



2121 5th Ave

EARLY DESIGN GUIDANCE MEETING

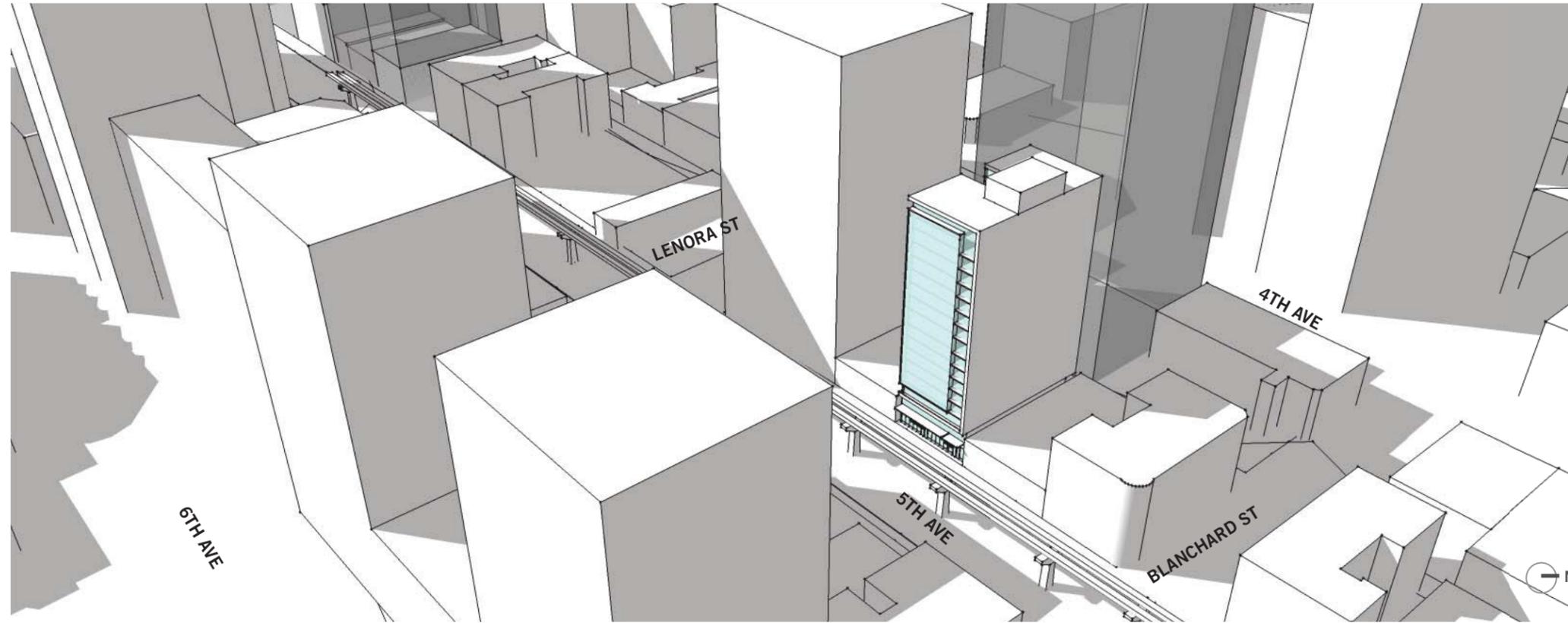
DPD PROJECT NO.:
3022614

MEETING DATE:
MARCH 1, 2016

APPLICANT CONTACT:
Charles Wallace, Project Manager
Caron Architecture
charleswallace@caronarchitecture.com
206.367.1382
2505 3rd Ave Suite 300C Seattle 98121

caron

CARON REF #2015.045



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PROJECT TEAM

OWNER

Richard Tsang
Tsang Enterprises

CARON ARCHITECTURE CONTACT

Charles Wallace, Project Manager
charleswallace@caronarchitecture.com
206.367.1382
Caron Reference No.: 2015.045

SITE INFORMATION

ADDRESS:

2121 5th Ave Seattle

DPD PROJECT NO.:

3022614

PARCEL(S):

069600-0045

SITE AREA:

6,480 SF

OVERLAY DESIGNATION:

Belltown Urban Center Village,
Downtown Fire District, Frequent Transit
Overlay

ECA:

NONE

PARKING REQUIREMENT:

NONE

LEGAL DESCRIPTION:

BELLS 5TH ADD LESS ST, Plat Block: J,
Plat Lot: 9

DEVELOPMENT STATISTICS:

ZONING:

DMC 240/290-400

LOT SIZE:

6,480 SF

FAR:

7.0 (45,360 SF)

PROPOSED FAR:

44,158 SF

RESIDENTIAL UNITS:

68

HOTEL KEYS:

88

COMMERCIAL RETAIL SF:

1,670 SF

PARKING STALLS:

3

Project Introduction

DEVELOPMENT OBJECTIVES

Our proposal is to design and construct a mid-block development on the west side of 5th Avenue bounded by existing buildings to the north and south, with Blanchard Street to the north and Lenora Street to the south. The block is bisected by an alley, and it is zoned DMC 240/290-400 with a site area of approximately 6,480 SF. The development will be a mixed-use, high-rise building of approximately 104,000 total gross square feet built to a height of 160'. There will be **approximately 68 residential units, approximately 88 hotel keys** and **approximately 3 parking spaces** accessed from the alley with a shared entry for loading. All building services and vehicular access are proposed at the alley.

Ground floor retail with a shared hotel lobby and a separate residential lobby will activate the streetscape on 5th Avenue. Hotel parking will be off-site and limited retail parking is accessed directly from alley.

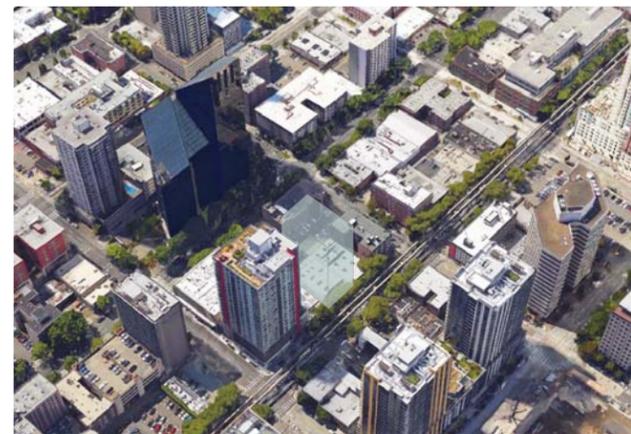
DEVELOPMENT SUMMARY

Based on Preferred Scheme Option 3

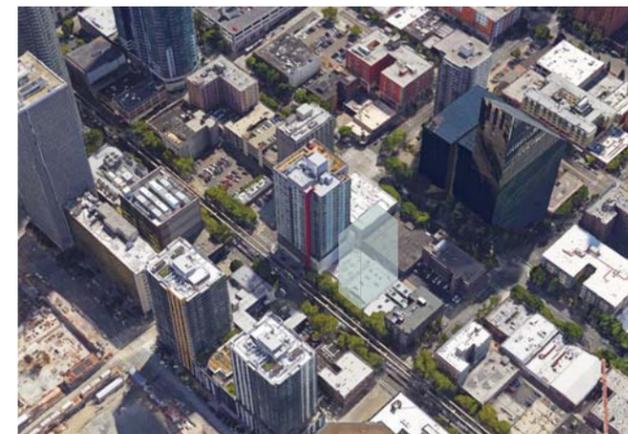
FLOOR	USE	FLOOR TO FLOOR HEIGHT (FT)	CUMULATIVE HEIGHT (FT)	LOBBY & COMMON AMENITY AREA (SF)	COMMERCIAL NSF	GROSS SF PER FLOOR (SF)	CUMULATIVE GSF	PARKING STALLS	TOTAL HOTEL KEYS	HOTEL NSF / FLR	FAR	TOTAL RESIDENTIAL UNITS	NET RES SF PER FLOOR	CUMULATIVE NET RES SF	EFFICIENCY
ROOF	RESIDENTIAL AMENITY	0	162.57	3,700			104,188					0	0	31,204	
L17	RESIDENTIAL	10.17	162.57			5,110	104,188					5	3,736	31,204	73%
L16	RESIDENTIAL	9.5	152.4			5,472	99,078					9	3,924	27,468	72%
L15	RESIDENTIAL	9.34	142.9			5,472	93,606					9	3,924	23,544	72%
L14	RESIDENTIAL	9.34	133.56			5,472	88,134					9	3,924	19,620	72%
L13	RESIDENTIAL	9.34	124.22			5,472	82,662					9	3,924	15,696	72%
L12	RESIDENTIAL	9.34	114.88			5,472	77,190					9	3,924	11,772	72%
L11	RESIDENTIAL	9.34	105.54			5,472	71,718					9	3,924	7,848	72%
L10	RESIDENTIAL	9.34	96.2			5,472	66,246					9	3,924	3,924	72%
L9	HOTEL	11.17	86.86			5,472	60,774		11	3,865	5,100				71%
L8	HOTEL	8.67	75.69			5,472	55,302		11	3,865	5,100				71%
L7	HOTEL	8.67	67.02			5,472	49,830		11	3,865	5,100				71%
L6	HOTEL	8.67	58.35			5,472	44,358		11	3,865	5,100				71%
L5	HOTEL	8.67	49.68			5,472	38,886		11	3,865	5,100				71%
L4	HOTEL	8.67	41.01			5,472	33,414		11	3,865	5,100				71%
L3	HOTEL	8.67	32.34			5,472	27,942		11	3,865	5,100				71%
L2	HOTEL & RESIDENTIAL AMENITY	8.67	23.67			5,222	22,470		11	3,488	4,873				67%
L1	RETAIL/ LOBBY/ BOH	15	15	510	1,670	5,600	17,248	3			3,584				
P1	BOH	10				5,824	11,648								
P2	BOH	10.83				5,824	5,824								
TOTAL			162.57	4,210	1,670		104,188	3	88		44,158	68	31,204	31,204	



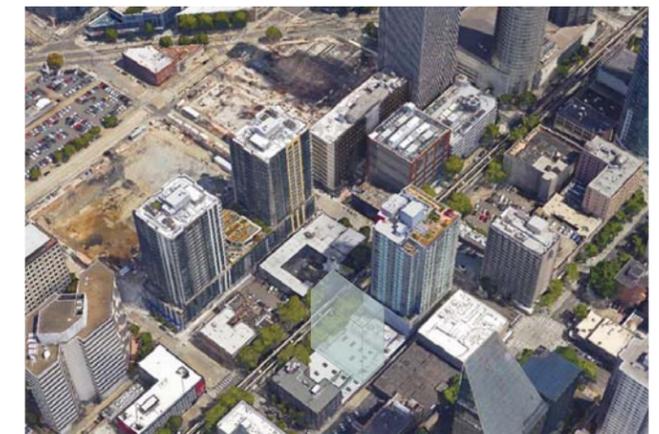
AERIAL MAP (NORTH)



AERIAL MAP (SOUTH)



AERIAL MAP (EAST)



AERIAL MAP (WEST)

Site Context & Urban Design Analysis

SITE DESCRIPTION & ANALYSIS

The site is located mid-block, abutted by existing buildings, where a new residential tower (The Martin) anchors the corner of Lenora Street and 5th Avenue. It is currently occupied by a one story building. The surrounding area has many designated landmarks. Several proposed and new developments are located in the immediate vicinity. Pike Place Market Historic District is only a few blocks away.

Street trees and the Monorail front the site on 5th Avenue. The sidewalk elevation at the Southeast corner along 5th Avenue is approximately 3 inches below the Northeast corner. The Southwest corner along the alley is approximately 5 inches below the Northwest corner. The site slopes up westward making the alley 5ft above 5th Avenue.

ROW:

5TH AVE :

- South bound One-way Street
- Class I Pedestrian Street/Minor Arterial
- Minor Transit Street
- Existing 12 ft wide sidewalk.
- MAP 1C requires a 15 ft wide sidewalk

LENORA ST:

- West bound One-way Street
- Class II Pedestrian Street/Minor Arterial
- Principal Transit Street

BLANCHARD ST:

- East bound One-way Street
- Green Street

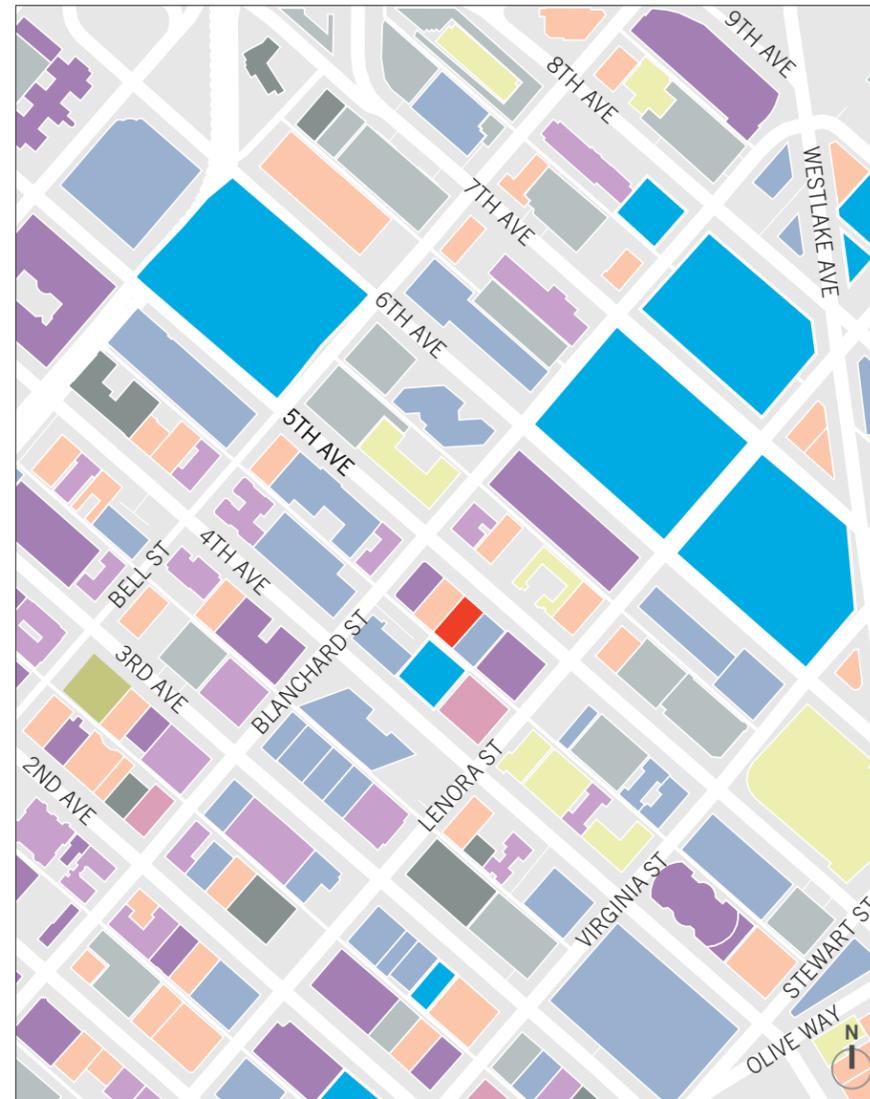
ALLEY:

- Service Alley

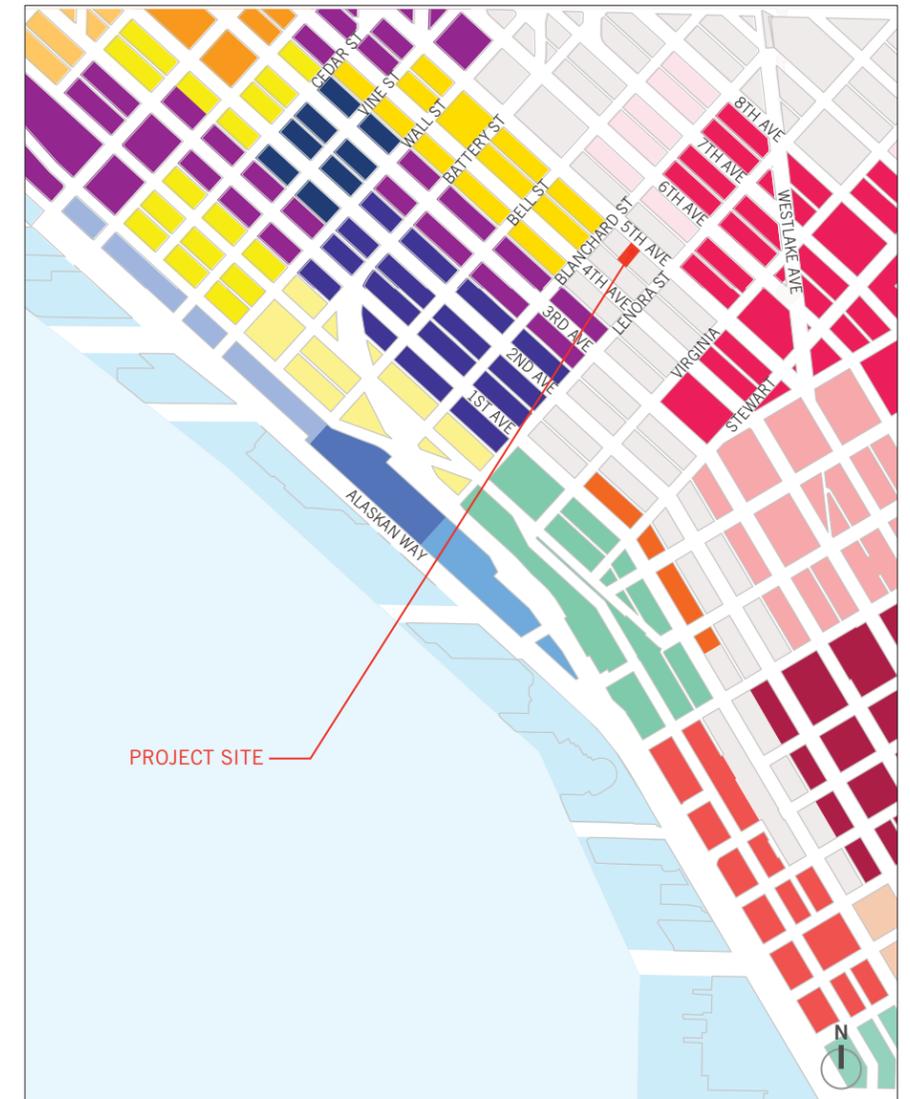
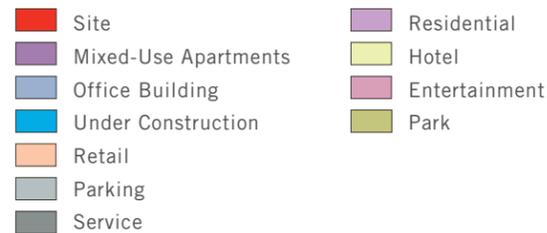
TRANSPORTATION

The site is located within close walking distance to downtown attractions including Cinerama, Pike Place Market, Westlake Center, Pacific Place, Seattle Art Museum and Benaroya Hall.

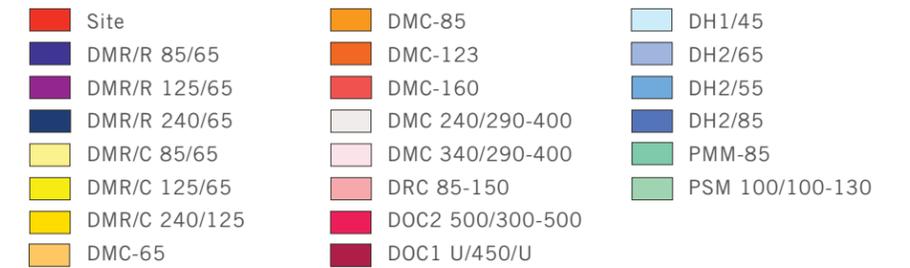
- Located near a major bus thoroughfare served by 4th Avenue and 5th Avenue provides easy access to other neighborhoods and within the downtown core.
- Located near bike path on 6th Avenue and Westlake Avenue.
- 5th Avenue, Virginia Street and Lenora Street are all one-way streets.
- 5th Avenue provides wide sidewalk making it a comfortable pedestrian experience. Metered street parking and carpool parking are available near the site.



SURROUNDING USES MAP KEY



ZONING MAP KEY

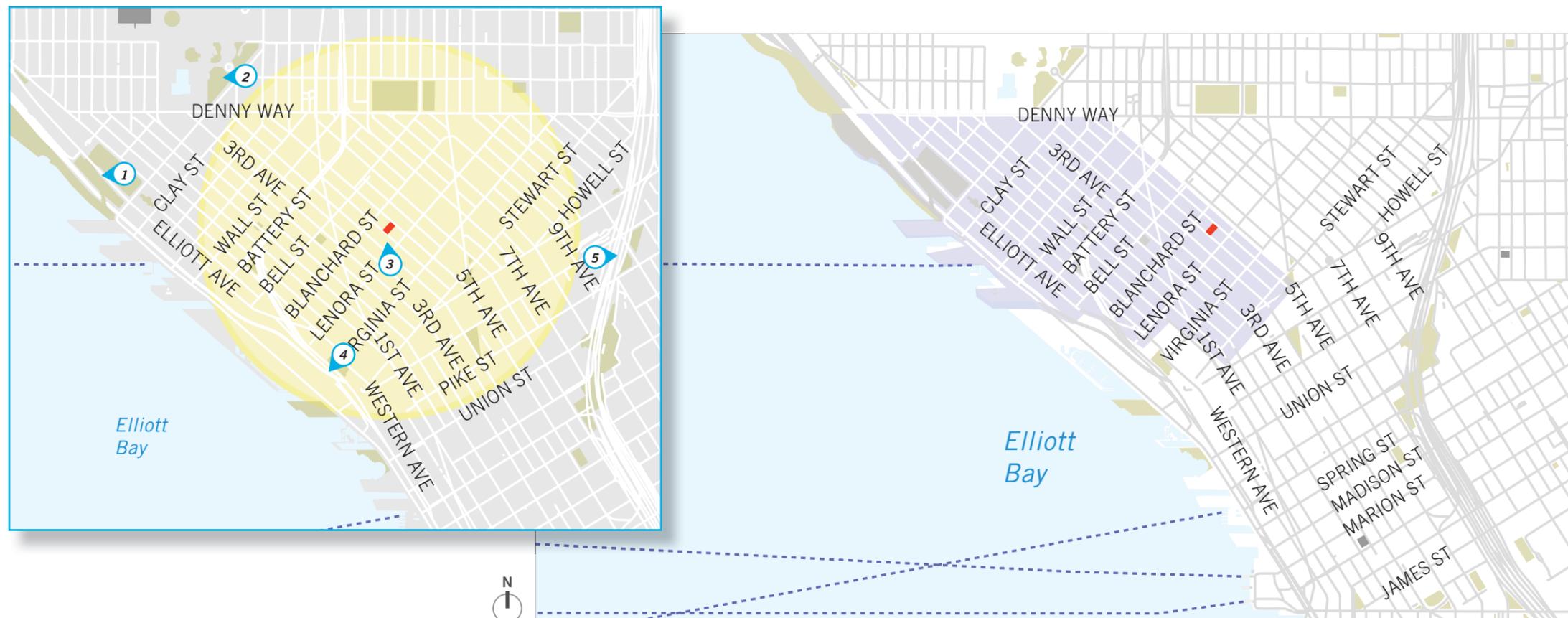


Community Nodes & Landmarks

BELLTOWN, SEATTLE, WA

VICINITY & WALKING MAP KEY

- Site
- Park
- Water
- Ferry Routes
- 📍 View
- 10-Minute Walking Distance



1 OLYMPIC SCULPTURE PARK
 DISTANCE FROM SITE (0.8 MI):
 🚲 7 MIN. 🚶 17 MIN.



2 SEATTLE CENTER
 DISTANCE FROM SITE (0.6 MI):
 🚲 7 MIN. 🚶 12 MIN.



3 CINERAMA AT 2100 4TH AVE
 DISTANCE FROM SITE (0.1 MI):
 🚲 1 MIN. 🚶 3 MIN.



4 PIKE PLACE MARKET
 DISTANCE FROM SITE (0.5 MI):
 🚲 4 MIN. 🚶 10 MIN.



5 PARAMOUNT THEATER
 DISTANCE FROM SITE (0.6 MI):
 🚲 6 MIN. 🚶 12 MIN.

Urban Design Analysis

BELLTOWN, SEATTLE, WA

BELLTOWN URBAN VILLAGE

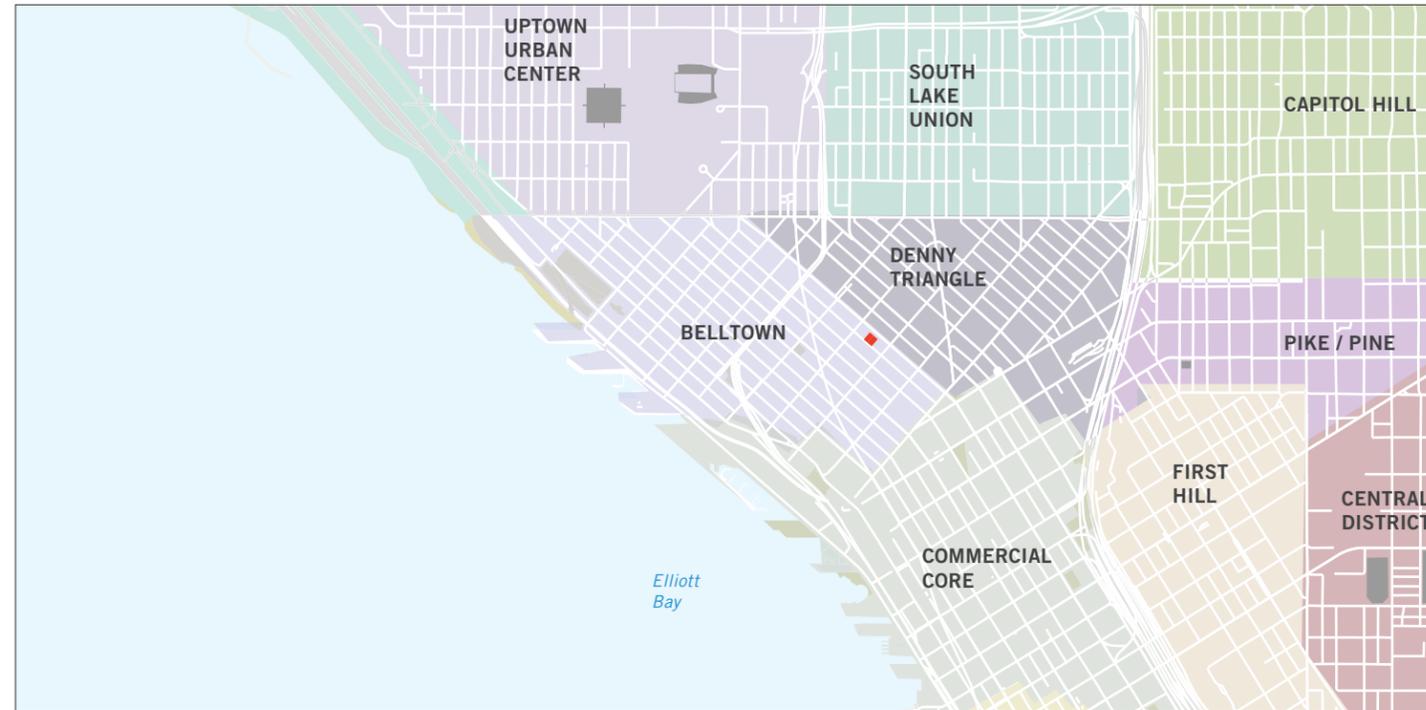
The site is located within the Belltown neighborhood of downtown, near the edges of the Commercial Core, Denny Triangle and Waterfront neighborhoods.

Belltown is the northern neighborhood of downtown Seattle. It is an eclectic and diverse neighborhood in architectural character, demographic group, businesses and social culture. It is one of the densest residential communities, where new developments are adjoined with/adjacent to historic brick buildings, a shopping and dining destination, and home to a wide variety of businesses. This diversity forms the neighborhood's social and cultural fabric and is reflected in the built environment through its architecture, public art and street amenities.

ZONING ANALYSIS

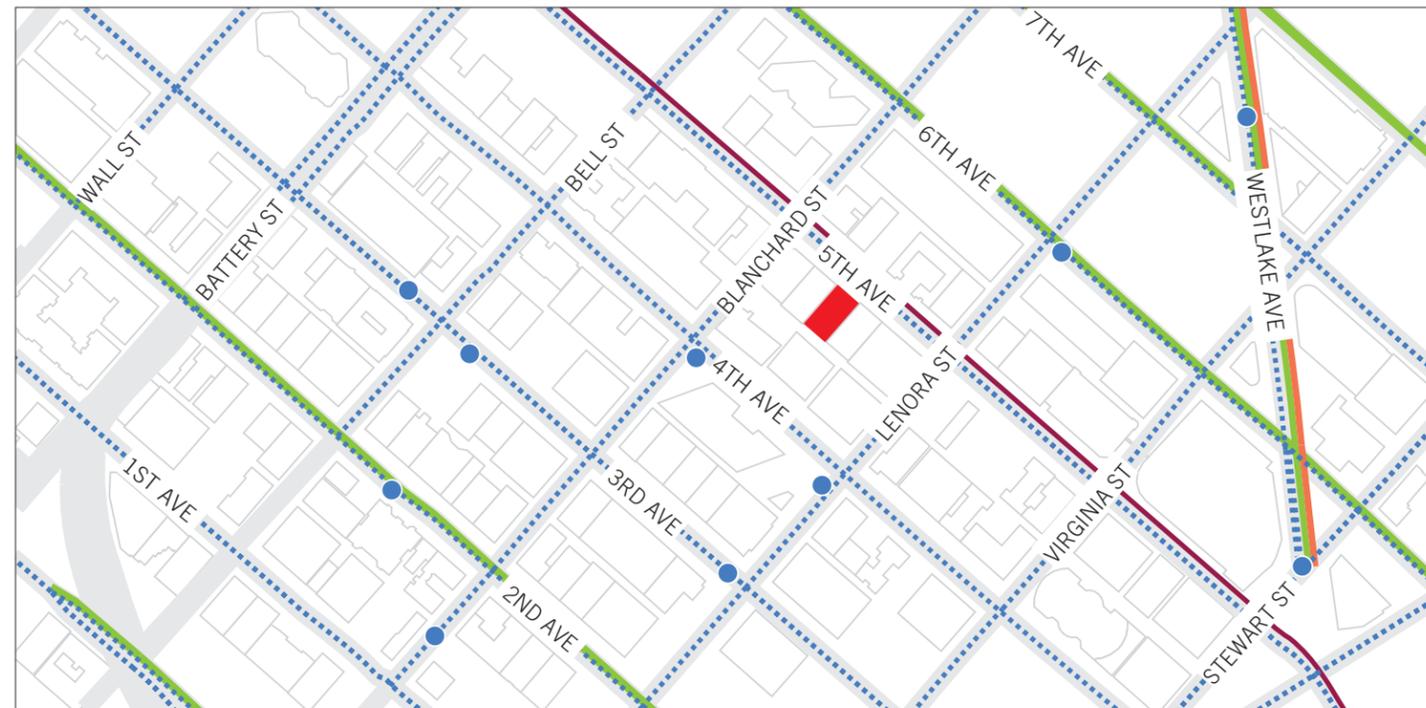
The site is composed of a single mid-block lot and is located on the west side of 5th Avenue bound by existing buildings to the north and south, with Lenora Street to the south, Blanchard Street to the north, and the alley to the west. This lot has a total of buildable site area of 106' x 60'. Site constraints include: a 2' alley dedication, maximum height limits, and non-residential use Floor Area Ratio (FAR).

The site is located within the DMC 240/290-400 zone near a mid-point of the region's historic topographic peak, which presently is the gateway to the Belltown Neighborhood. Belltown stretches northwest from the Central Business District to lower Queen Anne. Denny Hill was one of the proverbial seven hills of Seattle, its relatively flat terrain is a result of a regrading project from 1902 – 1911. With the exception of the steep grades at the harbor's edge, Belltown has the flattest terrains of all Seattle neighborhoods.



URBAN VILLAGES MAP KEY

- Site
- Belltown
- Denny Triangle
- South Lake Union
- Uptown Urban Center
- Commercial Core
- Capitol Hill
- Pike / Pine
- First Hill
- Central District

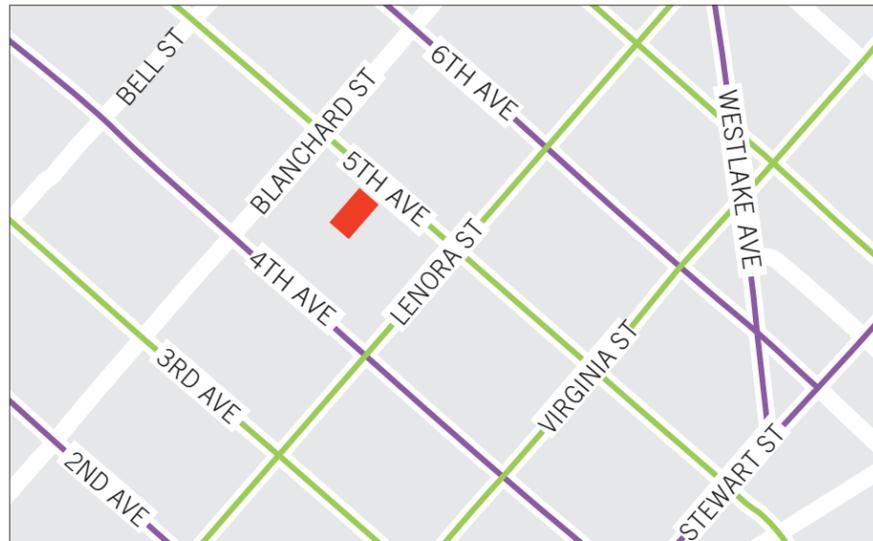


TRANSPORTATION MAP KEY

- Site
- Transit Runs
- Bus Stops
- Monorail Route
- Dedicated Bike Lanes
- Street Car Stops

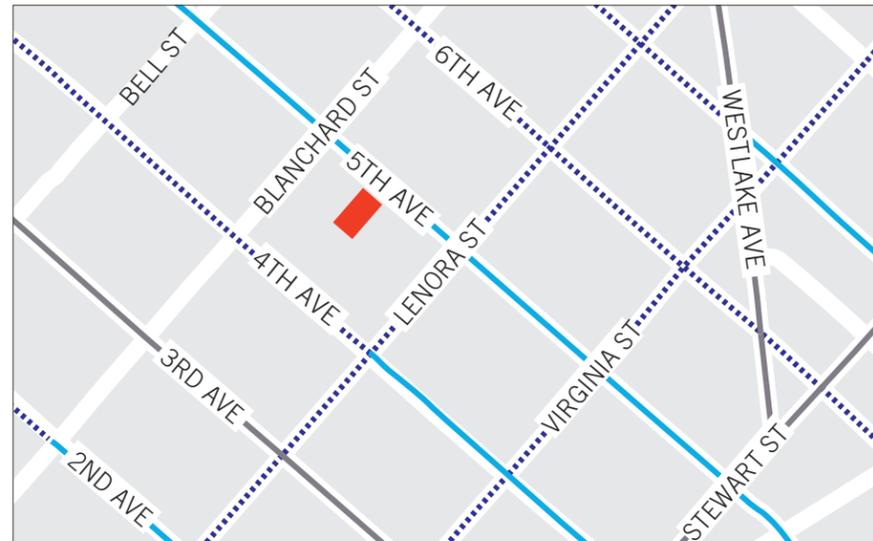
Urban Design Analysis

BELLTOWN, SEATTLE, WA



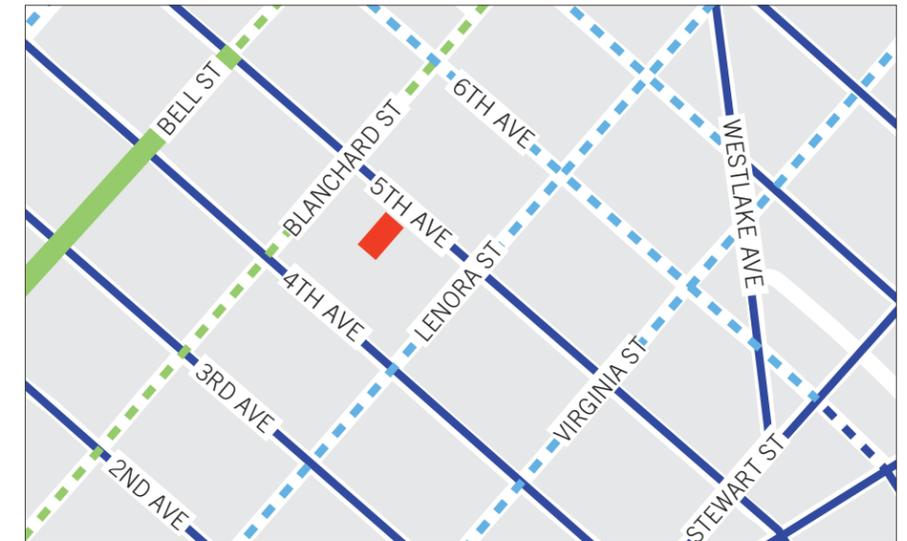
STREET CLASSIFICATIONS

- Site
- Principal Arterial
- Minor Arterial



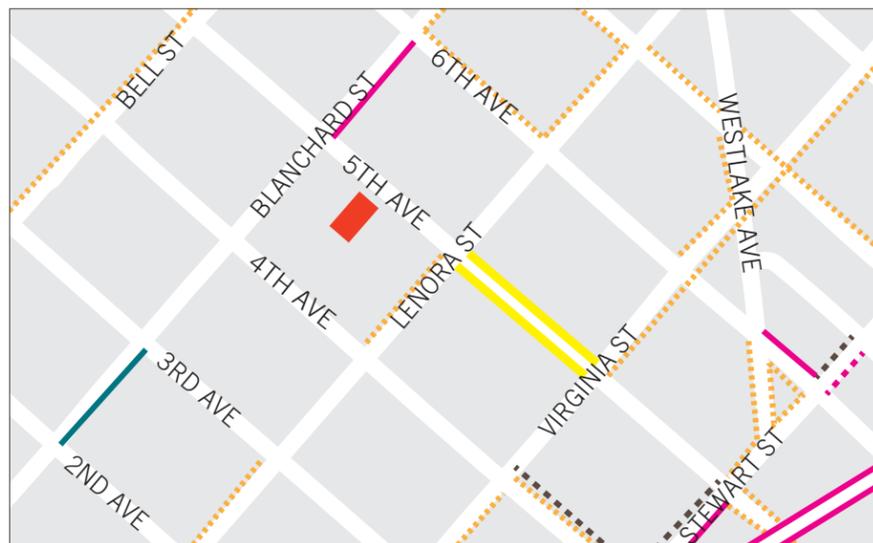
REQUIRED SIDEWALK WIDTHS

- Site
- 18' Wide Sidewalk
- 15' Wide Sidewalk
- 12' Wide Sidewalk



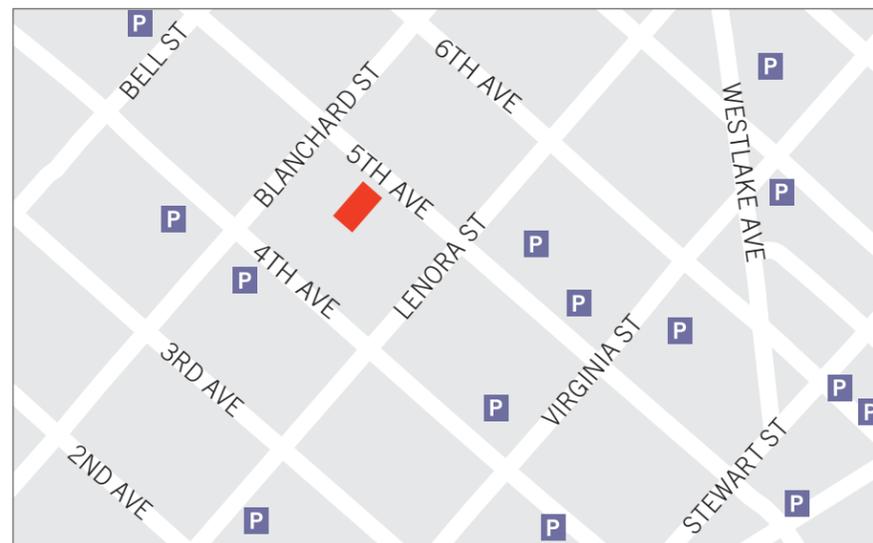
PEDESTRIAN STREET CLASSIFICATION

- Site
- Green Street
- Class I
- Class II



PARKING CATEGORIES / RESTRICTIONS

- Site
- Carpool
- Restricted Parking Zone
- No Parking
- AM / PM Restrictions
- PM Restrictions
- AM Restrictions



PARKING GARAGES & LOTS

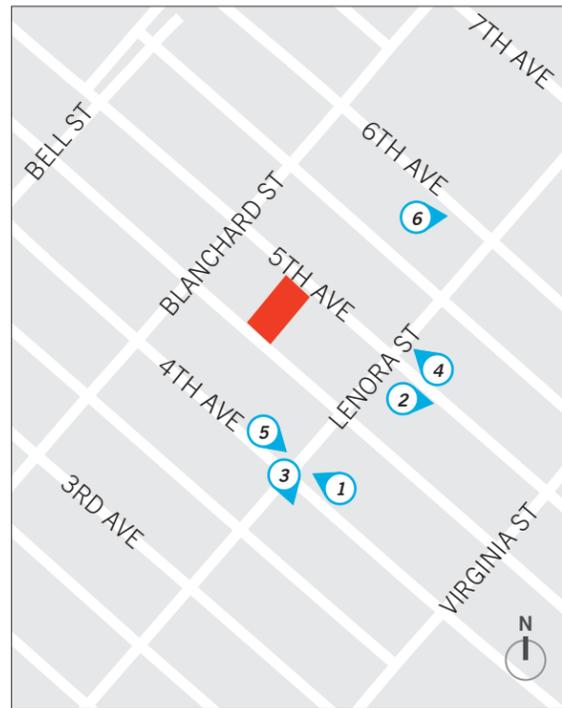
- Site
- P Garages & Lots

Neighborhood Vicinity

BELLTOWN, SEATTLE, WA

NEIGHBORHOOD DESIGN

5th Avenue is the back door to the city's retail core and historic Pike Place Market at the waterfront. This development will contribute by embracing the pedestrian experience providing a contemporary and elegant backdrop for the diverse and eclectic community to grow.



MAP KEY

- Site
- 📍 View



1 CINERAMA AT 2100 4TH AVE

DISTANCE FROM SITE (0.1 MI):
🚲 1 MIN. 🚶 3 MIN.



2 MONORAIL

DISTANCE FROM SITE (0.5 MI):
🚲 3 MIN. 🚶 9 MIN.



3 RALPH'S GROCERY & DELI

DISTANCE FROM SITE (0.5 MI):
🚲 3 MIN. 🚶 9 MIN.



4 HOTEL 5 SEATTLE

DISTANCE FROM SITE (0.5 MI):
🚲 3 MIN. 🚶 9 MIN.



5 WARWICK SEATTLE

DISTANCE FROM SITE (0.5 MI):
🚲 3 MIN. 🚶 9 MIN.

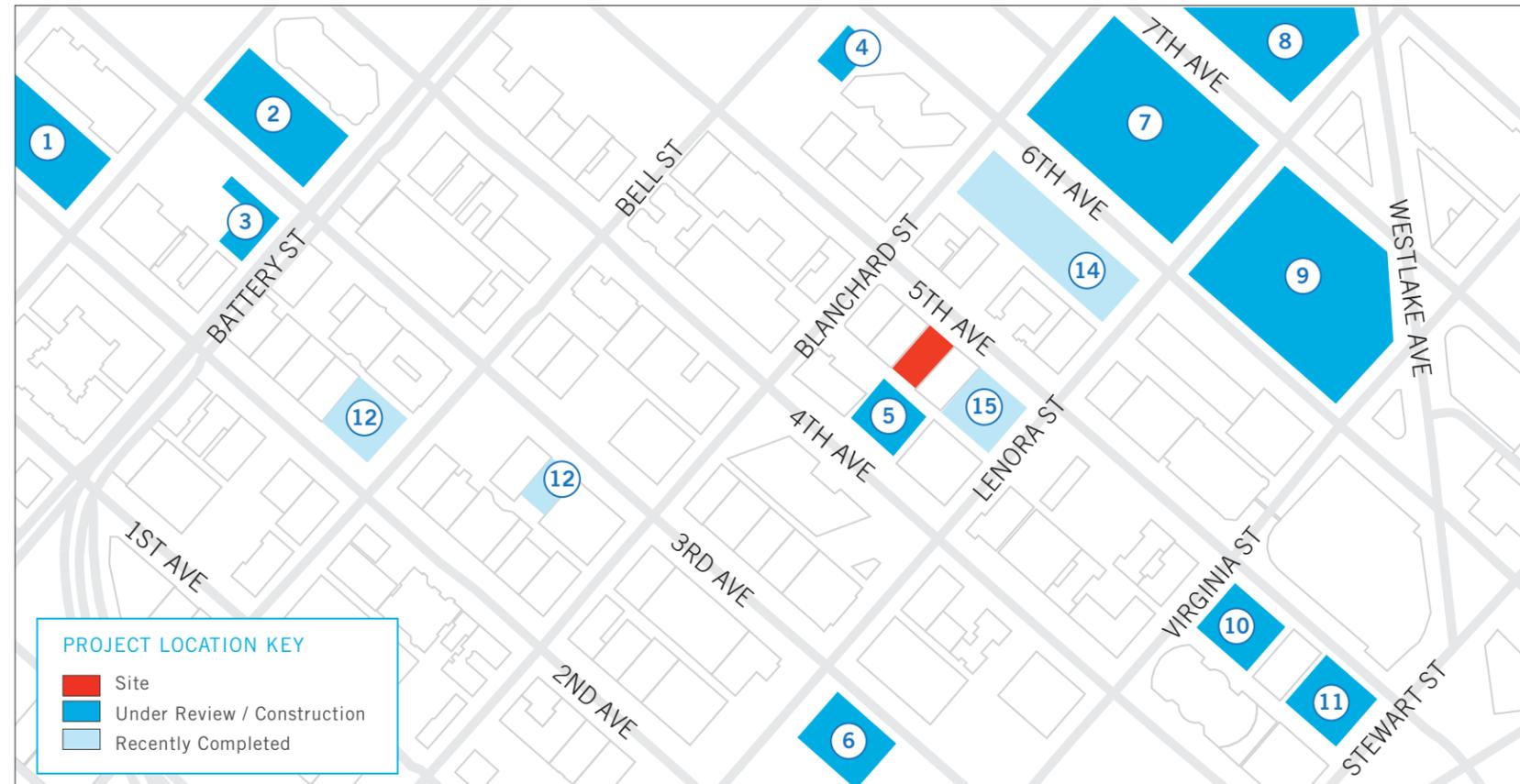


6 FUTURE AMAZON HQ. (UNDER CONSTRUCTION)

DISTANCE FROM SITE (0.5 MI):
🚲 3 MIN. 🚶 9 MIN.

Projects Concurrently Under Design Review/Construction

BELLTOWN, SEATTLE, WA



- | | |
|---|--|
| <p>1 210 WALL STREET
24-STORY, 220 UNIT APARTMENT BUILDING</p> <p>2 2400 3RD AVE
3 STORY OFFICE, UNDER CONSTRUCTION</p> <p>3 2401 3RD AVE
12-STORY, MIXED-USE W/ 110 UNITS & 5,000 SF RETAIL</p> <p>4 2229 6TH AVE
11-STORY / 133,477 SF OFFICE BUILDING</p> <p>5 POTALA TOWER (ON HOLD)
40-STORY / 359 UNITS</p> <p>6 2031 3RD AVE
38-STORY APARTMENTS & OFFICE BUILDING</p> | <p>7 2101 7TH AVE
AMAZON TOWERS, UNDER CONSTRUCTION</p> <p>8 2100 7TH AVE
AMAZON TOWERS, UNDER CONSTRUCTION</p> <p>9 2021 7TH AVE
AMAZON TOWERS, UNDER CONSTRUCTION</p> <p>10 1933 5TH AVE
UNDER DESIGN REVIEW / 45-STORY BUILDING</p> <p>11 1903 5TH AVE
HOTEL & RESIDENTIAL / 50-STORY BUILDING</p> |
|---|--|

Projects Recently Completed

12 BELL 206
7-STORY
APARTMENT
BUILDING,
COMPLETED
IN 2014



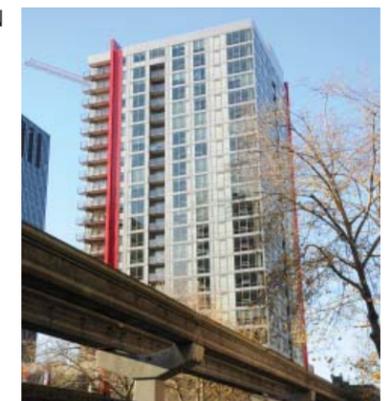
13 N HABIT
8-STORY
APARTMENT
BUILDING,
COMPLETED
IN 2014



14 VIA 6
25-STORY
MIXED-USE
APARTMENT
BUILDING,
COMPLETED IN
2014



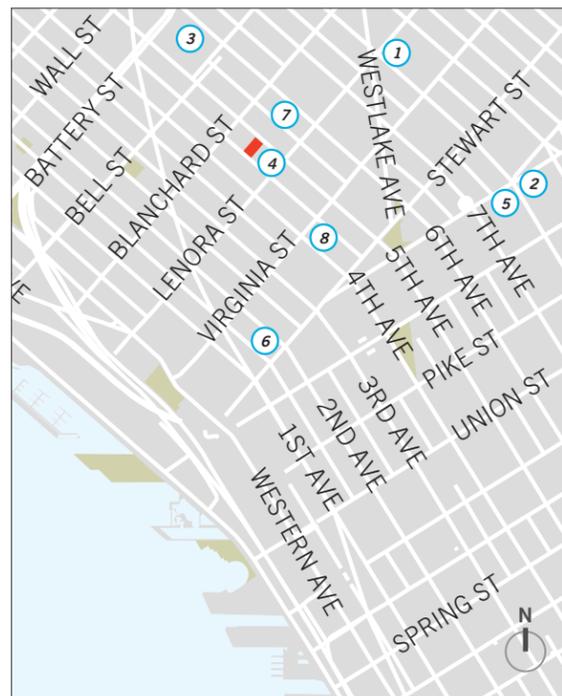
15 THE MARTIN
24-STORY
APARTMENT
BUILDING,
COMPLETED IN
2014



Existing Notable Architectural & Siting Patterns

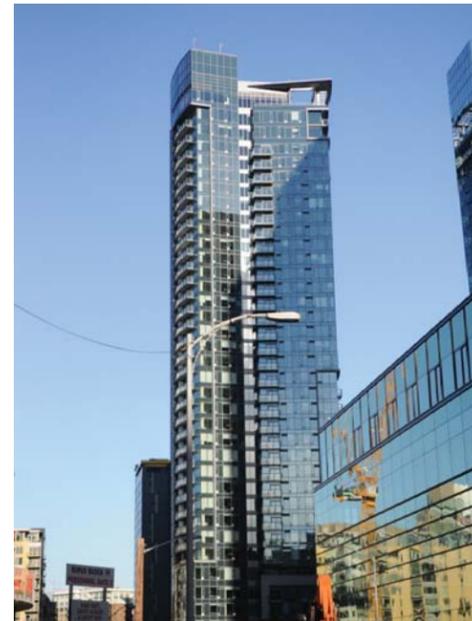
DESIGN CUES

The new mixed-use developments with residential towers are contemporary with a base, shaft, entablature vertical rhythm. Material choices are window walls with various exterior wall cladding systems and accent colors.



MAP KEY

- Site
- ① View



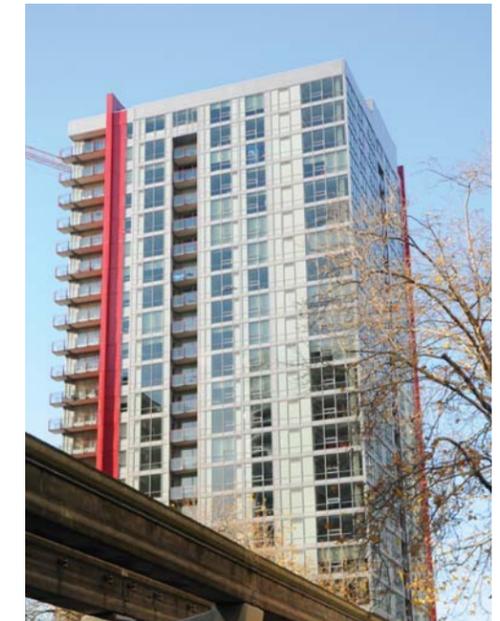
1 CIRRUS APARTMENTS
41-STORY APARTMENT BUILDING



2 THE OLIVIAN APARTMENTS
27-STORY APARTMENT BUILDING



3 INSIGNIA SEATTLE
41-STORY TWIN TOWER COMPLEX



4 THE MARTIN
24-STORY APARTMENT BUILDING



5 OLIVE 8
39-STORY HOTEL-CONDO BUILDING



6 VIKTORIA APARTMENTS
24-STORY APARTMENT BUILDING



7 VIA 6
25-STORY TWIN TOWER COMPLEX

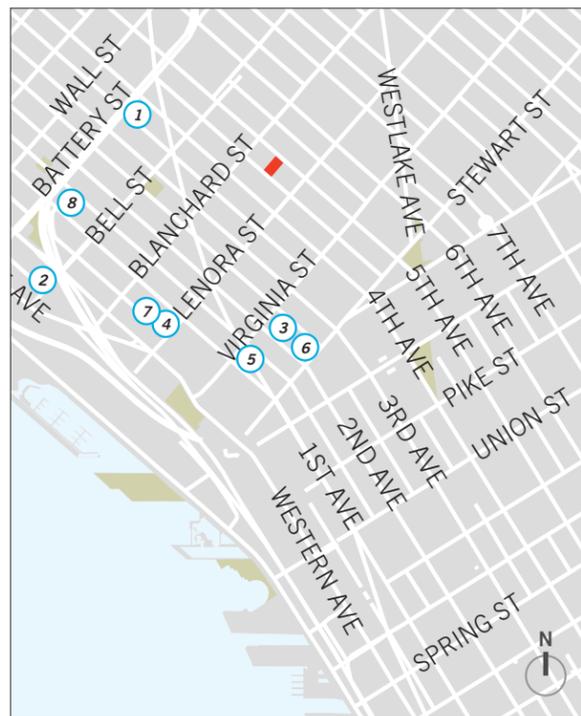


8 THE ESCALA MIDTOWN
30-STORY CONDOMINIUM BUILDING

Historic Buildings

BELLTOWN HISTORY

Historic buildings in Belltown range from Belltown Cottage Park along Elliott Avenue – some of the last remaining wood frame houses in the Downtown area – through the 20th century low-rise apartment and commercial buildings. Many of these are clad in brick and built in Federal style, which are more monumental in massing. Belltown Urban Village Design Guidelines recommended that new buildings do not take a mimetic approach to surrounding Historic Architecture. However, there are essential qualities that can and should be promoted: an engaging street level, featuring a variety of uses, bringing the building scale to sidewalk level and an engaging variation on the upper portion to help mediate between the building scale and human scale.



MAP KEY

- Site
- ① View



1 SEATTLE EMERGENCY MANAGEMENT
2320 4TH AVE



2 SEATTLE EMPIRE LAUNDRY BUILDING
66 BELL ST; RED PAVING BRICK WITH A GRAY CONCRETE FOUNDATION



3 MOORE THEATRE
1932 2ND AVE



4 GUIRY HOTEL
2101-2105 1ST AVE



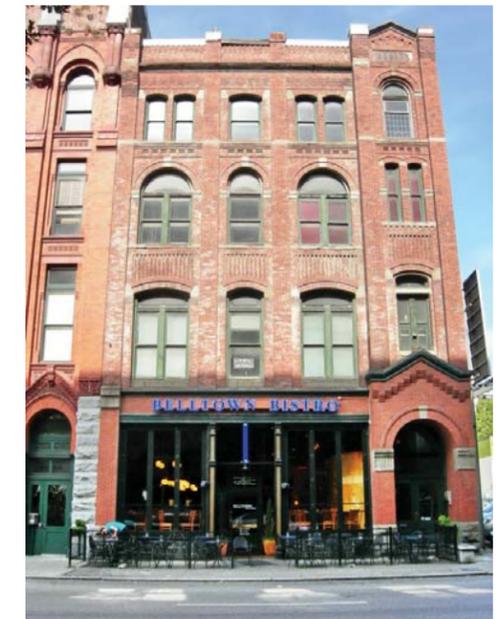
5 TERMINAL SALES BUILDING
1932 1ST AVE



6 JOSEPHINUM
1902 2ND AVE



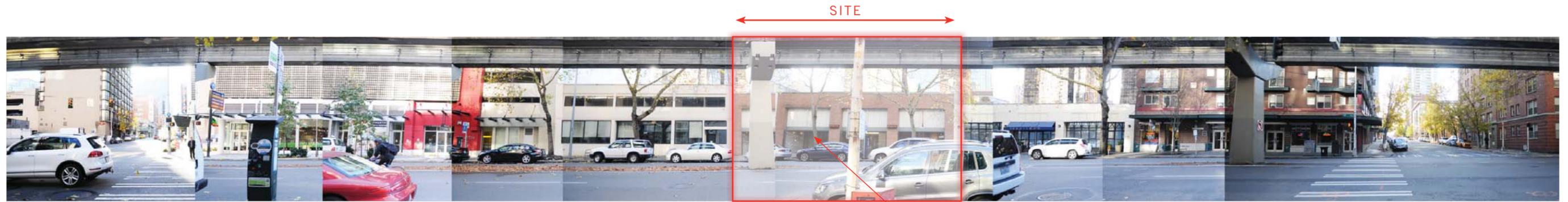
7 SCHILLESTAD BUILDING
2111 1ST AVE



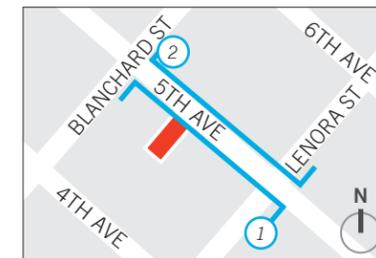
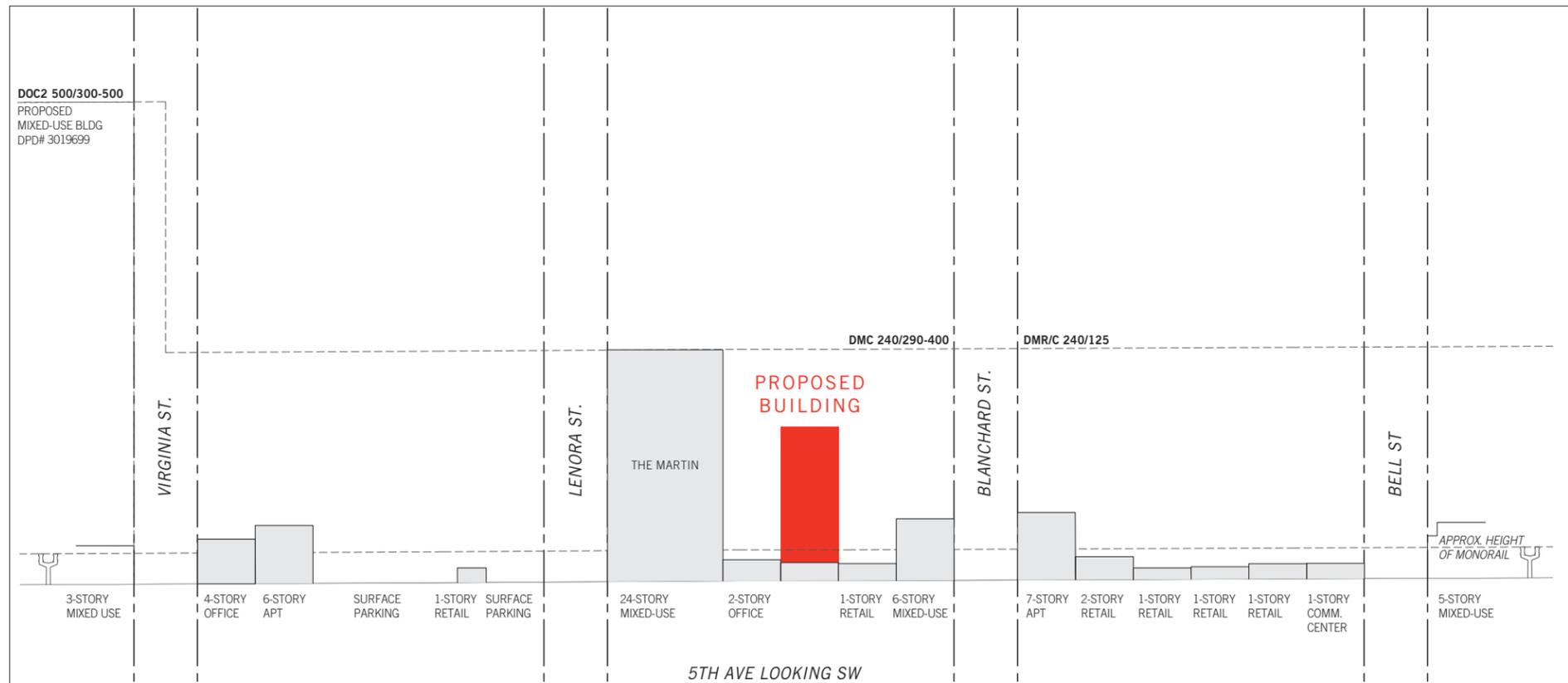
8 BARNES BUILDING
2320 1ST AVE

Streetscapes

5TH AVE, FACING SOUTHWEST



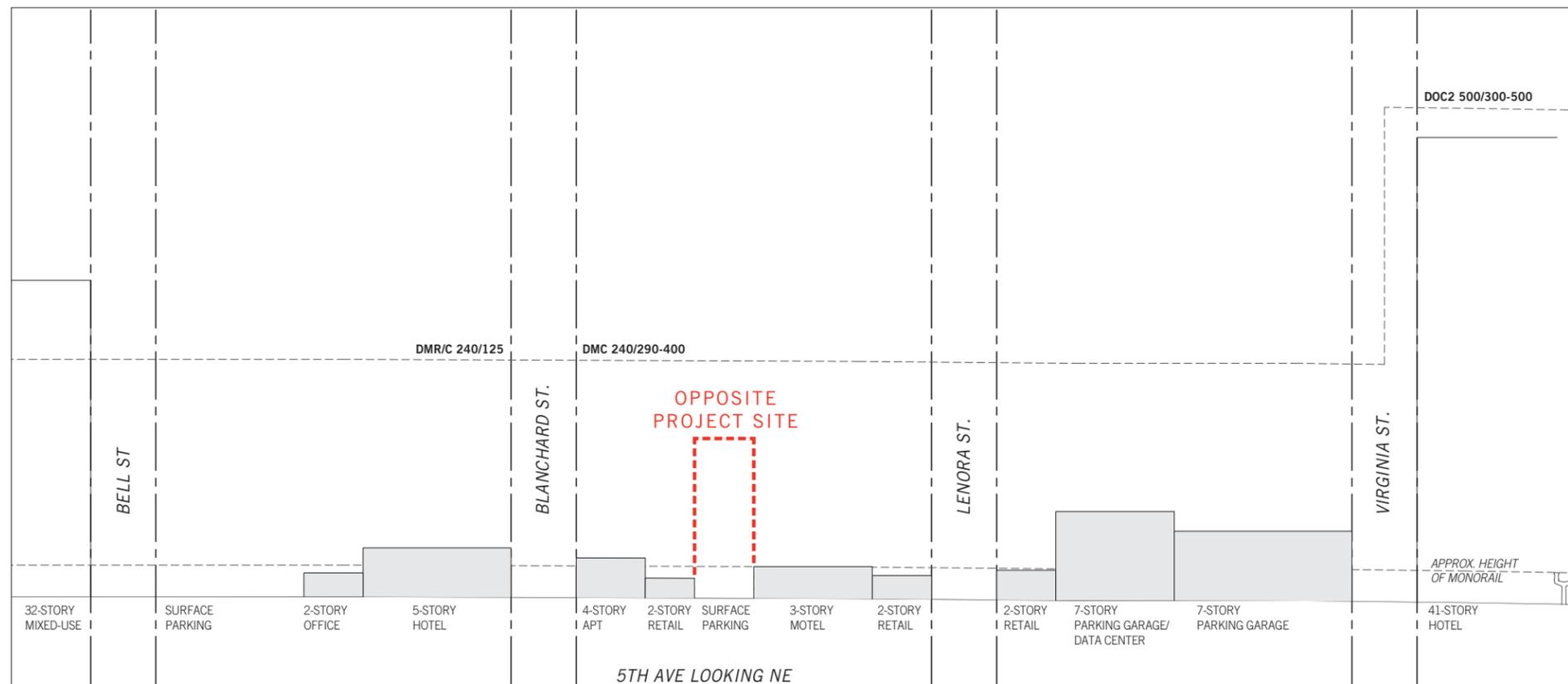
EXISTING STRUCTURE TO BE DEMOLISHED



STREET SECTION: 5TH AVE LOOKING SW

Streetscapes

5TH AVE, FACING NORTHEAST



STREET SECTION: 5TH AVE LOOKING NE

Current Site Photos



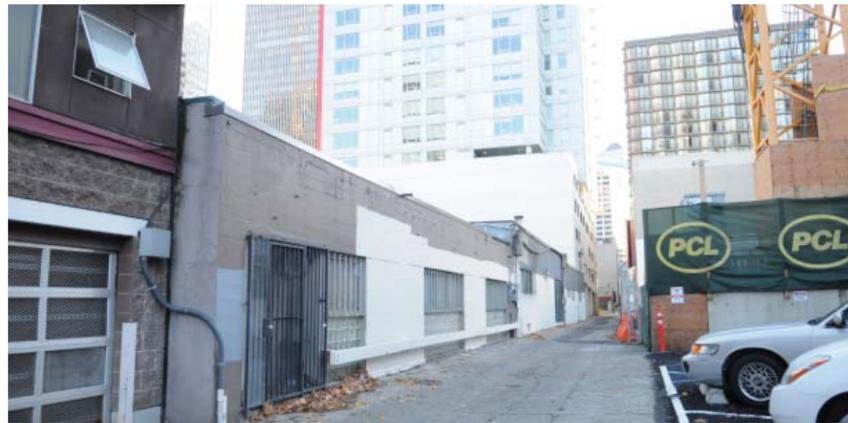
1 FACING PROJECT SITE FROM 5TH AVE



2 FACING PROJECT SITE FROM 5TH AVE



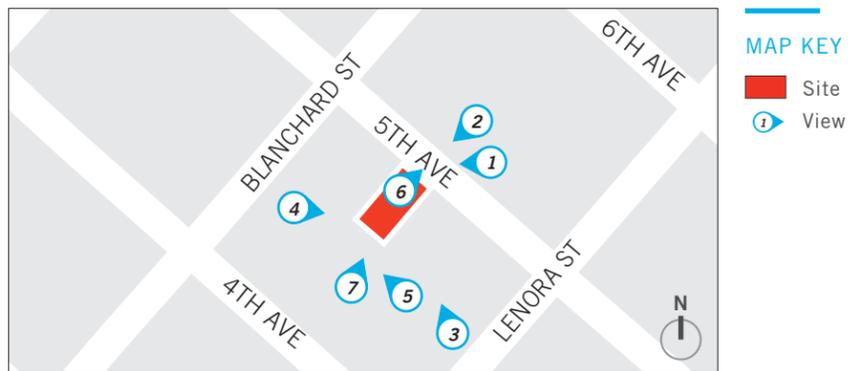
3 THE MARTIN, 24-STORY MIXED-USE APARTMENTS, NEAR SITE



4 BACK ALLEY, BEHIND PROJECT SITE



5 BACK ALLEY



MAP KEY
■ Site
① View

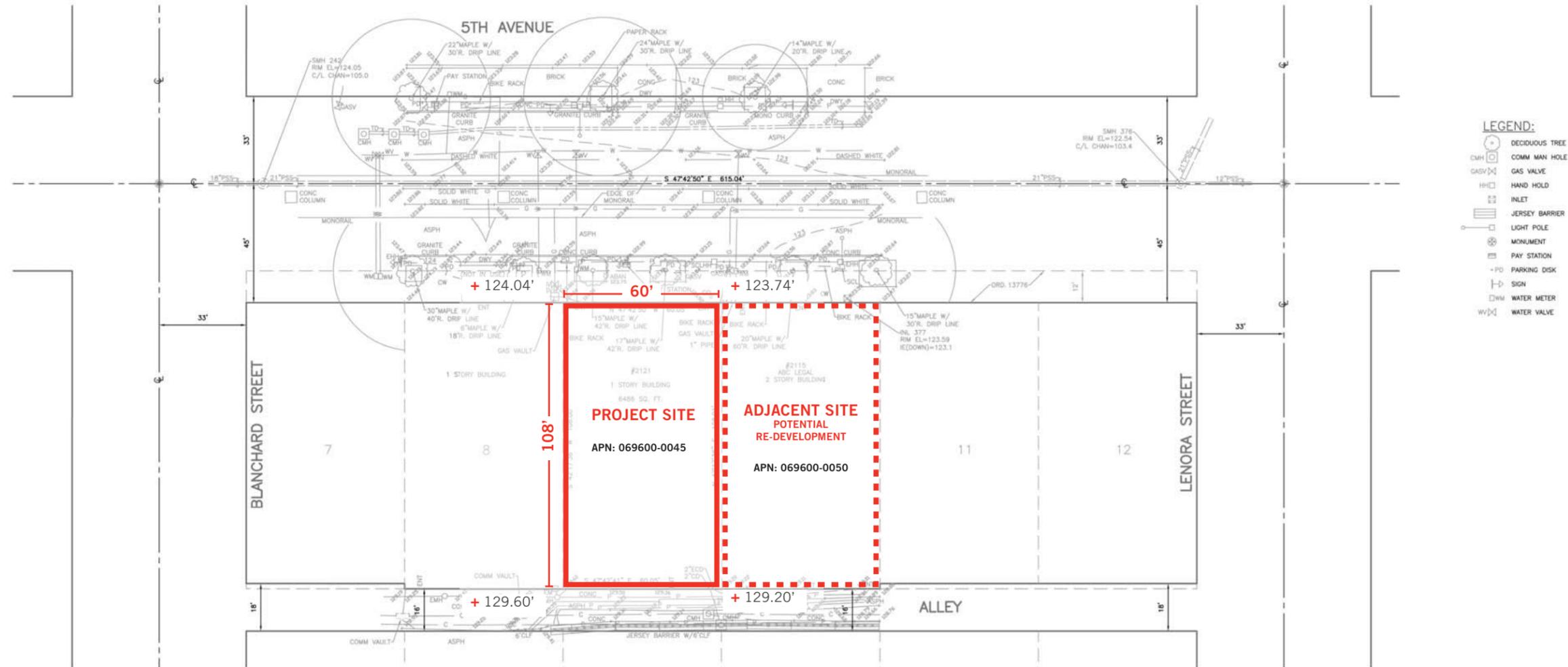


6 SURFACE PARKING & 3-STORY MOTEL, ACROSS FROM SITE



7 BACK ALLEY & PROPERTY LINE

Survey / Tree Survey



NOTES

- 1) HORIZONTAL DATUM:
WASHINGTON STATE PLANE COORDINATE SYSTEM NORTH
ZONE NAD 83/91
- 2) VERTICAL DATUM: NAVD 88
- 3) THE RIGHTS OF WAY SHOWN HEREON WERE CALCULATED
USING A BEST FIT APPROACH BASED ON FOUND
MONUMENTS, CITY QUARTER SECTION MAPS, AND CITY
ORDINANCES.
- 4) HORIZONTAL & VERTICAL CONTROL

MONUMENT IN CASE AT INTX LENORA ST & 5TH AVE
N: 227789.087
E: 1268708.998
EL: 121.17

- MONUMENT IN CASE AT INTX VIRGINIA ST AND 5TH AVE
N: 227502.497
E: 1269024.096
EL: 119.81
1. DATE OF SURVEY: NOVEMBER 2 & 6, 2015
 2. EQUIPMENT USED: LEICA TS 12.
 3. UTILITIES SHOWN HEREON WERE FROM PHYSICAL STRUCTURES,
OR FROM SURFACE PAINT MARKINGS BY A LOCATOR SERVICE.
 4. 1' CONTOUR INTERVAL.

LEGAL DESCRIPTION

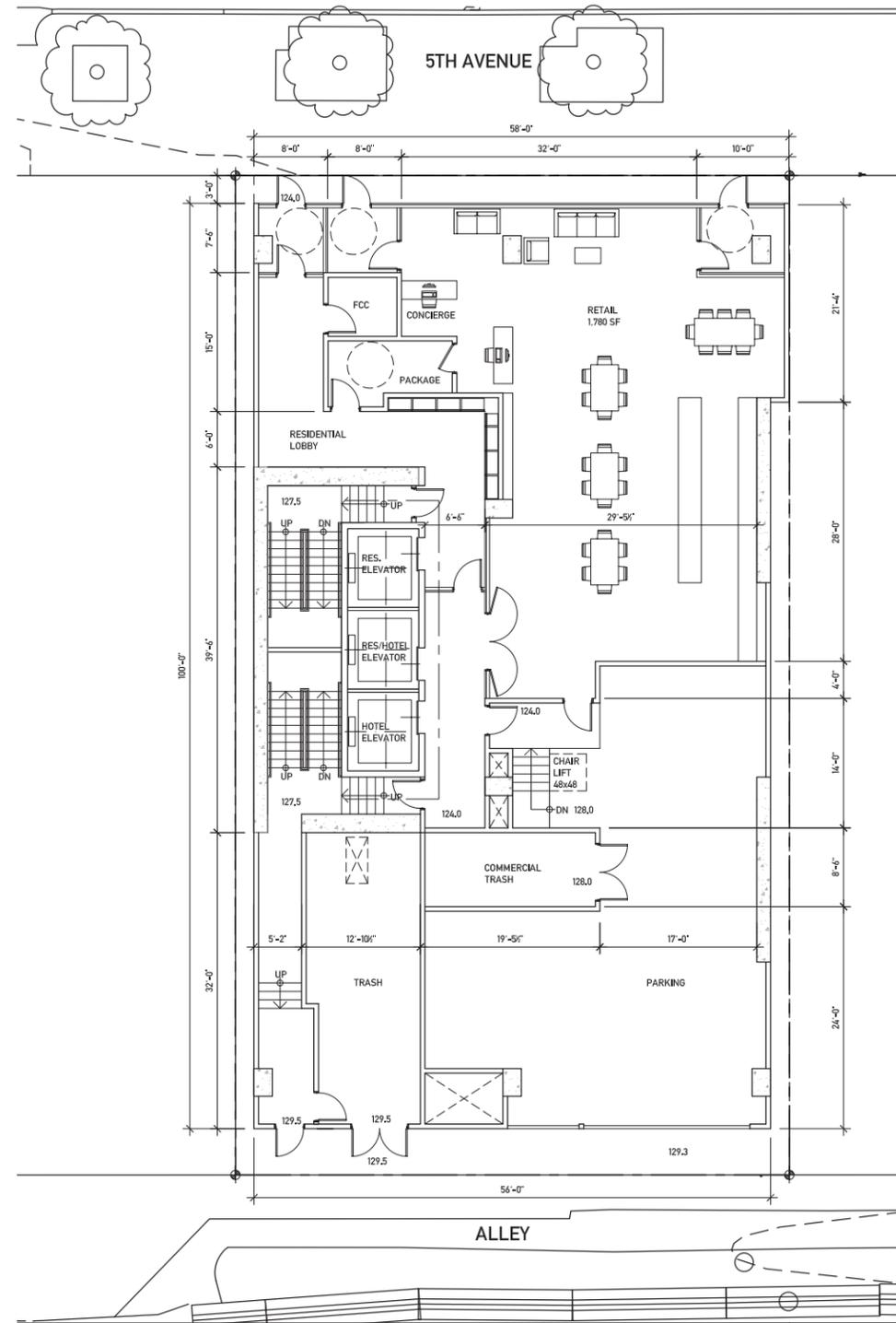
LOT 9 IN BLOCK J OF BELL'S 5TH ADDITION TO THE CITY OF
SEATTLE, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE
191, RECORDS OF KING COUNTY AUDITOR;

EXCEPT THE NORTHEASTERLY 12 FEET THEREOF CONDEMNED FOR
WIDENING OF 5TH AVENUE IN KING COUNTY SUPERIOR COURT CAUSE
NO. 52280, AS PROVIDED IN ORDINANCE NO 13776 OF THE CITY OF
SEATTLE;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Proposed Site Plan

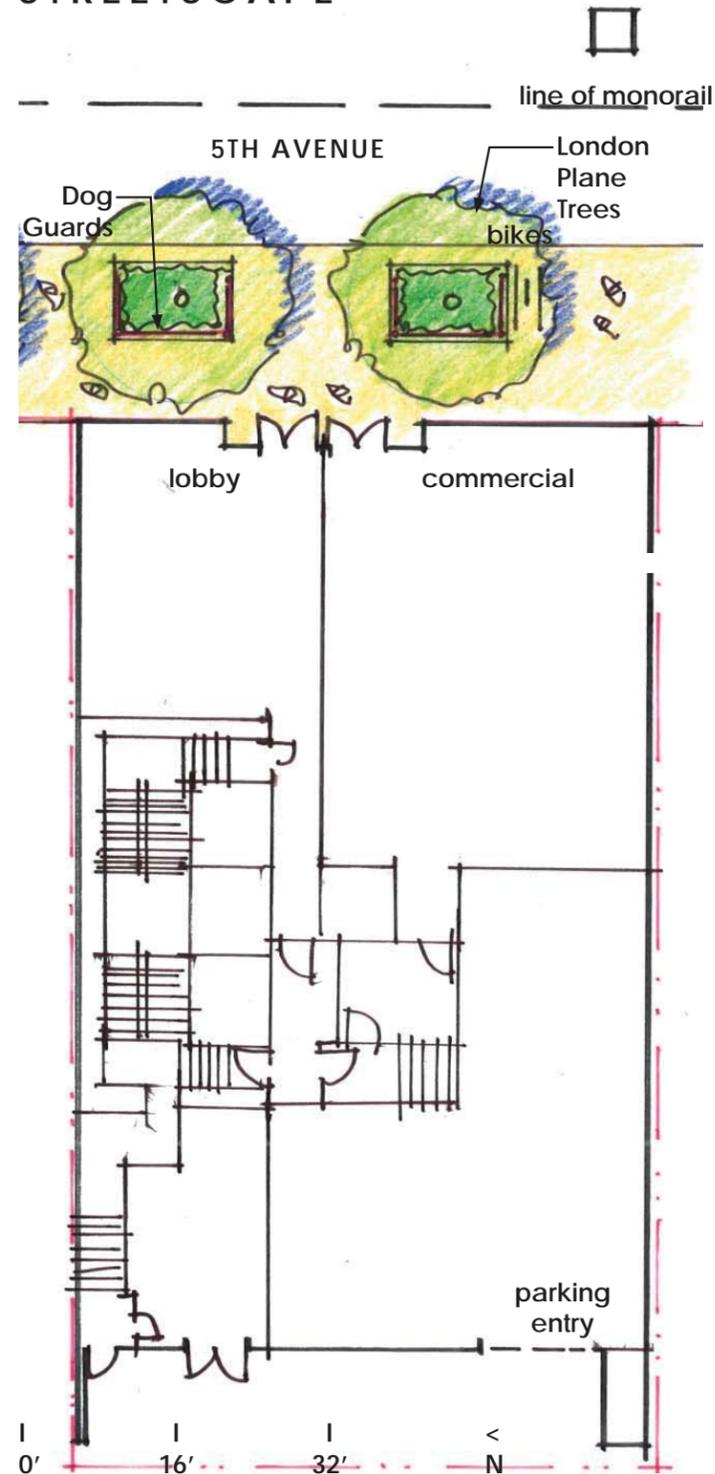
BASED ON PREFERRED OPTION 3



Proposed Landscape Plan

BASED ON PREFERRED OPTION 3

STREETSCAPE



monorail and street trees (London Plane)

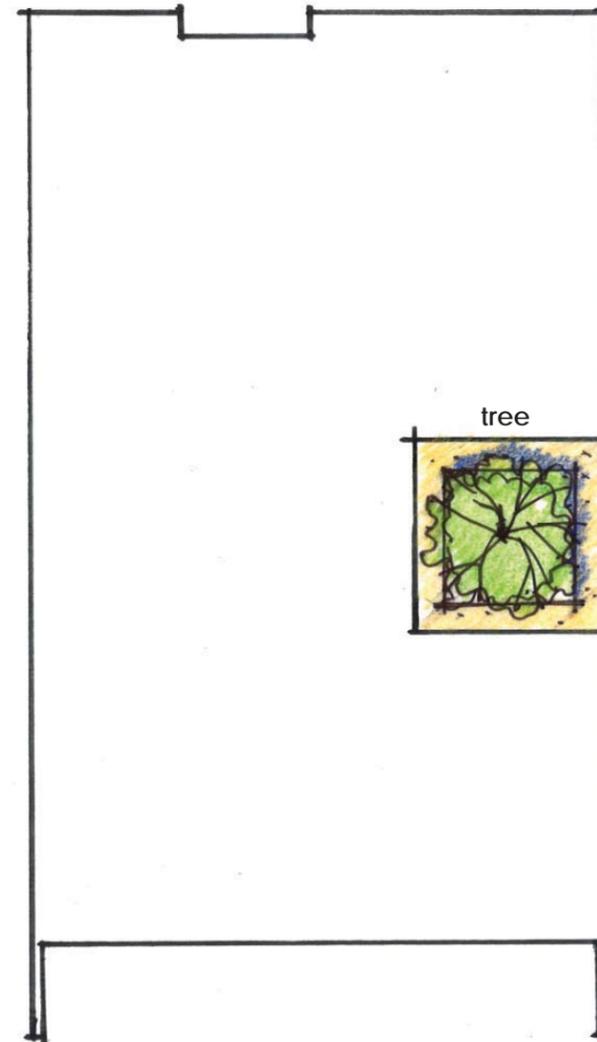


Dog Guards, typ.



better bike rack

PODIUM



view at podium level

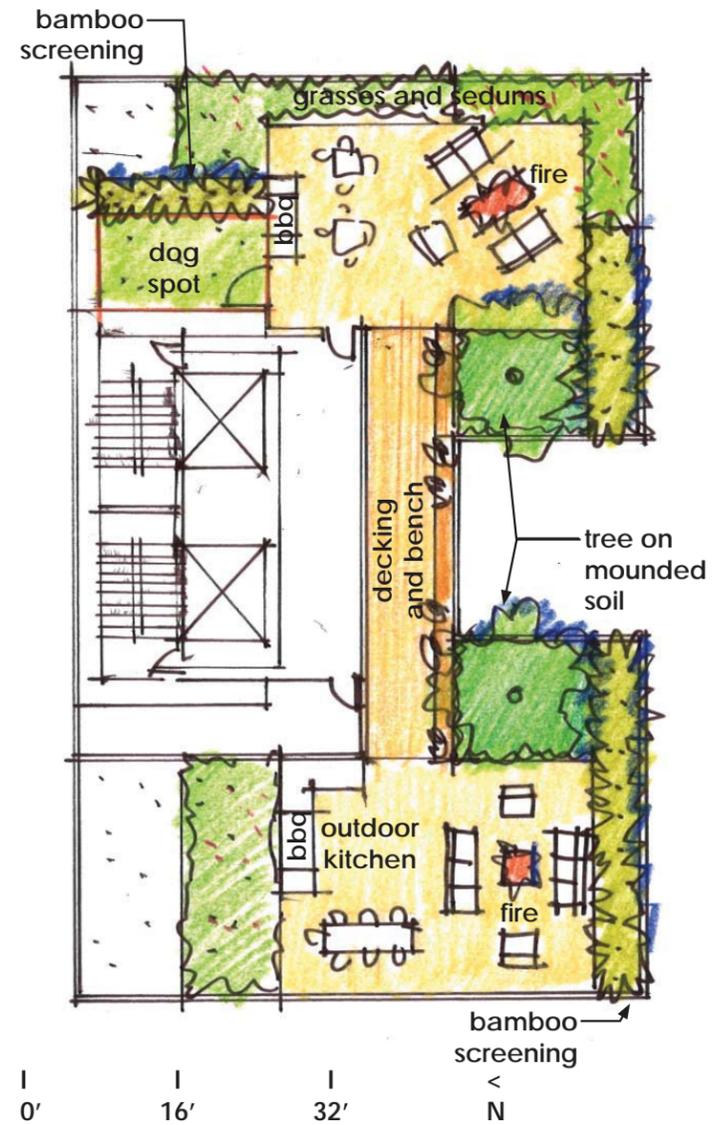


view from above

Proposed Landscape Plan

BASED ON PREFERRED OPTION 3

ROOF



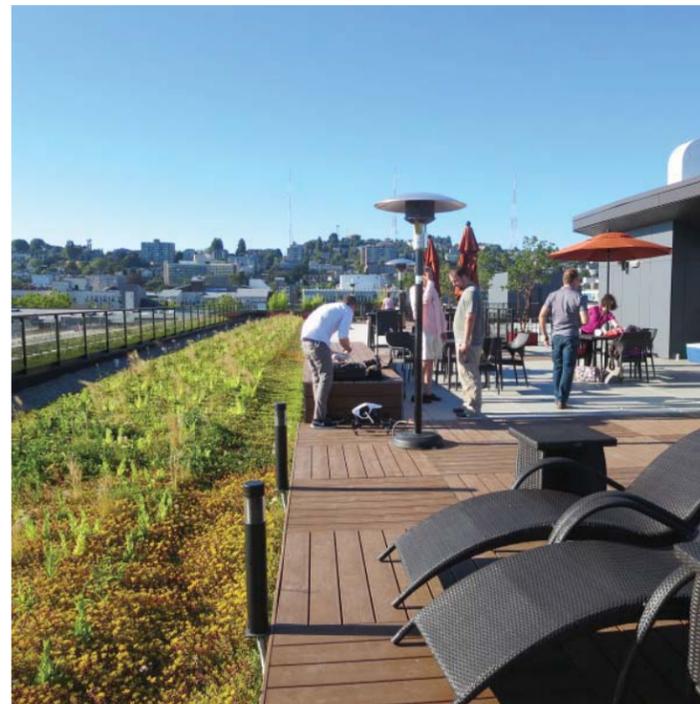
Lush Landscape



decking and bench



Fire and Fun



Grasses and Sedums



outdoor kitchen



Dog Run

Code Compliance

PROVIDED	SMC-SECTION	SUB-SECTION	REQUIREMENT	PROVIDED
Scope of Provisions Permitted Uses	23.49.002 23.47A.004		DMC 240-290-400 Permitted uses per 23.45.504 Table A	Provided
General Requirements for Residential Use	23.49.010	B	Common recreation area: provide a minimum of 5% gross floor area in residential use. Maximum of 50% must be enclosed. Minimum dimensions: 15ft min. dimension in any direction, and no area less than 225 sq.ft	Provided
Floor Area Ratio (FAR)	23.49.011	Table A	Base FAR: 5 Max FAR: 7	Provided
		B.1.b	Area of street level use is exempt provided that street level use has a floor-to-floor height of min. 13ft; is at least 15ft deep; and overhead weather protection is provided.	Provided
		B.1.f	Residential floor area is exempt.	Provided
		B.1.k	Below grade floor area is exempt.	Provided
		2.b	Mechanical equipment located on the roof is exempt	Provided
Street Level Use	23.49.009		Per Map 1G, site is not designated street requiring street level use limitations. This section is not applicable.	Provided
Structure Height	23.49.008	A.3	Base height for commercial use: 240 ft Base height for residential use: 290 ft	Provided
		b	Additional height increase of 10%: Structure above limit encloses 9,000 sq ft. or less and uses of the space are limited to those permitted in 23.49.008.	Provided
		D.2	Combined coverage of all rooftop features may not exceed 55% of the roof area for structures that are subject to maximum floor area limits per story pursuant to section 23.49.058 or 35% of the roof area for other structures.	
			a. Maximum 15ft above height limit allowed for solar collectors, stair penthouses, play equipment and open-mesh fencing as long as the fencing is at least 15ft from the roof edge, covered or enclosed common recreation area or eating and drinking establishments, mechanical equipment and wind turbines.	
			b.2) Elevator penthouses up to 23ft above the applicable height limit for a penthouse designed for an elevator cab up to 8ft high	
			b.4) If the elevator provides access to a rooftop designed to provide usable open space, an additional 10ft above the amount permitted in subsection 23.49.008.D.2.b.2 shall be permitted.	
Overhead Weather Protection	23.49.018	A	Continuous overhead weather protection is required. Minimum of 8 ft. of protection measured from face of wall, or extend within 2 ft. of curb line, whichever is less. Overhead weather protection must be at an elevation of between 10 ft and 15 ft above the sidewalk. Provide adequate lighting for pedestrians.	Provided
Parking Requirements	23.49.019	A.1	No vehicular parking required	Provided
		B.1.a	No street level parking is permitted on a Class 1 pedestrian street unless separated by other uses.	Provided
		B.2.b	Parking is permitted above the street level story of the structure at a rate of 1 parking level per parking level provided below grade of same capacity, to a max of 4 stories. Separation and screen requirements apply to above street level parking.	Provided
		B.3.b	Separation: A minimum of 30% of street frontage at parking levels above street level must be another allowable use.	Provided
		C.1	Parking ratio: 1 non-residential use stall per 1000 sq ft.	Provided
		D	Ride-sharing / transit incentive program: Required for new structures with more than 10,000 sq ft. of non-residential use.	Provided
		Table A	Bike Parking Hotel: .5/ Room Residential: 1/2 D.U Retail (over 10,000 SF): 1/5,000 S.F	Provided
		H	Parking access must be from alley	Provided
Parking Space Standards	23.54.030		Residential Parking: When more than 5 parking spaces are provided, a min. 60% must be striped for medium stalls. Non-Residential Parking: When 11-10 parking spaces are provided, a min 25% and max. 65% must be striped for small stalls; a min. 35% of spaces shall be large Min.vertical clearance: 6'-9" at vehicle entrance and at least one floor level	Provided
		D.2	Driveway width: for non-residential use, 12 ft. min. for one-way, 22' min for two-way	Provided

Code Compliance

PROVIDED	SMC-SECTION	SUB-SECTION	REQUIREMENT	PROVIDED
Loading Berth	23.54.035	Table A	Low Demand: 40,000 - 60,000 sq.ft = 1 loading berth Width: 10 ft. Length 35 ft. Vertical Clearance: 14 ft.	Director's Exception requested
Sidewalk Width	23.49.022	Map 1C	Min. sidewalk width of 15 ft.	Provided
Alley Width	23.53.030	Table C	20 ft. Right-of-way. 2'-0" dedication will be provided.	Provided
		F.1	Underground and overhead portions of structures that would not interfere with the functioning of the alley may be allowed by the Director of the DPD after consulting with the Director of Transportation.	
Odor & Light	23.49.025	A	Venting of odor & smoke: Must be located a min. of 10 ft. above sidewalk and directed away from residential use within 50 ft. of vent.	Provided
		C	Lighting & glare: Exterior lighting shall be shielded and directed way from adj. uses. Interior lighting in parking garages shall be shielded.	Provided
Solid Waste & Recyclable Materials Storage & Access	23.54.040	Table A	Shared storage space for solid waste Residential 51-100 units: 375 sq.ft + 4 sq.ft. for each unit above 50 Non Residential 15,001 - 50,000 sq.ft: 175 sq.ft	Provided
		B	Mixed-use development with both residential and non residential: Meet residential requirement plus 50% of non-residential requirement. Recycling storage for each use must be separated.	Provided
		F	Access to storage area must be directly off alley for containers greater than 2 c.y	Provided
Minimum Facade Height Setbacks	23.49.019	Table A	Class I pedestrian street: 25 ft	Provided
		B.2	Setback limits: No limits up to 15 ft. above sidewalk. Setback limits apply between 15 ft above sidewalk and 25 ft. Max. area of all setbacks is 5 * street lot line width of 60 ft = 300 sq ft. Max width of a setback greater than 15 ft. from the sidewalk line shall not be more than 30% of the lot frontage.	Provided
Facade Transparency		C.4.a	Class 1 pedestrian streets required a minimum of 60% of street level, street facing facade shall be transparent between 2 and 8 ft. above the sidewalk. This applies to non-residential use only.	Provided
Blank Facade		D.2	Maximum of 15 ft. of street level facade between 2 and 8 ft above the sidewalk. This applies to non-residential use only	Provided
Tower Spacing	23.49.058	F.1.d	No separation between structures on the same block if 160 ft. or less, excluding rooftop features.	Provided
		F.3	When tower exceeds 160ft, portion of tower over 125 ft. must be separated from other existing towers over 160 ft. by a min. of 80 ft. Proposed tower is no higher than 160 ft.	Not Required
		F.6	"If the presence of an existing tower would preclude the addition of another tower proposed on the same block, as a special exception, the Director may waive or modify the tower spacing requirements of this Section 23.49.058 to allow a maximum of two towers to be located on the same block that are not separated by at least the minimum spacing required in subsections 23.49.058.F.2, 23.49.058.F.3 and 23.49.058.F.4, other than towers described in subsection 23.49.058.F.1. The Director shall determine that issues raised in the design review process related to the presence of the additional tower have been adequately addressed before granting any exceptions to tower spacing standards. The Director shall consider the following factors in determining whether such an exception shall be granted: a. potential impact of the additional tower on adjacent residential structures, located within the same block and on adjacent blocks, in terms of views, privacy, and shadows; b. potential public benefits that offset the impact of the reduction in required separation between towers, including the provision of public open space, designated green street or other streetscape improvements, preservation of landmark structures, and provision of neighborhood commercial services, such as a grocery store, or community services, such as a community center or school; c. potential impact on the public environment, including shadow and view impacts on nearby streets and public open spaces; d. design characteristics of the additional tower in terms of overall bulk and massing, facade treatments and transparency, visual interest, and other features that may offset impacts related to the reduction in required separation between towers; e. the City's goal of encouraging residential development downtown; and f. the feasibility of developing the site without an exception from the tower spacing requirement.	Provided
Transportation Impact	23.52.008	Table A	Downtown zone with 81-250 dwelling units or 12,001 - 30,000 sq.ft of non-residential area with at least 1 D.U.	Provided
		B	Impact analysis required	Provided

Architectural Design Response

Design Guidelines for the Belltown Urban Center Village

A. SITE PLANNING & MASSING

A1. Respond to Physical Environment: Take advantage of street grid, topography and view orientation.

[ARCHITECT RESPONSE:](#)

As a relatively flat mid-block site, few opportunities exist to incorporate any special design response to these two conditions. The mid-block location also dictates position of glazed areas, but we oriented the openings in east- west direction to potentially capture Cascade/ Olympic view, but with current and future development we anticipate only territorial views. The courtyard was oriented to the south as there likely will not be any development in foreseeable future.

B. ARCHITECTURAL EXPRESSION

B1. Respond to neighborhood context

[ARCHITECT RESPONSE:](#)

The block and block across the street represent relatively undeveloped portion of the fifth avenue with predominantly 2-3 stories older commercial structures, adapted with new retail and office functions. The southern corner of the block has been developed with 24 story tower. There is no prevailing pattern in architectural style or finish in the block.

B3. Reinforce the positive urban form and architectural attributes of the immediate area.

[ARCHITECT RESPONSE:](#)

As mid block location, the aim is for simple, well detailed building with active street front and sidewalk areas and location of building services to the alley side.

B4. Design a well-proportioned and unified building

[ARCHITECT RESPONSE:](#)

The size of the site restrains large architectural moves on the building. Facade detailing and interplay between hotel and residential portion will provide the public face of the project. Facade modulation is accentuated by c-shape bands.

C. THE STREETScape

C1. Promote pedestrian interaction

[ARCHITECT RESPONSE:](#)

Existing sidewalk is 15' and we will provide food and beverage tenant, in addition to the residential/ hotel lobbies. Due to site constrains, the lobbies will likely occupy more the 25% of the street front, so special attention would be made to made those as inviting as possible and transparent to passerby. Tall and inviting street-level street-facing facade is provided with maximum glazing.

C2. Design facades of many scales

[ARCHITECT RESPONSE:](#)

Combination of hotel/ residential/ retail portion will be one scale explored on the elevation, facade detailing/ window pattern and color will be separate layer, also addressing the necessary blank walls on the property lines.

C3. Provide active- not blank- facades

[ARCHITECT RESPONSE:](#)

Street facing facade will be mostly glazed, with full transparency at the street level. Blank walls will occur at the alley and at the property lines. We plan to address it will material/ texture/ color treatment.

C4. Reinforce building entries

[ARCHITECT RESPONSE:](#)

Signage and canopies will direct people to either retail or residential/ hotel entries. Special lighting, materials, sidewalk treatment will also provide guidance.

C5. Encourage overhead weather protection

[ARCHITECT RESPONSE:](#)

Overhead protection will be continuous along 5th avenue, with potentially separated but overlapping canopies for retail and lobby.

C6. Develop alley facade

[ARCHITECT RESPONSE:](#)

Alley facade above first two levels will receive similar treatment to 5th avenue facade

D. PUBLIC AMENITIES

D4. Provide appropriate signage

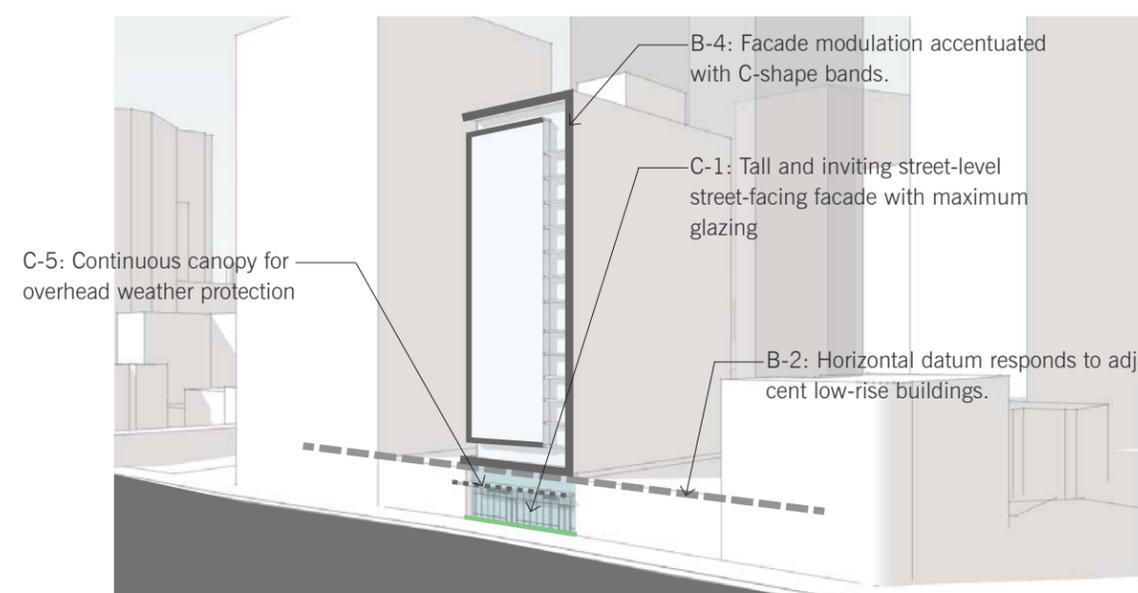
[ARCHITECT RESPONSE:](#)

Retail and hotel signage will be provided on the street as well as on the building.

D5. Provide adequate lighting

[ARCHITECT RESPONSE:](#)

The ground level will be mostly transparent, with interior lighting spilling onto the sidewalk. We will provide security shielded lighting on alley to provide safe alley environment.



Architectural Design Response

Seattle Design Guidelines

CS2. Urban Pattern & Form

A. LOCATION IN THE CITY & NEIGHBORHOOD

A2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

ARCHITECT RESPONSE:

Limited visibility, mostly experienced thru street level and at the monorail level. South and north facing blank walls will receive texture/ color treatment.

B. ADJACENT SITES, STREETS, & OPEN SPACES

B2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.

ARCHITECT RESPONSE:

Most of the street ground level will be transparent and active use as hotel and retail opportunities.

C. RELATIONSHIP TO THE BLOCK

C2. Mid-Block Sites: Use the existing site topography when locating structures and open spaces on the site.

ARCHITECT RESPONSE:

Mid-block site with strong presence of street edge is preserved.

D. HEIGHT, BULK, & SCALE

D1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

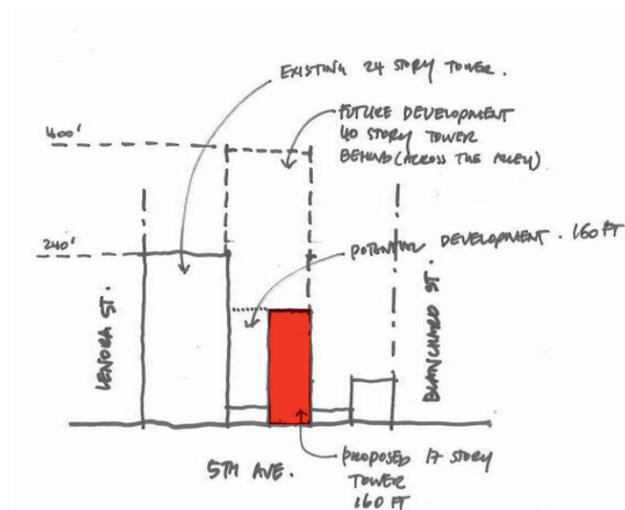
ARCHITECT RESPONSE:

Given the zoning code restrictions, this building will establish new height and facade datum for the block and adjacent development (160'). No transition to lower density development planned.

D5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

ARCHITECT RESPONSE:

No private decks/ amenity areas facing the adjacent building, except units facing south, distance to adjacent project is 80'



CS3. Architectural Context & Character

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

A2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

ARCHITECT RESPONSE:

Simplicity and focus on details and texture will be the prevailing design direction of this project

A4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

ARCHITECT RESPONSE:

This tower will establish one of the prototype of development for the future of Belltown and downtown, as tower spacing will prevent utilization of the full zoning potential.

PL1. Connectivity

A. NETWORK OF OPEN SPACES

A2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life.

ARCHITECT RESPONSE:

15' wide sidewalk is mandated and will be provided to allow for interaction of retail and passersby together with street level furniture/ landscaping / street level cafe

B. WALKWAYS & CONNECTIONS

B3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

ARCHITECT RESPONSE:

Active, transparent street level faced with distinct canopies and signage, together with spillage and connection between the retail and street will provide active pedestrian environment.

PL2. Walkability

A. ACCESSIBILITY

A1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design.

ARCHITECT RESPONSE:

All public access is thru main lobbies on the 5th avenue.

B. SAFETY & SECURITY

Architectural Design Response

B1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

[ARCHITECT RESPONSE:](#)

Front streetscape is transparent and heavily trafficked both by vehicles as well as pedestrians. Alley entrances avoid recessed niches and will be provided with shielded lights.

B2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, include pathway illumination, pedestrian and entry lighting, and/or security lights.

[ARCHITECT RESPONSE:](#)

Security lighting will be provided on alley, hotel will be operated 24/7 and provide natural surveillance on the street.

B3. Street-Level Transparency: Ensure transparency of street-level uses by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

[ARCHITECT RESPONSE:](#)

No plantings or dead end spaces on the street, ground level will be fully transparent.

C. WEATHER PROTECTION

C1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activities.

[ARCHITECT RESPONSE:](#)

Project will provide continuous (overlapping) weather protection along 5th avenue.

C3. People-Friendly Spaces: Create an artful and people-friendly space beneath building canopies.

[ARCHITECT RESPONSE:](#)

Sidewalk detailing, lighting and texture and color will provide active street level experience.

D. WAYFINDING

D1. Design as Wayfinding:

[ARCHITECT RESPONSE:](#)

We plan the copies and sidewalk change to be main guides into different street level uses.

PL3. Street-Level Interaction

A. ENTRIES

A1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

[ARCHITECT RESPONSE:](#)

Distinct lobby for hotel/ residential lobby and separate entry for retail space will be provided.

A2. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

[ARCHITECT RESPONSE:](#)

The designation of entries will be mostly in canopies, sidewalk and lighting.

C. RETAIL EDGES

C1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency.

[ARCHITECT RESPONSE:](#)

Emphasis will be on transparency will potential to fully open the facade to allow porous facade for the retail

C2. Visibility: Maximize visibility into the building interior and merchandise displays.

[ARCHITECT RESPONSE:](#)

Ground level will be full transparent (as practically possible)

PL4. Active Transportation

A. ENTRY LOCATIONS & RELATIONSHIPS

A1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

[ARCHITECT RESPONSE:](#)

Vehicular access if from alley, bike access will be both from alley and street

A2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

[ARCHITECT RESPONSE:](#)

Prime entry is located on the 5th avenue

B. PLANNING AHEAD FOR BICYCLISTS

B1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

[ARCHITECT RESPONSE:](#)

Bike storage facilities for residents will be provided within the building, short term bike storage will occur with sidewalk

B2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

[ARCHITECT RESPONSE:](#)

As residential use, the bikes will be located in lower floors, accessible by elevator. No shower or changing facilities are planned.

B3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

[ARCHITECT RESPONSE:](#)

Project will use 5th avenue as a mean to connect to bike routes within the city.

DC1. Project uses & Activities

A. ARRANGEMENT OF INTERIOR USES

A1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or

Architectural Design Response

along the street front.

ARCHITECT RESPONSE:

All public uses will have presence on the street front.

- A4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.

ARCHITECT RESPONSE:

All public uses are along sidewalk.

B. VEHICULAR ACCESS & CIRCULATION

- B1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible.

ARCHITECT RESPONSE:

Vehicular access and loading will be located from alley.

C. OUTDOOR USES & ACTIVITIES

- C4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

ARCHITECT RESPONSE:

All service and loading areas will be located in alley.

DC2. Architectural Concept

A. MASSING

- A2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

ARCHITECT RESPONSE:

Material change, potential penthouse / crown level features will provide reduced perception of the massing.

B. ARCHITECTURAL & FACADE COMPOSITION

- B1. Facade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole.

ARCHITECT RESPONSE:

The building envelope will be designed as a whole composition, with primary east and west facades.

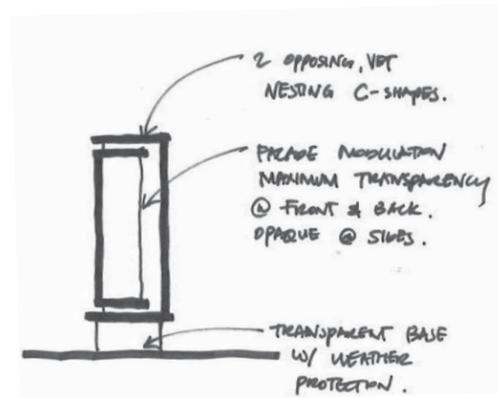
- B2. Blank Walls: Avoid large blank walls along visible facades wherever possible.

ARCHITECT RESPONSE:

South and north facades will be mostly blank, color/ texture and reveal pattern will create entries on those facades.

C. SECONDARY ARCHITECTURAL FEATURES

- C1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings,



decks, or other secondary elements into the facade design.

ARCHITECT RESPONSE:

Canopies, sun shade devices and storefront detailing will be used to provide interest on the facades.

D. SCALE & TEXTURE

- D1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.

ARCHITECT RESPONSE:

Street level will incorporate texture, lighting and signage to emphasize human scale along 5th avenue.

- D2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

ARCHITECT RESPONSE:

Street level will incorporate texture, lighting and signage to emphasize human scale along 5th avenue.

DC3. Open Space Concept

B. OPEN SPACE USES & ACTIVITIES

- B1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

ARCHITECT RESPONSE:

Residential open space will be on the roof and within the structure.

- B4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

ARCHITECT RESPONSE:

Roof top deck and P2 level gym will serve all residents and will be separated from hotel users.

C. DESIGN

- C2. Amenities and Features: Create attractive outdoor spaces well-suited to the uses envisioned for the project.

ARCHITECT RESPONSE:

Roof top deck will create residential space for relaxation and social interaction.

DC4. Exterior Elements & Finishes

A. BUILDING MATERIALS

- A1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close.

ARCHITECT RESPONSE:

Window wall systems and composite panels will be main materials on the facade.

- A2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's

Architectural Design Response

climate, taking special care to detail corners, edges, and transitions.

[ARCHITECT RESPONSE:](#)

Window wall systems and composite panels will be main materials on the facade.

B. SIGNAGE

B1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

[ARCHITECT RESPONSE:](#)

Exterior sign will be located at street level as well as potentially on the building facade to respond to monorail height.

B2. Coordination With Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with facade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

[ARCHITECT RESPONSE:](#)

Signage will be incorporated into architectural design.

C. LIGHTING

C1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

[ARCHITECT RESPONSE:](#)

Lighting will be provide on rooftop deck as well at the street level and potentially incorporated into the canopy.

C2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

[ARCHITECT RESPONSE:](#)

All exterior lighting will be shielded

D. TREES, LANDSCAPE & HARDSCAPE MATERIALS

D1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

[ARCHITECT RESPONSE:](#)

Limited opportunity for potted trees on rooftop deck, street trees at the sidewalk

D2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials.

[ARCHITECT RESPONSE:](#)

Concrete pavers will be provided at rooftop deck(s)

D3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

[ARCHITECT RESPONSE:](#)

Trees will be selected in coordination with SDOT

D4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

[ARCHITECT RESPONSE:](#)

Landscape design will provide conceptual tree location.

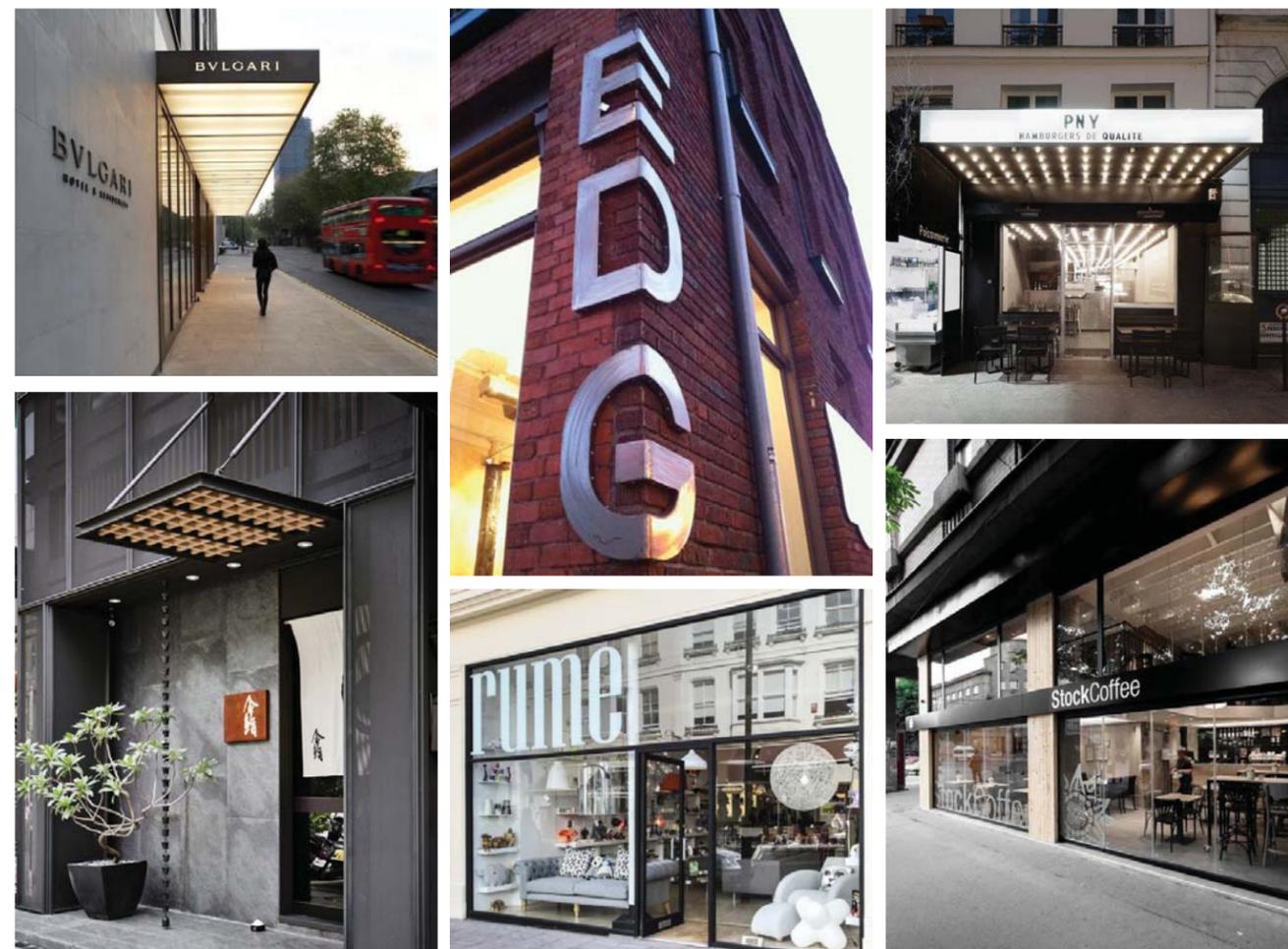
E. PROJECT ASSEMBLY & LIFESPAN

E1. Deconstruction: When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

[ARCHITECT RESPONSE:](#)

Concrete, steel, glass and aluminum will be main components of the project. All elements will be recyclable.

EXAMPLES OF STOREFRONT, CANOPY AND SIGNAGE IN VARIOUS SCALE



Overview of All Options

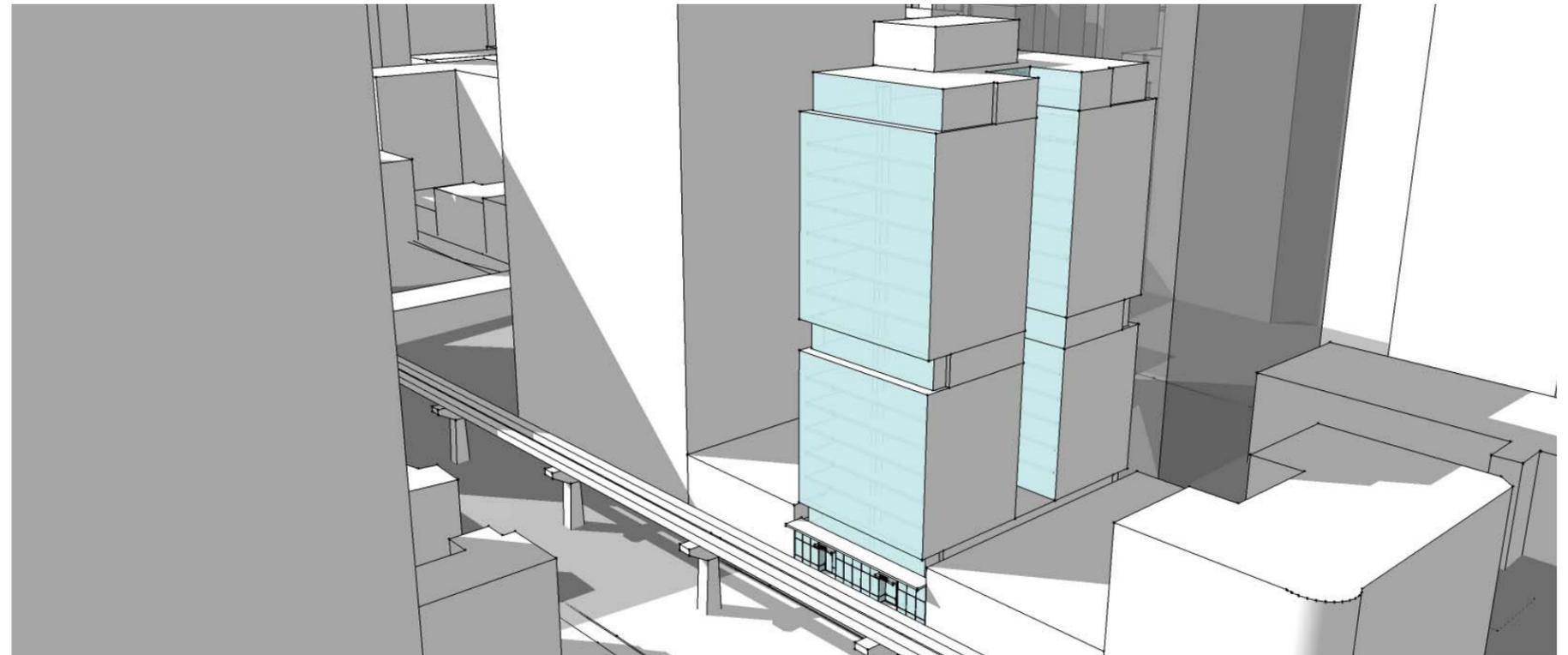


	Option 1	Option 2	Preferred Option 3
CUMULATIVE HEIGHT (FT):	160	160	160
LOBBY & COMMON AMENITY AREA (SF):	4,400	4,210	4,210
COMMERCIAL NSF:	1,730	1,670	1,670
CUMULATIVE GSF:	105,250	104,000	104,188
PARKING STALLS:	3	3	3
TOTAL HOTEL KEYS:	88	88	88
FAR:	44,588	44,087	44,158
TOTAL RESIDENTIAL UNITS:	68	68	68
NET RES SF:	32,065	31,050	31,200

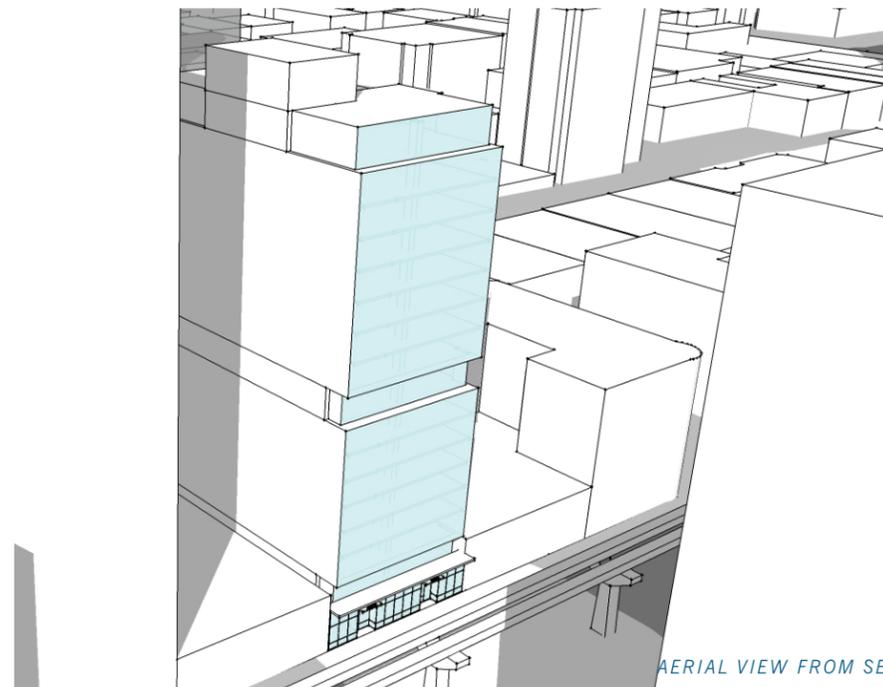
Option 1 Massing Summary

CUMULATIVE HEIGHT (FT):	160
LOBBY & COMMON AMENITY AREA (SF):	4,400
COMMERCIAL NSF:	1,730
CUMULATIVE GSF:	105,250
PARKING STALLS:	3
TOTAL HOTEL KEYS:	88
FAR:	44,588
TOTAL RESIDENTIAL UNITS:	68
NET RES SF PER FLOOR:	32,065

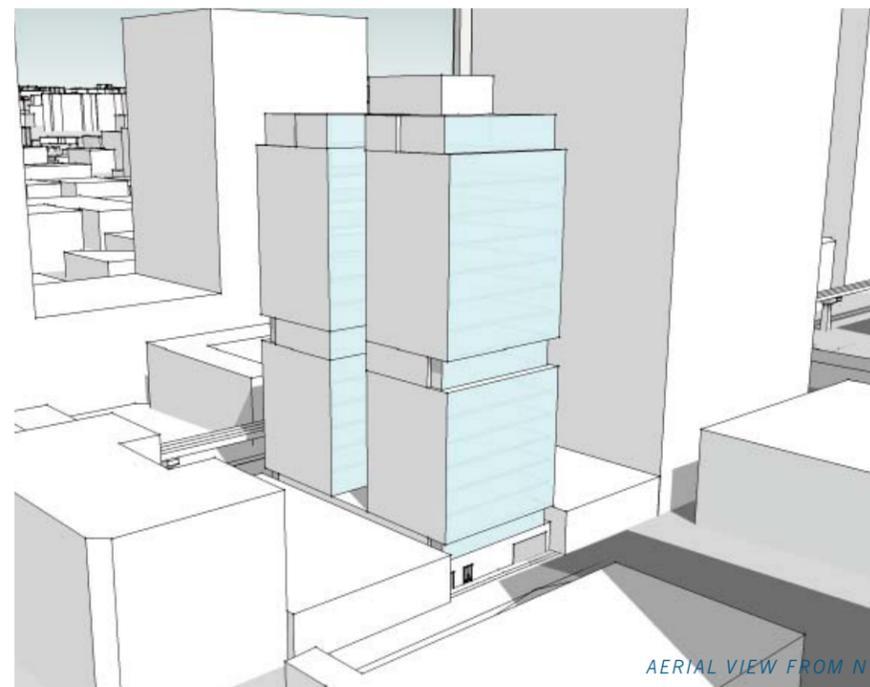
MASSING



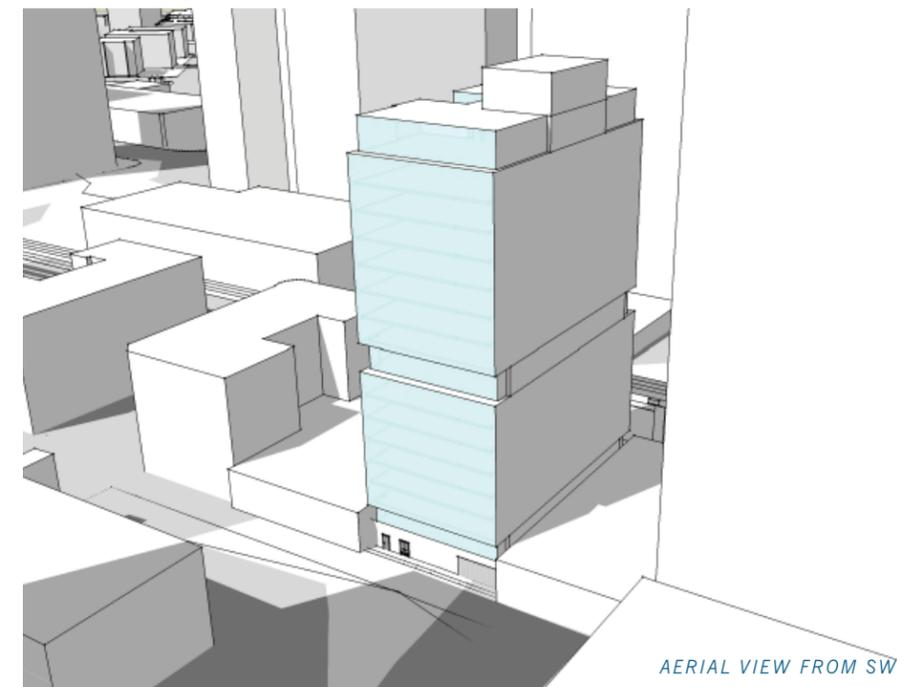
AERIAL VIEW FROM NE



AERIAL VIEW FROM SE



AERIAL VIEW FROM NW



AERIAL VIEW FROM SW



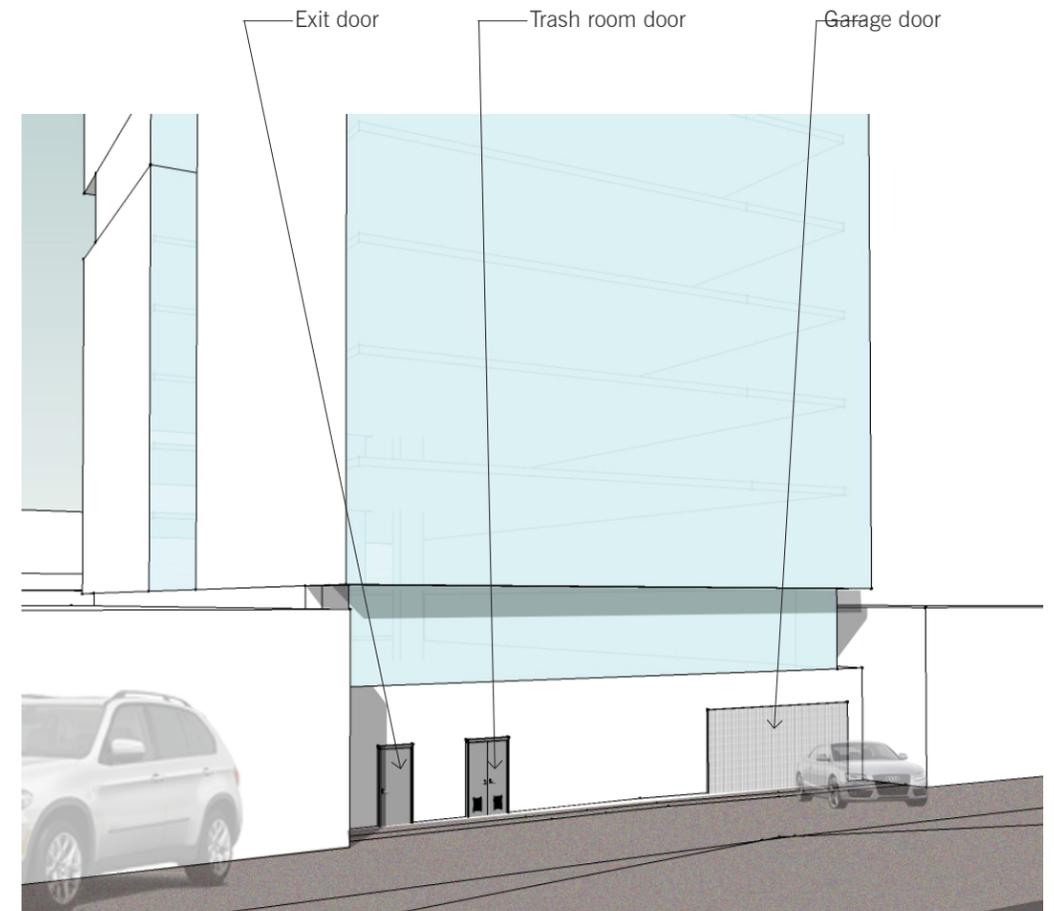
STREET VIEW ON 5TH AVENUE LOOKING SOUTH

- Canopy with signage
- Residential entry and retail entry with maximum glazing
- Sidewalk and planting strip per Landscape design and SDOT approval



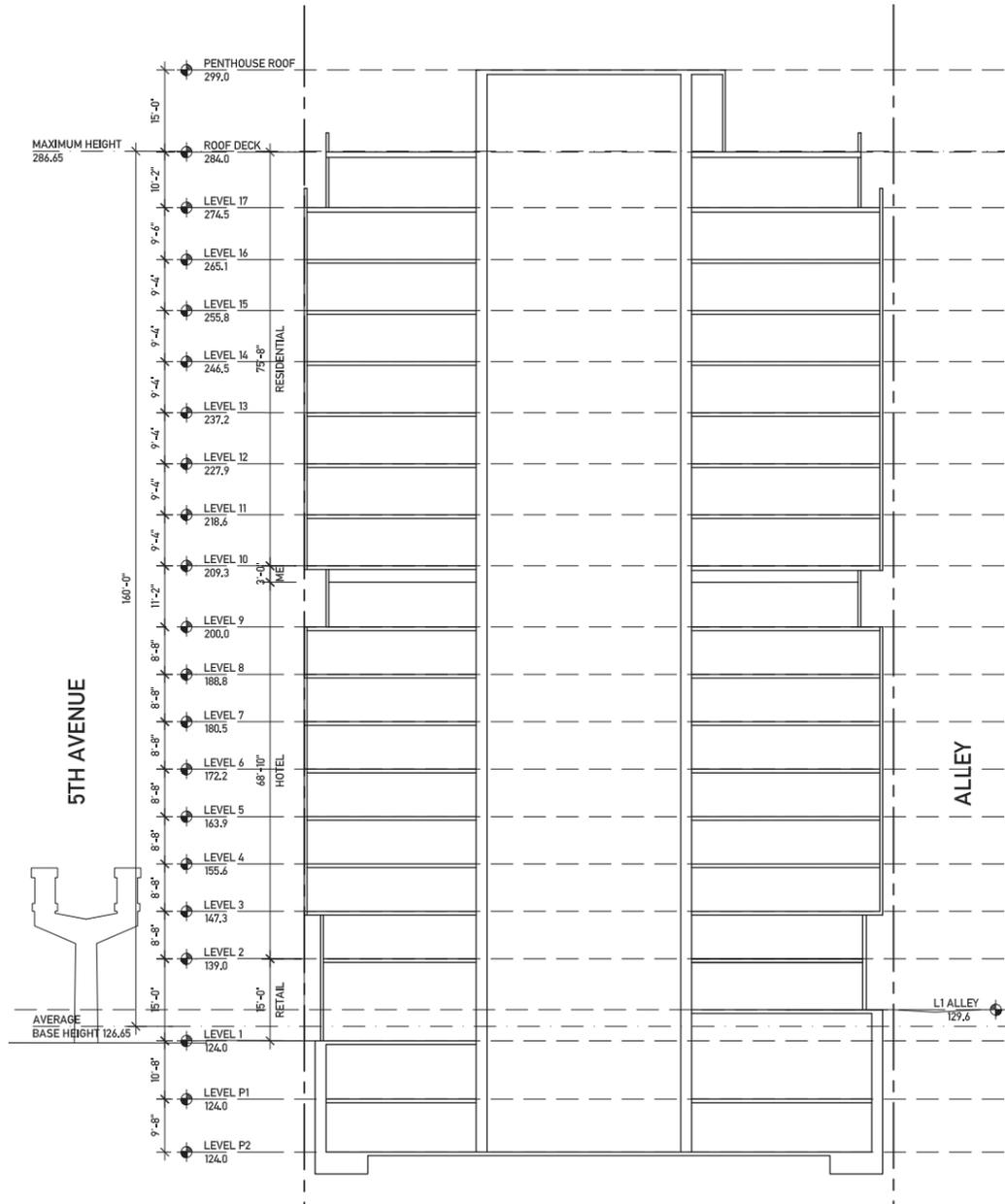
STREET VIEW ON 5TH AVENUE LOOKING NORTH

- Canopy with signage
- Residential entry and retail entry with maximum glazing
- Sidewalk and planting strip per Landscape design and SDOT approval



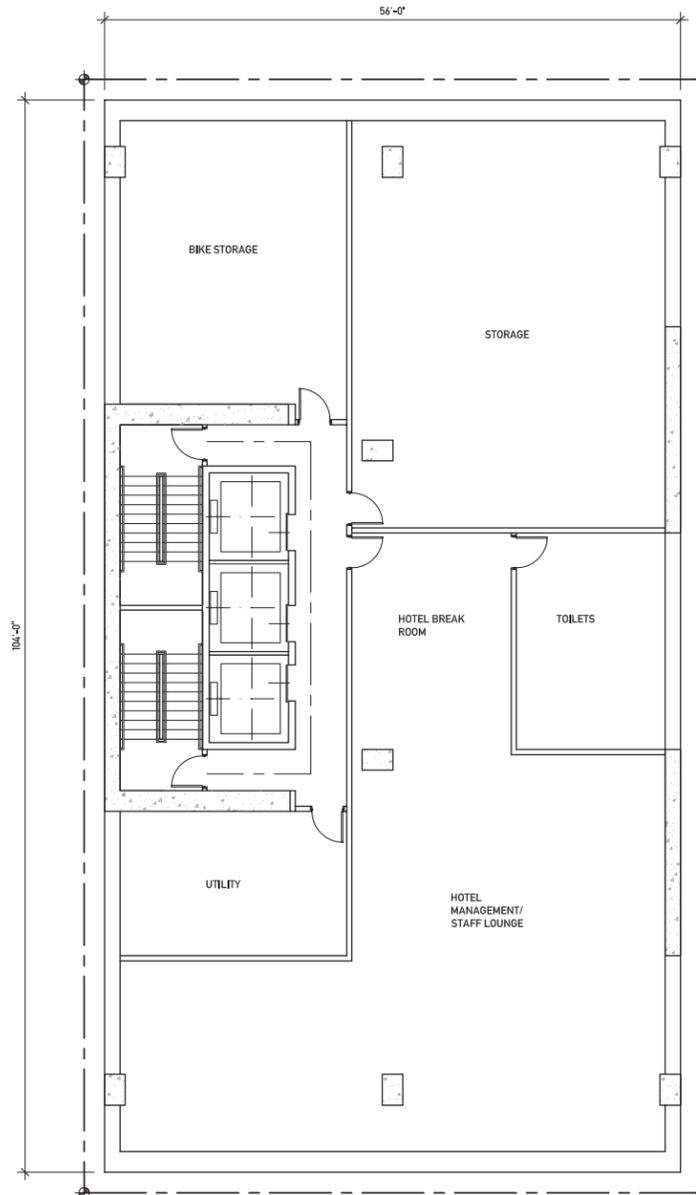
ALLEY VIEW

Option 1 Building Section

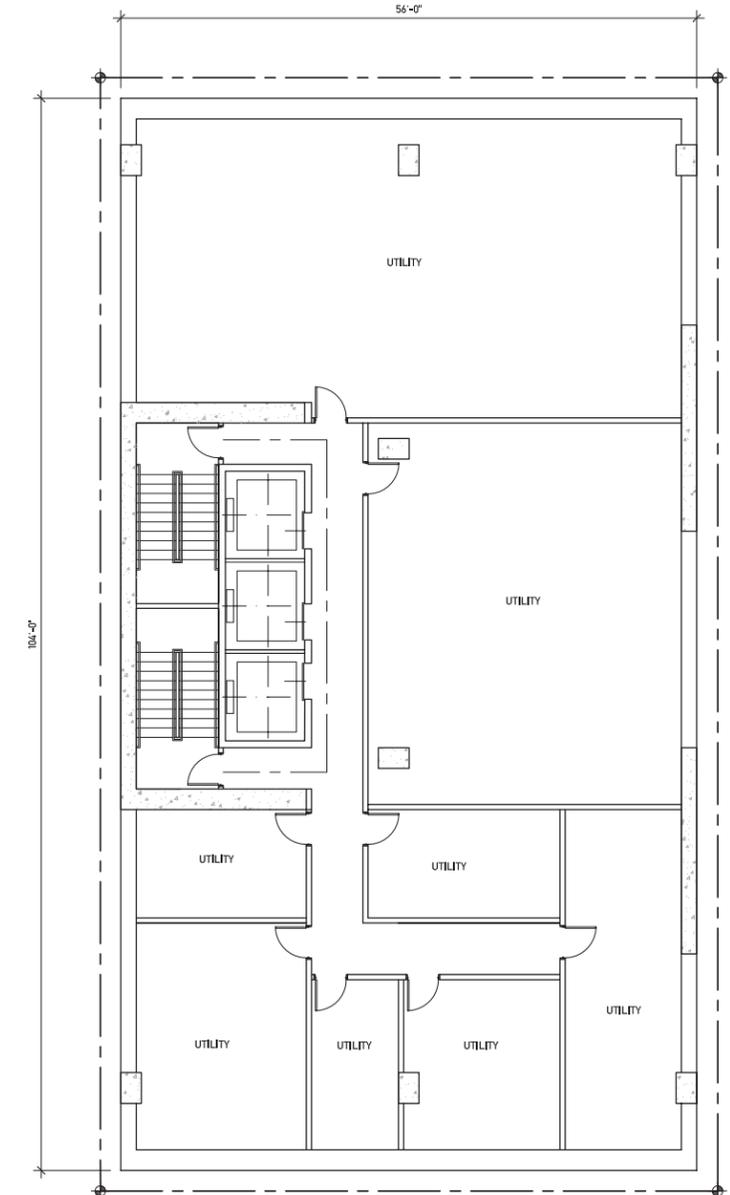


BUILDING SECTION

Option 1 Floor Plans



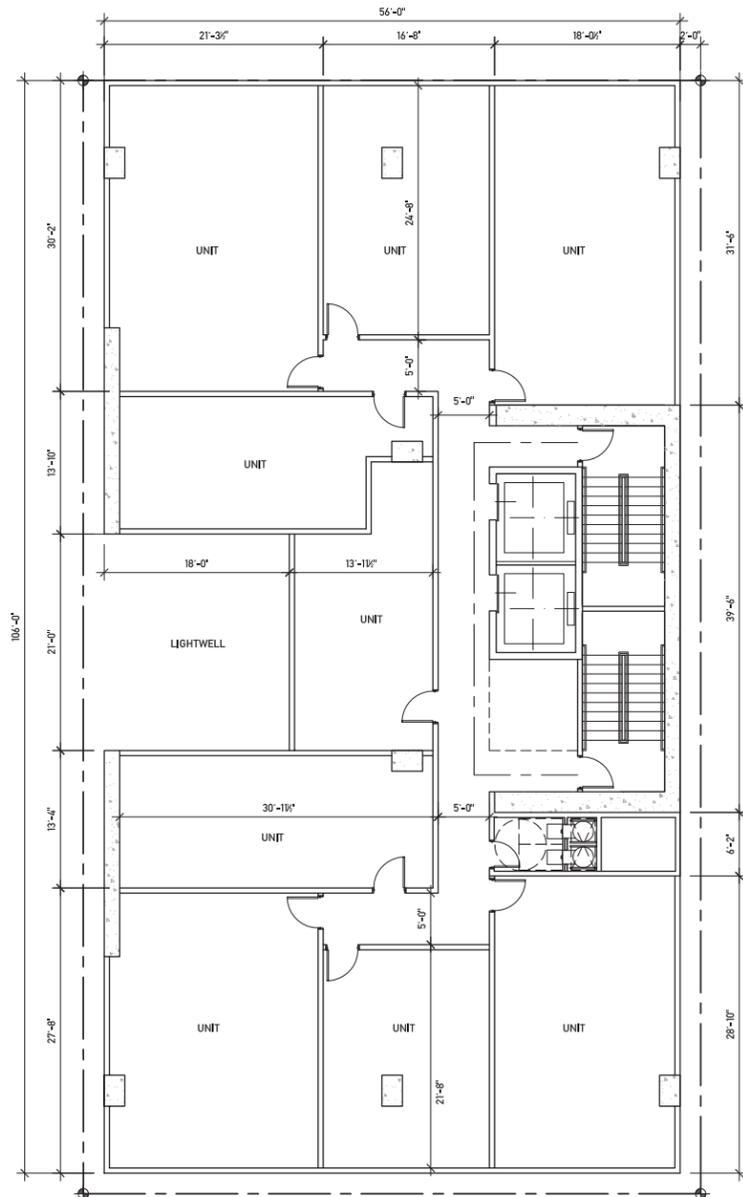
LEVEL P2



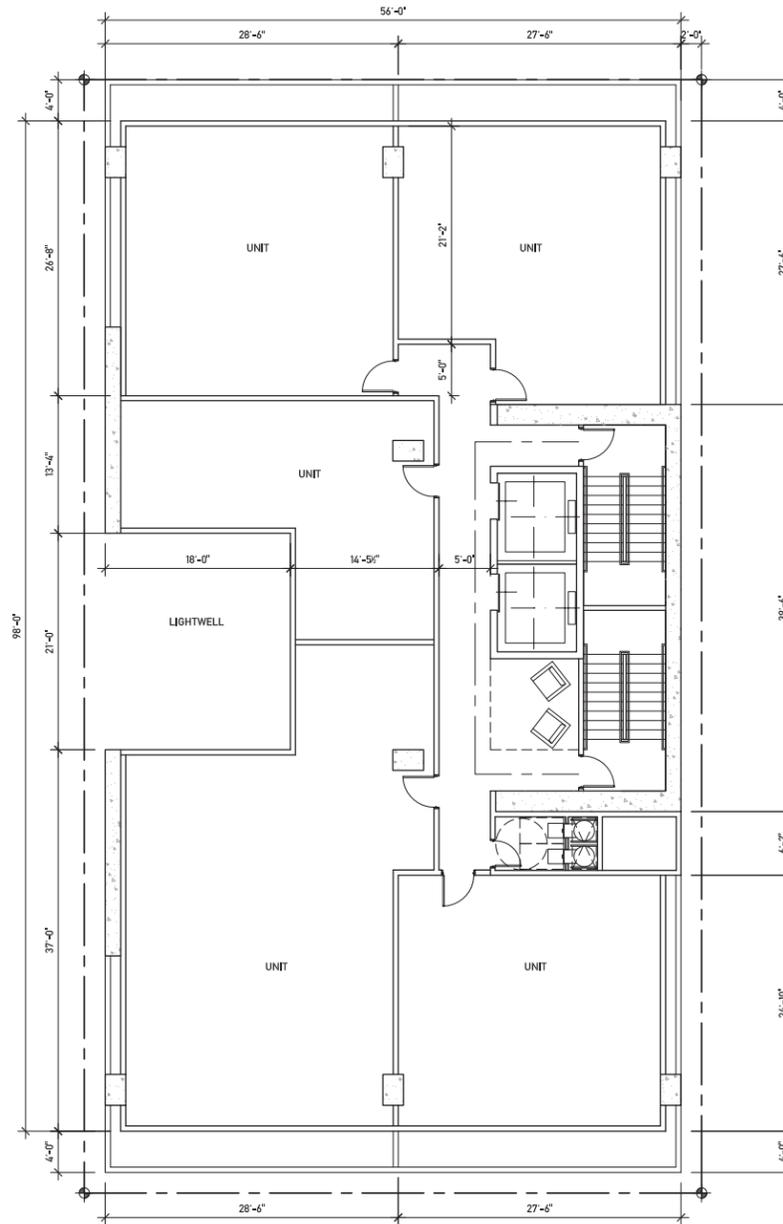
LEVEL P1



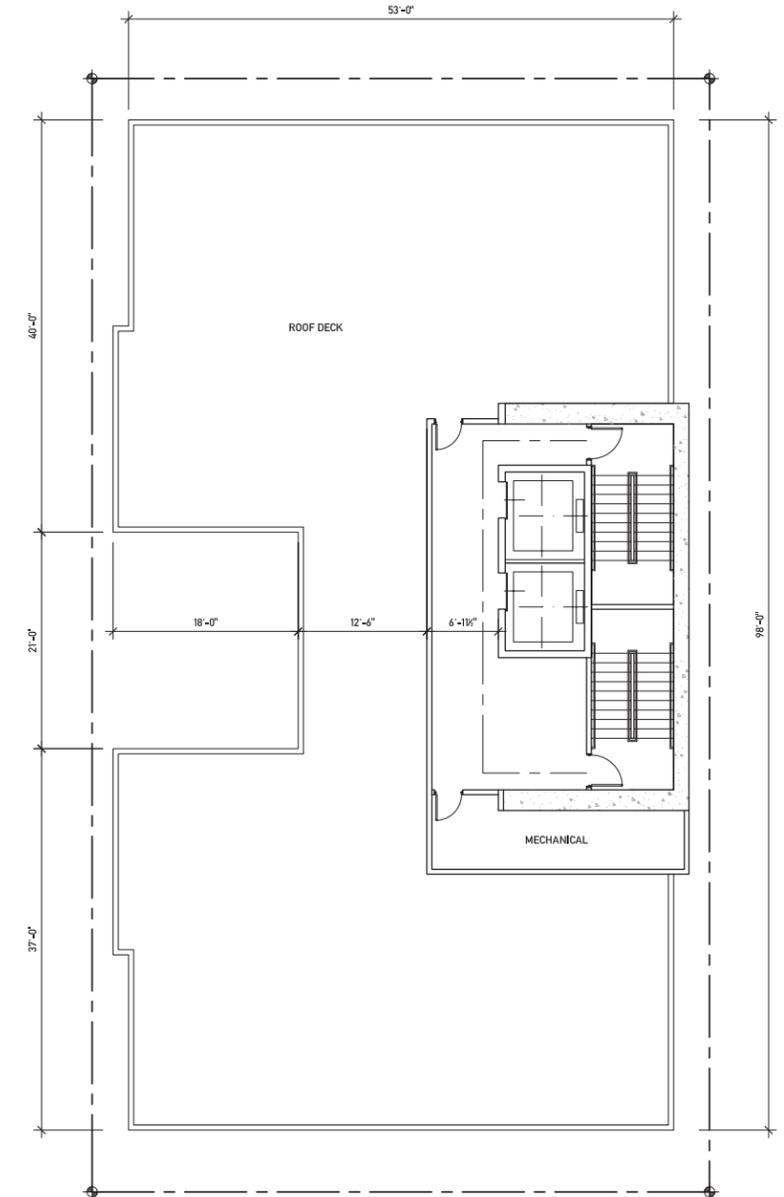
Option 1 Floor Plans



LEVEL 10 - 16



LEVEL 17



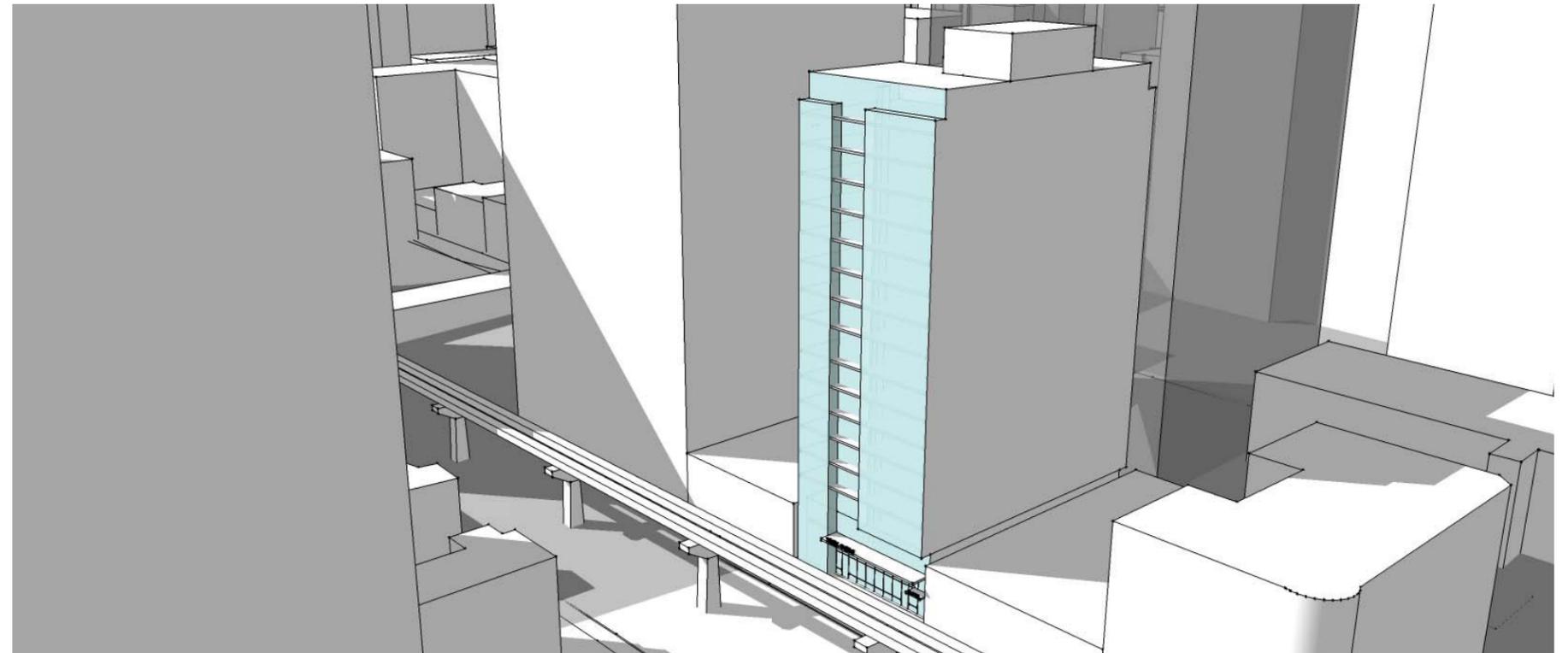
ROOF



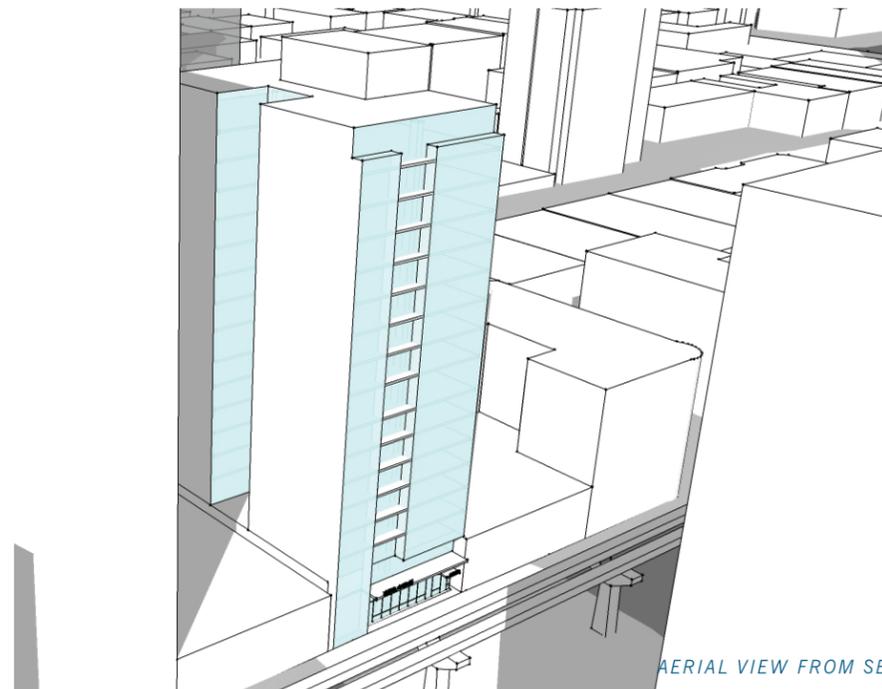
Option 2 Summary

CUMULATIVE HEIGHT (FT):	160
LOBBY & COMMON AMENITY AREA (SF):	4,210
COMMERCIAL NSF:	1,670
CUMULATIVE GSF:	104,000
PARKING STALLS:	3
TOTAL HOTEL KEYS:	88
FAR:	44,087
TOTAL RESIDENTIAL UNITS:	68
NET RES SF PER FLOOR:	31,050

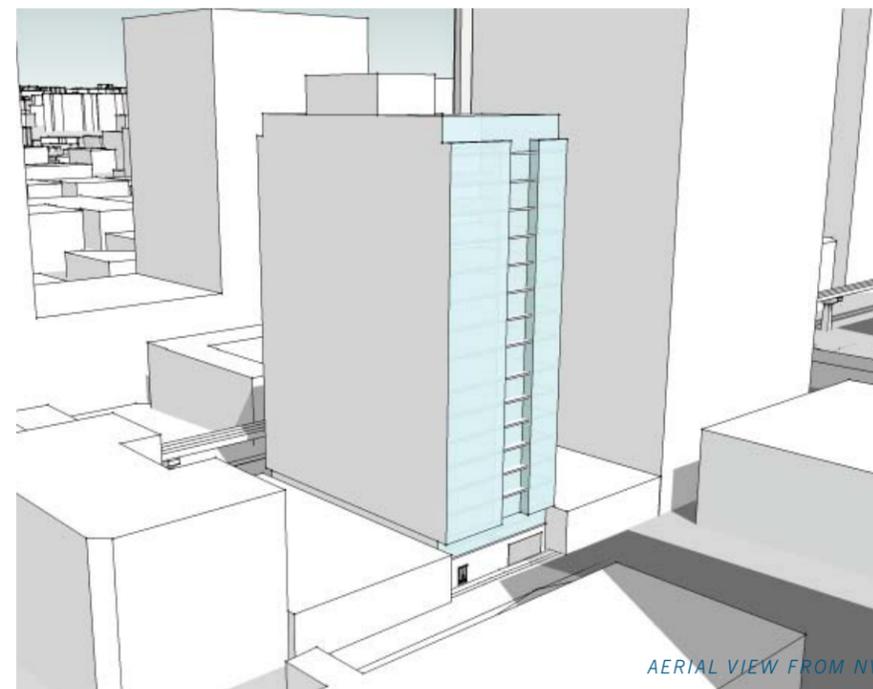
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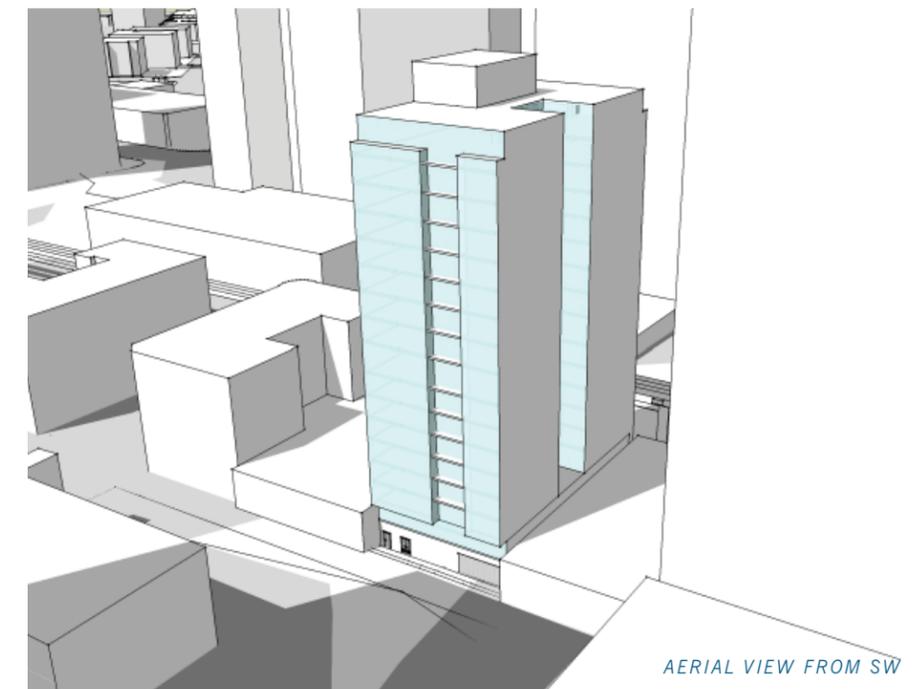
AERIAL VIEW FROM NE



AERIAL VIEW FROM SE



AERIAL VIEW FROM NW



AERIAL VIEW FROM SW



- Canopy with signage
- Residential entry and retail entry with maximum glazing
- Sidewalk and planting strip
Per Landscape design and
SDOT approval

STREET VIEW ON 5TH AVENUE LOOKING SOUTH



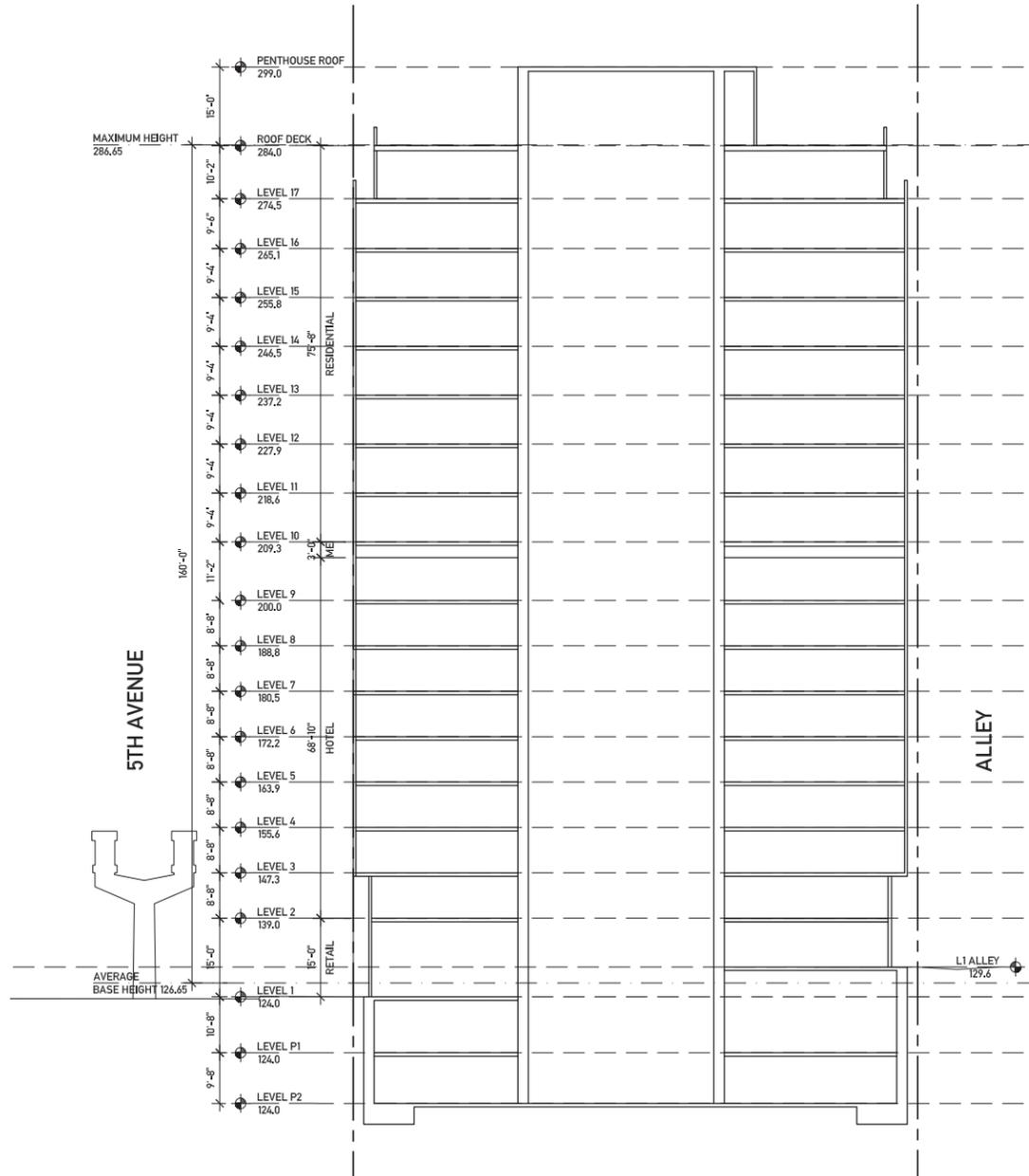
- Canopy with signage
- Residential entry and retail entry with maximum glazing
- Sidewalk and planting strip
Per Landscape design and
SDOT approval

STREET VIEW ON 5TH AVENUE LOOKING NORTH



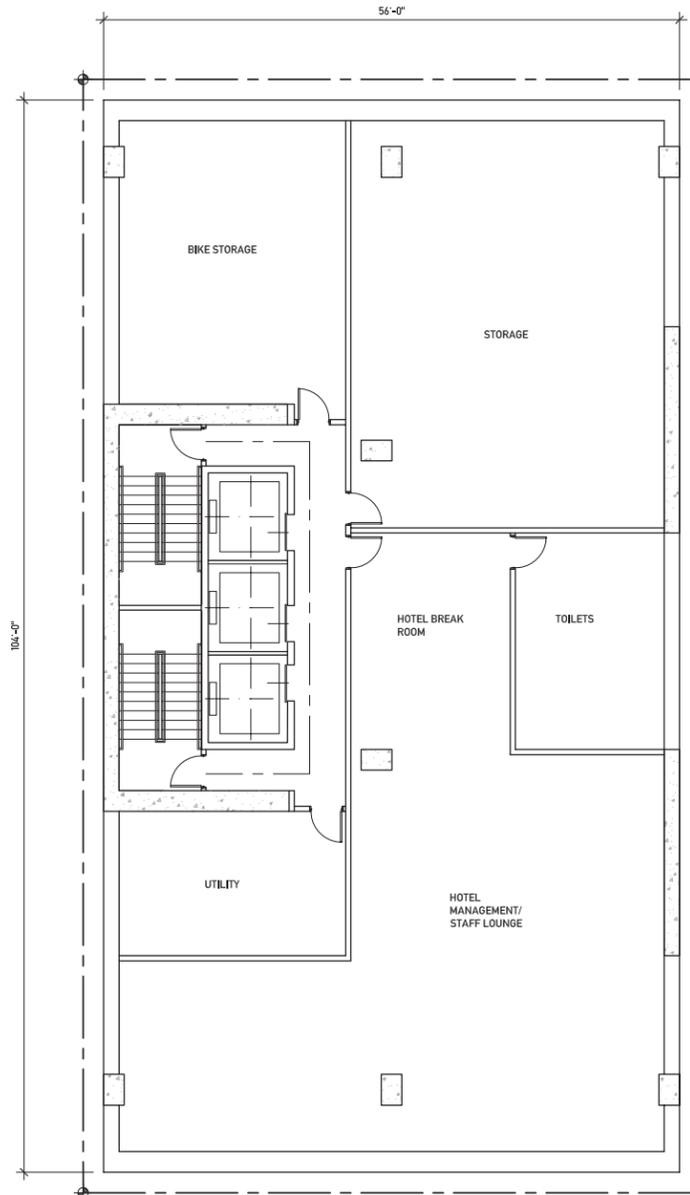
ALLEY VIEW

Option 2 Building Section

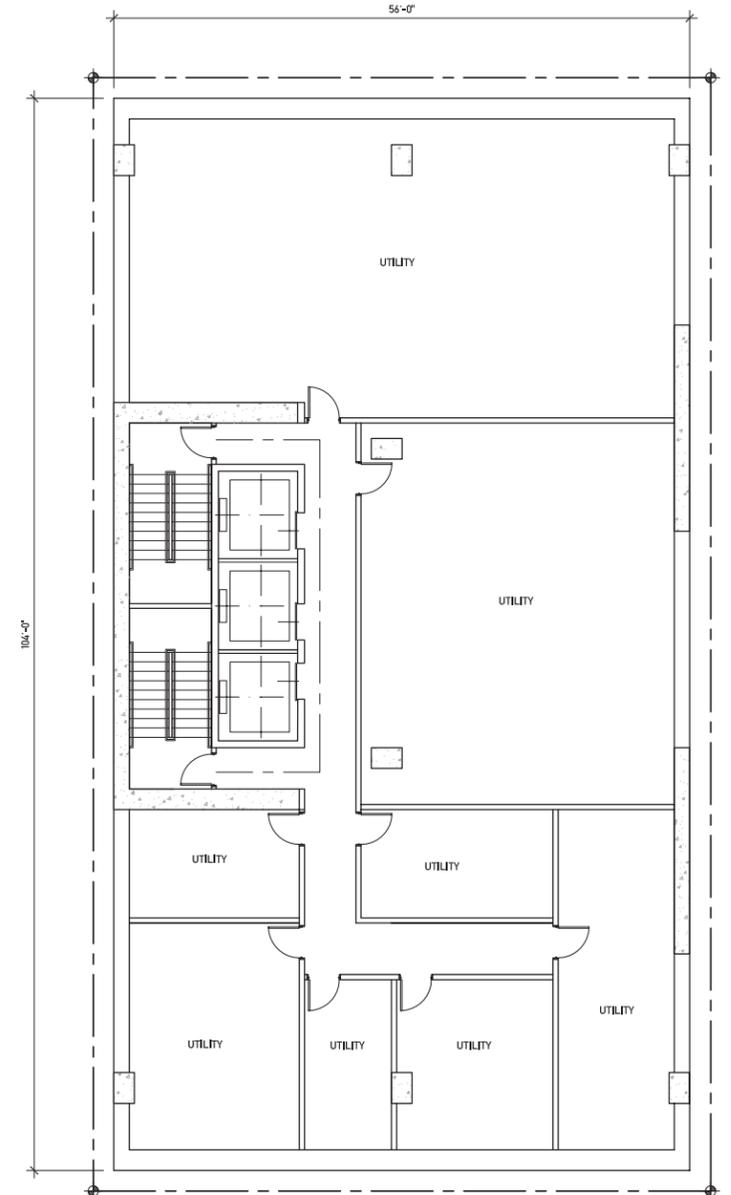


BUILDING SECTION

Option 2 Floor Plans



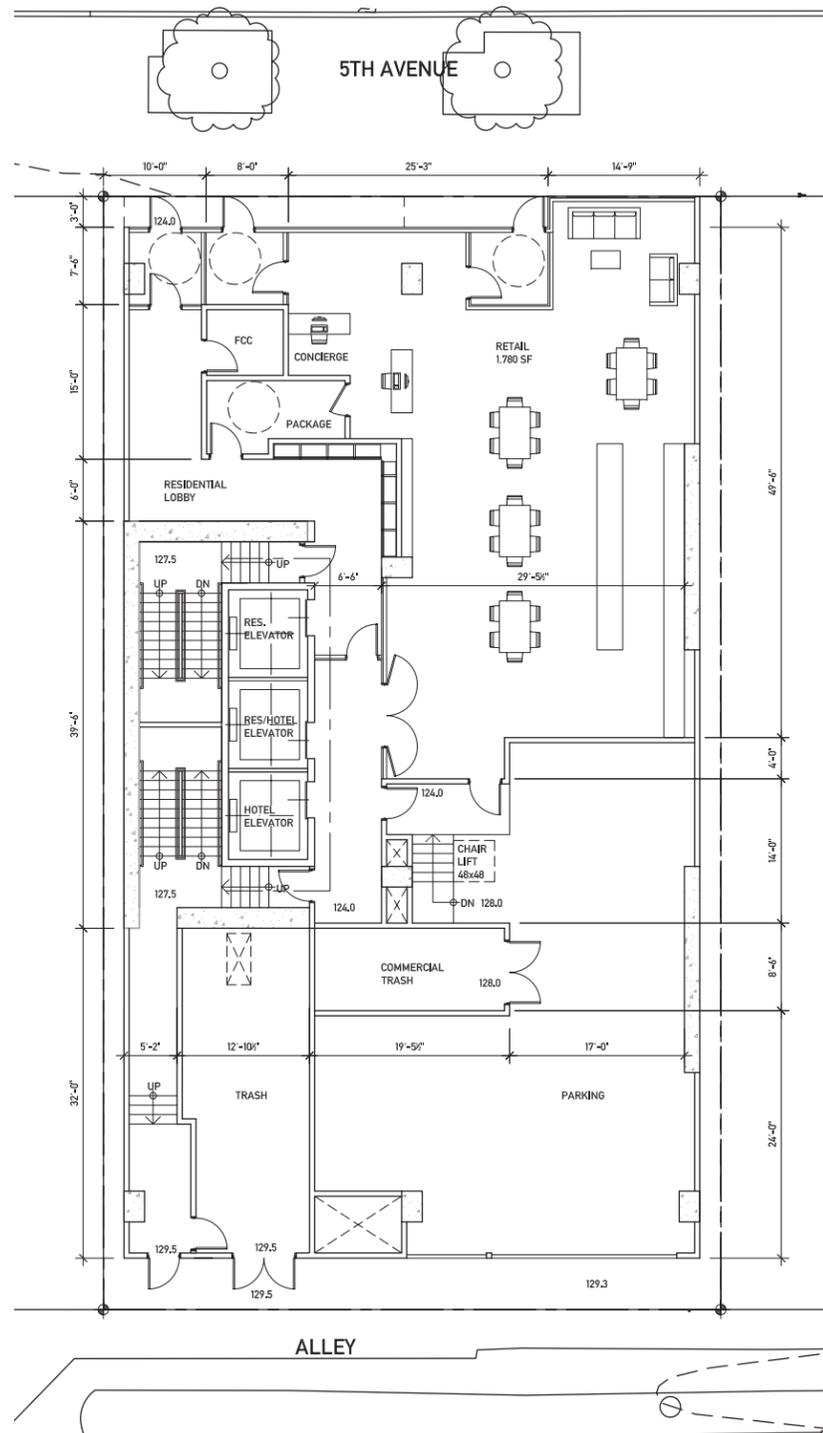
LEVEL P2



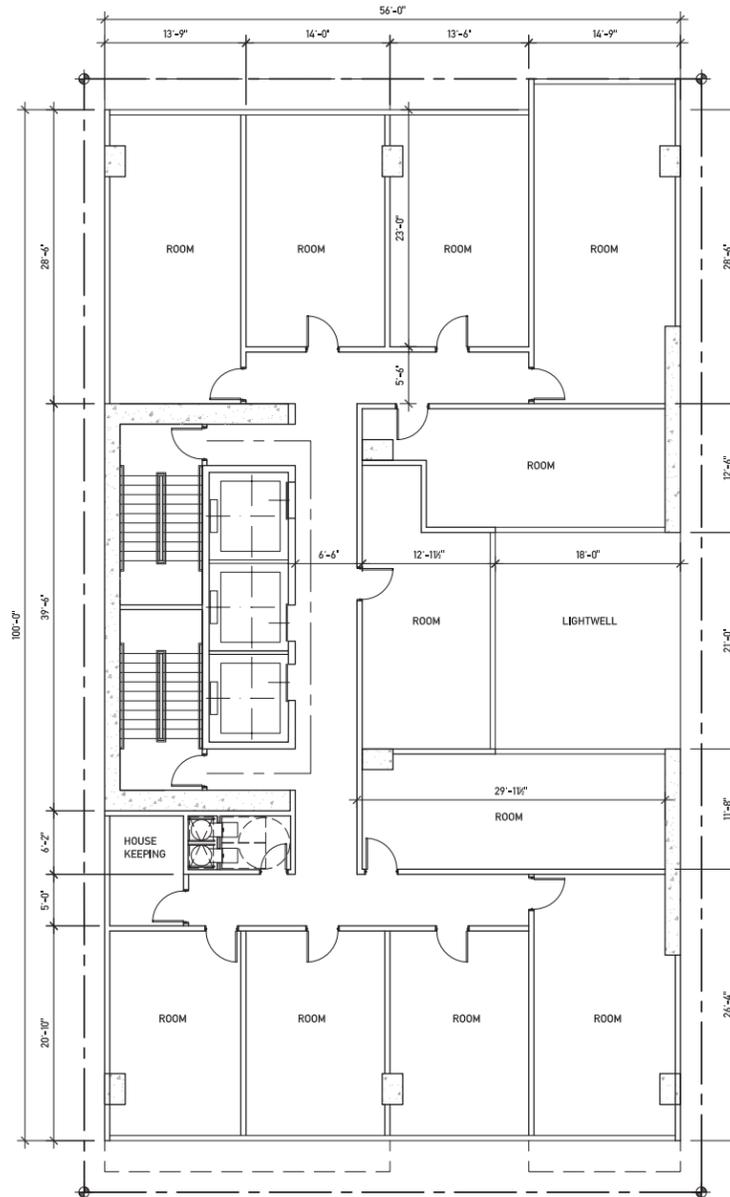
LEVEL P1



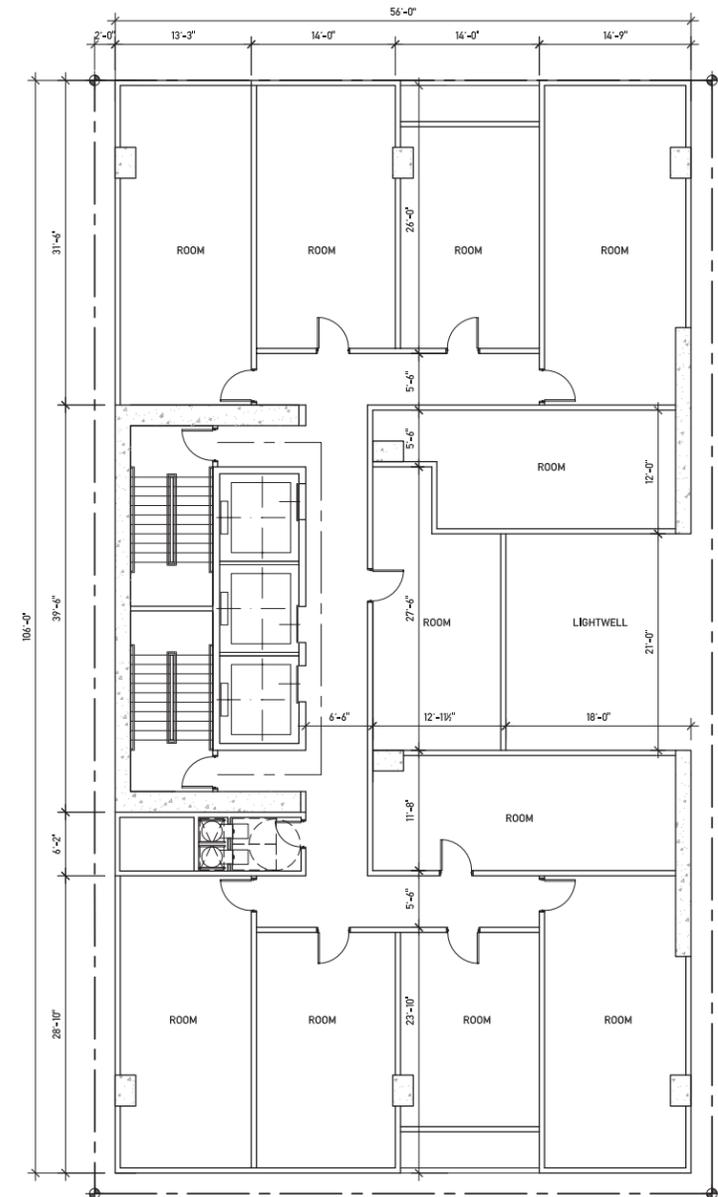
Option 2 Floor Plans



LEVEL 1



LEVEL 2



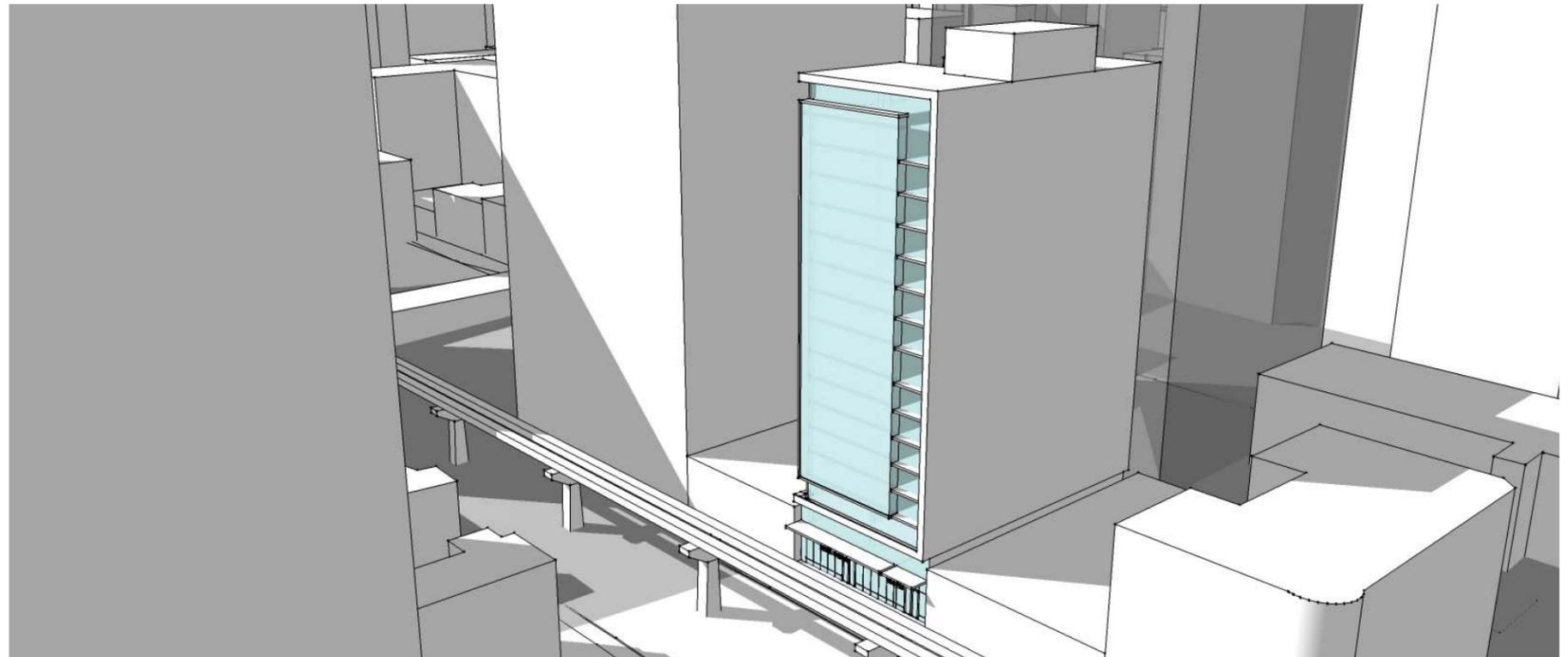
LEVEL 3 - 9



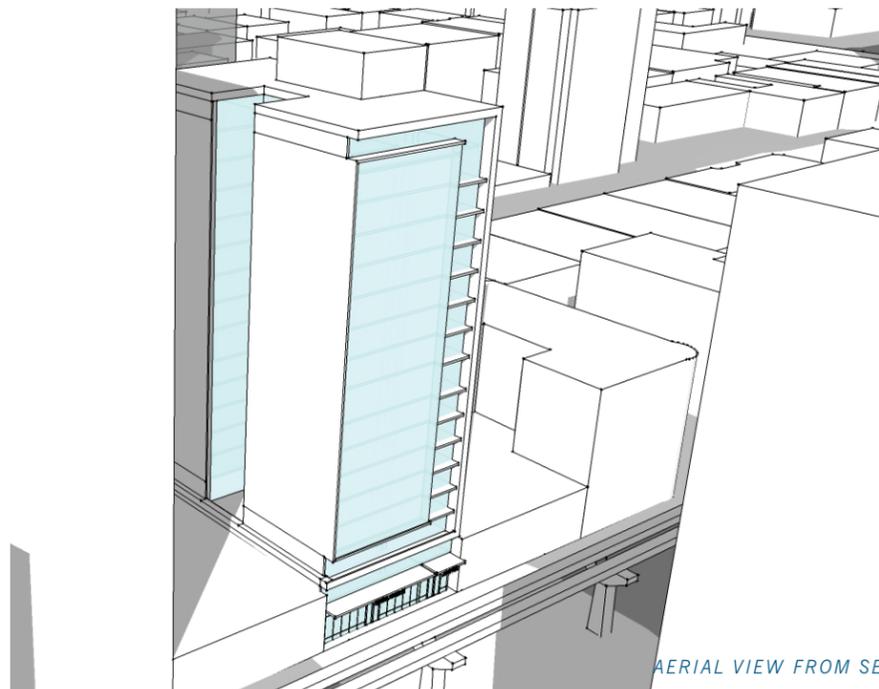
PREFERRED Option 3 Summary

CUMULATIVE HEIGHT (FT):	160
LOBBY & COMMON AMENITY AREA (SF):	4,210
COMMERCIAL NSF:	1,670
CUMULATIVE GSF:	104,188
PARKING STALLS:	3
TOTAL HOTEL KEYS:	88
FAR:	44,158
TOTAL RESIDENTIAL UNITS:	68
NET RES SF PER FLOOR:	31,200

MASSING



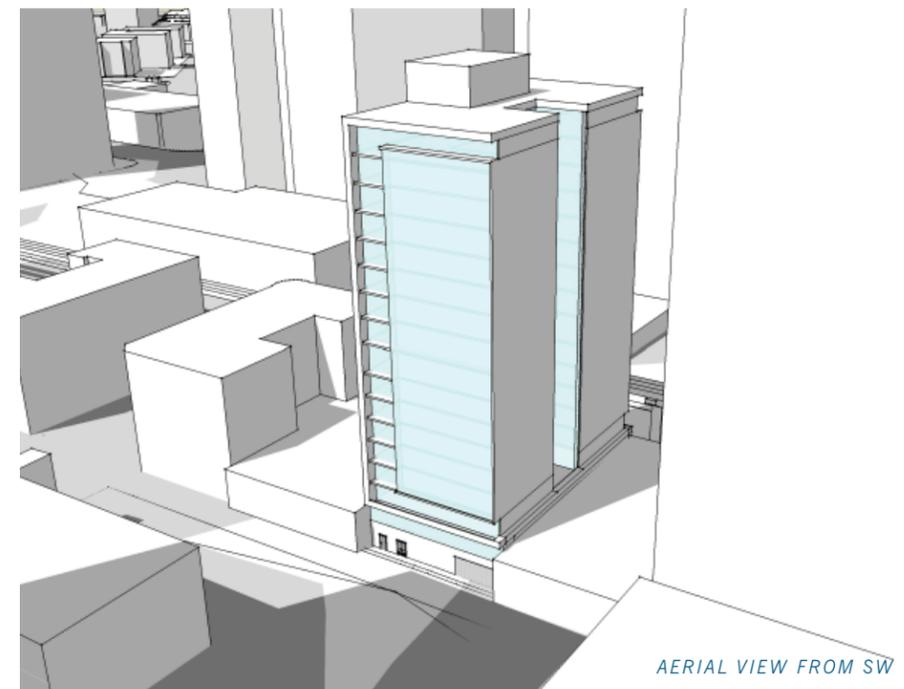
AERIAL VIEW FROM NE



AERIAL VIEW FROM SE



AERIAL VIEW FROM NW



AERIAL VIEW FROM SW



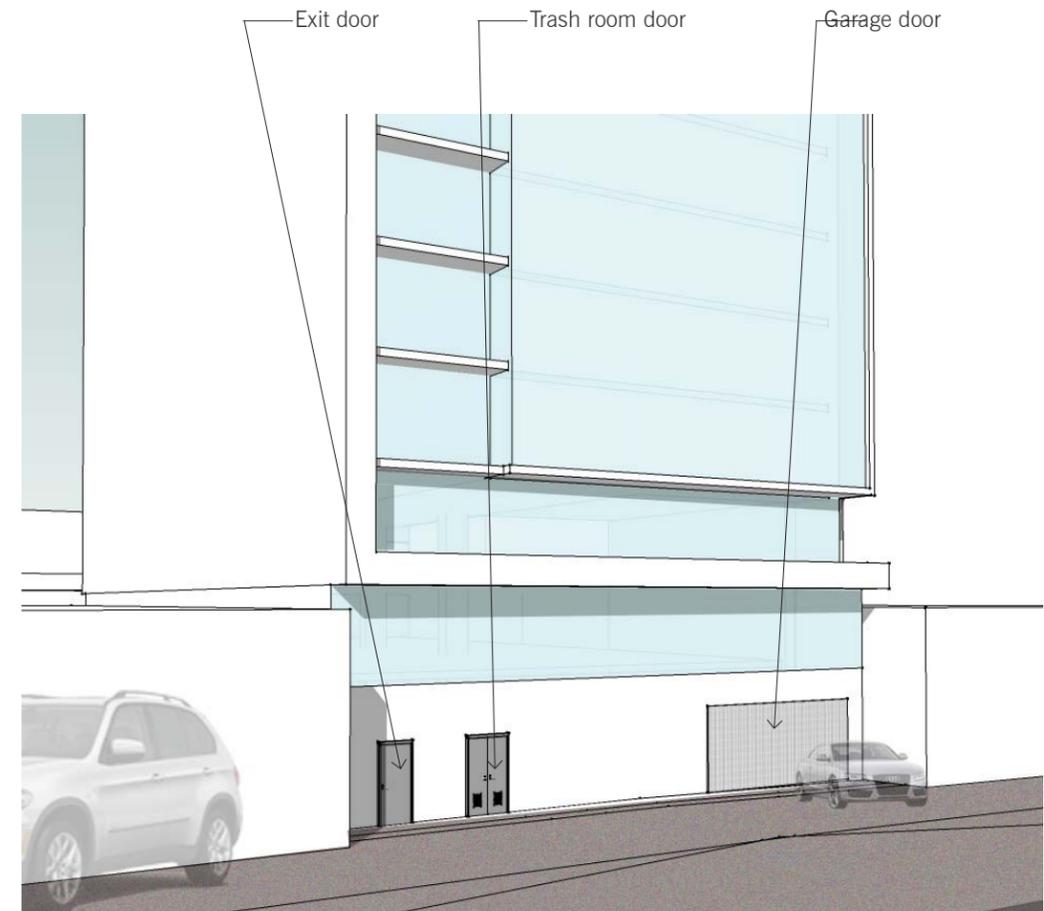
STREET VIEW ON 5TH AVENUE LOOKING SOUTH

- Canopy with signage
- Residential entry and retail entry with maximum glazing
- Sidewalk and planting strip per Landscape design and SDOT approval



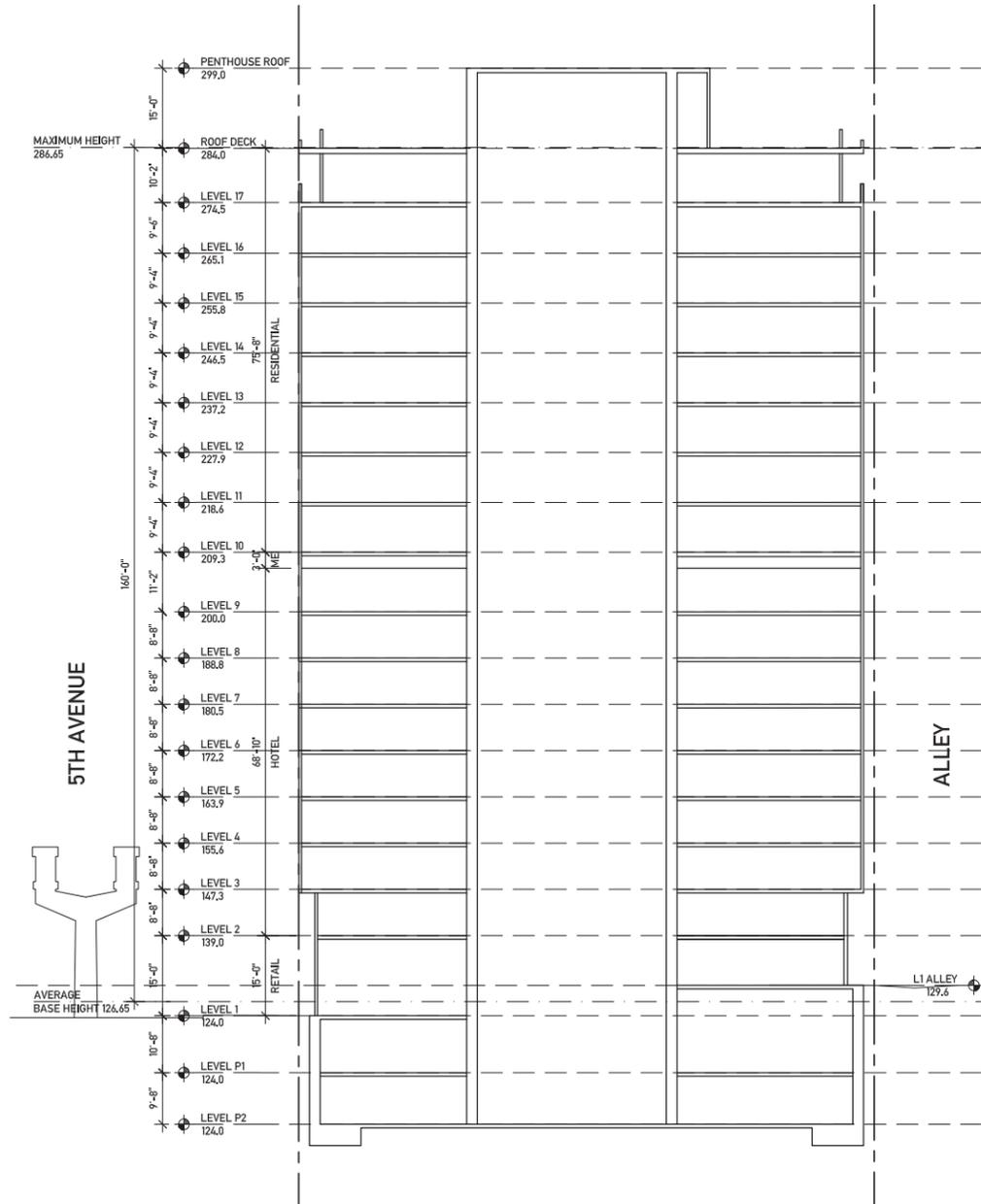
STREET VIEW ON 5TH AVENUE LOOKING NORTH

- Canopy with signage
- Residential entry and retail entry with maximum glazing
- Sidewalk and planting strip per Landscape design and SDOT approval



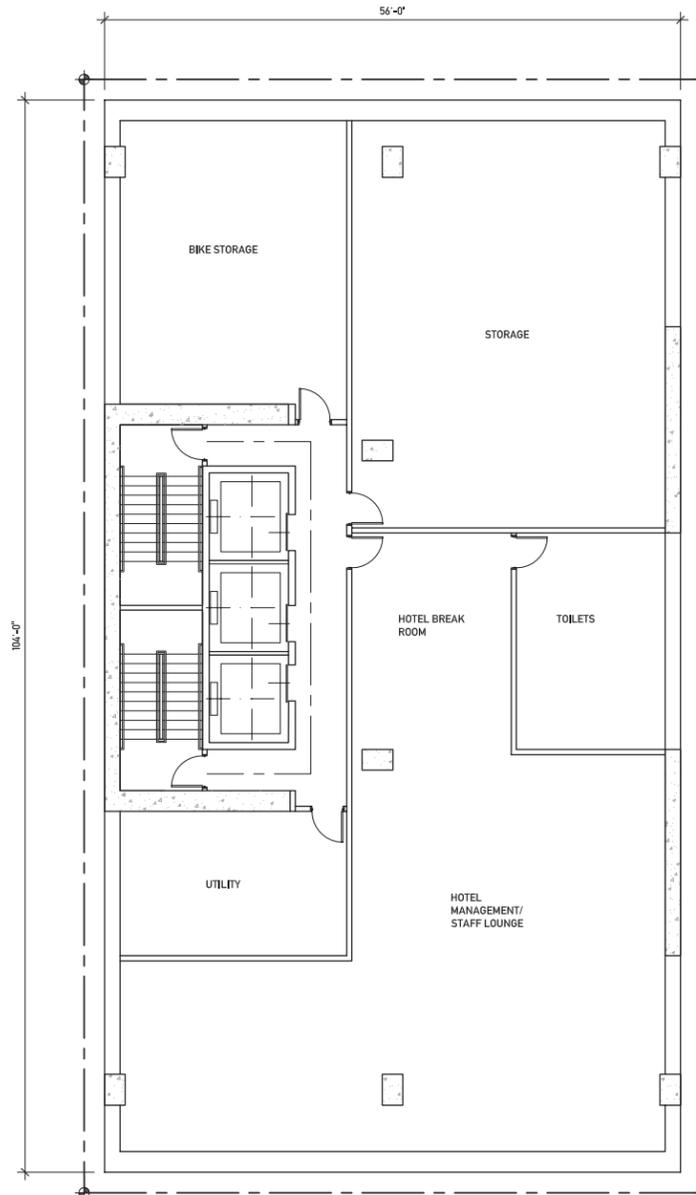
ALLEY VIEW

PREFERRED Option 3 Building Section

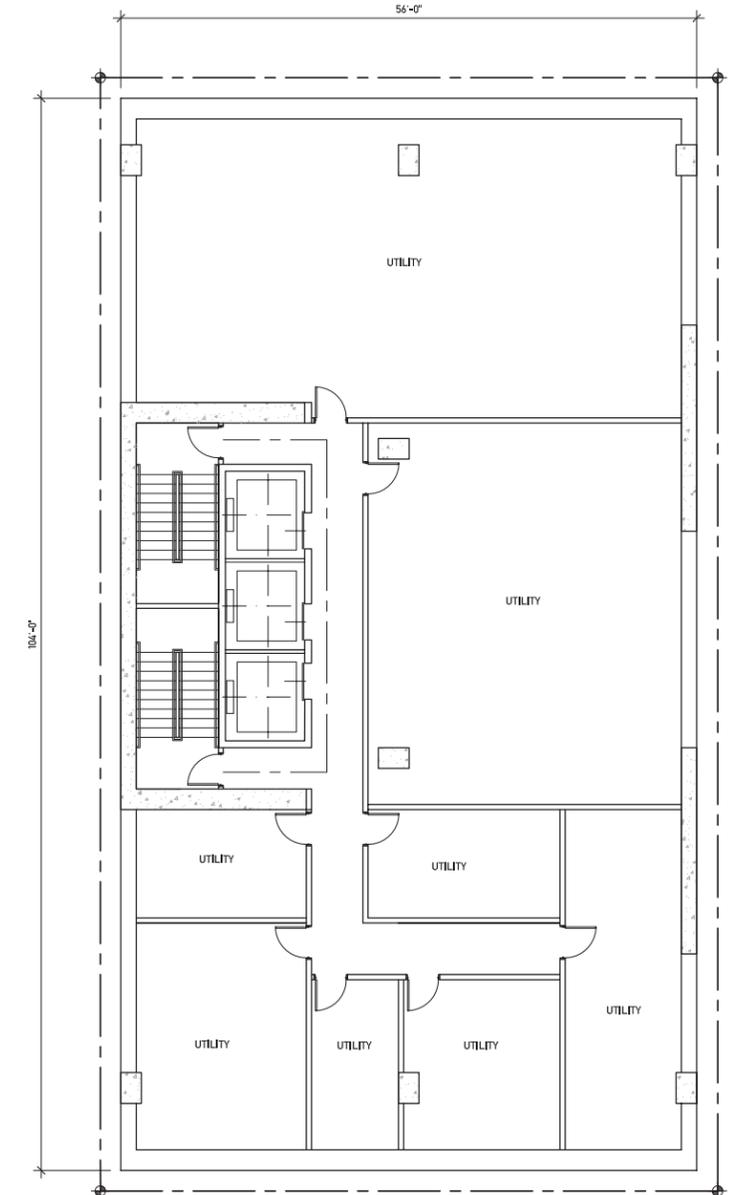


BUILDING SECTION

PREFERRED Option 3 Floor Plans



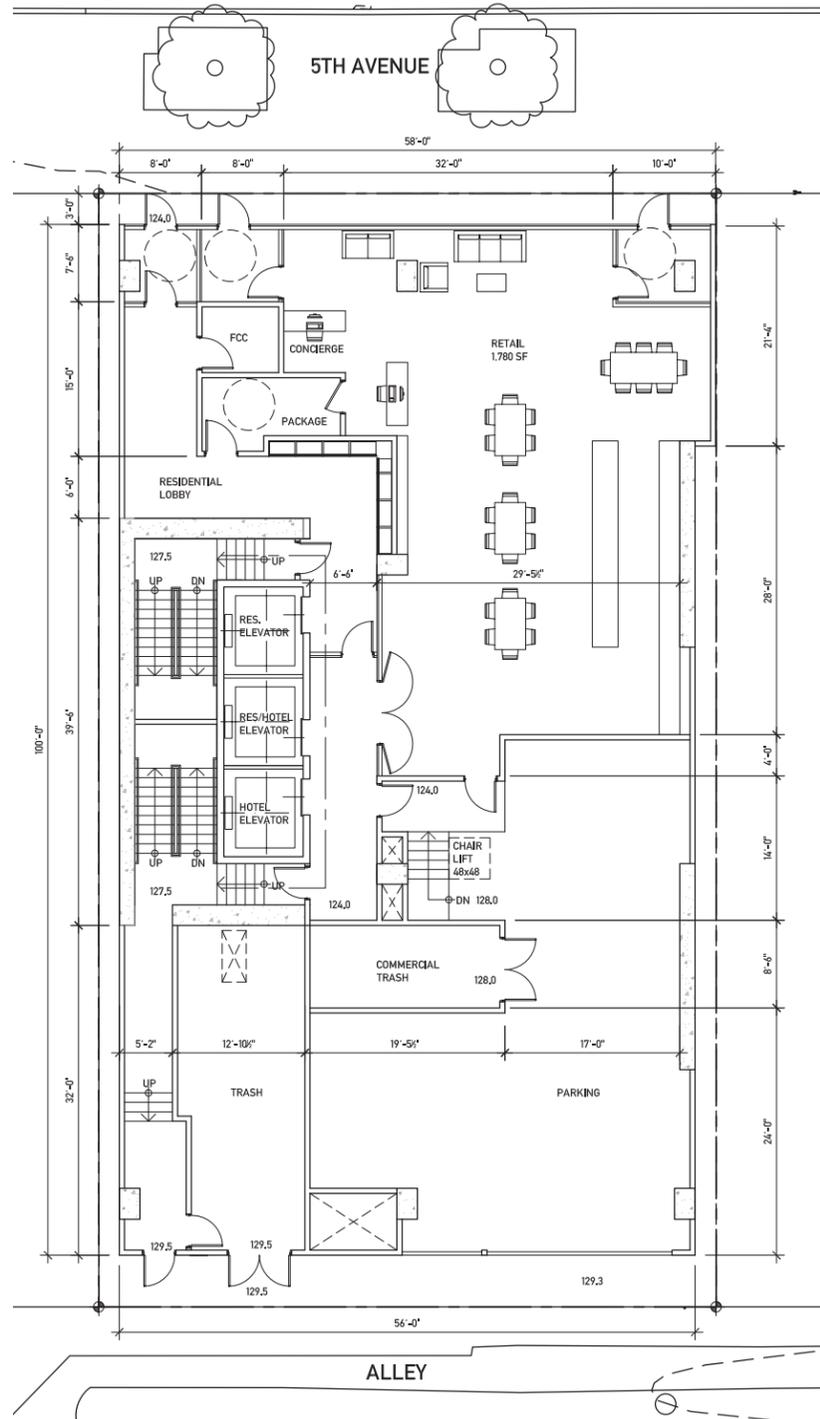
LEVEL P2



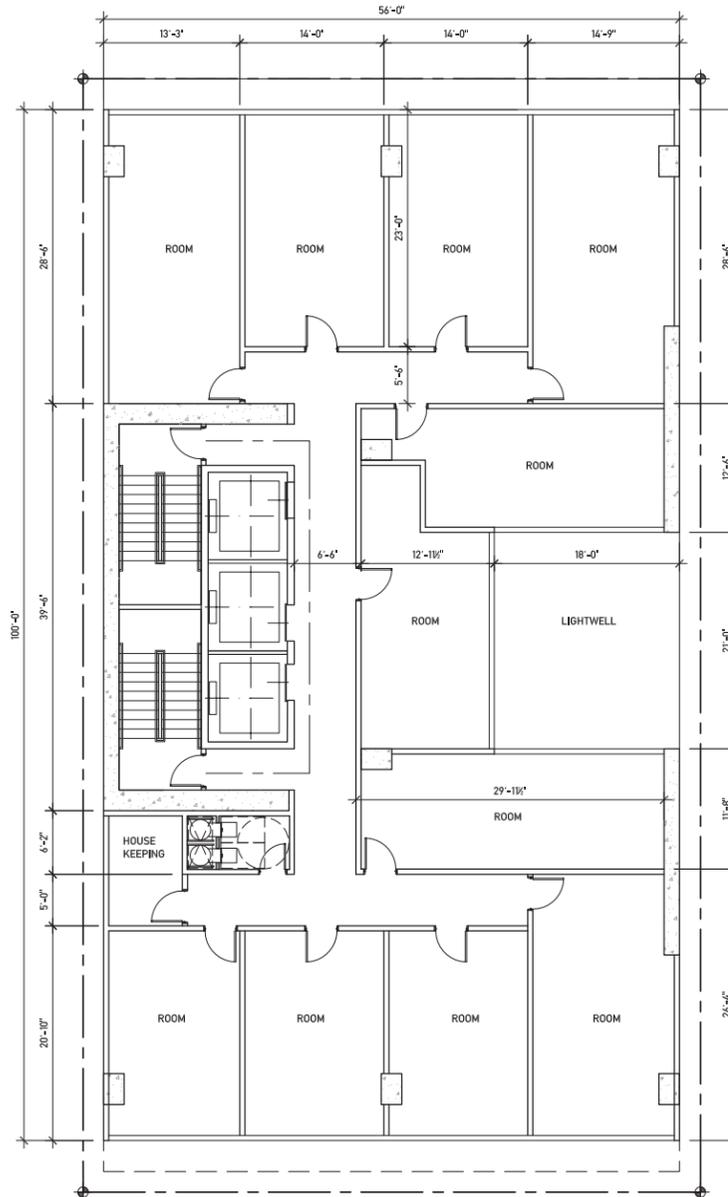
LEVEL P1



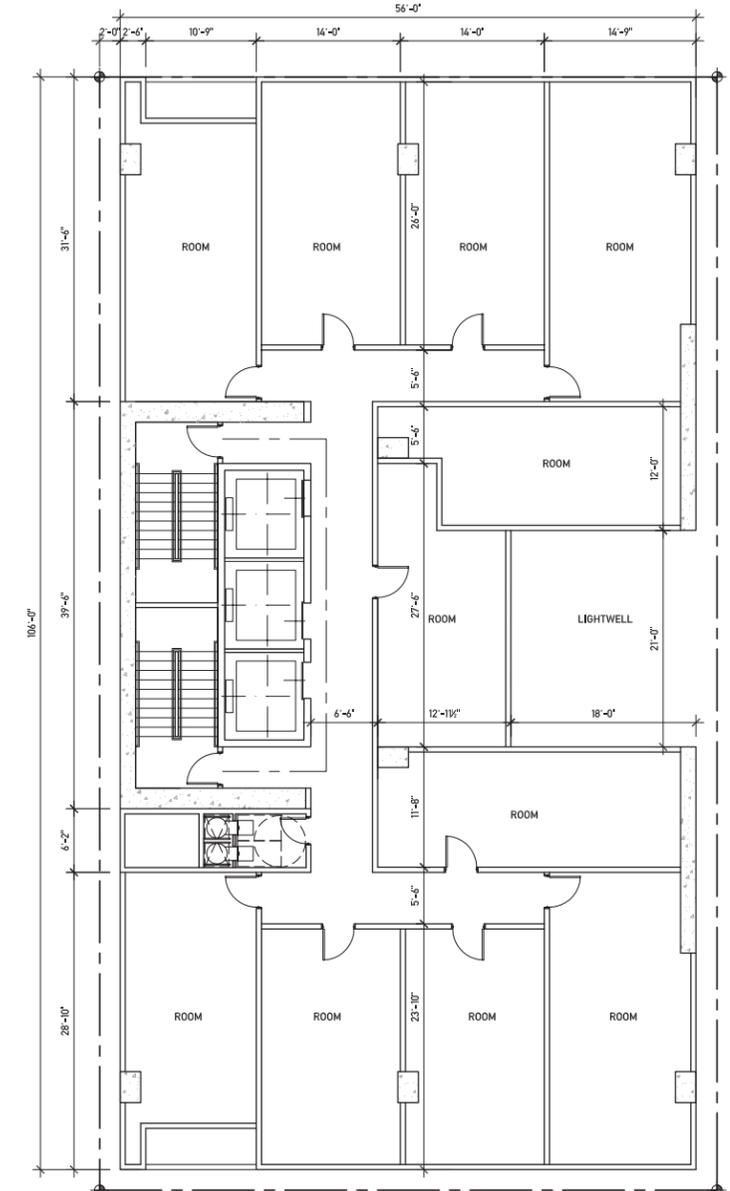
PREFERRED Option 3 Floor Plans



LEVEL 1



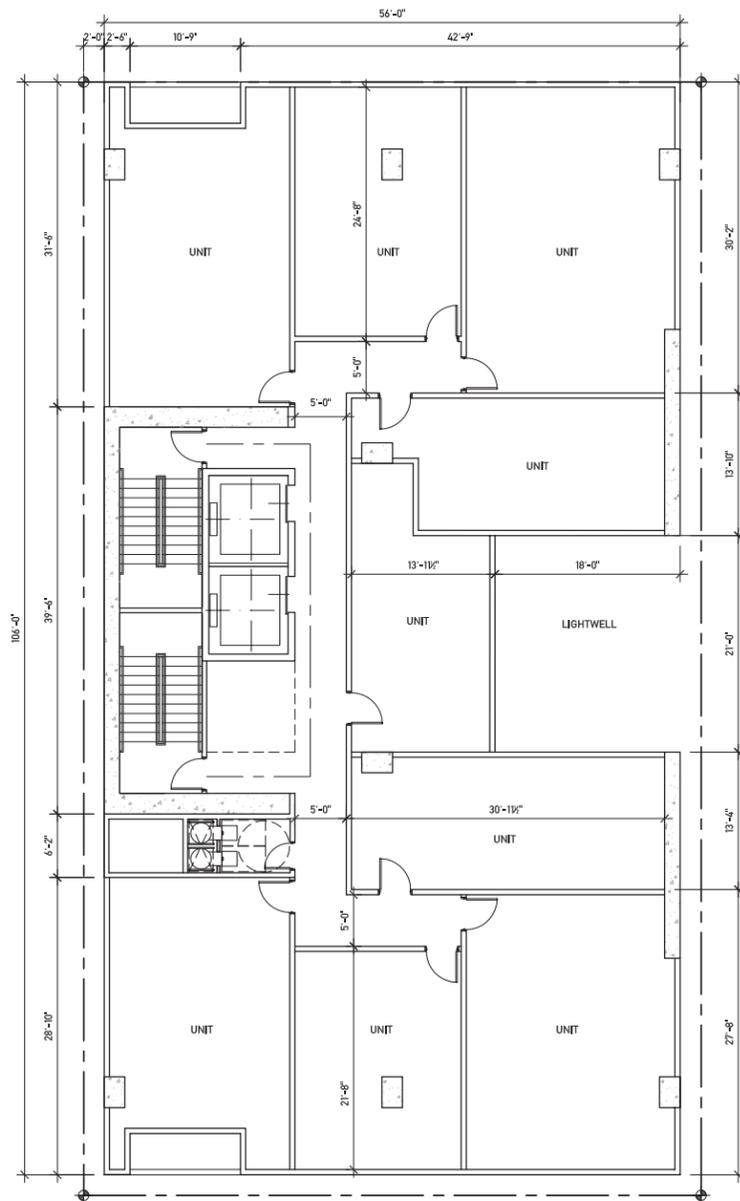
LEVEL 2



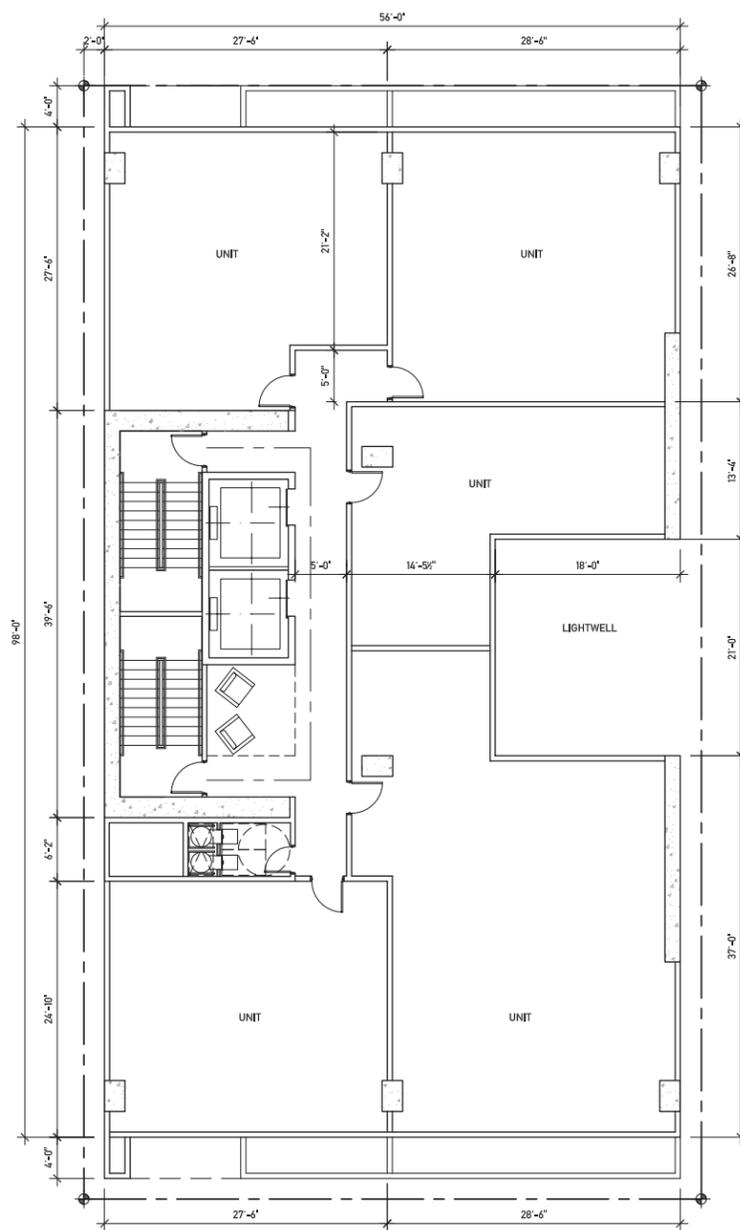
LEVEL 3 - 9



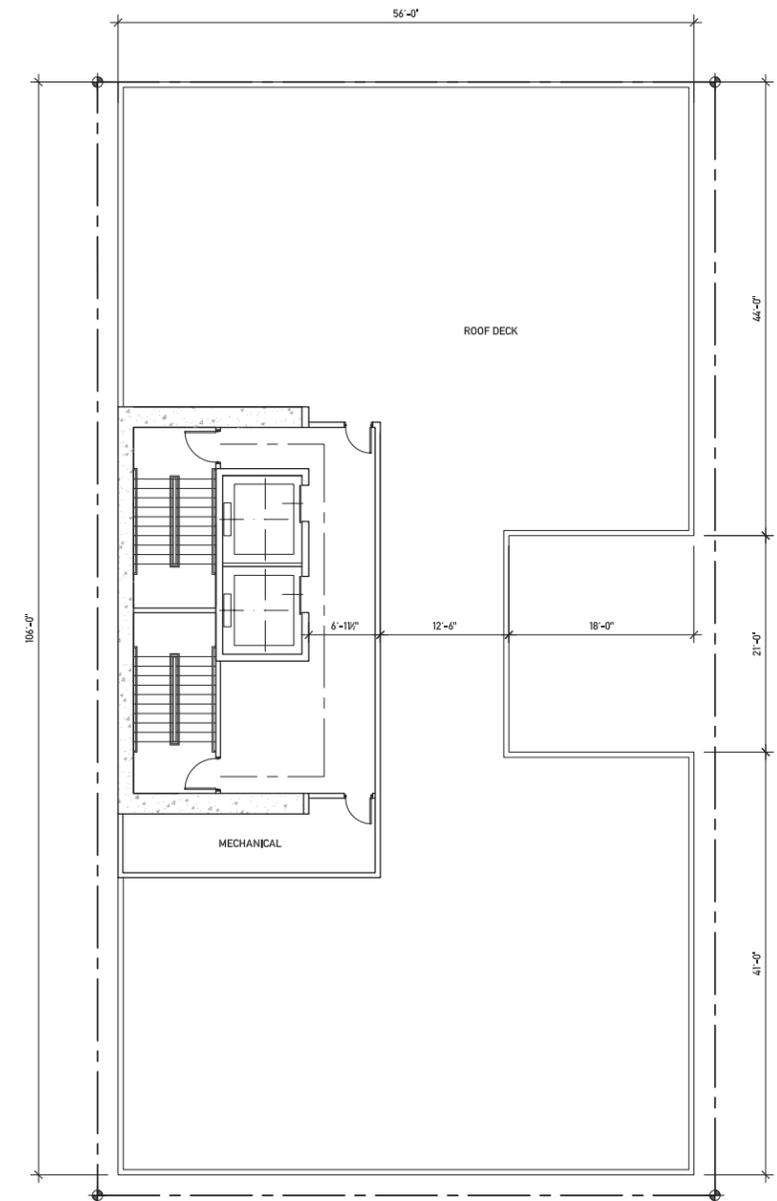
PREFERRED Option 3 Floor Plans



LEVEL 10 - 16



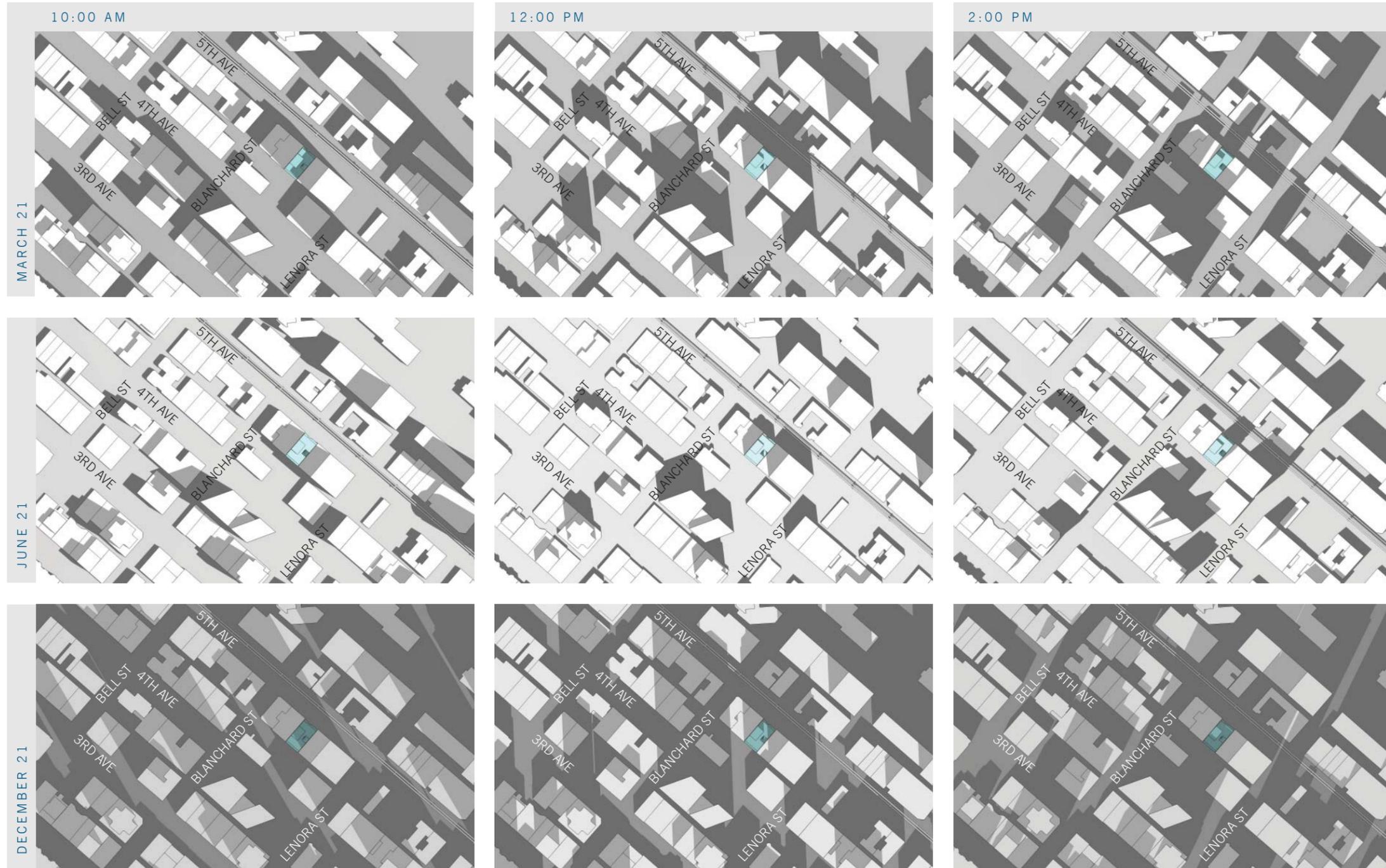
LEVEL 17



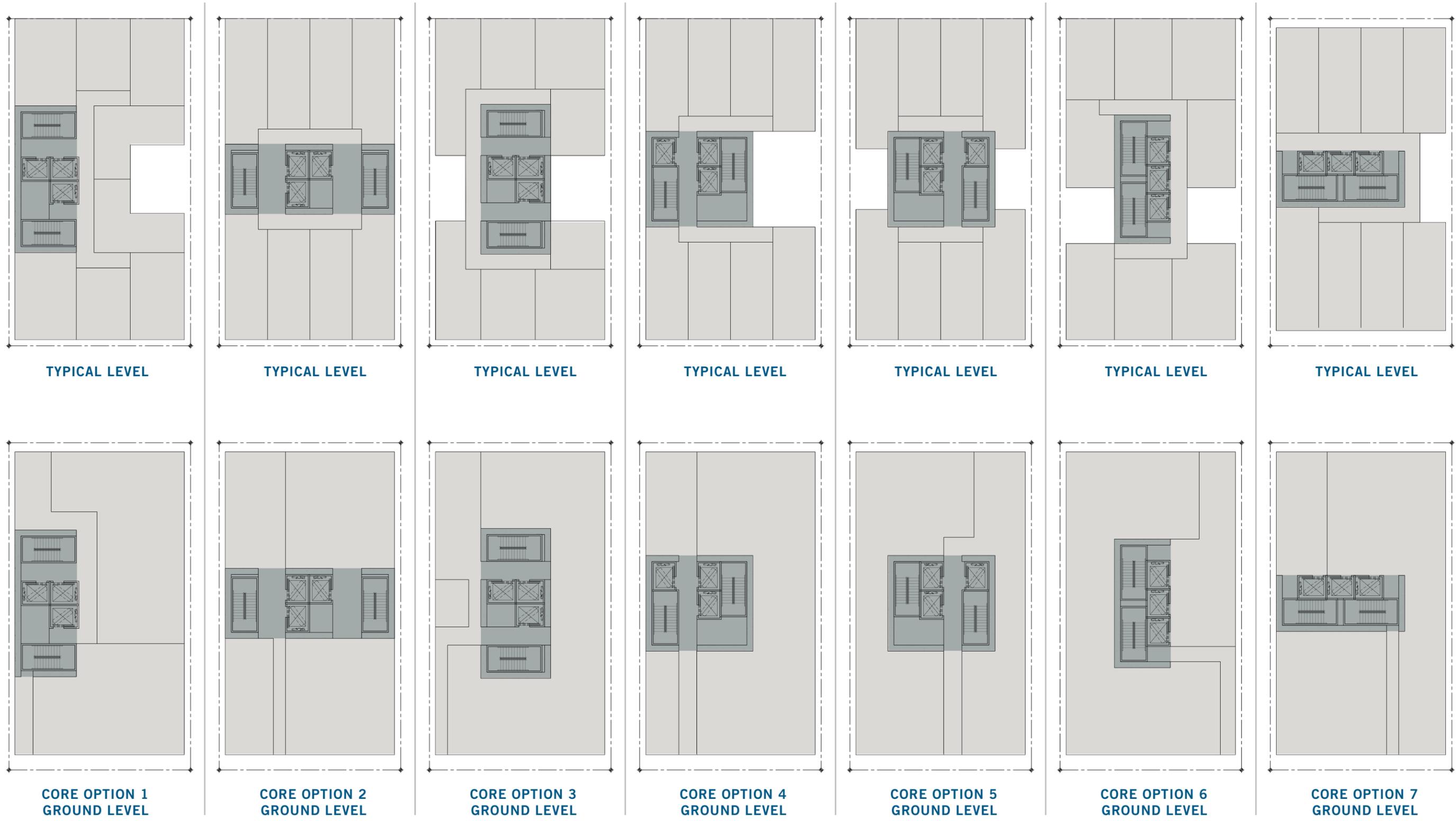
ROOF



PREFERRED Option 3 Shadow Study



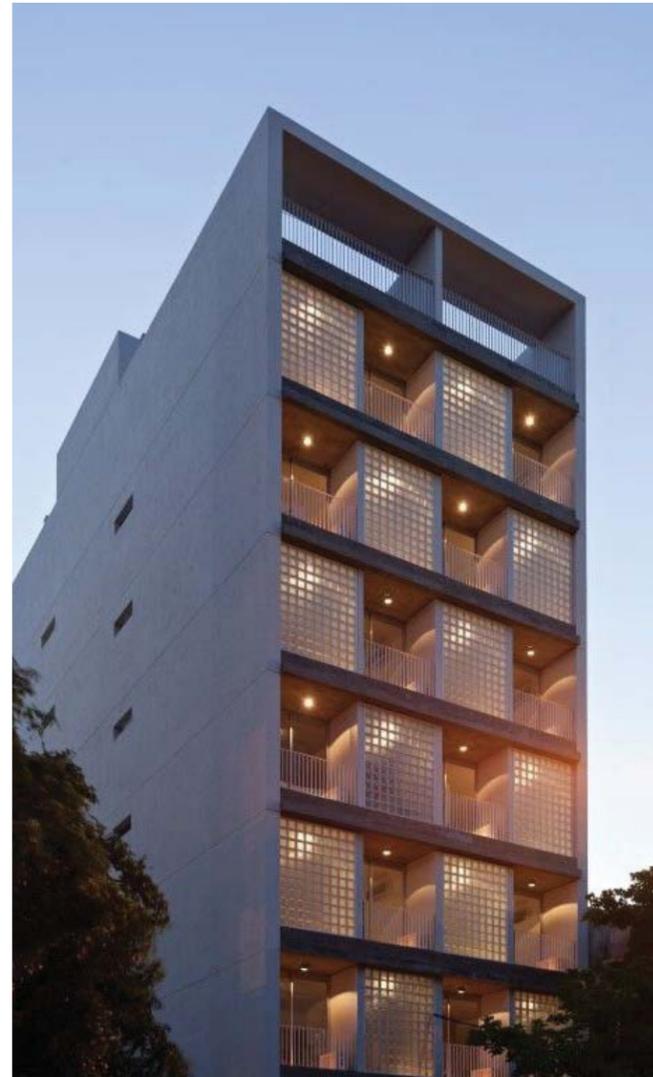
Core Design Study



Blank Facade Examples



5TH & MADISON:
RANDOM COLOR EXPRESSED IN A PATTERN



PLAIN:
SIMPLE BLANK WALL TO ACCENTUATE THE MAIN FACADE.



CORNISH STUDENT HOUSING:
ACCENT COLOR IN SIMILAR TONE EXPRESSED IN STACCATO PATTERN



WACKER DRIVE OFFICE BUILDING:
A MEGA REGIONAL MAP BECOMES A MURAL, WHERE THE SITE IS LIT BY LED LIGHTS AT NIGHT. IT HIGHLIGHTS THE BUILDING'S CONNECTIVITY TO THE CITY AND THE RIVER

Design Inspiration



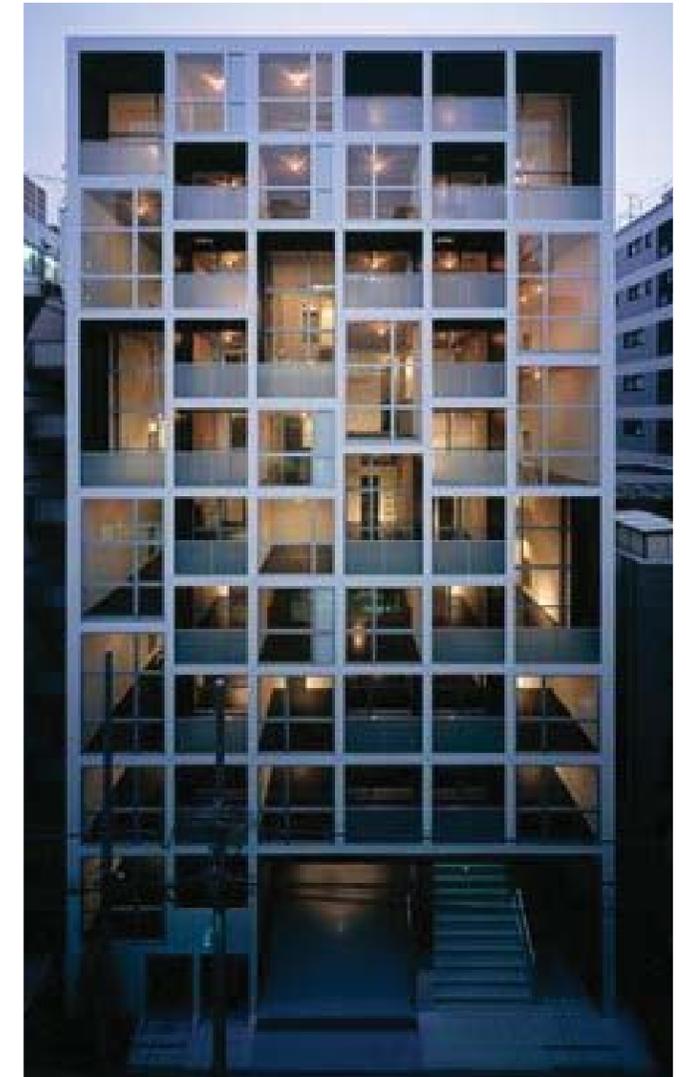
DESIGN ELEMENT:
EXPOSED SLAB EDGE AS DESIGN ELEMENTS



DESIGN ELEMENT:
JUXTAPOSITION BETWEEN BLANK WALL AND GLAZED WALL



DESIGN ELEMENT:
FACADE COMPOSITION USING OPACITY AND
TRANSPARENCY



DESIGN ELEMENT:
FACADE COMPOSITION USING RIGOROUS GRIDS