

PROJECT INFORMATION

PROPERTY ADDRESS

701-719 Fourth Avenue
Seattle, WA 98104

DPD PROJECT

3020955

OWNER

4th & Columbia LLC
530 Bush Street, Suite 800
San Francisco, CA 94108
305 374 5400

ARCHITECT

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Seattle, WA 98104
206 682 3460

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4TH & COLUMBIA

DOWNTOWN DESIGN REVIEW BOARD

EARLY DESIGN GUIDANCE 2 - 03.01.16

PROJECT NO. 3020955



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PROCESS OVERVIEW

This Early Design Guidance (EDG) #2 meeting before the Downtown Design Review Board builds on the EDG #1 held on 11/17/2015, which focused on site context and urban design. The Design Proposal booklet and DPD report from that meeting are available at the following link:

The project graphics depicted in this packet are conceptual in nature and do not reflect final approved plans for the project.

<http://www.seattle.gov/dpd/aboutus/news/events/DesignReview/>

'Search Reviews' tab - Project Number: 3020955

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The proposed building is a high-rise mixed-use office and residential tower of approximately 90-100 stories above grade. The intent is to maximize the population of the tower in order to support a dense, vibrant downtown community, while creating a complementary addition to the Seattle skyline.

Located across the street from the Columbia Center, the site is on the west side of 4th Ave between Columbia and Cherry Streets. The street level provides 2 levels of retail and lobbies, followed by a podium with 4 levels of above-grade parking with residential units along 4th Ave, 2 levels of office, and 5 levels of hotel. Common recreation areas, including outdoor space for the residential units, are located at the podium roof level, in various carve-outs and setbacks in the podium, and in additional amenity levels of the tower. A slender residential tower extends from the podium to a proposed height of 1,029 feet above 4th Ave.

PROGRAM SUMMARY

OVERALL

90-100 total occupied levels above grade

RESIDENTIAL

67-75 Levels Approx.

890-1020 Residential Units Approx.

COMMERCIAL

Hotel 5 levels 80-100 Units Approx.

Office/Coworking 2-3 levels 55,000-85,000 GSF Approx.

Retail/Lobby 2 levels 30,000-45,000 GSF Approx.

PARKING

650-750 Stalls Approx. 8 levels Below Grade
4 levels Above Grade w/residential

NEIGHBORHOODS

ELLIOTT BAY / PIONEER SQUARE / FIRST HILL | CAPITOL HILL / WEST EDGE / INTERNATIONAL DISTRICT | CHINATOWN / CITY HALL / DOWNTOWN BUSINESS CORE

UNDERSTATED ELEGANCE

FUTURE WATERFRONT

STRUCTURE TOWER HEIGHT AND SHAPE
OUT-RIGGER / EXTERNAL BRACING

TIMELESS

ROOF DECK
PROGRAM
RESIDENTIAL / HOTEL / OFFICE / PARKING
ELEVATORS

SHARED OUTDOOR SPACE

SEATTLE CULTURE

UNIT MIX
ARCHITECTURAL EXPRESSION

4/C

4TH & COLUMBIA TOWER

24/7 ACTIVITY

BALCONIES

SOLAR ACCESS WIND
TOWER SHAPE, HEIGHT, AND LOCATION

DENSITY VIEWS
4TH & CHERRY / CHINATOWN / LAKE WASHINGTON / CASCADE MOUNTAINS / LIBRARY / SOUTH LAKE UNION / RETAIL CORE / PIKE PLACE / SPACE NEEDLE / OLYMPIC MOUNTAINS / ELLIOTT BAY / WORKING WATERFRONT / PIONEER SQUARE / MOUNT RAINIER

CONTEXTUAL

FLEXIBILITY

SKY GARDENS
INDOOR | OUTDOOR AMENITIES / OUT-RIGGERS

LANDSCAPE DOWNTOWN MIXED USE

SKYLINE

DOUBLE-HEIGHT SPACES
WORKING WATERFRONT SUSTAINABILITY

WATER CONSERVATION / HIGH-EFFICIENCY / FIXTURES / SOLAR / WIND / GEOTHERMAL / ENERGY CONSERVATION AND REUSE / CAR SHARING / ELECTRIC CAR CHARGING

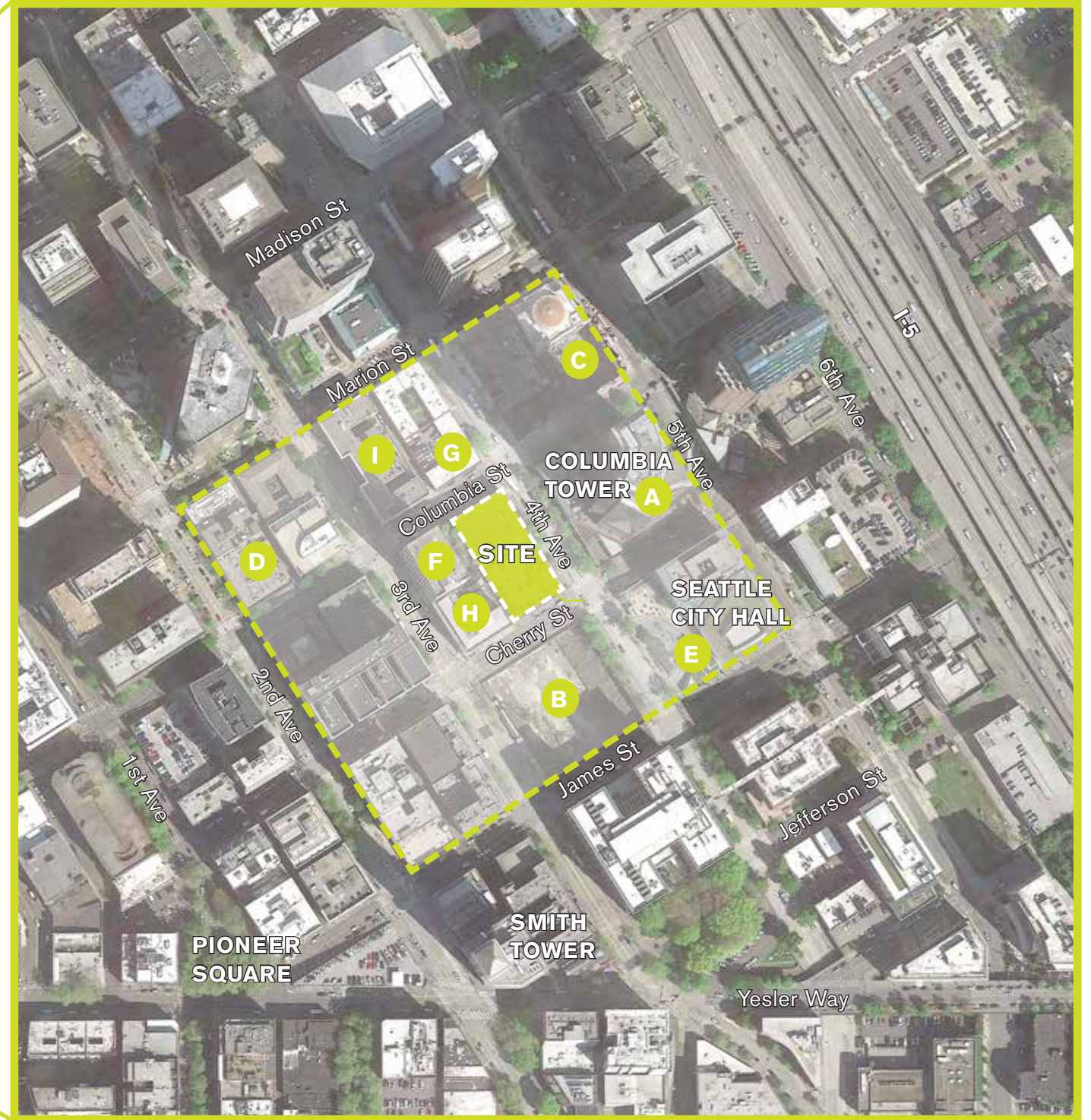
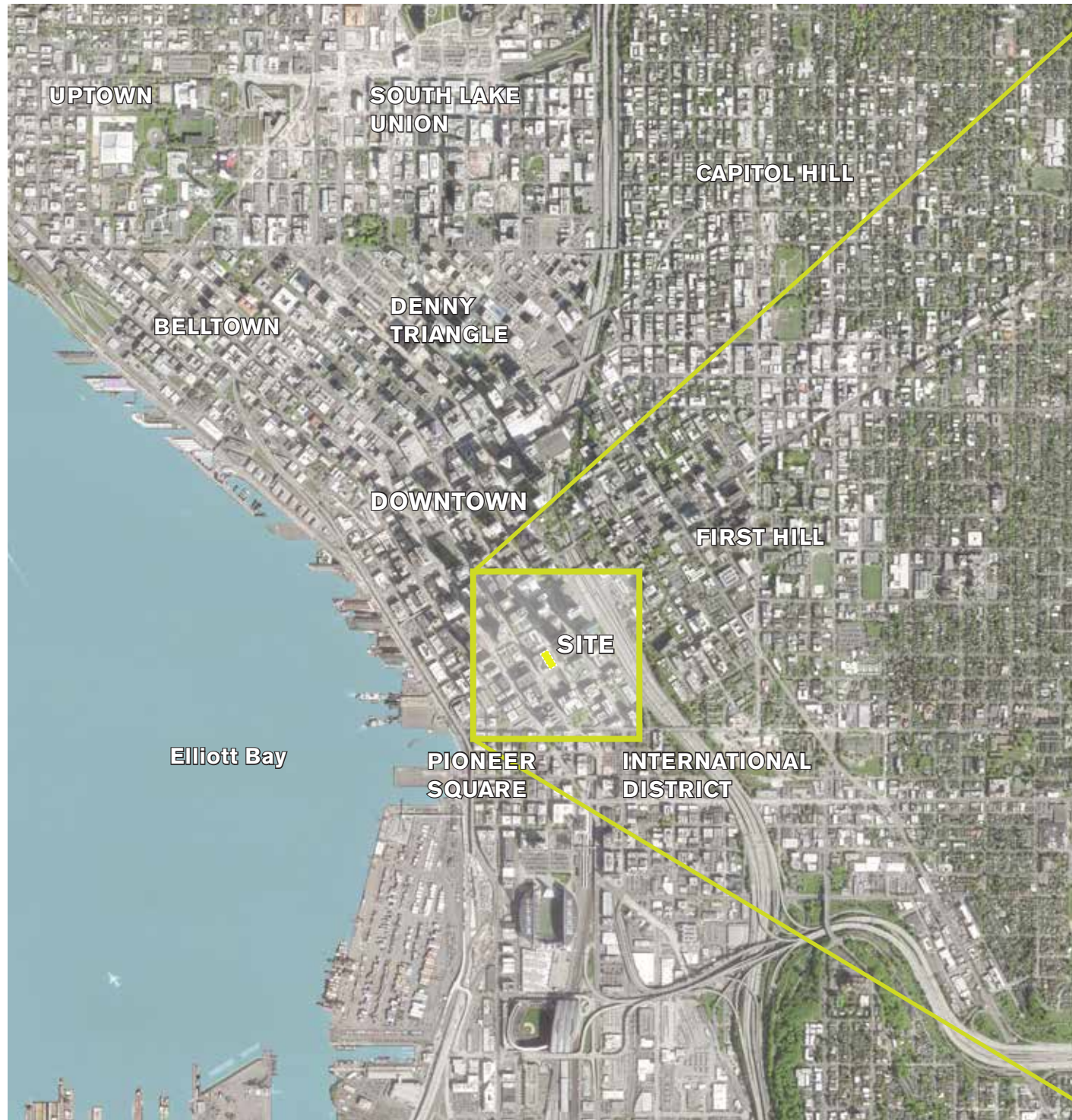
PNW PUGET SOUND MASSING

CRITICAL MASS

2/ PROJECT BACKGROUND EXISTING CONTEXT

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Vicinity Maps



Section Cut Along Cherry Street Looking North

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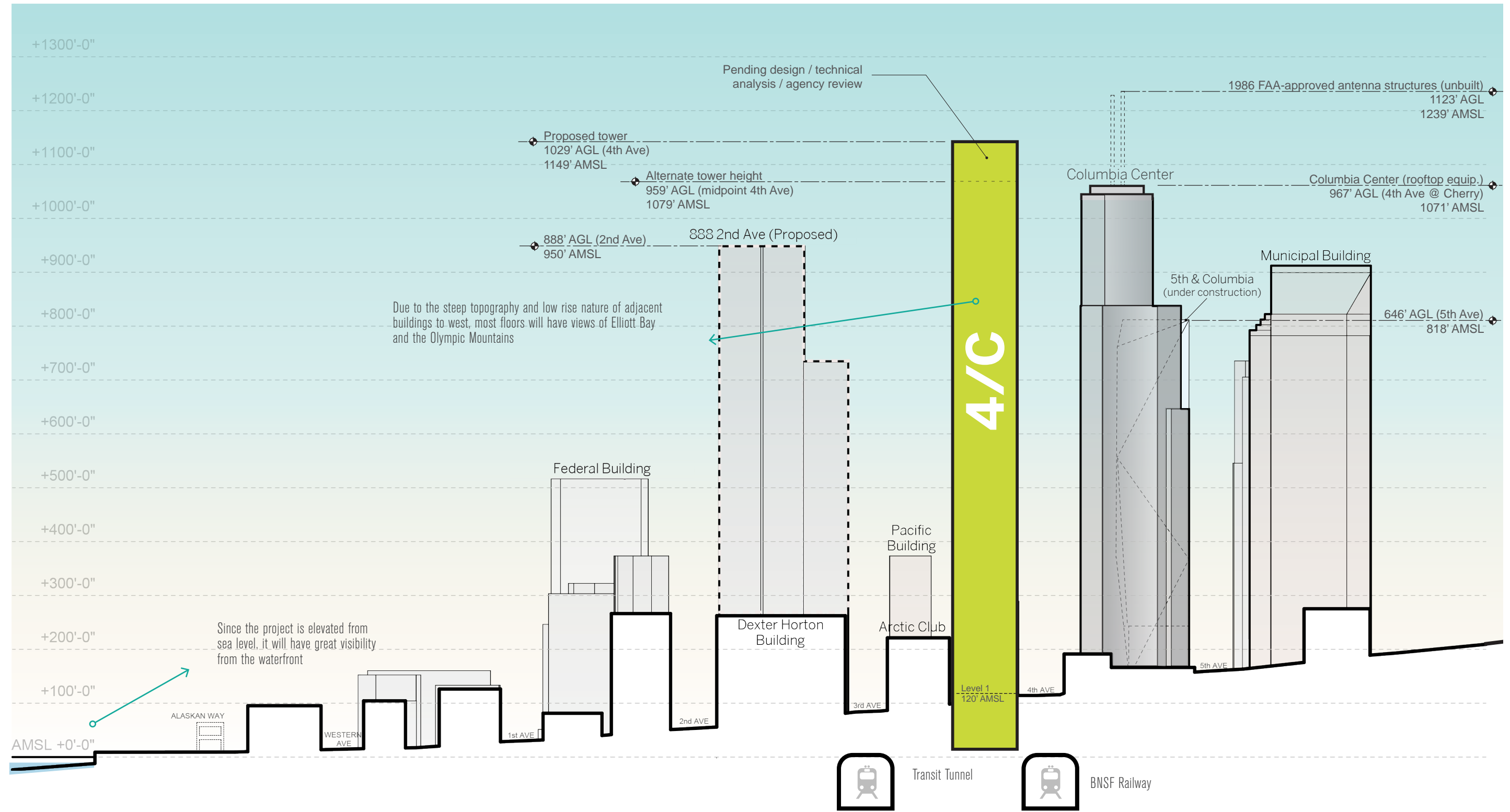
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Selected Neighboring Towers Existing and Proposed

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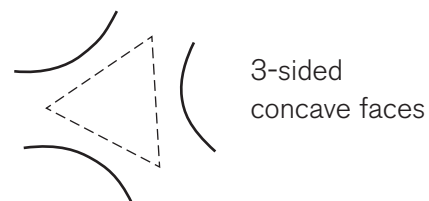
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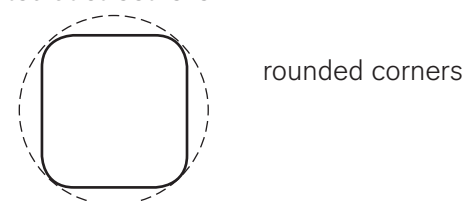
A Columbia Tower
1985 | 76 stories | 967' AGL
(Final approved heights with antenna structures)

Office use. Dark, reflective glass gives this very tall tower a monolithic feel while the interlocking concave masses reduce its bulk. A multi-story retail podium allows pedestrian access from all sides on a sloping site.



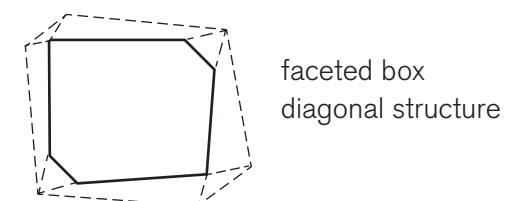
B Seattle Civic Square (planned)
Completion TBD | 43 stories | 520'

Mixed-use office and residential. Very simple extruded massing is softened with rounded corners. Patterned spandrels emphasize the horizontal floor plates rather than the vertical tower. A new civic plaza with retail space is integrated at street level.



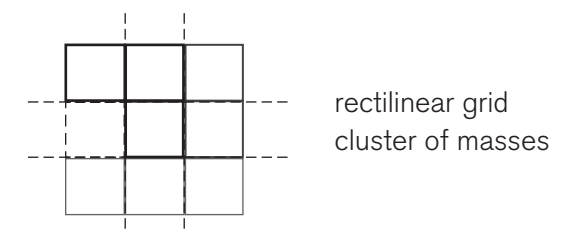
C The Mark (under construction)
Completion 2017 | 44 stories | 660'

Mixed-use hotel and office. A faceted, crystalline tower sits on stilts four stories above the street. Green design elements include rooftop photovoltaic panels, rain water collection, and a street-level living wall.



D 888 Second Ave (planned)
Completion TBD | 60 stories | 880'

Mixed-use office and residential. This full-block building is broken up into smaller slender forms arranged around a central atrium.



Selected Neighboring Buildings

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E Seattle City Hall
2005 | 7 stories

Civic and municipal office use. The City Hall's highly articulated form is unified by a palette of materials including glass, steel, and stone. Each facade is given a unique texture of window mullions and glass fins in different spacings and orientations.



F Pacific Building
1971 | 23 stories | 286 feet

Office use. Located directly west of the northern portion of the project site, this building emphasizes verticality with alternating bands of glass and stone panels. The street-level facade is treated as a separate monolithic stone base with openings for retail spaces on 3rd Ave.



G Budget Parking Garage (Campbell Building Garage)
1923 | 2 stories

Parking (car rental). A parking garage located across Columbia St from the existing garage on the project site.

Selected Neighborhood Buildings

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H Arctic Club
1916

Mixed-use hotel. Multi-colored matte glaze terra cotta panels over reinforced concrete or structural steel frame. Large window areas, simple and clearly understood structure, an easily distinguished base, shaft, and crown sections. Incorporates a number of typical Beaux Arts style decorative devices including fluted columns and large, heavily detailed cornicing. The most notable decorations are the ornamental walrus heads at the third floor. Listed on the National Register of Historic Places.



I Central Building
1907

Office use. Unusual two-part vertical block facade composition as a result of the planned vertical shaft and cap with tower not being constructed. Incorporates fine Beaux Arts style architectural detailing. Steel frame and reinforced concrete structure with a full concrete foundation and basement. Entirely clad with gray-speckled glazed terra cotta simulating rusticated stonework at the base and smooth cut stone at the shaft.

Comprehensive Site Analysis

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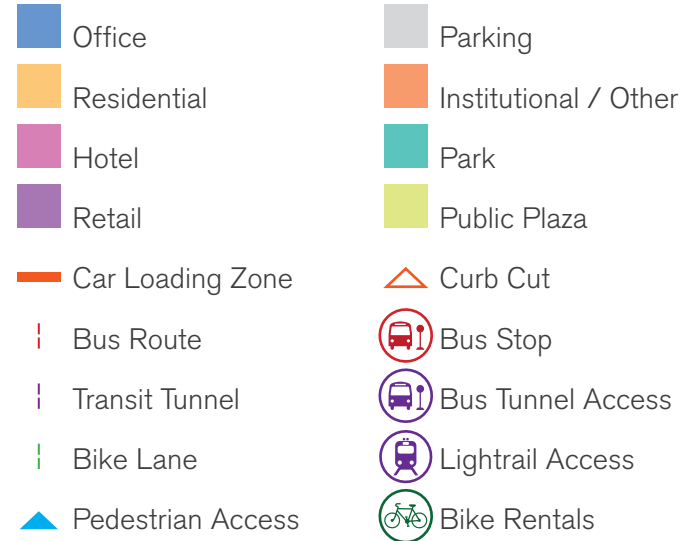
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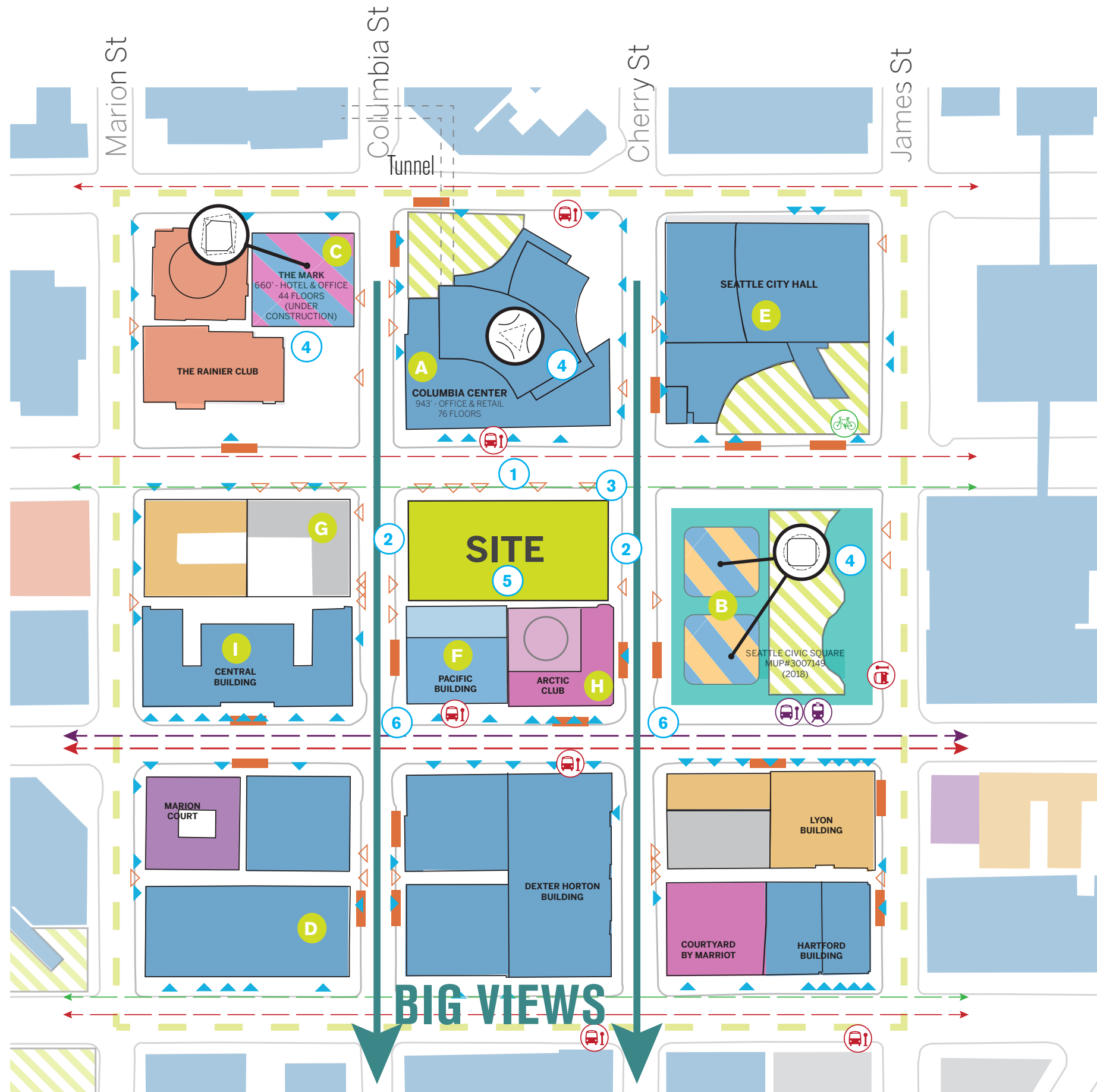
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The site analysis has lead to the following conclusions

- 1 Pedestrian access should be on 4th Ave since the grade (4.7%) is not as steep as Columbia St (13.3%) and Cherry St (12.6%).
- 2 All Parking & loading access should be on Columbia St & Cherry St, and as close to the middle of the block as possible.
- 3 There is potential for an open space at the corner of 4th Ave & Cherry St. This would compliment the existing open space at City Hall, and the proposed open space at Civic Square. It also allows for easy access to the Light Rail and Bus Tunnel stops.
- 4 Proposed tower massing should complement the existing and other proposed towers surrounding it.
- 5 The site is expected to be active more hours in the day. More people will want to live in the area as activity increases. There will also be demand for more retail that is open outside of business hours.
- 6 Proposed project would preserve and enhance waterfront views down Columbia St and Cherry St.



Zoning Overview

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Zoning – DOC1 U/450/U

The site is located at the south edge of the DOC1 zone adjacent to the DMC buffer zone between Downtown and the lower-height International District and Pioneer Square zones.

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TRUE NORTH

Zoning Overview

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Address

701-719 4th Avenue

King County Parcel Numbers

1 0942000615

2 0942000595

Overlay Districts

Commercial Core Urban Center Village

Airport Height Overlay: Outer Transitional Surface

Site Dimensions

119' x 240'

Site Area

28,560 sf

Zoning Classification

DOC1 U/450/U

Street Classifications

4th Ave: Principal Transit Street
 Class I Pedestrian Street

Columbia St: Principal Arterial
 Class II Pedestrian Street

Cherry St: Principal Arterial
 Class II Pedestrian Street

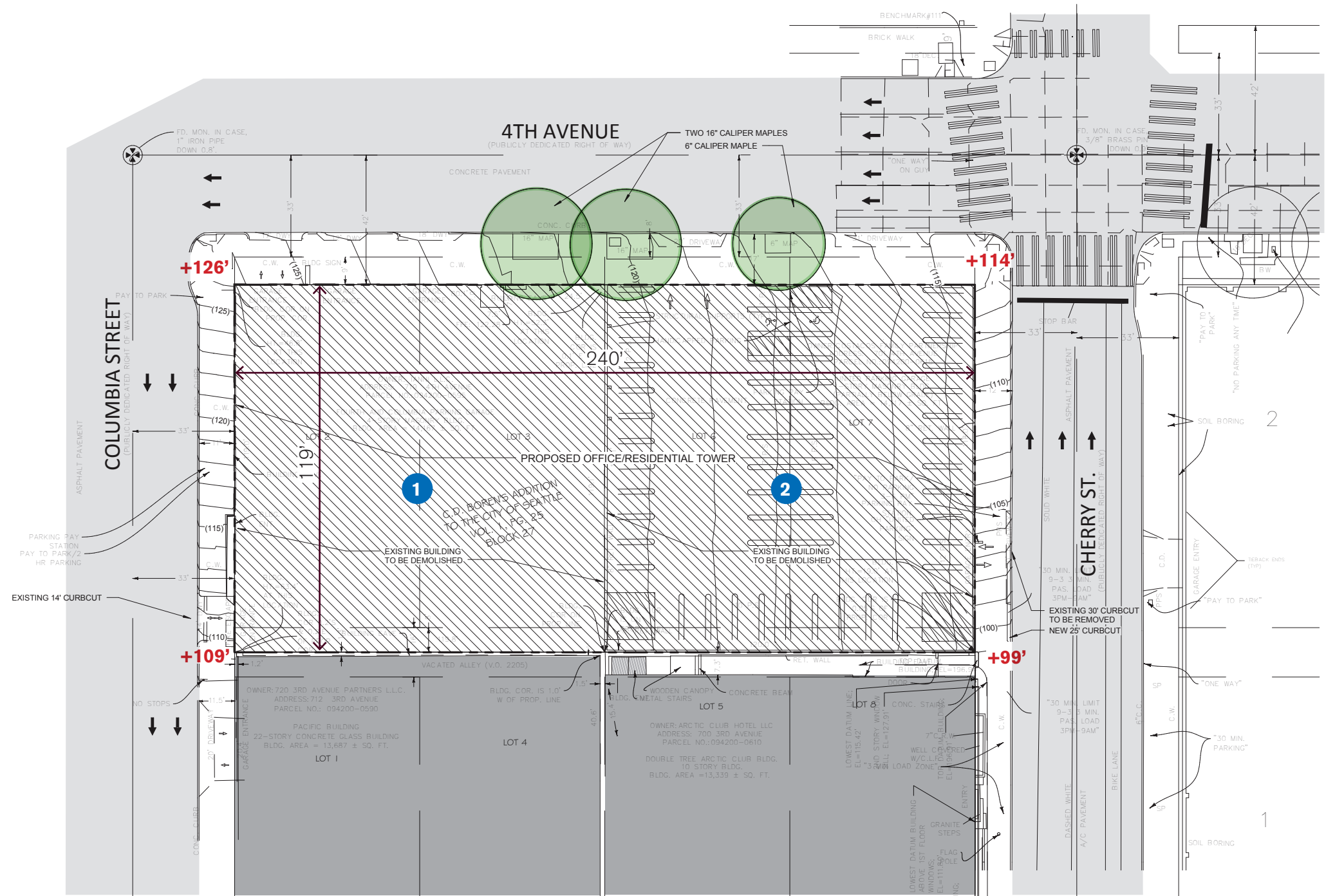
View Corridors

Columbia St and Cherry St:

No setback required

Proposed Uses

Residential
 Hotel
 Office
 Retail/Restaurant
 Parking



SITE SURVEY



Land Use Code Summary

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23.49.008 Structure Height

A.3 Maximum non-residential height = Unlimited
Residential base height = 450 feet
Residential maximum height = Unlimited

The proposed height is approximately 1,029 feet off of 4th Ave.

23.49.009 Street-Level Use

Map 16 Not required.

Two levels of retail space will be provided with access from street level.

23.49.010 General Requirements for Residential Uses

B Common recreation area required equal to 5% of total gross residential floor area, up to the area of the lot (maximum 50% can be enclosed)

The outdoor common area will be located at the roof of the office podium adjacent to the main indoor common areas. Additional small indoor common areas will be distributed among the upper levels.

23.49.011 Floor Area Ratio

Table A Base = 6; Max = 20

Proposed FAR is approximately 6.

23.49.016 Open Space

B 20 sf required per 1000 gsf of office floor area.

Shared open space will be provided as a terrace at the office levels and above.

23.49.018 Overhead Weather Protection

A Required on all street frontages, except where setback 5 feet from street lot line and at driveways.

Glass canopies are planned for the entire length of all street frontages, except at driveways. Canopies will not be continuous at the setback lobby entrances. Potential departure request for landscape treatment.

23.49.019 Parking

B.2.b.1 One story of parking is permitted above the street-level story for each story of parking below grade, up to maximum of four stories above the street-level story. Separation and screening required.

The proposed design has 8 levels of below grade parking and 4 levels of above-grade parking.

C Maximum parking for non-residential uses = 1 space per 1000 sf except with special exception.

Parking will be provided at the maximum of 1 space per 1,000 sf.

E & F Bike parking required (with shower facility for office use over 250,000 sf).

Bicycle parking will be provided per development standards.

G Off-street loading berths required per SMC 23.54.035 Table A.

Off-street loading berths will be provided at the parking entrance level, accessed from and exiting on to Columbia and Cherry St.

H Access to parking to be from Columbia or Cherry

Parking entry and exit to be on Columbia & Cherry.

23.49.022 Minimum Sidewalk Width

Map 1C

15 feet on 4th Ave (one-way street, side with no transit stops); 12 feet on Columbia St and Cherry St

The existing sidewalk widths meet this requirement.

23.49.024 View Corridor Requirements

Setbacks not required per Map 1D.

23.49.056 Street Facade, Landscape, Street Setbacks

A Minimum facade height
35 feet on 4th Ave

25 feet on Columbia St and Cherry St

The facade heights will exceed 25 feet.

B Facade setback limits
Maximum per calculation.

Potential Departure request on Cherry St in order to open views to the historic facade of the Arctic Building.

C Facade transparency minimum:

60% of facade between 2 and 8 feet on 4th Ave

25% of facade between 4 and 8 feet on Columbia St and Cherry St (due to street slope)

D Blank facade

15 feet wide max. on 4th Ave

30 feet on Columbia St and Cherry St (due to street slope)

No blank facades on 4th Ave and Columbia St. A small portion of Cherry St (gas meter room) will have landscape in front.

E Street trees required on all streets.

Street trees and landscaping will be provided on all streets per development standards.

23.49.058 Upper-Level Development Standards

C Maximum length of unmodulated facade within 15' of lot line (applies to non-residential use in which a story exceeds 15,000 sf):

0 – 85 feet high = no maximum length

86 – 160 feet = 155 feet max length

Potential Departure request to allow a variable setback depth for facade modulation.

D Upper-level width limit

Does not apply since lot is less than 200 feet deep

E Tower floor area limits for residential use above 160 ft
Average GFA per story if base height is exceeded = 13,800 sf max

Maximum residential GFA on any story = 16,500 sf
Maximum Tower Width = 145 ft max width parallel to 4th Ave for portions of building above 85 ft.

The tower floor area will be provided per development standards.

23.54.035 Loading Berth Requirements

Per Table A

2 berths required for 155,000 sf of hotel/office use

1 berth required for 45,000 sf of retail use

Number of berths required for residential use TBD.

The loading berth will be provided per development standards.

23.54.040 Solid Waste Storage Space

Per Table A

Residential (890-1,020 units) = 3,735-4,255 sf

Office development (30,000-45,000 sf) = 175 sf

Total = 3,910-4,430 sf

The space will be provided per director's review.

23.64.006 Airport Height Overlay District

A.5 In Transition Areas, the boundaries of which are shown on the Official Airport Height Map, structures and trees shall not exceed the height of the inclined Transition Surfaces per Federal Aviation Regulation Part 77.

The structure will be provided per development standards.

Zoning Envelope

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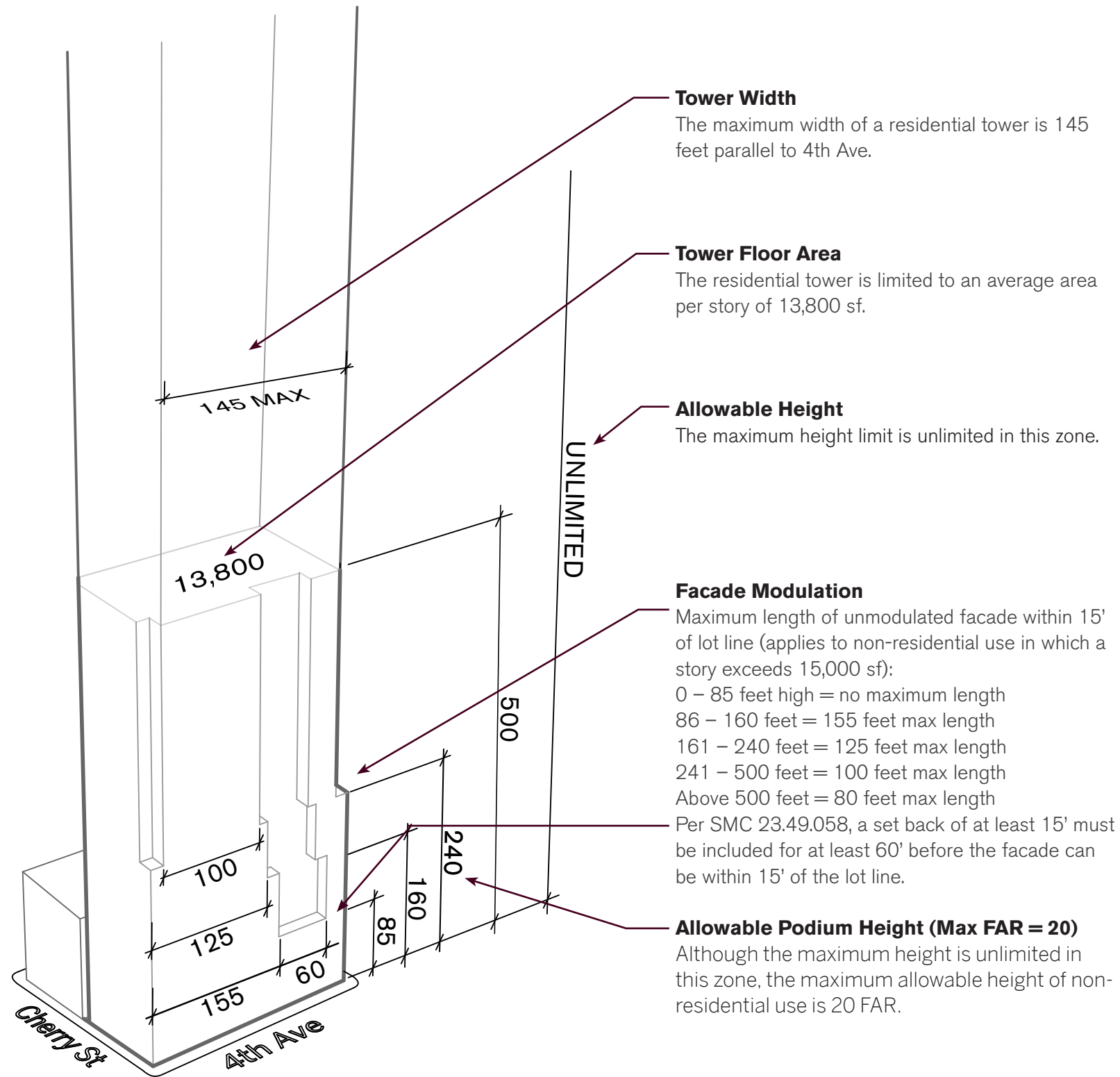
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1 GENERAL

1A Vertical Neighborhoods

The Board was in strong support of the mixed use program as it will energize the office-dominant business district. The Board strongly endorsed the idea of vertical neighborhoods in terms of internal programming and exterior expression. This concept should inform design decisions. The building should allow the occupants to find many of their daily needs within the building.

1B Public Access and Sectional Interest

The Board strongly supported the blended concept for the ground level commercial uses and lobbies, and the spatial interlock with the associated mezzanine. The Board encouraged extending that concept up through the podium to strategic locations where the general public and tenants can mix. The Board stated this building will become a functional and visual landmark in the downtown Core. [D1; D3]

1C Tower Placement

The Board unanimously agreed the tower should be located on the south portion of the half-block, and supported the rotated tower footprint, but reserved judgment on the degree of fracturing. The Board strongly supported the spacing from other towers, and the less-bunched downtown skyline that it creates; additional viewpoints are recommended and the skyline composition should be a test for all subsequent tower design and material decisions. [A2; B3]

2 GROUND FLOOR & STREETScape

2A Mid Block Drive/Walk Pass Through

The Board supported the only vehicle curb cuts being located at the mid-blocks on the side streets, but was not enthusiastic about a second curb cut on Columbia Street to serve the above grade parking. The Board agreed this

vehicle/pedestrian drop-off zone should be developed with a street level experience. The exterior portals of this pass-through should be appropriately designed and welcoming to pedestrians. Detailed plans, elevations and full material specifications should be provided at subsequent meetings. [C1; C4; E1.1.a; E2.2; D6]

2B Sidewalk to Building Transition & Hardscape

The Board strongly supported the commercial and lobby floors stepping with the 4th Avenue slope, and the skewed hardscape design, but recommended lowering the southeast corner platform 1-2 ft more than shown so there is a less intimidating stair up from the sidewalk corner at Cherry & 4th. [C1; D3]

2C Lower Elevations on Sloping Side Street

The Board strongly supported the seating blocks and exterior stair on Cherry Street which helps animate that street-level facade. The Board agreed the rest of that 'plinth' and the wall on Columbia should first be activated with small commercial uses, articulated materials and seating, with only small portions of green wall to assist with necessary transitions. [C1; C3; D3]

3 PODIUM

3A Above Grade Parking

Given this site location one block from a high-capacity LRT station in the heart of the regional transit network, the Board unanimously recommended eliminating or drastically reducing all above-grade parking. The Board recommended automated parking be explored to maximize efficiencies on the below grade levels, and free up 3-6 above grade floor plates for human uses such as listed under 1a. If any parking remains above grade after using these strategies, then the Board recommended all parking be eliminated on street facing edges of the podium, especially not along the critical 4th Avenue frontage.

EDG 1 MODELS, see page 66 & 67 for current design



View from 4th Ave and Columbia St looking South



View from 4th Ave and Cherry St looking South-West

3B Massing and Modulation

The Board strongly supported the setback of the hotel volume to create a good scale along 4th and Columbia. While supporting some balconies, the Board agreed that the south elevation of the podium requires more study, to be more compatible with the adjacent Arctic building, and not top-heavy at the office floors. The Board supported the podiums that expressed vertical reveals/overlap in massing, rather than the version that has uniform floor plates stacked horizontally. The Board supported exploring concepts which carry the tower form to grade, suitably near the southeast corner. [B4;C2]

3C Podium in Context

The Board appreciated the studies on pg 68/69 which showed the lower level volumes integrated into existing context, but requested additional street-level views be generated, and these studies should include accurate material and color renderings of the proposal in the future, as this is the most reliable method for evaluating materiality, depth, massing, and modulations in the large podium. [B1; B3]

4 TOWER MASSING & TOP

4A Mid-Tower Articulation

The Board supported the basic concept of breaking the upper tower into multi-floor groupings, the Board agreed these should be more than one level to be legible from distance. The Board was less certain about the number and degree of horizontal breaks and modulations, as it relates to the compositional balance between 'patchwork' and 'uniformity'. [B4; C2]

4B Tower Top Uses

Consistent with the vertical neighborhoods concept, the Board supported a special destination, preferably public, be integrated into the tower top, or a portion of the top. [A1.2; A2]

4C Tower Top Form

The Board supported a basically flat top tower, but agreed the materials should intentionally feather or transition to the sky, and a careful lighting design should create a subtle beacon. [A2]

5 MATERIALITY & CHARACTER

5A Preliminary Materiality and Modulいたions

The Board appreciated the 3 alternative concept renderings of materials and compositions. As preliminary studies, the Board agreed concept C was overly fragmented or 'patchwork', and concept B was overly insistent about stacked volumes, with no vertical integration. Concept A was promising as it broke the podium into quarter block volumes that relate to the context, and the vertical reveals stitch the podium to tower and break the tower into slender proportions. The Board supported exploring actual reductions in the floor plates of the upper massing modules, but agreed the manner that materials transition to the sky (evident in concept A) could achieve a satisfactory 'visual tapering' of the upper tower; and how the tower top is articulated (see 4b/c) will greatly inform this transition. [B2; B4]

5B Tower Anchoring & Expression

The Board supported the clear expression of vertical elements or neighborhoods, but agreed the entire tower needs a strong unifying design element to balance the multiple and staggered elements. The Board reiterated the tower should not be a monolithic color, or a repetitive-floors extrusion like so many of the existing and future towers in the proximity. [B1; B4]

EDG 1 MODELS, see page 66 & 67 for current design



View from Columbia St looking East



View from 4th Ave and Cherry St looking West

4/ RESPONSE TO COMMENTS

EDG 1

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General

COMMENT 1A 'Vertical Neighborhoods'

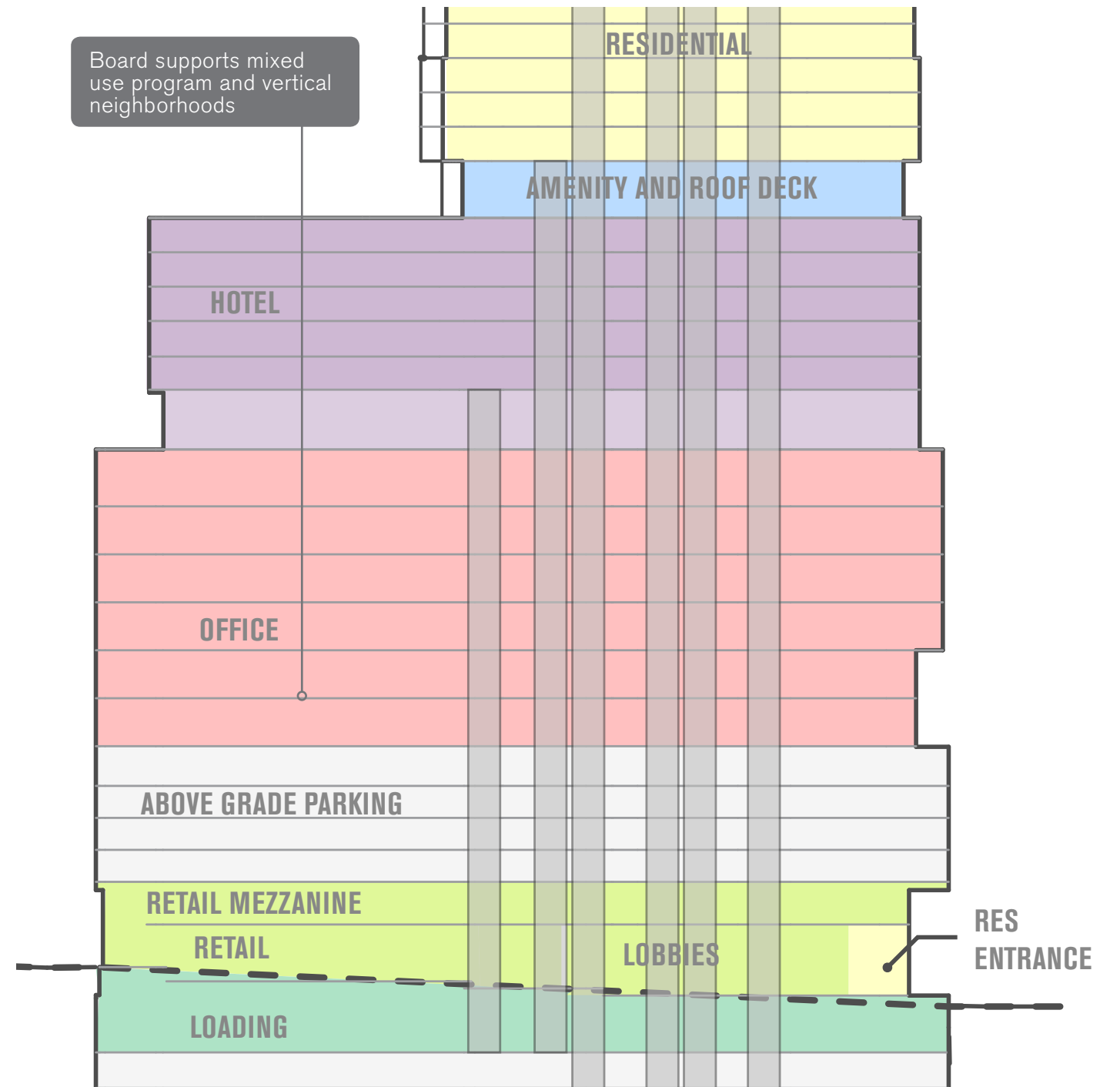
The Board strongly supported the mixed use program as proposed, as it will energize the office-dominant district after work hours and better activate the street level commercial and sidewalks. The Board strongly endorsed the applicant concept of vertical neighborhoods, both in terms of internal programming and exterior expression. This concept should inform all design development decisions for the approximately 1.4 million sf going forward, including program mix, locations, circulation, and materiality. The proposal should be designed to allow residents, hotel guests, and workers to be able to find many or most daily needs on-site, without excess driving or trips.

The Board recommended the exploration of the following on-site daily uses, throughout the building section (not just lower floors): grocery, clinics, daycare, pharmacy, art studios, education, cultural, health/spas, media lounges, outdoor amenities, the typical cafes, shops, and services. [B1-2; C1; A1.2] Related to guideline A1.2, the urban form goals of current planning efforts includes Comprehensive Plan Downtown Goal DT-LUP4, "DOC1, Bullet 3: Accommodate other uses, including housing, retail, hotels, and cultural and entertainment facilities, that complement the primary office function, while adding diversity and activity beyond the working day."

RESPONSE – The 4th and Columbia tower represents a transformative opportunity to define the next evolution of Seattle's downtown. By creating an open, welcoming building, scaled to respond to the variety of adjacent building types and uses, the mixed-use commercial and residential programs will activate the streets after work hours, and the tower will be a beacon at night in this office-dominant district. Connections to public transit and the future waterfront will help anchor the project in the neighborhood and attract a diverse set of users.

The idea of vertical neighborhoods is supported through the development of the design featuring enhanced public and residential programs through the mixing zone. Building upon the previous mixed-use program study, vertical mixing remains the primary strategy for locating various types of retail, office, hotel, and residential amenities, which may include a restaurant, a market, a grocer, fitness centers, yoga studios, spa facilities, medical station, a pool, outdoor decks, game rooms, flex spaces, club rooms, screening rooms, a business center, a dog run, dog wash, and a children's playroom. Many of these amenities and commercial nodes will also be accessible for hotel guests and workers' use, in turn blurring boundaries.

See pages 53-63 for floor plans.



B Podium Circulation & Amenity East/West Section

COMMENT 1B Public Access and Sectional Interest

The Board strongly supported the blended concept for the ground level commercial uses and lobbies, and the spatial interlock with the associated mezzanine (pg 59/ lower-middle). The Board encouraged extending that concept up through the podium to strategic locations where the general public and tenants can mix – to continue the applicant’s analogy, village plazas and courtyards. The multiple roof decks on podium levels and the 4 amenity levels spaced within the tower should not be 100% exclusive to a particular population.

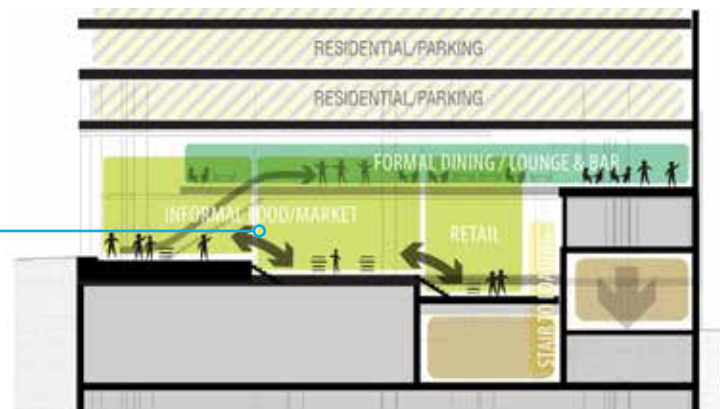
Atriums, open stairs, and escalators should be explored to extend the blended lower two floors, up through the podium, and to diffuse the surge loads on the elevator banks. The multi-floor open atria and spatial richness of the City Centre podium was later mentioned as a precedent. Interior and covered amenity spaces will be important for users in winter. The Board stated this building will become a functional and visual landmark in the downtown Core. [D1; D3]

RESPONSE – The concept of enhanced connectivity and user interaction through the mixing zone is augmented by several strategies, including a variety of circulation options for entry, exiting, and moving between floors, uninterrupted visual connections at strategic locations, and symbiotic program relationships.

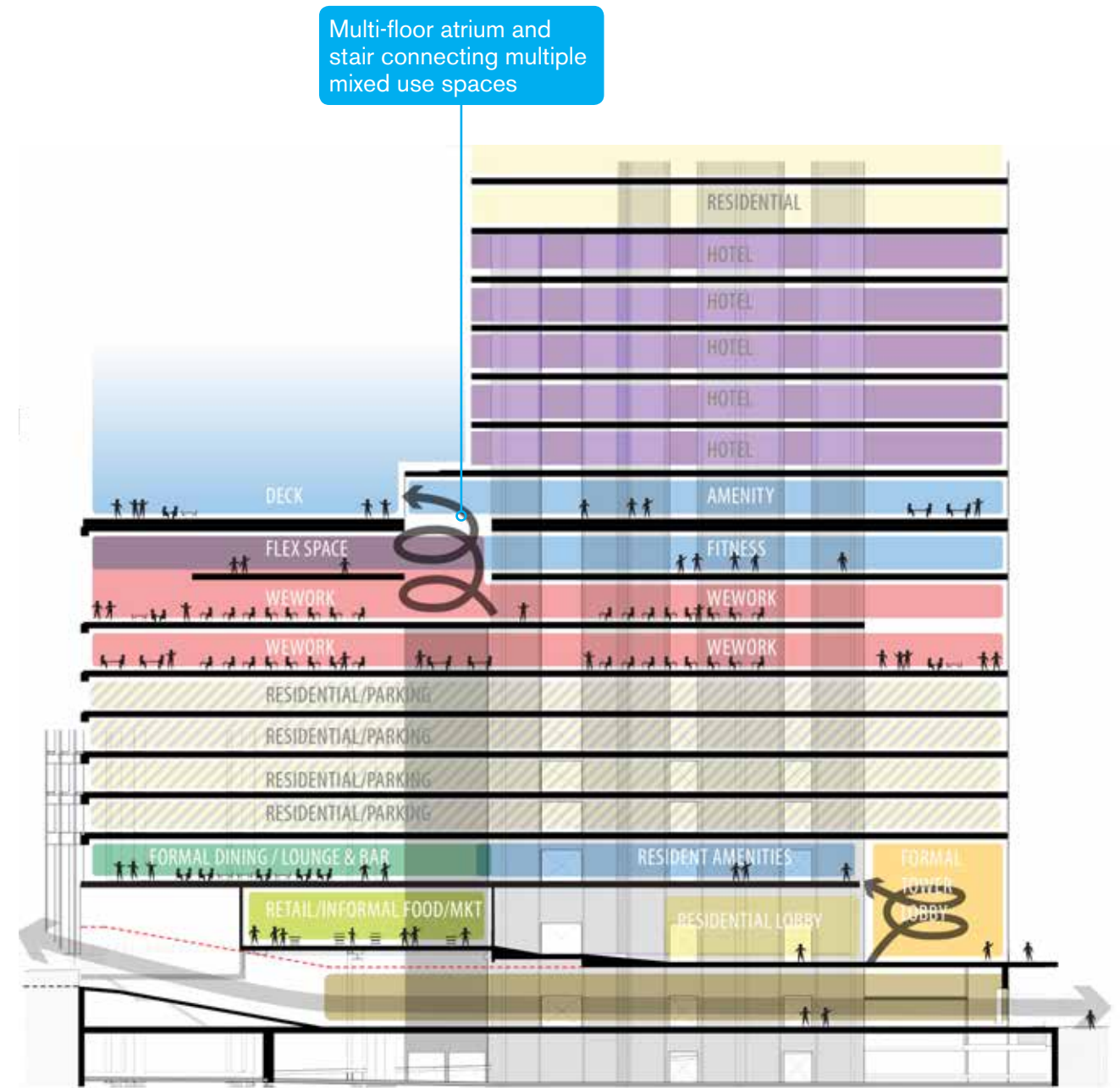
Not only are amenities layered throughout the tower to promote resident interaction but also include open vertical circulation with double-height spaces to connect each program physically and visually. The resulting multi-level volumes become daily hubs for user blending and act as internalized “plazas” and “courtyards”.

Double-height spaces with highly visible feature stairs have also been added to the retail and residential lobby zones. Likewise, the strategic placement of the main amenity floor and its roof deck in-between the hotel program above and the office below, with a connecting stair in the multi-level open space, creates a shareable amenity core accessible to all residents and their guests, and where a majority of building users can cross paths daily.

Stepped retail to create multiple points of access from Columbia St



A Podium Circulation & Amenity East/West Section



B Podium Circulation & Amenity North/South Section

EDG 1

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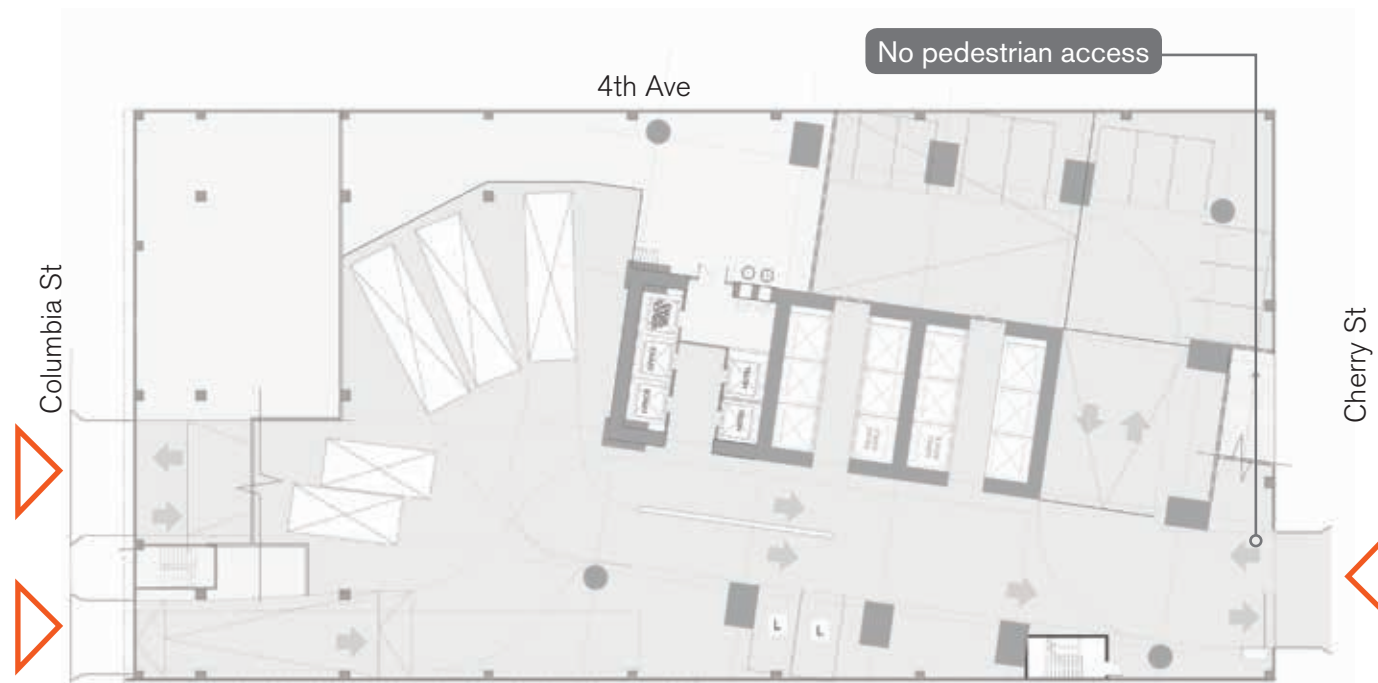
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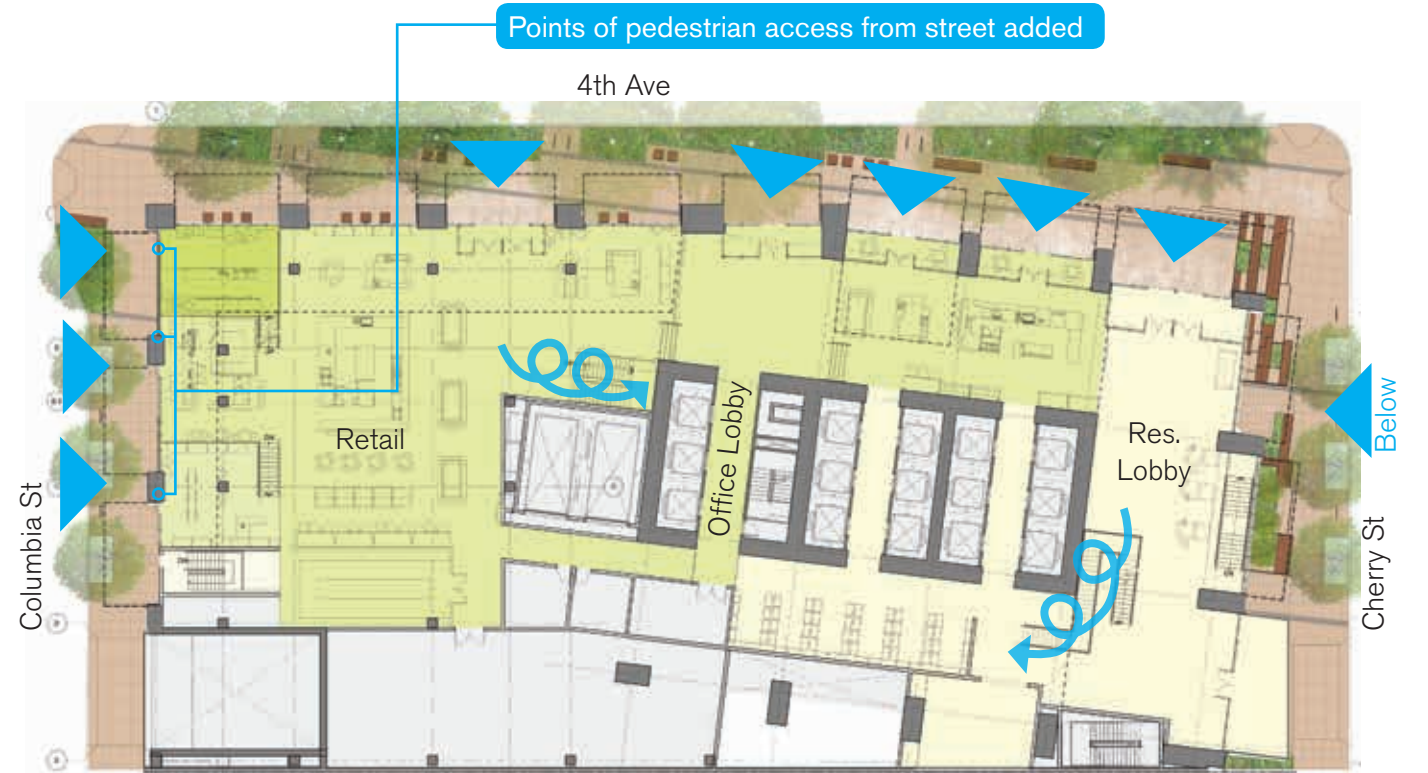


Level 1 Lobbies & Retail

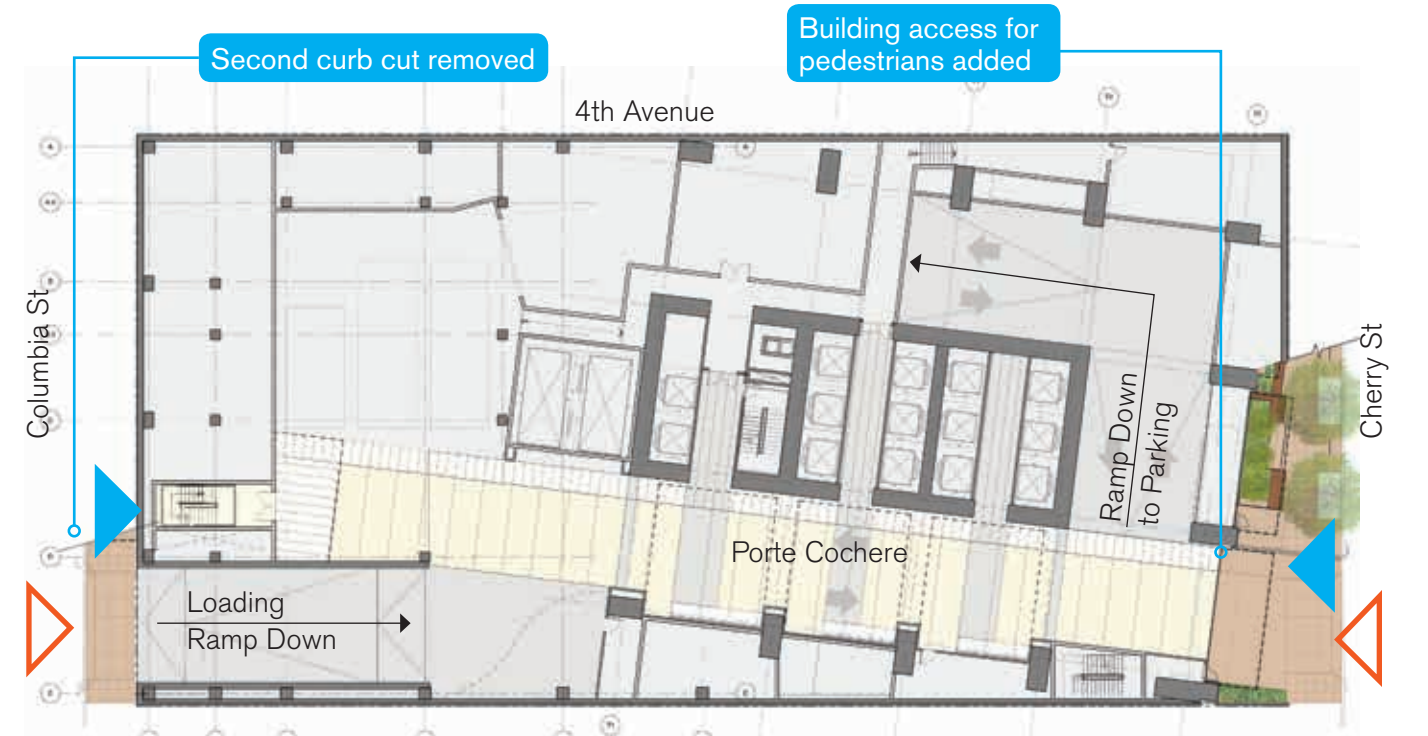


Level Loading Dock Loading & Drop-off

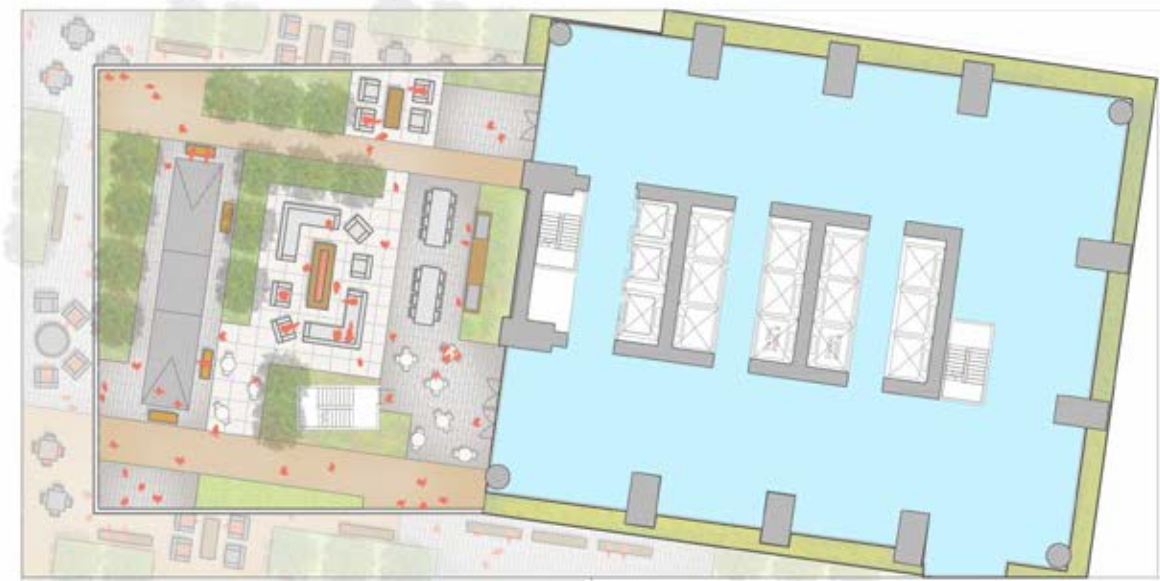
EDG 2



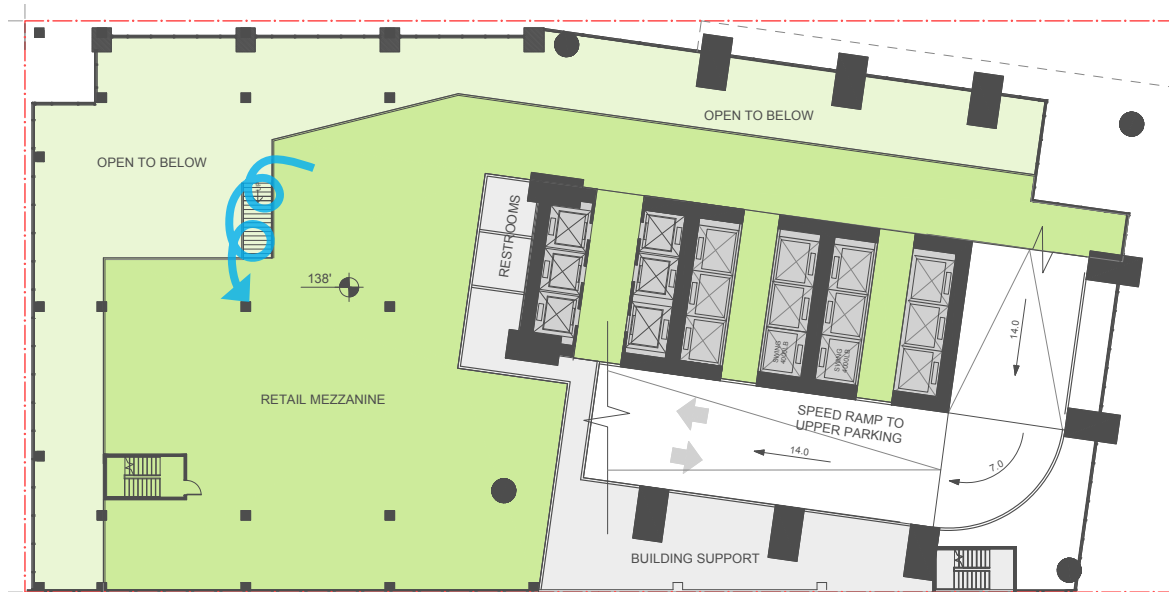
Level 1 Lobbies & Retail (see page 56 for larger scale plan)



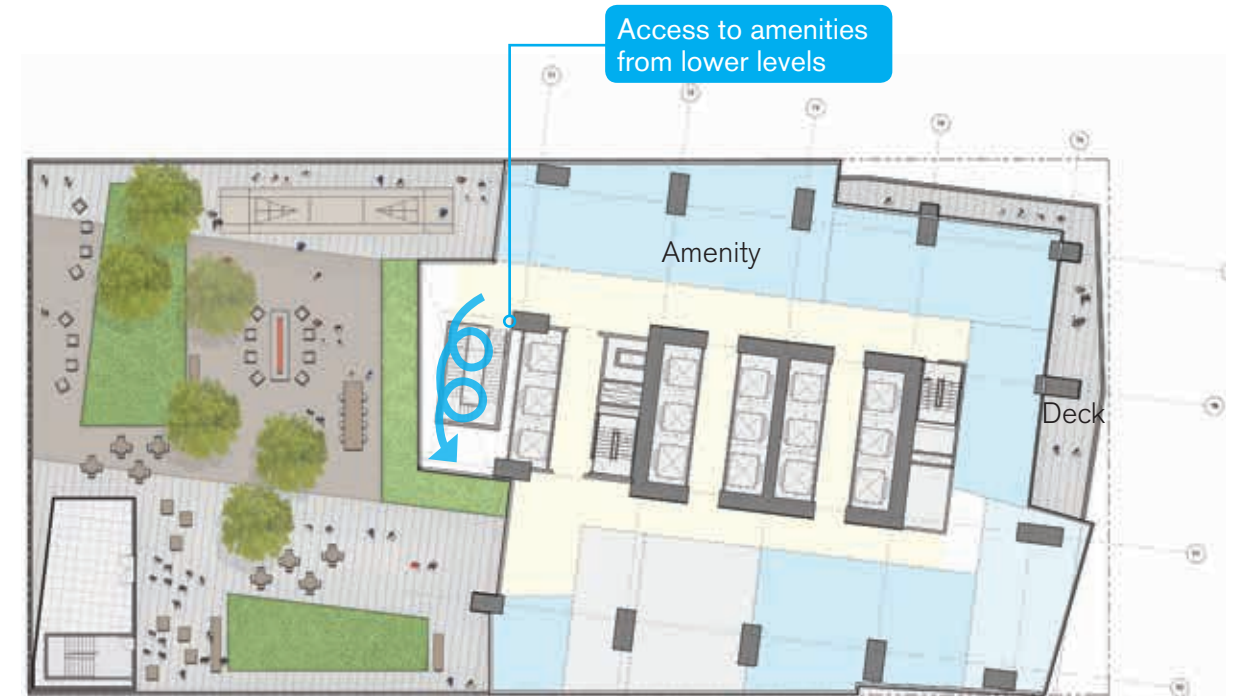
Level Loading Loading & Drop-off (see page 54 for larger scale plan)



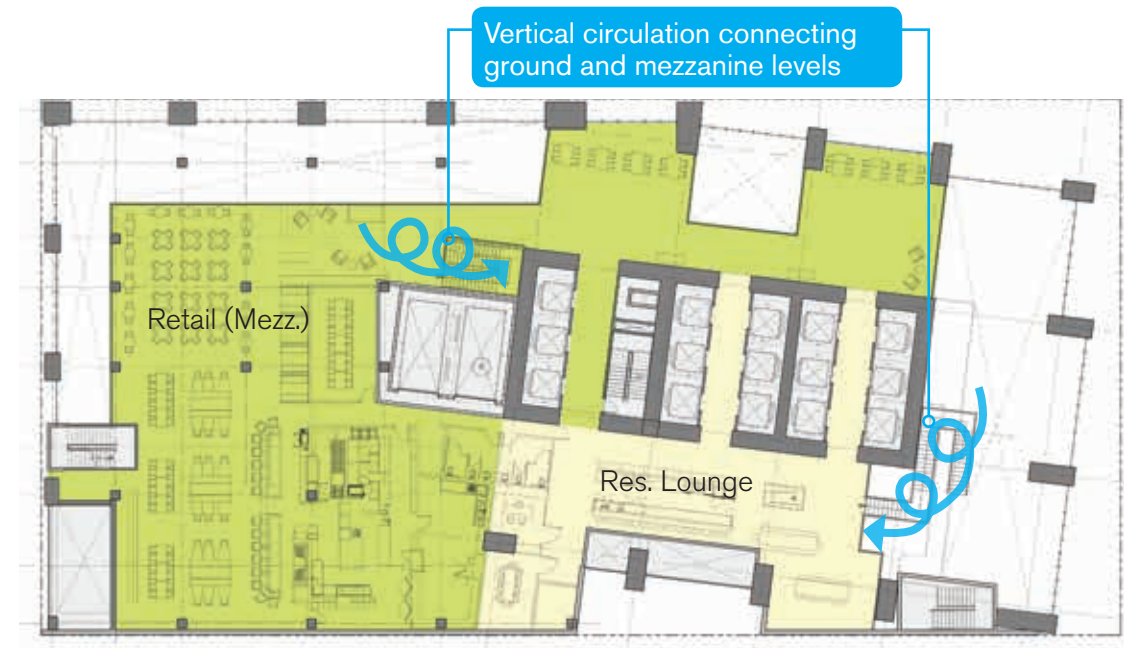
Level 19 Roof Deck



Level 2 Retail Mezzanine

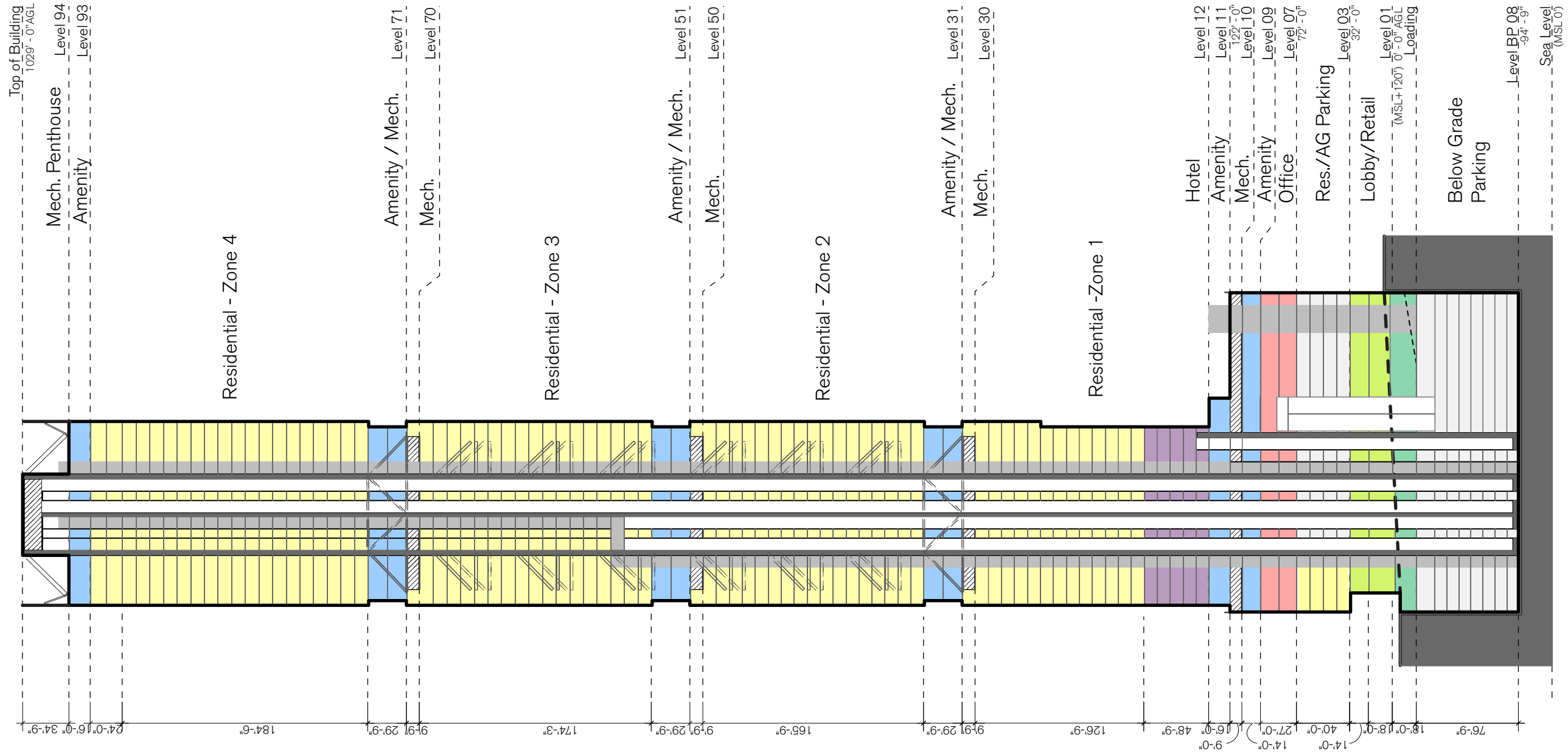


Level 11 Roof Deck (see page 61 for larger scale plan)



Level 2 Retail Mezzanine (see page 57 for larger scale plan)

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Amenities

- Lifestyle Enhancers
- Business Center
- Board Room
- Social
- Club Room
- Flex/Furniture
- Outdoor Deck
- Child Play
- Game Room
- Dog Run
- Local Amenity
- Wellness
- Pool
- Treatment Room (spa)
- Steam Room
- Flex/Furniture
- Fitness
- Training Room
- Medical Station

Office/Coworking

Shared Lobby/Retail

Porte-Cochere

General

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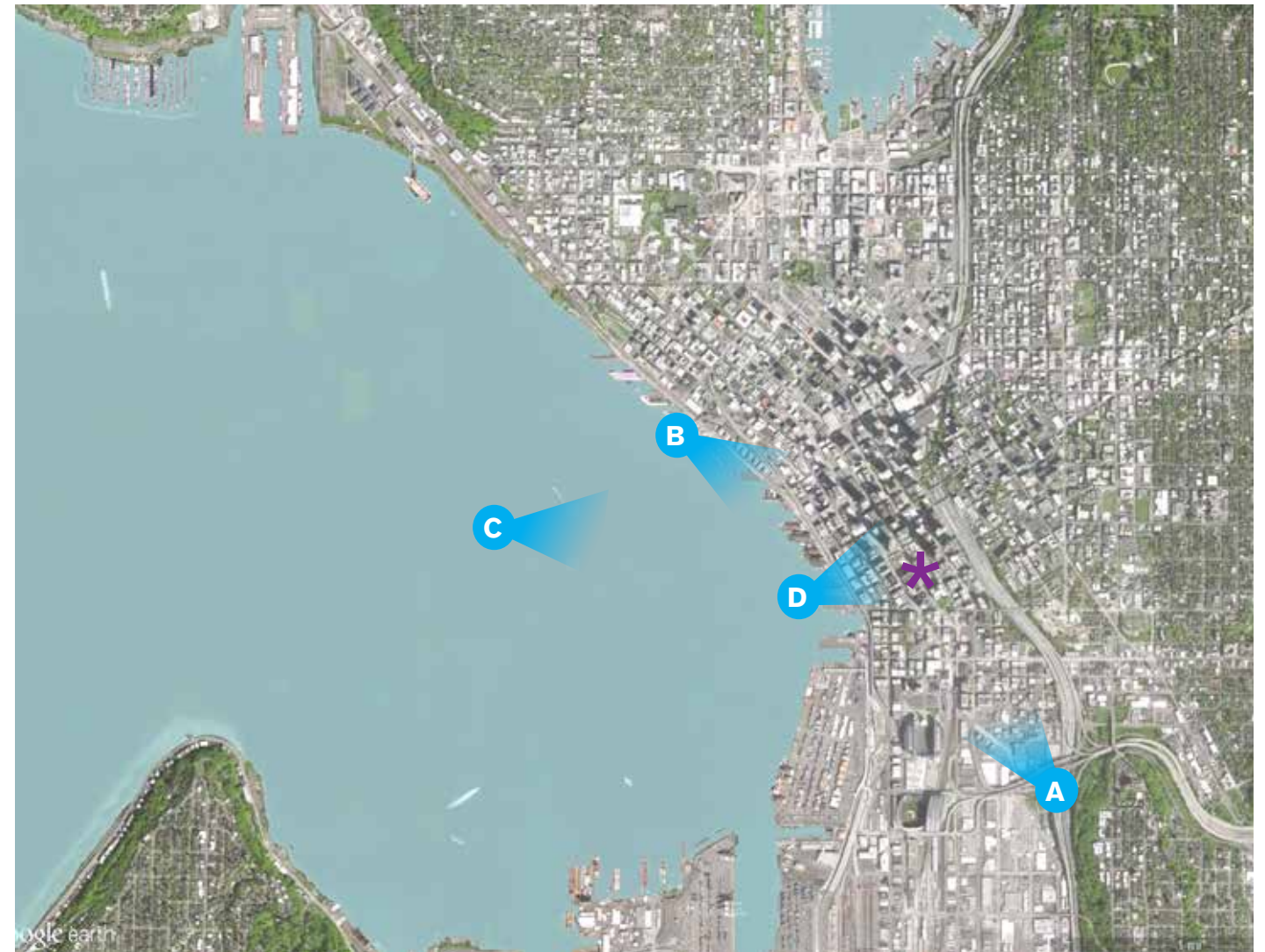
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COMMENT 1C Tower Placement

The Board unanimously agreed the tower should be located on the south portion of the half-block, and supported the rotated tower footprint, but reserved judgment on the degree of fracturing as shown on pg 53 (although slender vertical proportions for the tower were endorsed). The Board strongly supported the spacing from other towers as shown on pages 33, 41, 43 and 58, and the less-bunched downtown skyline that creates; additional viewpoints are recommended and the skyline composition should be a test for all subsequent tower design and material decisions. [A2; B3]

RESPONSE – Additional viewpoints have been added to further illustrate the skyline composition. The study validates the current tower placement which provides ample space between neighboring towers and offers a less “bunched” downtown skyline, consistent with previous viewpoints.



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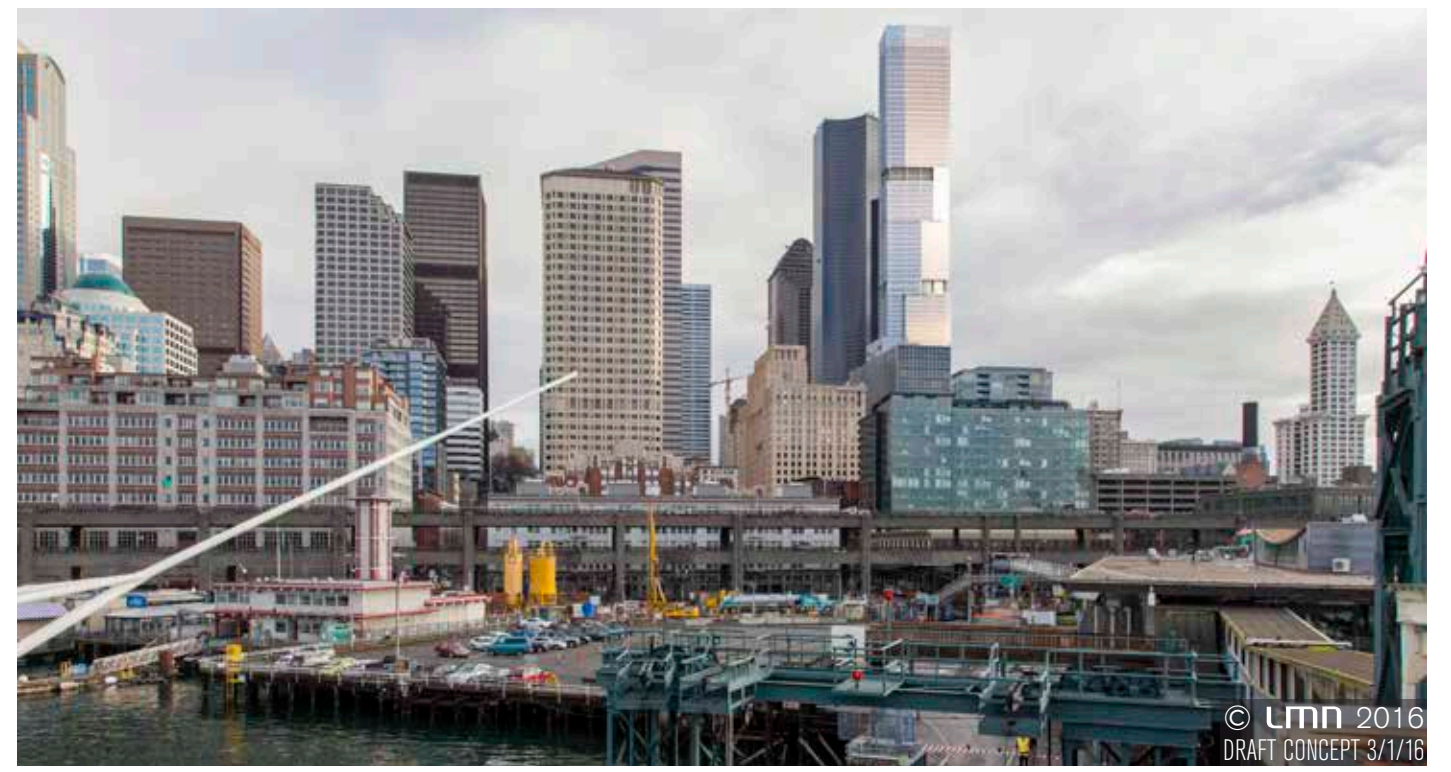
A View from Jose P Rizal Park



B View from Bell Harbor



C View from Bainbridge Ferry



D View from Bainbridge Ferry Pier

General

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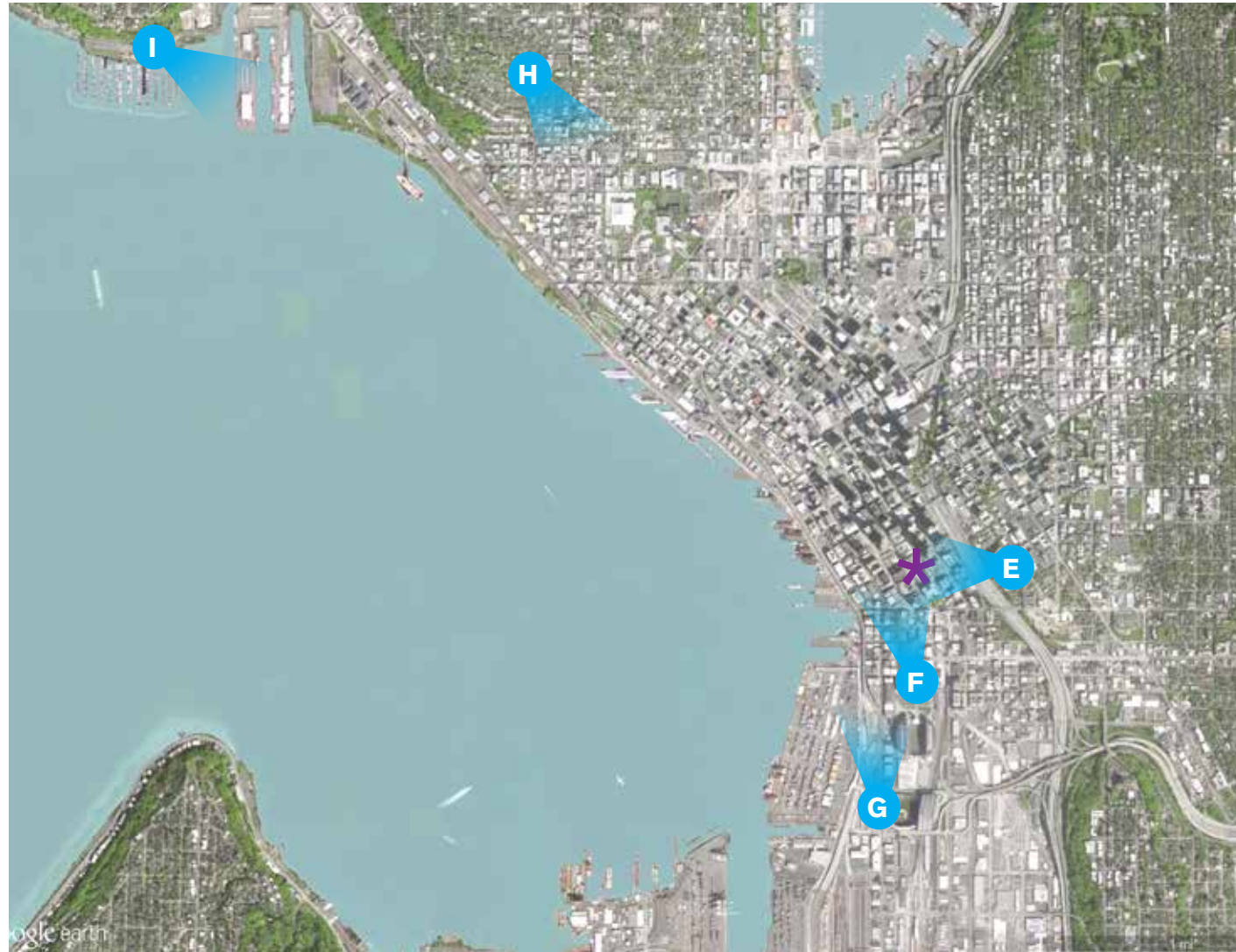
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EDG 2



E View from Harborview



G View from Safeco Field

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F View from 4th Ave & Weller



H View from Kerry Park



I View from Palisades Park

Ground Floor & Streetscape EDG 1

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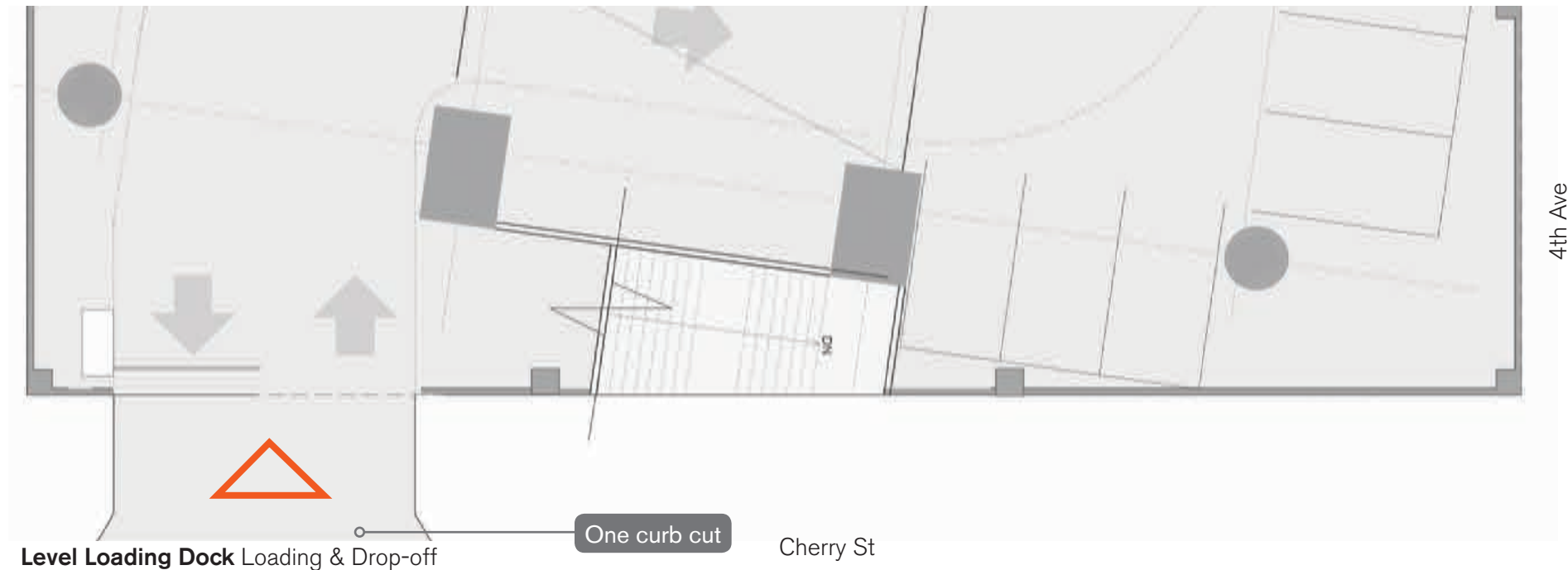
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COMMENT 2A Mid-Block Drive/Walk Pass-Through

The Board supported the only vehicle curb cuts being located at the mid-blocks on the side streets, but was not enthusiastic about a second curb cut on Columbia St to serve the above grade parking (see pg 71 and comments under 3a below). Assuming a one way flow for vehicles from Columbia to Cherry, the Board agreed this vehicle/pedestrian drop-off zone should be developed with a street level experience: a generous flow-through pedestrian walk with full pedestrian and bicycle accommodations and quality materials, lighting, and features.

The Board characterized this as a “new model” of how to better design these zones which are usually relegated to unpainted, below grade garages (the below-grade parking drop-off and pedestrian access off 6th at Pacific Place was later mentioned as a more positive precedent). The exterior portals of this pass-through should be appropriately designed and welcoming to pedestrians. Detailed plans, elevations and full material specifications should be provided at subsequent meetings. [C1; C4; E1.1.a; E2.2; D6]



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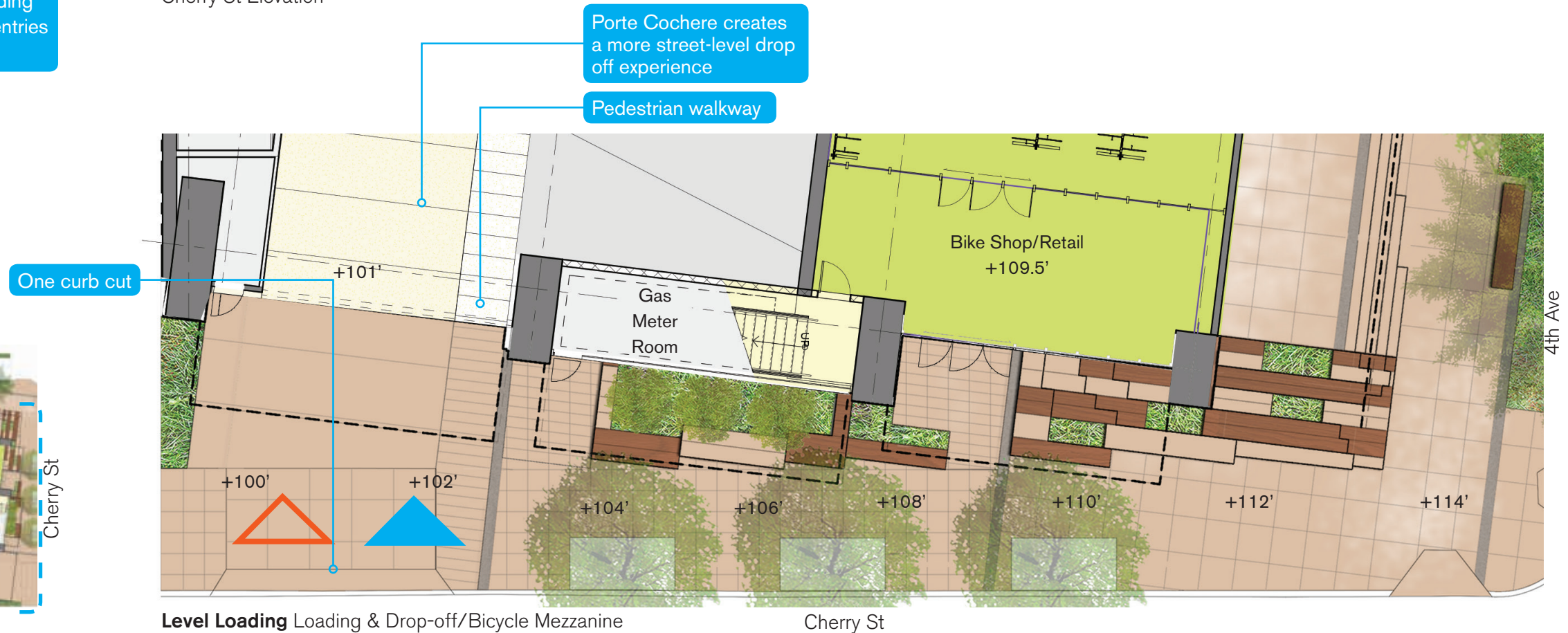
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RESPONSE – The design of this mid-block drive/walk pass-through has been developed further, anchoring the tower firmly into the city fabric. The updated proposal notably eliminates the second curb cut previously proposed on Columbia St and in turn, emphasis has been put onto enhancing the vehicle/pedestrian drop-off zone “street level experience” with high quality finishes and attractive lighting to create a welcoming space for pedestrians. Pedestrians have the option of accessing the elevator bank for connections to retail and lobbies, or passing through the full half-block with a transparent, highly visible stairwell connecting to grade at Columbia St. The exterior portal on Cherry St has been revised to set back from the property line to match the tower massing and rotation, so it can be better recognized as a proper entry for pedestrians rather than a portal for vehicle entry as shown in the previous scheme. Overhead weather protection, integrated wayfinding markers, and hardscape paving patterns at the entries further denote the pedestrian route.



Cherry St Elevation



Ground Floor & Streetscape EDG 2

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Reference Images

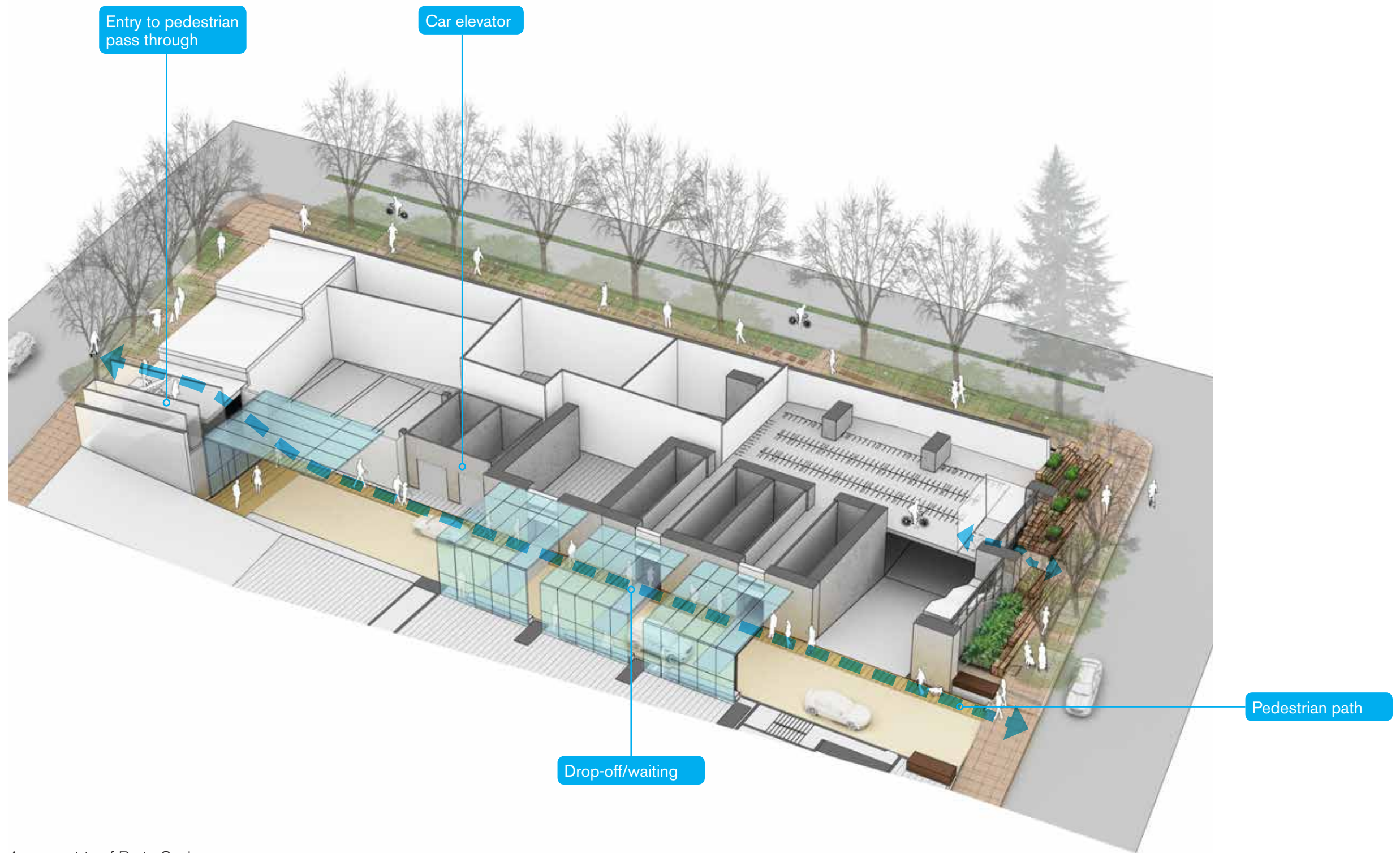


Pedestrian friendly drop-off area



A Mid-block Pass Through and Drop-off

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Axonometric of Porte Cochere

Ground Floor & Streetscape EDG 1

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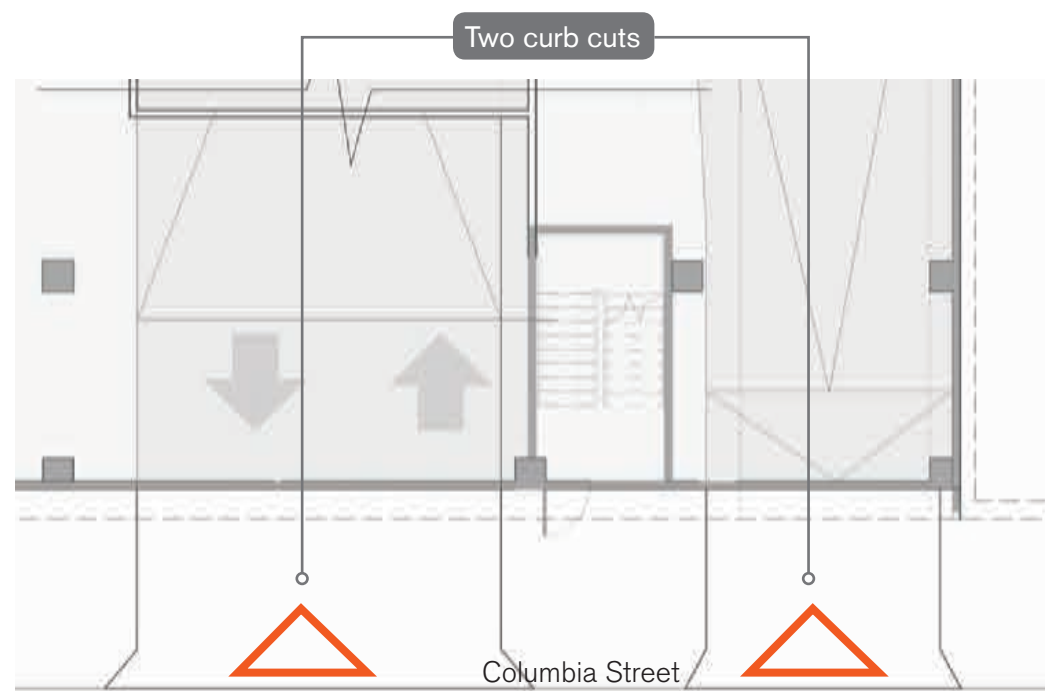
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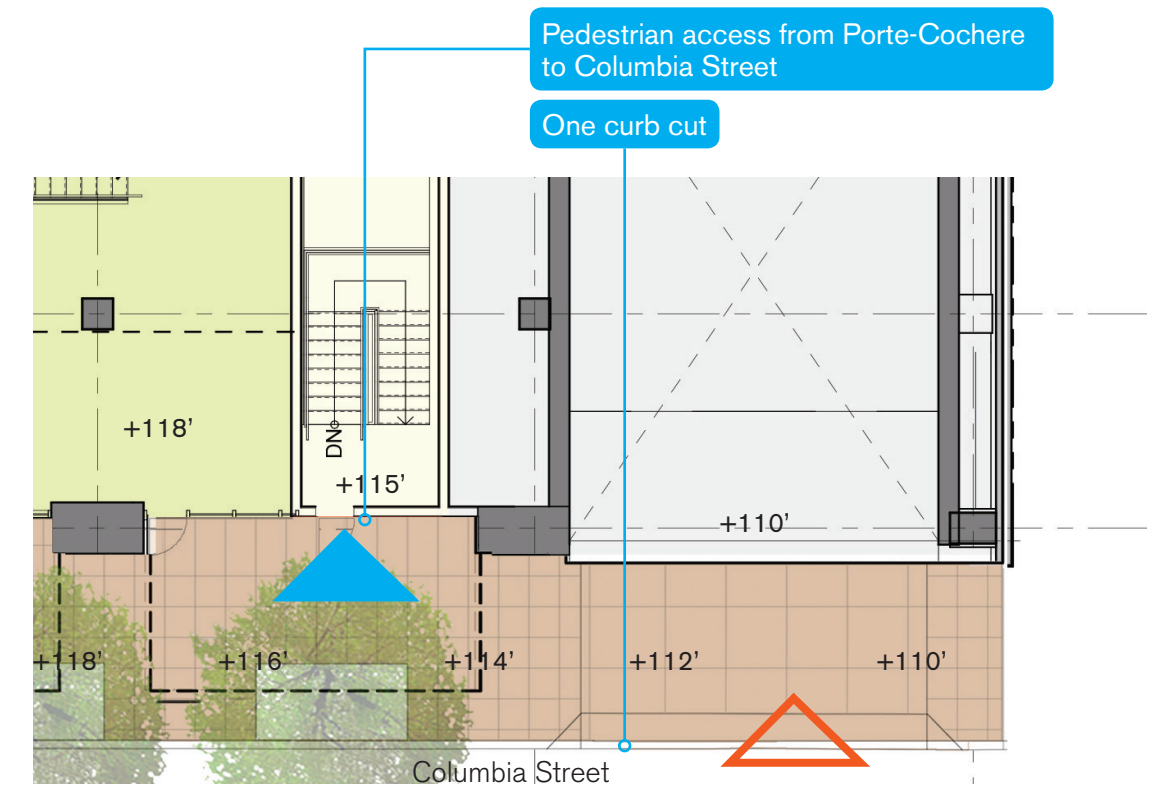
Columbia St Model Elevation



Columbia St Elevation



Level Loading Dock Loading & Drop-off



Level 1 Lobbies & Retail

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View from Columbia St looking South East

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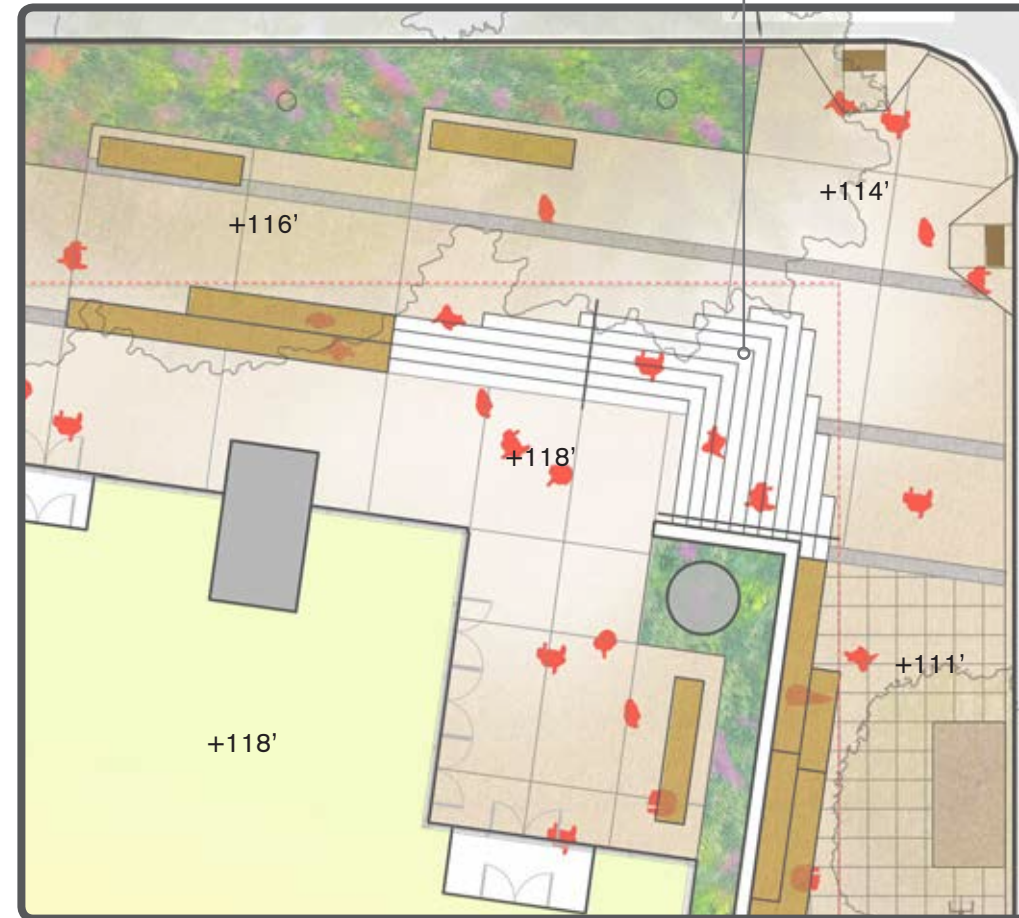
COMMENT 2B Sidewalk to Building

Transition & Hardscape

The Board strongly supported the commercial and lobby floors stepping with the 4th Ave slope, and the skewed hardscape design shown on pg 71, but recommended lowering the southeast corner platform 1-2 ft more than shown so there is a less intimidating stair up from the sidewalk corner at Cherry St & 4th Ave. [C1; D3]

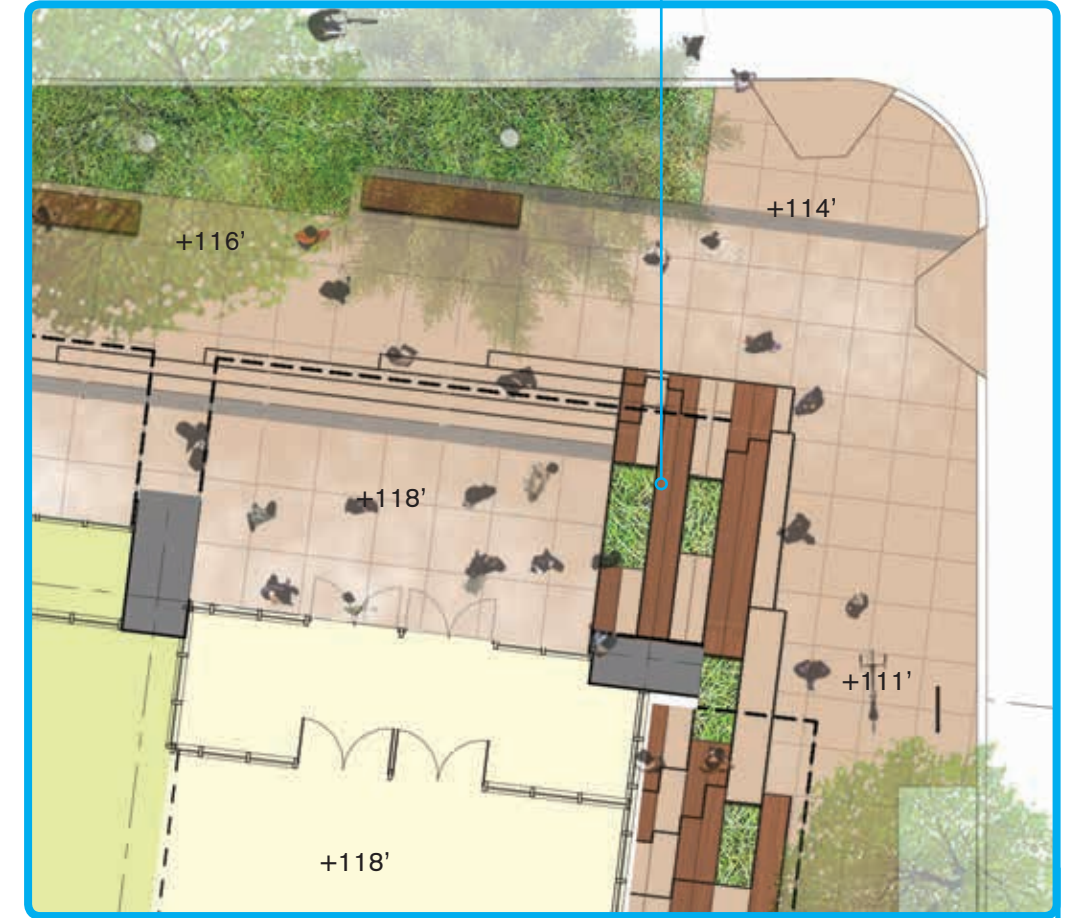
RESPONSE – The floor level of the southeast corner at its current height enables a small Cherry St retail space and resident entry below, while allowing a contiguous resident lobby above. In order to achieve a more refined and less intimidating edge, wide wood platforms, seating and planters have been introduced on the south side of this corner which helps break down the scale and rise of the stair. This layout not only creates a visually compelling architectural feature from the sidewalk perspective, but it also activates a greater portion of the site edge with a public amenity and softens the sharp corner presented in the previous scheme.

Stair perceived as tall and intimidating



Corner of Cherry St and 4th Ave

Scale of the stair is broken down to make it more inviting



Corner of Cherry St and 4th Ave



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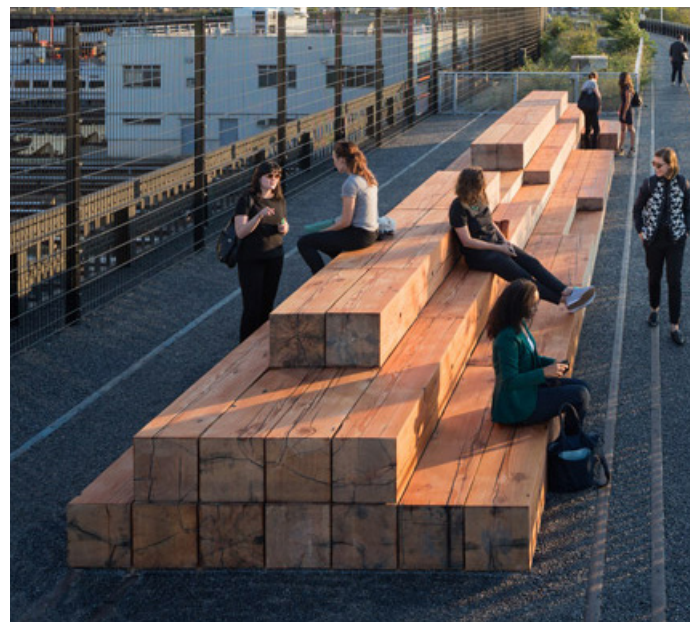
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Reference Images



A Corner of 4th Ave and Cherry St

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Ground Floor & Streetscape EDG 1

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COMMENT 2C Lower Elevations on Sloping Side Streets

The Board strongly supported the seating blocks and exterior stair on Cherry St (pg 79) which helps animate that street-level facade. The Board agreed the rest of that 'plinth' and the wall on Columbia should first be activated with small commercial uses, articulated materials and seating, with only small portions of green wall to assist with necessary transitions. The Board did not accept the tall, half-block, inactive green walls of other nearby projects offered as positive precedents. [C1; C3; D3]

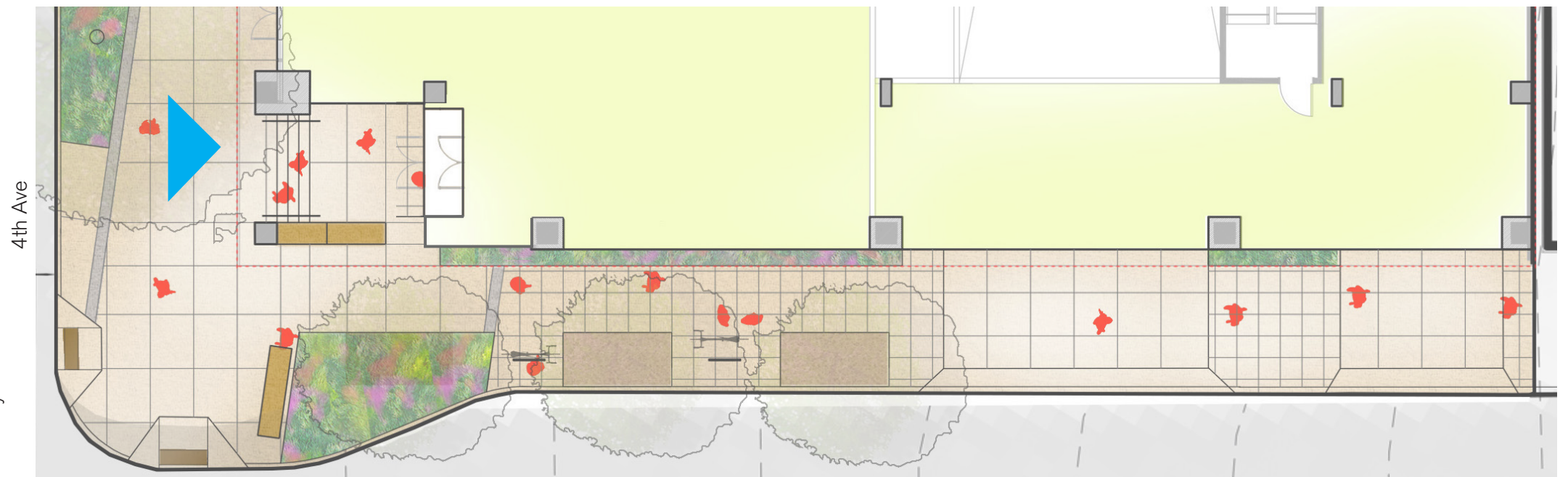


Columbia St Model Elevation

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DRAFT CONCEPT EDG 1

Board supports seating blocks along Cherry St

Activate street with commercial use rather than green wall



Level 1 Lobbies & Retail

Columbia St

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RESPONSE – The redesign of the mid-block drive was the catalyst to improving the facade facing Cherry St. The ‘plinth’ was altogether eliminated when its massing was set back to match the rest of the tower, anchoring the rotated tower massing directly to street level. Likewise, the retail space and bicycle parking access on Cherry St will add active uses that mix residents and passersby, and wraps the transparency of the 4th Ave facades around the corner. The added visual access to the tower, expanded landscape features and interest brought by the active mid-block pass-through and drop-off zone will provide greater visual attraction and activity along Cherry St.

The plinth wall on Columbia St has also been eliminated by adding stepped retail entries at three levels, activating the street and providing multiple entry points into the building. All retail spaces along Columbia St are sited in a multi-story volume that maximize their visual impact and creates vertical anchors. Furthermore, the elimination of the above-grade parking ramp and second curb cut on Columbia St enable a more generous pedestrian experience, with a clearly demarcated entry for the mid-block pass through.



Columbia St Elevation

Retail spaces to activate Columbia St

Retail floor steps with street



Level 1 Lobbies & Retail

Points of access from street added

Columbia St

Ground Floor & Streetscape EDG 1

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Cherry St Elevation



A View from the corner of Cherry St and 4th Ave

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DRAFT CONCEPT EDG 1

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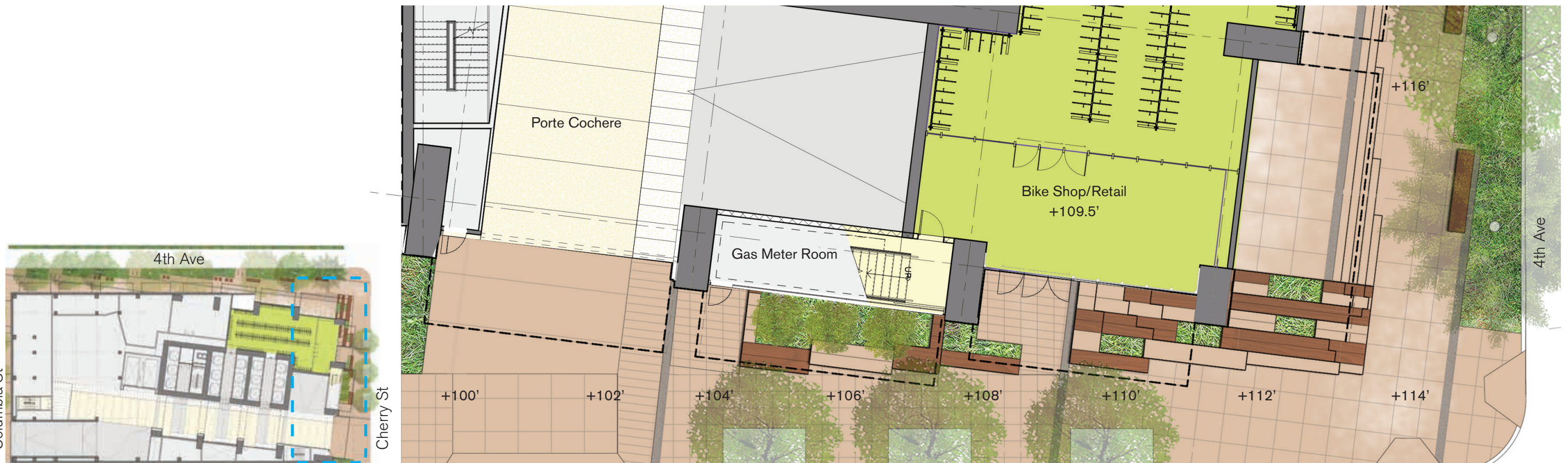
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Cherry St Elevation



Level Loading Loading & Drop-off/Bicycle Mezzanine

Cherry St

Podium

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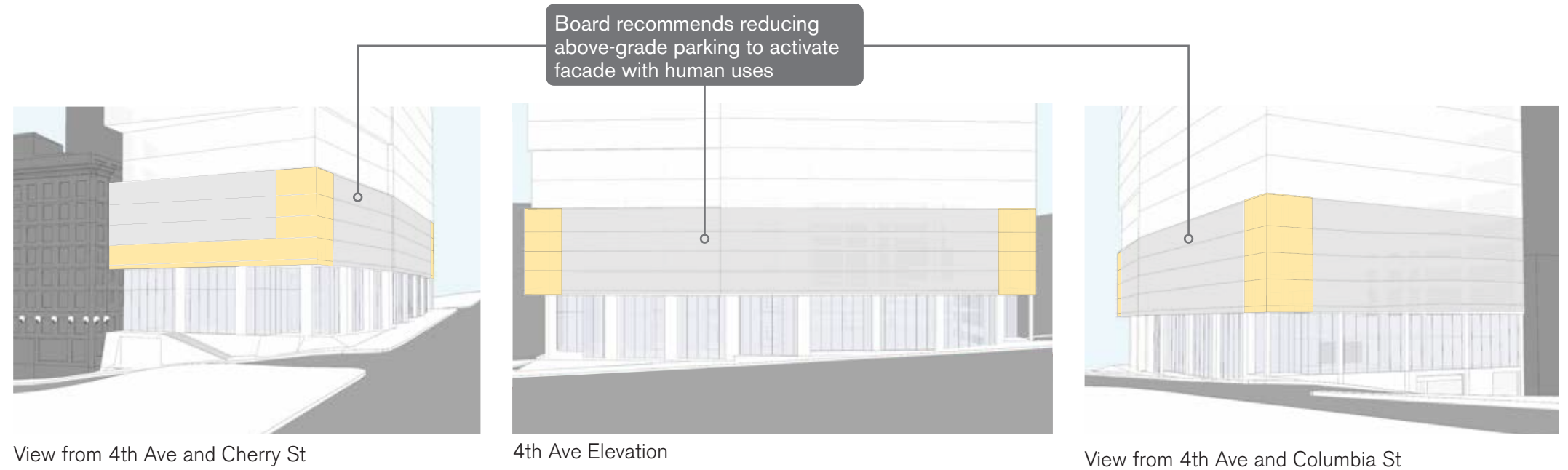
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COMMENT 3A Above Grade Parking

Given this site location one block from a high-capacity LRT station (pg 16) in the heart of the regional transit network, the Board unanimously recommended eliminating or drastically reducing all above-grade parking. As shown, it creates too much inactive facade close to the street (levels 3-6 of entire podium; pg 59), and the extra ramp off Columbia St interrupts pedestrians, reduces active frontage, and compromises the retail functions/ depth on the ground floor and mezzanine (pg 71).

The Board recommended automated parking be explored to maximize efficiencies on the below grade levels, and free up 3-6 above grade floor plates for human uses such as listed under 1 a. If any parking remains above grade after using these strategies, then the Board recommended all parking be eliminated on street facing edges of the podium, especially along the critical 4th Ave frontage. Also see comments under Departure #3. [B3; E2]

RESPONSE – By adding two car elevators and converting these floors to **flexible flat-plate** construction with increased floor-to-floor height to 10', the area devoted to above-grade parking has been dramatically reduced, while all parking along 4th Ave and at the two intersections has been replaced with residential units. As a result, the massing of the tower and podium are more vertically integrated, with mixed and active uses along all facades, night and day. The residences at levels 3-6 extend the neighborhood concept to the base of the tower and create an active 24/7 presence in an office-dominant district. The updated proposal notably includes the elimination of the second curb cut and parking ramp on Columbia St, which frees up interior space at levels 1 and 2, as well as the addition of ground-level retail spaces to activate the street.



View from 4th Ave and Cherry St

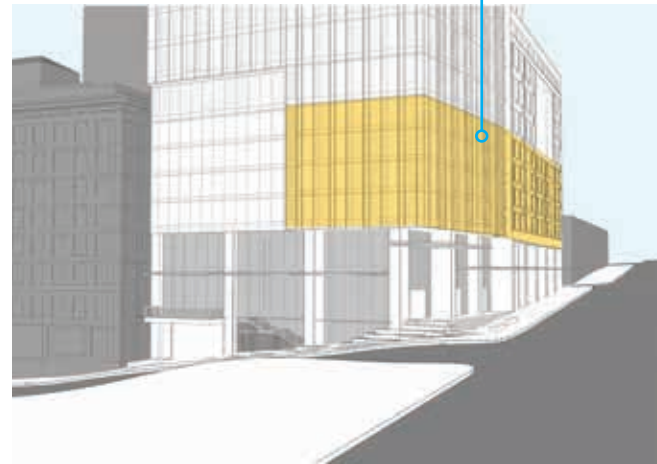
4th Ave Elevation

View from 4th Ave and Columbia St



Levels 3-6 Above Grade Parking

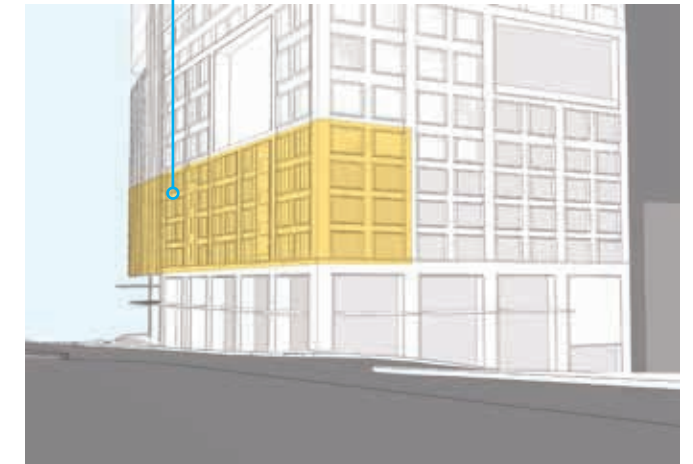
Residential uses added along 4th Ave & corners of Columbia St and Cherry St to activate street frontage



View from 4th Ave and Cherry St

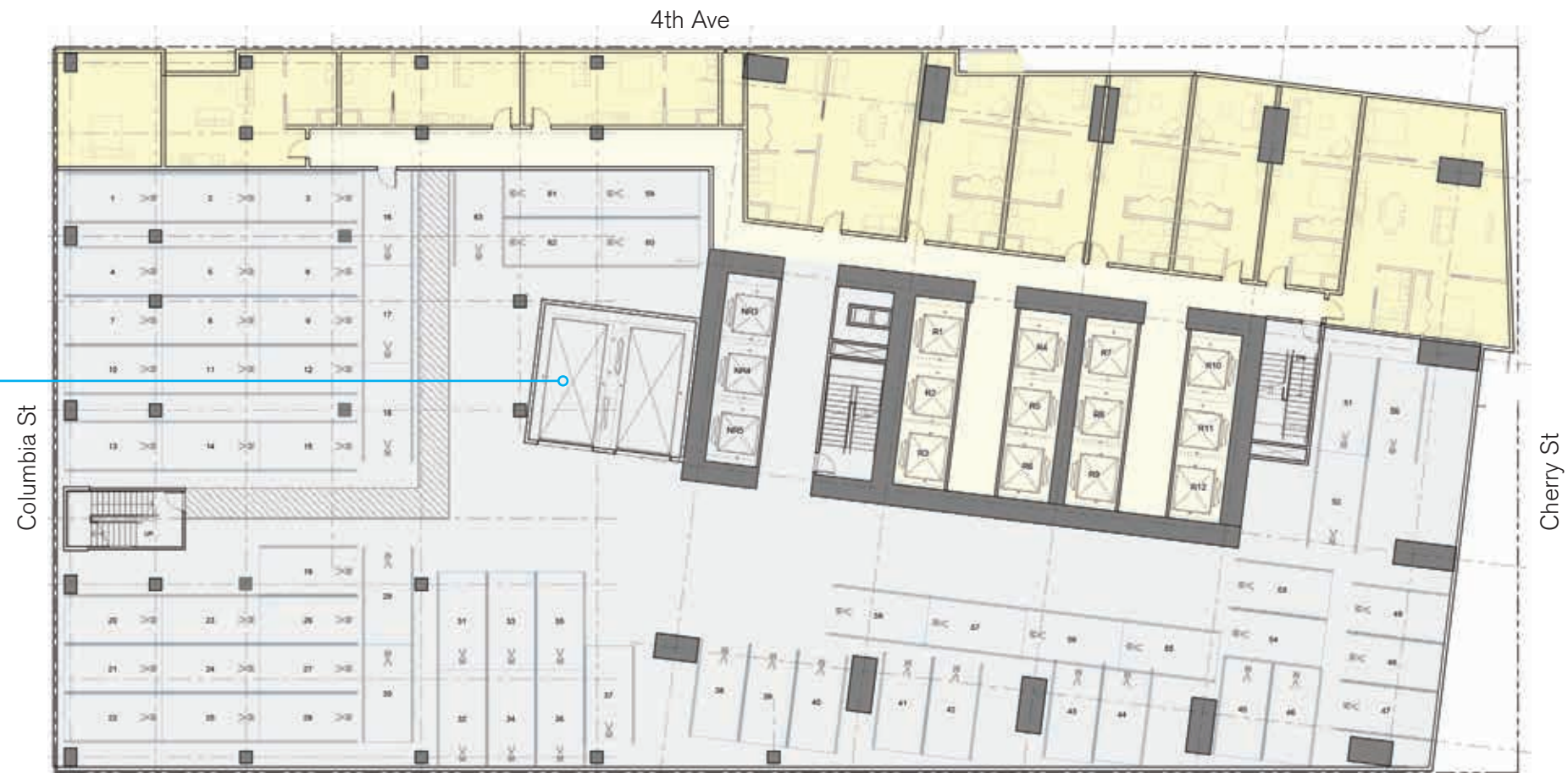


4th Ave Elevation



View from 4th Ave and Columbia St

Car elevator with valet parking added to reduce ramps in above-grade parking



Levels 3-6 Residential & Above Grade Parking

Podium

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COMMENT 3B Massing and Modulational

The Board strongly supported the setback of the hotel volume to create a good scale along 4th Ave and Columbia Street (see pg 53 & 68/left). While supporting some balconies as shown on pg 73, the Board agreed that the south elevation of the podium requires more study, to be more compatible with the adjacent Arctic building (pg 69/left), and not top-heavy at the office floors.

The Board supported the podiums that expressed vertical reveals/overlap in massing (pg 87/ A & C), rather than the version that has uniform floor plates stacked horizontally (pg 87/ B). The Board supported exploring concepts which carry the tower form to grade, suitably near the southeast corner, as a means to anchor the very tall form (also see comments under 5b. [B4;C2]

RESPONSE – The tower massing design has been refined to be more compatible with the Arctic Club building by the simple gesture of revealing the historic facade that wraps the corner midblock and was previously partially hidden by the parking program. This is achieved by both pulling back the massing of the parking/residential levels and elimination of the plinth and external stair on Cherry St. The southeast corner of tower comes down straight to ground, carrying the tower form and materiality to grade. Instead of a half-block podium with a tower sitting on top, the anchored tower form creates a quarter-block expression that breaks down the scale of the building. The podium design has been developed to relate to the upper level tower design while also remaining respectful to the context of neighboring buildings by matching their scale and incorporating rich texture and a strong base expression. Several inset “reveals” in the podium massing are folded in to reflect the underlying tower geometry as a unifying theme stitching the building together. These reveals are repeated at key levels and amenity floors throughout the height of the tower. The retail spaces along Columbia St are double-height spaces which engage the pedestrian activities at street level at a scale similar to typical downtown buildings with ground-level retail and other uses above.



View from 4th Ave looking South



View from 4th Ave looking North

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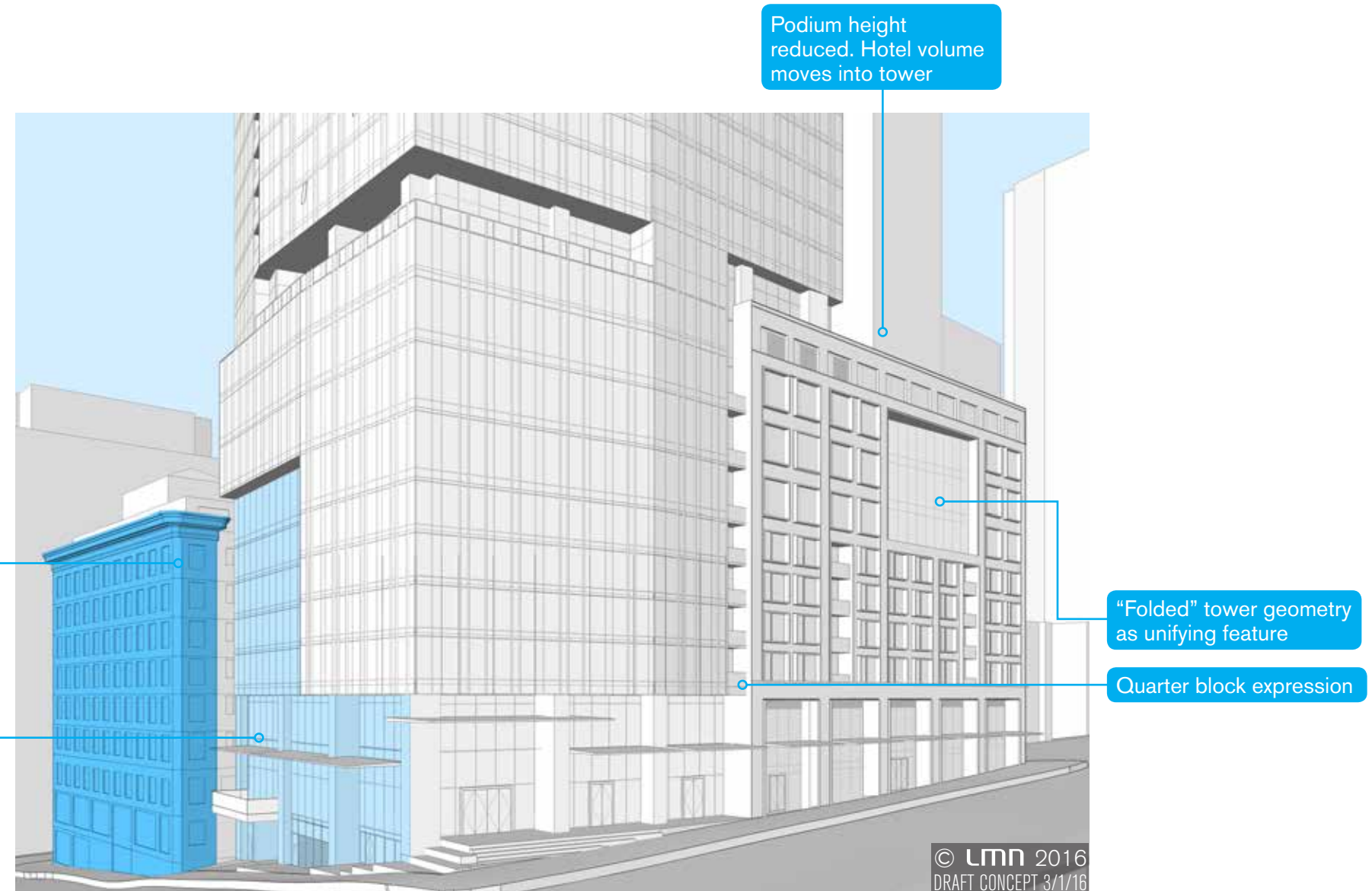
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View from 4th Ave looking South



View from 4th Ave looking North



Podium

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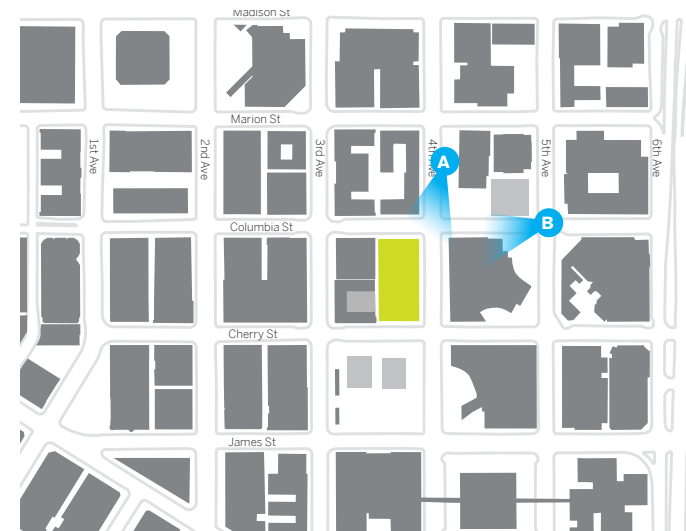
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COMMENT 3C Podium in Context

The Board appreciated the studies on pg 68/69 which showed the lower level volumes integrated into existing context, but requested additional street-level views be generated, and these studies should include accurate material and color renderings of the proposal in the future, as this is the most reliable method for evaluating materiality, depth, massing, and modulations in the large podium. [B1; B3]

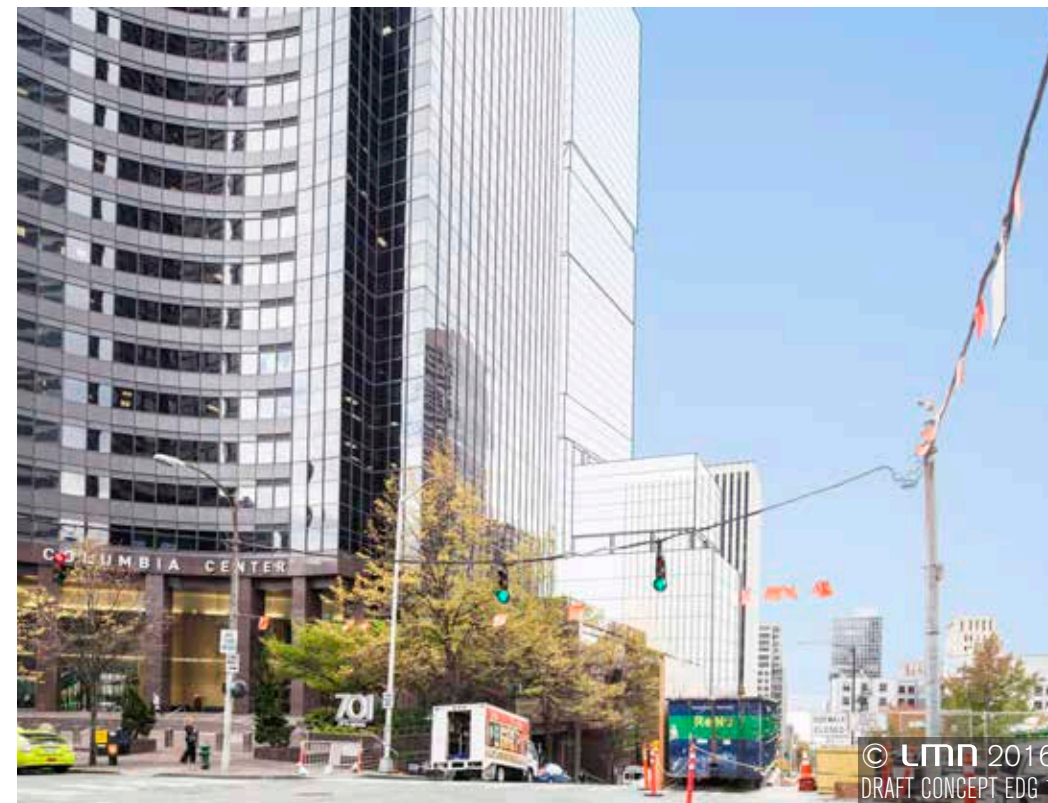
RESPONSE – Additional street level views have been added to show how the podium design integrates into the existing context, as well as rendered elevations in the Current Proposal section.



EDG 1



A View from 4th Ave looking South

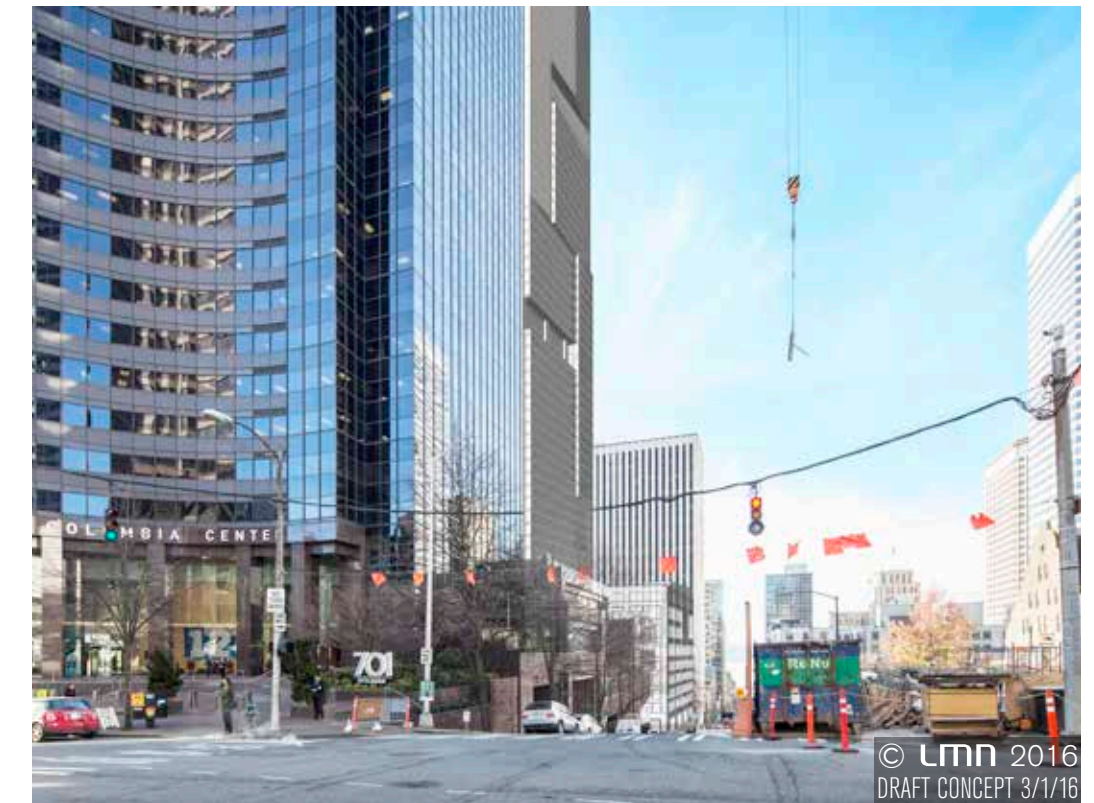


B View from Columbia St looking South West

EDG 2



A View from 4th Ave looking South



B View from Columbia St looking South West

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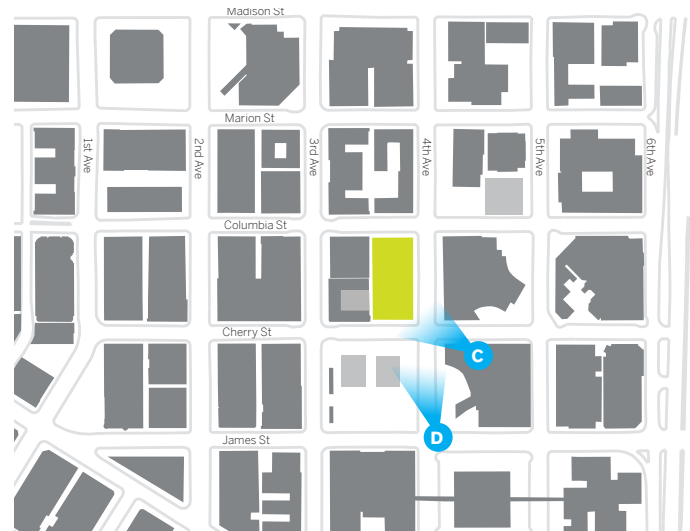
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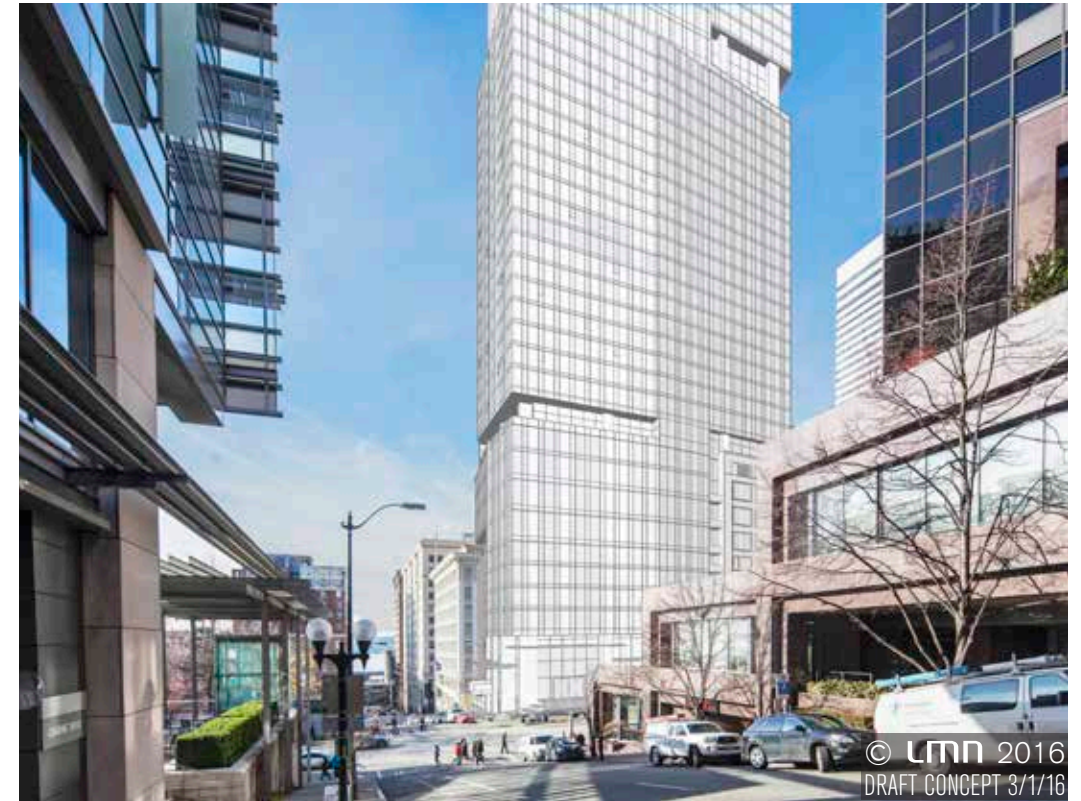


C View from Cherry St looking West



D View from 4th Ave looking North West

EDG 2



C View from Cherry St looking West



D View from 4th Ave looking North West

Podium

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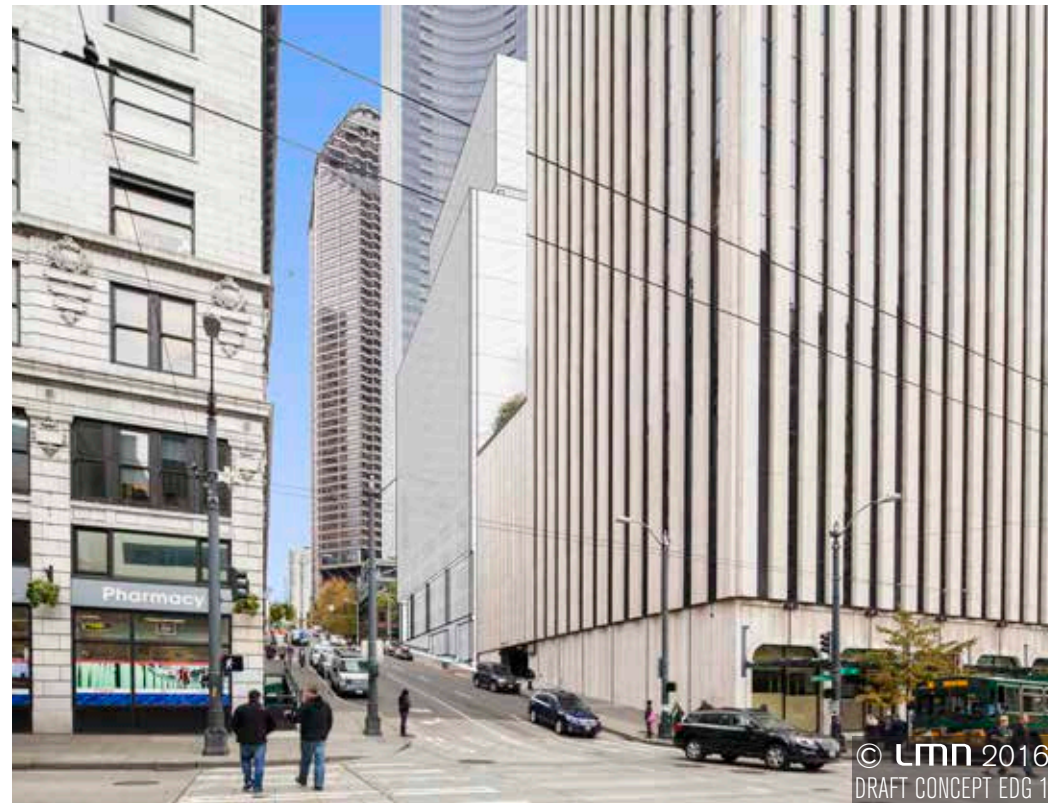
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E View from 3rd Ave looking North



E View from 3rd Ave looking North



F View from 3rd Ave looking South East



F View from 3rd Ave looking South East

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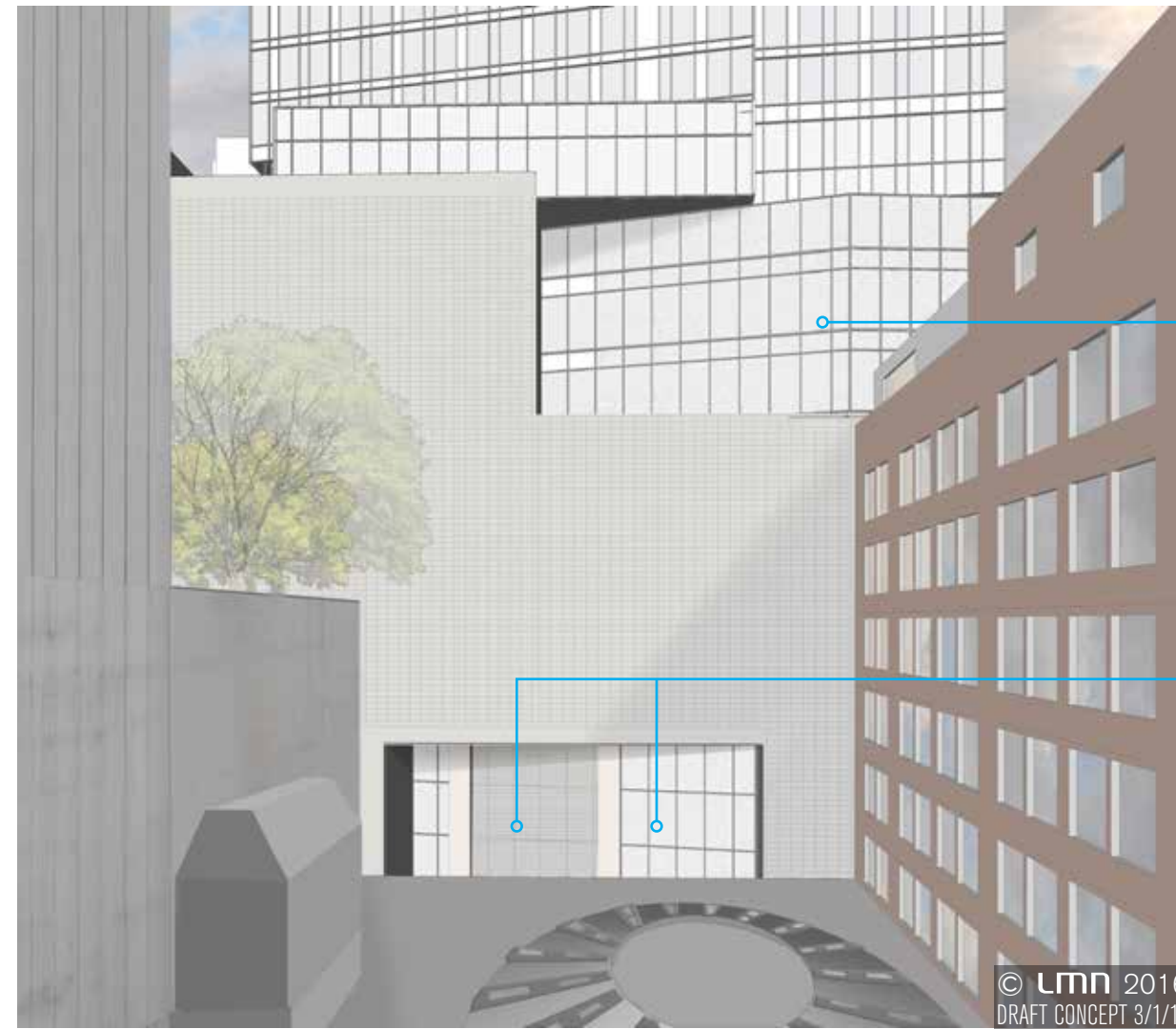
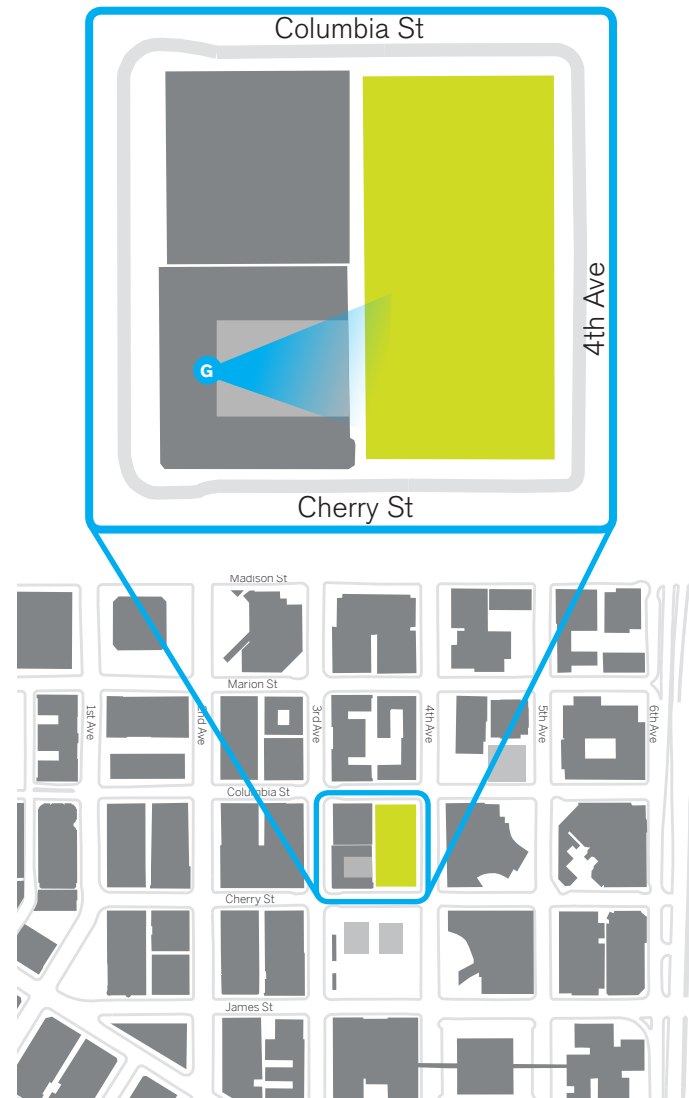
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G View from Arctic Club looking North East

Tower Massing & Top

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COMMENT 4A Mid-Tower Articulation

The Board supported the basic concept of breaking the upper tower into multi-floor groupings with large, legible 'sky gardens' or inset floors; the Board agreed these should be more than one level to be legible from distance (pg 61). The Board was less certain about the number and degree of horizontal breaks and modulations, as it relates to the compositional balance between 'patchwork' and 'uniformity'; also see comments under 5b. [B4; C2]

RESPONSE – The tower massing articulation aims to blend skyline or urban scale gestures with a finer-grain manipulation that expresses the tower's residential character and the idea of a vertical village. The design team studied a range of schemes to articulate the massing and balance 'uniformity' and 'patchwork', arriving at a 'folded' concept which creates subtle shifts in the angle of facades, creating horizontal and vertical breaks that vary in appearance by time of day and perspective. The preferred option responds to the Board's comments through the use of three two-level amenity floors which break the uniformity of the tower into interlocking blocks as a representation of diverse vertical neighborhoods.



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EDG 1

EDG 2

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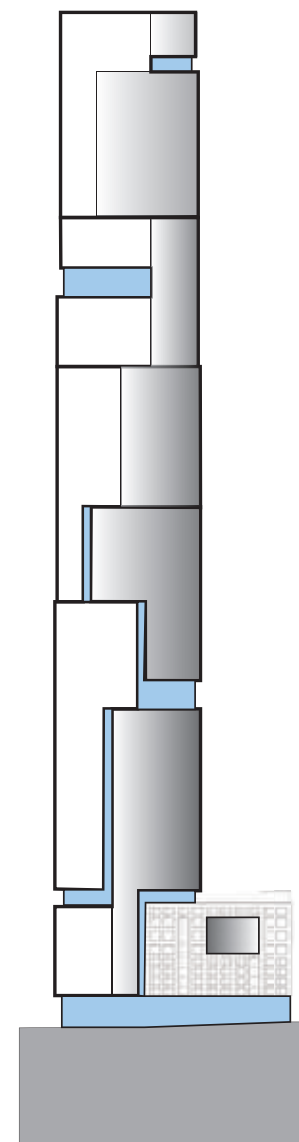
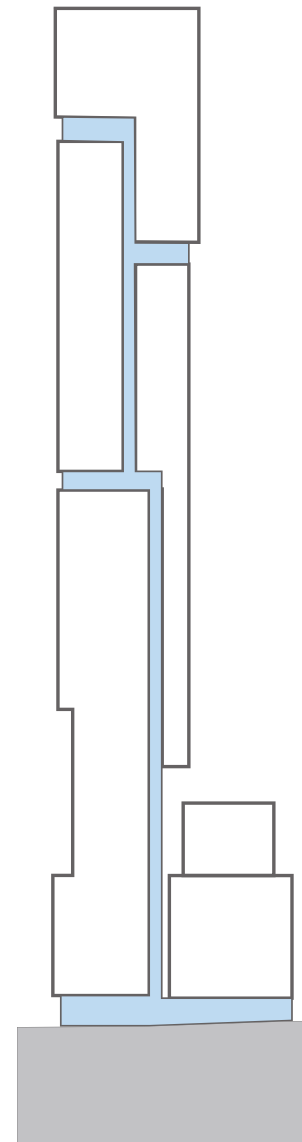
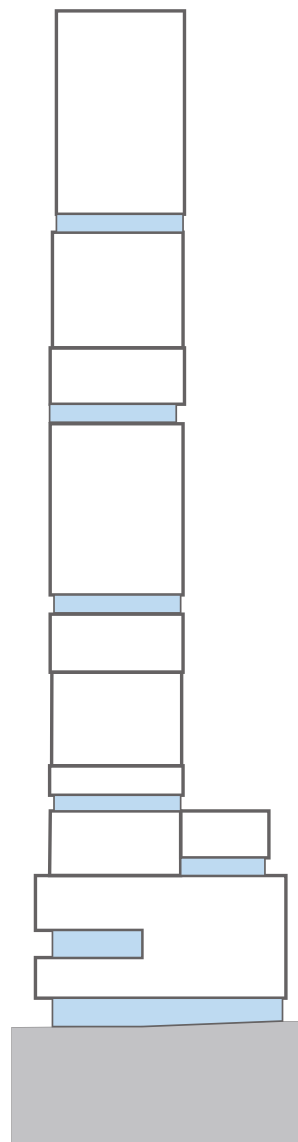
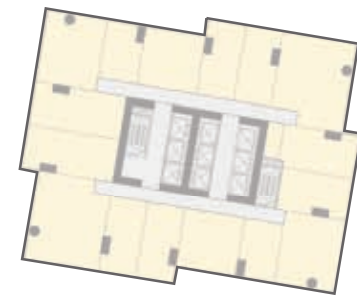
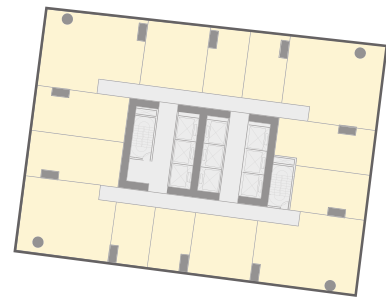
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Tower Massing & Top

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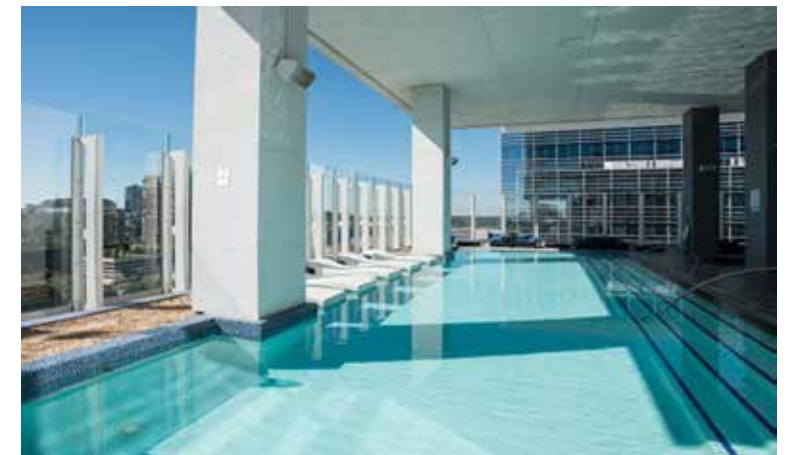
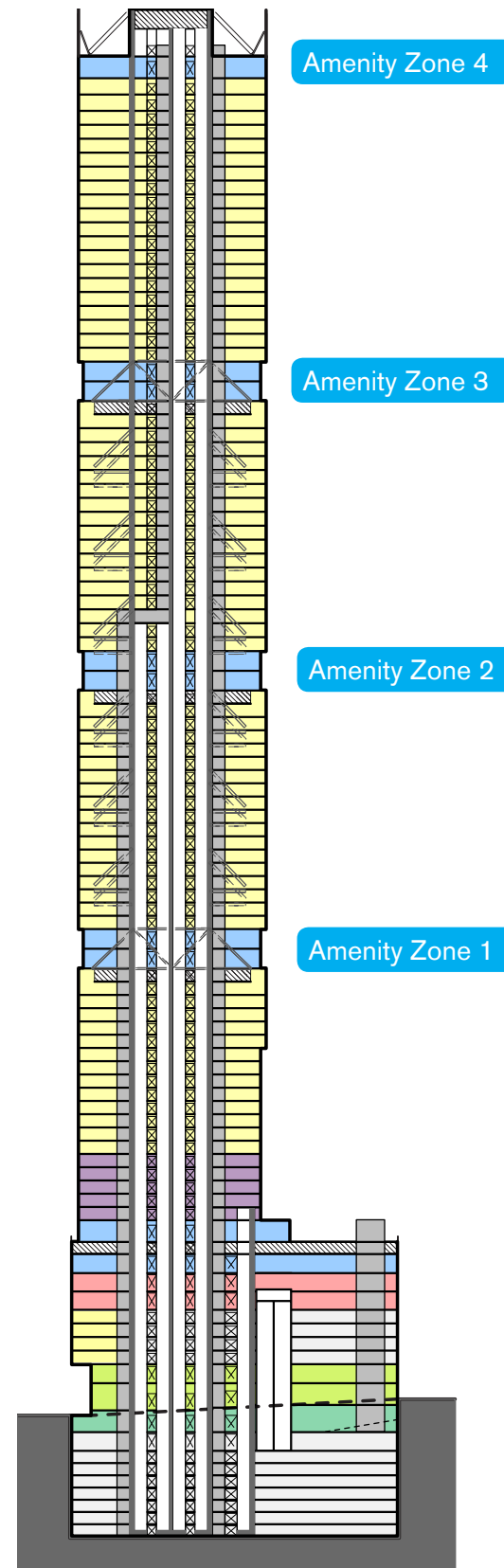
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COMMENT 4B Tower Top Uses

Consistent with the vertical neighborhoods concept (1a), the Board supported a special destination, preferably public, be integrated into the tower top, or a portion of the top. There are many possibilities besides a generic 'observation deck' or rooftop restaurant, and the Board requested a serious exploration of possible uses that would properly culminate the 'village' and provide an extension of the public realm for the building and city. A 6-level museum and public view lobby/gallery at the top of the Tokyo Roppongi Hills Mori Tower was cited, as an example of tower top destination. [A1.2; A2]

RESPONSE – Rather than emphasize a single destination at the expense of the variety of mixing zones and neighborhoods of the tower, the design team favors a staggered local and communal approach to shared amenities, where building residents and their guests will have multiple shared spaces throughout the tower to experience the incredible views and unique aspects of each vertical neighborhood, including the tower top. Each neighborhood possesses a shared space that reflects the community's local character and sets itself apart from other neighborhoods, but three main nodes in the tower feature more communal programs like a roof deck, pool, sky garden, and club/party rooms that can be enjoyed by building tenants (detailed layout to be determined before REC meeting).



Amenity Reference Images

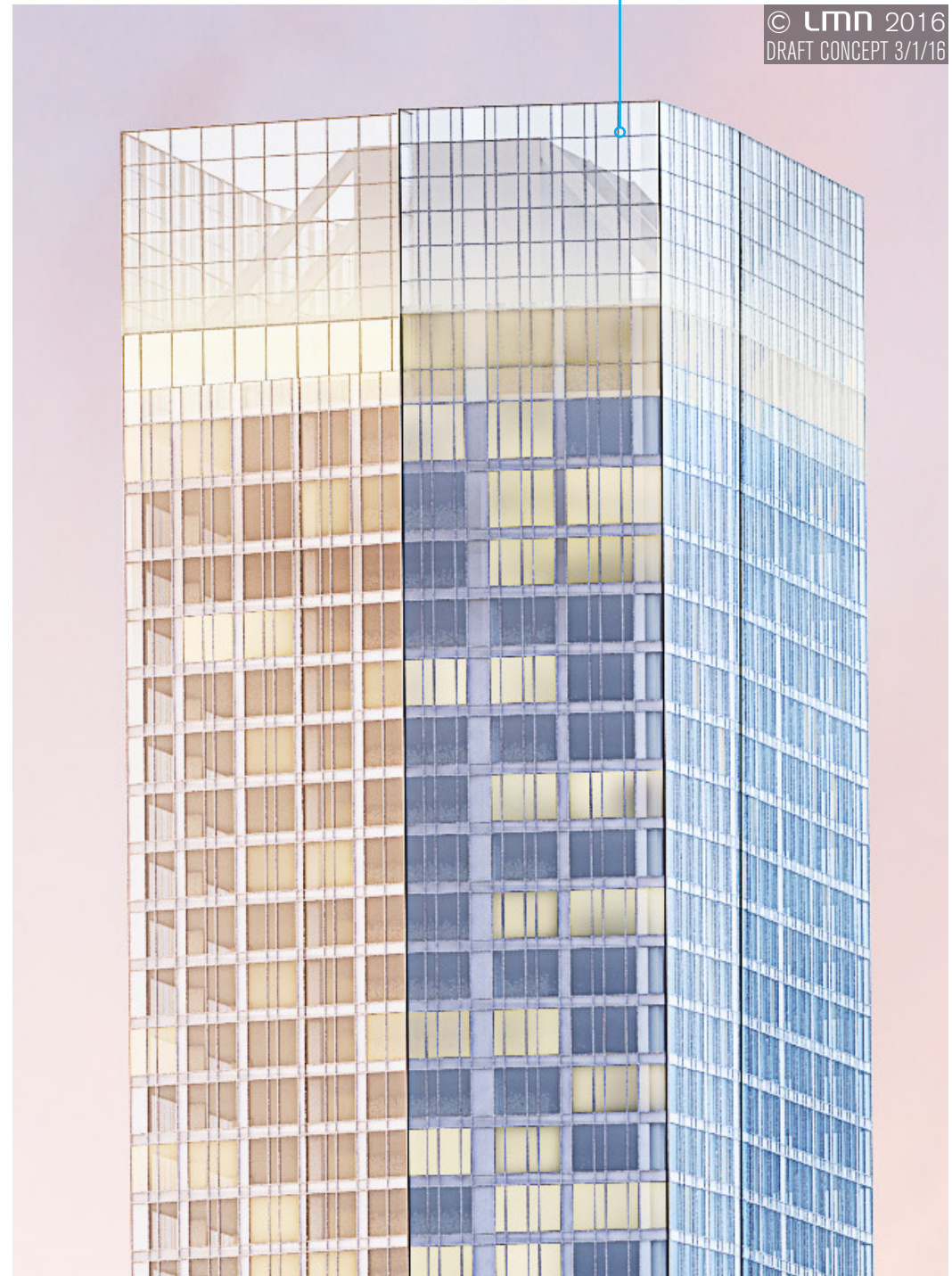
COMMENT 4C Tower Top Form

The Board supported a basically flat top tower, but agreed the materials should intentionally feather or transition to the sky, and a careful lighting design should create a subtle beacon. The parapets might step consistent with distinct program elements (see 4b) and/or the volumes below (see 5a), rather than be one rectangle with four sides of equal height. [A2]

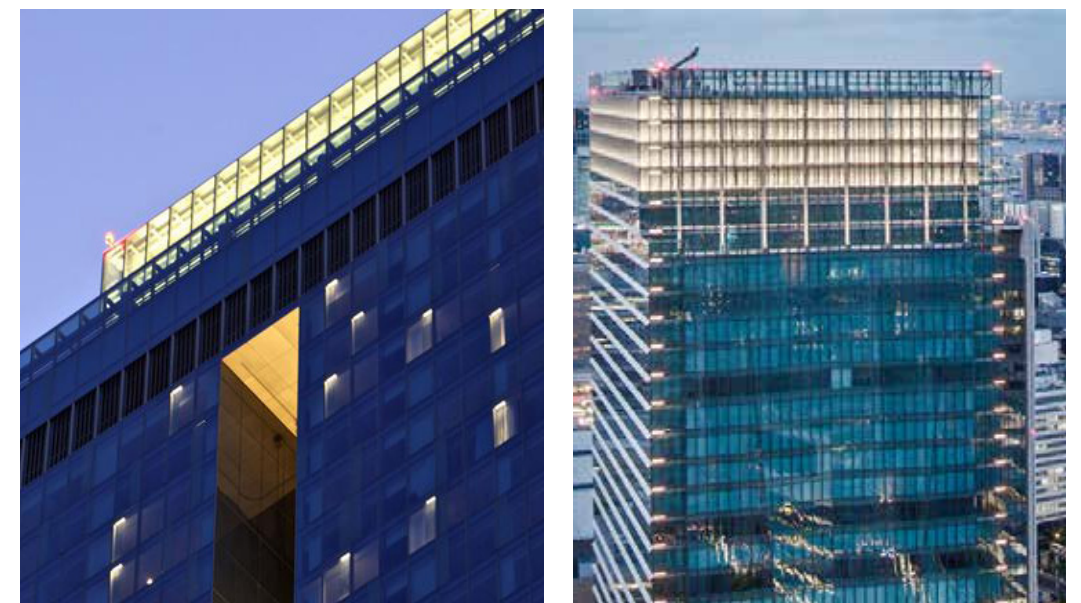
RESPONSE – We have incorporated the suggestion of the Board and refined how the tower top meets the sky by feathering the top edges. The wind tunnel study performed at this part of the building indicated significant benefits to a 50% open parapet. This study informed our design decision of using a gradated, playful layout of perforated metal and glass panels transitioning from the glass and metal skin below, with openings to let air pass through. Continued refinement of the parapet screen materiality, rooftop equipment, and structural needs will inform the appropriate design of flexible lighting options and the night-time appearance of the building.

Tower “feathers” at sky level

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Tower Top perspective view



Reference Images

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COMMENT 5A Preliminary Materiality and Modulations

The Board appreciated the 3 alternative concept renderings of materials and composition (pg 87). As preliminary studies, the Board agreed concept C was overly fragmented or 'patchwork', and concept B was overly insistent about stacked volumes, with no vertical integration. Concept A was promising as it broke the podium into quarter block volumes that relate to the context, and the vertical reveals stitch the podium to the tower and breaks the tower into slender proportions. The Board supported exploring actual reductions in the floor plates of the upper massing modules, but agreed the manner that materials transition to the sky (evident in concept A) could achieve a satisfactory 'visual tapering' of the upper tower; and how the tower top is articulated (see 4b/c) will greatly inform this transition. [B2; B4]

RESPONSE – The tower massing design has evolved to combine successful aspects of concepts A & B, with both horizontal and vertical reveals that are achieved by folding the skin at varied angles up the tower and creating insets for the amenity floors. These shifting faces create the desired effect of interlocking volumes without resorting to large 'insistent' slots or fragmentation, which helps achieve visual diversity while retaining vertical continuity. As a result, we believe we have achieved a balance between expressing the diversity of vertical neighborhood and the mass of the tall slender tower. Additionally, the tower top has been articulated by a slight taper and visual disintegration of the parapet as it meets the sky. The material quality of visual tapering will be further explored in future studies.

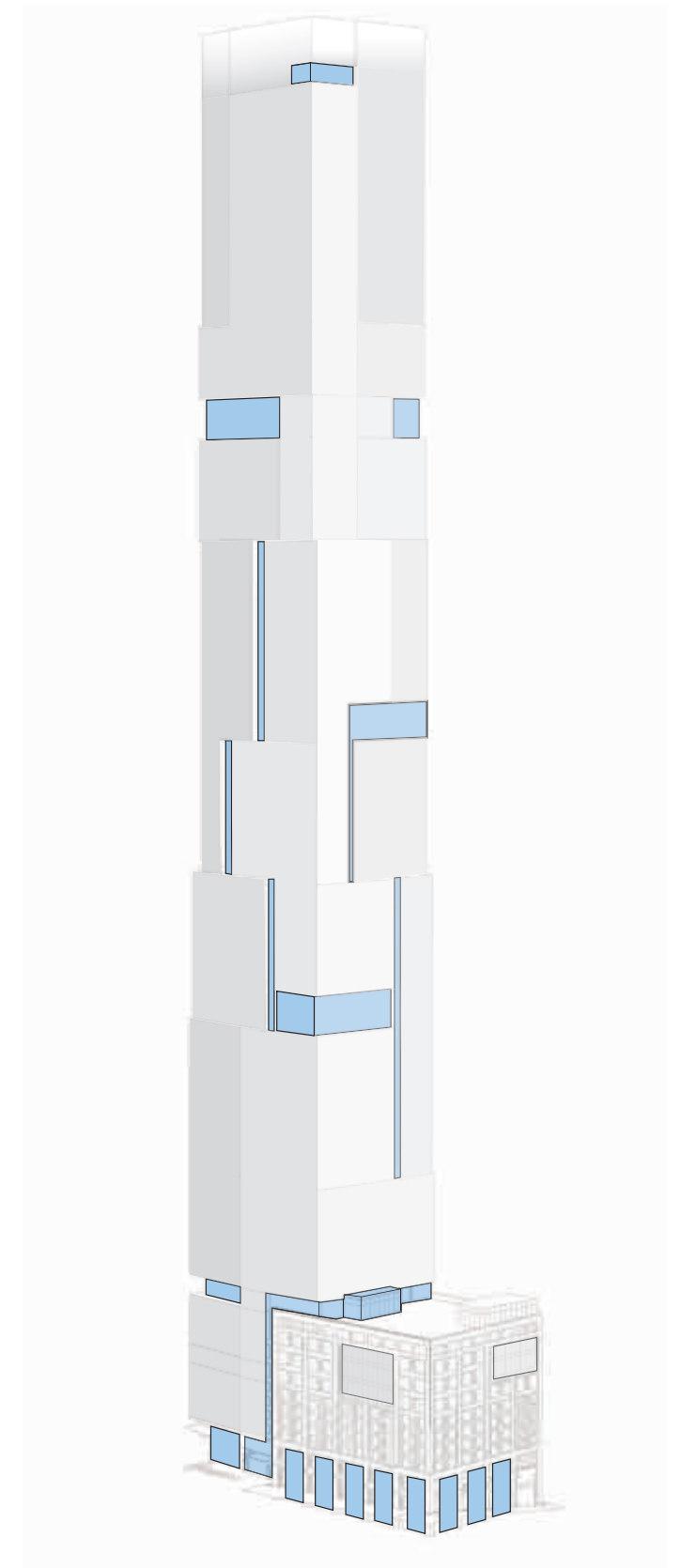
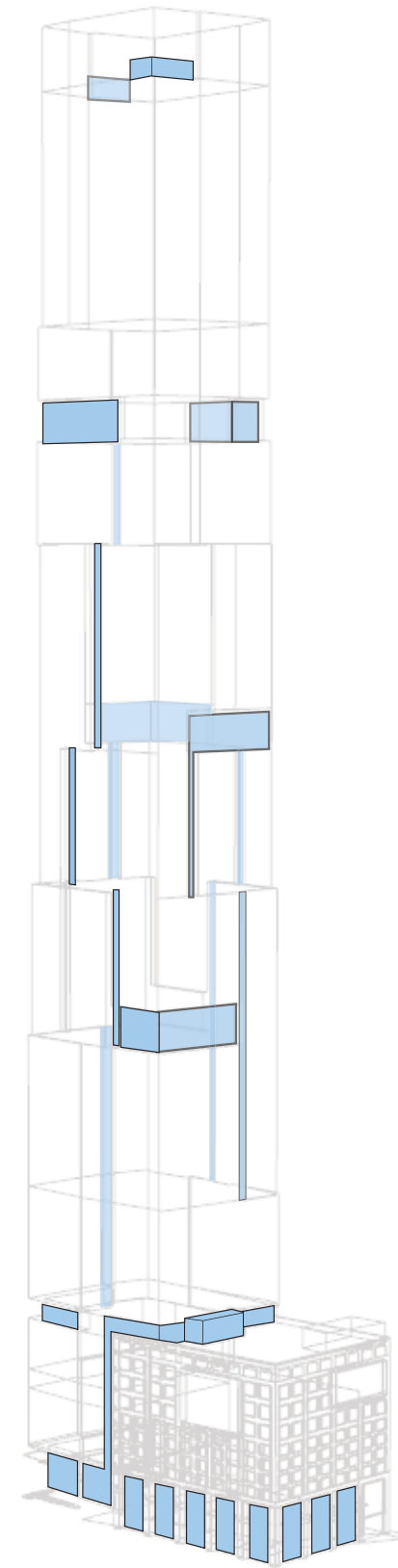
COMMENT 5B Tower Anchoring & Expression

The Board supported the clear expression of vertical elements or neighborhoods, but agreed the entire tower needs a strong unifying design element to balance the multiple and staggered elements. Referring to rendering scheme A, that unifier might be a consistent expression of the deeply recessed reveals as a 'core' that carries to grade. The Board reiterated the tower should not be a monolithic color, or a repetitive-floors extrusion like so many of the existing and future towers in the proximity. [B1; B4]

RESPONSE – The design of tower has been developed to incorporate bold urban scale gestures and fine grain articulation at the podium to further modulate the facade, reinforcing the main concept of the 'vertical neighborhoods'. Additionally, layering and depth is expressed through a playful composition of the podium elevation, relating the tower to its context.

By stitching these interlocking volumes together with recessed vertical reveals, which also double as balconies, and horizontal reveals serving as amenity floors, the tower will stand out against a backdrop of monolithic and repetitive floor extrusion found in the surrounding neighboring office towers. A folded glass skin, which reflects light at varied angles to create a constantly changing appearance, expresses the diversity of these vertical neighborhoods and in turn also reflects the diversity of the city of Seattle. The tower's rotation and the language of the folded massing are carried from top to bottom, expressing a consistent design language that is apparent both up-close and from afar.

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EDG 2

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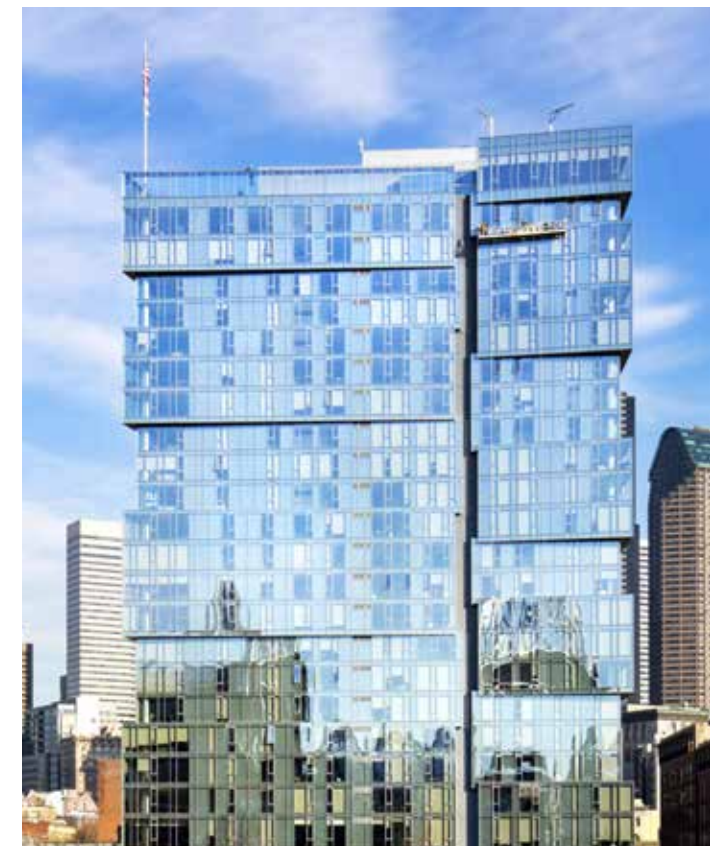
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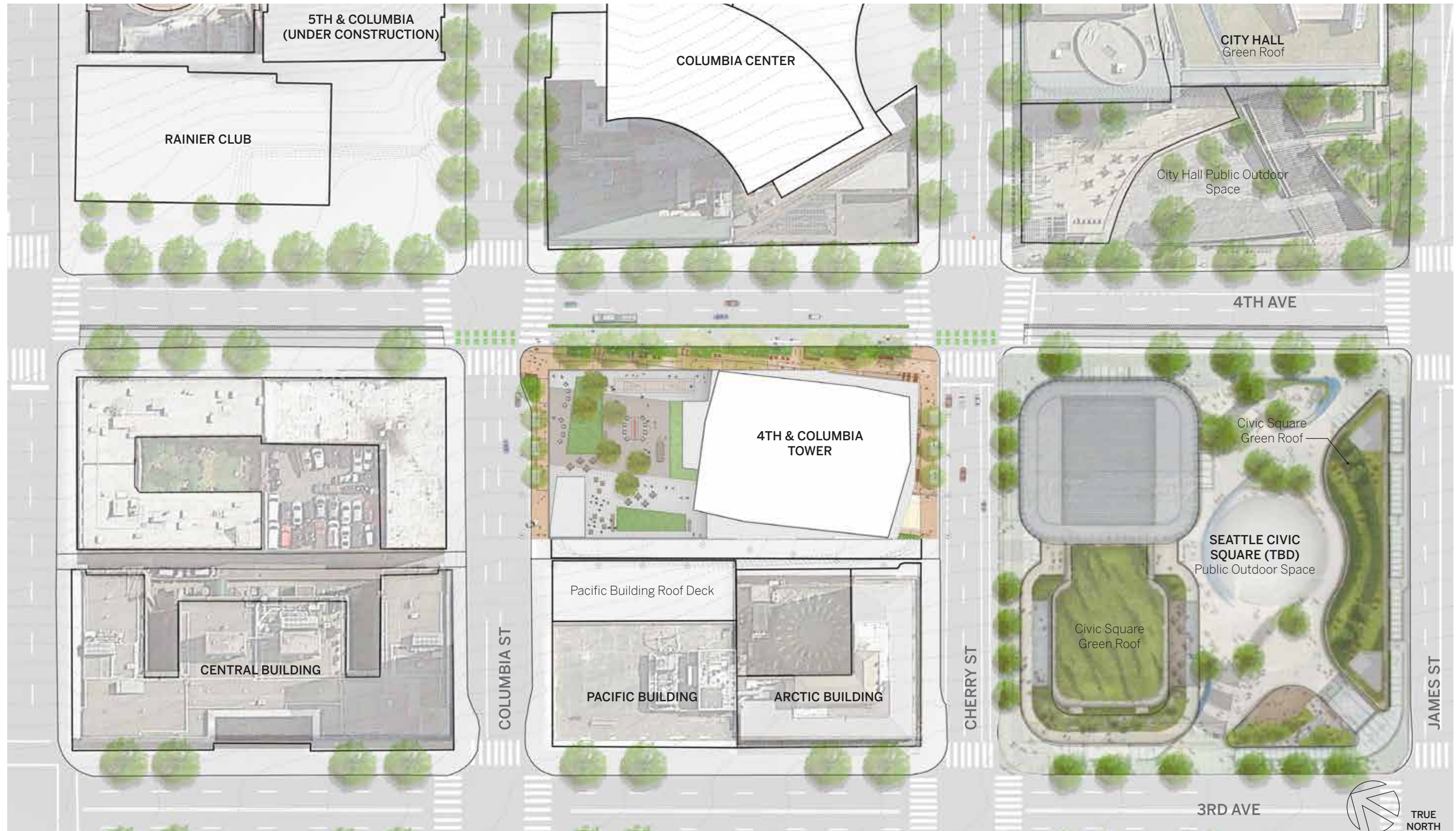
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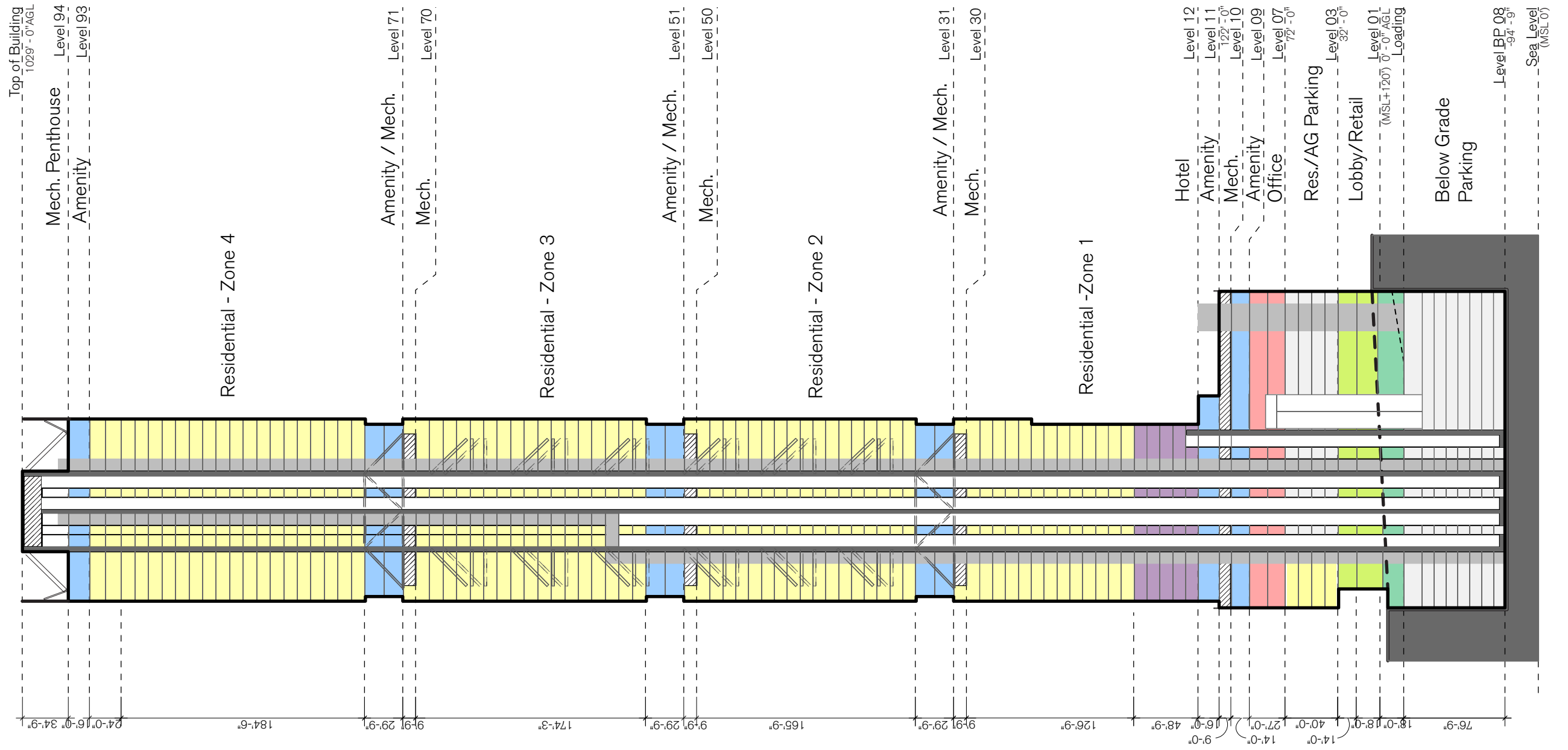
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Amenities

- Lifestyle Enhancers
- Business Center
- Board Room
- Social
- Club Room
- Flex/Furniture
- Outdoor Deck
- Child Play
- Game Room
- Dog Run
- Local Amenity
- Wellness
- Pool
- Treatment Room (spa)
- Steam Room
- Flex/Furniture
- Fitness
- Training Room
- Medic station

Office/Coworking

Shared Lobby/Retail

Porte-Cochere

Floor Plans Levels BP01-BP08 Below Grade Parking

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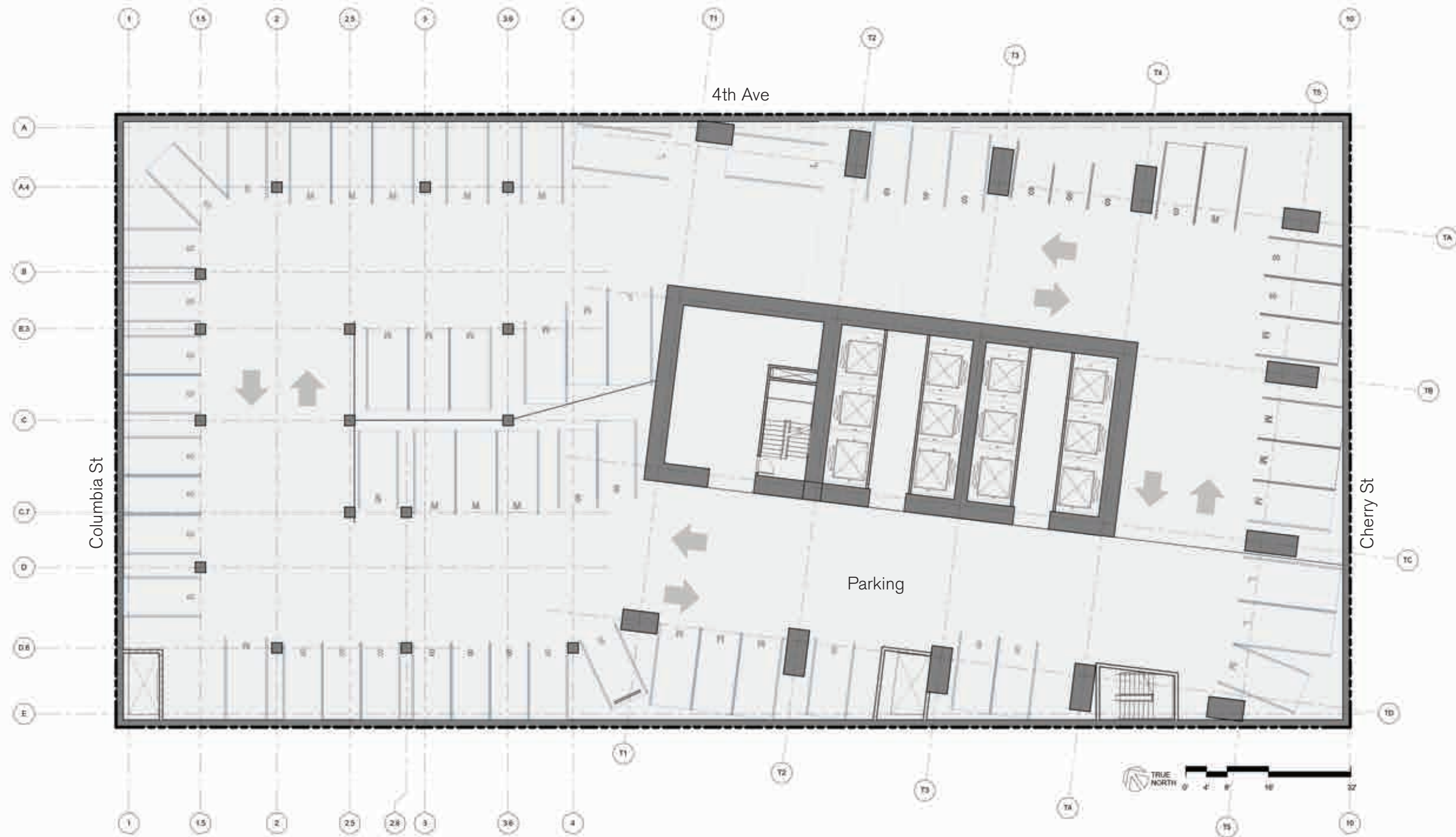
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Floor Plans Level Loading 1 Porte Cochere Loading/Drop-off

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Floor Plans Level Loading 2 Bicycle Mezzanine

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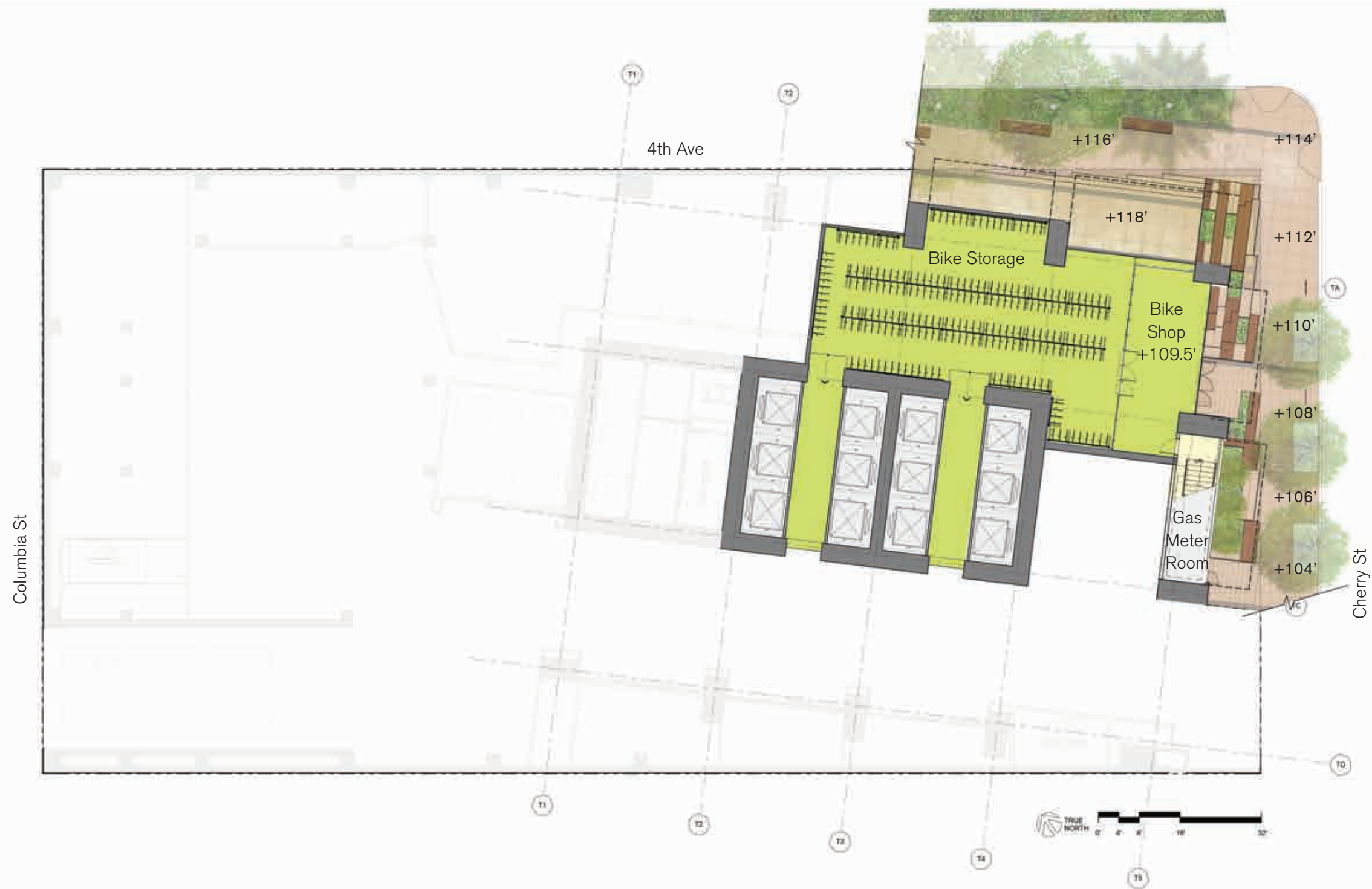
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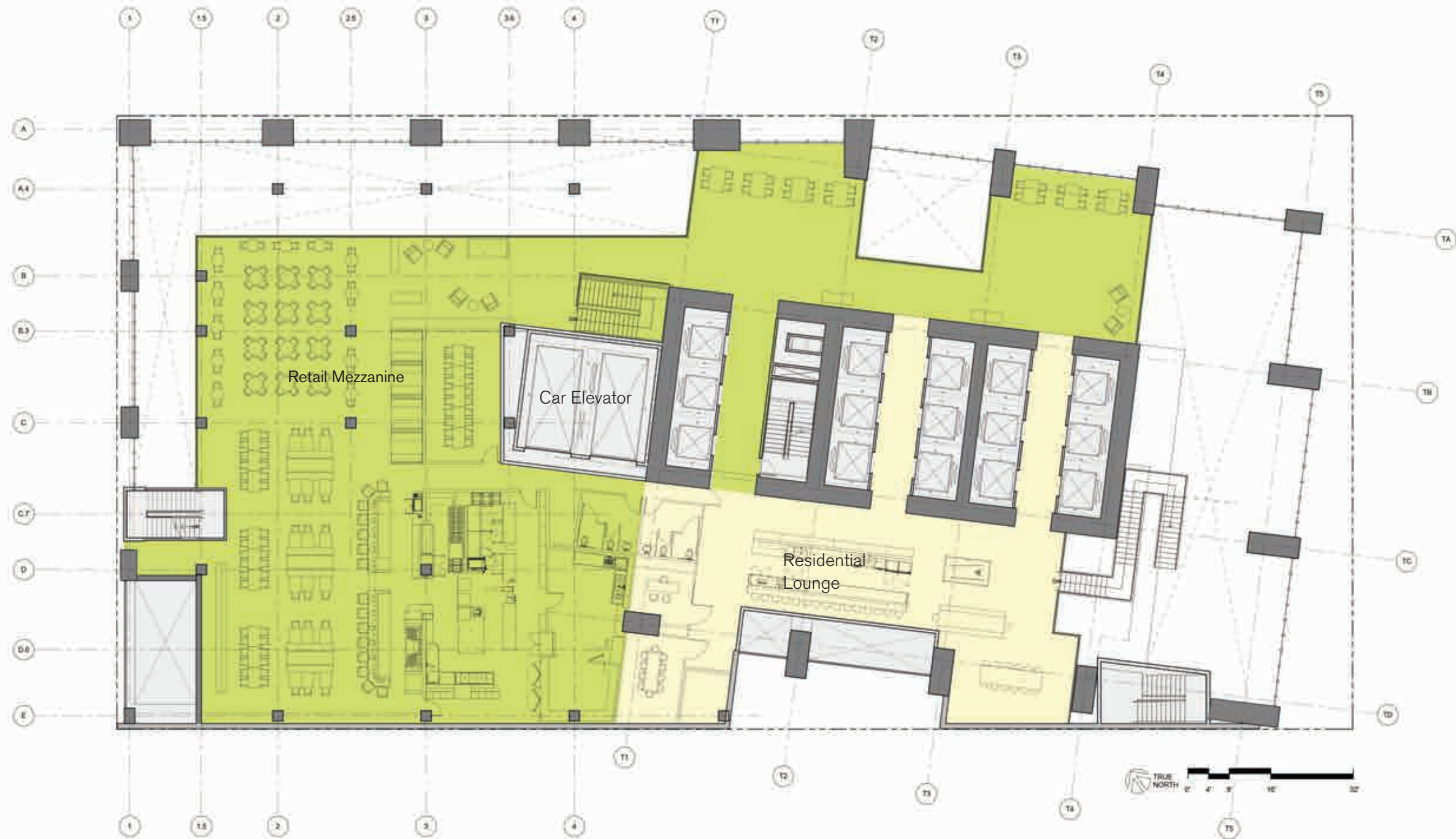
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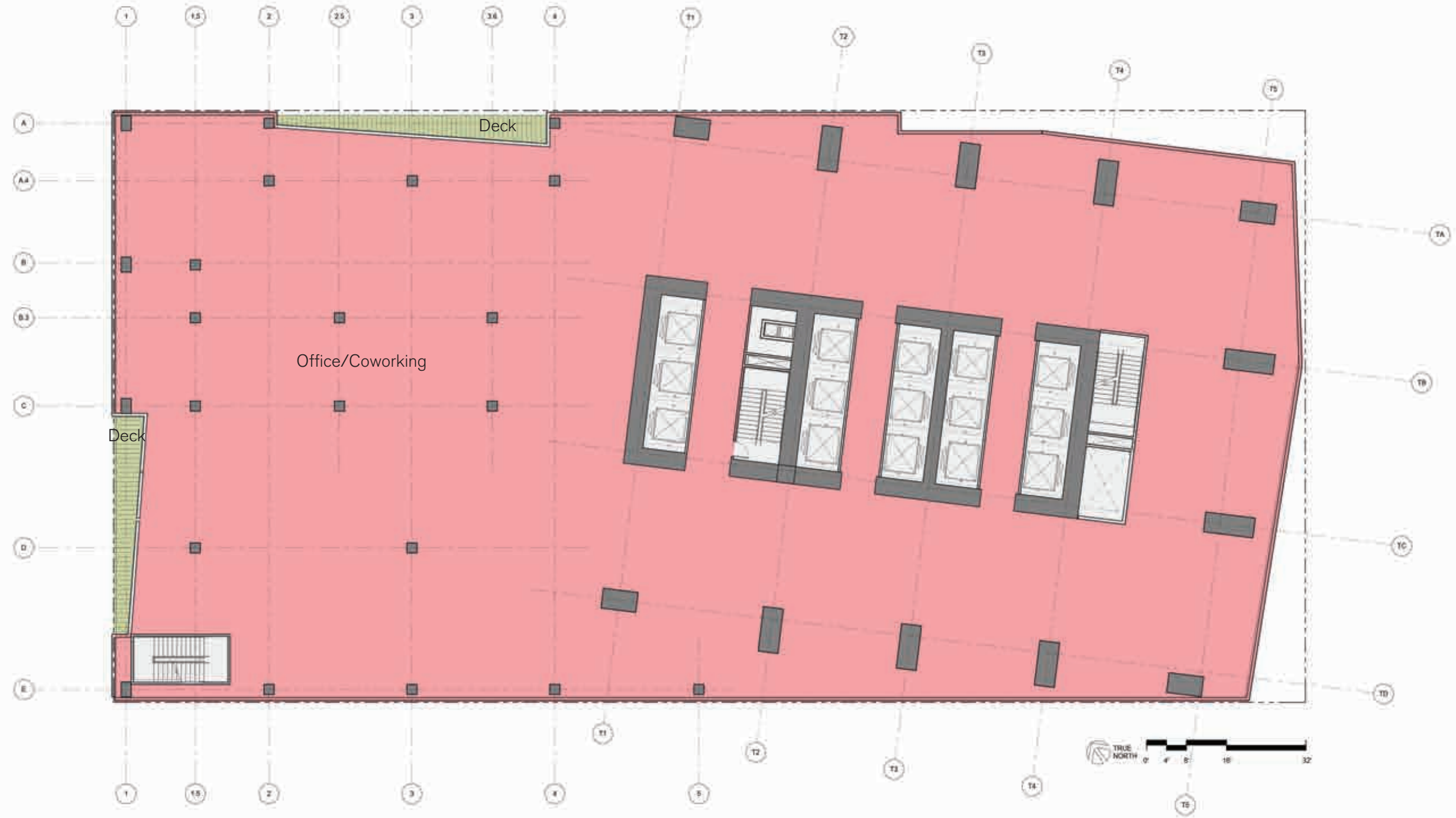
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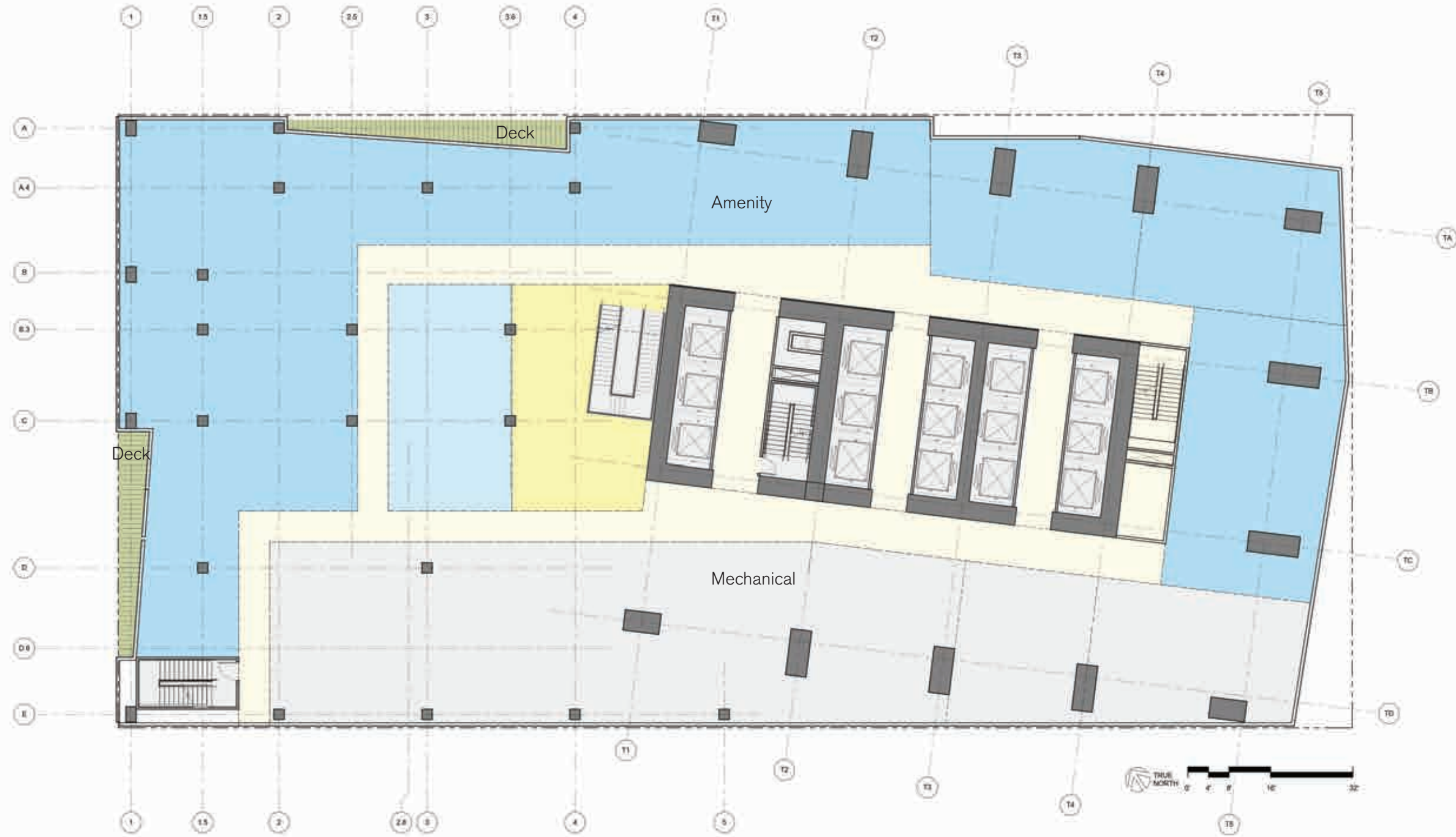
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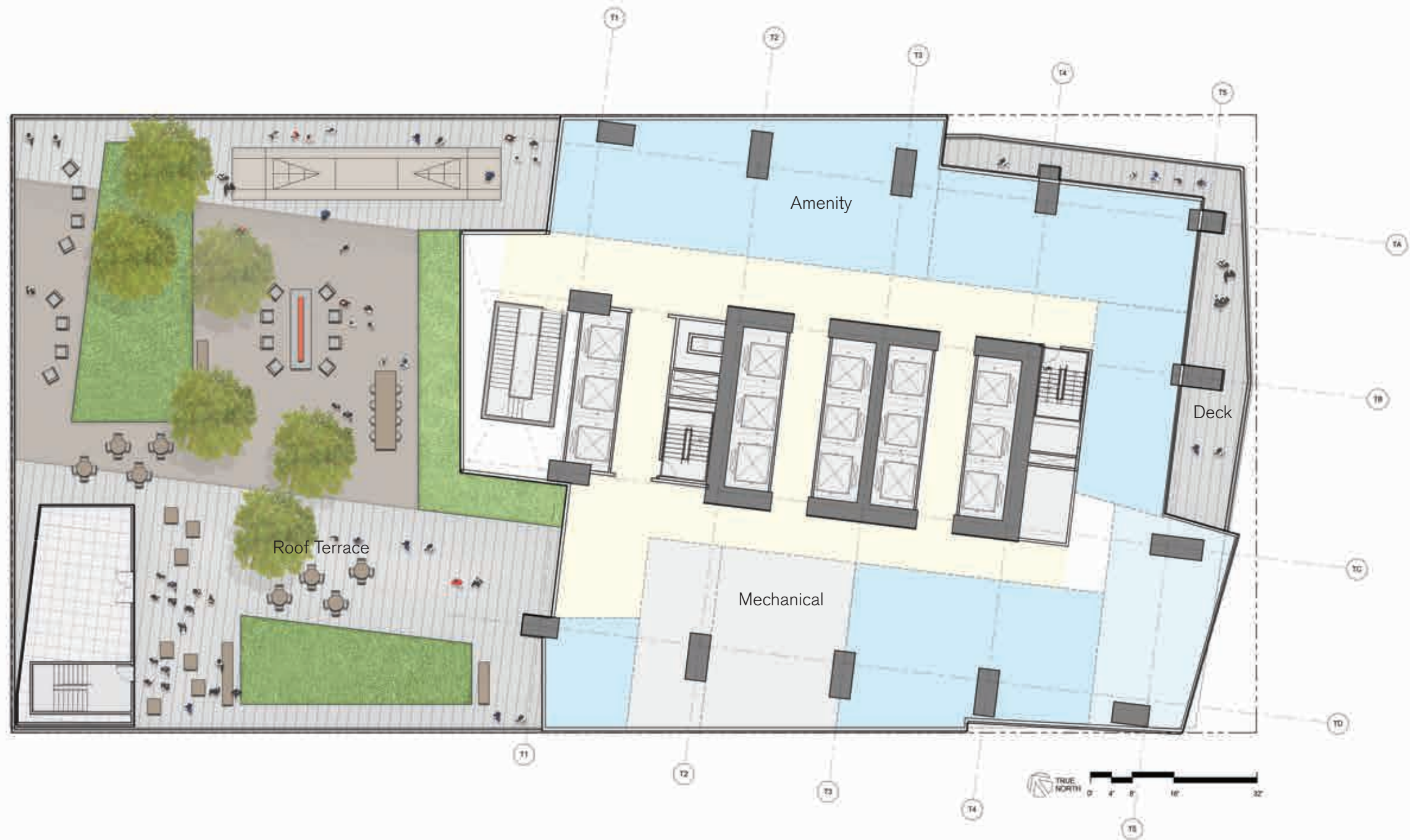
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Level 12 Typical Hotel



Level 22 Typical Residential

Floor Plans Level 72 Typical Amenity

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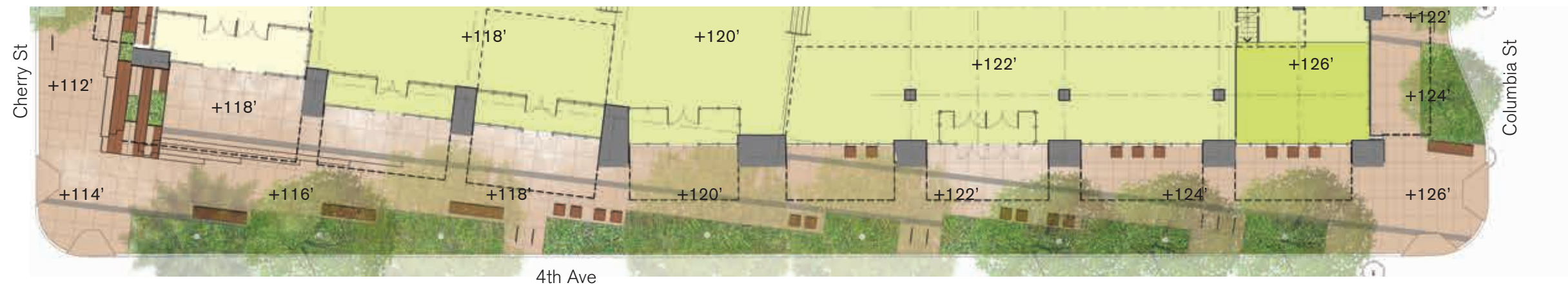
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4th Ave Podium Elevation & Enlarged Plan



Podium Elevations & Enlarged Plans

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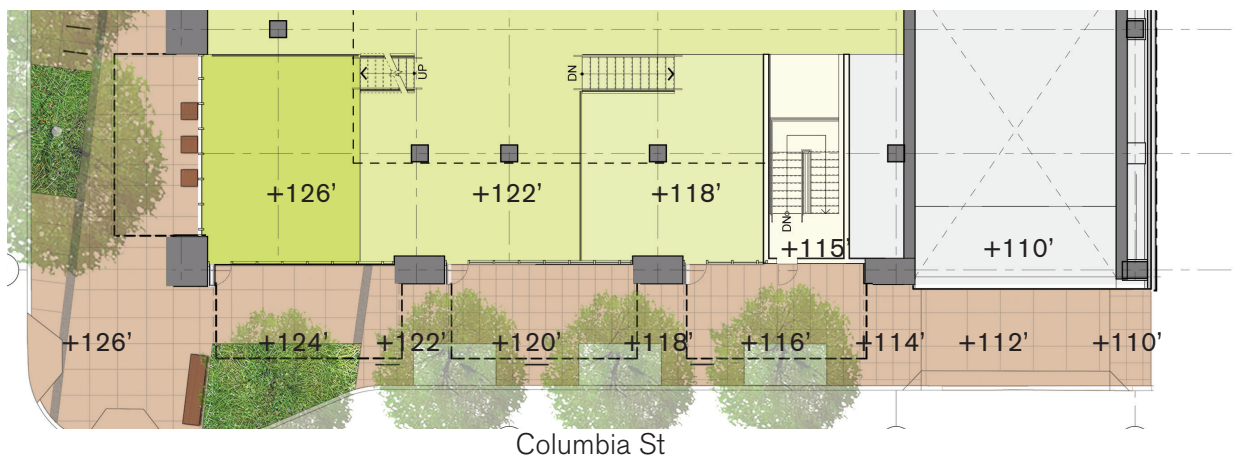
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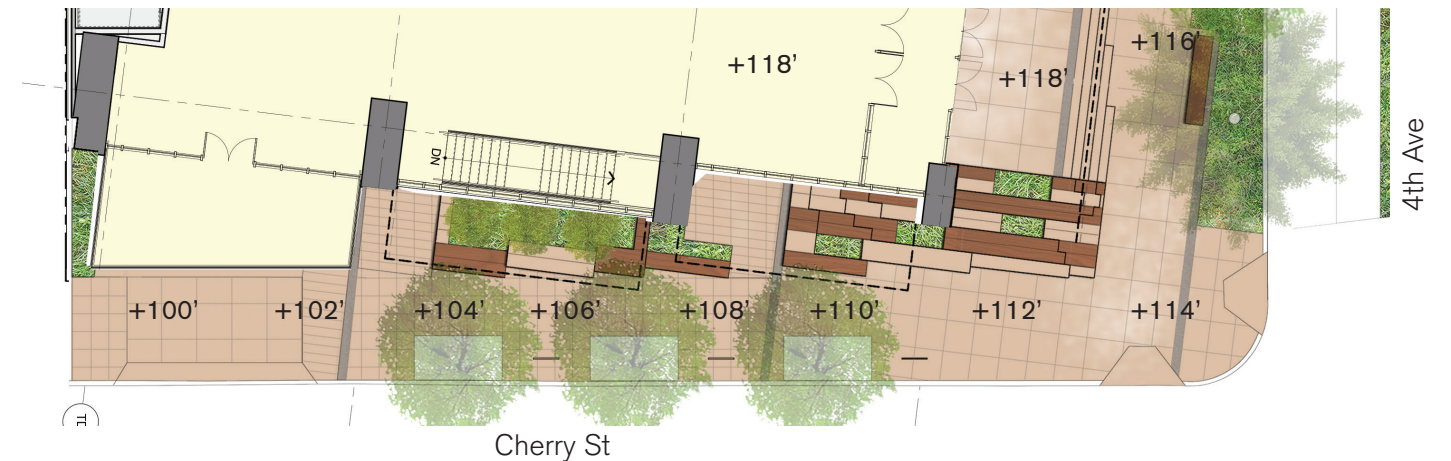
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Columbia St Podium Elevation & Enlarged Plan



Cherry St Podium Elevation & Enlarged Plan



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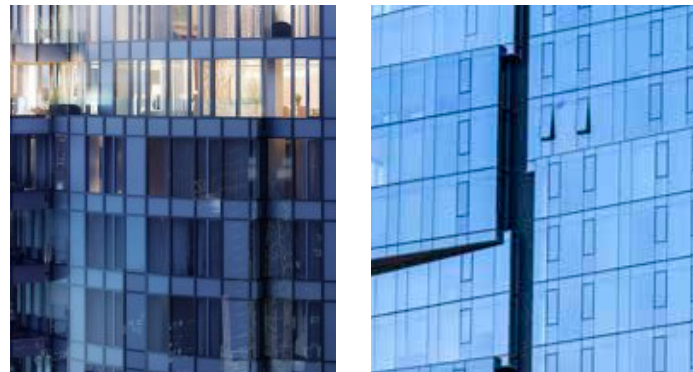
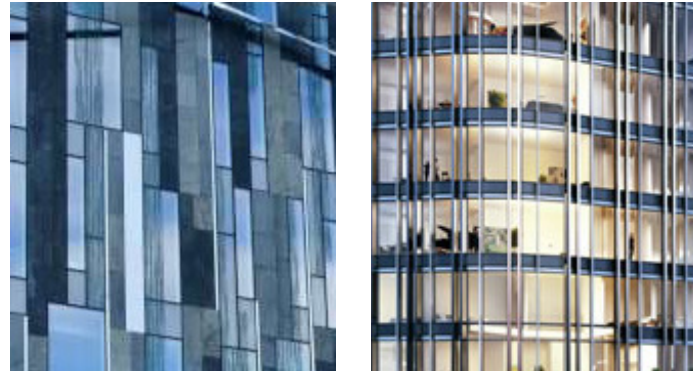
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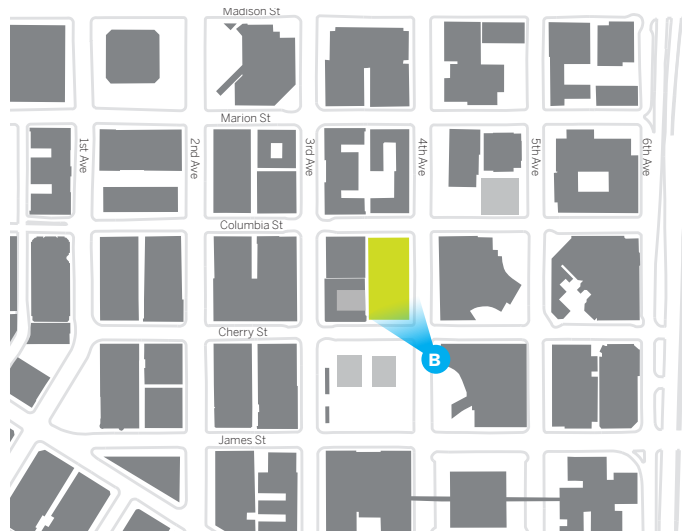
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Curtain Wall System: Vision Glass, Spandrel, Metal Panel, Vertical Metal Fins



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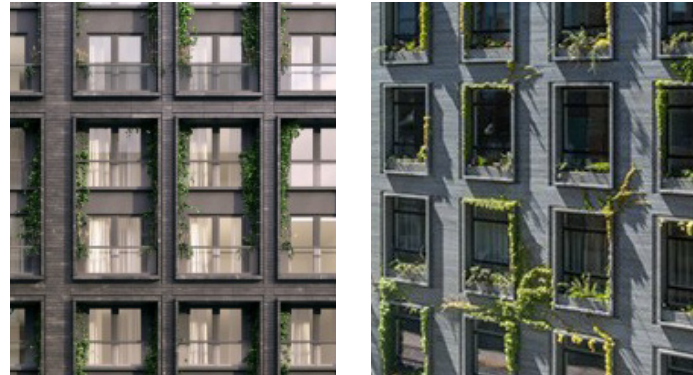
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Masonry or Stone Facade with Metal Framed Window Openings



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Street Level Character Grand Entry

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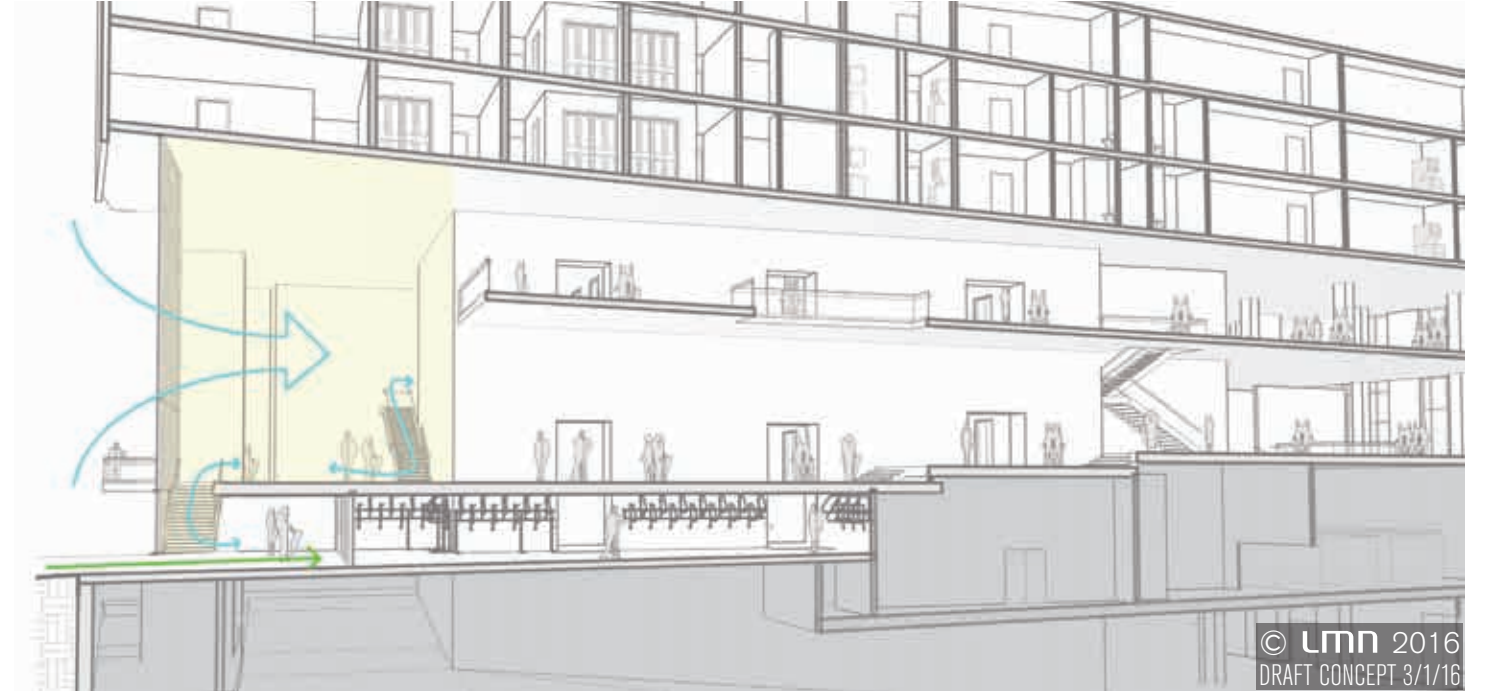
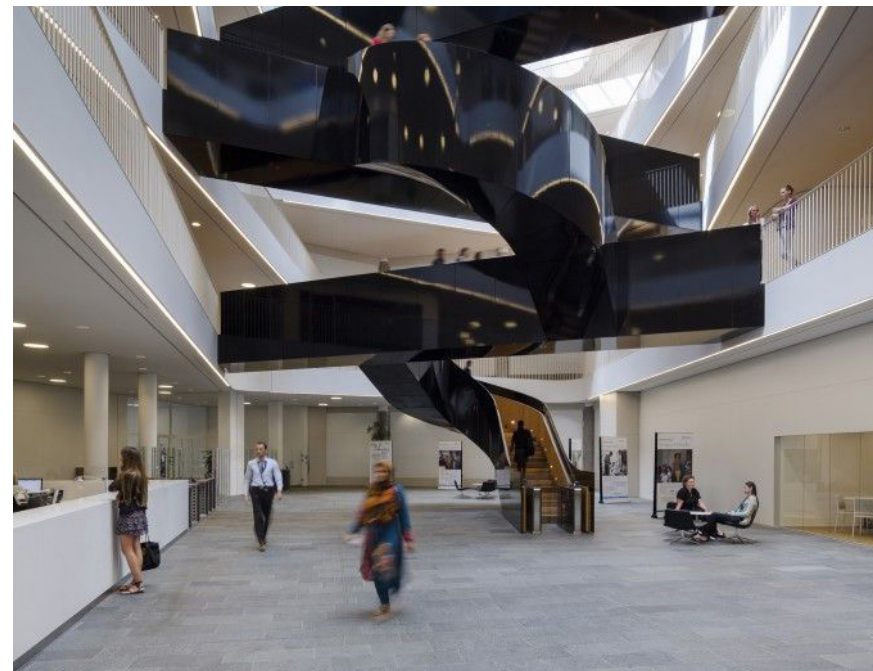
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Street Level Character Retail

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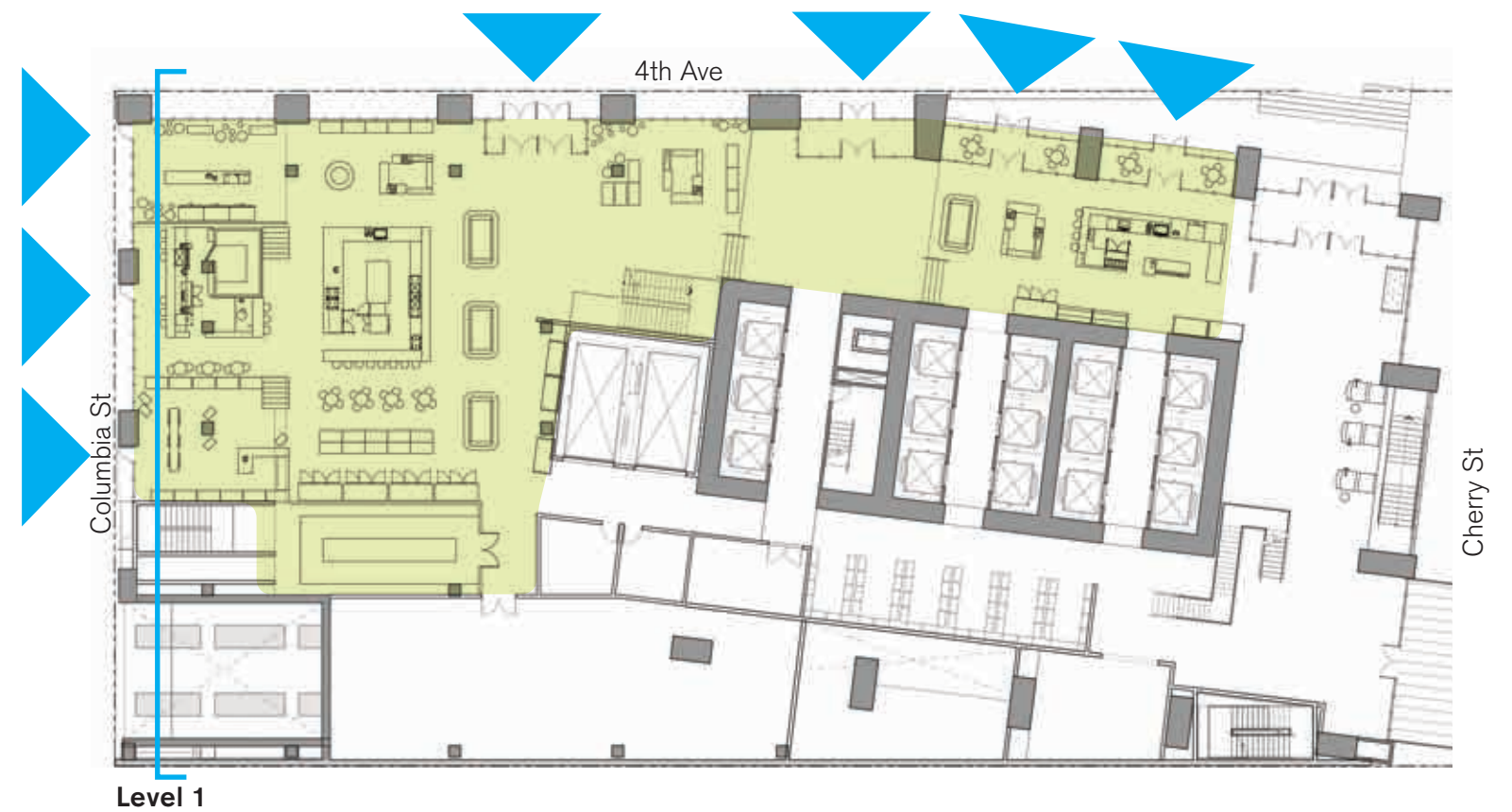
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Street Level Character Tenant Lounge

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COMMENTS

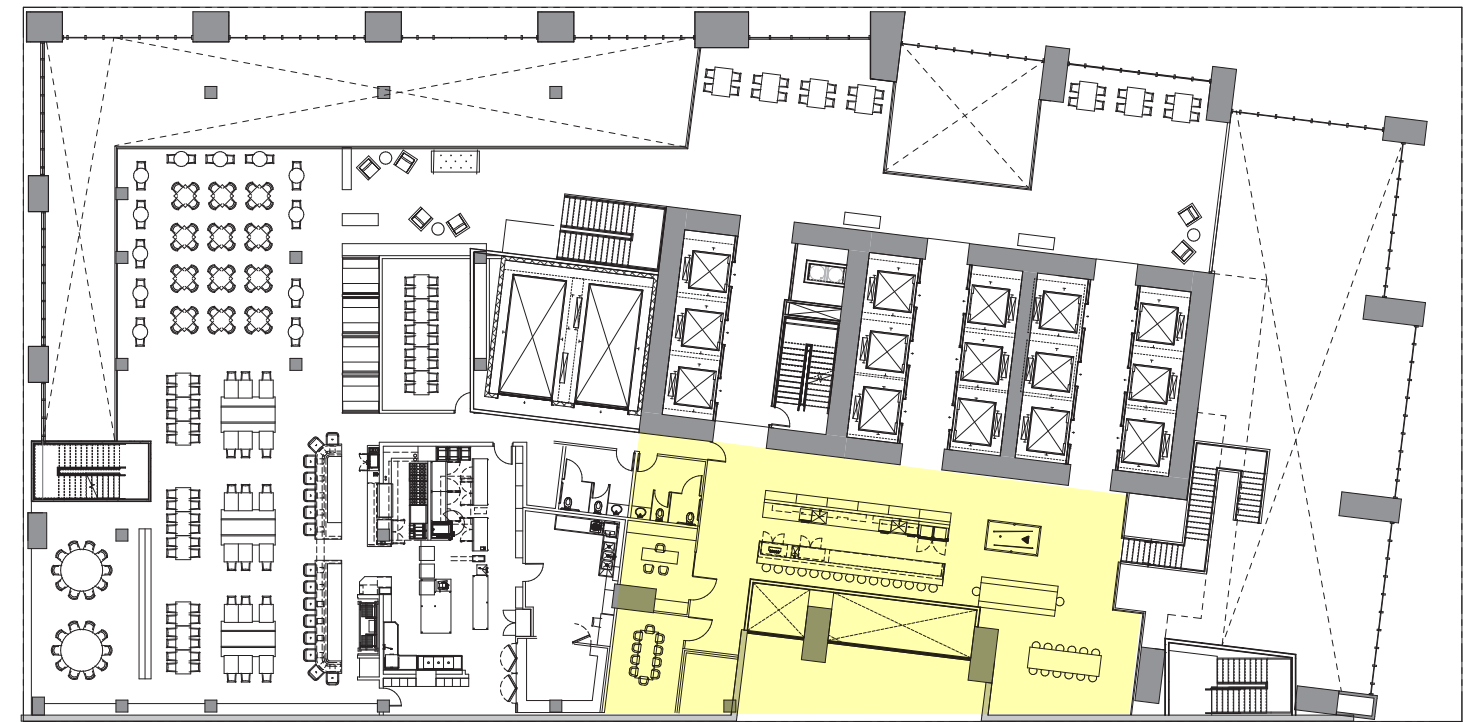
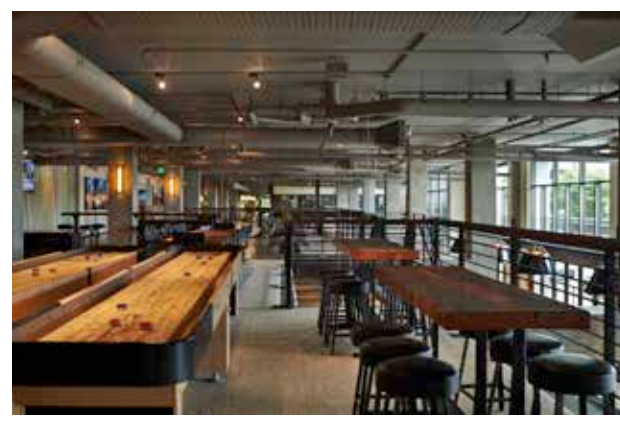
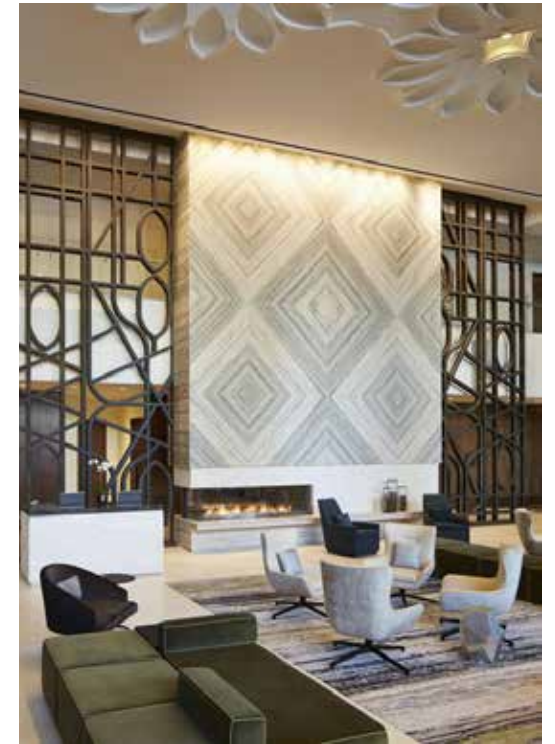
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RESPONSE
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DESIGN

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DESIGN
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APPENDIX



Level 2

Street Level Character Office/Coworking

1/
DEVELOPMENT
OBJECTIVES

2/
PROJECT
BACKGROUND

3/
EDG 1
COMMENTS

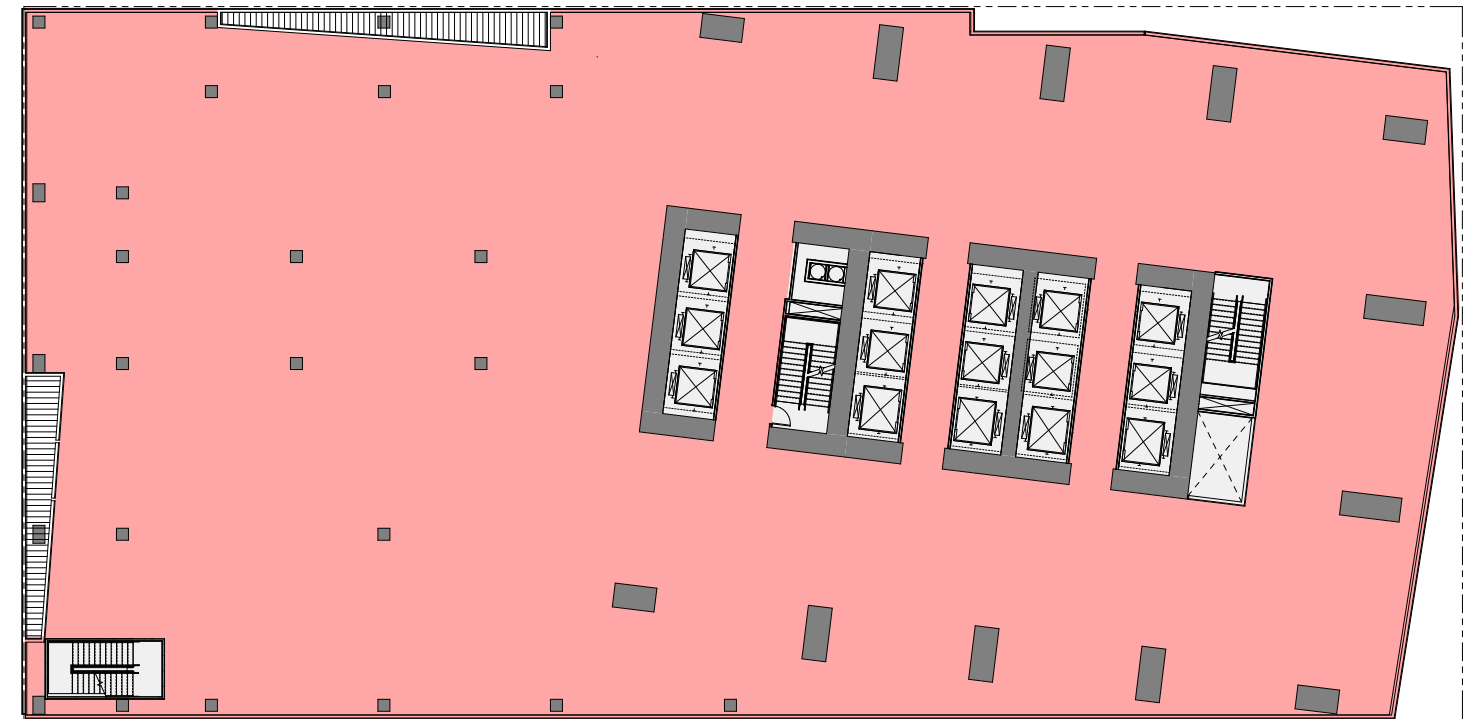
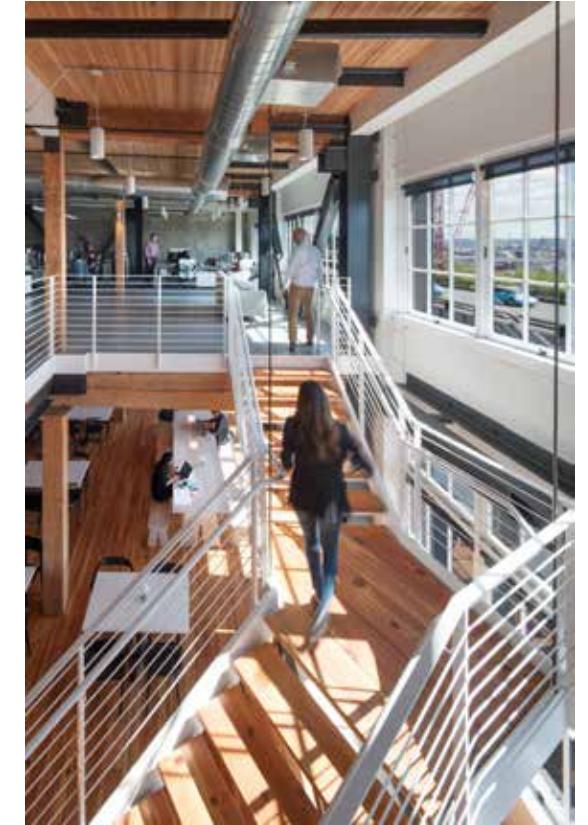
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GUIDELINES

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Levels 7-8

Street Level Landscape Plan

1/
DEVELOPMENT
OBJECTIVES

2/
PROJECT
BACKGROUND

3/
EDG 1
COMMENTS

4/
RESPONSE
TO COMMENTS

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PROPOSED
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Site Character

1/
DEVELOPMENT
OBJECTIVES

2/
PROJECT
BACKGROUND

3/
EDG 1
COMMENTS

4/
RESPONSE
TO COMMENTS

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PROPOSED
DESIGN

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DESIGN
GUIDELINES

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APPENDIX



Distinct Civic Character



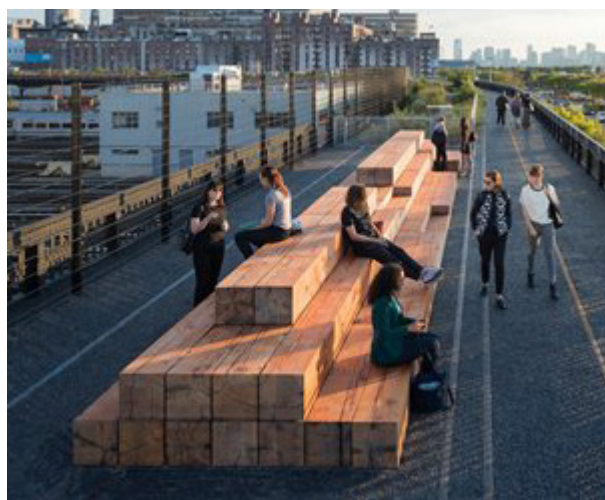
Open and Flexible Site Features



24 Hour Interest



Visual Access to Historic Facade



Engaging Materials



Artful Site Furnishings



Generous Public Space



Indoor-Outdoor Connections

Site Sections

1/
DEVELOPMENT
OBJECTIVES

2/
PROJECT
BACKGROUND

3/
EDG 1
COMMENTS

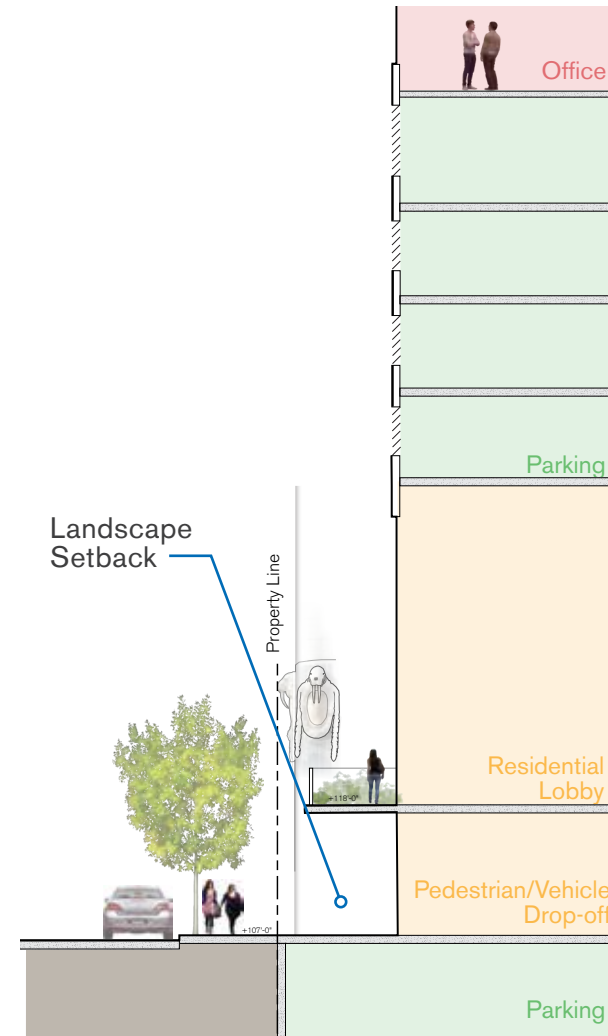
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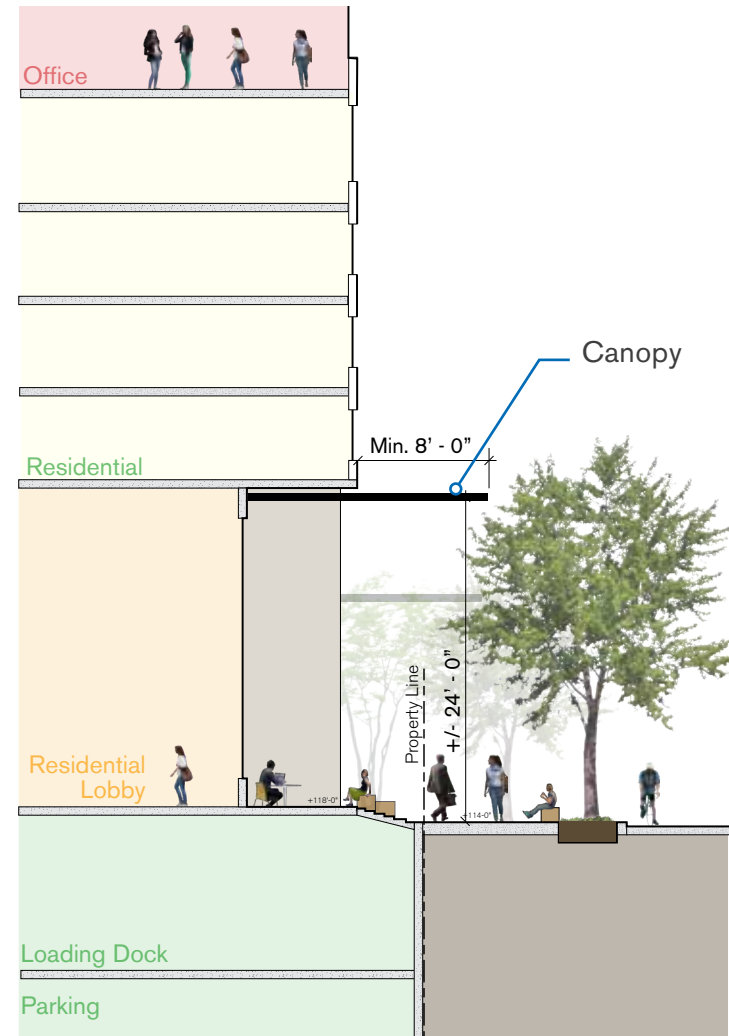
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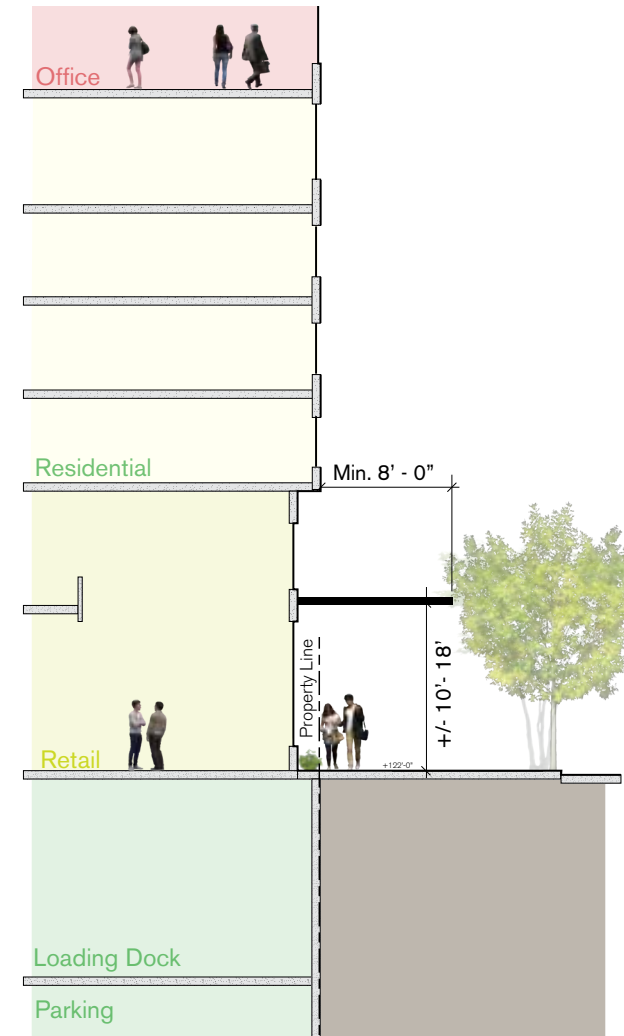
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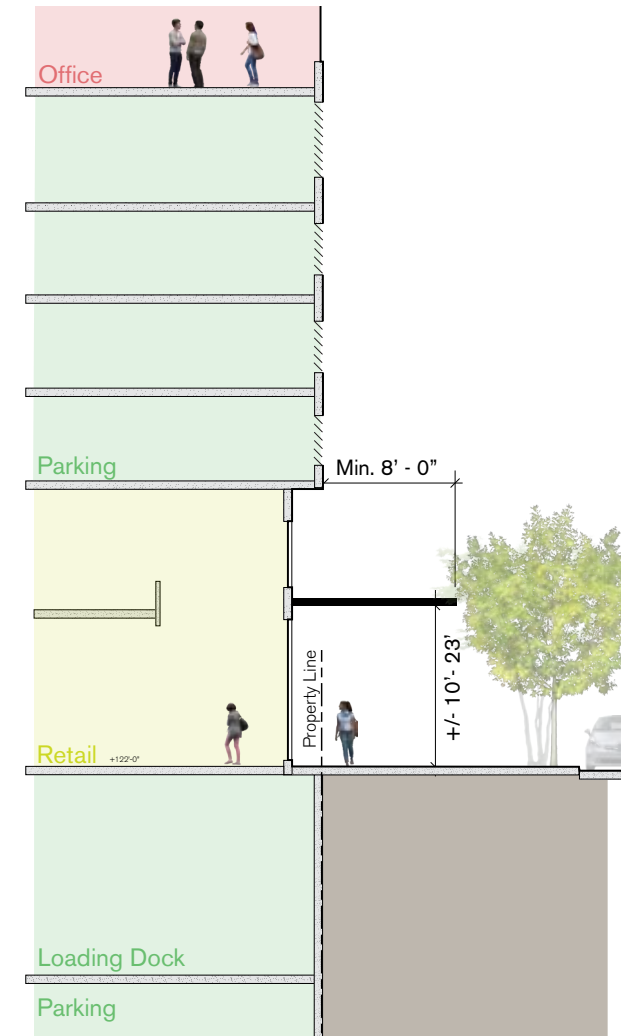
A Section



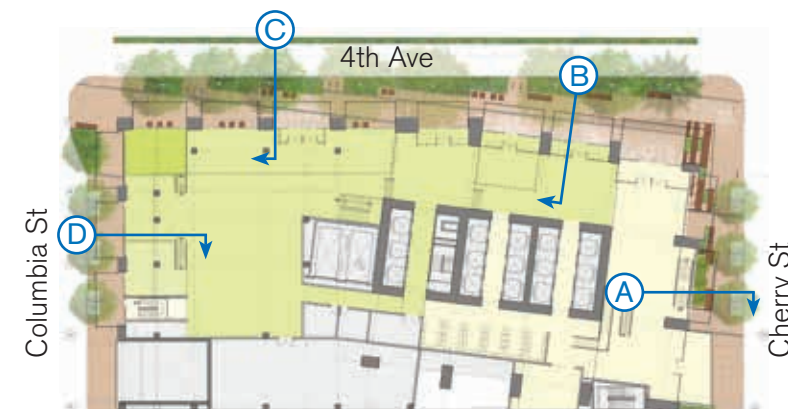
B Section



C Section



D Section



Site Vegetation

1/
DEVELOPMENT
OBJECTIVES

2/
PROJECT
BACKGROUND

3/
EDG 1
COMMENTS

4/
RESPONSE
TO COMMENTS

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PROPOSED
DESIGN

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Abies grandis - Grand Fir



Metasequoia glyptostroboides - Dawn Redwood



Thuja plicata - Western Red Cedar



Liquidambar styraciflua - Sweetgum 4th Avenue



Tilia cordata - Littleleaf Linden Columbia and Cherry Streets

Grand Signature Tree: Coniferous Species

Street Tree: Deciduous Species



Streetscape Planting Areas

6/ DESIGN GUIDELINES

1/
DEVELOPMENT
OBJECTIVES

Downtown Design Guidelines EDG Board Selected

2/
PROJECT
BACKGROUND

A-1 Respond to the Physical Environment

Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found nearby or beyond the immediate context of the building site.

3/
EDG 1
COMMENTS

RESPONSE – The site encompasses a half block of steeply sloped grade in the midst of several iconic neighbors such as the Columbia Center, Arctic Club and a number of planned and in-progress skyscrapers with multiple towers reaching over 500 feet. Additionally the site is served by a nearby transit station, dedicated bike lane, and is a short distance from the Seattle Ferry Terminal at Coleman Dock. The proposed tower aims to maximize these adjacencies both at the urban scale and the pedestrian scale. We have sited the tower at the south end of the site to create a more balanced skyline composition while maximizing the tower's views as well as those to and from neighboring towers. Additionally we rotated the tower mass to open up even more generous view corridors. At ground level, we sought to capture pedestrian flows around all three site edges and enable access to the tower at various street elevations, as well as a pedestrian pass-through mid-block. The podium massing is carved and modulated to expose the Arctic Club's historic facade along Cherry St, and the tower massing is carried to the ground, connecting the skyline to sidewalk. Lastly, the facades along 4th Ave and Columbia St nod to contextual clues with an idea of punched openings, a rhythm of regular bays, and a base-middle-top articulation.

4/
RESPONSE
TO COMMENTS

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PROPOSED
DESIGN

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A-2 Enhance the Skyline

Design the upper portion of the building to promote visual interest and variety in the downtown skyline. Respect existing landmarks while responding to the skyline's present and planned profile.

RESPONSE – The tower has been sculpted by folding the skin in a shifting pattern that creates slender, interlocking vertical elements that gradually decrease in bulk from the ground up. The variety of facade orientations will capture and reflect light differently, creating an ever-changing visage in the skyline. Additionally, the tower top will be “feathered” to transition to the sky, with a gradually more porous parapet screen averaging 50% open, and additional folds will add a tapered, narrowing effect. Rooftop equipment will be integrated into the overall building form, with the continuous parapet screen. The mid-tower articulation responds to significant historic datums in the Seattle skyline, and enhances a skyline largely dominated by simple extruded volumes with an iconic, visually intriguing massing.

B-1 Respond to the Neighborhood Context

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

RESPONSE – The Columbia Center is rotated off the grid, while The Mark cantilevers over the historic First United Methodist Church. There is very little consistency in adjacent building form, from the ornamentation of the Arctic Club to the rounded massing of Civic Square, to the faceted geometry of The Mark. In elevation, the Arctic Club and Columbia Center podium both feature clear hierarchies of a retail/lobby base, punched window “middle” and differentiated “top”. The proposed tower blends these traditional and contemporary influences at ground level—including pedestrian scale retail and landscape features—and respects its neighbors while maintaining the eclectic and diverse character of the area. Additionally, the south facade pulls back along the rotated tower geometry to create public space at grade, reinforcing a network of outdoor plazas and seating options in the area.



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View from Jose P Rizal Park



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View from Safeco Field

B-2 Create a Transition in Bulk and Scale

Compose the massing of the building to create a transition to the height, bulk, and scale of development in nearby less-intensive zones.

RESPONSE – The site is in an unlimited height zone, and thus features many tall existing and proposed neighbors. Since the site is a half block with a vacated alley abutting two existing buildings over 10 stories, care was taken to minimize the visual impacts to neighbors and create a slender building mass that allows space at all edges of the property. Additionally, by rotating the tower mass off the street grid, no face of the building consistently abuts the property line above the podium. An integral strategy of massing articulation breaks the podium into roughly quarter block masses, and the tower incorporates both horizontal and vertical reveals achieved by folding the skin at varied angles up the tower and creating insets for the amenity floors. These shifting faces create the desired effect of interlocking volumes without resorting to large 'insistent' slots or fragmentation, which helps achieve visual diversity while retaining vertical continuity. As a result, we believe we have achieved a balance between expressing the diversity of a vertical neighborhood and the mass of the tall slender tower. Additionally, the tower top has been articulated by a slight taper and visual disintegration of the parapet as it meets the sky.

B-3 Reinforce the Positive Urban Form & Architectural Attributes of the Immediate Area

Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.

RESPONSE – The proposed Civic Square development across Cherry St utilizes a similar strategy of the tower form meeting the ground intact, creating a synergy between the two massings. Where the tower is closest to the historic Arctic Building facade, a recess allows breathing room and access to light and views. Along 4th Ave, the Columbia Center's podium features historic brick facades with a strong expression of base-middle-top, a language mirrored in our podium design along the 4th and Columbia quarter block which features clear structural bays, horizontal breaks, and punched openings with contemporary details and finishes. The proposal includes pedestrian-scale retail and landscape features, with the south facade recessed along the rotated tower geometry to create public space at grade. This reinforces a network of public outdoor plazas and seating options in the area which activate the streetscape with art, vending, sitting, dining, and play.



View from 4th Ave and Columbia St



View from corner of 4th Ave and Cherry St

B-4 Design a Well-Proportioned & Unified Building

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

RESPONSE – The architectural composition of interlocking, folded masses aims to blend skyline or urban scale gestures with a finer-grain manipulation that expresses the tower’s residential character and the idea of a vertical village. The “folded” concept creates subtle shifts in the angle of facades, creating horizontal and vertical breaks that vary in appearance by time of day and perspective. Three two-level amenity floors break the tower into interlocking blocks as a representation of diverse vertical neighborhoods, and are stitched together vertically with inset balconies and folds in the skin.

Several recesses in the podium massing are folded in to reflect the underlying tower geometry as a unifying theme stitching the building together.

The southeast corner of tower comes down straight to ground, carrying the tower form and materiality to grade. Instead of a half-block podium with a tower sitting on top, the anchored tower form creates a quarter-block expression that breaks down the scale of the building. The podium design has been developed to relate to the upper level tower design while also remaining respectful to the context of neighboring buildings by matching their scale and incorporating rich texture and a strong base expression, and will maintain a consistent set of details, finishes and unified lighting design. The mid-block drive and pedestrian pass-through will be clearly marked on both Columbia St and Cherry St, with inviting signage, paving patterns and lighting.

C-1 Promote Pedestrian Interaction

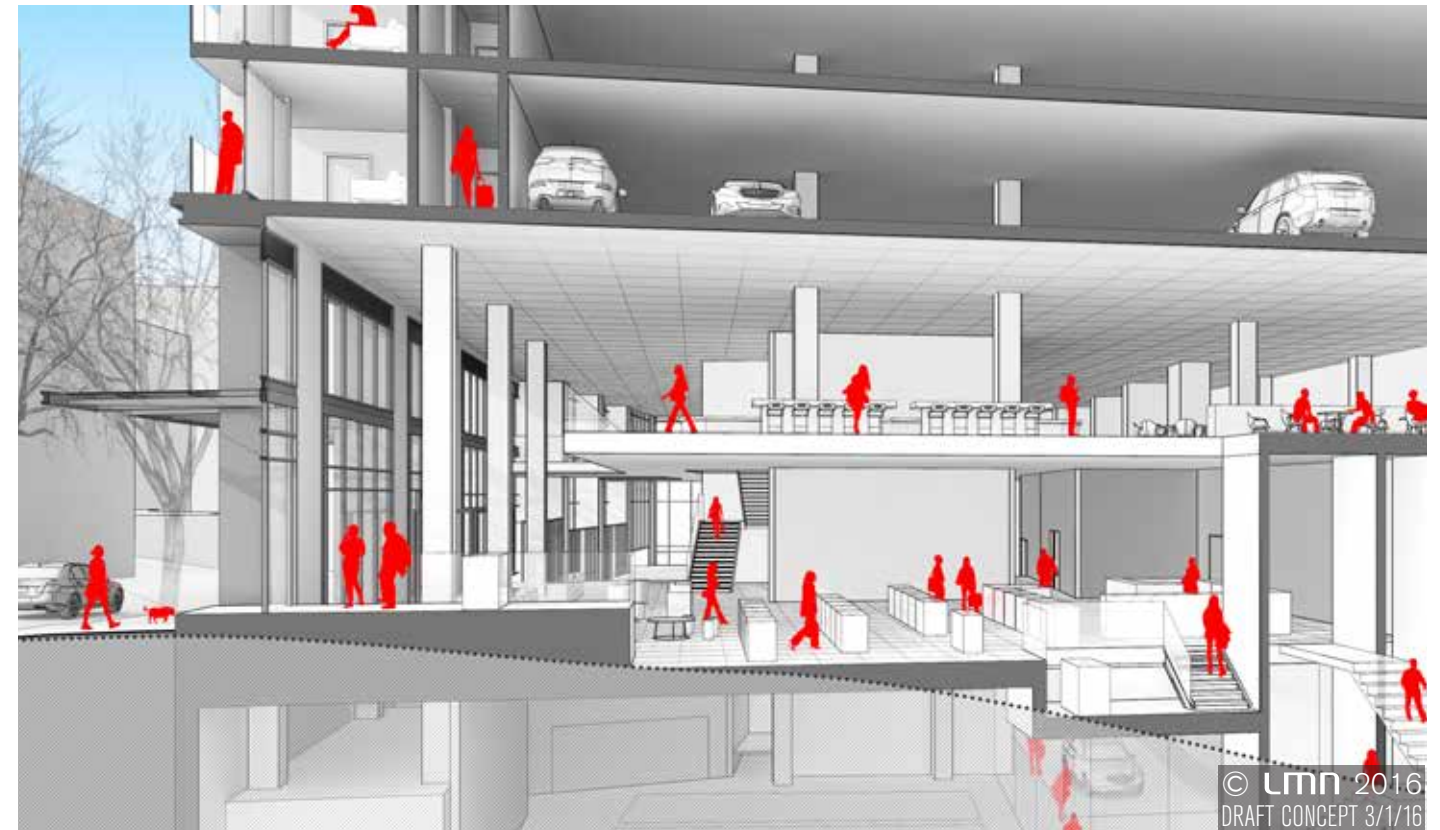
Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should be open to the general public and appear safe and welcoming.

RESPONSE – All three street fronts will feature building entries and ground level retail spaces, creating a variety of inviting pedestrian-friendly spaces. Primary retail, lobby, and resident access will be along setback entries on 4th Ave, which is the most populated due to its minimal slope and access to public transportation. A unified landscape and hardscape design referencing the rotated tower geometry endeavors to break up the standard linear sidewalk rhythm, engage the building interior and create a “garden-like” pedestrian zone separated from auto traffic by the divided bike lane planned along 4th Ave. Columbia St will feature three retail platforms that follow the slope of the sidewalk and allow multiple entry points into the multistory retail/lobby volume. Along Cherry St, building users arriving from the nearby Transit Station can utilize the mid-block pass-through to access all levels via the elevator banks without climbing the steep grade to 4th Ave. Additionally, the rotated facade on Cherry St creates an enhanced streetscape with a small retail space, integral seating and landscape elements for relaxation, dining, play or indoor-outdoor “spill-out”. Double-height glazing and transparency along all three facades invites passerby to engage with the interior programs and provides visual interest to the surrounding streetscape.

C-2 Design Facades of Many Scales

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

RESPONSE – The building lobby entrance and ground-floor retail spaces will provide a high degree of transparency and human scale gestures at street level, with articulated structural bays, overhead weather protection, high-quality exterior finishes, and an inviting lighting design. The hardscape design will tie interior and exterior spaces together by carrying the tower geometry outward.



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View from corner of 4th Ave and Cherry St

C-3 Provide Active–Not Blank–Facades

Buildings should not have large blank walls facing the street, especially near sidewalks.

RESPONSE – All three facades include significant transparency, as well as ground level retail spaces and a variety of building access points. Additionally, landscaped seating elements and a planted vertical trellis activate and add visual interest to the sole portion of blank facade which is necessitated by the gas meter room along Cherry St.

C-4 Reinforce Building Entries

To promote pedestrian comfort, safety, and orientation, reinforce the building's entry.

RESPONSE – All building entries exist between articulated structural bays and are framed with overhead weather protection, signage and a change in material finishes. Double-height volumes are also used to indicate entry, and will be evident in the facade.

D-1 Provide Inviting & Usable Open Space

Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized.

RESPONSE – The current proposal envisions various locations for amenity and open space. At the ground level, the rotated tower geometry allows the building elevation to pull back, allowing for an exterior pedestrian plaza at the South East corner, with both solar access and shade provided. Views to the historic Arctic Club facade and the waterfront will provide a pleasurable experience to those using the space. Visitors, hotel guests, office tenants, and residents will have access to various upper level outdoor spaces with additional views and a degree of privacy from the street.

D-3 Provide Elements that Define the Place

Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable “sense of place” associated with the building.

RESPONSE – The proposal envisions a dynamically integrated pedestrian realm at the ground level, linking the architectural form to the hardscape design, retail and lobby programs at grade, with an architecturally distinctive cascading seating element along Cherry St and a significant conifer marking the primary residential entrance at 4th Ave and Cherry St. It is the design intent to create a destination experience for building users and passersby alike.

E-1 Minimize Curb Cut Impacts

Minimize adverse impacts of curb cuts on the safety and comfort of pedestrians.

RESPONSE – Lacking an alley on the site, curb cuts have been located at mid-block, as far from intersections as possible. The design has been refined from an earlier proposal with three curb cuts down to just two—one each on Columbia St and Cherry St serving the loading dock, a drop-off porte cochere, and above and below-grade parking. Specialty paving and signage will be used to designate the driveways, while minimizing any interruption to the pedestrian right of way.

E-2 Integrate Parking Facilities

Minimize the visual impact of parking by integrating parking facilities with surrounding development. Incorporate architectural treatments or suitable landscaping to provide for the safety and comfort of people using the facility as well as those walking by.

RESPONSE – The area of above-grade parking has been significantly reduced, with residential units now lining the entire 4th Ave facade and wrapping both corners. These units allow the facade design to be more vertically unified with fenestration and active uses at all hours. The small areas of facade with parking behind will be treated with an opaque glazing system, minimizing visual impacts and integrating with the overall facade design.



View from 4th Ave and Columbia St



View from corner of 4th Ave and Cherry St

7/ POTENTIAL DEPARTURES GENERAL

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DEVELOPMENT
OBJECTIVES

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PROJECT
BACKGROUND

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EDG 1
COMMENTS

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RESPONSE
TO COMMENTS

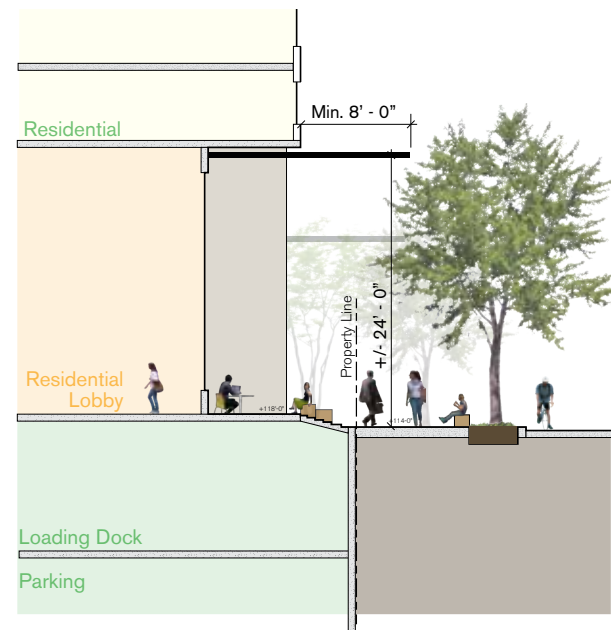
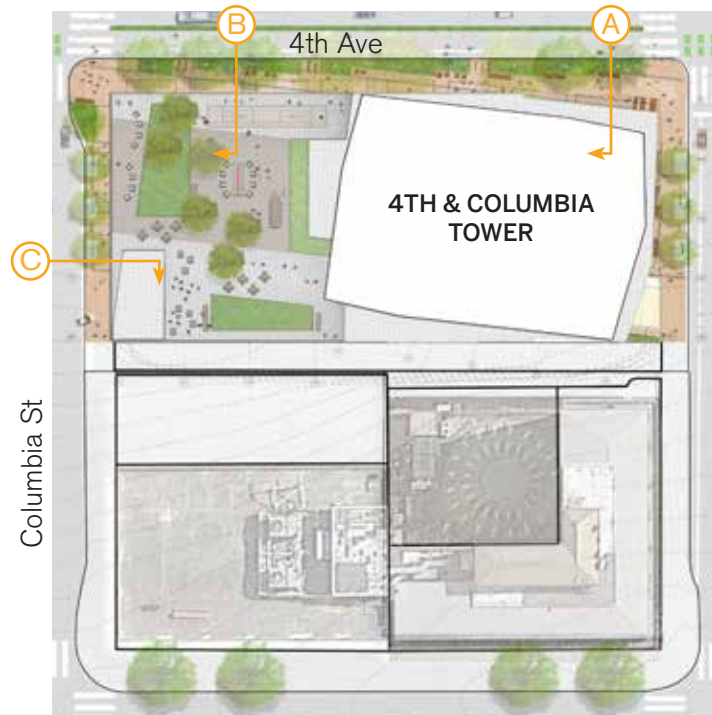
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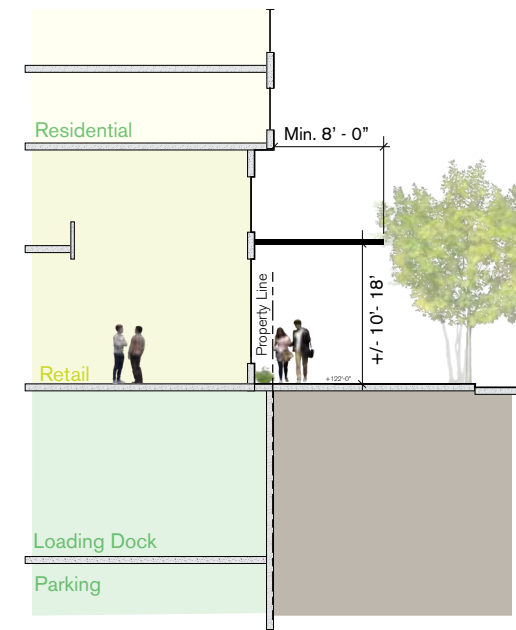
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APPENDIX

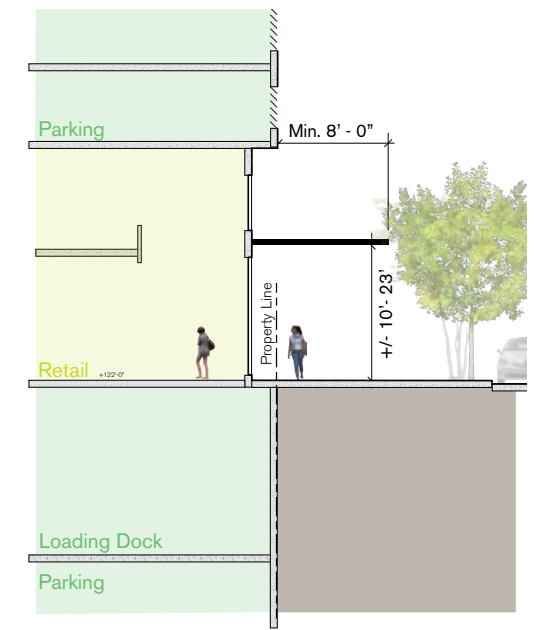
ITEM #	DEVELOPMENT STANDARD	REQUIREMENT	MODIFICATION REQUESTED	RATIONALE	DOWNTOWN DESIGN GUIDELINES REINFORCED
1	23.49.018 Overhead Weather Protection and Lighting	<p>A. Continuous overhead weather protection shall be required for new development along the entire street frontage of a lot except along those portions of the structure facade that:</p> <ol style="list-style-type: none"> 1. are located farther than five (5) feet from the street property line or widened sidewalk on private property; or 2. abut a bonused open space amenity feature; or 3. are separated from the street property line or widened sidewalk on private property by a landscaped area at least two (2) feet in width; or 4. are driveways into structures or loading docks. <p>B. Overhead weather protection shall have a minimum dimension of eight (8) feet measured horizontally from the building wall or must extend to a line two (2) feet from the curb line, whichever is less.</p> <p>C. The installation of overhead weather protection shall not result in any obstructions in the sidewalk area.</p> <p>D. The lower edge of the overhead weather protection must be a minimum of ten (10) feet and a maximum of fifteen (15) feet above the sidewalk.</p> <p>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.</p>	The current proposal requests a departure from the height restriction for overhead weather protection. Along 4th Ave and Columbia St the sloping site and hierarchy of building entry may dictate a canopy height in excess of 15'-0". See page 64-65.	To accommodate the multi-use program entries along 4th Ave and Columbia St the hierarchy of overhead protection will be critical to the success of pedestrian way-finding. In addition an elevated canopy element is consistent with the scale of the building components.	<p>B-4 Design a well-proportioned & unified building</p> <p>C-2 Design facades of many scales</p> <p>C-4 Reinforce building entries</p> <p>C-5 Encourage overhead weather protection</p>



A At Residential Lobby

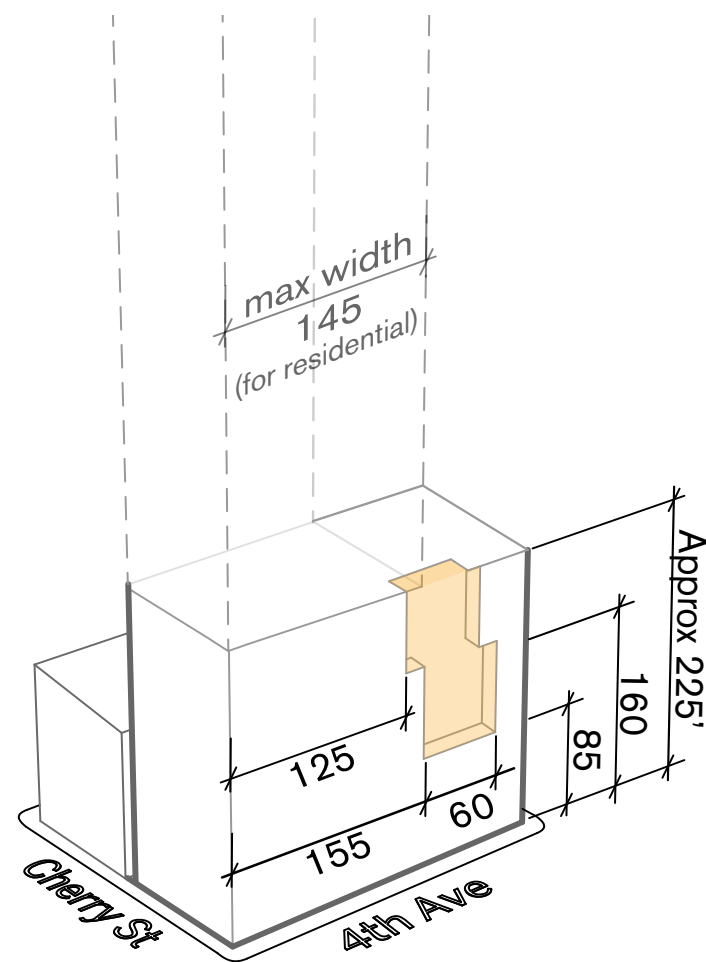


B At Retail Lobby

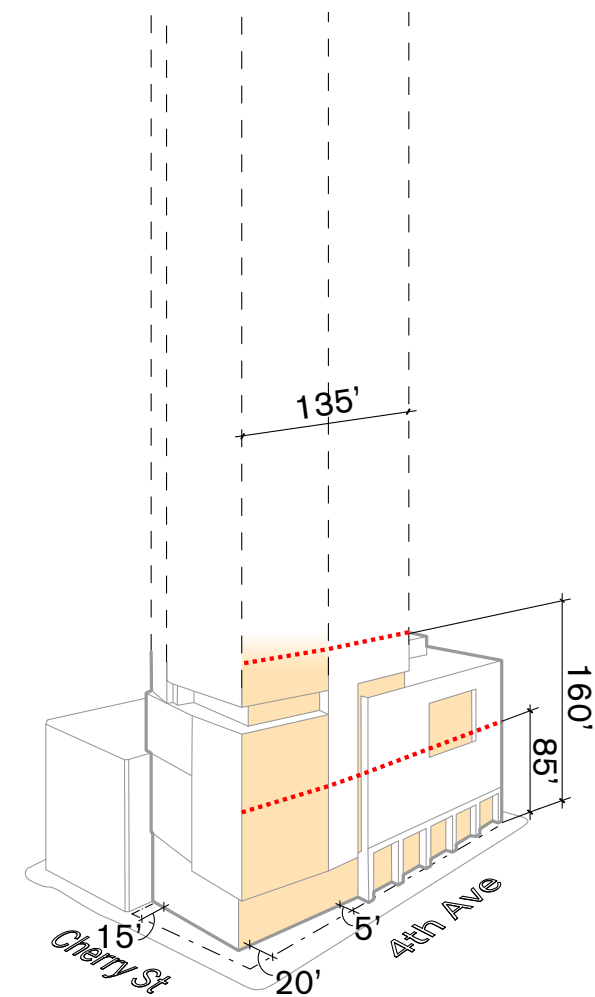


C At Columbia Street

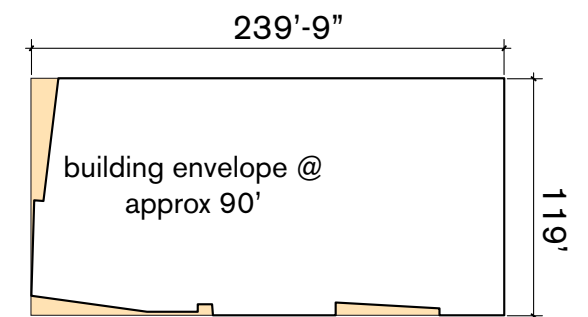
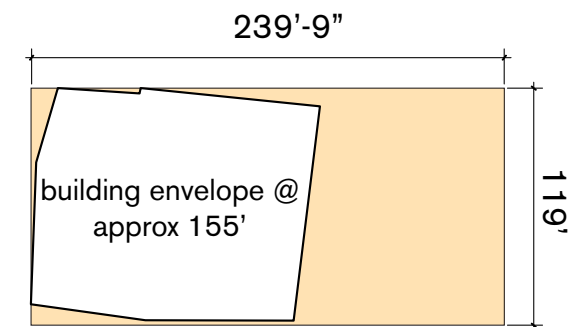
ITEM #	DEVELOPMENT STANDARD	REQUIREMENT	MODIFICATION REQUESTED	RATIONALE	DOWNTOWN DESIGN GUIDELINES REINFORCED
2	23.49.058.C Upper-level development standards: Facade Modulation	Table A for 23.49.058: 86 to 160 feet elevation = 155 feet maximum length of unmodulated facade within 15 feet of street line. "Any portion of a facade exceeding the maximum length of facade prescribed on Table A for 23.49.058 shall be set back a minimum of 15 feet from the street lot line for a minimum distance of 60 feet before any other portion may be within 15 feet of the street lot line."	The current proposal requests a departure from the upper-level development standards to allow a variable setback with an average depth of 15 feet from street lot-line that is more integrated into the street level development.	The proposed variable setback allows the form of the rotated residential tower to pull back from the South East corner and integrate with the office podium, and creates a corner plaza at the residential lobby entrance. The proposal provides for additional setback at the street level a vertical articulation connecting the tower form to the ground while visually breaking it from the northern podium mass. This articulation allows the podium proportions to work with the other quarter block massing along 4th Ave.	B-4: Design a well-proportioned and unified building C-4: Reinforce building entries



Code



Proposed



Potential Departures

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DEVELOPMENT
OBJECTIVES

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PROJECT
BACKGROUND

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EDG 1
COMMENTS

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RESPONSE
TO COMMENTS

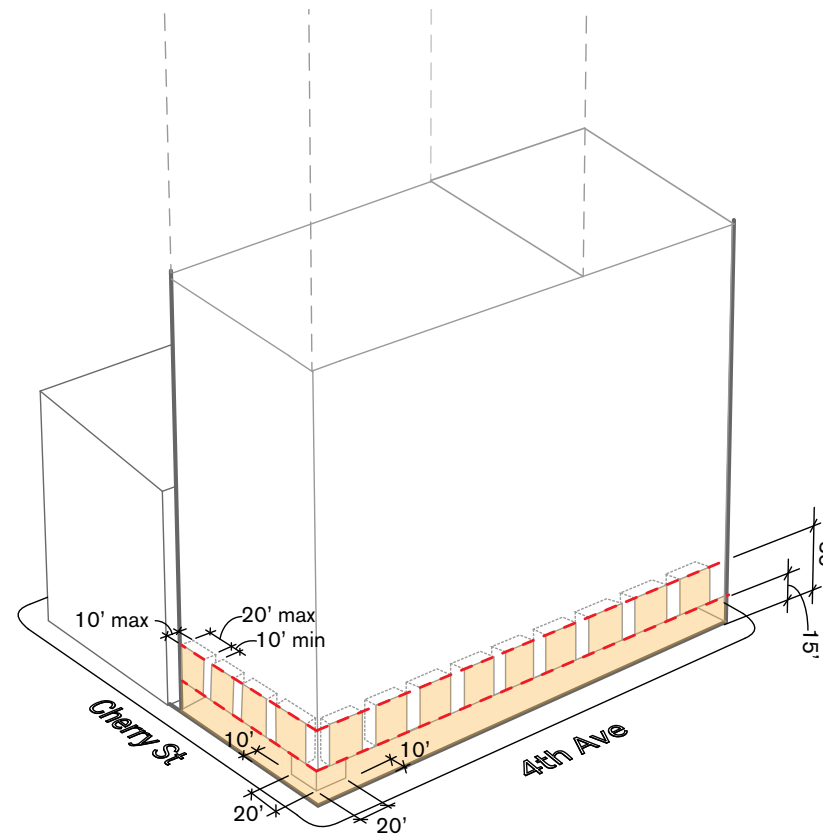
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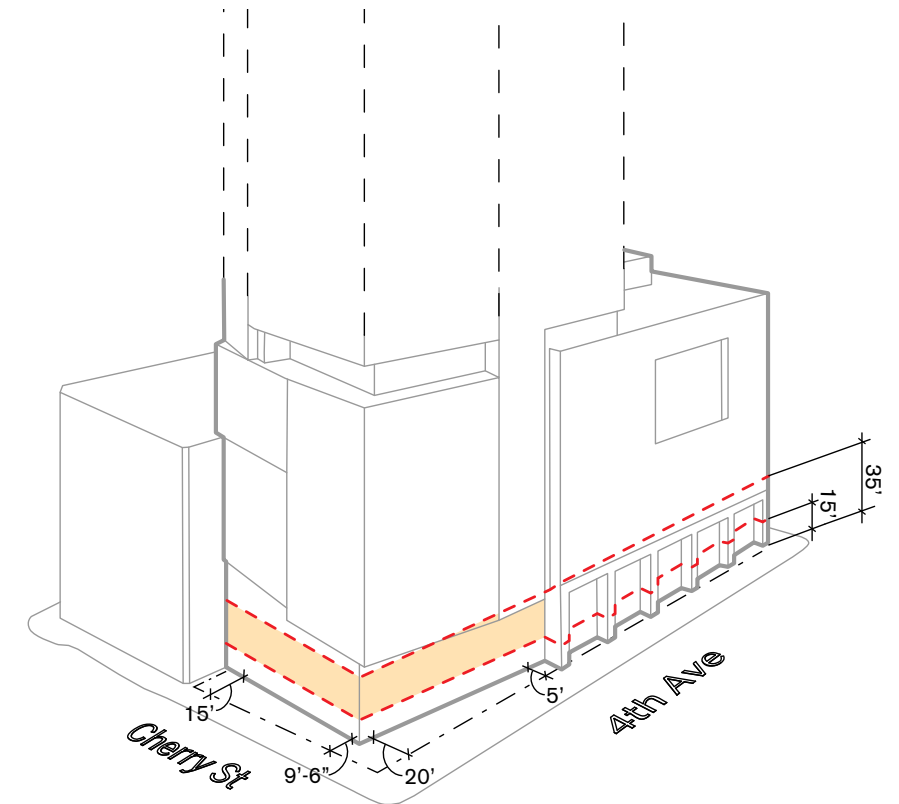
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ITEM #	DEVELOPMENT STANDARD	REQUIREMENT	MODIFICATION REQUESTED	RATIONALE	DOWNTOWN DESIGN GUIDELINES REINFORCED
3	23.49.056 B.2 Street Setback Requirements	15 to 35 feet elevation = 10' average setback "The maximum area of all setbacks between the street lot line and facade along each street frontage of a lot shall not exceed the area derived by multiplying the averaging factor by the width of the street frontage of the structure along that street (see Exhibit D for 23.49.056). The averaging factor is five on Class I pedestrian streets and ten on Class II pedestrian streets and designated green streets."	The current proposal requests a departure from the setback limit standards to allow average setback of 12 feet from street lot line.	The proposed setback allows to open views to the historic facade of the Arctic Club. Additionally it creates open space at grade, reinforcing a network of outdoor plazas and seating options in the area.	B-1 Responded to the neighborhood context C-1 Promote pedestrian interaction



Code



Proposed

8/ APPENDIX

Alternate Building Height

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OBJECTIVES

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BACKGROUND

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COMMENTS

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TO COMMENTS

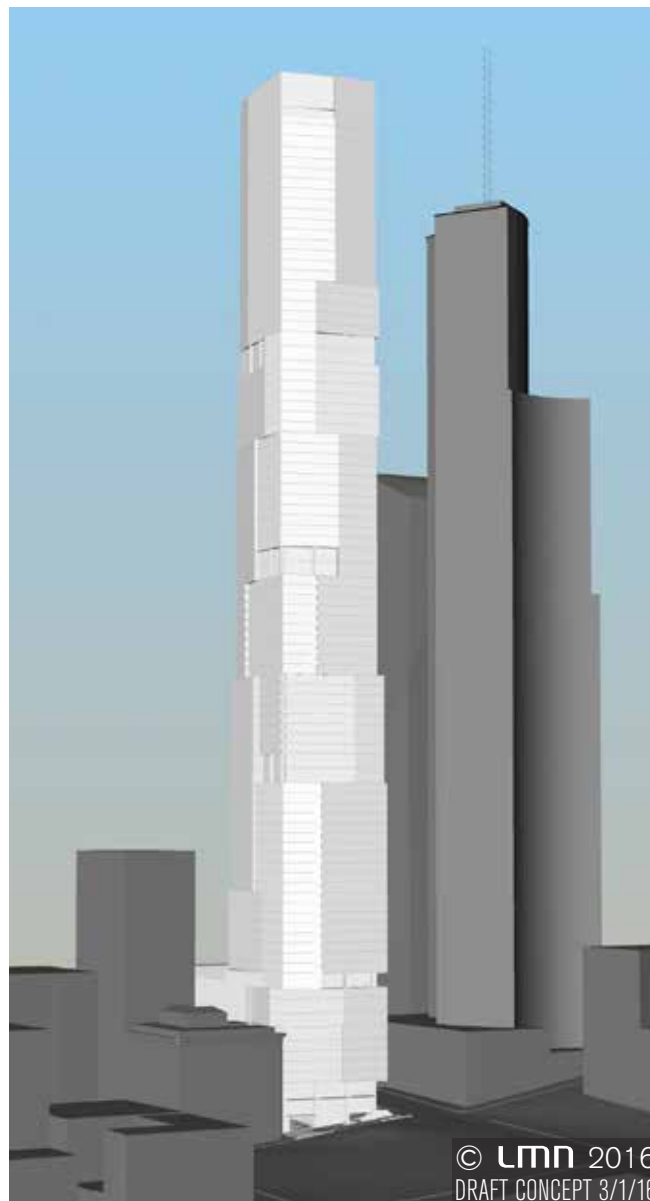
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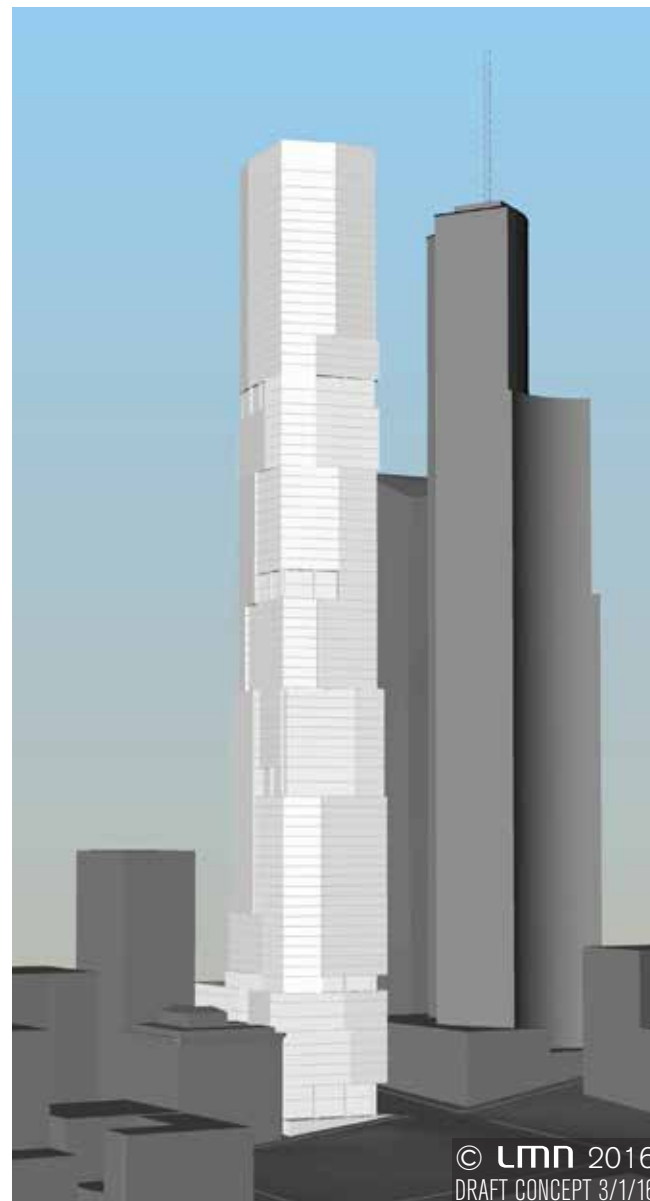
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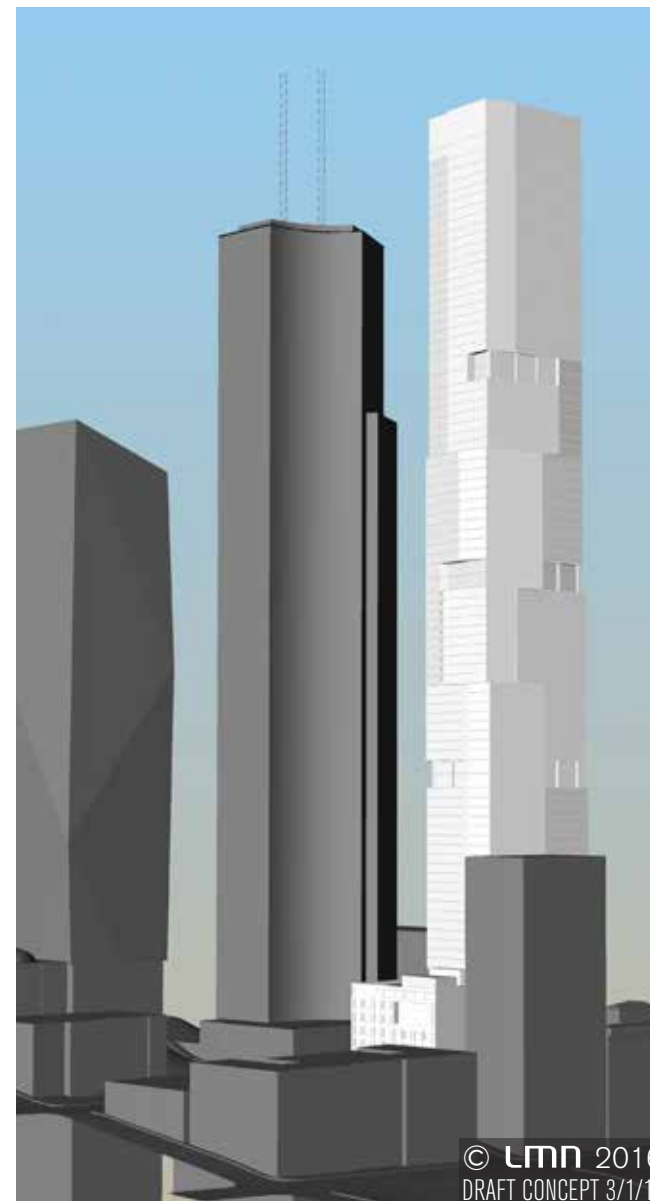
1029' AGL
1,149 ASML Proposed



959' AGL
1,079 ASML
Current FAA maximum height: currently being evaluated by applicant with FAA: City of Seattle not advocating any position. Refer to Page 3 for Columbia Center antenna information



1029' AGL
1,149 ASML Proposed



959' AGL
1,079 ASML

