



# NEXUS

AT 1200 HOWELL

#3021813  
07.12.2016  
DRB RECOMMENDATION MEETING



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## PROJECT DESCRIPTION & VISION

Nexus, also referred to as 1200 Howell will front the intersection of Howell and Minor, located along the northeastern edge of the Denny Triangle neighborhood, and near the I-5 South-bound on-ramp at Yale. The site is in close proximity to the downtown office core, major employers in South Lake Union and the Denny Triangle and the expansion of the Washington State Convention Center, with easy access to transit and vehicular routes. This area is currently one of the busiest in Seattle in terms of growth, with numerous tower cranes for projects in construction and many more “pipeline” projects in design.

Nexus is being developed as a mixed-use condominium project, offering a mix of unit sizes and configurations catering to an array of new as well as established urban homebuyers alike. This project will promote urban living and decreased dependence on the automobile for transportation, enabling residents to live, work and enjoy the cafes, restaurants, shops and culture of this emerging neighborhood.

The 40-story project will provide generous amenities, primarily located at two levels. The 7th floor at the top of the project podium provides a more intimate urban experience relating to its neighbors, while rooftop spaces at the 40th floor relate to the larger, more panoramic context of the City and its surroundings, capturing the spectacular regional views available from the site.

At the ground floor there will be considerable space for retail, fronting both Howell and Minor. The allocation of those commercial spaces has been chosen to reinforce Howell Street as the emerging retail, restaurant and hospitality corridor connecting to the new convention center expansion. The residential entry and lobby will front on the quieter Minor Avenue at roughly mid-site. The streetscape and podium will be further animated at the ground level with enhanced landscaping and a generous curb bulb along Minor per EDG comments by the board. Living units at floors 2 – 6 at the intersection corner will provide additional animation and sense of presence.

Nexus will be designed as a unique, dynamic and modern high-rise residential building, utilizing new forms that will not only define the project and the neighborhood, but also bring new vibrancy to the Seattle skyline. Nexus' architectural massing has the appearance of “stacked, rotating boxes” punctuated and separated by deep reveals which provide protected balconies at those transitions. This iconic, highly visible structure, will be a gateway to and from many view locations, particularly north and south bound I-5.

Burrard Development is a boutique development firm operating out of Vancouver, Canada with a focus on developing livable communities and award-winning site-specific buildings throughout the Pacific Rim. Nexus is Burrard Development's first project in Seattle and our team is thrilled to participate in shaping this dynamic emerging neighborhood in downtown Seattle.

## PROJECT STATISTICS

total site area  
**14,400**sf

gross building area  
**548,423**sf

total residential units  
**374** units

Residential parking  
**316** stalls

## DENNY TRIANGLE

Connecting the Retail Core to Seattle's South Lake Union neighborhood, Denny Triangle is one of Downtown's fastest growing neighborhoods with beautiful new developments pushing it forward. This vibrant area seamlessly integrates professional and residential communities with restaurants, bars, unique shops and public parks, all connected via the Seattle Streetcar Line.

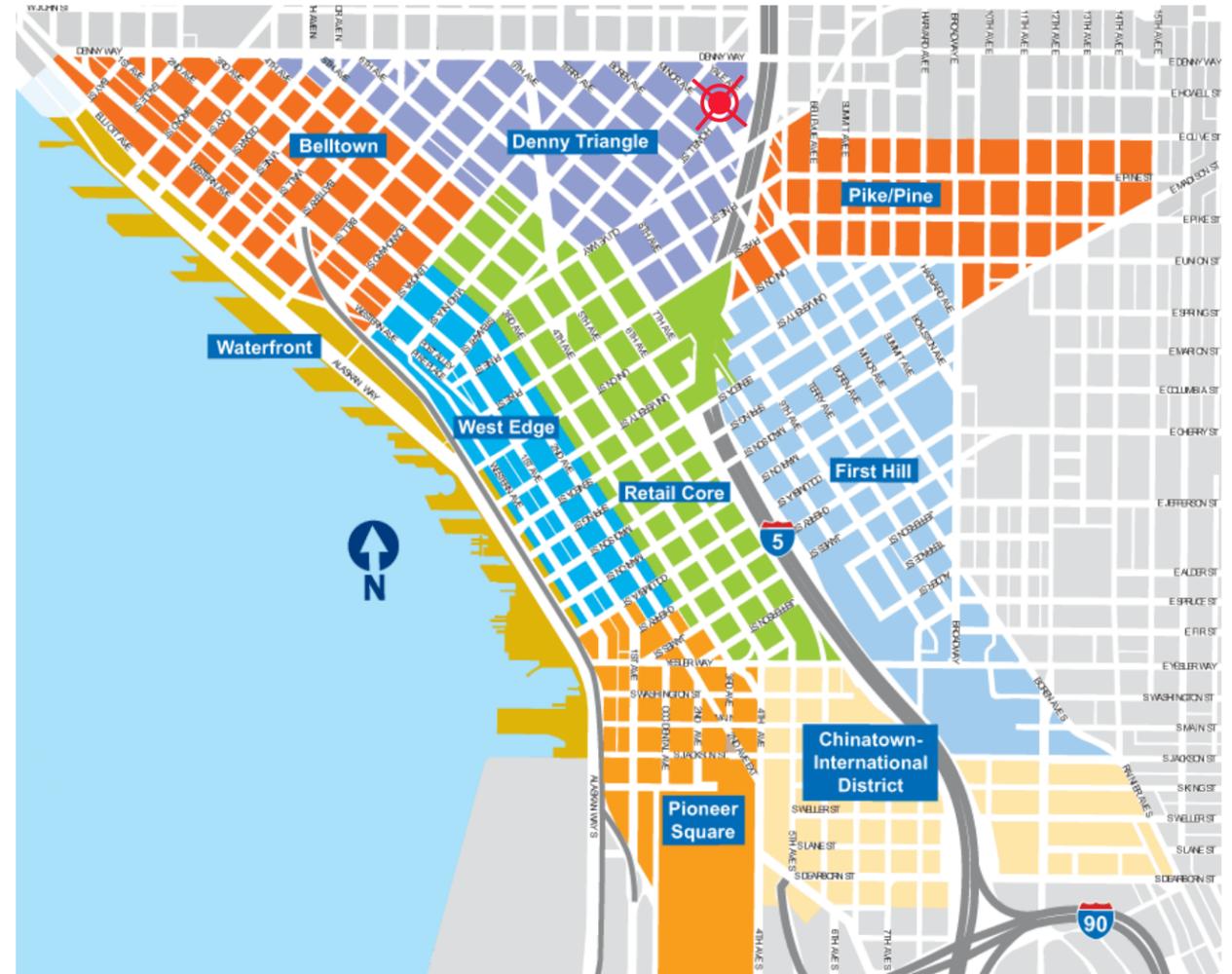
## NEIGHBORHOOD PROFILE

Denny Triangle has edged past South Lake Union as Downtown's fastest growing neighborhood, with a 27% increase in population in just the past five years. In 2013 Via6, one of Seattle largest apartment complexes, opened at 6th Avenue and Blanchard Street adding 654 units to the apartment inventory in Denny Triangle. Thousands of additional apartment and condominium units are expected to open by the end of 2020 throughout the entire Denny Triangle, creating a new residential neighborhood in the city.

It is not just residential projects contributing to the transformation of Denny Triangle. Office development has added 1.7 million square feet to the neighborhood since 2005. Amazon.com has 2.2 million square feet in two towers under construction with two more towers in the pipeline and another building at 1915 Terry under renovation. Touchstone is building a 222-room hotel/office project with nearly 300,000 square feet of office space. Several other projects are in planning stages or waiting on permits, including several hotel projects and a potential convention center expansion at Convention Place Station.

## NEIGHBORHOOD HISTORY

The Denny Triangle was regraded in the first part of the century to accommodate the growth of Seattle's city grid and increased property values. The project removed Denny Hill, one of the proverbial seven hills of Seattle. It ran east from First Avenue between Pike Street and Denny Way. The hill and street were named after the Denny family, who were among the city's earliest white inhabitants. The First Avenue regrade was started in 1897 and completed on January 6, 1899. From 1902 to 1911, the Hill was sluiced into Elliott Bay by pumping water from Lake Union using hydraulic mining techniques in a series of regrades along Pike and Pine Streets, Second Avenue, and the massive Denny Regrade No. 1 which regraded everything remaining between Fifth Avenue and the waterfront. In 1929-30, Denny Regrade No. 2 removed the final pieces of the hill east of Fifth Avenue using steam shovels.



The site sits near the northeast corner of the Denny Triangle Neighborhood



A picture of the 1929 Regrade of Denny Hill into its current topography

# ZONING MAP



- SM240/125-400
- DMC 240/290-400
- DMC 340/290-400
- DOC 500/300-500



# ZONING SYNOPSIS

King County Parcel #	0660002325, 0660002310
<b>Zoning Classification</b> (Map 1A; 23.49.008.A.3)	<b>DMC 240/290-400</b>
<b>Site Area</b>	<b>14,400 Sf (120' X 120')</b>
Permitted Uses (23.48.004)	Office, Hotel, Retail, Residential, Etc. <b>Residential Is The Primary Use, With Retail At The Ground Level</b>
Neighborhood Overlay (23.49.056, Map A)	Denny Triangle Urban Center Village
<b>Street Classifications</b> (23.49 Map 1B, Map 1F)	<b>Howell Street: Principal Transit Street, Class 1 Pedestrian Street</b> <b>Minor Street: Class 2 Pedestrian Street</b>
<b>Height</b> (23.49.008.B)	<b>400' For residential use</b> if utilizing bonus available under section 23.49.015  40' Additional height allowed for structures located in DMC 240/290-400 or 340/290-400 which may exceed the maximum height limit for residential use by 10% of that limit if...  1. The facades of the portion of the building exceeding the height limit do not enclose an area exceeding 9,000 sf.  2. The enclosed space is occupied only by those uses or features otherwise permitted in this section as an exception to the height limit  Common recreation area allowed up to 15' above 400', as long as the combined coverage of all rooftop features does not exceed 55% of the roof area for structures that are subject to maximum floor area limits <b>NEXUS is meeting this standard, total building height is 440', with bonuses</b>
<b>Street Level Use Requirements</b> (23.49.009; Map 1G)	<b>None required</b> <b>NEXUS is providing retail along both streetfronts, though not required</b>
Requirements For Residential Uses (23.49.010)	Common recreation area equivalent to 5% of total gross floor area shall be provided. 50% Of common recreation area may be enclosed <b>NEXUS is meeting this standard, at the RI level</b>
Floor Area Ratio (23.49.011)	Base = 5, max = 7 w/ bonuses  Exemptions:  Street level spaces (required or not) that meet requirements of 23.49.009), Residential uses, live/work units, floor area below grade, parking accessory to residential uses (up to ratio of 1:1); 3.5% Allowance for mechanical equipment <b>NEXUS is meeting this standard, FAR is under 1.0</b>
Bonus Residential Floor Area (23.49.015)	Provide low/moderate income housing within or adjacent to project, or by paying the city to build or provide the housing (payment option), or combination of both <b>NEXUS is not utilizing the Bonus Floor Area</b>
<b>Overhead Weather Protection</b> (23.49.018)	<b>Continuous overhead weather protection required along the entire street</b> frontage of a lot, minimum 8' depth, minimum 10' above sidewalk, maximum 15' above sidewalk <b>NEXUS is not meeting this standard, see Departure</b>

Parking (23.49.019)	No parking required  When provided, one story of parking is permitted above the street level story of the structure for each story of parking provided below grade, up to a maximum of four stories above grade (23.49.019.B.2.B) <b>NEXUS is meeting this standard, 7 below-grade parking levels, and 5 above-grade</b>
<b>Separation of Parking</b> (23.49.019.B.3)	<b>Parking shall be separated from the street by another use for a minimum of 30% along each street frontage of the structure above the third story of a structure</b> <b>NEXUS is not meeting this standard, see Departure</b>
Bicycle Parking (23.49.019.E)	1 Space For Every 2 Dwelling Units <b>NEXUS is meeting this standard, 219 are provided</b>
Minimum Facade Heights (Table A 23.49.056)	Class 1 Pedestrian Streets - 25'; Class 2 Pedestrian Streets - 15' <b>NEXUS is meeting this standard, facade height is approximately 63'</b>
Facade Transparency (23.49.056.C)	Class 1 Pedestrian Streets - 60%; Class 2 Pedestrian Streets - 30% <b>NEXUS is meeting this standard</b>
Blank Facades (23.49.056.D)	Class 1 Pedestrian Streets - 15' Max.; Class 2 Pedestrian Streets - 30' Max. <b>NEXUS is meeting this standard</b>
Landscaping Requirements in Denny Triangle Urban Village (23.49.056.F.1)	All new development in DMC zones in the Denny triangle urban village, shall provide landscaping in the sidewalk area of the street right-of-way. The square footage of landscaped area provided shall be at least 1.5 Times the length of the street lot line (in linear feet) <b>NEXUS is meeting this standard</b>
Facade Modulation (23.49.058, Table A)	Maximum length of un-modulated facade within 15 feet of street lot line - 100' maximum length above 241' <b>NEXUS is meeting this standard</b>
Tower Floor Area Limits (23.49.058, Table B)	10,700 Sf average maximum floor plate size for a tower that exceeds the base height limit. 11,500 Sf maximum floor plate size for any story <b>NEXUS is meeting this standard</b>
<b>Maximum Tower Width</b> (23.49.058.E.2.A)	<b>Maximum tower width above 85' along n/s axis along the avenues = 120' or 80% of lot width, whichever is less</b>  <b>Lot width = 120'; calculation: 120' x 80% = 96' max tower width</b> <b>NEXUS is not meeting this standard, see Departure</b>
Tower Spacing (23.49.058.F)	Tower spacing for all structures over one hundred sixty (160) feet in height in those DMC zoned areas specified below:  I. For the purposes of this section, no separation is required:  A. Between structures on different blocks B. From a structure on the same block that is not located in a DMC zone; or C. From a structure allowed pursuant to the land use code in effect prior to the effective date of ordinance 122054.  On DMC zoned sites with maximum height limits of more than one hundred sixty (160) feet located in the Denny triangle urban center village... All portions of the tower that are above one hundred twenty-five (125) feet in height must be separated by a minimum of sixty (60) feet from any portion of any other existing tower above one hundred twenty-five (125) feet in height <b>NEXUS is meeting this standard</b>
Sidewalk Widths (23.49.338.3 Map C)	Minor Ave. Requires a 12' sidewalk. Howell requires a 15' sidewalk since no transit stops are located on the project side of the street (per Map C) <b>NEXUS is meeting this standard</b>



NEIGHBORHOOD CONTEXT



EXISTING PROJECTS      UNDER CONSTRUCTION      PLANNED PROJECTS



Metropolitan Park Towers - Office

1



Metropolitan Park North - Office

4



9th and Stewart - Hotel and Residential

7



1200 Stewart - Residential

10



Seattle Times Project - Residential

13



Balfour Place Apartments - Residential

2



TILT 49 - Office and Residential

5



1007 Stewart - Office

8



2014 Fairview - Residential

11



1901 Minor - Residential

14



Arion Court - LIHI

3



Kinects - Residential

6



Washington State Convention Center Expansion

9



Seattle Childrens Research - Research

12



Denny Hill Substation - Utility

15



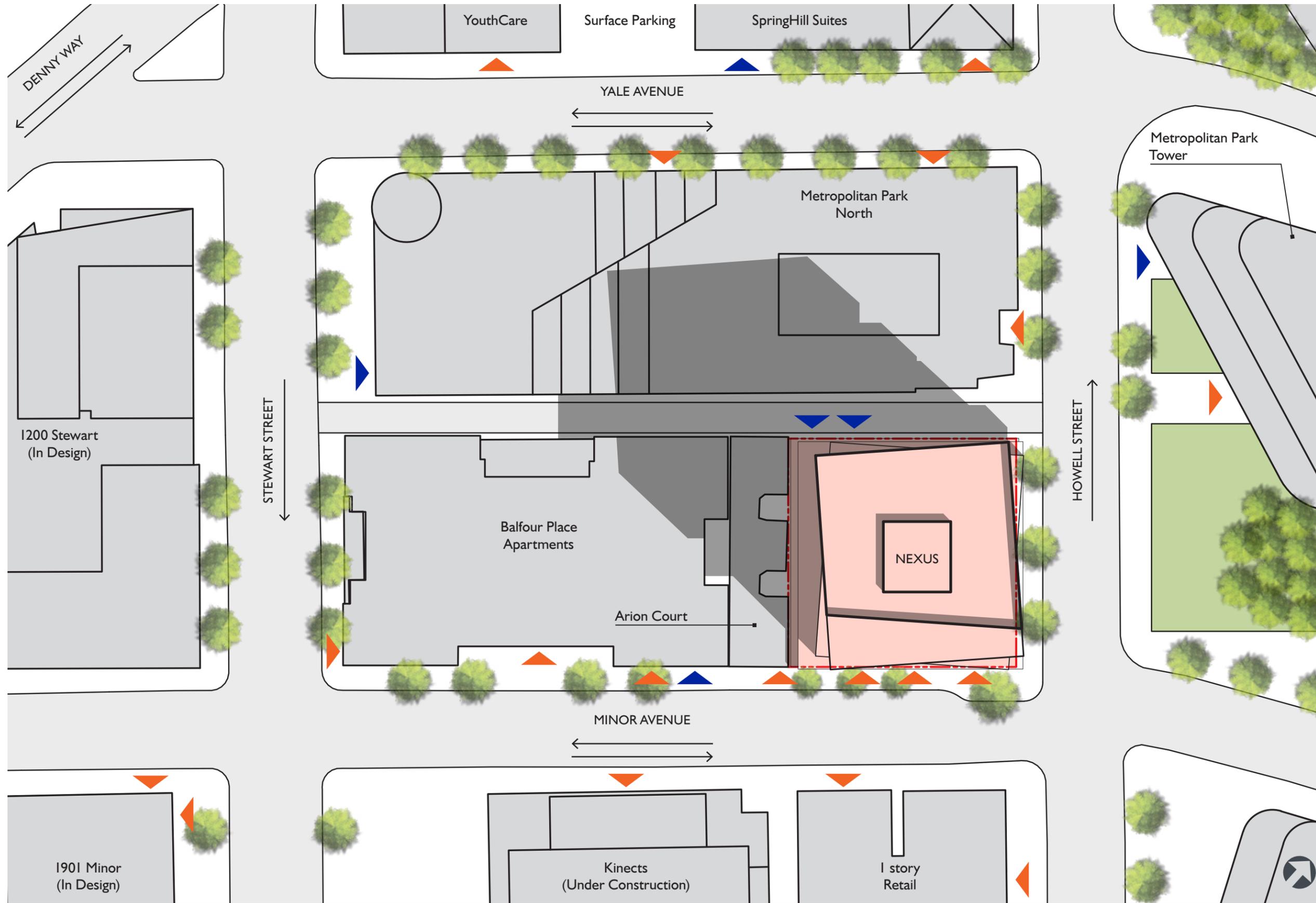
# NEIGHBORHOOD CONTEXT



## KEY

- Active Development Projects
- Project Site
- Grocery
- Schools
- Shopping
- Bus Stop
- Light Rail Station
- Surface Rail Station
- ↔ Interstate Freeway
- ↔ Main Transit Routes
- - - Surface Rail Transit Line
- - - Dedicated Bike Lane

# NEIGHBORHOOD CONTEXT



## KEY

- Residential Units
- Common Space
- Mechanical / BOH / Parking
- Vertical Transportation
- Common Amenity
- Retail
- Pedestrian Entry
- Vehicular Entry



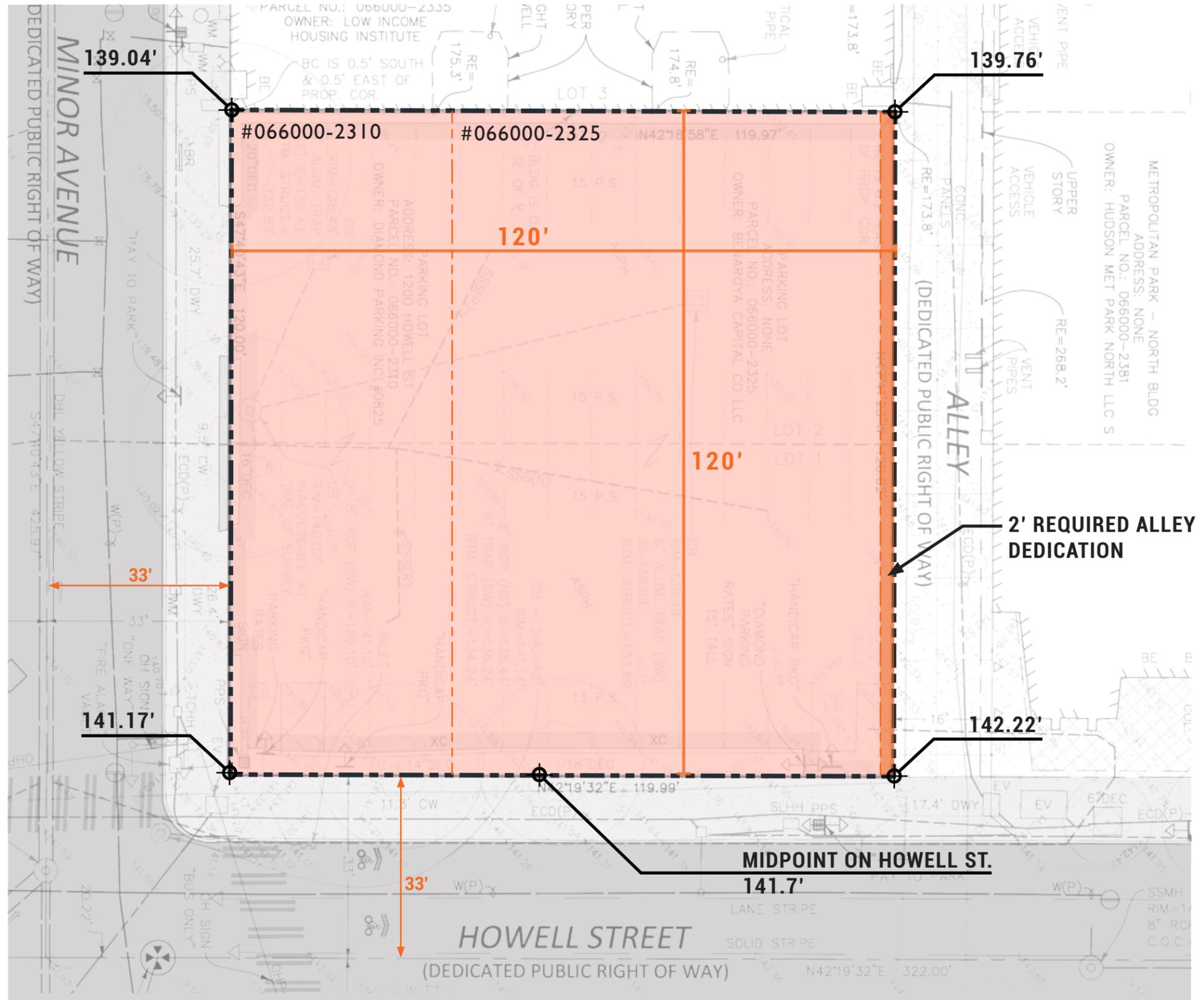
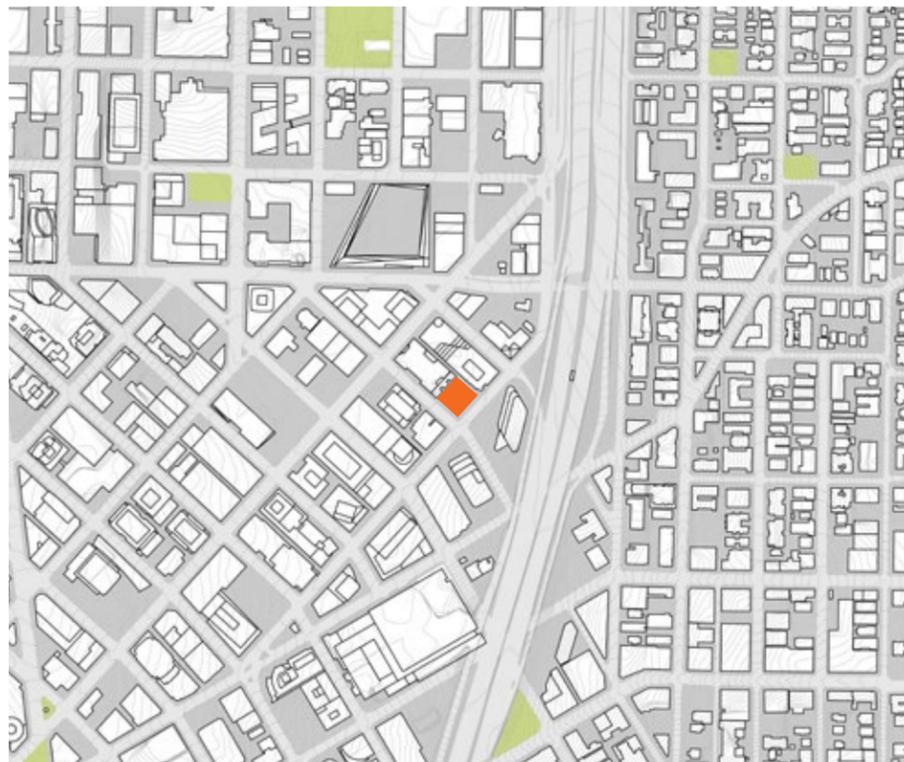
# PARCEL INFORMATION

## SITE INFORMATION

PARCEL #: 066000-2310  
 LEGAL DESCRIPTION:  
 BELL HEIRS OF S A 2ND ADD SWLY 40 FT

PARCEL #: 066000-2325  
 LEGAL DESCRIPTION:  
 BELL HEIRS OF S A 2ND ADD NELY 80 FT

SURVEYED AREA:	14,398 SF
DIMENSIONS:	120' x 120'
CURRENT USE:	PARKING LOT
BASE BUILDING HEIGHT:	141.7'
GRADE CHANGE:	3.18'
EXISTING SIDEWALK WIDTH:	
HOWELL:	12.0'
MINOR:	12.0'



## PREFERRED MASSING AT EDG



### VERTICAL REVEAL

Our first option employs several shifting rectilinear masses to create a breakdown in form. Vertical reveals break up the tower massing per code requirements, and horizontal breaks create visual relief to an otherwise simple massing. The facade treatment of the tower tracks all the way down to the street, where it is broken by a setback level of retail and building entry.

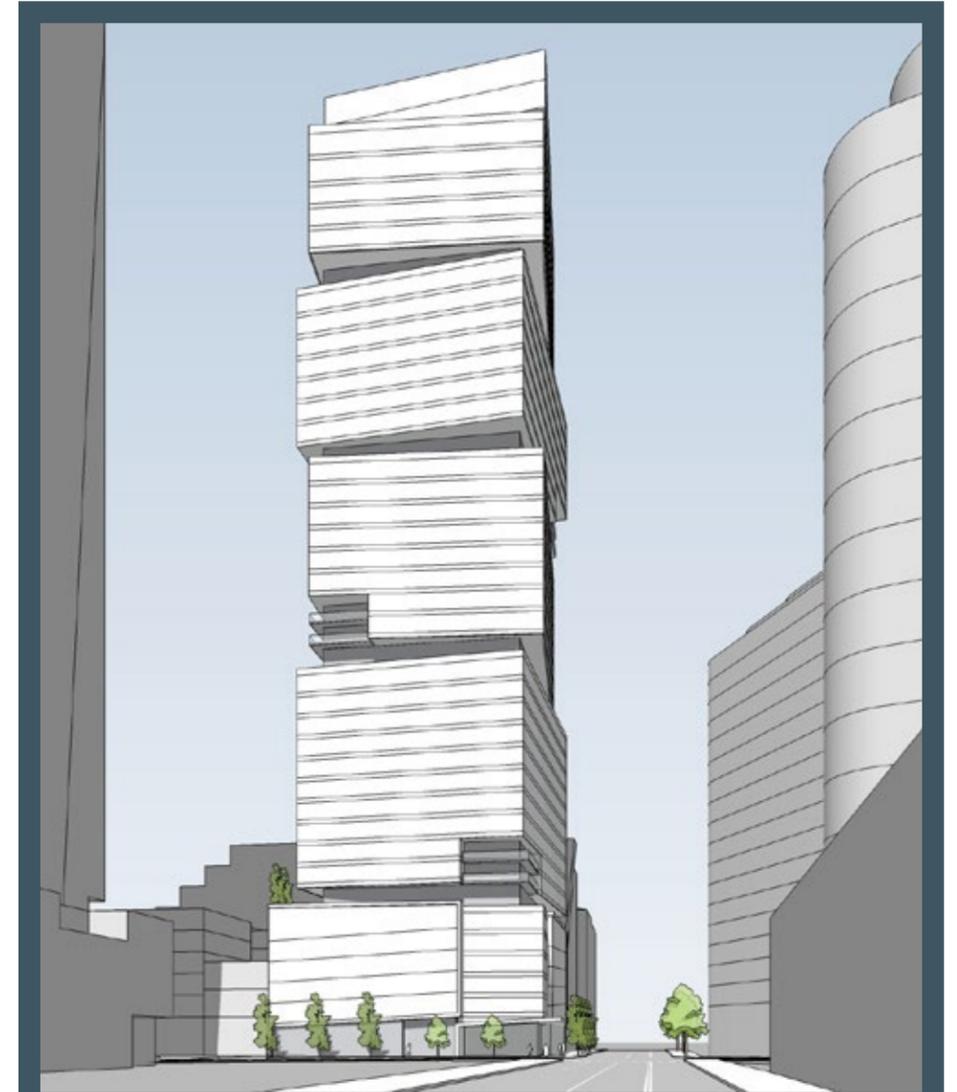
- Code compliant
- Horizontal and vertical reveals break down the massing of the tower.
- Erosions at key locations provide visual relief and unique units at high visibility locations.
- Simplicity of massing reduces construction costs.



### GRID SHIFT

Our second option begins to draw cues from site relationships and the grid shift at Howell. Angular vertical forms match the angles across the street, while a central core ties into the grid on the site. The vertical masses break at different heights, reducing the mass at the top of the tower and creating dynamism in the skyline of the downtown.

- Angular forms break from the site grid and respond to the shift in the city grid at the site.
- Tower elements break from the podium to create a unique expression.
- Vertical masses break up the facade horizontally.
- Tower glass expresses all the way to the ground level, activating the corner all the way to street level and hiding the function of the above grade parking.



### STACK EFFECT - PREFERRED

Our third and preferred option takes elements and concepts from both of our first options and utilizes their strengths to create a unique tower for the city. Shifting boxes rotate to realize views and reduce adjacencies with nearby towers; the reveals between them break down the tower's massing and create opportunities for vegetated decks. Erosions at key corners provide both unique units and visual relief. Residential units at the podiums share the massing from above to unify the architecture and activate the street level and above grade parking.

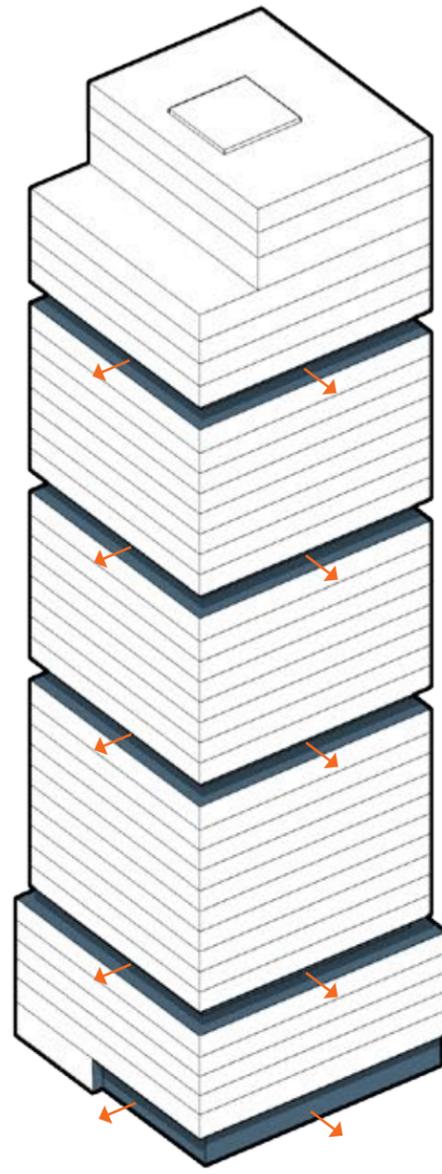
- Iconic design and massing breaks from the surrounding rectilinear masses.
- Rotation in tower mass directs views away from adjacent towers.
- Massing is inherently broken down in scale from reveals at massing shifts.
- Erosions provide visual interest to viewers.
- Decks throughout the height of the tower provide additional greenspace and planting areas.





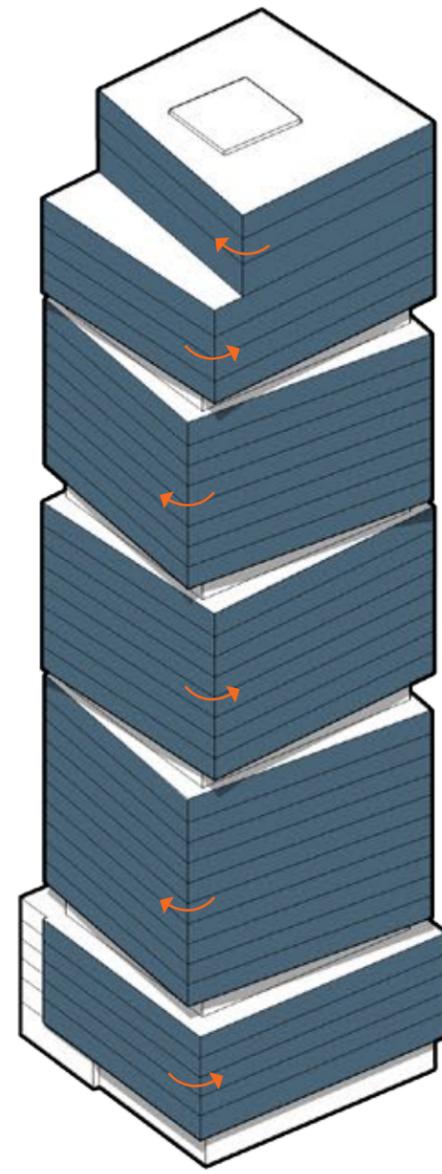
## 1.0 TOWER MASSING

Defined by the sites boundaries, the tower's massing utilizes the entire site to allow for an efficient footprint. The tower itself breaks from the Podium at the L7 amenity level, defining the tower and podium as their own massing elements.



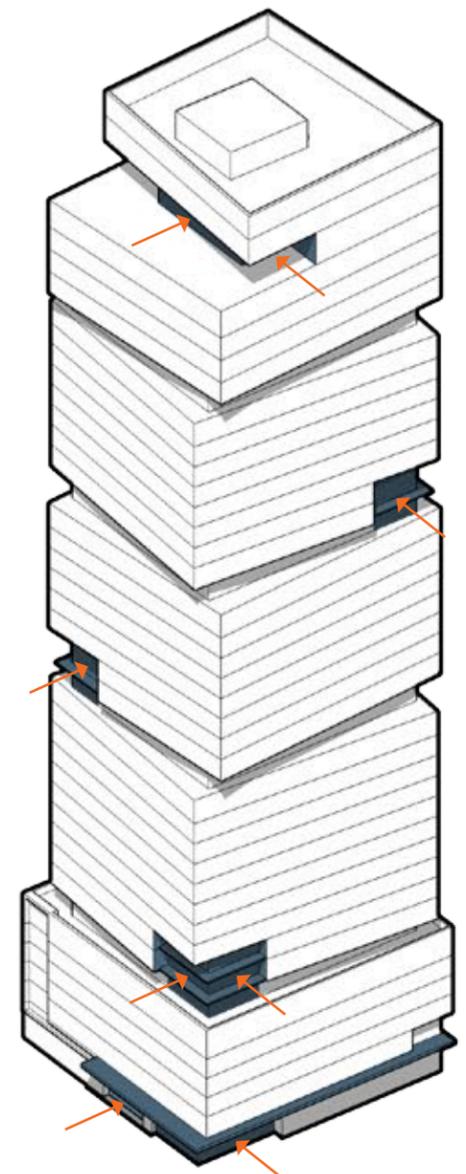
## 2.0 SCULPTING FOR FUNCTION

Reveals in the massing add functional outdoor space to a larger number of units than many towers of this scale. Each is spaced at a shrinking interval to accentuate the verticality of the tower from the street level. The mass from those reveals is then encapsulated at the top of the tower to both hide mechanical equipment and create a unique crown to this highly visible building in the Seattle skyline.



## 3.0 SHIFT MASSING

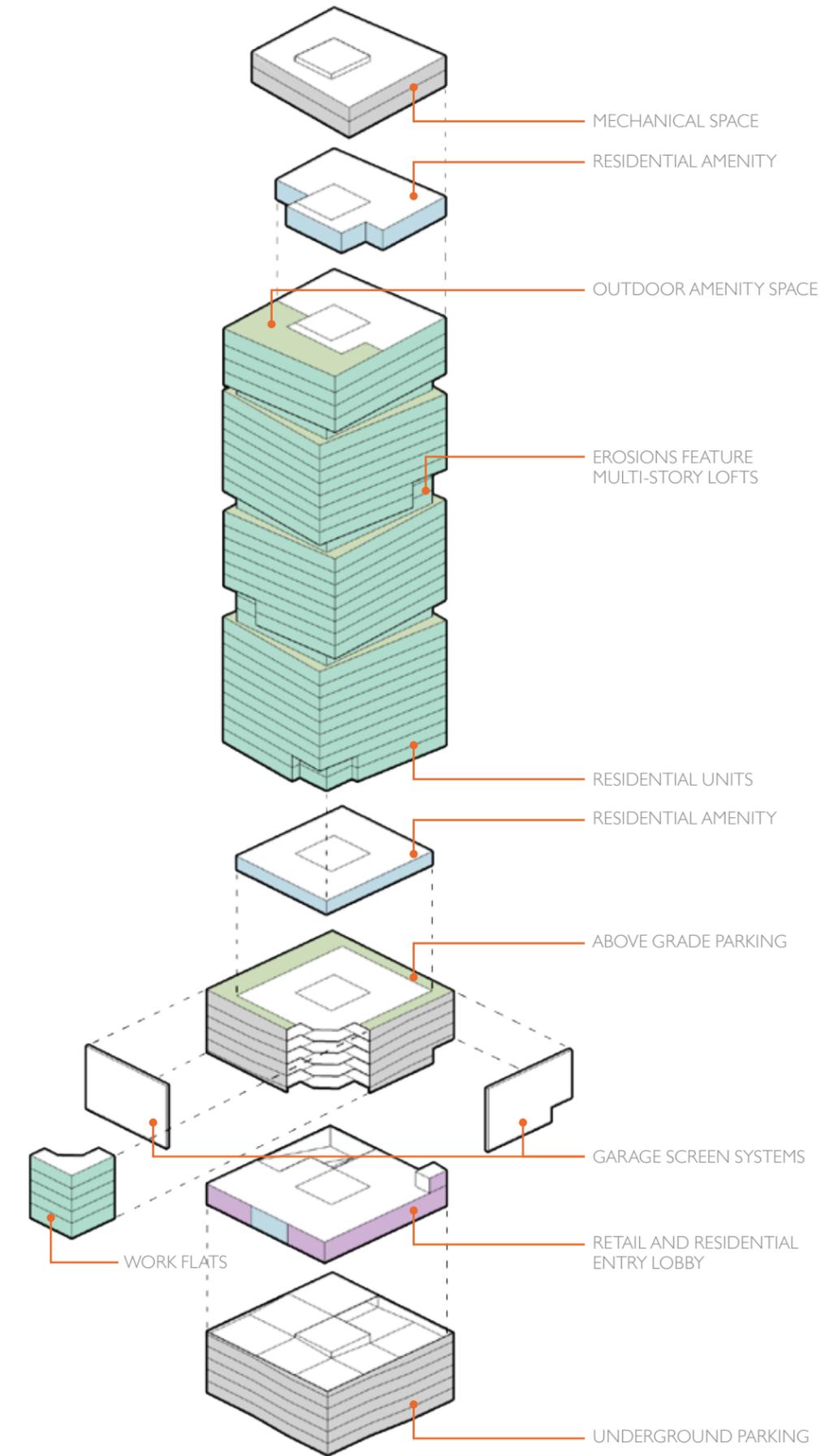
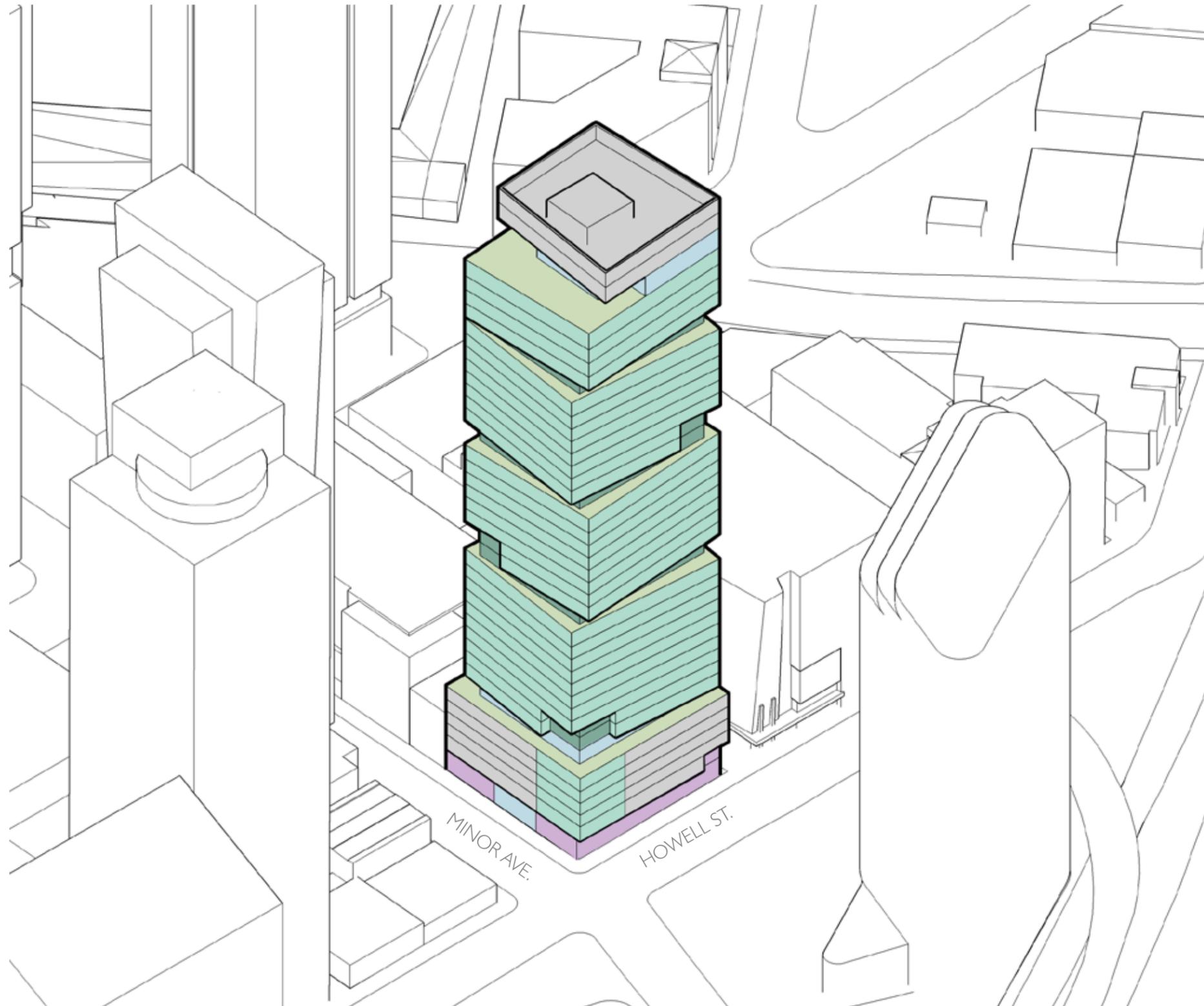
Many projects in the city are facing issues with resident proximity and views to adjacent projects. By shifting the tower's massing, views down street corridors and around other projects are enhanced and create a distinctive form in the city. The forms and characteristics of the boxes carry all the way through the podium, creating a cohesive architectural language.



## 4.0 EROSIONS

Erosions in the tower's massing create opportunities for unique units in key view locations around the tower. They also help break up the massing and create visual interest. At the ground level these erosions become a continuous band that defines the public functions of the tower.

# PROGRAM BREAKDOWN







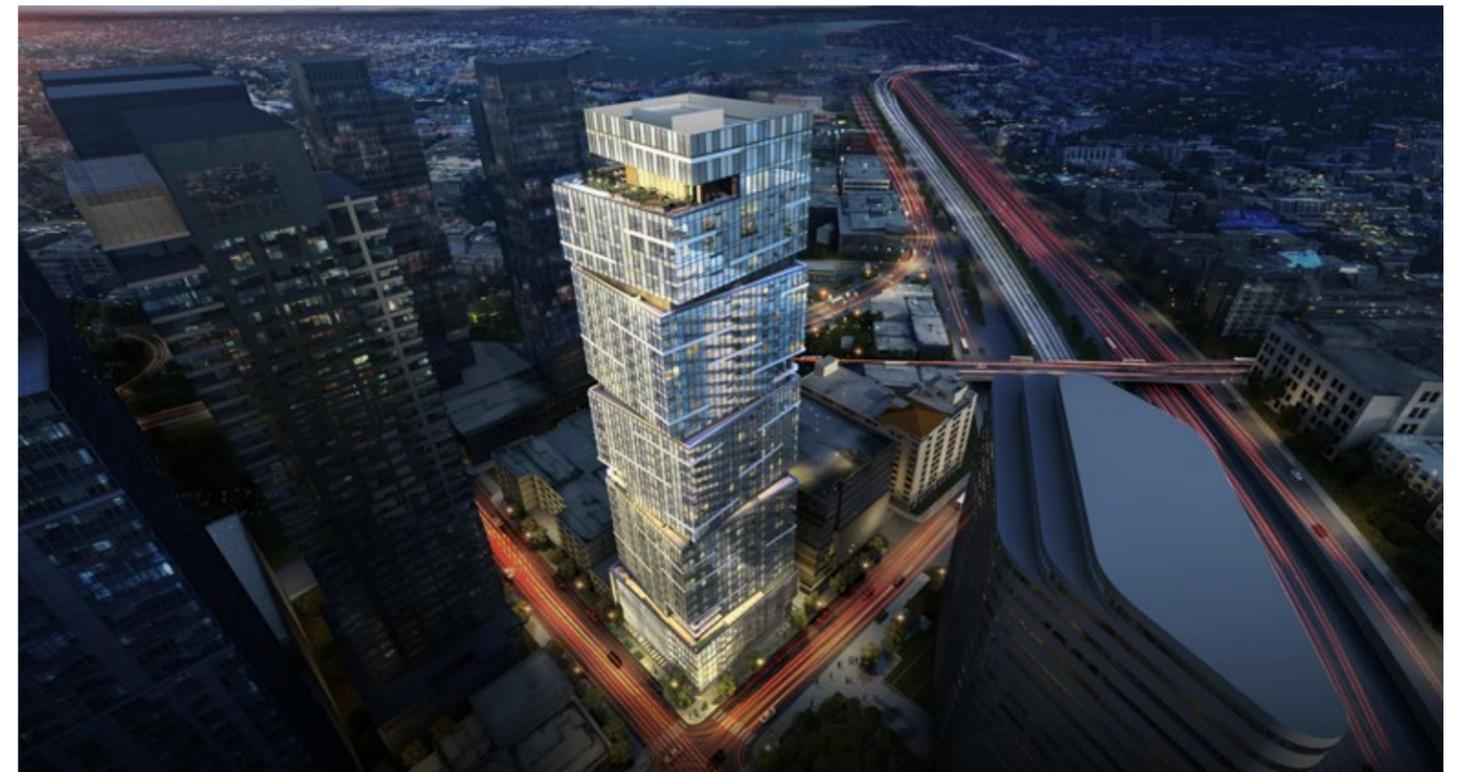
**RESPONSE** TO EDG COMMENTS

## BOARD GUIDANCE AT EDG

1. At the EDG Meeting, the Board requested an additional massing study which continues the shifting box form into the roof structure
2. The Board noted that the material treatment of the roof structure could either reinforce the tower material application or, alternatively, could be treated as separate element of the structure. The Board felt the roof massing and material treatment should be reconciled with the overall design of the tower
3. At the EDG Meeting, the Board requested additional study incorporating the podium into the overall stacked box tower architecture
4. The Board was not supportive of the parking finished floor expressed on the exterior of the building. The Board felt the material treatment of the podium could benefit if treated as a continuation of the tower skin, making the building read as a unified whole
5. The Board expressed concerns regarding the parking screening in the podium. The Board was appreciative of the corner residential uses but felt the podium, as a whole, felt cold and lacked human scale or context. The Board agreed the podium material treatment was important to the success of the ground level experience
6. The Board expressed support for the corner canopy projection. The Board requested a further canopy projection into the right-of-way in order to provide overhead weather protection for pedestrians on the sidewalk
7. The Board requested that the applicant team study a larger curb bulb at the corner of Minor and Howell Street to provide a better pedestrian connection and enhance the streetscape adjacent to the corner retail location
8. The Board noted a portion of the alley facade would be highly visible with the setback provided across the alley. The Board recommended the ground level retail material treatment wrap the corner onto the alley
9. At the EDG Meeting, the Board requested a material and/or lighting study to emphasize the reveal soffit



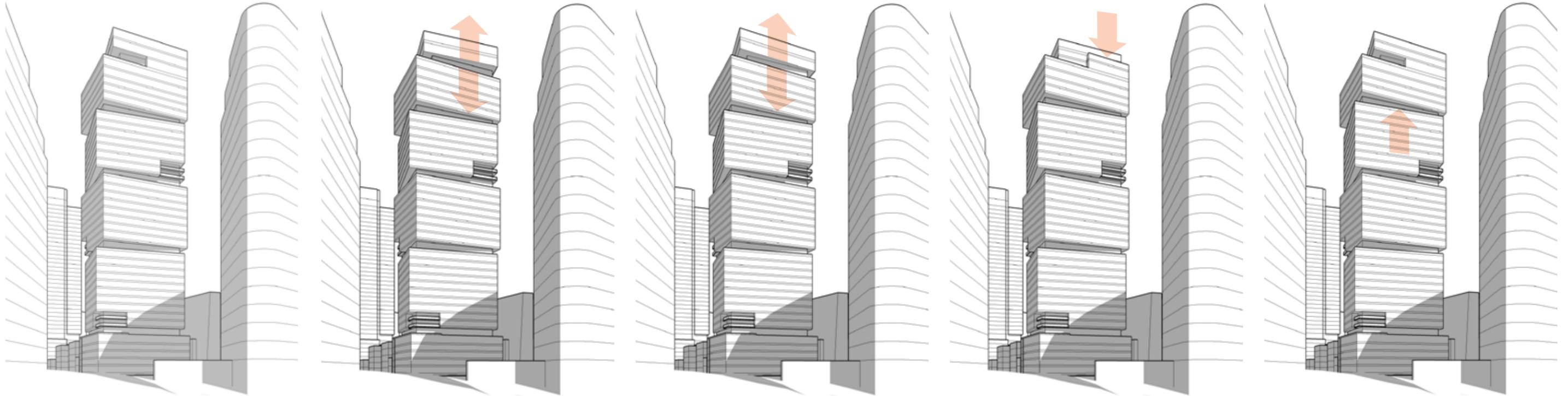
AERIAL VIEW FROM EDG



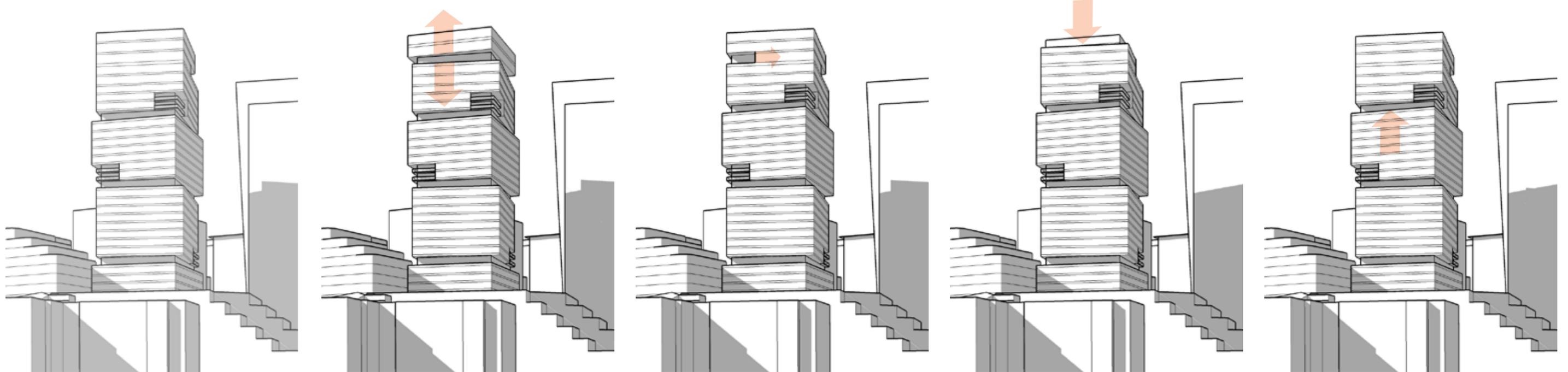
CURRENT AERIAL VIEW

I. "At the EDG Meeting, the Board requested an **additional massing study** which **continues the shifting box form into the roof structure.**"

View from North I-5



View from South I-5



**1** The board suggested our massing from EDG was top heavy and did not fit into the stacked box language of the tower.

**2** The board requested a study with the mechanical space treated as another box in the tower, with the outdoor terrace wrapping all the way around RI. This creates a non-proportional box on the top that neither matches the language below nor is it aesthetically pleasing.

**3** In an effort to study alternates for the tower top, we also studied a version where the eroded deck wraps the SE corner, but this creates the same issue as the previous scheme from the south as well as diminishing the pure forms of the boxes.

**4** Another option removed the mass at the top completely to study what a code compliant version would look like, not only does this create the ubiquitous wedding cake appearance found elsewhere in the city, but again detracts from the stacked box language.

**5** Our solution maintains a similar massing to EDG but shifts the terrace level below up to proportionally match the top two boxes and maintain the hierarchy of the stacked boxes to the top. Hereby maintaining the architectural language from the major viewing angles (NE and SE) while preserving the proportionality.

# ROOFTOP MASSING SOLUTION



PROPOSED MASSING SOLUTION - FROM NORTH VIEW CORRIDOR



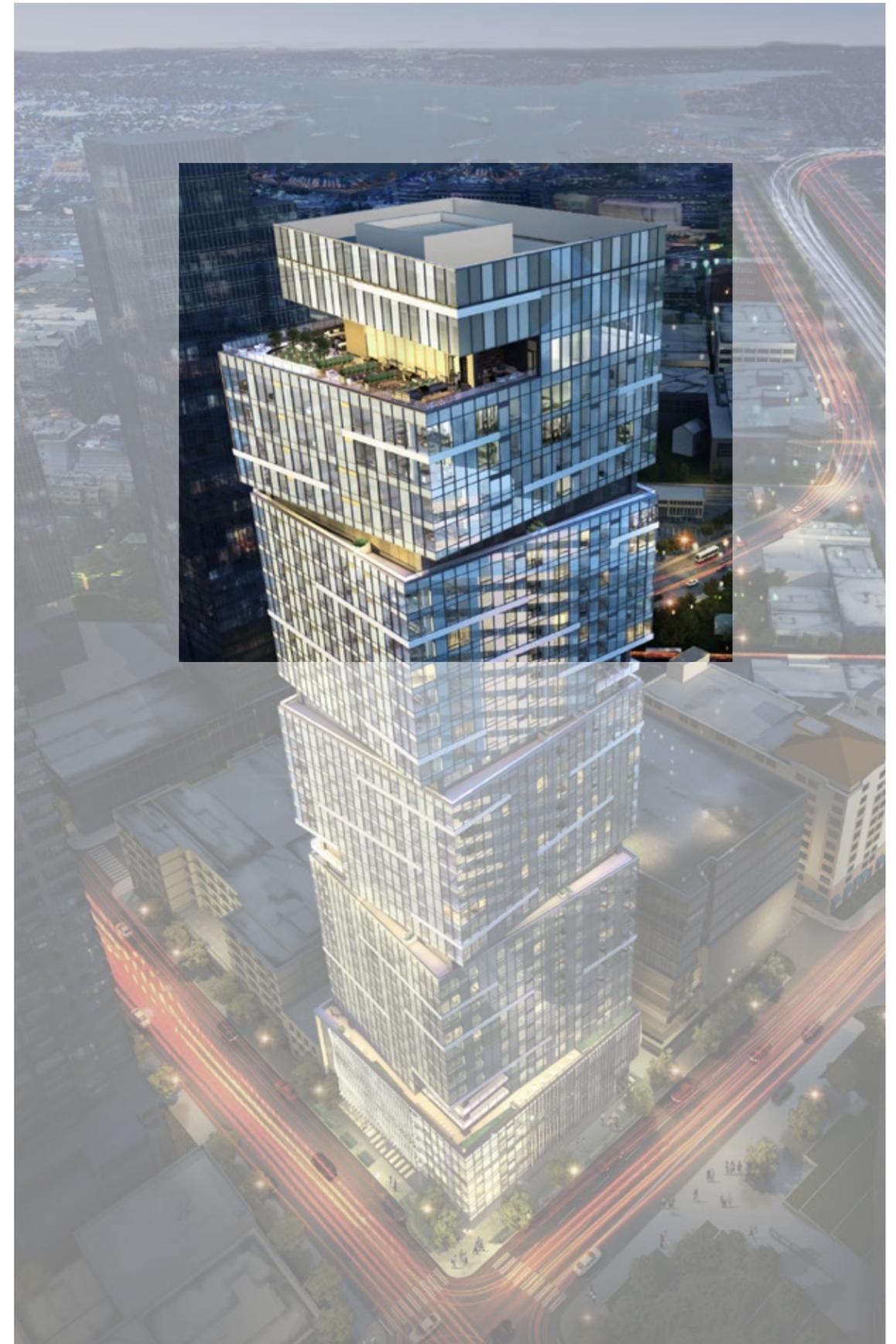
PROPOSED MASSING SOLUTION - FROM SOUTH VIEW CORRIDOR



2. “The Board noted that the material treatment of the roof structure could either reinforce the tower material application or, alternatively, could be treated as separate element of the structure. **The Board felt the roof massing and material treatment should be reconciled with the overall design of the tower.**”

## EDG VS REC

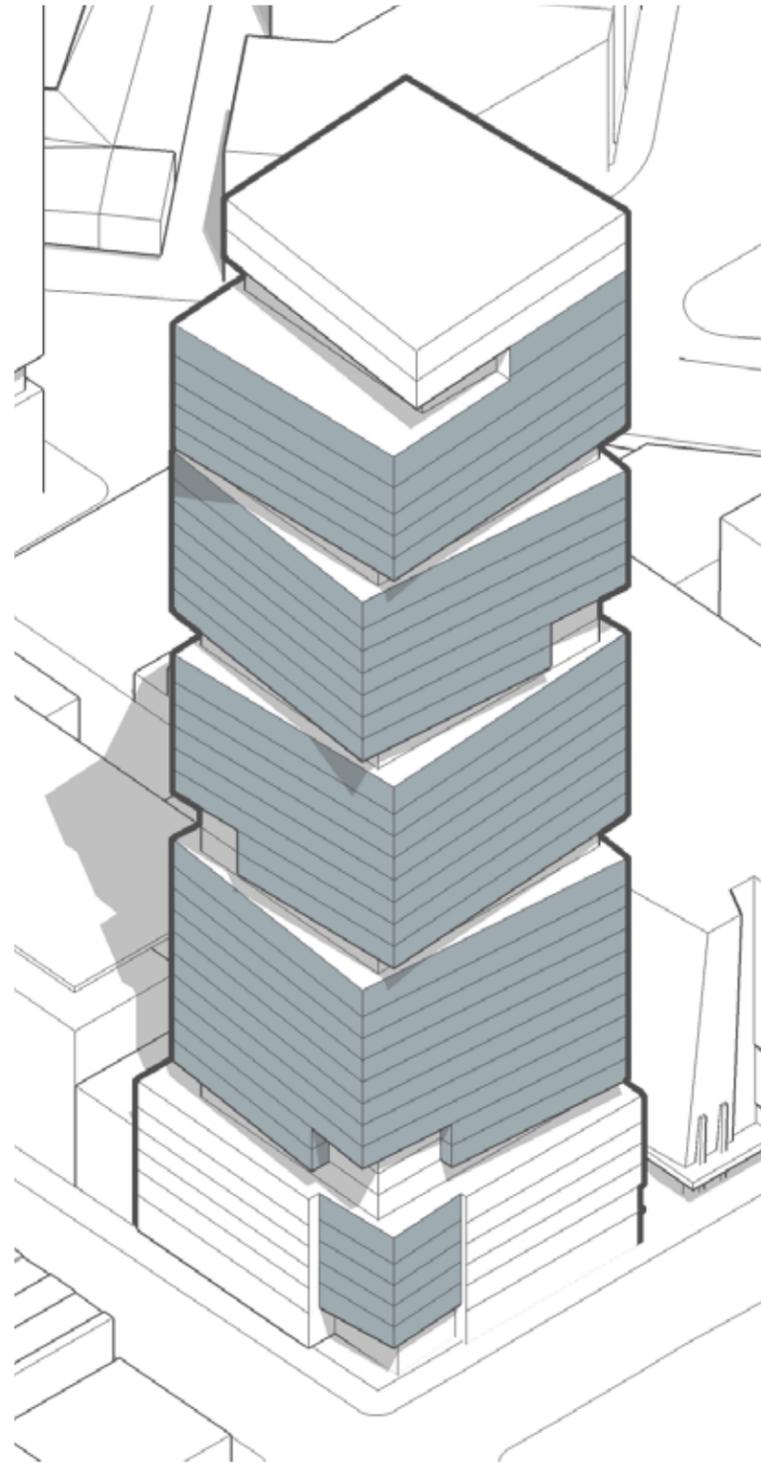
In response to the Board’s suggestions, the facade treatment at the top of the tower has been reconciled with the rest of the tower, creating a unified architectural statement.



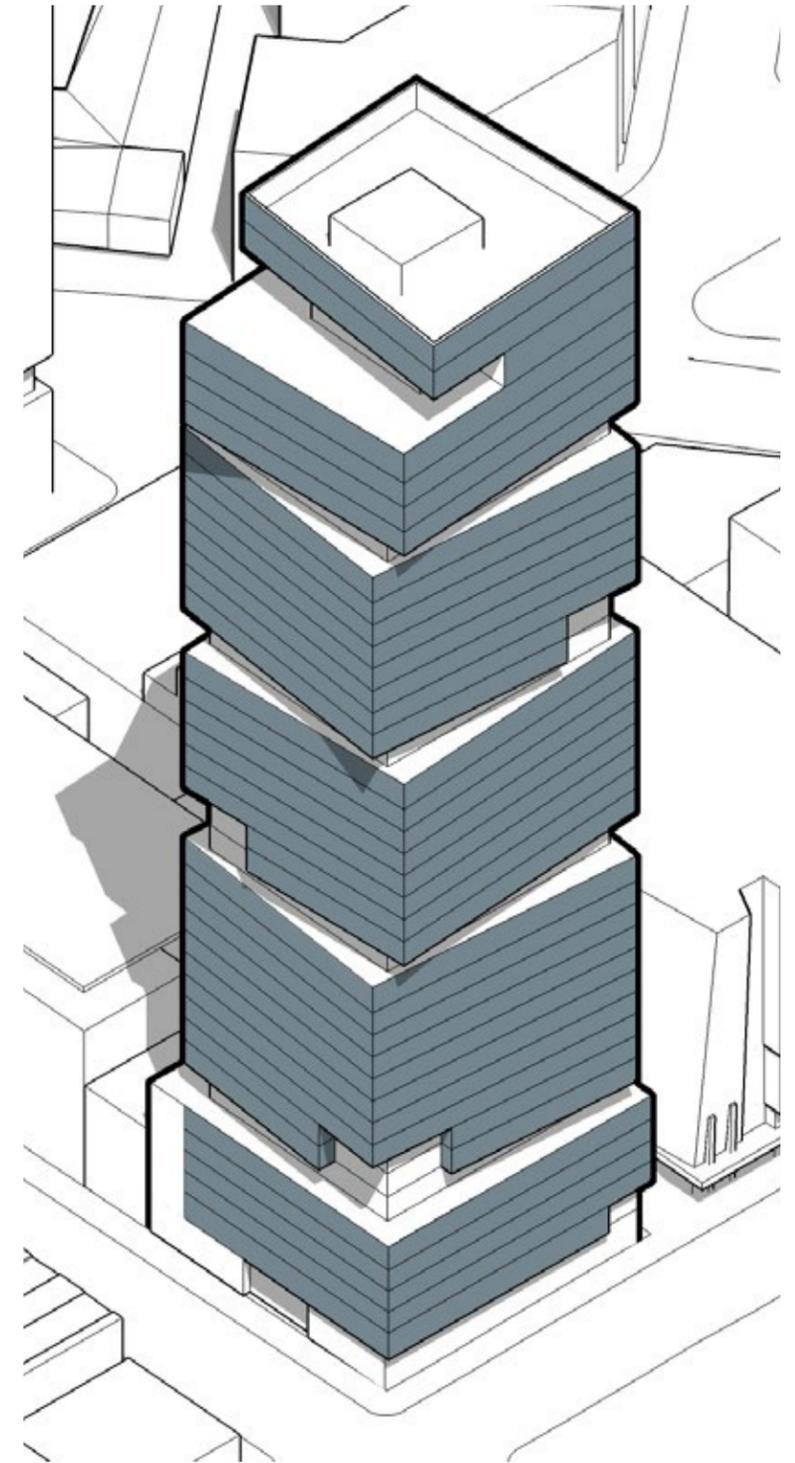


## EDG VS REC

3. "At the EDG Meeting, the Board requested additional study incorporating the **podium into the overall stacked box tower architecture.**"



At EDG the facade treatment of the tower only extended down the corner of the Podium.



The proposed design now carries the facade treatment and language of the boxes down into the podium's entire massing.

## PODIUM DESIGN MODIFICATION



At EDG the podium treatment expressed the ramping of the parking inside, and language of the tower above only existed at the corner.

4. “The Board was not supportive of the parking finished floor expressed on the exterior of the building. **The Board felt the material treatment of the podium could benefit if treated as a continuation of the tower skin, making the building read as a unified whole.**”

EDG

VS

REC

5. “The Board expressed concerns regarding the parking screening in the podium. The Board was appreciative of the corner residential uses but felt the podium, as a whole, felt cold and lacked human scale or context. **The Board agreed the podium material treatment was important to the success of the ground level experience.**”



The curtain wall system from the tower has been extended down to the podium, with the same width and interval. The profile of the podium now engages the corner of the site and creates another “box” in the parti of the project. Facade details and treatment from the tower above are then duplicated on the podium. To aid in the transition from the tower scale to the pedestrian realm, a secondary layer of expressed vertical fins then sits over the curtain wall, creating dimensionality, interest, and a unique dynamic installation to the neighborhood.



## STREETSCAPE DESIGN RESPONSE



At EDG the canopies at the streetscape aligned with the angular facade treatment of the podium which the board did not support. Because they tied back into the ground plane they could not extend out to cover pedestrians were the building was set back.

**EDG**

VS

**REC**

6. “The Board expressed support for the corner canopy projection. **The Board requested a further canopy projection into the right-of-way** in order to provide overhead weather protection for pedestrians on the sidewalk.”



To respond to the Board's guidance on the re-design of the podium facade, the canopy now covers the sidewalk continuously around the entire project and covers both the seating and pedestrian right-of-way.

# STREETSCAPE DESIGN RESPONSE



At EDG the curb locations matched the existing site conditions, adding planting at the streetside but maintaining the roughly 12' offset from the property line.



**EDG**  
VS  
**REC**

7. "The Board requested that the applicant team study a **larger curb bulb at the corner of Minor and Howell Street** to provide a better pedestrian connection and enhance the streetscape adjacent to the corner retail location."

A large curb bulb now extends into Minor creating both a sheltered seating area for the corner retail but also a more friendly pedestrian experience.





8. “The Board noted a portion of the alley facade would be highly visible with the setback provided across the alley. **The Board recommended the ground level retail material treatment wrap the corner onto the alley.**”

## EDG VS REC

The corner treatment at Howell and the alley has been significantly improved by wrapping the glass fin motif at floors 3-6 and creating a potential two story corner statement per board guidance.





9. “At the EDG Meeting, the Board requested **a material and/or lighting study to emphasize the reveal soffit.**”

In response to the Board’s suggestions, a woodgrain material has been added to the soffits, to create a warm and inviting treatment for residents and an interesting view for those at street level.







**DEPARTURES**

# DEPARTURE I

## SEPARATION OF PARKING SMC 23.49.019.B.3

### CODE REQUIREMENT

3. Separation of parking located above the street-level story

- a) All parking provided above the street-level story of a structure shall be separated along all street lot lines by another use, except for lots that meet the conditions of subsection 23.49.019.B.2.b, which are subject to the provisions of subsections 23.49.019.B.3.b and 23.49.019.B.3.c.
- b) Except as provided in subsection 23.49.019.B.3.c, for parking that is allowed above the street-level story under the provisions of subsection 23.49.019.B.2.b, parking above the third story of a structure shall be separated from the street by another use for a minimum of 30 percent measured along each street frontage of the structure. For structures located at street intersections, the separation by another use shall be provided at the corner portion(s) of the structure.

### DEPARTURE REQUEST

The residential façade area separating the parking on levels 4, 5 and 6 along Howell does not meet the 30% requirement

### DIFFERENCE

30% of 120ft would equal a required length of separated use of 40ft. Along Howell we currently provide 38'-8" of separated use, but provide that over all 5 levels instead of just 4,5,6 netting to a much larger area of separated use than the Code requires. (1,870sf vs 1,235sf that would meet the 30% on L4-6)

### RATIONALE

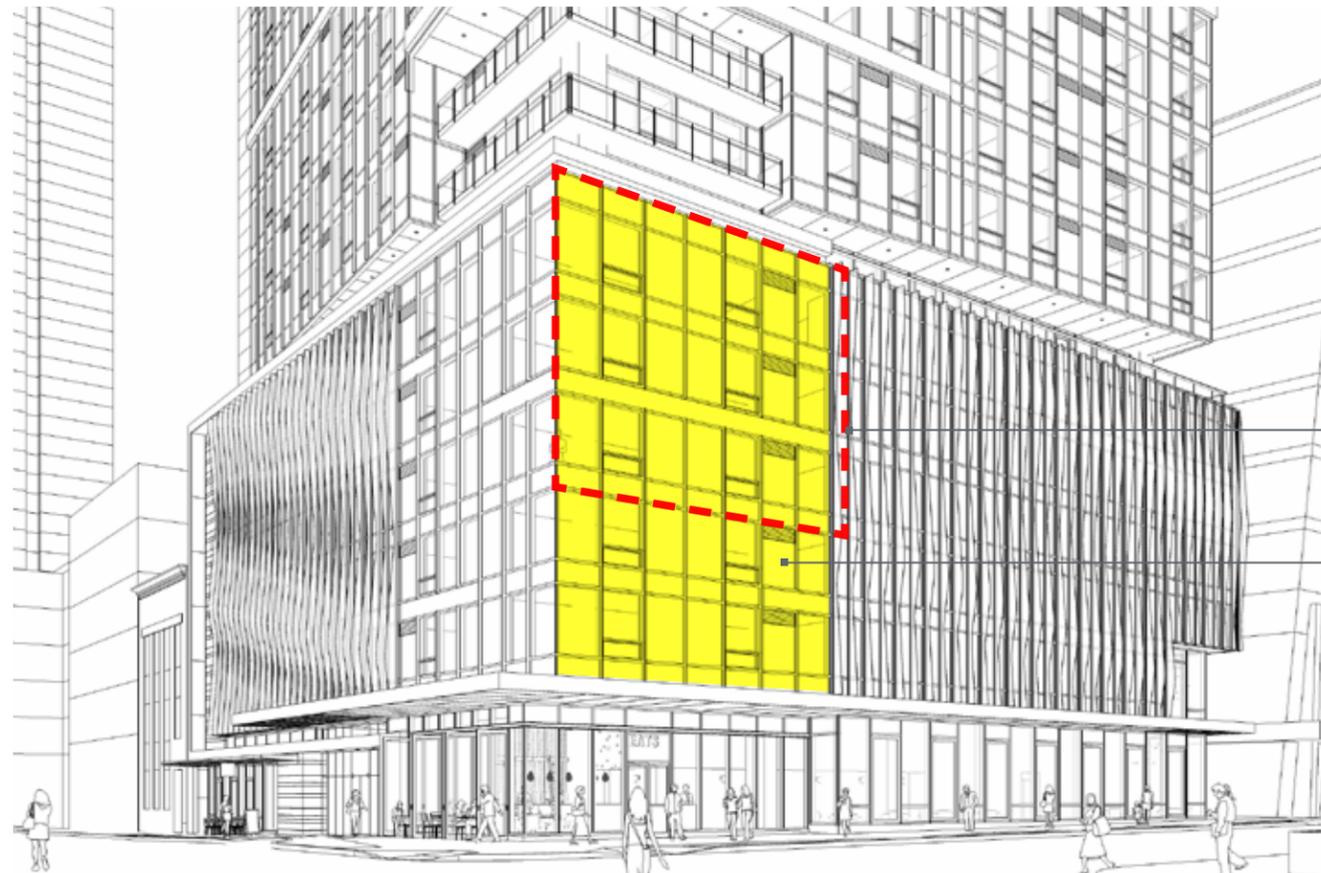
**At EDG the Board supported the applicant's strategy to separate the parking with residential units, with the caveat that the rest of the podium design be resolved with adequate screening for the parking.** Allowing this departure would result in a significantly increased area of podium activation that would be located closer to the sidewalk where it could be better appreciated from the street level. While we are currently just slightly under the required 30% on all required floors, the resulting increased area of activation strengthens the building and the neighborhood.

### ASSOCIATED GUIDELINES

- C-1 Pedestrian Interaction
- C-2 Minimizing blank facades and provides a greater benefit to the Neighborhood



EDG design



Current design

1,235sf  
Required Residential Area

1,870sf  
Provided Residential Area

# DEPARTURE 2

## TOWER WIDTH SMC 23.49.058.E.2

### CODE REQUIREMENT

a. In DMC zones, the maximum facade width for portions of a building above 85 feet along the general north/south axis of a site (parallel to the Avenues) shall be 120 feet or 80 percent of the width of the lot measured on the Avenue, whichever is less, except that:

- 1) On a lot where the limiting factor is the 80 percent width limit, the maximum facade width is 120 feet, if at all elevations above a height of 85 feet, no more than 50 percent of the area of the lot located within 15 feet of the street lot line(s) is occupied by the structure; and
- 2) On lots smaller than 10,700 square feet that are bounded on all sides by street right-of-way, the maximum facade width shall be 120 feet.

b) In DOC1 and DOC2 zones, the maximum facade width for portions of a building above 85 feet along the general north/south axis of a site (parallel to the Avenues) shall be 145 feet.

c) The projection of unenclosed decks and balconies, and architectural features such as cornices, shall be disregarded in calculating the maximum width of a facade

### DEPARTURE REQUEST

The length of the N/S facade along Minor Ave. is longer than the maximum allowed

### DIFFERENCE

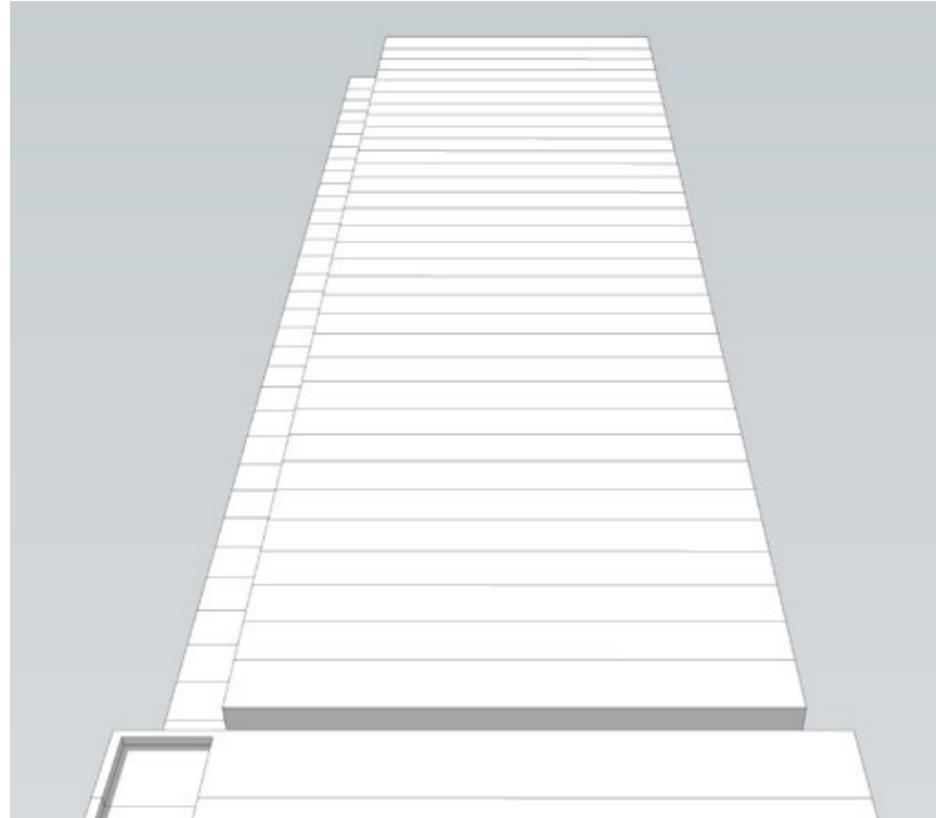
The facade width along Minor Ave. is 102', 6" longer than the 96' max (85% of 120')

### RATIONALE

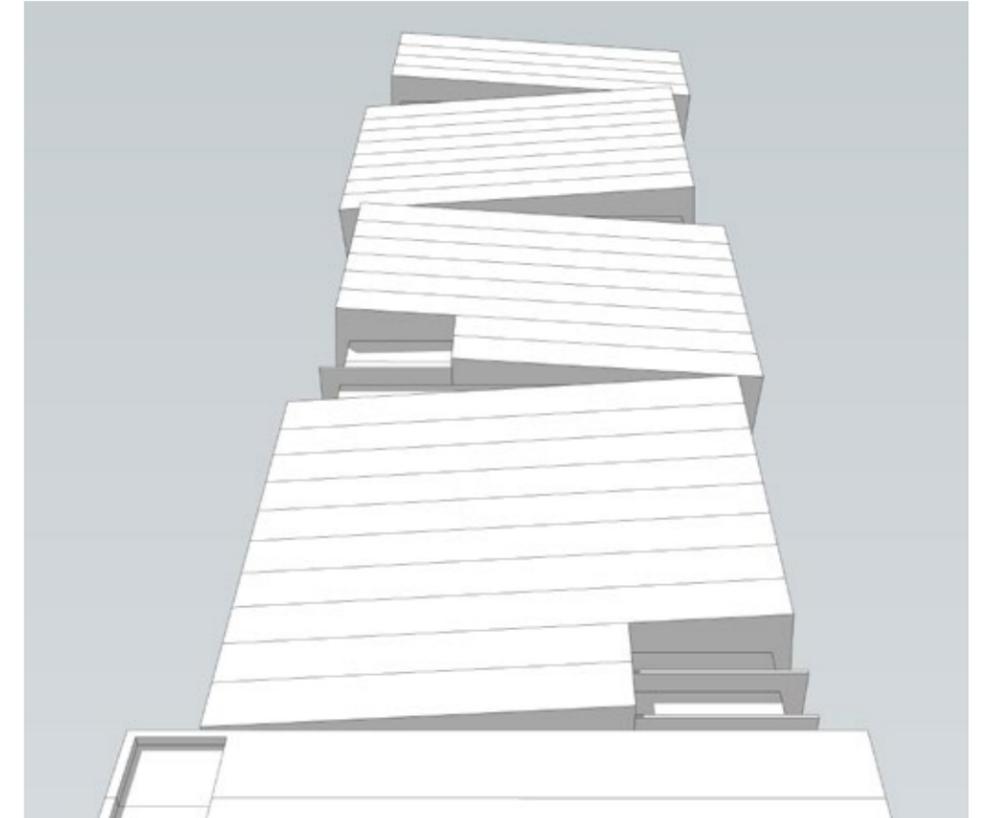
We propose that although the west facade (along Minor Avenue) exceeds the maximum width of 80% of the lot, the resulting perspective created by the shifting series of boxes moving apart from one another, in addition to the eroded corners of the boxes, is equally effective in minimizing the appearance of the tower's width. By allowing this departure – the massing can take a more dynamic and interesting form while remaining under the required 10,700 average floorplate size. **At EDG the board supported this departure**

### ASSOCIATED GUIDELINES

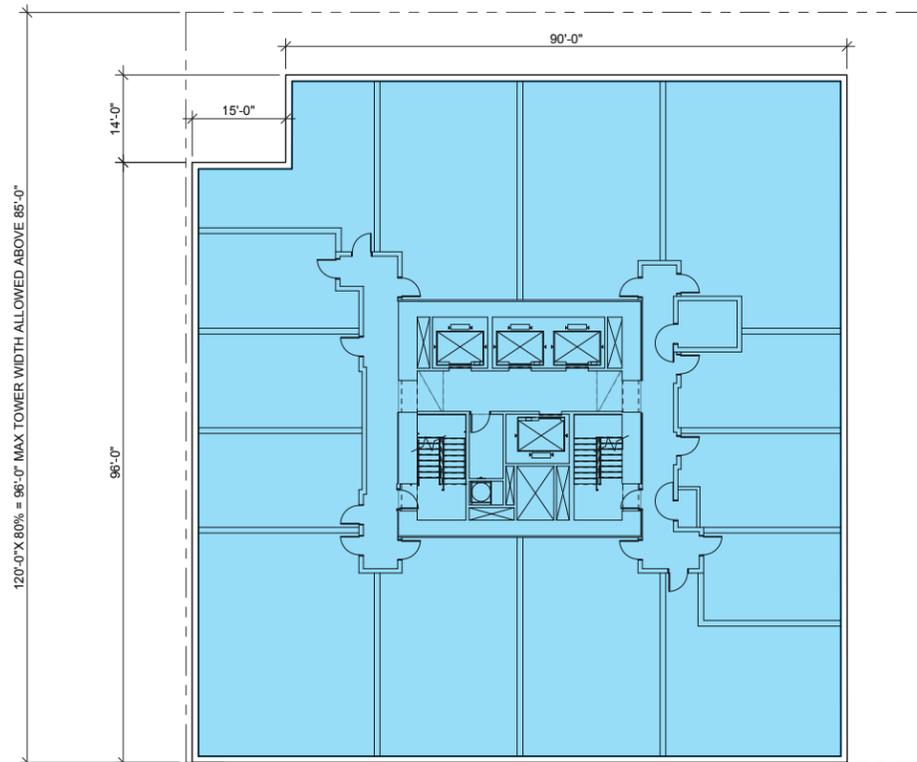
- B-2 Create a transition in bulk & scale
- B-4 Design a well-proportioned & unified building



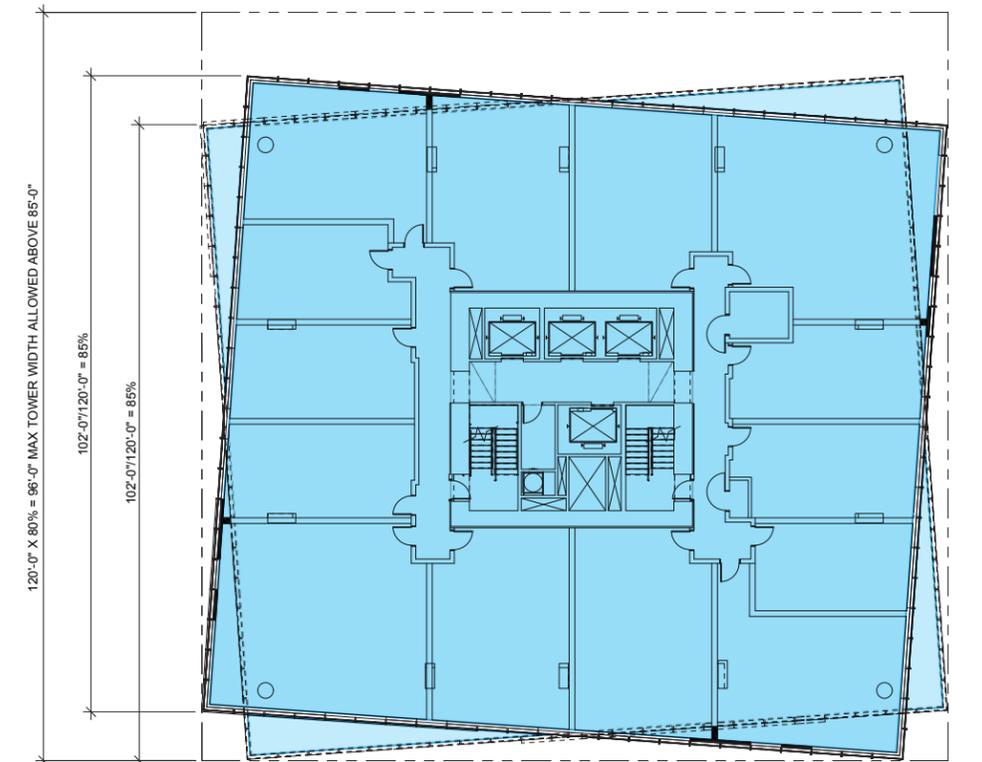
Code compliant facade modulation



Current design facade modulation



Code compliant typical tower plan



Current design typical tower plan



# DEPARTURE 3

## OVERHEAD WEATHER PROTECTION SMC 23.49.018.A.1

### CODE REQUIREMENT

Continuous overhead weather protection shall be required for new development along the entire street frontage of a lot except along those portions of the structure facade that:

- 1) are located farther than five (5) feet from the street property line or widened sidewalk on private property; or
- 2) abut a bonused open space amenity feature; or
- 3) are separated from the street property line or widened sidewalk on private property by a landscaped area at least two (2) feet in width; or
- 4) are driveways into structures or loading docks

### DEPARTURE REQUEST

Due to SDOT's requirement for 5' clear around the center point of a tree we have pushed our Howell canopy back to 7' in depth and 5' at the NW corner along Minor

### DIFFERENCE

While we provide continuous weather protection around the perimeter of the building's streetfront, a 44' stretch at the NW corner of the site will only provide 5' of weather protection instead of 8'. Along Howell we provide 7' instead of 8'

### RATIONALE

In working with SDOT on previous projects, a discrepancy between SDCI and SDOT has arisen for addressing the clearance between street trees and canopies. SDOT's direction is that for the right-of-way, street trees provide the greatest benefit and impinging on them limits the longevity of the tree, its canopy development, and diversity in what can be used. Their suggestion is to either jog the canopies, or set them back completely. For this project, this impacts both streetfronts, one more significantly than the other. Along Minor, the issue falls to a 44' stretch at the NW corner of the site and we feel that jogging such a small area multiple times 3' in and out creates an undesirable aesthetic for such a short stretch. We propose a 5' canopy instead of 8' to solve this issue. Along Howell we have 12" of overlap between the 8' canopy line and 5' tree offset, which we feel can be solved by pushing the entire length of canopy back to 7', and still maintaining a continuous band that ties in the rest of the architectural language of the project

### ASSOCIATED GUIDELINES

- B-3 Reinforce positive urban form
- C-2 Design facades of many scales
- C-4 Reinforce building entires
- C-5 Encourage overhead weather protection



# DEPARTURE 4

## ROOFTOP COVERAGE SMC 23.49.008 D.2

### CODE REQUIREMENT

The following rooftop features are permitted up to the heights indicated below, as long as the combined coverage of all rooftop features, whether or not listed in this subsection 23.49.008.D.2, does not exceed 55 percent of the roof area for structures that are subject to maximum floor area limits per story pursuant to Section 23.49.058, or 35 percent of the roof area for other structures.

a. The following rooftop features are permitted to extend up to 15 feet above the applicable height limit:

- 1) Solar collectors;
- 2) Stair penthouses;
- 3) Play equipment and open-mesh fencing, as long as the fencing is at least 15 feet from the roof edge;
- 4) Covered or enclosed common recreation area or eating and drinking establishment;
- 5) Mechanical equipment; and
- 6) Wind turbines

### DEPARTURE REQUEST

We request that our rooftop coverage exceed the 55% so the architectural precedent set up in the rest of the building can continue to its terminus and large covered areas can be provided on the rooftop deck

### DIFFERENCE

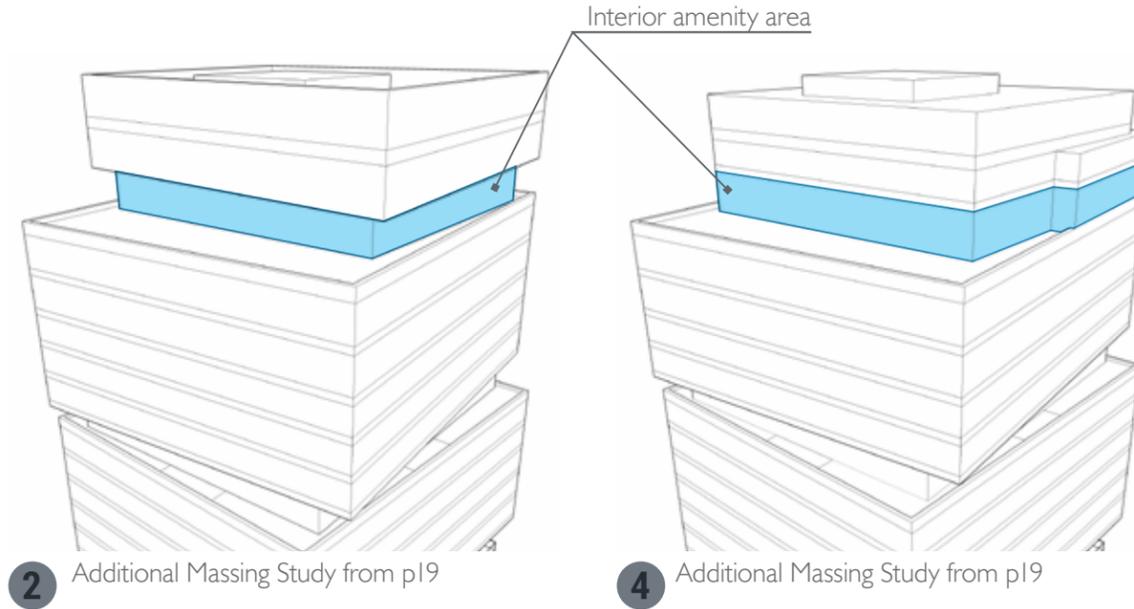
The total allowed rooftop coverage is 6,330sf (.55 x 11,509sf floorplate measured to the outside face of the exterior wall). Our enclosed amenity and core area on RI is 7,317sf, or 63.5% of the rooftop area. If outdoor covered space is included, the number increases to 8,875sf or 77% of the total rooftop. The request at EDG was 8,425sf of interior space, the Difference has been reduced by 1,108sf, or over 13%

### RATIONALE

After studying various roof forms and options per the Board's guidance, the current size and shape of the covered rooftop area is critical both functionally to the residents as well as aesthetically in defining the crowning element as a unified and important piece of the project. The large overhangs created match the erosions midtower and at street level, creating layers of unified language expressed from top to bottom.

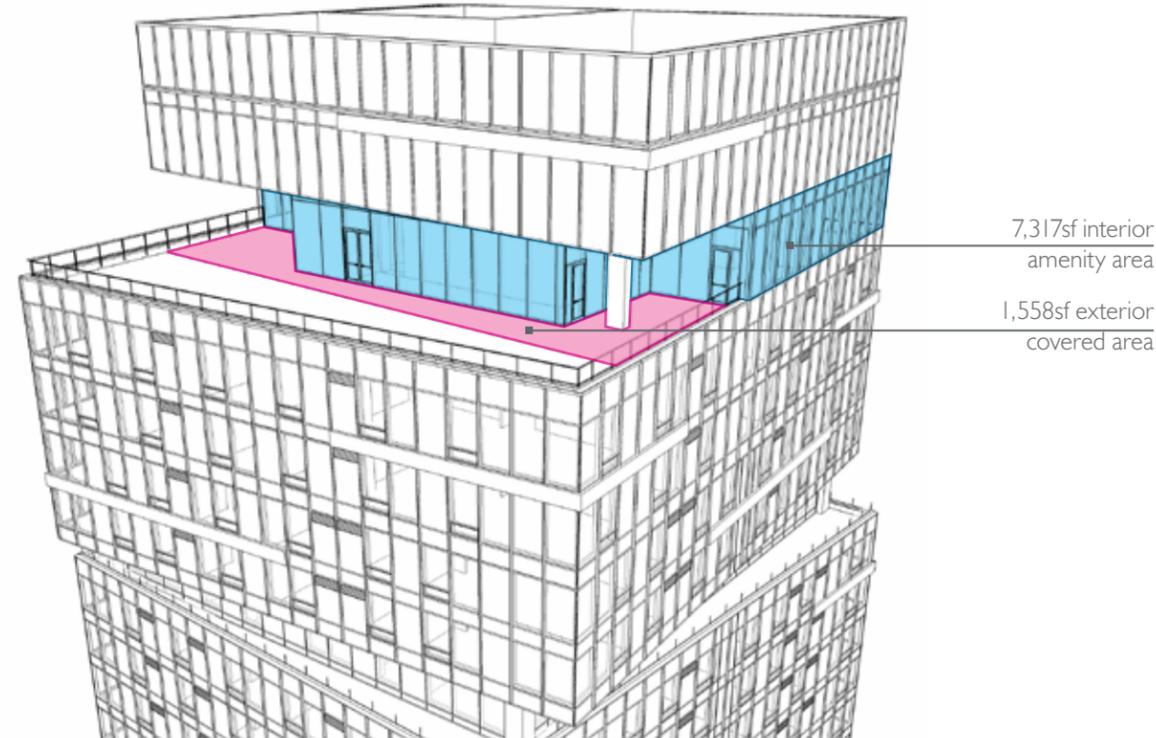
### ASSOCIATED GUIDELINES

- B-3 Reinforce positive urban form
- C-2 Design facades of many scales
- C-4 Reinforce building entires
- C-5 Encourage overhead weather protection



2 Additional Massing Study from p19

4 Additional Massing Study from p19



Current RI design

As was shown in the Additional Massing Studies, the preferred design better meets Board direction of a better proportioned top of the tower. The Massing Studies above do not complete the top of the building in an elegant, coherent way



Requested RI Design - "Outdoor Porch"



Requested RI Design - Exterior Amenity



Requested RI Design - Indoor and outdoor amenity





**STREETSCAPE AND PODIUM**

# GROUND LEVEL PLAN



PODIUM PLAN + ELEVATION COMPOSITE – MINOR AVE.



KEY

- Residential
- Common Space
- Mechanical / BOH / Parking
- Vertical Transportation
- Common Amenity
- Retail



PODIUM PLAN + ELEVATION COMPOSITE – HOWELL ST.

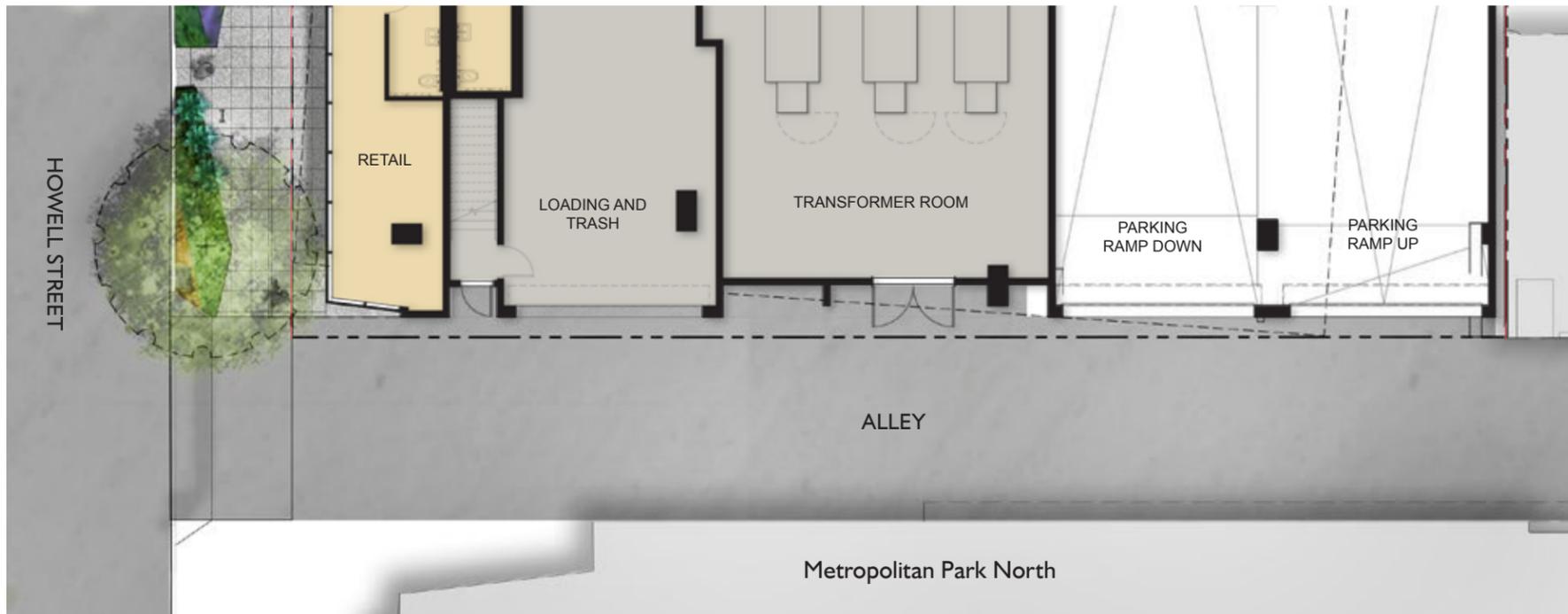


KEY

- Residential
- Common Space
- Mechanical / BOH / Parking
- Vertical Transportation
- Common Amenity
- Retail



# PODIUM PLAN + ELEVATION COMPOSITE – ALLEY



## KEY

- Residential
- Common Space
- Mechanical / BOH / Parking
- Vertical Transportation
- Common Amenity
- Retail



PODIUM VIEW FROM NW ON MINOR



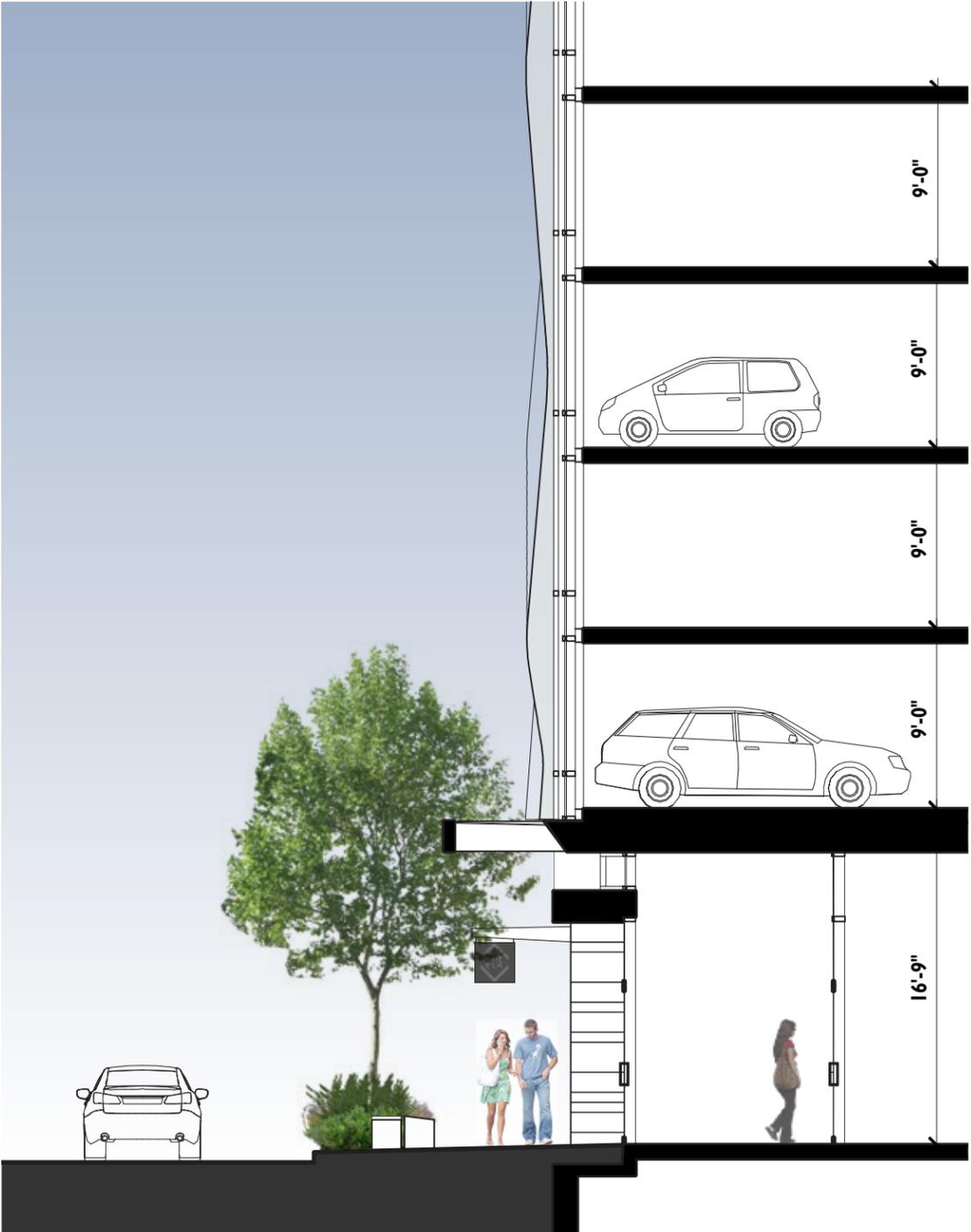
PODIUM VIEW FROM SW ON MINOR



PODIUM VIEW FROM SE ON HOWELL



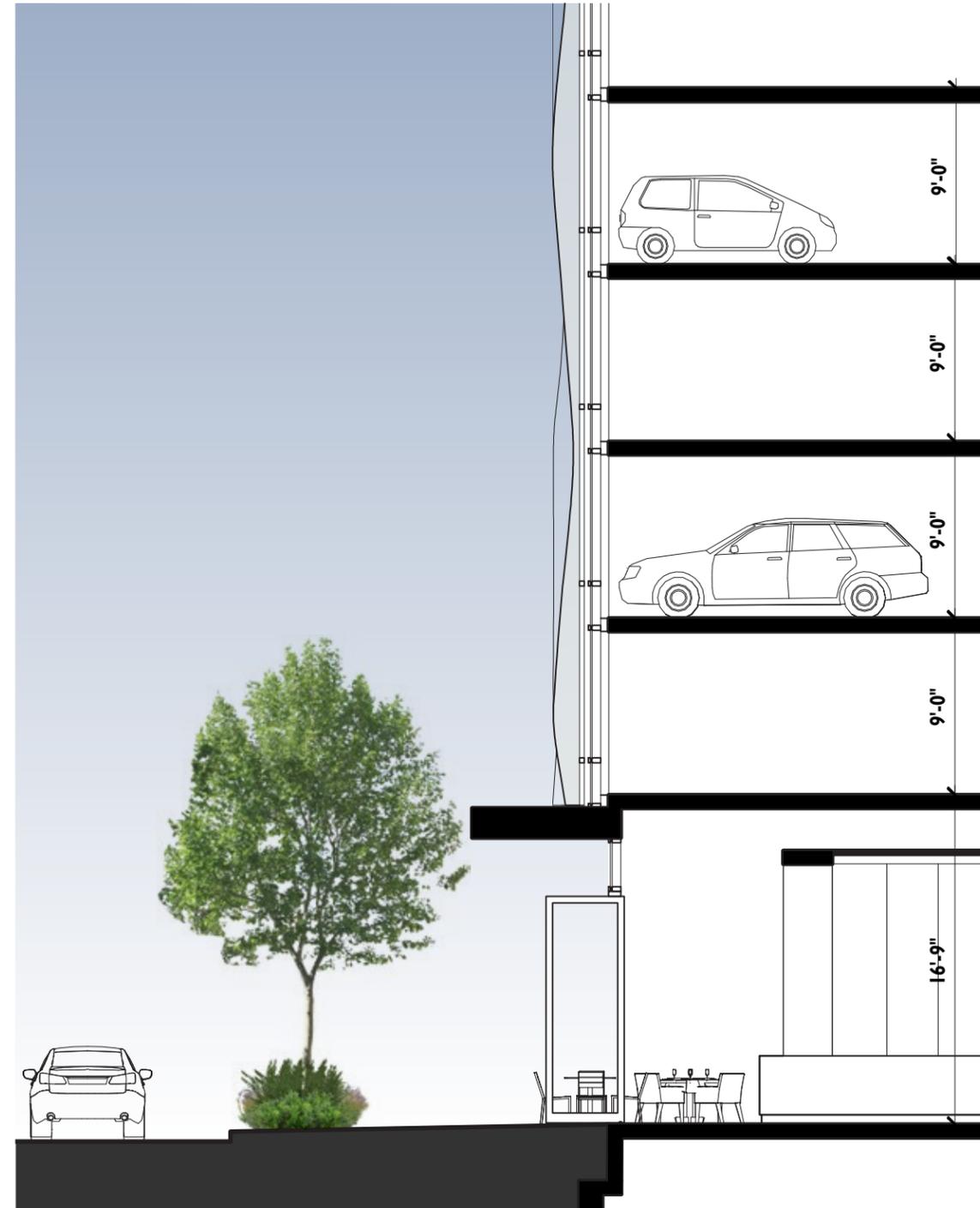
STREETSCAPE SECTION – RESIDENTIAL ENTRY



# RESIDENTIAL ENTRY



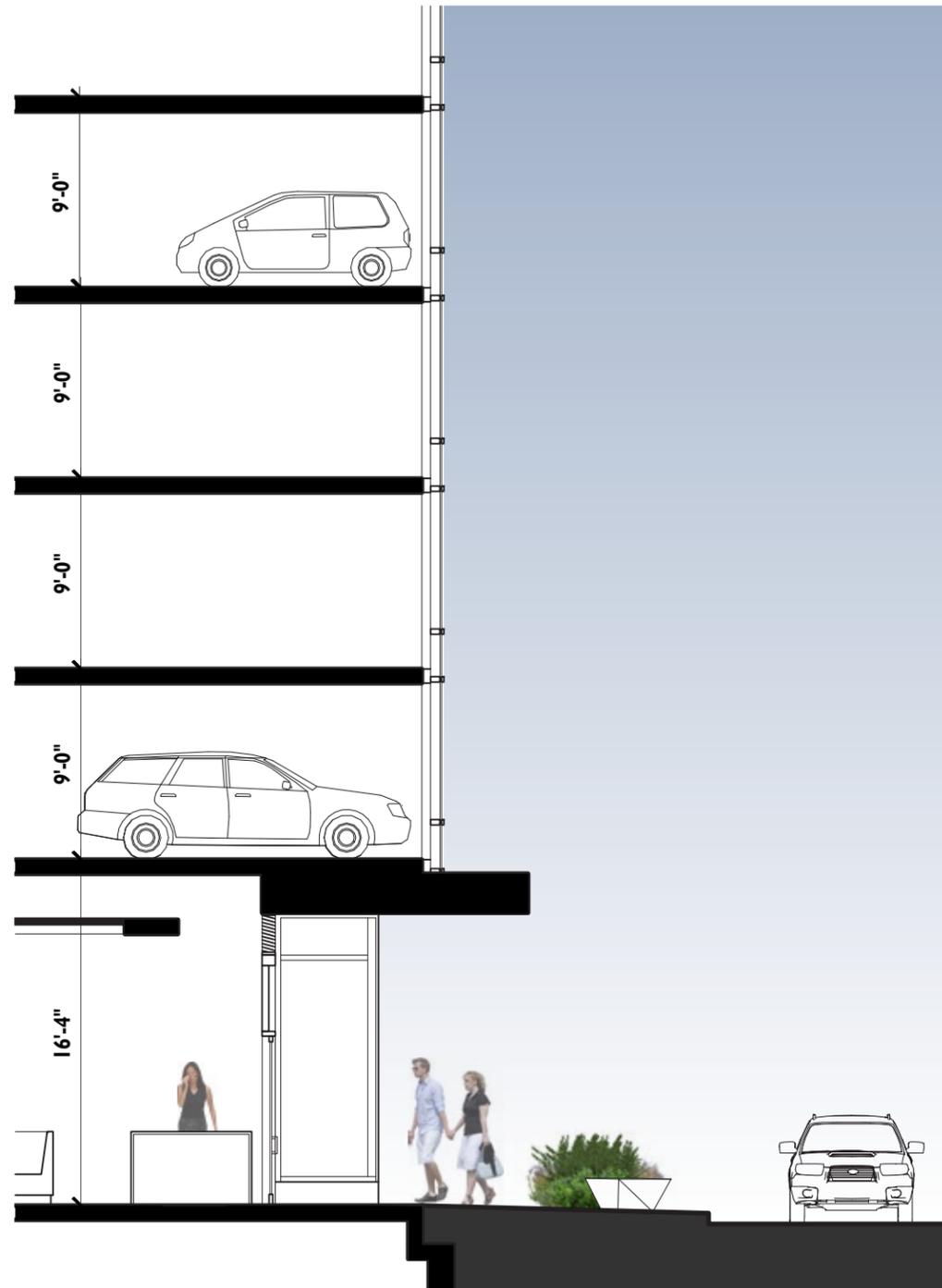
# STREETSCAPE SECTION – CORNER RETAIL



# CORNER RETAIL



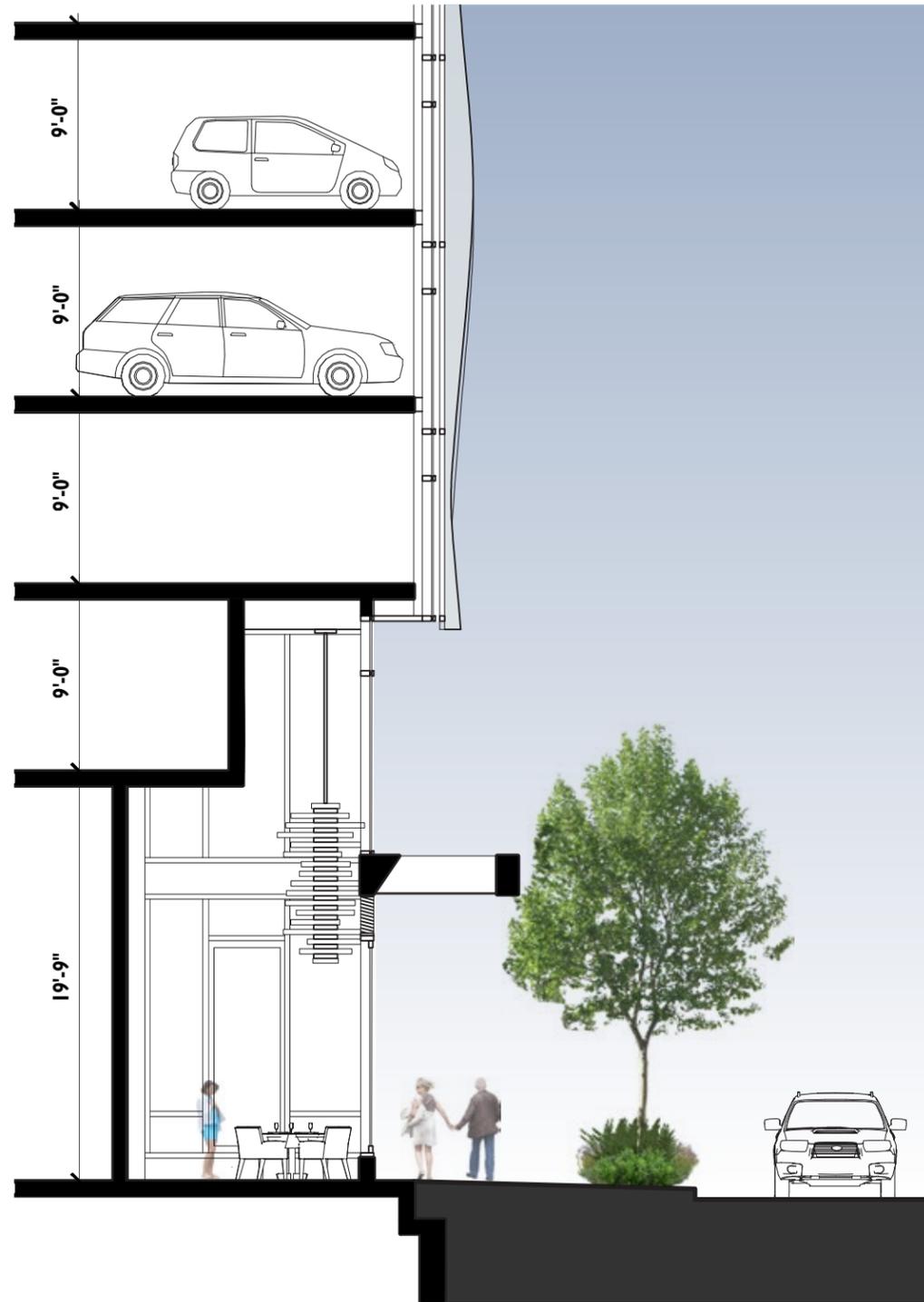
# STREETSCAPE SECTION – RETAIL ENTRY



# RETAIL ENTRY



# STREETSCAPE SECTION – ALLEY CORNER



ALLEY CORNER



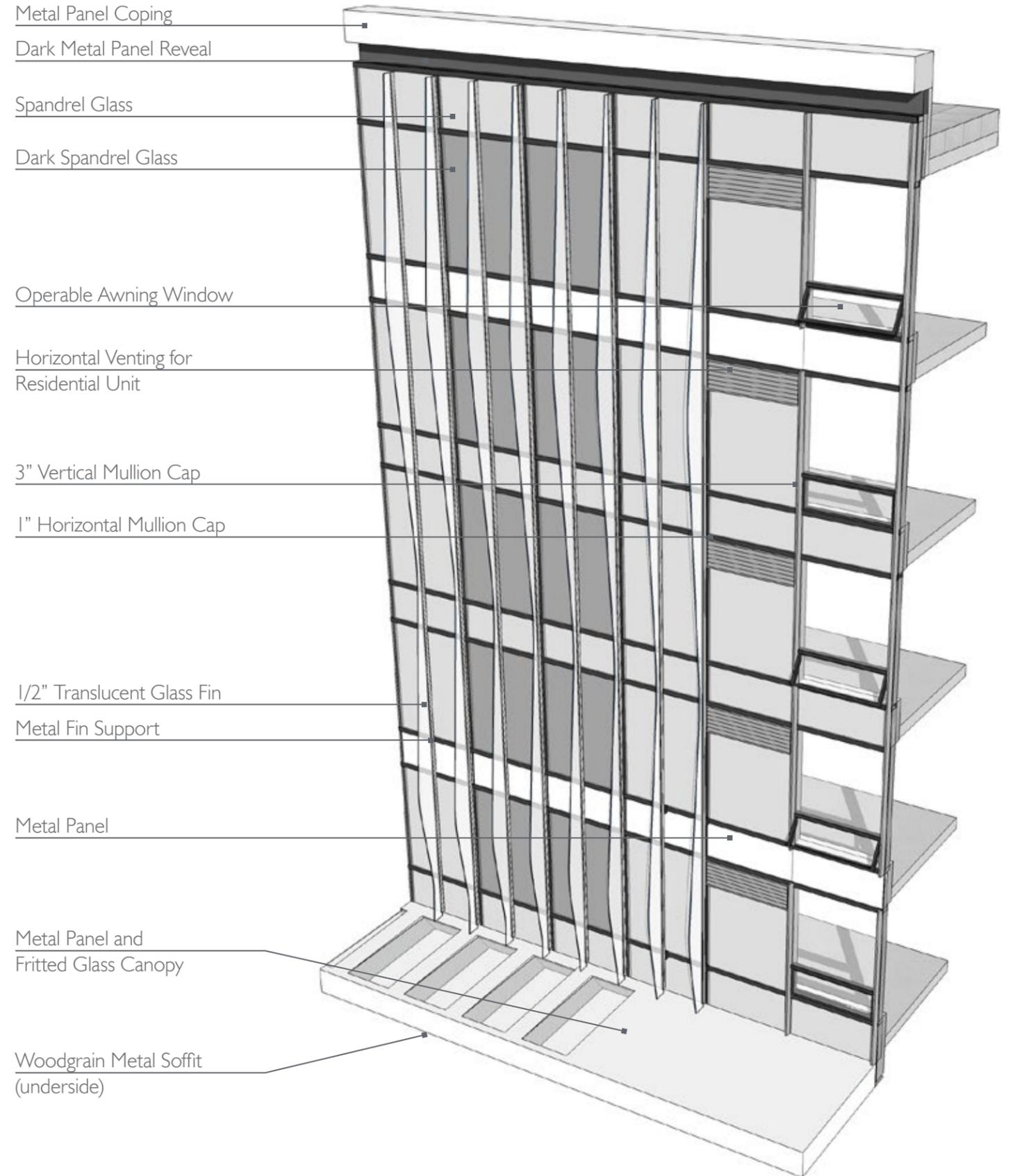
# PODIUM DESIGN – GARAGE SCREENING



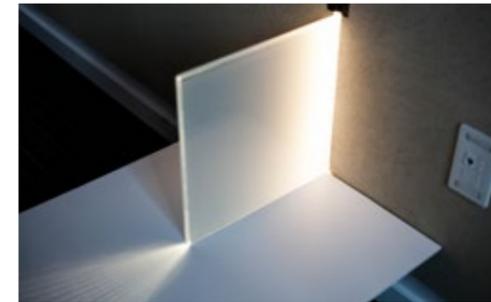
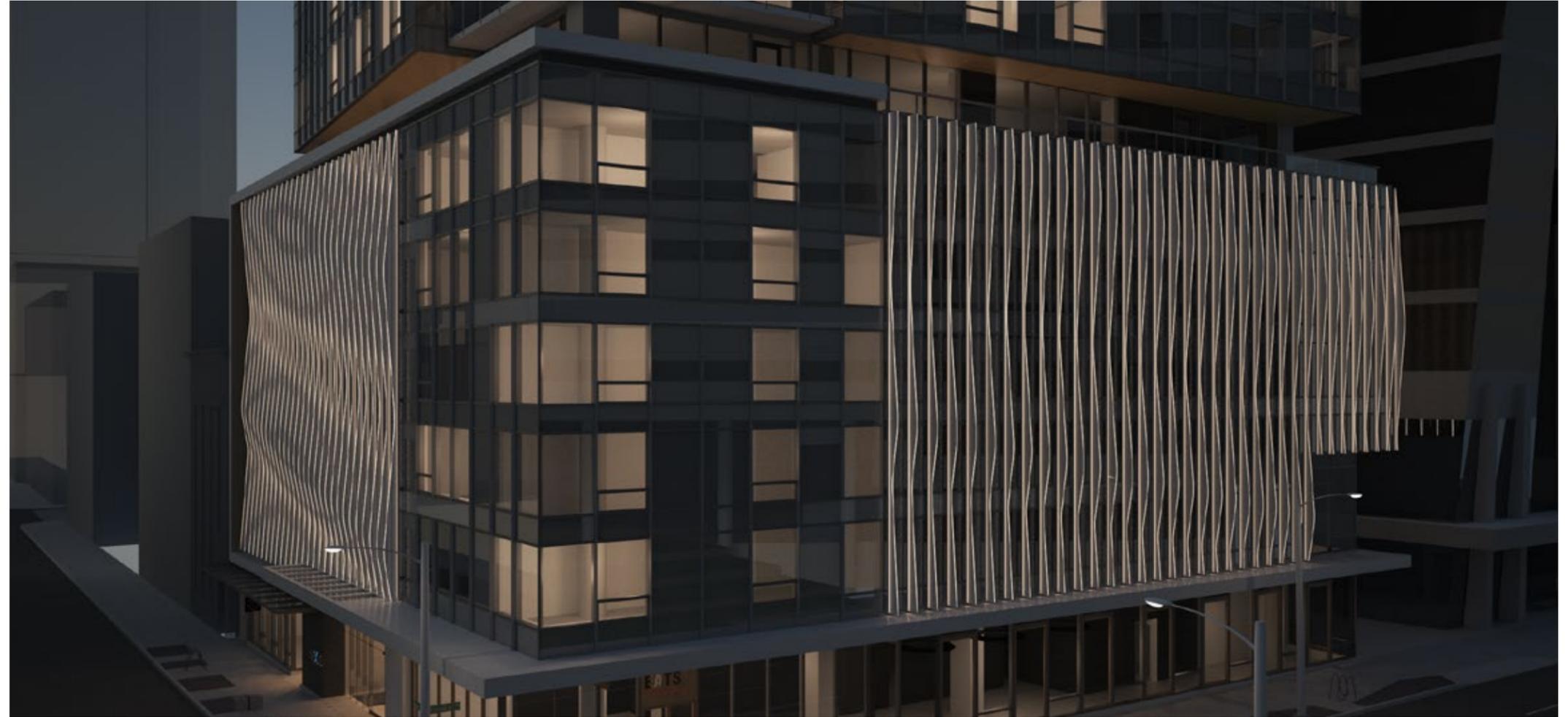
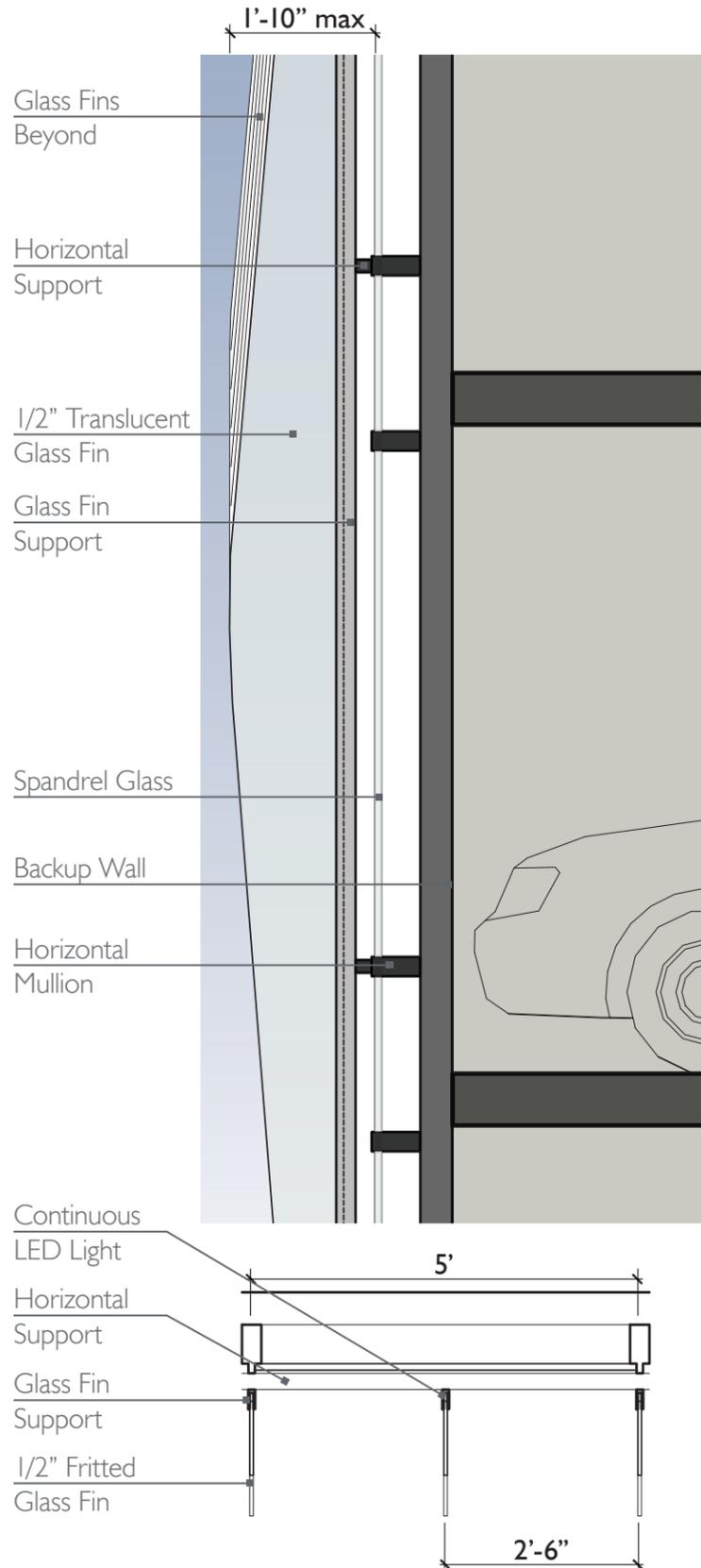
Garage screening along Minor and Howell. Screening also continues along a portion of the alley. The screening creates an interesting moiré pattern along the street. The design is a single curved shape, moved vertically along the facade to create the movement effect.



Design Inspiration - Constance Milstein and Family Global Academic Center, Washington DC



# PODIUM DESIGN – GARAGE SCREENING

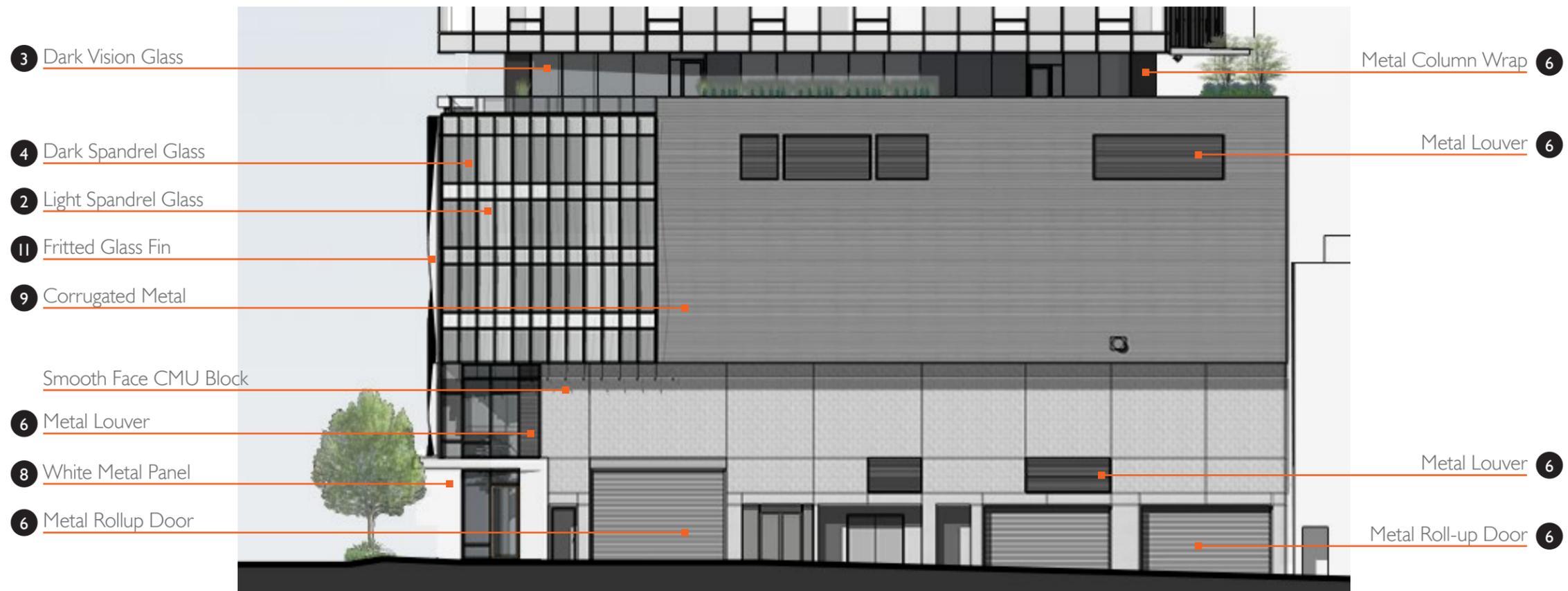


Mock-up photos demonstrating gradiated washing and edge glow. LED's will be fully dimmable for varied intensity.

# PODIUM MATERIALS



# PODIUM MATERIALS



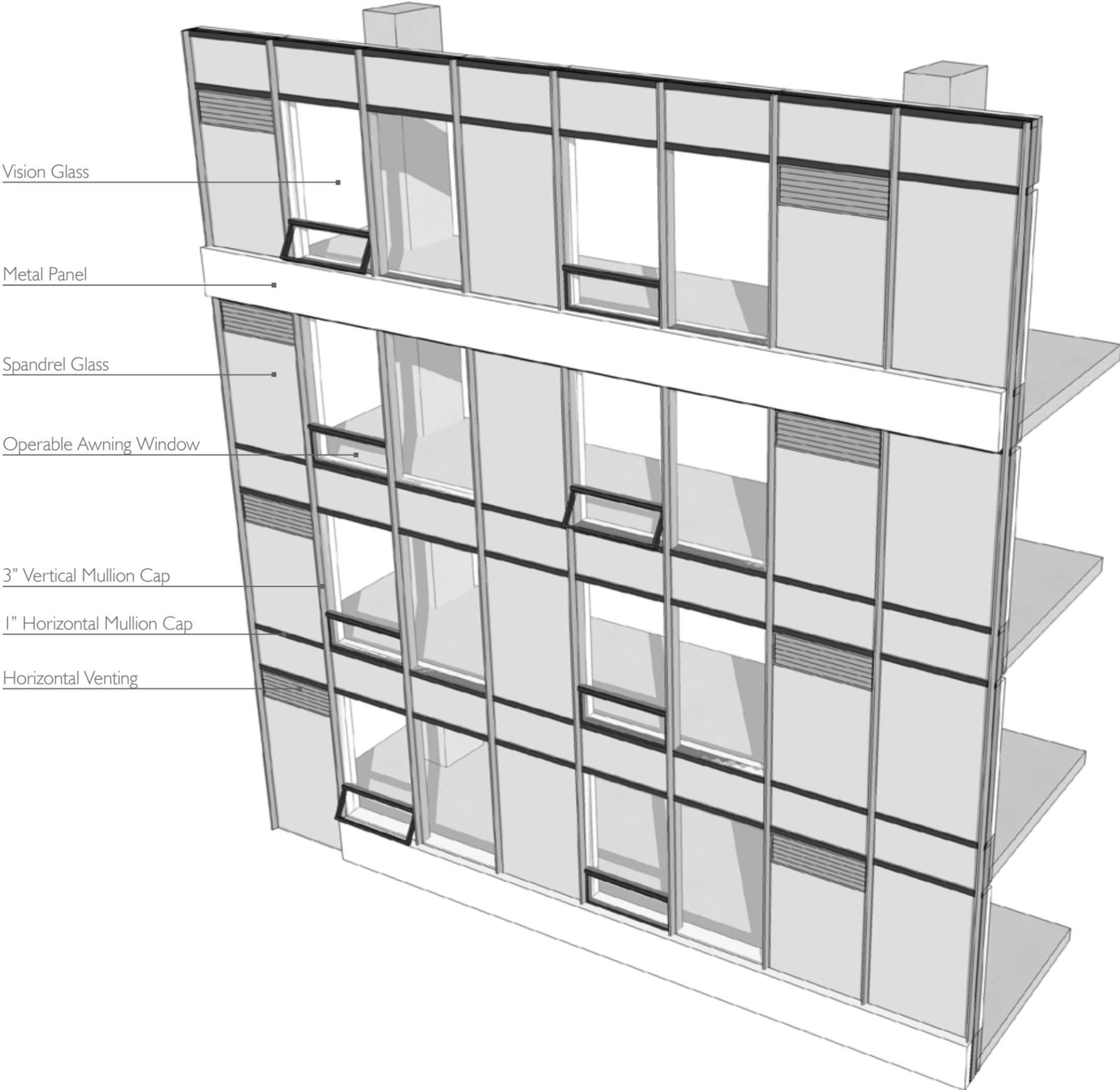
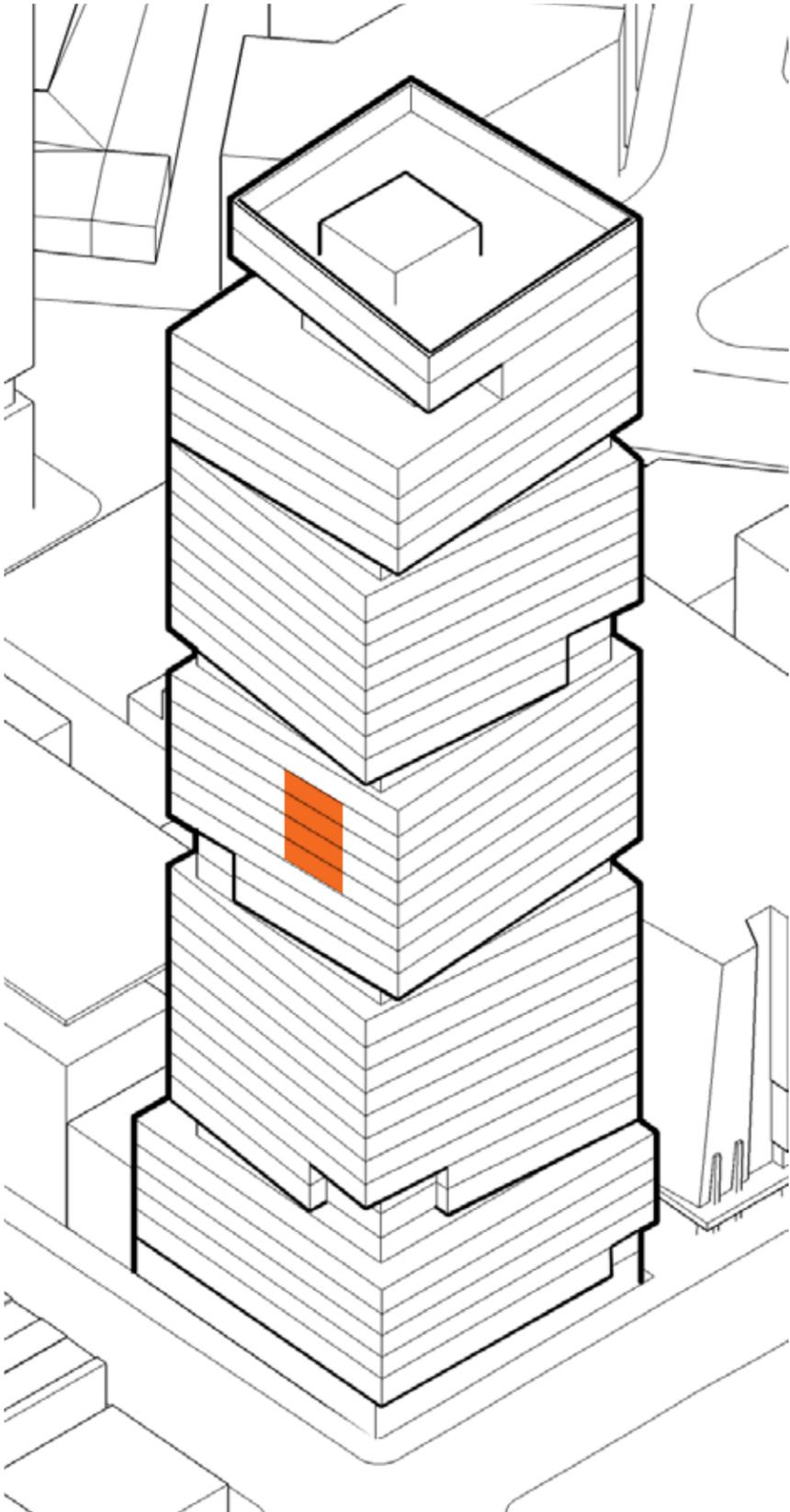




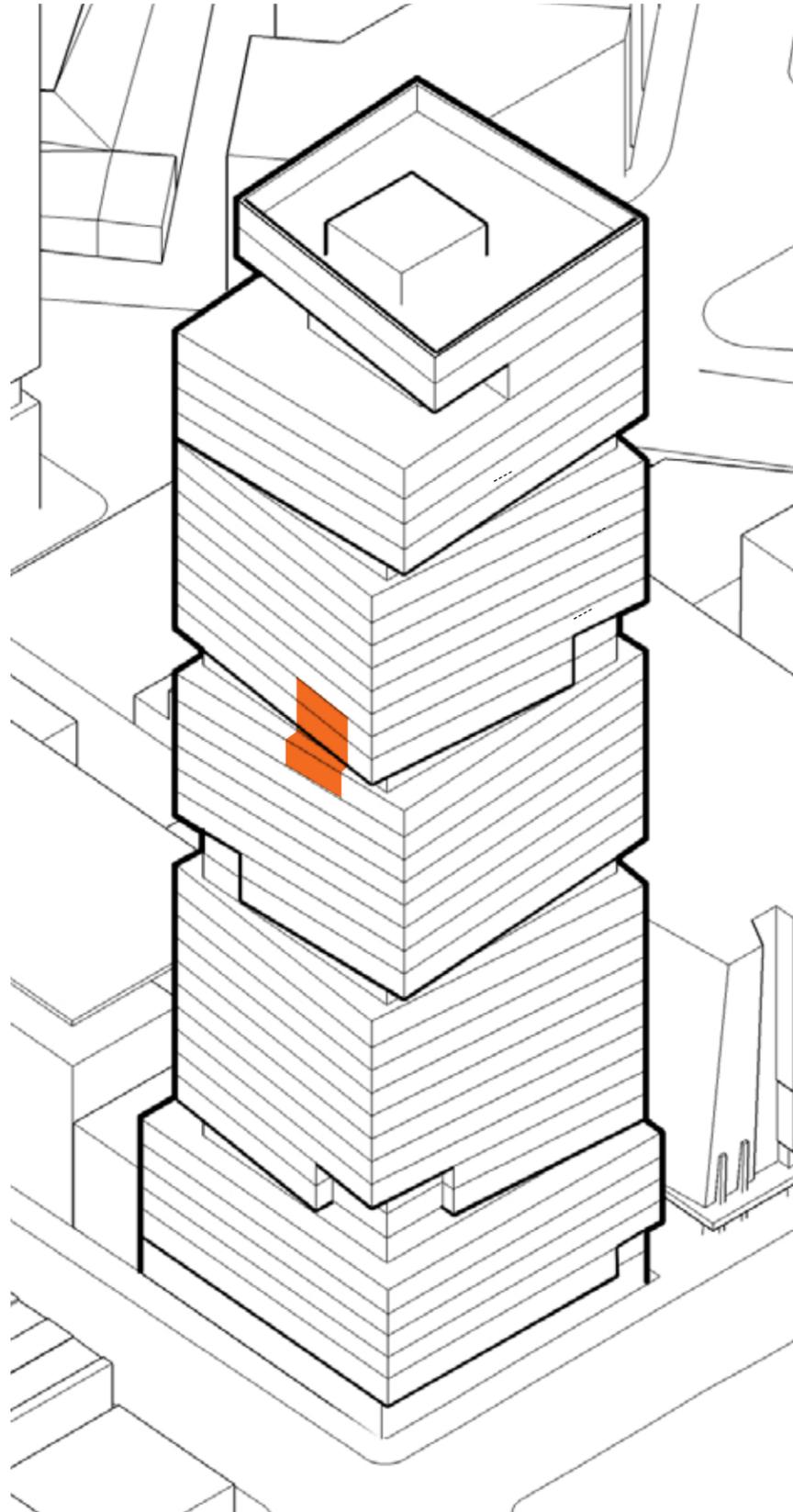
**TOWER** DESIGN



FACADE DETAILS



# FACADE DETAILS



Metal Panel

Horizontal Venting

Vision Glass

Spandrel Glass

Operable Awning Window

Woodgrain Metal Soffit  
(underside)

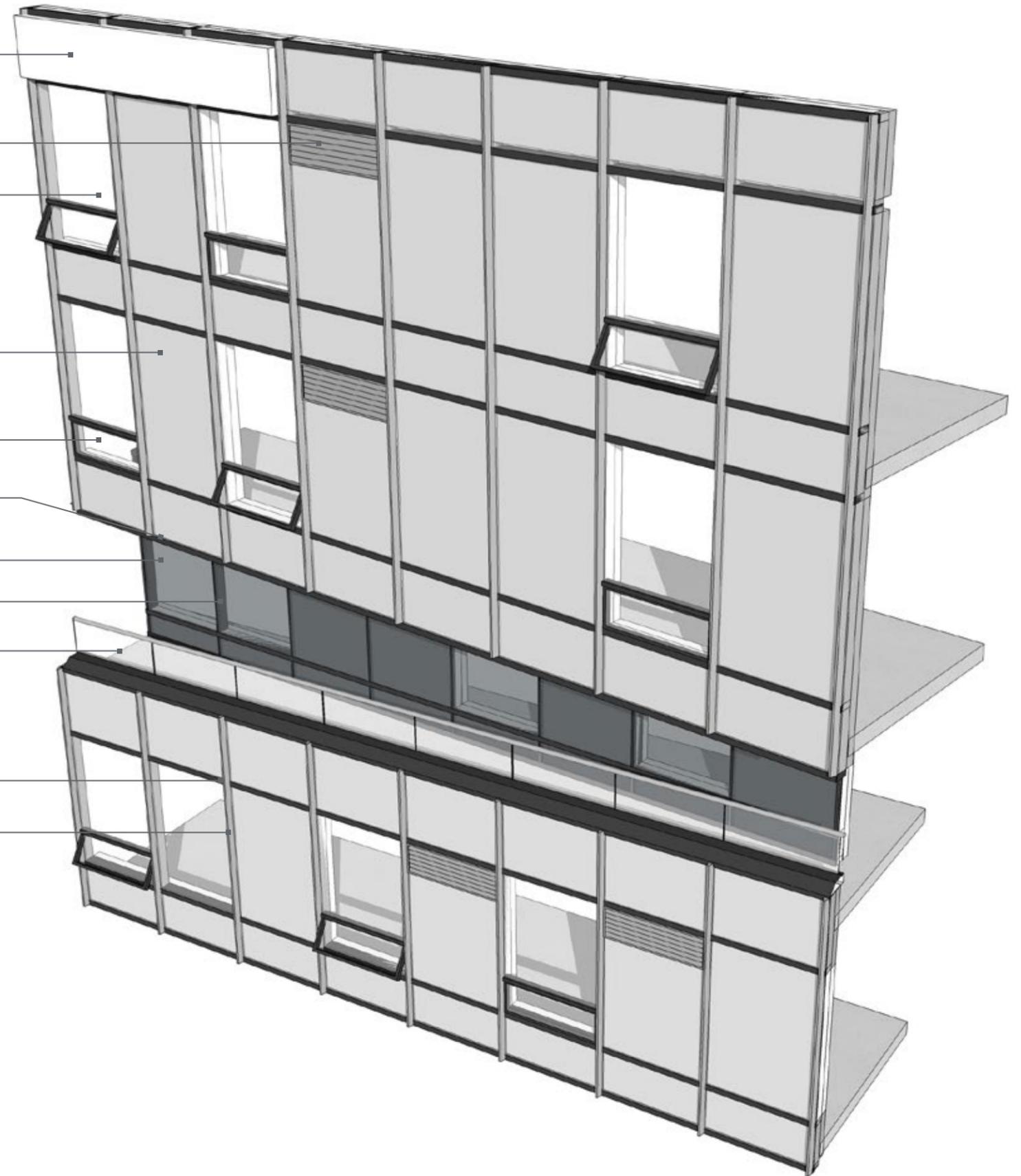
Dark Vision Glass

Butt-glazed Vertical Mullion

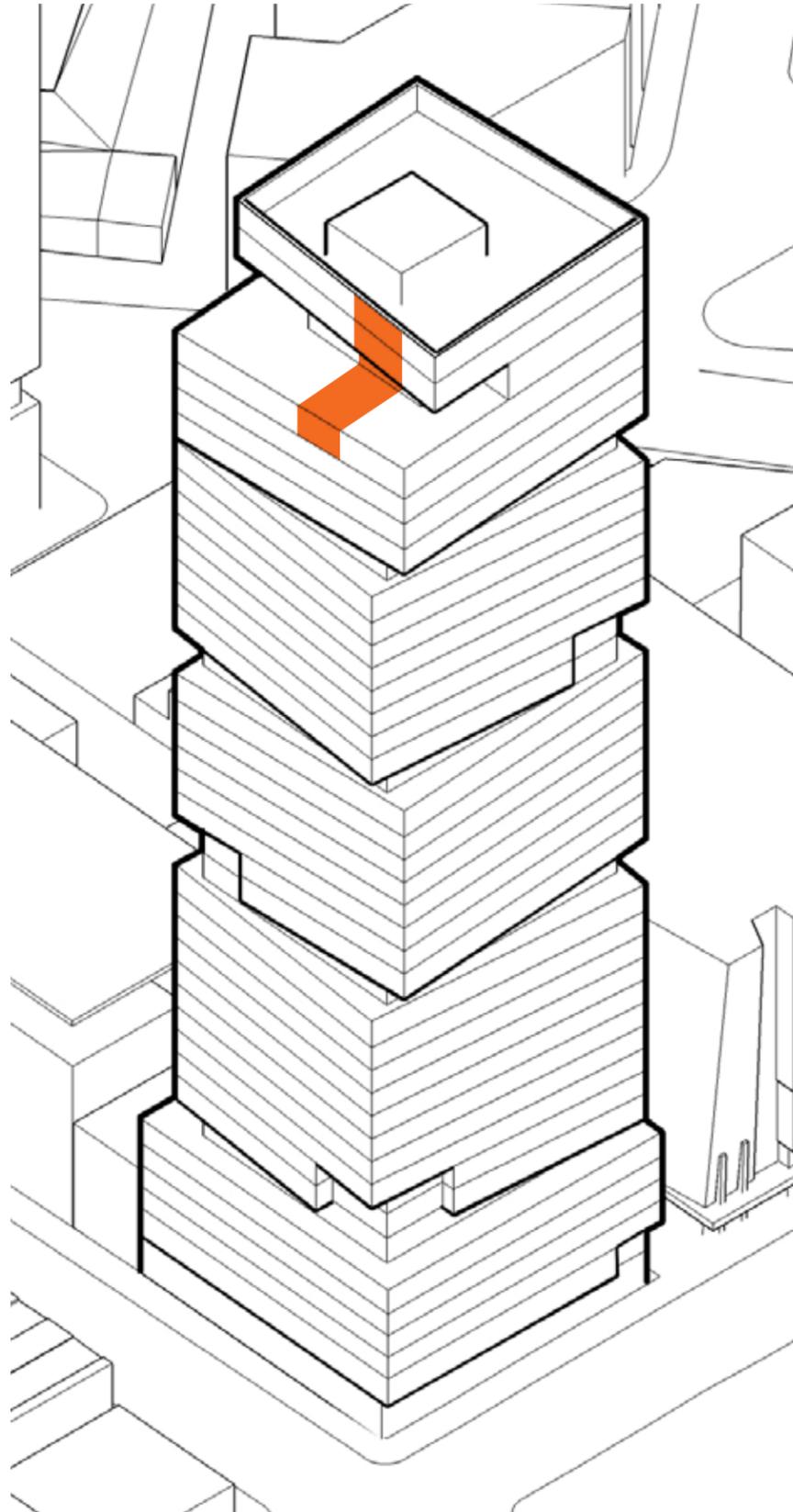
Glass and Metal Guardrail  
with Metal Coping

1" Horizontal Mullion Cap

3" Vertical Mullion Cap



# FACADE DETAILS



Spandrel Glass

Dark Spandrel Glass

Metal Panel

Woodgrain Metal Soffit  
(underside)

Dark Vision Glass

Butt-glazed Vertical Mullion

Concrete Pedestal Paver

Glass and Metal Guardrail  
with Metal Coping

3" Vertical Mullion Cap

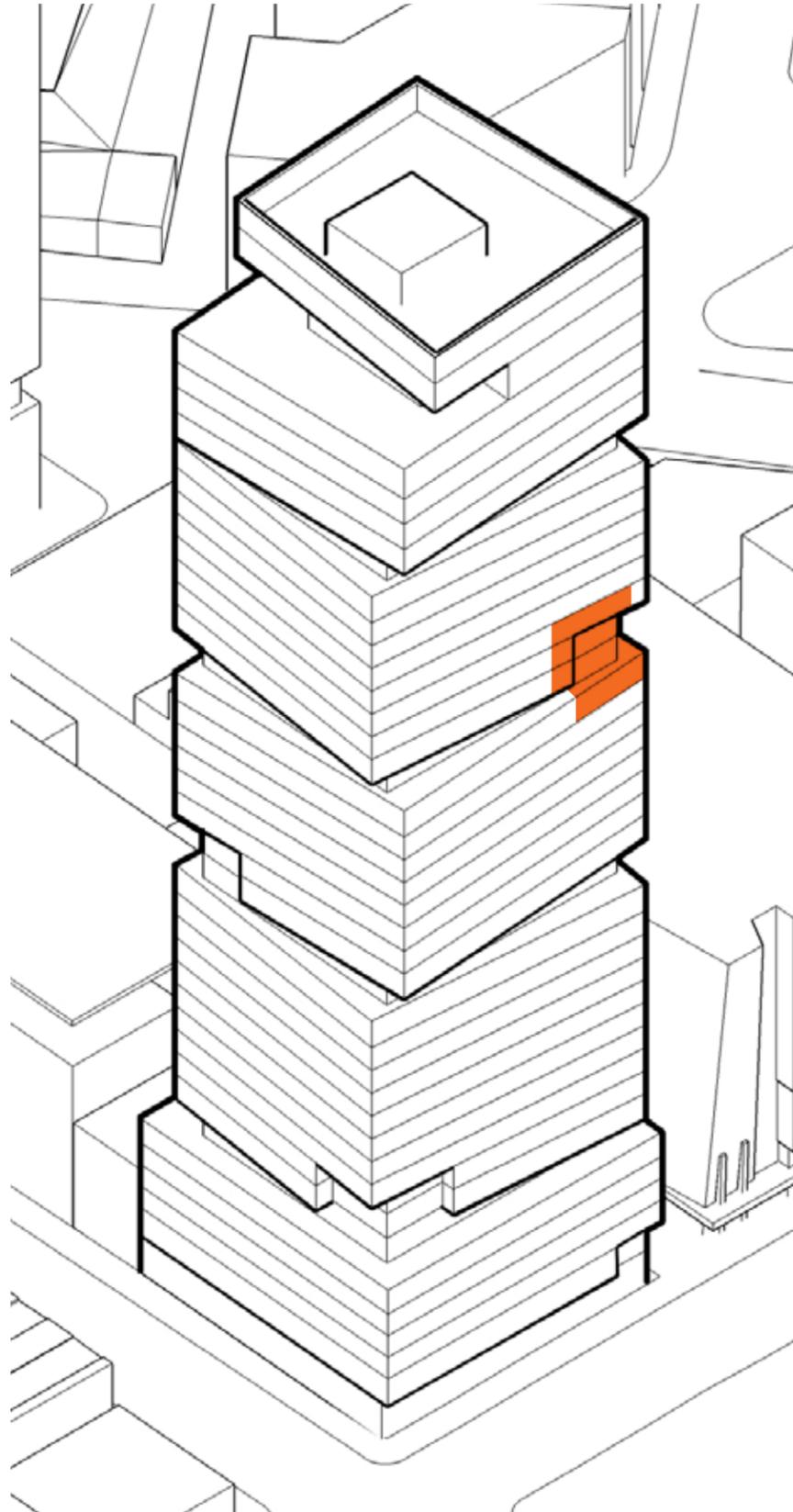
1" Horizontal Mullion Cap

Horizontal Venting

Operable Awning Window



# FACADE DETAILS



Horizontal Venting

Vision Glass

Spandrel Glass

Metal Panel

Woodgrain Metal Soffit  
(underside)

Dark Vision Glass

Dark Spandrel Glass

Butt-glazed Vertical Mullion

Metal Column Cladding

Glass and Metal Guardrail

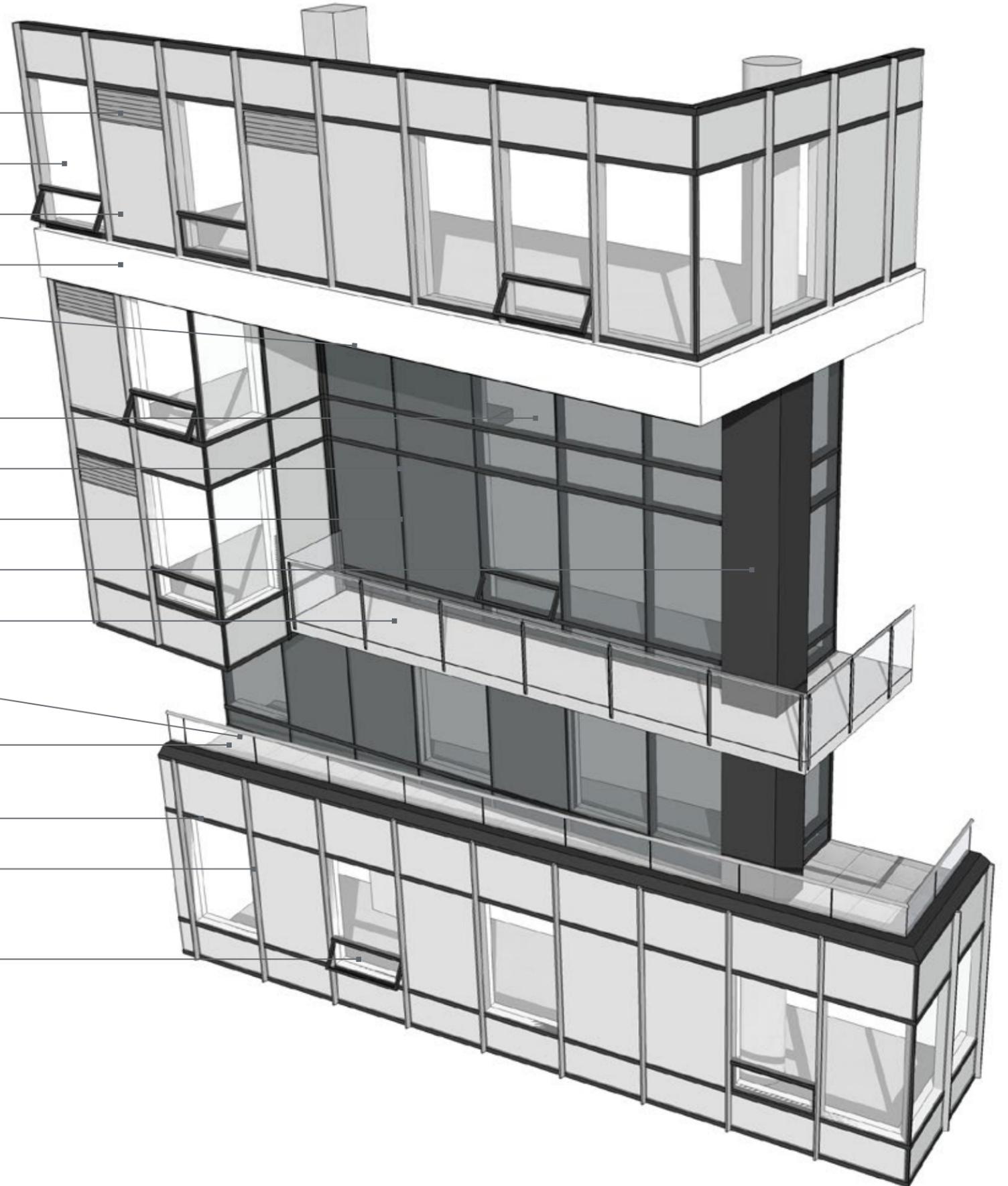
Concrete Pedestal Paver

Glass and Metal Guardrail  
with Metal Coping

1" Horizontal Mullion Cap

3" Vertical Mullion Cap

Operable Awning Window





# TOWER MATERIALS



# TOWER MATERIALS



# HALA HEIGHT BONUS OPTION



CURRENT 400' (+10%) MASSING



PROPOSED HALA BONUS 440' (+10%) MASSING

## HOUSING AFFORDABILITY AND LIVABILITY

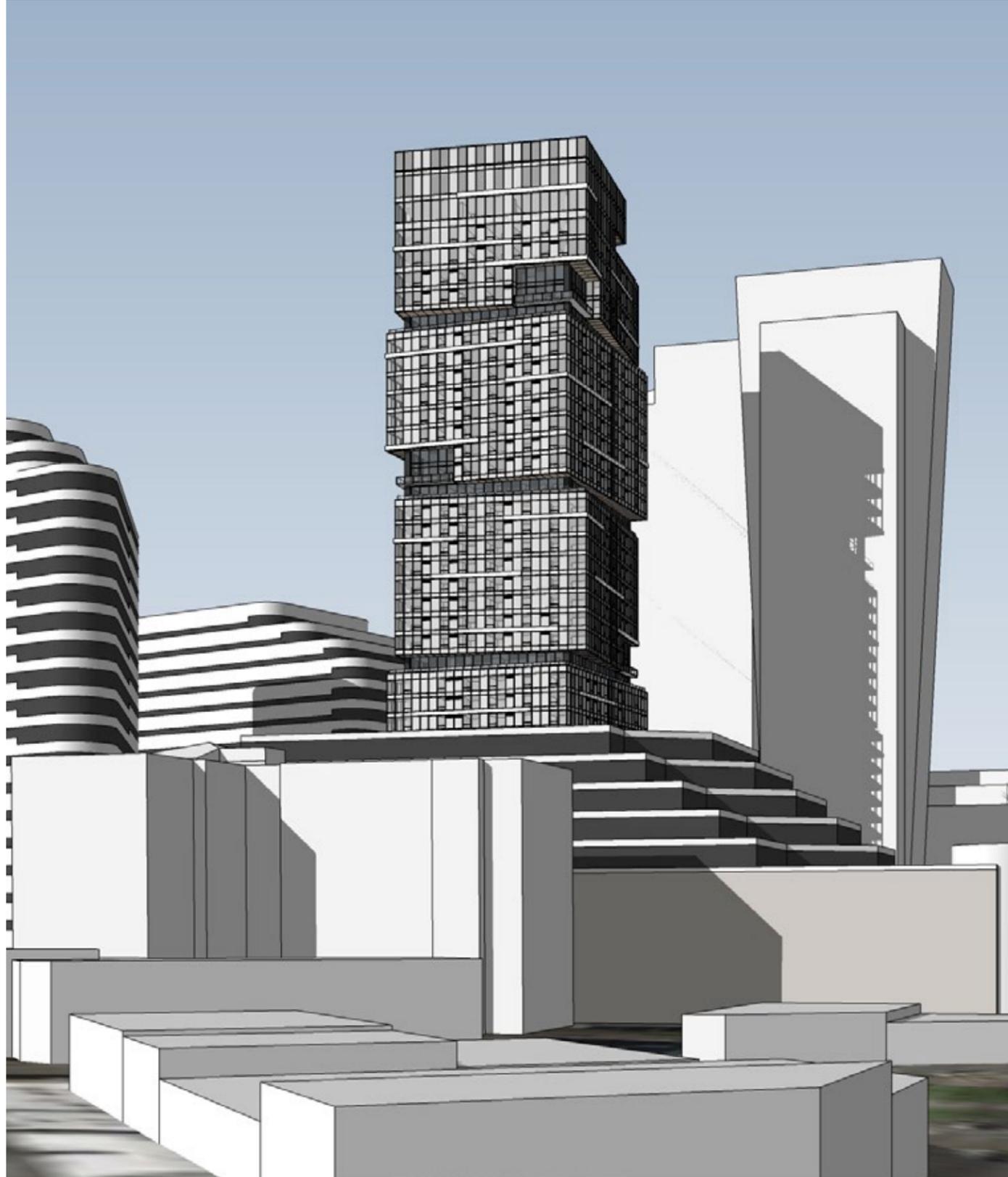
### CURRENT PROPOSAL

The current HALA proposal suggests a Commercial Linkage fee in lieu of on-site low income housing that will allow either 1000 sf/floorplate bonus or 10% height increase.

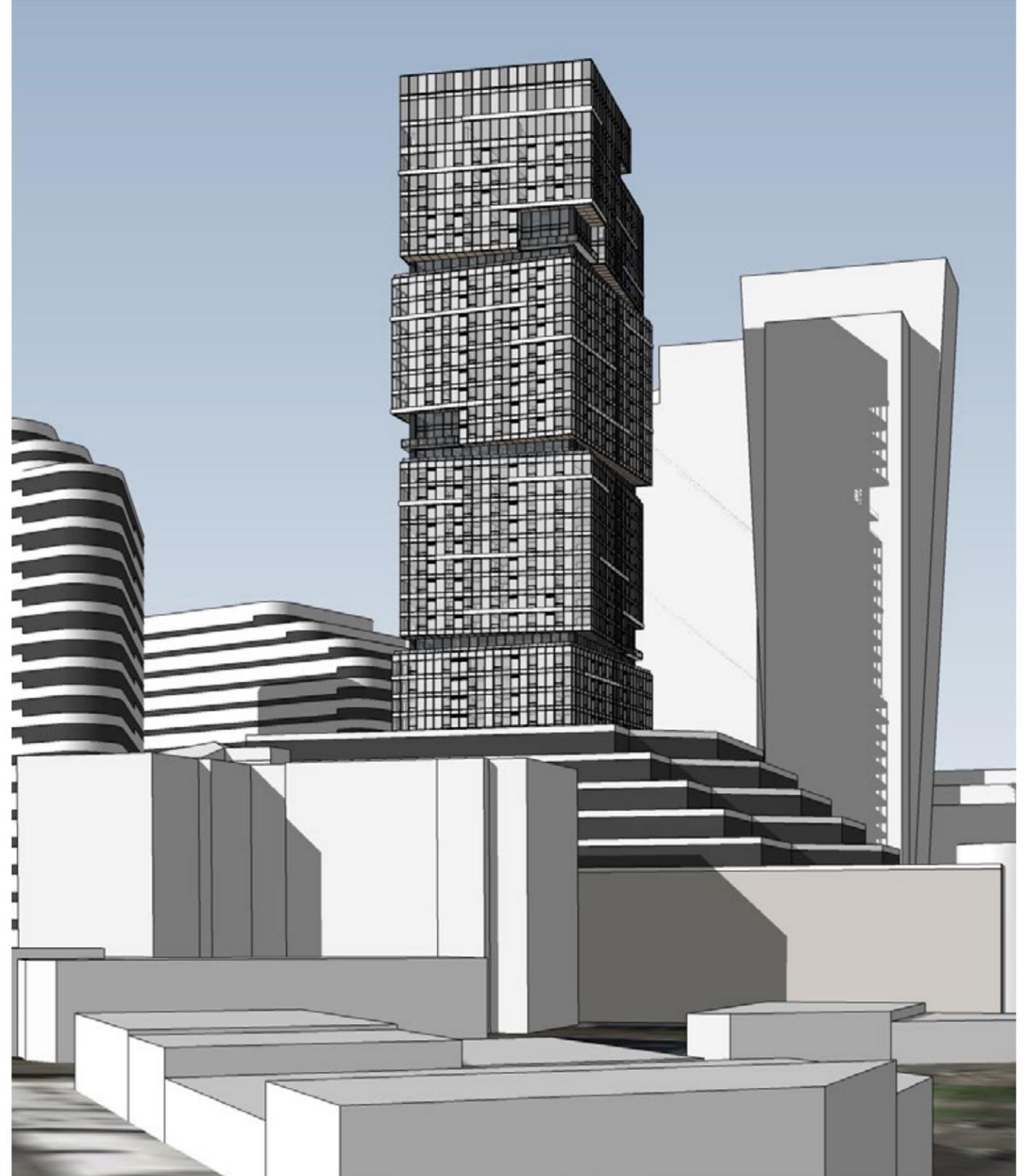
### DIFFERENCE

Because we already abut the property lines on our site we would have to compromise the shape and design of the tower to utilize the extra 1000 sf. We propose utilizing the extra 10% height by simply adding a floor to each "box" in the tower, bringing the total building height including the mechanical enclosure to 480'.

# HALA HEIGHT BONUS OPTION



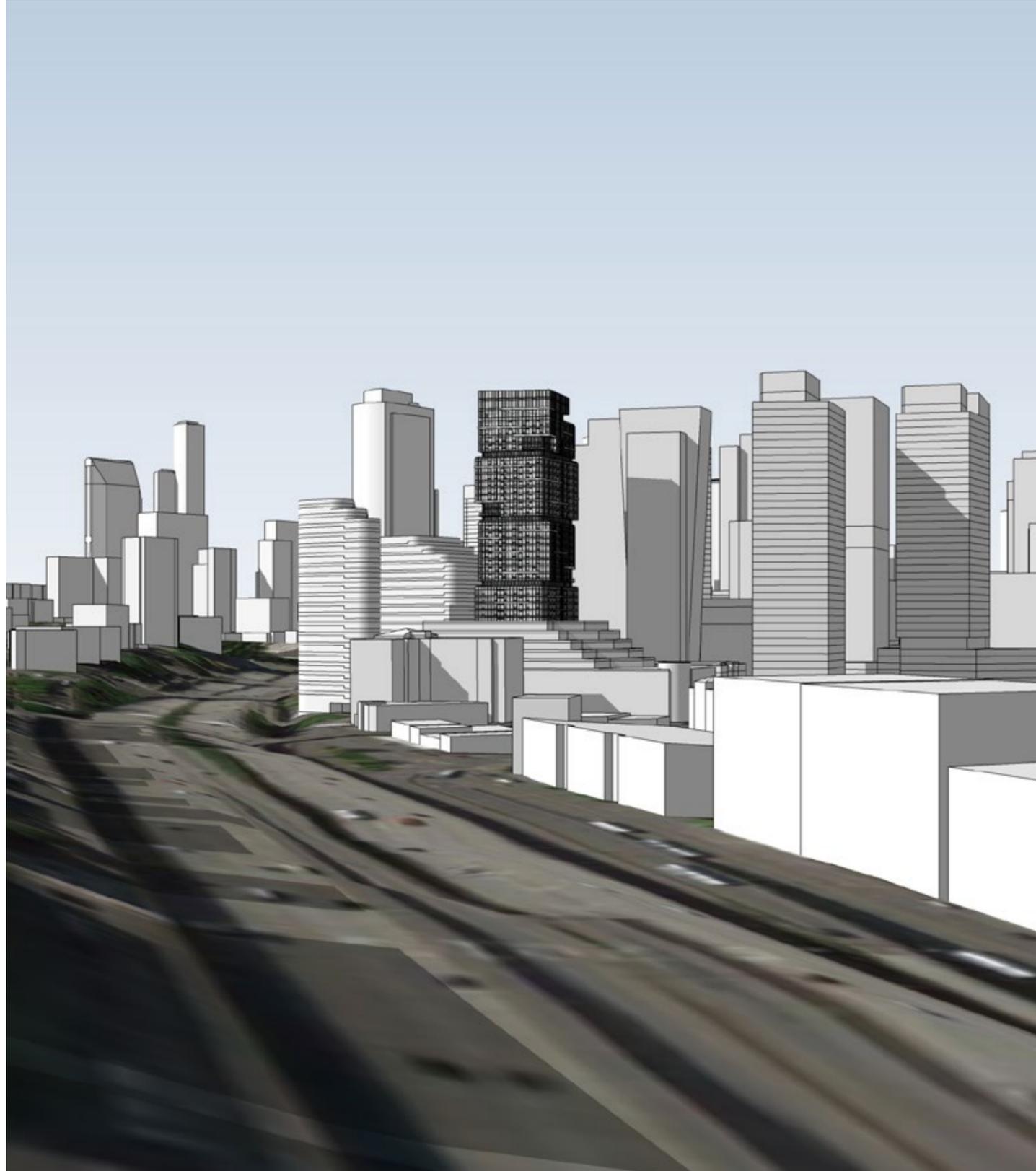
CURRENT 400' (+10%) MASSING



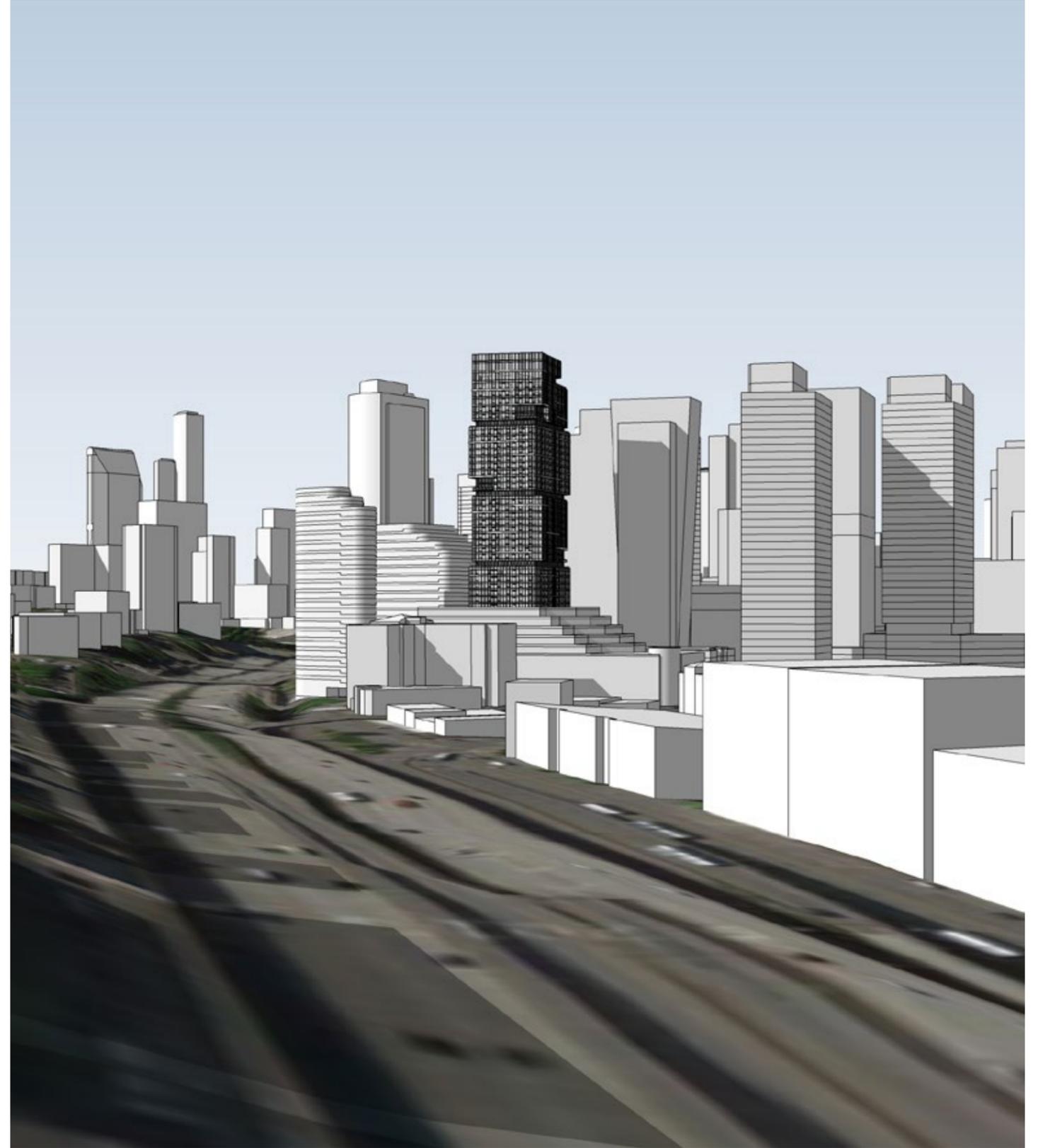
PROPOSED HALA BONUS 440' (+10%) MASSING



# HALA HEIGHT BONUS OPTION



CURRENT 400' (+10%) MASSING

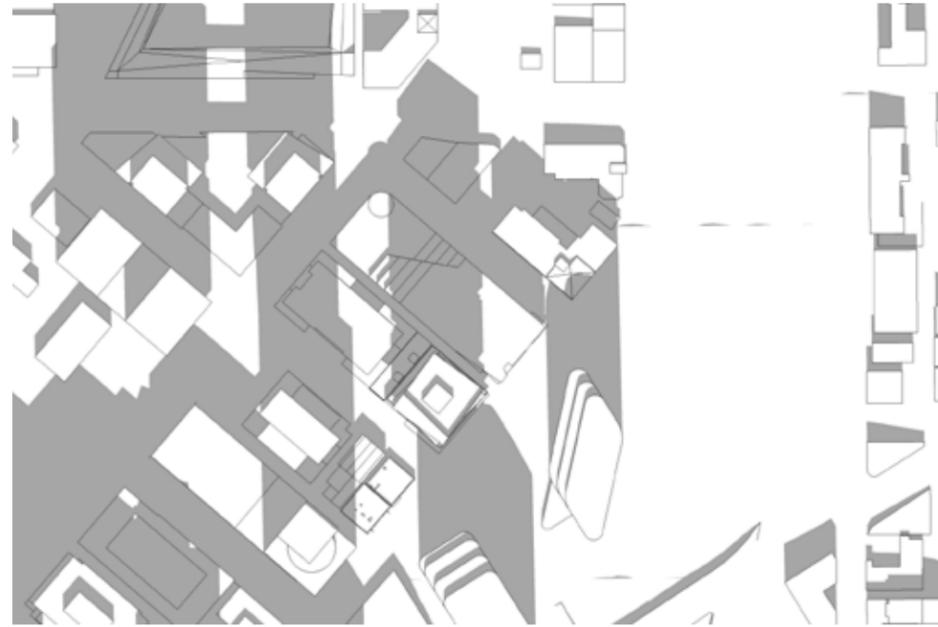


PROPOSED HALA BONUS 440' (+10%) MASSING

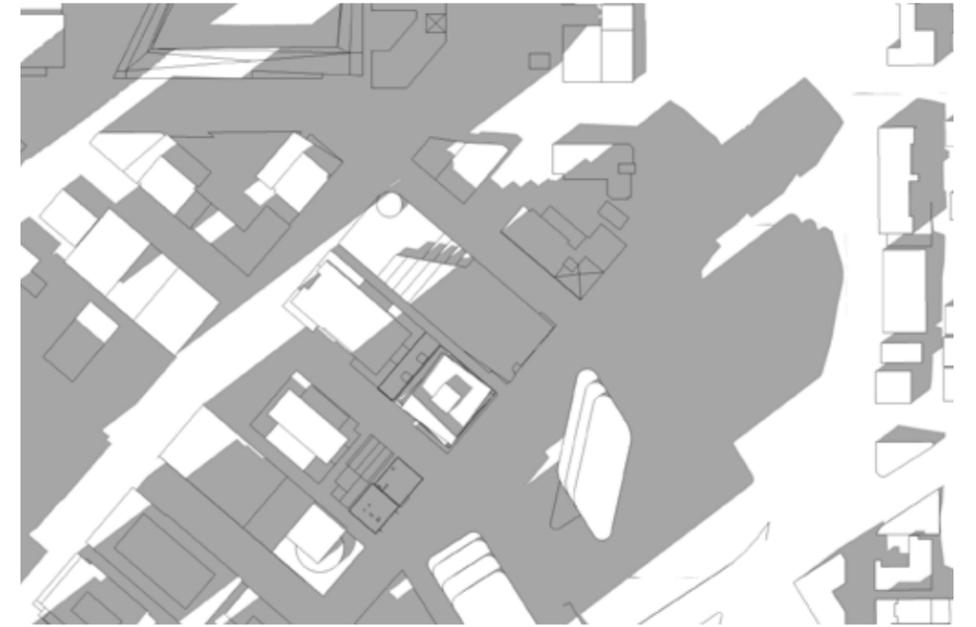
# HALA HEIGHT BONUS OPTION – SHADOW STUDY



CURRENT MASSING - 9am Spring/Fall Equinox



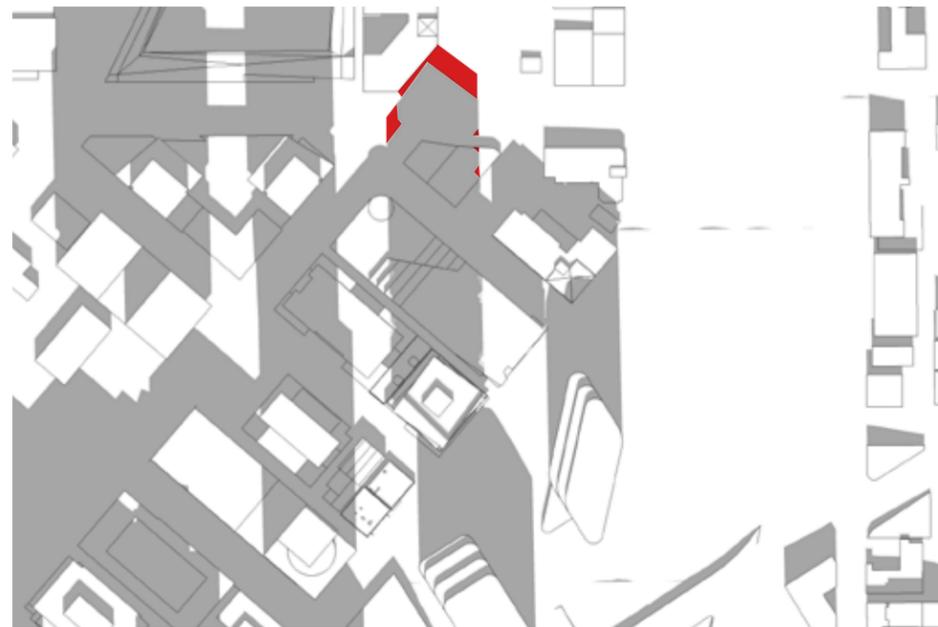
CURRENT MASSING - Noon Spring/Fall Equinox



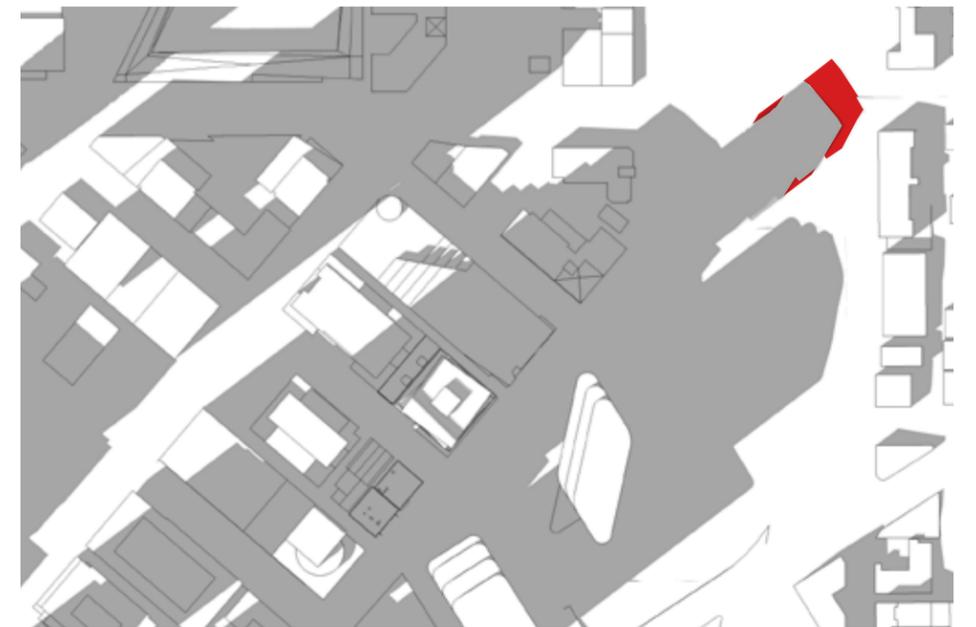
CURRENT MASSING - 3pm Spring/Fall Equinox



HALA MASSING (+40') - 9am Spring/Fall Equinox



HALA MASSING (+40') - Noon Spring/Fall Equinox



HALA MASSING (+40') - 3pm Spring/Fall Equinox

ADDITIONAL SHADOW AREA 







**LANDSCAPE DESIGN**

# LI STREETScape PLAN



# STREETSCAPE PLANT IMAGES

PLANT SPECIES LISTED DEMONSTRATES DESIRED PLANTING CHARACTER. FINAL SELECTION TO BE COMPLETED DURING CONSTRUCTION DOCUMENTS BASED ON LOCAL AVAILABILITY.



**HOWELL STREET TREES**  
*QUERCUS COCCINIA* / SCARLET OAK



**MINOR AVENUE STREET TREES**  
*QUERCUS MACROCARPA* / URBAN PINNACLE OAK



**MINOR AVENUE SIGNATURE TREE**  
*ZELKOVA SERRATA 'HALKA'* / HALKA ZELCOVA

**MINOR AVENUE MIX**  
*ABELIA X GRANDIFLORA 'KALEIDOSCOPE'* / KALEIDOSCOPE ABELIA  
*SPIRAEA JAPONICA 'TRACY'* / DOUBLE PLAY BIG BANG SPIREA  
*TAXUS X MEDIA 'DARK GREEN SPREADER'* / DARK GREEN SPREADER YEWE



**HOWELL STREET SUN MIX**  
*BUXUS SEMPERVIRENS 'SUFFRUTICOSA'* / DWARF ENGLISH BOXWOOD  
*EUONYMUS JAPONICUS*  
*MICROPHYLLUS 'VARIEGATUS'* / VARIEGATED BOXLEAF EUONYMUS  
*CAREX TESTACEA* / ORANGE NEW ZEALAND SEDGE  
*LIRIOPE MUSCARI 'PEEDEE GOLD INGOT'* / PEEDEE GOLD INGOT LILYTURF



**HOWELL STREET SHADE MIX**  
*BUXUS MICROPHYLLA 'PEERGOLD'* / GOLDEN DREAM BOXWOOD  
*SARCOCOCCA HOOKERANA VAR HUMULIS* / HIMALAYAN SWEET BOX  
*POLYSTICHUM MUNITUM* / SWORDFERN  
*LIRIOPE SPICATA 'SILVER DRAGON'* / SILVER DRAGON LILYTURF



# LI STREETScape VIEWS

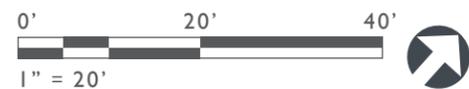
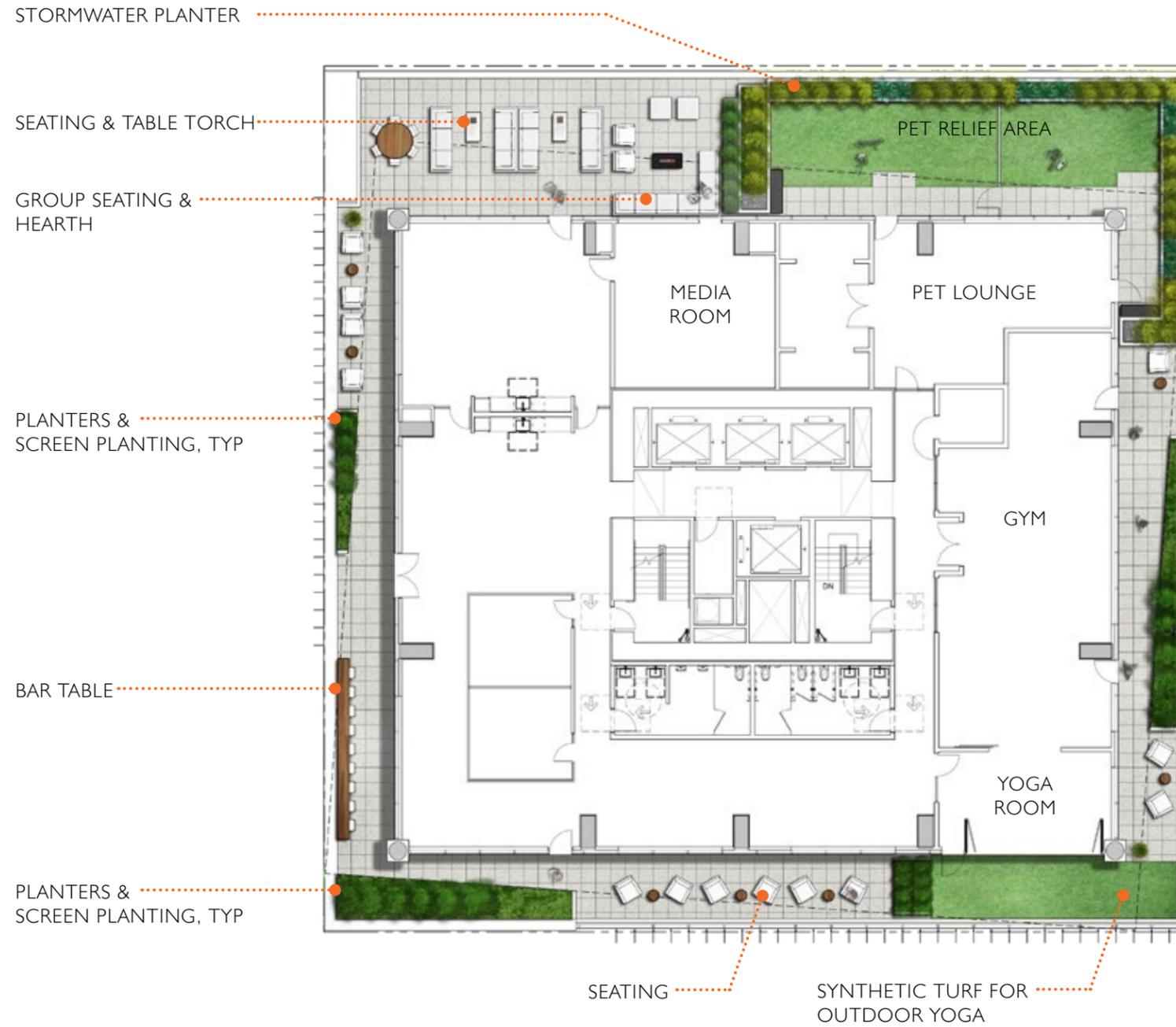


STREETSCAPE VIEW OF MINOR AVENUE



STREETSCAPE VIEW OF HOWELL STREET

# L7 ROOF TERRACE LANDSCAPE PLAN & VIEWS



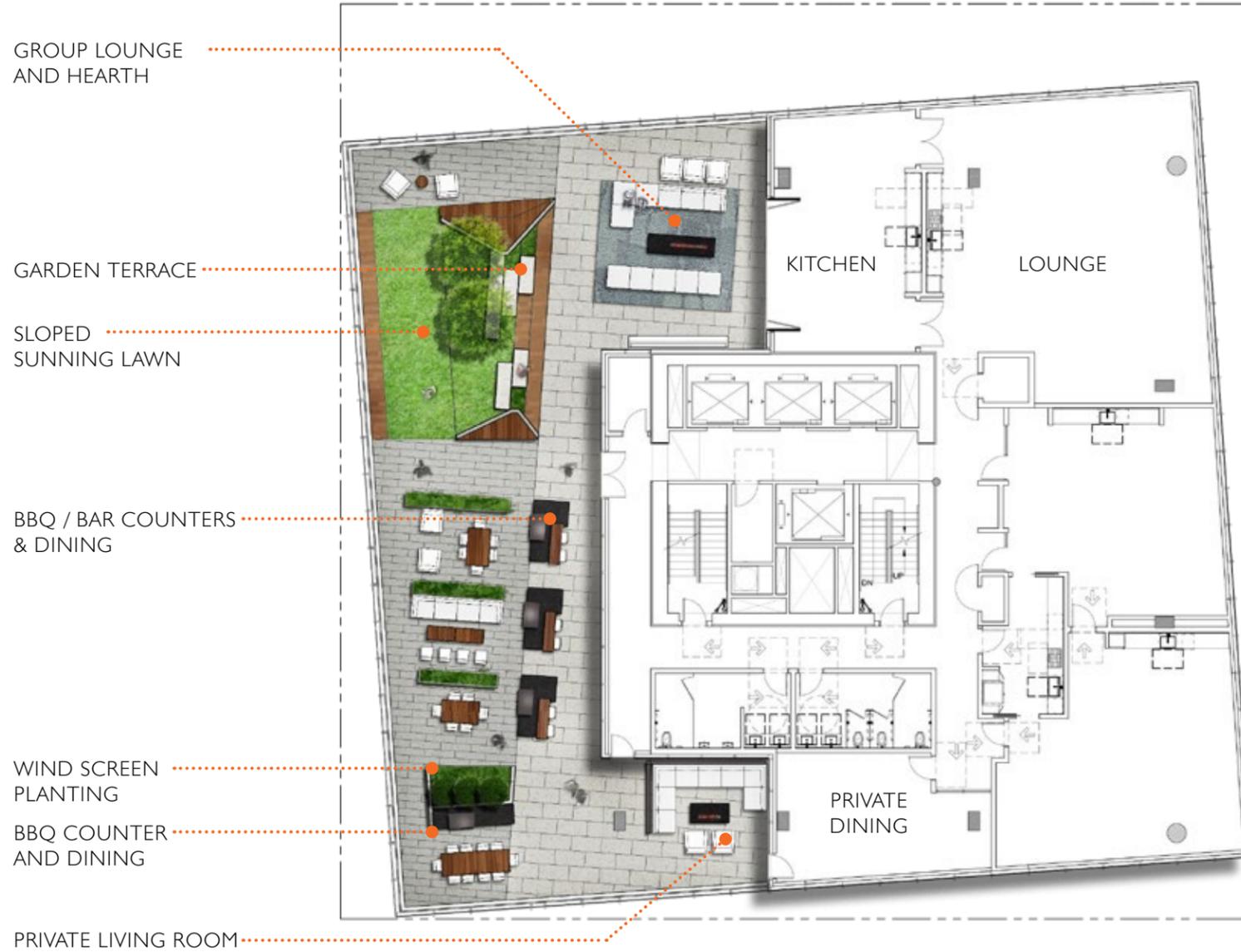
VIEW OF OUTDOOR LOUNGE



VIEW OF STORMWATER PLANTER AT PET RELIEF AREA



# RI ROOF TERRACE LANDSCAPE PLAN & VIEWS



OVERALL VIEW OF RI AMENITY TERRACE



VIEW OF SLOPED SUNNING LAWN

# RI ROOF TERRACE VIEWS



VIEW OF PRIVATE LIVING ROOM AND BBQ DINING



VIEW FROM KITCHEN TO GARDEN TERRACE



VIEW OF BBQ AND DINING

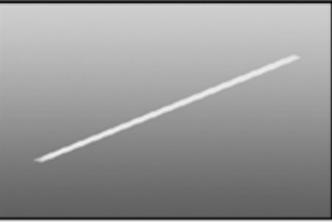


VIEW OF BBQ AND DINING



# LIGHTING DESIGN – STREETSCAPE

- E1



**LED RECESSED LINEAR DOWN LIGHT**

1" wide linear slots of light to be recessed at street level canopies. Linear lighting provides general ambient illumination for pedestrians.
- E2



**LED RECESSED DOWN LIGHT**

2.5" aperture down lights are recessed into the entry soffits to increase wayfinding and storefront visibility.
- E3



**LED MEDIUM DOWN LIGHT**

Wall mount LED down light located within the main entry canopy structure provides additional ambient illumination along the pedestrian path.
- E4



**LED SMALL DOWN LIGHT**

Wall mount LED down light located within the structure of the coffee shop glass canopy provides general ambient and security illumination.
- E5



**LED LINEAR UP-LIGHT**

Surface linear up-light located above the main building entry soffit highlights the underside of the taller entry canopy above.
- E7



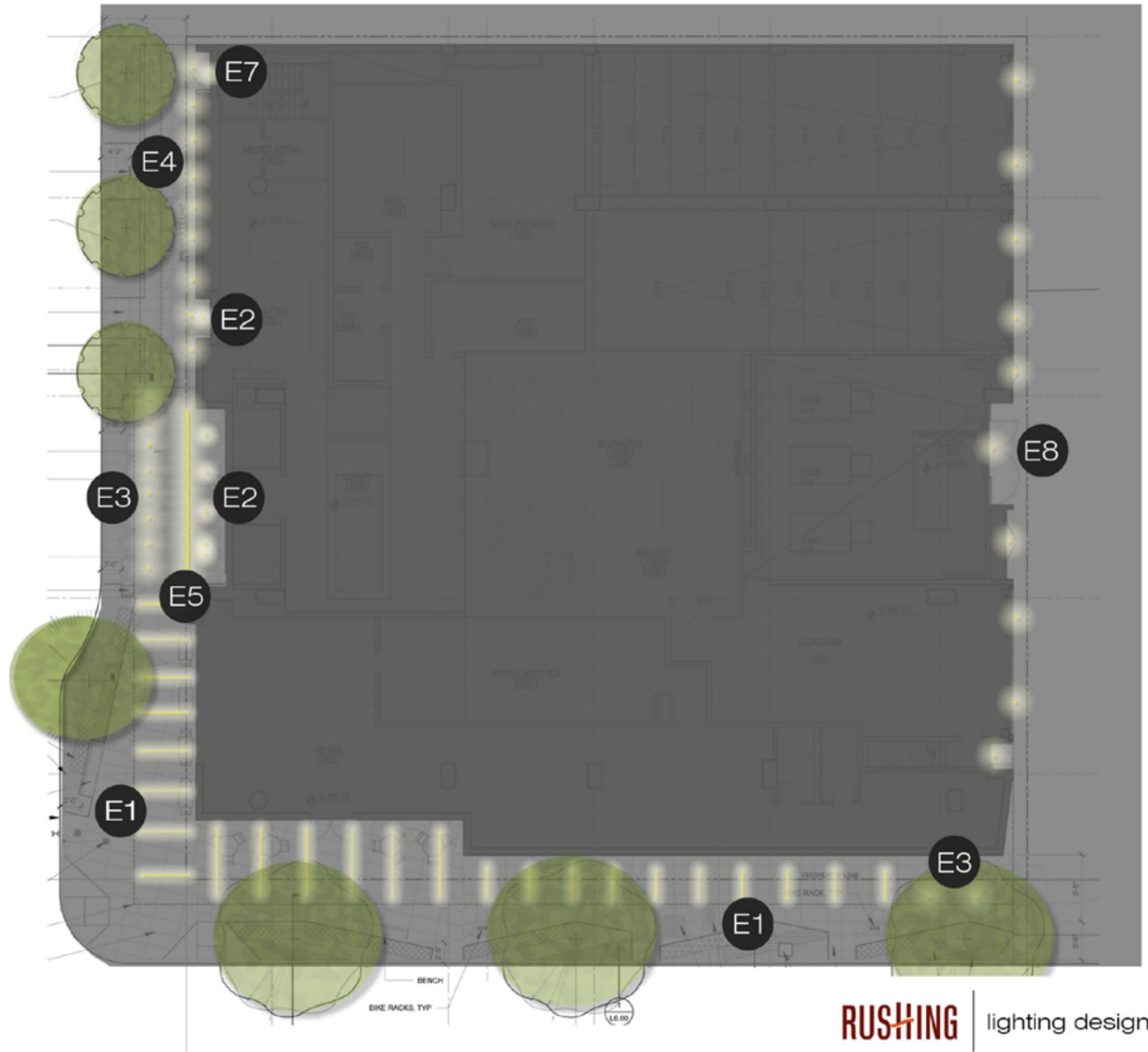
**LED SMALL WALL SCENCE**

LED full cut-off wall sconce located above the egress exit door provides additional security illumination.
- E8

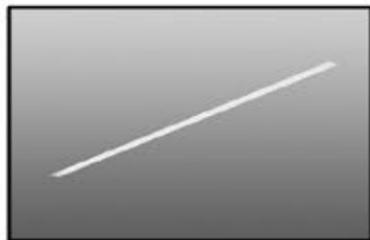


**LED MEDIUM WALL SCENCE**

LED full cut-off wall sconce located along the alley building facade increases security and wayfiniding.

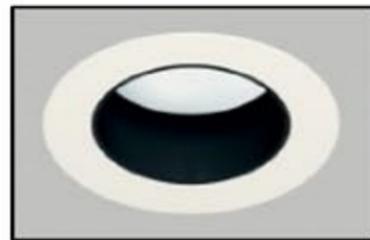


# LIGHTING DESIGN – STREETSCAPE VIEW



**E1 LED RECESSED LINEAR DOWN LIGHT**

1" wide linear slots of light to be recessed at street level canopies. Linear lighting provides general ambient illumination for pedestrians.



**E2 LED RECESSED DOWN LIGHT**

2.5" aperture down lights are recessed into the entry soffit to increase wayfinding and storefront visibility.



**E3 LED MEDIUM DOWN LIGHT**

Wall mount LED down light located within the main entry canopy structure provides additional ambient illumination along the pedestrian path.



**E4 LED SMALL DOWN LIGHT**

Wall mount LED down light located within the structure of the coffee shop glass canopy provides general ambient and security illumination.



**E5 LED LINEAR UP-LIGHT**

Surface linear up-light located above the main building entry soffit highlights the underside of the taller canopy above.



**E6 LED LINEAR EDGE LIGHT**

Linear LEDs are used to edge light feature architectural fins along the street level building facade.



# LIGHTING DESIGN – RI



## LED LINEAR EDGE LIGHT

LED linear tape light is used to backlight the outdoor tv frame, BBQ countertops, and landscape benches.



## LED LINEAR GRAZER

LED linear grazer located at the group seating area subtly highlights the wood screen wall with indirect illumination.



## LED RECESSED DOWN LIGHT

3.5" aperture down lights are recessed into the roof canopy, providing soft ambient illumination and creating a "starry" pattern of light along the ceiling plane.



## LED RECESSED STEP LIGHT

LED step lights are recessed into planter walls and the roof deck parapet to provide comfortable low-level illumination along walking surfaces.



## LED ACCENT LIGHT

LED landscape accent lights provided in planting areas highlight vertical vegetation and add a soft indirect glow of light.



## LED OUTDOOR DECORATIVE PENDANT

LED wet-location decorative pendants add to the visual interest above the group seating area.



# LIGHTING DESIGN – RI AMENITY



**E10 LED RECESSED DOWN LIGHT**

3.5" aperture down lights are recessed into the roof canopy, providing soft ambient illumination and creating a "starry" pattern of light along the ceiling plane.



**E6 LED LINEAR ACCENT LIGHT**

LED linear tape light is used to indirectly backlight the outdoor tv frame and BBQ countertops.



**E6a LED LINEAR ACCENT LIGHT W/ LENS**

LED linear tape light with a frosted lens provides decorative reveals at the outdoor BBQ casework.



**E6b LED LINEAR BENCH LIGHT**

Indirect LED linear lighting provides a soft glow of illumination below the landscape benches.



**E11 LED RECESSED STEP LIGHT**

LED step lights are recessed into planter walls and the roof deck parapet to provide comfortable low-level illumination along walking surfaces.





# SIGNAGE DESIGN



Nexus Signage  
 - modern  
 - simple design - recessed and internally lit



Retail Blade Signage  
 - internally lit  
 - clean design aesthetic



Distinct Retail Signage  
 - complement building materials  
 - internally or externally lit



Nexus Signage

Retail Blade Signage

Distinct Retail Signage

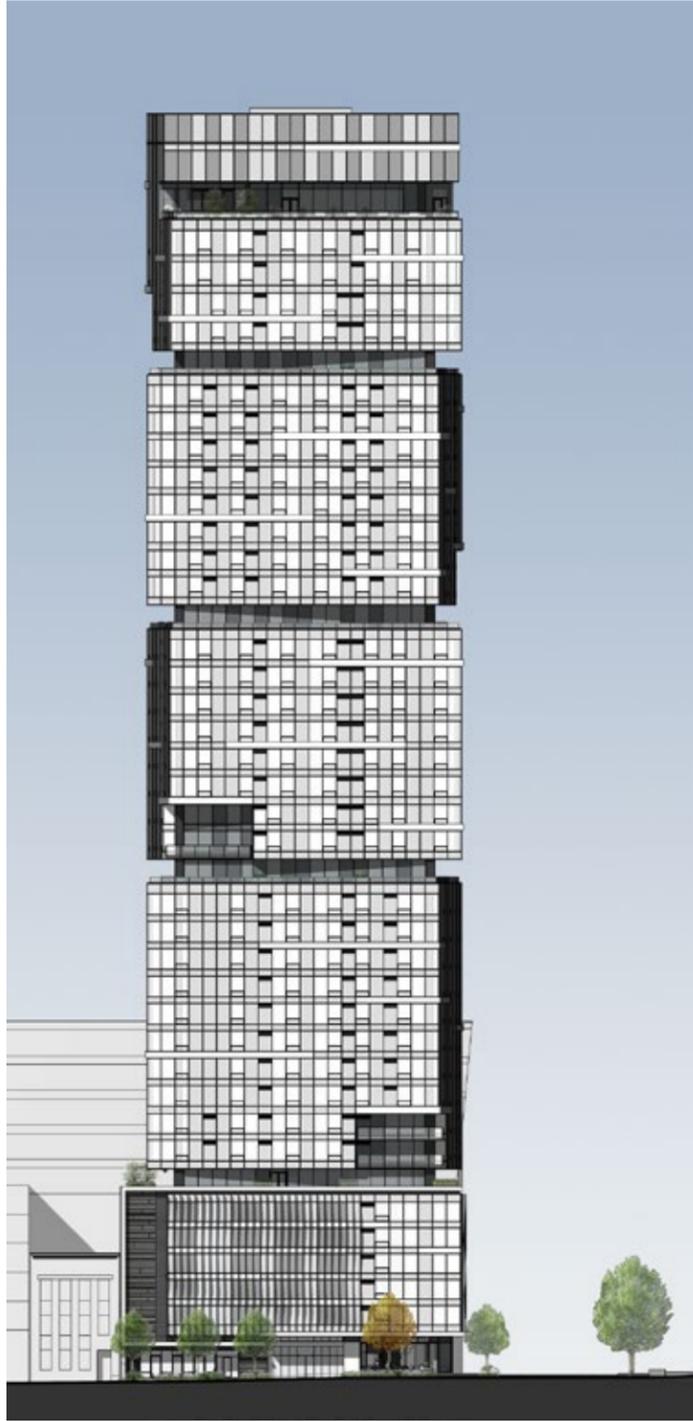




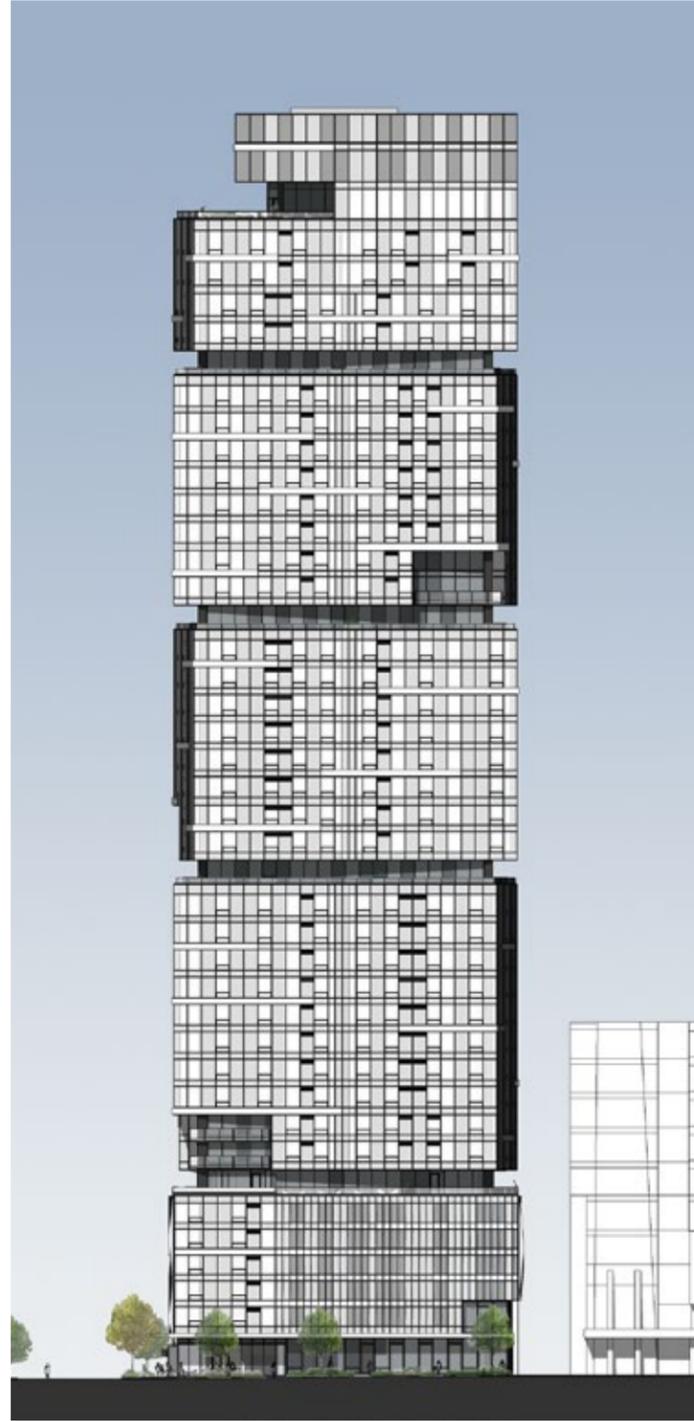


**APPENDIX**

# ELEVATIONS



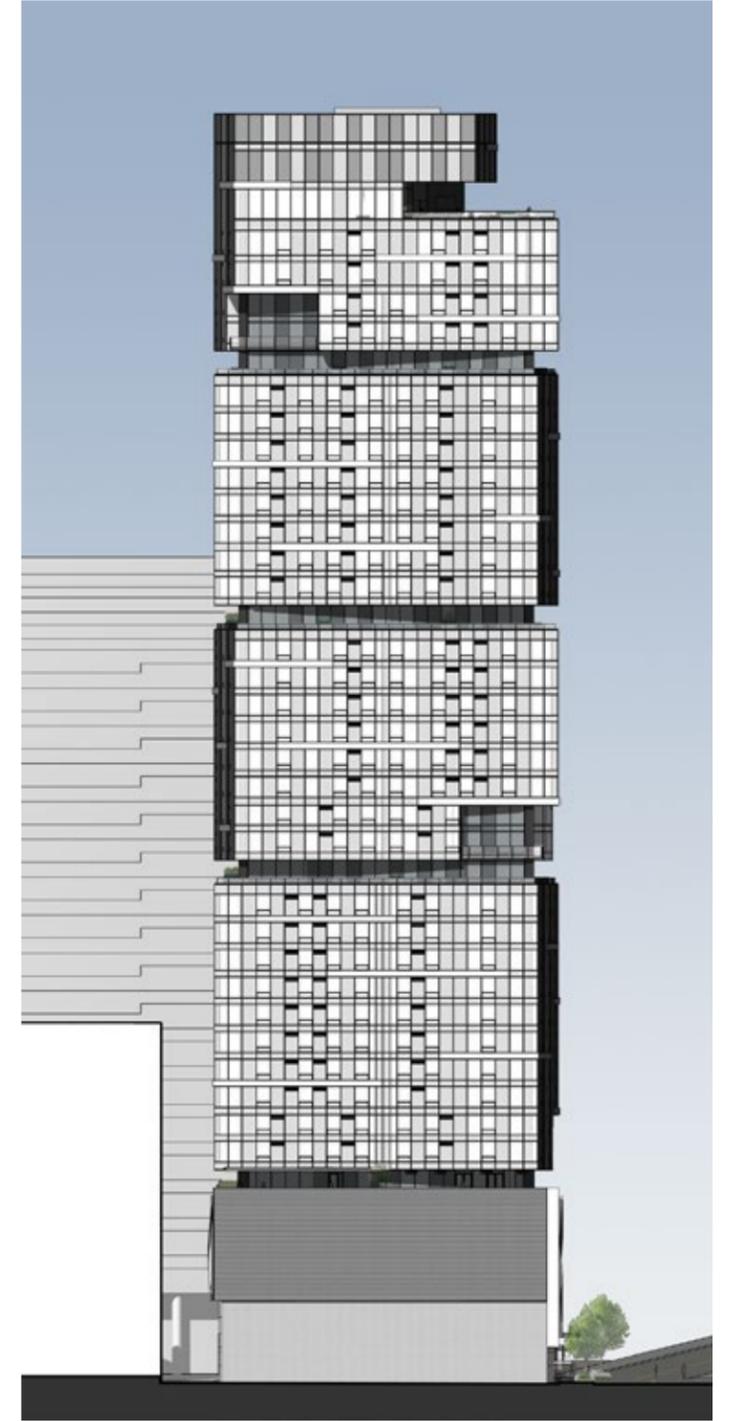
EAST ELEVATION



SOUTH ELEVATION



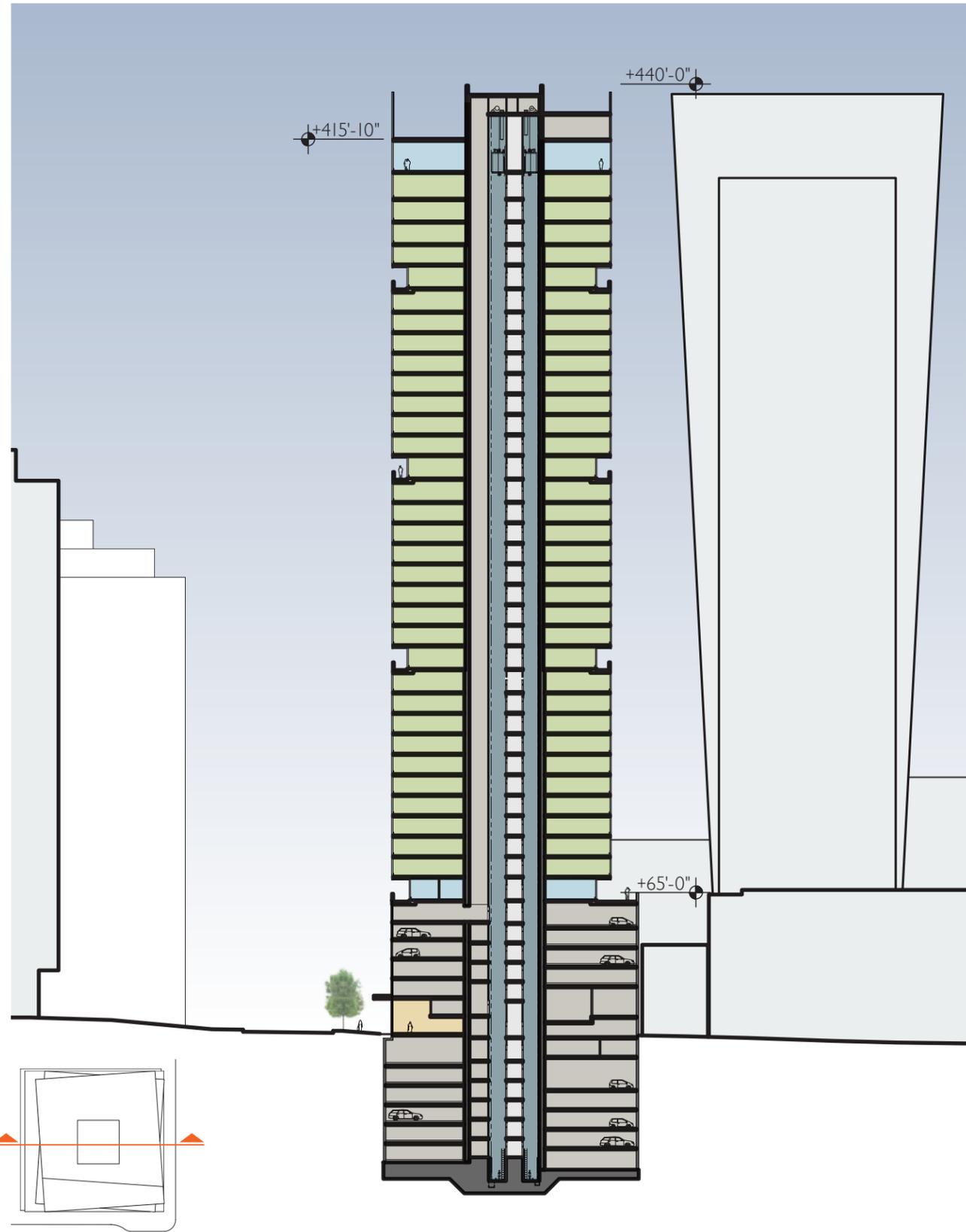
WEST ELEVATION



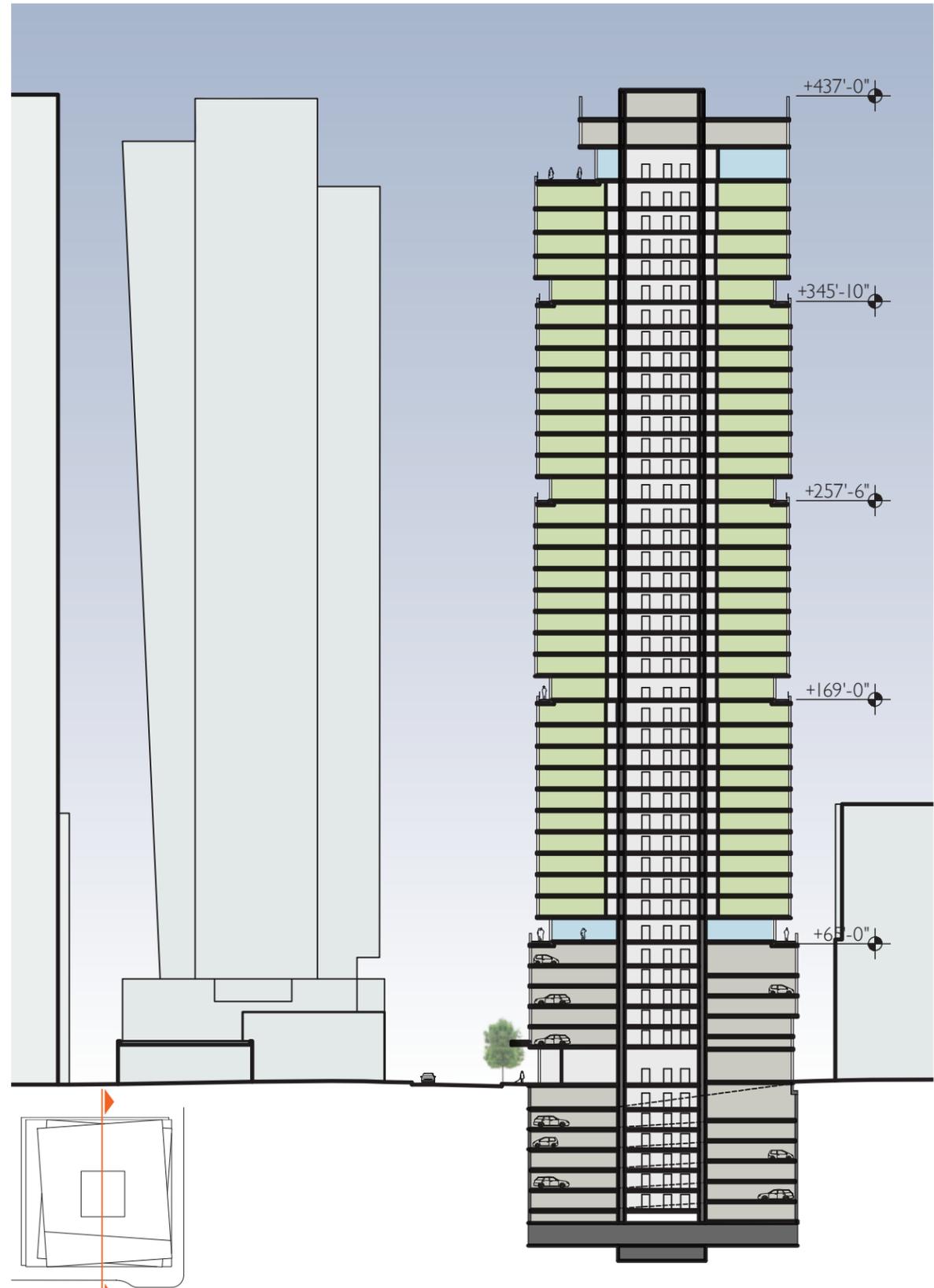
NORTH ELEVATION

0' 32' 64'  
1/64" = 1'-0"

# SECTIONS



NORTH / SOUTH SECTION



EAST / WEST SECTION

## KEY

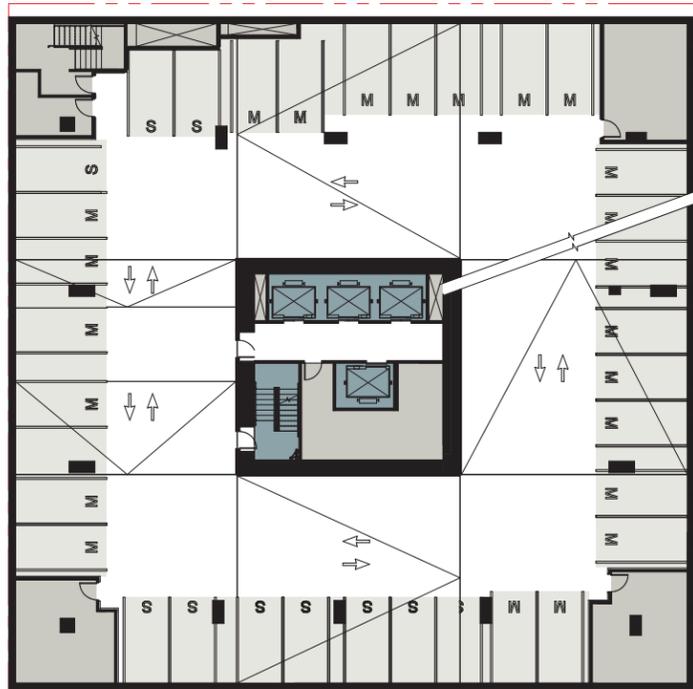
- Residential
- Common Space
- Mechanical / BOH / Parking
- Vertical Transportation
- Common Amenity
- Retail



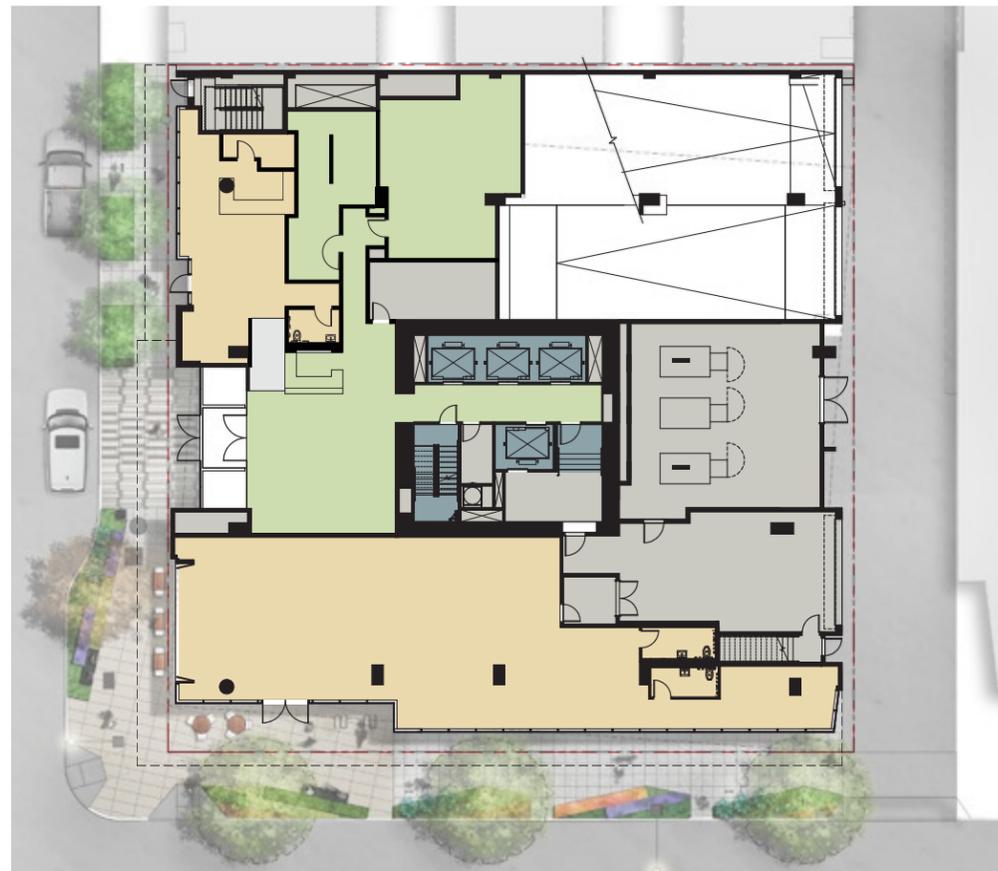
# PLANS

## KEY

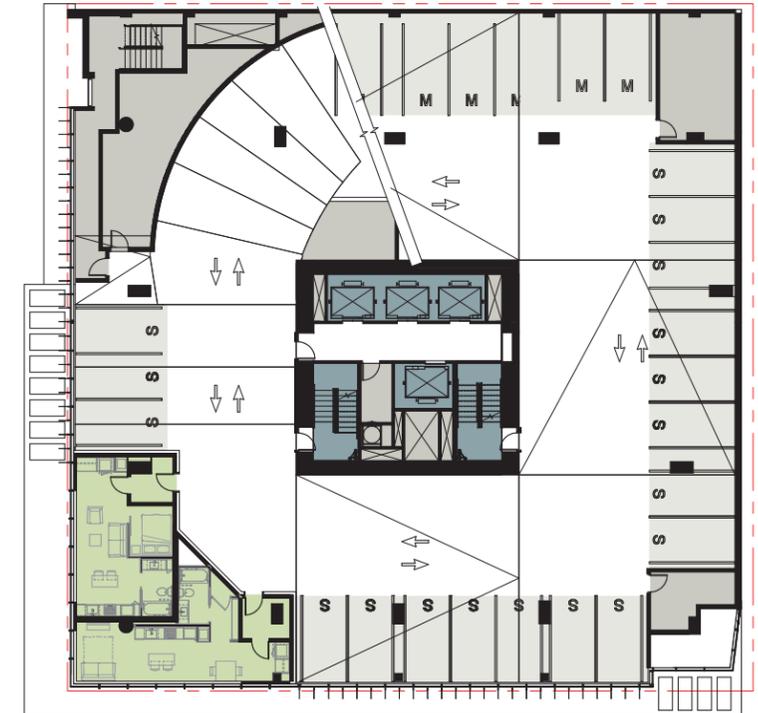
- Residential
- Common Space
- Mechanical / BOH / Parking
- Vertical Transportation
- Common Amenity
- Retail



TYPICAL BELOW GRADE PARKING



LEVEL 1



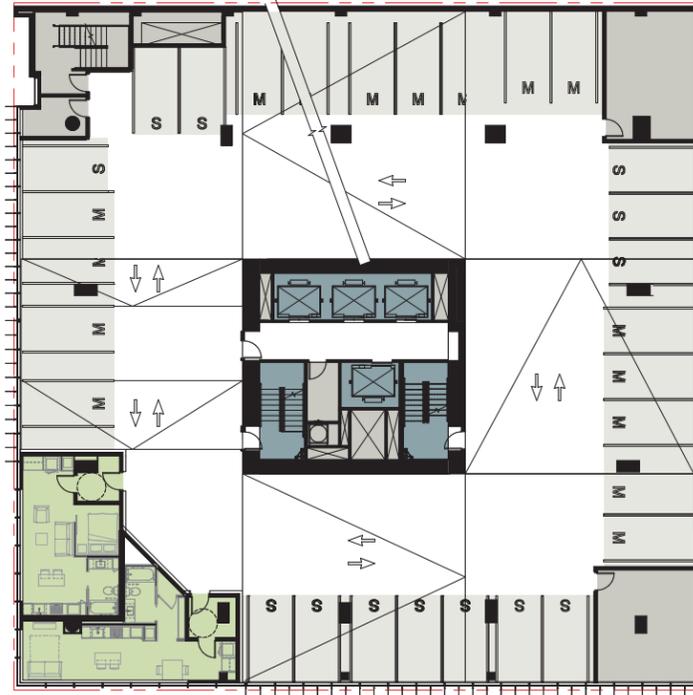
LEVEL 2



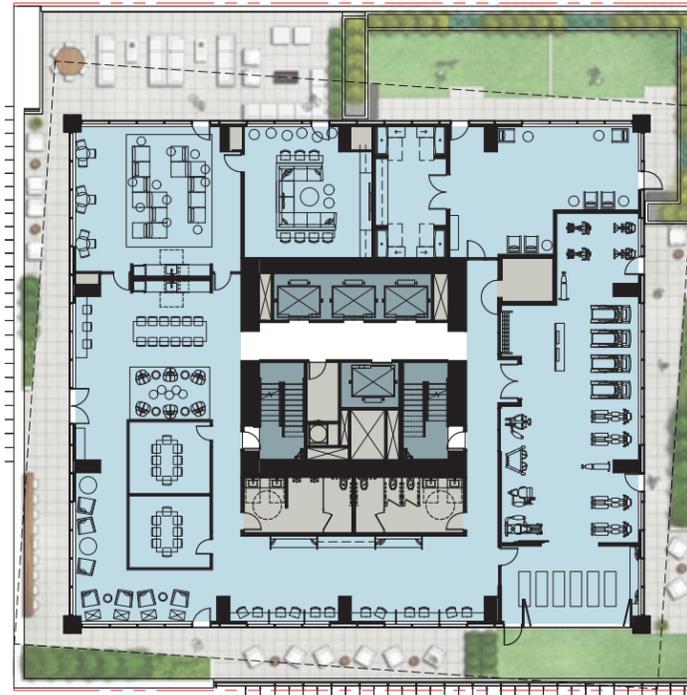
# PLANS

## KEY

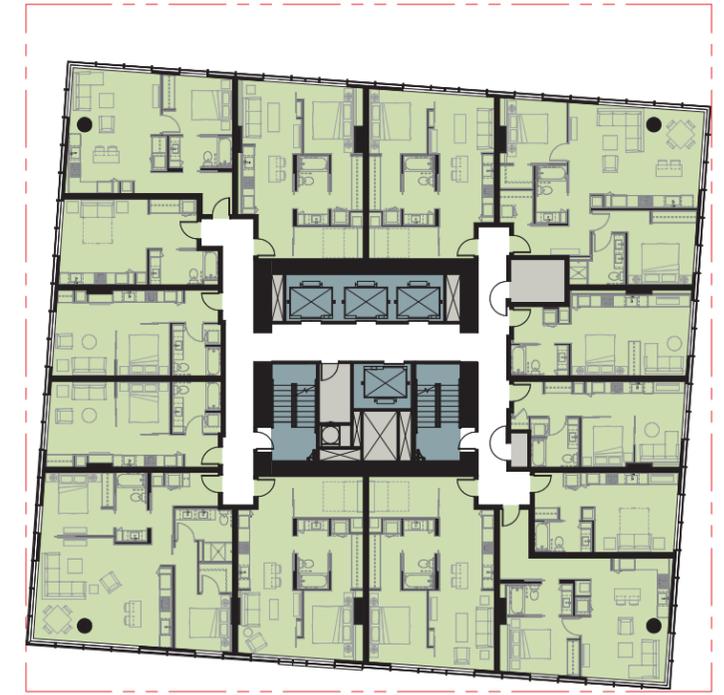
- Residential
- Common Space
- Mechanical / BOH / Parking
- Vertical Transportation
- Common Amenity
- Retail



TYPICAL PODIUM



LEVEL 7 - AMENITY



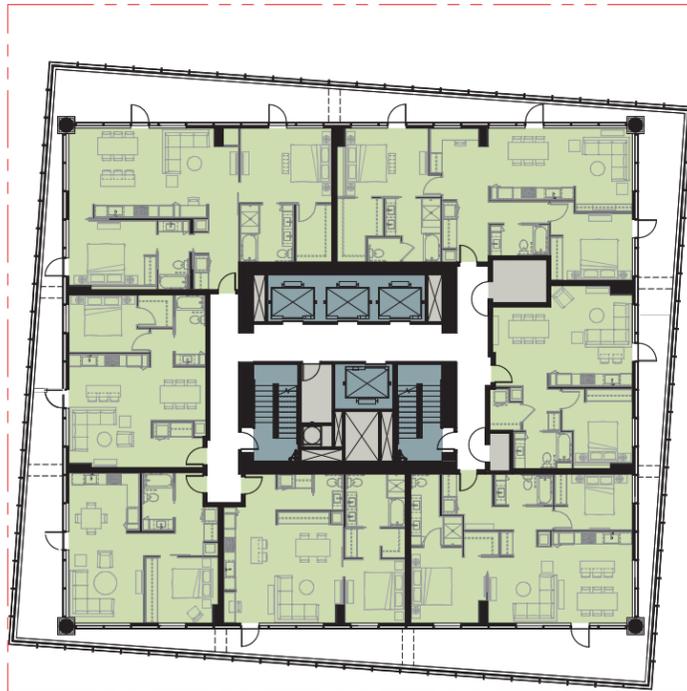
LEVEL 10-17



# PLANS

## KEY

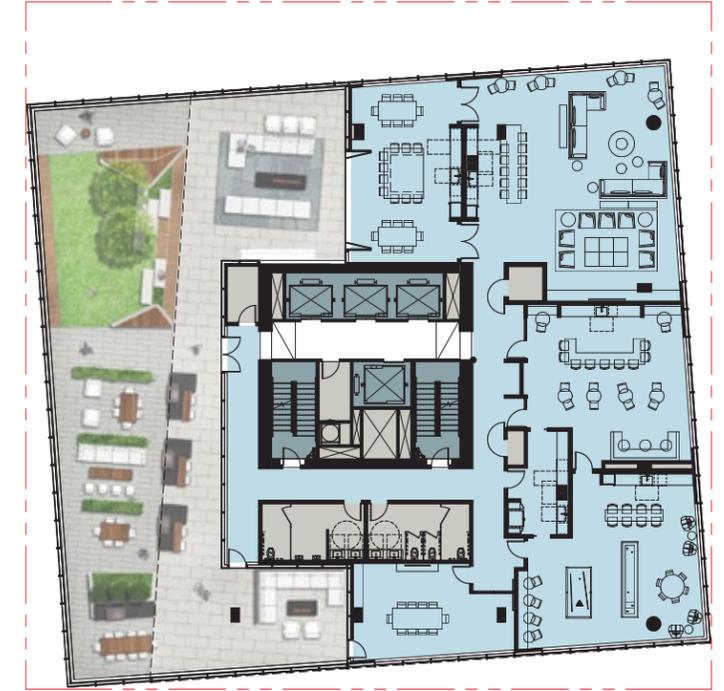
- Residential
- Common Space
- Mechanical / BOH / Parking
- Vertical Transportation
- Common Amenity
- Retail



LEVEL 18 - SKY TERRACE



LEVEL 19



LEVEL R1 - AMENITY



# SHADOW ANALYSIS



SHADOW CAST ON BALFOUR PLACE APARTMENTS  
JANUARY 21 @ 1pm



SHADOW CAST ON BALFOUR PLACE APARTMENTS  
AUGUST 21 @ 1pm



There have been communication from the residents of the Balfour Place Apartments to the Planner about potential shadowing of the rooftop terrace at Balfour Place by NEXUS. As the shadow study above shows, the shadow encroachment onto the terrace comes from other tower projects in the area, not NEXUS. The majority of shadow cast by NEXUS falls over the Metropolitan Park North office building



# PODIUM DESIGN INTEGRATION

## FACADE TREATMENT

Both podium facades carry the materials and treatment of the tower above into their design. The vertical patterning of spandrel vs transparent glass in the tower is mimicked in the dark and light banding of the spandrel below, and the horizontal bands carry down at a denser scale. Even the widths of the tower box above is embedded into the curtain wall on Minor Ave. Like the erosions above the box is held above the ground plane, allowing retail and the building entries to wrap the entire streetfront with transparency.

