

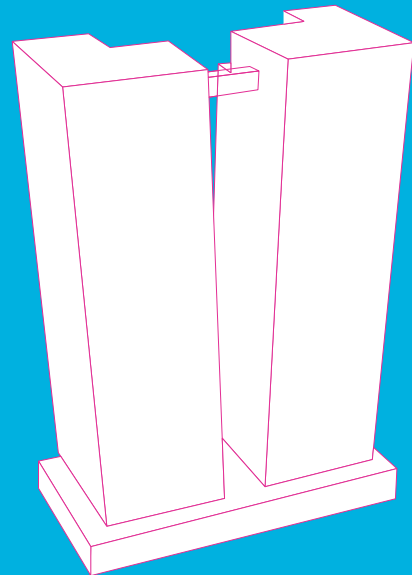
# WESTBANK FRYE HIGHRISE

## 707 TERRY AVE

### EARLY DESIGN GUIDANCE

EAST DESIGN REVIEW BOARD ON JANUARY 27, 2016

DPD PROJECT #3021510







MARION STREET

COLUMBIA STREET

TERRY AVE

BOREN AVE

MINOR AVE

CHERRY STREET

9TH AVE

8TH AVE

JAMES STREET

INTERSTATE 5

SITE





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PROPOSAL

SITE INFORMATION

The site is located at 707 Terry Ave., and is bounded by Cherry Street to the south, Terry Ave. to the east, Columbia Street to the north, and the alley to the west.

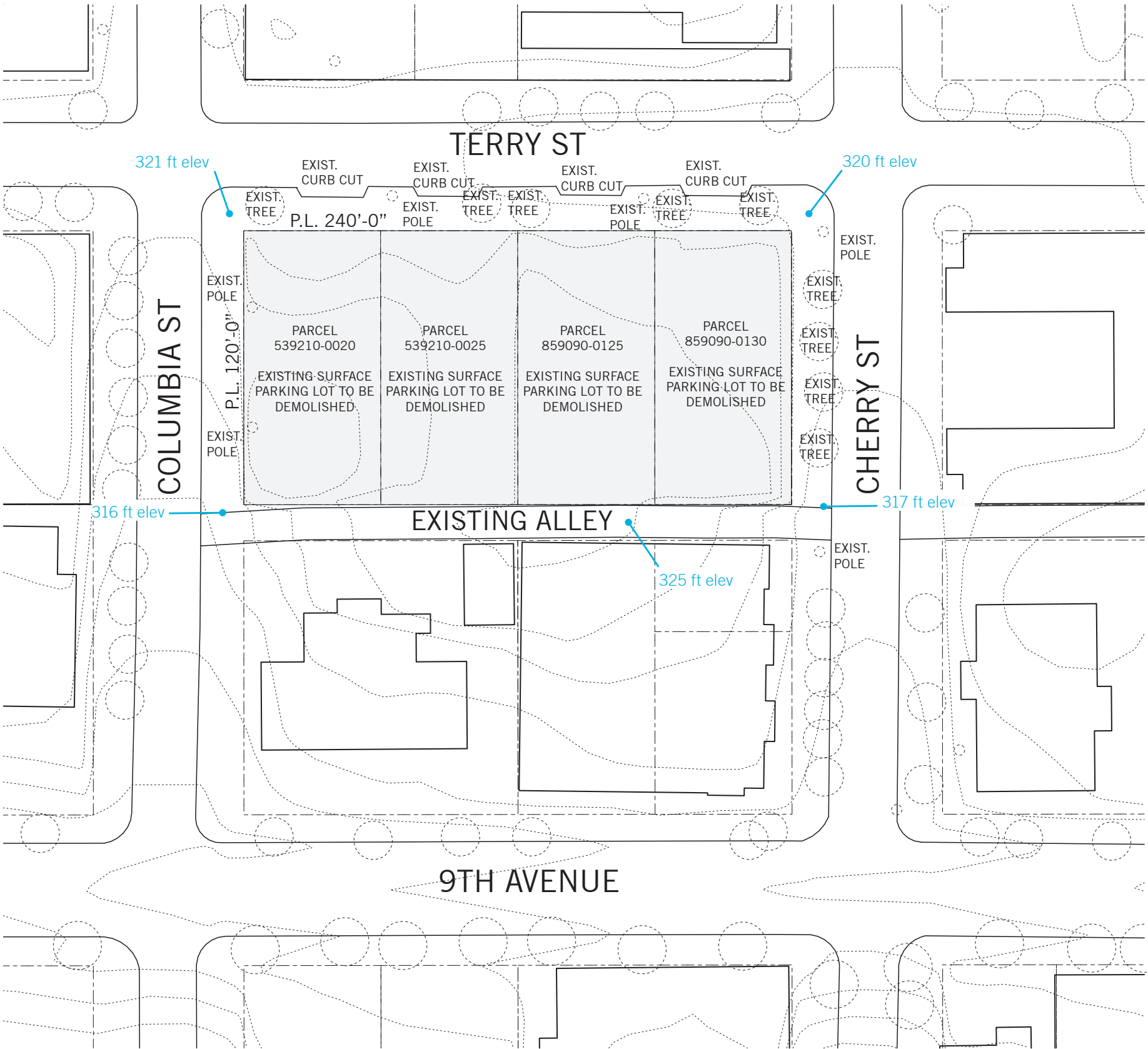
The site contains four parcels. The current use of the four parcels is surface parking for the Frye Art Museum and the Puget Sound Blood Center (approximately 100 stalls total). The site dimension is approximately 240' x 120' (28,800sf).

The existing site is terraced at approximately EL. +321 (northern two parcels) and EL. + 323 (southern two parcels).

The existing 16' alley provides service and vehicular parking to the adjacent buildings (archdiocese/St. James convent). The alley crests approximately six feet above Cherry Street and Columbia Street.

PROGRAM

- 450 Residential Units
- 5,500 sf Ground Floor Commercial
- 250 Parking Stalls







## DEVELOPMENT GOALS

### COMMUNITY

First Hill is a dynamic and growing urban neighborhood in a rapidly changing Seattle. The proximity of the neighborhood to major employment centers, medical centers, and multi-modal transit hubs make First Hill a very desirable place to live. The neighborhood is a highly walkable community with easy access to International District, Pioneer Square and the commercial core of Seattle. One of the project goals is to create a project that improves the neighborhood by incorporating a high degree of artistry.

### SUSTAINABILITY

The project developer and architect's expertise is on large mixed-use projects with a strong emphasis on sustainability. The team envisions a building that is leading the market place for sustainable design in Seattle. As a practice, Perkins and Will is leading sustainable design to the next level of building performance and resource conservation in our built environment. The practice is at the forefront of the healthy building materials movement and has helped raise awareness of how building materials and finishes may relate to human and environmental health.

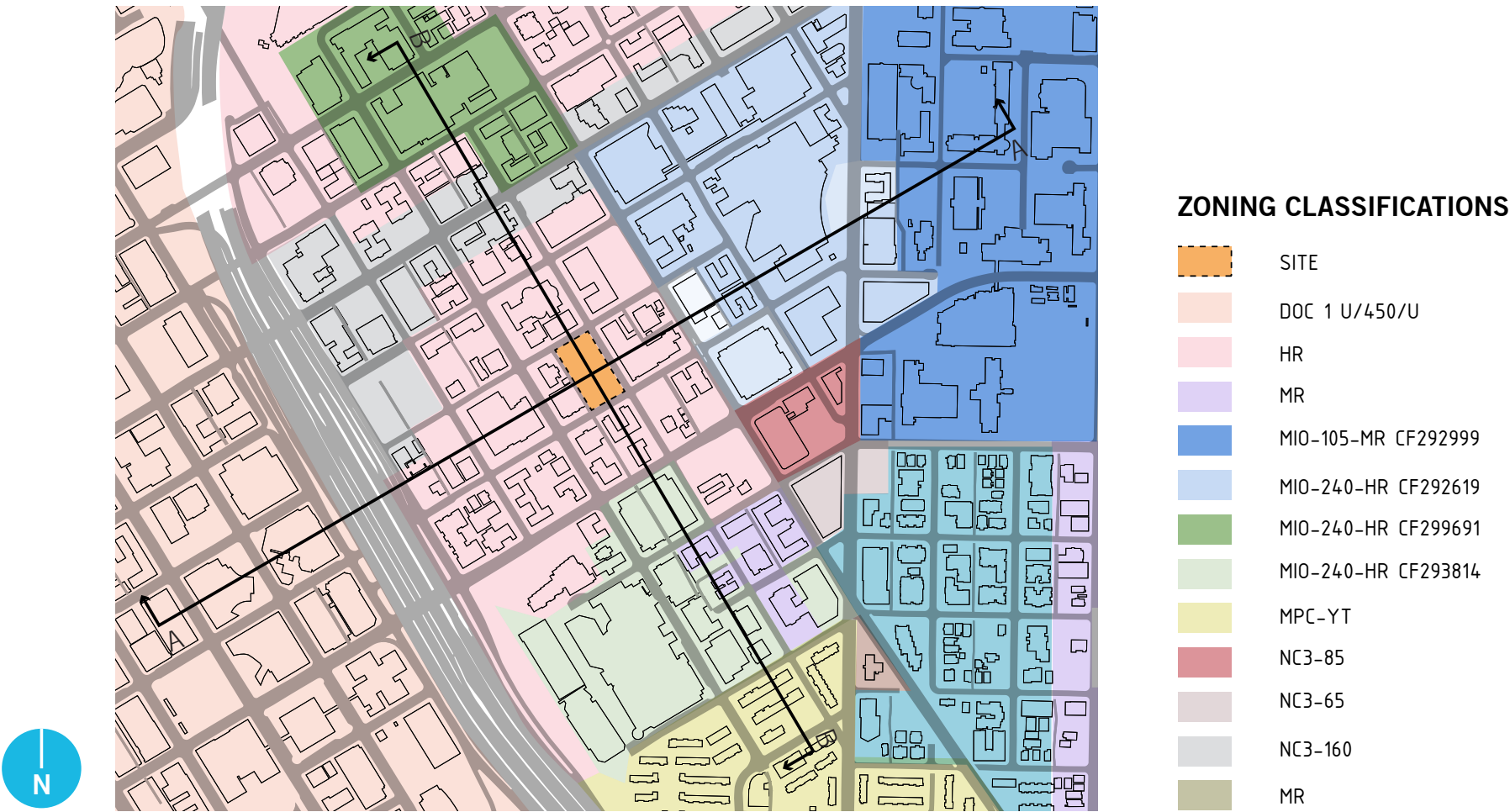
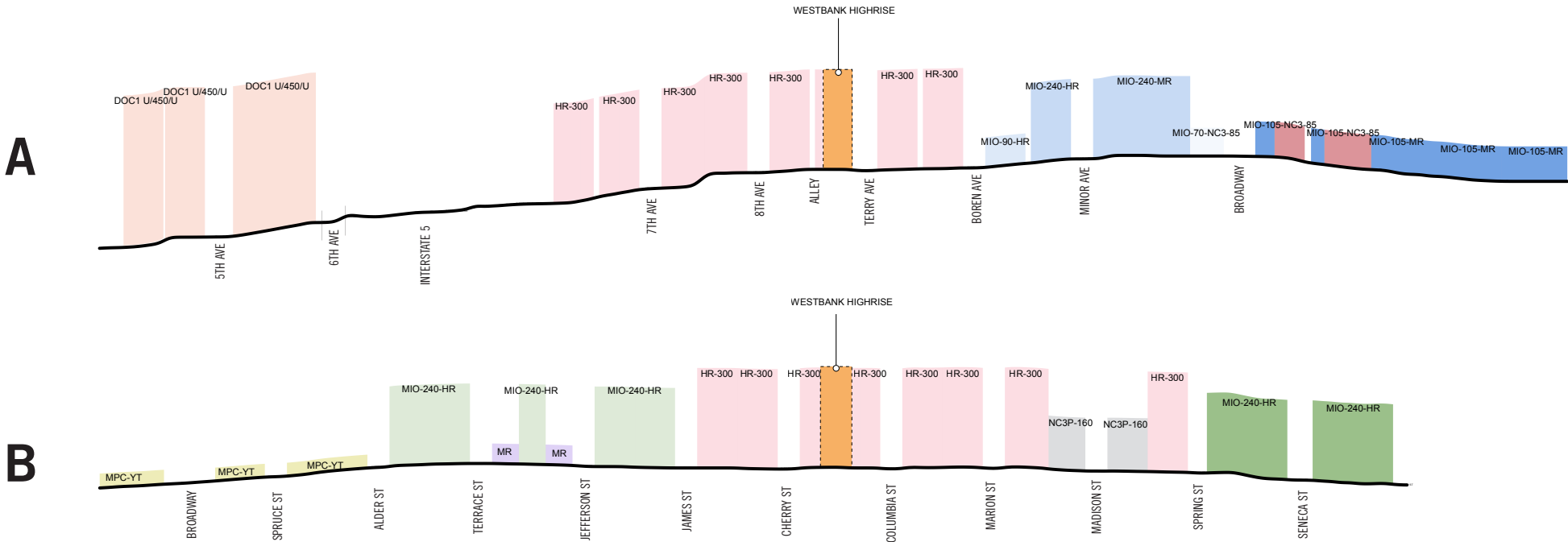
### ART

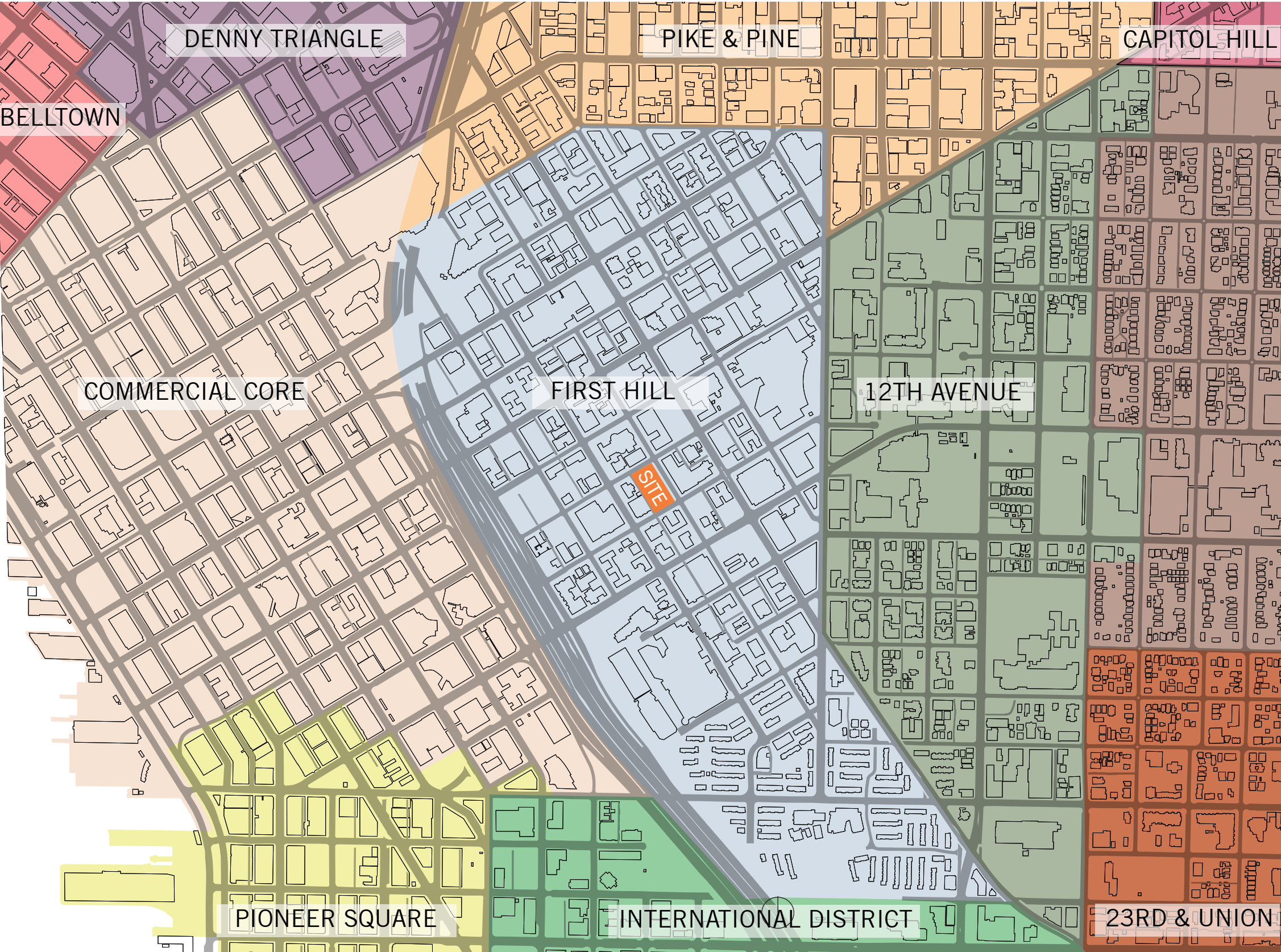
Westbank's commitment to art is unprecedented for developers. The company has pushed the boundaries of the involvement of public art in architecture. The project team has a unique opportunity to use art as a centerpiece of the project because of its proximity to the Frye Art Museum. A strong connection to the adjacent Frye Art Museum should be created. The team envisions incorporating multi-story gallery spaces along Terry Avenue serving as blank canvases for exhibits. The cladding of the towers, a series of shoji screen, represents a canvas – a simple “warp” and “weft” woven together to create a framework. As the screens are shifted, new patterns begin to emerge, creating an artful representation of urban living. The whole building can be seen as a canvas that will contribute to the emerging culture of First Hill.



ZONING DATA

The site is zoned as Multifamily Highrise-300.





URBAN VILLAGES

The site is located in the core of the First Hill Neighborhood downtown. First Hill is categorized as an Urban Center Village made up of mixed residential and employment.

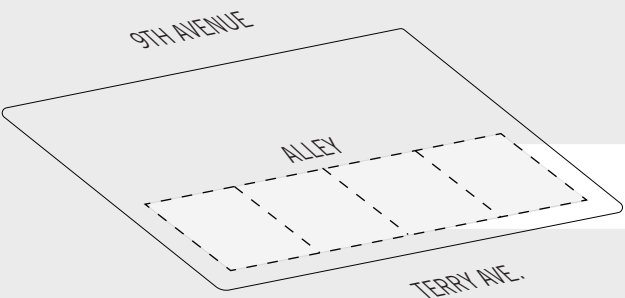
Urban villages are community resources that enable the City to: deliver services more equitably, pursue a development pattern that is environmentally and economically sound, and provide a better means of managing growth and change through collaboration with the community in planning for the future of these areas. The urban village strategy is a comprehensive approach to planning for a sustainable future. This approach is intended to maximize the benefit of public investment in infrastructure and services and promote collaboration with private interests and the community, to achieve mutual benefits.



ZONING ENVELOPE

HR (Highrise Multifamily Zone)

NOTE: These are some key zoning elements, but are not a comprehensive or verbatim citation of the applicable code. More detailed zoning code compliance is evaluated during DPD zoning review after MUP application.



ALLOWABLE FLOOR AREA  
(NON-EXEMPT)

23.45.516.E.1-6  
Combined Lot Development

4 contiguous lots on the same block in HR Zone combine to create base area for FAR:

60 ft x 120 ft = 7,200 sf  
(each parcel)

7,200 ft x 4 = 28,800 sf  
(all four parcels)

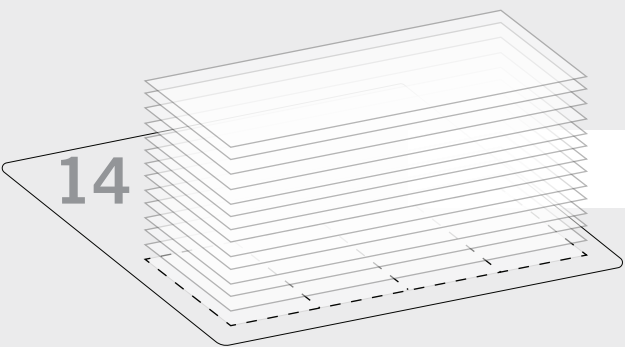
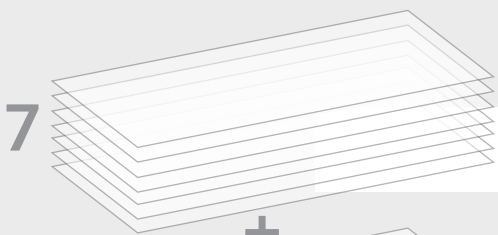


Table B for 23.45.510 – Floor Area Ratios in MR and HR zones

BASE RESIDENTIAL FAR of 7  
= 201,600 gsf (residential)

ADDITIONAL 7 FAR through Incentives

TOTAL ALLOWABLE FAR of 14  
= 403,200 gsf (residential)

ALLOWABLE FLOOR AREA

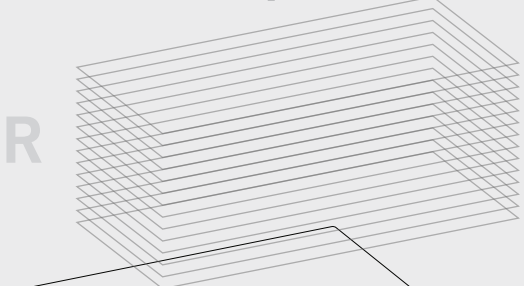
23.45.510.E  
Floor area exempt from FAR



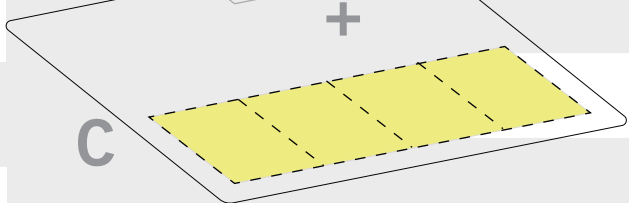
MECH-3.5% of NON-EXEMPT



ENCLOSED COMMON AMENITY, NO LIMIT 23.45.510.E.6  
(5% AMENITY AREA REQUIRED 23.45.522.C)



NON-EXEMPT (residential, etc.)



COMMERCIAL AT-GRADE  
(MAX SF IS SITE FOOTPRINT)

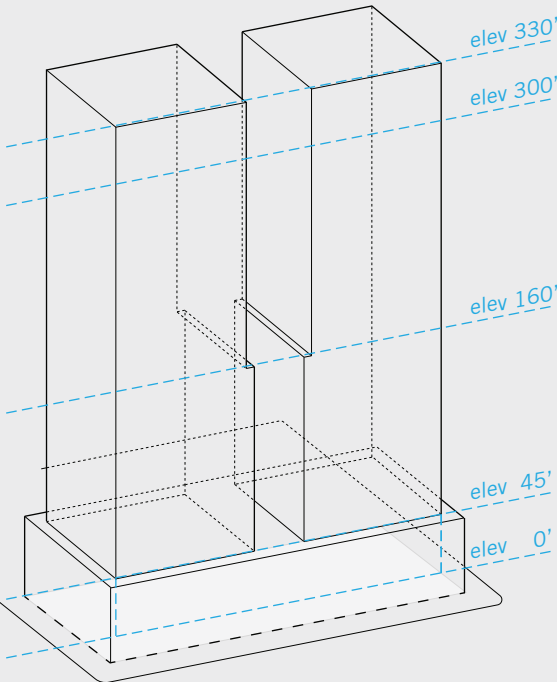
STRUCTURE HEIGHT IN HR ZONES:

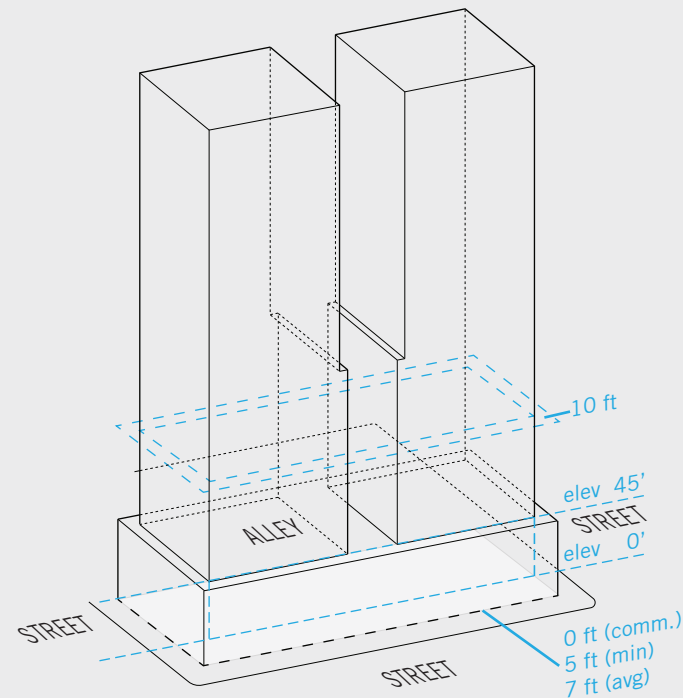
23.45.514  
Structure height for HR zones

Base Height Limit is 160 ft.

Max Height Limit is 300 ft, through incentives with additional height available up to 330 ft, provided that the area bounded by facades over 300 ft is less than 6,500 sf.

If 330 ft is the applicable height limit, nothing can extend beyond the limit, except solar collectors.





## SETBACKS

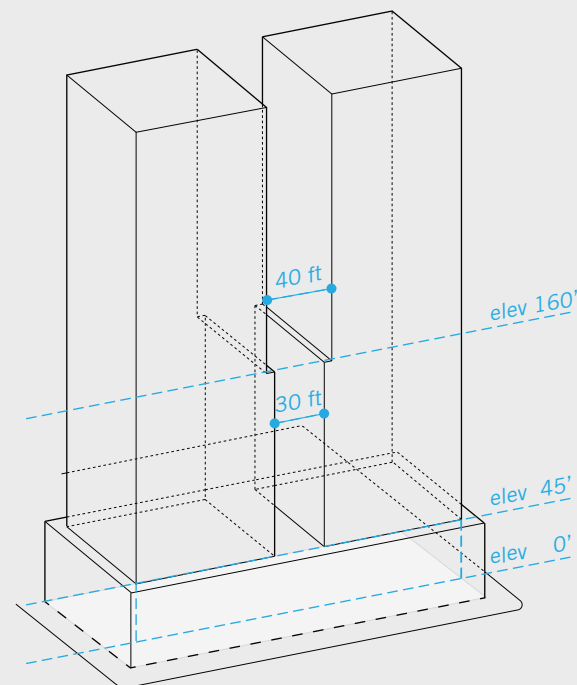
### 23.45.518 HR Setbacks

**Lot line abutting an alley:**  
under 45 ft elev. = 0 ft  
over 45 ft elev. = 10 ft

**Lot Line abutting a street:**  
under 45 ft elev. = 7 ft avg.  
(5 ft min.)

or

0 ft (if street level use),  
over 45 ft elev = 10 ft



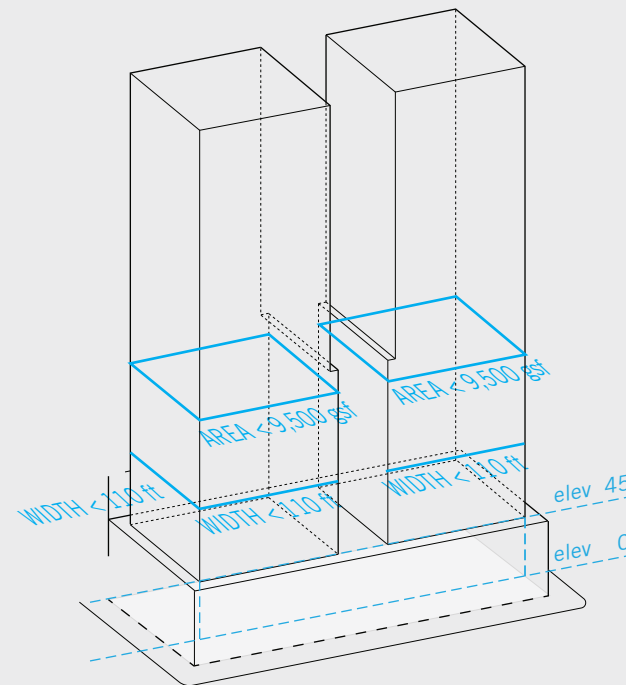
## FACADE SEPARATION

### 23.45.518 HR Facade Separation

0 to 45 ft elev: No minimum

45 to 160 ft elev: 30 feet

160 > elev : 40 feet



## FLOOR AREA LIMITS AND FACADE WIDTHS

### 23.45.516.C.2 Add'l Height and Floor Area

Over 45 ft, the average residential gross floor area per structure per story cannot exceed 9,500 sf.

### 23.45.520 HR Zone Width

For structures over 85 ft in height, portions of the structures above 45 ft are limited to a max. facade width of 110 ft.

## LANDSCAPED AREA AND OPEN SPACE

### 23.45.516.C.2 Add'l Height and Floor Area

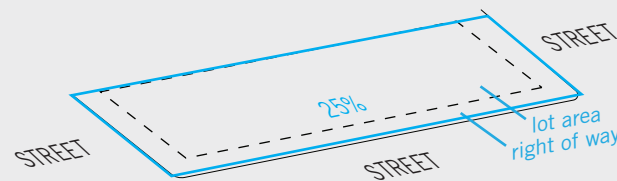
At least 25 percent of the lot area at grade is one or more landscaped areas, each with a minimum horizontal dimension of 10 feet.

Includes

(with varying multipliers):

- Planted Areas
- Plants
- Green roofs
- Water feature (harvested water)
- Permeable Paving
- Structural Soil

\* Bonuses applied to above categories for add'l strategies



Landscaping Elements in the right-of-way between the lot line and roadway may be counted, provided approval of DOT director.



DESIGN GUIDELINES

The site is located within the East Design Guidelines district.

The general Seattle Design Guidelines are the only applicable design guidelines.

NATURAL SYSTEMS AND SITE FEATURES: WATER

CS1-E-1 NATURAL WATER FEATURES

If the site includes any natural water features, consider ways to incorporate them into project design, where feasible.

RESPONSE:

The project incorporates a water feature at the entry to the structure that mirrors the adjacent water feature at the Frye Art Museum. The focal connection between these water elements adds visual interest along Terry Avenue. The team will explore sustainable concepts associated with this feature.

URBAN PATTERN AND FORM: LOCATION IN THE CITY AND NEIGHBORHOOD

CS2-A-1 SENSE OF PLACE

Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established. Examples of neighborhood and/or site features that contributed to a sense of place include patterns of streets or blocks, slopes, sites with prominent visibility, relationships to bodies of water or significant trees, natural areas, open spaces, iconic buildings or transportation junctions, and land seen as a gateway to the community.

RESPONSE:

In the coming years, the First Hill Neighborhood will grow rapidly with the development of many new residential buildings. As the area becomes more vibrant, we have the opportunity to establish Terry Avenue as a celebration of art. The introduction of highly visible gallery space, natural landscape features and an architectural connection to the Frye will enhance the emerging identity of the area by providing a dynamic pedestrian experience.

URBAN PATTERN AND FORM: ADJACENT, STREETS, AND OPEN SPACES

CS2-B-2 CONNECTION TO THE STREET

Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.Consider the qualities and character of the streetscape—its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

RESPONSE:

By placing the restaurant/café on the south east corner, patrons can spill onto the sidewalk during sunny days, providing an active street frontage. The use of landscape and the placement of major access points along Terry Ave promotes interaction between residents and the public. The design team envisions multi-story gallery spaces placed at the main entrance along Terry Avenue providing a strong connection to the existing Frye Art Museum.

URBAN PATTERN AND FORM: RELATIONSHIP TO THE BLOCK

CS2-C-3 FULL BLOCK SITES

Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design. Consider providing through-block access and/or designing the project as an assemblage of buildings and spaces within the block.

RESPONSE:

The proposed project concept of two separate towers allows light and views through the site. The facade along the length of Terry Street will incorporate very deliberate responses to the site. The placement of the fin columns responds directly to the Frye and provides a sense of rythm. A variety of scales are introduced through the transparent glass facade that gives views into double height gallery space, restaurant and retail space, and an overhead balcony populated with landscape and human activity.

CONNECTIVITY: NETWORK OF OPEN SPACES

PL1-A-1 ENHANCING OPEN SPACE

Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces. Open space may include sidewalks, streets and alleys, circulation routes and other open areas of all kinds.

CONNECTIVITY: NETWORK OF OPEN SPACES

PL1-A-2 ADDING TO PUBLIC LIFE

Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities, in addition to the pedestrian amenities listed in PL1.B3.

RESPONSE:

The project contributes to public life by setting back the podium along Terry Avenue and creating a sense of place using landscape, water and materiality. The transparency into gallery spaces in the lobby provides a constant visual connection to artwork as the pedestrian walks along Terry Avenue. The project team will carefully consider how to adapt to the First Hill Public Realm Action Plan.

STREET-LEVEL INTERACTION: ENTRIES

PL3-A-2 ENSEMBLE OF ELEMENTS

Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as:

- a. overhead shelter: canopies, porches, building extensions;
- b. transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;
- c. ground surface: seating walls; special paving, landscaping, trees, lighting; and
- d. building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.

STREET-LEVEL INTERACTION: RETAIL EDGES

PL3-C-1 POROUS EDGE

Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people

RESPONSE:

The design team has proposed a restaurant/café be located on the corner of Cherry and Terry. The team envisions outdoor dining as an integral feature to activate Terry Avenue. By placing transparent dining, retail, and gallery space along Terry Avenue, the team attempts to use the street level to serve the public.

ARCHITECTURAL CONCEPT: SECONDARY ARCHITECTURAL FEATURES

DC2-C-1 VISUAL DEPTH AND INTEREST

Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.

DC2-B-1 FACADE COMPOSITION

Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and wellproportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully.

RESPONSE:

The project provides visual depth both on the street level and in the towers above. The podium mirrors architectural concepts found in the Frye Museum, such as vertical fin columns, a twenty-one foot datum, and concrete detailing to create a harmonious facade concept that applies to both sides of Terry Avenue. The landscaped balcony over the retail and restuarant areas will provide a view into human activity above the street to give the building a more dynamic feel. The team has also attempted to make the towers themselves appear dynamic from street level through the use of moveable screens and metal detailing.

OPEN SPACE CONCEPT: DESIGN

DC3-C-1 REINFORCE EXISTING OPEN SPACE

Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept, where appropriate, that other projects can build upon in the future.

OPEN SPACE CONCEPT: DESIGN

DC3-C-2 AMENITIES AND FEATURES

Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays.

RESPONSE:

The project envisions a landscaped entrance to the building that incorporates new hardscape, planters, water features and trees. Open balconies at the amenity level feature gardens and trees that can be seen by the pedestrian and provide more landscaped space for the resident.

SITING

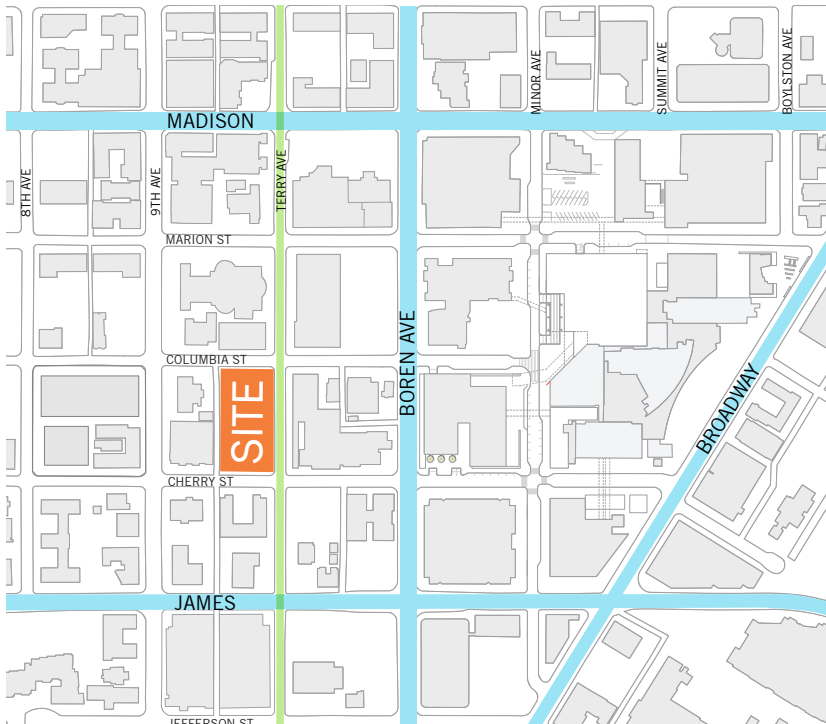
The site is uniquely located near the top of First Hill. Views to Elliott Bay, Lake Union, and Lake Washington are obscured at ground level, but revealed at higher elevations.

Because the site is close to I-5 and to the downtown core, vehicular access to the site is easy. Much of the vehicular traffic comes from James Street. Madison Street bridges over I-5 and provides a vehicular connection to downtown. Terry Ave has been designated a green street and a street concept plan has been provided in the First Hill Public Realm Action Plan.

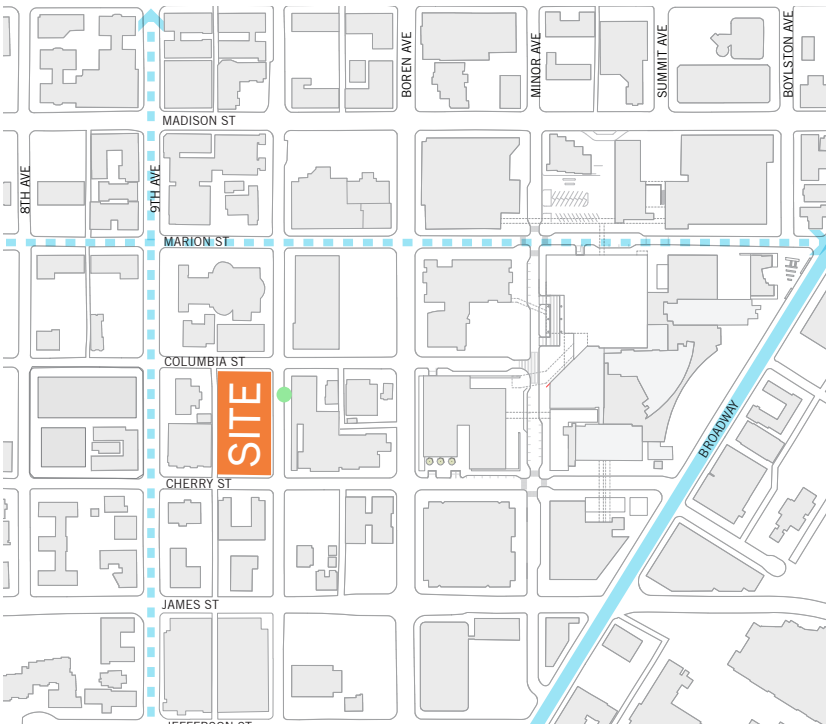
Cherry Street connects to downtown under I-5. A hill climb between 8th and 9th Ave provides a garden and resting area for pedestrians.

The site is well served with public transit. Major bus routes run on 8th Ave and Boren Ave. The future BRT route along Madison St will provide additional access to the site. The new Broadway and Marion streetcar stop is just over a ½ mile away

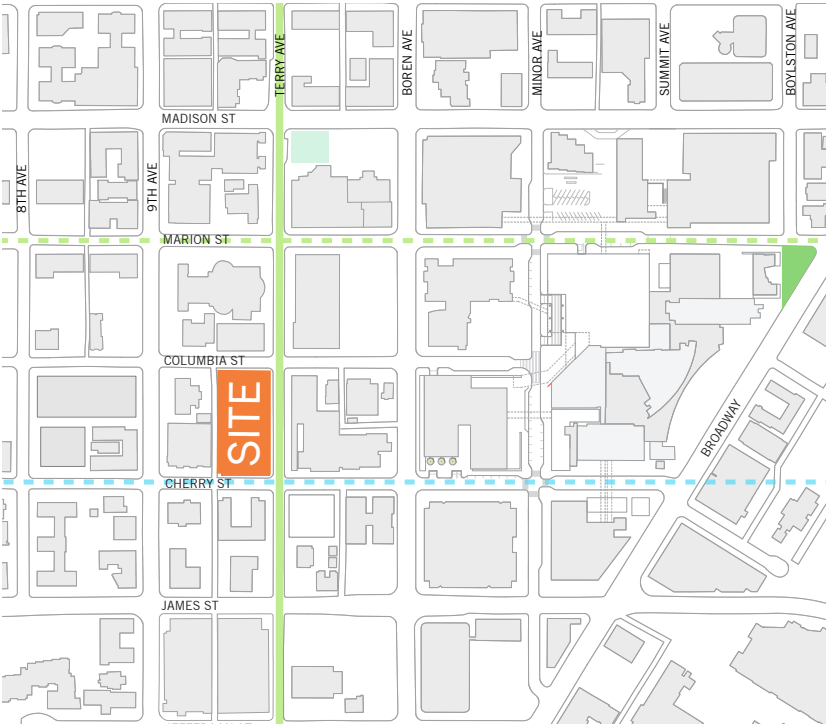
CIRCULATION/VEHICULAR



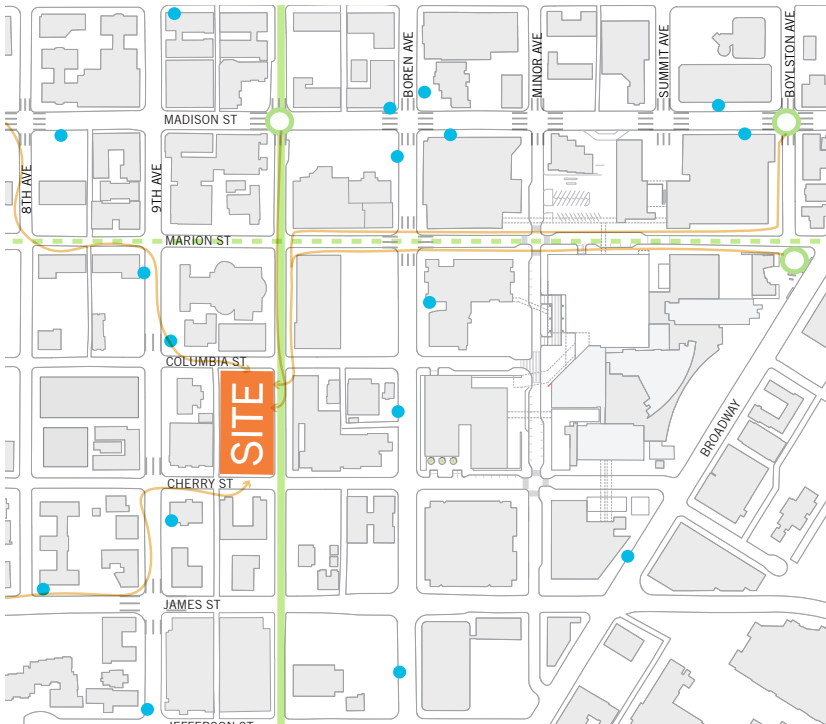
BICYCLE CIRCULATION



OPEN SPACE/PARKS AND GREEN STREETS

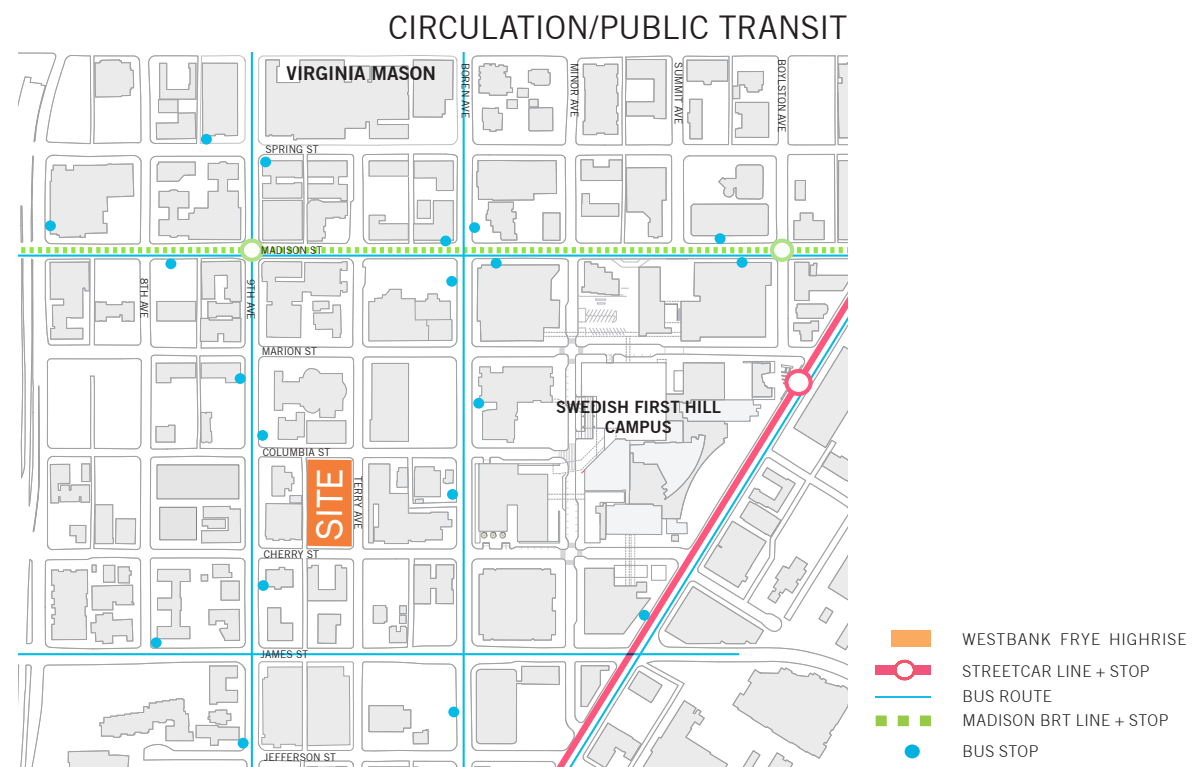


PEDESTRIAN CIRCULATION





## SITING REQUIREMENTS

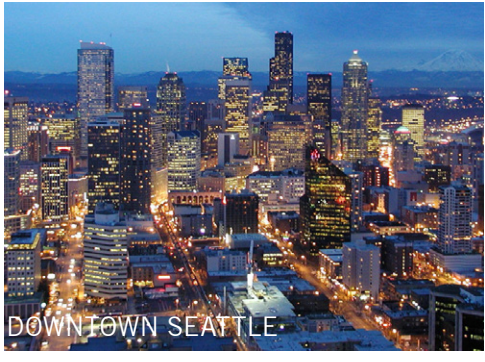
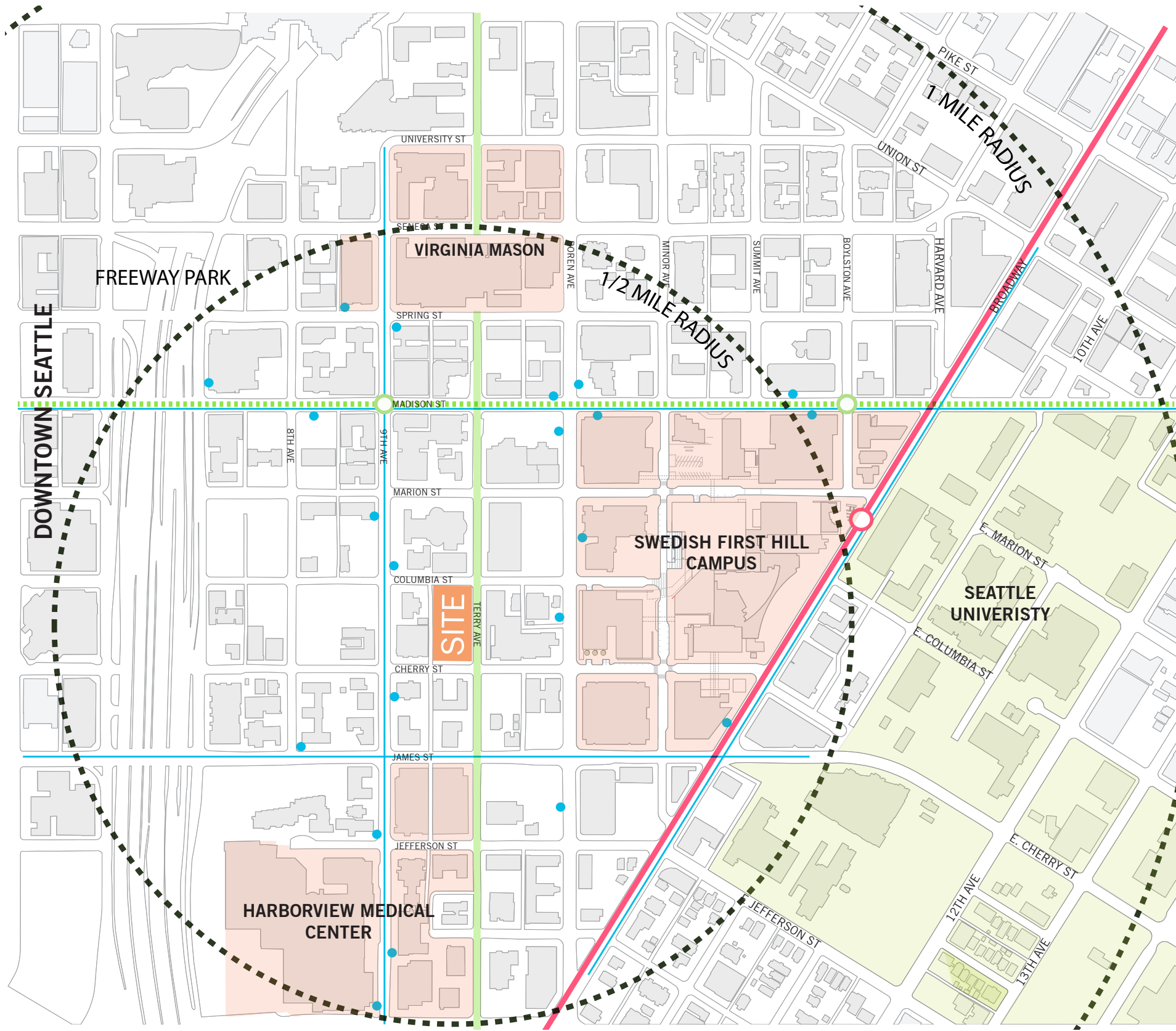




WALKABLE COMMUNITY

The site has access to major public transit stops such as the First Hill Streetcar and Madison Street Corridor Rapid Transit Line. The site is within close proximity to major local amenities, such as Seattle University, Odea High School, Swedish and Virginia Mason Hospitals, Harborview Medical Center, St James Cathedral and of course the Frye Art Museum. The site is less than a 10 minute walk to Downtown Seattle and its countless restaurants, shops, and theatre venues.

The proposed building will improve the pedestrian experience along Terry Avenue through the introduction of gallery space, the addition of retail and restaurant space with outdoor seating, and new landscaping with greenery, hardcape and water features.









LOCAL AMENITIES

The site is located in the center of First Hill with easy access to the International District, Pioneer Square, Yesler Terrace and the commercial core of Seattle. The five most common uses that surround the immediate site are residential, office, medical, arts, and educational facilities. The proposed project would contribute to this area by providing retail, restaurant, gallery space, and residential units.

Harborview Medical Center, Virginia Mason Hospital and Swedish Medical Hospital are all within a block of the site. Seattle University and Odea High School are also in close walking distance, as well as St James Cathedral, Town Hall, and the Sorrento Hotel. The Skyline Retirement community is located towards the west of the site. There is a small selection of cafes and restaurants within walking distance, so the site provides great opportunity for an onsite restaurant and retail space as well as a large market for new residents.

- WESTBANK HIGHRISE
- RESIDENTIAL
- OFFICE
- SERVICE
- ART
- HOSPITAL
- PARKING



ST. JAMES CATHEDRAL



FRYE ART MUSEUM



SEATTLE UNIVERSITY



SWEDISH MEDICAL HOSPITAL



O'DEA HIGH SCHOOL



SKYLINE RETIREMENT



VIRGINIA MASON HOSPITAL



TOWN HALL



HARBOR VIEW MEDICAL CENTER CENT

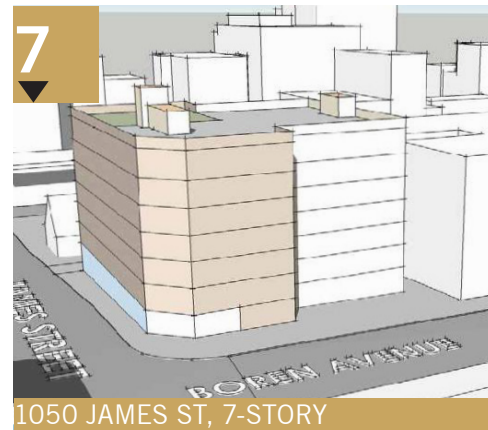


SORRENTO HOTEL

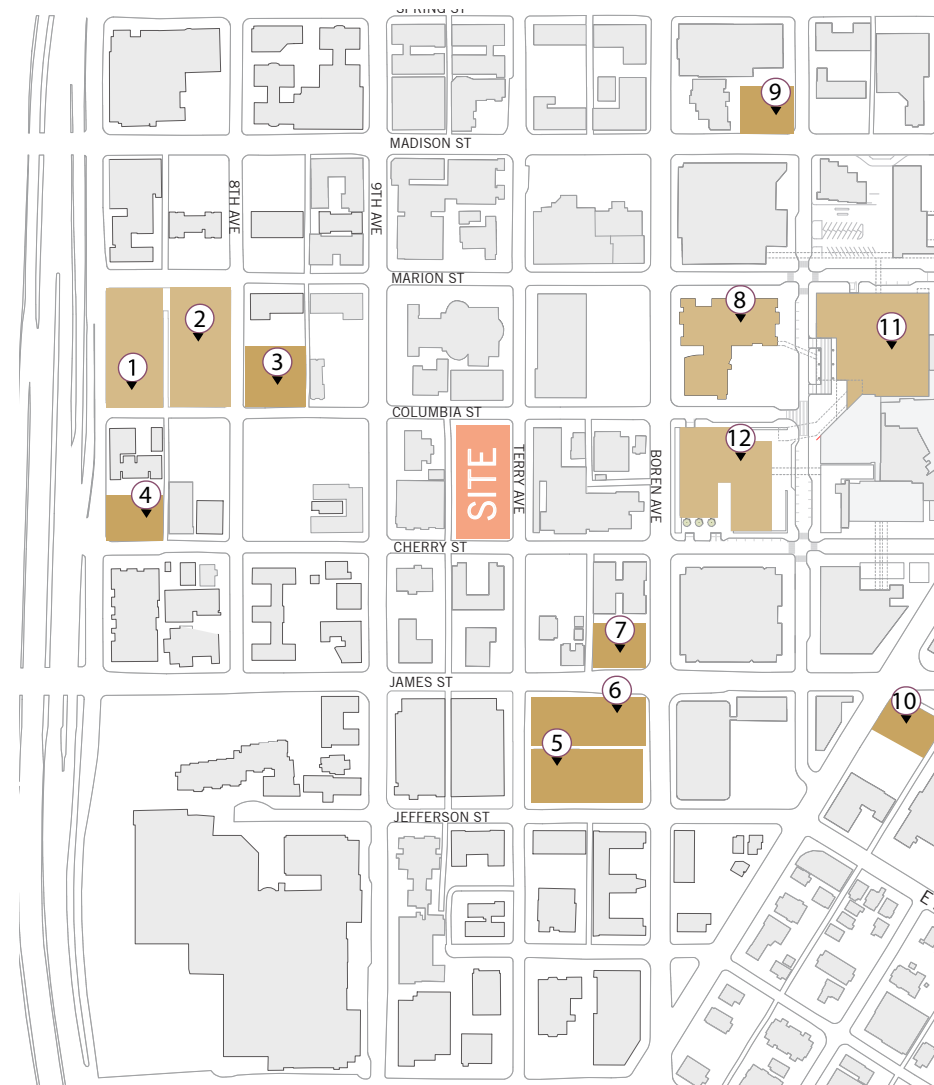


## PROPOSED STRUCTURES

New development in the area is a mix of residential, medical and service commercial spaces. There is a significant increase of residential units in the area because of the growth of the surrounding hospitals and the ease of access to downtown. With the flow of residents into the area, there are also projects dedicated to increasing parking and retail space in the area.



WESTBANK HIGHRISE  
NEW PROPOSED TOWER SITES

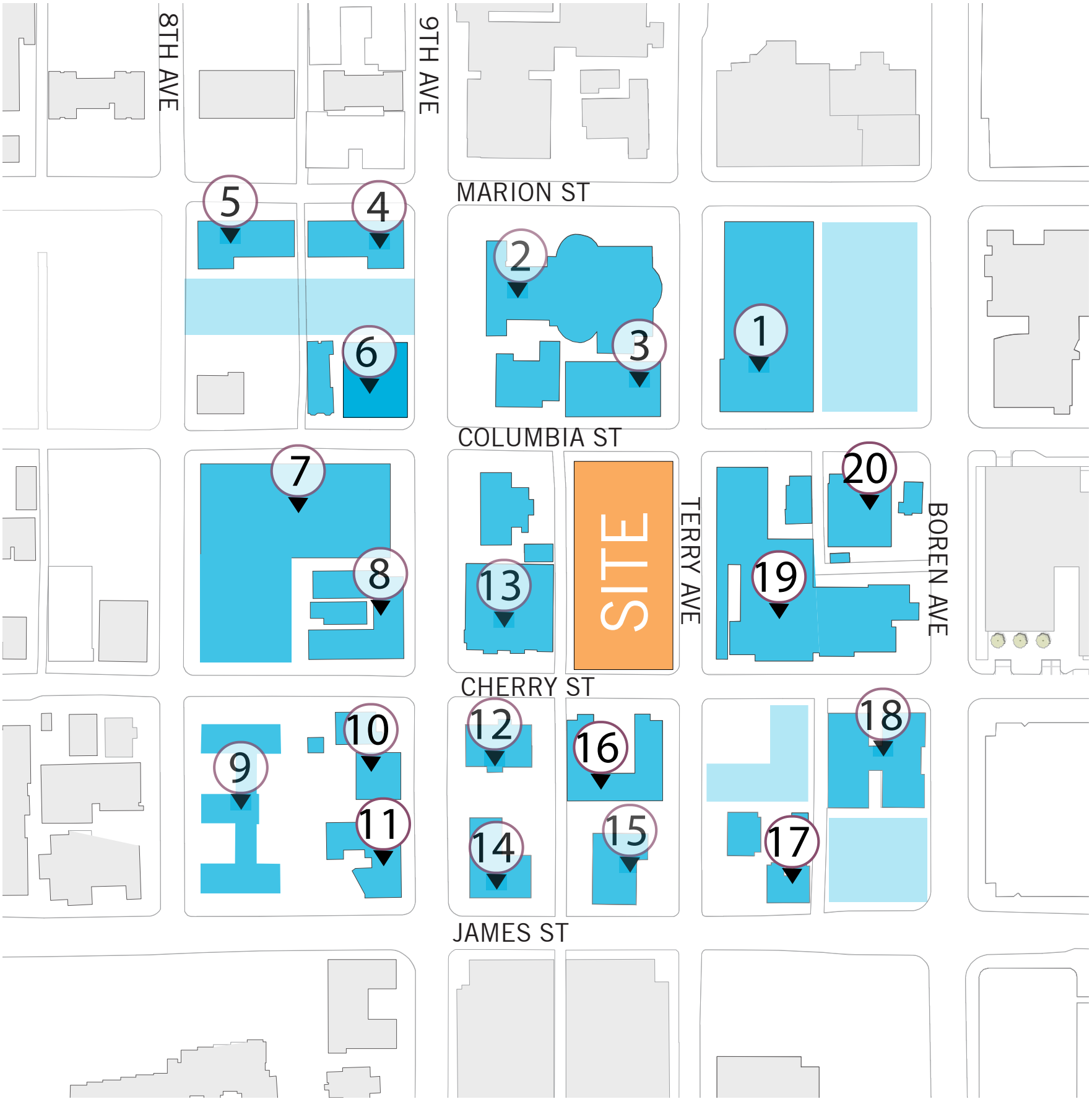


### USES:

1. SERVICE COMMERCIAL #3007605
2. SERVICE COMMERCIAL #3017317
3. RESIDENTIAL #3013479
4. RESIDENTIAL #3018296
5. RESIDENTIAL #3012929
6. RESIDENTIAL #3019215
7. RESIDENTIAL #3019219
8. MEDICAL #3014948
9. RESIDENTIAL AND RETAIL #3019363
10. RESIDENTIAL #3012198
11. INSTITUTIONAL #3018961
12. INSTITUTIONAL #3018701



9 BLOCK STRUCTURES







805 MARION ST



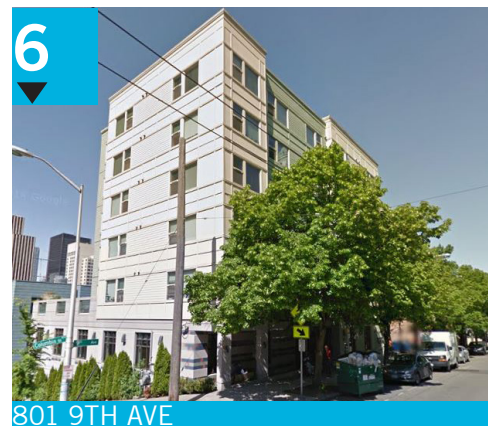
804 JAMES ST



700 9TH AVE



1008 JAMES ST



801 9TH AVE



613 9TH AVE



600 9TH AVE



615 BOREN AVE



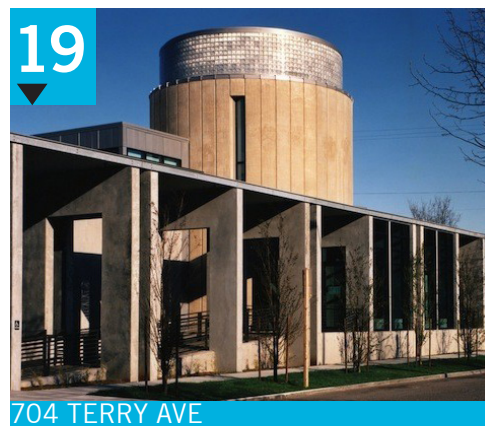
705 9th Ave



601 9TH AVE



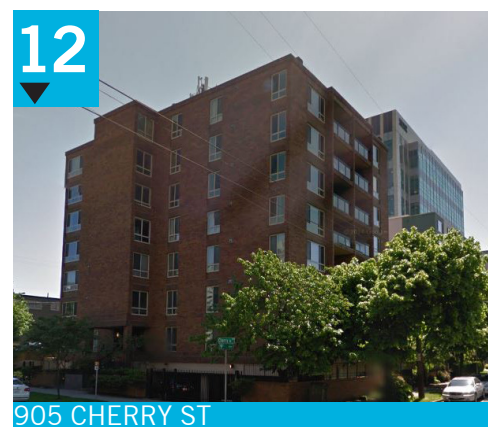
914 JAMES ST



704 TERRY AVE



705 9th Ave



905 CHERRY ST



915 CHERRY ST



1021 COLUMBIA ST

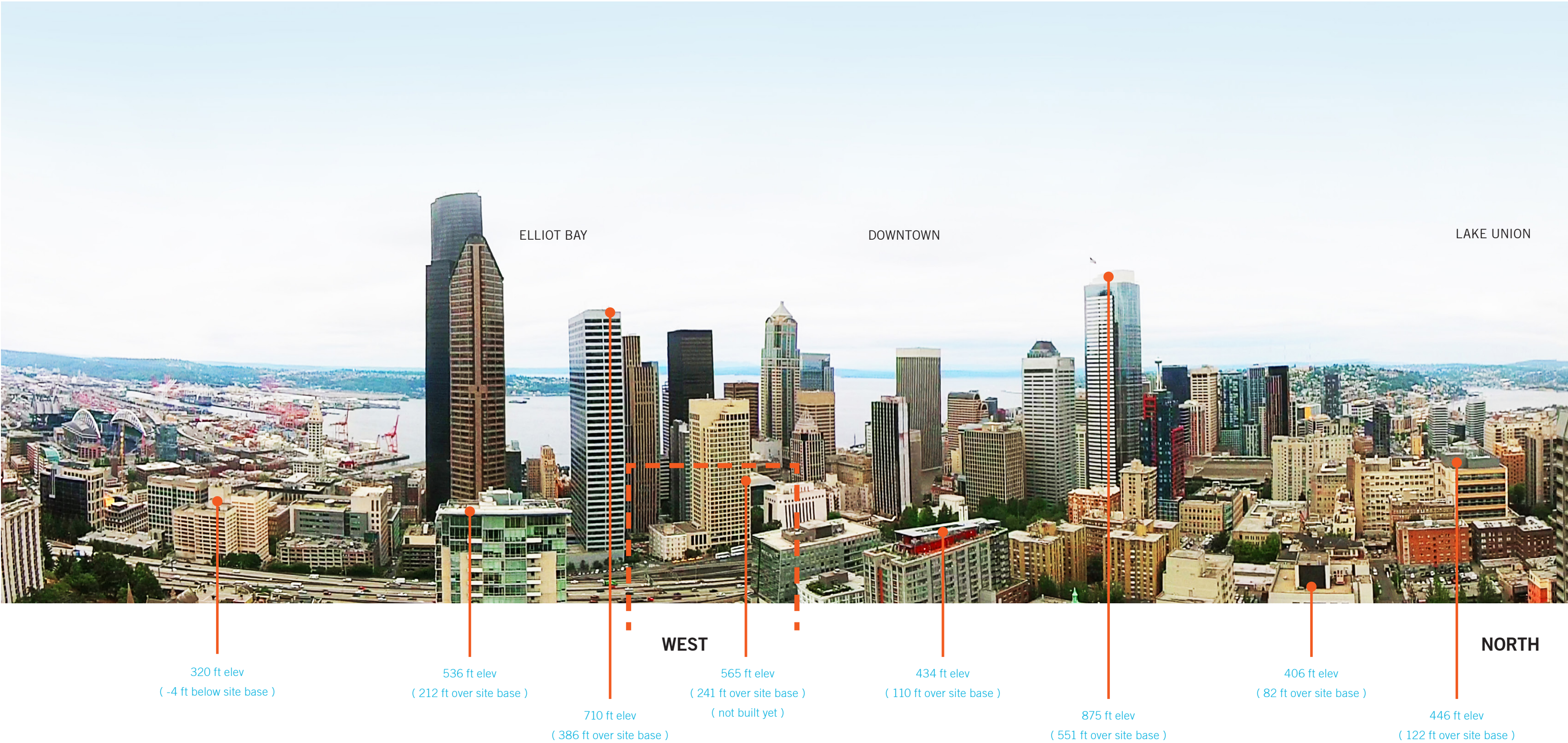
## 9 BLOCK STRUCTURES

### USES:

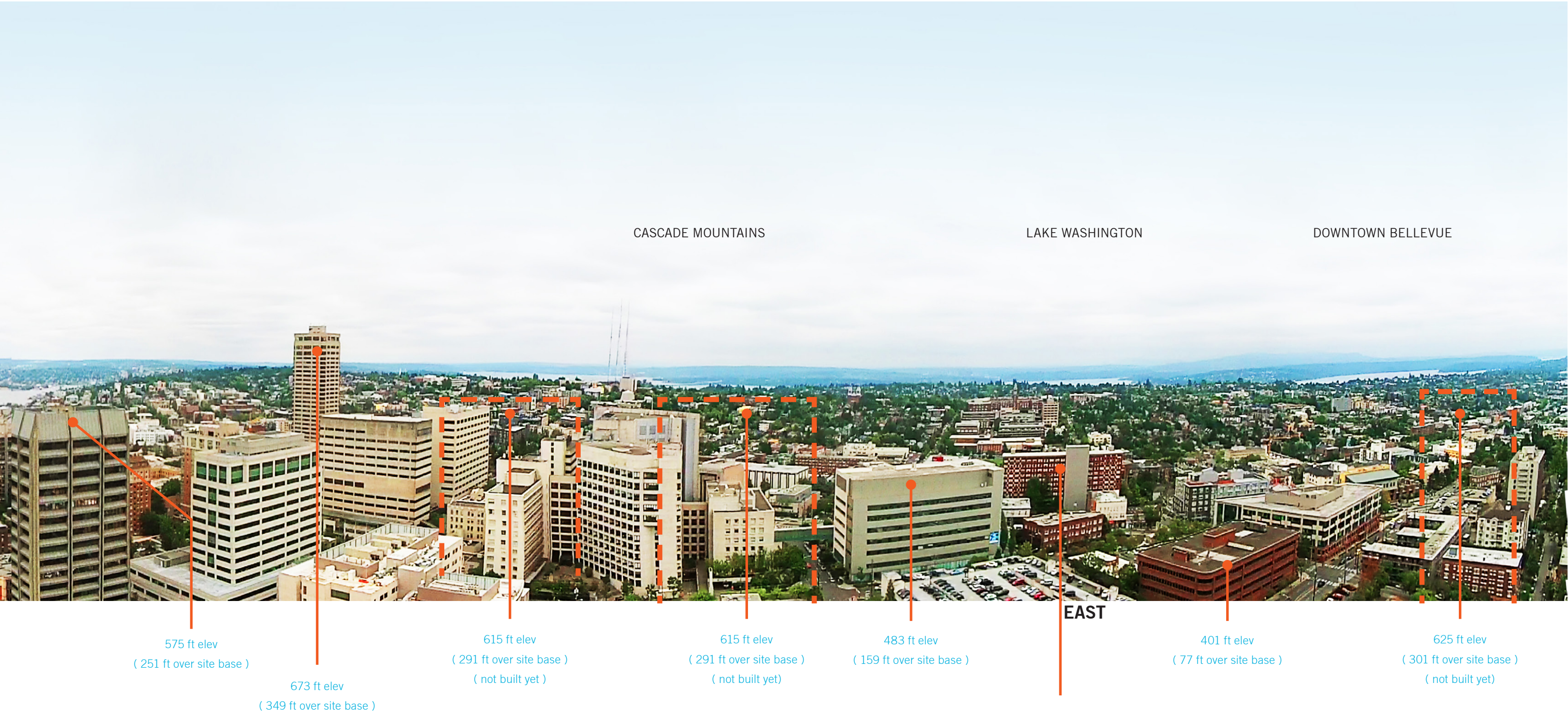
1. INSTITUTIONAL
2. INSTITUTIONAL
3. OFFICE
4. RESIDENTIAL
5. RESIDENTIAL
6. RESIDENTIAL
7. RESIDENTIAL
8. RESIDENTIAL
9. OFFICE
10. RETAIL AND RESIDENTIAL
11. OFFICE
12. OFFICE AND RESIDENTIAL
13. OFFICE
14. RESIDENTIAL
15. RETAIL
16. RESIDENTIAL
17. OFFICE
18. RESIDENTIAL
19. ART (ENTERTAINMENT)
20. RESIDENTIAL



VIEWS









AERIAL VIEWS





## STREETSCAPES



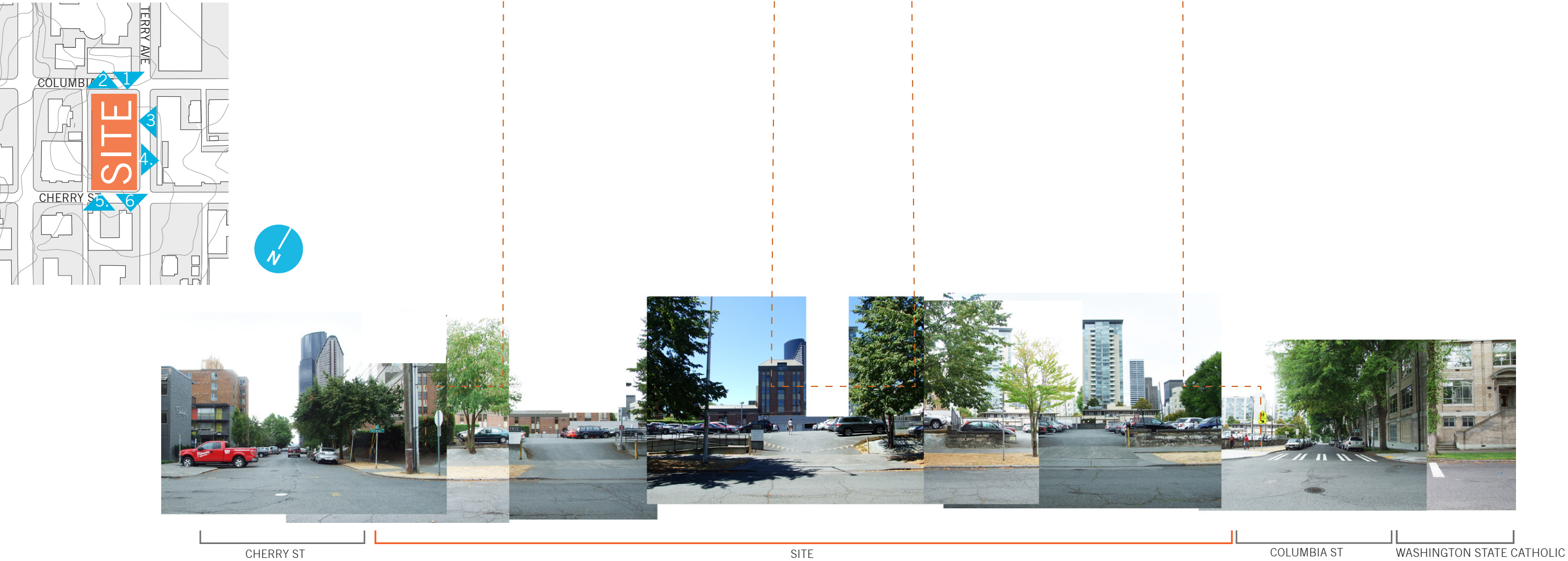
### 1. STREET FRONTS ALONG COLUMBIA STREET LOOKING SOUTH



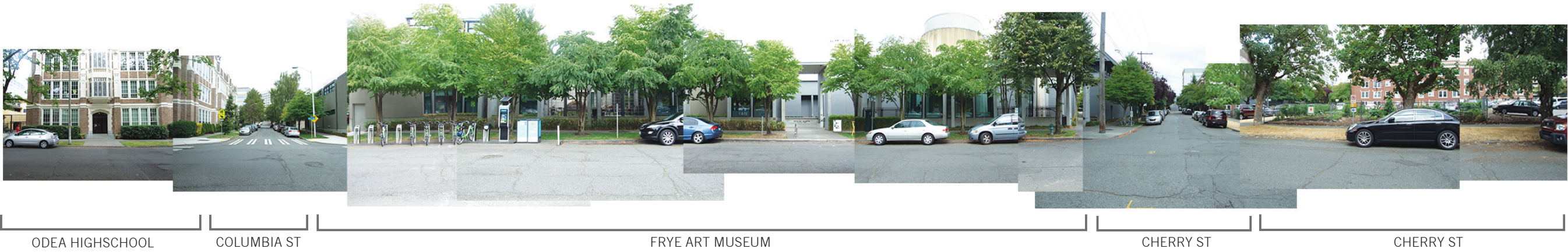
### 2. STREET FRONTS ALONG COLUMBIA STREET LOOKING NORTH



STREETSCAPES



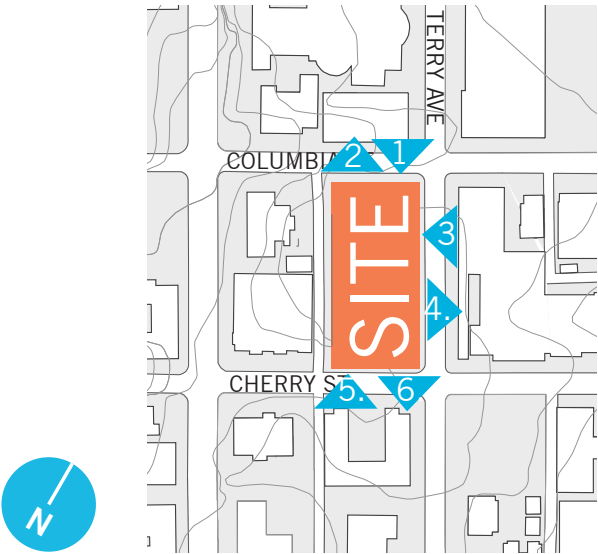
3. STREET FRONTS ALONG TERRY AVENUE LOOKING WEST



4. STREET FRONTS ALONG TERRY AVENUE LOOKING EAST



STREETSCAPES



5. STREET FRONTS ALONG CHERRY STREET LOOKING NORTH



6. STREET FRONTS ALONG CHERRY STREET LOOKING SOUTH

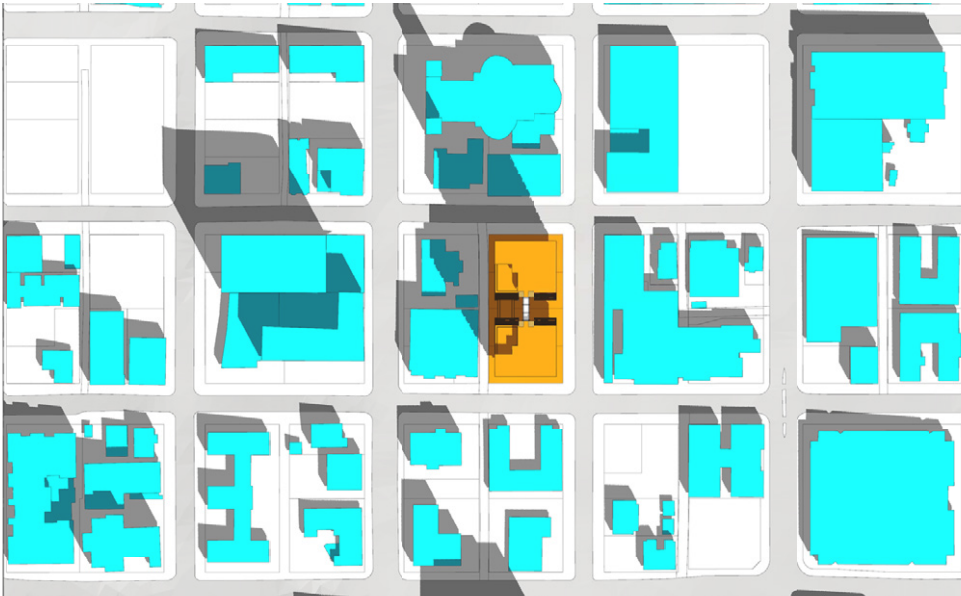
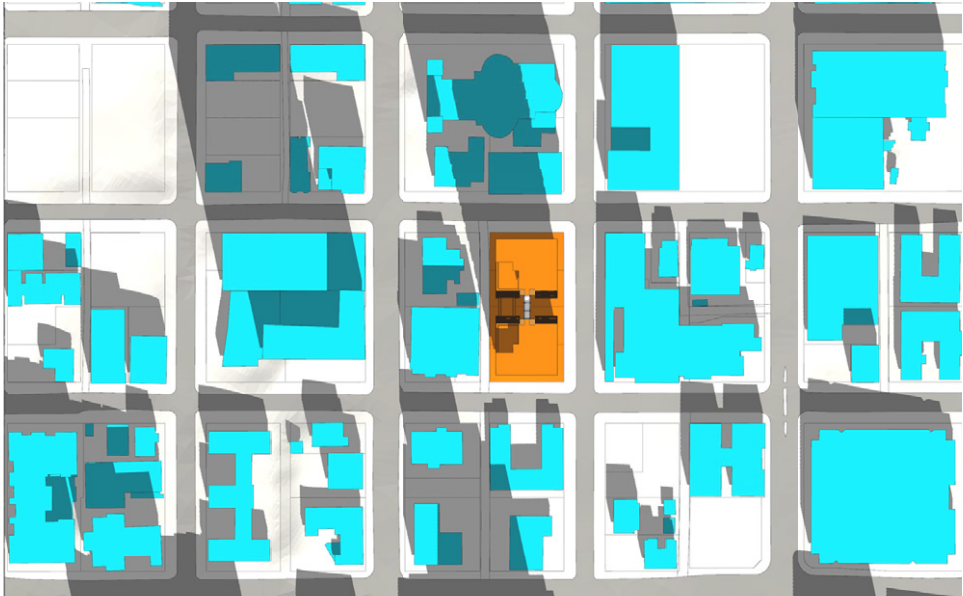


SHADOW STUDY

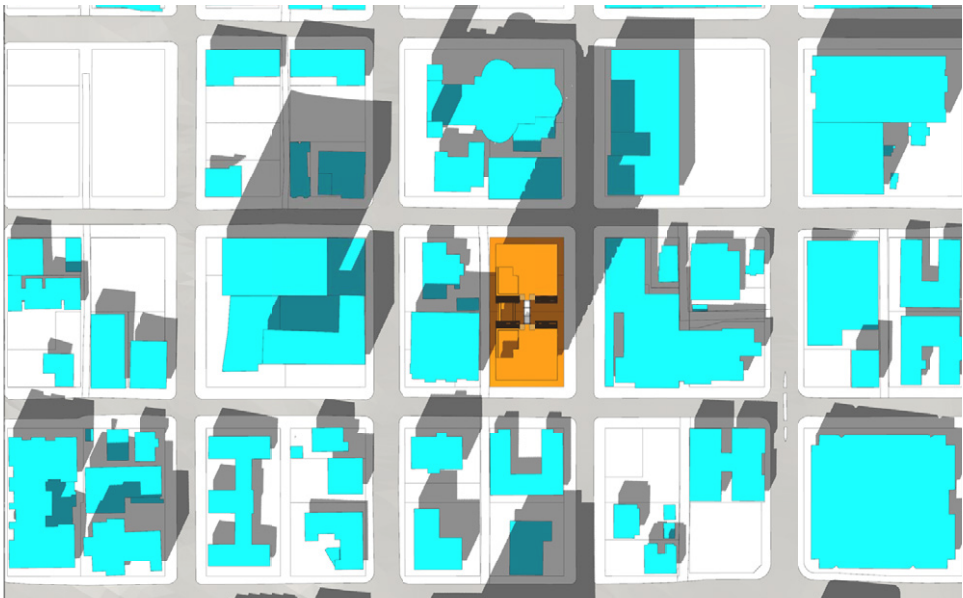
MARCH 21

JUNE 21

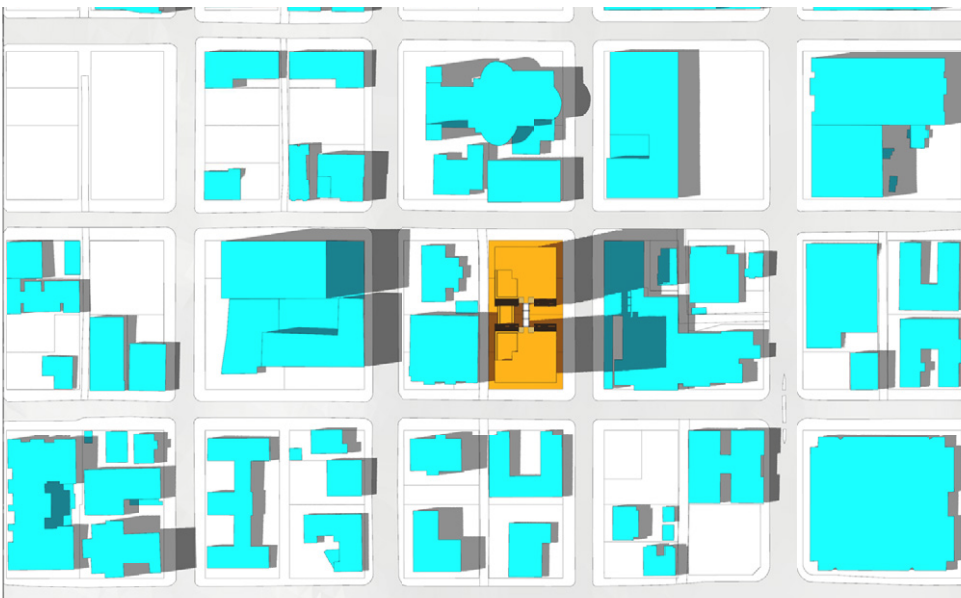
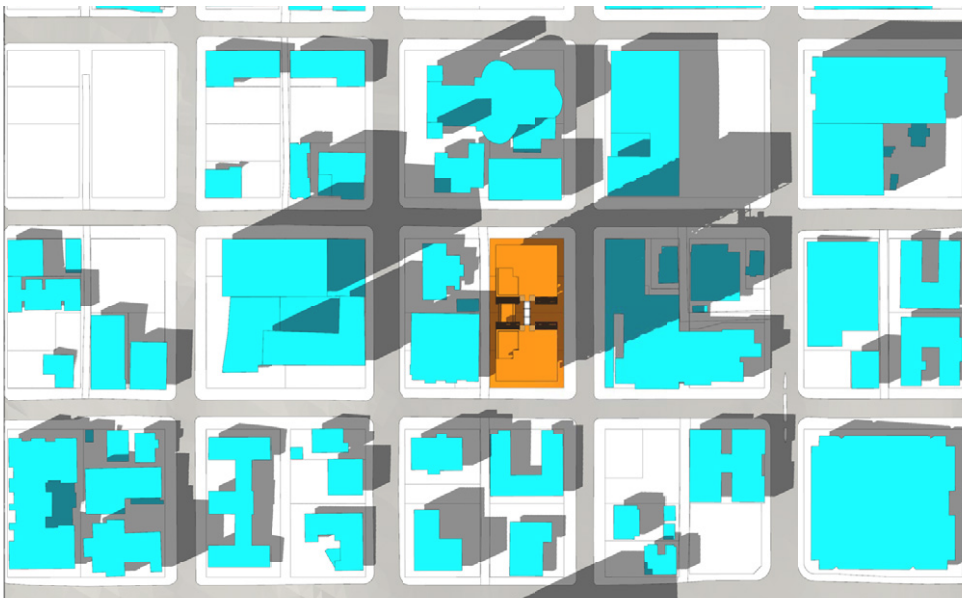
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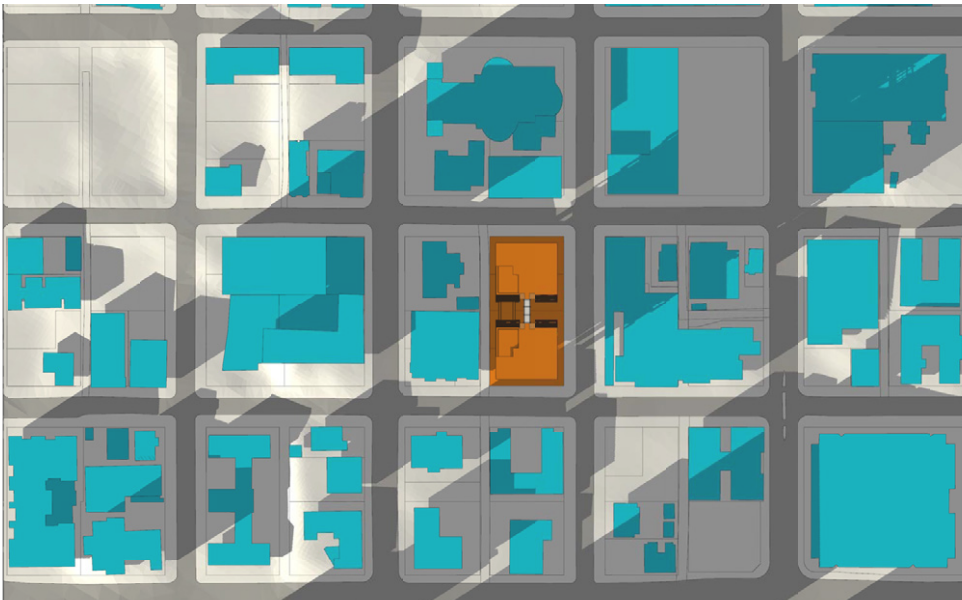
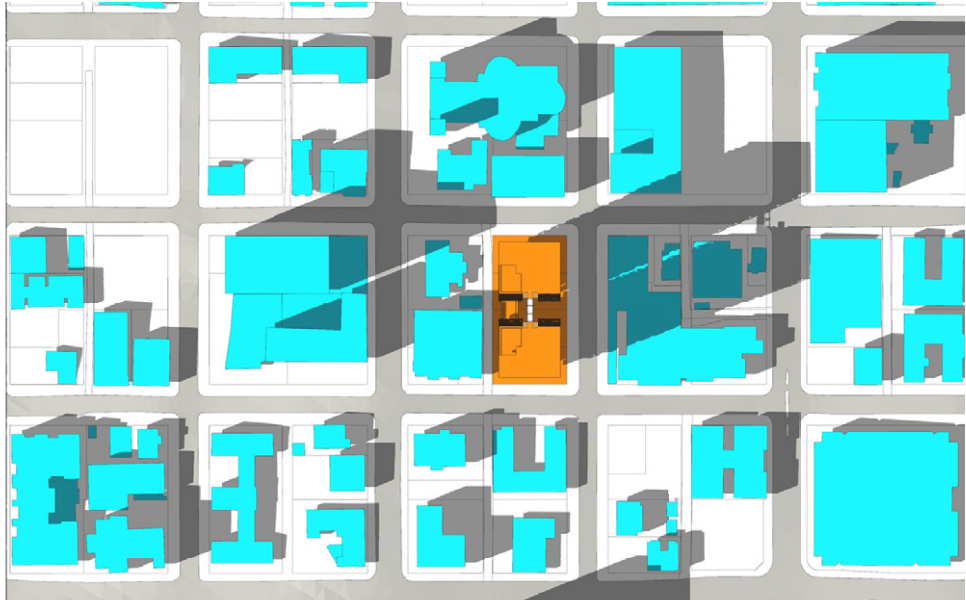
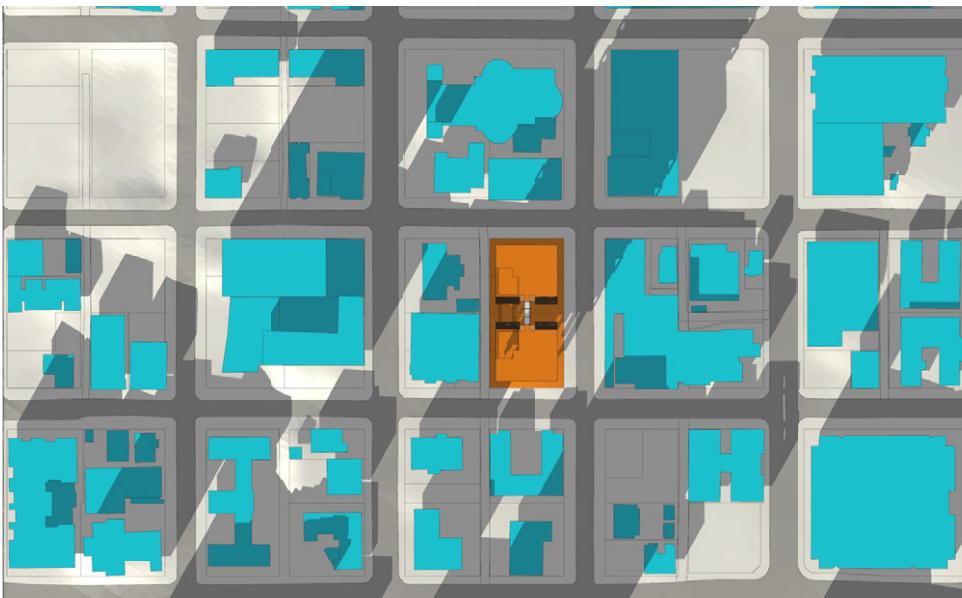
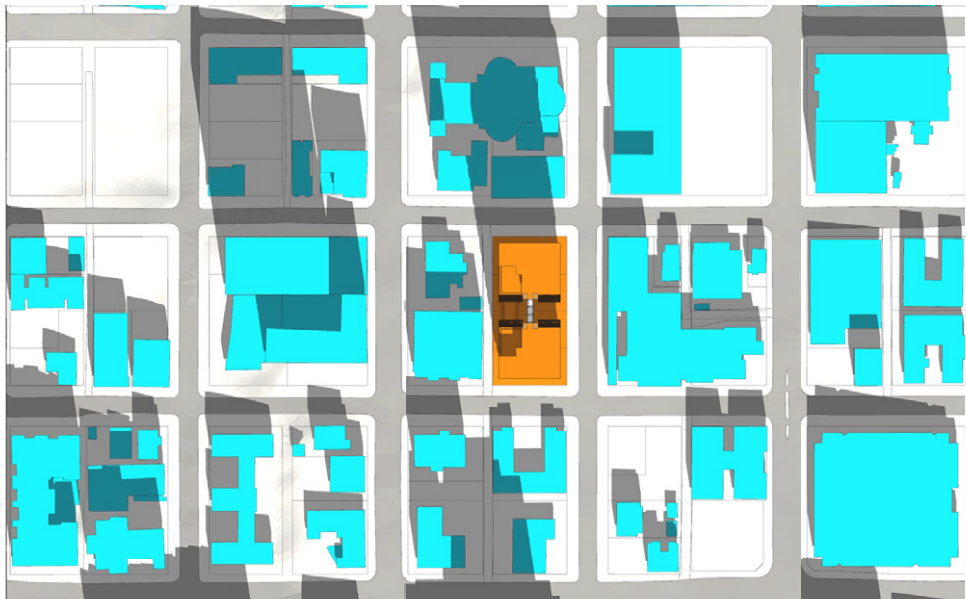
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SEPTEMBER 21

DECEMBER 21

SHADOW STUDY



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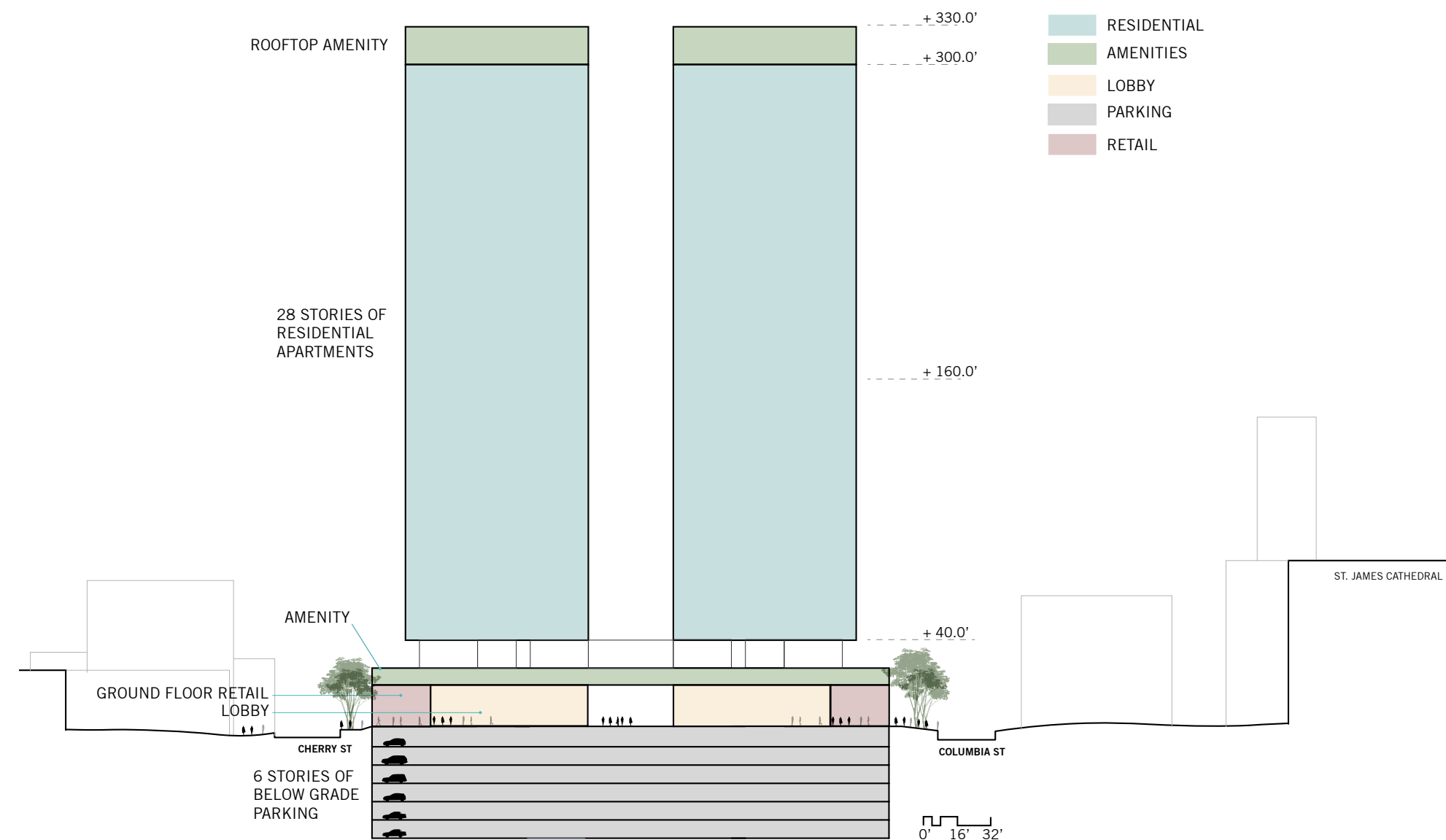
## ARCHITECTURAL CONCEPTS

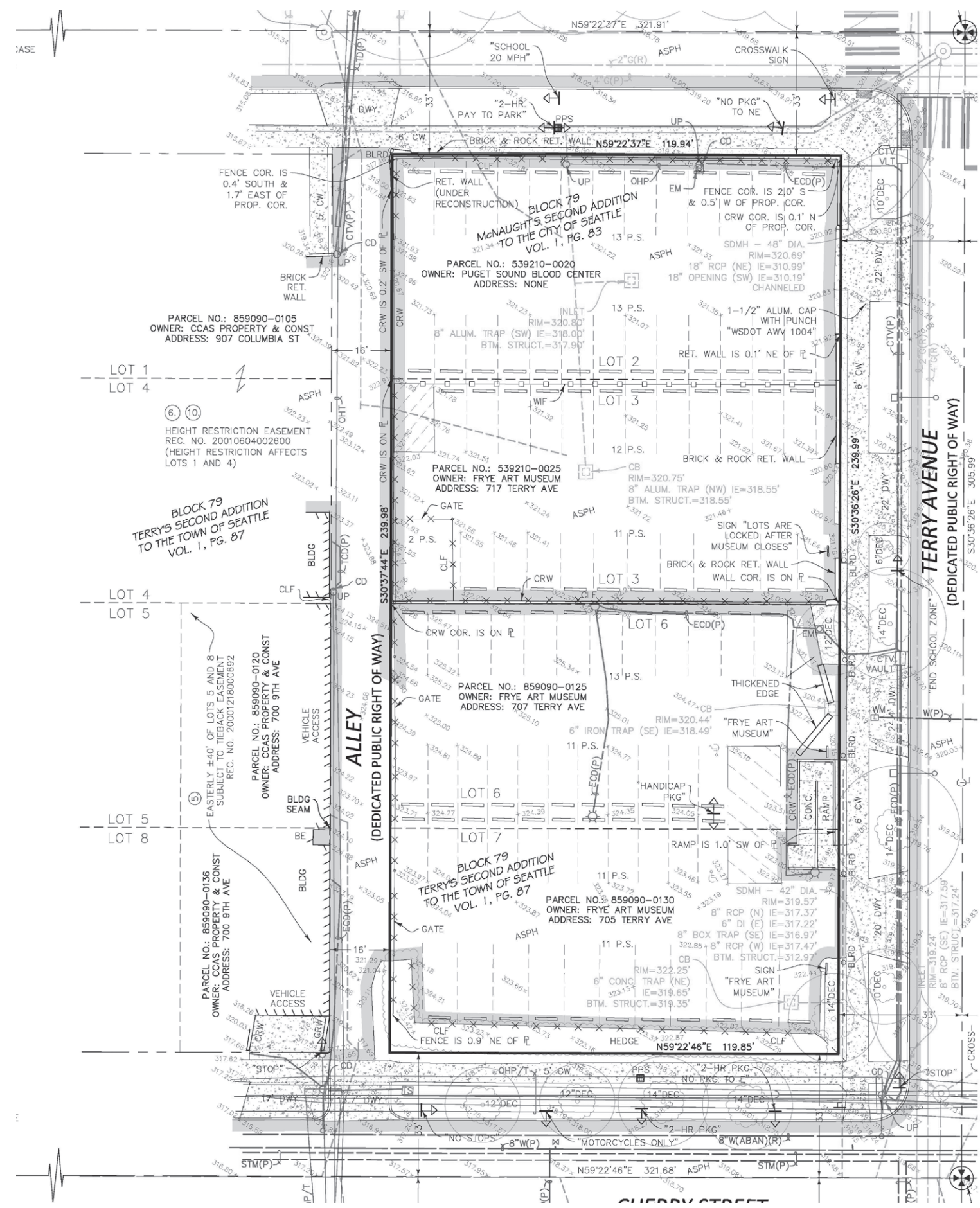
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PROGRAM OVERVIEW

The program provides 450 residential units, 5,500 SF of ground floor commercial space and 250 Parking Stalls. The total buildable site area is 240' by 120' with the constraints of a 2' alley widening, upper level development limits, and residential floor plate limits. The program provides the addition of restaurant and retail space with outdoor seating. The building is divided into five elements; residential, amenity, lobby, retail, and below grade parking.





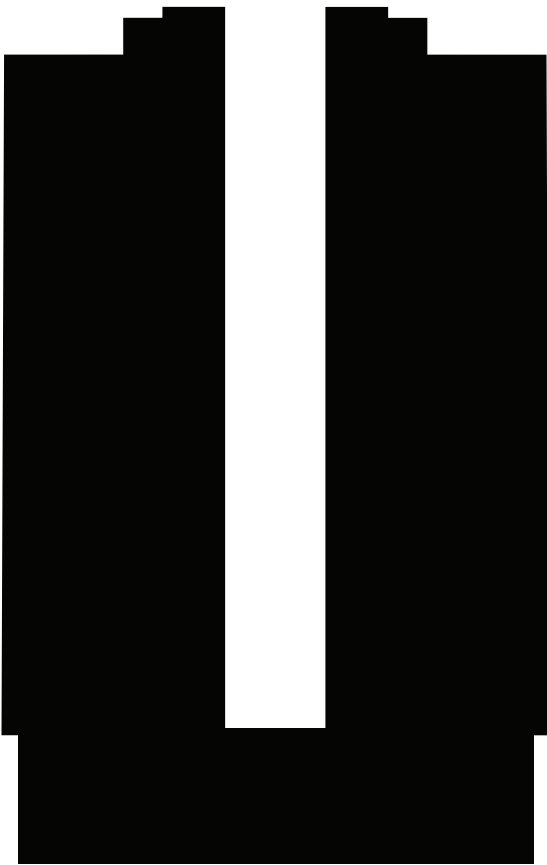
CONCEPT OVERVIEW

A variety of concepts were explored for 707 Terry Ave – three of them are illustrated in this EDG package.

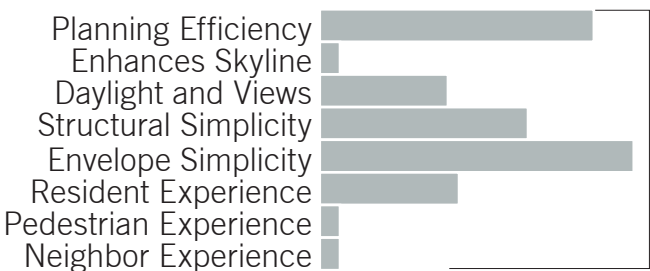
The first concept, “Minimalist”, represents a traditional approach to massing and zoning. The floor plates are larger and the podium is maximized. Vehicular access is off of Cherry Street, while the main pedestrian entry is off Terry Ave.

The second concept, “Frames”, modulates the massing by staggering the tower into three equal segments. Articulation in the façade provides opportunity for art or art objects to be incorporated into the façade. A smaller podium provides relief between the base and the tower form. Vehicular access is off the alley. Pedestrian access to the residential towers is off Columbia and Cherry St.

The third concept (preferred) , “Creative Tension”, represents two simple forms leaning away from each other, tied together with a diaphanous bridge. The ground plane configuration is shaped to provide a a welcoming entry at street level and responds to the Frye Art Museum. Vehicular access is off the alley, while the main pedestrian entry is off Terry Ave.



CONCEPT 1 : “MINIMALIST”

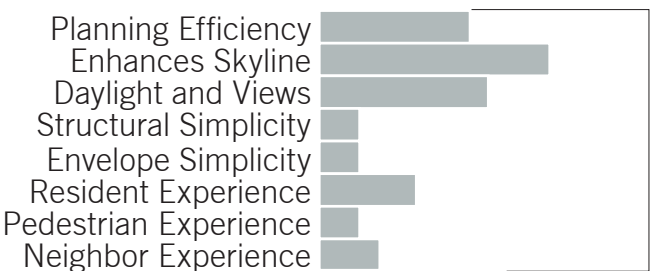


- PROS:
- 1) The mass consists of two simple volumes
  - 2) Simple envelope
  - 3) Structural simplicity
- CONS:
- 1) Limited visual interest
  - 2) Limited response to the Frye

PARKING ACCESS DEPARTURE  
DESIGN STANDARDS DEPARTURE

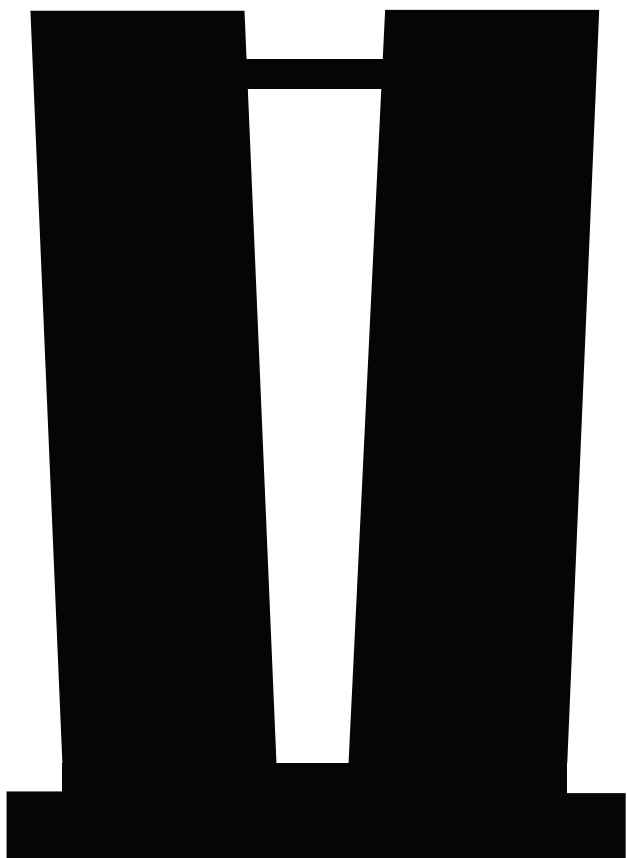


CONCEPT 2 : “FRAMES”

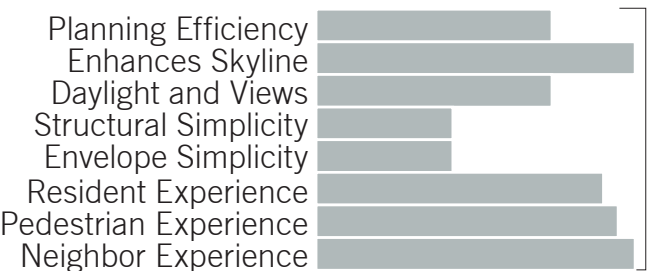


- PROS:
- 1) Towers consists of 3 stacked volumes
  - 2) Visual Interest
- CONS:
- 1) Complex envelope
  - 2) Increased structural complexity
  - 3) Structure competes with the Frye

DESIGN STANDARDS DEPARTURE  
PERMITTED PROJECTIONS DEPARTURE



CONCEPT 3 : “CREATIVE TENSION” (PREFERRED)



PROS:  
1) The mass consists of a simple sloping volumes  
2) Visual and Physical connection to amenity spaces

FACADE SEPERATION DEPARTURE

CONCEPT EVALUATIONS

“Minimalist”

The minimalist design is a simple concept, which allows for planning efficiency, structural efficiency, and envelope simplicity. However, the heavy appearance of the design brings up a variety of challenges. The massive upright extrusions would not add interest to the Seattle skyline. The design would do very little to enhance the experience of Terry Ave and the Frye.

“Frames”

The frames design has complex visual interest that would add to the Seattle skyline. However, this very literal interpretation of art would be difficult to construct and maintain. The extruding frames would be difficult to install and access from inside the building without intruding into residential units. The curation of the frames would be challenging due to public access to content and residential privacy concerns. In addition, the placement of the frames would add to the envelope and structural complexity which would also increase the cost of the building. Despite being an interesting form, the frame concept creates considerable challenges for creating, constructing, and maintaining the frames.

“Creative Tension”

The creative tension design is a result of the zoning tower separation whereby a greater separation is required at a higher elevation. The two buildings lean away from each other, tied together with a delicate bridge. The tension of the forms create a unique harmony, yet brings excitement to the site. The cladding of the building, a series of shoji screen, represents a canvas – a simple “warp” and “weft” woven together to create a framework. As the screens the are shifted, new patterns begin to emerge, creating an artful representation of urban living. The project enhances a strong and deliberate connection to the adjacent Frye Art Museum through formal references, complimentary materials, and the use of a strong datum line that corresponds to the museum.



**CONCEPT 1 : “MINIMALIST”  
AERIAL VIEWS**

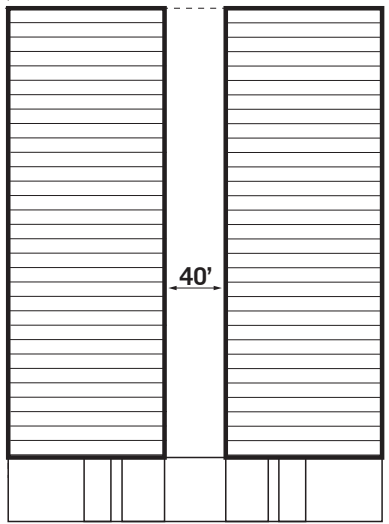
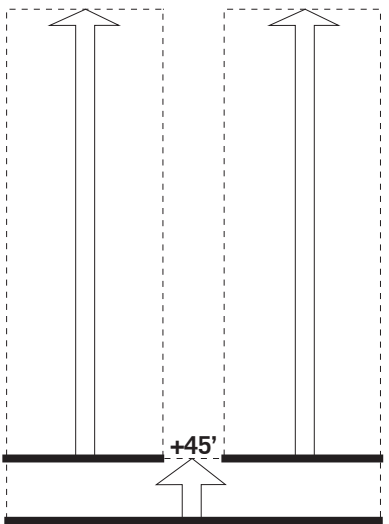


3D VIEW LOOKING WEST

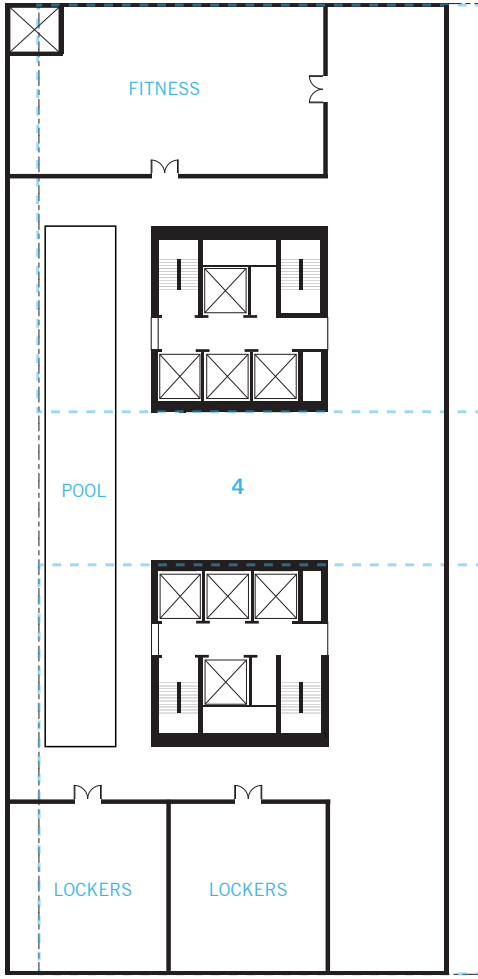
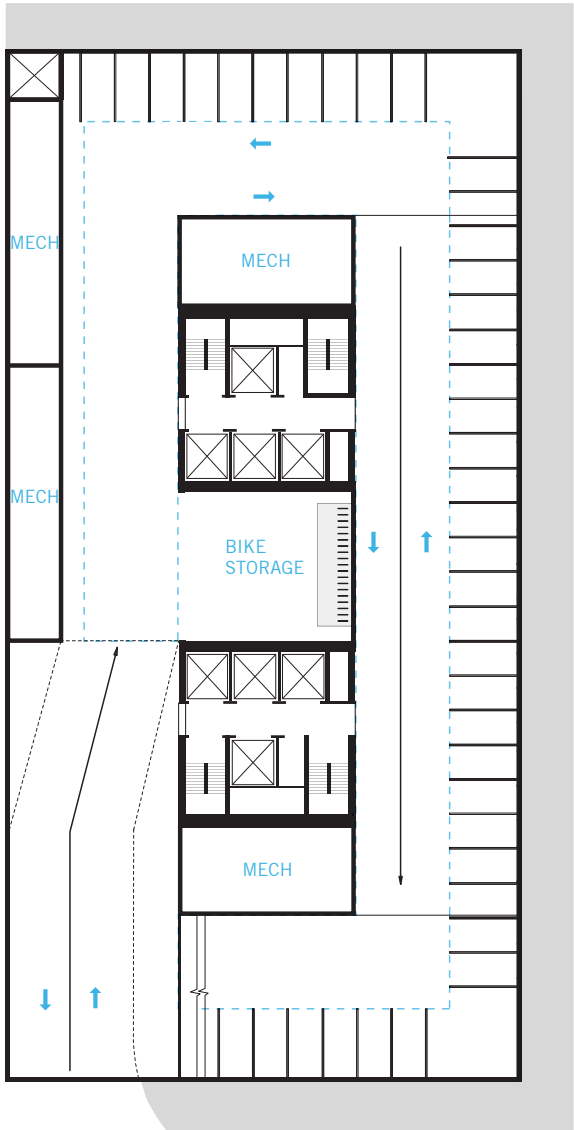
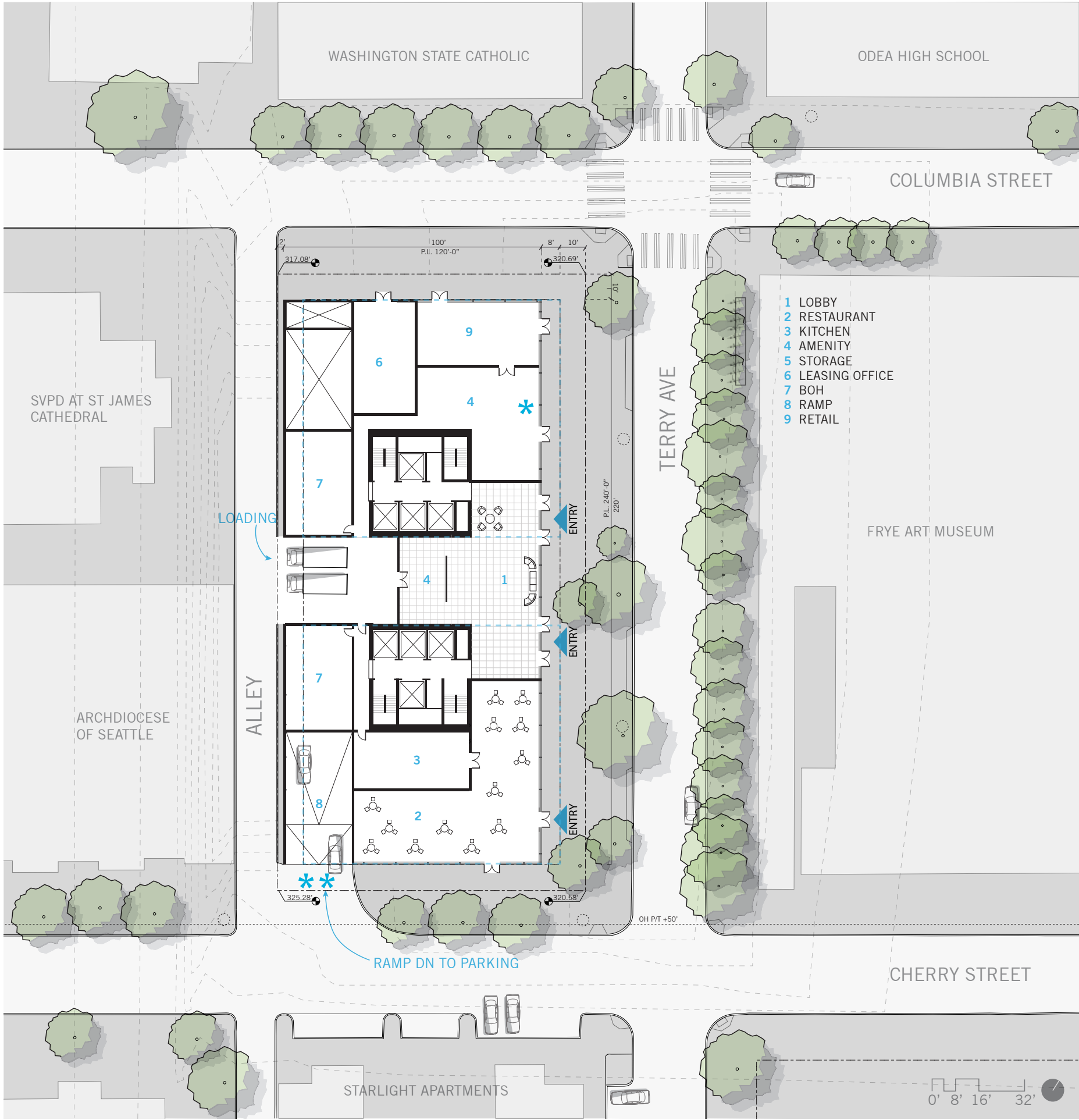


3D VIEW LOOKING NORTH

**EXTRUSION CONCEPT**



**CONCEPT 1 : “MINIMALIST”  
SITE, PARKING, AND AMENITY PLANS**



\* PARKING ACCESS DEPARTURE SMC 23.45.536.C.1  
\*\* DESIGN STANDARDS DEPARTURE SMC 23.45.529.C.2.b



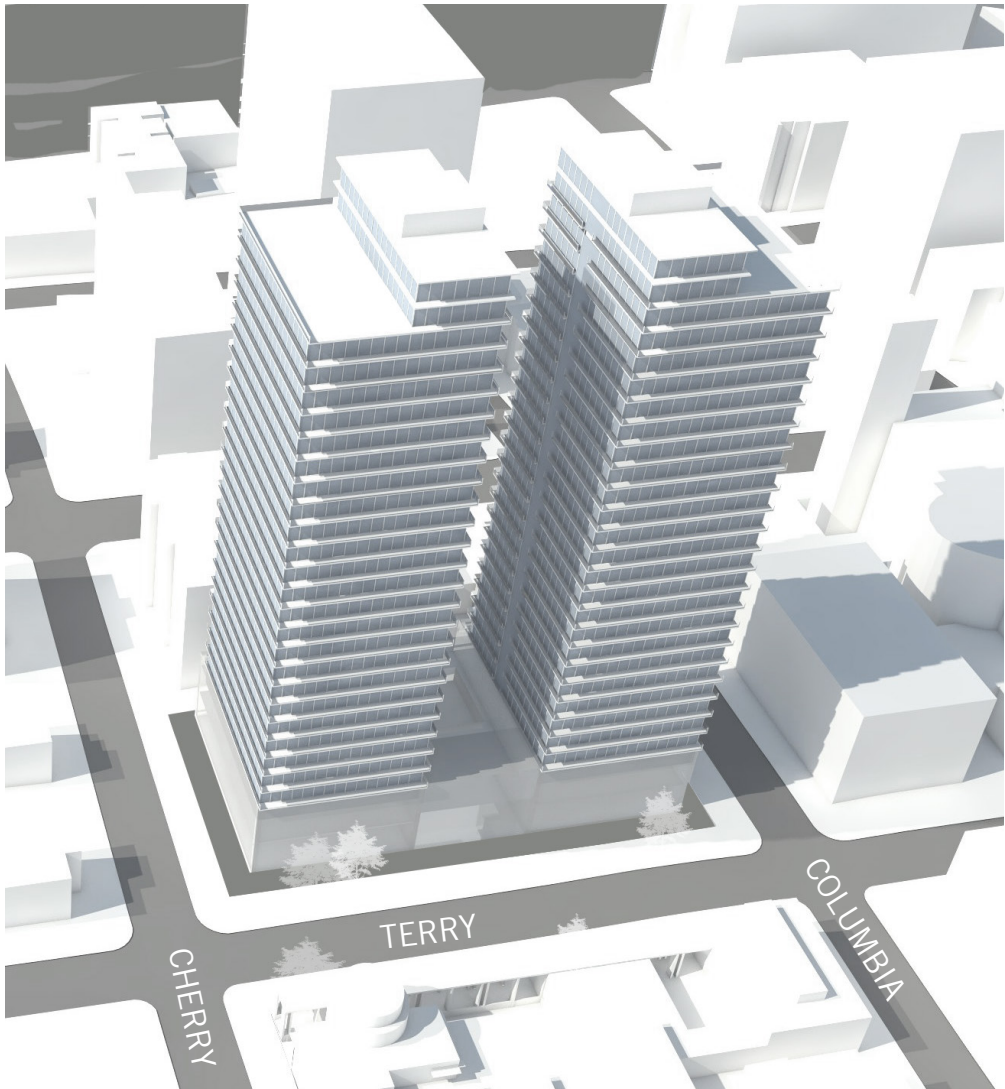
CONCEPT 1: "MINIMALIST"  
STREET VIEWS



3D VIEW LOOKING WEST

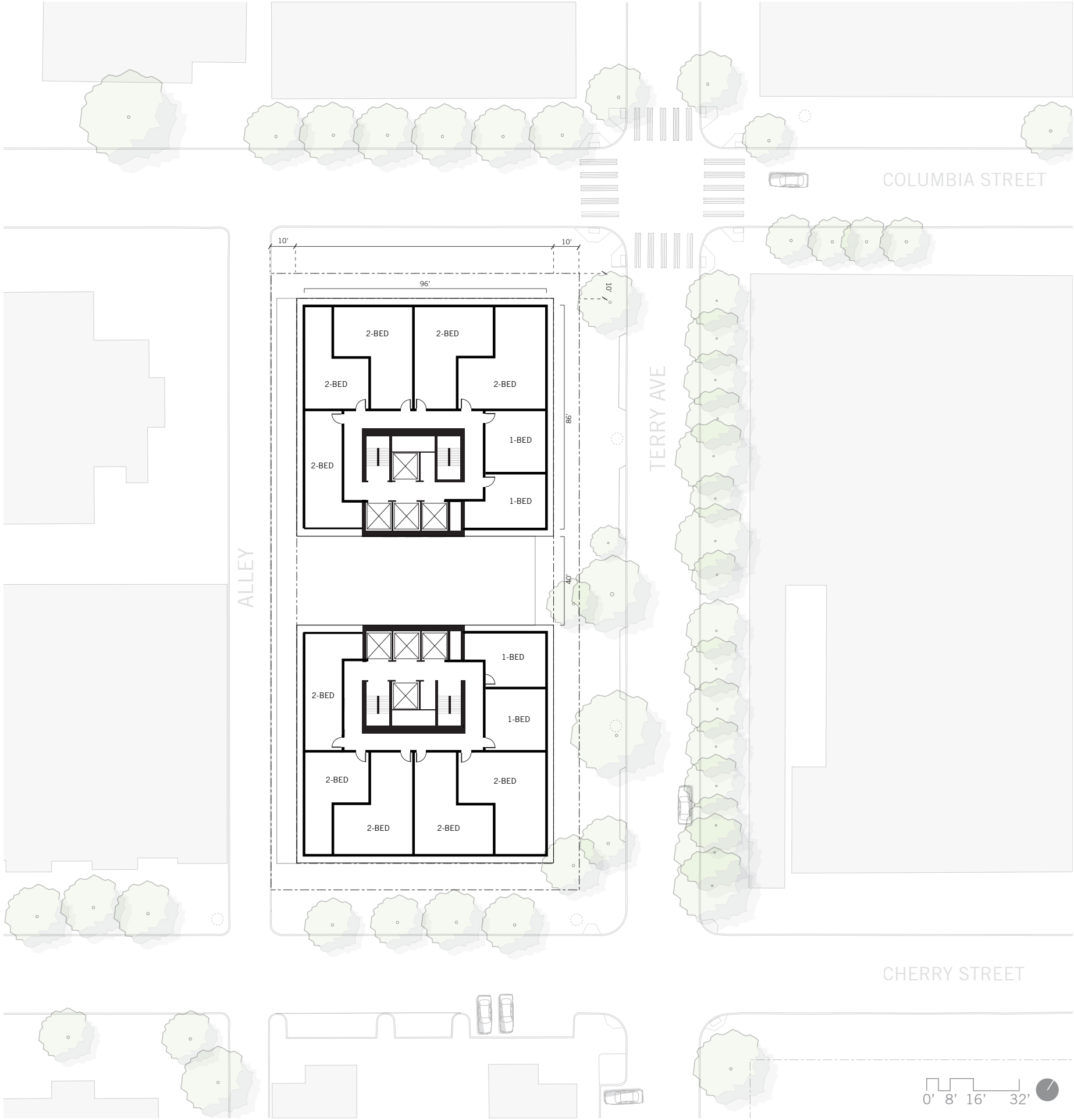


3D VIEW LOOKING AT CORNER OF TERRY AND CHERRY



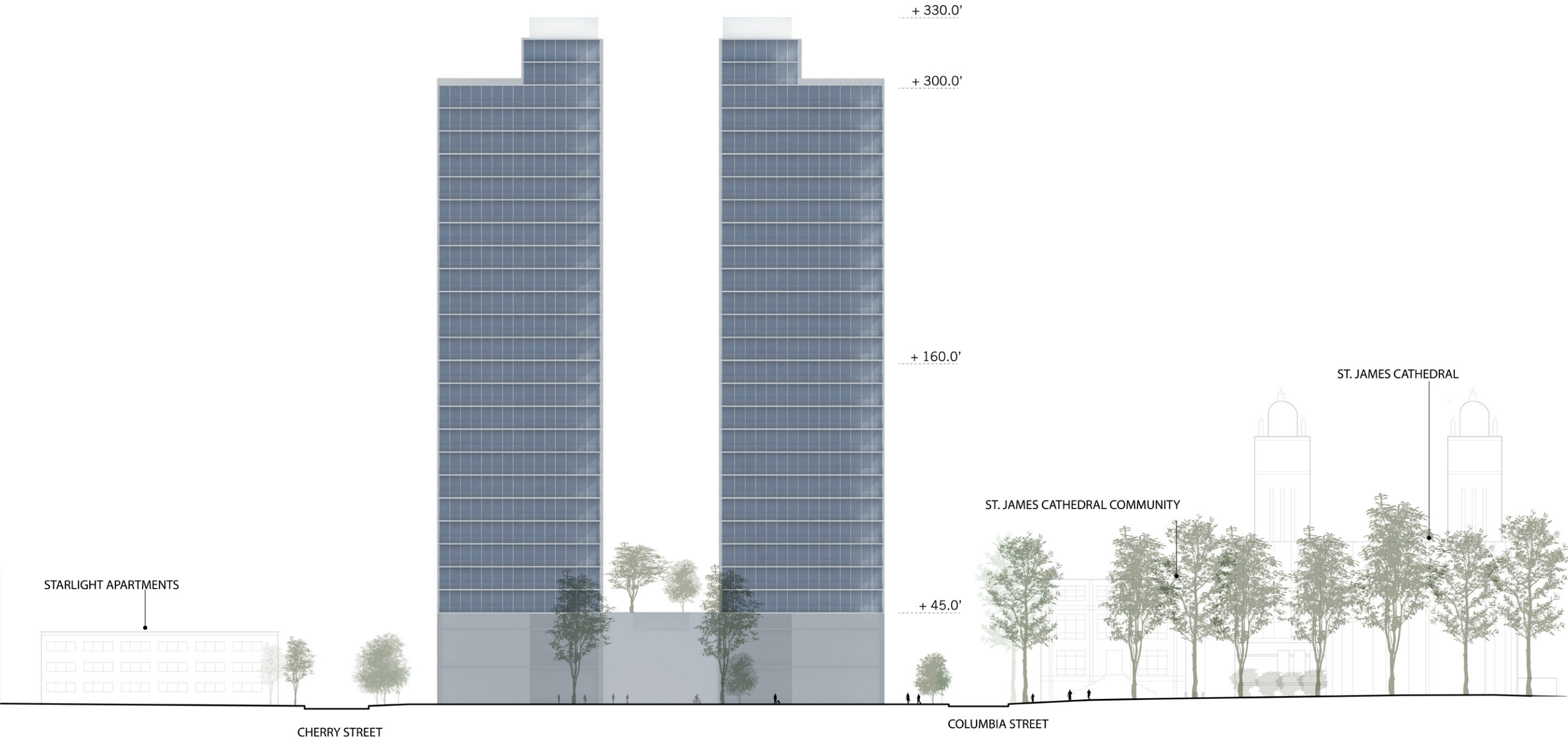
3D AERIAL VIEW

CONCEPT 1: “MINIMALIST”  
UNIT PLAN



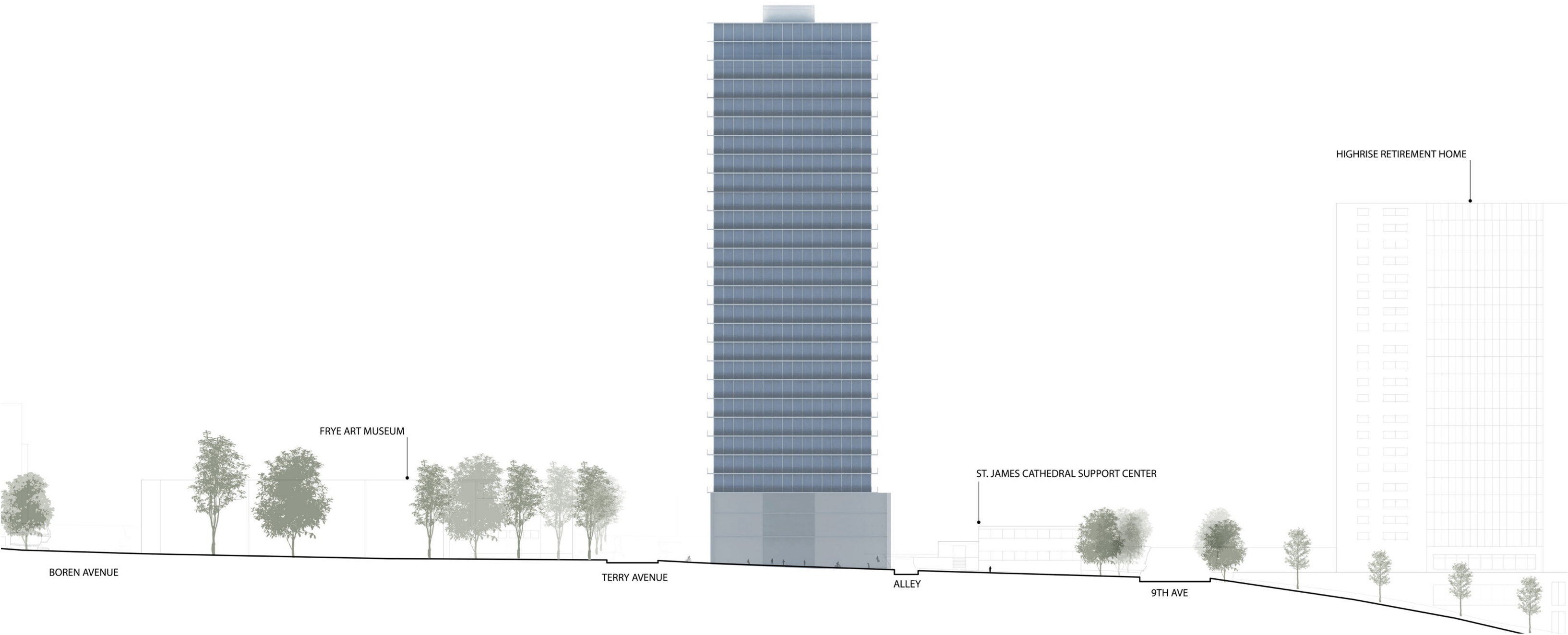


CONCEPT 1: "MINIMALIST"  
ELEVATIONS



EAST ELEVATION

CONCEPT 1: “MINIMALIST”  
ELEVATIONS



NORTH ELEVATION



CONCEPT 2 : "FRAMES"  
AERIAL VIEWS

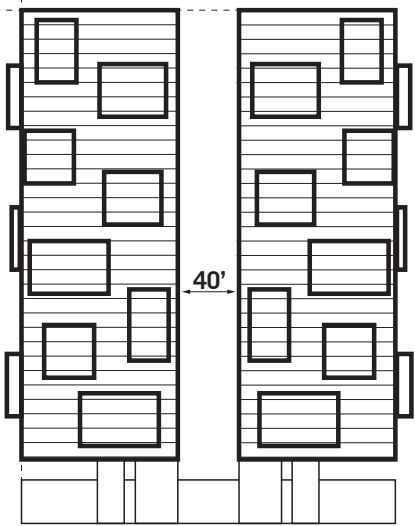


3D VIEW LOOKING WEST

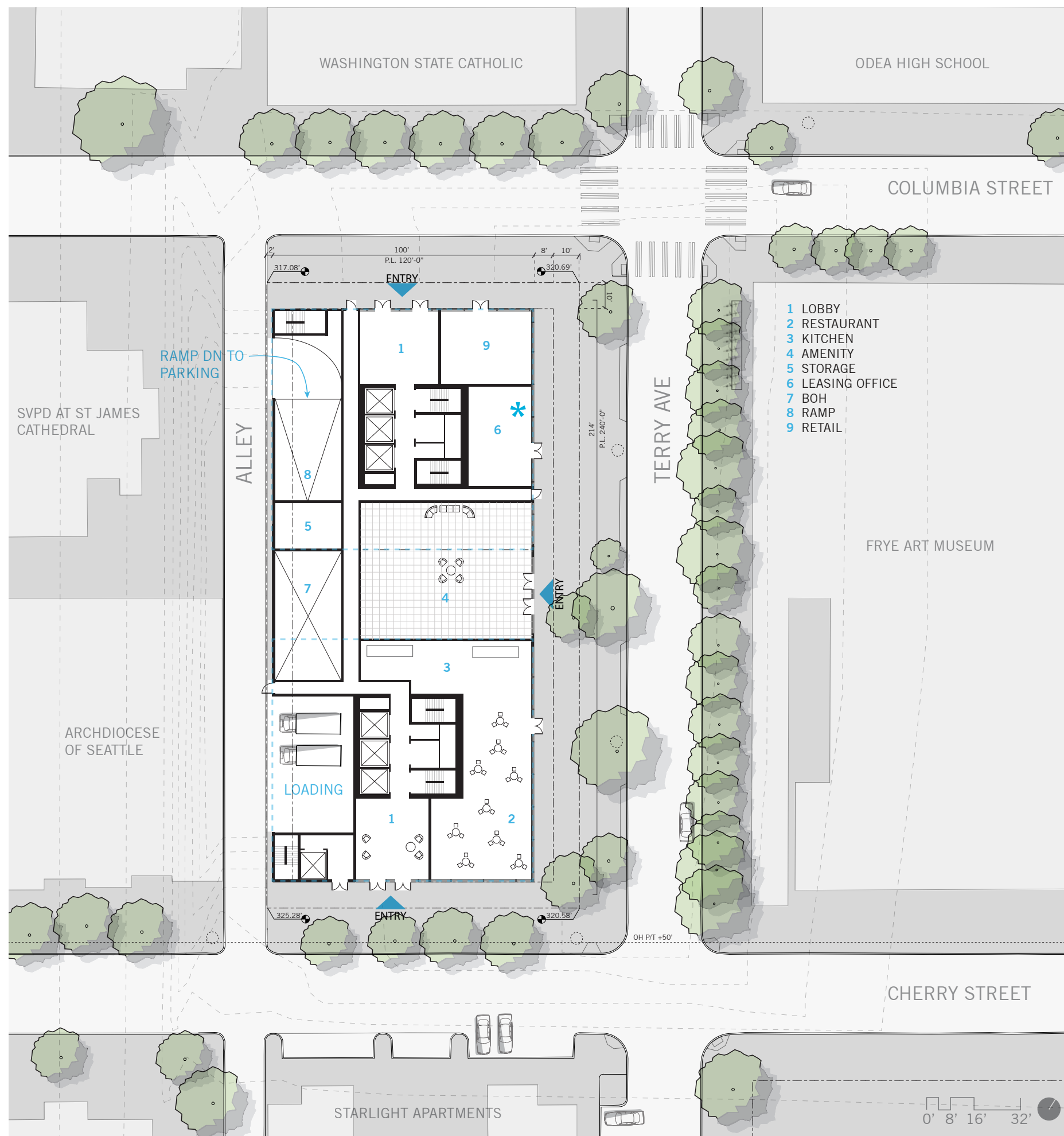


3D VIEW LOOKING NORTH

SALON CONCEPT

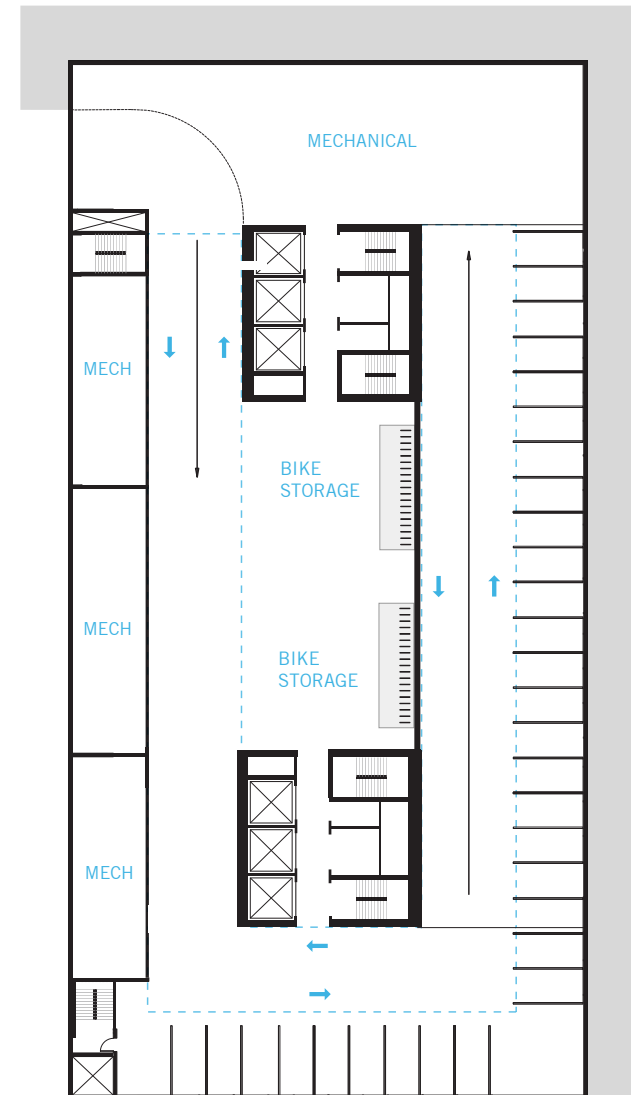




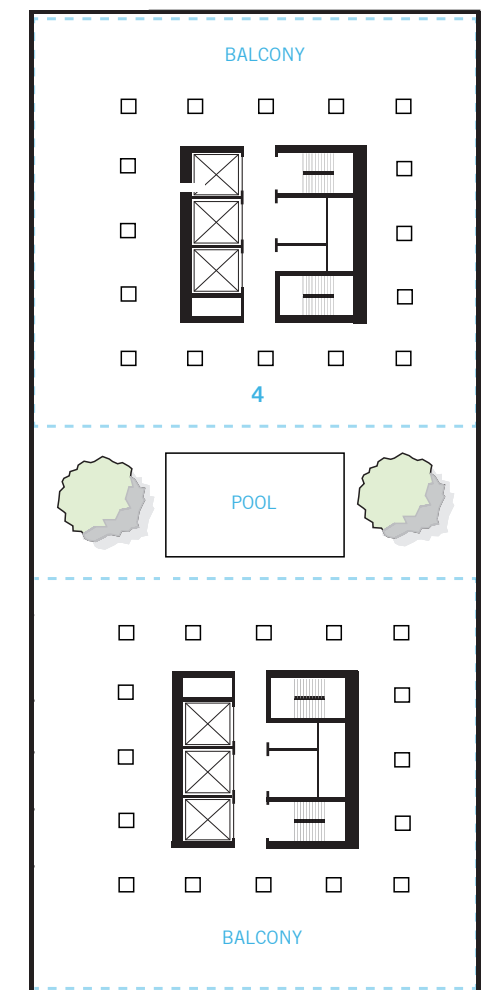


## CONCEPT 2 : "FRAMES"

### SITE, PARKING, AND AMENITY PLANS



PARKING PLAN



LEVEL 02 (AMENITY)

\* DESIGN STANDARDS DEPARTURE SMC 23.45.529.C.2.b



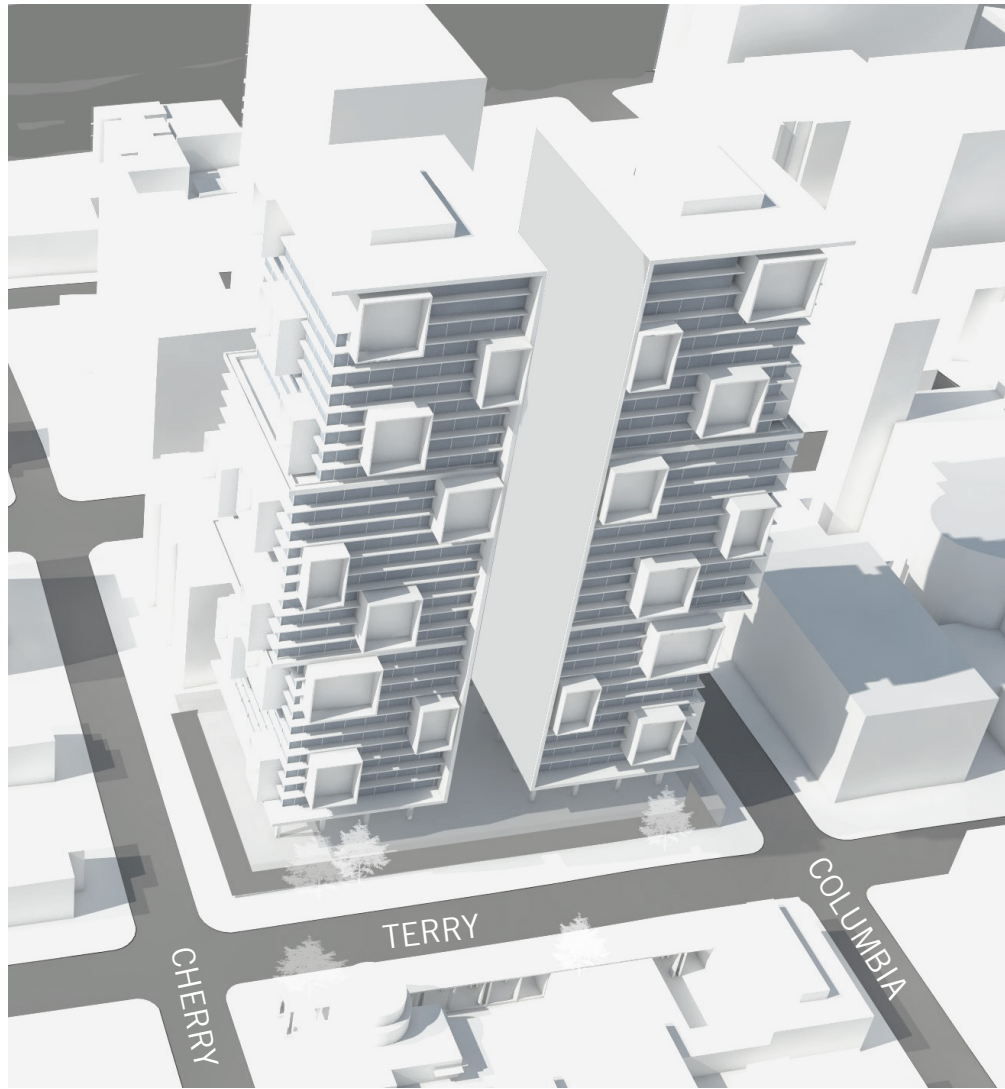
CONCEPT 2: "FRAMES"  
STREET VIEWS



3D VIEW LOOKING WEST



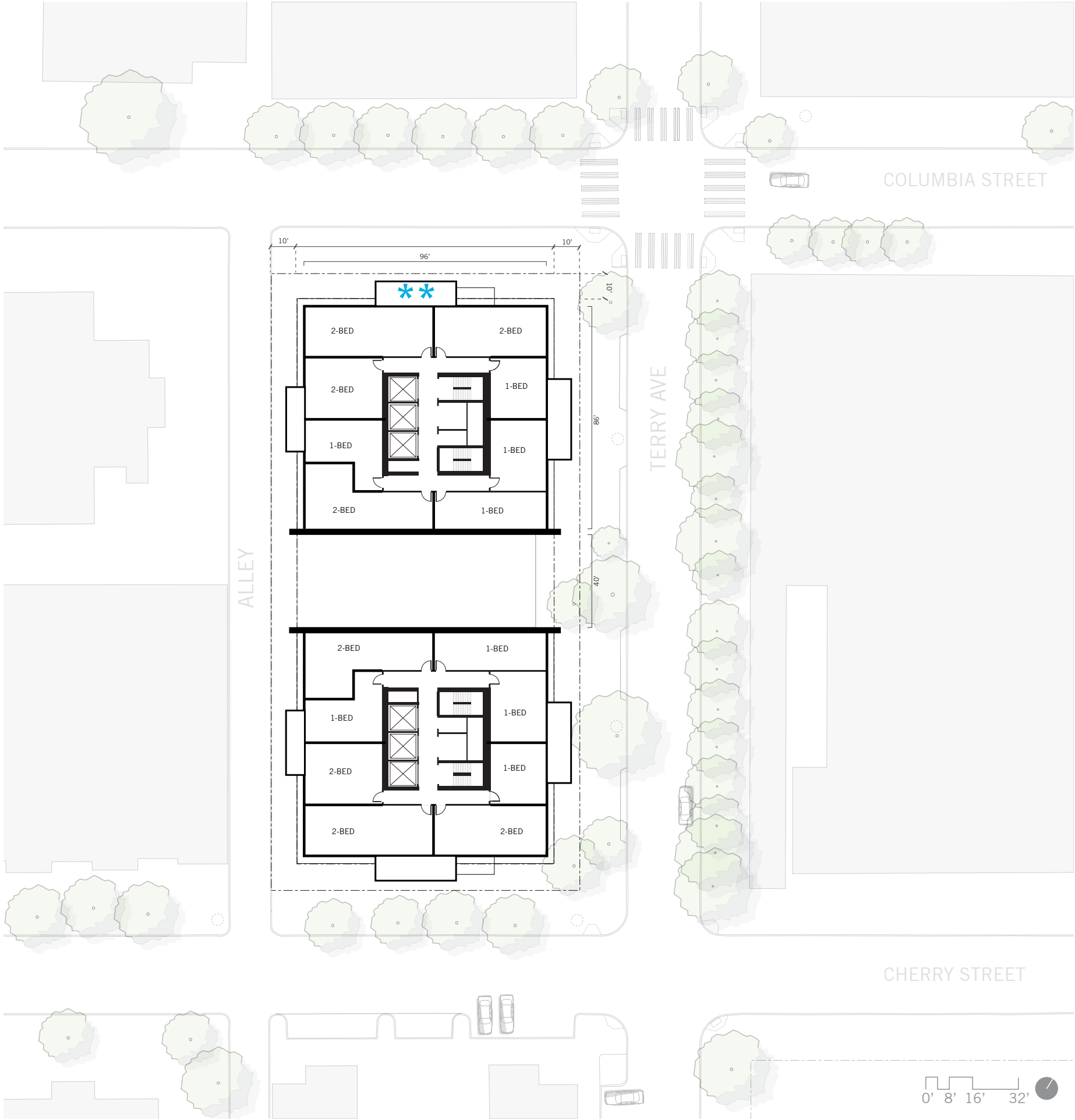
3D VIEW LOOKING AT CORNER OF TERRY AND CHERRY



3D AERIAL VIEW



CONCEPT 2 : “FRAMES”  
UNIT PLAN



\*\* PERMITTED PROJECTIONS DEPARTURE SMC 23.45.518



## CONCEPT 2: “FRAMES” ELEVATIONS



EAST ELEVATION



CONCEPT 2 : “FRAMES”  
ELEVATIONS



NORTH ELEVATION



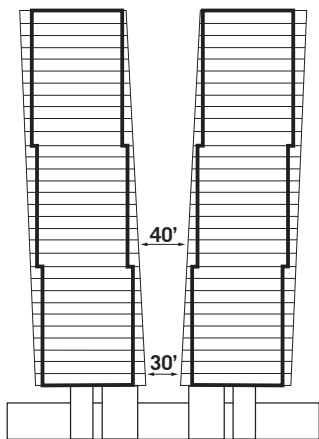
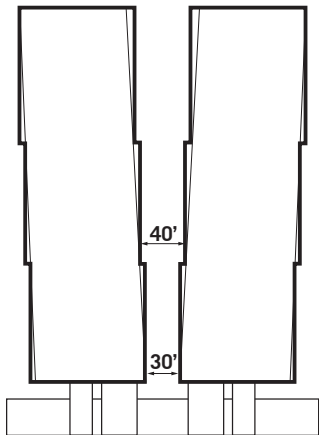
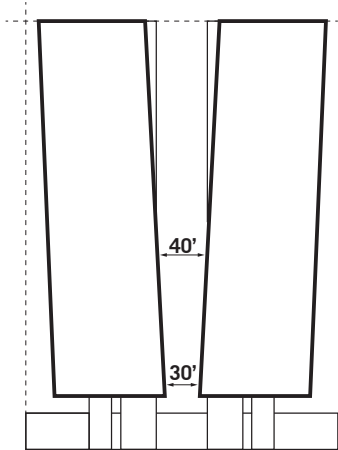
CONCEPT 3 (PREFERRED): “CREATIVE TENSION”  
AERIAL VIEWS



3D VIEW LOOKING WEST



3D VIEW LOOKING NORTH









**CONCEPT 3 (PREFERRED) : “CREATIVE TENSION”**  
**STREET VIEWS**



3D VIEW LOOKING WEST



3D VIEW LOOKING AT CORNER OF TERRY AND CHERRY



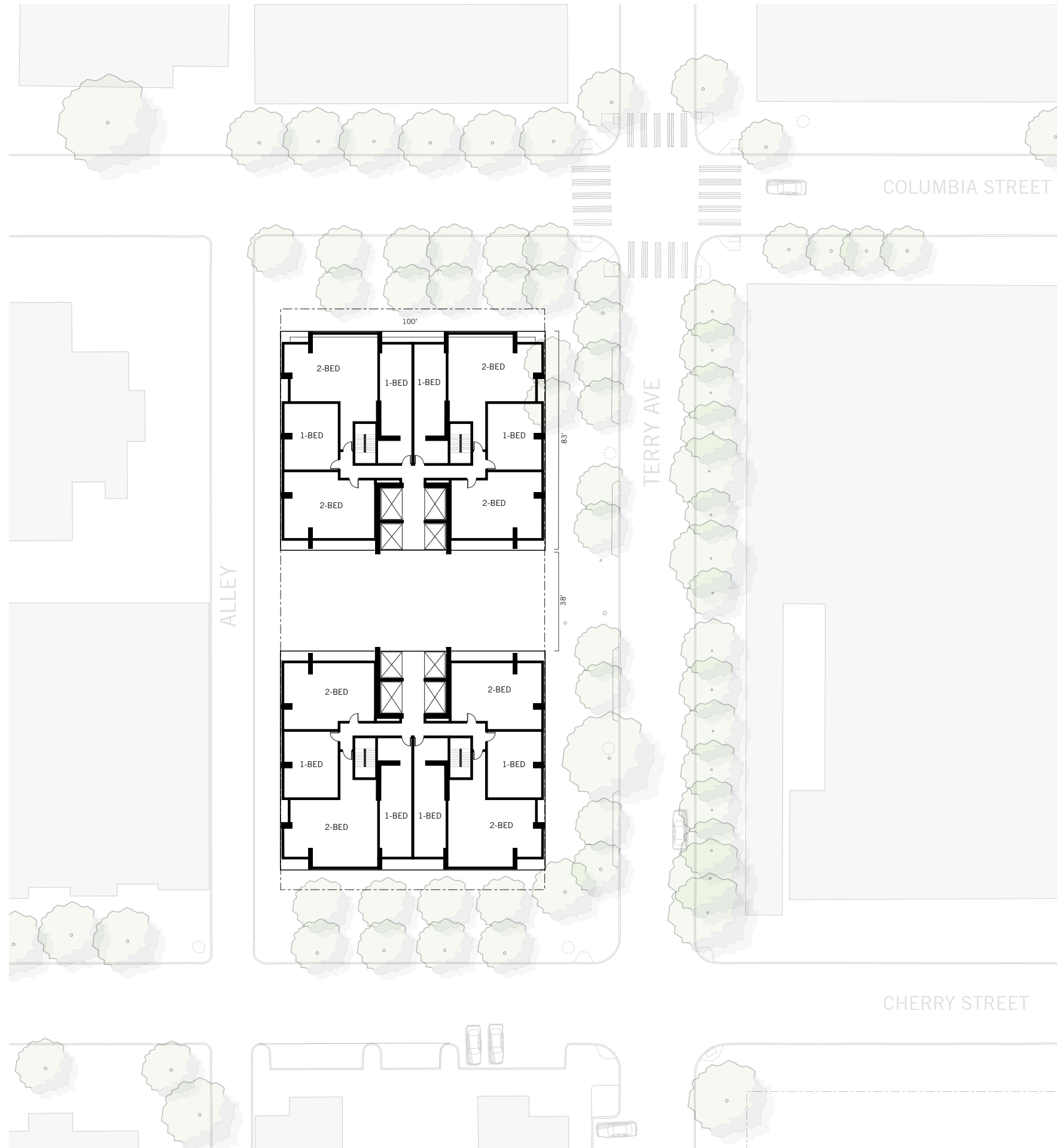
3D AERIAL VIEW



**CONCEPT 3 (PREFERRED):**

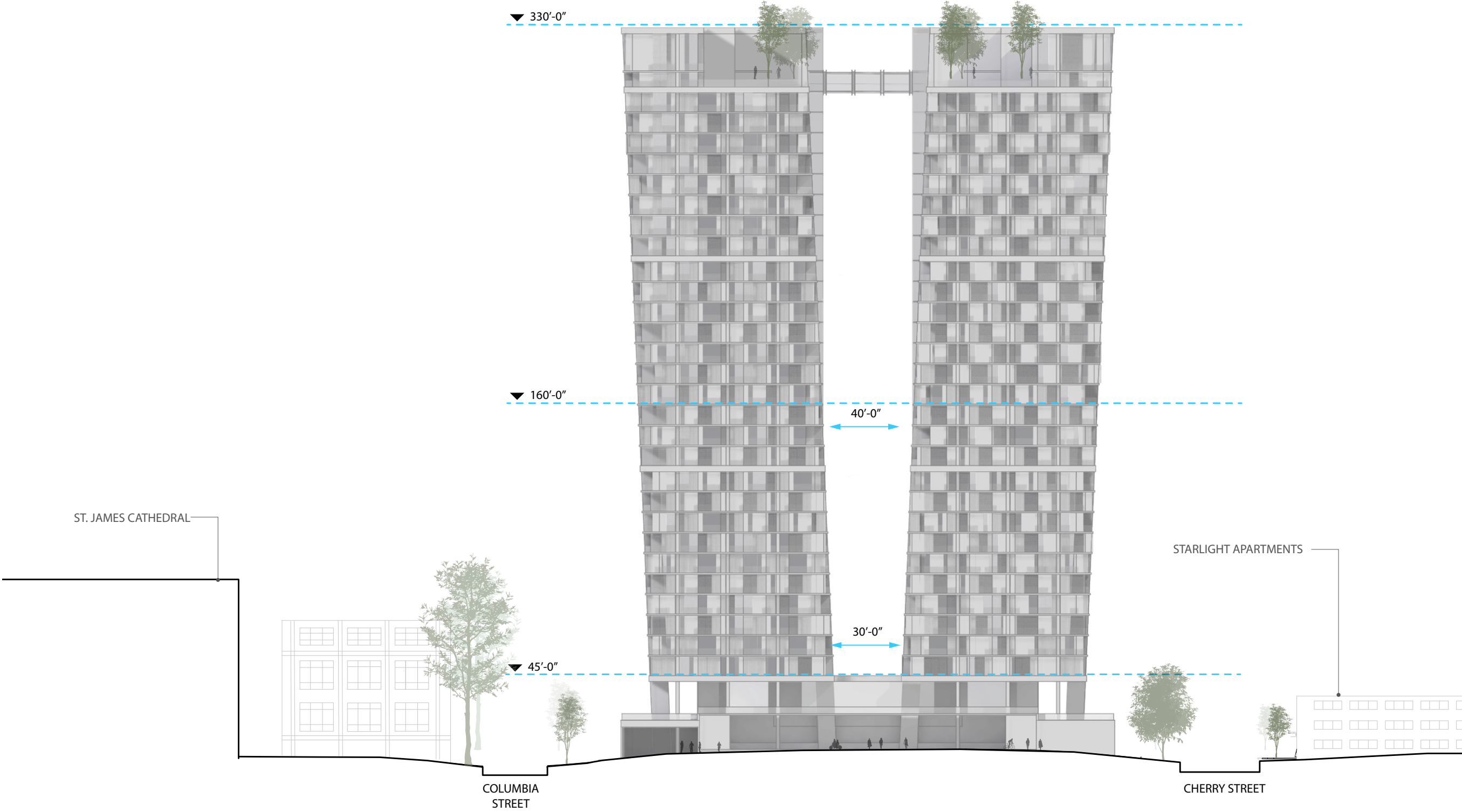
## “CREATIVE TENSION” UNIT PLAN

## UNIT PLAN





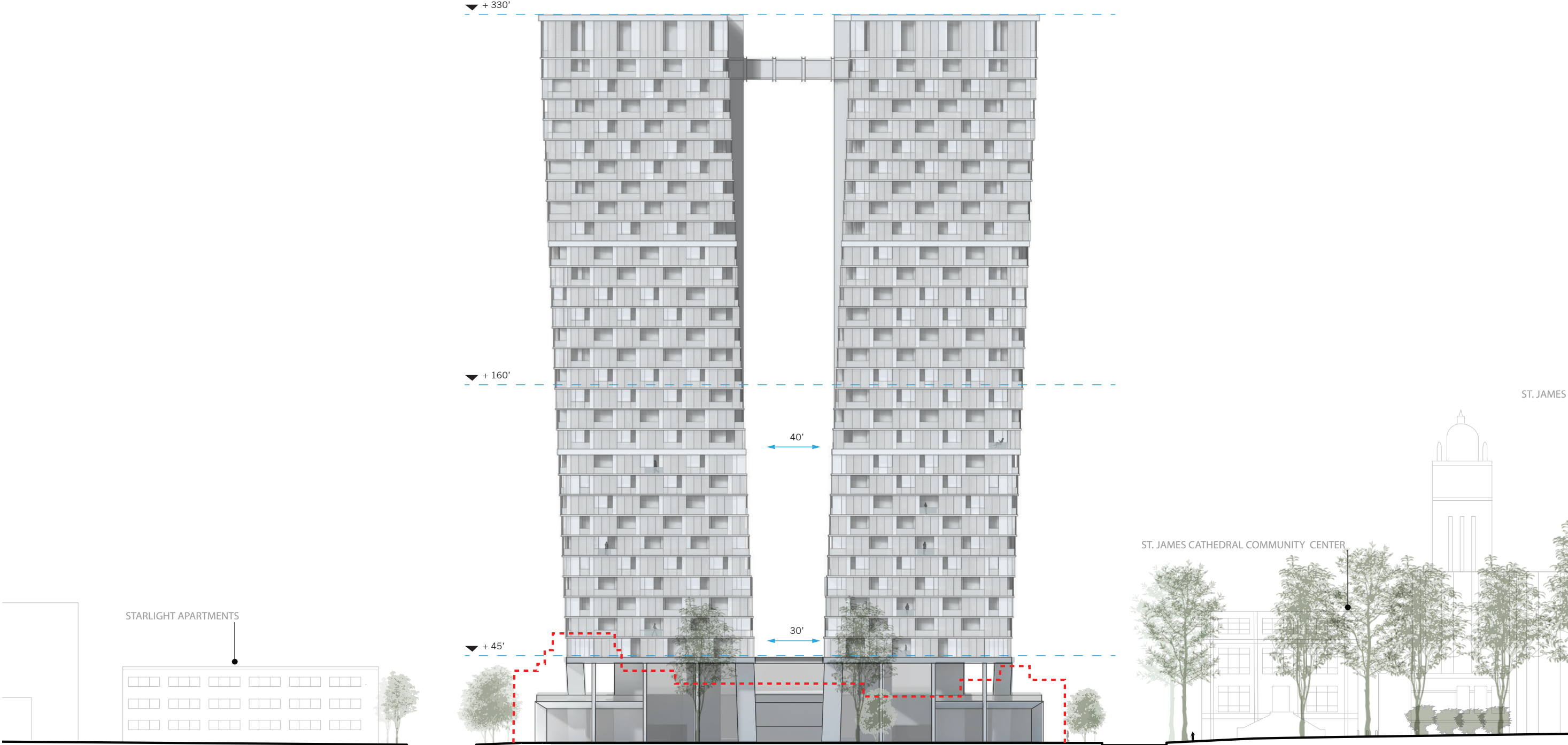
CONCEPT 3 (PREFERRED):  
“CREATIVE TENSION”  
ELEVATIONS



WEST ELEVATION



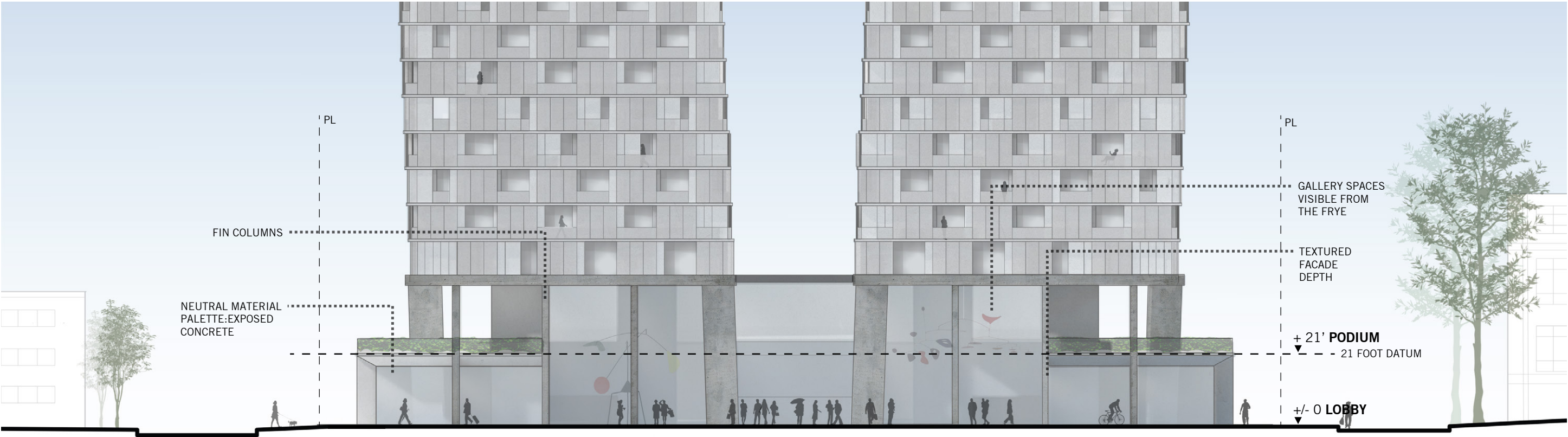
CONCEPT 3 (PREFERRED):  
“CREATIVE TENSION”  
ELEVATIONS



EAST ELEVATION



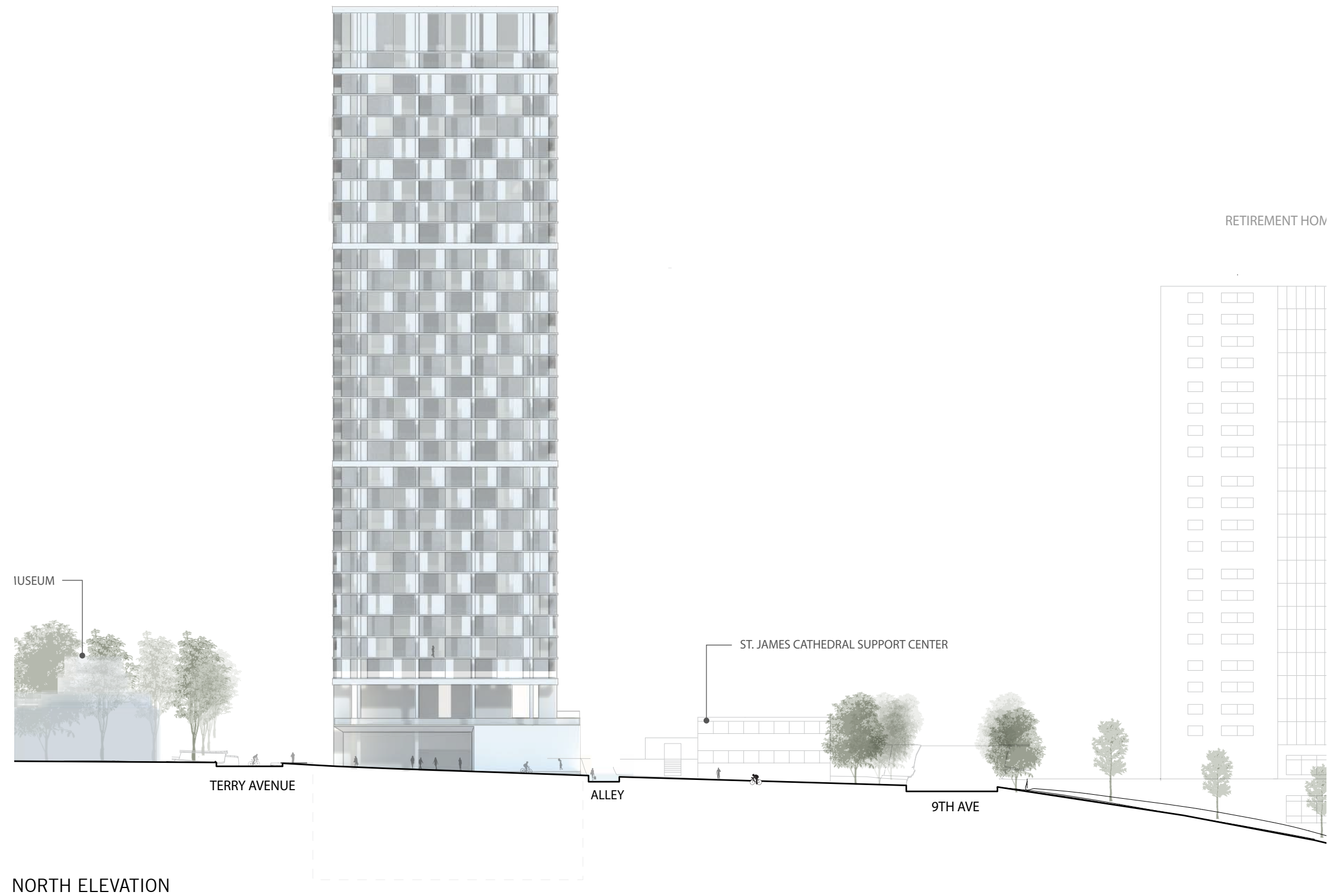
CONCEPT 3 (PREFERRED):  
“CREATIVE TENSION”  
ELEVATIONS



TERRY ELEVATION

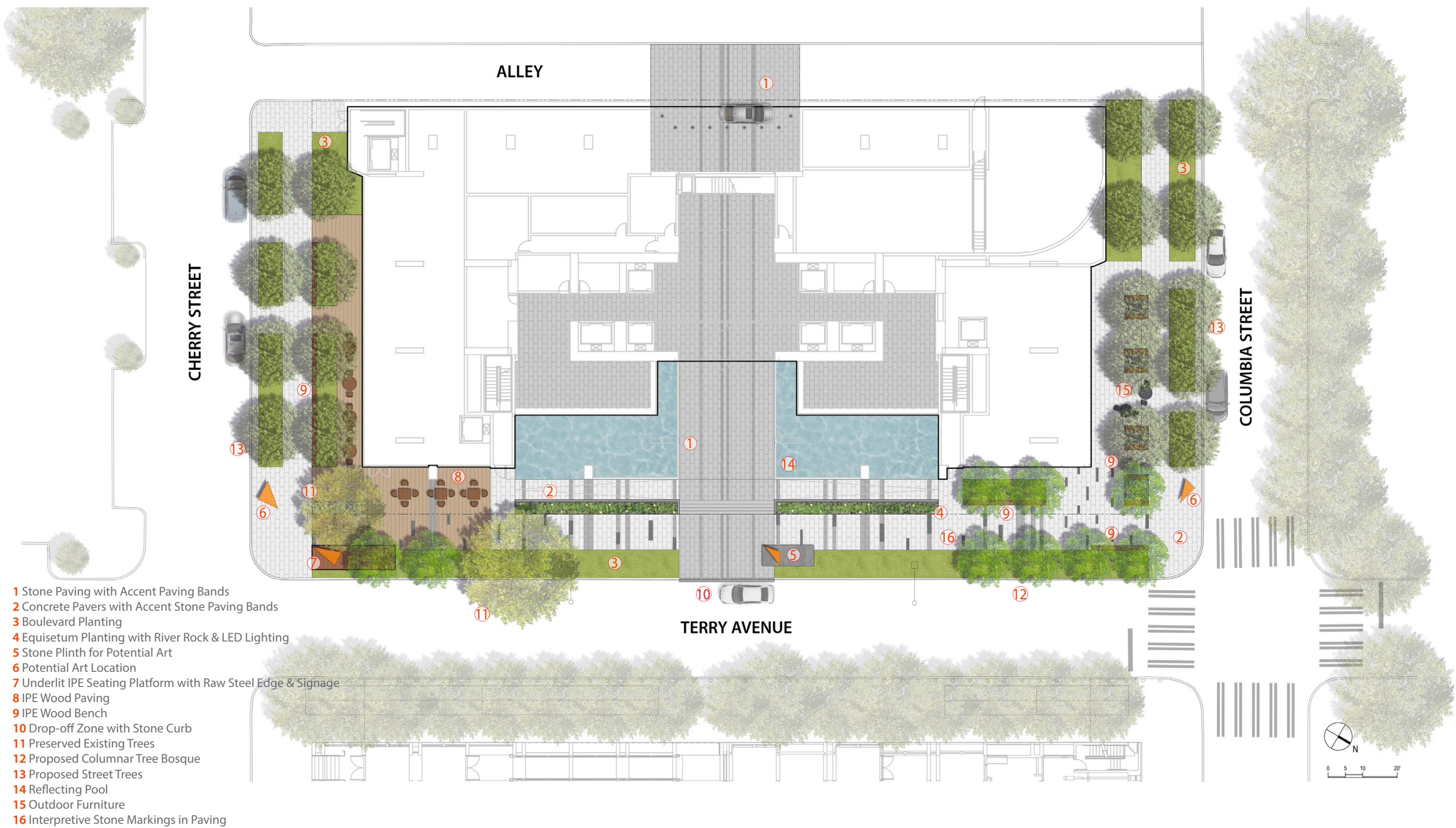


**CONCEPT 3 (PREFERRED):  
“CREATIVE TENSION”  
ELEVATIONS**





CONCEPT 3 (PREFERRED) : “CREATIVE TENSION”  
LANDSCAPE PLAN



Site Plan

LANDSCAPE WESTBANK FRYE 2016.01.08  PFS STUDIO



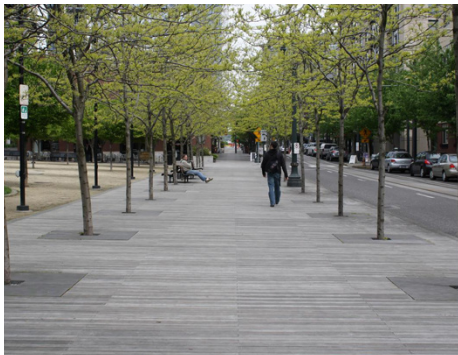
TERRY AVENUE



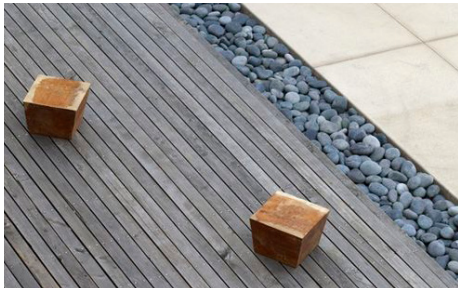
PLAZA STONE PAVING



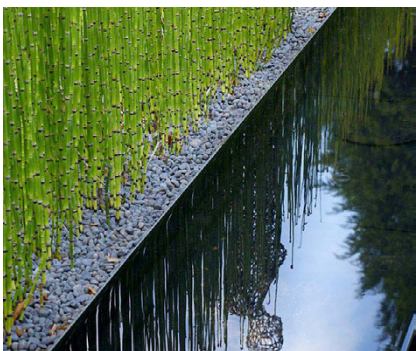
INTERPRETIVE STONE PAVING



TREE BOSQUE WITH PLANTING



IPE WOOD PAVING



REFLECTIVE WATER AT LOBBY ENTRY

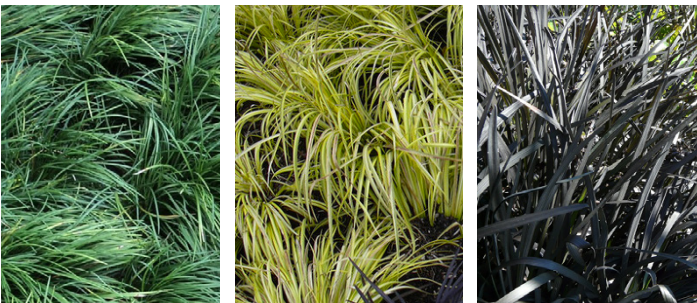


LARGE IPE WOOD PLATFORM



STONE PLINTH WITH ART

CHERRY & COLUMBIA ST



CHERRY STREET



COLUMBIA STREET

CORTEN EDGE AT PLANTING



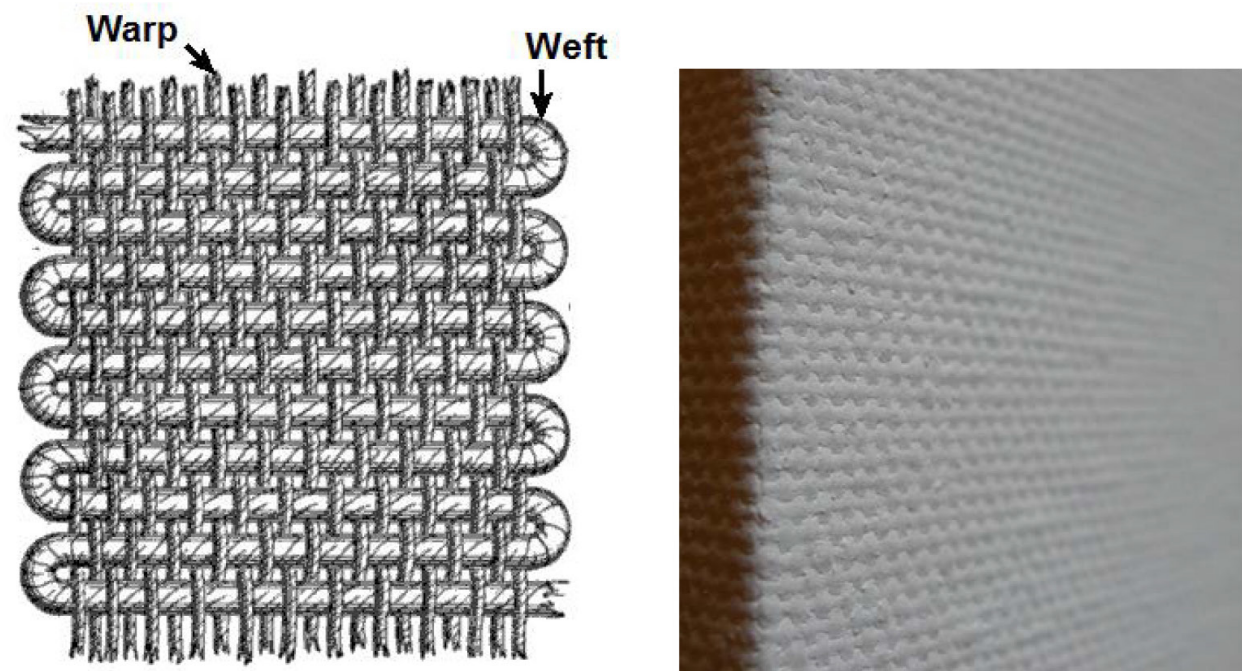
ZELKOVA STREET TREES

Precedent Images



CONCEPT 3 (PREFERRED) : “CREATIVE TENSION”

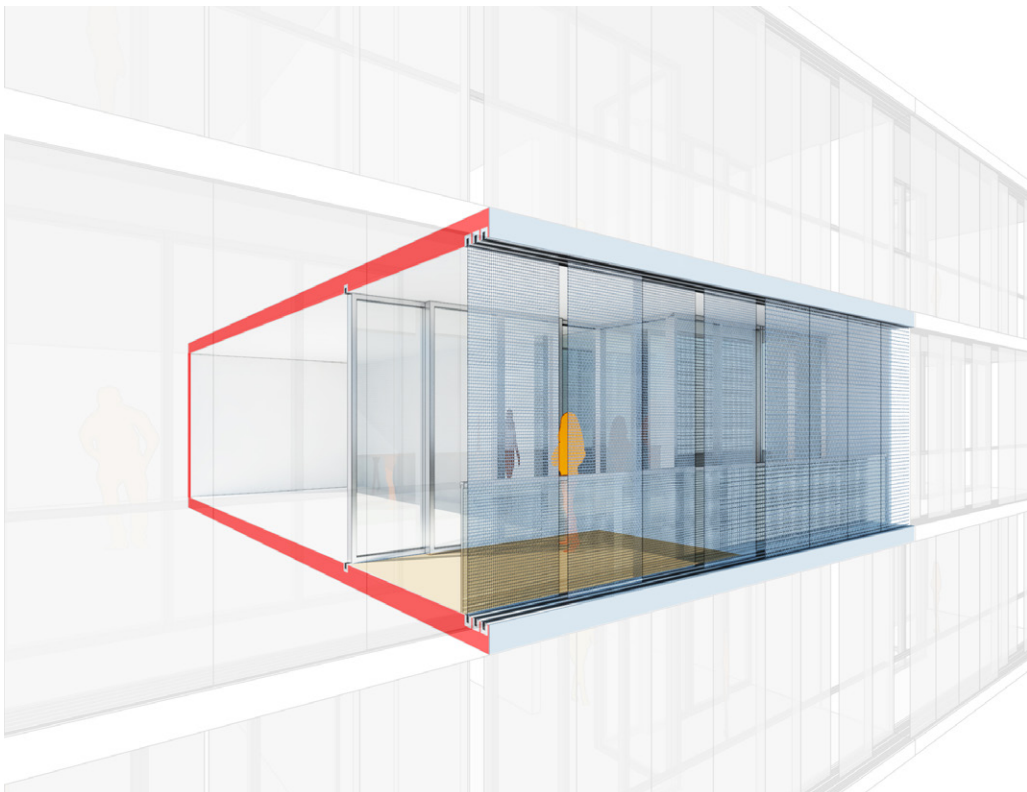
SHOJI SCREEN FACADE



SHOJI SCREEN FACADE CONCEPT:  
A PROPORTIONED FRAMEWORK FOR ARTWORK AND LIVING



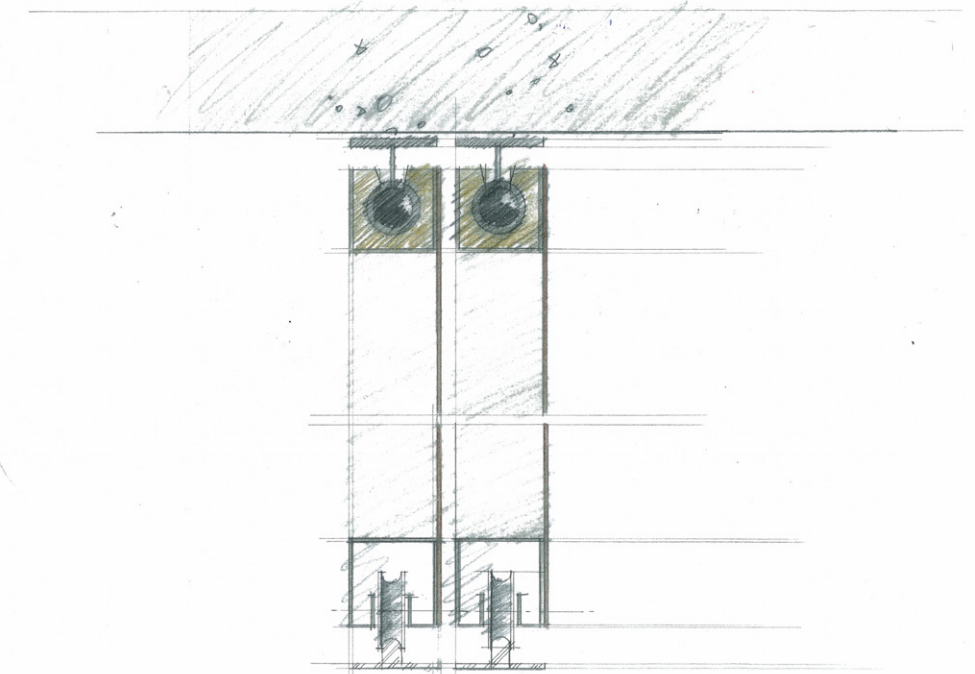
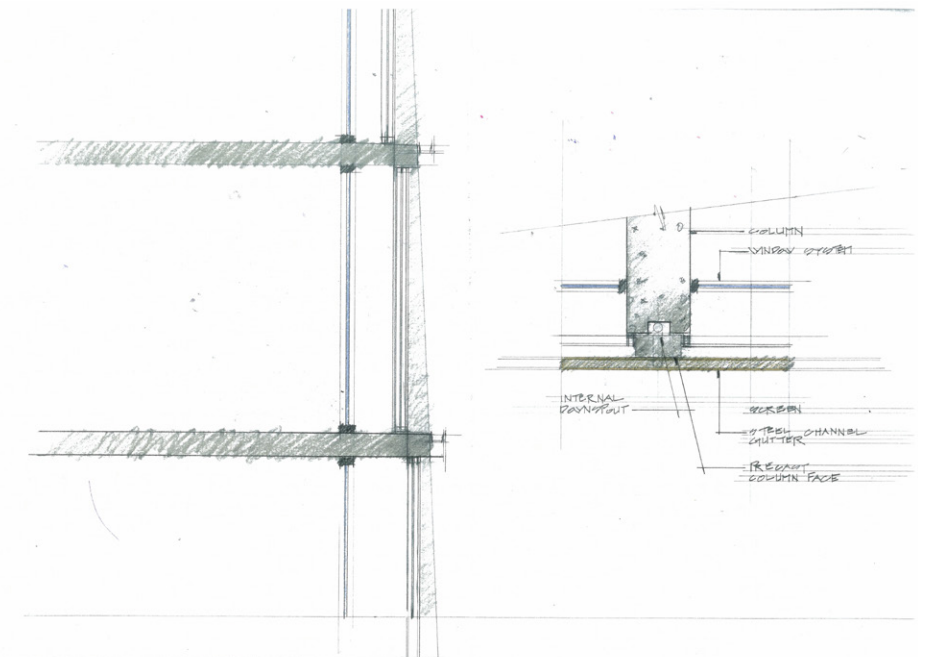
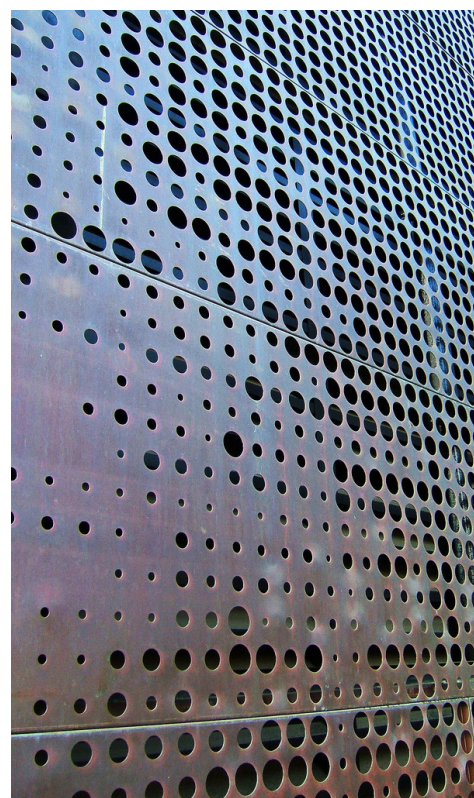
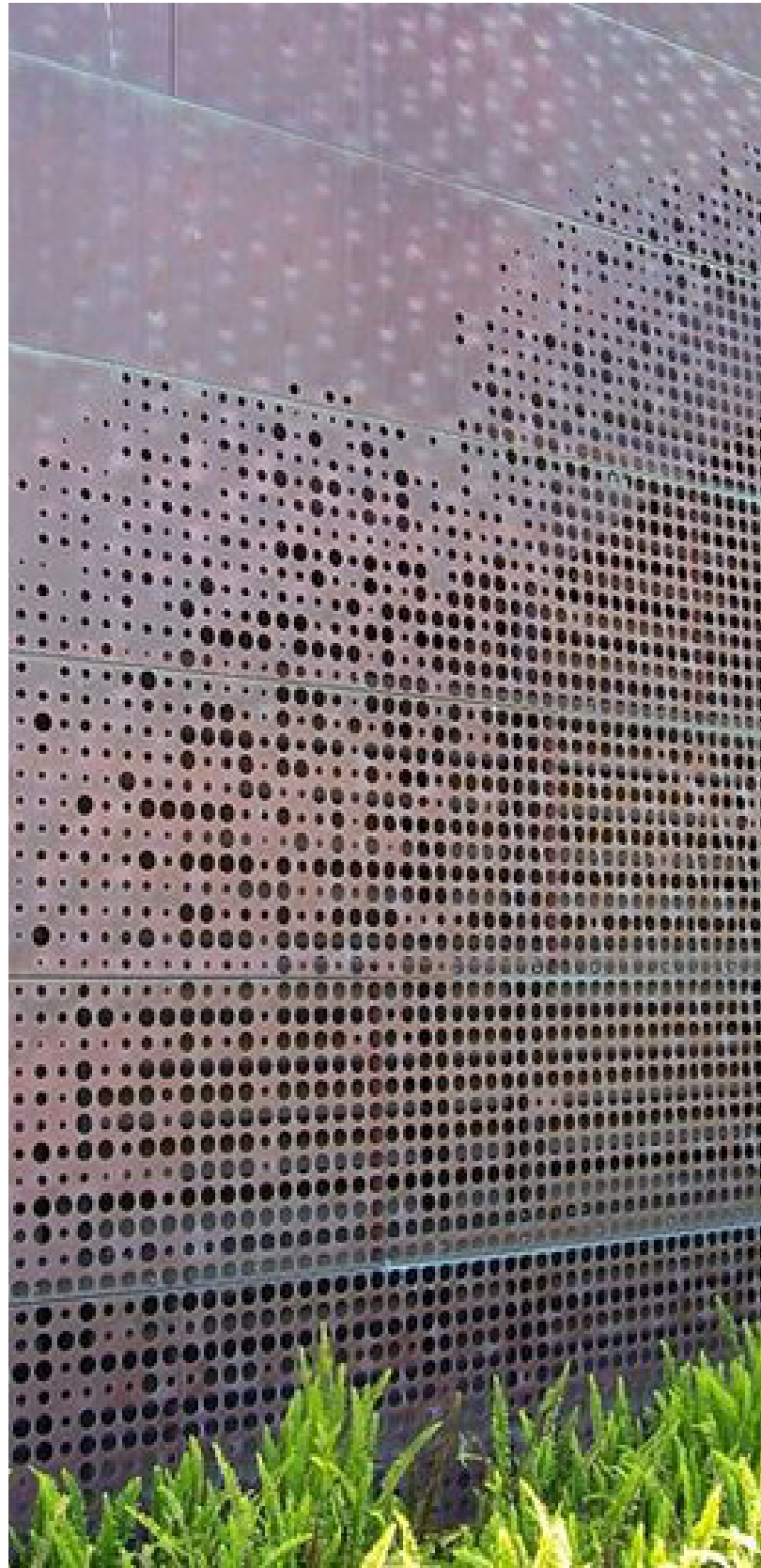
OPEN SCREEN



CLOSED SCREEN



**CONCEPT 3 (PREFERRED): “CREATIVE TENSION”**  
SHOJI SCREEN FACADE PRECEDENTS





CONCEPT 3 (PREFERRED): “CREATIVE TENSION”  
BRIDGE CONCEPT PRECEDENTS



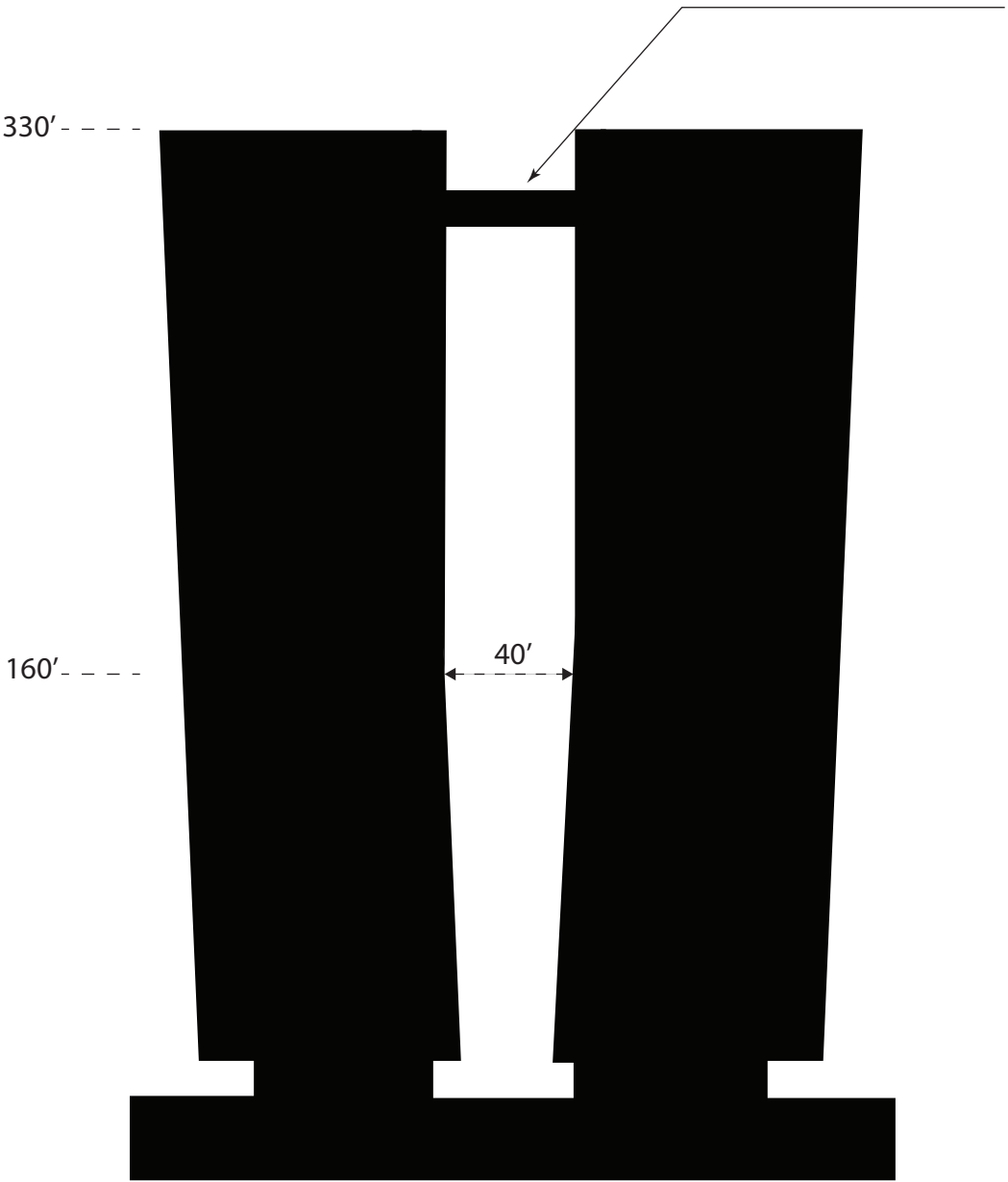


CONCEPT 3 (PREFERRED): “CREATIVE TENSION”  
AERIAL VIEW



VISION OF ENTRANCE AT TERRY AVENUE





**OPTION 3 (PREFERRED)**  
**Facade Separation**  
*Per SMC 23.45.518-HR Facade Separation for Structures on the Same lot, 40' of tower separation is required above 160'*  
The bridge is 52 feet in length, 10 feet wide and 9 feet tall. It responds to the design guidelines PL2-A-2 (Access Challenges) as well as DC2-C-1 (Visual Depth and Interest). The bridge provides access between the roof amenity levels.

CONCEPT 3 : “CREATIVE TENSION”

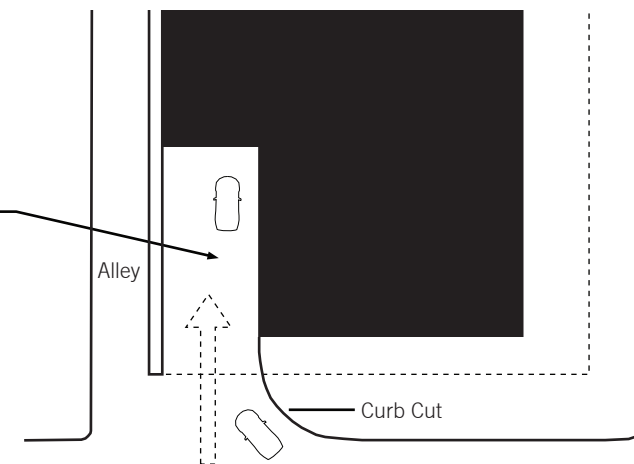


## OPTION 1

## Access to Parking

Per *SMC 23.45.536.C.1-HR Access to Parking*, alley access is required to a parking garage.

The parking garage access in the “minimalist” concept is off of Cherry street through a curb cut. This is due to the spatial arrangement of the podium.

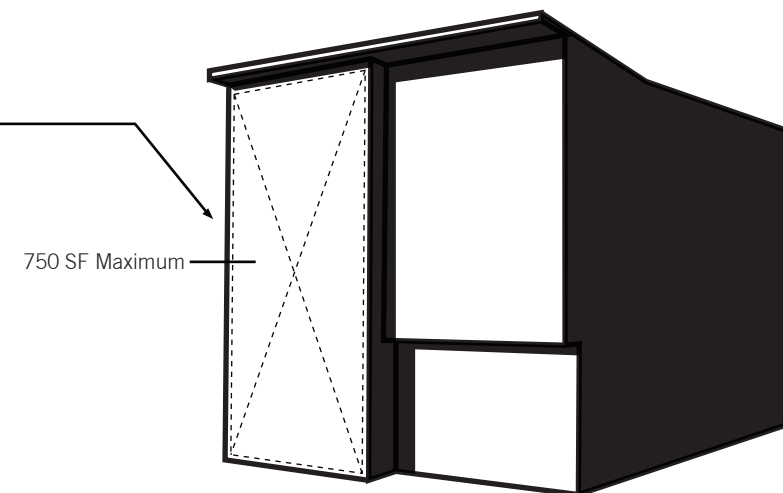


## OPTIONS 1 AND 2

## Design Standards

Per *SMC 23.45.529.C.2.B-HR Facade Articulation*, the street-facing facade of a structure may not exceed 750 square feet in area, and division of the facade into separate facade planes is required.

In both the “minimalist” and “frames” concepts, there are large areas of the facade that are not divided into separate planes, both on street level and in the towers.

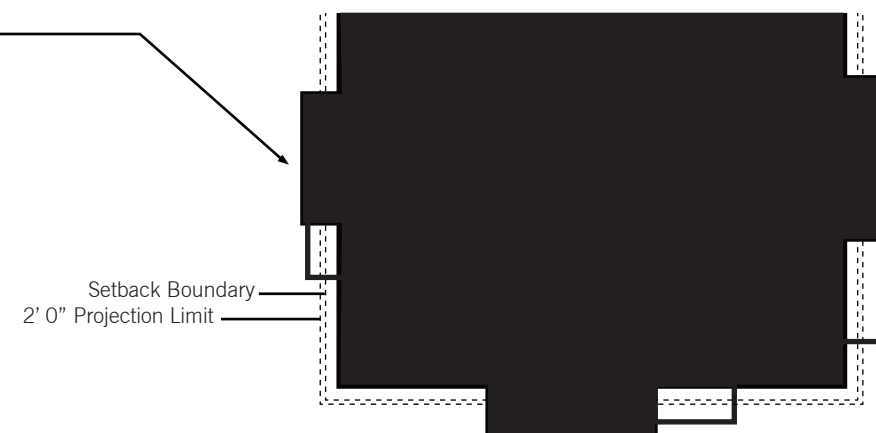


## OPTION 2

## Permitted Projections

Per *SMC 23.45.518-HR Projections Permitted in Required Setbacks and Separations*, ...other features that provide floor area may project a maximum of two feet into required setbacks.

The projecting boxes in the “frames” concept extend past the required setback for the towers, and cannot be minimized without greatly impacting residential floor area.





# PREVIOUS EXPERIENCE

The design and development team has extensive corporate commercial experience in both architecture and interior design. Perkins+Will is committed to the delivery of an innovative, sustainable, elegant solution that will contribute to the vibrancy of the neighborhood and the city as a whole. The following projects exemplify the capabilities of our practice.

## WESTBANK CORP Residences on Georgia

The benchmark for both technological innovation and architectural magnificence, this development consists of two towers of 36 floors each. The Residences on Georgia was chosen by the City of Vancouver as one of its 'projects completed in the past decade which have made significant contributions to the urban design of their respective precincts or neighbourhoods and enhanced the city's emerging form'.

## PERKINS+WILL Contemporaine

Contemporaine, a 15-story condominium building located at 516 North Wells in the River North neighborhood of downtown Chicago, consists of a four-story retail and parking base and an 11-story residential tower with 52 units. The project, designed by Ralph Johnson and Perkins+Will, is located in a vibrant section of the city and surrounded by mid-rise warehouses converted to residential use, low-rise retail, newer residential towers and the elevated tracks of the city's rapid transit system.



WESTBANK CORP  
Residences on Georgia  
Vancouver, BC



WESTBANK CORP  
Shangri-La  
Toronto, BC



PERKINS+WILL  
Contemporaine  
Chicago, IL



PERKINS+WILL  
Contemporaine  
Chicago, IL



PERKINS+WILL  
Contemporaine  
Chicago, IL



WESTBANK CORP  
Woodward's  
Vancouver, BC



WESTBANK CORP  
Granville at 70th  
Vancouver, BC



## PREVIOUS EXPERIENCE

### WESTBANK CORP Shangri-La, Vancouver

Standing a third taller than the next tallest tower at 646 feet, Shangri-la Vancouver was a huge team effort over seven years from design to completion.

Located on Vancouver's most ceremonial street, Shangri-La Vancouver is an extraordinary contribution to unique civic space in the city, and a signature building to the downtown skyline, celebrating art, history and innovative design, and home to MARKET by Jean-Georges, the world-famous CHI Spa, and the Xishi Lounge.

### PERKINS+WILL\* 5th and Madison

5th and Madison is one of the first in the country to be designed to LEED Gold standards for an entire block. The plan of the residential tower optimizes resident privacy and views by limiting each of the 24 floors to a maximum of six units. The project continues to be a case study for forward thinking urban re-development in downtown Seattle and has received various awards.

\*909 5th Ave was acquired by Perkins+Will. Brad Hinthorne and Erik Mott were principals on the project.



WESTBANK CORP  
Shangri-La, Vancouver  
Vancouver, BC



WESTBANK CORP  
Fairmont Pacific Rim  
Vancouver, BC



WESTBANK CORP  
6th&Fir  
Vancouver, BC



WESTBANK CORP  
Shangri-La, Vancouver  
Vancouver, BC



PERKINS+WILL  
5th and Madison  
909 5th Ave, Seattle, WA



WESTBANK CORP  
The Lauren  
Vancouver, BC



WESTBANK CORP  
Shutters  
Vancouver, BC



PERKINS+WILL  
5th and Madison  
909 5th Ave, Seattle, WA