802 PINE

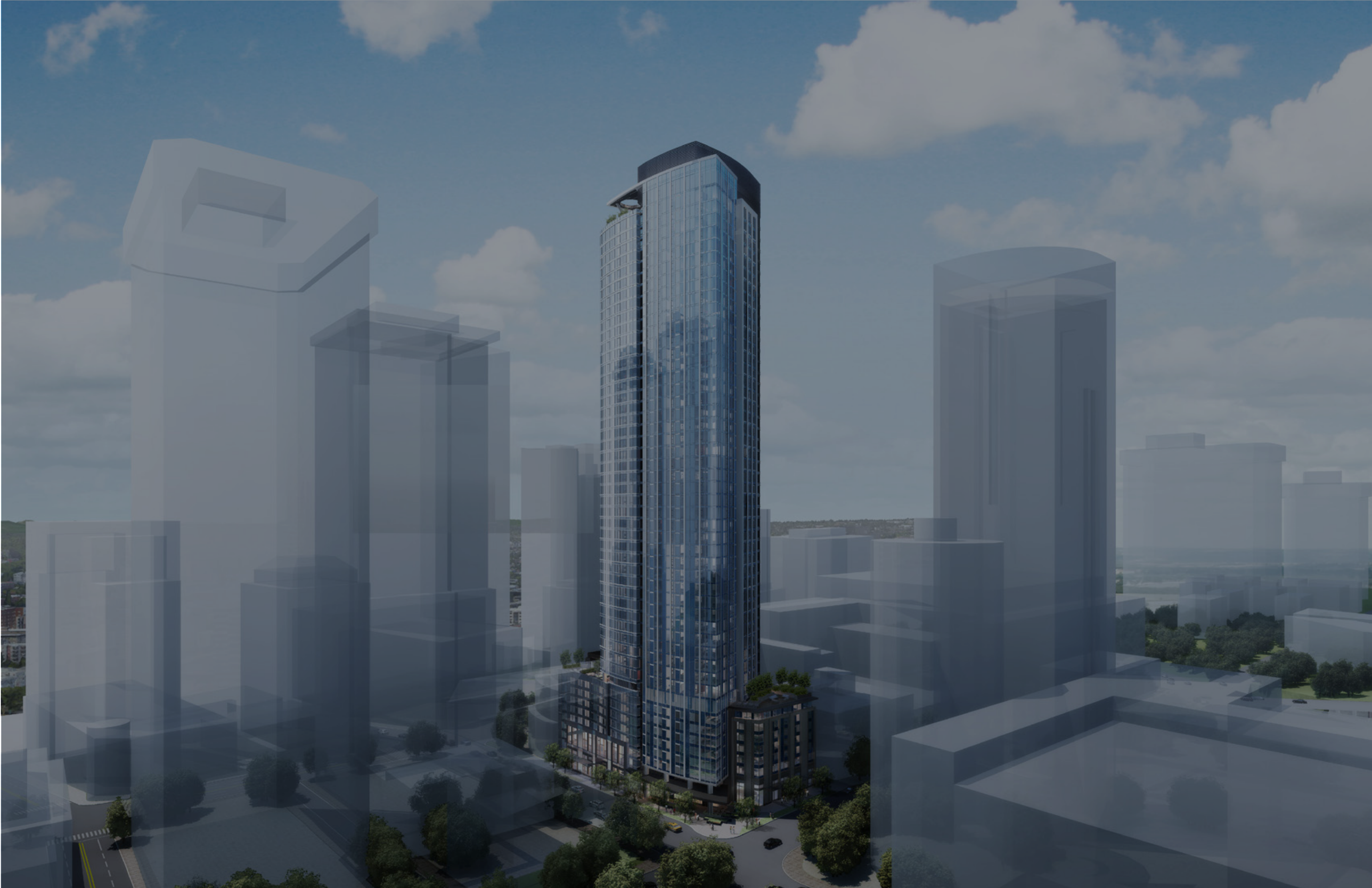
#3024239

FEB 6 2018

DRB RECOMMENDATION MEETING

FANA GROUP OF COMPANIES

WEBER THOMPSON



CONTENT

PROJECT DESCRIPTION & VISION

The 8th and Pine project is located in the Retail Core of Downtown Seattle, but with the planned Convention Center addition it is in the heart of Seattle's convention and hotel district. A mixed use building offering both residential and hotel, 8th and Pine is immediately adjacent to the region's expanding light rail network and within walking distance to other local and regional transit options. The project is perfectly positioned to support walk-ability, retail viability, and convention activity.

The site is positioned at the NE Corner of 8th and Pine. Immediately below and angling across the southernmost 1/3 of the site is the existing bus tunnel which limits how the tower can be positioned. Contextually, you have a mix of historic and contemporary buildings.

The residential portion of the building could be either condos or market rate apartments, and are supported by generous amenities (both interior and exterior) at Level 10, and the R1 (rooftop) level.

The hotel offers ballroom and meeting facilities that can support and complement the convention activities in the area.

At grade, the building pulls back from the corner of 8th and Pine to create a semi-public plaza, and create spill out cafe space for the southern retail spaces. A one-way entry to a porte cochere is located discretely at the northern edge of the project, and minimized from view.

The building design takes its cues from forces outside our control (bus tunnel) as well as adjacent context. We valued the long view from Capitol Hill as you enter downtown, as well as the view from the street immediately below the project.

PROJECT STATISTICS

total site area	gross building area	total residential units	total hotel rooms	Parking Stalls
27,950sf	**887,871** sf	**494** units	**203** rooms	**415** stalls

NEIGHBORHOOD

DENNY TRIANGLE:

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

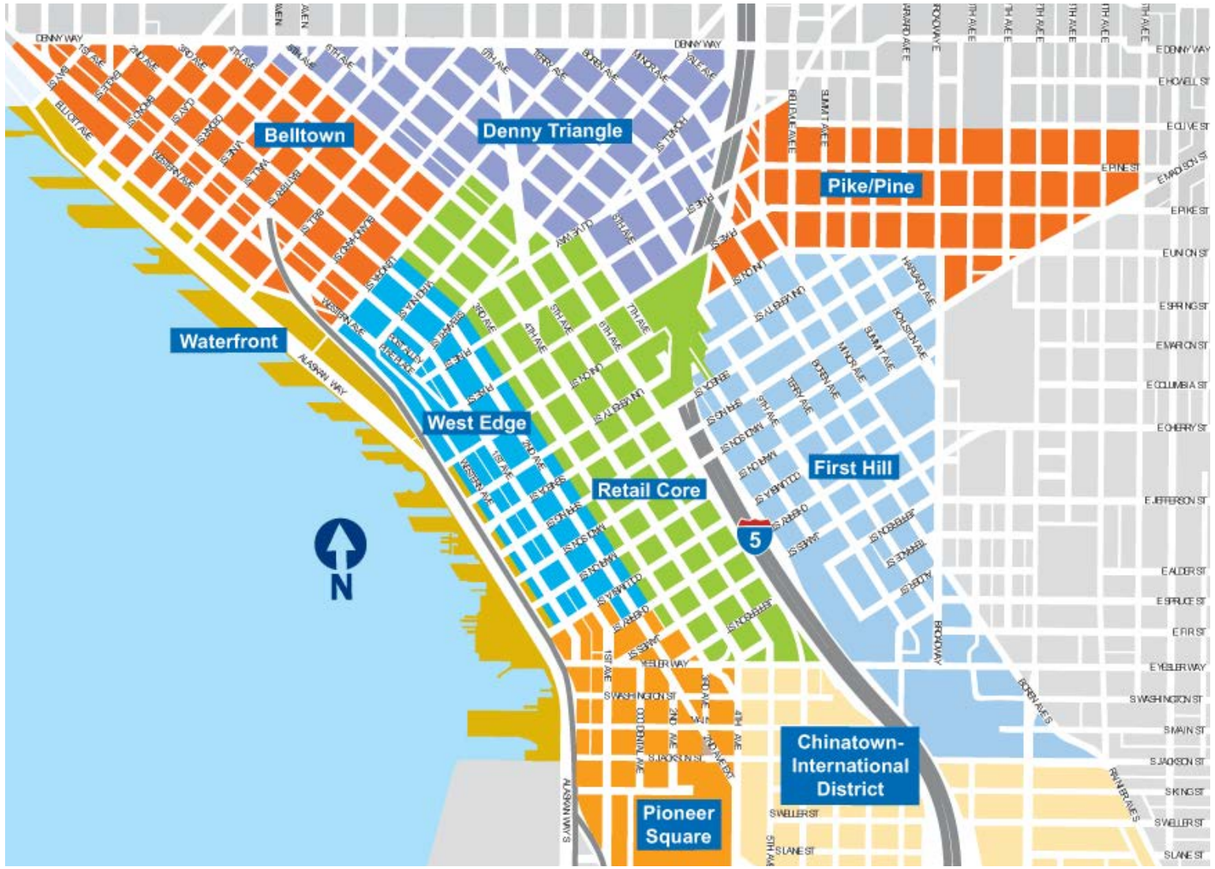
NEIGHBORHOOD PROFILE

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

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

NEIGHBORHOOD HISTORY

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

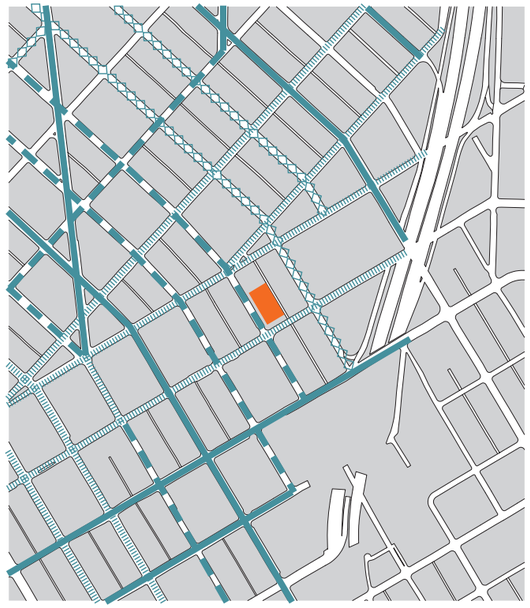


A picture of the 1929 Denny Regrade into its current topography

ZONING INFO

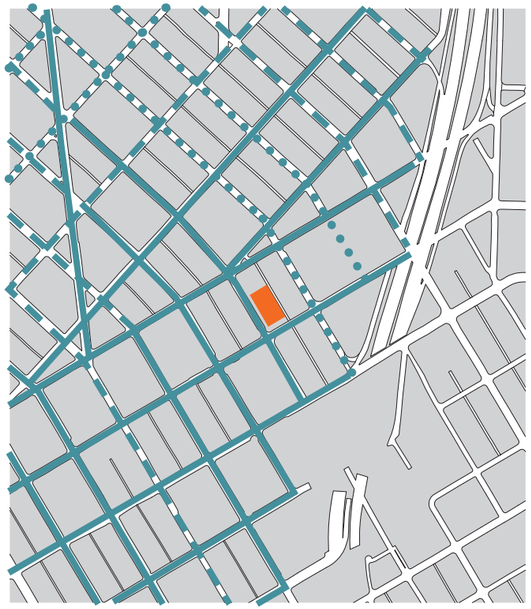
ZONING AREA **Map 1A**	DOC2 500 / 300 - 500
FAR **23.49.011**	5.0 (Base) 14.0 (Max)
STRUCTURE HEIGHT **23.49.008.A.3**	Allowed Under Current Zoning: DOC2 500' / 300'-500' Proposed Project Height: 500' + 39' for Mechanical Screening
ROOFTOP COVERAGE **23.49.008.D.2**	Enclosed Elevator Machine Room & Stairs = 55% Allowed
PARKING REQUIREMENTS **23.49.019.A**	No Requirements In Downtown Zones, ADA Stalls Required
BICYCLE PARKING **23.49.019.E**	Required
STREET DESIGNATION	Pine Street: Principal Transit Street, Class I Pedestrian Street MAP 1B, 1F 8th Avenue: Minor Arterial Street, Class I Pedestrian Street
SIDEWALK WIDTHS **MAP 1C**	Pine Street: 18' Required 8th Avenue: 15' Required
VIEW CORRIDOR **MAP 1D**	Pine Street – View Corridor West (no Requirements)
STREET LEVEL USES **MAP 1G**	Pine Street: Street Level Uses Required 8th Avenue: Street Level Uses Required
PROPERTY LINE FACADE **MAP 1H**	Pine Street: Property Line Facade Not Required 8th Avenue: Property Line Facade Not Required
FACADE REQUIREMENTS **23.49.056**	Pine Street: Min. Facade Height = 35' 8th Avenue: Min. Facade Height = 35'
FACADE TRANSPARENCY **23.49.056.C.4.a**	Pine Street: 60% Min. Transparency Required 8th Avenue: 60% Min. Transparency Required
BLANK FACADES **23.49.056.D.2**	Pine Street: Total Blank Facades: Max 15' In Length 8th Avenue: Total Blank Facades: Max 15' In Length
FLOOR AREA LIMITS **23.49.058.E**	Average Residential Floor Area Limit Per Story - 12,700sf
FACADE MODULATION **23.49.058.C**	Required for stories exceeding 85', within 15' of street lot line
MAXIMUM TOWER WIDTH **23.49.058.E.2**	At 8th Avenue Maximum Facade Width Is 145' Above 85'
PARKING WITHIN STRUCTURES 23.49.019.B.2	Maximum of Four Levels of Parking above the First Level

ZONING INFO



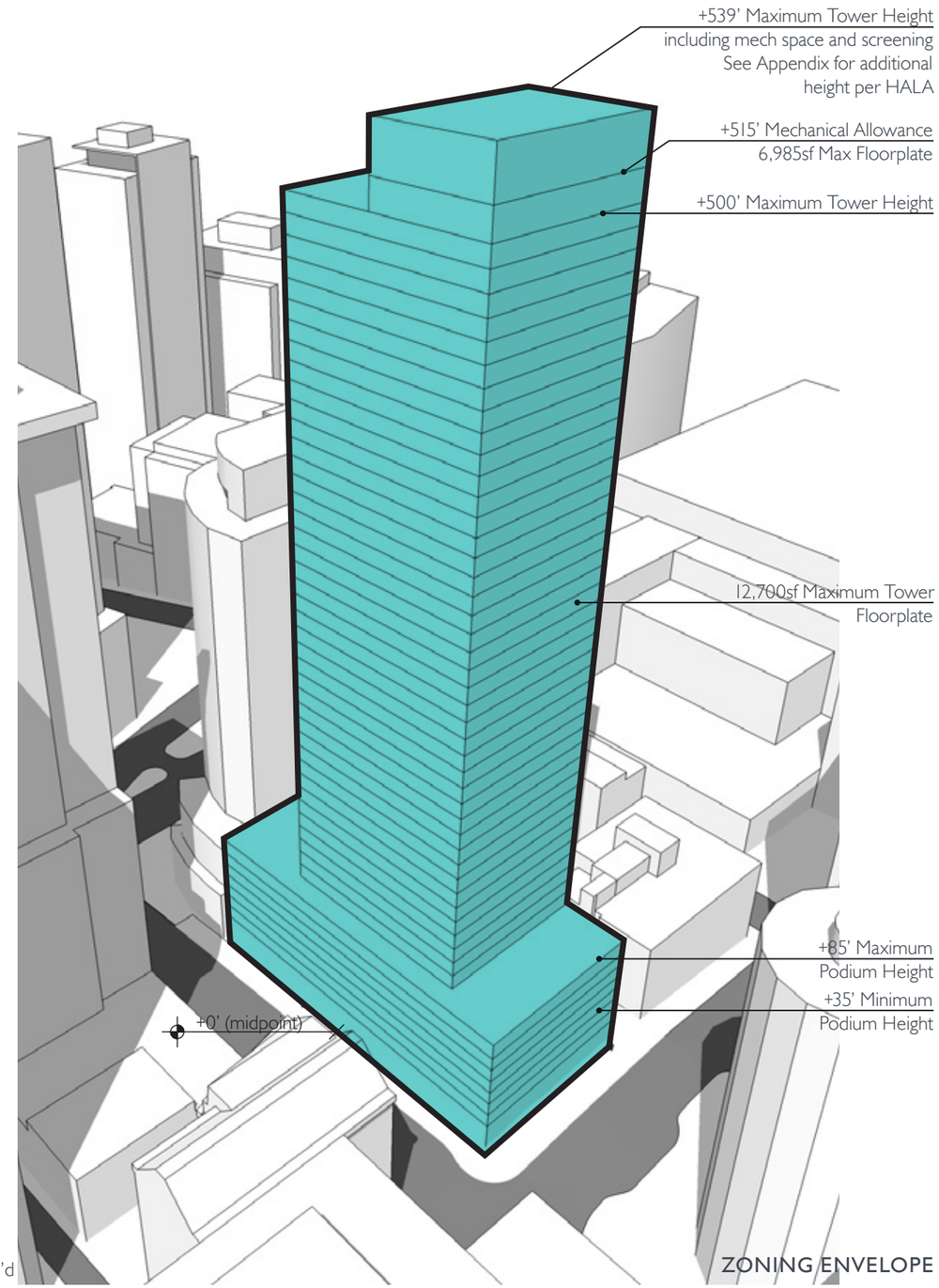
STREET CLASSIFICATION

SIDEWALK WIDTHS



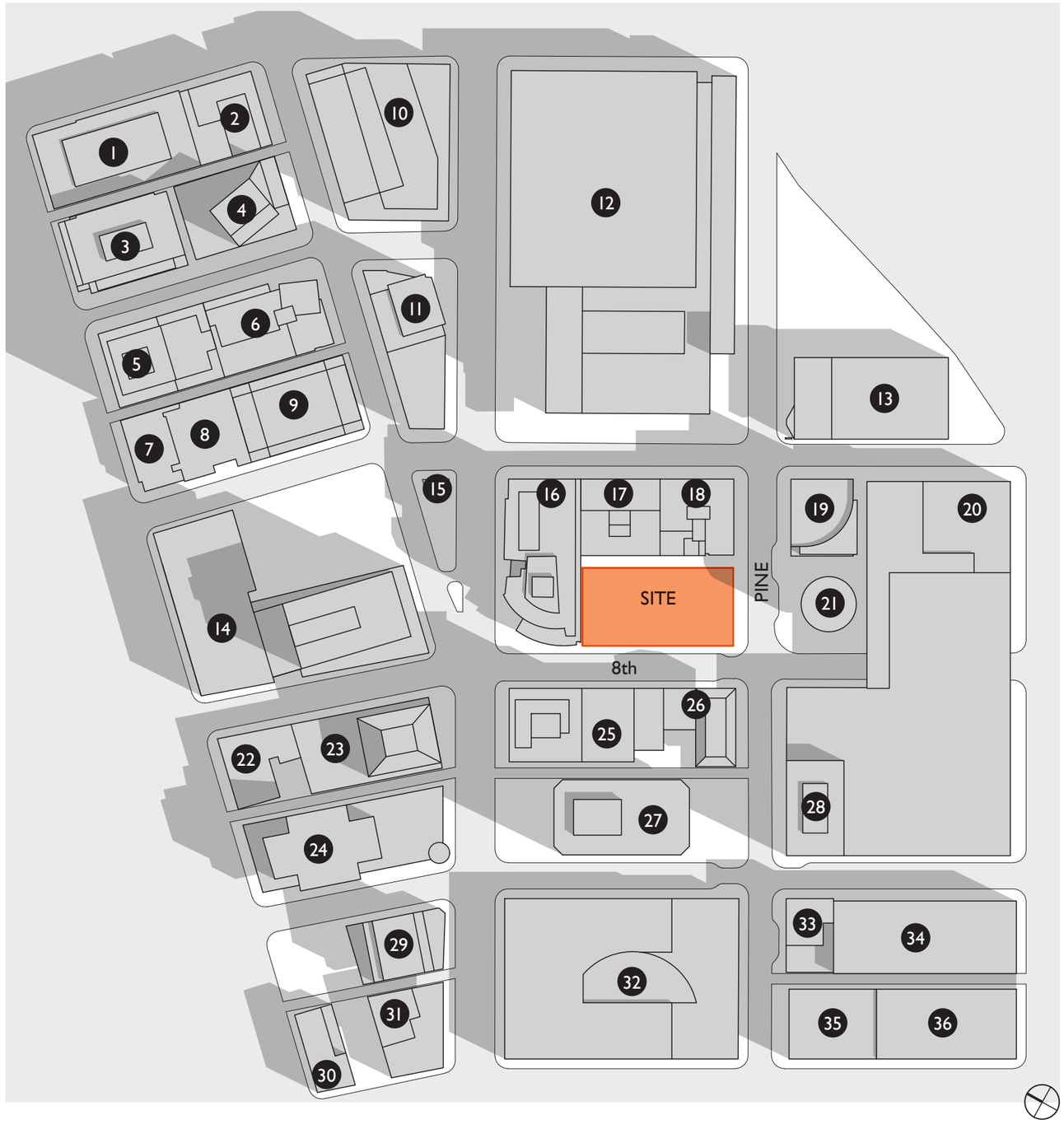
PEDESTRIAN STREET CLASSIFICATION

STREET LEVEL USES REQUIRED

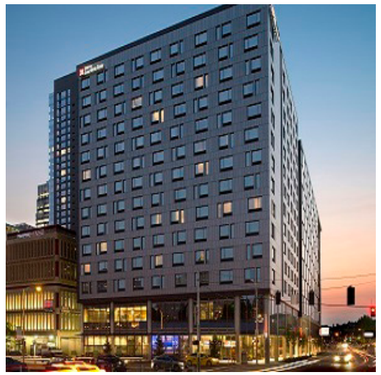


ZONING ENVELOPE

NEIGHBORHOOD CONTEXT

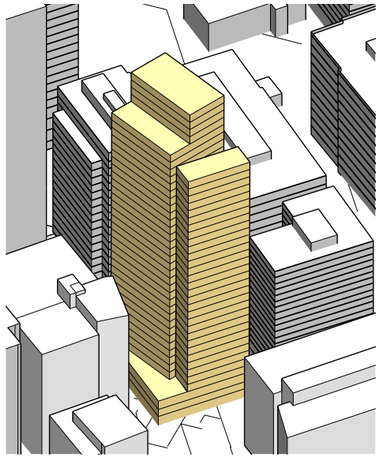


1 Hill 7 Office



2 Hilton Garden Inn

3 1007 Stewart (under construction)



4 1800 Howell

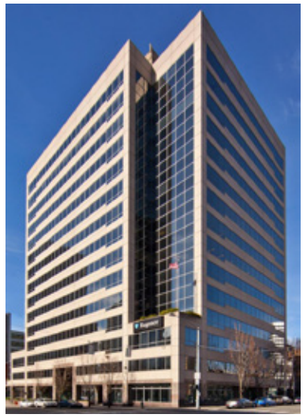
5 Aspira Apartments

6 Residence Inn Hotel

NEIGHBORHOOD CONTEXT

7 Dekko Place

8 Church of Mary Magdalene



9 Regence Office

10 WSCC Expansion – Office

11 WSCC Expansion – Residential

12 WSCC Expansion

13 Paramount Theatre

14 8th & Howell (under construction)

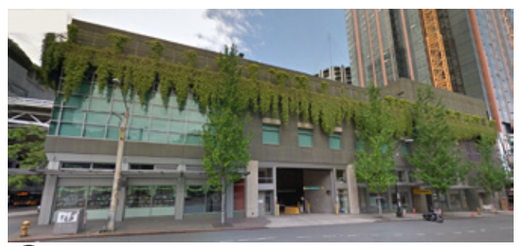
15 800 Olive Way

16 The Olivian Apartments

17 The Camlin Hotel

18 Nine & Pine Apartments

19 Premiere on Pine Apartments



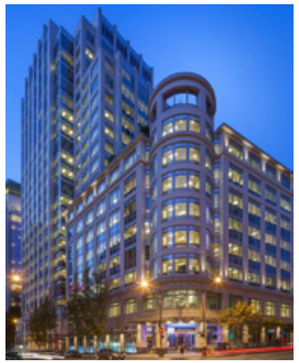
20 800 Convention Place

21 Tower 801

NEIGHBORHOOD CONTEXT

22 1831 8th Ave

23 8th + Olive



24 700 7th Ave

25 Olive 8 Hotel and Condominiums

26 The Paramount Hotel

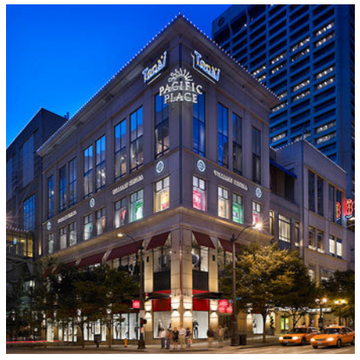
27 1600 Seventh Office

28 Grand Hyatt Hotel

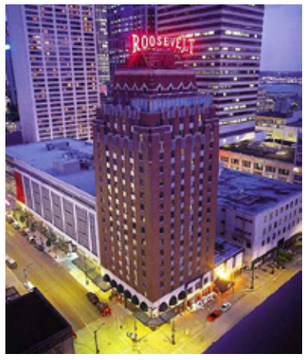
29 1809 7th

30 601 Stewart

31 1810 6th



32 Pacific Place



33 The Roosevelt Hotel

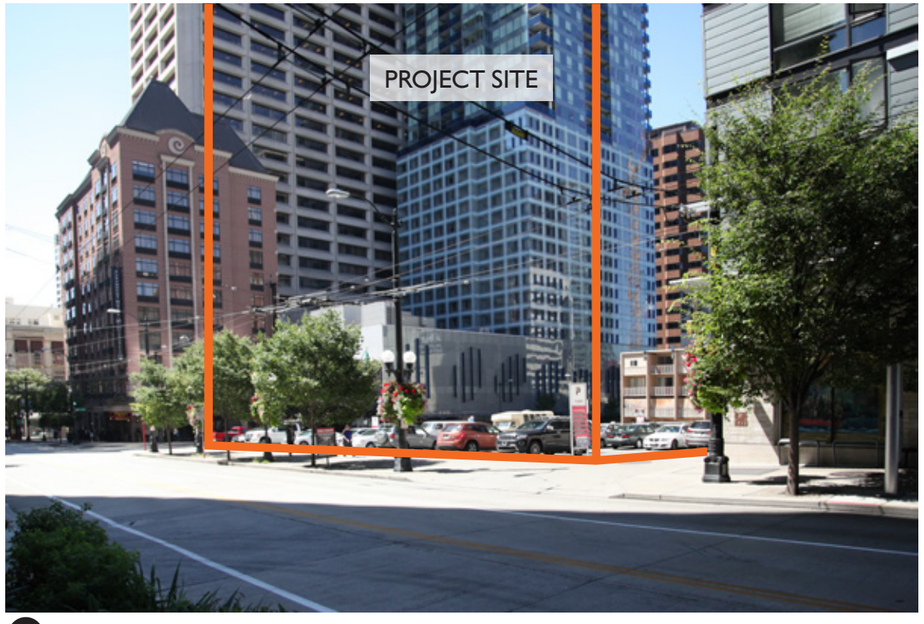
34 1511 7th

35 607 Pine

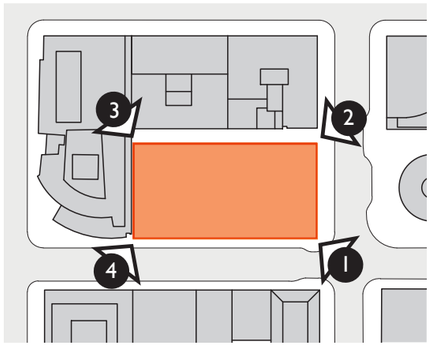
36 1504 6th

NEIGHBORHOOD CONTEXT

1



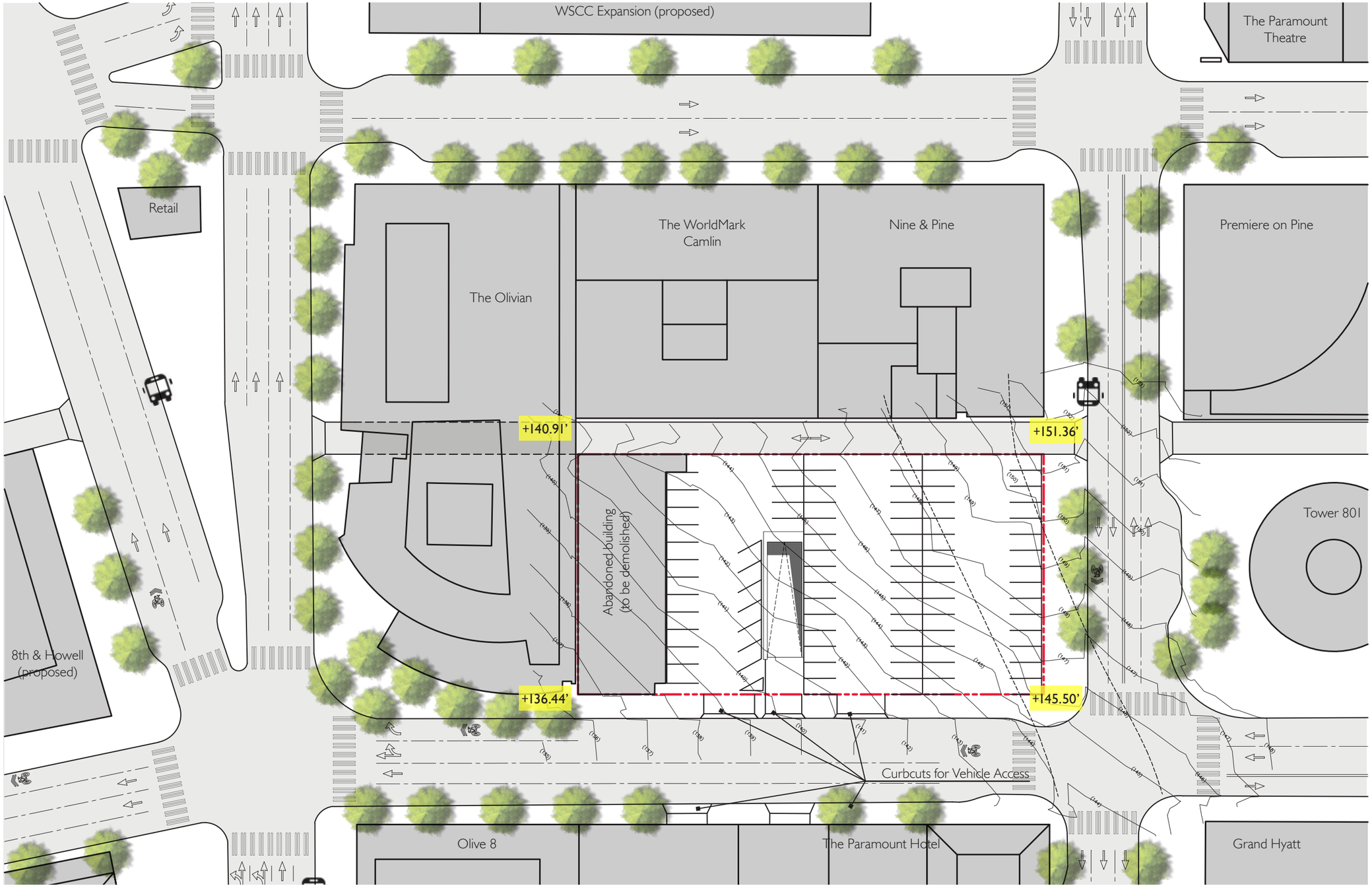
2



3

4

NEIGHBORHOOD CONTEXT



0 10' 20' 50' 100'
1"=50'

NEIGHBORHOOD CONTEXT

The site is surrounded by buildings of various heights, uses, styles and vintage. The site is close to one of the oldest buildings in the area, the WorldMark Camlin Hotel (1926), and the newest, Premiere on Pine (2014). There are many transit options around the site, with bus lines being the most prevalent. The WSCC Expansion is one block away, and will attract many pedestrians.

There are water views to both Elliott Bay and Lake Union, once the building rises over its neighbors. A clear view of Mount Rainier is also possible, straight down 8th Ave, as most of the buildings to the southeast are significantly shorter.

- Highway
- Principal Arterial
- Minor Arterial
- Green Street
- Principal Transit Street
- Major Bike Route
- Bus Stop
- Light Rail Stop
- Project in Design Phase

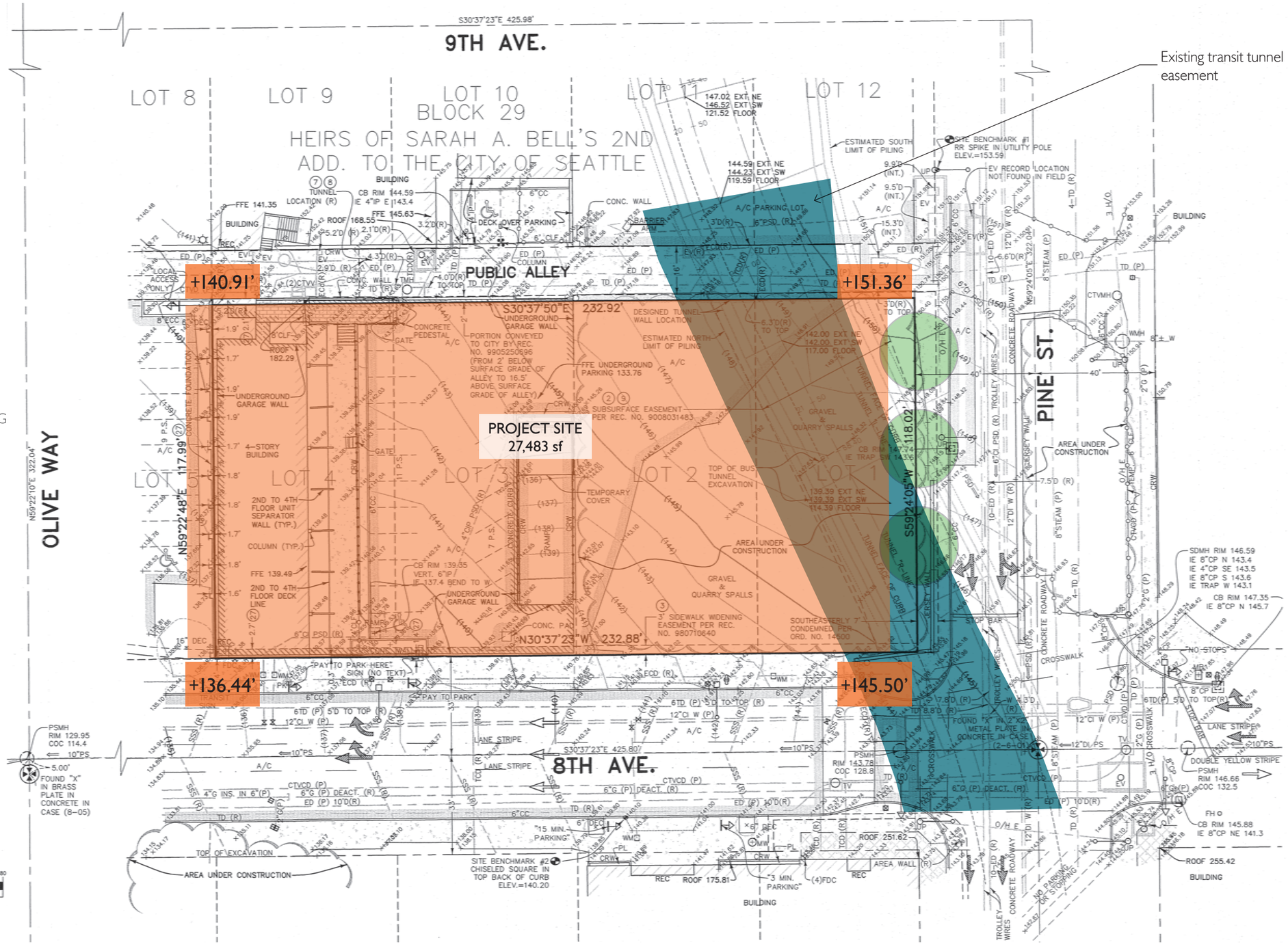
PARCEL INFORMATION

SITE INFORMATION

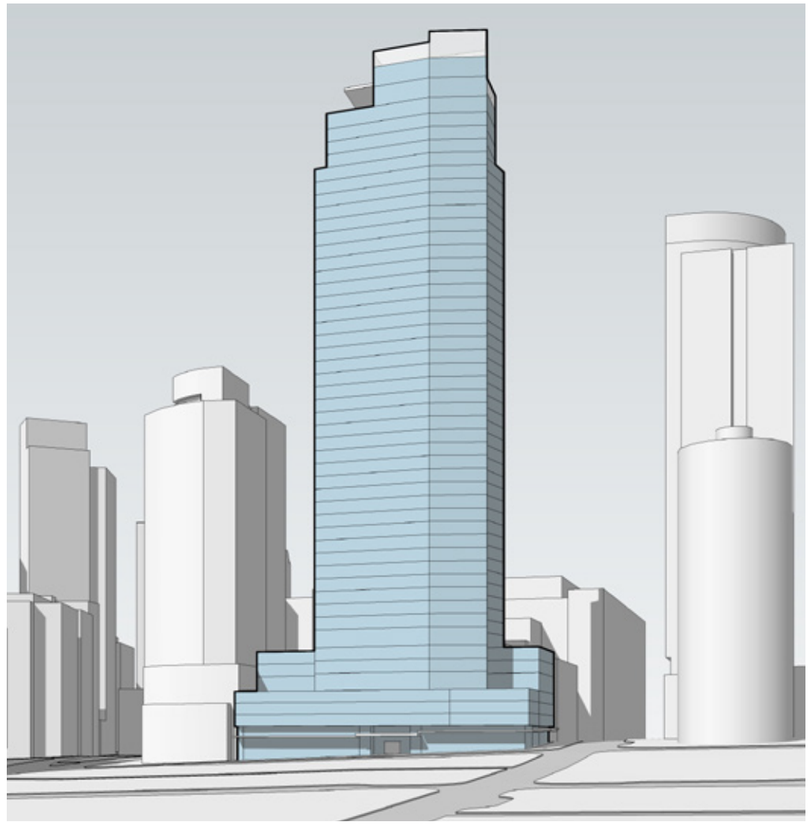
PARCEL #: 0660000820
LEGAL DESCRIPTION:
BELL HEIRS OF SA 2ND ADD LOTS 3 & 4 BLK 29
LESS PORTION CONVEYED TO CITY OF SEATTLE
BY DEED REC NO 9905250696

PARCEL #: 0660000804
LEGAL DESCRIPTION:
BELL HEIRS OF S A 2ND ADD LOTS 1 & 2 BLK 29
LESS SOUTH 7 FT SD LOT 1 AS CONDEMNED
UNDER ORD NO 14500 LESS PORTION THOF AS
CONVEYED TO CITY OF SEATTLE BY DEED REC
NO 9905250696

SURVEYED AREA:	27,483 SF
DIMENSIONS:	232.88' X 117.99'
CURRENT USE:	PARKING LOT
	UNDERGROUND PARKING
	ABANDONED BUILDING
BASE BLDG HEIGHT:	45'
GRADE CHANGE:	14.92'
EXISTING SIDEWALK WIDTH:	
8TH:	12'
PINE:	22'



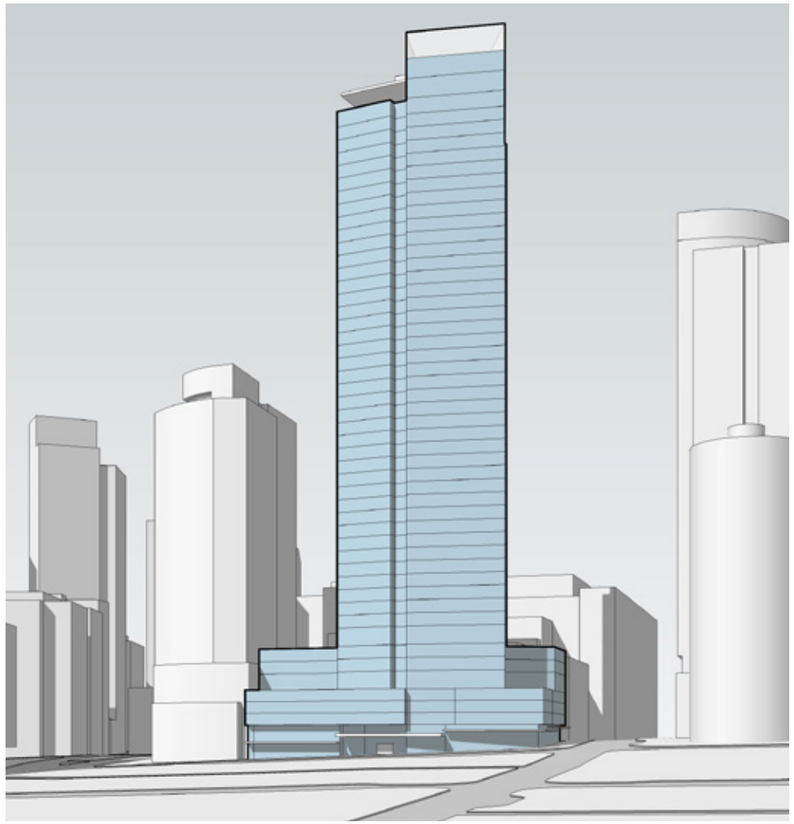
EDG MASSING



CHAMFER

Option 1 took a straight forward shape, chamfers the corners and sets back portions of the tower to give breathing room to its neighbors, while creating a simple, modern shape.

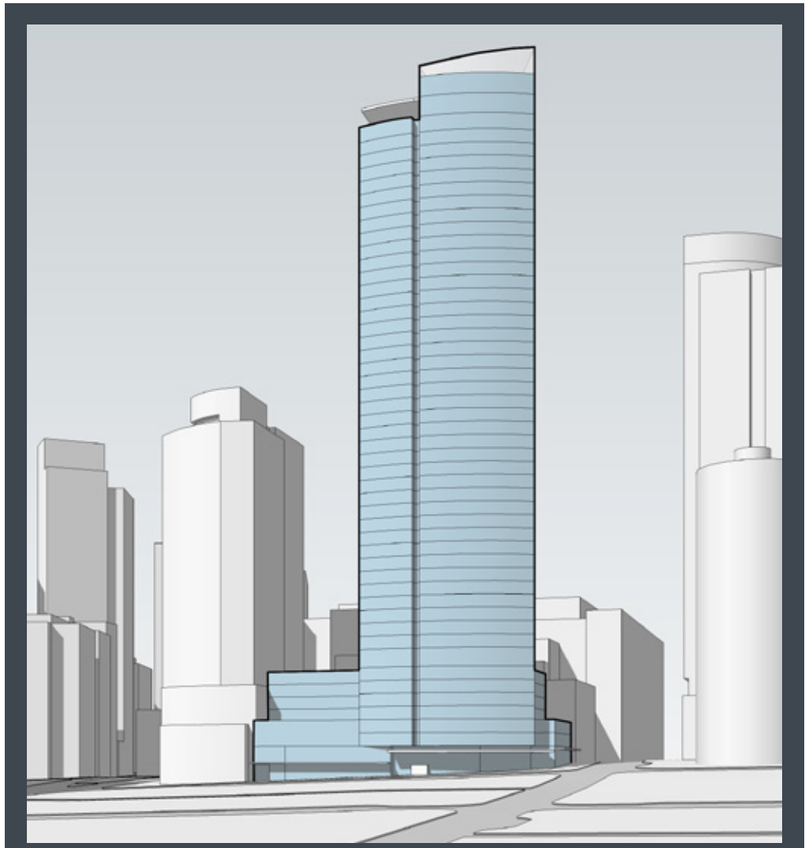
- Centrally located tower provides space to the street and existing buildings
- Two lobbies at ground floor allow hotel and residential individual identities
- Longer east and west exposures face primary views



FRACTAL

Option 2 uses the site constraints more than Option 1, aligning the southern facade closer to the Metro tunnel easement. The vector-based geometry is seen as a counterpoint to the rectilinear and boxy buildings of nearby blocks.

- Southern facade closely aligned to easement responds to a site constraint
- Southwest corner of tower meeting ground creates open space at important street corner
- Serrated southern facade allows more units water views while feeling less massive



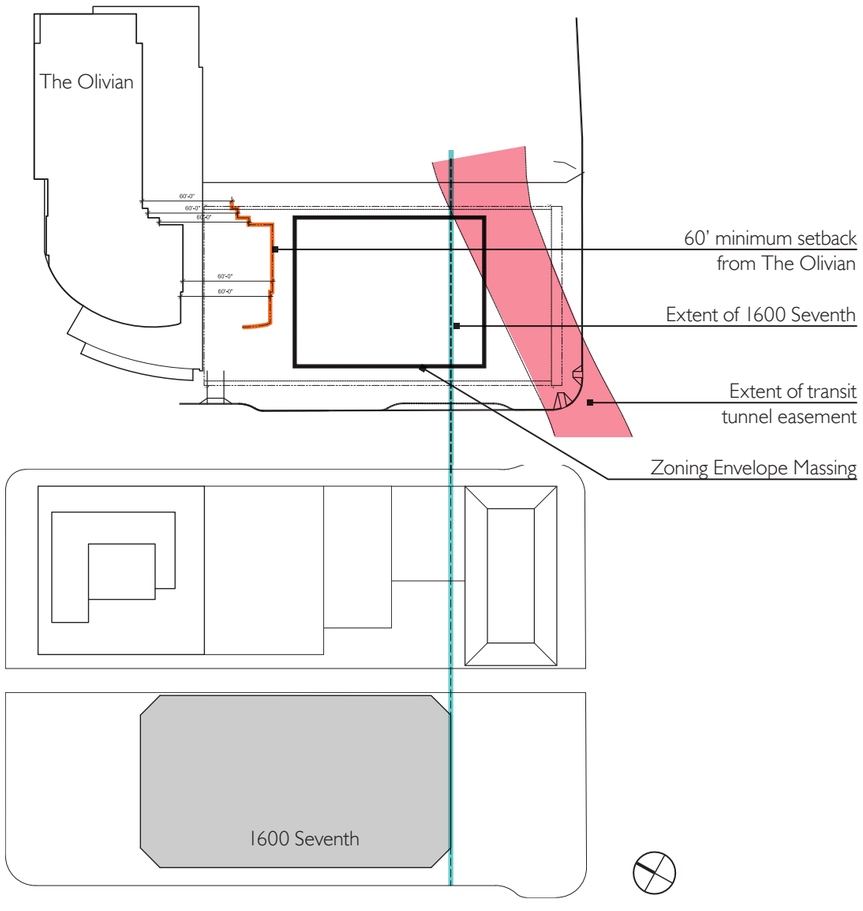
SWEEP – PREFERRED

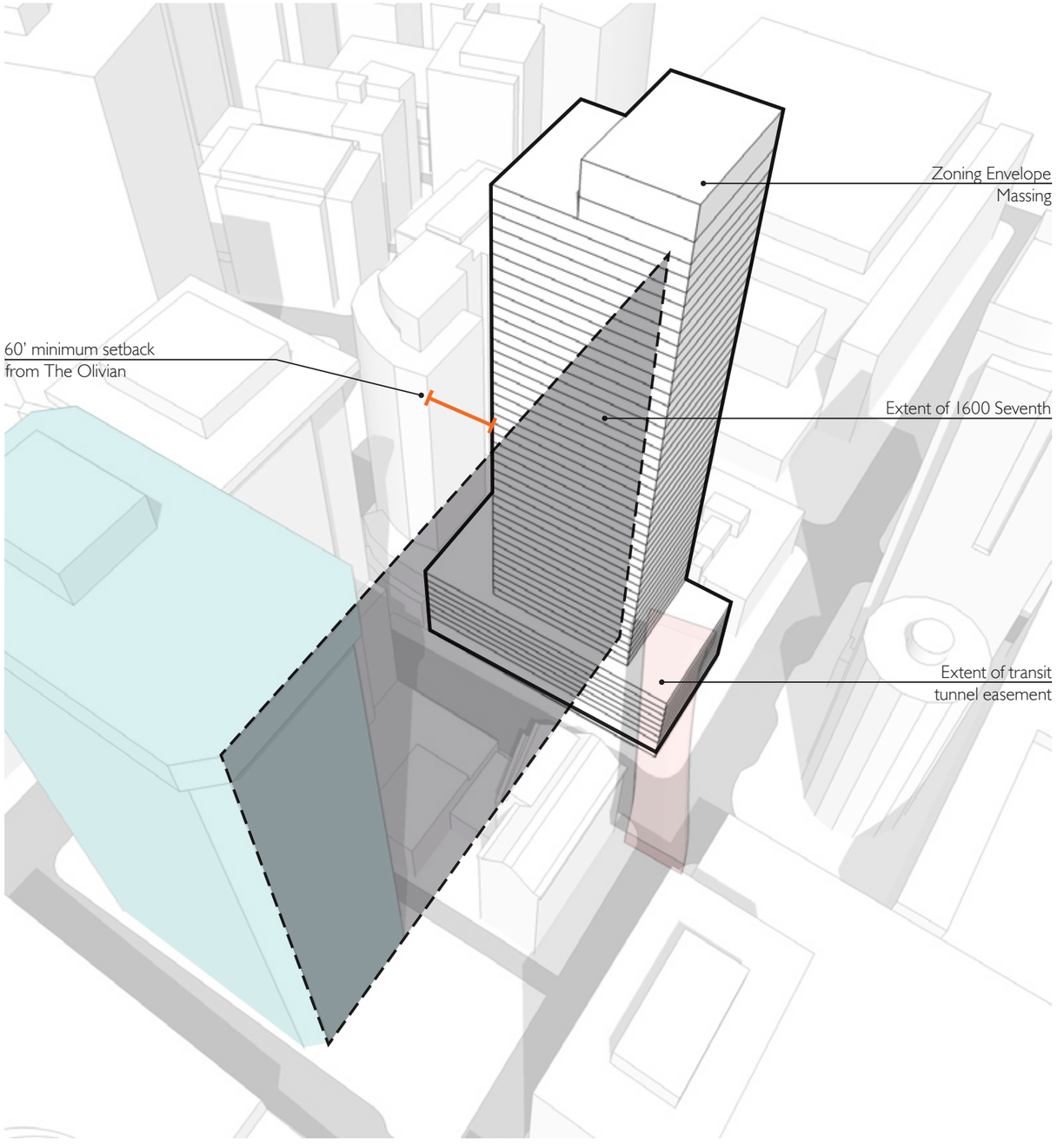
Option 3, the preferred option, pulls the tower as far south as possible and cantilevers the entire southern elevation over the easement, thereby addressing all three of the site constraints. Sweep is the most site-specific design of the three Options.

- Utilizes site-specific design elements found in existing nearby buildings
- Southwest corner of tower meeting ground creates open space at the street corner
- All below-grade parking allows higher-quality uses and more design freedom in podium

SITE FACTORS

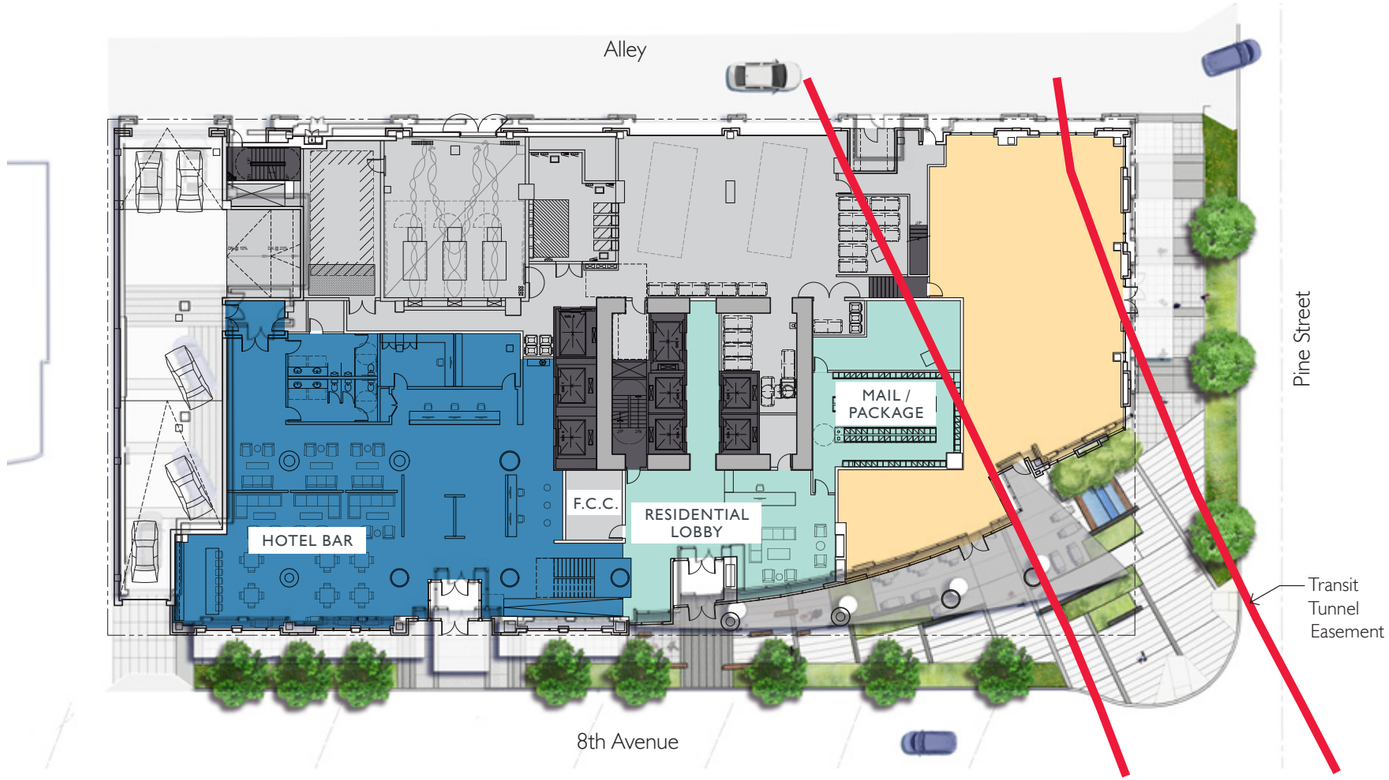
There are three main constraints which limit what can be accomplished on the site. First, the project is adjacent to an existing tower, The Olivian. A goal of the project is to provide at least 60' of tower spacing from the existing tower. Second, an existing transit tunnel and easement run across the southeast corner of the site, approximately 17' below street level. The tunnel limits tower placement, and the extent of below-grade parking as column loads cannot be transmitted to the tunnel. It is a goal to place the southern edge of the tower as close to the easement as possible, possibly cantilevering a portion of the tower over it. Third, the 1600 Seventh office tower is one block west of the site. The tower is approximately 500' tall, but is sited mid-block, allowing 8th & Pine tower water views to Elliott Bay, if the tower is sited as far south as possible. These three constraints work in concert with each other to provide a challenging yet interesting urban site, and have influenced the massing options presented.

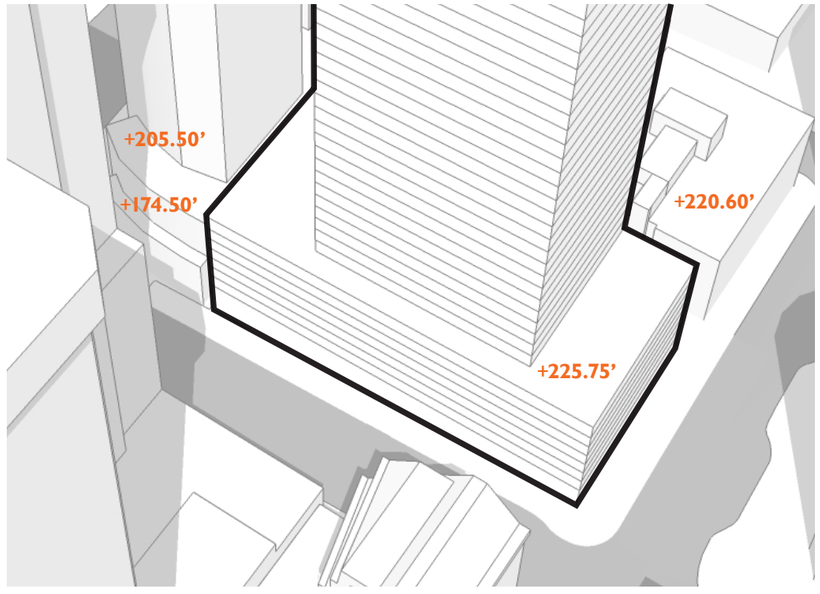


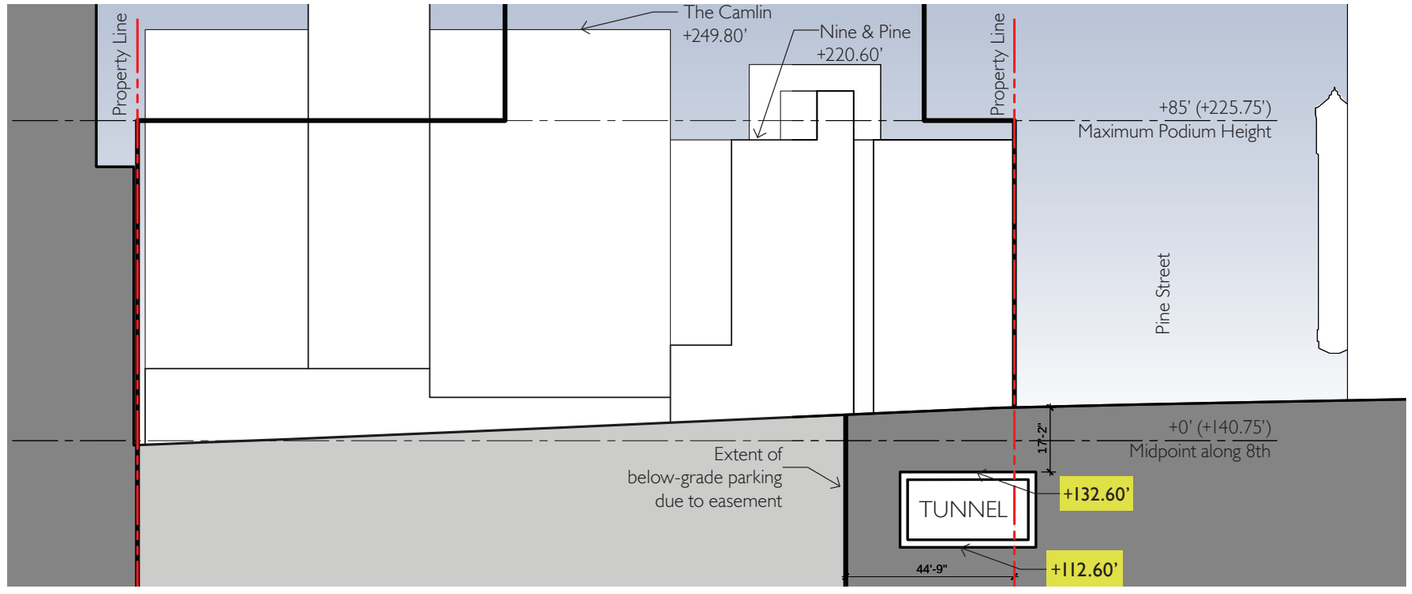


SITE FACTORS

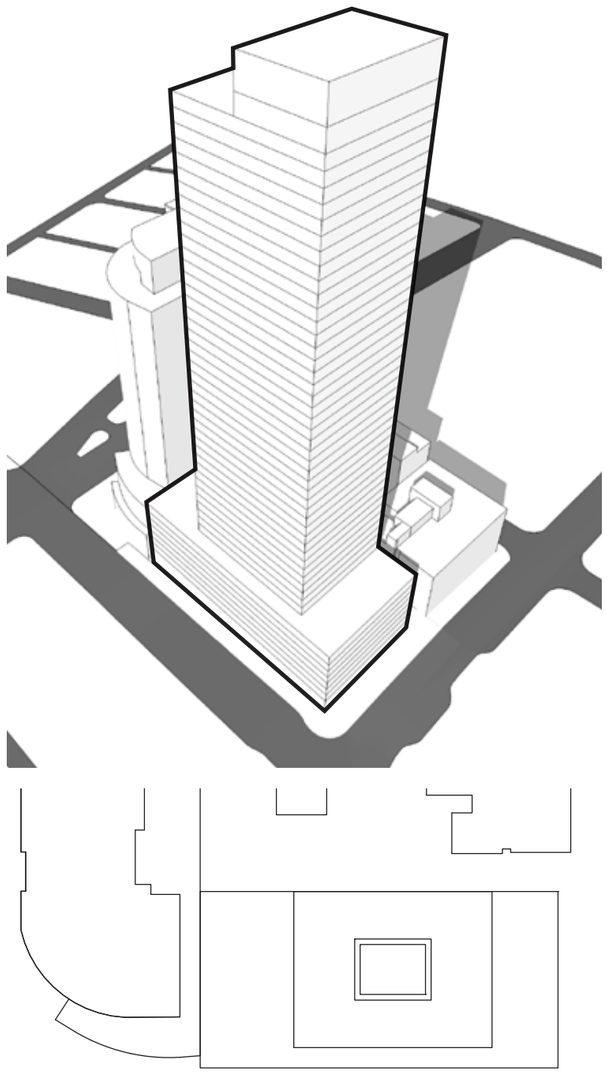
In addition to the Site Constraints mentioned previously, there are several Site Factors which influence the design approach. The urban, pedestrian-intense location of the site will support multiple retail spaces, possibly restaurants, lining both streets as much as possible. Mechanical, loading and parking access each have relatively consistent sizes. The transit tunnel impinges on the extent of below-grade parking levels, therefore most mechanical functions are placed at ground level. The maximum podium height is +85', and its height is shown as maximized in all three Massing Options; in order to achieve an economically viable project, while closely aligning with existing neighbors and creating a strong urban edge.





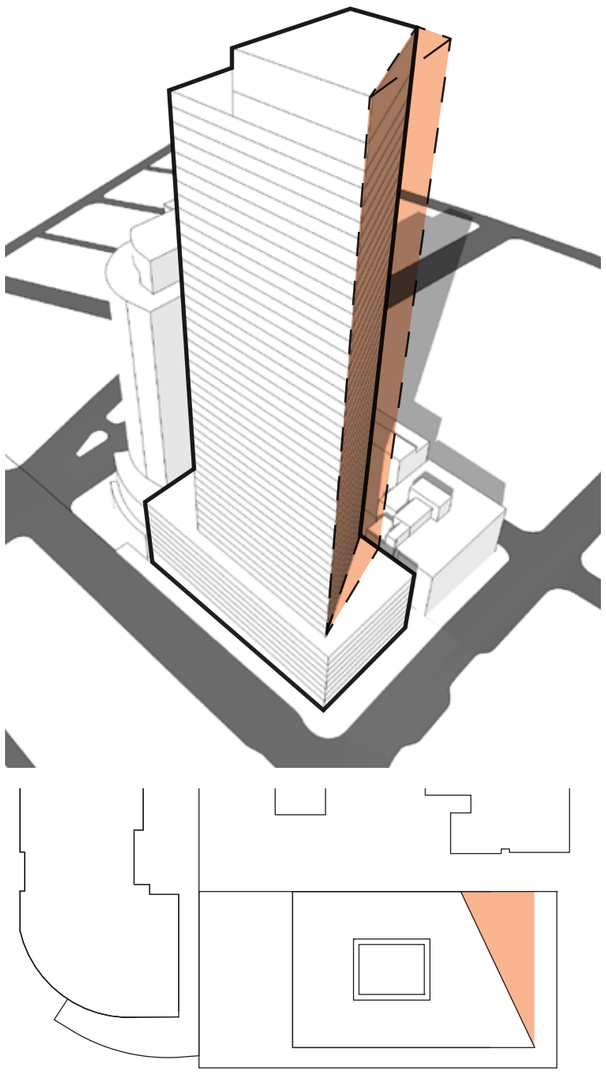


EVOLUTION OF THE PARTI



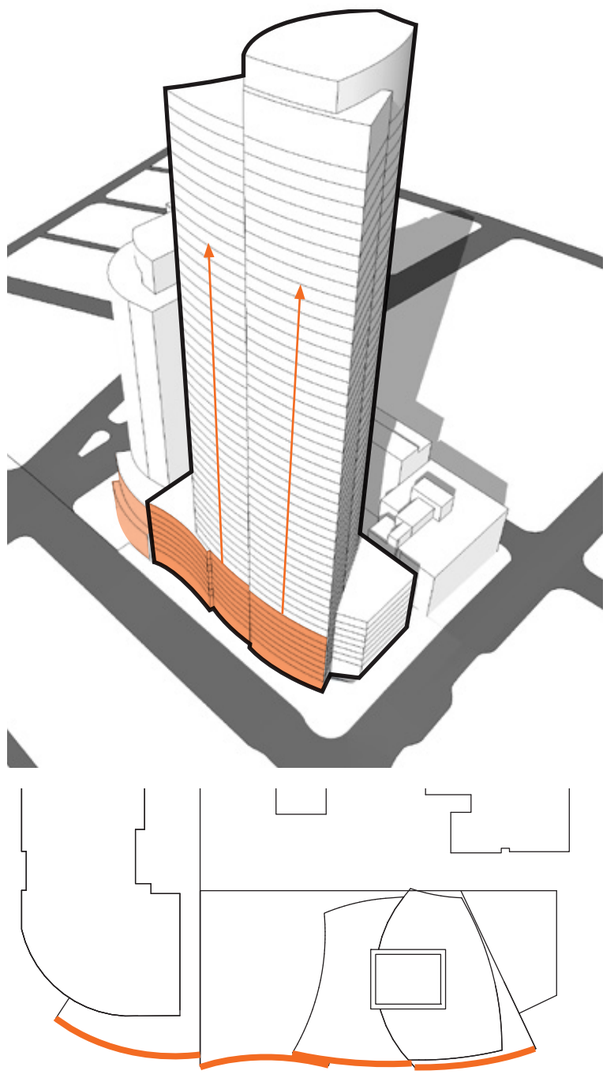
BASE MASSING

The code allows for a 12,700 SF floorplate average, with a maximum 145' tower width.



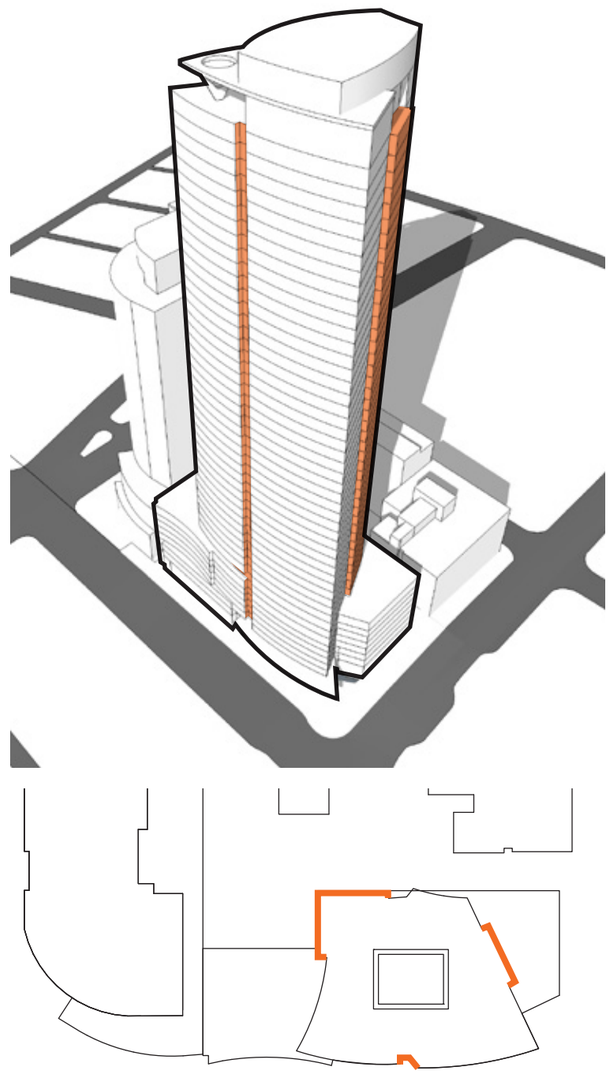
ANGLE

South side angle is a direct relationship to the bus tunnel below, due to our inability to structure the tower on top of the tunnel.



CONCAVE/CONVEX

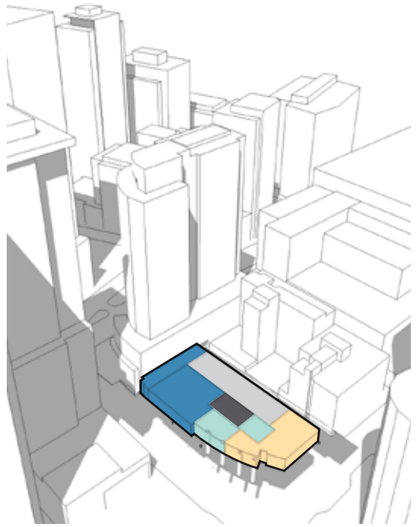
The podium and tower employ a series of concave and convex curves to create visual interest, continuity of the podium with adjacent structure and maximize separation between towers.



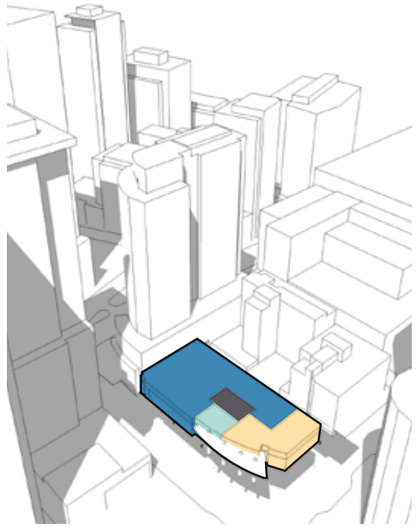
DIVIDE

Vertical indents and extruded facade elements help to break down the massing, and divide different facade elements.

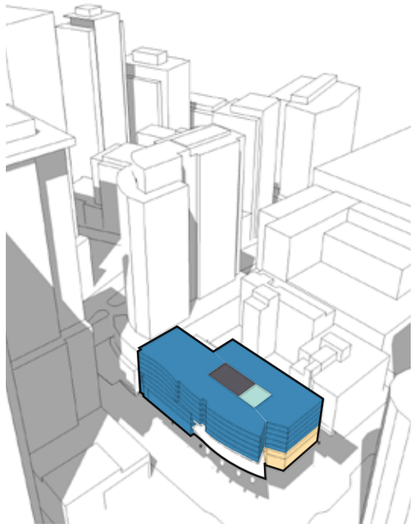
PROGRAM STACKING



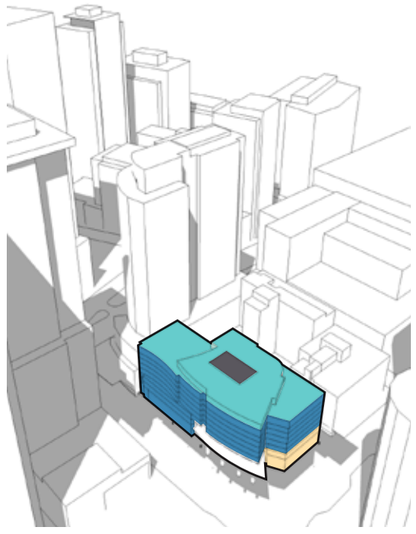
GROUND FLOOR



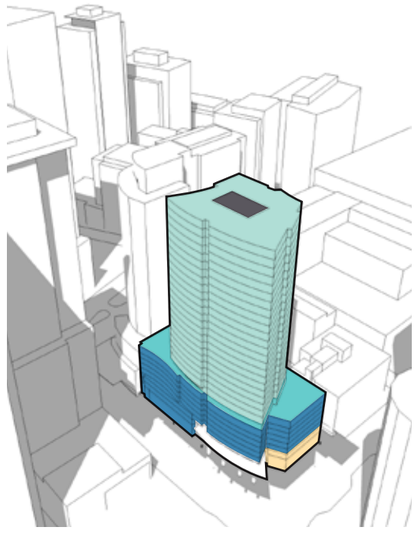
LEVEL 3



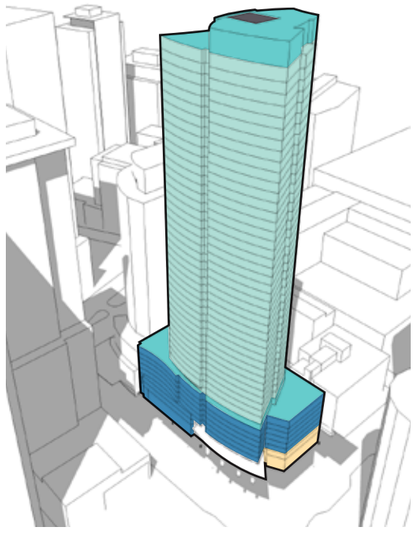
TYPICAL HOTEL FLOOR



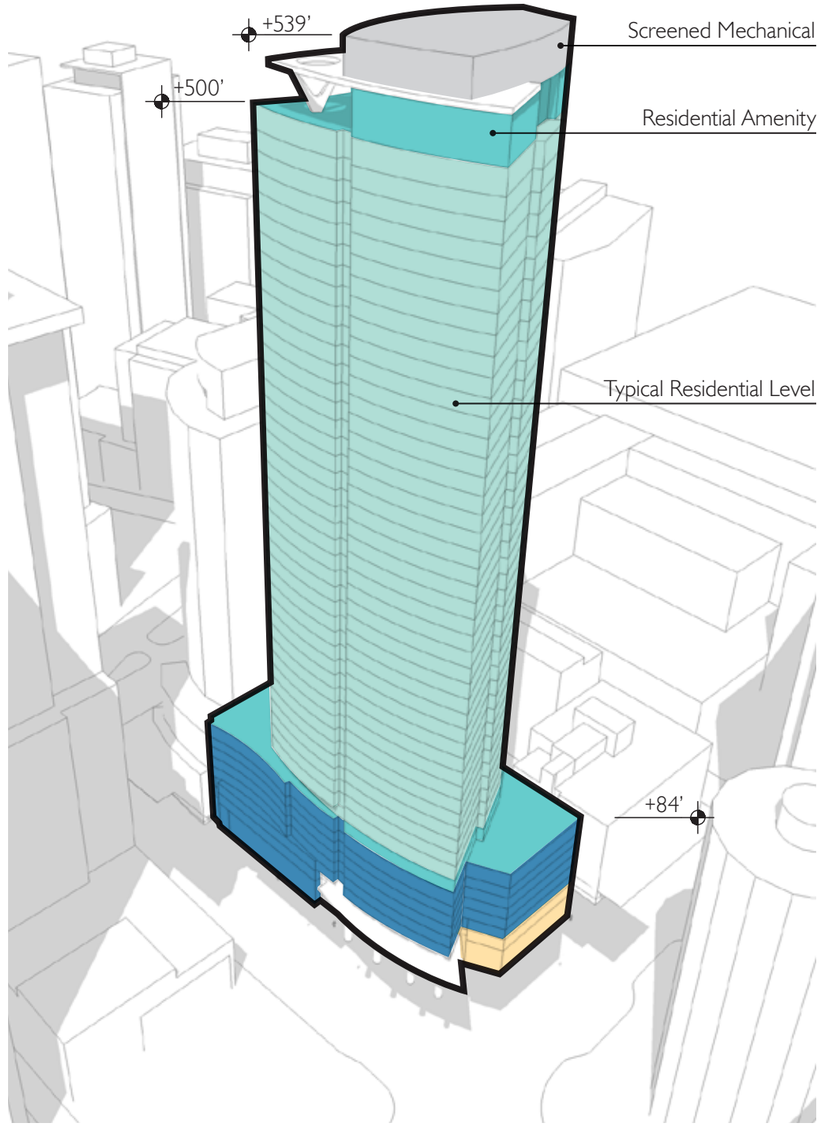
LEVEL 10 AMENITY



TYPICAL RESIDENTIAL FLOOR



R1 AMENITY



PROGRAM LOCATION

VERTICAL TRANSPORT | MECHANICAL / BOH / PARKING | HOTEL | AMENITY / COMMON | RESIDENTIAL | RETAIL

THIS PAGE INTENTIONALLY LEFT BLANK

RESPONSE TO EDG COMMENTS

EDG PRIORITIES & BOARD RECOMMENDATIONS

1. Tower (Massing & Context):

a. The Board supported the tower location closer to Pine Street creating maximum distance from the Olivian tower to the North. (A-1)

b. The Board supported the curved massing of the Option 3 tower but agree with public comment that it looked applied only in one location. The Board recommended a tower form that is cohesive on all sides and from distant viewpoints including from the North and the East. (B-4)

c. The Board supported the notches shown on the East and West facades as needed modulation but did not support the dramatic shift in facade language at those points. The Board stressed that unity and coherence should guide the tower design. (B-4)

d. The Board supported the curved tower form overlapping the podium but agreed the tower should not overly compress the scale at the crucial Southwest corner. The Board recommended more study of this composition. (C-2)

e. The Board agreed the applicant-preferred Option 3 is the most promising, with resolution of the issues identified. (B-4)

f. The Board was receptive to the additional 4-5 tower floors in relation to HALA provided the overall tower design (guidance 1 and 4) and tower top concerns (departure #1) are well-resolved. (A-2; B-4)

2. Podium Configuration:

a. The Board agrees that the tower should "lap" the podium, but the joints and intersections between the two need more resolution with intentional reveals or other formal moves. (B-2; B-4)

b. The Board questioned whether the two podium forms needed to step back at only 3-4 stories, or step back so far. The Board also noted the exposed blank walls on adjacent buildings at the areas where the podium is stepped back. The Board recommended additional study of podium form, step-backs, and datum lines as well as the inclusion of complete color elevations of the adjacent buildings and surrounding context. (B-2)

c. The Board enthusiastically applauded the absence of above grade parking, as shown in Option 3. (E2)

d. The Board strongly recommended enlarged elevations of all lower levels, including the adjacent context, be included in subsequent meetings, and a full East tower elevation with the existing Camlin, in photo montage or detailed elevation. (A-1)

3. Ground Floor Plan:

a. The Board supported the generous and deep retail shown along Pine Street and at the corner but questioned why the residential lobby needs to be as large as it was shown along 8th. The Board supported the floors stepping with grades to provide flexibility for door placement. (C-4)

b. The Board supported only a narrow, one way curb cut along 8th Avenue, but agreed the vehicle entrance was still more evident than the nearby hotel lobby, so recommended more transparency and lobby presence be added to stimulate pedestrians and minimize vehicle visibility, while ensuring safety. (D-6, E-1)

c. The Board stressed the need for all building entrances to be legible and clear, especially the hierarchy of the three entrances along 8th. This could be achieved through signage, lighting and/or other architectural wayfinding elements. The hotel pedestrian entrance is too subdued, and should not be visually subservient to the vehicle porte cochere. (C-4; D-4)

d. The Board supported the proposed landscape and paving design shown on pg 59, including the radial pattern that reinforces the curve and generous plaza setback at the southwest corner. The Board agreed that a portion of the plaza adjacent to the storefront could provide activating café seating for the adjacent tenant, and multiple doors should be provided and shown. The Board agreed that private zone should not extend to the corner property lines, and space at the corner should be reserved for the pedestrian desire lines of the general public to ease around the corner. (C-1; D1)

4. Facade Materiality and Composition:

a. The Board recommended resolution of the massing of the tower and how it connects to the two podiums (2a, 2b above), which are massing priorities before addressing the façade composition of the building. (B-4; C-2)

b. The Board strongly suggested the exploration of façade materials that are cohesive but not blandly uniform, and not relying upon staggered or randomized patterns which are currently overused. The Board also recommended some façade articulation and relief on the long southeast facing wall of Option 3, but that does not mandate faceting or other drastic plan moves. (A-2; C-2; C-6)

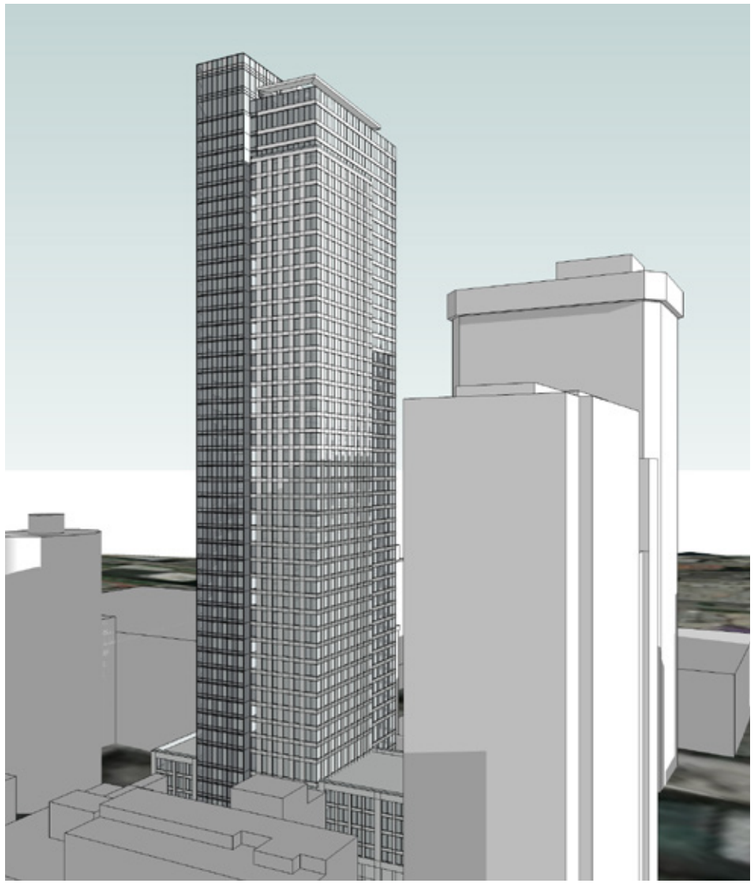
TOWER MASSING & CONTEXT: 1A & 1B

1a. The Board understood the unique challenges from the existing transit tunnel easement on the southern portion of the site and how this impacts the location of the tower. The Board agreed with public comment about tower separation and supported the tower location closer to Pine Street, creating maximum distance (90 ft was stated on pg 38) from The Olivian tower to the north.

Response: The design team has placed the tower columns as close to the bus tunnel as would be allowed. This allows us to move the tower slightly closer to Pine Street, cantilevering the structure partially over the tunnel. To maximize the separation of towers, we elongated the west face of our tower, because The Olivian's facade is pulled back from the property line. This means we maintain a minimum of 82'-3" of separation corner to corner. The tower then pulls away from The Olivian with a concave curve which ranges between 89' and 112' of separation, with most of the tower in the 90-95' range along the curve. (See page 46 for Diagram.)

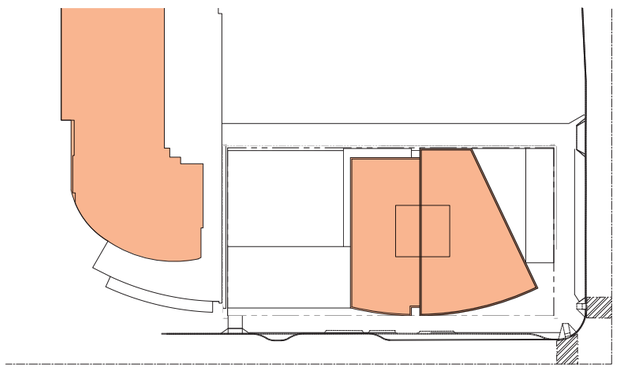
1b. The Board supported the curved massing of the Option 3 tower, but agreed with public comment that it looks applied in only one location, and ultimately keeps the tower from being a coherent mass. The Board recommended a tower form that is cohesive on all sides and from distant viewpoints, including from the north and east, which will be highly visible above the lower Convention Center Addition (proposed)

Response: The design team has used a series of concave and convex curves as a response to the contextual conditions as a mechanism to maximize the tower separation with The Olivian to the North. The design solution addresses the Board's concern for coherency and visual interest from the North and East.

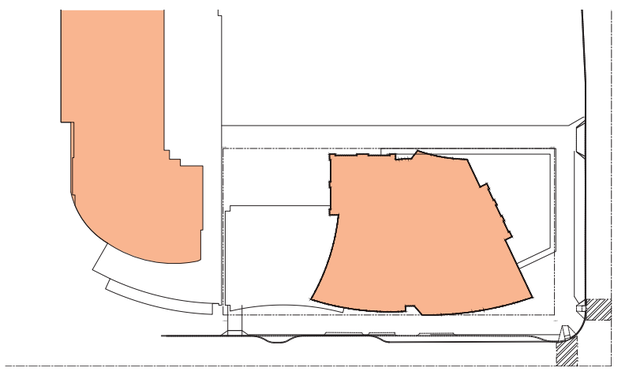


VIEW FROM NORTHEAST – EDG

VIEW FROM NORTHEAST – REC



EDG SITEPLAN

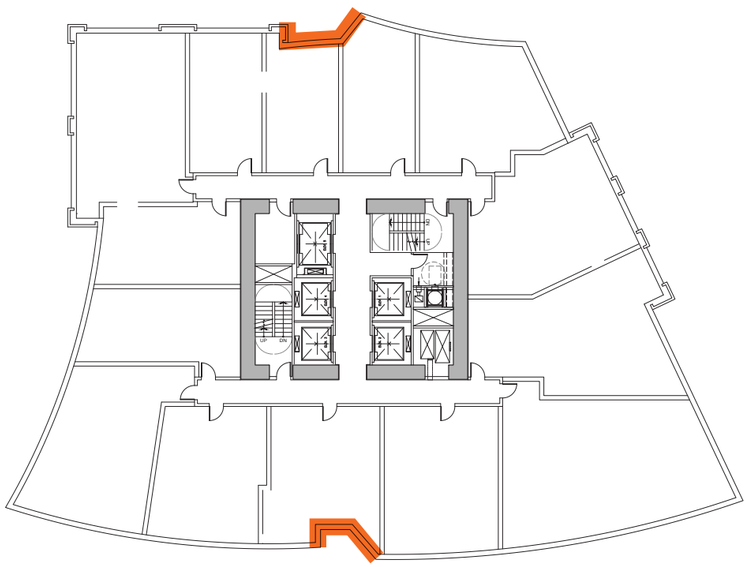


REC SITEPLAN

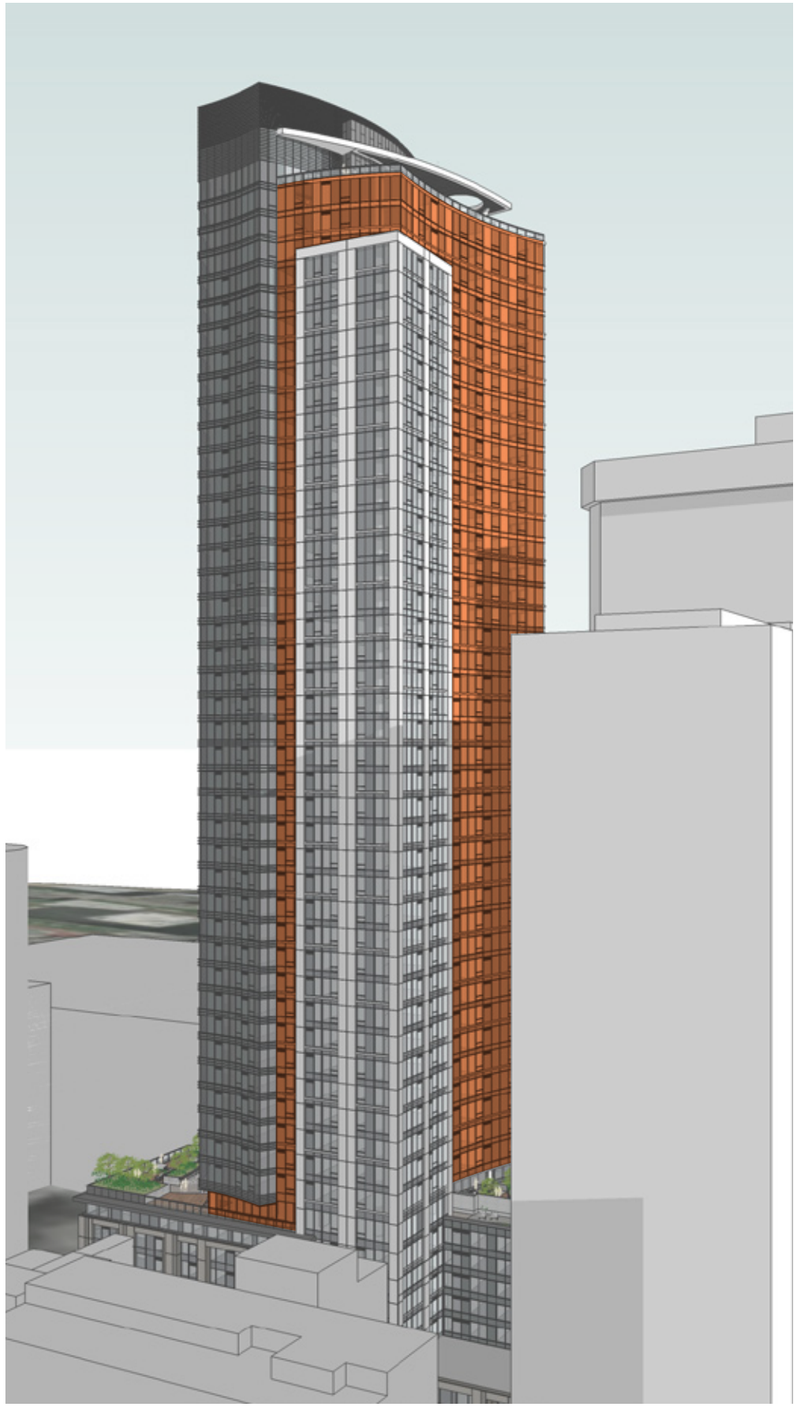
TOWER MASSING & CONTEXT: 1C

1c. The Board supported the notches shown on the east and west facades as needed modulation [32-34], but did not support the dramatic shift in façade language at those points [45]. Rather, the Board echoed public comment and stressed that coherence and unity should guide the design of all tower portions, and the Board encouraged study of a tower that displays curved and modulated aspects on all sides.

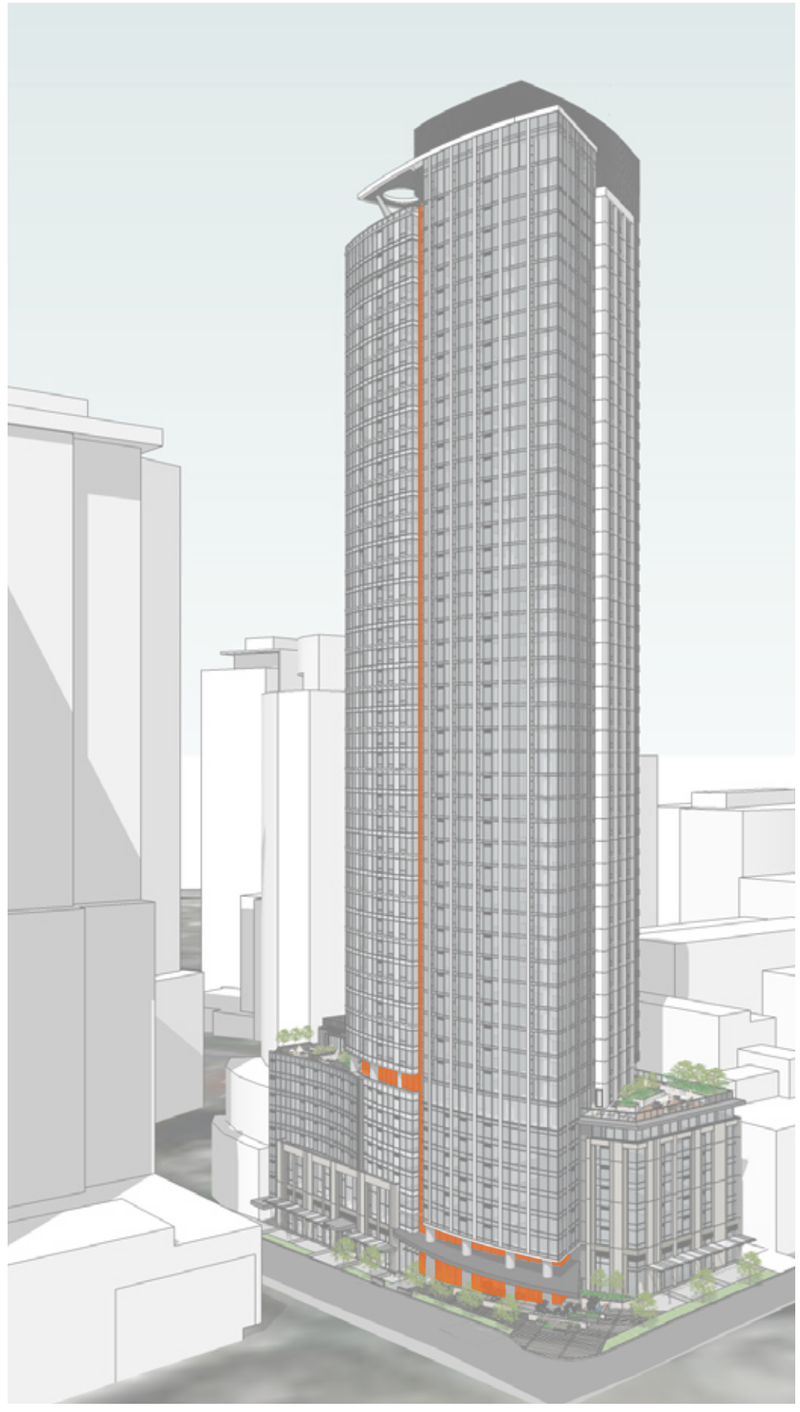
Response: The design team has reduced the emphasis of the notches and integrated them as one of the various methods used to modulate the building.



TYPICAL TOWER PLAN



VIEW FROM NORTHEAST



VIEW FROM SOUTHWEST

TOWER MASSING & CONTEXT: ID

Id. The Board supported the curved tower form lapping over the podium, but agreed the tower should not overly compress the scale at the crucial southwest corner [see 48]. The Board recommended more study of the composition (and possibly the plan shape and canopies) of the tower at lower levels at the corner.

Response: The design team has reduced the emphasis of the notches and integrated them as one of the various methods used to modulate the building.

VIEW FROM SOUTHWEST – EDG

VIEW FROM SOUTHWEST – REC

VIEW FROM SOUTHWEST

PODIUM CONFIGURATION: 2A

2a. The Board agreed the tower should lap the podium, but the joints and intersections between the two need more resolution with intentional reveals or other formal moves, not the simple collisions and penetrations shown.

Response: The proposed solution eliminated the podium massing set backs. This increases the strength of the podium in the massing scheme, which improves the interaction between tower and podium.

The primary tower corner at 8th and Pine slips by the Southern Podium form. A gasket of dark gray metal emphasizes the seam between the two forms, and elegantly becomes the upper story of the hotel podium.

Response cont'd on next page.

VIEW FROM SOUTHWEST – EDG

VIEW FROM SOUTHWEST – REC

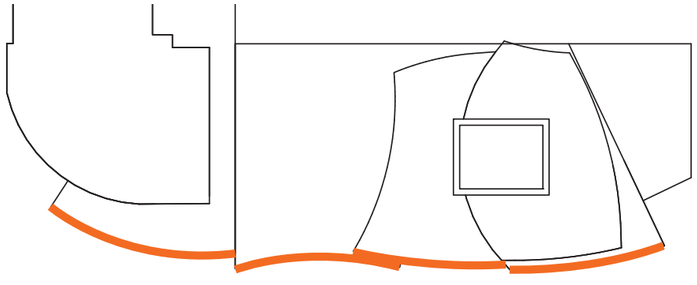
PODIUM CONFIGURATION: 2A / 2B

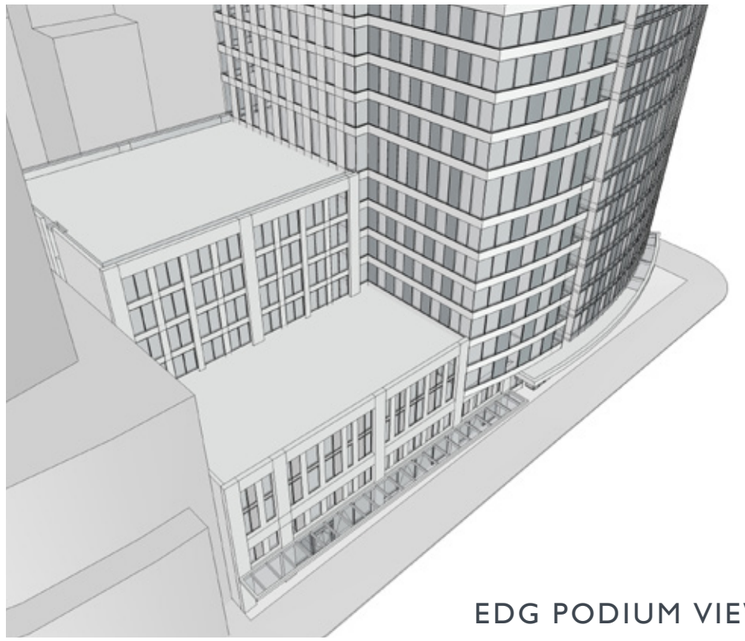
2a. The Board agreed the tower should lap the podium, but the joints and intersections between the two need more resolution with intentional reveals or other formal moves, not the simple collisions and penetrations shown.

Response cont'd: Along 8th Avenue the tower's convex form and materiality of facade type B slips by a contrasting concave form with a darker palette. The hotel's framed entry piece plays off of both of these curvaceous forms, setting up a more rigorous street frontage.

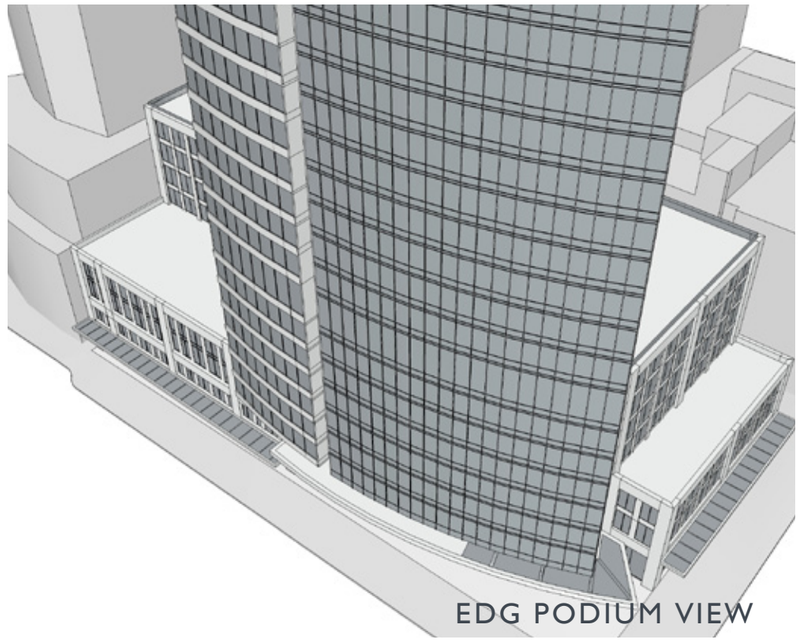
2b. The Board questioned whether the two podium forms needed to step back at only 3-4 stories, or step back so far; pedestrian scale can be introduced in many ways besides short street walls. The Board also noted the exposed blank walls on adjacent buildings at the areas where the podium is stepped back. The Board recommended more study of podium form and step-backs, including datum lines and complete elevations of the adjacent buildings and surrounding context.

Response: The design proposal abandons the setbacks along the fronting streets, and instead moves the setback to the alley side. This creates a stronger street frontage and allows the tower form to play off of the more robust podium. The convex tower form slips behind the concave podium form completing a curvilinear wave response to the Olivian's curving podium facade.





EDG PODIUM VIEW



EDG PODIUM VIEW

REC PODIUM VIEW

REC PODIUM VIEW

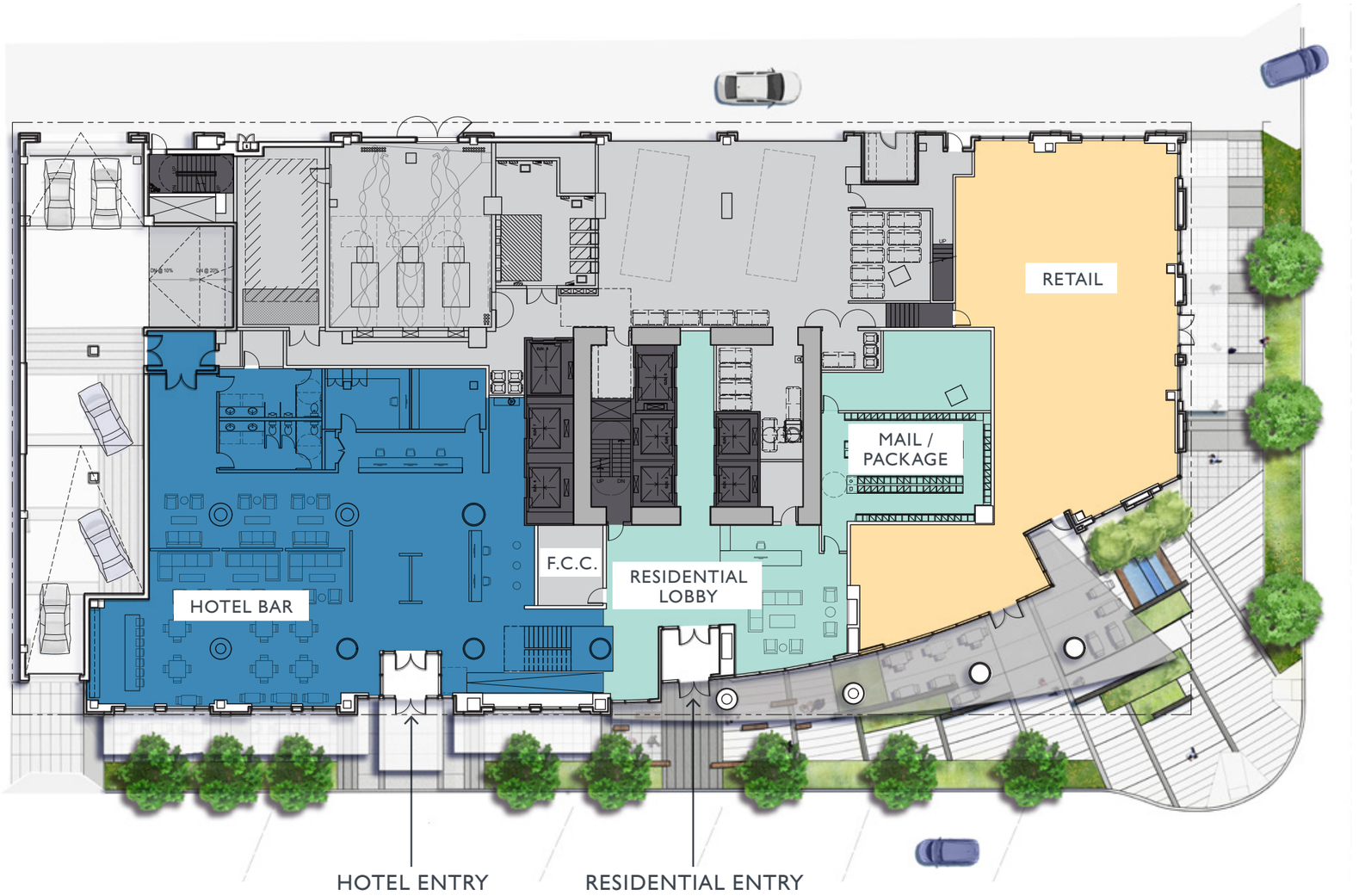
GROUND FLOOR PLAN: 3A

3a. The Board supported the generous and deep retail shown along Pine Street and at the corner, but questioned why the residential lobby needs to be as large as shown along 8th. The Board supported the floors stepping with grades, as verbally stated by the applicants, which affords maximum flexibility for door placements and tenant variations over time.

Response: The extent of the lobby has been reduced slightly, but it is important to note the importance of a functional sitting area, as well as a required F.C.C. room, concierge station and storage, as well as mail and package room access.

Additionally, the lobby for the hotel and lobby for the residential are open to each other, but at different elevations, so a portion of the size of the residential lobby previously shown was a "transition" zone between the two providing a ramp for the residential guests to access the hotel bar.

We have also added a stair accessing the ballrooms at Level 3. This stair is intended to be detailed in a way that brings elegance as a focal point from inside and outside the building.



VERTICAL TRANSPORT | MECHANICAL / BOH / PARKING | HOTEL | AMENITY / COMMON | RESIDENTIAL | RETAIL

GROUND FLOOR PLAN: 3B

REC HOTEL ENTRANCE

EDG HOTEL ENTRANCE

3b. The Board supported only a narrow, one way curb cut along 8th Avenue, but agreed the vehicle entrance was still more evident than the nearby hotel lobby, so recommended more transparency and lobby presence (or ideally retail) be added to stimulate pedestrians and minimize vehicle visibility, while ensuring safety.

Response: The current design proposal has shifted the hotel entry away from the Porte Cochere, so that it has a presence on the 8th Avenue frontage.

The revised bay system along 8th Avenue also increases the amount of glazing, creating a lobby and hotel bar with generous height (over 20'-0.")

The hotel bar is positioned in the two bays between the hotel entry vestibule and the porte cochere, creating a "retail" frontage where none was previously presented.

BUILDING ENTRANCES STUDY: 3C

3c. The Board stressed the need for all building entrances to be legible and clear, especially the hierarchy of the three entrances along 8th. This could be achieved through signage, lighting and/or other architectural wayfinding elements. The hotel pedestrian entrance is too subdued, and should not be visually subservient to the vehicle porte cochere.

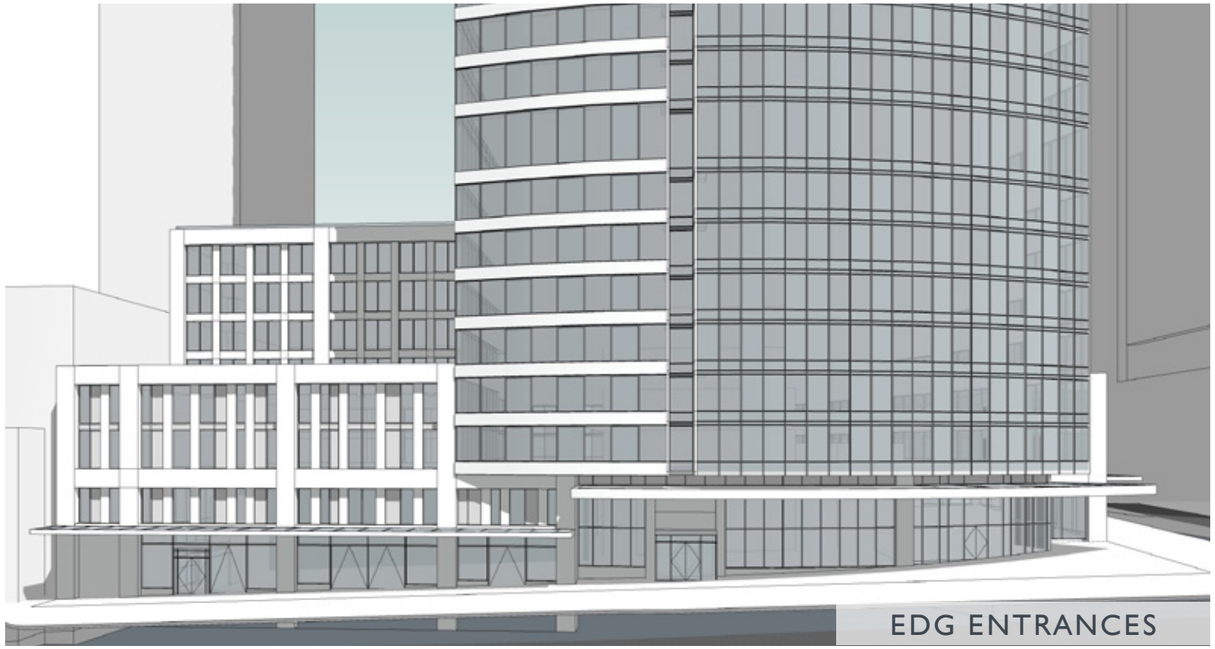
Response: The proposed design creates a unique, legible, and clearly defined entries for the residential lobby, hotel lobby, retail, and porte cochere. One of the primary strategies is canopy hierarchy and materiality.

The residential lobby and retail entries share the sweeping corner canopy which due to typography is much higher at the residential entry. This allows us to create a secondary, more intimate canopy at the actual residential entry that would be a location for lighting and signage. The residential entry is also placed directly under the "notch" which runs up the height of the building, literally pointing at the entry.

The hotel canopy is raised, and is more solid vs. the typical steel and glass "retail" canopies flanking it. This will again allow for lighting and signage signaling the entry.

The porte cochere is at the lowest point on the site, and the canopy is reflected as the lowest position possible, stepping down as a reflection of topographic slopes, but also in hierarchy to other entries. The auto entrance literally defers to the pedestrian ones.

The retail entry is more subtle, due to the flexibility provided to the retail entry location for a variety of future tenants. The landscaping creates both a sense of entry and a welcoming forecourt that can be used as an extension of cafe seating inside to out.



EDG ENTRANCES

REC ENTRANCES

BUILDING ENTRANCES STUDY: 3C

RETAIL ENTRY

RESIDENTIAL ENTRY

HOTEL ENTRY

PORTE COCHERE

GROUND FLOOR PLAN: 3D

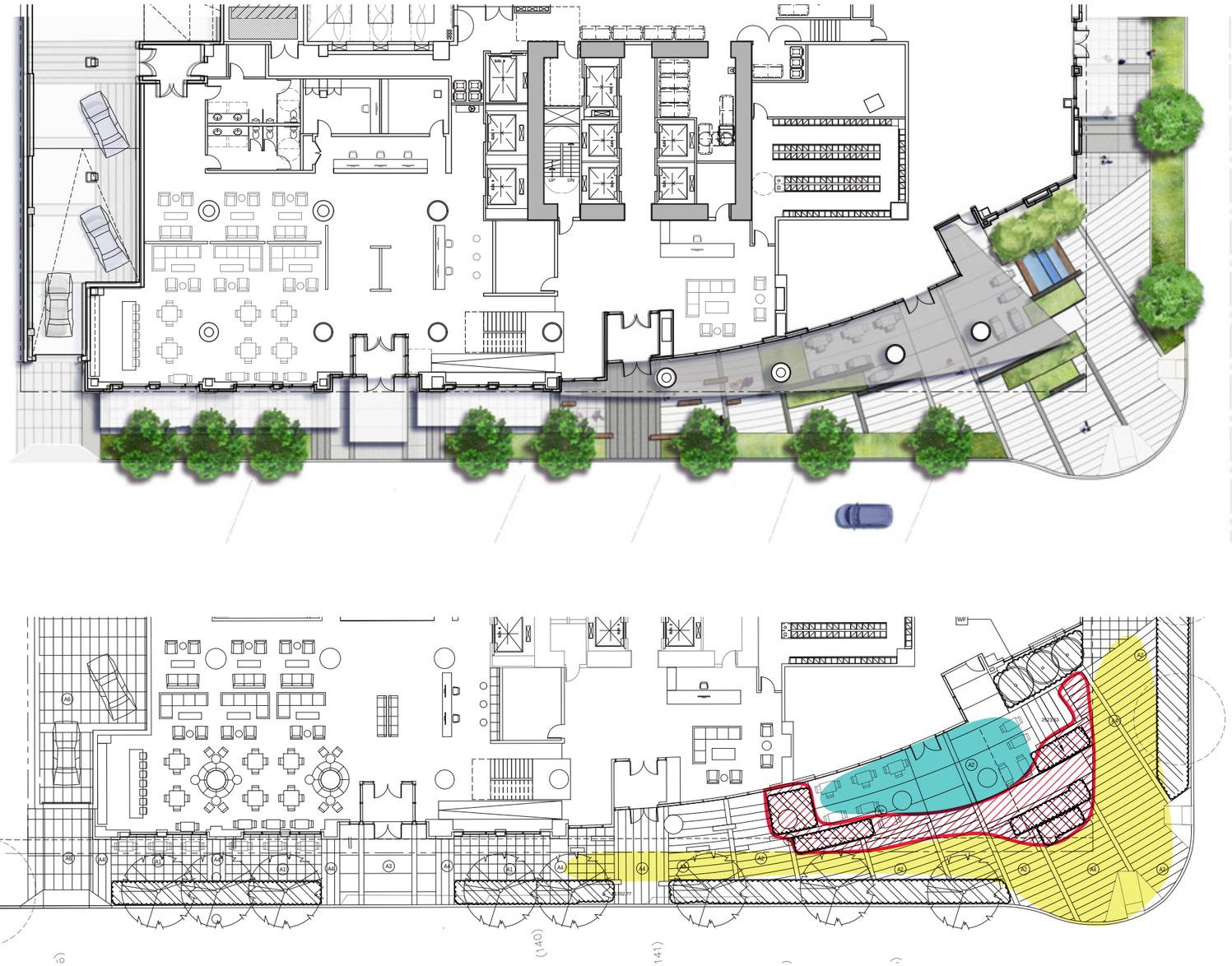
3d. The Board supported the proposed landscape and paving design shown on pg 59, including the radial pattern that reinforces the curve and generous plaza setback at the south west corner. The Board agreed that a portion of the plaza adjacent to the storefront could provide activating café seating for the adjacent tenant, and multiple doors should be provided and shown. The Board agreed that private zone should not extend to the corner property lines, and space at the corner should be reserved for the pedestrian desire lines of the general public to ease around the corner.

Response : The design team has worked to develop a three tiered "zoning" of spaces, which works with the topography to help blend the zones into a cohesive whole.

The proposal keeps the "private" zone for outdoor seating and cafe spill out spaces as a defined area.

The pure public zone, primarily the sidewalk outside of the property line is also maintained and enhanced with landscaping.

The third tier is the binding agent between the two. This interstitial semi-public (private property, but implied public use) space addresses the fairly dramatic grade change around the 8th and Pine corner with walls, planters, a water feature, and ramps. This space provides a buffer between the public and private zones, while allowing the public to cut the corner on 8th and Pine, away from the busy intersection. The landscaping also blends seamlessly into the public and private zones, tying them all into one cohesive design strategy.



SW LANDSCAPED AREA

SW LANDSCAPED AREA

FACADE MATERIALITY AND COMPOSITION: 4A

4a. The Board recommended resolution of the massing of the tower and how it connects to the two podiums (2a, 2b above), which are massing priorities before addressing the façade composition of the building. (B-4; C-2)

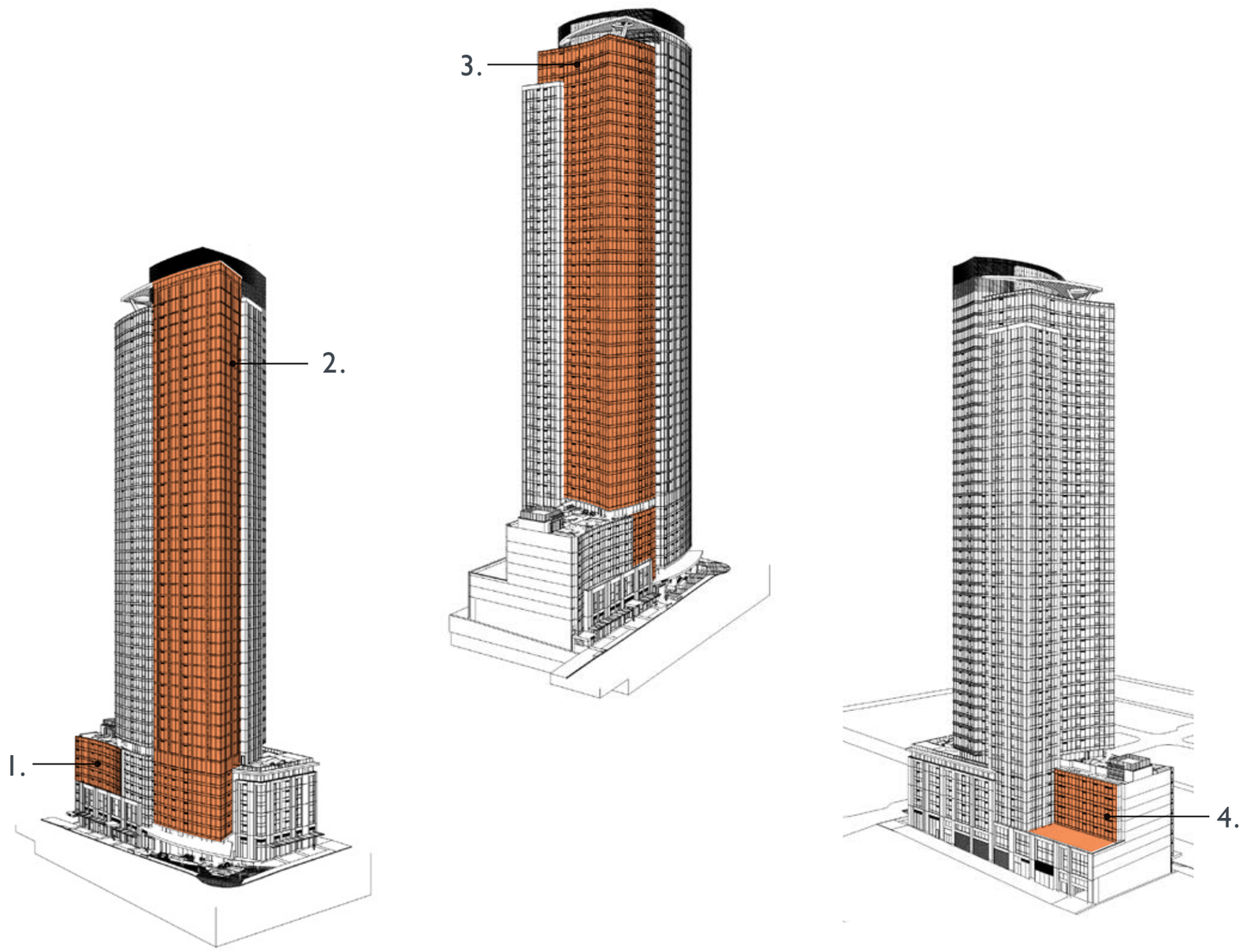
Response : The massing of the tower improves the relationship between tower and podium in several ways:

1. The podium setbacks are removed on the frontage streets, and positioned at the alley. This allows the tower massing to slip by and interact with a more robust podium.

2. The strong vertical element at the tower's southwest corner anchors the tower to the street.

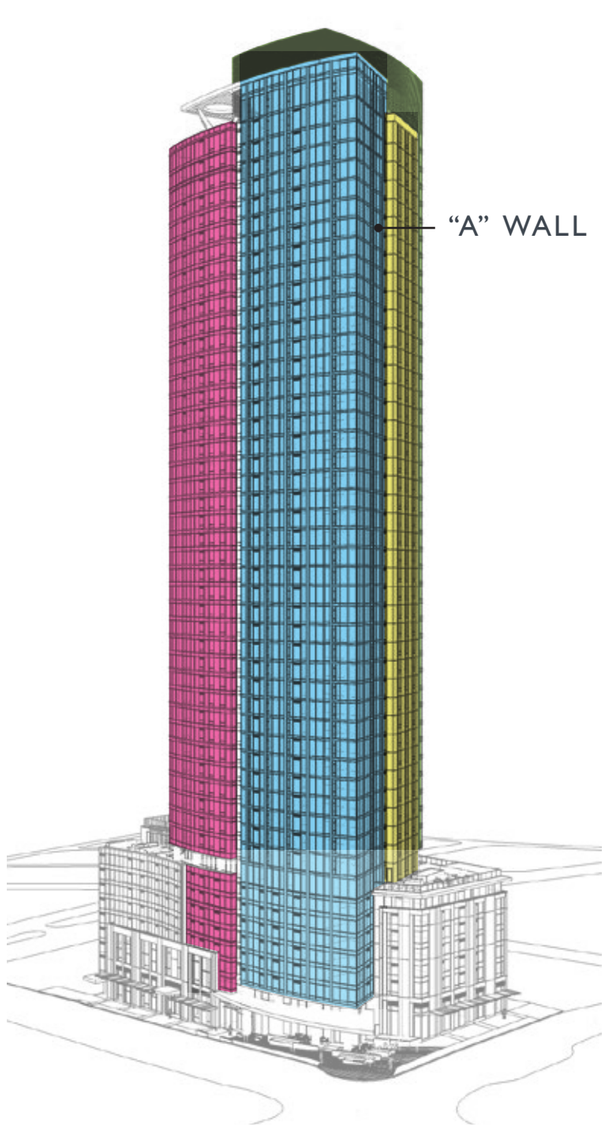
3. The secondary element at the tower's northwest corner slips into the podium, but vertical and horizontal reveals allow this piece to be read horizontally as well as vertically, giving it a secondary presence and hierarchy to the southwest corner.

4. At the alley, the podium sets back, allowing more of the tower to slip by, elongating the tower so that it appears slimmer. The podium setback also respects the neighboring building to the north and The Camlin hotel across the alley, providing distance and separation from those structures.

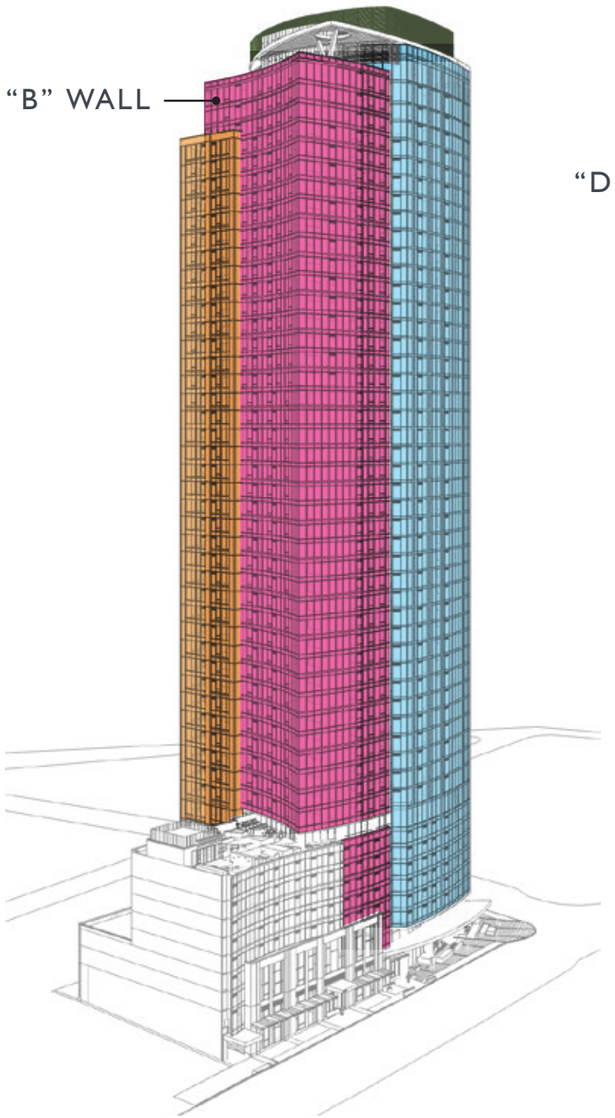


THIS PAGE INTENTIONALLY LEFT BLANK

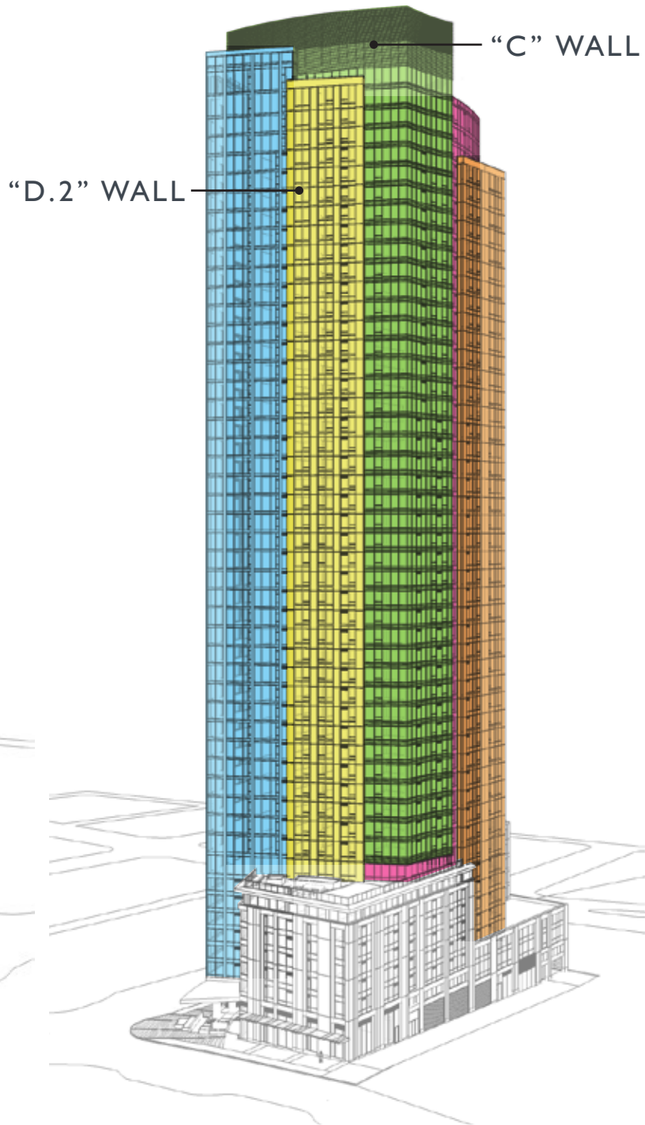
FACADE TYPE LOCATION DIAGRAM



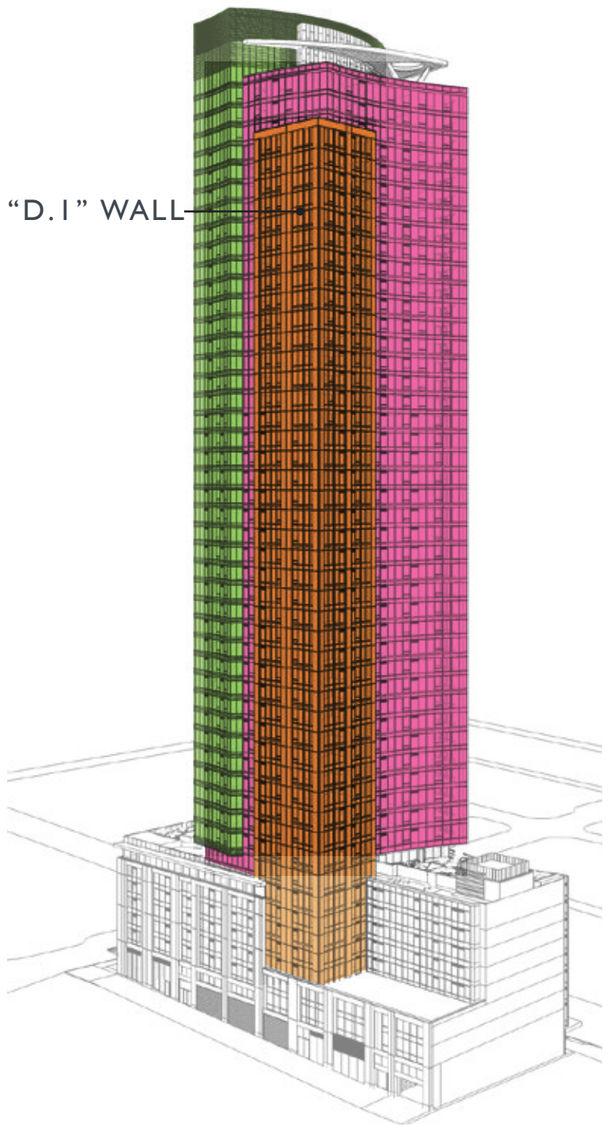
View from SW



View from NW



View from SE



View from NE

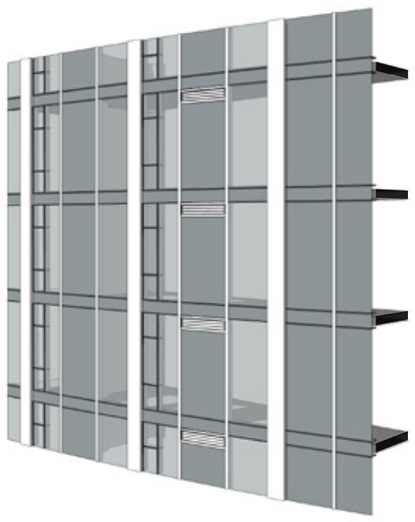
“A” WALL “B” WALL “C” WALL “D.1” WALL “D.2” WALL

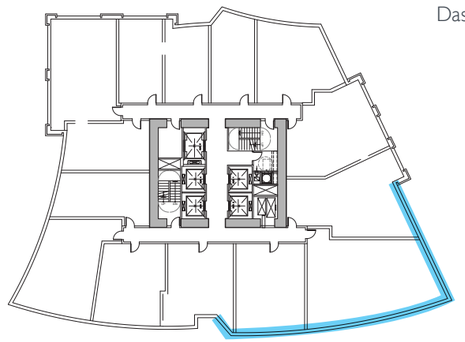
FACADE MATERIALITY AND COMPOSITION: 4B

4b. The Board strongly suggested the exploration of façade materials that are cohesive but not blandly uniform, and not relying upon staggered or randomized patterns which are currently overused. The Board also recommended some façade articulation and relief on the long south-east facing wall of option 3, but that does not mandate faceting or other drastic plan moves. (A-2; C-2; C-6)

Note: Please see Tower Design section in the following pages for more information.

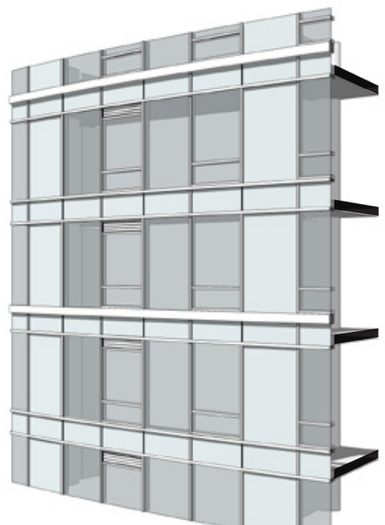
FACADE A

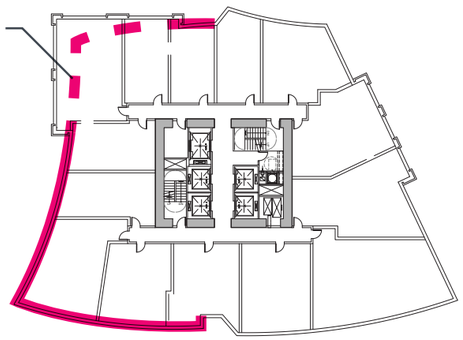




See page 41 for description

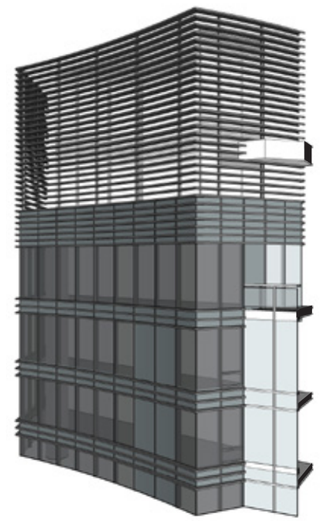
FACADE B

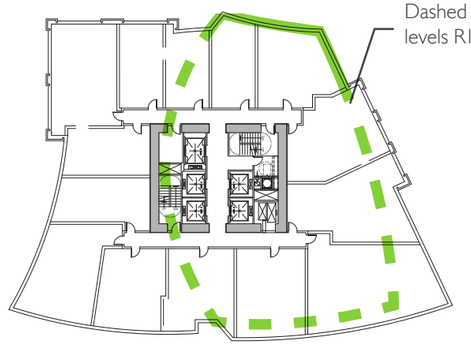




See page 42 for description

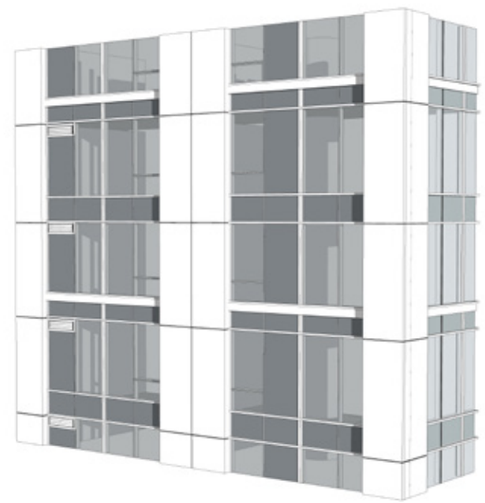
FACADE C

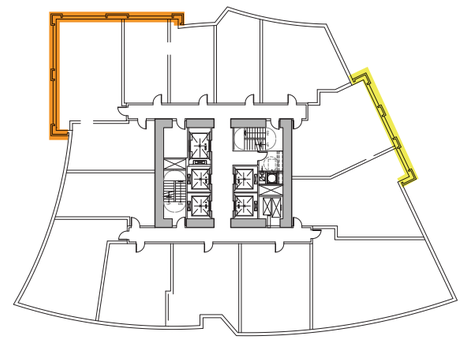




See page 43 for description

FACADE D



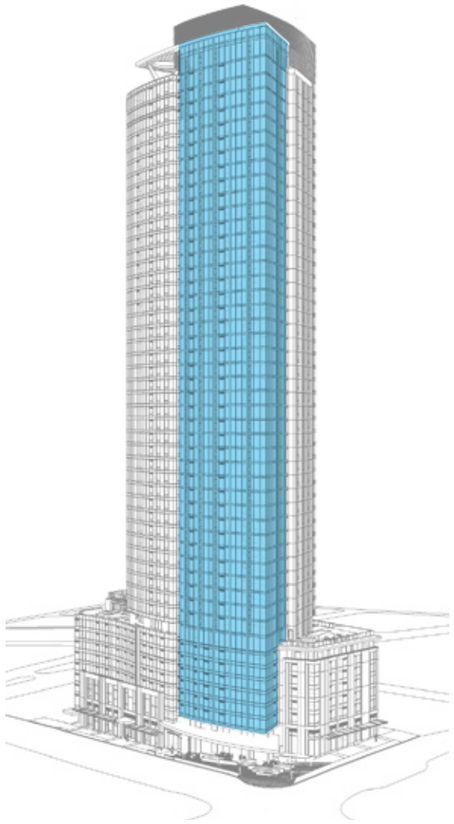


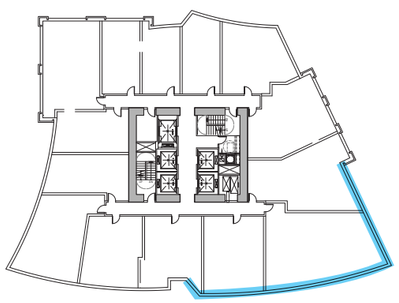
See page 44 for description

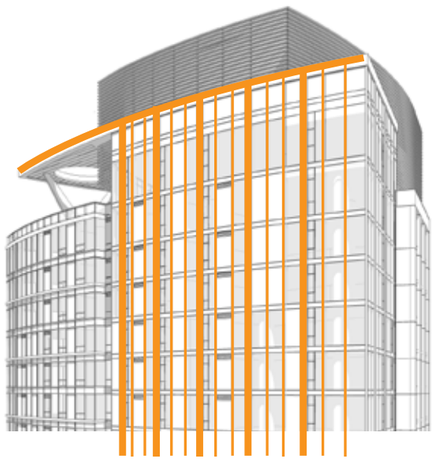
THIS PAGE INTENTIONALLY LEFT BLANK

TOWER DESIGN

FACADE DESIGN – “A” WALL



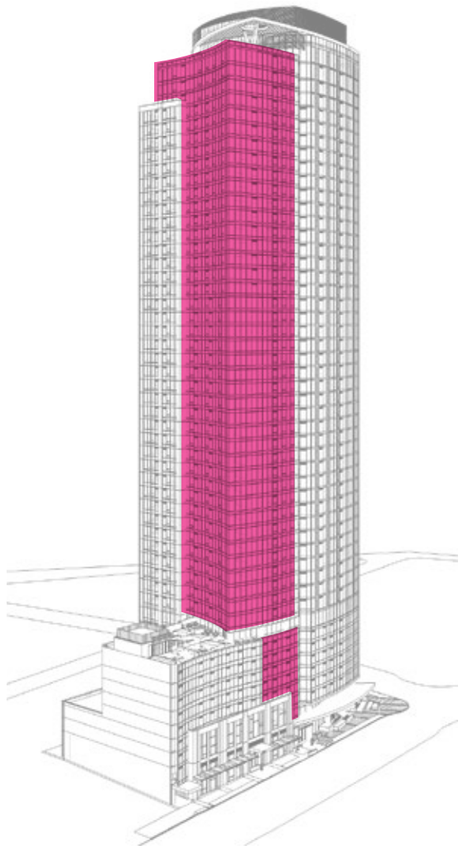


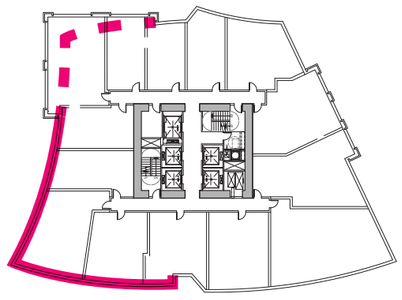


DESCRIPTION

Facade A is primarily vertical, to emphasize the longest and most prominent vertical massing element of the tower. Projecting from the glass 4”, white metal panel bands run the vertical length of the tower. Additionally, only the vertical mullion caps are expressed, and emphasized with 2” elongated caps. These two elements create a major / minor hierarchy and rhythm as your eye travels across the facade. All other mullions are structurally glazed so that only a sealant seam is visible. As a pedestrian, you will notice the vertical energy of the facade is collected at the roof and transferred into a sweeping canopy, creating visual interest and supporting Design Guideline A-2 “Enhance the Skyline.” Operable windows are vertically oriented, again to emphasize the vertical nature of this element. Medium gray spandrel glass is chosen to blend in with the glass as much as possible so that the vertical emphasis is dominant.

FACADE DESIGN – “B” WALL





White Metal Panel, 3” Projection from Glass

2” White Mullion Cap Extension

Light Gray Spandrel Glass

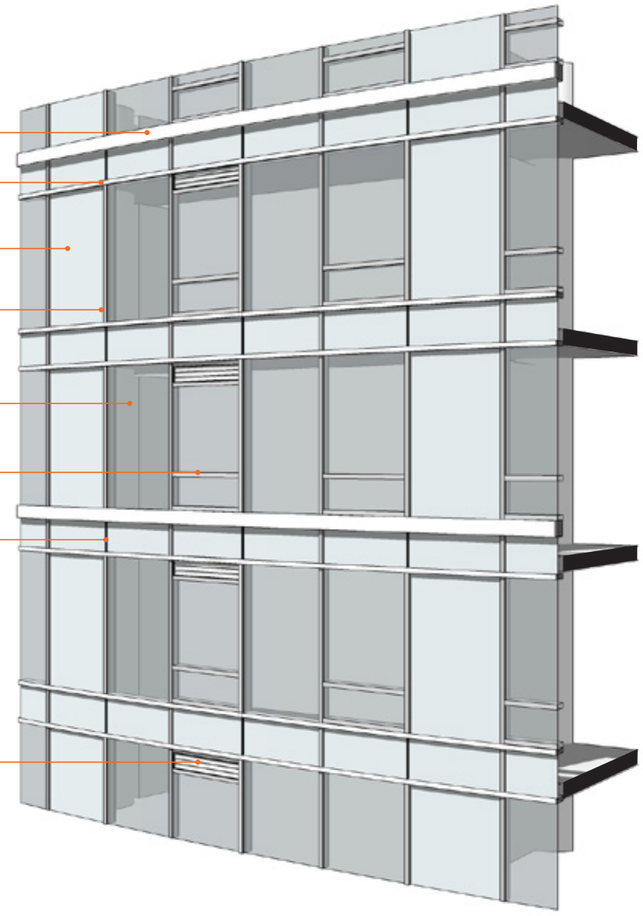
Medium Gray Vertical Mullions

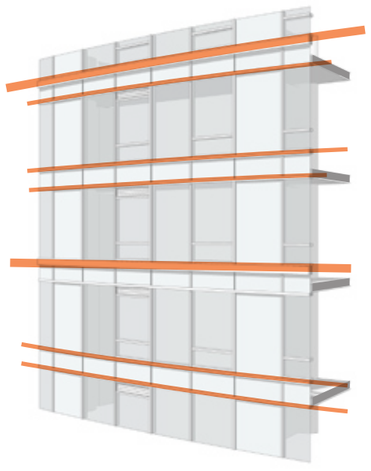
Clear Vision Glass

Medium Gray Louver

Every other Spandrel Mullion is Structurally Glazed

Medium Gray Louvers

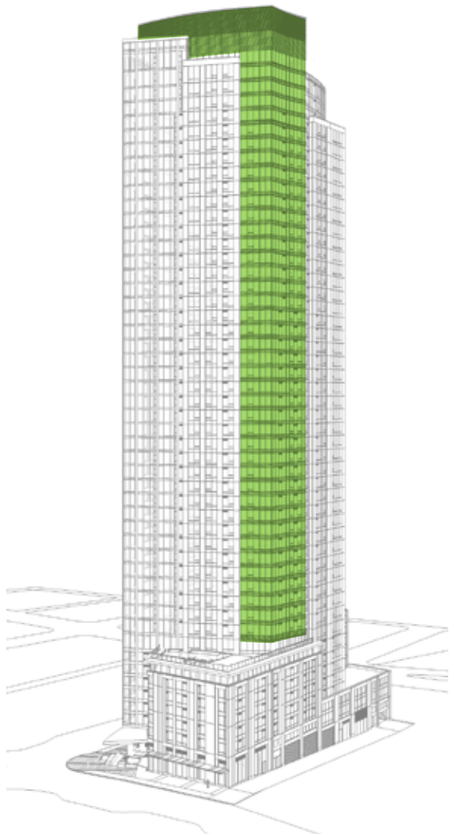


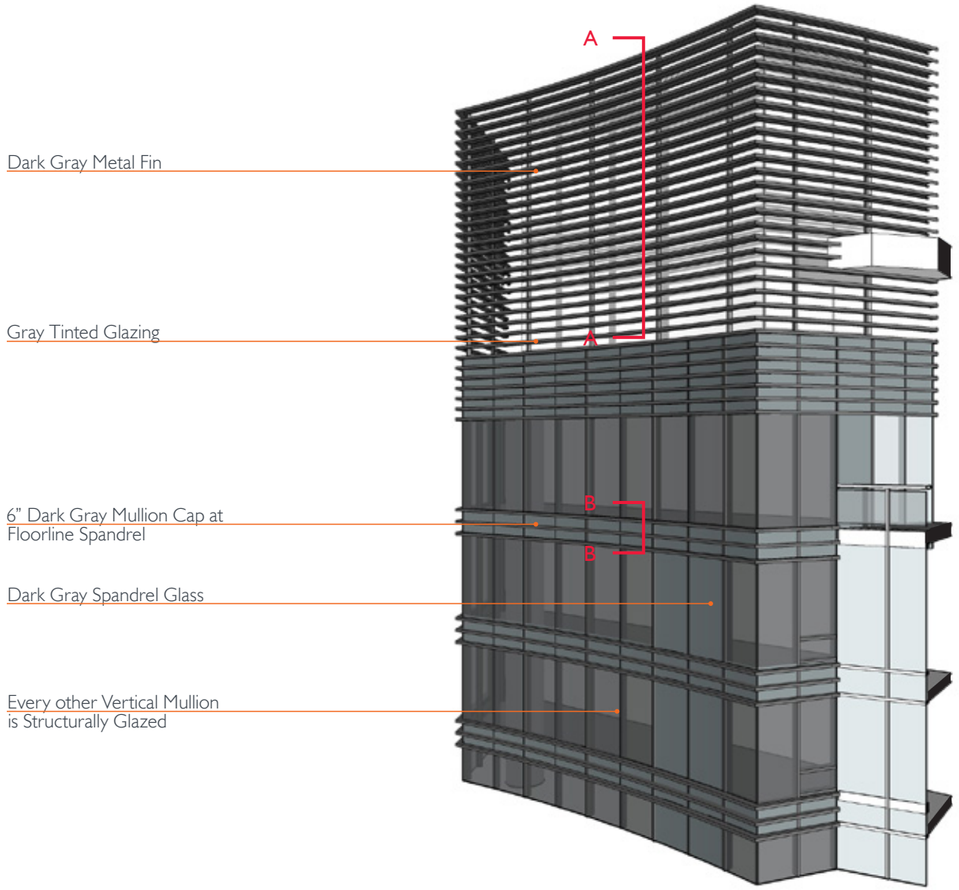


DESCRIPTION

Facade B has a strong horizontal emphasis, contrasting with the verticality of the adjacent Facade A, but also emphasizing the concave / convex geometry of this massing element. This reinforces Design Guideline B-2 “Create Transition in bulk and scale”, and B-4 “Design a well-proportioned and unified building.” Projecting 3” from the face of glass, white metal panel bands run the horizontal length of the tower on every other floor. White horizontal mullion caps are expressed with 2” elongated caps which provide hierarchy over the vertical mullions which have standard 1” caps. This allows the horizontal elements to be read as unbroken lines on the facade. As a pedestrian, the horizontal elements emphasize the geometry of the massing, but also create a vertical rhythm, which draws your eye up to appreciate the tower facade. Vertical mullions are light gray, so as not to interfere with the white, more dominant horizontal expressions. Additionally, at the horizontal spandrels covering the floorlines, every other vertical mullion cap is eliminated so that the spandrel at the floorline takes on a more horizontal character. Light gray spandrel glass will be more visible, and contrast again with Facade A.

FACADE DESIGN – “C” WALL





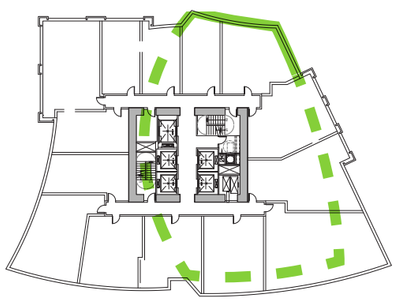
Dark Gray Metal Fin

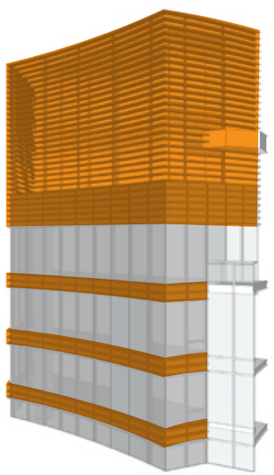
Gray Tinted Glazing

6” Dark Gray Mullion Cap at Floorline Spandrel

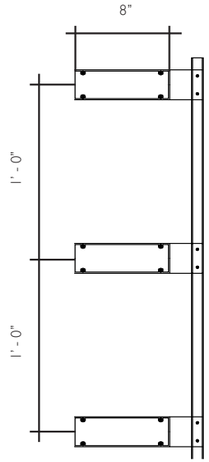
Dark Gray Spandrel Glass

Every other Vertical Mullion is Structurally Glazed

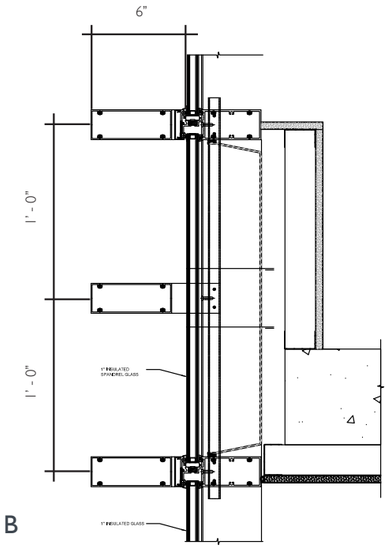




SECTION A



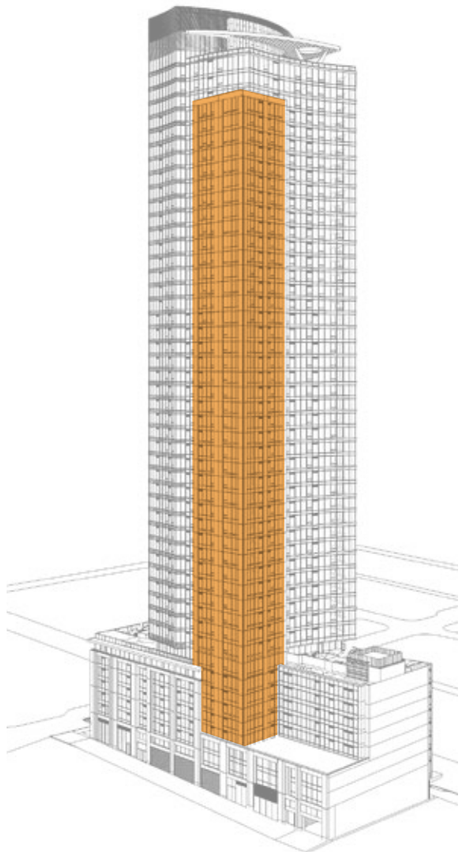
SECTION B

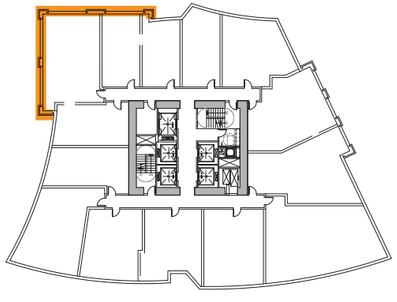


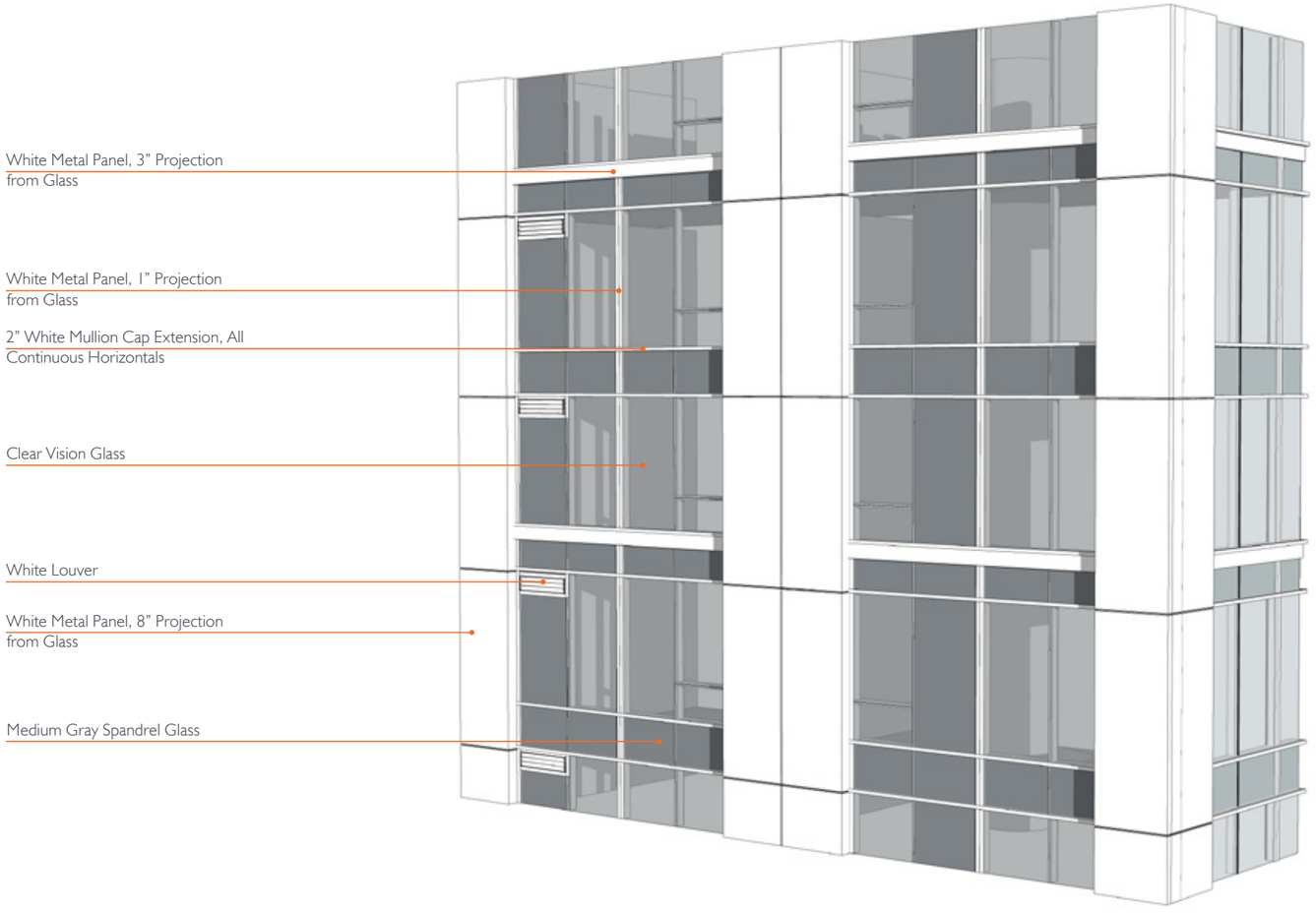
DESCRIPTION

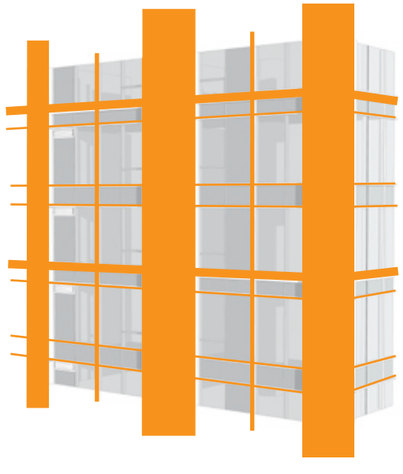
Facade C is to the East what Facade A is to the West. It is meant to be a distinctly vertical element, and be the major facade massing feature visible from Capitol Hill, as one descends along Pine Street toward downtown. The verticality is expressed by the emphasis on the massing geometry unlike Facade A which emphasizes facade elements. Utilizing dark gray spandrel, mullions and a gray tinted glass to contrast from the rest of the tower, the mass is read more holistically. Additionally, every floor is accentuated with 6” deep projecting fins (extended mullion caps). These fins add facade texture, and create visual interest for the pedestrian viewing the building from various vantage points. The fins culminate in the mechanical screen which has an illuminated second wall plane behind it. From vantage points far away, and at elevated viewing points the light wall with the fin screen will appear to glow, where as viewing the crown of the building from immediately below will obscure the glow. This means the building takes on different expressions from various angles and viewing points around the city, both near and far. This building element supports the Design Guideline B-2 “Create transition of bulk and scale,” and Design Guideline A-2 “Enhance the skyline.”

FACADE DESIGN – "D.1" WALL





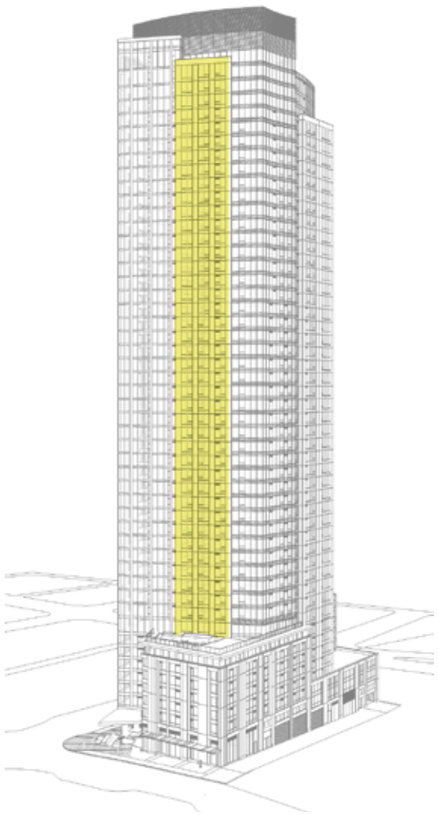


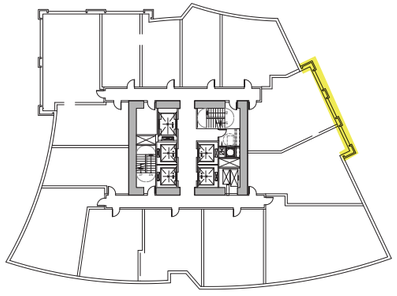


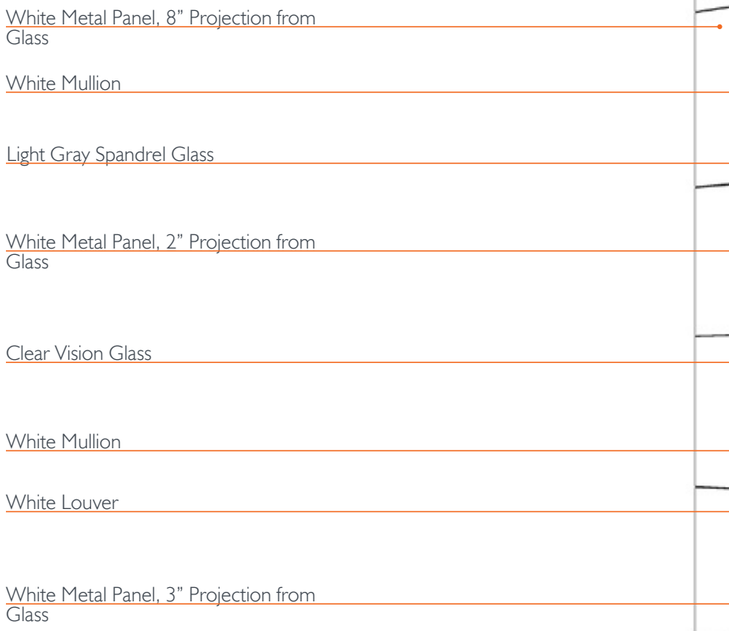
DESCRIPTION

Facade D.1 is a framed form that contrasts with much of the glass dominated building. Its frames relate to (without duplicating) both The Olivian, and The Camlin hotel which are adjacent. The primary framing elements are vertically oriented and utilize an 8" white frame. Within the frame, a pattern of major and minor white mullions and bands provide visual interest within the frame. These elements are borrowed from Facade A and B, with the horizontal elements being dominant with 2" mullion cap extensions, or 3" projected metal panel, and the vertical elements having standard 1" mullion caps. Thus the horizontal lines of Facade B are reintroduced in Facade D.1, but captured and integrated into a new pattern. The spandrel color is medium gray. which contrasts with both Facade B and Facade C which are adjacent to Facade D.1, further distinguishing this element from those two treatments. This building element supports Design Guideline B-2 "Create transition of bulk and scale," and Design Guideline B-4 "Design a well-proportioned and unified building."

FACADE DESIGN – “D.2” WALL





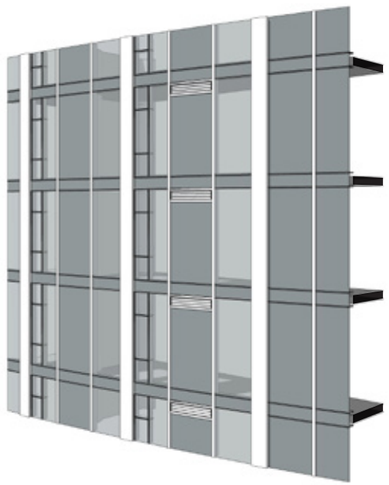


DESCRIPTION

Facade D.2 is a framed form that contrasts with much of the glass dominated building. The primary framing elements are vertically oriented and utilize an 8” white frame. Within the frame, a pattern of major and minor white mullions and bands provide visual interest within the frame. These elements are borrowed from Facade A and B, with the horizontal elements being dominant with 3” projected metal panel, and the vertical elements having 2” metal panels. All other mullions are standard 1” caps. Thus the vertical lines of Facade A, and the horizontal lines from Facade B and D.1 are reintroduced into Facade D.2, but captured and integrated into a new pattern. The spandrel color is light gray which contrasts with both Facade A and Facade C which are adjacent to Facade D.2, further distinguishing this element from those two treatments. This building element supports Design Guideline B-2 “Create transition of bulk and scale,” and Design Guideline B-4, “Design a well-proportioned and unified building.”

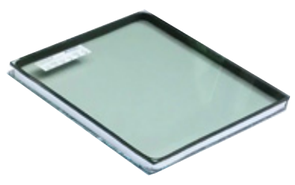
TOWER MATERIALS

“A” WALL



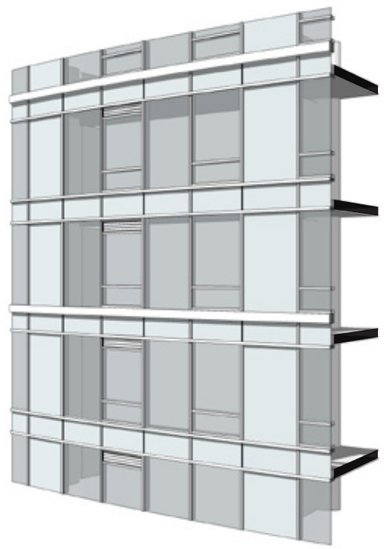
Medium Gray Spandrel Glass

Clear Vision Glass



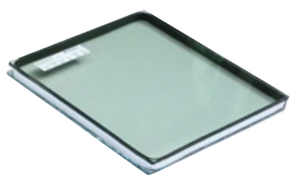
White Metal Accent

“B” WALL

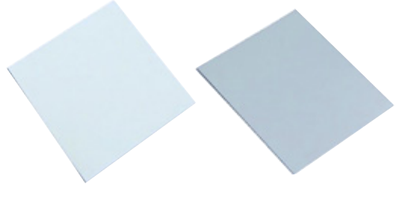


Light Gray Spandrel Glass

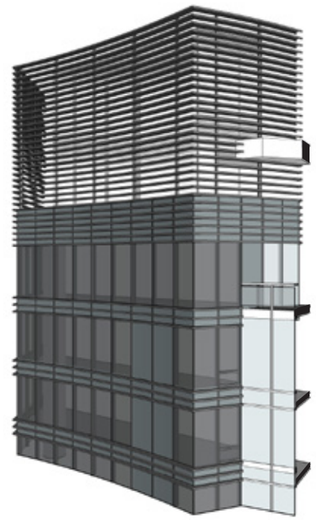
Clear Vision Glass



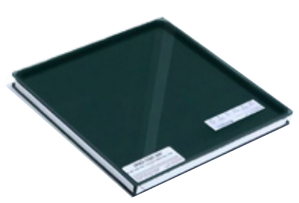
White & Medium Gray Metal Accent



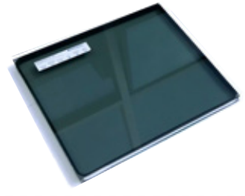
“C” WALL



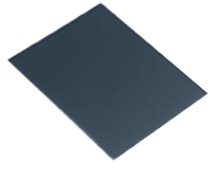
Dark Gray Spandrel Glass



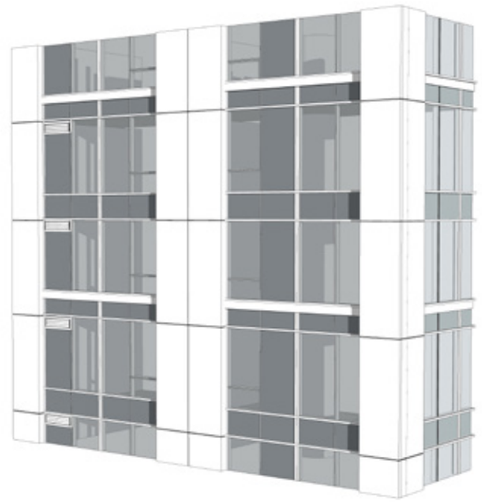
Gray-tinted Vision Glass



Dark Gray Metal Accent

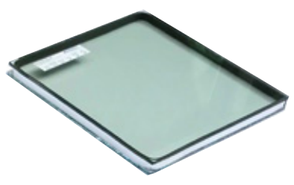


“D.1” WALL



Medium Gray Spandrel Glass

Clear Vision Glass

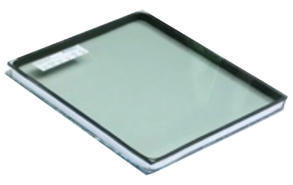


White Metal Accent

“D.2” WALL

Light Gray Spandrel Glass

Clear Vision Glass



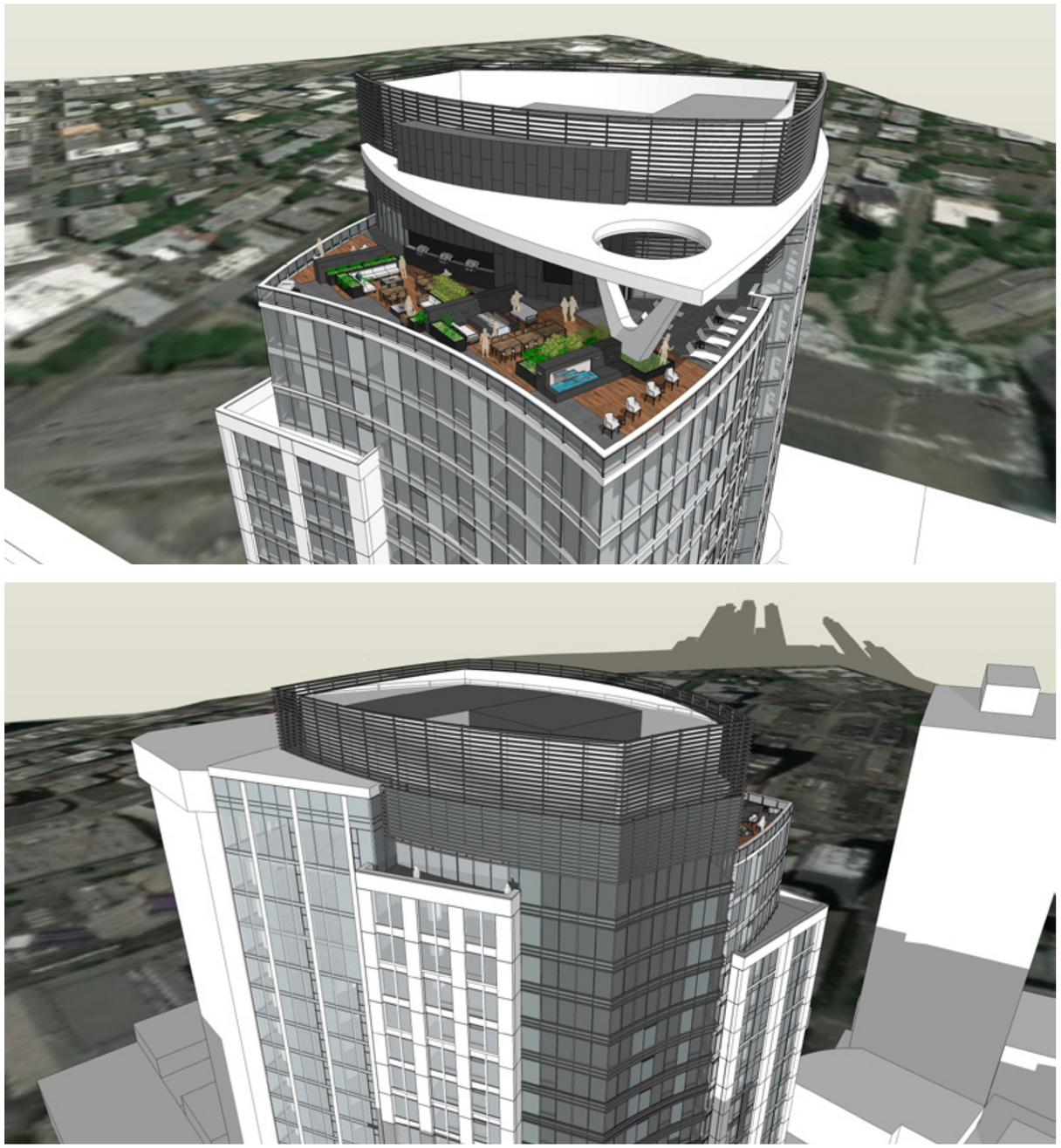
White Metal Accent

SPANDREL GLASS

VISION GLASS

METAL ACCENT

ROOFTOP DESIGN

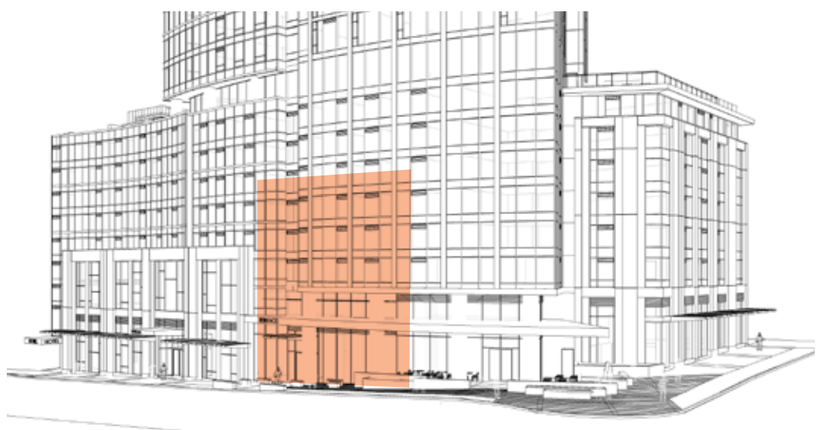


THIS PAGE INTENTIONALLY LEFT BLANK

STREETSCAPE & PODIUM

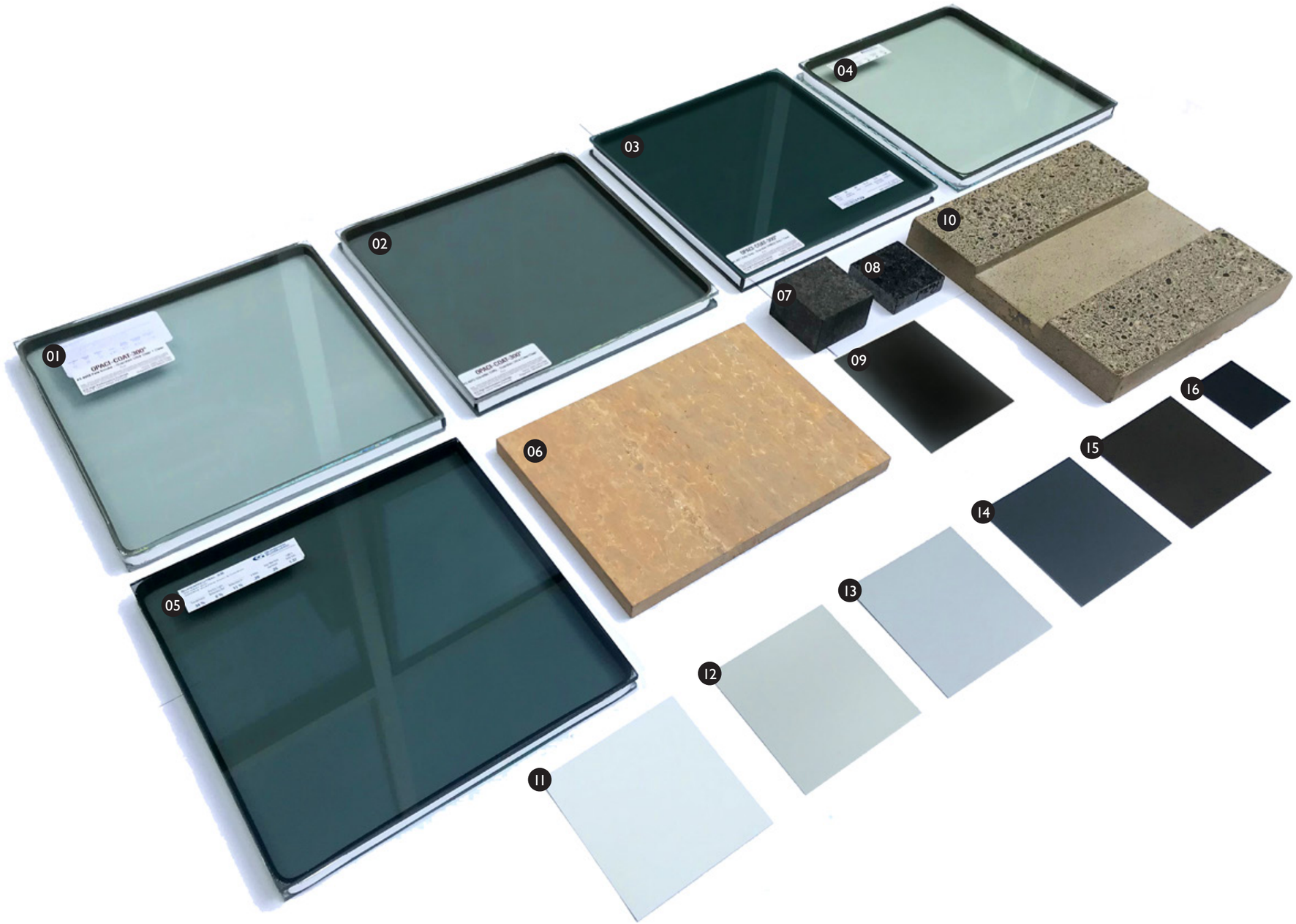
PODIUM DESIGN – FACADE ASSEMBLY

PODIUM DESIGN – FACADE ASSEMBLY



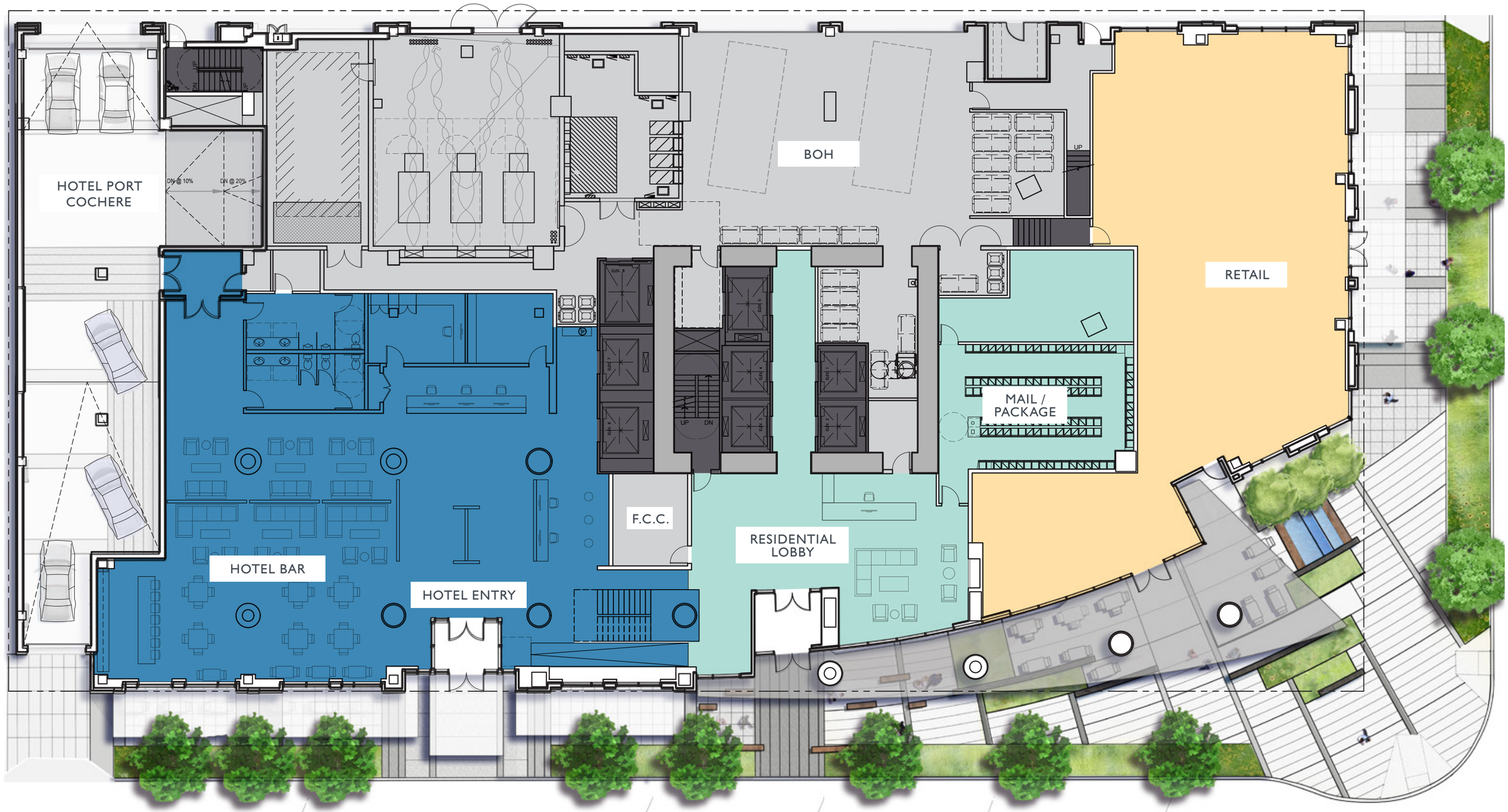
PODIUM DESIGN – FACADE ASSEMBLY

PODIUM MATERIALS



01 Light Gray Spandrel Glass
02 Medium Gray Spandrel Glass
03 Dark Gray Spandrel Glass
04 Clear Vision Glass
05 Gray Tinted Vision Glass
06 Light Beige Stone
07 Gray Stone Veneer
08 Medium Gray Granite
09 Gray Metal Panel Siding
10 Pre-cast Concrete Panel
11 White Metal Accent
12 Metal Column Surround
13 Medium Gray Metal Accent
14 Dark Gray Metal Accent
15 Bronze Metal Accent
16 Graphite Gray Metal Accent

GROUND LEVEL PLAN



VERTICAL TRANSPORT | MECHANICAL / BOH / PARKING | HOTEL | AMENITY / COMMON | RESIDENTIAL | RETAIL

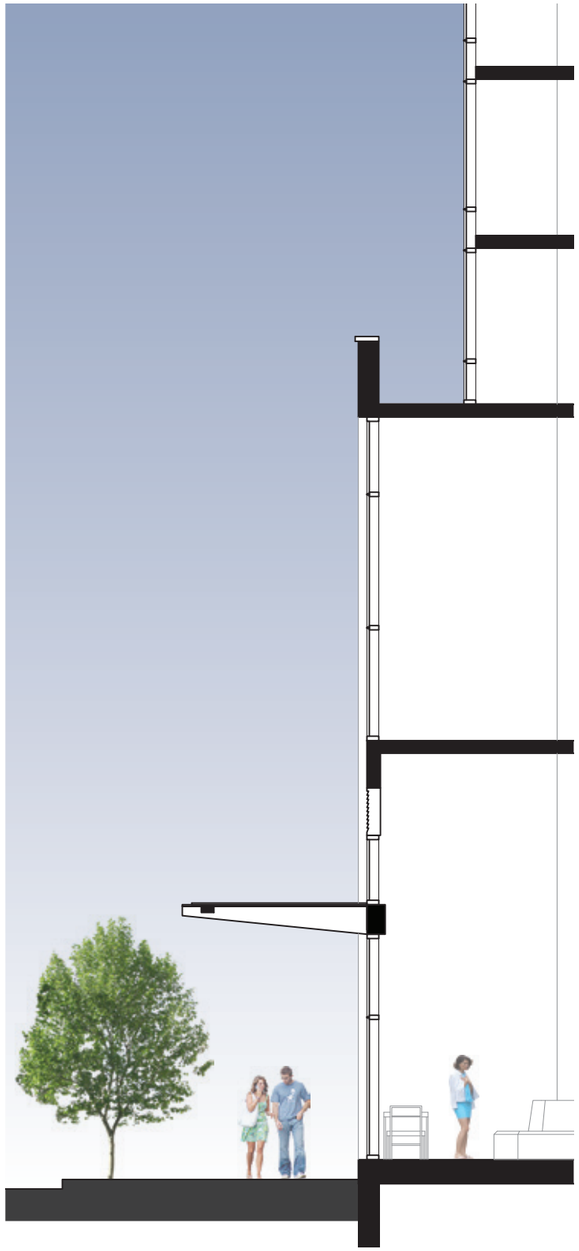
0’ 8’ 16’ 32’

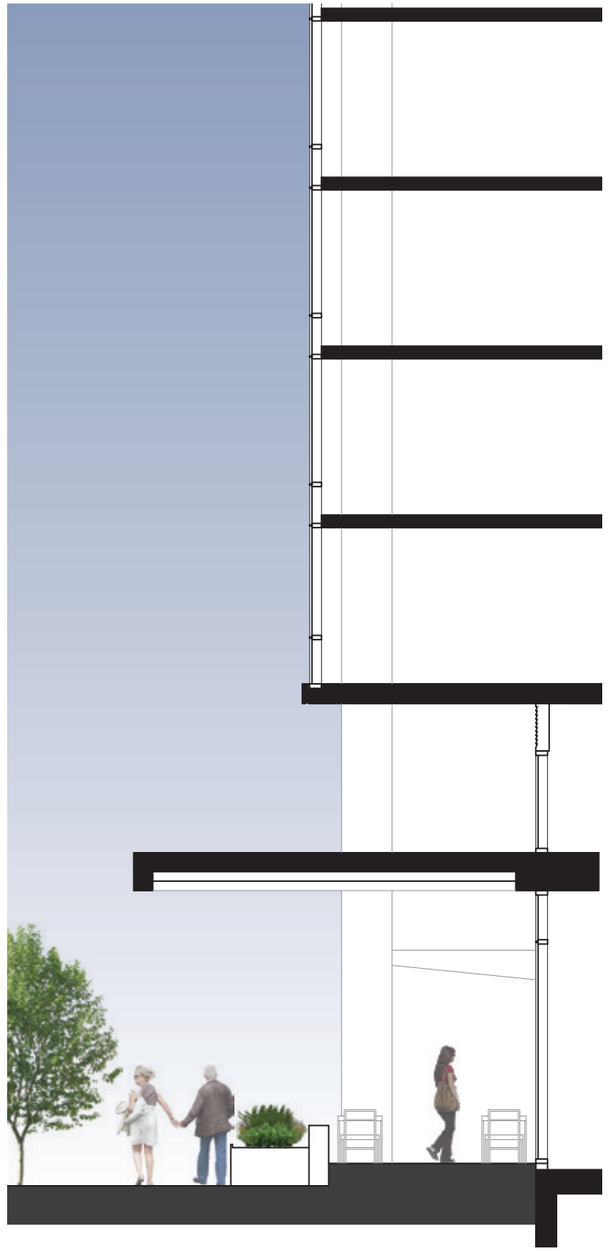
1/16” = 1’-0”

WEST ELEVATION, PARTIAL PLAN & STREET SECTION

0’ 16’ 32’ 64’

1/32” = 1’-0”





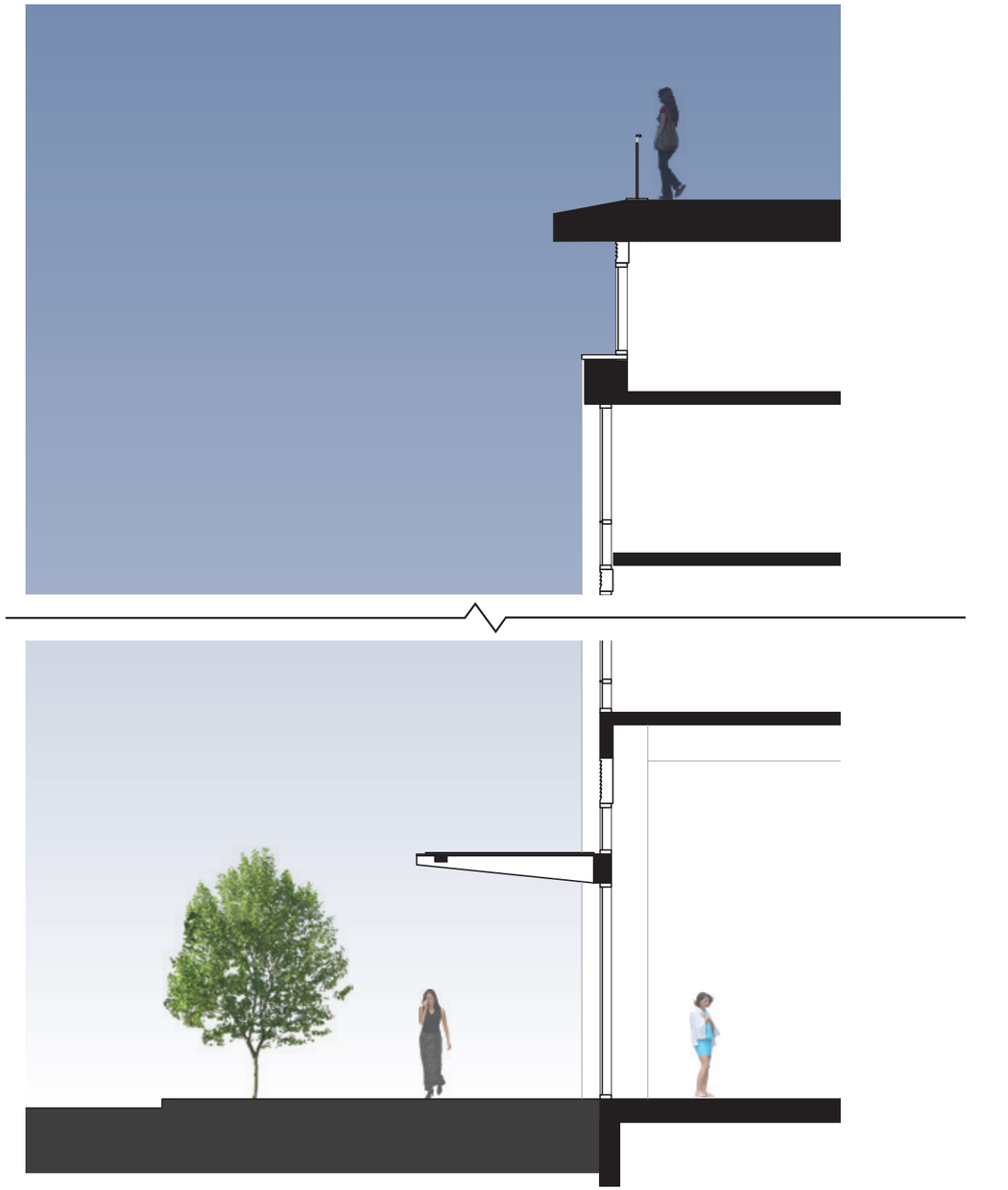
0’ 4’ 8’ 16’

1/8” = 1’-0”

ELEVATION & PARTIAL PLAN

0’ 16’ 32’ 64’

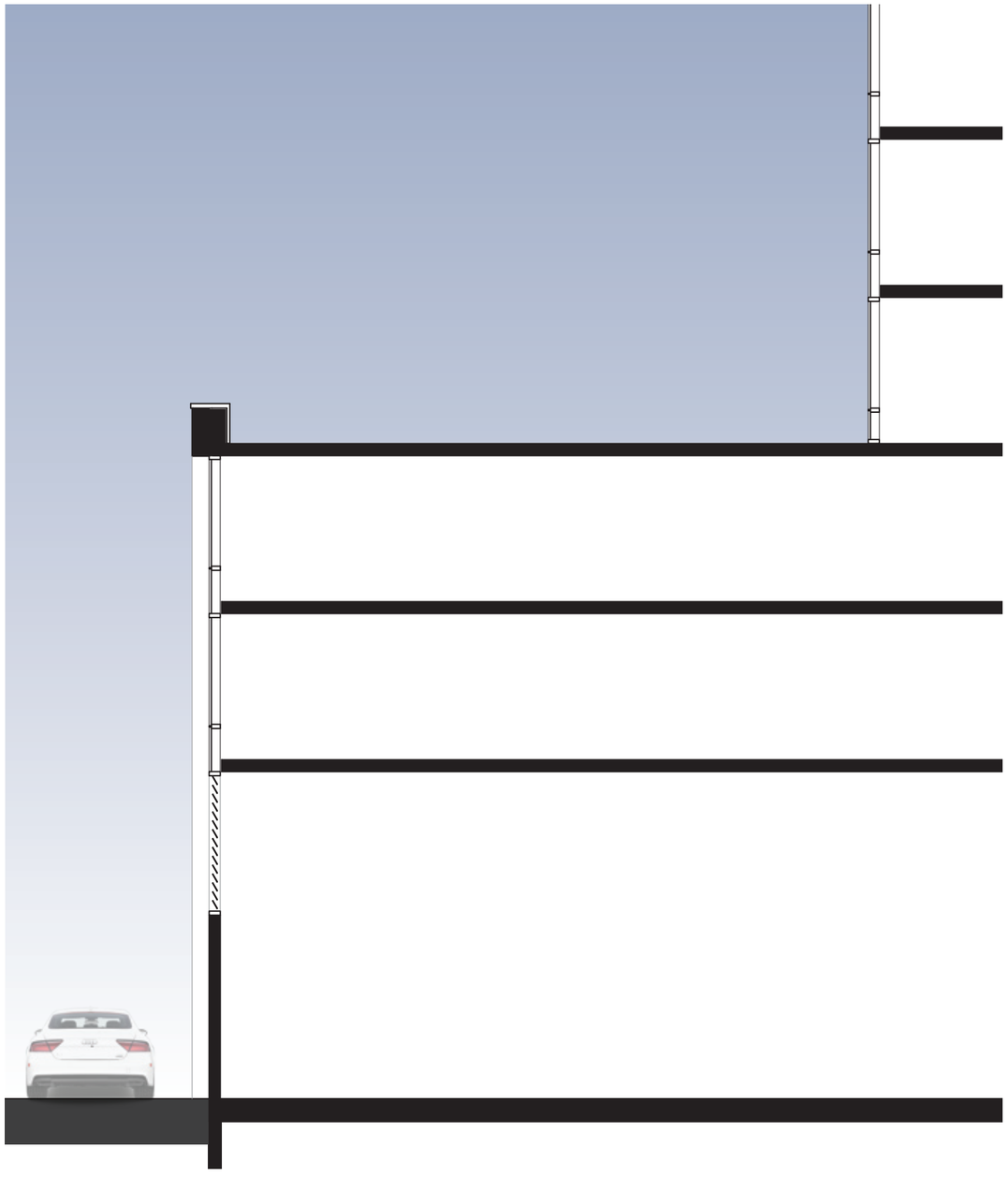
1/32” = 1’-0”



0’ 4’ 8’ 16’

1/8” = 1’-0”

ELEVATION & PARTIAL PLAN



0’ 16’ 32’ 64’

1/32” = 1’-0”

0’ 4’ 8’ 16’

1/8” = 1’-0”


HOTEL

STREET EXPERIENCE


A

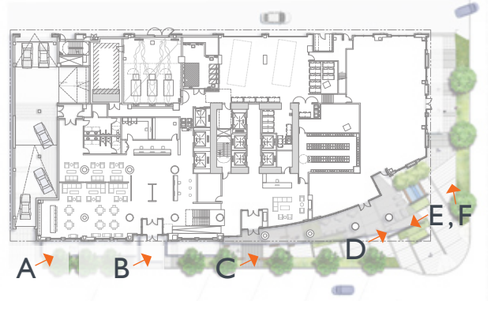

B


C

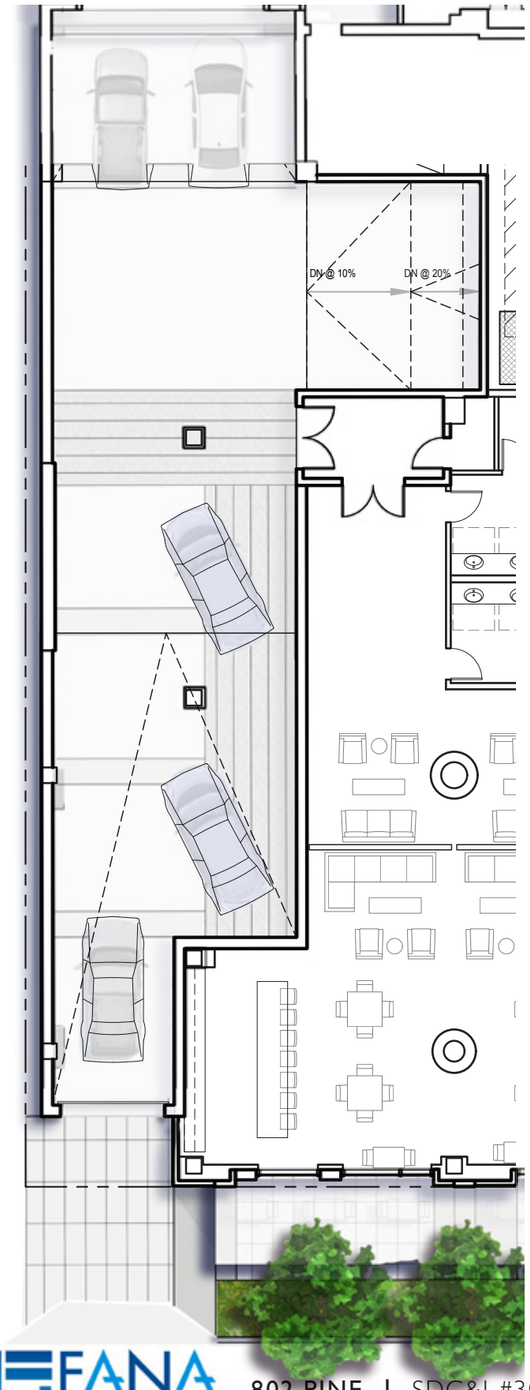

D


E


F



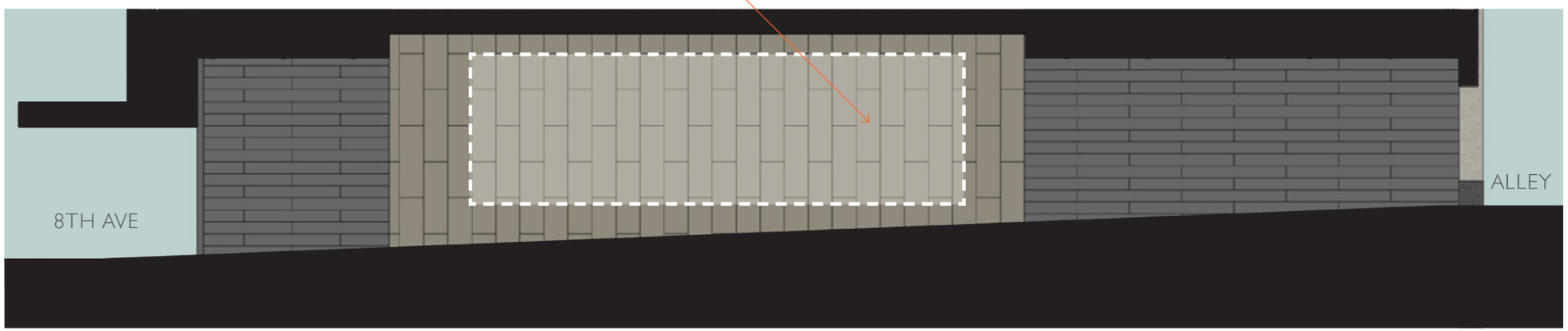
HOTEL CONCOURSE



PORTE COCHERE ENTRY

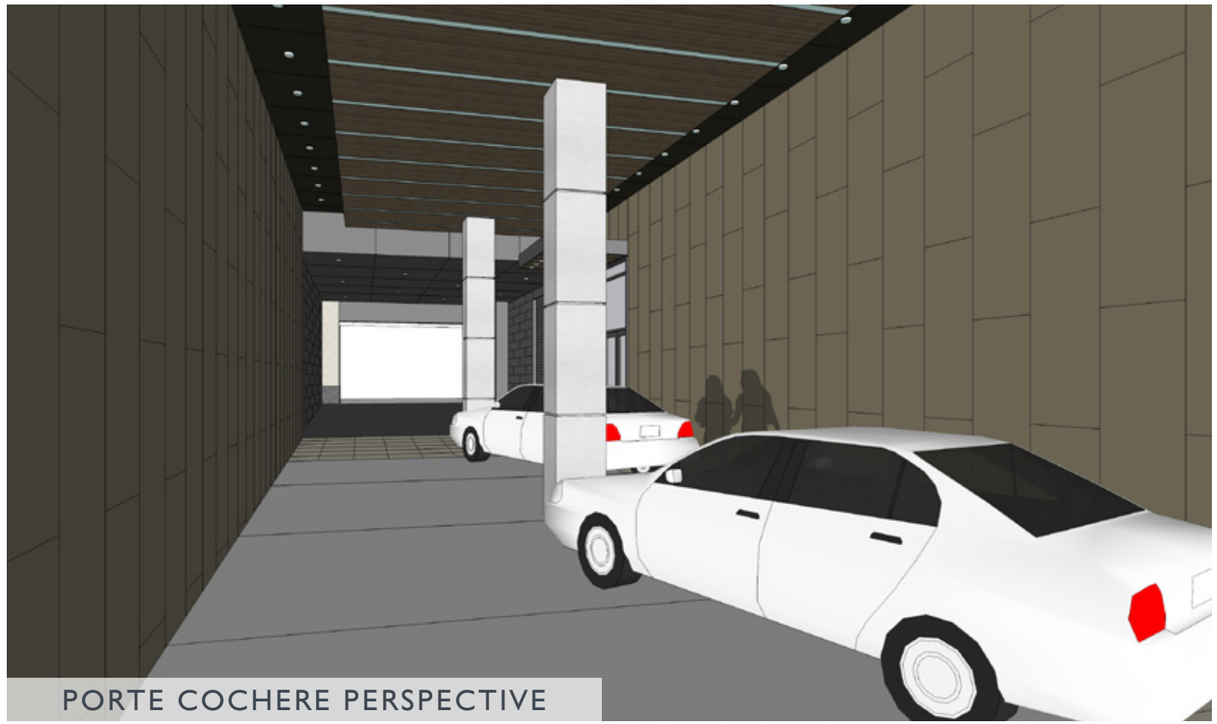
PORTE COCHERE ENTRY

AREA FOR POTENTIAL HOTEL FEATURE WALL

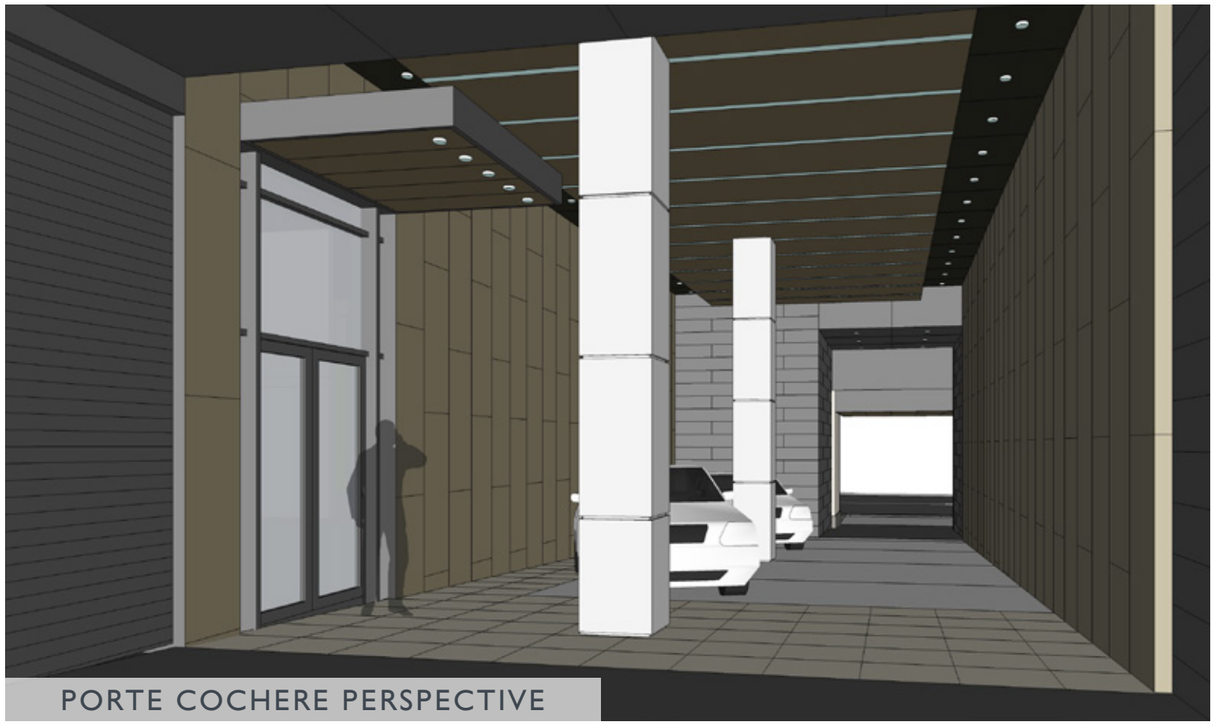


PORTE COCHERE INTERIOR ELEVATION

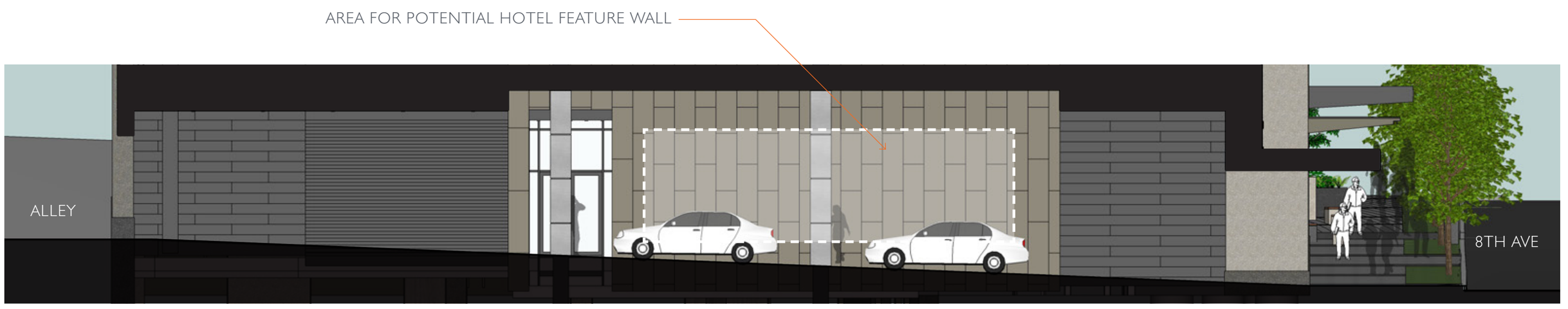
HOTEL CONCOURSE



PORTE COCHERE PERSPECTIVE



PORTE COCHERE PERSPECTIVE



PORTE COCHERE INTERIOR ELEVATION


HOTEL

THIS PAGE INTENTIONALLY LEFT BLANK

DEPARTURES

DEPARTURE 1

ROOFTOP FEATURES
SMC 23.49.008.D.2-.3

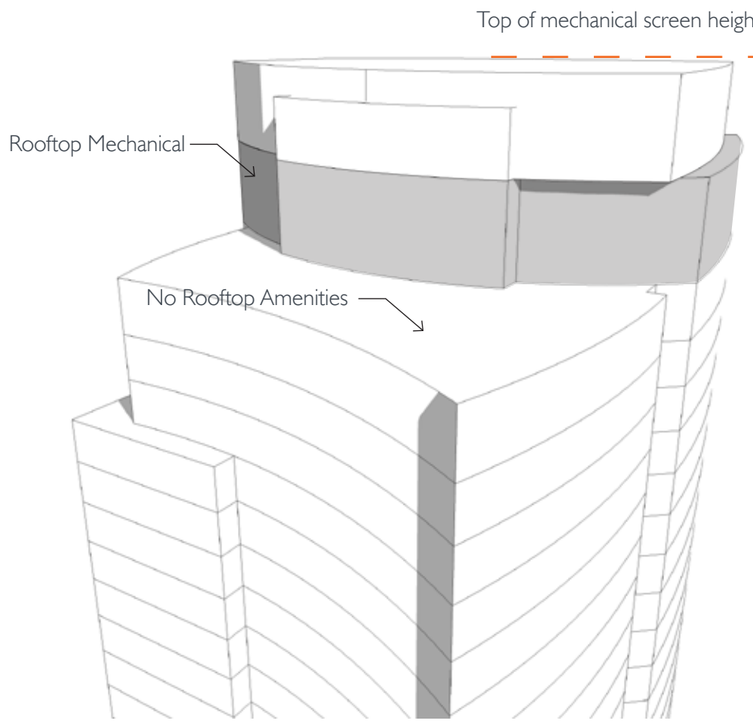
CODE REQUIREMENT
The following rooftop features are permitted to extend up to 15 feet above the applicable height limit...
2) Stair penthouses 4) Covered or enclosed common recreation area or eating and drinking establishment 5) Mechanical equipment...
Smc 23.49.008 D.2.B 3) and 4)
Elevator penthouses as follows:
3) Except in the pmm zone, up to 25 feet above the applicable height limit.
4) Except in the pmm zone, if the elevator provides access to a rooftop designed to provide usable open space, an additional 10 feet above the amount permitted in subsections 23.49.008.D.2.B and 23.49.008.D.2.B.3 Shall be permitted.

DEPARTURE REQUEST
To locate building mechanical uses in the allowable height for the elevator penthouse equipment between el. 515' And 535'.

DIFFERENCE
To place building mechanical uses above the 15' as allowed per smc 23.29.008.D.2. The code allows the common recreation area and mechanical areas to occur in the first 15' above the applicable height limit. The code also allows 35' above the applicable height.

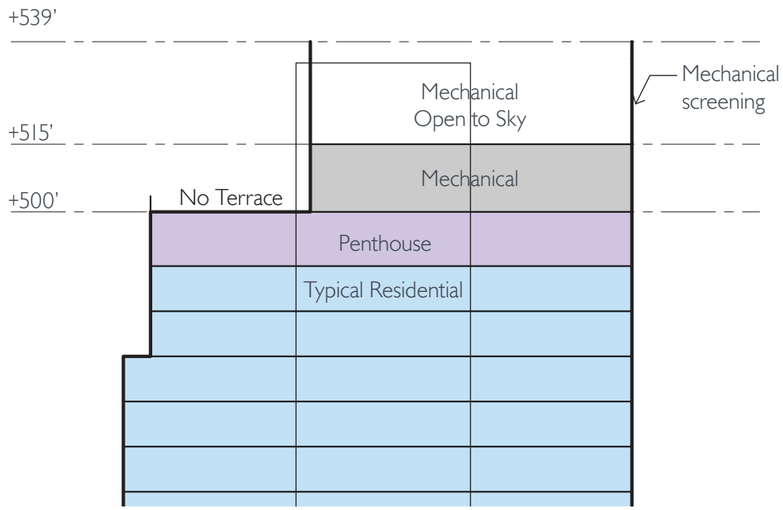
RATIONALE
The applicant is not seeking an increase in height, merely how the rooftop features are arranged. In order to maximize residential amenity space, the applicant proposes to co-locate building mechanical uses with similar elevator related mechanical uses directly above the amenity uses and entirely within the volume of the mechanical screen. This would mirror the arrangement allowed in other downtown zones that emphasize residential uses (dmc/dmr), while the doc zones emphasize office / commercial where rooftop amenities are not necessary. With the introduction of these rooftop amenity uses, the canopy would be justified, creating a rooftop feature and composition that enhances the skyline per Design Guideline A-2. This departure received initial support from the Design Review Board at EDG, citing that rooftop amenities would provide an "activating tower top."

ASSOCIATED GUIDELINES
A-2 Enhance the skyline

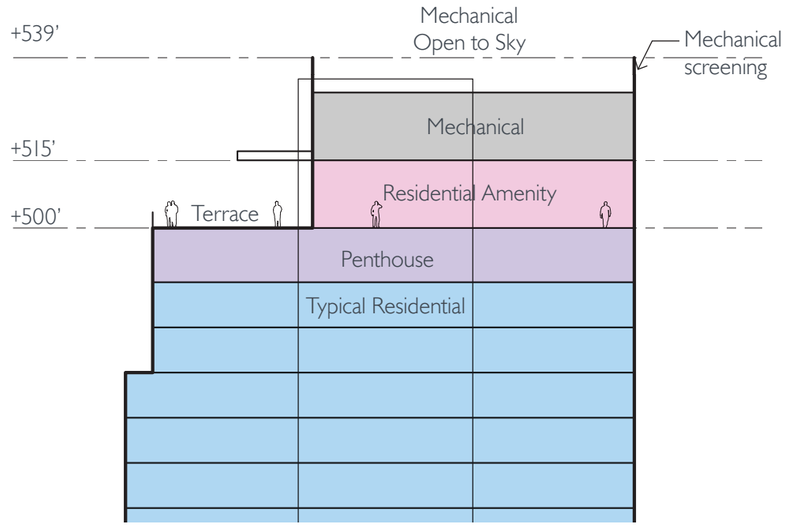


Code Compliant Rooftop

Preferred Rooftop



Code Compliant Section



Preferred Section

DEPARTURE 2

ROOFTOP FEATURES
SMC 23.49.008.D.2

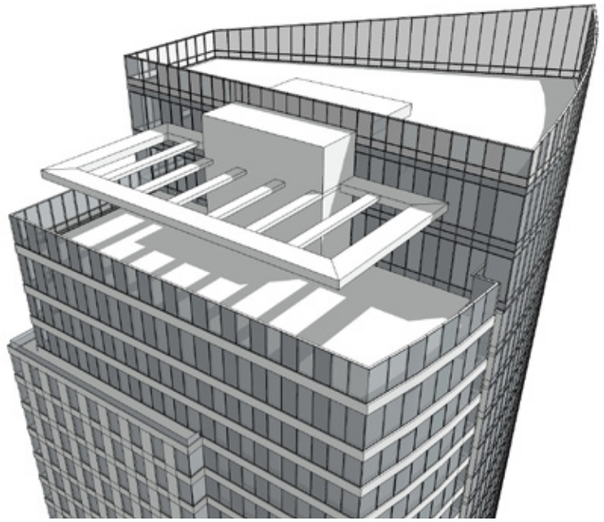
CODE REQUIREMENT
The following rooftop features are permitted up to the heights indicated below, as long as the combined coverage of all rooftop features, whether or not listed in this subsection 23.49.008.D.2, does not exceed 55% of the roof area for structures that are subject to maximum floor area limits per story pursuant to section 23.49.058...5) Mechanical equipment...

DEPARTURE REQUEST
To provide the residential amenity, mechanical spaces and screening at 8083 sf for the enclosed penthouse. 1942 Sf for the canopy. Total coverage for penthouse structure and canopy is 10,025 sf.

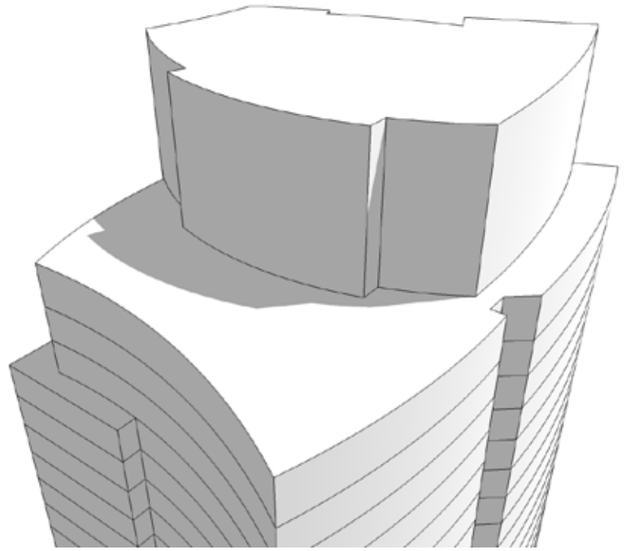
DIFFERENCE
55% of the 12,787 sf roof area is 7033 sf. The requested 10,025 sf is 78.3% Of 12,787 sf, or an area increase of 21.7%. If you exclude the canopy, then the coverage is 8083 sf, or 63.2% coverage, an increase of 8.2%

RATIONALE
The additional roof coverage area includes extruded forms from the tower massing and a large canopy that respond to Design Guidelines A-2 and B-4. The canopy and the composition of forms at the roof create an improved response to the skyline. Eliminating the canopy and reducing the size of the rooftop enclosure to comply with the limitation for rooftop coverage creates arbitrary massing relationships that are not well composed. This departure received initial support from the Design Review Board at EDG, who also supported a more continuous extruded massing form, rather than introducing arbitrary steps in order to comply. In the time from the EDG until now we have reduced the total coverage by nearly 9%.

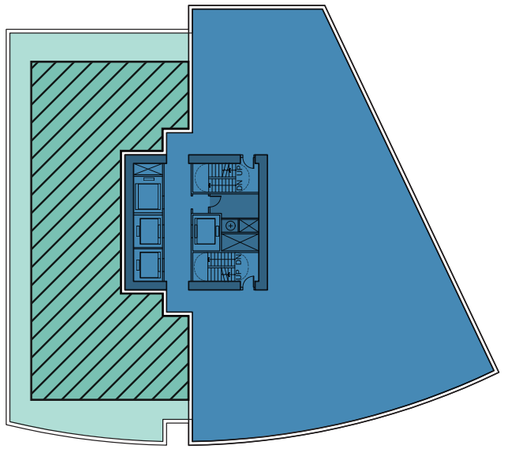
ASSOCIATED GUIDELINES
A-2 Enhance the skyline
B-4 Design with a well-proportioned and unified building



R1 SHOWN AT EDG



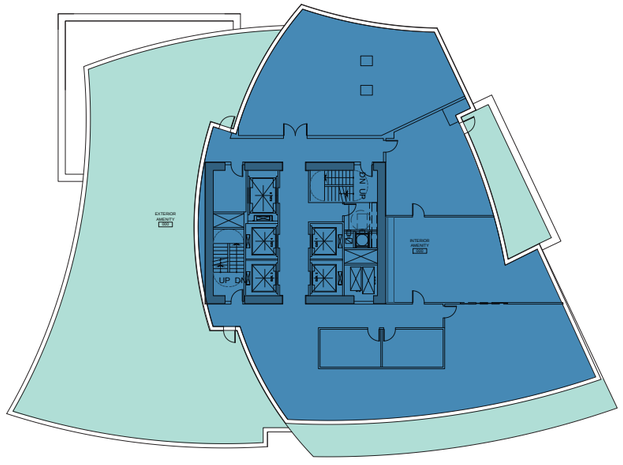
CODE COMPLIANT ROOFTOP



EXTERIOR AREA
INTERIOR AREA
CANOPY AREA

4,465 SF | 7,160 SF | 3,342 SF *(Wasn't counted at EDG)*
59% + 28% = **87%** TOTAL R1 COVERAGE

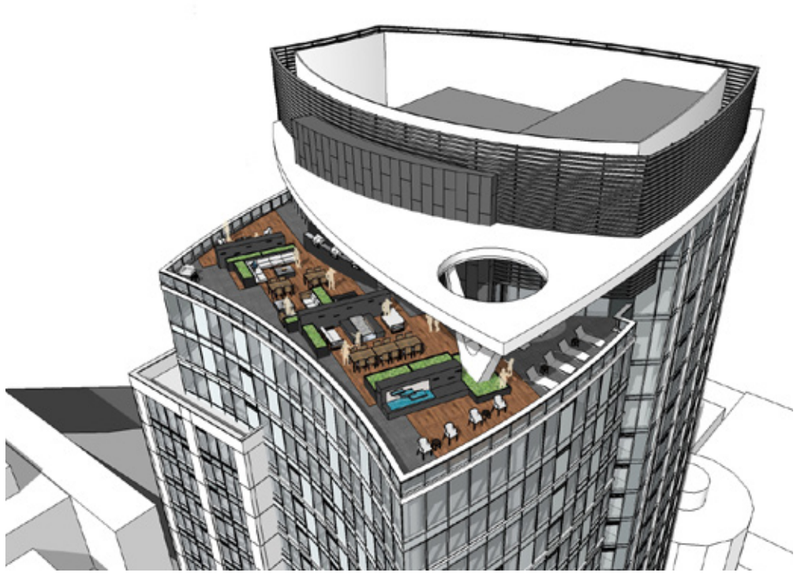
TOTAL R1 AREA: 12,150 SF



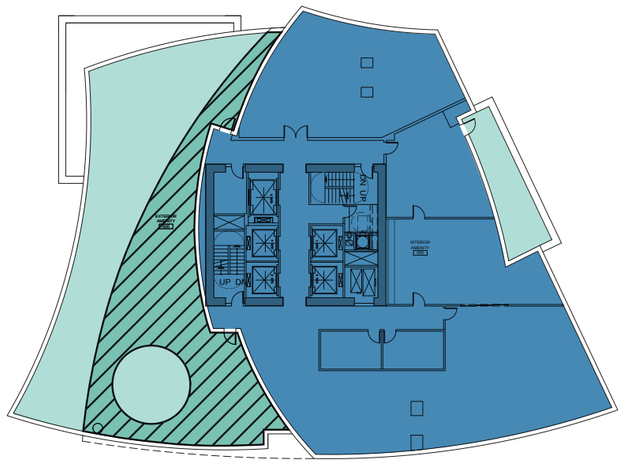
5,845 SF | 7,033 SF | 0 SF
55% + 0% = **55%** TOTAL R1 COVERAGE

TOTAL R1 AREA: 12,787 SF

DEPARTURE 2



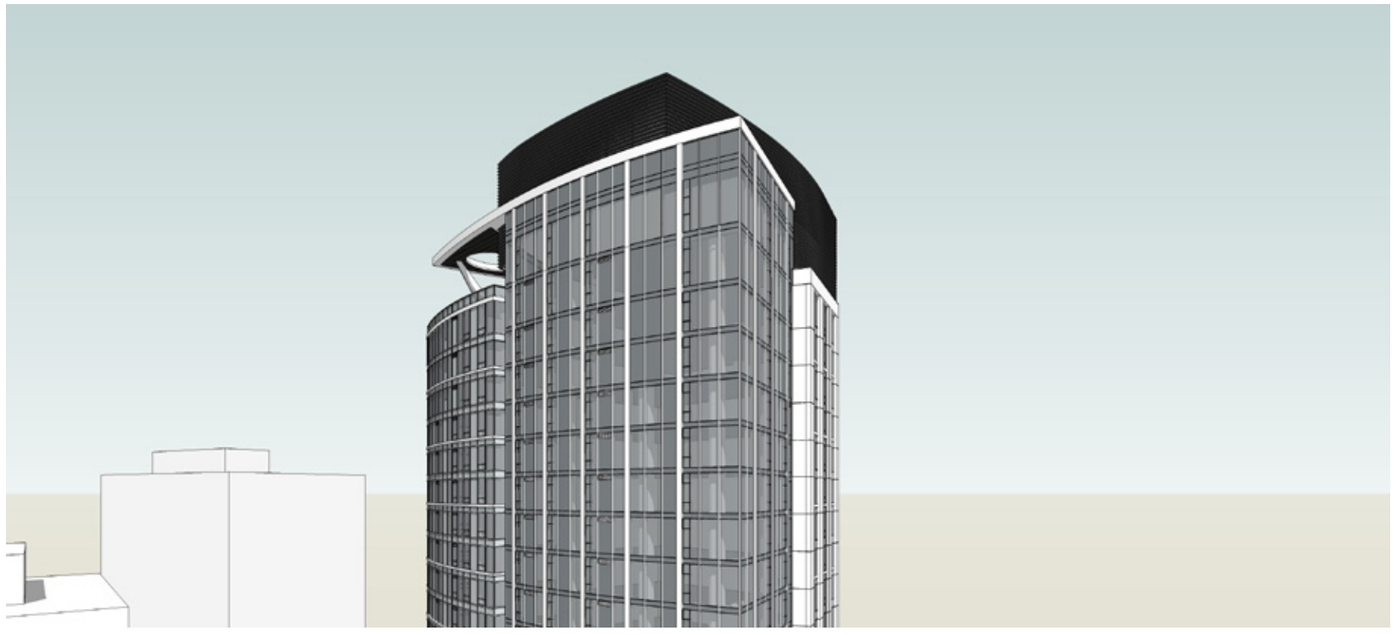
PREFERRED DESIGN



4,704 SF | 8,083 SF | 1,942 SF

63.2% + 15.1% = **78.3%** TOTAL R1 COVERAGE

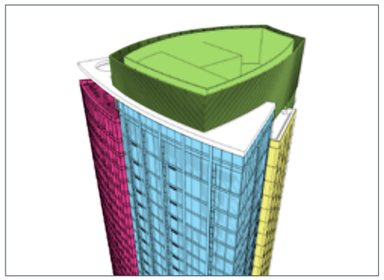
TOTAL R1 AREA: 12,787 SF



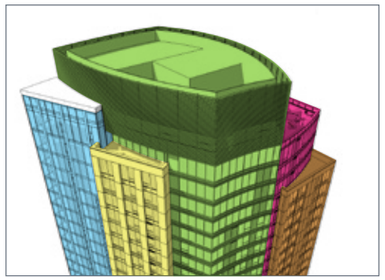
DEPARTURE 2 – CODE-COMPLIANT MASSING EXPLORATIONS

PREFERRED MASSING

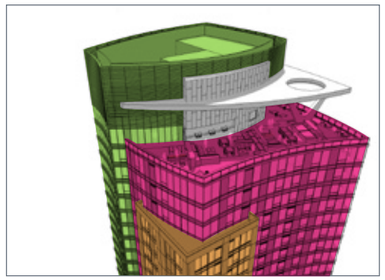
Four distinct facade forms each with its own material treatment are composed where each facade resolves itself at the top of the building each with its own purpose and distinction.



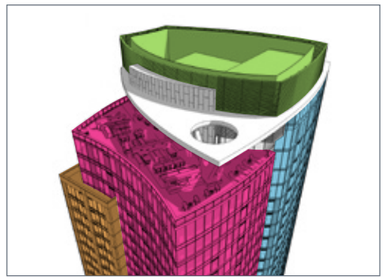
"A" Wall extends to and terminates with swooping canopy that envelops R1 exterior amenity area



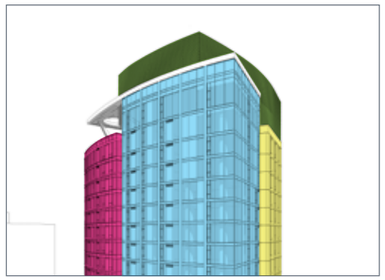
"C" Wall massing extends upward as primary element seen from Capitol Hill and interlocks with "A" wall to become the backlit mechanical screen



"B" Wall and "A" Wall employ convex and concave curvature in opposition to generate design interest



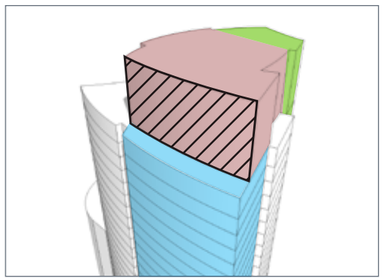
R1 Canopy extends off of "A" wall to further develop the interplay between concave and convex curvature of the tower forms

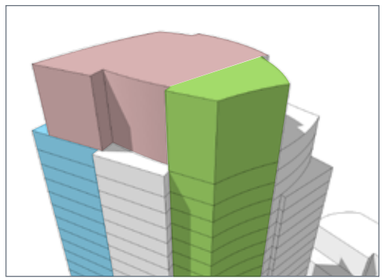


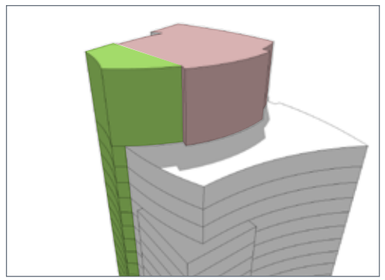
The top of the tower is resolved in an elegant and defined manner - all massing pieces are terminated gracefully or allowed to continue towards the sky

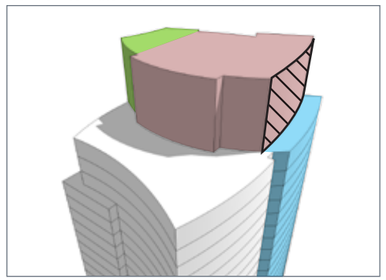
ALTERNATE A

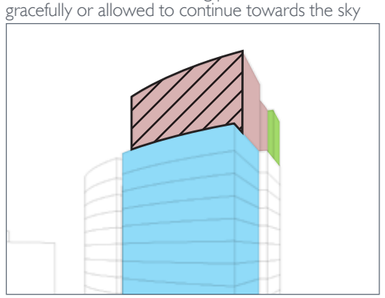
Alternate A takes the "A" wall and stops it at R1, eliminating the canopy to come under compliance. The "C" wall inelegantly caps the tower, lost is the hierarchy of forms at the roof. It now has an awkward relationship to the "A" wall and creates unusable slivers of outdoor space.





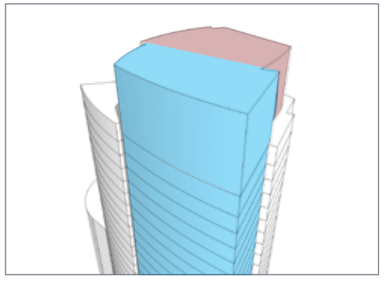


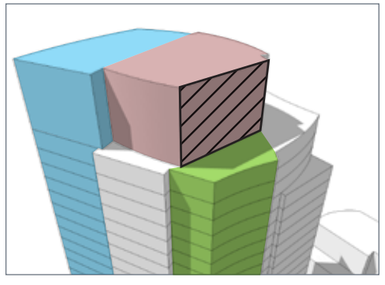


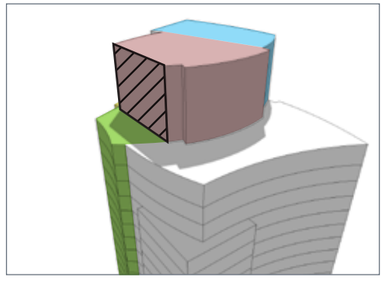


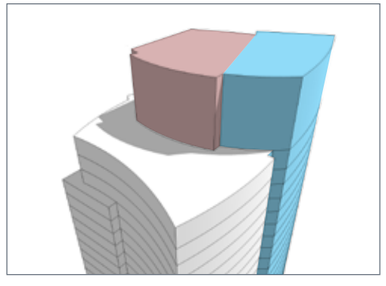
ALTERNATE B

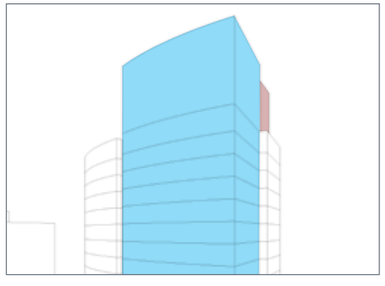
Alternate B takes the "A" wall to the full height of the mechanical screen and eliminates the canopy to come under compliance. The "C" wall has been truncated at R1 and no longer would form the mechanical screen, the "A" wall would. The dual sided (E-W) interaction with the tower's surroundings is lost.





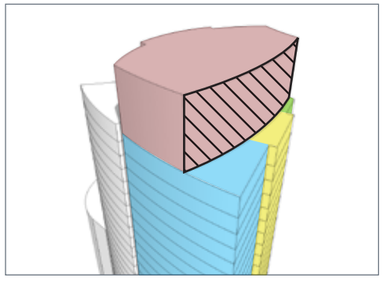


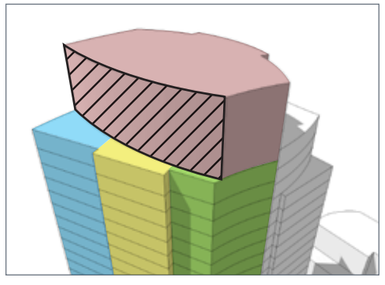


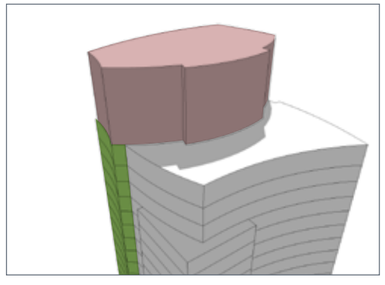


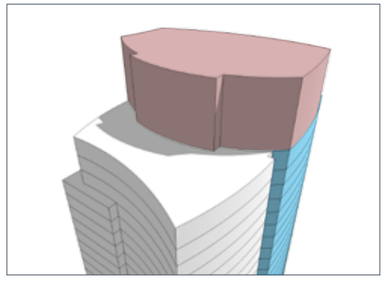
ALTERNATE C

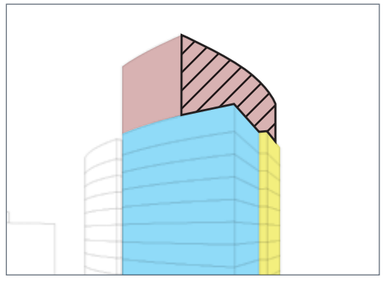
Alternate C creates the most awkward relationship between the "A" wall, "C" wall, and the rooftop mechanical screen such that the screen is no longer an extruded part of either the "A" or "C" walls. The canopy has been eliminated for compliance.











Area in which the massing is not congruent or where a step-back occurs as a result of the reduction in area

Portion of massing that does not adhere to the tower design parti and is not directly related to the identified massing pieces

"A" WALL

"B" WALL

"C" WALL

"D.1" WALL

"D.2" WALL

THIS PAGE INTENTIONALLY LEFT BLANK

DEPARTURE 3

STREET LEVEL USES
SMC 23.49.009.B.3

CODE REQUIREMENT
3. Required street-level uses shall be located within 10 feet of the street lot line, except as follows:

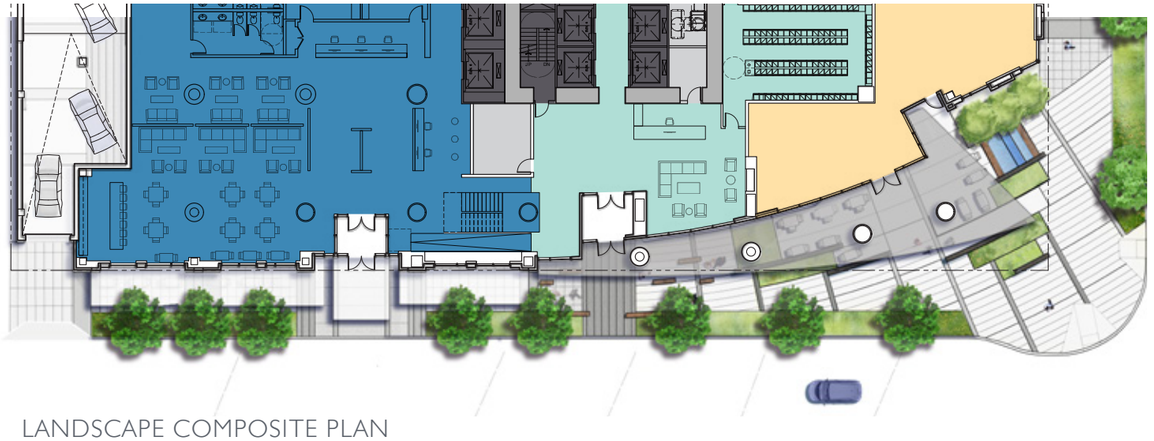
A. If sidewalk widening is required by section 23.49.022, The 10 feet shall be measured from the line established by the new sidewalk width; or

DEPARTURE REQUEST
To allow a greater than 10' setback to qualify for street level uses.

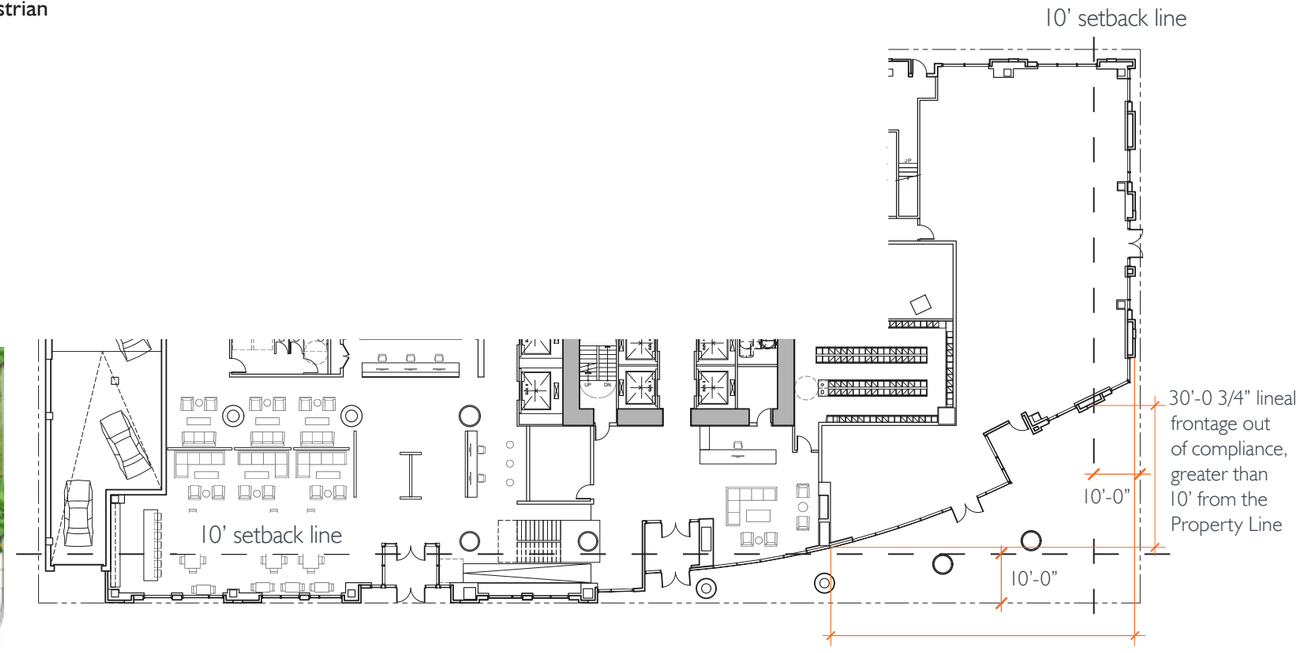
DIFFERENCE
Our proposal envisions up to a 30' setback from 8th avenue, or 23' setback from 8th avenue.

RATIONALE
Following Design Guideline B-3, the additional setback to the retail provides a wide retail terrace for spill out from restaurants or cafes, which will help engage the street. It will also provide for landscaped areas, public seating, accommodate pedestrian travel patterns, etc which support Design Guidelines C-1, D-1, D-2, D-3.

ASSOCIATED GUIDELINES
B-3 Reinforce the positive urban form & architectural attributes of the immediate area
C-1 Promote pedestrian interaction
D-1 Provide inviting and usable open space
D-2 Enhance the building with landscape
D-3 Provide elements that define the place



LANDSCAPE COMPOSITE PLAN



VERTICAL TRANSPORT | MECHANICAL / BOH / PARKING | HOTEL | AMENITY / COMMON | RESIDENTIAL | RETAIL

DEPARTURE 4

STREET LEVEL USES
SMC 23.49.009.B

CODE REQUIREMENT
Required street-level uses for 75% along 8th avenue,75% for pine street not including pedestrian and vehicular entrances

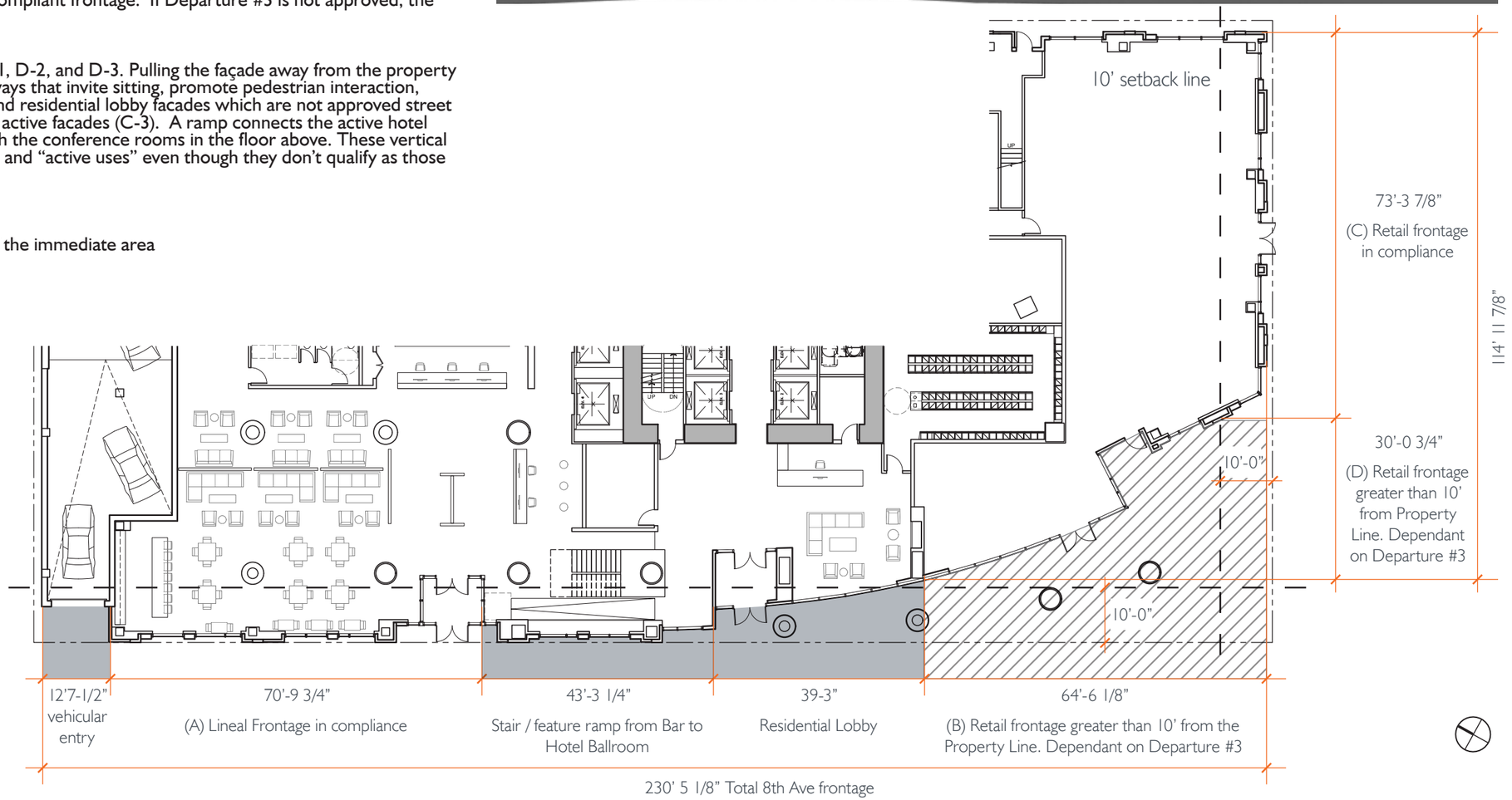
DEPARTURE REQUEST
To include lengths of frontage as approved in Departure #3. These lengths are fronting approved uses but are greater than 10' from the sidewalk. Also, along 8th Avenue, reduce the requirement to 58% street level uses, with the understanding that the residential lobby and the hotel lobby will be active spaces, but are not included in the list of approved street level uses.

DIFFERENCE
The total 8th Ave frontage is 230'-5-1/8". The proposed compliant frontage has two components. Frontage A – a compliant restaurant/bar frontage at 30.7%, Frontage B comprises the retail frontage that is part of the Departure #3 request at 28%, A+B= 58.7% A difference of 16.3%. If Departure #3 is not approved, the difference is 44.3%.

The Pine St frontage is 114'-11-7/8". Frontage C is compliant retail frontage at 63.8%. Frontage D comprises the retail frontage that is part of the Departure #3 request at 26.1%. D+E= 89.9% Compliant frontage. If Departure #3 is not approved, the difference is 49%.

RATIONALE
This design strategy supports Design Guidelines B-3, C-1, C-3, D-1, D-2, and D-3. Pulling the façade away from the property line creates outdoor spaces for cafe seating, and landscaped pathways that invite sitting, promote pedestrian interaction, and facilitate movement from 8th to Pine Street. Even the hotel and residential lobby facades which are not approved street level uses along 8th will promote pedestrian interaction (C-1), and active facades (C-3). A ramp connects the active hotel and residential lobbies, and a feature stair links the hotel lobby with the conference rooms in the floor above. These vertical transportation elements will enliven the facade with visual interest and "active uses" even though they don't qualify as those listed in the zoning code.

ASSOCIATED GUIDELINES
B-3 Reinforce the positive urban form & architectural attributes of the immediate area
C-1 Promote pedestrian interaction
C-3 Provide active - not blank - facades
D-1 Provide inviting and usable open space
D-2 Enhance the building with landscape
D-3 Provide elements that define the place



LENGTH EXCLUDED FROM CALCULATION

DEPARTURE 5

OVERHEAD WEATHER PROTECTION HEIGHT
SMC 23.49.018.A.4

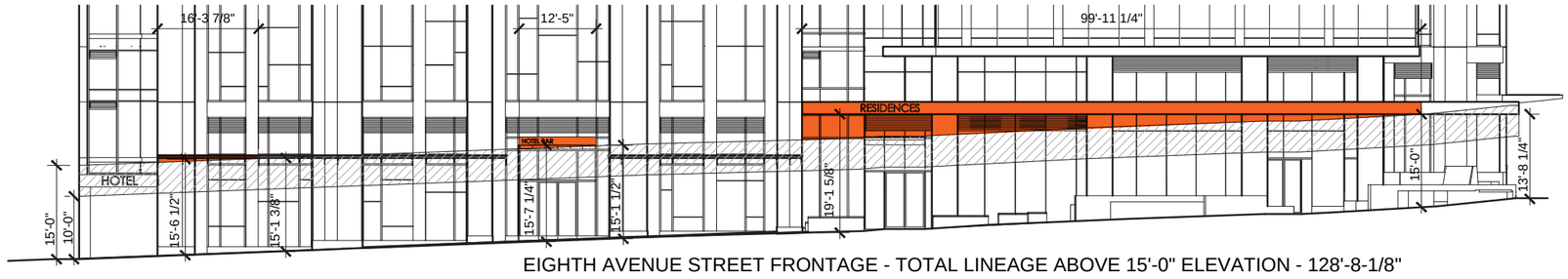
CODE REQUIREMENT
The lower edge of the overhead weather protection must be a minimum of 10' and a maximum of 15' above the sidewalk

DEPARTURE REQUEST
To allow a portion of the canopy along Eighth Avenue to be higher than 15'.

DIFFERENCE
Height of canopy above the sidewalk:
Corner entry canopy approx. maximum 19'-2" (To underside of canopy) = 4'-2" above maximum.
Hotel entry canopy approx. maximum 15'-8" (To underside of canopy) = 8" above maximum.
Hotel typ. canopy approx. maximum 15'-7" (To underside of canopy) = 7" above maximum.

RATIONALE
It is desired to keep the southwest corner canopy at an elevation which admits as much light and air to the public open space as possible. The raised corner canopy was supported at the EDG. It is desired to keep this canopy as a single element; complying with code at the northern end would result in the canopy being below 10' from the sidewalk at the southern end, or create an unsightly step. To respond to Design Guideline C-4 the hotel entry canopy is raised up to create its own distinction, and signal where the hotel entry is, unfortunately this moves the canopy slightly out of the height limit. The typical hotel canopies, are also placed at a single elevation, to again defer to the entry per Design Guideline C-4 but also not complicate the canopy hierarchy established to reinforce the entry points of the building. The canopies as designed still reinforce Design Guideline C-5.

ASSOCIATED GUIDELINES
C-4 Reinforce building entries
C-5 Encourage overhead weather protection



EIGHTH AVENUE STREET FRONTAGE - TOTAL LINEAGE ABOVE 15'-0" ELEVATION - 128'-8-1/8"

HIGHLIGHTED PORTIONS SHOWING APPROXIMATE AREA WITH GREATER THAN 15' CANOPY HEIGHT

DEPARTURE 6

OVERHEAD WEATHER PROTECTION COVERAGE
SMC 23.49.018.A.4

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

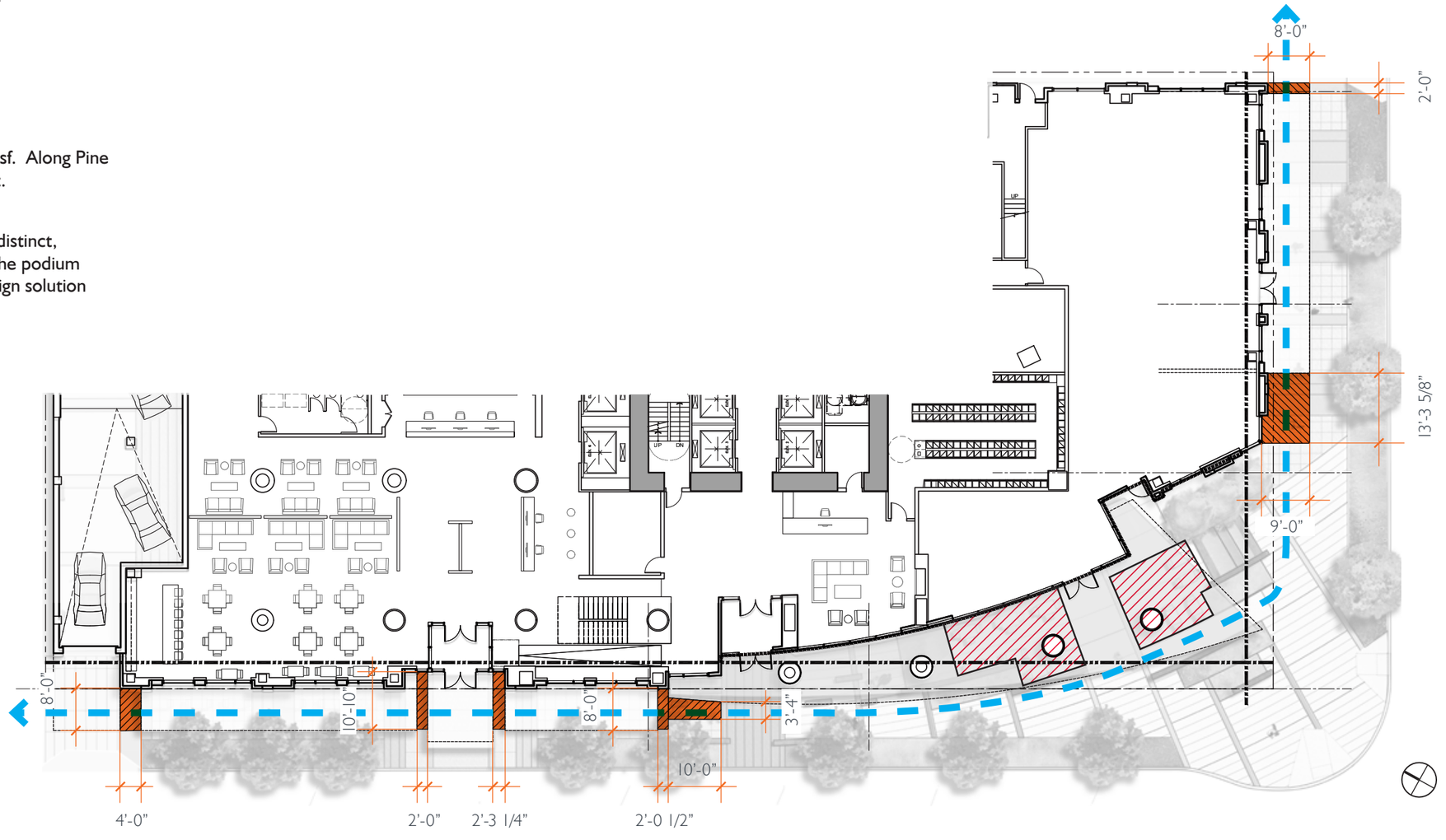
1. Are located farther than five (5) feet from the street property line or widened sidewalk on private property; or
2. Abut a bonused open space amenity feature; or
3. Are separated from the street property line or widened sidewalk on private property by a landscaped area at least two (2) feet in width;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

DEPARTURE REQUEST
The canopies are proposed to be non-continuous.

DIFFERENCE
Along 8th Avenue, the gaps in coverage include 20.3 linear feet and 131 sf. Along Pine Street, the gaps in coverage include 15.3 linear feet, and 128 square feet.

RATIONALE
In order to create visual interest, identify specific entries as unique and distinct, transition between canopy types, and respond to rhythmic cadence in the podium architecture the canopies are proposed to be non-continuous. The design solution relates to Design Guidance C-4.

ASSOCIATED GUIDELINES
C-4 Reinforce building entries



MAIN PEDESTRIAN PATH

SEATING AREA

APPROXIMATE AREA WITHOUT OVERHEAD PROTECTION

DEPARTURE 7

MAXIMUM FACADE LENGTH
SMC 23.49.058.E.2.B

CODE REQUIREMENT

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

DEPARTURE REQUEST

Provide tower width flexibility up to 155-9".

DIFFERENCE

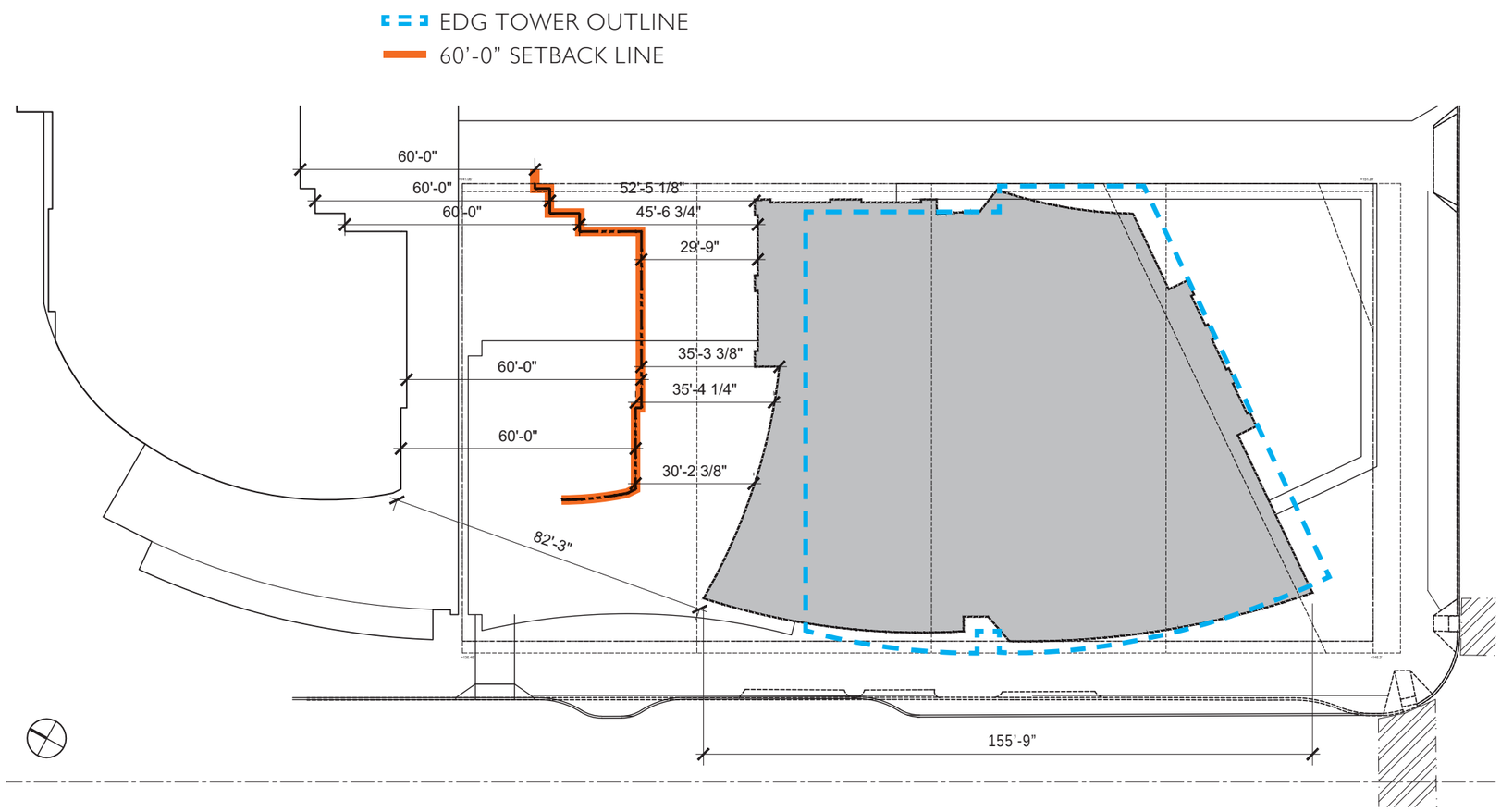
11' difference

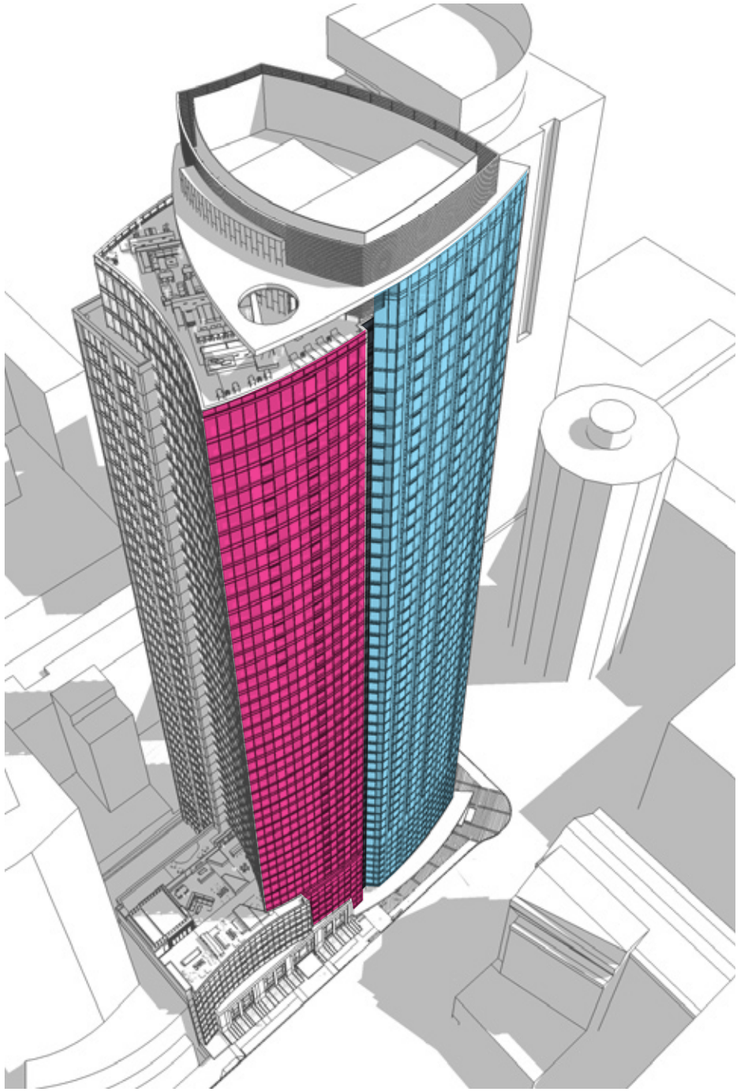
RATIONALE

In order to create a visually diverse tower in response to EDG comments which supported a more cohesive tower design. The tower shaping has expanded and contracted to provide changes in depth, curvature, and scale. This has resulted in the western façade growing beyond the 145' width allowed by code. The wider tower towards the street edge is also part of a strategy to best maintain tower separation from The Olivian tower to the north, by curving in concave fashion away from the neighboring building. This design solution responds to Design Guidelines B-1, B-2, and B-4.

ASSOCIATED GUIDELINES

B-1 Respond to the neighborhood context
B-2 Create a transition in bulk and scale
B-4 Design a well proportioned & unified building



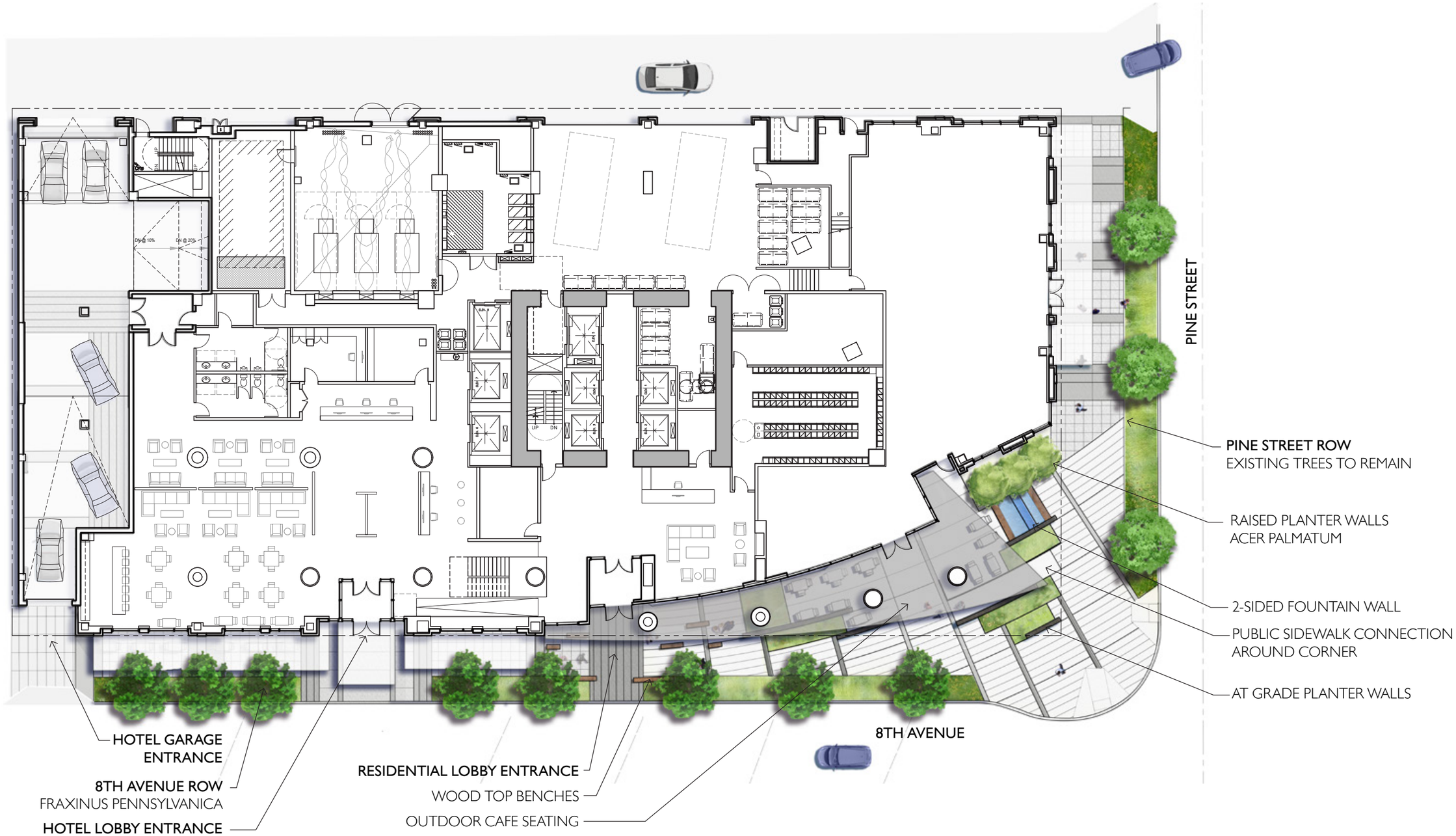


The 8th Ave tower facade is broken down into two main elements, the “A” wall and the “B” wall which are separated by a gasket that runs the length of the tower in order to improve the perception of slenderness and enhance the tower proportions.

THIS PAGE INTENTIONALLY LEFT BLANK

LANDSCAPE DESIGN

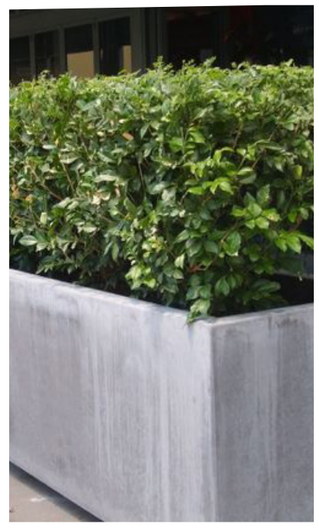
LANDSCAPE STREETSCAPE DESIGN

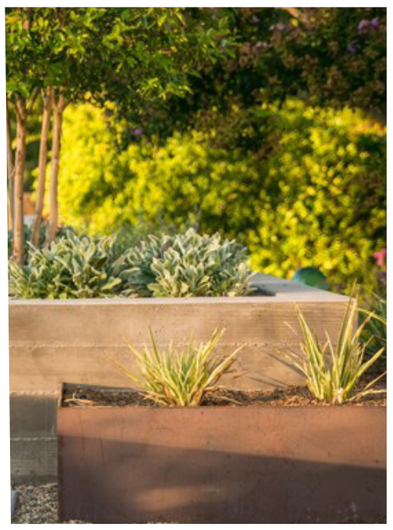


LEVEL 1 VIEW FROM PINE STREET

FOUNTAIN WALL

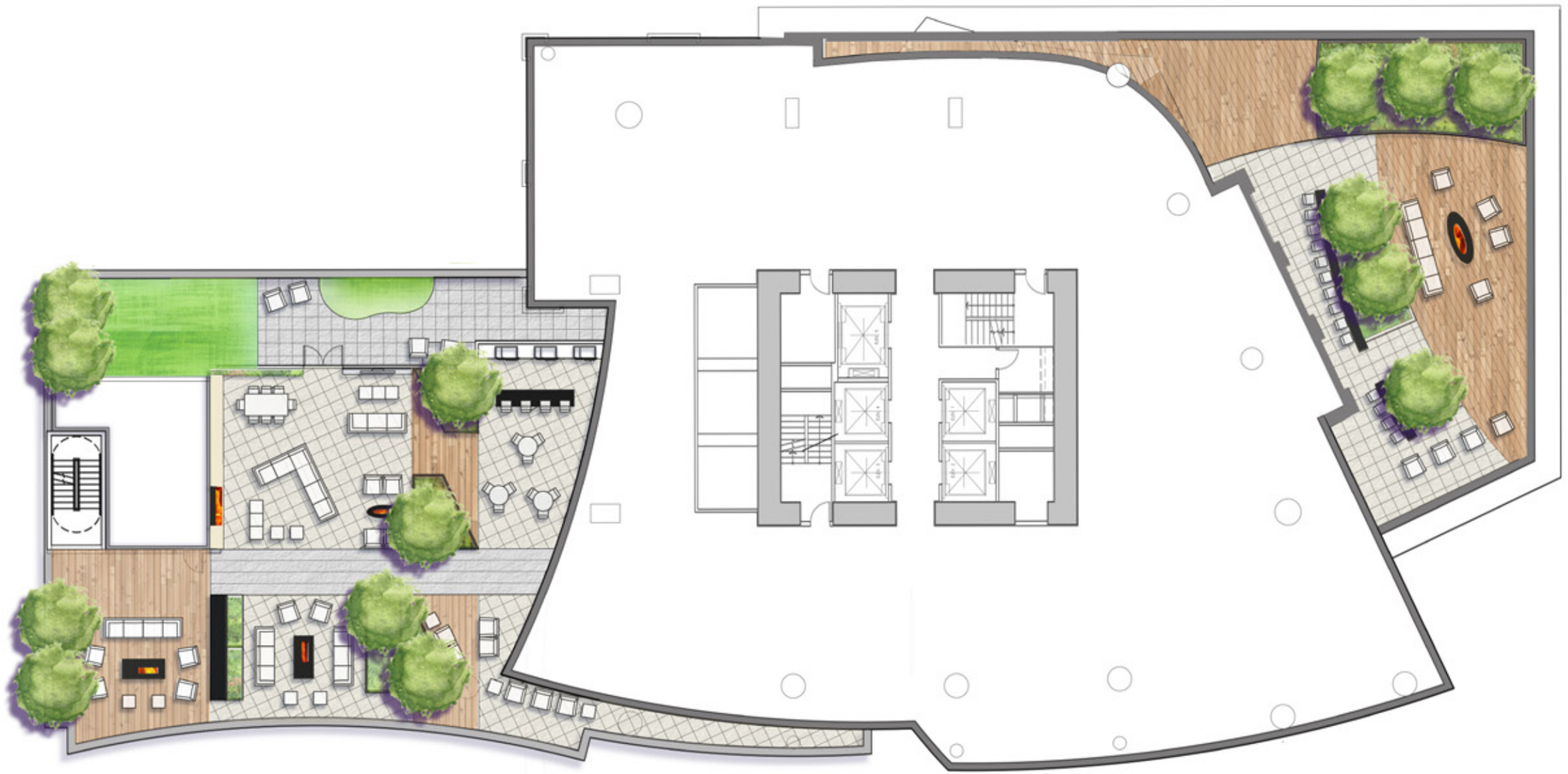
OUTDOOR CAFE SEATING



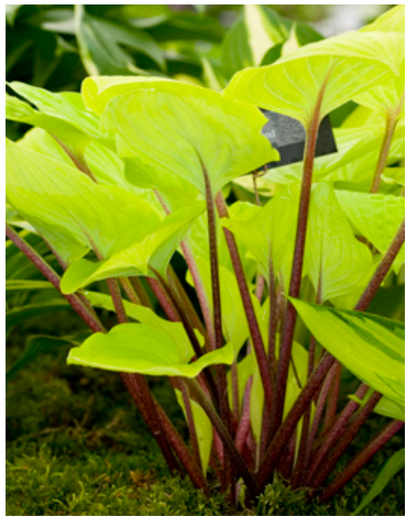


PLANTER WALLS

LANDSCAPE LEVEL 10 DESIGN



LANDSCAPE PLANTING PALETTE



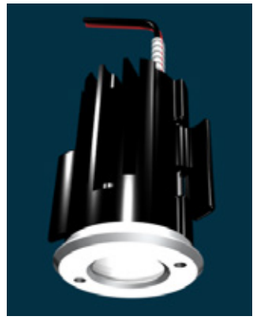
OVERALL PLANT PALETTE

PINUS ARISTATA 'SHERWOOD COMPACTA',
BRISTLECONE PINE

ACER PALMATUM, JAPANESE MAPLE

FRAXINUS PENNSYLVANICA - STREET TREE PLANTING

LIGHTING DESIGN
EXTERIOR GLOW PLAN



E1

LED RECESSED MINI DOWNLIGHT
1-1/2IN WIDE RECESSED LIGHT INTEGRATED INTO THE STRUCTURAL BAND AT THE CANOPY'S OUTER EDGE PROVIDES AMBIENT LIGHTING.

E2

LED RECESSED DOWNLIGHT
3IN WIDE LIGHT RECESSED INTO THE ENTRY CANOPY TO PROVIDE AMBIENT LIGHTING.

E3

LED FLEX LINEAR LIGHT
CONTINUOUS LINEAR FLEX LIGHTS AT THE COLUMNS UPLIGHT AND DOWNLIGHT THE COLUMNS FROM THE CANOPY, PROVIDING AMBIENT LIGHTING.

E4

LED LINEAR UPLIGHT AND DOWNLIGHT
TWO LINEAR LIGHTS ACCENT THE COLUMNS WITH UPLIGHT AND DOWNLIGHT FROM NICHES WITHIN THE CANOPY.

E5

LED SCONCE DOWNLIGHT
3IN WALL SCONCES PROVIDE AMBIENT LIGHTING AT ENTRY DOORWAYS.

E6

LED TAPE LIGHT IN EXTRUSION
LIGHT TAPE IN AN ANGELED EXTRUSION ACCENTS THE BENCHES AND PROVIDES LOW LEVEL LIGHTING ON THE SIDEWALKS.

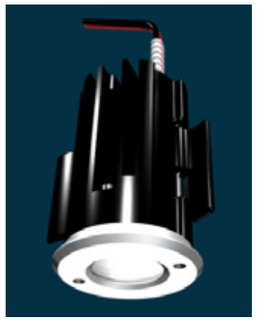
E7

LED SUBMERSIBLE LINEAR LIGHT
SUBMERSIBLE CONTINUOUS LINEAR LIGHTS UPLIGHT THE WATER FEATURE, HIGHLIGHTING ITS KINETIC MOVEMENT.

E13

LED RECESSED LINEAR DOWNLIGHT
LINEAR LINES OF LIGHT IN THE CANOPY PROVIDE AMBIENT LIGHTING AND ENERGETIC PATTERN.

LIGHTING DESIGN
EXTERIOR SITE LIGHTING



E1

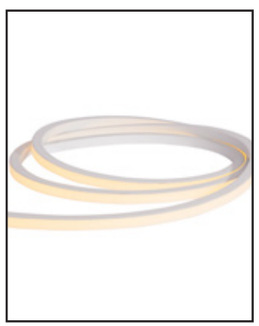
LED RECESSED MINI DOWNLIGHT

1-1/2IN WIDE RECESSED LIGHT TO BE INTEGRATED INTO THE STRUCTURAL BAND AT THE CANOPY'S OUTER EDGE TO PROVIDE AMBIENT LIGHTING ALONG THE PATHWAY.

E2

LED RECESSED DOWNLIGHT

3IN WIDE LIGHT RECESSED INTO THE ENTRY CANOPY TO PROVIDE AMBIENT LIGHTING.



E3

LED FLEX LINEAR LIGHT

CONTINUOUS LINEAR FLEX LIGHTS AT THE COLUMNS UPLIGHT AND DOWNLIGHT THE COLUMNS FROM THE CANOPY, PROVIDING AMBIENT LIGHTING.

E4

LED LINEAR UPLIGHT AND DOWNLIGHT

TWO LINEAR LIGHTS ACCENT THE COLUMNS WITH UPLIGHT AND DOWNLIGHT FROM NICHES WITHIN THE CANOPY.

E6

LED TAPE LIGHT IN EXTRUSION

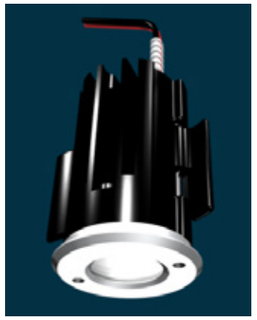
LIGHT TAPE IN AN ANGELED EXTRUSION ACCENTS THE BENCHES AND PROVIDES LOW LEVEL LIGHTING ON THE SIDEWALKS.

E13

LED RECESSED LINEAR DOWNLIGHT

LINEAR LINES OF LIGHT IN THE CANOPY PROVIDE AMBIENT LIGHTING AND ENERGETIC PATTERN.

LIGHTING DESIGN
EXTERIOR SITE LIGHTING



E1

LED RECESSED MINI DOWNLIGHT

1-1/2IN WIDE RECESSED LIGHT TO BE INTEGRATED INTO THE STRUCTURAL BAND AT THE CANOPY'S OUTER EDGE TO PROVIDE AMBIENT LIGHTING ALONG THE PATHWAY.

E3

LED FLEX LINEAR LIGHT

CONTINUOUS LINEAR FLEX LIGHTS AT THE COLUMNS UPLIGHT AND DOWNLIGHT THE COLUMNS FROM THE CANOPY, PROVIDING AMBIENT LIGHTING.

E5

LED SCONCE DOWNLIGHT

3IN WALL SCONCES PROVIDE AMBIENT LIGHTING AT ENTRY DOORWAYS.

E6

LED TAPE LIGHT IN EXTRUSION

LIGHT TAPE IN AN ANGELED EXTRUSION ACCENTS THE BENCHES AND PROVIDES LOW LEVEL LIGHTING ON THE SIDEWALKS.

E7

LED SUBMERSIBLE LINEAR LIGHT

SUBMERSIBLE CONTINUOUS LINEAR LIGHTS UPLIGHT THE WATER FEATURE, HIGHLIGHTING ITS KINETIC MOVEMENT.

E13

LED RECESSED LINEAR DOWNLIGHT

LINEAR LINES OF LIGHT IN THE CANOPY PROVIDE AMBIENT LIGHTING AND ENERGETIC PATTERN.

LIGHTING DESIGN
LEVEL 10 EXTERIOR GLOW PLAN

E2

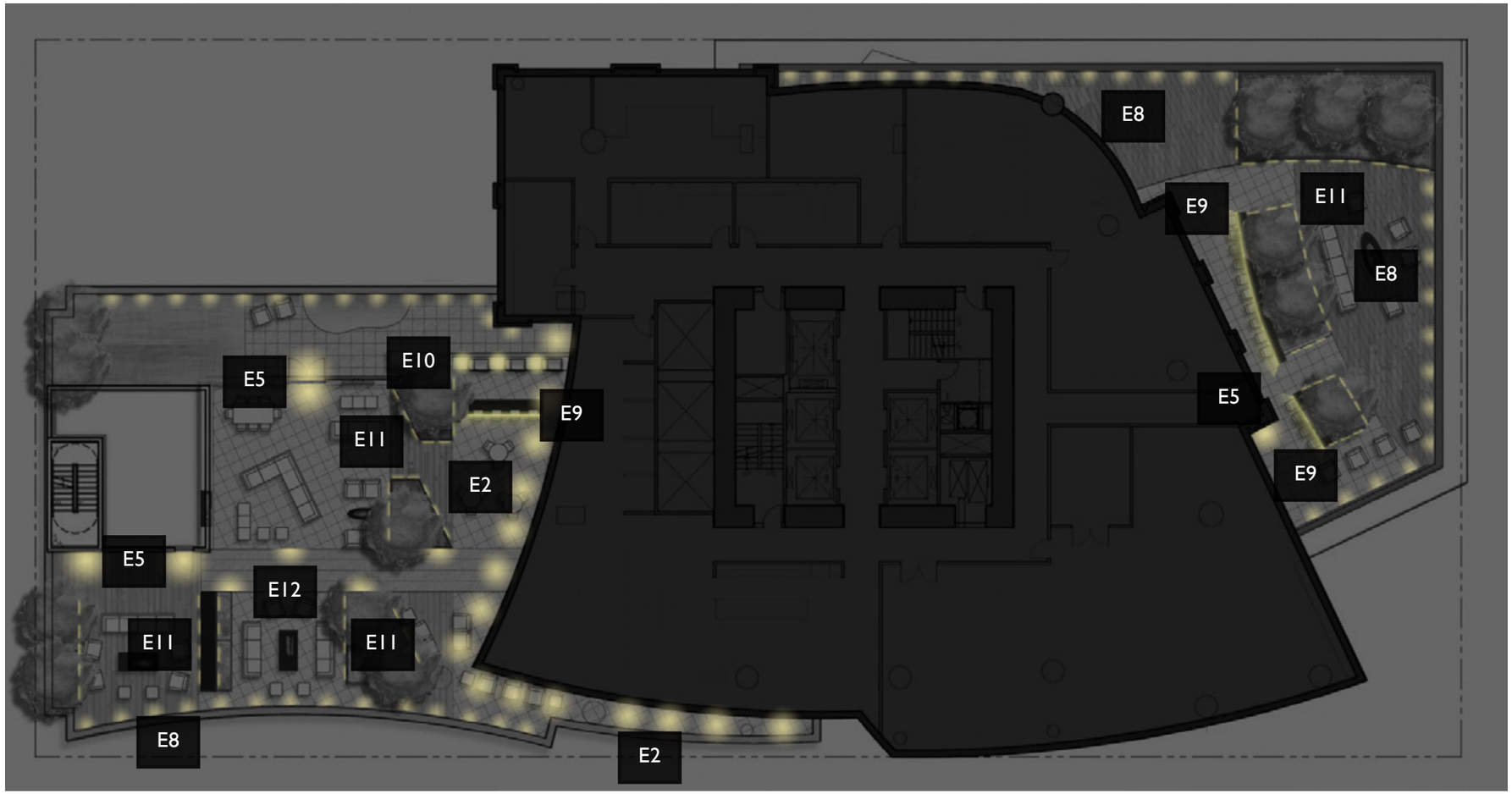
LED RECESSED DOWNLIGHT
3IN WIDE LIGHT RECESSED INTO THE ENTRY CANOPY TO PROVIDE AMBIENT LIGHTING.

E5

LED SCONCE DOWNLIGHT
3IN WALL SCONCES PROVIDE AMBIENT LIGHTING AT ENTRY DOORWAYS.

E8

LED RECESSED STEP LIGHT
6IN RECESSED STEP LIGHTS QUIETLY PROVIDE LOW LEVEL AMBIENT LIGHTING AT THE PERIMETER.



E9

LED TAPE LIGHT IN AN EXTRUSION
LIGHT TAPE IN A NARROW EXTRUSION ACCENTS TH E BAR, DISCREETLY MOUNTED BELOW THE BARTOP.

E10

LED TABLE MOUNTED ADJUSTABLE BBQ LIGHT
ADJUSTABLE TABLE LIGHTS PROVIDE TASK LIGHTING AT EACH BBQ GRILL.

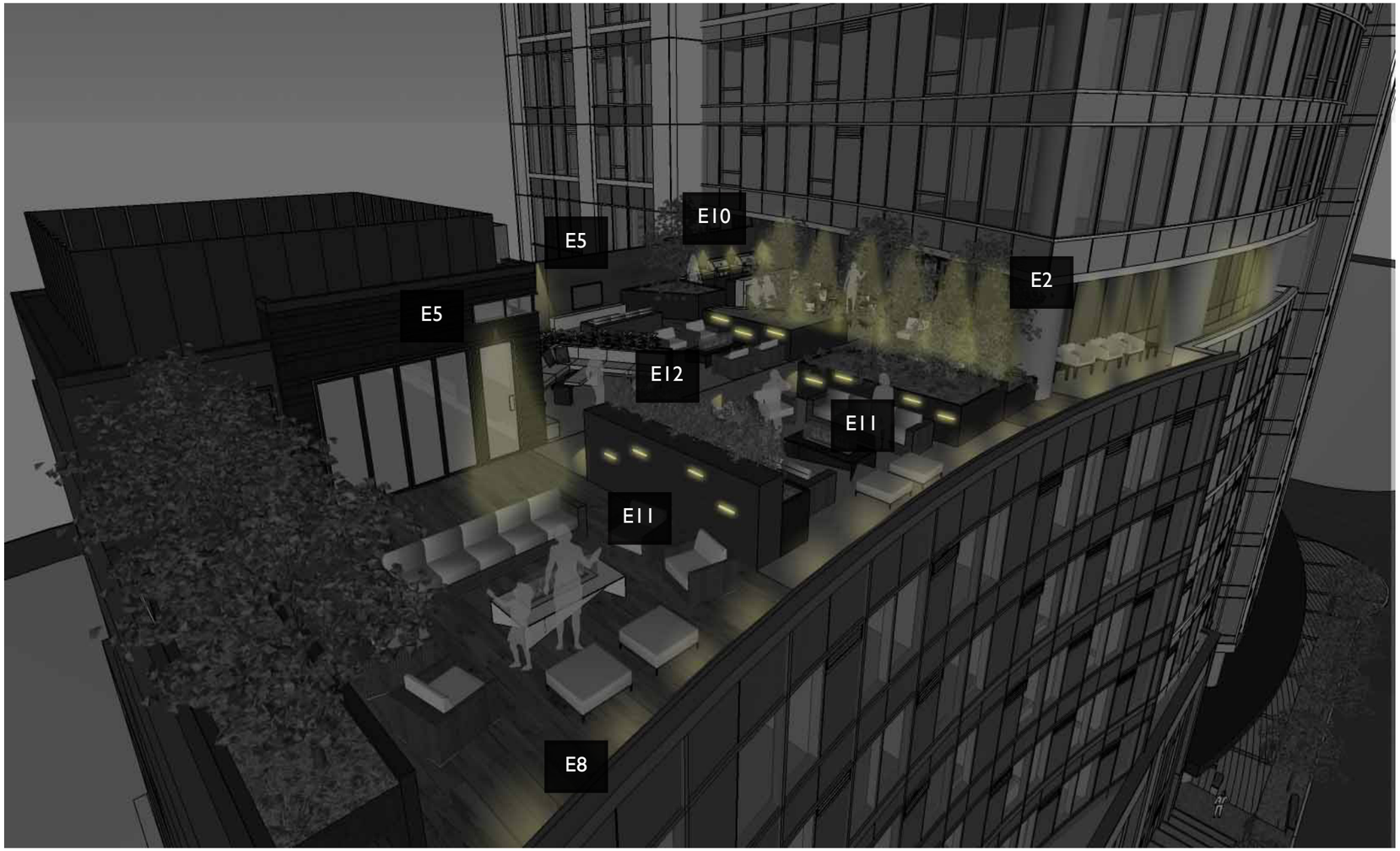
E11

LED WALL SEMI-RECESSED LINEAR LIGHT
SHADED DOWNLIGHTS PROVIDE TASK LIGHTING AT EACH BBQ GRILL.

E12

LED 42IN LIGHT BOLLARD
42IN TALL ASYMMETRIC DISTRIBUTION, WOOD BOLLARD PROVIDES LOW LEVEL AMBIENT LIGHTING.

LIGHTING DESIGN
LEVEL 10 EXTERIOR LIGHTING



E2

LED RECESSED DOWNLIGHT

3IN WIDE LIGHT RECESSED INTO THE ENTRY CANOPY TO PROVIDE AMBIENT LIGHTING.

E5

LED SCONCE DOWNLIGHT

3IN WALL SCONCES PROVIDE AMBIENT LIGHTING AT ENTRY DOORWAYS.

E8

LED RECESSED STEP LIGHT

6IN RECESSED STEP LIGHTS QUIETLY PROVIDE LOW LEVEL AMBIENT LIGHTING AT THE PERIMETER.

E10

LED TABLE MOUNTED ADJUSTABLE BBQ LIGHT

ADJUSTABLE TABLE LIGHTS PROVIDE TASK LIGHTING AT EACH BBQ GRILL.

E11

LED WALL SEMI-RECESSED LINEAR LIGHT

SHADED DOWNLIGHTS PROVIDE TASK LIGHTING AT EACH BBQ GRILL.

E12

LED 42IN LIGHT BOLLARD

42IN TALL ASYMMETRIC DISTRIBUTION, WOOD BOLLARD PROVIDES LOW LEVEL AMBIENT LIGHTING.

LIGHTING DESIGN
EXTERIOR ROOF / CROWN LIGHTING GLOW PLAN

E2

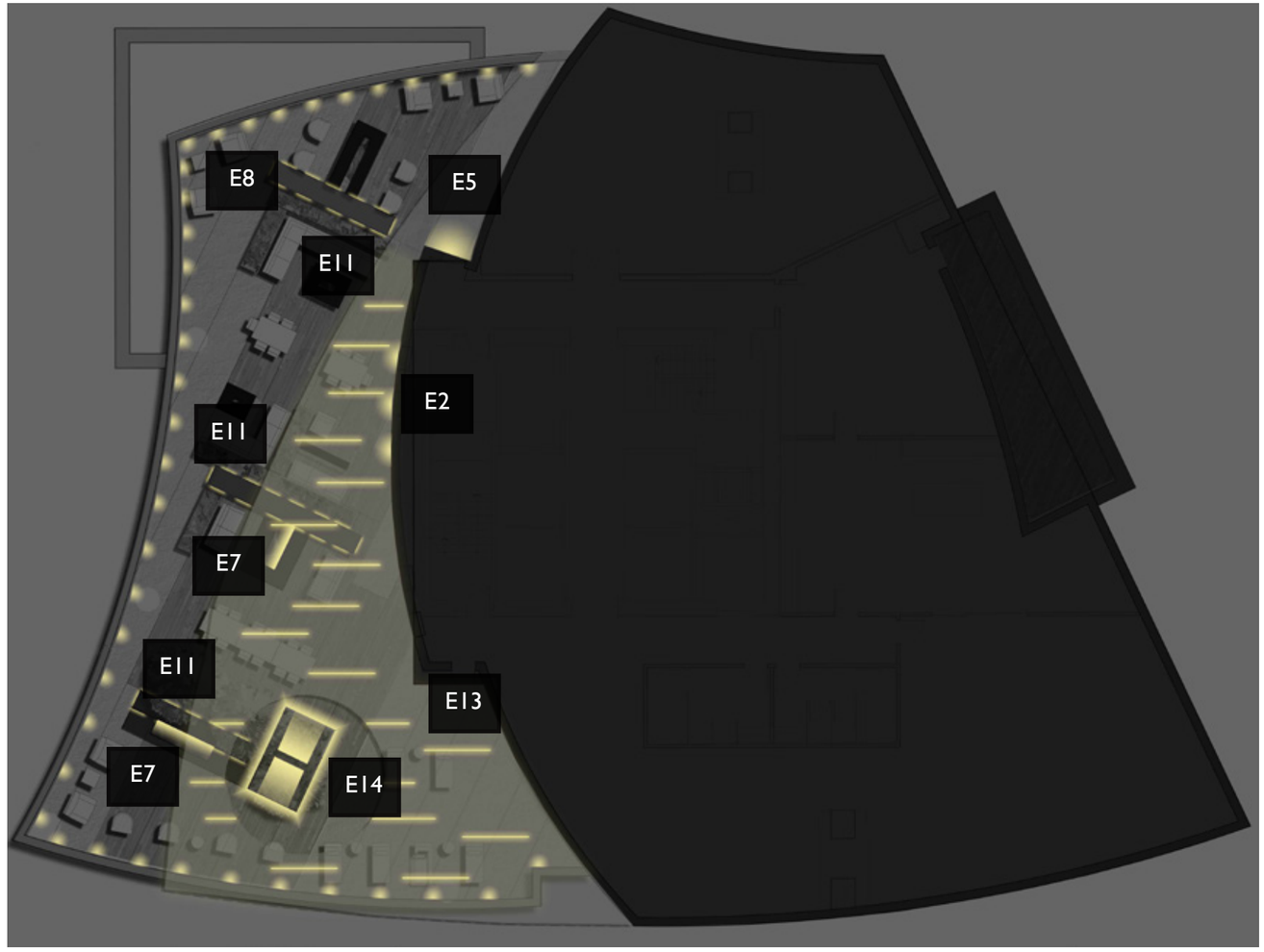
LED RECESSED DOWNLIGHT
3IN WIDE LIGHT RECESSED INTO THE ENTRY CANOPY TO PROVIDE AMBIENT LIGHTING.

E5

LED SCONCE DOWNLIGHT
3IN WALL SCONCES PROVIDE AMBIENT LIGHTING AT ENTRY DOORWAYS.

E7

LED SUBMERSIBLE LINEAR LIGHT
SUBMERSIBLE CONTINUOUS LINEAR LIGHTS UPLIGHT THE WATER FEATURE, HIGHLIGHTING ITS KINETIC MOVEMENT.



E8

LED RECESSED STEP LIGHT
6IN RECESSED STEP LIGHTS QUIETLY PROVIDE LOW LEVEL AMBIENT LIGHTING AT THE PERIMETER.

E11

LED WALL SEMI-RECESSED LINEAR LIGHT
SHADED DOWNLIGHTS PROVIDE TASK LIGHTING AT EACH BBQ GRILL.

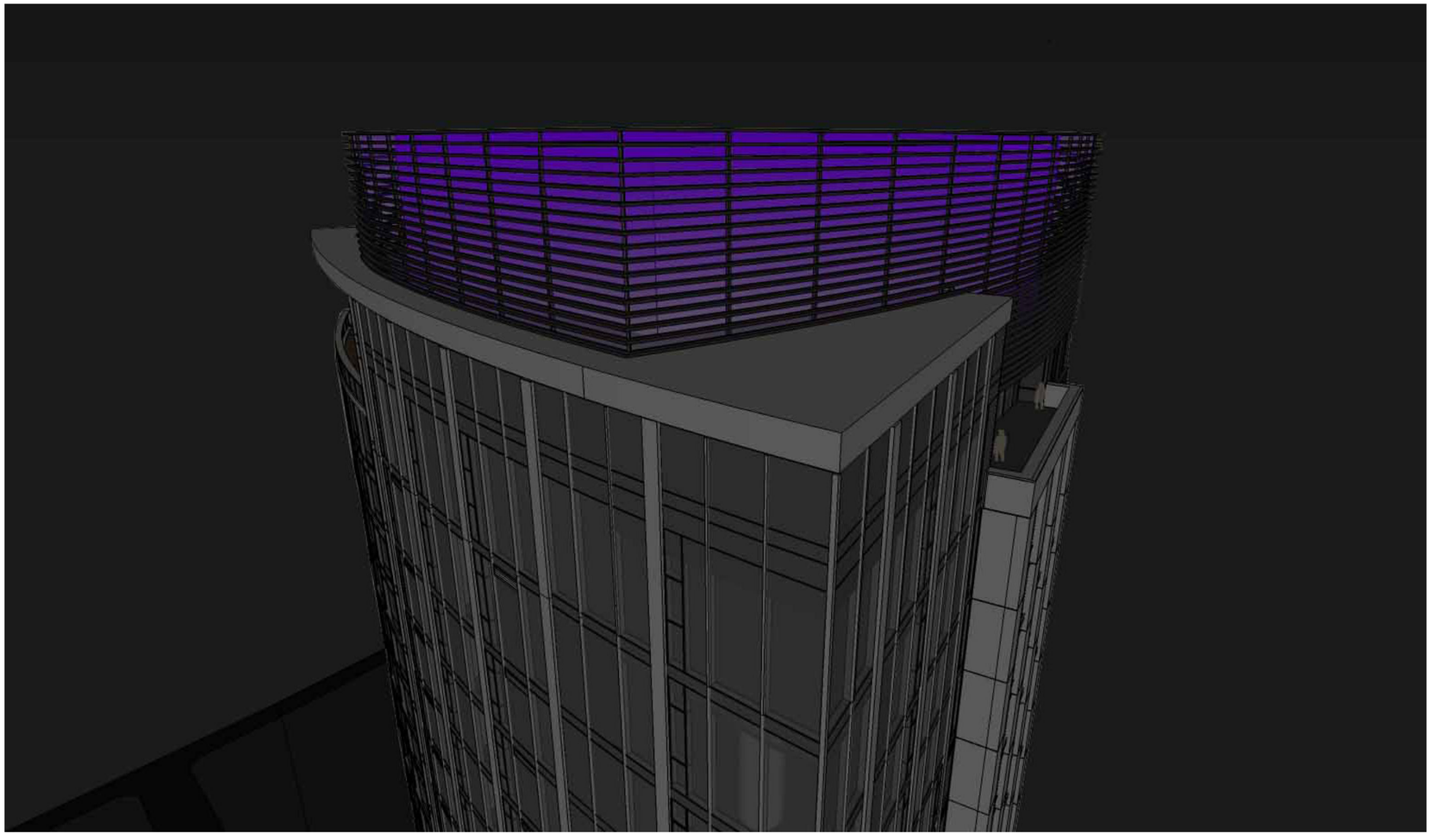
E13

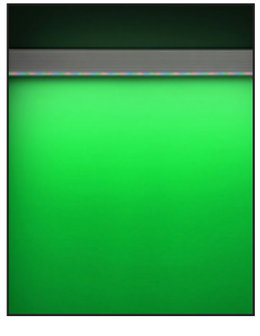
LED RECESSED LINEAR DOWNLIGHT
LINEAR LINES OF LIGHT IN THE CANOPY PROVIDE AMBIENT LIGHTING AND ENERGETIC PATTERN.

E14

LED SURFACE LINEAR UPLIGHT
CONTINUOUS LINEAR UPLIGHTS DETAILED IN A CHANNEL BELOW SOIL GRADE HIGHLIGHTS THIS SCULPTURAL PIECE, REVEALING ITS FORM IN THE NIGHTTIME ENVIRONMENT.

LIGHTING DESIGN
EXTERIOR ROOF CROWN LIGHTING





E15

LED SURFACE LINEAR DOWNLIGHT

CONTINUOUS LINEAR DOWNLIGHTS BACK LIGHT THE METAL SLATS, EXPOSING THE ARCHITECTURE WITH COLOR CHANGING LIGHT IN THE NIGHTTIME ENVIRONMENT.

LIGHTING DESIGN
EXTERIOR ROOF / CROWN LIGHTING

E2

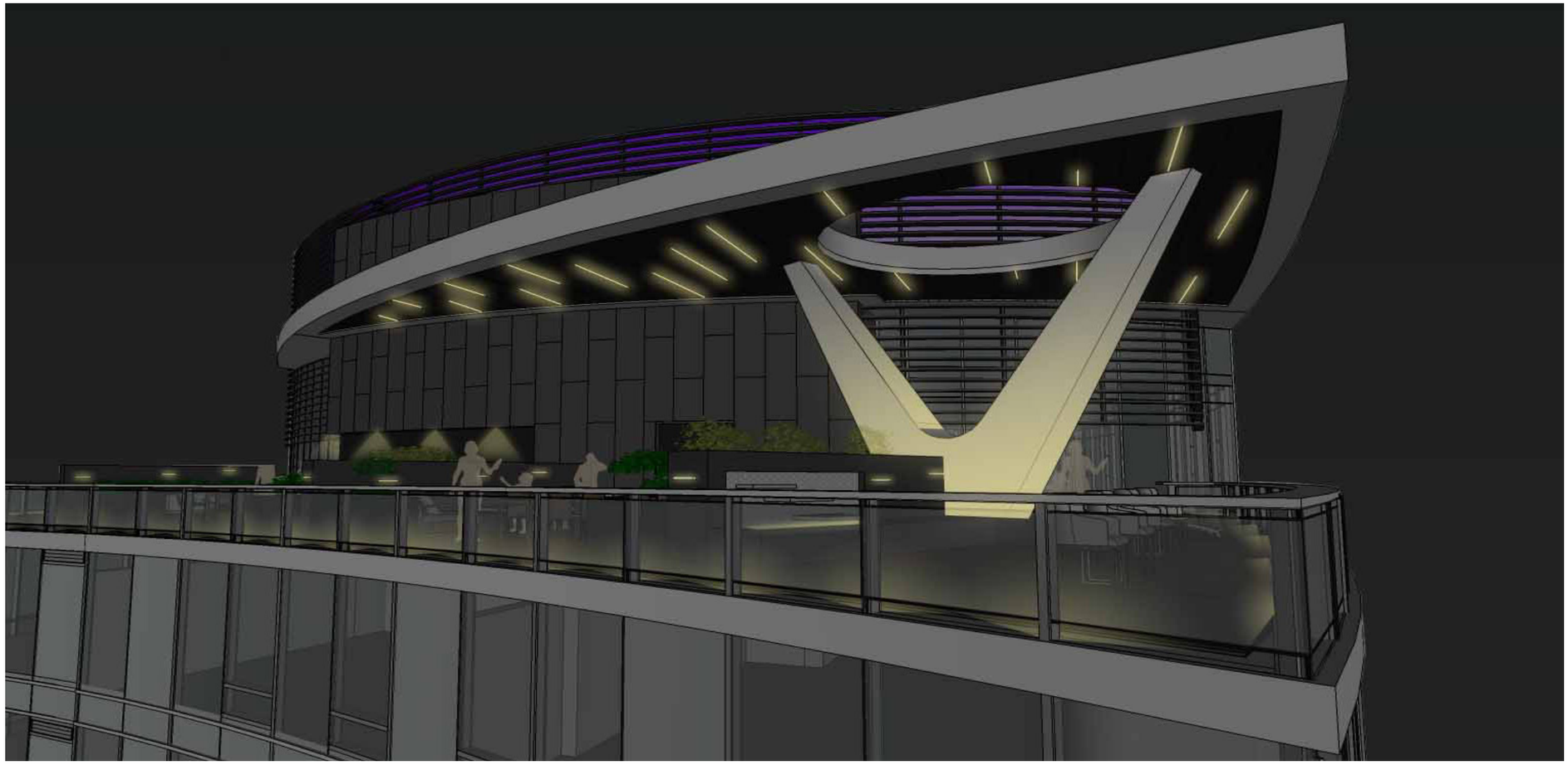
LED RECESSED DOWNLIGHT
3IN WIDE LIGHT RECESSED INTO THE ENTRY CANOPY TO PROVIDE AMBIENT LIGHTING.

E5

LED SCONCE DOWNLIGHT
3IN WALL SCONCES PROVIDE AMBIENT LIGHTING AT ENTRY DOORWAYS.

E7

LED SUBMERSIBLE LINEAR LIGHT
SUBMERSIBLE CONTINUOUS LINEAR LIGHTS UPLIGHT THE WATER FEATURE, HIGHLIGHTING ITS KINETIC MOVEMENT.



E8

LED RECESSED STEP LIGHT
6IN RECESSED STEP LIGHTS QUIETLY PROVIDE LOW LEVEL AMBIENT LIGHTING AT THE PERIMETER.

E11

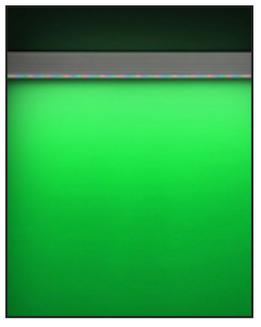
LED WALL SEMI-RECESSED LINEAR LIGHT
SHADED DOWNLIGHTS PROVIDE TASK LIGHTING AT EACH BBQ GRILL.

E13

LED RECESSED LINEAR DOWNLIGHT
LINEAR LINES OF LIGHT IN THE CANOPY PROVIDE AMBIENT LIGHTING AND ENERGETIC PATTERN.

E14

LED SURFACE LINEAR UPLIGHT
CONTINUOUS LINEAR UPLIGHTS DETAILED IN A CHANNEL BELOW SOIL GRADE HIGHLIGHTS THIS SCULPTURAL PIECE, REVEALING ITS FORM AT NIGHT.



E15

LED SURFACE LINEAR DOWNLIGHT
CONTINUOUS LINEAR DOWNLIGHTS BACK LIGHT THE METAL SLATS, EXPOSING THE ARCHITECTURE WITH COLOR CHANGING LIGHT IN THE NIGHTTIME ENVIRONMENT.

SIGNAGE DESIGN

SIGNAGE DESIGN

RETAIL BLADE SIGNAGE CONFIGURATION

- Contemporary, elegant, and minimal
- Subdued material palette that is complementary to building materials
- Possibility of being internally lit

RETAIL WINDOW SIGNAGE CONFIGURATION

- Printed on glass or constructed behind glass
- Potentially backlit or internally lit

SIGNAGE DESIGN

HOTEL ENTRANCE SIGNAGE

- Elegant and minimal expression
- Emphasis on high quality materiality
- Clean design aesthetic

RESIDENTIAL WINDOW SIGNAGE CONFIGURATION

- Clean, bold typeface
- Backlit or internally lit

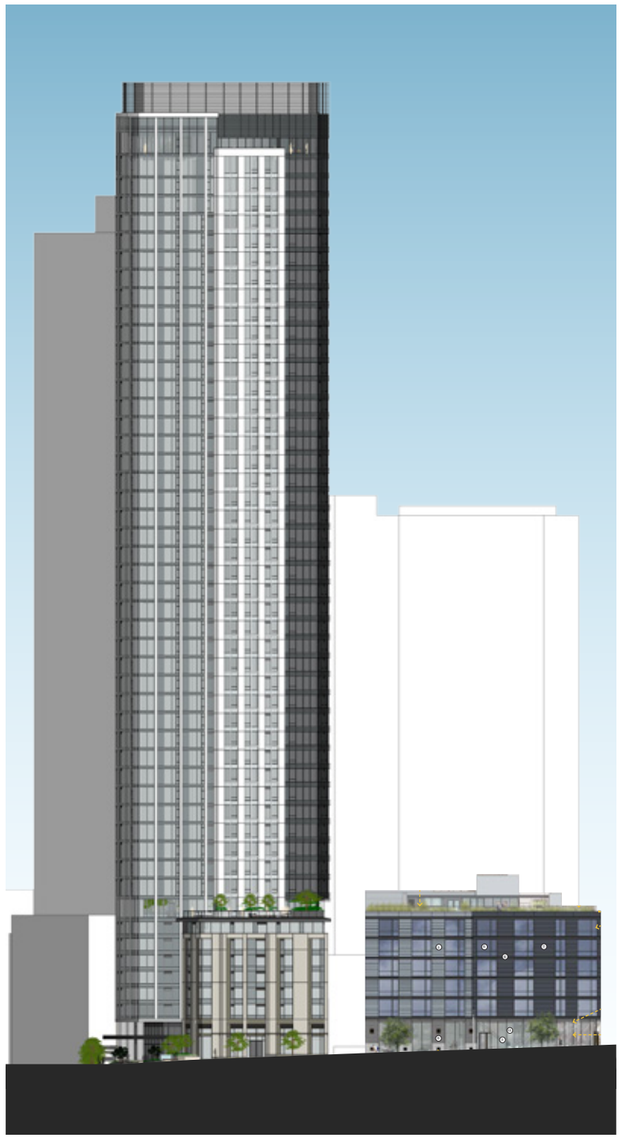
THIS PAGE INTENTIONALLY LEFT BLANK

THIS PAGE INTENTIONALLY LEFT BLANK

APPENDIX

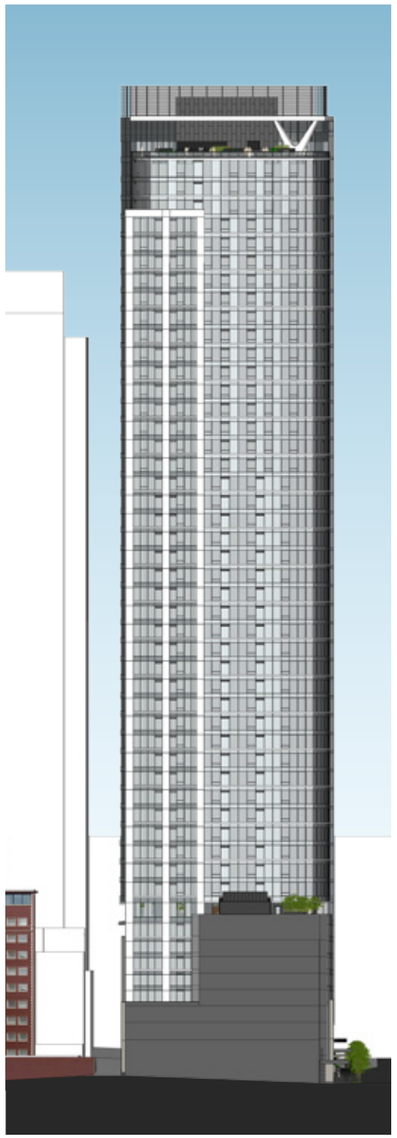
ELEVATIONS

WEST ELEVATION



SOUTH ELEVATION

EAST ELEVATION

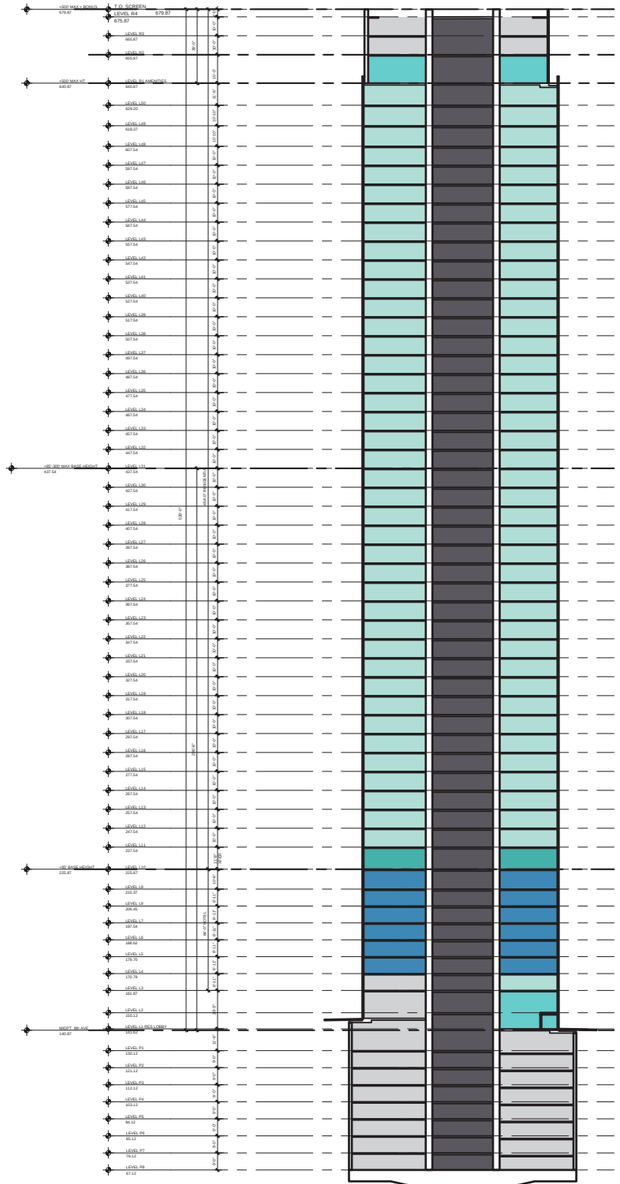


NORTH ELEVATION

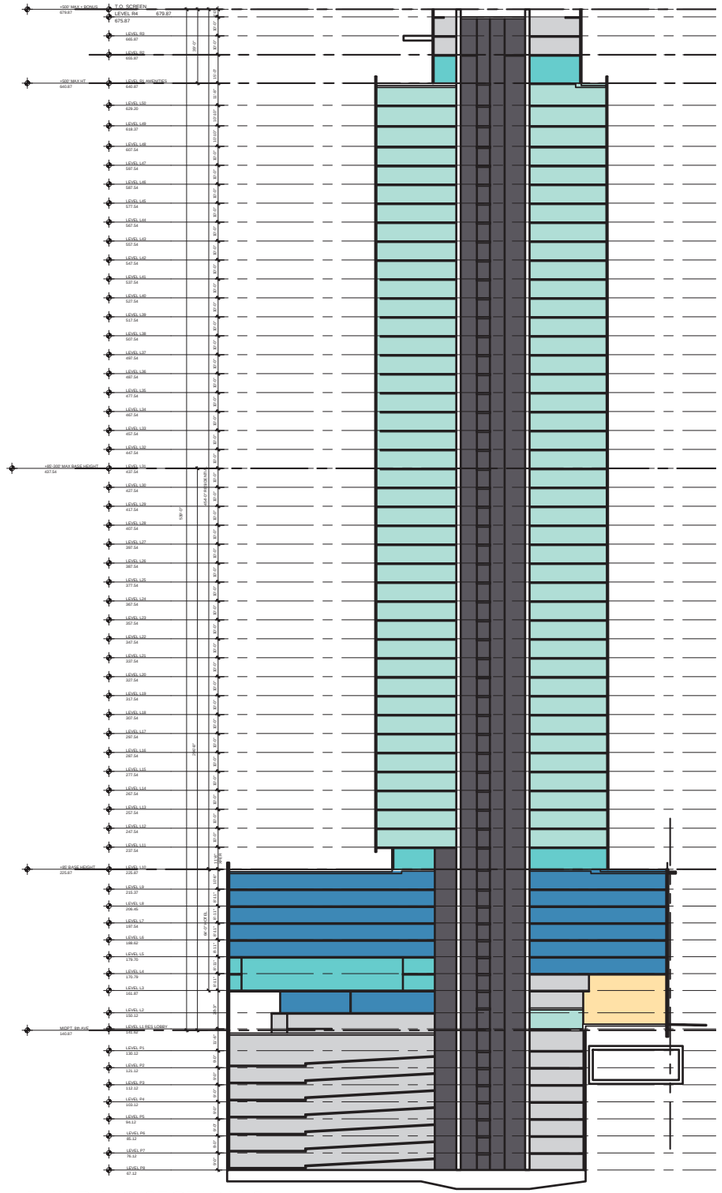
0’ 50’ 100’

1” = 50’-0”

BUILDING SECTIONS



BUILDING SECTION 1



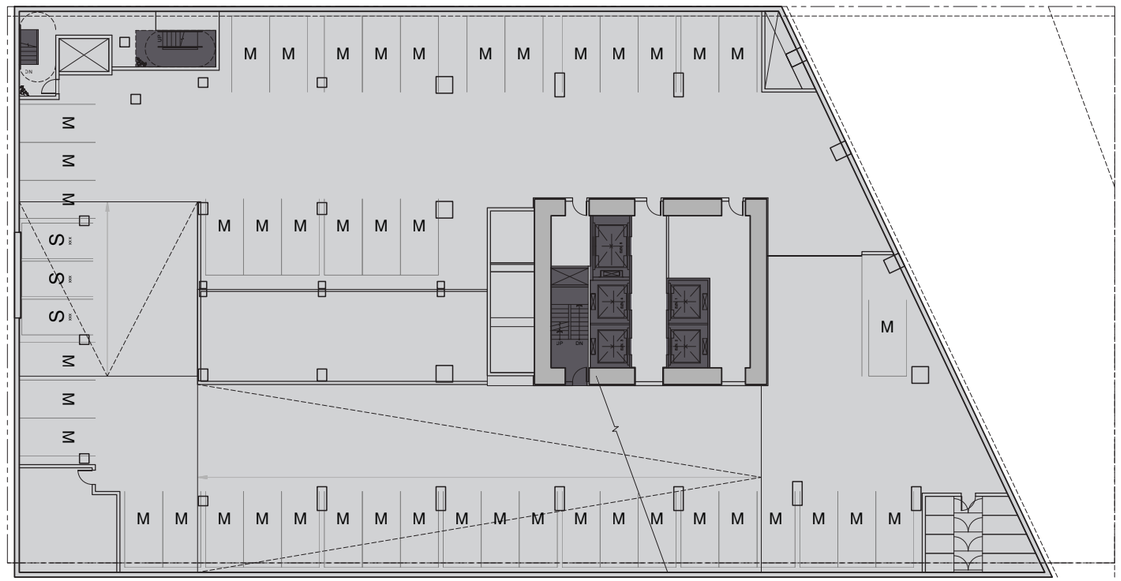
BUILDING SECTION 2

0’ 50’ 100’

1” = 50’-0”

VERTICAL TRANSPORT | MECHANICAL / BOH / PARKING | HOTEL | AMENITY / COMMON | RESIDENTIAL | RETAIL

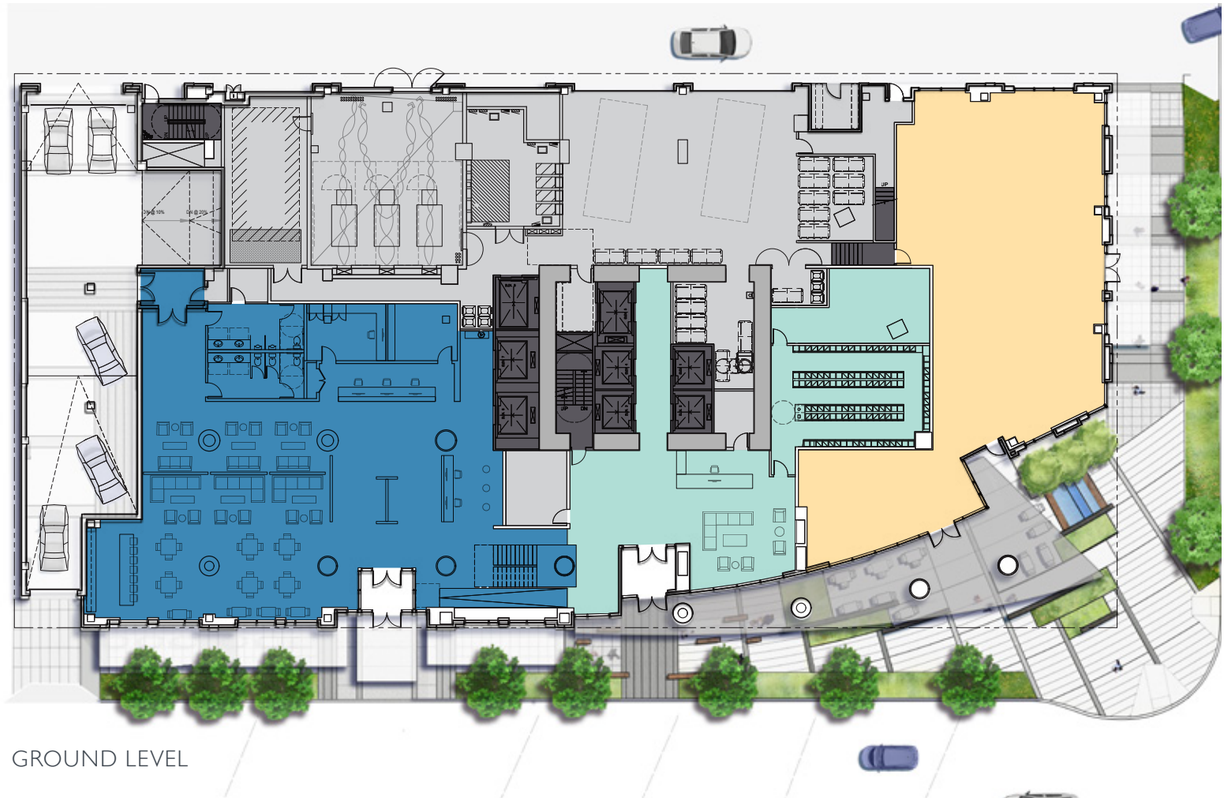
PLANS



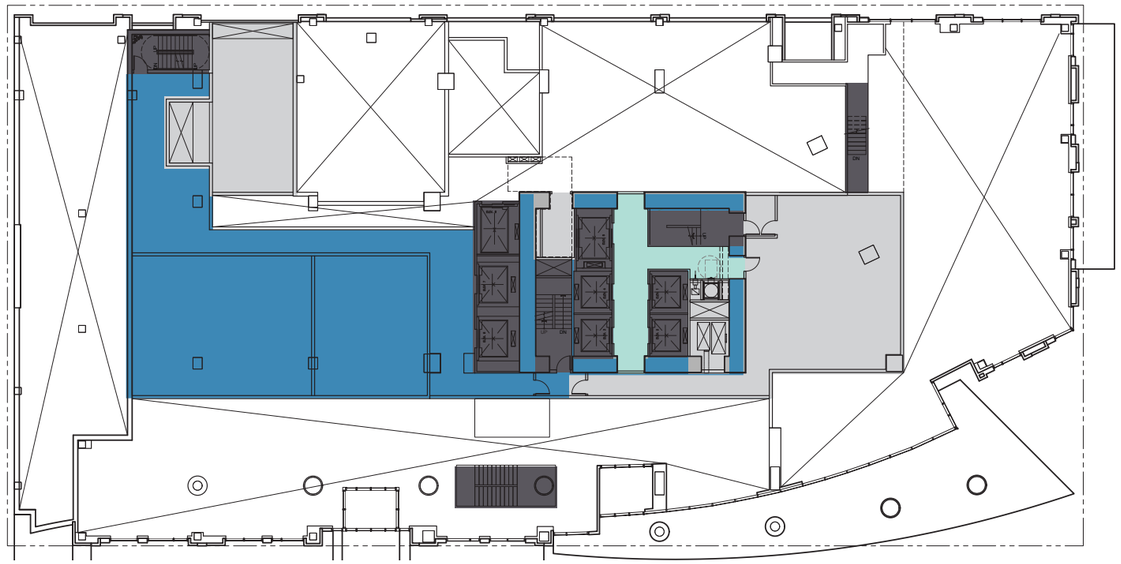
LEVEL P2

VERTICAL TRANSPORT | MECHANICAL / BOH / PARKING | HOTEL | AMENITY / COMMON | RESIDENTIAL | RETAIL

PLANS



GROUND LEVEL



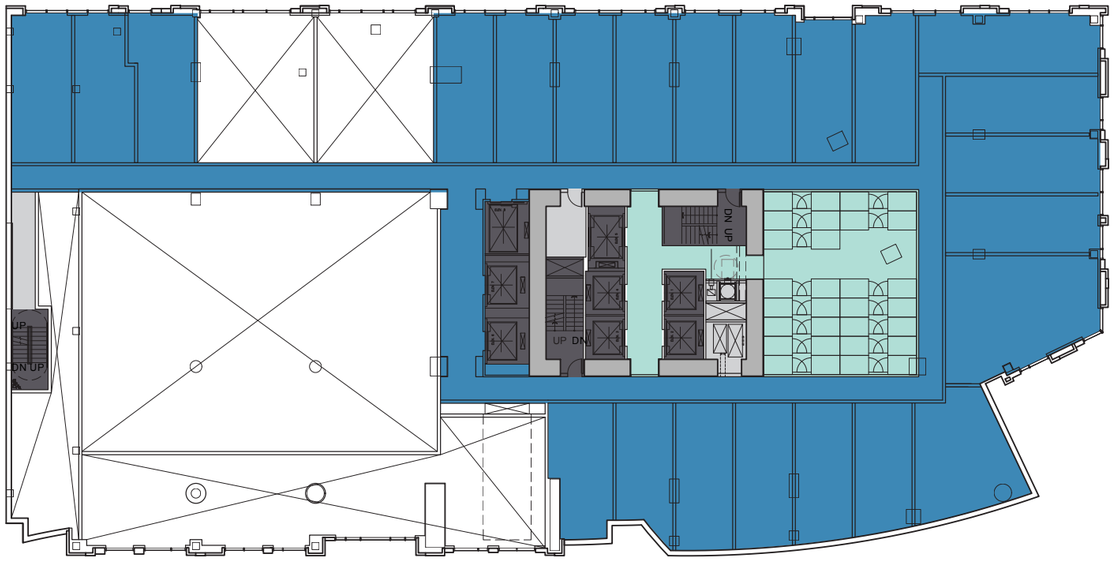
LEVEL 2

0’ 16’ 32’ 64’

1/32” = 1’-0”

PLANS

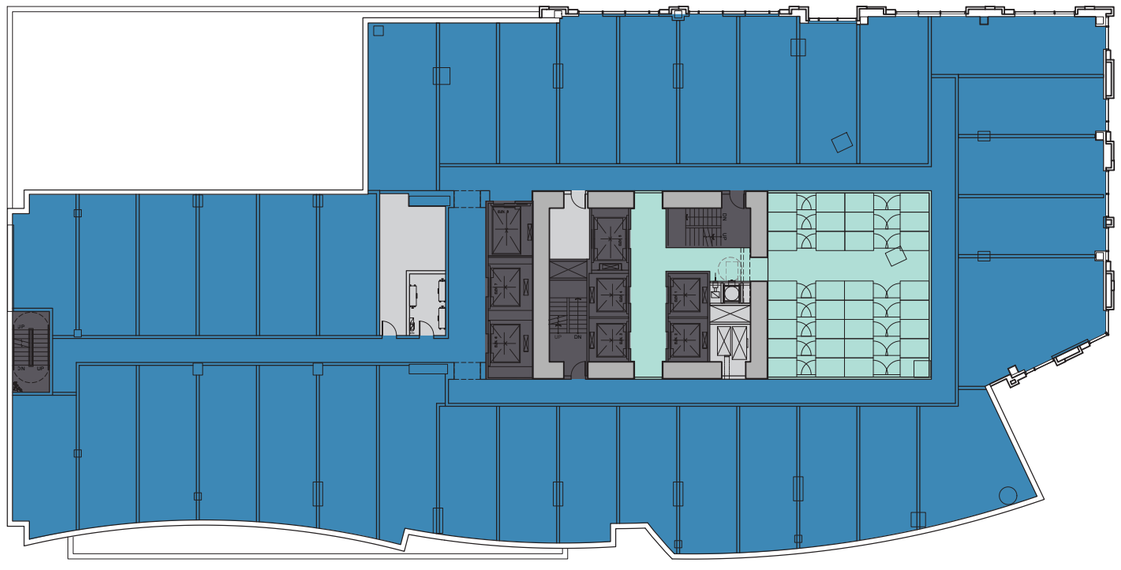
LEVEL 3



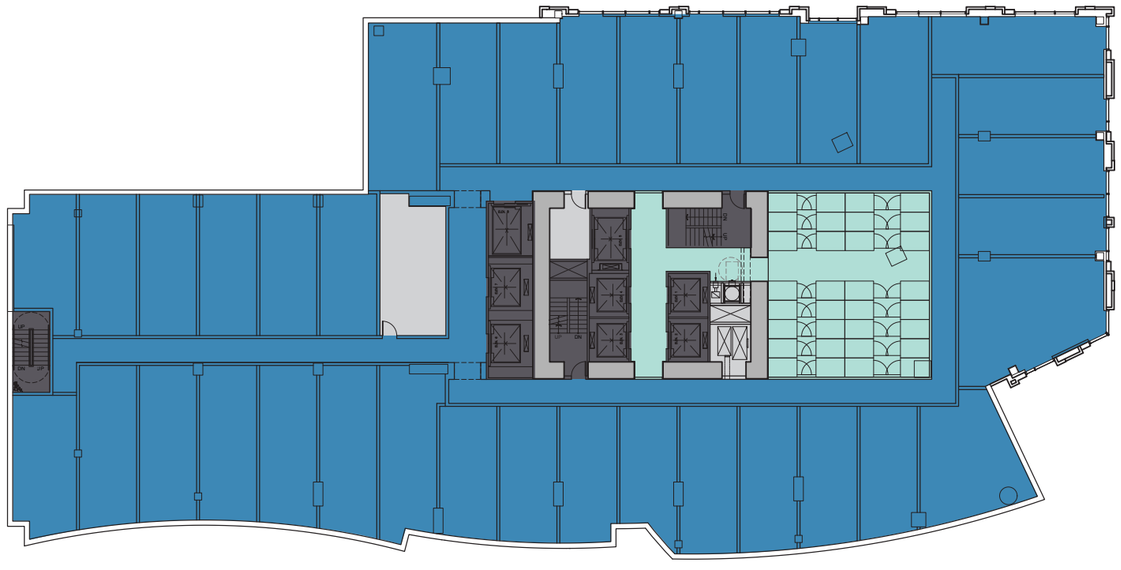
LEVEL 4

VERTICAL TRANSPORT | MECHANICAL / BOH / PARKING | HOTEL | AMENITY / COMMON | RESIDENTIAL | RETAIL

PLANS



LEVEL 5

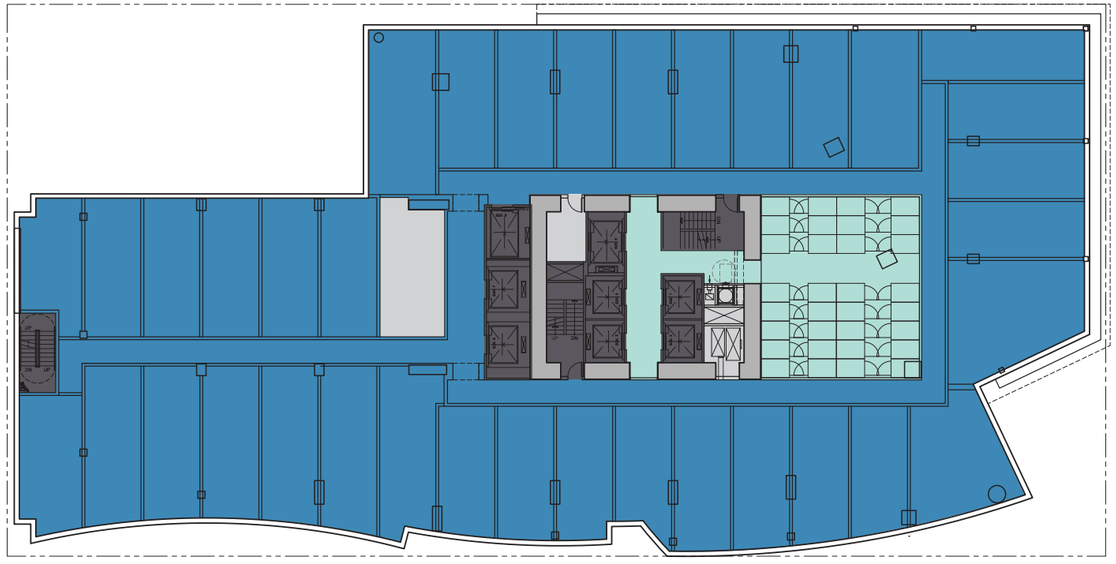


LEVELS 6 - 8

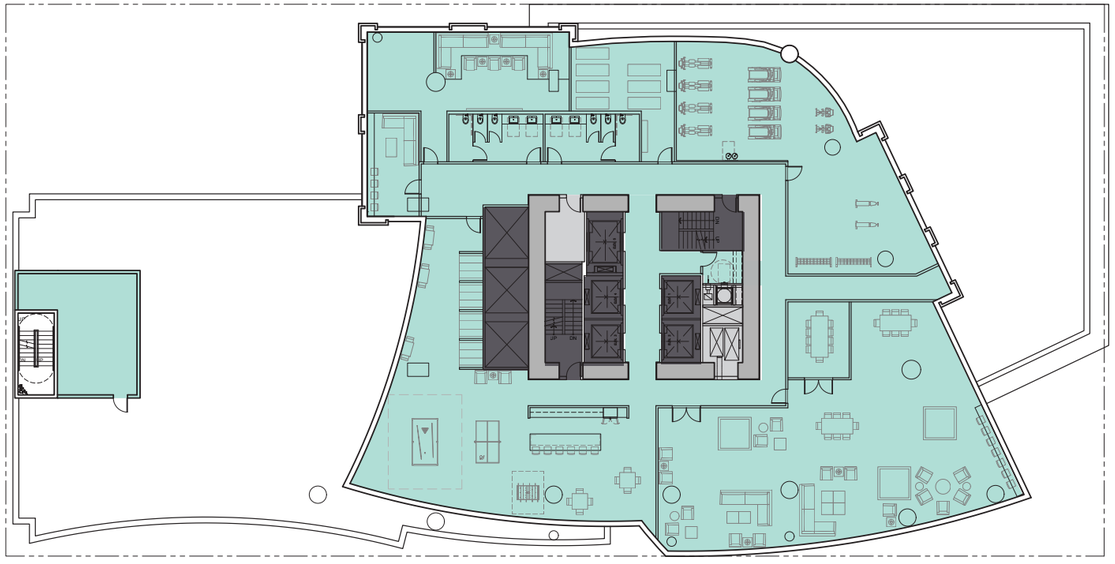
0’ 16’ 32’ 64’

1/32” = 1’-0”

PLANS



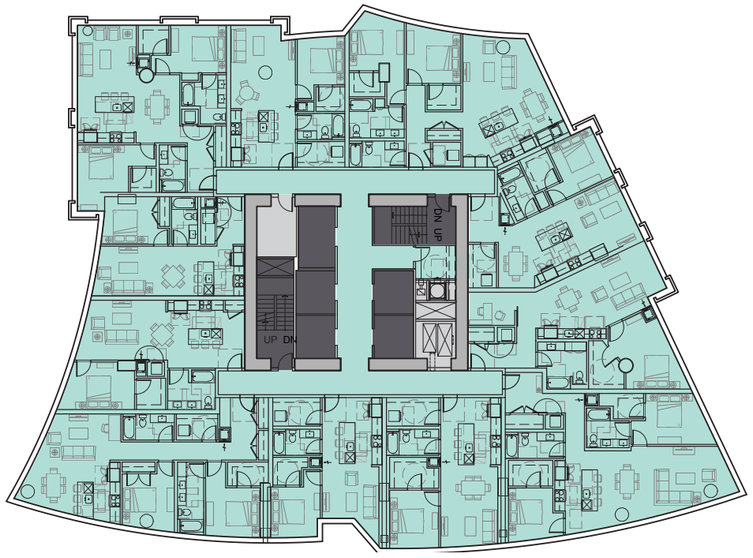
LEVEL 9



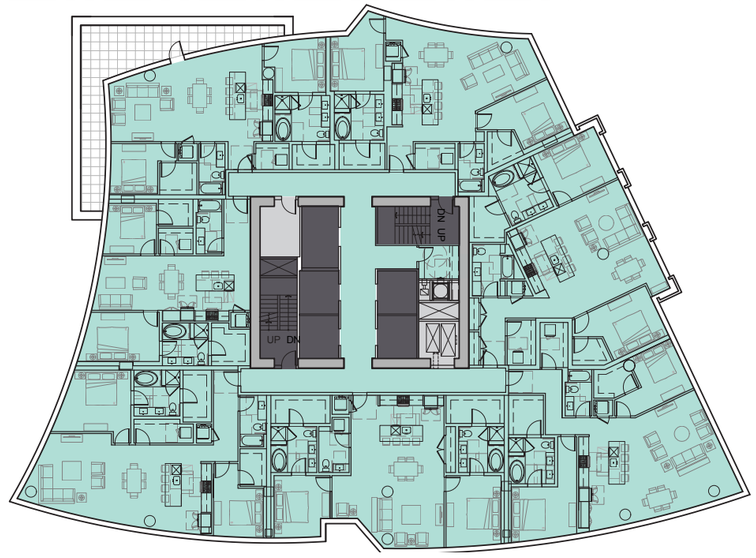
LEVEL 10

VERTICAL TRANSPORT | MECHANICAL / BOH / PARKING | HOTEL | AMENITY / COMMON | RESIDENTIAL | RETAIL

PLANS



LEVELS 33 - 47



LEVELS 48 - 50

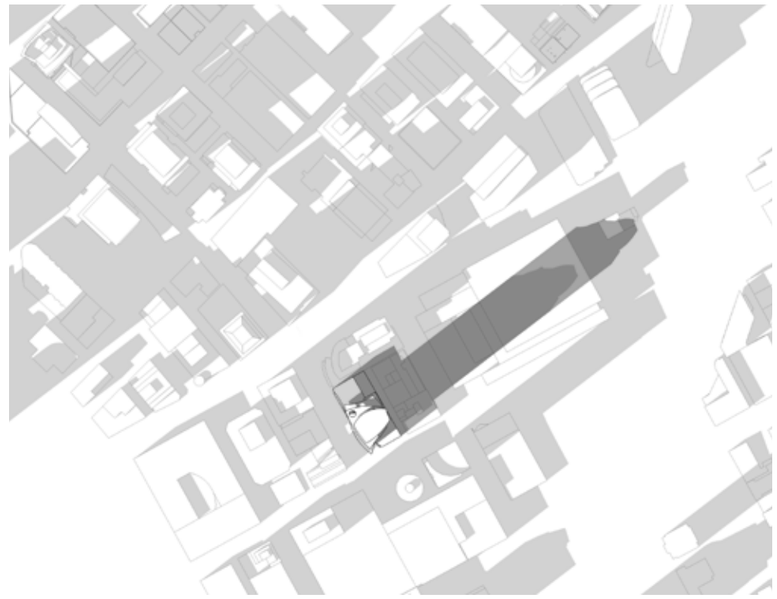
0’ 16’ 32’ 64’

1/32” = 1’-0”

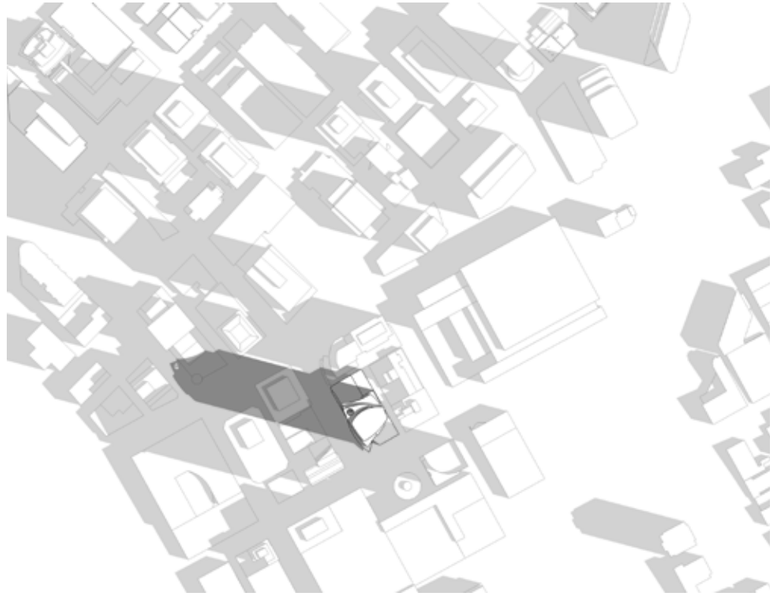
SHADOW STUDIES

CURRENT MASSING – 9am Spring/Fall Equinox

CURRENT MASSING – Noon Spring/Fall Equinox



CURRENT MASSING – 3pm Spring/Fall Equinox



CURRENT MASSING – 9am Summer Solstice

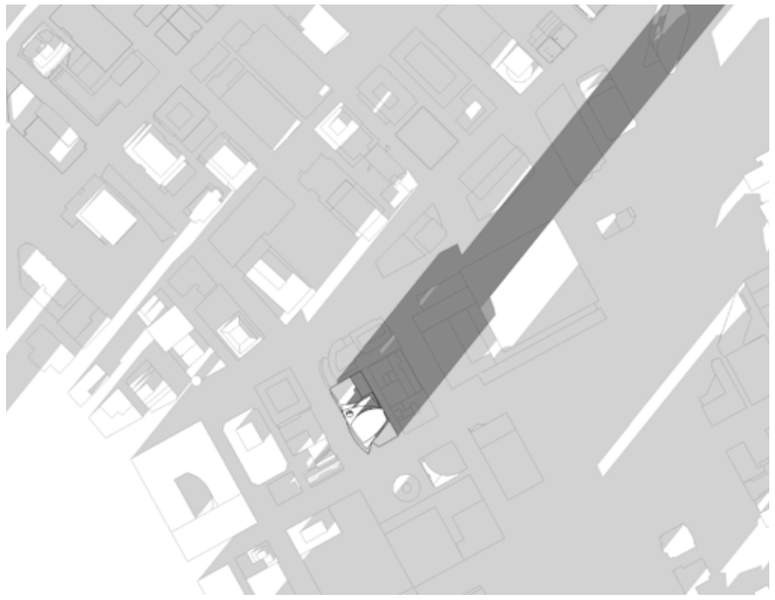
CURRENT MASSING – Noon Summer Solstice

CURRENT MASSING – 3pm Summer Solstice

SHADOW STUDIES

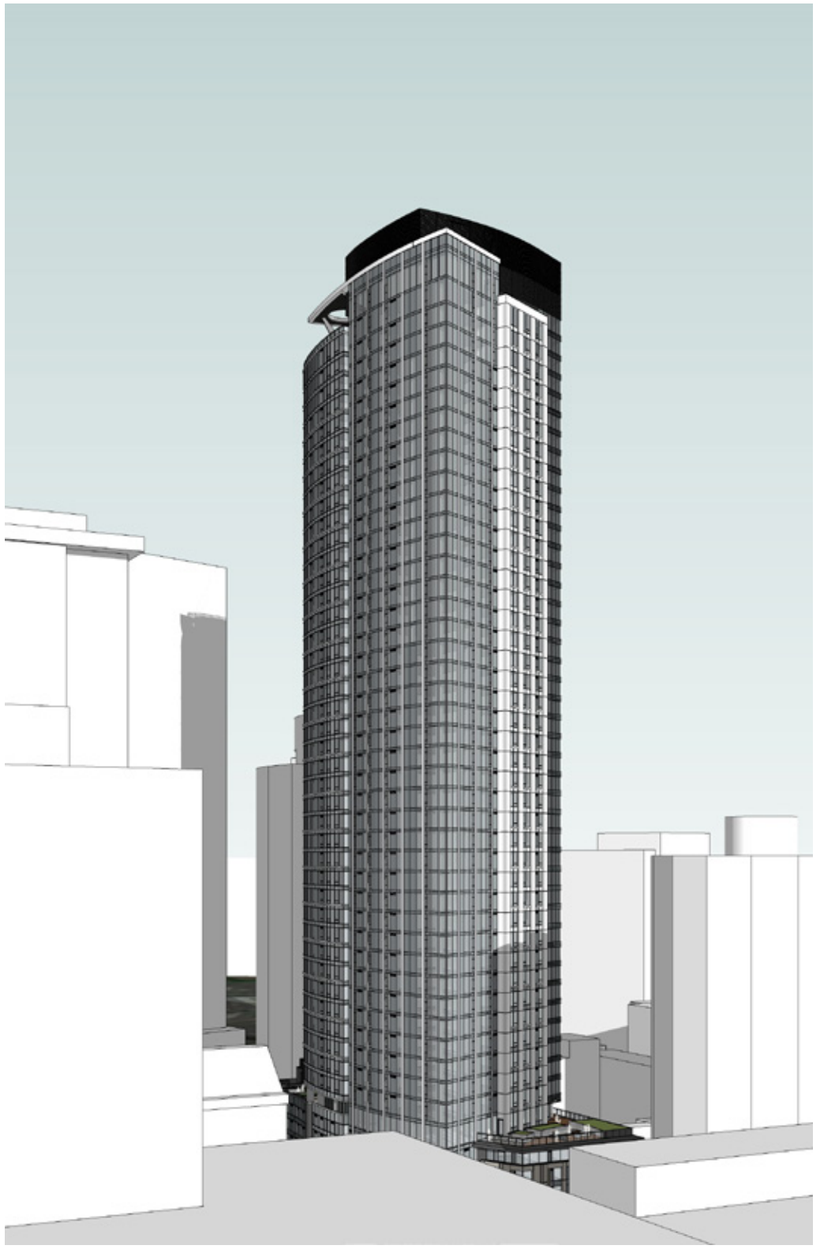
CURRENT MASSING – 9am Winter Solstice

CURRENT MASSING – Noon Winter Solstice

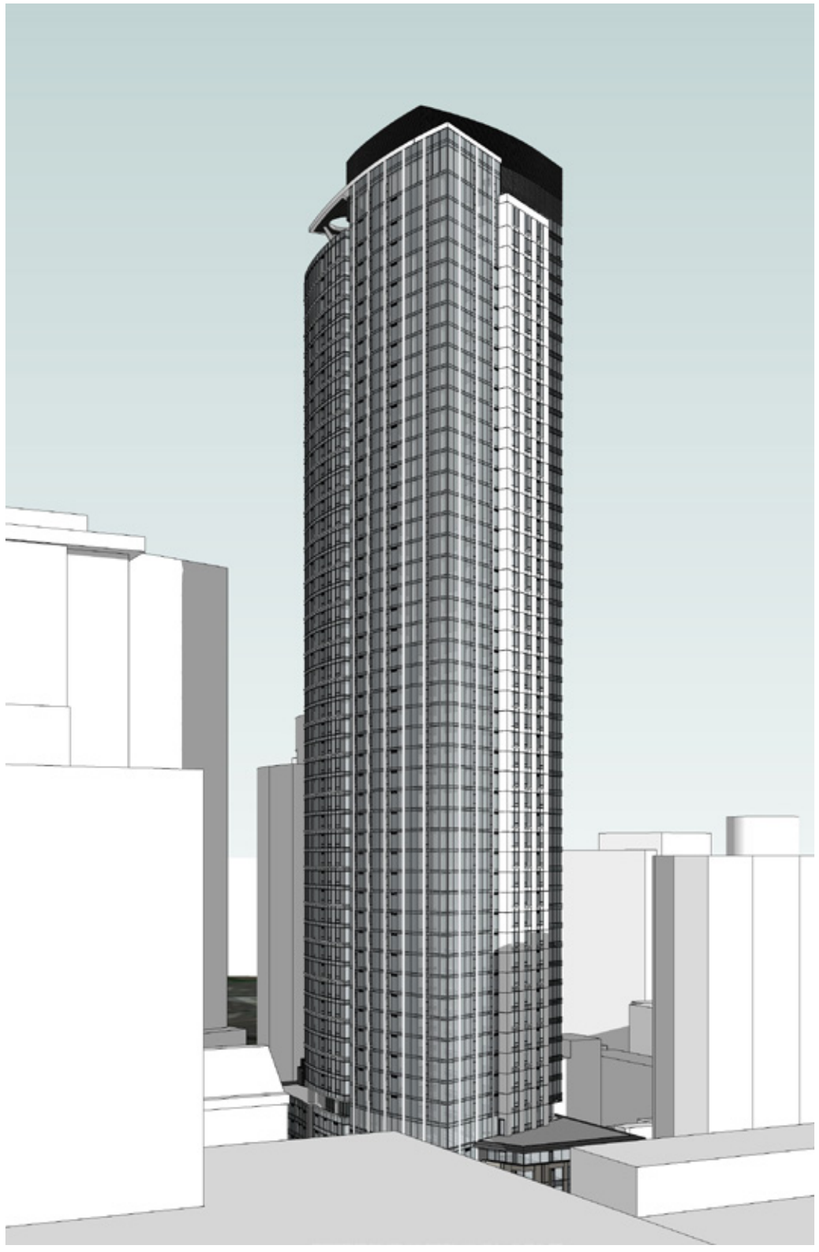


CURRENT MASSING – 3pm Winter Solstice

HALA HEIGHT BONUS OPTION



CURRENT 500’ DESIGN

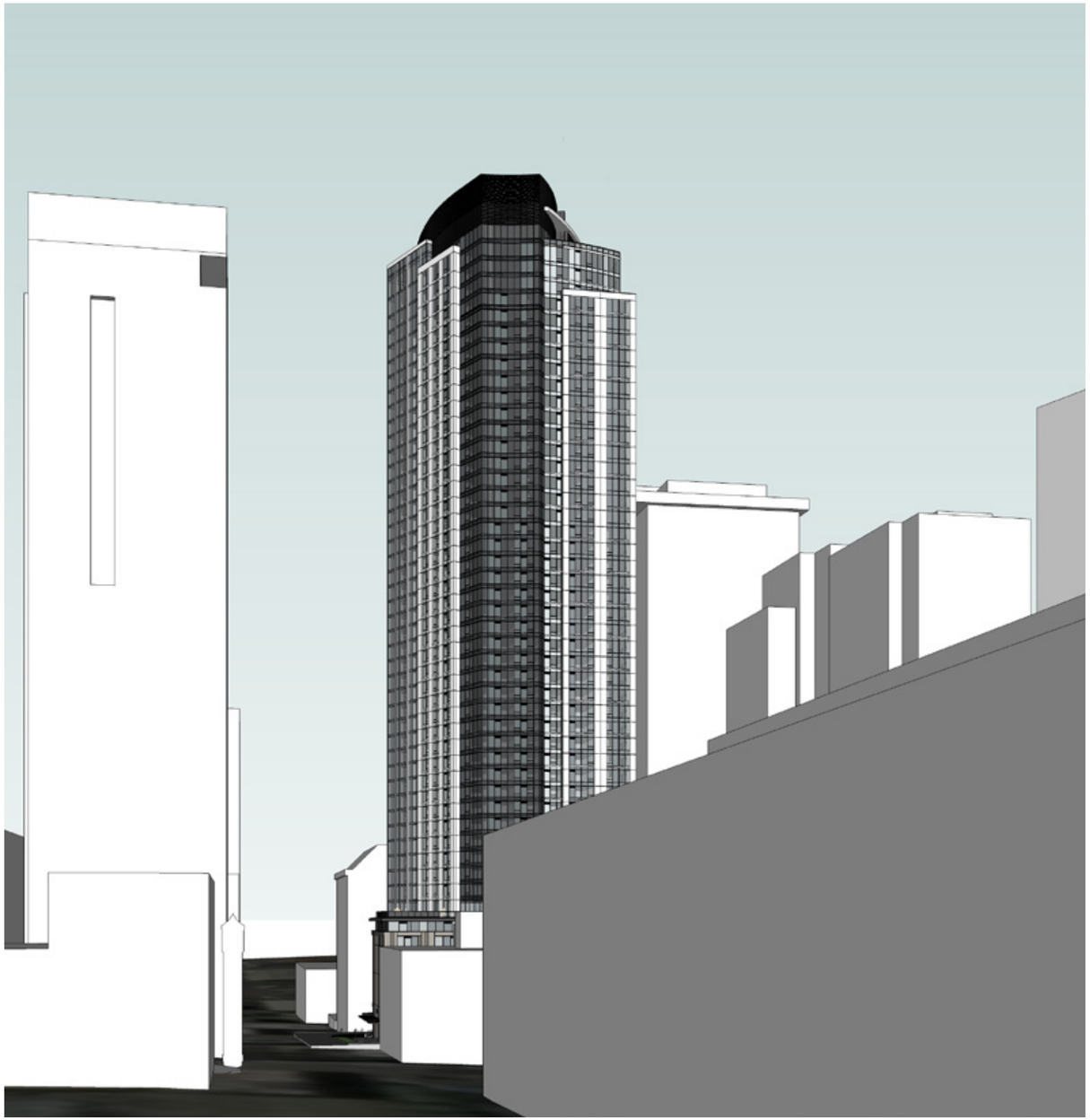


PROPOSED HALA BONUS 550’

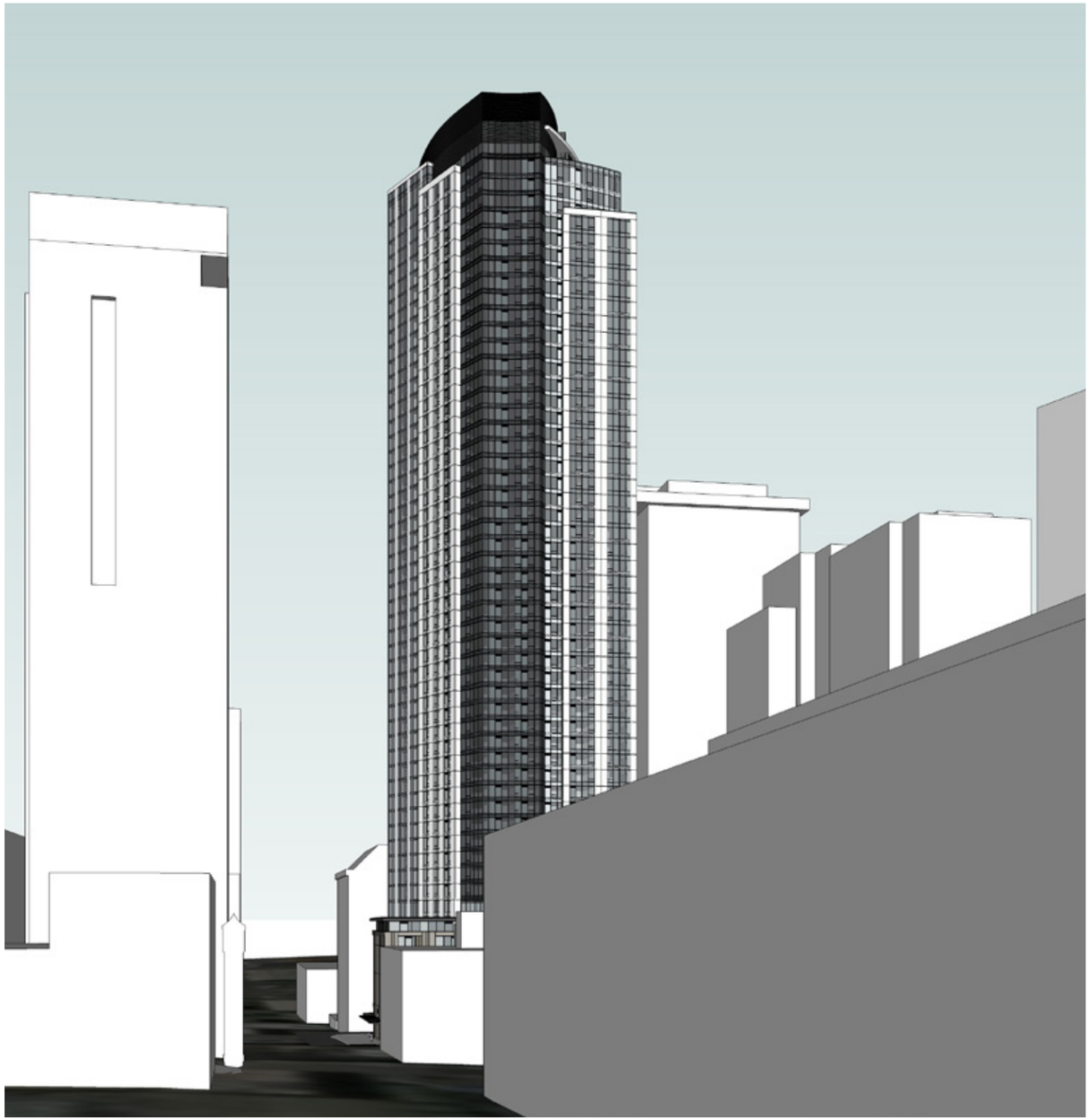
Housing Affordability and Livability Act

The applicant is intending to explore the possibility of taking advantage of the 50’ height increase due to the HALA upzone. The following study compares the current massing at 500’ + 39’ mechanical screening to the 550’ + 39’ scheme. The nature of the design parti allows us to extend each massing element proportionally in order to capitalize on the additional height while still remaining well proportioned and elegant. Facade patterning is maintained in both options.

HALA HEIGHT BONUS OPTION

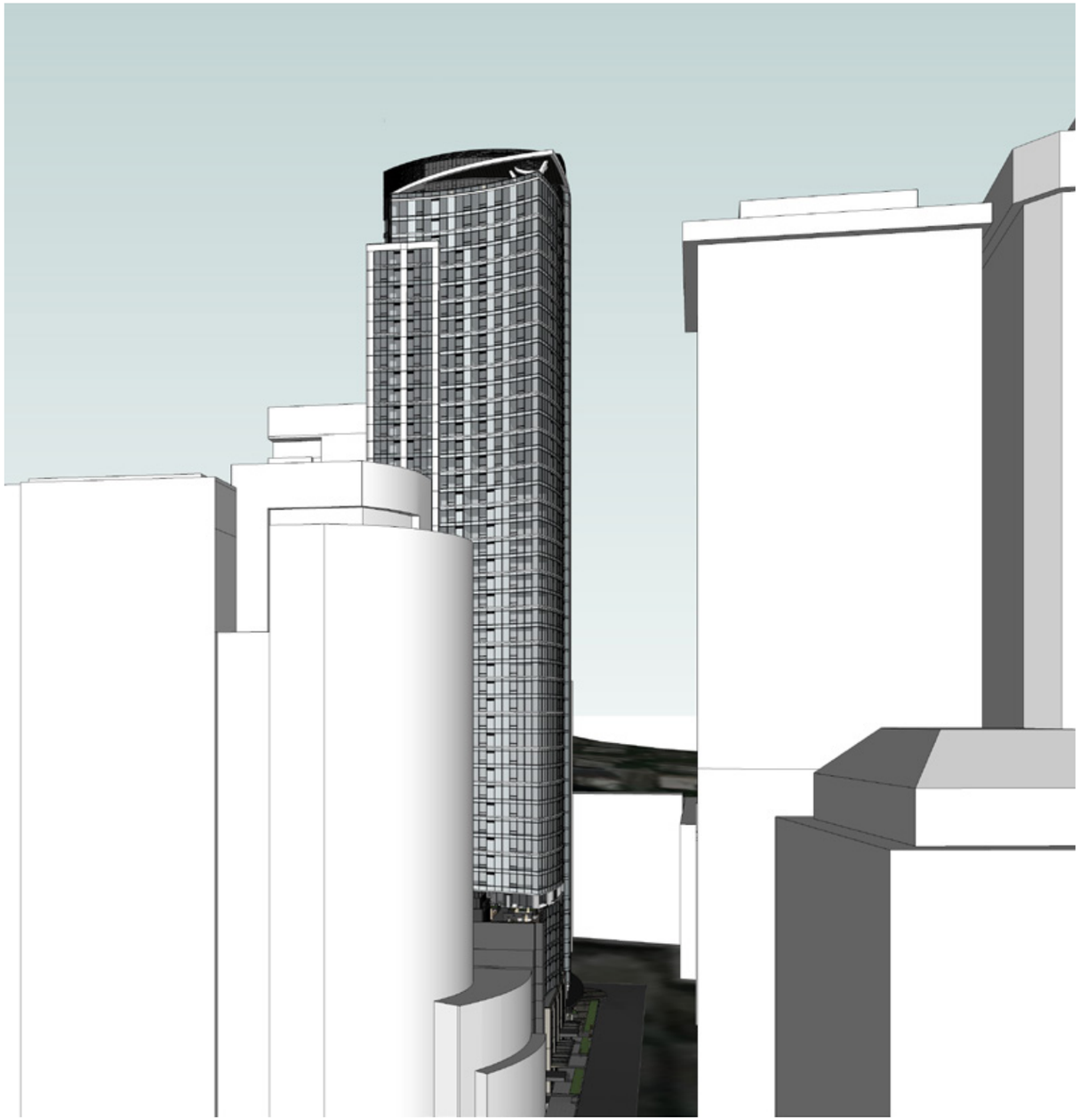


CURRENT 500’ DESIGN

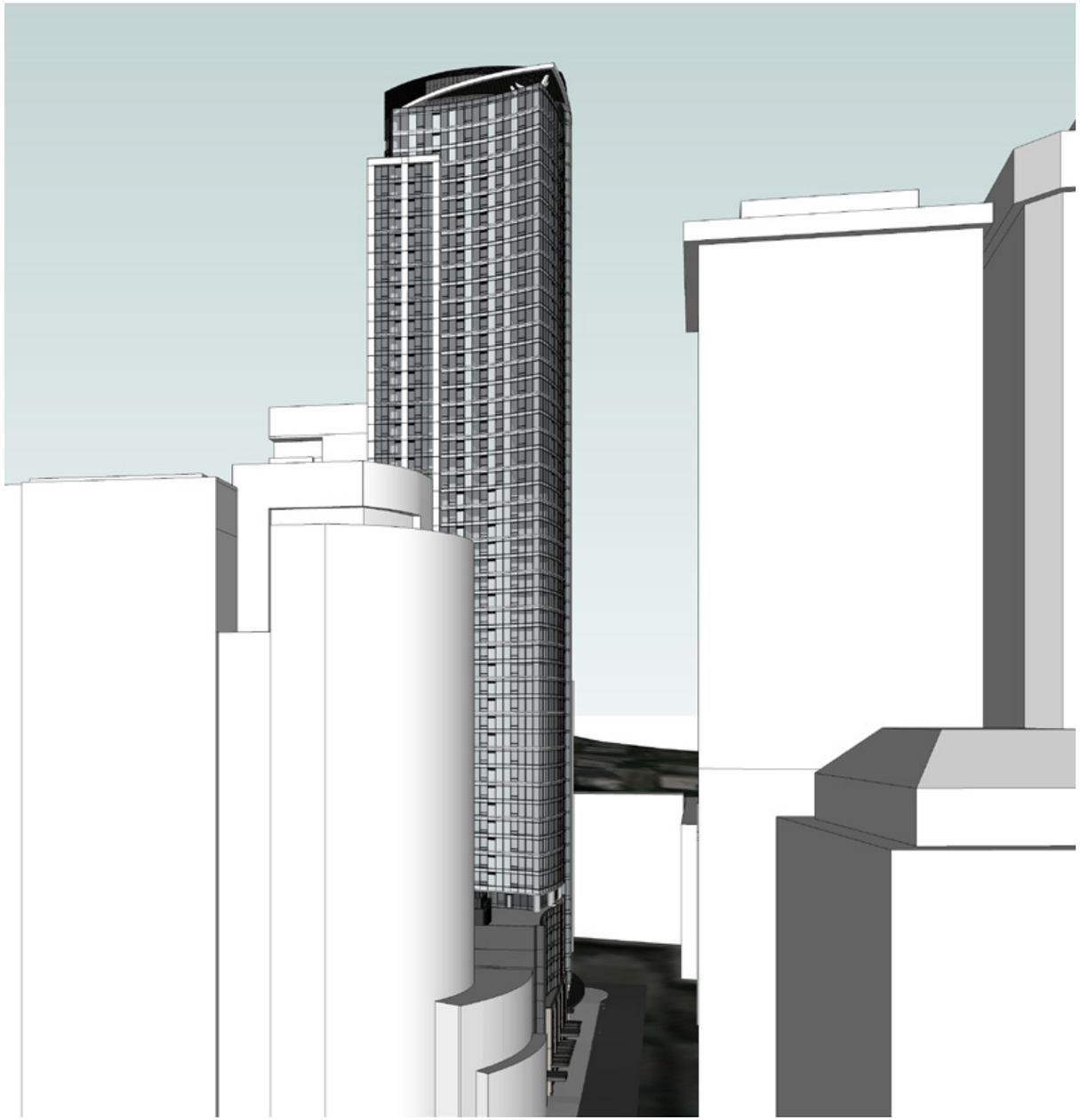


PROPOSED HALA BONUS 550’

HALA HEIGHT BONUS OPTION

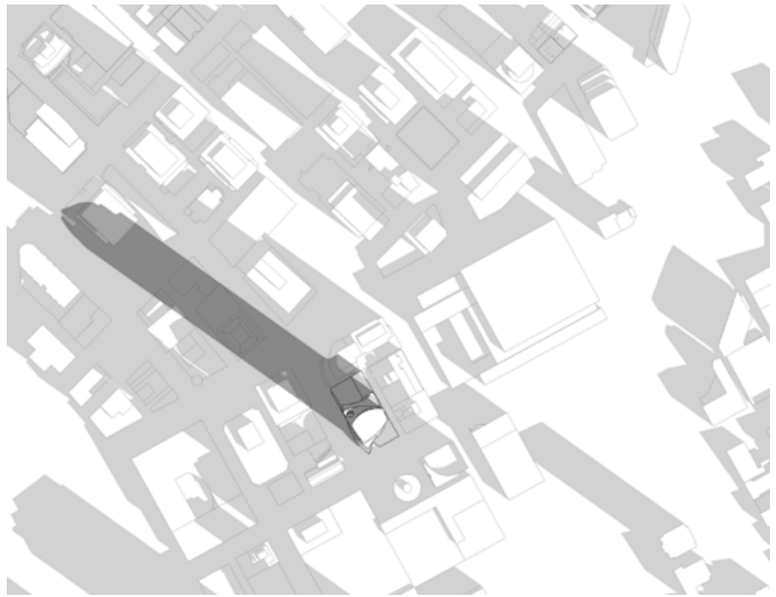


CURRENT 500’ DESIGN



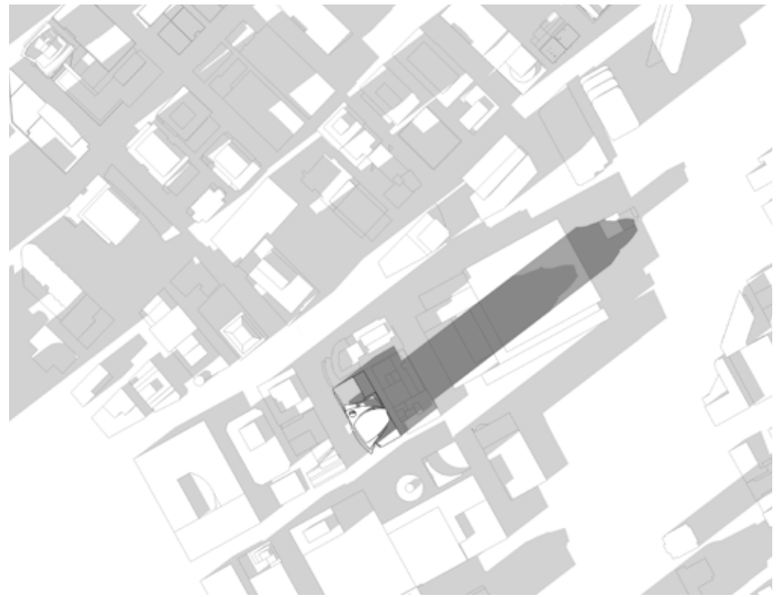
PROPOSED HALA BONUS 550’

HALA HEIGHT BONUS OPTION – SHADOW STUDY



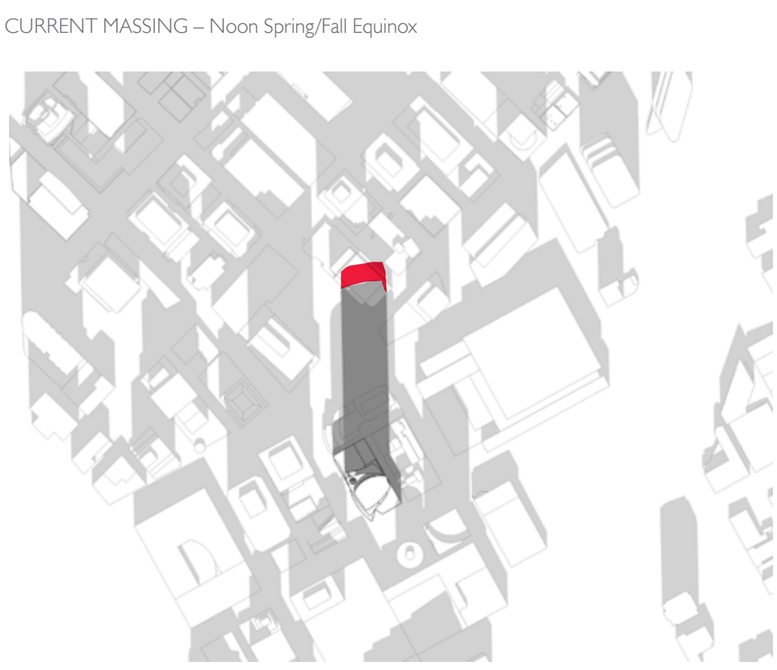
CURRENT MASSING – 9am Spring/Fall Equinox

CURRENT MASSING – Noon Spring/Fall Equinox

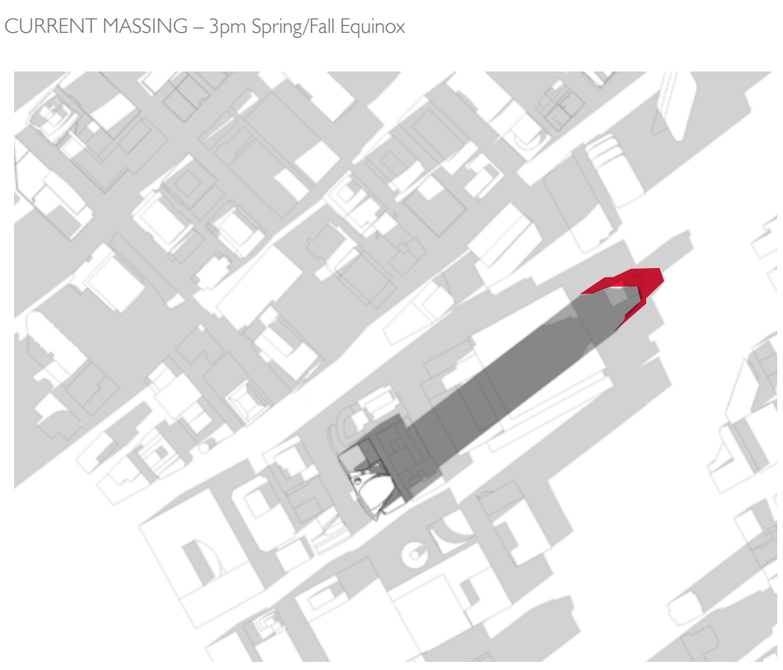


CURRENT MASSING – 3pm Spring/Fall Equinox

HALA MASSING (+50') – 9am Spring/Fall Equinox



HALA MASSING (+50') – Noon Spring/Fall Equinox



HALA MASSING (+50') – 3pm Spring/Fall Equinox

ADDITIONAL SHADOW AREA

HOTEL FENESTRATION STUDIES

PREFERRED

VERTICAL MULLION SPACING IS VARIABLE BUT ALIGNED ACROSS BOTH DOUBLE-HEIGHT PODIUM SPACES

HORIZONTAL MULLIONS ARE STAGGERED IN A SEMI-RANDOMIZED PATTERN

LARGE VERTICAL AND HORIZONTAL BRONZE COLORED METAL PANEL PIECES CREATE HIERARCHY WITHIN FACADE ASSEMBLY

HOTEL FENESTRATION STUDIES

STUDY 1

VERTICAL MULLION SPACING IS VARIABLE BUT ALIGNED ACROSS BOTH DOUBLE-HEIGHT PODIUM SPACES

HORIZONTAL MULLIONS HAVE BEEN ALIGNED ACROSS ENTIRE PODIUM ASSEMBLY

LARGE VERTICAL AND HORIZONTAL BRONZE COLORED METAL PANEL PIECES CREATE HIERARCHY WITHIN FACADE ASSEMBLY

HOTEL FENESTRATION STUDIES

STUDY 2

VERTICAL MULLION SPACING HAS BEEN EQUALIZED WITHIN EACH BAY

HORIZONTAL MULLIONS HAVE BEEN ALIGNED ACROSS ENTIRE PODIUM ASSEMBLY, AND HAVE AN ADDITIONAL SET OF HORIZONTAL MULLIONS TO MIMIC THE PROPORTION OF THE HOTEL ROOM FLOORS ABOVE

LARGE VERTICAL AND HORIZONTAL BRONZE COLORED METAL PANEL PIECES HAVE BEEN REMOVED

THIS PAGE INTENTIONALLY LEFT BLANK