



PROJECT PROPOSAL

Overview:

Constructed between 1948 and 1950, the Seattle Branch of the Federal Reserve Bank (FRB) was designed by Naramore, Bain, Brady and Johanson. The FRB has been unoccupied since 2008 and the building remains largely unchanged. The FRB has been listed in the National Register of Historic Places since 2013. Recently, the building has been designated as a Landmark by the Seattle Department of Neighborhoods.

The existing building consists of four levels above Second Avenue, a lower ground level accessed from the mid-block alley below and one basement level.

Clad with limestone, the exterior has no ornamentation and is a highly reduced and proto-modern interpretation of the prevailing architectural style of Federal Reserve Banks.

Second-Avenue windows have granite window surrounds. Above-grade Second-Avenue windows are recessed within vertical bays. The setback from Second Avenue created a distinguishing presence for the FRB among other taller buildings fronting the street when first constructed.

The revitalization of the site at 1015 Second Avenue incorporates the rehabilitation of the former Federal Reserve Bank building and addition with 7 floors of office, in addition to the conversion of the roof of the existing building and the roof of the addition to include occupied spaces.

The FRB is listed in the Register for Historic Places and rehabilitation of the lobby at level 1 and primary exterior character defining facades is a priority. Review of the proposal by the Seattle Architectural Review Committee and Washington State Department of Historic Preservation is occurring concurrently with Seattle Downtown Design Review Board review.

Development Metrics:

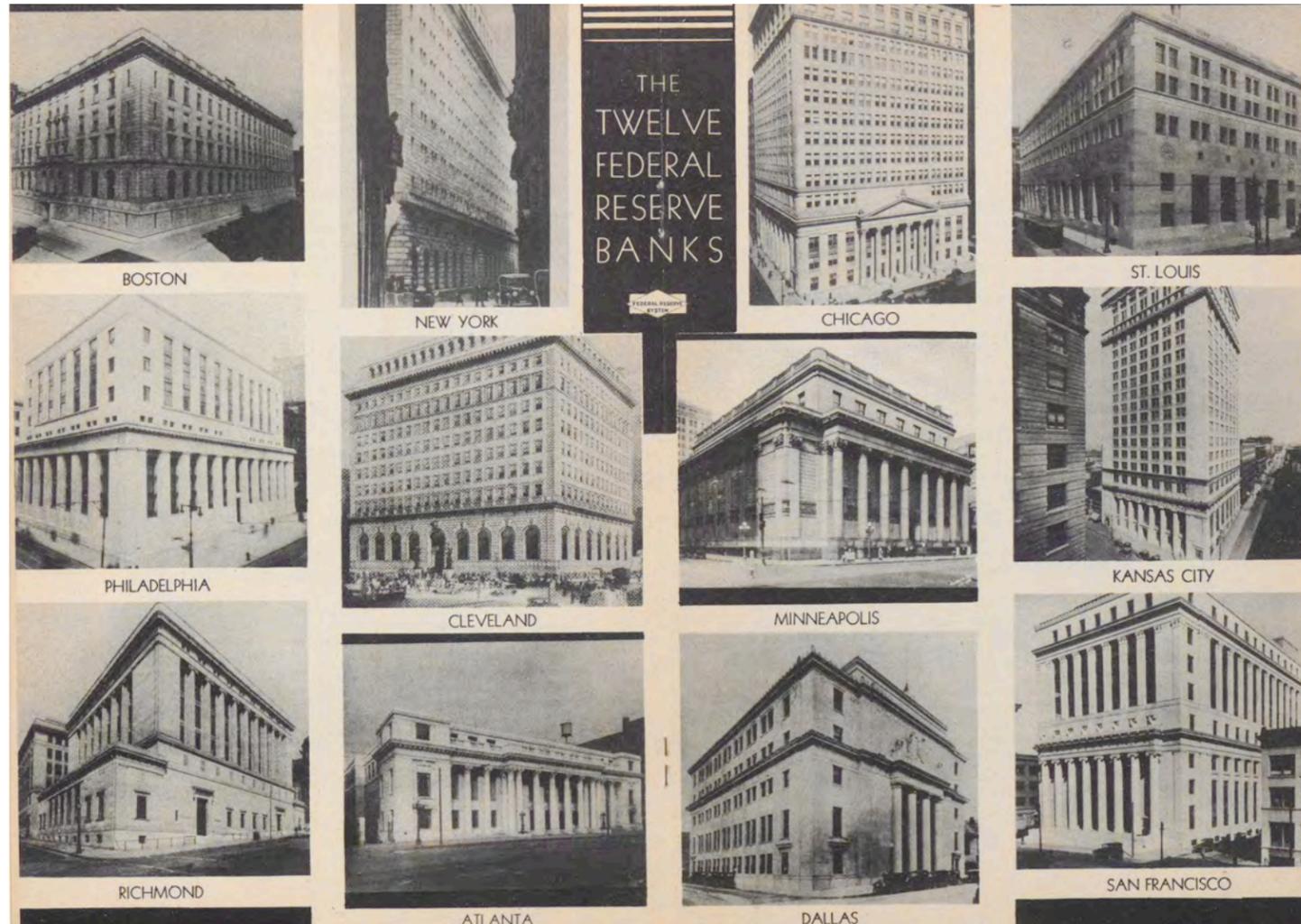
Stories: 12 + 1 level below grade
 Gross Building Area: 222,963 SF
 Parking Stalls: 20

Design Objectives:

- Revitalize and extend the life of the historic building by bringing systems up to current seismic and energy codes.
- Create an addition that is compatible with the historic building and differentiate the addition in accordance with Secretary of the Interior standards.
- Respond to the desire for privacy at the adjacent Madison Tower.

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SECTION 01. BACKGROUND & CONTEXT



Historic images of various Federal Reserve Banks across the country as photographed in 1936



Top: Structural note on original FRBSF Seattle Bank Building drawings
Bottom: FRBSF Seattle Bank Building complete in 1950

EDG 1

12.15.2015

The board recommended the project return for another early design guidance meeting.

ARC BRIEFING 1

03.25.2016

Reviewed a 42-story mixed-use tower addition.

The ARC requested further study of a smaller scale addition.

ARC BRIEFING 2

06.10.2016

Reviewed a 7 story office addition.

The ARC requested further study of the proportional relationships between the historic and new addition.

ARC BRIEFING 3

08.03.2016

Reviewed a 9 story office addition.

The proportions of the primary mass of the addition demonstrated a stronger proportional relationship to the base.

The ARC requested further study of a reduced hyphen height and a more integral massing.

ARC BRIEFING 4

09.30.2016

Reviewed a 5 story office addition.

The possibility of a cantilever at the hyphen was discussed and the design team was encouraged to further investigate the structural feasibility.

The committee was largely supportive of the proposal, one member expressing that it was "quiet, appropriate" and "beautiful".

EDG 2

12.06.2016

The Design Review Board unanimously recommended moving forward to MUP application.

LPB BRIEFING 1

01.05.2017

The board was supportive of the proposal. One member suggested further study of the skylight strategy, which at that time was integrated in the plaza walking surface.

ARC BRIEFING 5

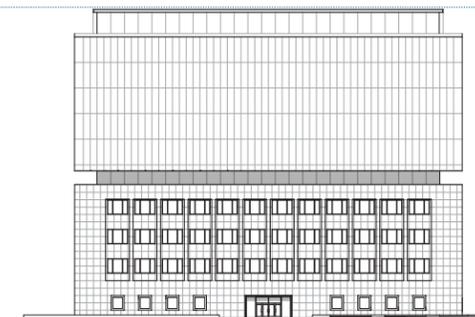
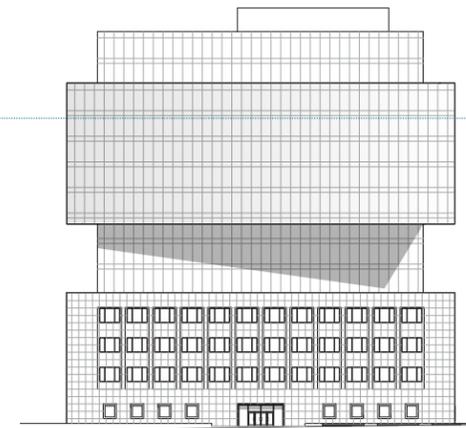
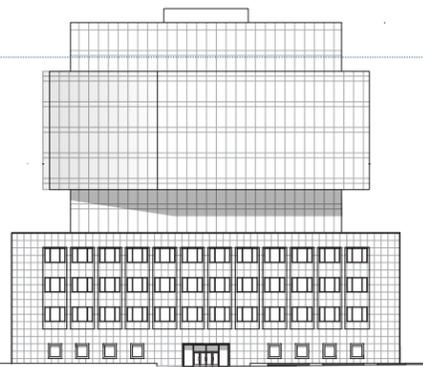
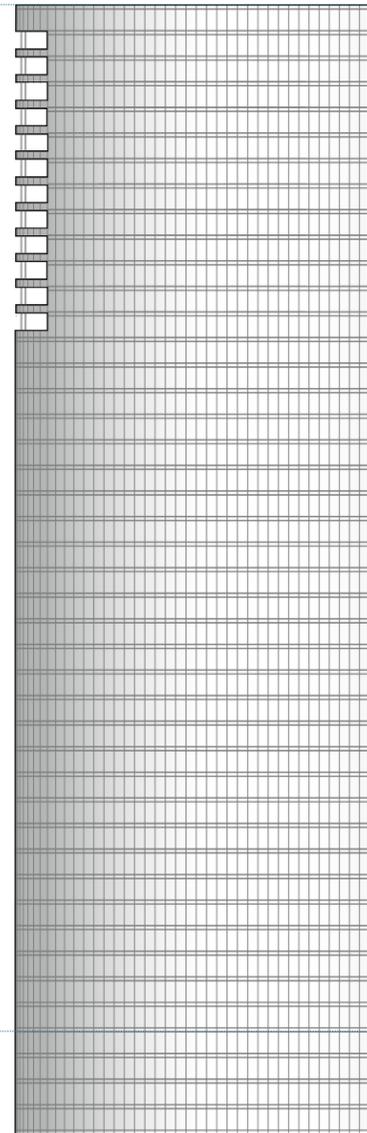
03.31.2017

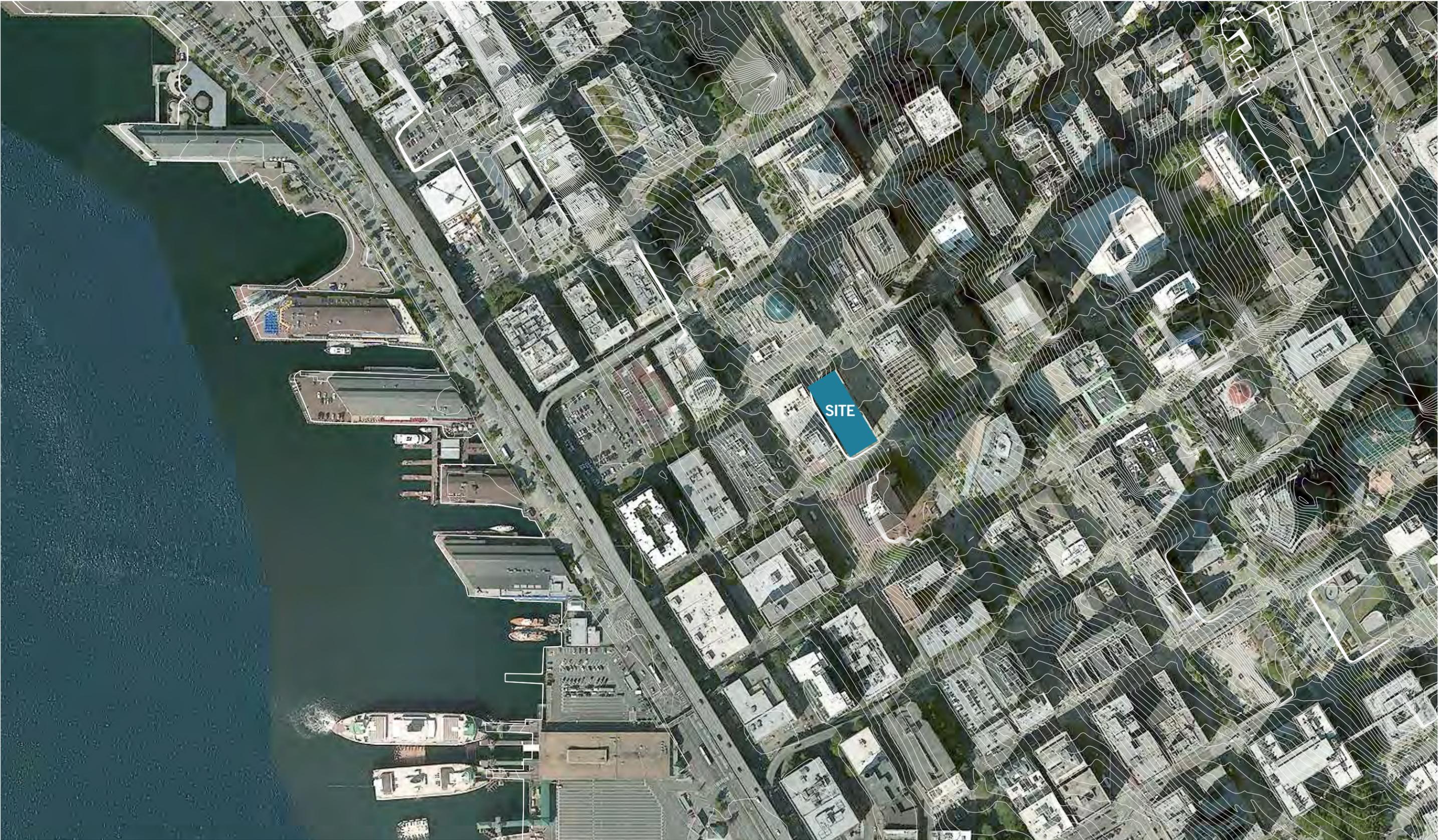
The committee was supportive of a proposal for an active plaza and rehabilitated elevator lobby.

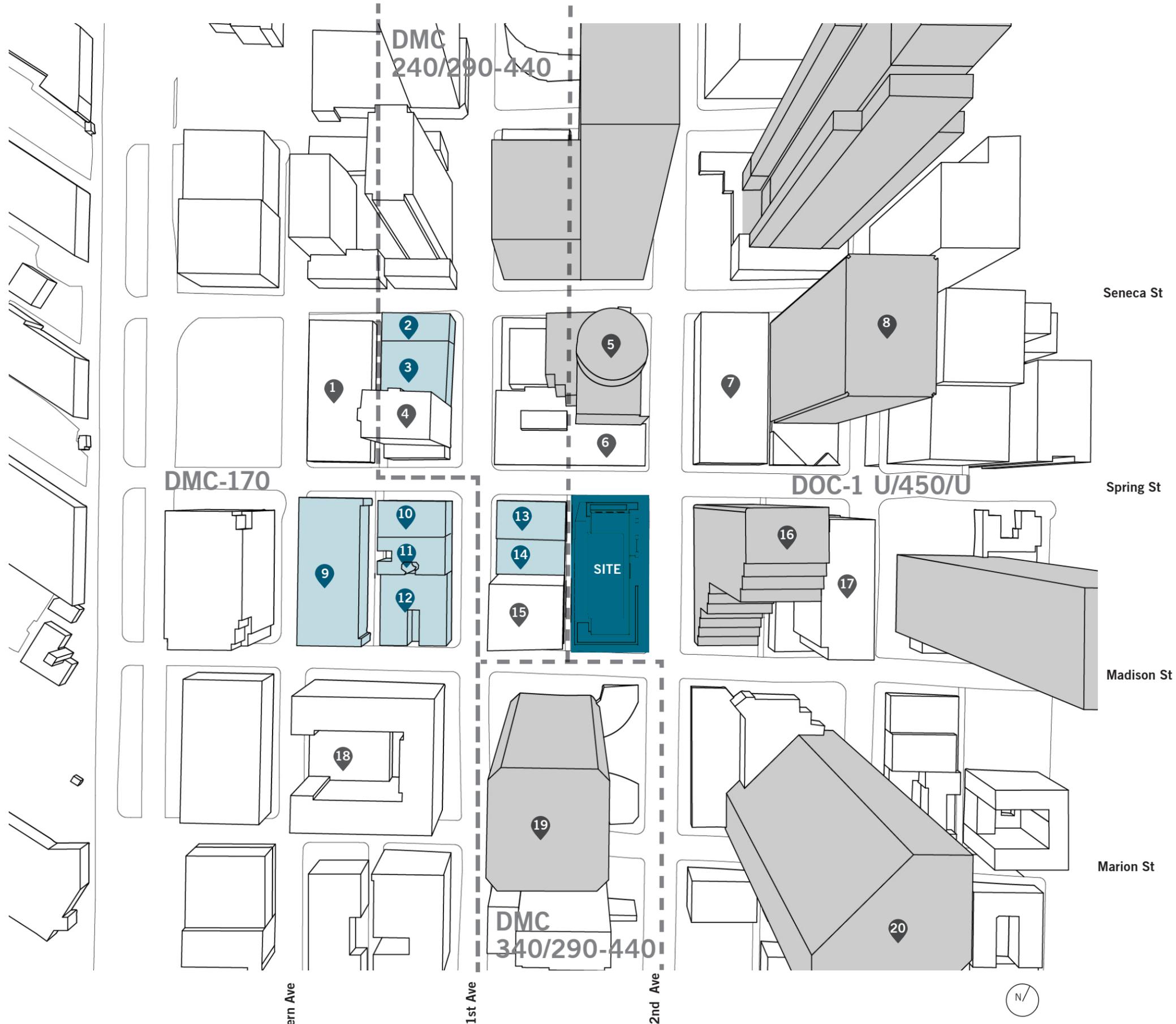
ARC BRIEFING 6

06.30.2017

The design team updated the committee on the progression of project details, materials and selective demolition.





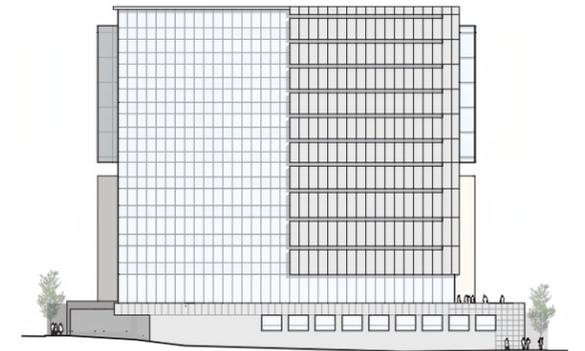


The height of existing buildings within the 9-Block Existing Structures diagram loosely correlates with the zoning map designations for the area. To the extent allowed by FAR, maximum building height in DOC1 U/450/U is unlimited. The site is located along a zoning transition and the maximum building height with residential use in the adjacent DMC zones is 440 feet.

Legend

- Colored labels indicate designated landmark
- 1 1108 Parking Structure
- 2 Colonial Hotel
- 3 Grand Pacific Hotel
- 4 Watermark Tower
- 5 Second and Seneca Building
- 6 1101 Second Avenue
- 7 1100 Second Avenue
- 8 1111 Third Avenue
- 9 National Building
- 10 Hotel Cecil
- 11 Beebe Building
- 12 Alexis Hotel
- 13 Holyoke Building
- 14 Standard Building
- 15 Madison Tower (Hotel 1000)
- 16 1000 Second Avenue
- 17 1015 Third Avenue
- 18 US Post Office
- 19 Henry M. Jackson Federal Building
- 20 Wells Fargo Center

SECTION 02. EDG GUIDANCE AND RESPONSE



Board Observations and Recommendations

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance:

The Board were agreed that the lesser program and reduced stature of the addition to the historic Federal Reserve Building enhanced its architectural presence and aesthetic weight.

The massing of the project seemed right and the Board supported the revised massing.

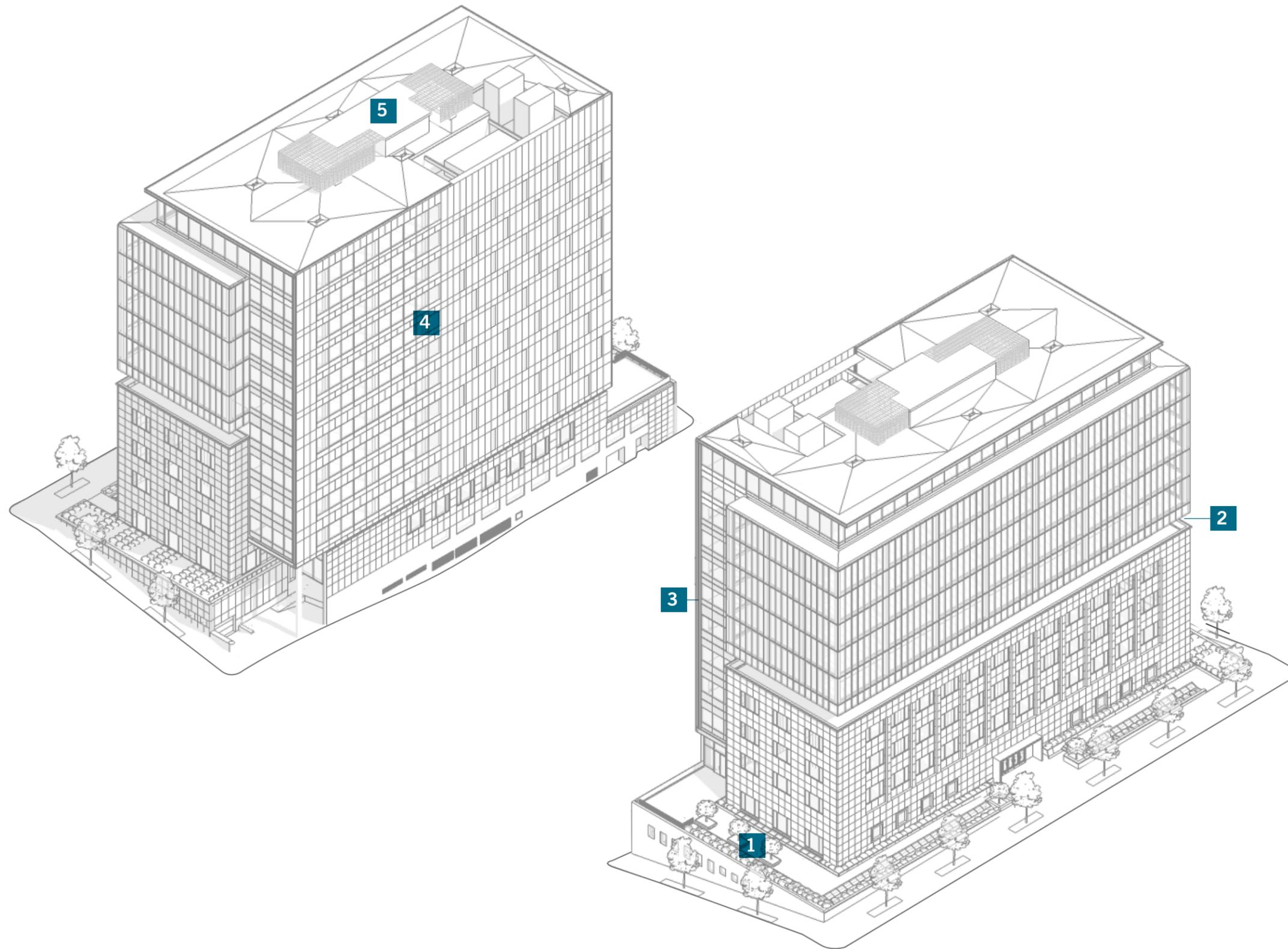
The Board agreed with the Architectural Review Committee that a waiver should be granted from the view corridor requirements (SMC 23.49.024) on both Spring and Madison Streets. As proposed, the addition would share the same setbacks as the historic building (which is not situated symmetrically on its lot) and the addition would produce a more unified and well-proportioned composition in keeping with Design Guideline B-4.

- 1** The Board noted that they would like to see a greater opportunity for a public benefit in the plaza above Madison Street. Give it public access and bring it as close as possible to the sidewalk on Madison, even though it sits above the sidewalk level.
- 2** A cantilevered “gasket” above the roofline of the existing structure makes a forceful architectural statement, emphasizing the separation of the old and the new. Continue to explore the engineering possibilities for achieving a cantilevered effect for the addition.
- 3** One member of the Board thought that the “frame,” strongly visible along the back (alley) and top of the addition did not relate to the overall parti and should be rethought, as should be the two curtain-wall systems, one in relief of the other, that comprise the alley elevation. It was generally thought by the Board that some large-scale sections would help to show the relationship between the layered system as well as to the alley and the structure across the alley.
- 4** Explore incising portions of the alley façade, rather than layering. Explore softening the materials, exploring light and reflectivity, where the office spaces addressed residential units across the alley.
- 5** Recess the mechanical systems as had been shown in renderings at the meeting, and be prepared to demonstrate at Recommendation time, even greater particularization of mechanical elements.

Priority Design Guidelines

- A1 Respond to the Physical Environment
 - A1.1 Response to Context
 - A2 Enhance the Skyline
 - A2.1 Desired Architectural Treatments
- B1 Respond to neighborhood context
 - B1.1 Adjacent Features and Networks
 - B2 Create Transition in Bulk and Scale
 - B2.2 Compatibility with Nearby Buildings
 - B2.3 Reduction of Bulk
 - B3 Reinforce the Positive Urban Form
 - B3.1 Building Orientation
 - B3.2 Features to Complement
 - B4 Design a Well-Proportioned and Unified Building
 - B4.1 Massing
 - B4.3 Architectural Details
- C6 Develop the Alley Façade
 - C6.1 Alley Activation
 - C6.2 Alley Parking Access





1 Enhanced Plaza

The plaza has been made accessible and enhanced with plantings, skylights, pavers and lighting. The right of way has also been improved with street trees and lighting.

2 Cantilevered Gasket

The hyphen between the addition and historic building has been engineered to be column free as was preferred at EDG.

3 Strong, Unifying Frame

Since EDG, the folded plane at the west has become stronger as a means of unifying the historic and new volumes.

4 Alley Incisions & Materiality

The windows at the alley are punched into the folded plane and perforated panels obscure views at the slot windows adjacent to the Madison Tower. Warm metallic panels maintain a tonal relationship with the historic limestone.

5 Rooftop Mechanical

Mechanical systems are recessed to the greatest extent possible. Elevator overruns and control rooms are positioned to minimize visibility from the street and pressurization fans are collected with a screened enclosure.

**PLAZA /
CURRENT CONDITION**

South roof at podium offers views and access to sunlight

Historic planter has been removed, revealing waterproofing termination

Inaccessible roof

Planter modifications at entry have made waterproofing termination visible

North terrace has been modified from historic condition; pavers, stairs and pedestals are in disrepair



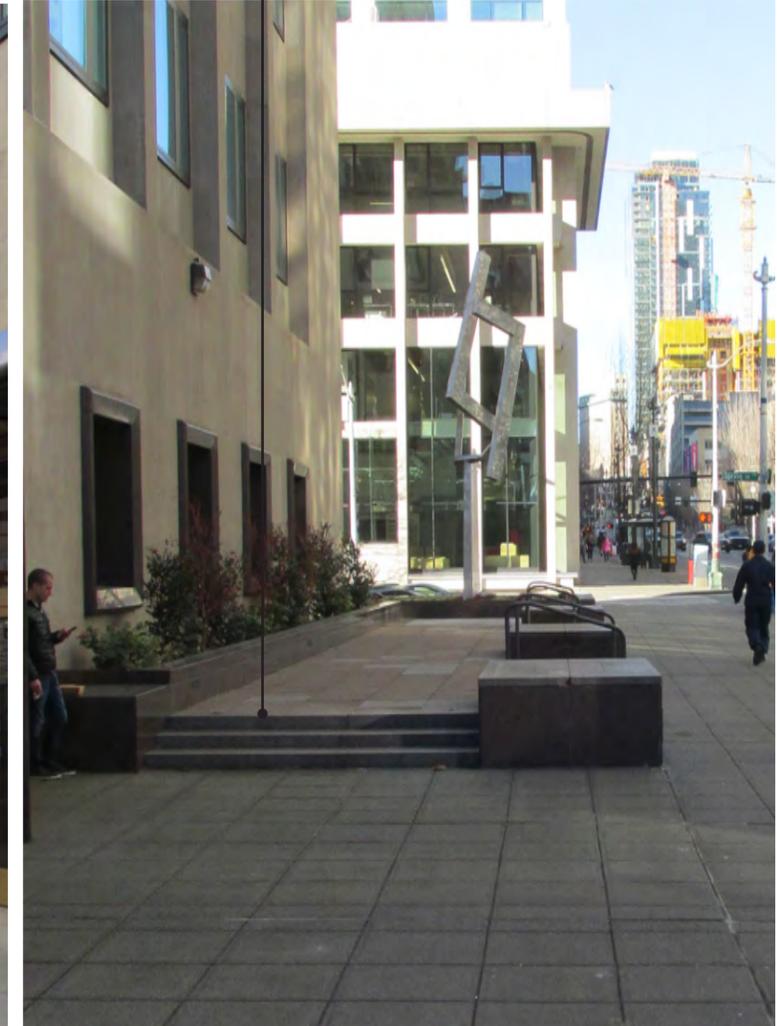
View of the existing south terrace/ roof



View of the existing planter along Second Avenue

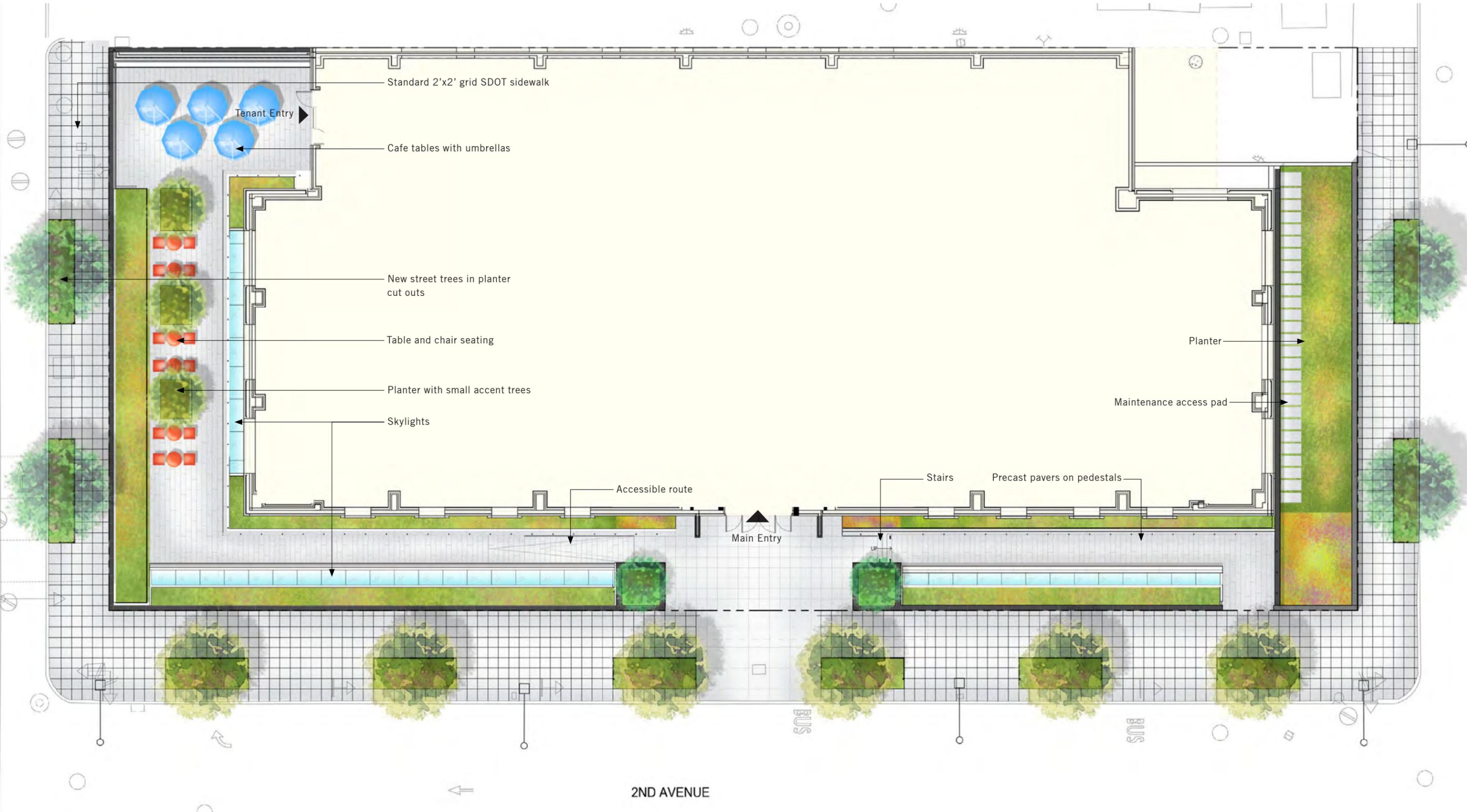


View of the existing main entrance along Second Avenue



View of the existing north terrace/ roof

PLAZA AND STREETScape /



SOUTH



1. Spiraea x bumalda 'Goldflame' / Spirea
2. Euonymus fortunei 'Kewensis' / Wintercreeper
3. Miscanthus sinensis 'Yakushima' / Dwarf Maiden Grass
4. Ulmus 'Frontier' / Frontier Elm
5. Heuchera x 'Delta Dawn' / Coral Bells
6. Buxus sempervirens 'Suffruticosa' / Dwarf English Boxwood
7. Lonicera pileata / Box-leaf Honeysuckle
8. Spiraea japonica 'Tracy' / Double Play Big Bang Spirea
9. Hydrangea paniculata 'Jane' / Little Lime Hardy Hydrangea
10. Rhamphiolepis umbellata 'Minor' / Dwarf Yedda Hawthorn
11. Arctostaphylos uva-ursi / Kinnikinnick
12. Cercis canadensis 'Hearts of Gold' / Hearts Of Gold Redbud

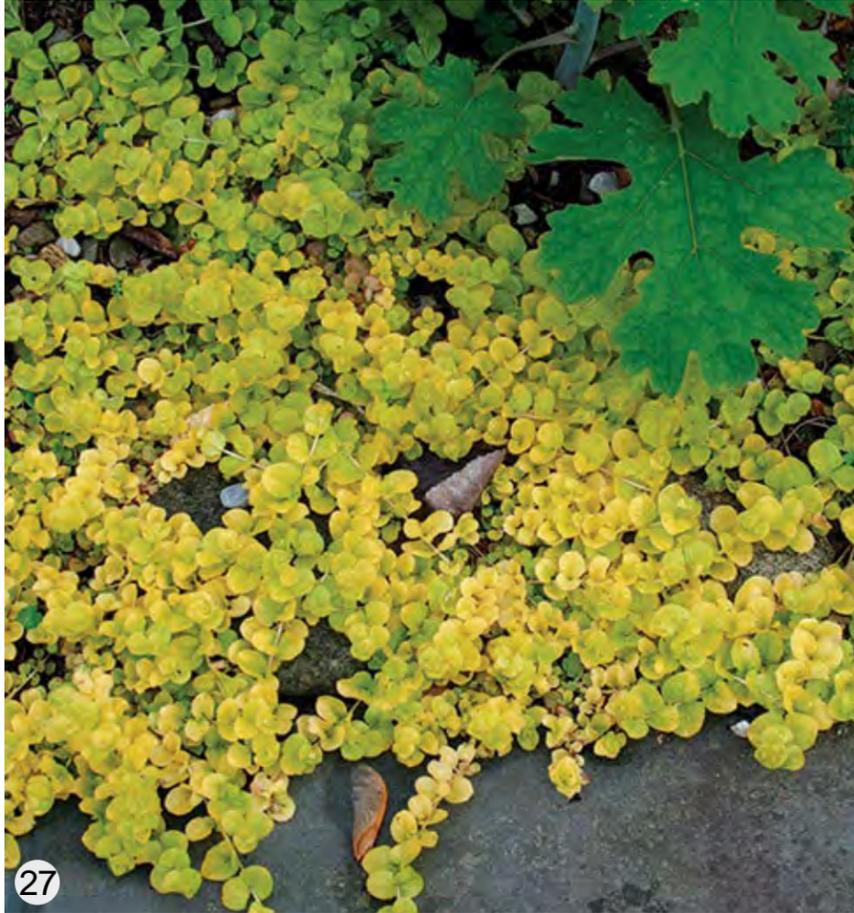
EAST



13. Leucothoe fontanesiana 'Zebloid' / Scarletta Fetterbush
14. Hakonechloa macra / Green Japanese Forest Grass
15. Quercus coccinea / Scarlet Oak
16. Prunus laurocerasus 'Mt. Vernon' / Mt. Vernon English Laurel
17. Dryopteris erythrosora / Autumn Fern
18. Sarcococca ruscifolia / Fragrant Sweet Box
19. Taxus baccata 'Repandens' / Spreading Yew
20. Spiraea x bumalda 'Goldflame' / Spirea
21. Styrax japonicus / Japanese Snowdrop Tree
22. Asarum europaeum / European Wild Ginger

PLAZA AND STREETSCAPE /

PLAZA AND STREETScape / NORTH

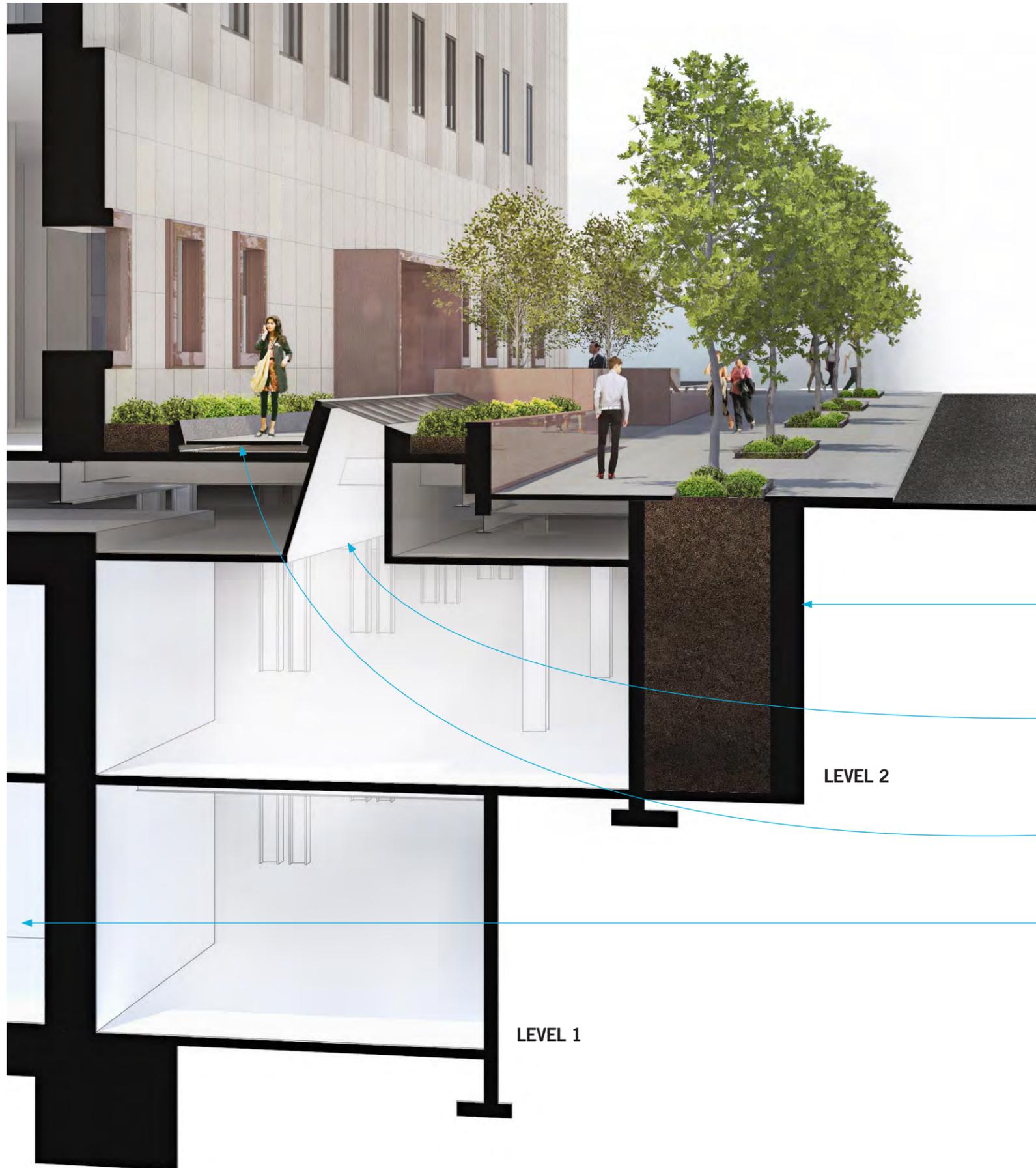


23. *Cornus sericea* 'Kelseyi' / Kelsey Dogwood
 24. *Leucothoe fontanesiana* 'Zeblid' / Scarletta Fetterbush
 25. *Prunus laurocerasus* 'Mt. Vernon' / Mt. Vernon English Laurel
 26. *Liriope muscari* 'Variegata' / Variegated Lilyturf
 27. *Lysimachia nummularia* 'Aurea' / Creeping Jenny
 28. *Hydrangea paniculata* 'Jane' / Little Lime Hardy Hydrangea

R.O.W. PLANT SCHEDULE			
SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	NOTES
TREES			
	<i>QUERCUS COCCINEA</i> / SCARLET OAK	3 1/2" CAL.	B&B, MATCHED FORM
	<i>ULMUS FRONTIER</i> / FRONTIER ELM	3 1/2" CAL.	B&B, MATCHED FORM
STREETSCAPE PLANTING			
	<i>CORNUS S. 'KELSEYII'</i> / KELSEY DOGWOOD	2 GAL.	FULL FOLIAGE, 30" O.C.
	<i>PRUNUS LAUROCERASUS</i> 'MT. VERNON' / MT. VERNON LAUREL	2 GAL.	FULL FOLIAGE, 30" O.C.
	<i>SPIRAEA X BUMALDA</i> 'GOLDFLAME' / GOLDFLAME SPIREA	2 GAL.	FULL FOLIAGE, 30" O.C.
	<i>EUONYMIUS FORTUNEI</i> 'KEWENSIS' / WINTERCREEPER	1 GAL.	FULL FOLIAGE, 24" O.C.
	<i>LYSIMACHIA NUMMULARIA</i> 'AUREA' / GOLDEN CREEPING JENNY	1 GAL.	FULL FOLIAGE, 36" O.C.

SITE PLANT SCHEDULE			
SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	NOTES
SMALL DECIDUOUS TREES			
	<i>CERCIS CANADENSIS</i> 'HEARTS OF GOLD' / HEARTS OF GOLD REDBUD	8-10' HT.	MULTI-STEM, MIN 3 TRUNKS
	<i>STYRAX JAPONICUS</i> / JAPANESE SNOWDROP TREE	3' CAL.	B&B, MATCHED, SPECIMEN
SHRUBS			
	<i>BUXUS SEMPERVIRENS</i> 'SUFFRUTICOSA' / DWARF ENGLISH BOXWOOD	1 GAL.	FULL FOLIAGE, 12" O.C.
	<i>HYDRANGAEA PANICULATA</i> 'JANE' / LITTLE LIME HARDY HYDRANGAEA	2 GAL.	FULL FOLIAGE, 36" O.C.
	<i>LEUCOTHOE FONTANESIANA</i> 'ZEBLID' / SCARLETTA FETTERBUSH	2 GAL.	FULL FOLIAGE, 30" O.C.
	<i>LONICERA PILEATA</i> / PRIVET HONEYSUCKLE	2 GAL.	FULL FOLIAGE, 36" O.C.
	<i>PRUNUS LAUROCERASUS</i> 'MT. VERNON' / MT. VERNON LAUREL	2 GAL.	FULL FOLIAGE, 30" O.C.
	<i>RHAPHIOLEPIS UMBELLATA</i> 'MINOR' / DWARF YEDDA HAWTHORN	2 GAL.	FULL FOLIAGE, 36" O.C.
	<i>SARCOCOCCA RUSCIFOLIA</i> / FRAGRANT SWEET BOX	2 GAL.	FULL FOLIAGE, 36" O.C.
	<i>SPIRAEA JAPONICA</i> 'TRACY' / DOUBLE PLAY BIG BANG SPIREA	2 GAL.	FULL FOLIAGE, 24" O.C.
	<i>TAXUS BACCATA</i> 'REPANDENS' / SPREADING YEW	1 GAL.	FULL FOLIAGE, 36" O.C.
PERENNIALS & GRASSES			
	<i>DRYOPTERIS ERYTHROSORA</i> / AUTUMN FERN	1 GAL.	FULL FOLIAGE, 24" O.C.
	<i>HAKONECHLOA MACRA</i> 'AUREA' / JAPANESE FOREST GRASS	1 GAL.	FULL FOLIAGE, 24" O.C.
	<i>MISCANTHUS SINENSIS</i> 'YAKUSHIMA' / DWARF MAIDEN GRASS	1 GAL.	FULL FOLIAGE, 36" O.C.
	<i>LIRIOPE MUSCARI</i> 'VARIEGATA' / VARIEGATED LILY TURF	1 GAL.	FULL FOLIAGE, 18" O.C.
	<i>HEUCHERA X</i> / CORAL BELLS ACCEPTED VARIETIES: 'CARNIVAL WATERMELON', 'DELTA DAWN', 'MARMALADE'	1 GAL.	FULL FOLIAGE, 12" O.C.
GROUND COVER			
	<i>ASARUM EUROPAEUM</i> / EUROPEAN WILD GINGER	1 GAL.	FULL FOLIAGE, 24" O.C.
	<i>ARCTOSTAPHYLOS UVA-URSI</i> / KINNIKINNICK	1 GAL.	FULL FOLIAGE, 24" O.C.
	SEASONAL COLOR		

PLAZA AND STREETSCAPE /



The historic edge of the existing building is maintained but softened with new planting both in the right of way and on site. Skylights extend along Second Avenue and the space at the plaza edge. New street trees and planter strips are proposed at all street frontages.

LEVEL 3/ SECOND AVENUE

An existing rubble wall abuts a full depth planter at south portion of site and partial depth planters at north end of site.

Skylights enhance street presence while improving quality of space below.

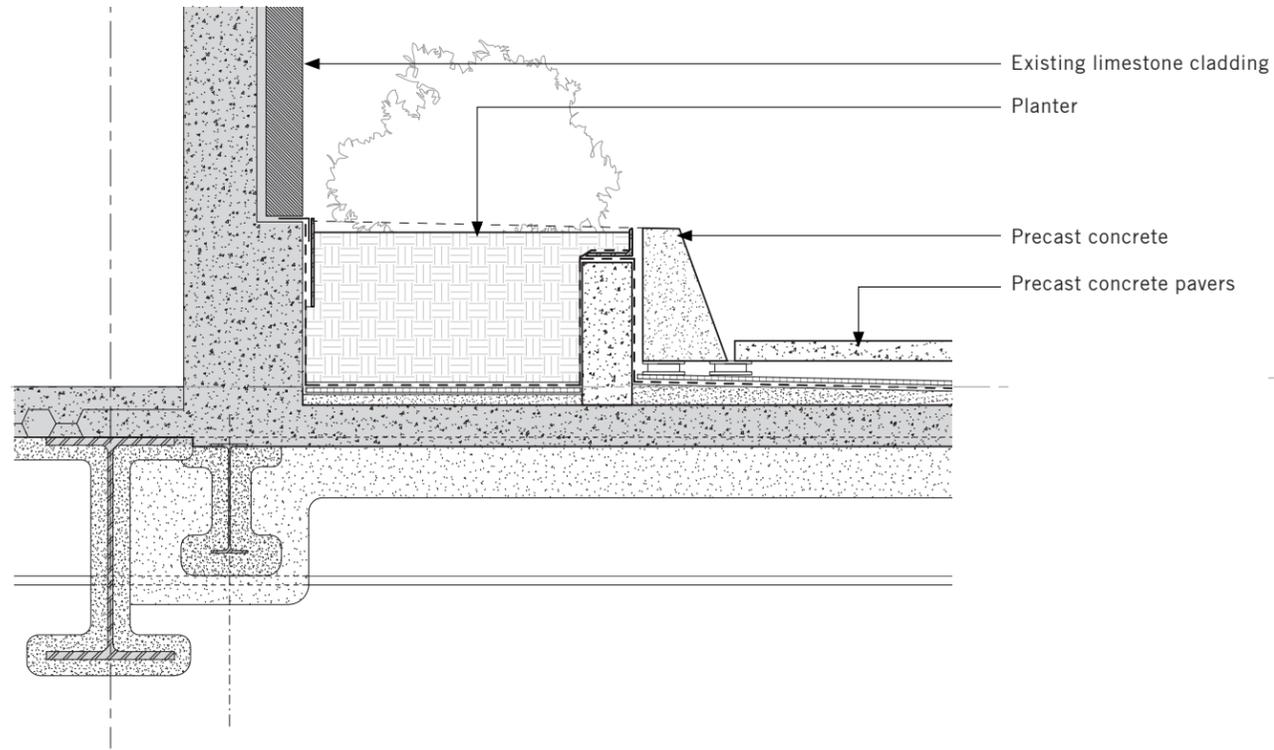
LEVEL 2

Precast concrete unifies new surfaces at proposed walkways and plaza.

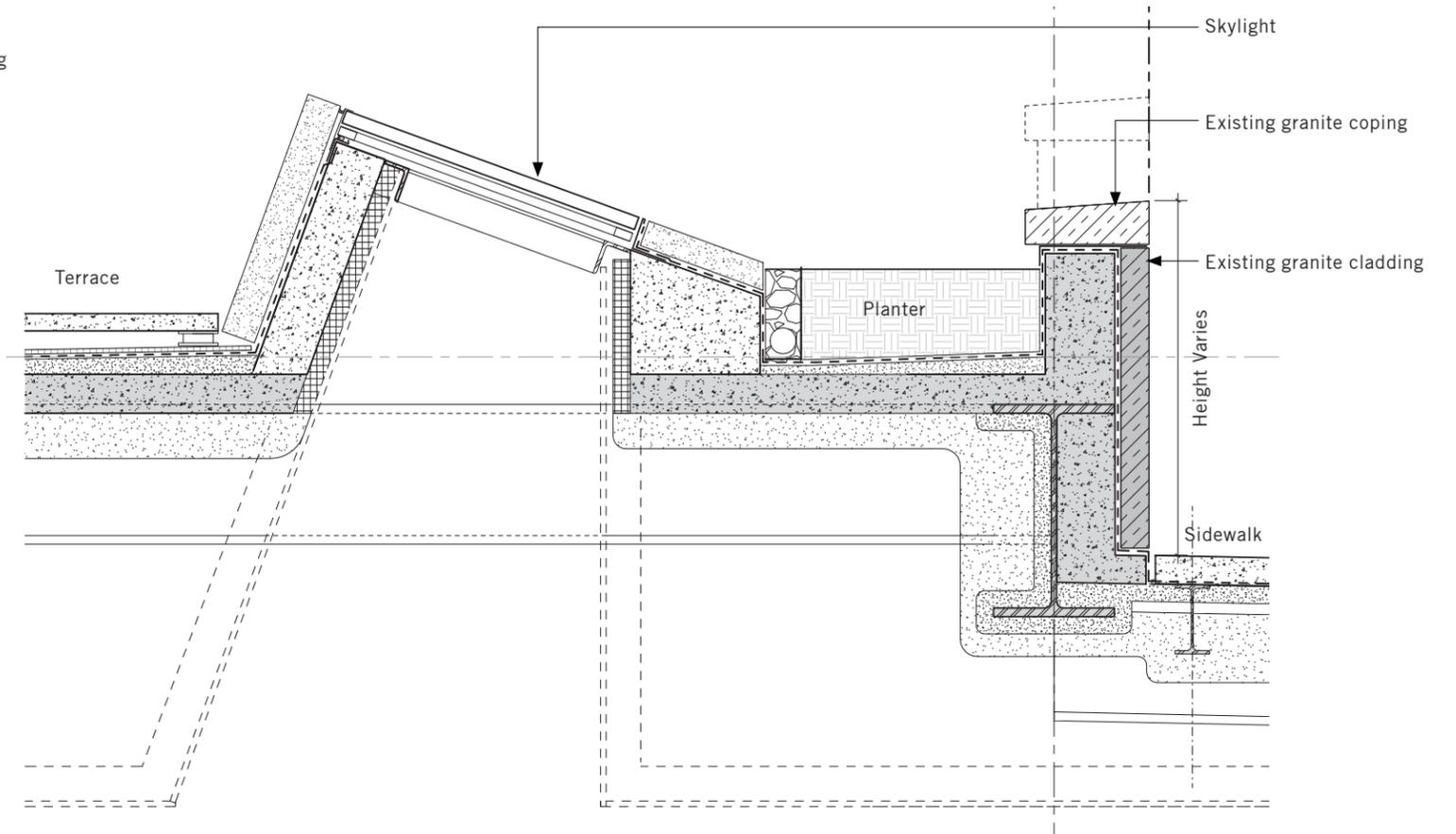
Historic Vault beyond

LEVEL 1

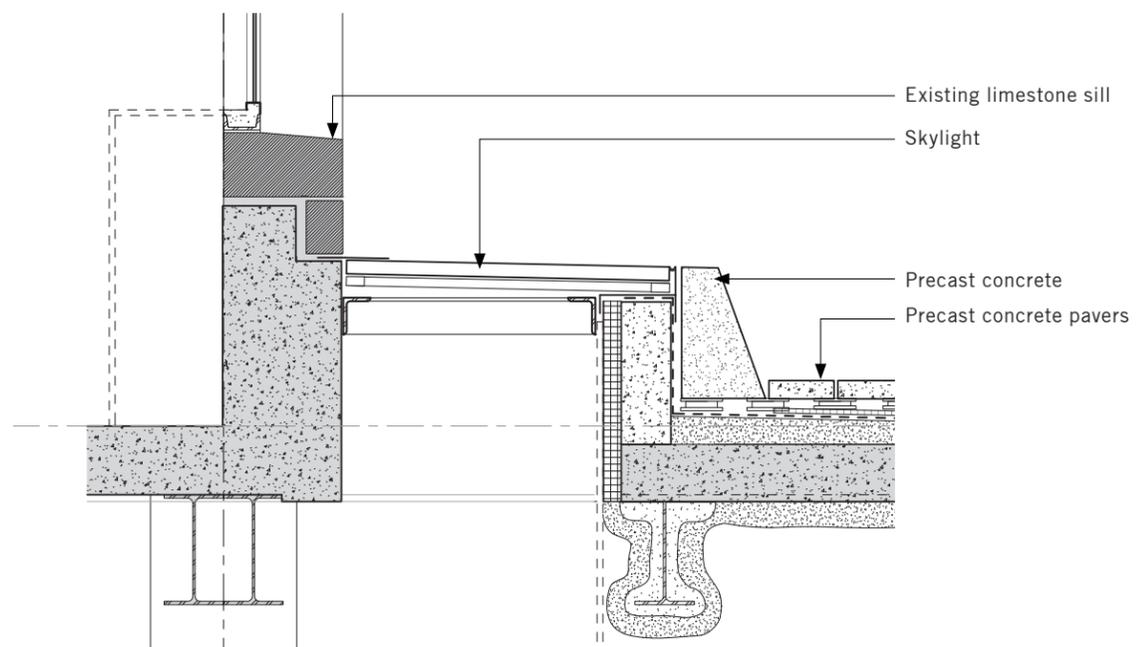
LEVEL 3 PLANTER EAST



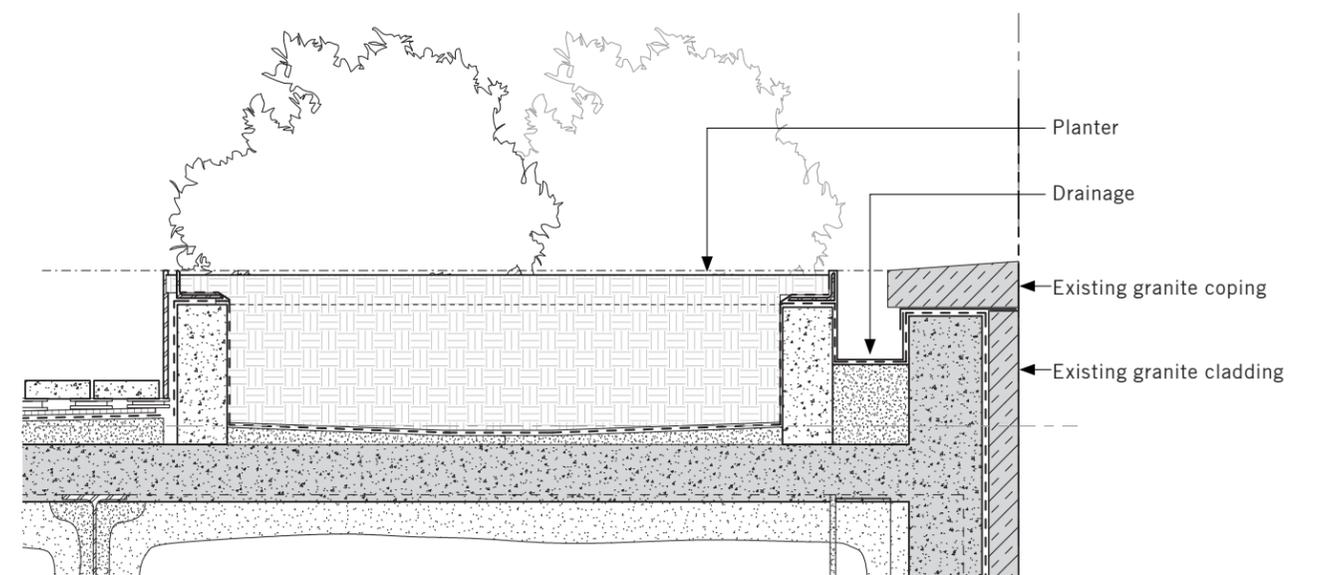
LEVEL 3 SKYLIGHT SOUTHEAST



LEVEL 3 PLANTER SOUTH



LEVEL 3 PLANTER SOUTH

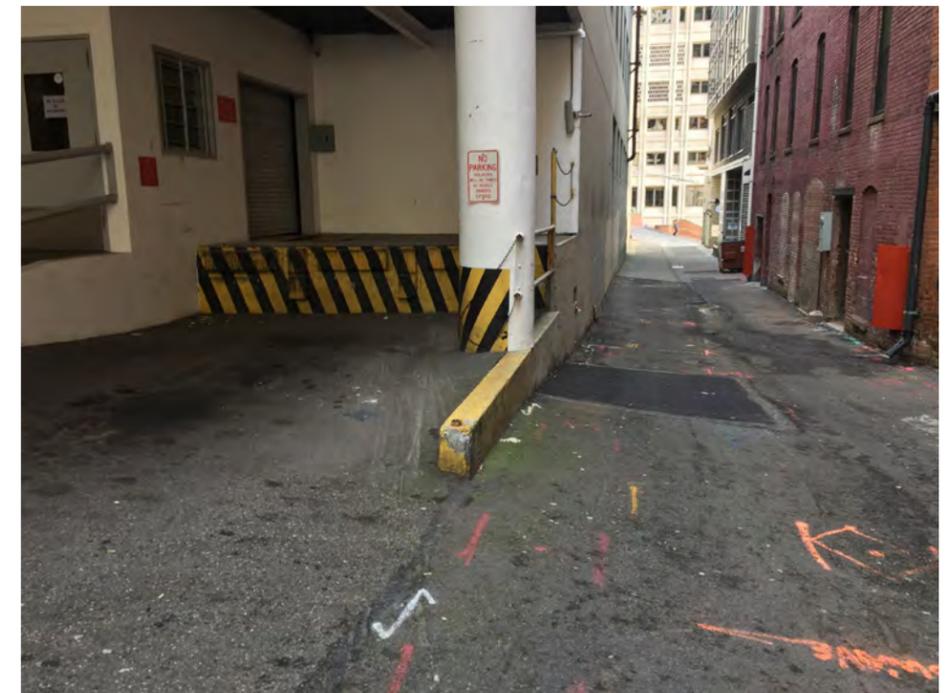
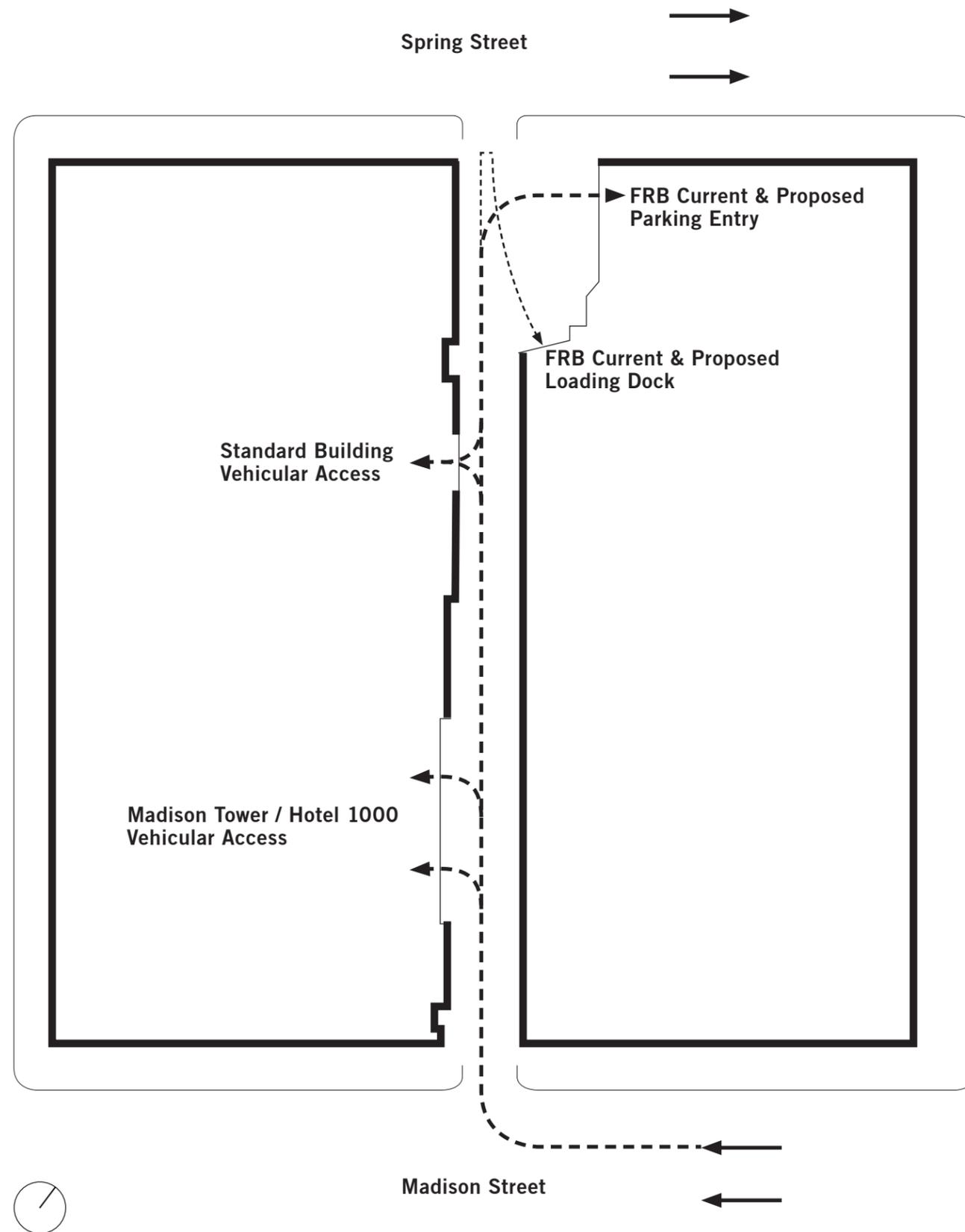


LOBBY AND ENTRY /

The proposal rehabilitates and expands the historic lobby. Existing bronze elevator door fronts and stone finishes will be salvaged and reused.

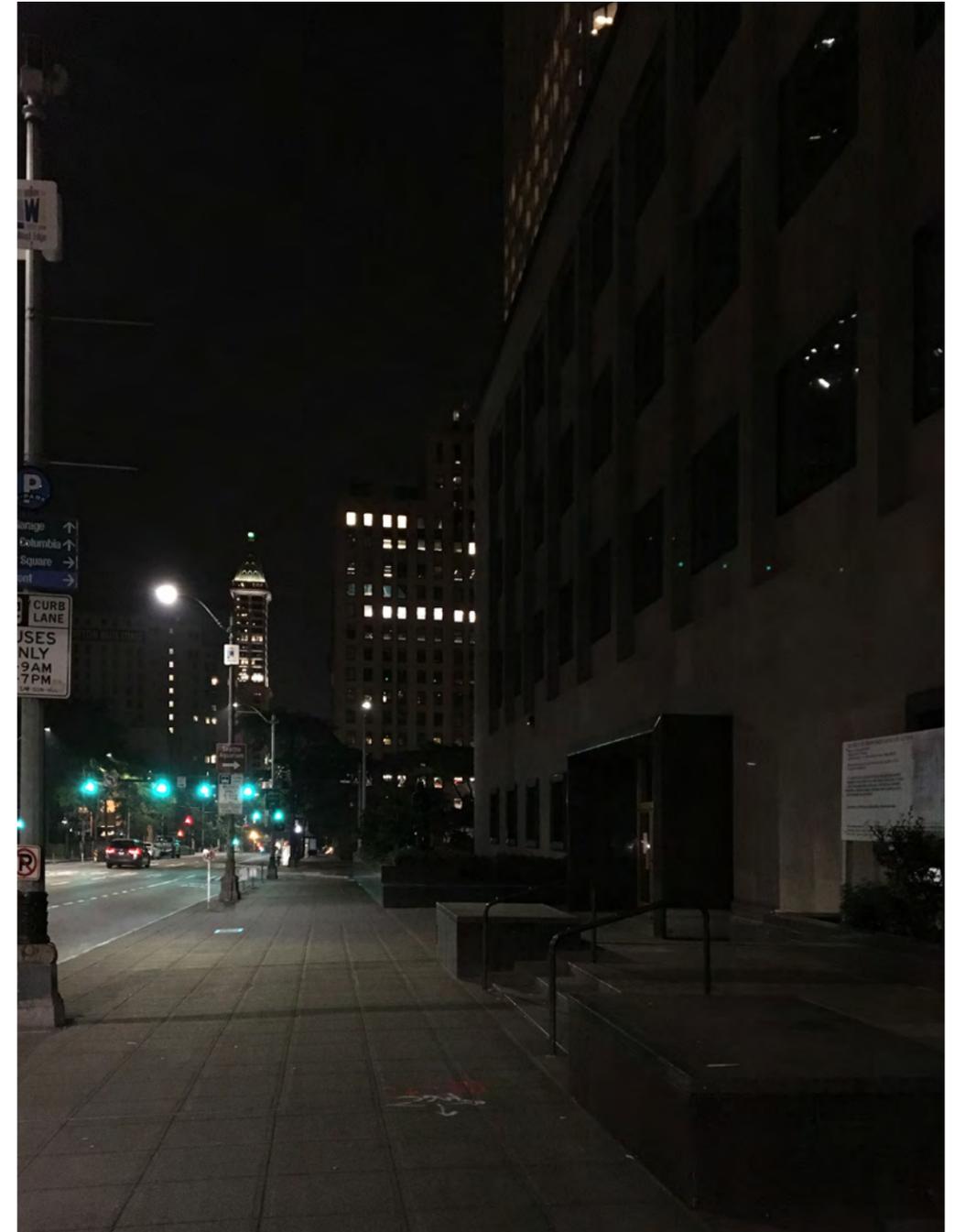


The existing loading dock and parking entry will be improved, with current vehicular access to the site maintained at the north end of the alley, opposite from the access at the Madison Tower.

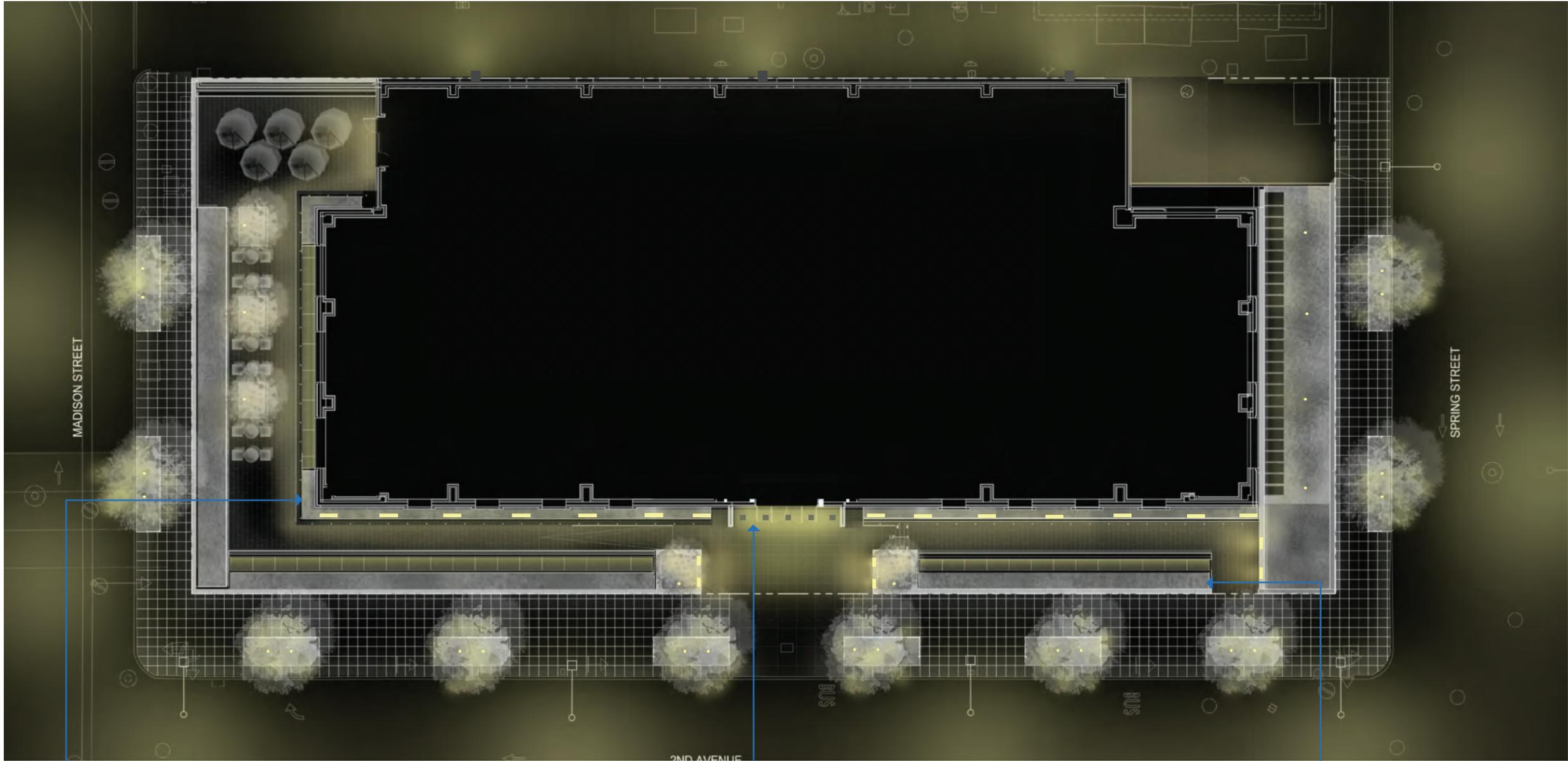


Existing loading dock and alley conditions as seen from Spring Street

EXTERIOR LIGHTING /
CURRENT CONDITION



The site as currently seen on a typical night - there is little lighting at the ground surface or on the building. The proposal introduces tree lighting in the right of way, lighting of the walking surface on the plaza and soft lighting of the building features.



Fully concealed linear fixtures wash the pedestrian pathway that wraps the building.

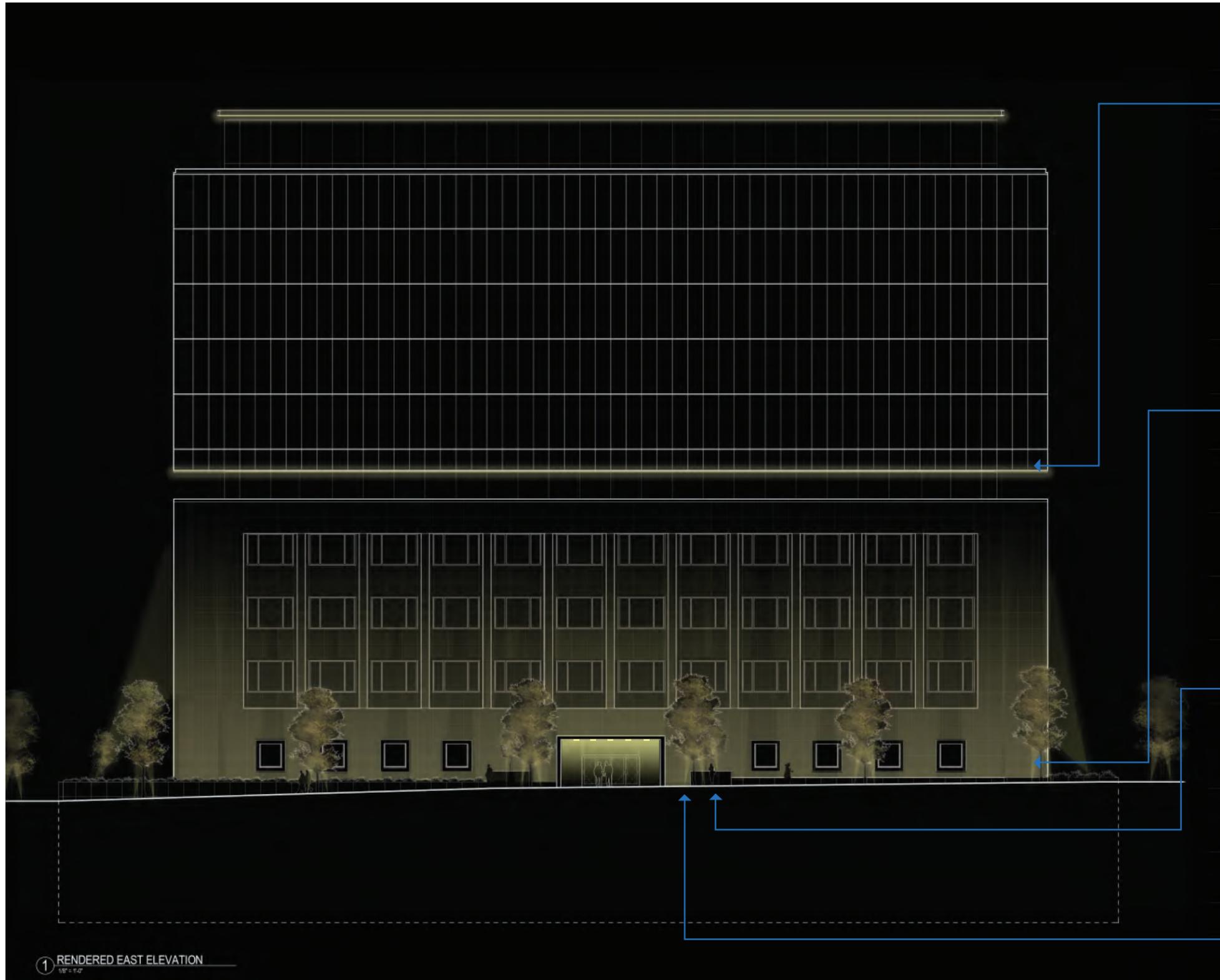


An LED equivalent replaces existing fixtures at the building entrance while maintaining the original design.



Giving the interior of the building life at night, all skylights warmly glow with linear uplights.

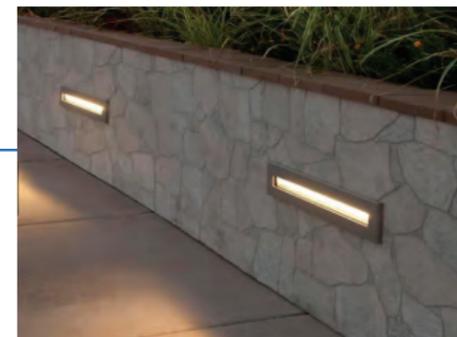




Wall mounted linear uplights will gently illuminate the soffit on Level 7 to visually connect the historic existing building below and the new addition above.



Linear uplights wash the building facade with a soft light. The fixtures are fully concealed from sight within the planter and aimed only at the building to avoid light spill.



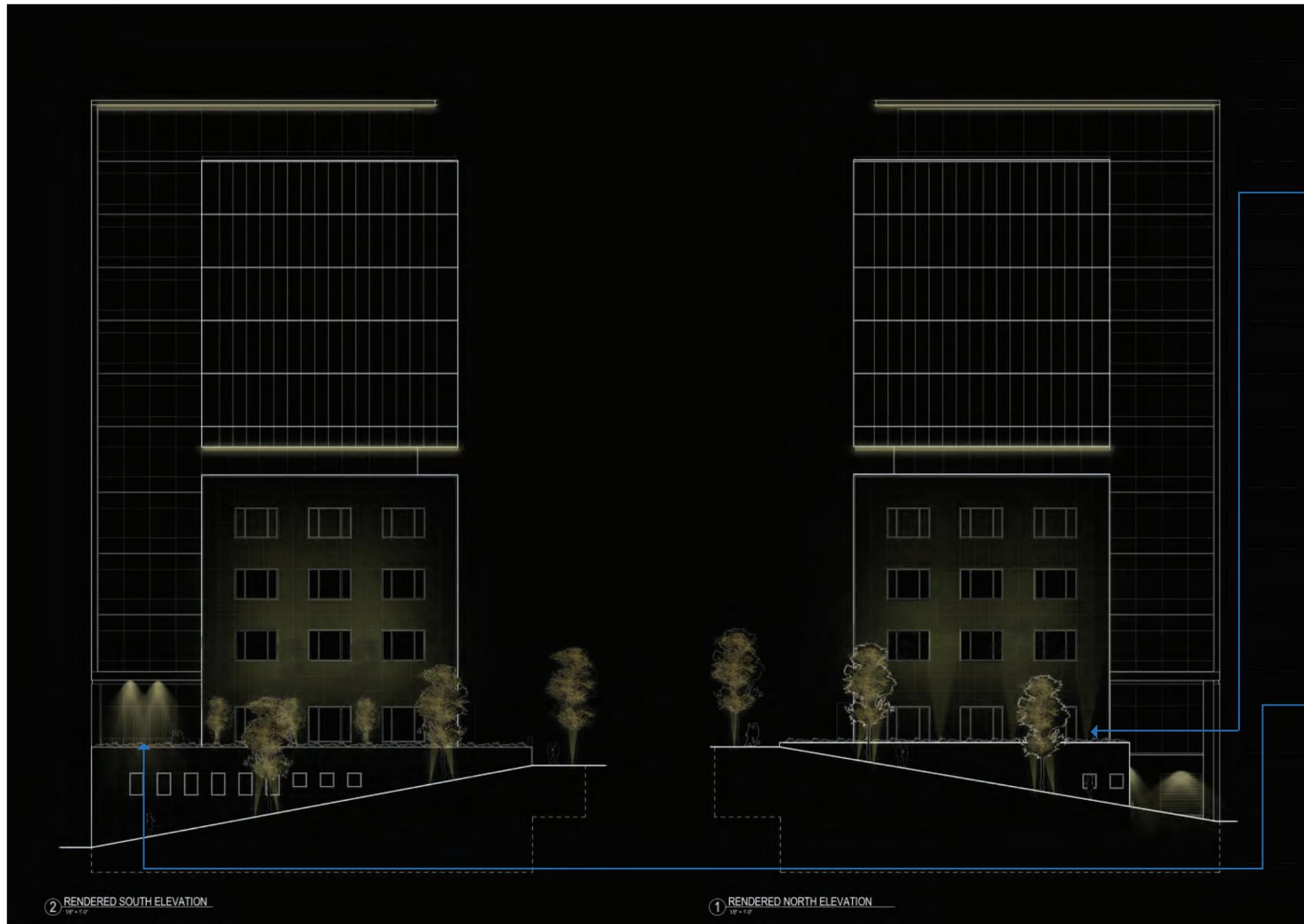
Recessed step lights provide code level lighting on pedestrian pathways and mark site entrances.



Tree uplights provide textured ambient light throughout the site and sidewalk.

LIGHTING INTENT

The architecture of the existing FRB building will be softened by a wash of LED light emitted from hidden sources. Pathways, stairs, and ramps will be illuminated with low-level fixtures. Light levels will be higher at building entrances and ambient light will be maintained throughout the site to discourage people from gathering in dark corners.



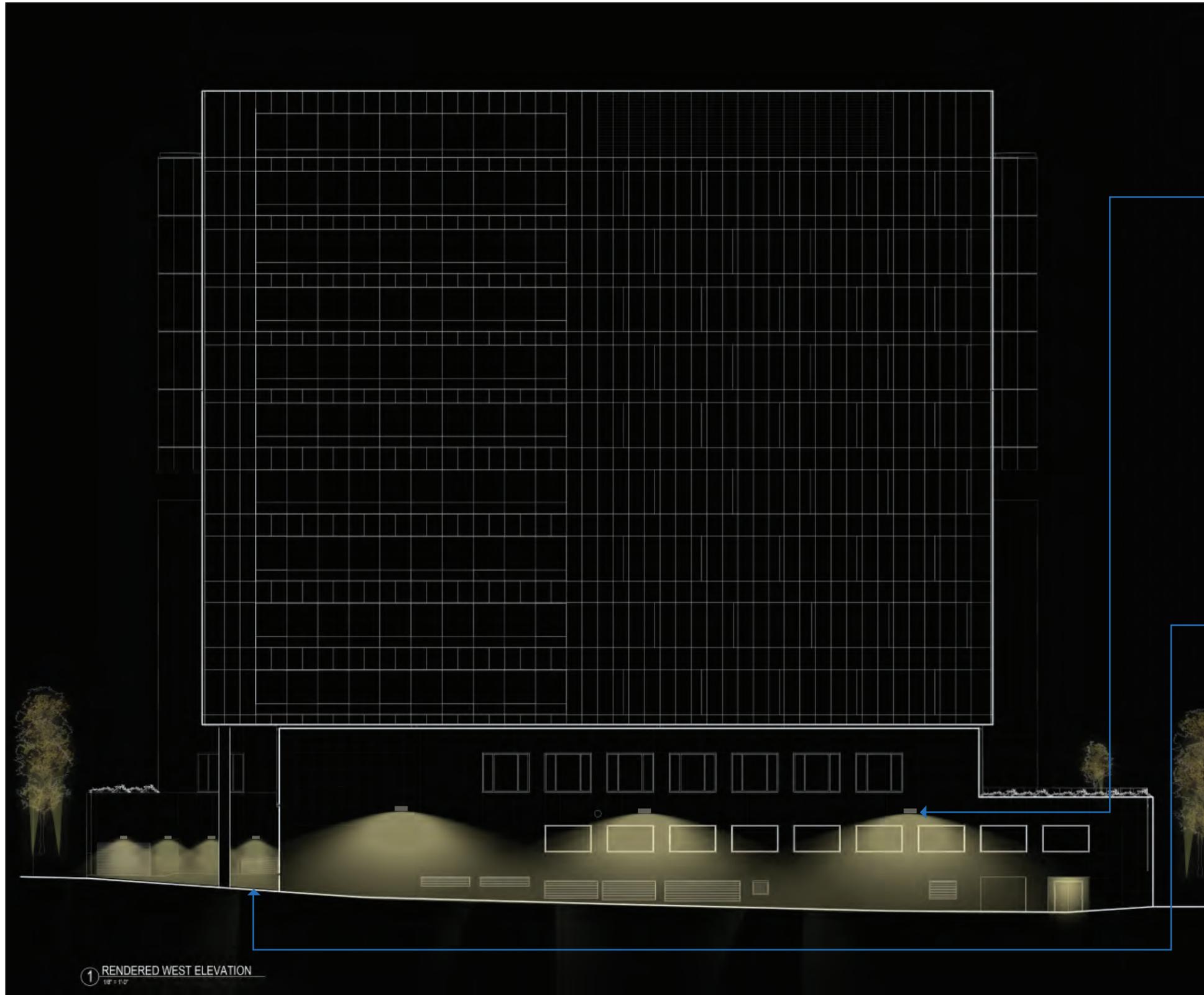
Accent lights mounted in planters light through the trees and provide a soft glow on both the north and south facades.



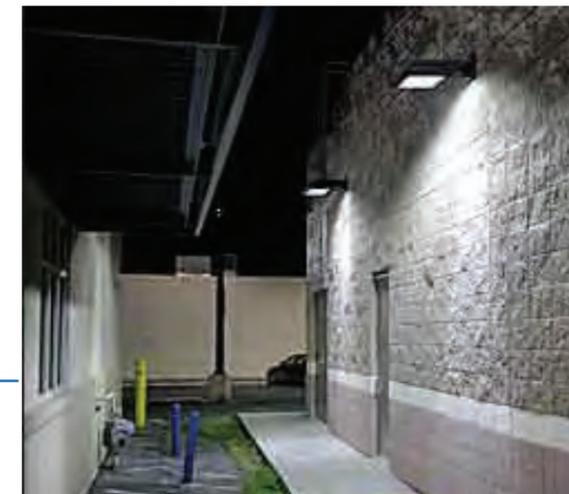
Recessed downlights above the South Entry door provide adequate light levels and eliminate dark corners on the terrace.

LIGHTING INTENT

The light on the North and South facades is more subtle than the East. In order to connect all three sides of the buildings, low-level accent lights are used to cast light and shadows on the walls. Light levels will be higher at the building entrance. Accent lights mounted in the street tree planters will brighten the ascent to the building.



LED full cut-off wall packs replace existing fixtures in the alley and direct light downwards.



Small-scale LED wall packs illuminate the loading dock and ramp to the building, putting light only where needed.

LIGHTING INTENT

The light on the North and South facades is more subtle than the East. In order to connect all three sides of the buildings, low-level accent lights are used to cast light and shadows on the walls. Light levels will be higher at the building entrance. Accent lights mounted in the street tree planters will brighten the ascent to the building.

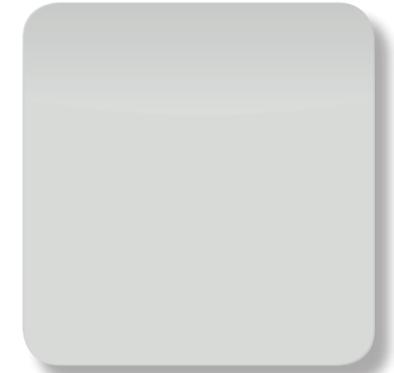




The material expression of the addition takes cues from the restrained palette of the historic building.



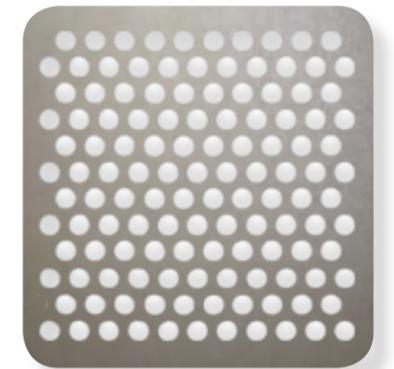
01 vision glazing



02 spandrel glazing



03 metal



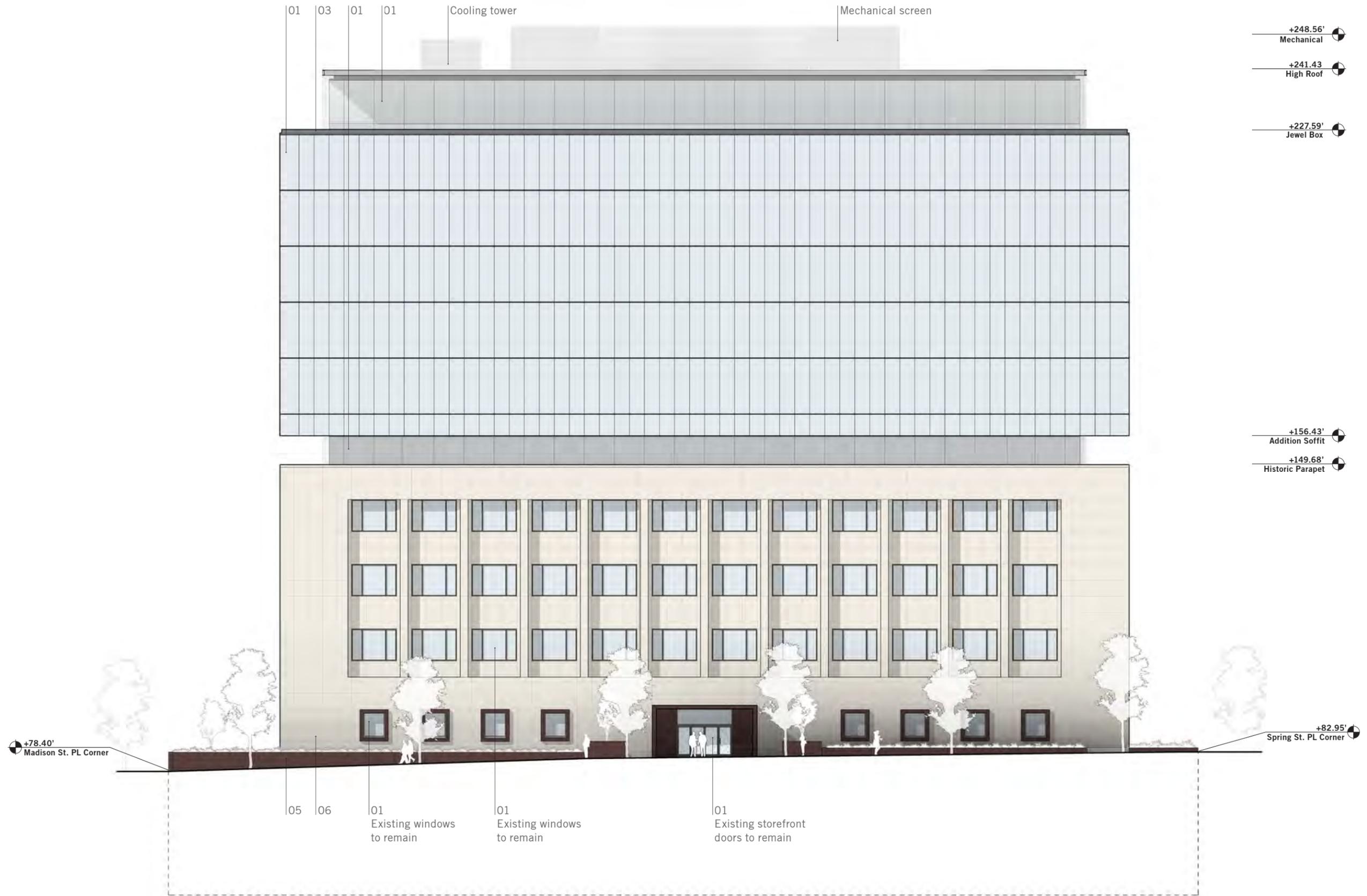
04 perforated metal



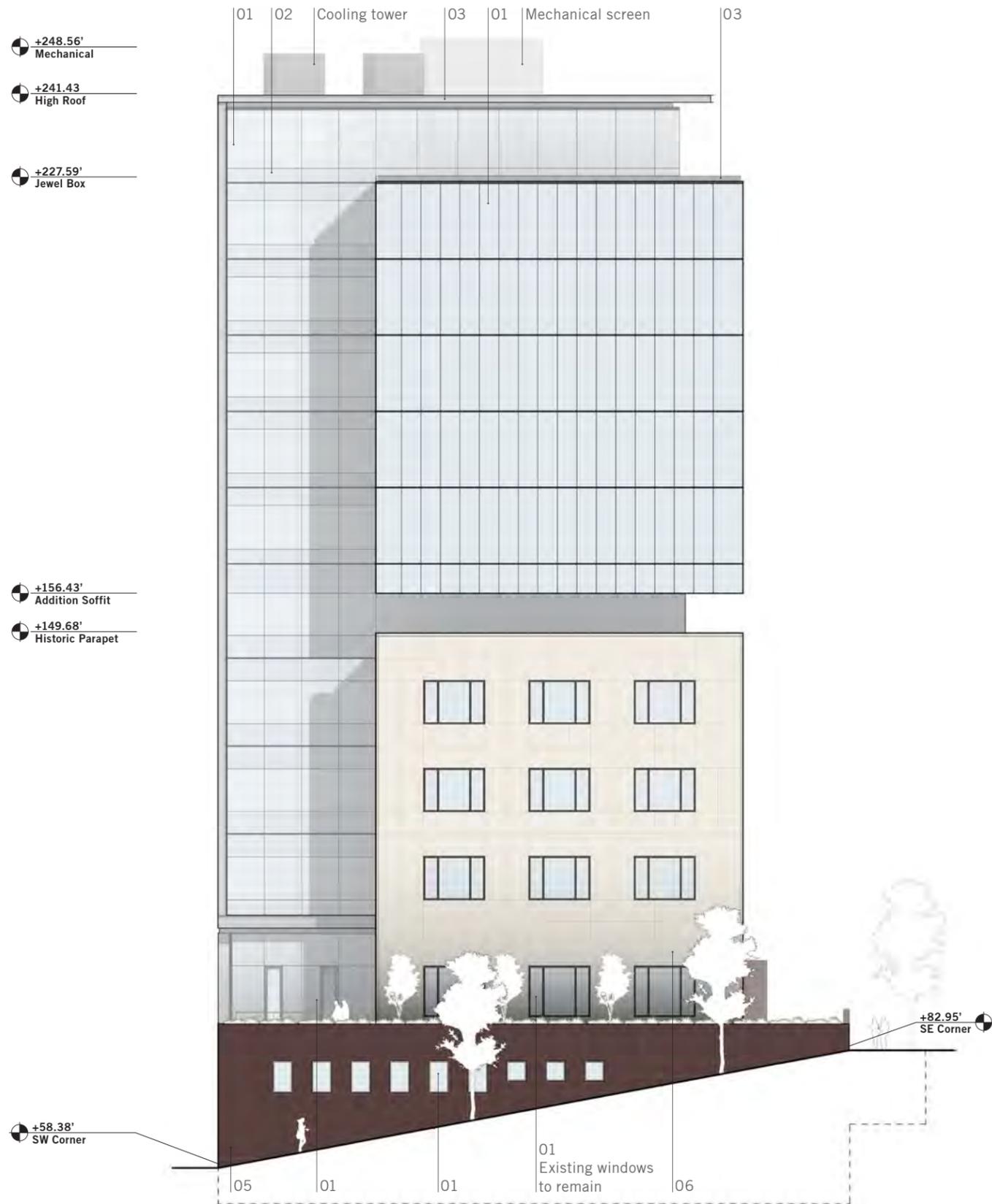
05 existing granite

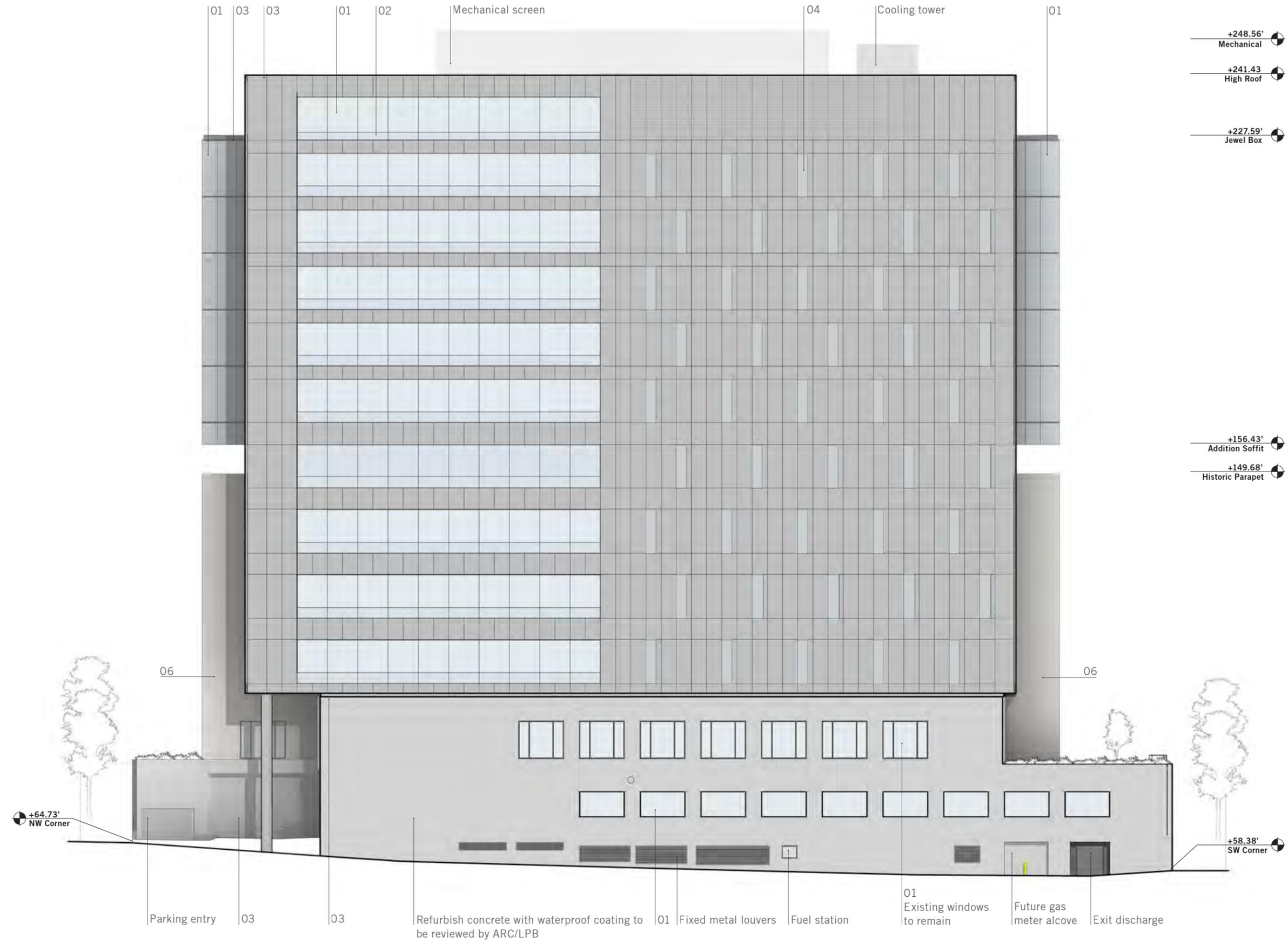


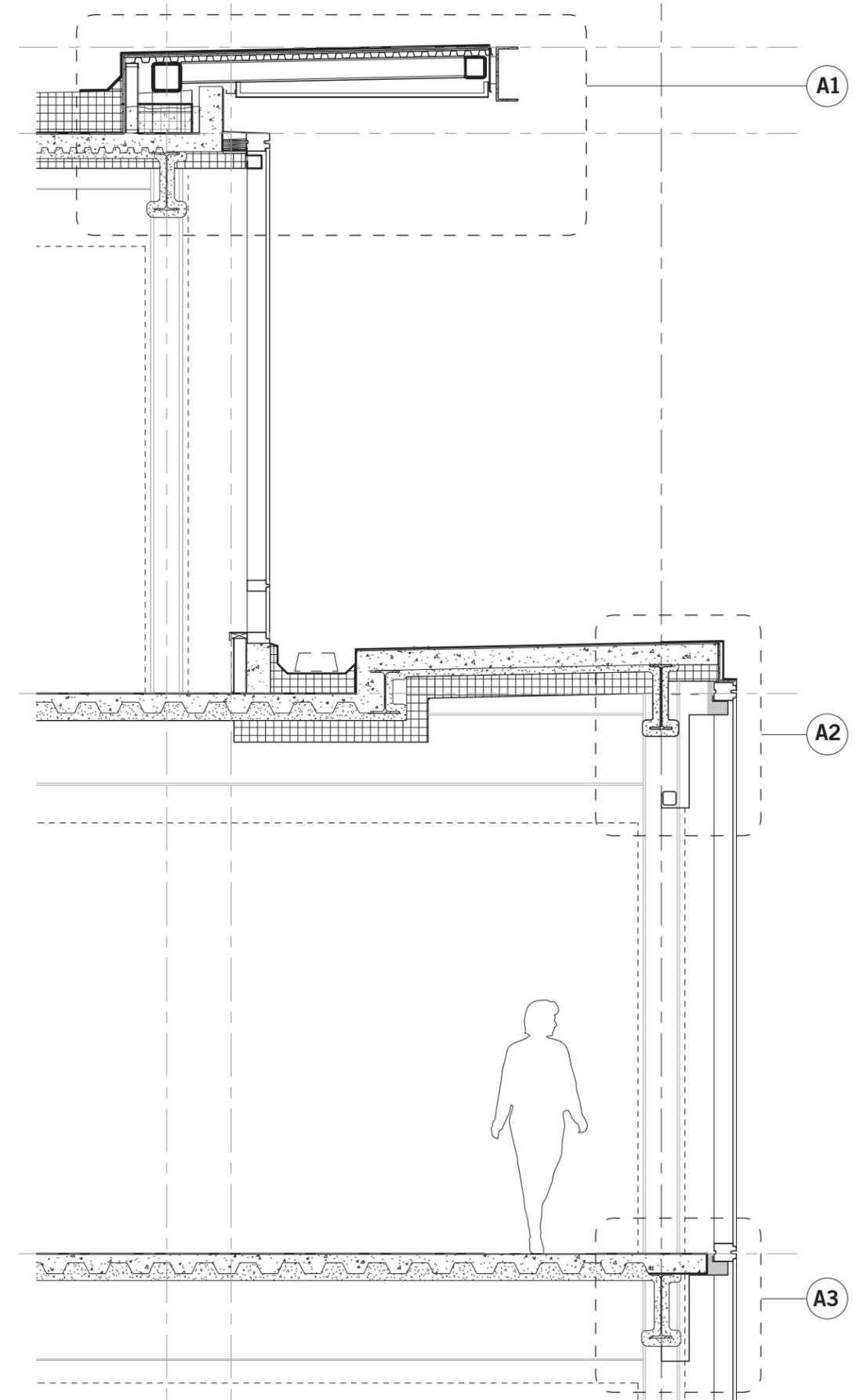
06 existing limestone



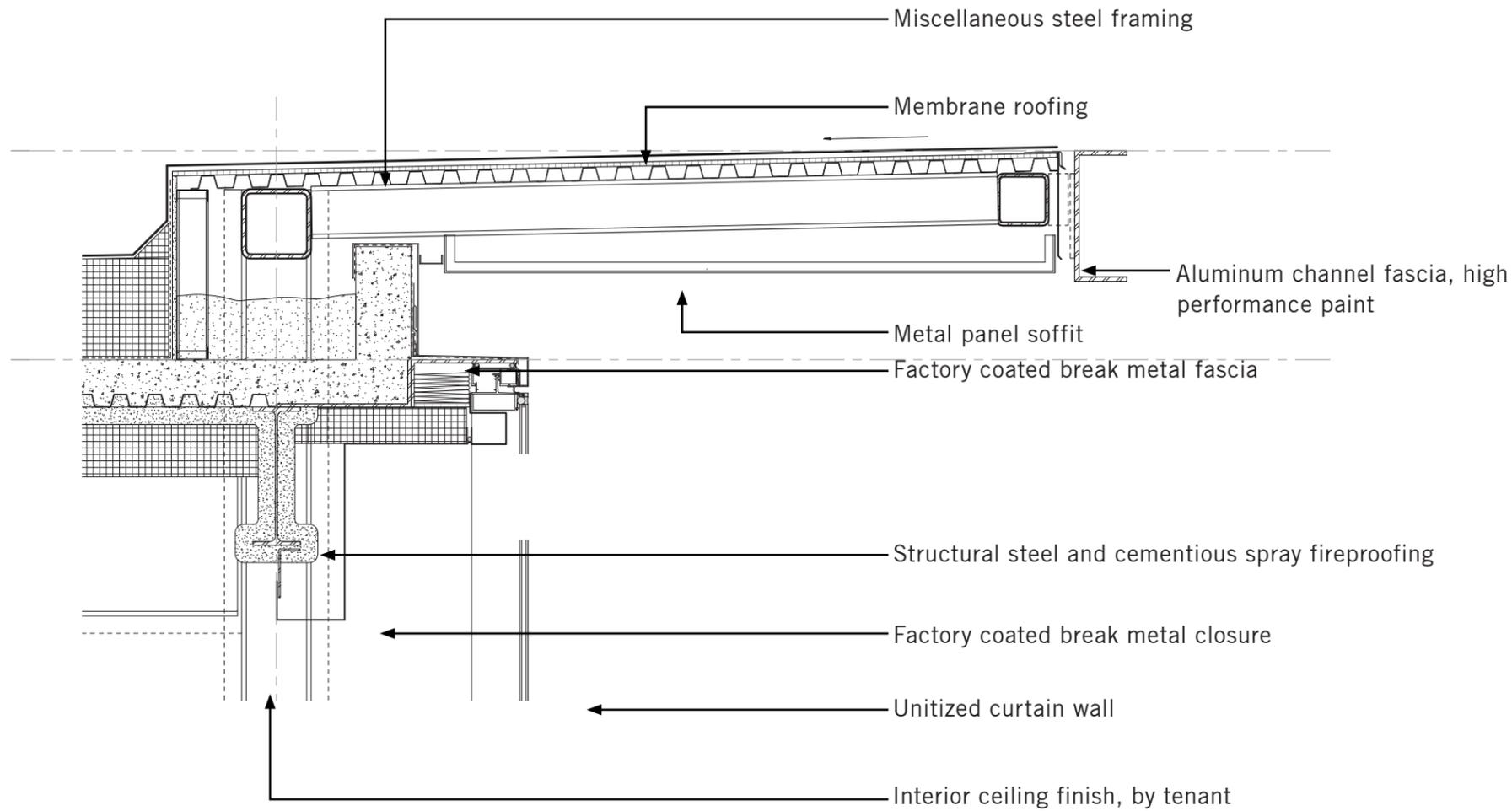
ELEVATION /



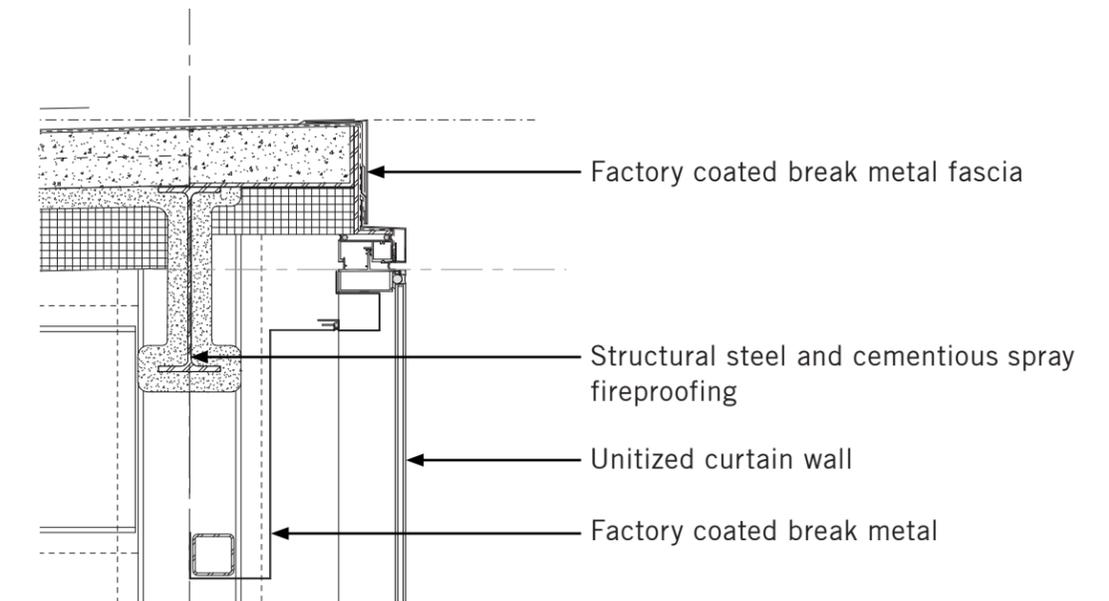




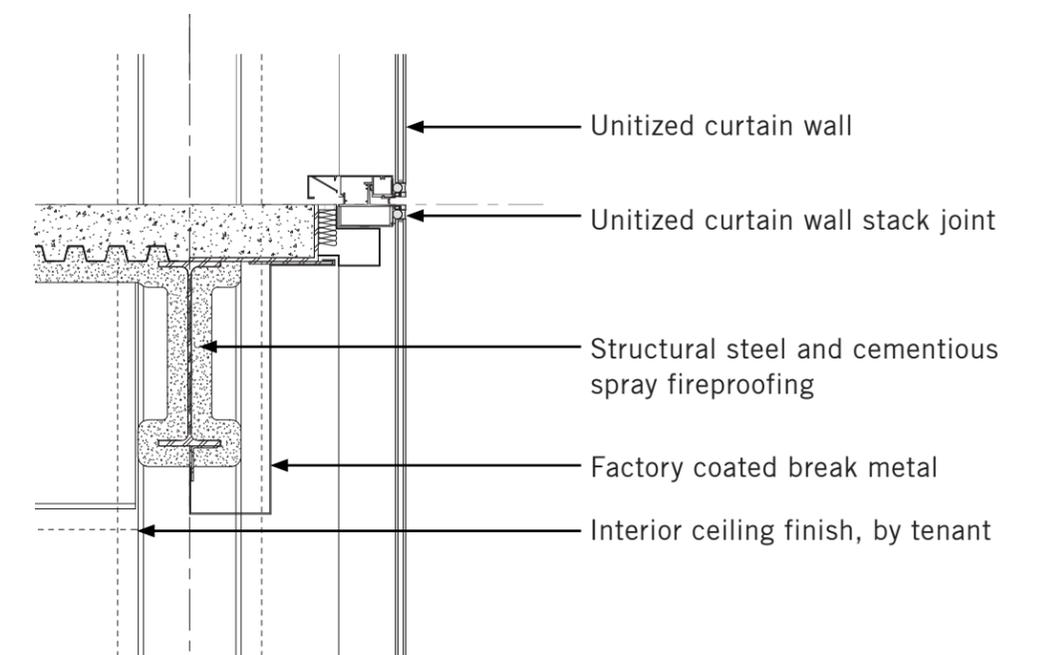
A1 BRACKET BROW SECTION DETAIL



A2 JEWEL BOX TOP SECTION DETAIL

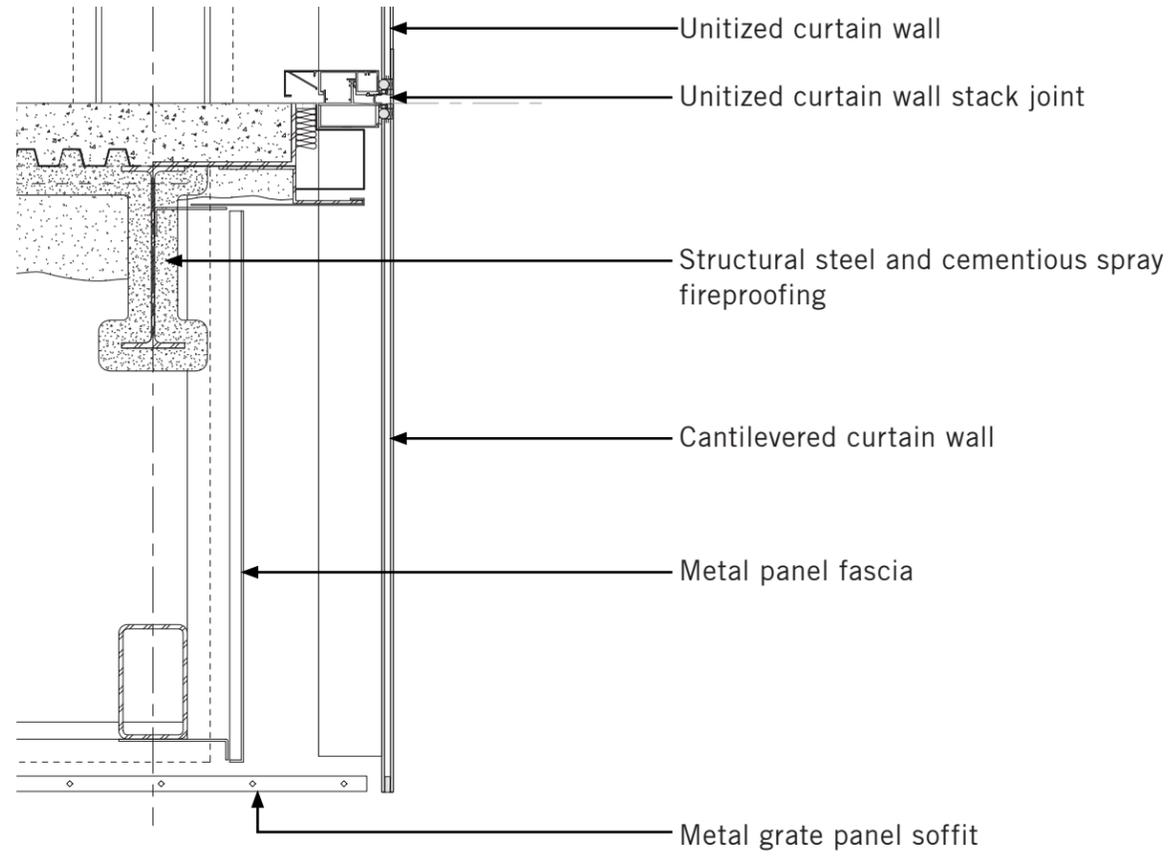


A3 TYPICAL CURTAIN WALL SECTION DETAIL AT FLOOR SLAB

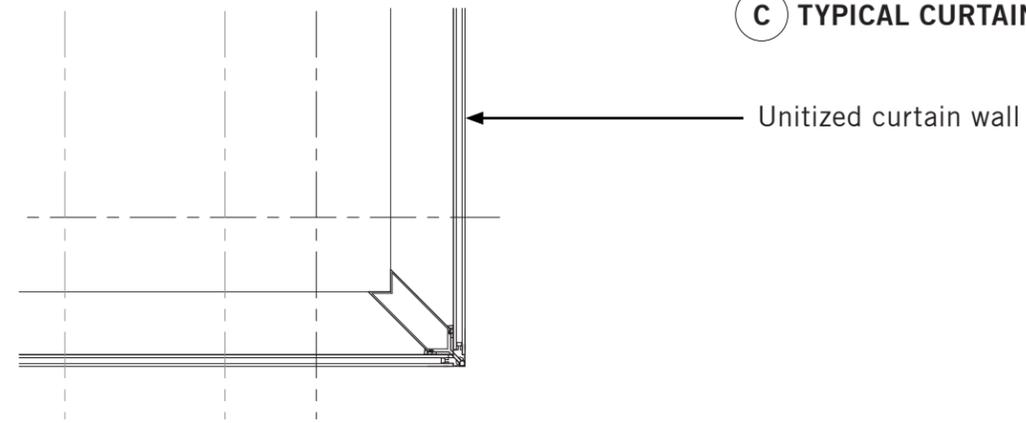




B JEWEL BOX BOTTOM + SOFFIT SECTION DETAIL

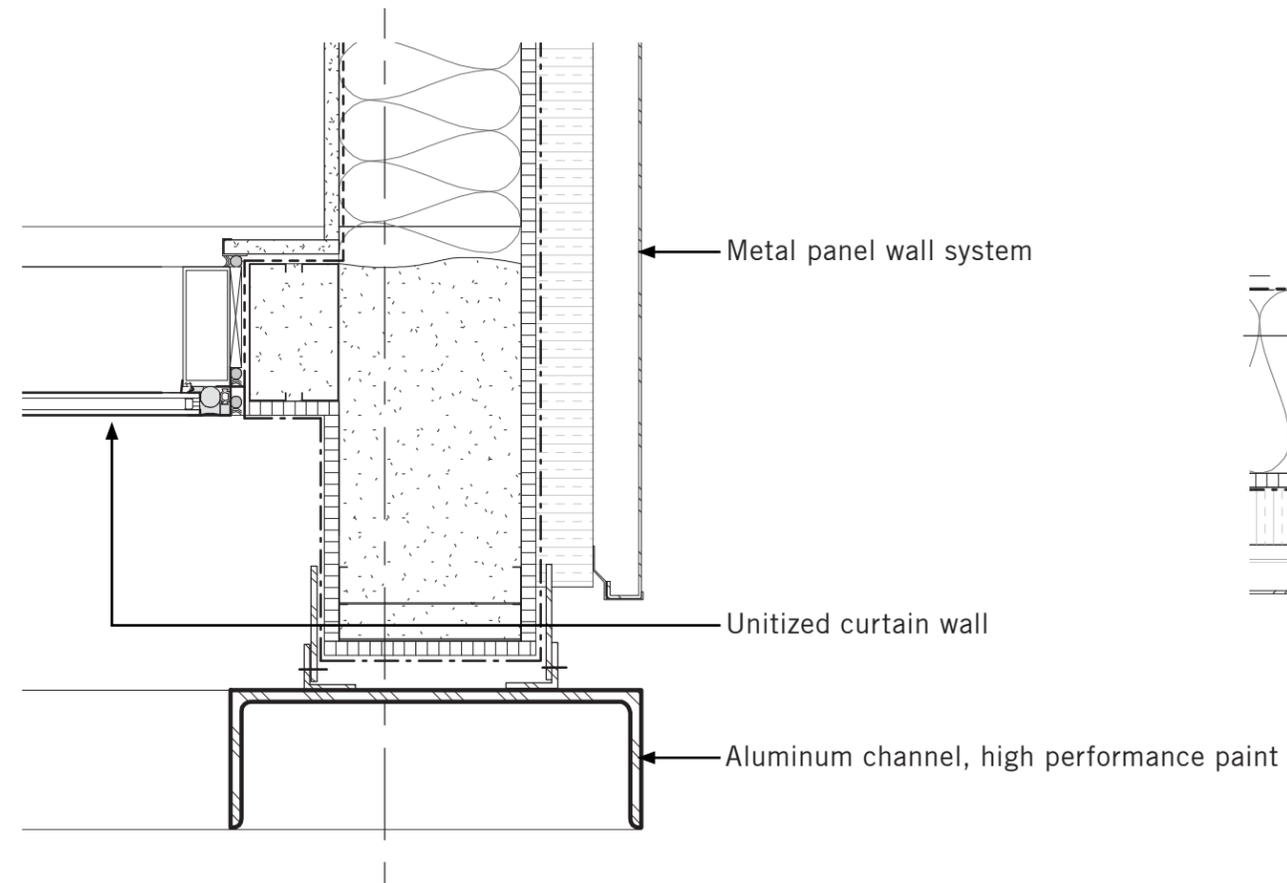


C TYPICAL CURTAIN WALL PLAN DETAIL

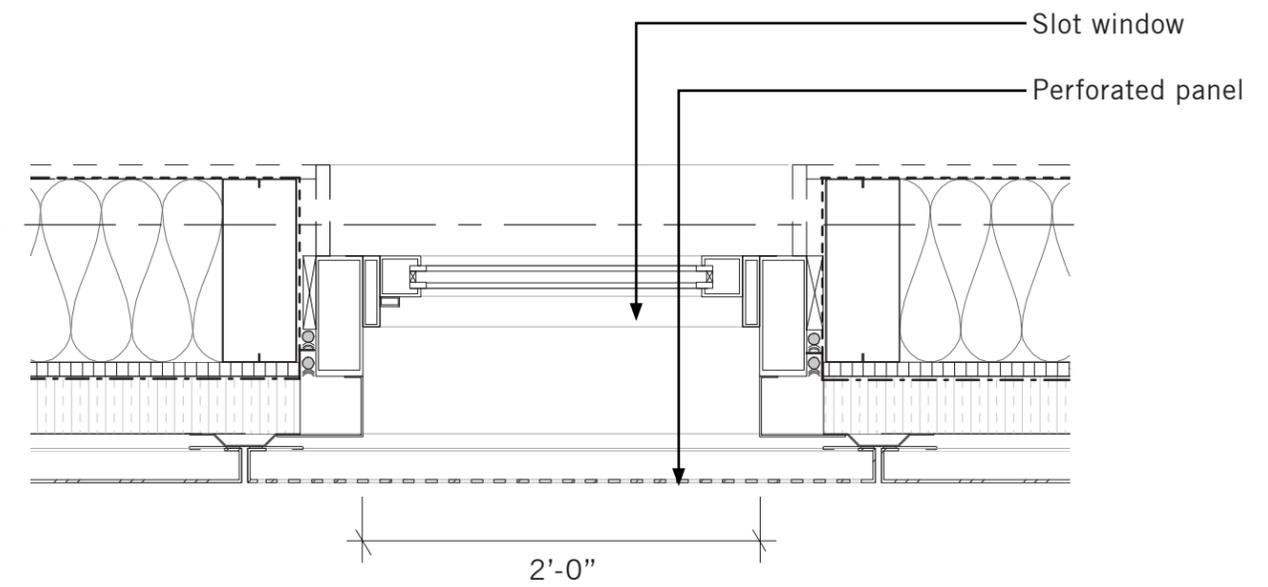


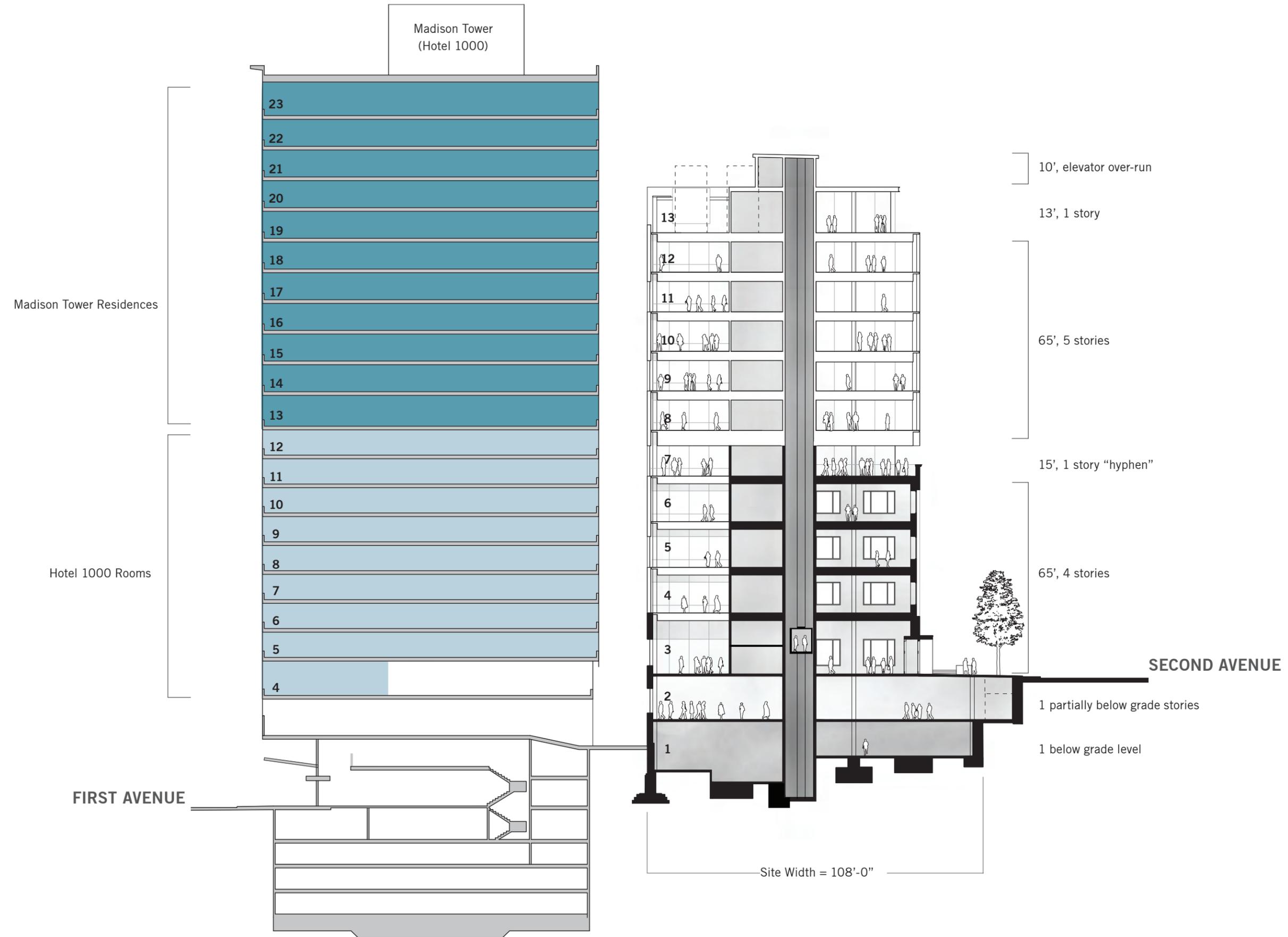


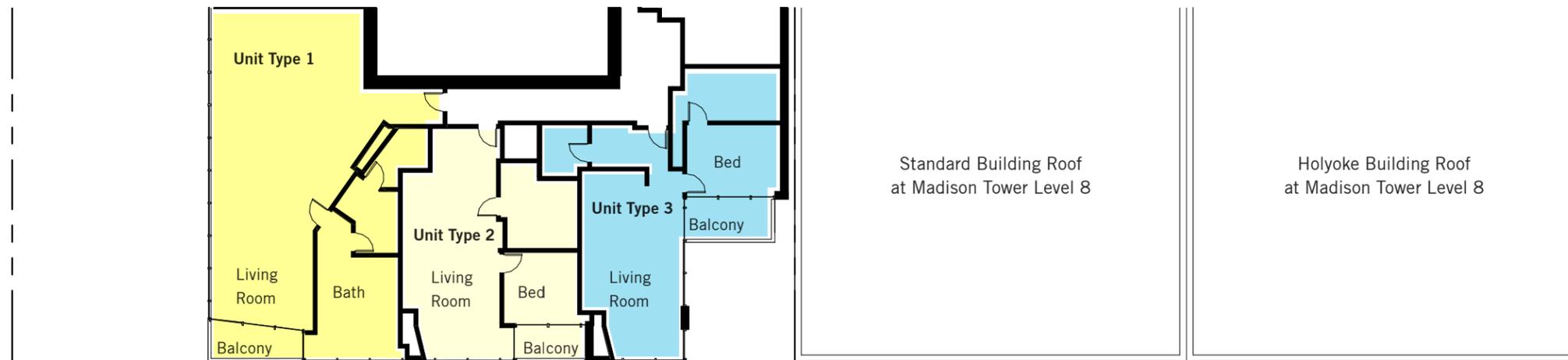
D FOLDED PLANE EDGE



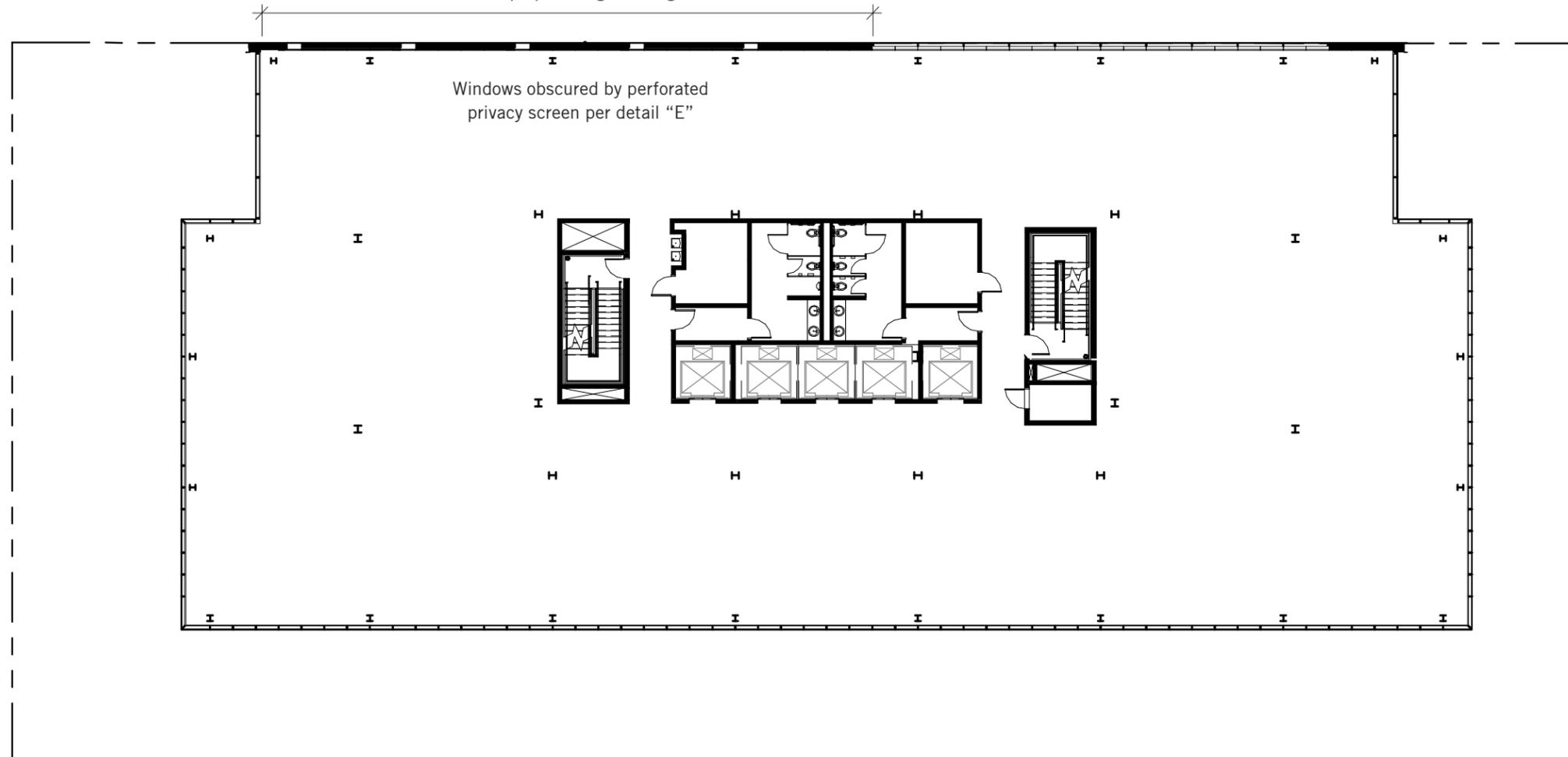
E SLOT WINDOW AND SCREEN



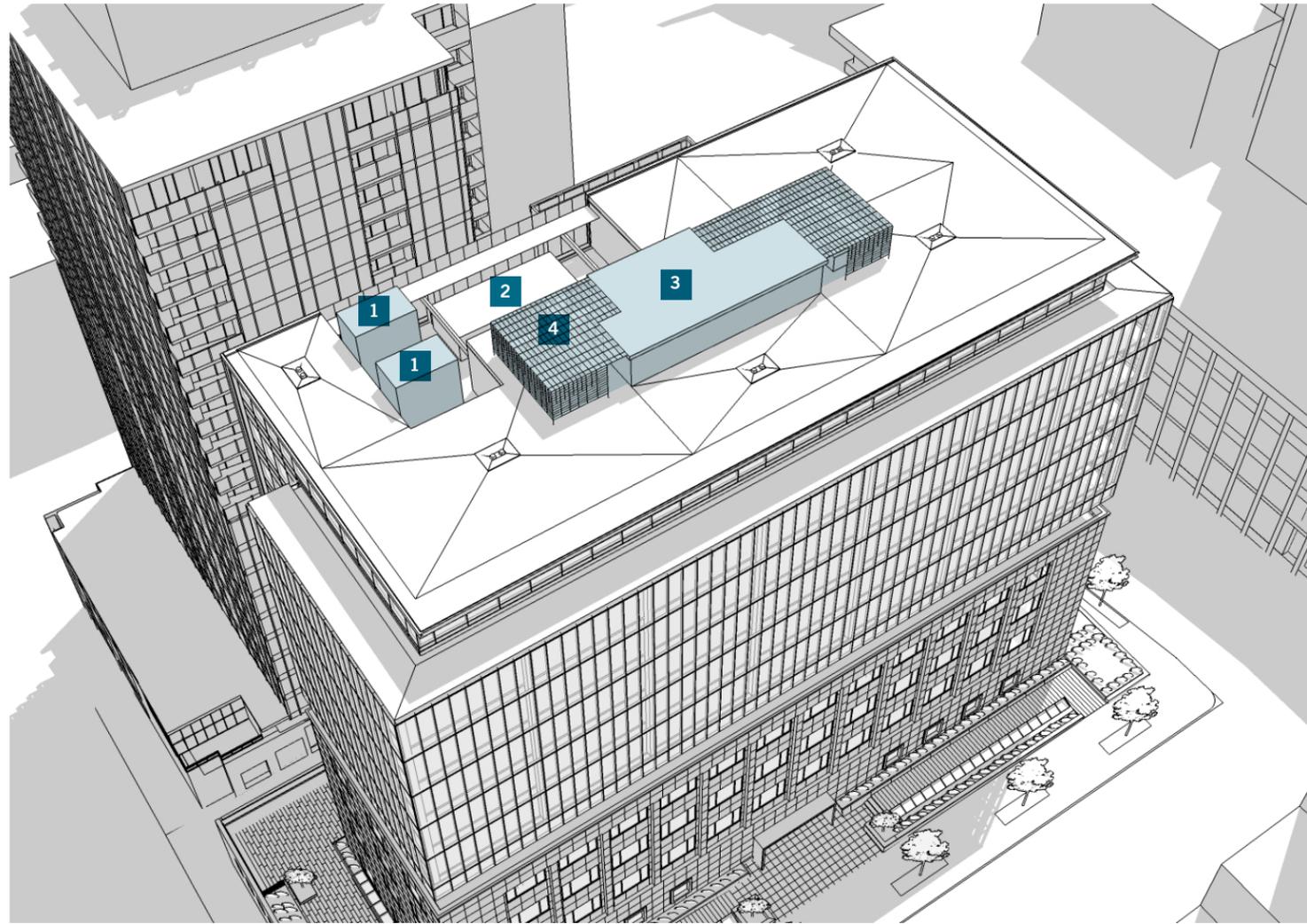




88% opaque along 94' length

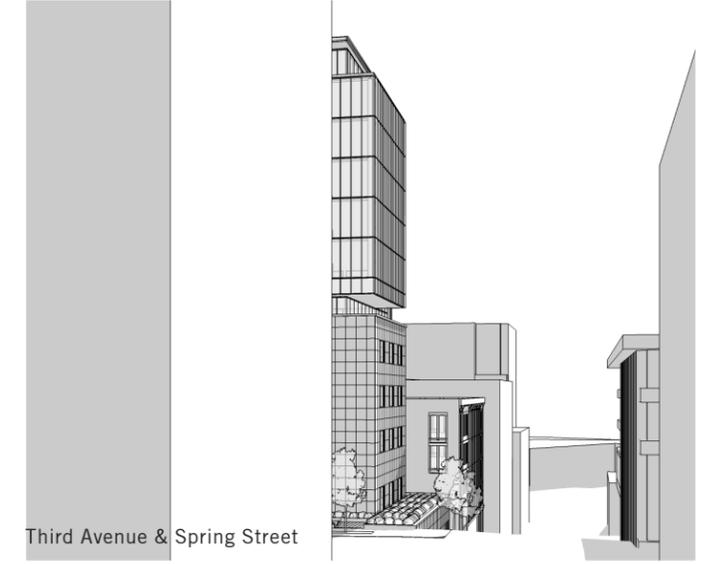
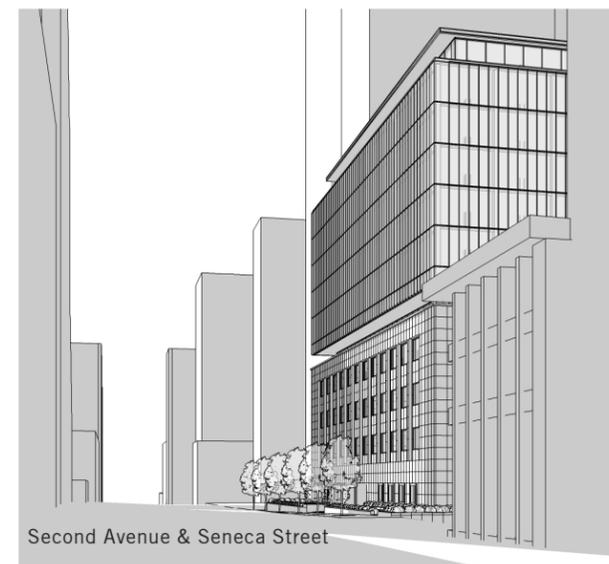
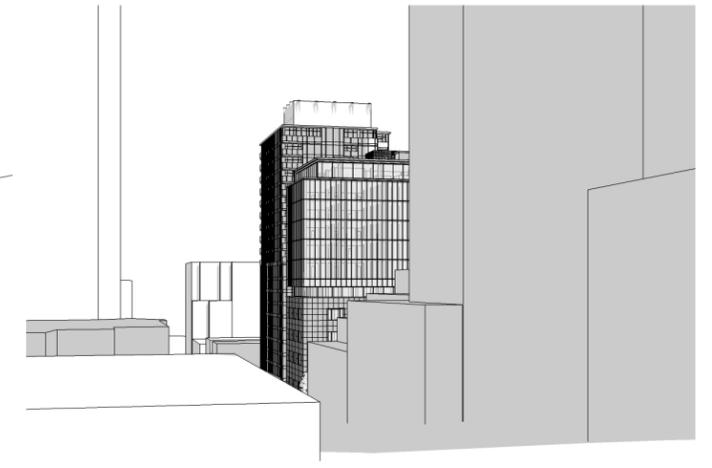
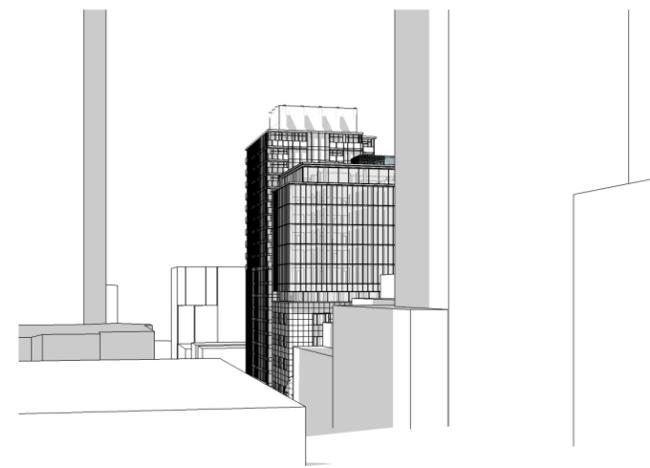


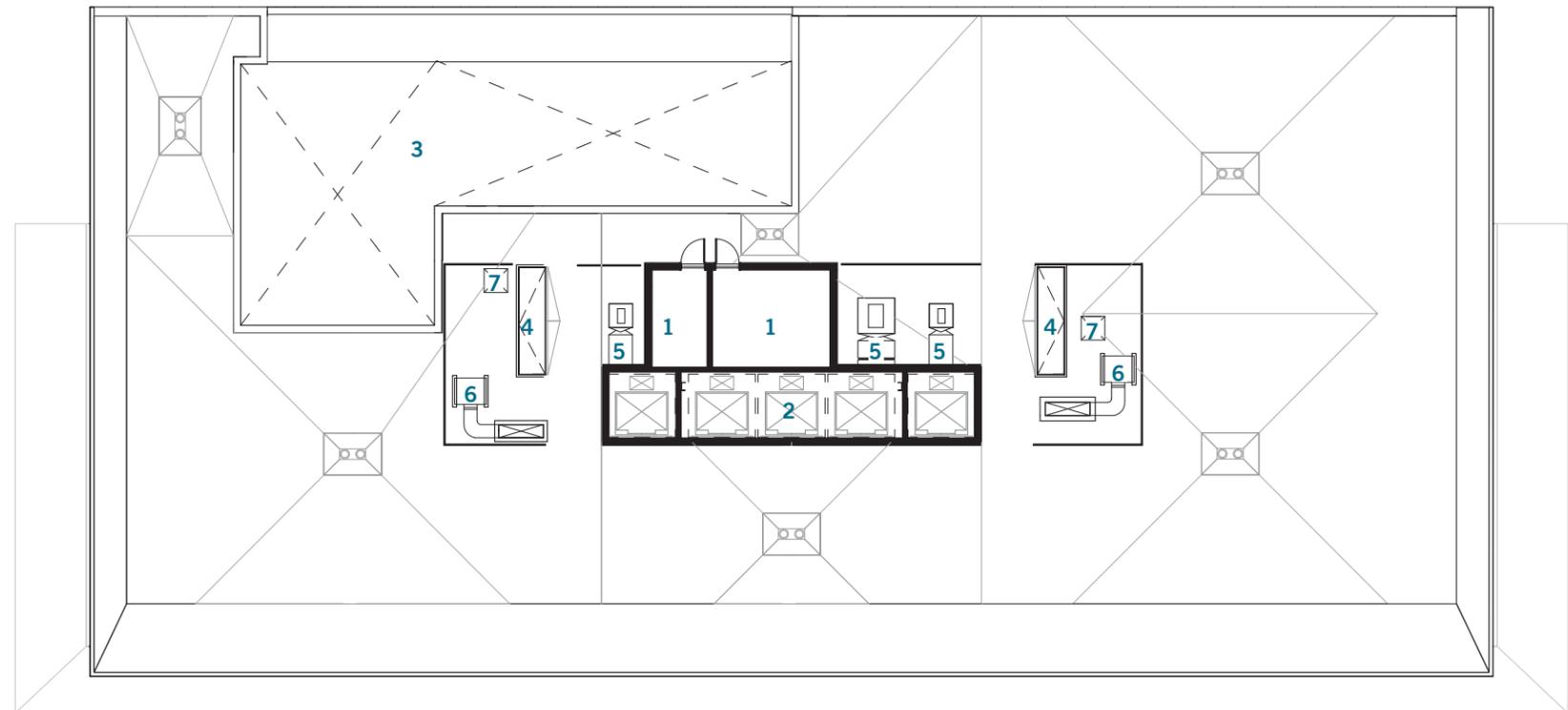
ROOFTOP STRUCTURES AND EQUIPMENT /



- 1** Cooling Tower
- 2** DOAS
- 3** Elevator Overrun and Elevator Control Rooms
- 4** Mechanical Enclosure

The largest components of the mechanical system are located in a recessed, exterior mechanical well on level 13. Life safety equipment related to the exit stairs and elevators is located on the high roof and organized within a screened enclosure. Rendered perspectives and sketch vignettes illustrate that the equipment and penthouse is not visible from street level in the immediate vicinity of the building, but becomes partially visible from further south on Second Avenue and from up the hill on Madison Street.





- 1 Elevator control room
- 2 Elevator overrun
- 3 Mechanical well below
- 4 Stair hatch
- 5 Elevator pressurization
- 6 Stair pressurization
- 7 Smoke relief

VIEW CORRIDOR /

CODE CITATION & REQUIREMENT (EXCERPT)

SMC 23.49.024

VIEW CORRIDOR REQUIREMENTS

A. Upper-level setbacks shall be required for the following view corridors, identified on Map 1D:

1. Broad, Clay, Vine, Wall, Battery and Bell Streets west of First Avenue; and
2. University, Seneca, Spring, Madison and Marion Streets west of Third Avenue.

C. Upper-level setbacks for view corridors listed in subsection A2 shall be provided as follows. (See Table for Section 23.49.024 C and Exhibits 23.49.024 C and 23.49.024 D.)

According to the table and exhibits referenced in SMC 24.49.024, the site is subject to a 30' setback at Spring and Madison Streets between Second Avenue and the midblock alley between Second and First Avenue above a height of 36' above the Second Avenue sidewalk elevation.

PROPOSED ALLOWANCE

Director's decision requested to allow the massing of the addition and existing Landmarked structure to be set back 26'-1" at Madison Street and 16'-2" at Spring Street above a height of +36' from the Second Avenue sidewalk.

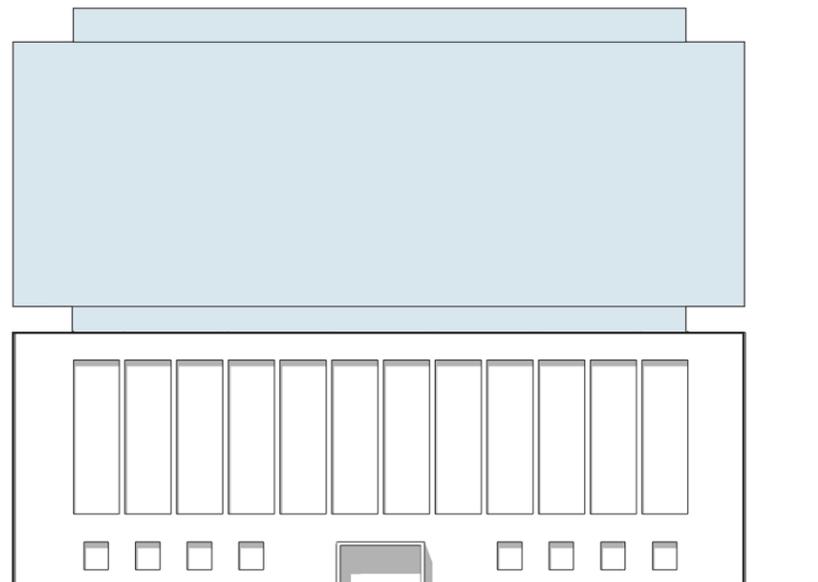
RATIONALE

The street facing elevations and existing setbacks of the landmark designated FRB are not subject to the requirements of SMC 23.49.024, View Corridor Requirements in accordance with SMC 23.42.116, Downtown Structures Nonconforming to Development Standards; and SMC 23.42.118, Landmark Structures.

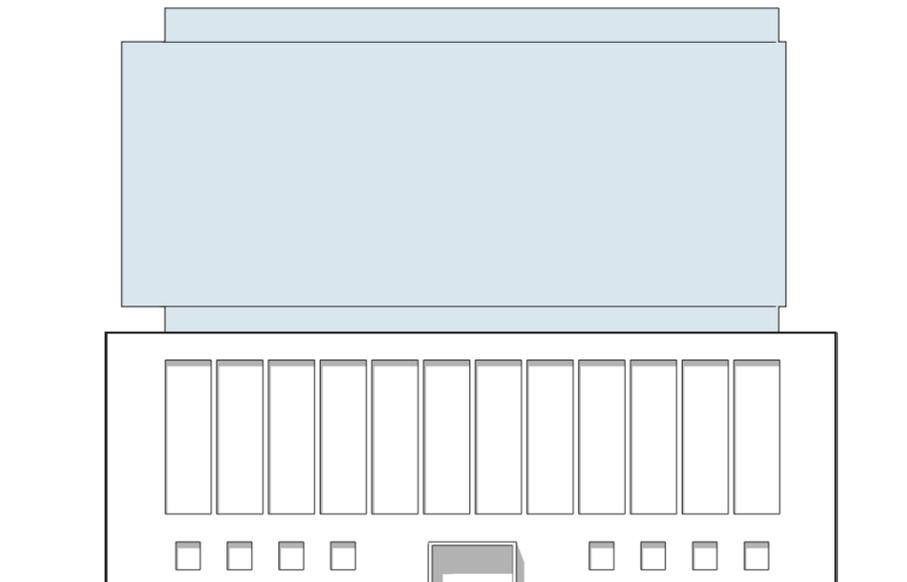
In order to reinforce and strengthen the existing proportions of the FRB, the addition shares the same setbacks as the historic building and is consequently nonconforming with SMC23.49.024. The ARC was supportive of the proposed approach because compliance with view corridor requirements produces a "hat box" addition with a weaker relationship to the historic base. The massing of the proposed addition produces a more unified and well-proportioned whole in response to Design Guideline B-4.

The ARC deliberated on the issue of the asymmetry of a strictly compliant addition versus a symmetrically setback addition and the consensus was that in either case a "hatbox" addition would be undesirable, and that a unity of old and new would provide better compatibility and be achieved with the mass of an addition aligned to the historic.

Proposed Form

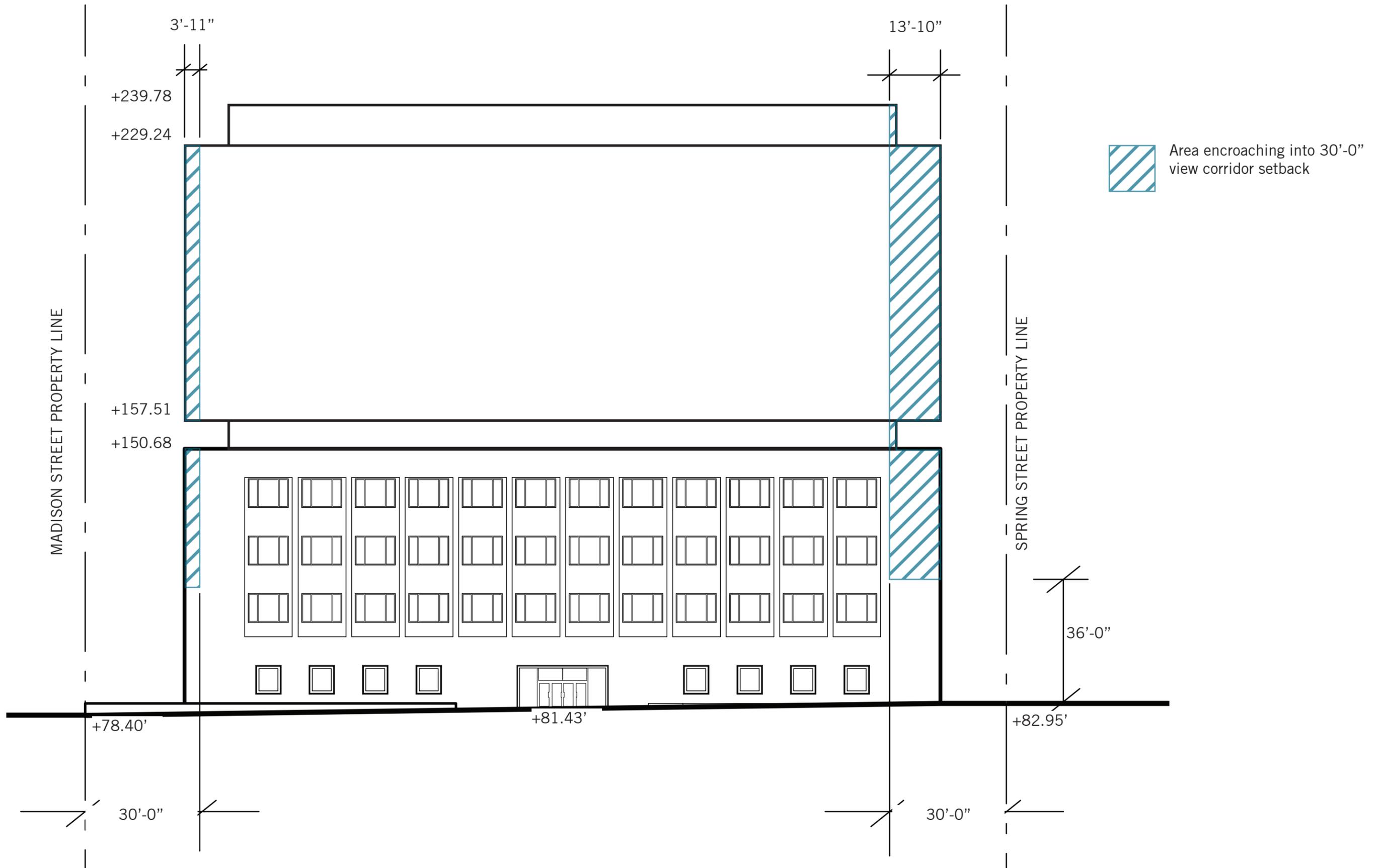


View Corridor Compliant Form



EDG 2 BOARD RECOMMENDATION

"The Board agreed with the Architectural Review Committee that a waiver should be granted from the view corridor requirements (SMC 23.49.024) on both Spring and Madison Streets. As proposed, the addition would share the same setbacks as the historic building (which is not situated symmetrically on its lot) and the addition would produce a more unified and well-proportioned composition in keeping with Design Guideline B-4"



EXISTING NONCONFORMITIES /

CODE CITATION & REQUIREMENT (EXCERPT)

SMC 23.49.056

STREET FACADE, LANDSCAPING AND SETBACKS

B.2 Setbacks

Between 15 and 35 feet above grade a setback area is limited to width of street frontage by factor of 5 (Class I) or factor of 10 (Class 2). Maximum setback width exceeding 15 feet is 72 feet (=30% of lot frontage) and maximum corner setback is 10 feet)

C. Facade transparency requirements

Between 2 and 8 feet above the sidewalk along Class II pedestrian streets, a minimum of 60 percent of the street level street-facing facade shall be transparent.

At Class II pedestrian streets where the slope exceeds 7.5%, a minimum of 25 percent of the street level street-facing facade between 4 and 8 feet shall be transparent.

D. Blank facade limits

Between 2 and 8 feet above the sidewalk, blank facades shall be no more than 15 feet wide at Class I pedestrian streets and no more than 30 feet wide at Class II pedestrian streets. At Class I pedestrian streets, blank area cannot exceed 40% of the street-facing facade and at Class II pedestrian streets with a slope over 7.5%, blank area cannot exceed 75% of the street-facing facade.

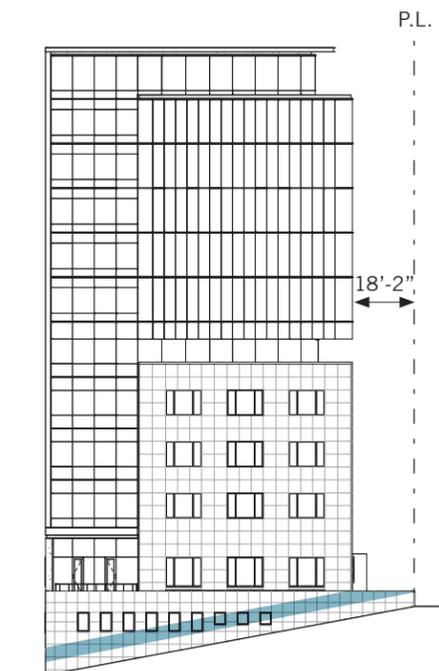
EXISTING NONCONFORMITIES

The existing, landmark designated street facing facades between 15 and 35 feet above the sidewalk is exceed setback limits defined in SMC 23.49.056.B.2.

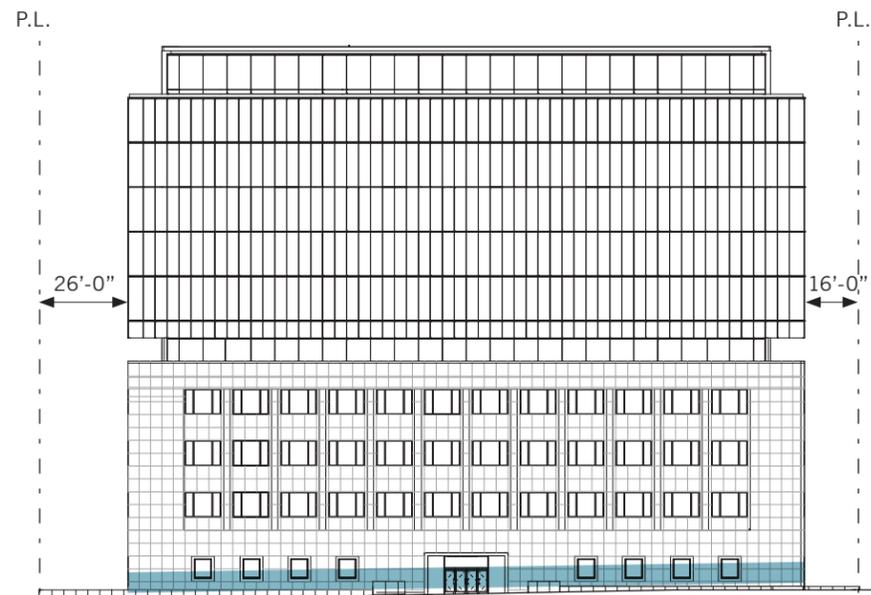
The existing landmark designated facade along the elevations facing Second Avenue, Madison Street and Spring street does not meet requirements set forth in SMC 23.49.056.C and D.

RATIONALE

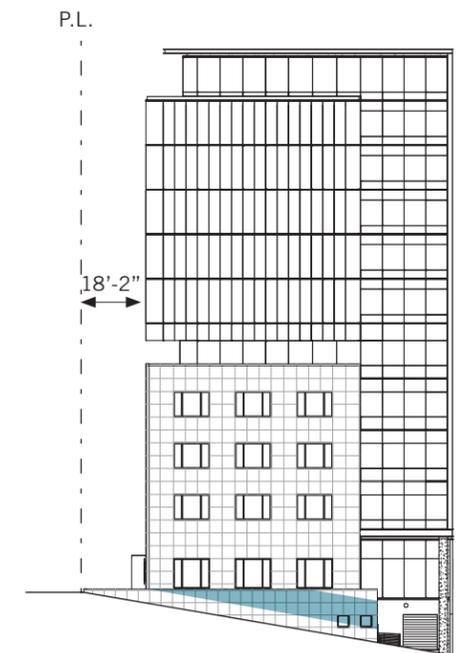
The proposal includes an existing non-conforming, landmarked building not subject to the requirements of SMC 23.49.056.B, C, or D in accordance with 23.42.116 Downtown Structures Nonconforming to Development Standards; and SMC 23.42.118, Landmark Structures.



Transparent Area: 50 sqft
 Non-Transparent Area: 351 sqft
 Total Area between 4' and 8': 401 sqft
 12% Transparent

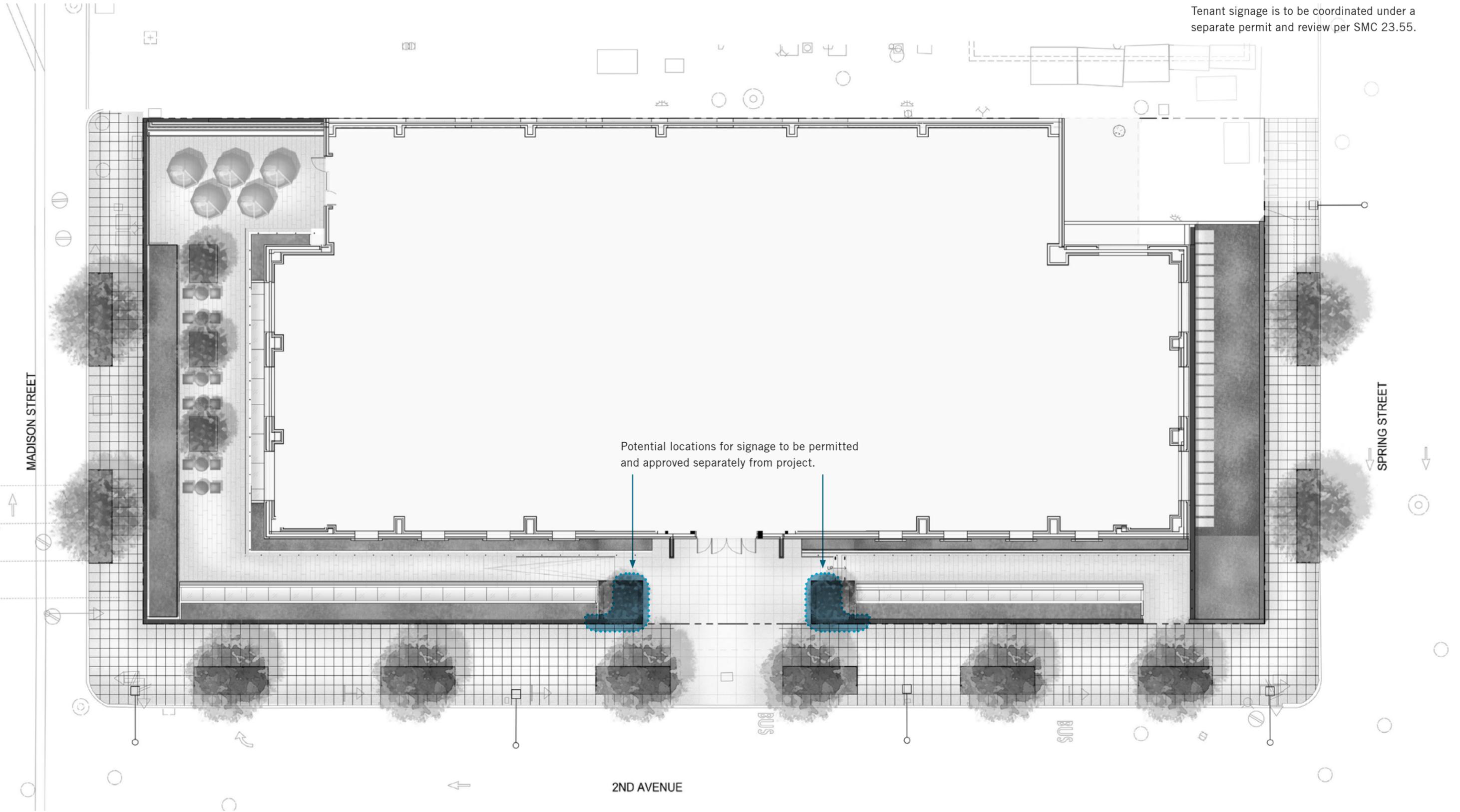


Transparent Area: 181 sqft
 Non-Transparent Area: 1,006 sqft
 Total Area between 2' and 8': 1,187 sqft
 181 / 1187 = 15% Transparent



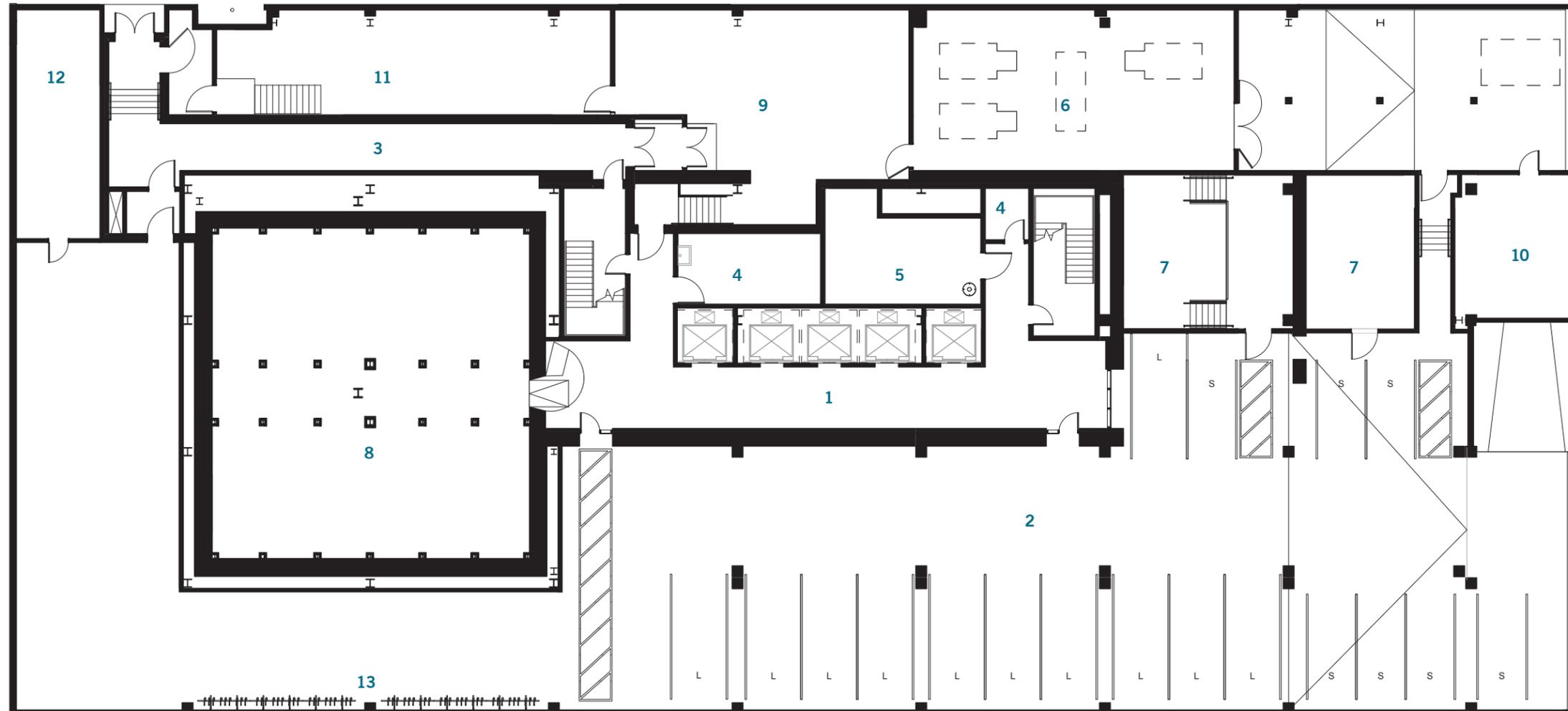
Transparent Area: 19 sqft
 Non-Transparent Area: 207 sqft
 Total Area between 4' and 8': 226 sqft
 8% Transparent

Tenant signage is to be coordinated under a separate permit and review per SMC 23.55.



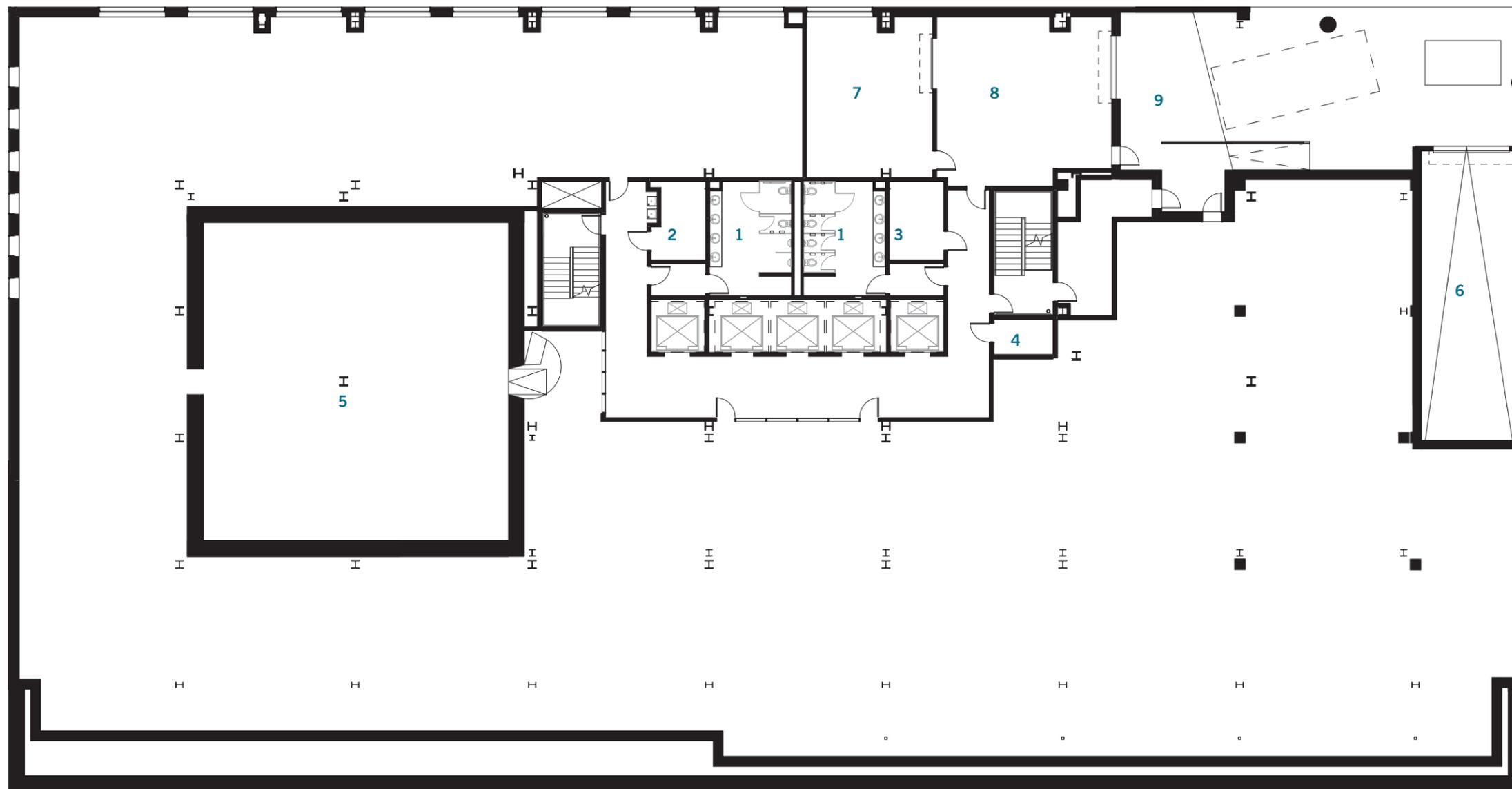
SECTION 03. DESIGN PLANS

LEVEL 1 PLAN /

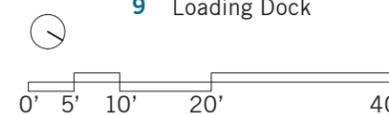


- 1 Lobby
- 2 Parking
- 3 Exit Passageway
- 4 Storage
- 5 Fire Pump
- 6 SCL Vault
- 7 Electrical Room
- 8 Historic Vault/ Storage
- 9 Emergency Generator Room
- 10 Demarc Room
- 11 Mechanical Room
- 12 Water Supply Room
- 13 Bicycle Parking





- 1 Restrooms
- 2 Janitorial
- 3 Electrical
- 4 Communications
- 5 Historic Vault/ Tenant Space
- 6 Parking Ramp
- 7 Trash & Recycling
- 8 Loading Storage
- 9 Loading Dock

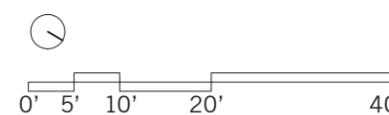


LEVEL 3 PLAN /





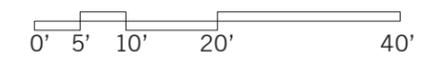
- 1 Main Entry Lobby
- 2 Potential Retail
- 3 Fire Control Center
- 4 Restrooms
- 5 Tenant Entry
- 6 Janitorial
- 7 Electrical
- 8 Skylight
- 9 Public Plaza
- 10 Communications



LEVEL 7 PLAN /



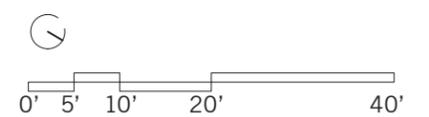
- 1 Restrooms
- 2 Janitorial
- 3 Electrical
- 4 Communications
- 5 Roof

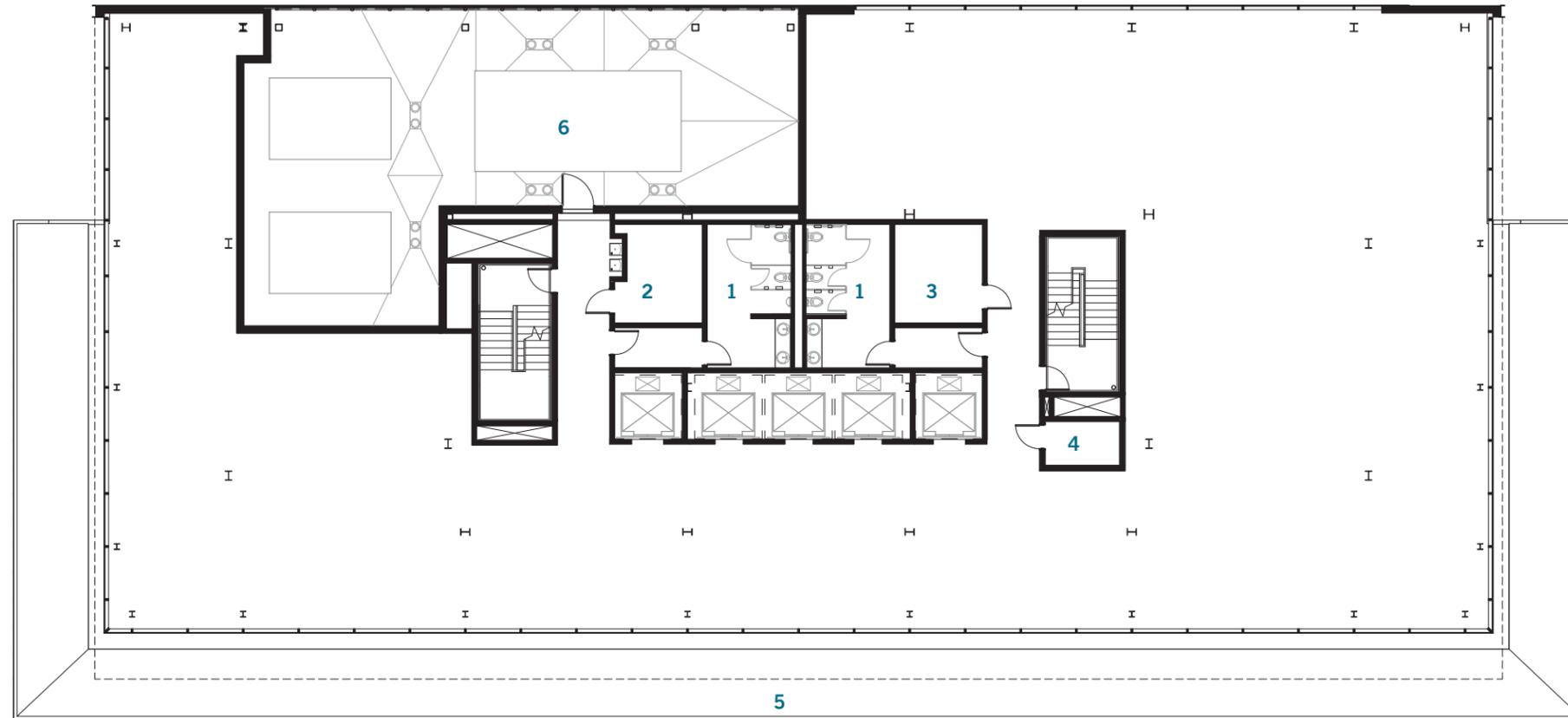


PERKINS+WILL



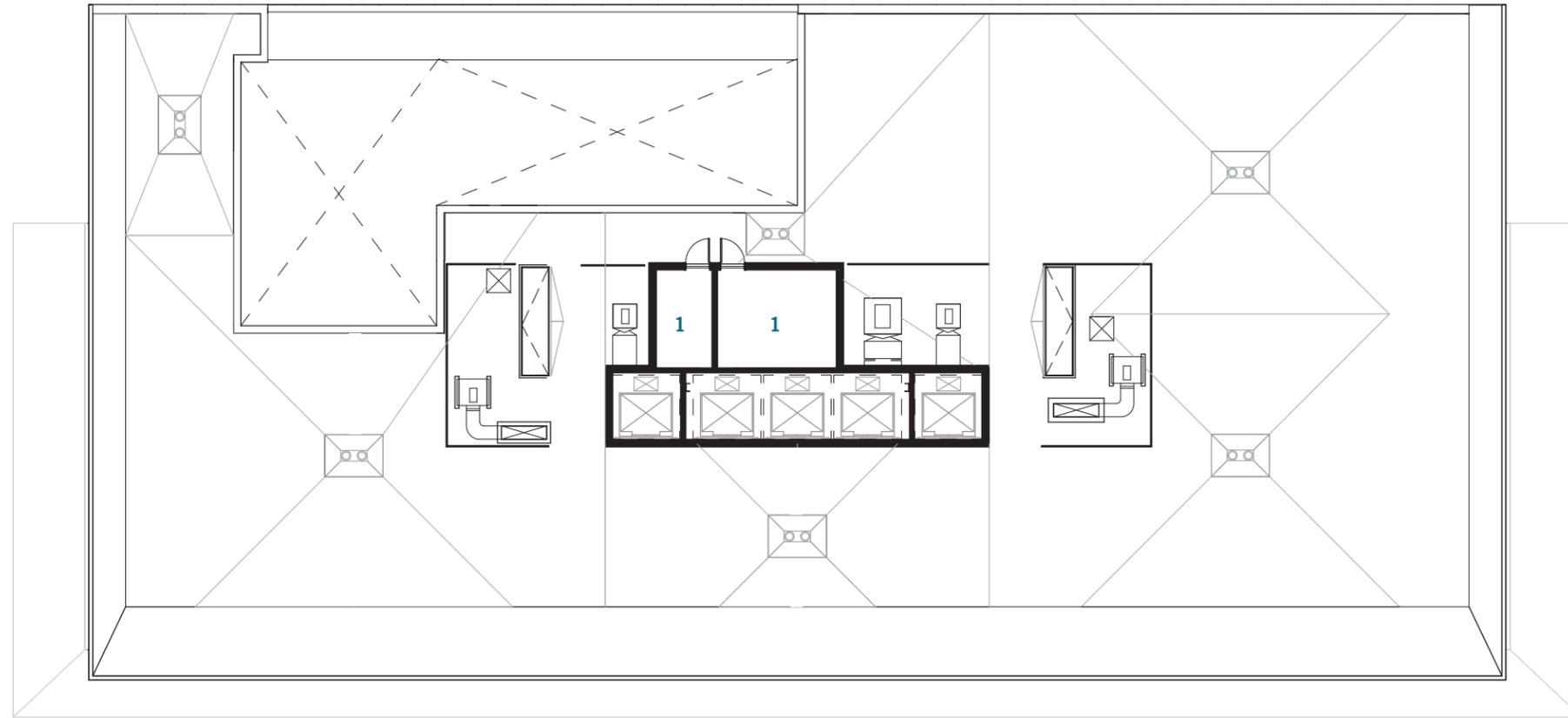
- 1 Restrooms
- 2 Janitorial
- 3 Electrical
- 4 Communications





- 1 Restrooms
- 2 Janitorial
- 3 Electrical
- 4 Communications
- 5 Roof
- 6 Mechanical well

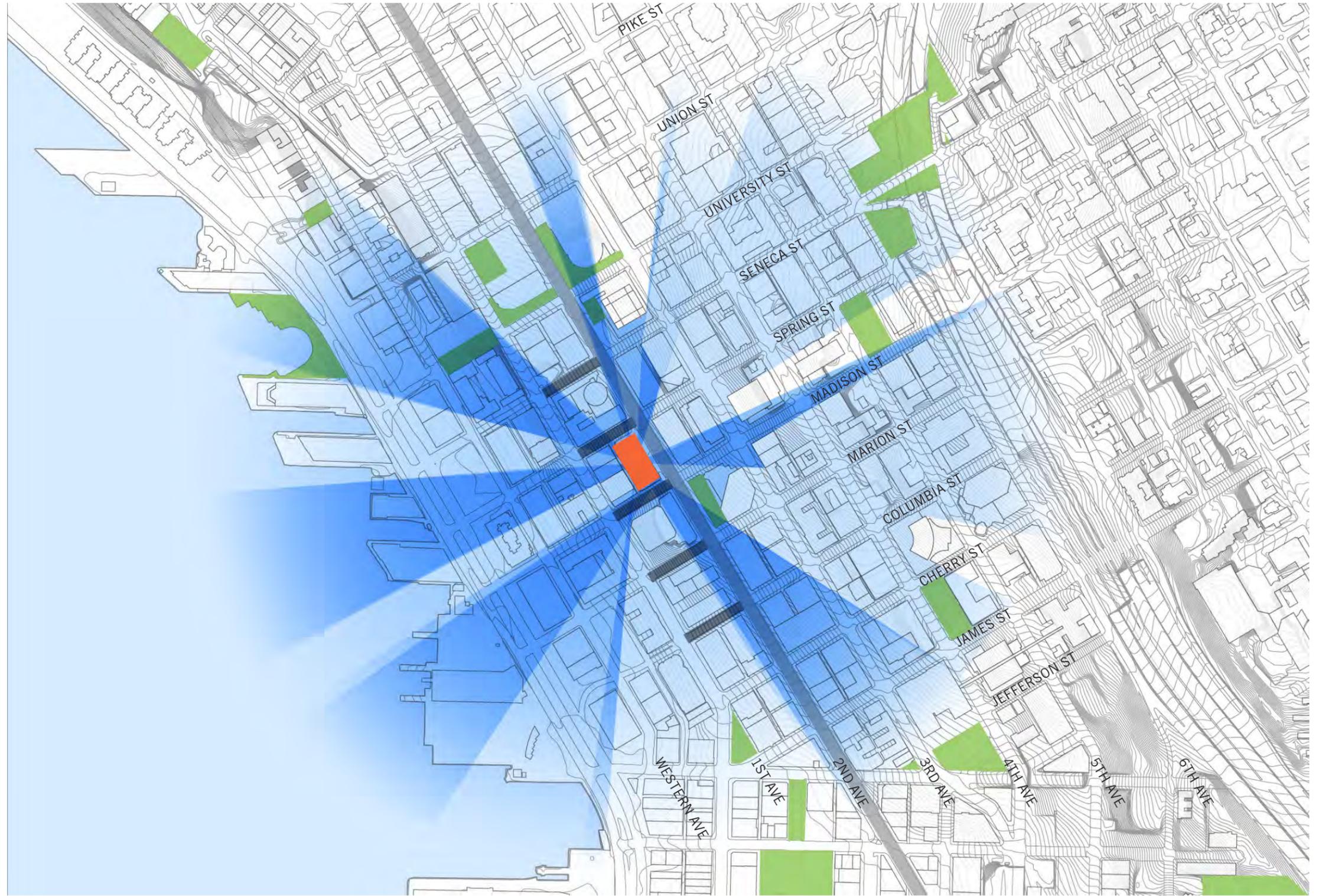


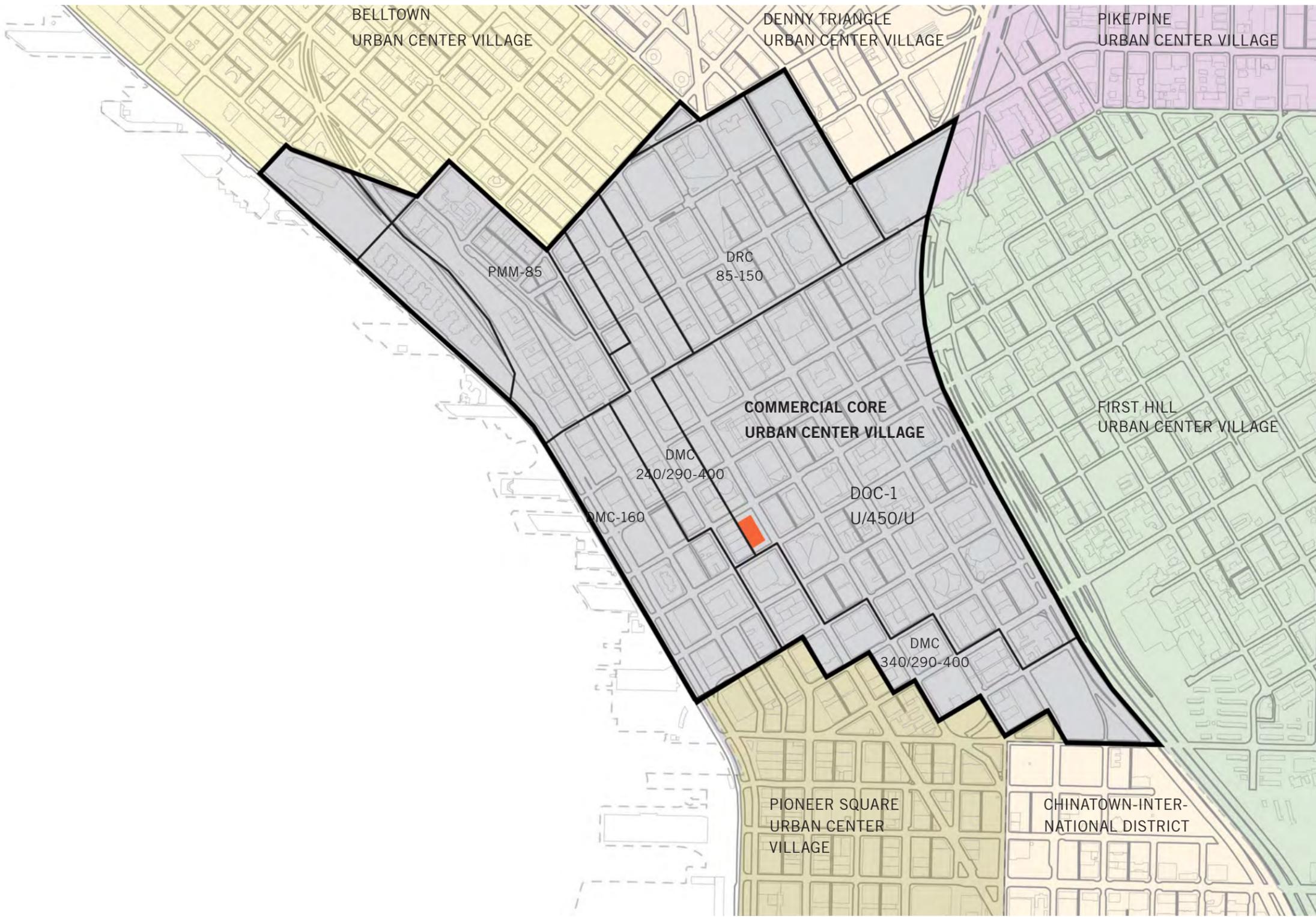


1 Elevator control room

APPENDIX

Sloping gradually to the south, the topography is dominated by the hillside descending westward to Elliott Bay. The change in elevation from First Avenue to Second Avenue between Seneca Street and Columbia Street is approximately 40 feet. Partial views are available at mid-rise levels, increasing to sweeping views at high-rise levels.



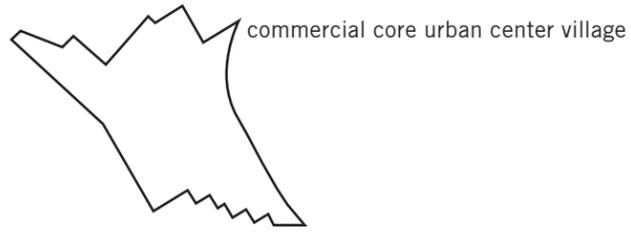


Located within the larger boundaries of the Commercial Core Urban Center Village, the site is zoned DOC1 U/450/U, adjacent to DMC 240/290-400 and DMC 340/290-400 zones.

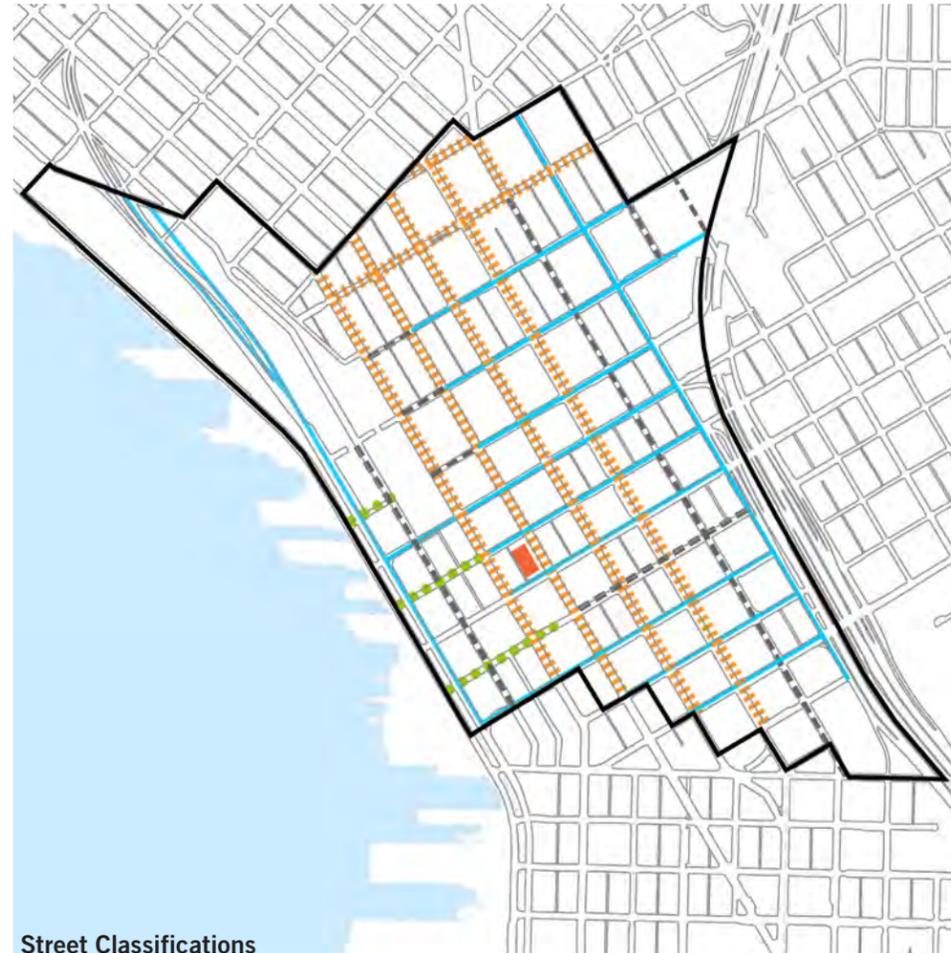
- DOC1 Office Core-1
- DOC2 Office Core-2
- DRC Retail Core
- DMC Mixed Com.
- PMM Pike Market Mixed



DOWNTOWN OVERLAYS



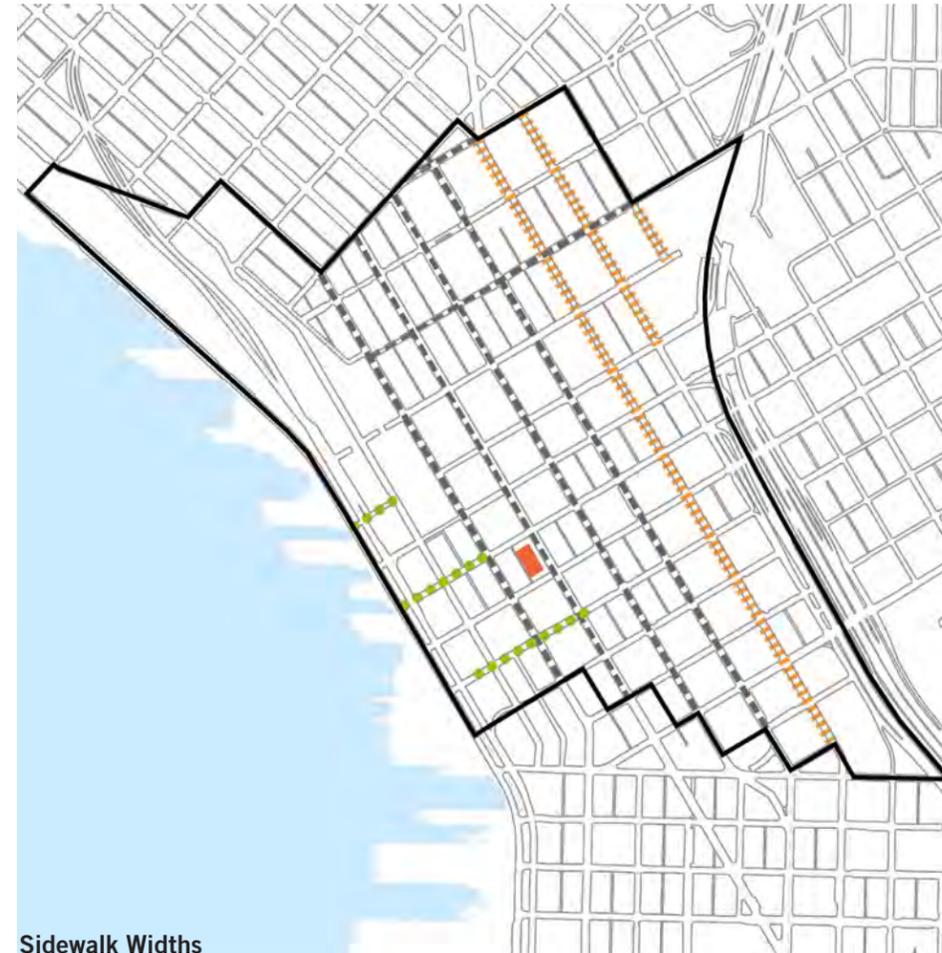
The site is located between two principal arterial streets to the north and south and fronts a principal transit street.



Street Classifications

- Principal Arterial Street
- - - Minor Arterial Street
- . . . Green Street
- ||||| Principal Transit Street

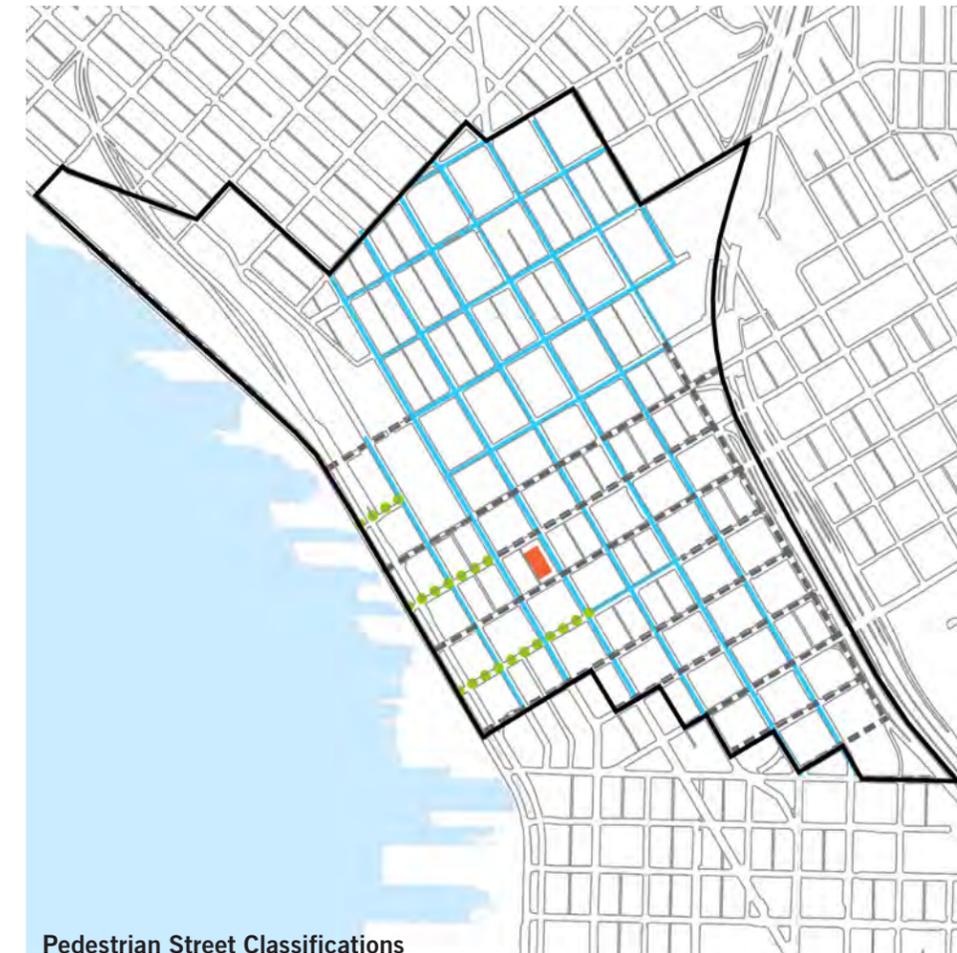
An 18' sidewalk is required along the site at Second Avenue and 12' sidewalks are required at Madison Street and Spring Street.



Sidewalk Widths

- . . . Variable
12' applies to unmarked streets
- ||||| 15'
- - - 18'

Street level uses are not required at the site's street frontages.



Pedestrian Street Classifications

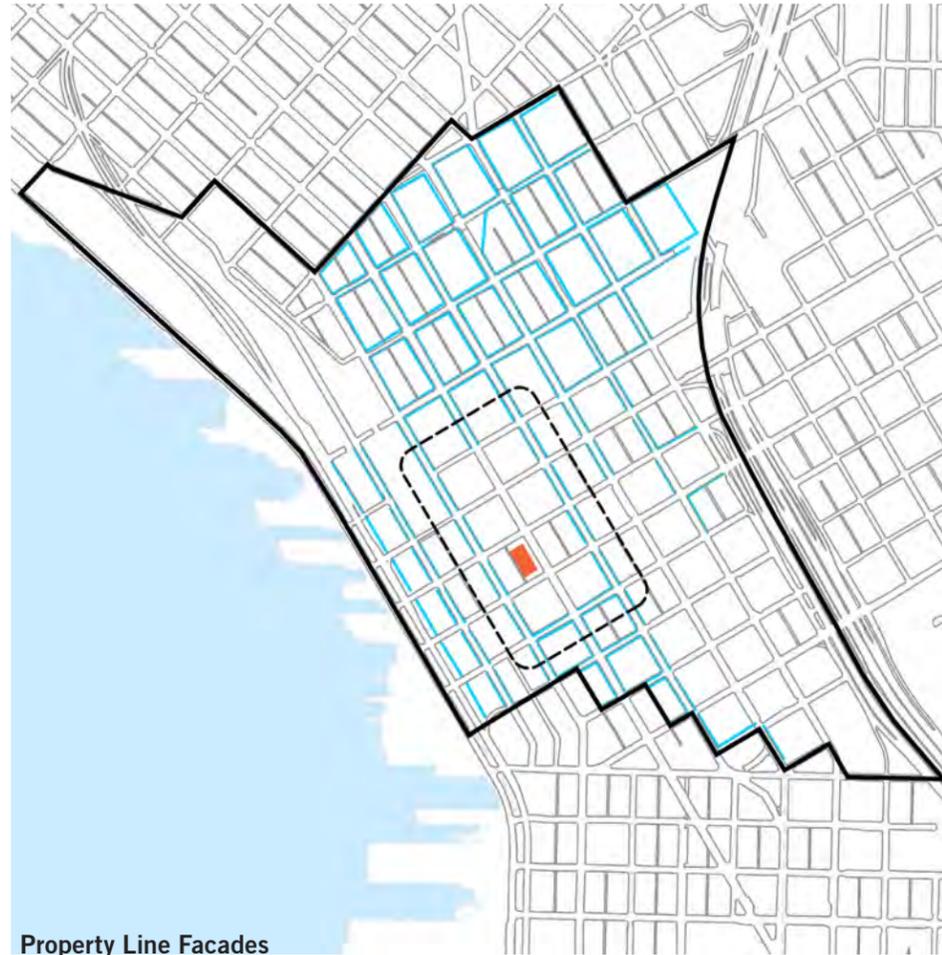
- Class I
- - - Class II
- . . . Green Street

The site is located between two Class II pedestrian streets to the north and south and faces a Class I pedestrian street.



— Street Level Uses Required

Property line facades are not required at the site's street frontages.

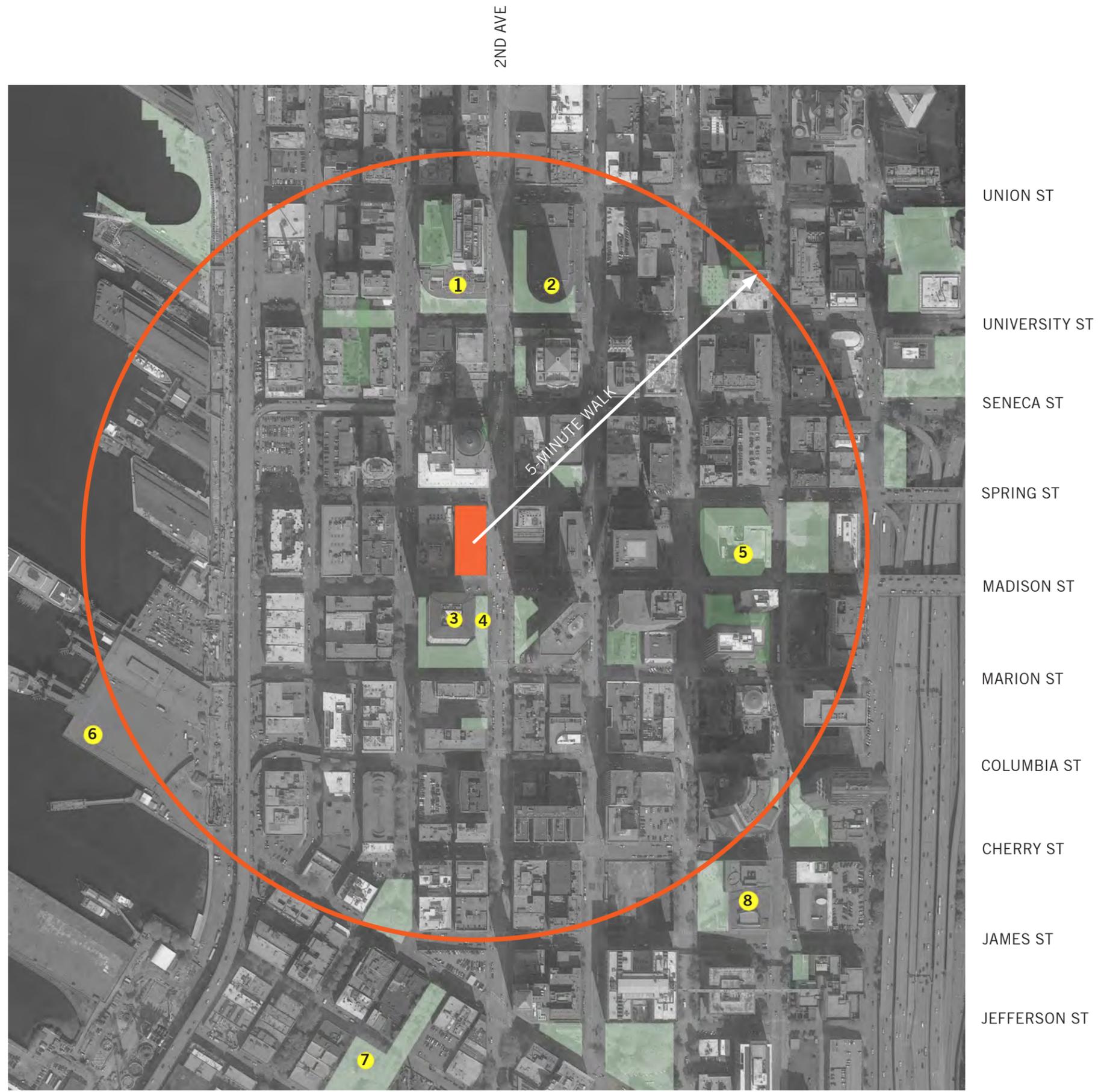


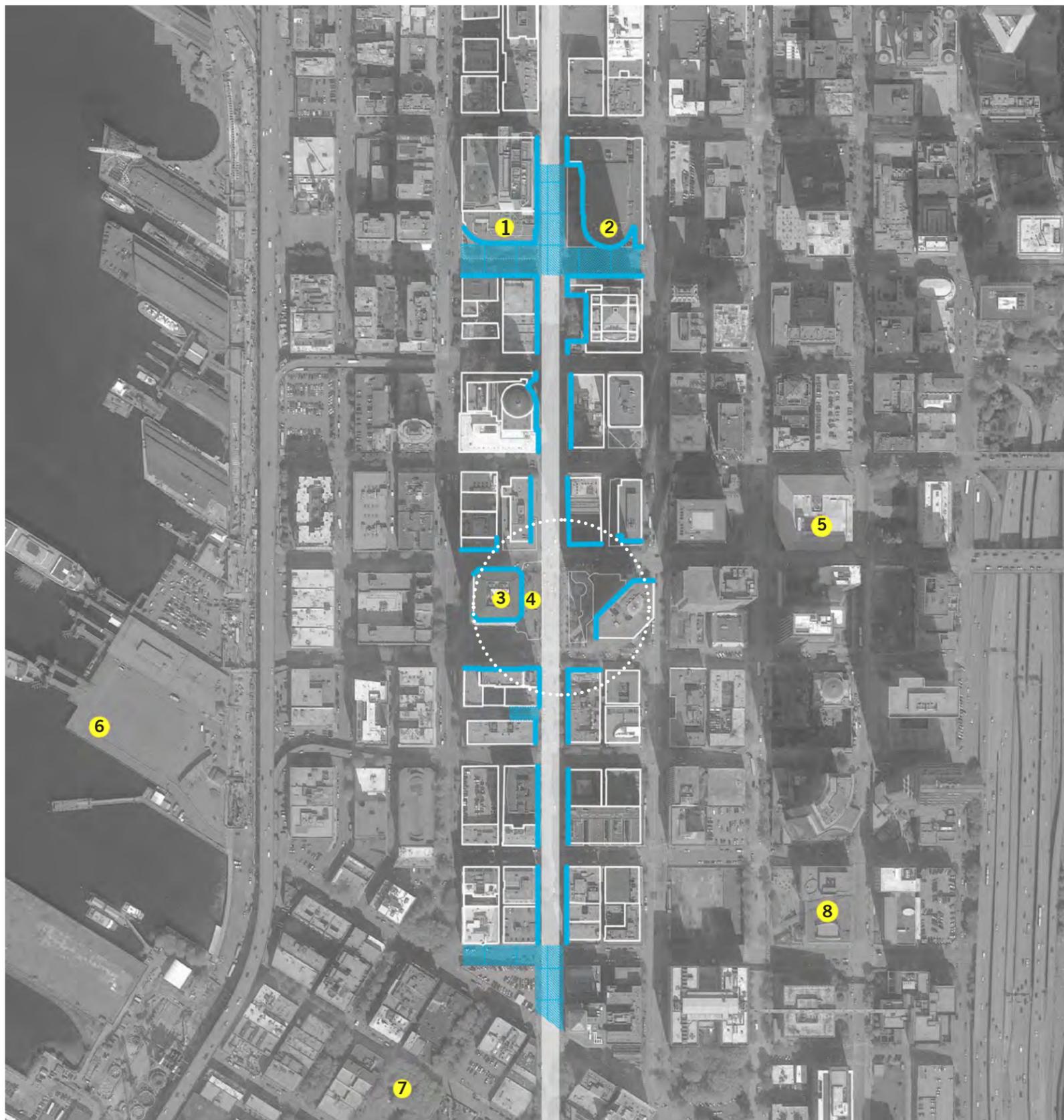
— Property Line Facades Required

COMMUNITY NODES

The site is centrally located to nearby pedestrian destinations.

- Pedestrian Major Destinations
 - 1. Seattle Art Museum
 - 2. Benaroya Hall
 - 3. Henry M. Jackson Federal Building
 - 4. Henry M. Jackson Plaza
 - 5. Seattle Public Library
 - 6. Colman Dock Terminal
 - 7. Occidental Square
 - 8. Seattle City Hall
-
- Public Amenity Space





2ND AVE

- UNION ST
- UNIVERSITY ST
- SENECA ST
- SPRING ST
- MADISON ST
- MARION ST
- COLUMBIA ST
- CHERRY ST
- JAMES ST
- JEFFERSON ST

Public plazas flank Second Avenue just south of the site at the Henry M. Jackson Building and Wells Fargo Tower. The facade of the FRB also steps back from the street and creates the opportunity for open space.

- Pedestrian Major Destinations
- 1. Seattle Art Museum
- 2. Benaroya Hall
- 3. Henry M. Jackson Federal Building
- 4. Henry M. Jackson Plaza
- 5. Seattle Public Library
- 6. Colman Dock Terminal
- 7. Occidental Square
- 8. Seattle City Hall

