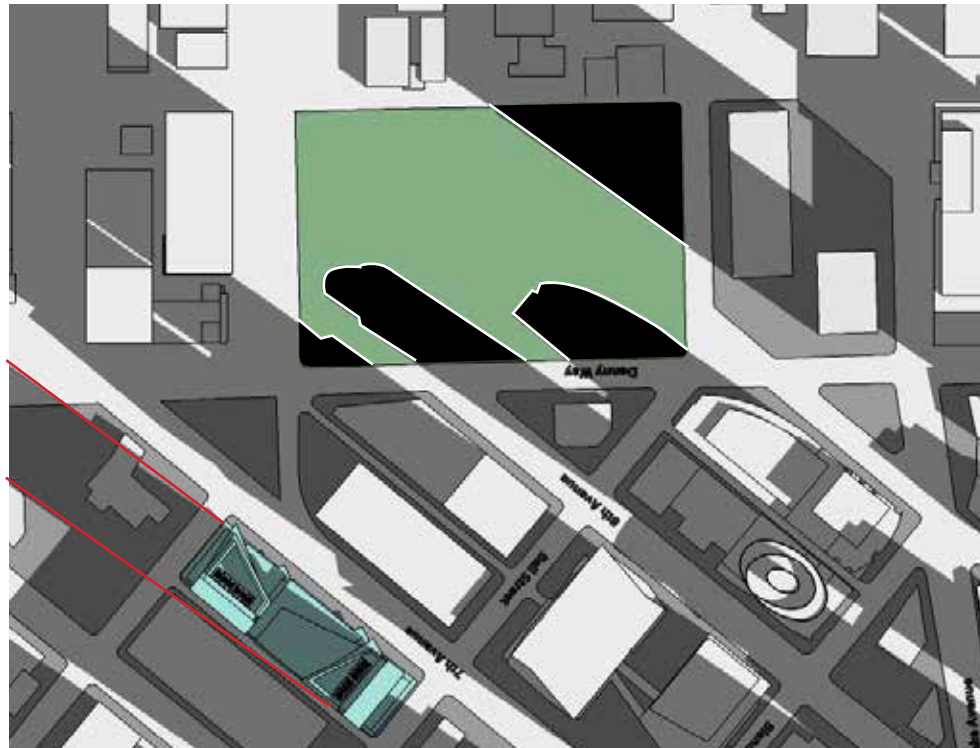
3:00 pm



Projecting future building development in the Denny Triangle area based on zoning demonstrates that Block V contributes a minimal amount of additional shading to Denny Park.

- Additional shading by Block V
- Shading by existing & projected development

## Spring & Fall Equinox - Denny Park Shadow Analysis

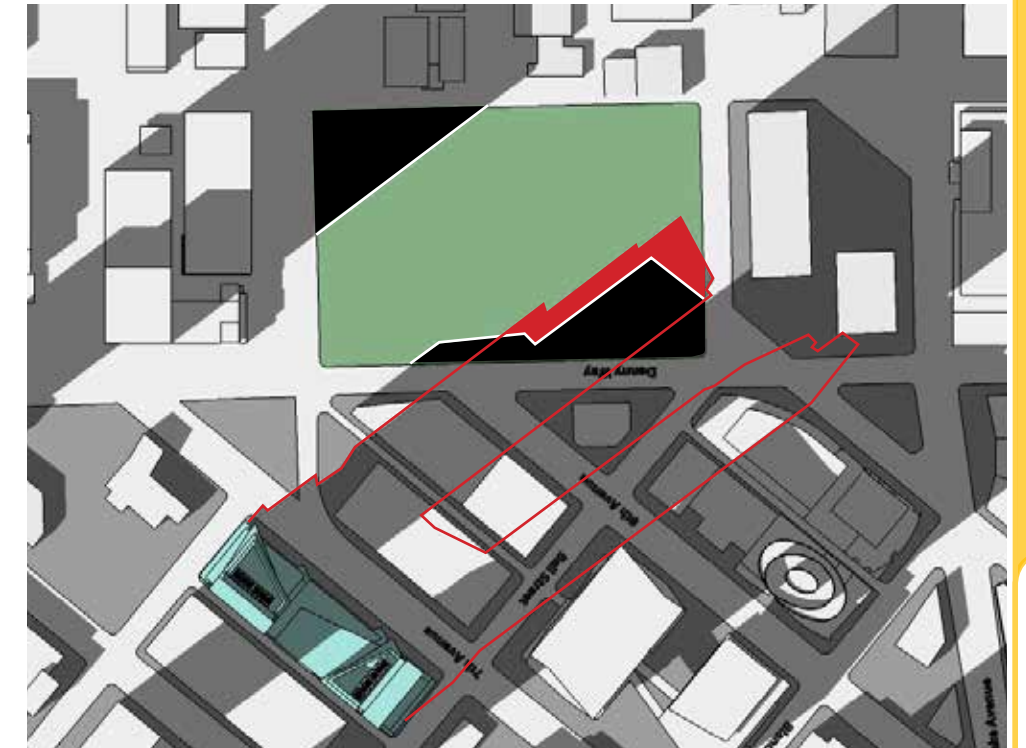


9:00 am

No additional shadow cast on Denny Park



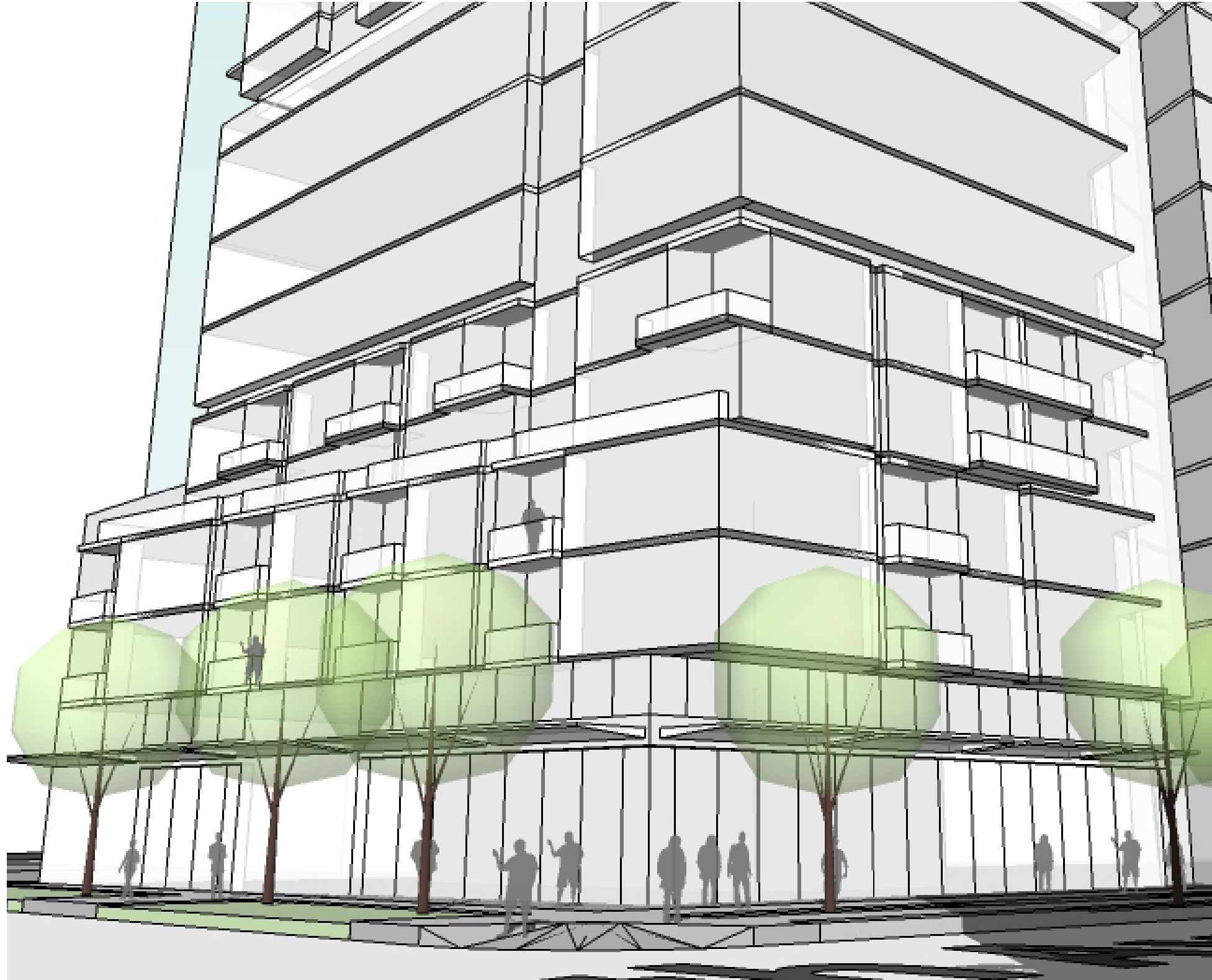
Minimal additional shadow cast on Denny Park



Some additional shadow cast on Denny Park



# BELL STREET CHARACTER



7th & Bell St.

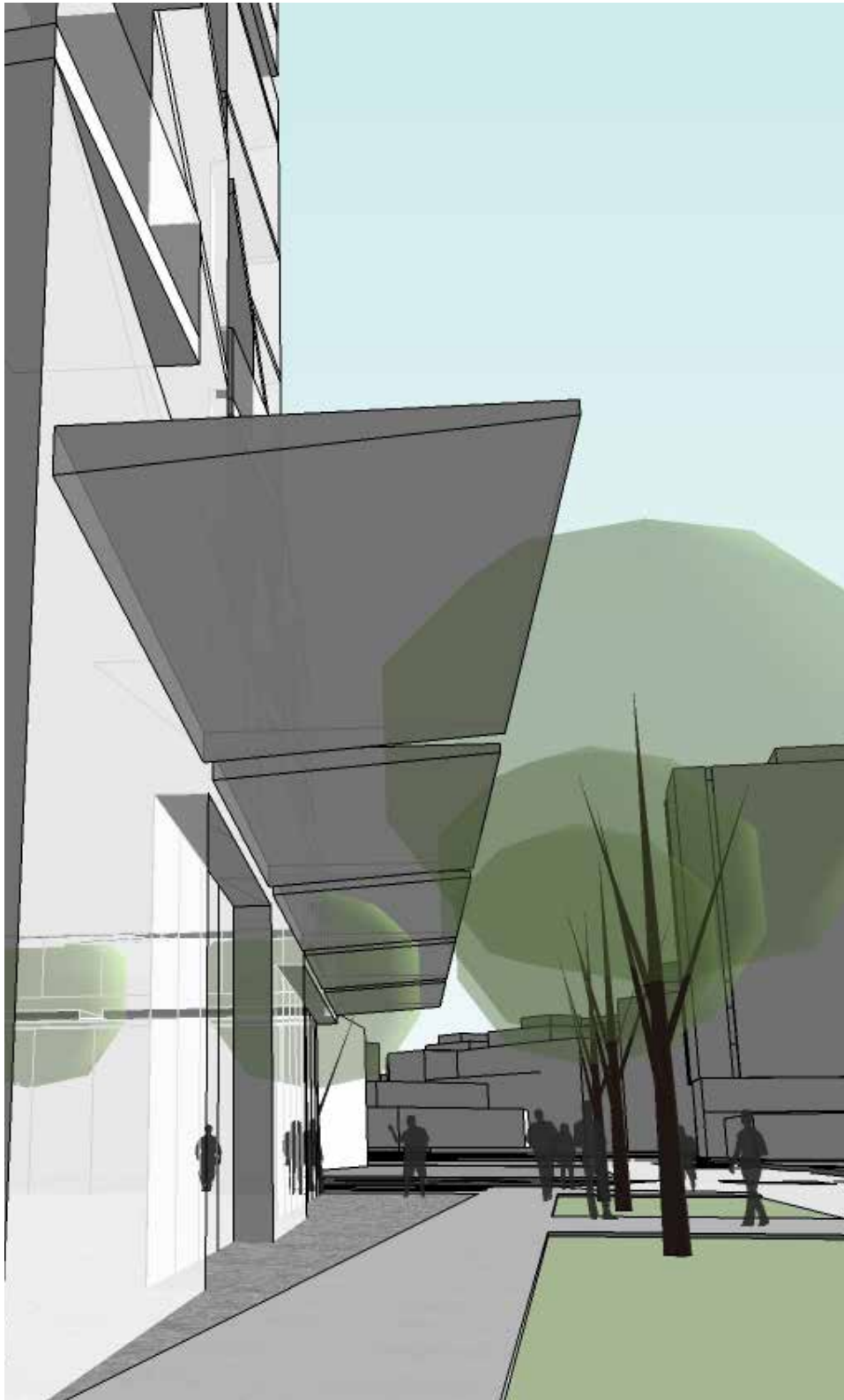


Bell St.



7th & Bell St.

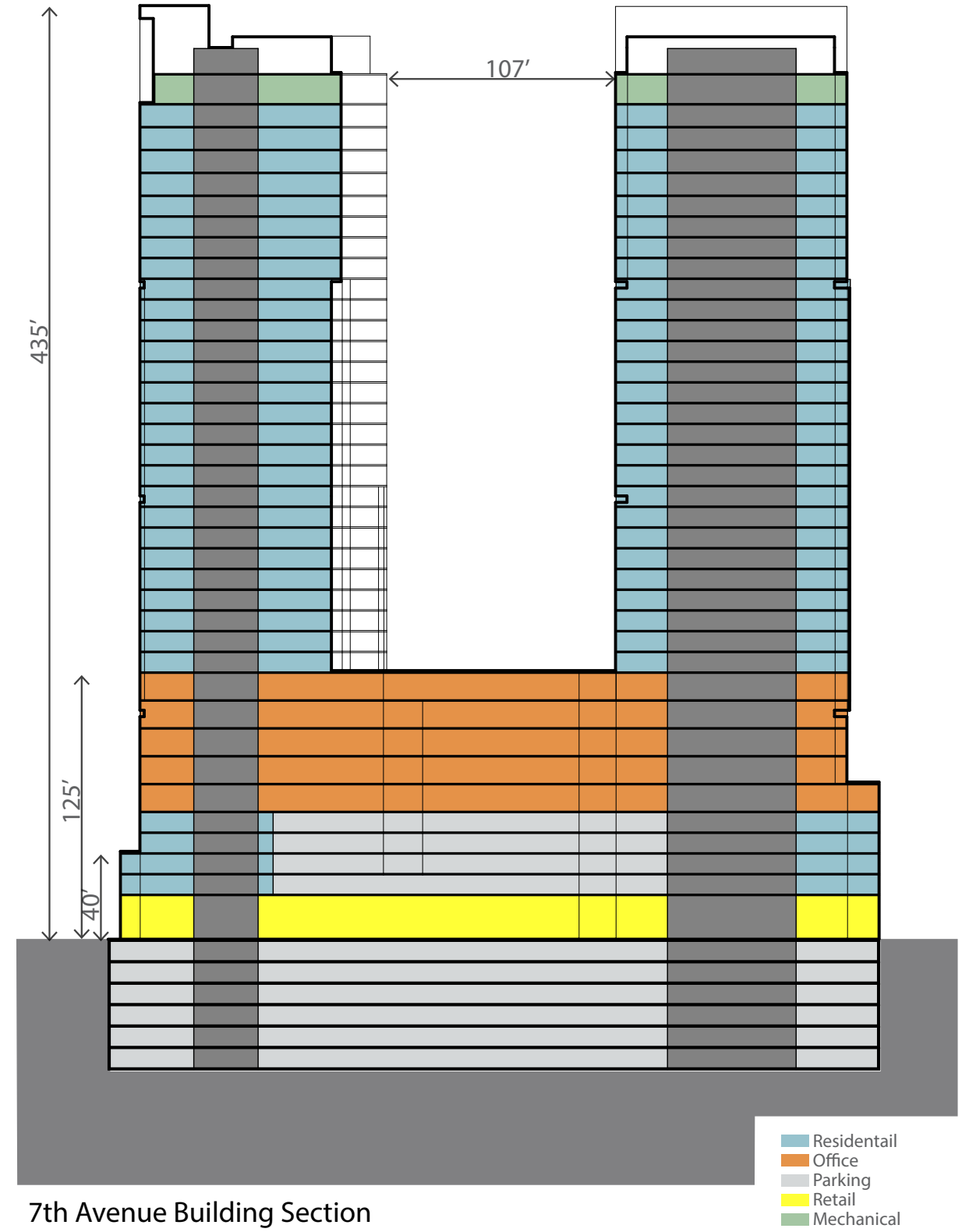




Bell St.



7th and Bell Plan



7th Avenue Building Section

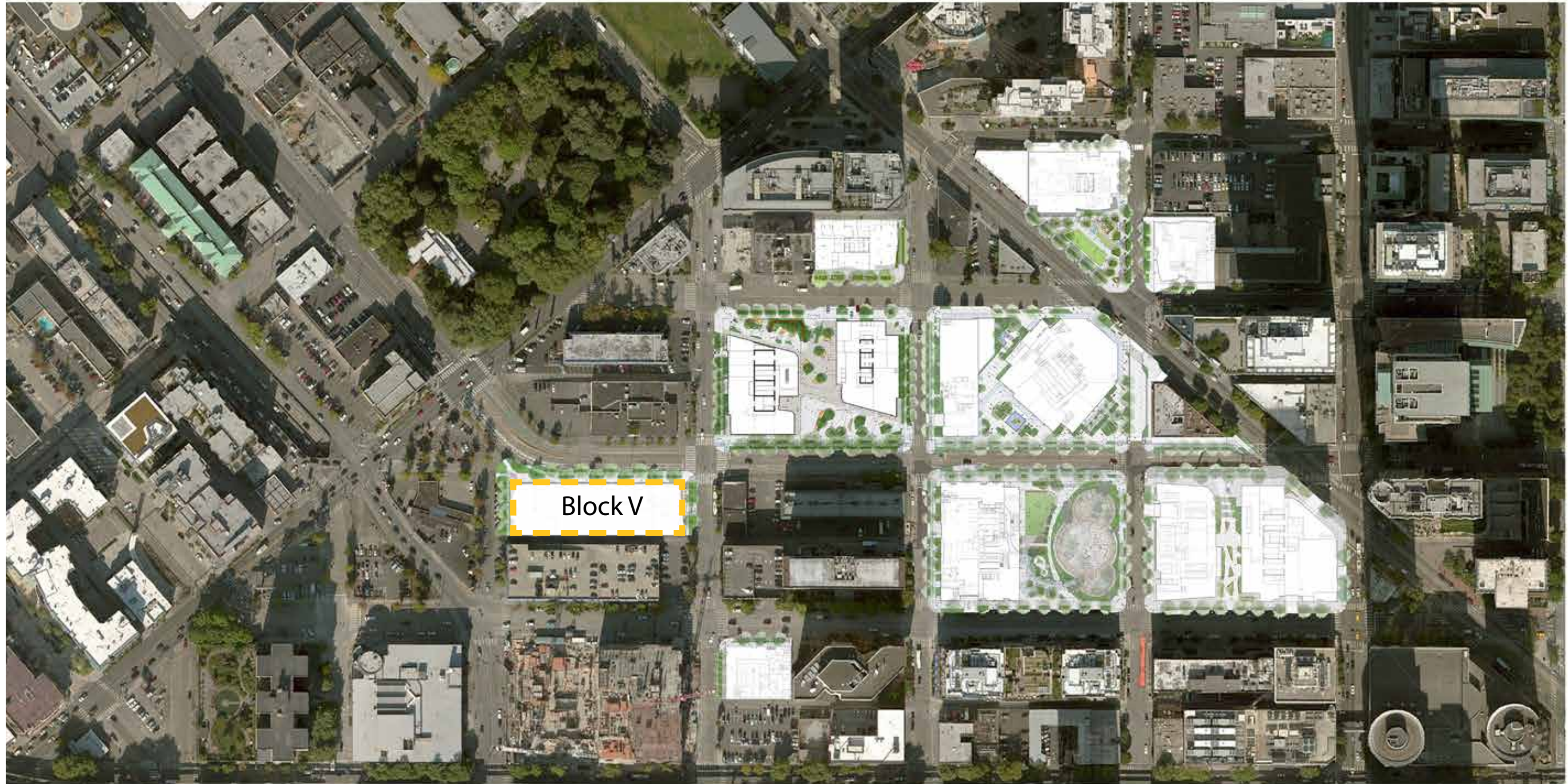




# LANDSCAPE CONCEPT

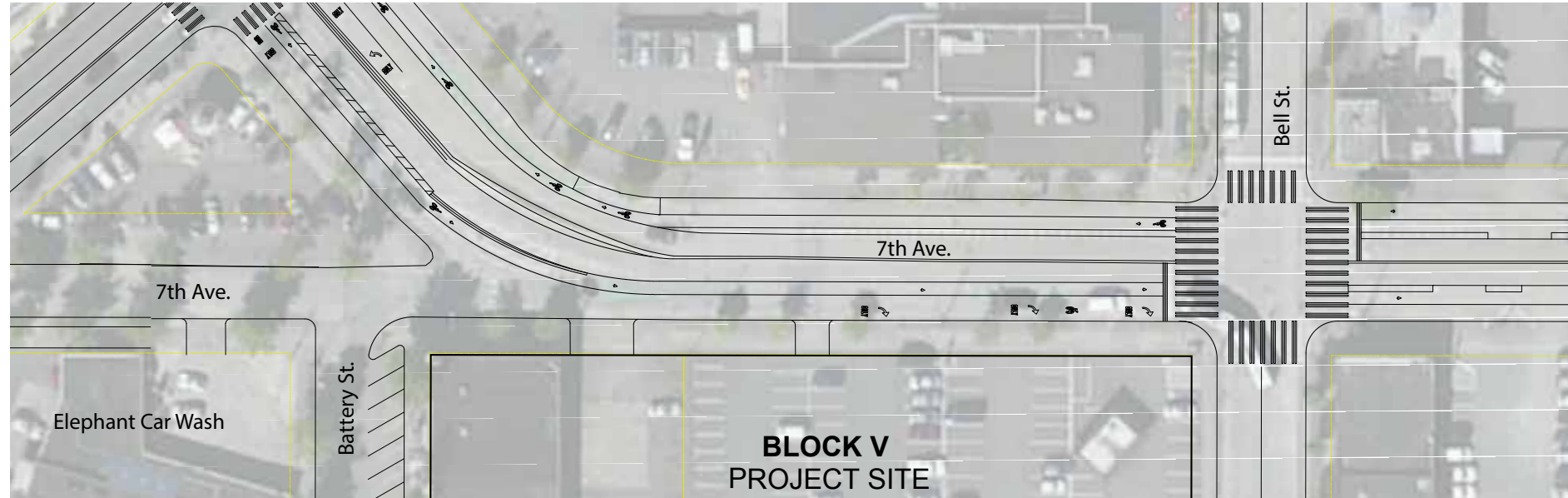




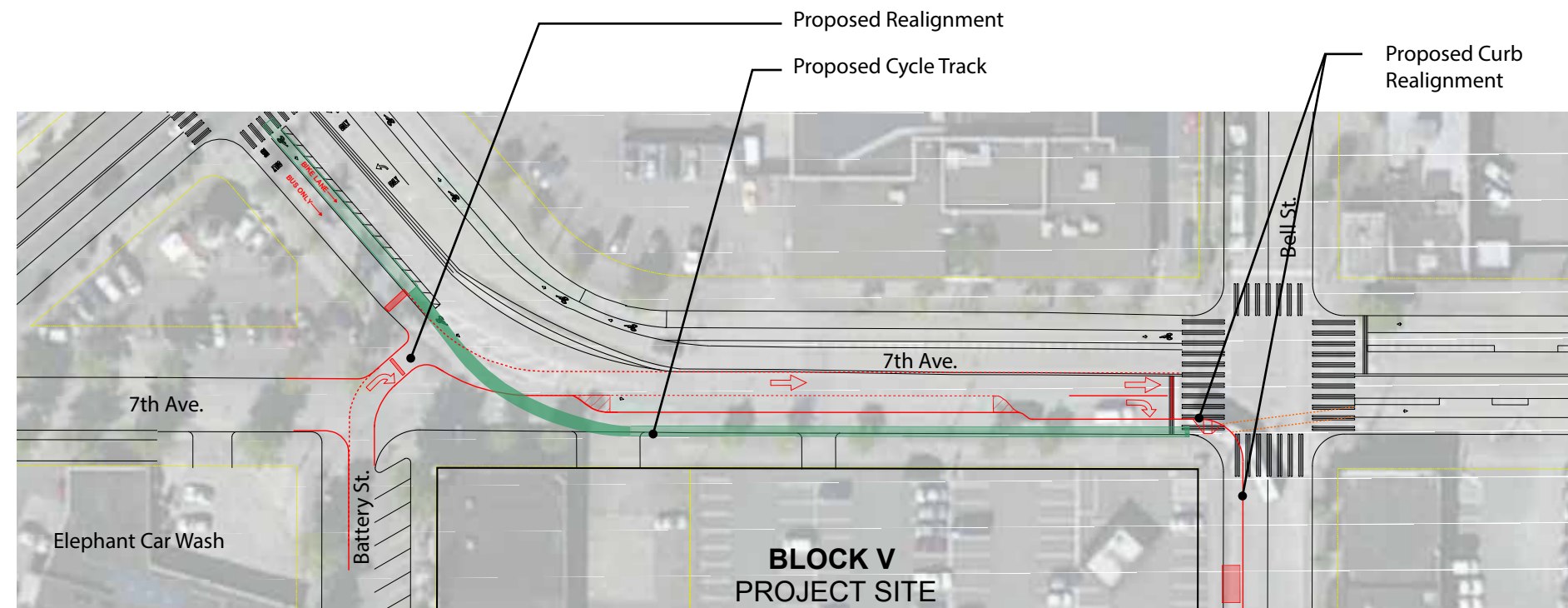




# PROPOSED R.O.W. IMPROVEMENTS



Existing Curb Alignment



Proposed Curb Alignment







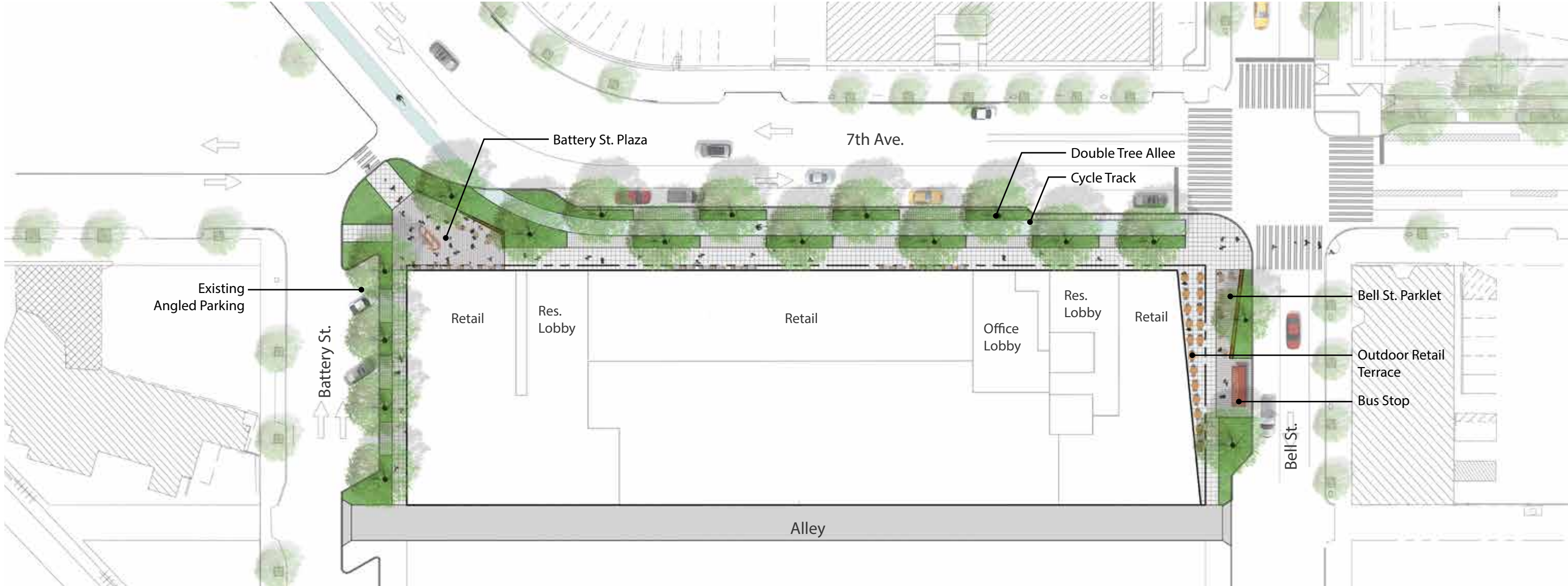
Plaza



Cycle Track

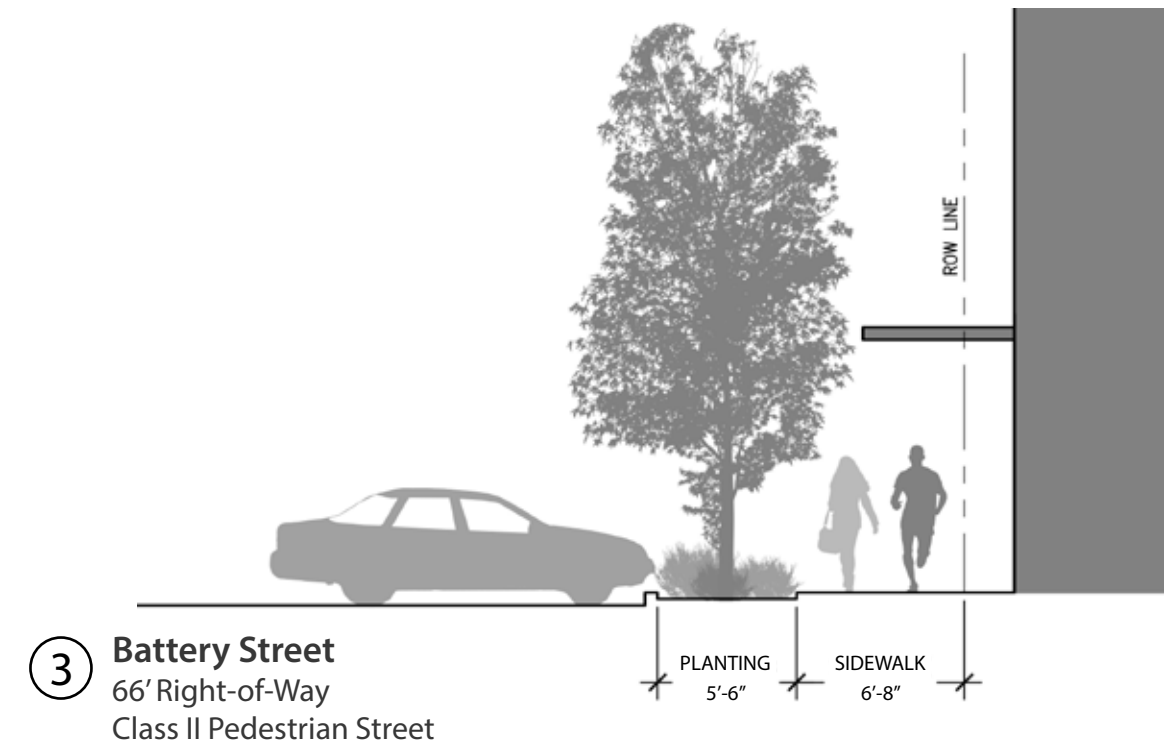
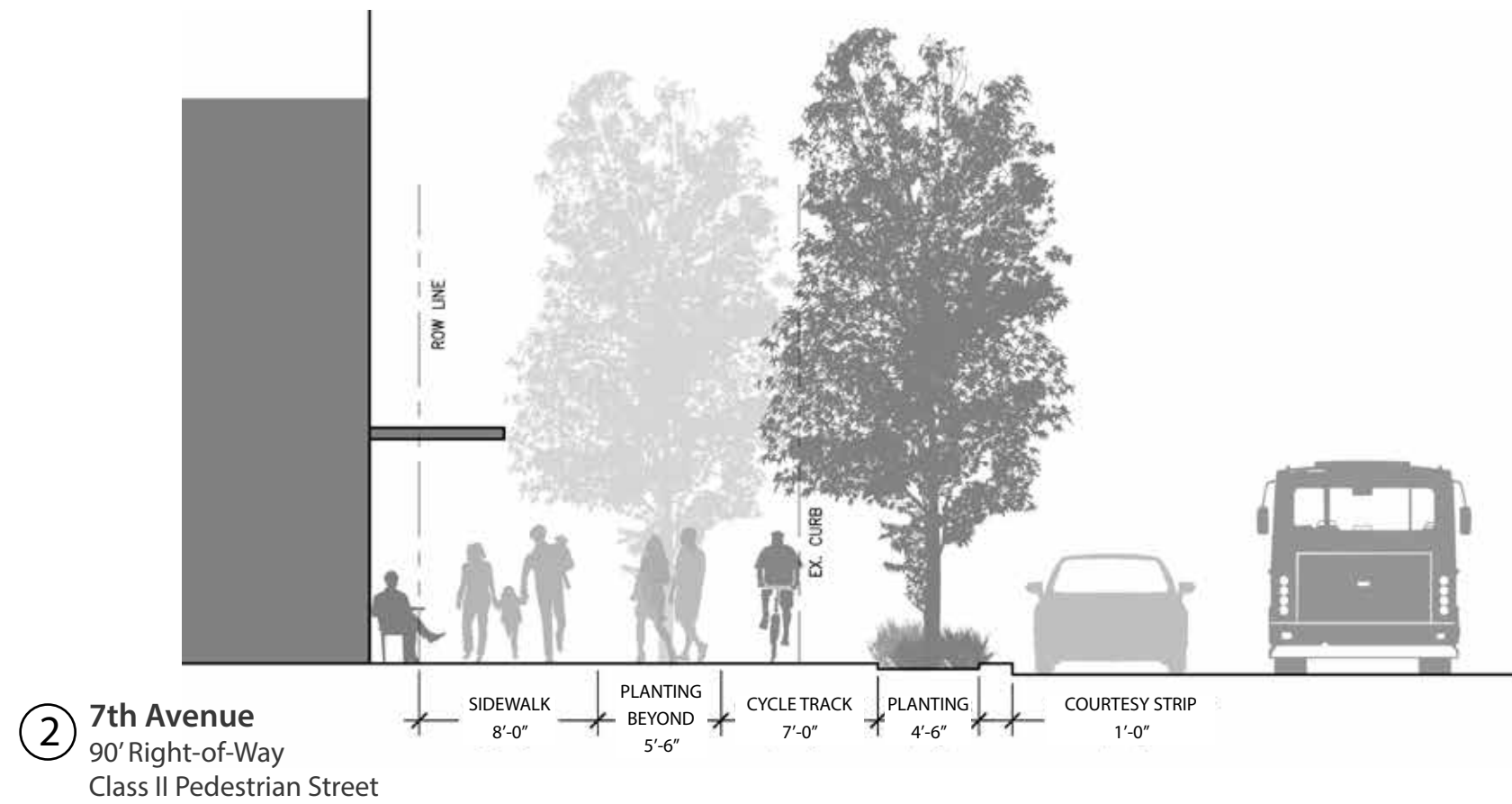
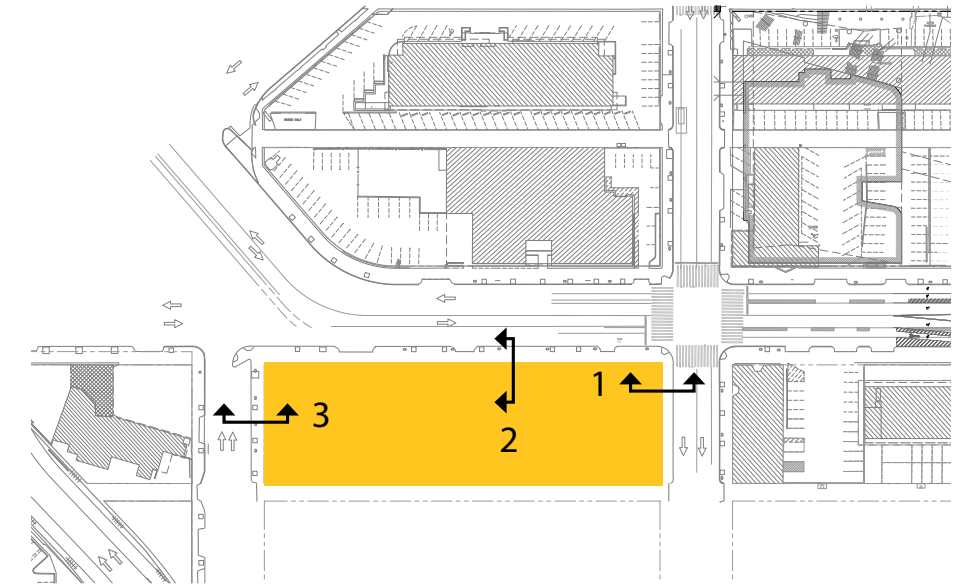
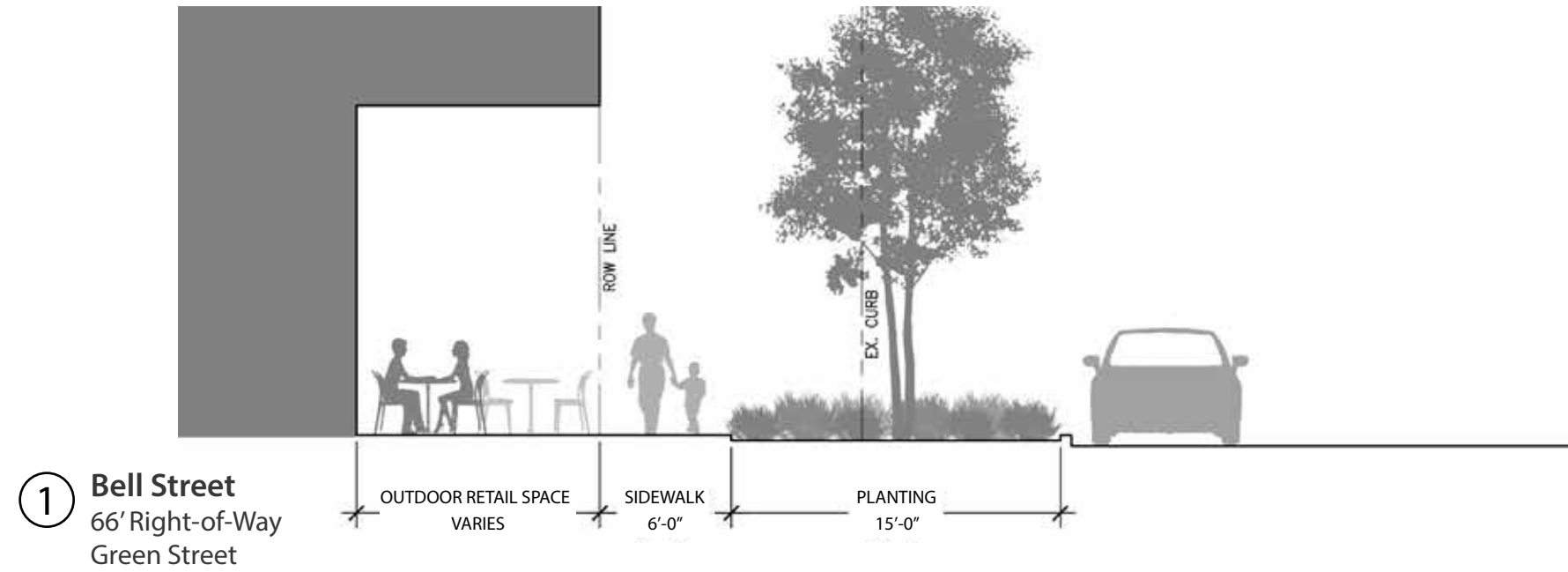


Outdoor Retail Terrace





# STREET SECTION STUDIES



# APPENDIX





# HISTORIC TOWER REFERENCES



**Upper West Side Manhattan Residential - San Remo**  
Emory Roth - 1930's



**Upper West Side Manhattan Residential - The Majestic**  
Emory Roth - 1930's



**860-880 Lake Shore Dr. Chicago**  
Mies Van der Rohe - 1950's



**Marina City - Chicago**  
Bertrand Goldberg - 1960's



Generally towers of these eras were symmetrical with identical floor plans. In the case of the Lake Shore Drive projects, the towers were rotated to minimize view blockage





# CONTEMPORARY TOWER REFERENCES



**Westin Towers Seattle**  
John Graham & Co. - 1969-1982  
40 & 47 Floors



**Perry Street Towers**  
Manhattan - Richard Meier 2004  
Crystalline, Modernist and Nearly Identical



**Bellevue Towers - Bellevue**  
Bellevue WA - Mulvanny 2009  
Shifted Near Identical Massing  
500 ft. Tower Three to Four Story Podium



**Capital City Moscow Tower**  
Moscow - NBBJ 2009  
Stacked Elements, Tower  
Differentiation, nearly all glass



**Insignia Towers - Seattle**  
Seattle WA - Perkins and Company 2016  
Symmetrical 400 ft. Towers 8 Story Podium (two step open space)  
Podium Variety

1980s



**Liberty Place**  
Philadelphia, PA - Helmut Jahn 1987  
Stepped Design, Geometric, Art Deco Influence

1990s



**Tokyo Metropolitan Government Building**  
Tokyo Japan - Kenzo Tange 1990  
Geometric, Stepped Top, Tall Podium

2000s



**Marina Towers**  
Beirut Lebanon - KPF 2007  
Curvilinear, Accentuated Top, Tower Differentiation

2010s



**Sahana Residential Tower - Proposed**  
Mumbai - Orcutt|Winslow 2011  
Color, Stacked Elements, Tower Differentiation

2020s



**Via 6 Towers**  
Seattle WA - GGLO 2012  
Nearly Symmetrical 240 ft. Towers  
6 Story Podium





# SEATTLE GRID SHIFT



Historic Grid Shift Buildings - Seattle



1920's Historic Photo - Regrading Near Completion





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