3rd & Virginia

Design Recommendation Meeting
October 16th, 2018
September 10, 2018

City of Seattle
Department of Construction and Inspections
700 Fifth Avenue, Suite 1800
P.O. Box 34019
Seattle, WA 98124-4019

Attention: Ms. Lindsay King, Land Use Planner

Dear Lindsay,

RE: DESIGN RECOMMENDATION MEETING SUBMISSION #3026416
2000 3RD AVENUE, SEATTLE

On behalf of Westbank, we are pleased to submit the draft Design Recommendation Meeting package for our development proposal for 2000 3rd Avenue, Seattle. This development is a collaboration between Westbank (Development Manager), James K. M. Cheng Architects (Design Architect), and MG2 (Architect of Record).

In accordance with the Design Guidelines for the Belltown Urban Center Village, and the recommendations from the Early Design Guidance, the building has been revised to respond to the surrounding context and inspired by the Seattle / Belltown architectural tradition. We hope to make a lasting contribution to both the public realm and the already iconic skyline of Seattle.

The building has changed from rental residential units to market residential units. Therefore, a new separated residential lobby is added on Virginia Street.

On June 20 (2017) the project received EDG support on Massing Option 3 with comments. The Response to the EDG Comments are contained in Section 4 of this booklet.

Yours truly,

JAMES K.M. CHENG ARCHITECTS INC.

[Signature]

James K.M. Cheng, CM, FRAIC, Architect AIBC
Principal

cc: Westbank  Mr. Ian Gillespie
     MG2       Mr. Ron Mitchell
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Proposal
The site of the 3rd and Virginia project comprises three parcels and is located at 2000 3rd Avenue in the Belltown Urban Center Village. Three sides are adjacent to public rights of way: 3rd Avenue to the west, Virginia Street to the south, and the alley to the east. At the north side stands the 7-story YWCA building.

The current usage is a surface parking lot for approximately 60 cars, with access from the alley and a single curb cut on 3rd Avenue close to the corner with Virginia Street.

Belltown is one of the most densely populated neighborhoods in Seattle, and there is a real diversity of uses including cultural institutions, offices, stores, eating establishments, social services agencies, and multi-family residences. A goal of the project is to maintain this diverse mix of uses and to design a building that complements and improves on the neighborhood on a number of levels: the street level pedestrian experience; reinforcing the 3rd Avenue gateway between Belltown and the Commercial Core; and enhancing the already iconic skyline of Seattle.

There is an eclectic mix of historic and icon buildings throughout Belltown. Many of these buildings have had to adapt to meet the changing market demands while still maintaining their original character. This was possible, in part, due to their inherent structural flexibility and platform. 3rd and Virginia is conceived as an reinterpretation of this building type, taking design cues from a number of buildings close to the site.

Sustainable design plays an important role in the project. When appropriate, natural environmental control features will be integrated into the building, including systems for controlling daylight, ventilation and rainwater collection. The design is not just limited to control systems, but to the physical building and to the social aspects of the building. High quality, locally sourced materials will be selected when possible, and materials selected will be robust and age gracefully, ensuring longevity of the building. From a social perspective, the project is high-density, fitting for the rapidly changing neighborhood. Occupants will not just have access to retail spaces at street level, but to their possible place of work, in addition to innovative indoor and outdoor amenity spaces.

Project Data

<table>
<thead>
<tr>
<th>Description</th>
<th>Area (sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Area, approx (180’ x 108’)</td>
<td>19,440</td>
</tr>
<tr>
<td>Residential - 459 units</td>
<td>38 levels</td>
</tr>
<tr>
<td>Residential Amenity</td>
<td>3 levels</td>
</tr>
<tr>
<td>Commercial Office</td>
<td>6 levels</td>
</tr>
<tr>
<td>Commercial Retail</td>
<td>1 levels</td>
</tr>
<tr>
<td>Parking (Below Grade)</td>
<td>8 levels</td>
</tr>
</tbody>
</table>

Marshall Building, Virginia Street, Seattle
Bon Marche Parking Garage, 3rd Avenue, Seattle
Nic Lehoux, 2006 © Docomomo WEWA

Pike and Virginia Building, Virginia Street, Seattle

Marina Bay Sands Hotel, Singapore
2.0

Zoning Data
2.1 Zoning Map

Bylaws and regulations referred to in the document are the following:

23.49 - Downtown Zoning
23.53 - Requirements for Streets, Alleys, & Easements
23.54 - Quantity & Design Standards for Access, Off-Street Parking, & Solid Waste Storage

Design Guidelines for Downtown Development
Design Guidelines for the Belltown Urban Center Village
2.2 Zoning Compliance

23.49.008 Structure height
440' height limit for residential use with HALA Program; plus 10% additional height allowance (up to 484') for common recreation area and mechanical – facades above 440' may not enclose an area greater than 9,000 sf. Additional 15' height allowance (up to 499') for mechanical screen. Unoccupied space for architectural interest is not counted in this area.

The development proposal is consistent with Structure Height requirements with HALA Program.

23.49.009 Street level use requirements
One or more of the uses listed are required at street level, including retail sales, eating and drinking establishments, and general sales and services; a minimum of 75% of each street frontage at street level where street-level uses are required must be occupied by these uses, and these uses shall be located within 10' of the street lot line and pedestrian entrances shall be located no more than 3' above or below sidewalk grade. The remaining 25% of the street frontage at street level may contain other permitted uses and/or pedestrian or vehicular entrances.

The development proposal is consistent with street level use requirements.

23.49.011 Floor area ratio (FAR)
Base FAR of 5, maximum FAR of 7. Exclusions from the FAR calculation include residential use, street level use, floor area below grade and mechanical space equal to 3.5% deduction from chargeable gross floor area, and rooftop mechanical equipment.

The development proposal is consistent with zoning FAR. An FAR of approx. 5.87 is proposed for non-residential use.

23.49.015 Bonus residential floor area
Provides means of building residential uses above base residential building height of 290' to a maximum residential height of 400' (450' HALA) through purchase of bonus area.

The development proposal is consistent with bonus floor area standards.

23.49.016 Open space
Open space of 20 sf is required for every 1,000 sf of office space for offices above 85,000 sf. Private open space to the sky satisfies the requirement, but is not eligible for amenity bonus.

The development proposal is consistent with open space requirement standards (2,283 sf required, 8,109 sf provided).

23.49.018 Overhead weather protection & lighting
Continuous overhead weather protection and lighting required along 3rd Avenue and Virginia Street, a minimum of 8' wide and between 10' and 15' above the sidewalk.

The preferred concept departs from overhead weather protection requirements – see chapter 14 Departures.

23.49.019 Parking & loading
Off-street car parking is not required, but is provided below street level to suit market demand. Off-street bicycle parking is required and is provided in secure storage rooms within the car parking structure.

The development is consistent with parking requirements.

23.049.022 Minimum sidewalk & alley widths
Third Avenue sidewalk is required to be a minimum of 18' wide and Virginia Street sidewalk is required to be a minimum of 12' wide. Alley is required to be 20' wide.

The development proposal is consistent with minimum sidewalk and alley widths. The building is setback 2' along Virginia Street to provide a 12' wide sidewalk, setback 2' along 3rd Ave to provide a sidewalk width of 20', and setback 2' along the alley as required.

23.49.024 View corridor requirements
No view corridor setbacks are required.

23.49.042 DMC permitted uses
Office, residential, and retail uses are permitted and mixed use development is encouraged at street level.

The development proposal is consistent with zoning use standards.

23.49.056 DMC street façade, landscaping, & street setback requirements
A. Minimum façade heights according to the table below are required in all DMC zones:

| Streets requiring property line façade (3rd Avenue) | 35' |
| Class I pedestrian street (Virginia Street) | 15' |
| No setback limit up to 15' above sidewalks | 15' - 35' façade height setback no more than 2' from property line. No setback deeper than 2' shall be wider than 20'. |

C. Non-residential façade transparency requirements according to the table below:

| Class I streets (3rd Ave): 60% transparency using clear or lightly tinted glass only, between 2' & 8' above sidewalk |
| Class II streets (Virginia Street): 30% transparency using clear or lightly tinted glass only, between 2' & 8' above sidewalk |

D. Non-residential Blank façade limits according to the table below:

| Class I streets: No more than 15' wide (increased to 30' wide at discretion of director of planning), between 2' & 8' above sidewalk. Area of blank façade no to exceed 40% of street facing façade. |
| Class II streets: No more than 30' wide (increased to 60' wide at discretion of director of planning), between 2' & 8' above sidewalk. Area of blank façade no to exceed 70% of street facing façade. |

All blank façade sections divided by transparent section no less than 2' wide.

E. Street Trees
Street trees are required on all streets with a pedestrian designation.

The development proposal is consistent with zoning use standards.

23.49.058 DMC upper level development standards
Average residential floor plates are limited to 10,700 sf if tower height is above 290'. Maximum area of individual residential floor is 11,500 sf. Façade modulation is required for non-residential use according to the table below and façade lengths are limited to:

| 0-85' no limit |
| 86-160' façade limited to 155' |
| 161-240' façade limited to 125' |
| 241-400' façade limited to 100' |

The development proposal is consistent with upper level development standards for residential use.

23.53.035 - Structural building overhangs
The maximum horizontal projection (depth) of balconies and bay windows is 3' and the maximum length is 15' when measured at any location beyond the property line. The minimum horizontal separation between structural building overhangs is 8'. All structural building overhangs are not part of the essential building structure and are removable.

The development proposal is consistent with structural building overhangs requirements.

23.54.035 - Loading berth requirements
Two 10' x 35' 'low demand off site loading spaces are required, with minimum 14' vertical clearance. The loading area and car parking levels are accessed from the alley.

The development proposal is consistent with loading requirements.
3.0
Context
3.1 Urban Vicinity Plan

Belltown is a designated Urban Center Village located north of the Downtown Commercial Core and lies to the west of Denny Triangle Urban Center Village. Seattle Center and Uptown lie to the north. Elliott Bay is to the east with expansive views toward the Olympic Mountain range. Pike Place Market lies just outside the neighborhood to the south.
3.2 Neighborhood Vicinity Plan

**Historical & Icon Buildings**

1. Josephinum
2. Moore Theater
3. Haddock Hall
4. Palladian
5. Denny Hall Building
6. Path Building
7. Securities
8. Centennial Building
9. Marshall Building
10. Claremont Hotel
11. Castle
12. Army Building
13. 2134 3rd Ave

**Existing & Proposed Buildings**

14. Escala, existing 33 story mixed use building
15. YWCA building, existing 7 story building
16. 1931 3rd Ave, proposed 38 story mixed use building
17. 1915 3rd Ave, proposed 14 story mixed use building
18. 2031 3rd Ave, proposed 36 story mixed use building
19. 2033 4th Ave, proposed 23 story mixed use building
20. 2116 4th Ave, proposed 40 story mixed use building
21. 2121 5th Ave, proposed 18 story mixed use building
22. 2025 5th Ave, proposed 40 story mixed use building
23. 2005 5th Ave, proposed 44 story mixed use building
24. 1933 5th Ave, proposed 47 story mixed use building
25. 1903 5th Ave, proposed 49 story mixed use building
3.3 Surrounding Uses
3.4  Bird’s Eye Views

3.4.1  View Looking West
3.4.2  View Looking North
3.4.3 Nine Block Bird’s Eye View

The one quarter block site has an area of 19,440 sf. The E/W frontage on 3rd Avenue measures 180’ and the N/S frontage on Virginia Street measures 108’. A 2’ partial alley dedication (4’ below alley grade and 26’ above alley grade) was accepted by City Council in 2013 (ordinance no. 124703).

The existing site is currently used as a surface parking lot in its entirety. The parking lot can be accessed from a curb cut close to the south-west corner of 3rd Avenue and Virginia Street, or from the alley. The concrete sidewalks along 3rd Avenue and Virginia Street have been recently replaced.

The site slopes down to the north along 3rd Avenue from 153.5’ at the south-west corner to 150.5’ (3’ difference) at the north-west corner. The site slopes down to the east along Virginia Street from 153.5’ at the south-west corner to 145’ at the south-east corner.

Neighboring projects include recently completed projects and historic buildings. Immediately adjacent the site to the north is the YWCA seven story brick apartment building. The Marshall Building, a four-story brick commercial building lies across the alley to the east. Bed Bath and Beyond retail store lies to the south across Virginia Street. This is a 3-story building with 2 floors of parking above the retail space.

A RapidRide transit stop serving the C, D, and E lines is located on 3rd Avenue close to the north-west corner of the site. These services link the site to Westwood Village, Ballard, Crown Hill and Aurora Village. There is a dedicated bike lane on Virginia Street running from 1st Avenue to 9th Avenue. Protected bike lanes run along 2nd and 4th Avenue.

Proposed Buildings

16. 1931 3rd Ave, proposed 38 story mixed use building
17. 1915 3rd Ave, proposed 14 story mixed use building
18. 2031 3rd Ave, proposed 36 story mixed use building
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24. 1933 5th Ave, proposed 47 story mixed use building
25. 1903 5th Ave, proposed 49 story mixed use building
3.5 Streetscapes
3.6 Site Photos

5. 3rd Ave - curb cut
6. View east along Virginia St
7. Virginia St - alley curb cut
8. View north along alley
9. View south along alley
10. View looking west across site
3.7 Nine Block Existing Site Plan Conditions

The preceding urban and site analysis helps shape the proposal:

1. Locate main building entrance on 3rd Avenue to take advantage of low slopes and prominent location along major transit route.
2. Connect existing retail frontage of YWCA building to the existing frontage running along 3rd Avenue to the south of Virginia Street.
3. Opportunities for smaller retail spaces with cascading entrances along Virginia Street in response to steep slope and existing Marshall Building entrances.
4. Locate vehicular access and loading area on north east corner of site from the lane, away from pedestrian zones areas.
5. Potential for residential tower to form gateway between Downtown Commercial Core and Belltown Urban Village, especially when considered in partnership with proposed developments on the west side of 3rd Avenue.
6. Introduce green elements at both street level and at roof level visible from adjacent properties.
3.8 Previous Scheme # 3003187

Overview
Prior to the current proposal, a scheme was developed for the site that was ultimately issued a Master Use Permit (# 3003187). The scheme comprised a 43-story building containing 5,131 sq ft of retail and 431 residential units and 40 hotel rooms above. Above and below grade parking provided parking for 364 vehicles.

The scheme presented at EDG #2 was conditionally approved by the Director of the Department of Planning and Development in March 2007. The following is a summary of the Design Review Analysis and the Design Review Board’s key recommendations.

Design Review Analysis
The tower is located at the south end of the site, sitting above the podium which is 80’ in height to match the adjacent YWCA building to the north. A 22’ x 68’ notched section at the south end of the podium responds to the Marshal building across the alley. The tower measures 100’ x 100’. A glazed corner element at the 3rd and Virginia intersection extends from street level to the top of the tower and terminates as a viewing room amenity space for both residents and guests of the facility. The sculptural carving out of the corner, and lighting of the amenity rooms at the top provide for an iconic top. Landscaping is located at street level, the ninth floor common outdoor terrace and on the forty-third floor roof terrace amenity space.

Design Review Board Key Recommendations
A-2 Tower placement: the board agreed that configuring the tower at the south end works better than the north end as the location is better suited to a residential entrance and address, and will have less impact on future development on northeast portion of the block. The tower design should be cognizant of the site on approach along Third from the south; the shift in the grid pattern creates a more expansive, head-on view of the Virginia Street elevation and reinforce the ‘gateway’ identity. The board encouraged the corner design feature to be more celebrated and the top of the tower needs an iconic feature that distinguishes itself from the skyline. The form and design of the uppermost levels should be interesting when viewed from the water and other downtown structures and should serve as a future beacon and wayfinder.

B-4 Enhance Belltown Community: the board encouraged the design to integrate more whimsical and playful features that enhance the Belltown community by taking design cues from the neighborhood vocabulary and create texture on the building elevations. The design should be sensitive to the YWCA building and the marshal building - both well scaled buildings with interesting facade designs, textures and signage.

C-6 Develop the alley facade: the board noted that attention to careful programming of activity at ground level is essential, especially given the tendency for large groups to gather along the Third Avenue sidewalk. Street furniture, street lighting and landscaping are all encouraged. Overhead weather protection should be provided as as an integrated architectural element within a larger design framework or concept. The board feels the commercial spaces at ground level should wrap around the corner from Third Avenue to Virginia Street. The board also encouraged that a commercial space wrap around the alley, creating continuity with the Marshall Building.

D-3 Elements that define place: New installations on Third Avenue should continue to be ‘civic’ and substantial and be reflective of the role the street plays as a major transit route. The board encouraged a landscape plan and architectural plan that truly engages the sidewalk. The corner plaza created by stepping back the corner, as well as plantings at the entries provides a comfortable, well defined visual focus space at the corner. The space is further magnified by the two story corner entry space.
4.0

Itemized Response to EDG
4.1 EDG Board Recommendations

4.1.1 Massing Options

The Board discussed the strengths of the different massing options, configuration of tower placement and related public comment. Ultimately, the Board unanimously supported the southwest placement of the tower core shown in Massing Option 3 as it creates the most separation to the adjacent existing and proposed buildings to the north. The Board noted that the bend in the 3rd Avenue roadway near the Stewart intersection creates a prominent view of the tower and agreed that Massing Option 3, with refinement to the upper form, has the best potential to create architectural presence and address the corner. The Board directed the applicant to proceed with this preferred option based on the guidance provided.

(Applicable Design Guidelines: A1, A2, B1, B3)

Comment 1

Response:

The Design Response is consistent with the Board’s Preferred Option. The upper form has changed from a sphere to a rectilinear form to be more consistent with the rest of the building.

3rd Avenue

EDG Massing Option 3 (Board’s Preferred Option)  Design Response

Virginia Street

Proposed Building View from 3rd Avenue at Stewart Street
Design Response Elevations
4.1.2 Streetscape and Podium

The Board generally supported the conceptual response to each street frontage including the grand hall retail space and the expanded setbacks which provide space for minimum required sidewalks. (Applicable Design Guidelines: C1, C4, D1, D3).

Comment 2A

For the Virginia St frontage, the Board agreed with public comment regarding active street frontage at the alley corner and recommended wrapping retail and transparency to avoid a blank facade condition. The Board also noted that this corner presented an opportunity to develop a transition to the Marshall building and that a smaller retail space at this location would promote a pedestrian oriented street edge. (Applicable Design Guidelines: B1, C1, C3, C6, D6, E3).

Response:

Since the EDG submission, the building has changed from rental to condo. As a result, a new residential entrance has been provided in Virginia Street providing a more animated street. Retail is now wrapping around at the alley corner allowing transparent frontage to extend the full length of Virginia Street. 2 additional retail entrances have been provided.

The transition to the Marshall Building across the alley has been addressed in two ways: firstly, in elevation, the ratio between the height of the retail level and the office levels of the proposed building is approximately 1:4 – a similar proportion to the Marshall Building. Refer to comment 6.
Comment 2B

In order to reinforce retail porosity and promote pedestrian interaction, the Board recommended studying how retail entrances will be incorporated into the storefront system. The Board noted that a nearby project, Via 6, as a good example of an open retail space which effectively provides streetscape permeability. While the Board acknowledged the exact location of entries may be hard to predict, the Board gave guidance that it will be important to ensure that there will be more than one entrance. The Board recommended developing flexibility into the storefront system to allow for multiple entry types and requested more detail and street level perspectives for the next meeting. (Applicable Design Guidelines: C1, C4)

Response:

To reinforce retail porosity and promote pedestrian interaction, 2 additional retail entrances are provided on 3rd Avenue. The top of the retail slab is set to work with the grade and the slope of 3rd Avenue and Virginia Street, and ADA requirements. Therefore a flexible storefront concept is no longer suitable.
Comment 2C

Related to the main entry along 3rd Avenue, the Board supported the general design direction and requested more detail on the height of the entry and coordination with the adjacent elevator bank. (Applicable Design Guidelines: C1, C4)

Response:

Residential Entrance and Office Entrance have been separated (refer to comment 2A).

Along 3rd Avenue, office entrance canopy has been removed to not compete with the addition of the secondary retail entrance canopies and the weather protection above. This has given the unique opportunity to introduce a pair of oversized wooden entrance doors, further emphasizing the extra height in the office and residential lobbies. Same approach is taken on Virginia Street residential entrance.
Proposed 3rd Avenue (Office) Entrance Section looking to Elevators

Proposed Ground Floor Plan
Comment 2D

For the streetscape design along 3rd Avenue, the Board recommended differentiating the retail zone from the bus waiting area through landscape and street furniture. The Board stated their preference for a custom freestanding bus stop to support the high-volume transit stop, rather than leaning rails, and encouraged the applicant to work with Metro to develop the design to read as a deliberate part of the overall design. (Applicable Design Guidelines: B1.1, C1, D1, D3)

Response:

We have been in discussion with Metro & SDOT seeking to relocate one of the two existing bus shelters to create a more pedestrian friendly retail frontage. Previously, the design response assumes the southern bus shelter could be relocated further north of the site. However, the latest correspondence from SDOT has confirmed their decision to keep the existing bus shelters where it is. SDOT response letter is attached.

The streetscape design intent is to clearly define zones to create a buffer between the busy transit corridor of 3rd Avenue and the pedestrian sidewalk. This is achieved by using a different concrete sidewalk pattern and texture treatments. The retail/retail zone have a pattern that lines up with the retail glazing module while the transit zone takes on a more densely spaced pattern with a sandblasted concrete finish, making it slightly darker in color. The enlarged ground floor plan illustrates this concept.

Street trees along 3rd Avenue have been aligned with the trees further north on the block. One tree will be retained and one new tree will be added to strategically frame the new retail entrance. A custom design concrete bench is placed in between the two new trees creating an area where people can sit or gather. Virginia street will also add 2 new trees, framing the new residential entrance.
1. Office Lobby Entrance
2. Residential Lobby Entrance
3. Restaurant Seating
4. Concrete Bench
5. Existing Bus Shelters
6. Proposed Street Trees on Virginia
7. Proposed Street Trees on 3rd Avenue
8. Relocated existing tree
9. Scored colored concrete pavement at Lobby entrance
10. Scored sand blasted concrete pavement at Bus Zone
Comment 2E

The Board strongly supported the concept of the “veil” which articulates the podium structure along with the balconies, and recommended further developing a human scale to these elements as the building design and materiality develops. The Board also requested more information on the guardrails at the podium roof level for the next meeting. (Applicable Design Guideline: B4)

Response:

The design of the ‘veil’ has been refined and strengthened by removing the alternating balconies and horizontal bands signifying each office level. Only the continuous overhead weather protection and cornice remain. The ‘veil’ spans now the entire height of the office volume. This large urban scale is offset by the introduction of a series of glass discs that introduces a human scale when viewed up-close – either from the office interiors, or from street level when approaching the building. The guardrail around the office rooftop above is designed as a frameless structural glass guard. Refer to page 93 axonometric view.
4.1.3 Tower Cladding Concepts and Materiality

The Board discussed the initial ideas for the cladding and materiality and struggled with differentiating between the pure curtainwall system and the areas of the tower with projecting balconies. The Board was concerned that the proposed depth of the projecting balconies does not yet read and recommended further refinement to break down the scale of the tower and produce a layered facade. The Board noted that it is critical to resolve the depth and material detailing of the cladding and the balcony railings as the design evolves. The Board also recognized that the alley façade will be very visible and supported the intent to develop a cohesive cladding approach for all facades. (Applicable Design Guidelines: B1, B4, C6)

Response:
The tower façade has been refined in response to guidance to break down the overall scale and to further emphasize the prominent corner siting. The continuous balconies along the west elevation and east elevation have been extended to also wrap around the south and north façades. The vertical glass screens are now in the west and south elevations and a gradient frit has been added to them to further enhance the layering effect. This approach is more in keeping with the office levels below, and is a means of emphasizing the corner even more. Areas of the vertical glass screen have been eroded, which gives the opportunity for the balconies behind to project out further, introducing additional depth and another scale to the façade. Higher up the building, the eroded screens also provide opportunities for the residential amenity volume to read as an extension of the envelope below. The entire façade is governed by a 5’ grid, which is modulated according to its use. This geometric grid continues onto the alley façade and elements such as louvers and exit doors can easily be placed on module.

* Fitted dots on laminated glass panel
4.1.4 Rooftop Elements

Although the Board recognized that the geodesic dome and cantilevered swimming pool as architectural rooftop elements emphasize the skyline, the Board agreed with public comment these rooftop elements require further refinement to be better integrated with the rest of the tower form. The Board supported an iconic expression for the rooftop features but was concerned with the attached appearance and the lack of purity and rationality with the rest of the design. To provide interest and reinforce a unifying tower form, the Board recommended developing the rooftop elements in a way that is cohesive with the rest of the building, potentially through eroding the form, sculpting the upper form, and/or editing the dome relationship with the pool and how these elements rest on the building. (Applicable Design Guidelines: A2, B1, B3, B4)

Comment 4

Response:

The dome feature has been replace by a rectangular structure to be more cohesive with the rest of the building. The rooftop amenity structure is now a continuation of the eroded tower form and the cantilevered swimming pool is the singular sculpted counterpoint to the pure geometry of the tower.

EDG Massing Option 3 Rooftop

Proposed 3rd Avenue Elevation

Proposed Virginia Street Elevation

Proposed Rooftop
Acknowledging the public concern regarding lighting, the Board recommended developing an overall lighting scheme, mindful of night light pollution and glare impacts of the dome as well as the veil design elements. The Board requested information on these features, including light spillage analysis and additional renderings at night for the next meeting. (Applicable Design Guideline: D5)

**Comment 5**

Response:

The lantern effect on the dome has been replaced by a roof garden with minimum lighting to avoid glare and light pollution.

To minimize light pollution the main lighting strategies are:
- Reflected lighting (veil, underside of the weather protection and cantelivered pool, etc.).
- Downlights (entrances, landscape, etc.).

Refer to pages 131-141 (Chapter 12 Exterior Lighting).
4.1.6 Overhead Weather Protection

To provide a consistent street edge, avoid a blank facade condition and justify the departure related to overhead canopy, the Board recommended incorporating retail porosity and study of the adjacent Marshall Building. The Board supported reflecting the cues of the adjacent Marshall Building in a way that is discrete, potentially through a secondary canopy, mullions, or another element that breaks down the scale. The Board also supported wrapping this design approach into the alley. With this additional refinement, the Board indicated initial support for the overhead weather protection departure to raise the height. Related the main entry along 3rd Avenue, the Board supported the intermediate canopy as it defines and reinforces the entry. (Applicable Design Guidelines: B1, B3, C1, C3, C4, C5.1, C6, D6, E3)

Comment 6

Response:

The street level façade along Virginia Street is now entirely dedicated as transparent retail frontage. The blank facade has been removed from the alley corner (refer to comment 2A). The larger scale of the overhead weather protection is complemented by the pedestrian scale canopies provided at each retail entrance to provide better protection and scale. The reduced scale of these canopies also relate better to the Marshall Building.
4.2 Priority Design Guidelines Compliance

4.2.1 Site Planning and Massing

A1. 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.”

Response:

Envelope treatment has been revised. To emphasize the corner site and as a response to the solar orientation, Residential West and South facades are treated with continuous horizontal balconies behind vertical glass screens. Refer to comment 3.

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.”

Response:

The upper portion of the building has been revised. The Dome has been replaced by a more integrated and recessed rectilinear Screen that makes the strong horizontal cantilevered pool stand out more. Refer to comment 4.
4.2.2 Architectural Expression

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.”

Response:

The neighborhood character is evolving as new towers are inserted into the existing fabric of older warehouses. The podium portion of the project relates to the existing (refer to comments 2A and 6) while the tower responses to the new order (refer to page 21).

B3. Reinforce the positive urban form & architectural attributes of the immediate area.

“Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.”

Response:

Pedestrian activation and scale are dominant in the Belltown character. The revised design addresses the comments raised by the Board. New street trees and furniture have been added (refer to comment 2D), the blank wall on Virginia Street has been replaced by continuous retail (refer to comment 6). Retail entrances are provided on 3rd Avenue and Virginia Street (refer to comment 2B). Building façade has been setback on 3rd and Virginia to provide additional space for sidewalk activation such as café tables and chairs (refer to comment 2D).


“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.”

Response:

The building is designed to respond to the surrounding context and inspired by the Seattle/Belltown architectural tradition. The façade is based upon the typical bay module in Belltown. The simplicity of the column and slab parts of the Bon Marche Parking Garage inspire the structural scheme in the project. A similar approach to honesty of form is applied within the proposed building, creating a space that is defined by clarity and structural rhythm in the exterior and interior design.

Each building program is expressed through a different building form. The horizontal office volume is lifted from the ground to accommodate a very transparent retail on the street level. The vertical residential volume is lifted from the office volume to express itself as a floating element and to accommodate a very permeable and transparent office amenity level connected to the landscaped office podium open space. The residential amenity is placed on top of the residential volume to contribute to the Seattle skyline with a cantilevered swimming pool and a residential amenity area partially protected by a rectilinear screen structure. Refer to page 81 (West Elevation).
4.2.3 The Streetscape

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 public.”

Response:
Refer to comments 2B and 2D.

C3. Provide Active – Not Blank – Facades

“Buildings should not have large blank walls facing the street, especially near sidewalks.”

Response:
Blank wall on Virginia has been eliminated. New retail façade turns corner into the alley. Refer to comment 2A.

C4. Reinforce Building Entries

“To promote pedestrian comfort, safety, and orientation, reinforce building entries.”

Response:
Secondary retail entrances have been added along 3rd Avenue and Virginia. They are envisioned as beautifully crafted retail entrances with special lighting, signage and lower canopies that relate to the adjacent buildings. Main Office and Residential Entrances are framed by architectural concrete where there is an opportunity to integrate the building name and address. They are also framed by medium size mature street trees and emphasized by a change in the pavement pattern. Distinctive landscape along the site’s sidewalk is envisioned with benches that relate to the proposed retail entrances. Refer to comments 2B and 2D.

C6. Develop the Alley Façade

“Buildings should not have large blank walls facing the street, especially near sidewalks.”

Response:
The alley façade is developed into 3 zones. The corner zone brings the retail display around. The middle zone organizes the required functional spaces (such as loading, exhaust areas and other rooms) alternating rhythm of walls and grilles. The third zone is a specially designed garage entrance. Refer to page 83 (East Elevation).
4.2.4 Public Amenities

D1. Provide Inviting & Usable Open Space
“Provide Inviting & Usable Open Space: Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized.”

Response:
In addition to the Street Level Open Space (refer to page 98), the building provides 2 more landscaped open spaces along the building: an office open space on level 7 (refer to page 102) and a residential open space on the rooftop levels (refer to pages 105-108).

D3. Provide Elements that Define the Place
“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:
New ground plane, public art, landscape, pedestrian activation, skyline silhouette, etc.

D5. Provide Adequate Lighting
“To promote a sense of security for people downtown during nighttime hours, provide appropriate levels of lighting on the building facade, on the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and on signage.”

Response:
Revised lights.
In response to comments received in the EDG Meeting, special attention has been provided to the building lighting. A lighting consultant has been engaged to ensure an adequate lighting through all the building. Refer to pages 131-141 (Chapter 12 Exterior Lighting).

D6. Design for Personal Safety & Security
“Design the building and site to promote the feeling of personal safety and security in the immediate area.”

Response:
The ground floor retail uses will provide “eyes on the street”. The continuous transparent ground floor façade, will have adequate lighting to contribute to the sense of safety during night time.
4.2.5 Vehicular Access and Parking

E3. Minimize the Presence of Service Areas

"Minimize the Presence of Service Areas: Locate service areas for trash dumpsters, loading docks, mechanical equipment, and the like away from the street front where possible. Screen from view those elements which for programmatic reasons cannot be located away from the street front.

Response:

Service Areas are in the alley façade, as far as possible from the sidewalks. Refer to pages 62 (alley level uses) and 63 (3rd Avenue and Virginia Street Uses)."
5.0

Composite Site Plan
5.1 Site Plan
- Retail frontage extends full length of Virginia Street and wraps the corner of the alley.
- Five secondary retail entrances have been added at street level to reinforce retail porosity and the potential for subdivision of retail spaces.
- The streetscape running along 3rd Avenue is divided into 3 zones. Adjacent to the curb there is a 10’ planting zone that accommodates five new street trees, planting and custom designed concrete benches. A second 10’ zone is designed as a pedestrian sidewalk. A 5’ seating zone adjacent to the façade gives the opportunity for flexible seating associated with the retail uses.
- The Virginia Street sidewalk follows a similar strategy, without the seating zone – the planting zone is limited to 6’ wide and the sidewalk has minimum of 7’ wide.
- Existing bus shelters are to be removed and replaced with custom designed shelters, which are to be located along 3rd Avenue to the north of the proposed site.
6.0

Floor Plans
6.1 Parking

6.1.1 Level P8 Plan
6.1.2 Level P7-P3 Plan

- There are minor variations between levels P7-P3. Please, refer to the MUP Submittal for detailed Plans of each level.
6.1.3  Level P2 Plan
6.1.4  Level P1 Plan
6.1.5 Alley Level: Loading Plan

- Pedestrian Access
- Vehicular Access

- Property Line
- Lane
- Solid Waste/Recycling
- Office EOT Facilities
- Legend for diagram

Diagram showing the layout of the alley level, including loading plan, pedestrian and vehicular access, property line, and various room labels such as General Manager Rm, Parcel Storage Lockers, and Shipping Receiving-Mail Storage.
6.2 Retail

6.2.1 Street Level: Retail Plan
6.2.2 Street Level: Mezzanine Plan
6.3 Office

6.3.1 Level 2 Plan
6.3.2 Levels 3-6: Typical Office Plan
6.3.3  Level 7: Office Amenity
6.4 Residential

6.4.1 Level 8 Plan
6.4.2 Levels 9-28
6.4.3 Levels 29-42
6.4.4 Levels 43-44
6.4.5  Level 45
6.5 Residential Amenity

6.5.1 Level 46 Plan
6.5.2  Level 47 Plan
6.5.3  Level 48 Plan
6.5.4 Level 49 Plan
6.5.5  Level 50 Plan (Roof Plan)
7.0

Elevations
8.0

Sections
8.1 Longitudinal Section
8.2 Cross Section
9.0

Material and Color Palette
Tower Materials

1. Metal Panel with Wood Grain Finish
2. Metal Panel - Charcoal Grey
3. Perforated Metal - Stainless Steel
4. Glazed Screen with Frit Pattern
5. Laminated glass panel, fritted
6. Anodize Aluminum - Satin Black
7. Tripple Glazed - Light Grey Tint
8. Concrete
Podium Materials

9. Structural Glass
10. SSG Curtain wall
11. Glass Fins
12. Stainless steel & glass art installation
Stainless Steel and Glass Art Installation : Veil
Material Boards

1. Laminated Glass Panel, Fritted
2. Concrete
3. Triple Glazed - Light Grey Tint
4. Perforated Metal - Stainless Steel
5. Metal Panel with Wood Grain Finish
6. Anodized Aluminium - Satin Black
7. Metal Panel - Charcoal Grey
10.0
Composite Landscape/Hardscape Plans
10.1 Ground Plane

10.1.1 Level 1 & Level P1M

Site Plan

1. Office Lobby Entrance
2. Residential Lobby Entrance
3. Restaurant Seating
4. Concrete Bench
5. Existing Bus Shelters
6. Proposed Street Trees on Virginia
7. Proposed Street Trees on 3rd Avenue
8. Relocated existing tree
9. Scored colored concrete pavement at Lobby entrance
10. Scored sand blasted concrete pavement at Bus Zone
Materials

Planted Tree Pit

Concrete Benches

Plants

3rd Ave. - Accolade Elm

Virginia St. - Beacon Oak

Dwarf English Laurel

Red Osier Dogwood
Virginia Street Section
3rd Avenue Section
10.2 Office Amenity

10.2.1 Level 7

Plan

1 Office Amenity Space
2 Outdoor Kitchen/BBQ
3 Apple Tree Bosque in Granular Paving
4 Outdoor Dining Area
5 Raised Stormwater Planter
6 Woodtop Bench
7 Terrazo Paving
8 Ramp
9 Seating Steps
10 Pet Relief Area
11 Pet Wash Area
Materials

- Terrazzo Paving
- Woodtop Bench
- Outdoor Dining

Plants

- Apple Tree
- Scouring Rush
- Western Blue Flag
10.3 Residential Terrace

10.3.1 Level 45 Terrace

Plan

Materials

1. Terrazzo Paving
2. Wood Deck
3. Blue Stone
4. Outdoor Kitchen/BBQ
5. Lounge Area

Terrazzo Paving
Wood Deck
Blue Stone
10.4 Residential Amenity

10.4.1 Level 46

Plan

Materials and Plants

1. Terrazo Paving
2. Stormwater Planter
3. Pet Relief Area

Terrazo Paving  Pacific Dogwood  Sedge  Western Blue Flag
10.4.2 Level 47

Plan

Materials

1. Terrazzo Paving
2. Hot Tub
3. Swimming Pool
4. Lounge Area
10.4.3 Level 48

Plan

1. Wood deck with Hanging Chairs
2. Concrete Slab Paving
3. Garden Planting
4. Stepping Stones
5. Glass Art

Materials

Wood deck  Hanging chair  Stepping stones
Plants

Shore Pine

Pacific Dogwood

Salal

Licorice Fern

Sword Fern

Deer Fern

Wild Ginger
11.0

Renderings
12.0

Exterior Lighting
12.1 Lighting Design Brief

12.1.1 Lighting Goals

This chapter outlines broader goals and strategies for the lighting design approach for the functional, landscape and façade elements of the project. This chapter primarily addresses specifics related to lighting for exterior environment which influences luminaire optical selections, lamping, and final layouts. Lighting solutions proposed here are expected to meet quality, quantity, and operational criteria as set forth by the project’s design team.

While the proposed lighting will be supportive of the anticipated functions and tasks, it will also be within the power and energy limits as per prevailing codes and fit within night-environment compliance.
12.2 Ground Level Floor

12.2.1 Street Level Plan

Design Intent:

Weather protection soffit will be softly illuminated across with an architectural element which will conceal a light source within. Entry points will be augmented with elevated illumination with additional downlights concealed in the slot. Landscape features such as a bench will be integrated with a diffuse light source that will wash the pavement.
12.2.3 Street Level Enlarged Plan

All of the light sources will be concealed from view. Light emitted from the luminaires will be confined within the boundaries of the building premise, avoiding any light trespassing outside the site line and into the sky.
12.4.1 Level 7 - Landscape

Inground pin lights in gravel paving
Bench under lighting
Continuous step light strip

Tree uplight
Inground pin lights in gravel paving
Bench under lighting
Continuous step under light strip
12.5 Residential Amenity

12.5.1 Level 46

Precise flood distributed luminaire to wash the underside of the cantilever deck. The luminaire will be mounted on the columns with a glare control visor. Optical system will be selected to allow the light to stay confined within the extent of the structure and not escape into the sky.
12.6.1 Level 47

LEGEND

- Low level lighting at deck
- Pool internal lighting

Pool Internal Illumination

Pool Lighting
12.6 Sky Garden

12.6.1 Level 48

Legends:
- Art integrated Decorative Lighting

Decorative Lighting for the Sky Garden

Dock lighting
## 12.7 Fixture Schedule

### 12.8.1

<table>
<thead>
<tr>
<th>Luminaire Reference Images</th>
<th>Luminaire Type &amp; Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image1" alt="OPTION-1" /> <img src="image2" alt="OPTION-2" /></td>
<td>L1- Surface Mounted Downlight</td>
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<tr>
<td><img src="image3" alt="L3,L4" /></td>
<td>L2- Surface Mounted Linear LED Luminaire</td>
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<td><img src="image4" alt="L6" /></td>
<td>L3,L4 - Channel Mounted Bendable Outdoor LED Luminaire</td>
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<td><img src="image5" alt="L7" /></td>
<td>L6- Floor Recessed Tree Uplight</td>
</tr>
<tr>
<td><img src="image6" alt="L8" /></td>
<td>L7- Ceiling Suspended Decorative Luminaire</td>
</tr>
<tr>
<td><img src="image7" alt="L9" /></td>
<td>L8- Handrail Integrated LED Lighting</td>
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</table>

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<td>L9- Floor Mounted Adjustable Projector</td>
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<td><img src="image9" alt="L10" /></td>
<td>L10- Column Mounted Uplight</td>
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<td><img src="image10" alt="L11" /></td>
<td>L11- Wall Recessed Step Light</td>
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<td><img src="image11" alt="L12" /></td>
<td>L12- Floor Standing LED Bollard</td>
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<td><img src="image12" alt="L13" /></td>
<td>L13- Wall Recessed Underwater Light</td>
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<tr>
<td><img src="image13" alt="L14" /></td>
<td>L14- Linear RGBW LED Grazer</td>
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</table>
12.8 Light Pollution

12.7.1 Light Spillage

We do not expect any appreciable light spillage from the building. The exterior lighting plan will not contribute to light pollution or sky glow. The design incorporates LED luminaires that are low power, with each connected to dimmers and motion sensors. The light fixtures will be specified with lockable adjustment and tight beam control with high angle cut off.
13.0

Signage
13.1 Street Level Signage

1. Wall mounted
2. Suspended under canopy
3. Above canopy
4. On concrete
5. Westbank logo
13.2 Building Signage
14.0
Departures
14.1 Proposed Departure

SMC Reference & Requirement:
23.49.018 - Overhead weather protection & lighting
Continuous overhead weather protection and lighting required along the entire frontage of 3rd Avenue and Virginia Street, a minimum of 8' wide and between 10' and 15' above the sidewalk.

Proposed Departure:
Request departure to allow overhead weather protection between 17'-7" and 24'-10" above the sidewalk. Due to the increased height above the sidewalk, the overhead canopy projects 10' measured horizontally from the street level building wall, rather than minimum dimension of 8'.

Reason for Departure:
In accordance with Design Review Guideline B-4 Design a well proportioned & unified building and C-2 Design facades of many scales, the lowest office floor slab appears to extend beyond the commercial office volume above to provide continuous weather protection along major pedestrian routes. This approach also acknowledges the DRB comments from the previous scheme #3003187 in which the overhead weather protection should be 'an integrated architectural element within a larger design framework or concept.'
15.1 Team

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