

800

COLUMBIA

DESIGN REVIEW BOARD

DESIGN RECOMMENDATION MEETING - 06.22.16

DPD PROJECT # 3022893

PROPERTY ADDRESS

800 Columbia Street
Seattle, WA 98134

DPD PROJECT #

3022893

OWNER

Daniels Real Estate LLC.
2401 Utah Ave, South, Suite 305
Seattle, WA 98134
206 382 4988

ARCHITECT

LMN Architects
801 Second Avenue, Suite 501
Seattle, WA 98104
206 682 3460

800 COLUMBIA STREET

1/ PROJECT HISTORY

This proposal is a design refinement to an already approved project consisting of a 300 foot residential tower housing approximately 287 units with four levels of below grade parking, one level of lobby/building services, and one level of roof deck amenities. The original DRB Recommendation Meeting was on 08.21.2013; the unit and parking counts in the project are not changing with this proposal.

2/ SITE CONTEXT

Designed to reflect its convenient residential location, the vision of this project is to provide high-density housing within walking distance to the nearby major institutions and downtown core. The proposed project at this site is also readily accessible to other parts of the city, because it is located near a variety of public transportation options.

3/ DESIGN OBJECTIVES

4/ BUILDING DESIGN

In addition, this proposal maintains the original DRB approved Open Space Park that will continue to be a significant public benefit feature. At nearly 9,000 square feet with excellent southern solar exposure and landscaping, this two-tiered open space will be an extraordinary amenity for the neighborhood and the project's residents.

5/ STREETSCAPE

6/ DEPARTURES

PROGRAM SUMMARY

OVERALL

30 total occupied levels above grade

7/ RESPONSES TO DESIGN GUIDELINES

RESIDENTIAL

28 levels (287 residential units approx.)

1 level lobby / fitness

1 level services

8/ REPRESENTATIVE PROJECTS

PARKING

4 levels below grade (234 stalls approx.)

BIKE PARKING

72 stalls

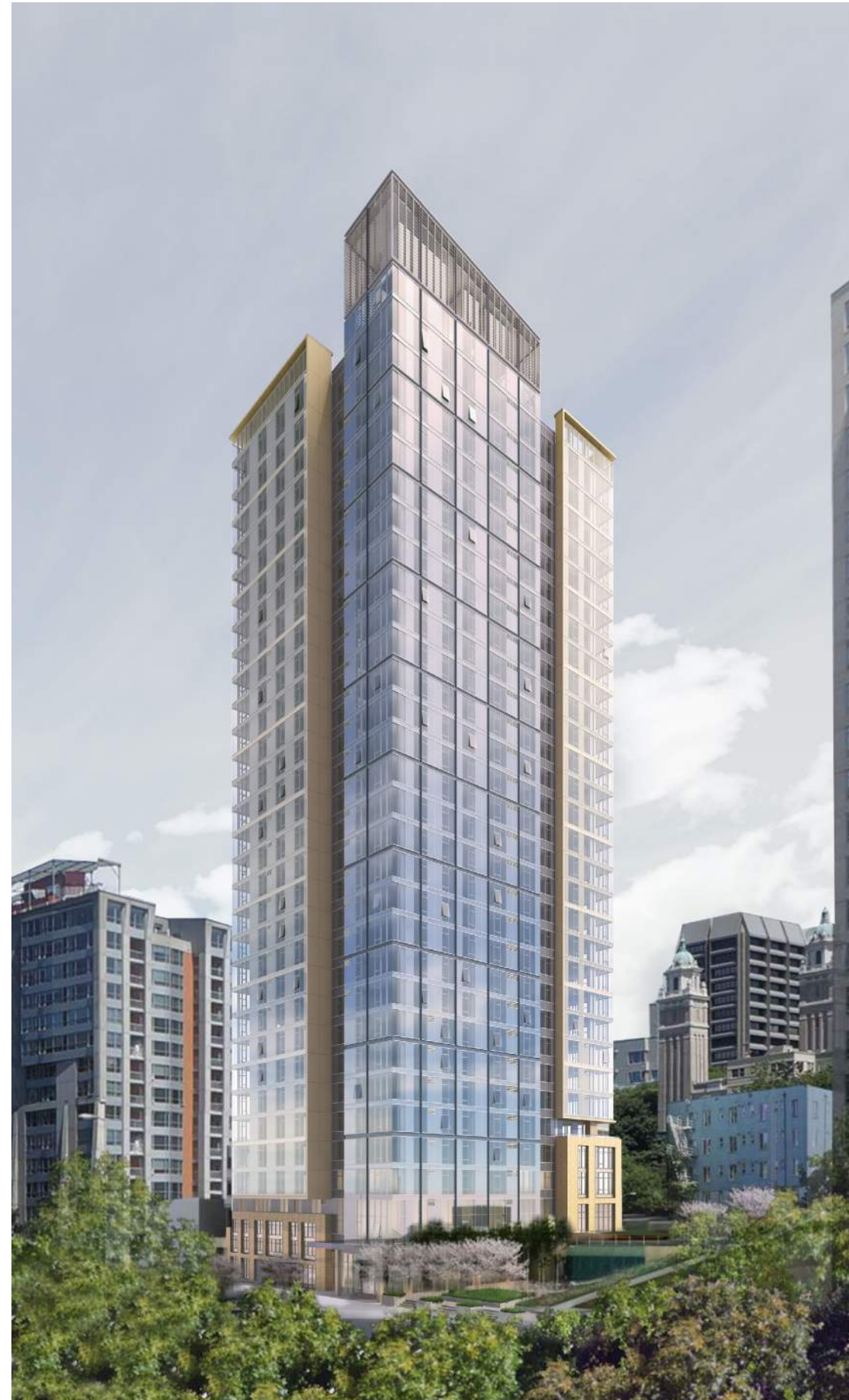


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Image courtesy of Weber Thompson

← Weber Thompson

**EARLY DESIGN
GUIDANCE
MEETING**

03.06.2013

**RECOMMENDATION
MEETING**

08.21.2013

MUP SUBMITTAL

04.22.2013

MUP APPROVAL

11.12.2013

**MUP REVISION
SUBMITTAL**

12.21.2015

**RECOMMENDATION
MEETING**

06.22.2016

LMN Architects →



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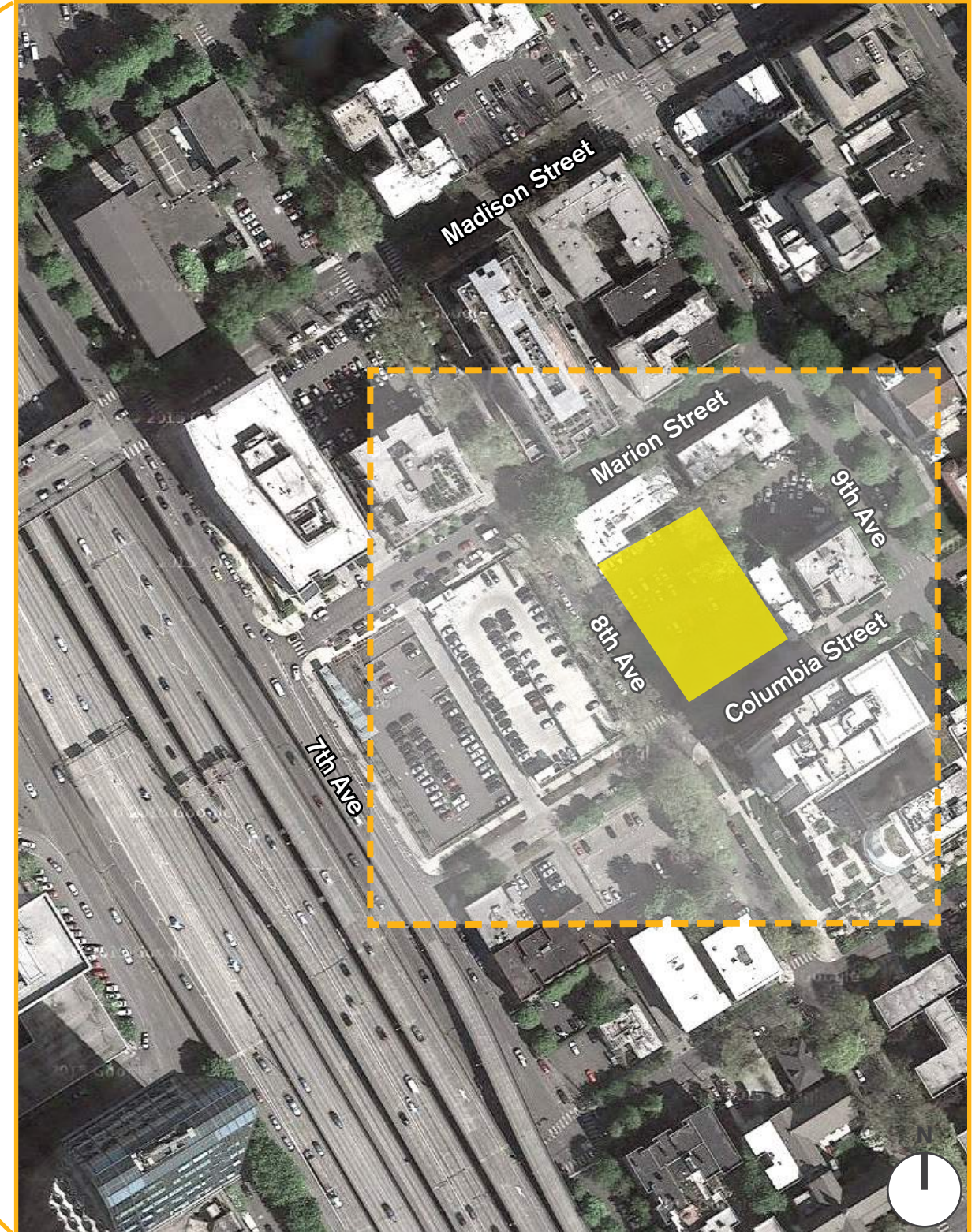
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Vicinity Map



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Site Context



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3/ DESIGN OBJECTIVES

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The proposed design enhancements to the approved 300 foot residential tower focus on creating a clear and cohesive articulation of architectural gestures that complement the adjacent buildings in the First Hill neighborhood.

2/
SITE CONTEXT

Designed to reflect its convenient residential location, the vision of this project is to provide high-density housing within walking distance to the nearby major institutions and downtown core. The proposed project at this site is also readily accessible to other parts of the city, because it is located near a variety of public transportation options.

3/
DESIGN
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In addition, this proposal maintains the original DRB approved Open Space Park that will continue to be a significant public benefit feature. At nearly 9,000 square feet with excellent southern solar exposure and landscaping, this two-tiered open space will be a extraordinary amenity for the neighborhood and the project's residents. **The Open Space Park was presented to the community, which received support by the Board at the prior recommendation meeting. With the proposed enhancements, a more humanely scaled relationship from the tower to the Open Space Park and a consistent material palette across the podium level relating to the existing urban fabric.**

4/
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THE PROPOSED DESIGN ENHANCES THE APPROVED DESIGN BY:

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DEPARTURES

/ Celebrating the city skyline by engaging in a visual dialogue with the surrounding towers.

/ Creating a coherent massing through facade articulation and modulation.

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/ Comprehensively improving the roof and fin element to engage with the building form, while complimenting the urban context.

/ Animating the urban fabric through the use of rich materials and texture influenced by the neighborhood streets.

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4/ BUILDING DESIGN

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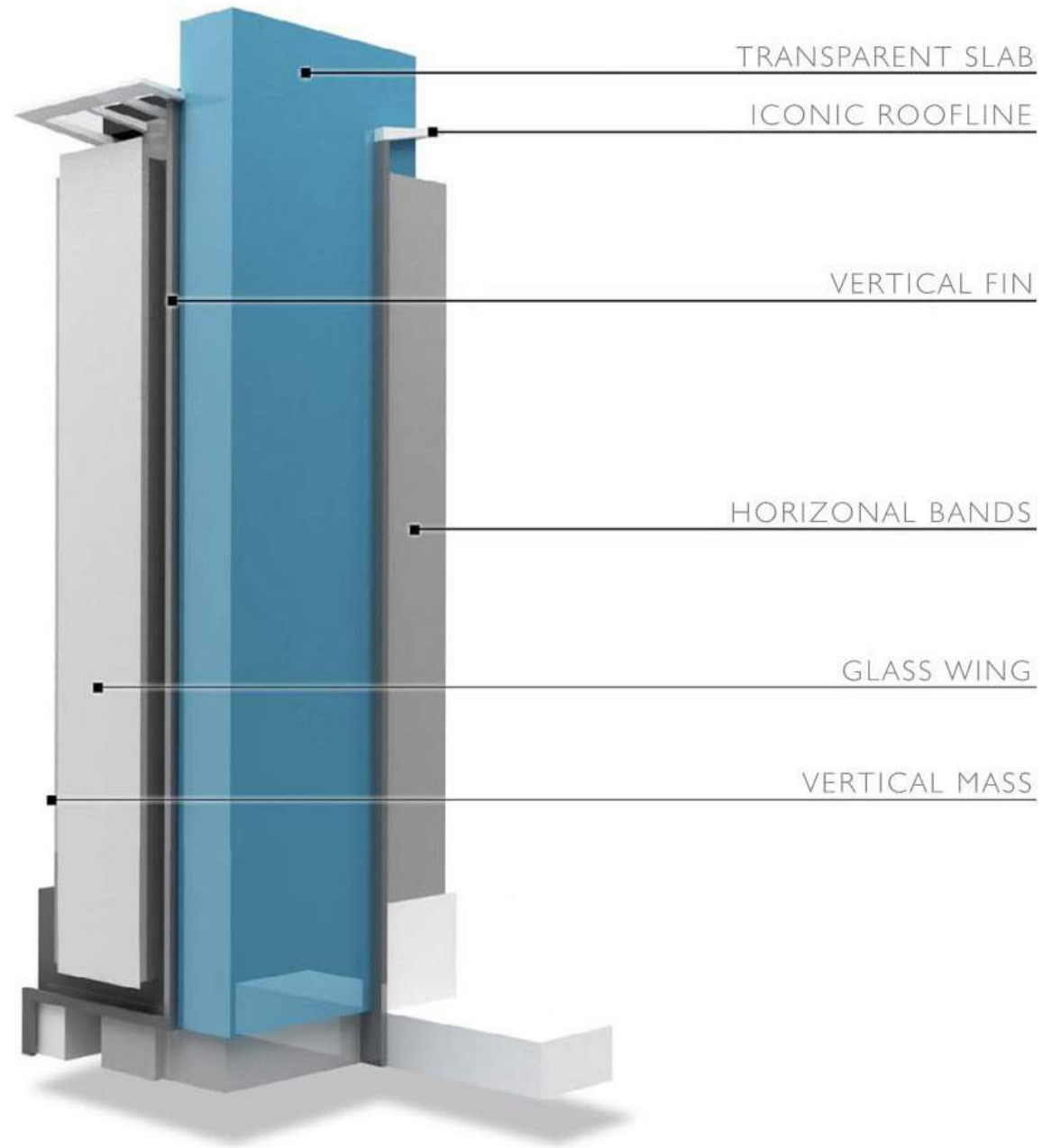
4/
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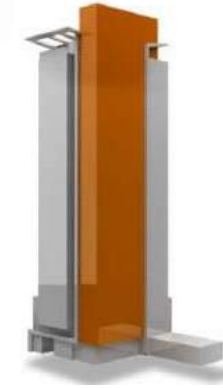
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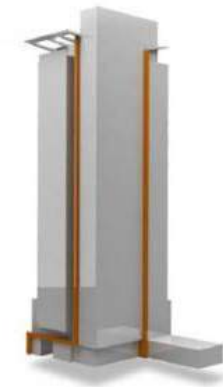
TRANSPARENT SLAB



ICONIC ROOFLINE



VERTICAL FIN



HORIZONTAL BANDS



GLASS WING



VERTICAL MASS



Image courtesy of Weber Thompson

Previously Approved/ Design Elements

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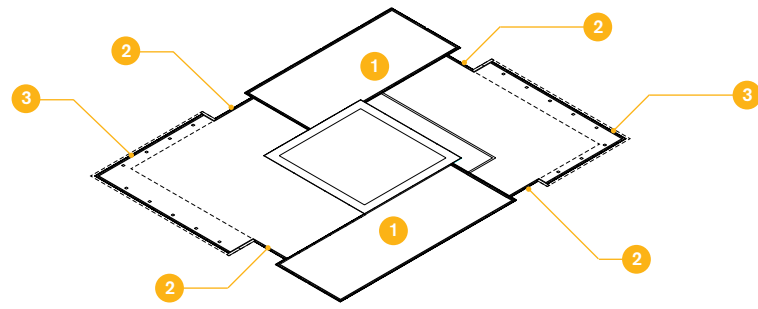
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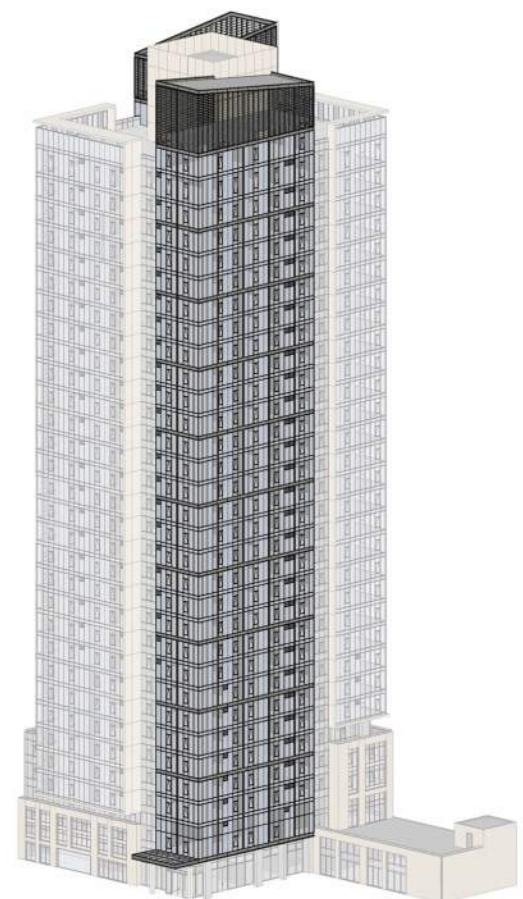
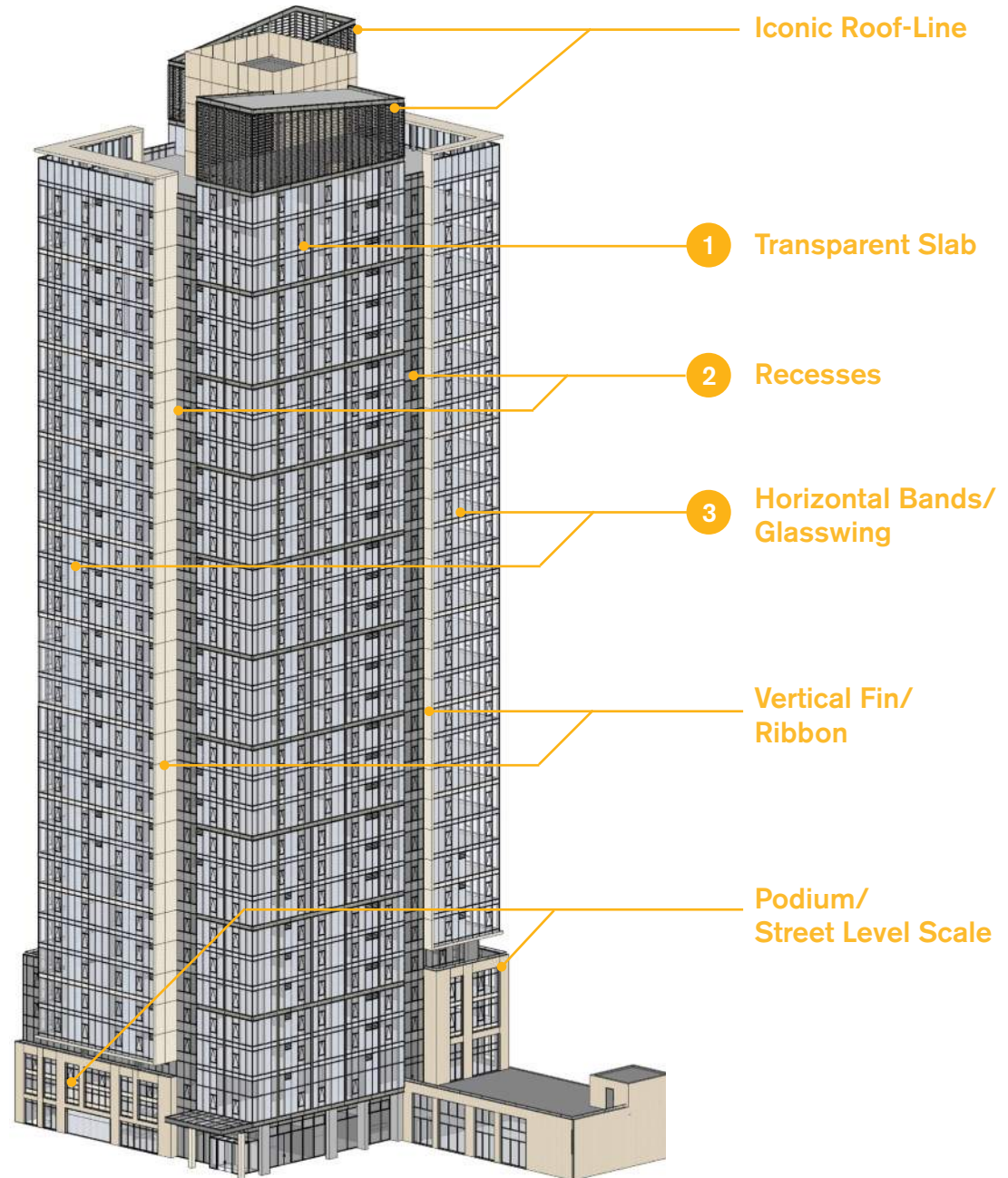
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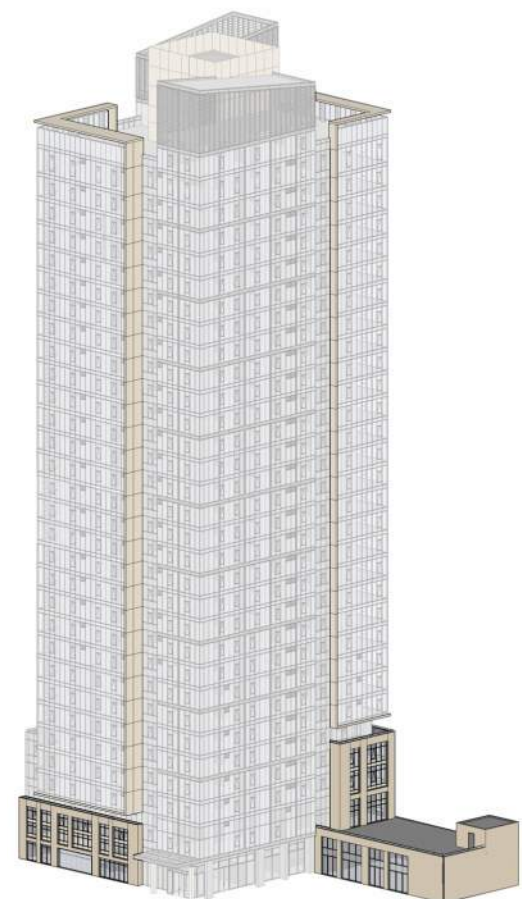
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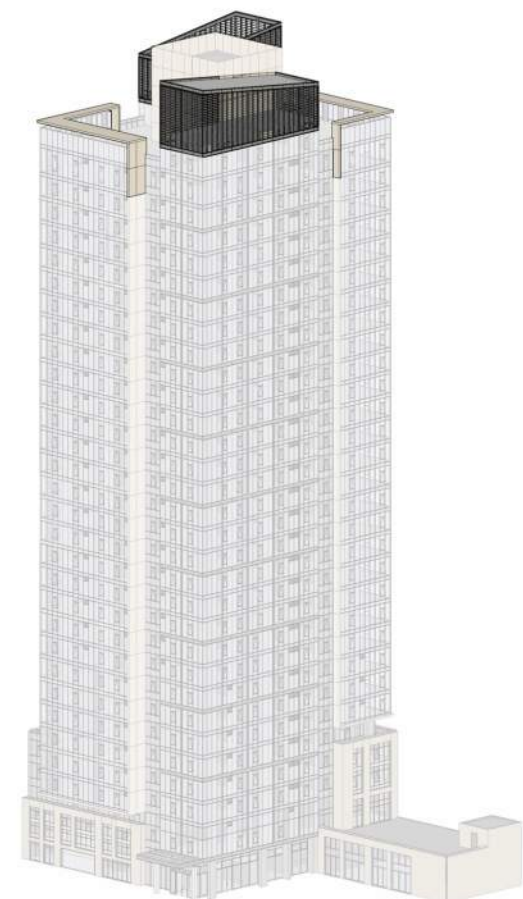
**** Simplifying and combining various design elements strengthen and enhance them to create a coherent overall massing.**



Transparent Slab
(SW & NE Corners)



Vertical/Ribbon/Podium
(NW & SE Corners)



Iconic Roofline
(formed by the extension of the building massing)

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Previously Approved/ Aerial Perspective

Image courtesy of Weber Thompson

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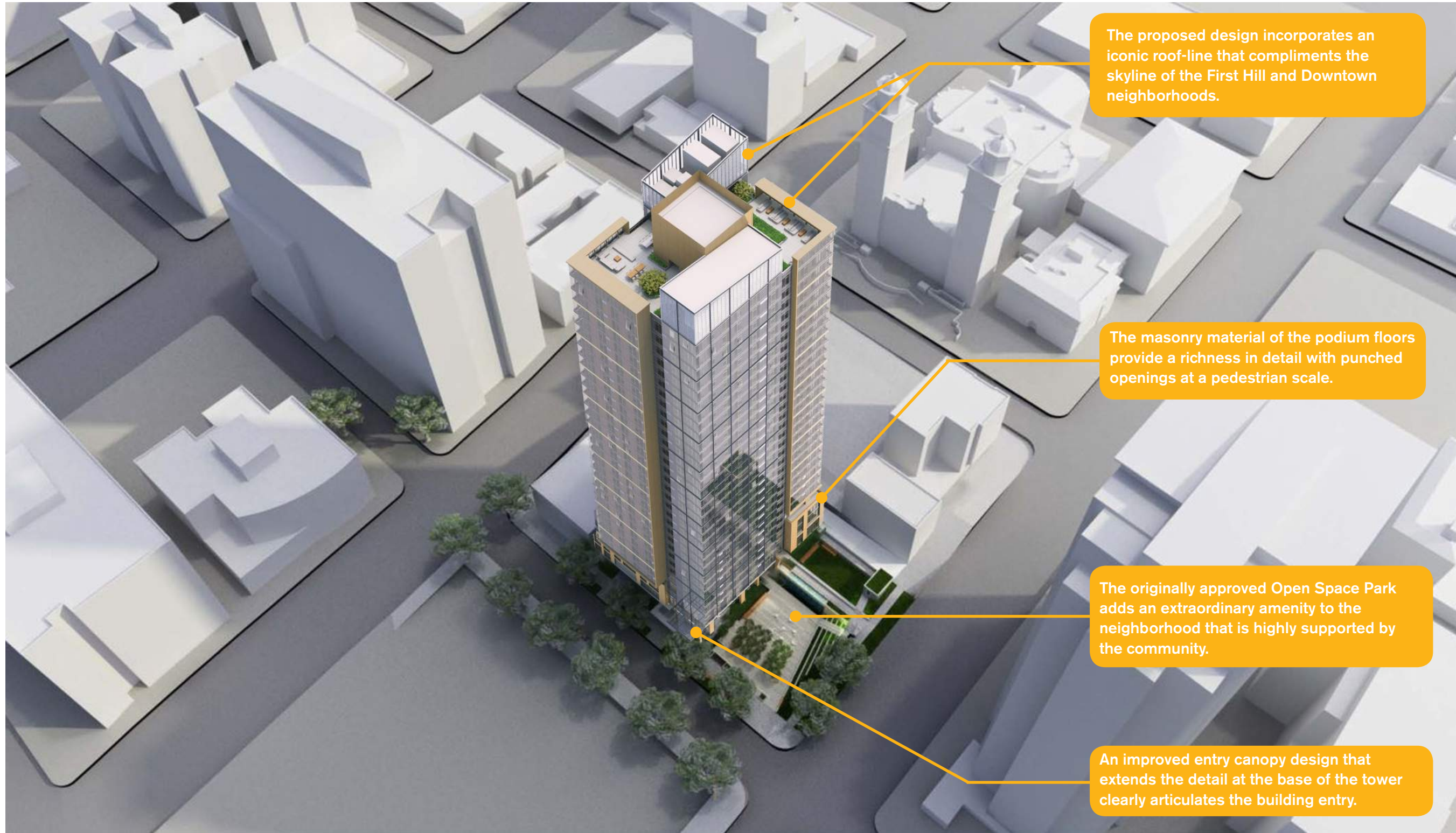
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The proposed design incorporates an iconic roof-line that compliments the skyline of the First Hill and Downtown neighborhoods.

The masonry material of the podium floors provide a richness in detail with punched openings at a pedestrian scale.

The originally approved Open Space Park adds an extraordinary amenity to the neighborhood that is highly supported by the community.

An improved entry canopy design that extends the detail at the base of the tower clearly articulates the building entry.

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Previously Approved/ Aerial Perspective

Image courtesy of Weber Thompson

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Previously Approved/ Perspective from I-5

Image courtesy of Weber Thompson

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An iconic roof-line compliments the skyline of the First Hill and Downtown neighborhoods.

The horizontal bands and tonal qualities are inspired by the aesthetic of the surrounding First Hill neighborhood.

A strong vertical volume creates a prominent SW corner.

The recesses enhance the pronouncement of the interlocking volumes.



Proposed/ Perspective from I-5

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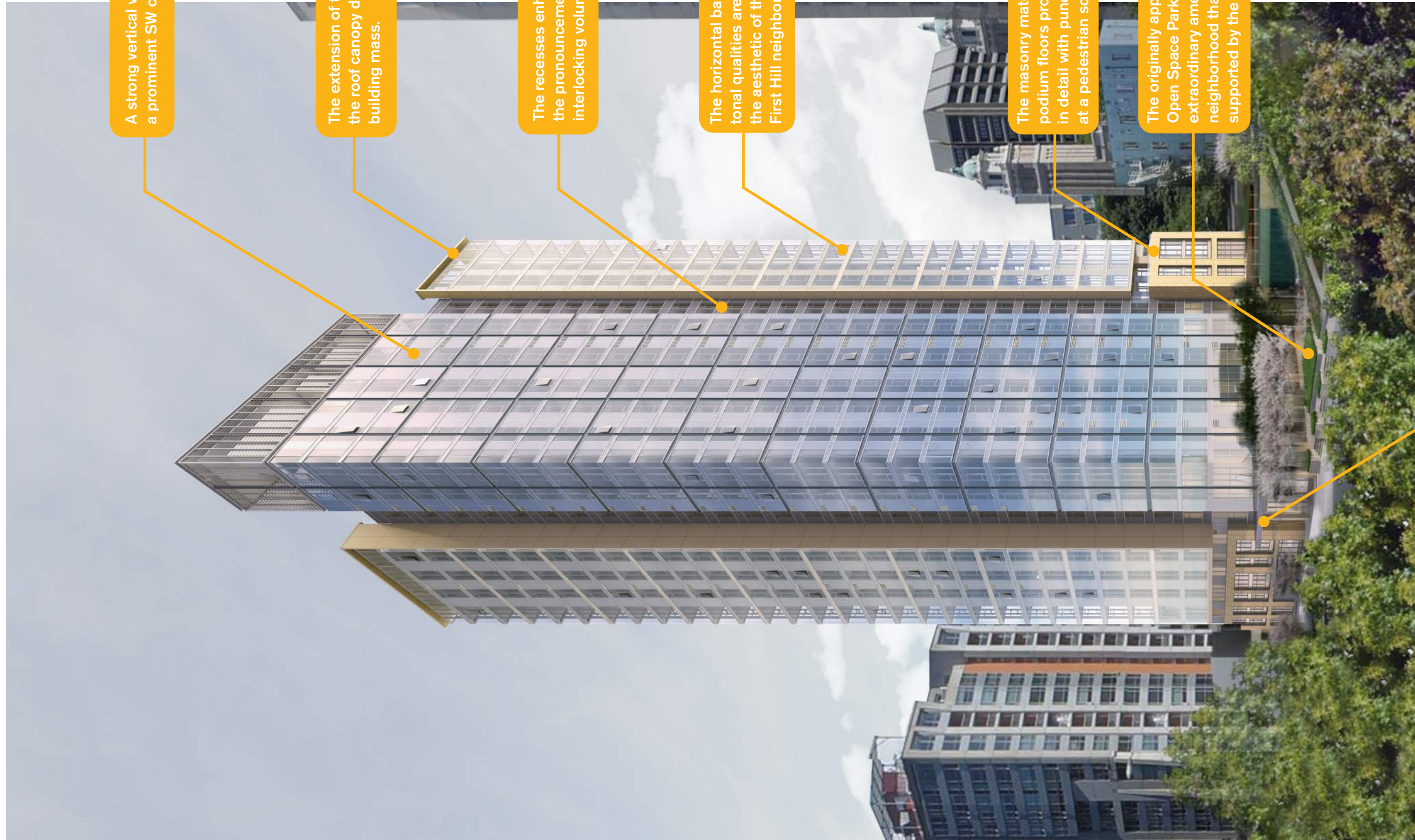
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Previously Approved/ South Perspective

Image courtesy of Weber Thompson



A strong vertical volume creates a prominent SW corner.

The extension of the fin to the roof canopy defines the building mass.

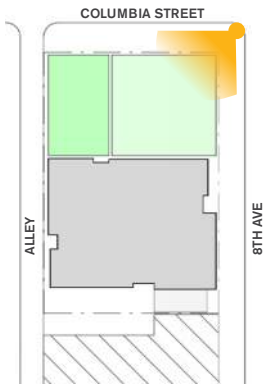
The recesses enhance the pronouncement of the interlocking volumes.

The horizontal bands and tonal qualities are inspired by the aesthetic of the surrounding First Hill neighborhood.

The masonry material of the podium floors provide a richness in detail with punched openings at a pedestrian scale.

The originally approved Open Space Park adds an extraordinary amenity to the neighborhood that is highly supported by the community.

An improved entry canopy design that extends the detail at the base of the tower clearly articulates the building entry.



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Previously Approved/ West Perspective

Image courtesy of Weber Thompson

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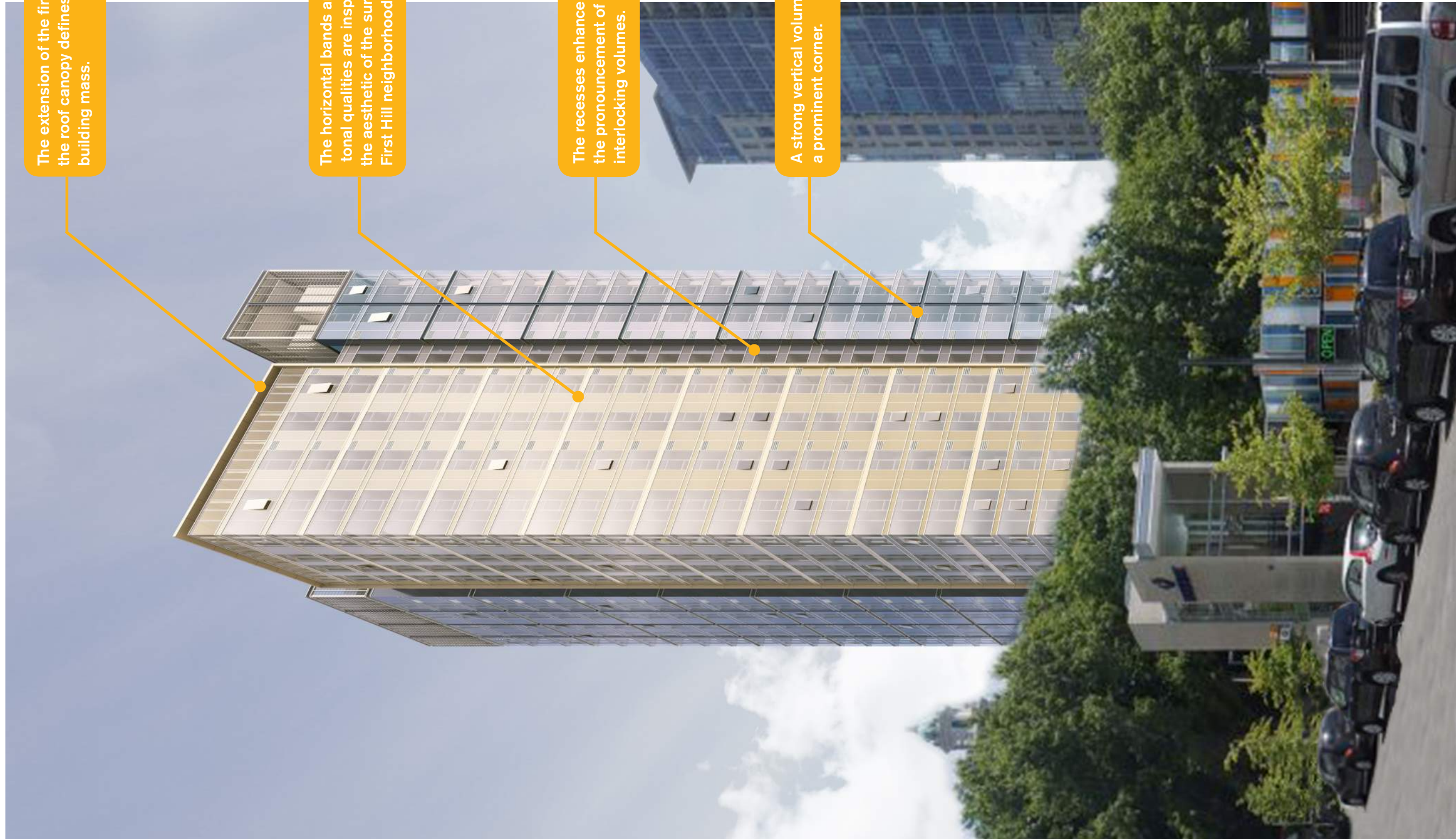
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The extension of the fin to the roof canopy defines the building mass.

The horizontal bands and tonal qualities are inspired by the aesthetic of the surrounding First Hill neighborhood.

The recesses enhance the pronouncement of the interlocking volumes.

A strong vertical volume creates a prominent corner.



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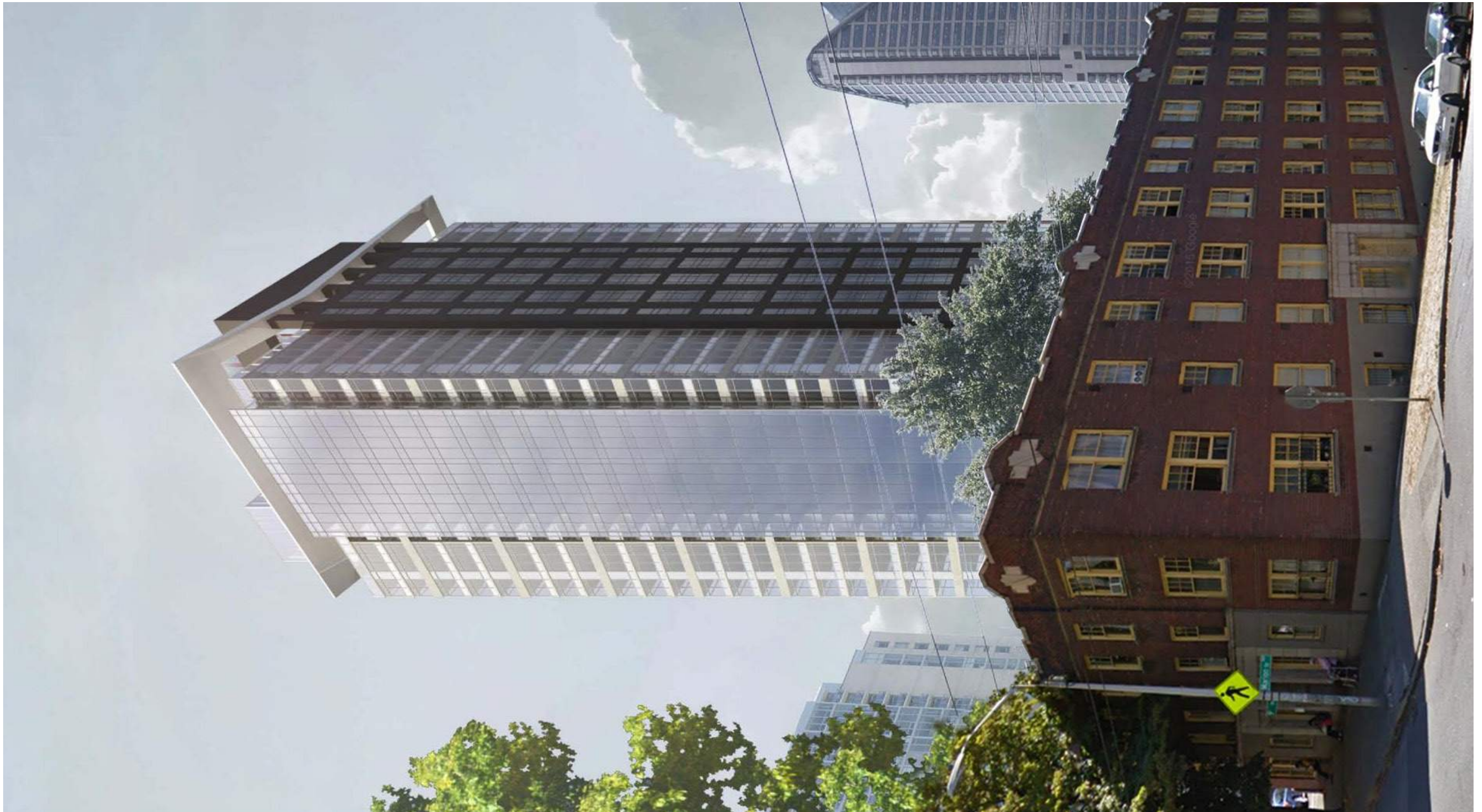
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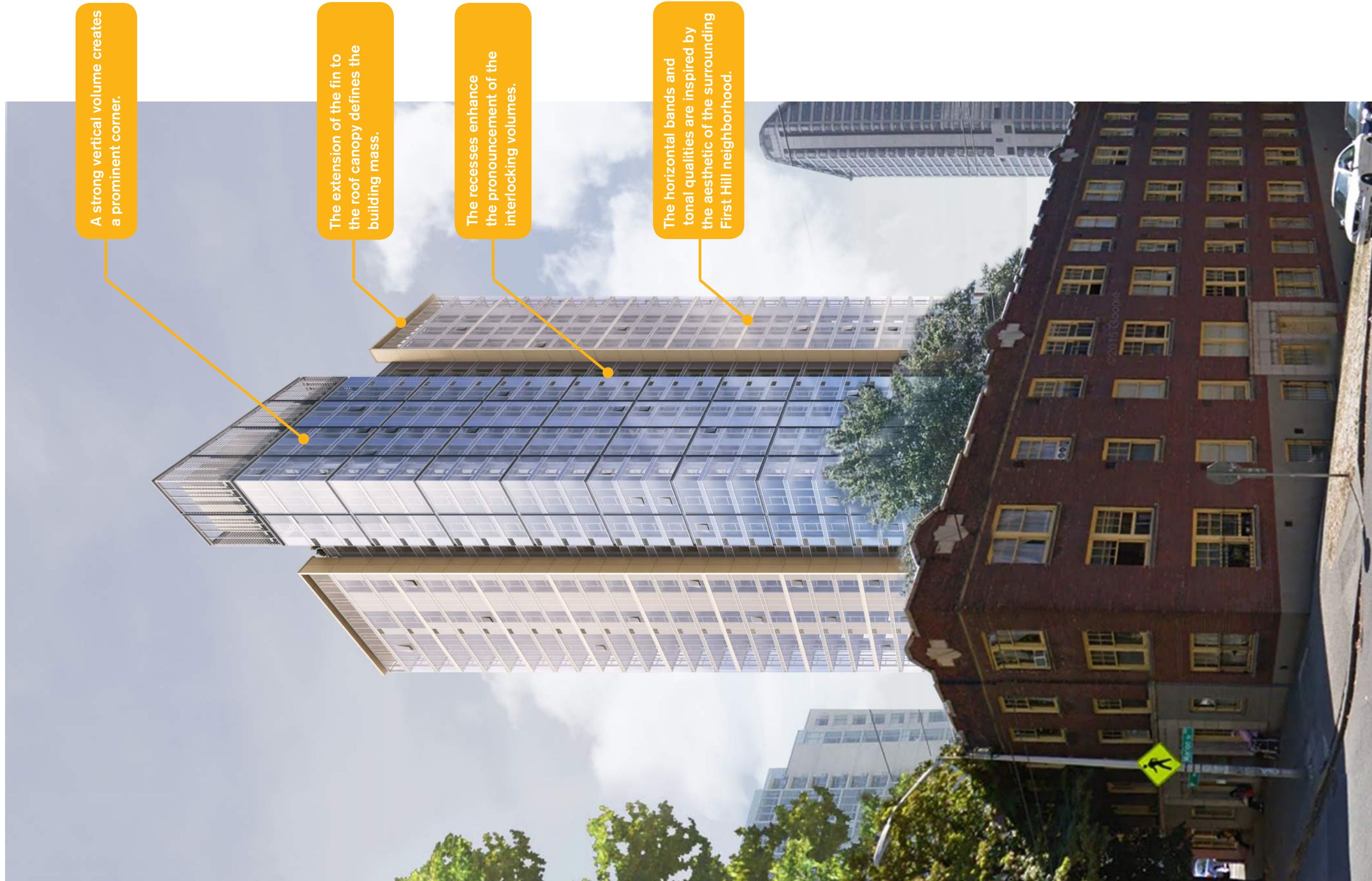
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Previously Approved/ North Perspective

Image courtesy of Weber Thompson

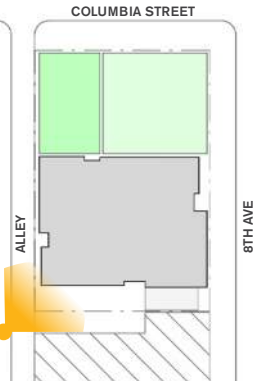


A strong vertical volume creates a prominent corner.

The extension of the fin to the roof canopy defines the building mass.

The recesses enhance the pronouncement of the interlocking volumes.

The horizontal bands and tonal qualities are inspired by the aesthetic of the surrounding First Hill neighborhood.



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Previously Approved/ East Perspective

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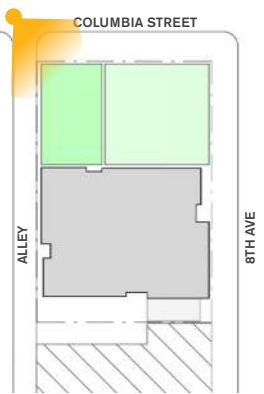
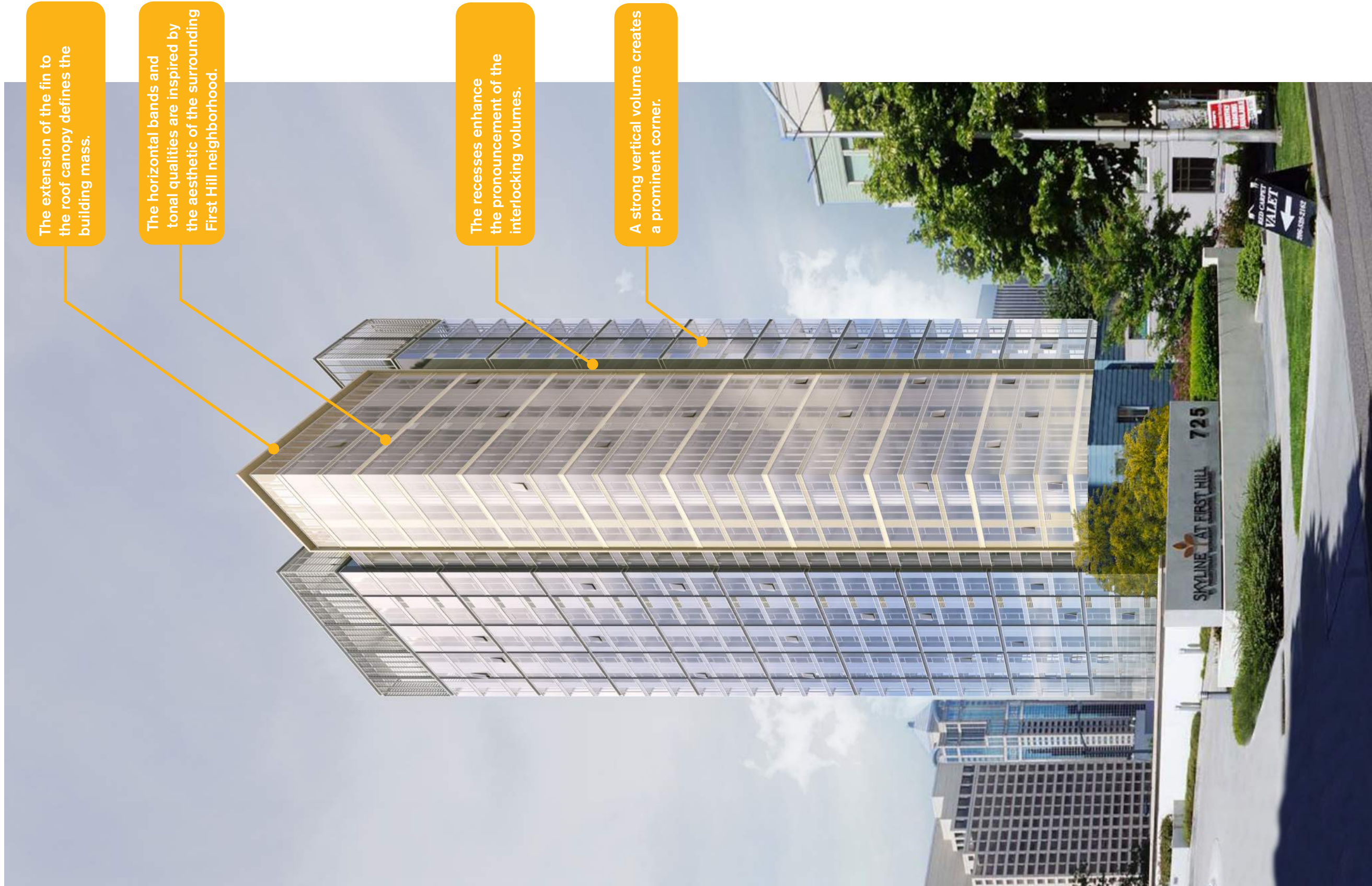
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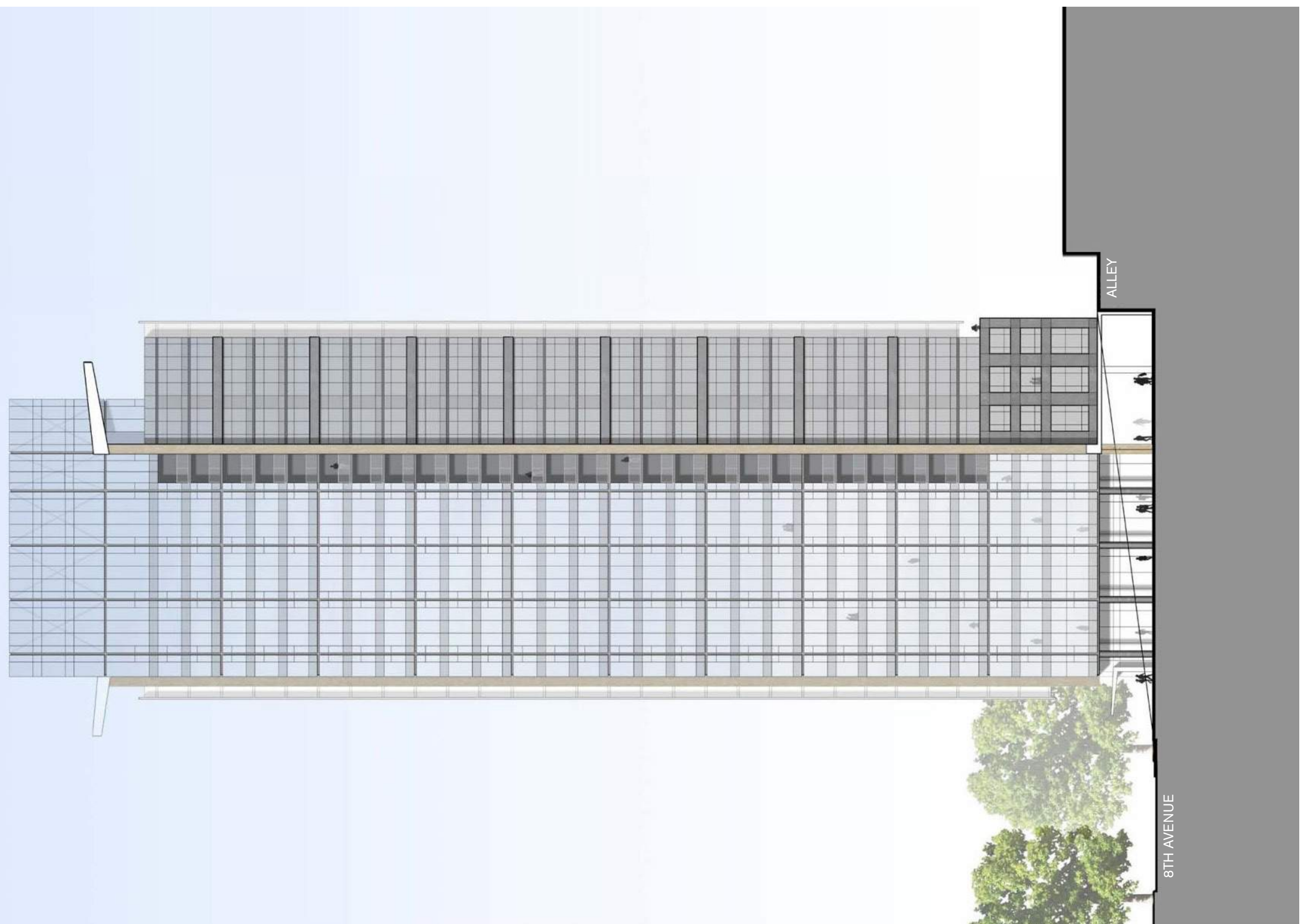
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Previously Approved/ South Elevation

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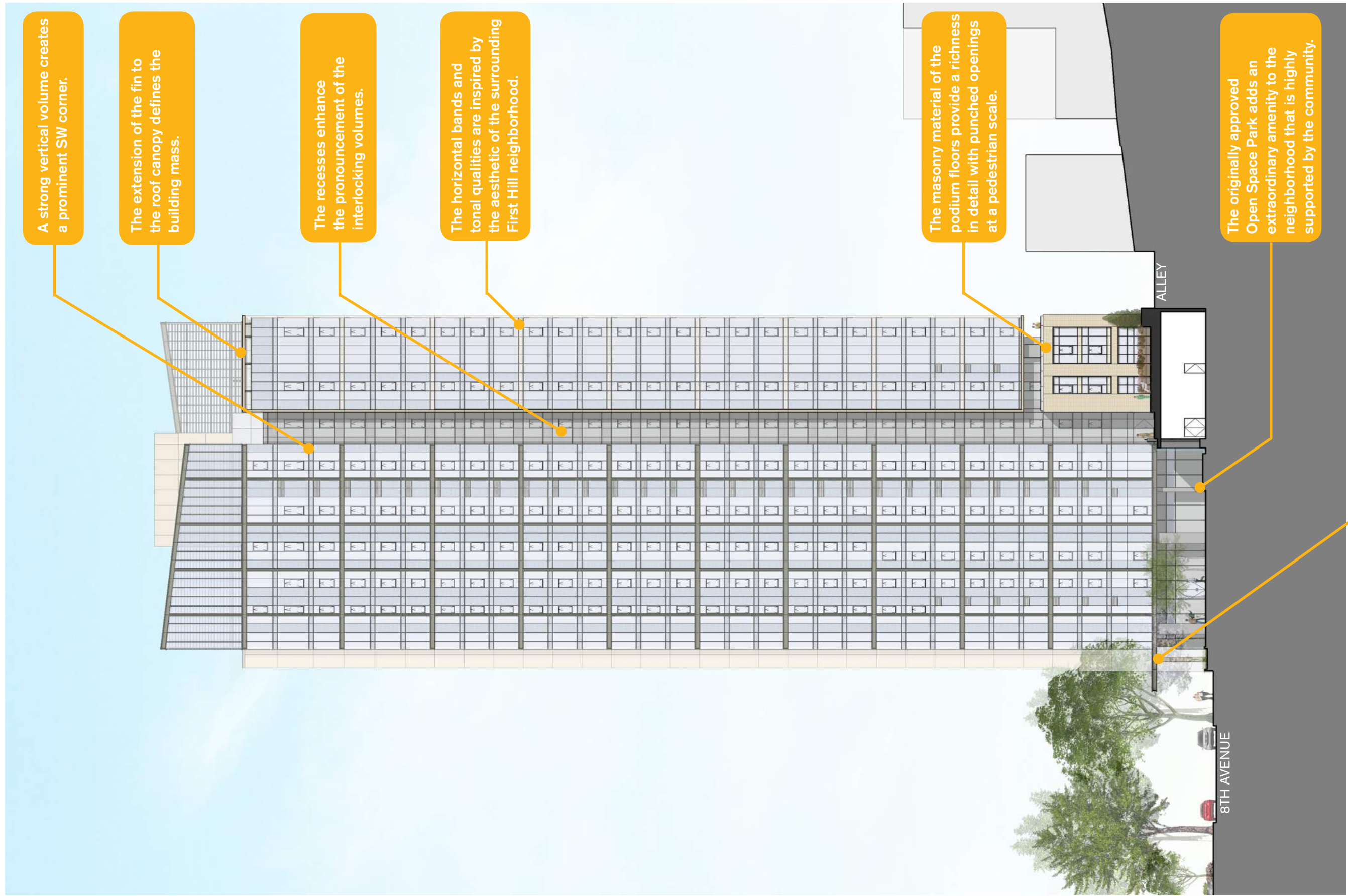
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A strong vertical volume creates a prominent SW corner.

The extension of the fin to the roof canopy defines the building mass.

The recesses enhance the pronouncement of the interlocking volumes.

The horizontal bands and tonal qualities are inspired by the aesthetic of the surrounding First Hill neighborhood.

The masonry material of the podium floors provide a richness in detail with punched openings at a pedestrian scale.

The originally approved Open Space Park adds an extraordinary amenity to the neighborhood that is highly supported by the community.

An improved entry canopy design that extends the detail at the base of the tower clearly articulates the building entry.

Proposed/ South Elevation

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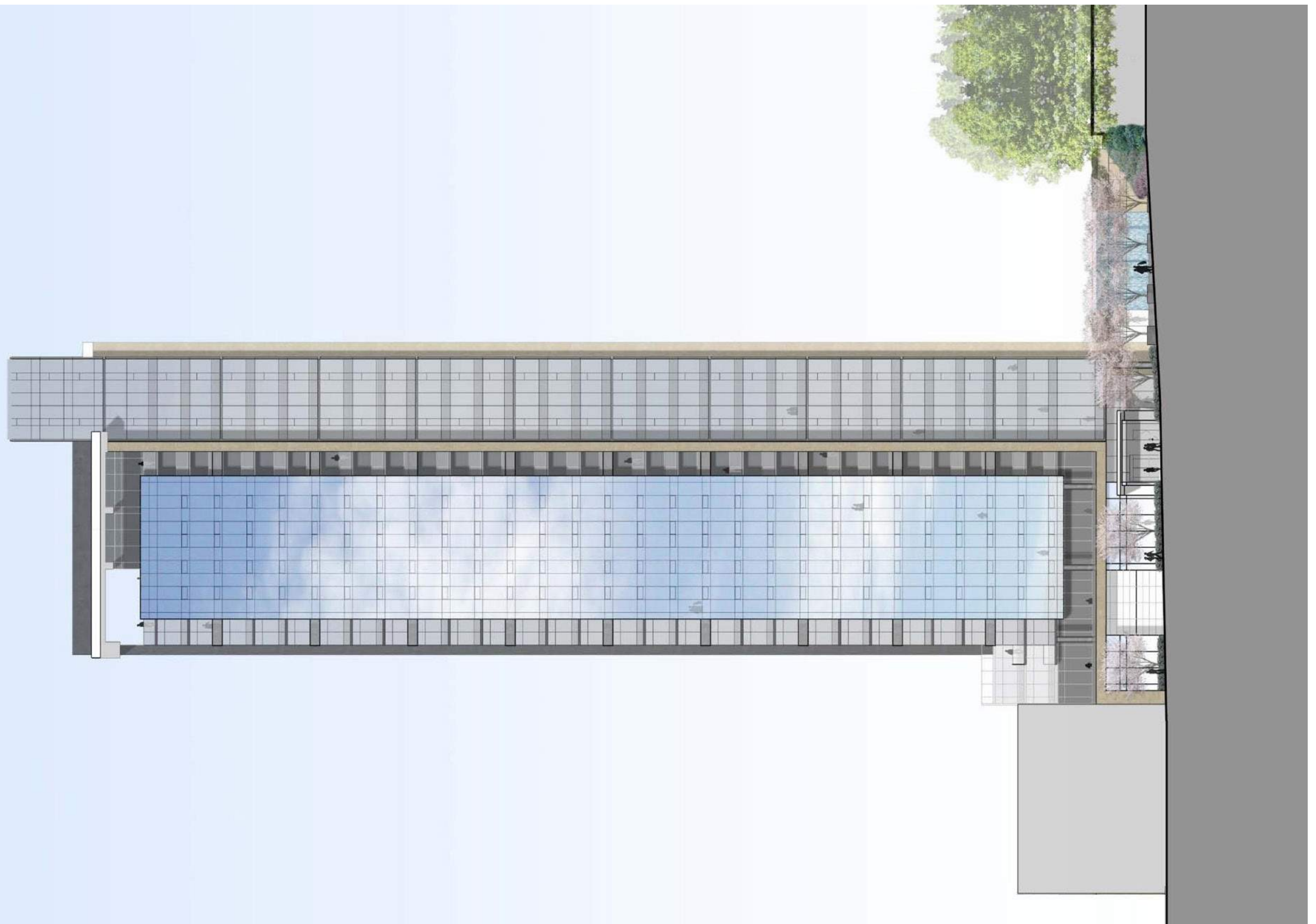
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Previously Approved/ West Elevation

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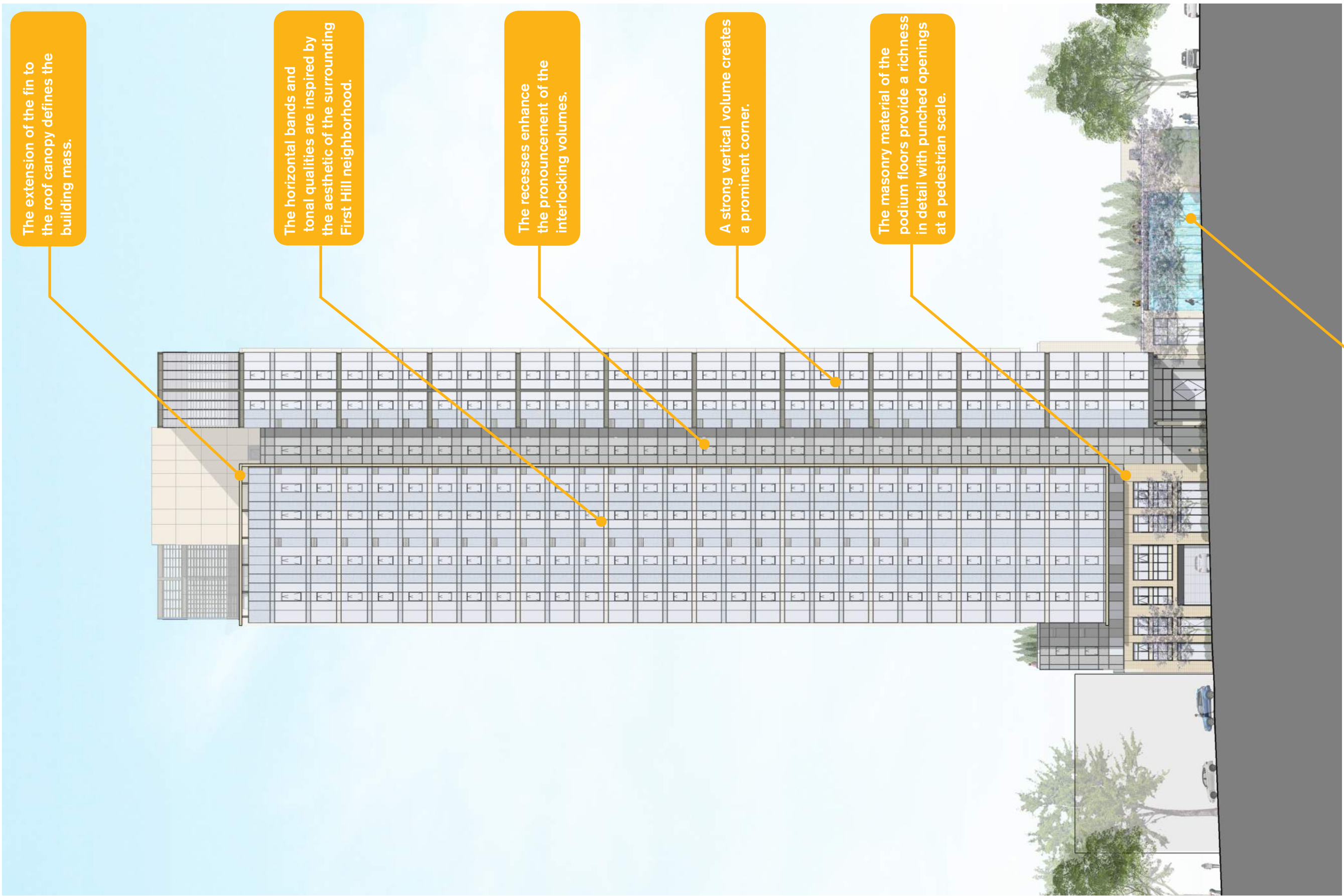
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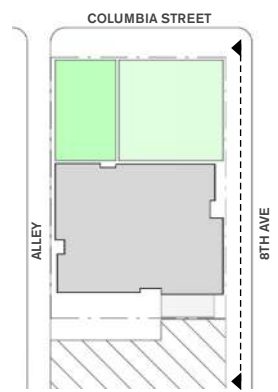
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The originally approved Open Space Park adds an extraordinary amenity to the neighborhood that is highly supported by the community.



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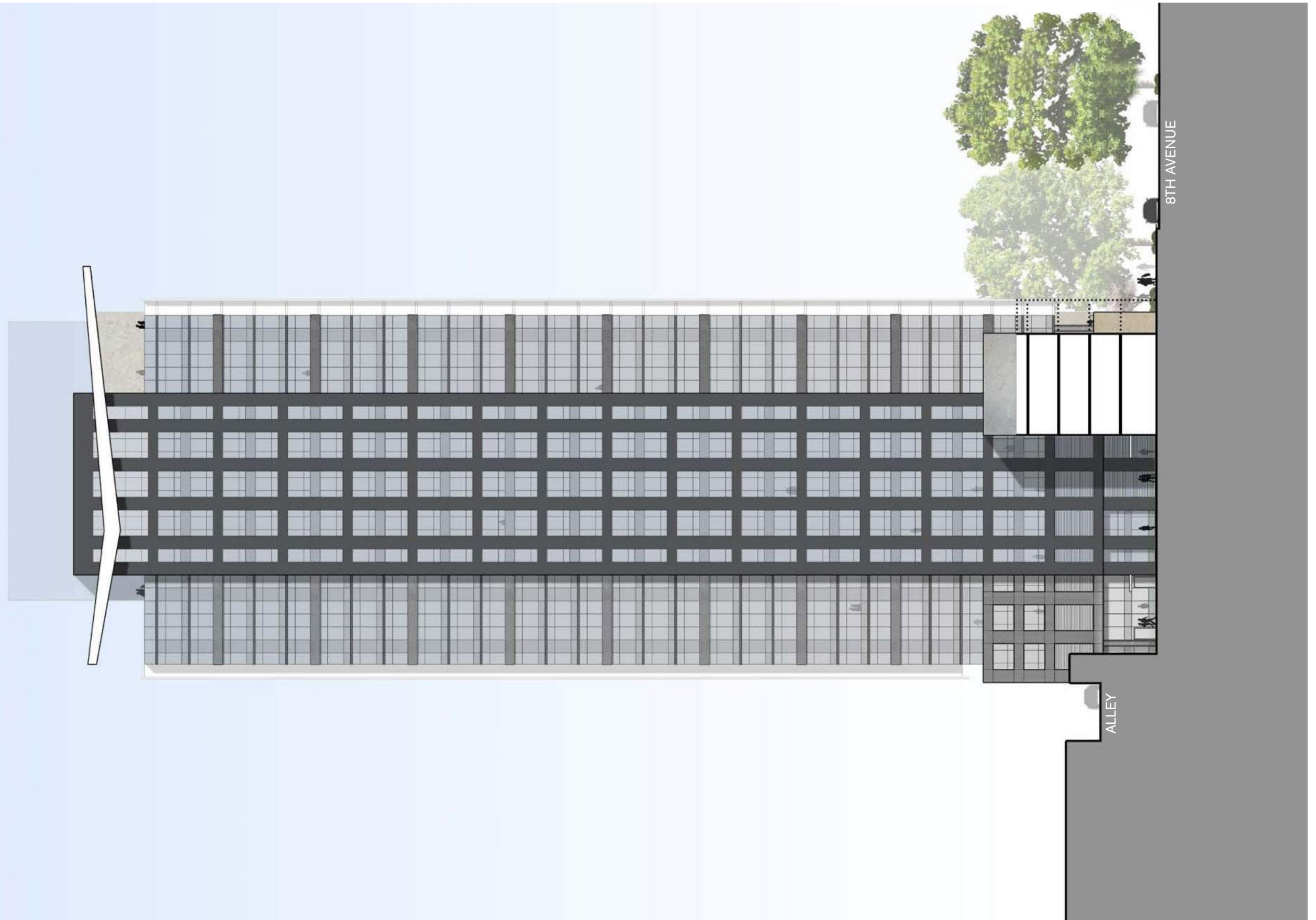
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Previously Approved/ North Elevation

Image courtesy of Weber Thompson

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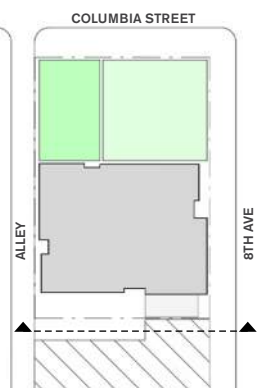
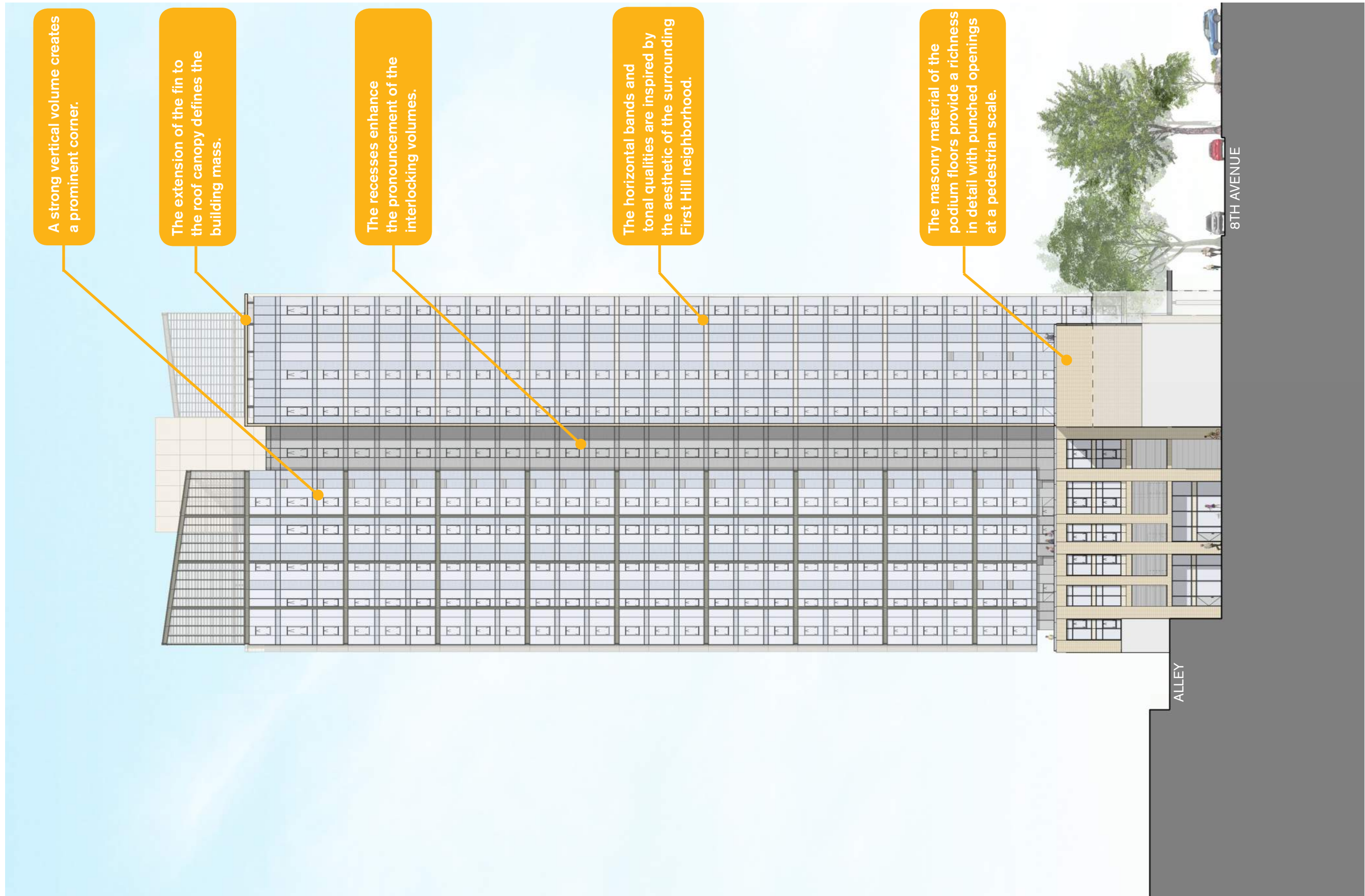
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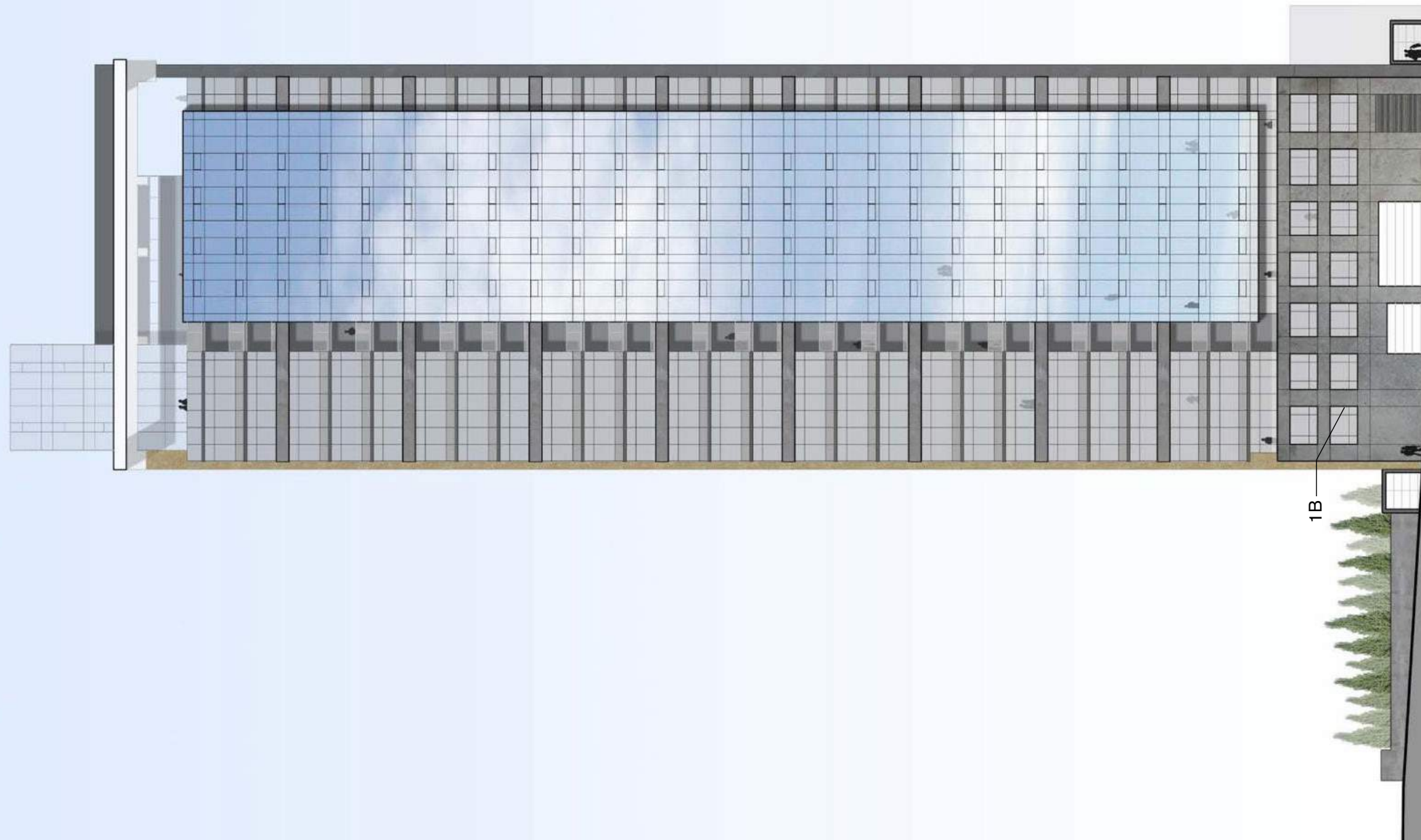
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Previously Approved/ East Elevation

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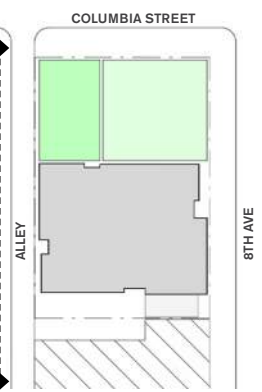
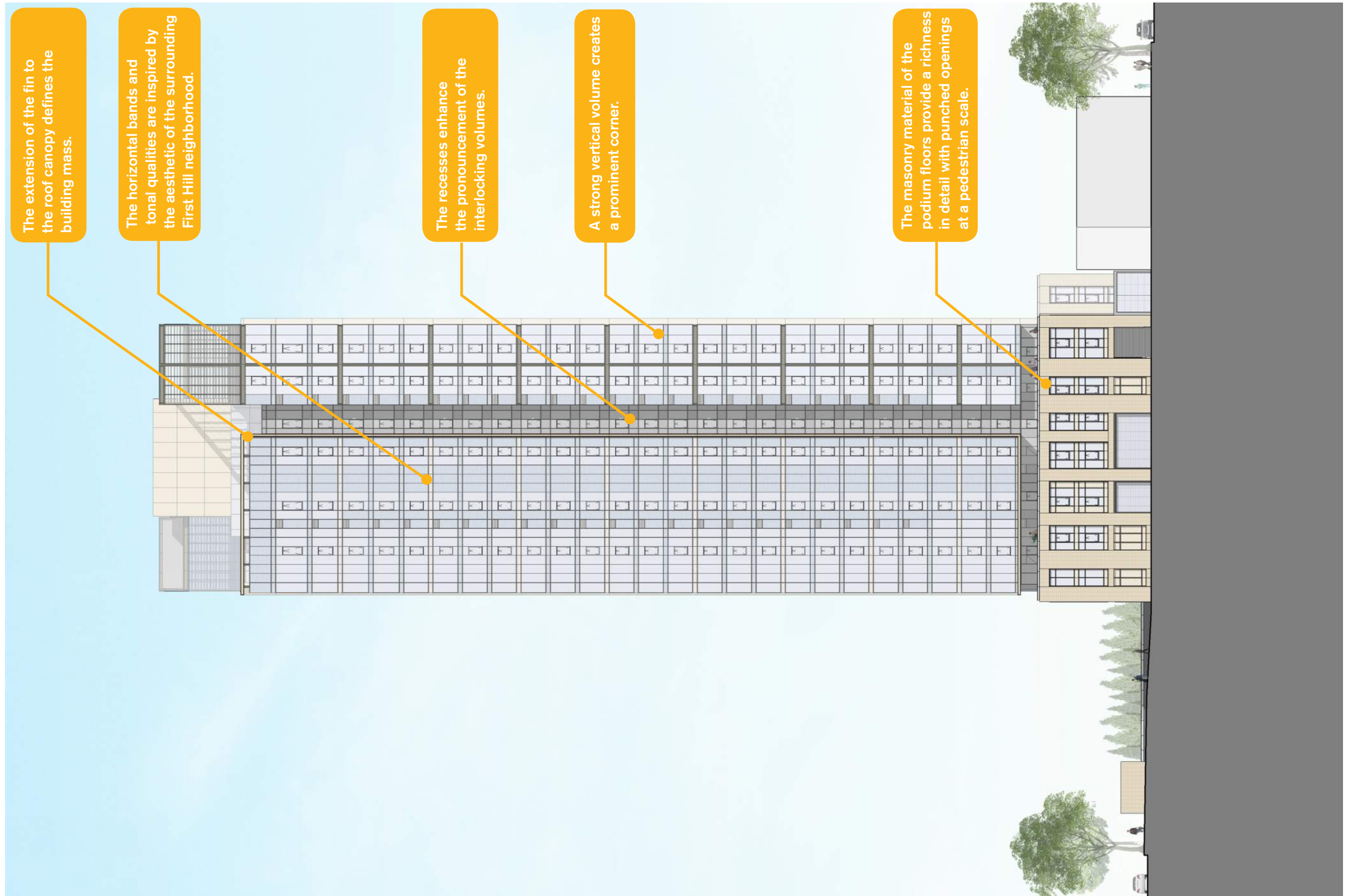
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Previously Approved/ West Perspective

Image courtesy of Weber Thompson

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Horizontal recesses in the facade provide relief at the ground level setback and adjacent Clarwood Apartments.

An improved entry canopy design that extends the detail at the base of the tower clearly articulates the building entry.

The transparent building lobby wraps the SW corner from 8th Ave to the Open Space Park.

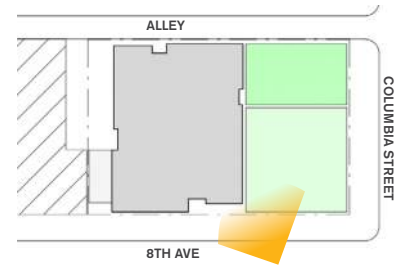


** Foreground trees not shown to better illustrate building design.

The masonry material of the podium floors provide a richness in detail with punched openings at a pedestrian scale.

The originally approved Open Space Park adds an extraordinary amenity to the neighborhood that is highly supported by the community.

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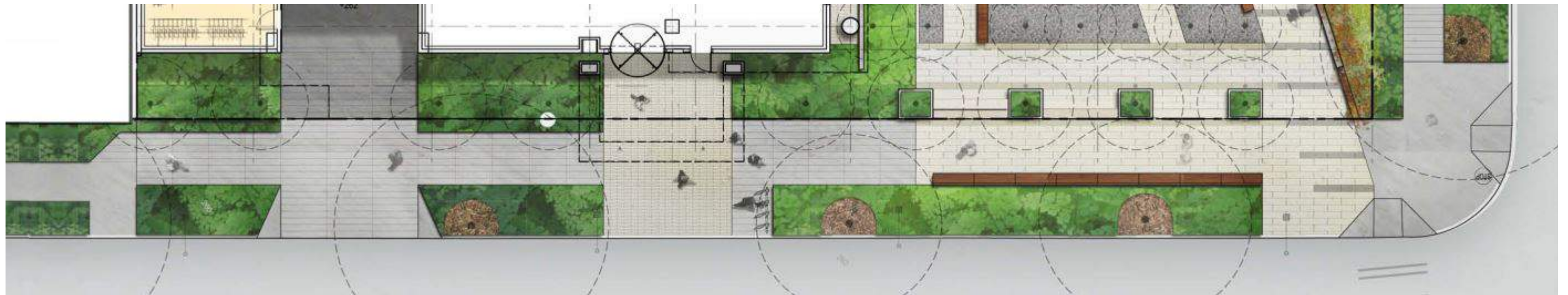
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8/
REPRESENTATIVE
PROJECTS



Previously Approved/ West Elevation + Plan

Image courtesy of Weber Thompson

- 1/ PROJECT HISTORY
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Horizontal recesses in the facade provide relief at the ground level setback and adjacent Clarwood Apartments.

The masonry material of the podium floors provide a richness in detail with punched openings at a pedestrian scale.

An improved entry canopy design that extends the detail at the base of the tower clearly articulates the building entry.



Open Park Space area same as original.

Proposed/ West Elevation + Plan

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Previously Approved/ South Perspective

Image courtesy of Weber Thompson

The masonry material of the podium floors provide a richness in detail with punched openings at a pedestrian scale.

An improved entry canopy design that extends the detail at the base of the tower clearly articulates the building entry.

** Open spacetrees not shown to better illustrate building design.

- 1/ PROJECT HISTORY
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The transparent building lobby wraps the SW corner from 8th Ave to the Open Space Park.

The originally approved Open Space Park adds an extraordinary amenity to the neighborhood that is highly supported by the community.

Proposed/ South Perspective



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Previously Approved/ South Elevation + Plan

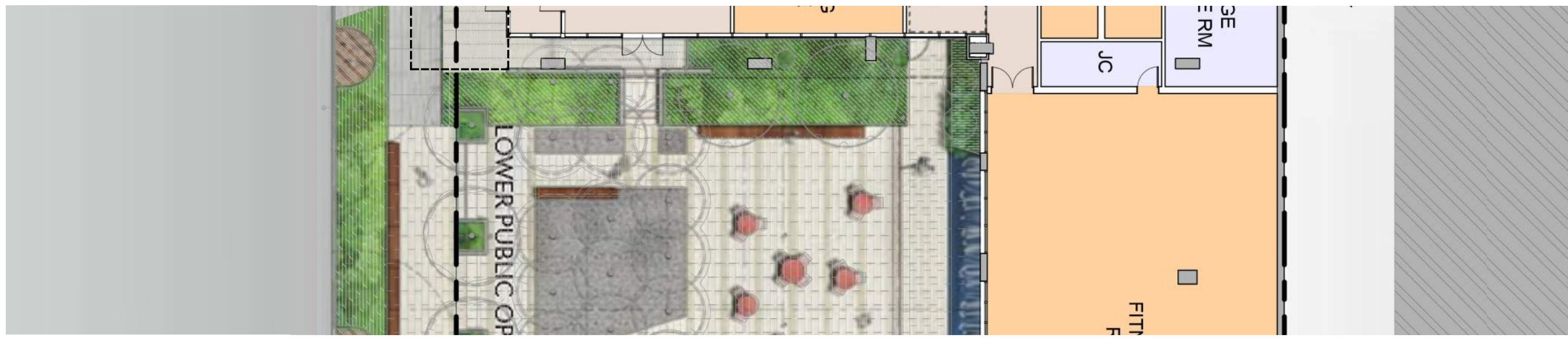
Image courtesy of Weber Thompson

An improved entry canopy design that extends the detail at the base of the tower clearly articulates the building entry.

The horizontal setback at the podium roof provides exterior space.

Metal framed punched openings and masonry units create a unified language that wrap the podium level facades.

- 1/ PROJECT HISTORY
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Proposed/ South Elevation + Plan

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Previously Approved/ East Perspective

Image courtesy of Weber Thompson

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The horizontal setback at the podium roof provides exterior space.



Metal framed punched openings and masonry units create a unified language that wrap the podium level facades.



Proposed/ East Perspective

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Previously Approved/ East Elevation + Plan

Image courtesy of Weber Thompson

Metal framed punched openings and masonry units create a unified language that wrap the podium level facades.

The horizontal setback at the podium roof provides exterior space.

1/
PROJECT
HISTORY

2/
SITE CONTEXT

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DESIGN
OBJECTIVES

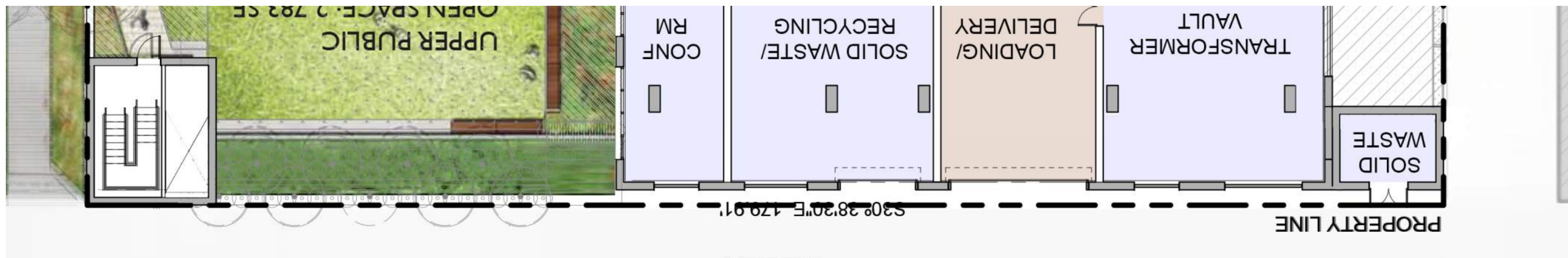
4/
BUILDING
DESIGN

5/
STREETScape

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Proposed/ East Elevation + Plan

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RESPONSES
TO DESIGN
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REPRESENTATIVE
PROJECTS



Previously Approved/ North Perspective

Image courtesy of Weber Thompson

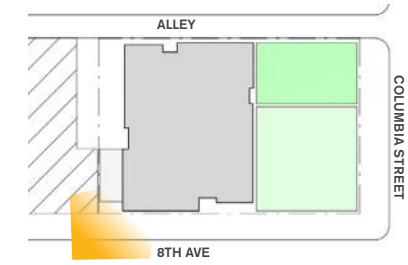
Horizontal recesses in the facade provide relief at the ground level setback and adjacent Clarwood Apartments.

- 1/ PROJECT HISTORY
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** Foreground trees not shown to better illustrate building design.

The masonry material of the podium floors provide a richness in detail with punched openings at a pedestrian scale.



Proposed/ North Perspective

1/
PROJECT
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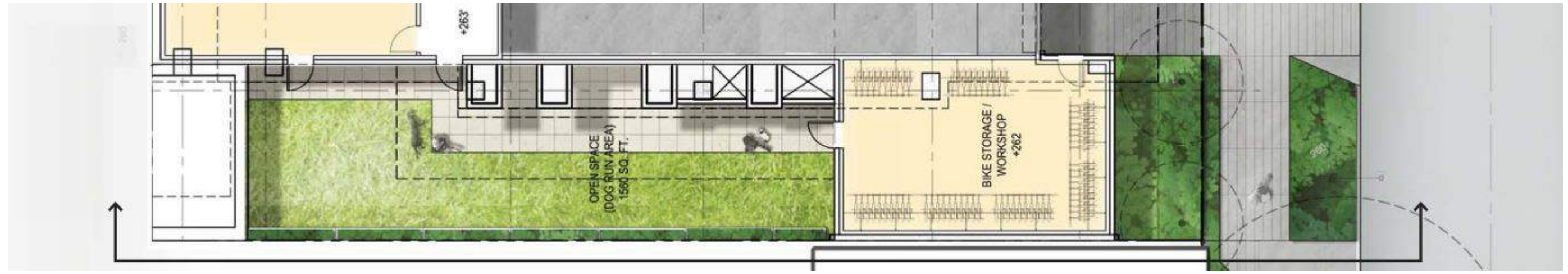
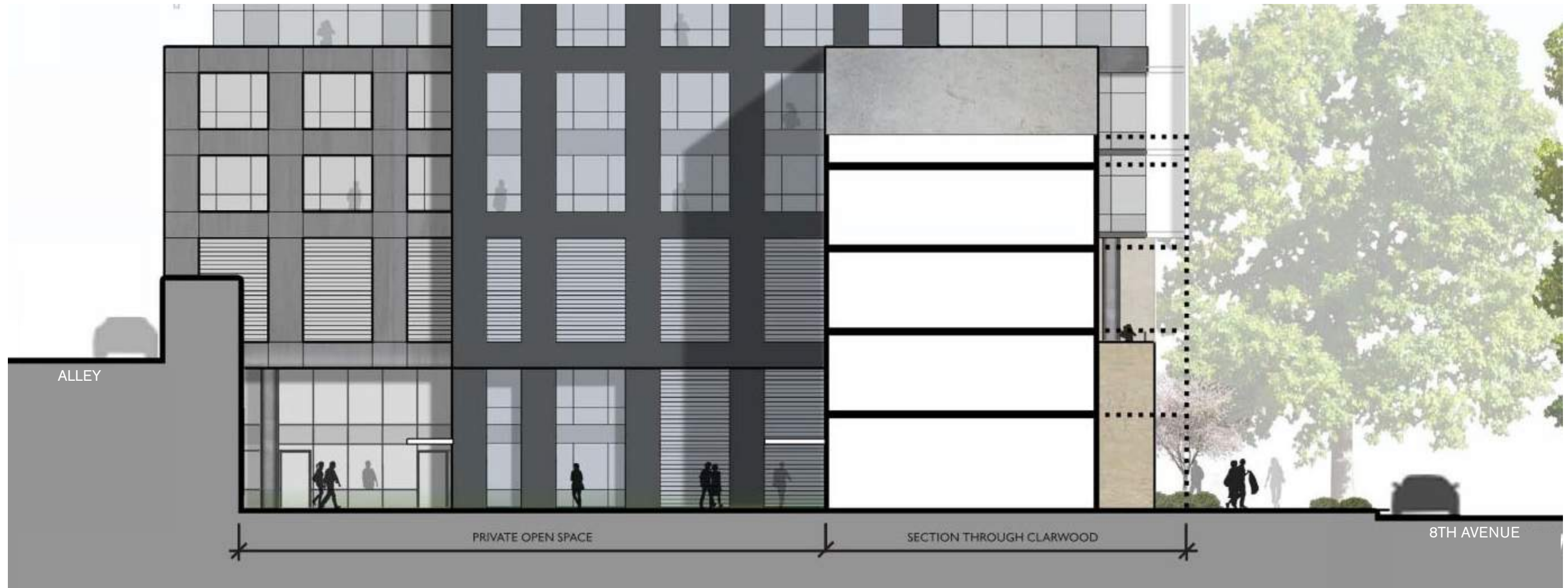
4/
BUILDING
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STREETScape

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DEPARTURES

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RESPONSES
TO DESIGN
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REPRESENTATIVE
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Previously Approved/ North Elevation + Plan

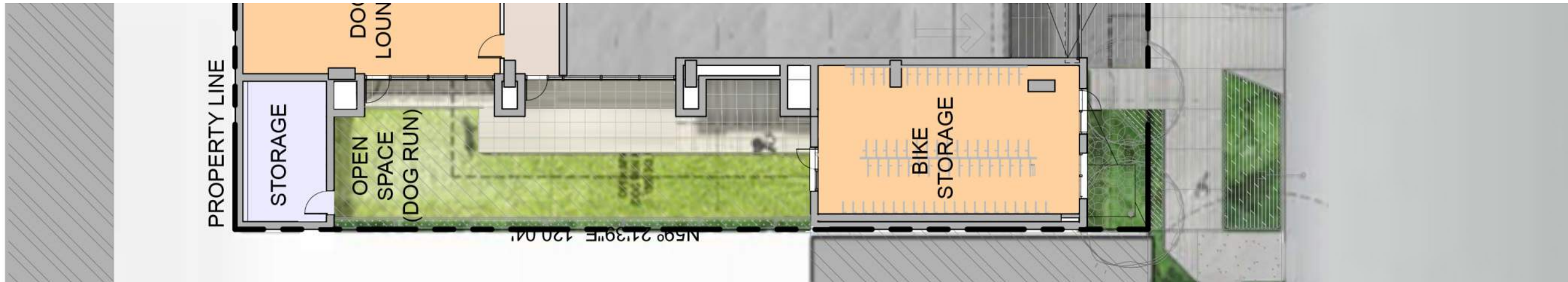
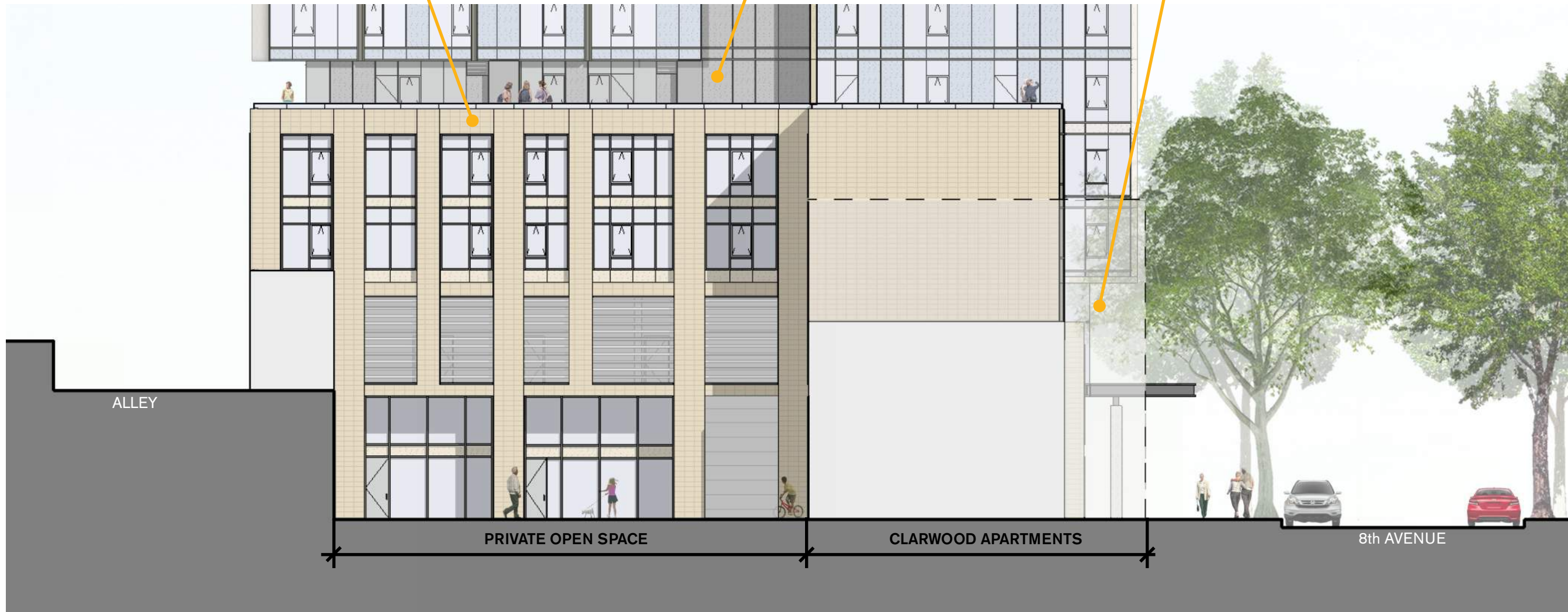
Image courtesy of Weber Thompson

Metal framed punched openings and masonry units create a unified language that wrap the podium level facades.

The horizontal setback at the podium roof provides exterior space and relief to the adjacent Private Open Space.

Horizontal relief along 8th Avenue exposes the rich brick of the Clarwood Apartments at the corner of the zero lot line.

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Proposed/ North Elevation + Plan

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Previously Approved/ Canopy Detail

Image courtesy of Weber Thompson

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An improved entry canopy design that extends the detail at the base of the tower clearly articulates the building entry.

Proposed/ Canopy Detail



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Previously Approved/ 8th Ave Sidewalk + Garage Entry

Image courtesy of Weber Thompson

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PROJECT
HISTORY

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BUILDING
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STREETSCAPE

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Material change at the podium levels de-emphasizes the garage entrance along 8th Ave.

Proposed/ 8th Ave Sidewalk + Garage Entry



1/
PROJECT
HISTORY

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Previously Approved/ Private Open Space

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RESPONSES
TO DESIGN
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REPRESENTATIVE
PROJECTS



Proposed/ Private Open Space

MATERIAL PALETTE

DETAIL A

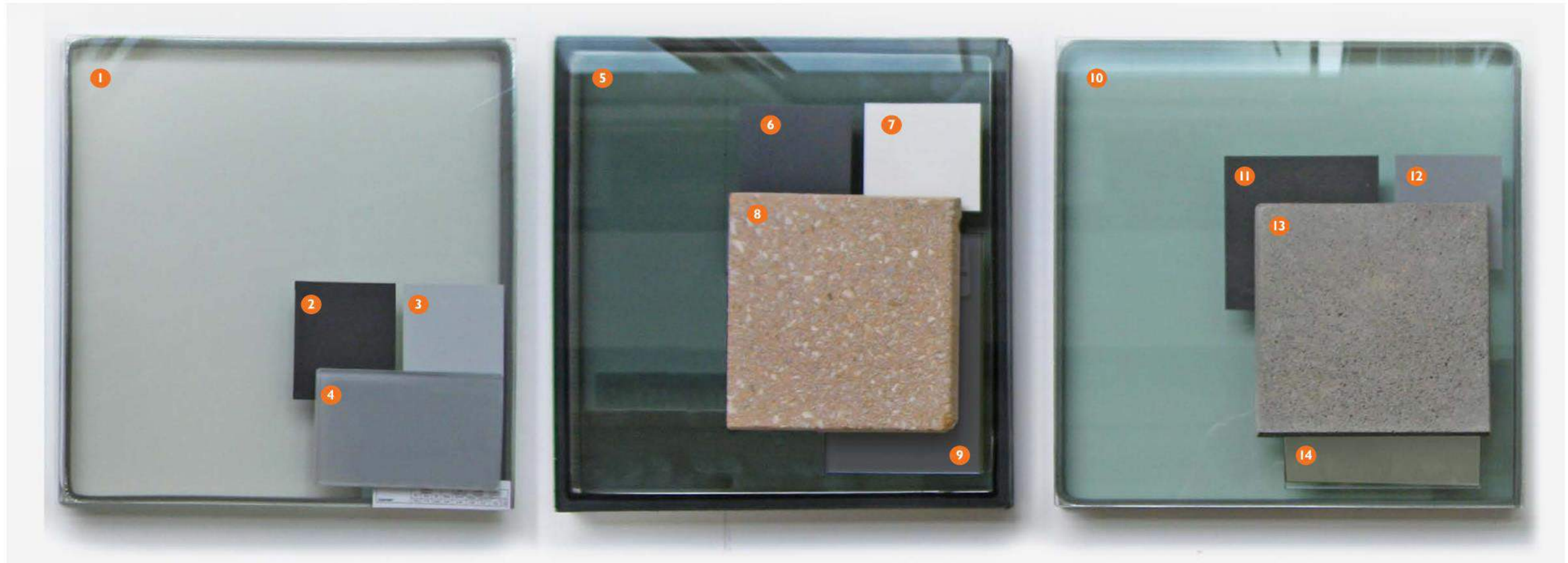
- 1 SolarBan 60
- 2 Duranar Matte Black
- 3 Duranar XL Platinum
- 4 Web Grey Spandrel Spandrel Frit Surface #3

DETAIL B

- 5 PPG Grey SBAN 70VT Vision Glass
- 6 Duranar Matte Black
- 7 Duranar Bright White
- 8 Tan Precast
- 9 Cool Grey Spandrel Frit Surface #3

DETAIL C&D

- 10 PPG SolarBan 70XL Vision Glass
- 11 VMZinc Anthra-Zinc
- 12 Duranar XL Silver Shadow
- 13 Natural Precast
- 14 Warm Grey Spandrel Spandrel Frit Surface #3

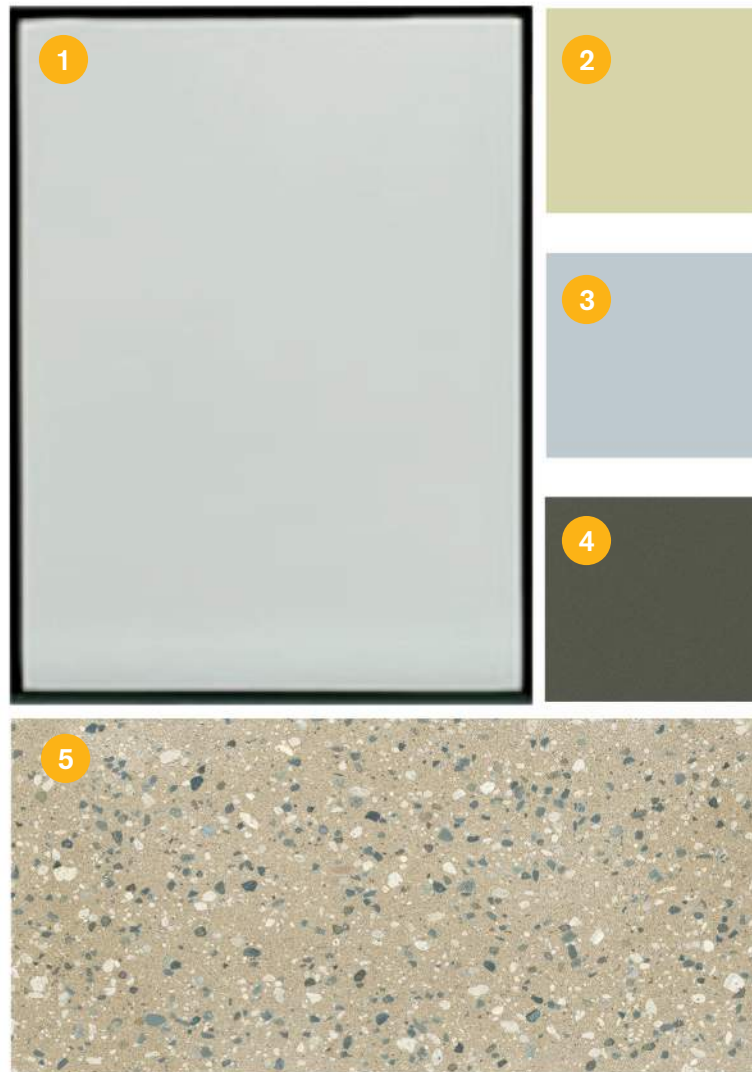


Previously Approved/ Material Palette

Image courtesy of Weber Thompson

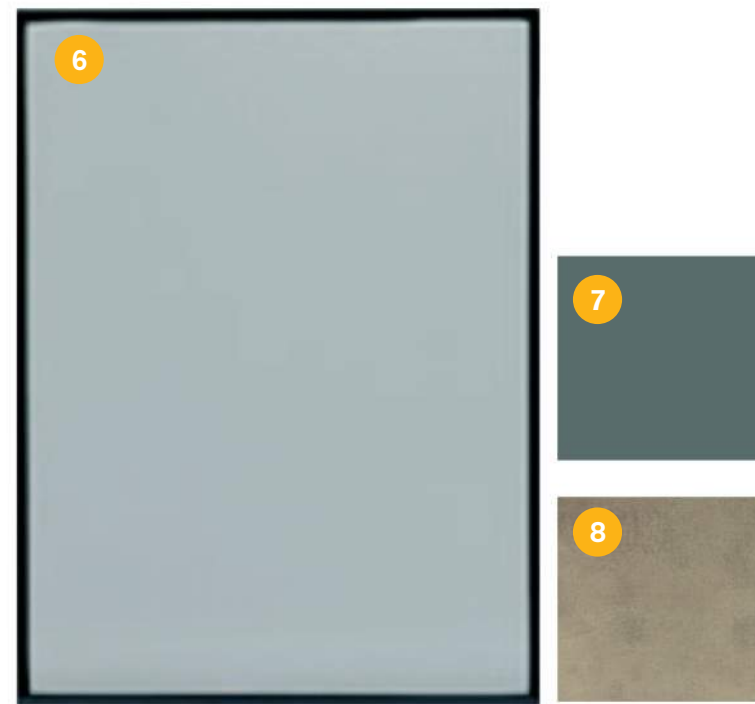
A - Detail at Horizontal Bands + Podium Base

- 1 Vision Glass A
- 2 Champagne Spandrel Glass
- 3 Light Gray Spandrel Glass
- 4 Medium Gray Metal Panel A
- 5 Ground Face CMU Sandstone



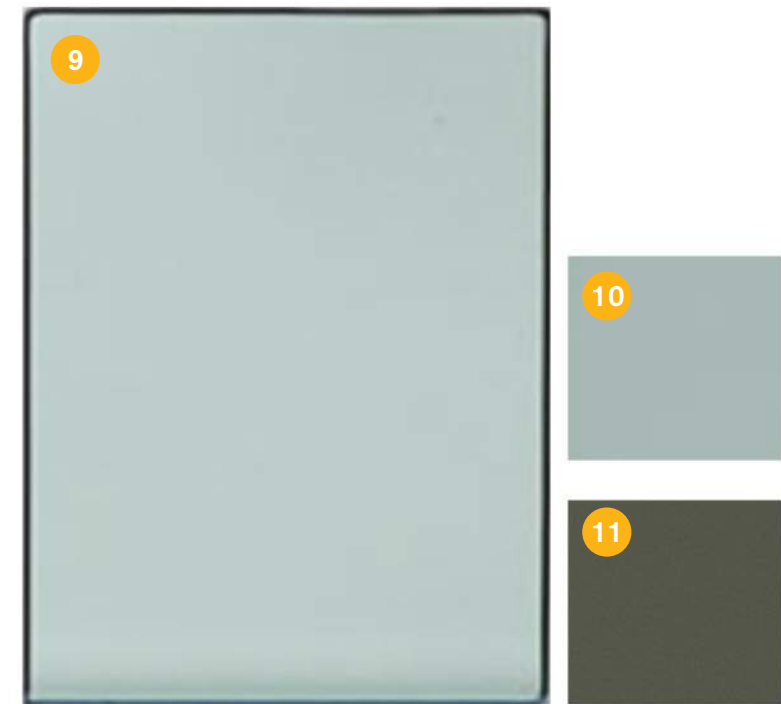
B - Detail at Recessed Gasket

- 6 Vision Glass B
- 7 Warm Gray Spandrel Glass
- 8 Champagne Metal Panel



C - Detail at Transparent Slab

- 9 Vision Glass C
- 10 Cool Gray Spandrel
- 11 Medium Gray Metal Panel C



Proposed/ Material Palette

1/
PROJECT
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DESIGN
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BUILDING
DESIGN

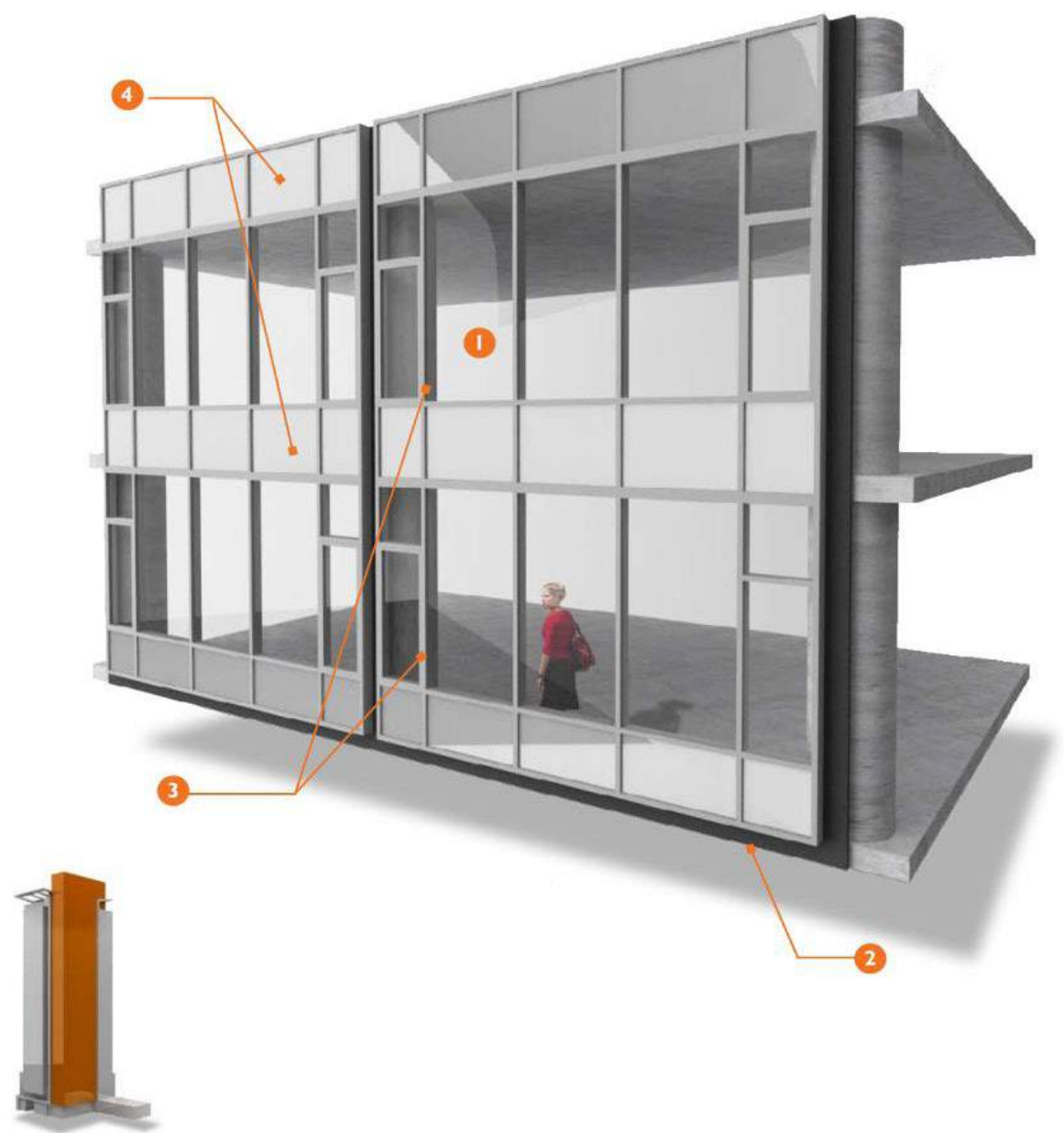
5/
STREETSCAPE

6/
DEPARTURES

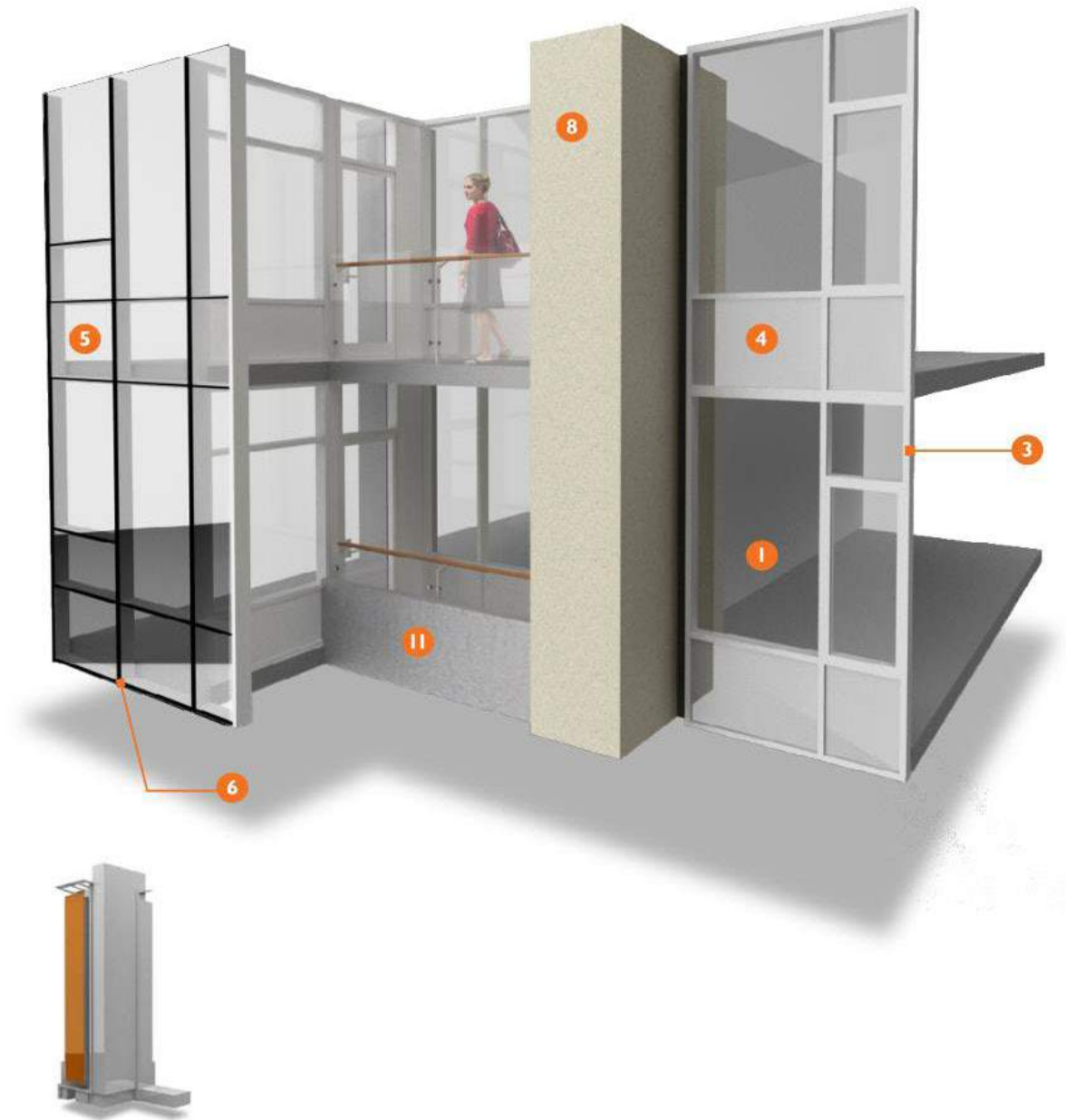
7/
RESPONSES
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GUIDELINES

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DETAIL A



DETAIL B



Previously Approved/ Material Palette

Image courtesy of Weber Thompson

1/
PROJECT
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OBJECTIVES

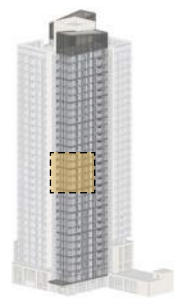
4/
BUILDING
DESIGN

5/
STREETSCAPE

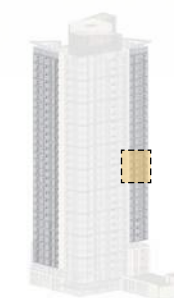
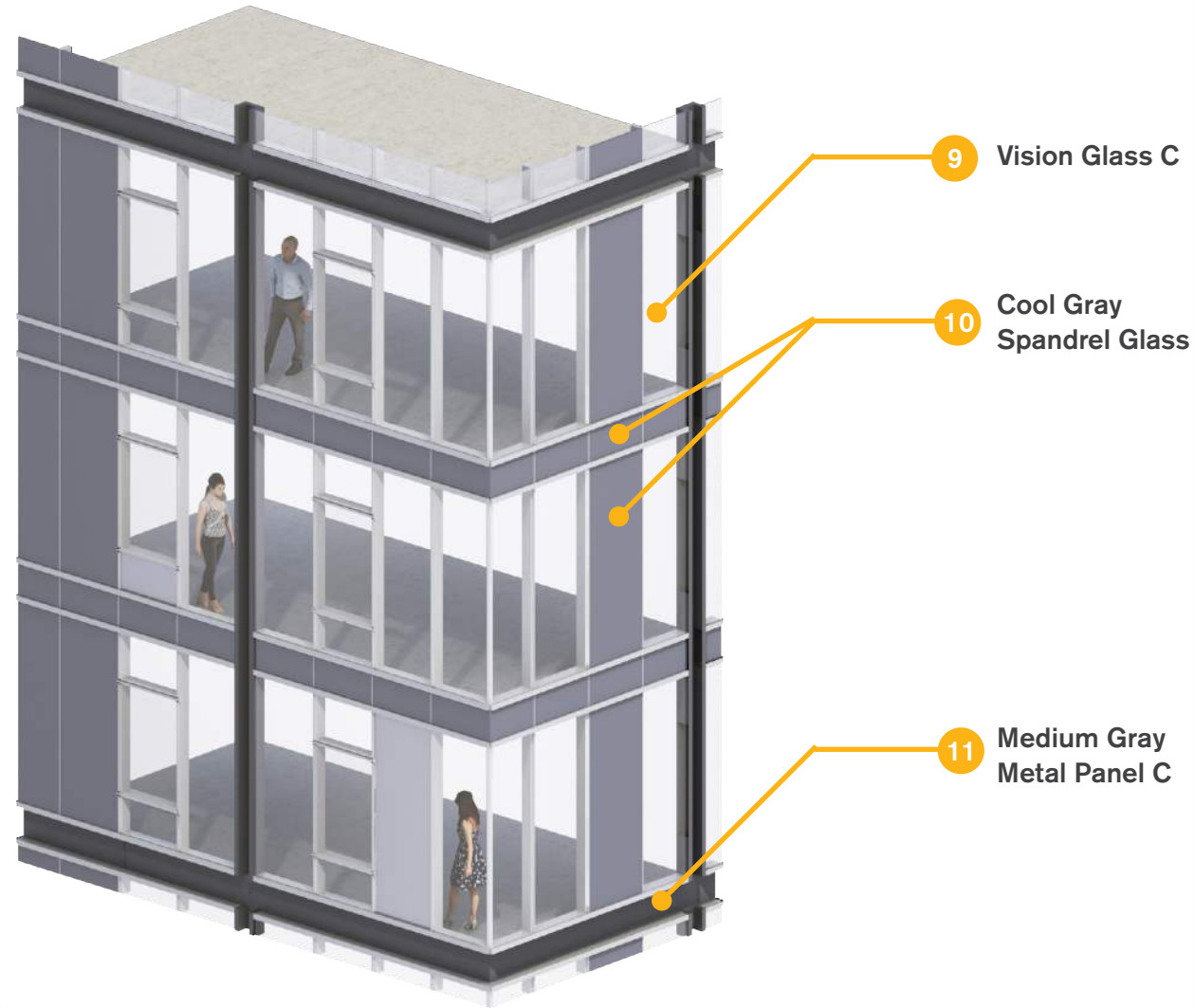
6/
DEPARTURES

7/
RESPONSES
TO DESIGN
GUIDELINES

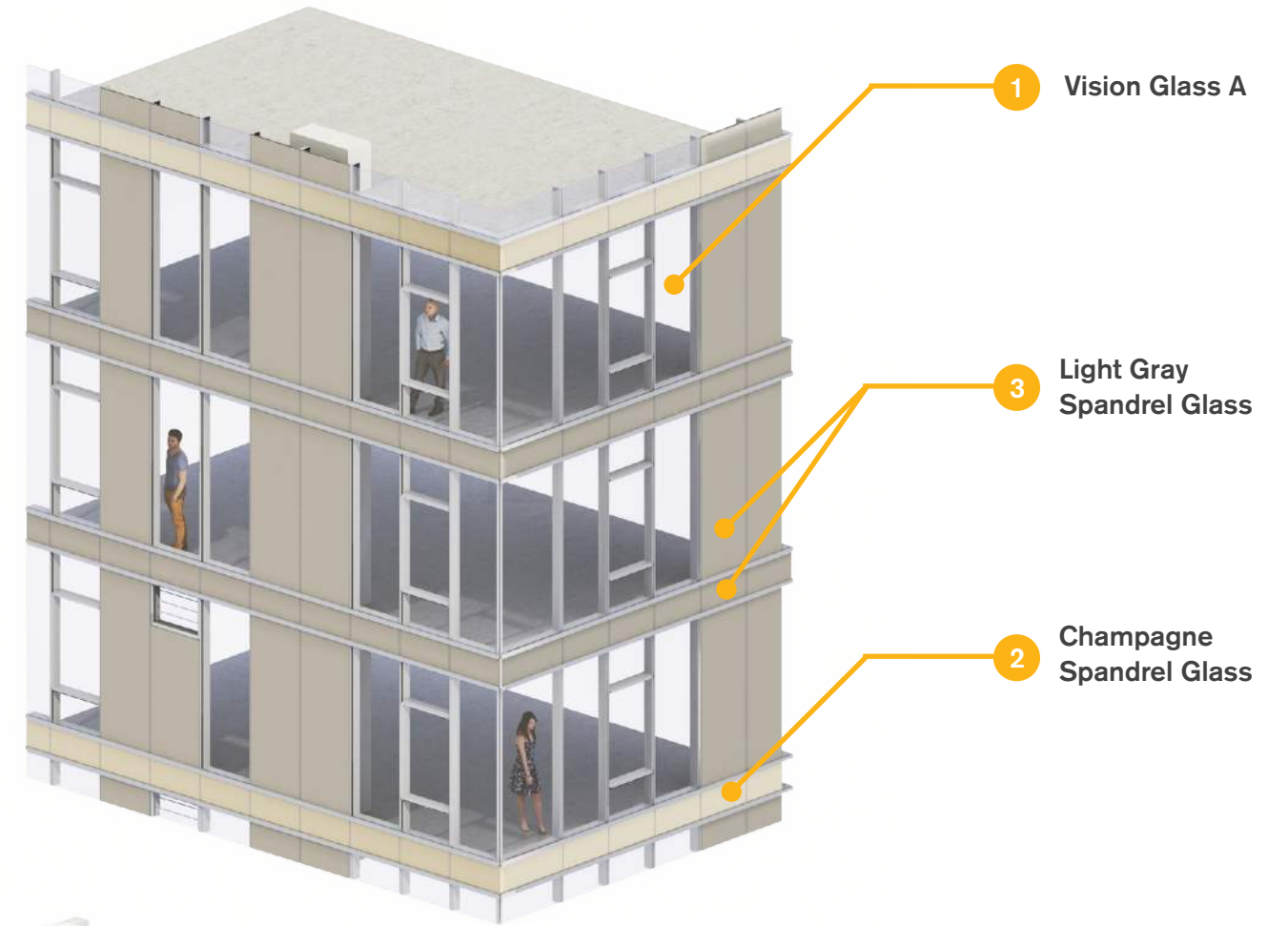
8/
REPRESENTATIVE
PROJECTS



Detail at Transparent Slabs



Detail at Horizontal Bands



Proposed/ Material Palette

1/
PROJECT
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DESIGN
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BUILDING
DESIGN

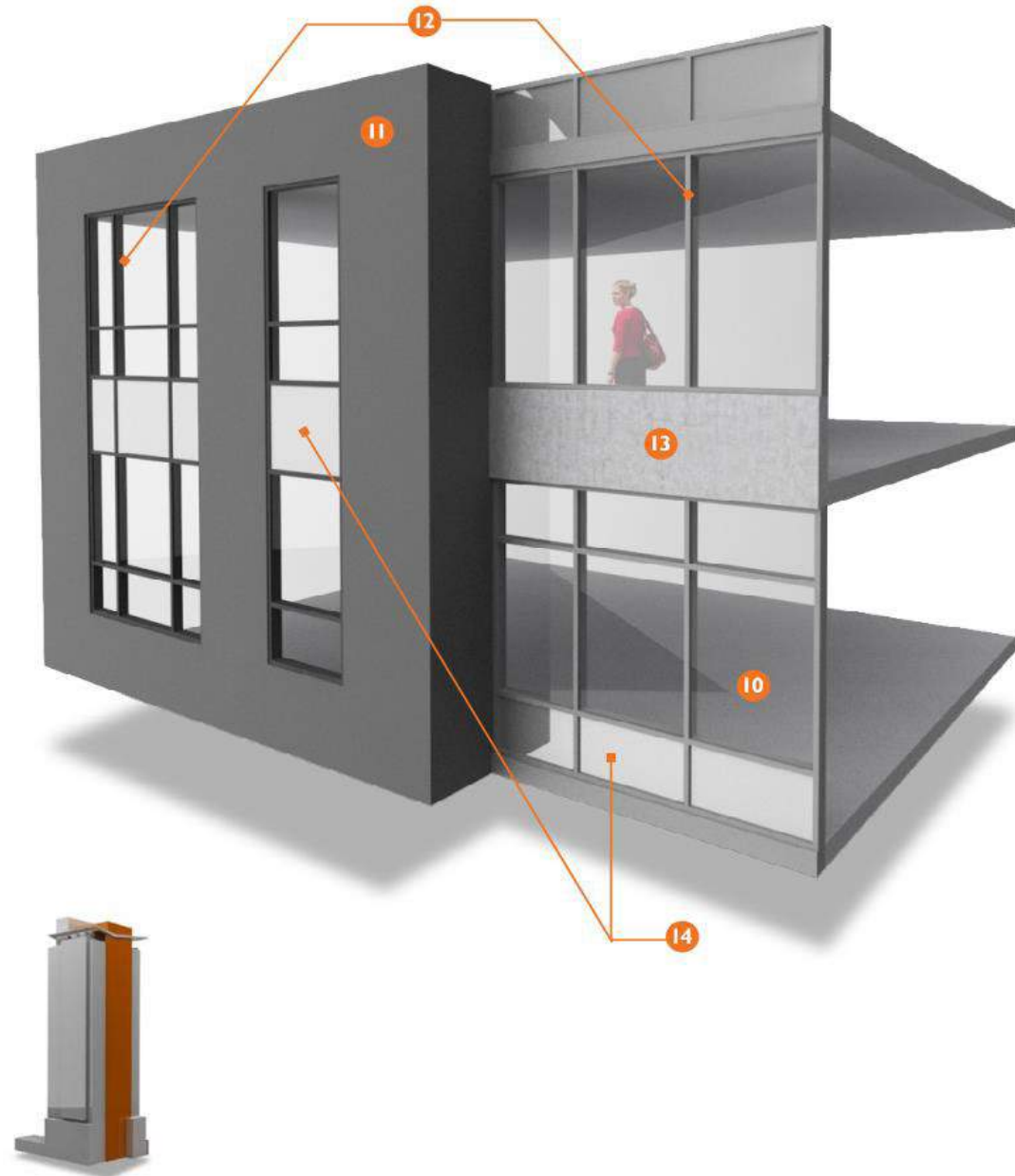
5/
STREETSCAPE

6/
DEPARTURES

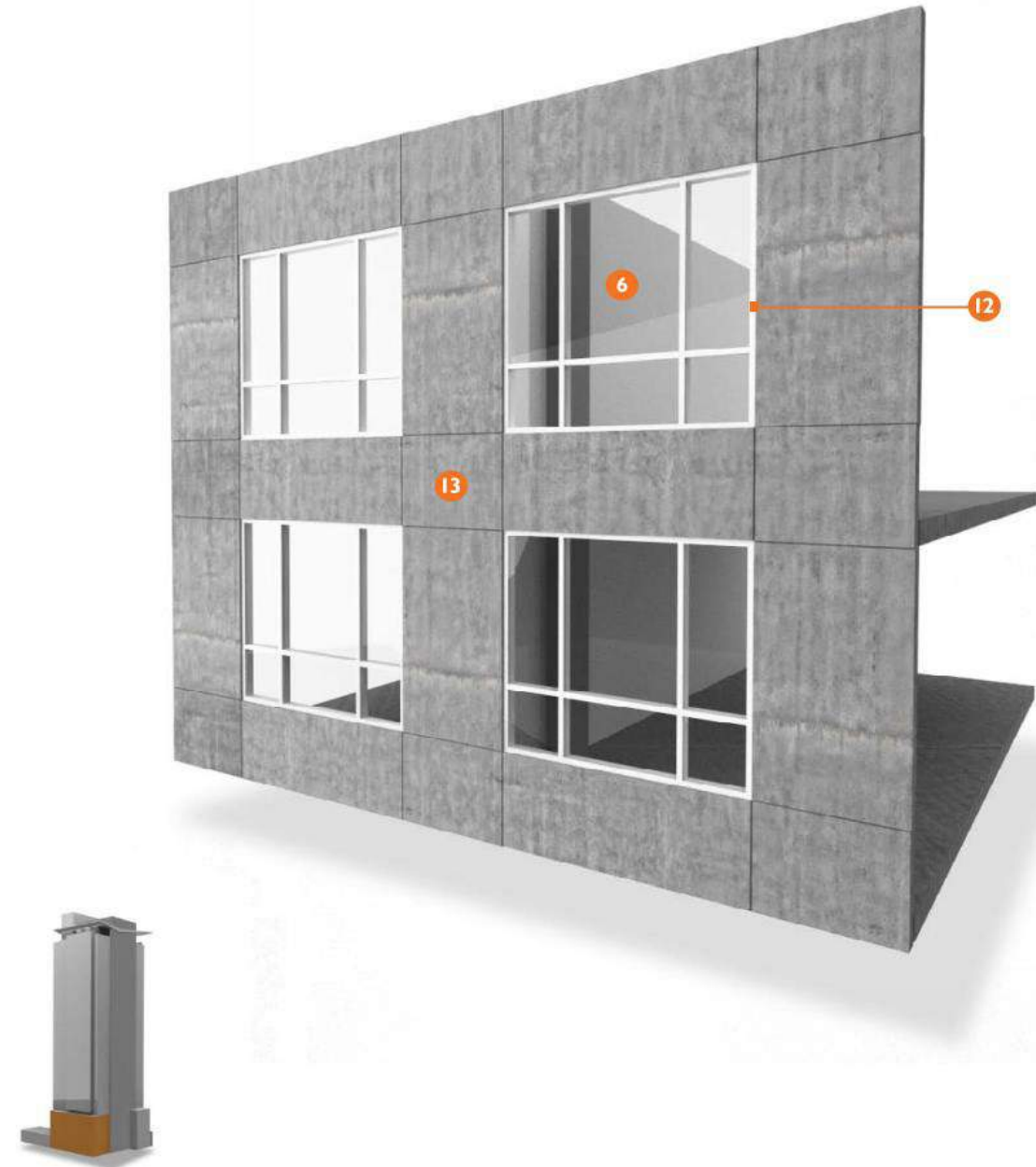
7/
RESPONSES
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DETAIL C



DETAIL D



Previously Approved/ Material Palette

Image courtesy of Weber Thompson

1/
PROJECT
HISTORY

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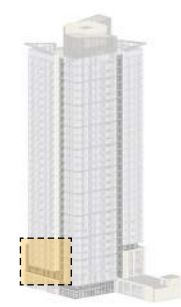
4/
BUILDING
DESIGN

5/
STREETSCAPE

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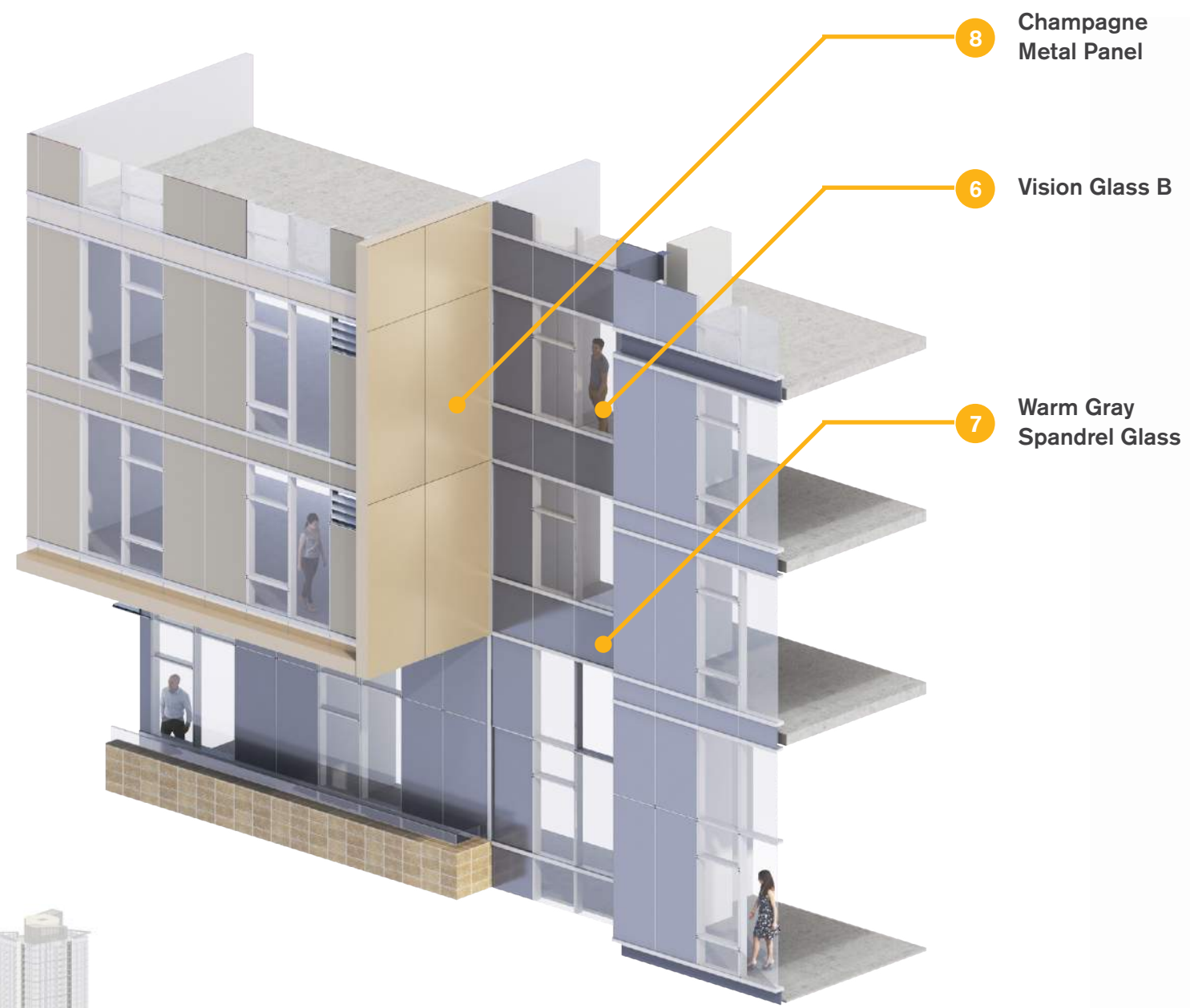
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RESPONSES
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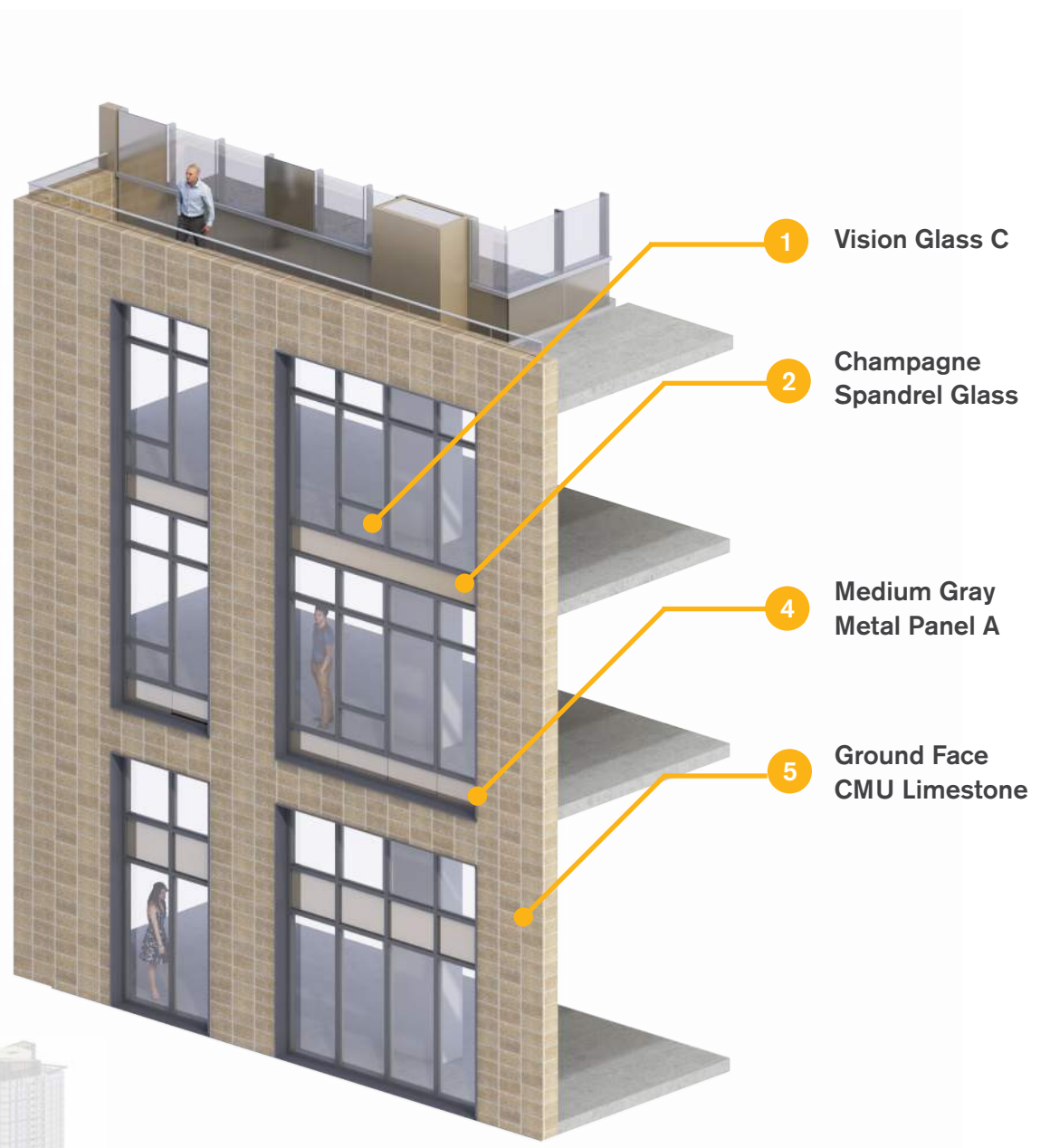


Detail at Recessed Gasket

Proposed/ Material Palette



Detail at Podium Base



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Previously Approved/ Ground Level

Image courtesy of Weber Thompson

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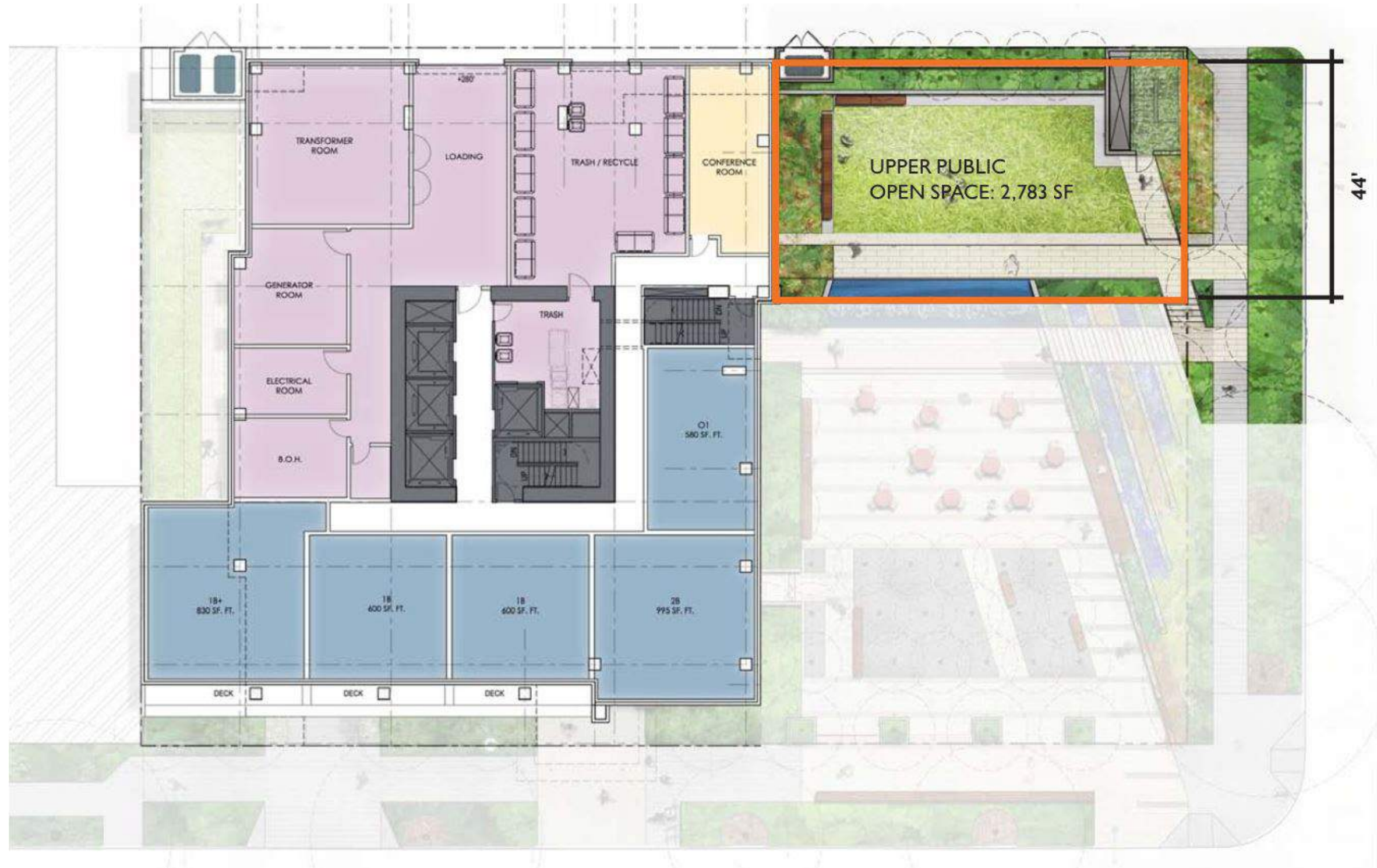


Proposed/ Ground Level

The proposed design minimally reduces the setback from the property line in order to create a masonry expression that compliments the adjacent buildings on First Hill.

Open Park Space area and design remain the same as original.

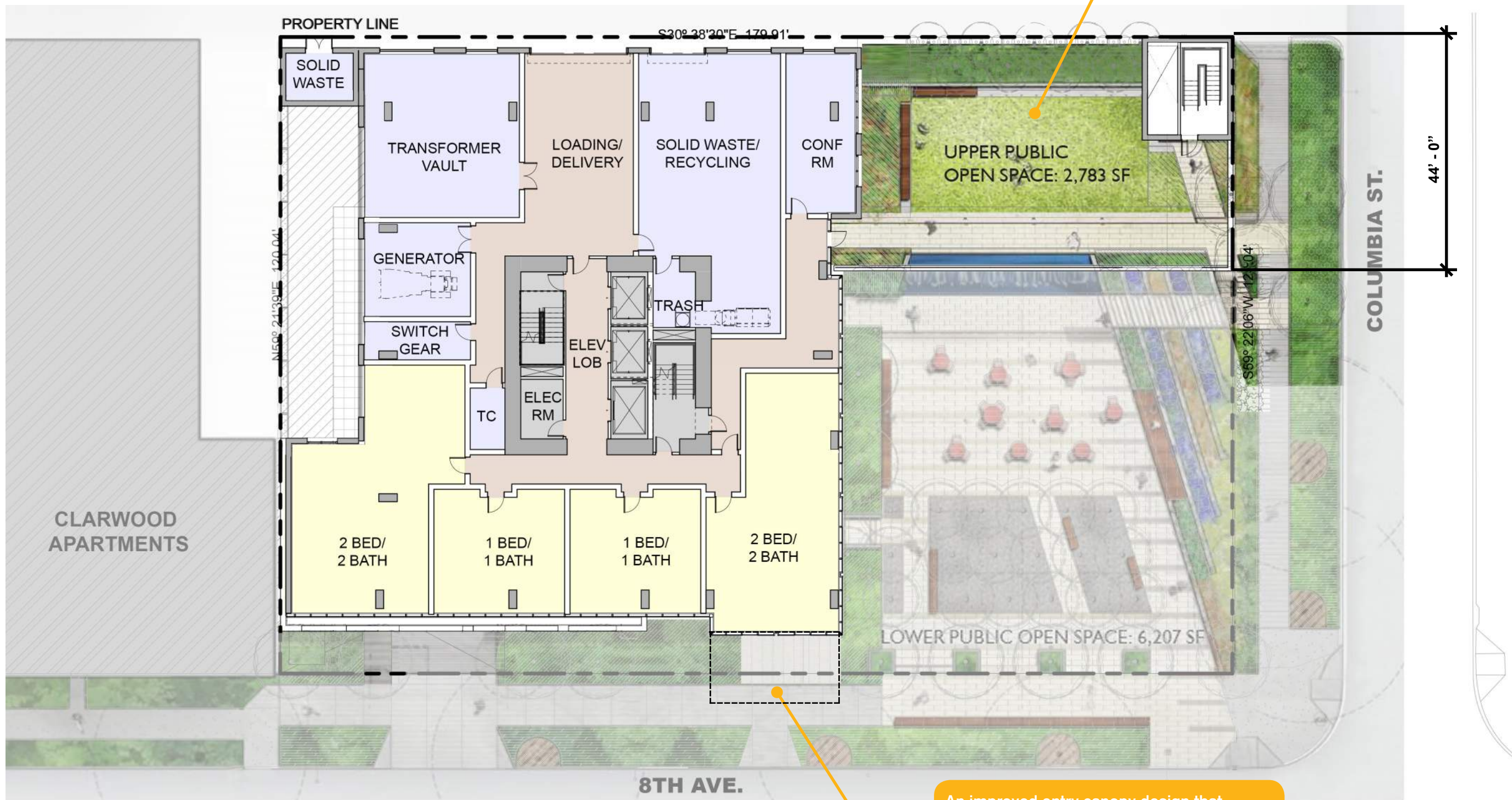
- 1/ PROJECT HISTORY
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- 4/ BUILDING DESIGN
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- 6/ DEPARTURES
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Previously Approved/ Second Level

Image courtesy of Weber Thompson

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- 2/ SITE CONTEXT
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Open Park Space area same as original.

An improved entry canopy design that extends the detail at the base of the tower clearly articulates the building entry.

Proposed/ Second Level

1/
PROJECT
HISTORY

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DESIGN
OBJECTIVES

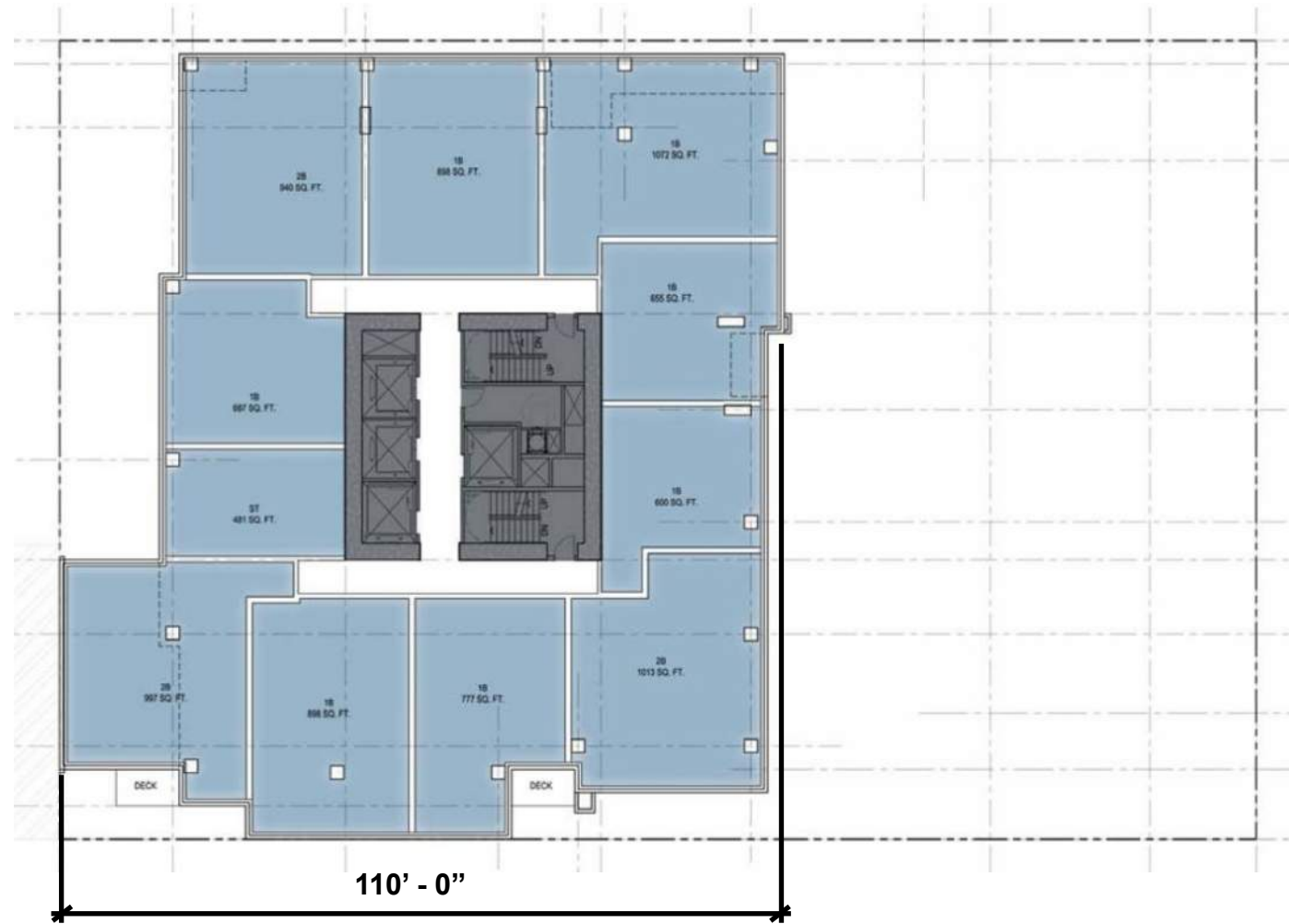
4/
BUILDING
DESIGN

5/
STREETSCAPE

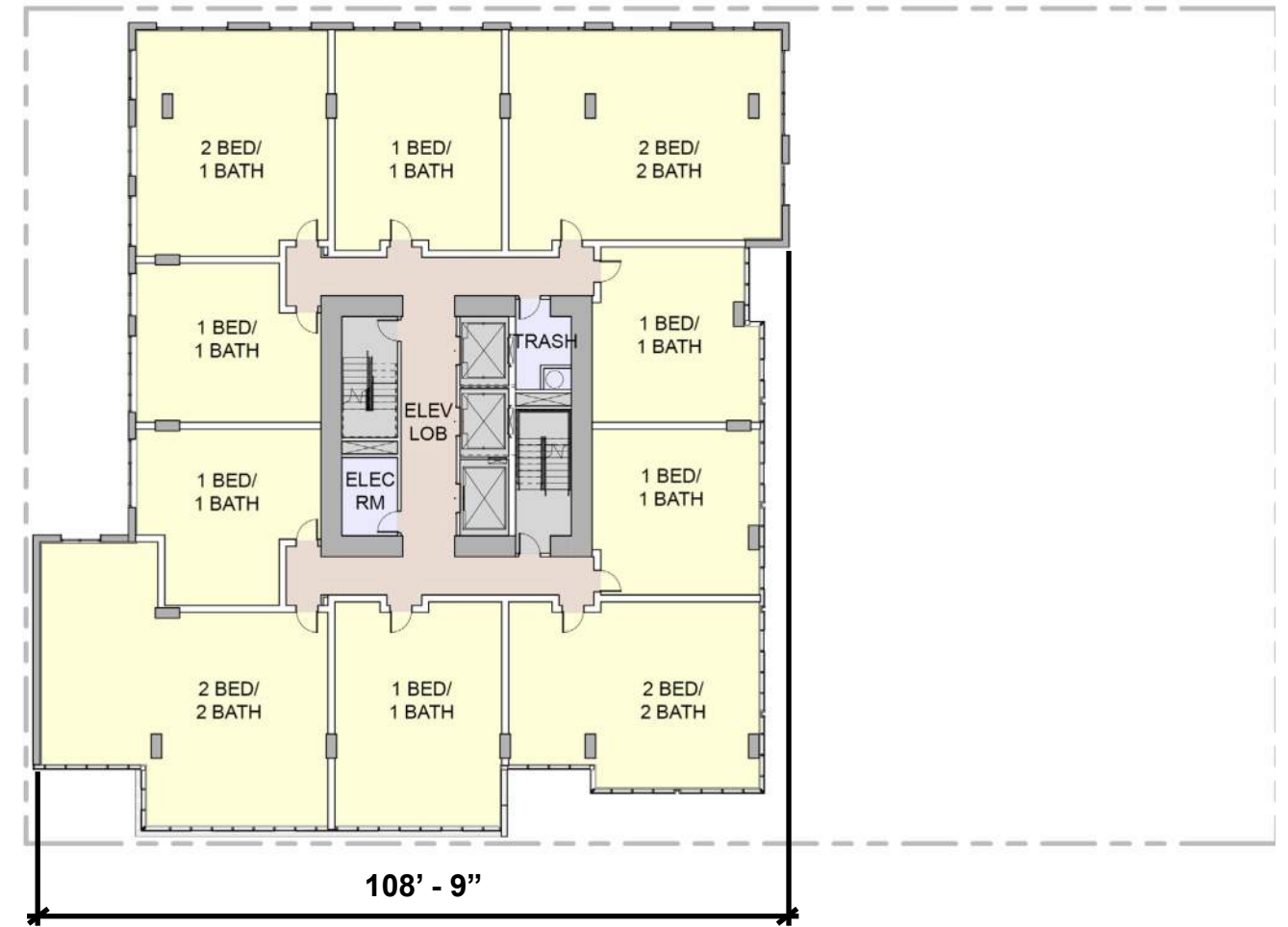
6/
DEPARTURES

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RESPONSES
TO DESIGN
GUIDELINES

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REPRESENTATIVE
PROJECTS



Previously Approved
Image courtesy of Weber Thompson



Proposed

Third + Fourth Level

1/
PROJECT
HISTORY

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SITE CONTEXT

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DESIGN
OBJECTIVES

4/
BUILDING
DESIGN

5/
STREETSCAPE

6/
DEPARTURES

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RESPONSES
TO DESIGN
GUIDELINES

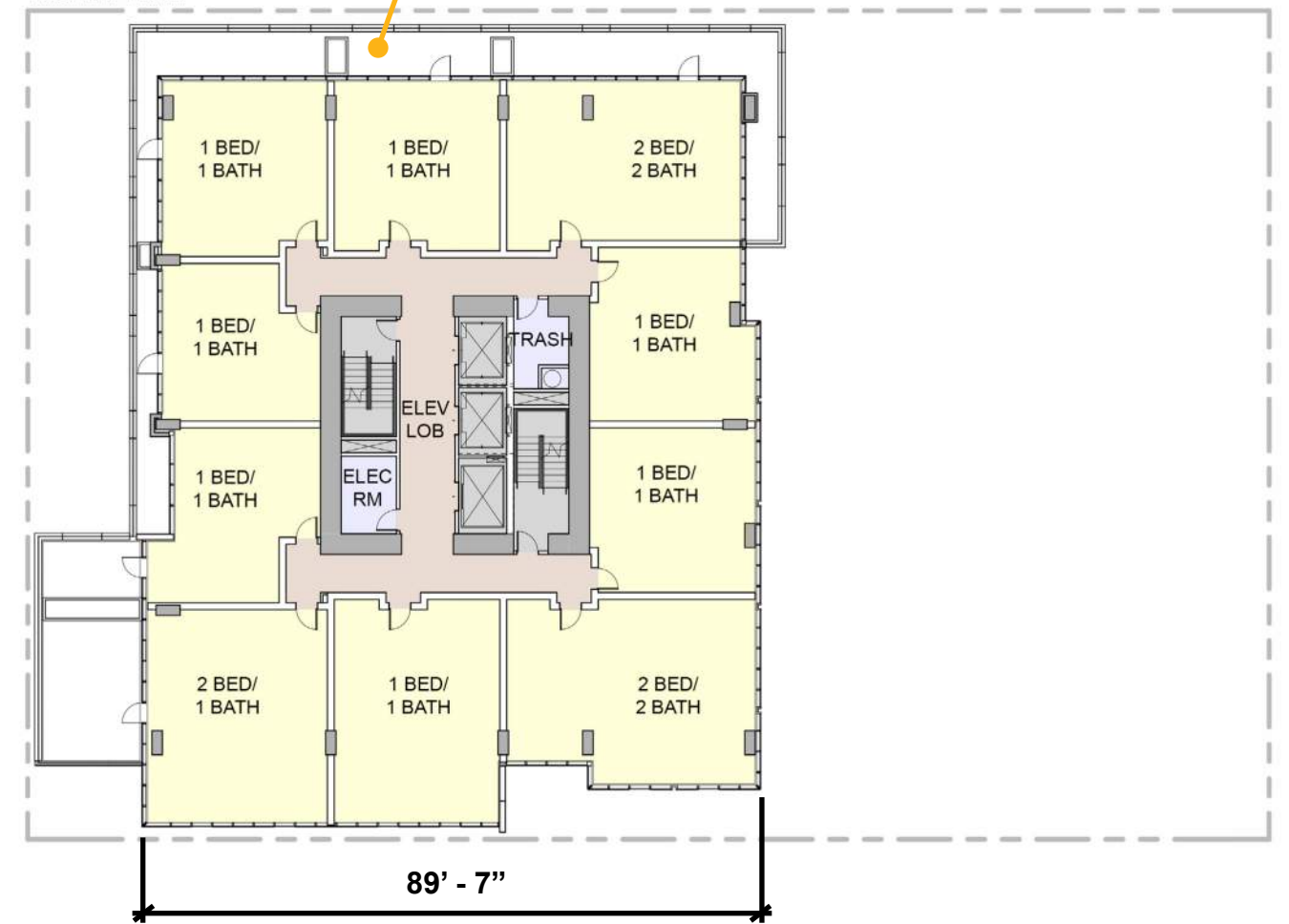
8/
REPRESENTATIVE
PROJECTS



Previously Approved
Image courtesy of Weber Thompson

Fifth Level

The proposed design creates horizontal relief in the overall bulk of the building by articulating a strong masonry base and allowing for exterior balconies that relate to the adjacent site lines.



Proposed

1/
PROJECT
HISTORY

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SITE CONTEXT

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DESIGN
OBJECTIVES

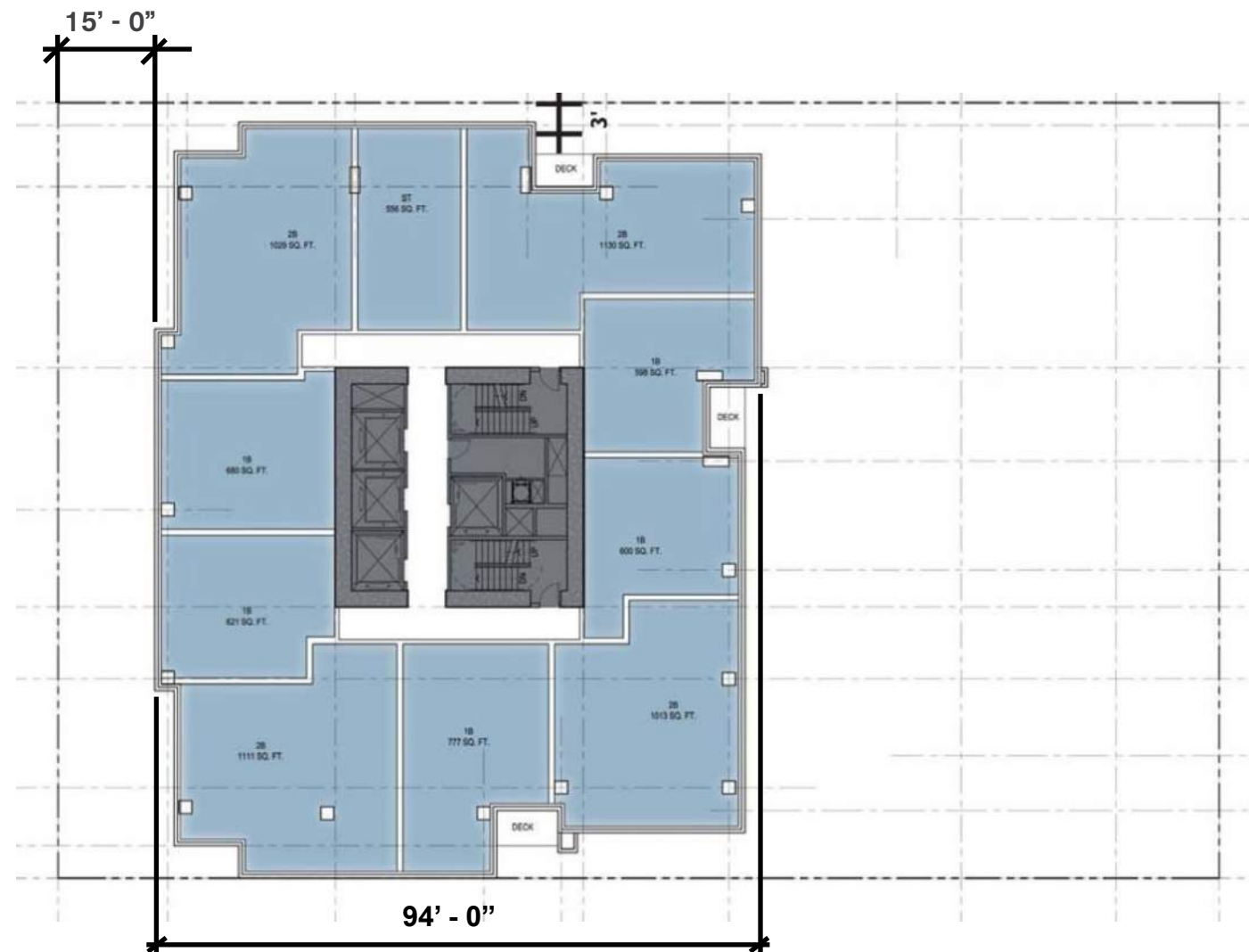
4/
BUILDING
DESIGN

5/
STREETSCAPE

6/
DEPARTURES

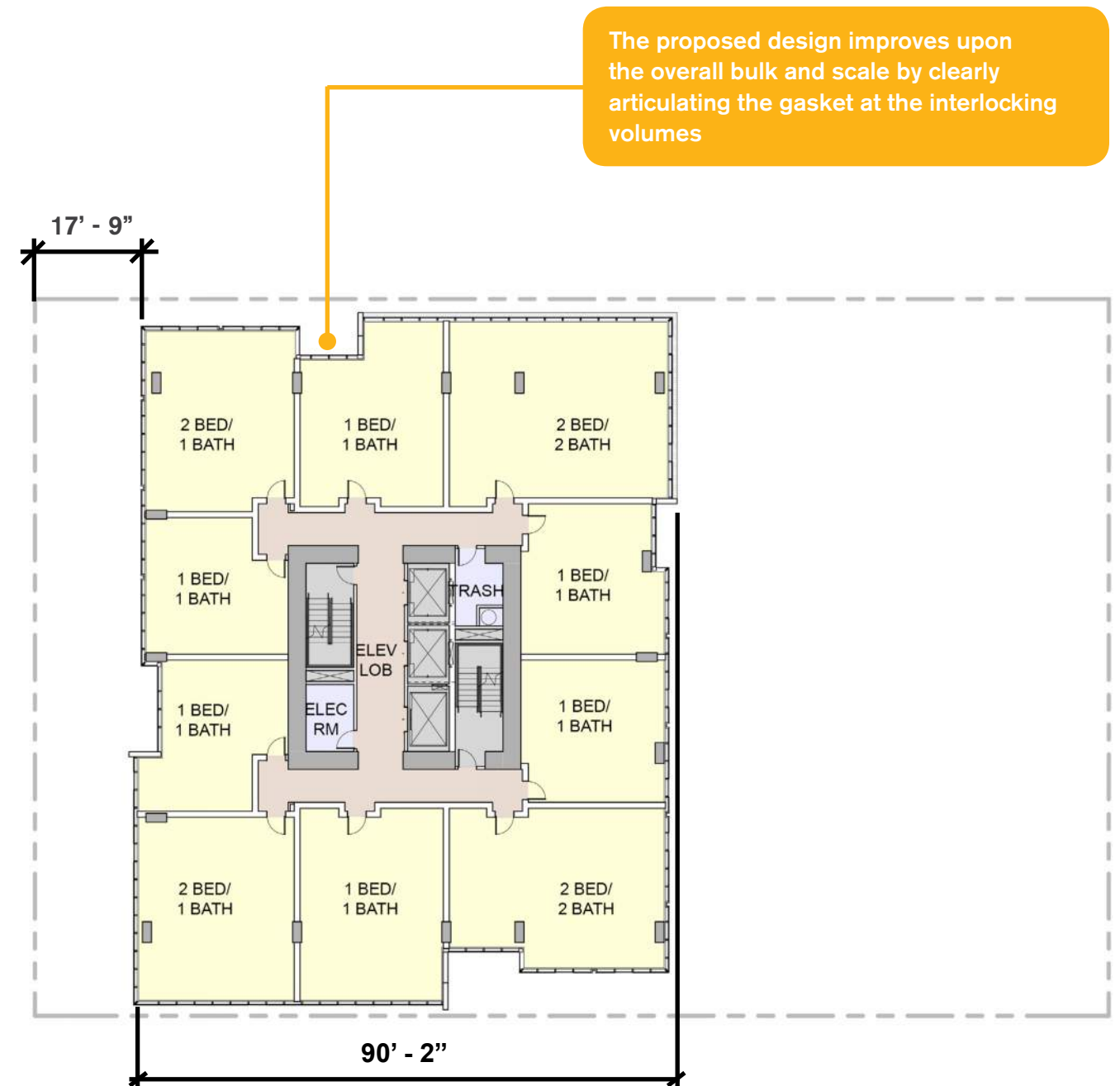
7/
RESPONSES
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REPRESENTATIVE
PROJECTS



Previously Approved

Image courtesy of Weber Thompson



Proposed

The proposed design improves upon the overall bulk and scale by clearly articulating the gasket at the interlocking volumes

Decreasing the overall dimension in the NS direction reduces scale and bulk of the building and creates a more vertical emphasis at the corners

Sixth Level - Typical Residential Level

1/
PROJECT
HISTORY

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SITE CONTEXT

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DESIGN
OBJECTIVES

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BUILDING
DESIGN

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STREETScape

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DEPARTURES

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RESPONSES
TO DESIGN
GUIDELINES

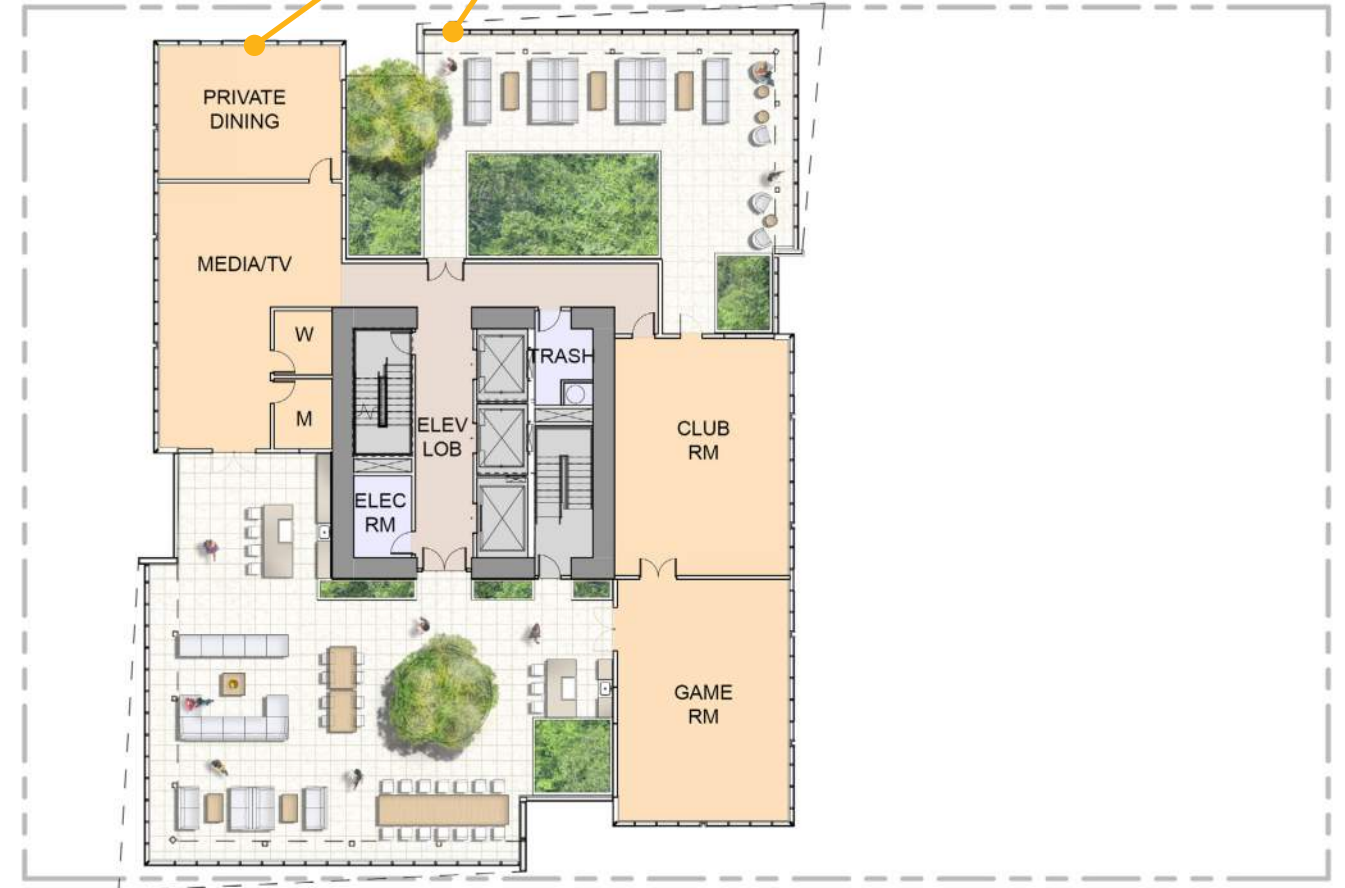
8/
REPRESENTATIVE
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Previously Approved
Image courtesy of Weber Thompson

Roof Level

The location of interior and exterior spaces improves the design by defining various orientational relationship to the surrounding site; this allows for better view vantages.



Proposed

1/
PROJECT
HISTORY

2/
SITE CONTEXT

3/
DESIGN
OBJECTIVES

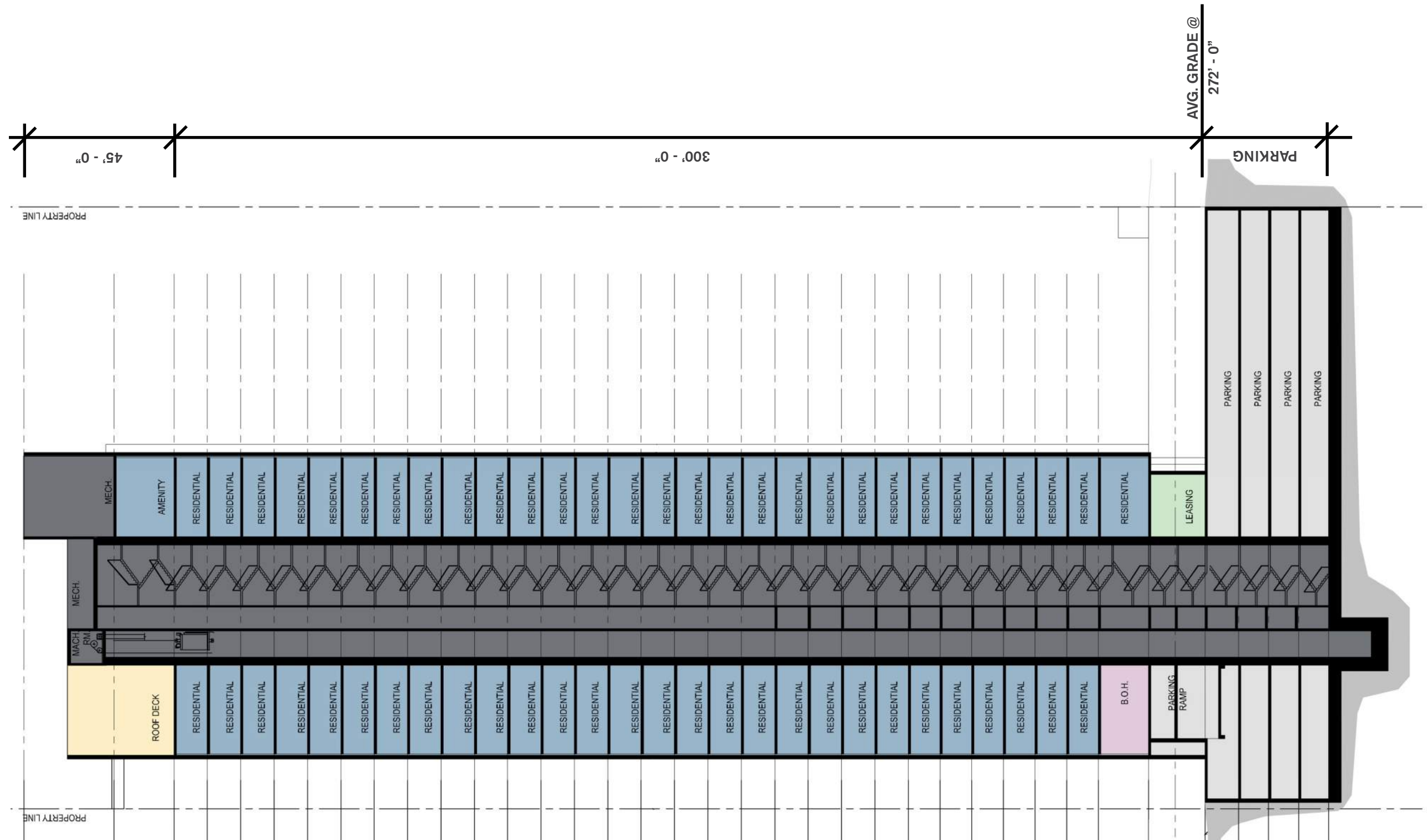
4/
BUILDING
DESIGN

5/
STREETSCAPE

6/
DEPARTURES

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TO DESIGN
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REPRESENTATIVE
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Previously Approved/ Building Section

Image courtesy of Weber Thompson

1/
PROJECT
HISTORY

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SITE CONTEXT

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DESIGN
OBJECTIVES

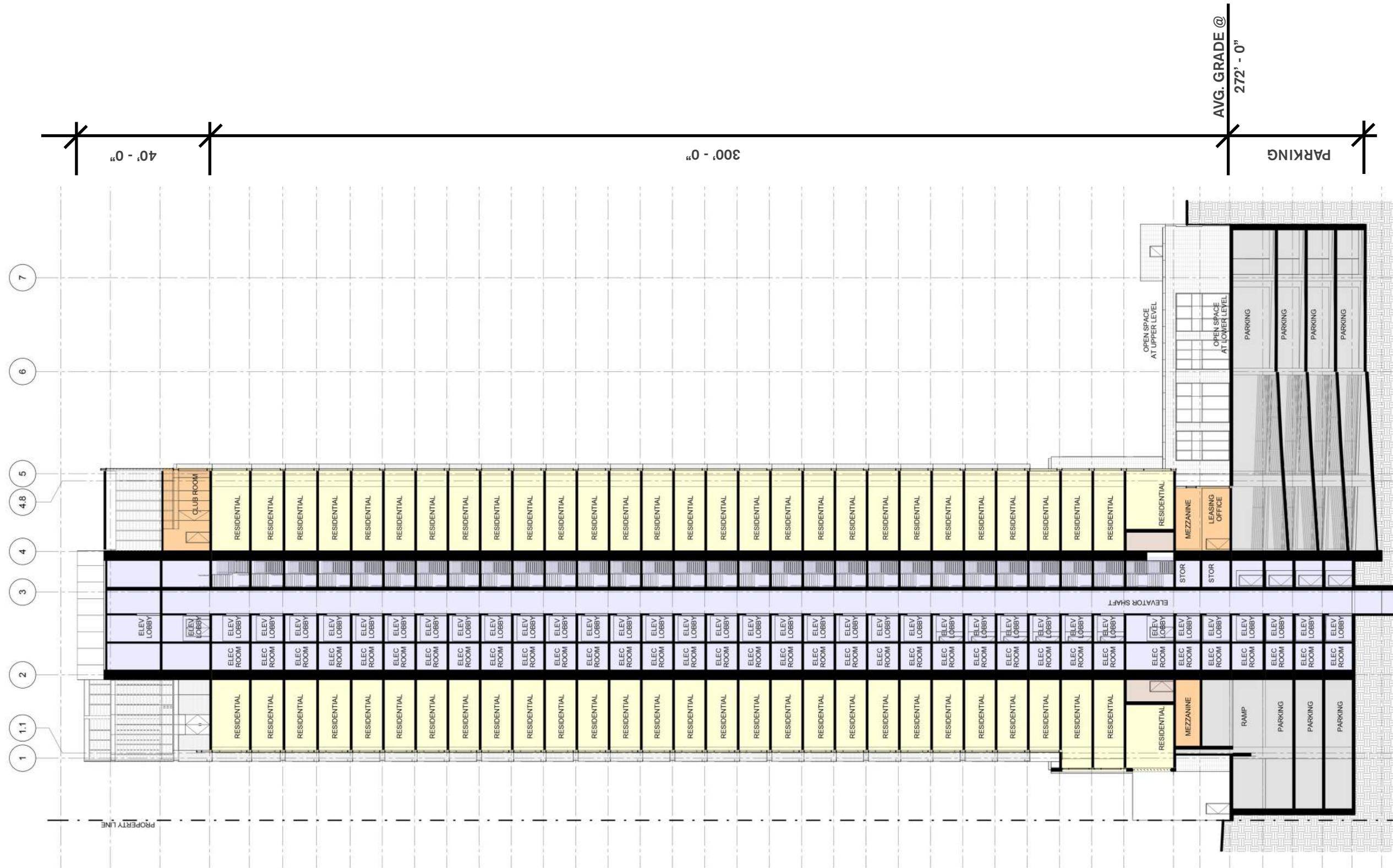
4/
BUILDING
DESIGN

5/
STREETScape

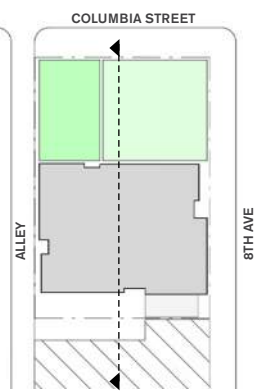
6/
DEPARTURES

7/
RESPONSES
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REPRESENTATIVE
PROJECTS



Overall building height is reduced by 5 ft



Proposed/ Building Section

5/ STREETScape

1/
PROJECT
HISTORY

2/
SITE CONTEXT

3/
DESIGN
OBJECTIVES

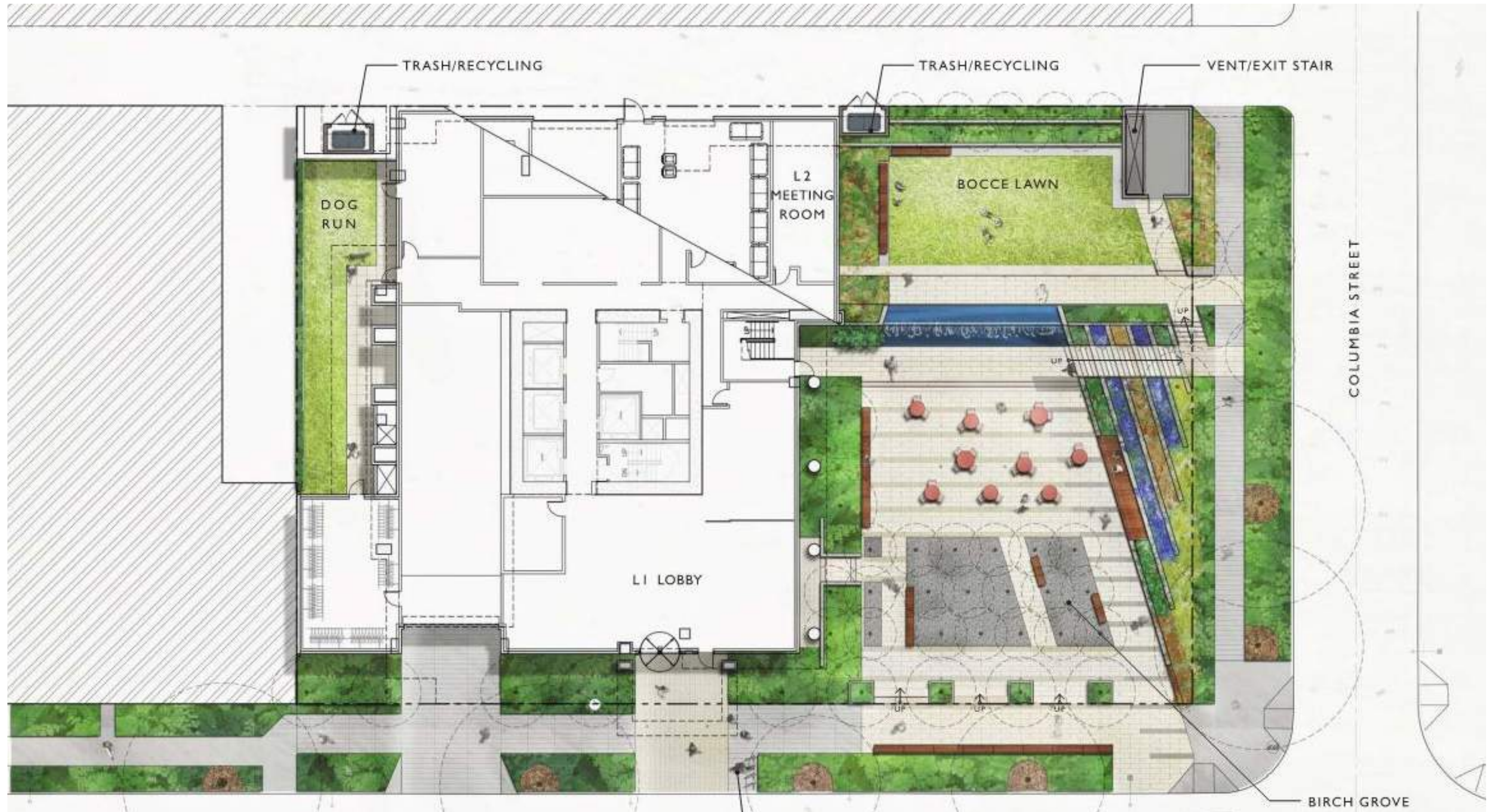
4/
BUILDING
DESIGN

5/
STREETScape

6/
DEPARTURES

7/
RESPONSES
TO DESIGN
GUIDELINES

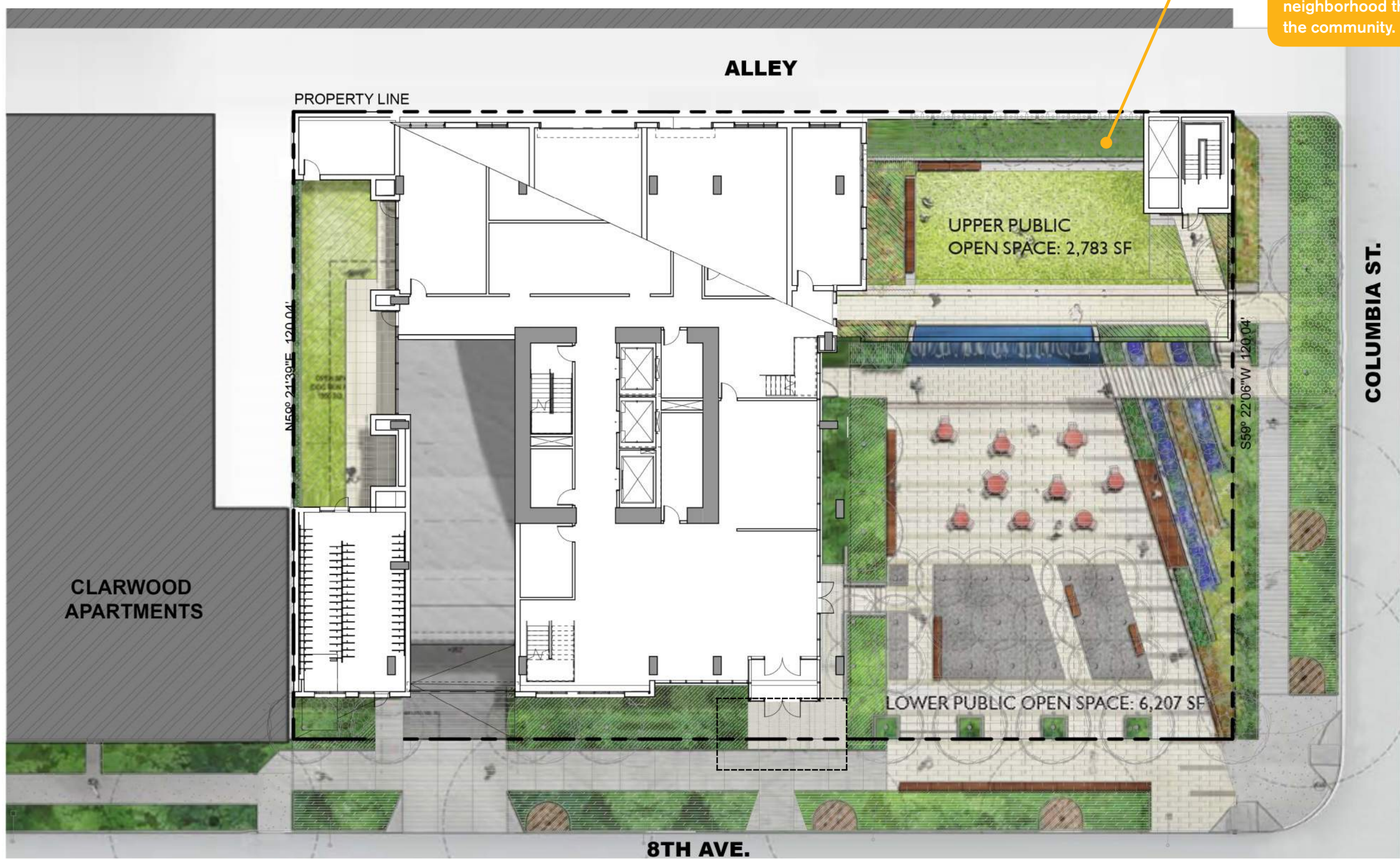
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REPRESENTATIVE
PROJECTS



Previously Approved/ Landscape Plan

Image courtesy of Weber Thompson

- 1/ PROJECT HISTORY
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- 6/ DEPARTURES
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The originally approved Open Space Park adds an extraordinary amenity to the neighborhood that is highly supported by the community.

Proposed/ Landscape Plan

1/
PROJECT
HISTORY

2/
SITE CONTEXT

3/
DESIGN
OBJECTIVES

4/
BUILDING
DESIGN

5/
STREETSCAPE

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DEPARTURES

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8/
REPRESENTATIVE
PROJECTS



Previously Approved/ Roof Landscape Plan

Image courtesy of Weber Thompson

1/
PROJECT
HISTORY

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SITE CONTEXT

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OBJECTIVES

4/
BUILDING
DESIGN

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STREETSCAPE

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DEPARTURES

7/
RESPONSES
TO DESIGN
GUIDELINES



The location of interior and exterior spaces improves the design by defining various orientational relationship to the surrounding site; this allows for better view vantages.

Proposed/ Roof Landscape Plan

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Previously Approved/ Landscape Aerial

Image courtesy of Weber Thompson

1/
PROJECT
HISTORY

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DESIGN
OBJECTIVES

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The masonry material of the podium floors provide a richness in detail with punched openings at a pedestrian scale.

The originally approved Open Space Park adds an extraordinary amenity to the neighborhood that is highly supported by the community.

An improved entry canopy design that extends the detail at the base of the tower clearly articulates the building entry.

Proposed/ Landscape Aerial

1/
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DEPARTURES

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RESPONSES
TO DESIGN
GUIDELINES

8/
REPRESENTATIVE
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Previously Approved/ Landscape Perspective

Image courtesy of Weber Thompson

1/
PROJECT
HISTORY

2/
SITE CONTEXT

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OBJECTIVES

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BUILDING
DESIGN

5/
STREETSCAPE

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DEPARTURES

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Proposed/ Landscape Perspective

1/
PROJECT
HISTORY

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PROJECTS



Previously Approved/ Landscape Perspective

Image courtesy of Weber Thompson

1/
PROJECT
HISTORY

2/
SITE CONTEXT

3/
DESIGN
OBJECTIVES

4/
BUILDING
DESIGN

5/
STREETScape

6/
DEPARTURES

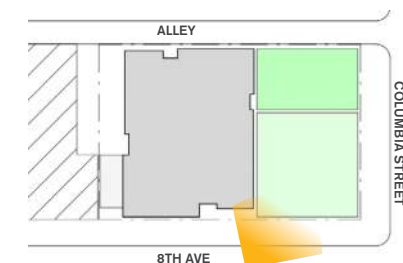
7/
RESPONSES
TO DESIGN
GUIDELINES

8/
REPRESENTATIVE
PROJECTS



Previously Approved/ Landscape Perspective

Image courtesy of Weber Thompson



1/
PROJECT
HISTORY

2/
SITE CONTEXT

3/
DESIGN
OBJECTIVES

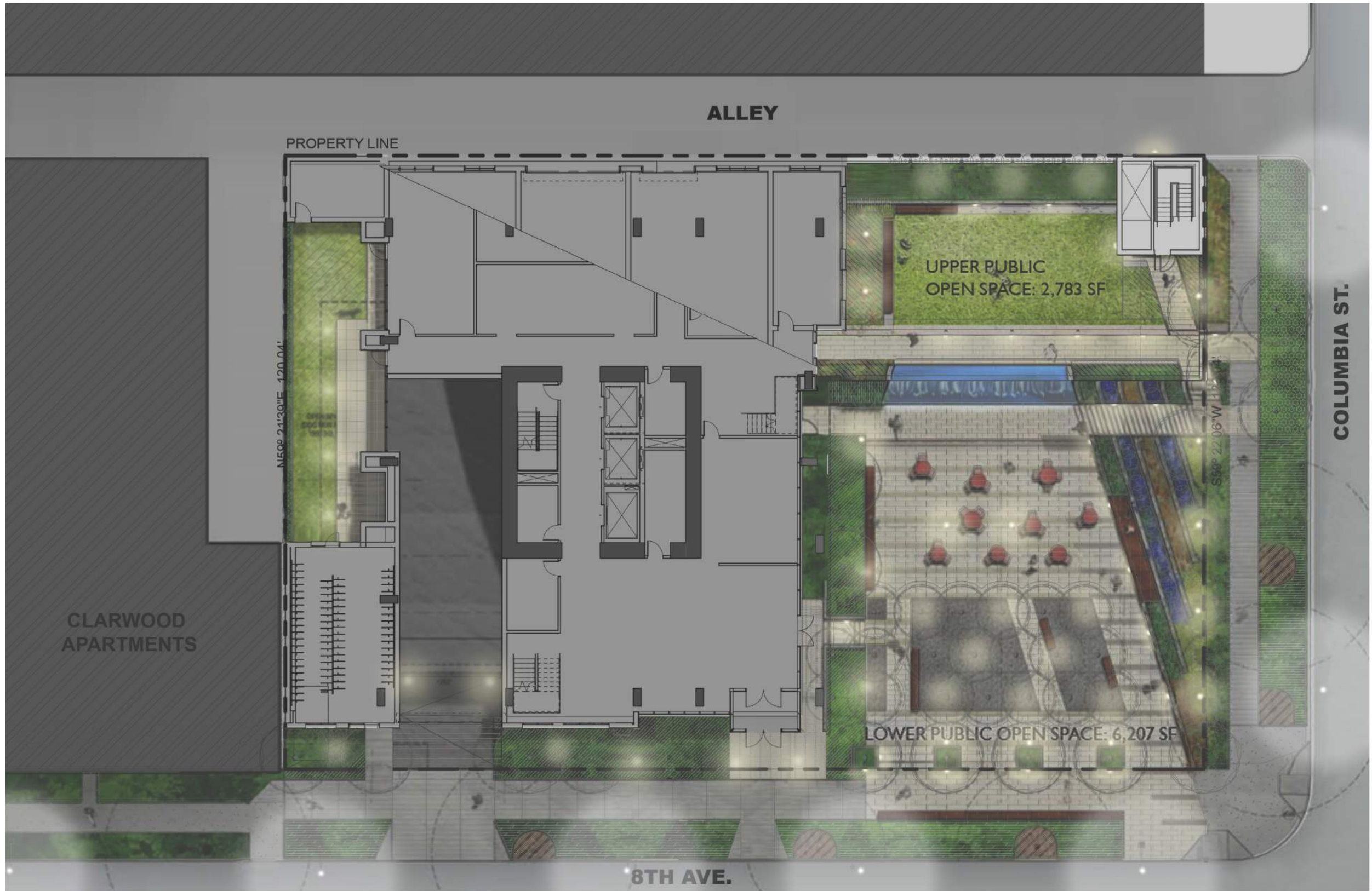
4/
BUILDING
DESIGN

5/
STREETSCAPE

6/
DEPARTURES

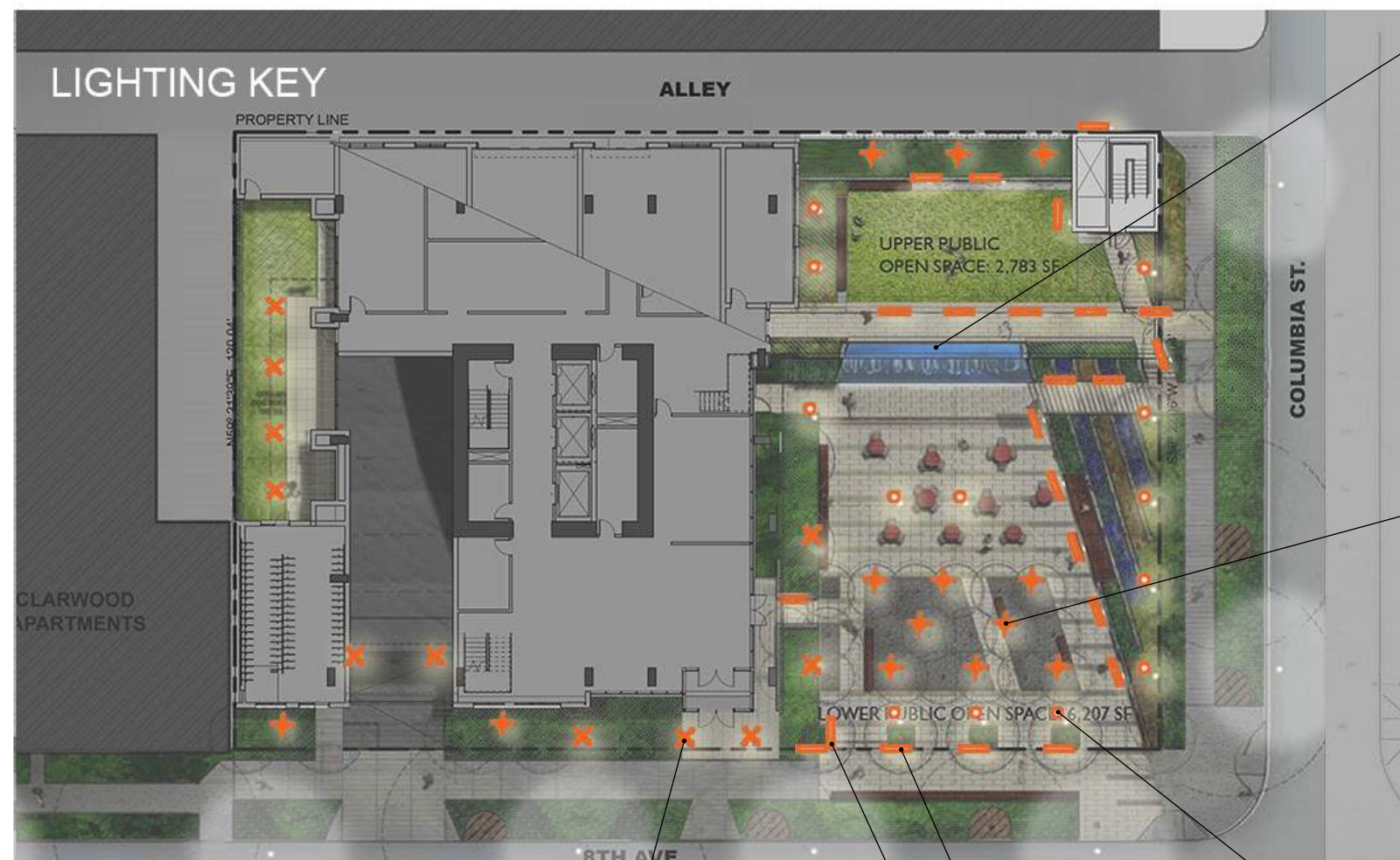
7/
RESPONSES
TO DESIGN
GUIDELINES

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REPRESENTATIVE
PROJECTS



Proposed/ Landscape Lighting

- 1/ PROJECT HISTORY
- 2/ SITE CONTEXT
- 3/ DESIGN OBJECTIVES
- 4/ BUILDING DESIGN
- 5/ STREETScape
- 6/ DEPARTURES
- 7/ RESPONSES TO DESIGN GUIDELINES
- 8/ RE PR



WATER FEATURE LIGHTING



+ TREE LIGHT - 2 OPTIONS



o LIGHT POLES



BENCH LIGHTING

- STEP LIGHT



x BUILDING DOWNLIGHT - 1 OPTION



Proposed/ Landscape Lighting

1/
PROJECT
HISTORY

White or Paper Birch
Betula papyrifera



2/
SITE
CONTEXT

3/
DESIGN
OBJECTIVES

4/
BUILDING
DESIGN

5/
STREETSCAPE

6/
DEPARTURES

7/
RESPONSES
TO DESIGN
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PROJECTS



Honey Locust
Gleditsia triacanthos



Plant Palette - Trees

Image courtesy of Weber Thompson

1/
PROJECT
HISTORY

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OBJECTIVES

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BUILDING
DESIGN

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REPRESENTATIVE
PROJECTS

Columnar English Oak
Quercus robur 'Fastigiata'



Stewartia
Stewartia pseudocamellia



Plant Palette - Trees

Image courtesy of Weber Thompson

Dappled Willow
Salix integra 'Hakuro-nishiki'



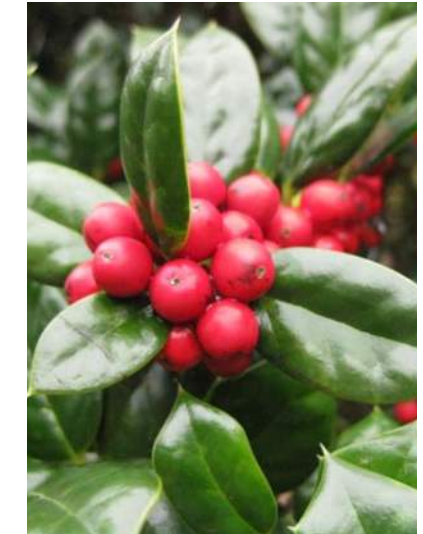
Carpet Roses
Rosa 'Flower Carpet'



Endless Summer Hydrangea
Hydrangea macrophylla 'Bailmer'



Dwarf Burford's Holly
Ilex cornuta 'Burfordii nana'



Silverleaf Dogwood
Cornus alba 'Elegantissima'



Reeves Skimmia
Skimmia reevesiana



Plant Palette - Shrubs

Image courtesy of Weber Thompson

1/
PROJECT
HISTORY

2/
SITE CONTEXT

3/
DESIGN
OBJECTIVES

4/
BUILDING
DESIGN

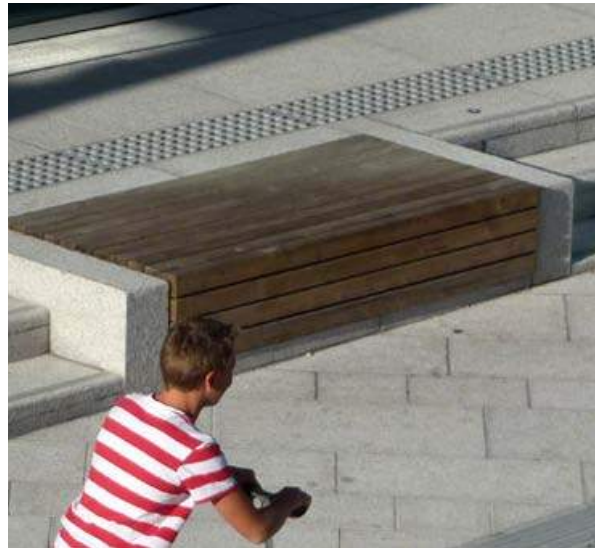
5/
STREETSCAPE

6/
DEPARTURES

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RESPONSES
TO DESIGN
GUIDELINES

8/
REPRESENTATIVE
PROJECTS

Site Furniture



Paving Materials



Hardscape Materials

Image courtesy of Weber Thompson

6/ DEPARTURES

1/
PROJECT
HISTORY

2/
SITE CONTEXT

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DESIGN
OBJECTIVES

4/
BUILDING
DESIGN

5/
STREETSCAPE

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DEPARTURES

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RESPONSES
TO DESIGN
GUIDELINES

8/
REPRESENTATIVE
PROJECTS

DEVELOPMENT STANDARDS

SMC23.45.518
HR SETBACKS

PRESCRIPTIVE

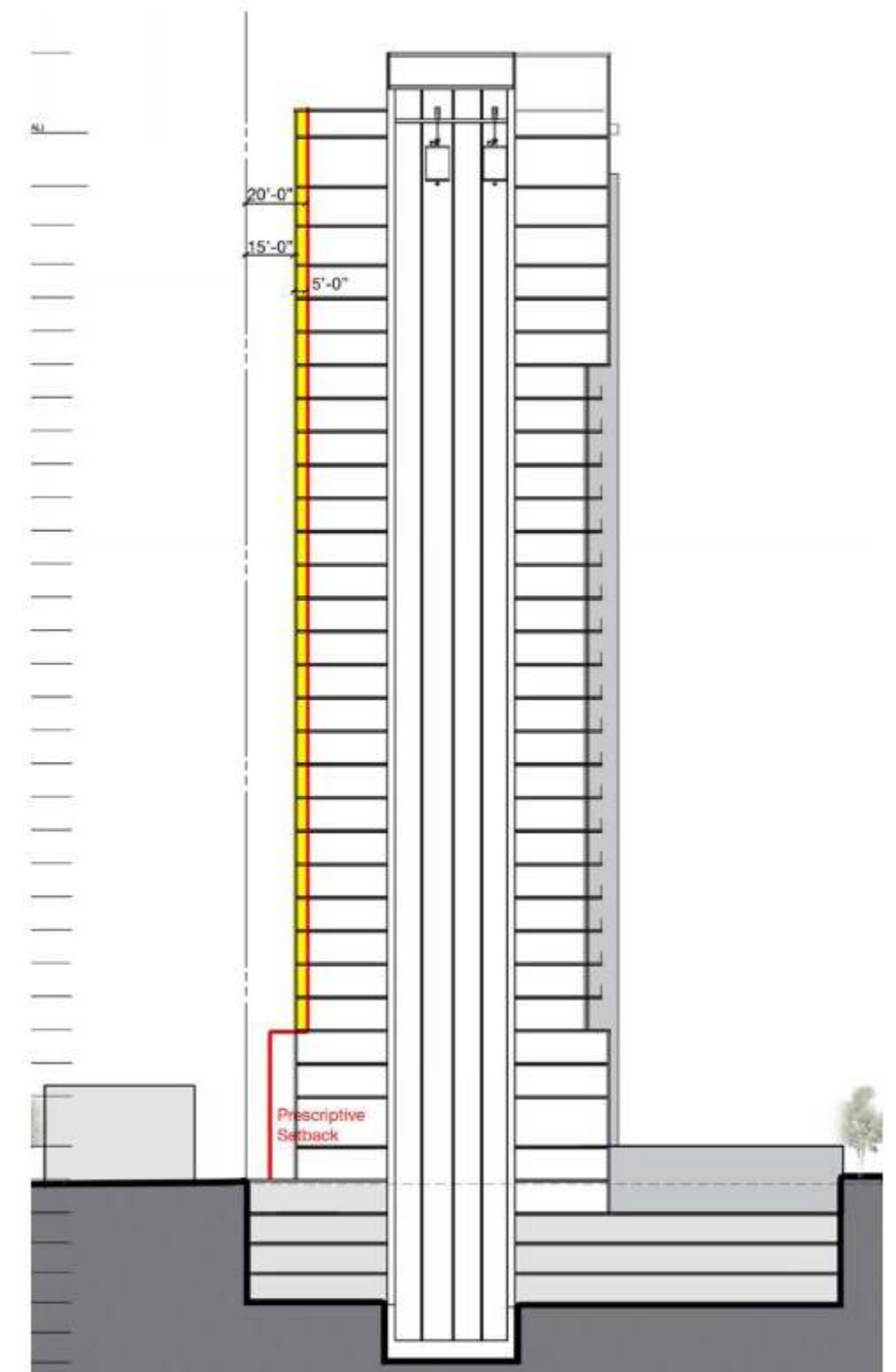
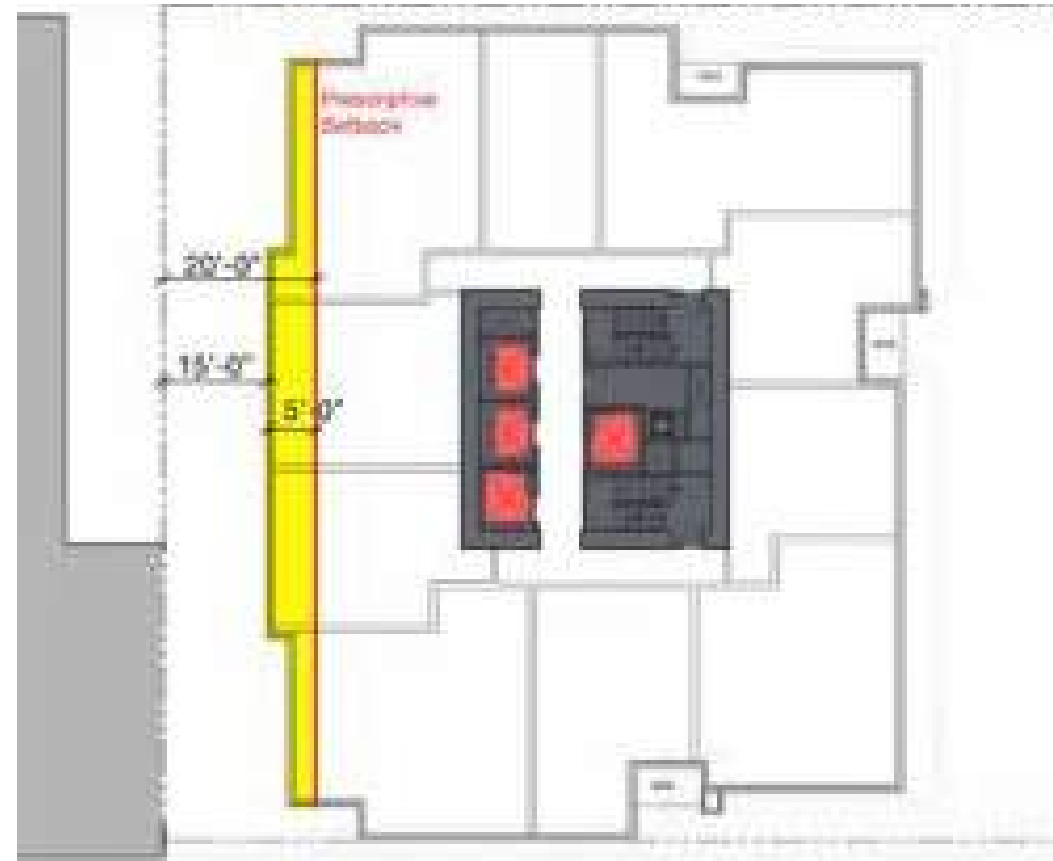
At lot lines abutting neither a street nor alley: Portions above 45': 20' minimum setback

PROPOSED

At lot lines abutting neither a street nor alley: Portions above 45': 15' minimum setback

CONSIDERATIONS

This allows for a 5' larger open space. Provides 15' setback below 45' versus the code minimum 5' setback and 7' average



**** All departures were previously approved by DRB; the new design relies on the same rationales and improves conditions.**

Previously Approved/ Departure 1

Image courtesy of Weber Thompson

1/
PROJECT
HISTORY

2/
SITE CONTEXT

3/
DESIGN
OBJECTIVES

4/
BUILDING
DESIGN

5/
STREETSCAPE

6/
DEPARTURES

7/
RESPONSES
TO DESIGN
GUIDELINES

8/
REPRESENTATIVE
PROJECTS

**DEVELOPMENT
STANDARDS**

SMC23.45.518
HR SETBACKS

PRESCRIPTIVE

At lot lines abutting neither a street
nor alley: Portions above 45': 20'
minimum setback

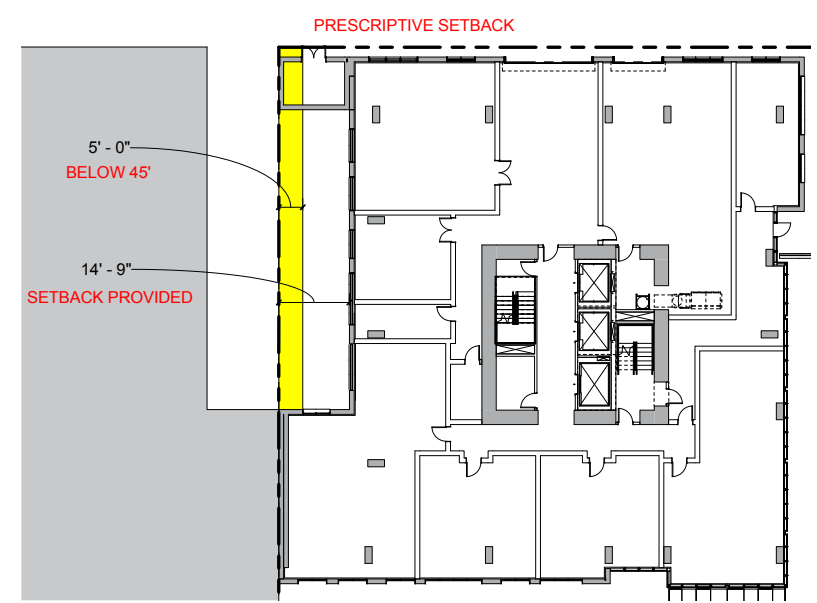
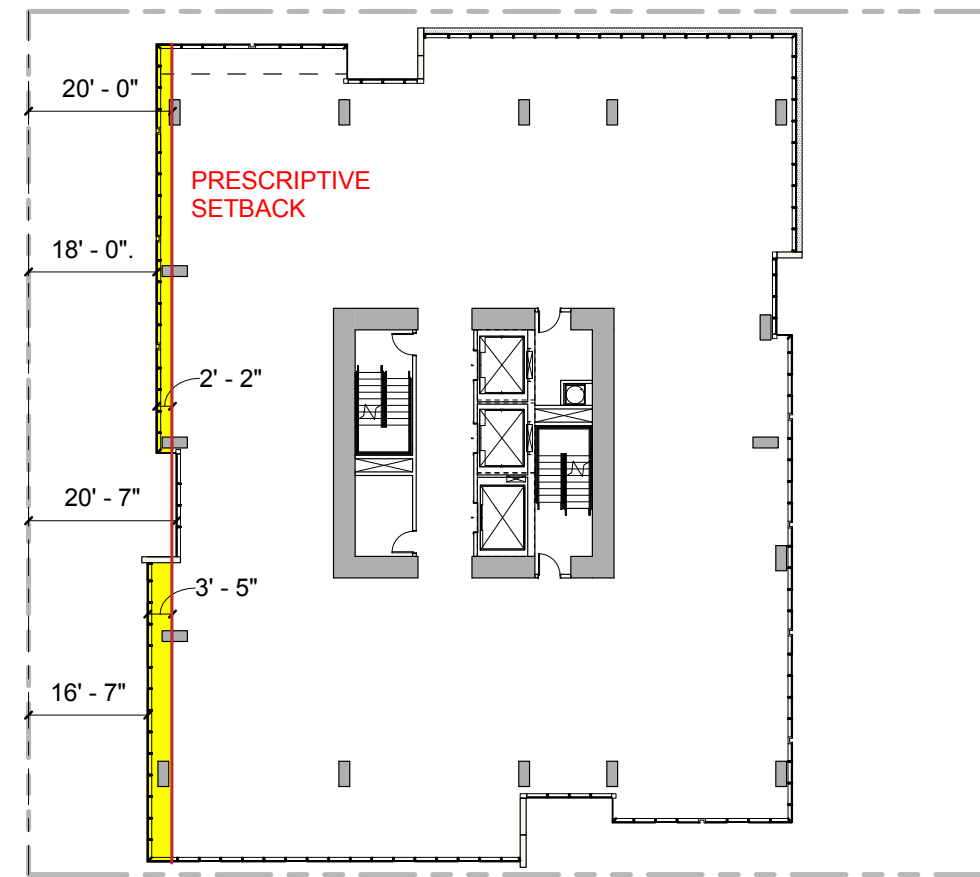
PROPOSED

At lot lines abutting neither a street
nor alley: Portions above 45': 15' - 9"
minimum setback

CONSIDERATIONS

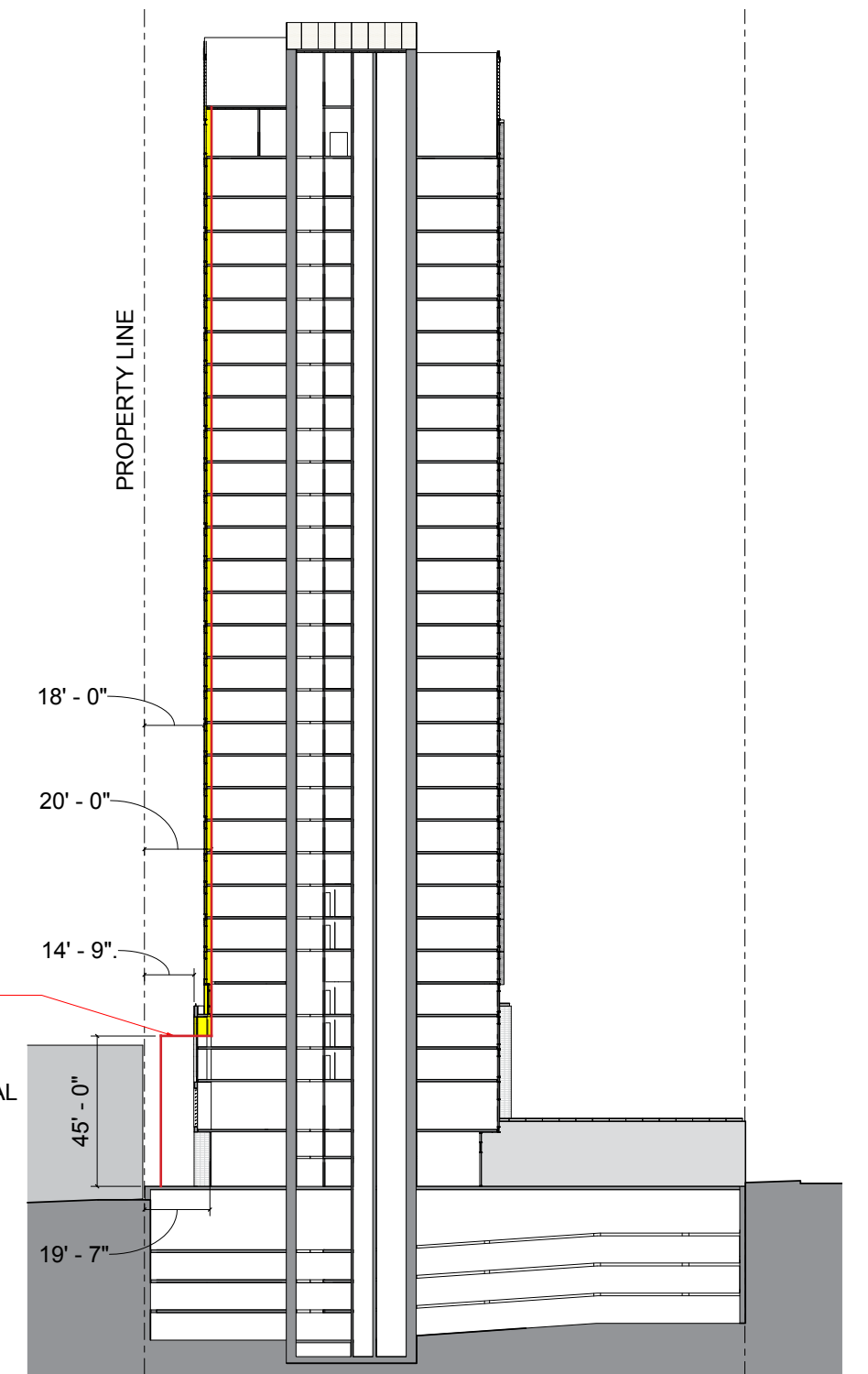
This allows for a 5' larger open
space. Provides 14'-9" setback
below 45' versus the code
minimum 5' setback and
7' average to adjacent site and
private open space

(Refer to Design Guidelines
A-4 and B-1)



*setback below 45' shown to support consideration

**** The proposed design provides more setback than previously approved.**



Proposed/ Departure 1

1/
PROJECT
HISTORY

2/
SITE CONTEXT

3/
DESIGN
OBJECTIVES

4/
BUILDING
DESIGN

5/
STREETScape

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RESPONSES
TO DESIGN
GUIDELINES

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REPRESENTATIVE
PROJECTS

**DEVELOPMENT
STANDARDS**

SMC23.45.518
HR SETBACKS

PRESCRIPTIVE

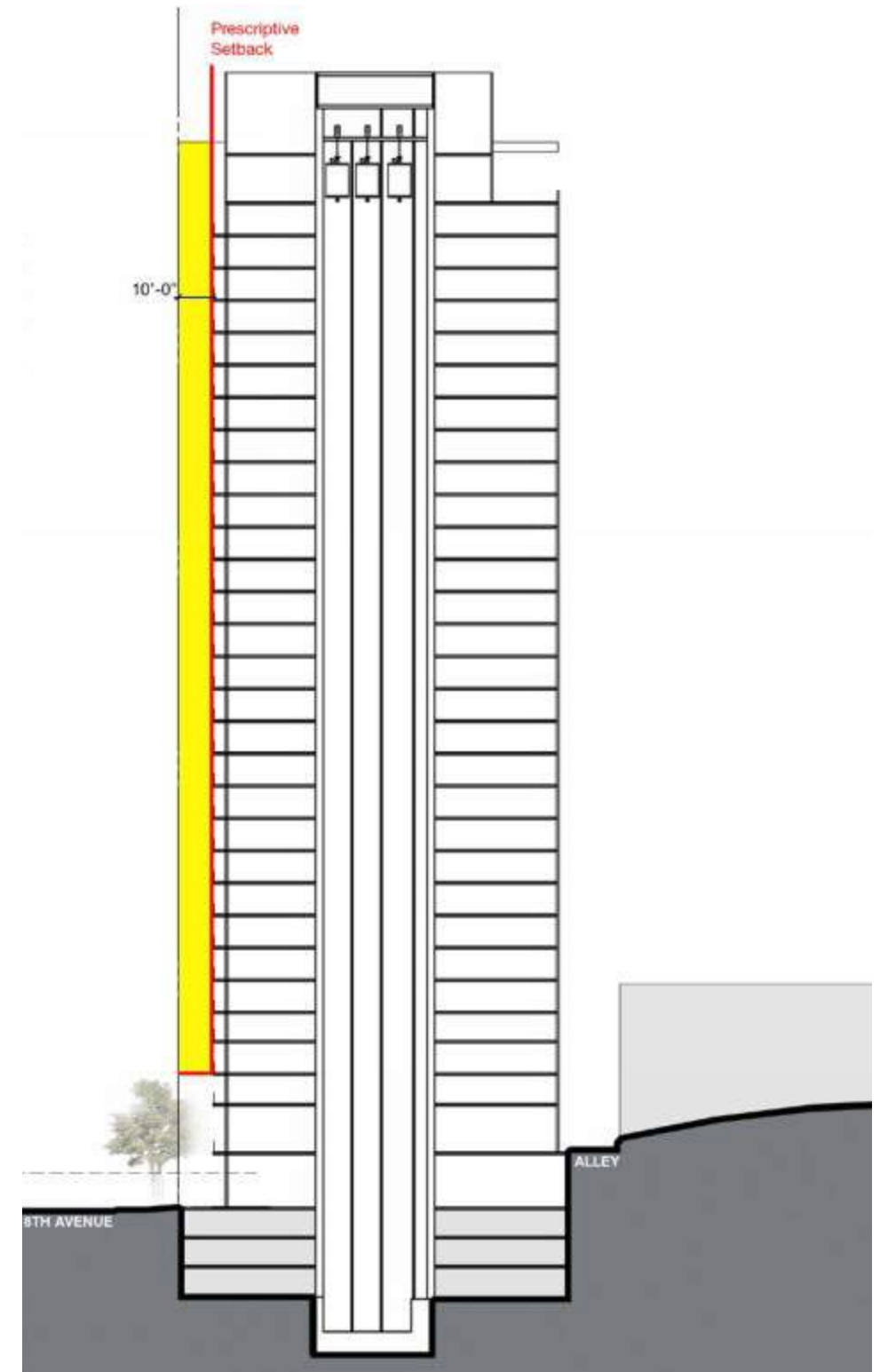
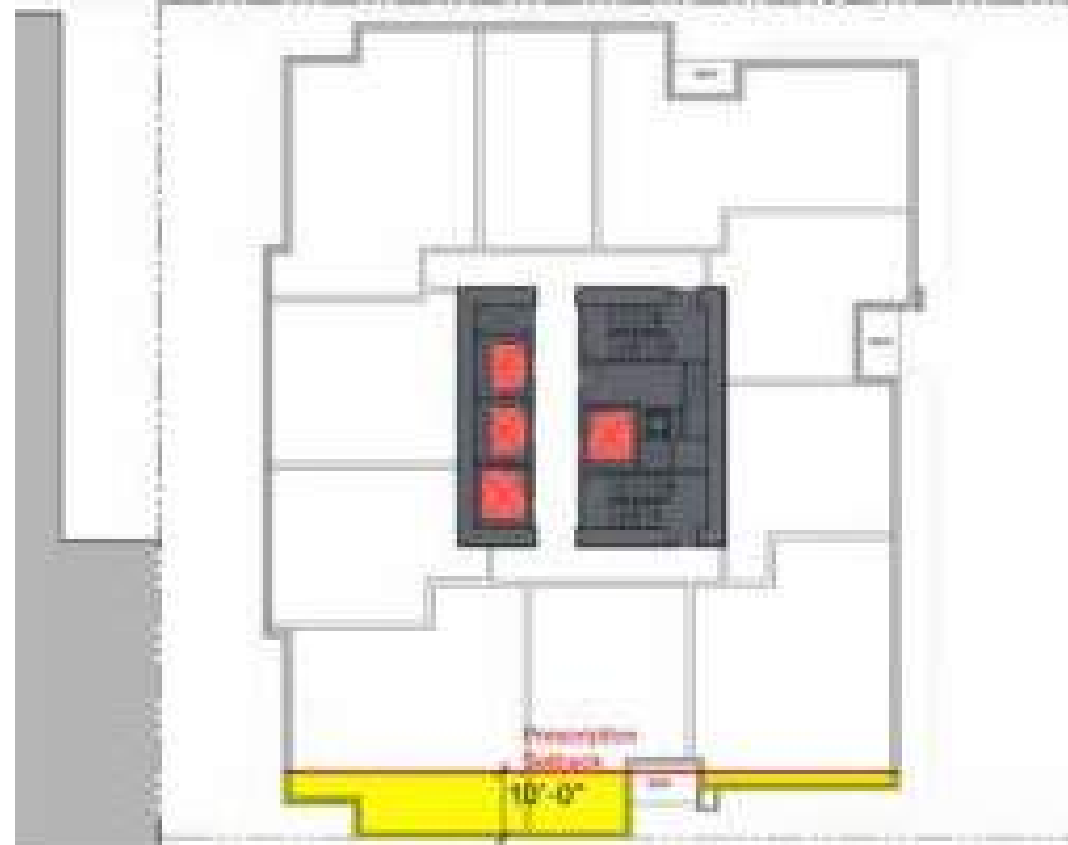
At lot lines abutting the street:
Portions above 45': 10' minimum
setback

PROPOSED

At lot lines abutting the street:
Portions above 45': 0' setback

CONSIDERATIONS

Slenderizes the building in the
North-South direction. This
allows a larger open space on the
Southeast corner of the site



Previously Approved/ Departure 2

Image courtesy of Weber Thompson

1/
PROJECT
HISTORY

2/
SITE CONTEXT

3/
DESIGN
OBJECTIVES

4/
BUILDING
DESIGN

5/
STREETScape

6/
DEPARTURES

7/
RESPONSES
TO DESIGN
GUIDELINES

8/
REPRESENTATIVE
PROJECTS

**DEVELOPMENT
STANDARDS**

SMC23.45.518
HR SETBACKS

PRESCRIPTIVE

At lot lines abutting the street:
Portions above 45': 10' minimum
setback

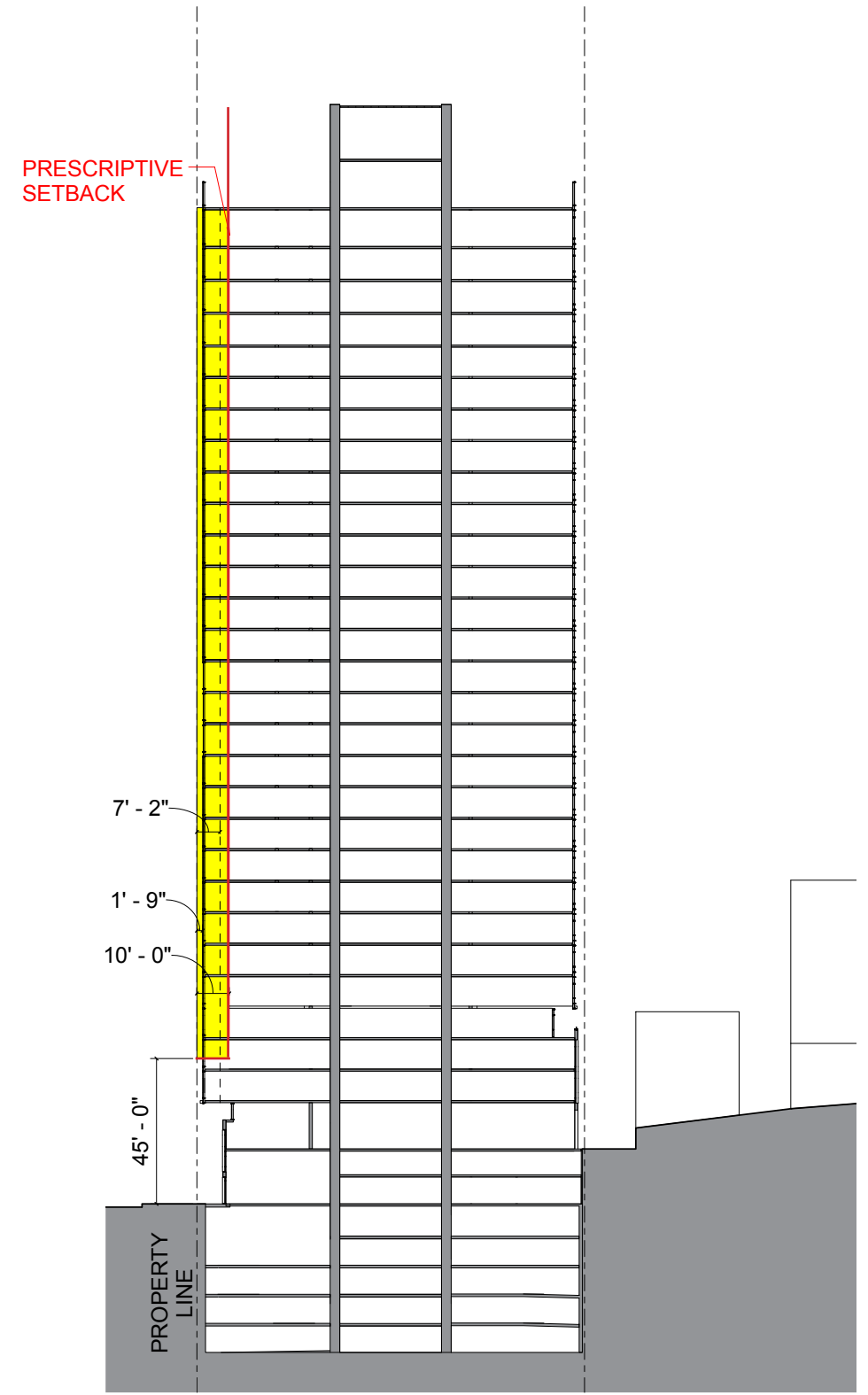
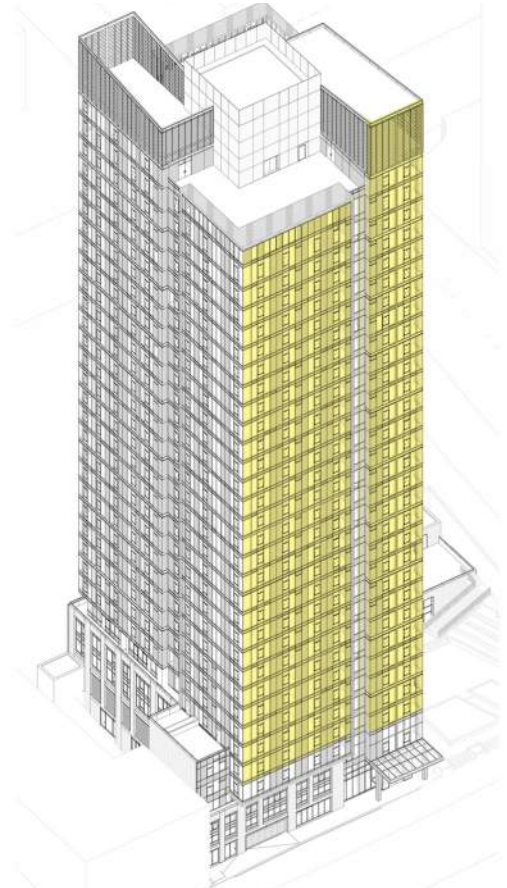
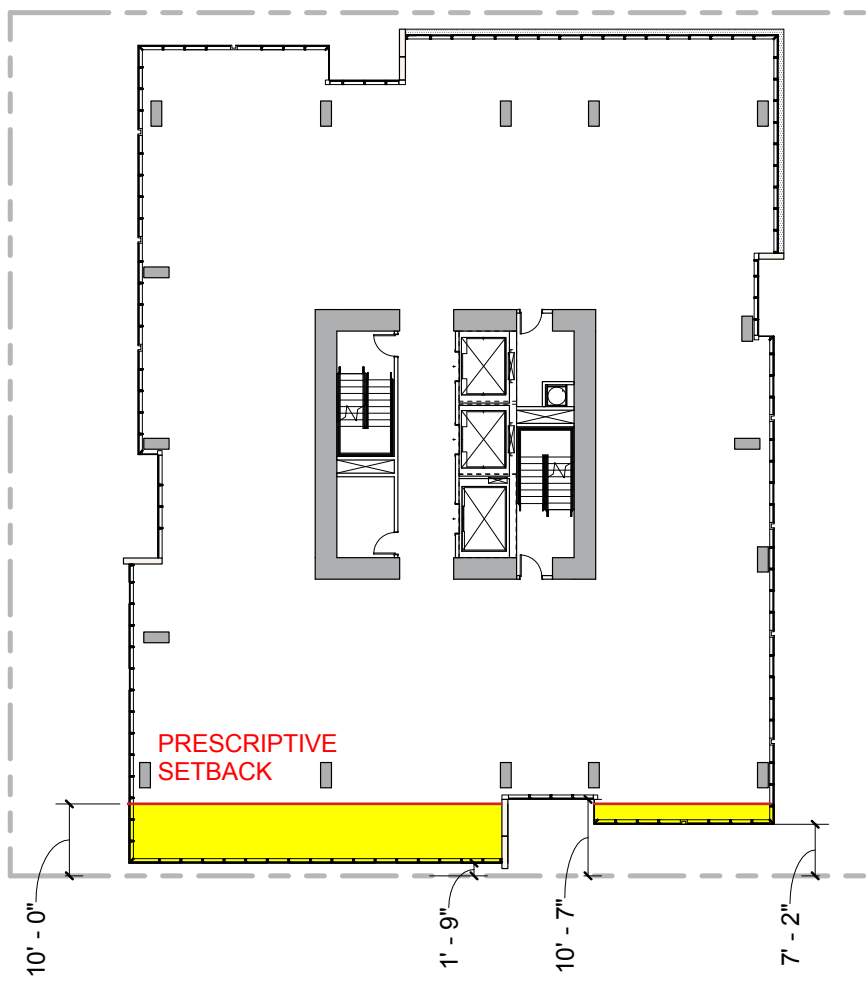
PROPOSED

At lot lines abutting the street:
Portions above 45': 1' - 9" setback
minimum with 10' - 7" and 7' - 2"
portions

CONSIDERATIONS

Slenderizes the building in the
North-South direction. This
allows a larger open space on the
Southeast corner of the site

(Refer to Design Guidelines
A-4 and B-1)



**** The proposed design is more conforming compared to previously approved.**

Proposed/ Departure 2

1/
PROJECT
HISTORY

2/
SITE CONTEXT

3/
DESIGN
OBJECTIVES

4/
BUILDING
DESIGN

5/
STREETSCAPE

6/
DEPARTURES

7/
RESPONSES
TO DESIGN
GUIDELINES

8/
REPRESENTATIVE
PROJECTS

**DEVELOPMENT
STANDARDS**

SMC23v.45.518
HR SETBACKS

PRESCRIPTIVE

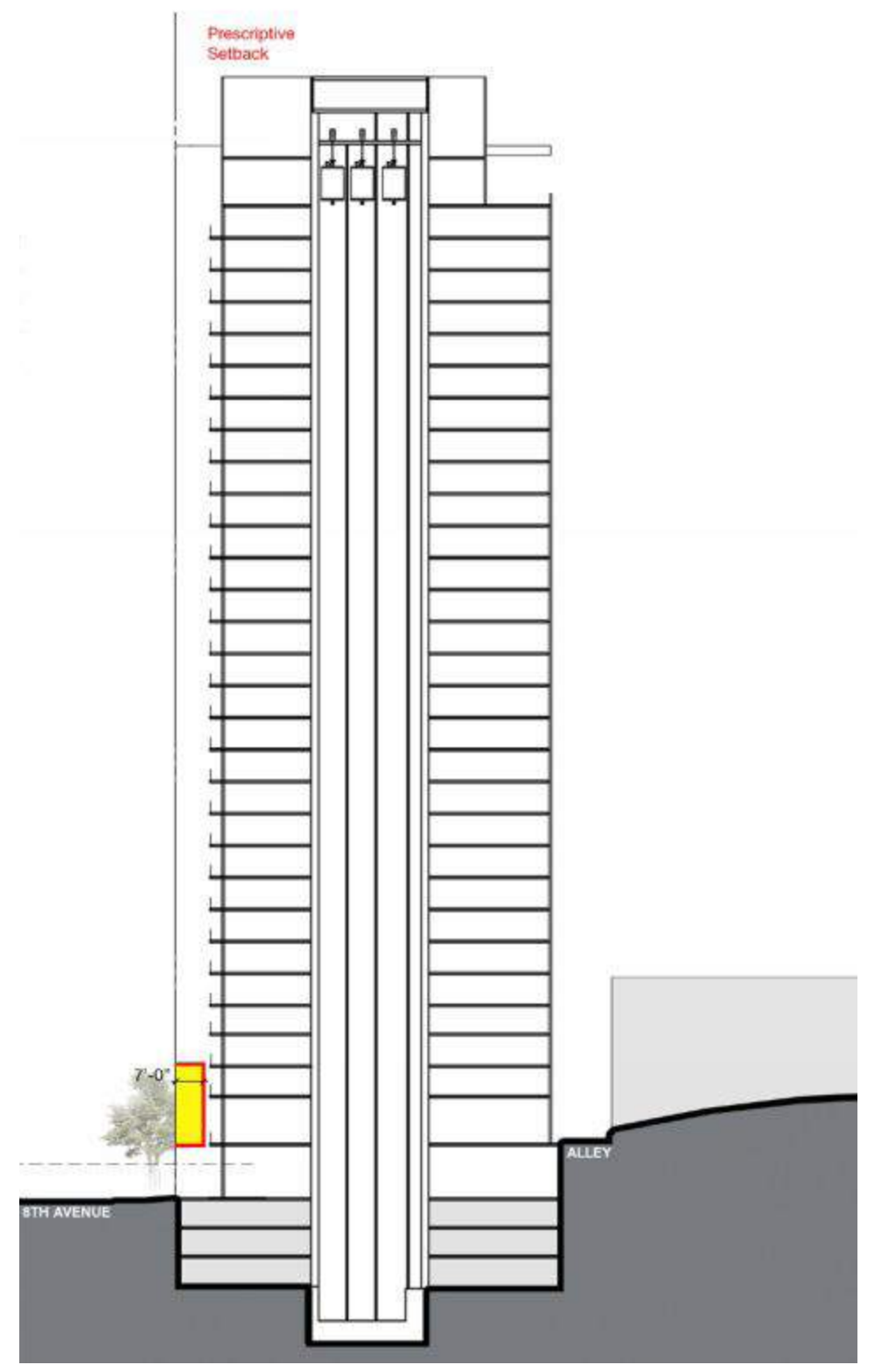
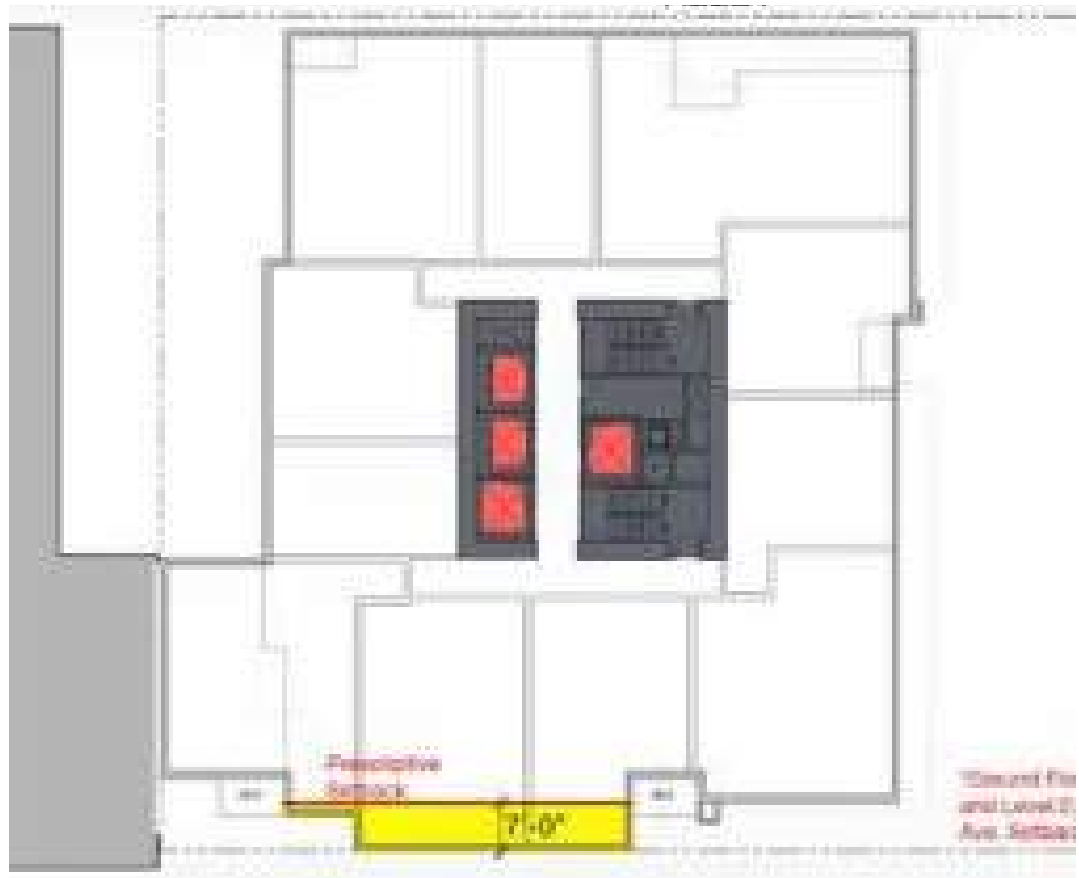
At lot lines abutting the street:
Portions below 45': 7' average
setback

PROPOSED

At lot lines abutting the street:
Portions below 45' and above 18':
0' setback. Ground floor level: 10'
average setback

CONSIDERATIONS

Aligns with facade above 45'.
Creates a visual relationship to
neighbor (Clarwood Apartments)
and gives relief to the green street
along 8th Avenue



Previously Approved/ Departure 3

Image courtesy of Weber Thompson

1/
PROJECT
HISTORY

2/
SITE CONTEXT

3/
DESIGN
OBJECTIVES

4/
BUILDING
DESIGN

5/
STREETSCAPE

6/
DEPARTURES

7/
RESPONSES
TO DESIGN
GUIDELINES

8/
REPRESENTATIVE
PROJECTS

***DESIGN CHANGES HAVE ALLEVIATED THE NEED FOR THE DEPARTURE COMPARED TO THE PREVIOUSLY APPROVED DESIGN**

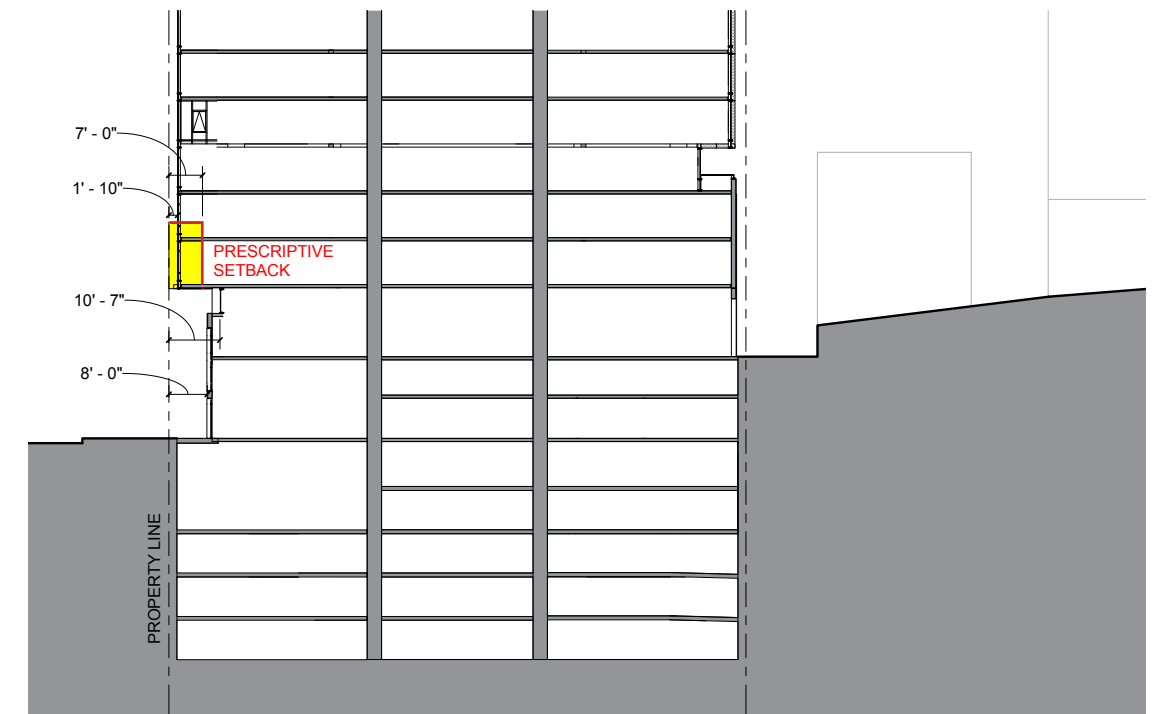
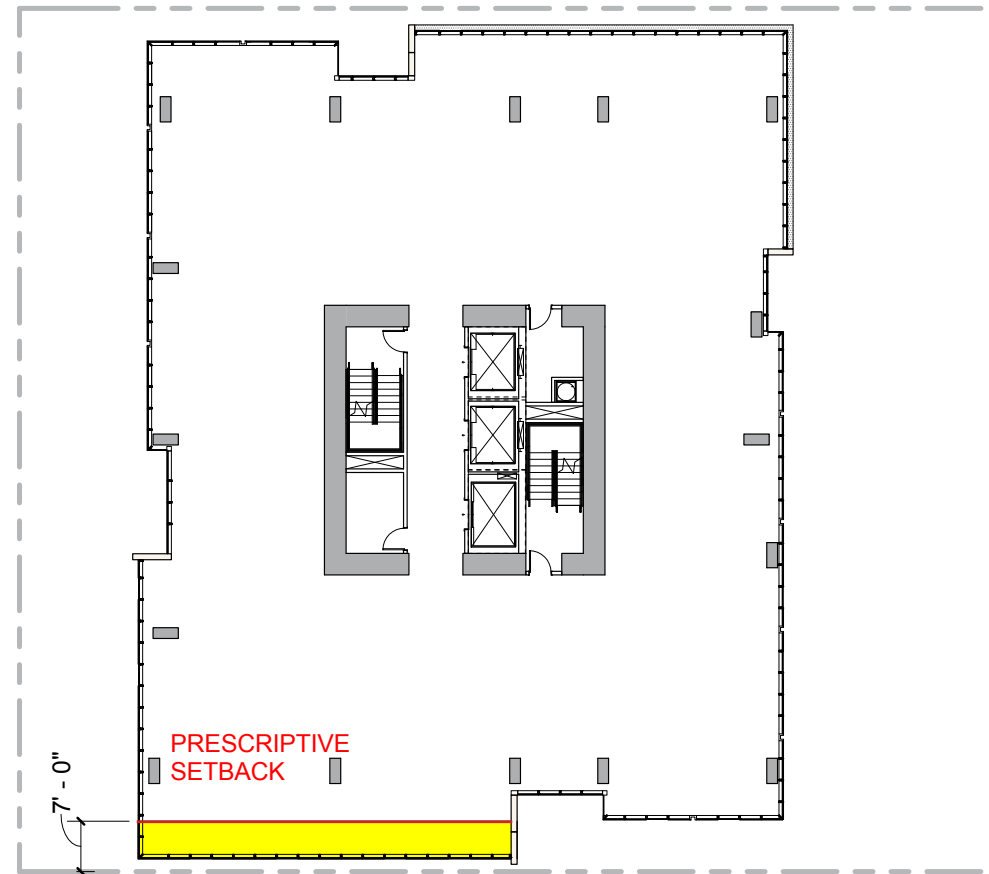
DEVELOPMENT STANDARDS SMC23.45.518
HR SETBACKS

PRESCRIPTIVE At lot lines abutting the street:
Portions below 45': **7' average setback**

PROPOSED Meets prescriptive requirements of the minimum **7' average setback**

CONSIDERATIONS The proposed design provides relief along 8th Ave to enhance the pedestrian experience as well as relief against the adjacent Clarwood Apartments

(Refer to Design Guidelines A-5, B-1, C-3, E-1, and E-2)



Proposed/ Departure 3

1/
PROJECT
HISTORY

2/
SITE CONTEXT

3/
DESIGN
OBJECTIVES

4/
BUILDING
DESIGN

5/
STREETSCAPE

6/
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RESPONSES
TO DESIGN
GUIDELINES

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REPRESENTATIVE
PROJECTS

**DEVELOPMENT
STANDARDS**

SMC23.45.518
HR SETBACKS

PRESCRIPTIVE

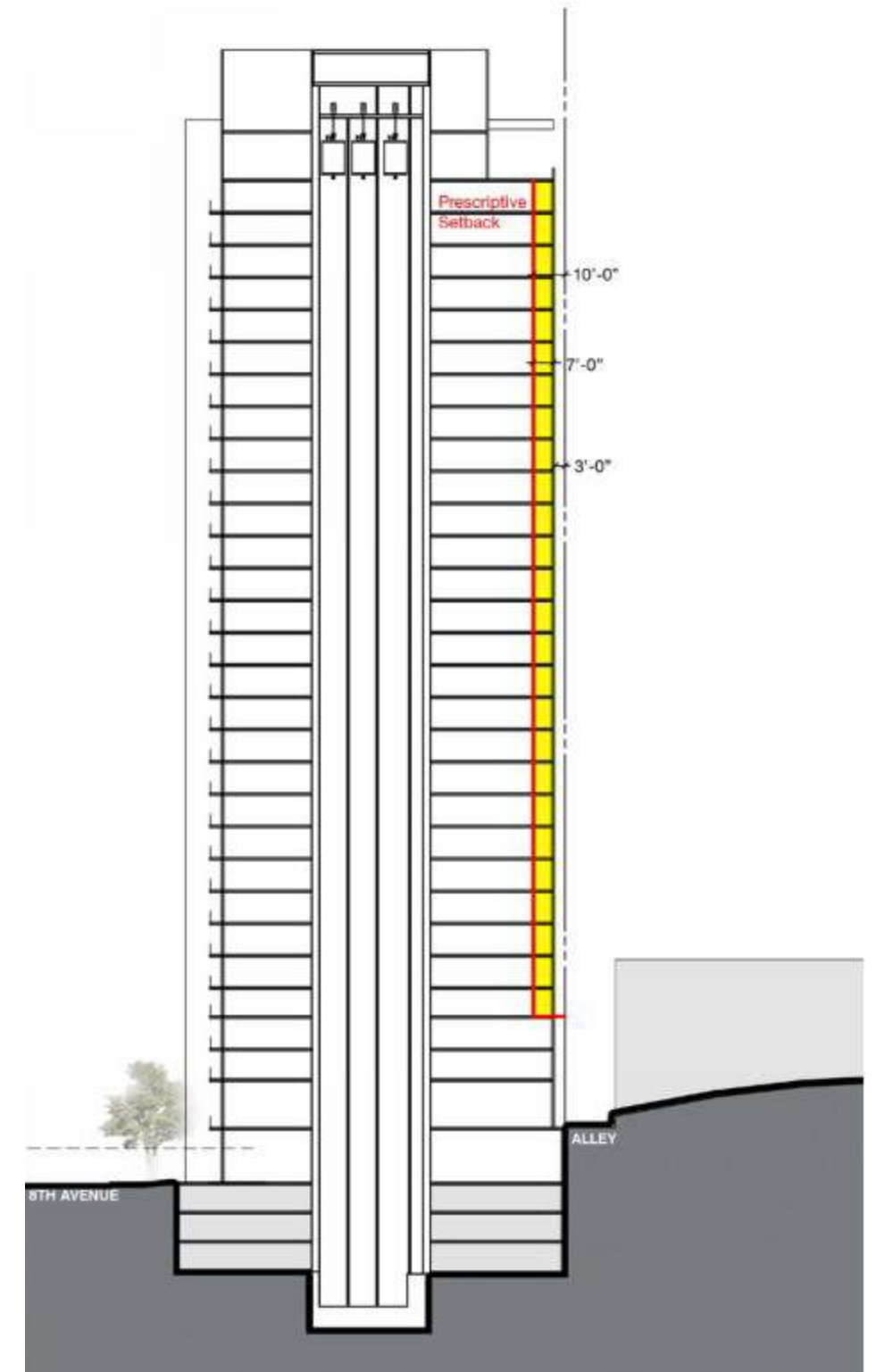
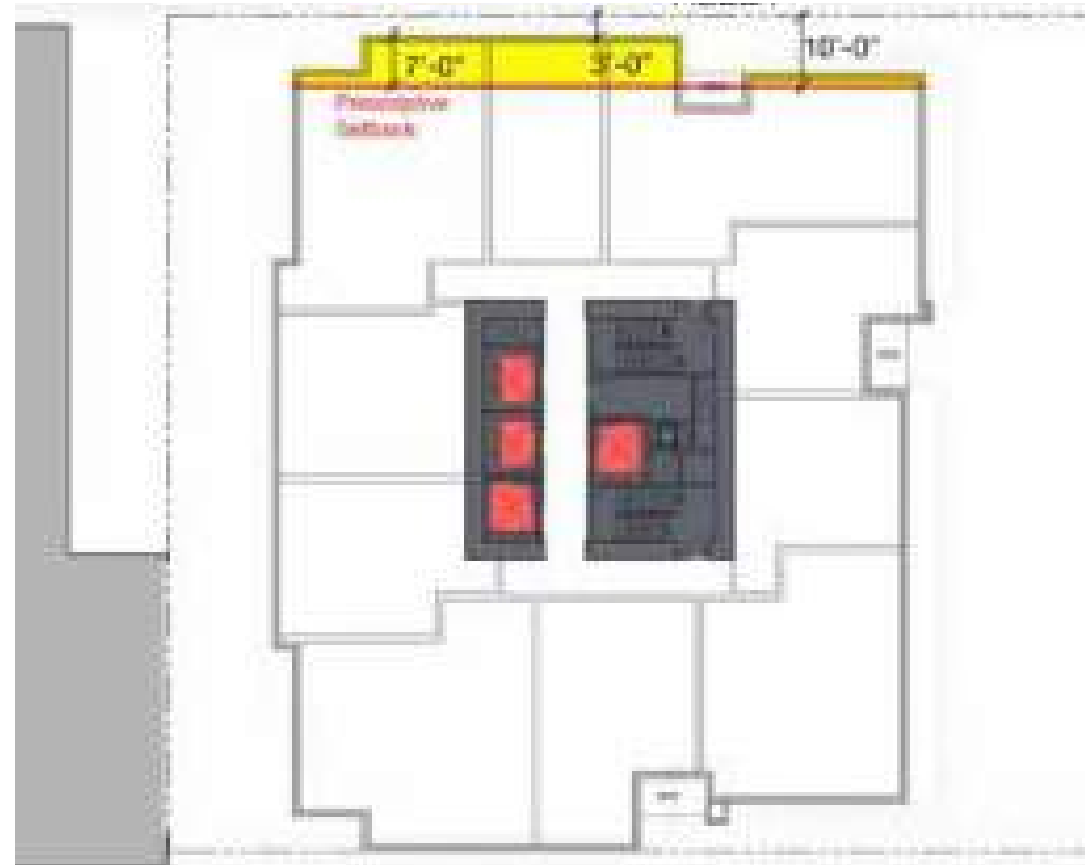
At lot lines abutting the alley:
Portions above 45': 10'
minimum setback

PROPOSED

At lot lines abutting the alley:
Portions above 45': 3' setback

CONSIDERATIONS

Slenderizes the building in the
North-South direction. This allows
a larger open space on the
Southeast corner of the site



Previously Approved/ Departure 4

Image courtesy of Weber Thompson

1/
PROJECT
HISTORY

2/
SITE CONTEXT

3/
DESIGN
OBJECTIVES

4/
BUILDING
DESIGN

5/
STREETSCAPE

6/
DEPARTURES

7/
RESPONSES
TO DESIGN
GUIDELINES

8/
REPRESENTATIVE
PROJECTS

**DEVELOPMENT
STANDARDS**

SMC23.45.518
HR SETBACKS

PRESCRIPTIVE

At lot lines abutting the alley:
Portions above 45': 10'
minimum setback

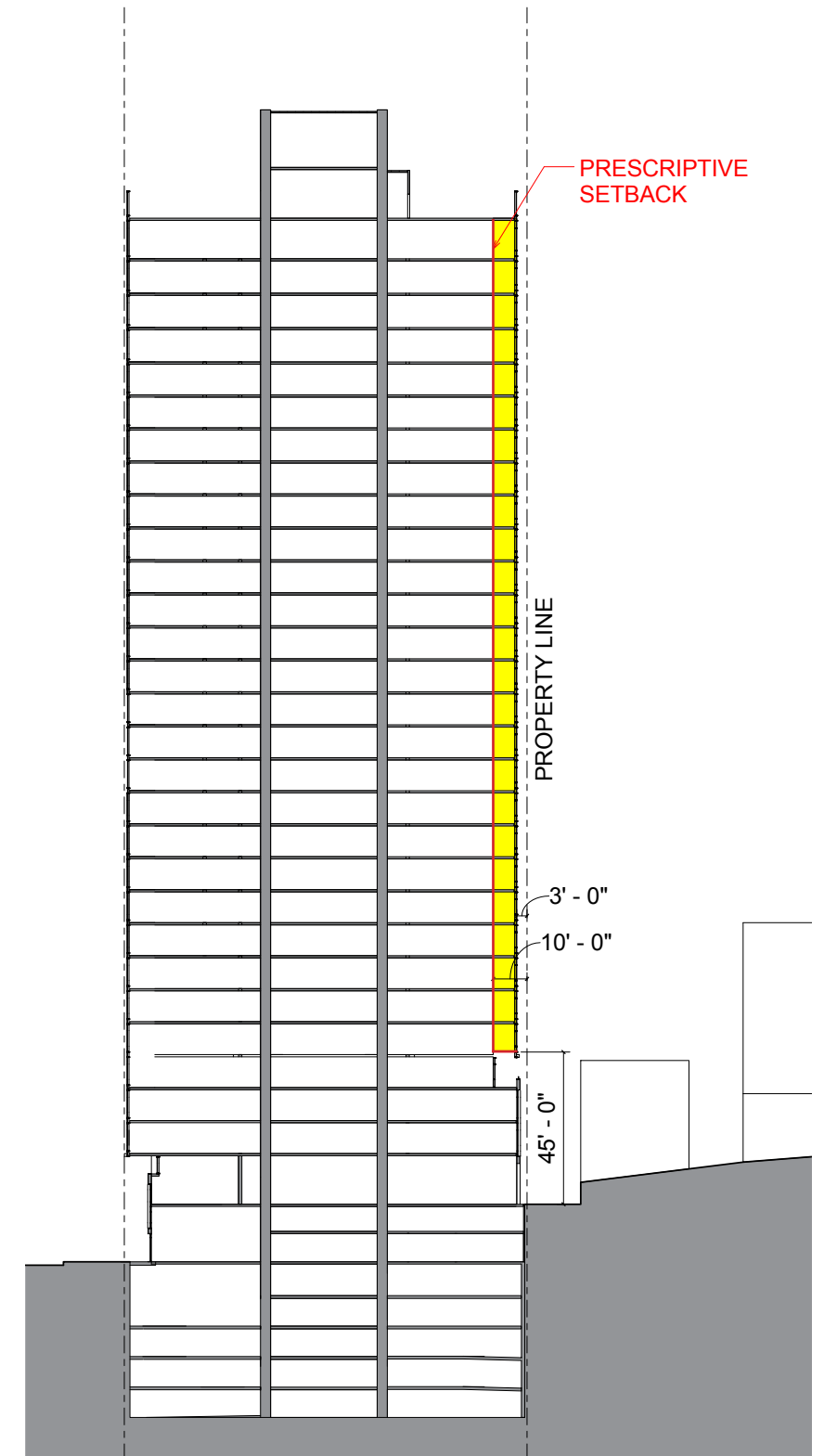
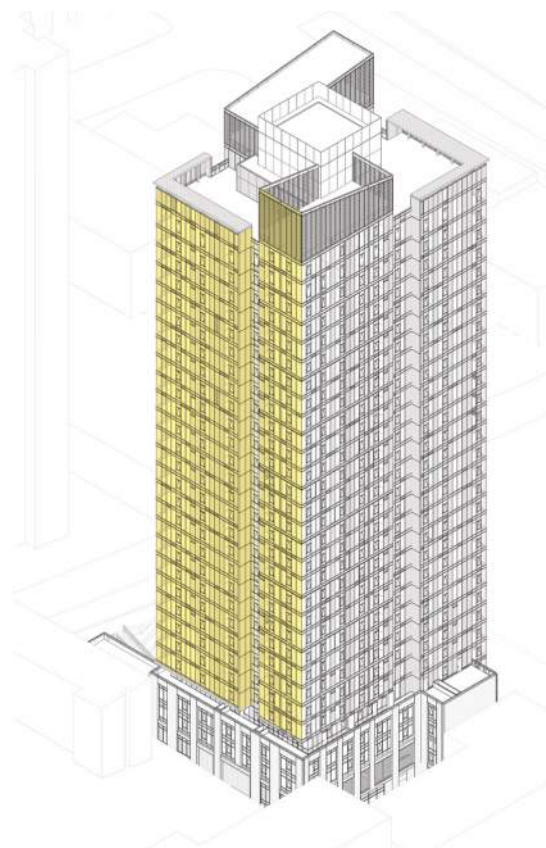
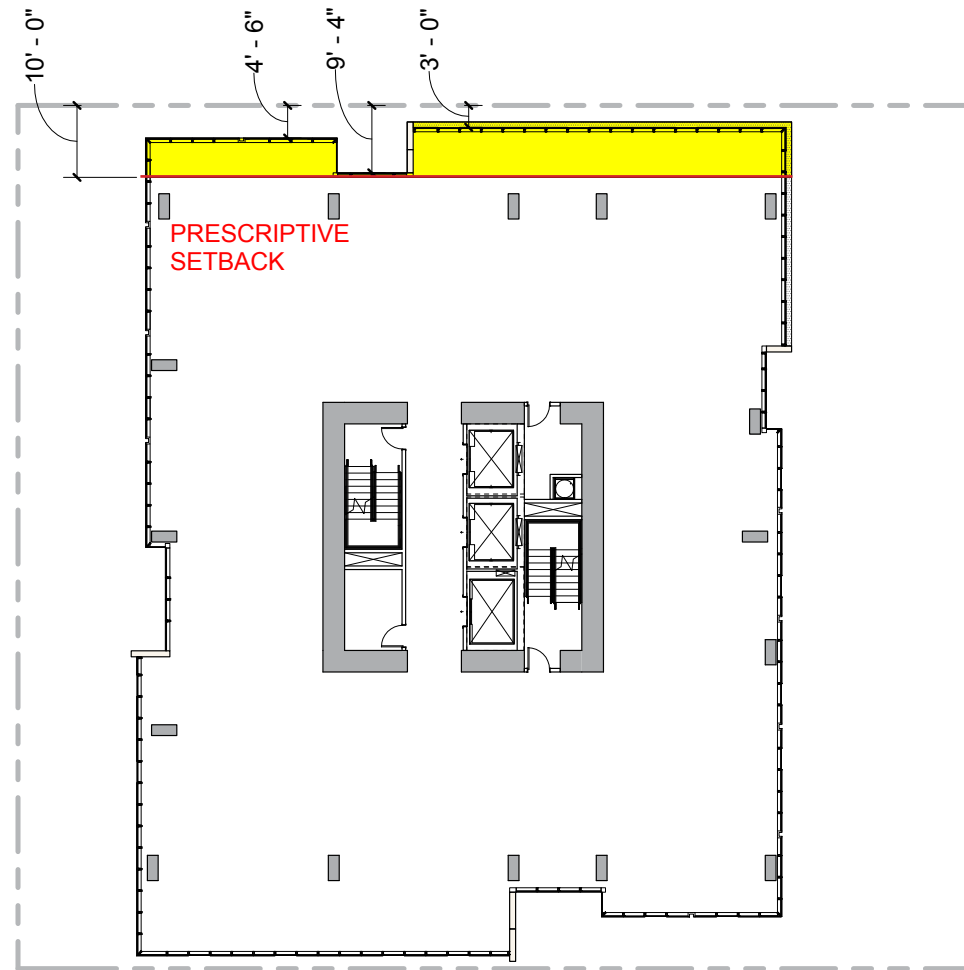
PROPOSED

At lot lines abutting the alley:
Portions above 45': a minimum of 3'
setback with 4' - 6" and 9' - 4"
portions

CONSIDERATIONS

Slenderizes the building in the
North-South direction. This allows
a larger open space on the
Southeast corner of the site

(Refer to Design Guidelines B-1)



Proposed/ Departure 4

1/
PROJECT
HISTORY

**DEVELOPMENT
STANDARDS**

SMC25.45.536.D.3.a

2/
SITE CONTEXT

PRESCRIPTIVE

Garage doors may be no more than
75 square feet in area

3/
DESIGN
OBJECTIVES

PROPOSED

Garage door is proposed to be
189 square feet in area

4/
BUILDING
DESIGN

CONSIDERATIONS

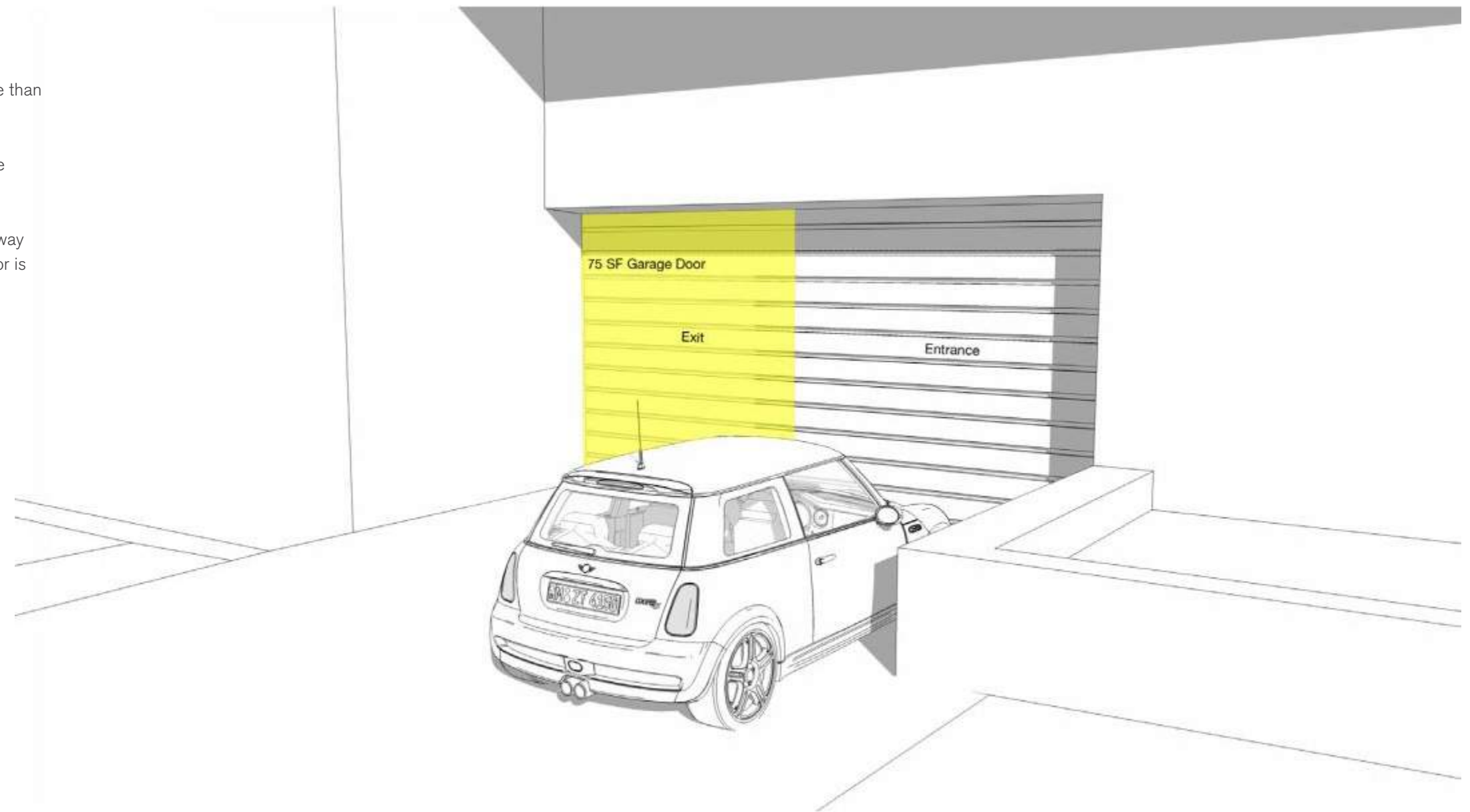
To allow for the required two-way
traffic into the garage: the door is
required to be 20' in width

5/
STREETSCAPE

6/
DEPARTURES

7/
RESPONSES
TO DESIGN
GUIDELINES

8/
REPRESENTATIVE
PROJECTS



Previously Approved/ Departure 5

Image courtesy of Weber Thompson

1/
PROJECT
HISTORY

**DEVELOPMENT
STANDARDS**

SMC25.45.536.D.3.a

2/
SITE CONTEXT

PRESCRIPTIVE

Garage doors may be no more than 75 square feet in area

3/
DESIGN
OBJECTIVES

PROPOSED

Garage door is proposed to be 189 square feet in area

4/
BUILDING
DESIGN

CONSIDERATIONS

To allow for the required two-way traffic into the garage: the door is required to be 20' in width; the alternative would be two-doors, but this design minimizes the appearance

(Refer to Design Guidelines A-8 and C-5)

5/
STREETSCAPE

6/
DEPARTURES

7/
RESPONSES
TO DESIGN
GUIDELINES

8/
REPRESENTATIVE
PROJECTS



Proposed/ Departure 5

1/
PROJECT
HISTORY

2/
SITE CONTEXT

3/
DESIGN
OBJECTIVES

4/
BUILDING
DESIGN

5/
STREETSCAPE

6/
DEPARTURES

7/
RESPONSES
TO DESIGN
GUIDELINES

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REPRESENTATIVE
PROJECTS

***THIS IS A NEW DEPARTURE REQUEST**

1/
PROJECT
HISTORY

**DEVELOPMENT
STANDARDS**

SMC23.49.018
Overhead Weather Protection

2/
SITE CONTEXT

PRESCRIPTIVE

Continuous overhead weather protection shall be required for new development ; the lower edge of the weather protection must be a minimum of 10' and a maximum of 15' above the sidewalk

3/
DESIGN
OBJECTIVES

PROPOSED

Increase the maximum distance above the sidewalk to 17'

4/
BUILDING
DESIGN

CONSIDERATIONS

The proposed design allows the overhead protection to be an extension of the architectural detail at the base of the tower while also creating a hierarchy at the pedestrian entrance

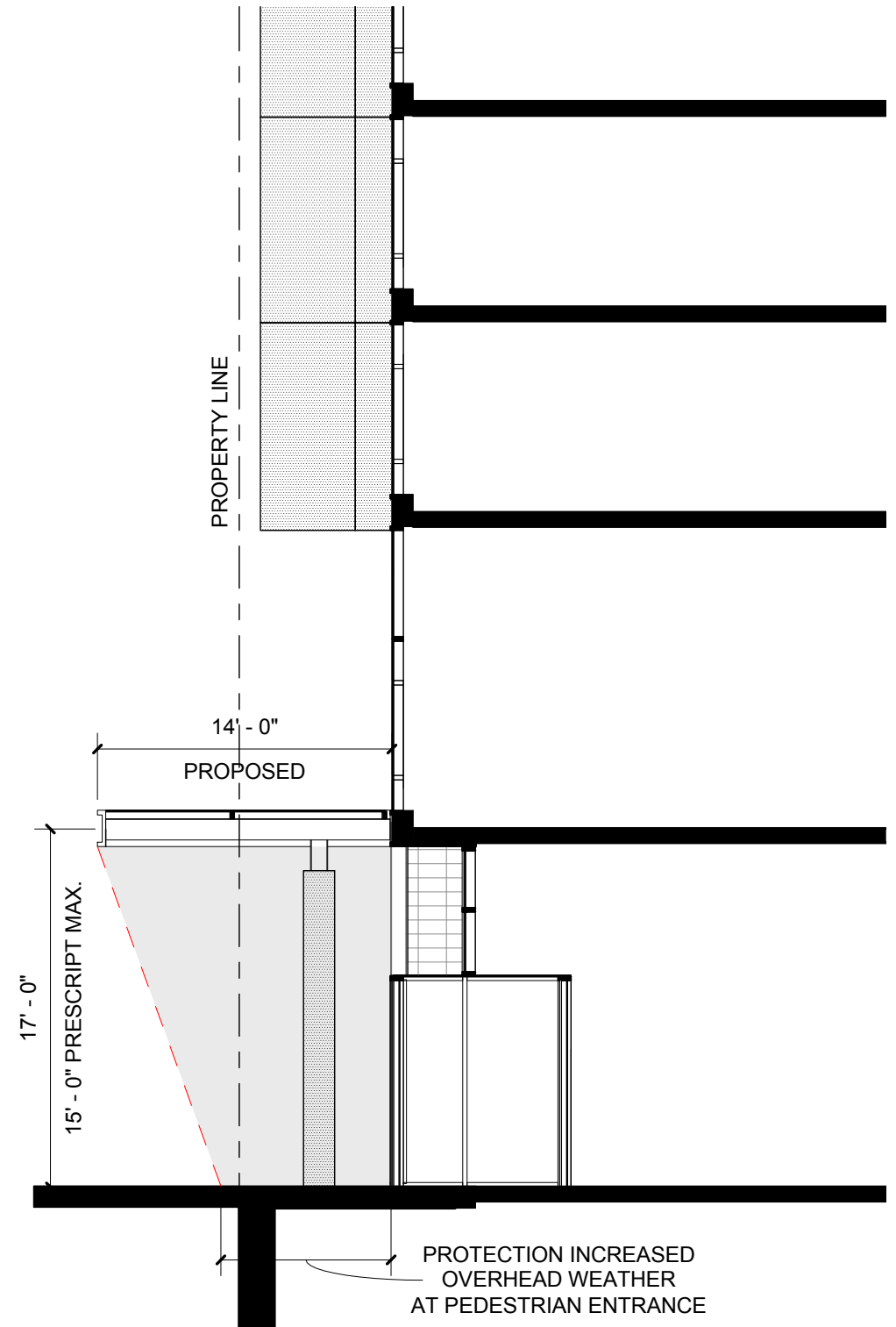
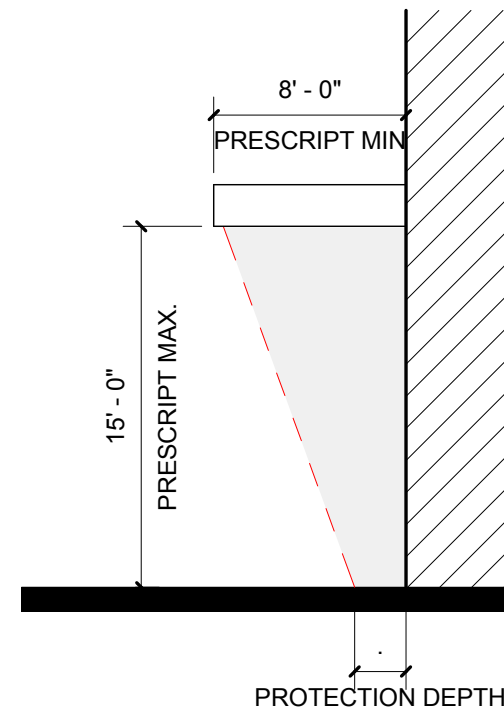
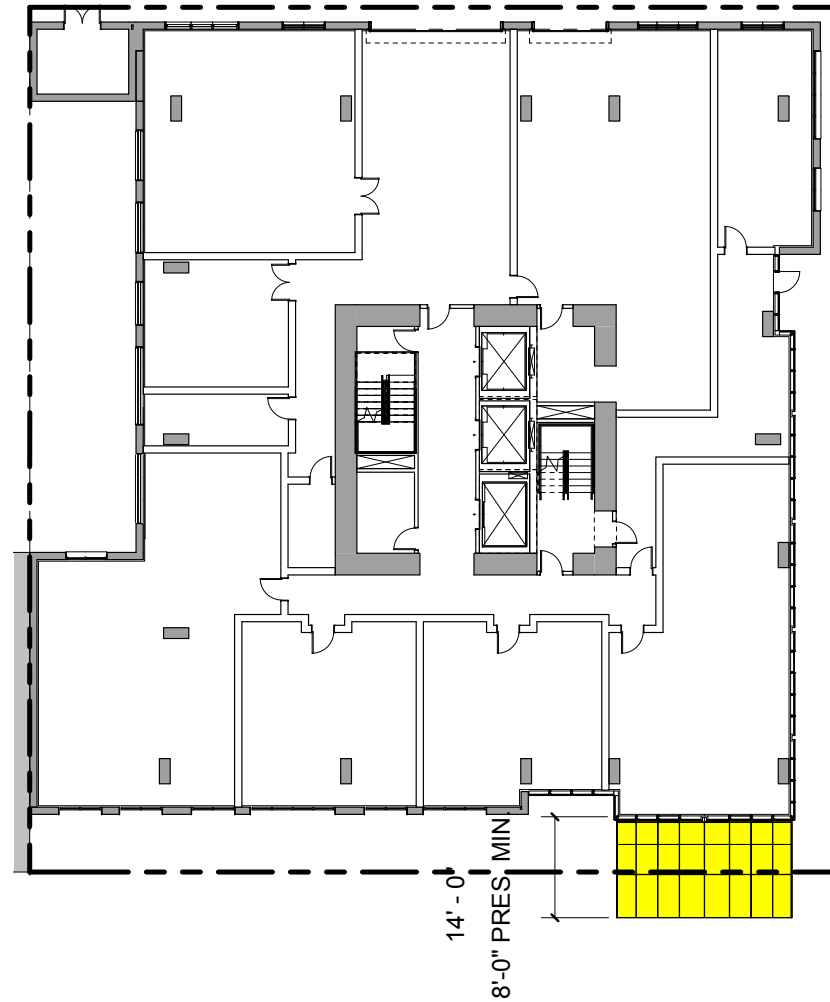
5/
STREETSCAPE

(Refer to Design Guidelines A-4, C-2, and C-3)

6/
DEPARTURES

7/
RESPONSES
TO DESIGN
GUIDELINES

8/
REPRESENTATIVE
PROJECTS



Proposed/ Departure 6

7/ RESPONSES TO DESIGN GUIDELINES

** This section describes the design guidelines and Board guidance identified as high priority, and explains how the design changes further carry out the intent of the guidelines and Board instruction.

SITE PLANNING

A-1 RESPONDING TO SITE CHARACTERISTICS

"The topography of this site physically requires that parking access to from the site occur along 8th Avenue, towards the north - the low point on the site and furthest from the corner and the open space, the board was in support of this [at EDG]."

The two tiered park was discussed with the community working group, while some preferred the open space at one level, they understood the challenges posed by the steep grade along Columbia."

A-2 STREETScape COMPATIBILITY

"Per board direction the applicant has increased the amount of landscape area along the 8th Avenue frontage. The building has been setback 10 feet from the property line for the 17' tall ground level and this has provided area from the Neighborhood Open Space planting type to extend across the frontage. Additionally, far more landscaping has been added within the 20-foot deep right of way area between the curb and the property line. The working group had asked for a wider sidewalk from 8 ft. to 10ft. "

A-4 HUMAN ACTIVITY

"The transparent building lobby will carry its openness around its SW corner along, and defining the north edge of the public open space.....The setback also exposes a colonnade consisting of four tower columns the lobby has direct access to the open space."

"The south pre-cast concrete fin tracks all the way from the top of the tower down to the ground and becomes the primary material and expression of the wall."

A-5 RESPECT FOR ADJACENT SITES

"The proposal forms a party wall with a portion of the adjacent structure to the north and introduces a private open space nearest the windows of the same building as it steps back from the property line in concert with the adjacent Clarwood apartments, and relates to datum's of the Clarwood, particularly in plan view, matching their zero lot line condition.

The private open space will be at a similar elevation to the lower units to the north"

No alterations

The applicant has set back the ground level 8ft from the property line where the masonry touches ground and 10.5 ft where the glazing system touches ground. This still allows an ample amount of lush landscape and provides a more welcoming face to the streetscape.

The more defined podium level on the NW & SE corner with a masonry base creates a hierarchy with the transparent building lobby that wraps the SW corner from 8th Ave to the Open Space Park.

An improved entry canopy design that extends the detail at the base of the tower clearly articulates the building entry.

The newly proposed design provides additional relief to the Clarwood Apartments, by increasing the setback above the podium level, as well as maintaining relief along 8th Ave and responding to the neighborhood materiality to enhance the pedestrian experience.

1/ PROJECT HISTORY

2/ SITE CONTEXT

3/ DESIGN OBJECTIVES

4/ BUILDING DESIGN

5/ STREETScape

6/ DEPARTURES

7/ RESPONSES TO DESIGN GUIDELINES

8/ REPRESENTATIVE PROJECTS

PREVIOUS
08.21.2013

*Applicants design justification

***DRB Comments**

PROPOSED
06.22.2016

A-6 TRANSITION BETWEEN
RESIDENCE AND STREET

“For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.”

Per board (and public) comments more space for landscaping between building and sidewalk are being provided

No alterations

A-7 RESIDENTIAL OPEN
SPACE

“Residential projects should be sited to maximize opportunities for creating usable, attractive, well - integrated open space.”

The Open Space Park located on the South side of the lot provides a two-tiered “park” with nearly 9000 SF of open space dealing with the elevation change between 8th Avenue and Columbia Street

A-8 PARKING AND VEHICLE
ACCESS

“Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

After reviewing the ramp configurations from the alley, the board members agreed the garage access could occur on 8th Avenue”

No alterations

A-10 CORNER LOTS

“Building on corner lots should be oriented to the corner and public street fronts, parking and automobile access should be located away from corners.

The board endorsed the placement of the open space at the corner of Columbia and 8th Avenue to maximize solar exposure

No alterations

HEIGHT, BULK, AND SCALE

B-1 HEIGHT, BULK, & SCALE COMPATIBILITY

C-1 ARCHITECTURAL CONTEXT

PREVIOUS 08.21.2013

*Applicants design justification

***DRB Comments**

"The Neighborhood Open Space, and simultaneously, the building design have been undergoing extensive further study and development since the March 6th 2013 EDG presentation. As expected and in general, 'intimacy of scale', proportions, transparency, opacity, and other design parameters have been the focus post-EDG, fostered by board and public comments.

The board endorsed the departure requests

"The building design relates to neighboring buildings character and scale, particularly at the lower levels, while acknowledging the vastly different and varied neighboring buildings in scale, program, materials, style, age, etc.

Tower : Upper portions of the building the architecture is clean and contemporary, accentuating verticality while pronouncing an iconic top, different but conceptually invoking nearby towers.

Podium : The base stories of the building in kind change scale to transition to neighboring mid-rise buildings and ultimately to the scale of the pedestrian, users of the park and the building. Fenestration and detail is broken down to be smaller than above. An example is, the canopy at the main residential entry; while modern in its style and materiality.

PROPOSED 06.22.2016

Developing in response to the overall massing, scale and bulk with an emphasis on the podium levels materiality and tower transparency, a more pedestrian experience is created to enhance its vibrant relation to the site. A series of horizontal and vertical recesses divide and reduce the overall volume into smaller segments, making stronger proportional relationships. This maintains the rationales for the Board recommended departure requests.

The building design is influenced by the character, scale, and materiality of the neighboring buildings. The transition of materials from top to bottom addresses the need for a more clear and concise relationship between the scale of the city and the pedestrian experience.

Tower : The interlocking volumes create a hierarchy between vertical and horizontal expressions. Accentuating the verticality and transitioning to a roof canopy completes the framing of the individual volumes while acting as the transition to the lower podium levels.

Podium : Familiar materials and punched windows are used at the podium levels, similar to the adjacent buildings and others within the First Hill neighborhood. Horizontal and vertical recesses also create a language that connects the podium to the tower."

ARCHITECTURAL ELEMENTS AND MATERIALS

C-2 ARCHITECTURAL CONCEPT & CONSISTENCY

“In general, the board approved the overall composition of the mass with its thin vertical shafts of glazing and even narrower fins and gaskets dividing the larger areas of fenestration. However – the entry canopy on Eighth Ave received criticism for its institutional, almost alien, appearance.

The Board questioned whether the roof warranted the chevron shaped cantilever mimicking the roof line of the adjacent Skyline. “

To create a more cohesive and integrated roof and entry canopy, the large scale gesture at the roof line adds to the dynamic skyline of First Hill and neighboring Downtown.

C-3 HUMAN SCALE

“The design of the new building should incorporate architectural features, elements, and details to achieve a good human scale.”

“Considerable board discussion focused on the responsiveness of the podium level to the park and the surrounding urban context. The entry canopy, in particular, lacked the human scale of the rest of the plinth”

Acknowledging the suggestion from the board to create an entry canopy condition that produces a more residential appearing marquee, the new design engages the ground level Open Space Park and ground floor interior program; it translates as an extension of the architectural detail at the base of the tower.

C-4 EXTERIOR FINISH MATERIALS

“Considerable deliberation focused on excessive glare impacts to the adjacent park.”

“The board recommended that the applicant prepare a detailed impact analysis by an expert on the south facades impacts on the park. Based on the report, the planner may further condition the project to mitigate the effects the glazing would produce on the park.”

The exterior finish palette will reduce the amount of glare on the Open Space Park.

C-5 STRUCTURED PARKING ENTRANCES

“The entire frontage along 8th Avenue is important and the garage entry plays a role in composition and detail the garage door and a mezzanine above it will consist of large panels of perforated metal.

“The materiality of the garage door facing 8th Avenue will have perforations similar to the Jewish Family Services building at 1601 16th Ave.”

With the material change at the podium levels from precast to masonry, the garage entrance along 8th Avenue becomes a secondary element within the fenestrations of ground level and mezzanine level activity, while maintaining originally approved garage door materiality.

PEDESTRIAN ENVIRONMENT

D-1 PEDESTRIAN OPEN SPACES & ENTRANCES

D-2 RETAINING WALLS

D-5 VISUAL IMPACTS OF PARKING STRUCTURES

D-6 SCREENING OF DUMPSTERS & SERVICE

PREVIOUS 08-21-2013

*Applicants design justification

***DRB Comments**

"A neighborhood Working Group, comprised of local residents, local business representatives and several City Parks and Representatives was created to help guide the design. Elements that engage the community : the birch grove, the flowering trees on 8th, the water wall, the colorful plantings that step down the slope from Columbia, the bocce lawn in the sunny area off Columbia, places to sit, different types of seating, and pedestrian scaled lighting"

"The retaining wall has been stepped with planter walls that gradually make the transition between Columbia and the Open Space park"

"The garage door located on 8th Avenue has been supported by the board after review of potential alternatives. The garage door will be of standard. required size for two-way access - approximately 8'x20' "

"The departure request for a reduction in the garage door size recieved a recommendation to approve by the board"

"Service areas such as loading dock and trash recycling will be housed inside the building at the second floor level. Separately, there are three apartment buildings along the currently un-improved alley. The trash dumpsters for those buildings have historically been parked in the alley. The applicant for this project is also proposing to provide space and securable dumpster storage facilities on the applicants' property in order to eliminate the on-going non-conforming conditions of others."

PROPOSED 06.22.2016

No alterations

No alterations

No alterations

No alterations

LANDSCAPING

D-7 PERSONAL SAFETY AND SECURITY

"The elements of CPTED (Crime Prevention through Environmental Design) were reviewed with the Community Working Group as the basis of design for all options... these principles are maintained, there is a direct line of sight for pedestrians through the open space; people can see into the Open Space from two abutting sidewalks, direct lines of site at eye level so planting is kept under three feet tall or above six feet tall... lighting within the open space and the adjacent sidewalk underneath the trees..."

No alterations

E-1 LANDSCAPING TO REINFORCE DESIGN COMMUNITY

"The character of the landscaping between the sidewalk and the structure should complement the primacy of the pedestrian orientation along 8th Ave. Without commercial uses, the structure ought to step back at the street level to create a lush and more welcoming face to the streetscape.

The applicant has set back the ground level and level 2 of the podium 10' from the property line. "

The applicant has set back the ground level 8ft from the property line where the masonry touches ground and 10.5 ft where the glazing system touches ground. This still allows an ample amount of lush landscape and provides a more welcoming face to the streetscape. See also responses to A-2, A-4 and C-1.

E-2 LANDSCAPING TO ENHANCE THE BUILDING / SITE

"The widened 8th Ave. sidewalk (to 11ft in front of the building) is framed by a wider 7.5 ft wide planter strip to curb side and a 9 ft wide planting bed between the sidewalk and building. The street side planter strips are nearly continuous along the frontage and filled with low shrubs, ground covers (so that there is a direct sight from inside and outside). The Columbia St. sidewalk abuts the Open Space is widened to 10' so as to accommodate benches within the right of way."

The applicant provided a 10 ft sidewalk along 8th Avenue and is maintaining the originally proposed 7.5 ft wide planter strip to curb side and increasing to a 10 ft planting bed at the residences primary entry. No alterations made to Columbia Street sidewalk. See also responses to A-2, A-4 and C-1.

E-3 LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

"Considerable deliberation focused on excessive glare impacts to the adjacent park. The board recommended that the applicant prepare a detailed impact analysis by an expert on the south facades impacts on the park. Based on the report, the planner may further condition the project to mitigate the effects the glazing would produce on the park."

The updated exterior finish palette will reduce the amount of glare on the park.

REPRESENTATIVE PROJECTS

1/
PROJECT
HISTORY

2/
SITE CONTEXT

3/
DESIGN
OBJECTIVES

4/
BUILDING
DESIGN

5/
STREETSCAPE

6/
DEPARTURES

7/
RESPONSES
TO DESIGN
GUIDELINES

8/
REPRESENTATIVE
PROJECTS



Benaroya Hall, Seattle, WA (LMN Architects)



Benaroya Hall, Seattle, WA (LMN Architects)



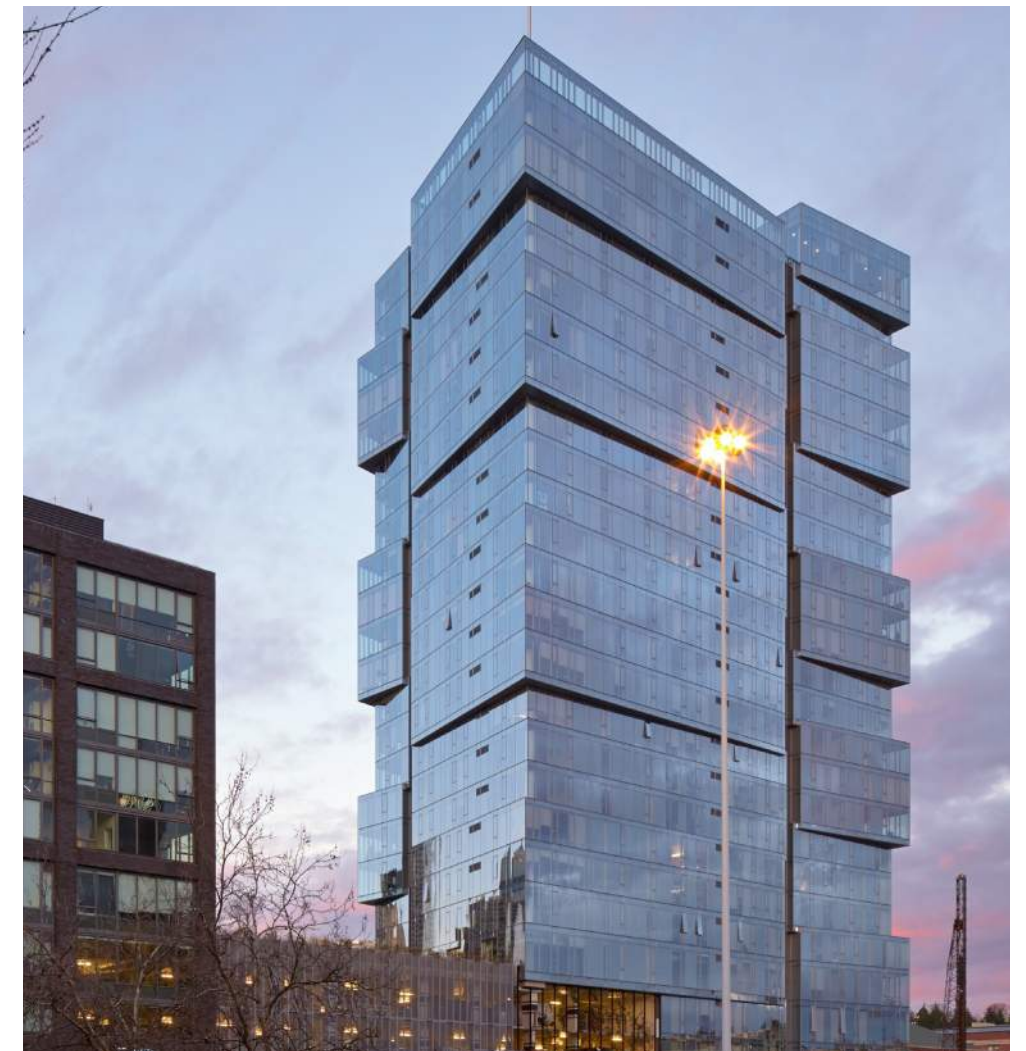
4/C Residential Tower, Seattle, WA (LMN Architects)



WSCC CoDevelopment Residential Tower, Seattle, WA (LMN Architects)



Stadium Place Residential Apartments, Seattle, WA (Daniels Real Estate)



Stadium Place Residential Apartments, Seattle, WA (Daniels Real Estate)

1/
PROJECT
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PROJECTS



Aspira Residential Apartments, Seattle, WA
(LMN Architects)



The Nolo Residential Apartments, Seattle, WA
(Daniels Real Estate)



The Nolo Residential Apartments, Seattle, WA
(Daniels Real Estate)



The Gridiron Residencies, Seattle, WA
(Daniels Real Estate)



The Mark Hotel & Office Mixed Use Tower, Seattle, WA
(Daniels Real Estate)