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# 2300 6TH AVENUE

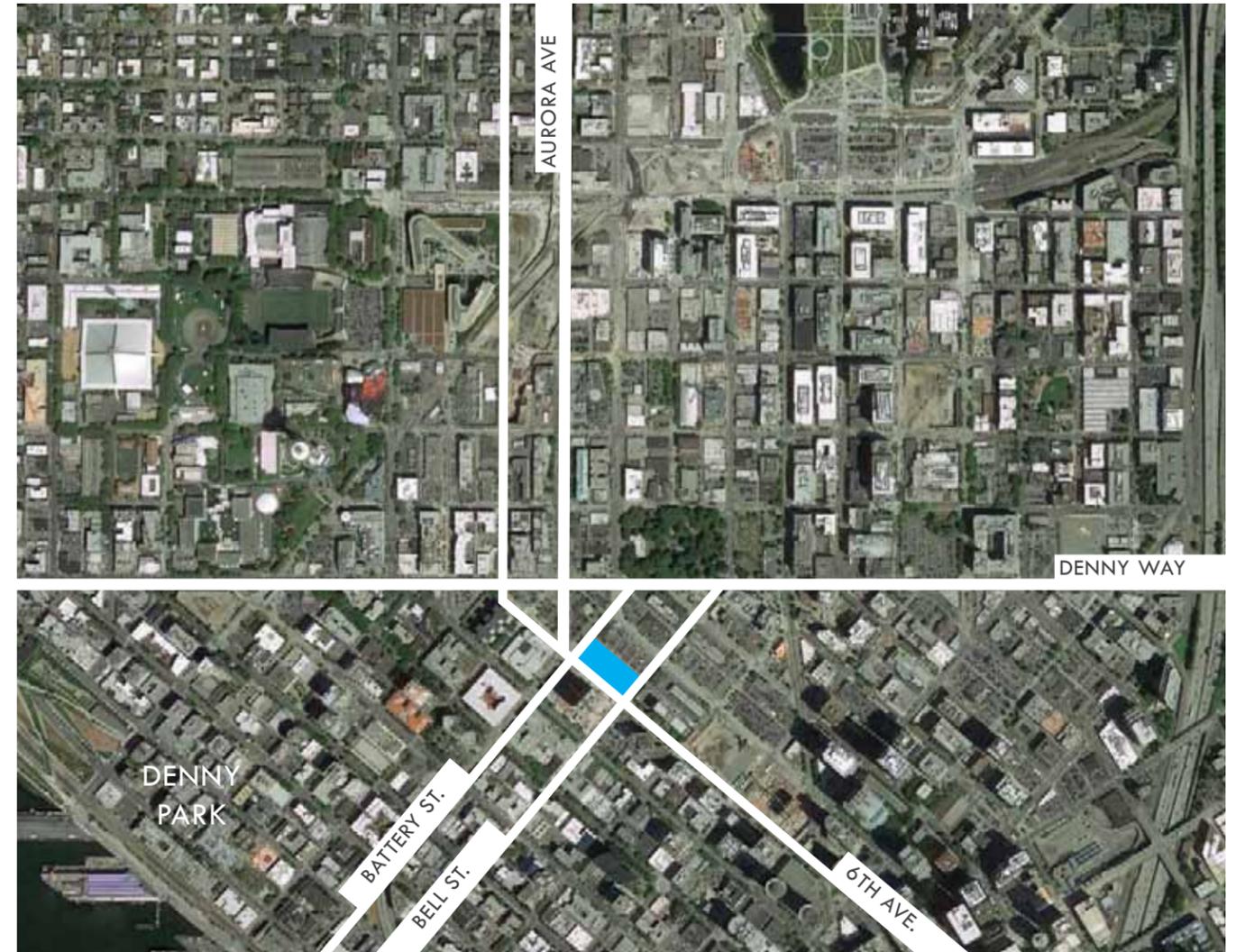
DPD#3020315 DESIGN RECOMMENDATION MEETING



**DEVELOPMENT OBJECTIVES + PROGRAM:**

The proposed 2300 6th Avenue project is on a half-block and features two 41 story residential towers and retail spaces. This will bring new vibrancy and much needed quality housing to compliment the rapidly growing employment in the walkable and transit-rich Denny Triangle Urban Center.

The project site fronts Battery Street, Bell Street and 6th Avenue. The existing two story building (currently occupied by Antioch University) will be demolished. Bell Street is a designated downtown “green street” and is evolving as one of the city’s finest pedestrian routes from the waterfront to South Lake Union. The project intends to improve the public realm with enhancement that follows the green street design guidelines and the spirit of the Bell Street Concept Plan. Significant streetscape improvements and sidewalk widening are also proposed on both Battery Street and 6th Avenues



PROPOSED DEVELOPMENT PROGRAM	
# STORIES	41
# APARTMENTS	1016
RETAIL AREA (SF)	25,000
# PARKING STALLS	627

VICINITY MAP - SITE CIRCULAITON

STREET CLASSIFICATION & TRANSIT SERVICE

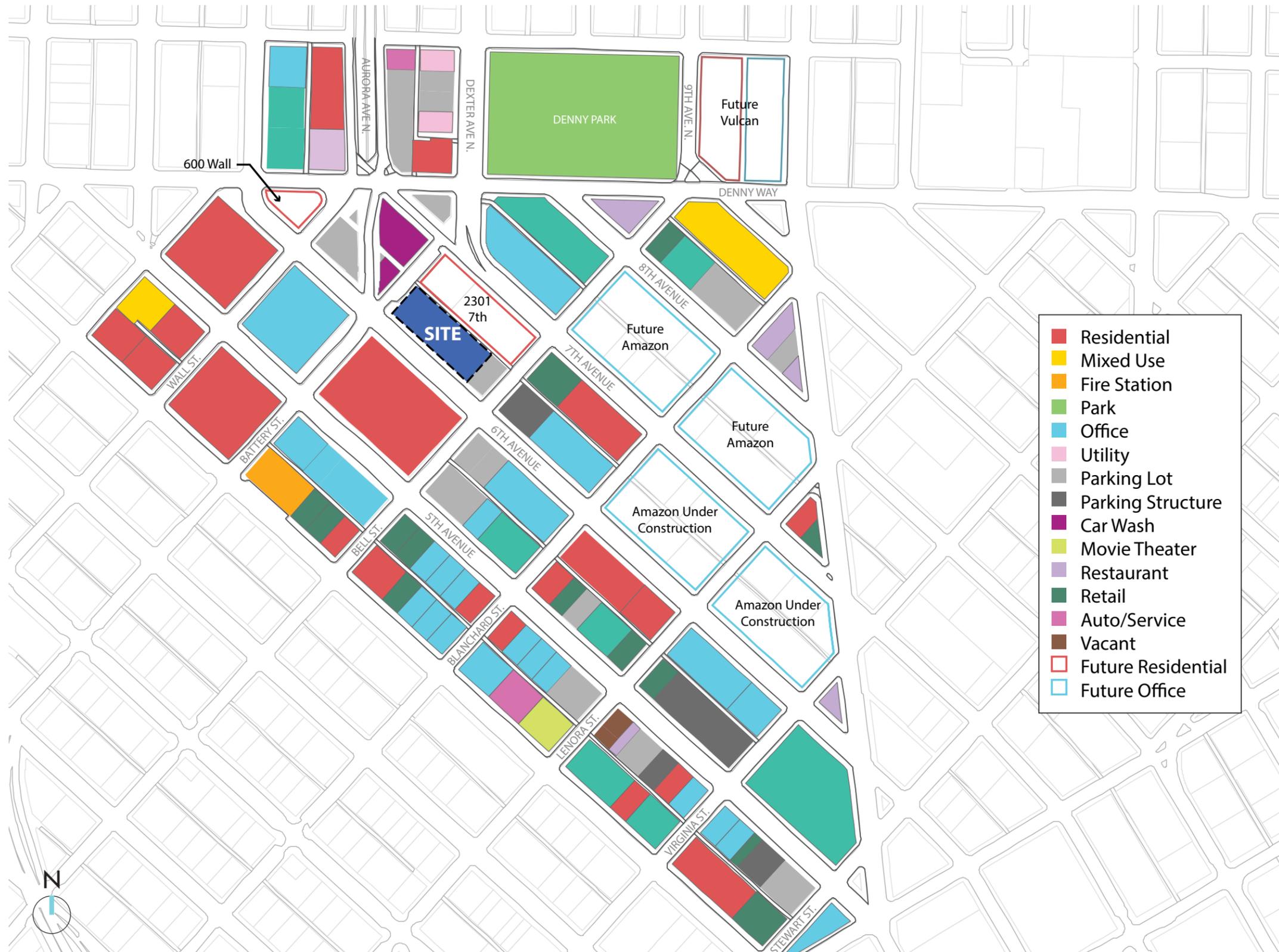
-  Bike Share Station
-  Bus Stop
-  Streetcar Stop
-  Green Street
-  Class 1 Pedestrian
-  Street
-  Class 2 Pedestrian
-  Street
-  Principal Transit Street
-  Rapid Ride E Line
-  Streetcar
-  Monorail



VICINITY MAP - ZONING



VICINITY MAP - LAND USE





BIRD'S EYE CONTEXT VIEW FACING SOUTH

LEGEND

- UNBUILT PROJECTS WITH MUPS OR IN DESIGN REVIEW
- UNDER CONSTRUCTION
- PROJECT SITE



VICINITY MAP

CURRENT  
+ FUTURE  
DEVELOPMENT



A SKYE BELLTOWN



B 600 WALL



C CITY UNIVERSITY



D ELEPHANT CAR WASH



E DENNY PARK



F INSIGNIA





G BLOCK V 2301 7TH AVENUE



H SCHOOL OF VISUAL CONCEPTS



I BEST WESTERN



J 6TH & BELL DATA CENTER



K WEXLEY SCHOOL FOR GIRLS



L HOTEL 5



M BLANCHARD PLAZA



N DENNY BUILDING PARKING GARAGE



O PRONTO CYCLE SHARE



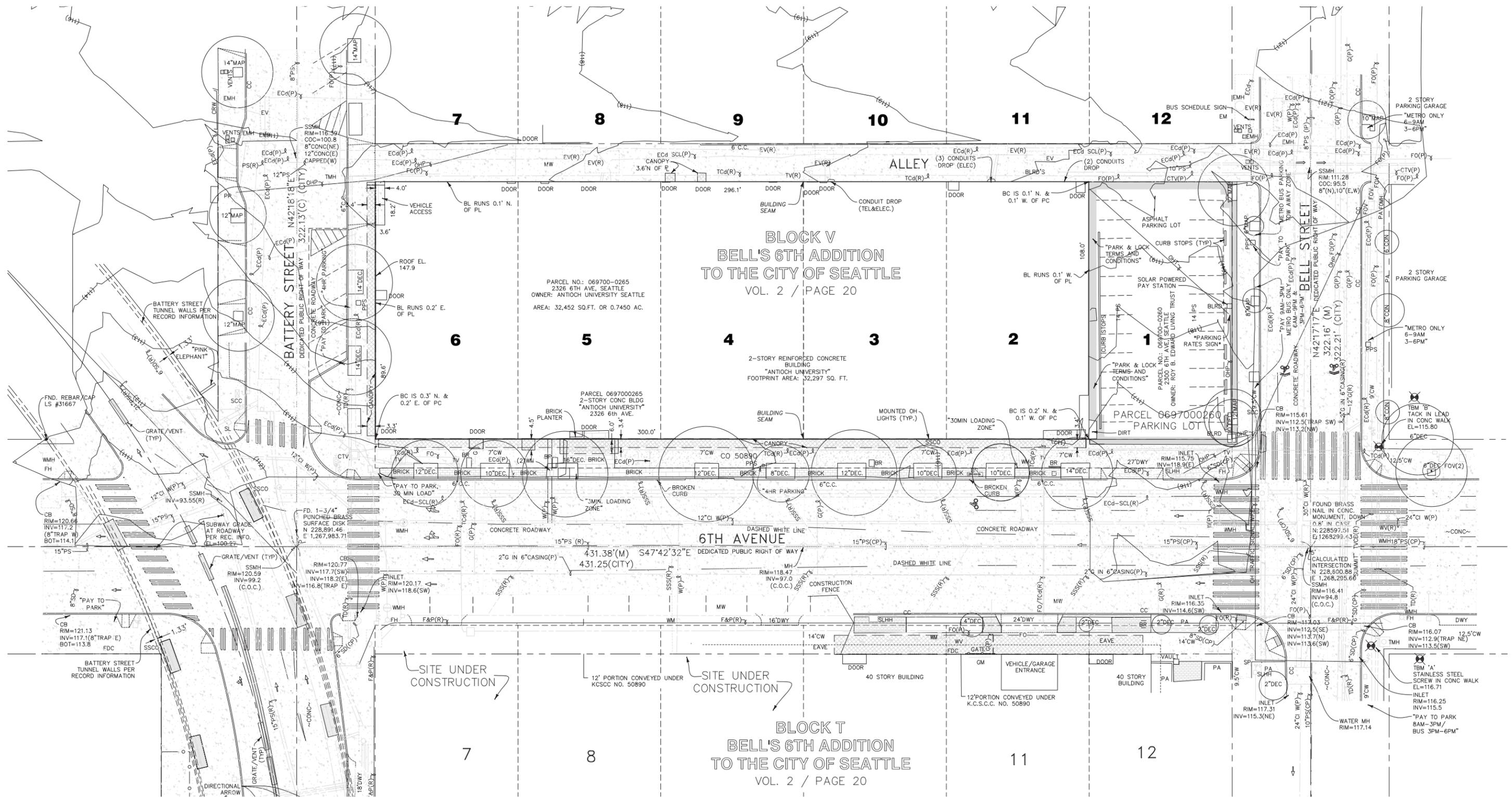
P DENNY BUILDING

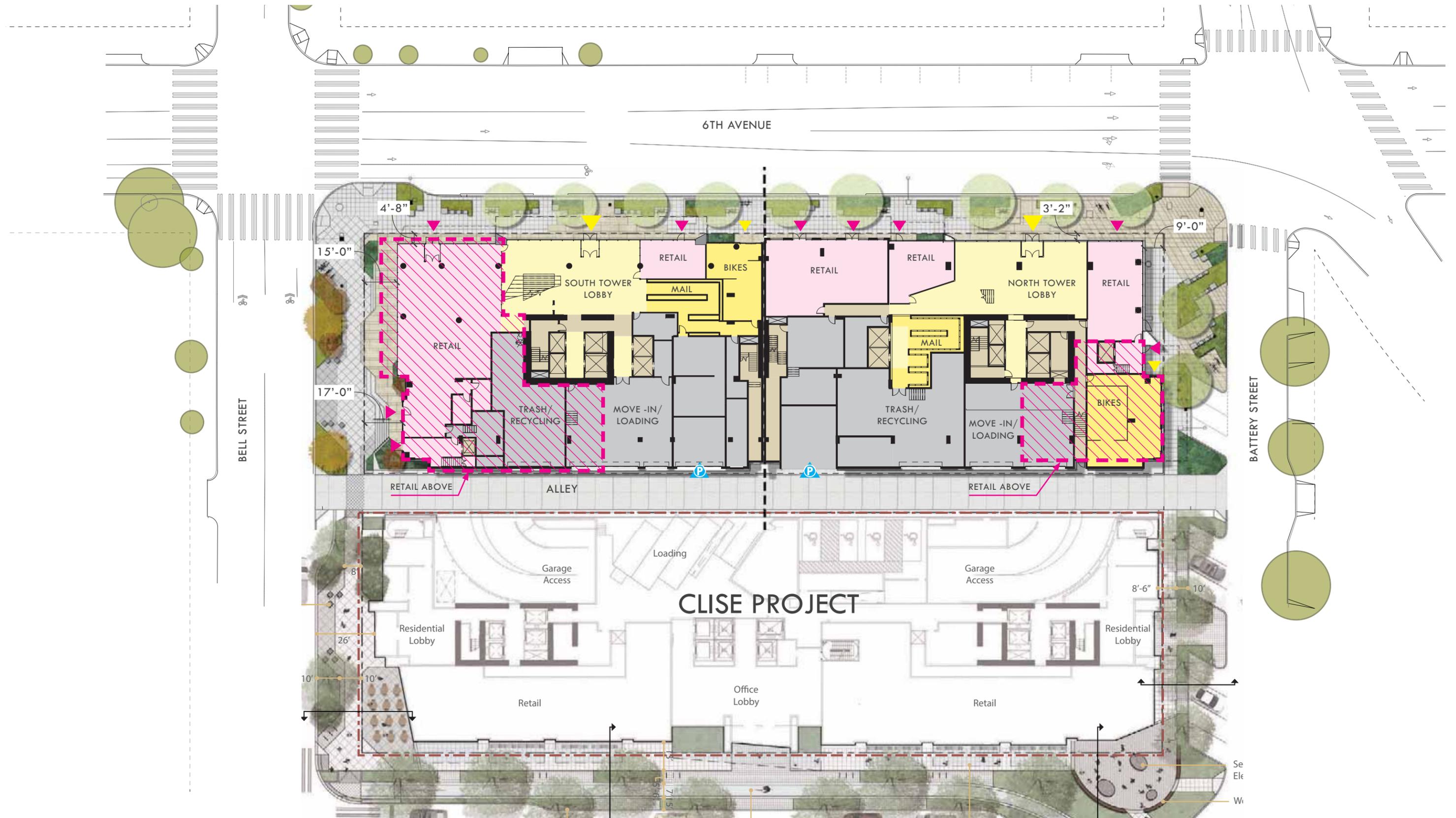


Q 7TH AVENUE RESIDENCE HALL



R AMAZON BLOCK 21





**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
<b>Map 1B</b>	Street Designation: 6th Avenue: Principal Arterial, Battery Street: Access Street	
<b>Map 1C</b>	Sidewalks widths: 12'	
<b>Map 1F</b>	Pedestrian Street Classification: Class II	
<b>Map 1G</b>	Street Level Uses: None Required	
<b>Structure Height</b> 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
<b>Common Recreation Area</b> 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.	
<b>Floor area ratio</b> 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
<b>Bonus floor area for housing</b> 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")	
<b>Overhead Weather Protection and Lighting.</b> 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	
<b>Parking</b> 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
<b>Street façade and street setback requirements</b> 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.	
<b>Upper-level development standards</b> 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 façade set back 15 feet or more from a street lot line. C3. The maximum length of a façade 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.	
<b>Tower spacing</b> 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, façade treatments between towers, meeting city goals for residential downtown and the feasibility of developing the site without an exception from the tower spacing requiremen). 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.	

## BOARD COMMENTS

### TOWER MASSING

The Board supported the preferred Option 3 that will require a Directors Exception. They appreciated that the massing of the two towers is different in contrast to the 'twin' towers across 6th Avenue and the proposed development across the alley. The Board noted that the proportions of the towers will allow for a generous streetscape. (A2, B.1) The following guidance was given:

- The towers should be different but with some similarity; brothers but not twins.
- The south tower width is acceptable if the thinner depth is maintained.
- The articulation of the tower should provide contrast, as was indicated by the use of light and dark areas shown in the Second EDG packet graphics.

### PODIUM MASSING

The Board stated they were supportive of big massing moves at the podium that will provide more definition. (B4) The following guidance was given:

- Design the podium with greater definition.
- Design the first 20' height of the podium with a different articulation. (B4.2, B4.3)
- The design should provide contrast as was indicated by the use of lighter and darker areas shown in the packet graphics. (B4.1)
- Study the proportions of the recess between the massing on the Battery Street façade as shown on page 30 of the packet. (B4.1)
- Provide variety in the design of the street level along 6th Avenue. (C1.3, C2.1)

### STREETSCAPE

The Board encouraged the generous amount of retail space but commented that massing breaks were needed. They were also supportive of the south tower entry location on either 6th Avenue or Bell Street as long as the lobby width along Bell Street is not too large. The Board remarked that the design of the alley façade, especially the corners, needs to be considered. The following guidance was given;

- Provide modulation and variety in the design of the street level along 6th Avenue (B4.2, C1.3, C2.1)
- Design the landscaping and retail access along 6th Avenue and Bell Street to complement each other. (D1.1, D1.2)

## RESPONSE

**This proposal maintains that contrast and differentiates the two towers in the massing and articulation of exterior surfaces. The glazing skin and surface materials on the various massing elements is also distinctively colored and positioned to enhance the design parti. The roof top massing and screening elements of each tower continue to be separate and distinctive. See Guidelines: A-2 Enhance The Skyline; A-2.2 Rooftop Equipment Integration; B-4 Well-Proportioned and Unified Building.**

**Dropping the podium height also helps define this difference and articulate the design parti. The reduced height matches the podium height at Insignia and offers more daylight to the surrounding streets and neighboring properties, as further described below. See Guidelines: B-1 Respond to Context; B-4 Well-Proportioned and Unified Building**

**The podium has been reduced to 6 stories and the extended stay use has been removed. The remaining podium now contains a special business center component and tenant amenity areas in both phases with taller floor heights that are expressed with special massing and façade fenestration. These commercial functions are now moved down and located on the first four floors of the building and clearly expressed in the façade composition. See Guideline B-4 Design a Well-Proportioned & Unified Building.**

**The design parti for the building continues to differentiate the massing elements in the podium and tower with contrasting fenestration and colors. See Guideline B-4 Design a Well-Proportioned & Unified Building.**

**The recess on the Battery Street façade has been clarified, increased in height and better articulated. See Guideline B-4 Design a Well-Proportioned & Unified Building.**

**For additional discussion of the design responses for the street level façade, please see below.**

**The street level façade now has more articulation, with indentations and definition at the various entries related to the interior uses. It also varies vertically from two or four full stories. The restaurant corner at Bell Street has a tall double level space with an interior mezzanine and now includes an event space to compliment the restaurant uses. The more active uses are now tied together with an elegant open stair connection visible from the outside of the building. This combination of elements highlights the base of the tower with a glowing transparency and serves as an activating beacon of activity on the very walkable Bell Street green street. Both Resident lobbies are also two-story spaces with specially framed entrances and canopies accentuating the transition inside to out. The other retail areas are one story, and have generous ceiling heights. Guidelines C-1.3. Street-Level Articulation for Pedestrian Activity, C-2 Design Façades of Many Scales, C-4 Reinforce Building Entries, C-4.1. Entry Treatments, C-5 Encourage Overhead Weather Protection.**

**Retail uses, landscaping, window glazing and street facing façade materials are wrapping both corners at the alley and extending down the lane one structural bay (between 10' to 27' from the street). These areas are also setback an additional 4' effectively providing more visual access and safety to pedestrians from approaching vehicles. Guidelines D-6 Design for Personal Safety & Security. C-6 Develop the Alley Façade.**





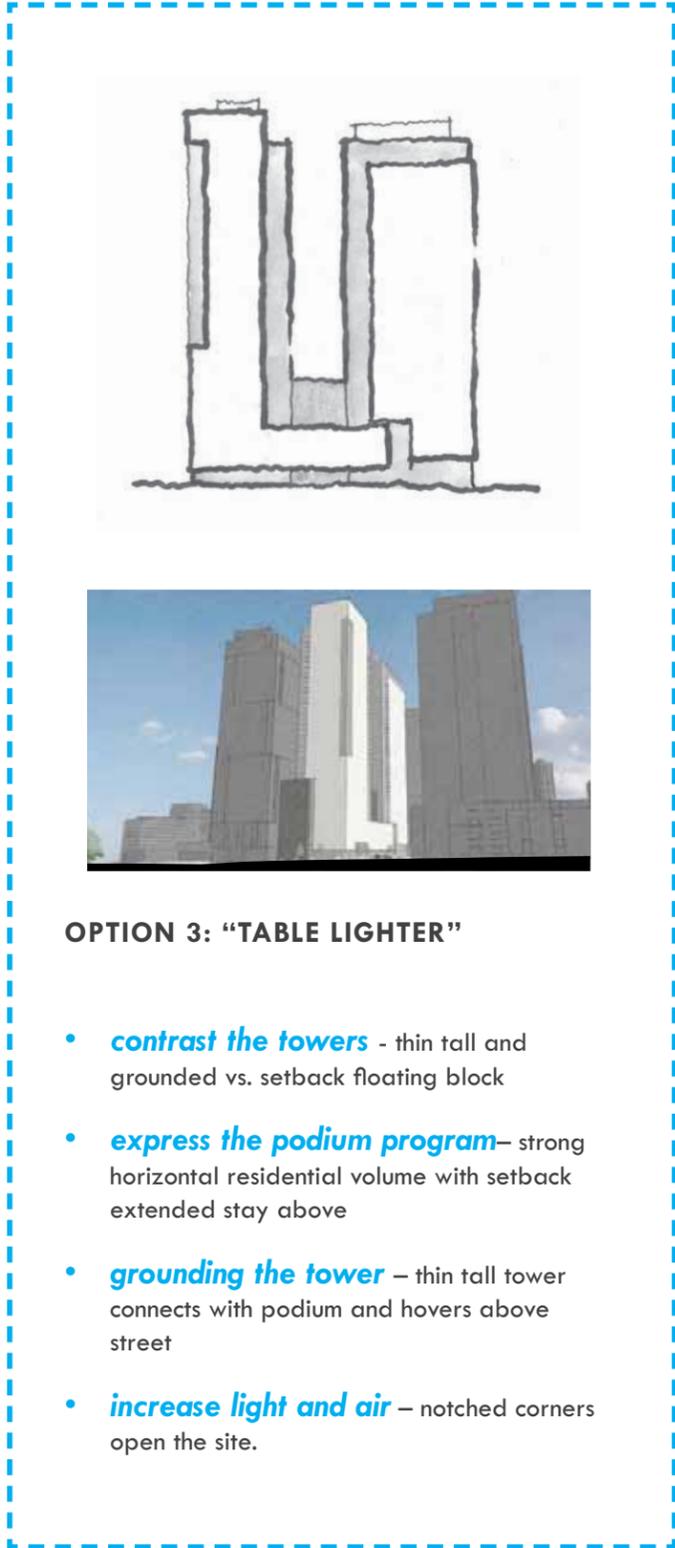
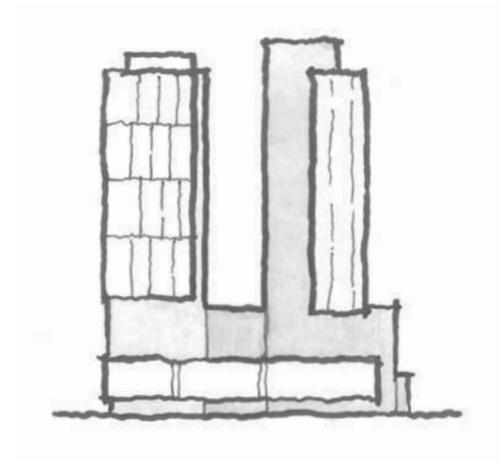
VIEW FROM DENNY WAY AND 6TH AVENUE



VIEW FROM SOUTHWEST (ROOF OF VIA 6)

EDG 2 MASSING OPTIONS

EDG 2 KEY DESIGN GUIDANCE



PREFERRED



OPTION 1: 'SHIFTED MASS'

- **contrast the towers** – varied proportions and banding between towers, with continuity in massing expression
- **express the podium program** – horizontal banded masses expressing the contrast between the residential and extended stay, setback extended stay outdoor amenity space

OPTION 2: "ROTATED VOLUMES"

- **respond to context** – stepping volumes break down the scale of the podium and respond to adjacent projects
- **contrast the towers** - paired rectangular masses are rotated to vary height and scale
- **grounding the tower** – both towers touch down to the streetscape but within different elevations
- **increase light and air** – notched corners open the site.

OPTION 3: "TABLE LIGHTER"

- **contrast the towers** - thin tall and grounded vs. setback floating block
- **express the podium program**– strong horizontal residential volume with setback extended stay above
- **grounding the tower** – thin tall tower connects with podium and hovers above street
- **increase light and air** – notched corners open the site.

TOWER MASSING

- The Board supported the preferred tower massing, and the distinction of the towers as **"siblings not twins"**
- The Board supported the south tower's facade width departure provided that it **remain slender**
- The Board encouraged the careful selection of materials and detailing of the towers to **articulate the contrast** expressed in the EDG 2 preferred massing

PODIUM MASSING

- The Board supported the big massing moves, but requested that the design of the podium **provide greater definition**.
- In particular, the Board requested that the team develop a **distinct character for the first 20 ft** of the podium.
- The Board encouraged the team to study the **proportions of the recess** between the massing on the Battery St facade.

STREETSCAPE

- The Board encouraged the project to provide a **generous amount of retail space**
- However, because of the length of the 6th Ave frontage, the Board suggested that the street design provide a **variety of experience and massing**.
- The Board requested that the team pay **special attention to the alley** facade, especially at the corners
- The Board encouraged the team to design **complementary landscaping and retail** at the corner of 6th Ave and Bell St.

**'SIBLINGS NOT TWINS' - ELEMENTS OF CONTINUITY**

EDG 2



CURRENT DESIGN

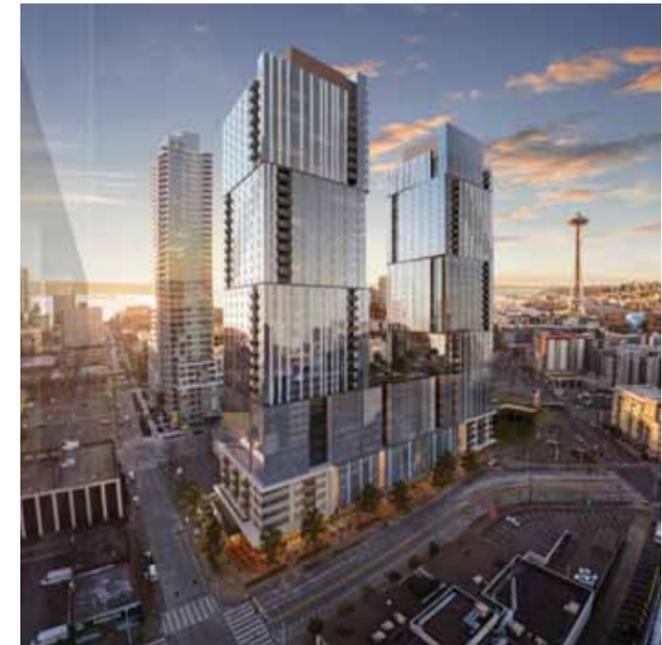


**DESIGN GUIDANCE**

The Board supported the preferred tower massing, and the distinction of the towers as *"siblings not twins"*.

**APPLICANT RESPONSE**

The current design retains and refines the massing approach supported by the Board at EDG, each tower arranging shared *elements of continuity*. These elements are then combined within each tower in a *unique and distinctive* fashion. The 'sibling' approach distinguishes the project from its neighbor across 6th Ave (Insignia), and the potential future development across the alley (the Clise towers), both of which utilize a 'twin' tower approach.



2301 7TH AVE

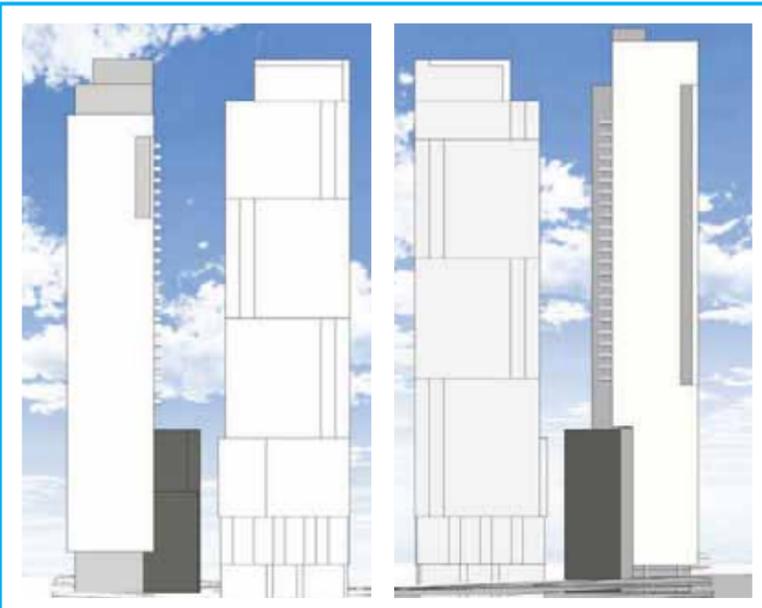


588 BELL ST - 'INSIGNIA'

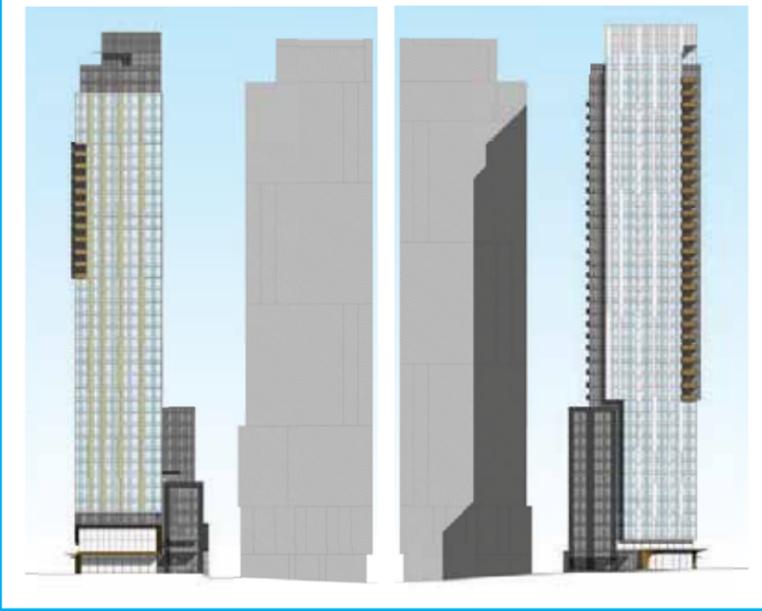
**NEIGHBORING TOWERS - 'TWINS'**

'REMAIN SLENDER'

EDG 2



CURRENT DESIGN



TYPICAL TOWER PLAN

DESIGN GUIDANCE

The Board supported the south tower's facade width departure provided that it *remain slender*.

APPLICANT RESPONSE

Both towers retain notably *slender proportions*, especially from the public domain, where the views of the towers are primarily experienced along 6th Ave. The slenderness is accentuated by the primary massing's *vertical expression*, and is further reinforced by *subtractive notches* that reduce its bulk.

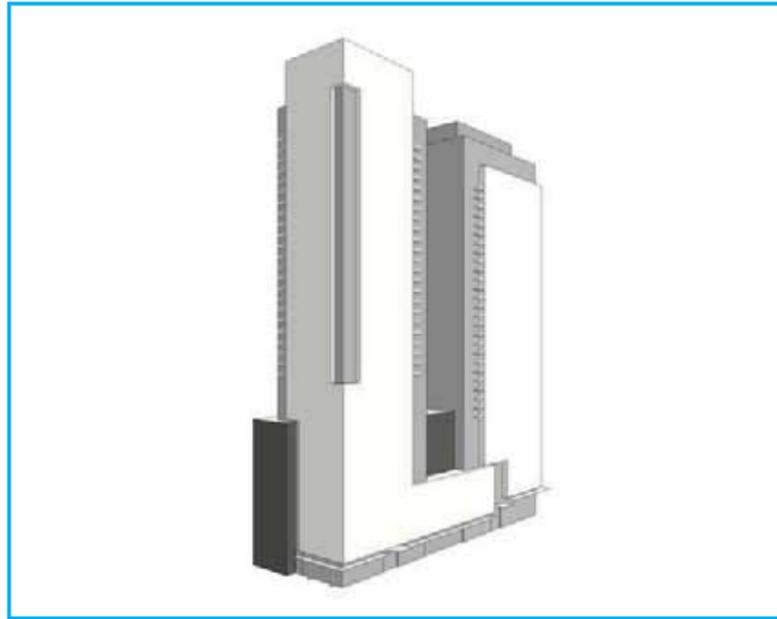


RELEVANT DESIGN GUIDELINES

- A2 Enhance the Skyline
- B1 Respond to Neighborhood Context

'ARTICULATE THE CONTRAST'

EDG 2



CURRENT DESIGN



PRIMARY MASSING



SECONDARY MASSING



NOTCHES

DESIGN GUIDANCE

The Board encouraged the careful selection of materials and detailing of the towers to **articulate the contrast** expressed in the EDG 2 preferred massing

APPLICANT RESPONSE

The current design articulates the contrast expressed in the preferred EDG 2 massing through the careful use of differing **color and texture**. Spandrel glass, vision glass, and metal accent panels will be utilized to clearly distinguish the **primary and secondary** massing seen at EDG 2.

ARTICULATE THE CONTRAST - MATERIAL DETAIL



PRIMARY MASSING

WHITE METAL ACCENT PANEL

LIGHT GRAY MULLION

LIGHT GRAY SPANDREL

REFLECTIVE LOW-E VISION GLASS

PERFORATED BRONZE NOTCH BALCONY INFILL PANEL



NORTH TOWER



NOTCHES

CHAMPAGNE METAL ACCENT PANEL

LIGHT GRAY SPANDREL

LIGHT GRAY MULLION

REFLECTIVE LOW-E VISION GLASS

PERFORATED BRONZE NOTCH BALCONY INFILL PANEL



SOUTH TOWER

ARTICULATE THE CONTRAST - MATERIAL DETAIL



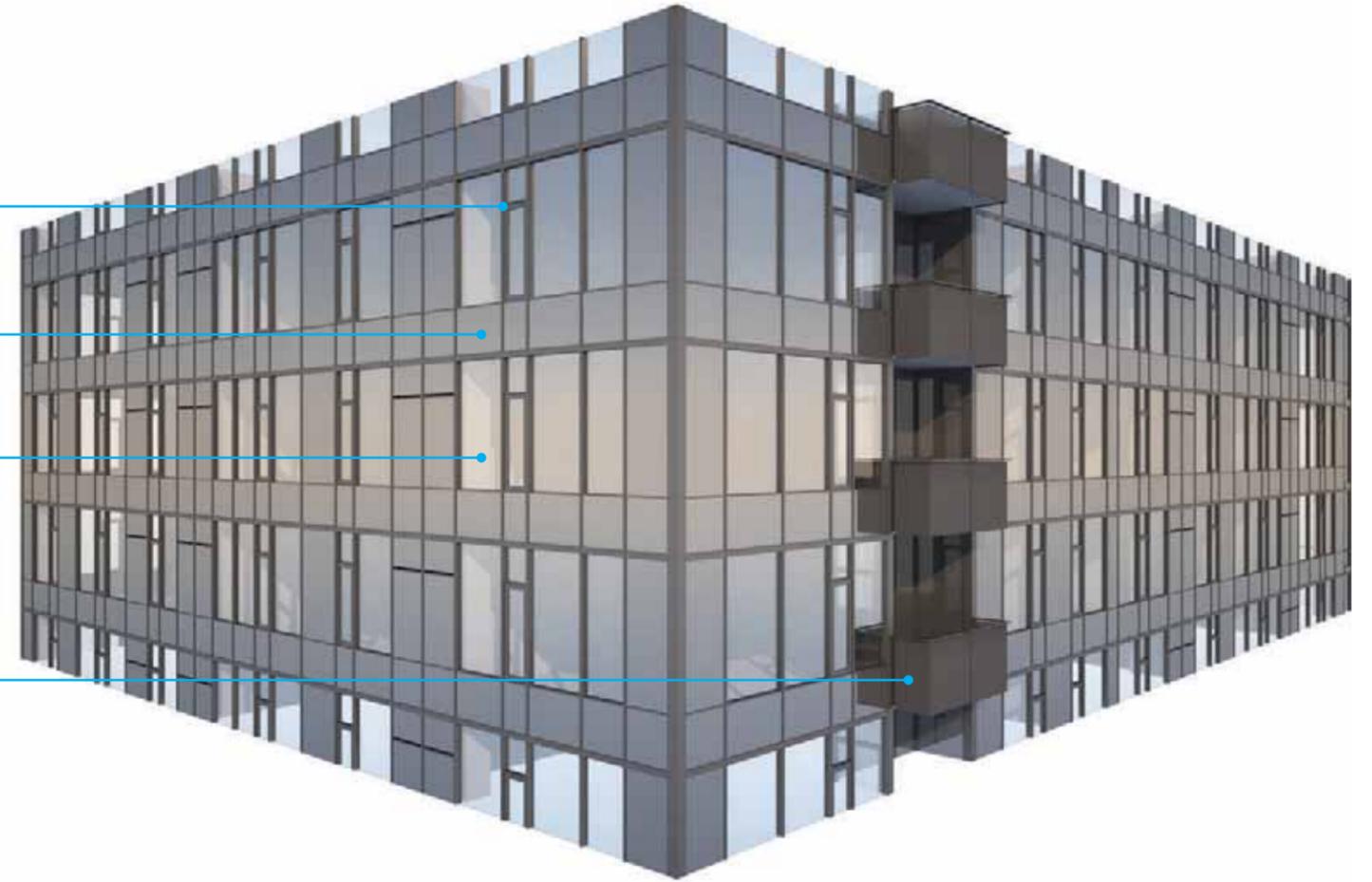
SECONDARY MASSING

DARK GRAY MULLION

DARK GRAY SPANDREL

LOW-E VISION GLASS

PERFORATED DARK GRAY BALCONY INFILL PANEL

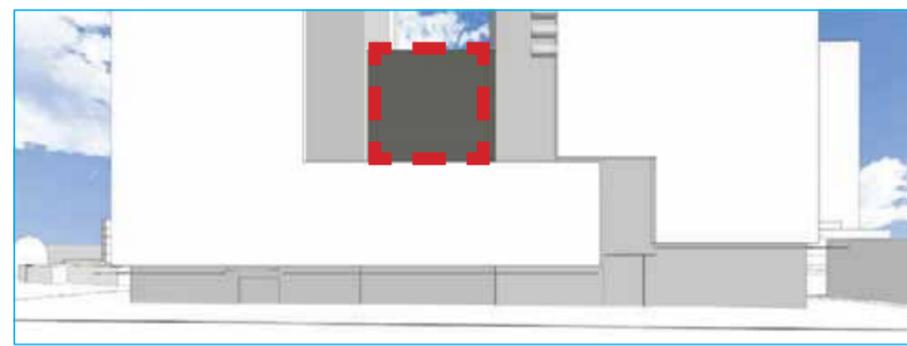
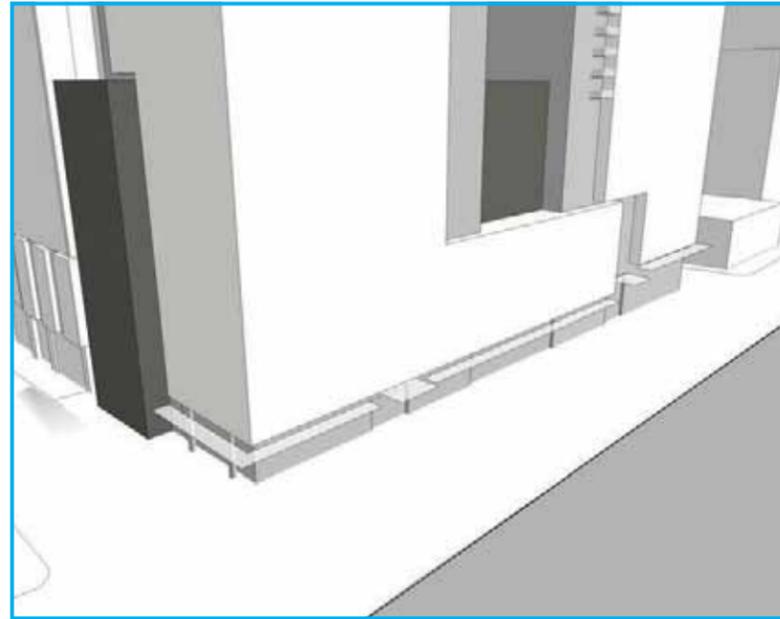




VIEW BELL STREET AND 6TH AVENUE

'PROVIDE GREATER DEFINITION'

EDG 2



EDG 2 MASSING



CURRENT DESIGN (REDUCED PODIUM)

CURRENT DESIGN

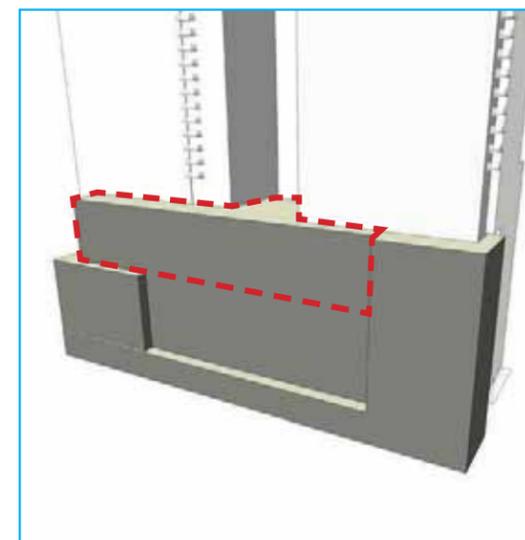


DESIGN GUIDANCE

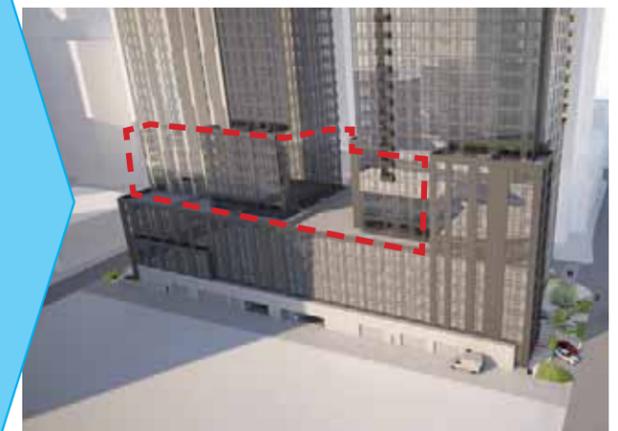
The Board supported the big massing moves, but requested that the design of the podium *provide greater definition.*

APPLICANT RESPONSE

The current design refines the massing of the podium shown at EDG 2 by further *reinforcing the horizontal and vertical elements* that express it. A significant massing revision provides a dramatic *reduction in bulk* of the podium, and a considerably *improved outlook* to neighboring properties.



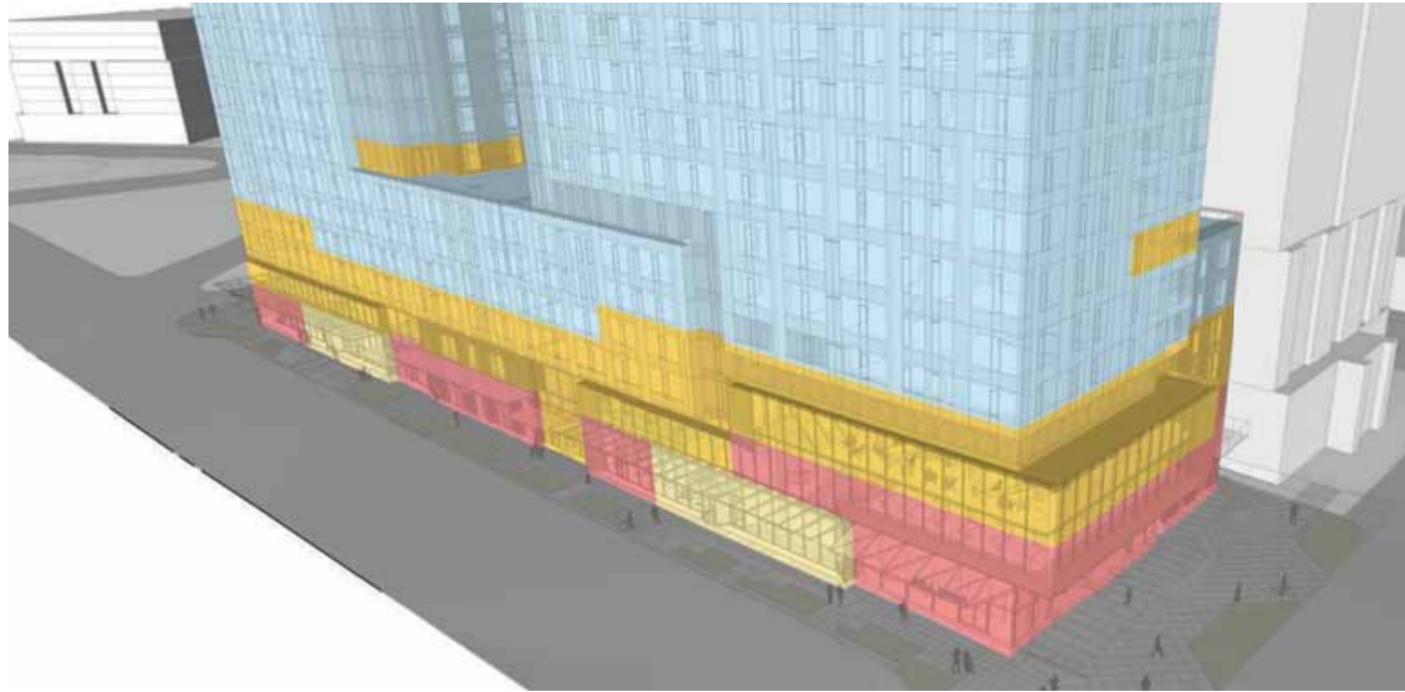
EDG 2 MASSING



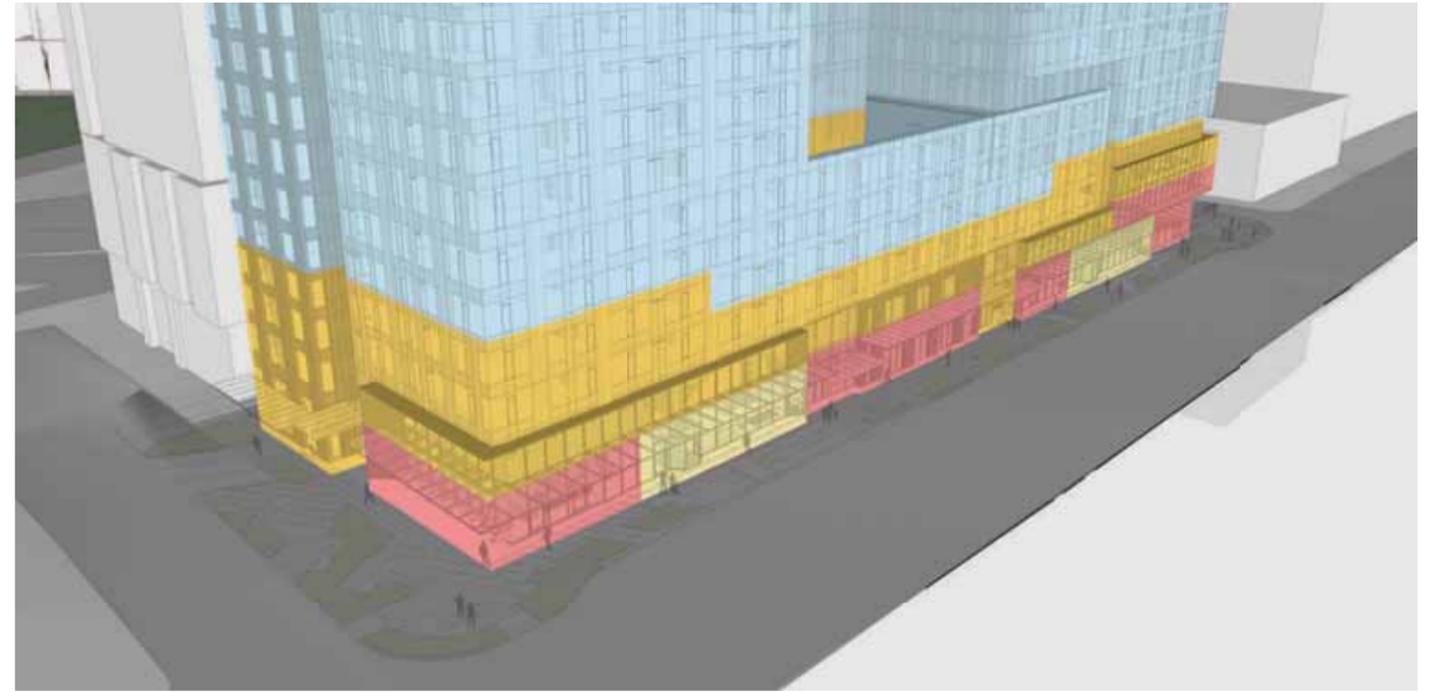
CURRENT DESIGN (REDUCED PODIUM)

VIEW FROM NORTHWEST ON DENNY

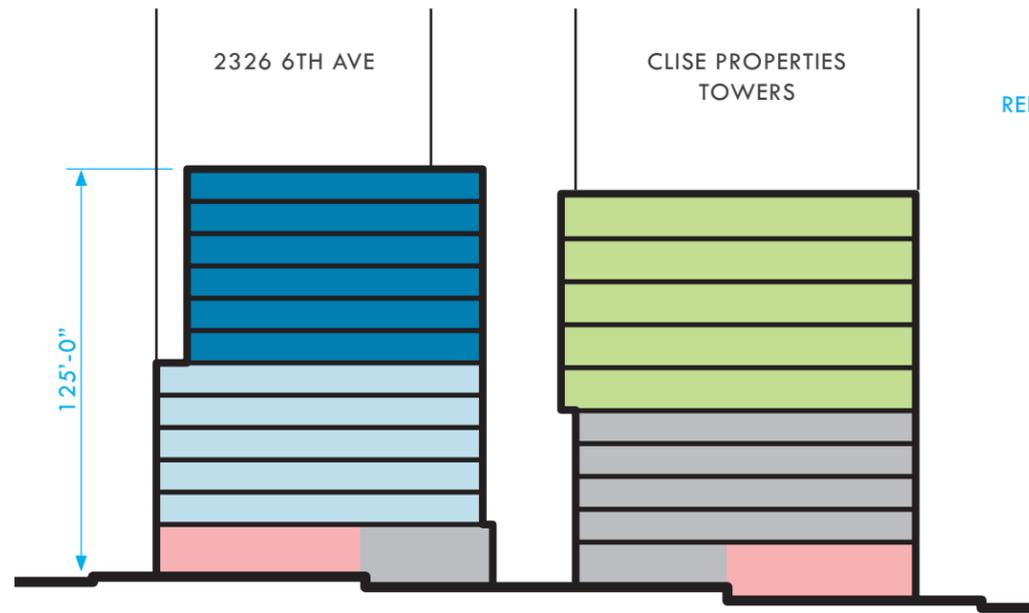
ACTIVE PROGRAM ON THE STREET



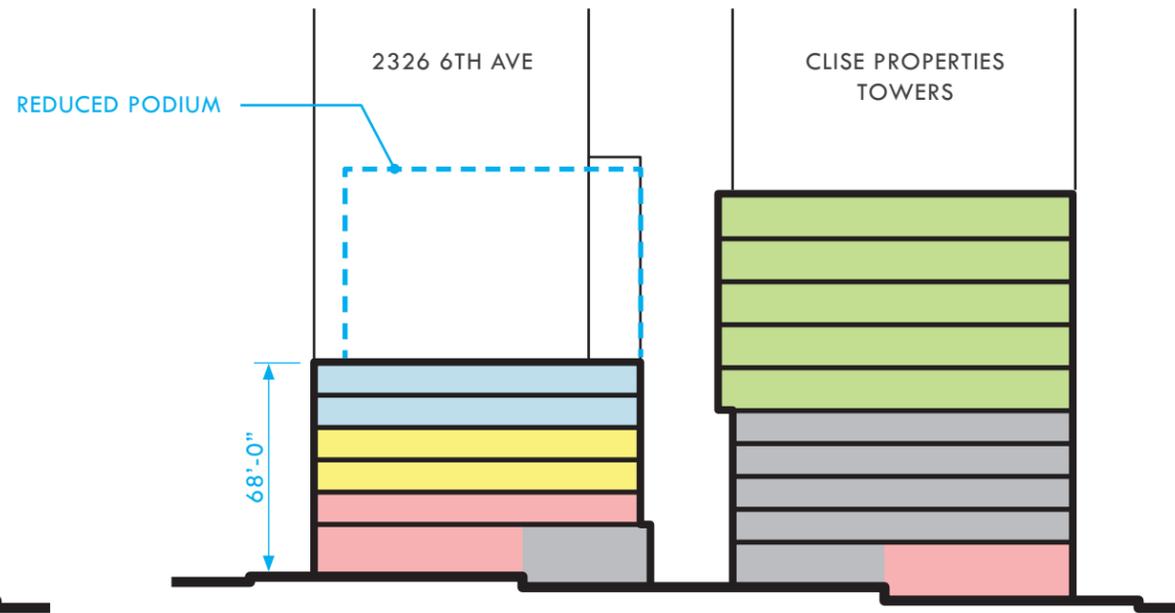
CURRENT DESIGN PROGRAMMING - SW



CURRENT DESIGN PROGRAMMING - NW



PODIUM HT & PROGRAM - EDG 2



PODIUM HT & PROGRAM - CURRENT

- EXTENDED STAY
- RESIDENTIAL
- AMENITY
- OFFICE
- RETAIL
- SERVICE/PARKING

**‘DISTINCT CHARACTER FOR THE FIRST 20 FT’**

**DESIGN GUIDANCE**

The Board requested that the team develop a *distinct character for the first 20’* of the podium.

**APPLICANT RESPONSE**

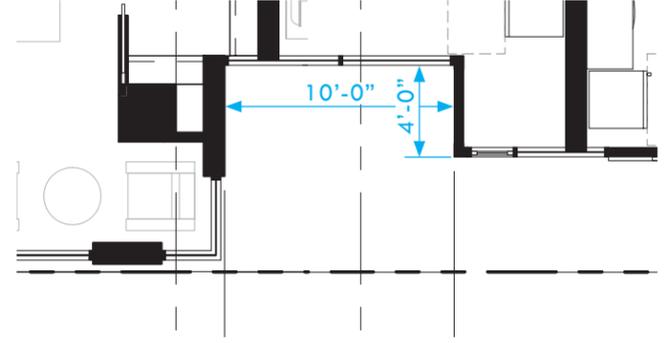
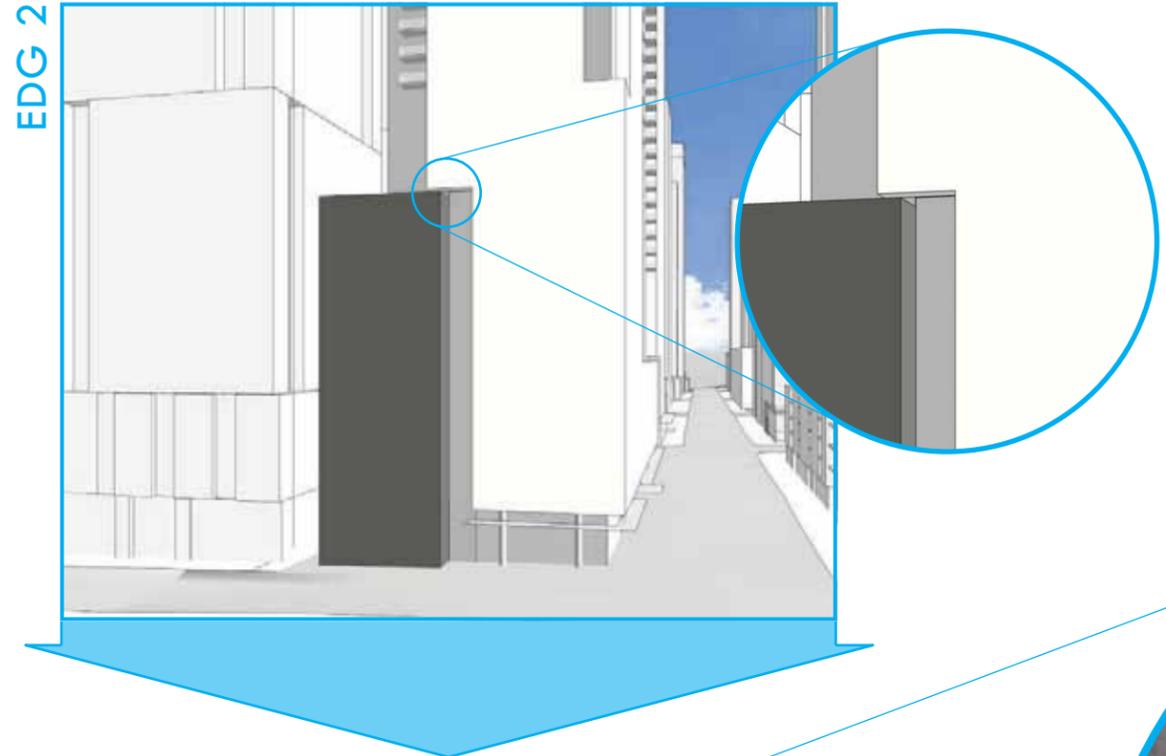
*Unique and expressive architectural elements* are used to distinguish, separate, and highlight the variety of active uses at street level.

**RELEVANT DESIGN GUIDELINES**

- B4.2 Coherent Interior / Exterior Design
- B4.3 Architectural Details



'PROPORTIONS OF THE RECESS'



BATTERY STREET REVEAL PLAN

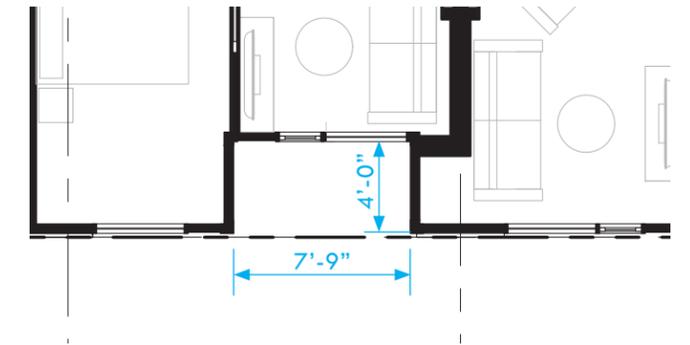
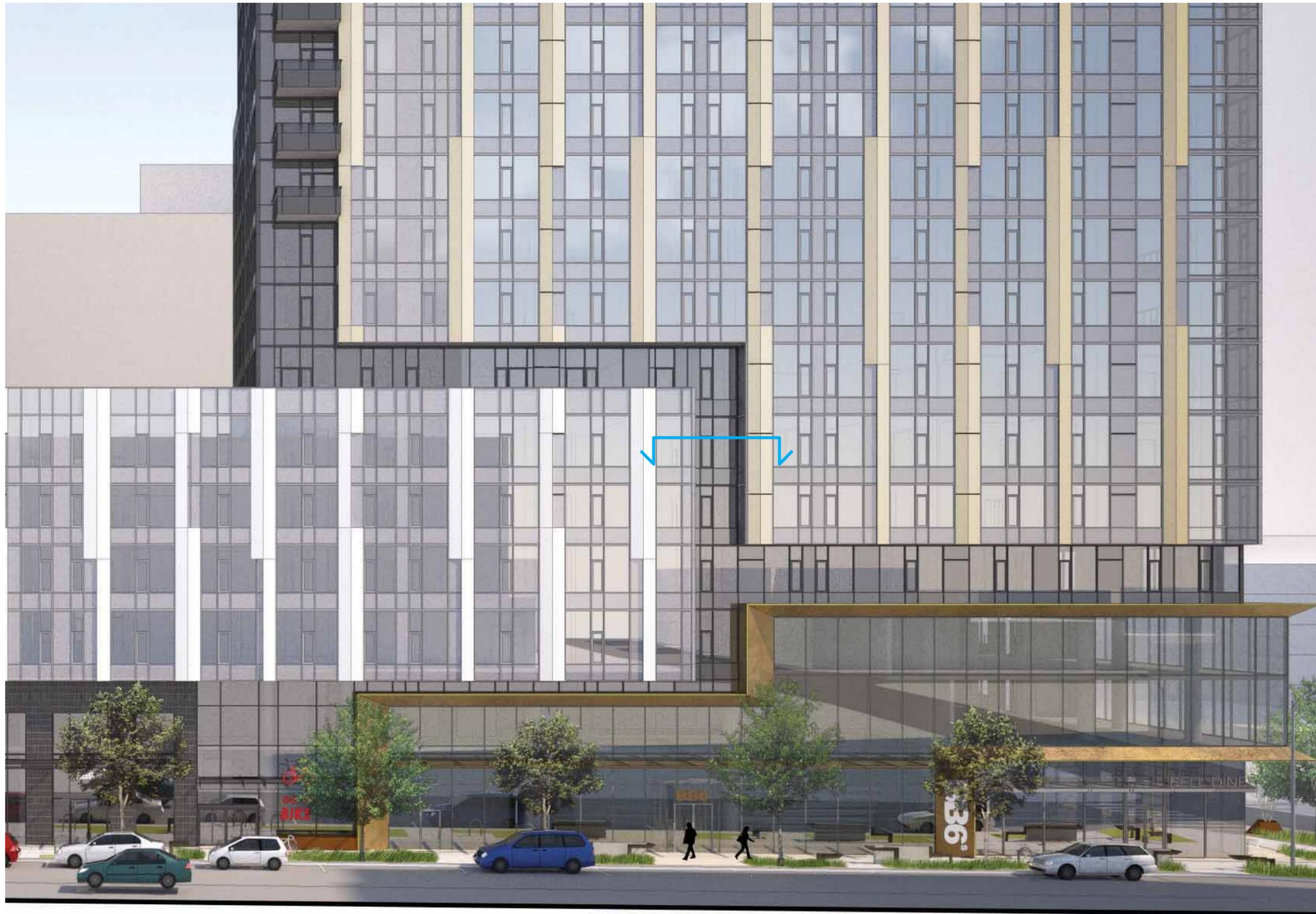
DESIGN GUIDANCE

The Board encouraged the team to study the *proportions of the recess* between the massing on the Battery St facade.

APPLICANT RESPONSE

The reveals throughout the design have been refined to provide a more *consistent expression*, and to allow the distinct massings *'room to breathe'*. The material changes from the primary massing, to the secondary massing, to the masonry massing further emphasize the reveal.





6TH AVE REVEAL PLAN

**RELEVANT DESIGN GUIDELINES**

- B4 Design a Well Proportioned & Unified Building
- C2 Design Facades of Many Scales

# ELEVATIONS AND MATERIALS



A PRIMARY VISION AND SPANDREL GLASS



B SECONDARY VISION AND SPANDREL GLASS



C PROSCENIUM VISION GLASS



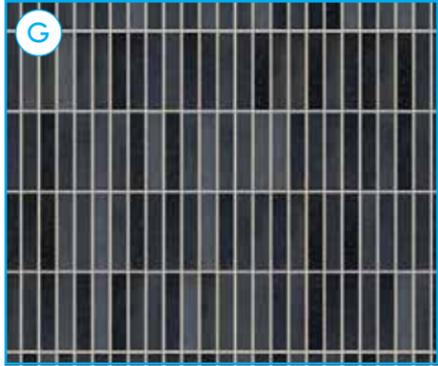
D STOREFRONT AND MASONRY MASS VISION GLASS



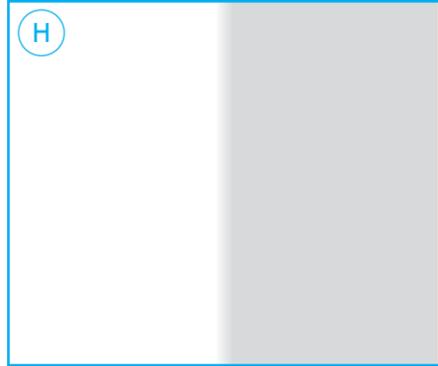
E NORTH PROSCENIUM FRAME



F SOUTH PROSCENIUM FRAME



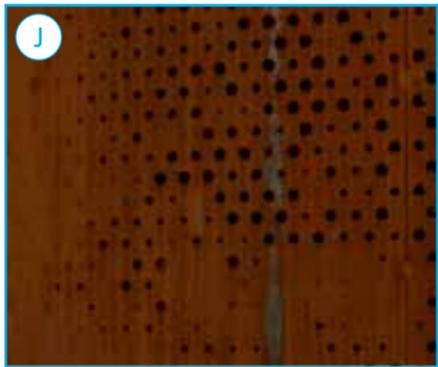
G BRICK MASONRY



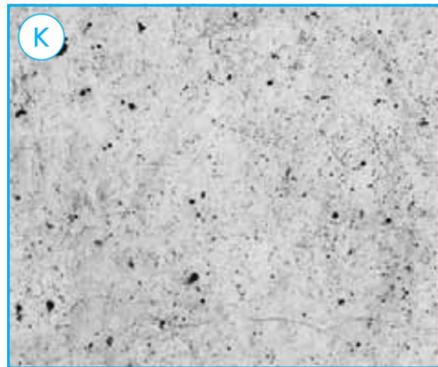
H NORTH BEVELED METAL PANEL



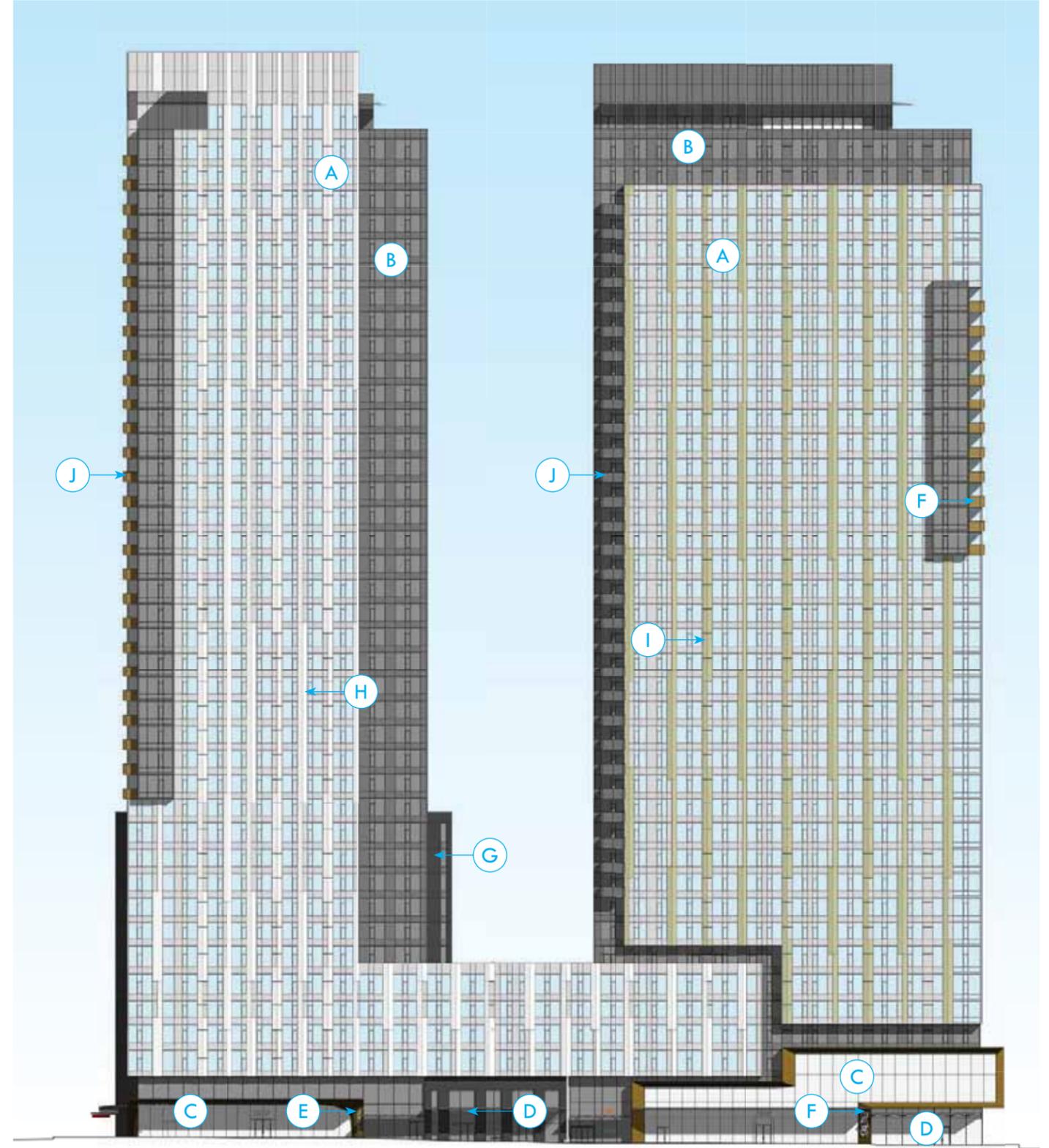
I SOUTH BEVELED METAL PANEL



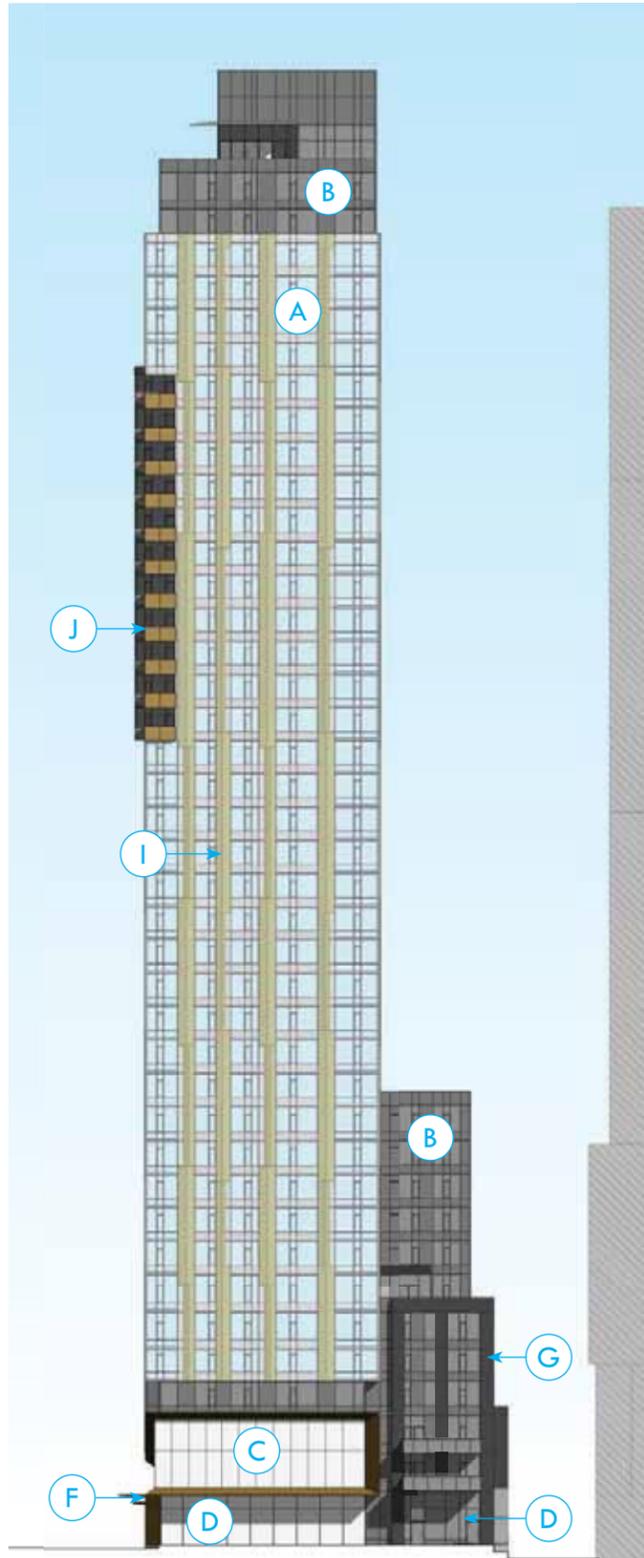
J GRADIENT PERFORATION



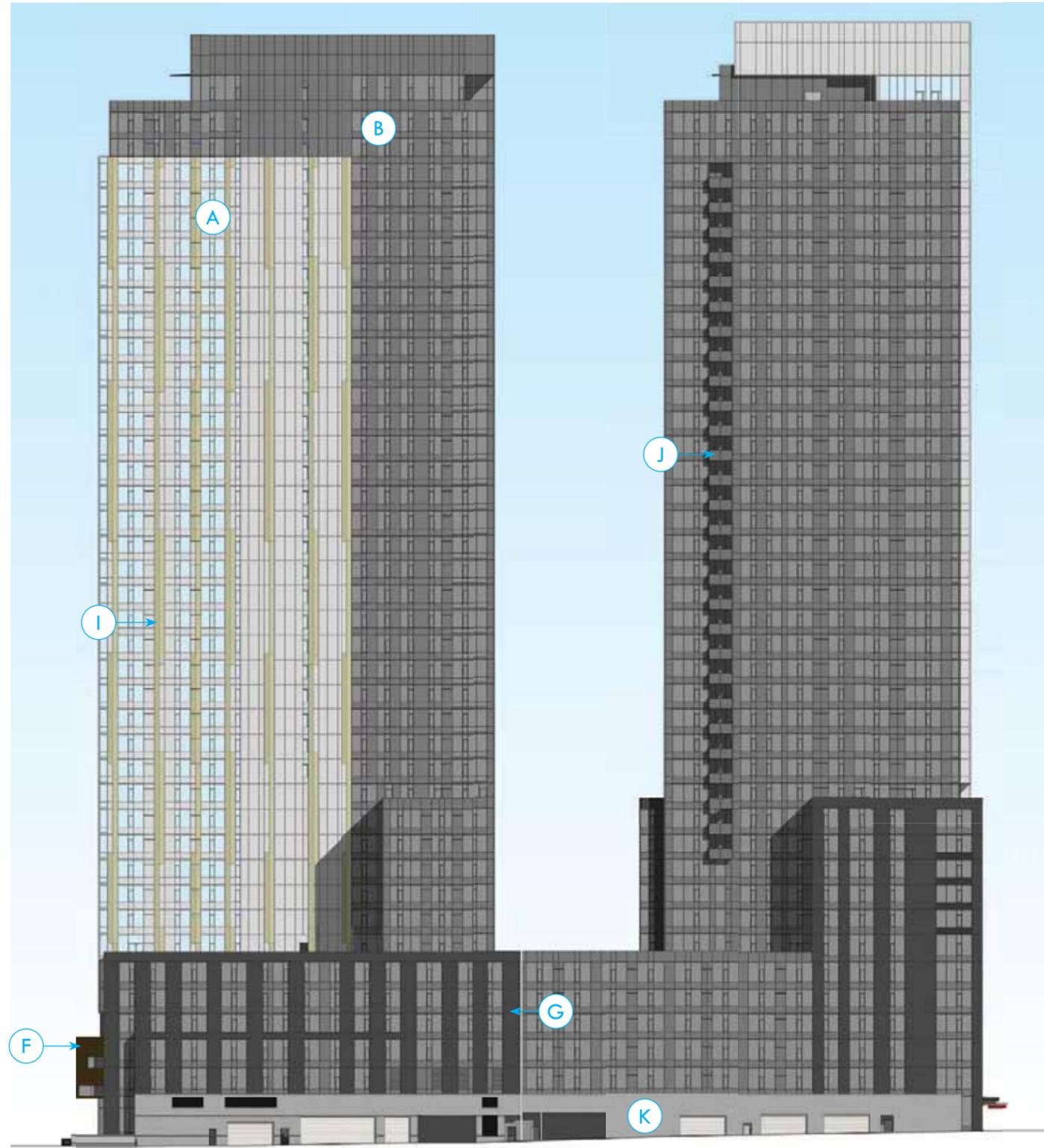
K ARCHTECTURAL CONCRETE



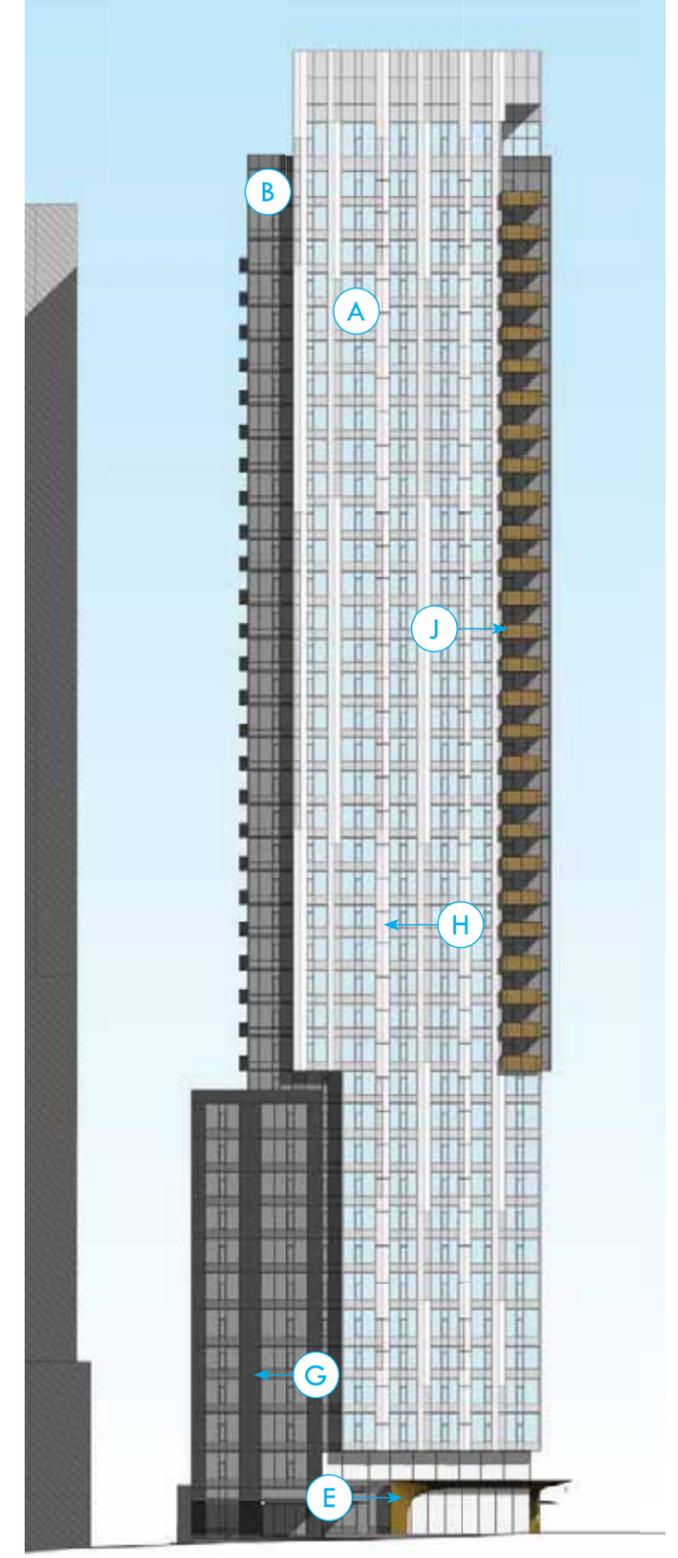
WEST ELEVATION



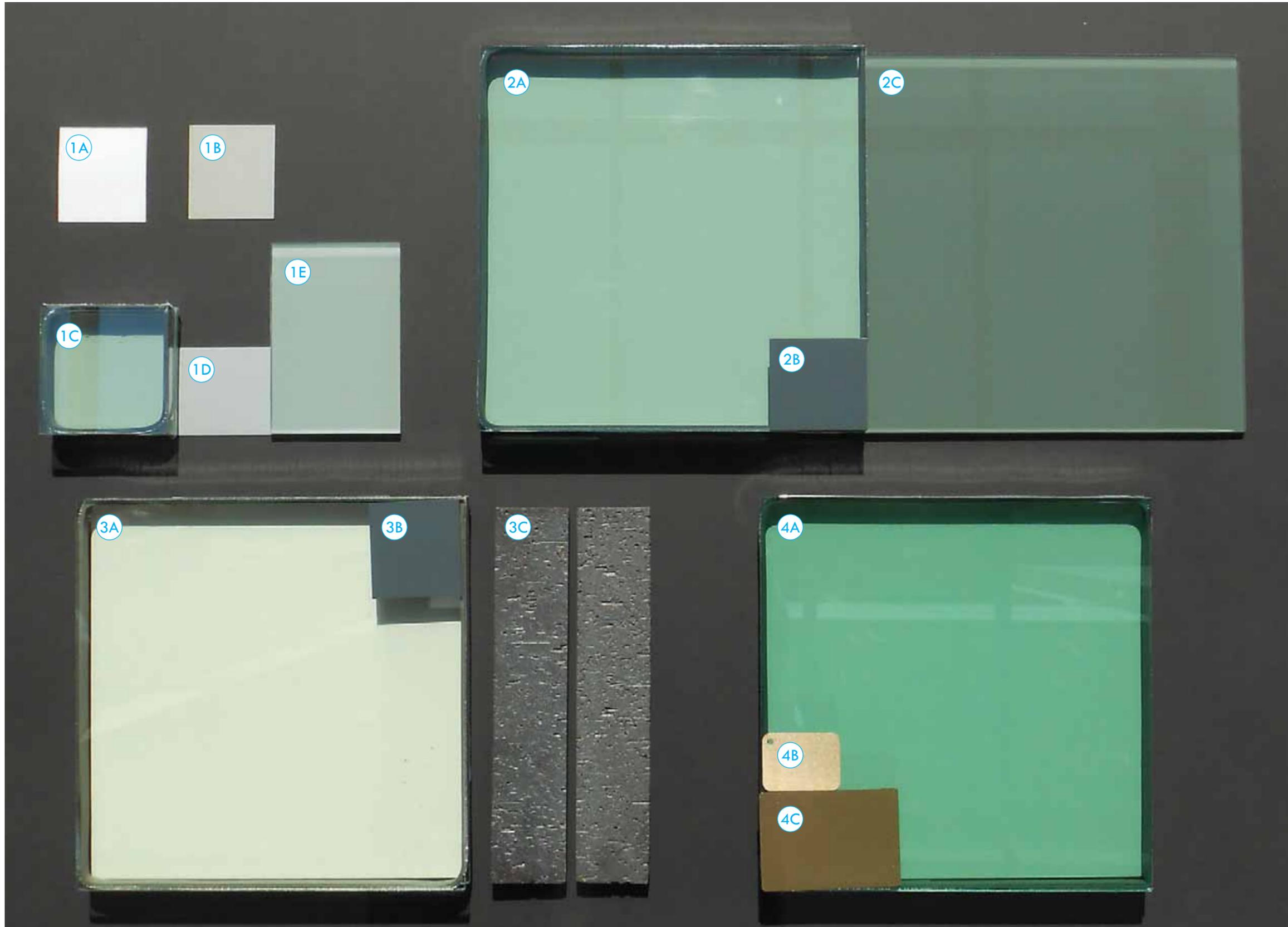
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



- ①A NORTH BEVELED METAL PANEL
- ①B SOUTH BEVELED METAL PANEL
- ①C PRIMARY VISION GLASS
- ①D PRIMARY MULLION
- ①E PRIMARY SPANDREL GLASS
  
- ②A SECONDARY VISION GLASS
- ②B SECONDARY MULLION
- ②C SECONDARY SPANDREL GLASS
  
- ③A MASONRY MASS VISION GLASS
- ③B MASONRY MASS MULLION
- ③C BRICK MASONRY
  
- ④A PROSCENIUM VISION GLASS
- ④B NORTH PROSCENIUM FRAME
- ④C SOUTH PROSCENIUM FRAME



VIEW BATTERY STREET AND 6TH AVENUE

STREETSCAPE

DESIGN GUIDANCE

**GENEROUS AMOUNT OF RETAIL SPACE**

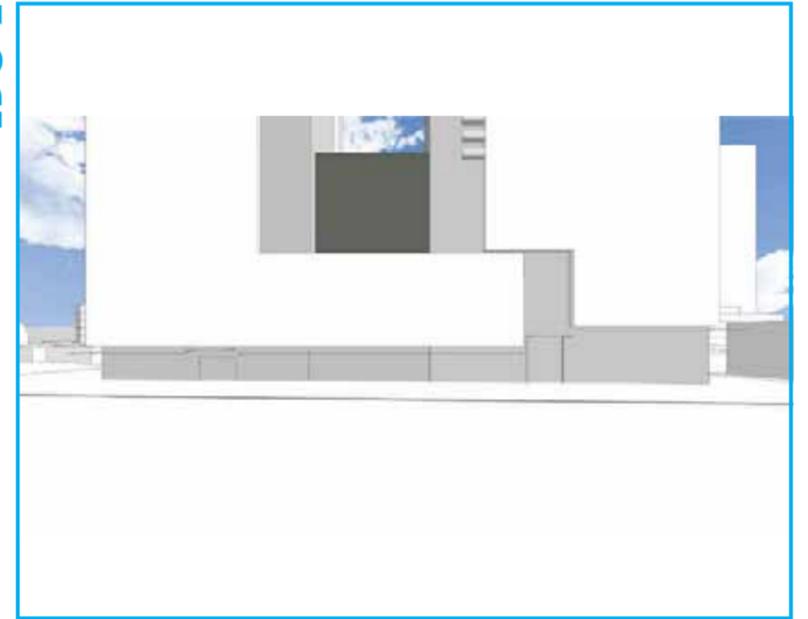
EDG 2



DESIGN GUIDANCE

**VARIETY OF EXPERIENCE AND MASSING**

EDG 2



APPLICANT RESPONSE

The current design has been refined to provide **generous retail and commercial use** within the first three levels of the podium, and to **focus active uses at street level**. The unique mix of commercial and residential uses are deliberately configured to promote a **vibrant streetlife** along all frontages.

CURRENT DESIGN

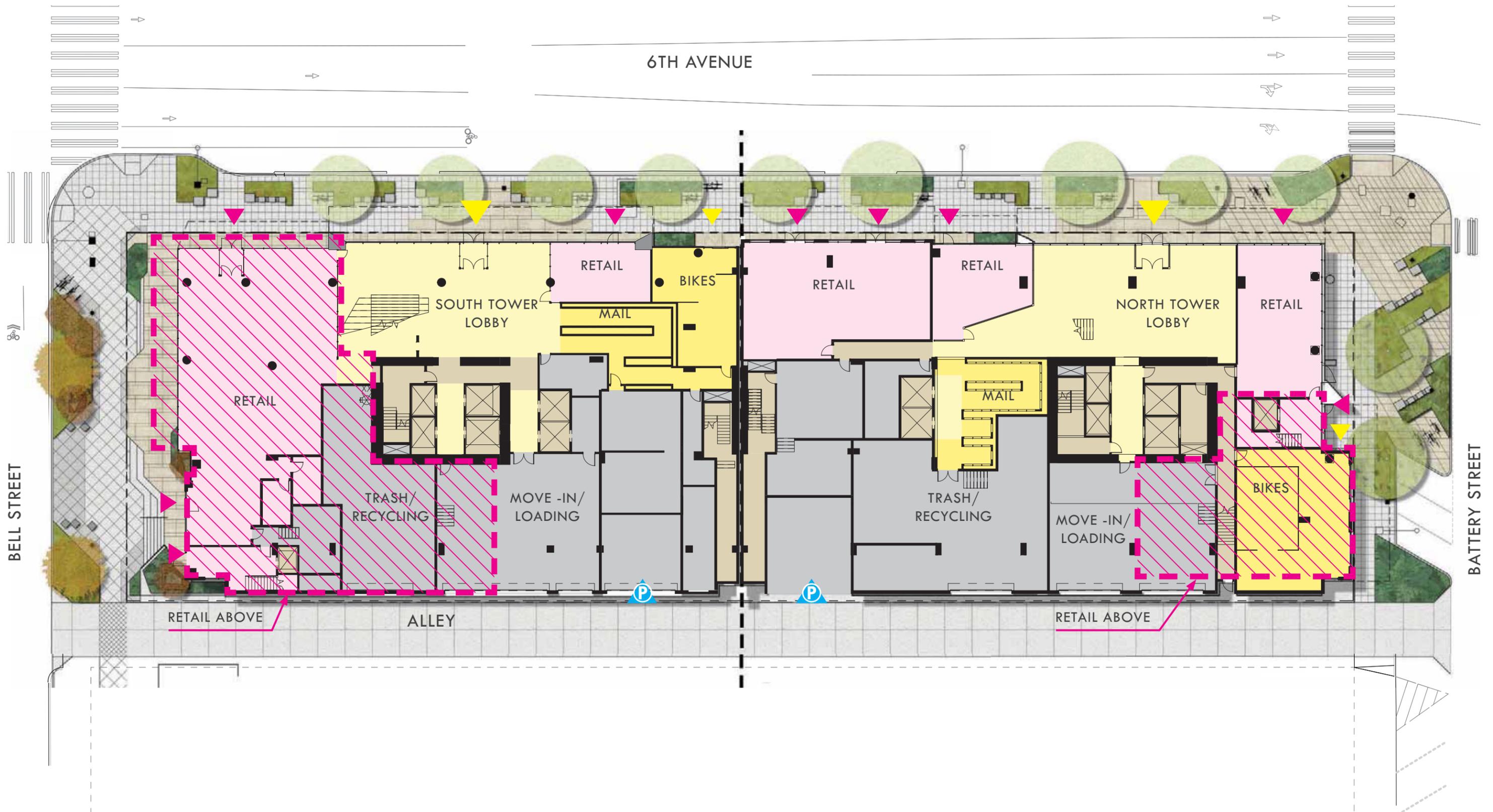


APPLICANT RESPONSE

The internal programming of the building has been revised to **focus active uses at street level**. **Unique and expressive architectural elements** are used to distinguish, separate, and highlight these uses.

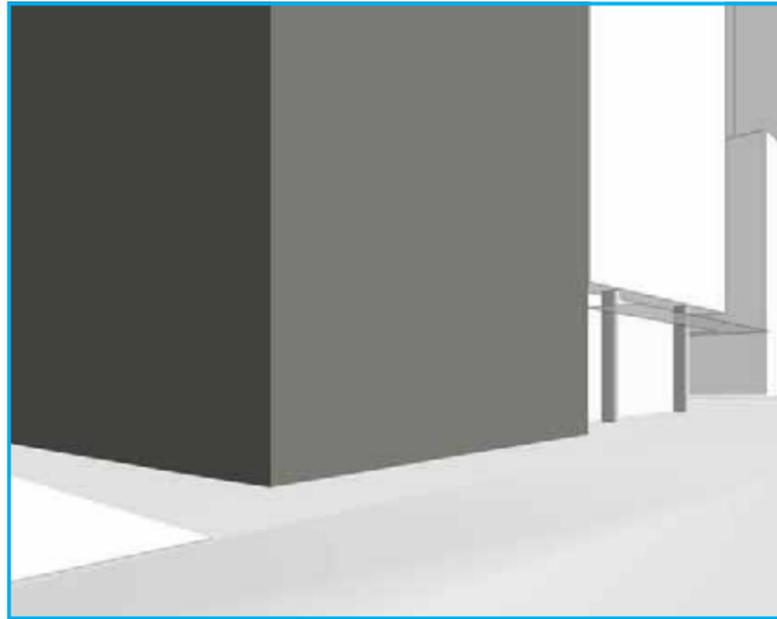
CURRENT DESIGN





SPECIAL ATTENTION TO THE ALLEY

EDG 2



CURRENT DESIGN



VIEW FROM BATTERY STREET AND 6TH AVENUE

BATTERY STREET



NORTH STREET ELEVATION



ALLEY CORNER AT BELL ST



BATTERY STREET

BATTERY STREET CORNER PLAN

DESIGN GUIDANCE

The Board requested that the team pay *special attention to the alley* facade, especially at the corners

APPLICANT RESPONSE

The current design seeks to enhance the character and activation of the alley by providing *active uses that wrap the corners* on Bell and Battery.

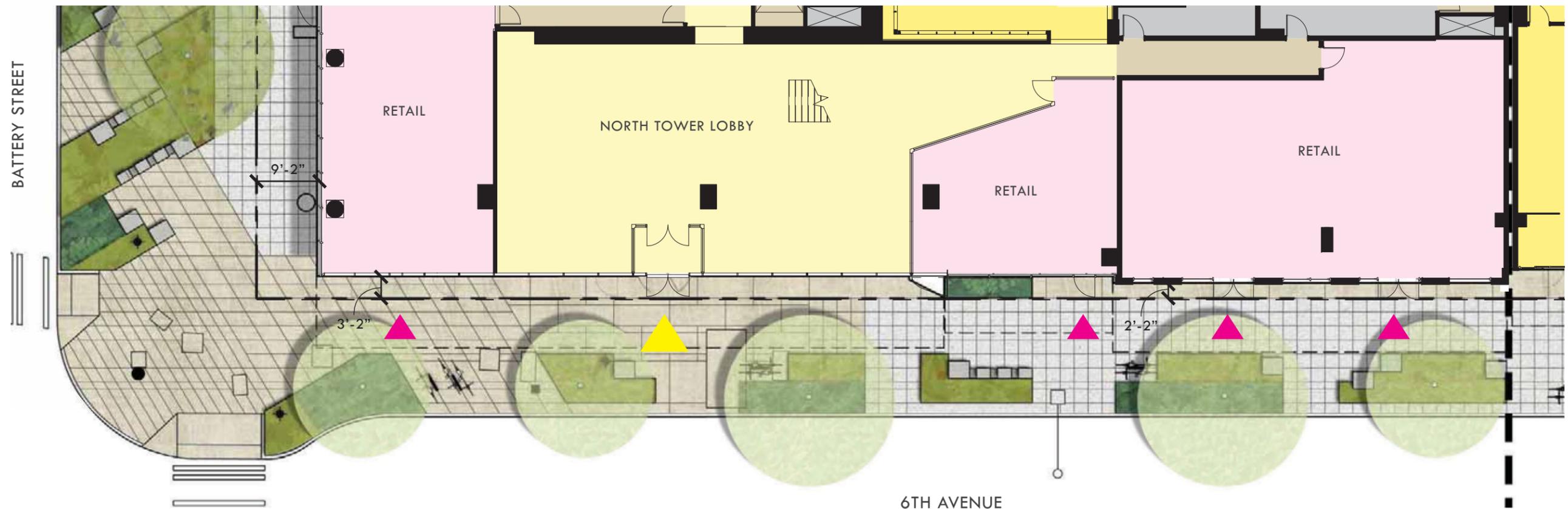
RELEVANT DESIGN GUIDELINES

- C1.3 Street Level Articulation for Pedestrian Activity
- C4.1 Entry Treatments
- C6.1 Alley Activation

6TH AVENUE



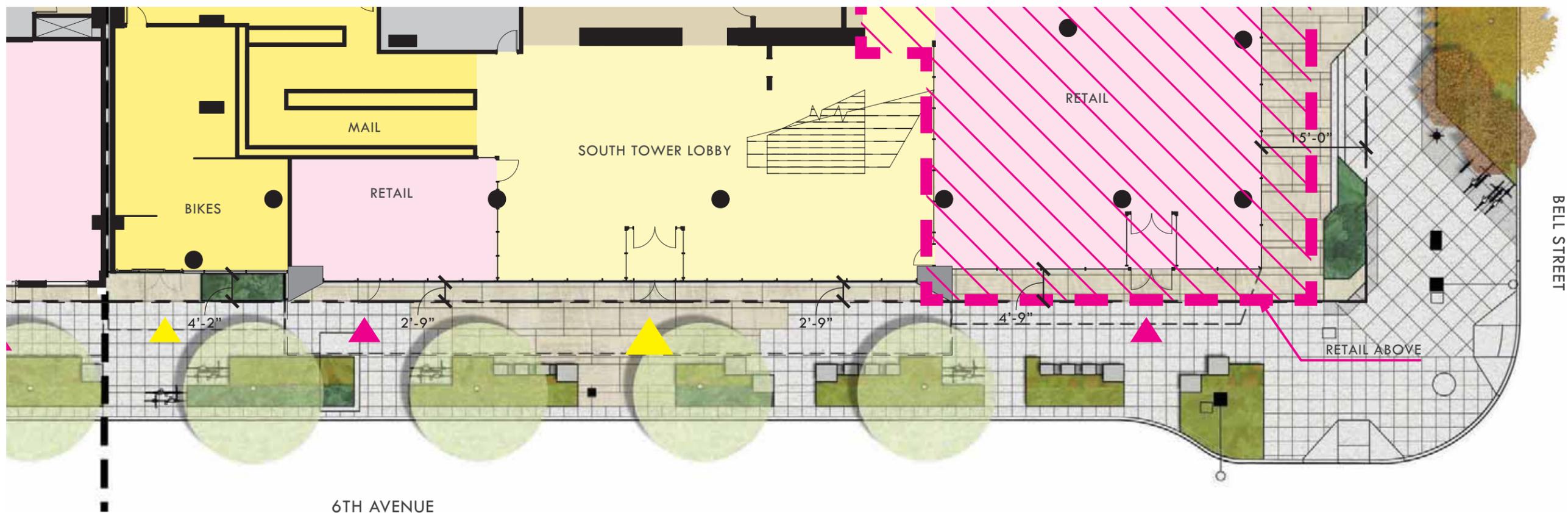
WEST STREET ELEVATION - NORTH



6TH AVENUE - NORTH



WEST STREET ELEVATION - SOUTH



6TH AVENUE - SOUTH

COMPLEMENTARY LANDSCAPING AND RETAIL

EDG 2



CURRENT DESIGN



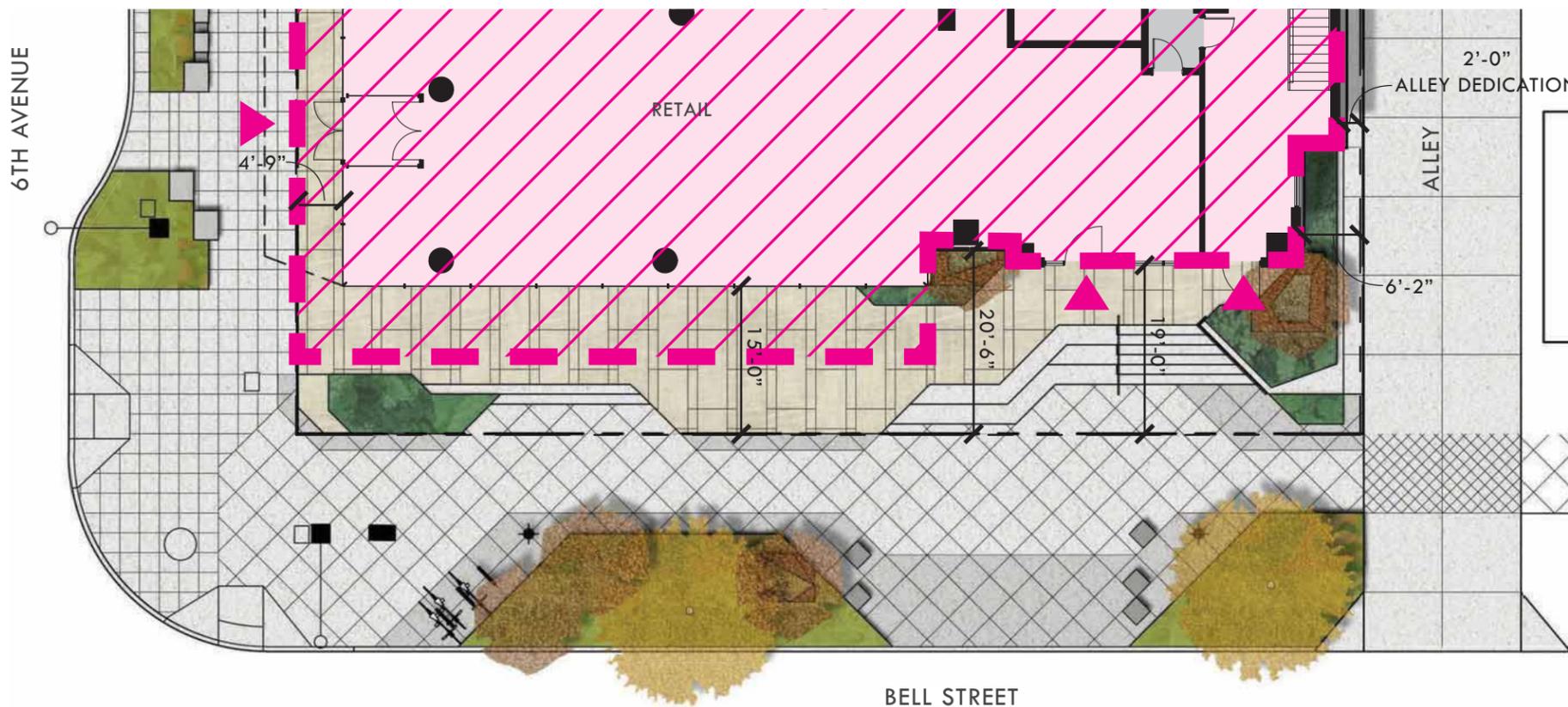
VIEW FROM BELL STREET AND 6TH AVENUE



NORTH STREET ELEVATION



ALLEY CORNER AT BELL ST



BATTERY STREET CORNER PLAN

**DESIGN GUIDANCE**

Provide modulation and *variety in the design of the street level* along 6th Ave.

**APPLICANT RESPONSE**

The current design proposes significant landscaping along all three frontages. In particular, a 15' setback on Bell St allows for a *generous patio* dedicated to restaurant-related outdoor seating. The Bell St landscape design follows the *green street tradition* established by earlier developments.

**RELEVANT DESIGN GUIDELINES**

- C1.3 Street Level Articulation for Pedestrian Activity
- C2.1 Modulation of Facades
- D1 Provide Inviting & Usable Open Space

# LANDSCAPE ARCHITECTURE



LEGEND

A Bell Street Plaza B South Lobby Entry C North Lobby Entry D Battery Street Plaza

DESIGN OVERVIEW

The overall goal of the landscape design is to create a streetscape that connects the dots between Denny Park and central Downtown - generating new vitality and open space amenities for the neighborhood. With the new protected bike lane along 7th Avenue and the Bell Street Frontage -- as well as its proximity to the Lake-to-Bay Loop and Seattle Center -- this project is ideally situated to become a highly walkable and bikeable destination. The design complements the podium architecture, which includes a very transparent retail facade, and is intended to feel porous and welcoming to an influx of residents and passers-by alike, at all hours and during all seasons. This is accomplished with a richly-textured street edge, generously-proportioned street planters, a variety of site furnishings, site lighting and space for flexible and seasonal programming such as games or outdoor cafe seating. Street trees and lush plantings will soften the scale of the building and provide a distinct sense of separation from the street.



STRONG INDOOR-OUTDOOR CONNECTIONS



RICHLY-TEXTURED STREET EDGES



ADAPTIVE SPACES FOR PLAY, PERFORMANCE, PEOPLE WATCHING



**PUBLIC REALM ENHANCEMENTS**

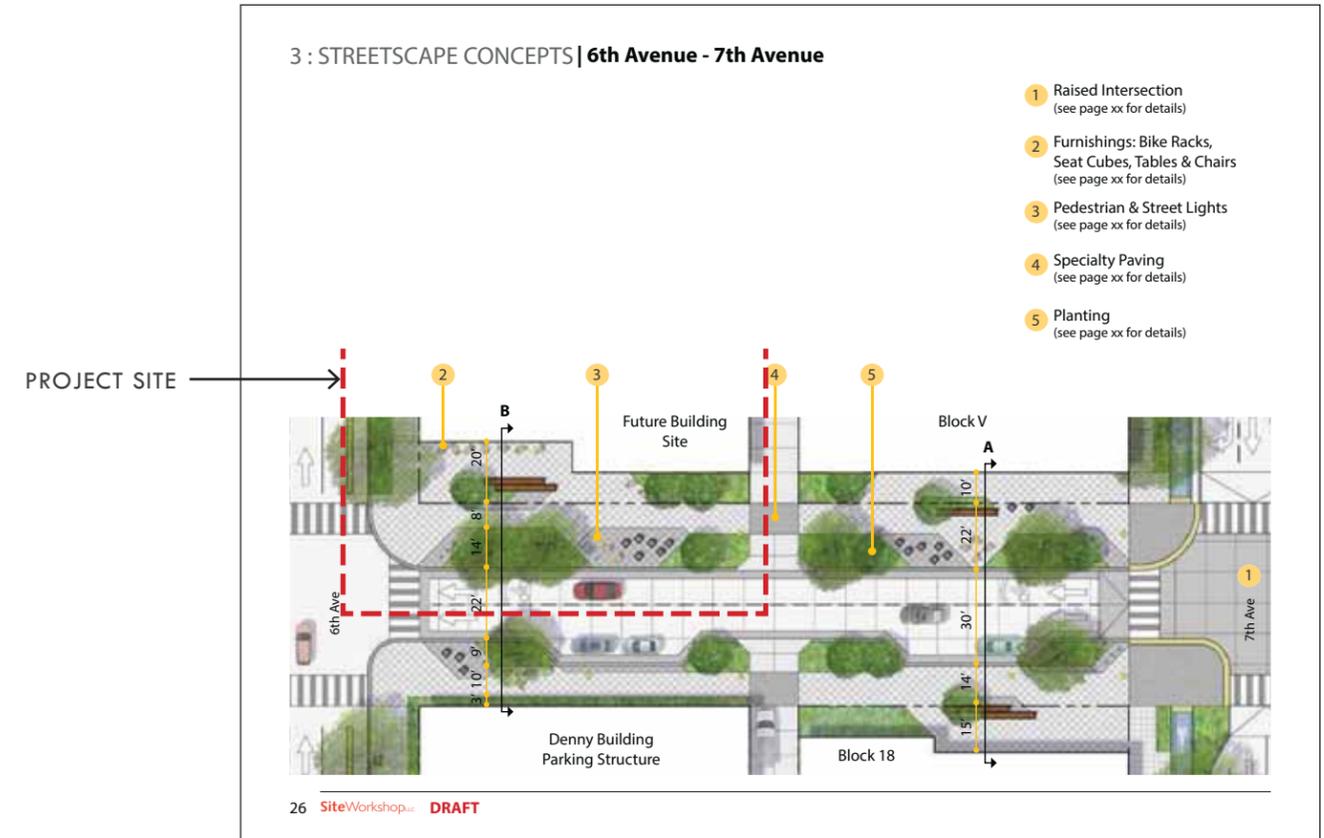
The project team is excited to further enhance Bell and Battery Streets as people places, connecting them into the broader network of green streets and spaces connecting the Downtown waterfront with Denny Park and South Lake Union. We have worked collaboratively with the site plans of adjacent properties and will leverage the momentum of Block 21 and other neighboring projects to enhance all of the project's street frontages in keeping with the identified design guidelines objectives of responding to neighbors and context and creating active streetscapes.

**COORDINATION WITH BELL STREET CONCEPT DESIGN**

The great opportunity of this project to provide benefit to the public realm is the enhancement of the Bell Street frontage to continue the character of Bell Street Park northward as it extends toward Denny Park, the South Lake Union neighborhood, and Lake Union Park beyond. The project team met with the City (DPD) to discuss the best outcome for this unique street frontage. The City shared the draft Bell Street Concept plan, which provides the following guidance for the design objectives along Bell Street:

*In an effort to accommodate the projected growth within the region, this plan called for the development of "urban open space that encourages a pedestrian friendly environment" along designated green streets such as Bell Street.*

*The final design objective that responds to the goal of creating a pedestrian friendly environment along Bell Street is the use of street and park materials to unify the space. The Bell Street Park design features meandering paving, planting and seating to form a unifying "circuitry".*



EXCERPT FROM THE BELL STREET CONCEPT PLAN - STREETScape CONCEPT FOR BELL STREET BETWEEN 6TH & 7TH AVENUES.



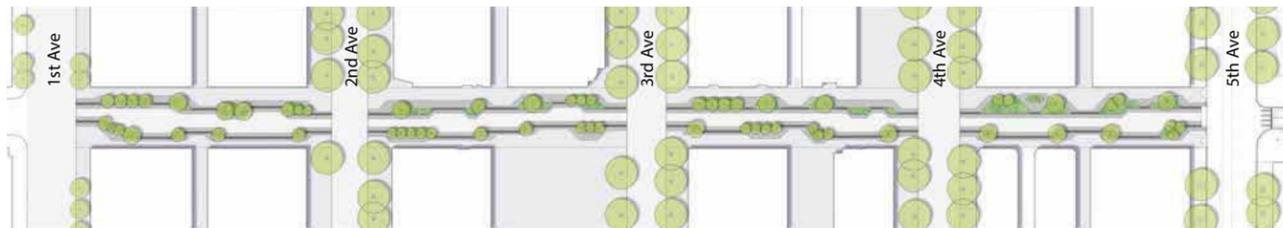
Bell Street Park Paving and Planting



Bell Street Park Furnishings



Bell Street Park at 1st Ave, Looking NE



Existing Bell Street Park (1st Ave - 5th Ave)

FROM THE BELL STREET CONCEPT PLAN - EXISTING CONDITIONS AT BELL STREET PARK.



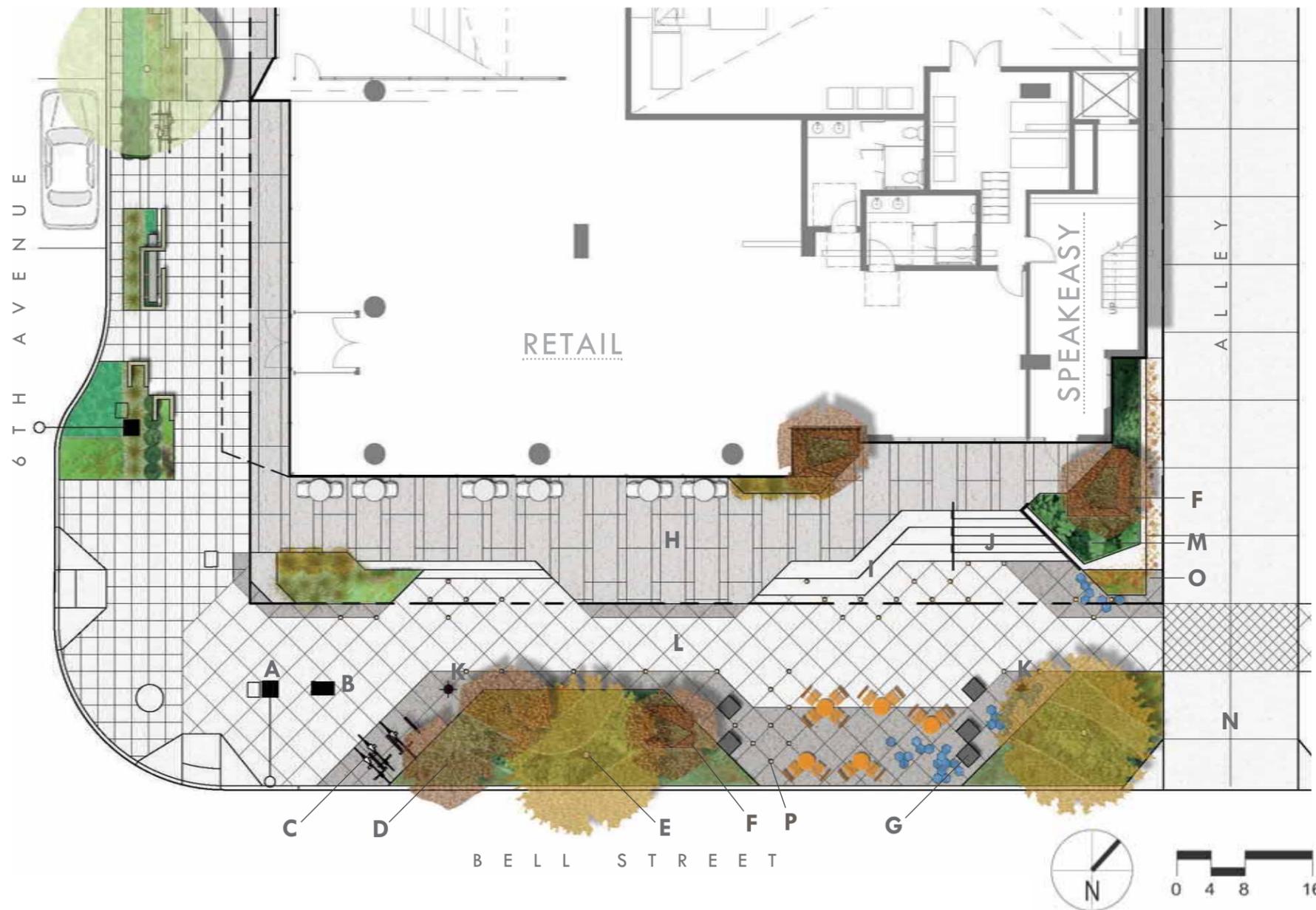
Proposed Bell Street Plan (5th Ave - Denny Way)

EXCERPT FROM THE BELL STREET CONCEPT PLAN - PROPOSED PLAN BETWEEN 5TH AVENUE AND DENNY WAY.

## BELL STREET PLAZA

This project embraces the original vision of Bell Street as a linear urban park. The architecture responds with a generous 15- to 19-foot building setback and a transparent 2-story retail facade that opens directly onto the public open space. The landscape design maintains the the 45-degree scoring pattern, contrasting charcoal gray bands, min. 8' clear walk and pedestrian pole lights that are the signature elements of Seattle's Bell Street Concept Plan.

This diagonal geometry forms a pocket plaza with flexible open space sized to accommodate colorful bistro tables, block seating, artwork, bicycle parking and even seasonally-programmed activities, performances and games. The south façade sits on a raised plinth, which serves as an accessible route to the retail entries. A stairway and a terraced planter make up the 4-foot grade change at the southeast corner, providing an alternate access point and an easy flow of circulation between the upper and lower plazas. The stair and over-sized seating steps pull away from the sidewalk and ROW line, bringing the diagonal pattern onto the site and effectively blurring the lines between the public and private space. The alignment of these seating steps provide a natural place to people watch or interact with activities taking place in the pocket plaza at the curb edge.



### LEGEND

- A** Existing Street Light
- B** Existing signal switch box to remain
- C** Bike racks (3)
- D** Multi-stemmed ornamental tree, typ.: Amelanchier x grandiflora 'Autumn Brilliance' (5)
- E** Large-scale street tree, typ.: Ulmus parvifolia 'Emer II' / Allee Elm (2)
- F** Special planter, typ.
- G** Block seating, typ.
- H** Special paving at bldg perimeter / accessible route to retail
- I** Seating steps
- J** Stair
- K** Pedestrian light, typ. per green street standards
- L** 8'-0" min. clear sidewalk width with standard 3'x3' score jnts
- M** Sloped planter
- N** Alley Driveway
- O** Self-clinging vine at planter wall face
- P** Flush LED light fixtures

EXISTING BELL STREET HARDSCAPE



PROPOSED SITE SPECIFIC ELEMENTS



CONCRETE SEATING STEPS



BIKE RACK



ALTERNATIVES TO GRANITE BLOCK BENCHES



RAMA PEDESTRIAN LIGHT FIXTURE



SECTION A



SECTION B

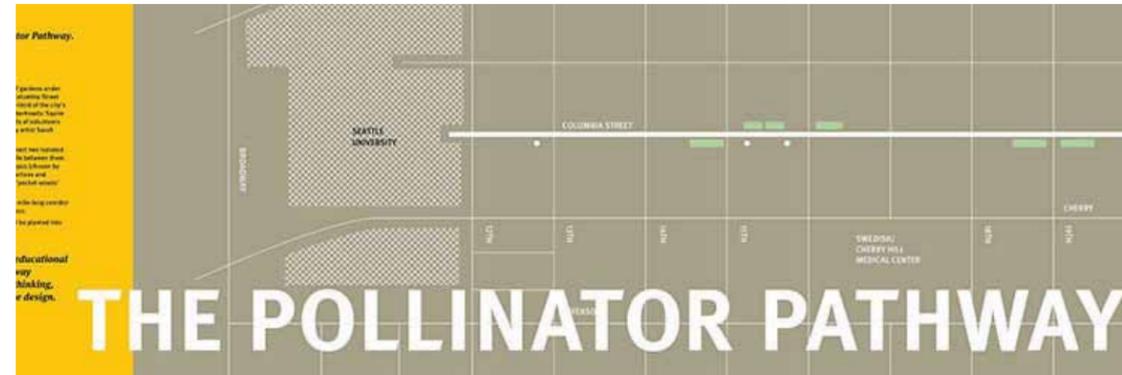




*Ulmus parvifolia* 'Emer II' / Allee (or Lacebark) Elm



*Amelanchier* × *grandiflora* 'Autumn Brilliance' / Autumn Brilliance Serviceberry



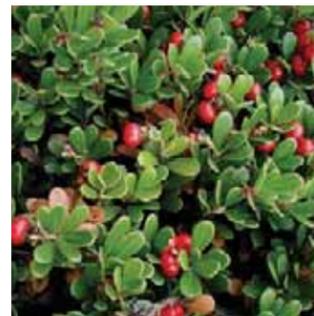
*Miscanthus sinensis* 'Yaku Jima' / Dwarf Maidengrass



*Carex testacea* / Orange Sedge



*Rosa rugosa* 'Snow Pavement' / Snow Pavement Rose



*Arctostaphylos uva-ursi* / Bearberry



*Parthenocissus Tricuspidata* / Boston ivy



*Spiraea betulifolia* 'Tor' / Birchleaf spiraea



*Verbena bonariensis* / Brazilian Verbena



*Agastache rupestris* / Licorice Mint



*Calluna vulgaris* 'Blazeaway' / 'Blazeaway' Heather



*Euphorbia* 'Humpty Dumpty' / Dwarf Mediterranean Spurge



*Ceanothus gloriosus* 'Point Reyes' / Point Reyes Ceanothus



*Vaccinium angustifolium* 'Burgundy' / Lowbush Blueberry



*Mahonia repens* / Creeping Oregon Grape



*Geranium* 'Patricia' / Hardy Geranium



*Echinacea purpurea* 'White Swan' / White Coneflower



*Schizachyrium scoparium* 'The Blues' / Little Bluestem



*Lupinus littoralis* / Seashore Lupine



*Armeria maritima* / Sea Thrift

## BELL STREET PLANTING CONCEPT

The southern edge of this project is uniquely positioned to set the tone for the next phase of build-out along Seattle's Bell Street Park. The planting character of the first phase is strongly linked to the function of stormwater infiltration and uptake. This project seeks to weave together previous and future phases by creating a pollinator pathway that builds on the palette of native and adaptive plantings, adds biodiversity, creates habitat, and encourages interaction between humans and the natural world with a planting design that blooms and changes display throughout the year.

Stranger Genius Award-winner Sarah Bergmann instigated this project in 2007, setting out to link two public open spaces with a mile-long pollinator pathway consisting of small gardens within the ROW, stretching from Seattle University to a small, native wood in the Madrona neighborhood. This pilot project is now being replicated in other parts of the city, and has been put forth as a design challenge to the planet. The goal is to knit together the fragmented ecosystem that exists in our cities, making space for beneficial insects and for human enjoyment, and creating a living classroom where the enriched ecosystem can be studied along a given corridor.



CUSTOM SMALL TREE PLANTERS

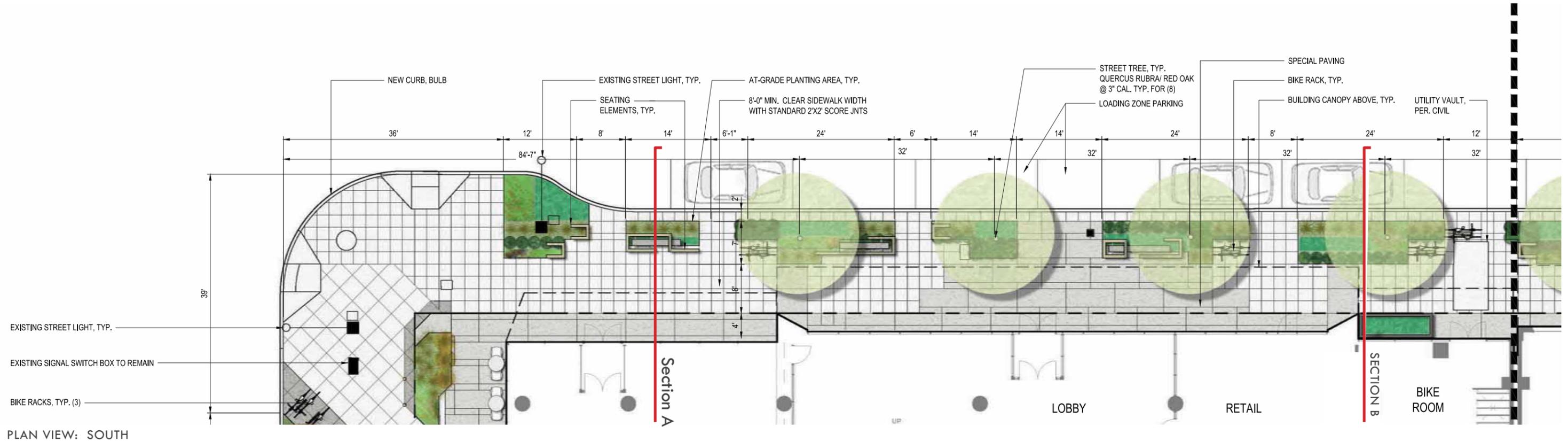


IN-GRADE SOLAR LIGHTING



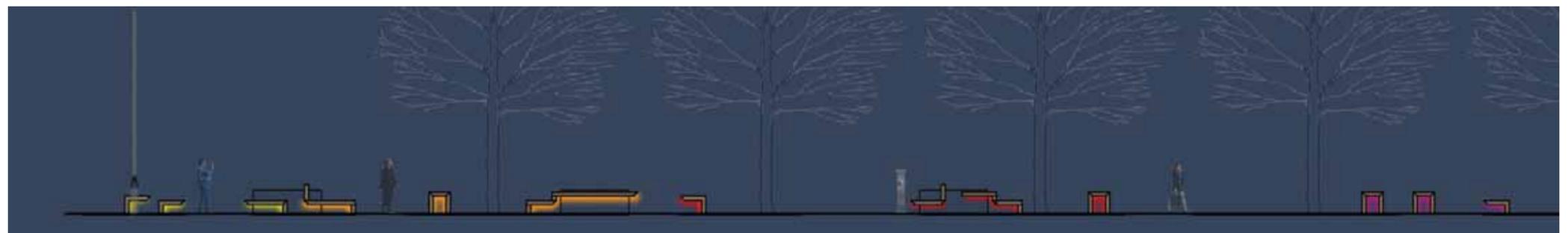
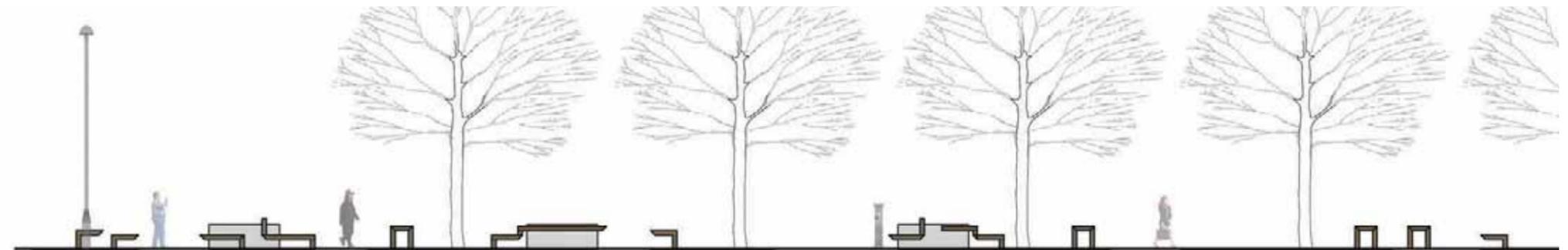
SPECIAL PAVING INLAY RELATED TO POLLINATOR PATHWAY THEME

6 T H A V E N U E

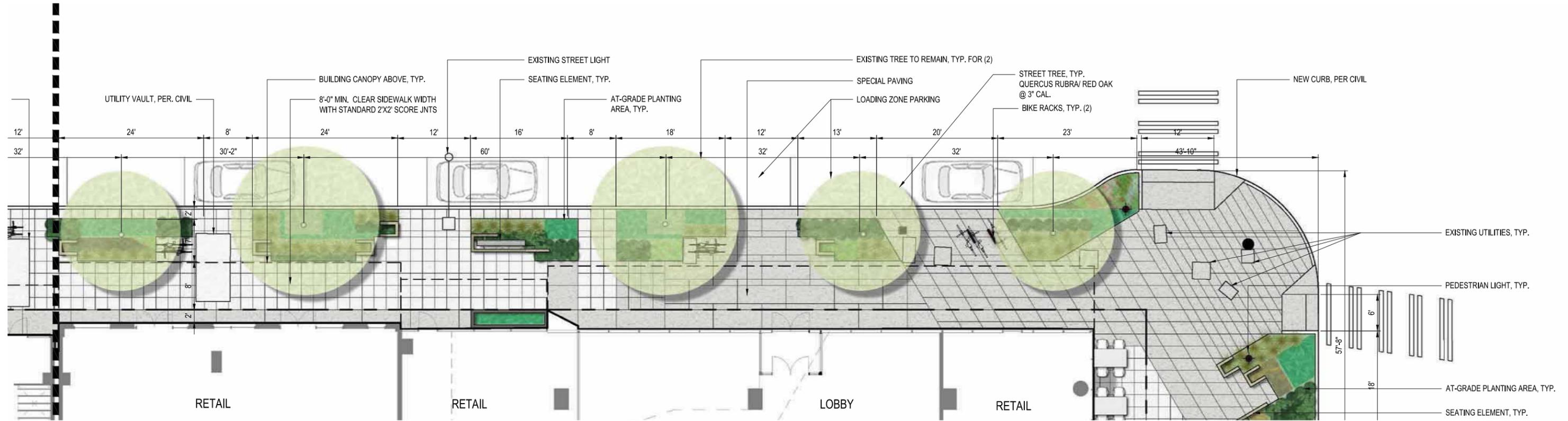


### 6TH AVENUE STREETSCAPE

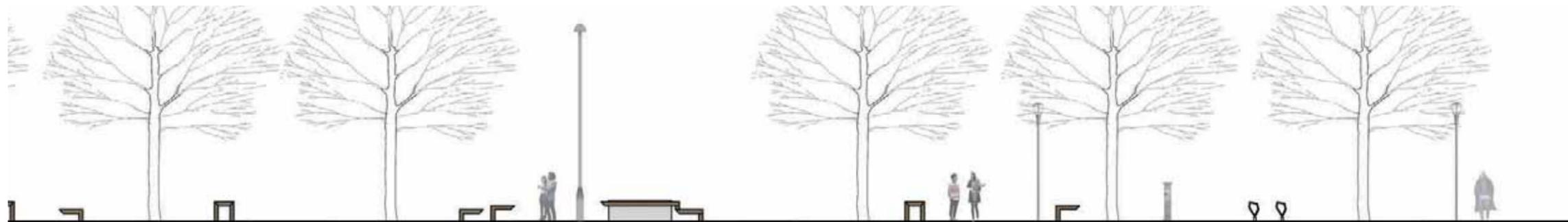
The street furnishing palette features a series of metal frame elements that recall the much larger-scale proscenium framepiece at the podium corners. Some of these elements are directly embedded and some are suspended from concrete plinths. These ribbon-like framepieces float, twist, turn, bend and wrap along the length of the block, providing a common language of material - while offering constant variation. As artful seating elements they serve as lean bars or perches that frame pedestrian crossings to and from the curb. They also form a collection of linear sculptures when lit at night: LED downlighting at the underside of each frame's edge will bounce off the concrete plinths and highlight the plantings growing within each frame. The shades of colored light projected onto the groundplane might vary or shift along the length of the block - or change in response to special events - further distinguishing the identity of the north and south towers.



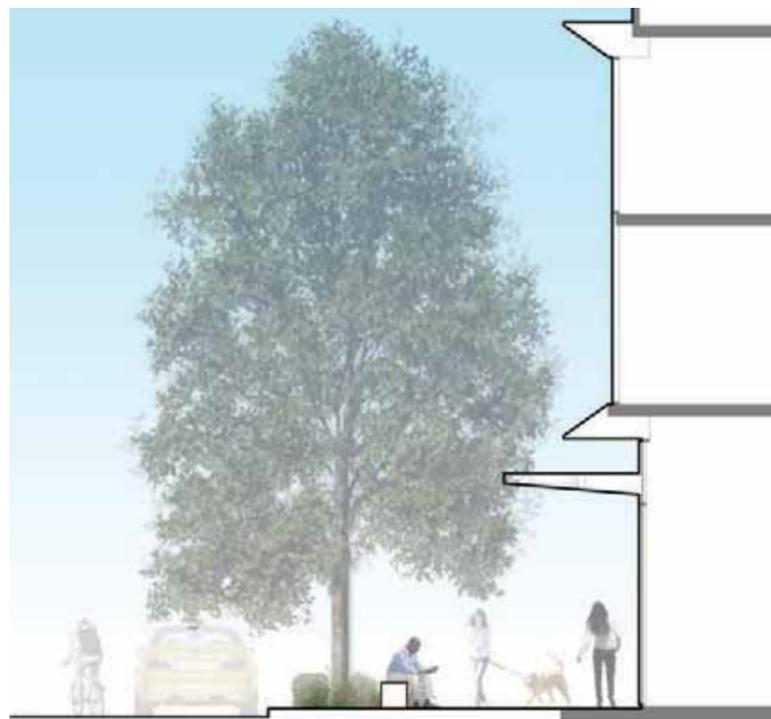
6 T H A V E N U E



PLAN VIEW: NORTH



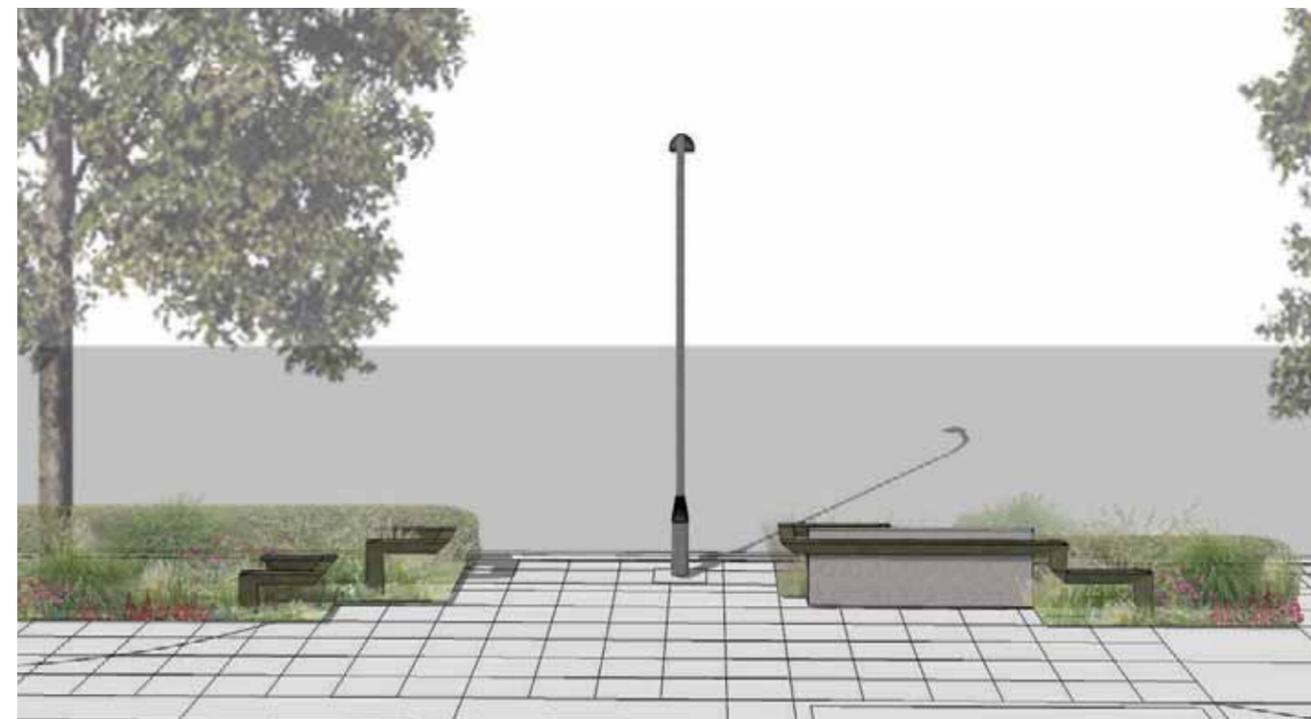
TYPICAL BIKE RACK



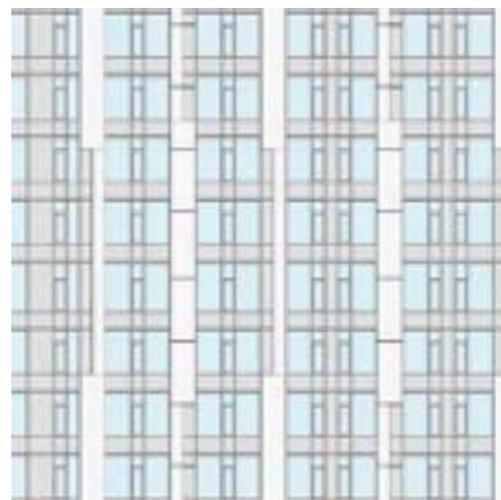
SECTION A



SECTION B



TYPICAL SEATING ELEMENT AT SIDEWALK EDGE (6TH AVE FRONTAGE AND BATTERY ST)



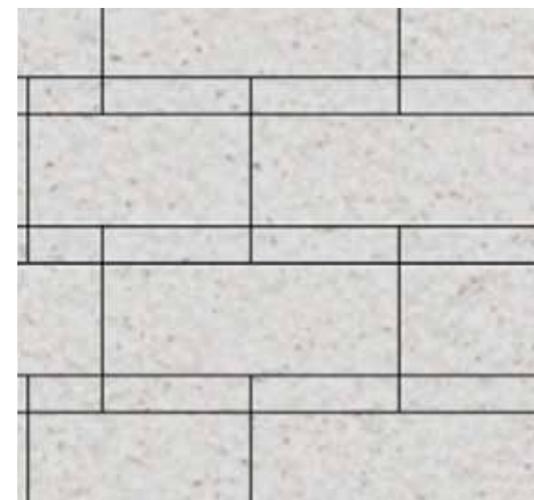
INSPIRATION 1: UPPER FLOOR FENESTRATION



INSPIRATION 2: TEXTILE-LIKE PAVER PATTERN



PROPOSED ACCENT SCORING PATTERN



PROPOSED ACCENT SCORING PATTERN

The generous proportions of the landscape/furnishing zone allow for an array of short-term bike parking and seating elements that provide a varied and interesting edge condition for the long, linear streetscape. Clear space for these elements would be carved out of the street planter areas - and located in such a way that frames the pedestrian access points from curb to building entry. The shapes and materiality of these signature elements are integrated with the architecture of the building, and are intended to create a signature furnishings vocabulary that defines the public realm at 6th Avenue and at Battery.

## SPECIAL PAVING ALONG 6TH AND AT BATTERY

A special paving pattern highlights the lobby and retail entries, forming a consistent material treatment that wraps the face of the building at all three frontages. A standard 2-foot orthogonal sidewalk grid provides a simple contrasting pattern that also ties the project to the materials/layout used at the Insignia project on the opposite corners at Bell and Battery. Our project maintains a full 8' width clear sidewalk along the 6th Avenue frontage, with 7' tree planter widths and an 18" courtesy strip along the curb adjacent to parallel parking.



ACCENT CONCRETE COLOR



ACCENT LIGHTING AT SEATING ELEMENTS



Two of the healthiest large Red Oak trees will be preserved at the north end of 6th Avenue, and the rest will be replaced with the same species to maintain street tree continuity on both sides of 6th Avenue.

*Quercus rubra*  
Red Oak

A balance of deciduous and evergreen shrubs and groundcover will be planted under the street trees. Evergreen hedging will form a year-round foundation to frame and offset the perennials and ornamental grasses.



*Buxus microphylla* var. 'Koreana'  
Korean Box



*Clethra alnifolia* 'Hummingbird'  
Dwarf Summersweet



*Fothergilla gardenii*  
'Blue Mist'  
Blue Mist Fothergilla



*Liriope spicata*/  
Creeping Lilyturf



*Euphorbia x robbiae*/  
Robb's Euphorbia



*Sarcococca humilis*/  
Creeping Sweetbox



*Ophiopogon nigrescens*/  
Black Mondo Grass



*Carex morrowii* 'Ice Dance'  
Ice Dance Sedge



*Anemanthele lessoniana*/  
Pheasant's Tail Grass



*Pennisetum alopecuroides*/  
Fountain Grass



*Sesleria autumnalis*/  
Autumn Moor Grass



*Calamagrostis brachytricha*/  
Korean Feather Reed Grass



*Hakonechloa macra*  
'Aureola'/Golden Japanese Forest Grass



*Galanthus nivalis*/  
Snowdrop



*Muscari armeniacum*/  
Grape hyacinth



Daffodil 'Tete a Tete'  
Dwarf Daffodil



*Anemone x sylveris*  
'Madonna'  
Dwarf White Anemone



*Aruncus aethusifolius*/  
Dwarf Goatsbeard



*Brunnera macrophylla*  
'Jack Frost'  
Jack Frost Brunnera



Geranium 'Patricia'  
Hardy Geranium  
Cranesbill



*Alchemilla mollis*/  
Lady's Mantle



Geranium 'Brookside'  
Geranium Brookside



*Helleborus foetidus*/  
Bear's Foot Hellebore



*Heuchera* ssp./  
Coral Bells

**BATTERY STREET PLAZA**

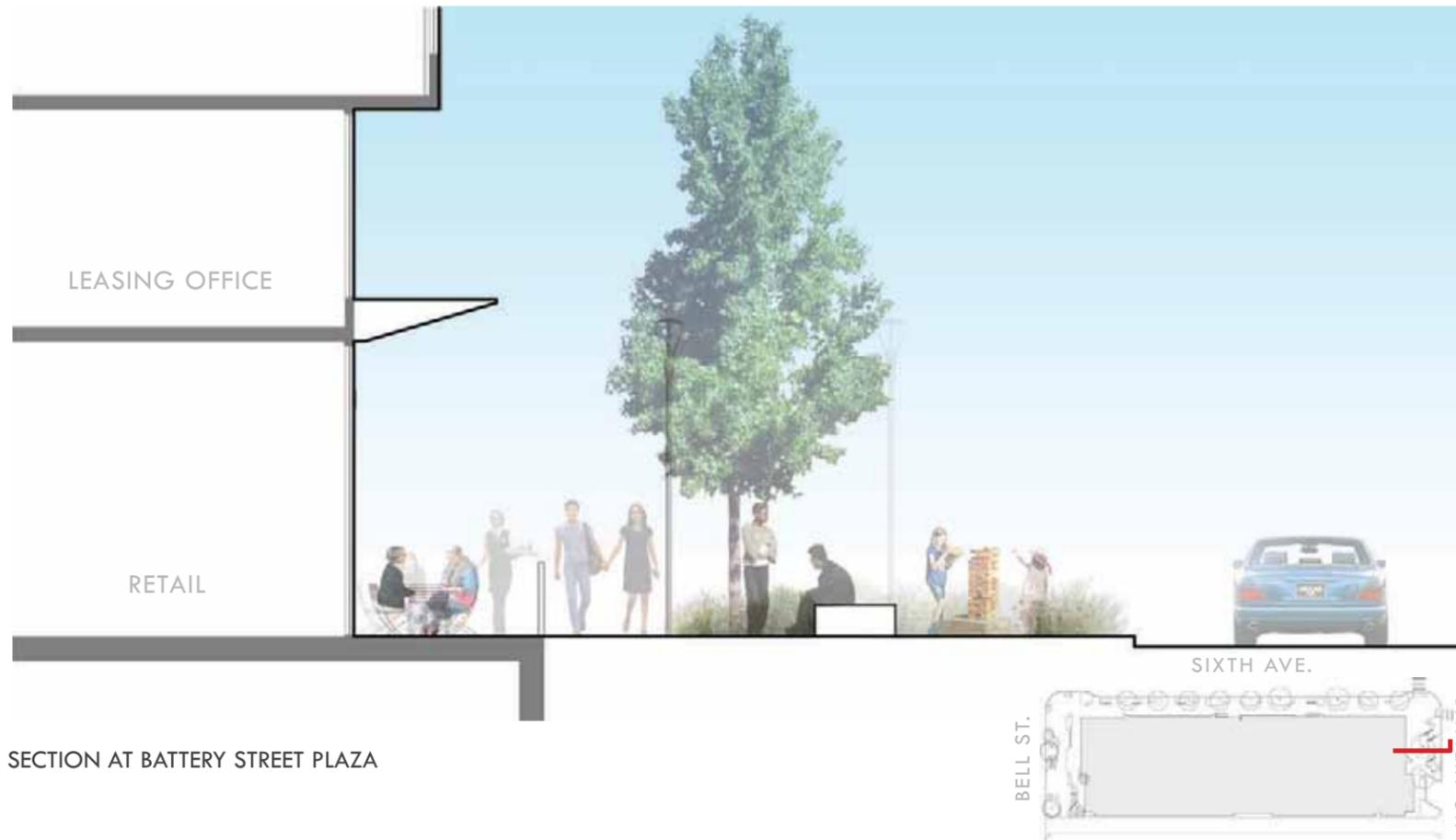
The special paving pattern shifts dramatically at the Battery Street corner, orienting views in the direction of Uptown and the iconic Space Needle. All but 3 diagonal parking stalls are removed at Battery, and a new curb and curb-bulb are added in order to accommodate a pocket plaza that serves the Battery retail corner. The signature street furnishing pieces and bike racks are arranged to facilitate flow to and from the retail, and are nestled into street planters that form a generous pedestrian buffer adjacent the sidewalk. Unique pedestrian lights reinforce a sense of pedestrian safety and further activate the space at night. The 6-foot sidewalk width is supplemented by a 9' building frontage setback for cafe seating, and ties into the standard 2'x2' scoring pattern used by the project to the east. Similar to the Bell Street park, the Battery pocket plaza leaves flexible space open for pop-up games, music, bike repair classes, and other activities. In addition, preservation of the two existing, mature Liquidambar trees will lend an instant sense of place to this frontage.



BIKE RACK



PEDESTRIAN POLE LIGHT



SECTION AT BATTERY STREET PLAZA



Liquidambar styraciflua/ Sweet Gum  
(Existing street trees to remain)



Lonicera pileata/ Japanese Box Honeysuckle



Helleborus orientalis/ Lenten Rose



Carex morrowii 'Ice Dance'/ Ice Dance Sedge



Polystichum setiferum/ Soft Shield Fern



Ophiopogon nigrescens/ Black Mondo Grass



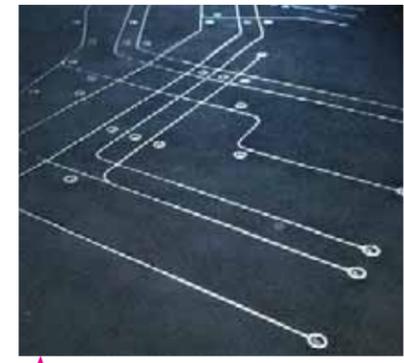
Hakonechloa macra 'Aureola'/Golden Japanese Forest Grass



Astrantia major/ Masterwort



+



=

Tiny elephant-themed inlays scattered throughout the plaza become elements of surprise in the landscape, and translate easily to site-specific



games and scavenger hunts for all.



Euphorbia x robbiae/ Robb's Euphorbia



Tellima grandiflora/ Fringecup



Acanthus caroli alexandri/ Dwarf Bear's Breach

POTENTIAL ART ELEMENTS: SPECIAL PAVING INLAYS RELATED TO (BABY) PINK ELEPHANT THEME

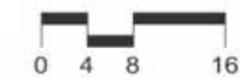




B A T T E R Y S T R E E T

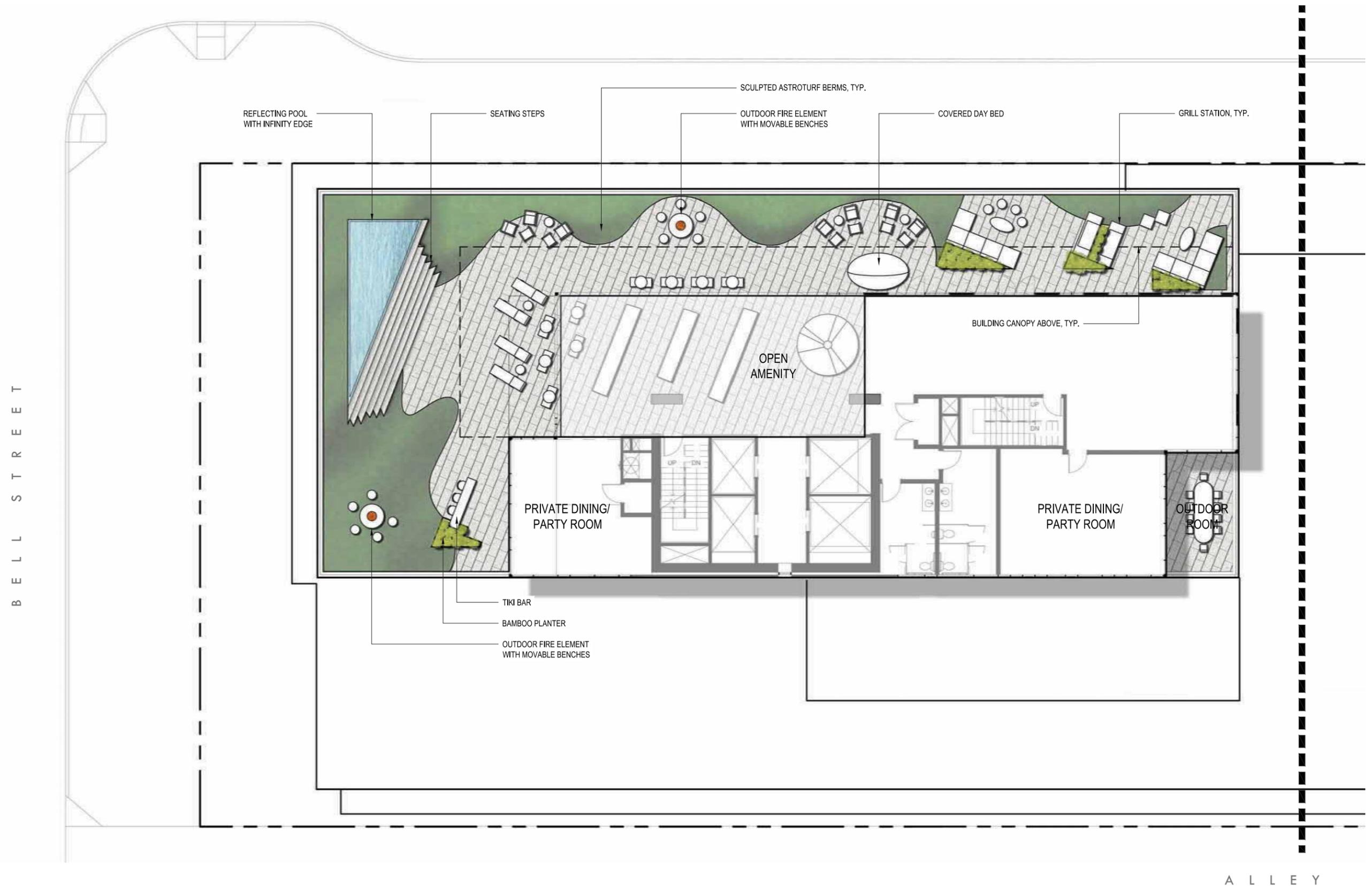
A L L E Y

PLANTED BUFFER AT ALLEY EDGE, TYP.











BATTERY STREET

ALLEY



LANDSCAPE DESIGN - UPPER TERRACE LANDSCAPE MATERIALS



*Acer palmatum*/  
Green Japanese Maple



*Cornus kousa* var *Chinensis*/  
Chinese Dogwood



*Arbutus unedo*/  
Compact Strawberry Tree



*Hamamelis x intermedia*  
'Barmsted Gold'/  
Golden Witch Hazel



*Hamamelis x intermedia*  
'Jelena'/  
Jelena Witch Hazel



*Camellia x 'Winter Snowman'*/  
Winter's Snowman  
Ice Angels Camellia



*Hydrangea quercifolia*  
'Pee Wee'/ Dwarf Oak-  
leaf Hydrangea



*Fargesia sp rupa*/  
Green Panda Bamboo



*Trachelospermum asiaticum*/  
Asian Jasmine Vine



*Calamagrostis x acutiflora*  
'Karl Foerster'/ Karl Foer-  
ster Feather Reed Grass



*Miscanthus sinensis 'Yaku Jima'*/  
Dwarf Maiden Grass



*Calamagrostis brachytricha*/  
Korean Feather Reed Grass



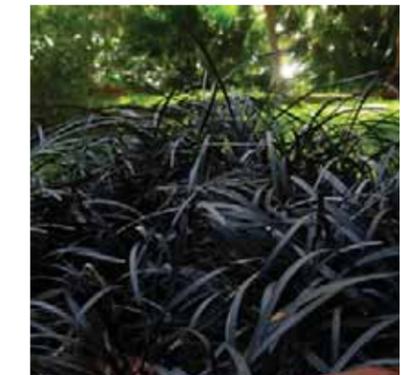
*Carex testacea*/  
Orange New Zealand Sedge



*Carex morrowii 'Ice Dance'*/  
Ice Dance Sedge



*Anemanthele lessoniana*/  
Pheasant's Tail Grass



*Ophiopogon planiscapus*  
'Ebkhizam'/  
Ebony Knight Mondo Grass



Pedestal Pavers



Metal Planters



Fiberglass Planters



Grill Stations



Dog Run Surfacing- Anti-Bacterial Synthetic Turf



*Polystichum setiferum* /  
Soft-shield Fern



*Euphorbia amygdaloides*  
var. *robbiae* / Mrs. Robb's  
bonnet Euphorbia



*Helleborus orientalis* ssp. /  
Lenten Rose



*Liriope spicata* 'Silver  
Dragon' /  
Silver Dragon Lilyturf



*Liriope spicata* /  
Creeping Lily Turf



*Lonicera pileata* /  
Privet Honeysuckle



*Nandina domestica* 'Harbour  
Dwarf' /  
Dwarf Heavenly Bamboo



*Pennisetum alopecuroides* /  
Fountain Grass



*Polystichum munitum* /  
Sword Fern



*Sarcococca ruscifolia* /  
Fragrant Sweet Box



*Cornus alba* 'Elegantissima' /  
Variegated Redtwig



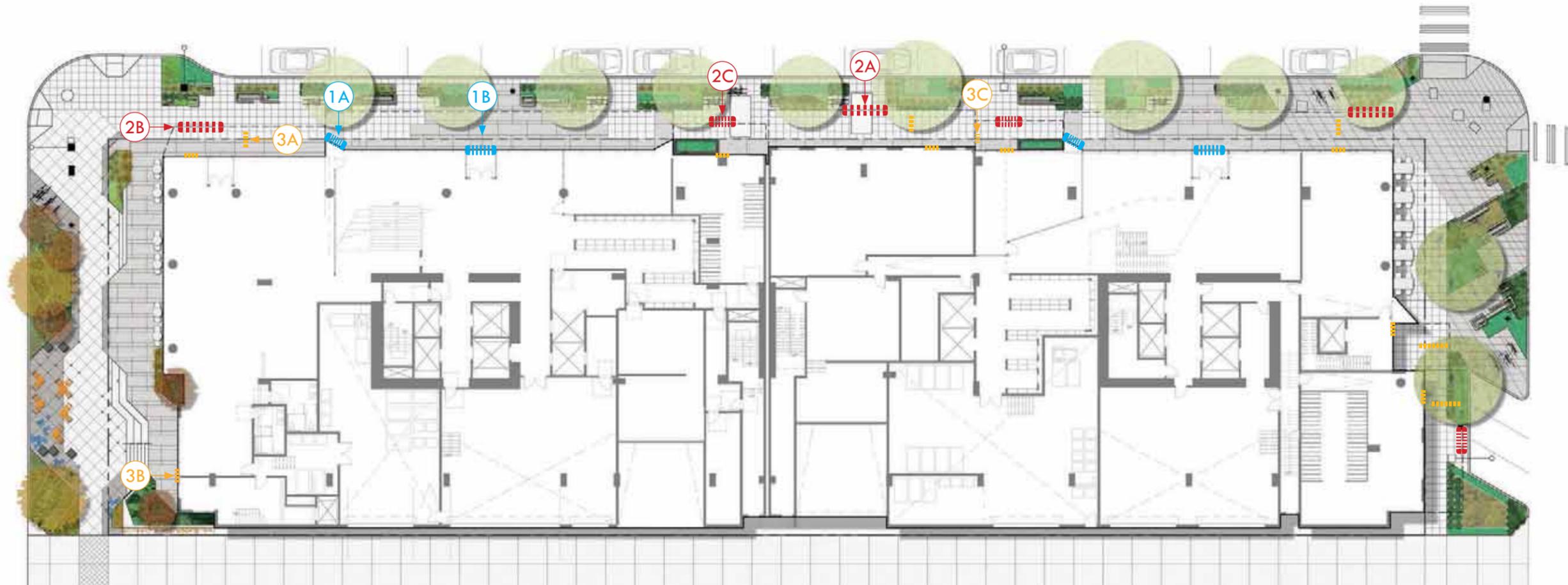
*Taxus baccata* 'Repandens' /  
Spreading Irish Yew



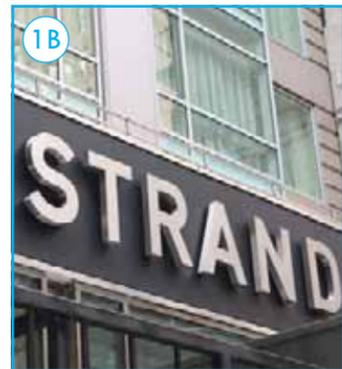
*Acanthus mollis* /  
Bear's Breach



*Geranium phaeum* 'Samobor' /  
Mourning Widow Cranesbill



LEVEL 01 SIGNAGE PLAN



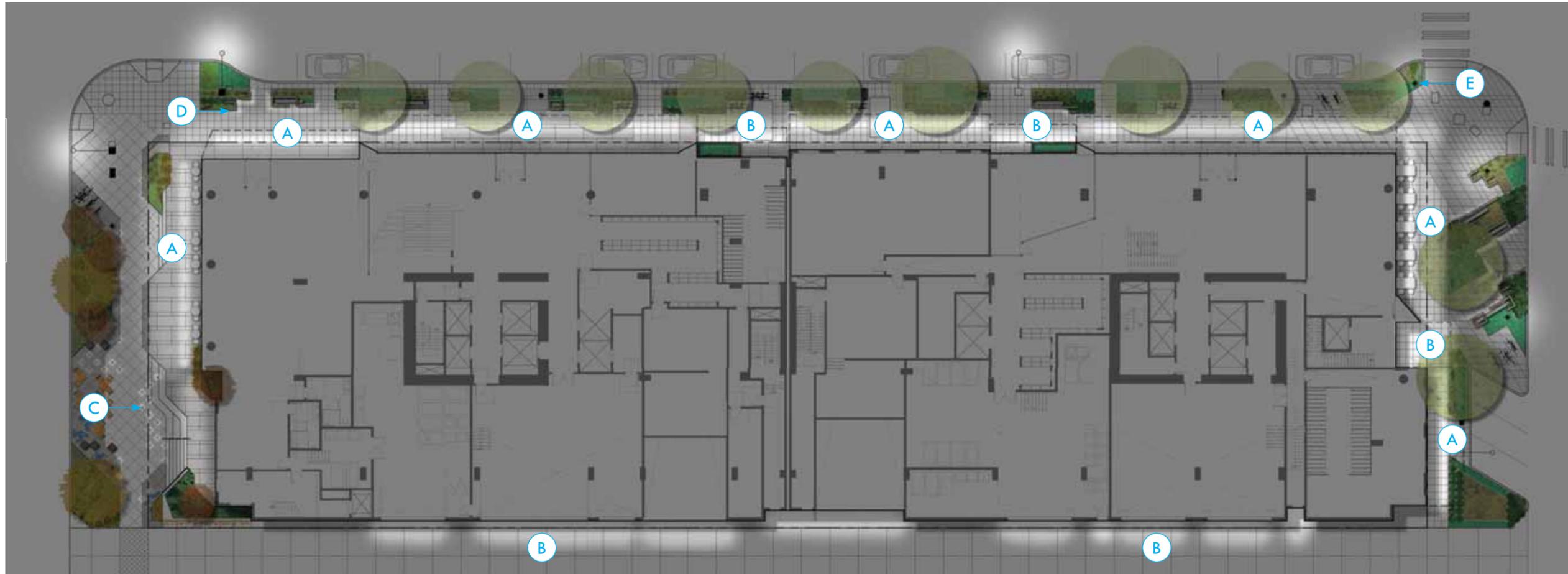
BUILDING IDENTITY



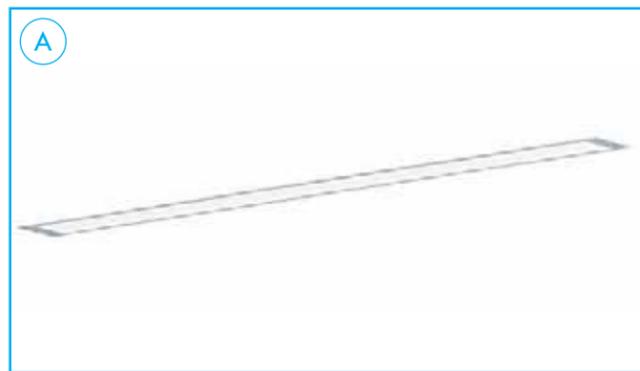
VEHICULAR SIGNAGE



PEDESTRIAN SIGNAGE



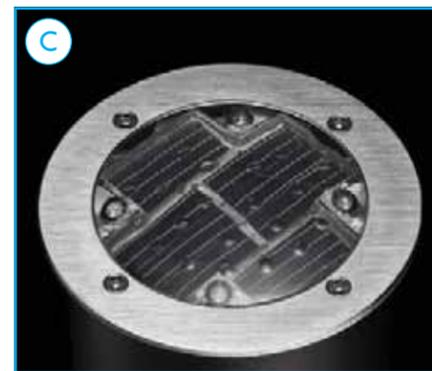
LEVEL 01 LIGHTING PLAN



RECESSED LINEAR LED



SURFACE MOUNTED LINEAR LED



IN GRADE PHOTOVOLTAIC LED



UNDER BENCH LED



POLE FIXTURE



LEVEL 07 LIGHTING PLAN



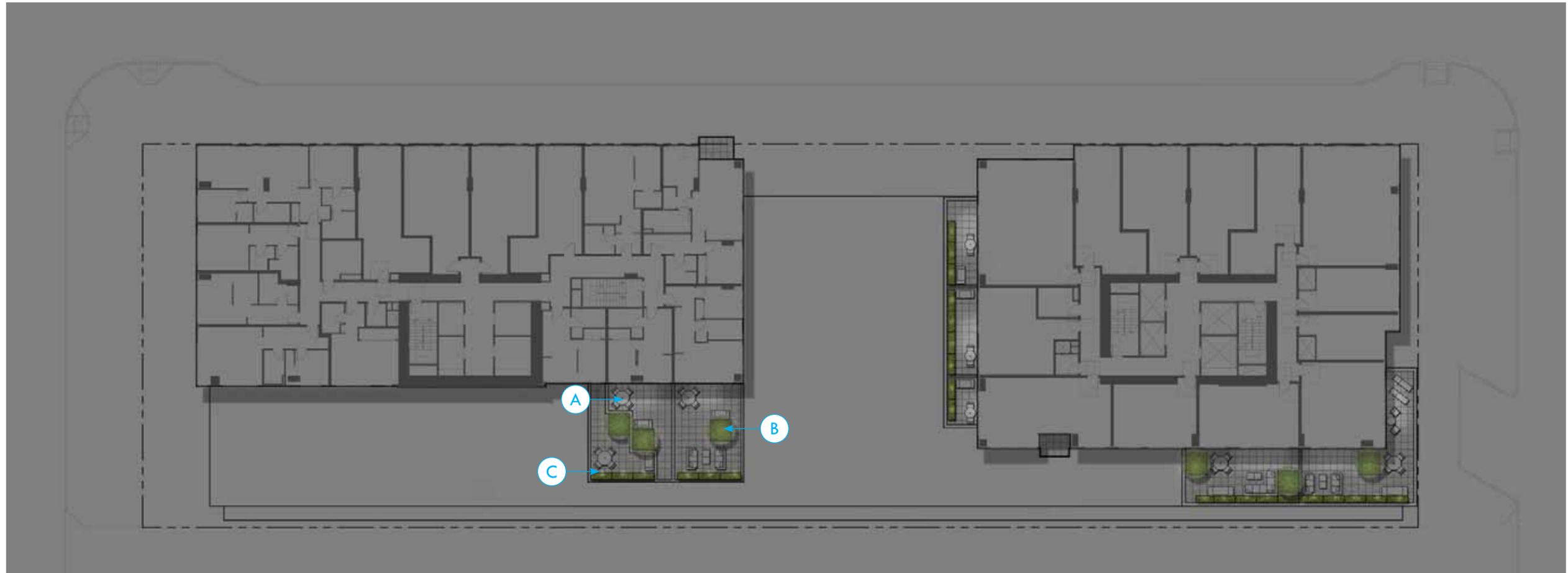
SURFACE MOUNTED LINEAR LED



LANDSCAPE LED ACCENT LIGHT



LANDSCAPE LED DOWN LIGHT



LEVEL 13 LIGHTING PLAN



SURFACE MOUNTED LINEAR LED



LANDSCAPE LED ACCENT LIGHT



LANDSCAPE LED DOWN LIGHT



LEVEL 07 LIGHTING PLAN



SURFACE MOUNTED LINEAR LED



LANDSCAPE LED DOWN LIGHT

# DIRECTOR'S TOWER SPACING EXCEPTION

## DIRECTOR'S EXCEPTION

The project is requesting a Directors Special Exception from the required 60' tower separation in this zone. The request is to allow the proposed north tower a separation of 42'-6" from the north tower on the proposed development to the east across the alley.

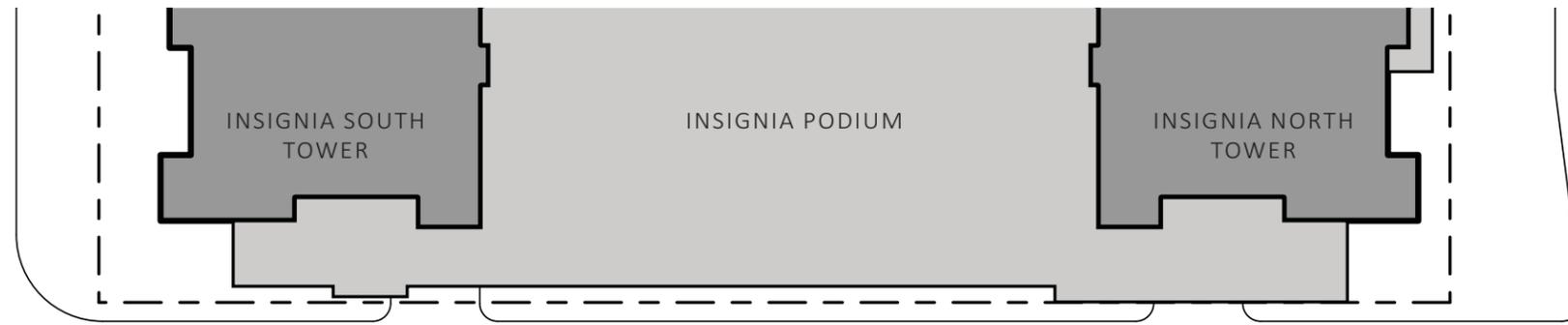
### CODE STANDARD:

#### 23.49.058 F6. TOWER SPACING – DIRECTOR'S EXCEPTION

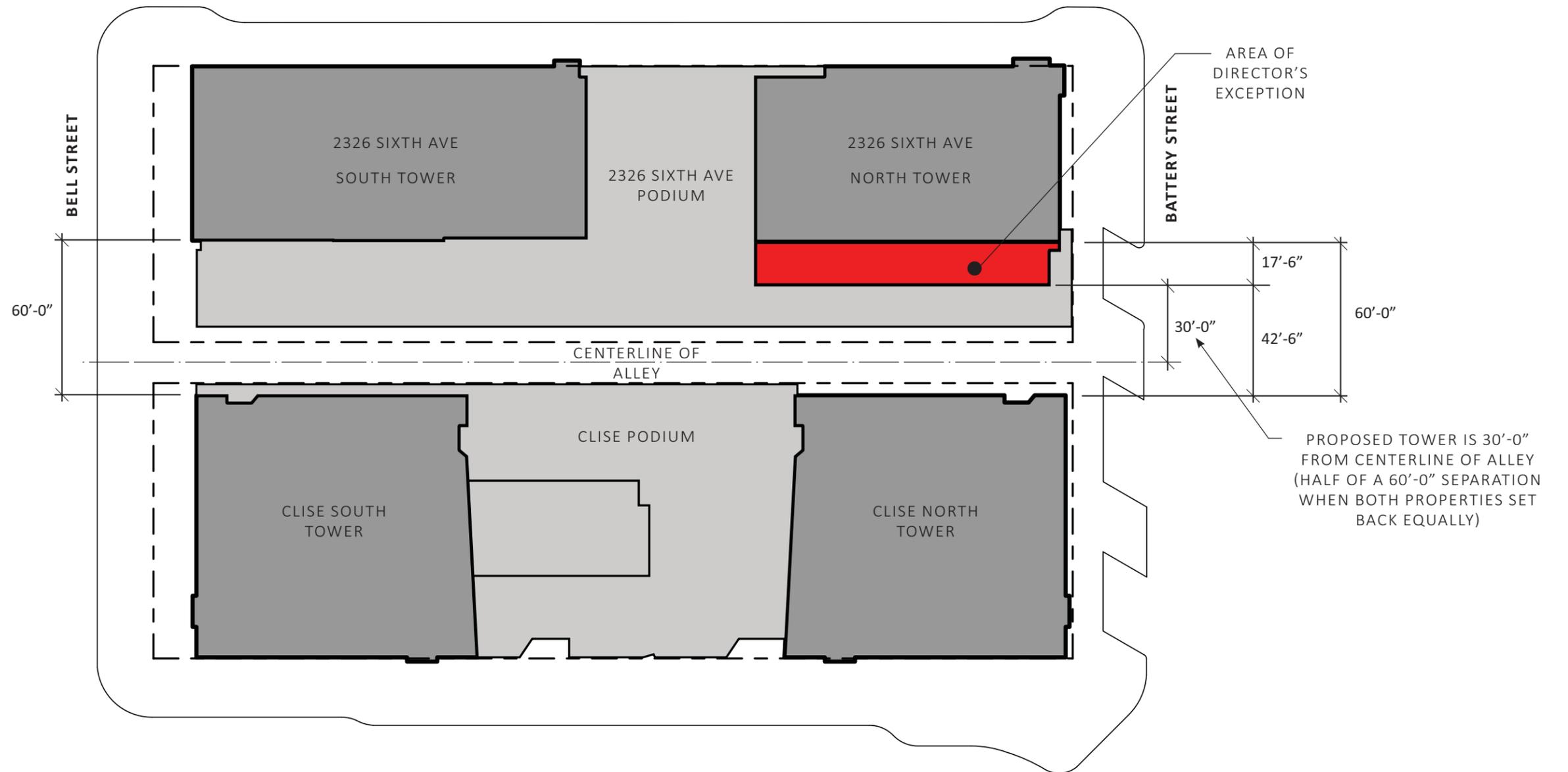
*"If the presence of an existing tower would preclude the addition of another tower proposed on the same block, as a special exception, the Director may waive or modify the tower spacing requirements of this Section 23.49.058 to allow a maximum of two towers to be located on the same block that are not 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:"*

This section provides a summary, followed by detailed illustrations of how the project design addresses the criteria to be considered by the Director to evaluate the Special Exception.

CRITERIA	RESPONSE SUMMARY
a) <b>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.</b>	Changes have been made to the Project's design since EDG2 and MUP submission that respond to the code criteria by mitigating view, privacy, and shadow impacts on the Clise Project and other adjacent residential buildings. See pages 56 through 59.
b) <b>Potential public benefits that offset the impact of the reduction in required separation between towers, including the provision of public open space, designated green street or other streetscape improvements, preservation of landmark structures, and provision of neighborhood commercial services, such as a grocery store, or community services, such as a community center or school.</b>	The Project contributes significant benefits to the public realm by enhancing Battery Street, 6th Avenue and Bell Street with new civic open space, generous voluntary ground level setbacks, a variety of retail uses, modulated building façades at street level, and generous streetscape improvements and landscaping. See pages 59 through 61.
c) <b>Potential impact on the public environment, including shadow and view impacts on nearby streets and public open spaces.</b>	Because the Project's two towers are longer in the north/south direction and positioned between four other tall towers (Insignia and the proposed Clise Project), the Project's north tower creates little new shadowing on the public realm or view impacts from streets and public spaces that would not already occur from existing or proposed buildings (Insignia and the proposed Clise Project). See pages 62 through 65 and Appendix C.
d) <b>Design characteristics of the additional tower in terms of overall bulk and massing, façade treatments and transparency, visual interest, and other features that may offset impacts related to the reduction in required separation between towers.</b>	The Project's north tower includes design characteristics that emphasize its slenderness and successfully offset impacts related to the reduction in tower separation. See pages 66 and 67.
e) <b>The City's goal of encouraging residential development downtown.</b>	The exception will allow the Project to be feasible and to provide 1016 new apartments in downtown.
f) <b>The feasibility of developing the site without an exception from the tower spacing requirement.</b>	Without the special exception, the placement of towers on the site is significantly constrained and the development economics are not feasible. Strict application of the tower separation standards would result in a north tower with small and unfeasible floor plates of approximately 8,200 square feet, a further floor space reduction of 41,000 square feet, and a total loss in development capacity of 161,000 square feet.



6TH AVENUE

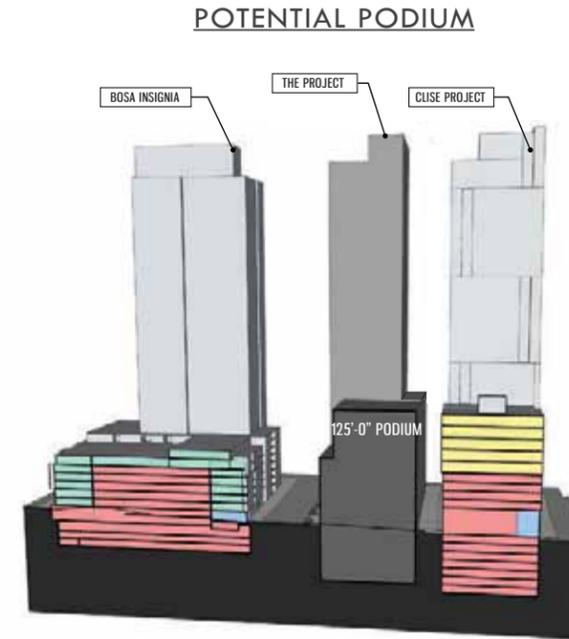


## CRITERIA A: VIEWS, PRIVACY AND SHADOWS - ADJACENT STRUCTURES

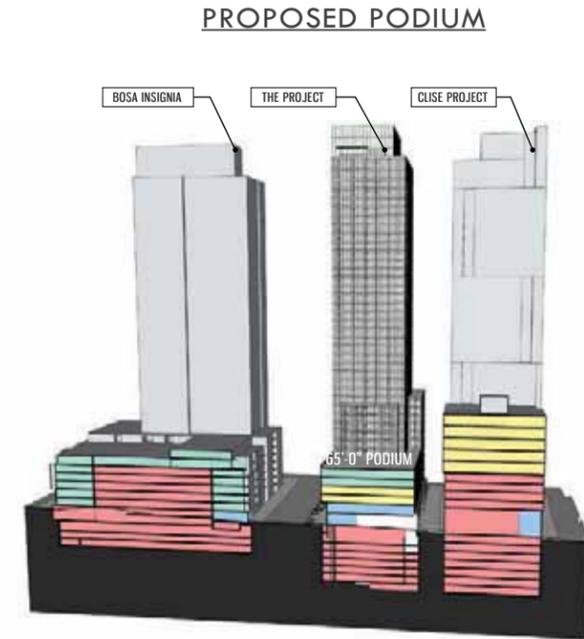
Potential impact of the additional tower on adjacent residential structures, located within the same block and on adjacent blocks, in terms of views, privacy, and shadows.

### RESPONSE: VIEWS OVER PODIUM

Since EDG 2, the Project's podium height has been reduced from 125 feet high to 65 feet high, thereby opening views over the podium from the upper residential towers and from the six podium office floors of the proposed Clise Project. This shift in program was made to respond to the proposed Clise Project. The lowered podium reduces the bulk of the project significantly below what the zoning code allows, which results in more light, air, sun and views for surrounding properties and the public realm. See Guideline A-1, Response to Physical Environment; B-1 Neighborhood Context

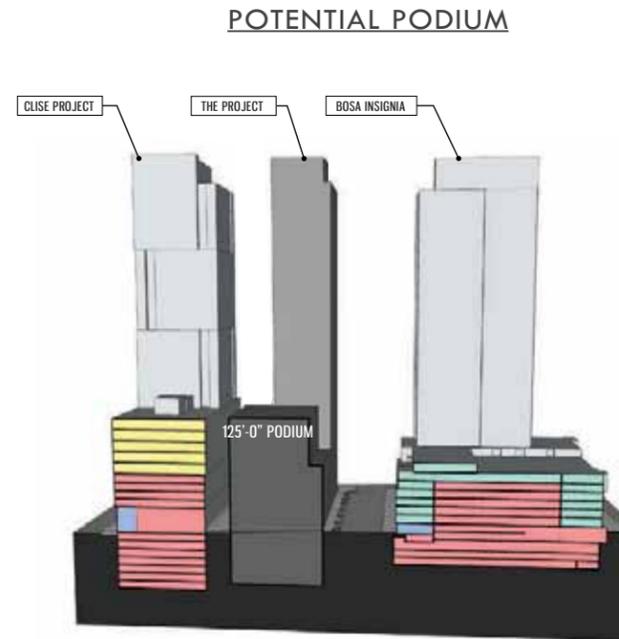


The Project shown as allowable with 125'-0" podium

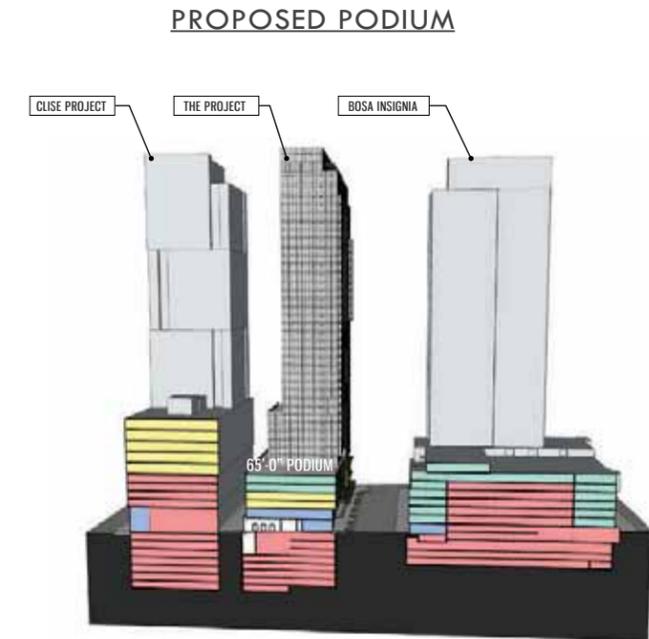


The Project shown with 60'-0" south tower separation and lowered 65'-0" podium

- No parking above grade
- Podium dropped 60'-0" from maximum allowable
- Podium lower than both Insignia and Clise



The Project shown as allowable with 125'-0" podium



The Project shown with 42'-7" north tower separation and lowered 65'-0" podium

- No parking above grade
- Podium dropped 60'-0" from maximum allowable
- Podium lower than both Insignia and Clise

CRITERIA A: VIEWS, PRIVACY AND SHADOWS - ADJACENT STRUCTURES

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;

RESPONSE: UPPER-LEVEL VIEWS

The narrow proportion of the Project north tower preserves upper-level view corridors from the Clise Project, the Insignia Development and other adjacent structures. The placement of the north tower close to the north property line and the lowered podium result in view corridors from the Clise Project's north tower between the Project towers. These are not significantly different from the view corridors that would be available with a code compliant north tower with a 60 foot setback and 125' podium. Views to the east façade of the Project north tower are enhanced by the varied articulation of the massing. See Guidelines: A-1 Response to Physical Environment



CRITERIA A: VIEWS, PRIVACY AND SHADOWS - ADJACENT STRUCTURES

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;

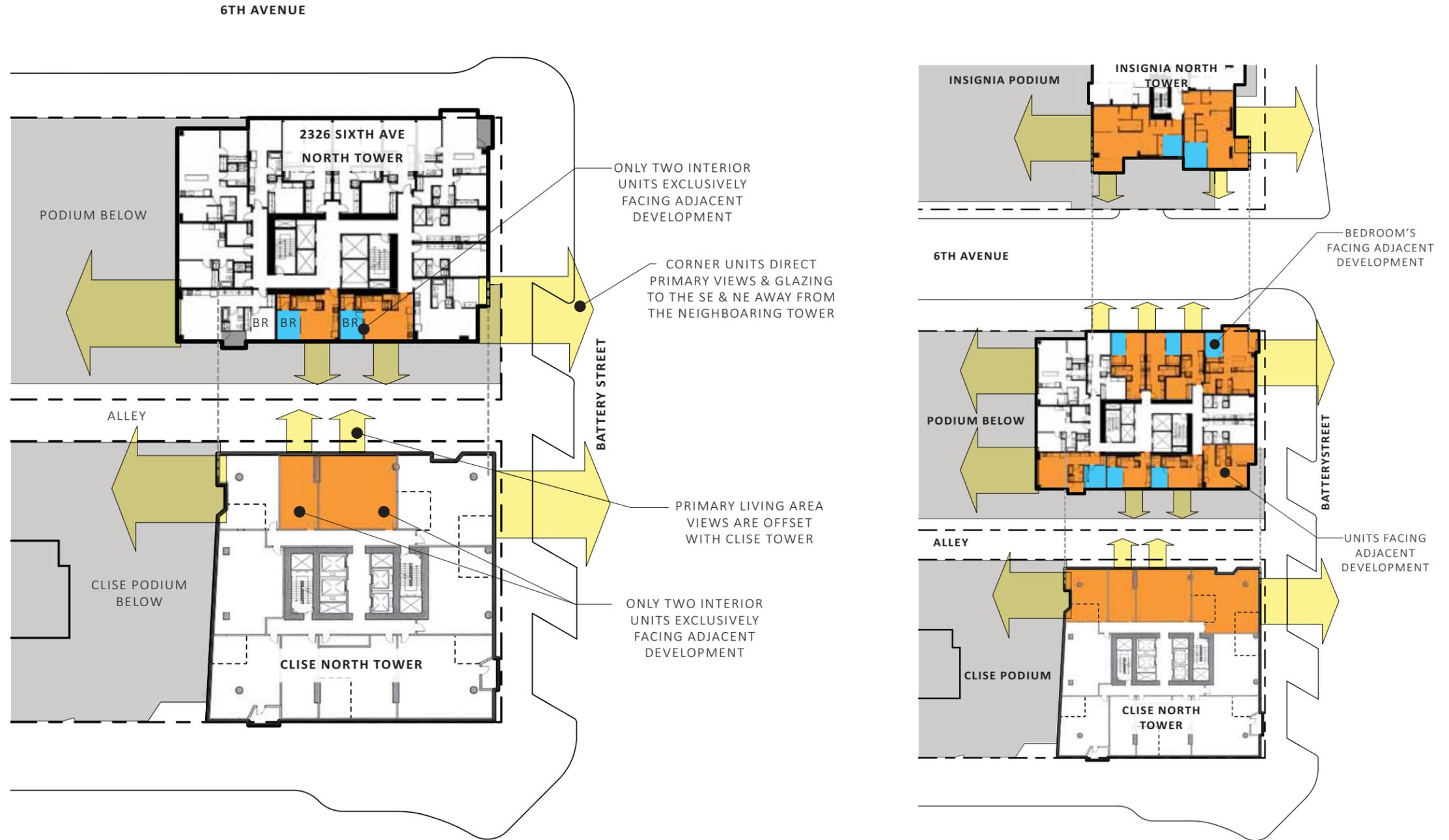
RESPONSE: PRIVACY

The Project's podium height reduction and the narrow proportions of its north tower mitigate privacy impacts on the Clise Project and on other adjacent buildings. The narrow proportions of the north tower have been accomplished through smaller floor plates at an average 9,850 square feet, which is well below (7.5% less than) the 10,700 SF average allowed per Table B for 23.49.058.

The Projects's lower podium height allows greater separation between buildings at the office levels of the Clise Project and podium residential levels of the Insignia Project.

The Clise north Tower design includes just two out of ten units in each typical tower floor that would face exclusively towards the Project Towers across the alley. The two corner units in each Clise Tower will have primary living spaces facing away from the alley toward Bell Street, Battery Street or toward their opposite towers and podium courtyard below. Only the two center units in each of the Clise Towers will have all windows facing across the alley toward the Project Towers. The design of the Project north towers has mitigated the potential privacy impacts by orienting the primary living spaces of the north and south corner units away from the Clise Tower.

Due to East /West orientation and long and narrow profile of the Insignia Towers, the majority of its tower windows are oriented to the north and to the south, not toward the Project Towers. Only two of seven units per typical tower floor have windows facing across 6th Ave to the Project Towers, separated by 110 ft.



**RESPONSE: SHADOWS**

Shadow diagrams describe the Project's contributions in the context of existing buildings and in the context of existing and proposed buildings. They demonstrate that the additional shading contributed by the Project's north tower beyond shadows cast by adjacent existing and proposed buildings is minor. Furthermore, the additional shadow impact of the Project's north tower with a 42.5 foot setback from the Clise Project's north tower is insignificant when compared to the shadow impact of a code compliant 60 foot setback. More detailed shadow diagrams are included in the appendix.

In particular the diagrams demonstrate:

- There will be virtually no shading of the Insignia buildings from the Project's north tower.
- Shadow impacts from the Project on existing structures located to the north and south of the Project are mitigated by the narrow N/S dimensions of the towers.
- Some additional afternoon shading by the Project's north tower on the west façade of the proposed Clise Project. However the difference in shadow impact with a 60 foot setback versus the proposed 42.5 foot setback would be minimal.

	Shadows from existing buildings
	Shadows from proposed development
	Additional shadow from projects in development



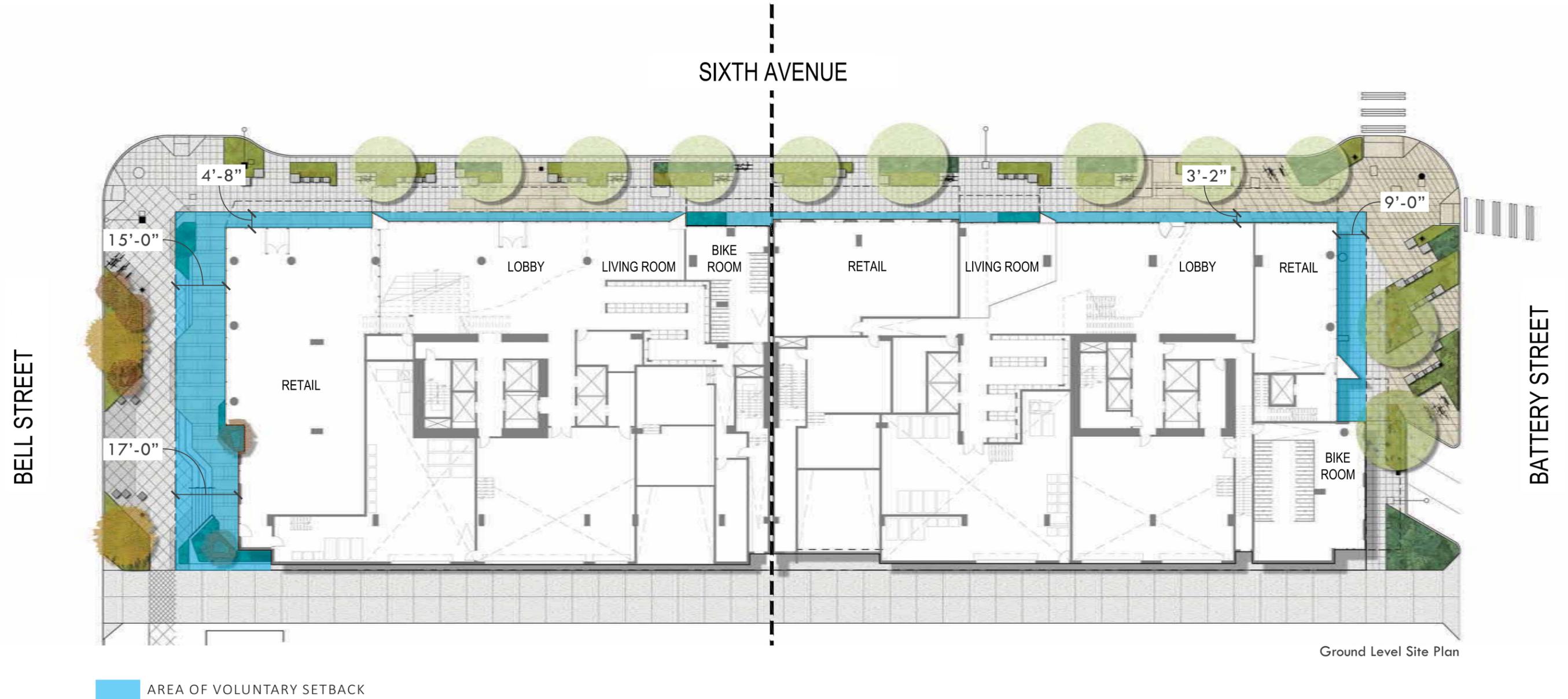
**Autumn Equinox 4PM** Existing Context, Proposed Project, and Future Planned Development



**Autumn Equinox 6PM** Existing Context, Proposed Project, and Future Planned Development

CRITERIA B: BENEFITS TO PUBLIC REALM

Potential public benefits that offset the impact of the reduction in required separation between towers, including the provision of public open space, designated green street or other streetscape improvements, preservation of landmark structures, and provision of neighborhood commercial services, such as a grocery store, or community services, such as a community center or school;



# CRITERIA B: BENEFITS TO PUBLIC REALM

Potential public benefits that offset the impact of the reduction in required separation between towers, including the provision of public open space, designated green street or other streetscape improvements, preservation of landmark structures, and provision of neighborhood commercial services, such as a grocery store, or community services, such as a community center or school;

## RESPONSE: 6TH & BELL

Criteria B: Benefits to the Public Realm

The Project intends to provide public realm benefits with generous setbacks, streetscape, landscape and open space improvements and retail activation on each of the streets bordering the project.

The Bell Street improvements follow the spirit of the draft Bell Green Street Concept Plan and exceed their requirements. The Project's voluntary 15 to 17 foot street level setback on Bell Street is seamlessly integrated with the sloping streetscape. Tiered public seating and planting shape and integrate the public realm while creating activation by a restaurant with outdoor seating. The design of the Bell Street building façade adds public benefit with a dramatic 'Proscenium' ribbon that frames the active uses on the lower floors and creates a compelling beacon that will further activate the public realm of Bell Street. The south building is proposed to be the first phase of the project construction, which ensures the public benefits provided by the Bell Street improvements will be enjoyed by the public before the north tower is under construction.

6th Avenue improvements include voluntary ground level setbacks of 3-5 feet, curb line adjustments into the right of way, curb bulbs, and new public seating and landscape areas that are integrated with the retail and lobby entries. Ground floor and second floor retail/commercial uses provide large expanses of glazing, which allows the public to benefit from an active streetscape with many 'eyes on the street.'



## CRITERIA B: BENEFITS TO PUBLIC REALM

*Potential public benefits that offset the impact of the reduction in required separation between towers, including the provision of public open space, designated green street or other streetscape improvements, preservation of landmark structures, and provision of neighborhood commercial services, such as a grocery store, or community services, such as a community center or school;*

### RESPONSE: 6TH & BATTERY

Open space improvements proposed along Battery Street will also provide a significant public benefit. A voluntary 9 foot ground level setback provides significant new public open space that will be enhanced with special paving, landscaping, seating elements and café sidewalk seating next to ground level retail.

See Guidelines: B3.3 Pedestrian Amenities at Ground Level; C1.1 Street level Uses; C1.2 Retail Orientation; C1.3 Street Level Articulation; D1.1 Pedestrian Enhancements; D1.2 Open Space Features; D2 Enhanced landscaping; D6.1 Safety in Design Features



### CRITERIA C. SHADOW AND VIEW IMPACTS: PUBLIC REALM

POTENTIAL IMPACT ON THE PUBLIC ENVIRONMENT, INCLUDING SHADOW AND VIEW IMPACTS ON NEARBY STREETS AND PUBLIC OPEN SPACES;

#### RESPONSE: SHADOW IMPACTS (ON NEARBY STREETS AND PUBLIC OPEN SPACES)

The shadow diagrams show that the Project will not significantly impact public open spaces or landmarks. Any additional shading of nearby streets, over and above shading from existing buildings is minimal.

The shadow diagrams show that the Project would periodically contribute to shading of Denny Park during the winter solstice at 12PM and 4PM. However as demonstrated by the shadow diagrams, other buildings in the vicinity would also contribute to the shading of the park, and the additional increment of shadow from the Project is minimal.

Furthermore, because the Project's two towers are positioned between four other towers of similar height (Insignia and the proposed Clise Project), granting the special exception for the Project's north tower creates little new shading on the public realm that would not already occur from these buildings. More detailed shadow diagrams are included in the appendix.

#### RESPONSE: VIEW IMPACTS

View shed analysis prepared for the Project's EIS Addendum concluded that the Project would not result in any significant adverse impacts to designated view corridors, scenic views, or scenic routes. Views of the Downtown Skyline, the Space Needle, the Olympic Mountains and Lake Union would still be possible from designated viewpoints.

The public view down 6th Avenue toward Seattle Center is not significantly impacted by the added bulk of the Project's north tower since existing buildings facing 6th Avenue and the Project's south tower will frame the view to the north. Furthermore, granting of the special exception will have minimal impact given that a code compliant tower would have similar impacts on 6th Avenue views.

Impact of the south tower on public views down Bell Street toward Elliott Bay will be mitigated by the continuous 15-17 foot setback of the street level and tower. See Guidelines: A1.1 Response to Context.

	Shadows from existing buildings
	Shadows from proposed development
	Additional shadow from projects in development



Autumn Equinox 4PM Existing Context, Proposed Project, and Future Planned Development



Autumn Equinox 6PM Existing Context, Proposed Project, and Future Planned Development

## CRITERIA D: NORTH TOWER DESIGN CHARACTERISTICS

*Design characteristics of the additional tower in terms of overall bulk and massing, facade treatments and transparency, visual interest, and other features that may offset impacts related to the reduction in tower separation between the two towers.*

### RESPONSE: TOWER DESIGN

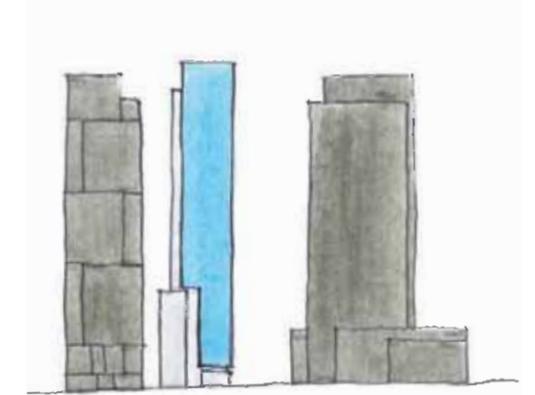
The Project's north tower includes design characteristics that emphasize its slenderness and successfully offset impacts related to the reduction in tower separation.

The bulk of the north tower is significantly less than the zoning code would allow, which results in more light, air, sun and views for surrounding properties and the public realm. The bulk is less because (a) the developer proposes to reduce the podium to only 6 stories rather than 12, and (b) because the tower massing articulation and facade modulation reduce the apparent bulk and create visual interest.

To provide distinctive building massing in the immediate context of the site, the massing of the north tower towers is designed to be distinct and different from the south tower, in contrast to the 'twin towers' of the Insignia development across 6th Avenue and the proposed Clise Project across the alley. The roof level of the north tower is also distinct from the south tower to promote visual interest and variety in the downtown skyline. See Guideline: A1-Response to Physical Environment and A-2 Enhance the Skyline

The tower massing emphasizes its narrow and tall form through a shift and deep reveal between the masonry mass at the base and main tower. Further, the height and narrow proportions of the tower are emphasized by alternating vertical banding of the facade that adds depth and shadow to the main facade. The tower form also features a strong vertical notch at its northwest corner, a gesture to the space needle and Olympic Mountains beyond, to further emphasize its thin elegant form and provide a point of visual interest.

The design parti for the building differentiates the massing elements in the podium and tower with contrasting fenestration colors and masonry cladding in the podium and the 6th Avenue retail facade. Visual interest and transparency at the 6th Ave and Battery Street corner has been heightened with the addition of a two story transparent glass facade, framed with a distinctive metal canopy that evokes the form of the adjacent 'Pink Elephant' car wash sign at Battery and Denny that is a recognized icon of the neighborhood. See Guidelines C1.2 Retail Orientation, C1.3 Street level Articulation for Pedestrian Activity and C2.1 Modulation of facades



View looking south at the North Tower. Contrasting materials and the strong "notch" at the northwest corner are visible.



View looking south at the North Tower. Contrasting materials and the strong “notch” at the northwest corner are visible.

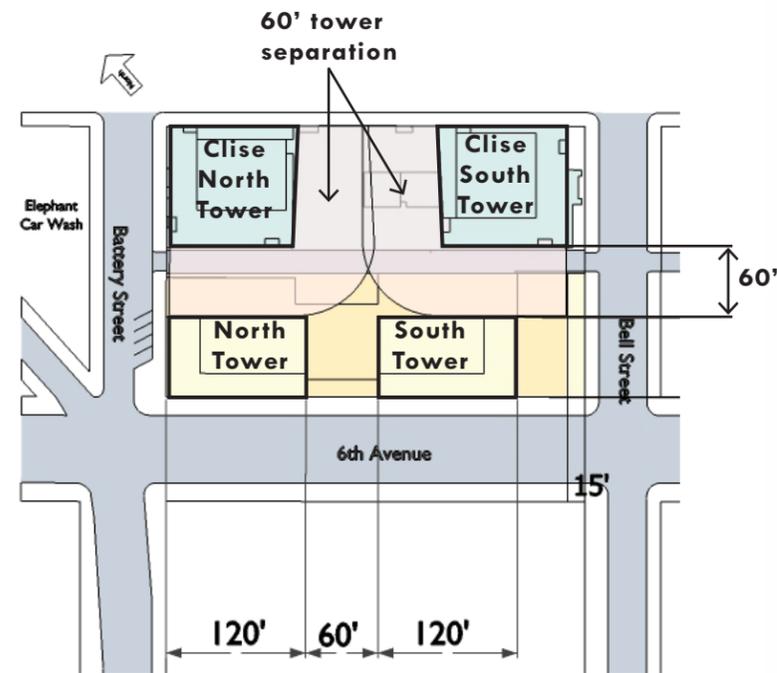
CRITERIA F: DEVELOPMENT POTENTIAL WITHOUT DIRECTORS SPECIAL EXCEPTION

The feasibility of developing the site without an exception from the tower spacing requirement.

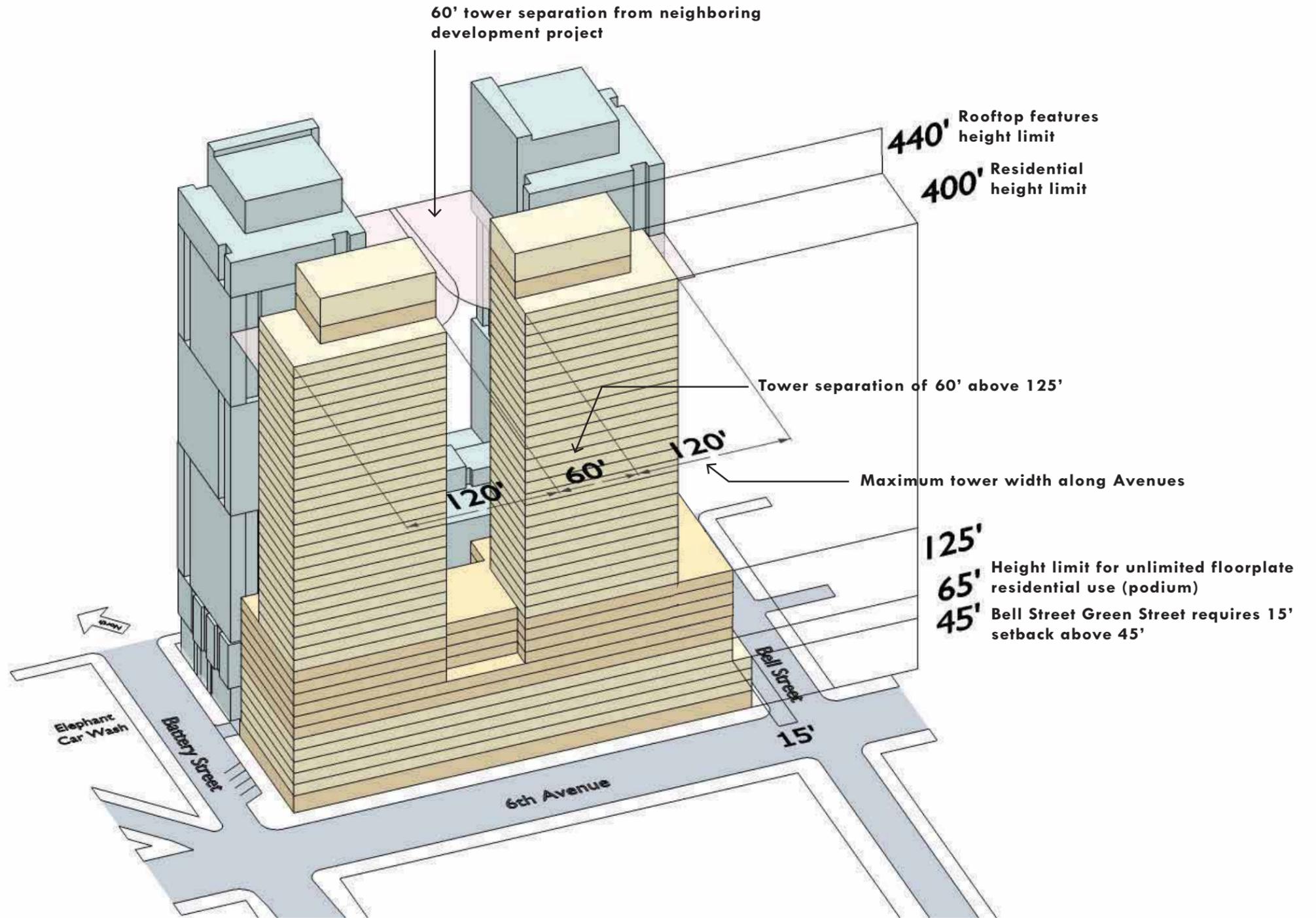
CODE COMPLIANT MASSING

The massing on this page shows that a code compliant massing tower and podium could have equal or greater impacts on the proposed development to the east in terms of view impacts, shadowing, and availability of light and air.

Strict application of the tower separation standards would result in a north tower with small and unfeasible floor plates of approximately 8,200 square feet. However, a 12 story full site podium would be allowed, but not desired in this circumstance given the Clise Project has a 125' tall podium 20' away at the alley.



CODE-COMPLIANT SITE PLAN WITH TOWER SPACING AND TOWER WIDTH LIMITS

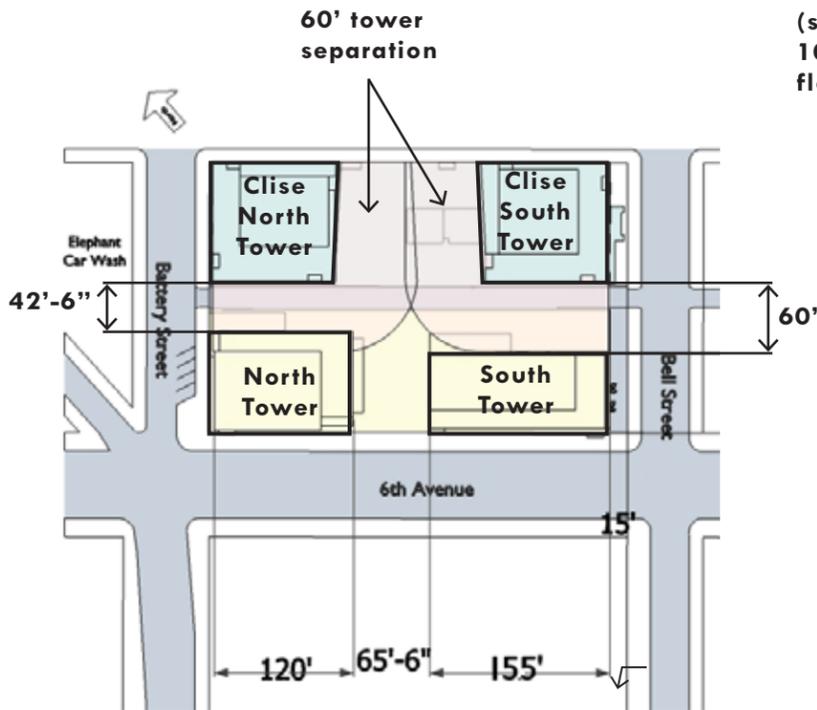


PROJECT WITH CODE-COMPLIANT MASSING

CRITERIA F: DEVELOPMENT POTENTIAL WITH DIRECTORS SPECIAL EXCEPTION

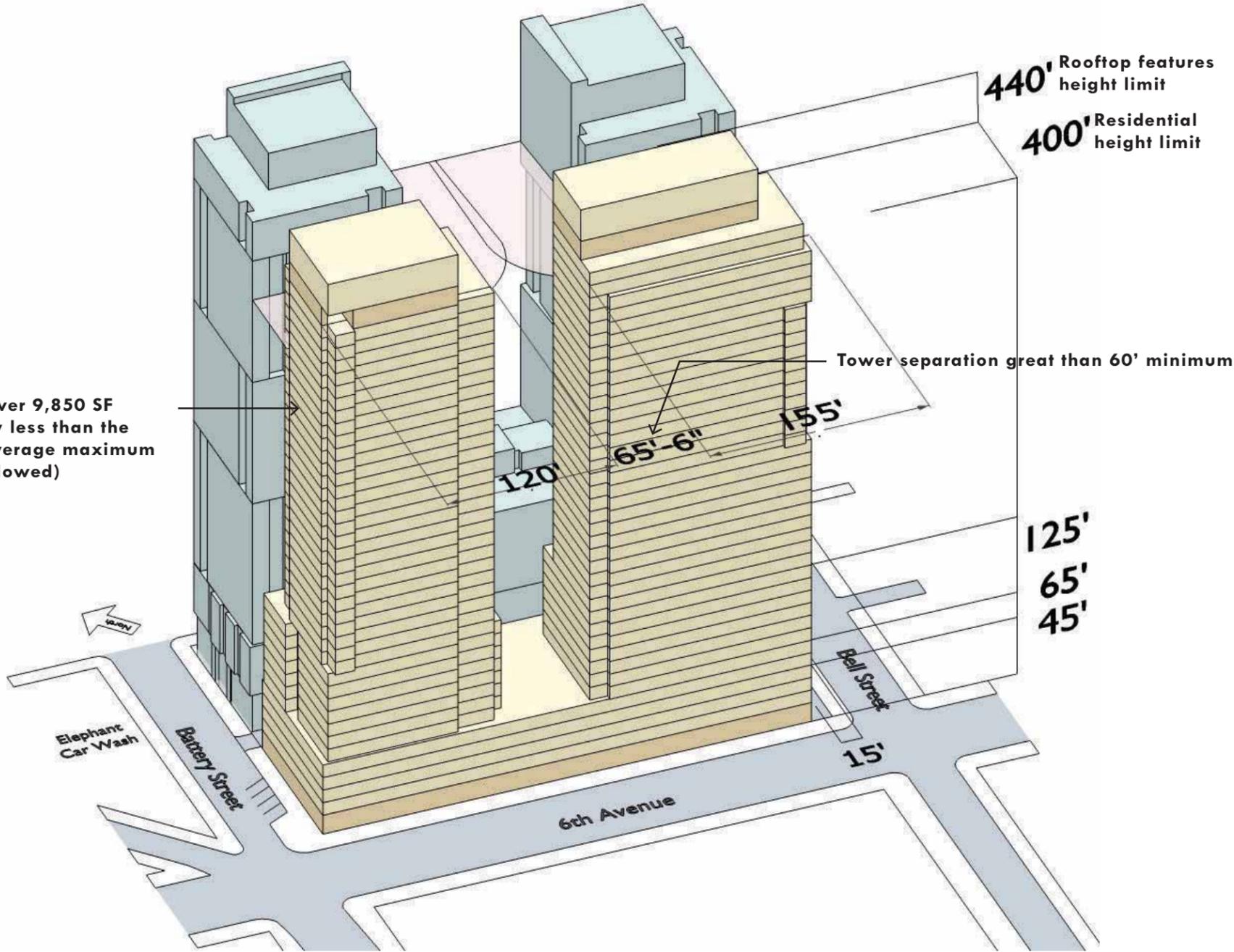
The massing on this page represents this project with the director's special exception for tower spacing. It also shows the podium reduced to six stories which is more compatible with its neighbors.

Please note that the proposed floor plates of 9850 SF are still significantly smaller than 10,700 SF average maximum allowed. The tower spacing internally is also greater than the minimum 60'. (65'-6")



SITE PLAN WITH PROPOSED TOWER SPACING, DIRECTOR'S EXCEPTION AND TOWER WIDTH DEPARTURE

Proposed tower 9,850 SF (significantly less than the 10,700 SF average maximum floorplate allowed)



PROPOSED PROJECT WITH DEPARTURE FOR ADDITIONAL BUILDING WIDTH ON 6TH AVENUE

REQUESTED DEVELOPMENT STANDARD DEPARTURES:

**DEPARTURE #1 - MAXIMUM TOWER WIDTH - SMC 23.49.058 E2**

*Standard:*

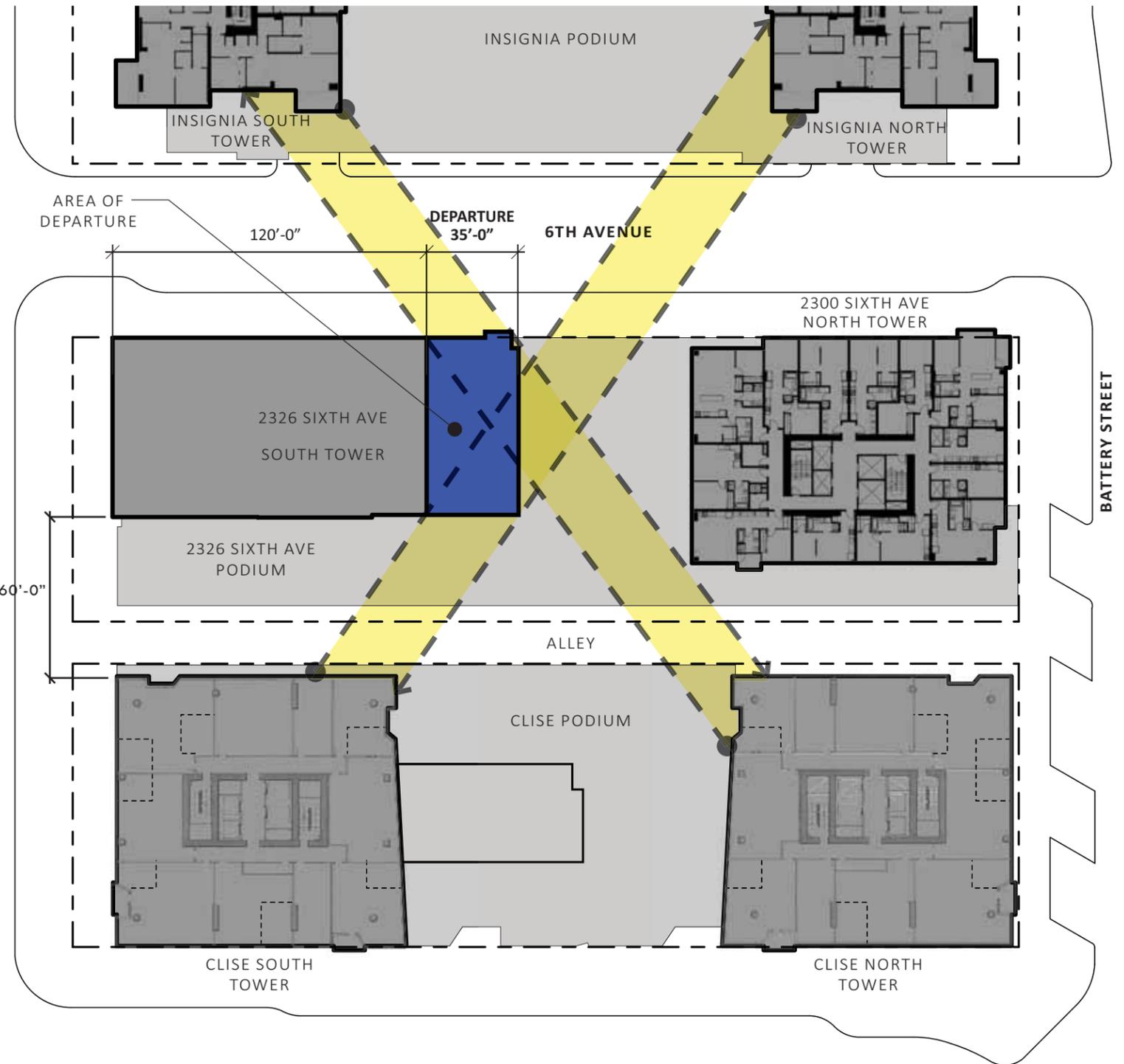
In DMC zones, the land use code requires the maximum facade width of portions of a building above 85 feet along the general north/south axis of a site (i.e., parallel to avenues) be 120 feet long or 80 percent of the width of the lot measured on the avenue, whichever is less. For the project site, 120' is the lesser amount.

*Proposed Design Departure:*

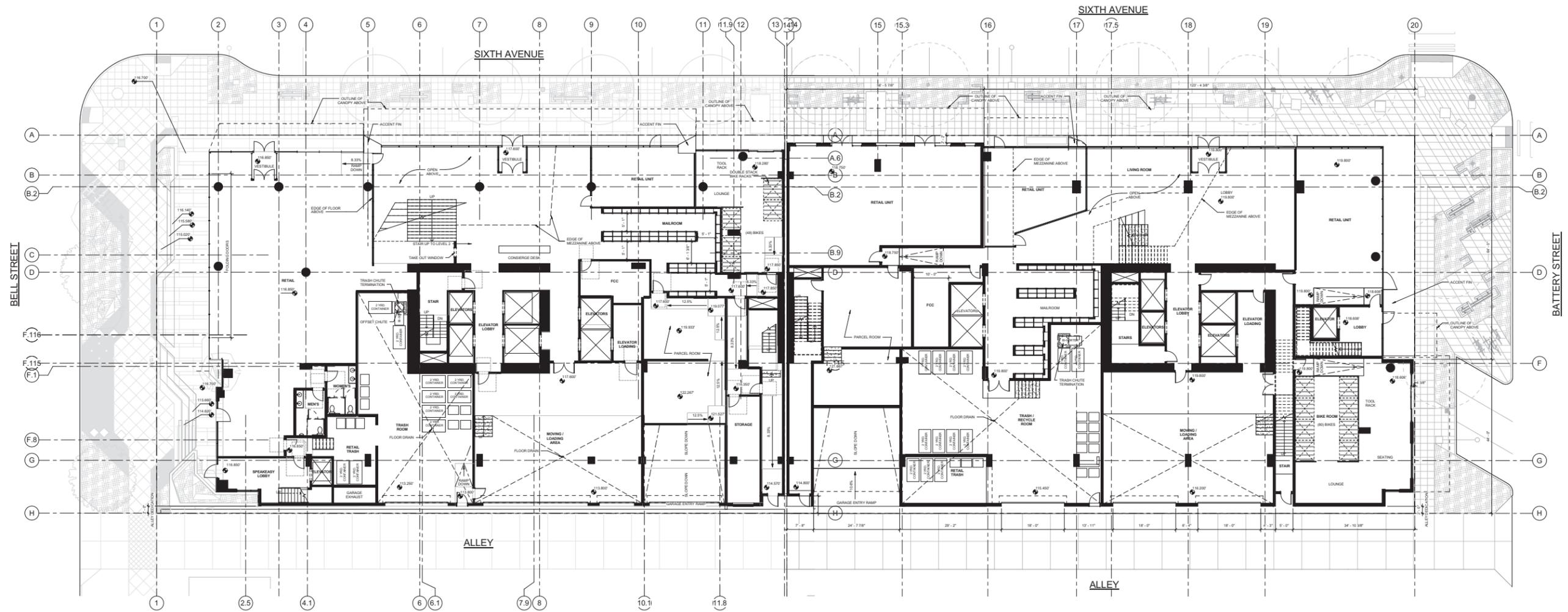
155' long façade width along 6th Avenue (south tower only).

*Rationales:*

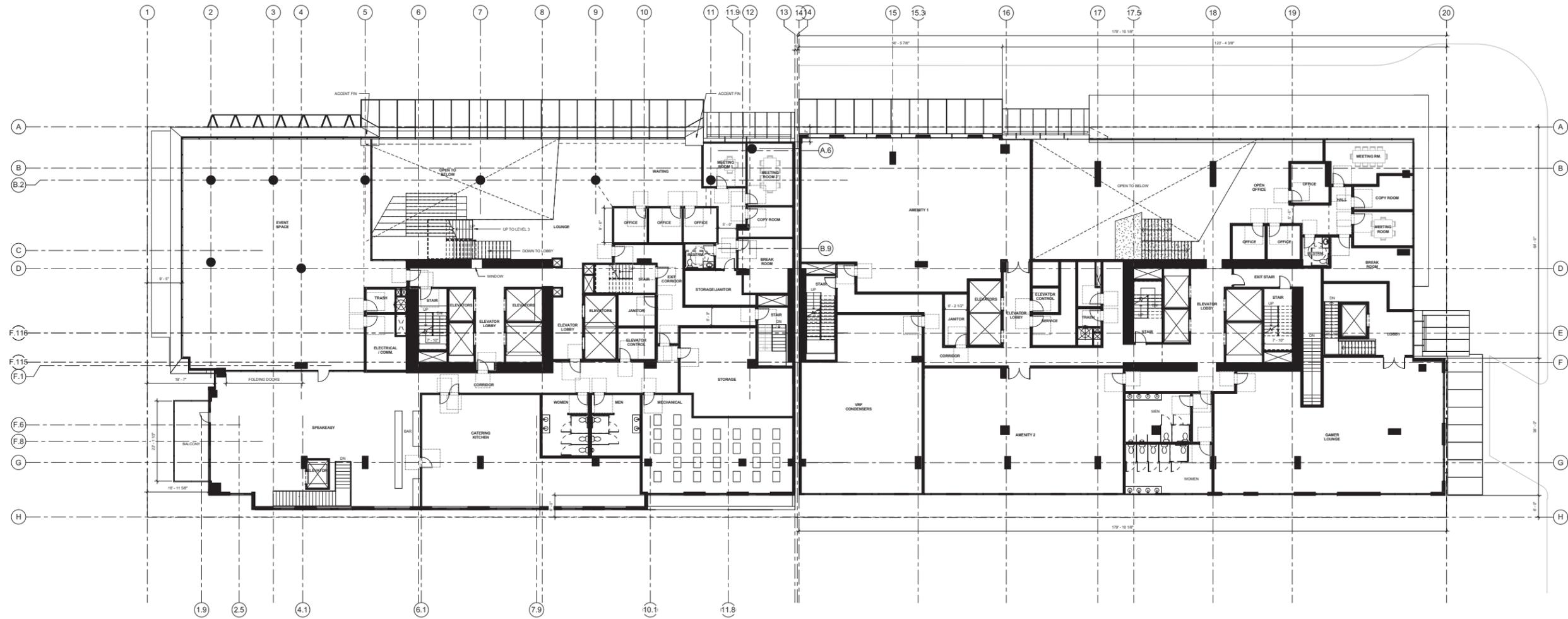
- The wider and shallow shape of the south tower is in contrast to the narrower and deeper north tower, resulting in towers that are “siblings” that provide greater contrast and variety of built form in the immediate context of the “identical twin” Insignia and Clise towers. This contrast provides for a more interesting urban form and design. At EDG, the Board supported and encouraged this distinct tower design where the south tower is wider and more slender. See Guidelines: A-1 Response to Physical Environment; B-1 Neighborhood Context.
- While the departure adds length to the façade of the south tower, this scheme is preferred because massing breaks and façade articulation reduces the appearance of bulk. In particular, the articulation of the south tower massing into primary and secondary planes with contrasting glazing colors creates visual interest. The articulation of the tower facades is further enhanced by the notched balconies at the upper floors of the southwest corner, the rooftop setback and the varied massing at street level and along the alley. See Guidelines: B4 Design a well-proportioned building; B4.1 Massing; A2 Enhance the Skyline
- With the departure, the proposed tower podium has been dropped from 125' tall to 68' tall, which creates a base that is lower than the adjacent Clise project (125') and Insignia project (+/-85'). The new design form integrates the design parti into the base creating an improved façade composition with more articulation. See Guideline: B-1 Neighborhood Context, B2 Transition in bulk and scale.
- The lower tower podium also allows more light, air, sun and views for surrounding properties and the public realm. See Guidelines: A-1 Response to Physical Environment, B-1 Neighborhood Context.
- With the departure, significant open space and public realm enhancement of Bell Street are proposed, including a 15' to 17' deep x 108' long (+/- 1700 sf) full building setback that features green street improvements, open space, and retail activation. These improvements exceed the code requirements for green street setbacks and improvements and result in a better overall design. See Guidelines: C-1 Pedestrian Interaction; D-2 Enhanced Landscaping.
- With the departure, public realm enhancements of 6th Avenue and Battery Street are also proposed. These enhancements include new curb bulbs along 6th Avenue, voluntary ground-level sidewalk setbacks of 2' to 10' on 6th Avenue and Battery Street, and a new streetscape along Battery Street. The streetscape includes curb line adjustments into the right of way, new seating, and landscaped areas. As with the improvements on Bell Street, these improvements result in a better overall design. See Guidelines: C-1 Pedestrian Interaction; D-2 Enhanced Landscaping.
- The proposed tower average floorplate is 10,411 SF, which is less than the 10,700 SF average floorplate maximum.



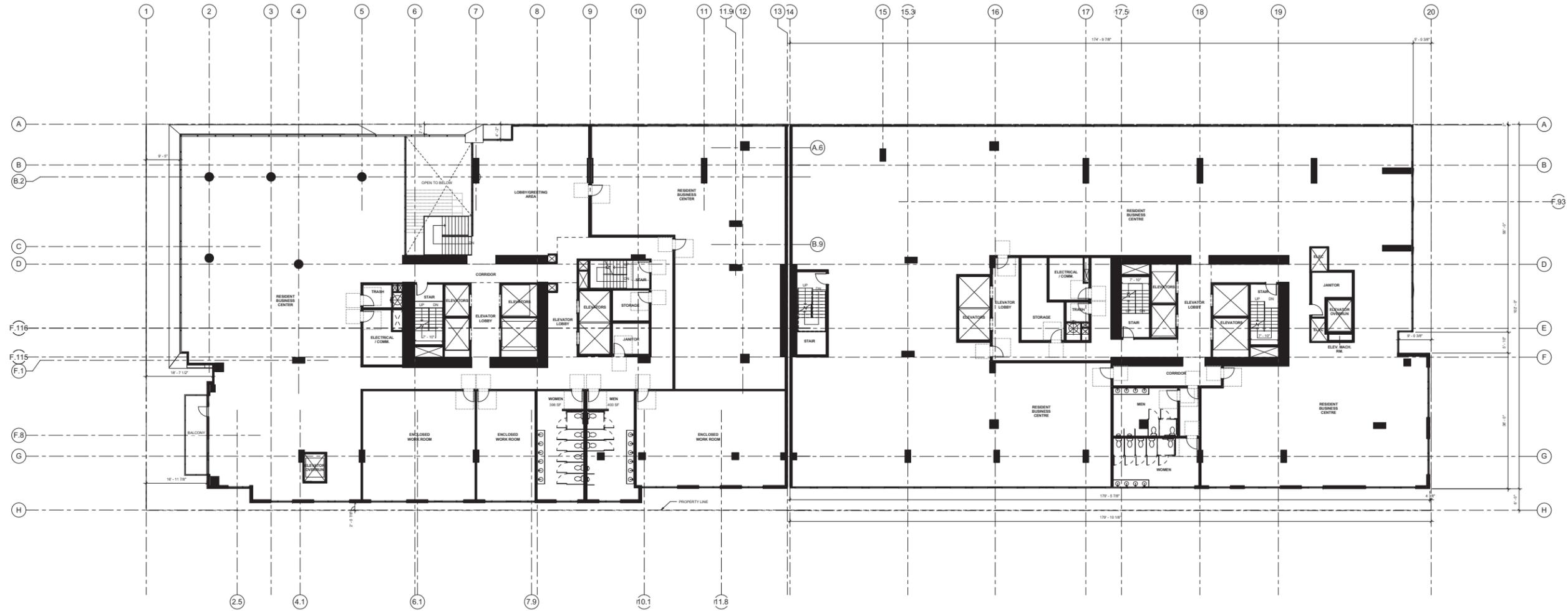
# APPENDIX



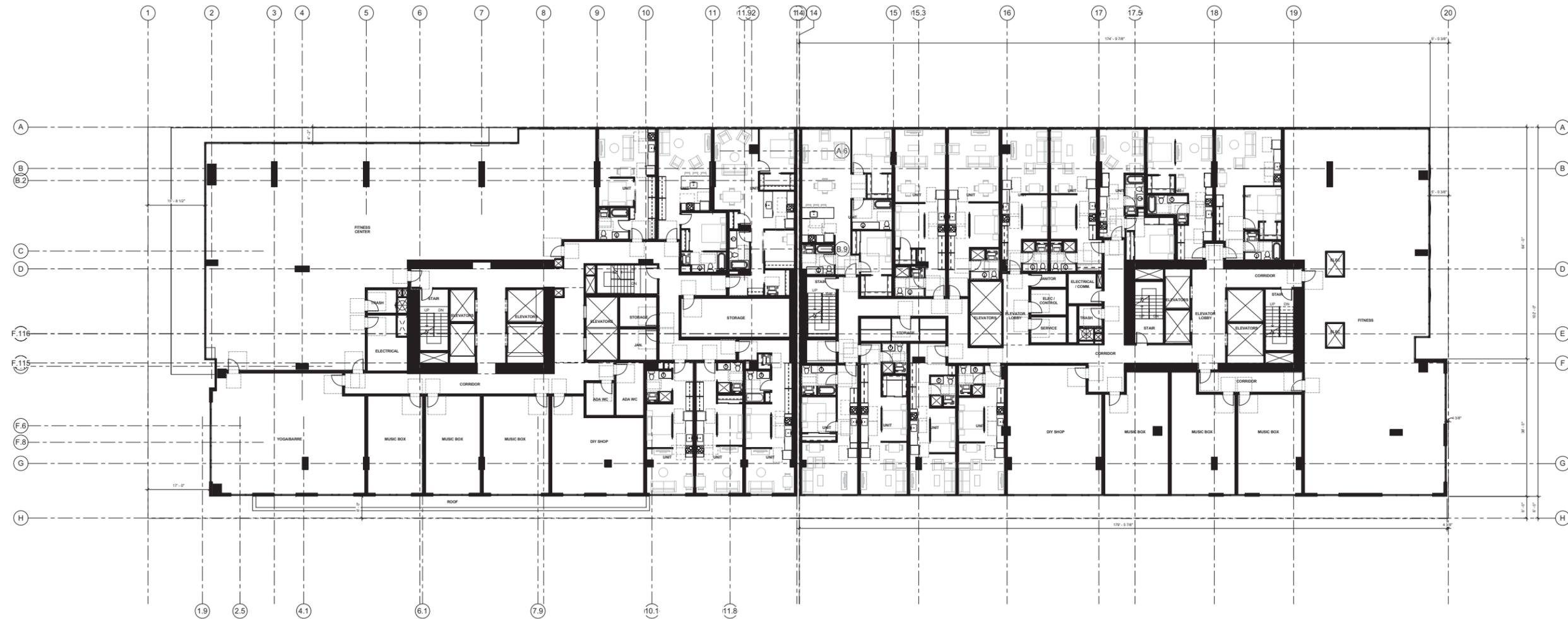
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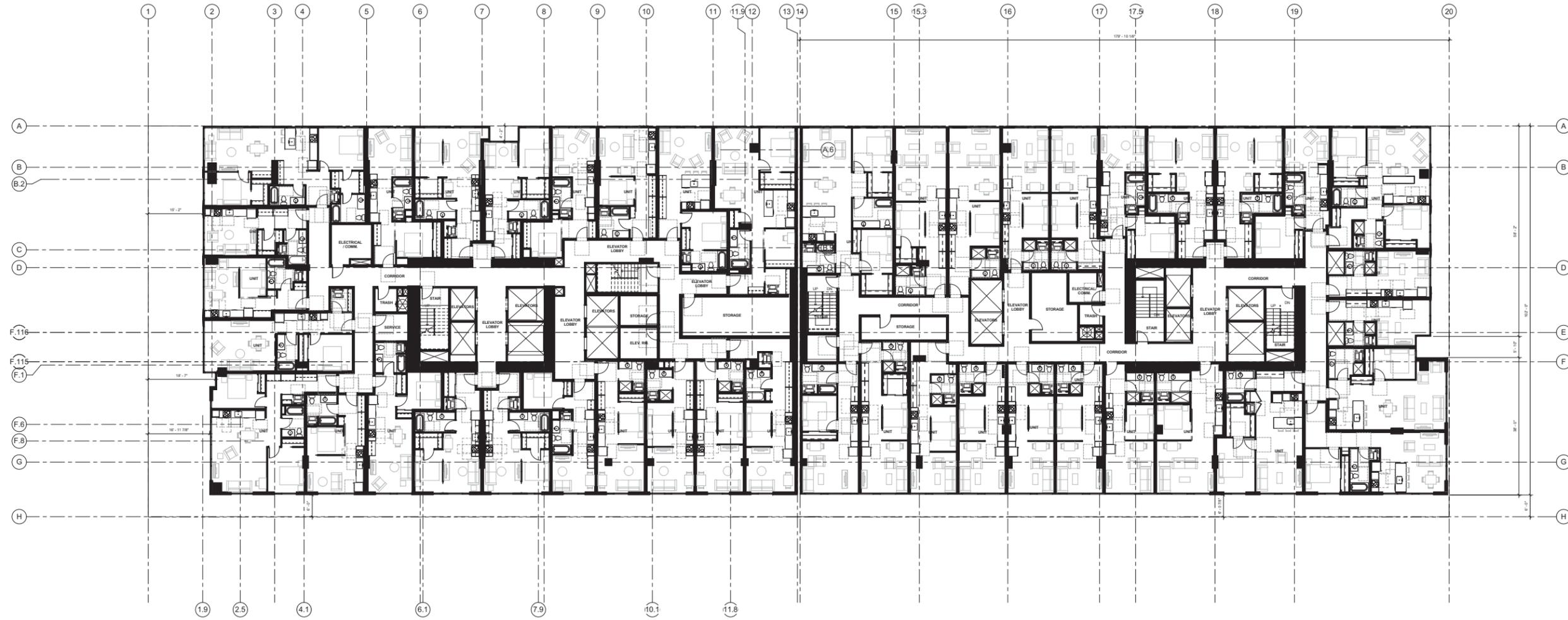
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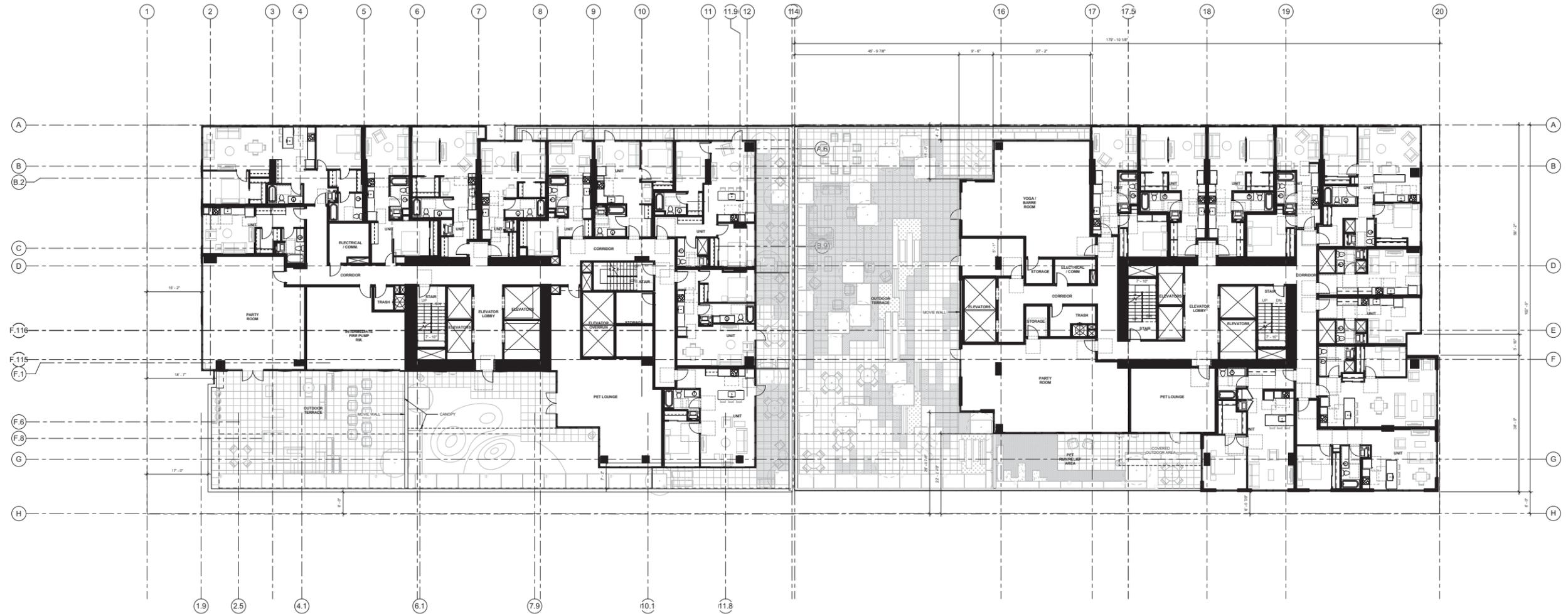
Level 03 1/32"=1'-0"



Level 04 1/32"=1'-0"



Level 05 1/32"=1'-0"

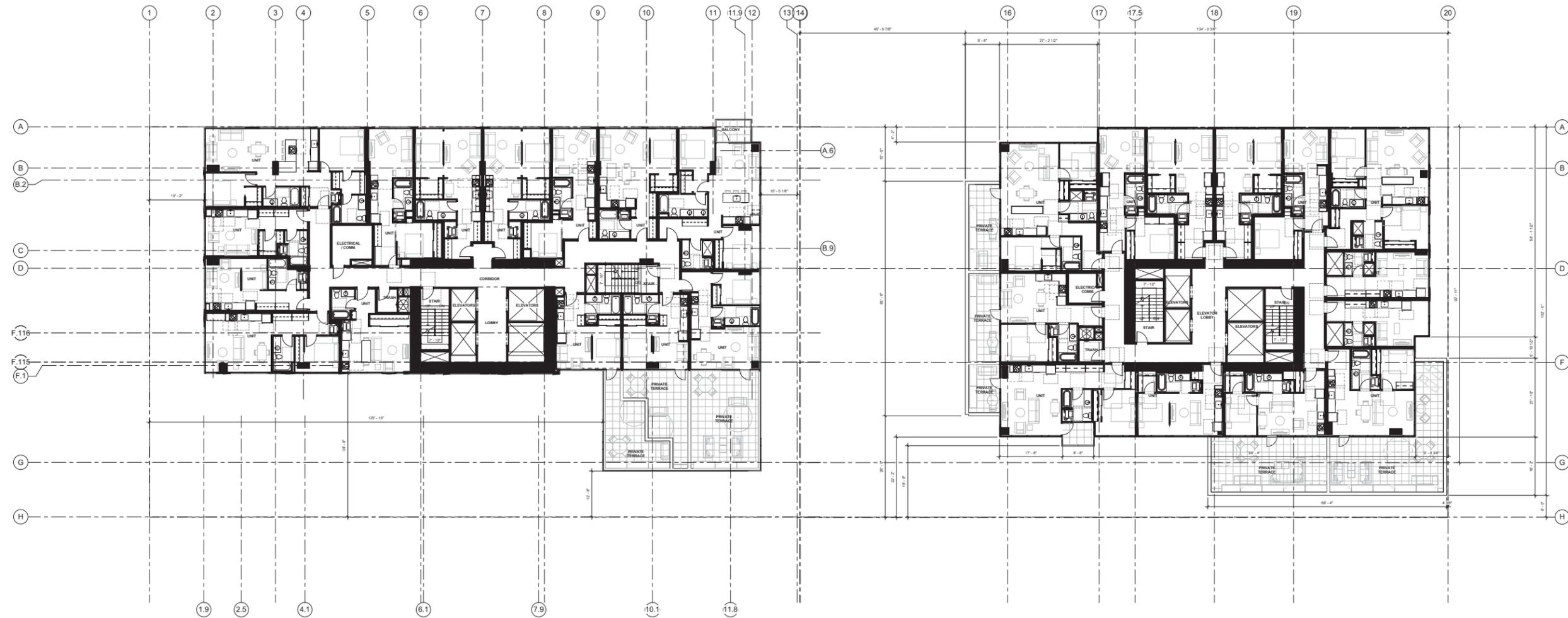


Level 07 1/32"=1'-0"



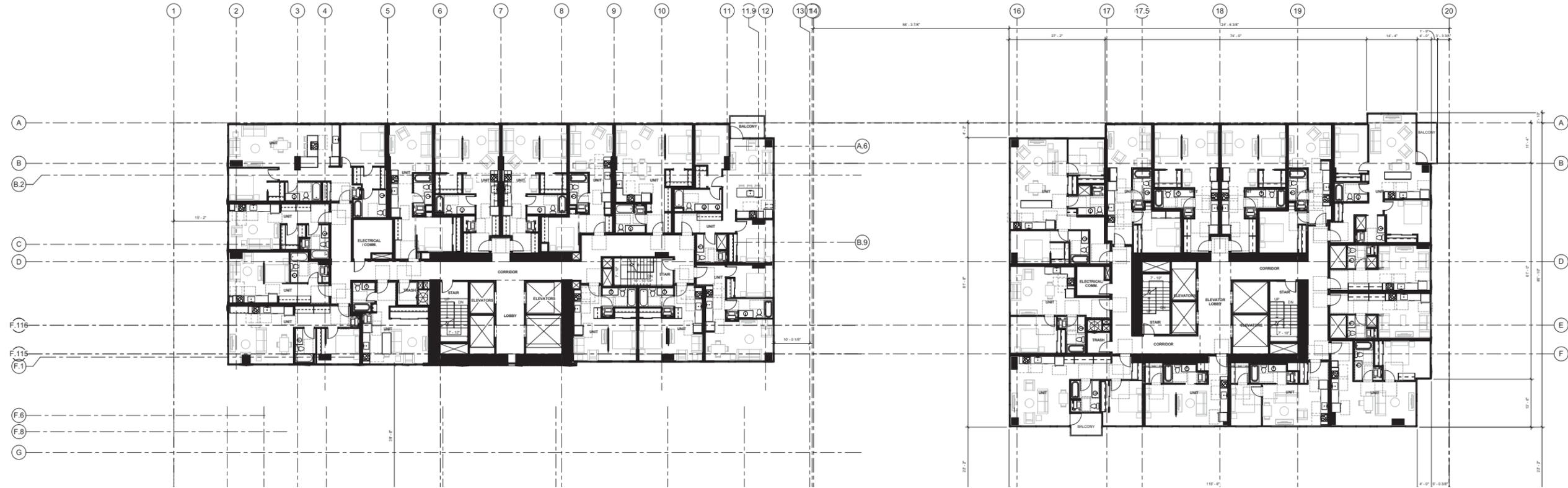
EVELS 8-12 - NORTH  
1/8" = 1'-0"

Levels 08-12 1/32" = 1'-0"

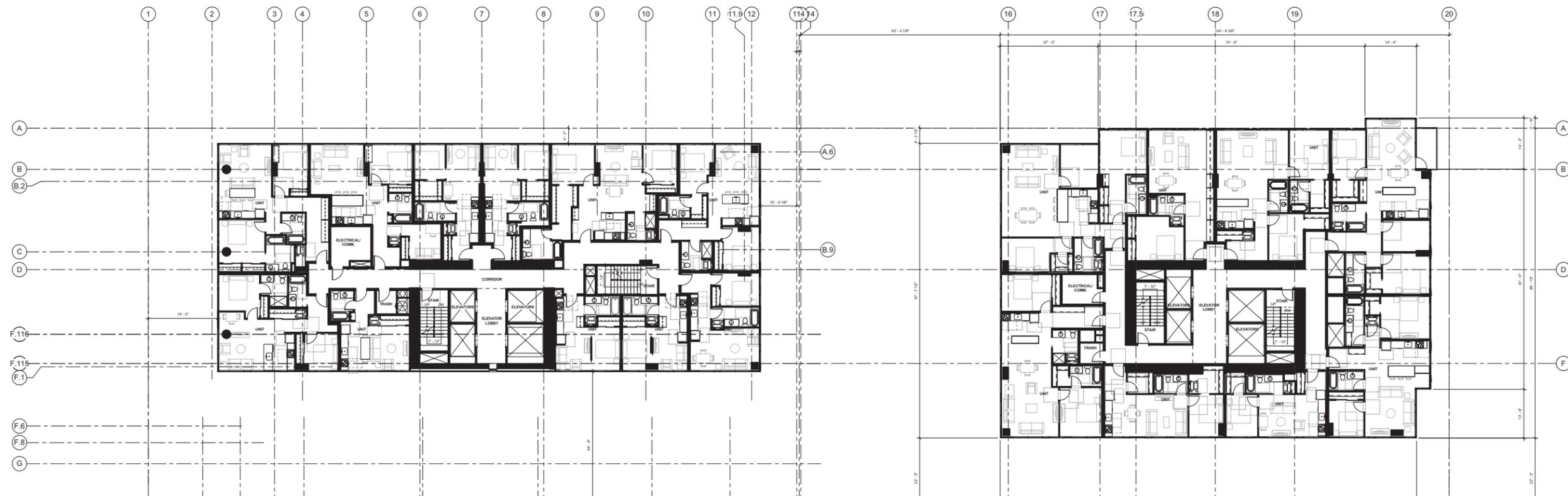


Level 13 1/32"=1'-0"

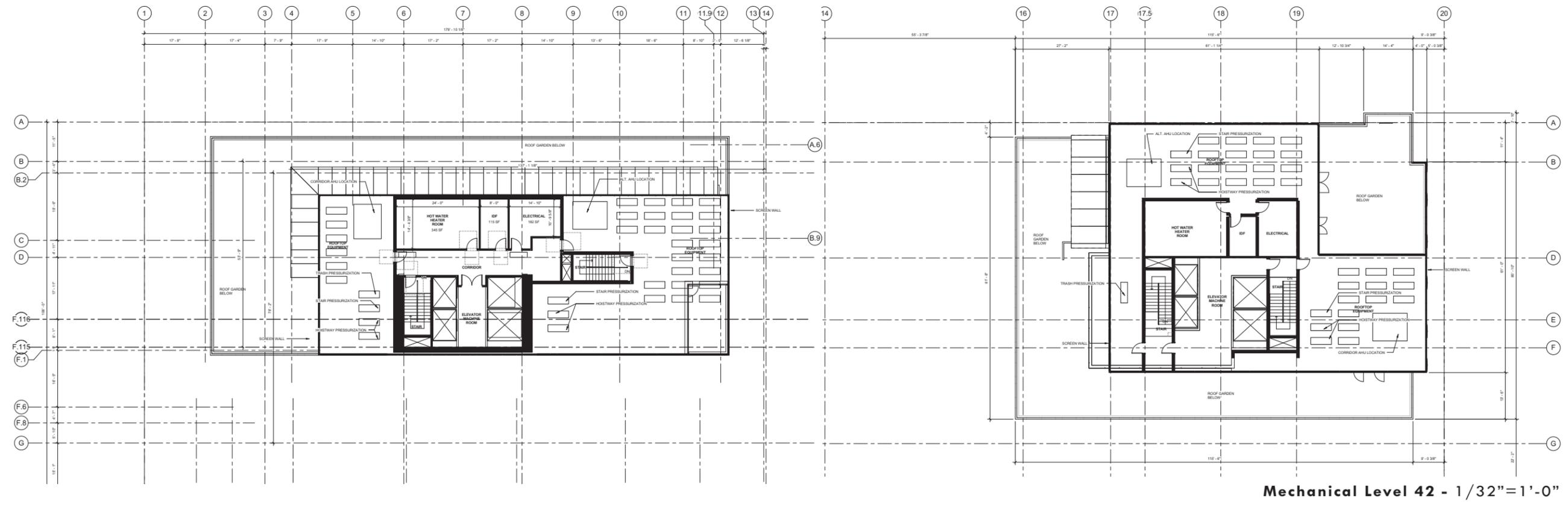
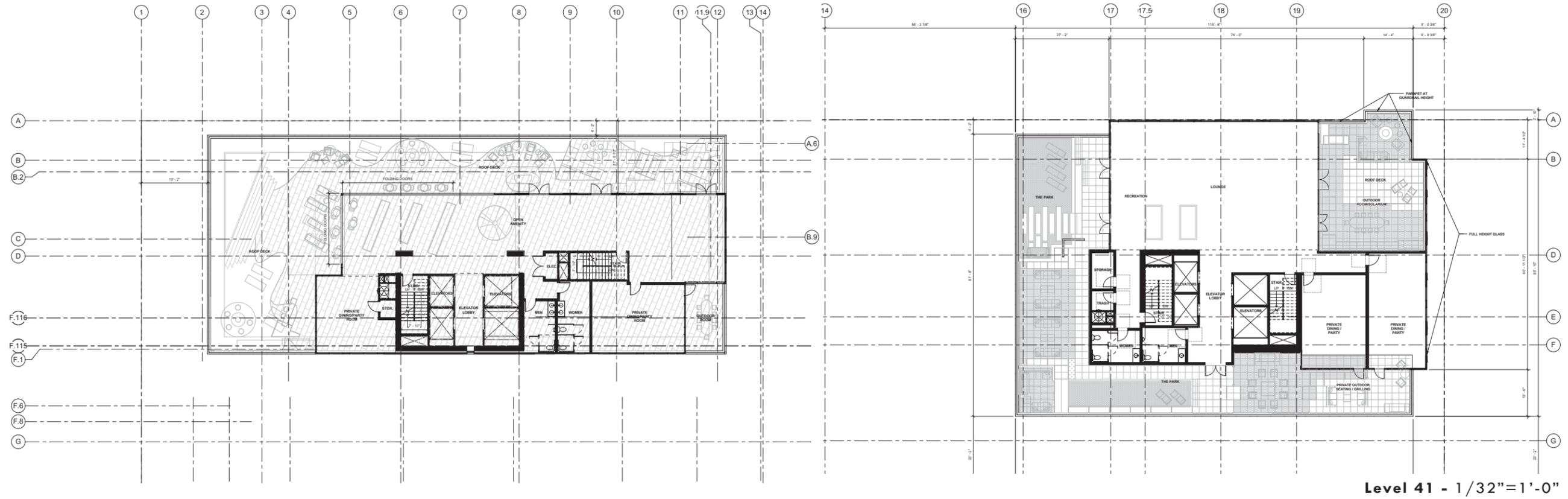
APPENDIX - PLANS

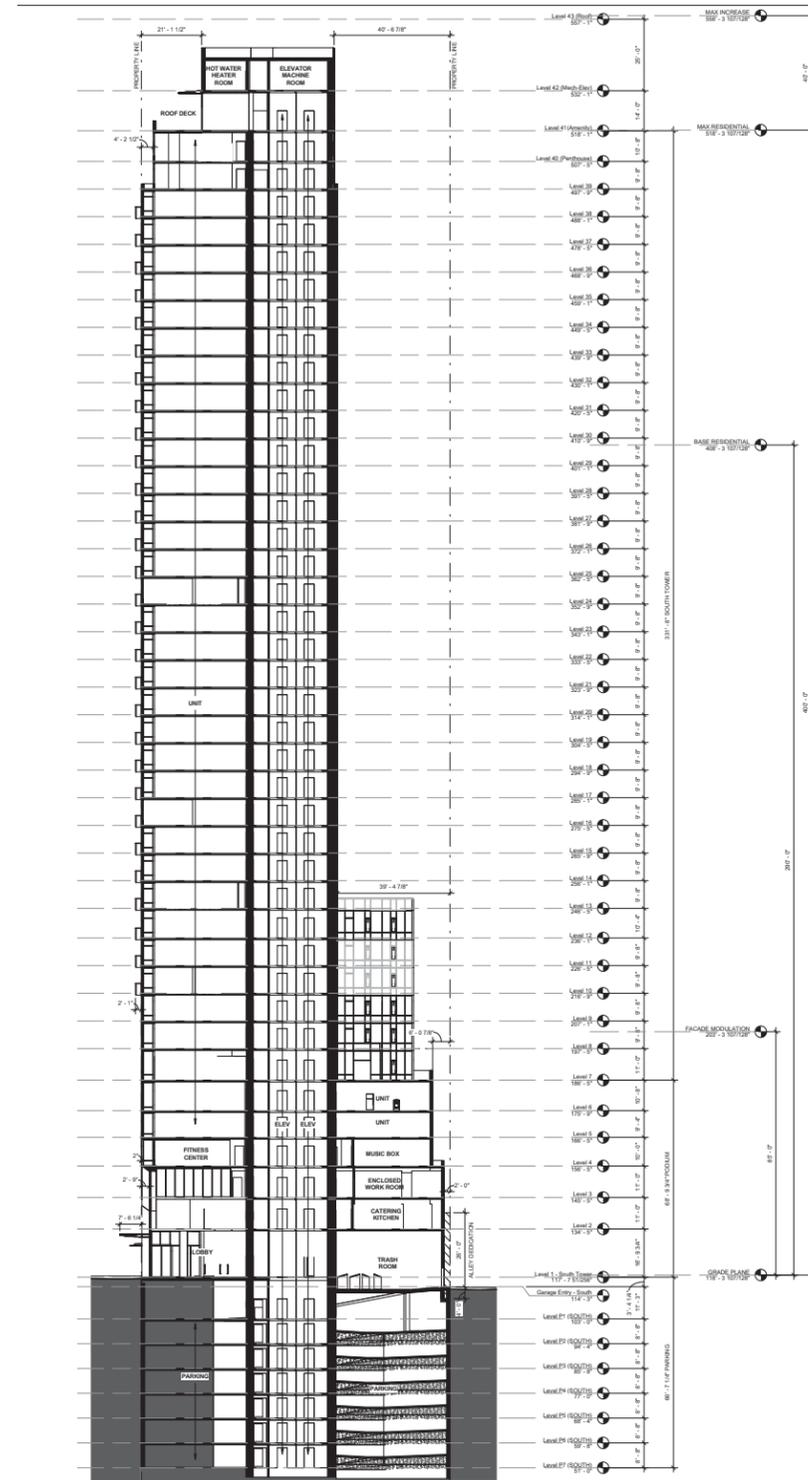


Typical Tower Level - 1/32"=1'-0"

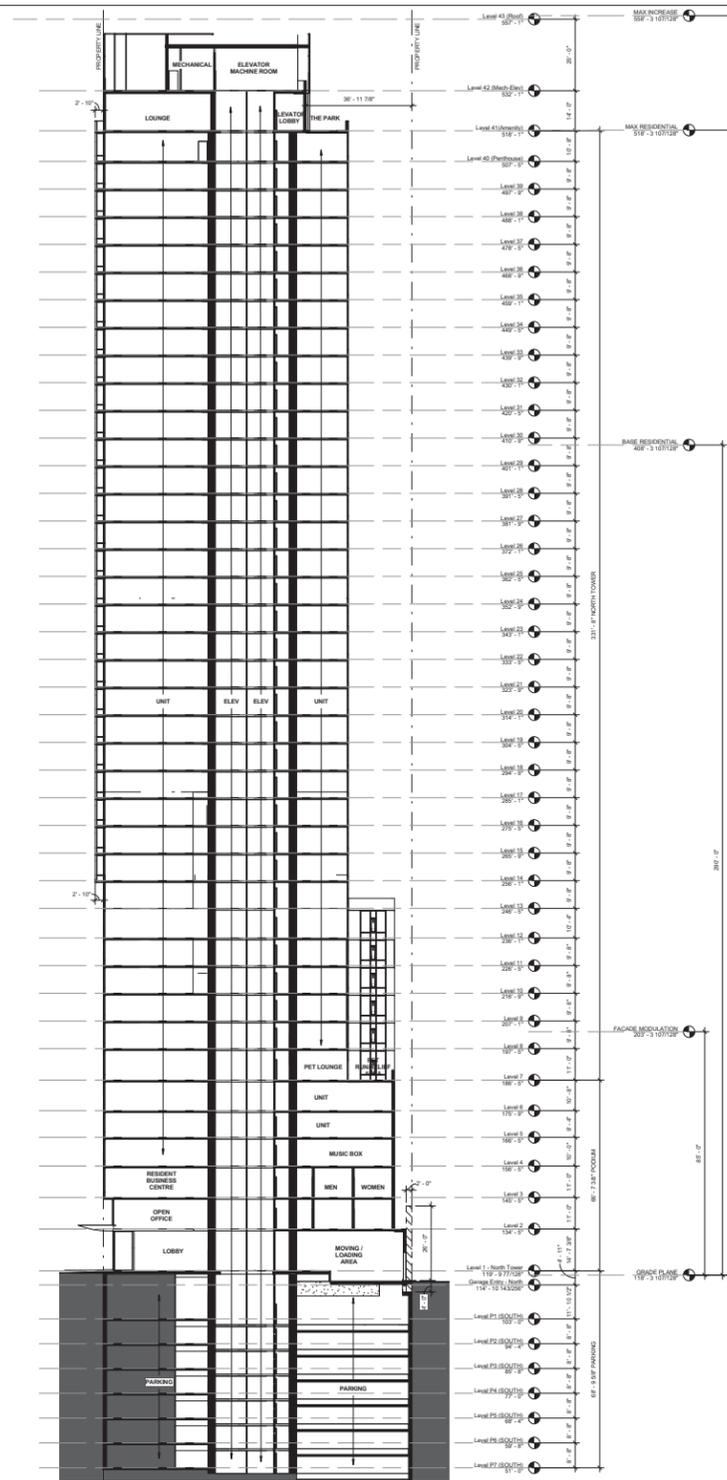


Penthouse Levels 39-40 - 1/32"=1'-0"



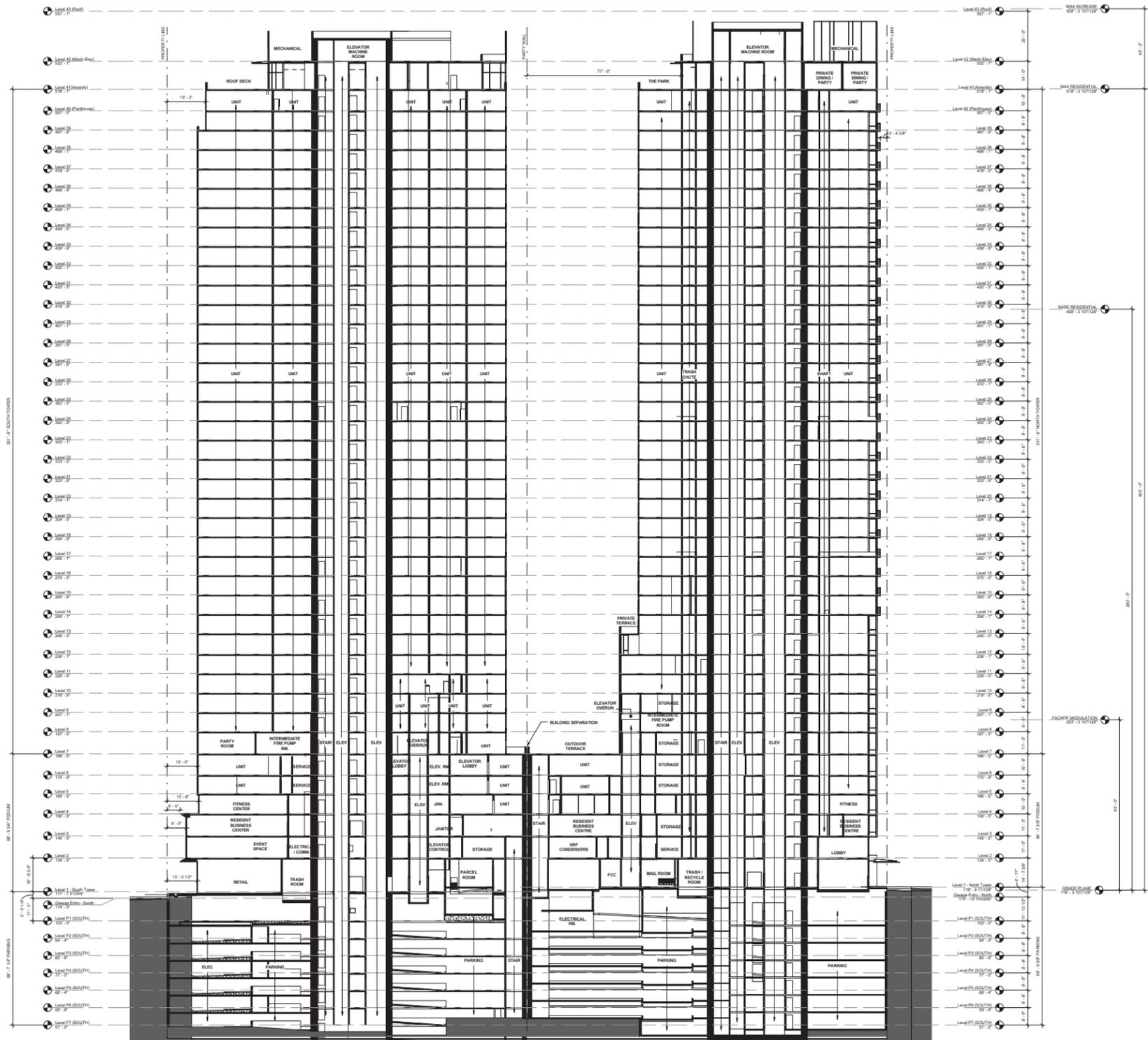


South Tower Section - 1/64"=1'-0"



North Tower Section - 1/64"=1'-0"





Building Cross Section - 1/64"=1'-0"



	Shadows from existing buildings
	Shadows from proposed development
	Additional shadow from projects in development



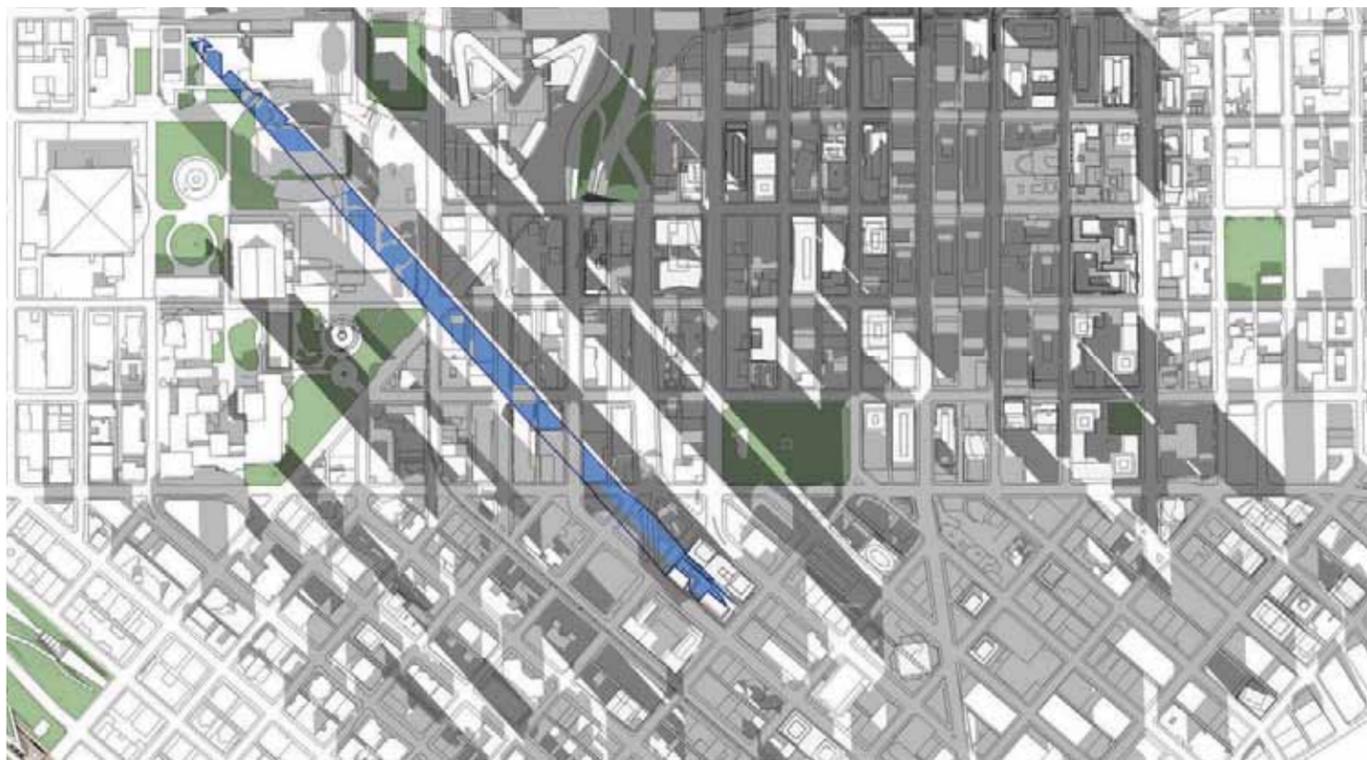
Winter Solstice 9AM

Existing Context and Proposed Project



Winter Solstice 12pm

Existing Context and Proposed Project



Winter Solstice 9AM

Existing Context, Proposed Project, and Future Planned Development



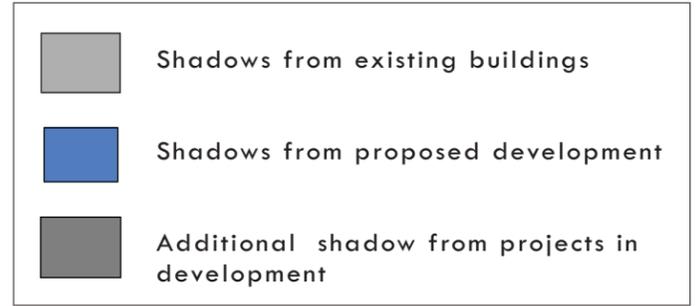
Winter Solstice 12pm

Existing Context, Proposed Project, and Future Planned Development



Winter Solstice 4PM

Existing Context and Proposed Project



Winter Solstice 4PM

Existing Context, Proposed Project, and Future Planned Development



Spring Equinox 8AM

Existing Context and Proposed Project



Spring Equinox 12PM

Existing Context and Proposed Project



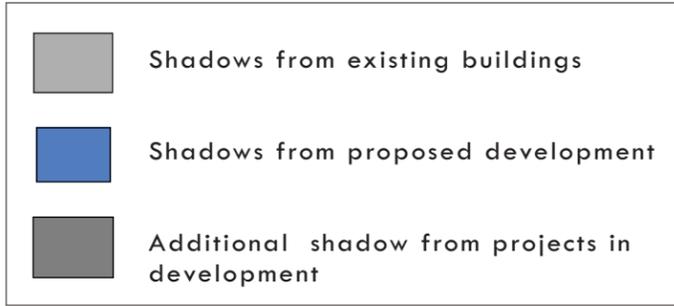
Spring Equinox 8AM

Existing Context, Proposed Project, and Future Planned Development



Spring Equinox 12PM

Existing Context, Proposed Project, and Future Planned Development



Spring Equinox 4PM

Existing Context and Proposed Project



Spring Equinox 4PM

Existing Context, Proposed Project, and Future Planned Development



Spring Equinox 6PM

Existing Context and Proposed Project



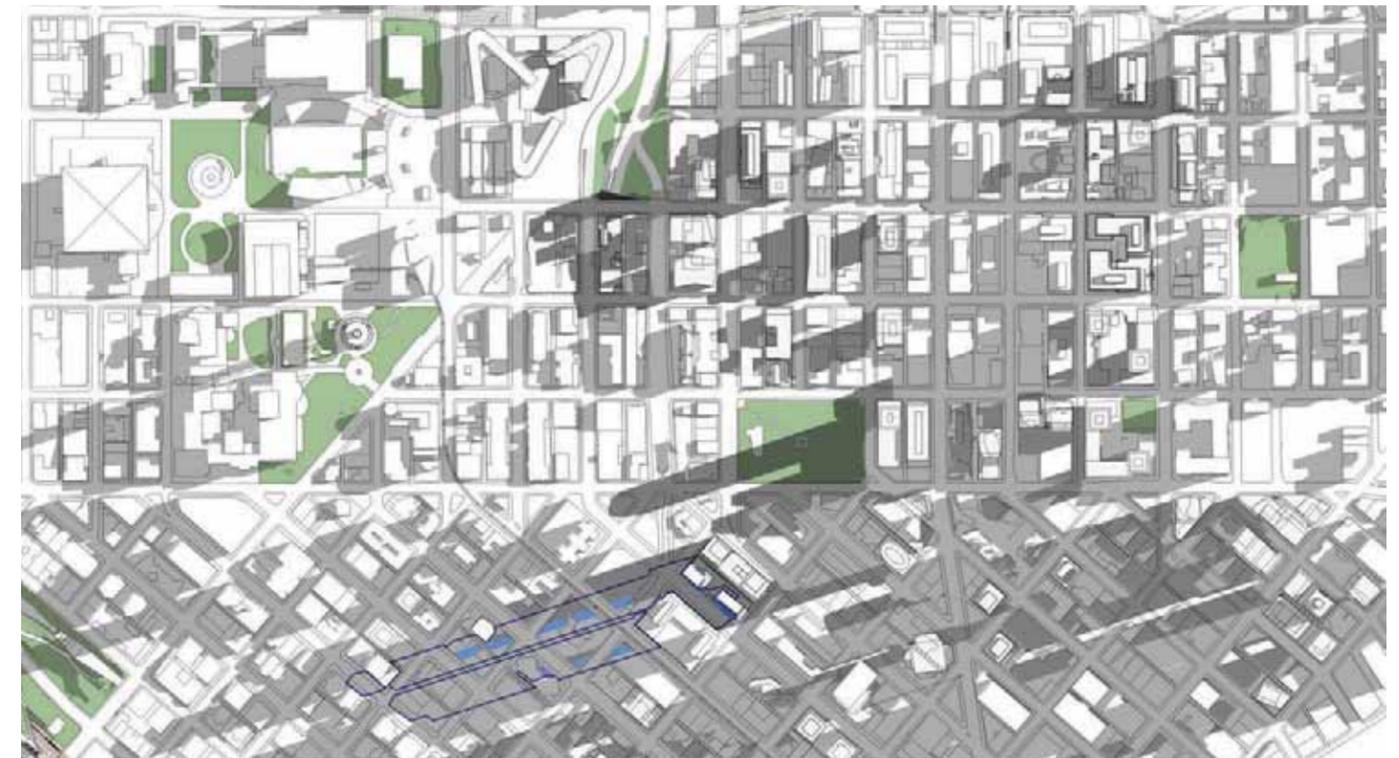
Summer Solstice 6AM

Existing Context and Proposed Project



Spring Equinox 6PM

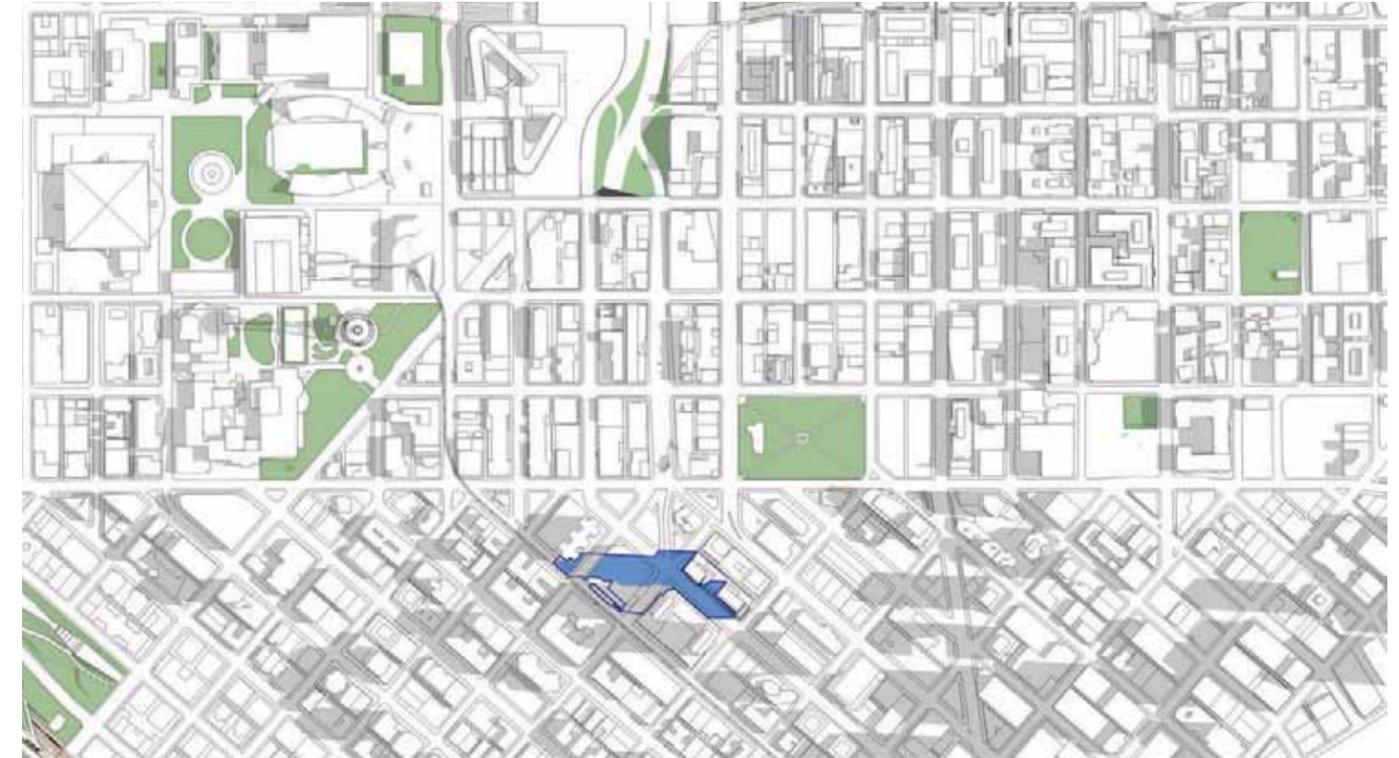
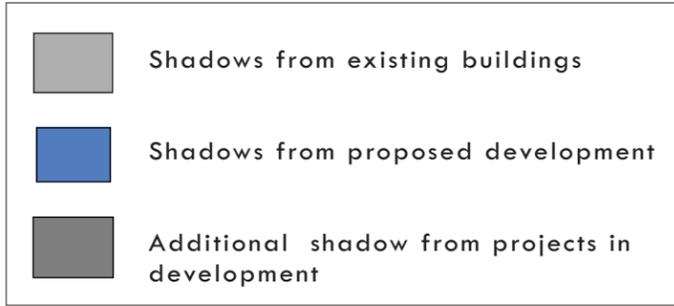
Existing Context, Proposed Project, and Future Planned Development



Summer Solstice 6AM

Existing Context, Proposed Project, and Future Planned Development

# APPENDIX - SHADOW STUDIES



Summer Solstice 8AM

Existing Context and Proposed Project



Summer Solstice 8AM

Existing Context, Proposed Project, and Future Planned Development



Summer Solstice 12PM

Existing Context and Proposed Project



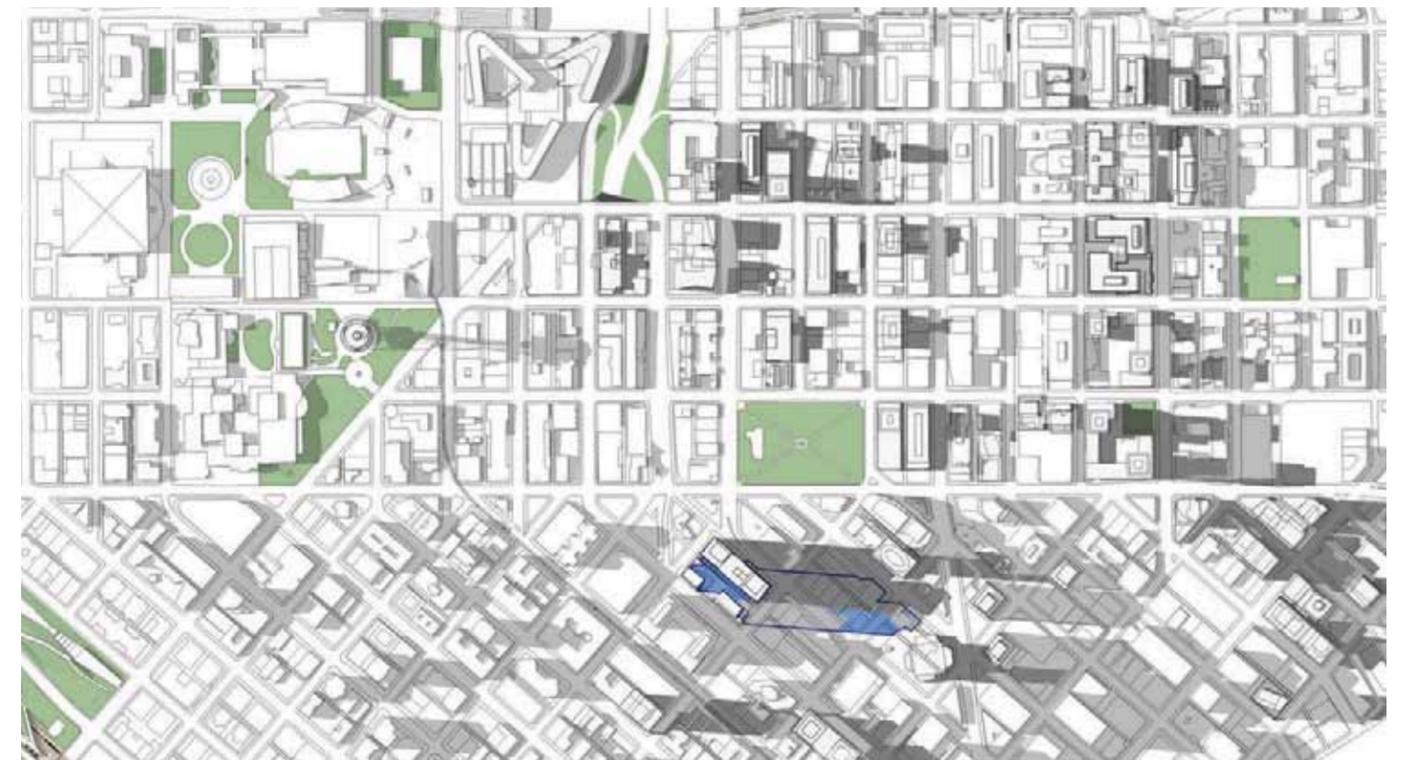
Summer Solstice 5PM

Existing Context and Proposed Project



Summer Solstice 12PM

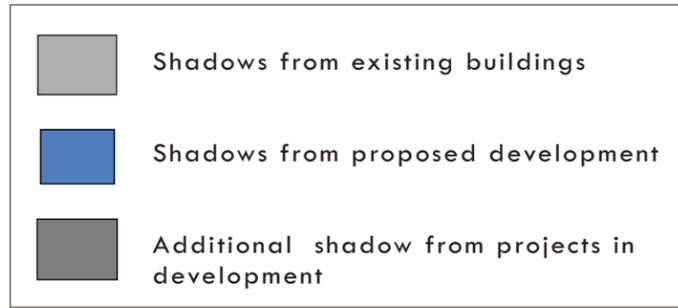
Existing Context, Proposed Project, and Future Planned Development



Summer Solstice 5PM

Existing Context, Proposed Project, and Future Planned Development

# APPENDIX - SHADOW STUDIES



Summer Solstice 8PM

Existing Context and Proposed Project



Summer Solstice 8PM

Existing Context, Proposed Project, and Future Planned Development



Autumn Equinox 8AM

Existing Context and Proposed Project



Autumn Equinox 12PM

Existing Context and Proposed Project



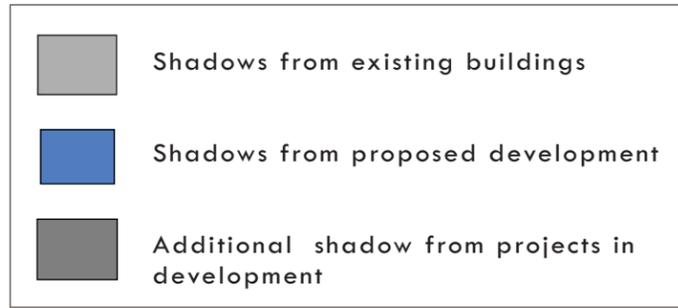
Autumn Equinox 8AM

Existing Context, Proposed Project, and Future Planned Development



Autumn Equinox 12PM

Existing Context, Proposed Project, and Future Planned Development



Autumn Equinox 4PM

Existing Context and Proposed Project



Autumn Equinox 4PM

Existing Context, Proposed Project, and Future Planned Development



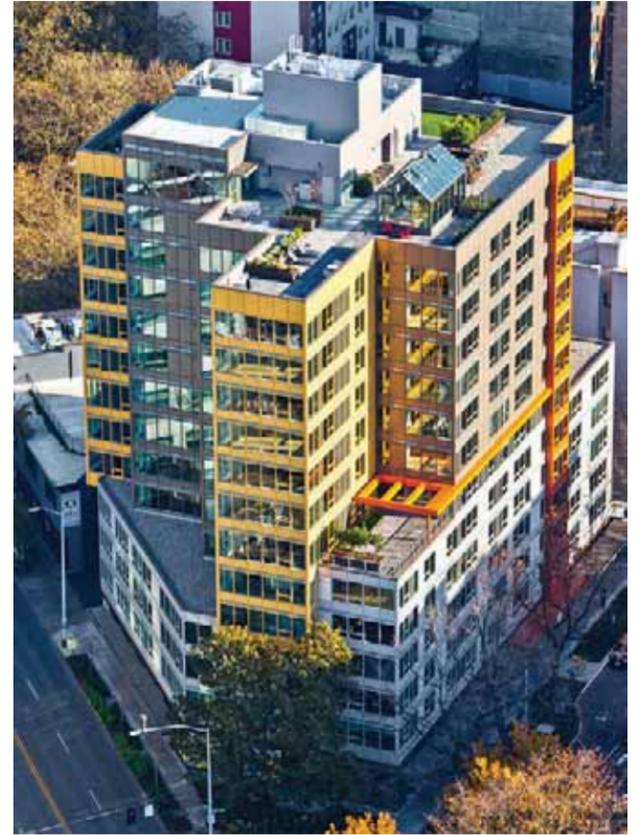
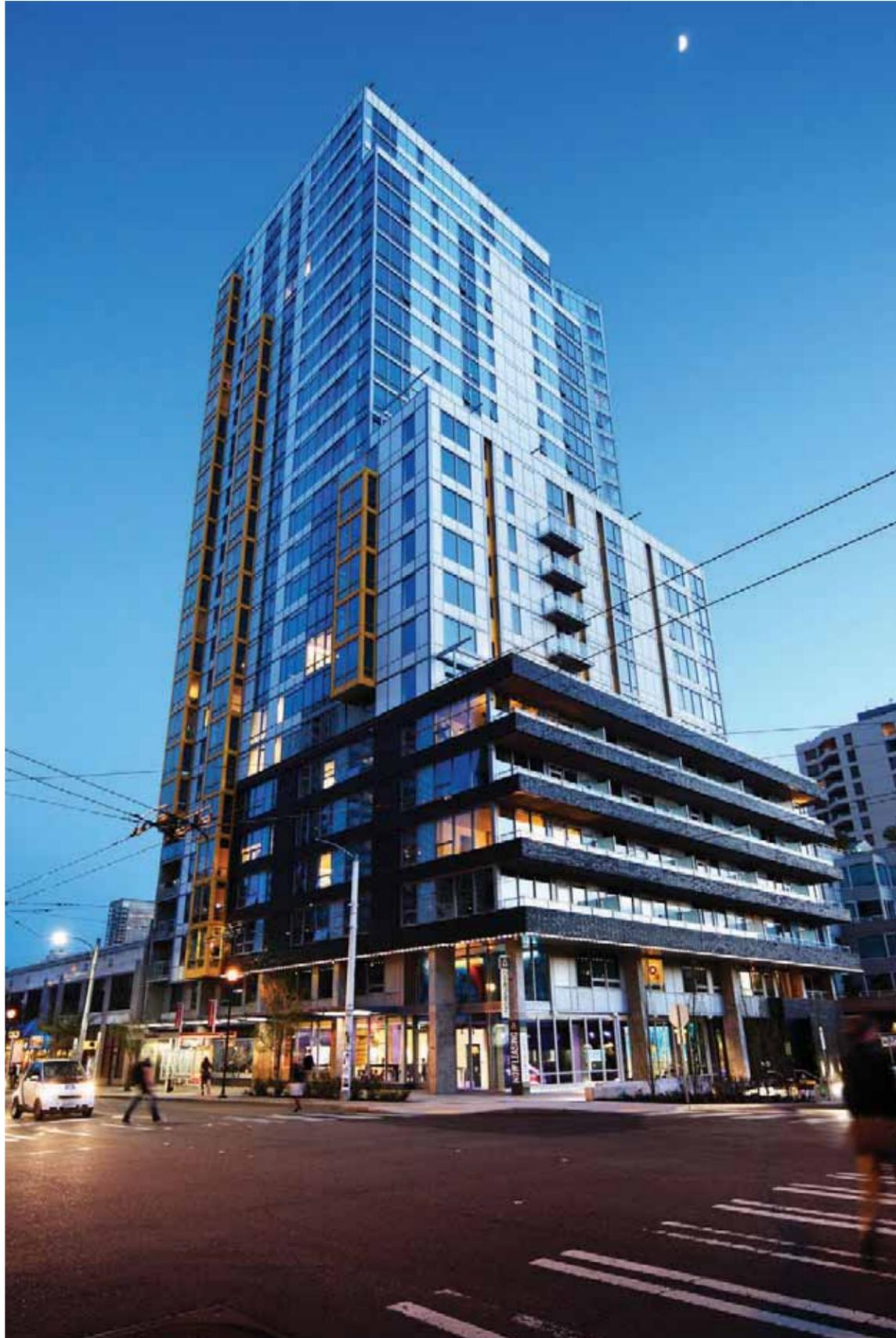
Autumn Equinox 6PM

Existing Context and Proposed Project



Autumn Equinox 6PM

Existing Context, Proposed Project, and Future Planned Development





# VIA ARCHITECTURE

VIA Architecture is an award-winning architectural and urban planning firm focusing on multi-family housing; mid- and high-rise buildings; mixed-use developments; transit facilities; senior living; urban design; and community-focused spaces. VIA has provided architecture, design, planning, and consulting services on public and private projects for 30 years with offices in Seattle, Oakland, and Vancouver BC. VIA's three offices work corroboratively to provide support to one another in all aspects of operations, and currently employ more than 50 architecture, design, planning, and support professionals.

