



2301 7th Avenue
Design Recommendation
DRB – Date: January 19, 2016
DPD or Project Number: 3019371

CLISE PROPERTIES, INC.



GRAPHITE

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Project Information

Property Address 2301 7th Avenue
Seattle, WA 98121

DPD Project Number 3019371

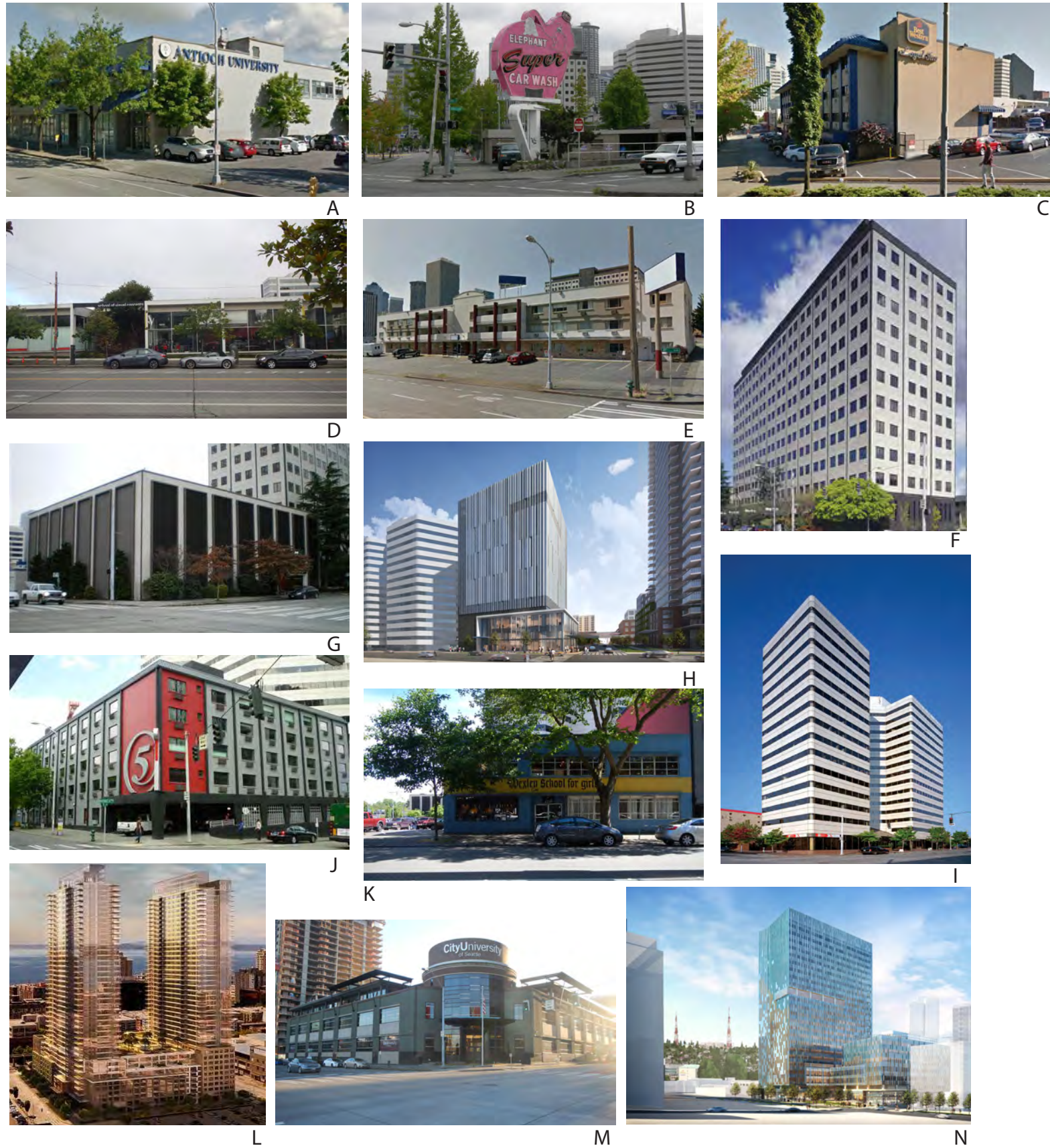
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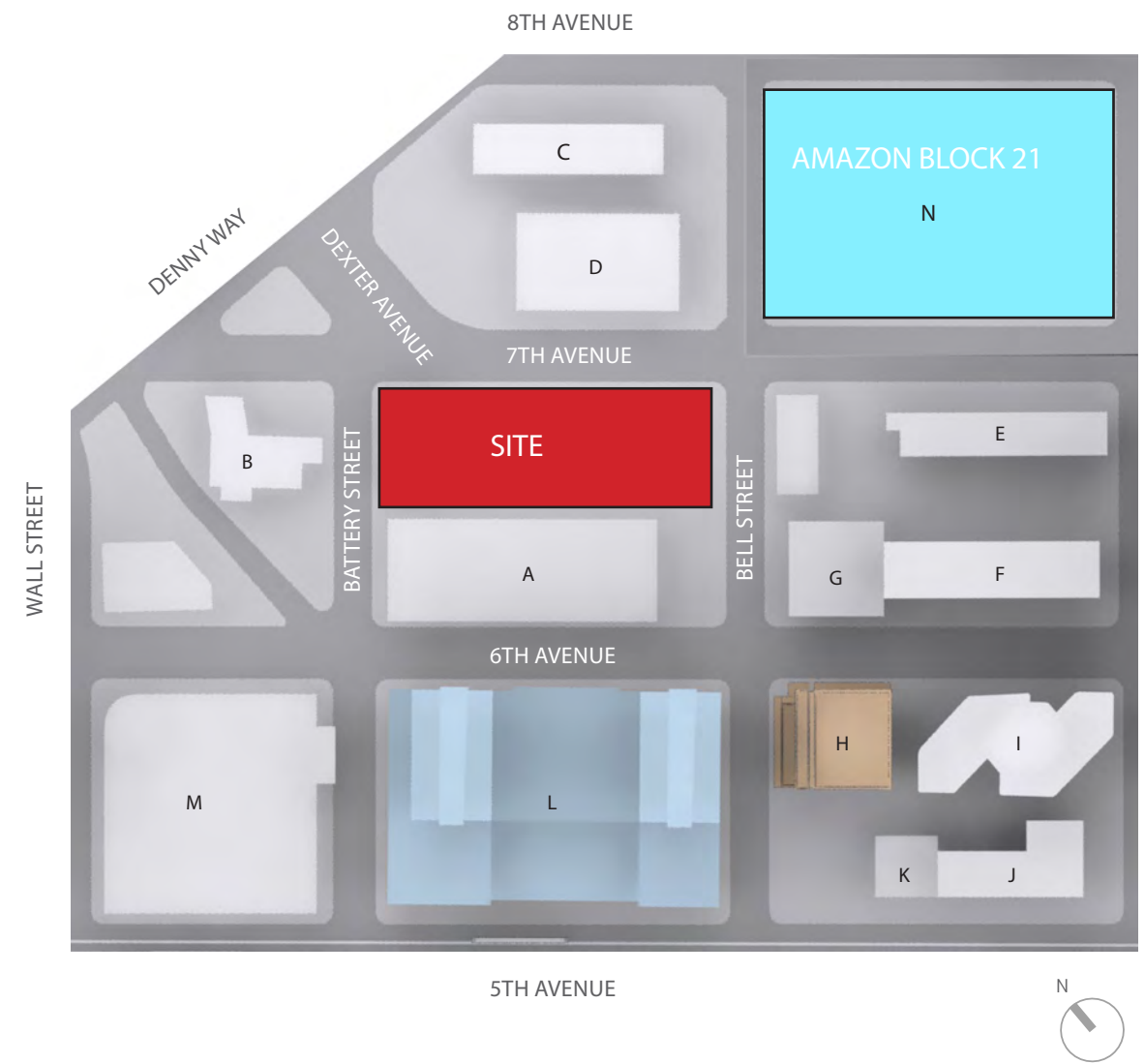
Development Summary This applicant proposes to build a 39-story structure with 979,456 square feet of total above-grade construction, including approximately 174,233 SF of Office use, 10,470 SF of Retail use, and approximately 638 Residential Units. Approximately 747 cars will be parked split between 6 levels of below grade parking and 4 levels of above grade parking. Primary pedestrian entries for the project will be along Bell Street and Battery Street for Residential use and along 7th Avenue for Office use. Automobile entries will be from the alley bordering Bell Street and Battery Street. Four loading berths and trash and recycling facilities will also be accessible from the alley.







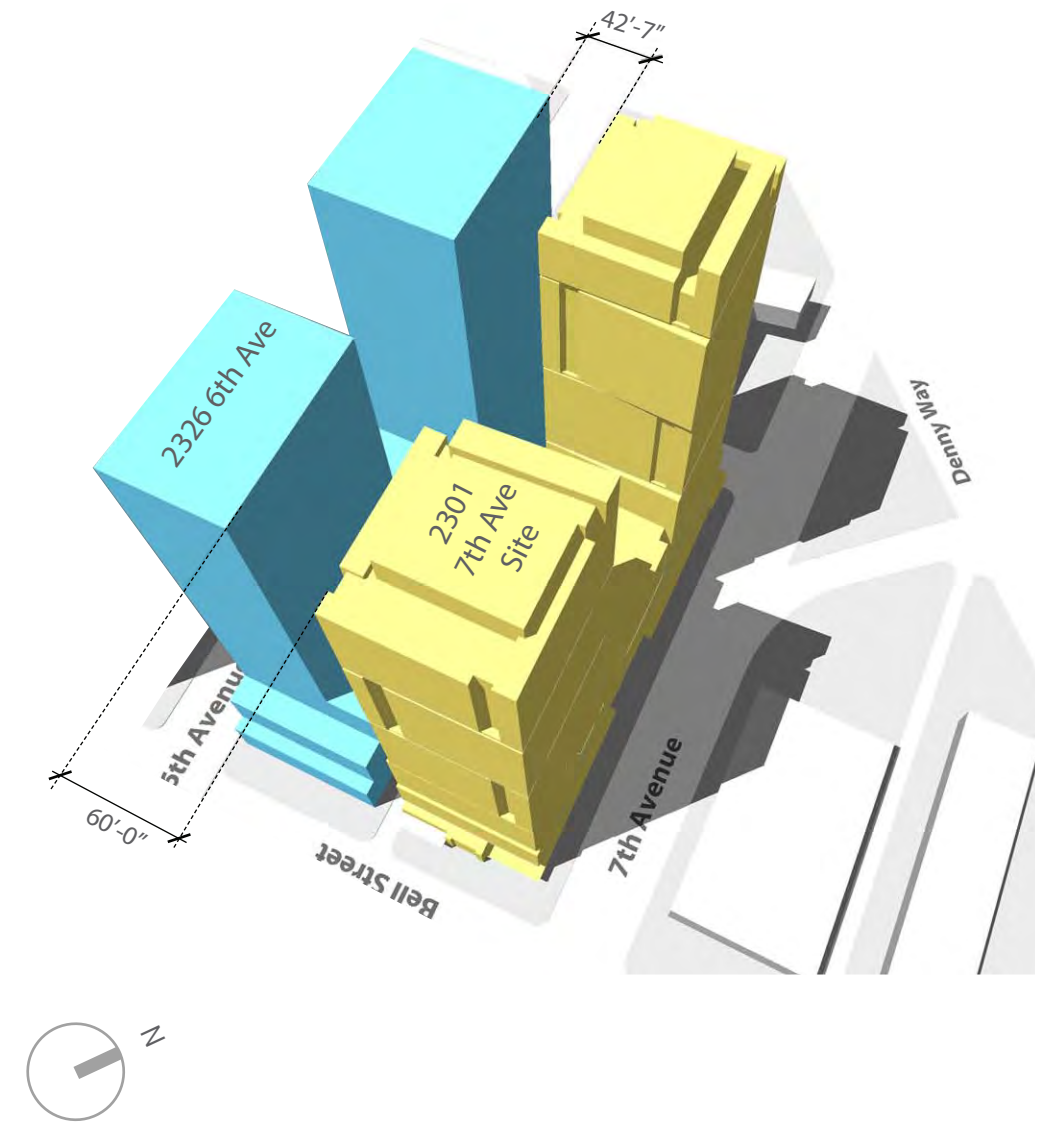
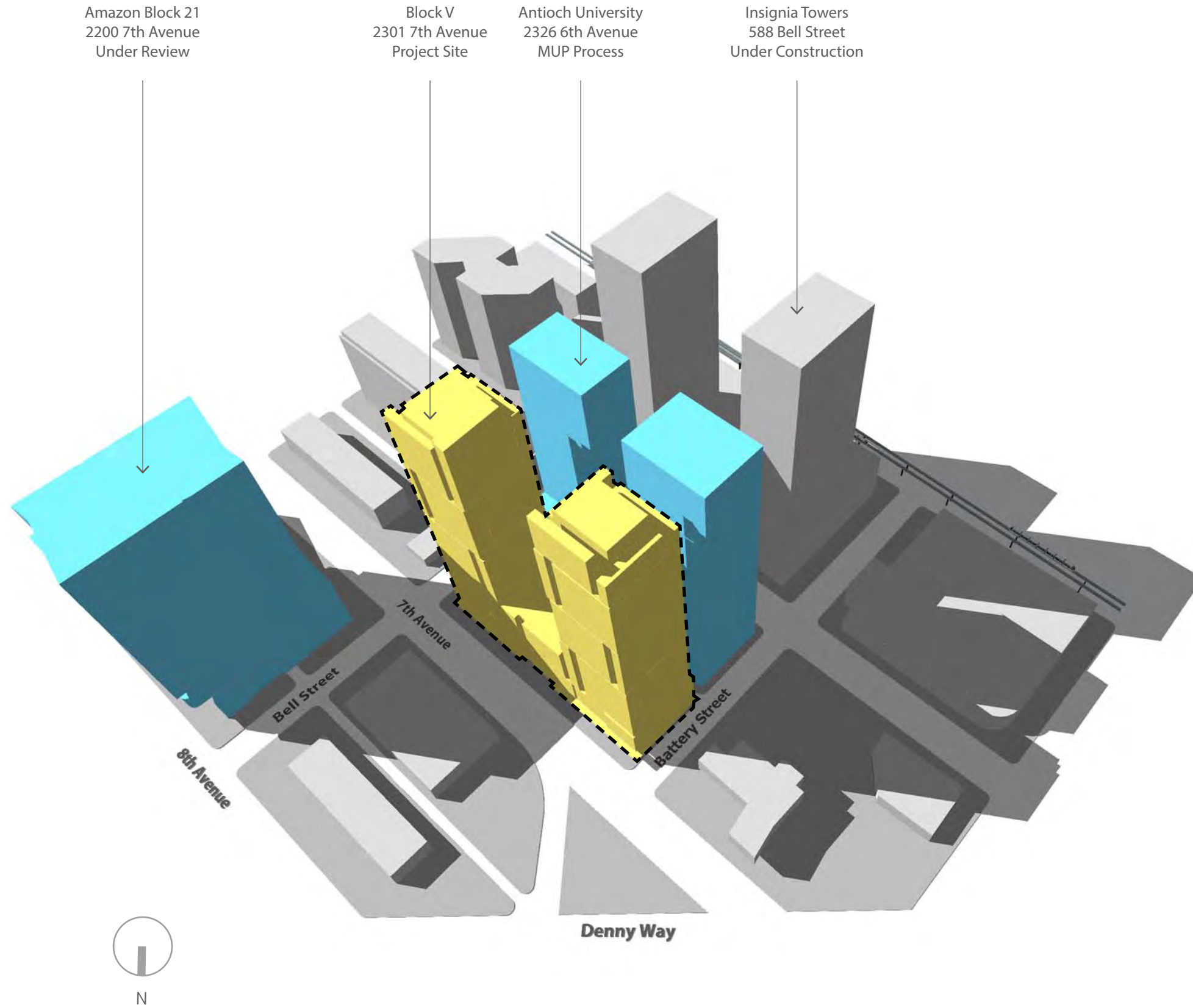
- A. Antioch University
- B. Elephant Car Wash
- C. Best Western Hotel
- D. School of Visual Concepts
- E. 7th Avenue Residence Hall
- F. Denny Building
- G. Denny Building Parking Garage
- H. 6th and Bell Data Center (Proposed)
- I. Blanchard Plaza
- J. Hotel 5- Seattle
- K. Wexley School for Girls
- L. Insignia Towers
- M. City University
- N. Amazon Block 21



Urban Context Analysis

2301 7th Avenue has surrounding development either under review, in MUP process, or under construction. Insignia Towers to the south of the site are under construction and nearly complete. The 2326 6th Avenue site is currently under MUP submittal.

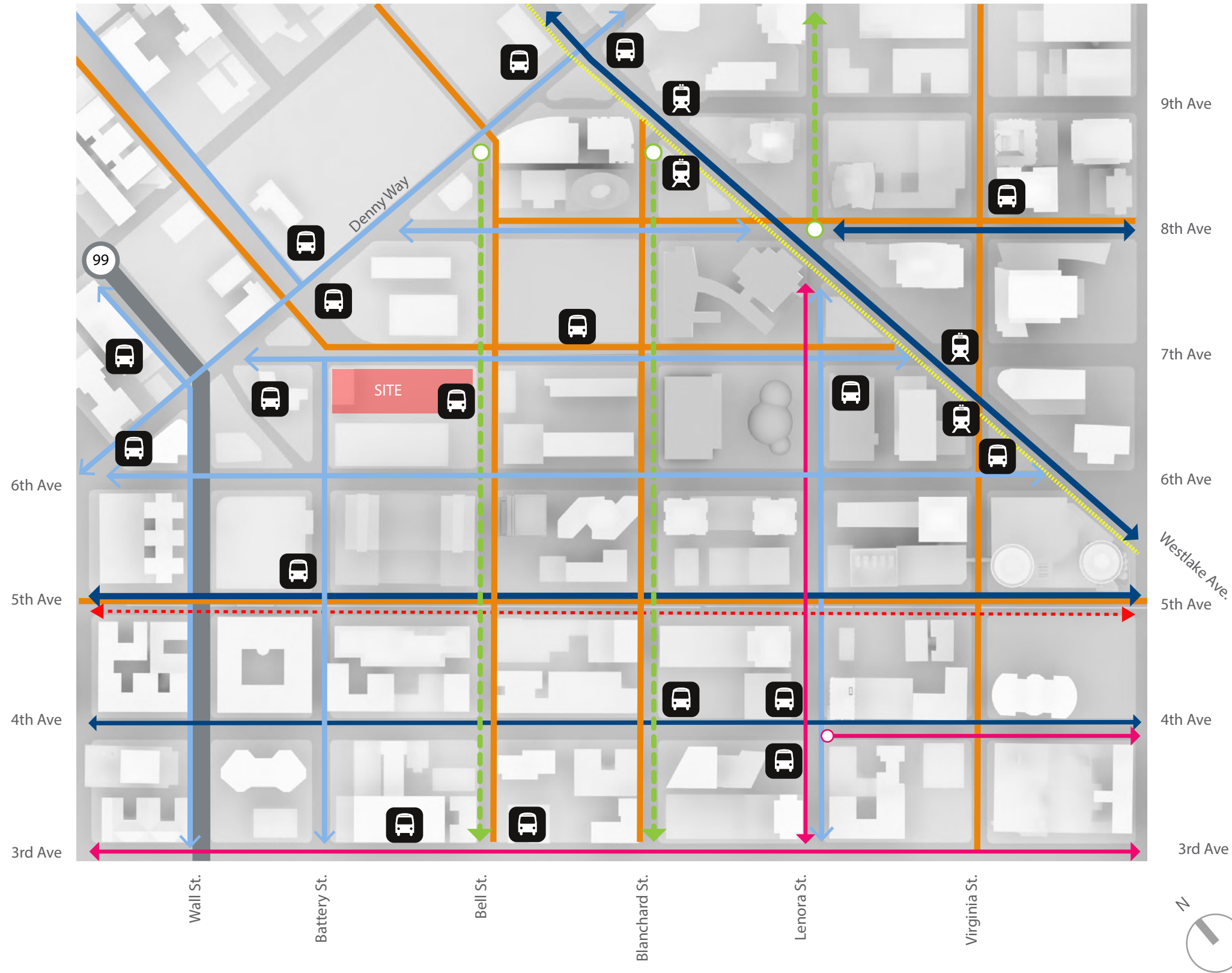
2301 7th Avenue will share an alley with 2326 6th Avenue which currently proposes two towers being 60'-0" and 42'-7" separated from Block V towers.

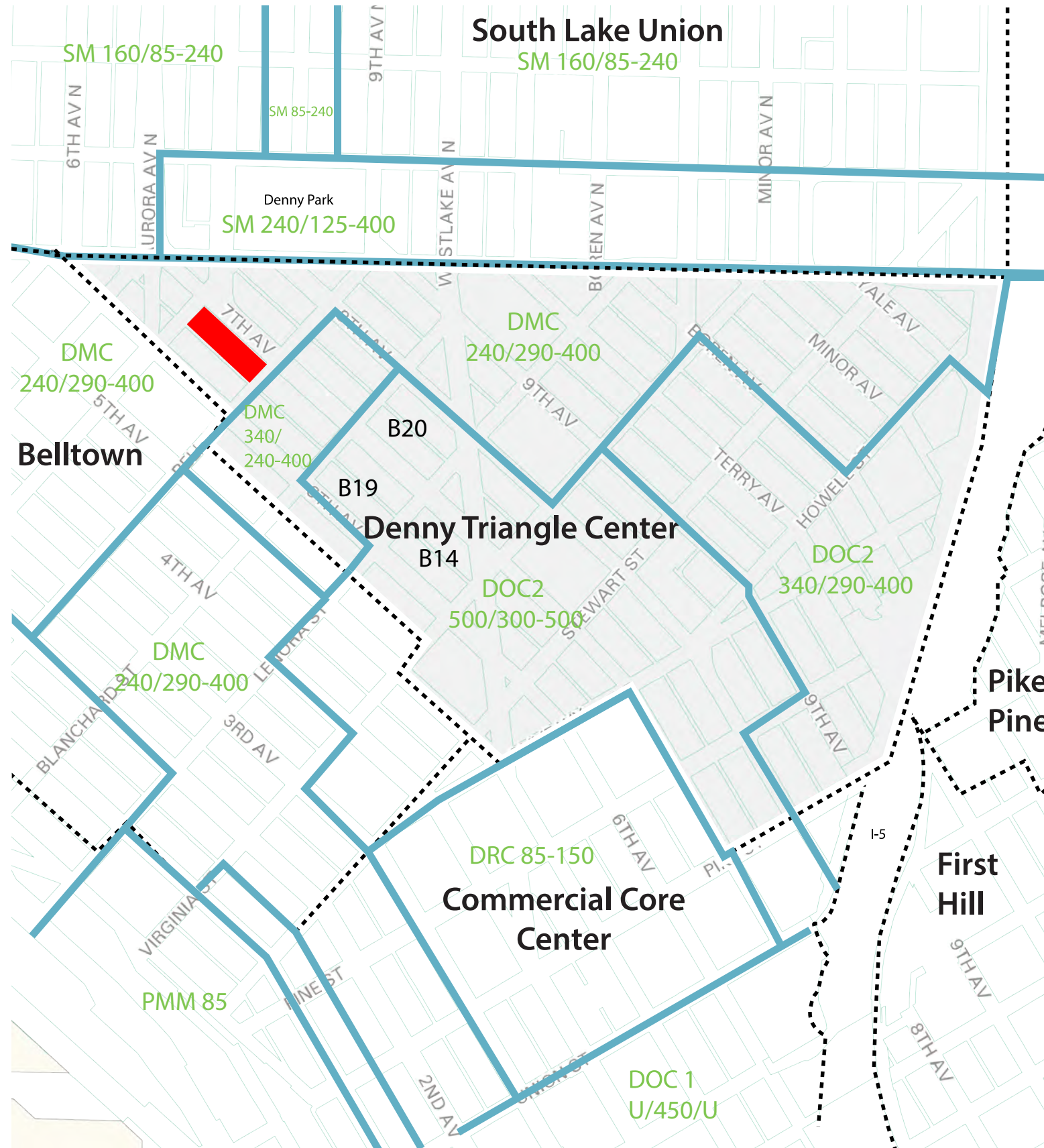


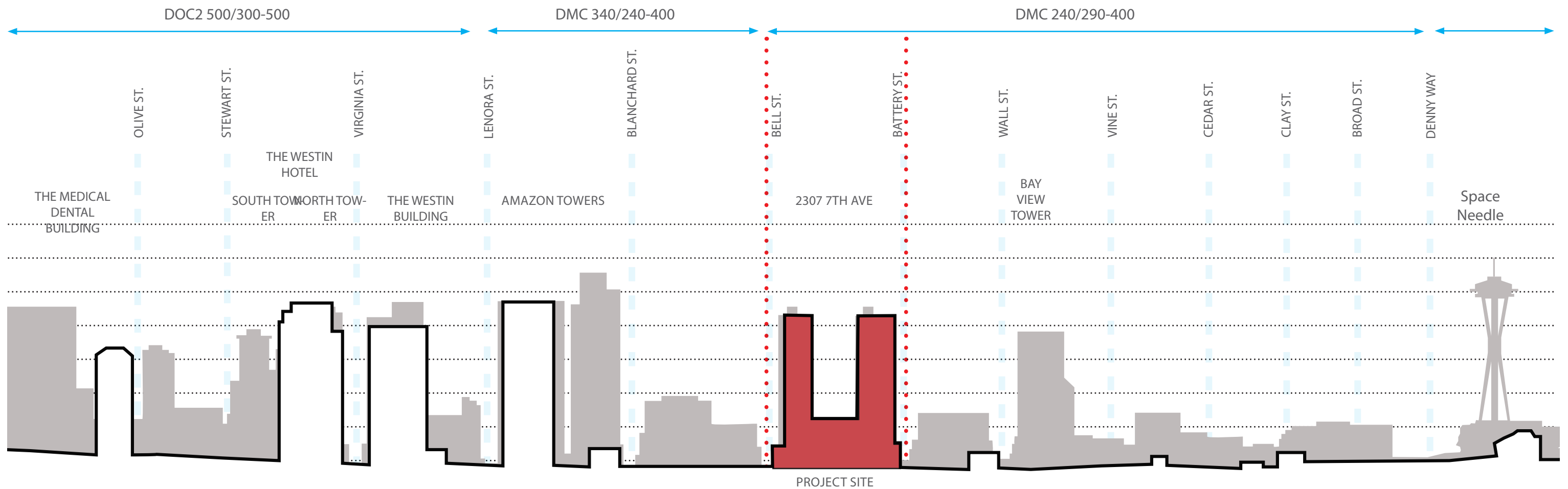
Urban Context: Street Classification

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.



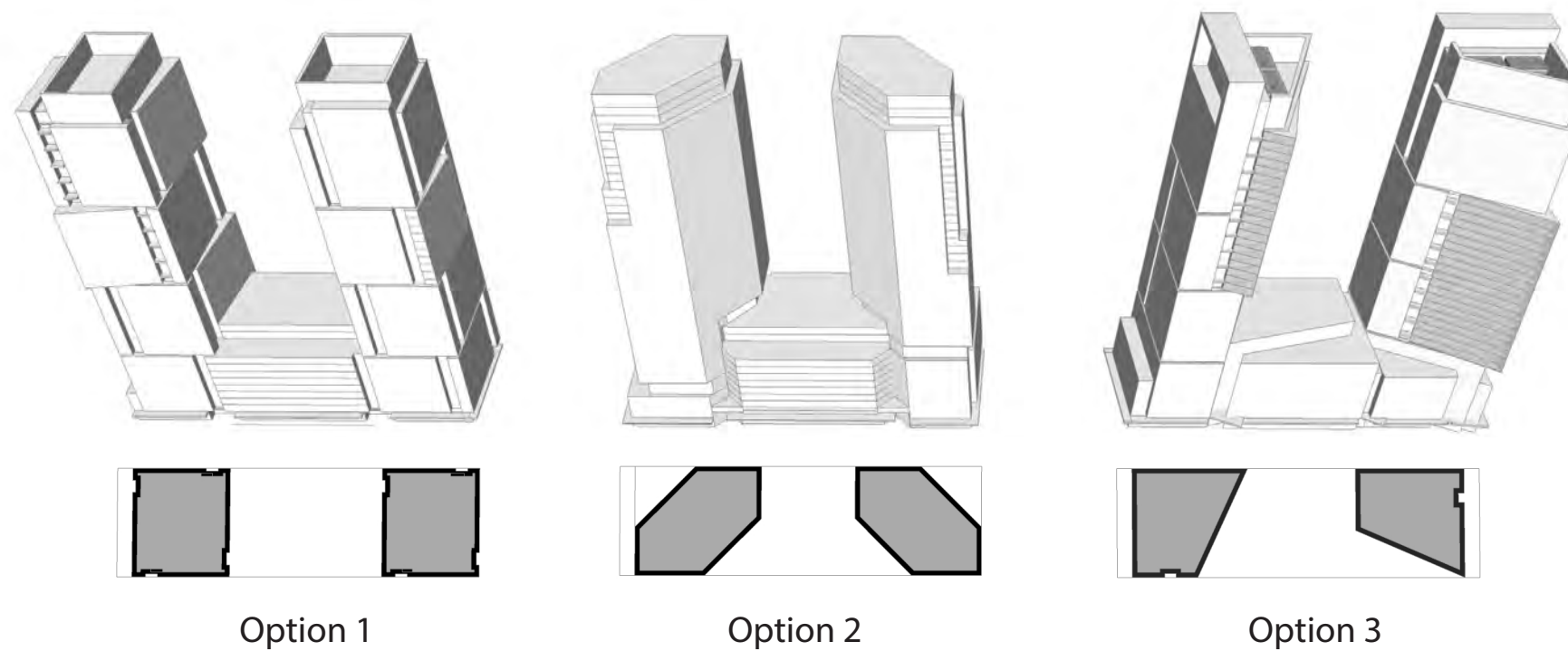




Option 1 – ‘The Cubist’ A two tower composition comprised of Three nearly identical cubed forms stacked vertically on a podium of approximately 125 ft. Each segment is broken into four interwoven facades separated by a vertical reveal. Some of the facades are angled to reflect the grid shift and to maximize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





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 rest rooms
- 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, whither 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 1000 GSF 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

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

400' Residential Development

| | | 309 Units Total South + Podium | | | | 319 Units Total North | | | | | | | | | | |
|------------|-------|--------------------------------|-------------------------|-----------|--------------|-----------------------|----------------|---------------|------------------------|----------|---------|----------|-------|-------|--------|----------|
| | | Units | Mechanical PH | 2,405 | | Amenities Out | Amenities In | Mechanical PH | Units | | | | | | | |
| 431.4 ft | ft-ft | | | | | | | | | | | | | | | |
| + 411.4 ft | 20.00 | | | | | | | | | | | | | | | |
| + 397.4 ft | 14.00 | 39 | Amenities | 5,751 sf | Amenities In | Amenities Out | | | | | | | | | | |
| + 385.8 ft | 11.67 | 38 | 10 Residential | 10,730 sf | | | | | | | | | | | | |
| + 376.1 ft | 9.67 | 37 | 10 Residential | 10,730 sf | | | | | | | | | | | | |
| + 366.4 ft | 9.67 | 36 | 10 Residential | 10,730 sf | | | | | | | | | | | | |
| + 356.8 ft | 9.67 | 35 | 10 Residential | 10,900 sf | | | | | | | | | | | | |
| + 347.1 ft | 9.67 | 34 | 11 Residential | 10,900 sf | | | | | | | | | | | | |
| + 337.4 ft | 9.67 | 33 | 11 Residential | 10,900 sf | | | | | | | | | | | | |
| + 327.8 ft | 9.67 | 32 | 11 Residential | 10,900 sf | | | | | | | | | | | | |
| + 318.1 ft | 9.67 | 31 | 11 Residential | 10,900 sf | | | | | | | | | | | | |
| + 308.4 ft | 9.67 | 30 | 11 Residential | 10,900 sf | | | | | | | | | | | | |
| + 298.7 ft | 9.67 | 29 | 11 Residential | 10,900 sf | | | | | | | | | | | | |
| + 289.1 ft | 9.67 | 28 | 11 Residential | 10,900 sf | | | | | | | | | | | | |
| + 279.4 ft | 9.67 | 27 | 11 Residential | 10,900 sf | | | | | | | | | | | | |
| + 269.7 ft | 9.67 | 26 | 11 Residential | 10,900 sf | | | | | | | | | | | | |
| + 260.1 ft | 9.67 | 25 | 11 Residential | 10,730 sf | | | | | | | | | | | | |
| + 250.4 ft | 9.67 | 24 | 11 Residential | 10,730 sf | | | | | | | | | | | | |
| + 240.7 ft | 9.67 | 23 | 11 Residential | 10,730 sf | | | | | | | | | | | | |
| + 231.1 ft | 9.67 | 22 | 11 Residential | 10,730 sf | | | | | | | | | | | | |
| + 221.4 ft | 9.67 | 21 | 11 Residential | 10,730 sf | | | | | | | | | | | | |
| + 211.7 ft | 9.67 | 20 | 11 Residential | 10,730 sf | | | | | | | | | | | | |
| + 202.0 ft | 9.67 | 19 | 11 Residential | 10,730 sf | | | | | | | | | | | | |
| + 192.4 ft | 9.67 | 18 | 11 Residential | 10,730 sf | | | | | | | | | | | | |
| + 182.7 ft | 9.67 | 17 | 11 Residential | 10,730 sf | | | | | | | | | | | | |
| + 173.0 ft | 9.67 | 16 | 11 Residential | 10,730 sf | | | | | | | | | | | | |
| + 163.4 ft | 9.67 | 15 | 11 Residential | 10,900 sf | | | | | | | | | | | | |
| + 153.7 ft | 9.67 | 14 | 11 Residential | 10,900 sf | | | | | | | | | | | | |
| + 144.0 ft | 9.67 | 13 | 11 Residential | 10,900 sf | | | | | | | | | | | | |
| + 134.4 ft | 9.67 | 12 | 10 Residential | 10,900 sf | | | | | | | | | | | | |
| + 124.7 ft | 9.67 | 11 | 7 Residential | 10,900 sf | | | | | | | | | | | | |
| + 110.7 ft | 14.00 | 10 | | | | | | | | | | | | | | |
| + 98.2 ft | 12.50 | 9 | | | | | | | | | | | | | | |
| + 85.7 ft | 12.50 | 8 | | | | | | | | | | | | | | |
| + 73.2 ft | 12.50 | 7 | | | | | | | | | | | | | | |
| + 60.7 ft | 12.50 | 6 | | | | | | | | | | | | | | |
| + 51.3 ft | 9.42 | 5 | Residential 5 | 7,325 sf | 20,507 sf | 54 stalls | | | 7,511 sf 5 Residential | | | | | | | |
| + 41.8 ft | 9.42 | 4 | Residential 5 | 7,325 sf | 20,507 sf | 54 stalls | | | 7,511 sf 5 Residential | | | | | | | |
| + 32.4 ft | 9.42 | 3 | Residential 5 | 7,325 sf | 20,507 sf | 54 stalls | | | 7,511 sf 5 Residential | | | | | | | |
| + 22.0 ft | 10.42 | 2 | Residential 5 | 7,184 sf | 20,103 sf | 54 stalls | | | 7,360 sf 5 Residential | | | | | | | |
| | 22.00 | 1 | | | | | | | | | | | | | | |
| 21' | P1 | | Retail | 5,887 sf | Lobby | 5,508 | ADA Van Stalls | 4 stalls | Office Lobby | 6,963 sf | Loading | 3,318 sf | Lobby | 4,063 | Retail | 4,583 sf |
| ##### | P2 | | Retail & Office parking | 38,000 sf | | | | | | | | | | | | |
| | P3 | | Office parking | 38,000 sf | | | | | | | | | | | | |
| | P4 | | Office/Residential pkg | 38,000 sf | | | | | | | | | | | | |
| | P5 | | Residential parking | 38,000 sf | | | | | | | | | | | | |
| | P6 | | Residential parking | 38,000 sf | | | | | | | | | | | | |

| Area Summary | |
|-------------------------------|---------------------------|
| Site Area | 38,880 ft ² |
| Base FAR | 5.0 |
| FAR with Bonuses | 7.0 |
| Base Chargeable FAR | 194,400.0 ft ² |
| Maximum Bonus FAR | 272,160.0 ft ² |
| Maximum Chargeable FAR | 466,560 |

| Required Amenity Spaces | |
|--------------------------------------|-------------------------------|
| Total Area in Residential Use | 694,414 ft² |
| Required 5% Amenity Area | 34,721 ft² |
| Minimum Exterior Space 2.5% | 17,360 ft² |

| Chargeable Areas | |
|--|-------------------------------|
| Chargeable Office Area | 175,173 ft ² |
| Chargeable Rooftop Mechanical | 2,000 ft ² |
| Chargeable Loading/Service | 3,000 ft ² |
| Sub-total Chargeable Area | 180,173 ft ² |
| 3.5% Mechanical Deduction (FAR Exempt) | (6,306) ft ² |
| Total chargeable above-grade area | 173,867 ft² |
| Total FAR | 4.5 |

| Non-Chargeable Areas | |
|--|-------------------------------|
| Non-Chargeable Residential | 705,916 ft ² |
| Non-Chargeable Rooftop Mechanical | 4,809 ft ² |
| Non-Chargeable Loading/Service | 3,318 ft ² |
| Non-Chargeable Retail | 10,470 ft ² |
| Non-Chargeable Parking | 83,088 ft ² |
| Total non-chargeable above-grade area | 807,601 ft² |

| | |
|--|-------------------------------|
| Bonus Residential Area (above 290') | 216,990 ft² |
| Total Above Grade Construction Area | 981,468 ft² |

| | |
|---------------------------------|---------------------|
| Typical Unit Size (Gross - 1BR) | 850 ft ² |
| Estimated Unit Count | 638 units |

| | |
|------------------------------------|-------------------------|
| Estimated Parking Area | 309,624 ft ² |
| Estimated Parking Spaces | 747 stalls |
| Efficiency | 414 sq. ft / stall |
| Parking Ratio (Spaces/Unit) | 1.17 stalls/unit |



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) 40% 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 non-residential 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)

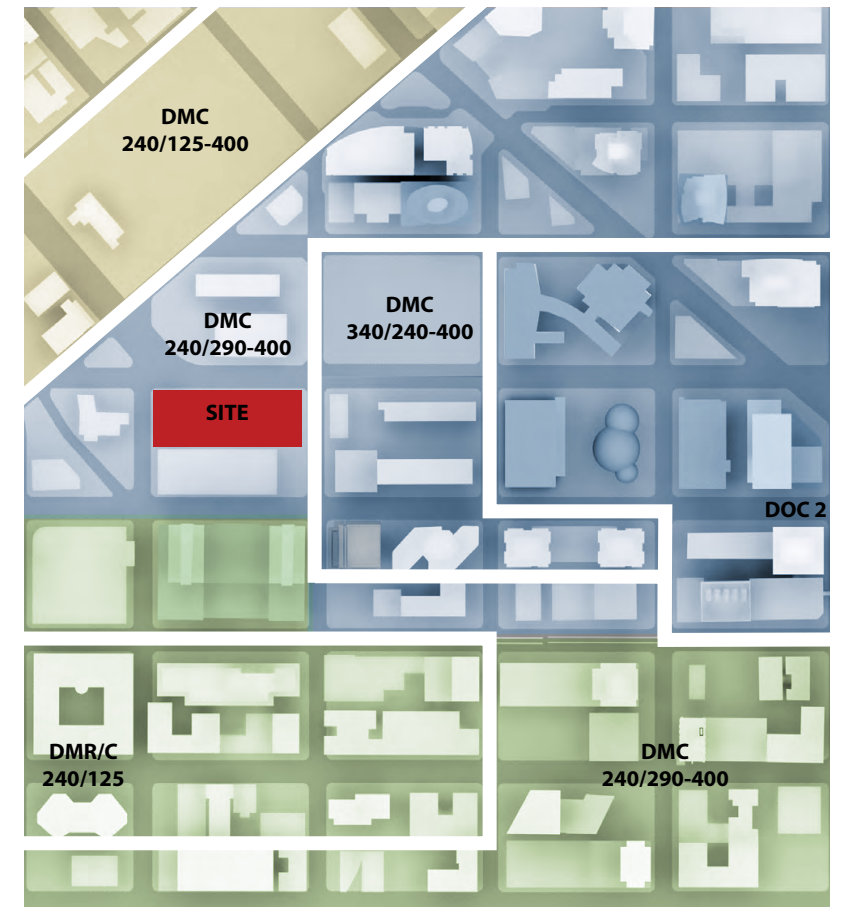
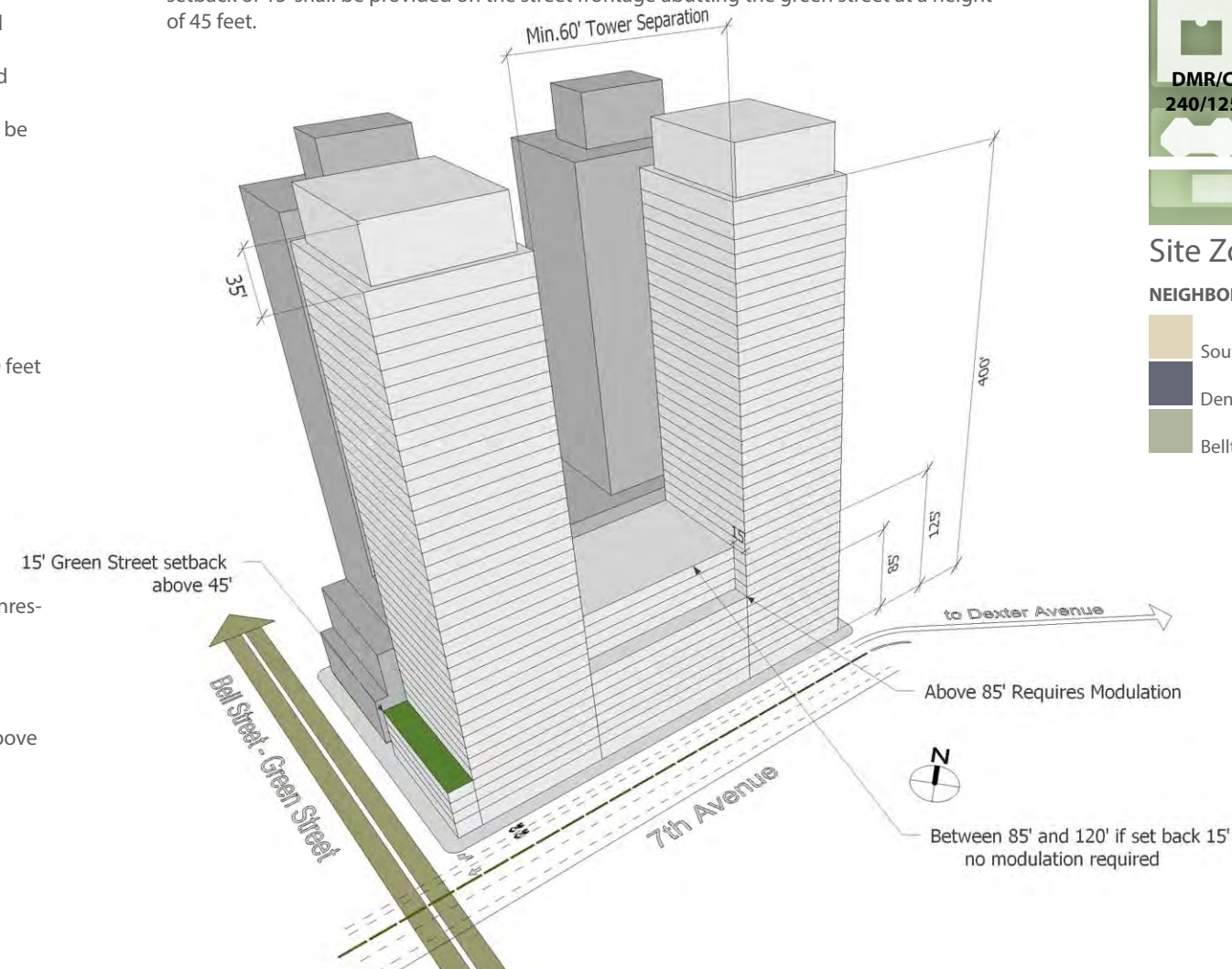
- Applies only to portions of structures with residential use above 160'.
 - Average residential GFA per story of a tower if height does not exceed base height limit for residential use: 10,000 SF
- Average residential GFA per story of a tower when height exceeds base height limit for residential use: 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.

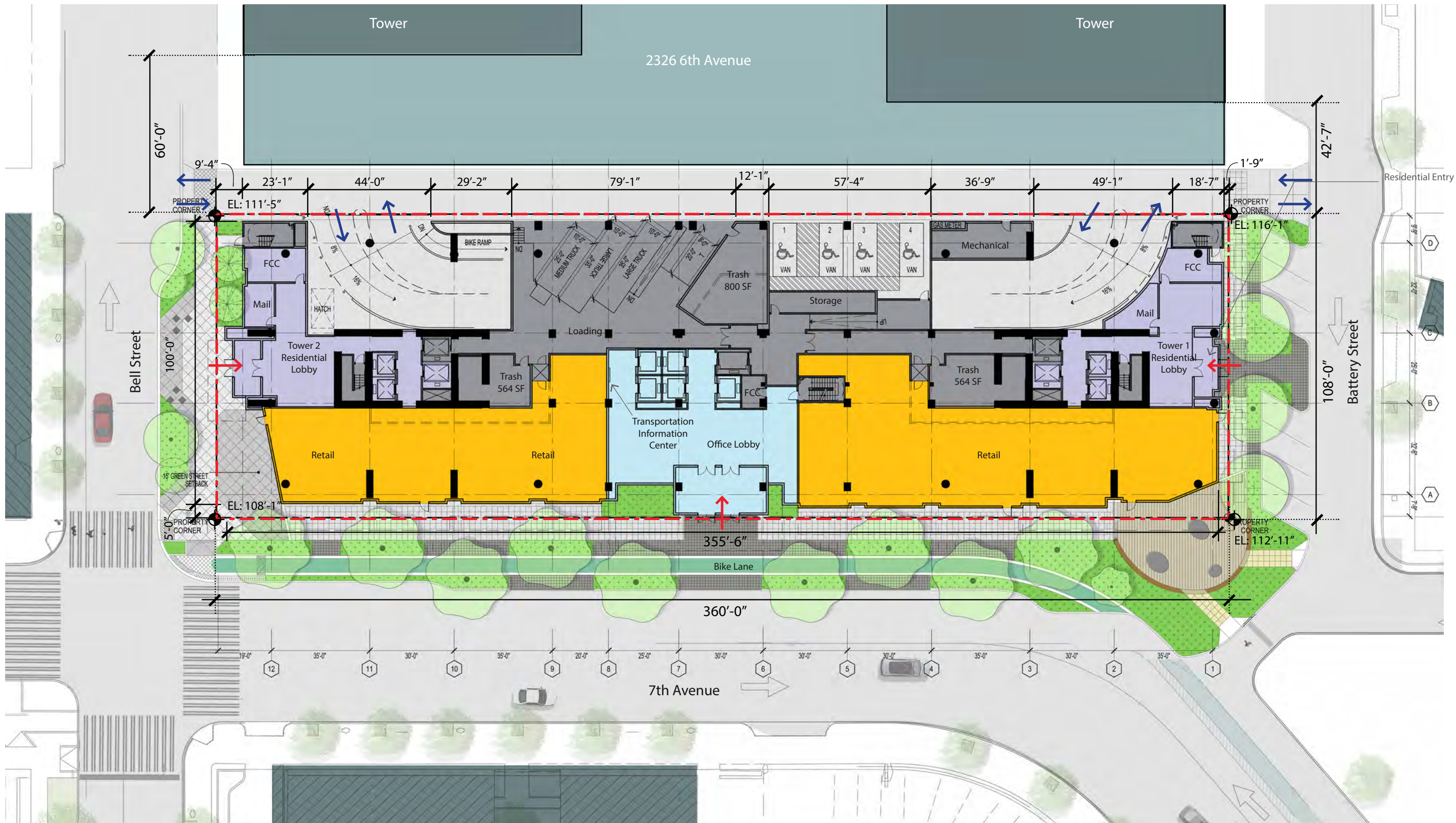
Upper level setbacks

- 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 |



→ = Pedestrian Entry → = Vehicle Entry



Summary of EDG Recommendations April 7, 2015

1. Tower and Massing (A2, A2.1, B2, B4.1, B4.3, C2.1)

- Provide a design that combines the towers of Option 1 and the asymmetry of Option 2 in the way the towers meet the podium
- Provide a design with one of the towers eroding the podium and reaching the base.
- Encouraged a design with panelized modules, as it would allow for an interesting design with different materials. Use reveals between modules to bring the tower down to the base
- Consider the capping of the towers as shown in Option 1

2. Podium Design (A2.1, B4.1, C3.1, D1.3, E2.1)

- Provide a design with one of the towers eroding the podium to break up its massing as shown in Option 2
- Provide a design with the stepping down of the open space on the podium top as shown in Option 3
- Study the facade treatment of the retail space and above parking levels. Consider using the retail facade treatment at the parking levels.

3. Streetscape (B3.3, C1, C1.3, D1.2, D3.1, D6.1)

- Along Bell Street, push back or cant the podium facade at grade and above to be similar in spirit to what was proposed in Option 3
- Activate the retail space along Battery Street with the design of the street







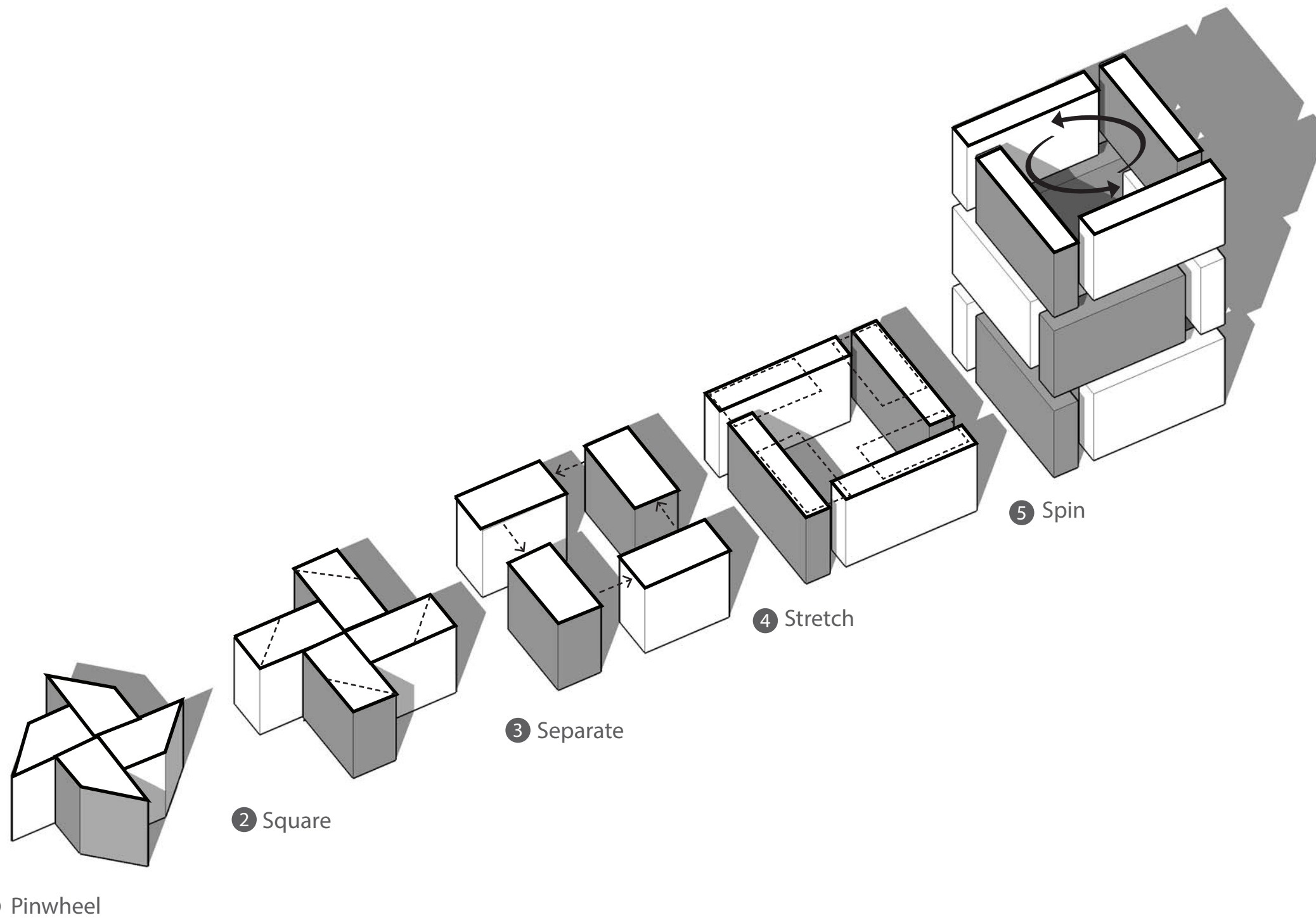




Pinwheel Tower Concept

The pinwheel tower concept gives each tower cube the same identity and collectively spins on a central axis per each cube. To accent the verticality of towers and tower facade treatment, the pinwheel concept breaks the building into separate cubes and gives the horizontal expression a motion rather than applique.

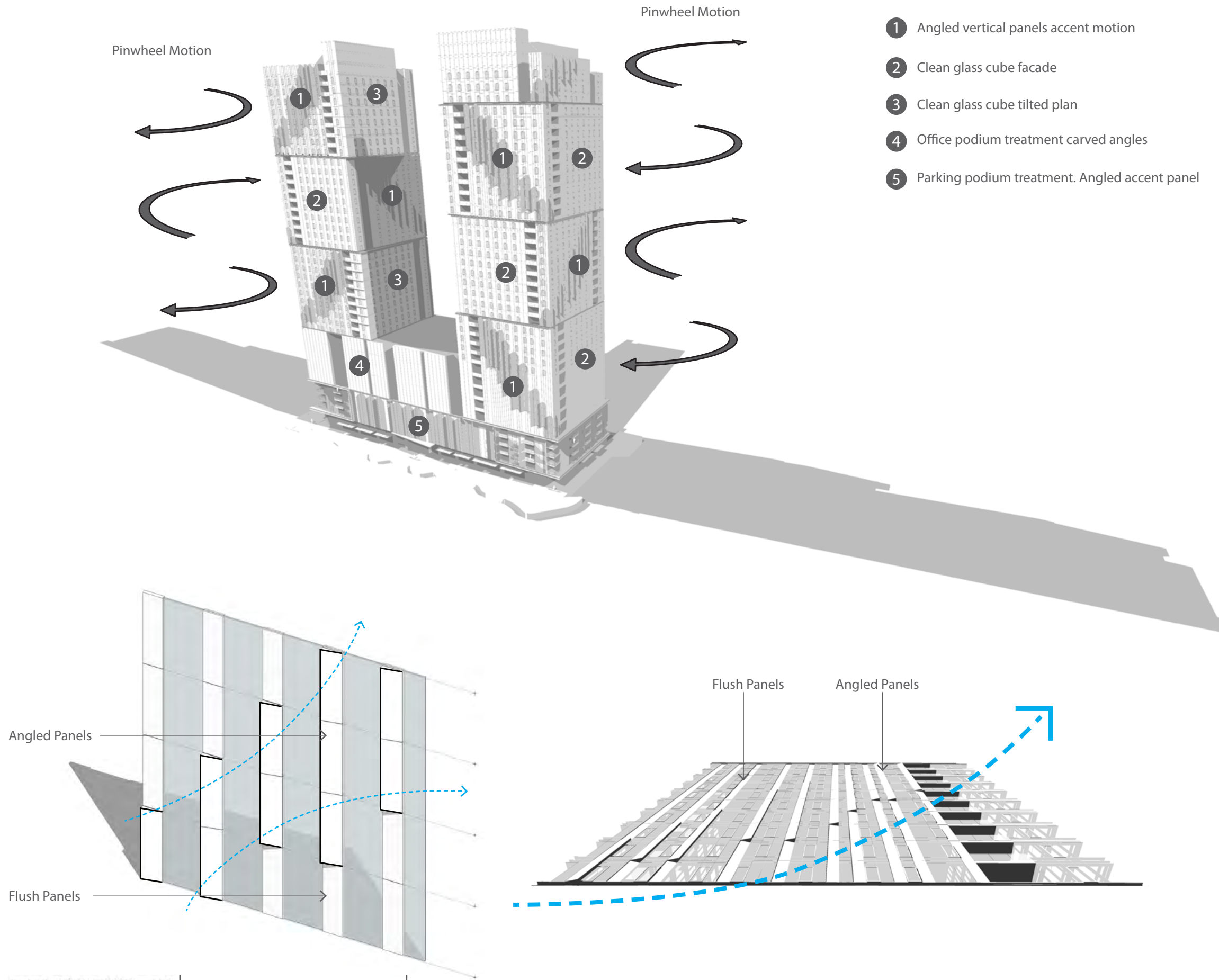
Providing an idea of motion will express the towers playfully on the city skyline. The strong concept of motion is present in the facade design of the towers which accentuate the pinwheel motion upward.



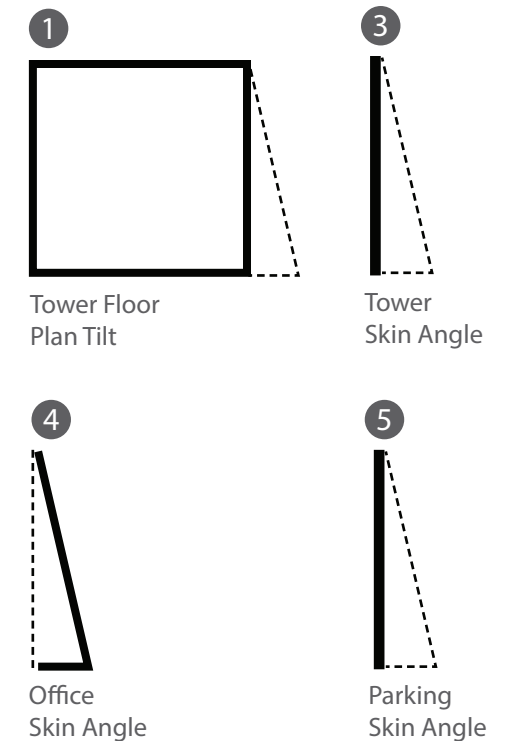
Tower Skin Motion Diagram

The tower skin emphasizes the motion of pinwheeling cubes. Allowing light to emphasize the idea of motion accentuates the liveliness of the design. The tower design utilizes a simple concept of angling one rectangular face outward as to create a unique visual identification of the pinwheel motion. In doing so in plan, we can do so with the skin elements and introduce a slight angle as to play on the light to create motion, and acknowledge the protrusion one cube's face makes in plan.

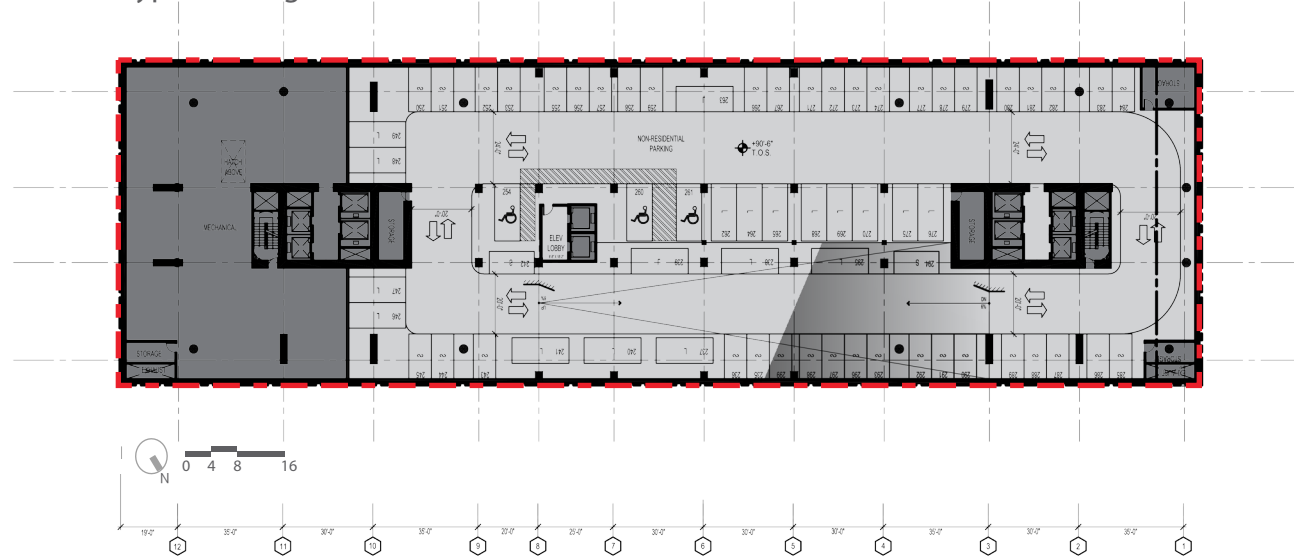
The angle is present at every level of the design. Angled faces at retail, an angular DNA presence at the parking podium and office skin, and angular presence in the tower cube design. It's introduction to the tower skin will emphasize itself as a vertical identifier and provide a feeling of horizontal motion. Emphasizing the vertical lines through a panel element brings forth the pinwheel skin and provides a visual break up of each cube's face.



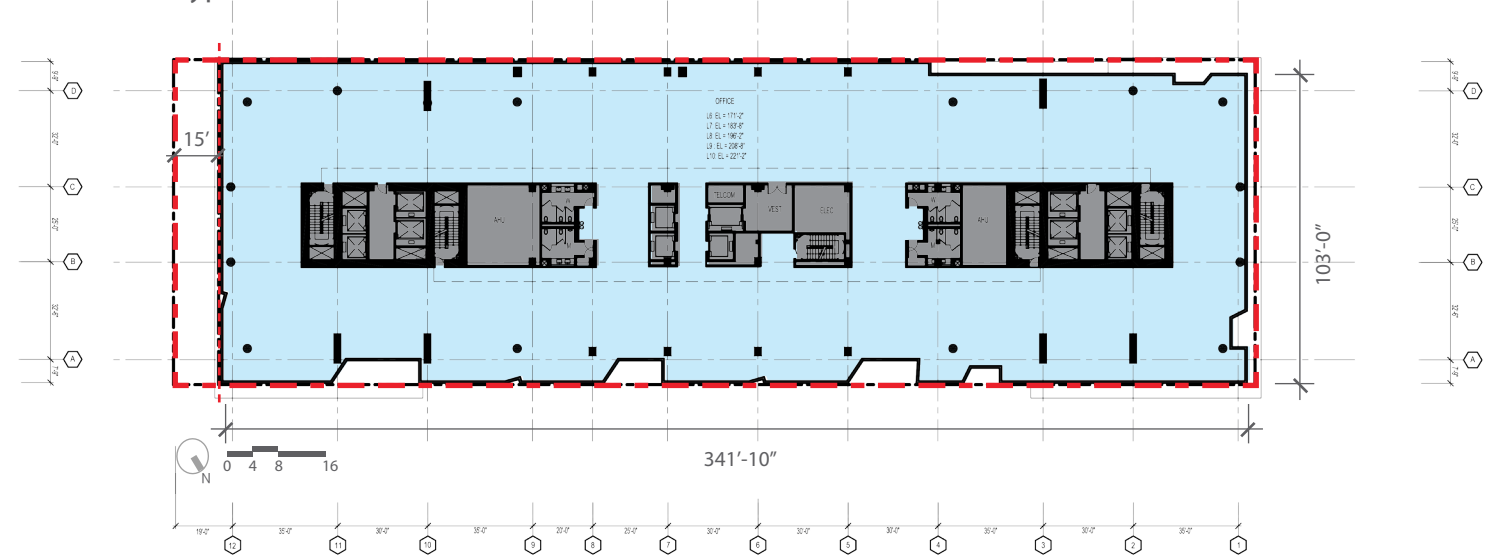
Angles:



Typical Garage Level (Below Grade):



Typical Office Level (6-10):

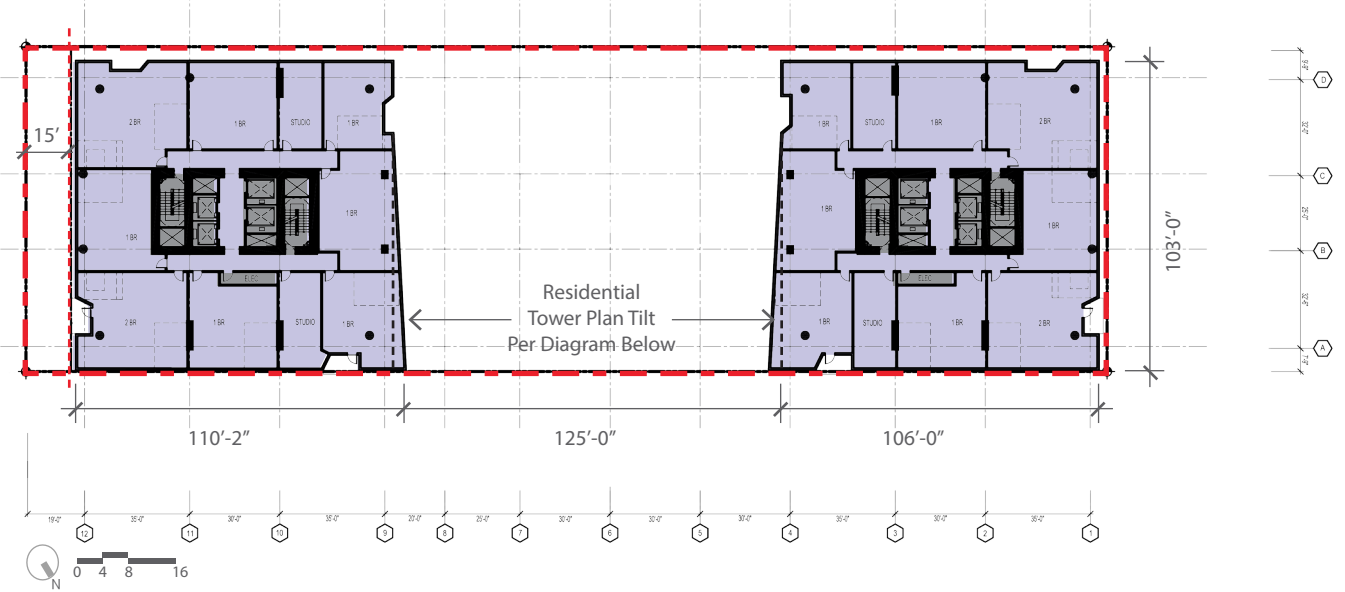


Typical Floor Plans

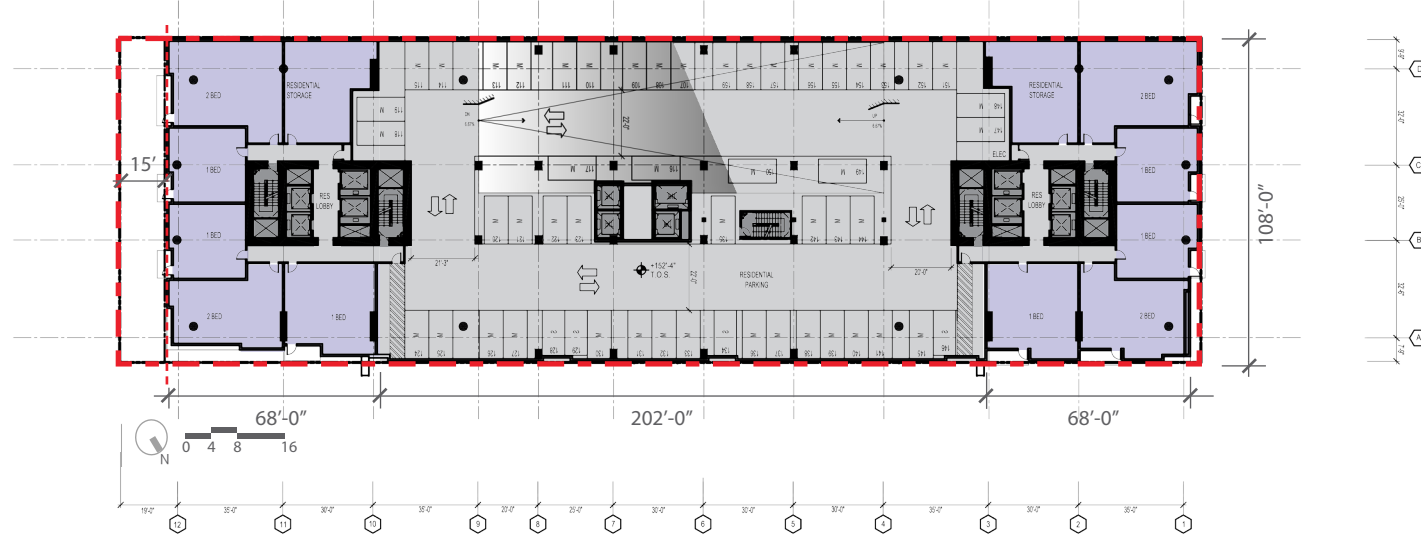
Ground Level:



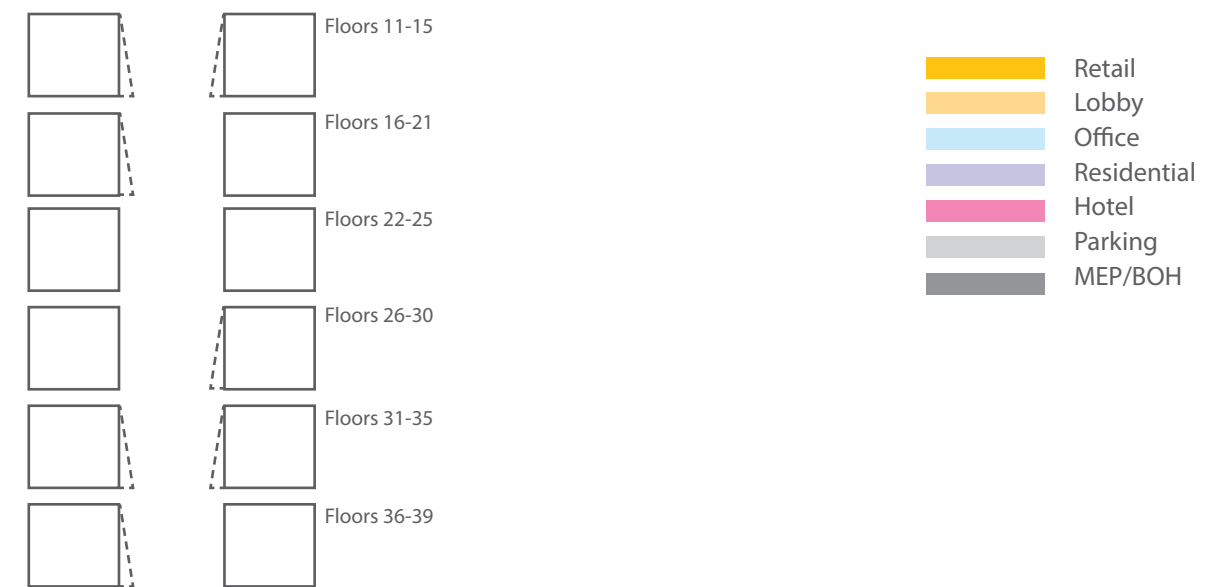
Typical Residential Tower Level (11-38):



Typical Residential Parking Level (2-5):



Tower Plan Tilt Diagram:



1. Tower and Massing (A2, A2.1, B2, B4.1, B4.3, C2.1)

- Provide a design that combines the towers of Option 1 and the asymmetry of Option 2 in the way the towers meet the podium
- Provide a design with one of the towers eroding the podium and reaching the base.
- Encourage a design with panelized modules, as it would allow for an interesting design with different materials. Use reveals between modules to bring the tower down to the base
- Consider the capping of the towers as shown in Option 1

2. Podium Design (A2.1, B4.1, C3.1, D1.3, E2.1)

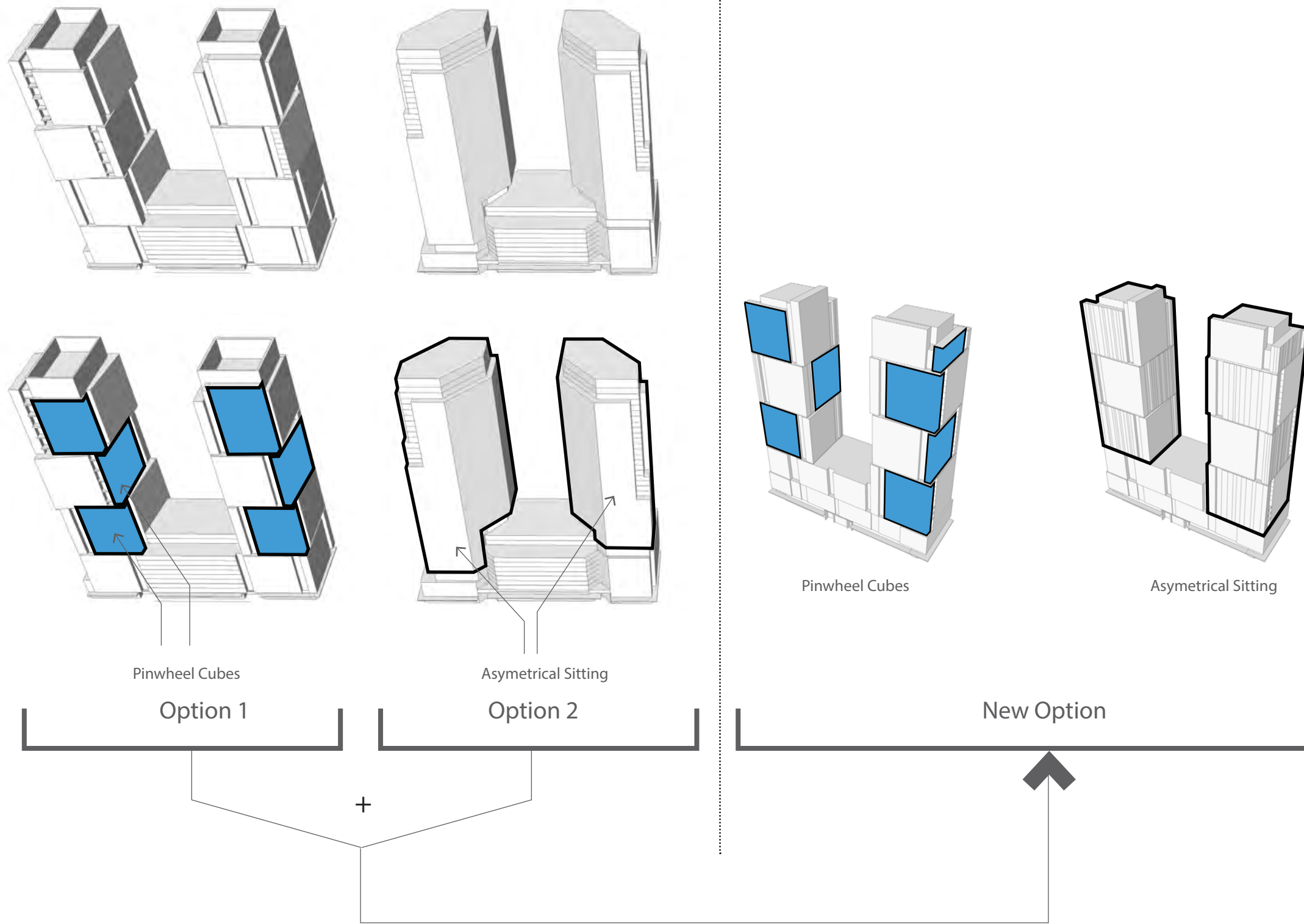
- Provide a design with one of the towers eroding the podium to break up its massing as shown in Option 2
- Provide a design with the stepping down of the open space on the podium top as shown in Option 3
- Study the facade treatment of the retail space and above parking levels. Consider using the retail facade treatment at the parking levels.

3. Streetscape (B3.3, C1, C1.3, D1.2, D3.1, D6.1)

- Along Bell Street, push back or cant the podium facade at grade and above to be similar in spirit to what was proposed in Option 3
- Activate the retail space along Battery Street with the design of the street

Combine option 1 and 2 to bring an asymmetrical design with the towers of Option 1.

Previous option 1 featured a pinwheel spin effect of cubist shapes. Option 2 featured an asymmetrical placement, having the towers sit differently on the podium plate. The new proposed option combines the asymmetrical tower placement and the pinwheel rotating cube effect of the previous options to bring a new design that is focused on the idea of a twist motion.

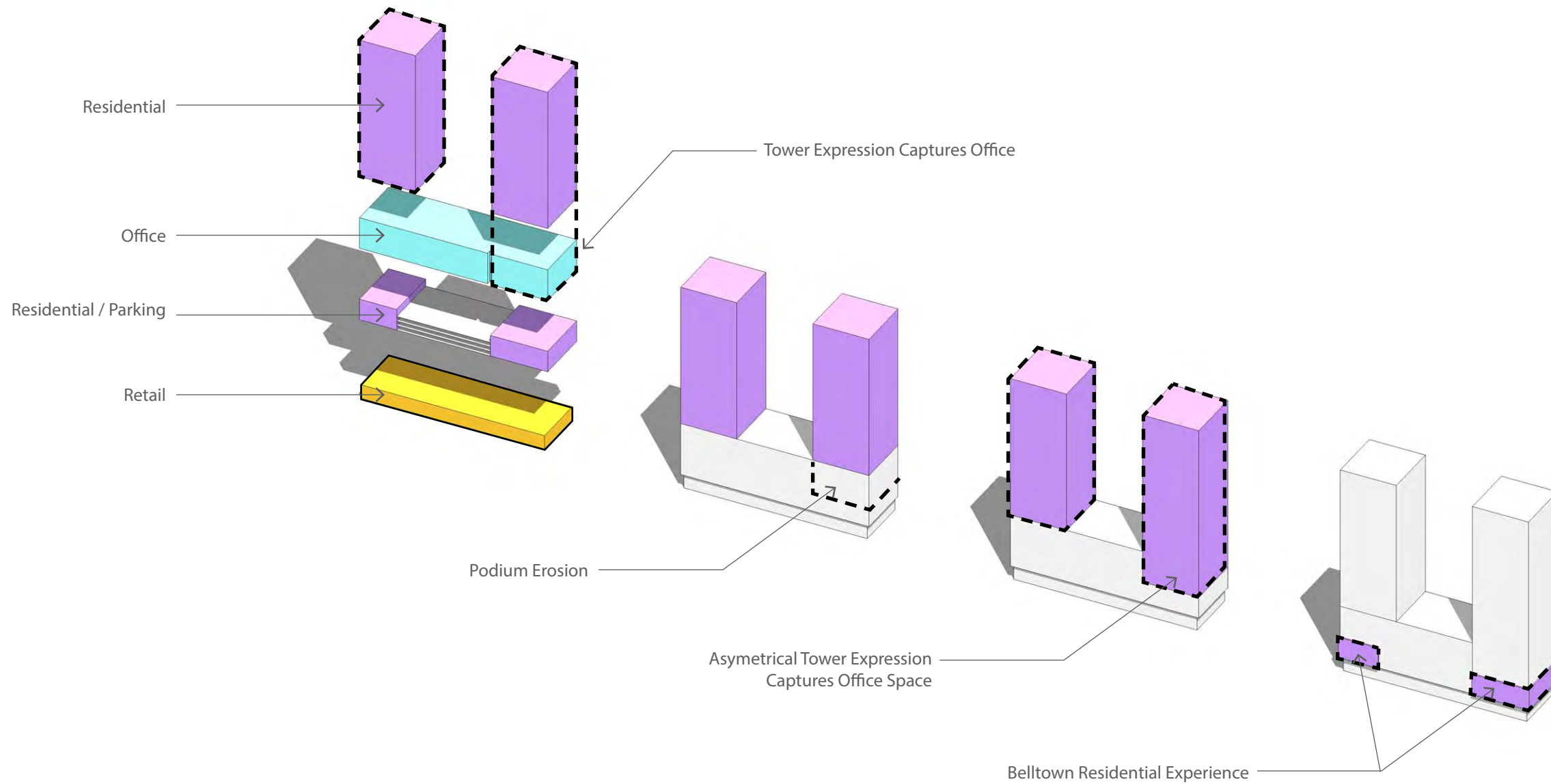


Tower & Massing

Provide design with one tower eroding podium and reaching the base.

The design evolved to include vertical residential treatment at the office podium level. The erosion of the podium allows for the project to take shape and identify its different parts, pieces, and uses. The program lays out for a pedestrian level, Belltown street vibe at the second through 6th level. Rather than take the entire residential high rise facade to the ground level, the expression of inclusive neighborhood look and feel provides a unique behavior that acknowledges the surrounding presence without being intrusive. The recognition of the pedestrian presence allowed the design to evolve into a series of parts and pieces, none of which touch the ground, but rather, float above the retail plane of the street.

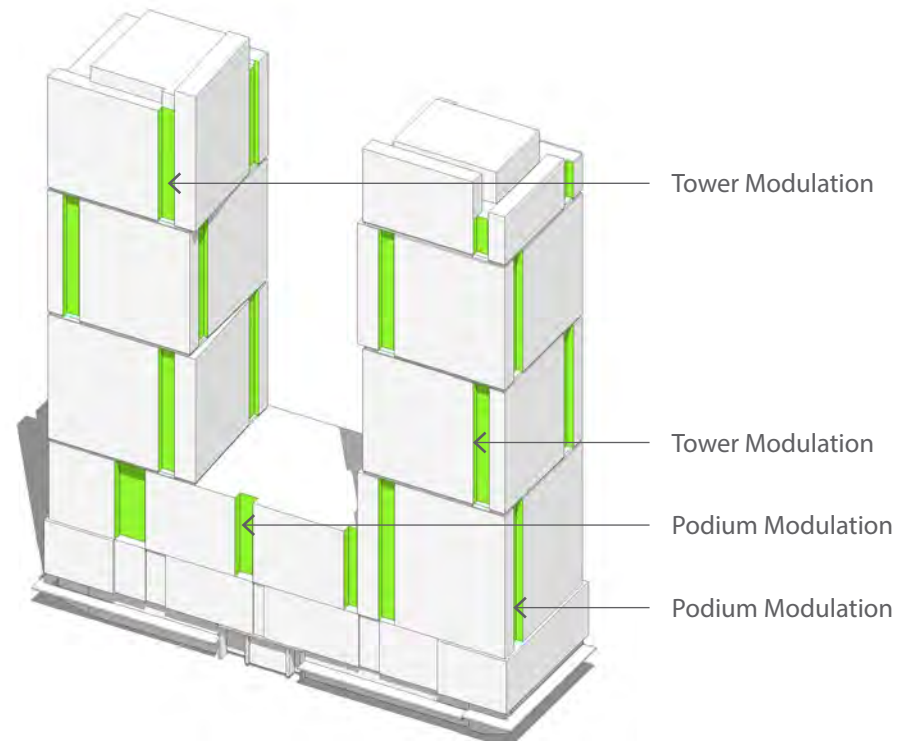
It is necessary for the design to lift these expressions and carefully choose which portions of the project can blend other visual identifiers. The office can have a mixture of sculpted clean glass with the book-end treatment similar to the residential tower. However, blending the visual uses further breaks away from the typical residential treatment and scale of Belltown / Denny Triangle. The inclusion of this facade treatment will help give the pedestrian a familiar scale treatment for such a vertical project.



Tower & Massing

Encouraged a design with panelized modules, as it would allow for a very interesting design with differing materials. Use the reveals between the modules to bring the tower down to the base.

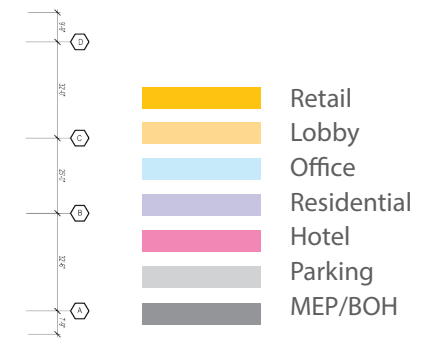
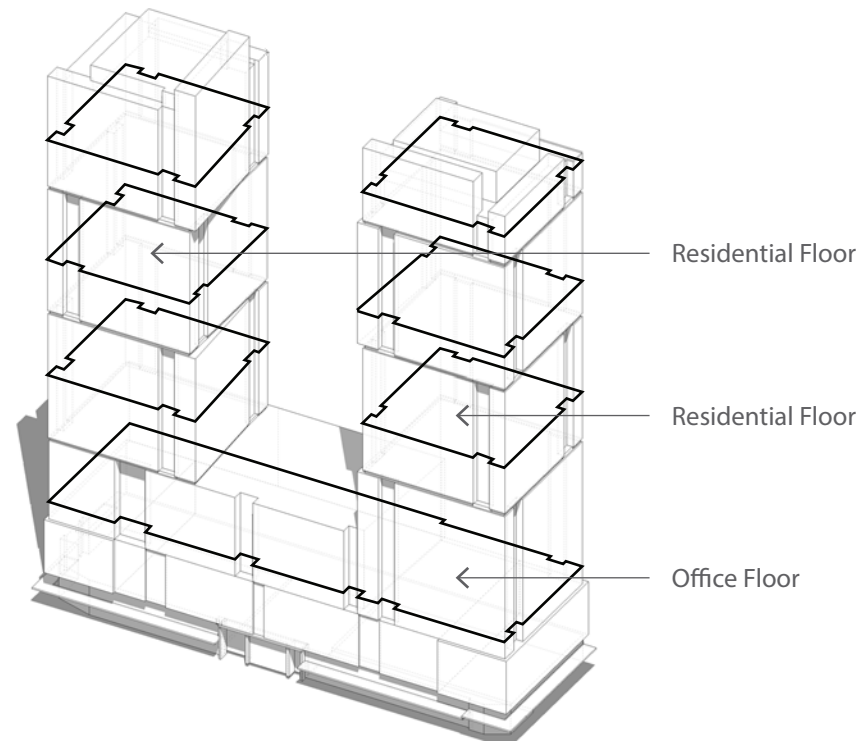
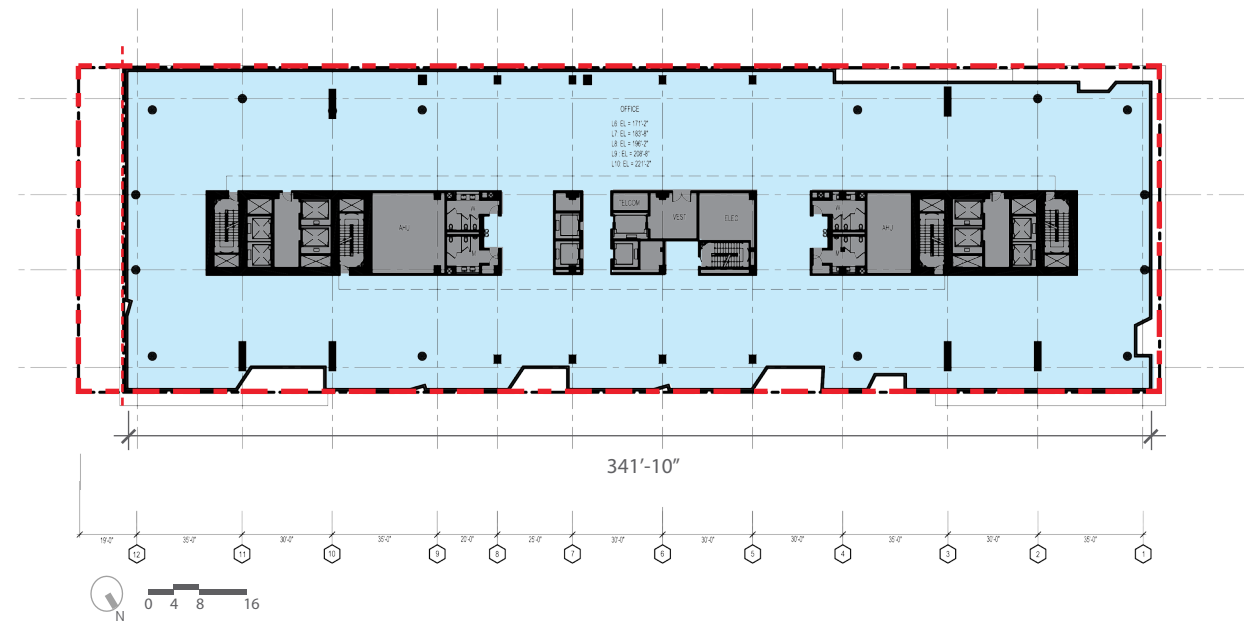
The tower concept utilizes modulation to break up each tower face, creating the pinwheel effect. Further, the podium uses the requested departure to separate the tower language being taken to the residential base level. Should the departure be satisfactory, the concept of cube break up along the office podium will pair itself with the modulation of the pinwheeling towers to bring a cohesive design principle throughout the project.



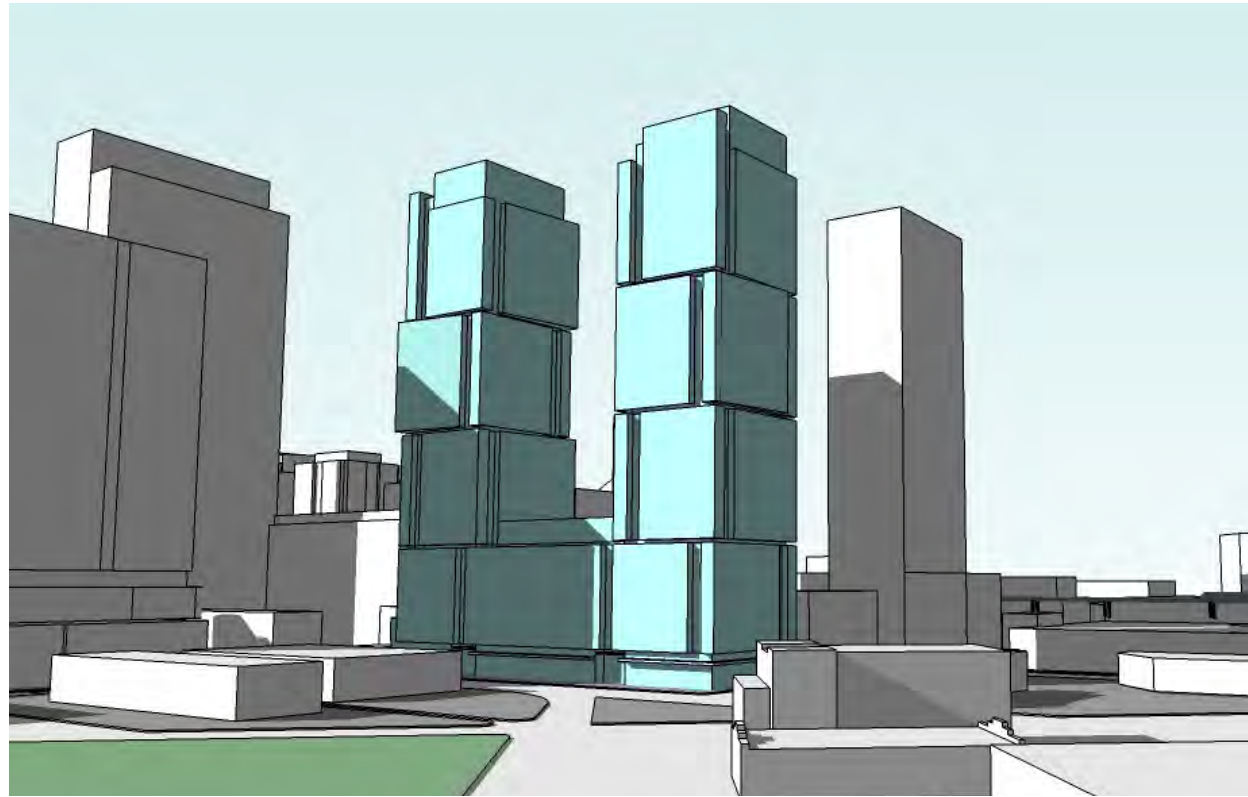
Typical Residential Floor:



Typical Office Floor:



EDG Option 1:



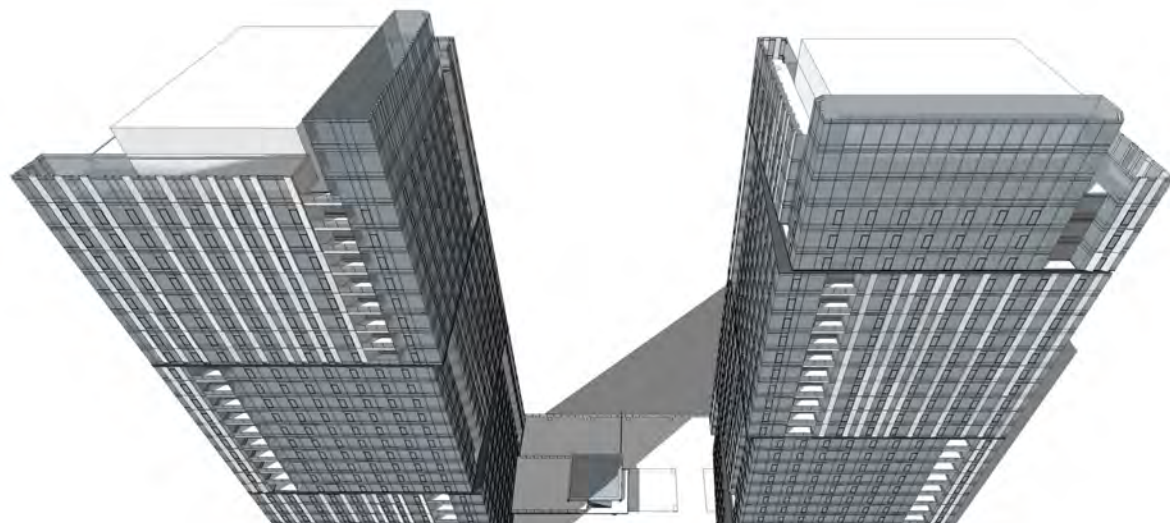
Response:



Tower Massing

Consider capping towers as shown in Option 1.

The playful nature of the tower caps in the previous EDG option 1 have been expressed in the new design. They will utilize the ability to give the project a unique cap to the masses and breaks up the top cube in the pinwheel concept. Space will be utilized as amenity for the residential towers and the tower skin will shield the mechanical units atop the roof.



- A-2 Enhance the Skyline:
 - Tower plays on the idea of pinwheel motion creating a unique design concept ✓✓
 - Facade utilizes subtle angle language to play with natural lighting effect ✓✓

- A-2.1 Desired Architectural Treatments:
 - Podium and towers are sculpted forms utilizing facade modulation..... ✓✓
 - Materials play on overall pinwheel concept and utilize natural lighting effects to give a pinwheel motion ✓✓
 - Lantern tower cap enhances the cubist pinwheel effect and appropriately shield mechanical elements..... ✓✓

- B-2 Create Transition in Bulk and Scale:
 - The larger moves are broken up in a way to enhance the project's character & shape..... ✓✓
 - Subtle, smaller moves enhance the facade at the pedestrian level and enhance the motion concept..... ✓✓

- B-4.1 Massing:
 - Project massing and design has emphasized the required city compliance measures ✓

- B-4.3 Architectural Details:
 - Tower facade materials and design concept play on natural lighting effect..... ✓✓
 - Exterior finish materials emphasize the pinwheel cube concept and also bring a variety of material finishes to the design..... ✓✓

- C-2.1 Modulation of Facades:
 - Podium and towers each use facade modulation to emphasize each respective massing concept..... ✓

1. Tower and Massing (A2, A2.1, B2, B4.1, B4.3, C2.1)

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- Provide a design with one of the towers eroding the podium and reaching the base.
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2. Podium Design (A2.1, B4.1, C3.1, D1.3, E2.1)

- Provide a design with one of the towers eroding the podium to break up its massing as shown in Option 2
- Provide a design with the stepping down of the open space on the podium top as shown in Option 3
- Study the facade treatment of the retail space and above parking levels. Consider using the retail facade treatment at the parking levels.

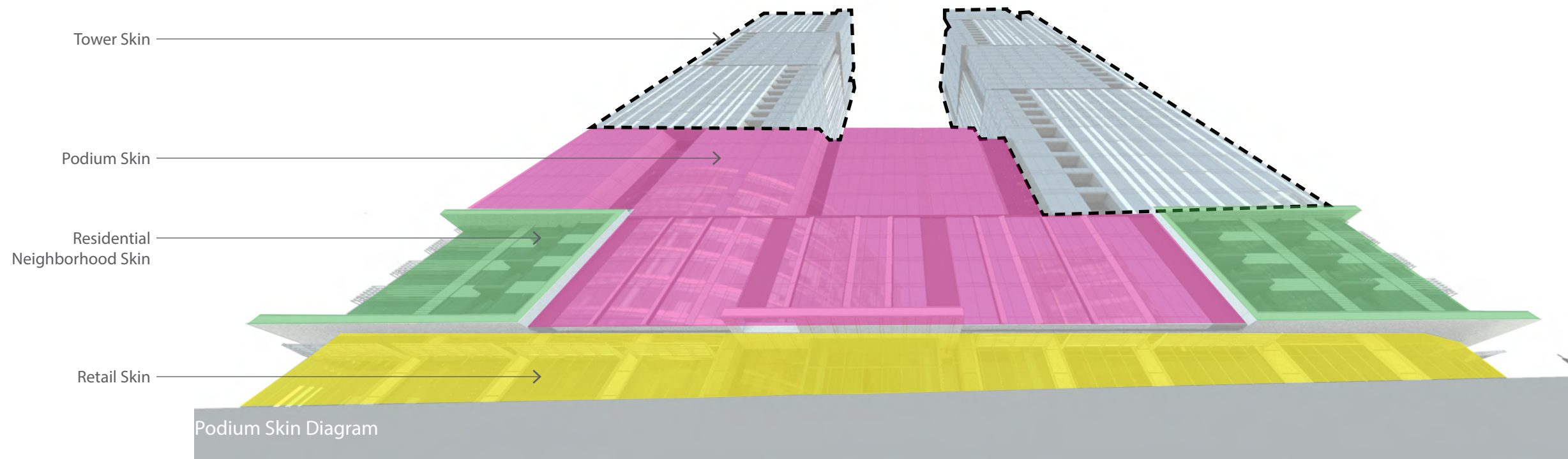
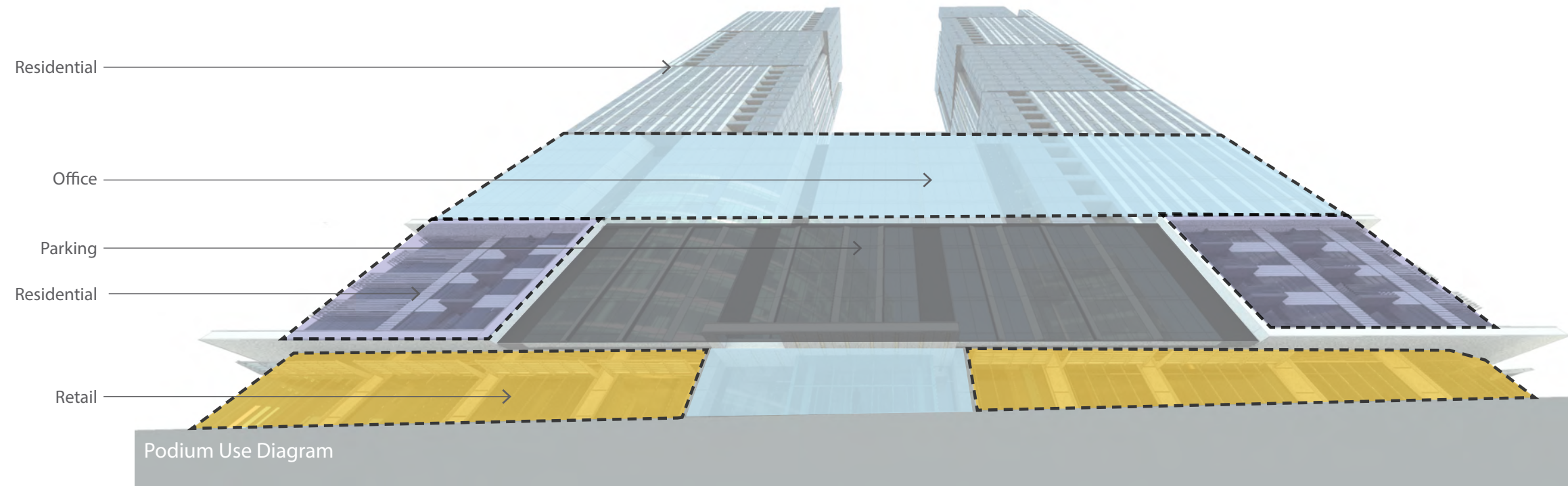
3. Streetscape (B3.3, C1, C1.3, D1.2, D3.1, D6.1)

- Along Bell Street, push back or cant the podium facade at grade and above to be similar in spirit to what was proposed in Option 3
- Activate the retail space along Battery Street with the design of the street

Podium Design

Provide a design with one of the towers eroding the podium to break up its massing as shown in EDG Option 2.

The design utilizes a masking of the podium's programmatic uses through different design techniques. In order to bring the residential tower down, the tower's skin will wrap a wing of the office space. To help unify the design, the podium skin for the parking component will be similar to the office skin above. The retail and residential zones will utilize a neighborhood character and familiarity to engage the pedestrian scale to break up the projects clean material and geometry.

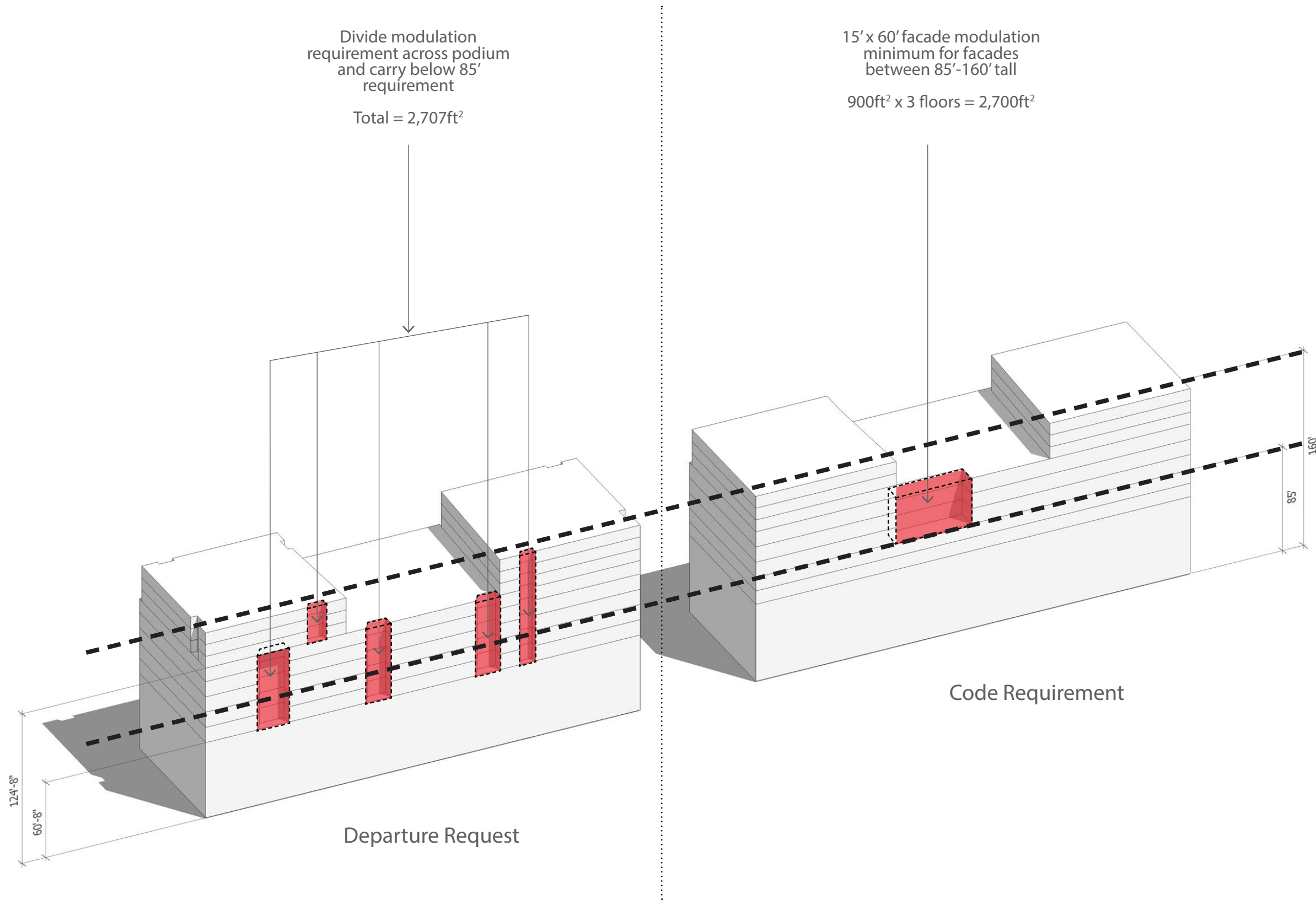


Podium Modulation

To achieve a maximized and utilized office layout, and considering the constraints of an unusually thin site, the proposed facade modulation is requested.

The office core with the code required 15' x 60' modulation will deem a large area of office space unusable (thin enough for a hallway only). If the depth is reduced, the leasable area is more desirable and usable. Rather than elongating the modulation, we propose separating the area requirement across the facade. This will break up the mass and achieve the code desired area and concept regarding modulated facades.

In addition to the facade modulation area break up, the area will be carried below the minimum height of 85' and provide a better break up of the podium at a lower datum.



Podium Design

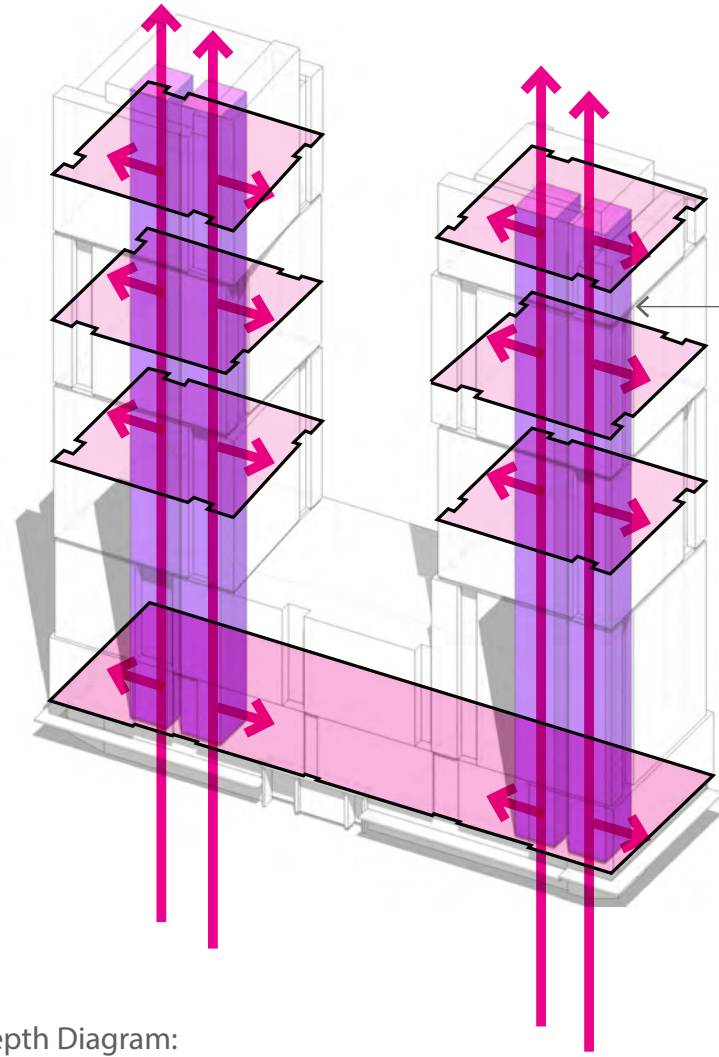
Podium / open space stepping down at top.

The proposed step of the previous design options did not include a dedicated office core. Once this was added the step was no longer feasible considering the depth of the office space. The flexibility of leasing does not allow for a usable space along 7th Avenue. Also, considering the step occurs at the 10th floor of the project, the chances of it being visible at the pedestrian level are minimal. Instead, we propose that the podium's character is satisfactory to bring a vertical unique break up that is similar in principle to the previous podium step.

Leasing depths not including corridor would reduce to 23'-0" under code compliance, where as leasing depths would be 30'-0" not including corridor under proposed departure.

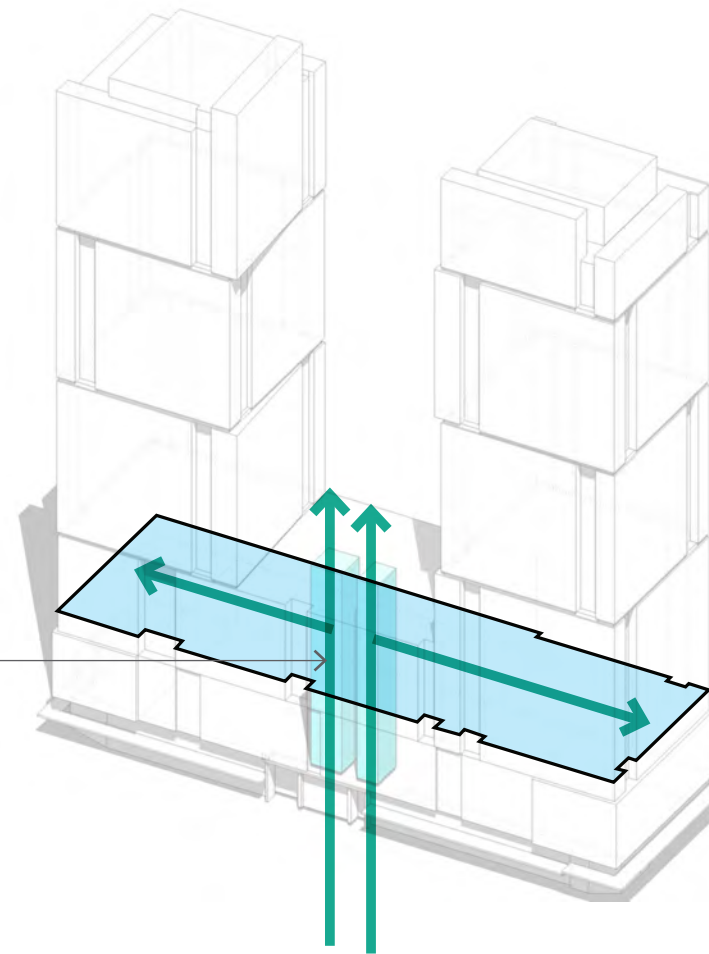
- Retail
- Lobby
- Office
- Residential
- Hotel
- Parking
- MEP/BOH

Residential Cores:



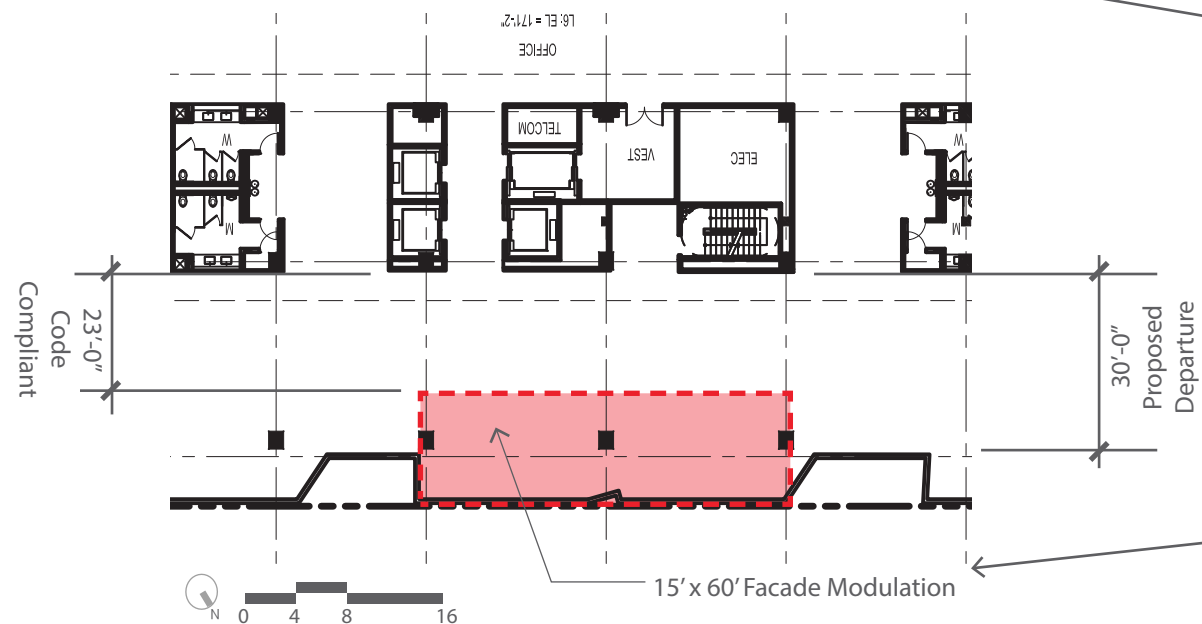
Serving Residential Floors 2-5; 11-39

Office Core:

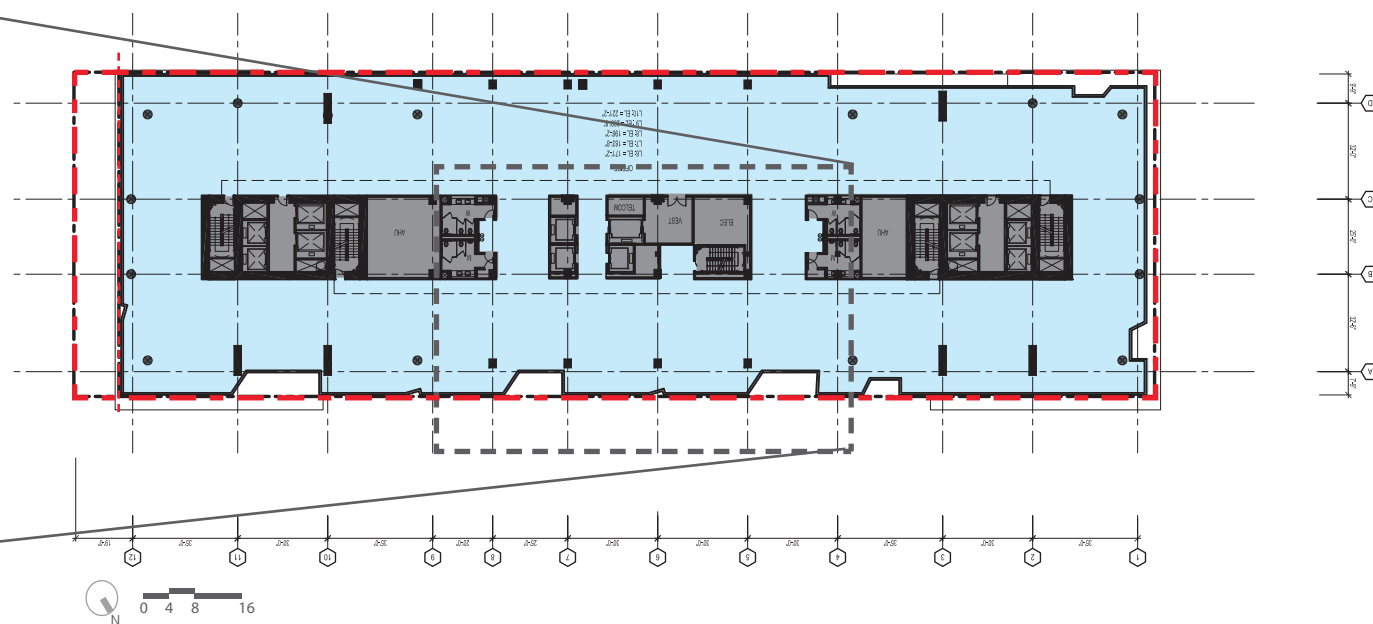


Serving Office Floors 6-10

Leasing Depth Diagram:



Typical Office Floor:



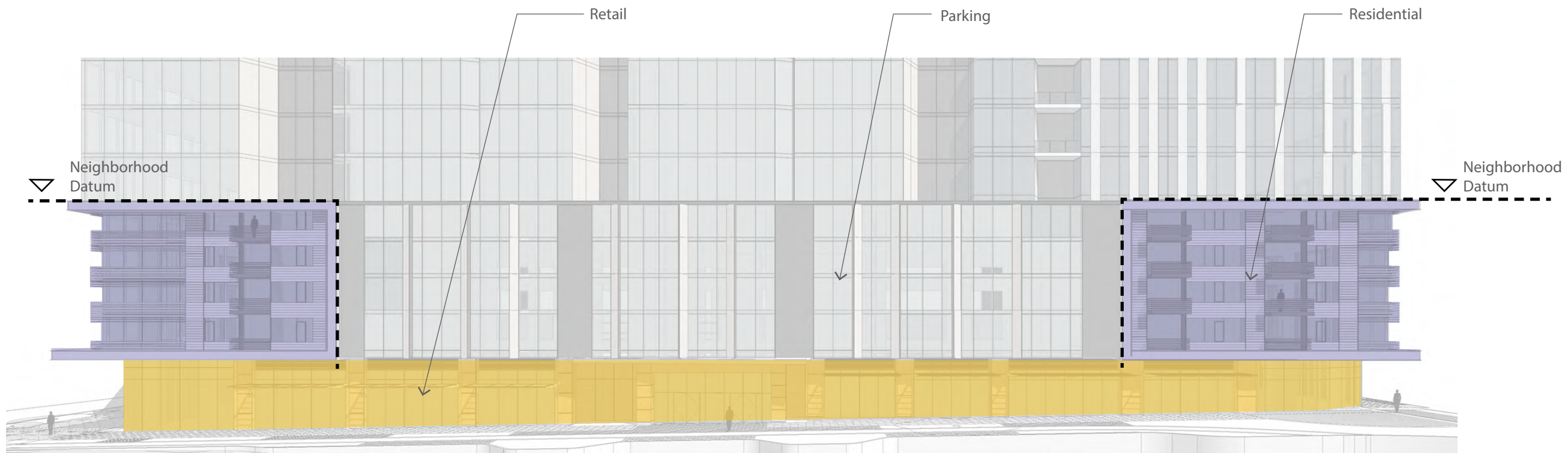
Podium Design

Study the facade treatment of the retail space and above grade parking levels. Consider using the retail facade treatment at the parking levels.

The podium design along 7th Avenue will emphasize the character from above, the character of the neighborhood, and create movement in plan to accent the adjacent streets. Since the site has access to green streets, the emphasis on 7th Avenue is not only to introduce the project as you enter the city, but to express the gestures towards Bell Street and Battery Street.

At the retail base of the podium, the mass carves back and under the podium giving it a floating feel. This will lift the uses visually off the street and engage the pedestrian with the skin of the podium's design.

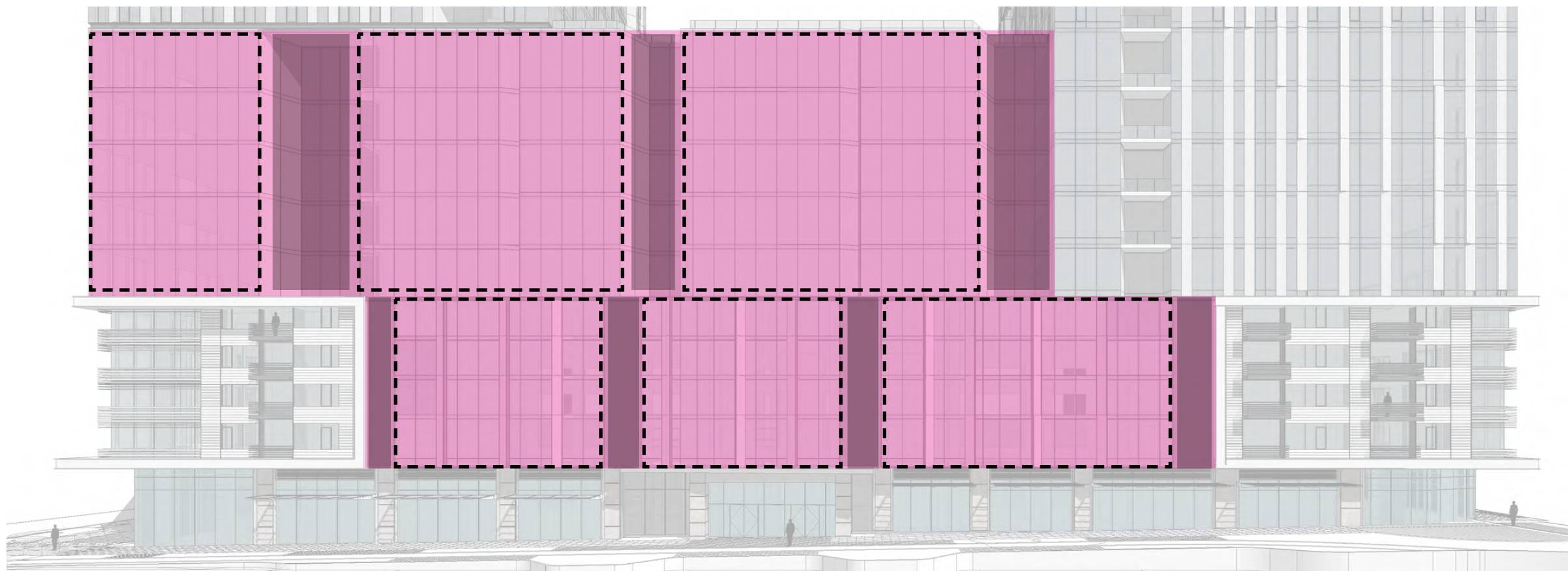
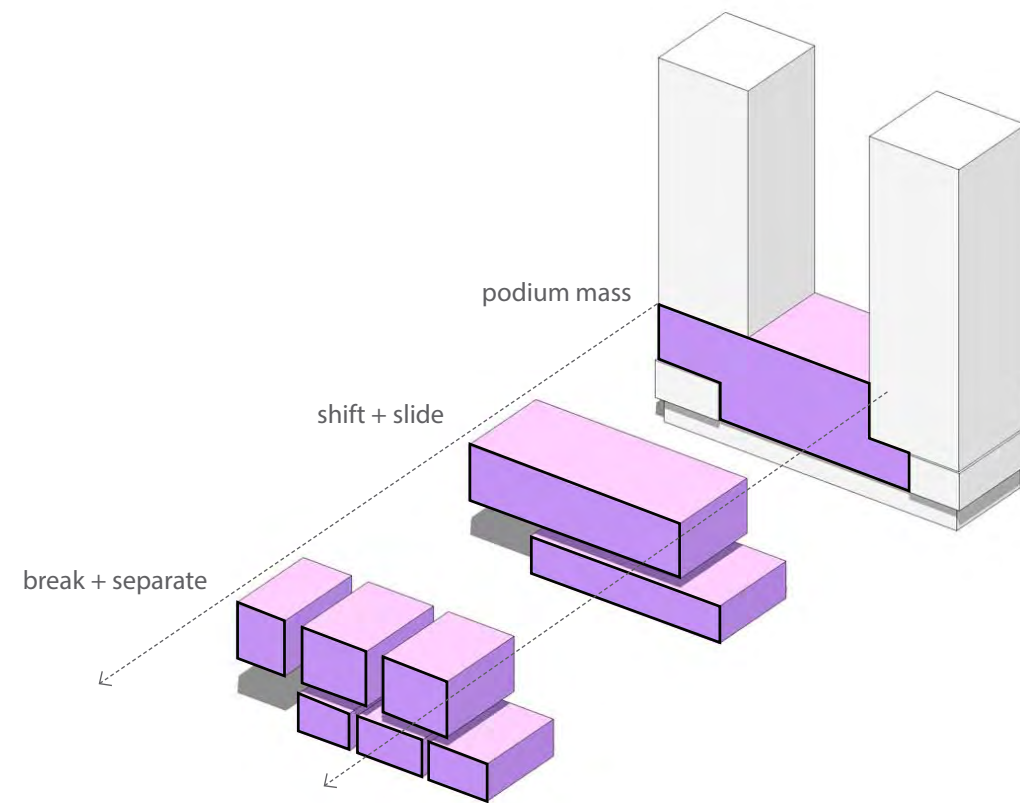
The residential components occurring within the podium will bring the Belltown neighborhood character as a unique engaged accent for the podium. This will keep the pedestrian experience similar to smaller scale Belltown projects while acknowledging the project area above.



Podium Design

The podium will slide down and sit between the grounded tower and the residential base cubes. The idea that these ice cubes will trickle down and reach the base is emphasized with this design. The cubes break apart, pull apart, and sit individually as the building blocks of the project above. These blocks are sandwiched between a condition typical to the surrounding neighborhood which gives the design a unique playfulness and neighborhood familiarity.

The complexity of Block V, from its mass to the uses within the building, can be strongly emphasized at the pedestrian scale, and subtly defined above. A juxtaposition between typical and new.



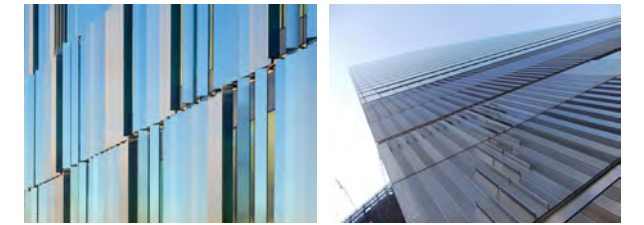
Podium Skin

Consider panelized modules, different materials and reveals to bring tower to base.

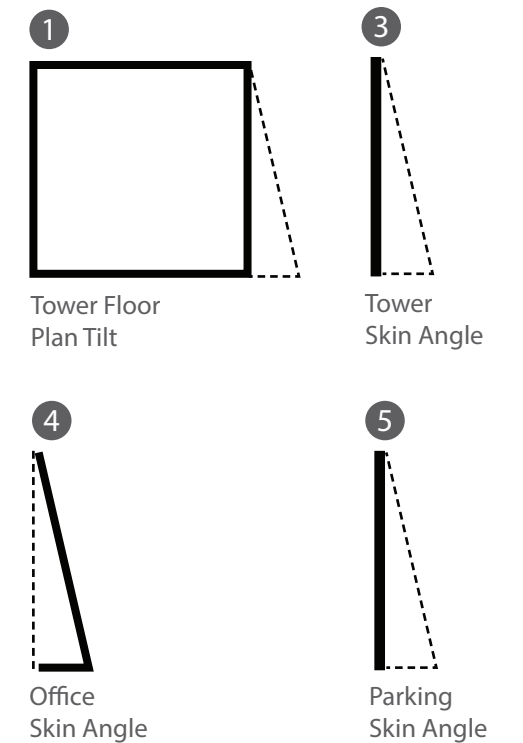
The podium utilizes our proposed departure to break the office facade into different components. One modulation separates the tower from the office facade, and the others break the large glass "ice cubes" into 3 different blocks. Further dissecting the office facade with creative slits will help break up the large mass with a subtle approach.

As the facade treatment is carried below to the parking levels, a similar but different facade component is introduced. The idea of the facade slightly opening to allow air flow will help the space behind and utilize a unique texture to break the podium up further.

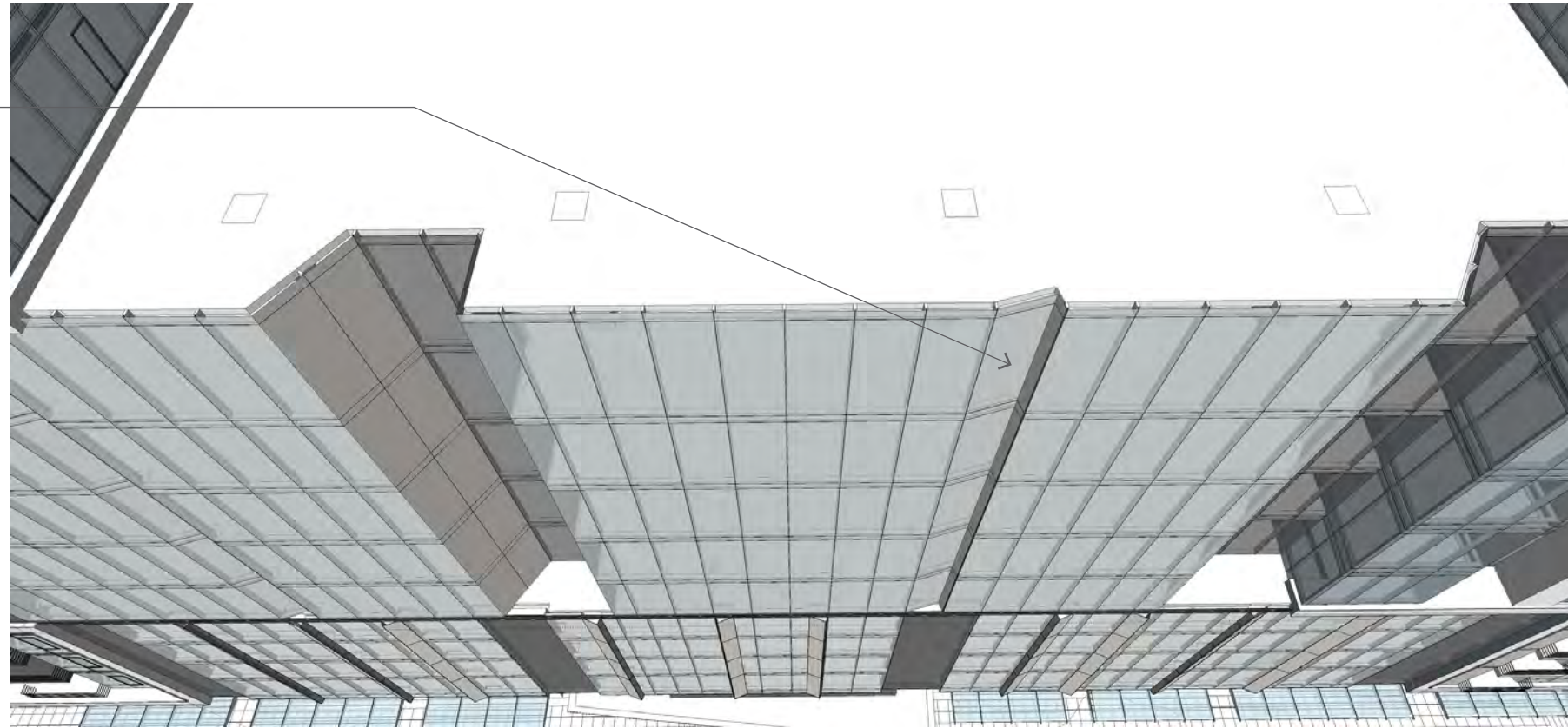
The book-ends of the residential components will emphasize similar character of Belltown and bring the large project to the pedestrian scale. These blocks will break away from the consistent language to give the towers and podium a strong residential base, similar to the scale of the neighborhood.



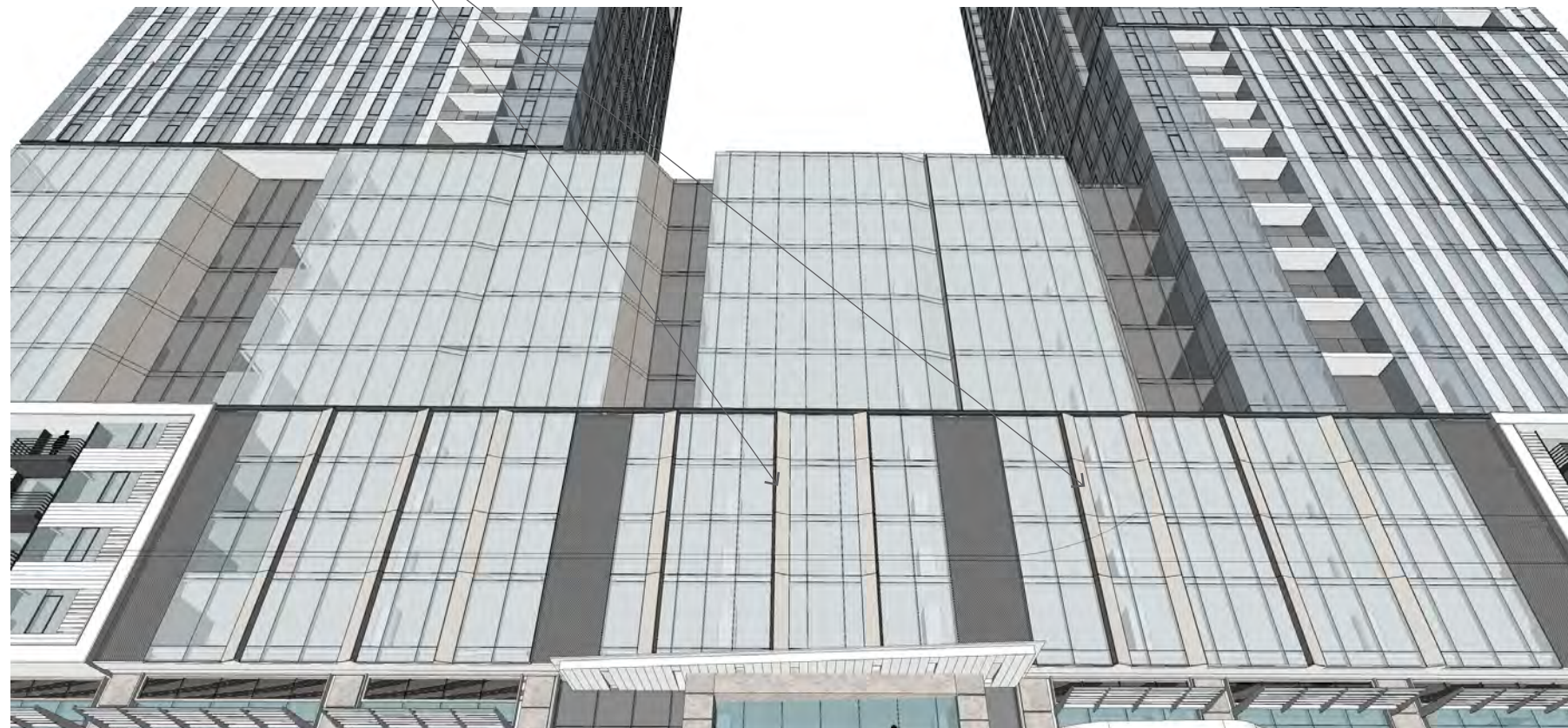
Angles:



4 Office Skin Angle



5 Parking Skin Angle



- A-2.1 **Desired Architectural Treatments:**
 - Podium utilizes similar angular language to pull the entire concept to the ground level ✓
 - Materials and angles enhance the angular language and create an interesting facade..... ✓
 - The roof top space of the podium serves as an amenity deck for all uses..... ✓

- B-4.1 **Massing:**
 - Project massing and design has emphasized the required city compliance measures ✓

- C-3.1 **Desirable Facade Elements:**
 - Ground level is pushed inward to enhance the vertical break up of the facade and to create interest for the retail level ✓
 - Podium elements are divided among their use through different facade treatments creating a true mix-use building visually..... ✓

- E-2.1 **Integrate Parking Facilities:**
 - Parking is shielded entirely on Bell Street and Battery Street, & exceeds the 30% requirement along 7th Avenue ✓
 - Facade treatment along the parking is a unique and interesting facade that carries through with the rest of the podium design ✓



1. Tower and Massing (A2, A2.1, B2, B4.1, B4.3, C2.1)

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3. Streetscape (B3.3, C1, C1.3, D1.2, D3.1, D6.1)

- Along Bell Street, push back or cant the podium facade at grade and above to be similar in spirit to what was proposed in Option 3
- Activate the retail space along Battery Street with the design of the street

Streetscape

Push back or cant podium facade at grade along Bell Street similar to Option 3.

The facade along Bell Street directs the pedestrian with a playful angle opening up to 7th Avenue. The presence of angles within the project's design give an opportunity for a gentle plan accent as the street retail tucks under the podium and project above.

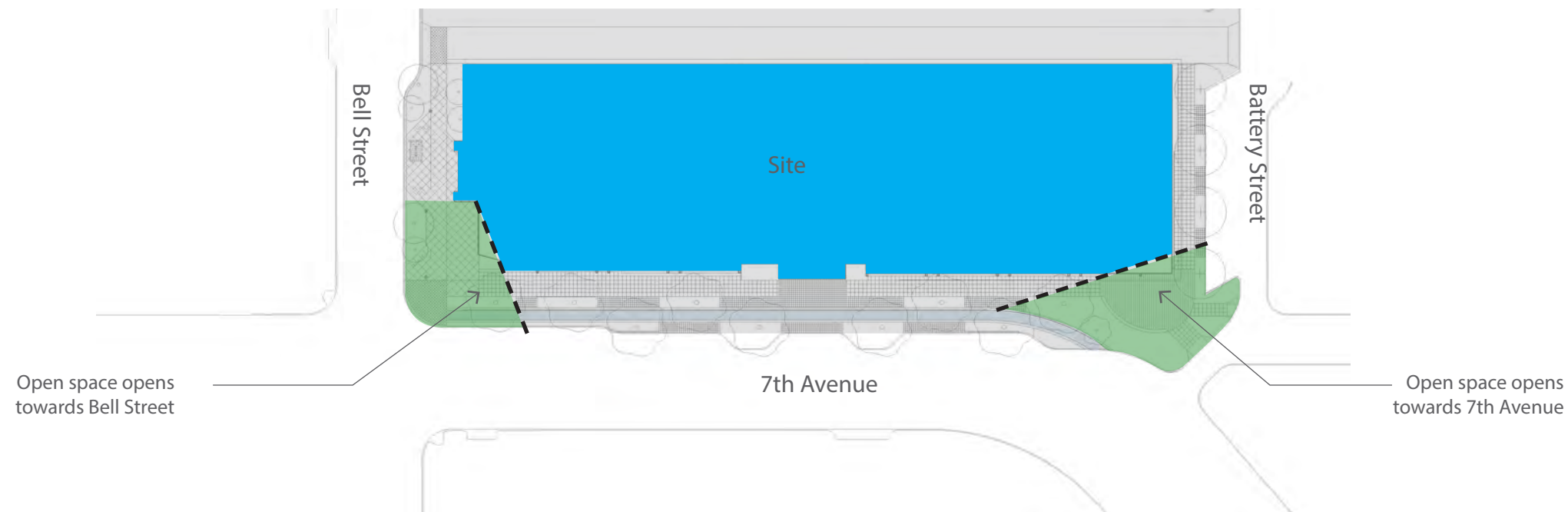
To make the concept stronger, and to emphasize the pinwheel design effect, an angular plan design was introduced on the 7th Avenue and Battery Street corner. Rather than tilt the plan down Battery Street, the angle largely occurs on 7th Avenue. This will emphasize the idea of an angle pinwheeling in plan, and will give an asymmetrical concept to the retail base.

In plan, the emphasis is to engage not only the streets, but the corner as well. Engaging both corners allows these Green Streets to connect to one another and complete the treatment on all 3 major facades.

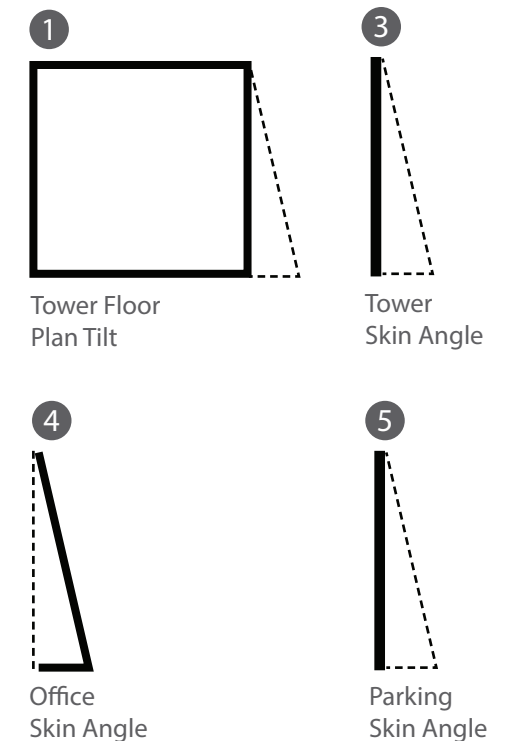
Bell Street Corner



Battery Street Corner



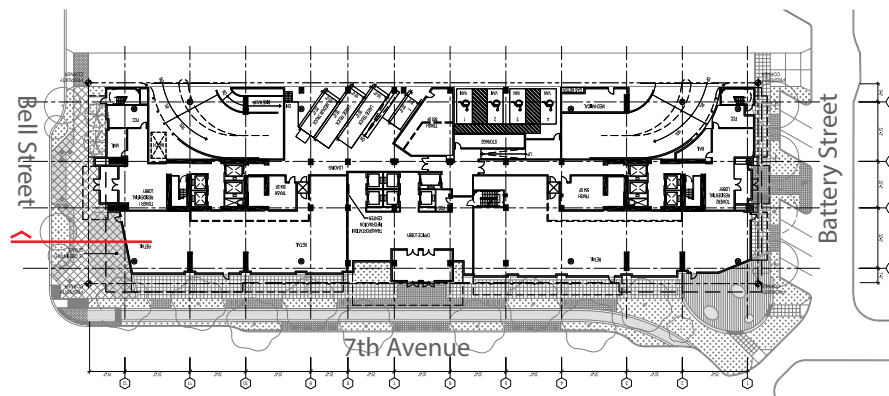
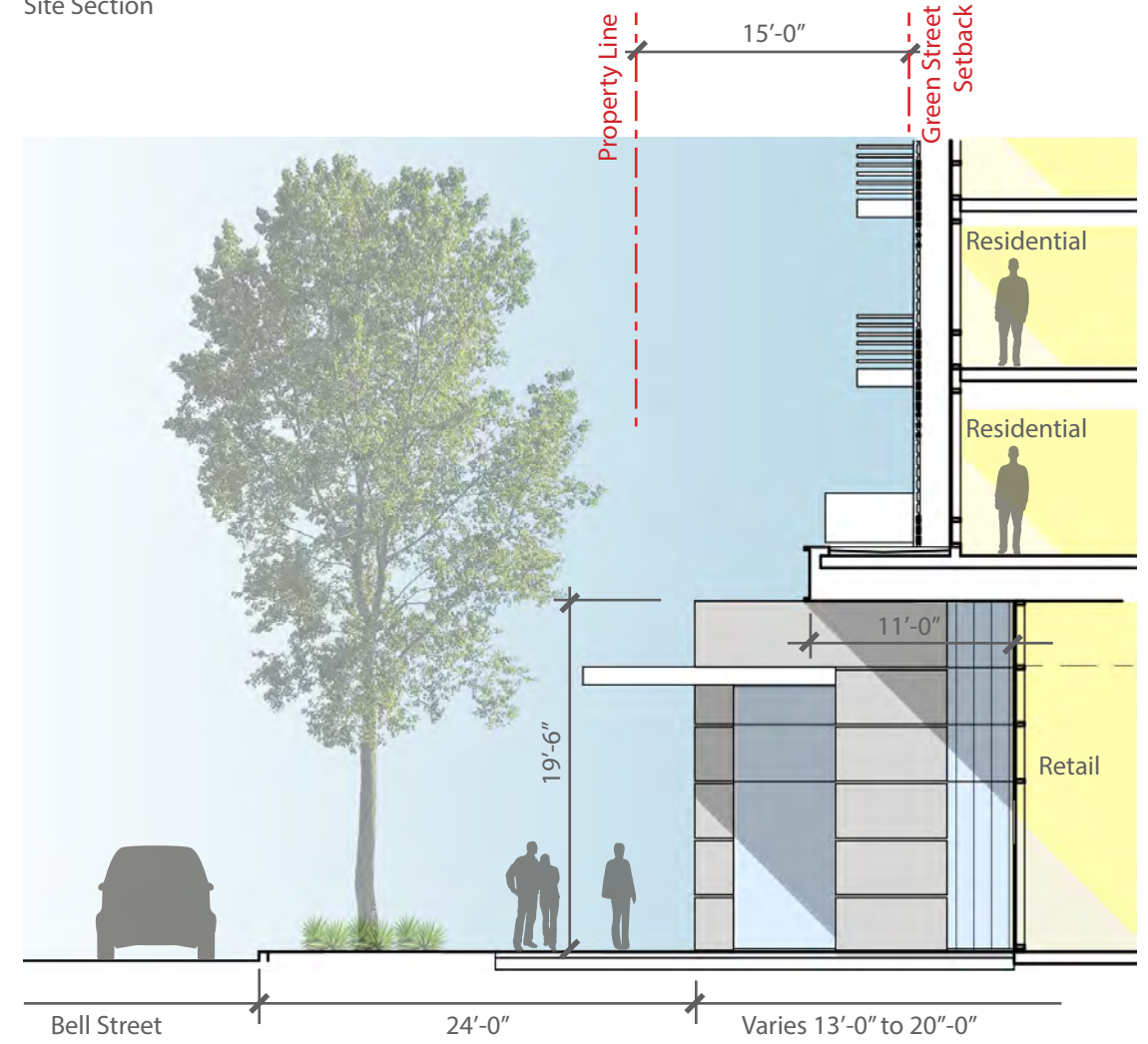
Angles:





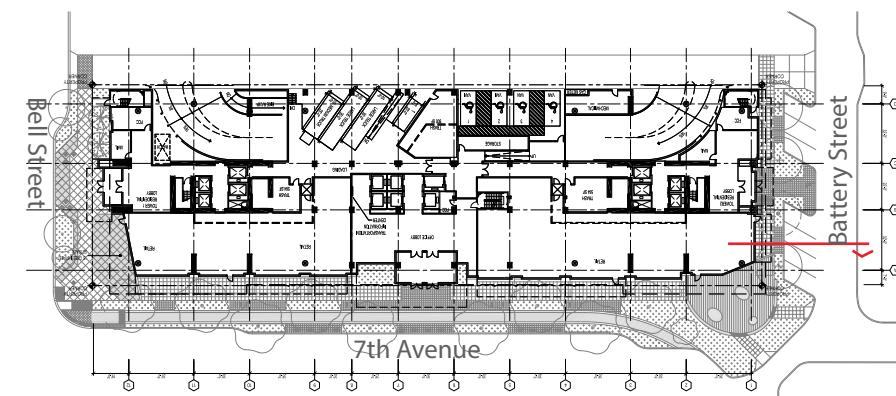
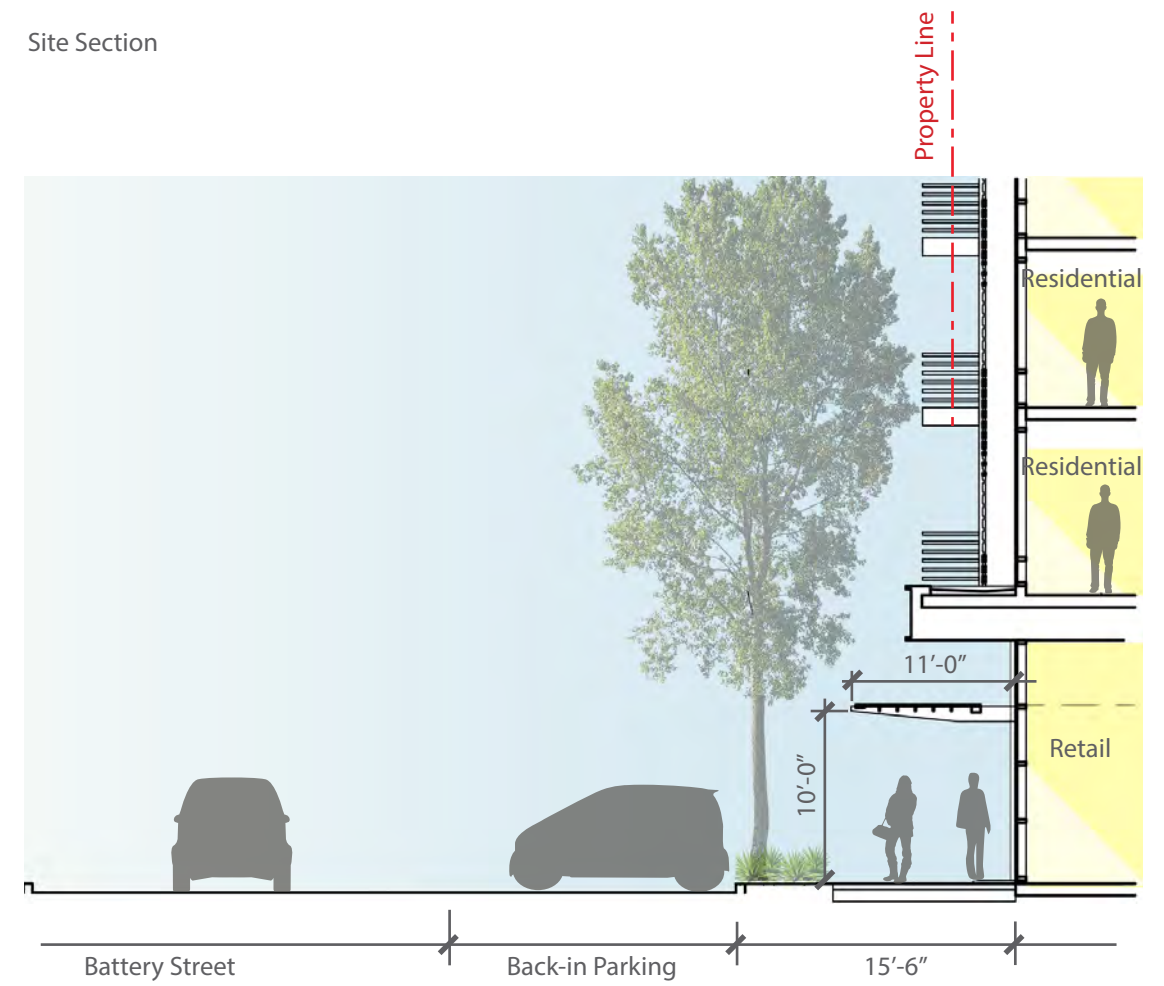
Streetscape

Site Section



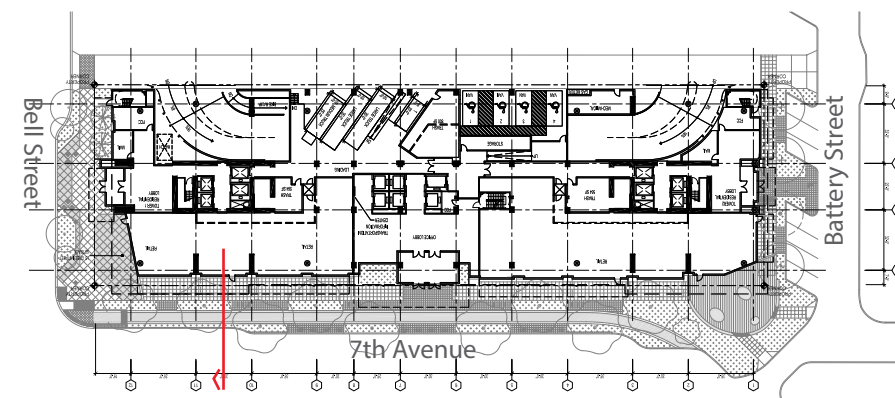
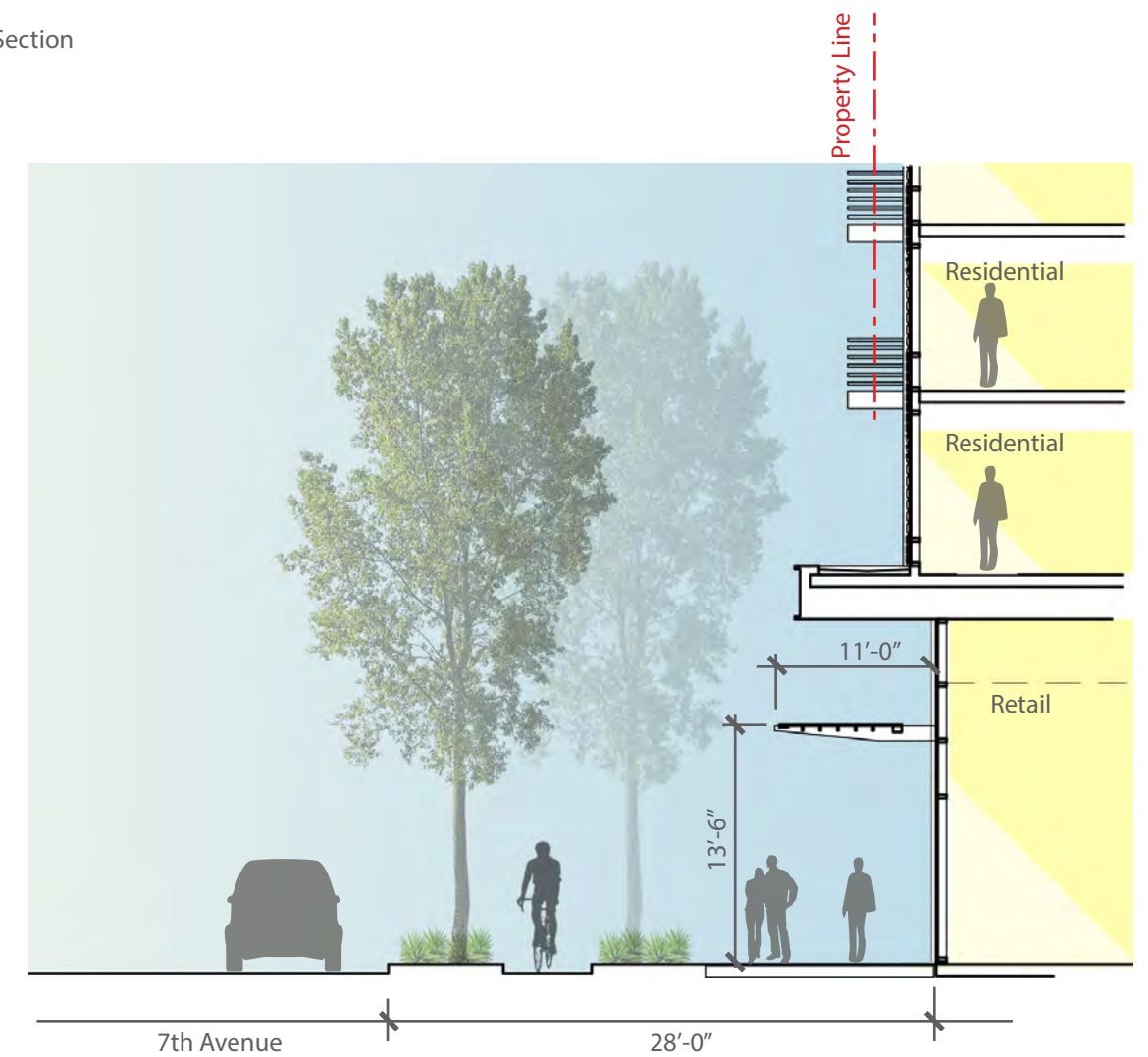


Site Section



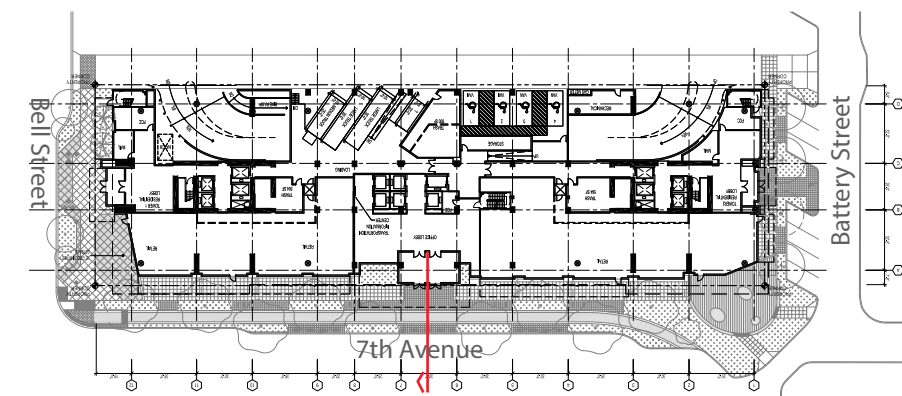
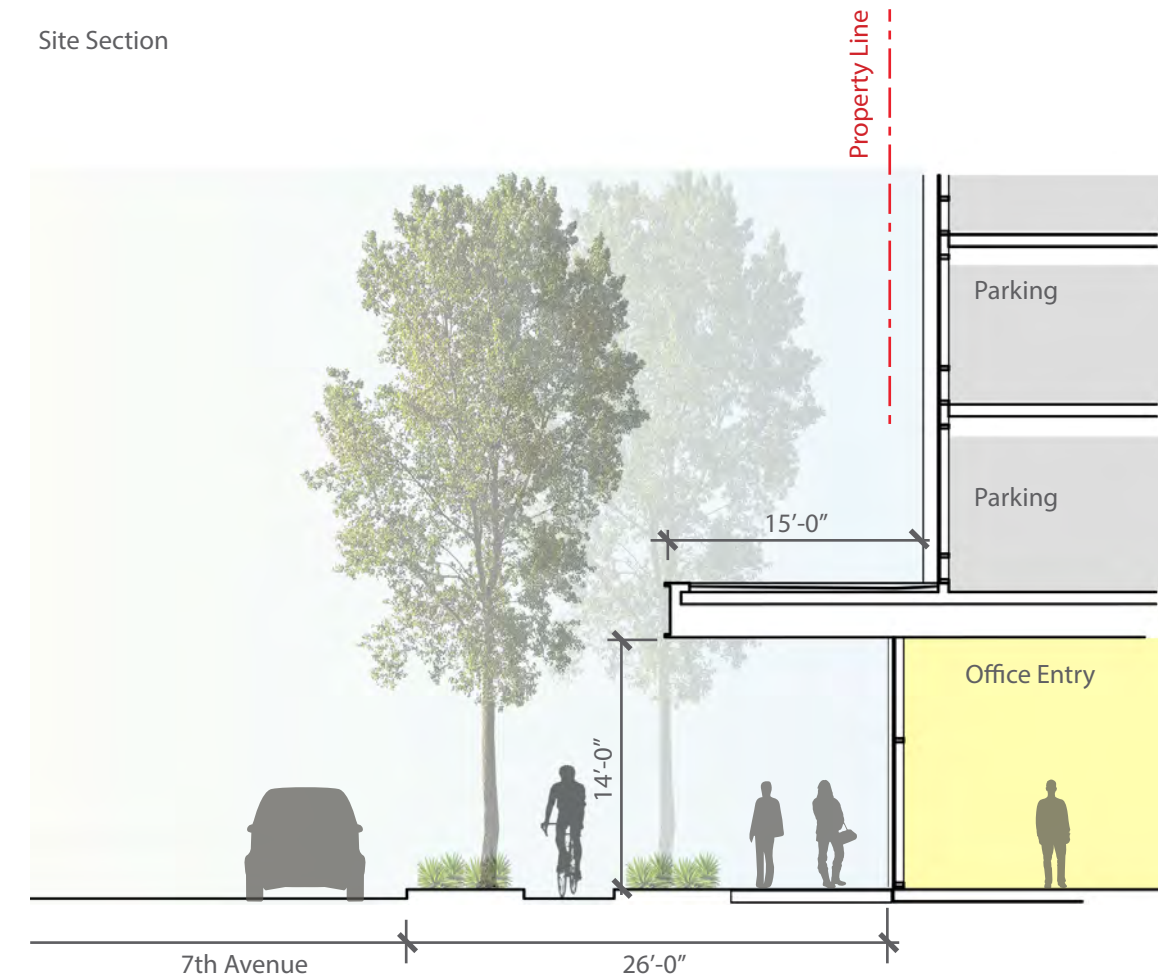


Site Section





Site Section



- B-3.3 Pedestrian Amenities at the Ground Level:
 - Ground level retail is tucked under the podium to break up verticality
 - Corners at Bell Street and Battery Street chamfer to open up towards 7th Avenue
 - Provide protected bike lane and green street amenities along 7th Avenue to enhance the experience on Block V.....

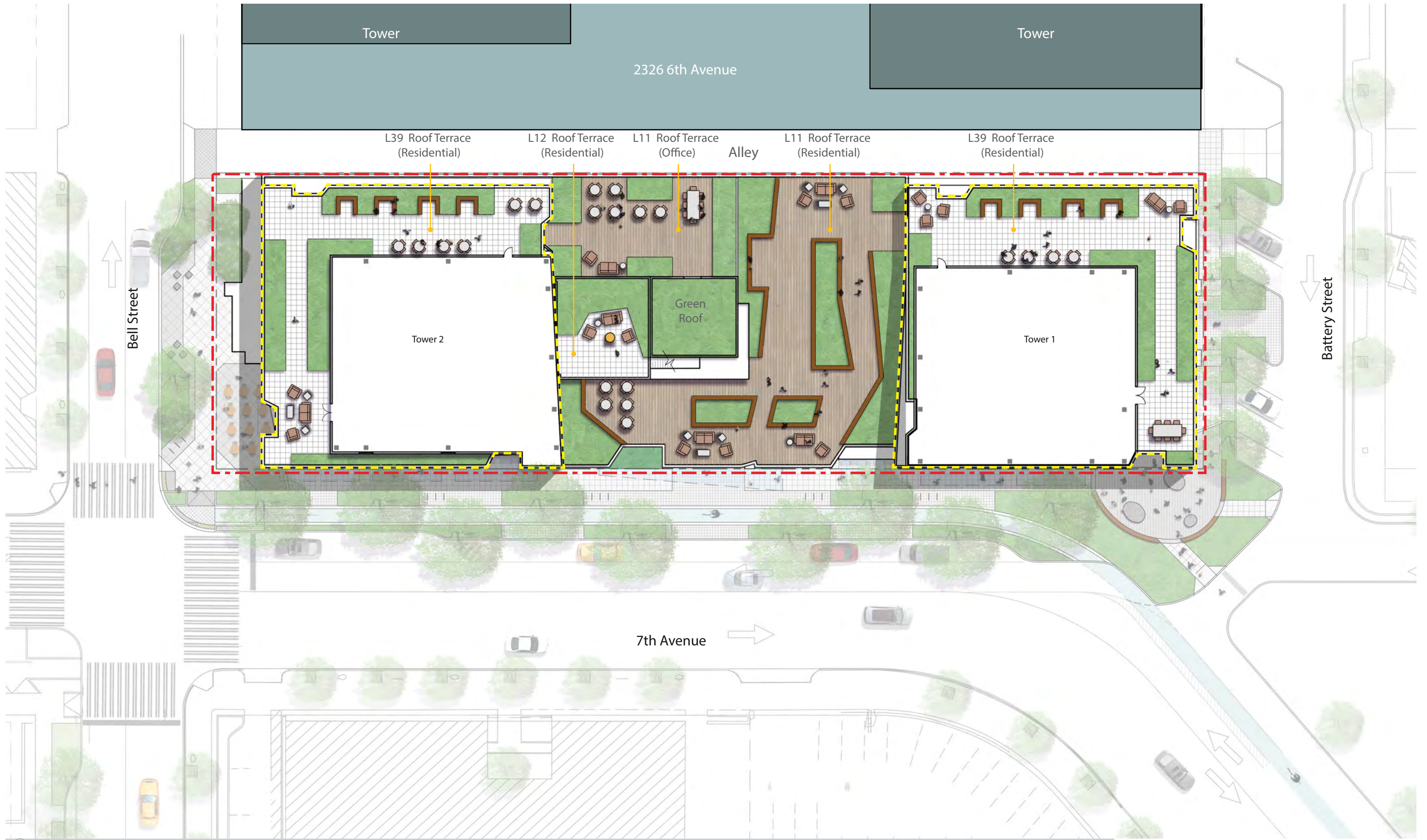
- C-1 Promote Pedestrian Interaction:
 - The bike lane median separation along 7th Avenue will be a welcoming safety feature for cyclists passing the project
 - The street level retail & restaurant spill out will be a welcoming feature on all three sides of Block V.....
 - Canting the facades along the city green streets will welcome the interaction along Bell Street and Battery Street.....

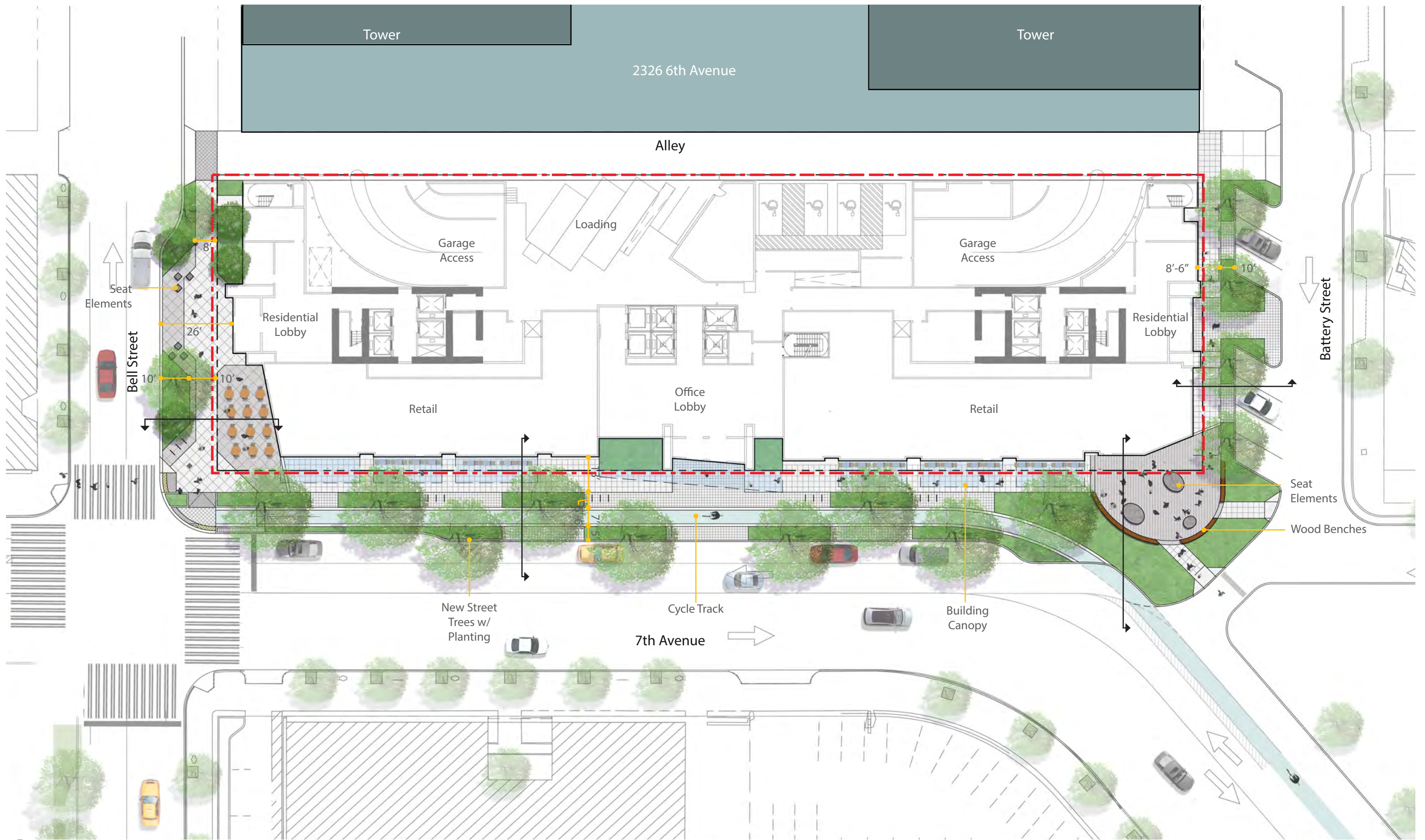
- C-1.3 Street Level Articulation for Pedestrian Activity:
 - The street level set back engages the public within Block V. Providing shield from the elements and opening up to the pedestrian streets
 - There are multiple building entries for the multiple uses. Office entry on 7th Avenue and residential entry on Bell Street and Battery Street.....
 - More than the code requirement for transparent facade is provided enhancing retail & restaurant uses.....
 - The mix of materials at the street level along the entries will enhance the importance and detail along the pedestrian level.....

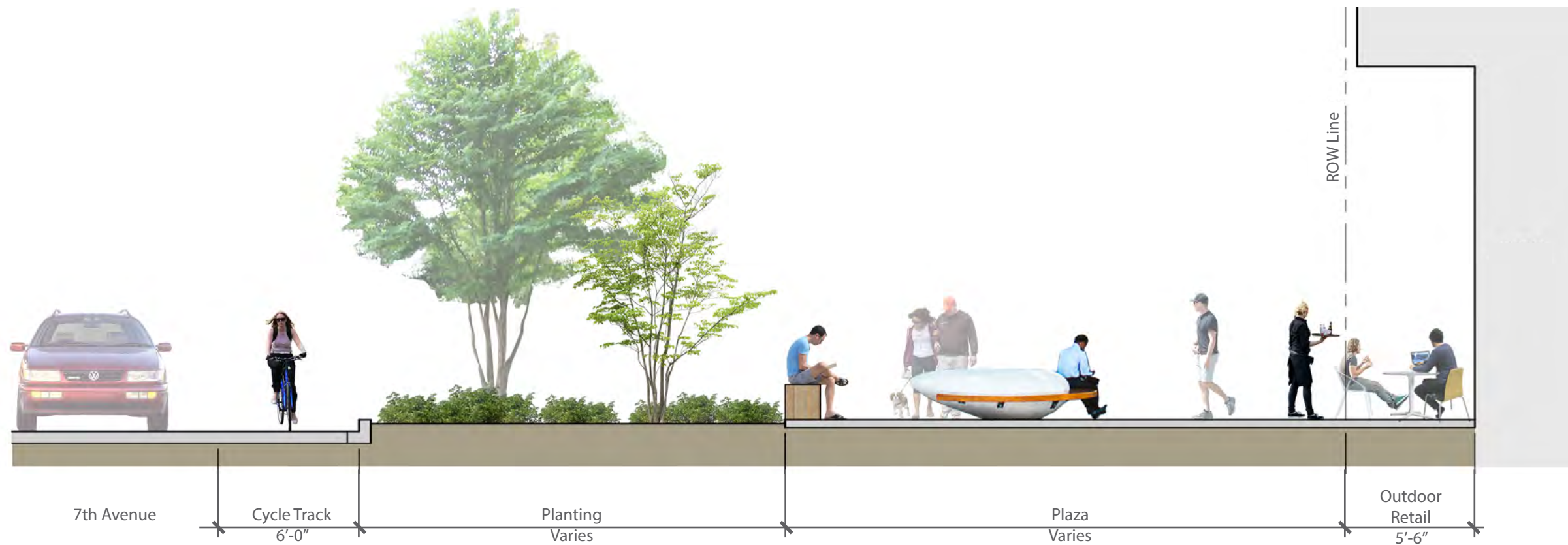
- D-1.2 Open Space Features:
 - Bell Street Park adjacent to the project is enhanced through a canted facade turning toward 7th Avenue.....
 - Pedestrian scaled lighting will create interest and keep the pedestrian safe through project interaction
 - Through different design elements such as landscaping and paving patterns, the project will create interest through the design at the street level.....
 - Spill out space available on all three street facades.....

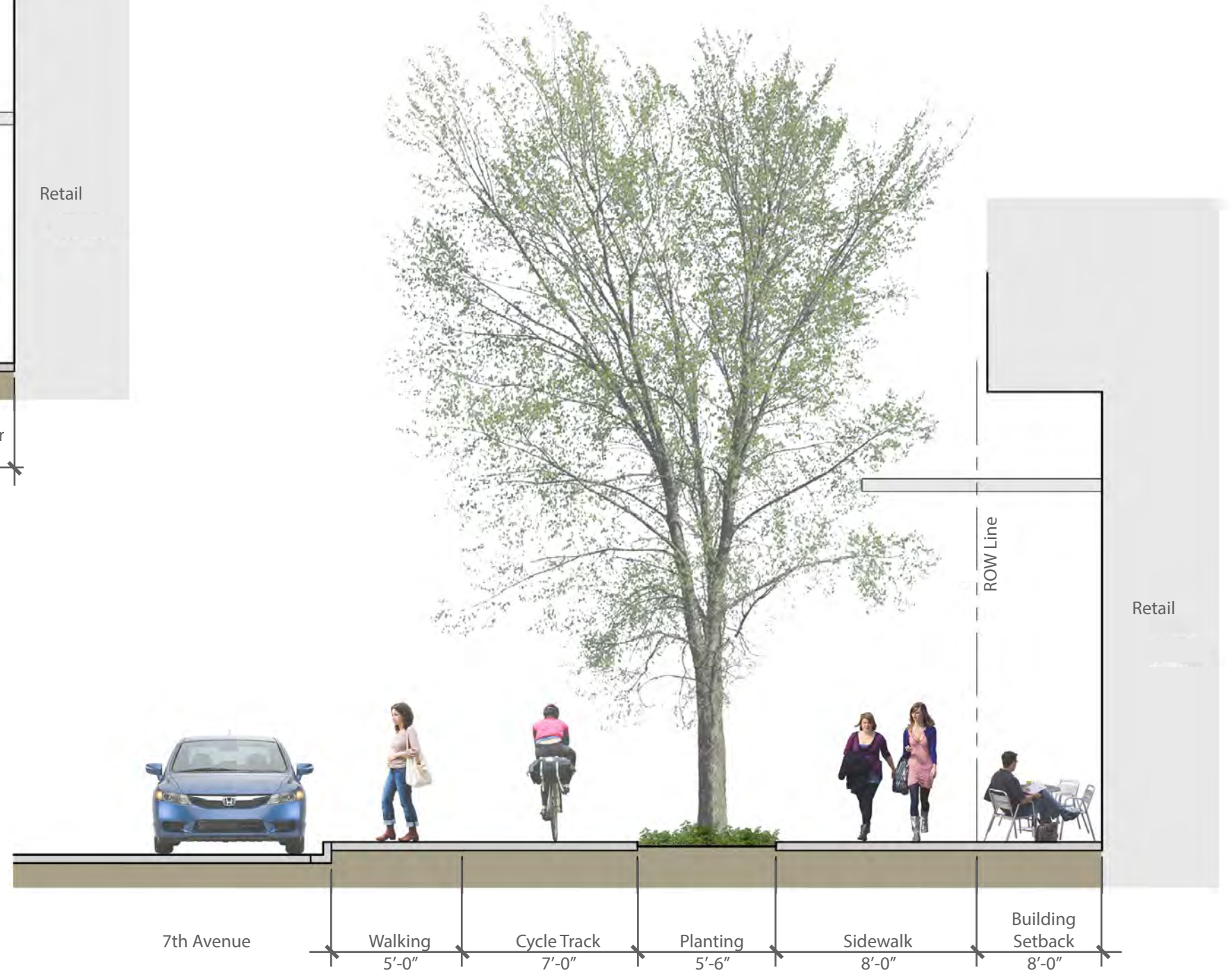
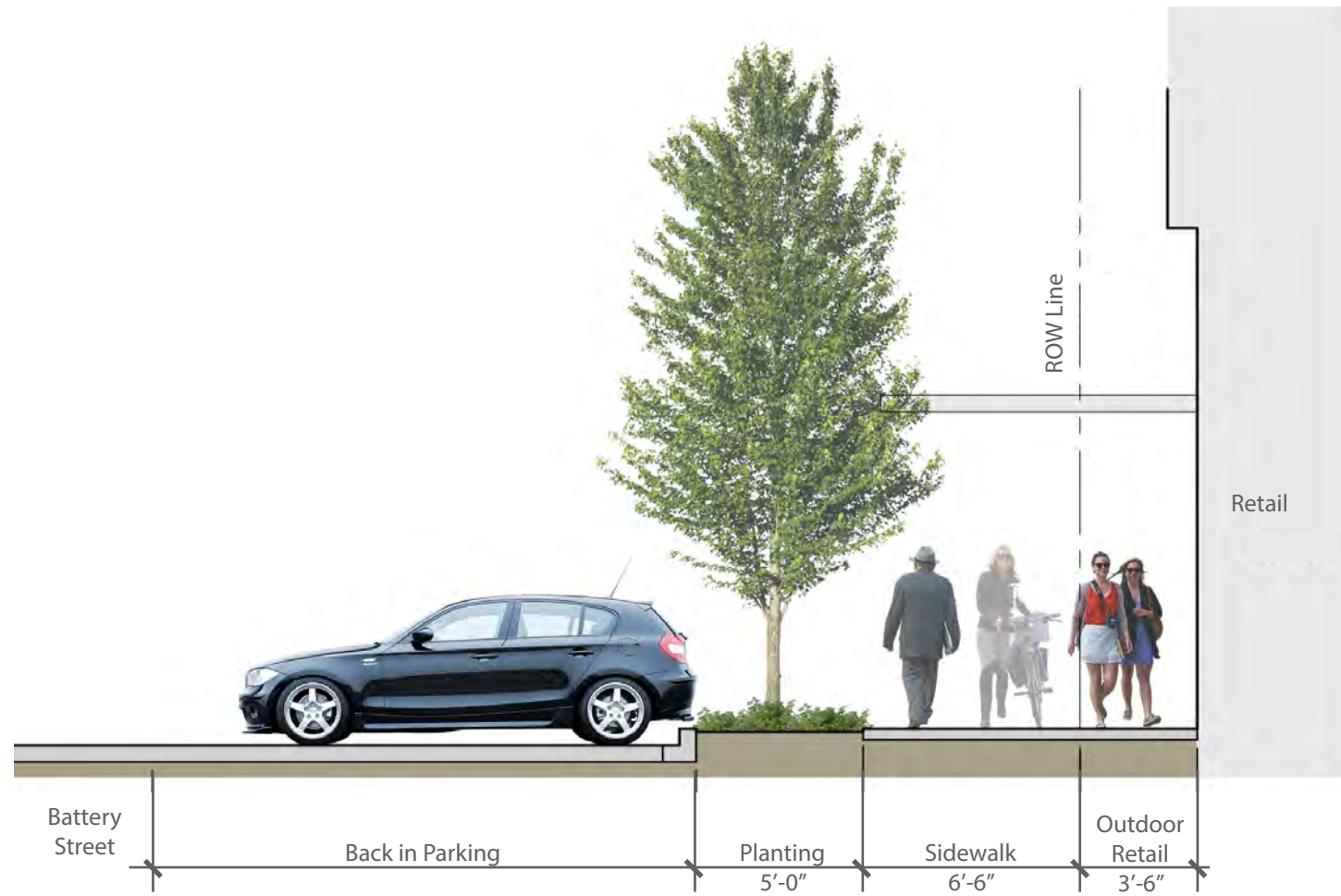
- D-3.1 Public Space Features and Amenities:
 - Enhanced tree planting created along 7th Avenue projected bike lane median

- D-6.1 Safety in Design Features:
 - Site lighting provided for safety and design purposes
 - Building entries clearly defined through material and massing.....
 - Transparent facade exceeds code requirement.....







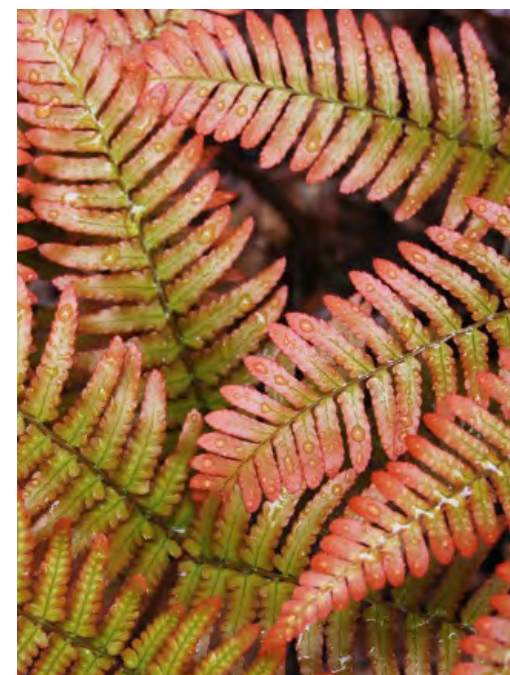




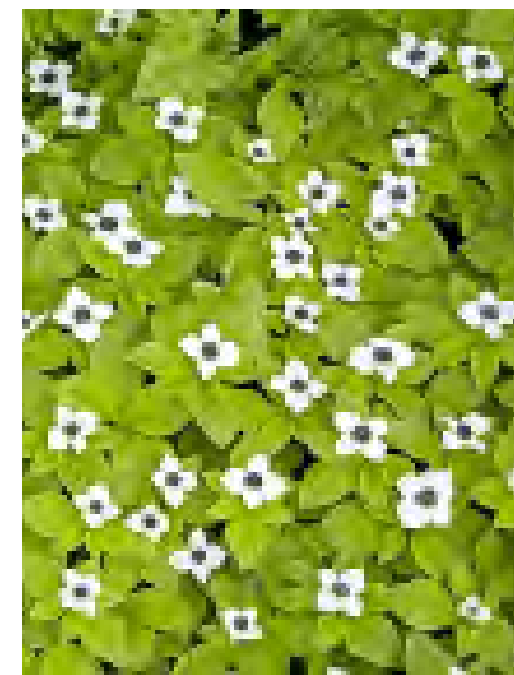
Accolade Elm
Ulmus 'Morton' accolade
7th Avenue



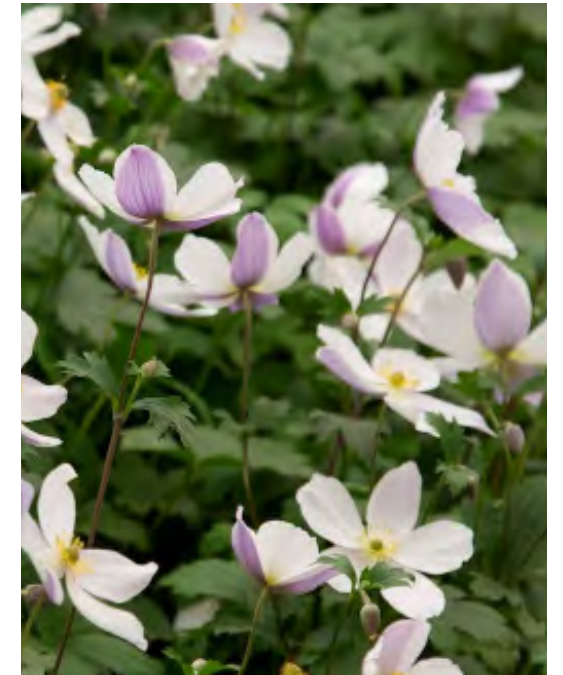
Privet Honeysuckle
Lonicera pileata



Autumn Fern
Dryopteris erythrosora



Bunchberry dogwood
Cornus canadensis



Wild Swan Anemone
Anemone 'Wild Swan'



Black Tupelo
Nyssa sylvatica
Bell Street



Tulip Tree
Liriodendron tulipifera



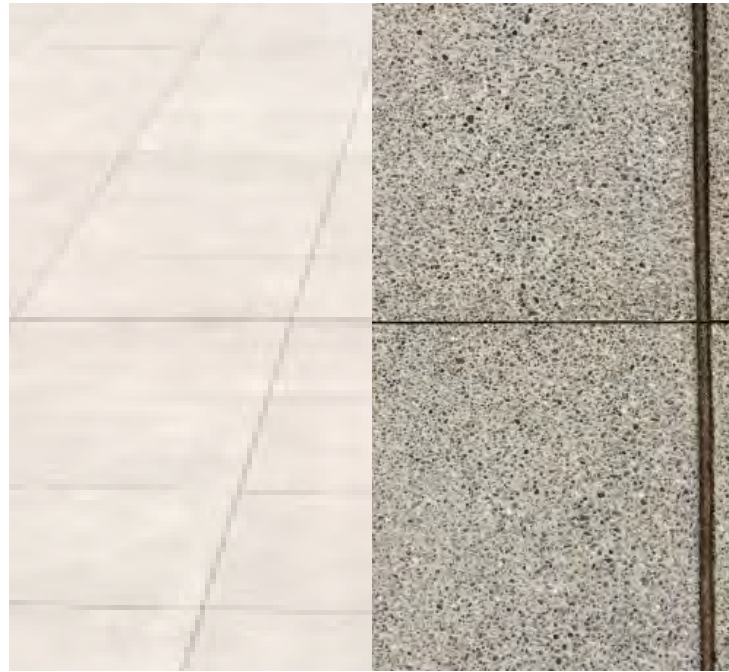
Atlas Fescue
Festuca mairei



Mexican Feather Grass
Stipa tenuissima



Camas
Camassia quamash



Sidewalk Paving Accent Paving



Cycle Track



Seating Elements



7th Avenue Streetscape



Bell Street Paving



Seating Elements

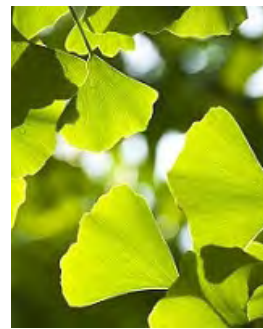


Pedestrian-Scale Lighting



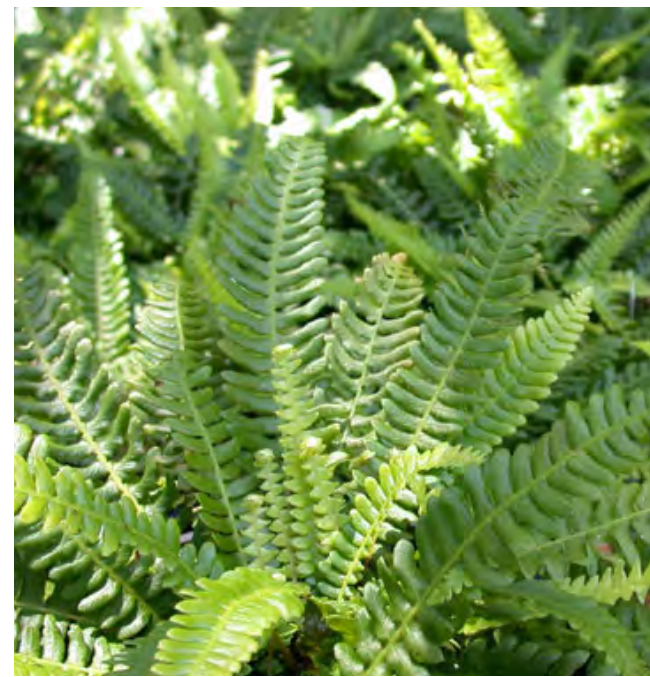
Bike Racks

Bell Street Streetscape



Maidenhair Tree
Ginkgo biloba 'Autumn Gold'

Battery Street



Chilean Hard-Fern
Blechnum chilense



Dwarf Boxleaf Barberry
Berberis buxifolia 'Nana'



Barren Strawberry
Waldsteinia fragarioides



Cotton Lavender
Santolina virens 'Lemon Fizz'



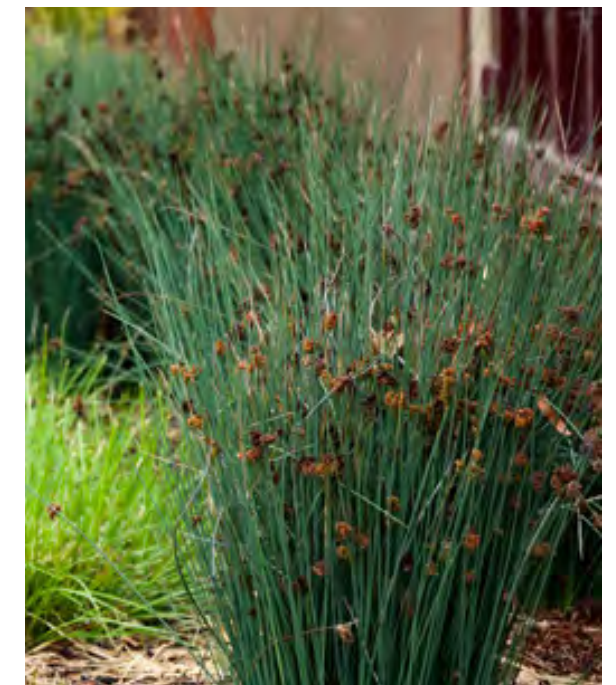
Lavender
Lavender angustifolia



Sea Thrift
Ameria Maritima



Mexican Feather Grass
Stipa tenuissima



California Grey Rush
Juncus patens

Roof Decks



Sidewalk Paving

Accent Paving



Dog Relief Area



Cafe Seating

Battery Street



Pedestal Pavers

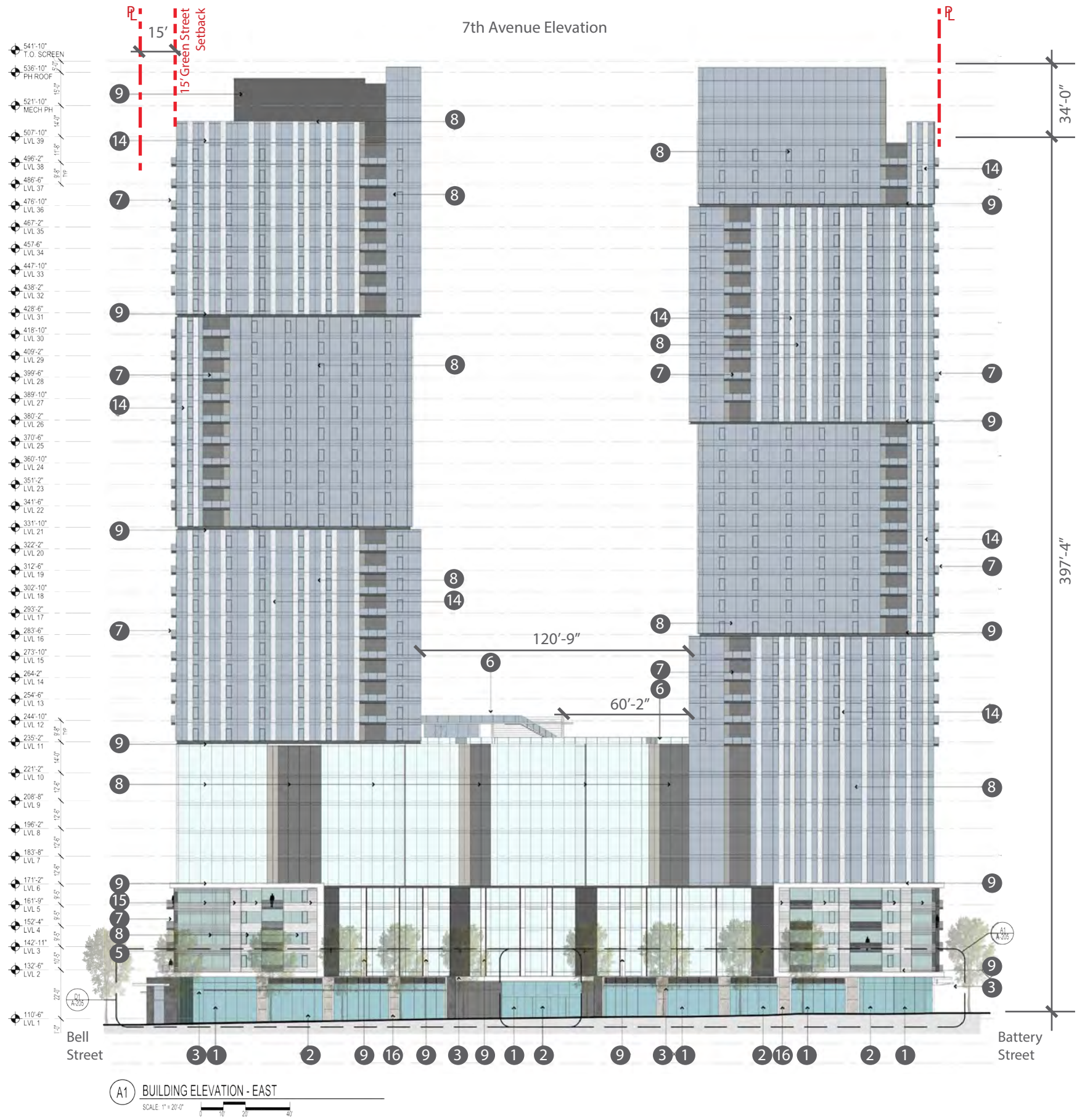


Movable Furnishings



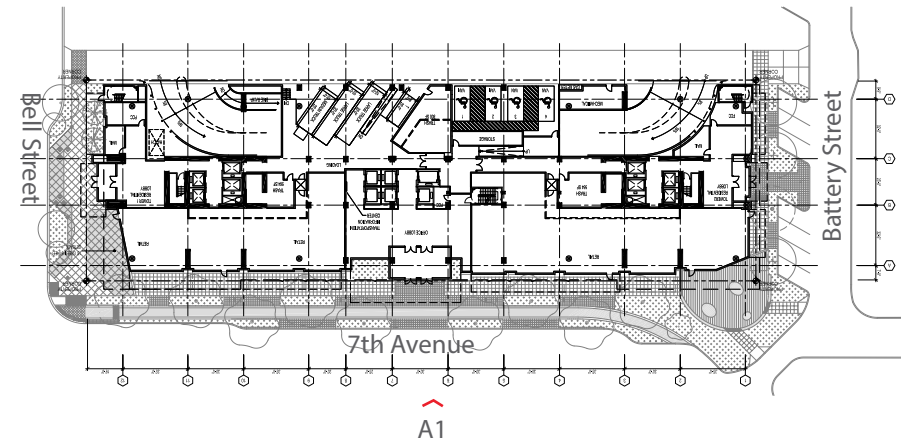
Raised Planters

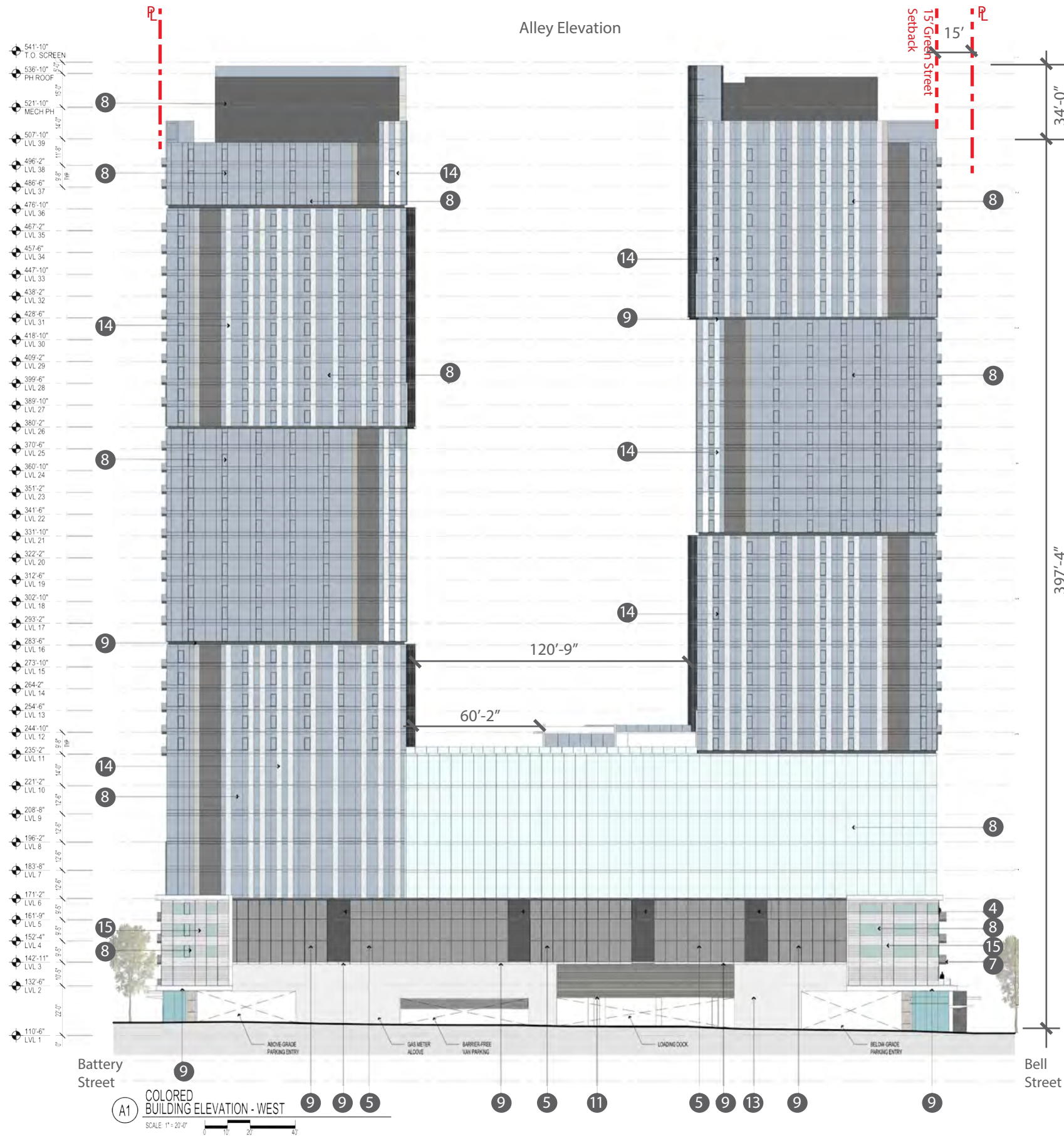
Roof Decks



| KEY NOTES | |
|-----------|---|
| 1 | ALUMINUM AND GLASS STOREFRONT SYSTEM WITH INSULATED CLEAR GLAZING |
| 2 | GLAZED ENTRY SYSTEM |
| 3 | WEATHER PROTECTION CANOPY |
| 4 | PAINTED METAL LOUVER |
| 5 | PERFORATED SCREEN |
| 6 | METAL AND GLASS GUARDRAIL SYSTEM |
| 7 | GLAZED BALCONY GUARDRAIL SYSTEM |
| 8 | ALUMINUM AND GLASS CURTAIN WALL SYSTEM WITH LOW-E GLAZING |

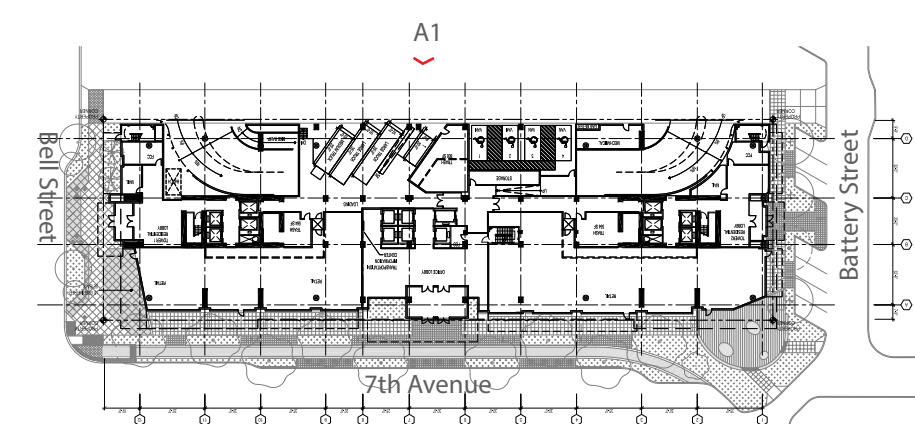
| | |
|----|-----------------------------|
| 9 | PAINTED METAL PANEL SYSTEM |
| 10 | PAINTED METAL COLUMN COVERS |
| 11 | COILING OVERHEAD DOOR |
| 12 | GROUND FACE CMU |
| 13 | SITE-CAST CONCRETE |
| 14 | STAINLESS METAL PANEL |
| 15 | TERRA COTTA SYSTEM |
| 16 | GRAY STONE |

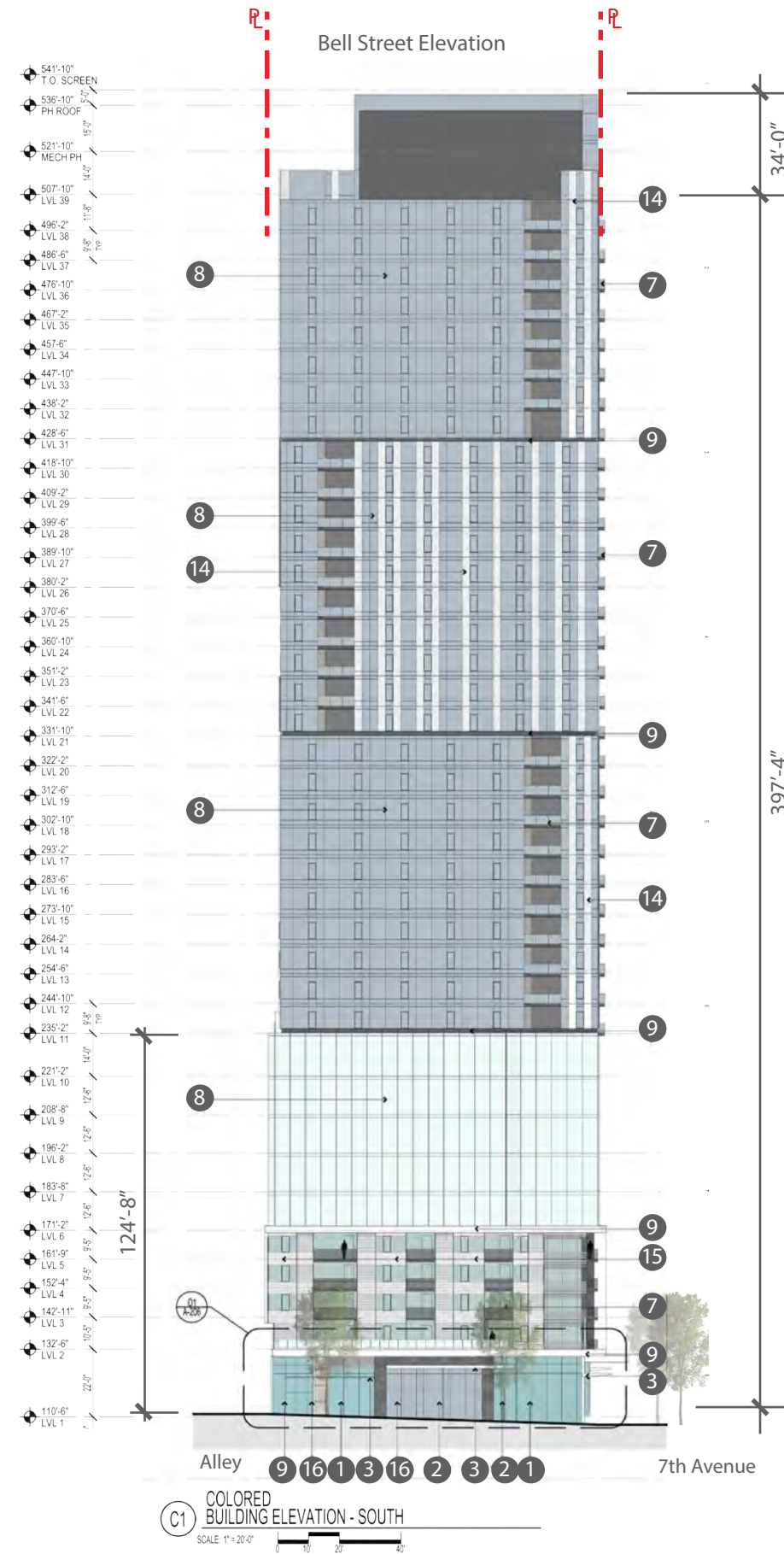
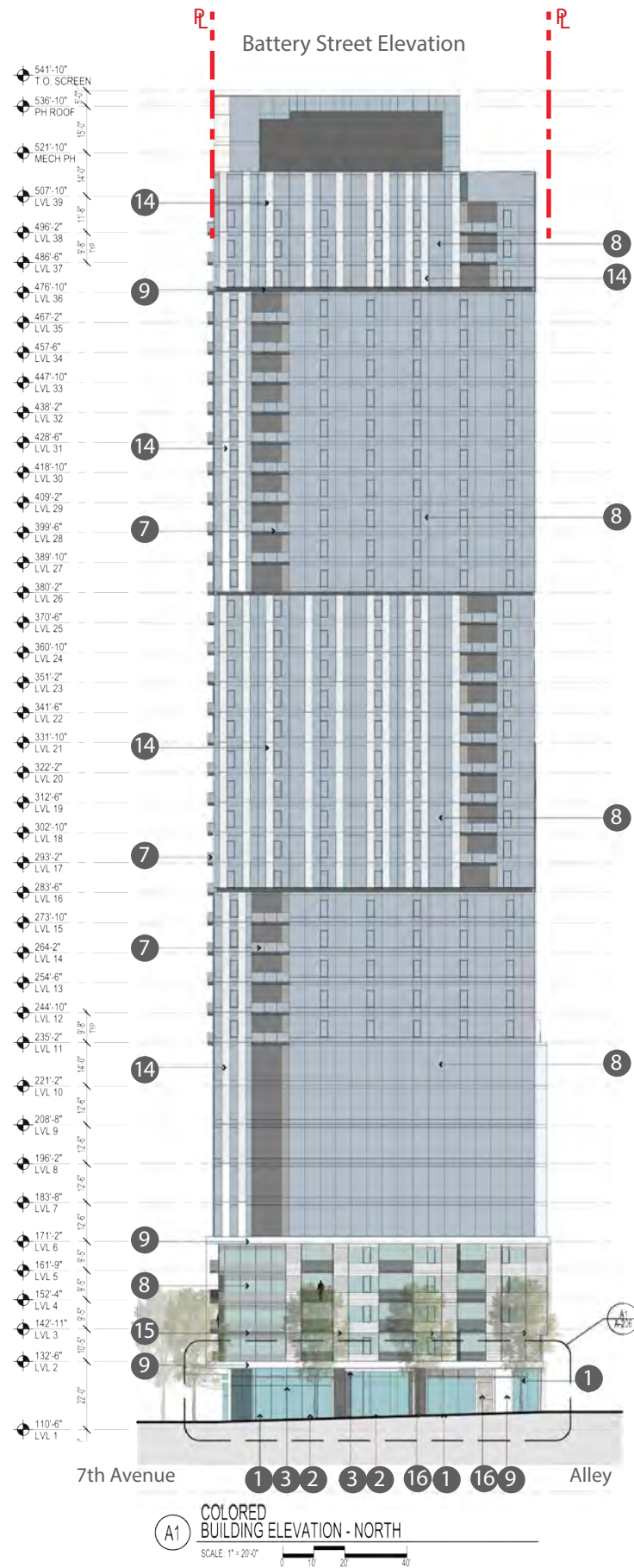




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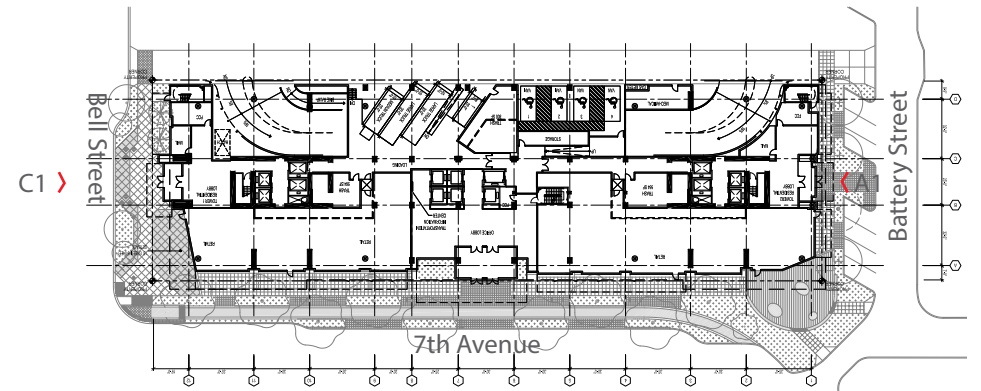
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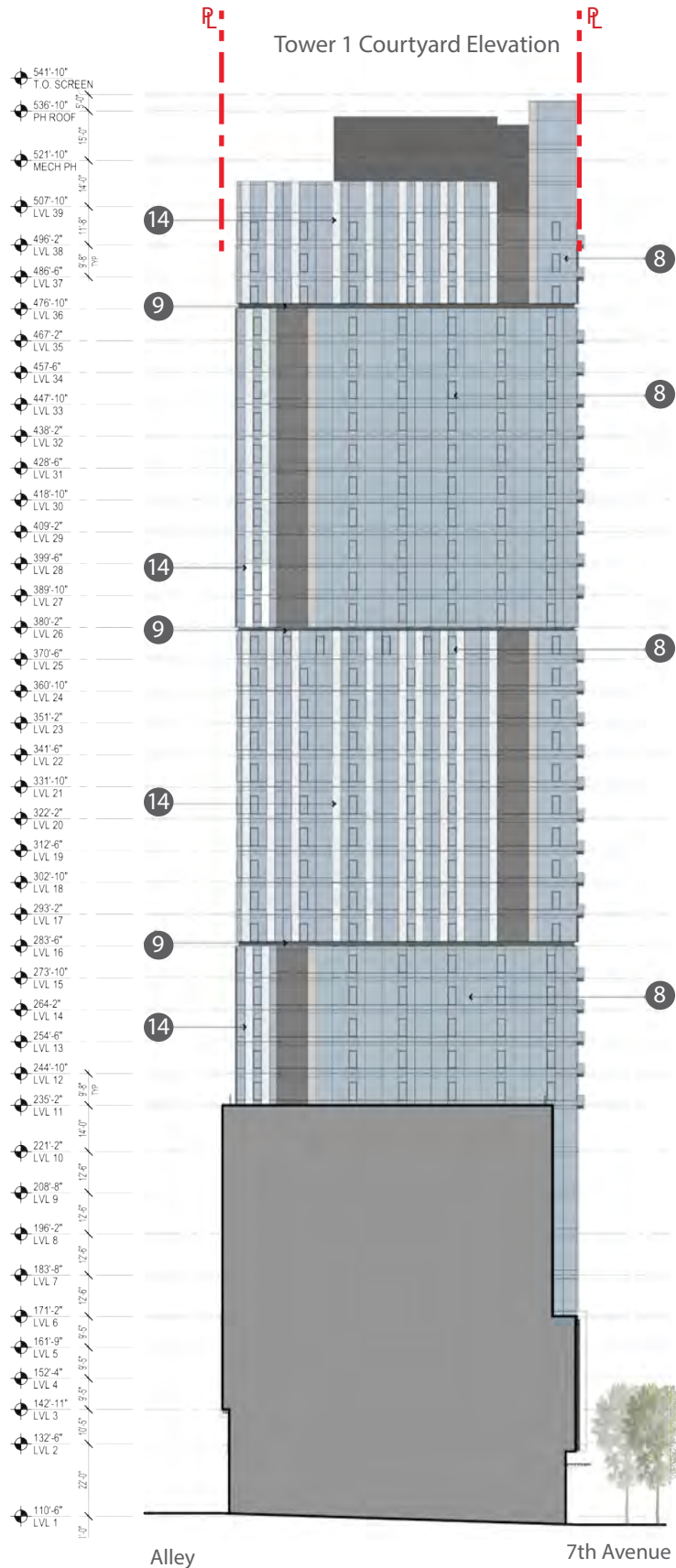




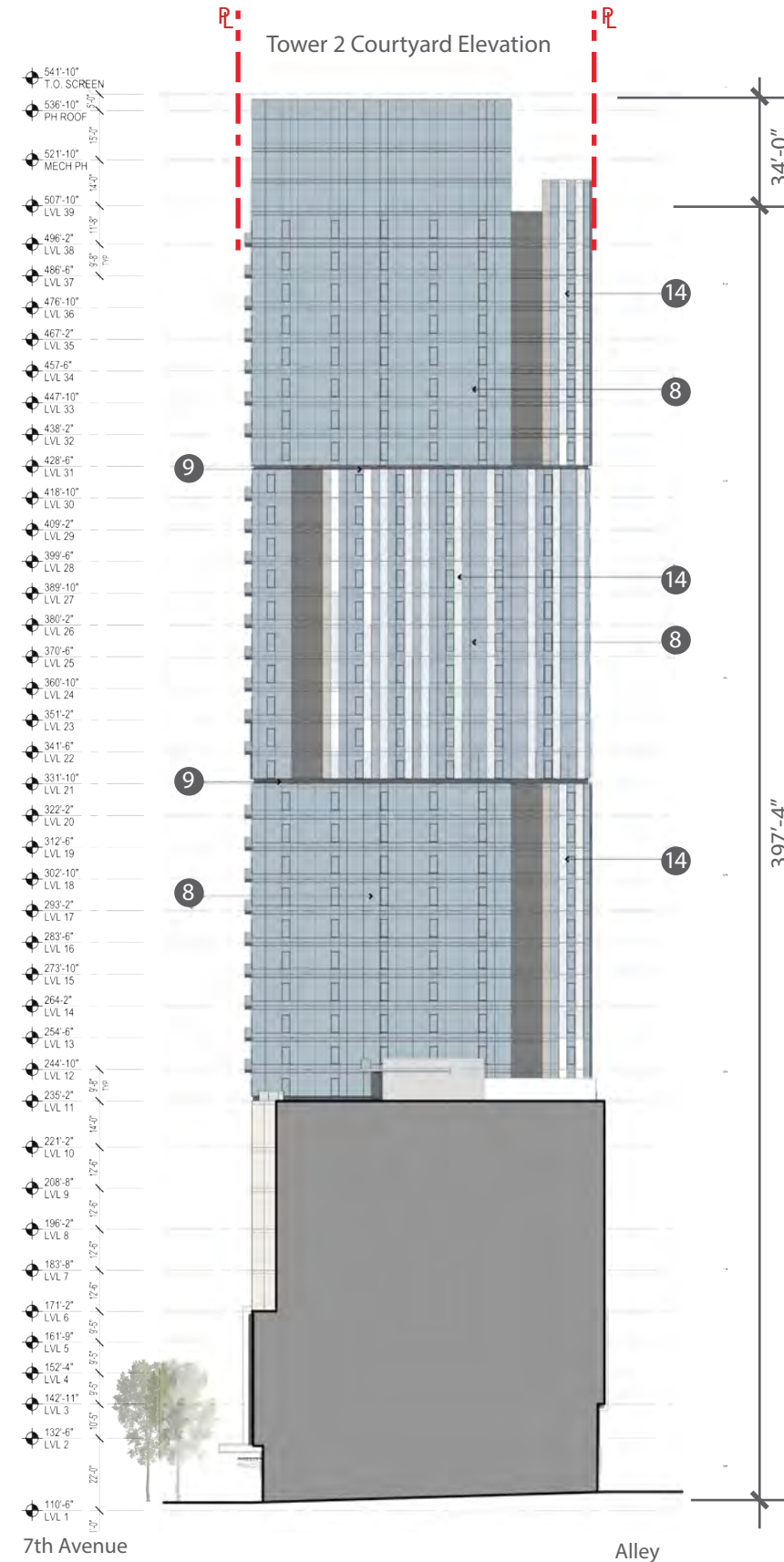
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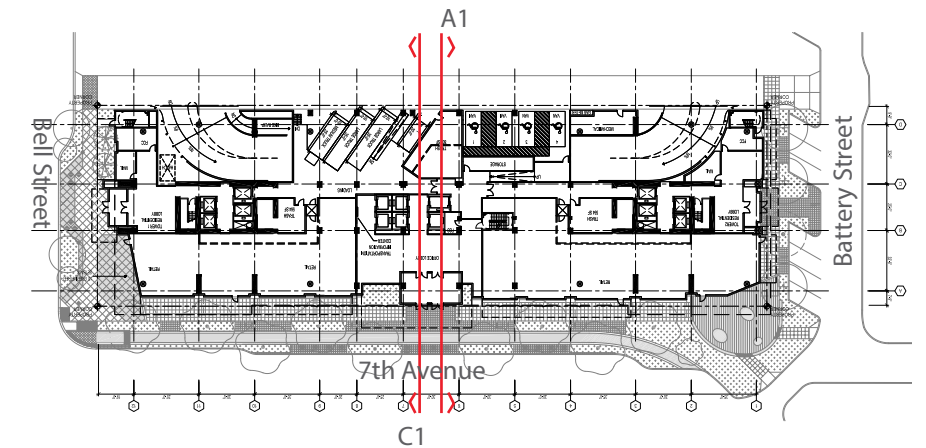
(A1) COLORED BUILDING ELEVATION - COURTYARD NORTH
SCALE: 1"=20'-0"



(C1) COLORED BUILDING ELEVATION - COURTYARD SOUTH
SCALE: 1"=20'-0"

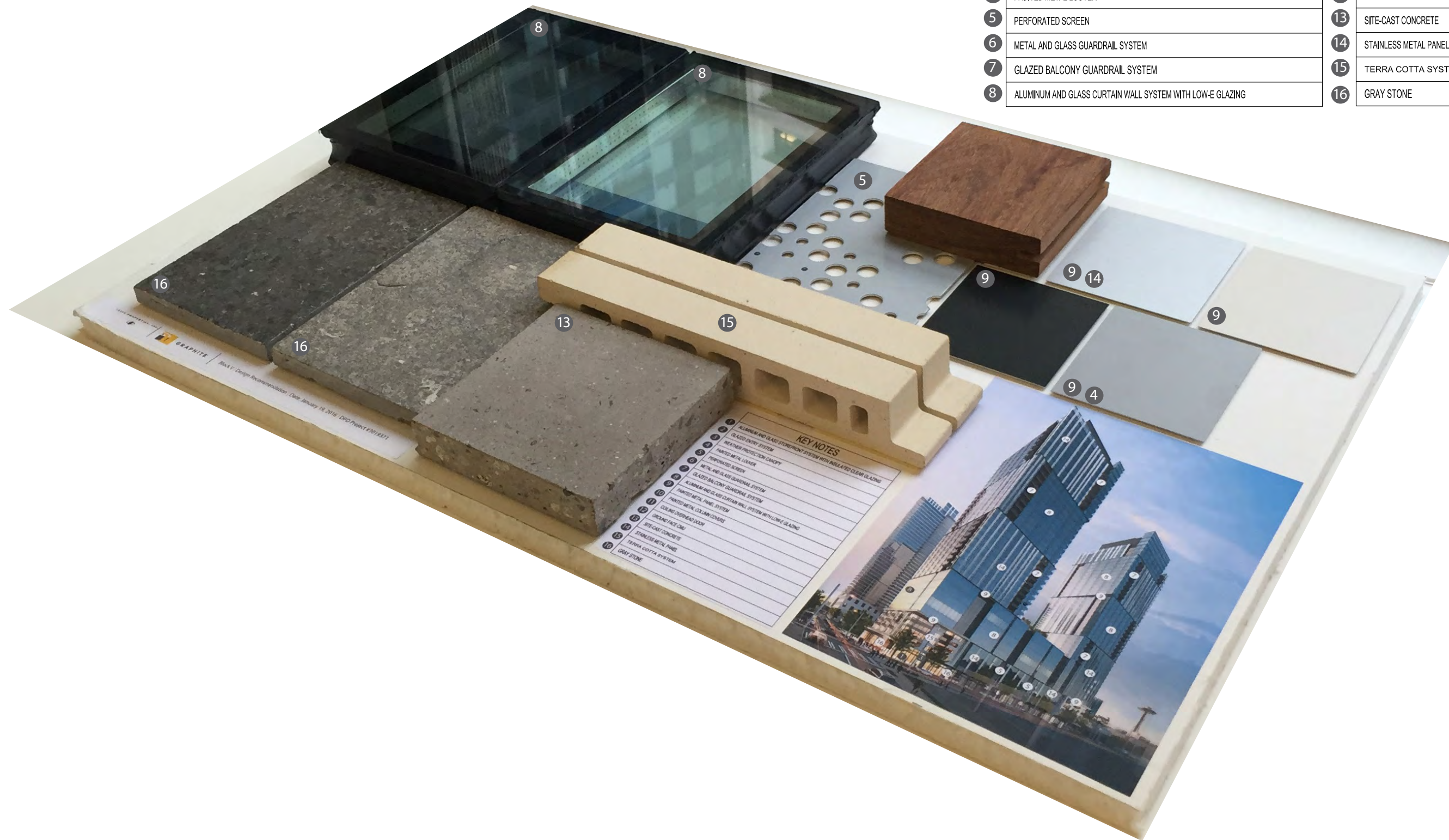
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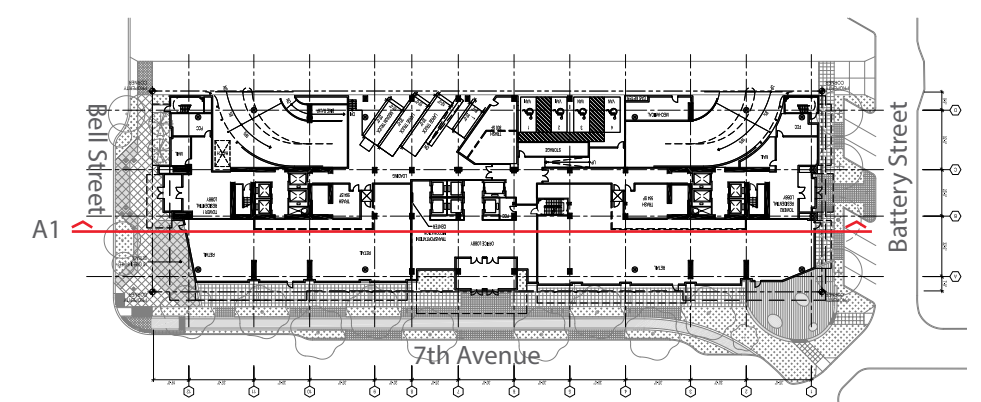
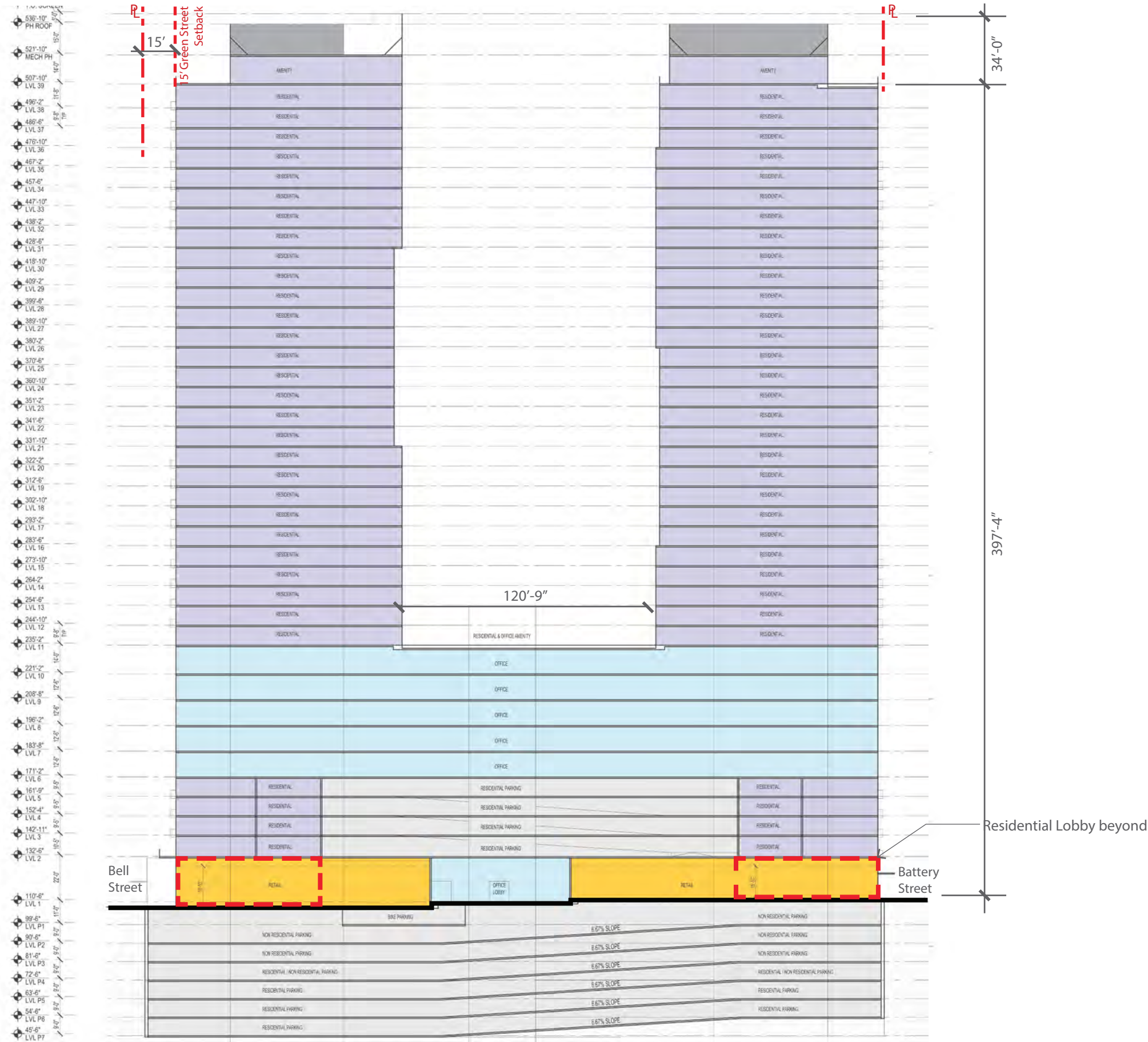




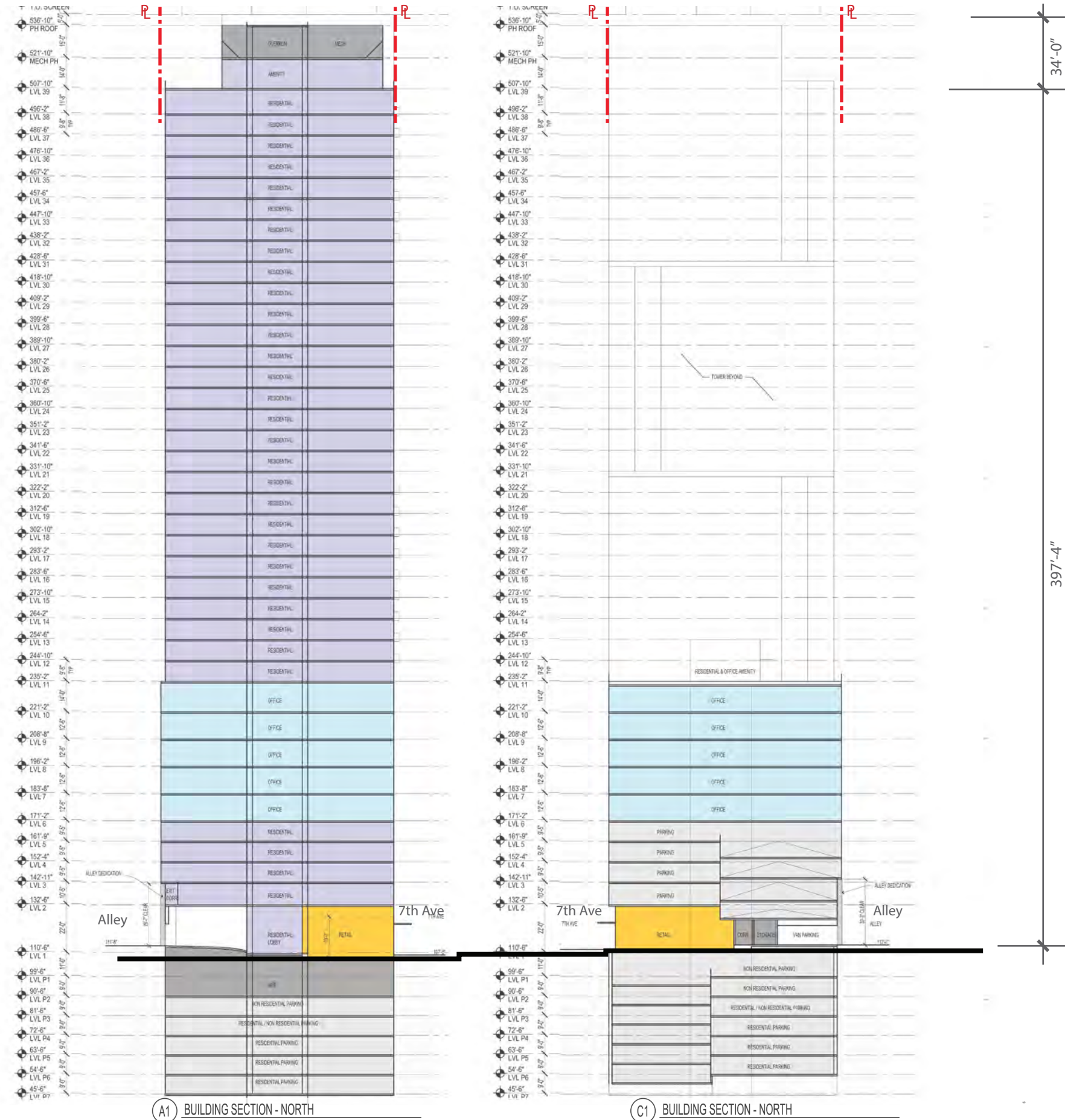
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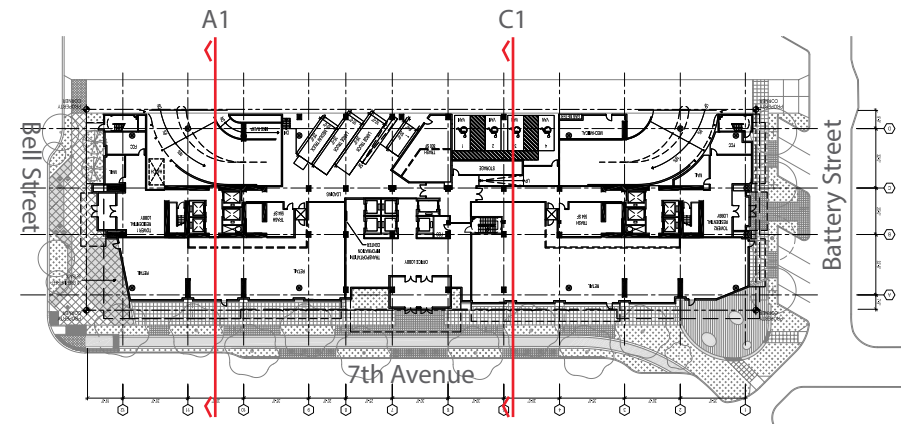


A1 BUILDING SECTION - EAST



A1 BUILDING SECTION - NORTH
SCALE: 1" = 20'-0"

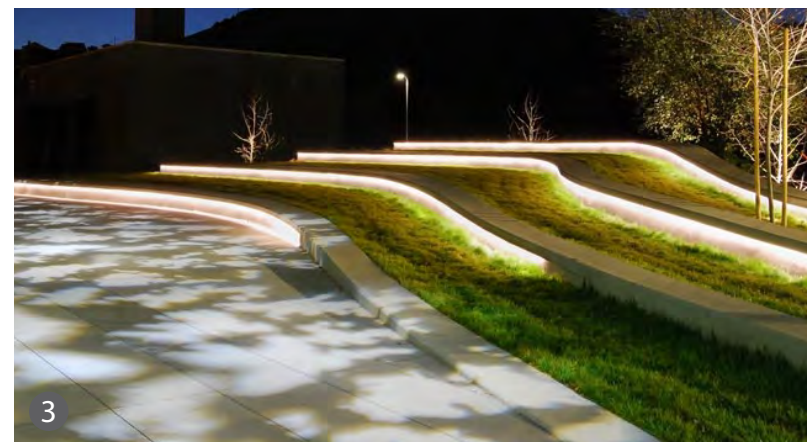
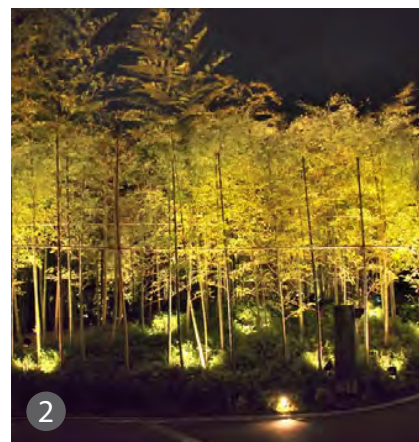
C1 BUILDING SECTION - NORTH





Lighting Design

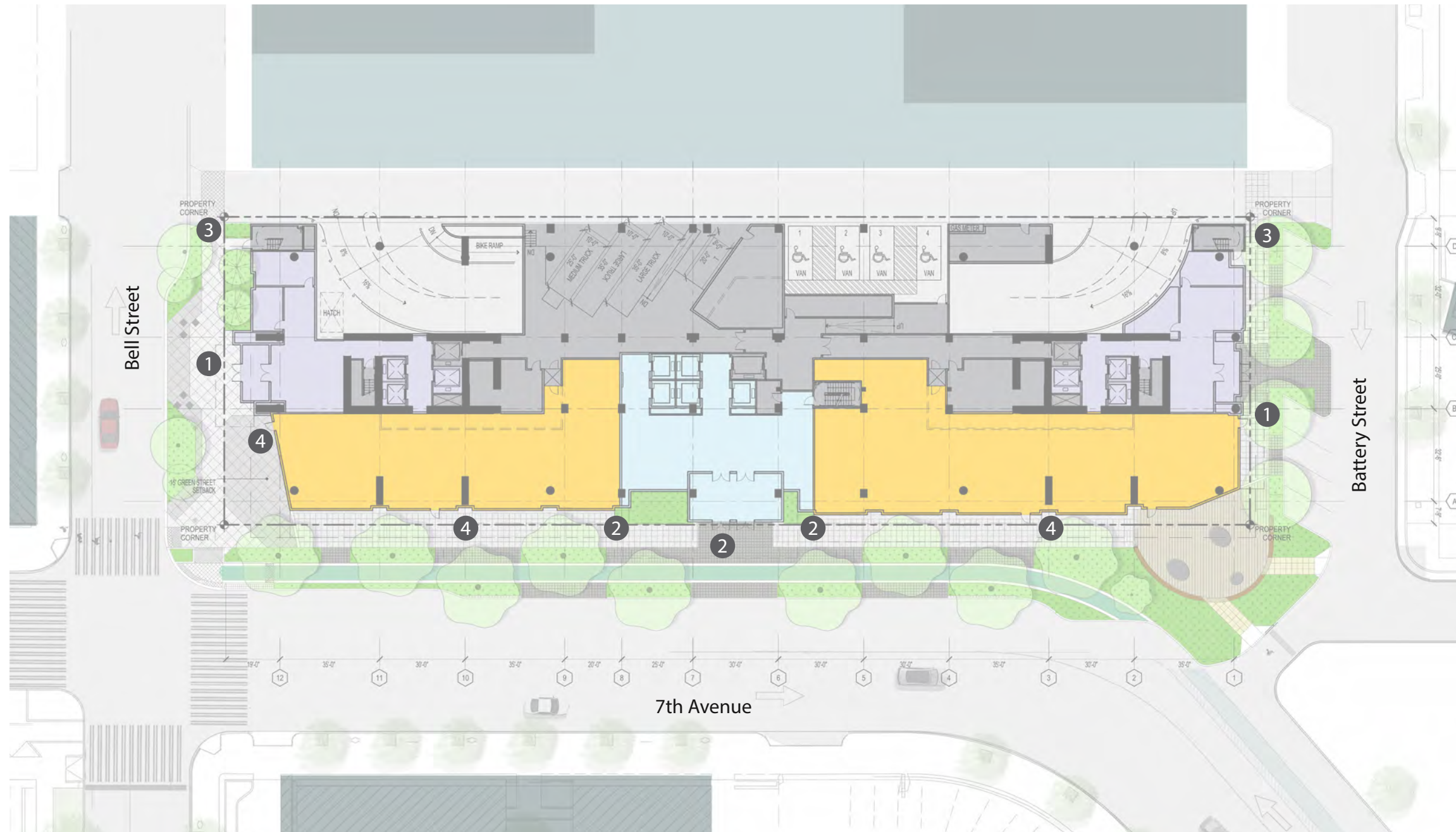
Site lighting focus will be on standard illumination along the three major avenues and streets. For featured plaza corners at Bell Street and Battery Street along 7th Avenue, specialized ground illumination and seating fixture illumination will highlight the importance and ensure safety. Standard uplighting will be utilized for the trees and retail lighting will mix for the illuminating glow along the major avenues of traffic.



Signage Plan

Signage locations will identify and separate the residential lobbies, the office lobby, and retail presence. Parking signage will be mounted to the facade visible for the traffic along Bell Street and Battery Street. Signage presence will occur on all three major sides of the project along Bell Street, Battery Street, and 7th Avenue.

Office signage will be identified by address mounted to three sides of the lobby canopy making it visible and identified along 7th Avenue by vehicle access or by walking along the pedestrian path. Residential signage will be project identity plus address mounted to the stone facade elements making them most identified at the pedestrian scale along Bell Street and Battery Street. Retail signage will vary between hanging blade signs and mounted signage where available and preferred.



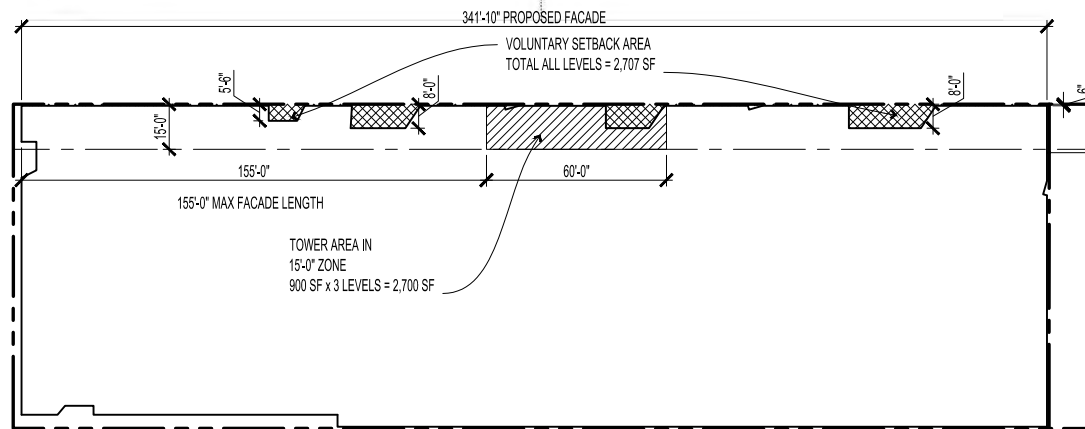
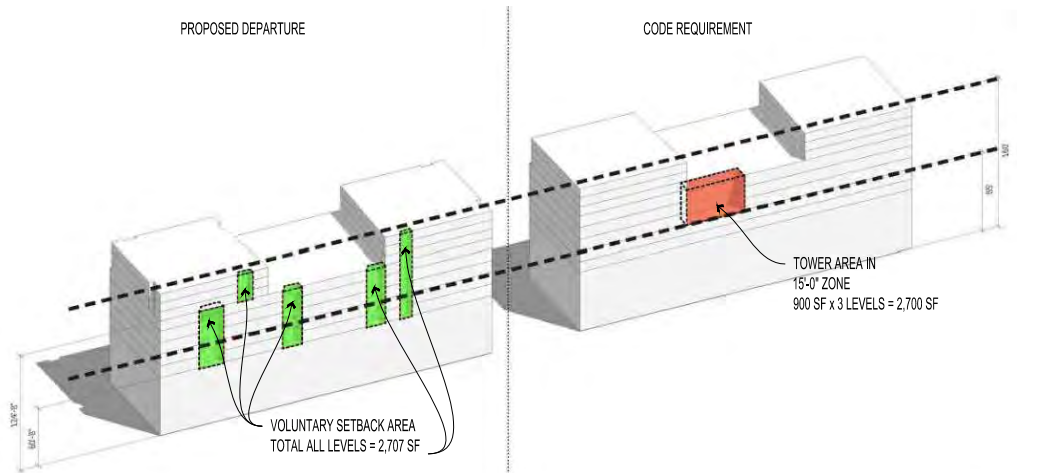
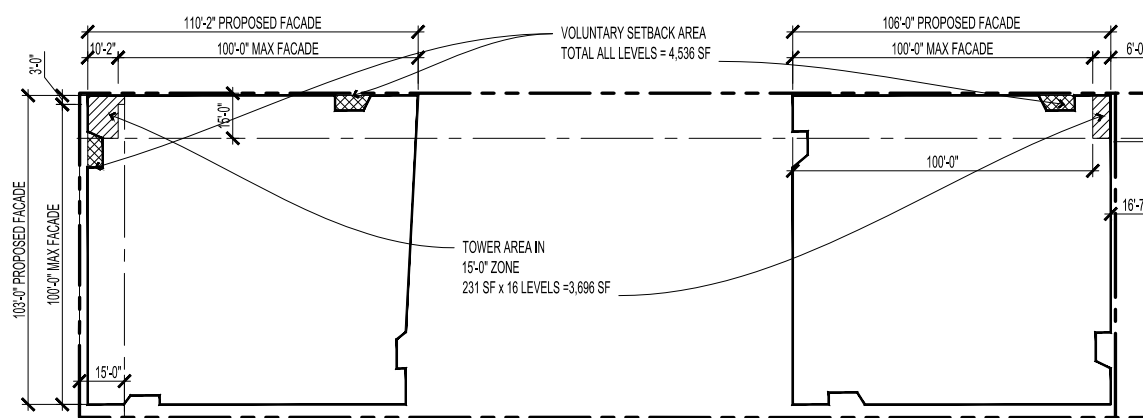
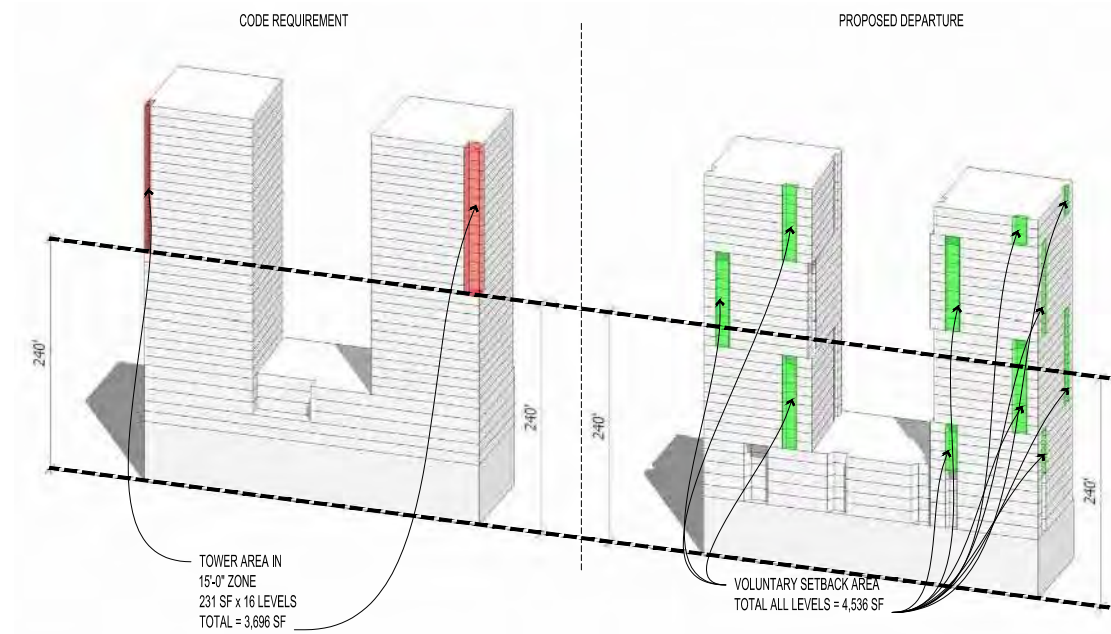
- 1 Residential Address Signage
- 2 Office Address Signage
- 3 Parking Signage
- 4 Retail Signage

We request a design departure for the podium level modulation due to the rare depth of the site. In code compliance the area along 7th Avenue will not be desirable leasing depth for office space. We propose splitting this modulation throughout the facade (Exhibit A) to provide the same surface area and provide better leasing depths for the office space adjacent to the core.

We also request the tower modulation departure which requires 100' before modulation. Instead of taking the corners of each tower along Bell Street and Battery Street, we propose splitting it up, (Exhibit B) complying with the 100' requirement, and utilizing the modulation to emphasize the pinwheel effect per the preferred design. The modulation given will exceed the surface area of a code compliant tower.

- Respond to Neighborhood Context
- Architectural Presence
- Design a well proportioned & unified building
- Reduce Percieved Mass
- Facade Composition

| Departure Request 1: See Sheet G-005 | | Standard | Request | Proposed | Rationale | Applicable Design Guidelines | Reference |
|---|--|----------------------|---|--|--|---|---------------|
| 23.49.058 Upper-Level Development Standards | | B. Facade Modulation | Allow for facade massing that does not conform to the facade modulation standards of 23.49.058. | The facade parallel to 7th Avenue has areas not complying with modulation standards greater than the dimensions in table 23.49.058A. The areas in excess of minimum modulation requirements are as follows: 765 SF at elevation 86-160 feet; 0 SF at elevation 161-240 feet; 237 SF at elevation 241-340 feet. | The overall massing of the tower is intended to be a unified form that is sculpted at the north and south ends to allow access to daylight and views. This form results in a tower with more elegant proportions and better responds to the neighborhood context than a code-compliant tower with facade modulation at mid-block. This departure request is also a result of the 108' depth of the lot which is narrower than a comperable downtown block with a 120' depth. | CS2-A.1 Respond to neighborhood context CS2-A.2 Architectural Presence CS2-D.4 Design a well-proportioned & unified building DC2-A.2 Reducing Percieved Mass DC2-B.1 Façade Composition | See Diagram 1 |
| Elevation | | Maximum length: | | | | | |
| 86-160' | | 155' | | | | | |
| 161-240' | | 125' | | | | | |
| 241-500' | | 100' | | | | | |



A. PROPOSED : 60'-8" TO 160'-0"

B. PROPOSED: ABOVE 241'-0"



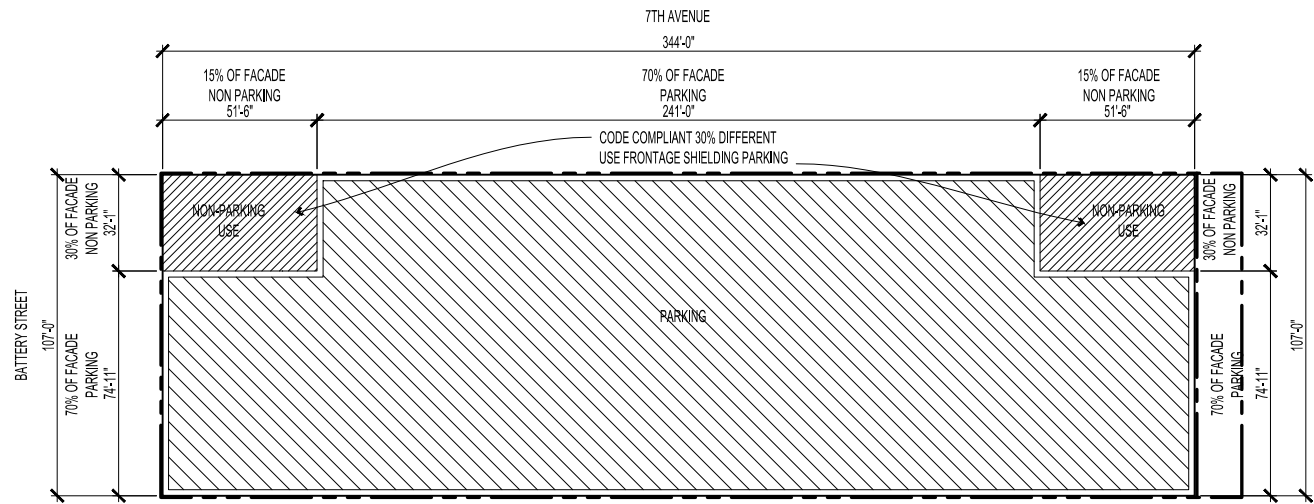
| Standard | Request | Proposed | Rationale | Applicable Design Guidelines | Reference |
|---|--|---|---|--|----------------------|
| <p>23.49.019 Parking Screening</p> <p>B. Parking Location Within Structures</p> <p>3. Separation of parking located above street-level story</p> <p>a. All parking provided above the street-level story of a structure shall be separated along all street lot lines by another use except for lots that meet conditions of subsection 23.49.019.B.2.b</p> <p>b. Except as provided in subsection 23.49.019.B.3.c. for parking that is allowed above the street-level story under the provisions of 23.49.019.B.2.b, parking above the third story of a structure shall be separated from the street by another use for a minimum of 30 percent measured along each street frontage of the structure. For structures located at intersections, the separation by another use shall be provided at the corner portion(s) of the structure.</p> | <p>Allow for façade approval that does not comply with SMC 23.49.019.B.3</p> | <p>The proposed design includes four levels of above-grade parking above the street-level story. All of the above-grade parking will be hidden from street level view by either placement of apartment units or curtainwall glazing system with reflective or opaque glazing assemblies that screen vehicles from view.</p> | <p>This provision's purpose is clearly to minimize the amount of above-grade parking that is visible from street level. As written, the provision allows up to 75 feet of parking to be exposed on Bell and Battery Streets, and up to 252 feet on 7th Avenue. The proposed design actually has no parking visible on Bell and Battery Streets and only 202 feet exposed on 7th Avenue, with 40% of the 7th Avenue facade being apartment uses, not just the 30% requirement.</p> | <p>CS2-A.1 Respond to neighborhood context CS2-A.2 Architectural Presence CS2-D.4 Design a well-proportioned & unified building DC2-A.2 Reducing Perceived Mass DC2-B.1 Façade Composition</p> | <p>See Diagram 2</p> |

Design Departure

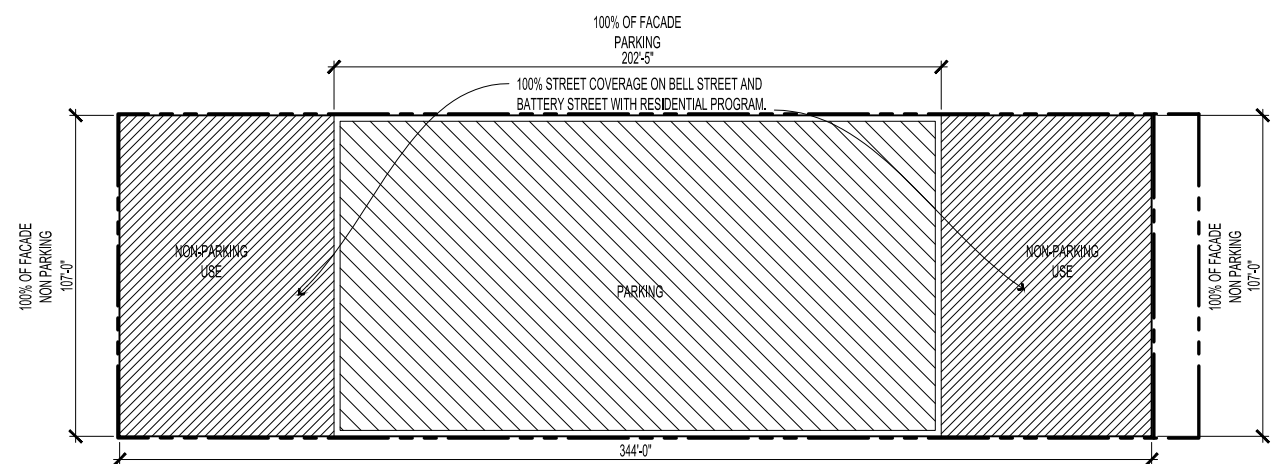
23.49.019.B.3 Parking Screening

This provision's purpose is clearly designed to minimize the amount of parking visible at the street level. By shielding the parking entirely along Bell Street and Battery Street, we have provided more than code required non-parking use spaces to further enhance the project's presence in the neighborhood. While the residential uses do not shield parking along 7th Avenue, 40% of the facade will be non-parking use (Exhibit B) which is greater than the city's code requirement of 30% (Exhibit A).

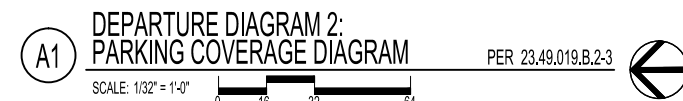
In addition to the non-parking use screening, the above grade parking will be screened by an interesting and cohesive curtain wall design feature unifying it with the rest of the podium and overall design concept. The use of curtain wall glass and angular screening elements will make the design concept even stronger.



A. CODE REQUIREMENT PARKING FACADE COVERAGE



B. PROPOSED DEPARTURE



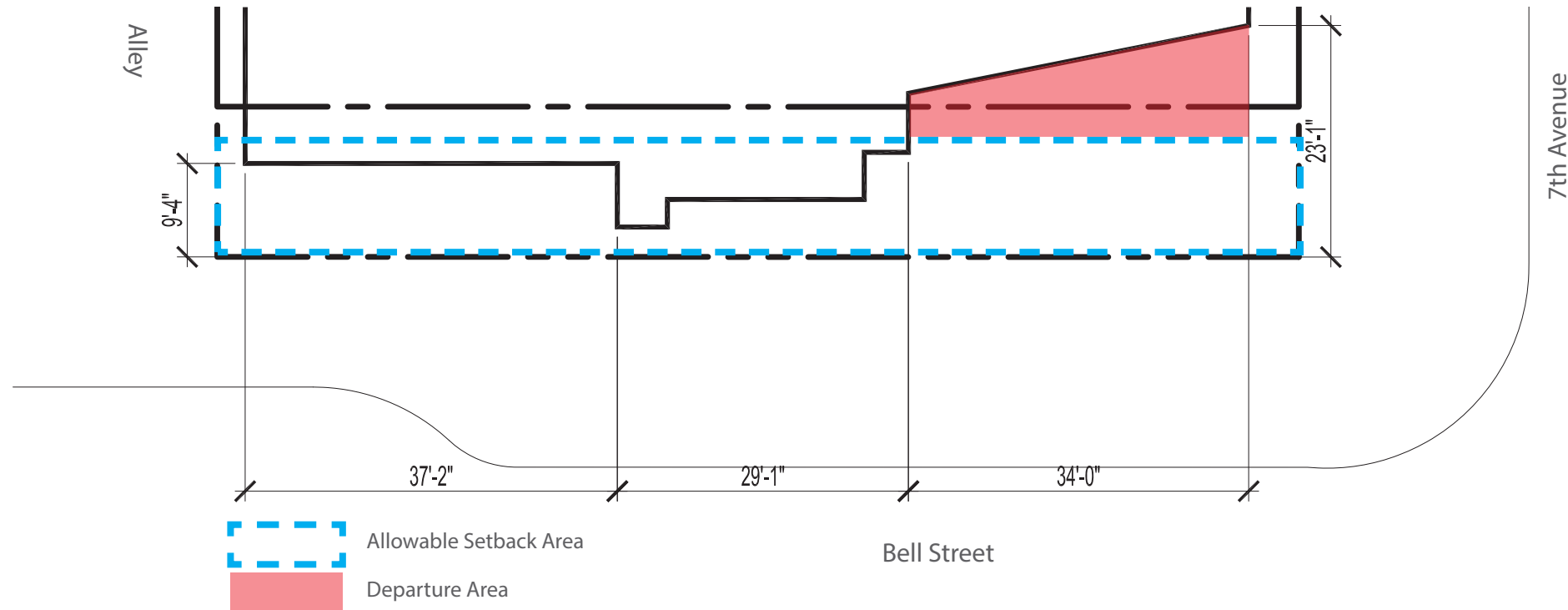
Design Departure

23.49.056 Street Facade, Landscaping, and Street Setbacks.

Requirement:

- A. Minimum Facade Heights
 - a.1 Per Table A, minimum facade height is 25'-0"
- B. Facade Setback Limits
 2. General Setback Limits. The following setback limits apply on streets not requiring property line facades as shown in Map 1H:
 - b. The maximum area of all setbacks between the street lot line & facade along each street frontage of a lot shall not exceed the area derived by multiplying the averaging factor by the width of the street frontage of the structure along that street (see Exhibit D for 23.49.056). The averaging factor is five on Class I pedestrian streets and ten on Class II pedestrian streets designated green streets.

Departure Request 3A:



Departure Request 3B:



Departure Amount Required

See adjacent illustrative diagrams

3A. The facade setback along Bell Street varies from 9'-4" to 23'-1" for a distance of 34'-0". Maximum setback

3B. Allow for section of facade along Bell Street that is below the 25' minimum facade height.

Rationale

3A. The building has been setback from the street to provide a more gracious zone between the public right-of-way and the building and continues the open character of Bell Street Park. The Setback also provides outdoor seating & corner entries into the retail, enhancing street level active use.

3B. The building facade complies on the corner of 7th Avenue as you turn on to Bell Street. In order to keep a consistent design and elevation datum, the elevation remains consistent and requires a facade height below 25' as the grade increases towards 6th Avenue. This gives a distinct design character to the upper 15' building setback to gesture the open Bell Street Park and emphasizes the retail & residential entry level from the upper podium design.

Departure Request 4:

Design Departure

23.49.056 Street Facade, Landscaping, and Street Setbacks.

Requirement:

B. Facade Setback Limits

2. General Setback Limits.

d. The maximum setback of the facade from street lot lines at intersection is 10'. The minimum distance the facade must conform to this limit is 20' along each street.

Departure Amount Required

See adjacent illustrative diagram

4. The facade parallel to Bell street sets back 20'-2" from the property line.

Rationale

4. The Green Street corner is enhanced and supported by a more gracious zone between the public right-of-way and the building. The setback also provides for corner entries into the retail, enhancing street level active uses.

