1121 STEWART ST

DESIGN REVIEW RECOMMENDATION PROPOSAL SDCI #3025003 / AUGUST 2019

third place design co-operative
where architecture meets community

project introduction

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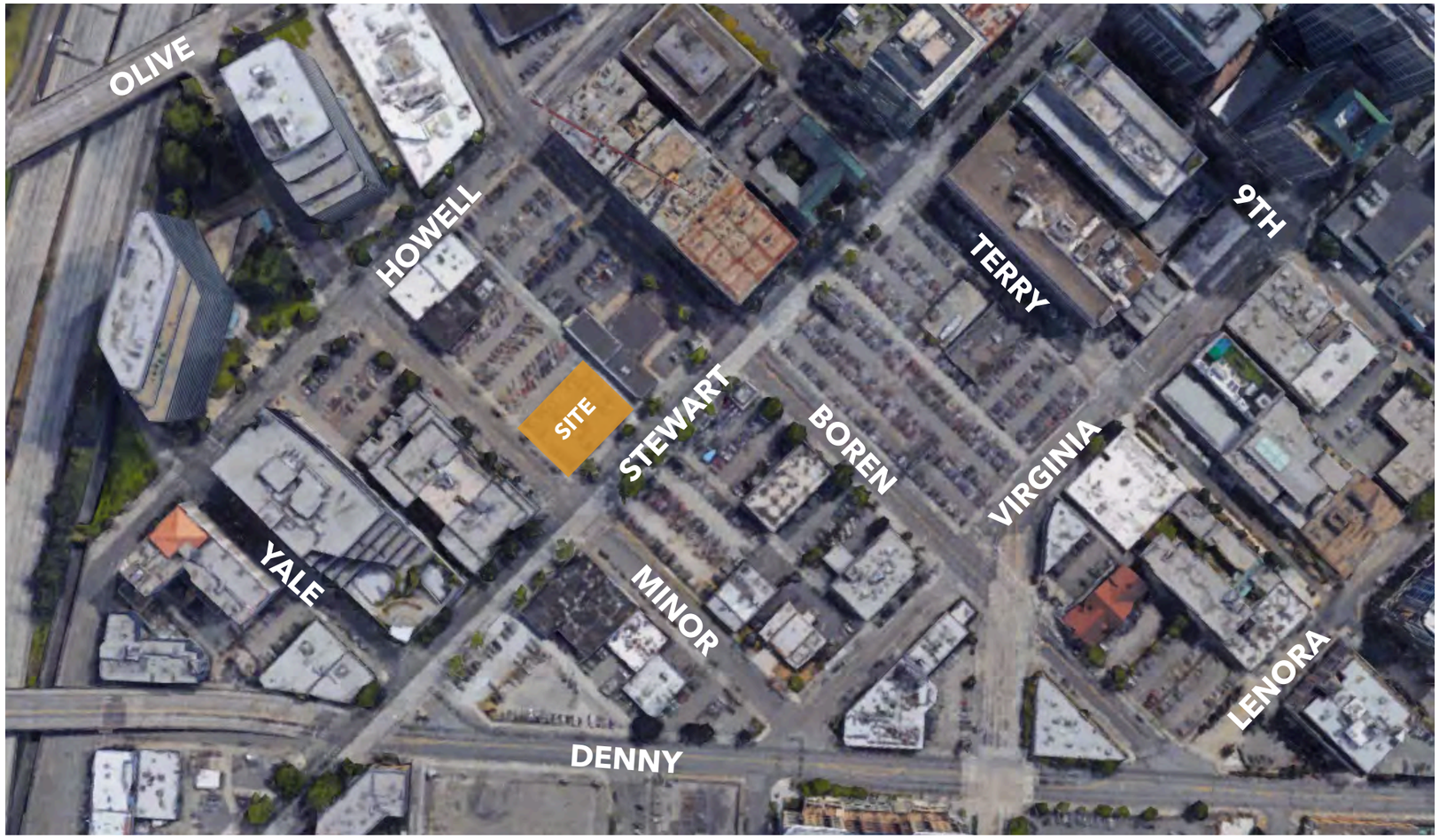
project information

Site Address: 1121 Stewart Street, Seattle WA 98101
DPD Project: #3025003
Parcel: #066000-2115
Site Area: 9,960 SF
Overlay Designation: Denny Triangle (Urban Center Village)
Parking Requirement: None Required
Legal description: Bell Heirs of S A 2nd Add All Lot 7 & NWLY 1/2 of Lot 8 Less Por for St.

development statistics

Zoning: DMC 240/290-400
Proposed Building Height: 157'-10"
Lot Size: 9,960 SF
Allowed FAR: 5 + 3 (incentives) = 8
Allowable FAR: 79,680.00 SF
Proposed FAR: 79,634.44 SF
Total Commercial SF: 4,158 SF

Hotel Rooms: 179
Residential Units: 50
Parking: 50 stalls provided
Bike Parking: 34 stalls



project proposal

design objectives

Our proposal is to provide a clean, sophisticated façade that serves as an entrance to the downtown core. Visibility from the I-5 corridor is limited with peak-a-boo views of the upper half of the structure facing east.

The corner of Minor Avenue and Stewart Street is immediately visible as you exit the freeway. The corner is primarily translucent with a hint of frit pattern at the base. The use of tinted glazing and a ceramic frit pattern on the façade creates interest and movement as it gradates away from the corner down Stewart Street and Minor Avenue, creating a playful pattern imitating the peeling bark of birch trees. Harkening back to the natural elements of the Pacific Northwest, the frit pattern is reminiscent of the native paper birch trees found in northern Skagit County

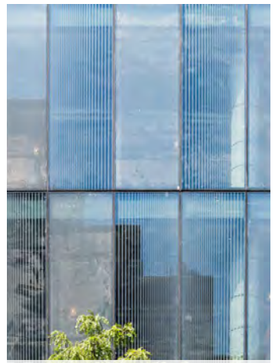
The structure above sits on a translucent base providing a unique element and contrast to emphasize the street level uses. The canopy is incorporated into the soffit of the structure above to create a sleek, contemporary feel and using wood in the soffit element to relate to the concept of birch trees, creating a warm, natural feeling as counterpoint to the glass.

The proposal includes a future restaurant and café on the ground floor street level of Stewart Street, wrapping around the corner onto Minor Avenue. The intention is to utilize the generous setback of the base from the street to extend the indoors out with seating, creating a vibrant outdoor activity zone. The hotel and residential apartment entries are located along Minor Avenue at the south half of the structure. The upper levels consist of hotel amenity and rooms on floors 2-12 and residential units on floors 13-16 and residential amenities on the roof level.

site context

This site is located at 1121 Stewart St, on the corner of Stewart Street and Minor Avenue. It is in the Denny Triangle (Urban Center Village) area of Downtown and is zoned DMC 240/290-400. The site is a convergence of the downtown core, convention center and south lake union in a rapidly changing vibrant and diverse area. Situated directly off of the Stewart Street exit of Interstate 5 and the gateway to downtown, the surrounding neighborhood includes buildings in varying heights and with a diverse range of uses from mixed use towers, to office buildings, to single story retail and historic local nightlife, to hospitality and it is within walking distance to the Convention Center, Westlake Center, Pike Place Market, the Seattle Center and Capitol Hill.


Translucent ground level w/ solid massing above


Patterned frit glass facade


Interior view of patterned frit glass facade


Patterning to create texture


Random patterning in curtain wall


Texture created by frit patterning on curtain wall

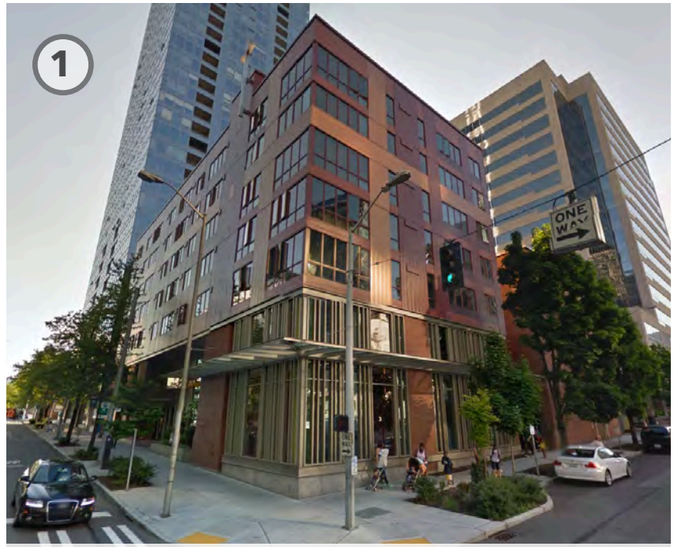

Randomized patterning in film creates interest


Dotted fritt for interior visibility

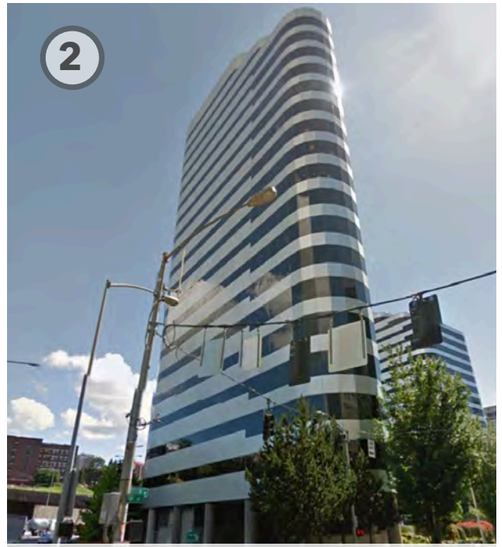

Warm wood soffit at canopy

context analysis

vicinity map



Gethsemane Lutheran Church & Dekko Place - 911 Stewart St



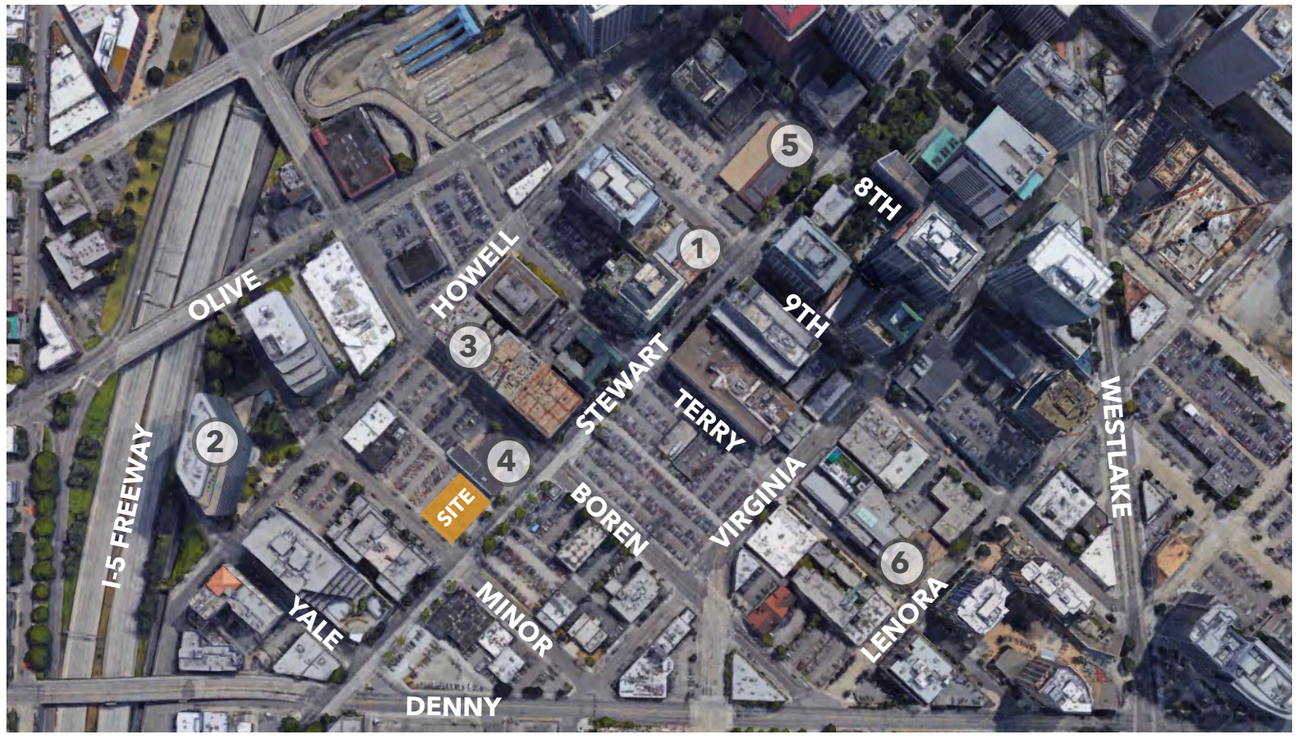
Office Building - 1730 Minor Ave

Hilton Garden Inn - 1810 Boren Ave

Tilt 49 - 1800 Boren Ave

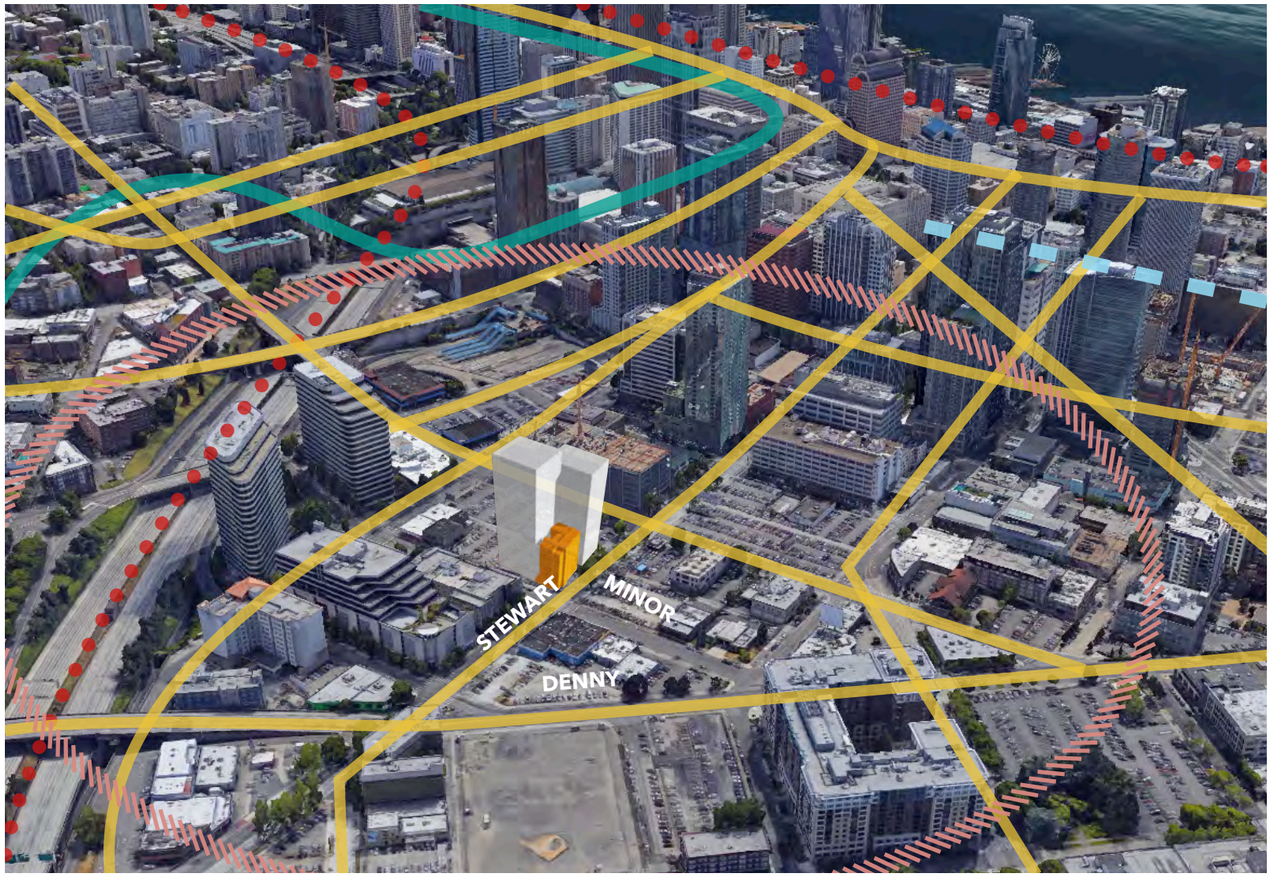
Hyatt Regency- 808 Howell

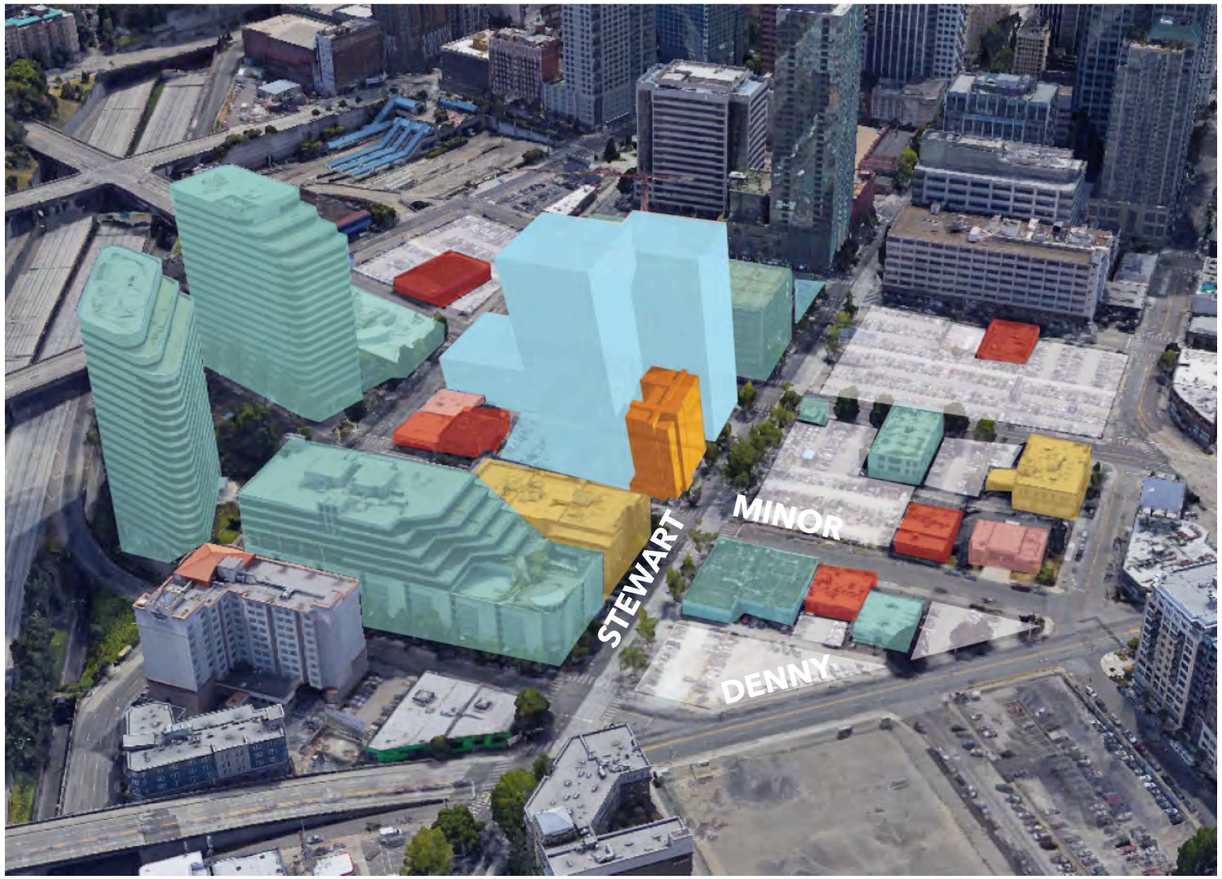
Seattle Children's Hospital - Stewart & Terry (under construction)



context analysis

transportation & 9-block map diagrams





TRANSPORTATION & WALKING

- Site
- Bus lines
- Highways
- Lightrail
- Monorail
- 5 minute walk radius

9-BLOCK USES KEY:

- Site
- Retail
- Mixed-Use
- Offices
- Residential
- Under Construction
- Parking

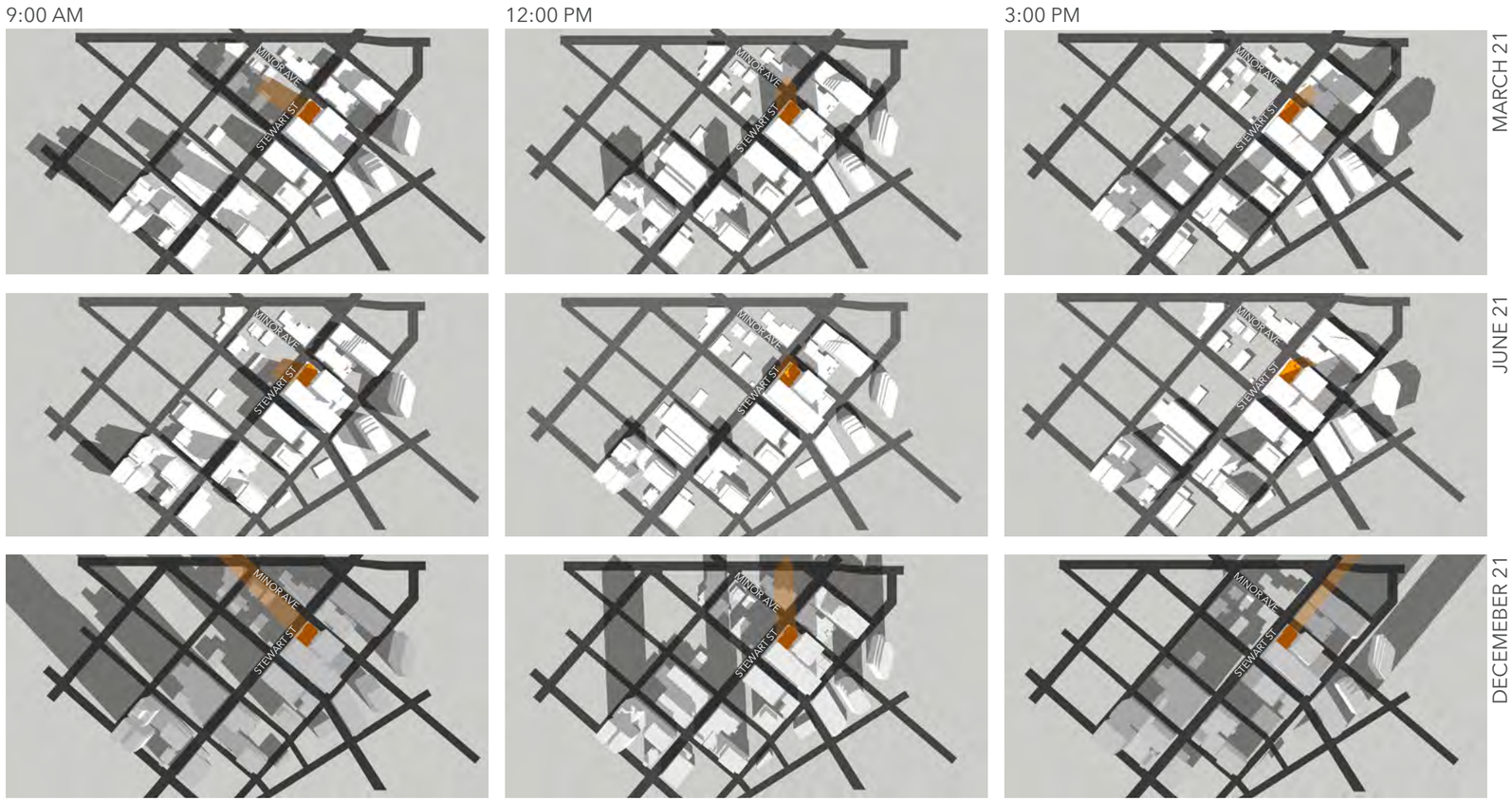
context analysis

zoning & sun study diagrams

ZONING KEY:

- Downtown Office Core
- Downtown Mixed
- Seattle Mixed
- Seattle Mixed (Incentive Zone)
- Neighborhood Commercial
- Neighborhood Commercial (Ped.)
- Midrise
- I-5

SUN/SHADOW GEOGRAPHICAL ANALYSIS



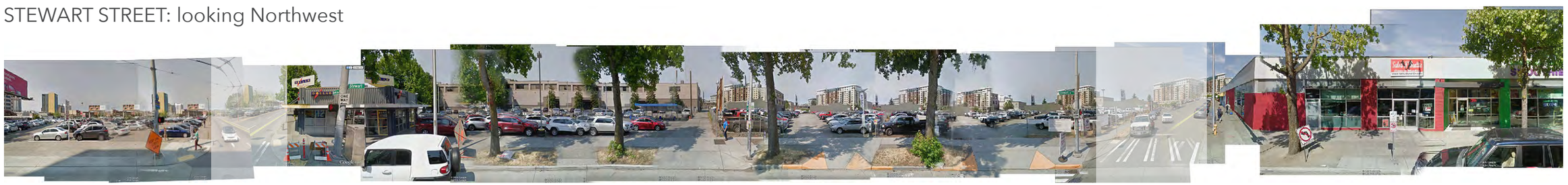
zoning analysis

streetscape zoning analysis

STEWART STREET: looking Southeast

BALFOUR PLACE APARTMENTS | ALFI'S FOOD & DELI | MINOR AVE | SITE | UNDER CONSTRUCTION (TILT 45) | BOREN AVE | HILL 7 & JARS JUICE

STEWART STREET: looking Northwest



PARKING | BOREN AVE | DOLLAR RENT-A-CAR | PARKING | MINOR AVE | SALSA N' SEATTLE DANCE STUDIO | EMERALD CITY SMOOTHIE

zoning analysis

streetscape zoning analysis

MINOR AVENUE: looking Southwest

GROUP HEALTH RESEARCH INSTITUTE

HOWELL STREET

MARKET-HOUSE CORNED BEEF

N.W. PATIENT RESOURCE CENTER
PHO BAC
KREMWERK

UNDER CONSTRUCTION (KINECTS BUILDING)

SITE

STEWART ST

PARKING

MINOR AVENUE: looking Northeast

DA SPOT HOOKAH LOUNGE

SALSA N' SEATTLE DANCE STUDIO

STEWART STREET

BALFOUR PLACE APARTMENTS
ALFI'S FOOD & DELI
SEATTLE'S BEST KARAOKE

PARKING

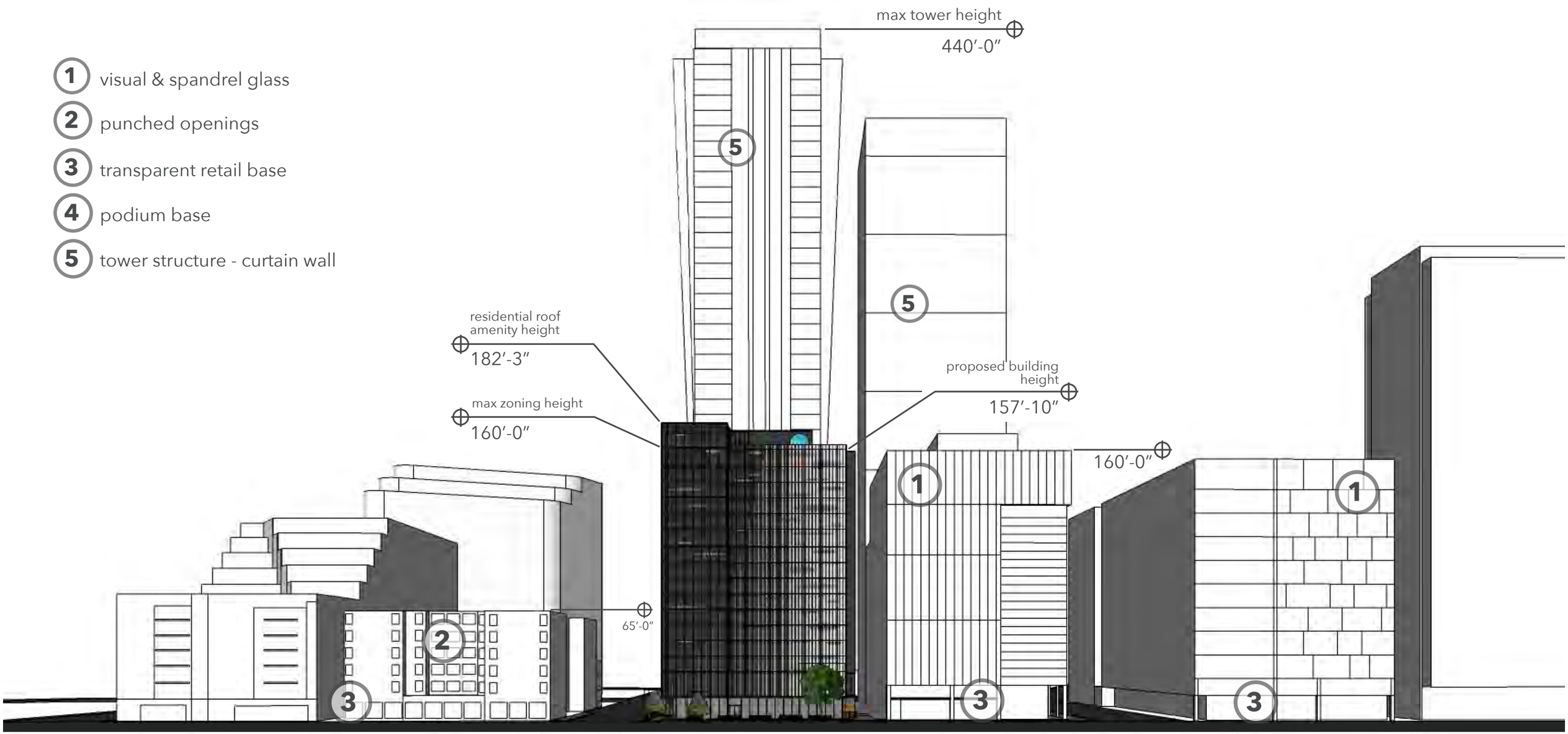
HOWELL STREET

GROUP HEALTH RESEARCH INSTITUTE

zoning analysis

streetscape zoning analysis - stewart street

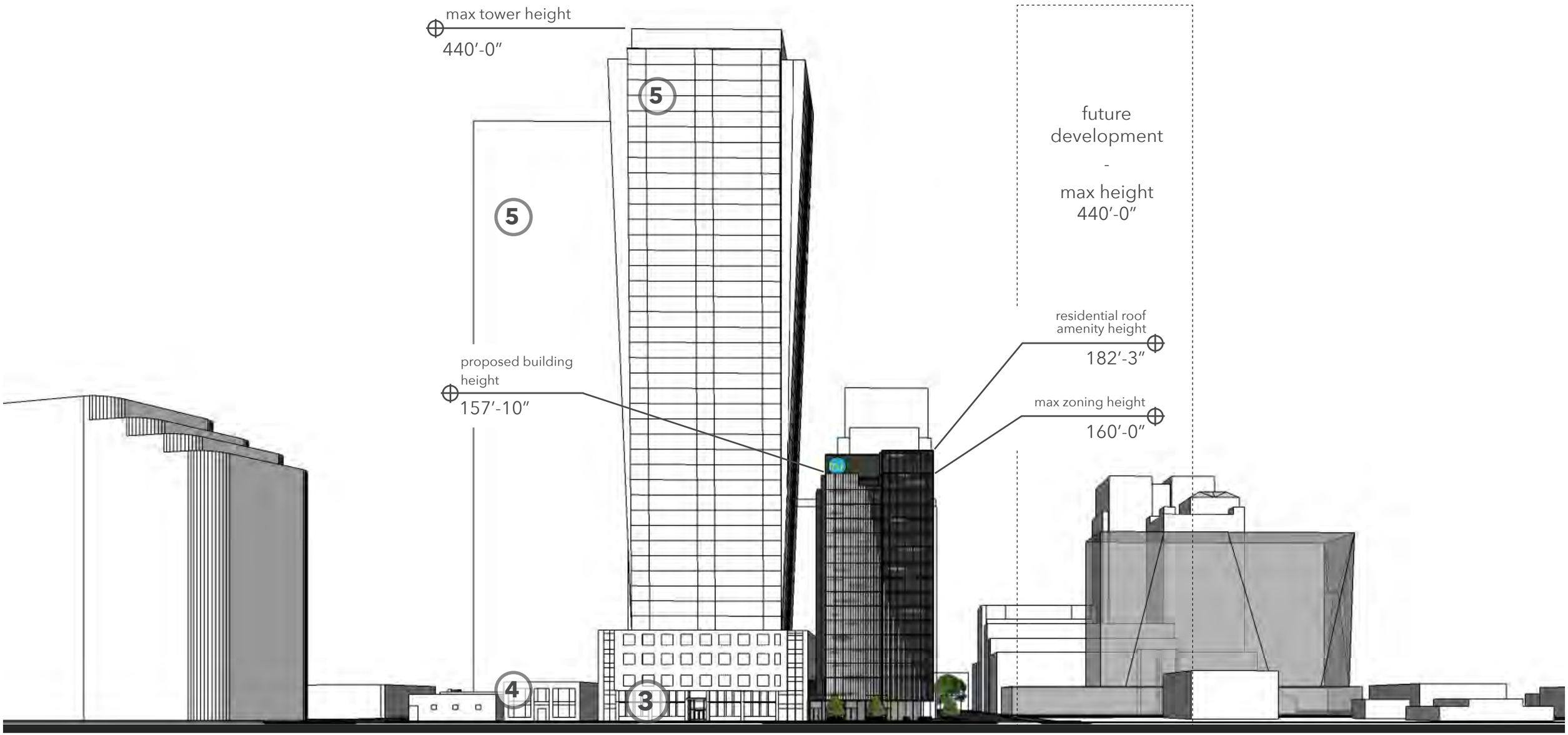
1. visual & spandrel glass
2. punched openings
3. transparent retail base
4. podium base
5. tower structure - curtain wall



office over gym | residential over food/deli | 1121 Stewart St | Tilt 49 residential with commercial base | hotel with commercial base

zoning analysis

streetscape zoning analysis - minor avenue



zoning analysis

zoning development standards

23.49.008– STRUCTURE HEIGHT

A.3 - 240’ limit for non-residential uses, 290’ limit max for residential uses, 400’ limit max for residential uses with incentives. Limited to 160’ if more than 2 towers on block.

Proposed: Preferred scheme has a Building Height of approximately 157'-10" to the top floor and 182’-3" to the residential amenity deck level.

D.1 - Rooftop features that are permitted with unlimited rooftop coverage.

Open railings,

Insulation material, rooftop decks and other similar features

Solar collectors up to 7 feet above the height limit.

D.2 – Rooftop features that are permitted as long as the combined coverage of all rooftop features does not exceed 55% of the roof area.

Coverage Includes:

- Stair Penthouses
- Covered or enclosed common recreation area
- Mechanical Equipment

Proposed: Our scheme includes stair penthouses, covered recreation area (both a community room and fitness center), and mechanical equipment. The proposal is below the 55% rooftop coverage area. 7,642 S.F. * 0.55 = 4,203.1 S.F. allowed.

3,467 S.F. provided.

23.49.009 – STREET-LEVEL USES

A – One or more street level uses required on street level on all lots abutting street designated on Map 1G

Stewart Street and Minor Street: Street Level Uses Required

B.1.b – On a corner lot, 50% of the street frontage is required to be occupied by permitted uses such as services, retail, entertainment uses, etc.

Proposed:

Stewart Street

Required: 50% x 120'-.76" L.F. = **60'-.03" L.F.**

Provided: **100'-11" L.F. > 60'-.03" L.F. : COMPLIES**

Minor Street

Required: 50% x 82'-11" L.F. = **41'-.49" L.F.**

Provided: **42'-5” L.F. > 41'-.49" L.F. : COMPLIES**

23.49.010 – REQUIREMENTS FOR RESIDENTIAL USES

B – Common recreation area: 5% of total gross floor area of residential use.

Max of 50% of common area may be enclosed

Min. horizontal dimension for required common area shall be 15 feet, except at open spaces. No space shall be less than 225 square feet.

Proposed:

Level 12 = 6742 S.F.

Levels 13-15 = 6867 S.F. x 3 = 20,601 S.F. combined

Level 16 = 2731 S.F.

Total = 30,074 S.F. for residential use

Required: 30,074 S.F. x .05 = 1504 S.F.

Proposed: 2264 S.F. > 1504 S.F. : COMPLIES

Required Depth: 15'-0"

Proposed Depth: 33'-9"

23.49.011 – FLOOR AREA RATIO

A.1 – Base FAR: 5, Max FAR with incentives: 8

B.1 – Exemptions from FAR calculations are as follows:

- Street Level Uses (retail, sale & services)
- Residential uses
- Floor area below grade
- 3.5% allowance for mechanical space

Proposed: Allowable FAR: 79,680.00 S.F., Proposed FAR: 79,634.44 S.F.

23.49.018 – OVERHEAD WEATHER PROTECTION

A – Continuous weather protection required along entire street frontage of structure

B – Minimum dimension of 8’ wide or extend to 2’ from curb line, whichever is less

D – Must be between 10’ to 15’ above the sidewalk

Proposed:

Stewart Street

Required Lineal Feet= 117’-10”

Proposed Lineal Feet = **117’-10” = 117’-10”**

Minor Street

Required Lineal Feet: 81’-9”

Proposed Lineal Feet: **81’-9” = 81’-9”**

Depth: 8' Throughout

zoning analysis
zoning development standards

23.49.019 – PARKING REQUIREMENTS

A.1 – No Parking is required

E.1 – Min. number of off-street bike parking spaces required is as follows:

Hotel: .05 spaces per hotel room

Residential: 1 space for every 2 dwelling units

Proposed: Proposed design will have (3) below grade parking levels with 50 parking stalls, including required ADA.

179 hotel rooms x .05 = 9 bike parking spaces

50 dwelling units x .5 = 34 bike parking spaces

Total bike parking = 43 bike parking spaces.

23.49.022 – MINIMUM SIDEWALK AND ALLEY WIDTH

Minimum width of the sidewalk on Stewart Street as identified by Map 1C is to be 15′ as the transit stops are on the opposite side of the street. Minor Street sidewalk width required is 12′.

A.1 – If a new structure is proposed on lots abutting the streets, sidewalks shall be widened, if necessary, to meet the minimum standard.

Proposed: Proposed design will allow for minimum sidewalk widths: complies.

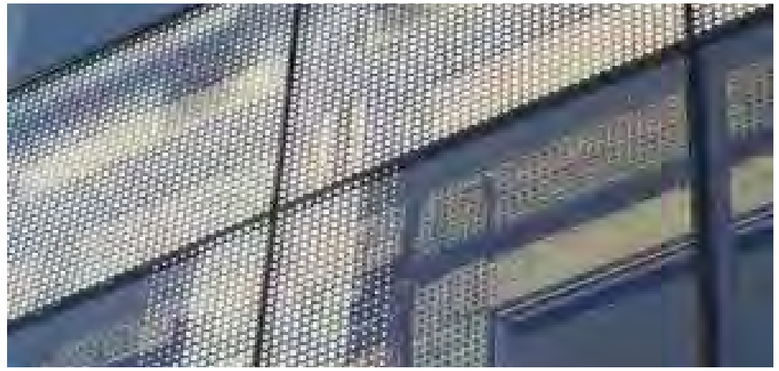
Proposed: Our proposal includes 16′ wide sidewalks along Stewart Street and 12′ wide sidewalks along Minor Avenue with an additional building setback of 8′ to create a deeper street frontage, activating the pedestrian experience.

23.49.056 - MINIMUM FAÇADE HEIGHT

A.1 – Class I Pedestrian Street (DMC): 25′

C.1 – Façade Transparency Requirements

Transparency requirements apply to the area between 2′ and 8′ above the sidewalk



Proposed: The proposal includes a fully transparent base.

C.2 – Façade Transparency requirements do not apply to residential use areas.

C.4 - Class I pedestrian Streets: Min. of 60% of street level, street-facing façade to be transparent.

D.2 – Blank Façade Limits for Class I Pedestrian Street: Does not apply

Proposed: The proposal does not include and blank facades along either street frontage.

E – Street trees are required on all pedestrian classified streets

Proposed: 4 street trees provided. One existing Sweet Gum to remain and one new Sweet Gum to be planted on Stewart Street. Two new Urban Pinnacle Oak trees to be planted on Minor Avenue.

3.49.058 – UPPER-LEVEL DEVELOPMENT STANDARDS

A – A ‘tower’ is a portion of the structure over 85′ that has non-residential use above 65′ high or above 160′ high.

C.1 – Façade Modulation

Modulation is required above a height of 85′ for any portion of structure that is within 15′ from a street lot line.

E.1 – Max limit on residential gross floor area per story

Avg residential area limit of a tower if height exceeds the base height limit for residential use: 10,700 SF

E.2.A – Maximum Tower Width

Max width of building above 85′ along north/south axis (parallel to the Avenues) shall be 120′ or 80% of the width of the lot, whichever is less

E.2.A.1 – Exception: On a lot where the limiting factor is the 80% width limit, the max. façade width is 120′, if all elevations above a height of 85′, no more than 50% of the area of the lot located within 15′ of the street lot line.

F.3 – If any part of a tower exceeds 160′ in height, then all portions of the tower that are above 125′ in height must be separated from any other existing tower that is above 160′ in height, and the min. separation required between towers from all points above the height of 125′ in each tower is 80′.

Proposed: The proposal complies with all of the items above.

A: The structure is considered a tower since non-residential uses are located above 65′.

C.1: The structure is not required to be modulated because the façade length along Stewart Street is 111'-1 1/4"′ and Minor Avenue is 70'-11".

E.1: The proposed residential floor area square footage per floor does not exceed 10,700 square feet.

E.2.A & E.2.A.2 Exception: The tower width along Minor Avenue shall be limited to 80% of the width of the lot, except on lots that are less than 10,700 S.F.. The proposed width of structure along Minor Avenue is 82'-4 1/2".

F.3: No portion of the tower is above 160′

*all photos sourced from the internet

site

site survey

project information

Site Address: 1121 Stewart Street, Seattle WA 98101

Parcel: #066000-2115

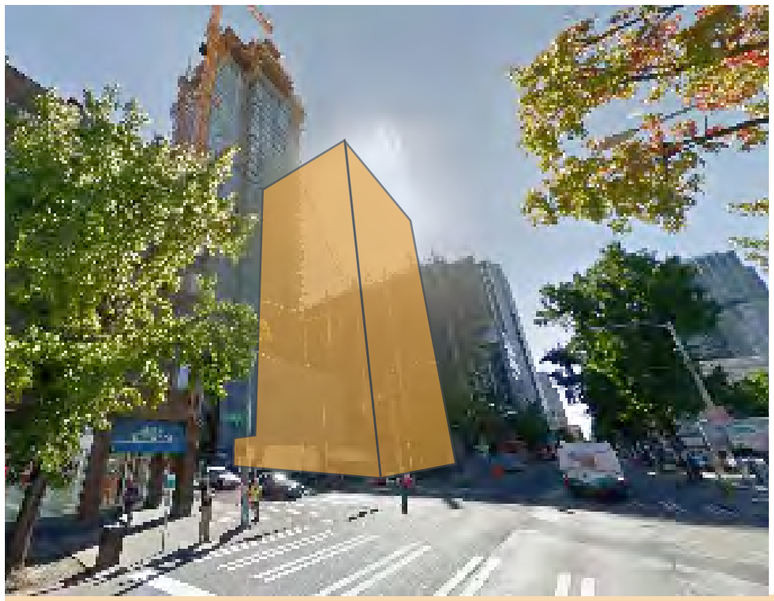
Site Area: 9,960 SF

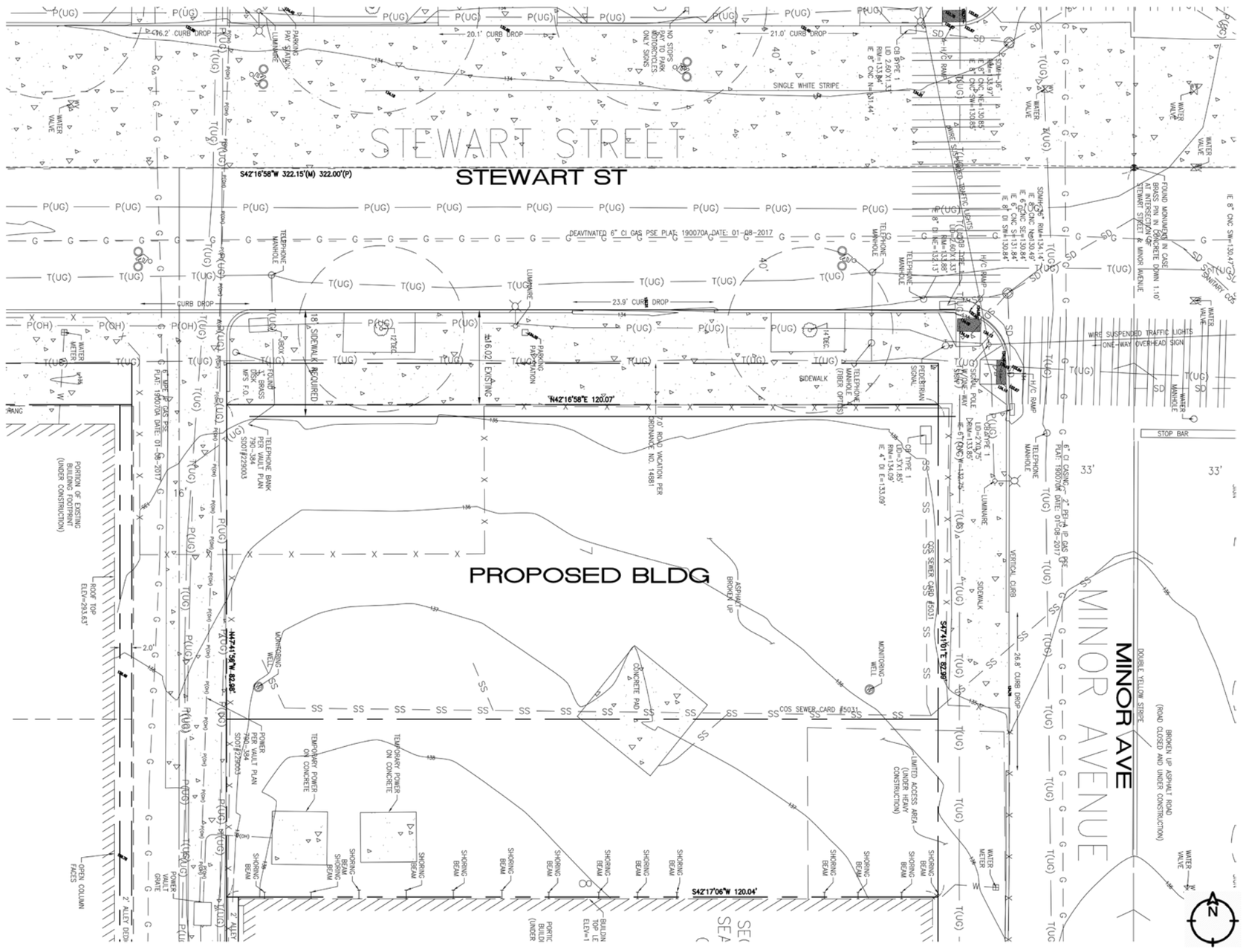
Overlay Designation: Denny Triangle(Urban Center Village)

Legal description: BELL HEIRS OF S A 2ND ADD ALL LOT 7 & NWLY 1/2 OF LOT 8 LESS POR FOR ST

existing conditions

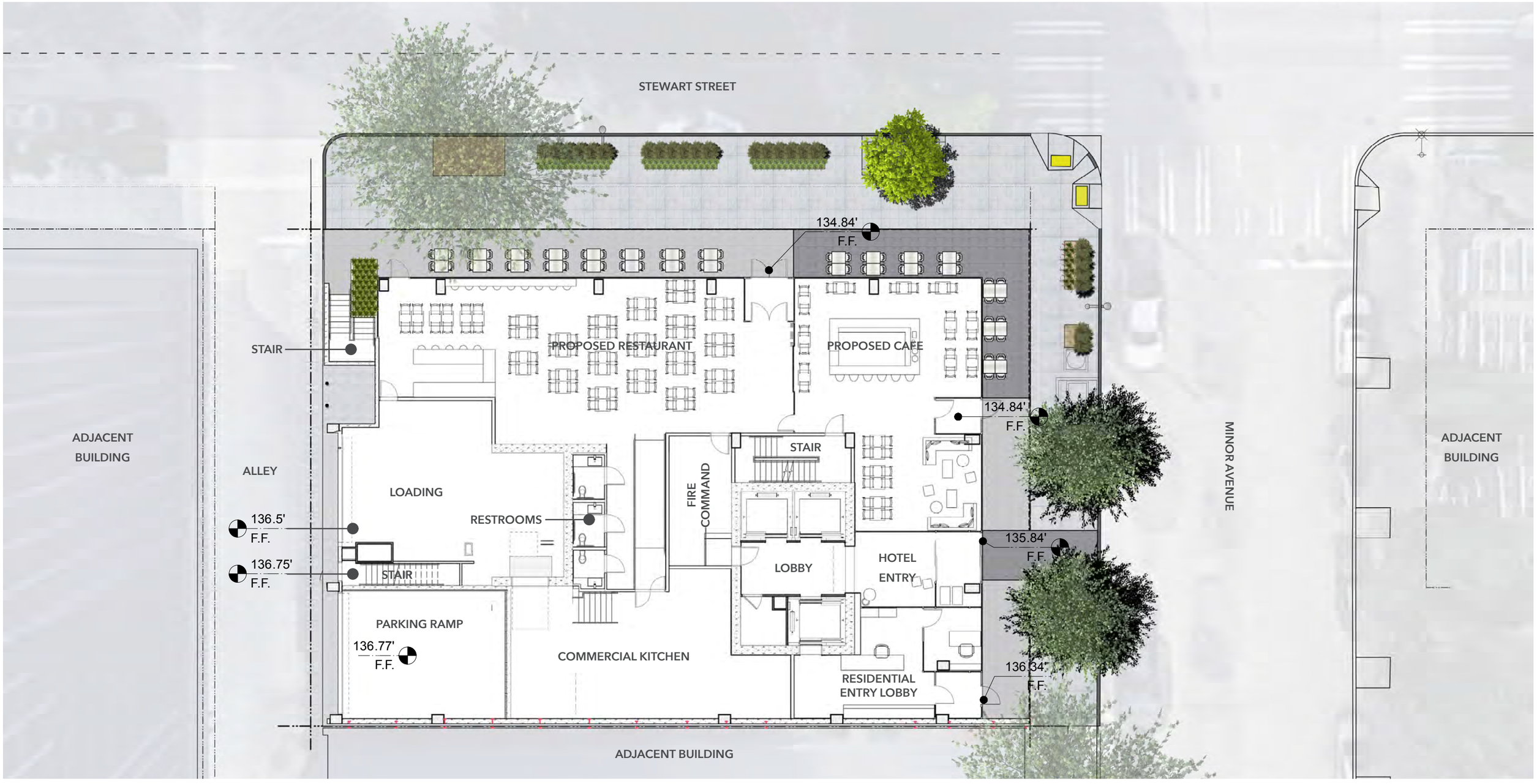
The site is currently being used as a parking lot. It was previously used as staging area for adjacent construction.





site

ground floor & site plan



early design guidance response
applicable downtown design guidelines

A. SITE PLANNING & MASSING

A-1 RESPOND TO THE PHYSICAL ENVIRONMENT

Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found beyond the immediate context of the building site.

Considerations that are applicable are bolded: Each building site lies within a larger physical context having various and distinct features and characteristics to which the building design should respond. Develop an architectural concept and arrange the building mass in response to one or more of the following, if present:

a. a change in street grid alignment that yields a site having nonstandard shape;

b. a site having dramatic topography or contrasting edge conditions;

c. patterns of urban form, such as nearby buildings that have employed distinctive and effective massing compositions;

d. access to direct sunlight—seasonally or at particular times of day;

e. views from the site of noteworthy structures or natural features, (i.e.: the Space Needle, Smith Tower, port facilities, Puget Sound, Mount Rainier, the Olympic Mountains);

f. views of the site from other parts of the city or region; and

g. proximity to a regional transportation corridor (the monorail, light rail, freight rail, major arterial, state highway, ferry routes, bicycle trail, etc.).

Response:

The development responds to f & g above, views of the site from other parts of the city or region and proximity to a regional transportation corridor. The building is situated within two blocks of the Stewart Street exit off of Interstate 5 and the upper 2/3 of the building will be visible from the freeway. Additionally, the site will be visible from the west side of Capitol Hill. This creates an interesting dichotomy between the up-close pedestrian experience and immediate vehicular experience of the building and the distant views of the building. These separate and distinct vantage points pushed us to think of a unique way to integrate the façade and street level scales into one cohesive design. Originally, we explored the idea of a structurally mounted perforated screen to create two differing scales, the perforations create a small human scale element and the size of the screens and the pattern the small perforations created a larger scale that can only be experienced from a distance.

Viability of the perforated screen element ultimately proved to not work pushing us to find an alternate that employed the similar techniques for the differing scales. Ultimately, we landed on a frit glass element that mimics the patterning of the perforations in the screen without the added hassle and distraction of the structural frame. The frit glass is able to be melded into the glass in any pattern and configuration needed to achieve the design aesthetic and goals. This allowed us to continue to relate the "perforations" or printed dots to the human scale while providing a pattern that is more and more apparent the further you recede from the building. The ideation of birch trees was especially appealing because of the relation to the Pacific Northwest and the whimsy of the peeling bark, creating a playfulness in the frit pattern that can be enjoyed both from afar and close up. The experience on the interior of the building is unique in its own right, allowing the guest or resident to experience the pattern at an entirely different scale.

The corner element acts as a beacon to draw the eye toward the paper birch pattern that gradates from very minimal at the corner to fully obscured as the façade wraps to the alley along Stewart Street and the courtyard along Minor Avenue converting to a solid ceramic tile material.

This patterning provides a break to the standard curtain wall elements of the adjacent structures and an interesting gateway to the downtown core.

B. ARCHITECTURAL EXPRESSION

B-1 RESPOND TO NEIGHBORHOOD CONTEXT

Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

Considerations that are applicable are bolded: Each building site lies within an urban neighborhood context having distinct features and characteristics to which the building design should respond. Arrange the building mass in response to one or more of the following, if present:

a. a surrounding district of distinct and noteworthy character;

b. an adjacent landmark or noteworthy building;

c. a major public amenity or institution nearby;

d. neighboring buildings that have employed distinctive and effective massing compositions;

e. elements of the pedestrian network nearby, (i.e.: green street, hillclimb, mid-block crossing, through-block passageway); and

f. direct access to one or more components of the regional transportation system.

Response:

With the new Denny Substation going in a few blocks away and the addition of Tilt 49 and Kinects on our block, we aim to expand and influence the design language of this evolving area. With the use of clean and clear architectural concepts receiving inspiration from the modern architecture throughout downtown Seattle. While utilizing contemporary materials and new architectural elements such as the frit glazing system, we are simultaneously pulling from the scales and languages of the adjacent buildings while maintaining our own identity.

B-3 REINFORCE THE POSITIVE URBAN FORM & ARCHITECTURAL ATTRIBUTES OF THE IMMEDIATE AREA

Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and street scape characteristics of nearby development.

In general, orient the building entries and open space toward street intersections and toward street fronts with the highest pedestrian activity. Locate parking and vehicle access away from entries, open space, and street intersections.

Response:

All street level uses are located along Stewart Street, the main pedestrian fare, and closest to the intersection along Minor Avenue. Residential Entry and Hotel Entry's are located on Minor Avenue as far from the intersection as possible. Parking, loading berth access and the other mechanical uses are located along the alley.

Considerations that are applicable are **bolded**: Reinforce the desirable patterns of massing and façade composition found in the surrounding area. Pay particular attention to designated landmarks and other noteworthy buildings. Consider complementing the existing:

a. massing and setbacks,

b. scale and proportions

c. expressed structural bays and modulations,

d. fenestration patterns and detailing,

e. exterior finish materials and detailing,

f. architectural styles, and

g. roof forms.

Response:

The proposal complements the surrounding modern architecture by using similar materials, while providing an added dimension and depth with the frit pattern. Both unitized curtain wall fenestration is used throughout the street facing facades to relate back to the surrounding context. The scale and proportion of the building is in keeping with the podium levels of the adjacent towers on our block.

Consider setting the building back slightly to create space adjacent to the sidewalk conducive to pedestrian oriented activities such as vending, sitting, or dining. Reinforce the desirable streetscape elements found on adjacent blocks. Consider complementing existing:

h. public art installations,

i. street furniture and signage systems,

j. lighting and landscaping, and

k. overhead weather protection.

Response:

The first floor of the building sits back an additional 9' on Stewart Street and 5' on Minor Avenue to facilitate pedestrian activity and interaction with the street level uses. The setback on the first floor allows for a fully integrated canopy soffit design incorporating lighting, wood slats and integral signage to complement the architectural style of the building. The setback also allows for substantial dining and sitting activities. The lighting is specifically designed to complement the structure, highlighting the pedestrian realm. Signage is integrated into the glazing at the ground floor with iconic font sizing and graphics creating interest at the pedestrian level and bringing the scale of the first floor down to the human level.

early design guidance response
applicable downtown design guidelines

B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING

Compose the massing and organize the publicly accessible interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.

When composing the massing, consider how the following can contribute to create a building that exhibits a coherent architectural concept:

a. setbacks, projections, and open space;

b. relative sizes and shapes of distinct building volumes; and

c. roof heights and forms.

When organizing the interior and exterior spaces and developing the architectural elements, consider how the following can contribute to create a building that exhibits a coherent architectural concept:

d. facade modulation and articulation;

e. windows and fenestration patterns;

f. corner features;

g. streetscape and open space fixtures;

h. building and garage entries; and

i. building base and top.

Response:

This corner building is organized and relates to its surrounding environment by incorporating several elements that respond to differing scales. The building mass sits on a transparent base that sets back from the sidewalk, allowing for pedestrian interaction and interest. The frit pattern on the curtain wall gradates from the translucent corner down each street frontage, transitioning to a solid ceramic tile material at the less public facing facades of the alley and courtyard. The frit pattern is based on the peeling bark of the Skagit County Birch trees and represents the Pacific Northwest's natural environment, serving as an organizing element for the building facades. The pattern emphasizes the verticality of the curtain wall material and as the pattern transitions to the ceramic tile it relates back to that vertical rhythm. Multiple building entries are incorporated into the transparent ground floor element, creating many opportunities for public interaction and liveliness on the street. The retail spaces on the corner is planned to be a café to further emphasize the activity. The garage entrance is on the alley. Planting on the second, 16th and roof levels will be visible from the street below.

When designing the architectural details, consider how the following can contribute to create a building that exhibits a coherent architectural concept:

j. exterior finish materials;

k.architectural lighting and signage;

l. grilles, railings, and downspouts;

m. window and entry trim and moldings;

n. shadow patterns; and

o. exterior lighting

Response:

The building façade system has been thoughtfully integrated using the ceramic frit pattern as an organizing and scalable element. It both allows a rhythm and form to be articulated from the distant views at the freeway, an interesting pattern from the pedestrian level and another separate experience for the guests and residents at the interior of the building. The lighting and graphics are intentionally placed to enhance and activate the pedestrian experience and to visually accentuate the building entries. Address signage inlaid at the building entries further defines and differentiates between the public sidewalk and the building zone. Retail signage is integrated into the first level façade using the iconic text and graphics.

C. THE STREETSCAPE

C-1 PROMOTE PEDESTRIAN INTERACTION

Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk related spaces should appear safe, welcoming, and open to the general public.

Provide spaces for street level uses that:

a. reinforce existing retail concentrations;

b. vary in size, width, and depth;

c. enhance main pedestrian links between areas; and

d. establish new pedestrian activity where appropriate to meet area objectives. Design for uses that are accessible to the general public, open during established shopping hours, generate walk-in pedestrian clientele, and contribute to a high level of pedestrian activity.

Response:

The street level uses have been laid out to promote maximum visual interest and activity levels. A café is planned for the corner of Minor Avenue and Stewart Street and a restaurant planned for the rest of the Stewart Street frontage. Residential and hotel entries have been minimized and located away from the corner of the building to further accentuate the street level uses. The café and restaurant are varying sizes and depths allowing for multiple tenants. Both the café and the restaurant will be open during shopping hours, generating walk in pedestrian activity. Currently there are very few café's within the five minute walk radius of the site. With the addition of so many residential units at Kinects and Tilt 49, we expect the café to be a vibrant, active place.

Consider setting portions of the building back slightly to create spaces conducive to pedestrian-oriented activities such as vending, resting, sitting, or dining. Further articulate the street level facade to provide an engaging pedestrian experience via:

e. open facades (i.e., arcades and shop fronts);

f. multiple building entries;

g. windows that encourage pedestrians to look into the building interior;

h. merchandising display windows;

i. street front open space that features art work, street furniture, and landscaping;

j. exterior finish materials having texture, pattern, lending themselves to high quality detailing.

Response:

The ground level street frontage along Minor Avenue and Stewart Street is set back significantly to create multiple spaces for active pedestrian areas. The iconic signage and art proposed at the transparent street frontage glazing will both activate and create interest in the building interior. Multiple building entries are provided on both street frontages to increase pedestrian interaction and connection. The soffit is proposed to be comprised of natural wood creating a warm inviting experience and relating back to the Paper Birch tree concept of the rest of the façade. The soffit is capped with a steel c channel to provide a datum element around the entire street frontage. The channel serves as a utilitarian object as well as aesthetic and houses the strip lighting and the gutter system for the floor plate above.

C-4 REINFORCE BUILDING ENTRIES

Reinforce the building's entry with one or more of the following architectural treatments:

a. extra height lobby space;

b. distinctive doorways;

c. decorative lighting;

d. distinctive entry canopy;

e. projected or recessed entry bay;

f. building name and address integrated into the facade or sidewalk;

g. artwork integrated into the facade or sidewalk;

h. a change in paving material, texture, or color;

i. distinctive landscaping, including plants, water features and seating

j. ornamental glazing, railings, and balustrades.

Response:

Creating a strong tie to the pedestrian element was key in our design concept. Our floor to floor height at the ground level is 14' at the lowest point to create an open feeling when you are inside the space. The corner element was held up a level from the street to further emphasize the transparent base, creating interest at the corner. The iconic signage and art elements integrated into the glazing. The contrasting pavers are designed to create distinct areas for the outdoor café and restaurant dining. They are differentiated by color, texture and size. A unique paving element is used to define the hotel entrance and separate it from both the café and residential entry along Minor Avenue.

C-5 ENCOURAGE OVERHEAD WEATHER PROTECTION

Project applicants are encouraged to provide continuous, well lit, overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.

Overhead weather protection should be designed with consideration given to:

a. the overall architectural concept of the building

b. uses occurring within the building (such as entries and retail spaces) or in the adjacent streetscape environment (such as bus stops and intersections);

c. minimizing gaps in coverage;

d. a drainage strategy that keeps rain water off the street level facade and sidewalk;

e. continuity with weather protection provided on nearby buildings;

f. relationship to architectural features and elements on adjacent development, especially if abutting a building of historic or noteworthy character;

g. the scale of the space defined by the height and depth of the weather protection;

h. use of translucent or transparent covering material to maintain a pleasant sidewalk environment with plenty of natural light; and

i.when opaque material is used, the illumination of light colored undersides to increase security after dark.

Response:

The overhead weather protection is integrated with the structure and overall concept of the building along both street frontages. The use of the concrete deck cantilever above to define the edge of the overhead weather protection is integral with the concept of the buildings mass floating over a translucent base. The depth of the overhead weather protection is 8' both street frontages and defines the scale of the interior space. The material used on the canopy is intended to extend into the interior of the building to further create and connection between the spaces. The edge of the canopy is capped with a c-channel that acts as both a gutter for water runoff and houses the strip lighting that illuminates the edge of the building. Lighting is incorporated into the soffit to create a safe street frontage.

C-6 DEVELOP THE ALLEY FACADE

To increase pedestrian safety, comfort, and interest, develop portions of the alley facade in response to the unique conditions of the site or project.

Enhance the facades and surfaces in and adjacent to the alley to create parking access that is visible, safe, and welcoming for drivers and pedestrians. Consider

Consider enlivening and enhancing the alley entrance by: Consider

a. extending retail space fenestration into the alley one bay;

b. providing a niche for recycling and waste receptacles to be shared with nearby, older buildings lacking such facilities; and

c. adding effective lighting to enhance visibility and safety.

Response:

The transparent base extends into the alley one bay to create visual interest and a connection to the change in material above, providing a visual stopping point for the glazing. The frit glazing above is nearly opaque at the corner as well articulating the transition between the curtain wall and ceramic tile elements. The alley facade reflects the same aesthetic details and attention as the other main facades incorporating the vertical rhythm set by the frit pattern.

Enhance the facades and surfaces in and adjacent to the alley to create parking access that is visible, safe, and welcoming for drivers and pedestrians. Consider

d. locating the alley parking garage entry and/ or exit near the entrance to the alley;

e. installing highly visible signage indicating parking rates and availability on the building facade adjacent to the alley; and

f.chamfering the building corners to enhance pedestrian visibility and safety where alley is regularly used by vehicles accessing parking and loading.

Response:

The parking garage entry and exit are off of the alley.

D. PUBLIC AMENITIES

D-5 PROVIDE ADEQUATE LIGHTING

To promote a sense of security for people down- town during nighttime hours, provide appropriate levels of lighting on the building facade, on the underside of overhead weather protection, on and around street furniture, in merchandising display windows, and on signage.

Consider employing one or more of the following lighting strategies as appropriate.

a. Illuminate distinctive features of the building, including entries, signage, canopies, and areas of architectural detail and interest.

b. Install lighting in display windows that spills onto and illuminates the sidewalk.

c. Orient outside lighting to minimize glare within the public right-of-way.

Response:

The lighting scheme has been studied and integrated into the underside of the canopy as well as the façade of the building. The transparency of the first floor's curtain wall will provide ample lighting to the exterior with a warm glow from within the lobby. The design will also provide ample way finding and overhead lighting to guide visitors to main entry points. The canopy will also be adequately lit with the use of downlighting at canopy overhangs and embedded strip lighting at the ground along the edges of the building for up-lighting. The lighting fixtures and locations accentuate and highlight the architectural building concept.

D-6 DESIGN FOR PERSONAL SAFETY & SECURITY

Design the building and site to promote the feeling of personal safety and security in the immediate area.

To help promote safety for the residents, workers, shoppers, and visitors who enter the area:

a. provide adequate lighting;

b. retain clear lines of sight into and out of entries and open spaces;

c. use semi-transparent security screening, rather than opaque walls, where appropriate;

d. avoid blank and windowless walls that attract graffiti and that do not permit residents or workers to observe the street;

e. use landscaping that maintains visibility, such as short shrubs and/or trees pruned so that all branches are above head height;

f. use ornamental grille as fencing or over ground-floor windows in some locations;

g. avoid architectural features that provide hiding places for criminal activity;

h. design parking areas to allow natural surveillance by maintaining clear lines of sight for those who park there, for pedestrians passing by, and for occupants of nearby buildings;

i. install clear directional signage;

j. encourage "eyes on the street" through the placement of windows, balconies, and street level uses; and

k. ensure natural surveillance of children's play areas.

Response:

The base of the building utilizes an ultra transparent curtain wall system to maximize visibility at the ground level. This area will have little to no blind spots and will utilize adequate lighting in the evening. All entry vestibules are also designed with highly transparent full height glass that incorporates into the silicone mullioned curtain wall system. The design will also incorporate adequate signage and way finding at all main entry points and at glazed areas. The planned applied frit pattern for the iconic signage will not impede visibility to the street. The landscape/streetscape designs will also promote maximum visibility and way finding.

early design guidance response

edg recommendations

1. MASSING OPTIONS/RELATIONSHIP TO CONTEXT

The Board discussed the massing options in conjunction with the larger scale of the surrounding context; the adjacent Kinects tower (MUP 3004848) and the Tilt 49 tower (MUP 3016574) currently under construction. Although the Board noted the variation between the massing options was limited to surface explorations, the Board agreed the studied massing options were sufficient to break down the mass of the block and respond to context. The Board directed the applicant to proceed with either of the three massing schemes, as they all addressed massing at this Early Design Guidance phase. However, the Board also stated that the applied elements as shown in the different massing options do not appear to demonstrate clear design concepts. The Board strongly recommended developing a coherent architectural concept with thoughtfully considered materials and detailing. (A1, B1, B2, B4)

Response:

In response to the board's recommendations, a series of skin studies was performed with and without the perforated panel screen, with and without the frame element and with and without the vertical fins on the corner. Further study also occurred on the alley elevation to incorporate it into the overall architectural concept.

Ultimately, we could not reconcile the abrupt difference in scale and style of the frame and the perforated screen. After further study of the perforated screen element without the frame element, we still could not reconcile the scale of the screen with the corner height and bulk. We could not reduce the scale enough to be successful with the structural requirements for the support mechanism of the screen and found it to be overwhelming.

The element of the screen concept that we felt was really exciting and successful was the perforations and their ability to be manipulated in both scale and density, creating interesting patterns that change depending on your viewpoint. We explored alternative options that would create the same effect as the screen and landed on a ceramic frit glass that is applied to the curtain wall glass as part of the manufacturing process. The application of the frit patterning to the glazing allowed us freedom to incorporate the patterning onto the main corner, synthesizing the concept throughout the street and alley facing facades. The ceramic frit can be laser printed in any pattern you desire utilizing a series of dots to create the pattern. We explored a number of concepts for the patterns and landed on a variation of Paper Birch trees. The pattern lent itself to the verticality that we wanted and that would relate to the surrounding towers while incorporating a bit of whimsy that creates visual interest. The vertical rhythm created by the frit pattern translates into a solid ceramic tile material on the courtyard elevation and acts as an organizing element for the changing materials on the alley elevation. The intent of the transparent corner is to allow for unobstructed views to the east and north and to pull your eye to the corner. The frit pattern grows in height and density as the elevations progress down Minor Avenue and Stewart Streets.

2. COHERENT INTERIOR/EXTERIOR DESIGN/CONCEPT

The Board discussed the initial ideas for the concept and materiality shown in the massing options and precedent images. Noting that the majority of the precedent images show smaller scale structures, the Board struggled with how the elements will be translated to this larger scale building to break down the scale and read as a coherent design concept. The Board agreed that a coherent interior and exterior design concept that addresses scale and material detailing is critical to address moving forward.

a. The Board recommended using the perforated metal sections in strategic way and noted that the perforated metal cladding presented an opportunity for variation in scale and changing lighting conditions, from daytime to the evening. (A1, B4.2, B4.3)

b. The Board supported the general intent to signify the corner with a change in cladding but agreed that the abrupt switch between the perforated metal cladding to frame element to curtain wall needed to be further resolved and considered along with the relationship between interior and exterior design to respond to the uses inside. The Board recommended exploring a softer transition between cladding systems to read a simplified and cohesive design for the building. (B4.2, B4.3)

c. In addition to refining the perforated panel cladding transition, the Board recommended further studying the height of the framed façade elements, and potentially lowering these frames, as shown in upper right precedence image on pg. 9 of the EDG packet. (B4.2, B4.3)

d. Related to the perforated metal sections, the Board agreed the detailing of the perforated panel and fastening is important to resolve with the curtain wall beyond and requested mockups of these systems at the next meeting. (B4.2, B4.3)

e. To provide interest and reinforce a coherent design concept, the Board recommended developing the alley façade in a way that is cohesive with the rest of the building. (C6, B4.2, B4.3)

Response:

In response to the Board's recommendations in a-d above, the tension of the frame element and the perforated screen system could not be resolved so we explored alternative options that incorporated the patterning element that we ultimately wanted from the perforated screen. The ceramic frit glass pattern harkens to the natural element of paper birch trees found in Skagit County. The peeling bark gives a bit of whimsy throughout the façade that is a relief to the rhythm of the vertical frit. The frit pattern is experienced from different viewpoint in different scales. Coming from the Stewart Street exit off of I-5 you experience the pattern in a very different way than you would experience it as a pedestrian walking by or from several blocks away in your vehicle. The resident or guest also experiences the pattern in a very different scale, as a series of dots on the glass, changing in size and density depending on the location and distance from the corner element.

The vertical frit elements act as an organizing element for the alley and courtyard elevations, providing a basis to break up those facades. The frit pattern is very dense at the corner of Stewart Street and the alley setting the tone for the transition to the opaque ceramic tile cladding. The fenestration pattern also changes in the alley and is based on the proportion and scale of the vertical frit.

3. STREETSCAPE, LANDSCAPE GROUND LEVEL USES

The Board supported the conceptual response to each streetscape condition and gave guidance for the design development.

a. The Board strongly supported the design response to the streetscape, in particular the highly transparent base and the setbacks along Stewart and Minor, which provided space for outdoor seating and retail spill out activity. (B3.3, C1.1, C1.3)

b. To provide a consistent street edge, promote streetscape activity and justify the departure related to street level uses, the Board recommended expanding the setback along hotel lobby to match the other setbacks at the retail locations. With the additional setback incorporated, the Board indicated initial support for the street level uses departure to consolidate the qualifying uses along Stewart. (B3.3, C1.1, C1.3)

c. In order to reinforce the building entries with a softer transition, the Board recommended further studying transparency surrounding the entries and framed elements. (B3.3, C4.1, C1.3)

d. Related to overhead weather protection, the Board was not

convinced the departure requests helped the project better meet design guidelines priorities and achieve a better overall project design than could be achieved without the departures. If the departures continue to be pursued the Board requested additional justification and rationale. (B3.3, C5.1)

Response:

In response to a above, the transparent base has remained through the design iterations and has been incorporated into the overall architectural concept for the building. The resolution of the canopy element is one of those elements that is seamlessly incorporated. The second level slab cantilevers to provide the 8' canopy depth along the entirety of the Stewart Street and Minor Avenue street frontages. The corner element is proud of the flanking street facades, creating prominence.

In response to b above, the departure is no longer requested. The proposal complies with the required street level uses. The proposal does include and additional setback beyond what is required for the sidewalk depth along both Minor Avenue and Stewart Street.

In response to c above, the departure is no longer requested. The building entries are incorporated into the transparent base with lighting and signage identifiers.

4. DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting. At the time of the Early Design Guidance the following departures were requested:

a. Street Level Uses (SMC 24.49.009 B.1.b): The Code requires qualifying street level uses along 50% of adjacent streets. The applicant proposes consolidating the qualifying uses along Stewart, to amount to 91% along Stewart and 24.8% along Minor. The Board indicated initial support of the departure provided that an additional setback was developed at the hotel lobby frontage along Minor. With an additional setback, the departure has the potential create a pedestrian oriented streetscape and consistent street edge and better meet Design Guidelines B3.3. Pedestrian Amenities at the Ground Level and B4.2. Coherent Interior/Exterior Design.

b. Continuous Weather Protection (SMC 24.49.018): The Code requires continuous weather protection, which amounts to 119' along Stewart and 85'6" along Minor. The applicant proposes 117' of continuous coverage along Stewart and 39'9" along Minor. The Board indicated they would like additional information before considering the departure including additional analysis on how the design achieves a better overall project design than could be achieved without the departure. The Board implied that designing the character of the ground plane frontage is critical to address the priority of the public realm.

c. Weather Protection (SMC 24.49.018): The Code requires weather protection to be 8' in depth. The applicant proposes a range of depth between 2'6" and 5'0. The Board indicated they would like additional information on the design.

Response:

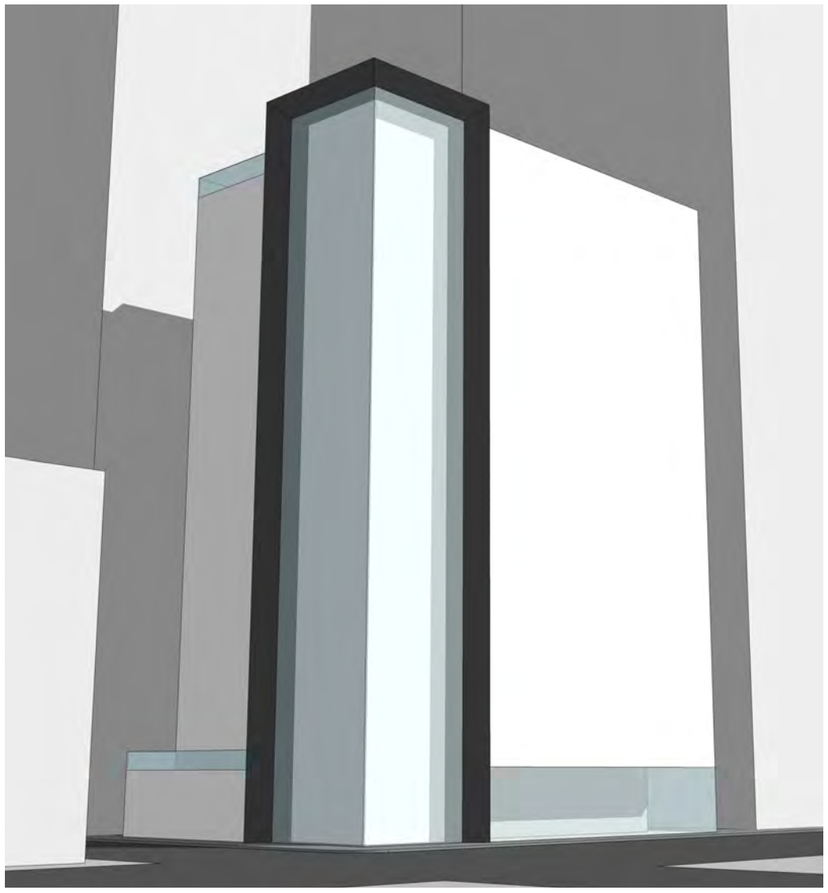
In response to a-c above related to requested departures for street level uses, continuous weather protection and weather protection depth, no departures are requested at this time.

The proposal now complies with the street level use requirements. More than half of Minor Avenue and the entirety of Stewart Street are comprised of street level uses. We achieved this by moving the hotel amenity area and lobby to the second floor. A hotel entrance and residential entrance are included on Minor Avenue.

The proposal's overhead weather protection is integral with the structural and overall architectural concept of the building and is now continuous along the length of both street frontages and at 8' in depth.

design iterations and explorations

pre-edg design explorations

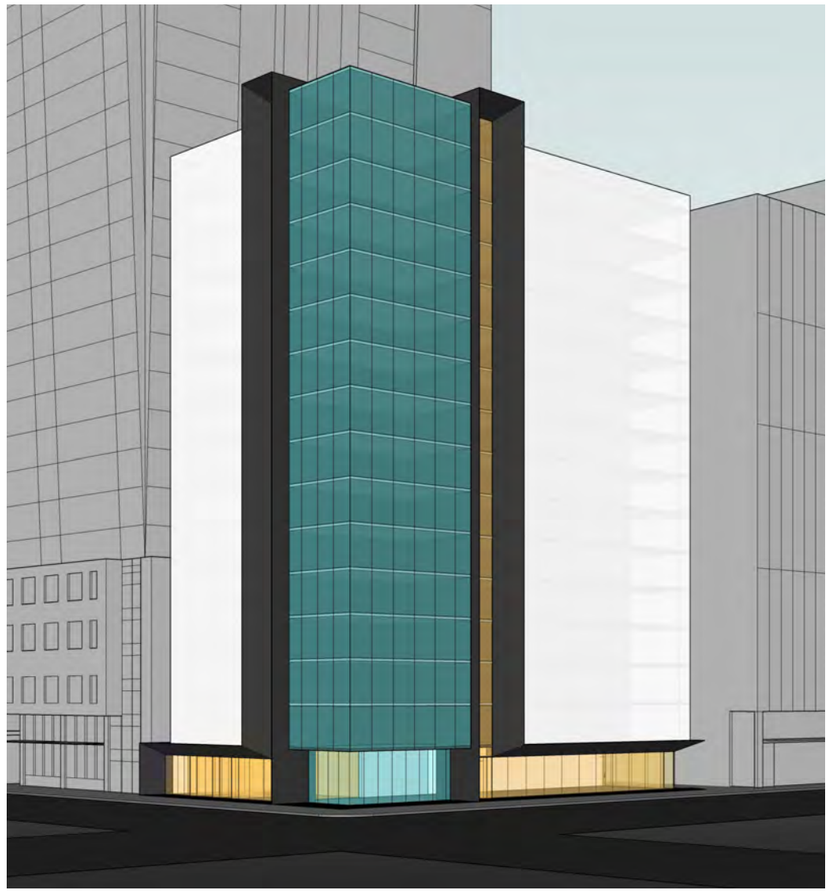


FRAMED TRANSLUCENT CORNER

- Initial massing playing with framed corner
- Transluecent base
- “Solid” material massing above
- Translucent corner to maximize best views from site
- “Solid” materiality to create privacy

FRAMED CIRCULATION PATTERN AND SUN FINS

- Massing presented at EDG meeting
- Translucent base
- Framed corner
- “Solid” material massing above
- Translucent corner to maximize best views from site
- “Solid” massing proposed as perforated metal
- Circulation expressed externally in framed element



FRAME CIRCULATION AS DATUM THAT HOLDS OTHER MASSING

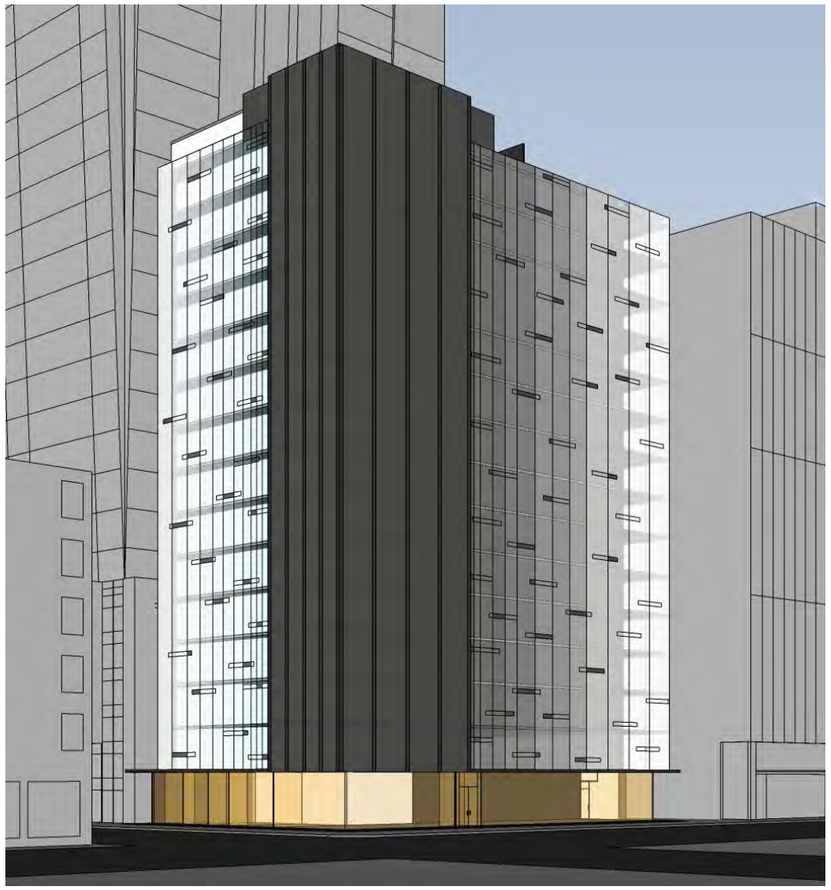
- Transluscent base
- “Solid” massing as perforated metal
- Translucent corner to maximize best views from site
- “Solid” materiality to create privacy
- Frame element creates datum line that wraps translucent base, becomes canopy at ground level, turns vertically to frame circulation pathways as before and then turns back down to frame corner massing.

design iterations and explorations

post-edg design explorations

SCREEN SYSTEM PIXELATION ABOVE FLOATING BASE

- Transluscent base
- Perforated metal panel system breaks up more organically to create textures and more views as it reaches the corner
- Translucent corner to maximize best views from site
- Canopy at ground level continuous with wood soffit to create softness



FRITT PATTERNED GLASS TO REPLACE METAL PANEL

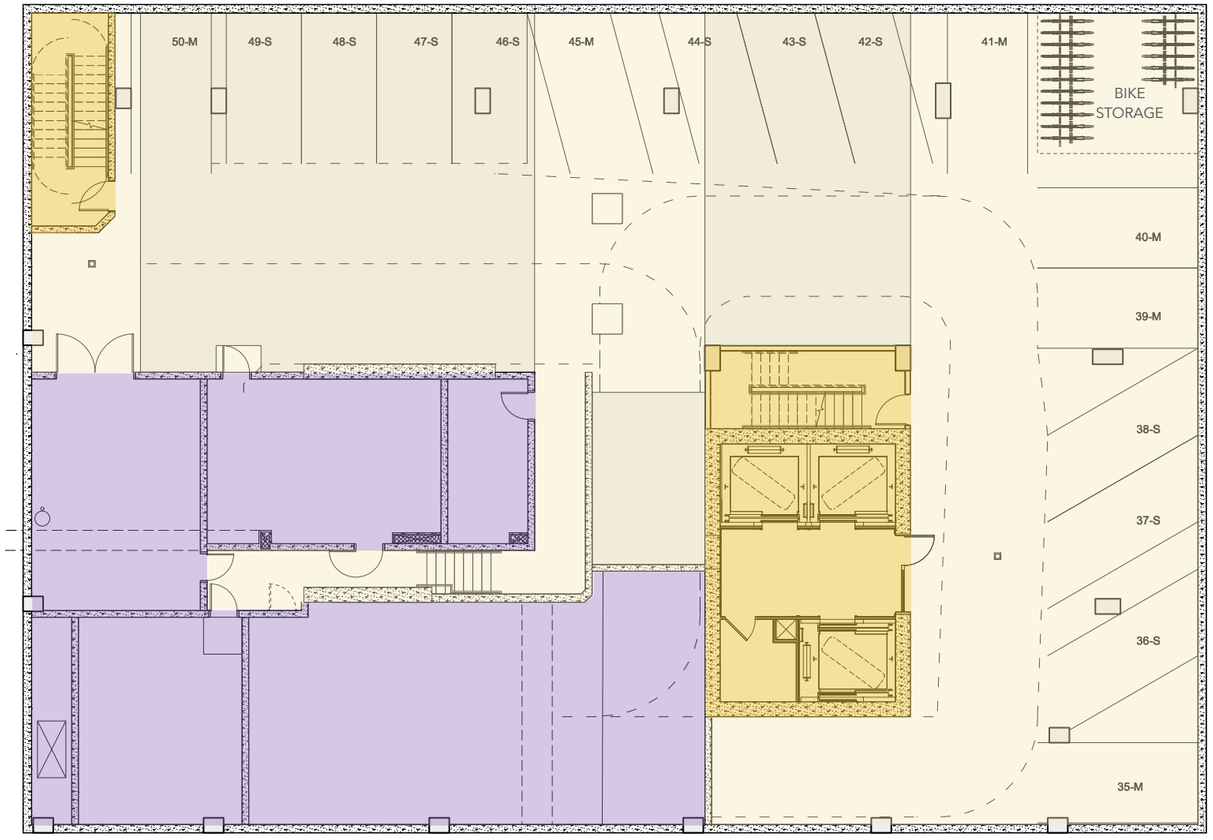
- Transluscent base
- Fritted glass curtain wall system lessens in opacity and narrows in panel width as it reaches corner. Fritt design has breaks to create views from rooms.
- Translucent corner to maximize best views from site
- Canopy at ground level continuous with wood soffit to create softness

ORGANIC FRITT PATTERN TO CREATE SOFTNESS

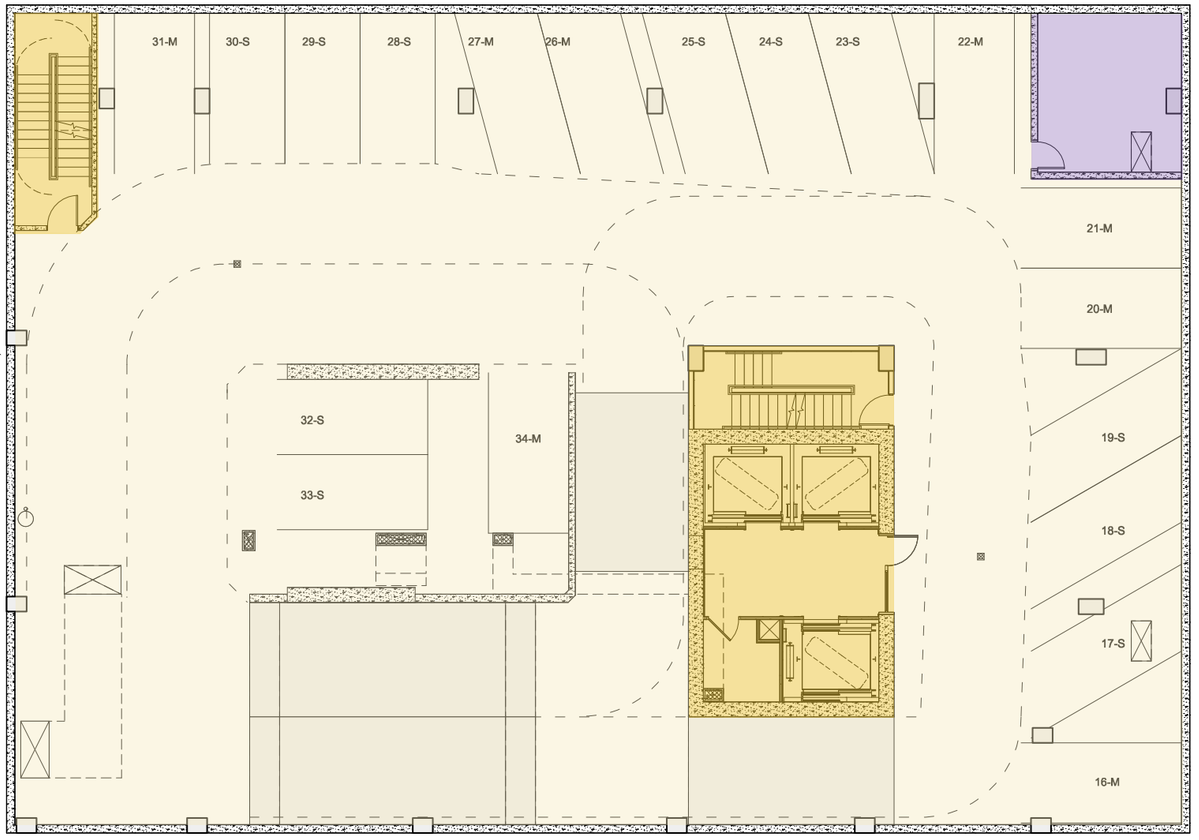
- Transluscent base with floating mass above
- Fritted glass curtain wall system with organic design to create softness
- Pattern breaks up as it reaches corner to maximize best views from site
- Canopy at ground level continuous with wood soffit to create additional softness
- Fritt design has organic breaks to create views from rooms

floor plans

parking levels 1 & 2



PARKING LEVEL 3



PARKING LEVEL 2

KEY:

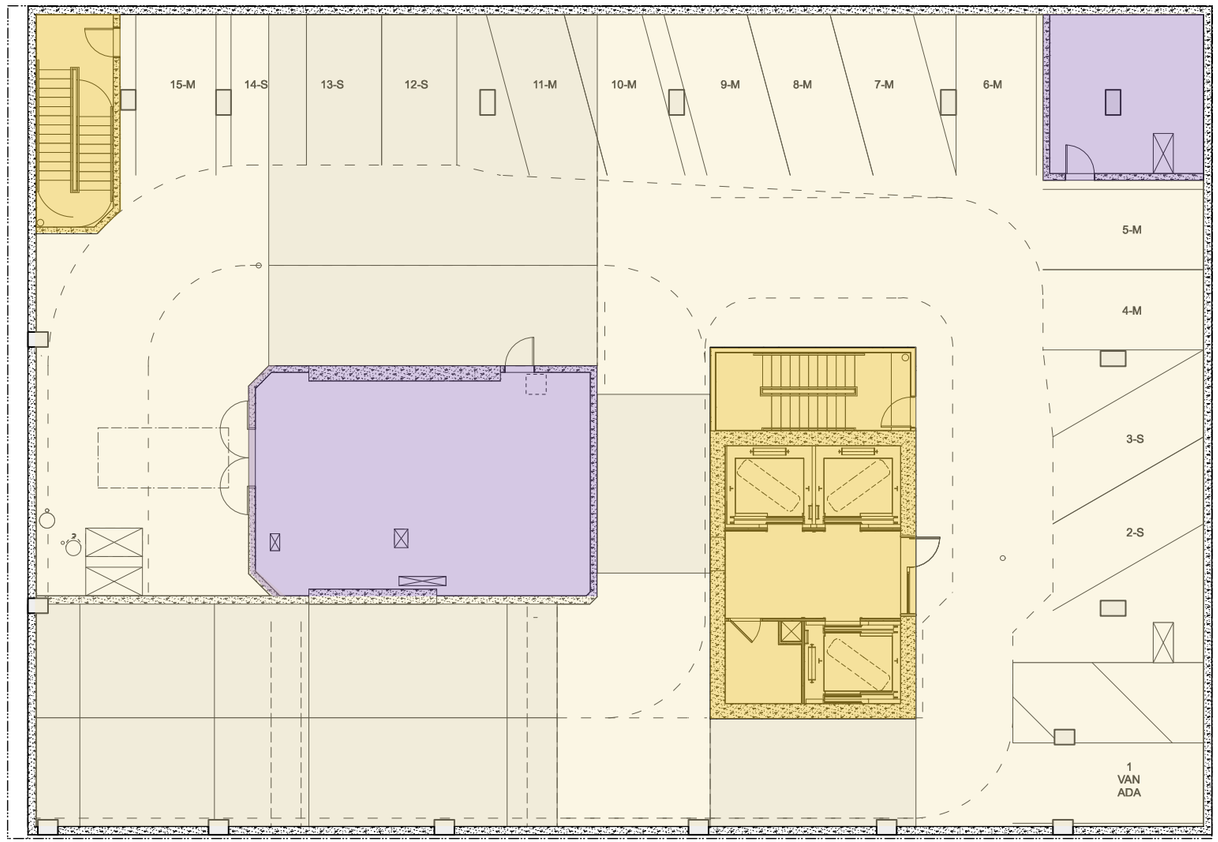
- Hotel Amenity
- Commercial/Future T.I.
- Circulation
- Hotel
- Residential
- Parking
- Residential Amenity
- Mechanical & Misc
- Exterior Amenity

N

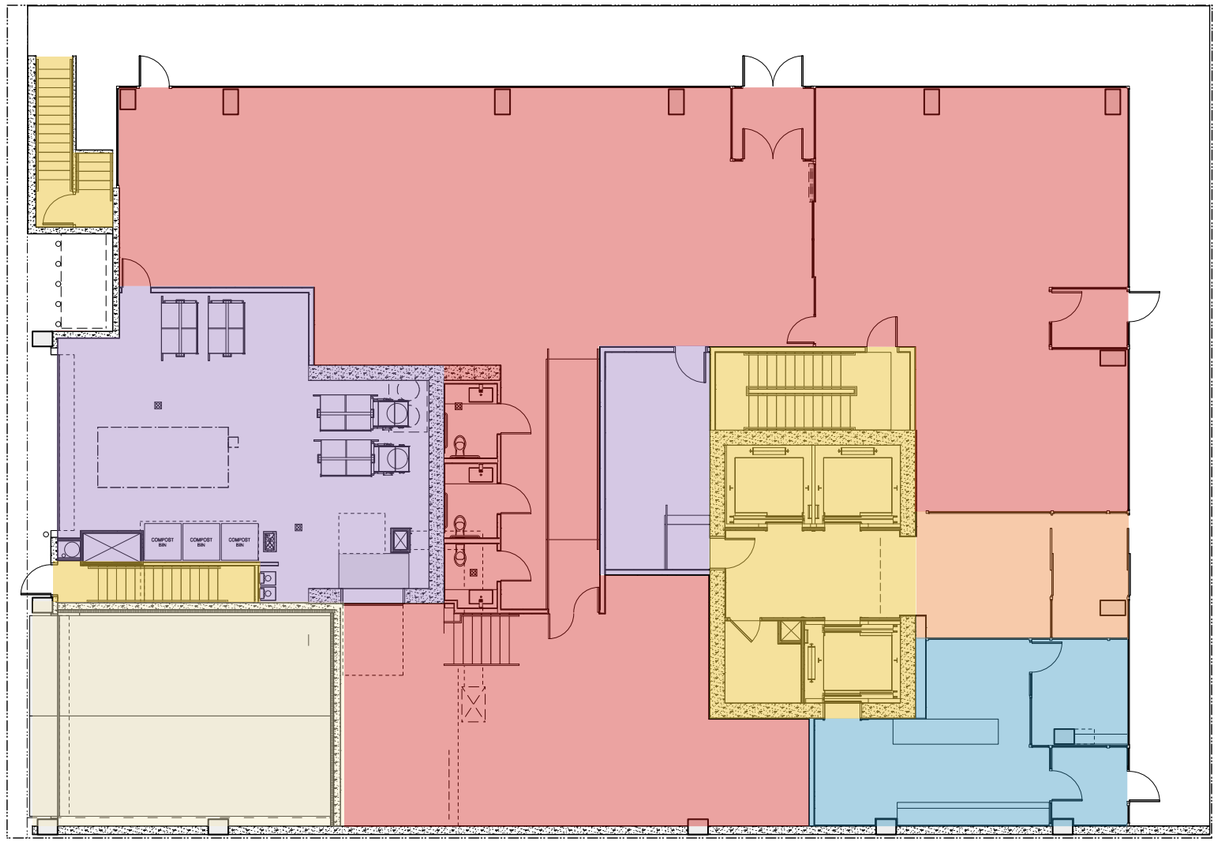
*drawings not to scale

floor plans

parking level 1 & street level



PARKING LEVEL 1



LEVEL 1 (STREET) - MIXED USE, HOTEL LOBBY + RESIDENTIAL LOBBY

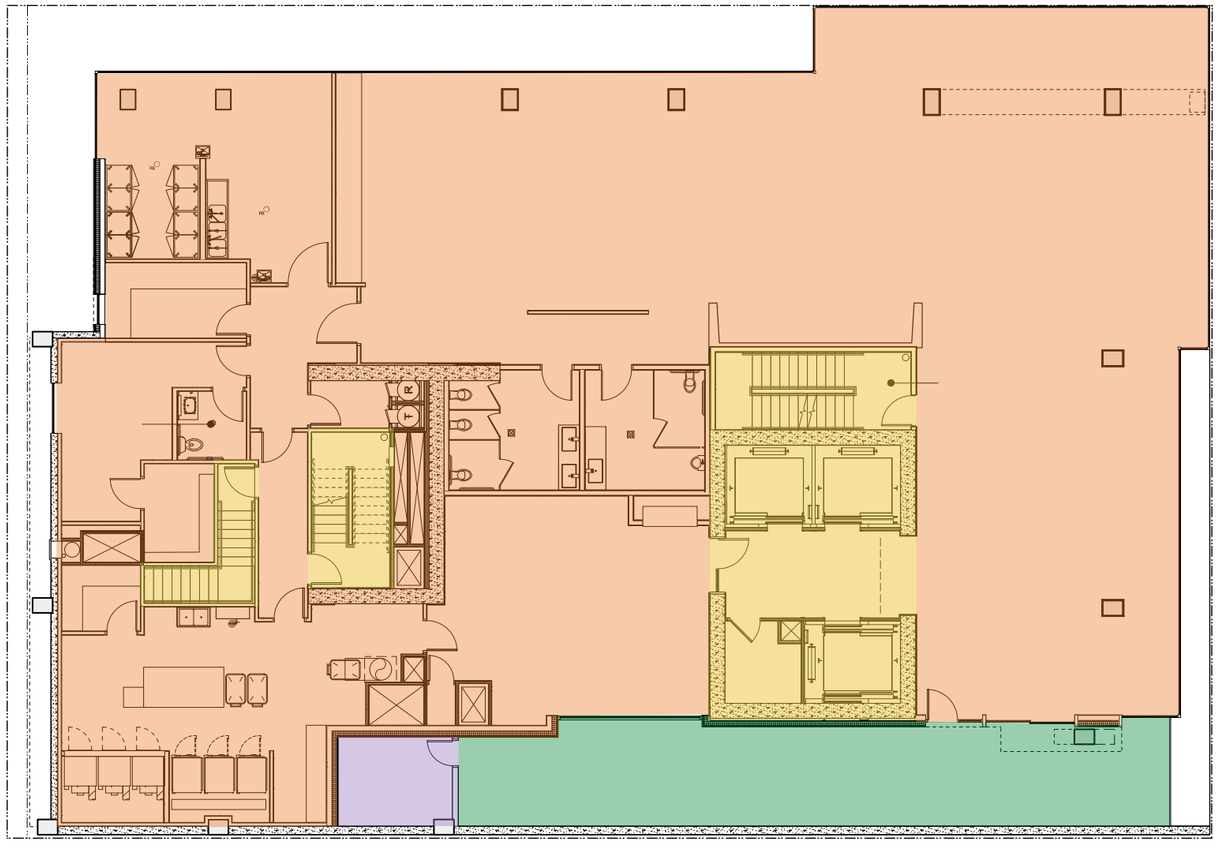
KEY:

- Hotel Amenity
- Commercial/Future T.I.
- Circulation
- Hotel
- Residential
- Parking
- Residential Amenity
- Mechanical & Misc
- Exterior Amenity

*drawings not to scale

floor plans

hotel levels



LEVEL 2 - HOTEL AMENITY

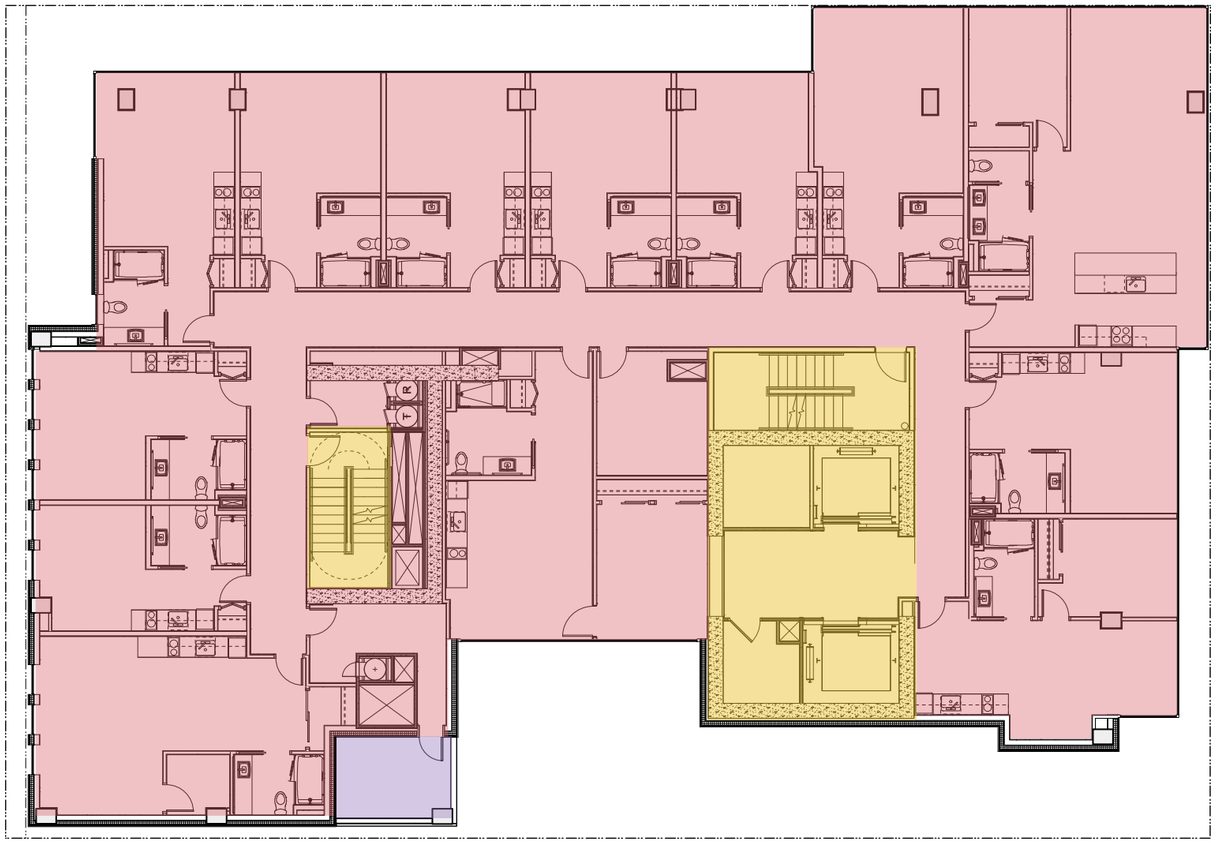
LEVELS 3-12 - HOTEL TYP.

KEY:

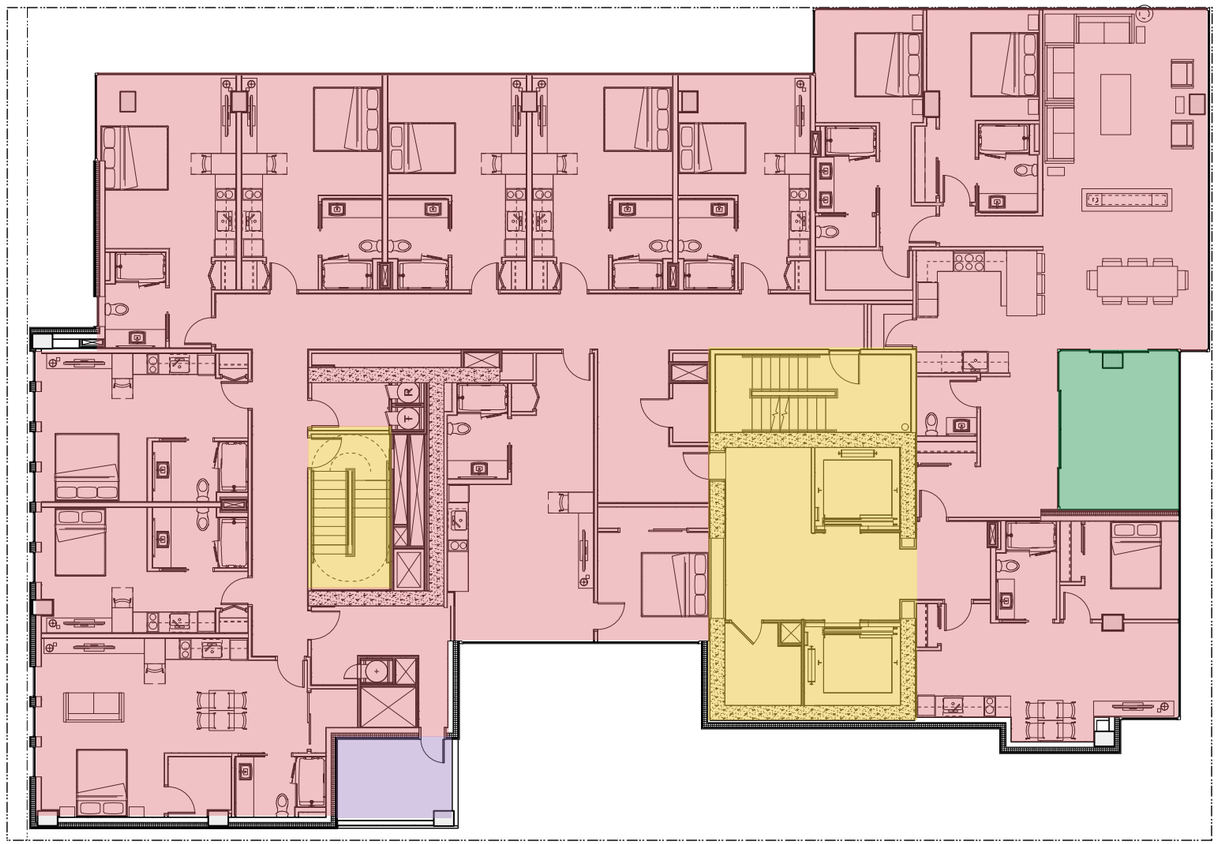
- Hotel Amenity
- Commercial/Future T.I.
- Circulation
- Hotel
- Residential
- Parking
- Residential Amenity
- Mechanical & Misc
- Exterior Amenity

*drawings not to scale

floor plans
residential levels



LEVELS 13-15 - RESIDENTIAL TYP.



LEVEL 16 - RESIDENTIAL + PENTHOUSE

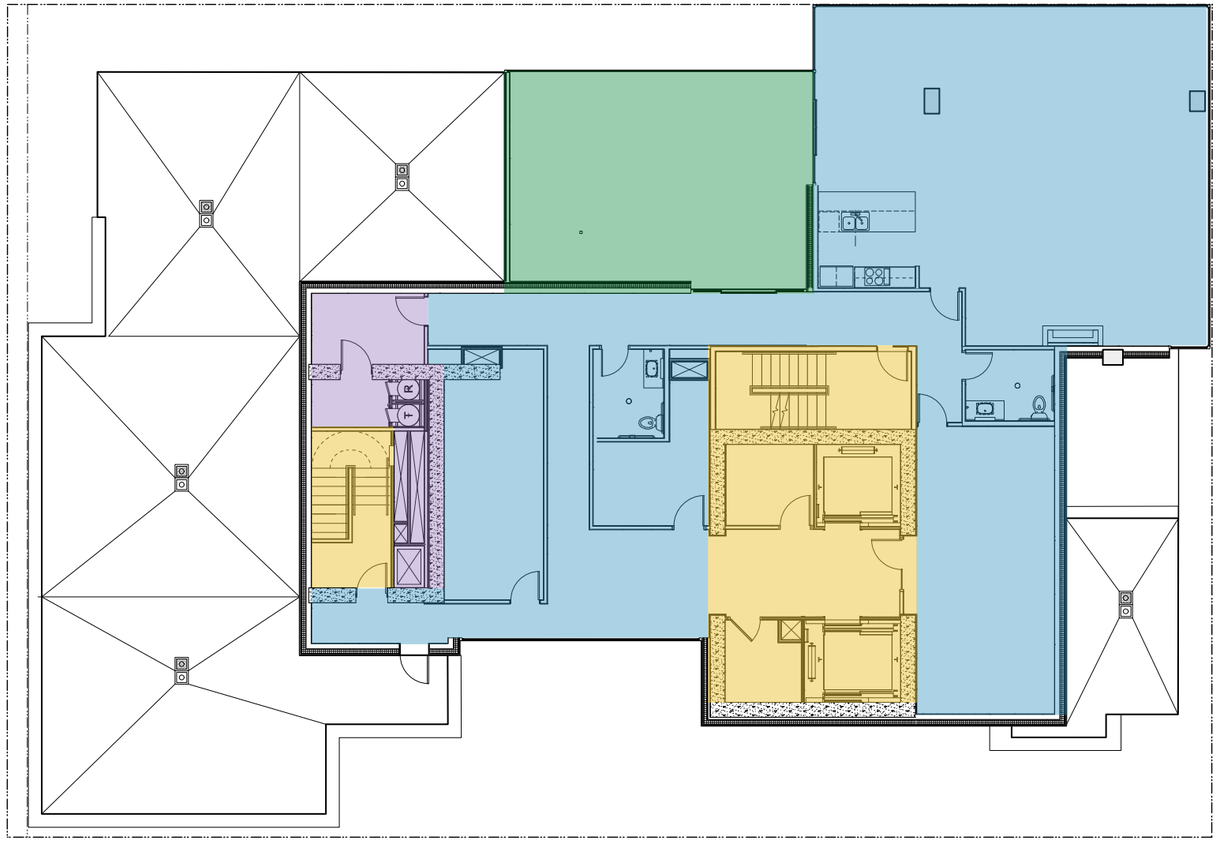
KEY:

- Hotel Amenity
- Commercial/Future T.I.
- Circulation
- Hotel
- Residential
- Parking
- Residential Amenity
- Mechanical & Misc
- Exterior Amenity

*drawings not to scale

floor plans & directors rule

roof level & loading dock diagram

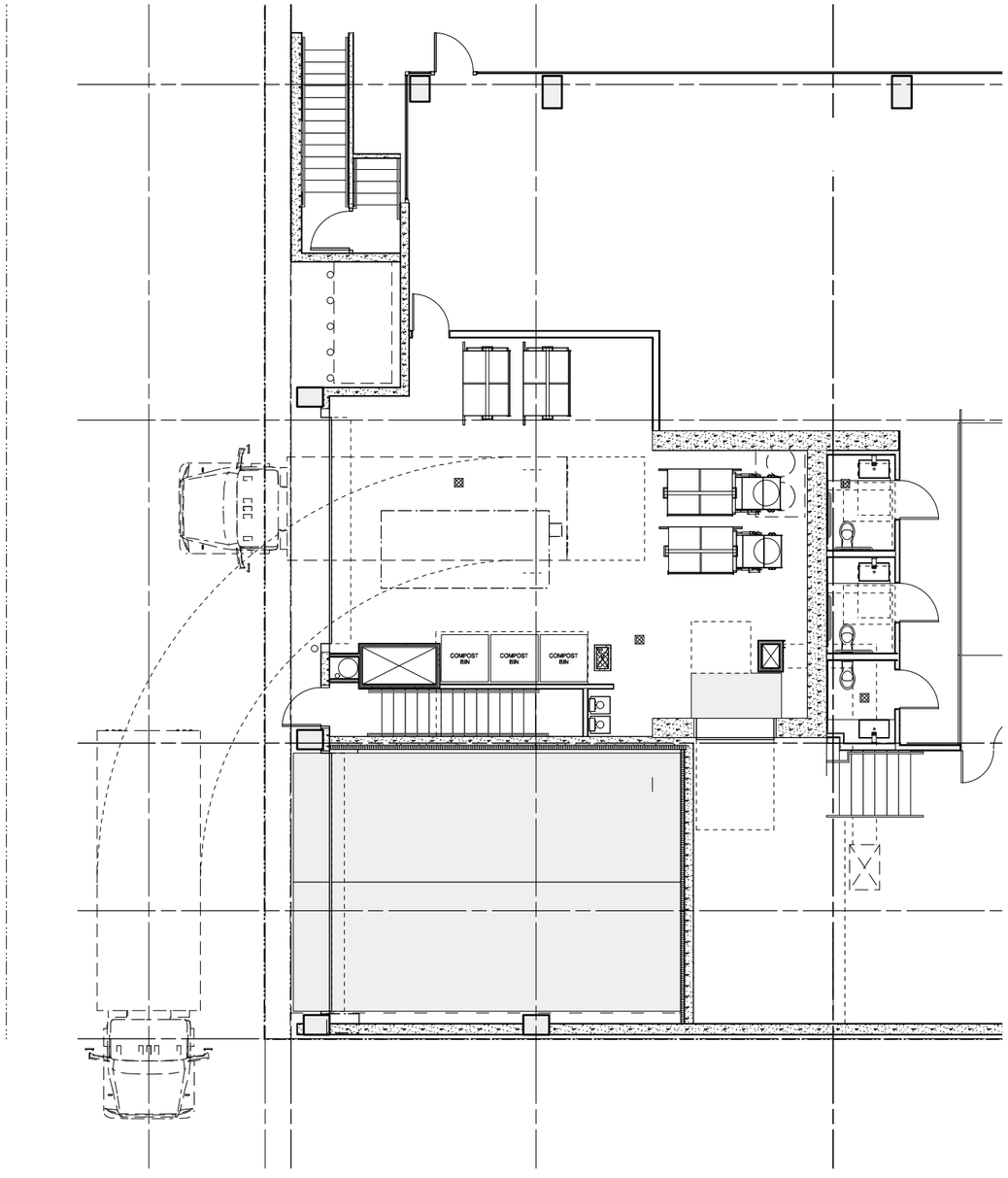


LEVEL 17 - RESIDENTIAL AMENITY

KEY:

- Hotel Amenity
- Commercial/Future T.I.
- Circulation
- Hotel
- Residential
- Parking
- Residential Amenity
- Mechanical & Misc
- Exterior Amenity

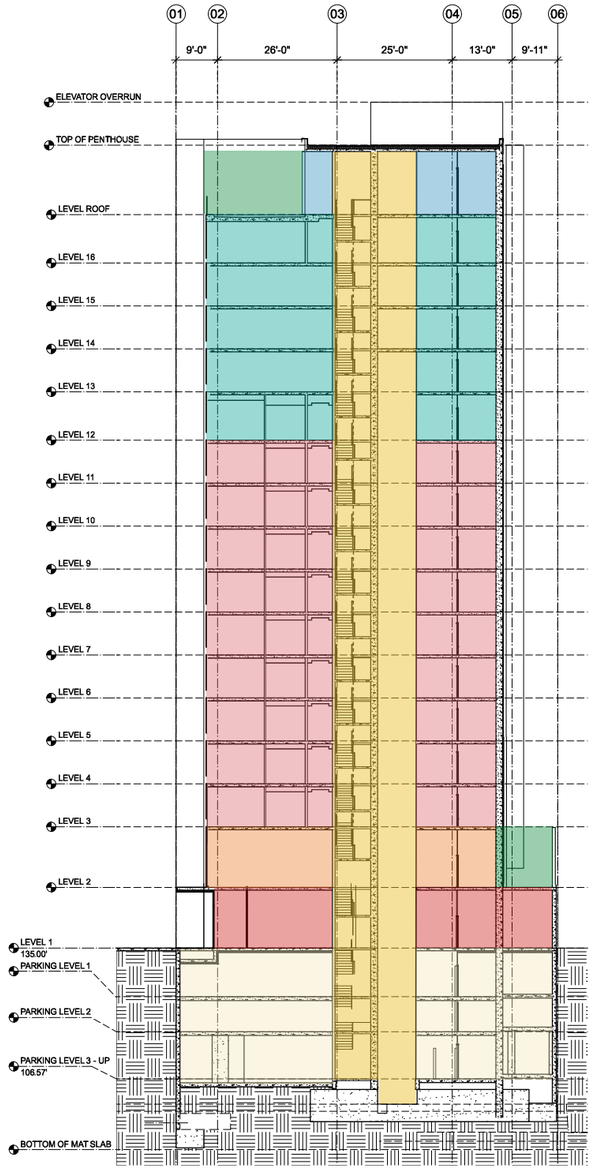
*drawings not to scale



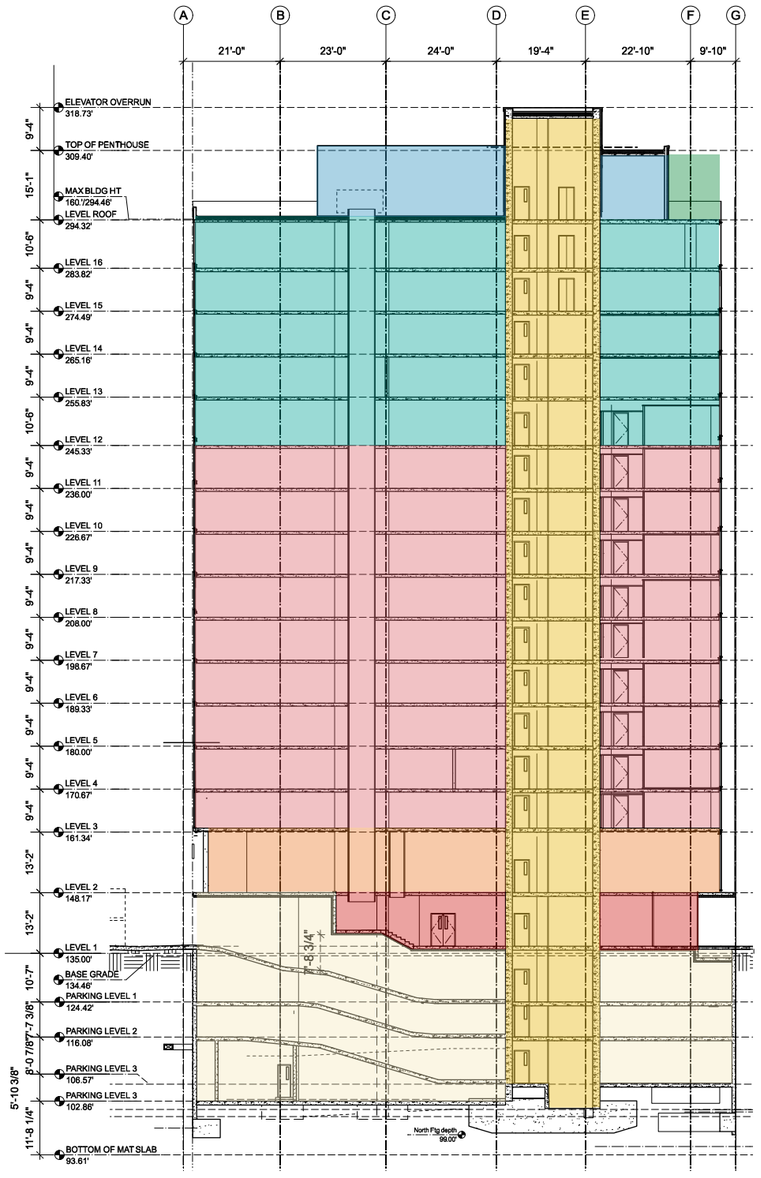
DIRECTORS RULE - LOADING DOCK SIZE & ANGLES OF APPROACH

sections

east/west & north/south



NORTH/SOUTH SECTION



EAST/WEST SECTION

KEY:

- Hotel Amenity
- Commercial/Future T.I.
- Circulation
- Residential
- Parking
- Exterior Amenity
- Hotel
- Residential Amenity
- Mechanical & Misc

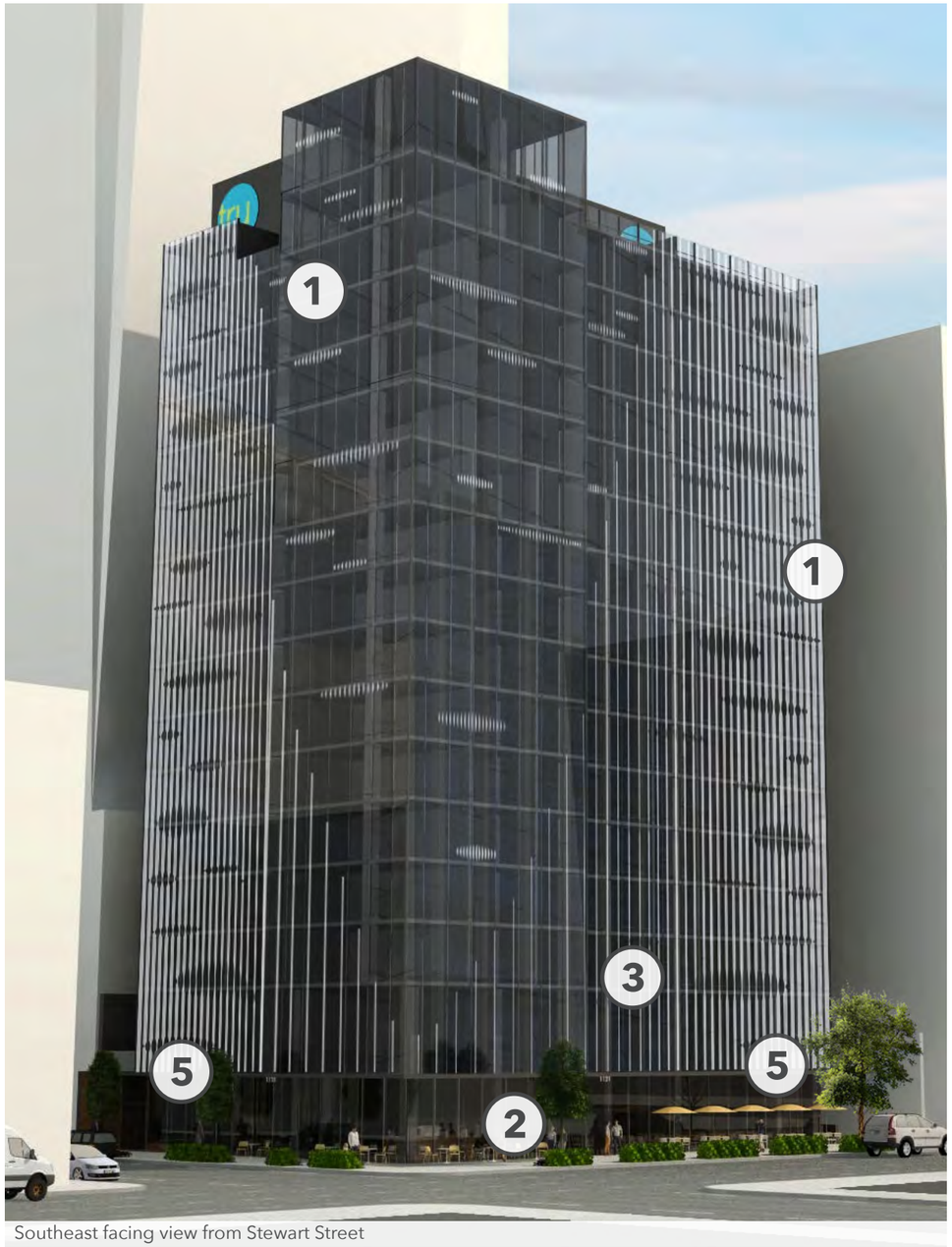
elevations

stewart street & minor avenue

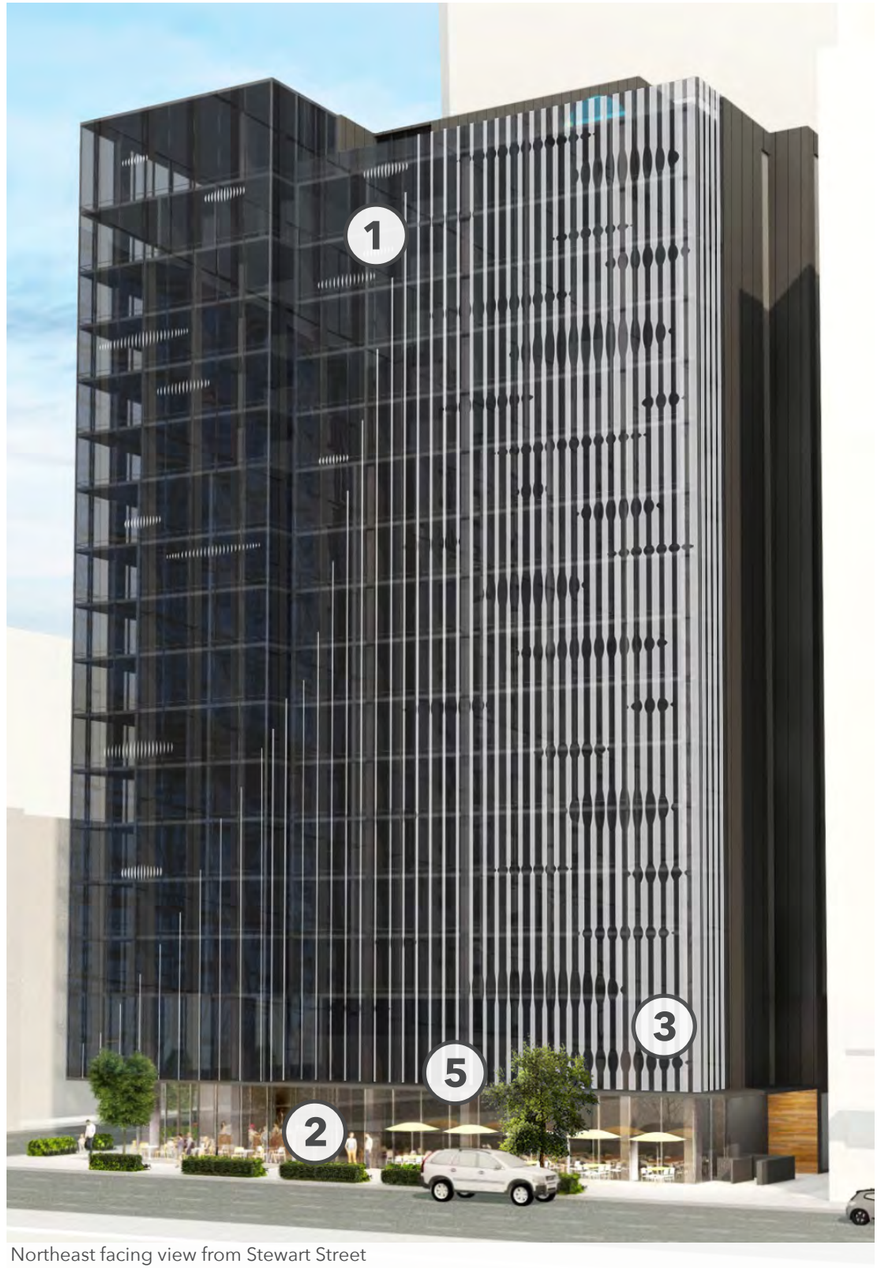
elevations
courtyard & alley

material & color palette

option #1: model perspectives



Southeast facing view from Stewart Street



Northeast facing view from Stewart Street

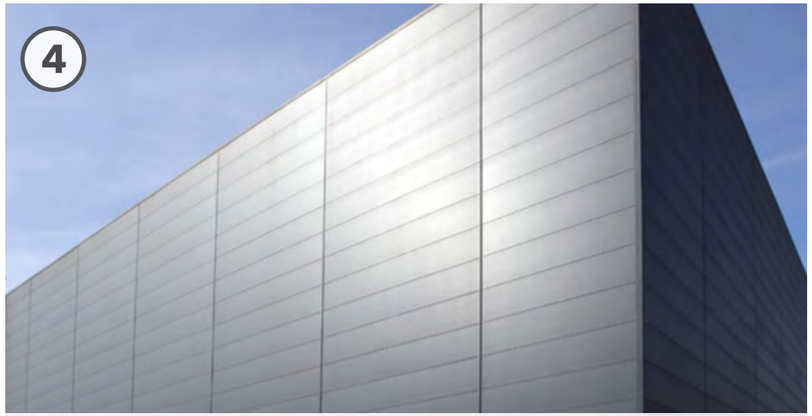
Southwest facing view from Minor Avenue

material & color palette

perforated screen pattern options

Unitized curtain wall system with frit pattern to create privacy and texture

Translucent base at pedestrian level with structure “floating” above.



Metal cladding system creating verticality with strong vertical seams

Unitized curtain wall system with frit pattern to create privacy and texture

Silicone mullion curtain wall system to create high transparancy

Wood sofit at ground level canopy with clean c-channel edge

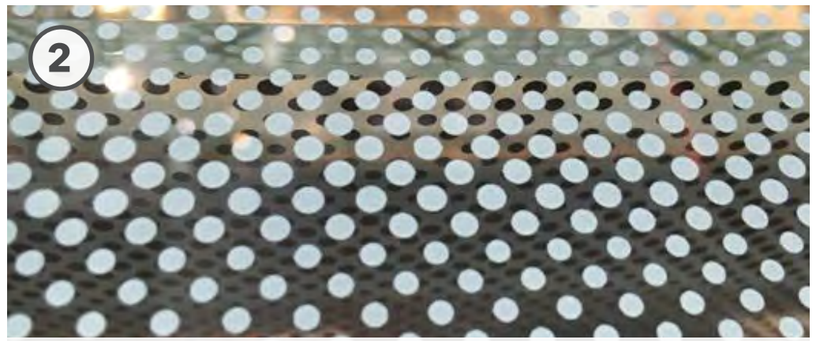
Unitized curtain wall system with frit pattern to create privacy and texture

Fritted glass unitized curtain wall system above transluscent base

material & color palette

main corner materials and systems

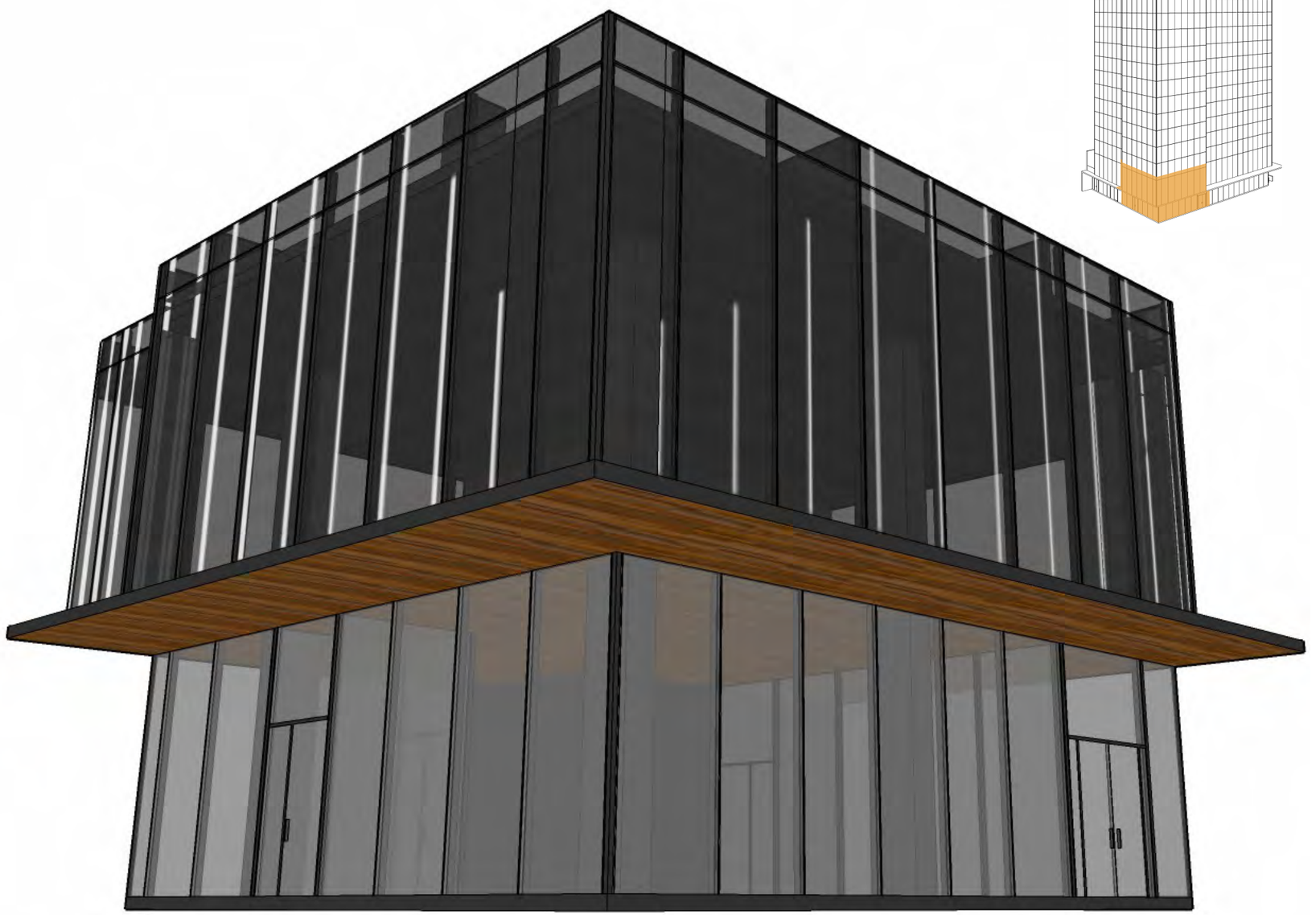
Unitized curtain wall with minimal silicone mullions and spandrel glass at slab

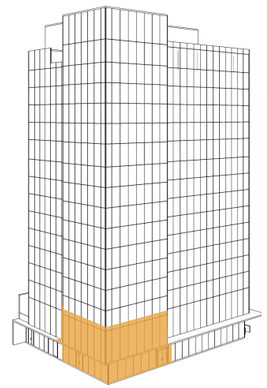


Unitized curtain wall with dot frit pattern to create visual interest and privacy

Wood panel soffit with c-channel edge

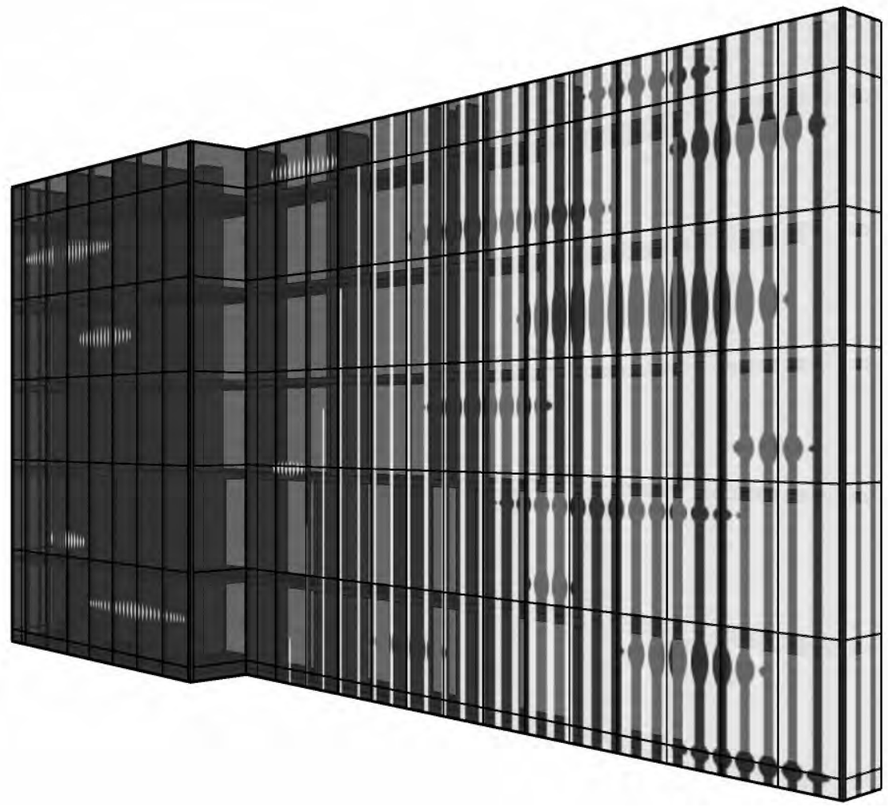
Vision glass curtainwall at ground level

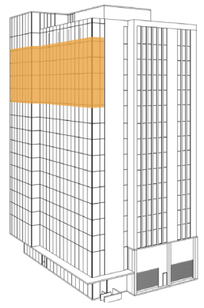


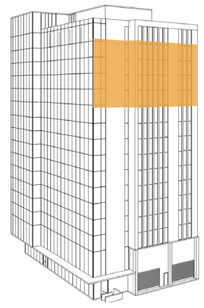


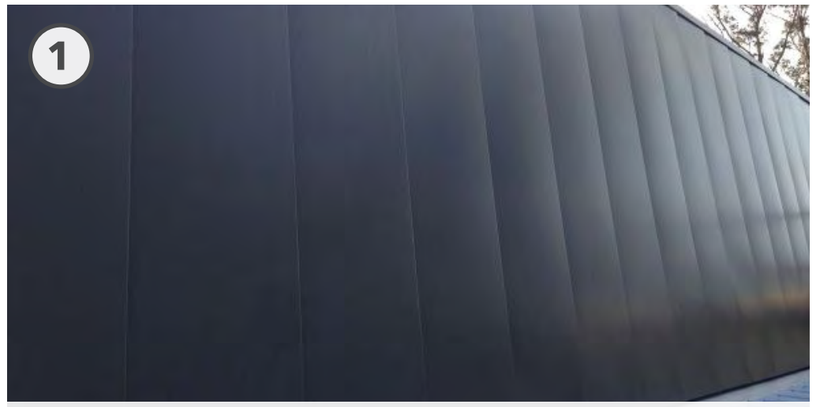
material & color palette

materials and systems

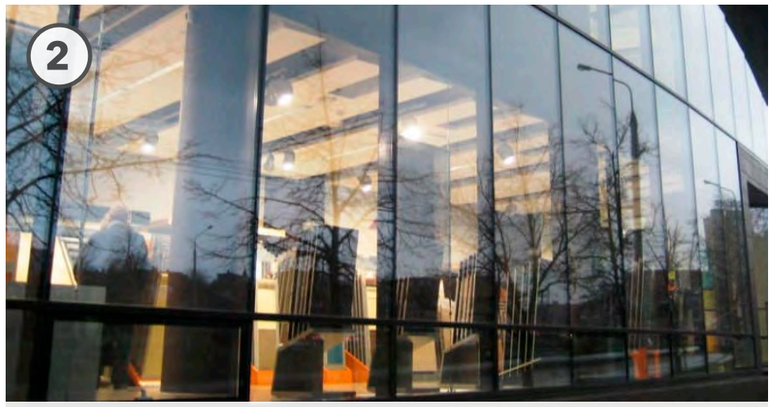








Metal cladding system in black

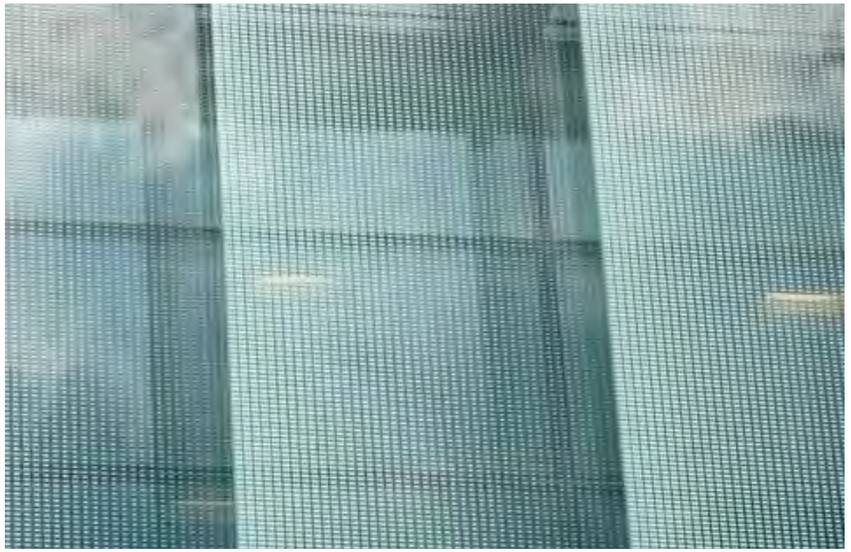


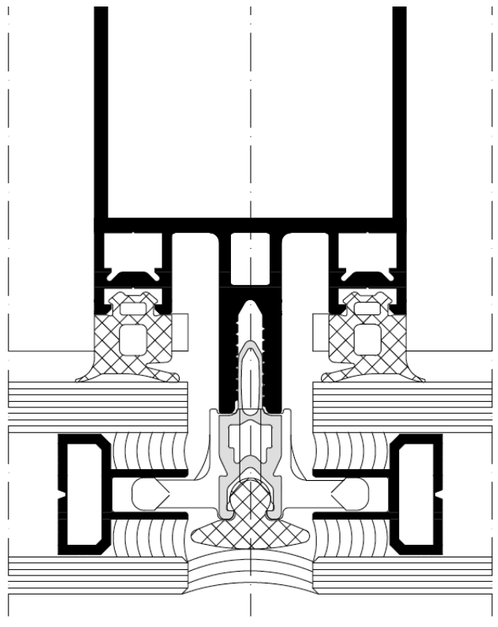
Stick curtain wall system

Vertical striped fritt patterned glass

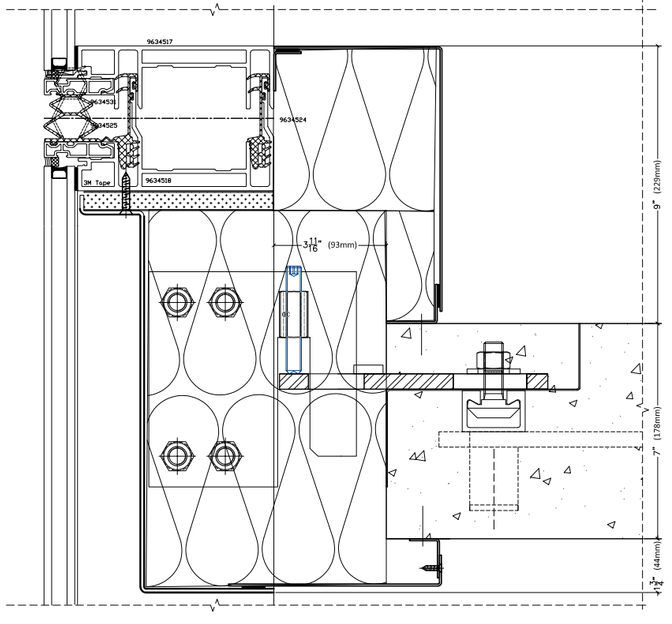
façade details

details & examples of fritted glass & unitized curtain wall system

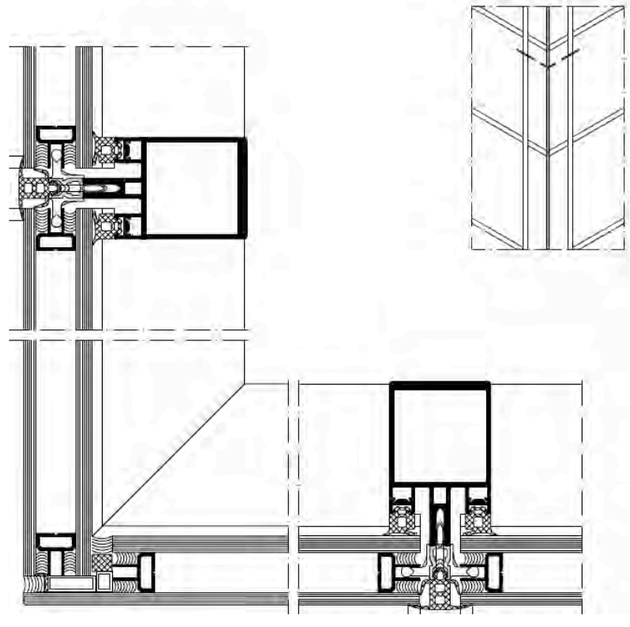




UNITIZED CURTAIN WALL PLAN DETAIL - SILICONE MULLION



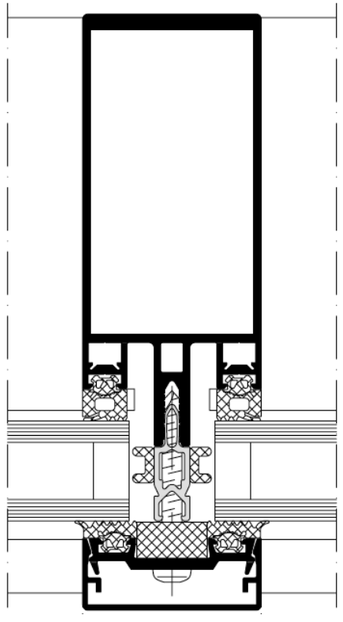
UNITIZED CURTAIN WALL SYSTEM SECTION DETAIL AT SLAB



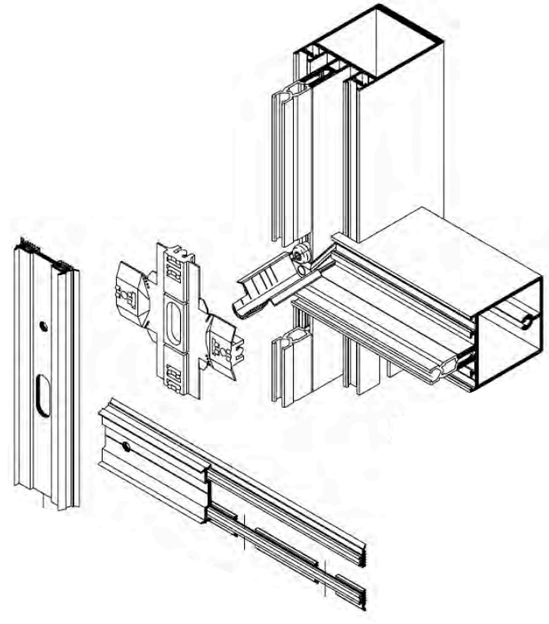
UNITIZED CURTAIN WALL PLAN DETAIL - SILICONE MULLION

façade details

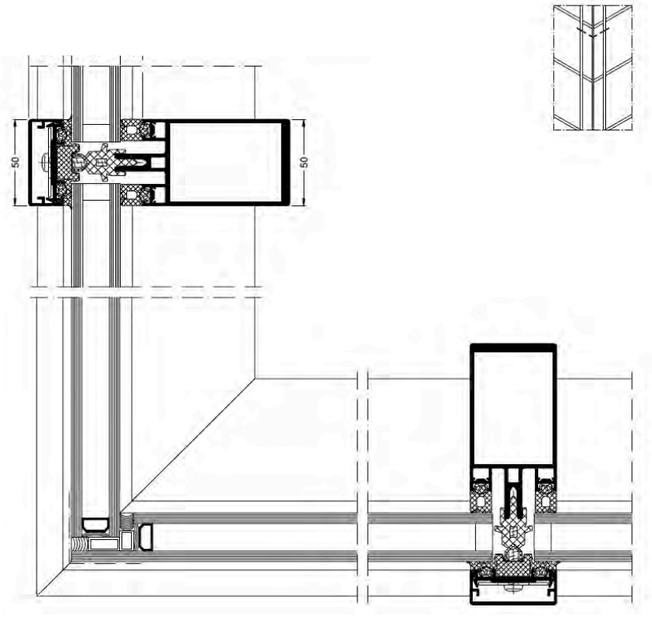
details & examples of fritted glass & stick built curtain wall system



STICK BUILT CURTAIN WALL PLAN DETAIL - ALLUMINUM MULLION



STICK BUILT CURTAIN WALL JOINT DETAIL AXON



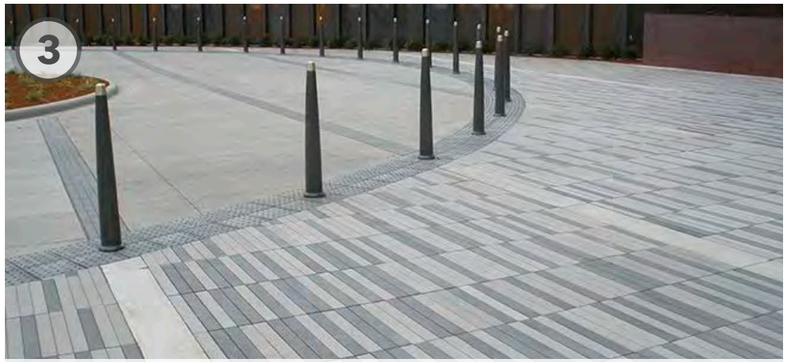
STICK BUILT CURTAIN WALL PLAN DETAIL - CORNER JOINT

landscape

first level street scape design

Urban Pinnacle Oak

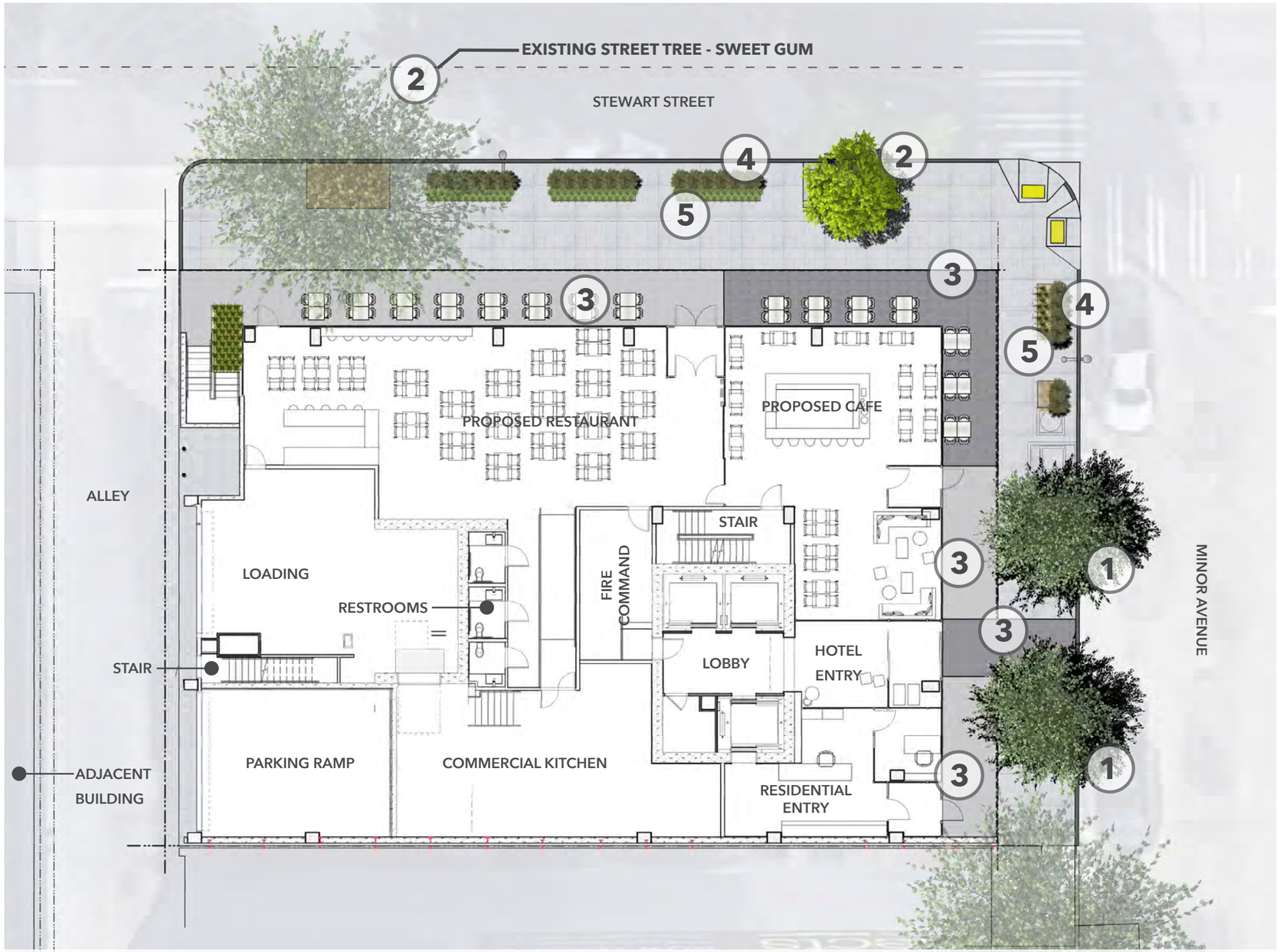
Sweetgum



Narrow modular pavers delineating main hotel entry and outdoor seating

Japanese Holly

Coral Bells

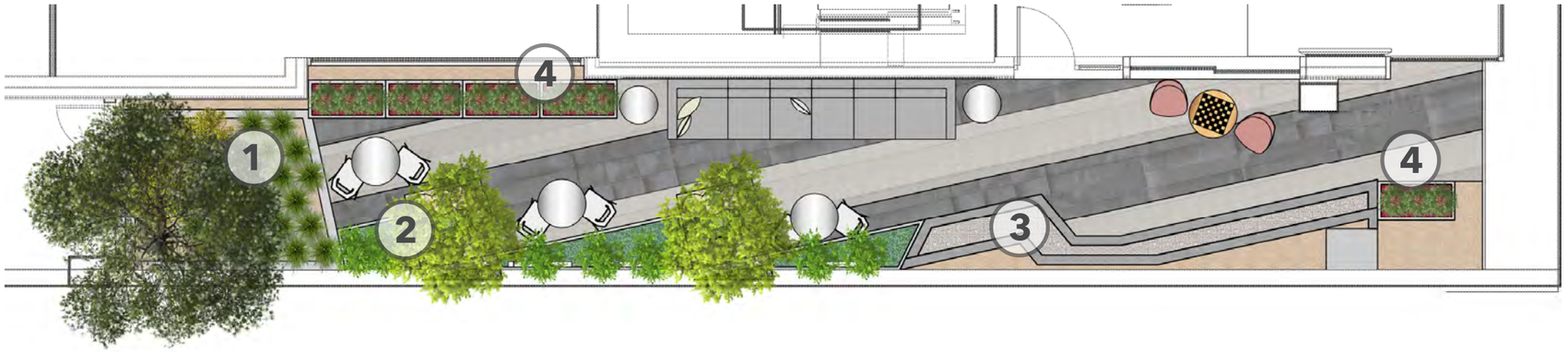


First level landscape plan

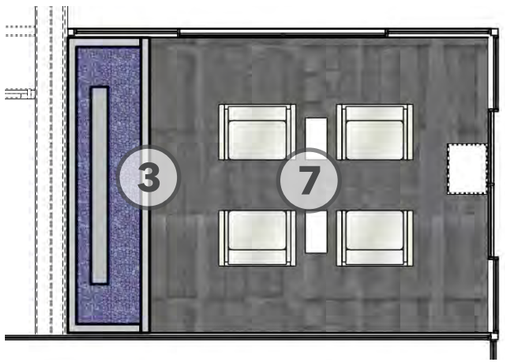
*drawings not to scale

landscape

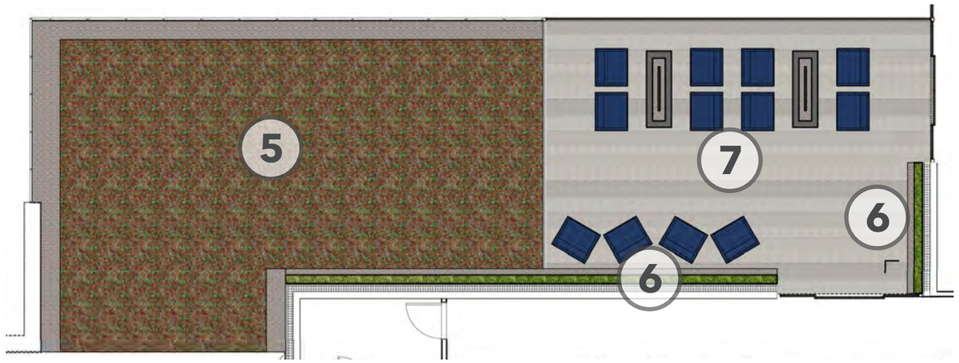
hotel & residential amenity outdoor space



SECOND FLOOR HOTEL AMENITY DECK

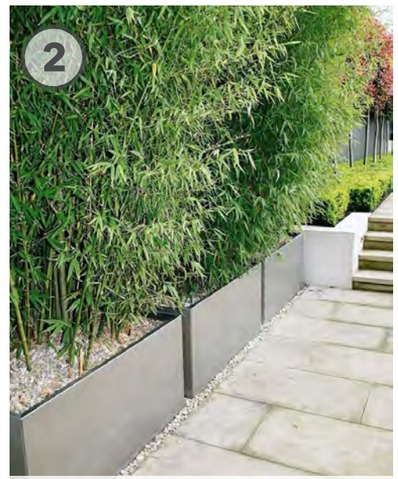


SIXTEENTH FLOOR RESIDENTIAL PENTHOUSE DECK

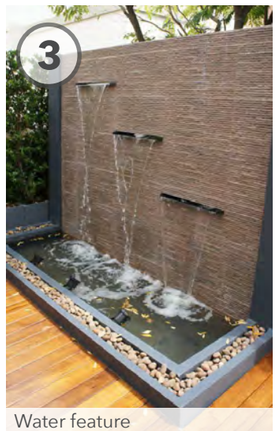


SEVENTEENTH FLOOR RESIDENTIAL AMENITY DECK

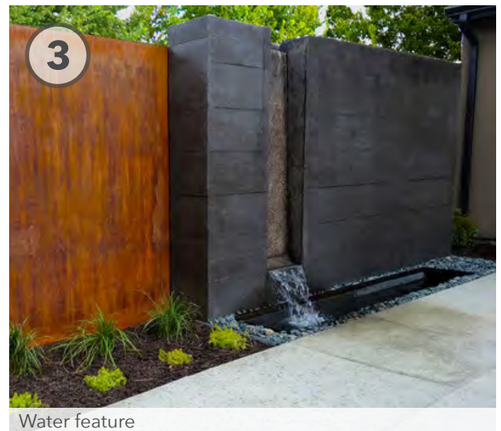
Raised planter w/ local trees and grasses



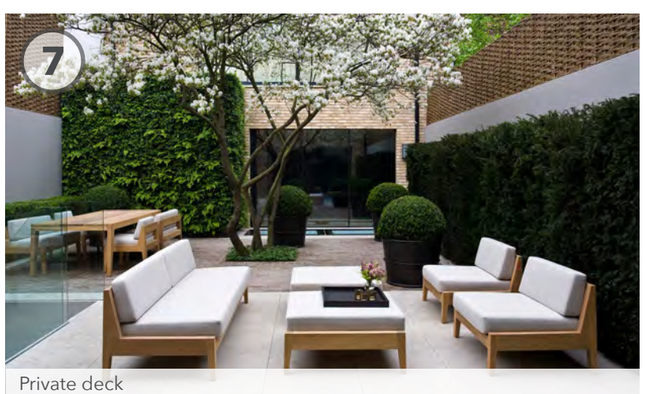
Raised planters w/ bamboo



Water feature



Water feature



Private deck

Green wall

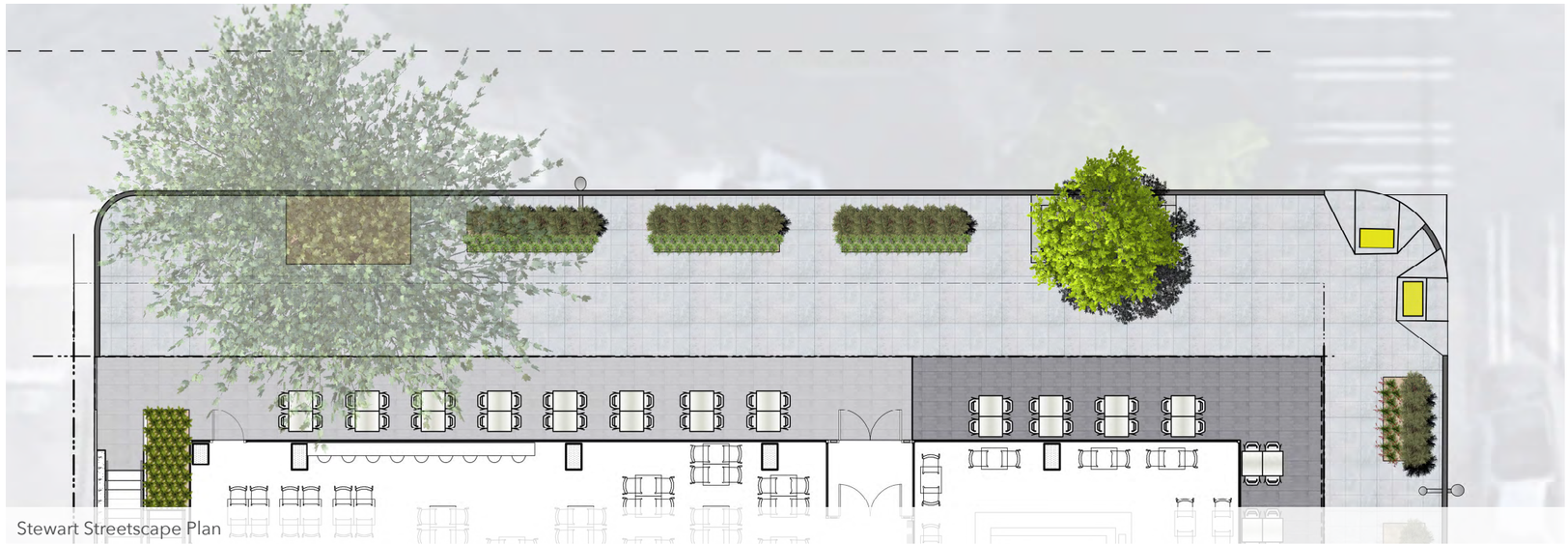
Sedum Tile

Nandina Domestica

pedestrian experience

street level pedestrian experience - stewart st

Stewart Pedestrian Street Section



Stewart Streetscape Plan

Stewart Pedestrian Elevation

pedestrian experience

street level pedestrian experience - minor ave

Minor Streetscape Plan

Minor Pedestrian Elevation

Minor Pedestrian Street Section

pedestrian experience

street level pedestrian experience renderings - stewart st

pedestrian experience

street level pedestrian experience renderings - minor ave

pedestrian experience

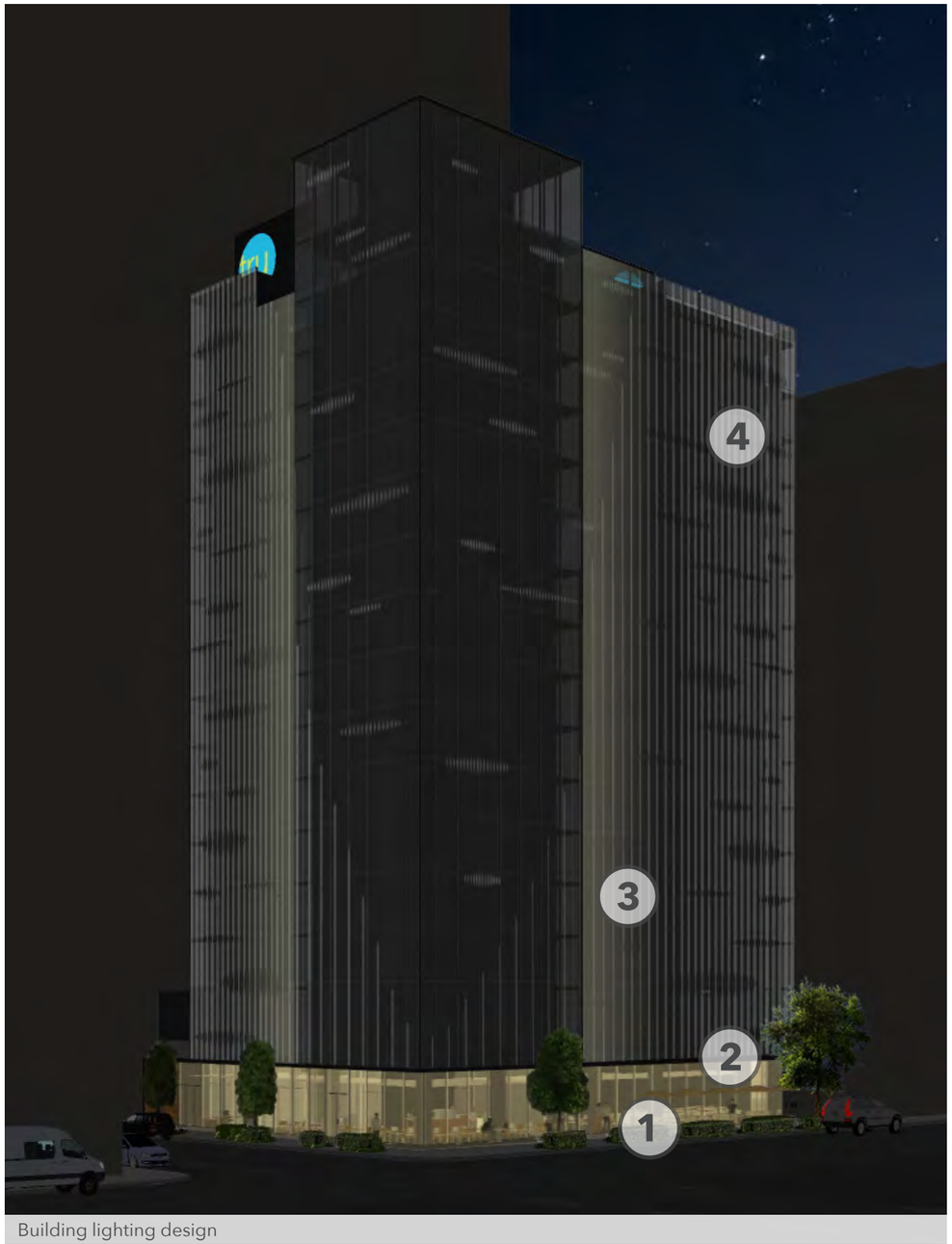
street level pedestrian experience renderings - corner facing down minor avenue

pedestrian experience

street level pedestrian experience renderings - minor ave

exterior lighting

lighting design design plan diagram



Building lighting design

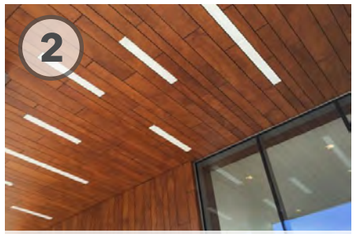
Ground level lighting plan

*drawings not to scale

exterior lighting

lighting concept & fixtures

LED strip wall wash along permiter



LED strip lights embedded in canopy

LED wallwash

Backlit fcurtain wall with fritted glass

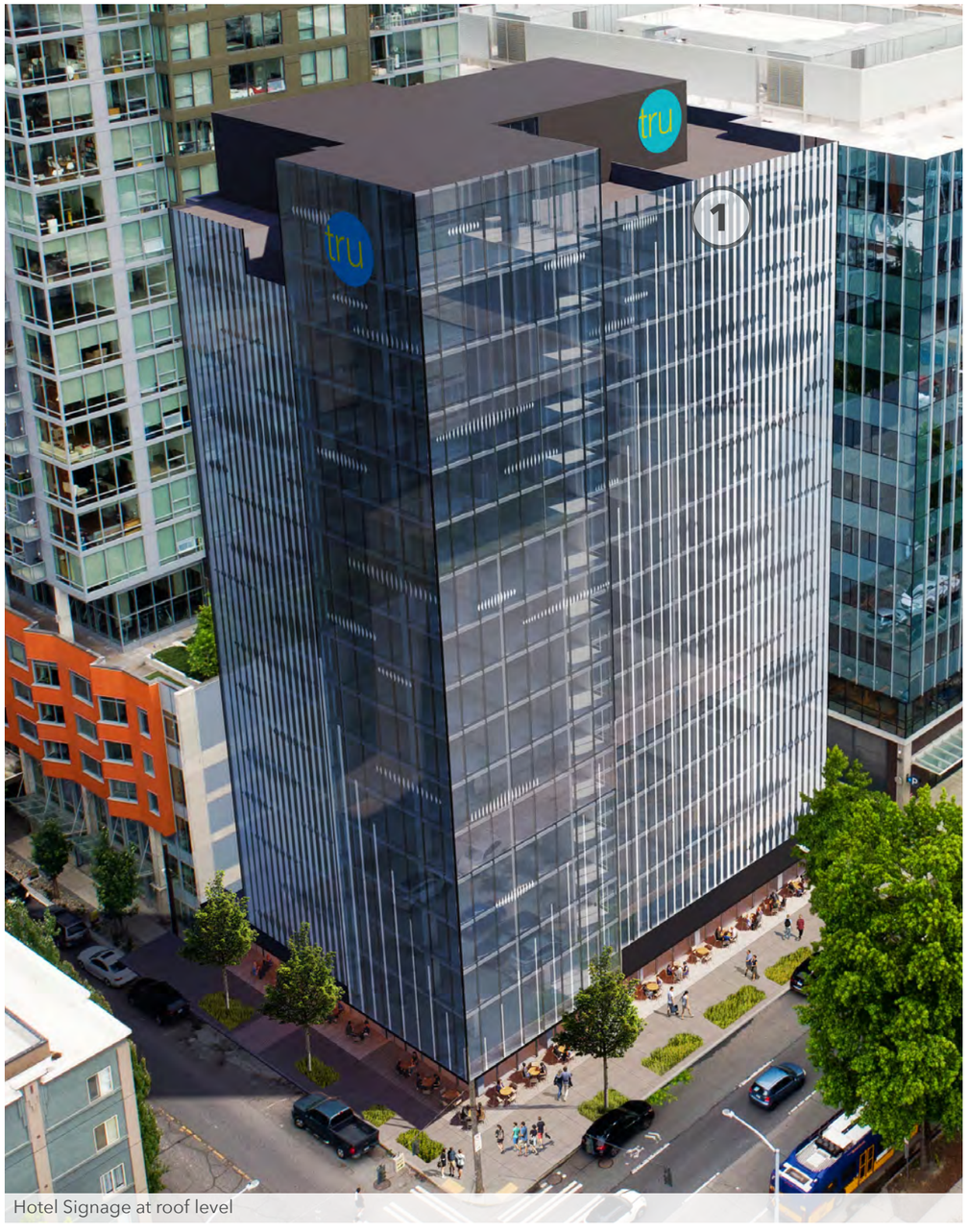
Phillips recessed Strip LED for wall wash and accent

WAC trimless recessed downlight at entry points

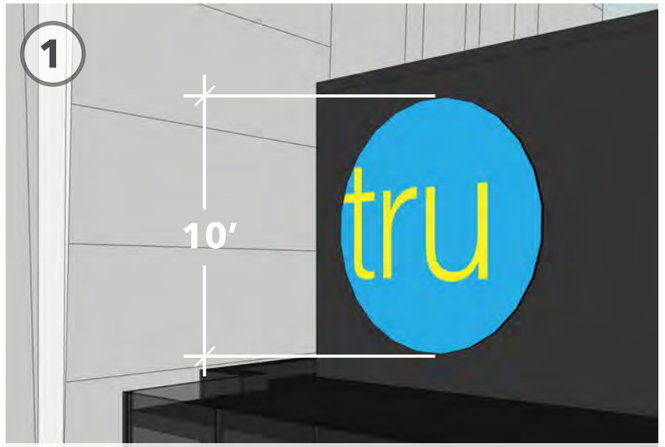
Pedestrian view of streetscape lighting experience

signage concept

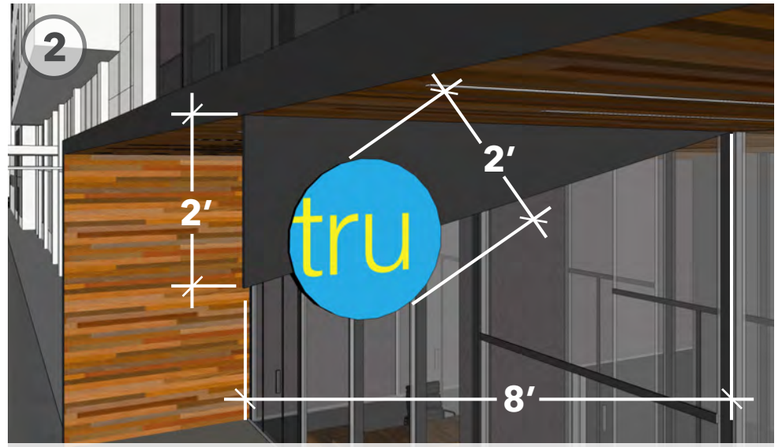
hotel brand signage & signage plan diagram



Hotel Signage at roof level



Hotel brand signage at roof

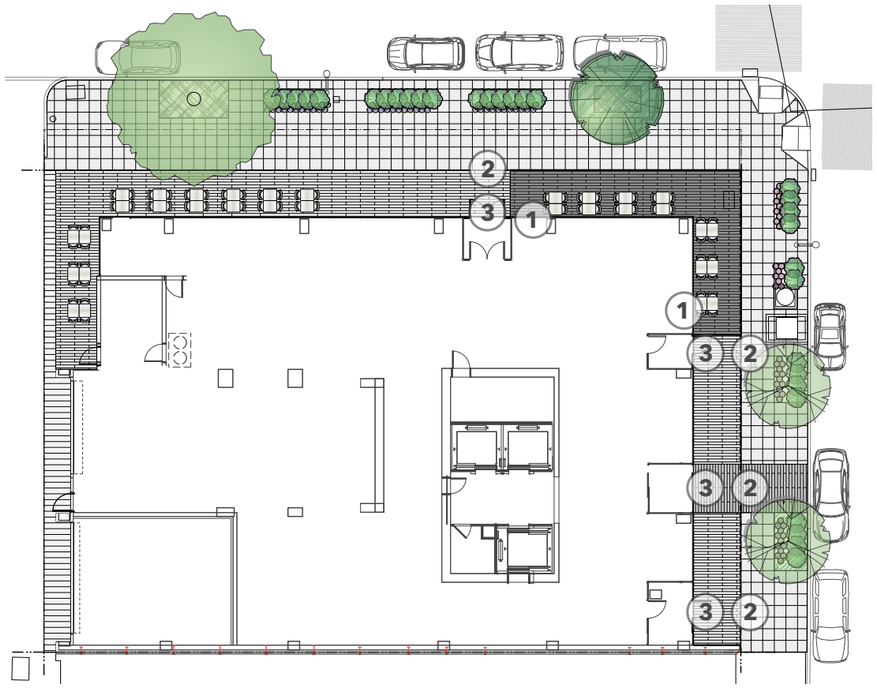


Hotel brand entry blade signage at canopy

Hotel entry blade signage at canopy

signage concept

canopy design & brand signage



STREET LEVEL SIGNAGE PLAN DIAGRAM

Film on glass signgage at street level

Cast letter at canopy

Concrete embed address signage

Pedestrian view example of streetscape signage experience


tru
tru

third place design
co-operative
where architecture meets community