

Crescent Heights 1901 Minor Ave

SDCI Project # 3019625

Design Review Board Recommendation Meeting
Downtown Design Review Board

August 30, 2016

1.0 PROJECT OVERVIEW

This proposal is for the design and construction of two 40 story towers with an 8 story podium along with 8 floors of below grade parking. The project yields approximately 737 residential apartments, 9,100 sf of ground floor retail and 479 parking stalls.

The site is located in the Denny Triangle Urban Center, in zone DMC 240/290-400.

This package will address the following items identified during the June 16, 2015 Early Design Guidance meeting:

1. Massing & Program
2. Ground Level Uses & Street Activation
3. Tower Form & Architectural Expression



2 . 0
SITE ANALYSIS

Zoning and Street Level Uses

The site is located within the DMC-240/290-400 (Downtown Mixed Commercial).

While street level uses are required on portions of Stewart Street, they are not required along any of the project's street frontage.

LEGEND

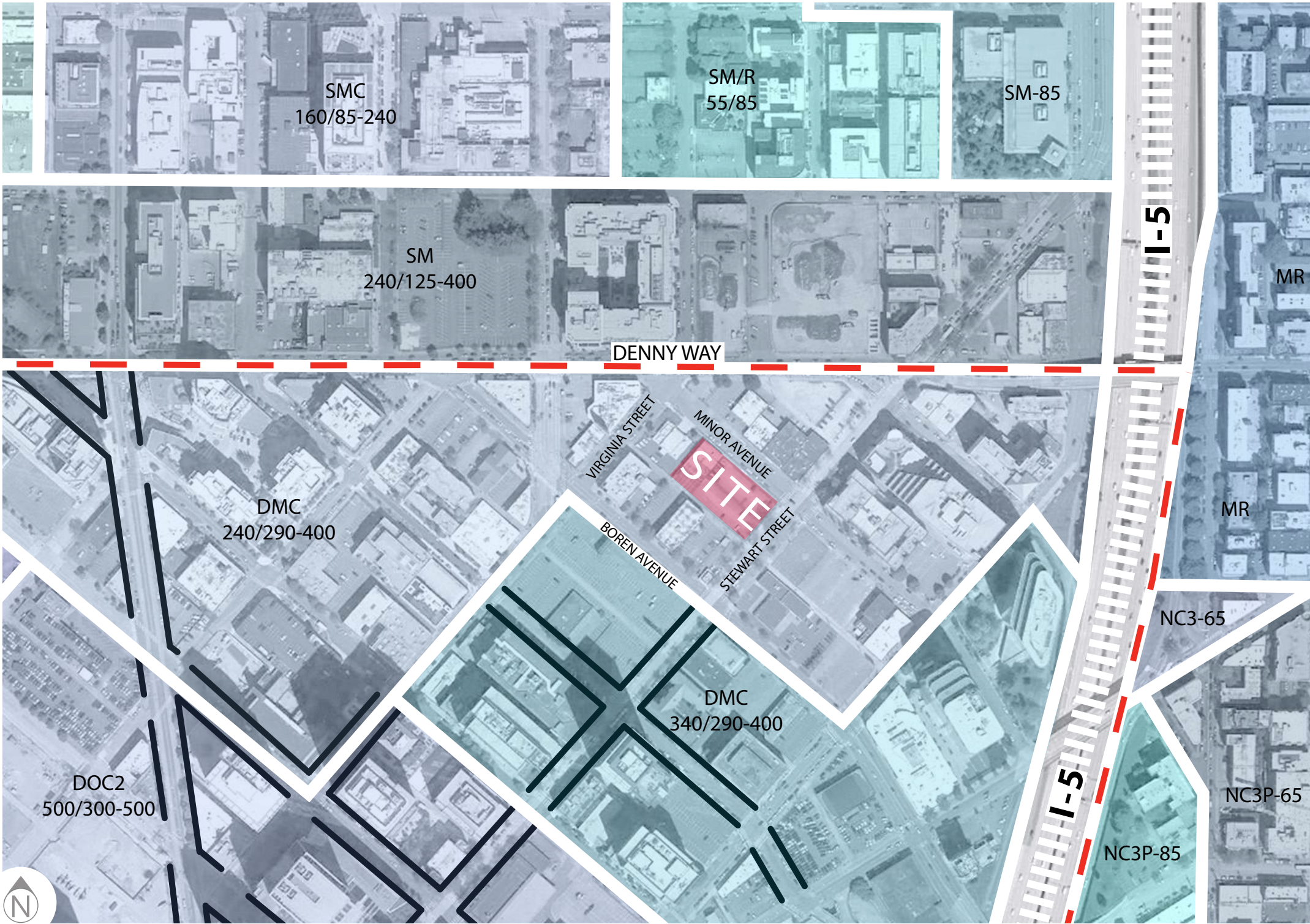
HIGHWAYS



STREET LEVEL USES
REQUIRED



DENNY TRIANGLE



2 . 1
SITE ANALYSIS

Existing and Proposed Buildings

- 1 1120 John - MUP Application
- 2 116 Fairview - Existing
- 3 1250 Denny - Under construction
- 4 1200 Stewart - MUP issued
- 5 2014 Fairview Ave - EDG
- 6 1823 Minor - Under construction
- 7 1812 Boren - Under construction
- 8 1920 Terry - EDG

LEGEND

PROPOSED PROJECT

PARKING LOT

BLOCK

EXISTING

IN CONSTRUCTION

PROPOSED



2.2 SITE ANALYSIS

Surrounding Buildings (Existing + Proposed)



- 1** 1120 John - MUP Application
The proposed project is composed of two city blocks with four residential towers, two 400 feet tall and two 240 feet tall. Two mixed-use podiums will accompany the towers.



- 2** 116 Fairview - Existing
This existing 13-story building consists of retirement apartments along with ground level retail.



- 3** 1250 Denny - Application accepted
The proposed project consists of a new substation to service the surrounding area.



- 4** 1200 Stewart - MUP issued
The proposed project consists of two 35-story, mixed use, residential and hotel towers with a 5-story podium.



- 5** 2014 Fairview Ave - EDG
The proposed project consists of 442 residential units and 9,324 sq. ft. of retail space located at ground level. Parking for 308 vehicles to be provided below grade.



- 6** 1823 Minor - Under construction
The proposed project is composed of one 440 foot residential tower with street level retail at the podium.

2.2 SITE ANALYSIS

Surrounding Buildings (Existing + Proposed)



7 1812 Boren - Under Construction
The proposed project consists of a 36-story residential tower along with an 11-story office tower.



8 1920 Terry - EDG Recommendation meeting
The proposed research building consists of 13 levels along with 5 levels of below grade parking.



9 924 Howell st - MUP application
A 17-story hotel structure (Extended Stay Hotel) containing 309-rooms and ground-level retail and restaurant space.



10 1823 Terry - Existing
This existing project consists of one 37-story residential apartment tower + podium.



11 1007 Stewart - Permit issued
The proposed project is composed of a 21-story office building along with tenant amenity spaces.



12 1821 Boren - The project is composed of an 11-story office building a 13-story hotel building with below grade parking.

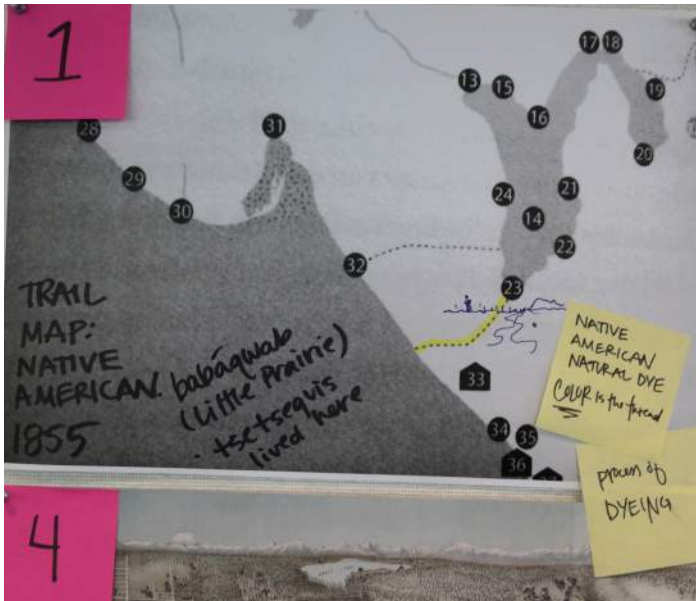
2 . 3
SITE ANALYSIS

Placemaking

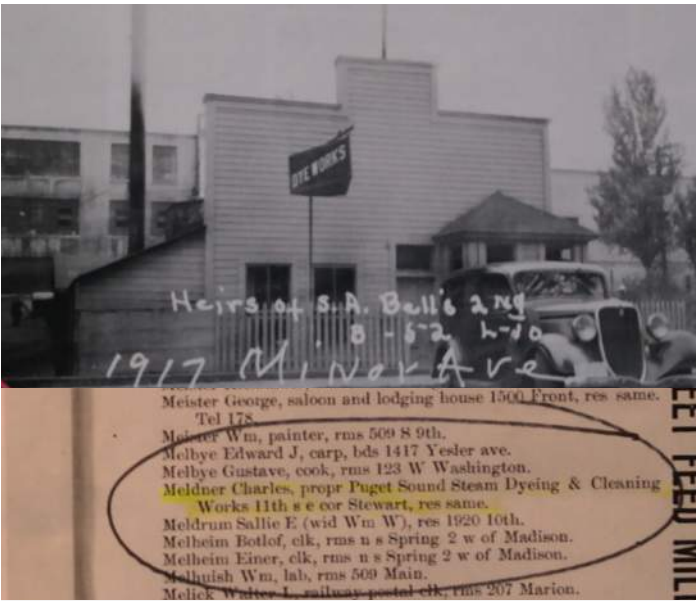
The proposed site has a rich blend of historical uses, including agrarian, civic/community, industrial, retail, and residential. At different points in its history, the site has been home to a fire station, a logging mill, small dwellings, and perhaps most significantly, an industrial dye-works. It is clearly a place of craft and making that has much to offer the community of Seattle’s new “working class.”

With it’s prominent location straddling three distinct urban neighborhoods: South Lake Union, Downtown, and Capitol Hill, the site serves as a fixed connection between neighborhood-scale functions and city-scale functions.

Current and projected demographics in the area indicate potential residents are relatively affluent, technologically-minded but seeking authenticity, and hard-working but seeking a fluid work/life balance. They want a variety of options (physical and virtual) for interacting with their neighbors.



Native American Dwelling



Live/Work



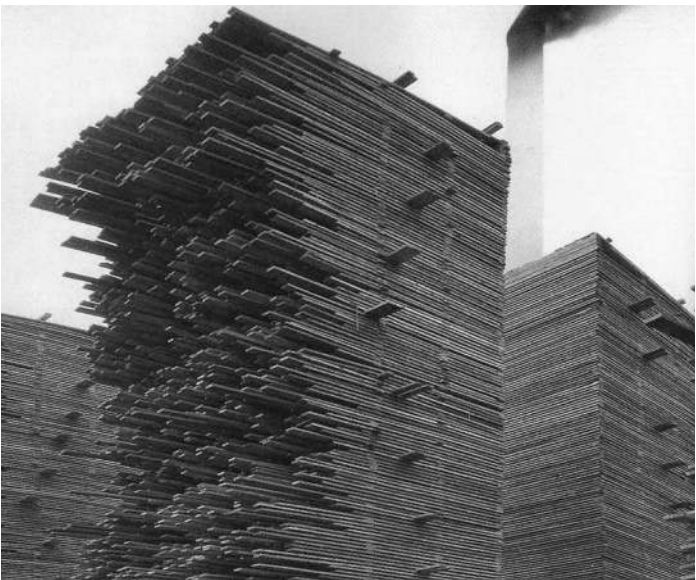
Grid shift



Business: Dye Works, Retail, Radio



Civic Fire Station: Engine Co. #15

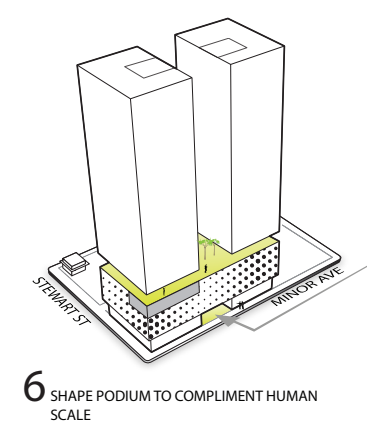
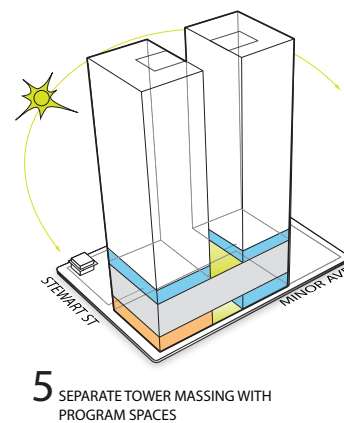
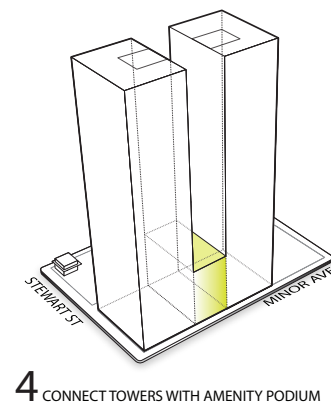
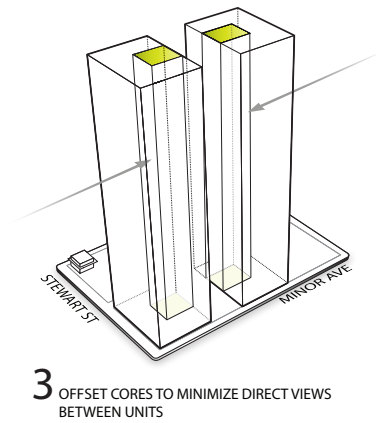
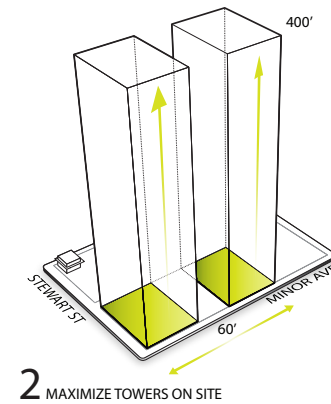
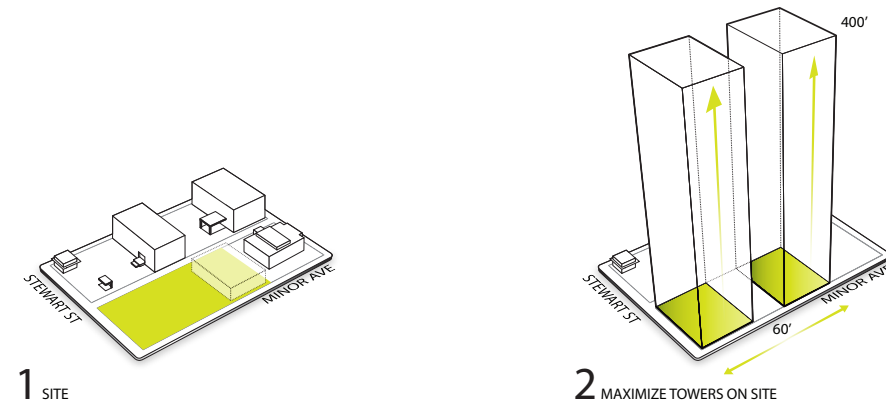


Industrial logging area

3.0 DESIGN

EDG Massing - Preferred Scheme 3

- Mid-tower amenity notches provide relief to overall tower form;
- Towers broken down into vertical neighborhoods;
- Shared exterior spaces distributed through out the development;
- Two story street-level expression;



Revised Proposed Massing

- Setback at mid-tower notches increased to provide greater differentiation from tower form.
- Notch program simplified to be strictly amenity spaces.
- Vertical cut at main entry enlarged and made clearer.
- Visibility of podium coverages increased from street level.



Guidance from EDG:

1. Further differentiate and enhance the architectural reading of horizontal and vertical notches
2. Focus on design of street-level experience
3. Develop podium façade expression with appropriate scaled balconies

3.1 DESIGN

Southwest Aerial View Rendering



3.1 DESIGN

Minor & Virginia Eye-level Rendering



3.1 DESIGN

Minor & Stewart Eye-level Rendering



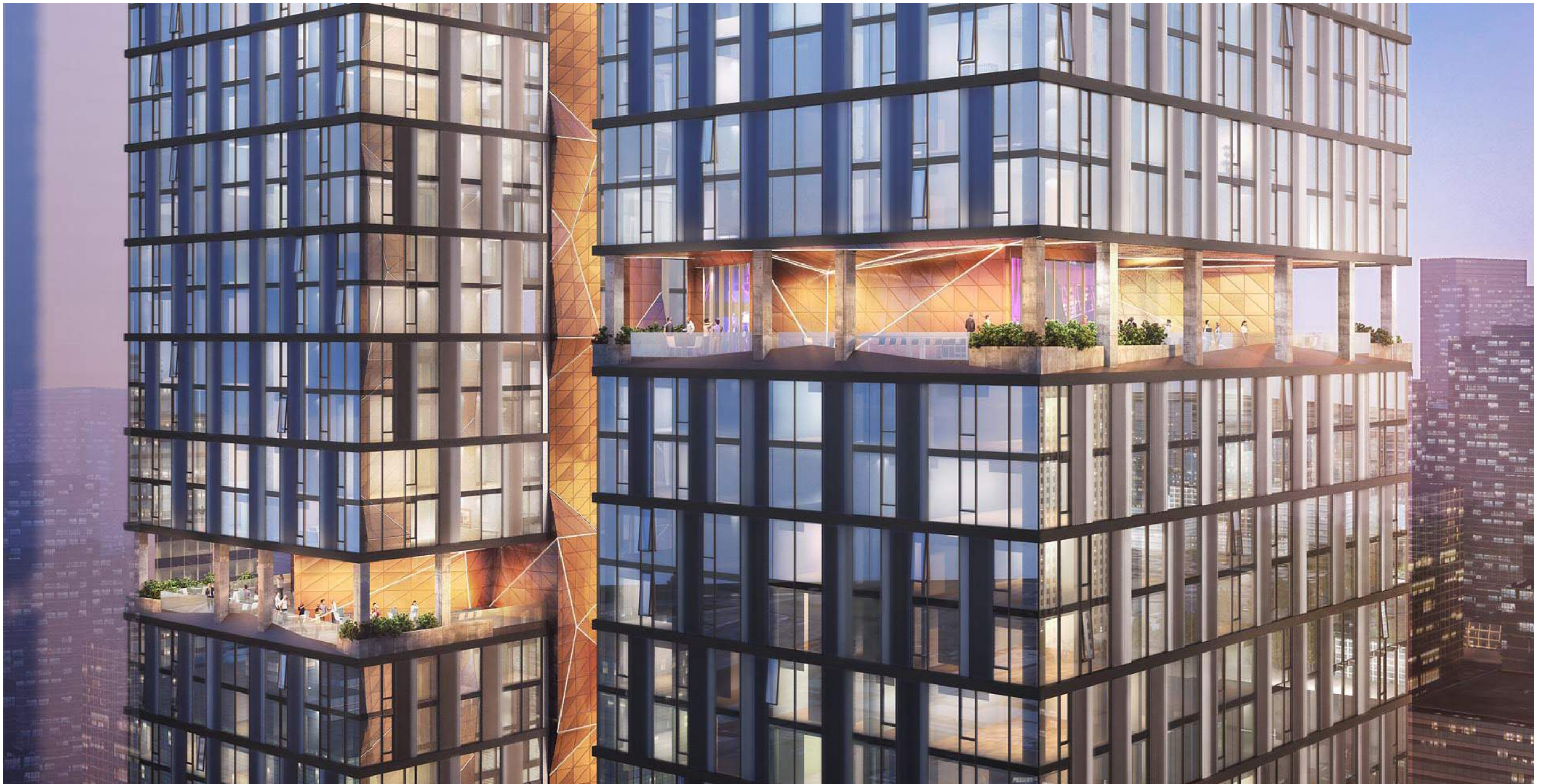
3.1 DESIGN

Minor Ave Elevation Rendering



3.1 DESIGN

Tower Amenity Floors Rendering

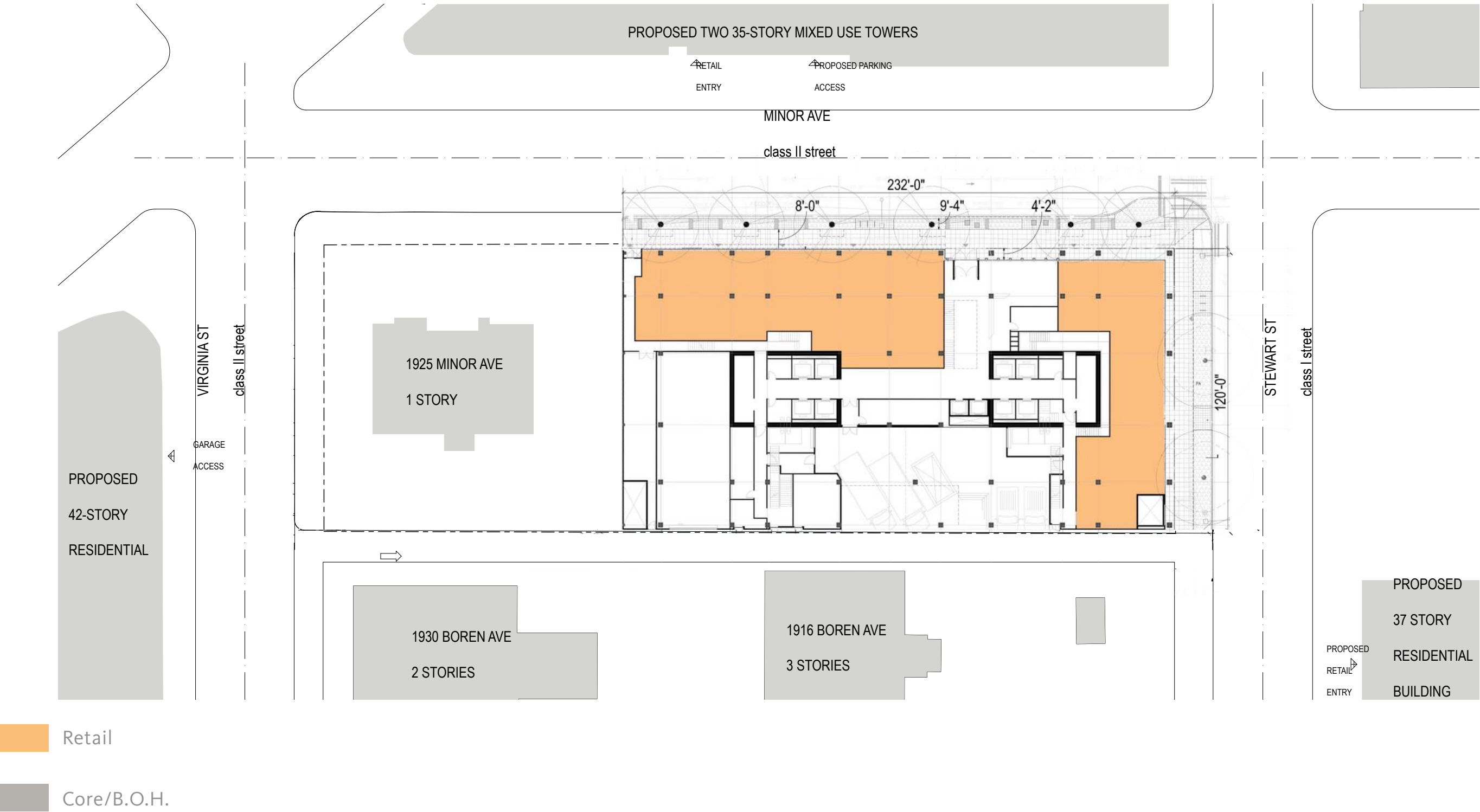


3.1 DESIGN

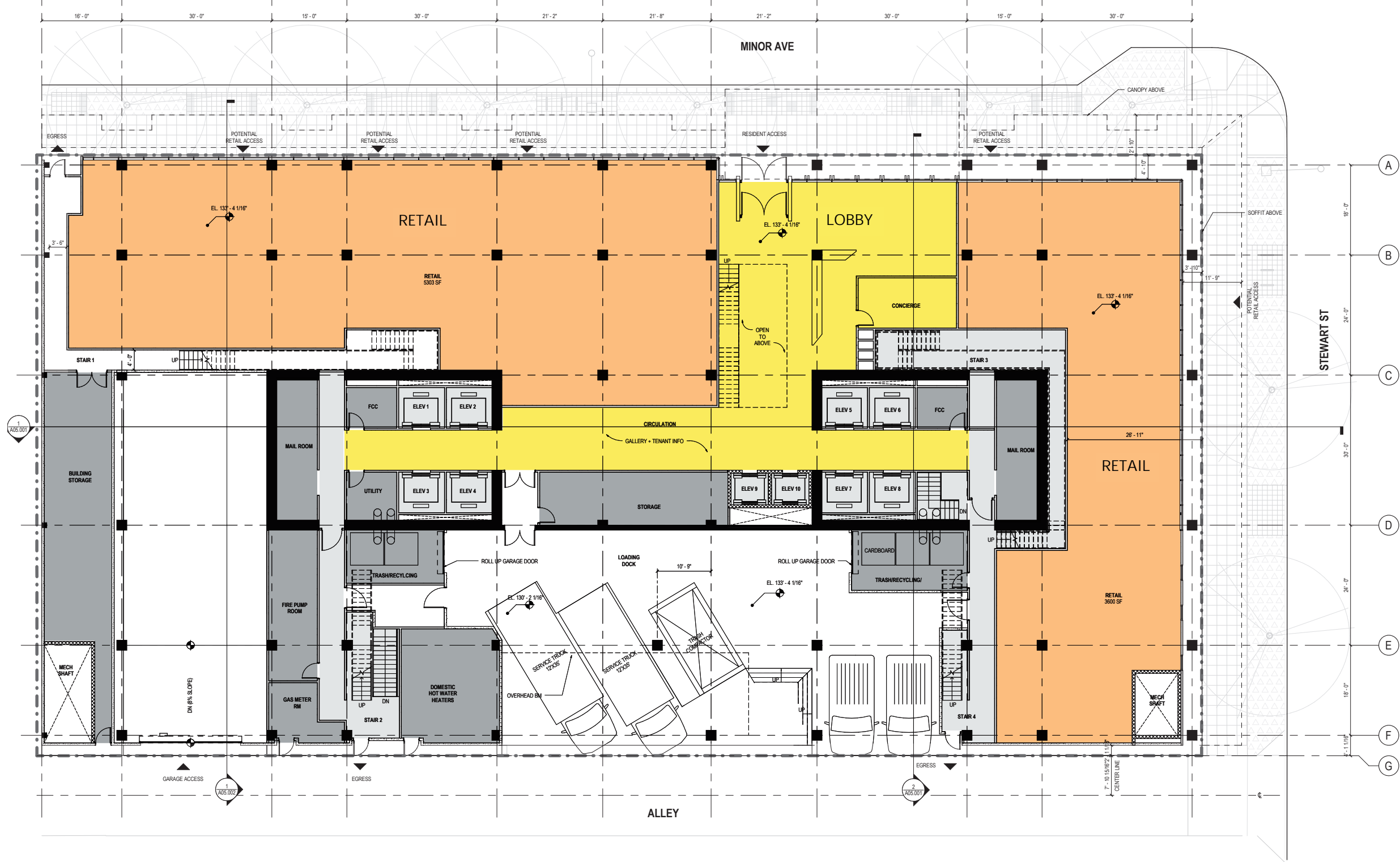
Southwest Dusk Aerial View Rendering



3 . 2
DESIGN
Site Plan

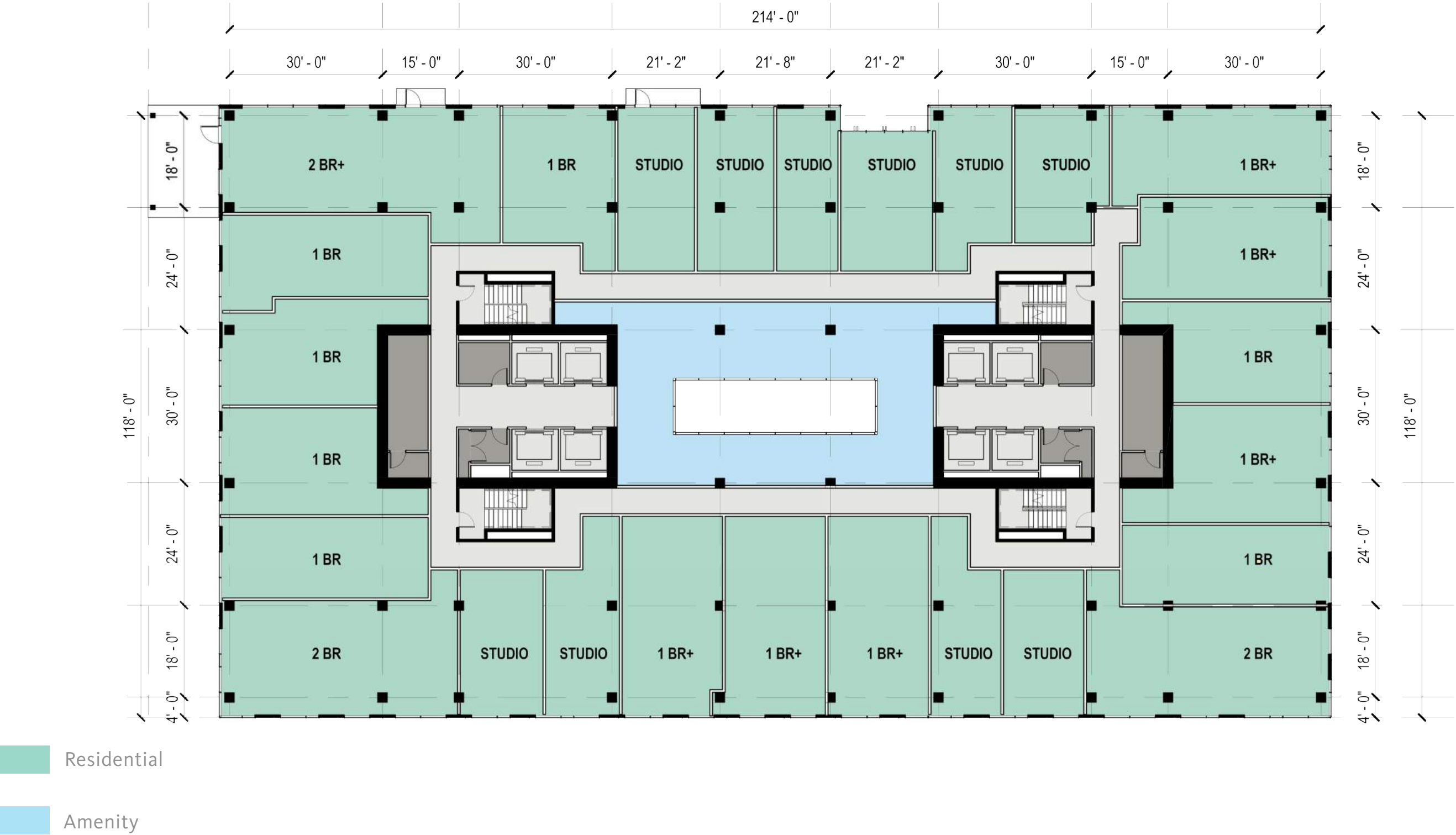


3.2
DESIGN
Ground Floor Plan



3.2
DESIGN

Level 2-5 Typical Floor Plan



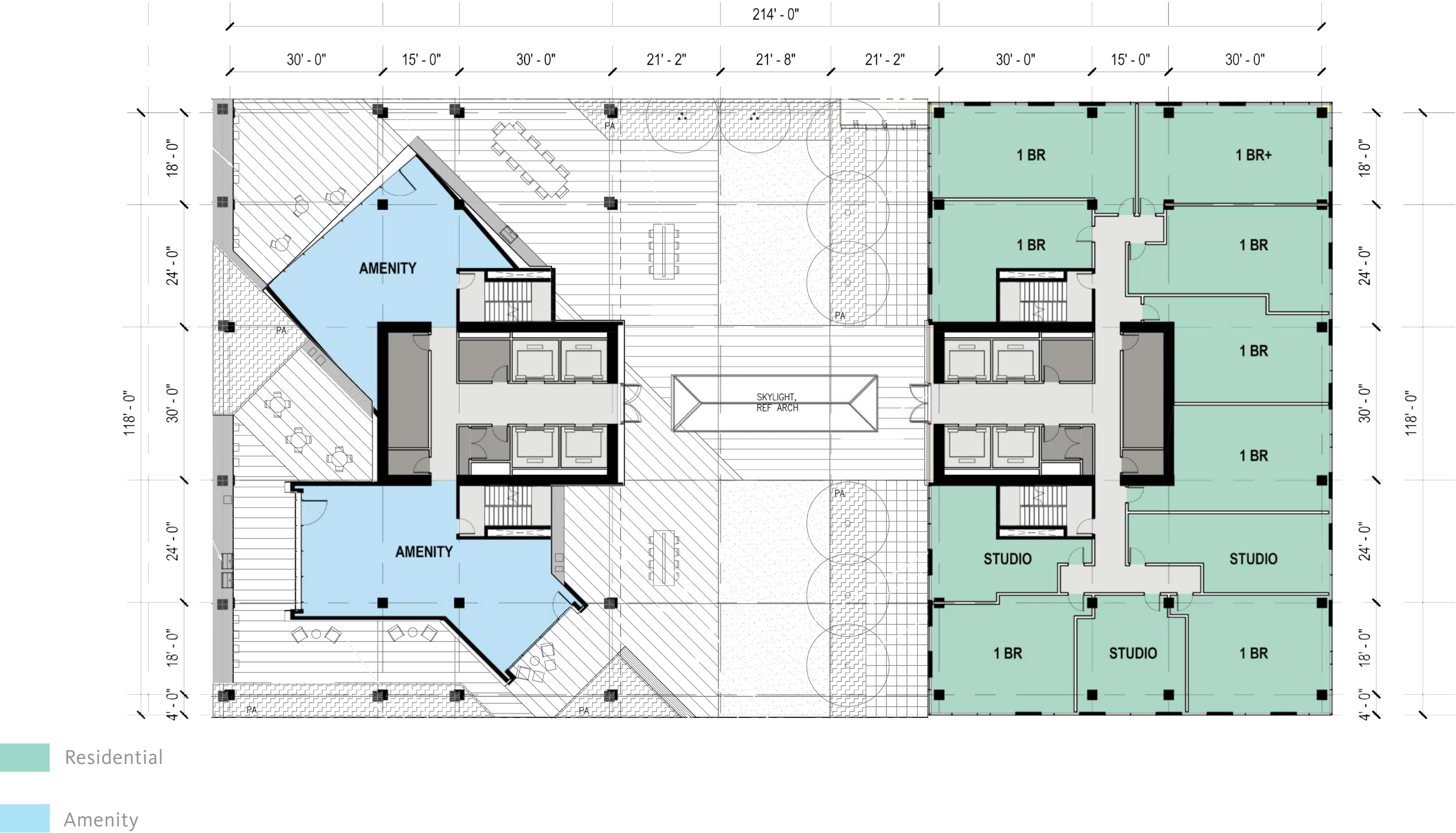
3.2
DESIGN

Level 6-8 Typical Floor Plan



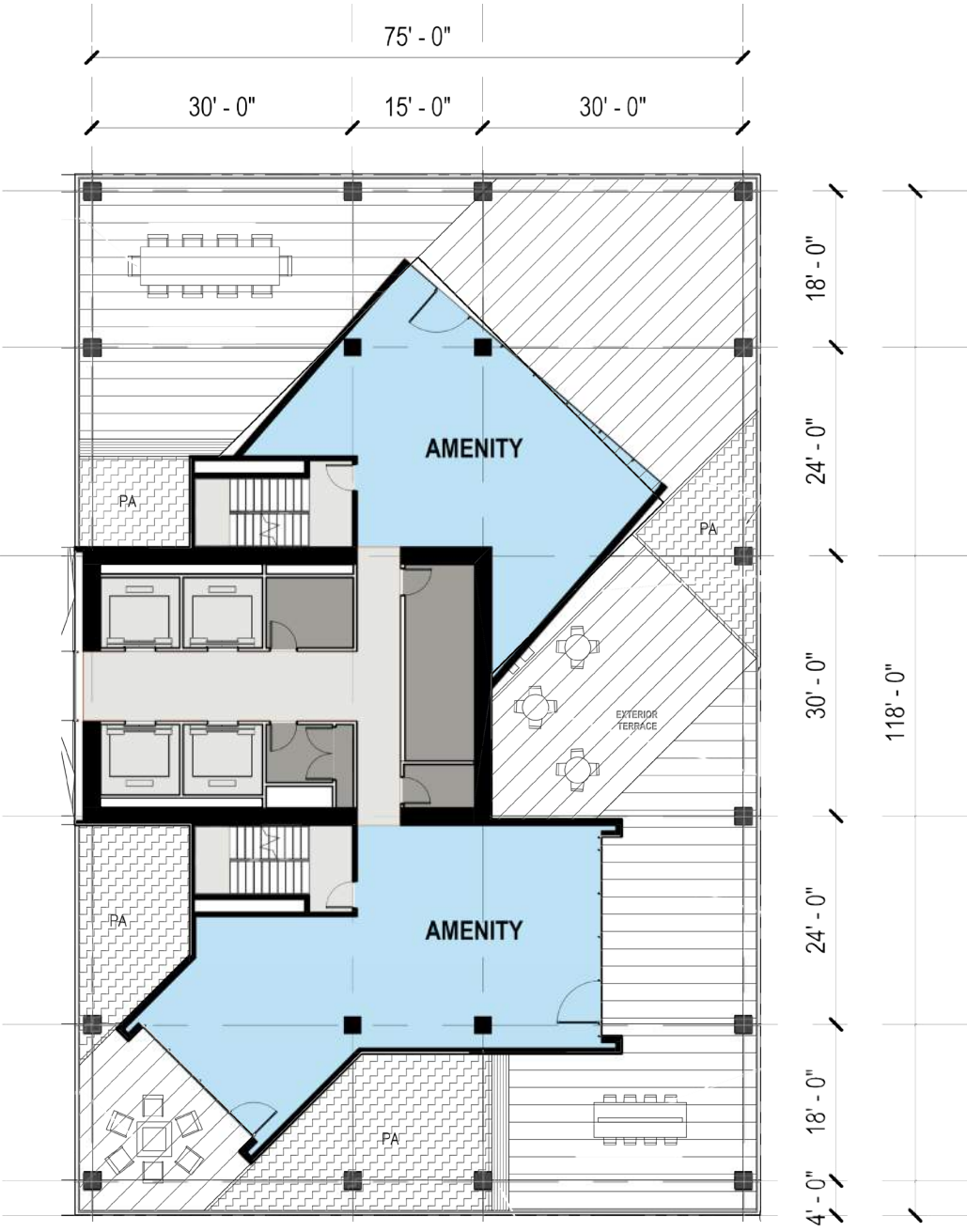
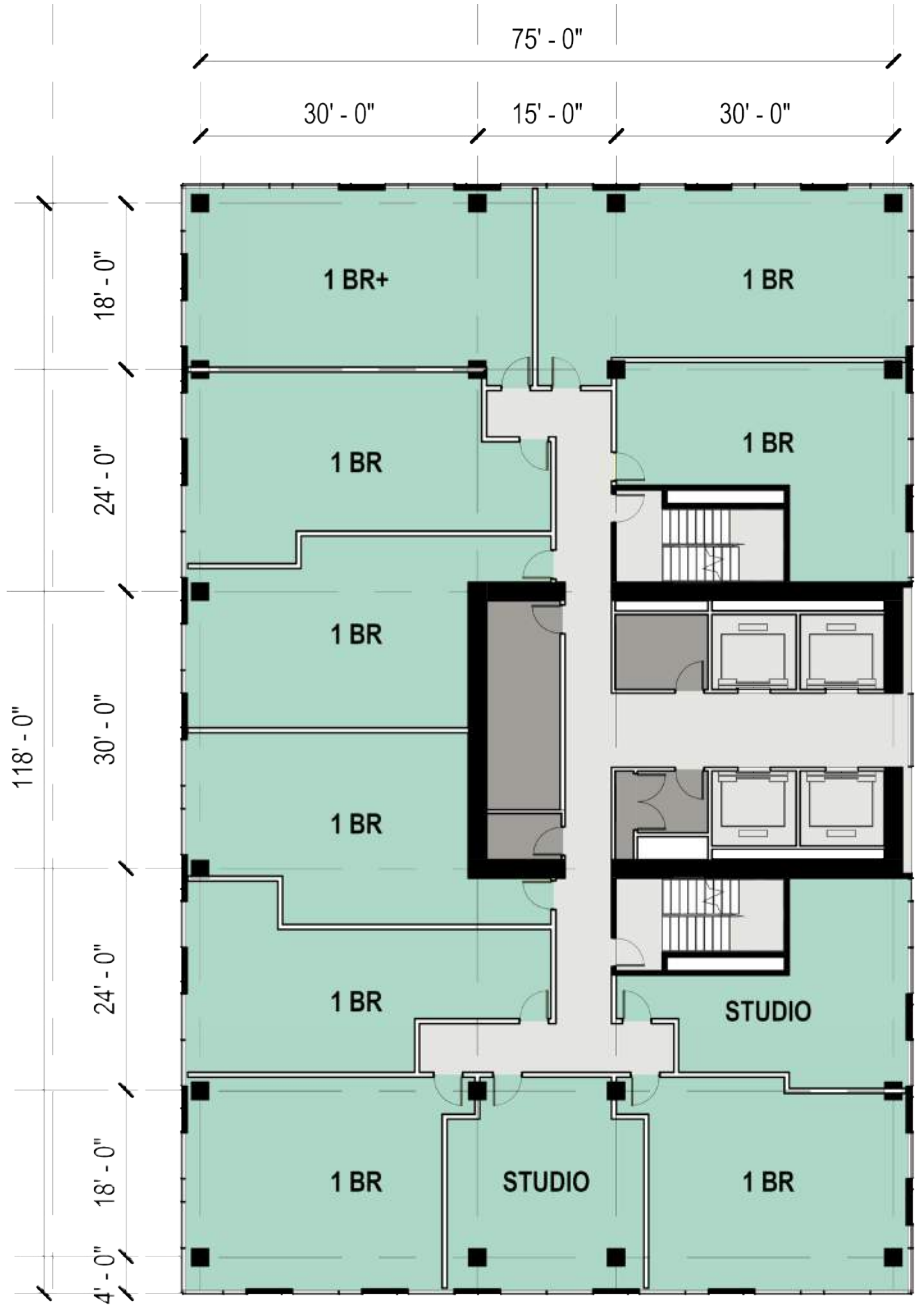
3.2
DESIGN

Level 9 Podium Amenity Plan



3.2
DESIGN

Level 21 Amenity Plan



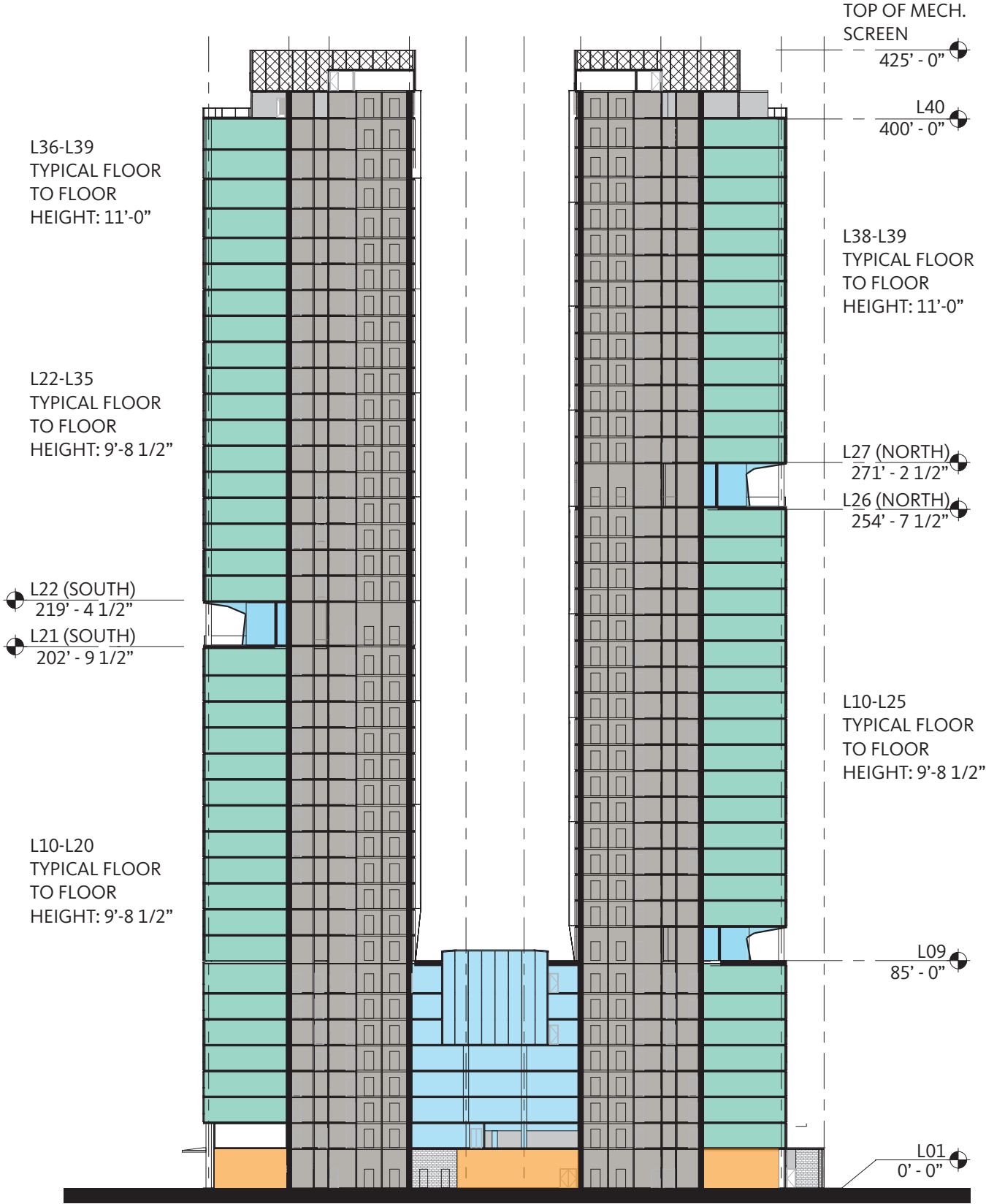
- Residential
- Amenity

NOTE: SEE PAGE 51 FOR LEVEL 26 PLAN.

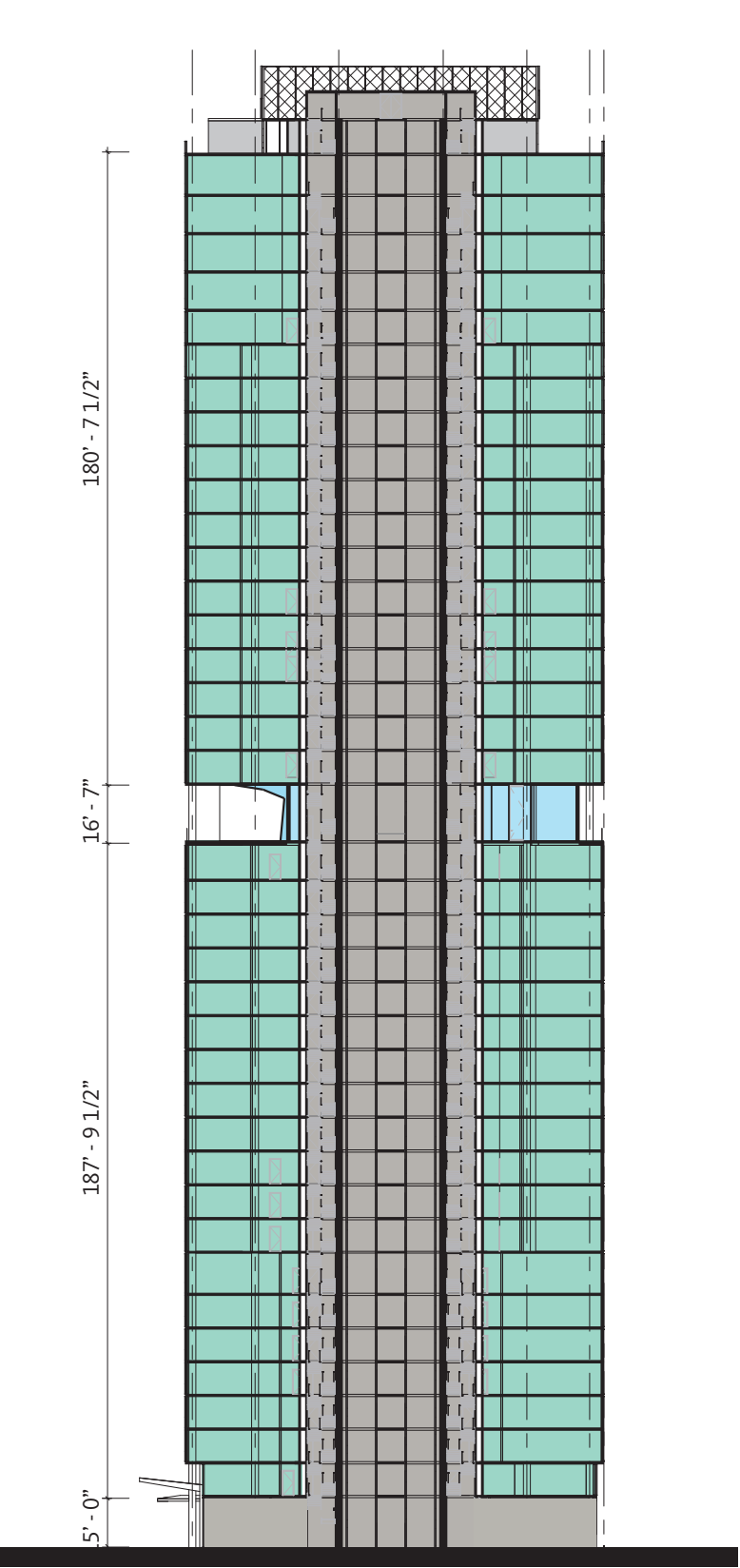
3.2
DESIGN
Level 40 Roof Plan



3.3 DESIGN Building Sections



Longitudinal Section

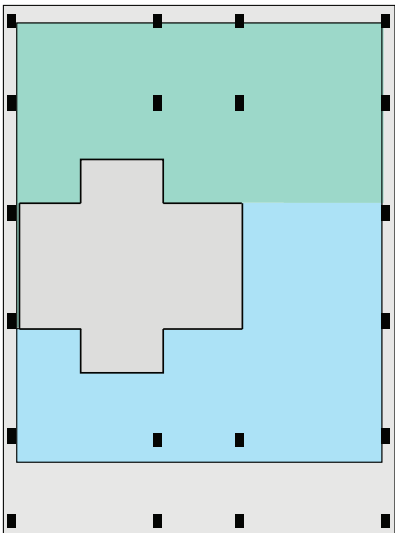


Transverse Section

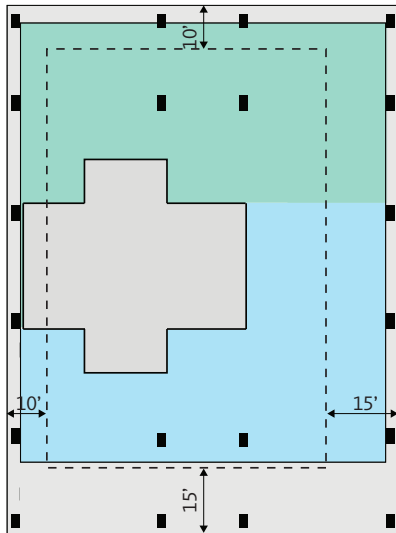
- Residential
- Amenity
- Core/B.O.H.
- Retail

3 . 4
DESIGN
Amenity Floors - Progression Plans

EDG Plan

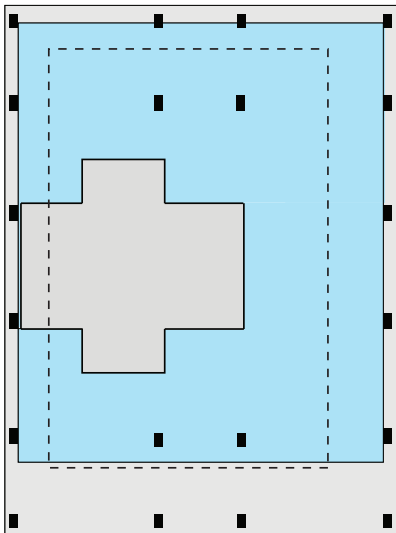


MUP Comments

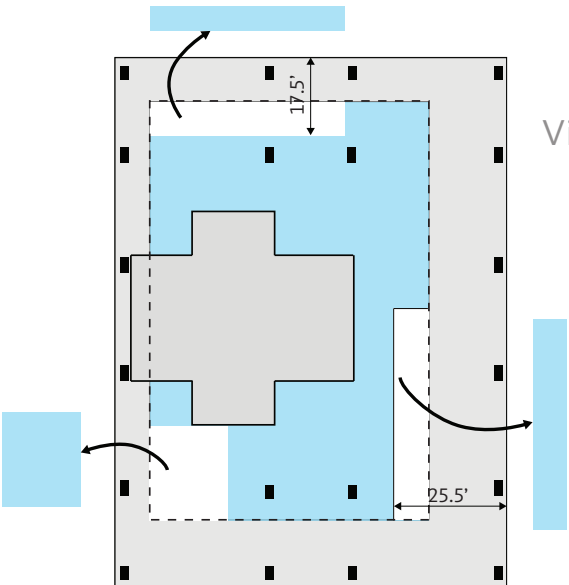


Band should be distinctly expressed
Express the columns
Explore contrast
Avoid visual fill

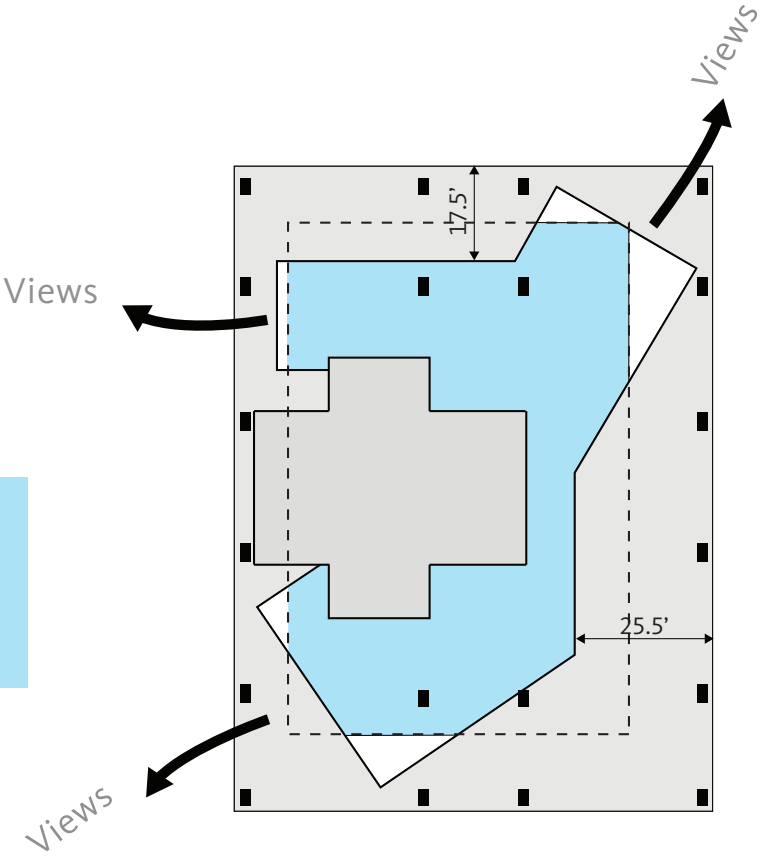
Solution



Relocated residential
to allow for greater setbacks

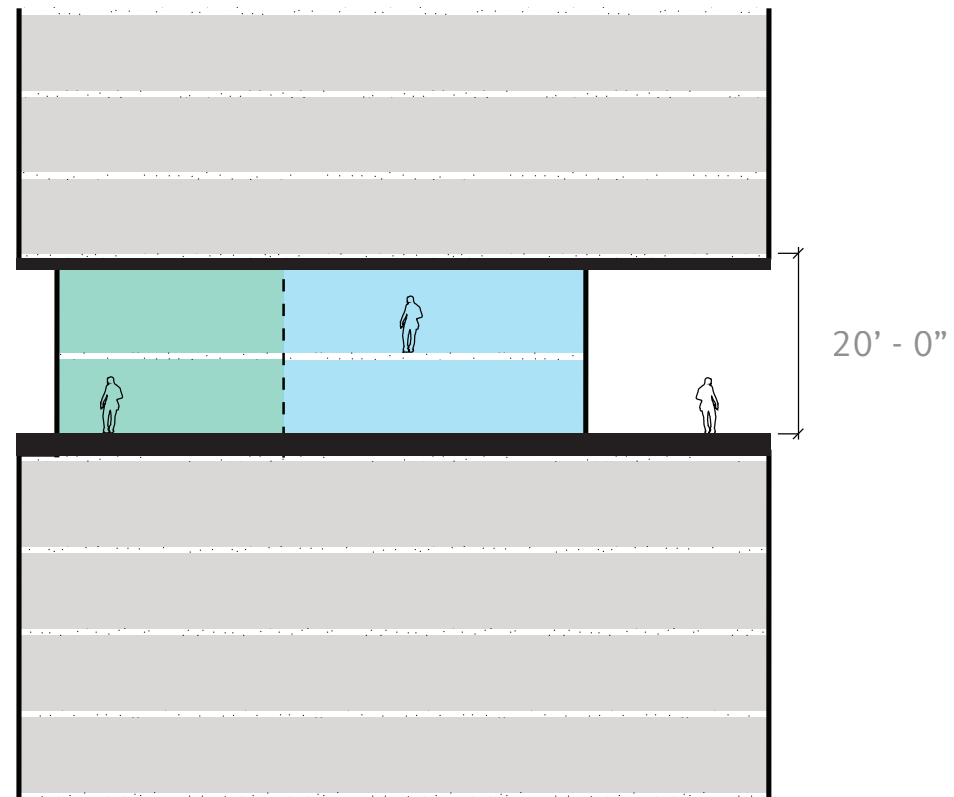


Express columns by increasing depth strategically



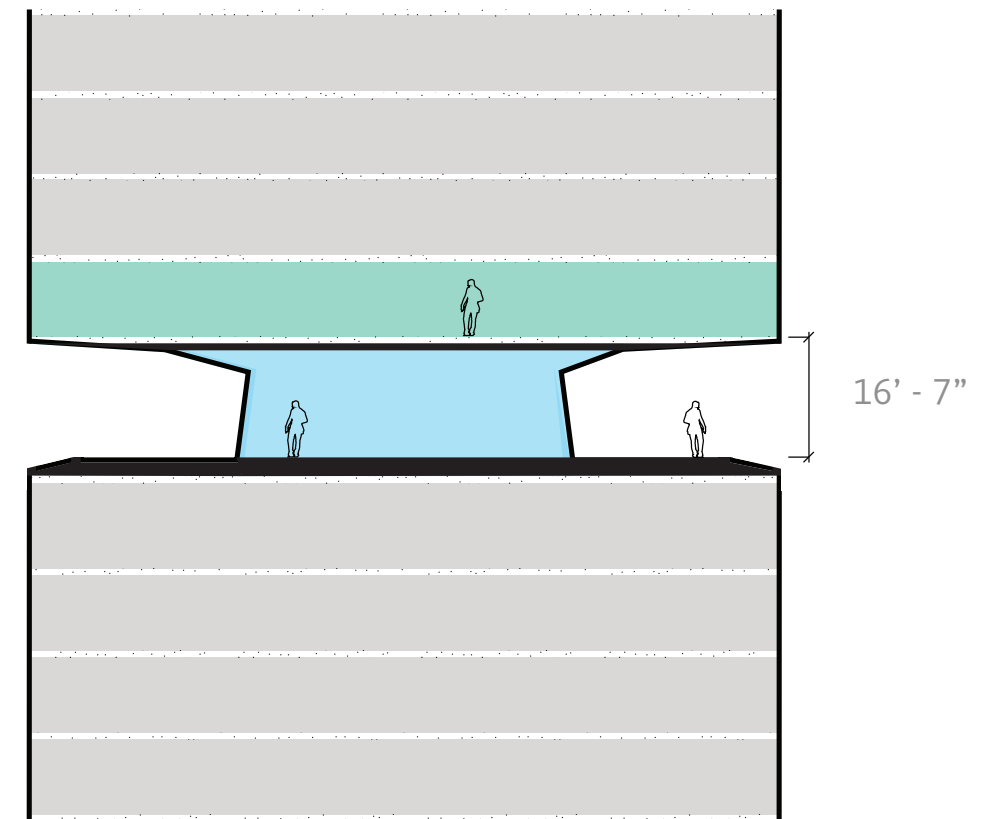
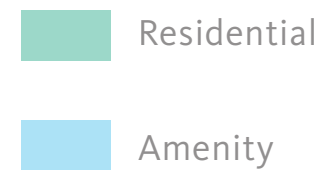
3.4 DESIGN

Amenity Floors - Progression Section



- Mixed program
- Residential located at perimeter for daylight

EDG Section

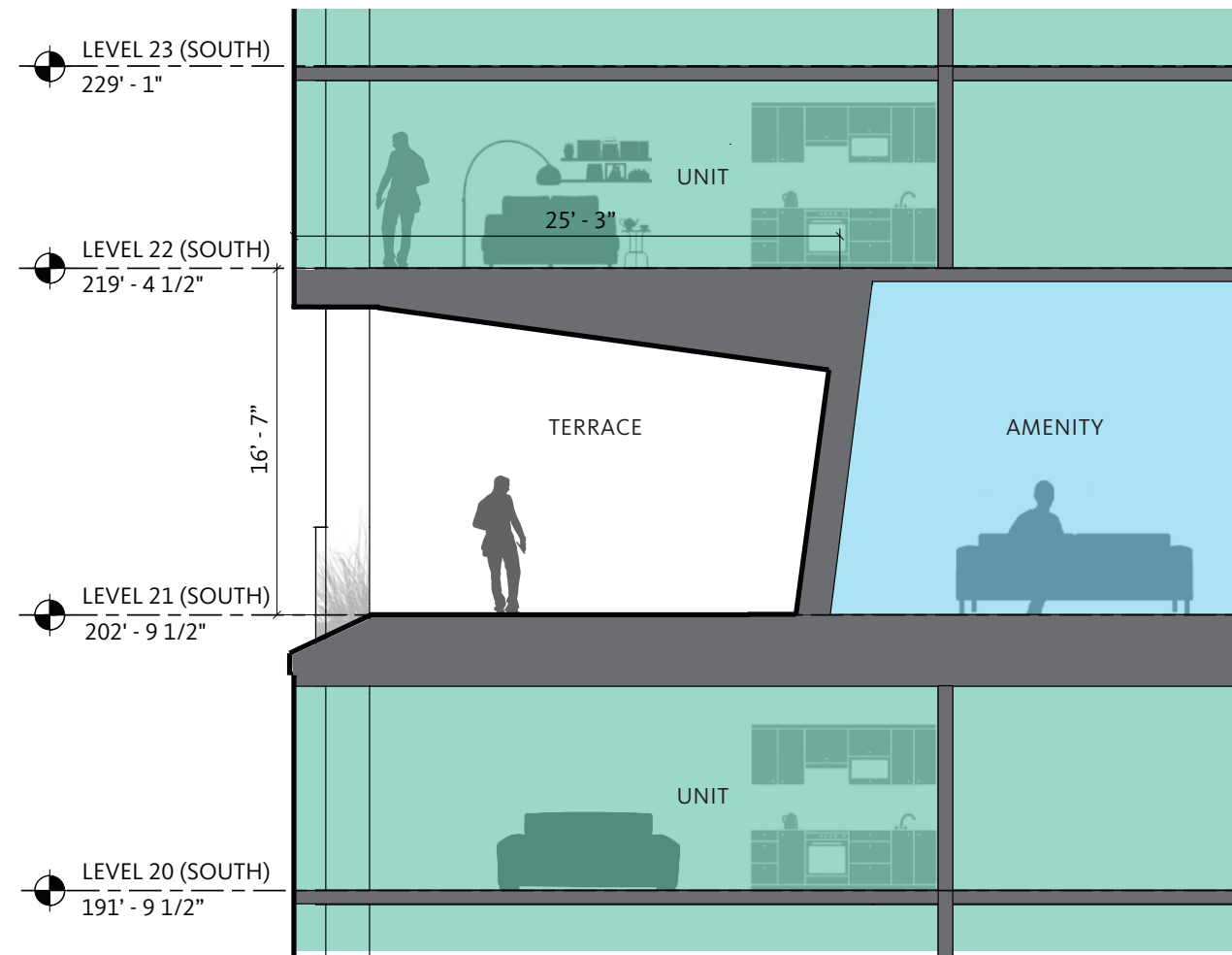


- Amenity-only band
- Usable height with a highly articulated cut

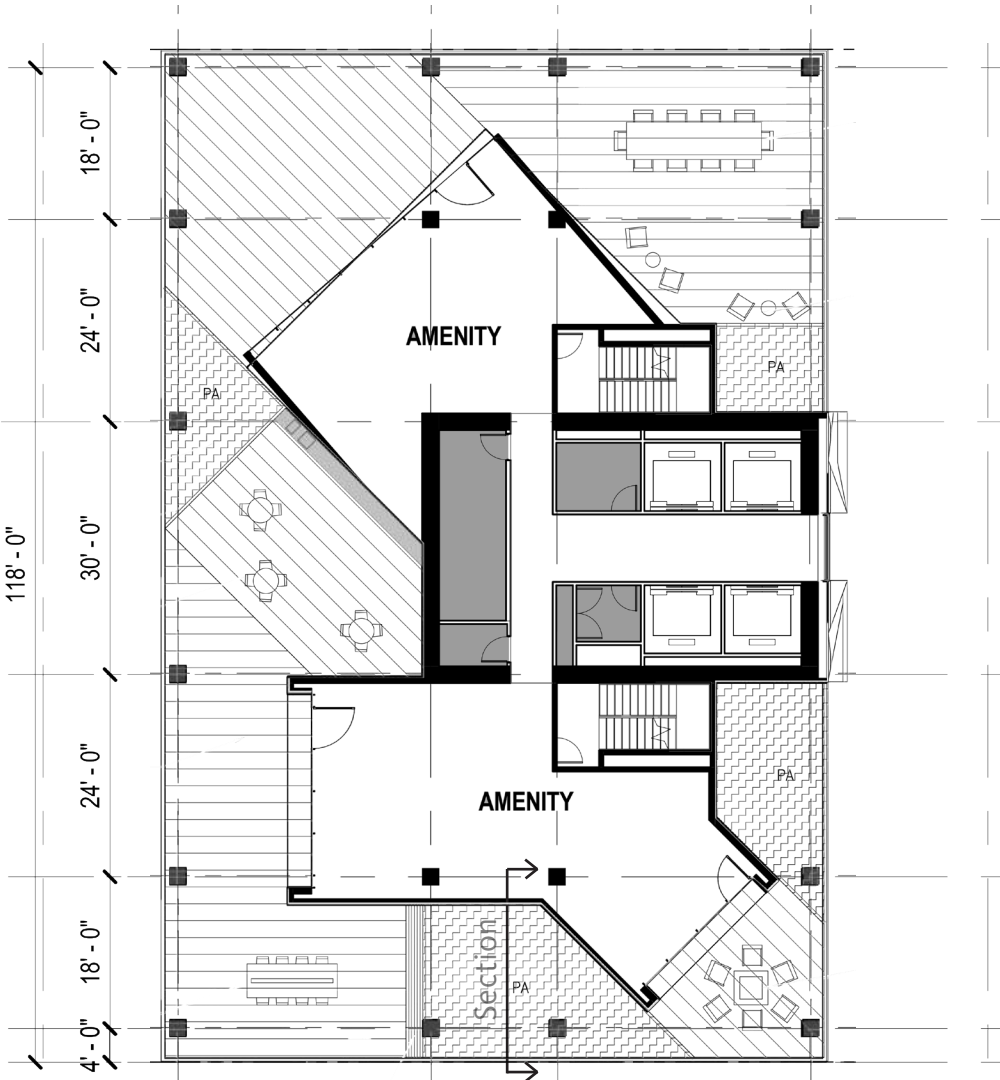
Proposed Section

3 . 4 DESIGN

Amenity Floors - North Tower, Floor 26



Schematic Section



EDG COMMENTS

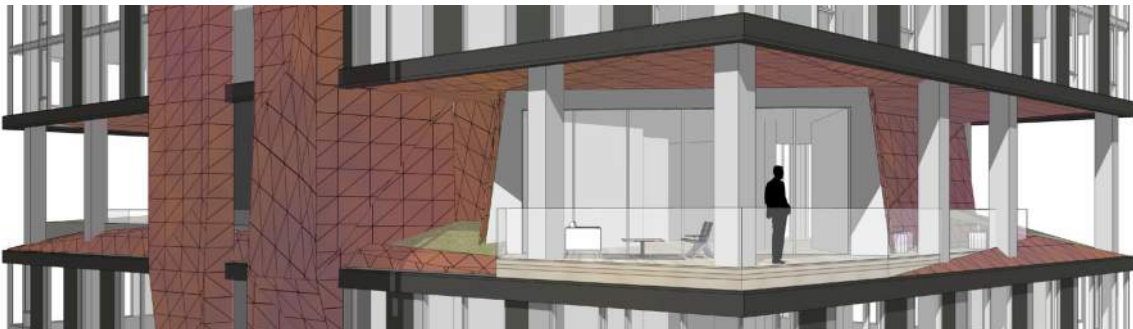
"When exterior notches occur, they should be double height to create a legible scale of 'notch' on the tall towers, and to afford those spaces sun"

"The Board supported the deep and shifting cladding language shown on page 42 left as promising for the majority of the towers and base, but only if the large notches are tall, deep and legible..."

"The Board noted the perimeter columns shown on plans would obviate the essential legibility of the notches, and recommended those columns be substantially recessed and shaped..."

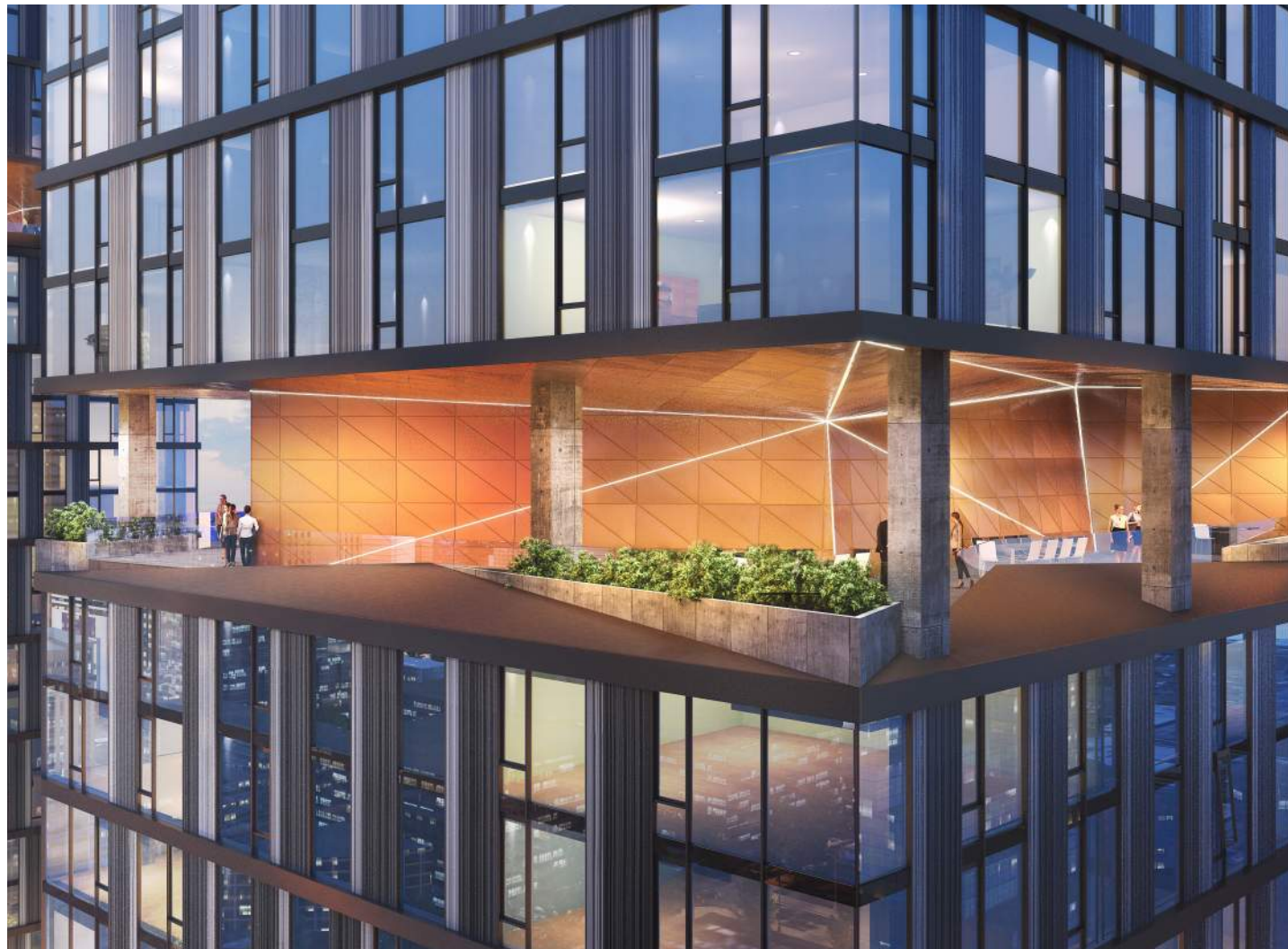
RESPONSE TO EDG COMMENTS

- The notches have been redesigned to be one taller floor with a 16' opening expressed at the notch perimeter. Landscape and guardrails set back from the edge to emphasize the break in the tower.
- The programming of the notches has been shifted to only comprise amenity spaces with units relocated elsewhere.
- Amenity notches wrap nearly the entire perimeter the towers with most of the mass of the enclosed space set back further than 10' from the face of the tower.

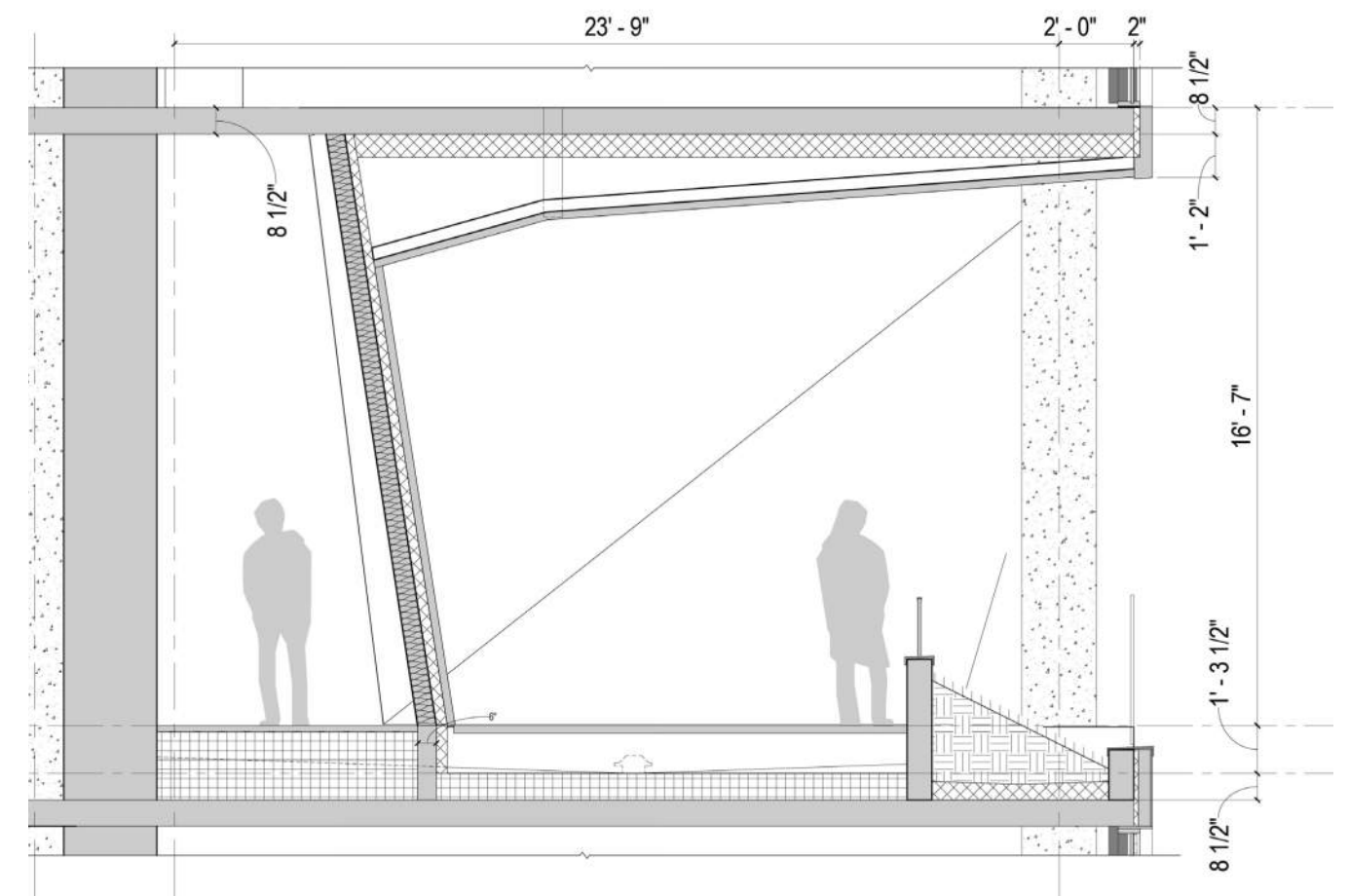


3.4 DESIGN

Amenity Floors - Detail

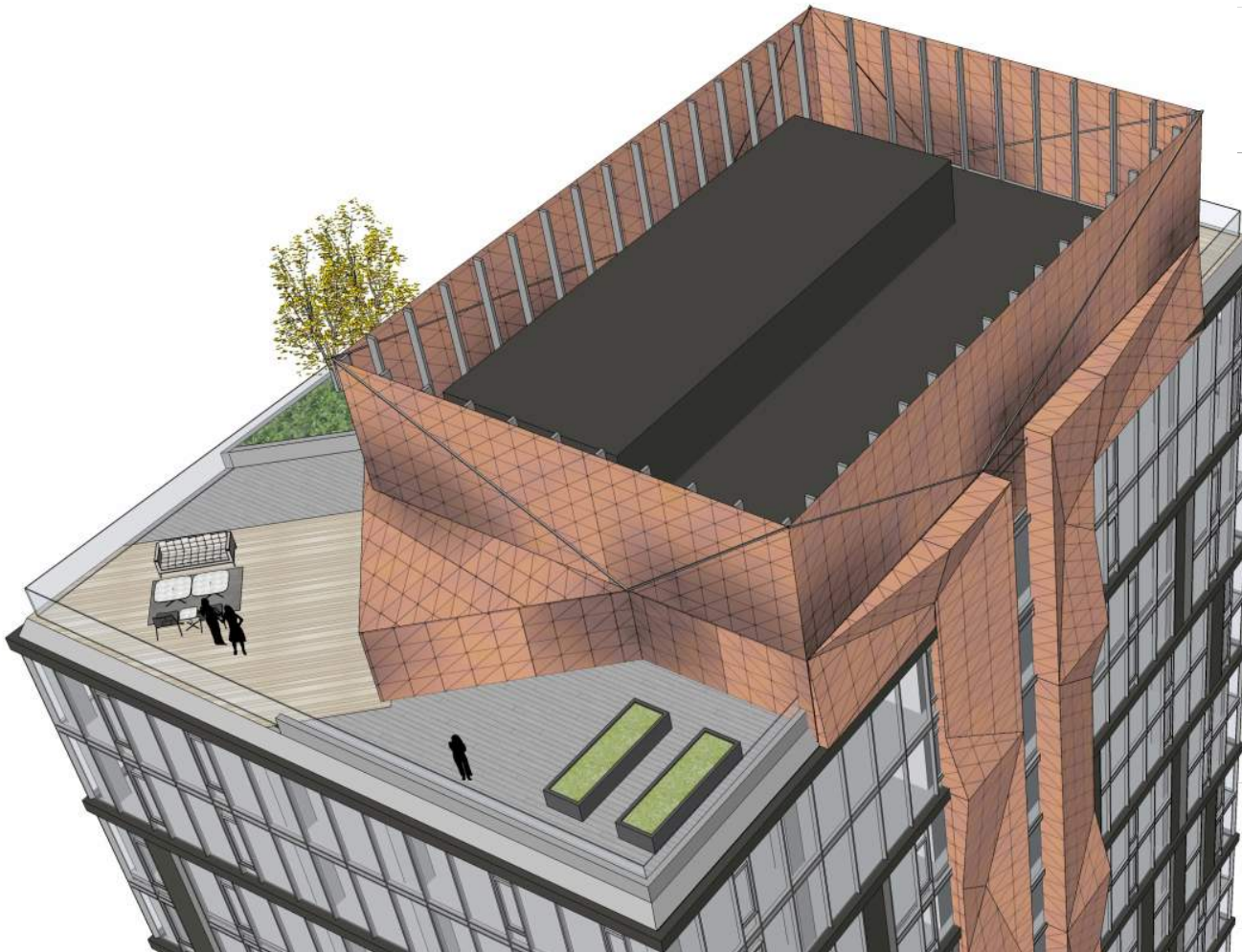


Rendering Detail

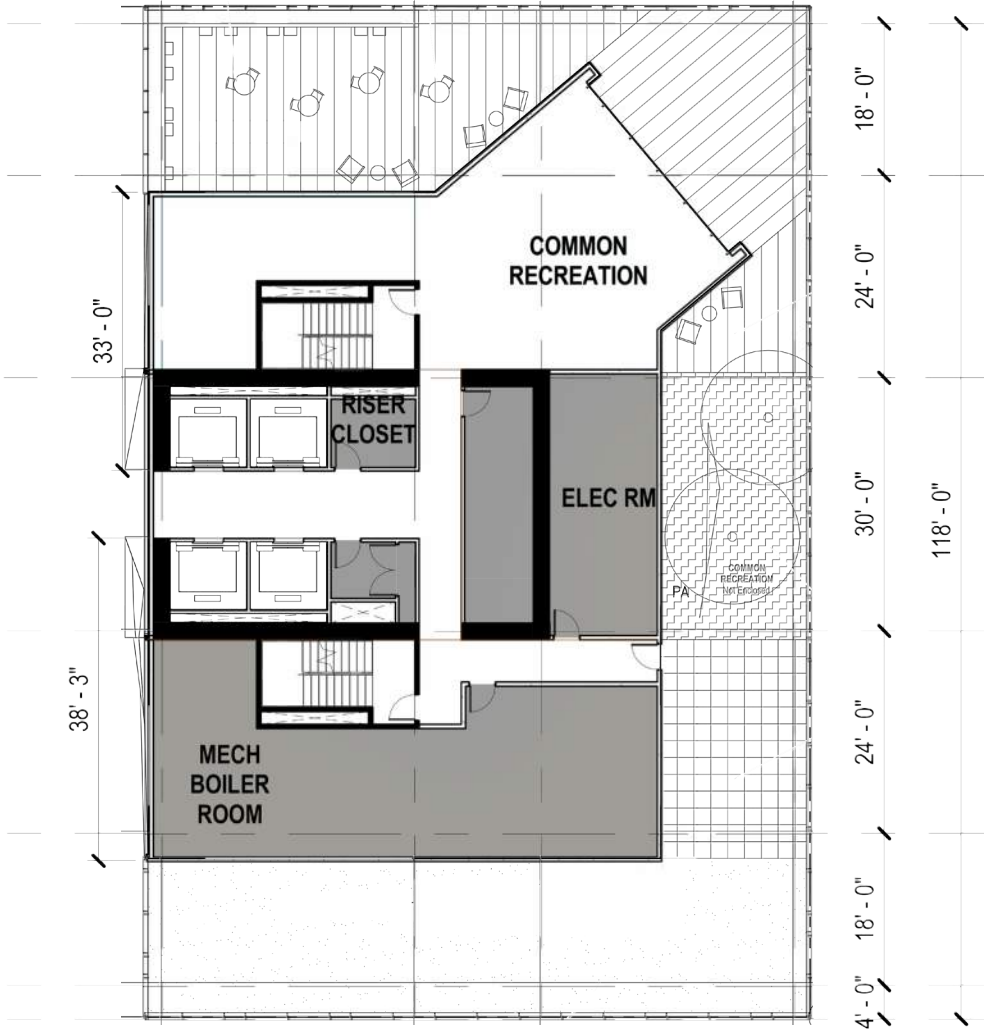


Detail Section

3.5
DESIGN
Roof Top - North Tower



North Tower Roof View



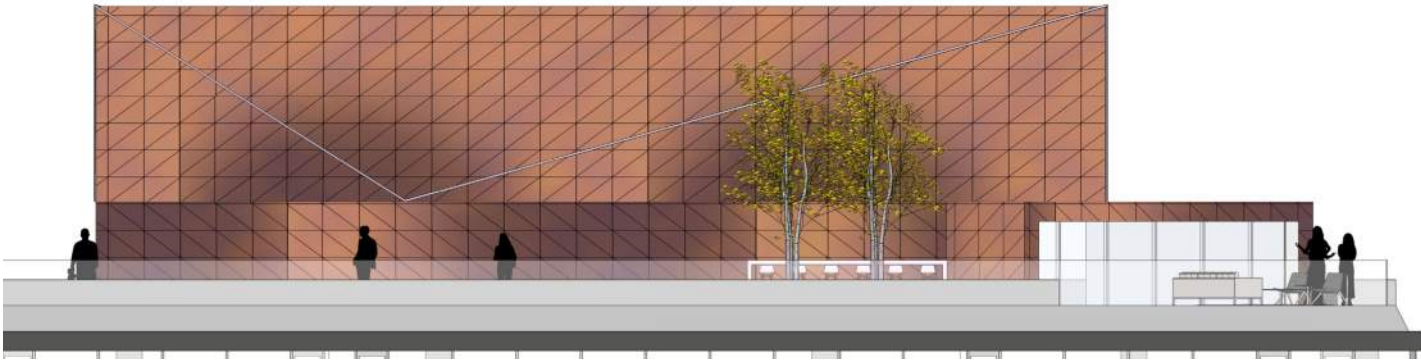
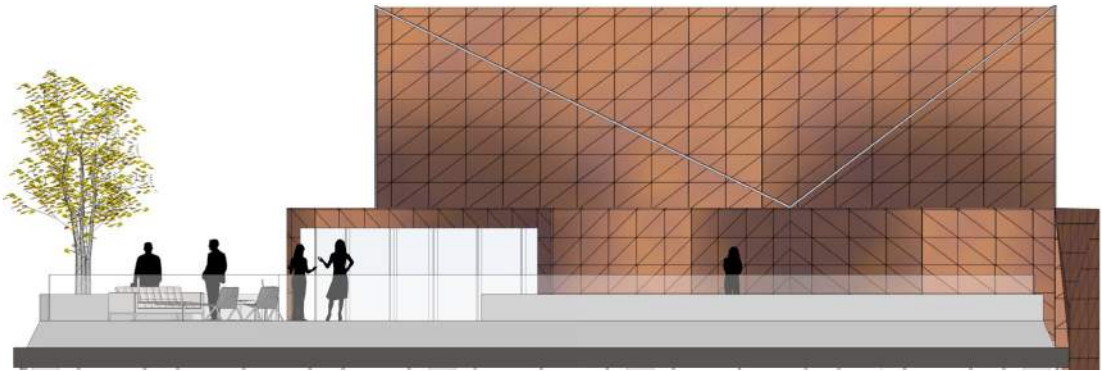
North Tower Roof Plan

EDG COMMENTS

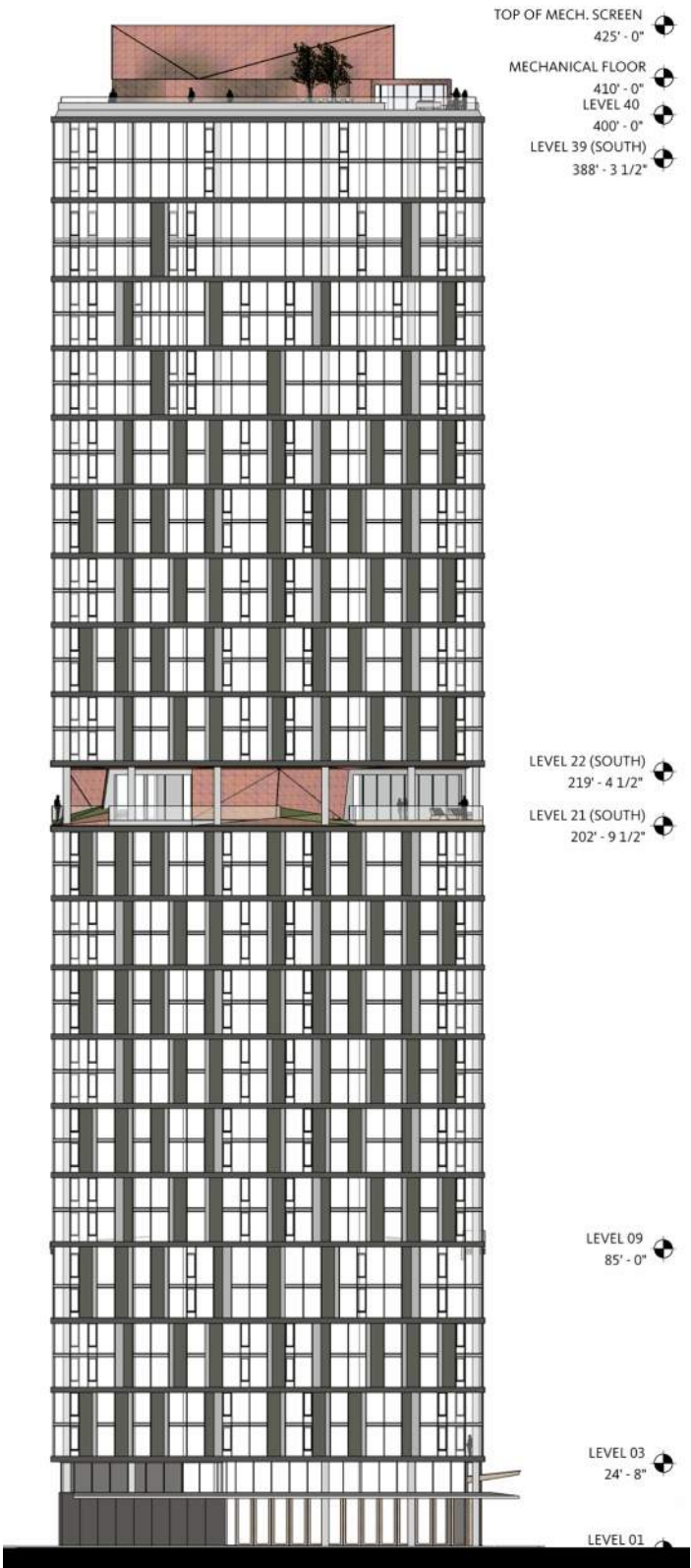
“The Board requested more details about the function, amenity and forms of the rooftops at the next meeting.”

RESPONSE TO EDG COMMENTS

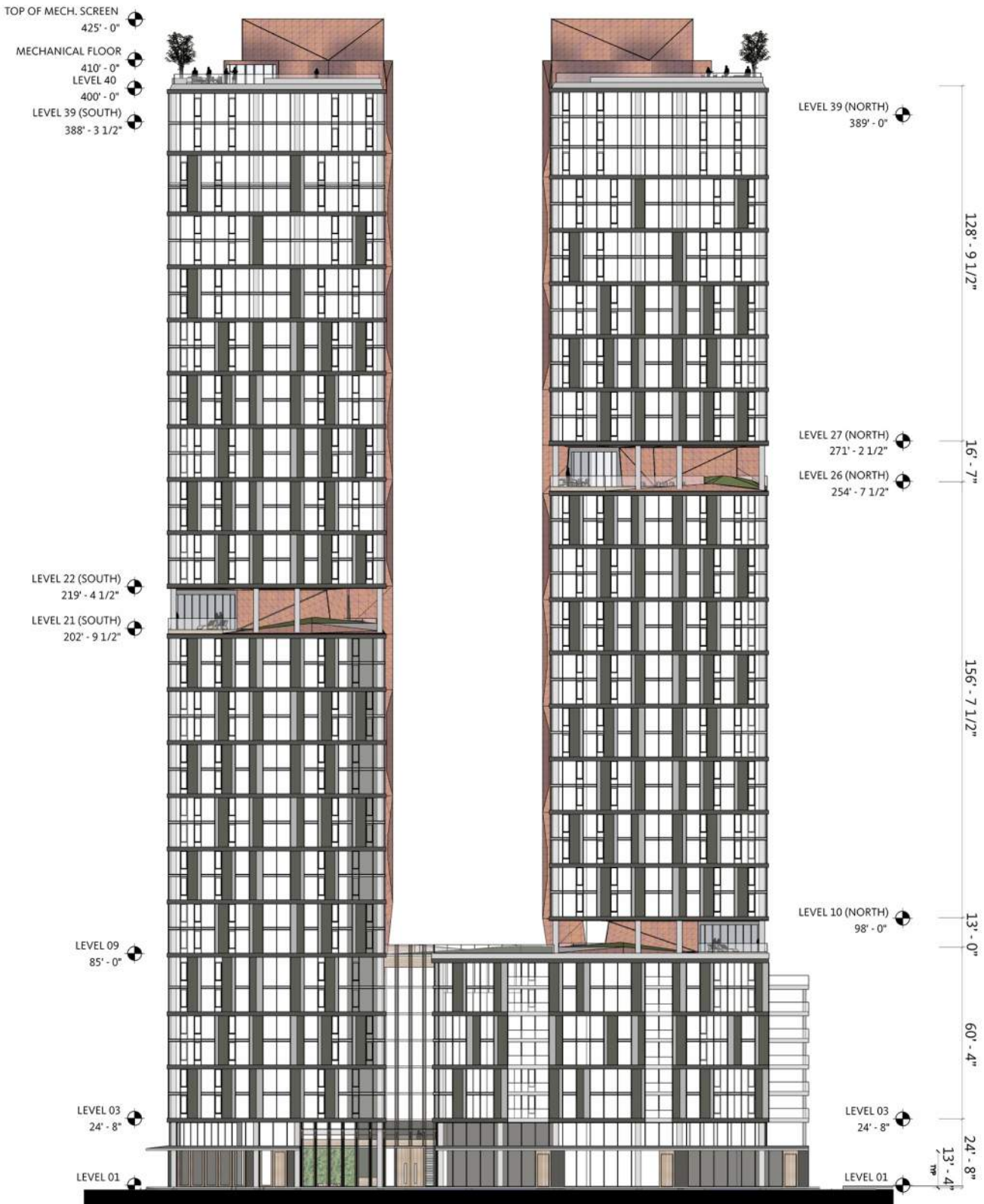
- The form of the rooftop penthouses and amenity spaces are treated as similar to the midtower notches. These forms are set back with most of the mass of the enclosed space set back further than 10' from the face of the tower.
- The penthouses are dynamic, faceted and wood-clad to provide contrast to the remainder of the building.
- At night, the faceted forms of the penthouses will be given the same treatment as the amenity notches below. as the lines of the geometry will be highlighted and expressed with recessed linear luminaries
- Dog runs are located at the north sides of each penthouse to reduce self shading at other occupied areas



3 . 6
DESIGN
Building Elevations

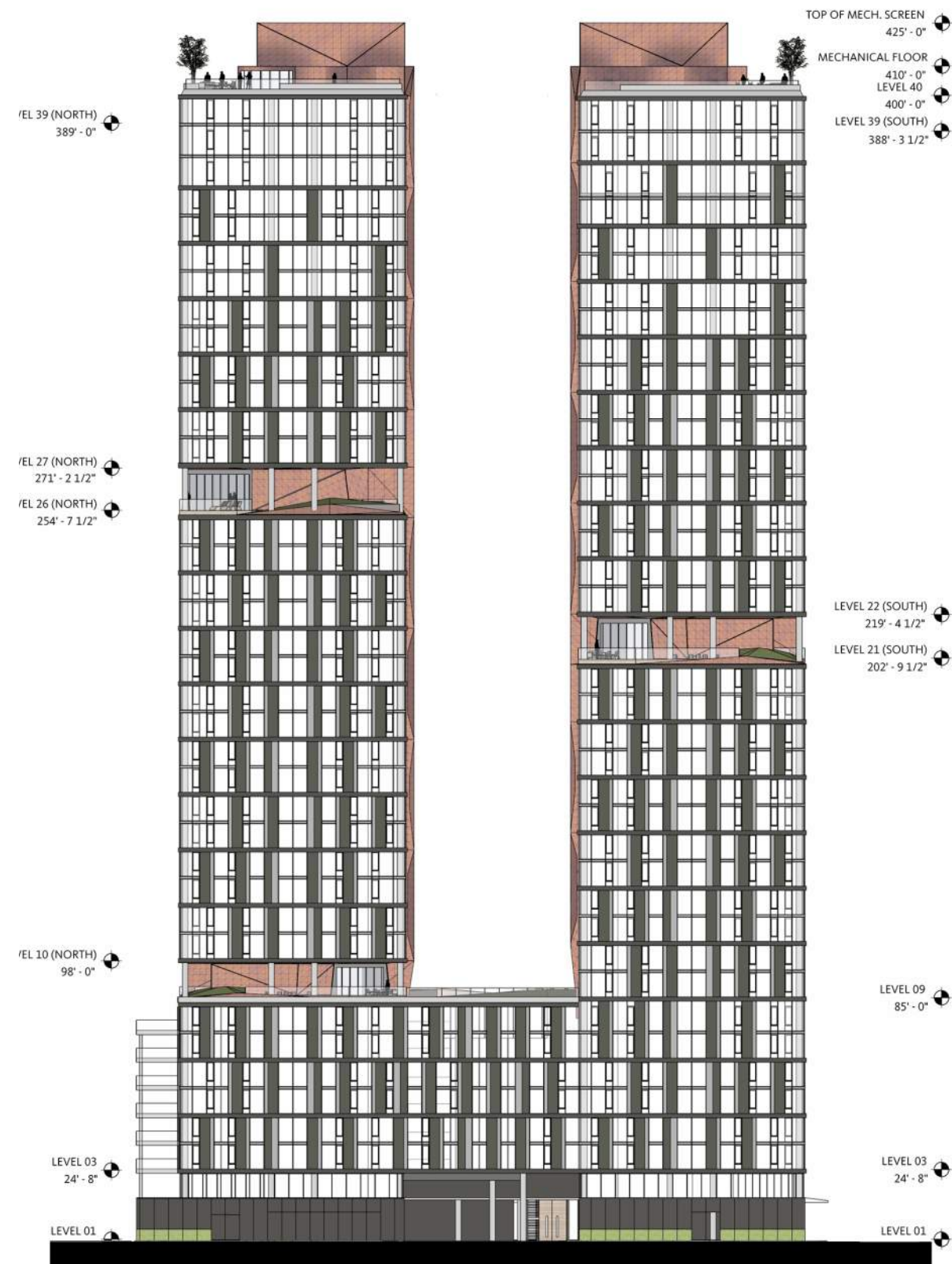


Stewart St Elevation



Minor Ave Elevation

3.6
DESIGN
Building Elevations



Alley Elevation



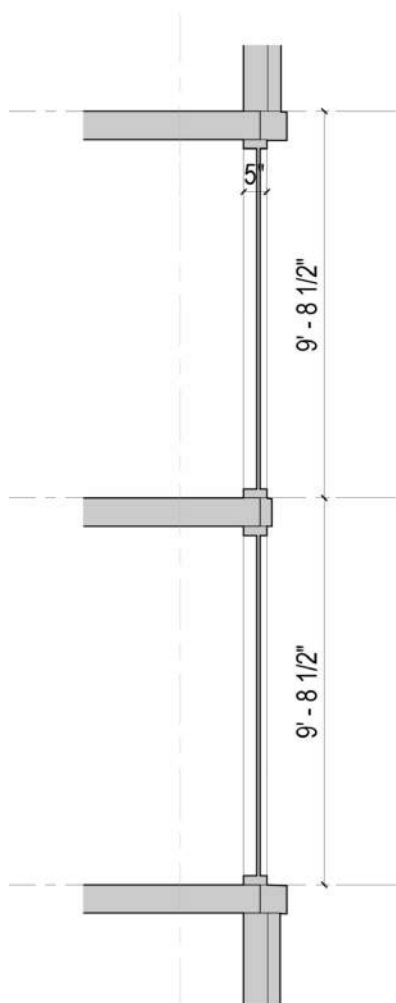
Virginia St Elevation

3 . 7
DESIGN

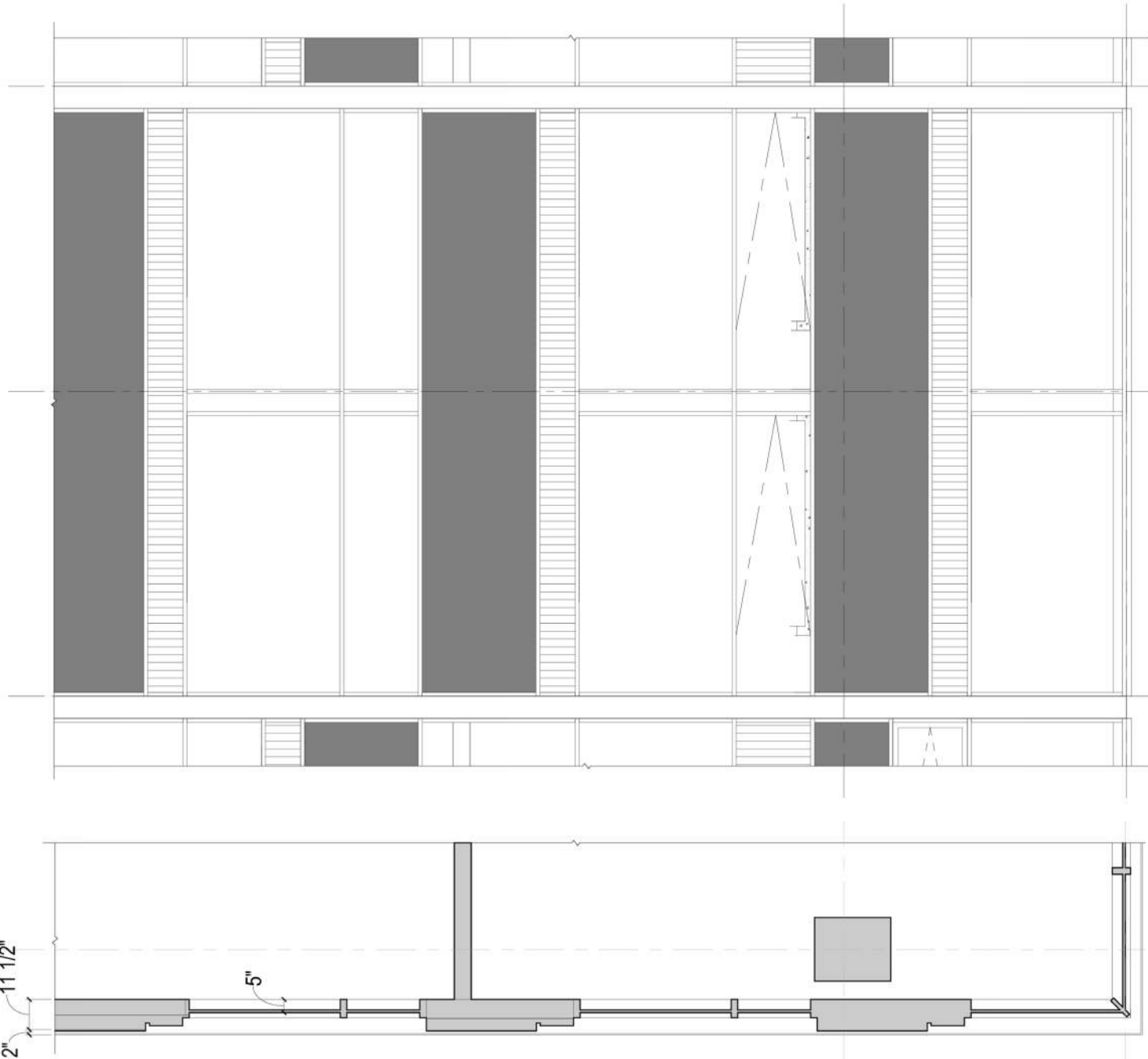
Enlarged Elevations - Tower Facade Detail

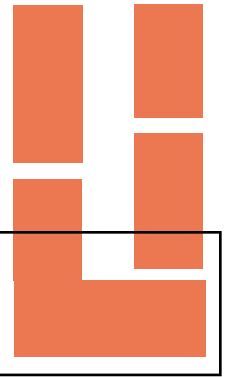


Rendering Detail



Detail Section, Elevation, Plan

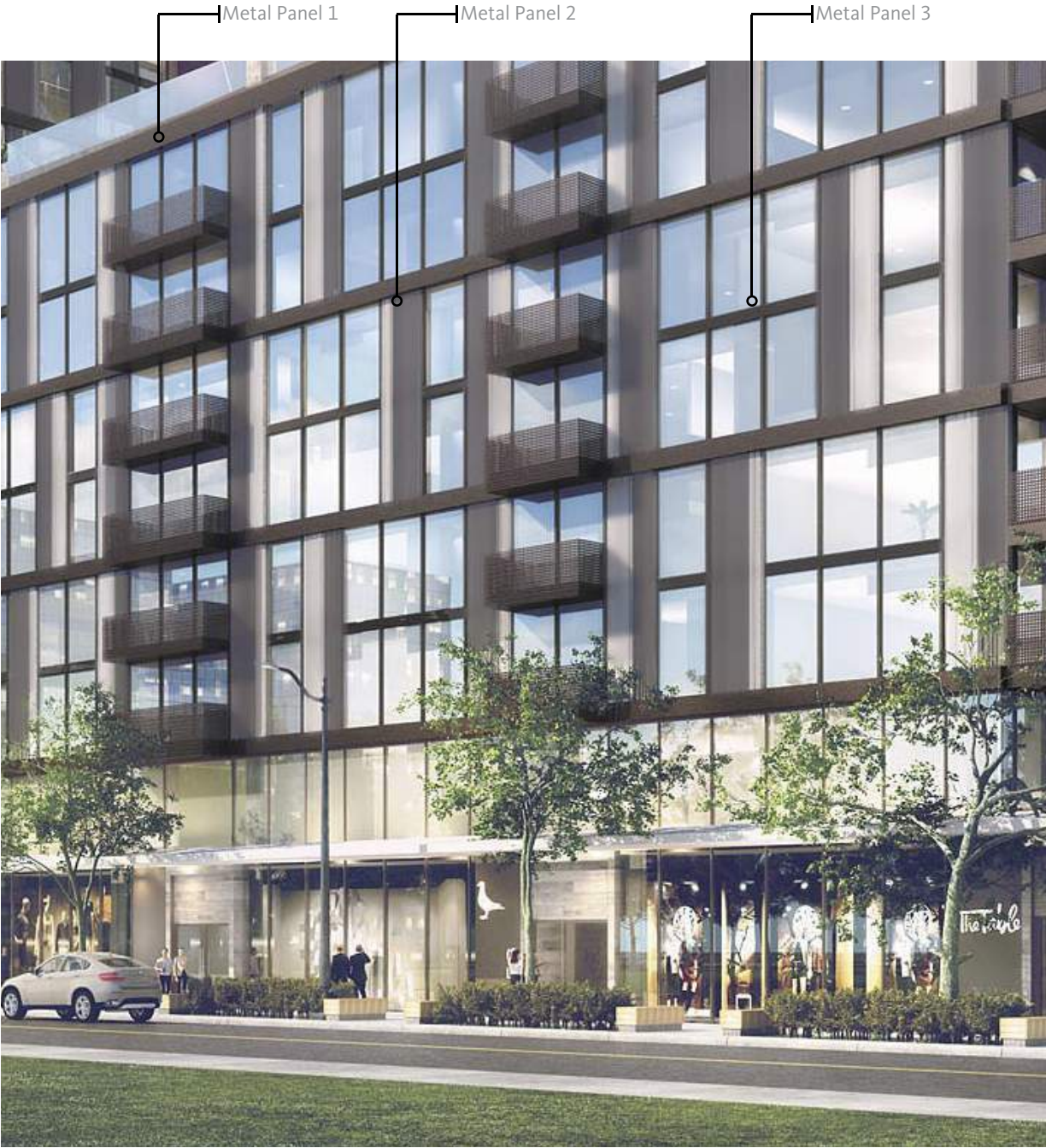




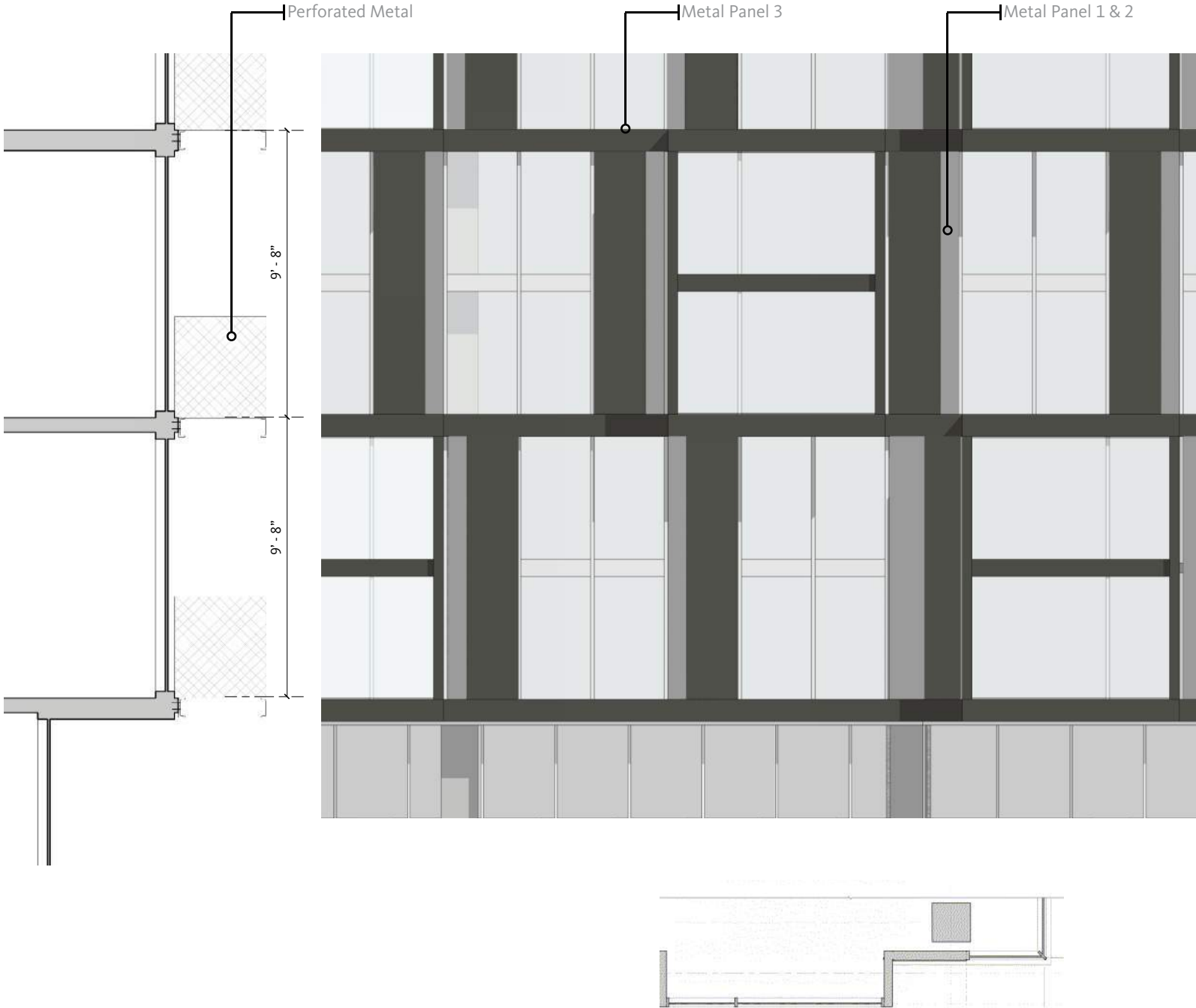
Minor Ave Enlarged Elevation

3.7
DESIGN

Enlarged Elevations - Minor Ave Facade Detail

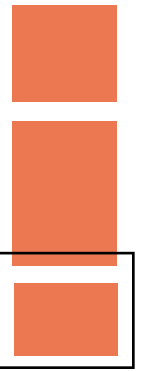


Rendering Detail



Detail Section, Elevation, Plan

3.7
DESIGN
Enlarged Elevations



Stewart St Enlarged Elevation



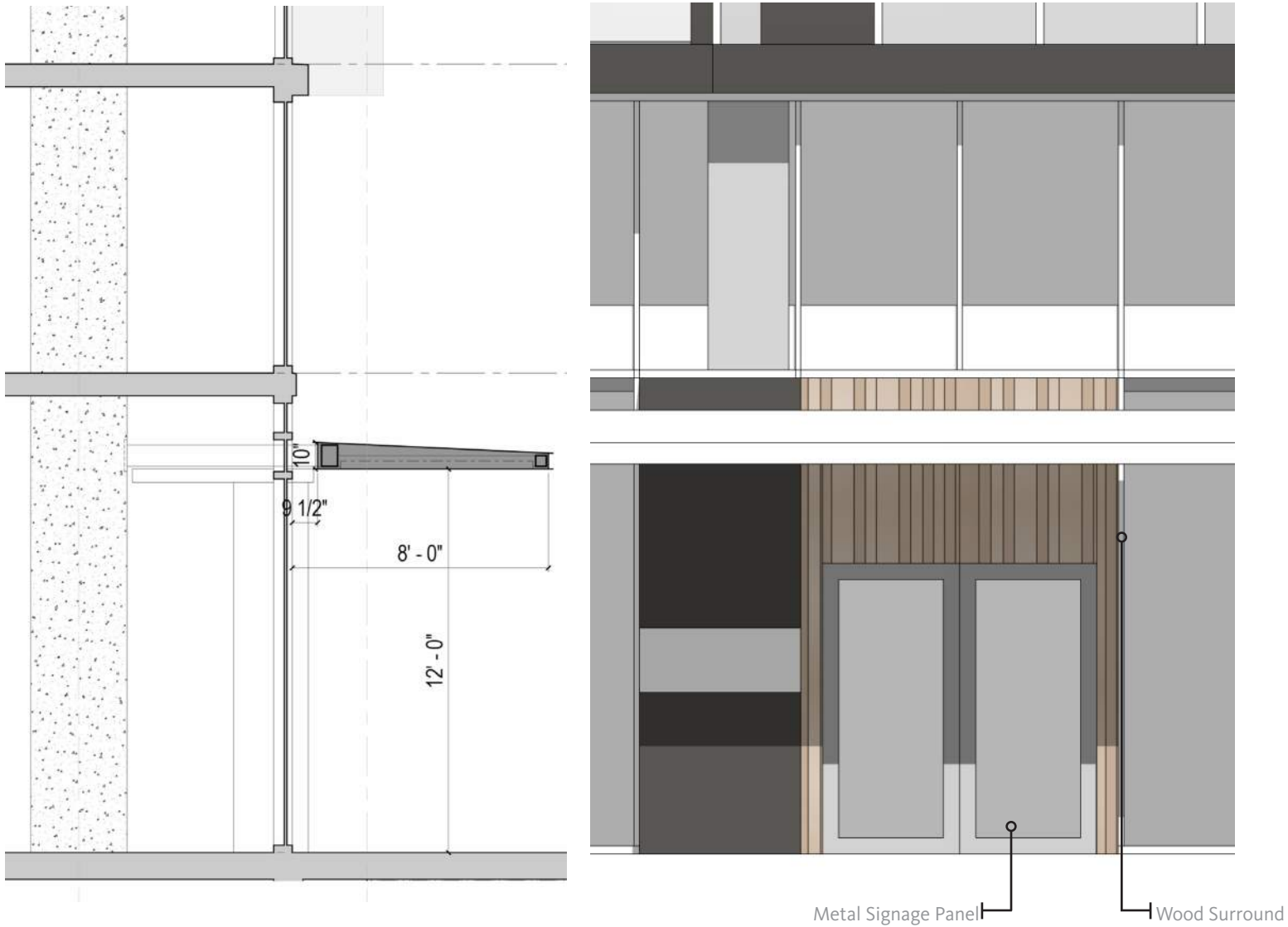
Virginia St Enlarged Elevation

3 . 7
DESIGN

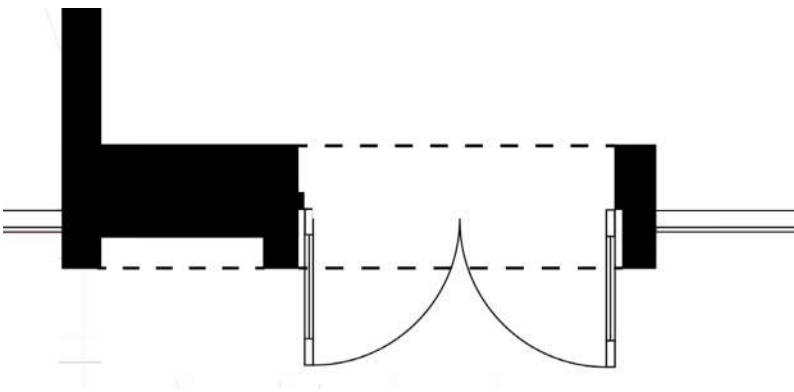
Enlarged Elevations - Virginia St Storefront Detail

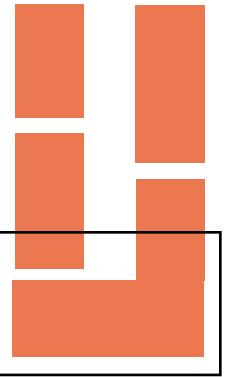


Rendering Detail



Detail Section, Elevation, Plan





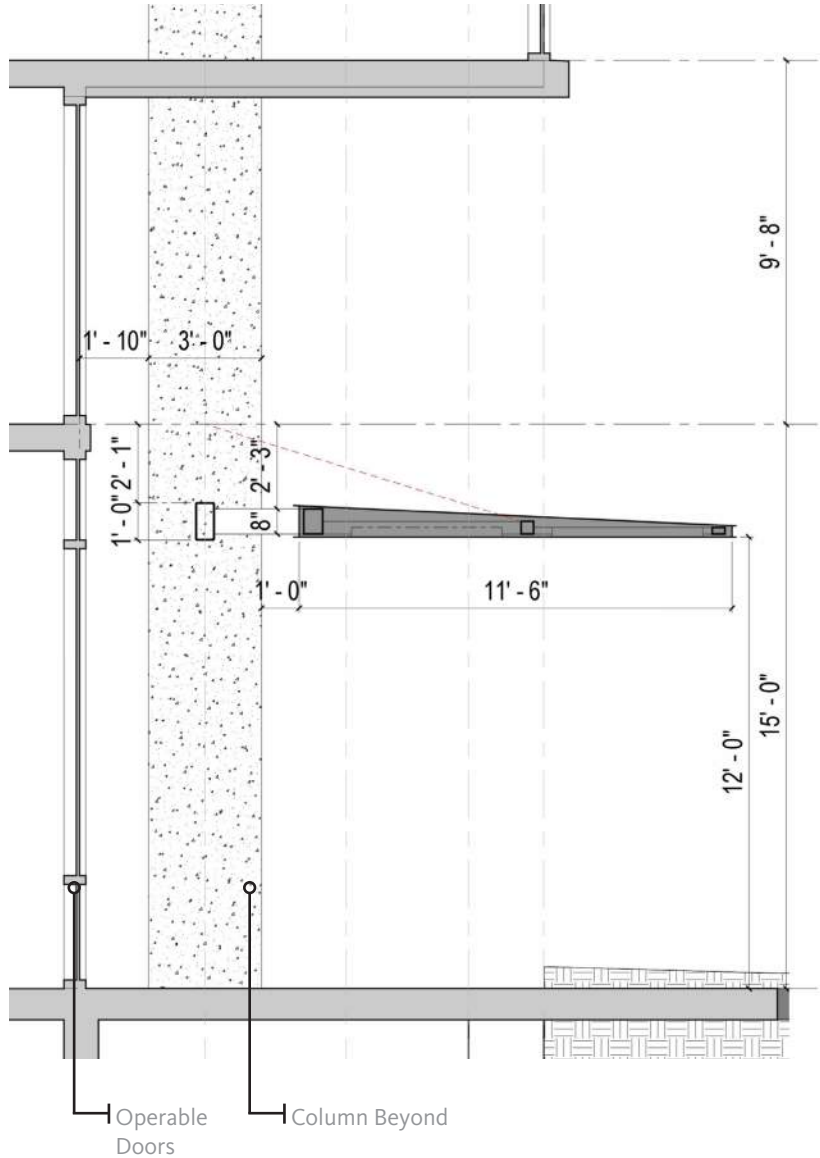
Alley Enlarged Elevation

3 . 7
DESIGN

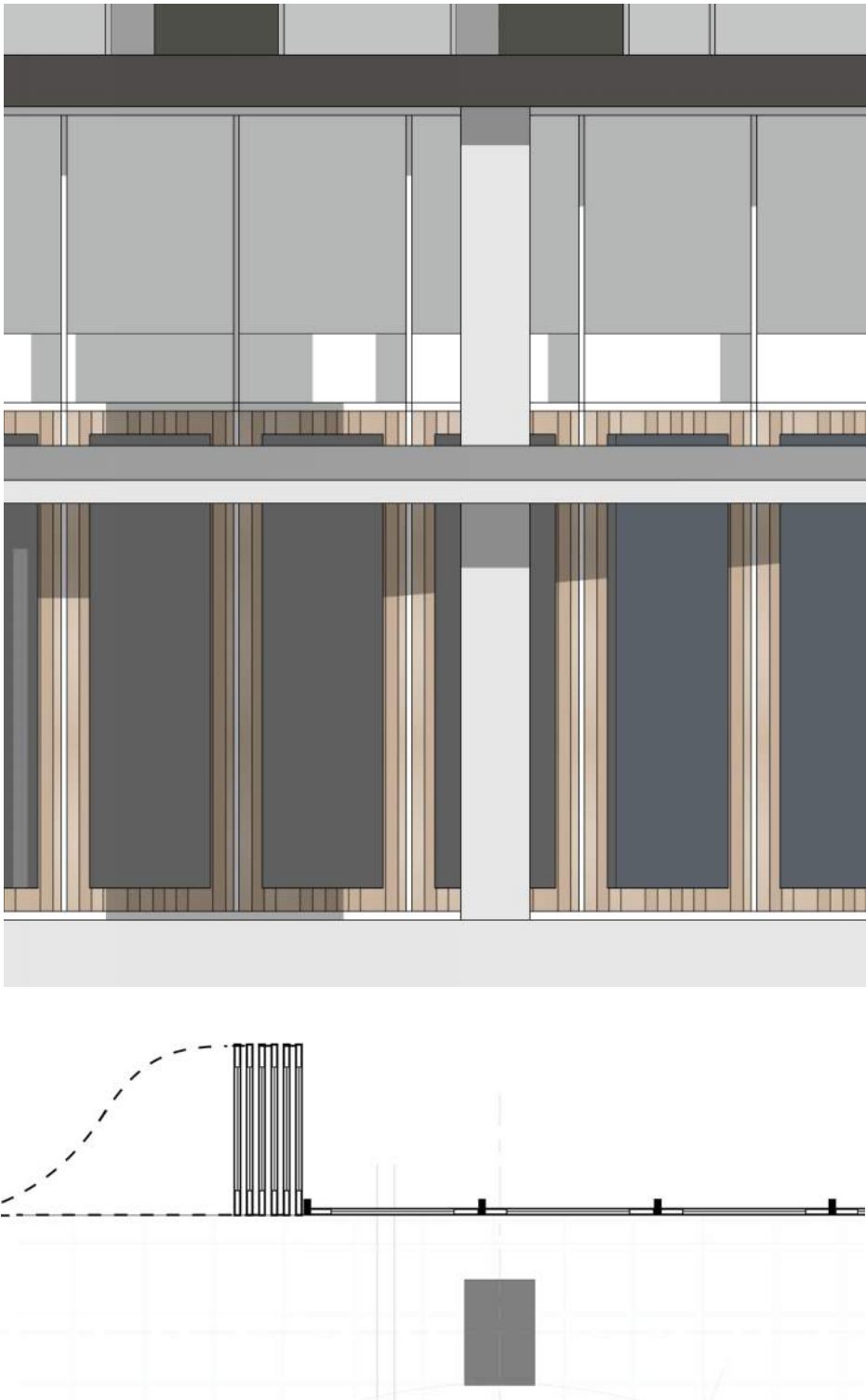
Enlarged Elevations - Minor Ave (South) Storefront Detail



Rendering Detail



Detail Section, Elevation, Plan



3.7 DESIGN

Building Entry - Minor Ave



Rendered Perspective



Rendered Elevation

Building Entry Detail Plan

3 . 7
DESIGN
Retail Storefronts



Minor Ave Storefront 'A' Detail Elevation



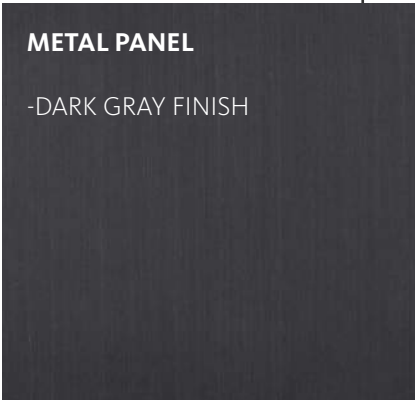
Minor Ave Storefront 'B' Detail Elevation

Minor Ave Storefront Detail Plan

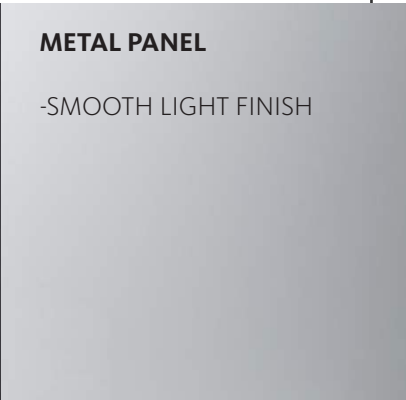
4 . 0
M A T E R I A L S
Materials - Tower



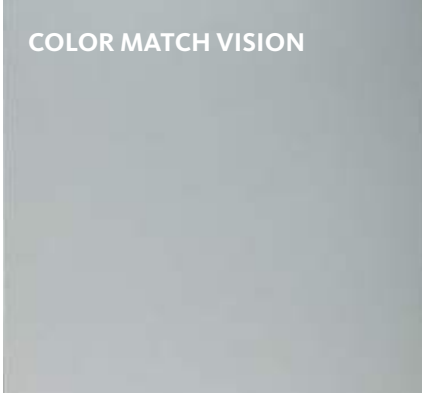
MT-1
Vertical Panel & Slab Edge



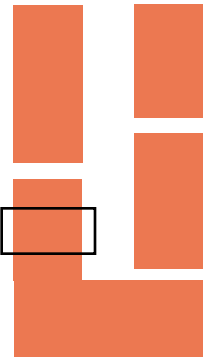
MT-2
Vertical Panel



GL-1
Vision Glass



MT-3
Mullions

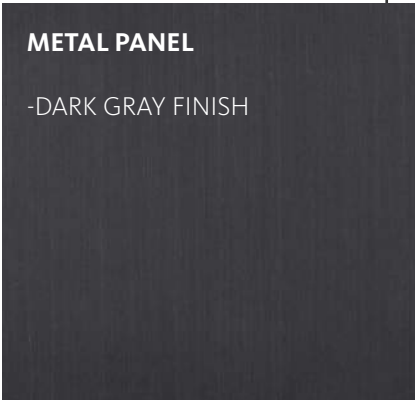


Minor Ave

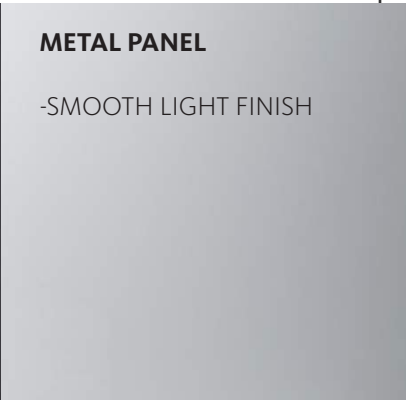
4 . 1
M A T E R I A L S
Materials - Podium



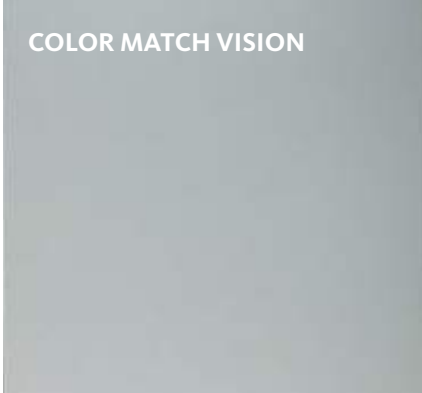
MT-1
Vertical Panel & Slab Edge



MT-2
Vertical Panel



GL-1
Vision Glass



MT-3
Mullions

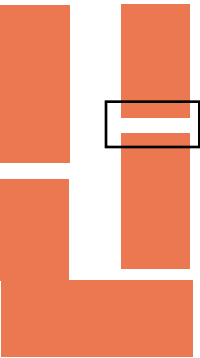
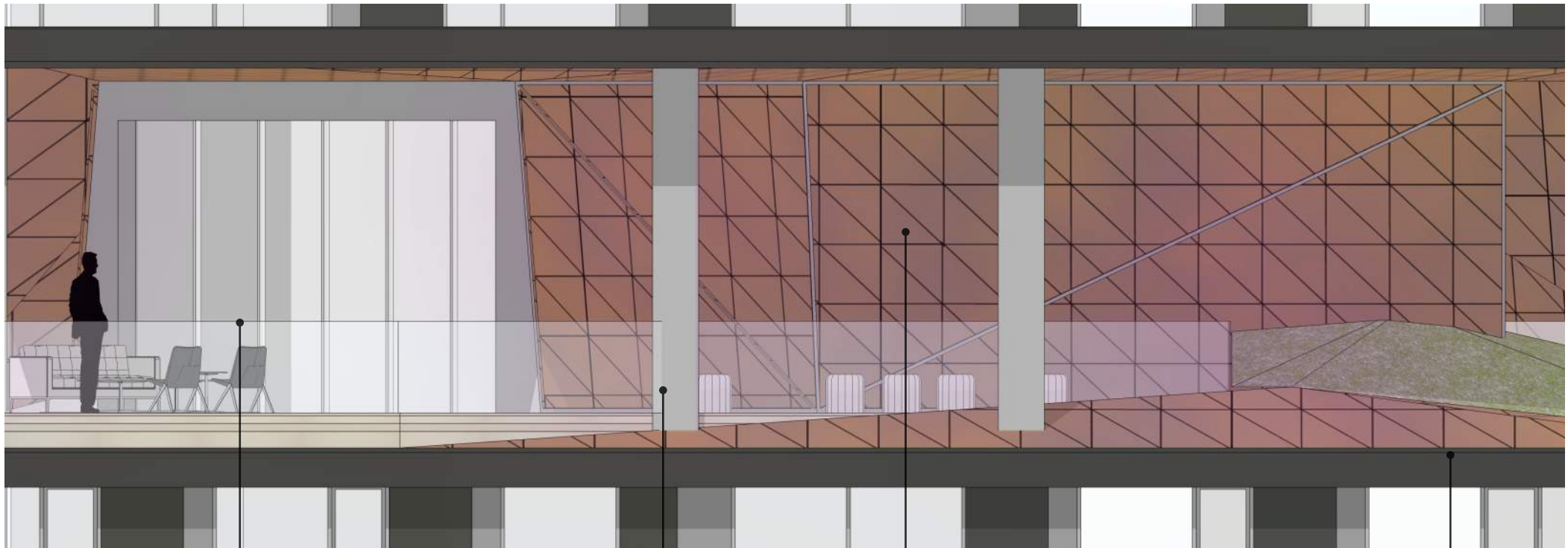


Minor Ave

4 . 2

MATERIALS

Materials - Amenity Floors



Minor Ave

GL-1

Vision Glass, Guardrail

COLOR MATCH VISION

C-1

Columns

CONCRETE

-SMOOTH & EXPOSED

-ARCHITECTURAL FINISH

MT-4

Walls & Soffit

METAL PANEL

C-2 (ALTERNATE)

Walls & Soffit

CEMENTITIOUS PANEL

MT-1

Slab Edge

METAL PANEL

-DARK GRAY FINISH

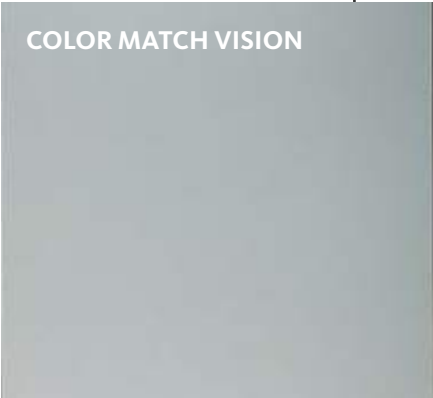
4 . 3
M A T E R I A L S
Materials - Building Entry



C-1
Columns



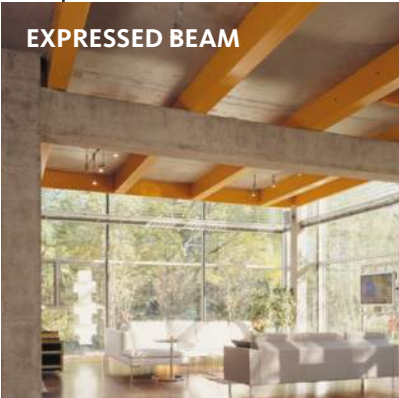
GL-1
Vision Glass



MT-3
Mullions

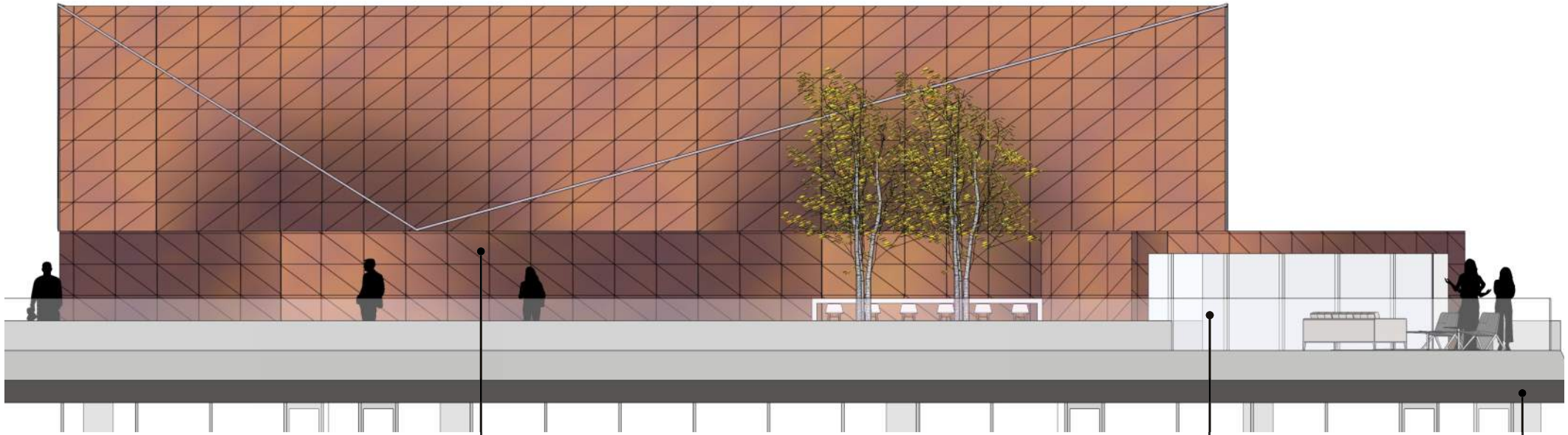


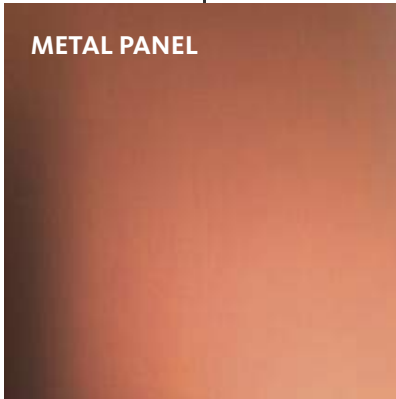






WD-1
Beams



C-2
Portals





MT-4 Walls & Soffit	C-2 (ALTERNATE) Walls & Soffit	GL-1 Vision Glass, Guardrail	MT-1 Slab Edge
METAL PANEL	CEMENTITIOUS PANEL	COLOR MATCH VISION	METAL PANEL -DARK GRAY FINISH
			
			

5 . 0
EARLY DESIGN GUIDANCE

MASSING & PROGRAM: Comments & Response

GUIDELINES

- A-1 - Respond to the physical environment.
- A-2 - Enhance the skyline.
- B-2 - Create a transition in bulk & scale.

BOARD COMMENTS

“...Option 3 is the most dynamic and responds to the grid shift in the site context”
“The Board also supported all parking below grade, and maximizing the retail area and depths”

RESPONSE TO BOARD COMMENTS

- The Option 3 massing has been strengthened with all amenity notches expressed on each side of its tower for a presence that addresses the entirety of the skyline.
- The facades along Minor Ave and Stewart St are nearly all retail storefronts with varying depth and a strong sense of human-scale relief.

GUIDELINES

- B-4 - Design a well-proportioned & unified building
- D-1 - Provide inviting & usable open space.

BOARD COMMENTS

“When exterior notches occur, they should be double height to create a legible scale of ‘notch’ on the tall towers, and to afford those spaces sun”

RESPONSE TO BOARD COMMENTS

- The notches have been redesigned to be one taller floor with a 16’ opening expressed at the notch perimeter. Landscaping is pushed to the perimeter and guardrails are pulled back from the perimeter at places. This emphasized the break in the tower mass.
- Notches contain only amenity programming. Residential units have been re-located into the tower mass.
- Amenity notches wrap all sides of the towers with most of the mass of the enclosed space set back further than 10’ from the face of the tower.



Increased amenity setbacks

Retail storefronts vary in depth

Aerial View to Southwest



Notch height increased to 16'-0" clear opening

Guardrails pulled back from perimeter, landscaping moved to edges

Amenity Floor View

5 . 1
EARLY DESIGN GUIDANCE
GROUND LEVEL USES & STREET ACTIVATION: Comments & Response

GUIDELINES

- C- 2 - Design facades of many scales.
- C- 4 - Reinforce building entries.
- D- 3- Provide elements that define the place:

BOARD COMMENTS

“the northeast corner and some length of Minor should be recessed to modulate the base massing (see 1c above) and the primary lobby entrance should occur at the corner (preferably with a double height volume), extending over to the central elevators.”

RESPONSE TO BOARD COMMENTS

- The residential entry has been re-located to a vertical notch between the south tower and the podium, consistent with the related scheme SDCI #3019623.
- The storefront at the corner of Stewart and Minor is recessed behind the line of columns to provide more public space at street-level.



Eye-level view at Minor Ave

GUIDELINES

- A- 1 - Respond to the neighborhood context
- C- 1 - Promote pedestrian interaction.

BOARD COMMENTS

“The Board strongly supported retail along the majority of the two street frontages (pg 46), and about 14 ft clear height at the storefronts.”

RESPONSE TO BOARD COMMENTS

- The amount of street-level retail has increased with the relocation of the leasing office.
- Where possible, retail depth has been retained or increased. Along Stewart, the recessing of the storefront behind the columns reduced the retail depth to 22’.
- Notches contain only amenity programming. Residential units have been re-located into the tower mass.
- The clear floor height at street level is 14’-4”. consistent with the response under the related project #3019623



Eye-level view at Minor & Stewart

5 . 1
EARLY DESIGN GUIDANCE

GROUND LEVEL USES & STREET ACTIVATION: Comments & Response

GUIDELINES

B-4 - Design a well-proportioned & unified building.

C-2 - Design facades of many scales.

BOARD COMMENTS

“The Board strongly supported the asymmetrical composition of the preferred option 3, as expressed on the right diagram on page 24. This diagram should guide all development, as it portrays the requisite depth (15-20 ft)…”

“...the best approach to the strategic northeast corner: it should be recessed and double height, reading as a ground level version of the upper notches.”

RESPONSE TO BOARD COMMENTS

- The asymmetrical EDG massing has been clarified and strengthened.
- The Residential entry has been re-located to a vertical notch between the South Tower and the podium, consistent with the related scheme SDCI #3019623.
- The storefront at the corner of Stewart and Minor is recessed behind the line of columns to provide more public space at street-level.

Assymetrical EDG
massing made more
legible



Minor Ave Elevation

GUIDELINES

C- 1 - Promote pedestrian interaction.

C- 3 - Provide active — not blank — facades:

BOARD COMMENTS

“the ground floor retail, (and possibly some floors above) should extend to the west property line, not leaving a street wall gap...”

RESPONSE TO BOARD COMMENTS

- Ground floor retail extends to the north property line. Through the height of the podium, the street wall is continued to the northeast property line with feature balconies.

Street wall is
maintained by
balconies at
northeast corner



Eye-level view at Minor & Stewart

5 . 1
EARLY DESIGN GUIDANCE

GROUND LEVEL USES & STREET ACTIVATION: Comments & Response

GUIDELINES

- C- 6 - Develop the alley facade.
- E- 2 - Integrate parking facilities.
- E- 3. Minimize the presence of service areas.

BOARD COMMENTS

“The Board applauded the intent to upgrade the alley, and supported treatments such as artful garage doors, special lighting and premium wall materials.”

RESPONSE TO BOARD COMMENTS

- The lowest level of the alley-facing facade is clad in the same metal panels as used throughout the podium. The second floor is glazed to match the rest of the project.
- The two foot setback is landscaped wherever possible.
- The linear wall washers are provided along the length of the alley lighting both the wall panels and landscape and providing a safer pedestrian space.



GUIDELINES

- C- 5 - Encourage overhead weather protection.

BOARD COMMENTS

The Board supported continuous overhead canopies, as indicated on page 41, but not the particular expression shown, which is too low

RESPONSE TO BOARD COMMENTS

- The canopies are designed as a continuous plane 13'-4" above sidewalk level, broken only at the primary entry notch.
- The more solid canopies allow the second floor units to have a degree of privacy from the street below.



5 . 2
EARLY DESIGN GUIDANCE

TOWER FORM & ARCHITECTURAL EXPRESSION: Comments & Response

GUIDELINES

B- 4 - Promote pedestrian interaction.

C- 2 - Design facades of many scales.

BOARD COMMENTS

“The Board supported the deep and shifting cladding language shown on page 42 left as promising for the majority of the towers and base, but only if the large notches are tall, deep and legible...”

RESPONSE TO BOARD COMMENTS

- The cladding language of the tower and podium shifts from the base to the top of the towers becoming more transparent toward the top.
- The cladding is arranged into two story glazed sections with slab edges expressed in between. This creates a tower skin articulation that is in proportion to the overall size of each tower.
- Opaque panels shift horizontally from section to section and provide variety in the cladding.
- Amenity notches wrap all sides of the towers with the mass of the enclosed space set back significantly from the perimeter of the tower. The faceted metal cladding, landscaping and lighting set the notches apart from the remainder of the building.

GUIDELINES

B- 4 - Promote pedestrian interaction.

C- 2 - Design facades of many scales.

BOARD COMMENTS

“The Board noted the perimeter columns shown on plans would obviate the essential legibility of the notches, and recommended those columns be substantially recessed and shaped...”

RESPONSE TO BOARD COMMENTS

- The amenity notches have become faceted, metal-clad forms that provide a strong contrast to the remainder of the building, visually mitigating the presence of the perimeter columns.

Cladding becomes gradually more transparent as from bottom to top

Cladding arranged in two-story glazed sections, enhancing relationship with overall mass of the towers



Aerial View to Southwest

Amenity notches take the form of highly-articulated faceted forms



Amenity Floor View

5 . 2
EARLY DESIGN GUIDANCE
TOWER FORM & ARCHITECTURAL EXPRESSION: Comments & Response

GUIDELINES

- B- 4 - Promote pedestrian interaction.
- C- 2 - Design facades of many scales.
- D- 5 - Encourage overhead weather protection.

BOARD COMMENTS

“The Board ... endorsed balconies recessed within the cladding depth, such as shown on pg 42 lower left. The Board also agreed the nighttime legibility of the notches should be reinforced with a robust lighting scheme that ensures all the notch elements ‘glow’.

RESPONSE TO BOARD COMMENTS

- All balconies have been removed, except those on the podium that are specifically used to relieve the street facade.
- A linear exterior lighting scheme will highlight the unique lines and faceted geometries of the amenity notch walls and soffits and make them an iconic nighttime focal point from street level.

Balconies relegated to podium street facade



Minor Ave Elevation

Lighting scheme highlights faceted geometries of walls and soffits



Amenity Floor View

5 . 2

EARLY DESIGN GUIDANCE

TOWER FORM & ARCHITECTURAL EXPRESSION: Comments & Response

GUIDELINES

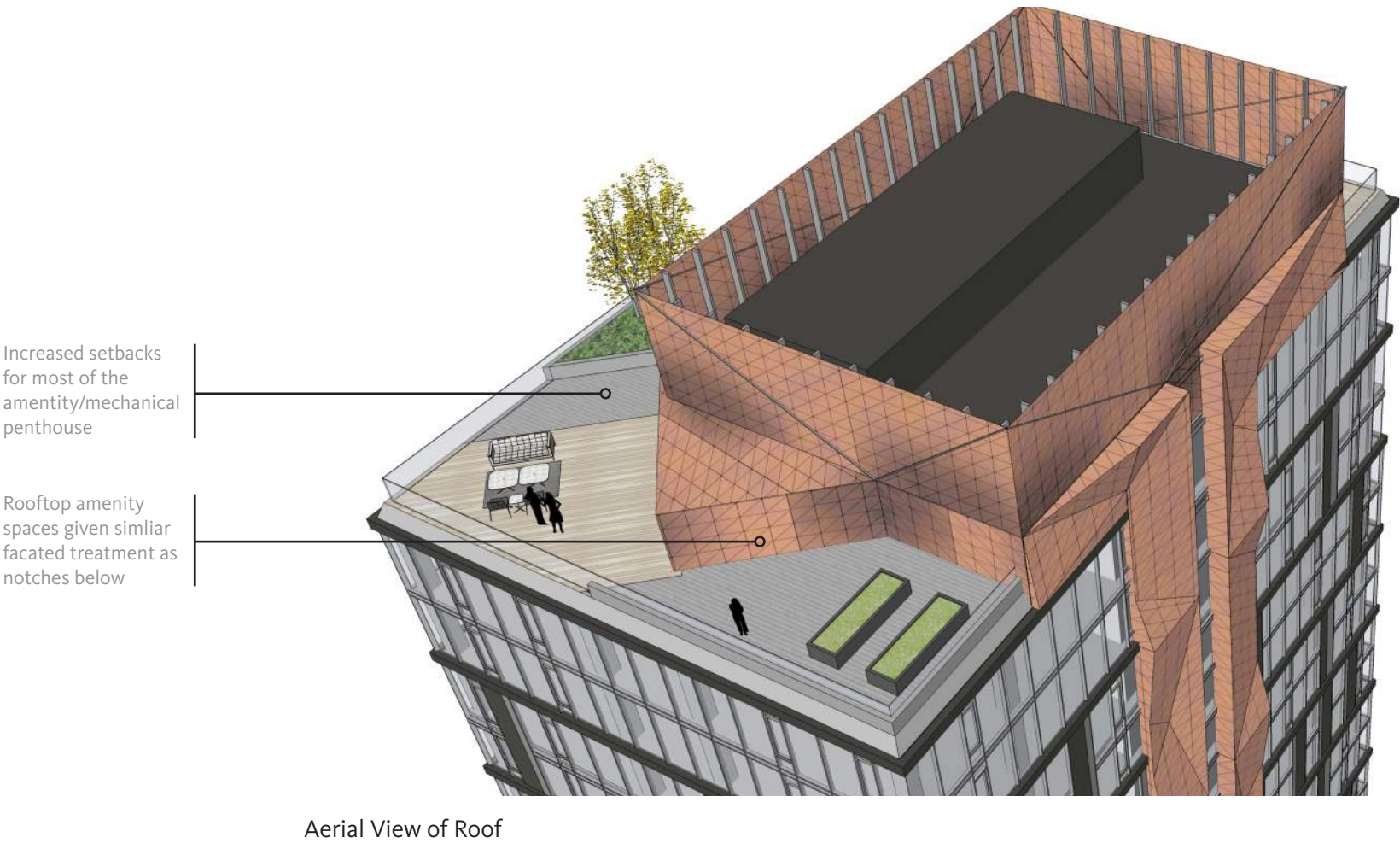
- A- 2 - Promote pedestrian interaction.
- D- 1 - Design facades of many scales.

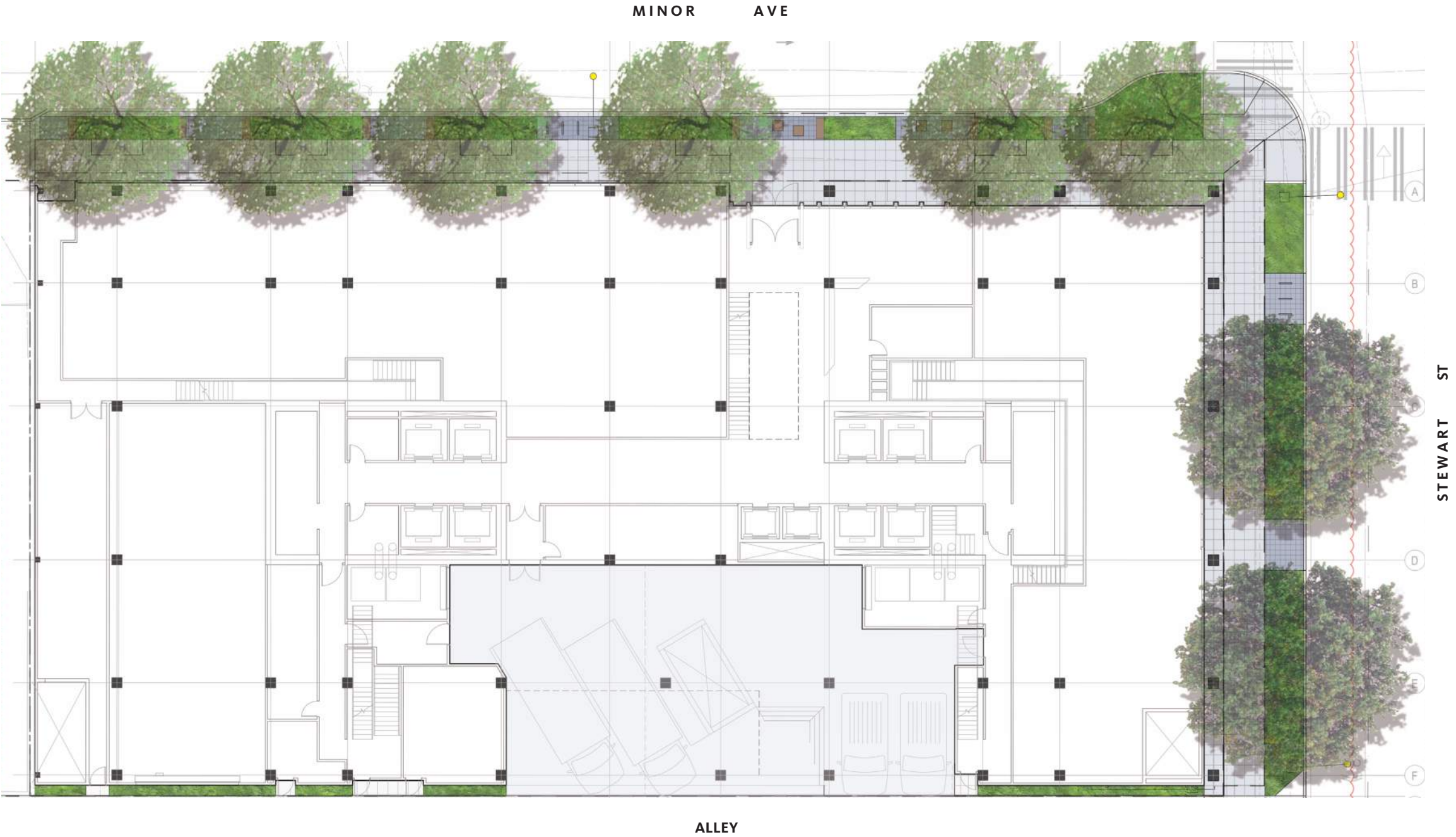
BOARD COMMENTS

“The Board requested more details about the function, amenity and forms of the rooftops at the next meeting.”

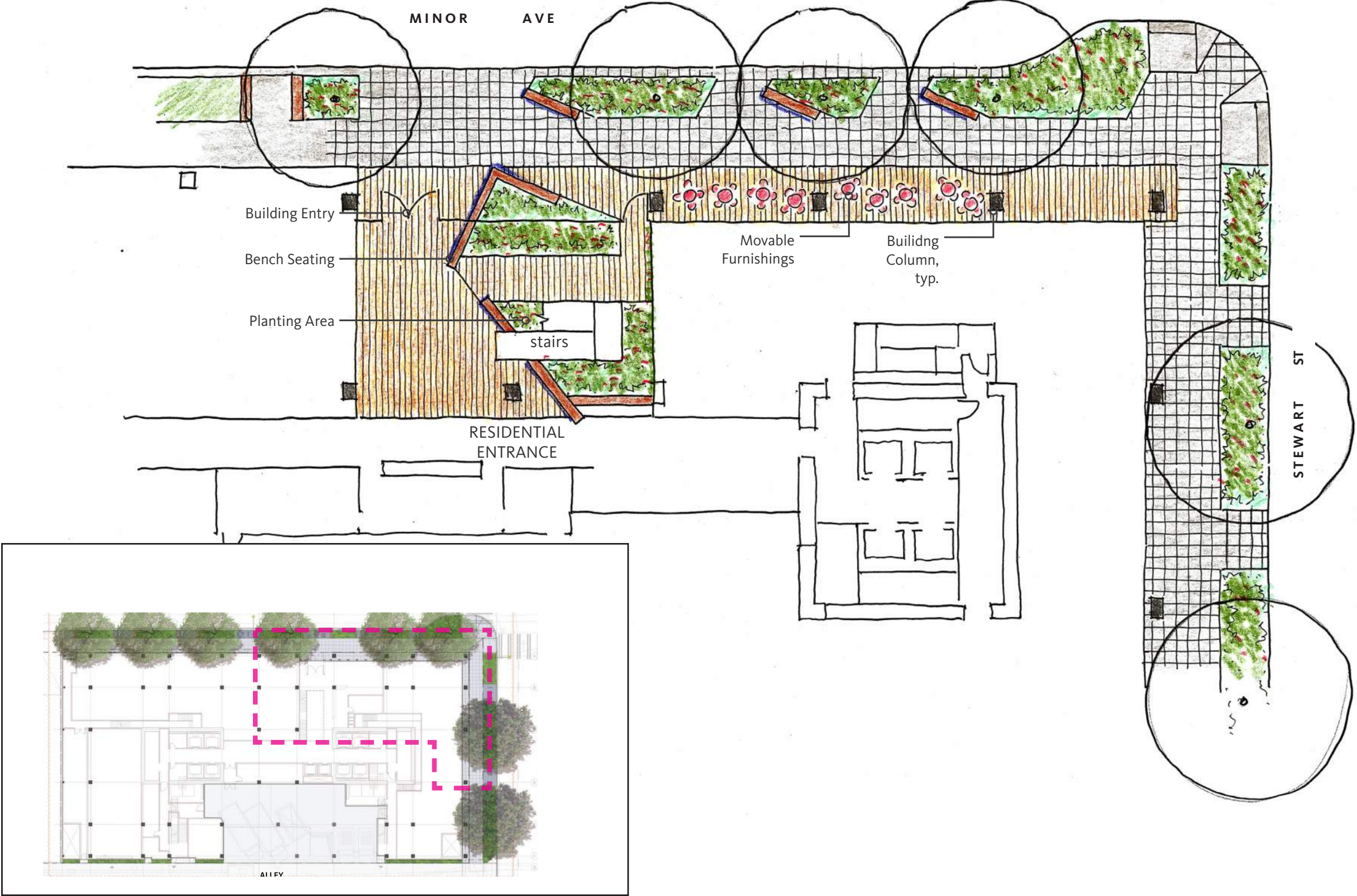
RESPONSE TO BOARD COMMENTS

- The form of the rooftop penthouses and amenity spaces are treated as similar to the mid-tower notches. Most of the mass of the enclosed space is set back further than 10’ from the face of the tower.
- The penthouses are dynamic, faceted and metal-clad to provide contrast to the remainder of the building.
- At night, the faceted forms of the penthouses will be given the same treatment as the amenity notches below. as the lines of the geometry will be highlighted and expressed with recessed linear luminaries
- Dog runs are located at the north sides of each penthouse to reduce self shading at other occupied areas.





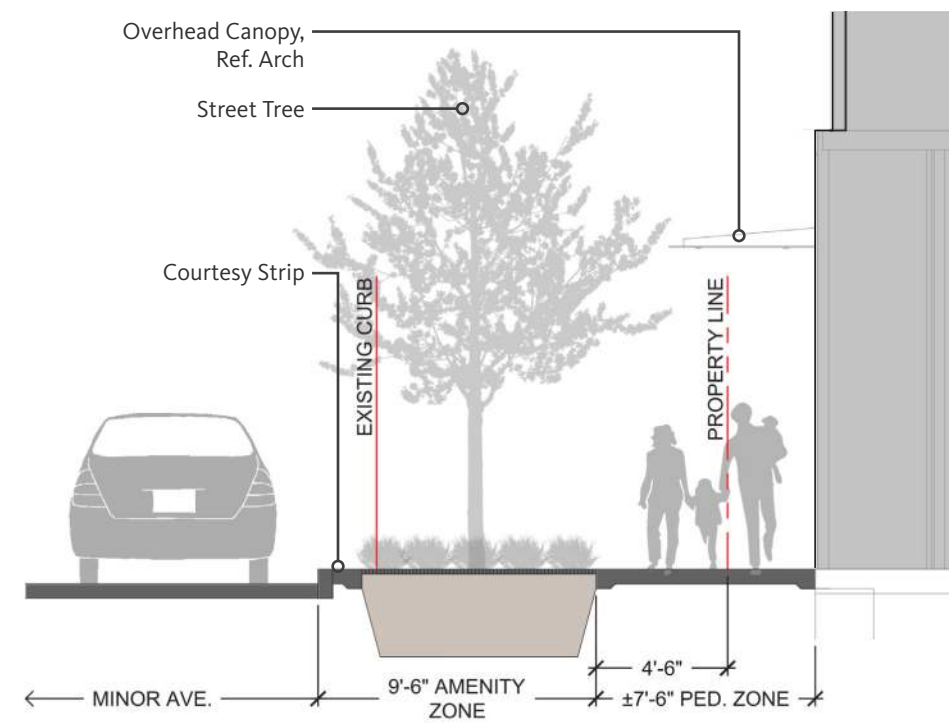
6.1
LANDSCAPE
Building Entry Detail



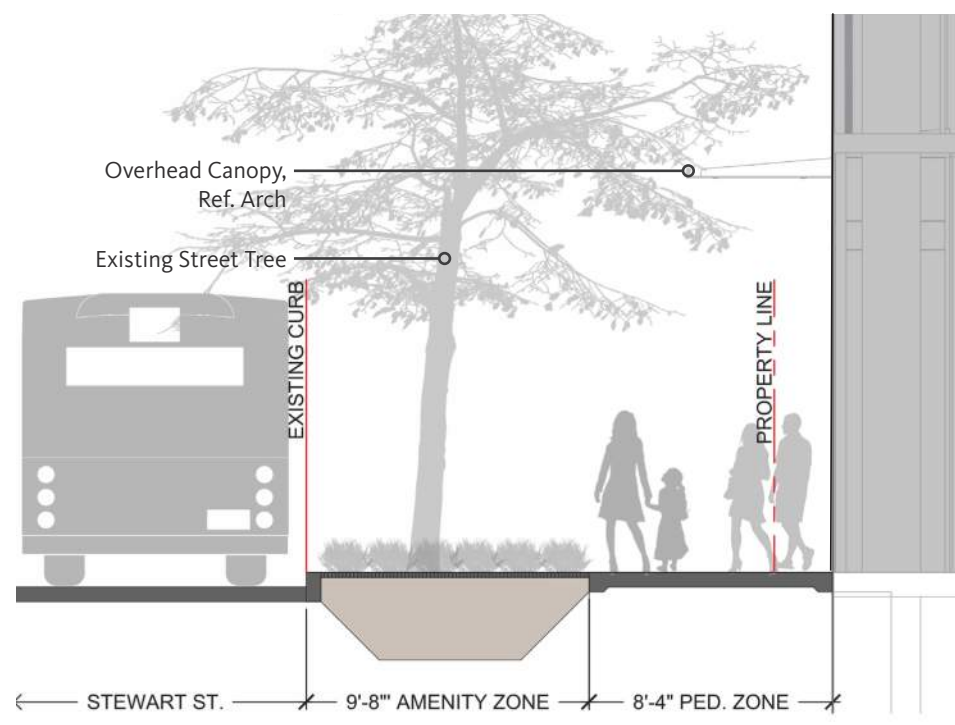
6 . 2
LANDSCAPE
Precedents & Materials



6.3
LANDSCAPE
Sections



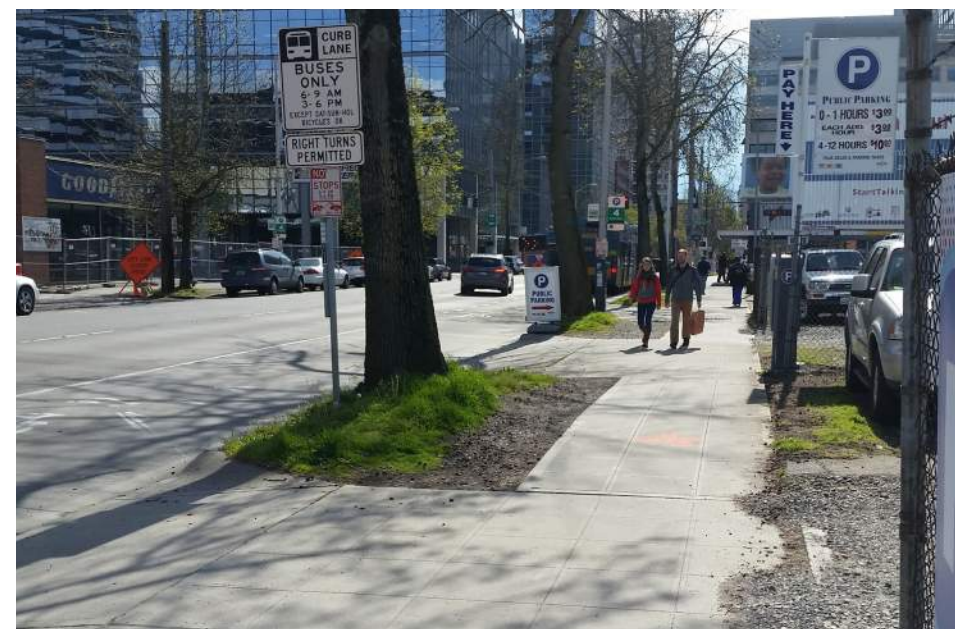
MINOR AVE - PROPOSED CONDITIONS @ RETAIL



STEWART STREET - PROPOSED CONDITIONS



MINOR AVE - EXISTING CONDITIONS



STEWART STREET - EXISTING CONDITIONS

6 . 4
LANDSCAPE

Level 9 Podium Amenity Plan

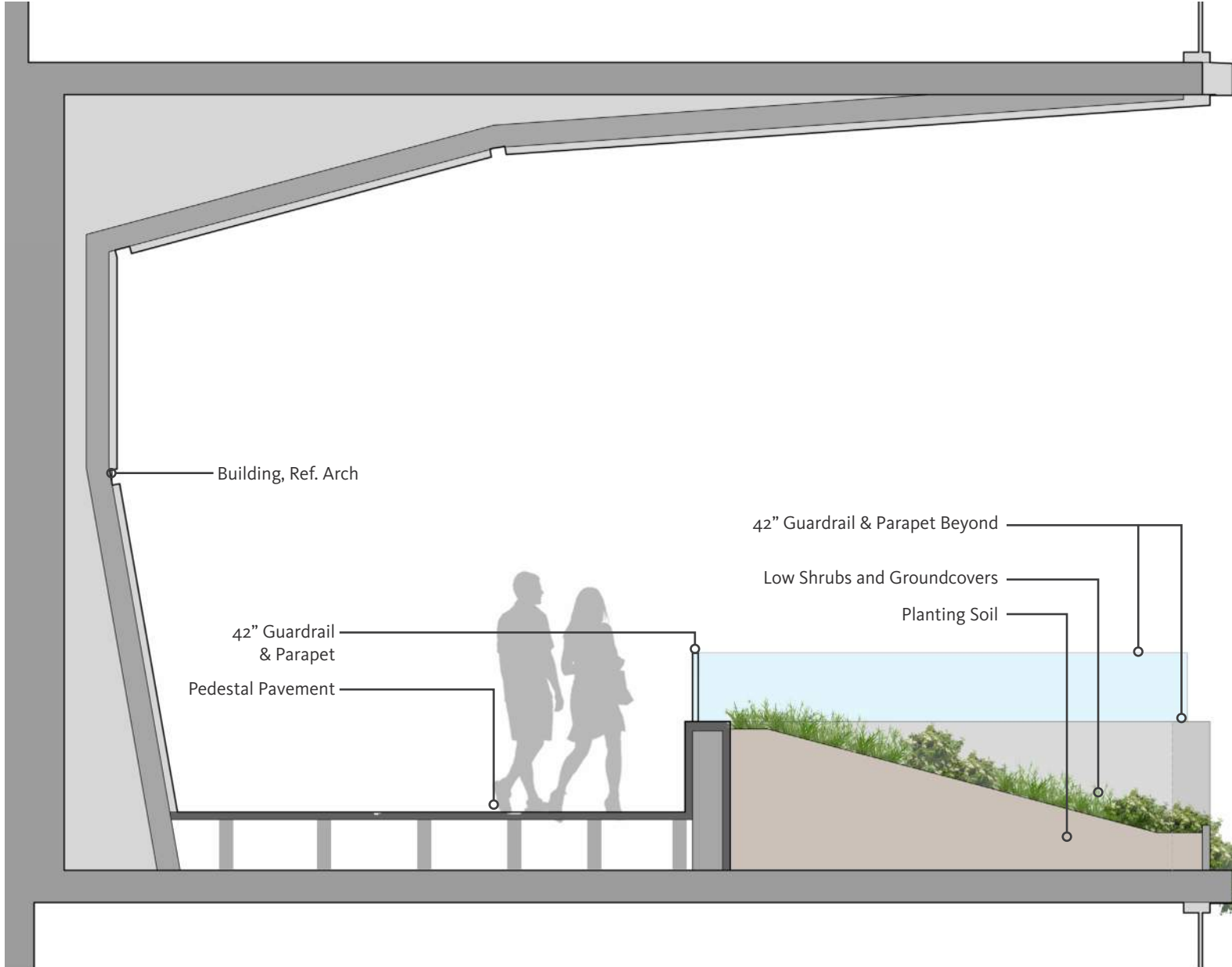


6 . 5
LANDSCAPE

Roof Amenity Plan



6 . 6
LANDSCAPE
Amenity Section



6.7
LANDSCAPE

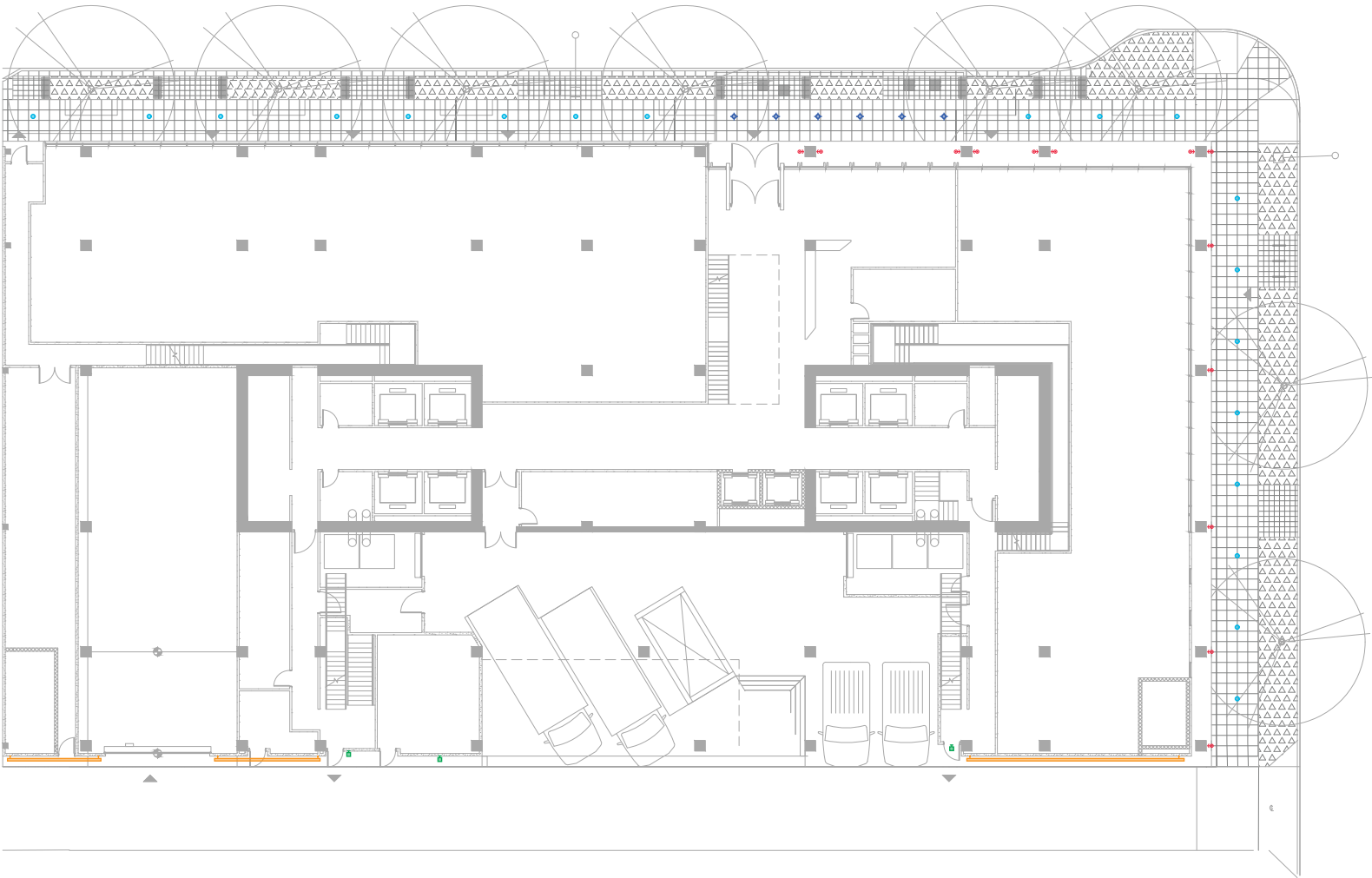
Roof Amenity Plan



1901 MINOR LIGHTING DESIGN











STREET LEVEL

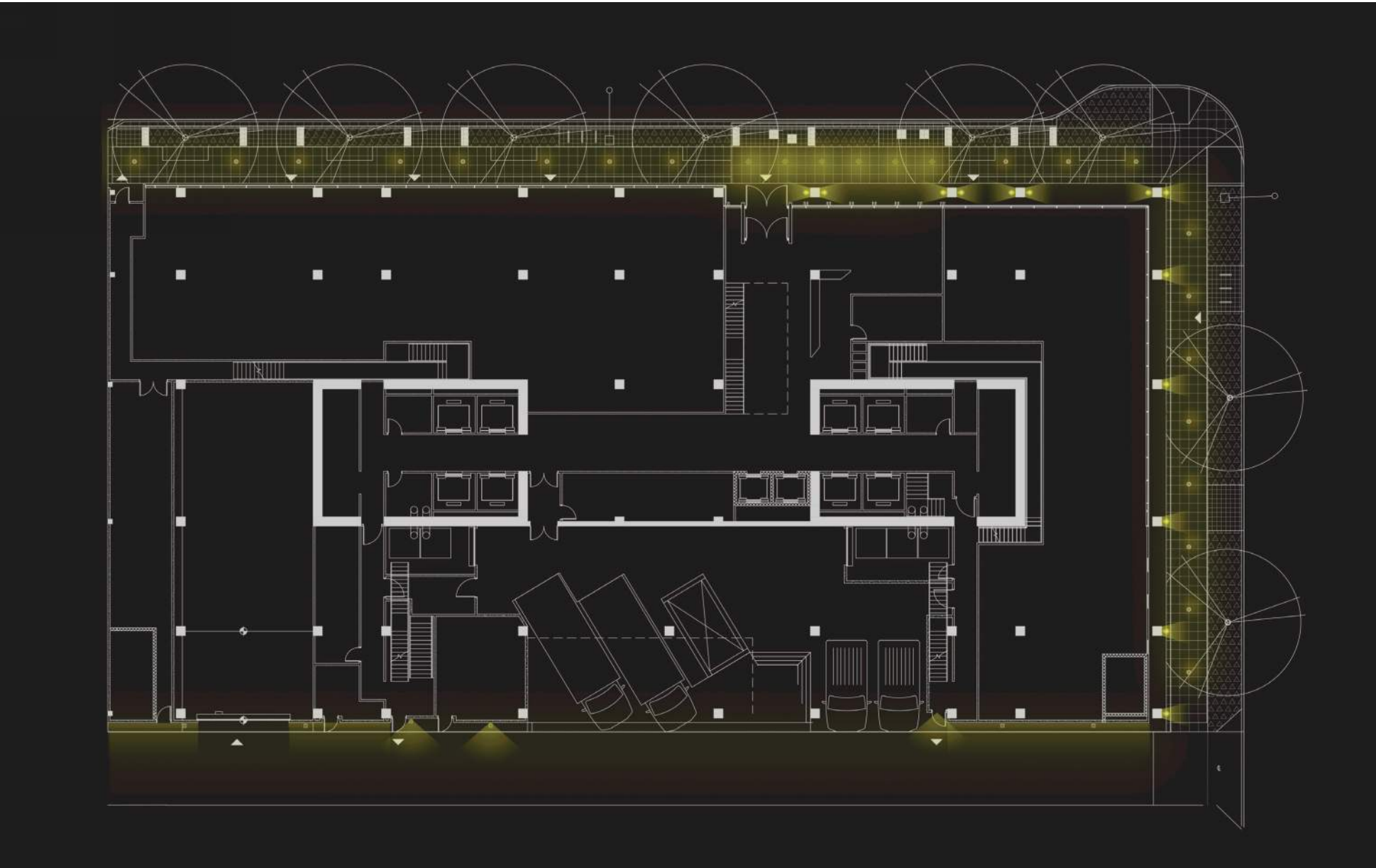
dark | light



STREET LEVEL LIGHTING PLAN 

SCALE: 1/32" = 1'-0"

FIXTURE TYPES		
		recessed wet rated LED downlight
		small-scale LED floodlight
		in-grade LED uplight flanking structural columns
		exterior LED wallwasher
		wall-mounted LED area light



STREET LEVEL ILLUMINATION MAP

8.0
SIGNAGE
Signage



S-1
Retail Signage



S-2
Feature Signage



S-3
Address Signage



S-4
Retail Signage

Signage design will promote a sculptural, eclectic, hand-crafted, and unique look. Even major brands will be required to adopt special standards.