



2326 6TH AVENUE

#3020315

DESIGN REVIEW BOARD
EARLY DESIGN GUIDANCE

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Development Objectives + Program:

The proposed development at 2326 6th Avenue comprises a mix of uses, including two high-rise towers programmed with residential apartments, extended-stay lodging, and retail. Located in the heart of the burgeoning Denny Triangle district, this project will provide much-needed housing where proximity to employment, services and transit has established one of the most walkable urban areas in the city. Creating thoughtful density in this urban center not only meets the city's comprehensive plan goals; it is also key to true sustainability and livability.

The development program is targeting approximately 812 residential apartments, 170 hotel suites, approximately 7,100 SF of ground floor retail, and 600 parking stalls. Residential amenities will include exterior rooftop gardens at the podium and the top floor of each high-rise with associated interior social gathering and activity areas. Ground floor retail will activate and animate the street, as well as compliment hotel-related services and activities.

The goal and challenge of this project is to create a cohesive architectural design that celebrates and differentiates each tower form in concert with its neighboring towers, yet still creates intimacy at the street level to enhance city life. The Denny Triangle and Belltown are rapidly evolving neighborhoods with new private sector development of office and residential uses occurring in all directions. Municipal projects are underway as well, including the nearby Bell Street Festival/Green Street and the 7th Avenue cycle track. The 2326 6th Avenue project can help build on this momentum by establishing an enriched public realm with thoughtful integration of urban design, landscaping elements, programming and the composition of building form.

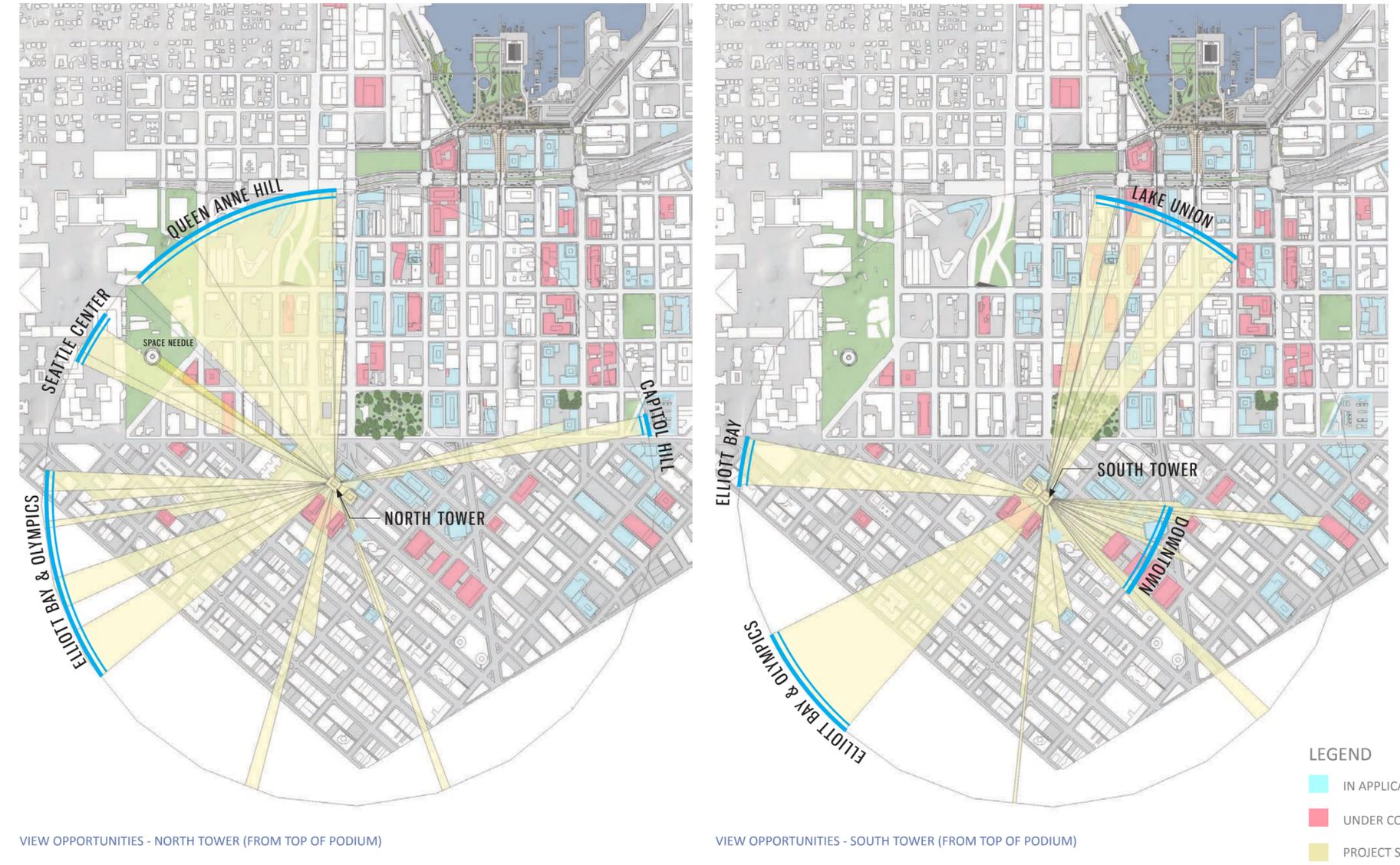


Vicinity Map
Street Classification &
Transit Service

-  Bike Share Station
-  Bus Stop
-  Streetcar Stop
-  Green Street
-  Class 1 Pedestrian Street
-  Class 2 Pedestrian Street
-  Principal Transit Street
-  Rapid Ride E Line
-  Streetcar
-  Monorail
-  Bike Lanes
-  SR 99 Bored Tunnel

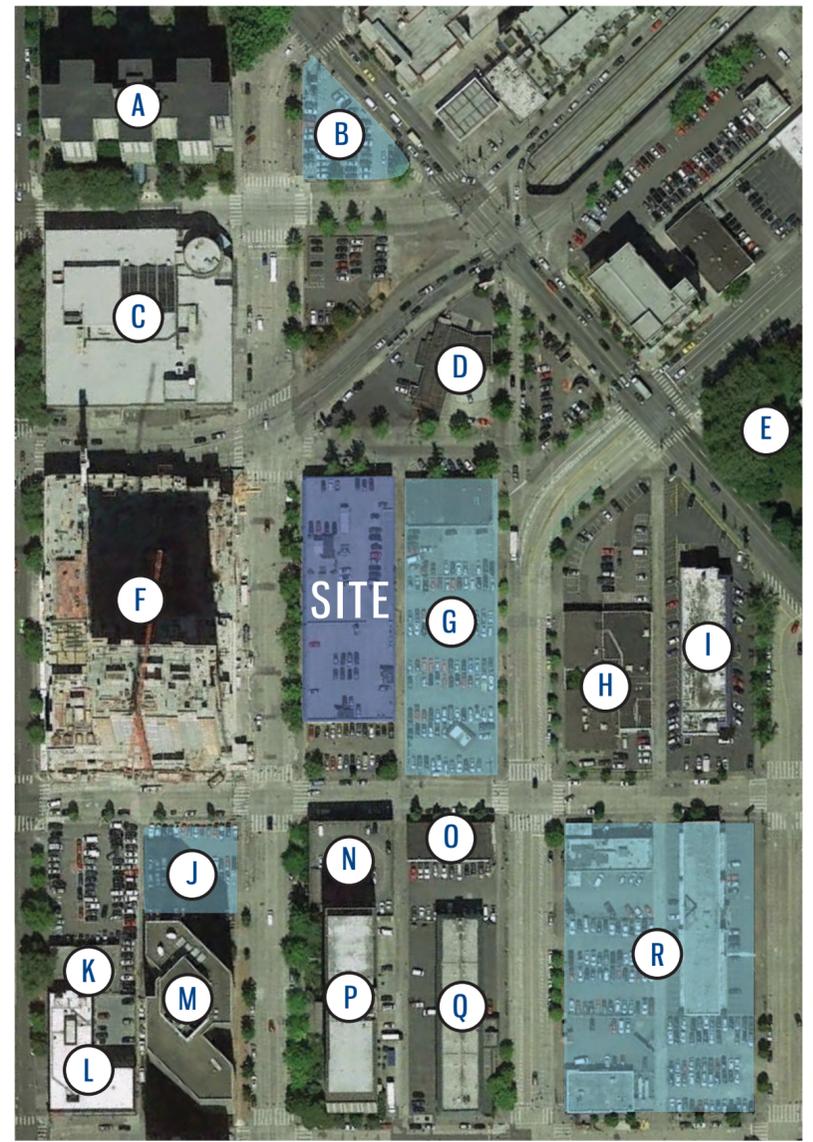


Site Context
View Opportunities



VIEW OPPORTUNITIES - NORTH TOWER (FROM TOP OF PODIUM)
VIEW OPPORTUNITIES - SOUTH TOWER (FROM TOP OF PODIUM)

Vicinity Map
Current + Future
Development



A Archstone Belltown



B 600 Wall



C City University



D Elephant Car Wash



E Denny Park



F Insignia



G Block V 2301 7th Avenue



K Wexley School for Girls



O Pronto Cycle Share



H School of Visual Concepts



L Hotel 5



P Denny Building



I Best Western



M Blanchard Plaza



Q 7th Avenue Residence Hall



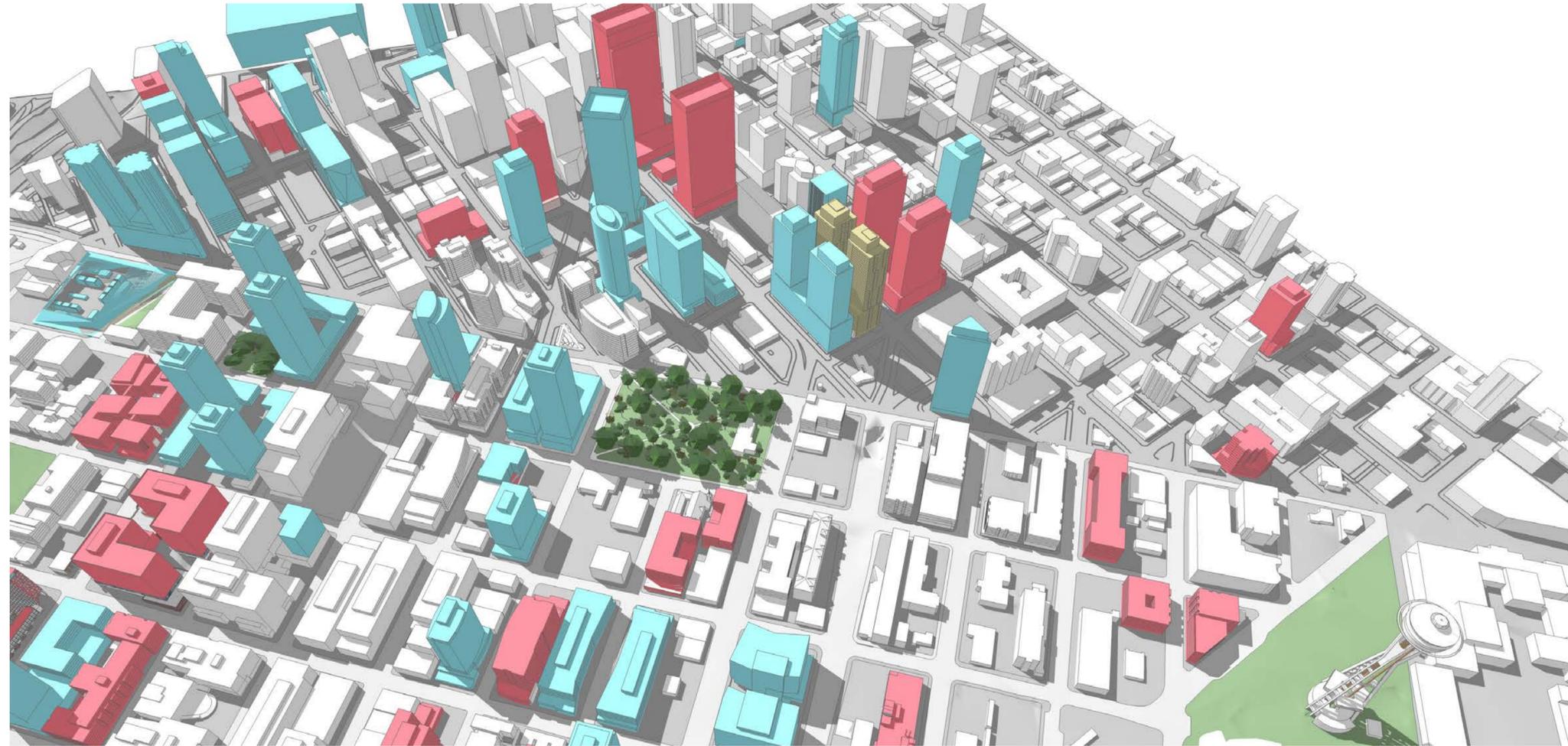
J 6th & Bell Data Center



N Denny Building Parking Garage



R Amazon Block 21



BIRD'S EYE CONTEXT VIEW FACING SOUTHEAST

LEGEND

- IN APPLICATION STAGE/DESIGN REVIEW
- UNDER CONSTRUCTION
- PROJECT SITE

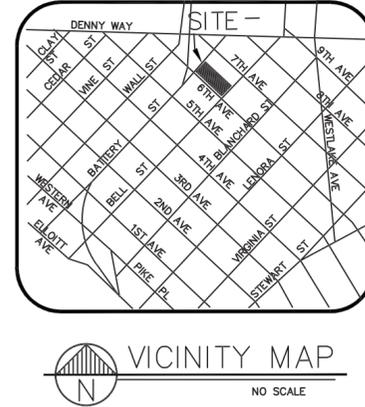
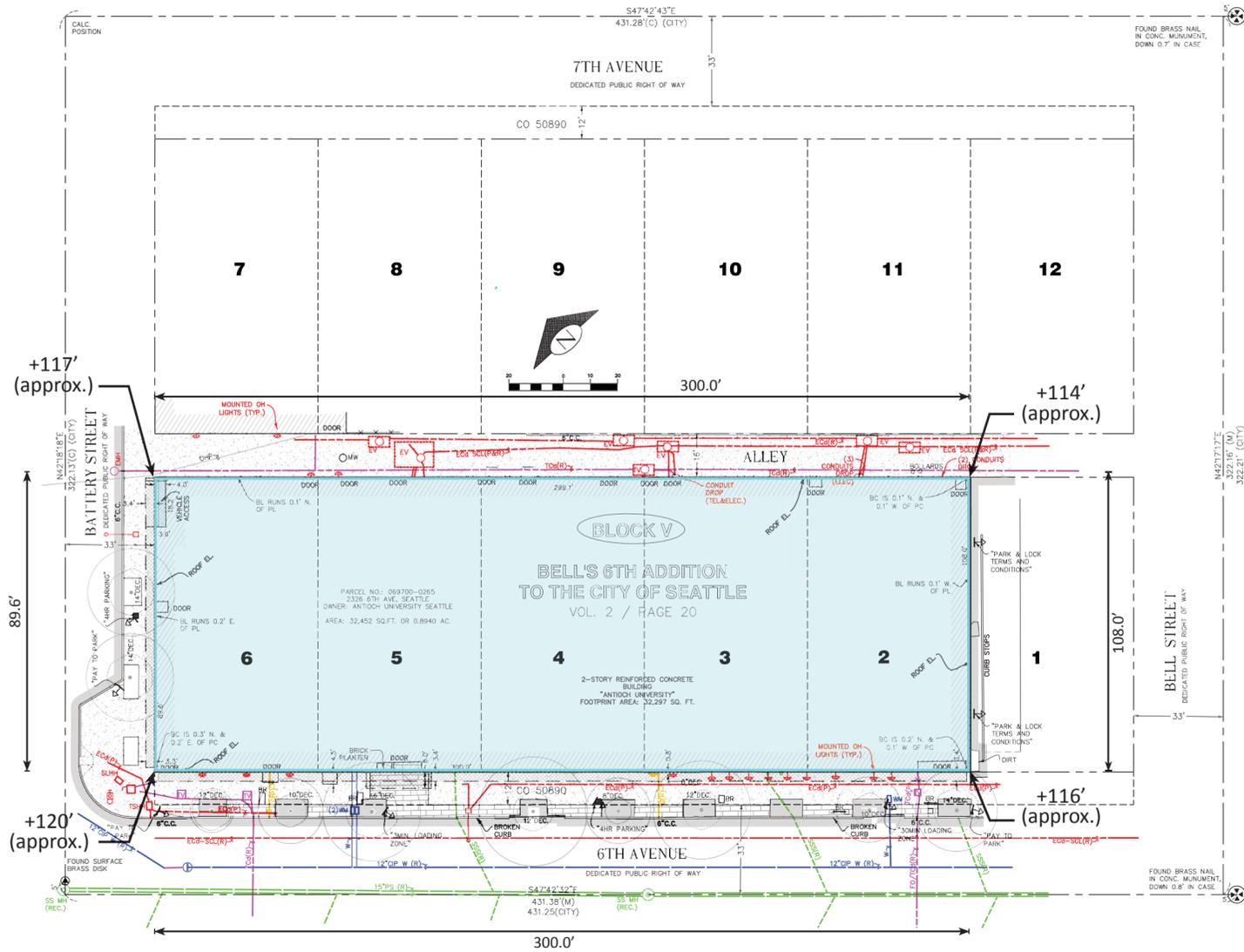


BIRD'S EYE CONTEXT VIEW FACING NORTH

LEGEND

- IN APPLICATION STAGE/DESIGN REVIEW
- UNDER CONSTRUCTION
- PROJECT SITE





SITE SURVEY

The site is currently occupied by a two-story reinforced concrete building, which is home to Antioch University and a handful of retail tenants. The alley adjacent to the site is paved, and the site frontage faces 6th Avenue. Immediately neighboring the site to the southeast is a commercial surface parking lot. Directly across Battery Street to the north is the Elephant Car Wash. There is approximately six feet of change in elevation across the site, sloping from west to east.

The northeast half the block is currently occupied by an auto service center but is being developed with two 40-story residential towers with a 10-story mixed-use podium. Directly across 6th Avenue from the site frontage is the Insignia project, which comprises 707 residential condominium units and is currently under construction.



Photo taken 2007. Image courtesy Seattle DPD.



North facade of existing building (2015).

EXISTING BUILDING INFORMATION

Name (Traditional/current): Farmers Insurance Group/Antioch University
 Year Built: 1951 (northern portion), 1956 (southern portion)
 Street & Number: 2326 6th Ave
 Assessor's File No.: 0697000265
 Original Owner: Sixth & Battery Corporation
 Present Owner: Antioch University
 Contact: William Groves/Antioch University
 900 Dayton St.
 Yellow Springs, OH
 45387

Original Uses: Office
 Current Use: Institutional/education, retail
 Original Architect: Henry Bittman

Plat/Block/Lot: Bell's 6th Addition/Block 5/Lots 2-6/Less portion for street.

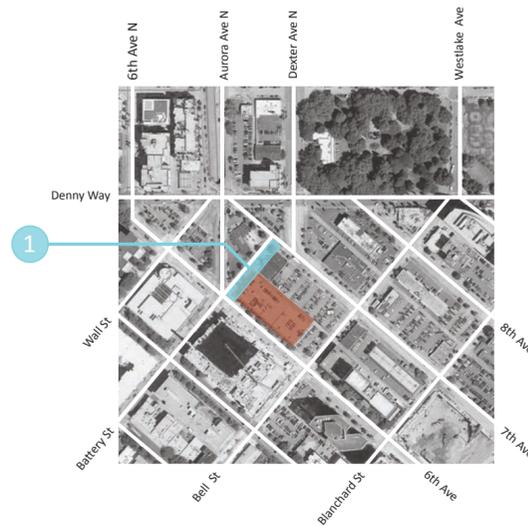
Legal Description: Lots 2 through 6 in Block V of Bell's 6th Addition to the City of Seattle, as per plat recorded in volume 2 of Plats, page 20, Records of King County, Washington; except for the southwesterly 12 feet condemned in King County Superior Court Cause No. 193437 for the widening of 6th Avenue as provided by Ordinance No. 50890 of the City of Seattle.



1 BATTERY ST, FACING SOUTHEAST, BETWEEN 6TH AND 7TH AVENUES



BLOCK V 2301 7TH AVENUE - BIRD'S EYE PERSPECTIVE FACING EAST



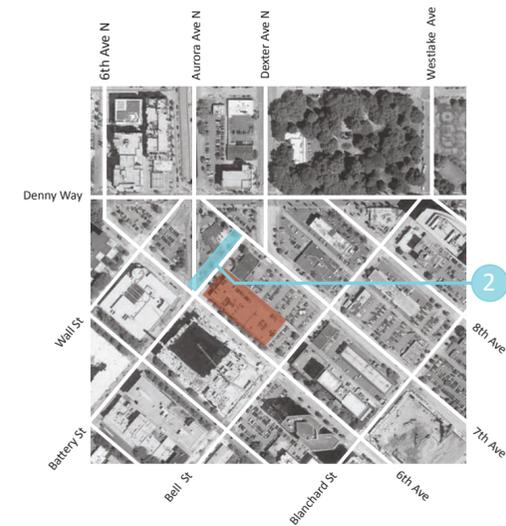
2 BATTERY ST, FACING NORTHWEST, BETWEEN 6TH AND 7TH AVENUES



ELEPHANT CAR WASH, VIEW FACING NORTH



ELEPHANT CAR WASH SIGNAGE





3

6TH AVENUE, FACING NORTHEAST, BETWEEN BATTERY AND BELL STREETS



4

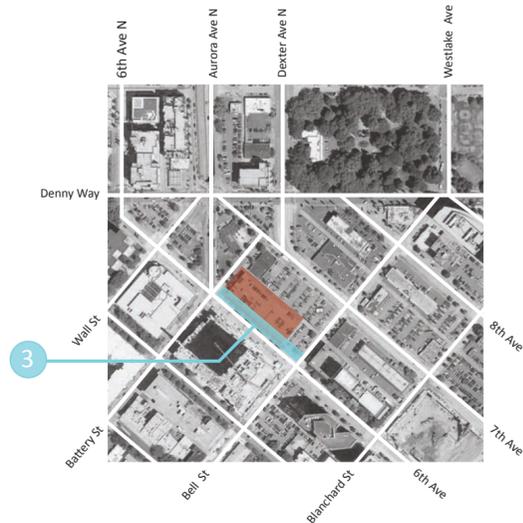
BATTERY ST, FACING NORTHWEST, BETWEEN 6TH AND 7TH AVENUES



EXISTING BUILDING, SOUTH CORNER. VIEW FACING NORTH.



EXISTING BUILDING, NORTH FACADE. VIEW FACING SOUTH.



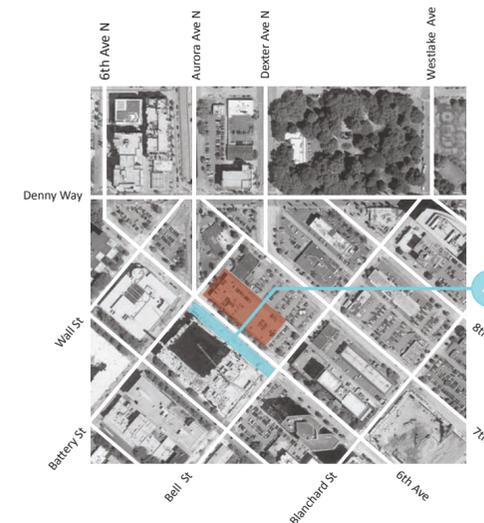
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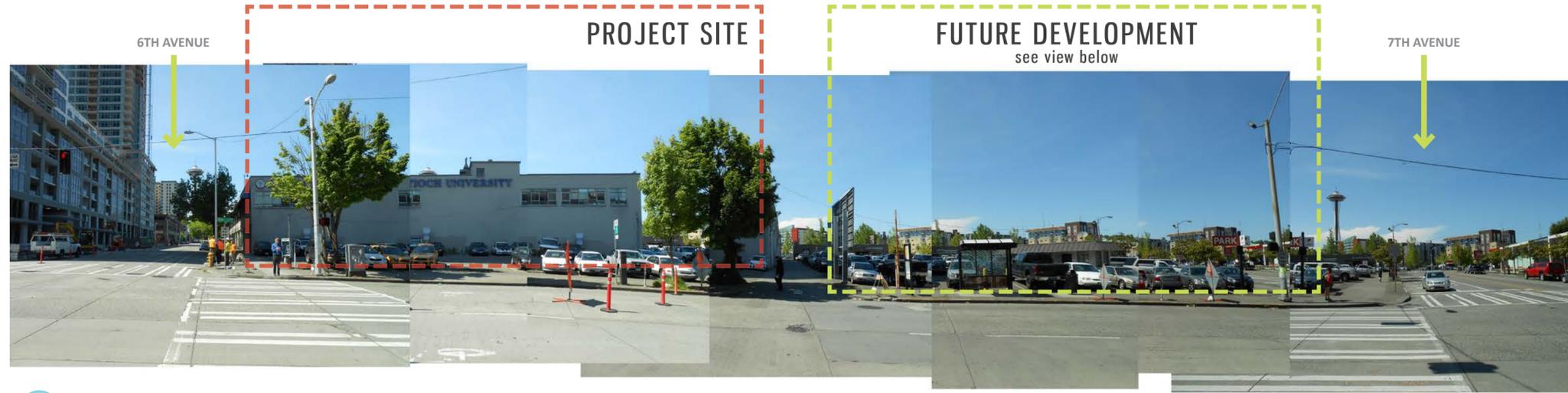
INSIGNIA TOWERS, 6TH AVENUE FRONTAGE. IMAGE: SEATTLE P-I



INSIGNIA TOWERS, 6TH AVENUE FRONTAGE. VIEW FACING SOUTH.



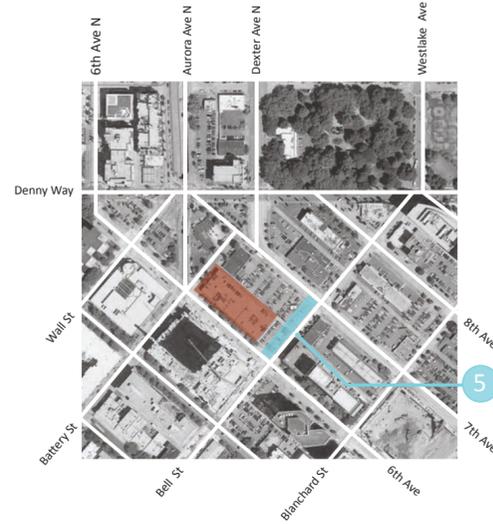
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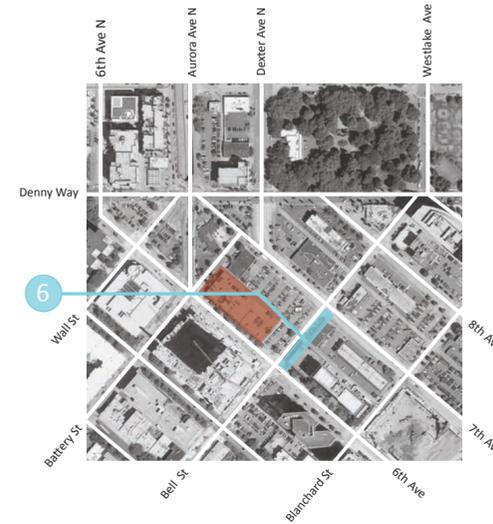
5 BELL STREET, FACING NORTHWEST, BETWEEN 6TH AND 7TH AVENUES



BLOCK V 2301 7TH AVENUE - PERSPECTIVE FACING NORTHEAST



6 BELL STREET, FACING SOUTHEAST, BETWEEN 6TH AND 7TH AVENUES





Denny Triangle, construction in progress (view facing west)



2201 Westlake plaza (view facing southeast)



Via6, 6th & Lenora



GID Tower, 8th & Lenora



Cornish dorms, Terry & Lenora



2201 Westlake, Westlake & Denny



Insignia, 6th & Bell



GID Tower, 8th & Lenora



The Martin, 5th & Lenora



Amazon Block 14, Westlake & Virginia



Townhomes at 2200 Westlake



Pedestrian stair at 2200 Westlake

Zoning Analysis Summary of key development standards from the Seattle Municipal Code

Address: 2326 6th Avenue - Denny Triangle Urban Center Village
 Zoning Designation: Downtown Mixed Commercial - DMC 240/290-400
 KC Accessors Parcel #: 069700-0265
 Lot Area: 108' x 300' = 32,400 SF

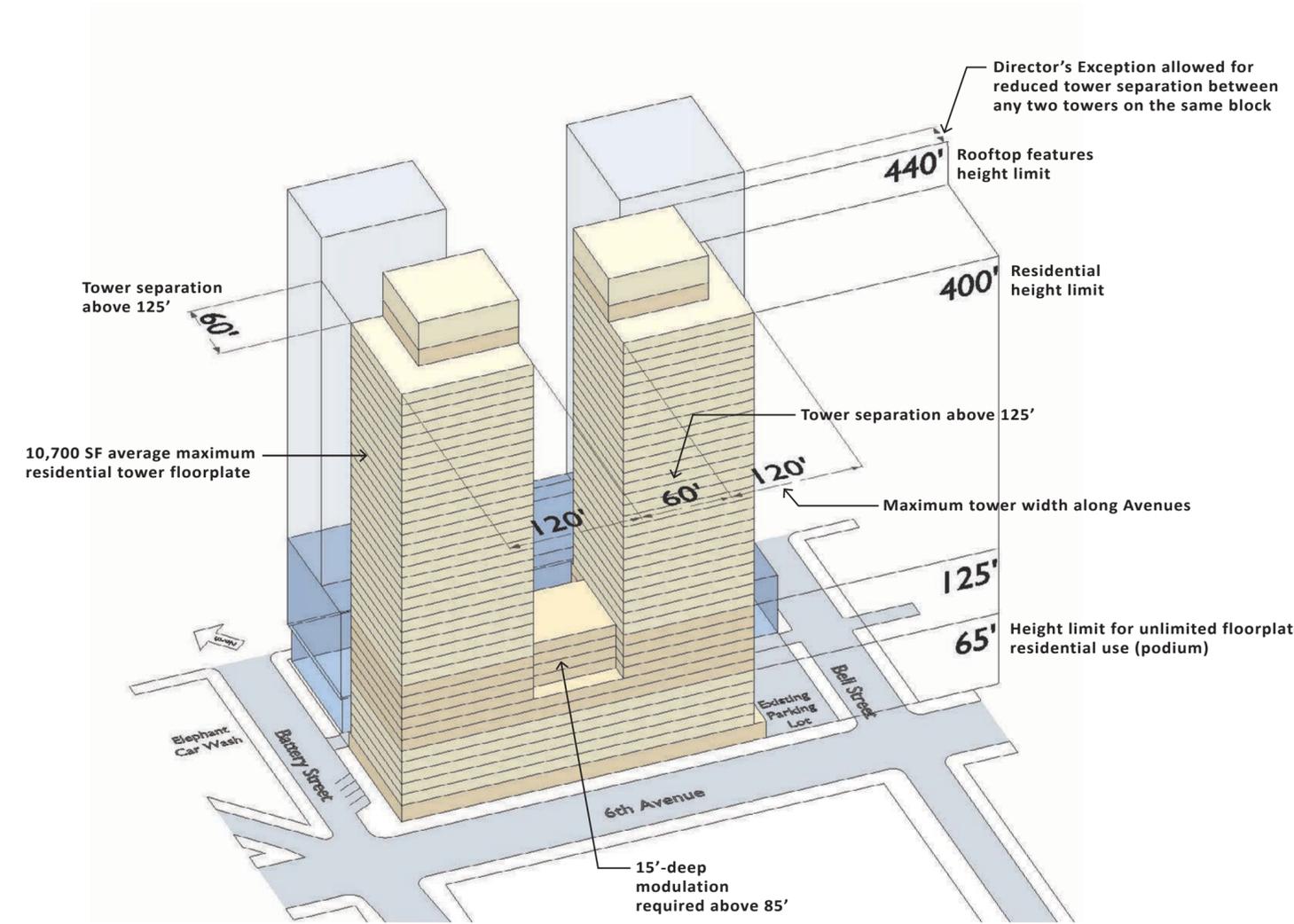
Topic & Reference	Code Language (Paraphrased Summary)	Project specific notes
Map 1B	Street Designation: 6th Avenue: Principal Arterial, Battery Street: Access Street	
Map 1C	Sidewalks widths: 12'	
Map 1F	Pedestrian Street Classification: Class II	
Map 1G	Street Level Uses: None Required	
Structure Height 23.49.008	A. Base residential height 290', Bonus to 400' per bonus available under Section 23.49.015. B. Structures may exceed the maximum height limit for residential use...by 10 percent of that limit (440')... if the facades of the portion of the structure above the limit do not enclose an area greater than 9,000 square feet, and the enclosed space is occupied only by those uses or features...permitted... as an exception above the height limit. (Roof features) D. Roof features... are permitted up to the heights indicated below, as long as the combined coverage of all rooftop features...does not exceed 55 percent of the roof area for structures that are subject to maximum floor area limits per story...or 35 percent of the roof area for other structures: 2a. Extend up to 15 feet: Enclosed recreation area, stair penthouses, mechanical equipment, greenhouses. 2 b. Elevator Penthouses may extend up to 25', 35' if providing access to usable open space. 3c. Height of rooftop screening may exceed by ten percent of the applicable height limit	Full utilization proposed
Common Recreation Area 23.49.010	B. Common Recreation Area: An area equivalent to five (5) percent of the total gross floor area in residential use. A maximum of fifty (50) percent of the common recreation area may be enclosed.	
Floor area ratio 23.49.011	Table A: Downtown Mixed Commercial: Base 5.0, Bonus to 7.0 B. Street level sales and service (retail) & 3.5% floor area for mechanical needs are exempt.	No bonus area is proposed above base FAR
Bonus floor area for housing 23.49.015	A2. If an applicant elects to seek approval of bonus development pursuant ...the applicant must execute a voluntary agreement with the City... The mitigation may be provided by building the requisite low-income housing or child care facilities (the "performance option"), by making a contribution to be used by the City to build or provide the housing and child care facilities (the "payment option")	
Overhead Weather Protection and Lighting. 23.49.018	A. Continuous overhead weather protection (8' min. wide & between 10' and 15' high) shall be required for new development along the entire street frontage of a lot except along those portions of the structure facade that...are located farther than five (5) feet from the street property line or widened sidewalk on private property...or at driveways into structures or loading docks E. Adequate lighting for pedestrians shall be provided. The lighting may be located on the facade of the building or on the overhead weather protection	
Parking 23.49.019	A1. No parking, either long-term or short-term, is required for uses on lots in Downtown zone C1. Parking for non-residential uses is limited to a maximum of one parking space per 1,000 square feet E1. Bicycle parking: Hotel .05 spaces per hotel room. Residential: 1 space for every 2 dwelling units.	All parking is proposed at or below grade with access off the alley
Street facade and street setback requirements 23.49.056	Table A: 15' Minimum Façade Height B. Between the elevations of 15 and 35 feet above sidewalk grade, the facade shall be located within 2 feet of the street lot line, except that... 10' maximum setback for up to 40% of the façade.	
Upper-level development standards 23.49.058	A. ...a "tower" is a portion of a structure... in which portion all gross floor area in each story is horizontally contiguous, and which portion is above (i) a height of 85 feet in a structure that has any non-residential use above a height of 65 feet or does not have residential use above a height of 160 feet; or (ii) in any structure not described in clause (i) a height determined as follows...For a structure on a lot that includes an entire block front or that is on a block front with no other structures, 65 feet. C1. Façade modulation is required above a height of 85 feet above the sidewalk for any portion of a structure located within 15 feet of a street lot line (C4: modulation dimension minimum 15' deep and 60' wide). No modulation is required for portions of a facade set back 15 feet or more from a street lot line. C3. The maximum length of a facade without modulation is...155' between 86' to 160' tall. E1. Residential tower floor area limits per story: 10,700 square feet average, 11,500 SF max on any story in a tower if above 290' tall. Towers under 290' tall are limited to 10,000 SF average E2. Maximum tower width: 120' along the N/S avenues. Decks, balconies and architectural features (cornices, etc.) may be disregarded.	
Tower spacing 23.49.058F	F4. In the Denny Triangle Urban Center Village...if any part of a tower exceeds 160 feet in height, then all portions of the tower that are above 125 feet in height must be separated from any other existing tower that is above 160 feet in height, and the minimum separation required between towers from all points above the height of 125 feet in each tower is 60 feet. F5. The projection of unenclosed decks and balconies, and architectural features such as cornices, shall be disregarded in calculating tower separation F6. If the presence of an existing tower would preclude the addition of another tower proposed on the same block, as a special exception, the Director may waive or modify the tower spacing requirements of this Section 23.49.058 to allow a maximum of two towers to be located on the same block that are not separated by at least the minimum spacing required in subsections 23.49.058.F.2, 23.49.058.F.3 and 23.49.058.F.4, other than towers described in subsection 23.49.058.F.1. The Director shall determine that issues raised in the design review process related to the presence of the additional tower have been adequately addressed before granting any exceptions to tower spacing standards. The Director shall consider the following factors in determining whether such an exception shall be granted: potential impact of the additional tower on adjacent residential structures, located within the same block and on adjacent blocks, in terms of views, privacy, and shadows...(public benefits, showdowing public space & landmarks, design characteristics/bulk/massing, facade treatments between towers, meeting city goals for residential downtown and the feasibility of developing the site without an exception from the tower spacing requirement). 7. An "existing" tower is either...a tower that is physically present...or a proposed tower for which a Master Use Permit decision has been issued, unless and until either (i) the Master Use Permit issued pursuant to such decision expires or is cancelled, or the related application is withdrawn by the applicant, without the tower having been constructed; or (ii) a ruling by a hearing examiner or court of competent jurisdiction reversing or vacating such decision, or determining such decision or the Master Use Permit issued thereunder to be invalid, becomes final and no longer subject to judicial review.	Although the adjacent property across the alley has filed a project development application which includes towers, no MUP decision has been issued. This proposal's options assume no "existing towers" are present on that site,

Why two scenarios?
MUP Application Vesting

Pursuant to SMC 23.76.026.C.2, a complete application for a MUP that includes a Design Review component vests and "shall be considered under the Land Use Code and other land use control ordinances in effect on the date a complete application for the early design guidance process . . . is submitted to the Director, provided that such Master Use Permit application is filed within 90 days of the date of the early design guidance public meeting." 2326 6th Avenue's application will vest upon submission of a MUP application within these time frames.

The applicant is presenting two development Scenarios, A and B, each with sub-alternatives A1, A2, A3, B1, B2 and B3 respectively, to address the requirements of SMC 23.49.058. SMC 23.49.058.F establishes tower spacing standards for new development and applies when a tower over 160 feet "exists" on another lot within a full block. The Code defines an "existing tower" to mean a tower that is either physically present or "a proposed tower for which a [final] Master Use Permit decision that includes approval of the Design Review element has been issued." Based on this definition, today, there are no "existing towers" within the entire block on which the 2326 6th Avenue property is located. It is unclear at this juncture whether one or more towers might "exist" at the time the MUP for this project is obtained. As such, this project is proceeding with both Scenarios—one that assumes no other "existing tower[s]" on the block and one that assumes one or more "existing tower[s]" within the block.

Depending on when this project obtains its MUP, the applicant may seek a Director's Special Exception to the tower spacing requirements pursuant to SMC 23.49.058.F.6. The applicant is raising this issue now, in Early Design Guidance, because SMC 23.49.058.F.6 requires the Director to "determine that issues raised in the design review process related to the presence of the additional tower have been adequately addressed before granting any exceptions to tower spacing standards."



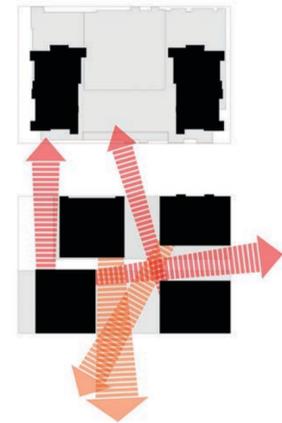
KEY ZONING CRITERIA

Design Guidelines of importance to this project in Seattle's Guidelines for Downtown Development:

RESPONSE TO NEIGHBORS + CONTEXT

A-1 Respond to the physical environment.
Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found beyond the immediate context of the building site.

B-1 Respond to the neighborhood context.
Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.



This site will be surrounded in all directions with new and existing towers, most of which are the same size and scale as this proposal. The site is relatively flat and slopes at just 2%. Views and sunlight will be framed between neighboring structures. With limited flexibility in tower placement, this project seeks to use tower staggering, tower spacing, podium setbacks, unit orientation and an enlivened ground plane to respond to a very urban condition.

DESIGN FOR MULTIPLE SCALES

A-2 Enhance the skyline.
Design the upper portion of the building to promote visual interest and variety in the downtown skyline.

B-4 Design a well-proportioned and unified building.
Compose the massing and organize the publicly accessible interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.

C-2 Design facades of many scales.
Design architectural features, fenestration patterns, and materials compositions that refer to the scale of human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation.



Because the surrounding residential towers are all 400' tall and composed as identical twin towers, the question of sameness or differentiation should be considered. Also, monotony of height will exist due to the inflexible zoning criteria. This proposal seeks to avoid creating another pair of identical towers by proposing that the two towers have major elements of distinction with more subtle elements of continuity. The expression of the top will incorporate unique screening and amenity areas into a cohesive façade composition. For these reasons, we collect these three guidelines into a unified approach to the design parti.

The Battery Street corner tower will have more presence and hence a more prominent top and vertical expression. The midblock towers are composed with more horizontal or random elements and allow the lodging use to be expressed along with a legible primary building entry. The ground plane can then reflect and enhance the neighborhood's burgeoning retail momentum by giving back space to the street and creating a vibrant activated use and great walkability.

ACTIVE STREETSCAPES

C-1 Promote pedestrian interaction.
Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should be open to the general public and appear safe and welcoming.

C-3 Provide active - not blank - facades.
Buildings should not have large blank walls facing the street, especially near sidewalks.

D-2 Enhance the building with landscaping.
Enhance the building and site with substantial landscaping - which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.

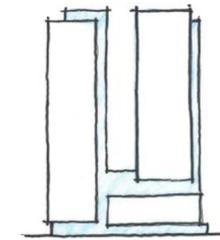


This proposal has 408 lineal feet of sidewalk and street frontage which is proposed to include generous retail spaces, a grand building lobby with hospitality staff and active resident amenity areas. These uses require maximum transparency to facilitate a visual connection to the public street realm.

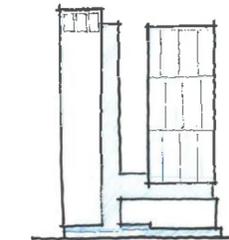
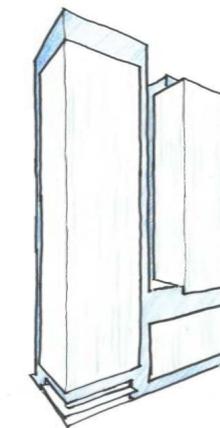
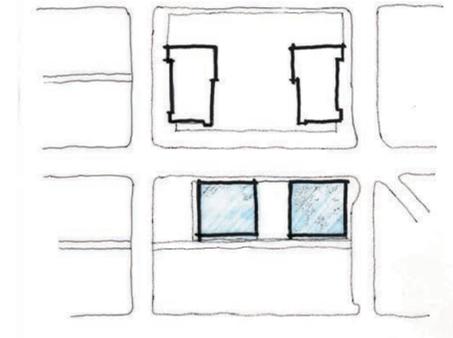
The existing sidewalk on 6th Avenue is 16' deep. The proposal intends to widen this further by recessing back portions of the ground floor to accentuate key entrances, create landscaping opportunities and include potential sidewalk café seating at the corner. The curb planter strip can be generous. This wider sidewalk will enable opportunities for the placement of bicycle racks and street furniture. The unique one-way street and diagonal parking condition present at Battery Street presents an opportunity for a programmed seating space or artwork at the corner.



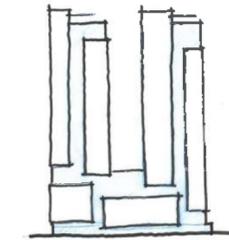
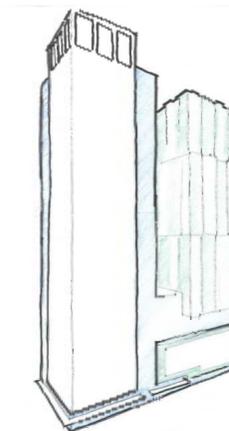
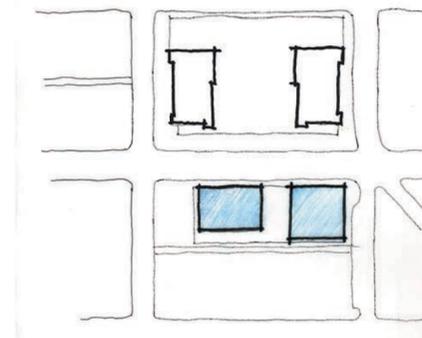
SCENARIO A OPTIONS



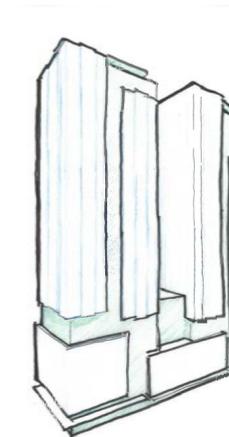
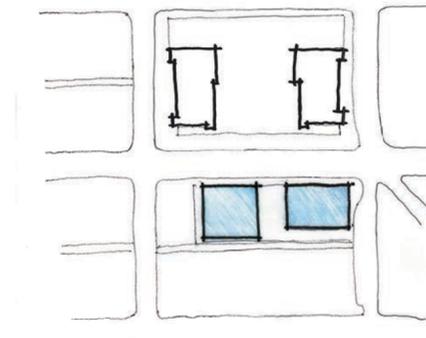
OPTION A1: "Stacked Blocks"



OPTION A2: "Contrast"



OPTION A3: "Floating Volumes"



Option A1: "Stacked Blocks"

Two equal shaped towers with a footprint of 110'x 102' and 10,700 SF floor plates. The design parti is a simple expression of uses with recessed negative spaces (darker color) between elevation components.

PROS

- Each tower is only 110' wide along 6th Avenue (120' is the maximum width).
- Provides the most housing of all the options. Housing is a much needed policy goal for downtown.
- The south tower is pulled 15' off the SE property line which enables a staggered offset from the south Insignia and any future Clise towers allowing better light, views, spacing and sun access.

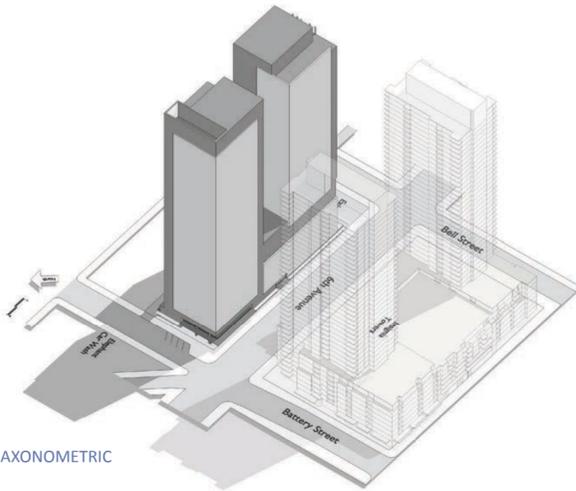
CONS

- North tower position aligns with the north Insignia tower to the west, but the spacing is still +/-118'.
- Any future tower on the north end of the Clise property will need to set back 60'.

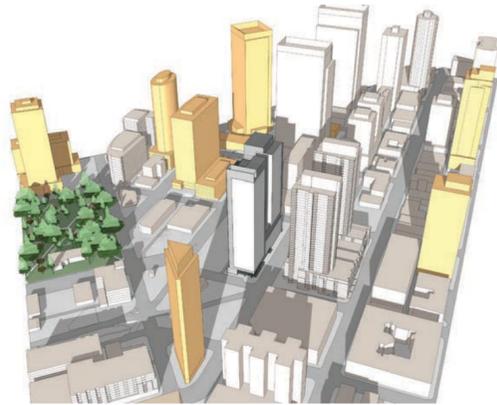


METRICS

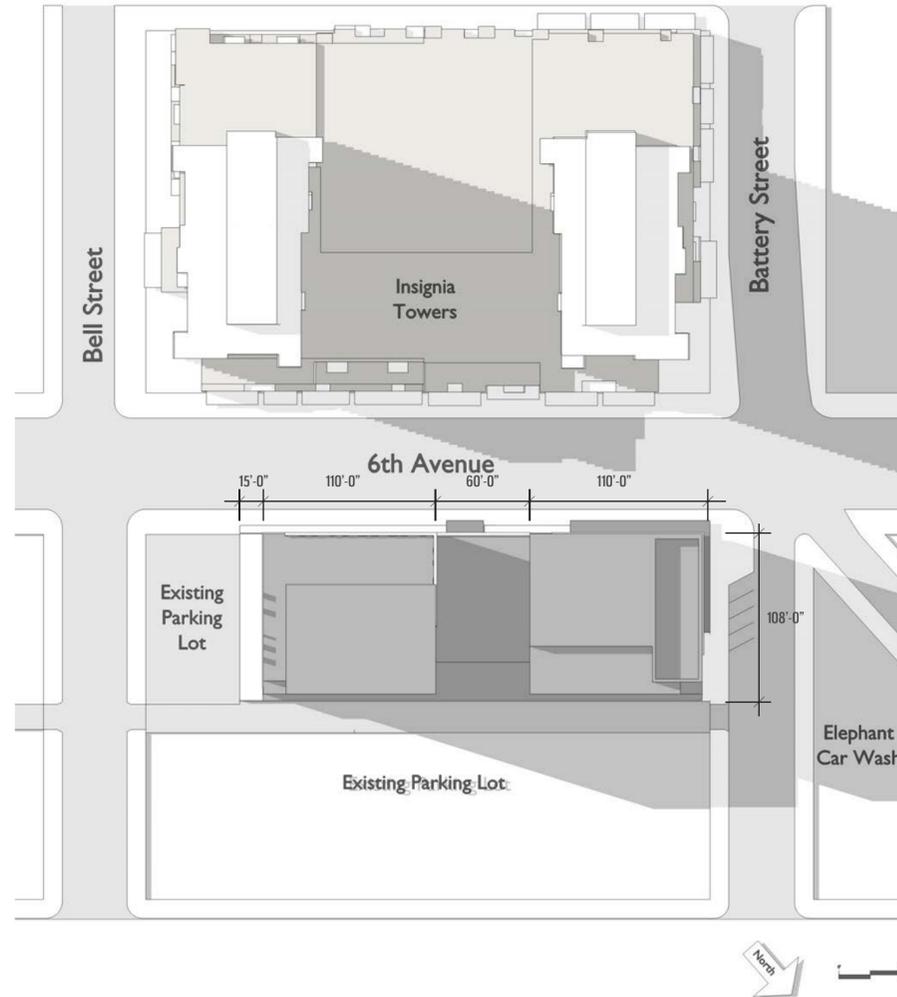
Floor Area Above Grade	925,000 SF
Apartment Units	812
Extended Stay Suites	170
Parking Stalls	600



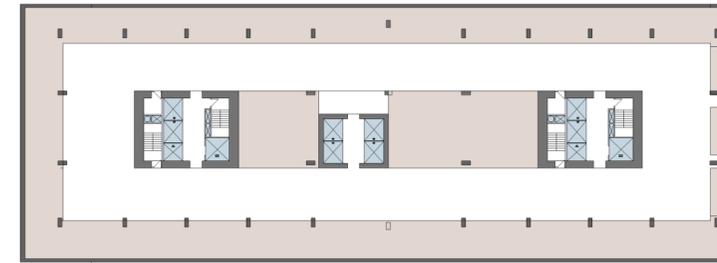
AXONOMETRIC



PERSPECTIVE



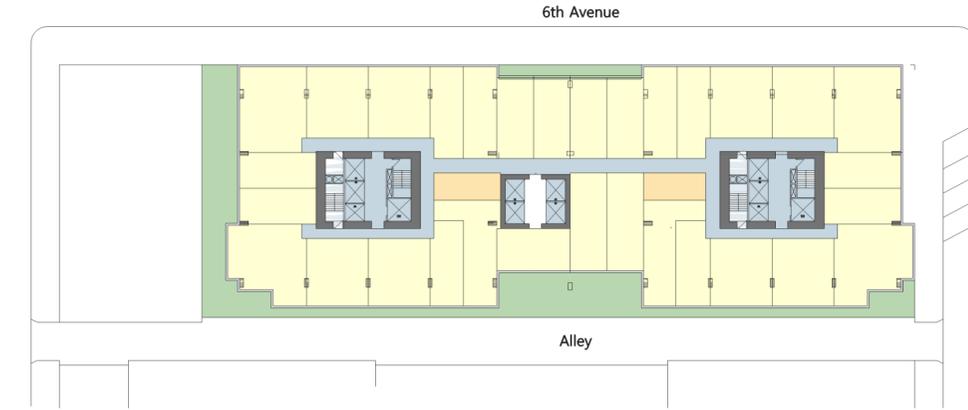
PLAN (nts)



Typical Parking Plan



Main Floor Plan



Podium Levels



Podium Levels

Option A2: "Contrast"

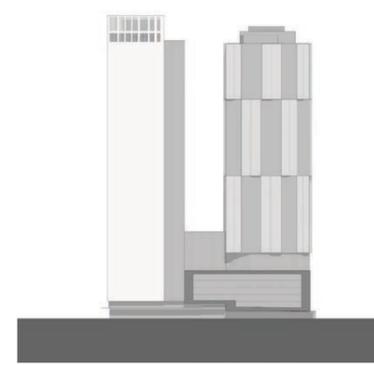
Two 10,700 SF floor plate towers. Each tower is unique and differentiated to bring variety to the monotony of matching surrounding towers. The corner tower features a clear vertical/formal expression while the midblock tower has more informal shifted masses (as offset stacks of bay windows). The south tower sets back 16' from the alley and changes shape to a more rectangular plan with 120' façade along 6th Avenue. The north tower is a similar square footprint to option A1 but with a different design approach to the skin and podium relationship.

PROS

- The north tower is only 110' wide along 6th Avenue (120' is the maximum width).
- The south tower is pulled 11' off the SE property line which enables a staggered offset from the south Insignia tower and any future Clise towers, allowing better light, views, spacing and sun access.
- The south tower is pulled 16' off the alley property line which better enables a future tower on the south end of the Clise property to be 60' away.

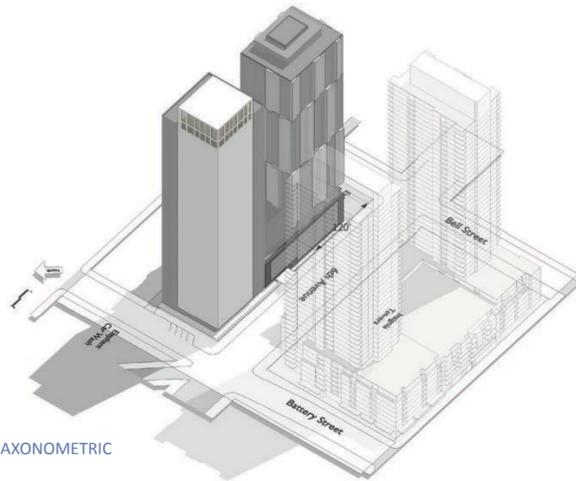
CONS

- North tower position aligns with the north Insignia tower to the west, but the spacing is still +/-118'.
- Any future tower on the north end of the Clise property is possible but will require a Director's Exception to tower spacing.

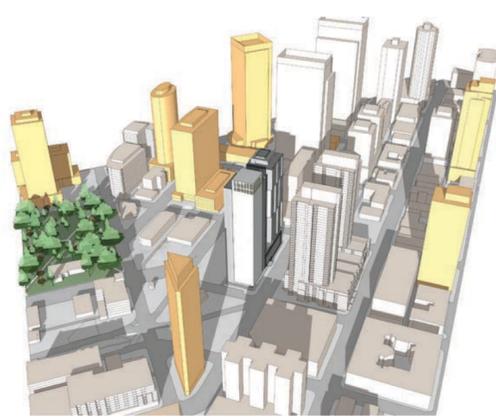


METRICS

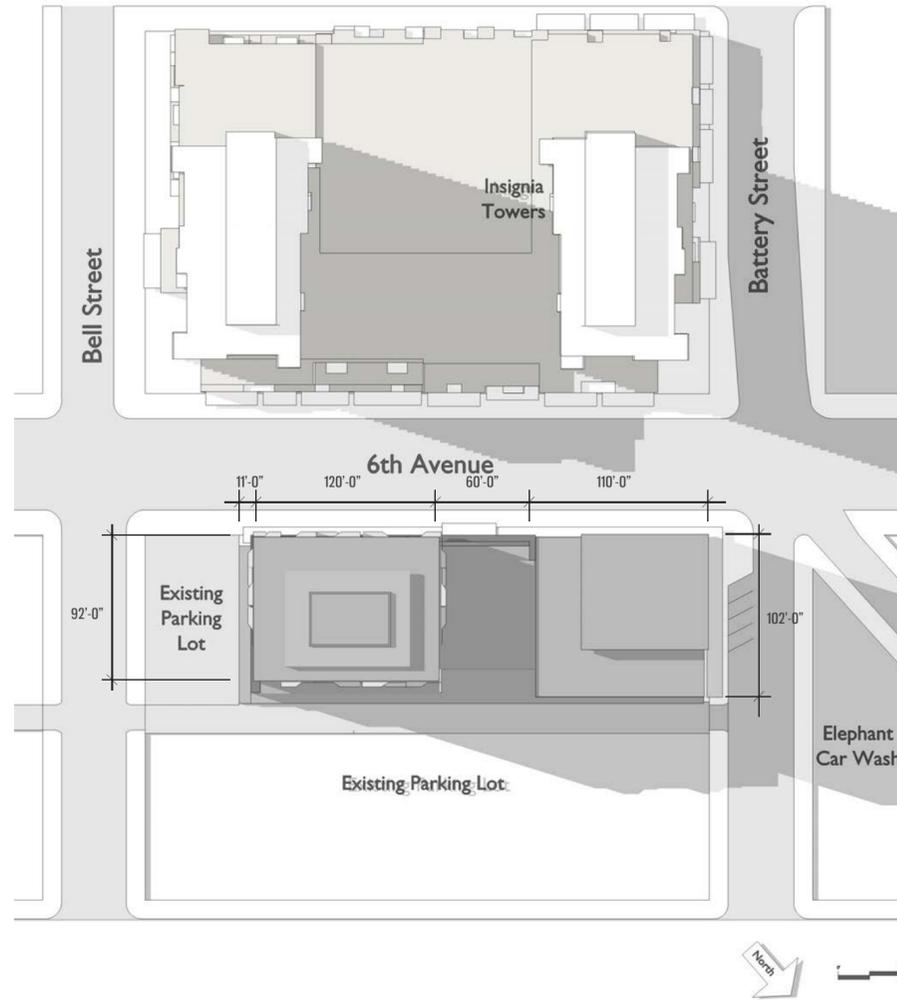
Floor Area Above Grade	925,000 SF
Apartment Units	812
Extended Stay Suites	170
Parking Stalls	600



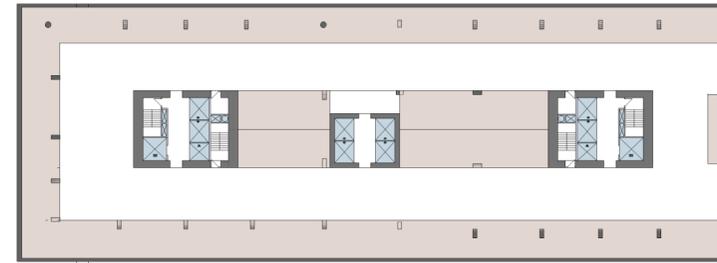
AXONOMETRIC



PERSPECTIVE



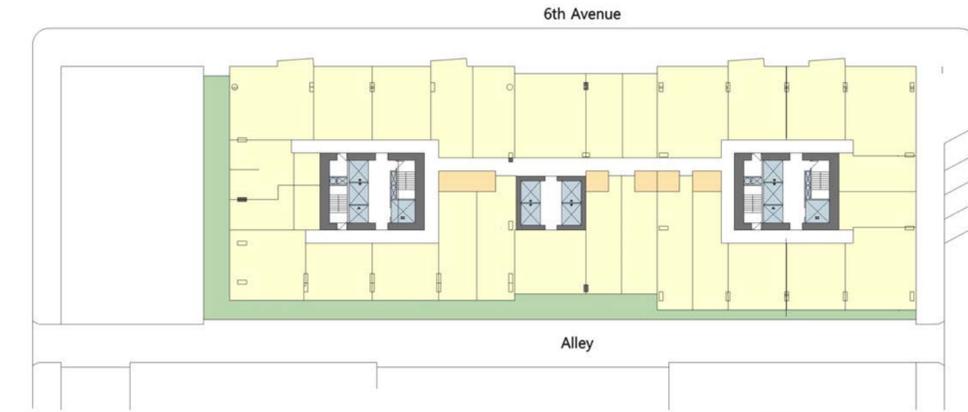
PLAN (nts)



Typical Parking Plan



Main Floor Plan



Podium Levels (Floors 2-6 Apartments)



Existing Parking Lot

Option A3: "Floating Volumes"

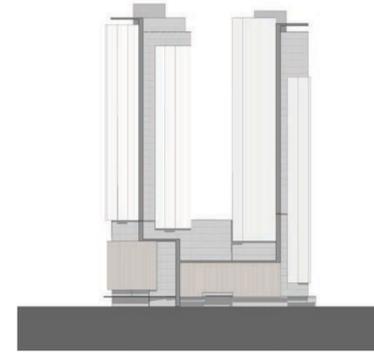
Two 10,700 SF floor plate towers with a strong anchoring base composition and corner-wrapped tower envelopes. A ribbon element ties the composition together and punctuates the tower top. The plan organization is similar to Option A2 except the towers are flipped so that the north tower sets back 16' from the alley and changes shape to a more rectangular plan with a 120' façade along 6th Avenue. The south tower is a similar square footprint to Option A1 but with a different design approach to the skin and podium relationship.

PROS

- This scheme offers the best tower placement using staggering on the south end and respectful neighborly setbacks on the north
- The south tower is only 110' wide along 6th Avenue (120' is the maximum width).
- The south tower is pulled 11' off the SE property line, which enables a staggered offset from the south Insignia tower and any future Clise towers, allowing better light, views, spacing and sun access.
- The north tower is pulled 16' off the alley property line, which better enables a future tower on the north end of the Clise property to be 60' away.

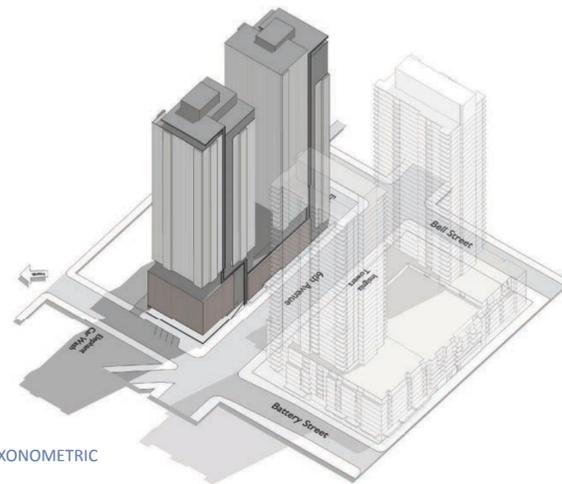
CONS

- Any future tower on the south end of the Clise property is possible but will require a Director's Exception to tower spacing.

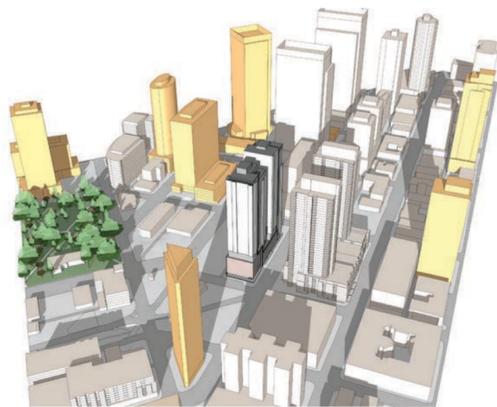


METRICS

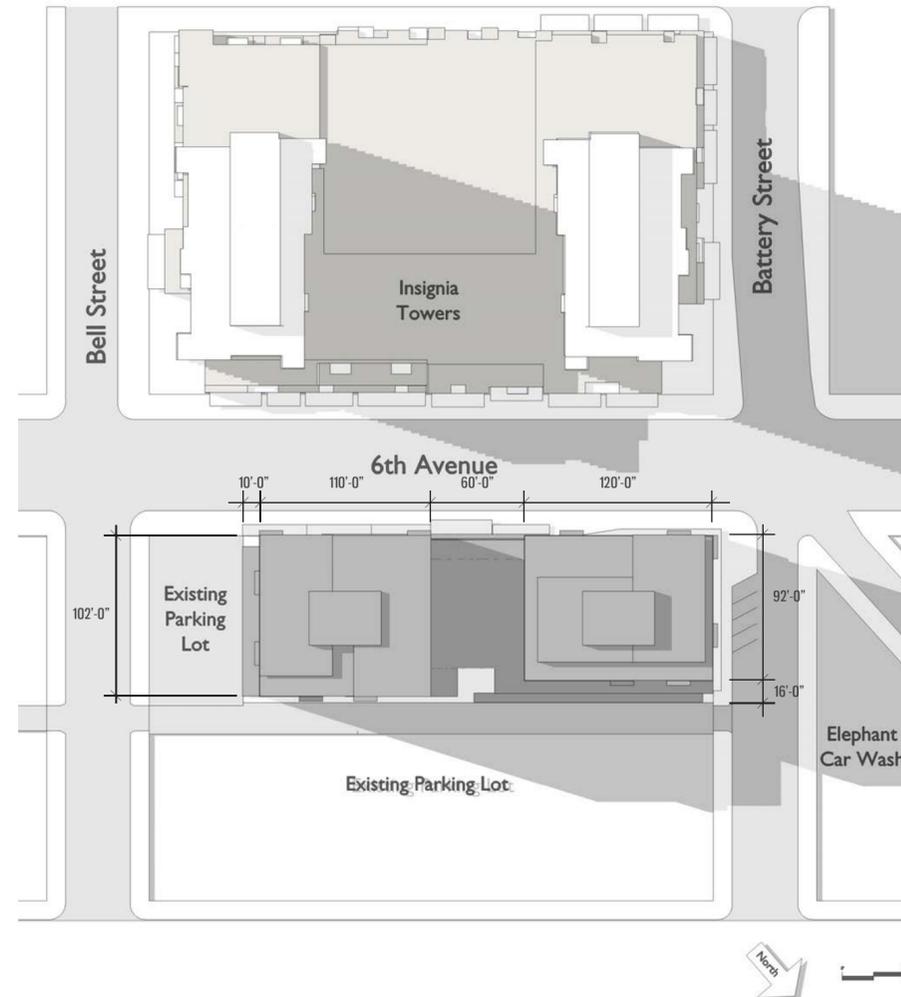
Floor Area Above Grade	925,000 SF
Apartment Units	812
Extended Stay Suites	170
Parking Stalls	600



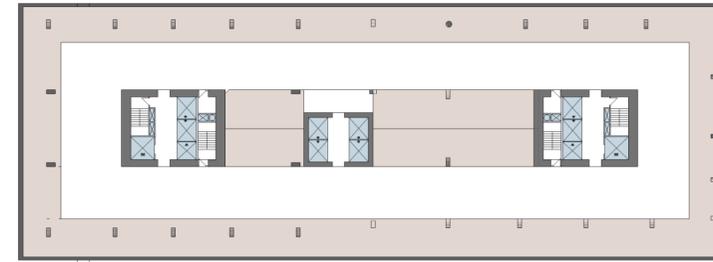
AXONOMETRIC



PERSPECTIVE



PLAN (nts)



Typical Parking Plan



Main Floor Plan

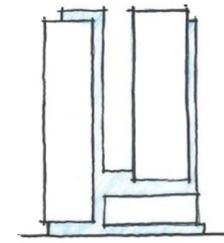


Podium Levels (Floors 2-6 Apartments)

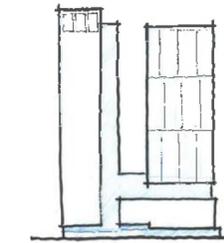
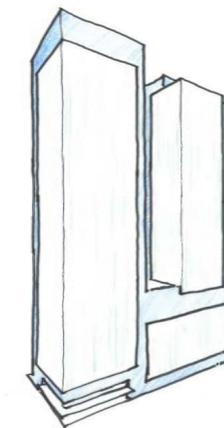
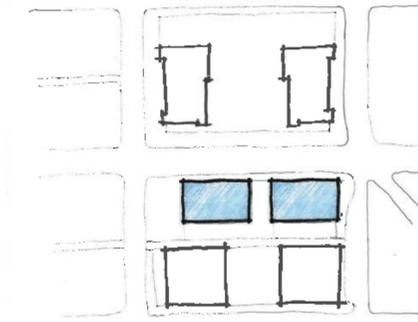


Podium Levels (Floors 2-6 Apartments)

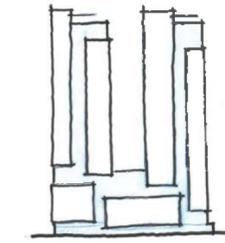
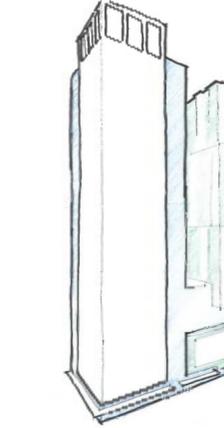
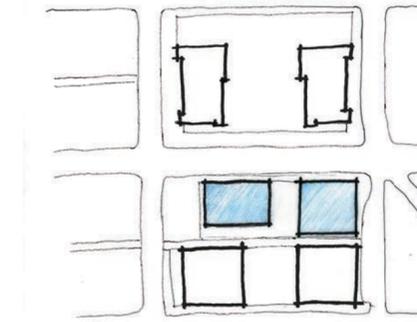
SCENARIO B OPTIONS



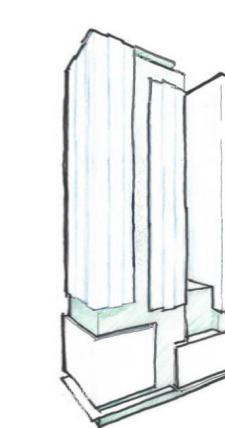
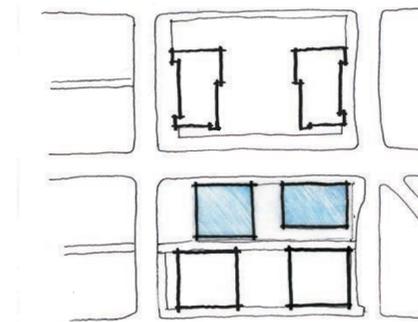
OPTION B1: "Stacked Blocks"



OPTION B2: "Contrast"



OPTION B3: "Floating Volumes"



Option B1: "Stacked Blocks"

Two equal 7500 SF floorplate skinny towers are set back 44' from the alley and 60' from future towers on the Clise property. Acknowledges that the adjacent Clise Property obtains a MUP first, which establishes "existing towers" on their site. The design parti is a simple expression of uses with recessed negative spaces (darker color) between elevation components.

PROS

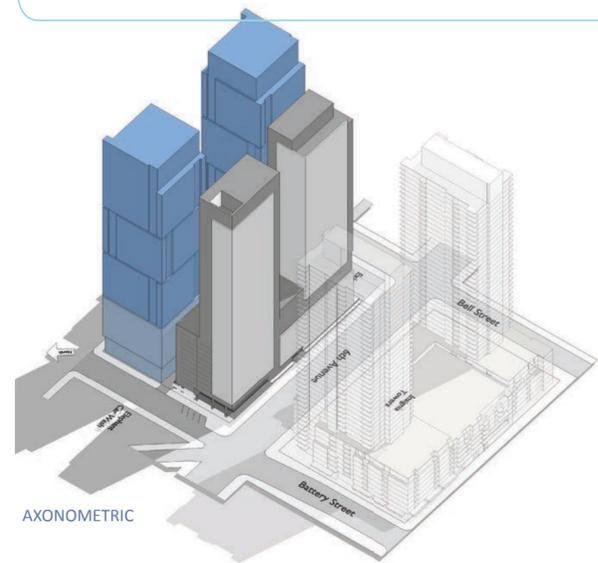
- Code compliant option, no departures or Director's Exceptions necessary.
- Tower separation ensures more light and air in the center of the block and more of the podium is available for landscaping and amenities.
- Towers are skinny and only 64' wide in the east-west direction.

CONS

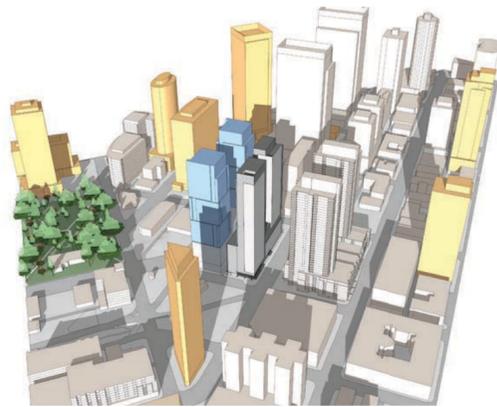
- Reduced development capacity of 185,000 SF and 216 units from Scenario A options. This significantly reduces the feasibility of the project.
- Floor plate is inefficient as the core and circulation dominate more of the floor area than in the larger floorplate buildings.
- Core must be eccentric and leaves a partial blank wall facing to the east on both towers.
- Core is pushed westward, which compromises parking efficiency.

METRICS

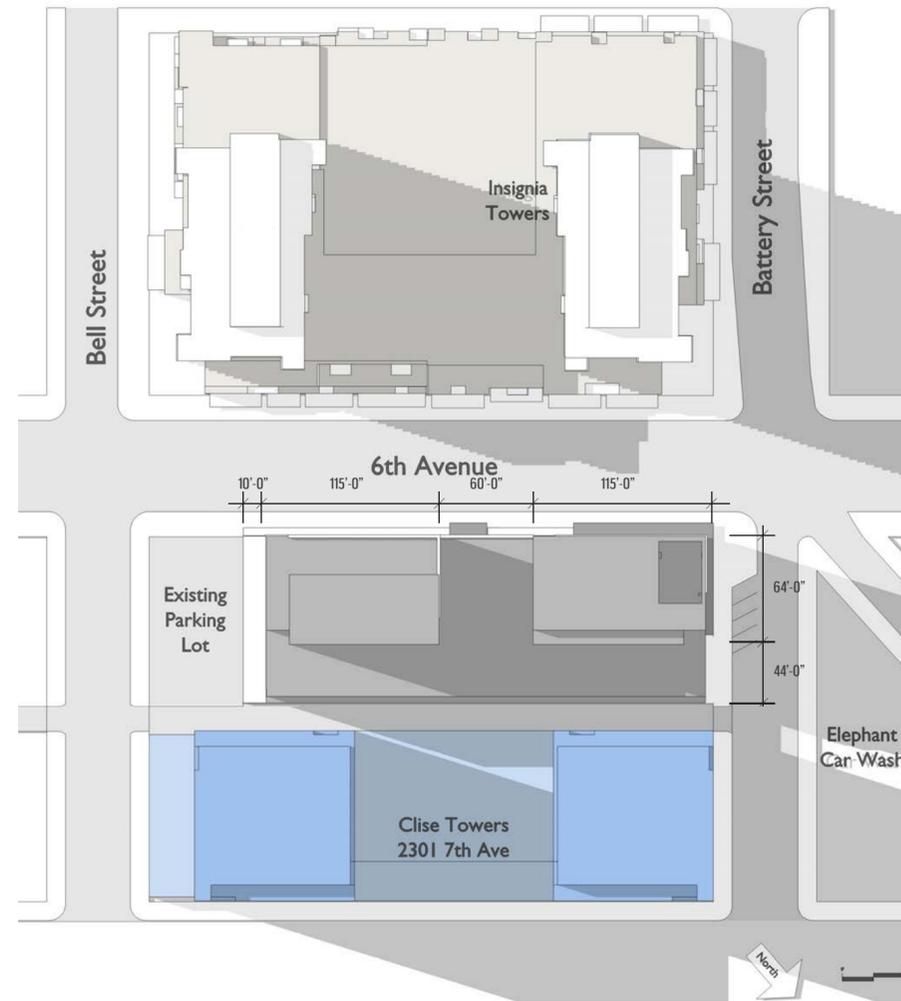
Floor Area Above Grade	739,000 SF
Apartment Units	596
Extended Stay Suites	170
Parking Stalls	600



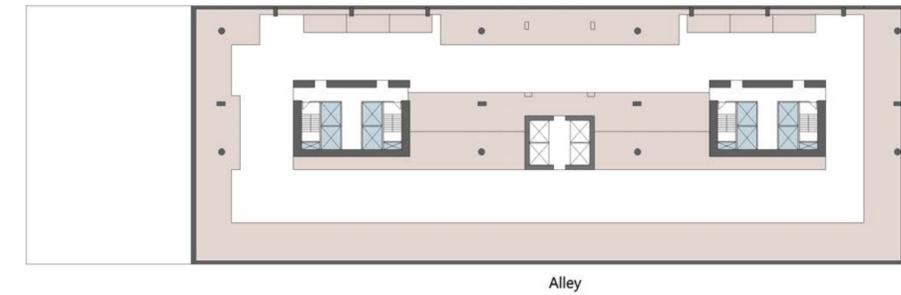
AXONOMETRIC



PERSPECTIVE



PLAN (nts)



Typical Parking Plan



Main Floor Plan



Podium Levels (Floors 2-6 Apartments)
(Floors 7-12 Extended Stay Lodging Similar)



Typical Tower Floor Levels 13-40

Option B2: "Contrast"

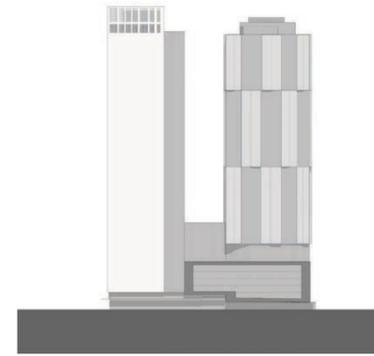
One 10,700 SF floorplate tower on the north end of the block and one 7500 SF floorplate skinny tower on the south end set back 44' from the alley and 60' from future towers on the Clise property. Acknowledges that the adjacent Clise Property obtains a MUP first, which establishes "existing towers" on their site. Each tower is unique and differentiated to bring variety to the monotony of matching surrounding towers. The corner tower features a clear vertical/formal expression while the mid-block tower has more informal shifted masses (as offset stacks of bay windows).

PROS

- Tower separation ensures more light and air in the center of the block and more of the podium is available for landscaping and amenities.
- South tower is skinny at just 64' wide in the east-west direction
- South tower setback obscures less of the north tower's southerly views.

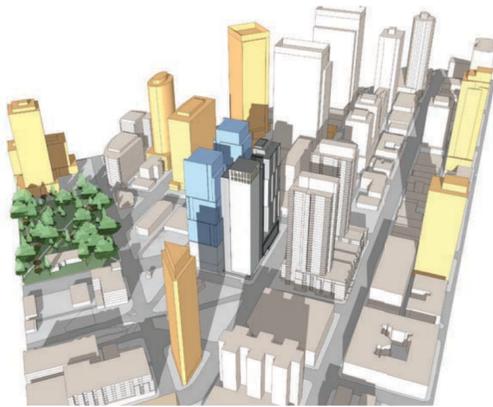
CONS

- Reduced development capacity of 93,700 SF and 124 units from Scenario A options. This significantly reduces the feasibility of the project.
- Larger tower requires Director's Exception to tower spacing.
- Floorplate in the south tower is inefficient as the core and circulation dominate more of the floor area than in the larger floorplate buildings.
- South tower core must be eccentric and leaves a partial blank wall facing to the east on both towers.
- South tower core is pushed westward, which compromises parking efficiency.



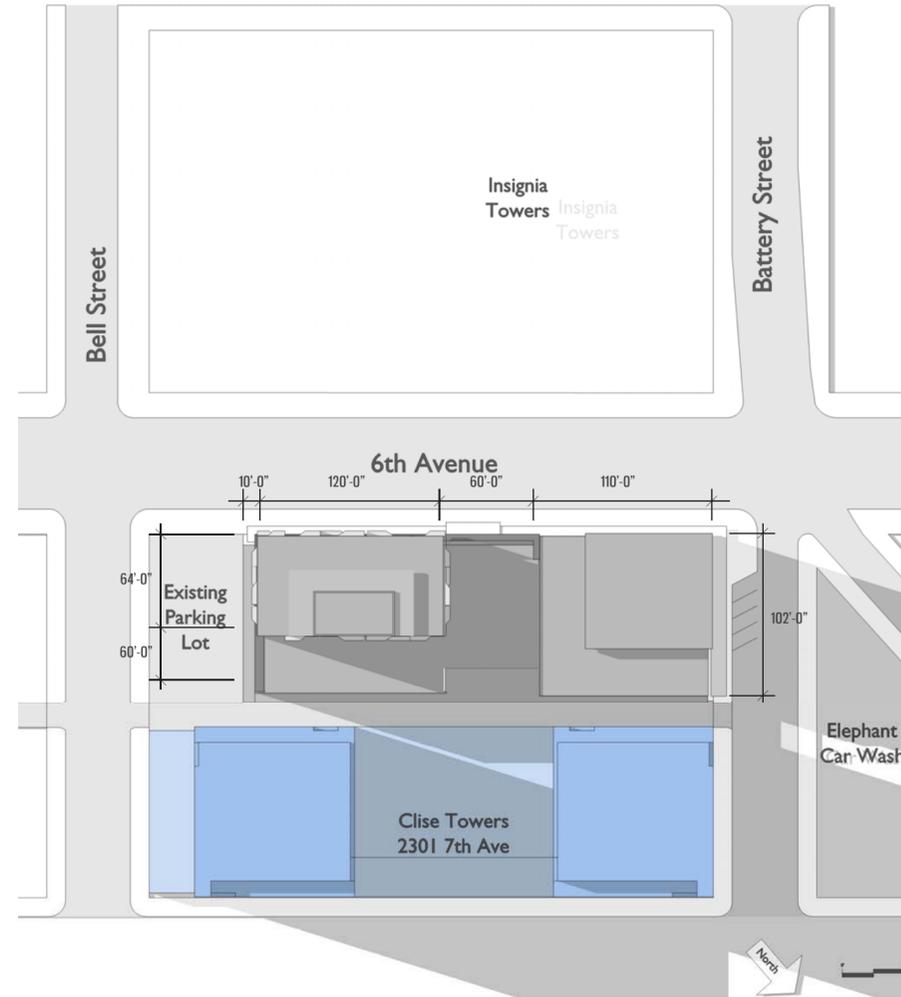
METRICS

Floor Area Above Grade	831,000 SF
Apartment Units	688
Extended Stay Suites	170
Parking Stalls	600

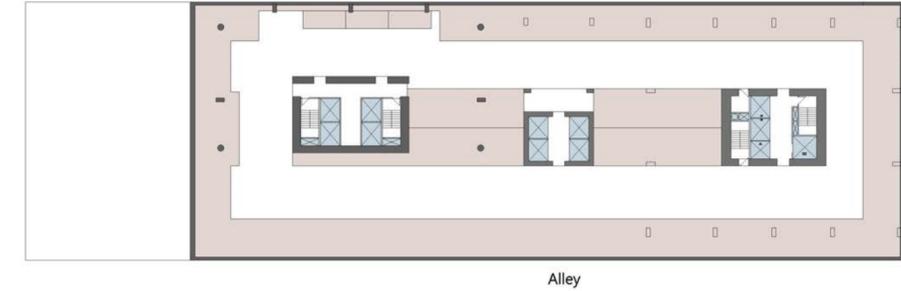


AXONOMETRIC

PERSPECTIVE



PLAN (nts)



Typical Parking Plan



Main Floor Plan



Podium Levels (Floors 2-6 Apartments)
(Floors 7-12 Extended Stay Lodging Similar)



Typical Tower Floor Levels 13-40

Option B3: "Floating Volumes"

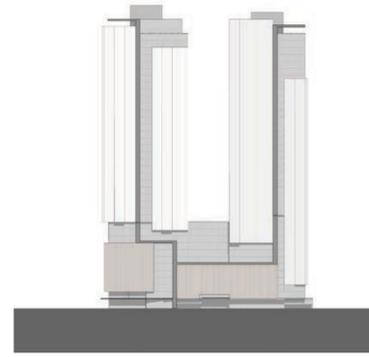
One 10,700 SF floor plate tower on the south end of the block and one 7500 SF floor plate skinny tower on the north end. The north end tower is set back 44' from the alley and 60' from future towers on the Clise property. Acknowledges that the adjacent Clise Property obtains a MUP first, which establishes "existing towers" on their site. The design parti is based in a strong anchoring base with corner-wrapped tower envelopes. A ribbon element ties the composition together and punctuates the tower top. The plan organization is similar to Option B2 except the towers are flipped so that the north tower sets back 16' from the alley and changes shape to a more rectangular plan with a 120' façade along 6th Avenue. The south tower is a similar square footprint to option A1 but with a different design approach to the skin and podium relationship.

PROS

- This scheme offers the best tower placement in Scenario B using staggering on the south end and respectful neighborly setbacks on the north.
- Tower separation ensures more light and air in the center of the block and more of the podium is available for landscaping and amenities.
- North tower is skinny at just 64' wide in the east/west direction.
- North tower setback obscures less of the north tower's southerly views.

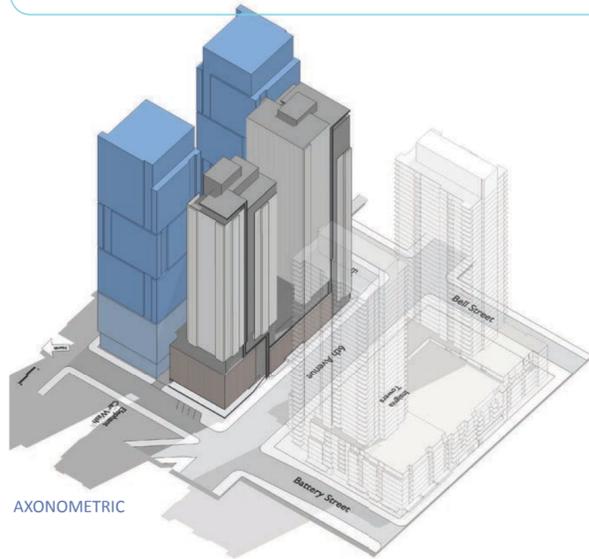
CONS

- Reduced development capacity of 93,700 SF and 124 units from Scenario A options. This significantly reduces the feasibility of the project.
- Larger tower requires Director's Exception to tower spacing.
- Floorplate in north tower is inefficient as the core and circulation dominates more of the floor area than larger floor plate buildings.
- North tower core is eccentric, leaving a partial blank wall facing to the east on both towers.
- North tower core is pushed westward, which compromises parking efficiency.

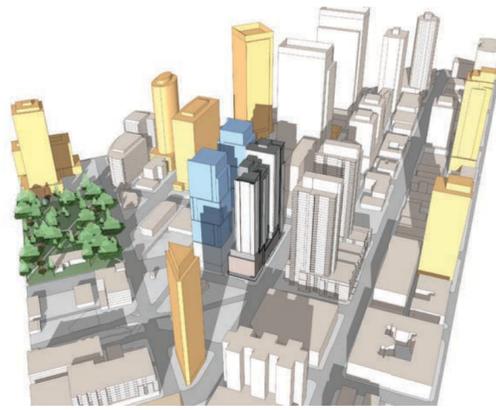


METRICS

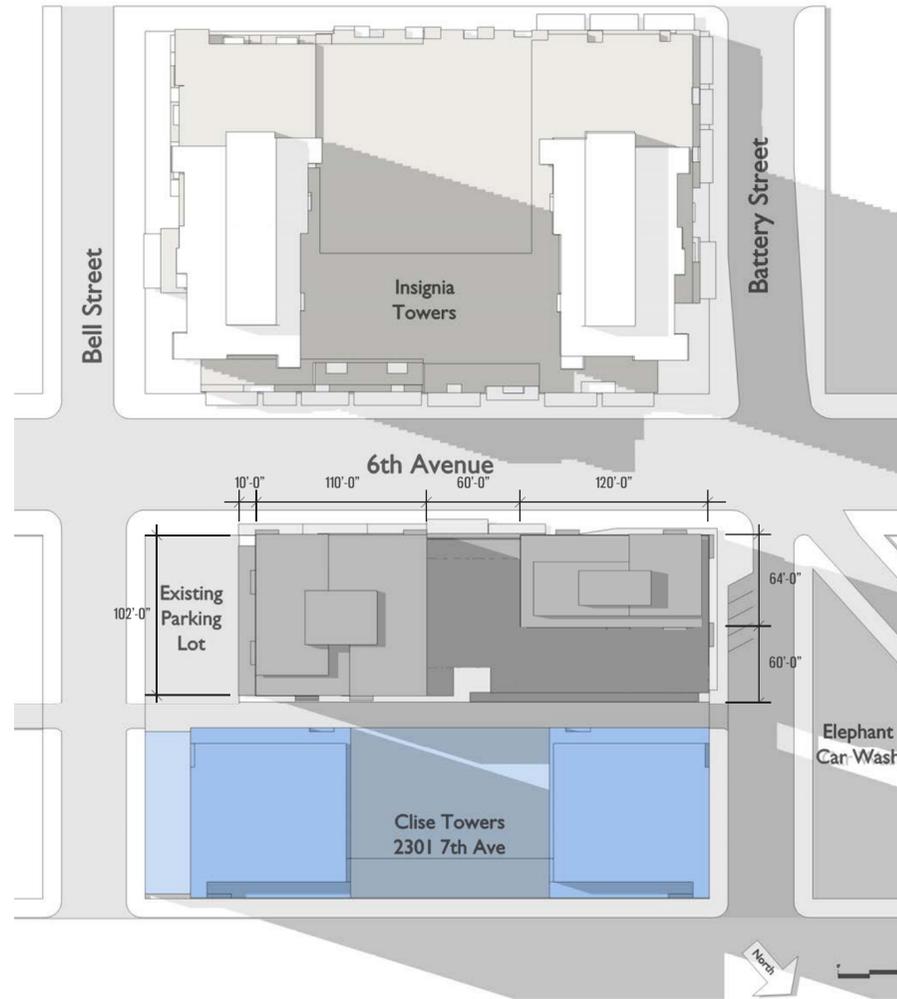
Floor Area Above Grade	831,000 SF
Apartment Units	688
Extended Stay Suites	170
Parking Stalls	600



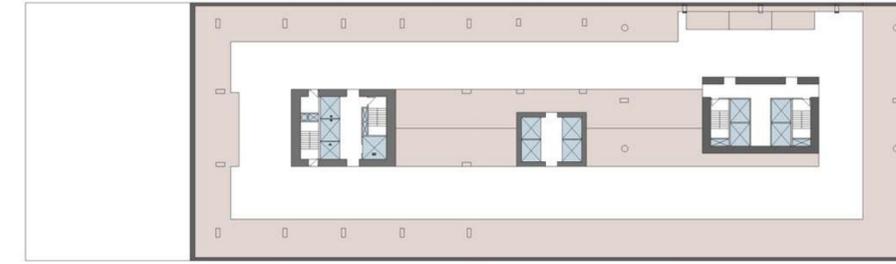
AXONOMETRIC



PERSPECTIVE



PLAN (nts)



Typical Parking Plan



Main Floor Plan

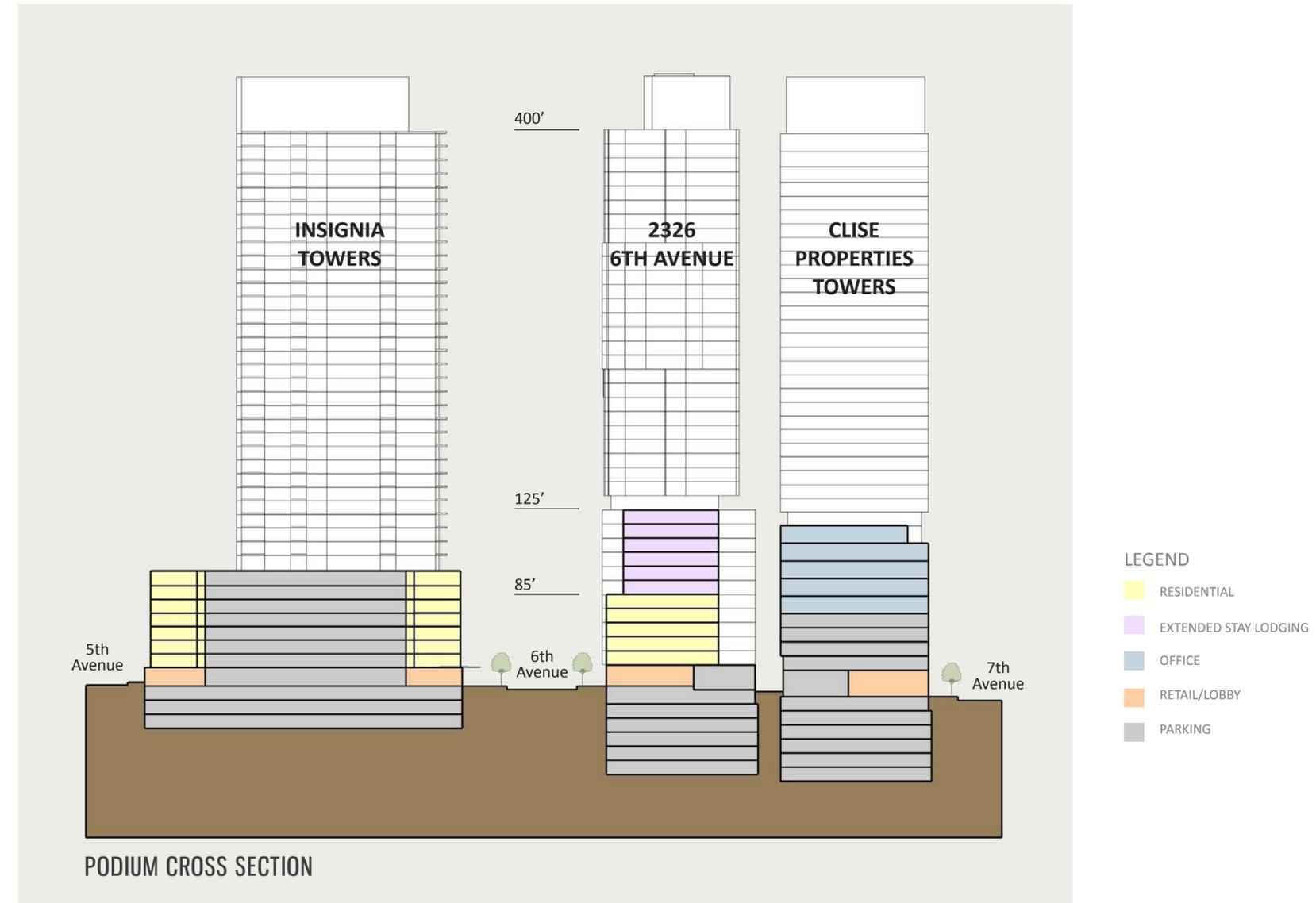
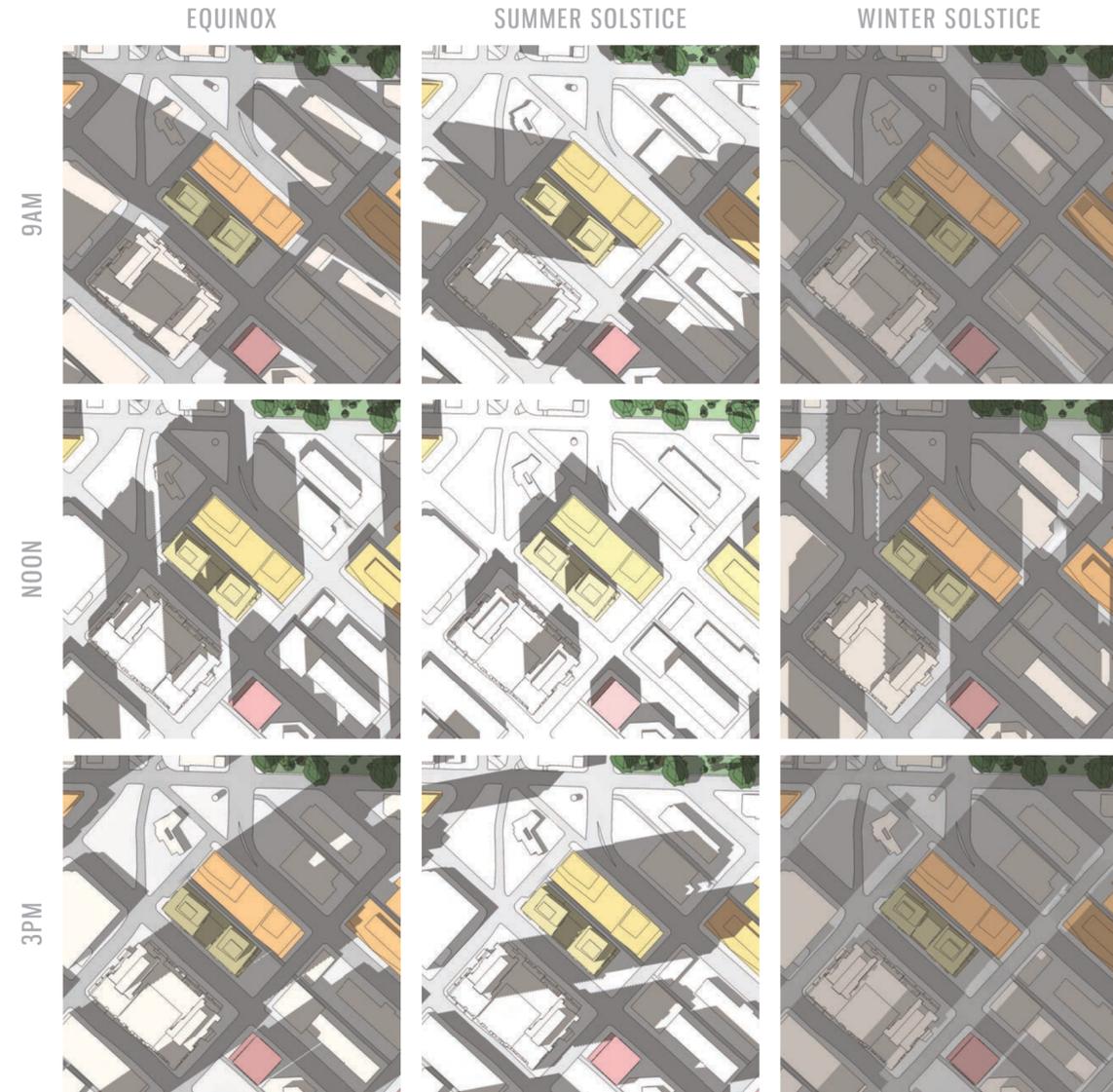


Podium Levels (Floors 2-6 Apartments)

(Floors 7-12 Extended Stay Lodging Similar)



Typical Tower Floor Levels 13-40

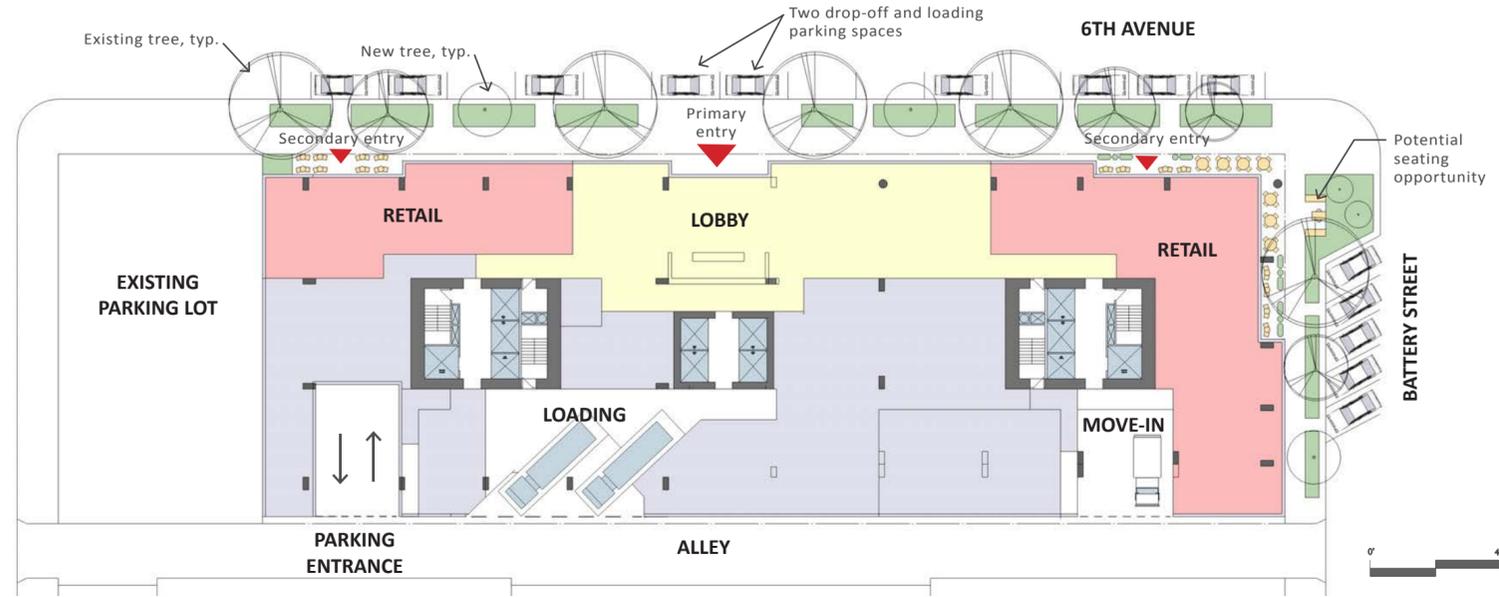




Street-level view of corner at 6th and Battery (view facing southeast).



Street-level view of 6th Avenue frontage (view facing northeast).



Bird's-eye view of corner at 6th and Battery (view facing southeast).



VIA ARCHITECTURE

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