

# **5TH & LENORA**

5TH & LENORA | PROJECT #3026266 1 RECOMMENDATION MEETING #2 07.10.2018

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## **PROJECT INFORMATION**

ADDRESS: 5TH AND LENORA **DPD PROJECT #:** 3026266

### ARCHITECT:

ANKROM MOISAN ARCHITECTS SITE WORKSHOP 1505 5TH AVE #300 SEATTLE, WA 98101 206.576.1600 CONTACT: WENDY LAMB

### LANDSCAPE ARCHITECT:

222 ETRURIA STREET, #200 SEATTLE, WA 98109 206.285.3026 CONTACT: BRIAN BISHOP

### **DEVELOPER:**

VULCAN, INC. 505 5TH AVE S, #900 SEATTLE, WA 98104 206.342.2000 CONTACT: ALICIA STEDMAN

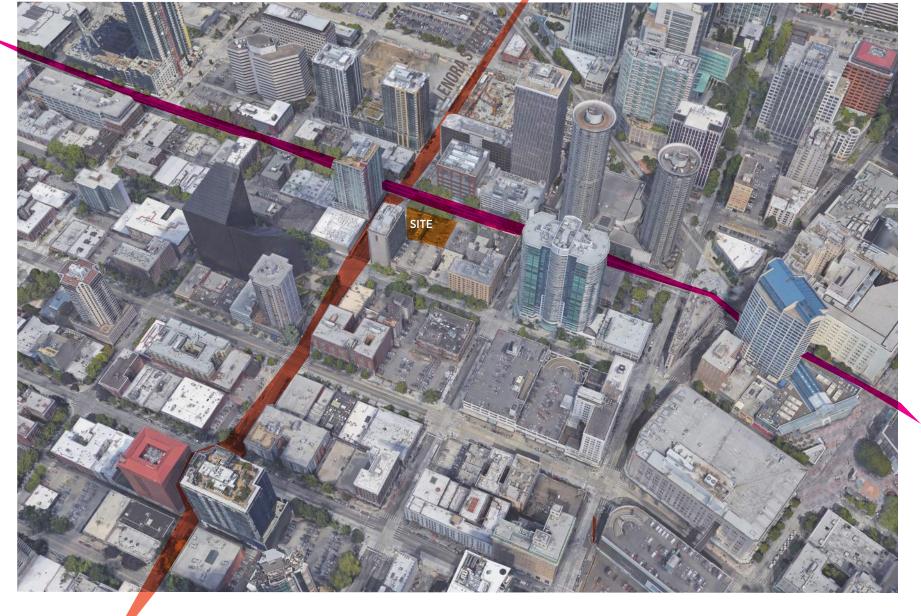
# **DEVELOPMENT OBJECTIVES**

The proposed project is a 44-story tower with 7 levels of underground parking. The basic program includes:

- 463 residential units
- 478.000 SF of net rentable area
- 3,300 SF of street-level commercial area
- 315 parking stalls

# **PROJECT GOALS**

- Create a street presence
- Respect the neighborhood
- Design open space in a thoughtful manner
- Create complimentary retail, unit and rooftop amenity experiences
- Secure LEED for Homes Gold minimum & SALMON-SAFE certification (targeting LEED Platinum level certification)
- Meet Seattle 2030 District challenge and goals: targeting 70% reduction in energy use vs. national median baseline and 50% less water consumption vs. local average.



Pursuant to guidance from the city, the applicant is voluntarily proposing a 440 ft residential tower under the Downtown Mandatory Housing Affordability (MHA) legislation adopted by the city in May 2017. The project is vested to the land use code in effect on February 3, 2017, so at the applicant's option, the project could be revised to revert to the pre-MHA land use code, which would allow a 400 ft residential tower. Both options were shared with the Design Review Board at EDG.

# PROPOSAL

### 5TH & LENORA | PROJECT #3026266 3 RECOMMENDATION MEETING #2 07.10.2018

# **RECOMMENDATION MEETING #1 - SUMMARY**

### **1. MASSING AND TOWER PLACEMENT:**

The Board heard public comment and reiterated its hope that the applicant would work with the neighboring building owners to address proximity to blank walls (The Warwick Hotel) and tower spacing for best block design (application to the south). In response to public input the Board offered flexibility to move the tower north acknowledging that the tower massing had been approved at EDG and also acknowledging that their authority to give direction on this issue is limited.

A. The Board specified that if the tower moves further north, the first tray at Levels 4-5 should not move north or compress and solar access to the corner of 5th and Lenora should be preserved (A1-1, B1-1, B1.III)

### 2. TOWER MODULATION AND COHESIVENESS

The Board was split on the resolution of the two-tower concept.

Δ

A. The majority of the members thought the concept needed more integration between the two tower forms as noted in the early design guidance, while two members were satisfied with the design as shown. The design question on the table was the integration of the dark, straight tower and the sliding trays tower forms. The Board noted that the concept is logical and interesting with moving elements and static elements yet, the two-building concept is not resolved at its intersecting edges and areas for a pleasing combined tower composition (A2, B1, B4-2)

# SEATTLE DESIGN GUIDELINES 2013

# A1. Respond to the Physical Environment

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 nearby or beyond the immediate context of the building site.

### **B1.I Respond to Neighborhood Context**

Compatible design should respect the scale, massing and materials of adjacent buildings and landscape.

### PAGE 10

PAGE 8

### A2. Enhance the Skyline

Design the upper portion of the building to promote visual interest and variety in the downtown skyline. Respect existing landmarks while responding to the skyline's present and planned profile.

### **B1. Respond to Neighborhood Context**

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

### **B4.2.** Coherent Interior/Exterior Design

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

Since there was significant difference of opinion among the Board members over the magnitude and direction of changes necessary to resolve this issue, we are submitting three alternate design strategies proposed to address this guidance.

Option 1 as presented here is the same design as presented at our April 3, 2018 Recommendation Meeting. We still strongly believe that this is the best design approach for this project given the board-supported design concept we have developed. The balance and proportioning of these two component masses was carefully chosen so that neither was dominant over the other, providing a "yin-yang" tension and harmony between the two and aesthetic energy from their interplay. We further believe that the contrasting two-mass design associated with that approach has many contextual precedents in the immediate neighborhood, some of which we have documented for comparison.

Option 2 explores the impact of revising the stepped building mass at the north and west facades to give primary dominance to the stepped mass volume over the vertical mass volume. The width of the stepped trays on the Lenora Street frontage is increased to reduce the visual impact of the vertical mass, and the vertical mass split at the 28th Floor Amenity level is widened to allow the uppermost stepped block to wrap all the way around to the west corner of the building. By making the stepped mass portion of the tower larger and visually dominant, it becomes the primary visual focus of the design from the most important neighborhood view angles.

Option 3 retains the overall supported massing from EDG and our first recommendation meeting on April 3, 2018, but with a homogenized material treatment intended to reduce the sharp visual contrast between the two tower masses and help unify their appearance. By using the Type 1 Window Wall material, with its lighter, more reflective, metallic appearance, the interplay of light on the tower form emphasizes the shifting planes of the building mass without overemphasizing the contrast between the two intersecting forms.

As noted in our Recommendation Meeting on April 3, 2018, we have moved the main tower mass north by approximately four feet (leaving a separation of 16') from our EDG submittal. Daylight analysis suggests that moving the tower any further north will start to significantly impact natural light access at the corner streetscape of 5th Avenue and Lenora Street.

# DRB SUMMARY

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B. The Board supported elements of the towers including the following: the shifting trays massing at the lower levels, that all window wall details at soffits, parapets, and outside corners be part of the next design packet to show a clean edge, public space is well-sited and successful. The Board looks forward to another version of the proposal and is open to a variety of solutions to solve the two-tower intersections. (A1-1.e, B4)

# SEATTLE DESIGN GUIDELINES 2013

### A1. Respond to the Physical Environment

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 nearby or beyond the immediate context of the building site.

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)

### **B4. Design a Well-Proportioned & Unified Building**

Compose the massing and organize the 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.

### **B1.III. Visual Interest**

Design visually attractive buildings that add richness and variety to Belltown, including creative contemporary architectural solutions.

C. Members unanimously supporting Roof Option One which is the mechanical screen profile that steps back from the primary façade and they requested a scrim or screen material with some transparency be used for the mechanical screen cladding rather than the proposed louver material. (B1.III)

D. The Board supported the roof coverage departure request and recommended it to the Director. (B1.III)

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PAGE 24

# RESPONSE

As noted in our response to Guidance #1.a above, we have provided three alternate design approaches intended to resolve the tower massing issues concerning the Board. The proposed designs also retain the elements supported by the board. We have also included other supplementary design information, such as window wall details, to illustrate how the proposed design provides a highquality tower presence in its neighborhood.

Roof Option One has been retained as part of our tower massing study options for this submittal. Included in this response is a design proposal for using perforated metal screens with an ornamental pattern for the mechanical screen in lieu of the metallic louvers originally proposed.

The roof configuration as proposed in our April 3, 2018 Recommendation Meeting has been retained as-is for all proposed design options. No further response required.

# RECOMMENDATION MEETING #1 RESPONSE

# **RECOMMENDATION MEETING #1 - SUMMARY**

### **3. PODIUM & GROUND FLOOR**

The Board discussed the design team's responses to ground level and podium elements.

GUIDANCE

6

A. The Board directed the applicant to provide overhead weather protection on 5th Avenue to provide comfort for pedestrians, residents, and visitors. They mentioned the distracting nature of the undersized entry canopy and added that the overhead weather protection could help solve the issue. (B3.3)

### B. The Board supported the update to the Lenora Street outdoor retail seating configuration and directed the applicant to make the sidewalk facing walls of the bioretention planters appropriate width and height for seating. (B.3.3)

C. The board directed the applicant to develop the south [North] plinth to incorporate either seating, texture and/or art. (B3.3, B4.3)

D. The board directed the applicant to add a joint pattern in the painted concrete alley wall that corresponds to the joint patterning in levels above for increased melding of the façade elements. The Board also recommended that a detail be provided to assure that no flashing is used at the edges of the trays so there is a crisp, clean edge that appears as an extension of the glazed tray elements. (B4.3)

E. The board directed the applicant to add loading area dimensions and truck turning radius/sweep diagrams to the plan sets to show compliance. (C6.1)

# SEATTLE DESIGN GUIDELINES 2013

9r	<b>B3.3 Pedestrian Amenities at the Ground Level</b> 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	PAGE 26	We for can reta wit eler We inte imp ren art exte alor
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] .3)	<b>B4.3. Architectural Details</b> 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;	PAGE 30	Add at t we
	I. grilles, railings, and downspouts; m. window and entry trim and moldings; n. shadow patterns; and o. exterior lighting.	PAGE 31	We this Plea res cop
	<ul> <li>C6.1. Address Alley Functions:</li> <li>a. Services and utilities, while essential to urban development, should be screened or otherwise hidden from the view of the pedestrian.</li> <li>b. Exterior trash receptacles should be screened on three sides, with a gate on the fourth side that also screens the receptacles from view. Provide a niche to recess the receptacle.</li> <li>c. Screen loading docks and truck parking from public view using building massing, architectural elements and/or landscaping.</li> <li>d. Ensure that all utility equipment is located, sized, and designed to be as inconspicuous</li> </ul>	PAGE 32	Veh has diag

# RESPONSE

We have provided two alternate design approaches for overhead weather protection and the entry canopy along 5th Avenue. Our preferred option retains the original design as previously presented, with a small-scale entrance canopy as a secondary element to the multi-story art-glass entrance wall. We have provided further visualization of the design intent for the art glass wall to illustrate its visual impact at the streetscape. Previous presentation renderings did not show this feature since the specific art has not yet been chosen. Option 2 includes an extended canopy that provides weather protection along the sidewalk fronting on the building lobby.

We have adjusted the planter wall heights and sizes to be more appropriate for seating. Please see attached design illustrations.

Addressing the plinth proposed for the north corner at the intersection of 5th Avenue and Lenora Street, we have indicated its use for a future art installation.

We have updated our design elevation drawings with this response to show joint patterns as requested. Please refer to design details provided in our response to guidance item #2.b for proposed coping details at the tray step parapets.

Vehicle turning radius and sweep information has been included with the ground level plan diagram in this response. Please see attached.

# **RESPONSE TO GUIDANCE**

### **5TH & LENORA | PROJECT #30262667** RECOMMENDATION MEETING #2 07.10.2018

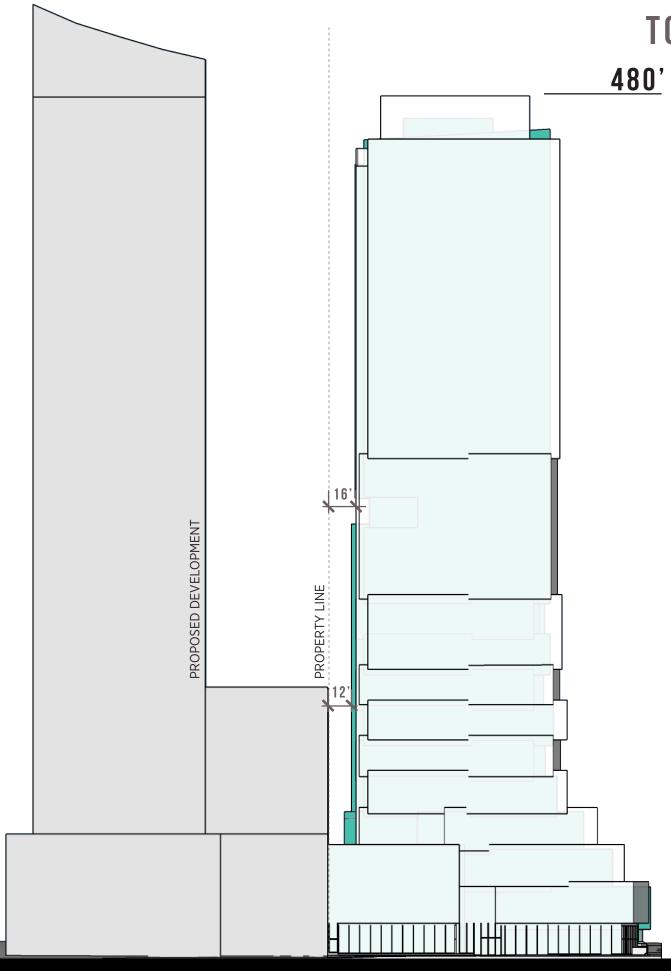
# 1 - MASSING AND TOWER PLACEMENT



# **SKYLINE PRESENCE FROM ELLIOTT BAY**



## **SKYLINE PRESENCE FROM ELLIOTT BAY**



# **TOWER PLACEMENT**

# **1. MASSING AND TOWER PLACEMENT:**

The Board heard public comment and reiterated its hope that the applicant would work with the neighboring building owners to address proximity to blank walls (The Warwick Hotel) and tower spacing for best block design (application to the south). In response to public input the Board offered flexibility to move the tower north acknowledging that the tower massing and been approved at EDG and also acknowledging that their authority to give direction on this issue is limited.

a. The board specified that if the tower moves further north, the first tray at levels 4-5 should not move north should not move north or compress and solar access to the corner of 5th and Lenora should not be preserved.

### **RESPONSE:**

As noted in our Recommendation Meeting on April 3, 2018, we have moved the main tower mass north by approximately four feet (leaving a separation of 16') from our EDG submittal. Daylight analysis suggests that moving the tower any further north will start to significantly impact natural light access at the corner streetscape of 5th Avenue and Lenora Street.



Ownership has met with representatives of Chainqui regarding the adjacent tower 7 times since the beginning of 2017 and has met with representatives of the Warwick Hotel 4 times.

EAST ELEVATION

# MASSING AND TOWER PLACEMENT - 1

5TH & LENORA | PROJECT #3026266 9 RECOMMENDATION MEETING #2 07.10.2018

# 2 - TOWER MODULATION AND COHESIVENESS

### 2. TOWER MODULATION AND COHESIVENESS:

The Board was split on the resolution of the two-tower concept.

a. The majority of the members thought the concept needed more integration between the two tower forms as noted in the early design guidance, while two members were satisfied with design as shown. The design question on the table was the integration of the dark, straight tower and the sliding trays tower forms. The Board noted that the concept is logical and interesting with moving elements and static elements yet, the two-building concept is not yet resolved at its intersecting edges and areas for a pleasing combined tower composition. (A2, B1, B4-2)

### **RESPONSE:**

Since there was significant difference of opinion among the Board members over the magnitude and direction of changes necessary to resolve this issue, we are submitting three alternate design strategies proposed to address this guidance.

# 3 OPTIONS

- 1. Preferred Scheme Cascade Concept: Retains original massing design with dynamic contrast
- 2. Massing Change: Shifts waterfall tray masses to reduce contrast
- 3. Material Change: Unifies tower material treatment to reduce contrast

# RECOMMENDATION MEETING #1





# RECOMMENDATION MEETING #2



# **RECOMMENDATION MEETING #2**

# TOWER MODULATION AND COHESIVENESS - 2

5TH & LENORA | PROJECT #302626611RECOMMENDATION MEETING #207.10.2018

# 2 - TOWER MODULATION AND COHESIVENESS

# **OPTION 1 - CASCADE CONCEPT** (PREFERRED)

In the original design (Option 1 as shown), the intersection of the two tower masses followed the concept of Cascade, with lighter, dynamic massing elements associated with a "waterfall" mass juxtaposed against and "falling across" a contrasting "cliff" mass as background for visual emphasis and support.

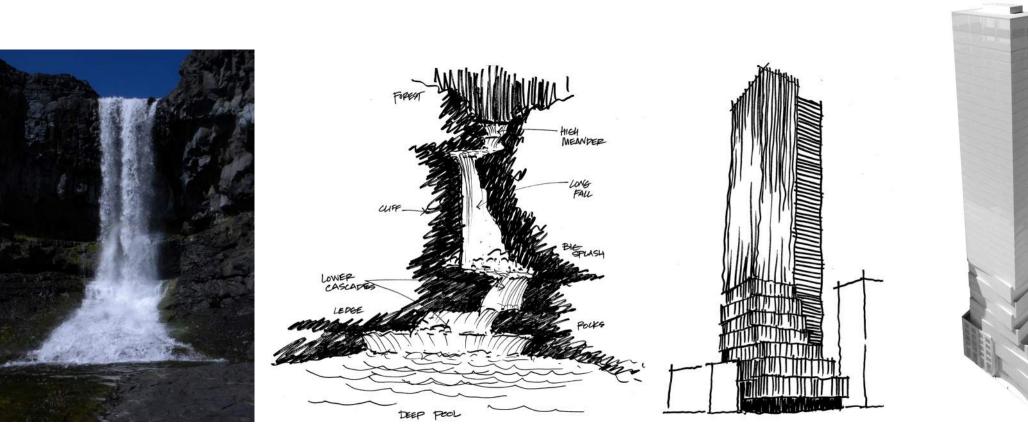
The Waterfall Mass is oriented toward the corner of Fifth and Lenora, where the tower has the strongest visual presence to the surrounding neighborhood, while the supporting Cliff Mass is oriented internally to the urban block and presents a visual support within the composition.

The original concept sketch shows the contrast dynamic and component elements in abstract, which were then translated into the proposed tower design.





AMAZON RUFUS 2.0



**INSPIRATION** 

**DECOMPOSITION** 

**ABSTRACTION** 

EDG APPROVED MASSING



1610 2ND AVENUE RUSSELL TOWER **CONTEXTUALIZATION:** TOWERS WITH DUAL-MASSES IN BELLTOWN & DOWNTOWN SEATTLE



APPLICATION

# OPTION 1 - CASCADE CONCEPT - RECOMMENDATION MEETING #1 (PREFERRED)



NORTHWEST CORNER VIEW



SOUTH WEST CORNER VIEW



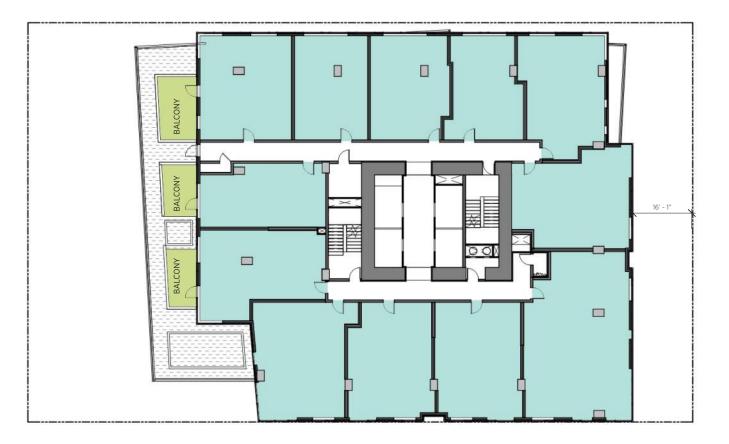
**VIEW FROM STREET LEVEL** 

# TOWER MODULATION AND COHESIVENESS - 2

5TH & LENORA | PROJECT #302626613RECOMMENDATION MEETING #207.10.2018

# OPTION 1 - CASCADE CONCEPT - RECOMMENDATION MEETING #1 (PREFERRED)



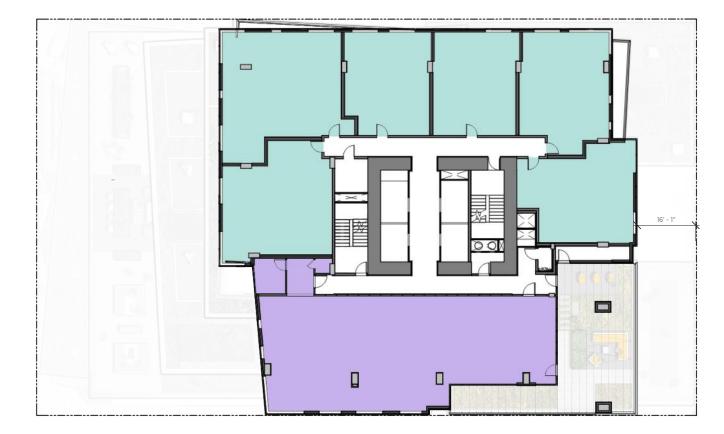


LEVEL 6

LEVEL 8



# **OPTION 1 - CASCADE CONCEPT - RECOMMENDATION MEETING #1** (PREFERRED)





**LEVEL 28** 

LEVEL 44 - ROOF

# TOWER MODULATION AND COHESIVENESS - 2

5TH & LENORA | PROJECT #3026266 15 RECOMMENDATION MEETING #2 07.10.2018

Option 2 explores the impact of revising the stepped building mass at the north and west facades to give primary dominance to the stepped mass volume over the vertical mass volume.

The width of the stepped trays on the Lenora Street frontage is increased to reduce the visual impact of the vertical mass, and the vertical mass split at the 28th Floor Amenity level is widened to allow the uppermost stepped block to wrap all the way around to the west corner of the building.

By making the stepped mass portion of the tower larger and visually dominant, it becomes the primary visual focus of the design from the most important neighborhood view angles.



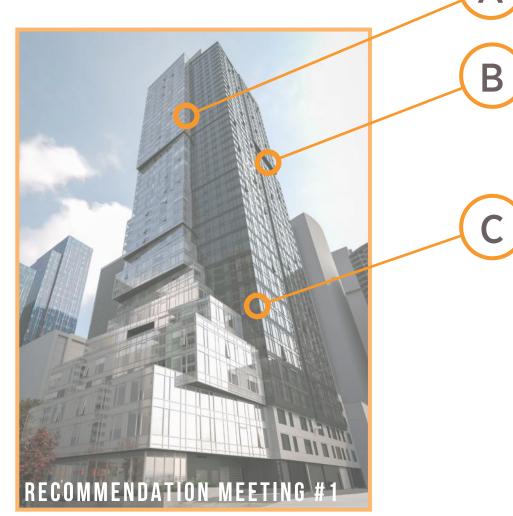
Stepped tray elements at waterfall tower mass widened significantly.

Β

Cliff mass indentation at Level 28 Amenity extended through west facade to allow topmost waterfall block mass to continue to south corner.

С

Cliff mass tower block west facade significantly narrowed and stepped back from Lenora Street, eliminating vertical slot element.



**VIEW FROM STREET LEVEL** 



Option 2 explores the impact of revising the stepped building mass at the north and west facades to give primary dominance to the stepped mass volume over the vertical mass volume.

The width of the stepped trays on the Lenora Street frontage is increased to reduce the visual impact of the vertical mass, and the vertical mass split at the 28th Floor Amenity level is widened to allow the uppermost stepped block to wrap all the way around to the west corner of the building.

By making the stepped mass portion of the tower larger and visually dominant, it becomes the primary visual focus of the design from the most important neighborhood view angles.



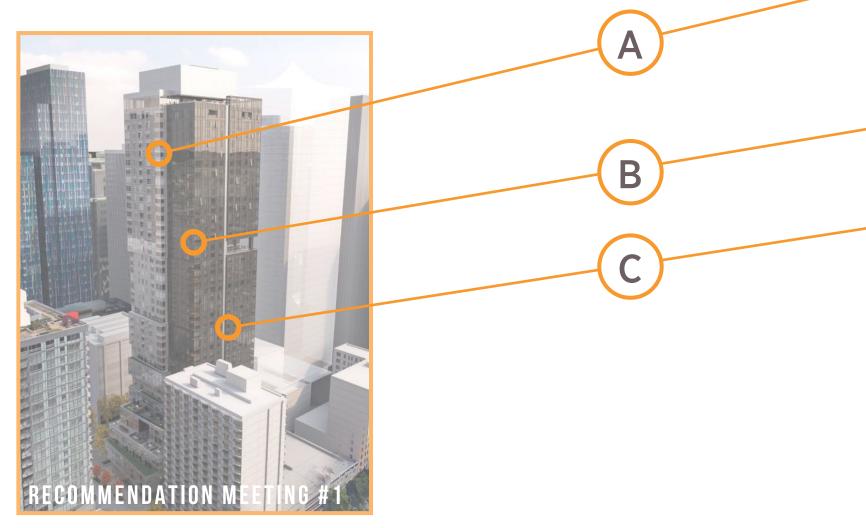
Stepped tray elements at waterfall tower mass widened significantly.



С

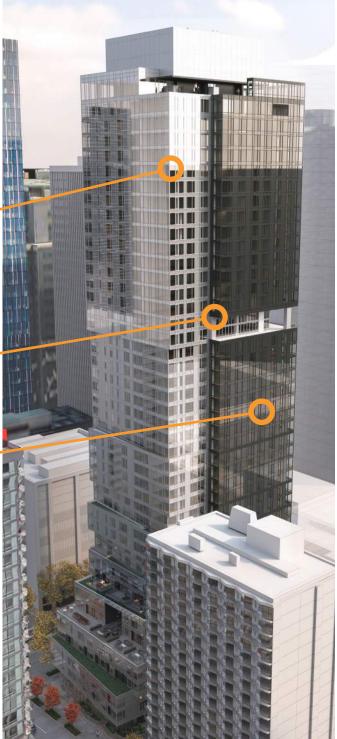
Cliff mass indentation at Level 28 Amenity extended through west facade to allow topmost waterfall block mass to continue to south corner.

Cliff mass tower block west facade significantly narrowed and stepped back from Lenora Street, eliminating vertical slot element.



# TOWER MODULATION AND COHESIVENESS - 2

# NORTH WEST CORNER VIEW



5TH & LENORA | PROJECT #3026266 17 RECOMMENDATION MEETING #2 07.10.2018

Option 2 explores the impact of revising the stepped building mass at the north and west facades to **give primary dominance to the stepped mass volume** over the vertical mass volume.

The width of the stepped trays on the Lenora Street frontage is increased to reduce the visual impact of the vertical mass, and the vertical mass split at the 28th Floor Amenity level is widened to allow the uppermost stepped block to wrap all the way around to the west corner of the building.

By making the stepped mass portion of the tower larger and visually dominant, it becomes the primary visual focus of the design from the most important neighborhood view angles.



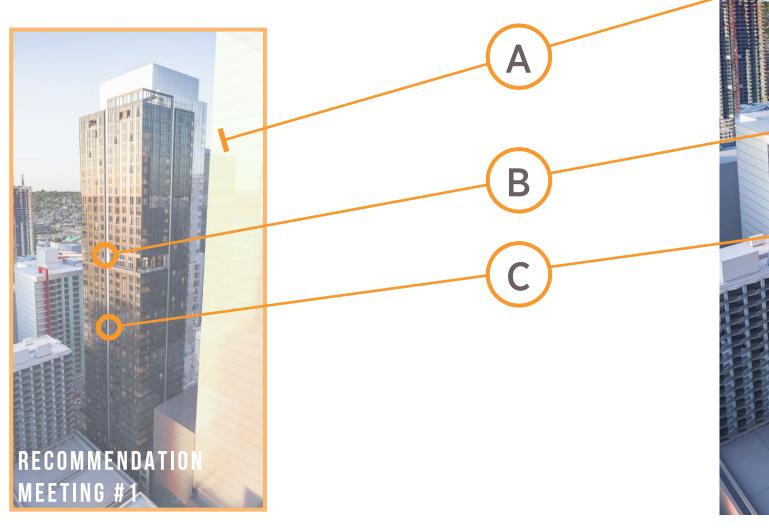
Stepped tray elements at waterfall tower mass widened significantly.



С

Cliff mass indentation at Level 28 Amenity extended through west facade to allow topmost waterfall block mass to continue to south corner.

Cliff mass tower block west facade significantly narrowed and stepped back from Lenora Street, eliminating vertical slot element.



# SOUTH WEST CORNER VIEW







NORTHWEST CORNER VIEW



SOUTH WEST CORNER VIEW

**VIEW FROM STREET LEVEL** 

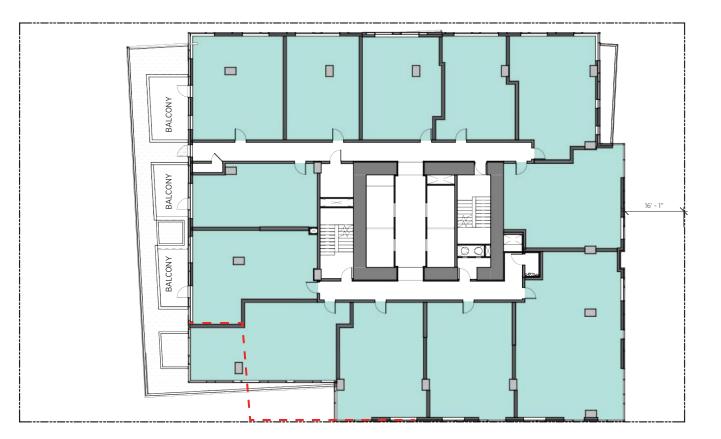
# TOWER MODULATION AND COHESIVENESS - 2

# **OPTION 2 - MASSING CHANGE**



5TH & LENORA | PROJECT #302626619RECOMMENDATION MEETING #207.10.2018

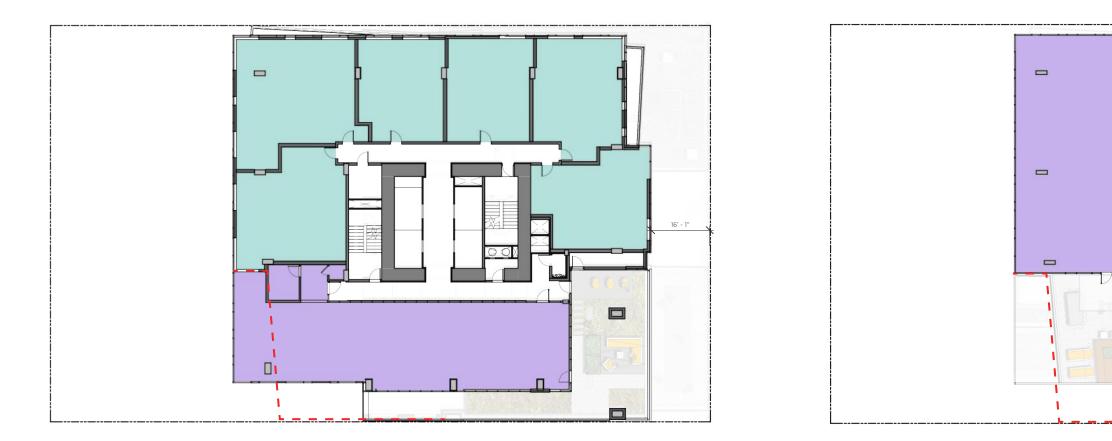




LEVEL 6

LEVEL 8

INDICATES MASSING SHOWN IN RECOMMENDATION MEETING #1



# LEVEL 28

LEVEL 44 - ROOF

INDICATES MASSING SHOWN IN RECOMMENDATION MEETING #1

# TOWER MODULATION AND COHESIVENESS - 2



5TH & LENORA | PROJECT #3026266 21 Recommendation meeting #2 07.10.2018

# **OPTION 3 - MATERIAL CHANGE**

Option 3 retains the overall supported massing from EDG and our first recommendation meeting on April 3, 2018, but with a homogenized material treatment intended to reduce the sharp visual contrast between the two tower masses and help unify their appearance.

By using the Type 1 Window Wall material, with its lighter, more reflective, metallic appearance, the interplay of light on the tower form emphasizes the shifting planes of the building mass without over-emphasizing the contrast between the two intersecting forms.



Cliff mass cladding material (Window Wall Type 2) changed to match Waterfall mass cladding material (Window Wall Type 1)





# TOWER MODULATION AND COHESIVENESS - 2 OPTION 3 - MATERIAL CAHNGE



NORTH EAST CORNER VIEW



NORTH WEST CORNER VIEW



## SOUTH WEST CORNER VIEW

5TH & LENORA | PROJECT #302626623RECOMMENDATION MEETING #207.10.2018

# 2 - TOWER MODULATION AND COHESIVENESS

### 2. TOWER MODULATION AND COHESIVENESS

C. Members unanimously supporting Roof Option One which is the mechanical screen profile that steps back from the primary façade and they requested a scrim or screen material with some transparency be used for the mechanical screen cladding rather than the proposed louver material. (B1.III)

# **RESPONSE:**

# (PREFERRED)



# (AS SHOWN IN RECOMMENDATION MEETING #1)

# **ROOF SCREEN PERFORATION**

5TH & LENORA | PROJECT #3026266 24 RECOMMENDATION MEETING #2 07.10.2018

# (ALTERNATE)



Roof Option One has been retained as part of our

- tower massing study options for this submittal.
- Included in this response is a design proposal for using perforated metal screens with an ornamental pattern for the mechanical screen in lieu of the metallic louvers originally proposed.

### LEVEL 44 - ROOF - OPTION 1 CASCADE CONCEPT SAME PLAN AS: **OPTION 3 MATERIAL CHANGE**



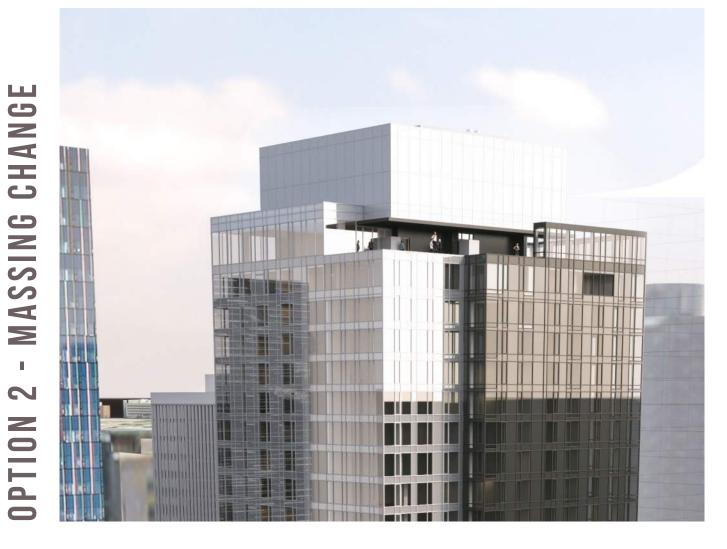
# **CASCADE CONCEPT** PREFERRED **OPTION**



MASSING SHOWN IN RECOMMENDATION MEETING #1

INDICATES

FLOOR AREA EQUAL TO **OPTION 1 (SAME AS SHOWN** IN RECOMMENDATION MEETING #1)



# TOWER MODULATION AND COHESIVENESS - 2



# **LEVEL 44 - ROOF - OPTION 2 MASSING CHANGE**

5TH & LENORA | PROJECT #3026266 25 RECOMMENDATION MEETING #2 07.10.2018

# 3 - PODIUM & GROUND FLOOR

### **3. PODIUM & GROUND FLOOR**

The Board discussed the design team's responses to ground level and podium elements.

A. The Board directed the applicant to provide overhead weather protection on 5th Avenue to provide comfort for pedestrians, residents, and visitors. They mentioned the distracting nature of the undersized entry canopy and added that the overhead weather protection could help solve the issue. (B3.3)

### **RESPONSE**:

Our preferred canopy retains the original design as previously presented, with a small-scale entrance canopy as a secondary element to the multi-story art-glass entrance wall. We have provided further visualization of the design intent for the art glass wall to illustrate its visual impact at the streetscape. Previous presentation renderings did not show this feature since the specific art has not yet been chosen. It is illustrated conceptually here to show design intent, with an example from a previous project completed by this same applicant.

The extended canopy includes an extended canopy that provides weather protection along the sidewalk fronting on the building lobby.







Example artwork: There Is Another Sky, 2014 - Spencer Finch

Vulcan has an established track record with integrating high-quality artworks into their projects.

The intent for this proposal is a bold yet elegant four-story art piece which establishes a powerful experience at the front door.

# **OPTION 2 - ALTERNATE CANOPY**

# **REQUIRES DEPARTURE**

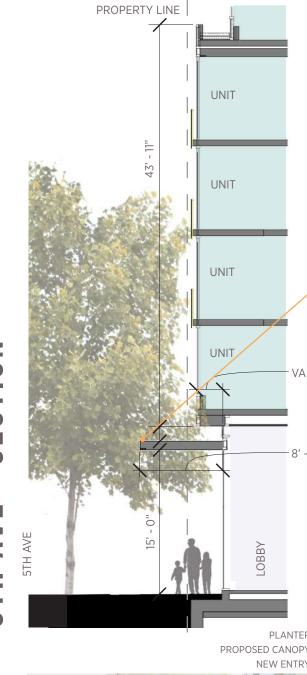
Please refer to Departures section at the end of this packet for more information

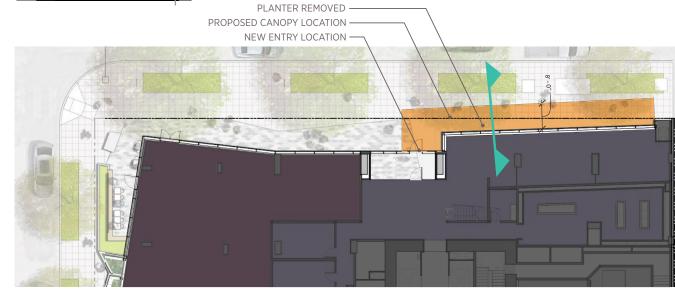
The alternate canopy design includes an extended canopy that provides weather protection along the sidewalk fronting on the building lobby.



# SECTION 11 AVE H Ē

# PLAN EVE





5TH & LENORA | PROJECT #3026266 27 RECOMMENDATION MEETING #2 07.10.2018

### METAL PANEL SOFFIT



CANOPY FASCIA

8' - 0"

VARRIES 1-4" MIN 3'-8" MAX



# PODIUM & GROUND FLOOR - 3

# 3 - PODIUM & GROUND FLOOR

### 23.49.018 - OVERHEAD WEATHER PROTECTION AND LIGHTING.

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

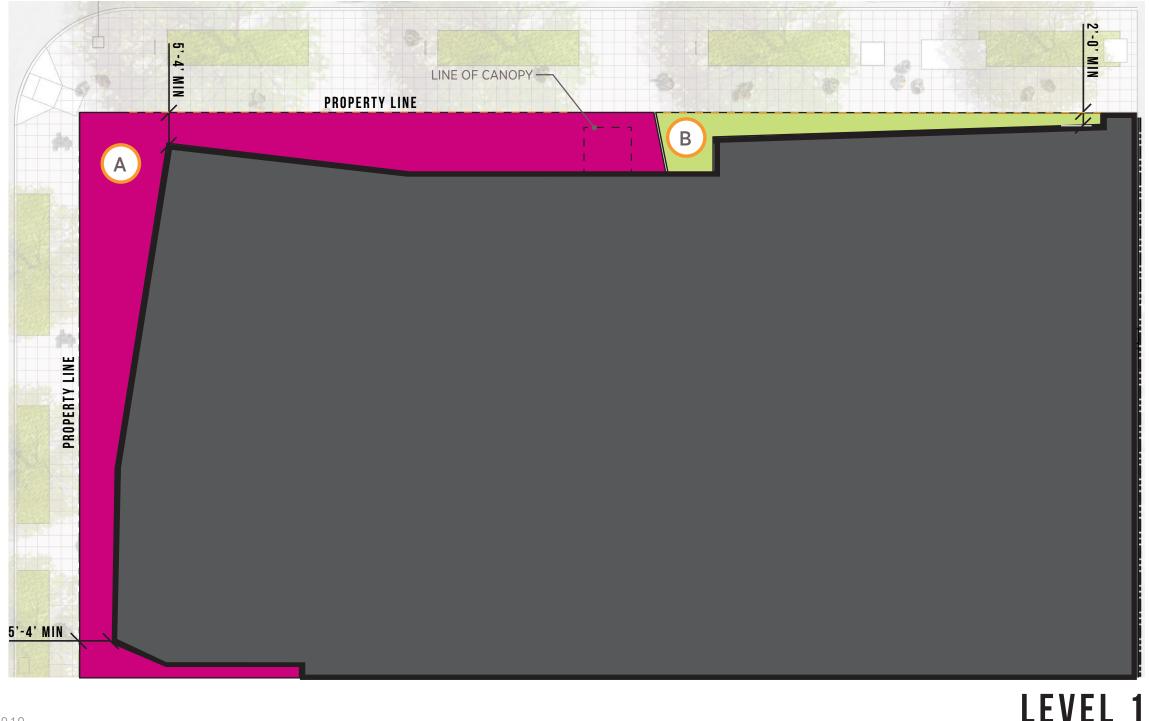
4. are driveways into structures or loading docks.

Α

В

- B. Overhead weather protection shall have a minimum dimension of eight (8) feet measured horizontally from the building wall or must extend to a line two (2) feet from the curb line, whichever is less.
- C. The installation of overhead weather protection shall not result in any obstructions in the sidewalk area.
- D. The lower edge of the overhead weather protection must be a minimum of ten (10) feet and a maximum of fifteen (15) feet above the sidewalk.
- E. Adequate lighting for pedestrians shall be provided. The lighting may be located on the facade of the building or on the overhead weather protection.

# **CANOPY REQUIREMENT**



# PLANTER DIAGRAM

### **3. PODIUM & GROUND FLOOR**

B. The Board supported the update to the Lenora Street outdoor retail seating configuration and directed the applicant to make the sidewalk facing walls of the bioretention planters appropriate width and height for seating. (B.3.3)

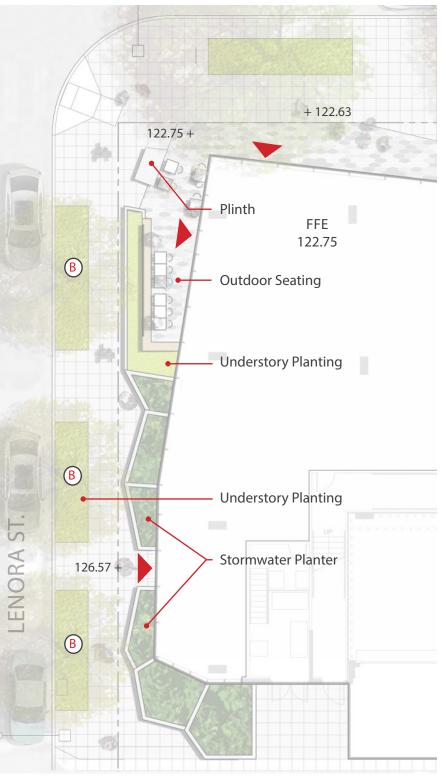
### **RESPONSE:**

We have adjusted the planter wall heights and sizes to be more appropriate for seating.

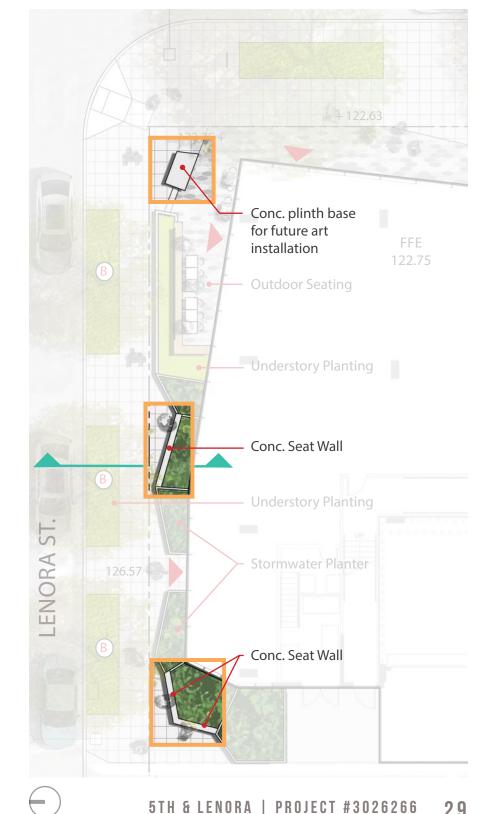
The plan on the right shows the revised planter walls that integrate seating. The middle cell of each bioretention cluster has been widened to 12" to accommodate seating for the public, while still maintaining the required retention area. The middle cells also allow for the wall to be an appropriate height for seating.

### Legend SECTION AT CONC. SEAT WALL Sidewalk Paving: Standard CIP concrete pavement, no color, 2x2 saw cut scoring rty Line Accent Paving: Mortar set precast conc. pavers (colors TBD) Pro ST Understory Planting LENORA Stormwater Planting Building-VARIE (A)Existing Street Trees to Remain $(\mathbf{B})$ New Street Trees 1, 1 Sidewalk **FFE 123 Planting Area** Stormwater Planter

# RECOMMENDATION MEETING#1 SITE PLAN



# RECOMMENDATION MEETING #2 REVISED SITE PLAN



PODIUM & GROUND FLOOR - 3

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# 3 - PODIUM & GROUND FLOOR

# tonc. plinth base for future art installation

The design team proposes to use the concrete plinth at the corner of 5th and Lenora as a base for public art. This will enliven and activate this corner, and create a welcoming icon for this streetscape. Vulcan has installed many pieces of art in its public spaces around Seattle, and commissions sculptures that are unique and customized to fit the spaces they will reside in. Below are several representative examples of public art commission by Vulcan in the South Lake Union area.

# PLINTH DIAGRAM

**3. PODIU** C. The boa plinth to in



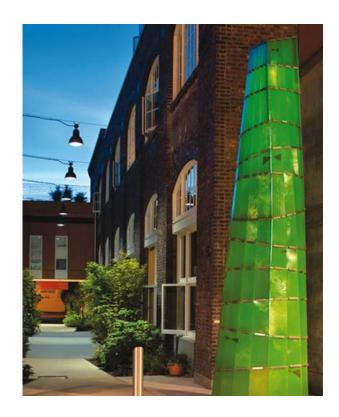
1 View of Plinth from 5th Ave

# Typical art installations at Vulcan projects in South Lake Union:









### **3. PODIUM & GROUND FLOOR**

C. The board directed the applicant to develop the south [Norht] plinth to incorporate either seating, texture and/or art. (B3.3, B4.3)

Future Art Installation

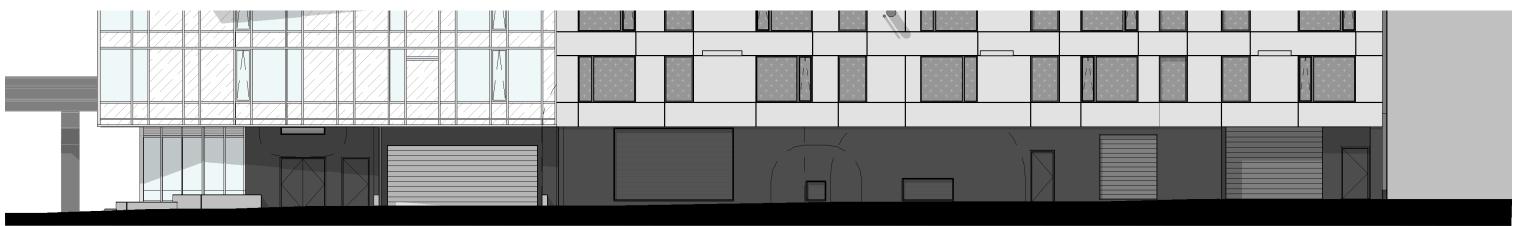
### **3. PODIUM & GROUND FLOOR**

D. The board directed the applicant to add a joint pattern in the painted concrete alley wall that corresponds to the joint patterning in levels above for increased melding of the façade elements. The Board also recommended that a detail be provided to assure that no flashing is used at the edges of the trays so there is a crisp, clean edge that appears as an extension of the glazed tray elements. (B4.3)

# **ALLEY JOINT PATTERN**

**RESPONSE:** We have updated our design elevation drawings with this response to show joint patterns as requested.

# **ALLEY ELEVATION - RECOMMENDATION MEETING #1**



**ALLEY ELEVATION - RECOMMENDATION MEETING #2** 







LOUVERS

PAINTED CONCRETE/CMU

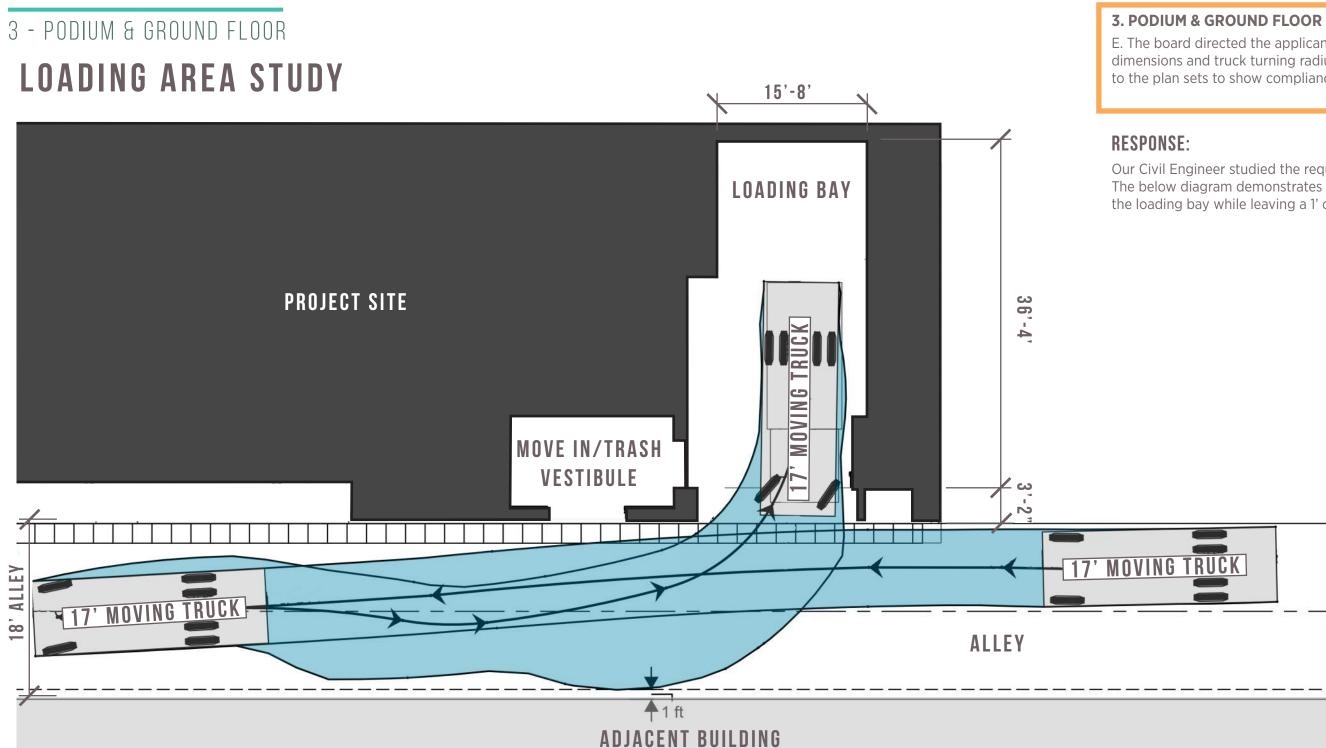
METAL WALL PANELS

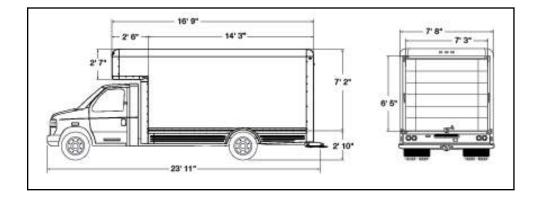


# PODIUM & GROUND FLOOR - 3

VENTED ROLL-UP DOOR

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E. The board directed the applicant to add loading area dimensions and truck turning radius/sweep diagrams to the plan sets to show compliance. (C6.1)

Our Civil Engineer studied the requirements of a 17' move in truck. The below diagram demonstrates the ability of the truck to enter the loading bay while leaving a 1' clearance of the adjacent building.

# WINDOW WALL EDGE DETAILS



### **3. PODIUM & GROUND FLOOR**

D. The board directed the applicant to add a joint pattern in the painted concrete alley wall that corresponds to the joint patterning in levels above for increased melding of the façade elements. The Board also recommended that a detail be provided to assure that no flashing is used at the edges of the trays so there is a crisp, clean edge that appears as an extension of the glazed tray elements. (B4.3)

### **RESPONSE:**

Please refer to design details provided in our response to guidance item #2.b for proposed coping details at the tray step parapets.

# A. SOFFIT



# **B. LEDGE**



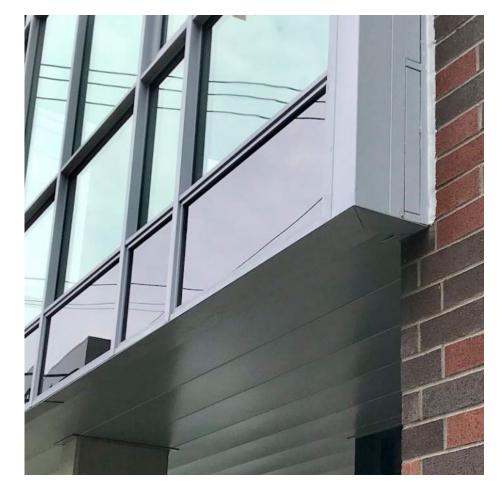
# PODIUM & GROUND FLOOR - 3



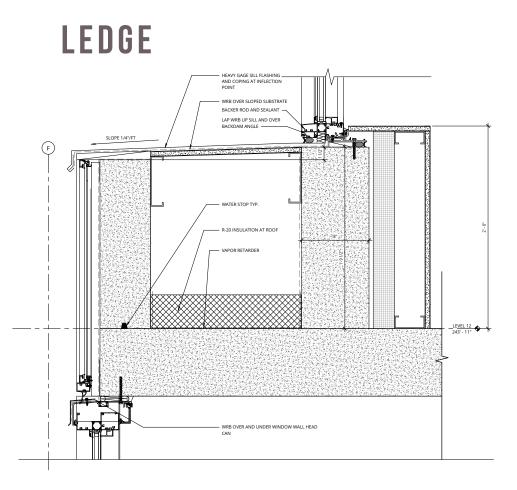
**5TH & LENORA | PROJECT #3026266** Recommendation meeting #2 07.10.2018

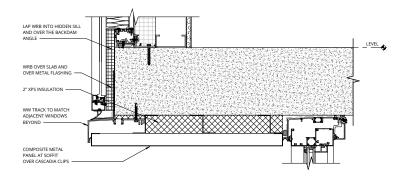




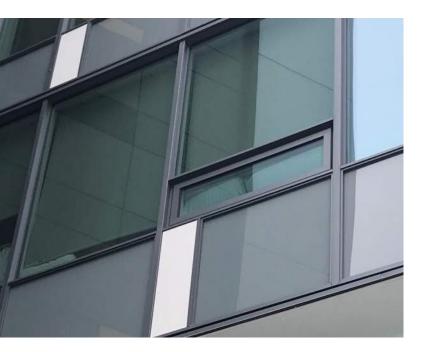


# FLASHING DETAILS



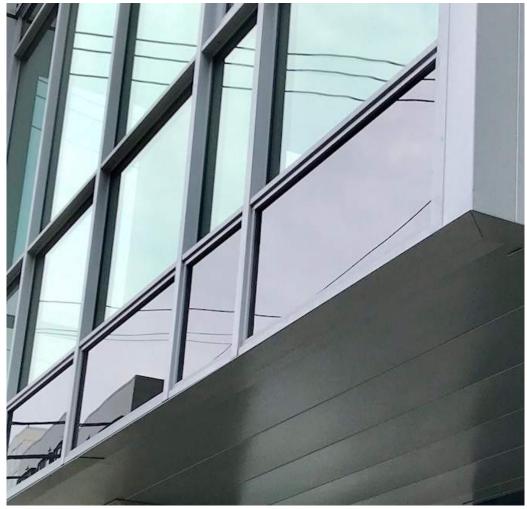


SOFFIT





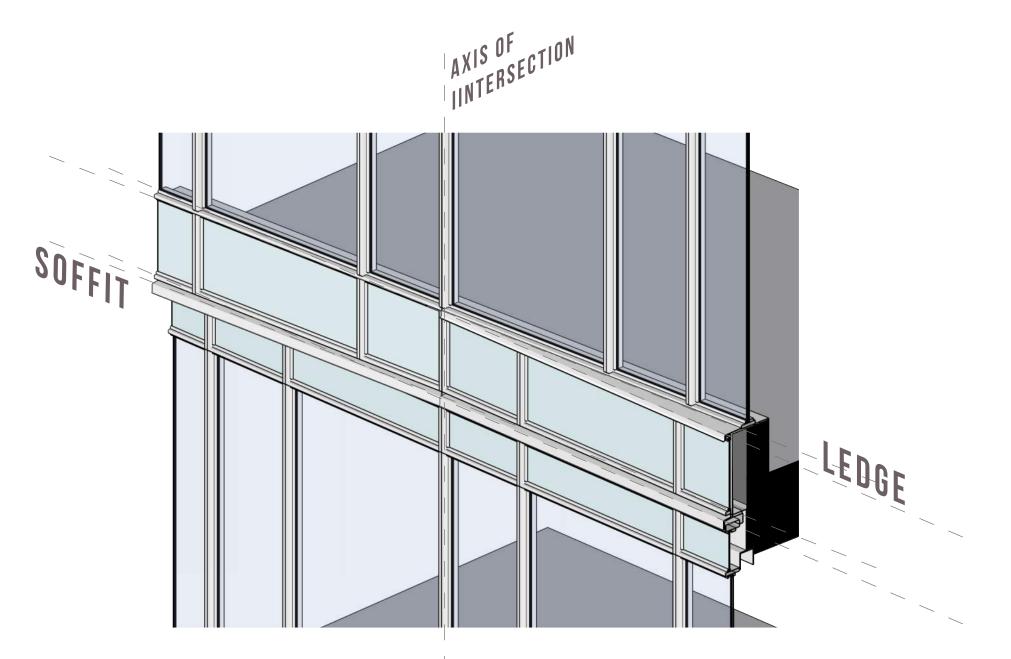
# WINDOW WALL INTERSECTION DETAIL



SIMILAR SOFFIT CONDITION



**INSIDE CORNER** 



# PODIUM & GROUND FLOOR - 3

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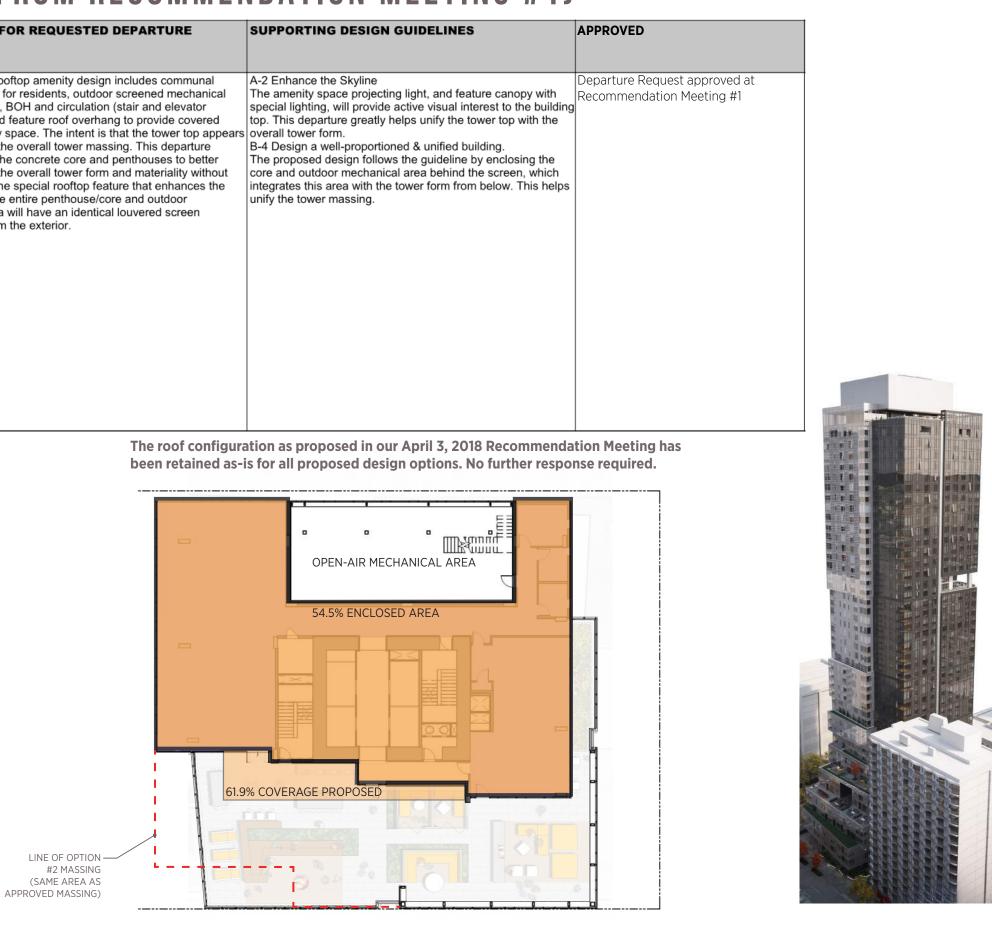
# DEPARTURES

# **DEPARTURE REQUEST - (APPROVED FROM RECOMMENDATION MEETING #1)**

DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE FOR REQUESTED DEPARTURE	SUPPORTING DESIGN GUIDELINES	APPRC
SMC 23.49.008.D: Certain rooftop features are permitted to exceed the allowable zoning height as long as the combined coverage of all rooftop features does not exceed 55% of the roof area subject to max. floor area limits per story per SMC 23.49.058		The proposed rooftop amenity design includes communal amenity spaces for residents, outdoor screened mechanical equipment area, BOH and circulation (stair and elevator penthouses) and feature roof overhang to provide covered outdoor amenity space. The intent is that the tower top appears integrated with the overall tower massing. This departure request allows the concrete core and penthouses to better integerate with the overall tower form and materiality without compromising the special rooftop feature that enhances the City Skyline. The entire penthouse/core and outdoor mechanical area will have an identical louvered screen appearance from the exterior.	special lighting, will provide active visual interest to the building top. This departure greatly helps unify the tower top with the	Departi

11 A

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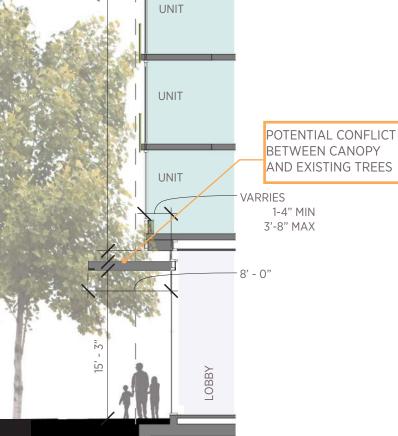


# **POTENTIAL DEPARTURE REQUEST CANOPY SIZING AROUND EXISTING TREES**

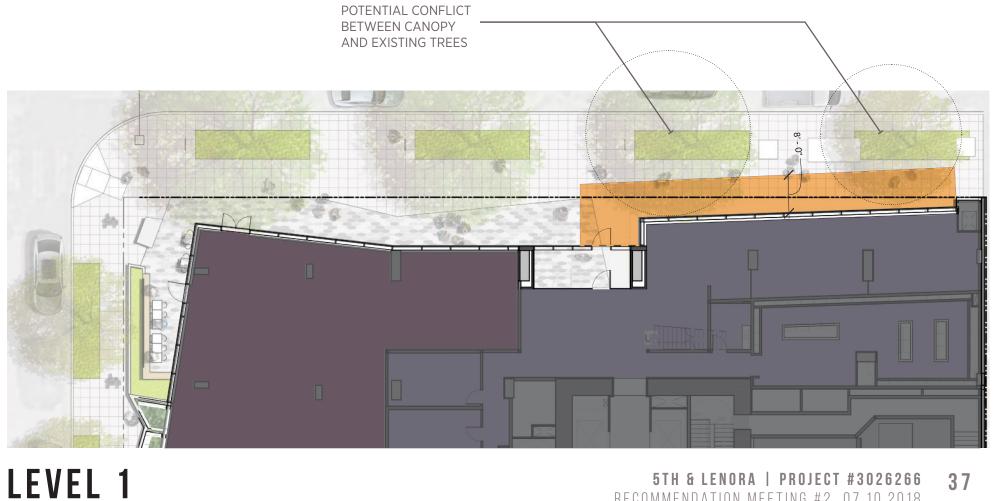
DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE FOR REQUESTED DEPARTURE	SUPPORTING DESIGN GUIDELINES
23.49.018 - Overhead Weather Protection and Lighting: B. Overhead weather protection shall have a minimum dimension of eight (8) feet measured horizontally from the building wall or must extend to a line two (2) feet from the curb line, whichever is less.	with street trees or utility poles, in which case the widths will be adjusted	The proposed departure is an effort to avoid a conflict with the street trees on our site (should there be a conflict with the selected canopy design) and retain the flexibility needed to respond to future coordination with Urban Forestry. This departure is intended to meet the minimum reduction as requested by Urban Forestry.	C1.1. Street Level Uses: 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.



PROPERTY LINE



UNIT



# DEPARTURES

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# APPENDIX



### **OPTION #1 - CASCADE CONCEPT (PREFERRED OPTIONS)**



**OPTION #2 - MASSING CHANGE** 



**OPTION #3 - MATERIAL CHANGE** 

# SKYLINE COMPARISON

**5TH & LENORA | PROJECT #3026266** RECOMMENDATION MEETING #2 07.10.2018

# 4.0 - SUMMARY CONTEXT ANALYSIS

### ADJACENT BUILDING HEIGHTS



FUTURE DEVELOPMENT

HIGHRISE OFFICE +500' ACTIVE MUP #3013153 HOTEL +160' HIGI ACTIVE RES MUP #3022614 UND

HIGHRISE RESIDENTIAL +400' UNDER CONSTRUCTION

HIGHRISE

**RESIDENTIAL +380'** 

ACTIVE MUP #3018686



HIGHRISE RESIDENTIAL +500' ACTIVE MUP #3018037

HIGHRISE

**RESIDENTIAL +500'** 

ACTIVE MUP #3019699

HIGHRISE RESIDENTIAL +480' FUTURE DEVELOPMENT (EDG ONLY) ACTIVE MUP #3028017

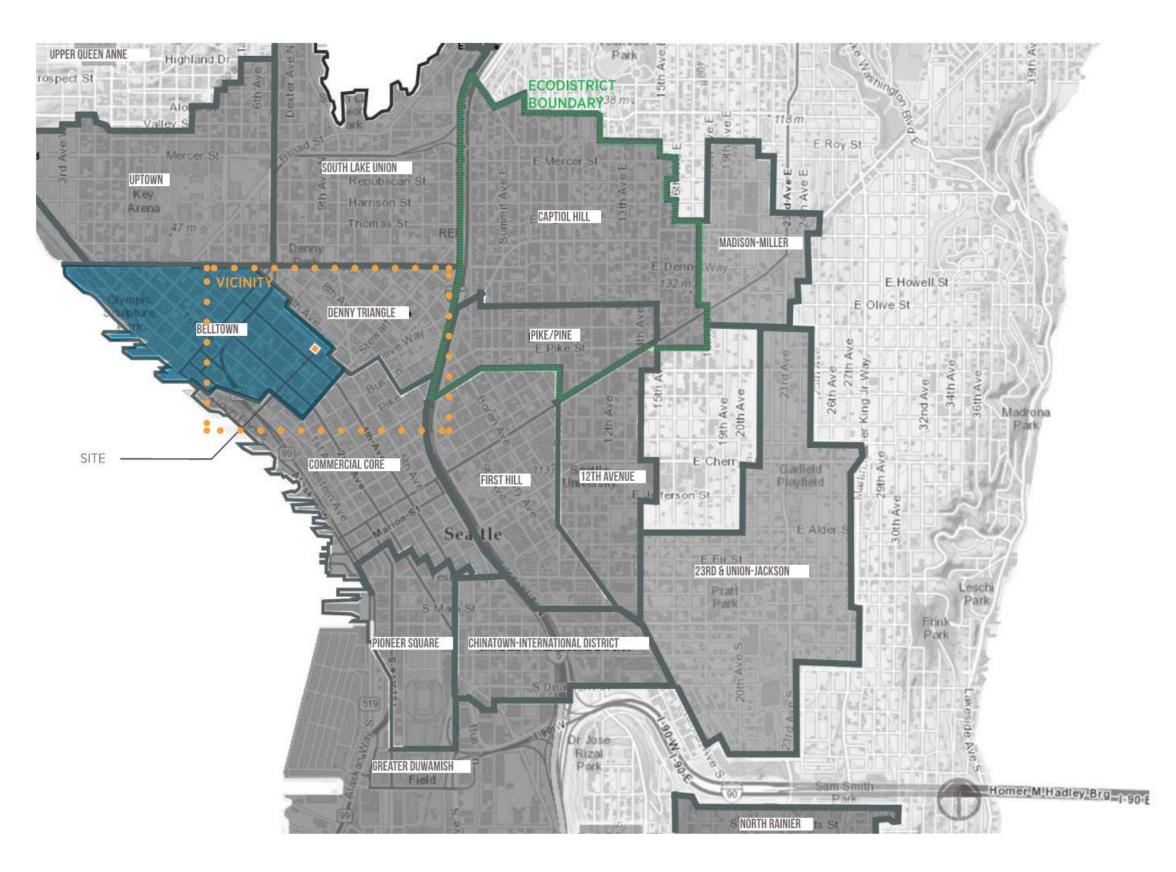
### SUMMARY CONTEXT ANALYSIS - 4.0

### ADJACENT BUILDING HEIGHTS

5TH & LENORA | PROJECT #302626641RECOMMENDATION MEETING #207.10.2018

4.0 - SUMMARY CONTEXT ANALYSIS

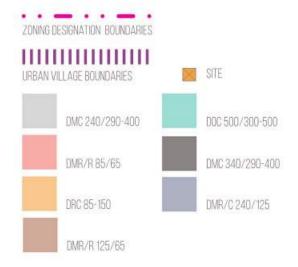
ZONING & OVERLAY DESIGNATIONS





### SUMMARY CONTEXT ANALYSIS - 4.0

### ZONING & OVERLAY DESIGNATIONS



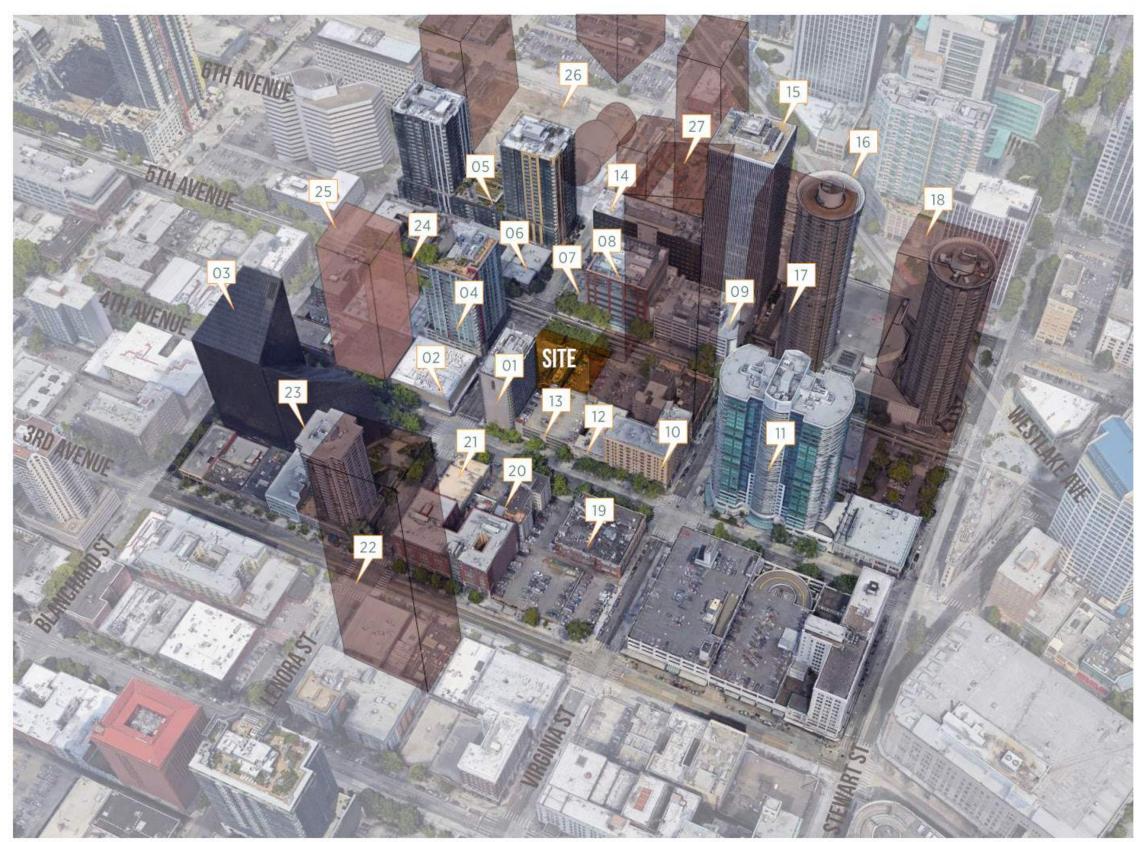
5TH & LENORA | PROJECT #302626643RECOMMENDATION MEETING #207.10.2018

# 5.0 - EXISTING SITE CONDITIONS

# SURROUNDING USES & STRUCTURES







# **EXISTING SITE CONDITIONS - 5.0**

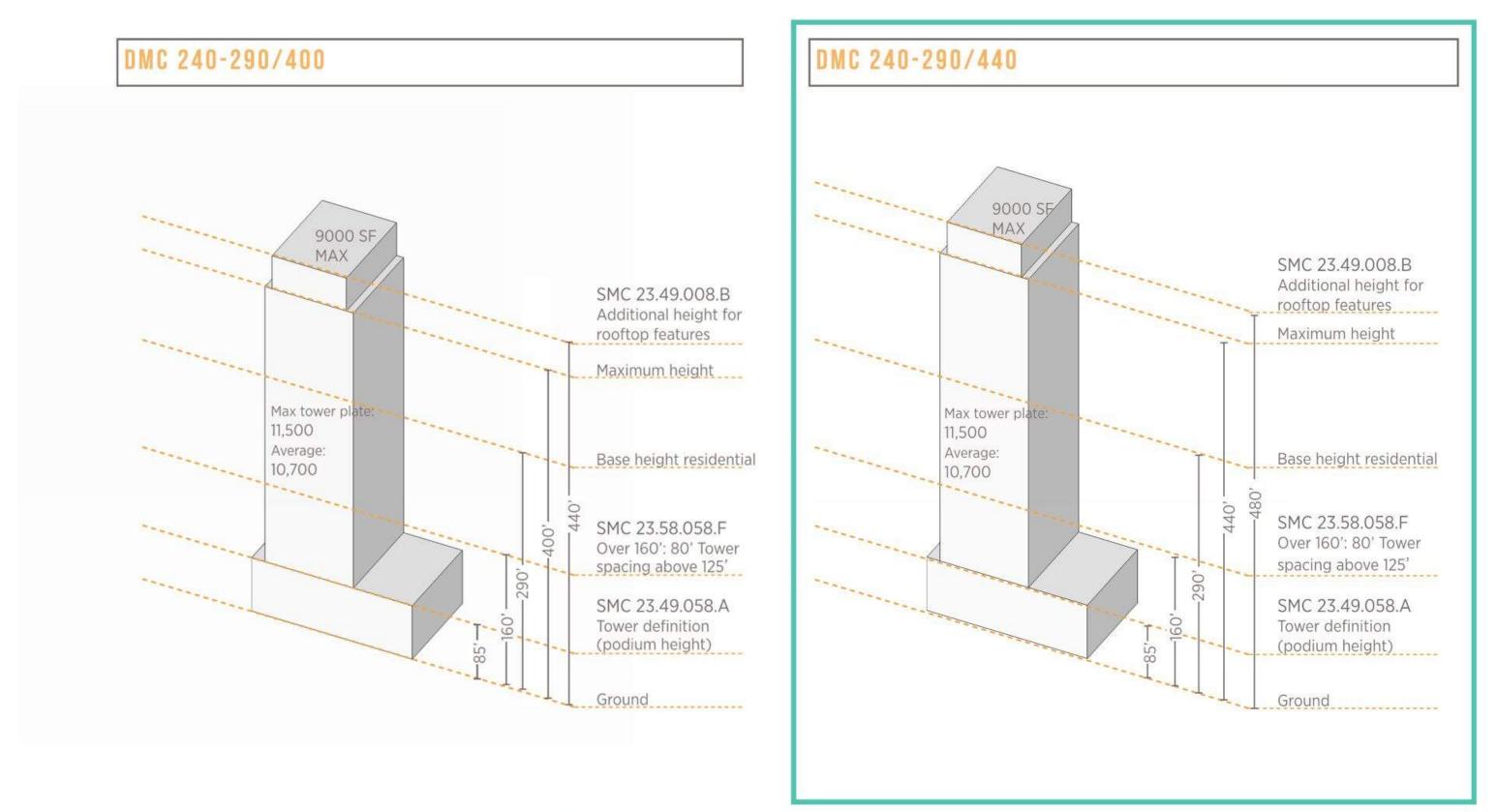
# SURROUNDING USES & STRUCTURES

Surrounding uses and structures include an eclectic mix of old and new residential and commercial developments. The surrounding context continues to evolve, with several new developments under construction, most notably the three tower Amazon Campus and the 5th and Virginia tower, both a block away. While there are a stock of classically detailed brick buildings, most new buildings tend to use modern materials and massing to add a new character to the neighborhood.

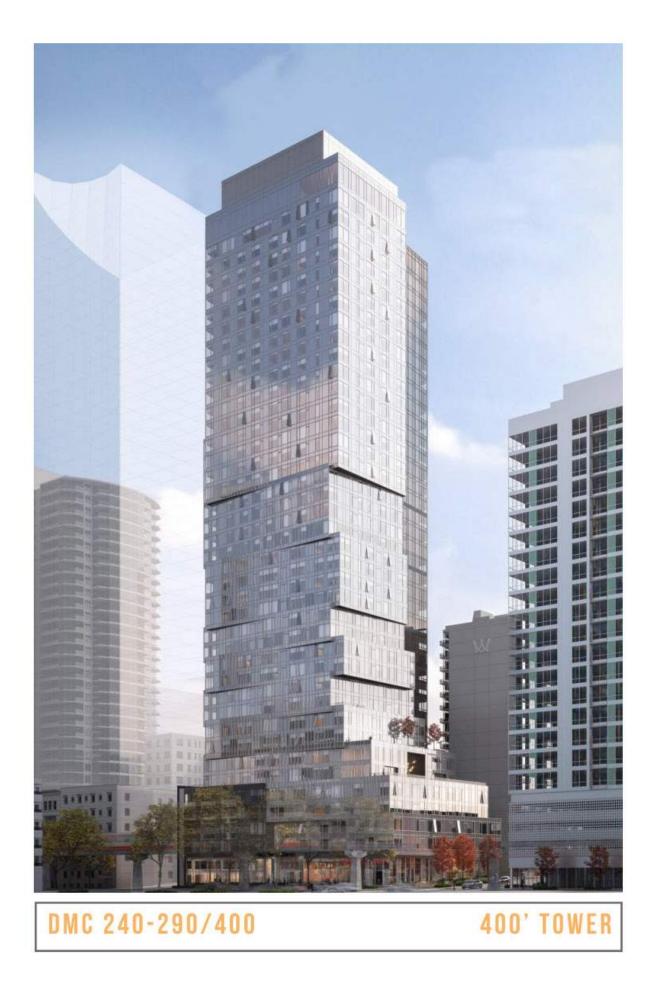
- WARWICK HOTEL 1.
- 2. CINERAMA THEATER
- 3. FOURTH & BLANCHARD BUILDING
- 4. MARTIN APARTMENTS
- 5. VIA 6 APARTMENTS
- 6. PALACE BALLROOM BUILDING
- 7. PALACE KITCHEN BUILDING
- 8. 2020 FIFTH AVENUE GARAGE
- 9. WESTIN GARAGE
- 10. HOTEL ANDRA
- 11. ESCALA CONDOS
- 12. VIRGINIAN APARTMENTS
- 13. WARWICK HOTEL GARAGE
- 14. SIXTH & LENORA BUILDING
- 15. WESTIN BUILDING EXCHANGE
- 16. WESTIN HOTEL
- 17. 5TH & VIRGINIA (PROPOSED #3019699)
- 18. 1903 5TH AVENUE (PROPOSED#3013910)
- 19. MARSHALL BUILDING
- 20. STRATFORD APARTMENTS
- 21. RALPH'S GROCERY BUILDING (CVS)
- 22. 3RD & LENORA (PROPOSED#3018686)
- 23. ROYAL CREST CONDOS
- 24. TOP POT DOUGHNUTS
- 25. 2116 4TH AVE (PROPOSED#3009145)
- 26. AMAZON RUFUS 2.0
- 27. 2015 5TH AVENUE (PROPOSED#3028017)

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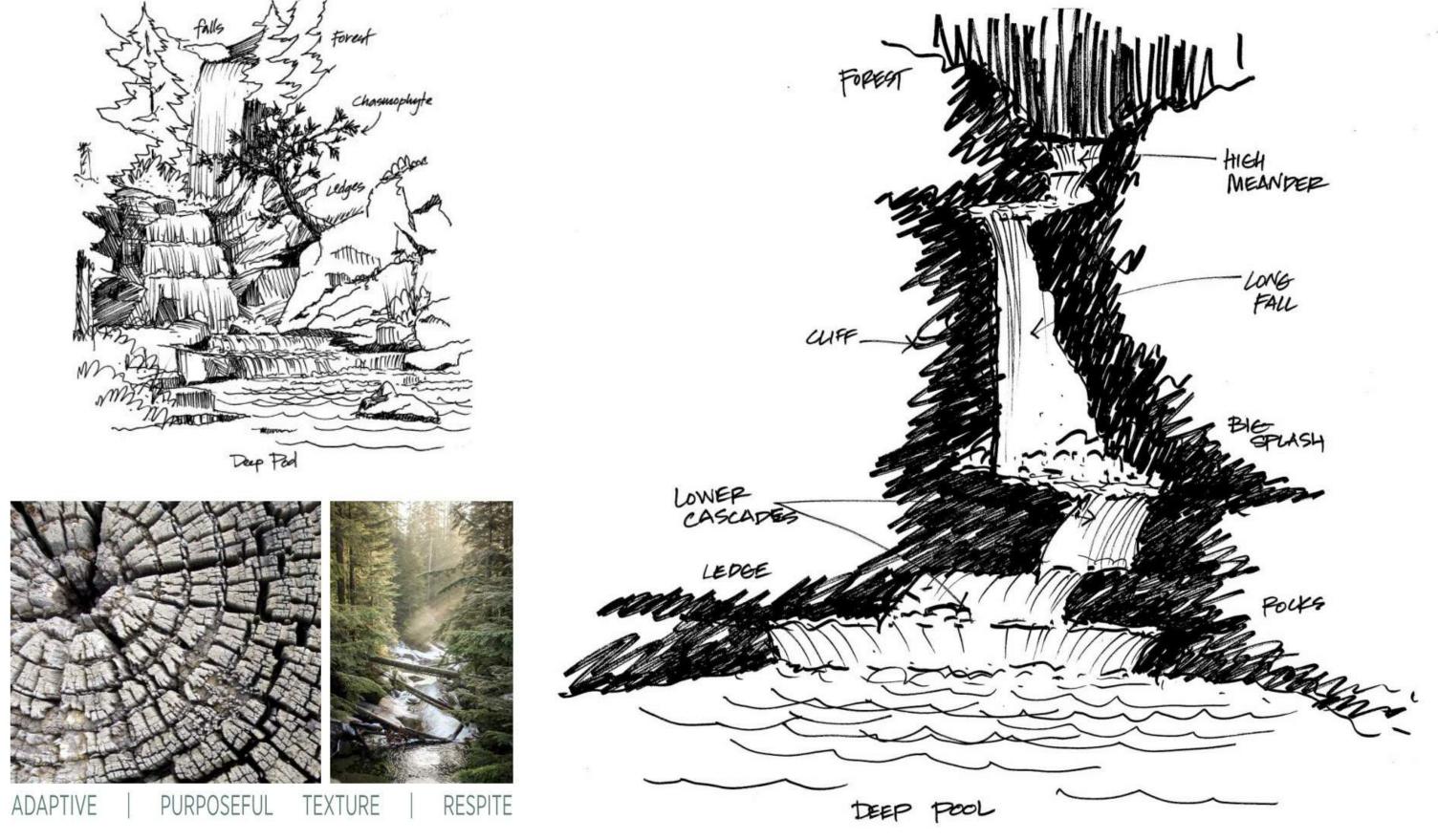
Pursuant to guidance from the city, the applicant is voluntarily proposing a 440 ft residential tower under the Downtown Mandatory Housing Affordability (MHA) legislation adopted by the city in May 2017. The project is vested to the land use code in effect on February 3, 2017, so at the applicant's option, the project could be revised to revert to the pre-MHA land use code, which would allow a 400 ft residential tower. Both options were shared with the Design Review Board at EDG.



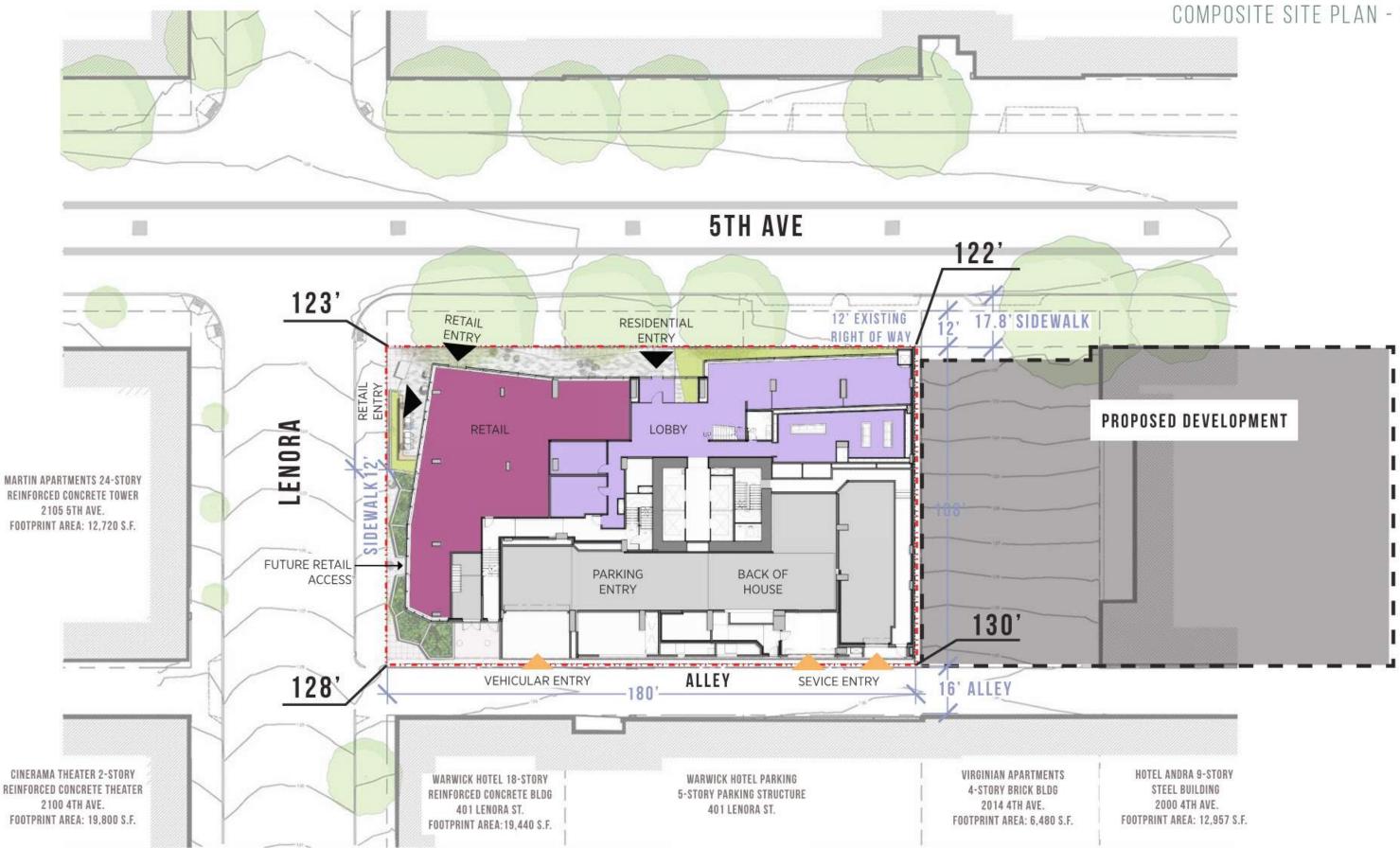


5TH & LENORA | PROJECT #3026266 RECOMMENDATION MEETING #2 07.10.2018

### DESIGN CONCEPT



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### 8.0 - EDG RESPONSE

### EDG SUMMARY

### 1. MASSING AND TOWER PLACEMENT:

SUPPORTE

### A. The Board understood the analysis and rationale for placing the tower toward the south of the site [36-39] and supported that tower location and the goal of maximizing daylight to the street and Intersection of 5th & Lenora. (A1-1)

B. Since the

B. Since the south tower placement will expose adjacent blank east wall of the existing Warwick Hotel [pg 27/upper left; 71], the Board encouraged all parties to consider an artful wall treatment for that location, but it is explicitly not a requirement of this project. (B1-1)

SUPPORTED

C. The Board endorsed the applicant-preferred Option 3 massing, especially the stepped and rotating 2-floor trays on levels 2-15, as shown on pg 60,62, and 71. The Board agreed these trays are bold and innovative, and provide multiple roof terraces and successfully modulate the podium and lowest tower facades. (B1.III)

### 2. TOWER MODULATION AND COHESIVENESS

5
0
2
-
0
-
-

A. While the Board strongly supported the form of the lower 15 floors of Option 3, they unanimously agreed the tower abruptly changes to a cubic extrusion at level 16 [60] and it therefore compromises a unified design. The Board agreed a uniform vertical shaft of tower was not related to the design energy of the podium, and recommended integration strategies such as: rotating 2-floor groups in select other locations on the upper tower, and/or rotating a sizable amount of the tower top, to reiterate the rotating form at the skyline scale. The Board was also concerned about the long, unmodulated east wall of the tower, which reinforces the abrupt tower form (see departure # 1). (A2, B1, B4-2)

IDANCE

B. The Board tentatively supported the tower mass being broken into 2 offset volumes [67; typical tower plan] but agreed the north and east massing refinements described above are a priority and the key design test. Pending resolution of the tower-to-podium cohesiveness cited above, the rotating tray strategies might need to carry around to the entire tower, especially on the visible west and south elevations. (B4-2)

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### SEATTLE DESIGN GUIDELINES 2013

### A1. Respond to the Physical Environment

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 nearby or beyond the immediate context of the building site.

### **B1.I Respond to Neighborhood Context**

Compatible design should respect the scale, massing and materials of adjacent buildings and landscape.

### **B1.III. Visual Interest**

Design visually attractive buildings that add richness and variety to Belltown, including creative contemporary architectural solutions.

### A2. Enhance the Skyline

Design the upper portion of the building to promote visual interest and variety in the downtown skyline. Respect existing landmarks while responding to the skyline's present and planned profile.

### **B1. Respond to Neighborhood Context**

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

### **B4.2.** Coherent Interior/Exterior Design

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

### **B4.2.** Coherent Interior/Exterior Design

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

In response to public comments regarding the proposed development to the south, the design team moved the tower 4'-0" to the north. Overall the tower was kept towards the south of the site, maintaining the goal to maximize daylight to the intersection of 5th and Lenora.

Having no purview over the treatment of walls beyond the property line, the design team cannot act on this comment.

The design team continued the use of the rotating trays as modulation for the podium and lower tower facades. The team used similar massing strategies to respond to guidance from the Board in item 2a.

Using the supported modulation of the rotating trays, the design team took the Board's recommendation to continue the rotating massing as a means of modulation in the mass of the tower. The new modulation breaks the mass of the tower and the upper east face of the building into 3 defined masses with the mechanical screen pulled back to add additional modulation at the top of the tower.

Using the massing guidance for the east and north tower facades, the design team used the added modulation to distinguish the east and west tower masses. The modulation on the east is emphasized with articulation in the west facade, creating a horizontal datum which continues across the north, west, and south facade of the west mass. With this approach, the design team seeks to maintain the Board's support of the west facade's vertical slot and double height corner cut, while also utilizing previous guidance to create interest and cohesiveness around all facades of the tower.

### EDG SUMMARY

C. The Board agreed the vertical slot, double height corner cutout and rooftop treatment were all promising refinements on the west and south tower elevations [61], but those elevations might also need the rotating tray treatment pending resolution of item 2b above. The Board supported the scale and modulation of a two story amenity deck at approximately levels 24/25, regardless of which tower design emerges. (A1-1.e, B4)

### SEATTLE DESIGN GUIDELINES 2013



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 nearby or beyond the immediate context of the building site.

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)

### **B4. Design a Well-Proportioned & Unified Building**

Compose the massing and organize the 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.

# SUPPORTED

D. Assuming the tower is integrated with the dynamic podium as described above, the Board was supportive of the massing and additional height for a potential upzone [60], however the added 40 ft might require the reconfiguration or re-proportioning of the strategies described under 2b above, to achieve a harmonious tower. (B4)

### B4. Design a Well-Proportioned & Unified Building

Compose the massing and organize the 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.

### EDG RESPONSE - 8.0

### RESPONSE

The design team maintained the vertical slot and double height slot expression, using the facade treatment to respond to the new modulation from item 2a and 2b.

The design team moved forward with the additional height and incorporated the height increase with the responses to the guidance from the Board.

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### 8.0 - EDG RESPONSE

### EDG SUMMARY

### **3. PODIUM & GROUND FLOOR**

A. The Board supported the podium along 5th being expressed as 2 distinct forms, with the primary entrance at the crease [77], but agreed the south form should not be so traditional as shown [69, 71] or appear grafted onto the progressive forms of the majority of the podium. While not employing the rotated theme, or 'glass box' language of the corner, this 5-story element should display transparency, pedestrian scale and a tall proportion along the mid-block. (C1; C2)

SUPPORTED

B. The Board strongly supported the deep, angled voluntary setbacks at the corner [76], providing pedestrian amenity and café zones. The Board also supported the straight wall (setback to achieve the required 15ft sidewalk width) at the 5th Avenue midblock, as it relates to the two forms cited in 3a above. (D1-I)

### SEATTLE DESIGN GUIDELINES 2013

### **C1. 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

### C2.

Design architectural features, fenestration patterns, and material compositions that refer to the scale of human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation.

### D1.I. Active Open Space

As a dense, urban neighborhood, Belltown views its streets as its front porches, and its parks and private plazas and spaces as its yards and gardens. The design and location of urban open spaces on a site or adjoining sidewalk is an important determinant in a successful environment, and the type and character of the open space should be influenced by the building's uses.

a. Mixed-use developments are encouraged to provide usable open space adjacent to retail space, such as an outdoor cafe or restaurant seating, or a plaza with seating.

b. Locate plazas intended for public use at/or near street grade to promote physical and visual connection to the street; on-site plazas may serve as a well-defined transition from the street. Take views and sun exposure into account as well.

c. Define and contain outdoor spaces through a combination of building and landscape, and discourage oversized spaces that lack containment.

d. The space should be well-buffered from moving cars so that users can best enjoy the space.

C. The ground floor plan was minimally labeled[76], and the Board had to verbally clarify several key items, but they supported retail and activating uses along all street fronts, accepting the leasing/amenity shown on 64 as the maximum extent of non-retail street frontage. The Board supported shifting the parking ramp as far south as possible [76] to maximize retail depth along Lenora, and would be receptive to a ramp slope departure if required to further this goal. (D3)

### D3. Provide elements that define the place

Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable "sense of place" associated with the building.

### RESPONSE

The design team maintained the supported mass and scale of the 5 story element on 5th Avenue. To maintain the distinction between the two forms on 5th Avenue. and remain cohesive with the overall building design, the design team proposes treating the 5 story element with the same materials as the west mass of the upper tower. Transparency and plantings at the street level preserve pedestrian scale while Juliet balconies

The design team maintained these setbacks as the design progressed. The team maintained a straight wall at the 5th Avenue. midblock. When responding to guidance in item 3d, the design team maintained the proposed cafe zone and pedestrian amenities.

The design team included ground floor labels, including a proposed retail area, entries, and basic layouts on the floor plans.

To increase the depth of the retail along Lenora, the design team shifted the ramp as far south as possible with respect to the slope of the alley and is seeking a Type 1 Decision to increase the ramp slope.

### EDG SUMMARY

D. The Board supported a stepped, planter/rainwater element at the alley corner as shown on pg 63 and 70 (but ensuring good pedestrian sight lines), but agreed the planter along the Lenora storefront and the deep café moat [76/77] created a privatized zone and too many vertical pedestrian barriers between the sidewalk and the Lenora storefront. (D1-1.d, D1-I.b)

GUIDANCE

The Board recommended reducing or eliminating these elements to maintain a gently sloped sidewalk/setback near the corner (without guardrails or recesses), and sloping the sidewalk along a raised sill of storefront along Lenora. The Board supported shortening the planter portion adjacent to the street wall. Even if retail doors are near the corner, a 5 ft slope over the 106ft length of Lenora should not mandate a continuous privatized, buffer zone at this important storefront location. (A1-III; C1)

### SEATTLE DESIGN GUIDELINES 2013

### A1.III. Topography

The topography of the neighborhood lends to its unique character. Design buildings to take advantage of this condition as an opportunity, rather than a constraint. Along the streets, single entry, blank facades are discouraged. Consider providing multiple entries and windows at street level on sloping streets.

### **B1. Respond to Neighborhood Context**

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.

### **C1.1. Street Level Uses**

- 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.

### D1.I. Active Open Space

As a dense, urban neighborhood, Belltown views its streets as its front porches, and its parks and private plazas and spaces as its yards and gardens. The design and location of urban open spaces on a site or adjoining sidewalk is an important determinant in a successful environment, and the type and character of the open space should be influenced by the building's uses.

b. Locate plazas intended for public use at/or near street grade to promote physical and visual connection to the street; on-site plazas may serve as a well-defined transition from the street. Take views and sun exposure into account as well.

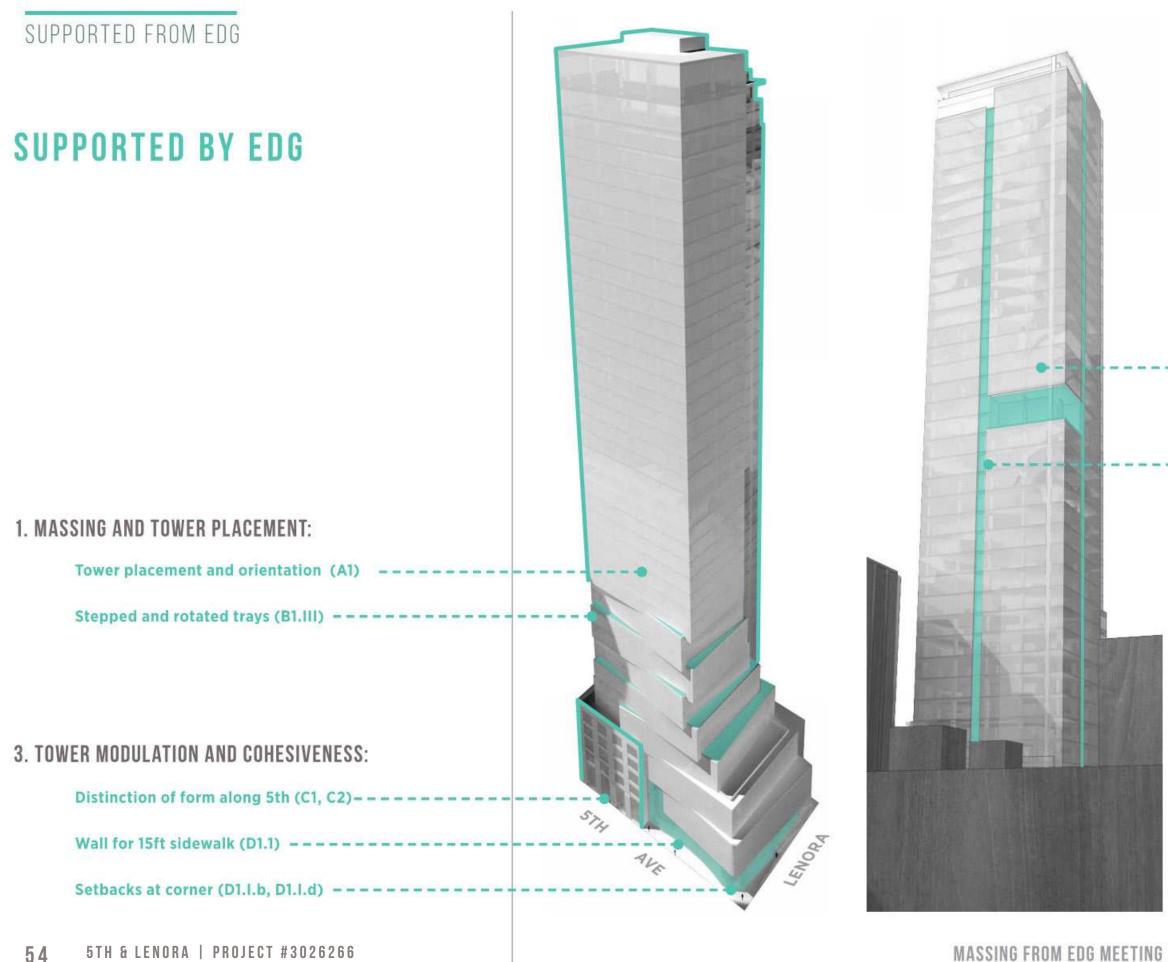
d. The space should be well-buffered from moving cars so that users can best enjoy the space.

# EDG RESPONSE - 8.0

### RESPONSE

To increase pedestrian sight lines at the corner of 5th and Lenora, the team redesigned the storm water planters, reducing their height to be as low as possible and still meet storm water requirements.

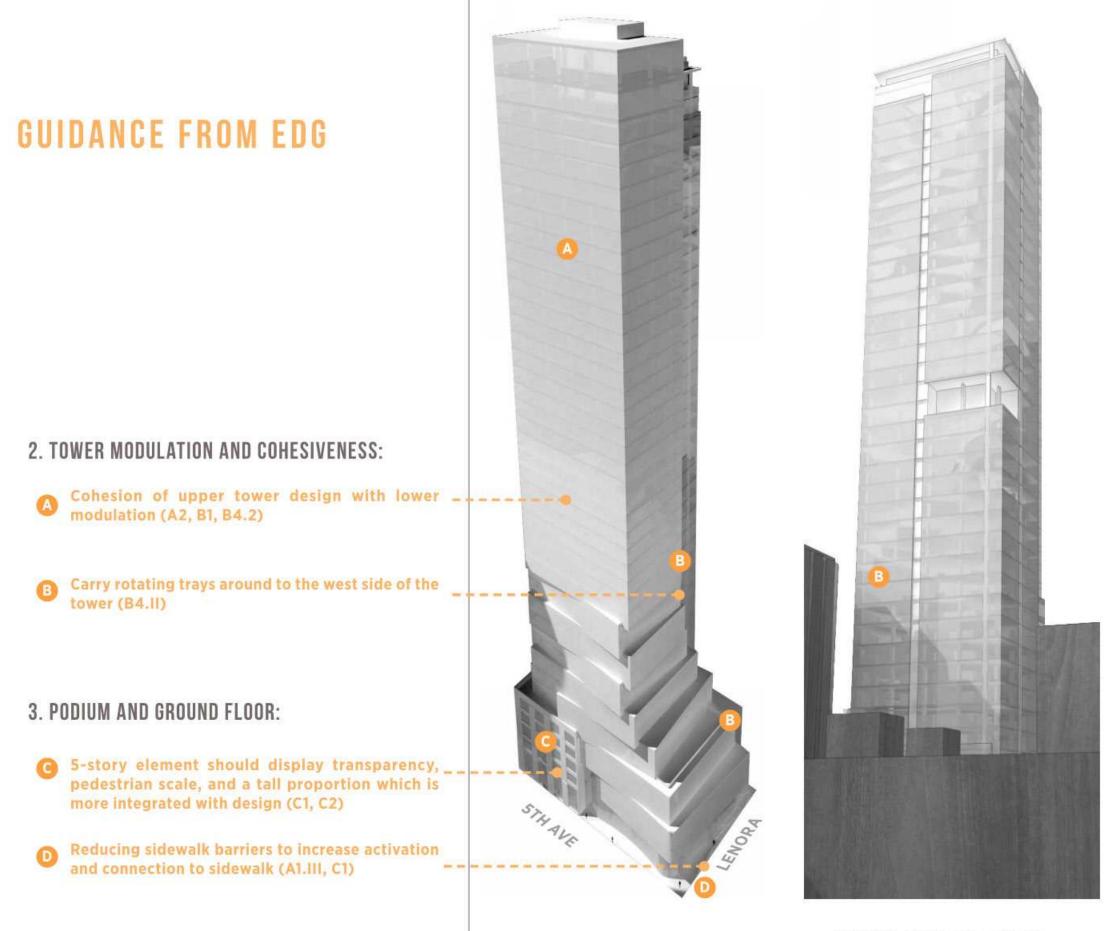
The team maintained a cafe zone in response to item 3c, but redesigned the separation between the seating area and the side walk. The proposed design places a low planter between the seating area and the side walk address the change in elevation between. The proposed design also improves the permeability of the retail corner, reducing barriers for pedestrians moving through the space.



### 2. TOWER MODULATION AND COHESIVENESS:

Tower being broken into two offset masses (B4.2)

Vertical Slot, and double height corner (A1.I.e, B4)



MASSING FROM EDG MEETING

### RECOMMENDATION FROM EDG

# 5TH & LENORA | PROJECT #302626655RECOMMENDATION MEETING #207.10.2018

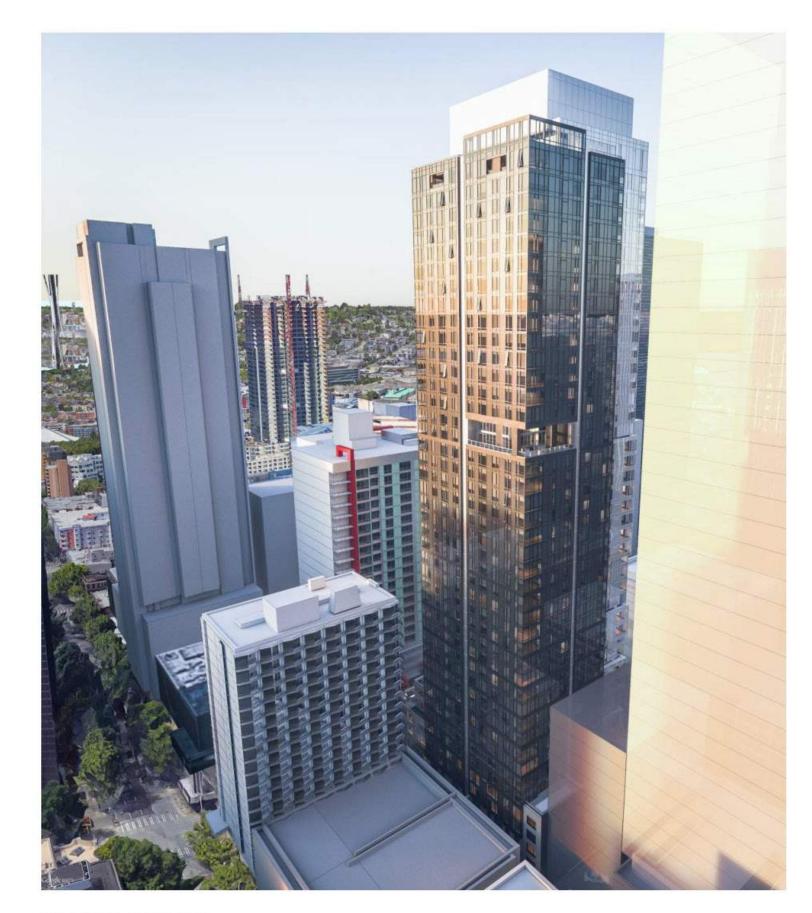


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VIEW FROM NE CORNER



VIEW FROM NW CORNER



VIEW FROM SW CORNER

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# STORIES 16

# NEW MODULATION

# **RECOMMENDATION FROM EDG**

# GUIDANCE FROM EDG 🗛

### 2. TOWER MODULATION AND COHESIVENESS:

a. While the Board strongly supported the form of the lower 15 floors of Option 3, they unanimously agreed the tower abruptly changes to a cubic extrusion at level 16 [60] and it therefore compromises a unified design. The Board agreed a uniform vertical shaft of tower was not related to the design energy of the podium, and recommended integration strategies such as: rotating 2-floor groups in select other locations on the upper tower, and/or rotating a sizable amount of the tower top, to reiterate the rotating form at the skyline scale. The Board was also concerned about the long, unmodulated east wall of the tower, which reinforces the abrupt tower form (see departure # 1). (A2, B1, B4-2)

### **DESIGN REVIEW GUIDELINES:**

A2 Enhance the Skyline: Design the upper portion of the building to promote visual interest and variety in the downtown skyline. Respect existing landmarks while responding to the skyline's present and planned profile.

B1 Respond to the neighborhood context: Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

B4.2. Coherent Interior/Exterior Design: 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:

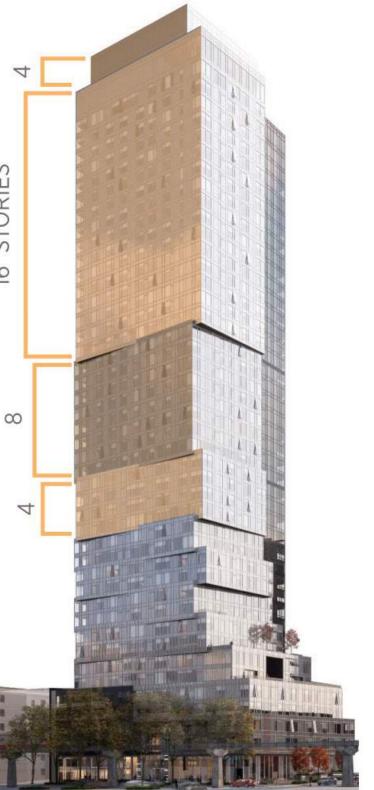
- d. facade modulation and articulation;
- e. windows and fenestration patterns;
- f. corner features;
- g. streetscape and open space fixtures;
- h. building and garage entries; and
- i. building base and top.

### 5TH & LENORA | PROJECT #3026266 58 RECOMMENDATION MEETING #2 07.10.2018



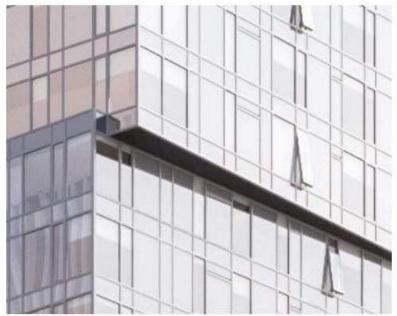
Cohesion of upper tower design with lower A modulation (A2, B1, B4.2)

# PROPOSED

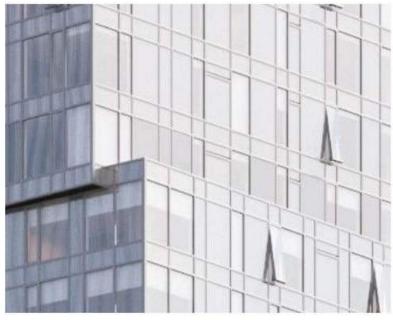


The new modulation breaks the mass of the tower and the upper east face of the building.

# A. SOFFIT



# B. LEDGE



# **TYPE-1 WINDOW CLADDING**



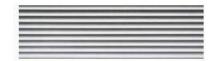
VISION GLAZING



SPANDREL GLAZING



METAL PANEL SOFFIT



MECHANICAL SCREEN

# SUPPORTED FROM EDG



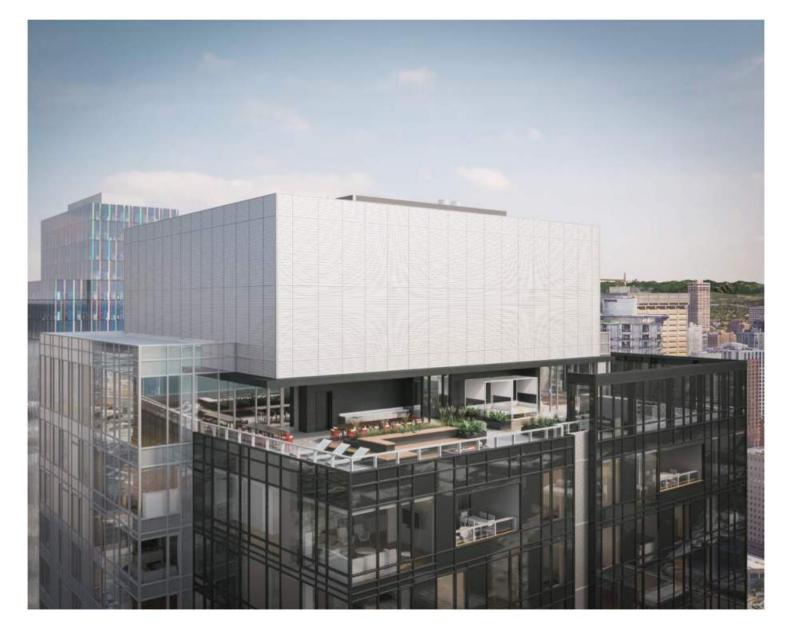
5TH & LENORA | PROJECT #3026266 59 RECOMMENDATION MEETING #2 07.10.2018 ROOF OPTIONS

# **ROOF - OPTION 1**









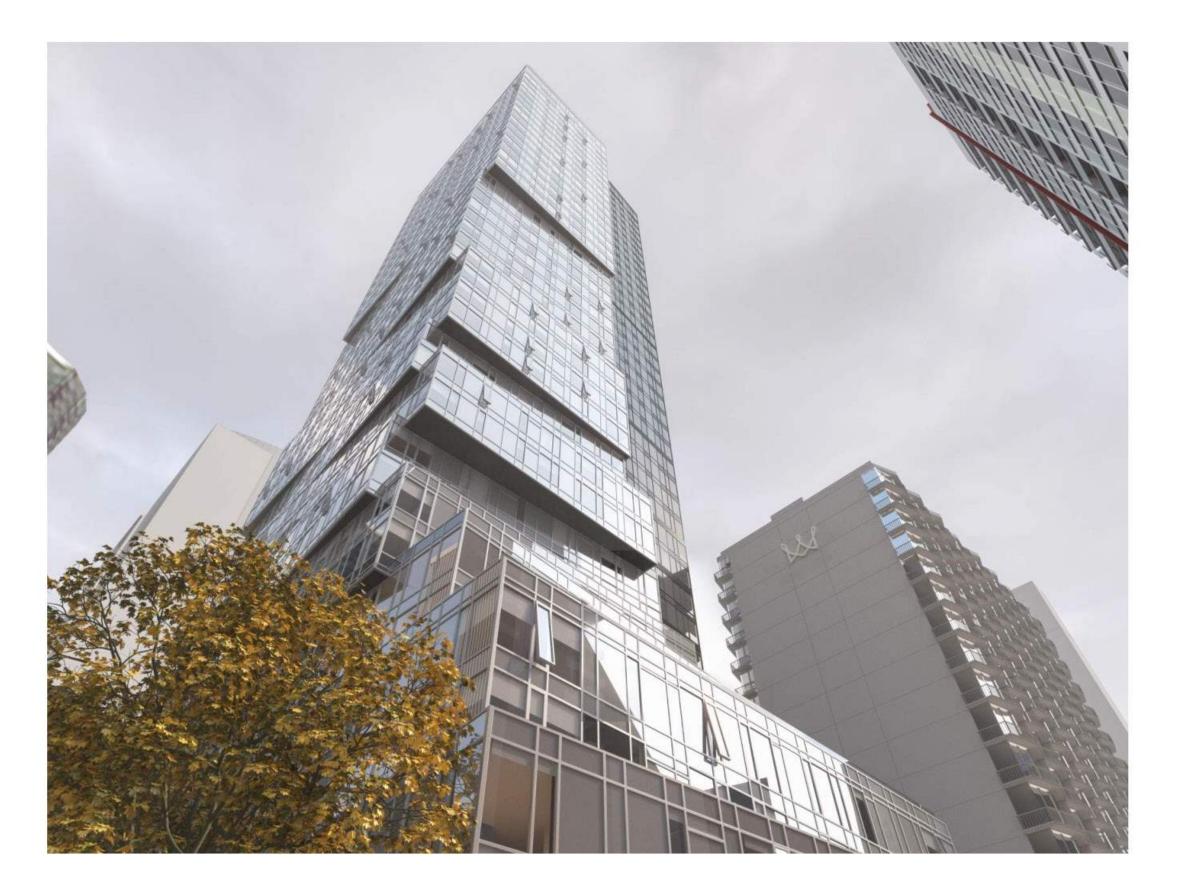


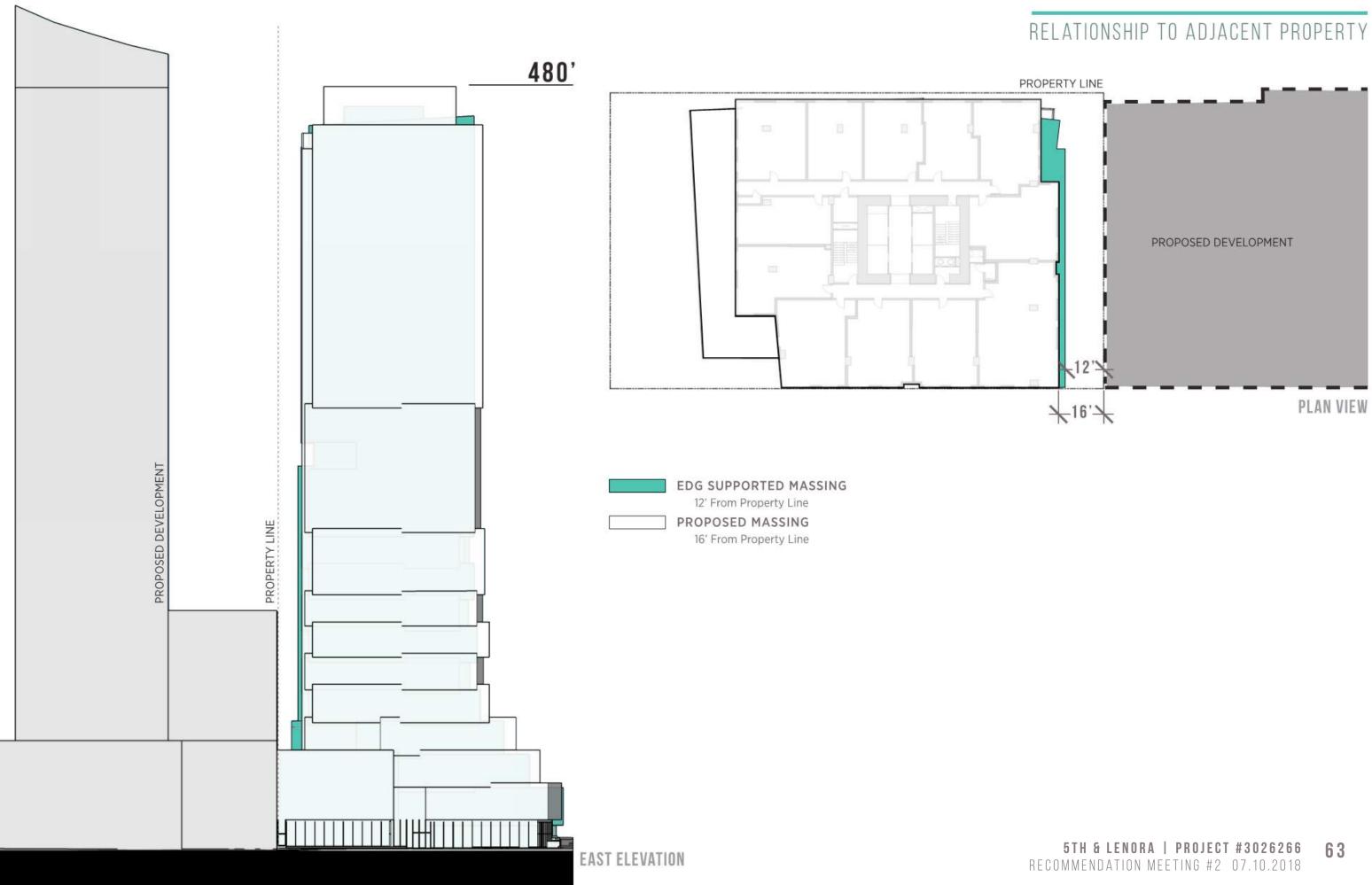
# **ROOF OPTION 1**

# ROOF OPTIONS

# **ROOF OPTION 2**

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# RECOMMENDATION FROM EDG

# GUIDANCE FROM EDG 🕒

### 2. TOWER MODULATION AND COHESIVENESS:

b. The Board tentatively supported the tower mass being broken into 2 offset volumes [67; typical tower plan] but agreed the north and east massing refinements described above are a priority and the key design test. Pending resolution of the towerto-podium cohesiveness cited above, the rotating tray strategies might need to carry around to the entire tower, especially on the visible west and south elevations. (B4-2)

### **DESIGN REVIEW GUIDELINES:**

B4.2. Coherent Interior/Exterior Design: 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.

### FROM EDG MEETING 02.21.2017







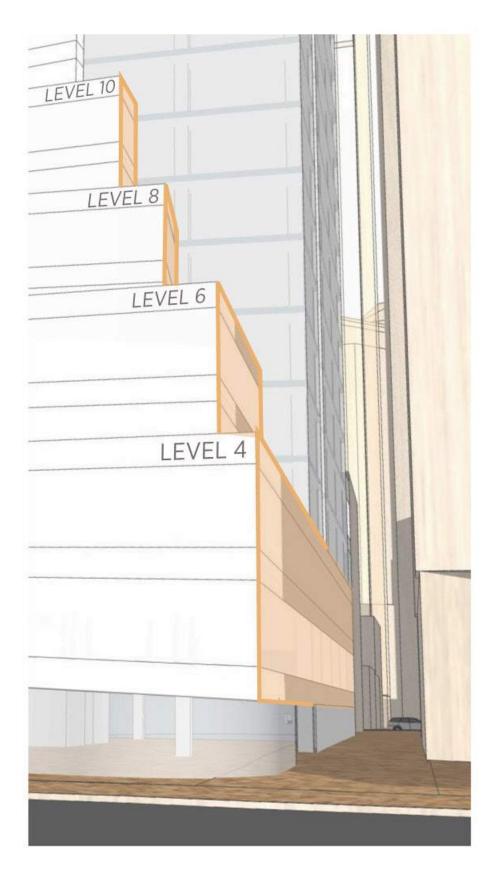
Carry rotating trays around to the west side of the tower (B4.II)

# PROPOSED



The modulation from the east massing is articulated in the west facade.

### MASSING FORM EDG



### NEW MODULATION



# RECOMMENDATION FROM EDG

VIEW FROM NW CORNER

5TH & LENORA | PROJECT #3026266 65 RECOMMENDATION MEETING #2 07.10.2018



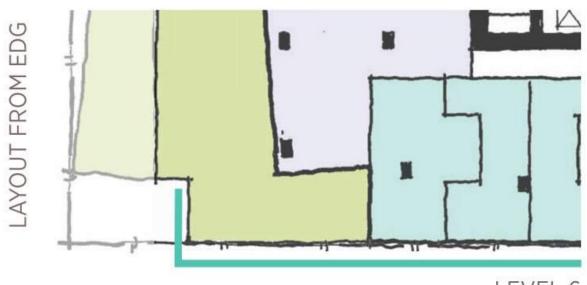




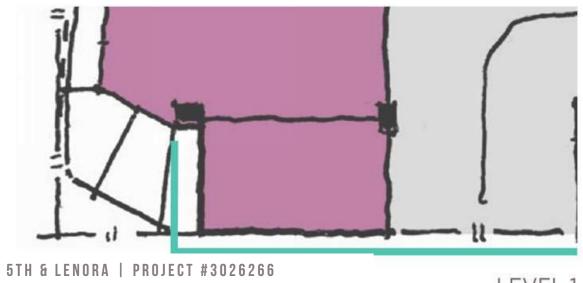
NEW MODULATION



LEVEL 10



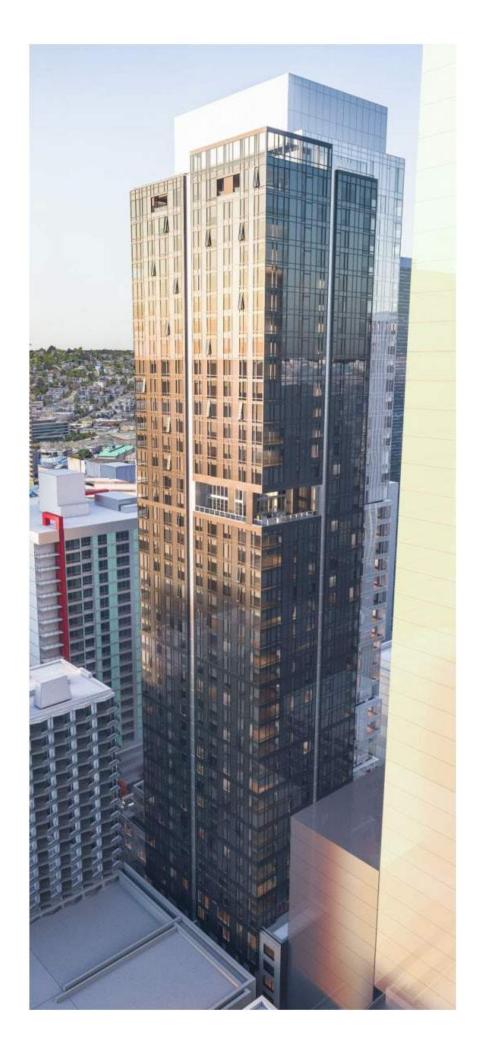
LEVEL 6



66 RECOMMENDATION MEETING #2 07.10.2018

LEVEL 1

LEVEL 1



# **TYPE-2 WINDOW CLADDING**



VISION GLAZING



SPANDREL GLAZING



MULLION/METAL PANEL





LOUVERS

# RECOMMENDATION FROM EDG



5TH & LENORA | PROJECT #3026266 67 RECOMMENDATION MEETING #2 07.10.2018 This page is intentionally left blank



# LEVEL 6 AND LOWER TERRACES



LEVEL 6 TERRACE

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# **RECOMMENDATION FROM EDG**

### FROM EDG MEETING 02.21.2017

# GUIDANCE FROM EDG 🖸

### 3. PODIUM & GROUND FLOOR:

a. The Board supported the podium along 5th being expressed as 2 distinct forms, with the primary entrance at the crease [77], but agreed the south form should not be so traditional as shown [69, 71] or appear grafted onto the progressive forms of the majority of the podium. While not employing the rotated theme, or 'glass box' language of the corner, this 5-story element should display transparency, pedestrian scale and a tall proportion along the midblock. (C1; C2)

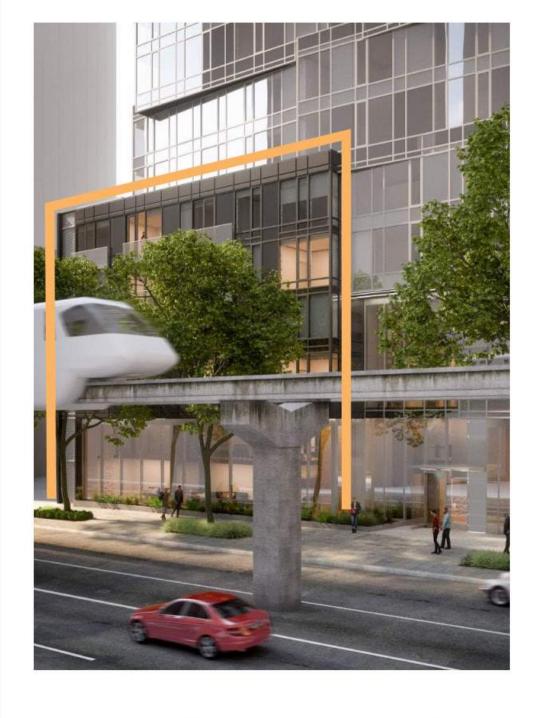
### DESIGN REVIEW GUIDELINES:

C1 Promote Pedestrian Interaction: Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalkrelated spaces should appear safe, welcoming, and open to the general public.

C2 Design architectural features, fenestration patterns, and material compositions that refer to the scale of human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation.

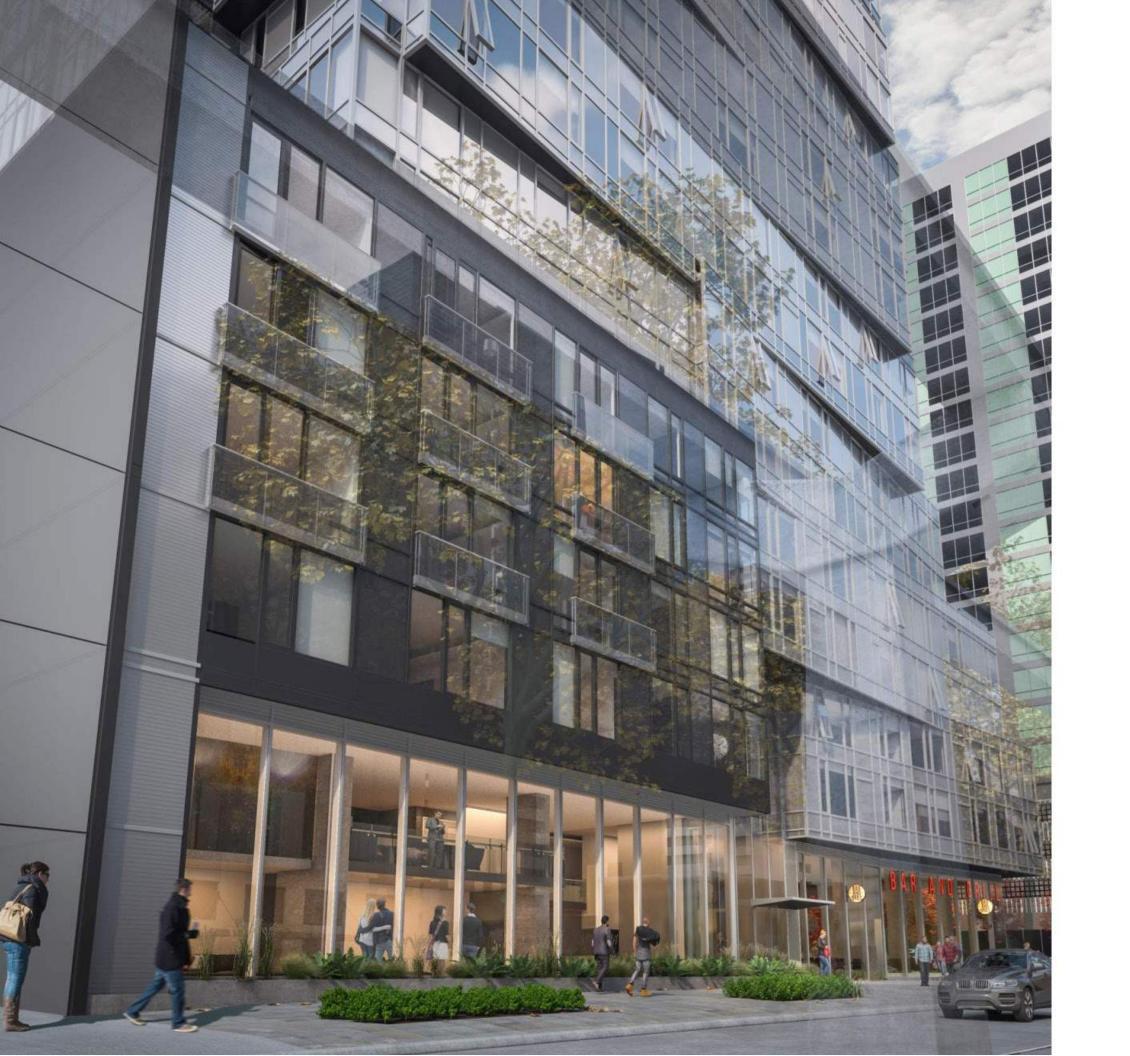


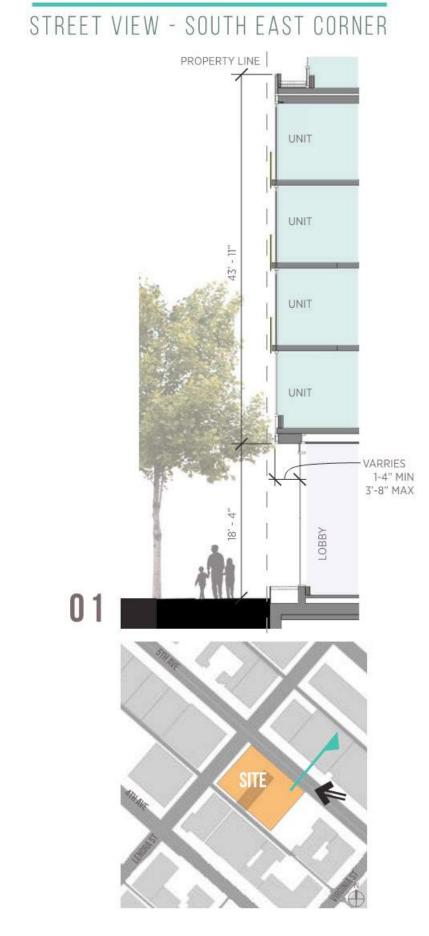
5-story element should display transparency, pedestrian scale, and a tall proportion



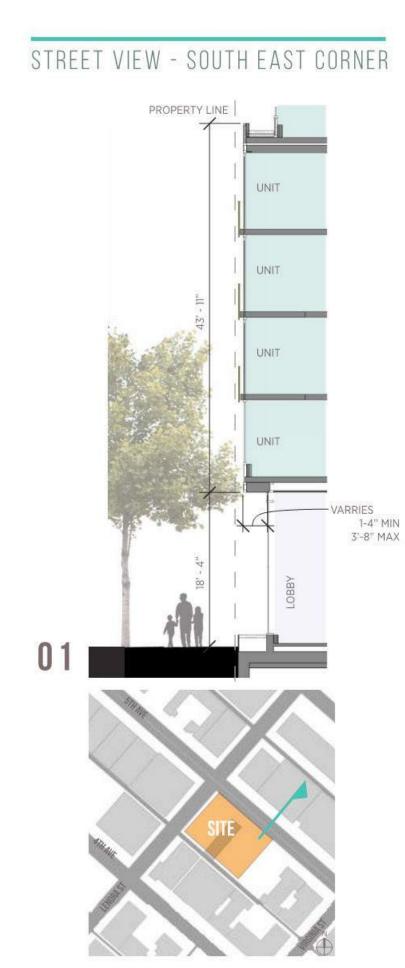
# PROPOSED

Transparency and plantings at the street level preserve pedestrian scale while Juliet balconies maintain a human scale above the street.

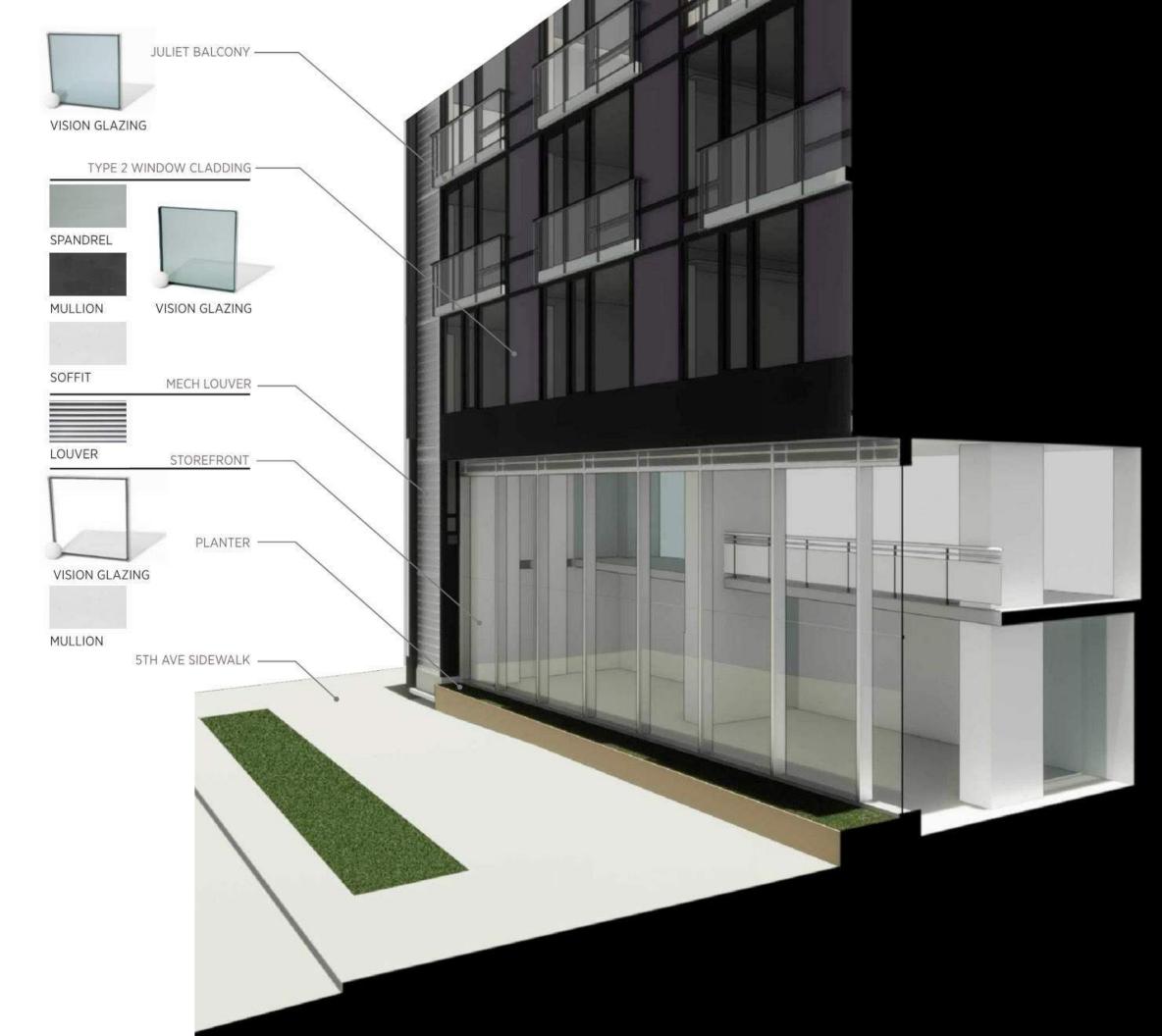




5TH & LENORA | PROJECT #302626671RECOMMENDATION MEETING #207.10.2018



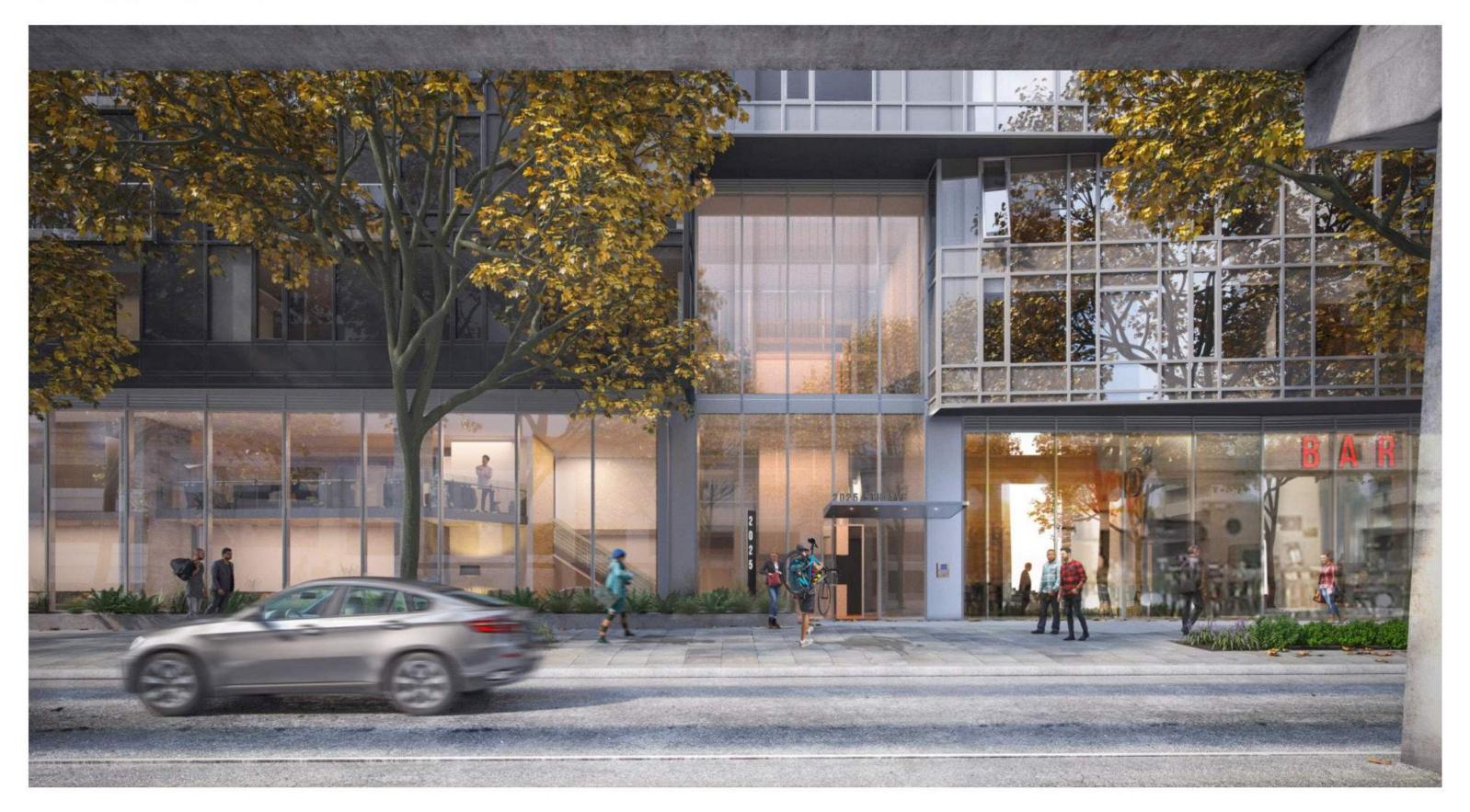
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# 5TH & LENORA | PROJECT #302626673RECOMMENDATION MEETING #207.10.2018

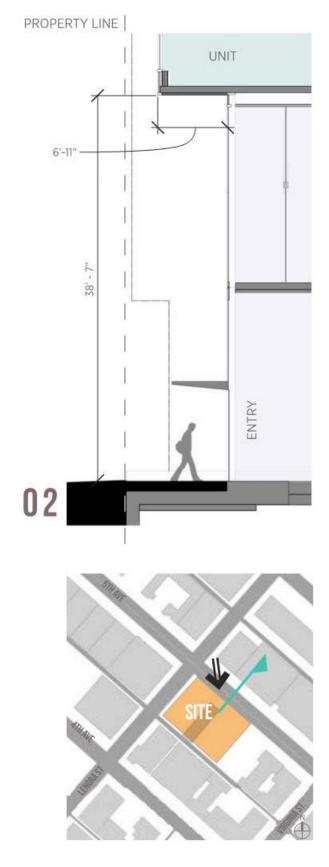
#### STREET VIEW - MAIN ENTRY





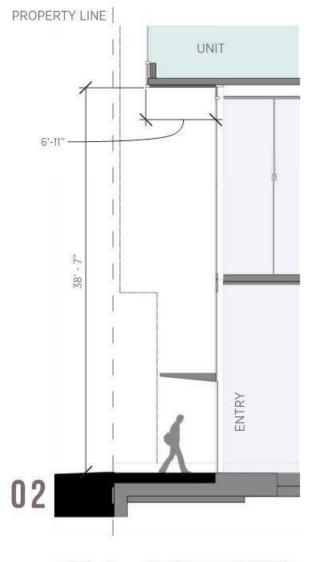


#### STREET VIEW - MAIN ENTRY



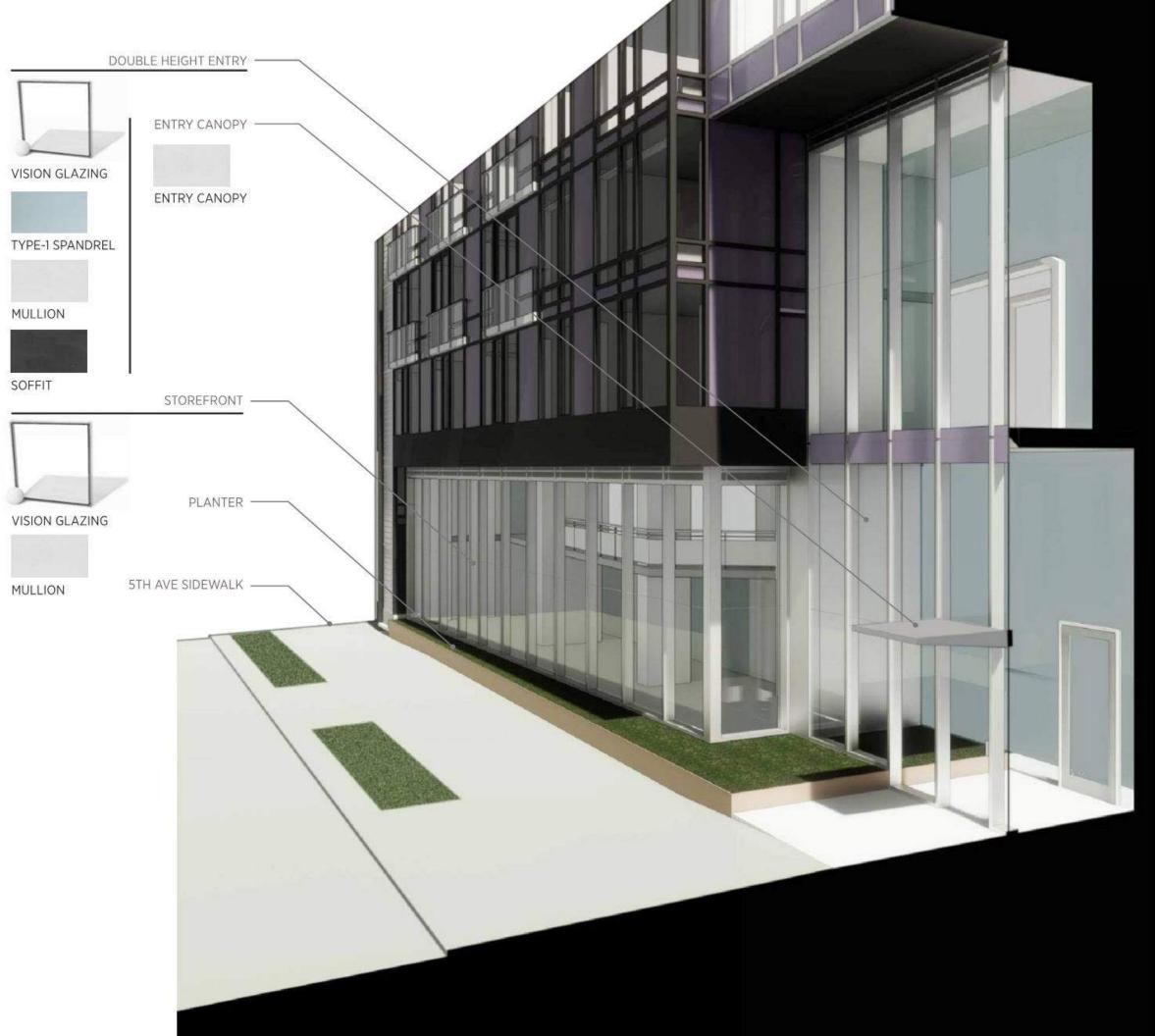
5TH & LENORA | PROJECT #302626675RECOMMENDATION MEETING #207.10.2018

#### STREET VIEW - MAIN ENTRY





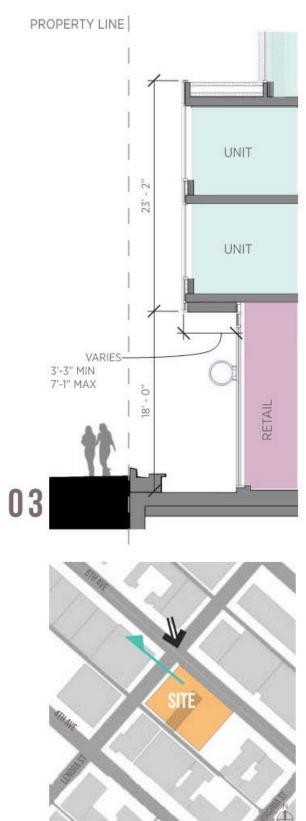
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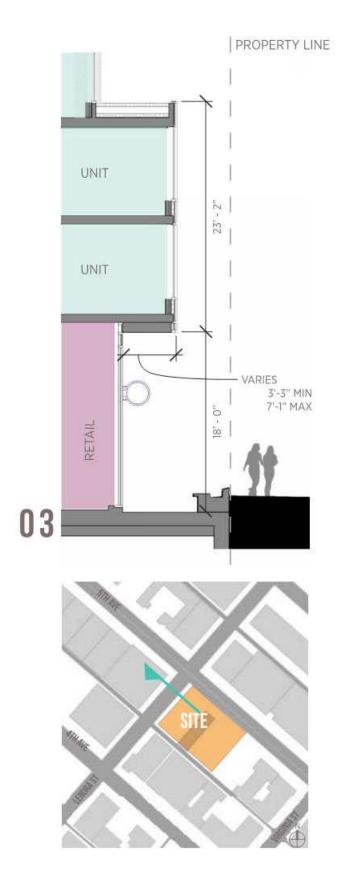
## **5TH AND LENORA**

#### STREET VIEW - NORTH WEST CORNER

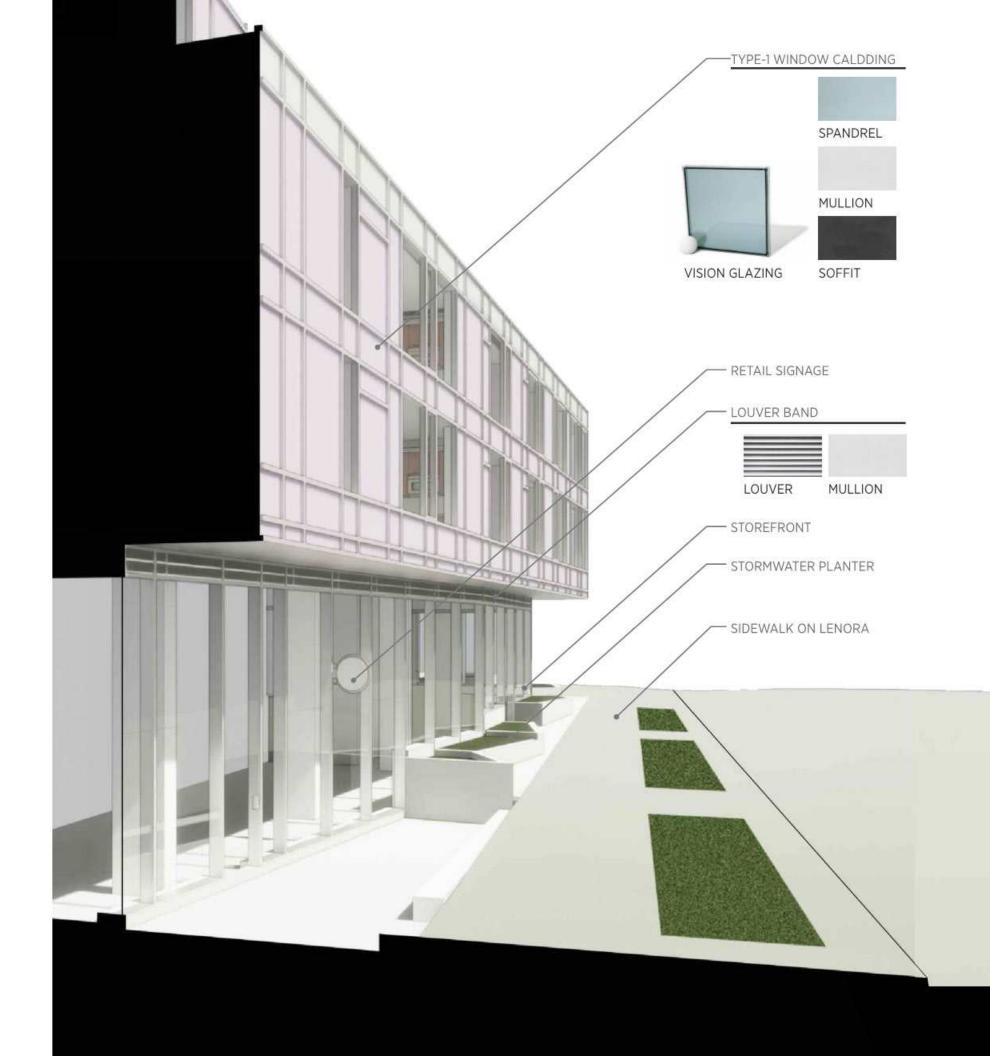


5TH & LENORA | PROJECT #302626677RECOMMENDATION MEETING #207.10.2018

#### STREET VIEW - NORTH WEST CORNER



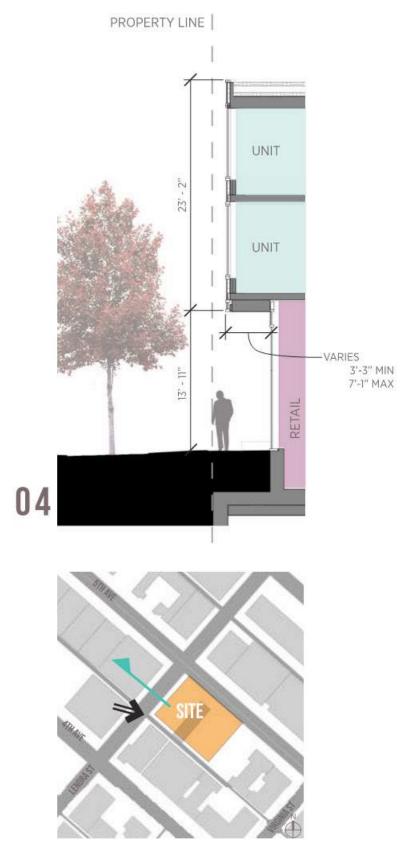






# LENORA

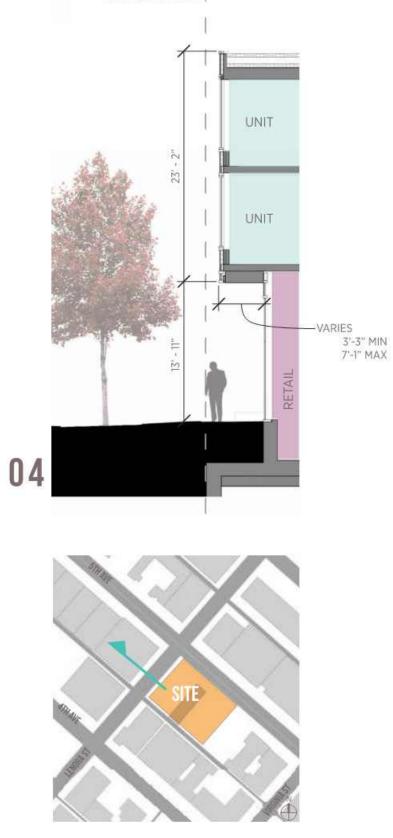
#### STREET VIEW - CORNER AT ALLEY



5TH & LENORA | PROJECT #302626679RECOMMENDATION MEETING #207.10.2018

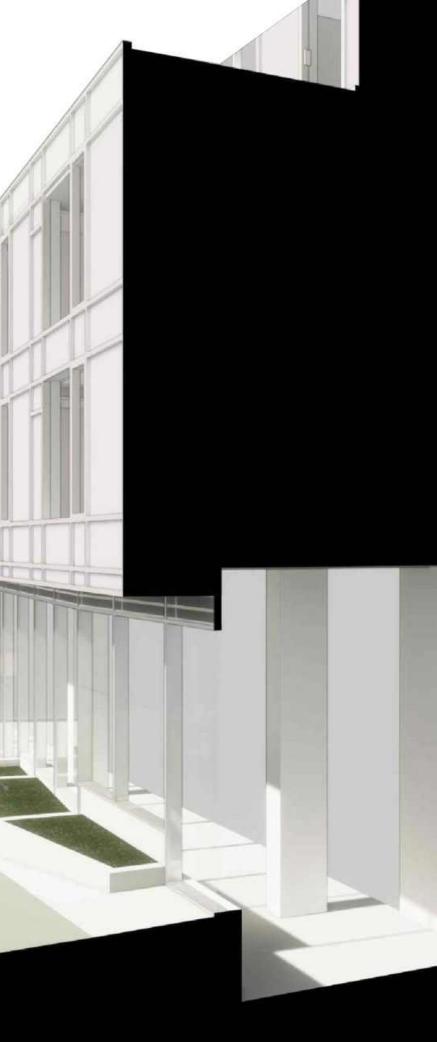
#### STREET VIEW - CORNER AT ALLEY

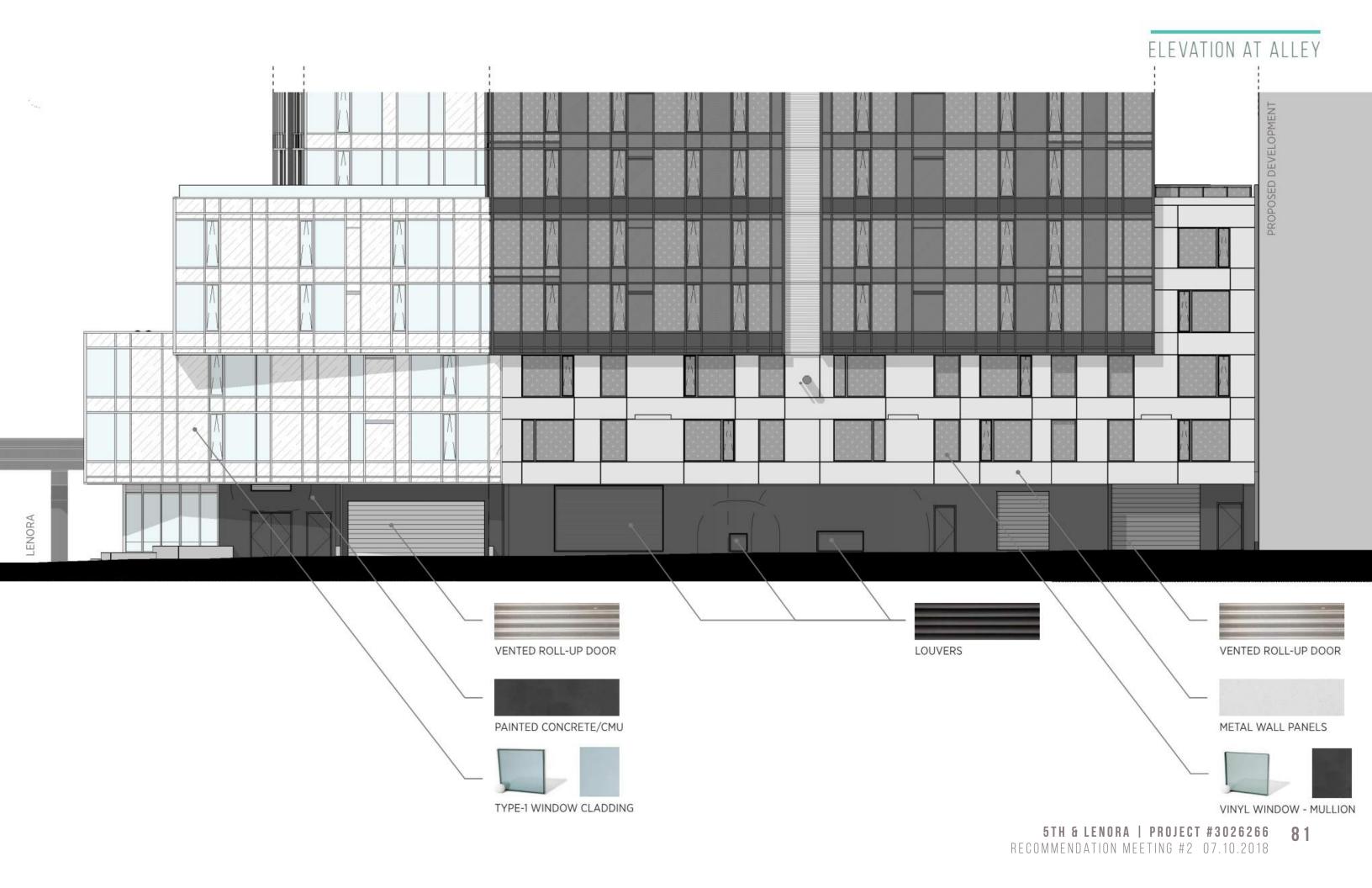
PROPERTY LINE



TYPE-1 WINDOW CALDDING SPANDREL MULLION SOFFIT VISION GLAZING RETAIL SIGNAGE -STORMWATER PLANTER OUTDOOR SEATING AREA SIDEWALK ON LENORA LENORA

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#### RECOMMENDATION FROM EDG

## GUIDANCE FROM EDG D

#### 3. PODIUM & GROUND FLOOR:

d. The Board supported a stepped, planter/rainwater element at the alley corner as shown on pg 63 and 70 (but ensuring good pedestrian sight lines), but agreed the planter along the Lenora storefront and the deep café moat [76/77] created a privatized zone and too many vertical pedestrian barriers between the sidewalk and the Lenora storefront. (D1-1.d, D1-1.b)

The Board recommended reducing or eliminating these elements to maintain a gently sloped sidewalk/setback near the corner (without guardrails or recesses), and sloping the sidewalk along a raised sill of storefront along Lenora. The Board supported shortening the planter portion adjacent to the street wall. Even if retail doors are near the corner, a 5 ft slope over the 106ft length of Lenora should not mandate a continuous privatized, buffer zone at this important storefront location. (A1-III; C1)

#### **DESIGN REVIEW GUIDELINES:**

A1.III. Topography: The topography of the neighborhood lends to its unique character. Design buildings to take advantage of this condition as an opportunity, rather than a constraint. Along the streets, single entry, blank facades are discouraged. Consider providing multiple entries and windows at street level on sloping streets.

C1.1. Street Level Uses: 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.

D1.1. Active Open Space: As a dense, urban neighborhood, Belltown views its streets as its front porches, and its parks and private plazas and spaces as its yards and gardens. The design and location of urban open spaces on a site or adjoining sidewalk is an important determinant in a successful environment, and the type and character of the open space should be influenced by the building's uses.

b. Locate plazas intended for public use at/or near street grade to promote physical and visual connection to the street; on-site plazas may serve as a well-defined transition from the street. Take views and sun exposure into account as well.

d. The space should be well-buffered from moving cars so that users can best enjoy the space.



OUTDOOR SEATING AREA



ROW PLANTER ·

STANDARD COS PAVING

FUTURE RETAIL ACCESS

STORMWATER-PLANTER

> The proposed design places a low planter between the seating area and the side walk. The height of the storm water planters has been reduced to be as low as possible and still meet storm water requirements.

## PROPOSED





#### STREET LEVEL PLAN

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### 10.0 - LANDSCAPE



### STREETSCAPE MATERIALS



Sidewalk Paving

PROPOSED

STREET TREES

Accent Paving

Planter Wall

Bike Racks



Platanus x acerifolia (5th St.) London Plane



Platanus x acerifolia (5th St.) London Plane

Magnolia virginiana "moonglow" (Lenora St.) Sweet Bay Magnolia

STORMWATER MIX PLANT

UNDERSTORY



Vaccinium glauco-album Himalayan Huckleberry



Pachysandra axillaris Windcliff Fragrant Pachysandra



Blechnum penna-marina

Alpine Water Fern

Spiraea japonica 'Little Princess' Japanese Spirea



Polystichum polyblepharum Tassel Fern



Tricyrtis hirta Japanese Toad Lily

#### LANDSCAPE - 10.0

Seat Wall with Wood Top



Sesleria autumnalis Autumn Moor Grass

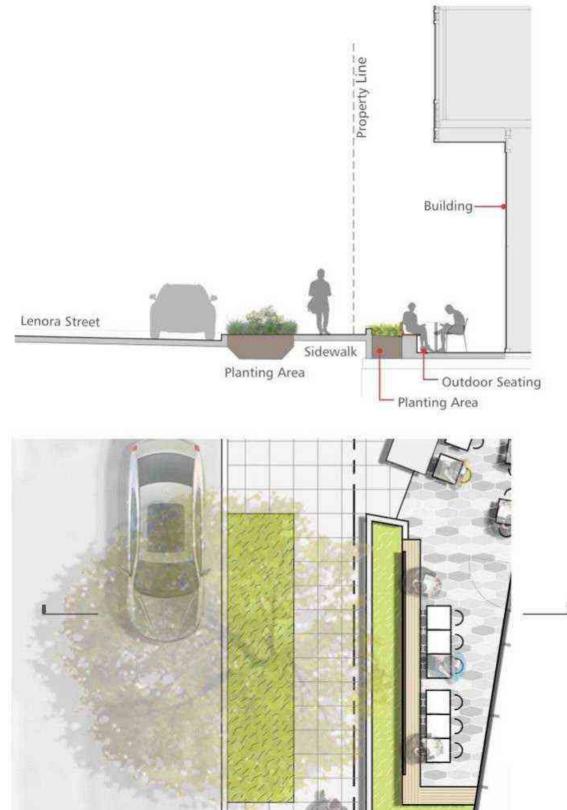


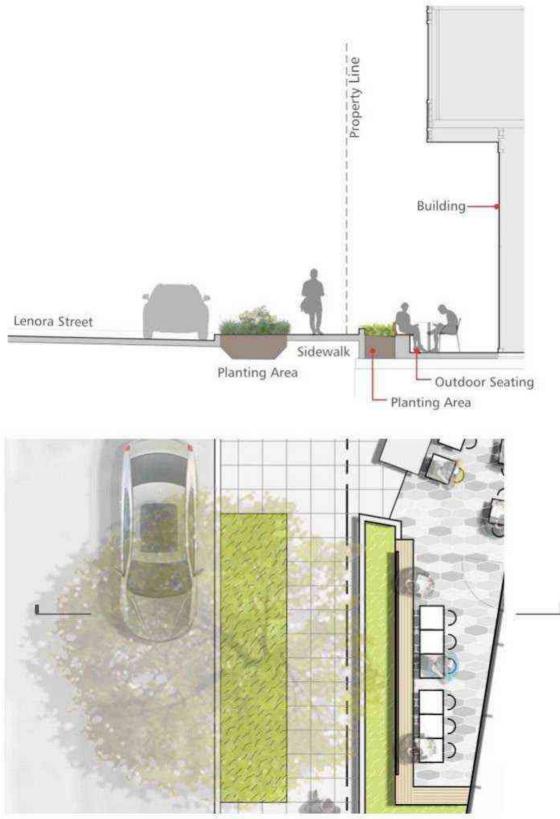
Epimedium grandiflorum Bishop's Hat

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### 10.0 - LANDSCAPE

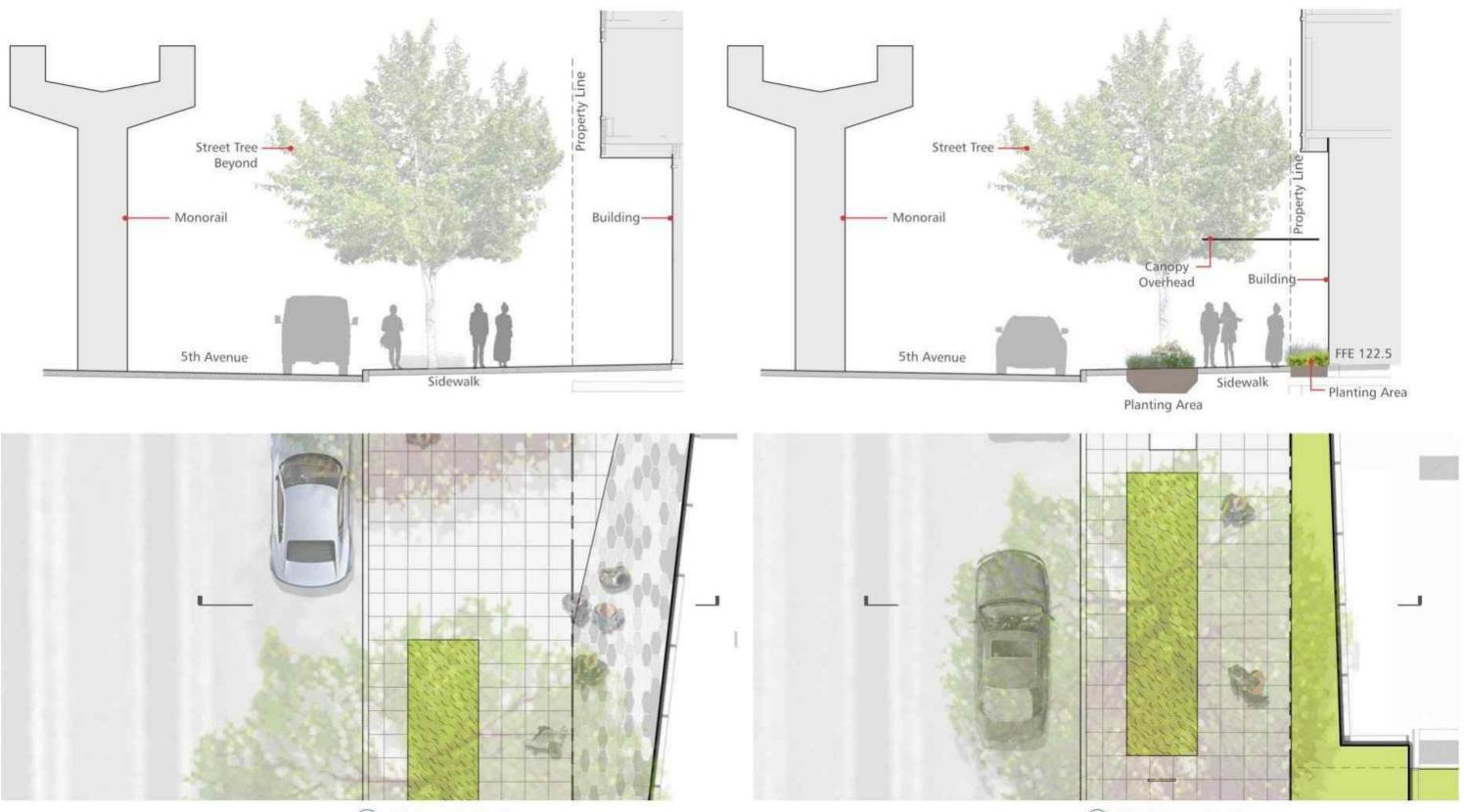






(S2) Lenora Street - East

**5TH & LENORA | PROJECT #3026266** RECOMMENDATION MEETING #2 07.10.2018 86



(53) 5th Avenue - North

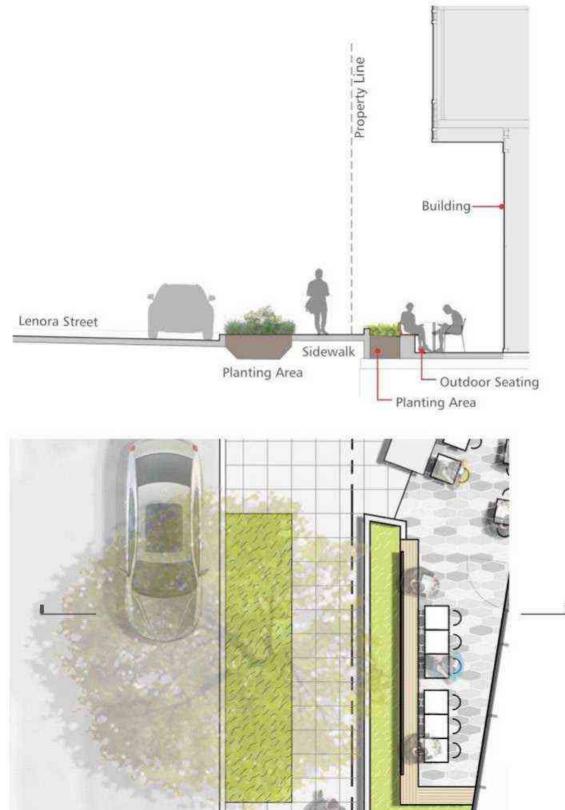
#### LANDSCAPE - 10.0

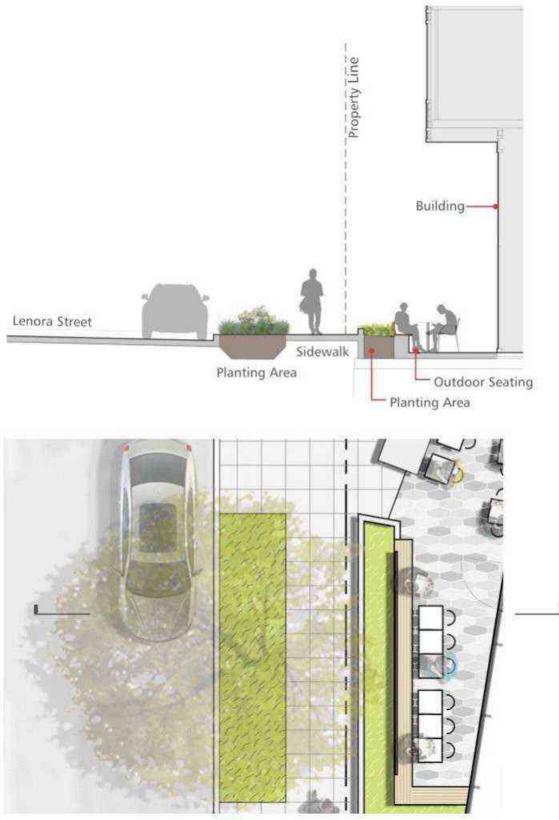
(\$4) 5th Avenue - North

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### 10.0 - LANDSCAPE

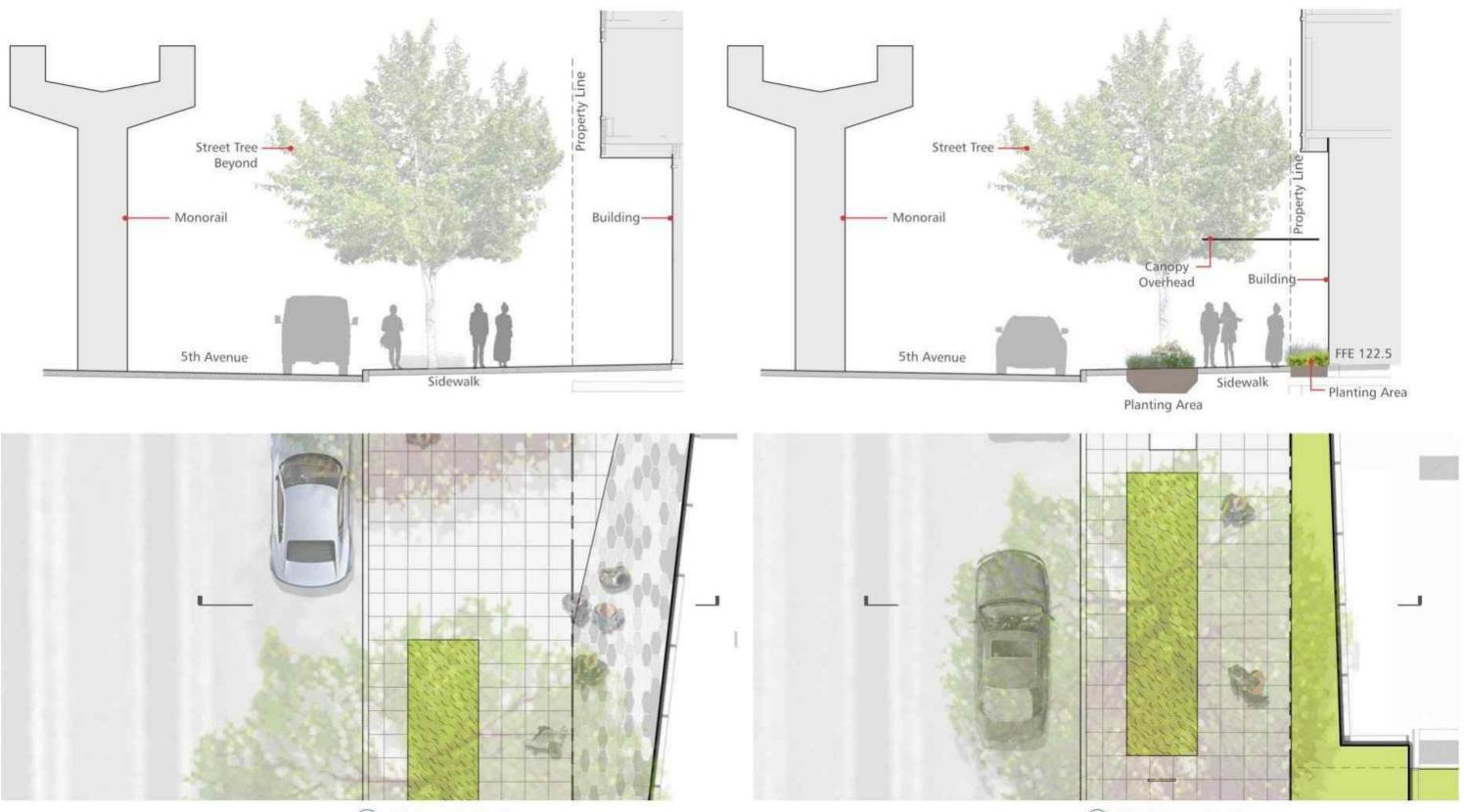






(S2) Lenora Street - East

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(53) 5th Avenue - North

#### LANDSCAPE - 10.0

S4) 5th Avenue - North

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## ENLARGED PLAN: OUTDOOR SEATING





(1) Outdoor Seating from 5TH Ave



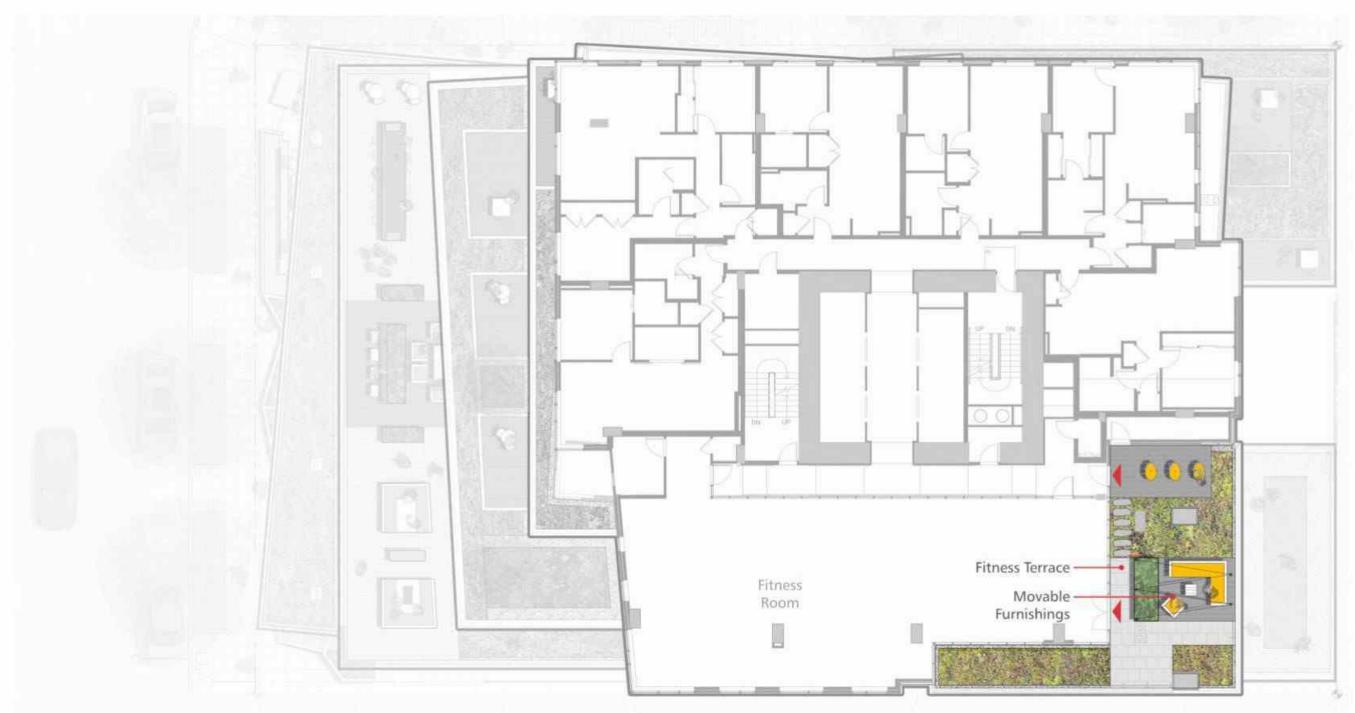
### LEVEL 6 ROOFDECK PLAN



#### LANDSCAPE - 10.0

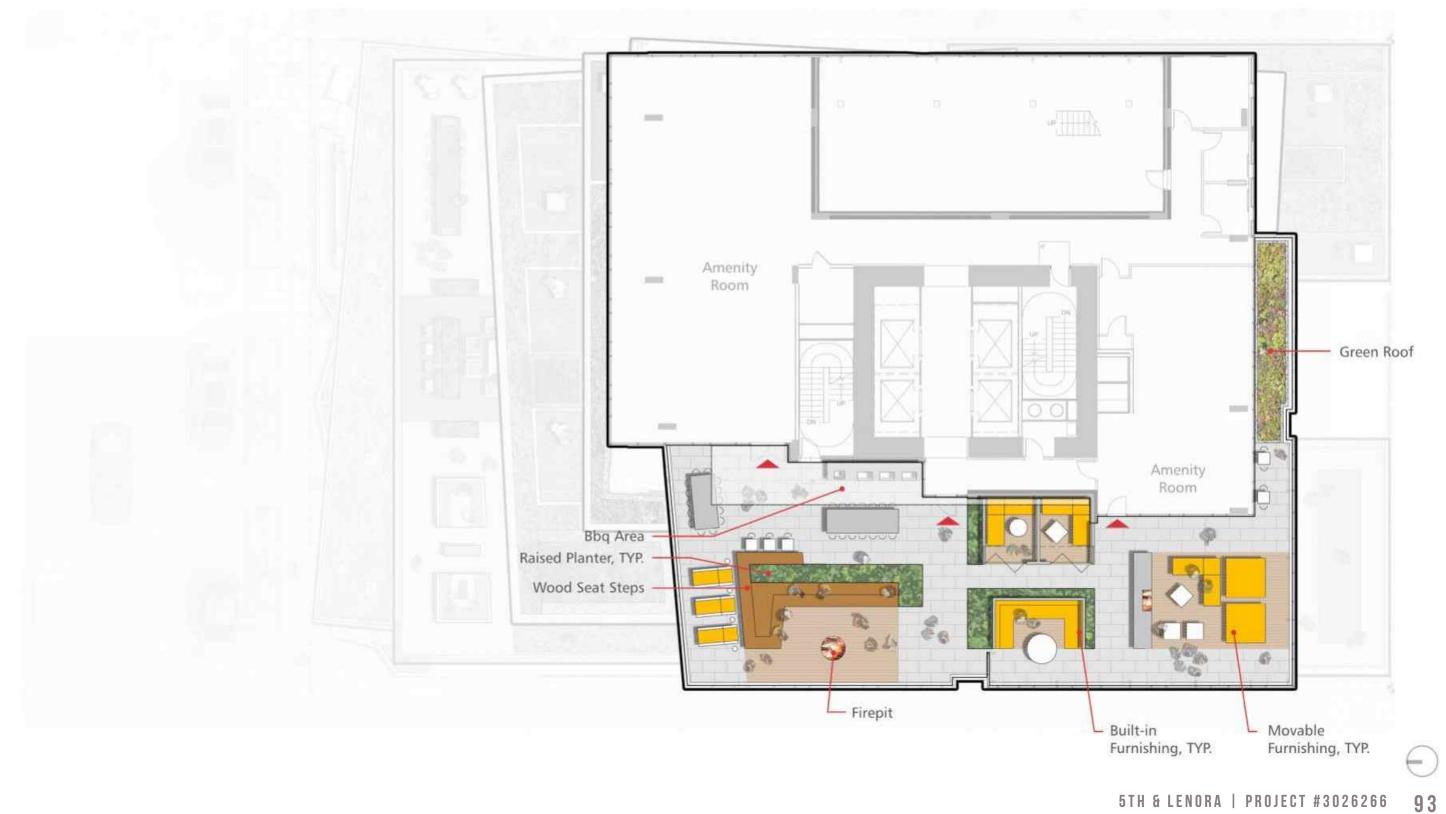
5TH & LENORA | PROJECT #3026266 Recommendation meeting #2 07.10.2018 **9**1

## LEVEL 28 ROOFDECK PLAN





LEVEL 44 ROOFDECK PLAN



#### LANDSCAPE - 10.0

5TH & LENORA | PROJECT #3026266 RECOMMENDATION MEETING #2 07.10.2018

### **ROOFDECK MATERIALS**



PEDESTAL PAVING

CONCRETE TOPPING SLAB AT PET AREA



DECORATIVE COBBLE

- SYNTHETIC TURF AT PET AREA
- RAISED PLANTERS



METAL EDGING



Poa cita Silver Tussock



Carex dipsacea Autumn Sedae



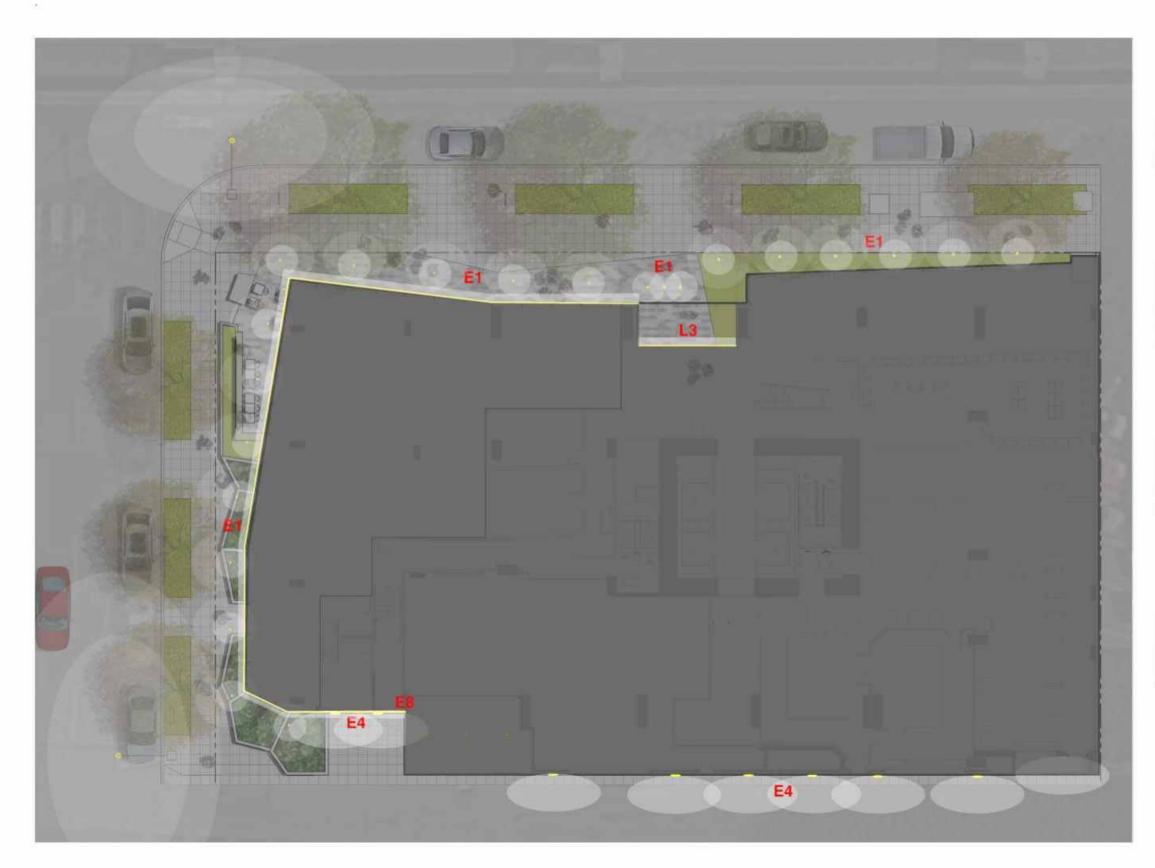
Allium sp. Allium



Sedum spp. Green Roof Sedum Mix

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#### EXTERIOR LIGHTING PLAN - 14.0

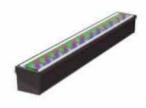
L3. LINEAR GRAZER Provides wash of light for interior entry vestibule feature paneled wall.

#### E1. RECESSED DOWN LIGHT

Provides general illumination at points of egress and walkways below canopies.

#### E4. SECURITY WALL PACK Provides egress illumination along exit passageways.

E8. LED LINEAR ACCENT LIGHT Provides linear glow of illumination along retail canopy.





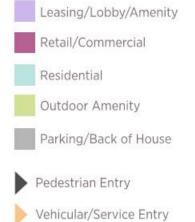


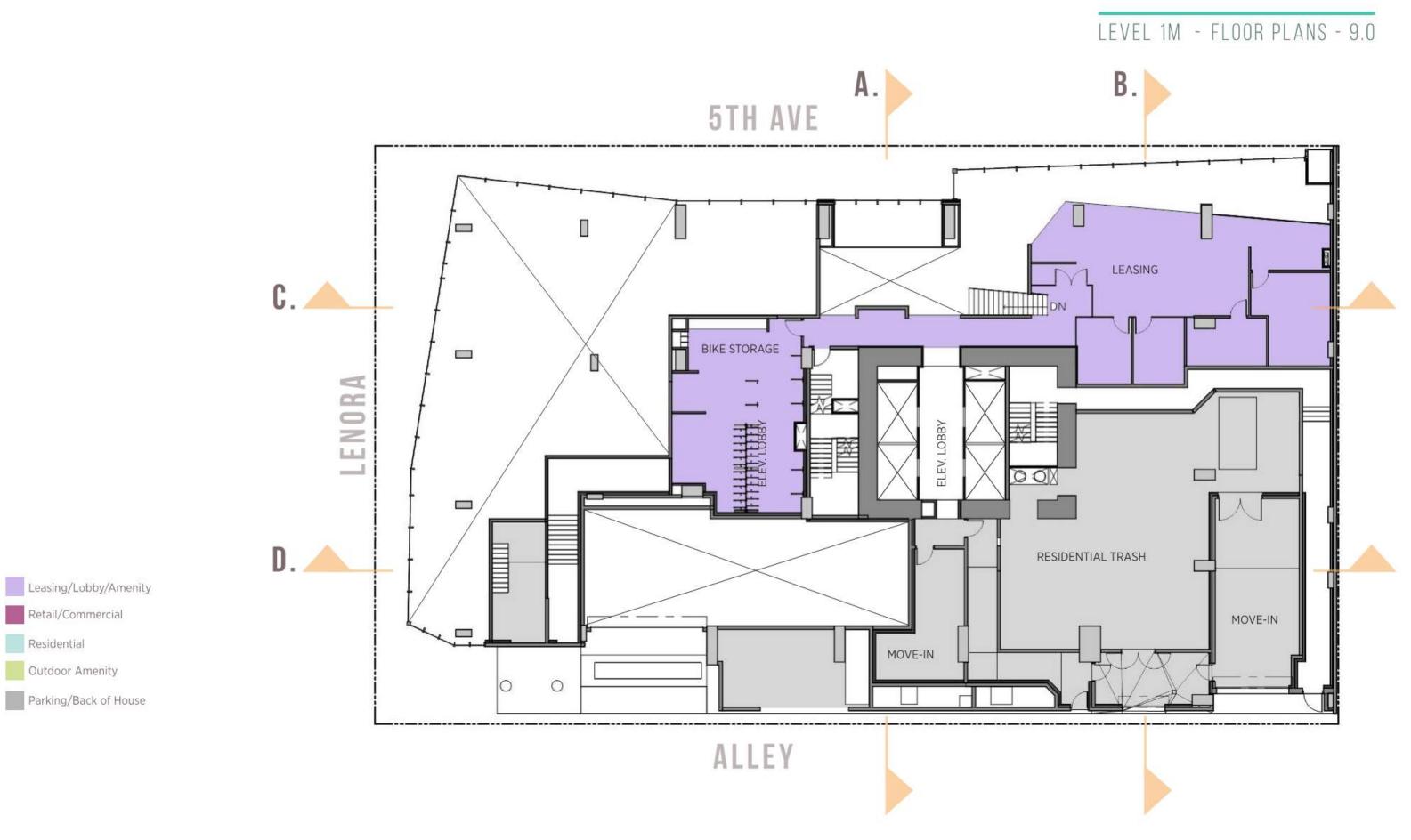


5TH & LENORA | PROJECT #302626695RECOMMENDATION MEETING #207.10.2018

### 9.0 - FLOOR PLANS - LEVEL 1







5TH & LENORA | PROJECT #3026266 97 Recommendation Meeting #2 07.10.2018 9.0 - FLOOR PLANS - LEVEL 2-3





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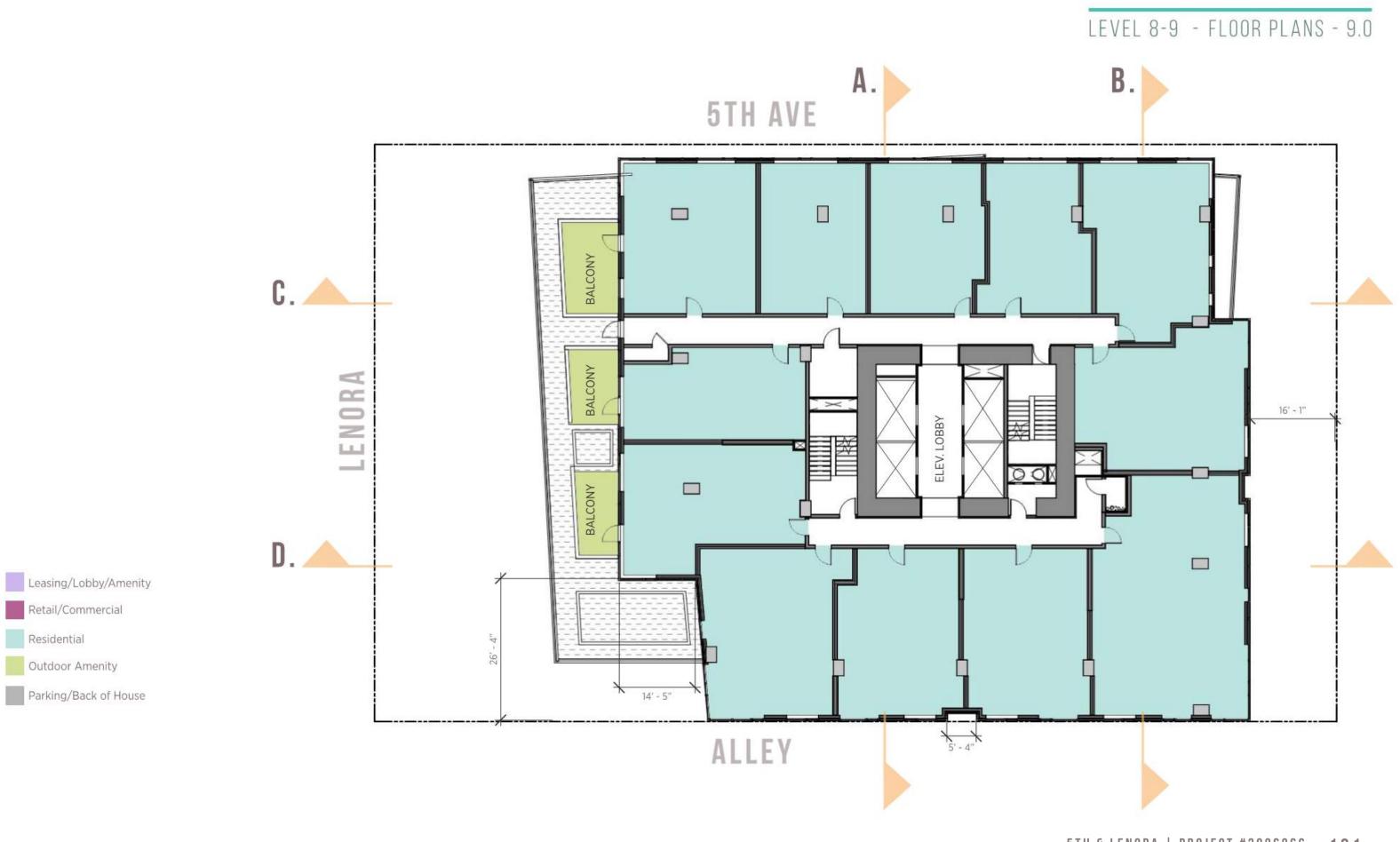
Leasing/Lobby/Amenity

Retail/Commercial

Outdoor Amenity

Parking/Back of House

Residential



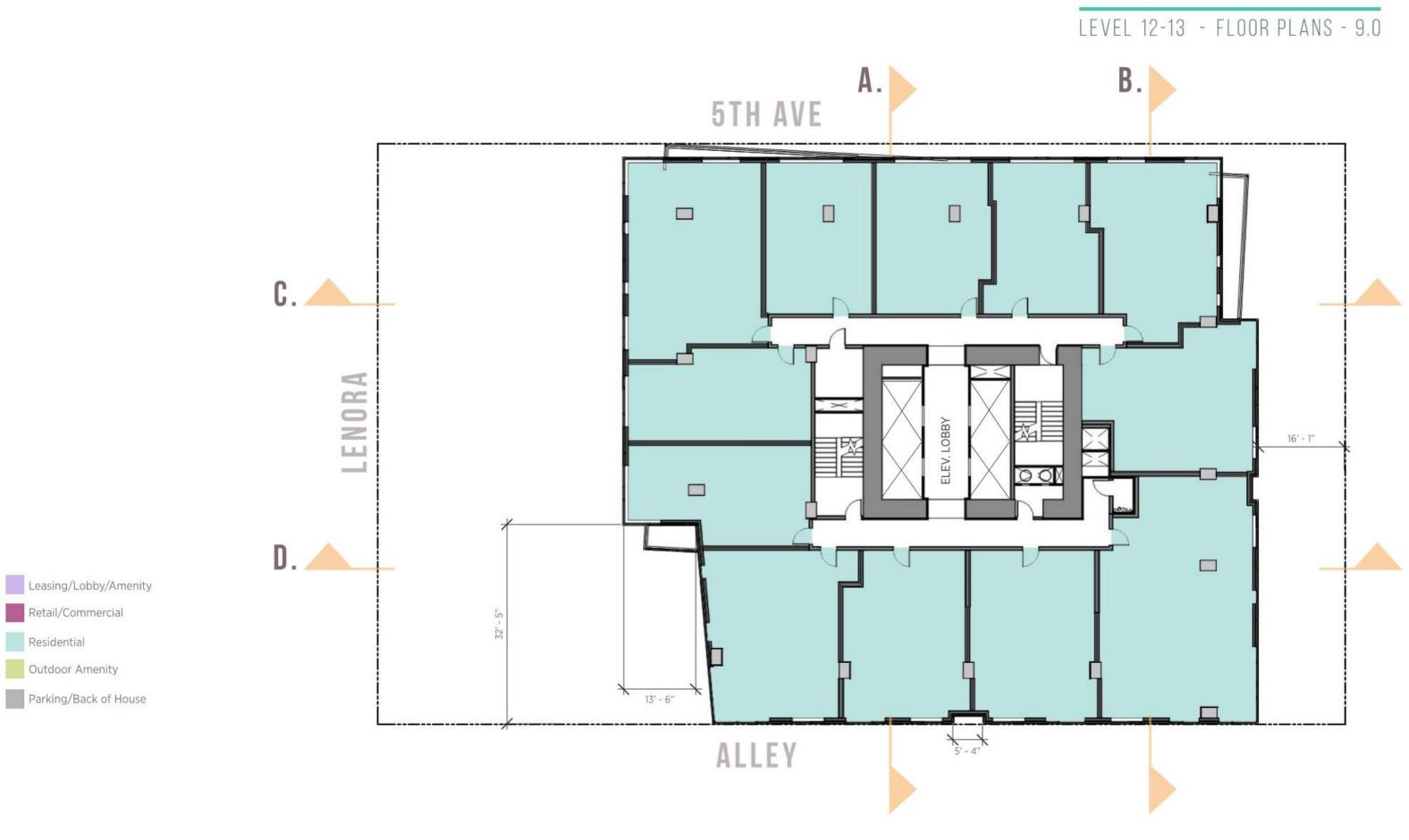
5TH & LENORA | PROJECT #3026266101RECOMMENDATION MEETING #207.10.2018



Retail/Commercial

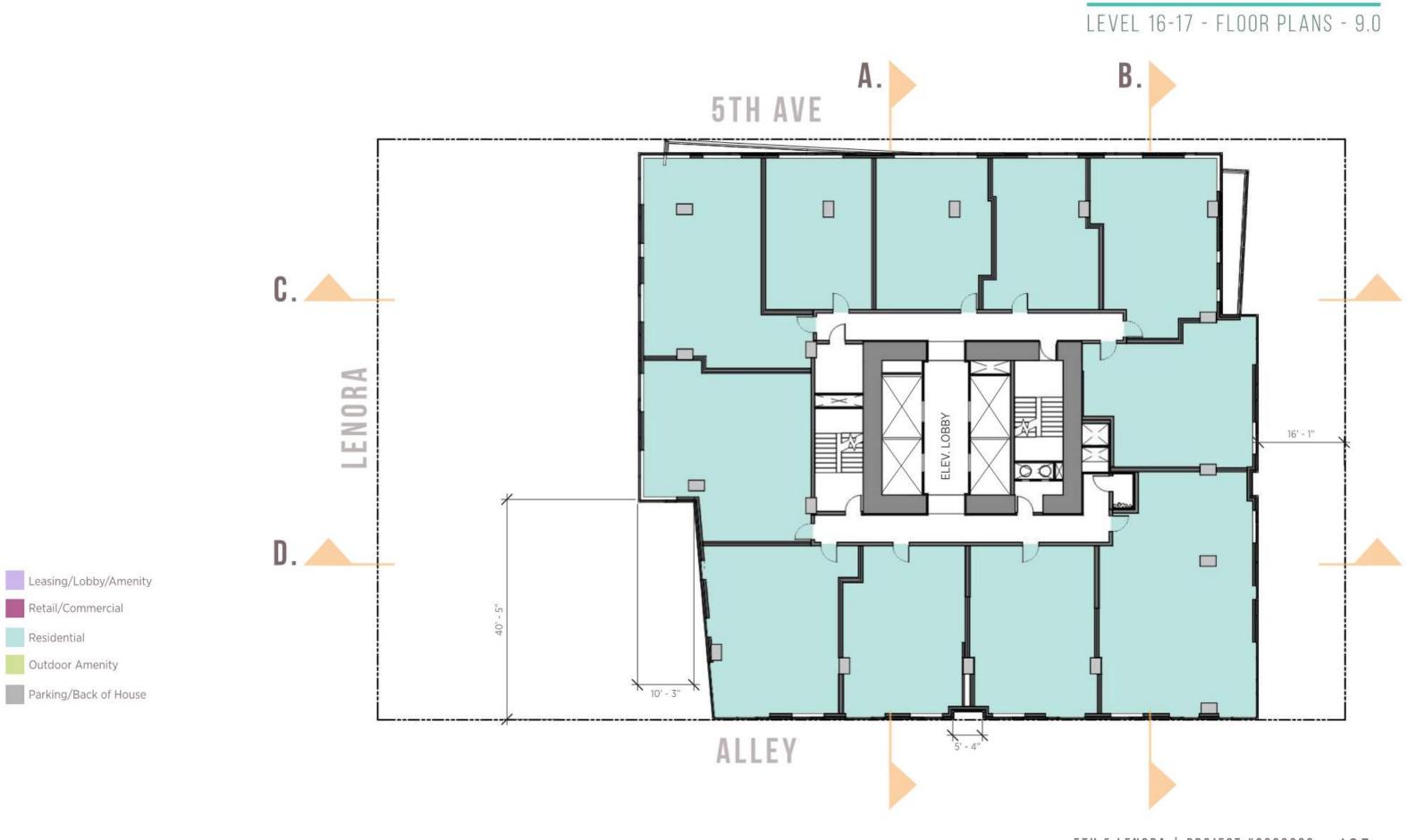
Outdoor Amenity

Residential

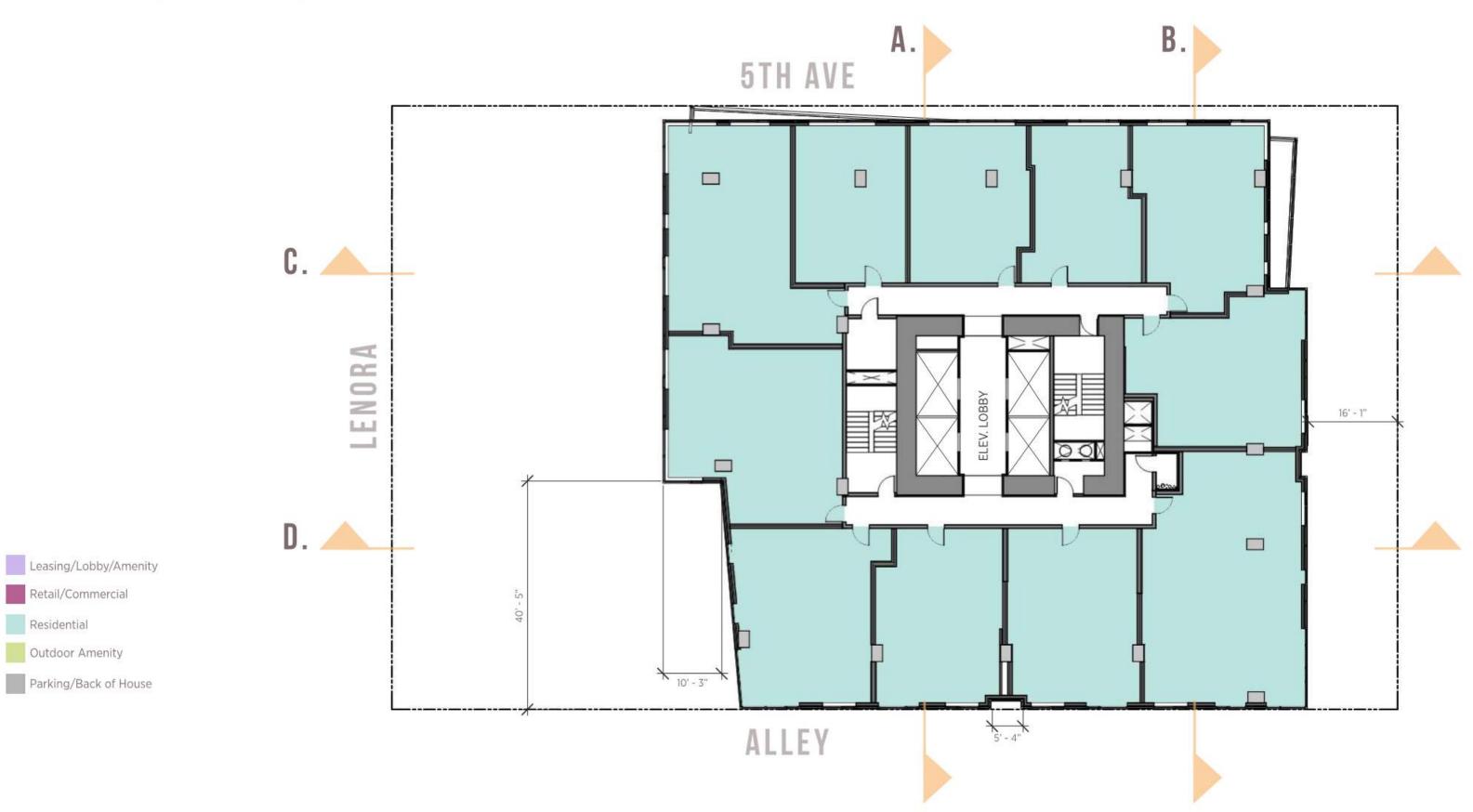


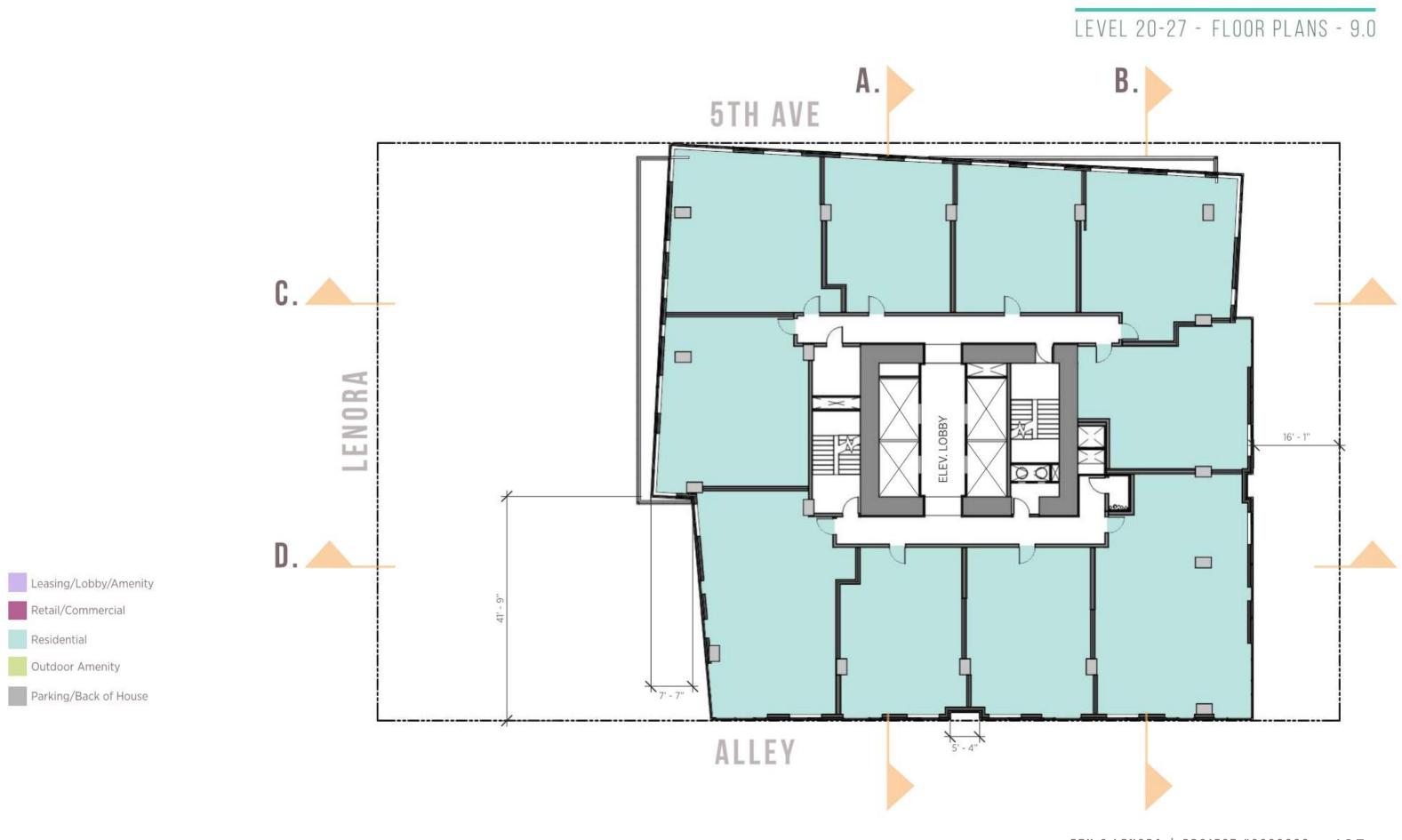
5TH & LENORA | PROJECT #3026266 103 Recommendation meeting #2 07.10.2018 9.0 - FLOOR PLANS - LEVEL 14-15





5TH & LENORA | PROJECT #3026266105RECOMMENDATION MEETING #207.10.2018

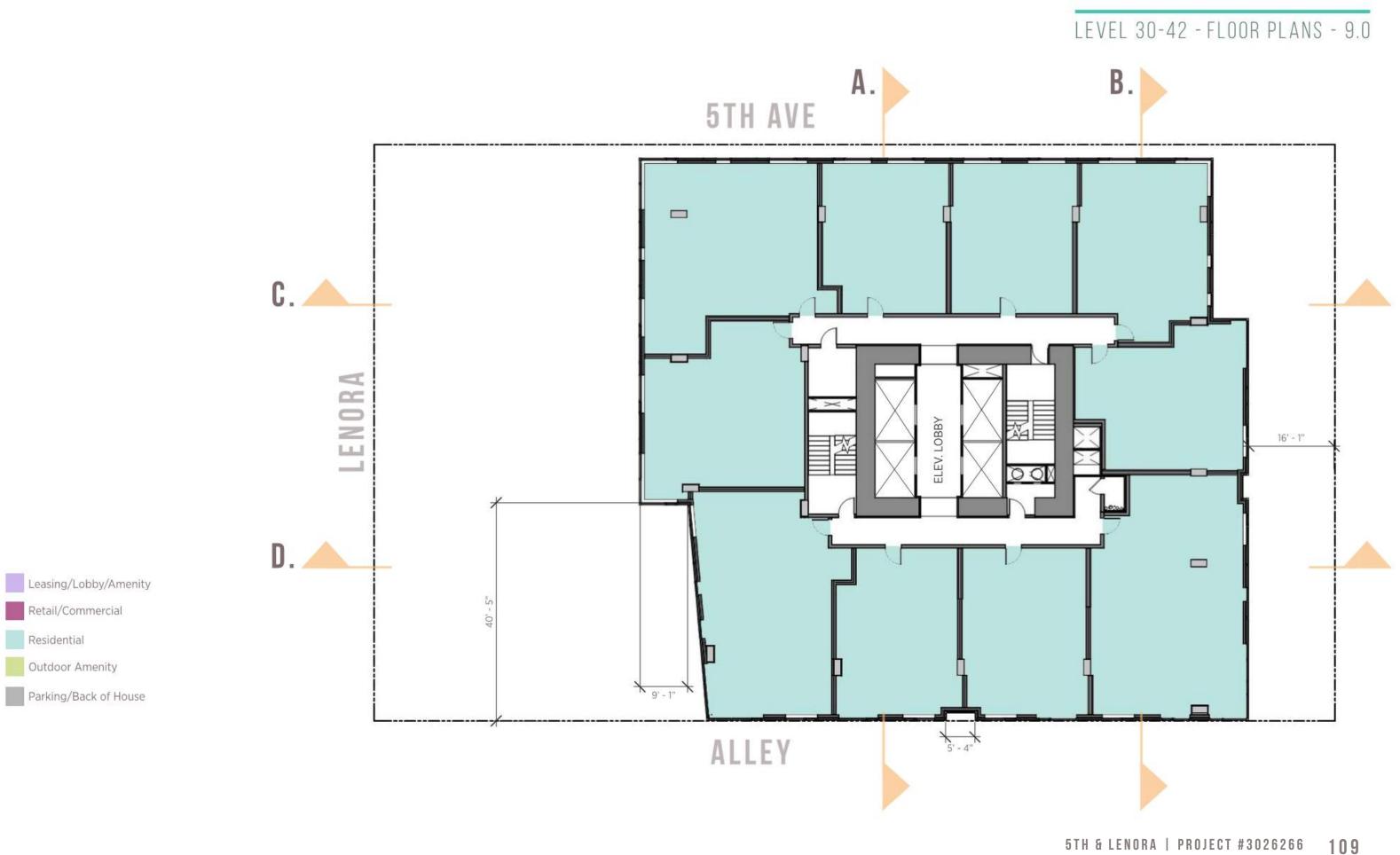




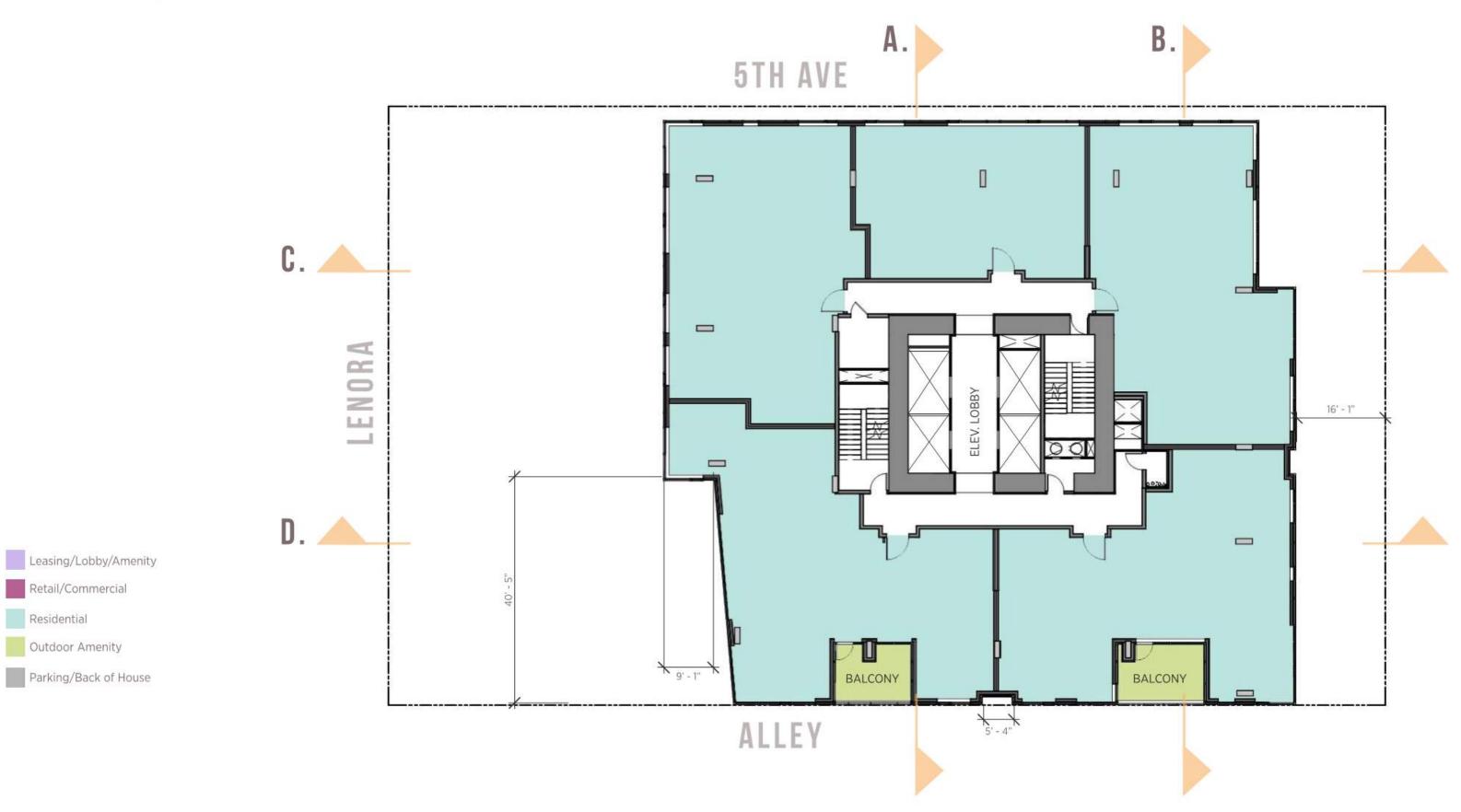
5TH & LENORA | PROJECT #3026266107RECOMMENDATION MEETING #207.10.2018

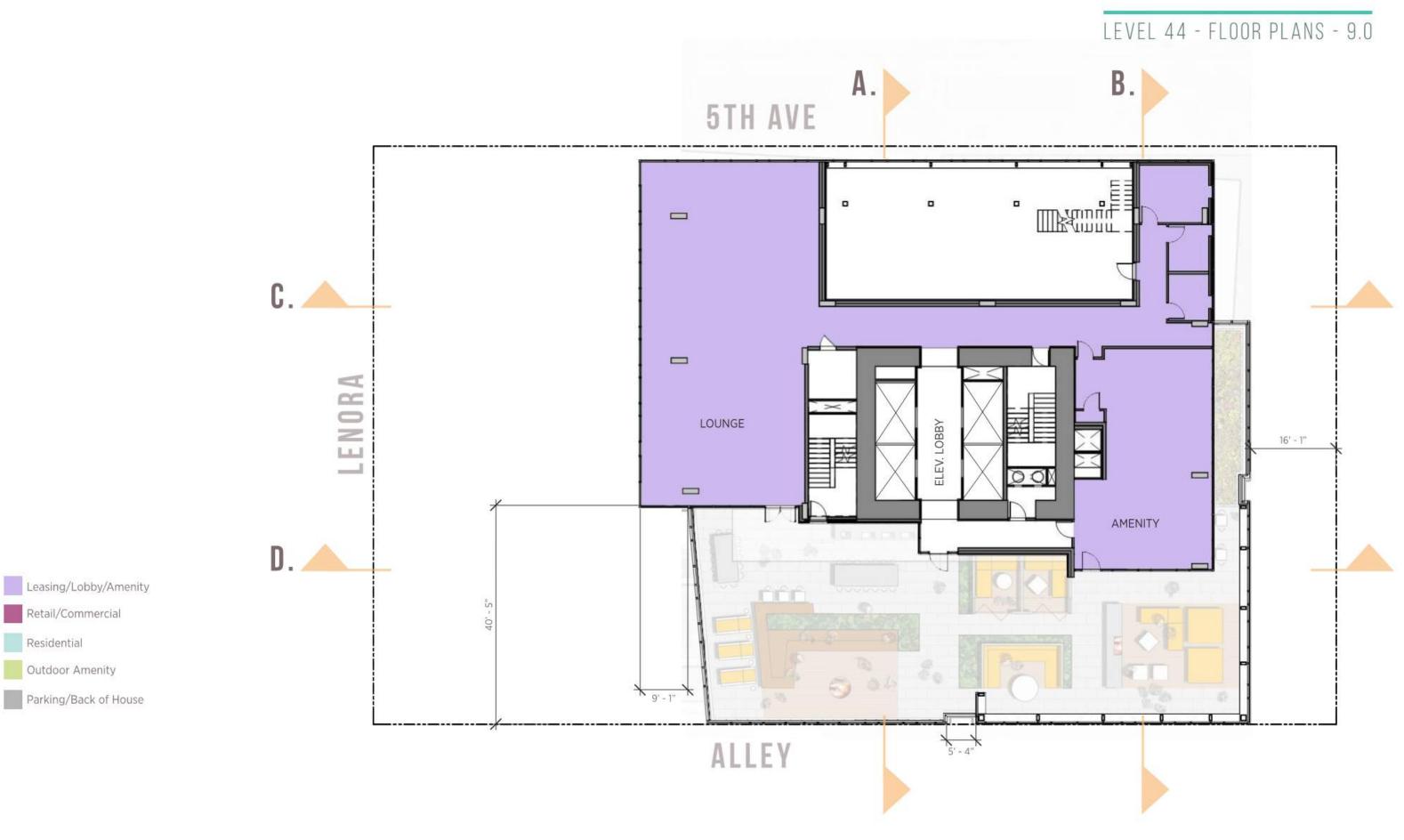
9.0 - FLOOR PLANS - LEVEL 28





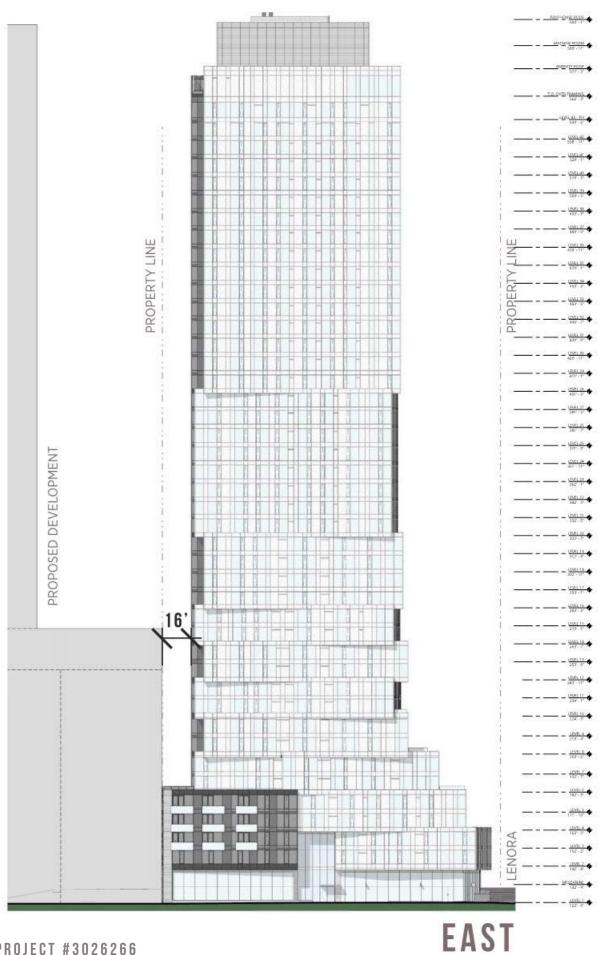
5TH & LENORA | PROJECT #3026266 RECOMMENDATION MEETING #2 07.10.2018

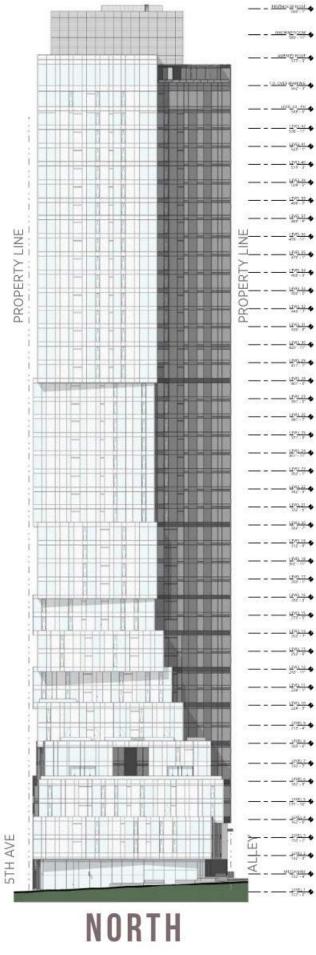




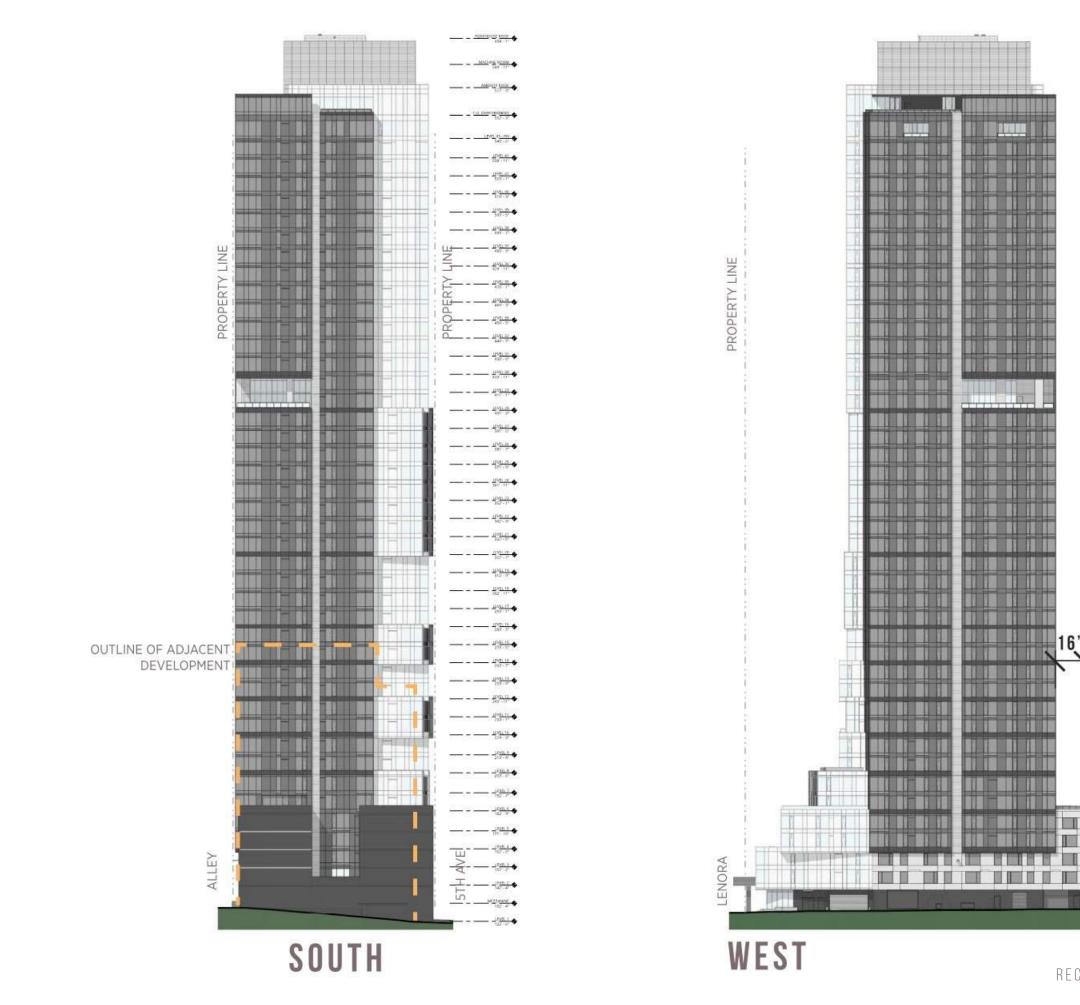
5TH & LENORA | PROJECT #3026266111RECOMMENDATION MEETING #207.10.2018

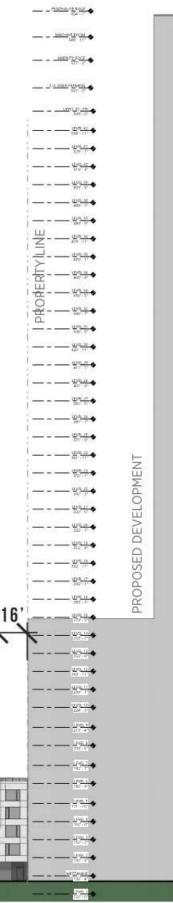
11.0 - ELEVATIONS





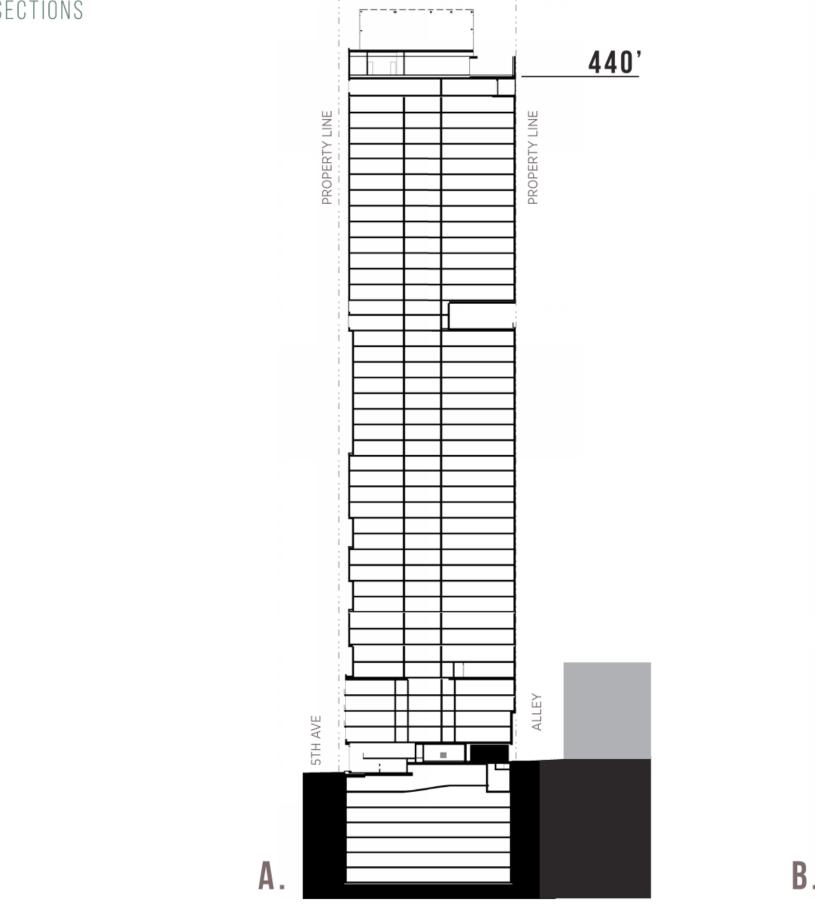
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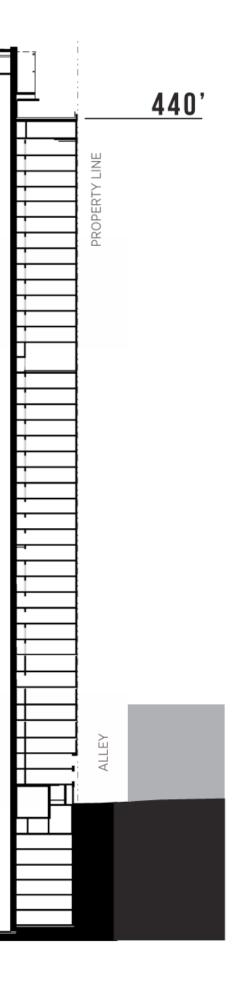
#### ELEVATIONS - 11.0

5TH & LENORA | PROJECT #3026266 113 Recommendation meeting #2 07.10.2018



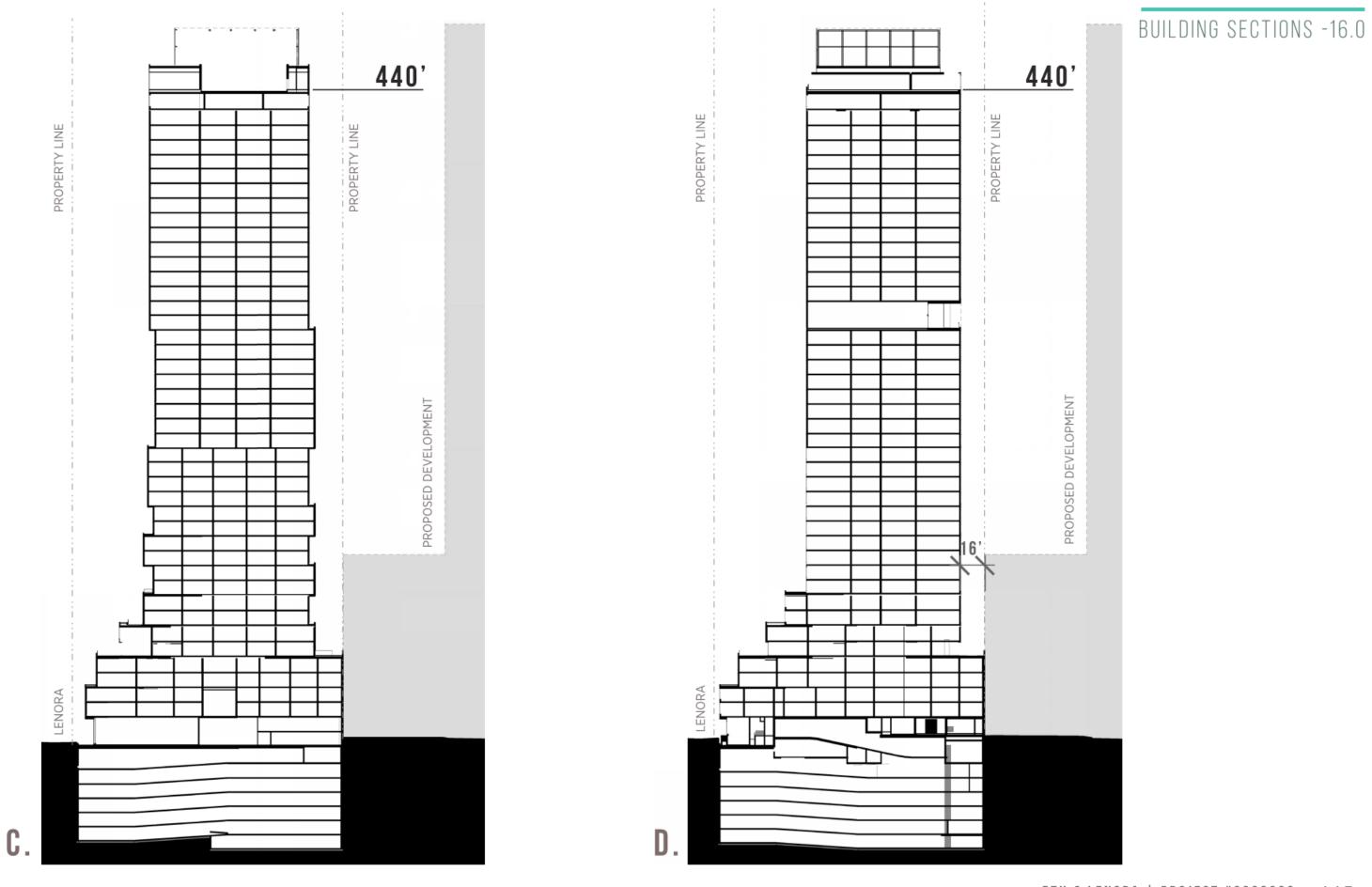
16.0 - BUILDING SECTIONS

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PROPERTY LINE

5TH AVE



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#### 17.0 - DEPARTURES



**116 5TH & LENORA | PROJECT #3026266** RECOMMENDATION MEETING #2 07.10.2018

# **DEPARTURE REQUEST**

DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE FOR REQUESTED DEPARTURE	SUPPORTING DESIGN GUIDELINES
SMC 23.49.008.D: Certain rooftop features are permitted to exceed the allowable zoning height as long as the combined coverage of all rooftop features does not exceed 55% of the roof area subject to max. floor area limits per story per SMC 23.49.058		The proposed rooftop amenity design includes communal amenity spaces for residents, outdoor screened mechanical equipment area, BOH and circulation (stair and elevator penthouses) and feature roof overhang to provide covered outdoor amenity space. The intent is that the tower top appears integrated with the overall tower massing. This departure request allows the concrete core and penthouses to better integerate with the overall tower form and materiality without compromising the special rooftop feature that enhances the City Skyline. The entire penthouse/core and outdoor mechanical area will have an identical louvered screen appearance from the exterior.	A-2 Enhance the Skyline The amenity space projecting light, and feature canopy with special lighting, will provide active visual interest to the building top. This departure greatly helps unify the tower top with the overall tower form. B-4 Design a well-proportioned & unified building. The proposed design follows the guideline by enclosing the core and outdoor mechanical area behind the screen, which integrates this area with the tower form from below. This helps unify the tower massing.





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#### 5TH & LENORA | PROJECT #3026266 117 Recommendation meeting #2 07.10.2018

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