



WESTBANK FRYE HIGHRISE 707 TERRY AVE

WESTBANK CORP | Project 3021510 | East Board DRB Recommendation Meeting | 09.21.2016

PERKINS+WILL

CONTENTS

SECTION 01. BACKGROUND & CONTEXT	5
Proposal	5
Neighborhood Aerial	6
Nine Block Aerial	7
Neighboring Buildings	8
Zoning	12
Survey	14
Context Plan	15
SECTION 02. RESPONSE TO EDG	17
Early Design Guidelines	18
<i>ARCHITECTURE</i>	20
CS: Paragraph 1 - Building Facade	22
DC: Paragraph 1 - Architectural Concept / Bridge	30
<i>SITE</i>	32
CS: Paragraph 2, DC: Paragraph 3 - Water Feature / Public Interaction	34
DC: Paragraph 4 - Water and Landscape	35
<i>URBANISM</i>	36
CS: Paragraph 3 - Prap Guidelines / Urban Pattern	38
DC: Paragraph 2 - Pedestrian Opportunities	40
PL: Paragraph 1 - Open Space	41
SECTION 03. DESIGN PLANS	45
Overall Floor Plans	46
SECTION 04. LANDSCAPE	59
Overall Landscape Plans	60
SECTION 05. ELEVATIONS, SECTIONS	67
Overall Elevations	68
Overall Sections	71
Enlarged Elevations	72
SECTION 06. MATERIALS	77
Material Palette	79
SECTION 07. DESIGN PERSPECTIVES	81
Exterior Perspectives	82
SECTION 08. LIGHTING	91
Lighting Concepts, Plans & Details	92
SECTION 09. SIGNAGE	107
Signage Locations & Details	108
SECTION 10. DEPARTURES	113
Requested Departures	114



SECTION 01. BACKGROUND & CONTEXT

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' (28,800 sf).

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

- 486 Residential Units
- 6,000 sf Ground Floor Commercial
- 316 Parking Stalls

SITE DESCRIPTION

The site currently contains four parcels on the northern half of the block, bounded by Terry Avenue, Columbia Street, Cherry Street, and an alley shared with southern neighbors. The site has a buildable area of approximately 240' x 120' (28,800 sf), with the exception of dimensional setbacks for alley widening, sidewalk widening, upper level development limits, and floor plate limits.

TOPOGRAPHY

The First Hill neighborhood is located east of Downtown Seattle, bounded on the west by Interstate 5. It is named for being the First hill one encounters travelling east from downtown Seattle towards Lake Washington. It features a generally steep terrain, sloping up towards the east. It is bordered on the north by E Pike and E Madison Streets, beyond which is Capitol Hill, and on the south by S Main Street, beyond which is the international district.

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

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.





PROJECT SITE

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

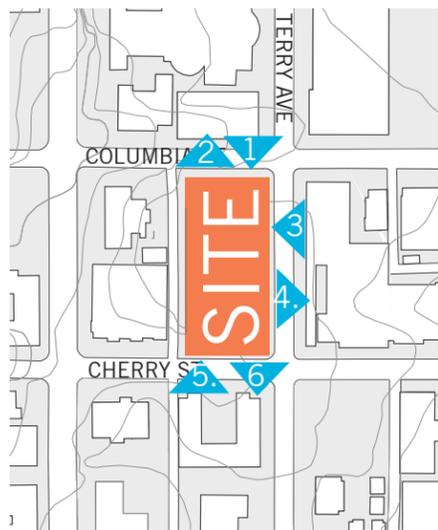
PEDESTRIAN EXPERIENCE

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, Odeia 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, hardscape and water features.

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.



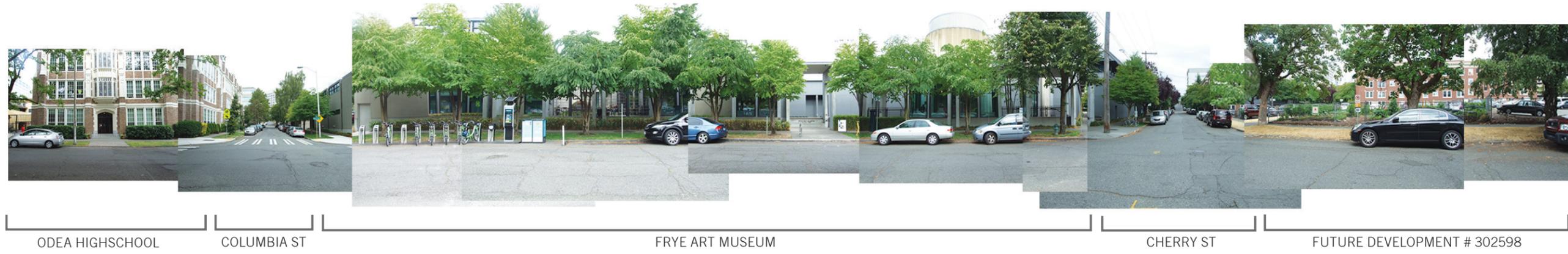
1. STREET FRONTS ALONG COLUMBIA STREET LOOKING SOUTH



2. STREET FRONTS ALONG COLUMBIA STREET LOOKING NORTH



3. STREET FRONTS ALONG TERRY AVENUE LOOKING WEST



4. STREET FRONTS ALONG TERRY AVENUE LOOKING EAST



5. STREET FRONTS ALONG CHERRY STREET LOOKING NORTH

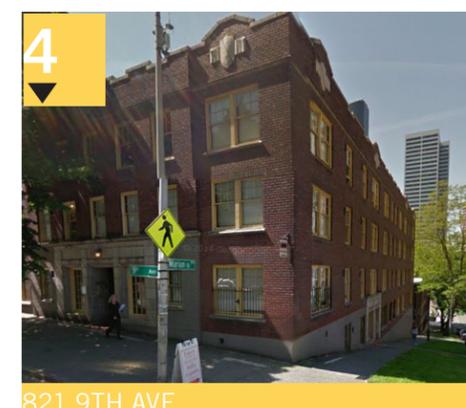
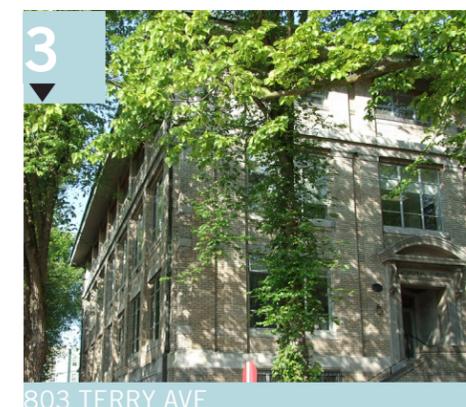
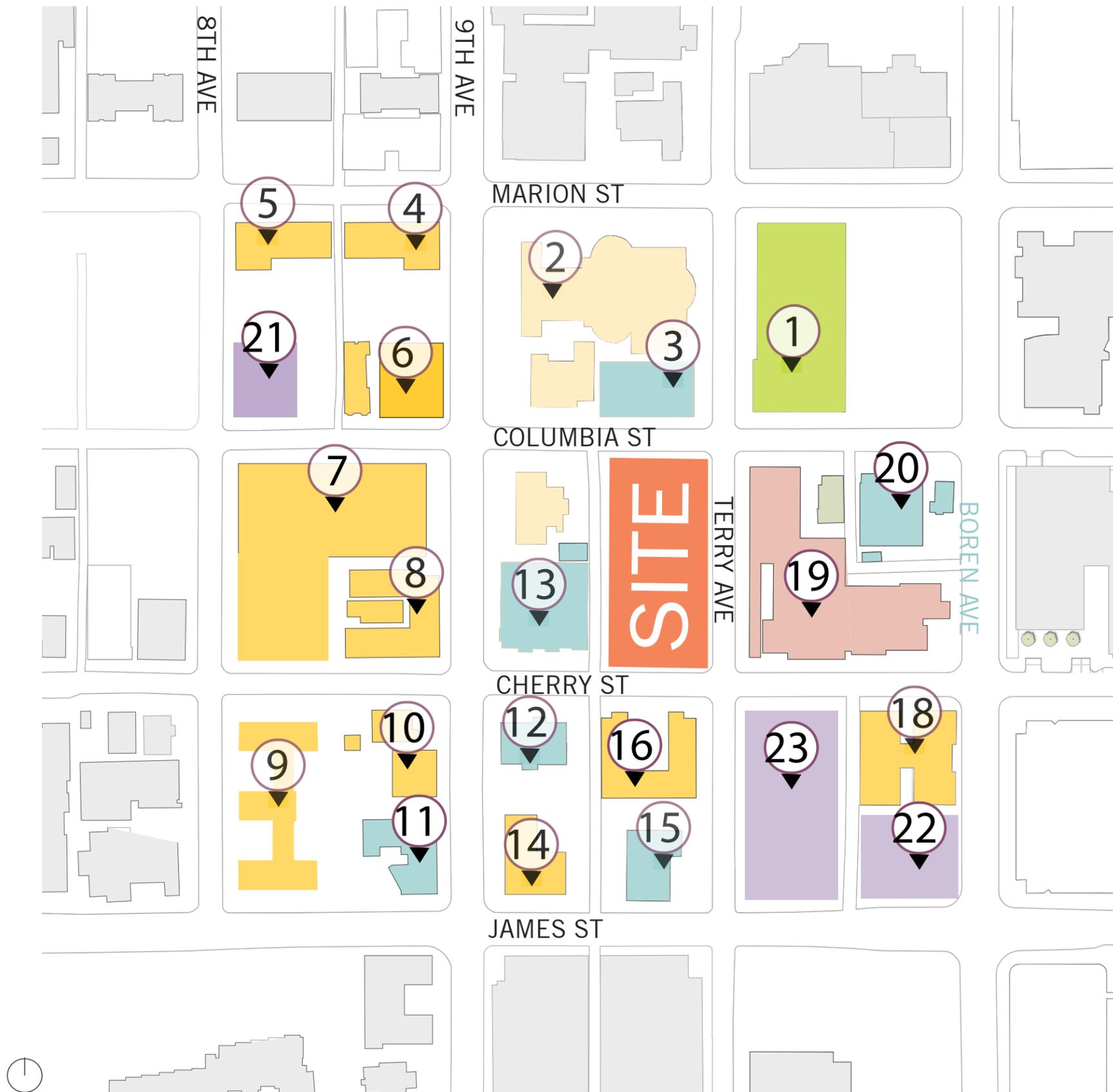


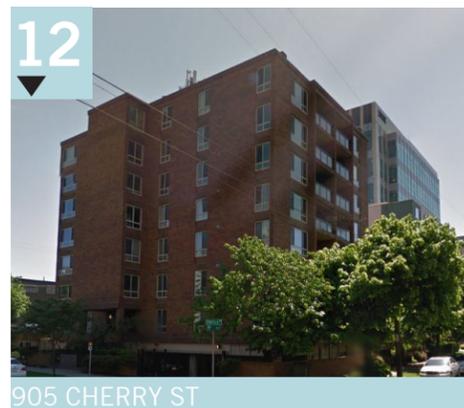
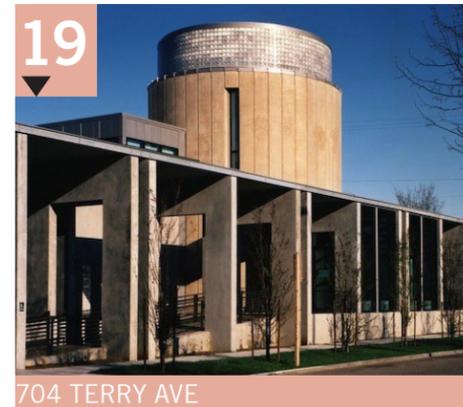
6. STREET FRONTS ALONG CHERRY STREET LOOKING SOUTH

NEIGHBORING BUILDINGS /

PRIMARY USE

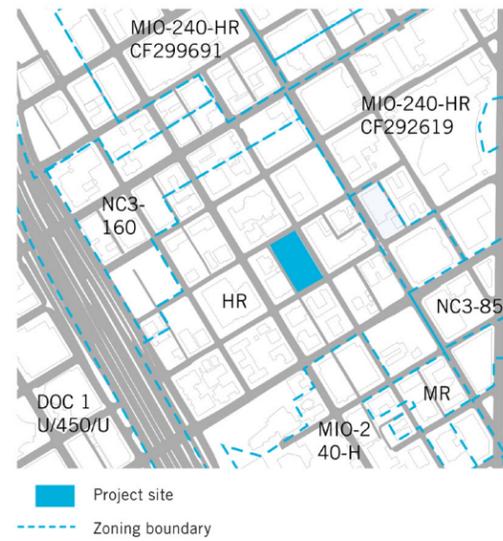
- WESTBANK HIGHRISE
- RESIDENTIAL
- OFFICE
- SERVICE
- ART
- HOSPITAL
- PARKING
- SCHOOL
- PROPOSED DEVELOPMENT





ZONING /

MULTIFAMILY HIGHRISE-300 FIRST HILL URBAN CENTER VILLAGE



SMC 23.49.008 HEIGHT LIMIT:

300' maximum height limit with bonus per SMC 23.45.514.

SMC 23.45.504 PERMITTED USES:

Permitted uses include residential use and ground floor commercial use. Ground floor general sales and restaurants, permitted pursuant to SMC 23.45.532, are limited to 4,000 sf per business establishment. Loading berths are not required.

The proposed development provides residential use (apartments) and ground floor commercial use (Restaurant A - 2,043 sf, Restaurant B - 1,834 sf, and Retail - 2,596 sf.) An additional 1,590 sf of space designated for Restaurant A is provided on level 2 as requested in Departure 2 - Level 02 Commercial (see page 67.)

SMC 23.45.510 FLOOR AREA RATIO:

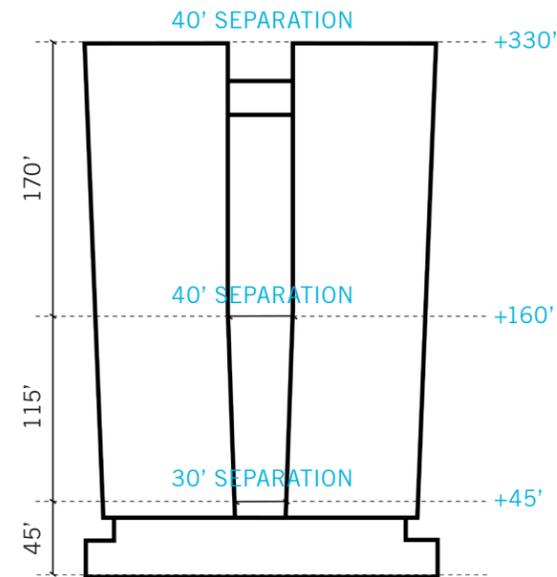
Base FAR of 7, maximum FAR of 14.

The development proposal is consistent with zoning FAR standards. Allowable FAR is 402,836 sf. The building contains a total of 402,433 sf of FAR.

SMC 23.45.514 STRUCTURE HEIGHT:

160' base height limit, 300' maximum height limit with bonus per SMC 23.58A and SMC 23.45.516. Per 23.45.514.J.11, a structure may exceed the applicable height by 30' if the applicable height limit is 300' and the area bound by the facades is no greater than 6,500 sf.

The development proposal reaches a maximum height of 329.09' to top of column. The proposal is consistent with structure height standards.



SMC 23.45.516 ADDITIONAL HEIGHT AND EXTRA RESIDENTIAL FLOOR AREA:

A minimum 60% floor area gained through affordable housing provisions. 40% additional floor areas may be gained by one, or a combination of the transfer development potential, neighborhood open space, or neighborhood green street setback.

The development proposal includes bonus improvements for 40% additional floor area to include neighborhood open space, neighborhood green street setback, and neighborhood green street.

For structures over 240', the height limit is 300' if conditions for additional area and satisfied and average area per story above 45' does not exceed 9,500 sf, parking is below grade, and 20% of lot at grade is landscaped with common amenity area.

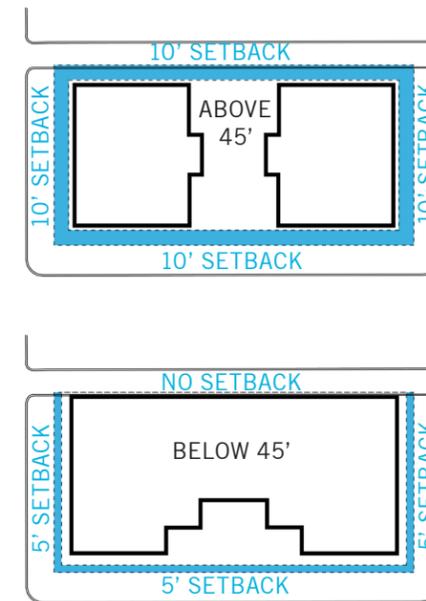
The development proposal meets these requirements.

SMC 23.45.518 SETBACKS AND SEPARATIONS:

For a structure greater than 85 feet, a lot line abutting a street under 45' in height requires a 5' minimum setback. A lot line abutting a street over 45' in height requires a 10' setback. A lot line abutting an alley under 45' requires no setback. A lot line abutting an alley over 45' requires a 10' setback.

Separation between structures has no minimum at 0'-45', a 30 feet separation required at 45'-160', and a 40' separation requires above 160'.

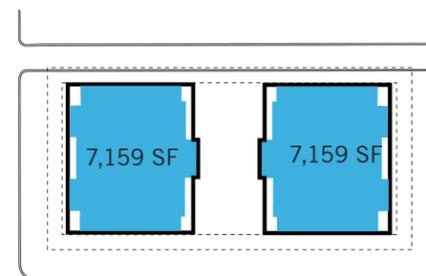
The development proposal is consistent with setback and separation requirements. The leaning appearance of the towers is a result of these setback requirements.



SMC 23.45.522 WIDTH AND FLOOR SIZE LIMITS:

A maximum facade width is 110' above 45' for structures greater than 85' in height. Length may be increased to 130' provided average floor area above 85' is 10,000 sf or less.

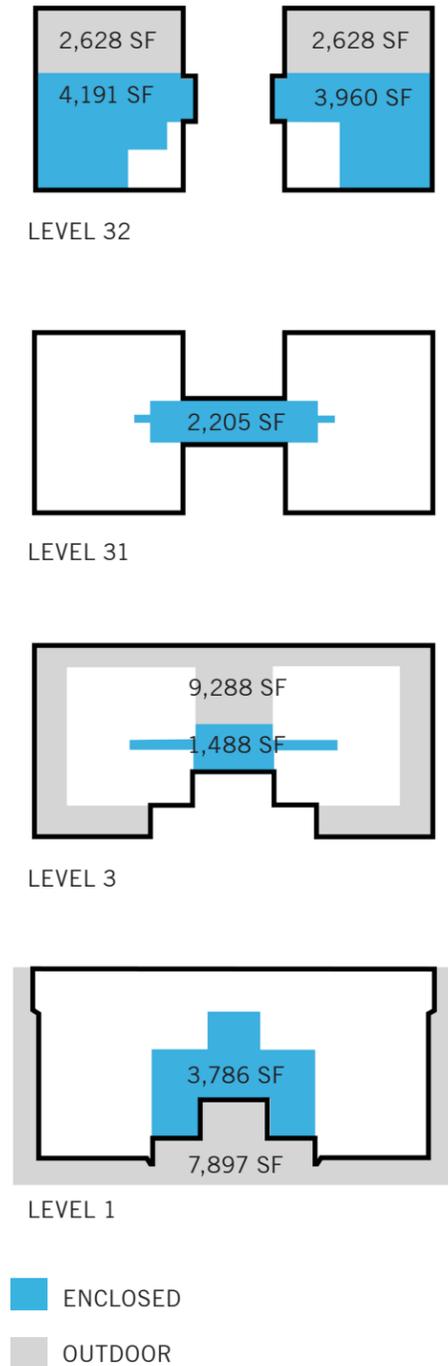
The maximum facade width above 45' is less than 130', average floor area is less than 10,000 sf (7,159 sf at largest floor plate).



SMC 23.45.522 AMENITY AREA:

The amount of required amenity area is equal to 5% of the gross floor area in residential use. All units must have access to the amenity area, and no more than 50% may be enclosed.

The exterior common amenity area meets the requirement for 5% gross floor area in residential use (20,851 sf required.) No more than 50% of the area is enclosed. The building contains 22,440 sf of outdoor amenity area and 17,464 sf of enclosed amenity.



**SMC 23.45.524
LANDSCAPE STANDARDS:**

Green factor 0.5 is required per SMC 23.86.019. The existing street trees shall be retained unless the director of the Seattle Department of Transportation approves removal.

Green factor equals 0.727. 6 trees are to be removed on Terry Ave, to be replaced by 4 trees. 5 trees are to be removed on Cherry St, to be replaced by 9 trees. There will be 8 new trees on Columbia St.

**SMC 23.45.526
LEED:**

Development seeking higher FAR limit shall acquire silver rating.

The development proposal will achieve a minimum rating of LEED silver.

**SMC 23.45.529
DESIGN STANDARDS:**

The proposed development should enhance street facing facades to promote visual interest and avoid blank walls. It should foster a sense of community by integrating new pedestrian-oriented multifamily development with the street environment and promote a design that allows resident street surveillance. It should promote livability by providing a sense of openness and access to light and air. It should encourage compatibility to a variety of housing types with the scale and character of the neighborhood. At least 20% of the street facing facades shall consist of transparent windows and doors. Separate facade planes are required if street facing facade exceeds 750 sf.

The Design Standards in Section 23.45.529 are not required to be met if the proposal is required to go through Design Review. Since the proposal is required to go through Design Review, the Facade Articulation is not required as part of the zoning review. See Section 23.45.529B.

**SMC 23.45.532
DEVELOPMENT STANDARDS FOR GROUND FLOOR COMMERCIAL USES:**

Except for sloping lots, commercial uses are only permitted on the ground floor on lots with at least one dwelling unit. The maximum size of any one business establishment is 4,000 sf or 10,000 sf for multi-purpose retail establishments.

Business square footage are as follows; Restaurant A - 2,043 sf, Restaurant B - 1,834 sf, and Retail - 2,596 sf. An additional 1,590 sf of space designated for Restaurant A is provided on level 2 as requested in Departure 2 - Level 02 Commercial (see page 67.) No business exceeds 4,000 sf.

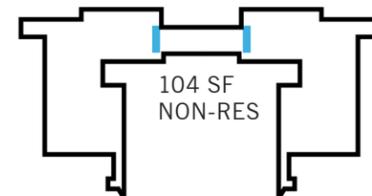
**SMC 23.54.040
SOLID WASTE AND RECYCLABLE STORAGE AND ACCESS:**

Residential solid waste and recycled materials storage requires 575 sf plus 4 sf for each additional unit above 100. Non-residential solid waste and recycled materials storage requires 125 sf for 5,001-15,000 sf in area. For mixed used development, required non-residential storage area can be reduced by 50%. The director may grant departures from storage area requirements.

Required residential solid waste storage area is 1,801 sf. 1,830 sf is provided. Required non-residential waste storage is 125 sf. 182 sf is provided.



LEVEL 1



LEVEL 2



LEVEL P2

**SMC 23.45.536
PARKING LOCATION, ACCESS AND SCREENING:**

Unless otherwise permitted, parking alley access is required if the development gains additional FAR per SMC 23.45.510. Access to barrier-free parking is required. For non residential parking with 51-71 spaces, 3 accessible spaces and 1 van space are required.

Access to below grade parking occurs in the alley. Parking space standard requirements are met, and we provide a total of 316 parking spaces.

**SMC 23.54.015
REQUIRED PARKING:**

Parking is not required for the first 2,500 sf of non-residential use. Parking for non-residential uses requires 1 space for each 250 sf of restaurant and 1 space for each 500 sf of retail. Parking is not required for multifamily zones within urban villages.

The proposed development provides 10 stalls for each commercial use. Proposed parking stall count is 30 non-residential stalls and 286 residential stalls, with 316 total stalls.

**SMC 23.58A.012
METHODS TO RECEIVE EXTRA RESIDENTIAL FLOOR AREA:**

For residential uses higher than 80', 60%-100% of the total extra floor area is to be achieved through affordable housing provisions.

60% of extra floor area is to be achieved through affordable housing provisions.

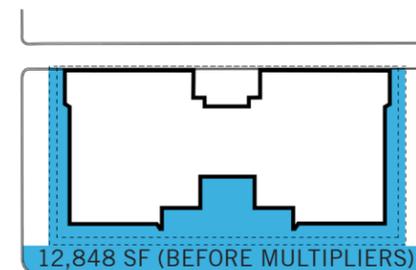
Per SMC 23.581.014.A, bonus residential area for affordable housing incentive provisions can be obtained through the performance option or the payment option.

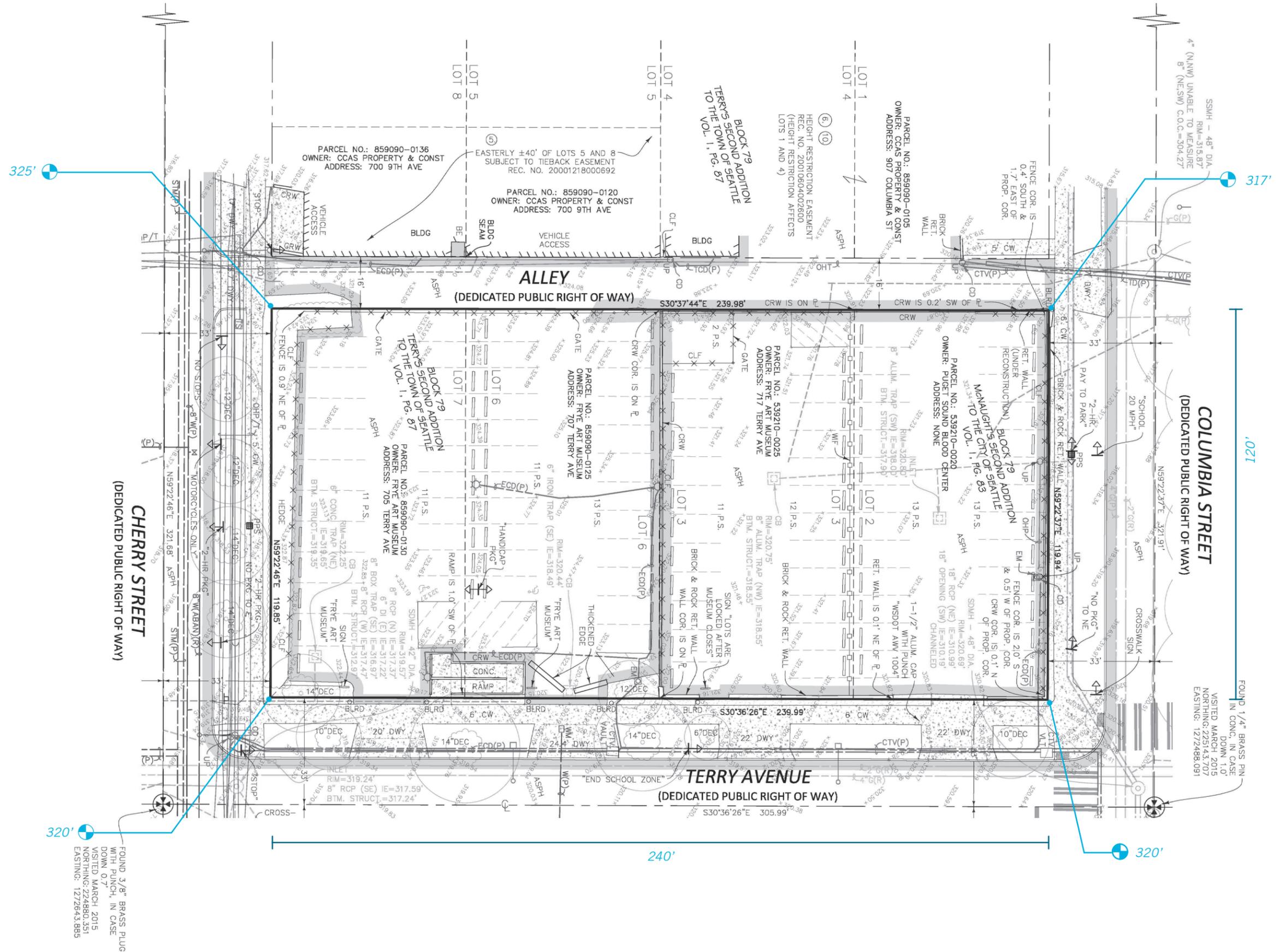
Affordable housing incentive provisions will be obtained through the payment option.

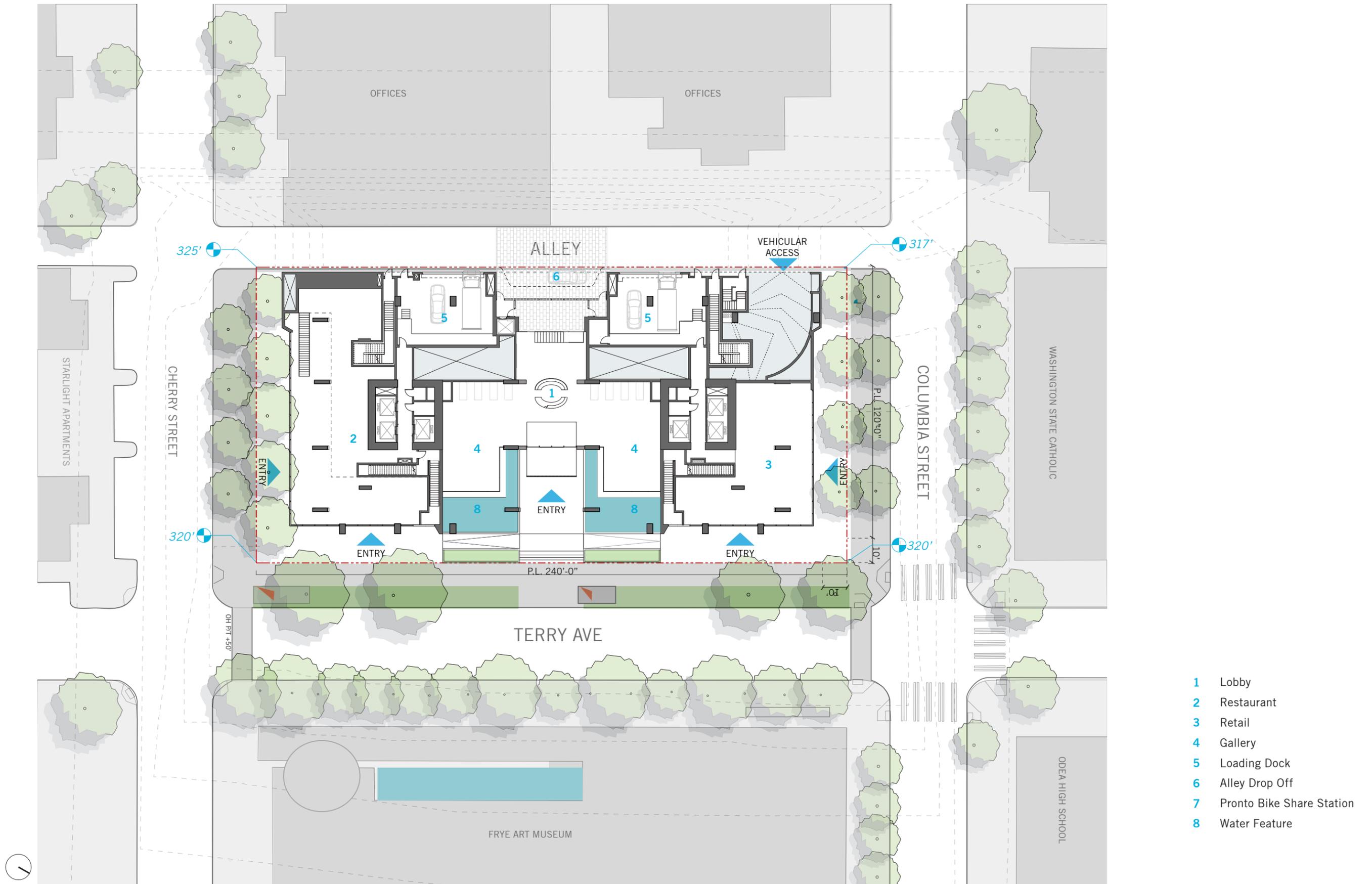
**SMC 28.058A.040
BONUS FLOOR AREA FOR OPEN SPACE AMENITIES:**

Up to 40% of additional floor area may be gained by a combination of neighborhood open space, green street setbacks, and green street improvement.

Proposed open space amenity is 6,366 sf x 7, 1,432 sf x 5, and 5,050 sf x 5, for a total of 76,972 sf. Up to 40% additional floor area may be gained by a combination of neighborhood open space, green street setback, and green street improvement (40% of 7 FAR bonus area = 80,567).







- 1 Lobby
- 2 Restaurant
- 3 Retail
- 4 Gallery
- 5 Loading Dock
- 6 Alley Drop Off
- 7 Pronto Bike Share Station
- 8 Water Feature

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SECTION 02. RESPONSE TO EDG

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.

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 rhythm. 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-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 has carefully adapted elements of 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.

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 well proportioned 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 restaurant 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 has provided a landscaped entrance to the building that incorporates new hardscape, planters, water features and trees.

THEMES FROM EDG GUIDANCE

ARCHITECTURE 20-31

Context & Site: Paragraph 1 - Building Facade

Design Concept: Paragraph 1 - Architectural Concept / Bridge

SITE 32-35

Context & Site: Paragraph 2, Design Concept: Paragraph 3 -
Water Feature / Public Interaction

Design Concept: Paragraph 4 - Water and Landscape

URBAN DESIGN 36-43

Context & Site: Paragraph 3 - Prap Guidelines / Urban Pattern

Public Life: Paragraph 1 - Open Space

Design Concept: Paragraph 2 - Pedestrian Opportunities



ARCHITECTURE

EDG NOTES:

Early Design Guidance - Context & Site - Paragraph 1 (page 6) *Building Façade*

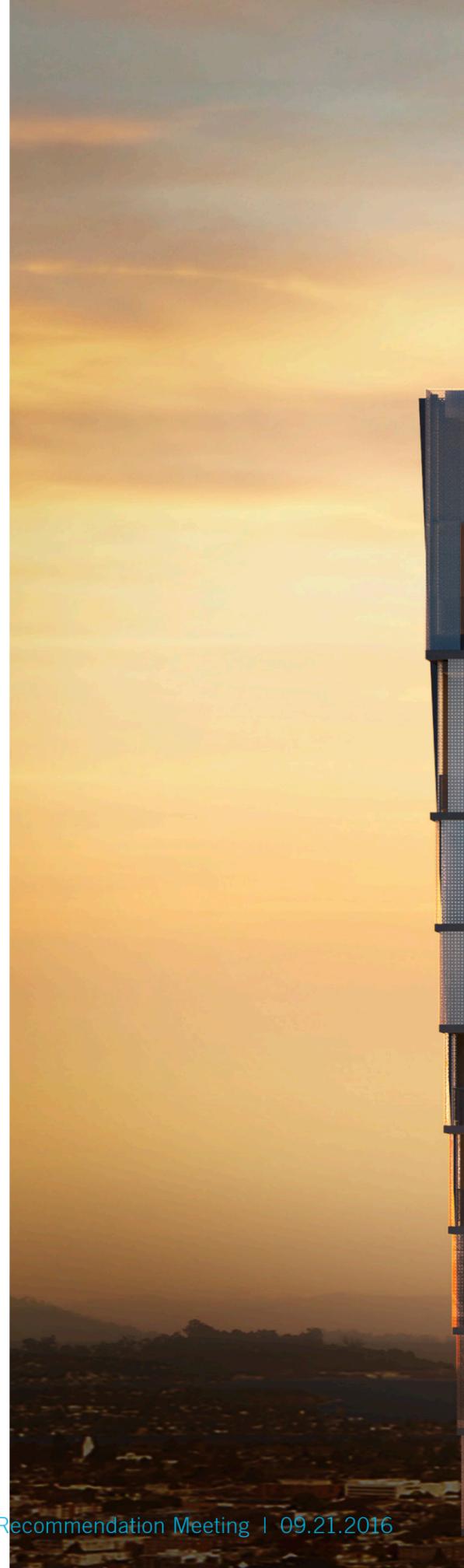
At the Early Design Guidance Meeting, the Board discussed the importance of retaining and further refining design for the building **façade sunscreens** both for managing solar gain and for architectural interest.

For DRB Response, See
pages 21-29

Early Design Guidance - Design Concept - Paragraph 1 (page 9) *Architectural Concept / Bridge*

At the Early Design Guidance Meeting, the Board discussed their positive reaction to the preferred concept presented in the Early Design Packet. They were happy to see a tall building in the high rise zone. The Board supports the **podium transparency** as it relates to the Frye building forms and asked the applicant to expand their initial design intent as presented. The Board would like to see if the podium concept can related to other nearby buildings. They Board noted that this will be an **iconic building** and not a background building, as briefly suggested, and directed the applicant to embrace the building design clout with **forward-thinking concepts** as illustrated in the proposed façade screen system, slanted towers, and sculptural sky bridge. Additional elements to further develop in this frame of mind are the **“sky bridge”** which should become a **sculptural element** with a “gutsy” form. The Board affirmed their expectation to see durable, long-lasting materials used at this site.

For DRB Response, See
pages 21-30





WERK

DESIGN RESPONSE:

The architectural context and character emphasize positive neighborhood attributes, including a contemporary design with an expressive form. The sunscreens contribute to a unique cladding system. The sunscreens are envisioned as gossamer scrim which are perforated, creating a series of unique images.

The screens are conceptualized as a series of sliding panels that are wrapped around the tower, much like a canvas is stretched on a frame. The iconic Frye salon image is mapped onto the panels, adjusting scale, repetition, opacity, etc., thus creating an abstraction of the image.

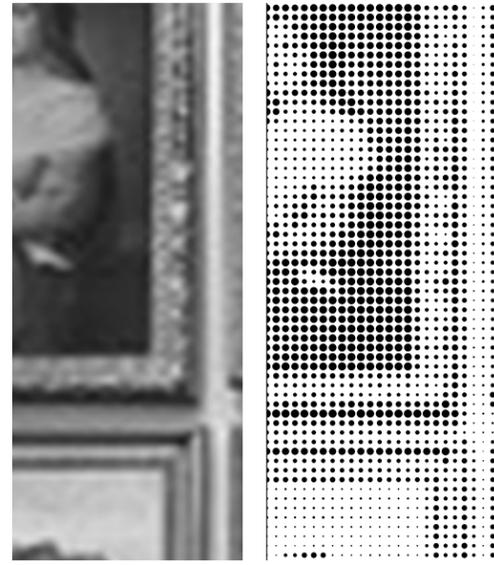
The panels will consist of a custom perforated metal sheet mounted to a track system. The panels will be operable on balcony conditions and where tenants are able to access the panels. Some panels will be fixed where they are in front of opaque surfaces and are not accessible.



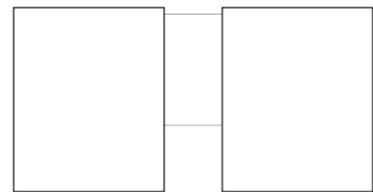
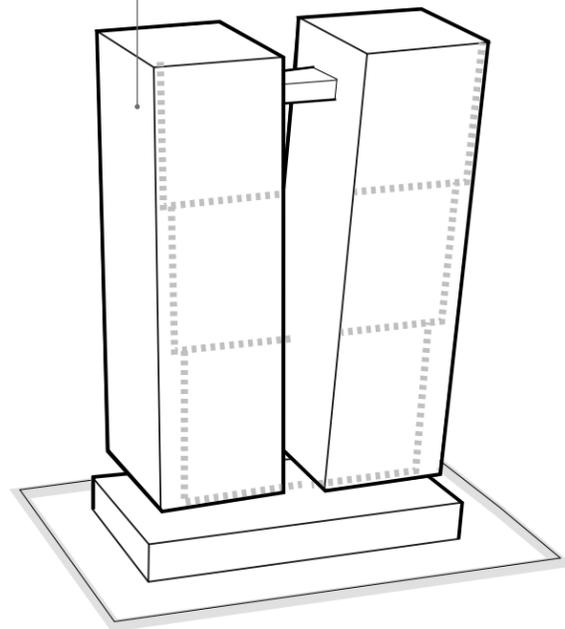
Frye Salon

Frye Salon features over one hundred forty paintings from the Frye Art Museum's Founding Collection, recreating the sumptuous viewing experience enjoyed by visitors to the art gallery in Charles and Emma Frye's Seattle home in the first decades of the twentieth century. Hung floor to ceiling, the paintings capture the atmosphere of the Fryes' salon-style exhibitions, which showcased the artists of the renowned Munich Secession and the "stars" of the preceding Artists' Association, the Munich Künstlergenossenschaft.

- Fryemuseum.org

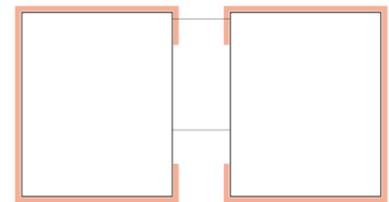
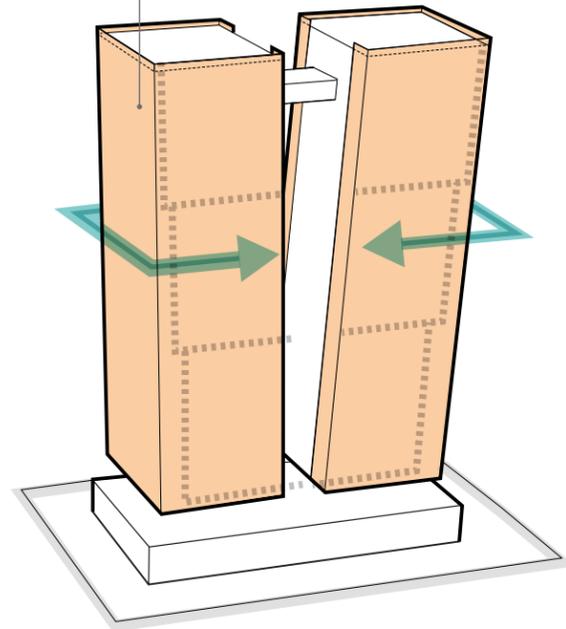


The Board supported the massing scheme from the EDG proposal of an iconic building shape.



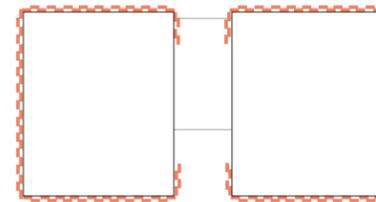
VOLUME

The Board suggested a facade system that would manage solar gain and create architectural interest.



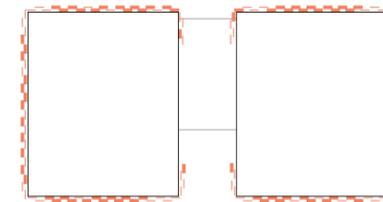
SCREEN WRAP

Facade inspiration came from the 'Frye Salon': the museums Founding Collection of paintings that captures the atmosphere of the Frye's exhibit style.

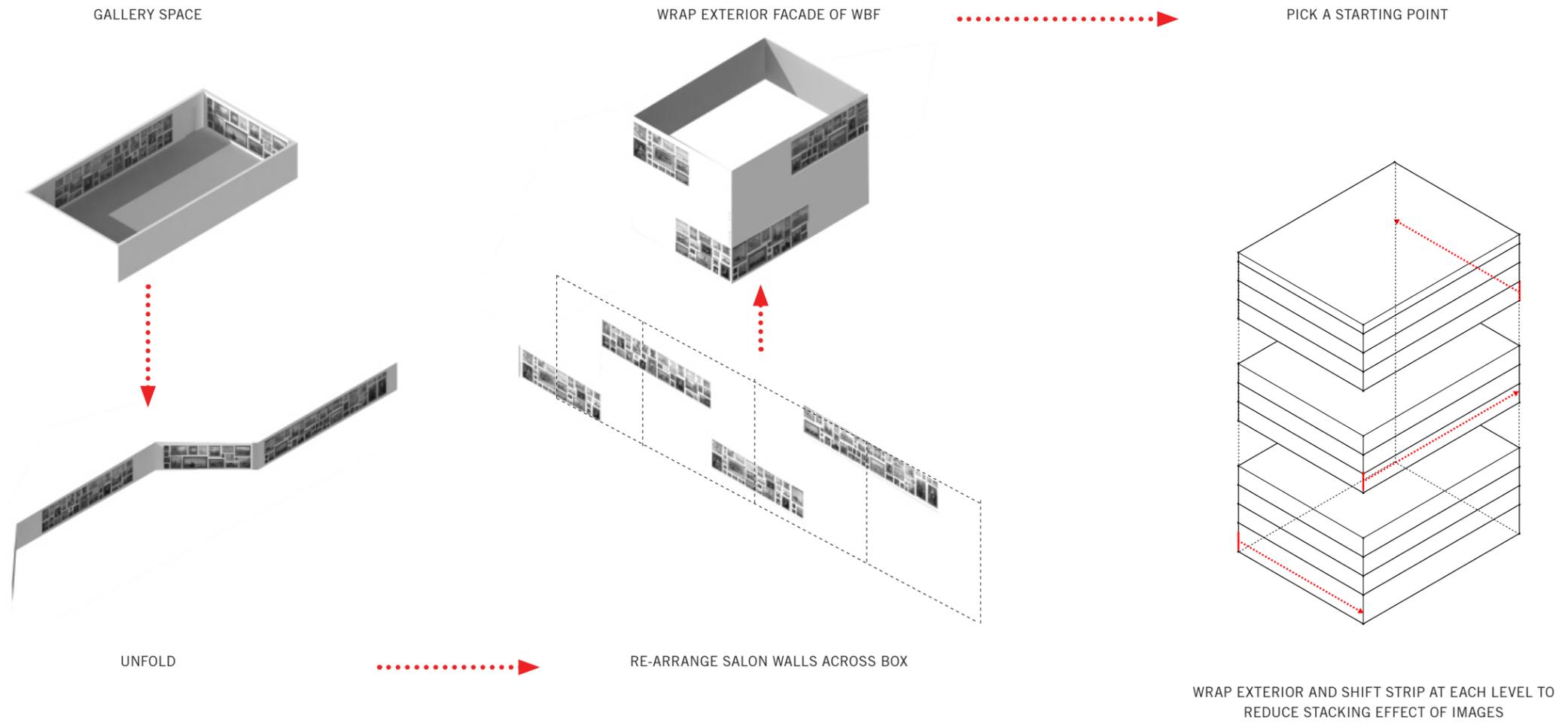


PATTERN

Facade is a canvas wrapped around the three boxes - a simple "warp" woven together to create a framework. The screens shift creating new patterns resulting in an artful representation of urban living and relating it to the Frye Museum.

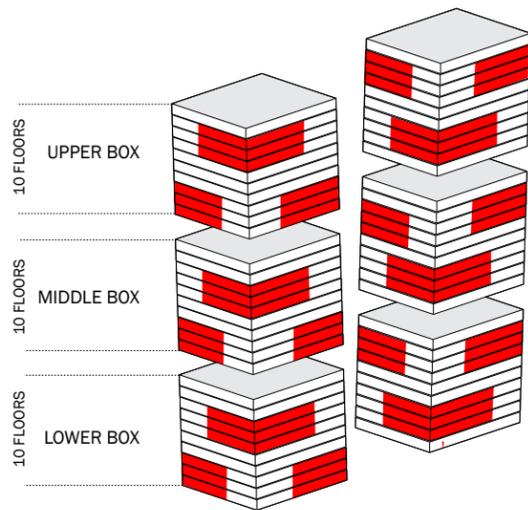


SHUFFLE

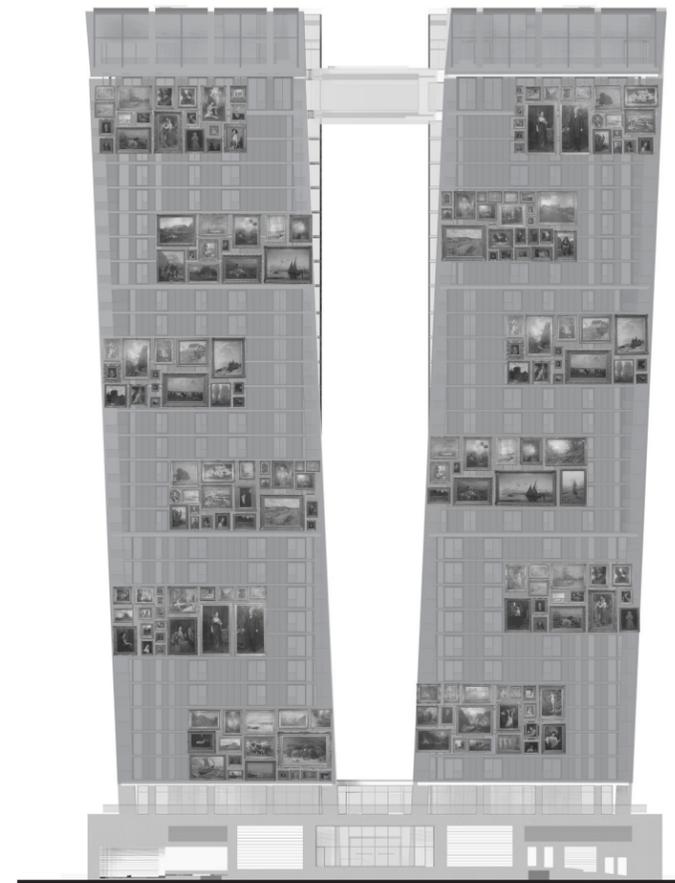


MAPPING THE SALON ON THE EXTERIOR FACADE

Each tower is broken into 3 boxes. 10 Floors typical per box.



WBf MAPPING DIAGRAM



WBf EAST FACADE MAPPING



WBf EAST FACADE PERFORATED PANELS

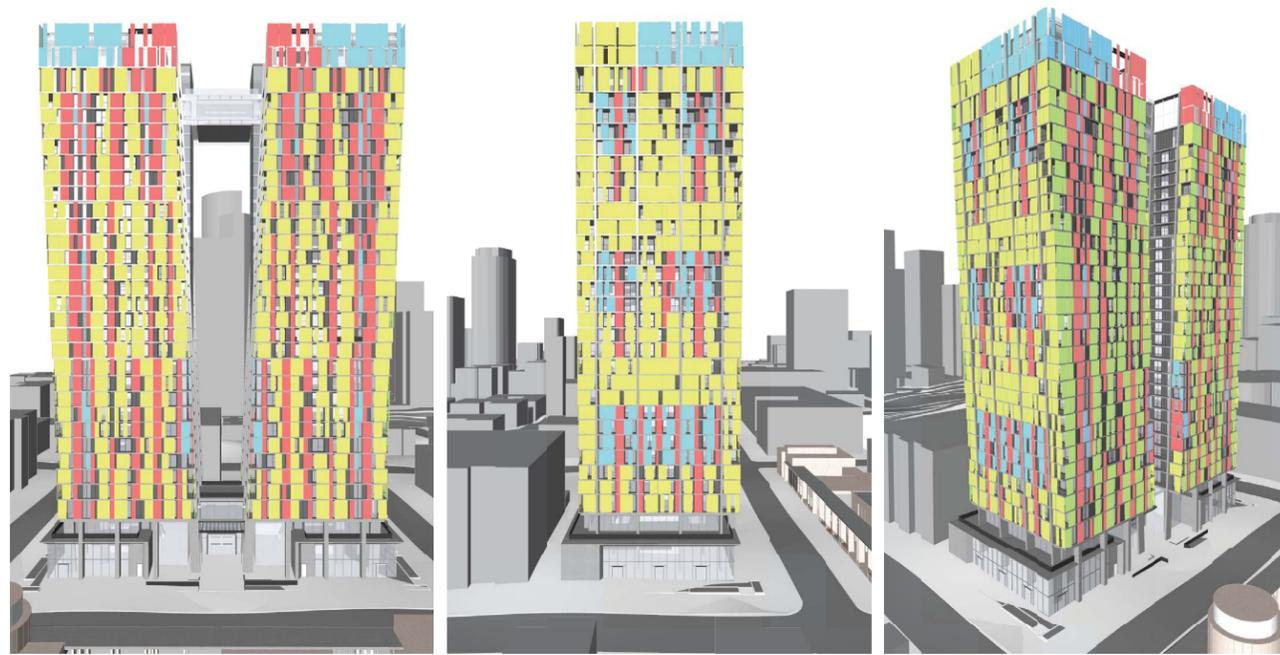
Each box is wrapped with the Frye Salon images. To Fully map each painting, 4 iterations per box are required. Each starting point is staggered as shown below.

SCREEN PERFORATION STUDIES

COMPUTATIONAL DESIGN LOGIC

This page displays a diagram of the computational “logic” that was used to generate unique facade iterations for the purpose of studying various strategies for pattern display and custom perforation sizes.

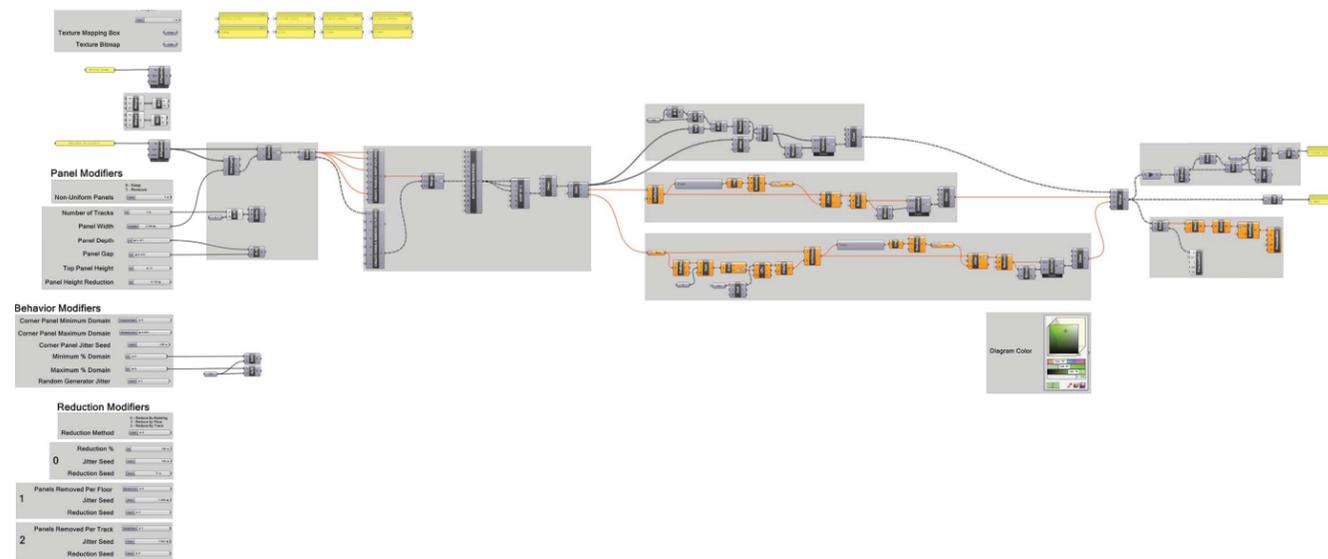
- Operable
- Fixed
- Operable for Window Washing



EAST ELEVATION

SOUTH ELEVATION

SOUTH EAST AXON

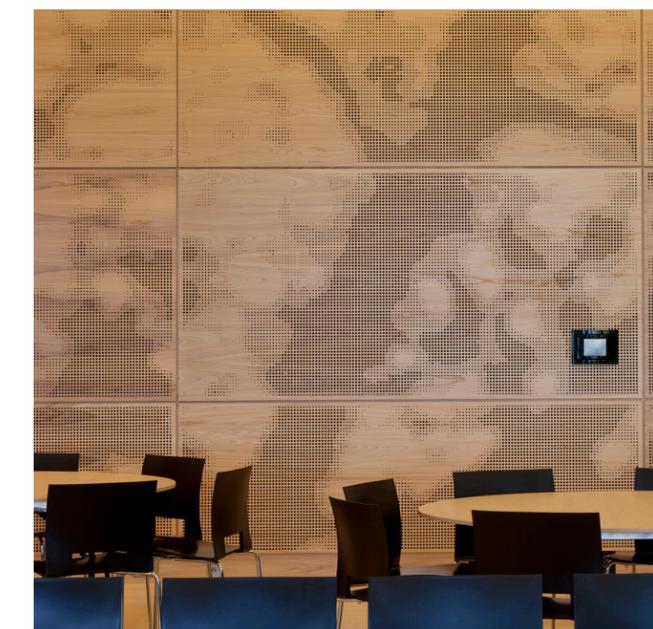


GRASSHOPPER COMPUTATIONAL LOGIC FOR SCREEN PLACEMENT

PRECEDENTS OF PERFORATED PANELS



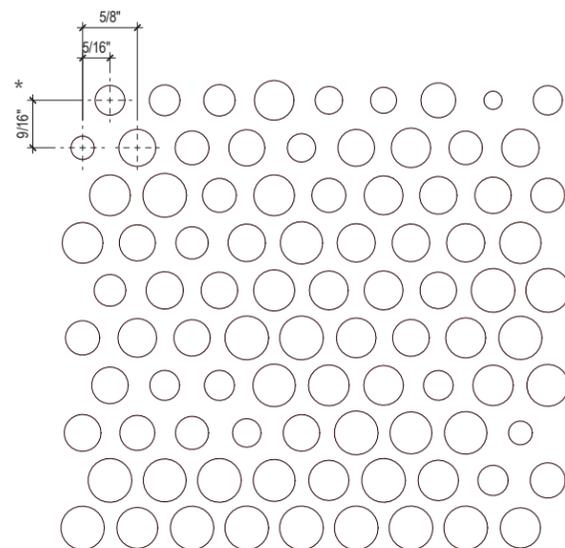
PERKINS + WILL Seattle Office
METAL PANELS



Husky Union Building
WOODEN PANELS

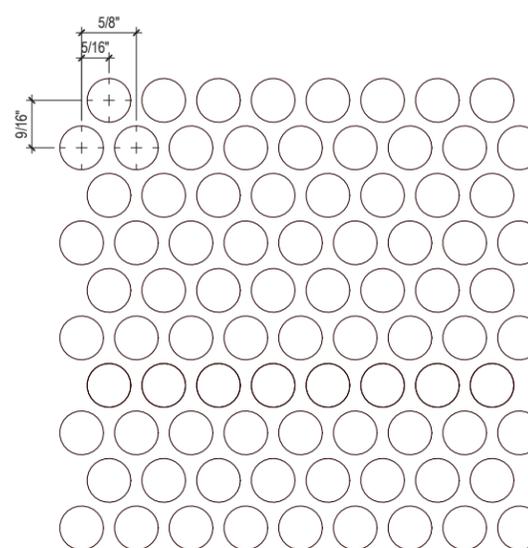


Fairmount Pacific Rim
METAL PANELS



3/16"-1/2" Hole Diameter - 5/8" Centers - Open Area Varies (20%-58%)
Average Open Area = 50%.420 Holes/Sf Average

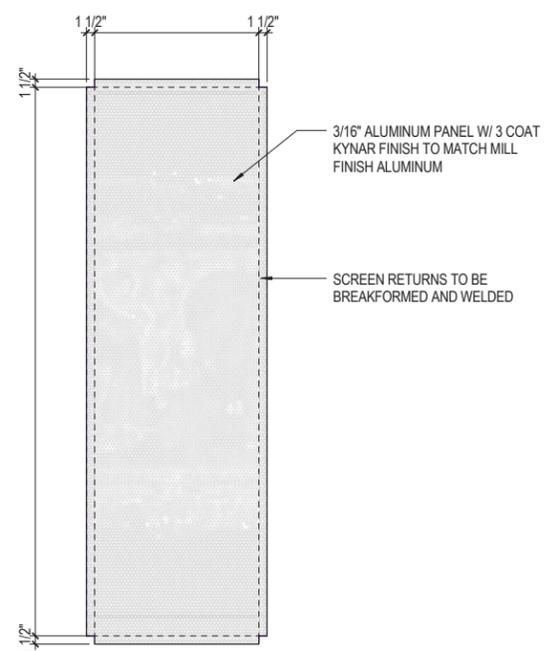
CUSTOM PATTERN



1/2" Hole Diameter - 5/8" Centers - 58% Open Area
B.O.D. Hendrick Metal Panel 420 Holes/Sf Average

STANDARD PATTERN

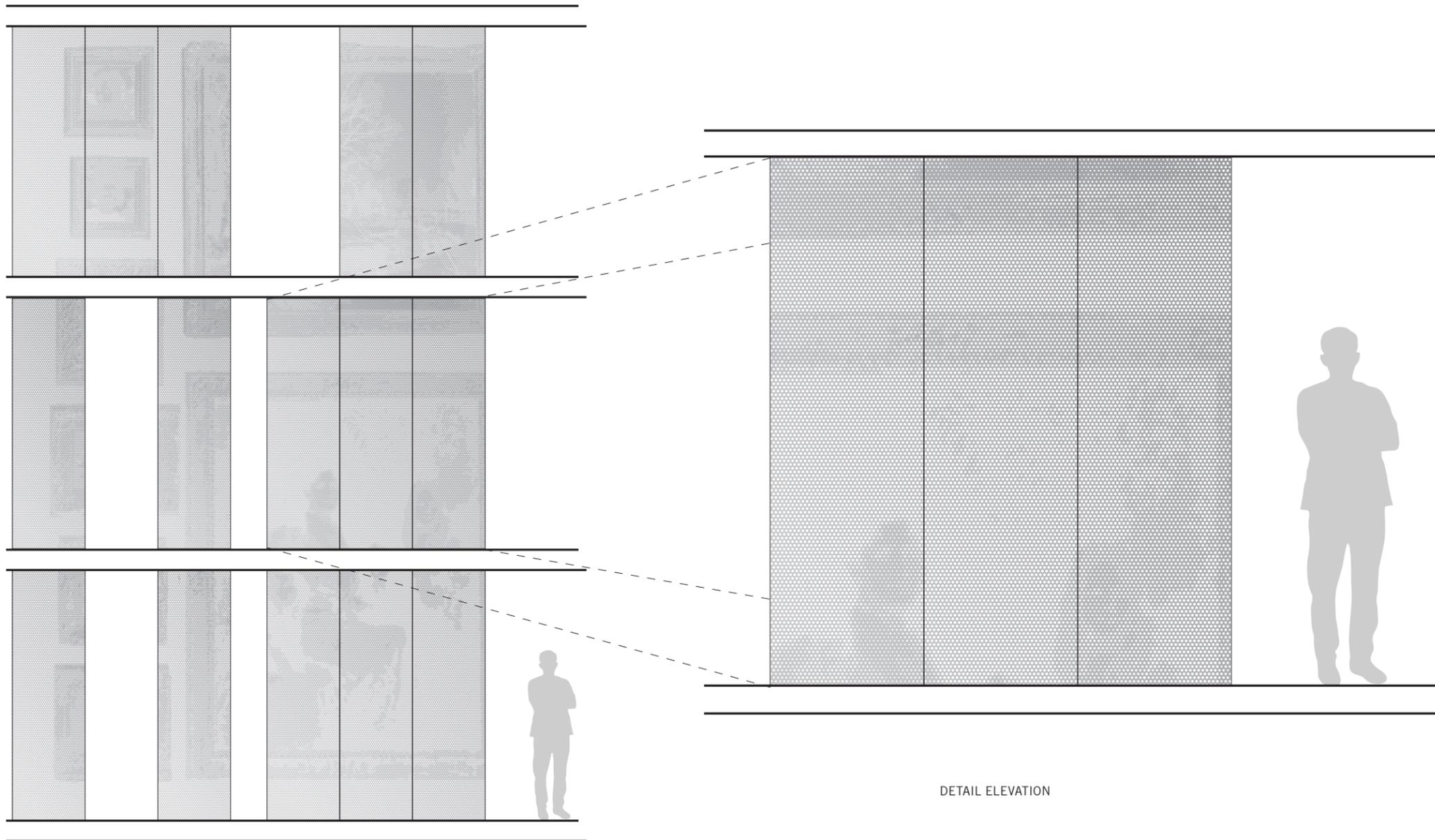
*ACTUAL SCREEN DIMENSIONS VARY SLIGHTLY



TYPICAL SCREEN DETAILS & RETURN



TYPICAL SCREEN AXON



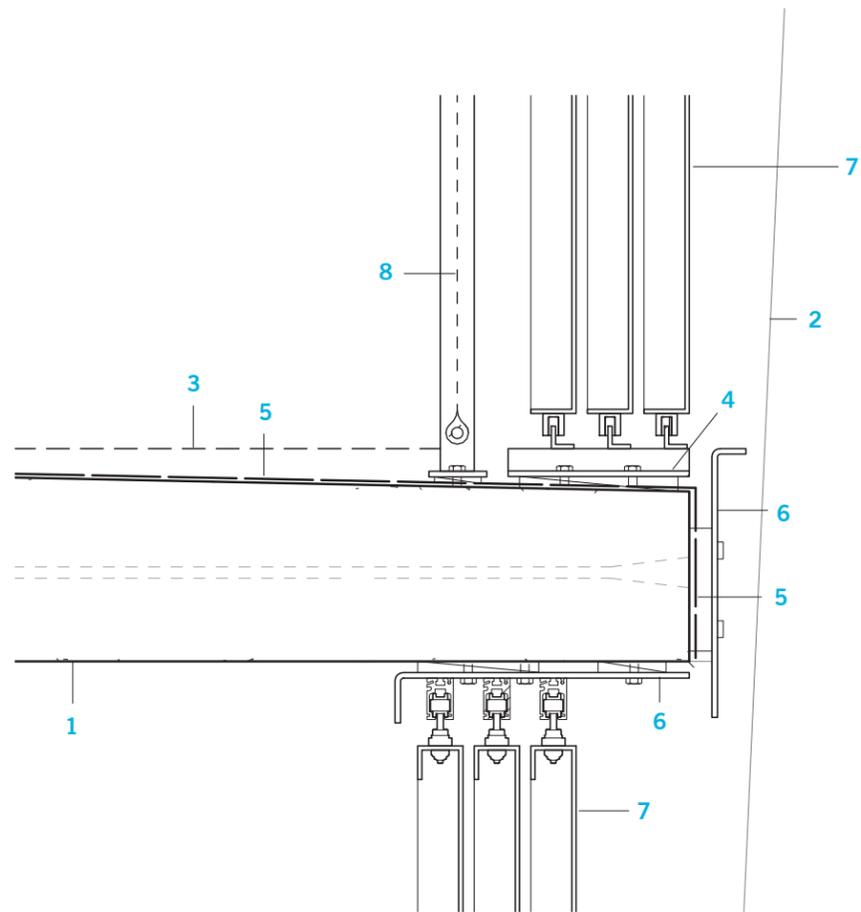
PERFORATED FACADE PANELS - CLOSED POSITION

DETAIL ELEVATION

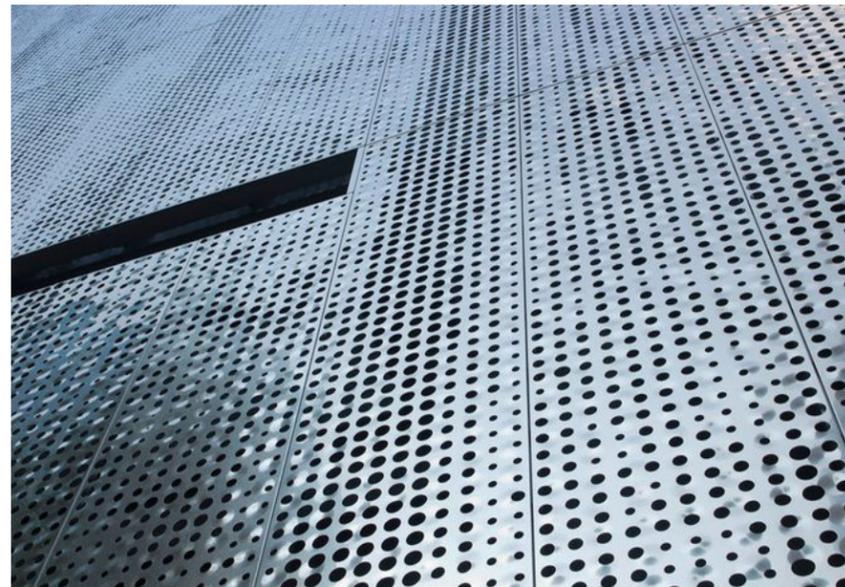
WESTBANK FRYE

SCREEN PERFORATION APPROACH 09/06/2016

IMAGE PATTERN DETAILS



DETAIL SECTION
 Exterior Details - Tower
 Screens Head
 Scale: 1 1/2" = 1'0"

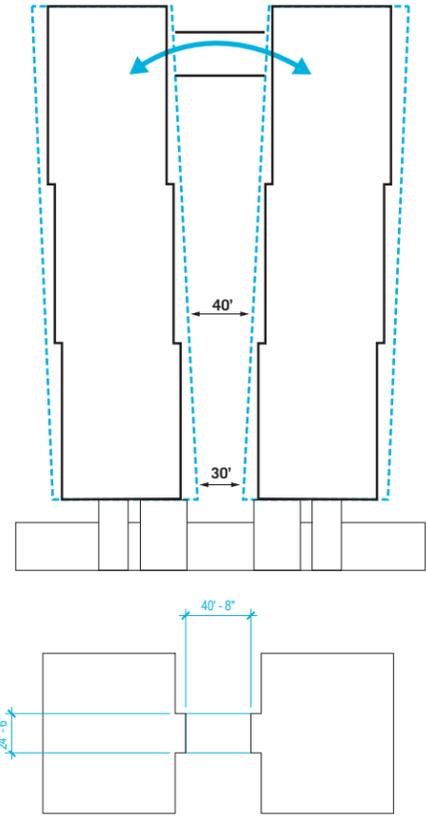


METAL PANELS EXAMPLE
Fairmount Pacific Rim

- 1 Skim Coat Painted
- 2 Architectural Concrete Column Beyond
- 3 Wood Decking on Sleepers (at type A units)
- 4 Base Plate
- 5 Traffic Coating
- 6 Bent Steel plate w/High Performance Coating
- 7 Exterior Metal Screens and Tracks
- 8 Stainless Steel Decorative Railing

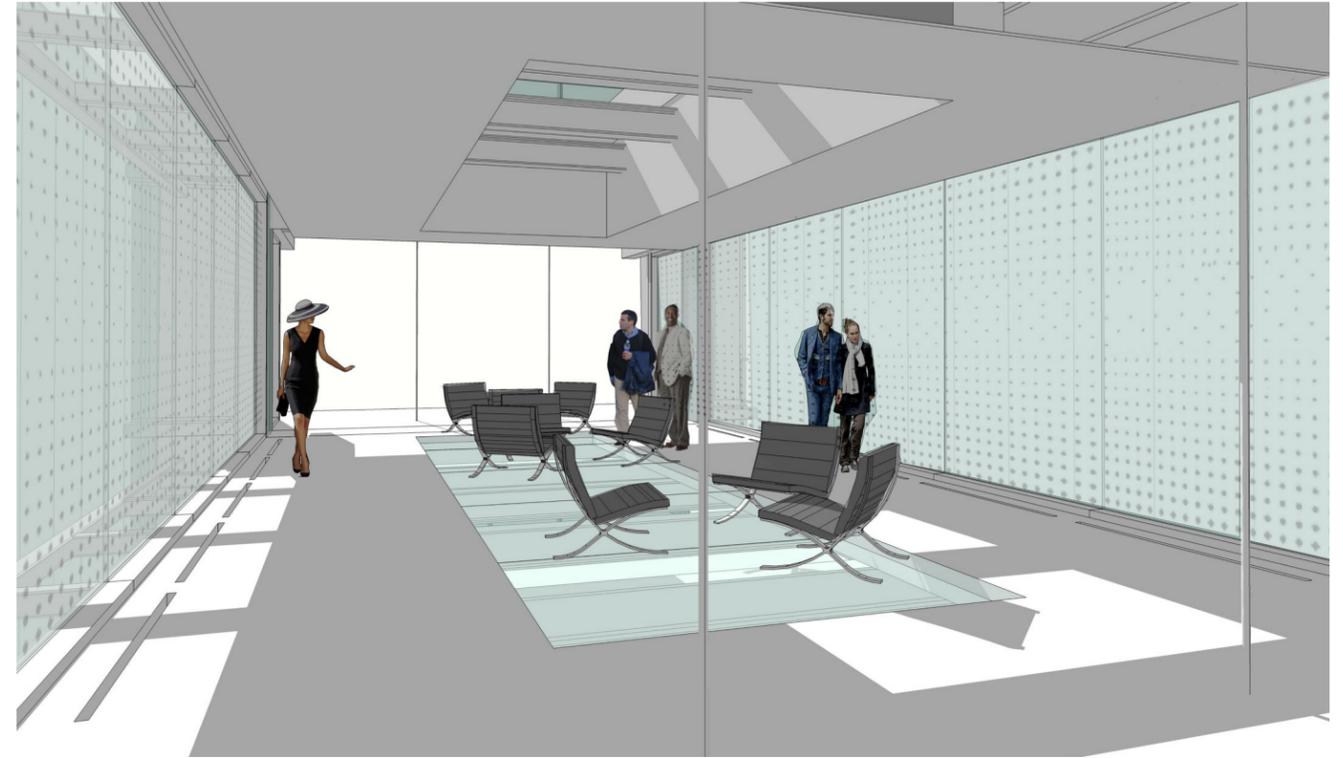
DESIGN RESPONSE:

The sky-bridge connection between the two towers is an important part of the overall design concept. The bridge embodies the notion of “creative tension”, visually holding the two leaning structures in equilibrium. Through an iterative design investigation, the “gutsiness” of the design is represented through the use of glass and minimal structural members. The bridge form is envisioned to be simple, atmospheric and ephemeral, providing a tranquil elegant balance to the two forms.



“CREATIVE TENSION” CONCEPT

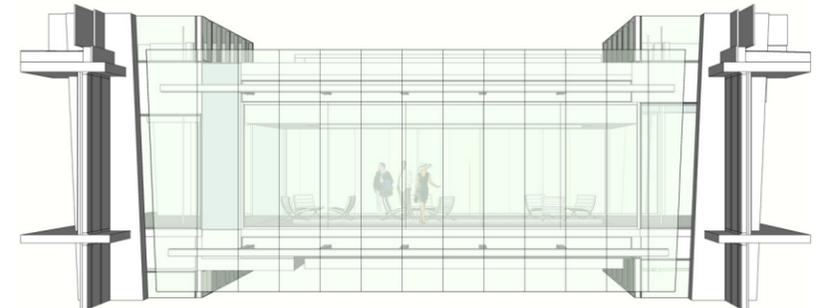
Zoning tower separation is greater at a higher elevation forcing the two towers apart. They lean away from each other but are tied together with a delicate bridge.



NS SECTION



EW SECTION



NS ELEVATION



SITE

EDG NOTES:

**Early Design Guidance -
Context & Site - Paragraph 2 (page 6)
Design Concept - Paragraph 3 (page 9)
Water Feature**

The Board was interested in seeing more development of the large water features shown at the ground plane. The Board directed the applicant to examine the role of water and the role of any water feature to ensure it supports **water as an interactive element/artful element** for interaction rather than as any kind of barrier.

For DRB Response, See
pages 33-35, 40-41

**Early Design Guidance -
Context & Site - Paragraph 2 (page 6)
Design Concept - Paragraph 3 (page 9)
Public Interaction**

The Board weighed in on the arrangement of interior uses including lobby programming for public access; visual access throughout the site, and front lobby access for the public. Upper level public access would be great, but not required. The Board encouraged **active, visible studio space and community space**. The Board challenged the architects to create a building that feels **welcome to the public**. They note that water and planting, page 54 red number 4, could be a barrier. They directed the applicant to break the forms, create a plaza and make it more of a public space for water and planting that bleeds into Terry Avenue. More public seating is expected. At the next meeting the Board wants to see an **inviting and transparent interior space**, welcoming for visitors and the public.

For DRB Response, See
pages 33-35, 40-41

**Early Design Guidance -
Design Concept - Paragraph 4 (page 10)
Water and Landscape**

The Board voiced their support for the preferred alternative, concept 3. The Board reiterated their direction to the applicant to follow the recommendations of the PRAP. They reiterated their expectation to see a **redesign of the water and planting areas** and cautioned the applicant to avoid creating barriers between the right of way and the building. The Board is pleased to see an iconic building concept beginning to take shape for the neighborhood.

For DRB Response, See
pages 33-35, 40-41





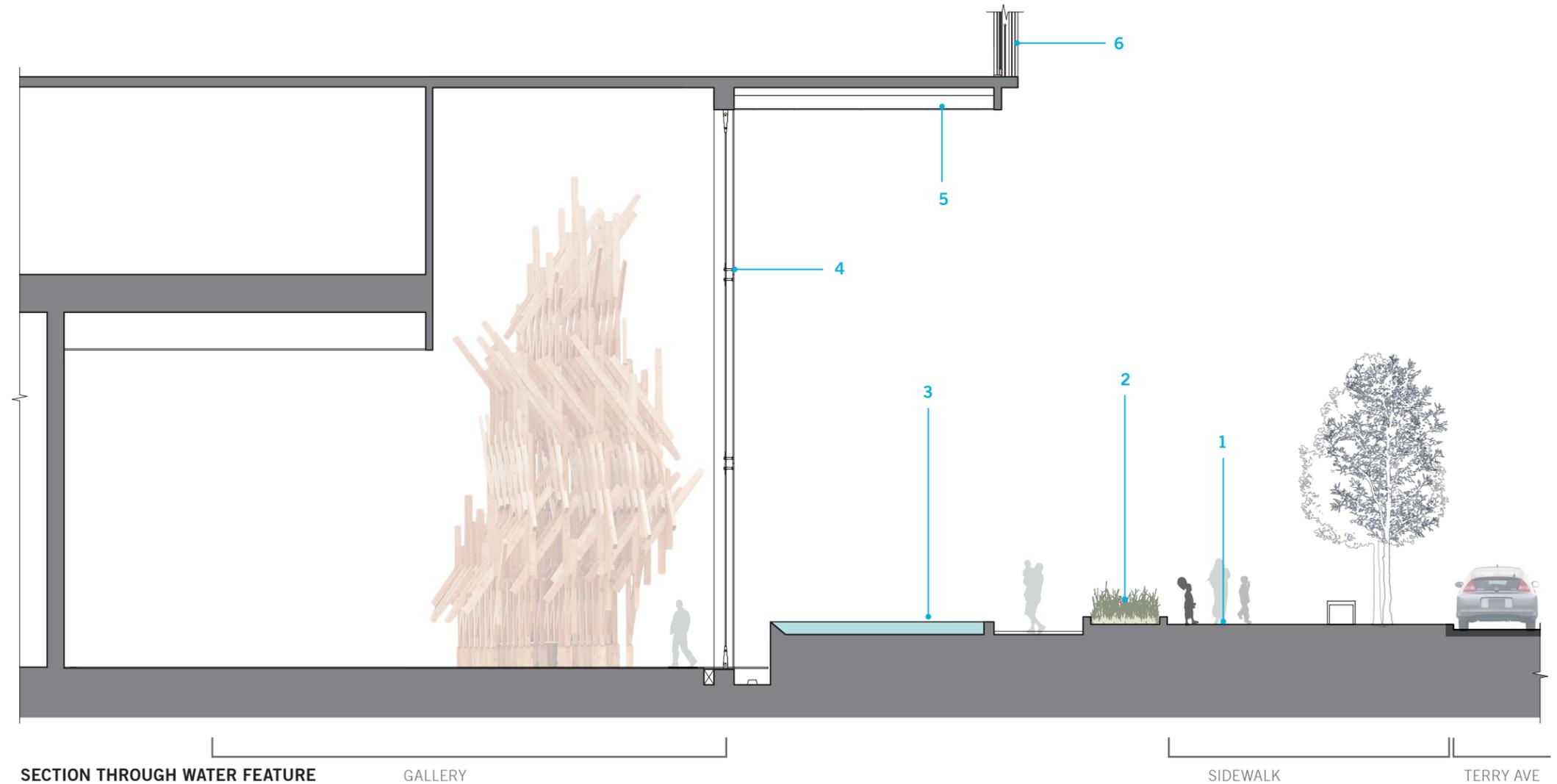
DESIGN RESPONSE:

The water feature has been substantially reduced to allow for more street front retail and activation. The two water features in front of the new building serve to reflect the art displayed within the lobby, as a visual amenity in the public realm. Recirculating water cascades down the sides of the fountain and is illuminated at night. Benches adjacent to the water feature help draw people to the entrance and water. The water features provide a visual connection with the adjacent reflecting pool at the Frye Art Museum, bracketing a civil street experience.

The Lobby and Gallery space will be open to the public during the normal hours the Frye Art Museum is open. Access to the Frye Museum parking has been designed to circulate through the lobby and gallery space.



WATER FEATURE PRECEDENT



SECTION THROUGH WATER FEATURE

GALLERY

SIDEWALK

TERRY AVE

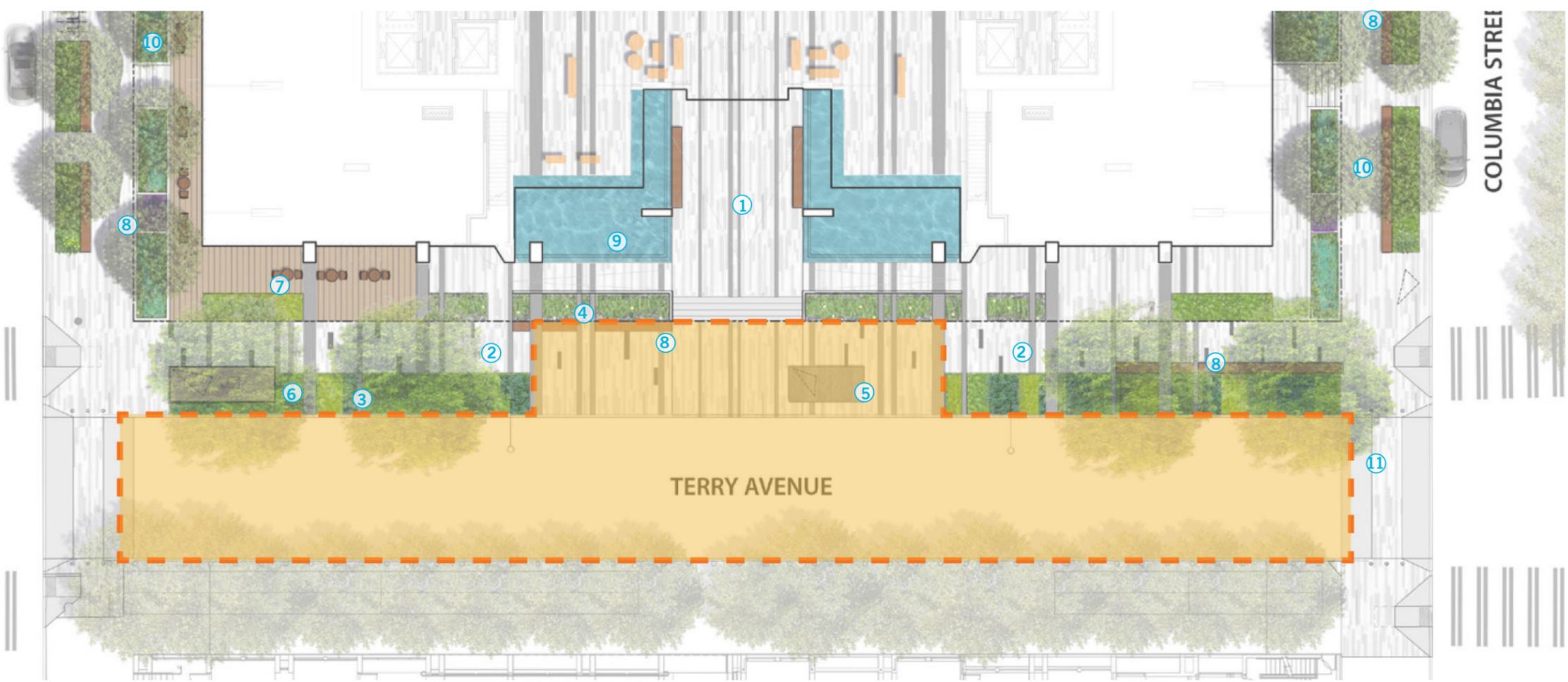
- 1 Planter
- 2 Ramp Black Granite Pavers
- 3 Water Feature
- 4 Cable - Support Glazing System
- 5 GFRC Soffit
- 6 Perforated Screen System



TERRY AVENUE

COLUMBIA STREET

PLAN PRESENTED AT EDG



TERRY AVENUE

COLUMBIA STREET

PLAN RECOMMENDATION

- 1. Central Plaza
- 2. Stone Paving with Accent Bands, and Interpretive Markings
- 3. Boulevard Planting
- 4. Equisetum Planting with River Rock and LED Lighting
- 5. Concrete Art Plinth
- 6. Underlit IPE Wood Seating Platform with Art and Signage
- 7. Outdoor Cafe Seating with IPE Wood Paving
- 8. Underlit IPE Wood Bench
- 9. Water Feature with Cascading Edges
- 10. Double Row Street Trees
- 11. Raised Crosswalks with Stone Paving



URBANISM

EDG NOTES:

Early Design Guidance - Context & Site - Paragraph 3 (page 6) *Prap Guidelines / Urban Pattern*

The Board supports the right of way planning elements of the Public Realm Action Plan (PRAP) and expects to see the PRAP direction for Terry Avenue at this site fully realized. The right of way design should integrate the neighboring urban pattern and accentuate the form-giving architectural elements of the new building. The street realm, the Frye Museum, and **museum streetscape should exhibit a cohesive concept and unified design.** The Board directed the applicant to examine the Frye Museum, O’Dea High School, and St. James Cathedral for design and urban planning cues.

For DRB Response, See
pages 37-43

Early Design Guidance - Public Life - Paragraph 1 (page 7) *Open Space*

At the Early Design Guidance Meeting, the Board directed the applicant to use the PRAP to design the Terry Avenue green street and to create a network of open spaces which link the Frye, the street, and this project for programmable outdoor activities. The Board emphasized that it is important to create a right of way that suppresses the vehicle and makes the **pedestrian the priority user.** Outdoor art, uses, activities, seating, and landscaping are a high priority to be located in the right of way and at the ground plane of this project. The Board directed the design team to design a **strong building entrance** to create an entry that better serves residents and the public in wayfinding: street to lobby.

For DRB Response, See
pages 37-42

Early Design Guidance - Public Life - Paragraph 1 (page 9) *Pedestrian Opportunities*

The Board directed the applicant to build the **“Pedestrian and Parking Pocket”** as shown in the PRAP and pointed out the imagery shown on page 52 as a desirable **“woonerf”** design. The Board described the pedestrian pocket as curb less and that the location is a unique opportunity with the Frye Art Museum. The street design should bridge the right of way with **unique paving and landscaping** to create a plaza here. The Board would like to see the planting strip give way, in part, to public seating and have design elements bleed into the Terry Streetscape. The Board thought the opportunity was also unique in that there are aligned clients on both sides of the right of way and the designer should capitalize on the opportunity. The Board affirms their 100% support for the PRAP concepts.

For DRB Response, See
pages 37-42

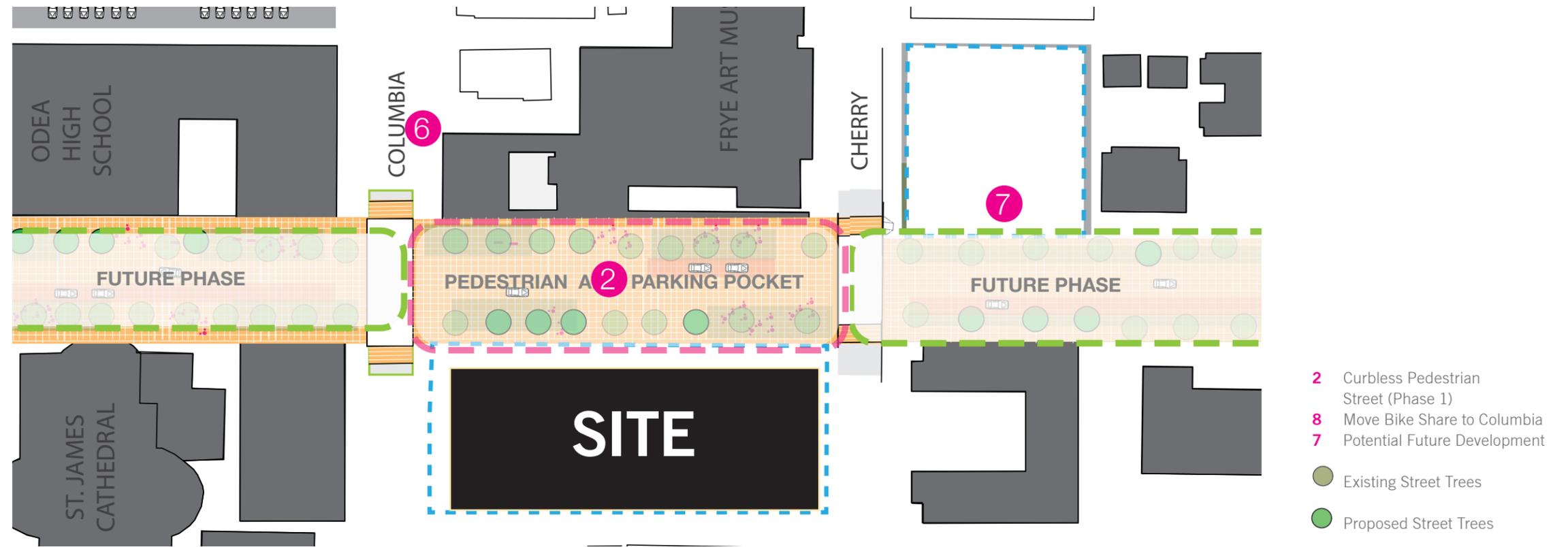




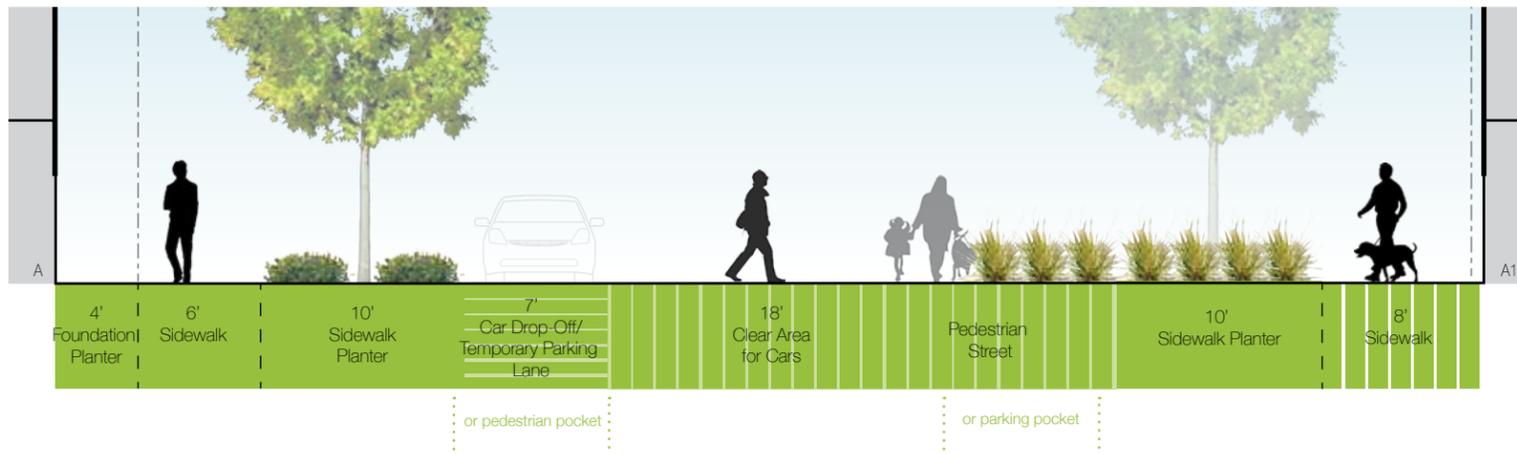
PRAP GUIDELINES:

"First Hill Public Realm Action Plan"
Winter 2015

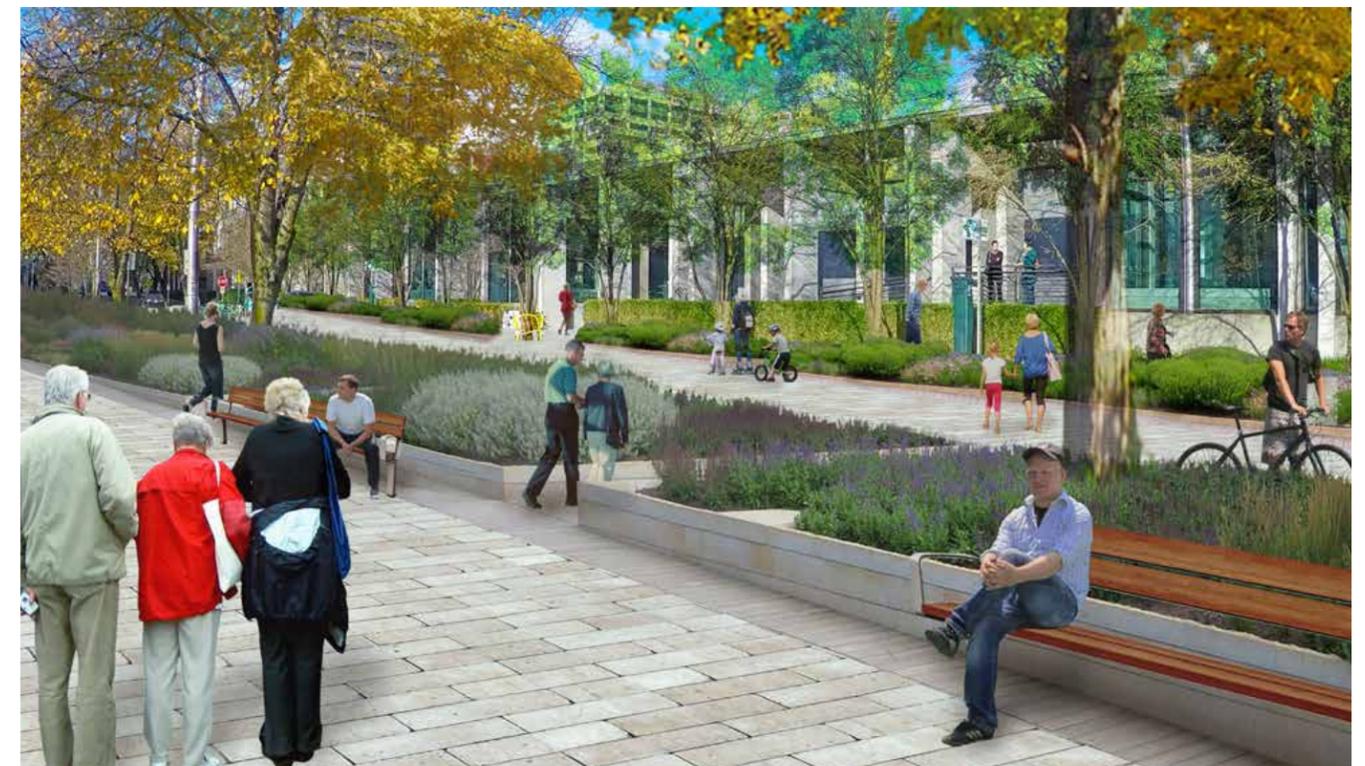
Connecting parks and public space to enhance mobility and livability in First Hill. Includes street concept plans for University Street, 8th Ave, Terrace Street, and Terry Avenue.



OVERALL CONCEPT PLAN: FUTURE VISION (PG 46 PRAP)



'FUTURE VISION': SECTION THROUGH TERRY AVE



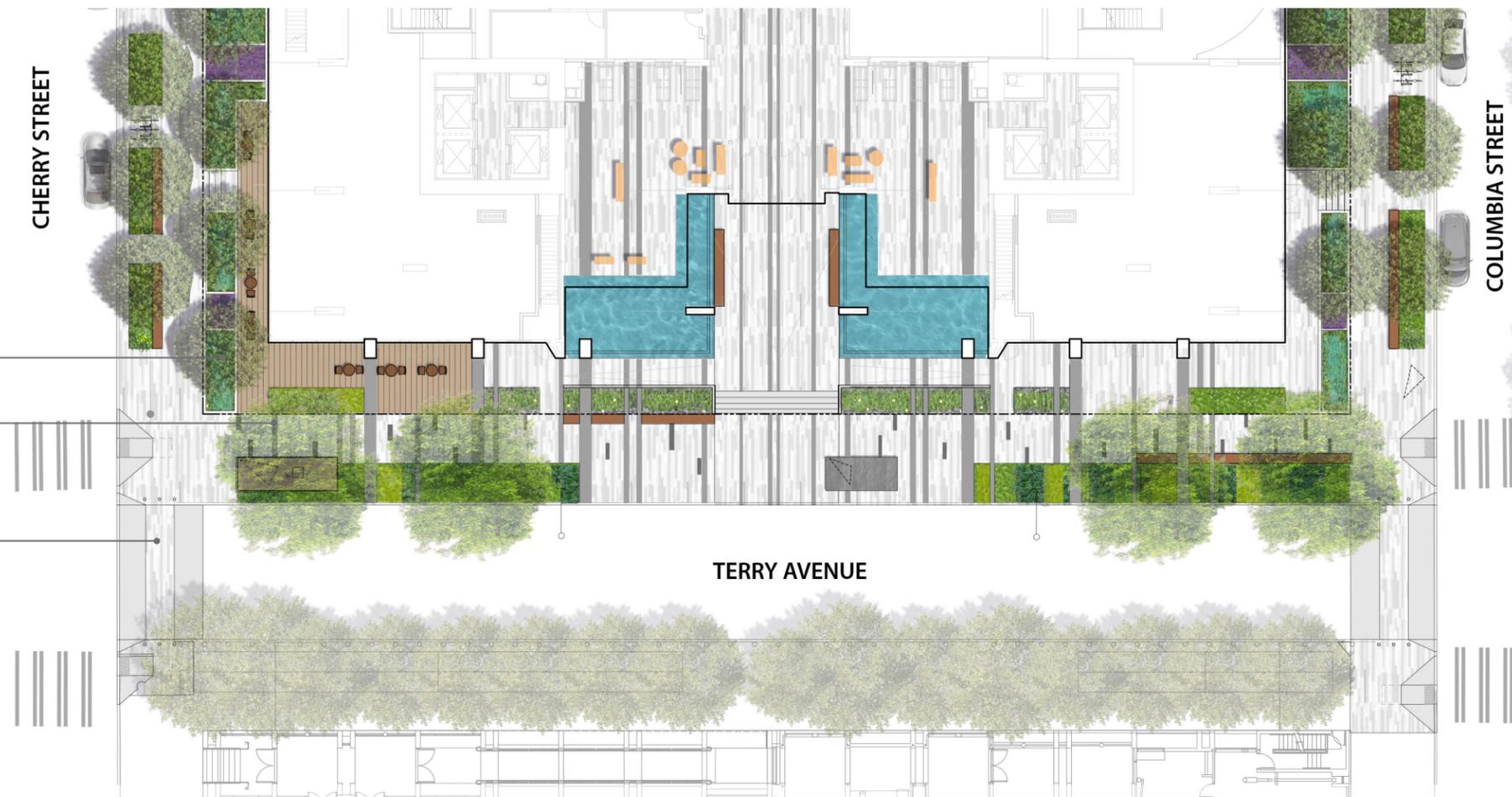
PRAP TERRY AVE PROPOSED

PRAP GUIDELINES:

The goals of Terry Ave:

- A **green, lush environment** in the streetscape
- Moments to sit and enjoy being an active participant in the public realm
- Safety throughout the street and intersections
- Leverage special blocks for redevelopment
- A complete **full street** focused on pedestrian as a grand gesture along Terry from Yesler Terrace to Pine St.
- A multi-use street with **primarily pedestrian** focus

(Page 44: First Hill Public Realm Action Plan - Winter 2015)



DESIGN RESPONSE:

Response: The applicant has substantially incorporated elements of the PRAP to the Terry Street curb line. The applicant met with SDOT/Susan McLaughlin for 30% SIP guidance on 4/7/2016. During this meeting Susan discussed the intent of the PRAP is to provide public space in street ROW in lieu of local park space. She encouraged the improvement of the streetscape as described in the PRAP, but noted the PRAP is not a requirement on this project.

The following changes are made in the landscape to respond to PRAP:

- A mid block plaza space on Terry Ave is created through a combination of an enlarged forecourt and extended special paving to the curb. The plaza space opens up and connects to the Frye Museum across the street and provides opportunities for pedestrian activities and larger community events.
- 26 feet of additional seating is added with three benches facing the Frye Museum.
- 15 feet of additional seating is added at north end of Terry along the sidewalk.

Feature paving bands echoing the shear walls of the Frye have been extended across the forecourt and Terry sidewalk and through boulevard and forecourt planting to create a porous streetscape that bleeds into Terry Ave's ROW and increases connectivity. The raised cross walks on Cherry and Columbia have been provided between the Frye and the new building.

Infrastructure for food trucks and festivals have been accommodated (electrical receptacles and water hook up).



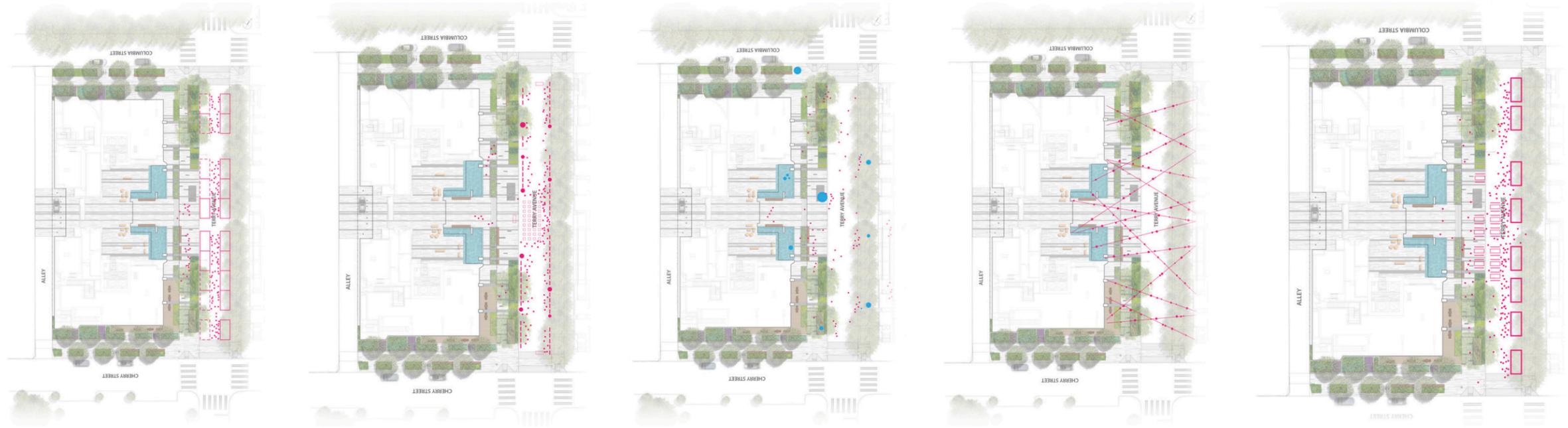
WESTBANK FRYE PROPOSED

DESIGN RESPONSE:

Response:

The design offers many opportunities for public engagement and interaction on Terry Ave with public art, occupiable platforms that can be used as either a stage or seating element, reflective water features, and interpretive paving that expresses the names of some of the art pieces within the Frye collection. The space around the building is treated with tactile and engaging materials including stone and wood paving, lush planting, stone and wood lounging platforms, public art, and soft lighting. These outdoor uses and activities attract people to stay and linger, activating public life.

Electric and water infrastructure will enable public activities and happen between the Frye Museum and the new building on Terry Ave when the street is temporarily closed to vehicular traffic. These activities contribute to a network of open space and street activation.



ART MARKET / FAIR
20 market stalls (9' x 18' standard tent)
185 standing people (@ 15 sq.ft. per person)



FUNDRAISING
75 display spaces
36 seated bidders



TEMPORARY SCULPTURE GARDEN
10 display spots
• Temporary Art Installation



HOLIDAY LIGHT
900 standing people (@ 15 sq.ft. per person)

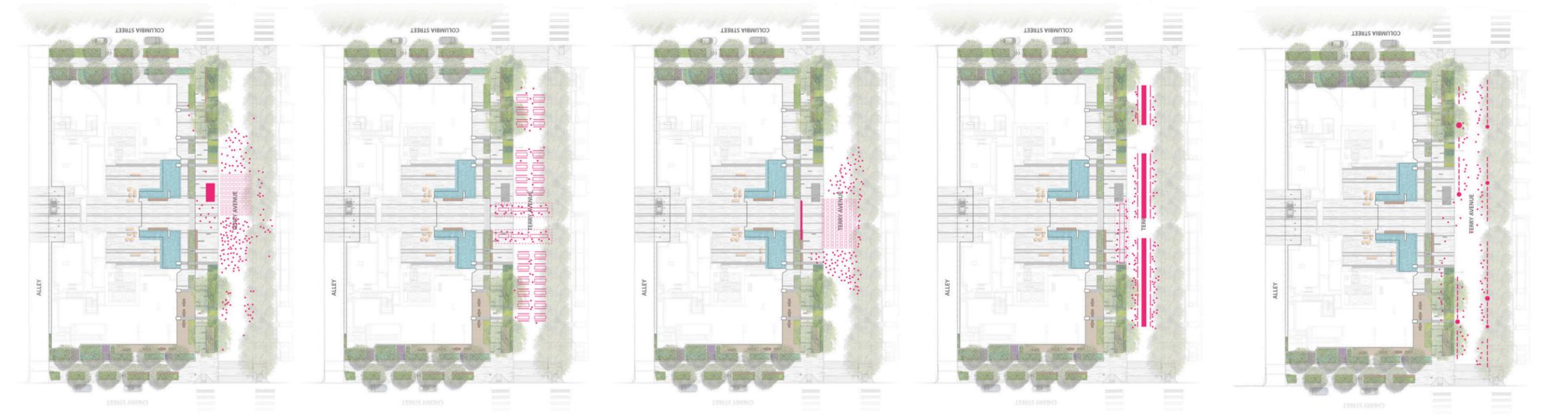


FOOD TRUCK FESTIVAL
8 food trucks (8' x 18')
300 standing people + 44 seated diners
Each 3' x 7.5' table seats 4 diners

DESIGN RESPONSE:

Response: As a response to PRAP, a midblock plaza space adjacent to Terry Ave is created with an enlarged forecourt and extended special paving to the curb. The plaza space opens up and connects to the Frye Museum across the street and provides opportunities for public activities and larger community events organized by others. In the event that Terry Street is temporarily closed to vehicular traffic, the plaza connects fluidly with the street to leverage a large number of events. Lush planting, generous seating opportunities in fixed and movable seating, special lighting and public art animate the streetscape.

(See section through Columbia Street)



CONCERT
200 standing audience (@ 15 sq.ft. per person)
+ 100 seated audience



WINE TASTING
156 seated patrons
Each 9' x 3' table seats 6 patrons. The Wine Tasting program also includes two 10' x 50' area for serving.



OUTDOOR FILM
95 standing audience (@ 15 sq. ft. per person)
+ 110 seated audience



COMMUNITY DINNER
160 seated diners
A long-table community dinner is created using 3 large tables. The community dinner program can accommodate community benefit fundraisers in coordination with local restaurants, a neighbourhood bbq for local residents, or a harvest festival celebration in coordination with the local farmer's market.



ART EXHIBIT
65 gallery display spaces (3.5' x 0.5' display stand)
900 standing visitors (@ 15 sq.ft. per person)





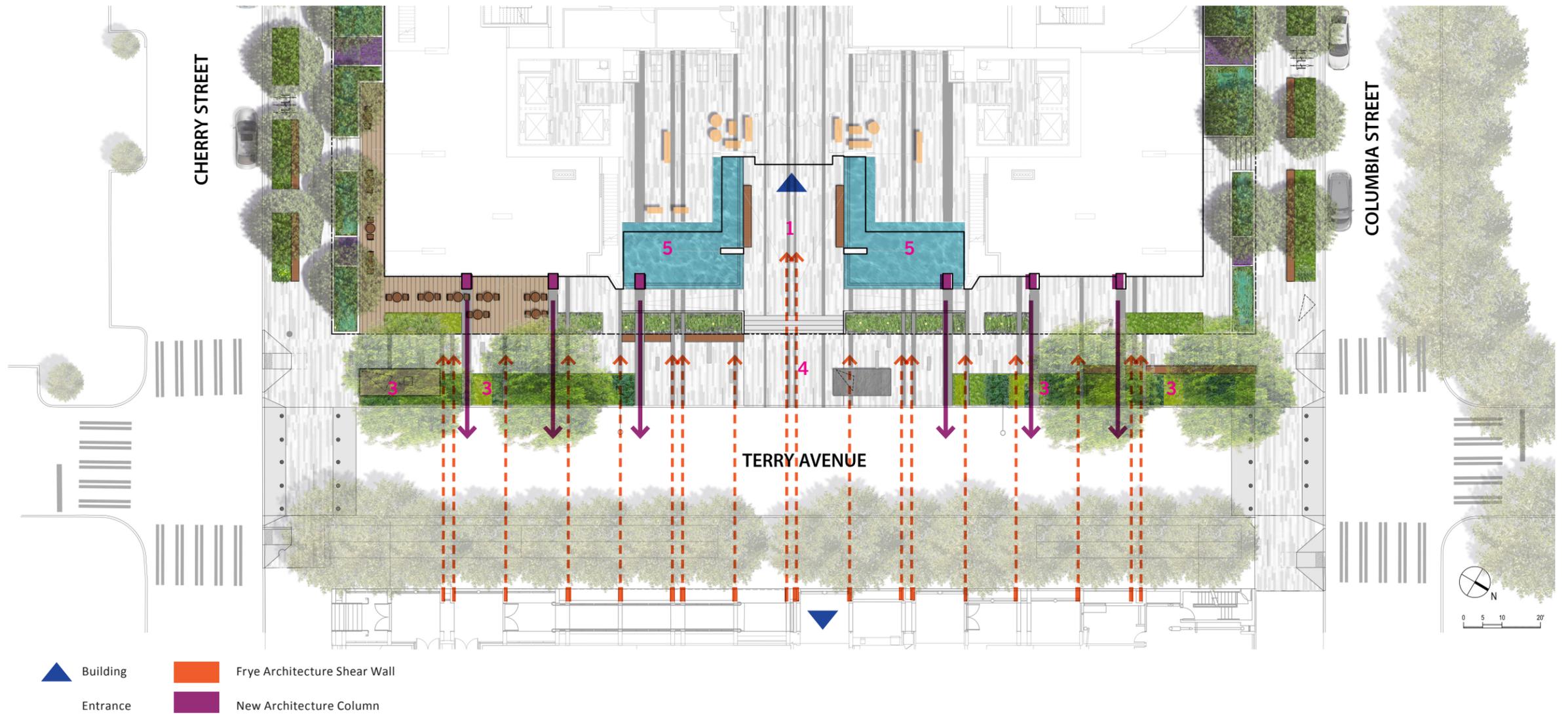
DESIGN RESPONSE:

In general, the board was very supportive of this project. In response to Board Guidance, a midblock plaza/forecourt is created on Terry by expanding the special paving to the curb in front of the new building and aligning with the front entry of the Frye. Feature paving bands echoing the shear walls of the Frye and the new building to create a porous streetscape. Feature paving bands echoing the shear walls of the Frye have been extended across the forecourt and Terry sidewalk and through boulevard and forecourt planting to create a porous streetscape that bleeds into Terry Ave's ROW and increases connectivity between the Frye and the new building. Three new elongated, underlit benches have been added to better occupy this forecourt.

The new building lobby is aligned with the front entrance of the Frye Museum through continuous stone paving extended to the curb on all three streets – Terry, Cherry and Columbia. The location and rhythm of the shear walls of the Frye Museum are echoed in the paving pattern along Terry with dark striations of basalt pavers that extend through the boulevard planting, forecourt, planting, interior of the building and out to the alley entrance.

Four new Princeton Elms (as approved by Bill Ames verbally) are planted on Terry Ave to relate to the majestic street trees across Cherry St by St. James Cathedral, Washington State Catholic and O'Dea High Schools. Lush plantings along the streetscapes are in keeping with the green boulevards of surrounding streets.

- 1 Plaza opens to Frye Museum entrance and provides space for pedestrian activities
- 2 A set of 3 benches (26 feet each) are added to the plaza
- 3 Paving bands echo the shear walls of the Frye and the new building to create a porous streetscape.
- 4 Paving in the streetscape expresses some of the names of the art pieces within the Frye collection.
- 5 Water features reflect art works within the lobby that will hold a relationship to the Frye Museum.



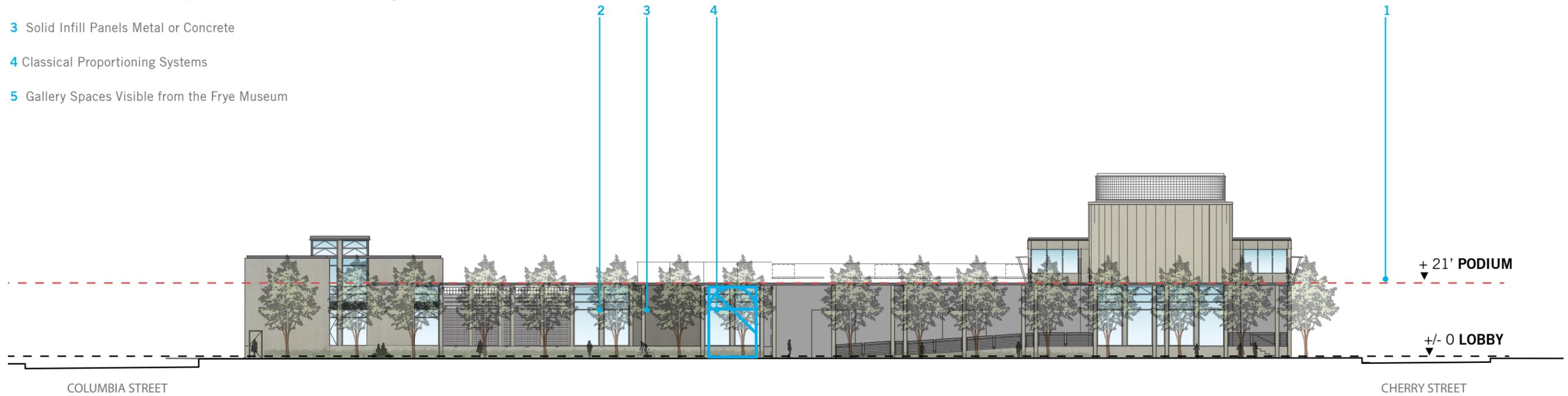
1 21' Datum Line

2 Neutral Material Palette: Exposed Concrete, Metal Clear Glazing.

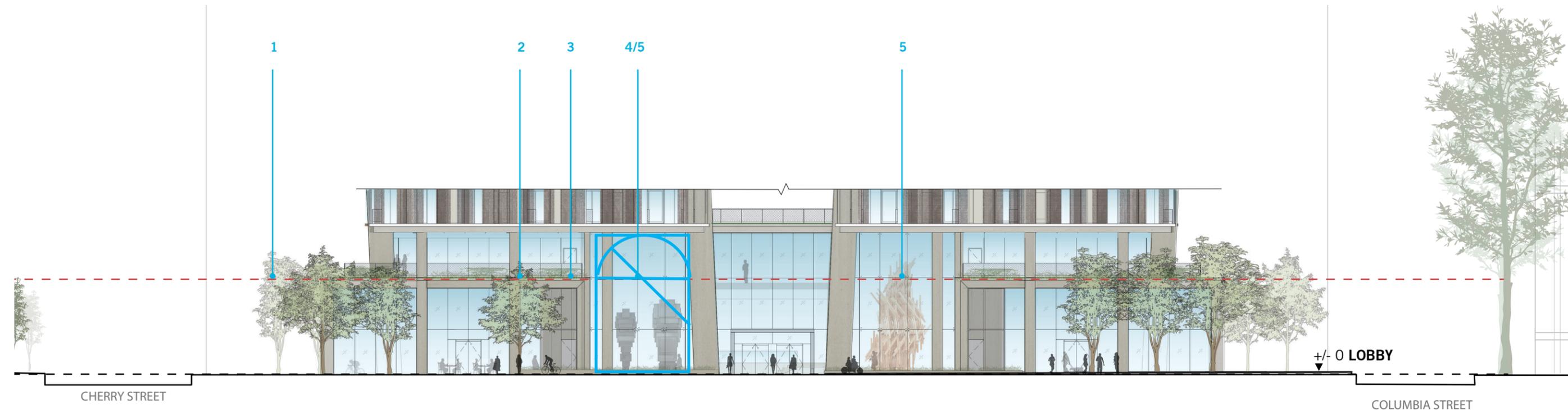
3 Solid Infill Panels Metal or Concrete

4 Classical Proportioning Systems

5 Gallery Spaces Visible from the Frye Museum



FRYE ART MUSEUM WEST ELEVATION



WESTBANK FRYE EAST ELEVATION

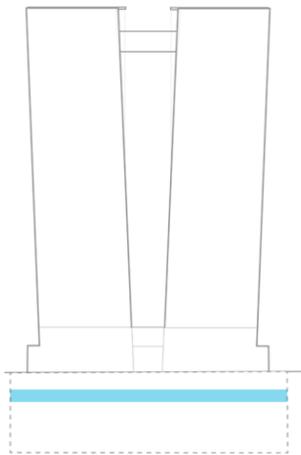
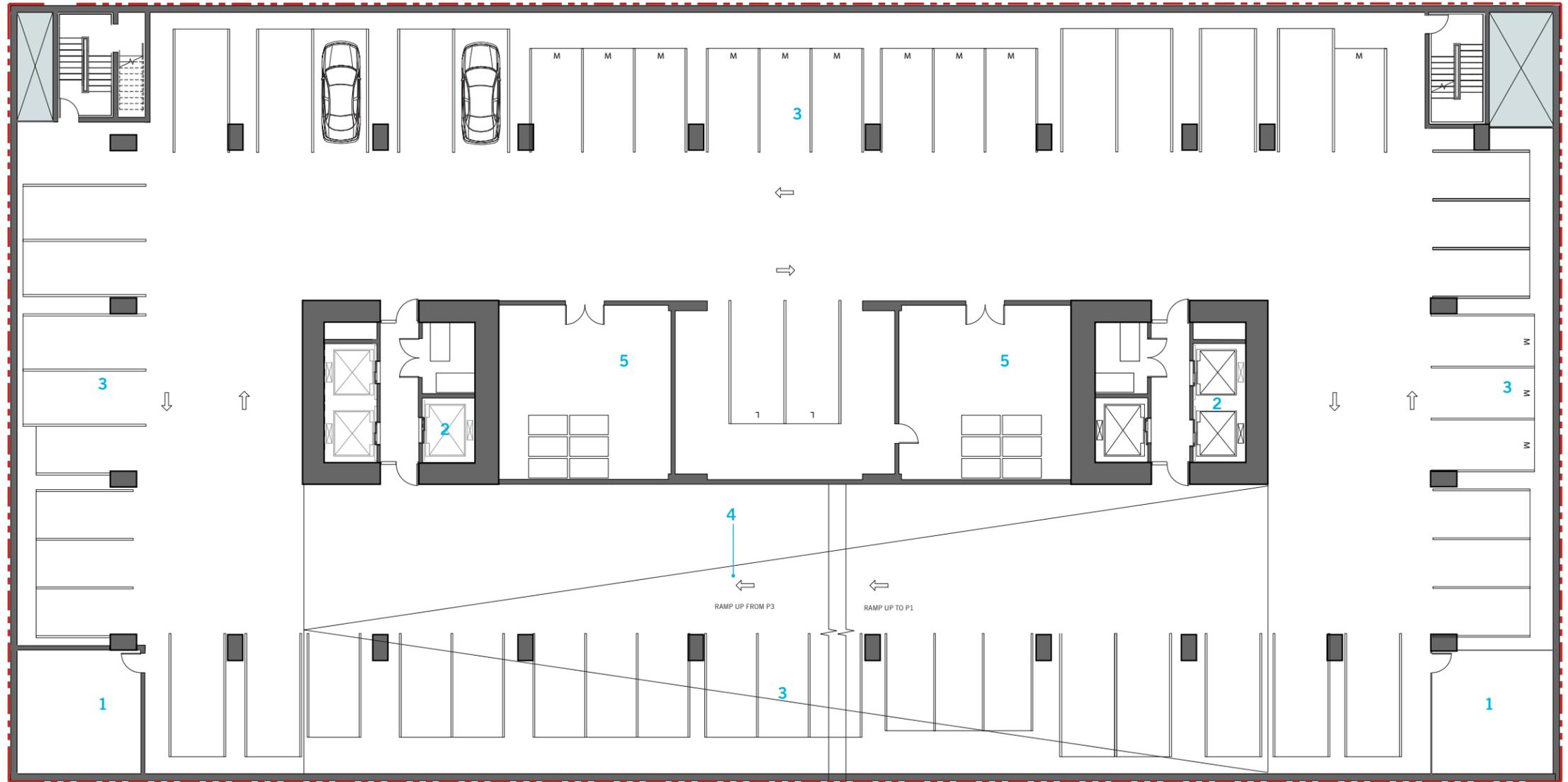
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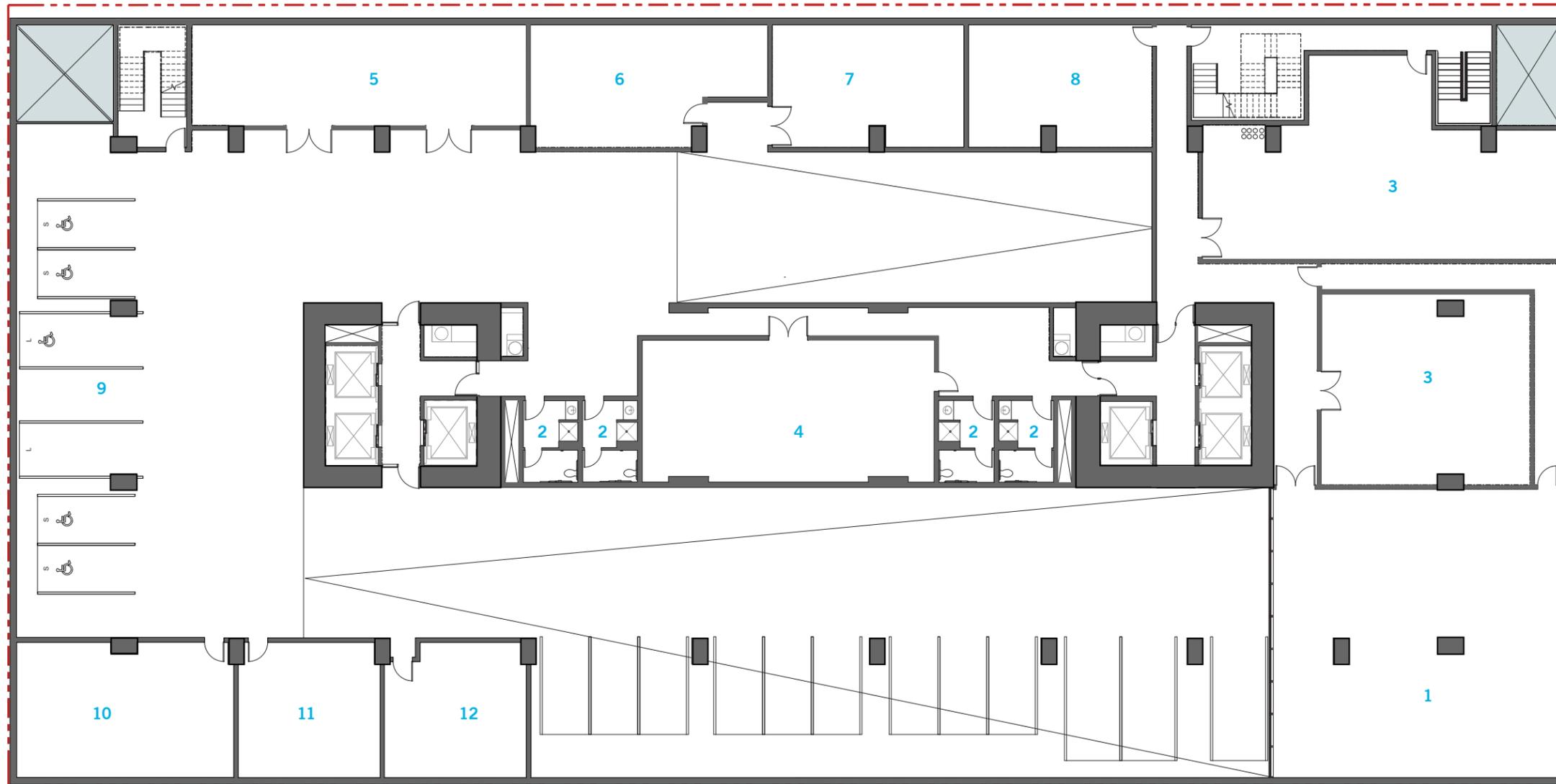
SECTION 03. DESIGN PLANS

FLOOR PLAN LEVEL P2/

- 1 Storage
- 2 Core Elevators
- 3 Parking Spaces
- 4 Ramp
- 5 Trash

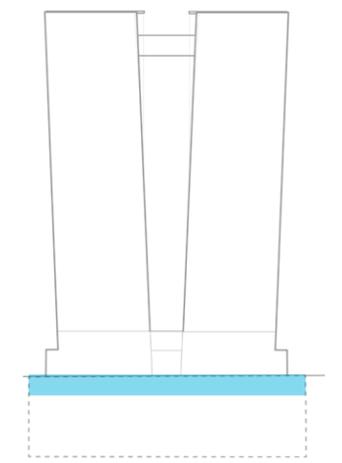
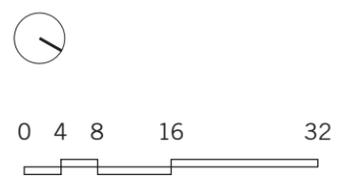
■ Open to Below





- 1 Bike Storage
- 2 Bike Shower
- 3 Mechanical Room
- 4 Meter Room
- 5 Service Vault
- 6 Switch Room
- 7 Generator
- 8 Emergency/Distribution Room
- 9 Non-Residential Parking
- 10 Water Entry Room
- 11 Sprinkler Room
- 12 Fire Pump Room

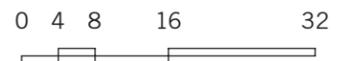
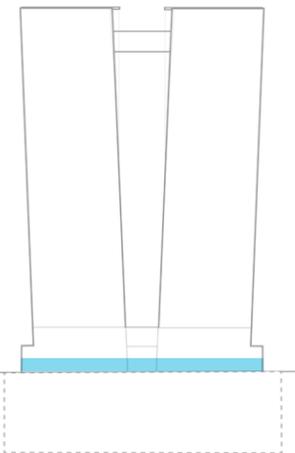
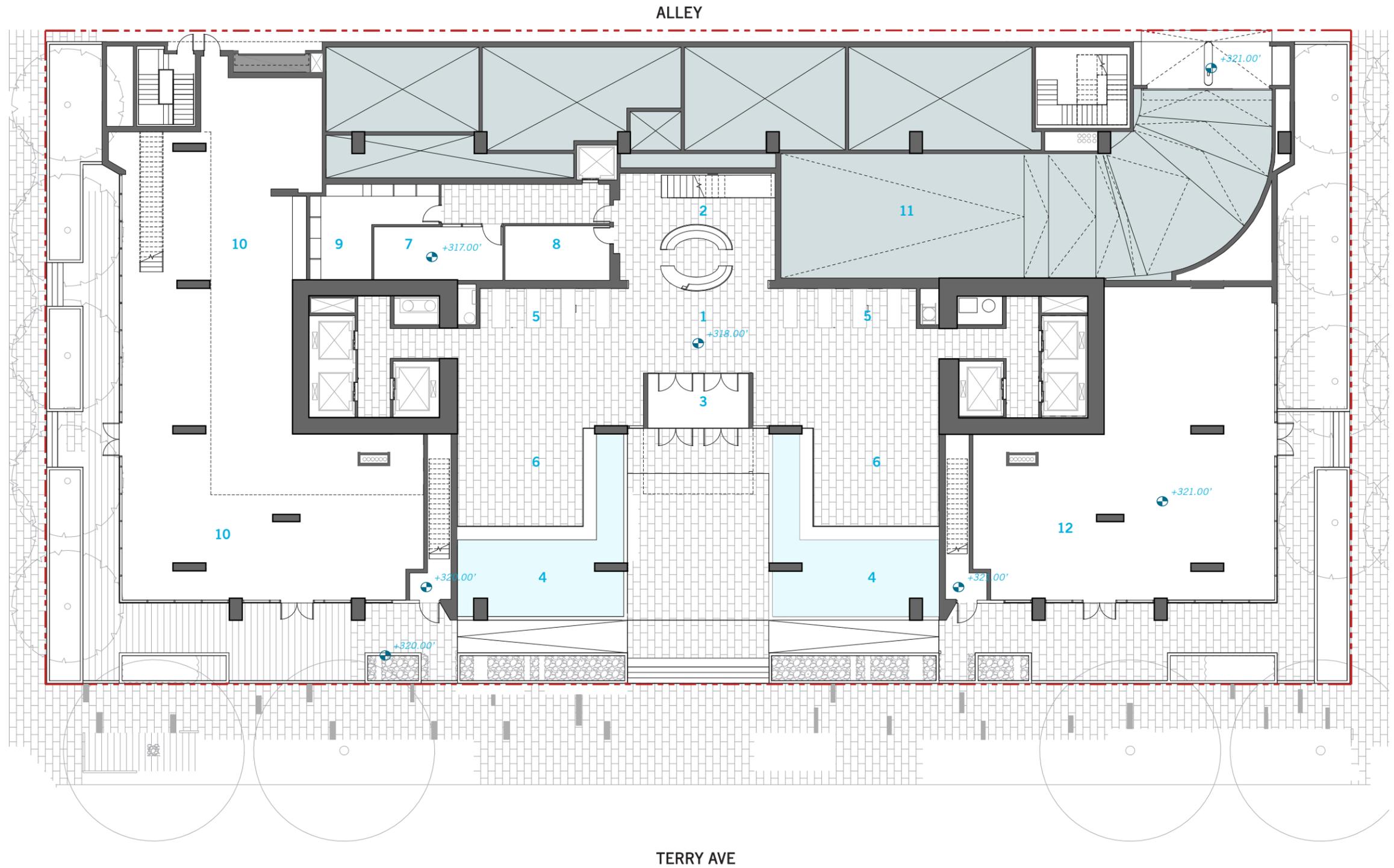
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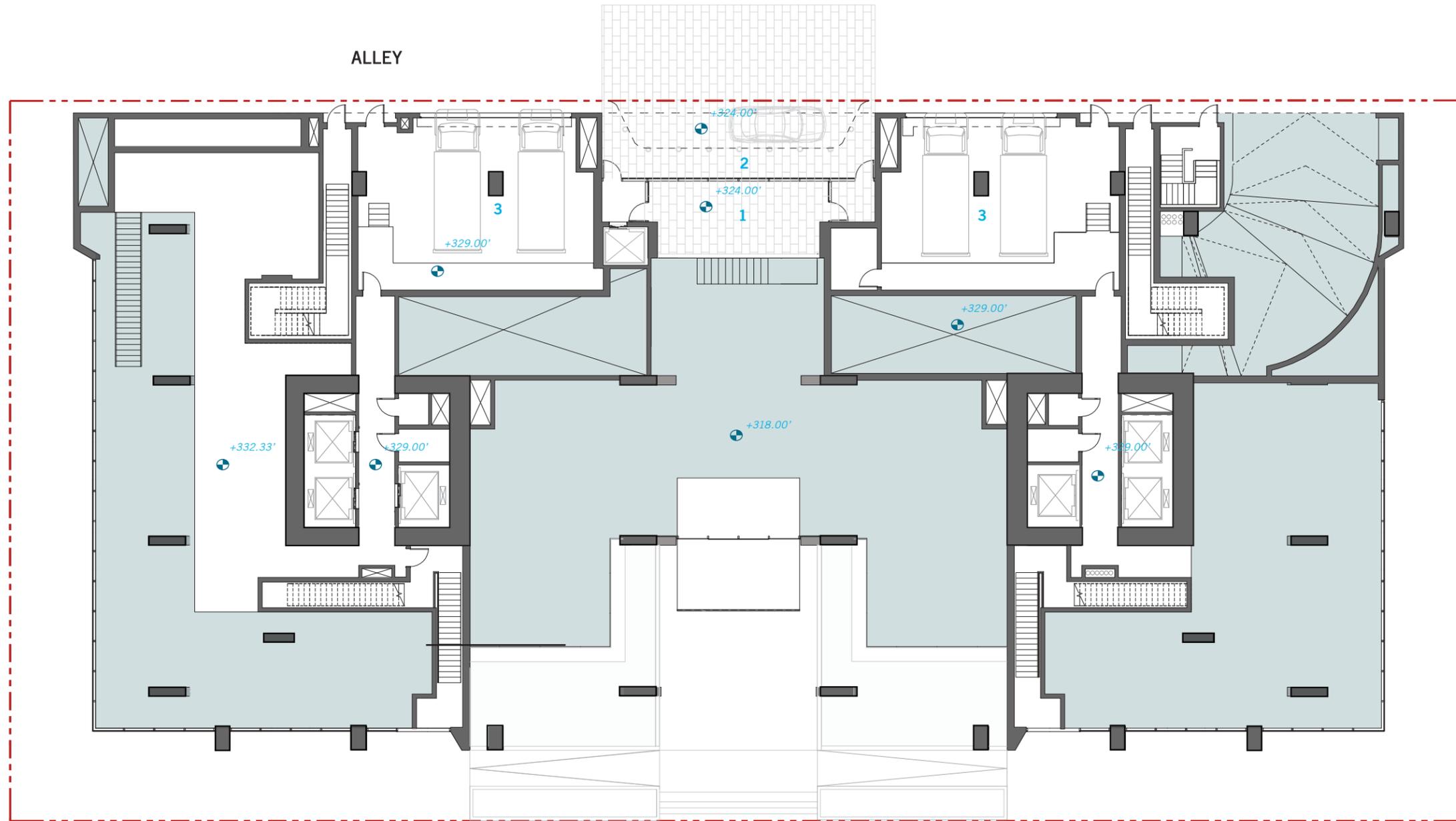


FLOOR PLAN LEVEL 01/

- 1 Lobby
- 2 Reception
- 3 Vestibule
- 4 Water Feature
- 5 Mail
- 6 Display Area
- 7 Leasing Office
- 8 Fire Command Center
- 9 Storage
- 10 Restuarant
- 11 Garage Ramp
- 12 Retail

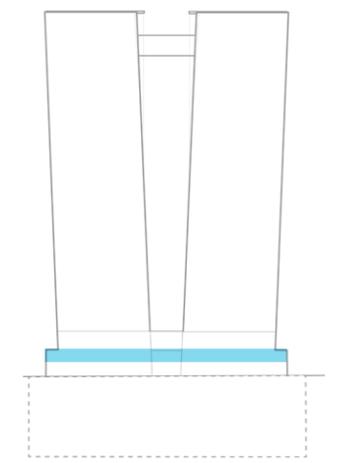
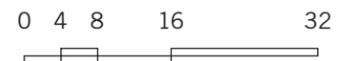
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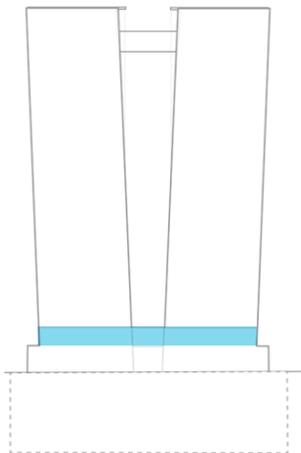
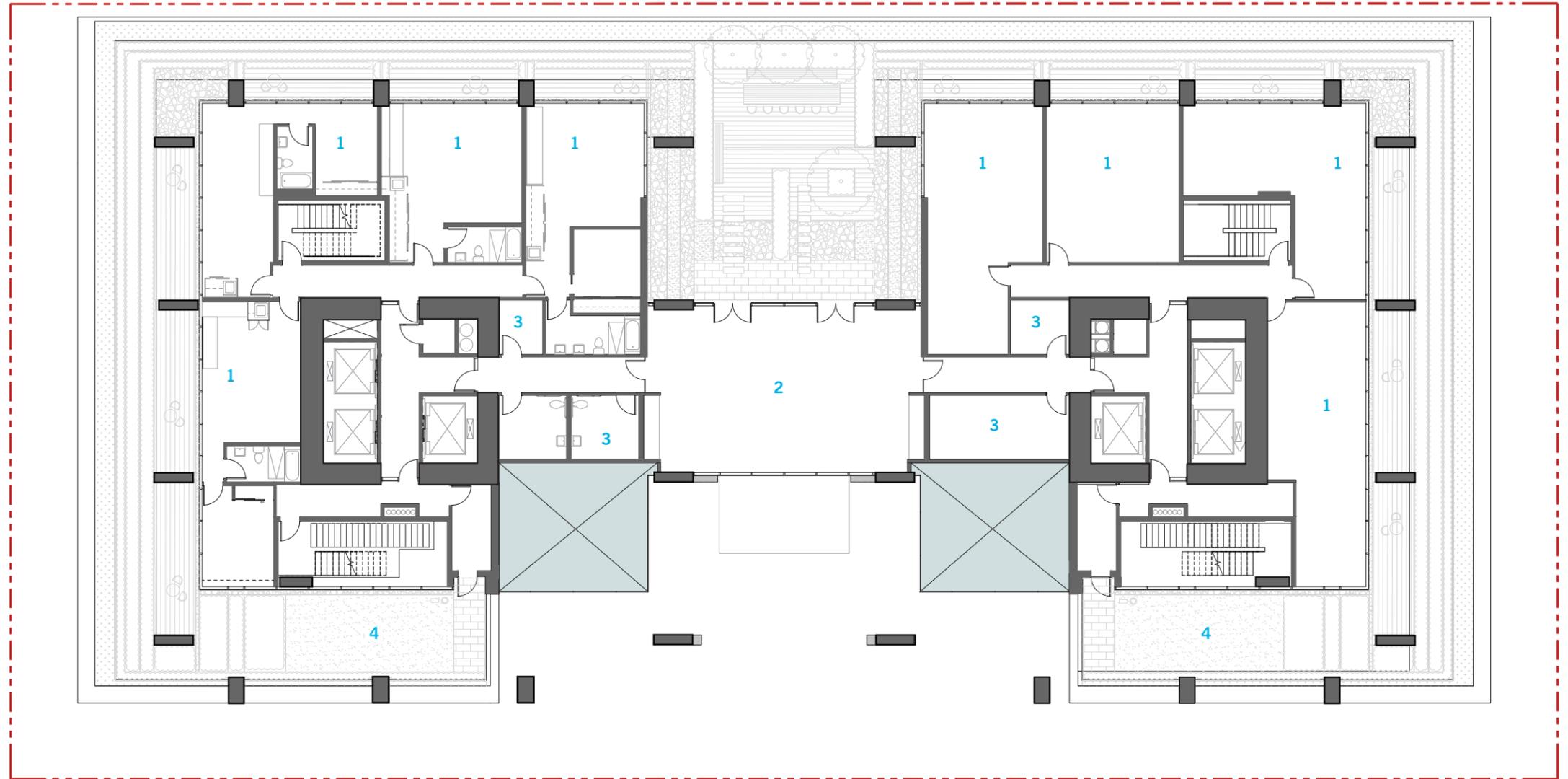
- 1 Alley Entry
- 2 Drop-off Zone
- 3 Loading Area
- Open to Below

TERRY AVE

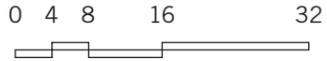
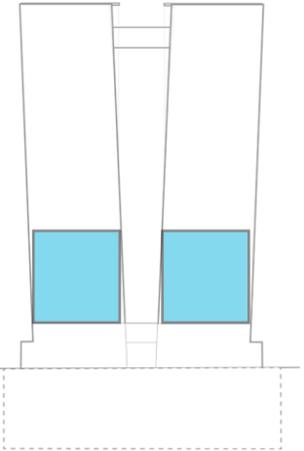
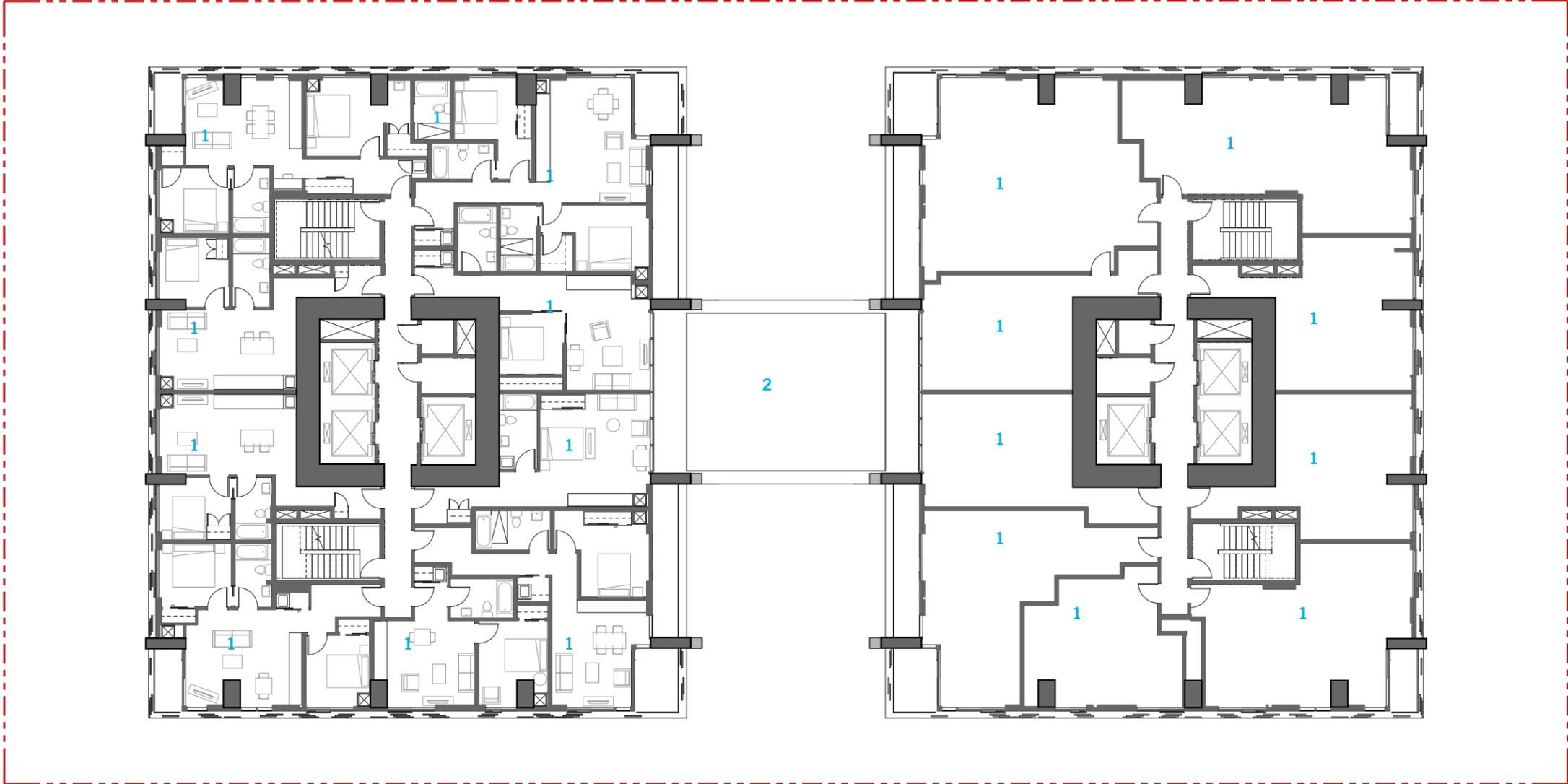


FLOOR PLAN LEVEL 03 - RESIDENTIAL AMENITY /

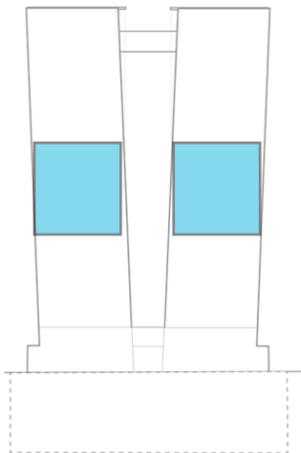
- 1 Apartment
 - 2 Conference Room
 - 3 Conference Room Support
 - 4 Dog Walk
- Open to Below



- 1 Apartment
- 2 Green Roof (Level 4 only)

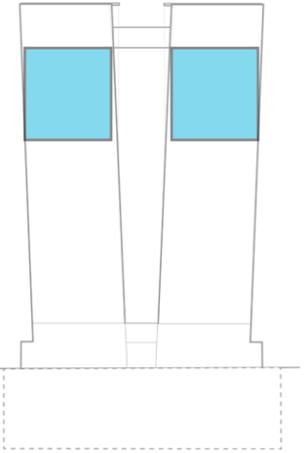
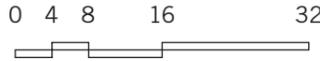


1 Apartment



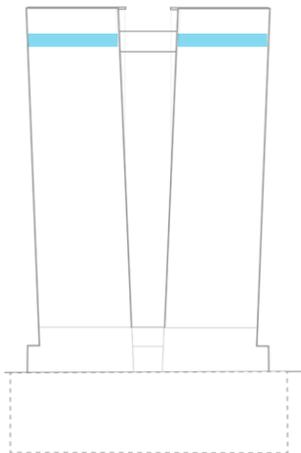
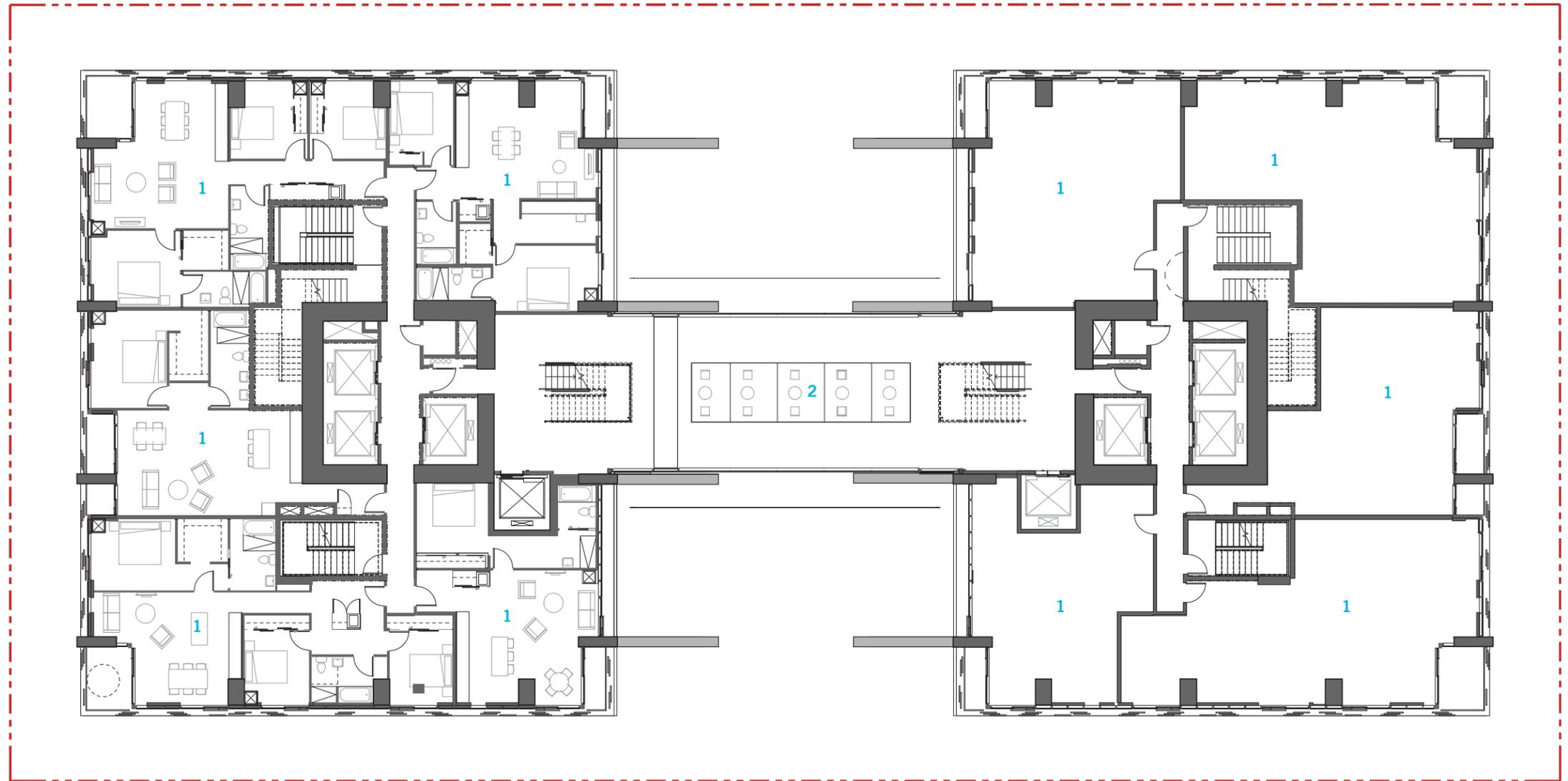


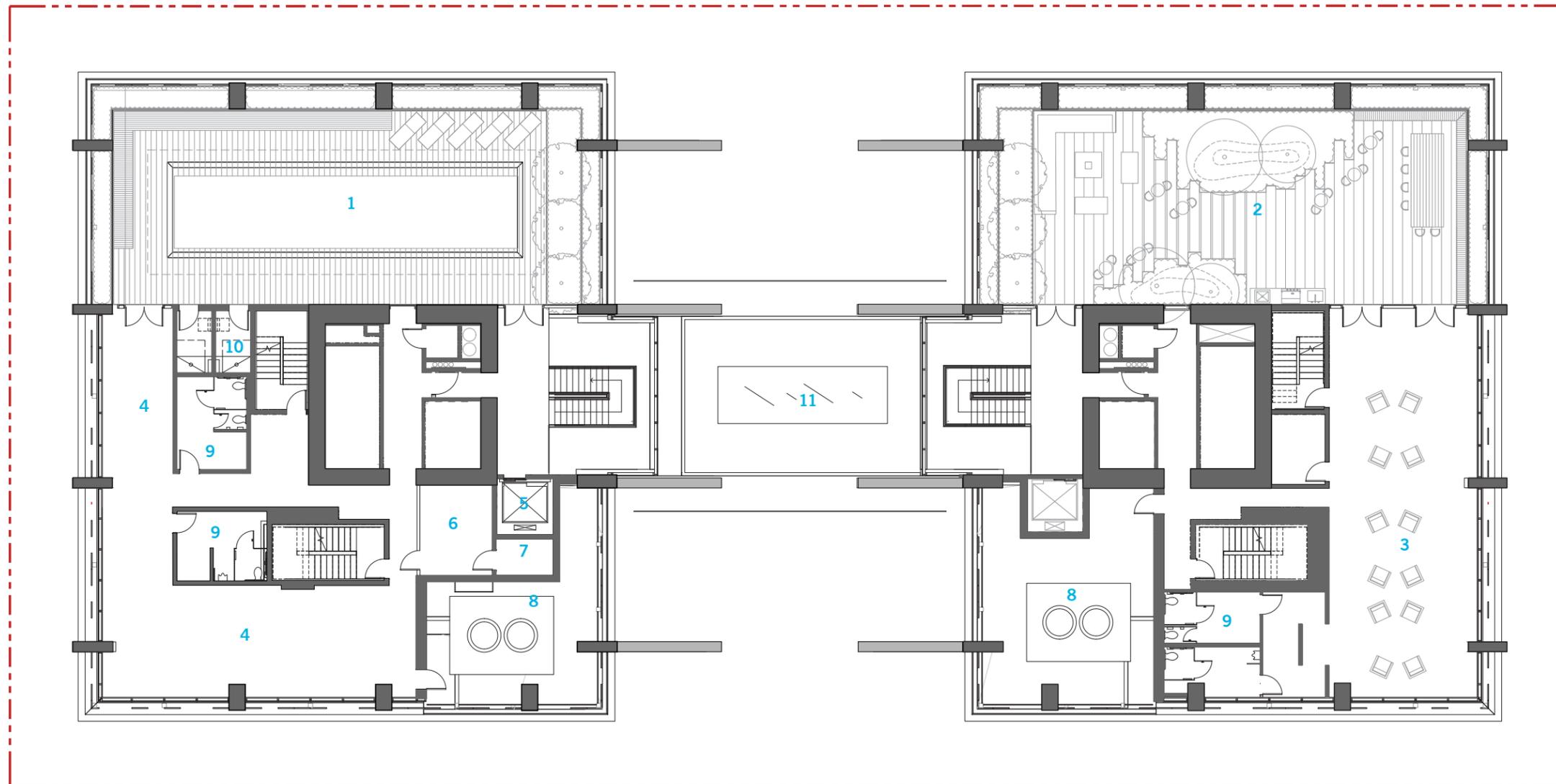
1 Apartment



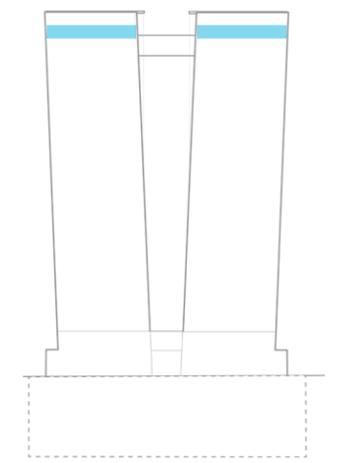
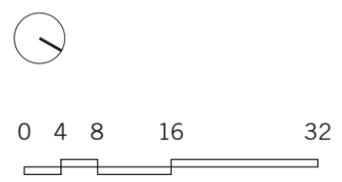
FLOOR PLAN LEVEL 31 - PENTHOUSE /

- 1 Penthouse Residential Units
- 2 Bridge



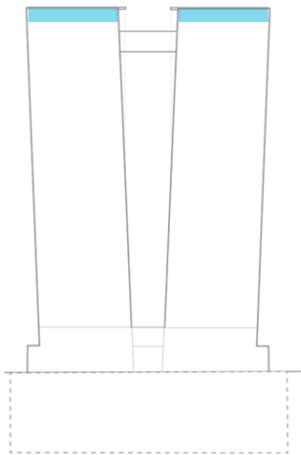
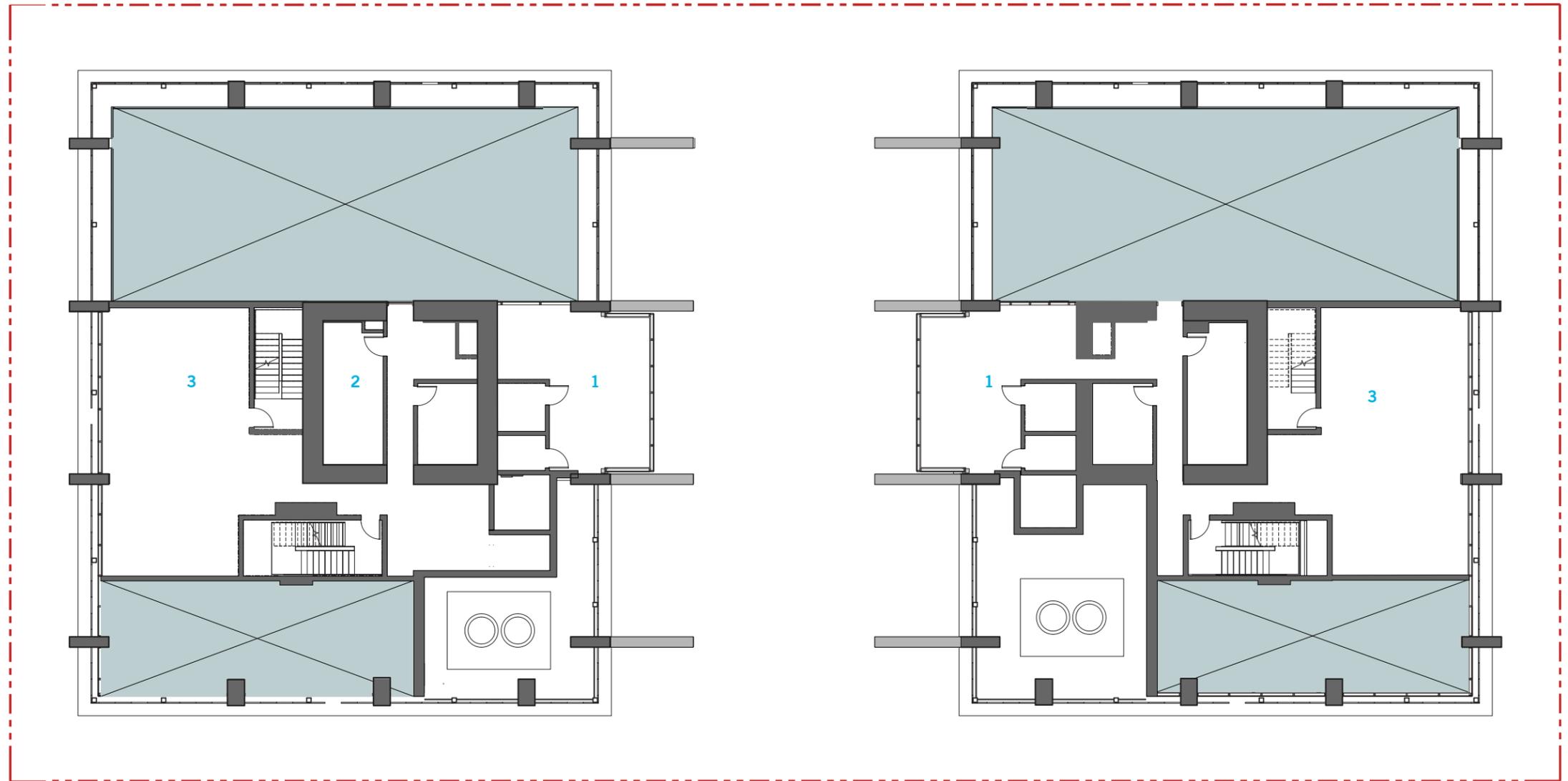


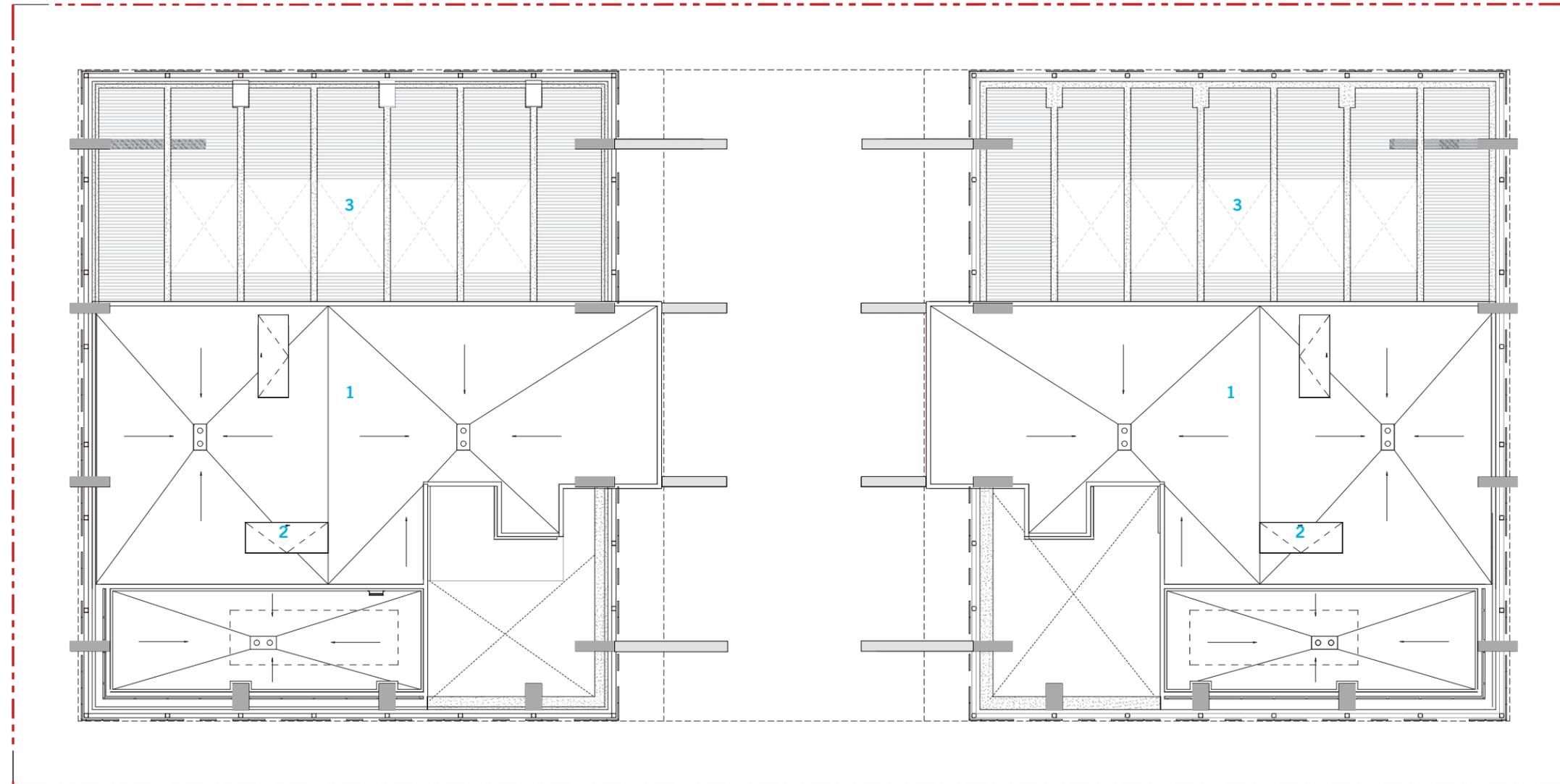
- 1 Pool
- 2 Garden
- 3 Garden Room
- 4 Solarium
- 5 Elevator Over Run
- 6 Pool Equipment Room
- 7 Pool Chem Room
- 8 Cooling Tower Yard
- 9 Bathroom
- 10 Changing Rooms
- 11 Sky light



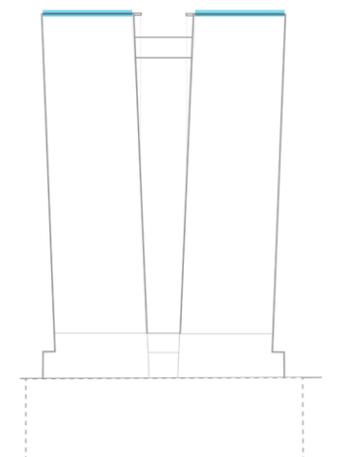
FLOOR PLAN LEVEL 33 - MECHANICAL ROOMS /

- 1 Mechanical Room
- 2 Elevator Machine Room
- 3 Chiller Room





- 1 Roof
- 2 Roof Hatch
- 3 Wood Trails

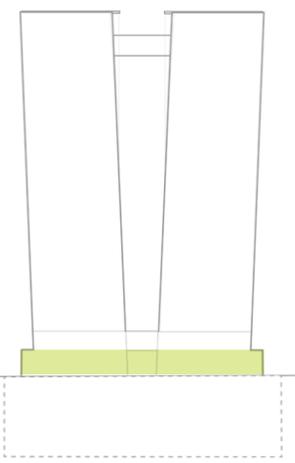
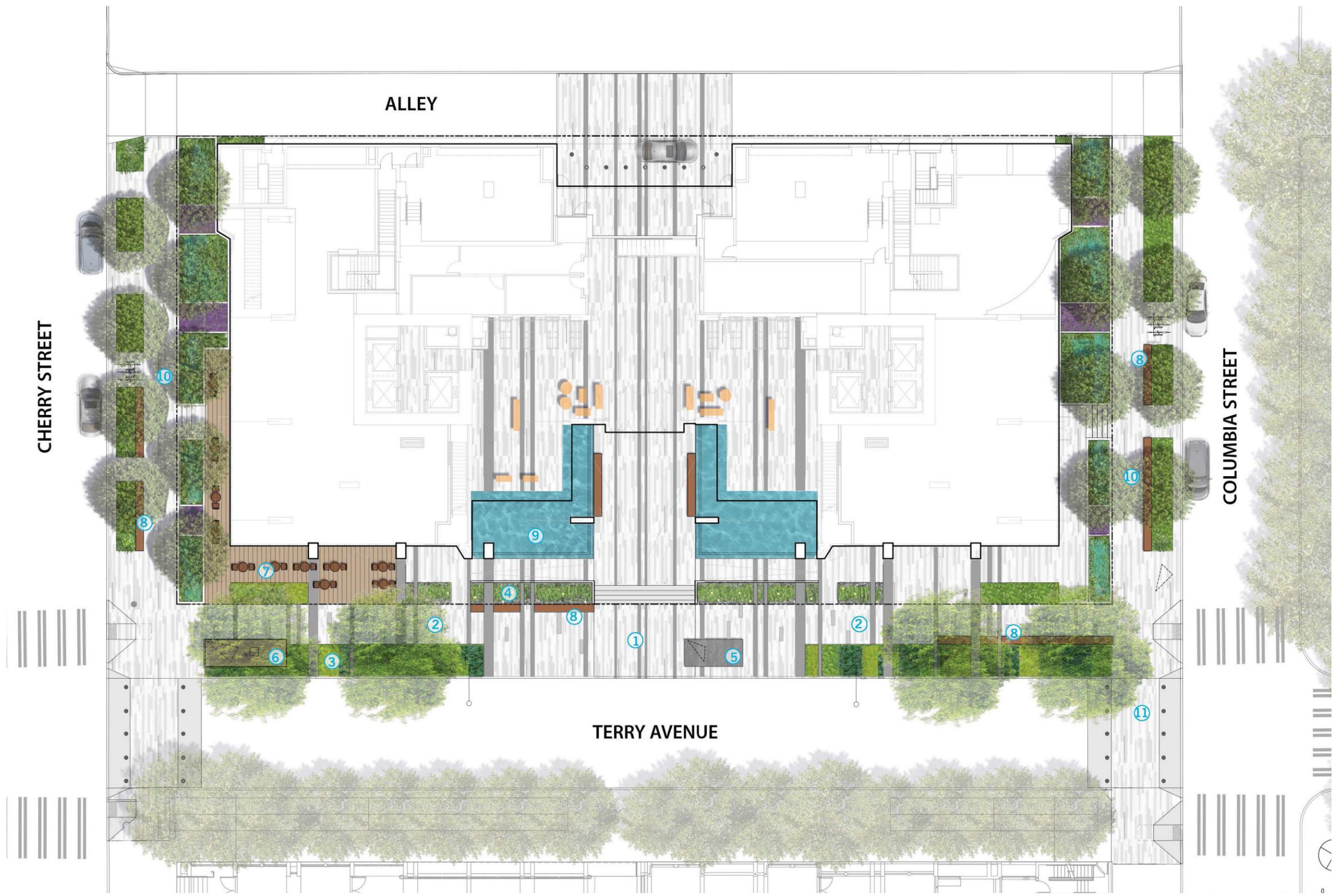


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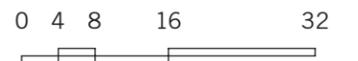
SECTION 04. LANDSCAPE

LANDSCAPE PLAN GROUND LEVEL /

- 1 Central Plaza
- 2 Stone Paving with Accent Bands and Interpretive Markings
- 3 Boulevard Planting
- 4 Equisetum Planting with River Rock and LED Lighting
- 5 Concrete Art Plinth
- 6 Underlit IPE Wood Seating Platform with Potential Art and Signage
- 7 Outdoor Cafe Seating with IPE Wood Paving
- 8 Underlit IPE Wood Bench
- 9 Reflecting Pool with Cascading Water Edges
- 10 Double Row Street Trees with Stormwater Garden
- 11 Raised Crosswalk with Stone Paving



GROUND LEVEL





STONE PAVING AND INTERPRETIVE MARKINGS



LARGE IPE WOOD SEATING PLATFORM



PLINTH WITH ART



IPE WOOD PAVING



RAISED CROSSWALK



BOULEVARD PLANTING WITH SEATING



REFLECTIVE WATER AT LOBBY ENTRY



Acer griseum
Paperbark Maple



Ulmus a. 'Princeton'
Princeton Elm



Cornus 'Starlight'
Starlight Dogwood



Equisetum hyemale
Scouring Rush



Sarcococca ruscifolia
Fragrant Sweet Box



Liriope muscari 'Variegata'
Variegated Lily Turf



Hakonechloa macra
Japanese Forest Grass



Carex morrowii 'Ice Dance'
Ice Dance Japanese Sedge



Polystichum polyblepharum
Tassel Fern



Iris missouriensis
Western Blue Flag



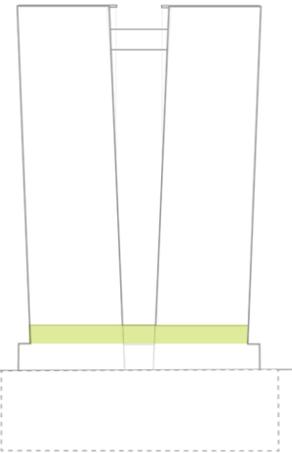
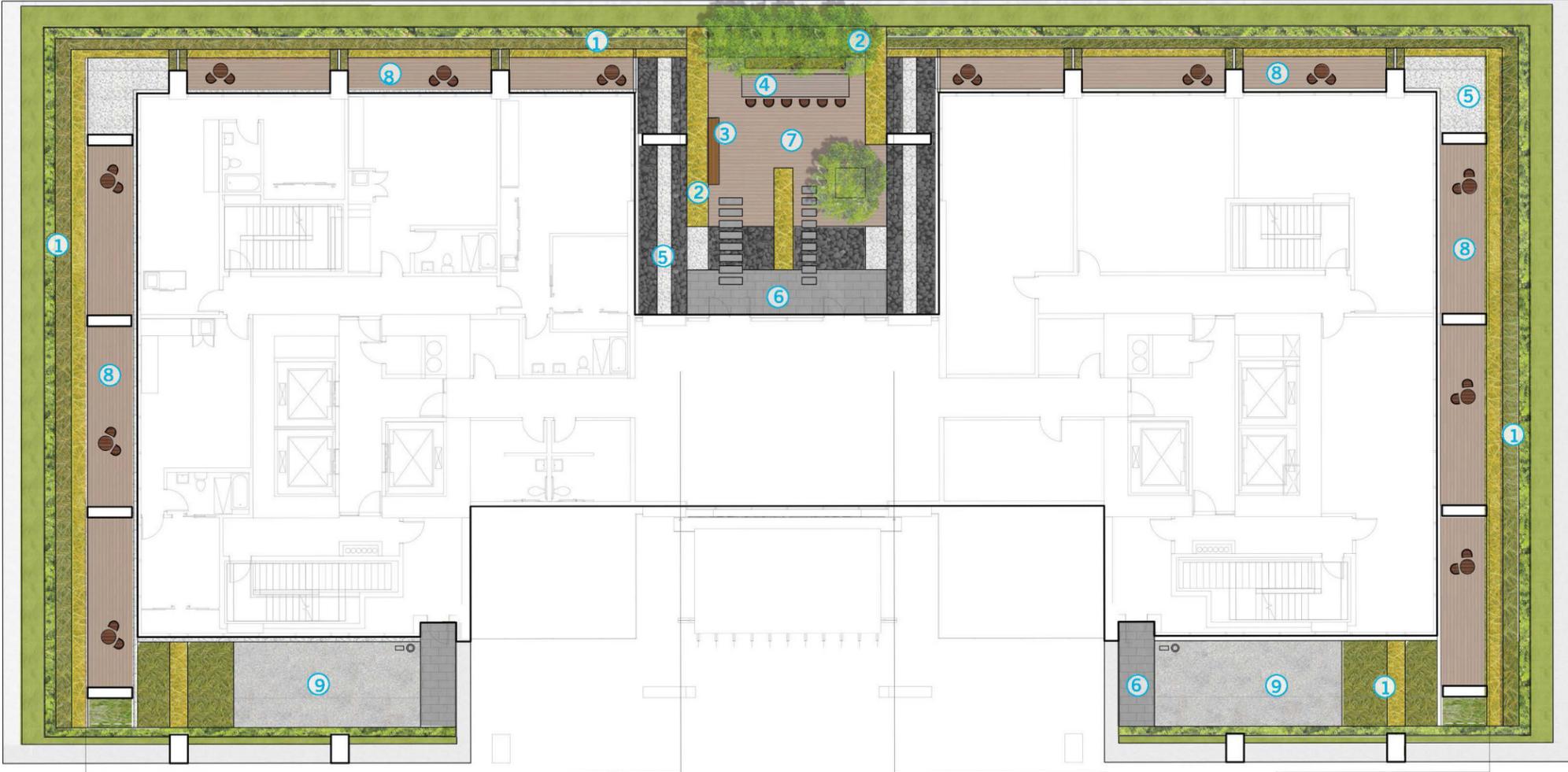
Polystichum munitum
Western Sword Fern



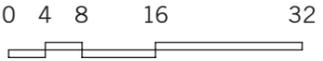
Lonicera nitida
Box Honeysuckle

LANDSCAPE PLAN LEVEL 03 RESIDENTIAL AMENITY /

- 1 Striped Planting
- 2 Raised Planters
- 3 IPE Wood Bench
- 4 Communal Dining Table
- 5 Mexican Pebbles
- 6 Stone Paving
- 7 IPE Wood Paving
- 8 Private Deck
- 9 Decomposed Granite Dog Run



LEVEL 3





LINEAR IPE WOOD BENCH



STONE SLAB PAVING IN PEBBLES



ZEN GARDEN WITH STRIPED PATTERN



TALL ORNAMENTAL GRASSES IN METAL PLANTER



COMMUNAL OUTDOOR DINING



MULTI-STEMMED TREES



PRIVATE PATIO



IPE WOOD DECK



Miscanthus sinensis
Chinese Silver Grass



Buxus microphylla
Little-leaf Boxwood



Viburnum davidii
David Viburnum



Stipa tenuissima
Mexican Feather Grass



Polystichum polyblepharum
Tassel Fern



Pachysandra terminalis
Japanese Spurge



Amelanchier x grandiflora
Serviceberry



Lonicera henryi
Henry's Honeysuckle



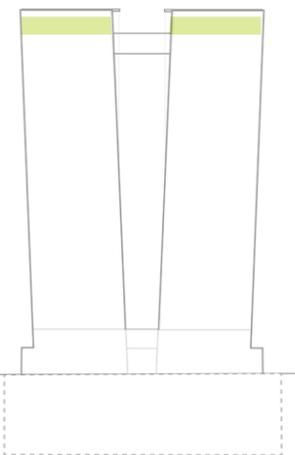
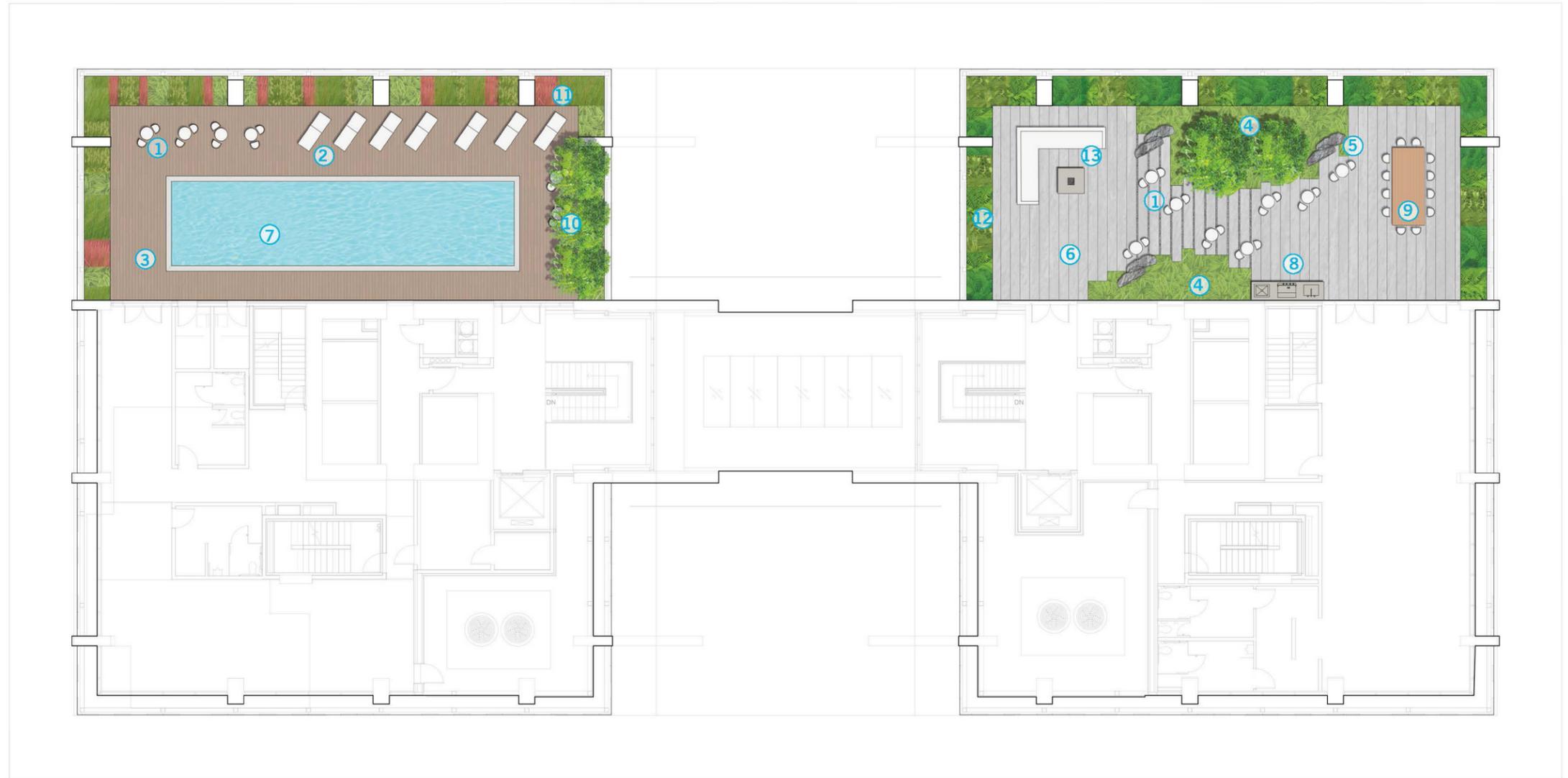
Clematis armandii
Evergreen Clematis



Sedum Mix

LANDSCAPE PLAN LEVEL 32 RESIDENTIAL AMENITY /

- 1 Movable Tables & Chairs
- 2 Longe Chairs
- 3 IPE Wood Deck
- 4 Garden
- 5 Boulders
- 6 Stone Paving
- 7 Pool
- 8 Outdoor Kitchen & BBQ
- 9 Communal Dining Table
- 10 Tree in Raised Planter
- 11 Ornamental Grasses
- 12 Ferns
- 13 Lounge Area with Fire Pit



I I I I

LEVEL 32

0 4 8 16 32



STONE SLAB PAVING



LOUNGE AREA WITH FIRE PIT



STONE OUTCROPPING



WOOD PAVING AT POOL



ROOF GARDEN



Amelanchier x grandiflora
Serviceberry



Acer palmatum
Japanese Maple



Stipa tenuissima
Mexican Feather Grass



Pennisetum a. 'Little Bunny'
Dwarf Fountain Grass



Hakonechloa macra
Japanese Forest Grass



Imperata cylindrica 'Red Baron'
Japanese Blood Grass



Polystichum polyblepharum
Tassel Fern



Blechnum spicant
Deer Fern



Polystichum munitum
Western Sword Fern

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SECTION 05. ELEVATIONS SECTIONS



EAST SECTION

SOUTH ELEVATION



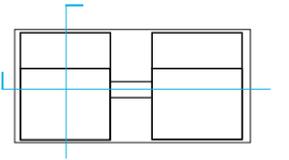
WEST ELEVATION

NORTH ELEVATION



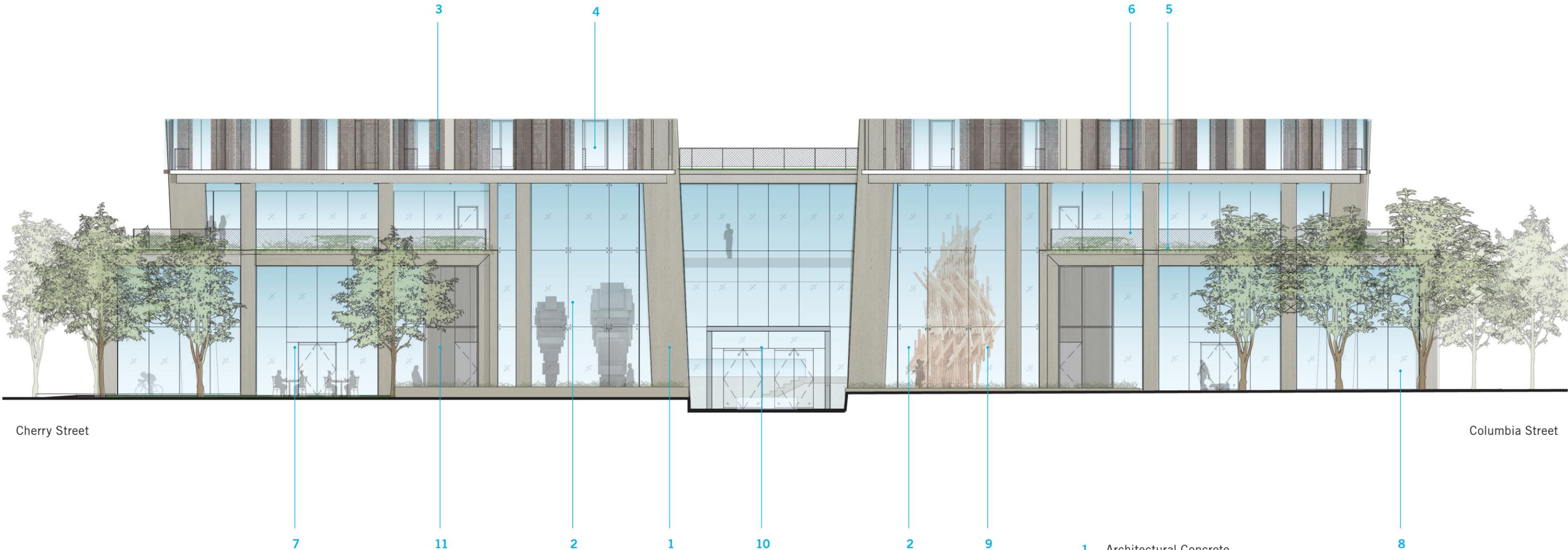
CENTRAL SOUTH ELEVATION

CENTRAL NORTH SECTION

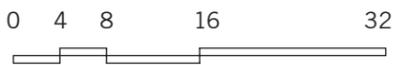


SECTION A
Longitudinal Section

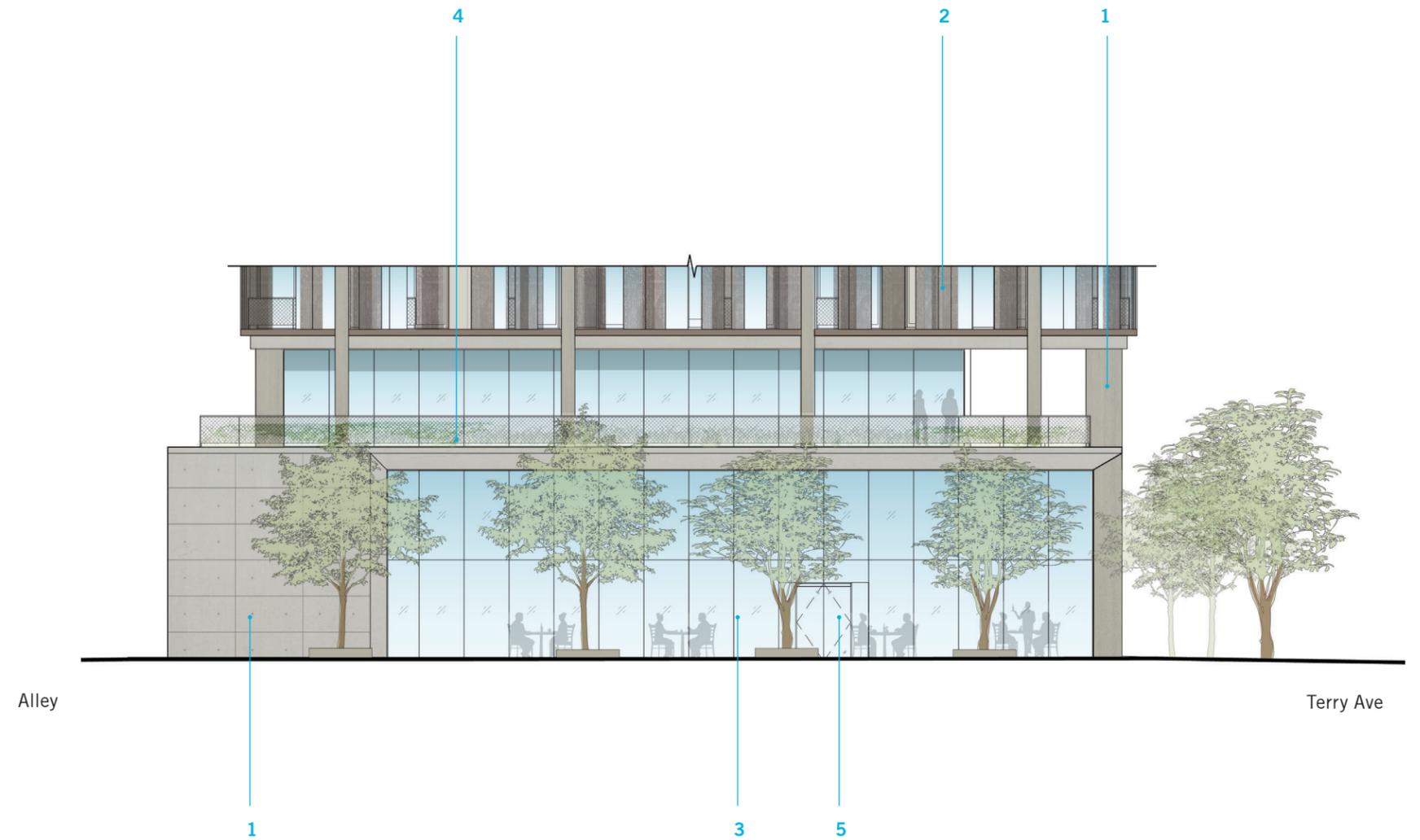
SECTION B
Cross Section



EAST ELEVATION
Terry Avenue - Lobby, Restaurant, and Retail

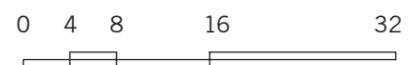


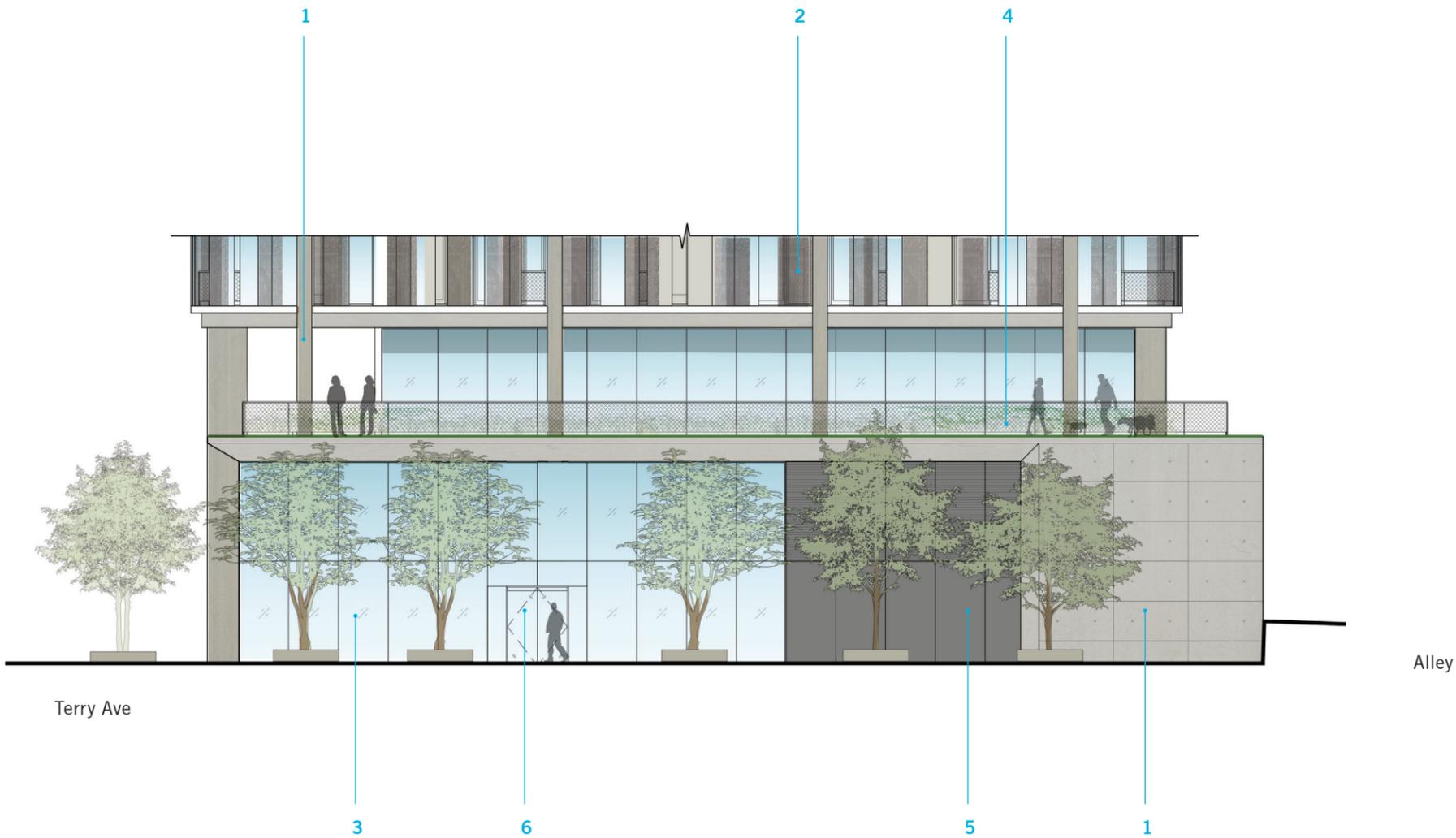
- 1 Architectural Concrete
- 2 Point Supported Glass
- 3 Perforated Metal Panel
- 4 Window Wall Assembly
- 5 Vegetated Green Roof System
- 6 Metal Guardrail
- 7 Restaurant
- 8 Retail
- 9 Art Gallery
- 10 Residential Lobby
- 11 Metal Panel



- 1 Architectural Concrete
- 2 Perforated Metal Panel
- 3 Curtain Wall Assembly
- 4 Metal Guardrail
- 5 Restaurant Entry

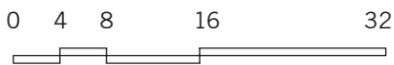
SOUTH ELEVATION
Cherry Street - Restaurant

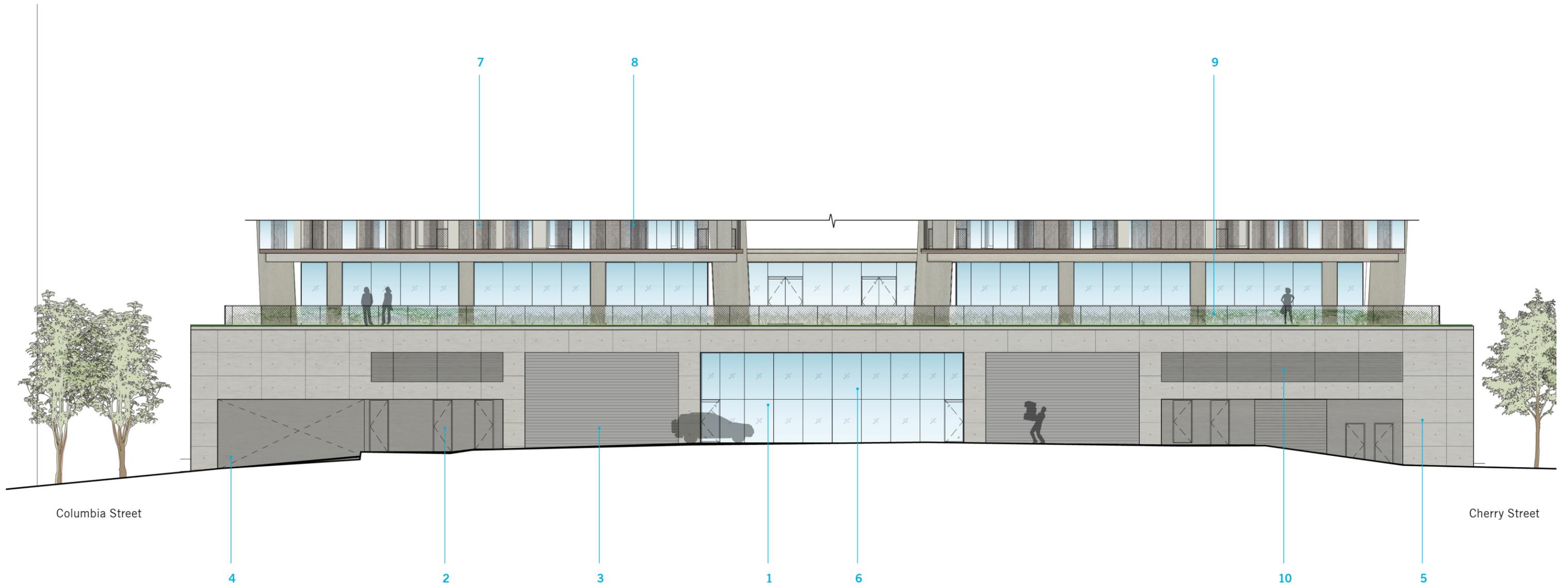




- 1 Architectural Concrete
- 2 Perforated Metal Panel
- 3 Curtain Wall Assembly
- 4 Metal Guardrail
- 5 Metal Panel
- 6 Retail Entry

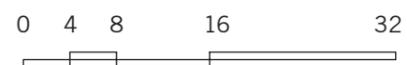
NORTH ELEVATION
Columbia Street - Retail





WEST ELEVATION

Alley - Loading Dock, Parking Garage, Back of House

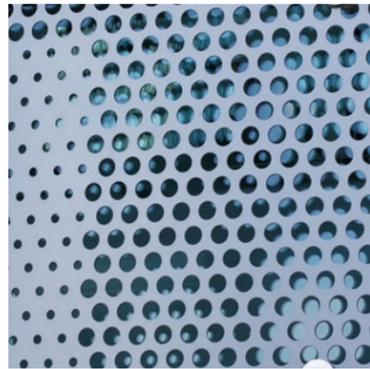


- 1 Alley Entry
- 2 Metal Panel
- 3 Loading dock/Overhead Coiling Grille
- 4 Parking Garage Entry
- 5 Architectural Concrete
- 6 Curtain Wall Assembly
- 7 Perforated Metal Panel
- 8 Window Wall Assembly
- 9 Metal Guardrail
- 10 Painted Metal Louvers

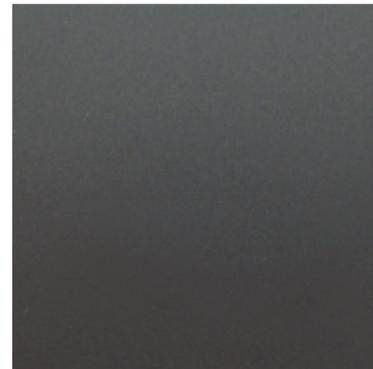
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SECTION 06. MATERIALS





1 Perforated Metal Screens



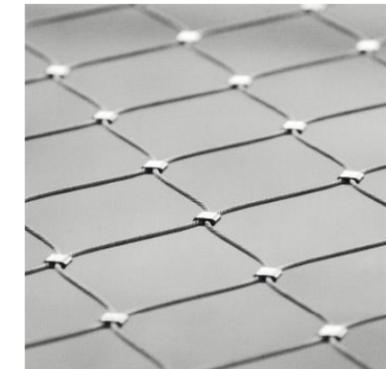
2 Aluminum Curtain Wall System



3 Vision Glazing at Residential



4 Spandrel Glazing



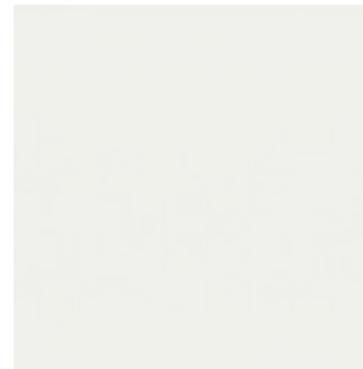
5 Metal Mesh Guardrail



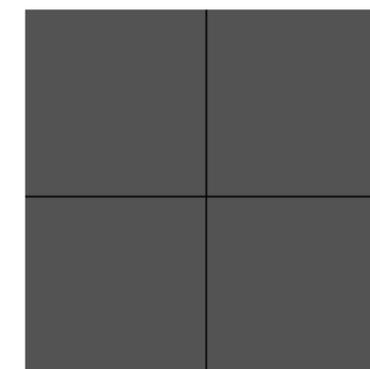
6 Architectural Concrete



7 GFRC



8 Vision Glazing at Spine



9 Metal Panel



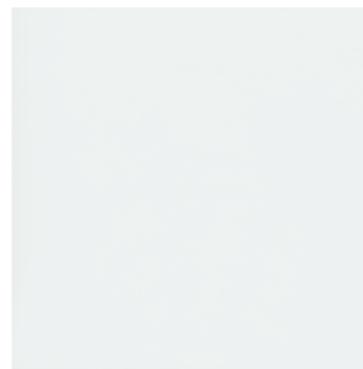
10 White Oak



11 Stone Pavers



12 Cable Supported Glass



13 Low Iron Vision Glazing at Gallery, Retail and Bridge



14 Ipe Decking



15 Concrete Water Feature

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SECTION 07. DESIGN PERSPECTIVES







WERK





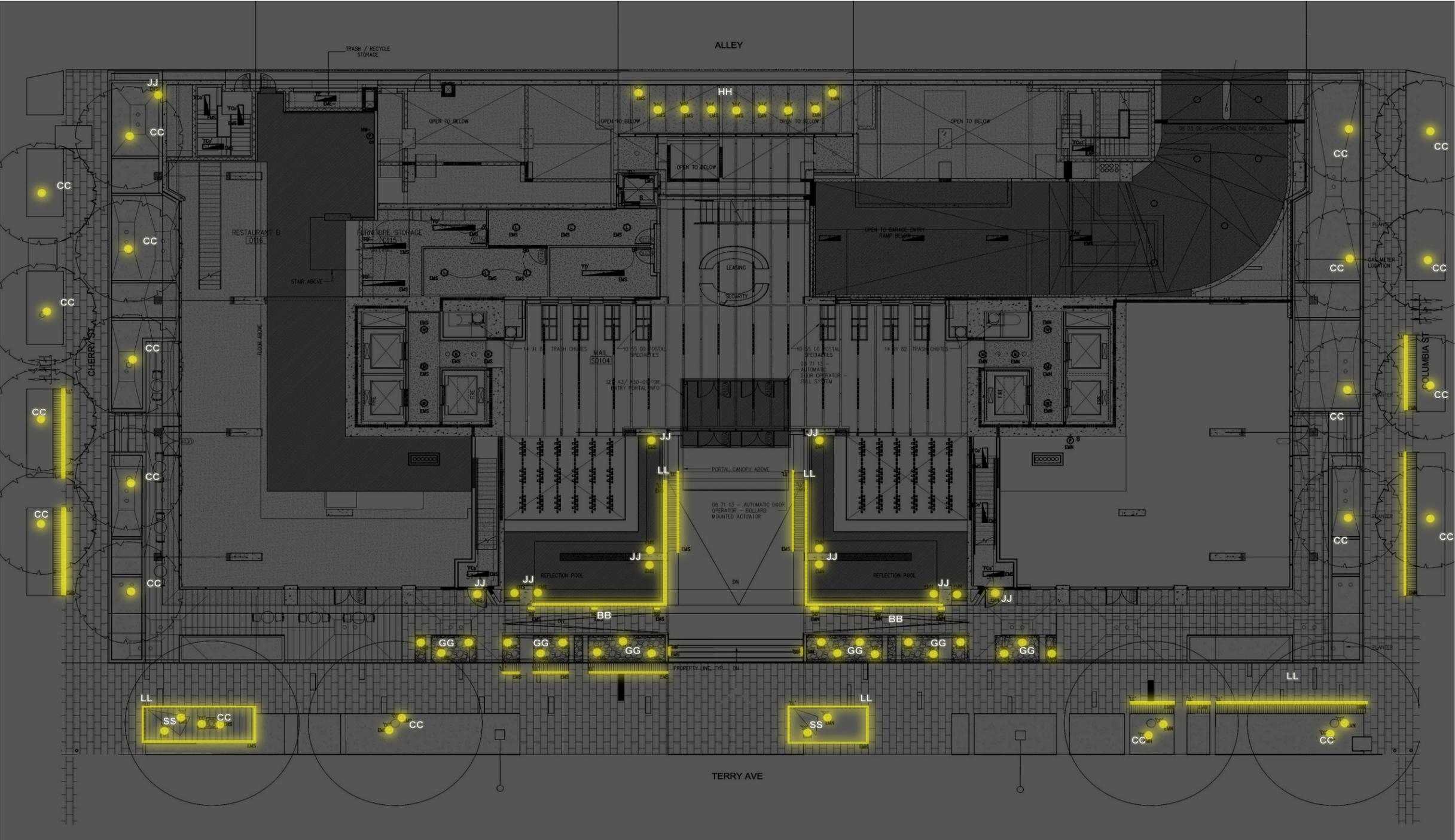




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SECTION 08. LIGHTING





Type LL. LED Linear VarioLED Flex Venus/
Phobos/Skylla White SV IP67



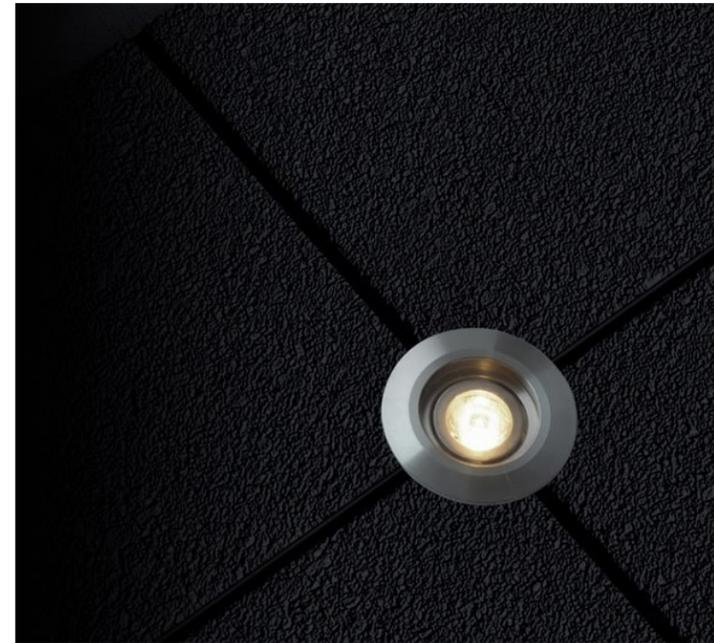
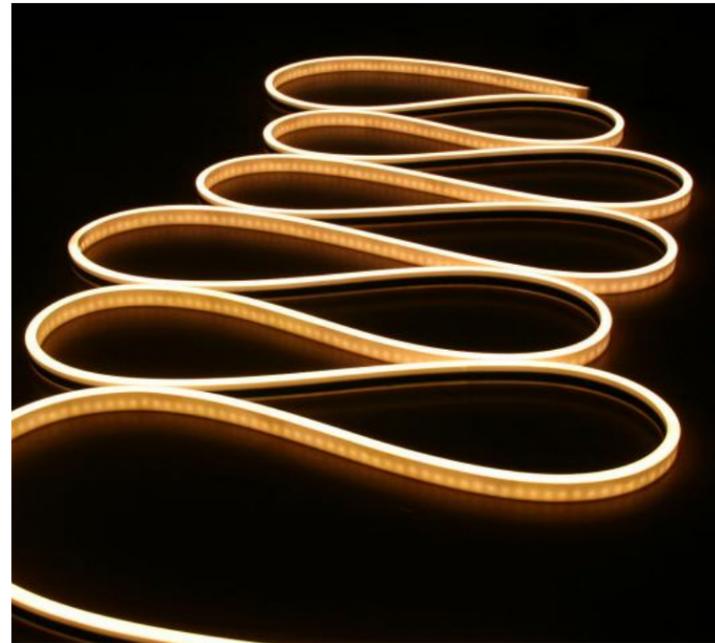
Type LL1. LED Linear VarioLED Flex Venus/Phobos
IP67



Type GG. MP LIGHTING L01 LED In-
Grade Accent



Type CC. WAC LED Accent 12v Light





Type HH. SIMES Concrete



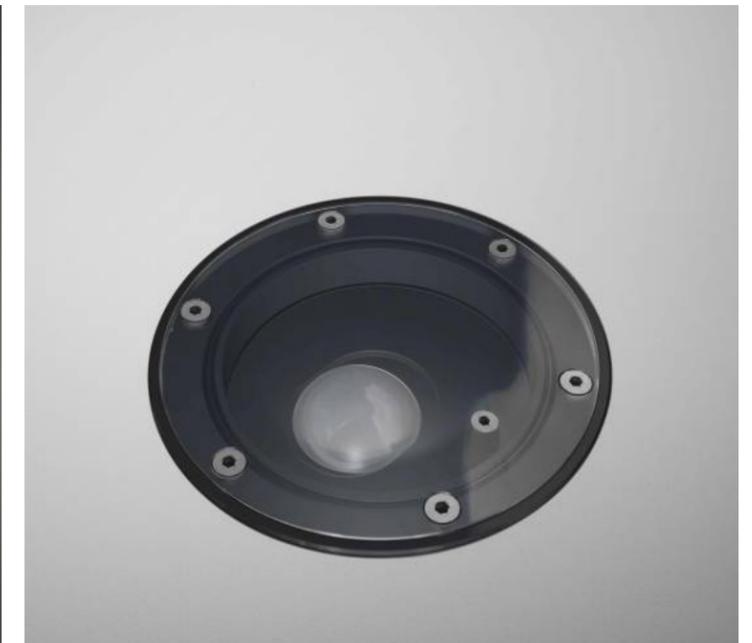
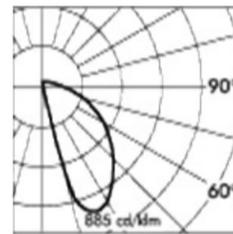
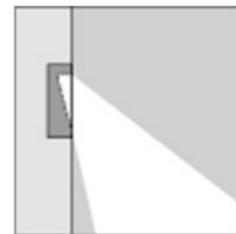
Type BB. SIMES Concrete Wall



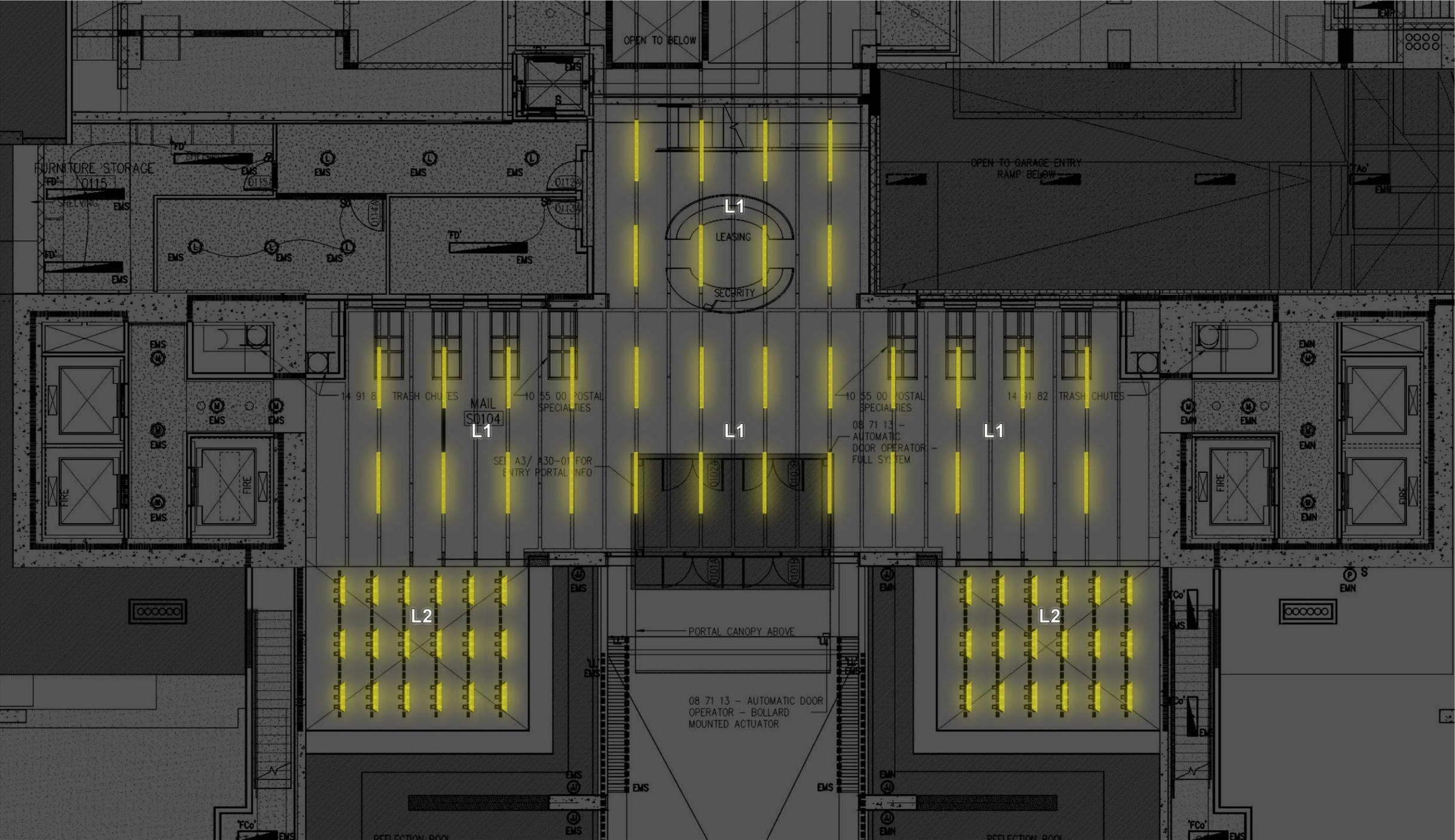
Type JJ/JJ1. SIMES Concrete Applique Wall Sconce



Type SS. PURALUCE - SESTANTE In-ground Flush Mount Adjustable Spotlight



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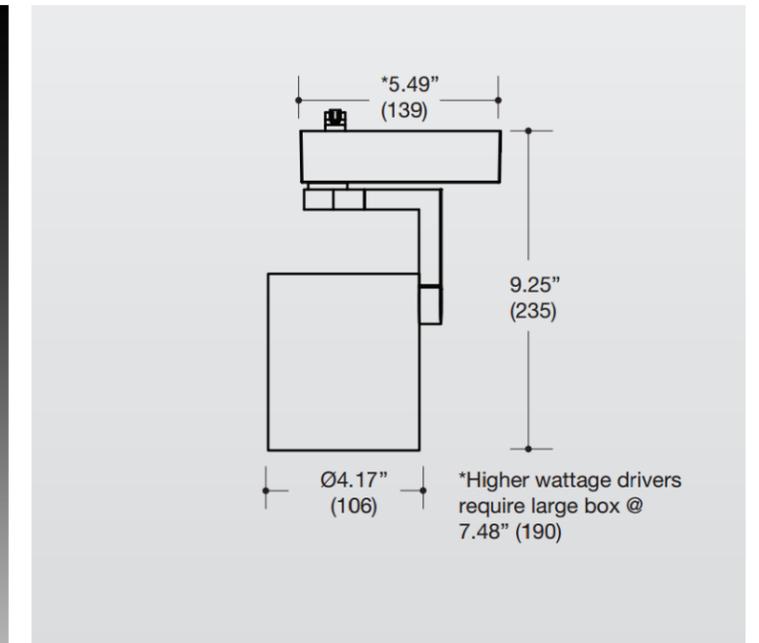
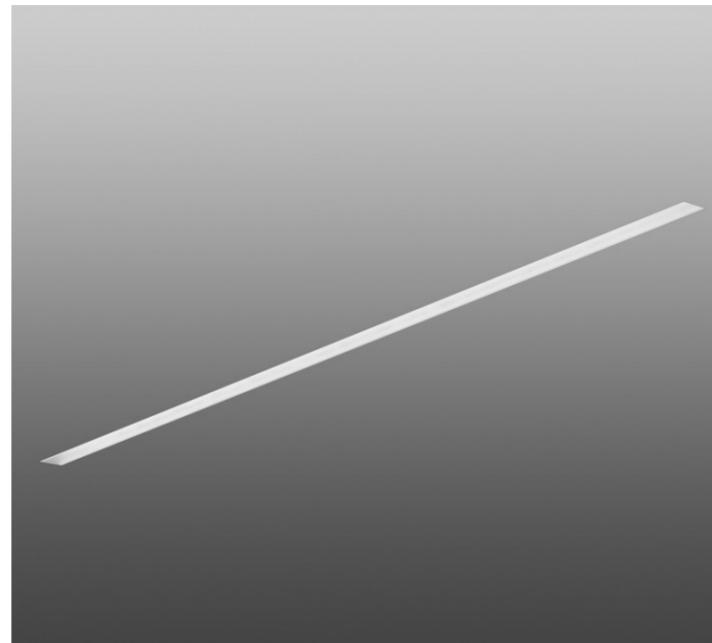
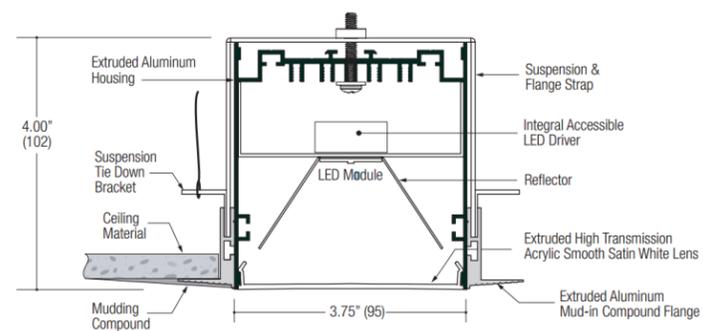


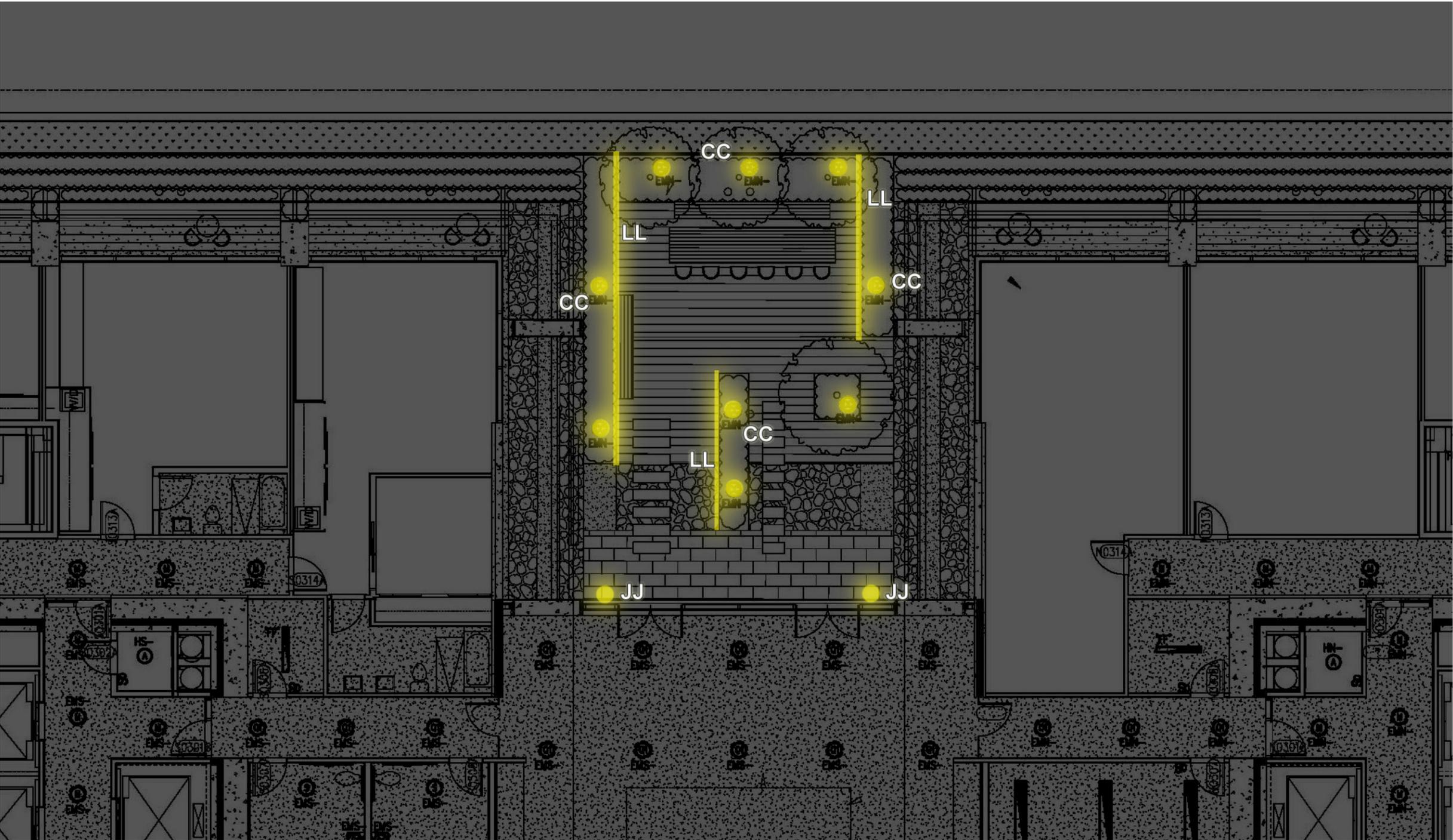


Type L1. LF ILLUMINATION EF300 Series Recessed Trimless LED 800



Type L2. CADEN Horizontal Diecast Cylinder Track Head







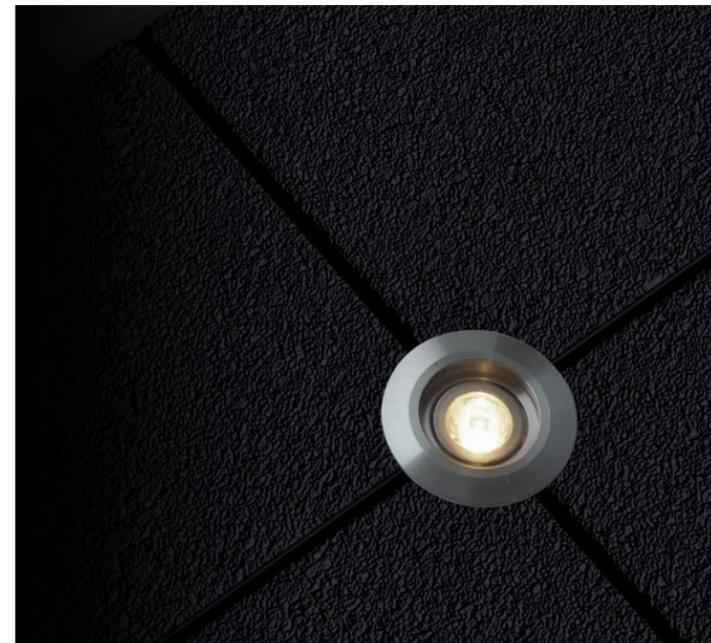
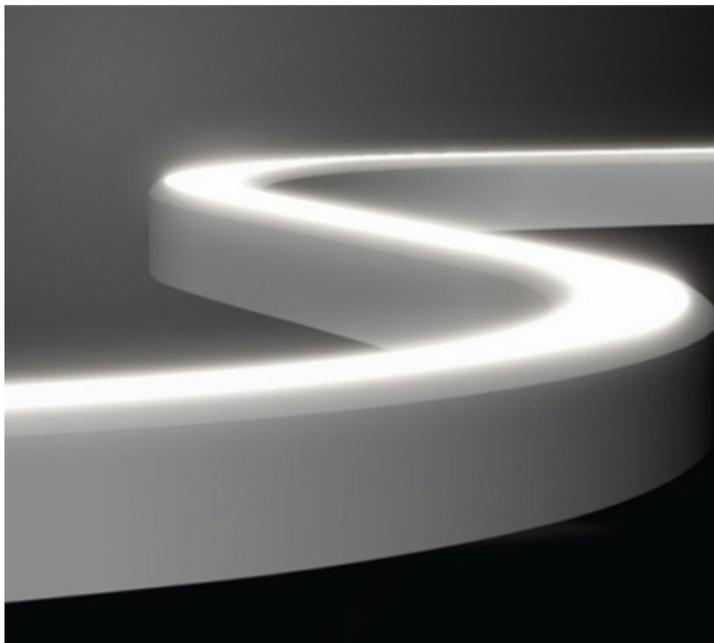
Type LL. LED Linear VarioLED Flex Venus/
Phobos/Skylla White SV IP67

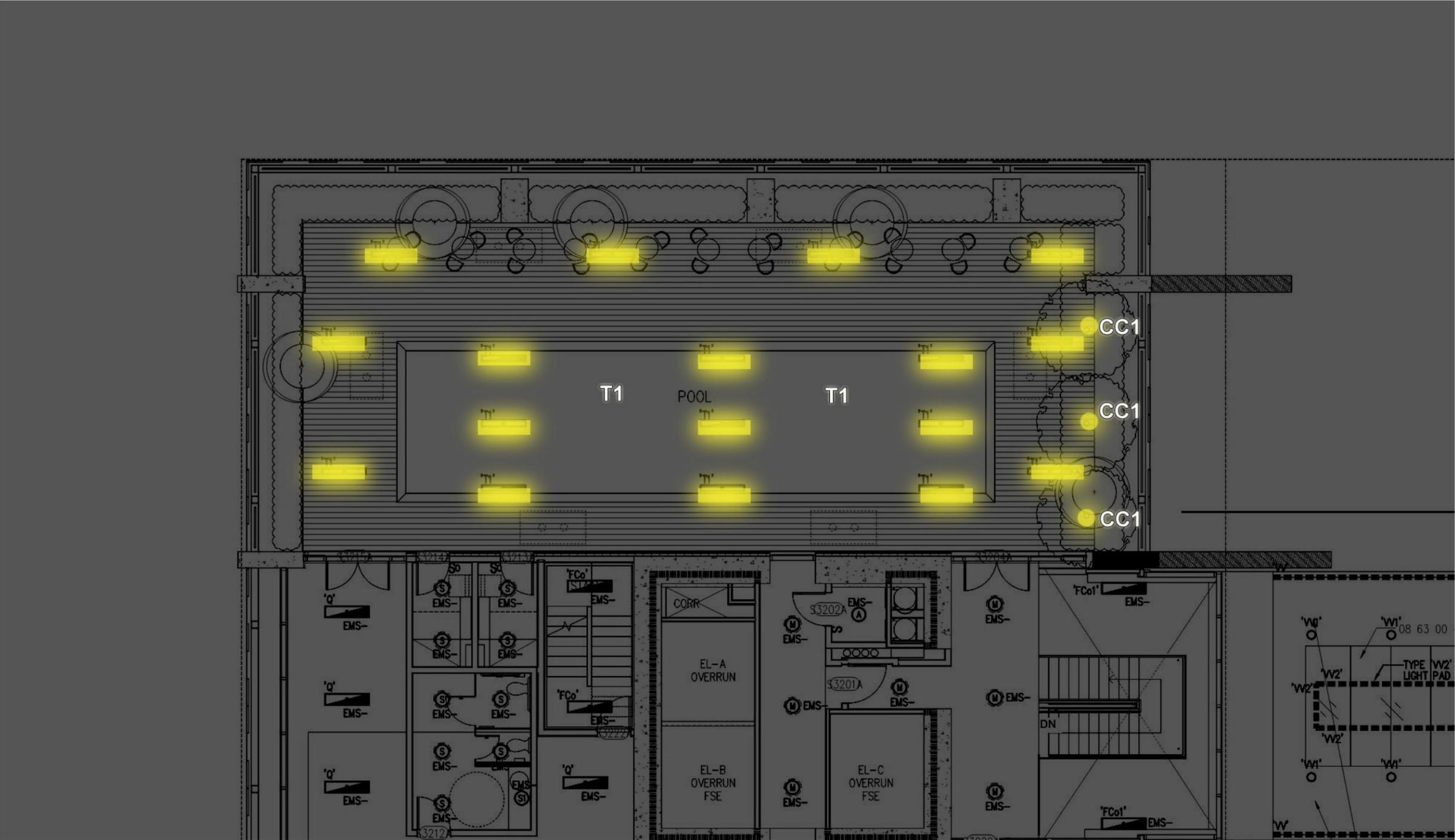


Type JJ. SIMES Concrete Applique Wall Sconce



Type CC. MP LIGHTING L01 LED In-Grade
Accent







Type T1. LUMENPULSE Lumenfacade Stand Alone LED linear



Type CC1. WAC LED Accent 12v Light







Type LL. LED Linear VarioLED Flex Venus/
Phobos/Skylla White SV IP67

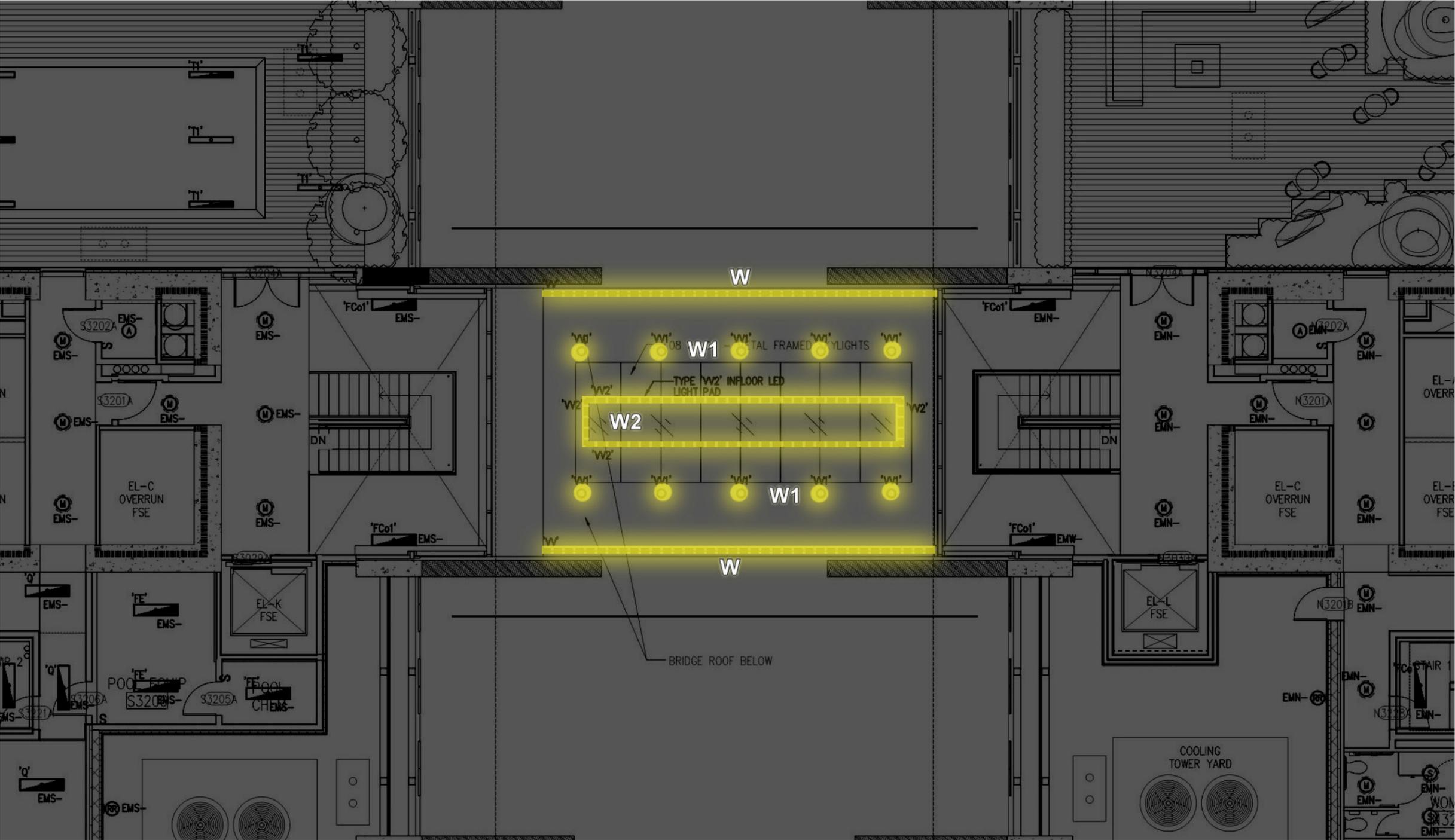


Type JJ. SIMES Concrete Applique Wall Sconce



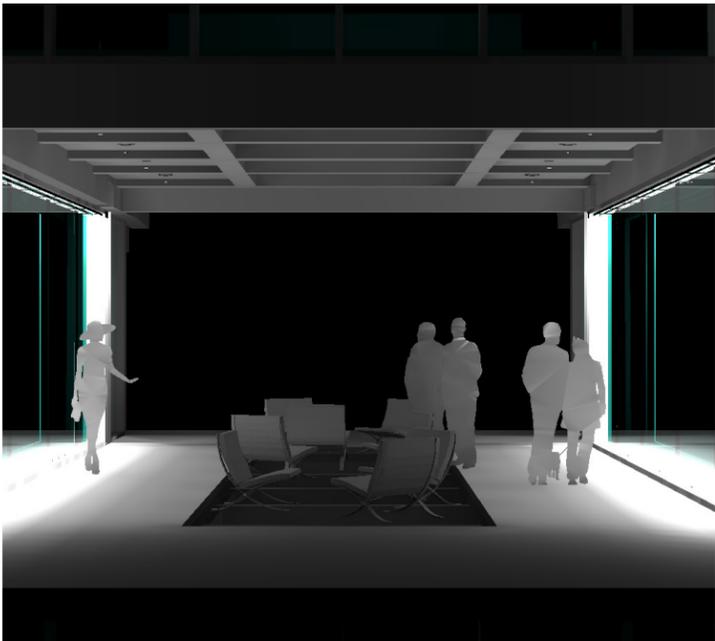
Type CC. WAC LED Accent 12v Light 5011



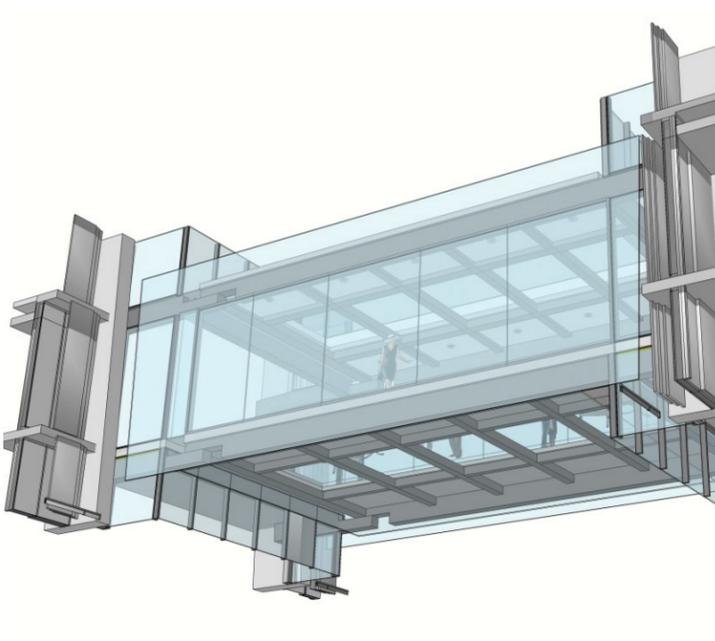




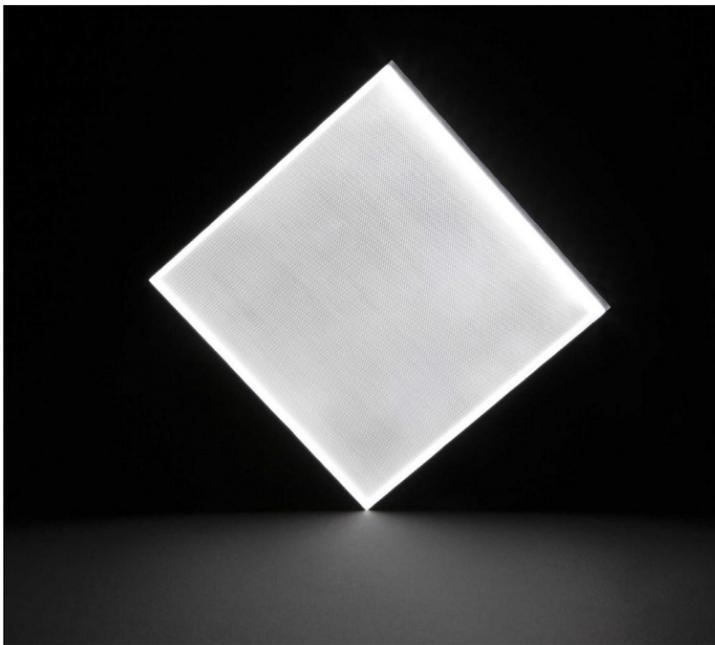
Type W1. Lumenalpha Downlight LED



Type W. Lumenpulse Lumenfacade Grazing LED

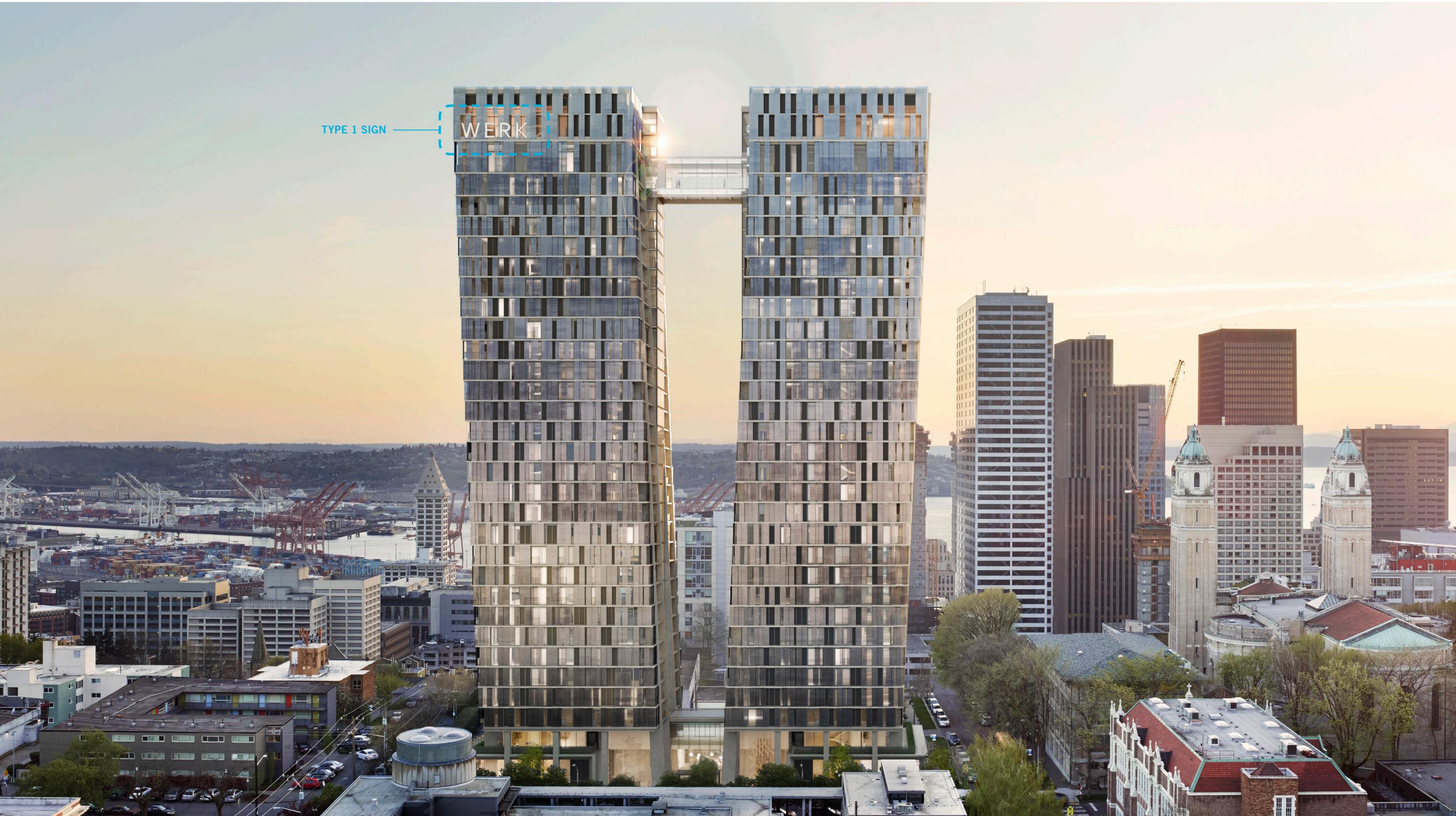


Type W2. DLC Lumisheet LED Light Panel



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SECTION 09. SIGNAGE

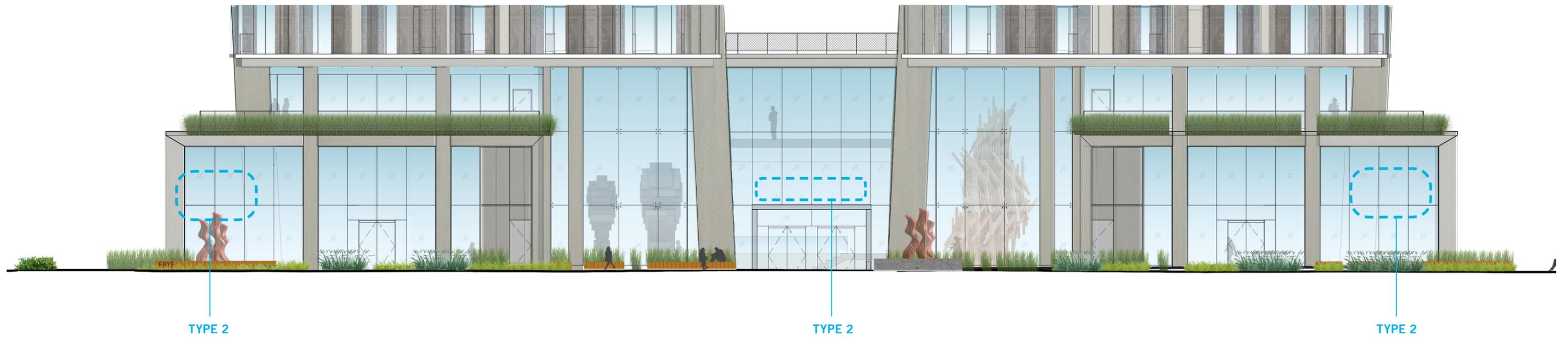


TYPE 1 SIGN

WERIK

TYPE 1 SIGN

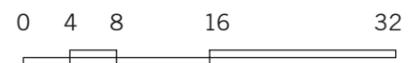
WERK



EAST ELEVATION
Terry Avenue - Lobby, Restaurant, and Retail



SOUTH ELEVATION



NORTH ELEVATION

TYPE 1
BUILDING SIGNAGE



TYPE 2
RETAIL SIGNAGE



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SECTION 10. DEPARTURES

BRIDGE RELATED DEPARTURES

Departures requested: (See list below). “The Board indicated that they are favorable to the departure concept and need to see the sky bridge become a sculptural form to reinforce the building “creative tension” concept at the next meeting.” – EDG 1, Jan. 27, 2016.

Departure 1:
SMC 23.45.518, Table D
 Setbacks and Separations

Required:
 Maintain a 40 - foot separation above 160 feet.

Proposed Departure:
 No separation on level 31. The bridge is 48 feet in length, 28 feet wide and 21’6” feet tall.

Rationale:
 Departures address Design Guidelines (DC: Design Concept; DC2-B-1; DC2-C-1; DC2-C-2; DC2-E-1)

The departure for the bridge contributes to the architectural façade composition and architectural expression of the building as a whole, embodying the concept of ‘create tension’. The bridge provides a visual depth and interest to the top of the tower, seemingly tethering the two structures together with glass. The bridge provides a dual purpose element serving as the connection to the rooftop amenities spaces between towers. The materials of the bridge maximize transparency with high quality glazing system and lighting. The bridge provides design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

Departure 2:
SMC 23.45.516.c.2.B
 Additional height and extra residential floor area in mid-rise and high-rise zones

Required:
 Average floor area above 45 feet not to exceed 9,500 sf.

Proposed Departure:
 16,089 sf of floor area on level 31 (both towers plus bridge).

Rationale:
 Departures address Design Guidelines (DC: Design Concept; DC2-B-1; DC2-C-1; DC2-C-2; DC2-E-1)

The departure for the bridge contributes to the architectural façade composition and architectural expression of the building as a whole, embodying the concept of ‘create tension’. The bridge provides a visual depth and interest to the top of the tower, seemingly tethering the two structures together with glass. The bridge provides a dual purpose element serving as the connection to the rooftop amenities spaces between towers. The materials of the bridge maximize transparency with high quality glazing system and lighting. The bridge provides design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

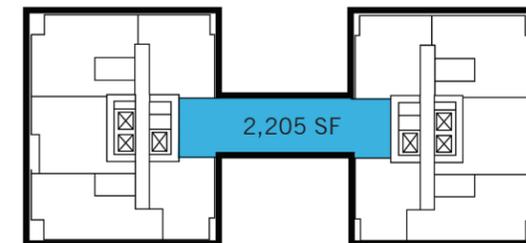
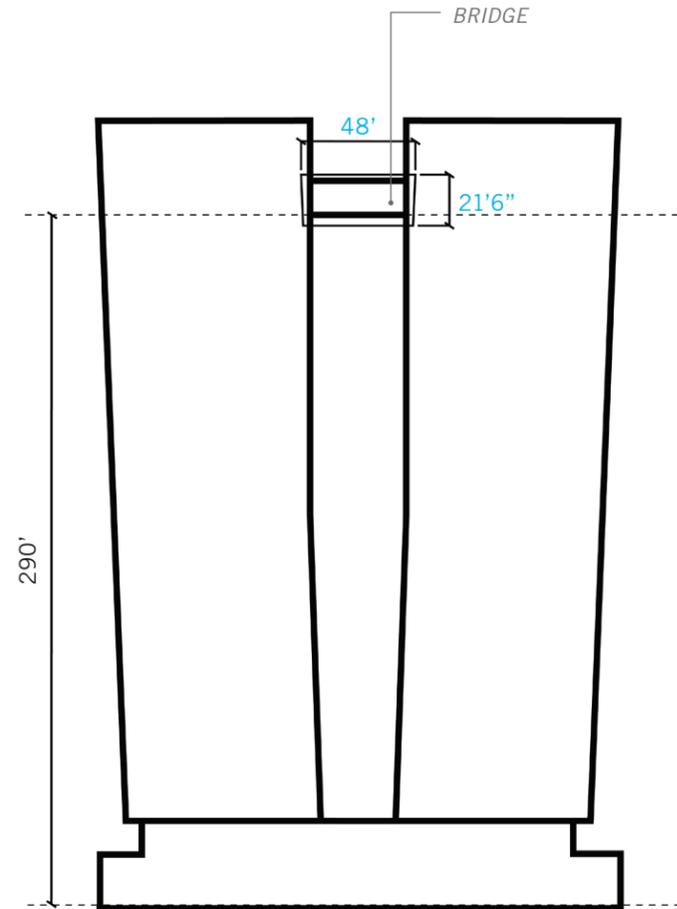
Departure 3:
SMC 23.45.520
 HR zone width and floor size limits

Required:
 For structures over 85 feet in height, portions of structures above 45 feet are limited to a maximum facade width of 110 feet.

Proposed Departure:
 217’ - 2” ft of facade width on level 31 (both towers plus bridge). The bridge is 48 feet in length, 28 feet wide and 21’6” feet tall.

Rationale:
 Departures address Design Guidelines (DC: Design Concept; DC2-B-1; DC2-C-1; DC2-C-2; DC2-E-1)

The departure for the bridge contributes to the architectural façade composition and architectural expression of the building as a whole, embodying the concept of ‘create tension’. The bridge provides a visual depth and interest to the top of the tower, seemingly tethering the two structures together with glass. The bridge provides a dual purpose element serving as the connection to the rooftop amenities spaces between towers. The materials of the bridge maximize transparency with high quality glazing system and lighting. The bridge provides design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.



LEVEL 31

GROUND FLOOR RETAIL / RESTAURANT RELATED DEPARTURES

Departure 4:
SMC 23.45.520
Standards for ground floor commercial uses in MR and HR zones

Required:
Commercial use is permitted only on ground floor of a structure that contains at least one dwelling unit.

Proposed Departure:
Ground floor restaurant with 1,600 sf second level mezzanine.

Rationale:
Departures address Design Guidelines (PL Public Life: PL1-C-1; PL3-C-3; Design Concept DC1-B-1)

The departure allows for increased areas of sunny exposure, views across spaces, and in direct line with pedestrian routes. The mezzanine level allow space for additional activities such as seating, and restaurant dining to occur. The location of the mezzanine allows for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible

