

# 1121 STEWART ST

DESIGN REVIEW RECOMMENDATION 2 PROPOSAL SDCI #3025003 / DECEMBER 2019





# project introduction

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## contacts

### ARCHITECT:

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### OWNER:

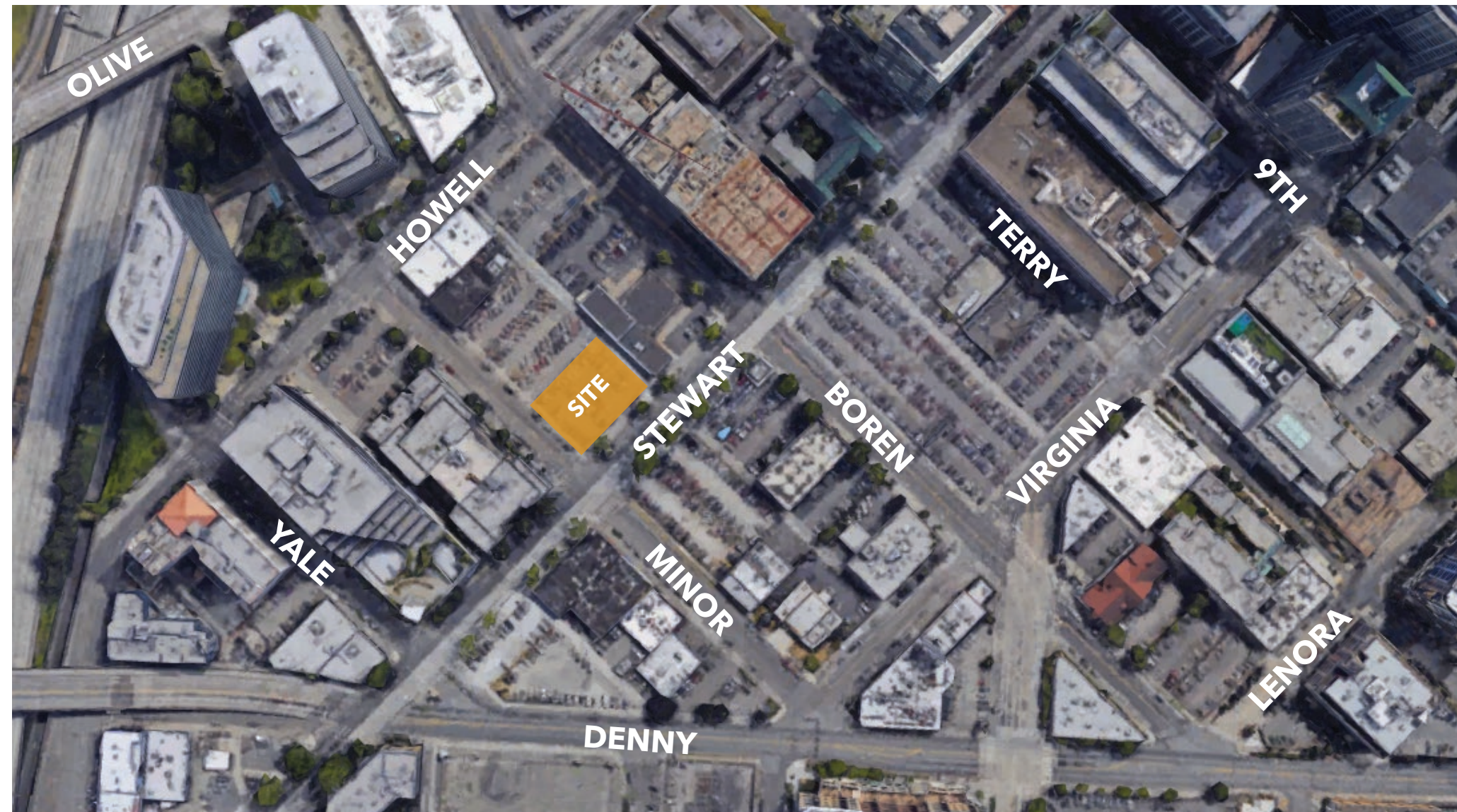
Nipo Downtown Hotel, Inc  
Rajbir Sandhu, Owner  
Dan Mitzel, Owner's Rep. email: danmitzel@mitzel.net

## 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	Hotel Rooms: 179
Proposed Building Height: 157'-10"	Residential Units: 50
Lot Size: 9,960 SF	Parking: 50 stalls provided
Allowed FAR: 5 + 3 (incentives) = 8	Bike Parking: 34 stalls
Allowable FAR: 79,680.00 SF	
Proposed FAR: 79,634.44 SF	
Total Commercial SF: 4,158 SF	



# design concept

## precedents for organic frit design

Landrover Office - Shanghai, China



Landrover Office - Shanghai: organic frit pattern design



Landrover Office - Shanghai: frit facade pattern



Landrover Office - Shanghai: frit pattern at night



Landrover Office - Shanghai: pedestrian level experience

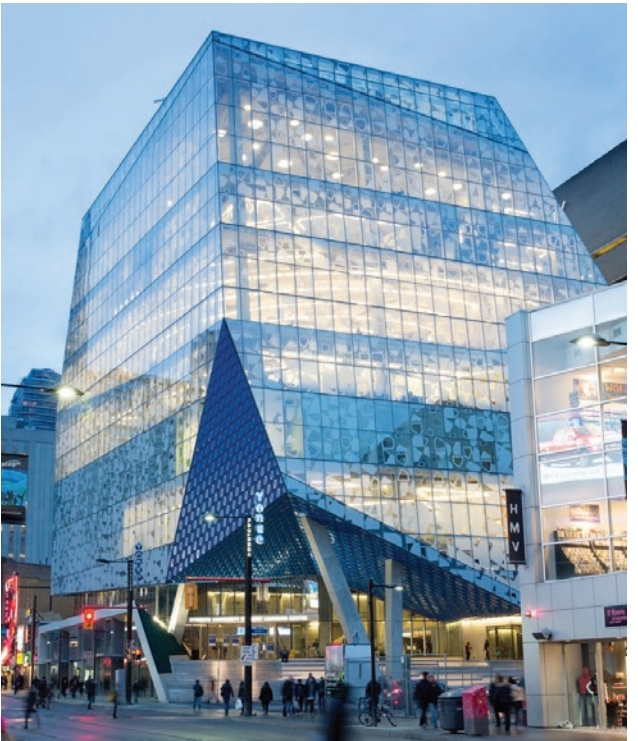
Ryerson University - Toronto, Canada



Ryerson University: organic frit pattern design



Ryerson University: organic frit pattern design close up



Ryerson University: frit pattern design at night



Ryerson University: organic frit pattern design interior experience

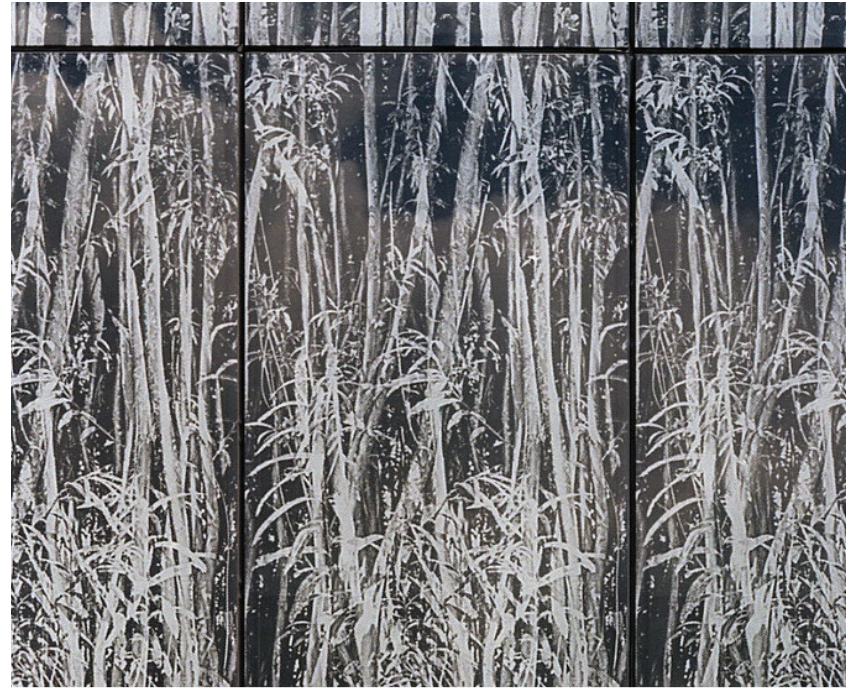
# design concept

precedents for organic frit design

Utrecht Library - Utrecht, Netherlands



Utrecht Library: organic frit pattern design



Utrecht Library: tree frit facade pattern

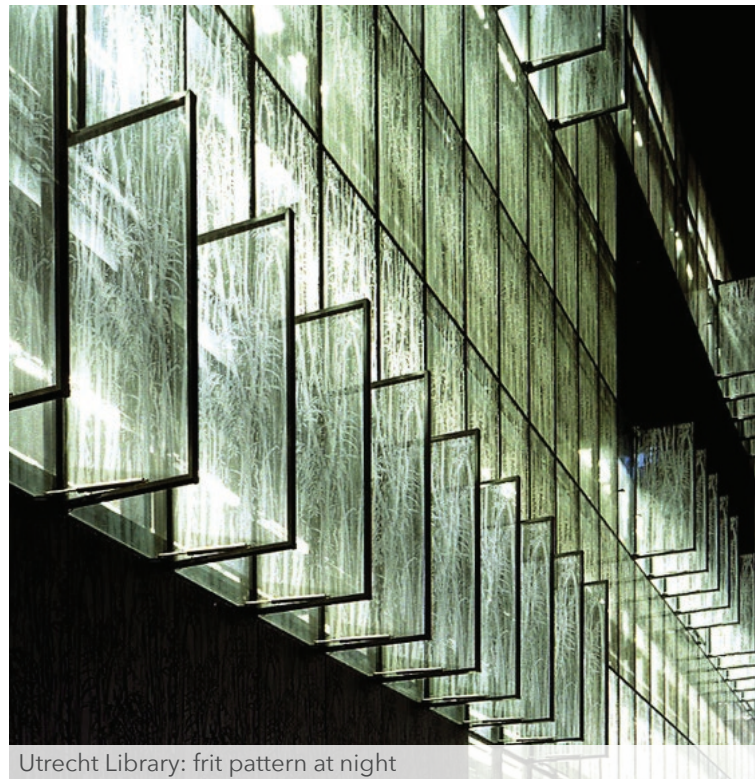
Hotel Renaissance - Paris, France



Hotel Renaissance: organic frit pattern design



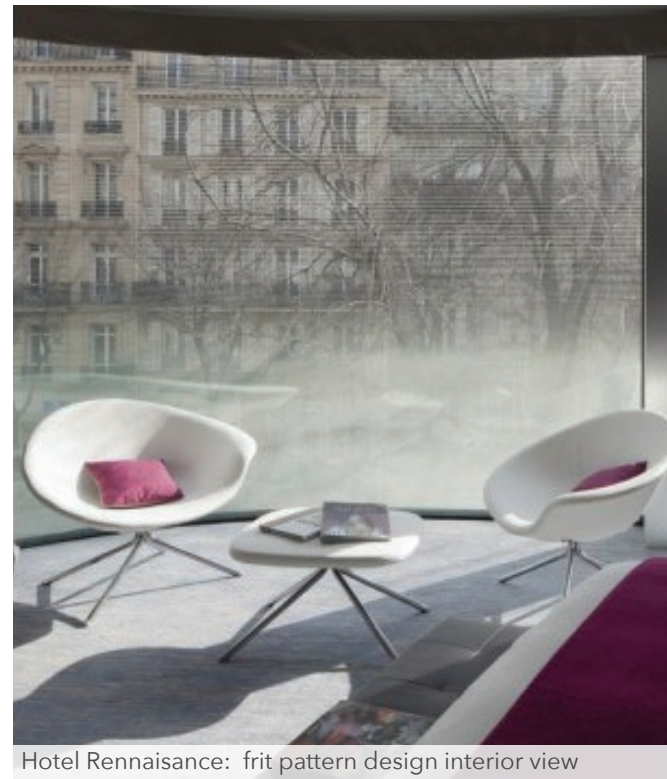
Hotel Renaissance: organic frit pattern design close up



Utrecht Library: frit pattern at night



Utrecht Library: frit pattern interior experience



Hotel Renaissance: frit pattern design interior view



Hotel Renaissance: horizontal line ombre frit pattern interior close up view

# design concept

## birch tree inspiration & patterning explorations



Birch bark organic variation in size, shape and placement of stripes



Birch peel to reveal darker color raw bark beneath



First iteration of literal birch pattern in perforated metal over curtain wall in previous design



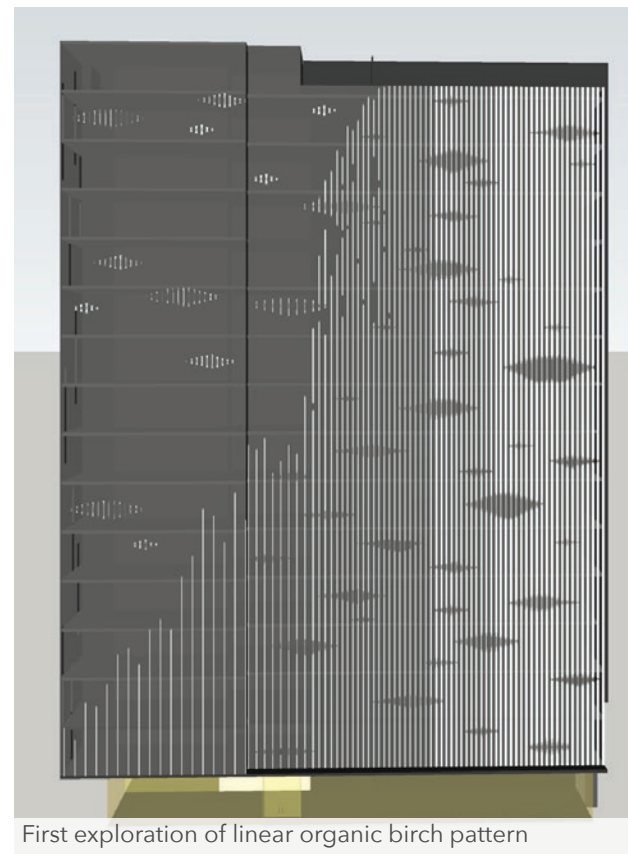
Birch bark frit exploration



Birch bark organic variation in shape and color



Birch peel to reveal darker color raw bark beneath



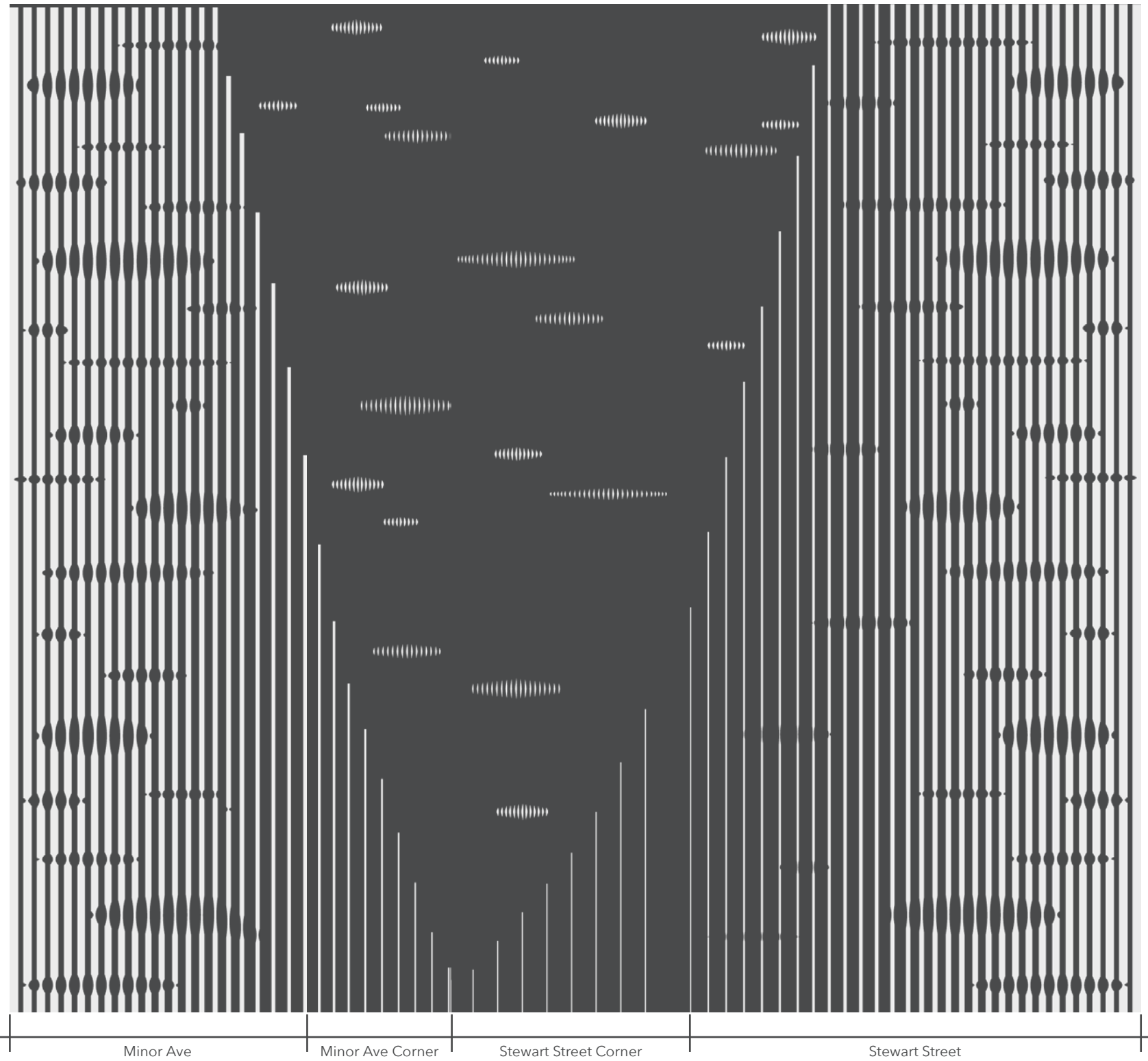
First exploration of linear organic birch pattern

### patterning exploration:

- original design worked with patterns in perforated metal
- then we moved away from perforated metal for a more translucent and cost effective option, a fritted glass.
- we first started with more literal yet abstracted photorepresentations of birch bark.
- then, missing the linear nature of the perforated metal panels, we began to explore what playing with texture, tonality and visual affect a linear ombre could provide.
- the pattern naturally breaking apart as it reaches the main corner of the building where the best views from the interior occur. this was intended to invoke the feeling of the peeling away of the bark as it reached the corner.
- thicker frit occurring at edges to provide maximum privacy and interest for hotel and residential units.
- to play with the birch inspiration, we began to both intentionally and randomly pull away portions of the frit across the field of the pattern to create visual interest from the exterior as well as provide interesting views to some interior areas.

# design concept

final organic birch bark motif frit design.



Entire graphic on all facades flattened for scale perspective



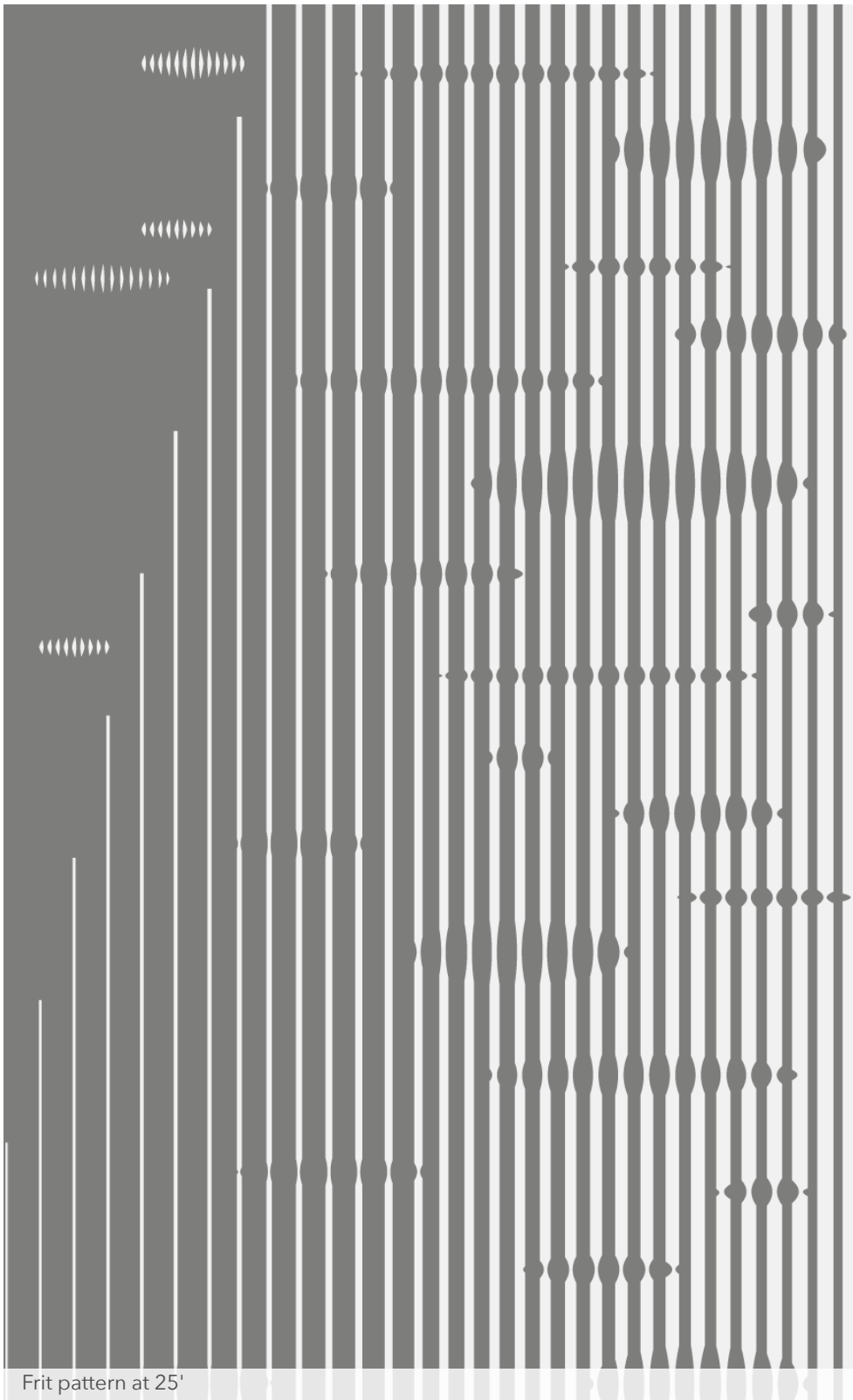
Graphic wrapped around building

# design concept

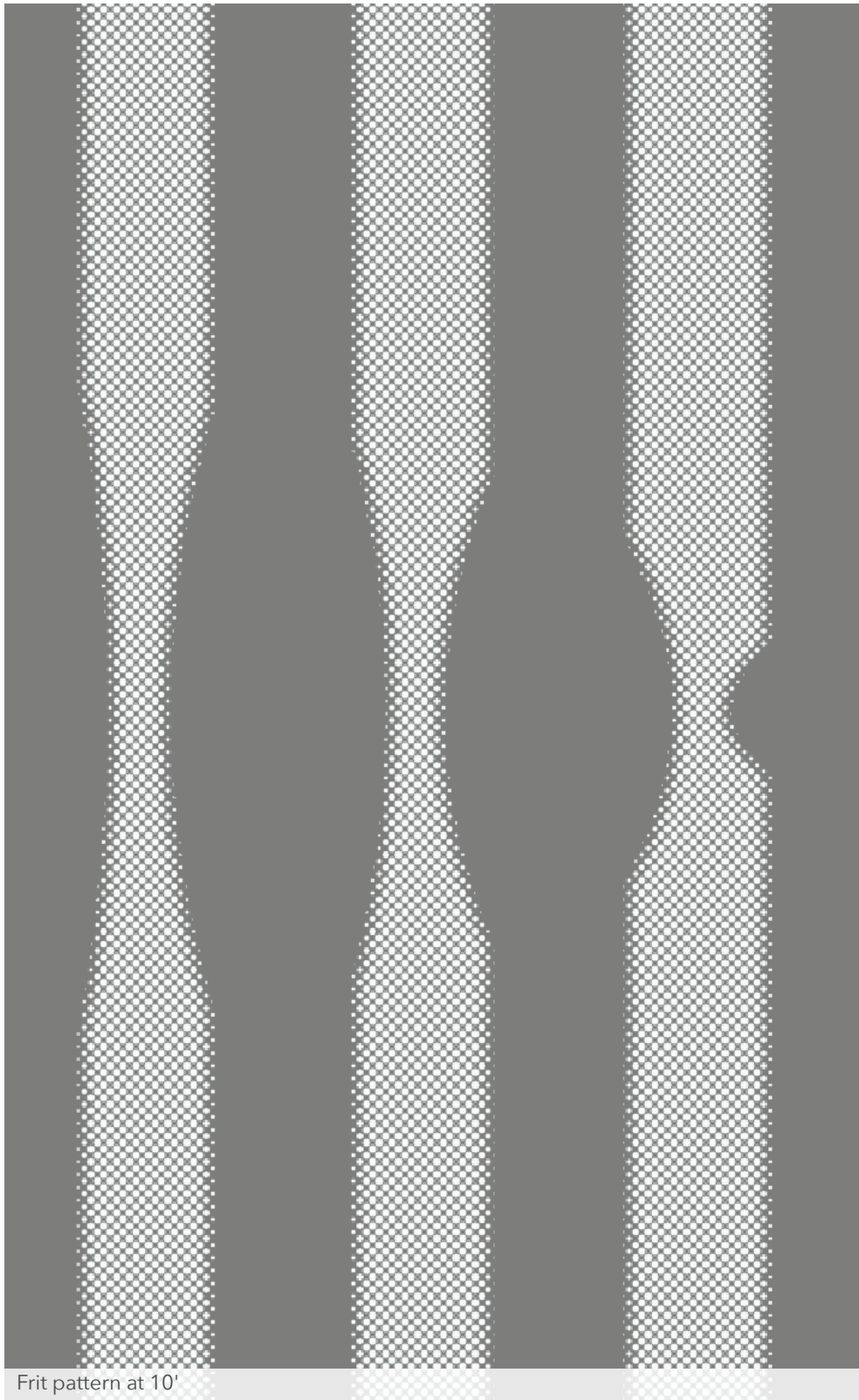
inspiration to practical application of frit pattern



Birch bark reference



Frit pattern at 25'

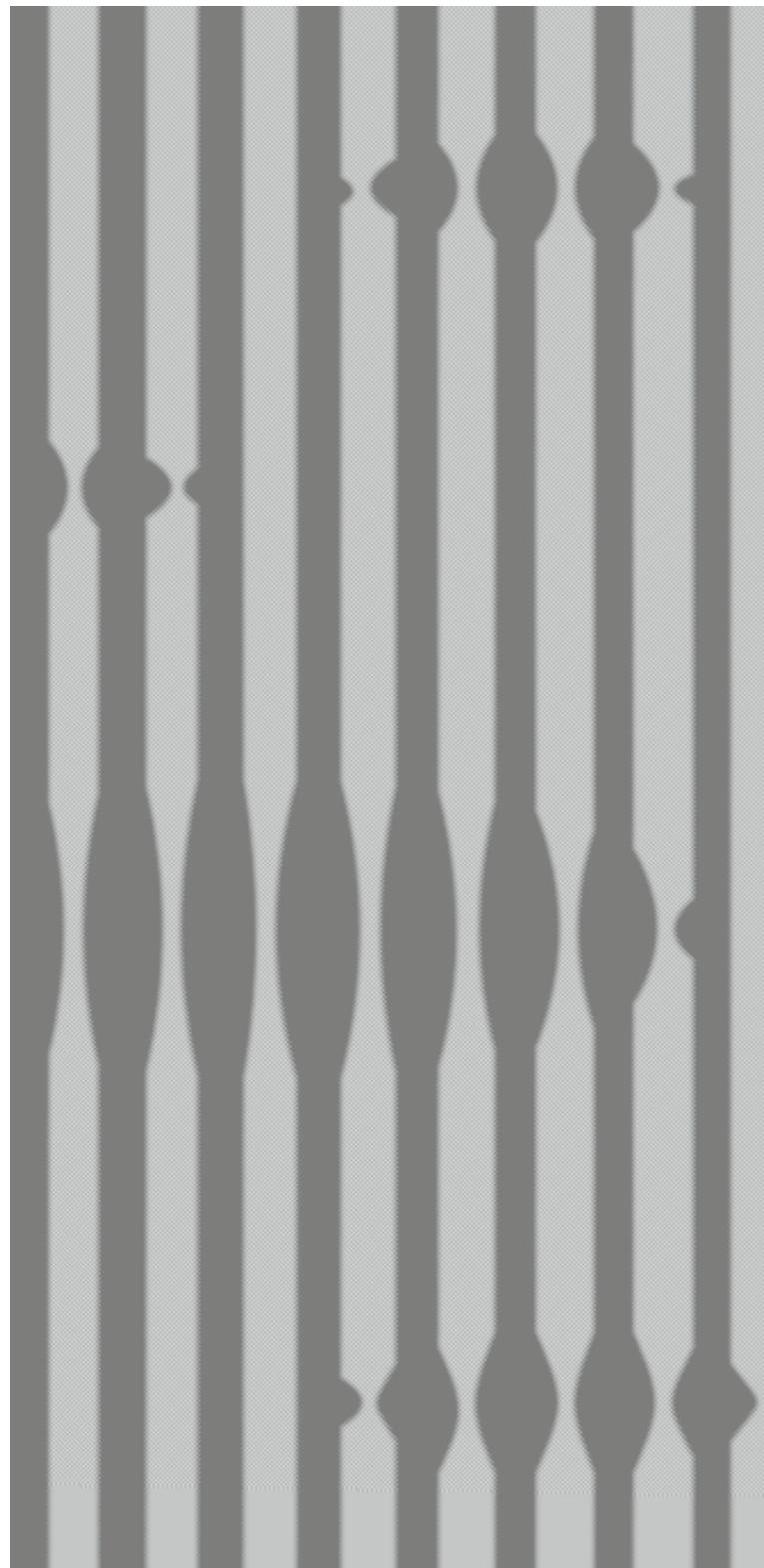


Frit pattern at 10'



# design concept

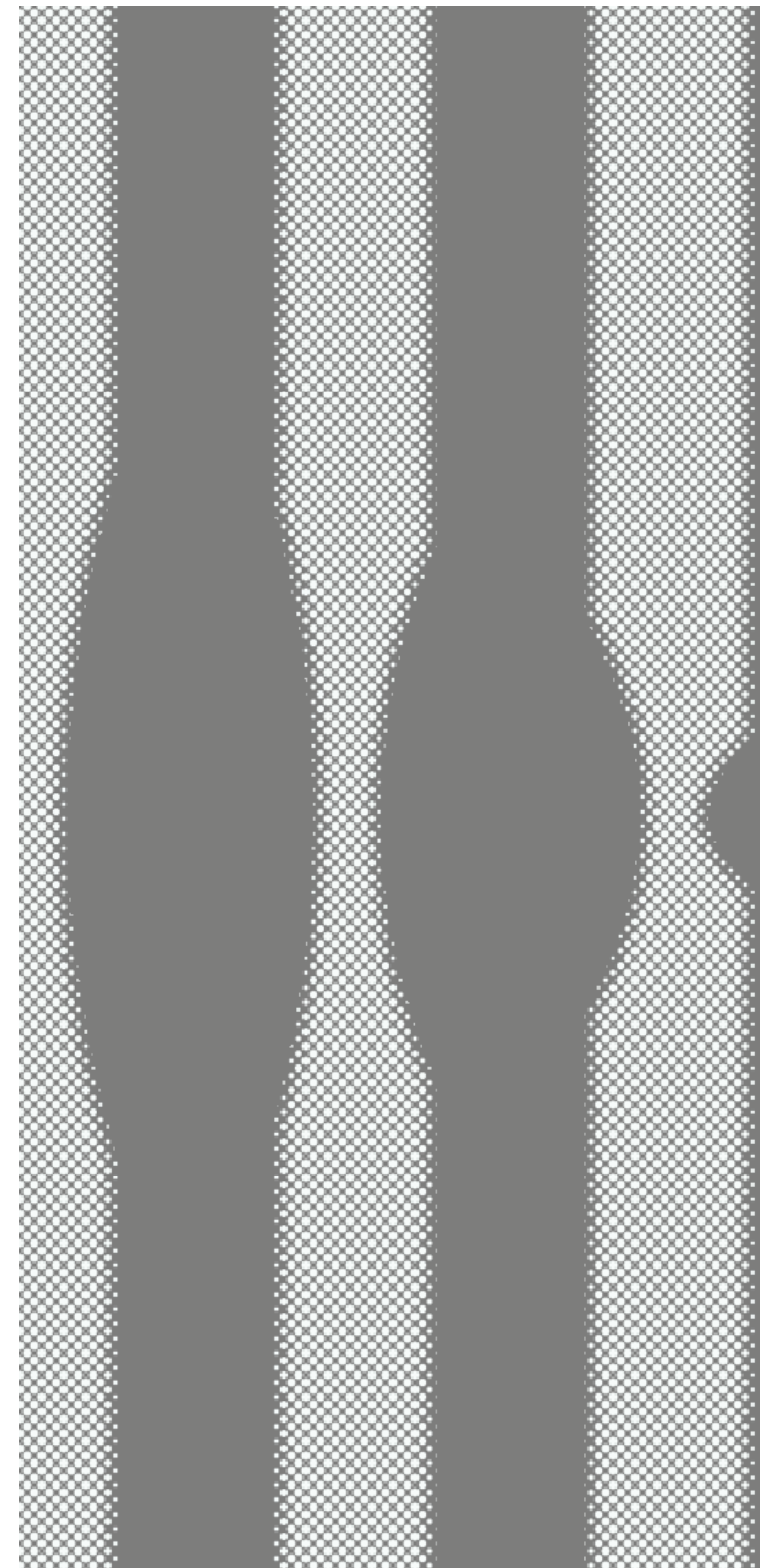
frit pattern experience at various distances



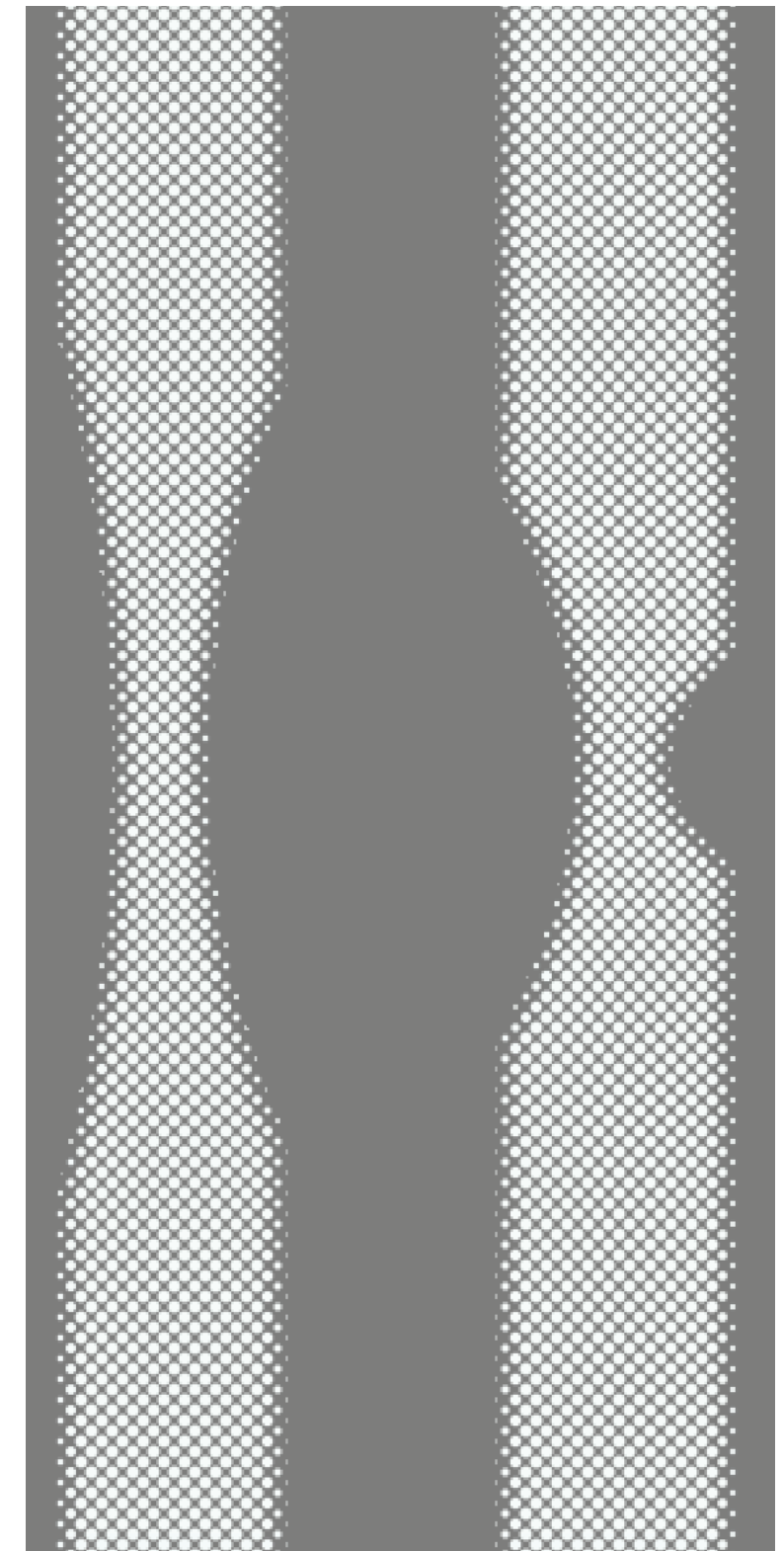
Frit pattern at 30'



Frit pattern at 20'



Frit pattern at 10'



Frit pattern at 5'

# design concept

elevation view



Stewart Street (north) elevation



Minor Avenue (east) elevation



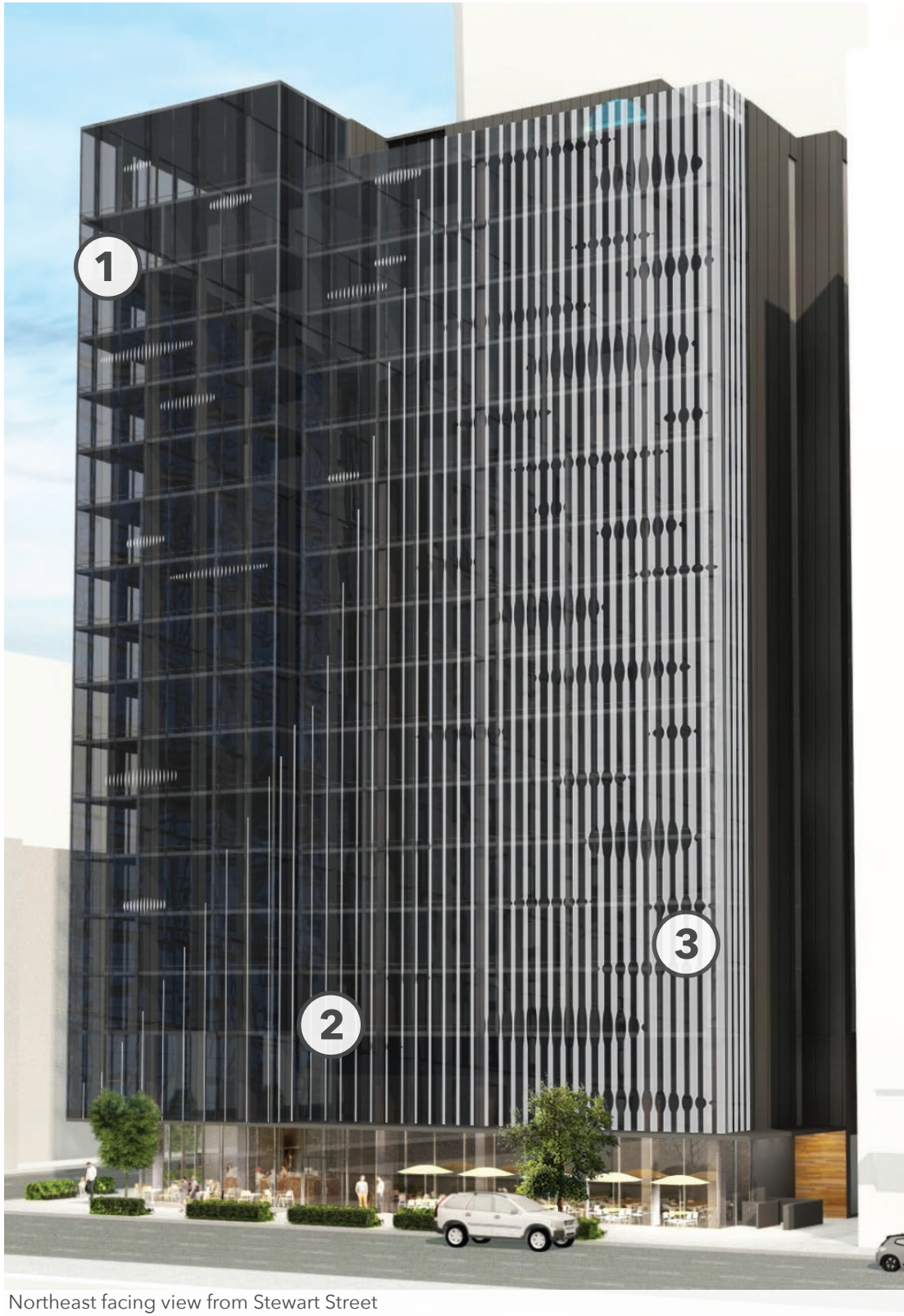
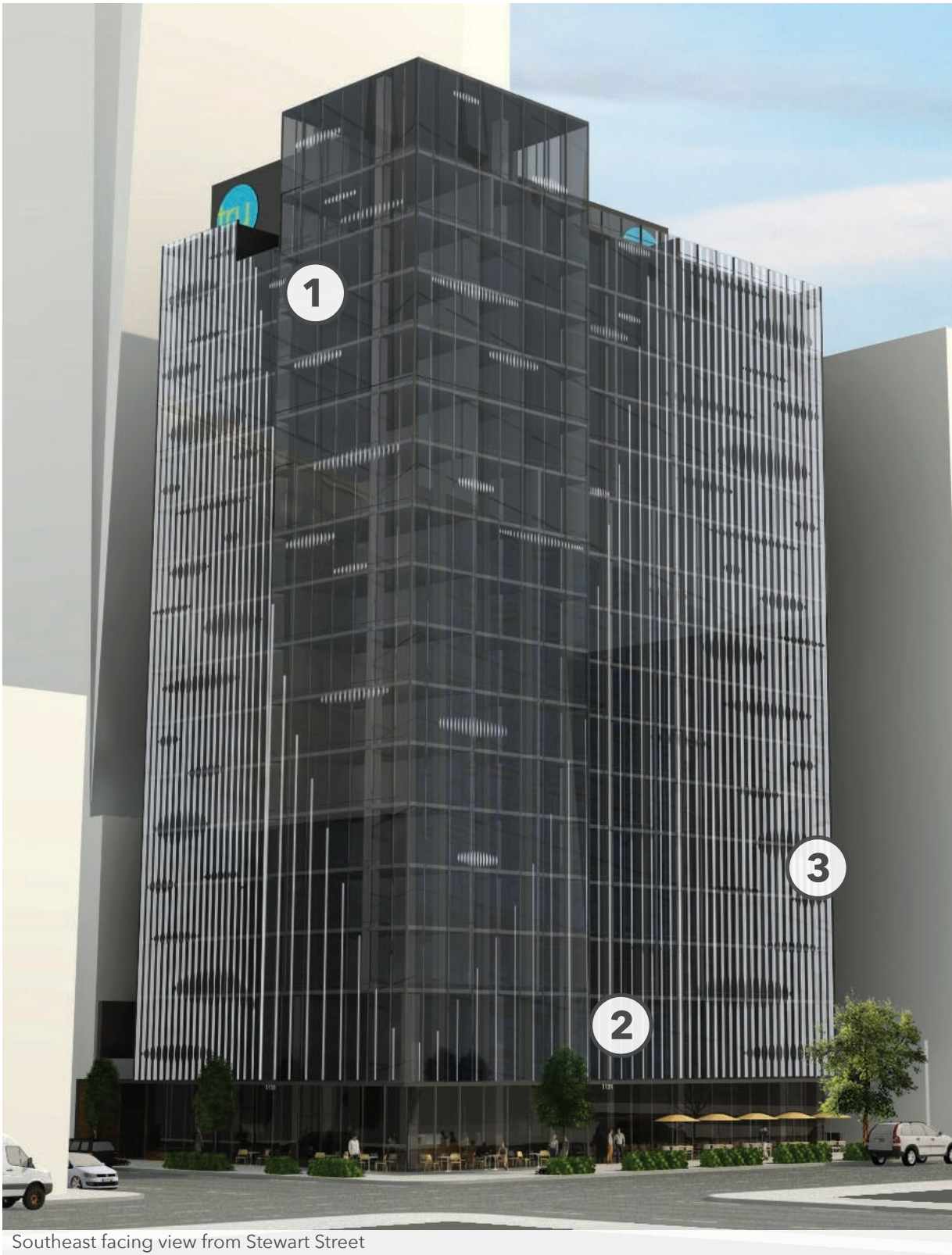
Courtyard (south) elevation



Alley (west) elevation

# frit design

perspective of frit pattern gradation



# design concept

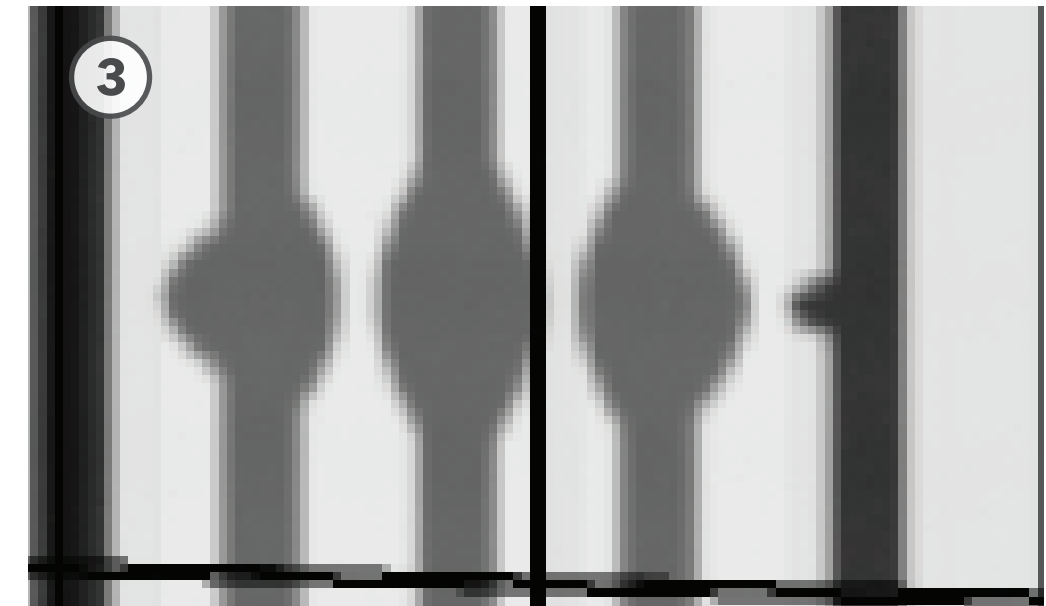
frit pattern at different facade locations and densities



Detail of reverse birch bark motif at corner of Stewart and Minor



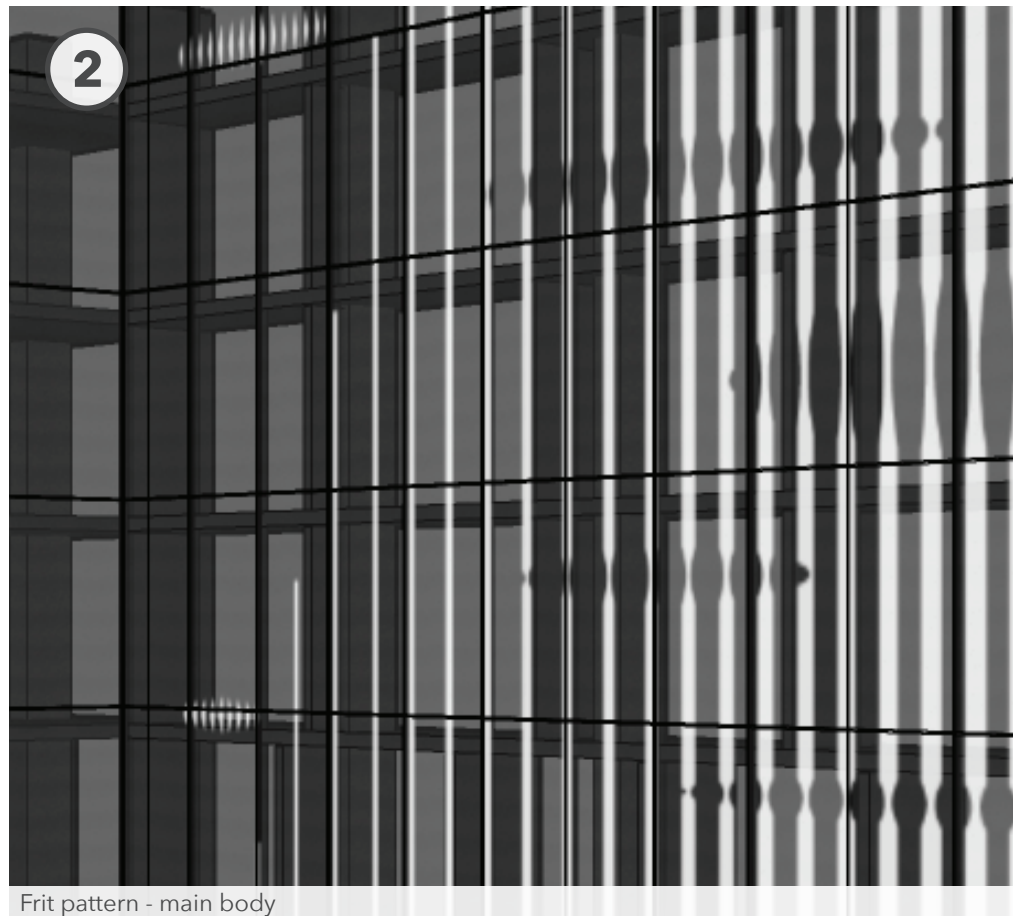
Detail of vertical lines - density of frit and height of vertical elements increase as they move away from the corner of Stewart and Minor. Density of reverse birch bark motif increases as density of vertical elements increase



Detail of reverse birch bark motif at heaviest density.



Frit pattern at corner



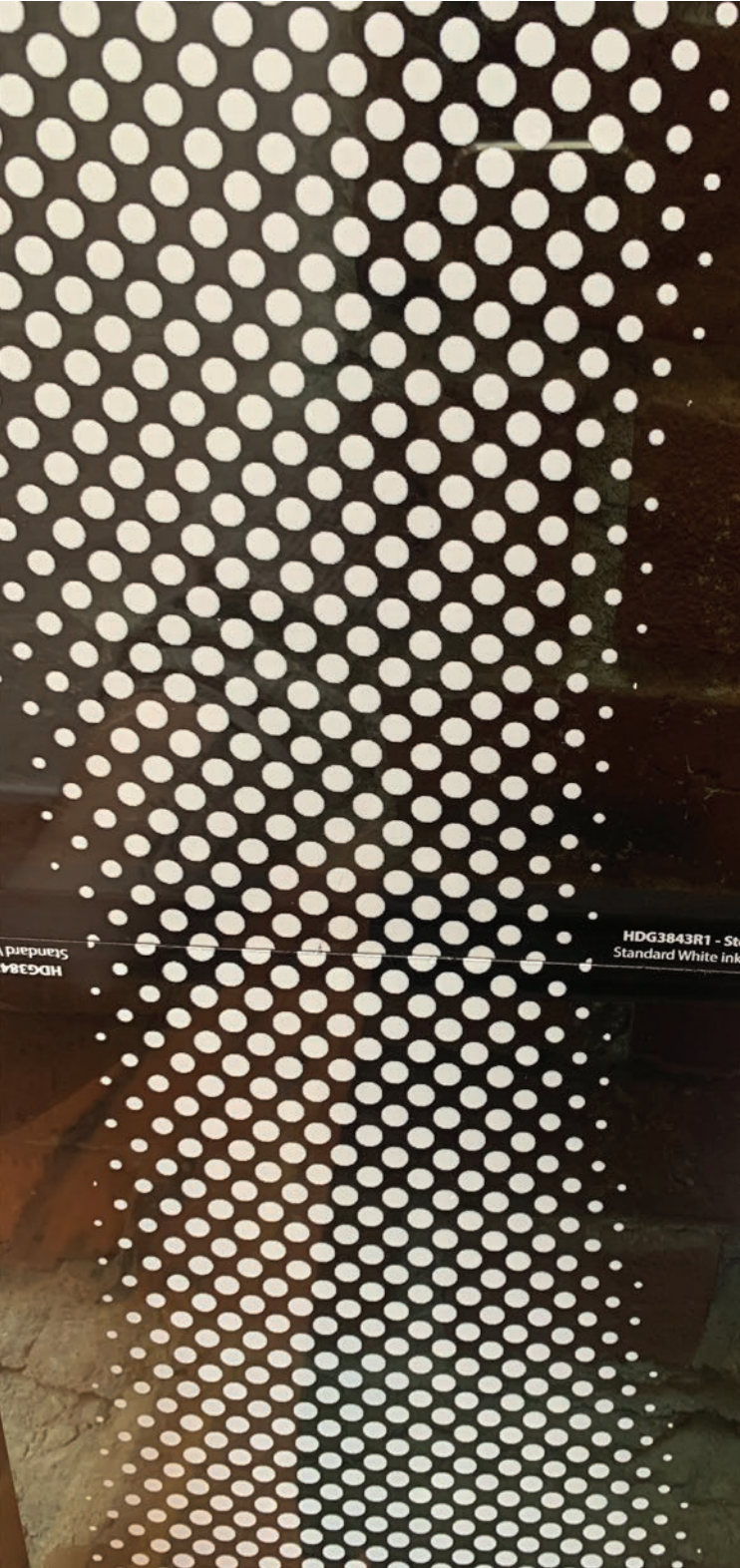
Frit pattern - main body



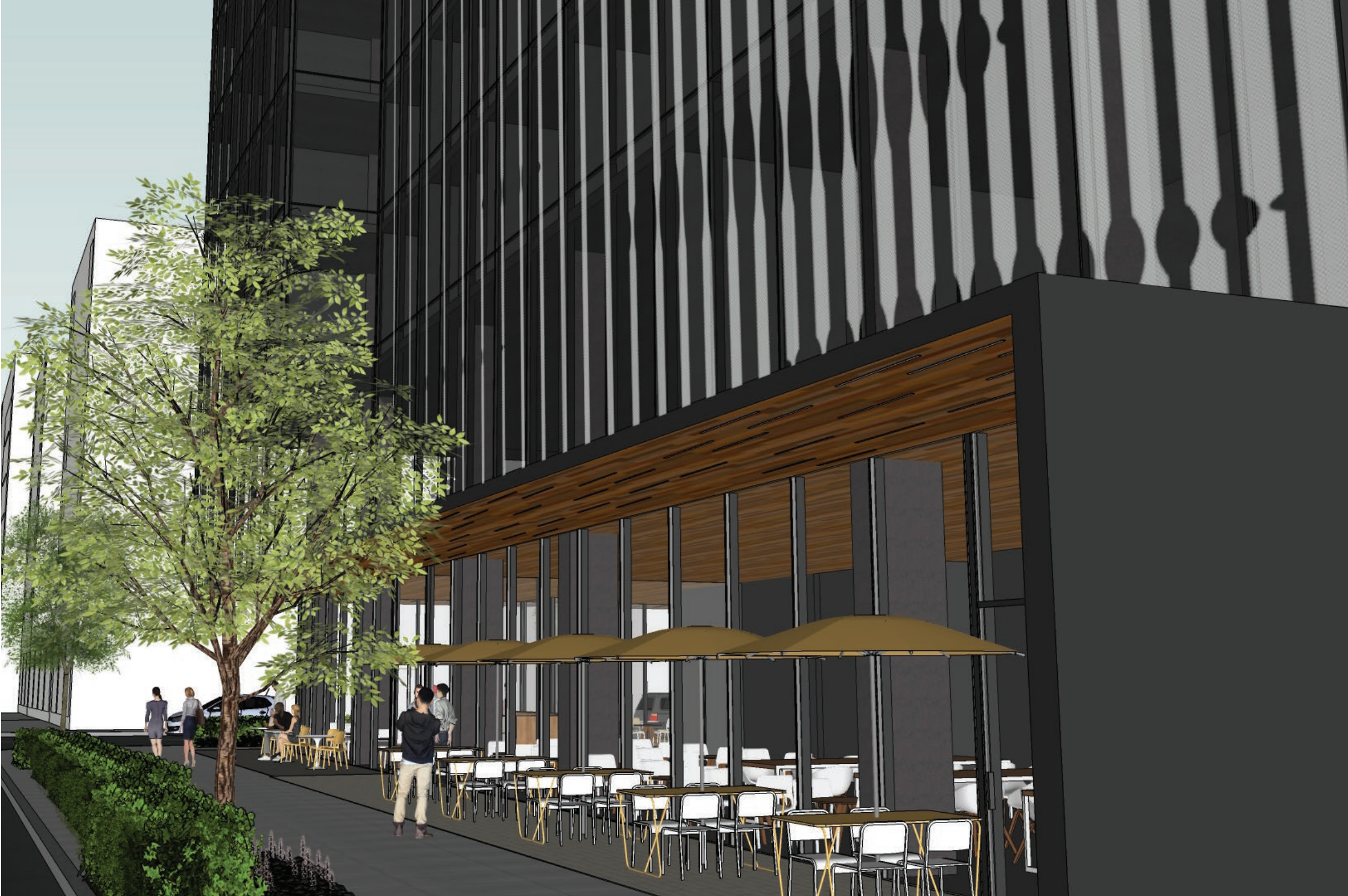
Frit pattern at alley corner transition

# frit design

frit pattern from pedestrian view



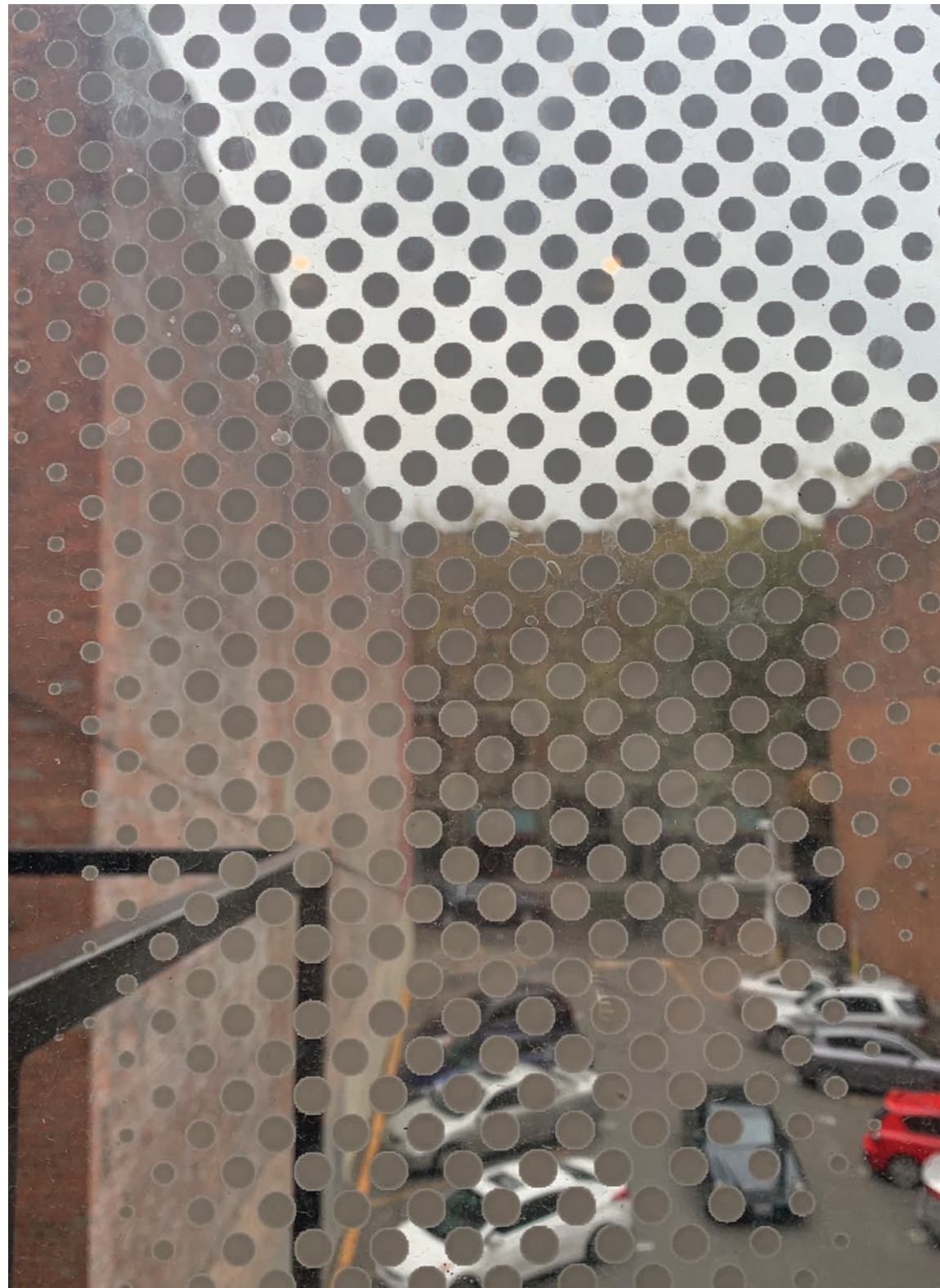
Photograph of frit pattern curtain wall glazing sample from exterior



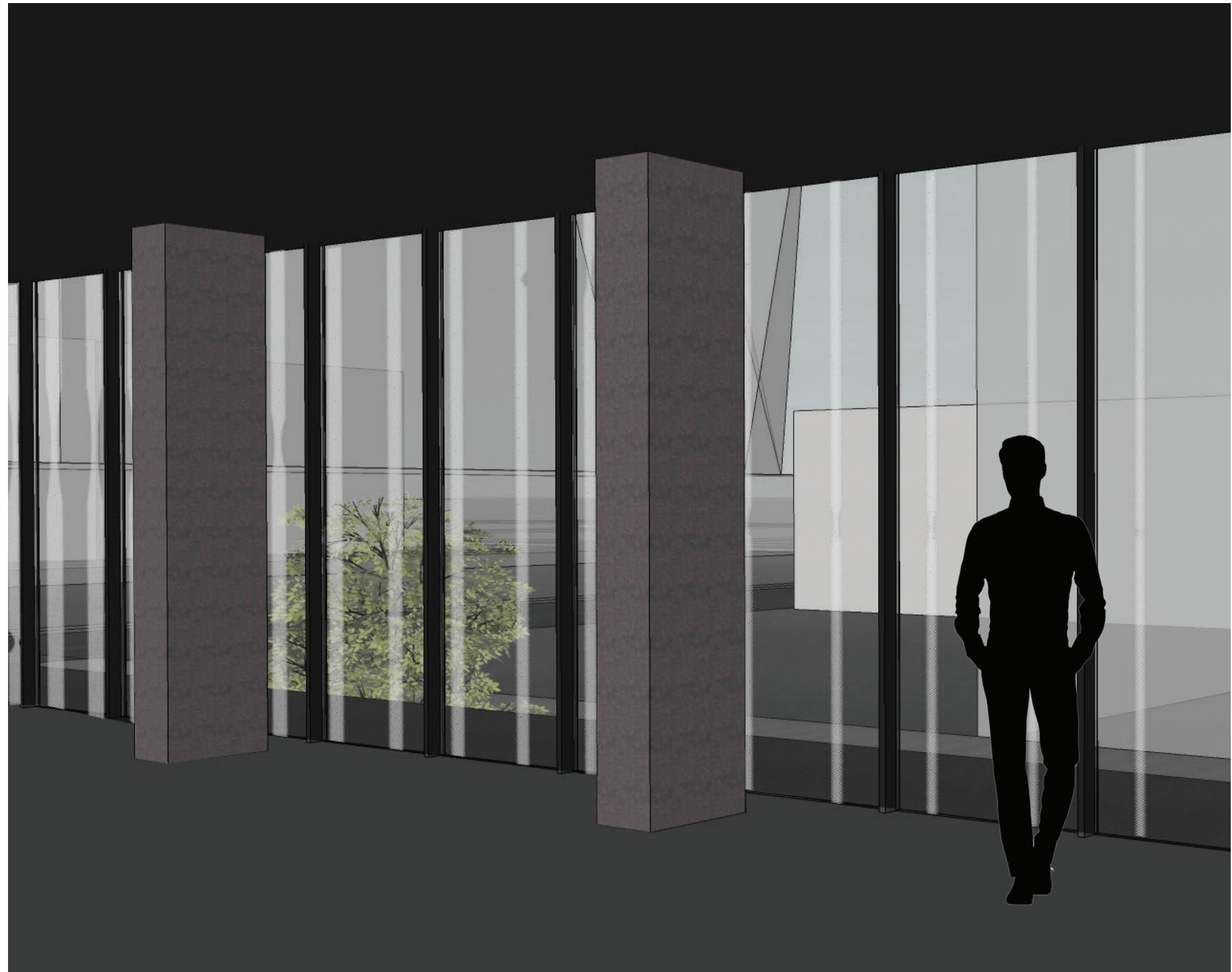
Pedestrian view along Stewart Street

# design concept

frit pattern from interior of building



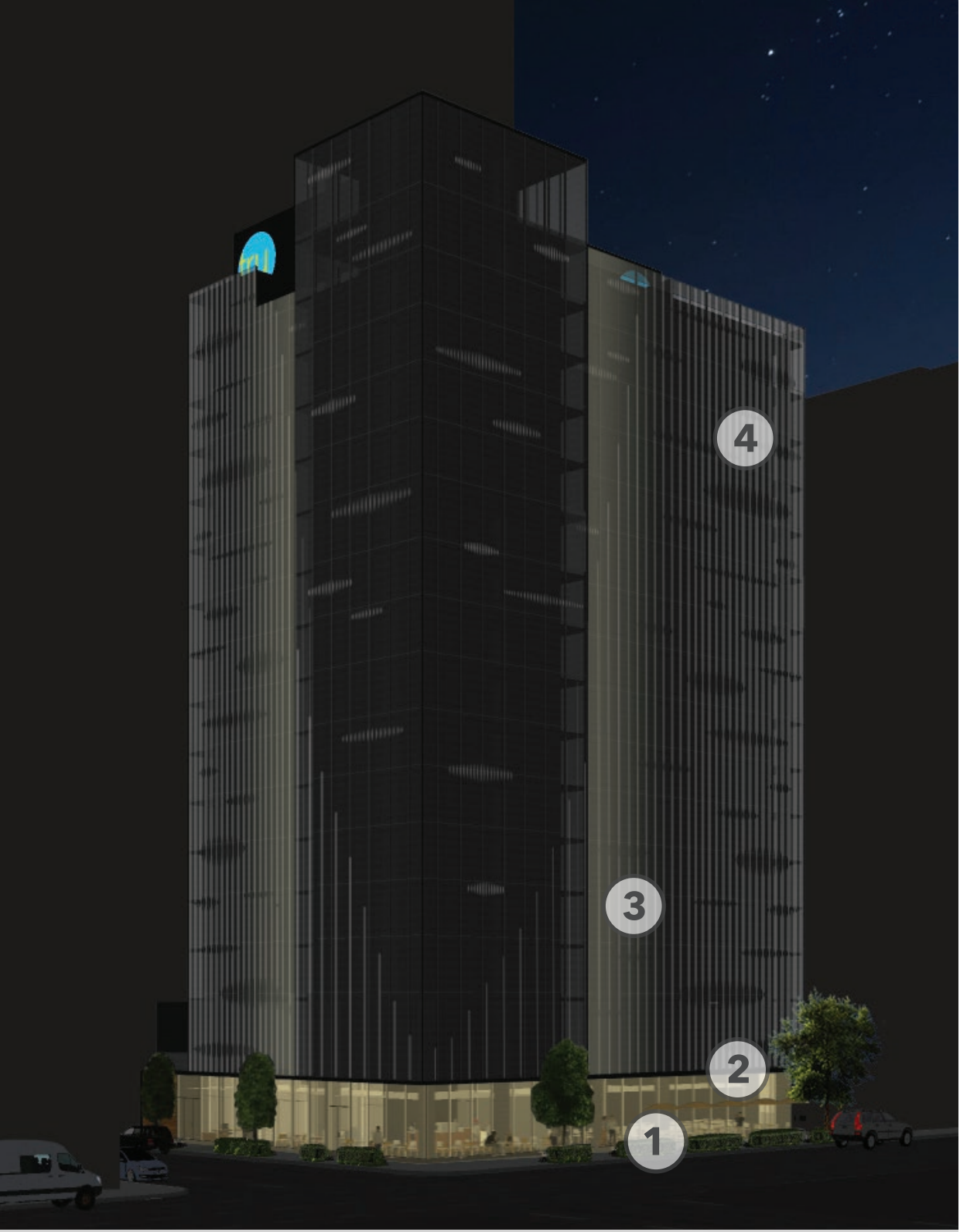
Frit Pattern from inside close up



Frit Pattern from inside at 25'

# facade lighting

lighting design elevation



Building lighting design



Ground level lighting plan

\*drawings not to scale

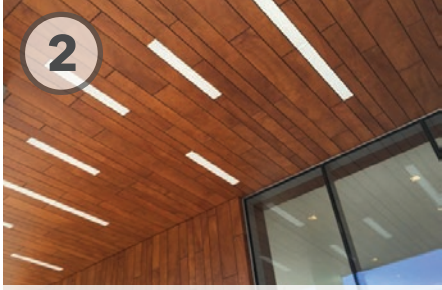


# exterior lighting

lighting design & fixtures



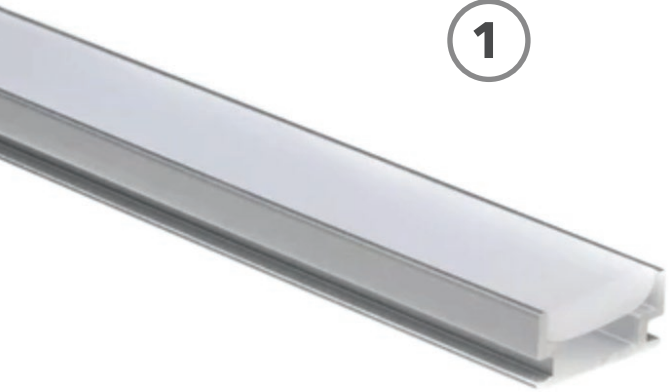
LED strip wall wash along perimeter



LED strip lights embedded in canopy



Backlit curtain wall with fritted glass



In-Floor Aluminum Mounting Channel with LED strip wall wash along perimeter  
Phillips recessed Strip LED for lights embedded in canopy



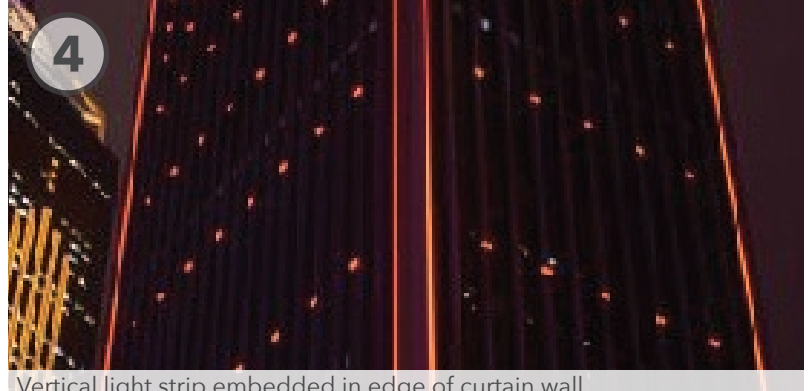
WAC trimless recessed downlight at entry points



Pedestrian view of streetscape lighting experience



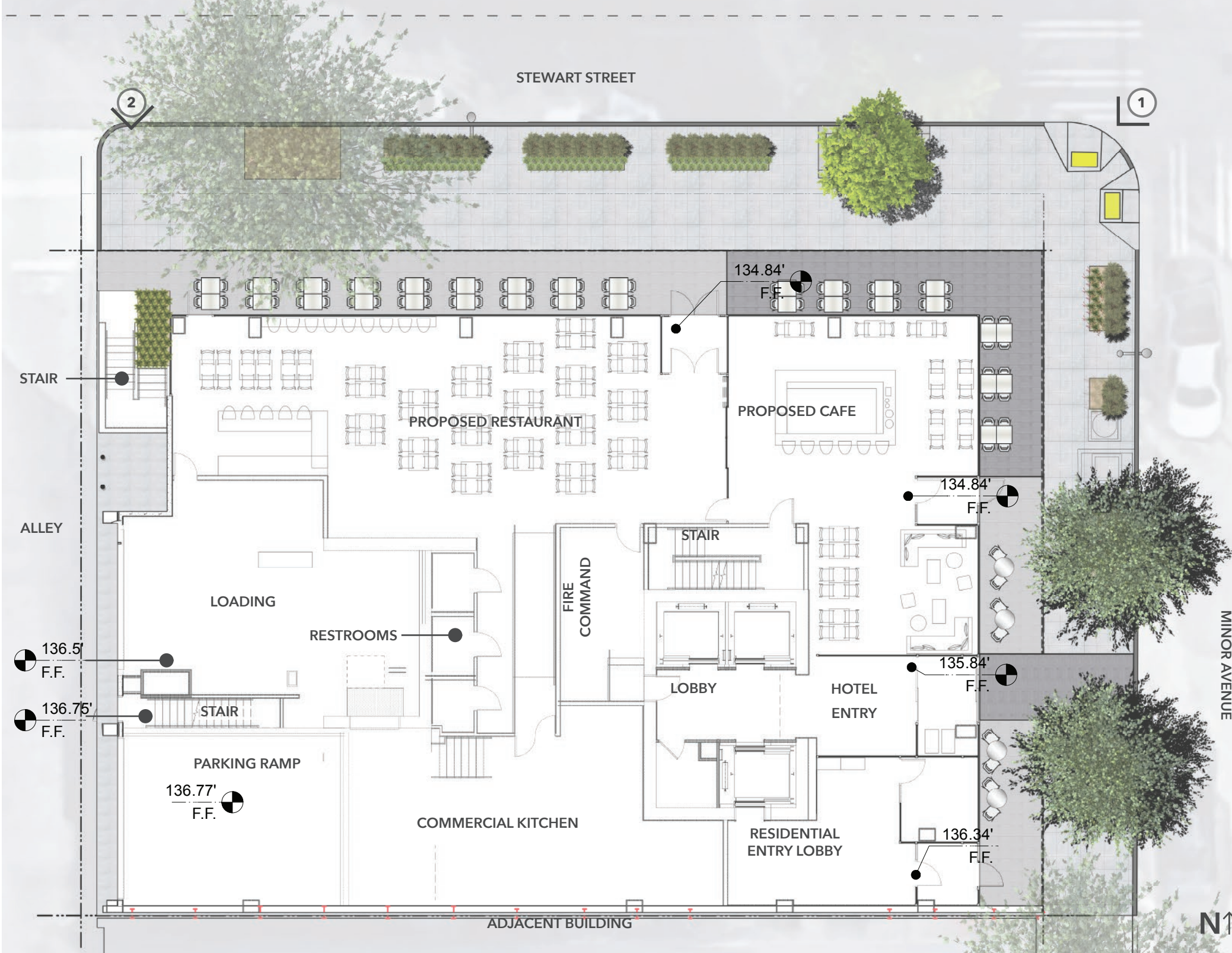
Vertical LED light strip with mullion attachment



Vertical light strip embedded in edge of curtain wall

# garage stair on stewart street

ground floor & site plan canopy wrap to include egress stair redesign



# garage egress stair on stewart street

street level canopy wrap to include egress stair redesign



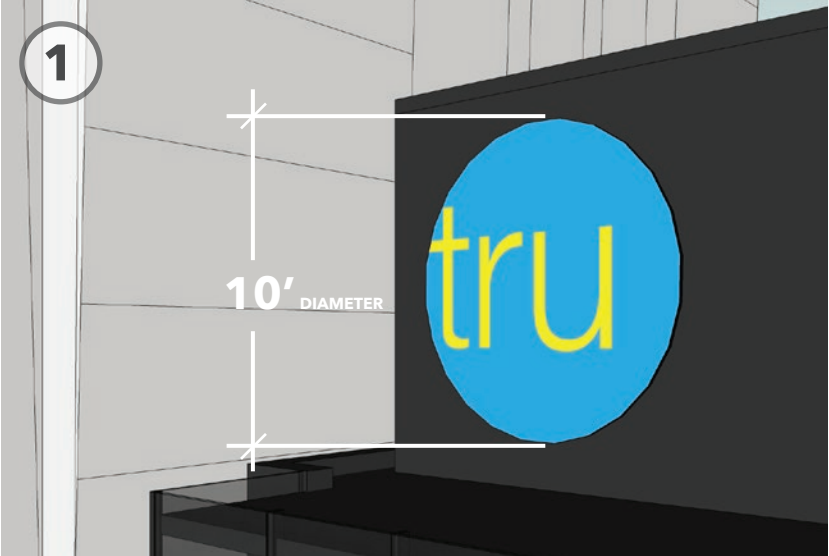
Pedestrian view 1

# signage

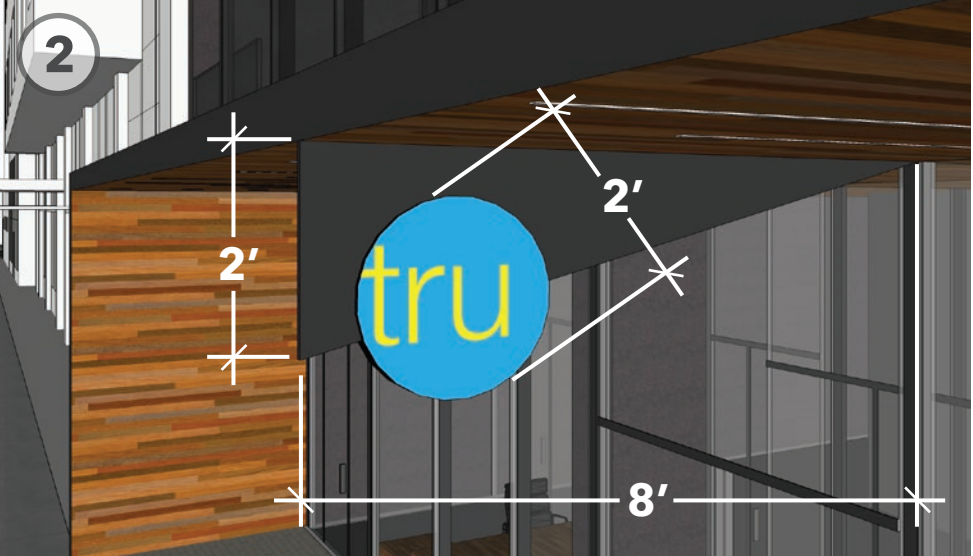
hotel signage



Hotel Signage at roof level



Hotel brand signage at roof



Hotel brand entry blade signage at canopy



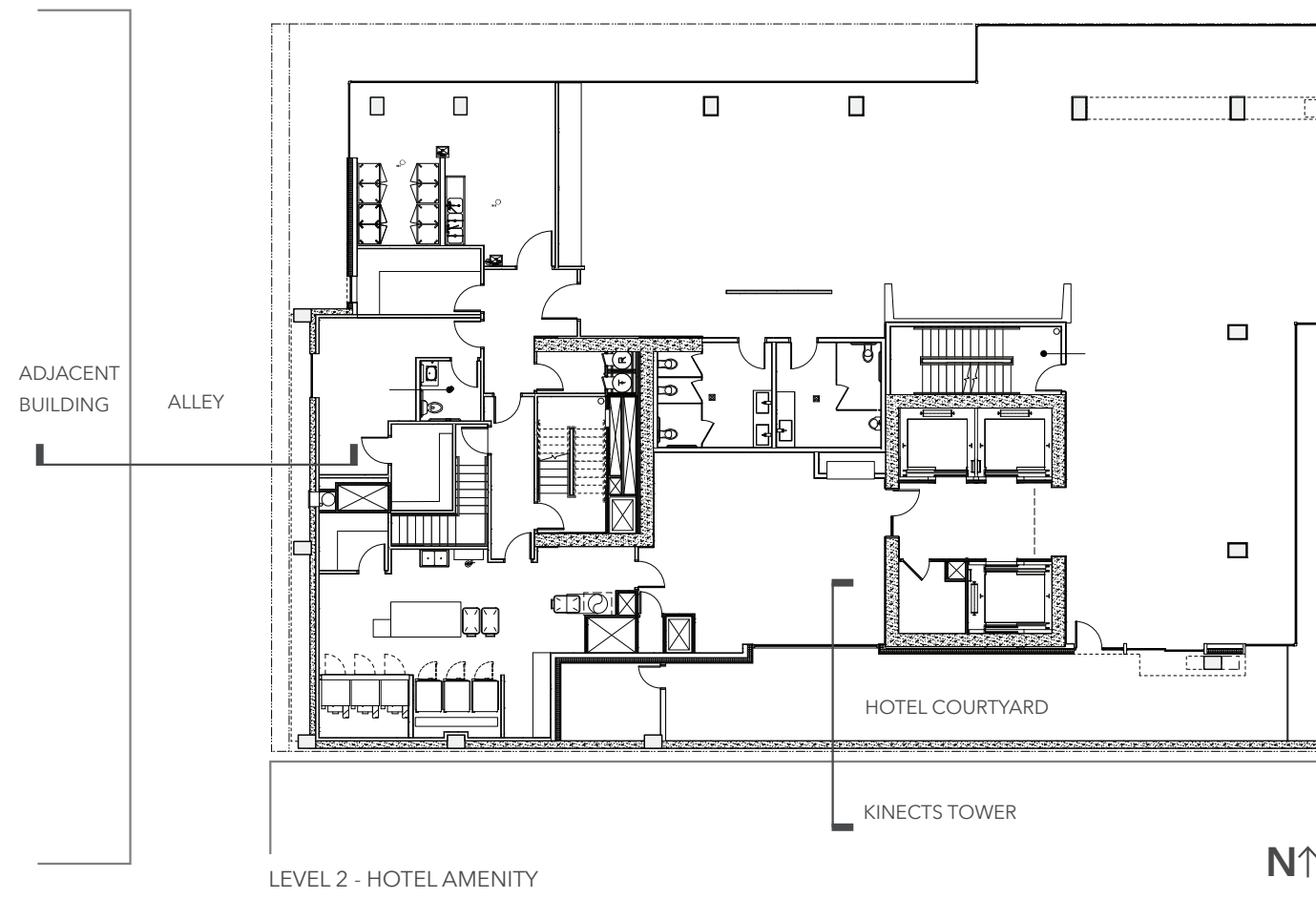
Hotel signage at roof visible from distance



Hotel signage at roof visible from distance

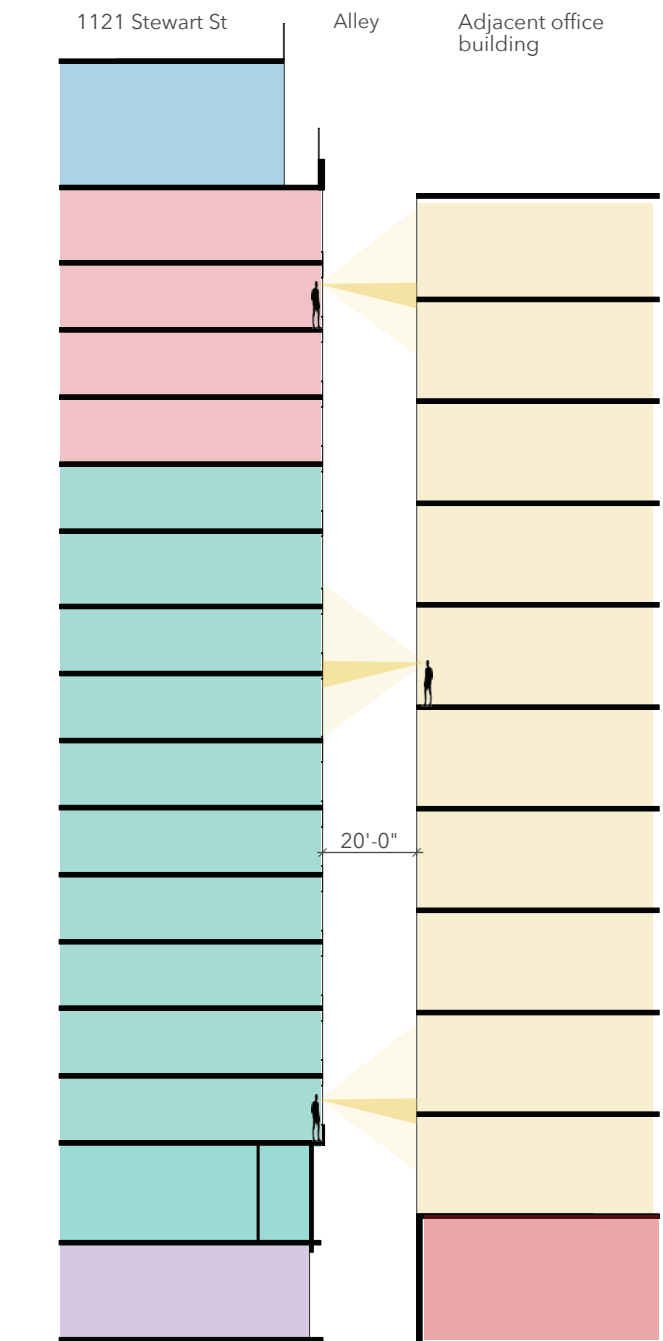
# privacy studies

## courtyard facade

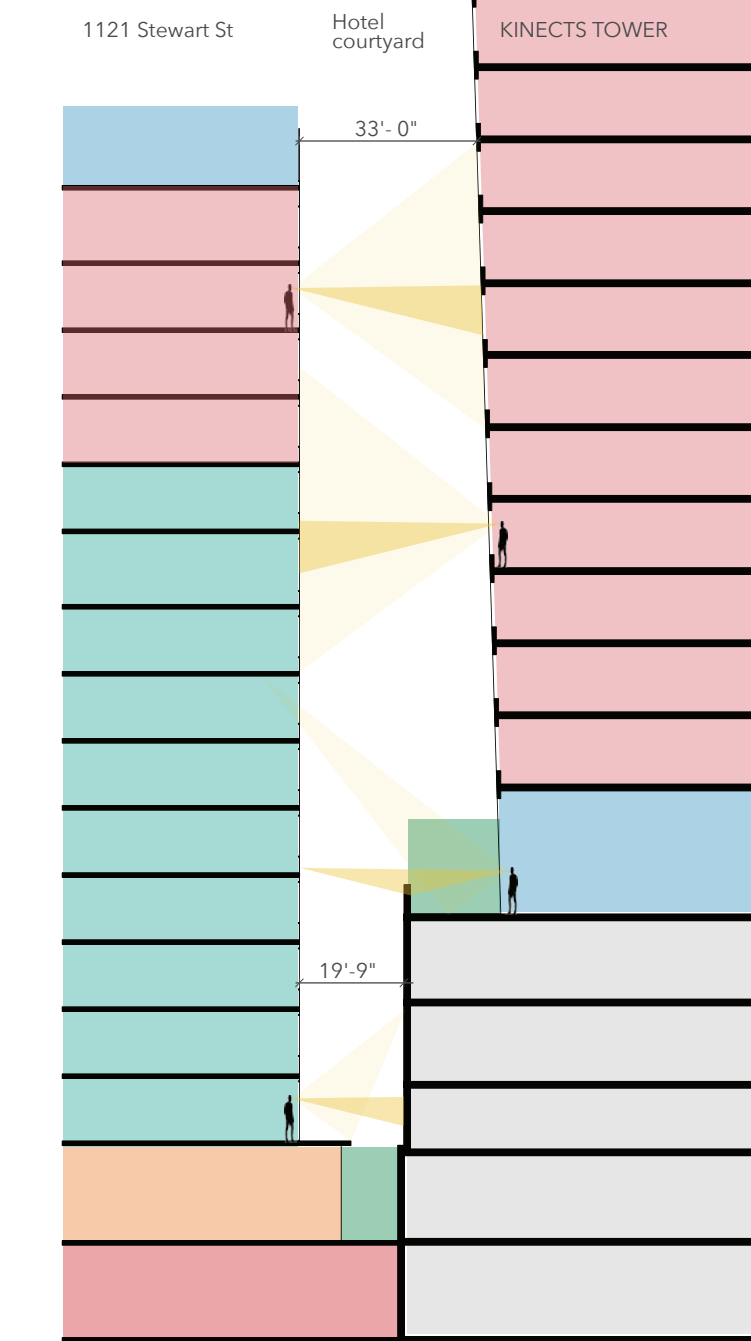


**KEY:**

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



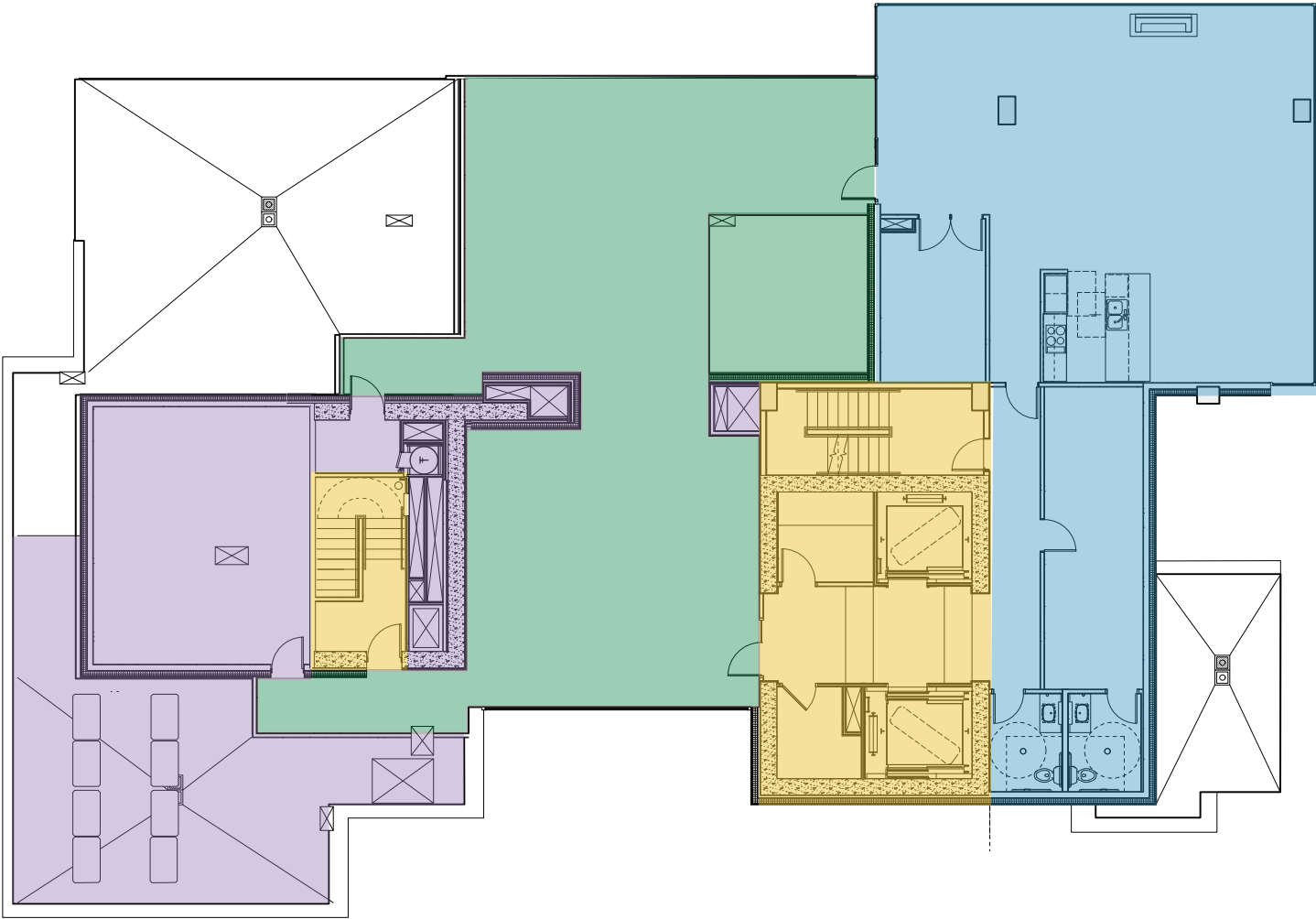
Privacy study at alley



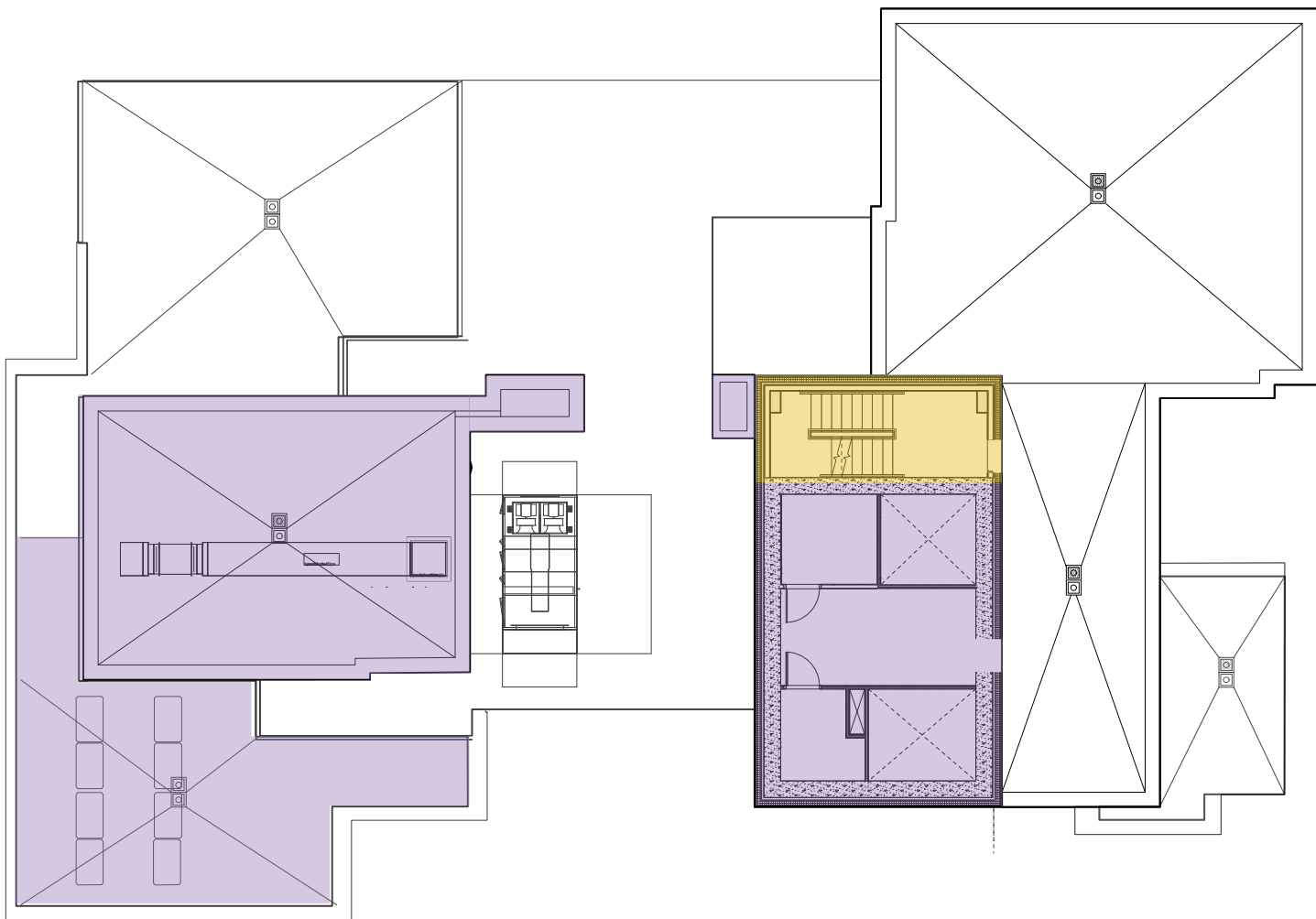
Privacy study at hotel courtyard and Kinects Tower

# mechanical screening

## roof plans and mechanical screening



LEVEL 17 - ROOF & RESIDENTIAL AMENITY



UPPER ROOF

**KEY:**

<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Hotel Amenity	<span style="display:inline-block; width:15px; height:15px; background-color:teal; border:1px solid black;"></span> Hotel	<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Residential Amenity
<span style="display:inline-block; width:15px; height:15px; background-color:lightcoral; border:1px solid black;"></span> Commercial/Future T.I.	<span style="display:inline-block; width:15px; height:15px; background-color:lightcoral; border:1px solid black;"></span> Residential	<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> Mechanical & Misc
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Circulation	<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Parking	<span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span> Exterior Amenity



\*drawings not to scale

# mechanical screening



Aerial view of mechanical screening



Elevated view from corner

third place design  
co-operative  
*where architecture meets community*