MARION

Early Design Guidance #2
May 01, 2018
SDCI# 3027315

nbbj

EDG Meeting #2 - Introduction and Purpose

The initial Early Design Guideance (EDG) Meeting #1 for the project was held on December 19, 2017, which focused on massing alternatives, site approach, and overall architectural language including basis for requested departures. The Board generally supported the preferred concept and approved the project to proceed to the MUP submittal stage, but were not supportive of the requested departures as initially shown and requested further detailed design development for evaluation.

In response to the Board's comments, the project team requested this EDG Meeting #2 primarily to present a revised massing approach, with the goal of gaining further clarity and concurrence on the revised facade modulation departure request, and to show additional design development including the expanded height of the proposed tower.

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Project Team

Client/Ownership	Urban Visions
Architecture	NBBJ
Structural, Civil	MKA
MEP, IT	WSP
Enclosure	Morrison Hershfield
Parking	Graelic
Vertical Transportation	Lerch Bates
GeoTech	Hart Crowser
Land Use	McCullough Hill Leary, PS
Landscape	Site Workshop
Sustainability	O'Brien & Company

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CHAPTER 1 : *Development Objectives*

Project Goals

REVEAL THE STRUCTURE
Be true in revealing what makes the building work

EMPHASIZE HEALTH (PHYSICAL & ORGANIZATIONAL)
Maximize occupant access to daylight with great floor visibility and flexibility

PROVIDE SCALE AND INTEREST
Use the structure to create unique and dynamic facade patterning

ENCOURAGE THE PEDESTRIAN
Introduce height differences, green space, and setbacks to welcome foot traffic

STRESS MOVEMENT
Activate the façade throughout the day with human interaction

TRANSITION TO DOWNTOWN MASSING
Visually connect and contribute to the skyline

SPEAK TO THE BAY
Step the massing to acknowledge proximity to Elliott Bay

Project Description and Vision (Updated)

The Marion project seeks to develop a new 36-story commercial office building fronting on Third Avenue in downtown Seattle, to include 34 floors of office space of approximately 820,000 SF, six levels of below grade parking, and retail uses at ground level. The team envisions a modern high-performance tower with unique features that respond to the specific site conditions, with a height and proportion that will complement the surrounding urban fabric of tall buildings while contributing to the pedestrian experience at the street and maximizing occupant comfort. The building will be positioned to serve office tenants in the technology sector, with goals to employ 'smart' features that will serve to enhance user experience, increase interaction between occupants and their environment, and minimize water and energy usage.

The project development site is the westerly half-block parcel of Third Avenue between Marion and Columbia Streets. The site is currently occupied by two low-rise commercial office buildings to be removed, including: a two-story courtyard structure (Marion Court) at the north that consists of small restaurant, office uses, and an at-grade parking structure; and a three-story office building with an at-grade, covered parking structure at the south. The northern building has an elevated walkway connection over the alley that connects to the Metropolitan Grill building on the opposite side. The bridge is to be removed, and the total area of existing structures to be demolished is approximately 63,000 GSF. The alley will remain intact but is required to be widened as part of the re-development.

There are several specific aspects to the project site that present both constraints and opportunities for the project team, most notably the presence of the metro bus tunnel adjacent to the site under Third Avenue, and the width of the parcel at 111 feet rather than the more typical 120' width of many downtown half-block parcels. These factors have directly influenced the proposed design of in terms of structural approach, planned construction methodology, massing, and tectonic expression. The project design seeks to capitalize on these parameters to re-imagine how a tall building can be 'honestly' expressive of how it is planned, how it is made, and how it functions, as illustrated in the further developed design approach.

The project site sits at the southern boundary of the downtown DOC1 Zone and the adjacent DMC zone where the allowable height changes from unlimited to 340', and continues to transition to lower heights through the Pioneer Square district. The proposed 36 story tower is lower than most of the surrounding existing structures, and 'mediates' this transition to the lower and less intensive uses to the south. The modest height and narrow site proportions together have influenced a simple but elegant massing approach that allows the building to fit compositionally well into its context without being dominating.

The steep grade changes to west along Columbia and Marion Streets together with the low structures on the western portion of the block will make the building highly visible from the waterfront, and emphasize the importance of how the top of the building contributes to the skyline of the area. The envisioned structural design and architectural expression will provide opportunities to articulate the building top, which can be 'sculpted' in response to its proximity to Elliot Bay and to the lower southern zones. Occupied rooftop open spaces will provide an amenity to occupants and capture fantastic view opportunities.

A principle design driver for the project is the practical reality of the adjacent bus tunnel site condition, which essentially makes a conventional approach to a tall building structure of a central concrete shear-core impractical due to excavation tie-back limitations, space constraints, and the necessity to internally brace the excavation while constructing the below grade levels. As an innovative design response, the selected structural scheme pushes the structural frame to the perimeter of the building as a series of 3 and 4 story diagonal brace frames, carefully arranged to be both efficient and visually dynamic, with distinct varying patterns between facades that is legible at an urbans scale. Additionally, the building 'core' functions which are typically tied to a structural core, are 'freed' up to be located to the side of the building where they can be seen, and to provide wide-open work spaces with increased daylighting and views through the space to the City and Bay.

As a result of the Board's feedback at EDG#1 regarding better meeting the 'spirit' of the façade width modulation requirement in the code, the design team has evaluated approaches to implementing substantial articulation within the overall tower massing, and within the constraints of the structural system parameters, resulting in the proposed organically 'shaped' form that much more strongly speaks to the intent of the code but in a more unique and dynamic fashion than the prescriptive approach. An inward 'fold' is implemented on the 3rd Avenue façade, with a similar but asymmetrical outward projection over the alley within the existing vacated zone. Together these serve to break up the bulk of the tower into more articulated volumes as compared to the rectangular massing shown at EDG#1, and directly illustrated the planned shifts in the dynamic structural grid arrangement.

The initial project design concept envisioned the use of applied façade elements as a 'one-to-one' representation of the underlying structural frame; these elements, which by their dimensional properties and form, were intended to provide a degree of visual interest and texture to the massing as support for the requested façade width modulation departure. However the subsequent massing studies and revised design proposal have included substantial modulation of the massing in the form of the proposed facets / folds, which are more directly in keeping with the intent of the modulation requirement than would be achieved with the applied structural façade elements alone.

Additionally, further studies of the exo-skeleton expression approach illustrated that the elements would need to be of a size and scale that would visually 'compete' with the actual structural elements they were representing. Therefore a different approach has been pursued in the revised scheme, which is to employ sculpted vertical 'fin' elements as part of the façade, of varying depths, which create a solid / void pattern that maps the underlying structure while more directly revealing it. The fins provide an additional layer of texture to the façade, as well as help mitigate glare and direct solar gain to the tower orientation.

In contrast to the initial design that contrasted the tower vocabulary against a simple podium element, the updated design more fully integrates the upper tower tectonic language with the taller street level spaces, touching the ground near mid-block to signify entry, and pulling up at the southern edge to create dramatic and open space for the envisioned retail market place. The 24' high extension of the podium to Marion Street is maintained, but takes on the more sculpted geometry tower, while still holding the street edge and maintaining the important view corridor to the waterfront.

The building entry is located near the corner at Third and Marion in keeping with the offset core functions, and to maintain a more contiguous portion of the Third Avenue front for retail and street level uses. Interior retail spaces are envisioned as series of cascading spaces along the slope of Third Avenue; these will support potential planning for an open 'market' type retail / restaurant approach, as well as flexibility for direct entries at locations along Third Avenue. A 'Kiosk' zone has been integrated into the building lobby area at Marion, which will help activate the entry zone and serve as an extension to the market place along 3rd Ave. Access to the below grade parking and loading functions will be from the existing alley, which will greatly improve the current conditions by giving back uninterrupted sidewalks around the site.


DMR/C 85/65 DF
DMR/R 85/65 DF
DMC 240/290-400 DF
DOC2 500/300-500 DF
DRC 85-150 DF
DOC2 500/300-500 DF
DMC 340/290-400 CF295976 DF
DMC 340/290-400 DF
HR
HR-PUD CF290620
MIO-240-HR DF
DMC-125 DF
PMM-85 PP DF
PMM-85 DF
NC3P-160 DF
NC3-160
DOC1 U/450/U DF
DMC-240/290-400 CF291518 DF
DMC-160 CF291852 DF
NC3-160 CF305861
HR
PROJECT SITE
DH1/45 DF
DMC-160
DMC 340/290-400
PSM-100/100-120 PS DF
PSM-100 PS DF
PSM-245 CF302337 PS. DF
PSM-100/100-120 PS DF

Project 3027315

Preliminary Assessment Report
Assessment Completed: 5/4/2017

Address

801 Third Ave
Seattle, WA 98104

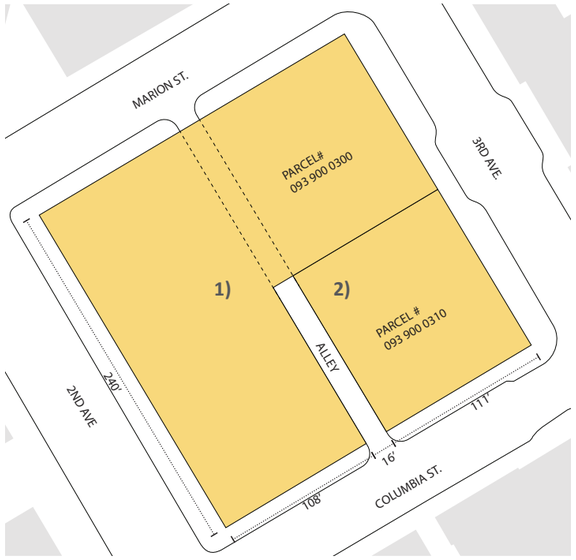
Parcel Numbers

1) 093 900 0300
2) 093 900 0310

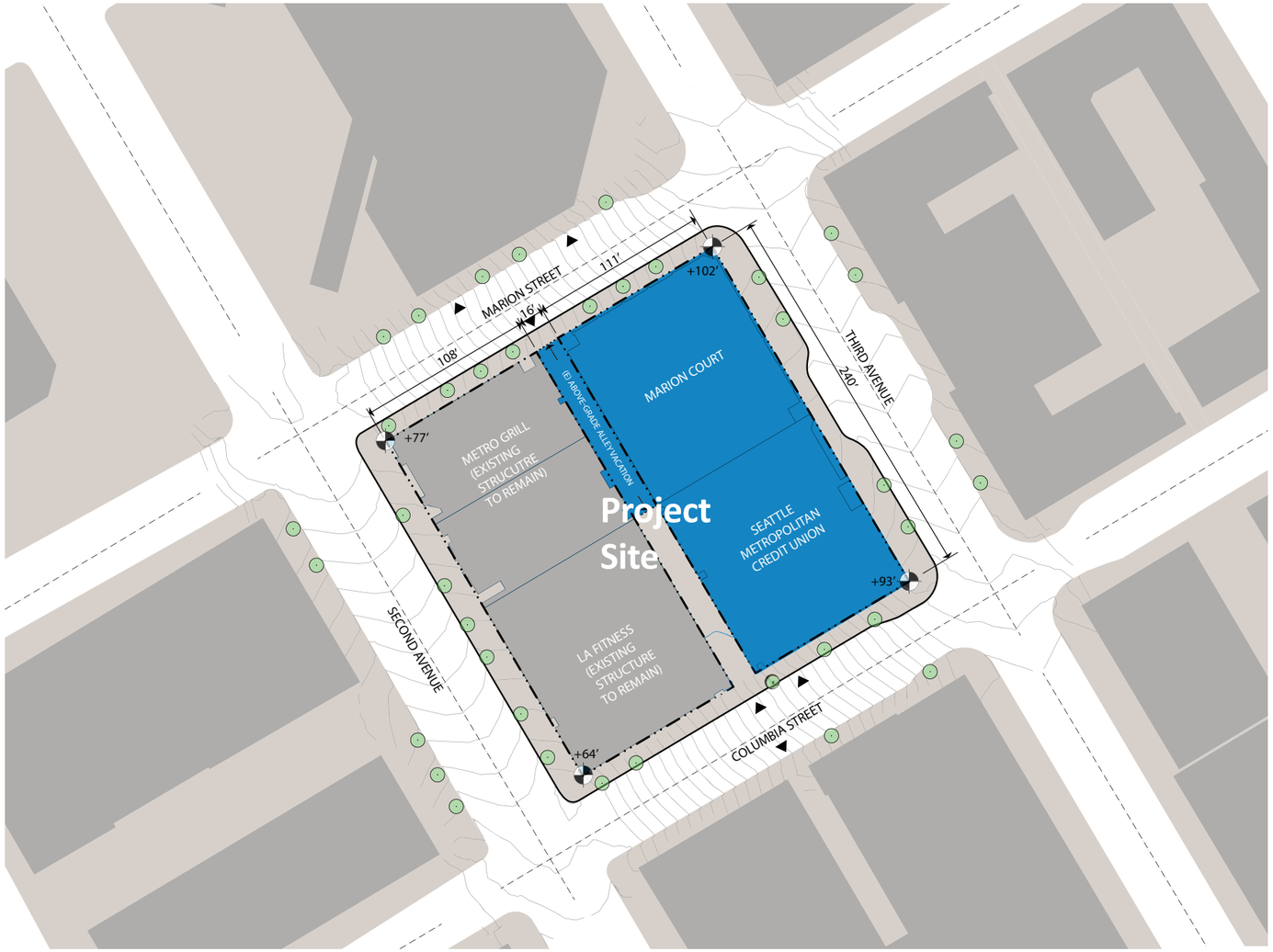
Legal Descriptions

1) Parcel 1: 093 900 0300
   a. Owner: D LLC
   b. BOREN AND DENNYS ADD LOTS 1 THRU 5 & LOT 8 BLK 7 TGW VAC ALLEY AS VAC BY CITY OF SEATTLE ORD NO 106456 LESS PORS THOF FOR 2ND & 3RD AVENUES

2) Parcel 2: 093 900 0310
   a. Owner: D LLC
   b. BOREN AND DENNYS ADD LESS ST



Parcel Plan



Site Plan

CFW:clb:
5-22-77

ORDINANCE 106456

AN ORDINANCE vacating a portion of the Alley in Block 7, Plat of the Town of Seattle As Laid Out On the Claims of C. D. Boren & A. A. Denny, on petition of 804 Second Avenue Corporation.

WHEREAS there has been filed with the City Council the petition of 804 Second Avenue Corporation (City Comptroller's File No. 282758) for the vacation of a portion of the Alley in Block 7, Plat of the Town of Seattle As Laid Out On the Claims of C. D. Boren & A. A. Denny, as therein fully described; and

WHEREAS at the hearing on said petition on the 14th day of March, 1977, said petition was duly granted by the City Council; and

WHEREAS, pursuant to R.C.W. 35.79.030, the petitioner has paid to the City $10,250 on April 21, 1977, which amount is one half of the appraised value of the property to be vacated, according to an appraisal obtained by the City Engineer; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That

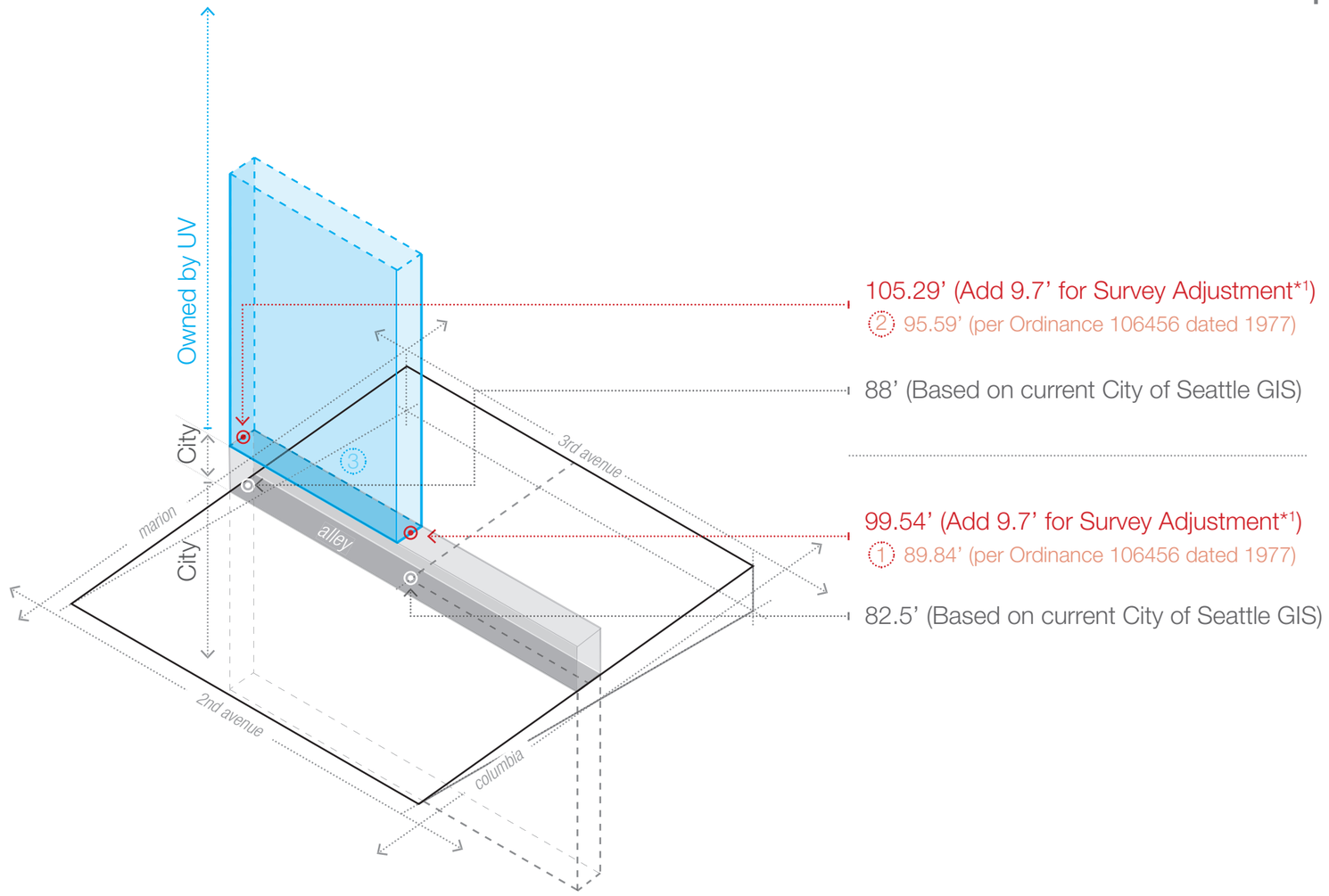
Portion of the Alley in Block 7, Plat of the Town of Seattle As Laid Out On the Claims of C. D. Boren and A. A. Denny, as recorded in Volume 1 of Plats, page 27, Records of King County, Washington, being that portion of the alley between 2nd Avenue and 3rd Avenue, from the production northeasterly of the southeasterly line of Lot 4, sa: 1 block, to the southeasterly line of Marion Street, said portion lying ABOVE THE FOLLOWING DESCRIBED PLANE: Beginning at the production northeasterly of the southeasterly line of said lot, said produced line being at an elevation of 89.84 feet City of Seattle datum; thence northwesterly to the production northeasterly of the southeasterly line of the northwesterly 31.04 feet of Lot 1, said block, said produced line being at an elevation of 93.57 feet City of Seattle datum; thence northwesterly to the southeasterly line of Marion Street, said southeasterly line being at an elevation of 95.59 feet City of Seattle datum;

be and the same is hereby vacated, reserving to the City of Seattle the right to make all necessary slopes for cuts or fills upon the above described property in the reasonable original grading of any street or alley abutting upon said

-1-

Ordinance 106456 dated 05/16/1977

Note:
*1) In 2003, Seattle adopted the NAVD88 Datum for Elevations and Coordinates. This datum is +9.7ft appart from the City of Seattle Datum, which is the system referenced in the Ordinance 106456.



Existing Alley Vacation

The project site includes an existing above grade alley vacation for the north half of the site with unlimited height restrictions. The City of Seattle owns the alley itself for about 17ft above the ground and the space below.

SITE ADDRESS, ZONE:

ADDRESS:
- 801 3rd Ave. Seattle, WA 98104

ZONE:
- Downtown Office Core 1 (DOC 1 U/450/U)
- All uses shall be permitted except those specifically prohibited in 23.49.044, and parking regulated in 23.49.045.

HEIGHT, FAR, FLOOR AREA LIMITS:

HEIGHT: 23.49.008.A
- Base height unlimited for nonresidential uses
- Must meet criteria for Airport Height Overlay District per 23.64

FAR: 23.49.011.A+B
- FAR Base = 6; Max = 20
- FAR Exemptions:
  - Street-level uses; Child care; Human services; Residential; Live-work units; Museums; Performing arts theaters; Below grade uses; Short-term residential accessory parking; Public benefit floor area; Public restrooms; Commuter shower facilities
  - Allowance for mechanical equipment = 3.5% of chargeable
  - GFA after exemptions have been deducted
    Rooftop mechanical equipment is not exempt

BONUS: 23.49.012
- Bonus FAR achievable to Max FAR with performance and/or payment options.
  The first increment of chargeable area above base FAR
- shall be gained through regional development credits per
- 23.58A.044 + 23.49.011A.2
  Transfer Developments Rights per 23.49.014.
  Bonus floor area for amenities (see Table A for 23.49.013): Public open space; Urban plazas; Parcel parks; Public atrium; Green street improvements; Green street setbacks; Hillclimb assist. Must meet criteria for the Downtown Amenity Standards.

FACADE WIDTH & MODULATION, VIEW CORRIDOR, OPEN SPACE, COMMON AREA:

FACADE WIDTH & MODULATION: 23.49.058
- Facade modulation is required above 85' above the sidewalk for any portion of a structure within 15' of a street property line (see Table 23.49.058A); none required if greater than 15' from a street property line.
- On lots where the width and depth of the lot each exceed 200', the maximum width for any portion of a building above 240' shall be 145' along the N/S axis

VIEW CORRIDOR: 23.49.024
- Per Map 1D, Marion St. has view corridor setback requirements: For half of the block adjacent to 3rd, the min. setback from property line is 20' occurring at a max. 24' elevation above sidewalk. For half of the block adjacent to 2nd, the min. setback from property line is 20' occurring at a max. 36' elevation above sidewalk (see Table for Section 23.49.024C and Exhibits 23.49.024C & 23.49.024D).
- Columbia St. is part of a view corridor with no setback requirements. 2nd and 3rd Avenues are not part of a view corridor.

OPEN SPACE: 23.49.016
- Open Space in the amount of 20 s.f. per 1,000 s.f. of office for projects with > 85,000 s.f. of GFA. May be private or public open space; must meet Downtown Amenity Standards

STREET LEVEL USES, ALLEY WIDTH, SIDEWALK WIDTH, OVERHEAD PROTECTION & LIGHTING:

STREET-LEVEL USES: 23.49.009
- Per Map 1G, 3rd Ave. has a requirement for street-level use (2nd Ave., Marion St., & Columbia St. have no requirement).
- Thus a minimum of 75% of frontage at street-level must be occupied any of the following uses within 10' of sidewalk: General sales & service; Human service & childcare; Retail sales; Entertainment uses; Museums; Libraries; Schools; Public atriums; Eating & Drinking establishments; Animal shelters.

ALLEY WIDTH IMPROVEMENTS: 23.53.030
- Per Table A, minimum alley width to be 20' . 2' Reduction from westerly property line @ alley

SIDEWALK WIDTH: 23.49.013
- Per Map 1C, minimum sidewalk width along Marion and Columbia:12'. Along 3rd: 18'.

CURB CUT REGULATIONS: 23.54.030.2
- Number: Per Table C for 23.54.030, 2 curb cuts permitted per street. Downtown, max 2 curb cuts for one way traffic at least 40' apart - may be modified on'steep slopes'.
- Widths: One-way min. curb cut width: 12' & max. curb cut width: 15'. Two-way min. curb cut width: 22' & max curb cut width: 25' (30' if trucks + cars combined).

OVERHEAD PROTECTION & LIGHTING: 23.49.018
- Continuous overhead protection must be provided on all streets to a width minimum of 8' and height between 10' and 15' above sidewalk, except for areas that abut an open space amenity or driveways.
  Adequate pedestrian lighting shall be provided at all sidewalks.

STREET FACADE HEIGHT, TRANSPARENCY, LANDSCAPING, SETBACKS:

STREET FACADE HEIGHT: 23.49.056.A
- Class I Pedestrian Streets (per Map 1F: 2nd, Marion, and 3rd) shall have a min. facade height of 35'.
- Class II Pedestrian Streets (per Map 1F: Columbia) shall have a minimum facade height of 25'.

STREET-LEVEL SETBACKS: 23.49.056.B
- Per Map 1H: Marion, 3rd, and Columbia must all meet the requirements of property line facades.
- 0 - 15': No setback limits. 15 - 35': facade shall be located within 2' of the lot line except at public open space and outdoor residential recreation area (see Exhibit B for 23.49.056)

TRANSPARENCY REQUIREMENTS: 23.49.056.C
- 3rd shall have a minimum 60% transparency between 2' and 8' above the sidewalk and have no blank facade more than 15' wide.
- Marion shall have a minimum 60% transparency between 4' and 8' above the sidewalk and have no blank facade more than 15' wide.
- Columbia shall have a minimum 30% transparency between 4' and 8' above the sidewalk and have no blank facade more than 30' wide.
- Blank facade width maximums may be be doubled if the Director determines that the blank facade segment is enhanced with visual interest.

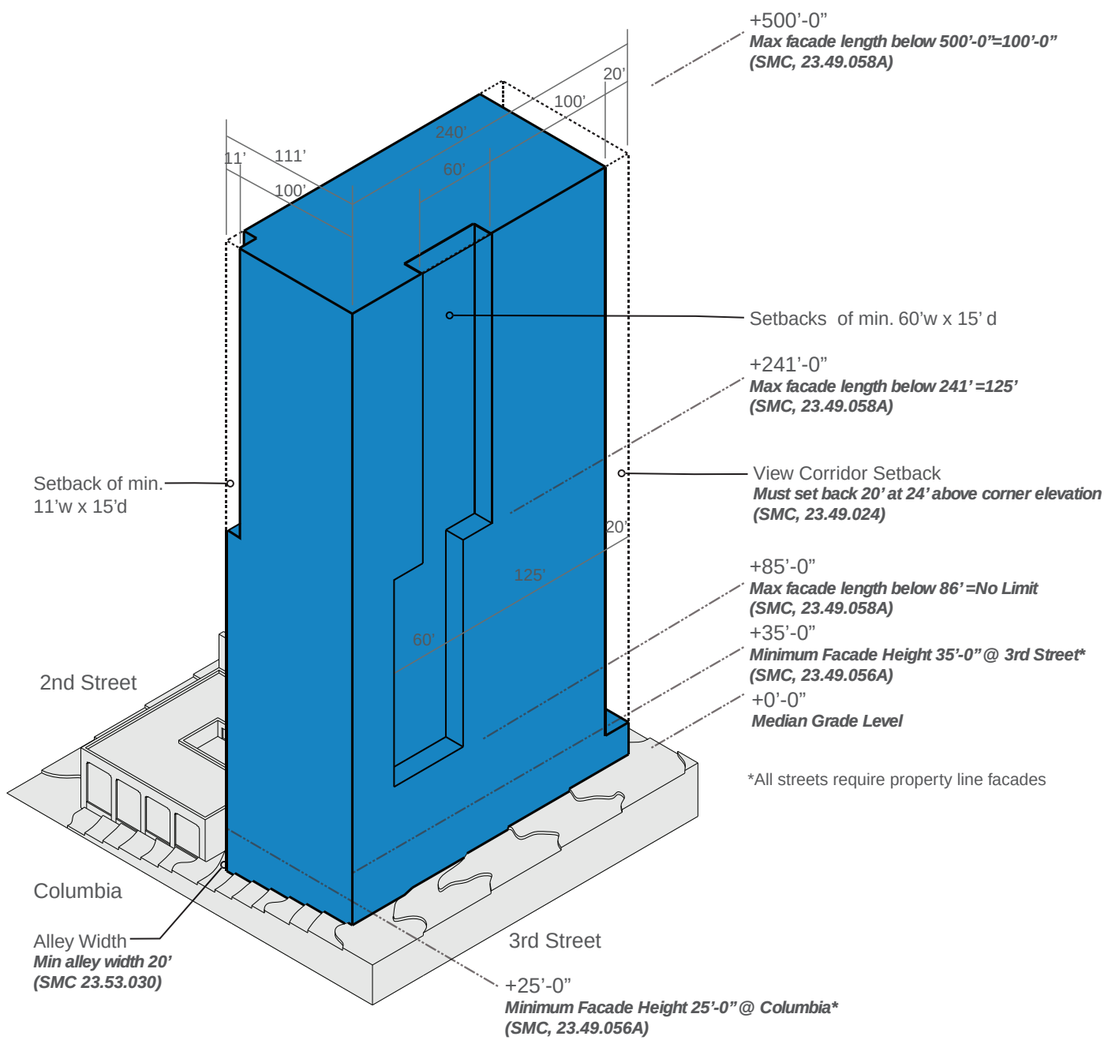
LANDSCAPING: 23.49.056.E
- Street trees are required on all streets.

PARKING, BIKES, LOADING:

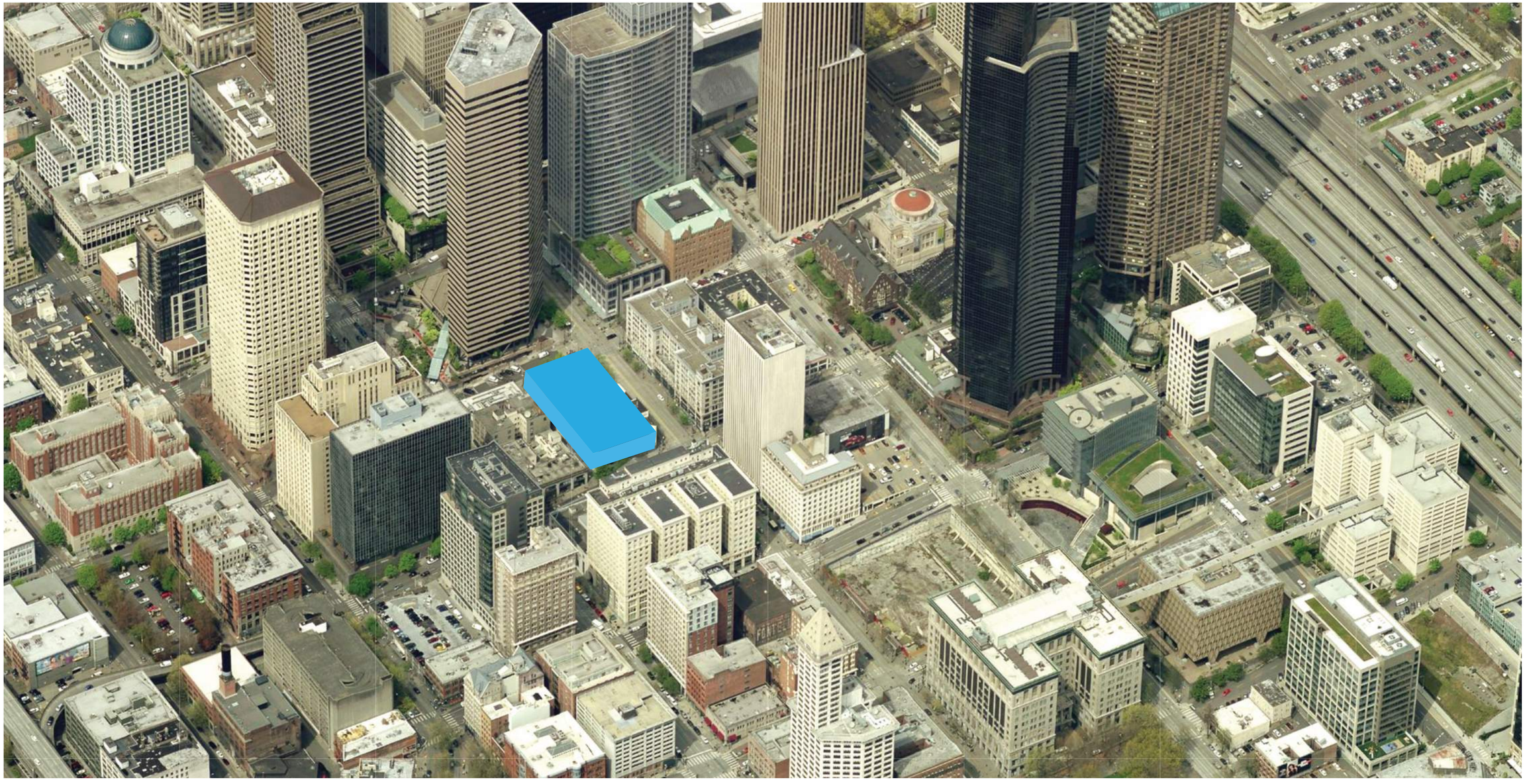
PARKING: 23.49.019 & 23.54.014
- No long term or short term parking required (per 23.49.019)
- Parking location: No street parking on Class 1 pedestrian streets. Parking on Class 2 pedestrian streets is allowed (per 23.49.019).

BIKES: 23.49.019
- Minimum off-street bicycle parking spaces:1 space per 5,000 s.f. GFA of office, 1 space per 5,000 s.f. GFA of retail use over 10,000 s.f.
- Bike commuter shower facilities: structures with > 250k s.f. shall provide 1 shower for each gender for every 250k s.f. of use.

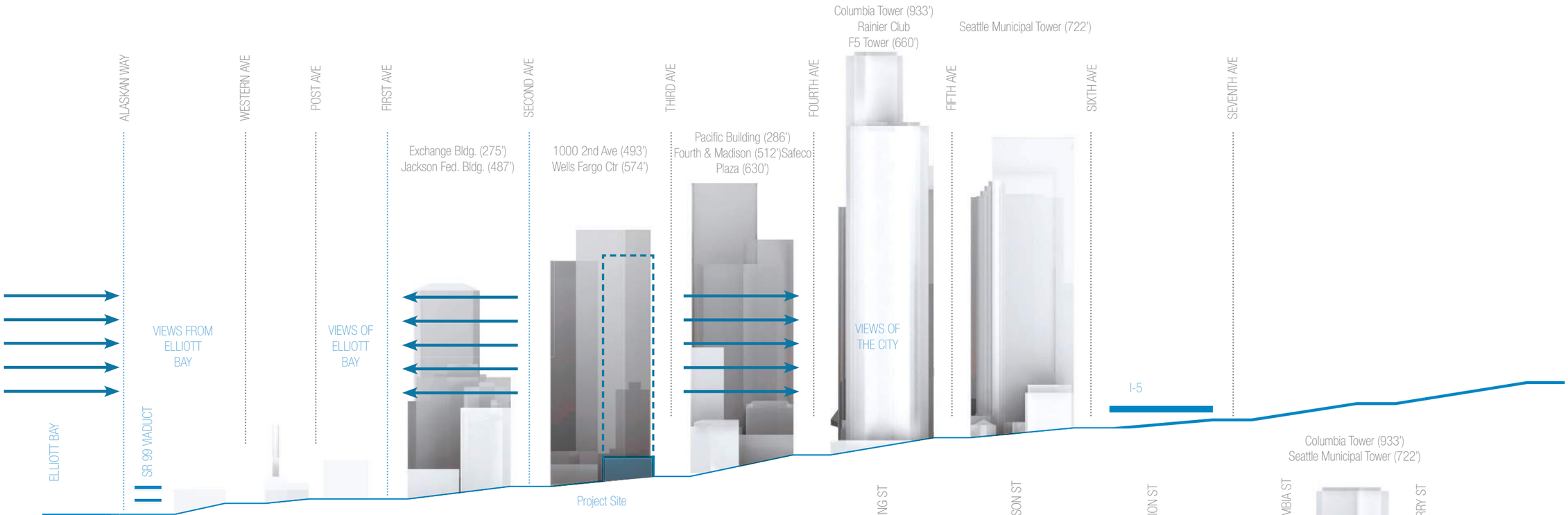
LOADING: 23.54.035
- Loading berth quantity: 7 for office (low demand use per Table for Section 23.54.035 A.)
- Loading berth standard dimensions: 10' wide x 14' high x 35' deep (depth may be reduced to 25' for low and medium demand uses per 23.54.035.C.2.c



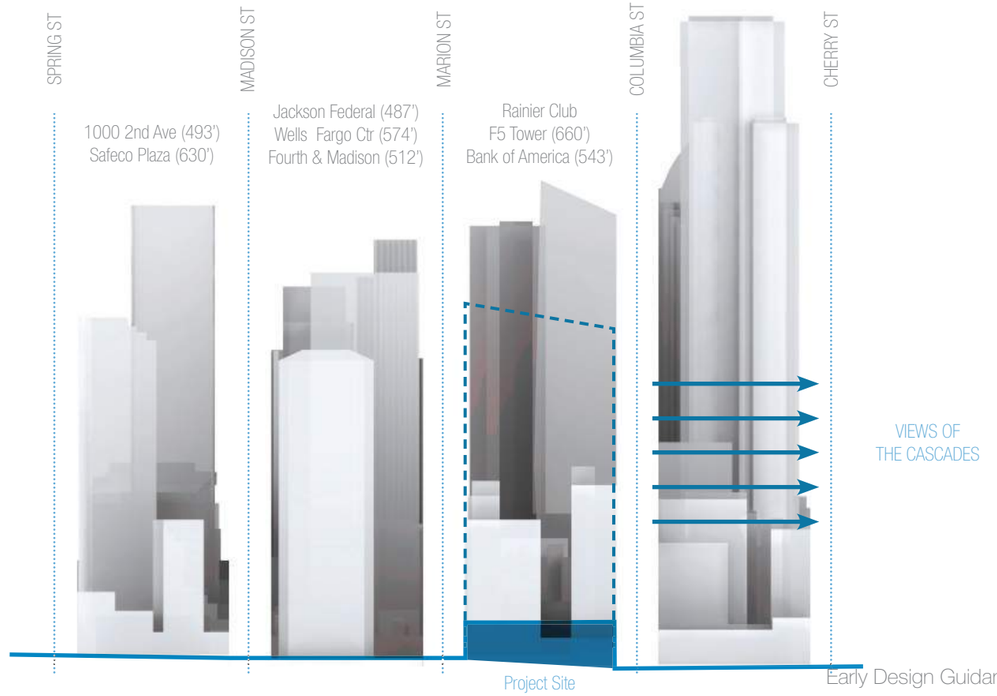
MAXIMUM ZONING ENVELOPE DIAGRAM



AERIAL PHOTOGRAPH FROM SOUTH



1. E-W STREET SECTION ALONG COLUMBIA



2. N-S SECTION ALONG 2ND

A. SITE PLANNING AND MASSING: RESPONDING TO THE LARGER CONTEXT

A-1 Respond to the physical environment:
Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found nearby or beyond the immediate context of the site.

In response to the Board's feedback at EDG#1, the updated proposed design incorporates substantial vertical 'folds' within the form, both inward on the Third Avenue side, and an outward cantilever on the alley side. These shifts serve to sculpt the overall massing to visually reduce the bulk of the tower, and emphasize the dynamically composed structural grid, which in itself is a direct response to the site conditions and adjacent bus tunnel. The resulting geometry creates a unique profile in the context of the neighboring tall buildings.

The tall ground level is maintained but further emphasized by 'pulling up' of the tower skin at the south side, with the tower entry integrated into the articulation of the tower geometry. Similarly, the podium lobby extension to Marion Street supports the site specific view corridor requirement while also holding the street façade, but has been evolved to take on the faceted language of the tower.

A-2 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.

The project envisions an elegantly composed structural system that serves to activate the building facades, and is more directly revealed in the updated proposed design by means of a solid/void articulation of vertical fins that visually 'map' the interior structure. This combination will be both unique and complimentary to the surrounding urban context, particularly as viewed from the waterfront. The proposed faceted massing modulation creates a more bold gesture towards the bay, and visually breaks the tower massing into more distinct volumes. The terraced upper floor concept is maintained in the updated design, which are envisioned to be occupied outdoor spaces to activate the skyline and take advantage of strong views to the bay.

B. ARCHITECTURAL EXPRESSION: RELATING TO THE NEIGHBORHOOD CONTEXT

B-2 Create a transition in bulk and scale:
Compose the massing of the building to create a transition to the height, bulk, and scale of development in nearby less-intensive zones.

The current proposal has increased the height of the tower to 36 floors, which in combination with the massing articulation results in an elegantly proportioned slender tower that fits well within the surrounding context. The rectangular mass of the initial proposal is softened by the geometric 'folds' which creates a visual hierarchy within the tower and will create more dynamic reflections in contrast to the straight façade of the initial concept. The upper floors and top profile step down to the south, in response to the reduction of allowable height that begins immediately to the south of the project site.

B-4 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.

The revised proposed massing is composed to emphasize the underlying exo-skeleton structure while reducing the visual mass of the tower. The additional height and faceted geometry work together to create a slender profile and visual interest in the long dimension of the massing, which extend to the sculpted distinct roof profile. The side-core approach is maintained, which creates opportunities for broad uninterrupted interior spaces for occupants, with the cantilevered projection over the alley as a unique dynamic element. The integration of the tower massing with the podium level more strongly unifies the overall composition than the initial concept of a distinct tower and podium language.

C. THE STREETSCAPE: CREATING THE PEDESTRIAN ENVIRONMENT

C-1 Promote pedestrian interaction:
Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should appear safe, welcoming, and open to the general public.

The design of the podium element as a double-tall element (approximately 24' high), provides opportunity for tall transparent facades along Third Avenue and extension along Columbia Street, to promote openness and visibility into the retail spaces. This has been further emphasized in the updated design by pulling up of the tower skin towards the south along Columbia, and increased interior volume. The building entry is more prominently integrated into the overall geometry. The primary access to interior retail zone is maintained as shared with the building lobby entries, to activate the street corner but also to provide a higher degree of visibility and enhanced security. The ground level will be designed as a series of terraced interior dining, seating and retail functions following the street grade, which will support potential additional retail entries at the corner on Columbia Street, as well as at points along Third.

C-2 Design facades of many scales:
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.

A key aspect of the update design has been to more directly emphasize the actual interior structure by means of 'sculpted' vertical fins, rather than the initial concept which proposed to mimic the structure with applied façade elements. The interior 'exo-skeleton' has been dynamically composed to create a sense of movement and alternating scales, and the fins add a layer of texture while also providing a degree of solar control. The structural modules are composed of 3 or 4 story elements that together are coherent at an urban scale, but are also distinct and legible at a human scale of the building occupants. Use of color and / or lighting to create contrast between the façade and structure will be studied. The glazed façade will optimize the location of vision glass to support views, and balance opaque portions necessary for building

D. PUBLIC AMENITIES: ENHANCING THE STREETSCAPE & OPEN SPACE

D-1 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: The terraced upper floors of the tower are arranged to provide rooftop outdoor spaces as an amenity to the building occupants, to capitalize on spectacular access to views and southern solar exposure. At the street level, the podium extension to Marion Street is envisioned as tall, open lobby and 'work lounge' space with generous interior planting materials, and views down Marion to the green-street at Second Avenue and the waterfront below.

D-3 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 envisioned tectonic expression for the facades and the stepped top floors will be a defining architectural feature of the project, and contribute to a distinct character, orientation, and sense of place.

E. VEHICULAR ACCESS & PARKING

E-2 Integrate parking facilities:
Minimize the visual impact of parking by integrating parking facilities with the surrounding development. Incorporate architectural treatments or suitable landscaping to provide for the safety and comfort of people using the facility as well as those walking by.

Response: The project development will greatly improve the current conditions on the block by locating all proposed on-site parking entirely below grade, accessed from the existing alley. Other service areas including the loading dock will also be from access from the alley. The existing parking structure on the site with curb cut on Columbia Street are removed and will be replaced by continuous sidewalks along all street facing facades.

2

CHAPTER 2 : *Modulation*

EDG #1

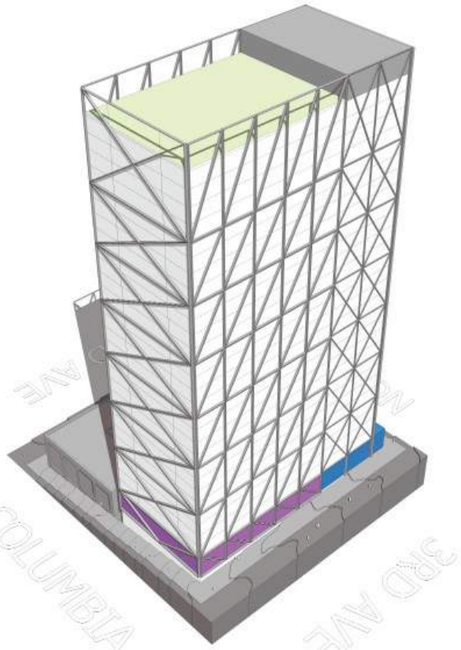
CONCEPT 1: City to Water

Situated between the water and I-5, this property has the potential to connect to both the natural setting of Elliott Bay and the urban environment of the downtown core. Along the western façade, the massing shifts horizontally to create a soft rippling effect. In contrast, a strong vertical pronouncement is evident on 3rd Avenue to denote entry and activity.

Opportunities:
- o Podium levels can be articulated differently from tower massing
- o Massing expression responds differently to city and to bay
- o Center office entry supports street levels uses at both street corners

Constraints:
- o Massing inset pushes towards conventional shear core structure which is severely challenged by site constraints (bus tunnel) which limits viability of below grade parking and utility functions
- o Façade modulation does not relate to surrounding context and does not support unified tower massing expression
- o Floor plates are less efficient than the other design alternatives
- o Limits possibility of more generous open space at street level due to required property line façade elements
- o Upper portion of building articulated but with minimal enhancement to skyline

Departures
(No departures)



CONCEPT 2: Civic Envelope

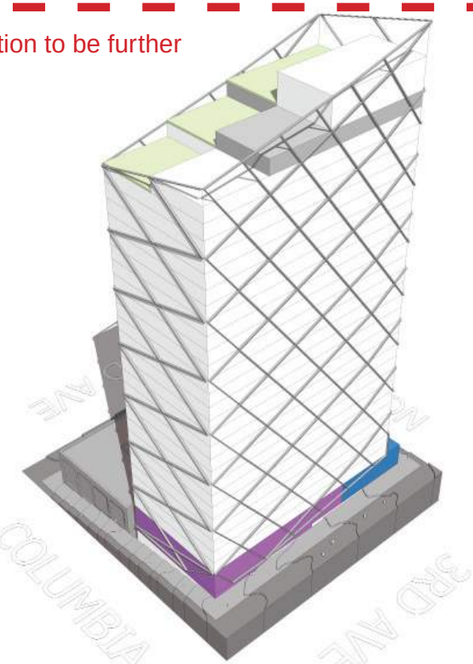
By prominently expressing the structural system, this approach uses repetitive geometries to create interest. The 4-story moves are intentionally scaled to emulate the size of surrounding buildings in the adjacent mixed commercial zone. The resulting expression creates a simple yet muscular façade that echoes the form-follows-function language of the container cranes, the stadia, and externally-braced buildings in the city, which are all evident from the site.

Opportunities:
- o Simple, clear massing maximizes floor plate efficiencies and supports exo-skeleton concept
- o Shift of structural system to exterior allows side-core design expression differentiated from remainder of tower
- o Allows 2-phase internally braced below grade excavation and functional parking / utility functions
- o Partial setback along 3rd Avenue increases street level open space
- o Structural expression can be extended above roof line for more unique character

Constraints:
- o Requires departures to achieve design intent
- o Expressed structure activates the facades but potentially visually too static
- o Side core approach provides more visually open floor plates but introduces more opaque area at north facade

Departures
- o Facade Modulation SMC 23.49.058.C, Table A
- o Street-level Uses at 3rd St. SMC 23.49.009 (75% required, approx. 62.5% provided.)

Preferred option to be further developed



CONCEPT 3: Urban Edges (Preferred)

Visible from Elliott Bay, the downtown core, and I-5/I-90, the expressed structure of this scheme fluidly moves around the building to create a dynamic, cohesive presence. The articulation opens up broadly to the south to provide views and daylight where people will spend most of their workday. The top of the building steps gracefully from the north to the south towards Elliott Bay to reinforce the reduced urban massing at the edge of the downtown zoning.

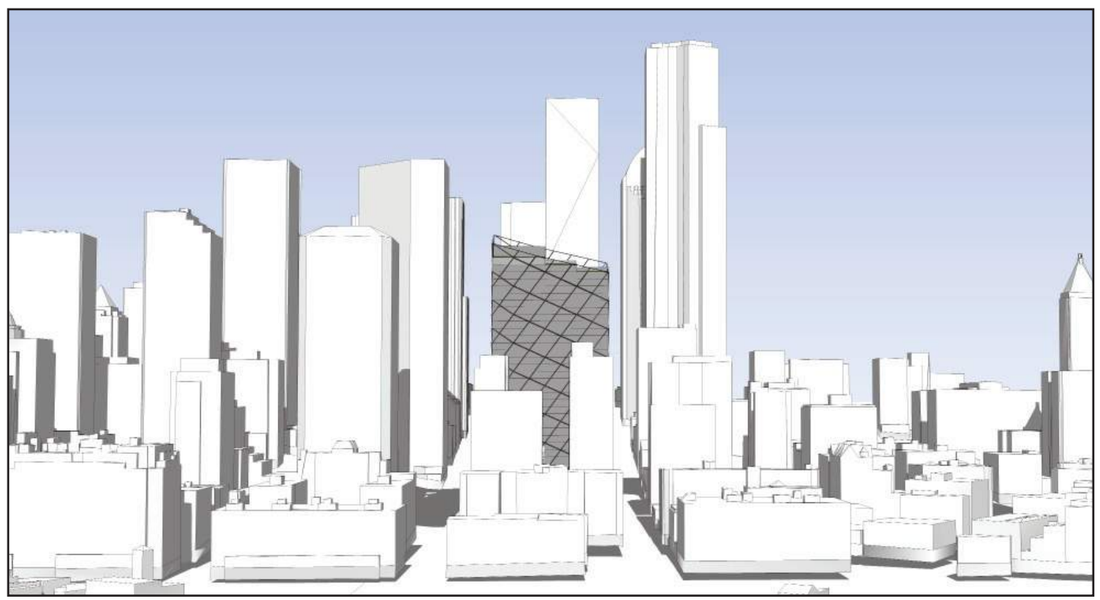
Opportunities - Similar to Concept 2 but additionally:
- o More dynamic and unified structural and massing expression
- o Building top steps towards bay and to lower height zone to the south which provides more distinct skyline profile

Constraints:
- o Requires departures to achieve design intent
- o Side core approach provides more visually open floor plates but introduces more opaque area at north facade

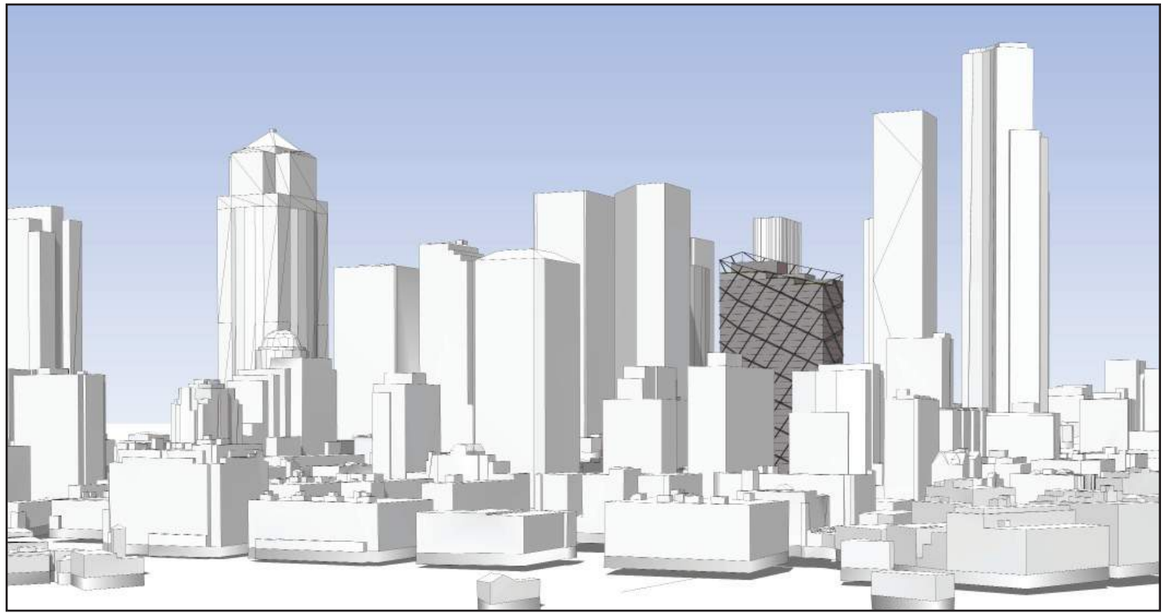
Departures
- o Facade Modulation SMC 23.49.058.C, Table A
- o Street-level Uses at 3rd St. SMC 23.49.009 (75% required, approx. 62.5% provided.)

EDG #1

EDG #1-VIEW FROM NORTHEAST



EDG #1-VIEW FROM WEST



EDG #1-VIEW FROM SOUTHWEST

CONCEPT 3: Urban Edges

Comment 1: Massing Options and Related Departure: The Board noted that the variation in the proposed massing options were limited and also recognized the site constraints of the bus tunnel, which informed the approach to design the structure as an exoskeleton. While the Board supported the general idea of an exoskeleton, the Board was concerned with the smaller scale articulation proposed and the departure request related to modulation. Ultimately, the Board supported the exoskeleton design intent and directed the applicant to proceed with either Massing Options 2 or 3 while also studying different ways to address the modulation requirement through massing alternates. (A2, B1, B2, C2).

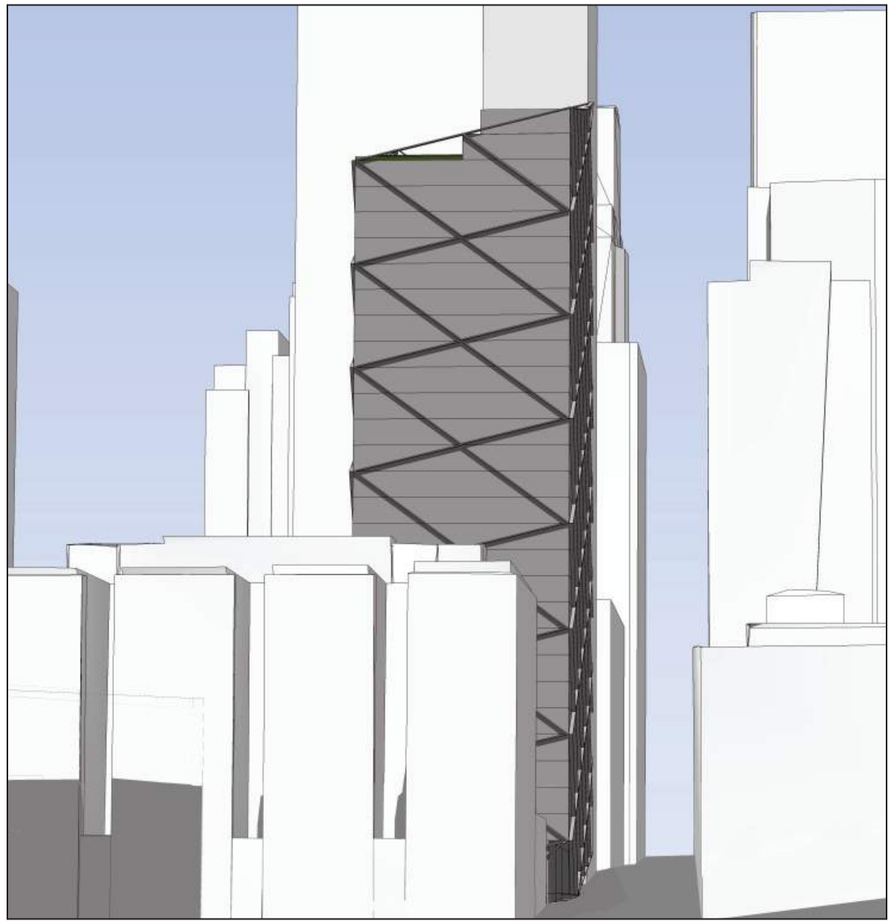
Comment 1a: The Board indicated they did not support the departure request as shown and recommended studying ways to modulate the building within the framework of the exoskeleton to strengthen the departure request. The Board agreed the design should fulfill the intent of the Code in a way that creates transitions in height breaks up the massing. To resolve the modulation requirement, the Board requested massing alternates and encouraged study models for the next meeting. (A2, B2, B4, C2).

1a Response: In response to the Board's input regarding better meeting the 'intent' of the modulation requirement through alternate massing options, the design team studied a series of approaches to break up the overall massing by means of facets or 'folds' in the long sides of the building, including evaluating both outward and inward shaping of the floor plates. The proposed structural scheme ('exoskeleton') as discussed at the initial meeting utilizes a series of columns and diagonal bracing at the building perimeter in lieu of a more typical central core; this system has capacity to integrate some degree of 'bends' between structural bays and still be efficient, and was the primary approach to shaping the building mass.

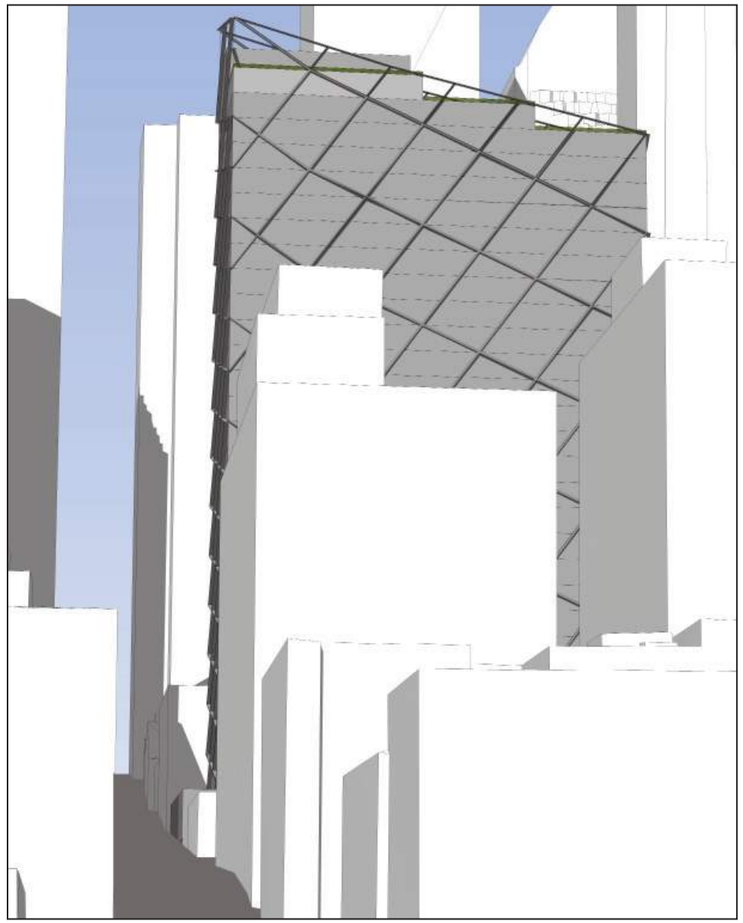
Based on these explorations, the team arrived at the proposed massing scheme which introduces an inward 'fold' along 3rd Avenue, which is 10 feet at the deepest point, and a similar but asymmetrical outward projection on the alley side. These facets strongly emphasize the dynamically arranged structural frame, and compose the building mass into more discreet volumes over the height of the tower. The inward fold on 3rd Avenue is a strong gesture that is substantially consistent with modulation intent outlined in the code, but more subtle and appropriate to the overall project design language. The extension of the floor plates over the alley side occurs within the partial vacation zone controlled by the Owner, and serves to balance the overall floor area while creating articulation on the bay facing façade.

It should also be noted that the project program has expanded to include an additional (6) floors, which work well proportionally with the more articulated volumes.

EDG #1



EDG #1- VIEW LOOKING NORTH DOWN 3RD AVENUE
(EYE LEVEL)



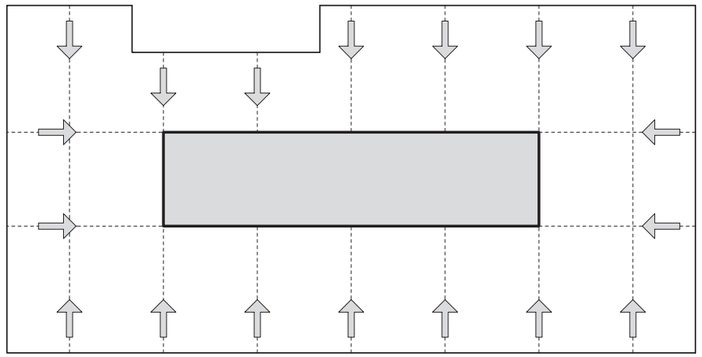
EDG #1- VIEW LOOKING EAST DOWN MARION STREET
(EYE LEVEL)

Comment 1b: The Board agreed that resolving the articulation and depth of the exoskeleton expression is critical to the design and noted that many of the precedent images show greater depth, texture and articulation rather than the proposed treatment. In order to demonstrate meeting the intent of modulation, the Board recommended expressing the structure on the outside with legible depth, texture and shadow. (A2, B4, C2)

1b Response: The preliminary proposal was for a largely rectangular massing, and as the Board has noted, would rely heavily on the articulation of the façade expression to provide an appropriate level of detail and character to the façade. The team has studied several approaches to implementing this expression including as a three dimensional element applied to the façade illustrated in preliminary images, as well as more integrated methods such as glass patterning (frit) or through inset reveals within the glazing modules, such as seen in many of the reference buildings initially presented. Each of these approaches would serve to be a graphic representation of the actual building structure behind the façade, but would need to be of sufficient dimension and proportion to be legible at an urban scale, that they would be visually 'competing' with the actual building structure behind.

As an alternative approach, and given the revised massing, the use of 'sculpted' vertical glass or metal fins is proposed, arranged with gaps / void spaces following the pattern of the exoskeleton grid and more directly reveal the actual structural system. The fins would vary in depth, and provide an additional subtle layer of texture to the façade, as well as provide a degree of solar shading and glare control to the interior. Use of color and / or lighting of the internal structure will be explored, in conjunction with the materiality of the fins, to provide visual contrast and create a more layered facade than the direct representation expression initially explored.

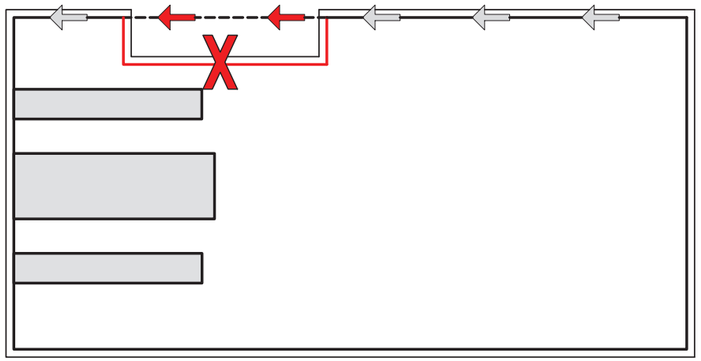
EDG #1



Central Core (Right Angles)

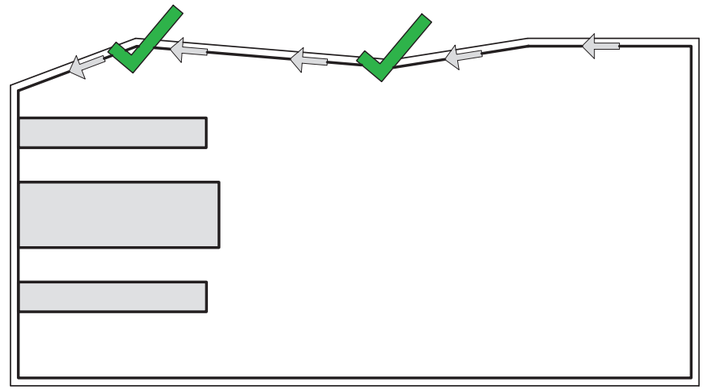
Pros
1: Code Complaint
2: Structural forces transferred to central core

Cons
1: An inefficeint structure that has challenges addressing the 3rd Avenue bus tunnel.
2: The central core creates a less than desirable floor plate depths and reduces connectivity



Exoskeleton (Right Angles)

Cons
1: Profile cannot be achieved with an exoskeleton structure. The profile does not properly address how an exoskeleton responds to lateral forces at the perimeter.

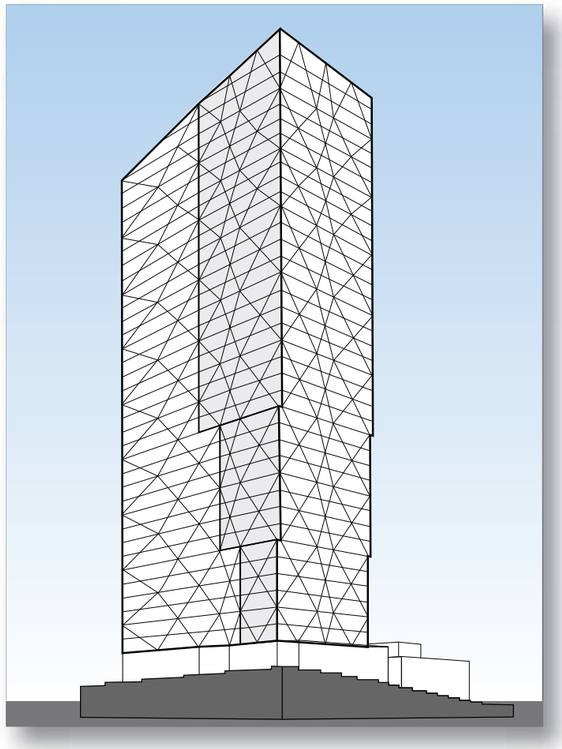


Exoskeleton (Obtuse Angles)

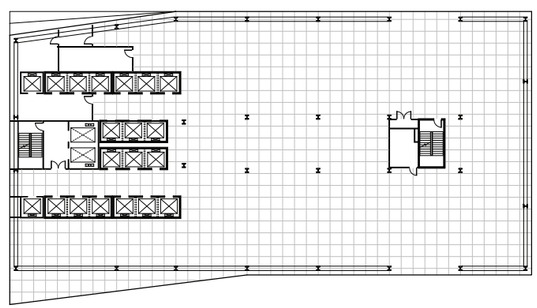
Pros
1. Meets the codes spirit of modulation
2. Structure addresses the strutural demands of the 3rd Avenue tunnel
3: Exoskeleton structure creates visual interest and relates to the fabric of the city
4: Open connected floor plates that allow for connectivity and access to daylight

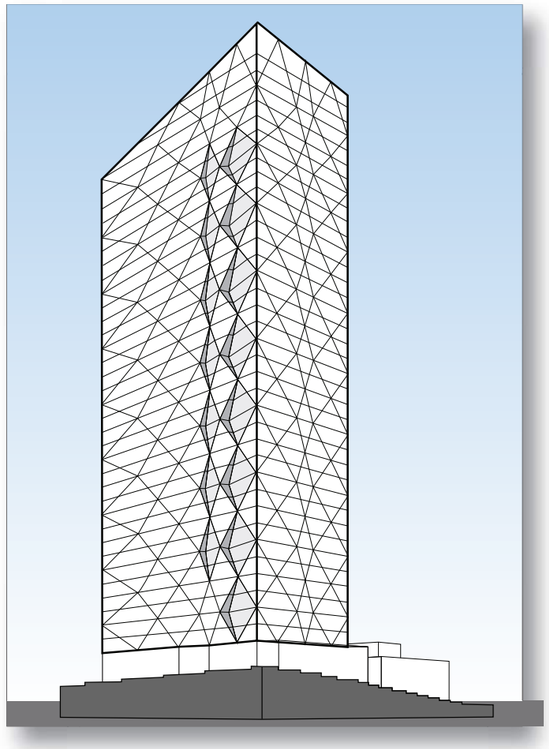
Cons
1:Departure needed

EDG #1

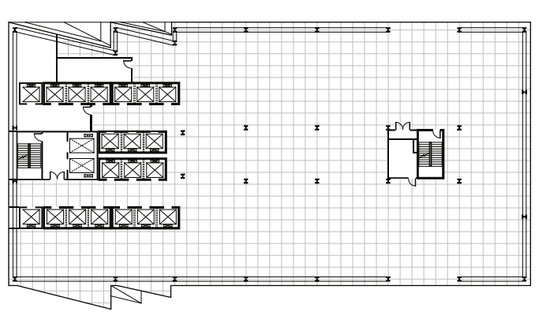


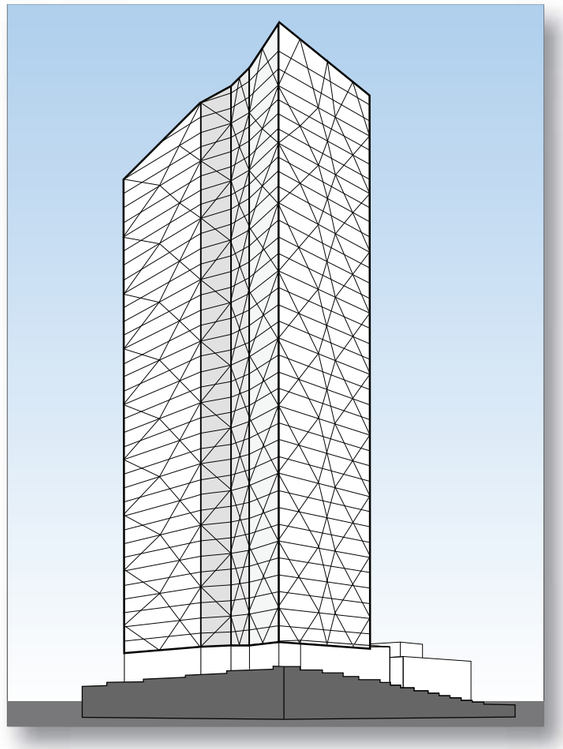
Chamfer



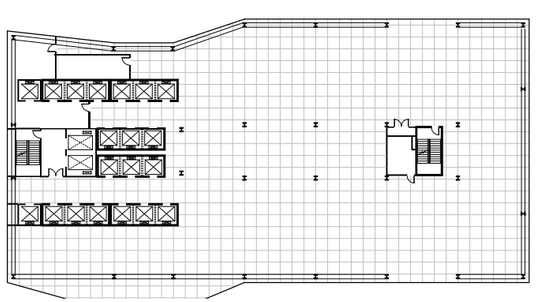


Facet

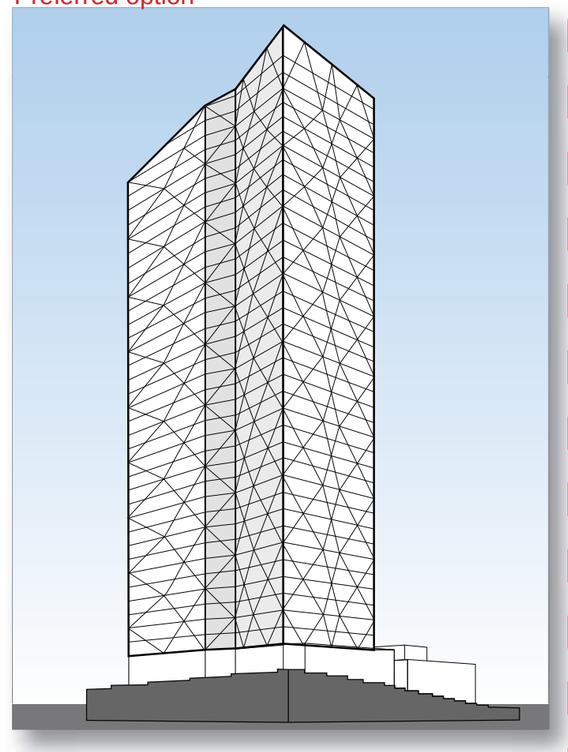




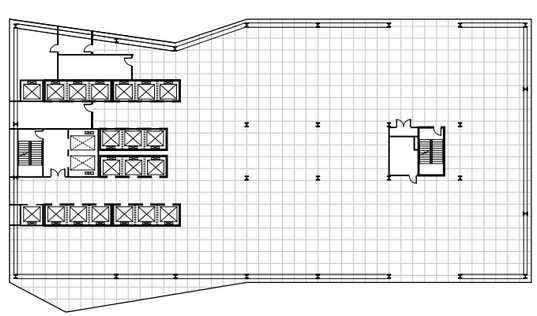
Ripple

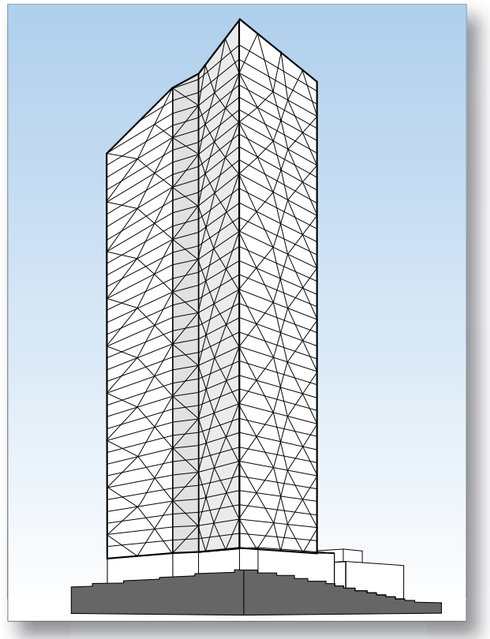


Preferred option

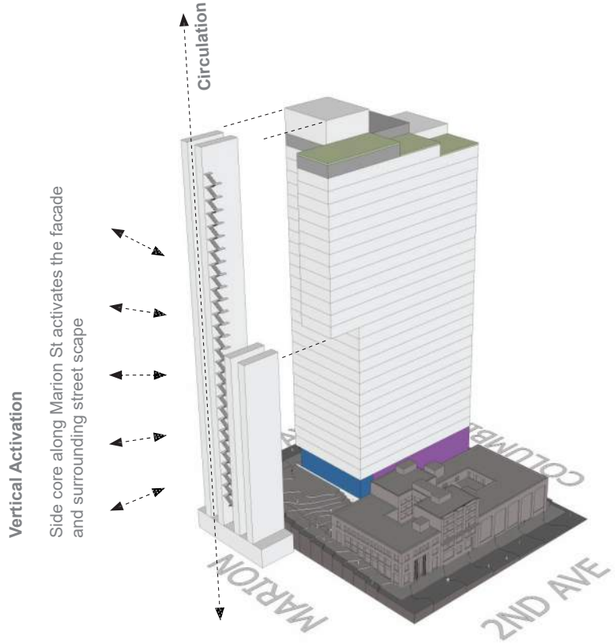


Fold



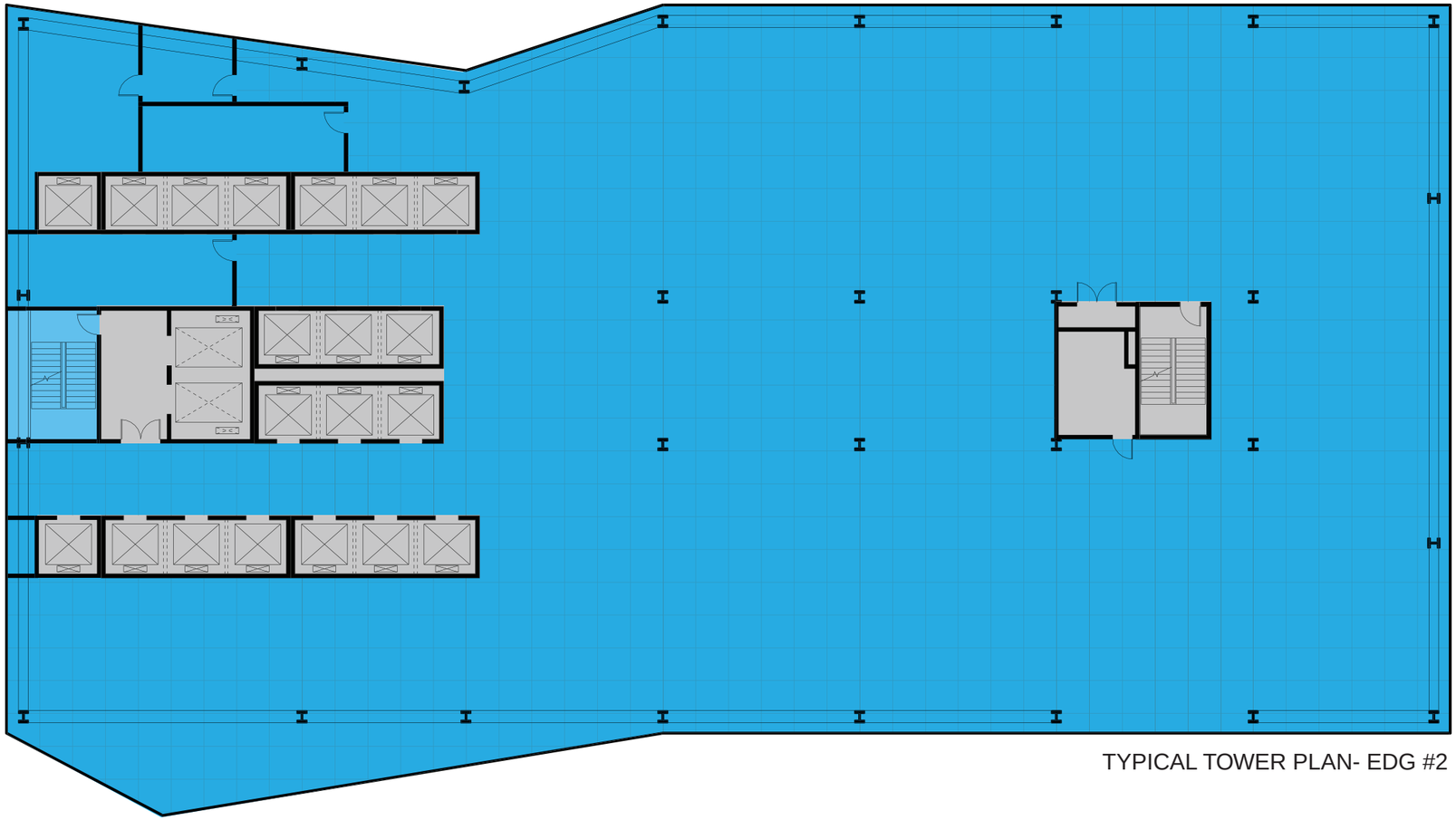


FOLD MASSING- EDG #2



EXPLODED AXON
SIDE CORE ACTIVATION- EDG #1

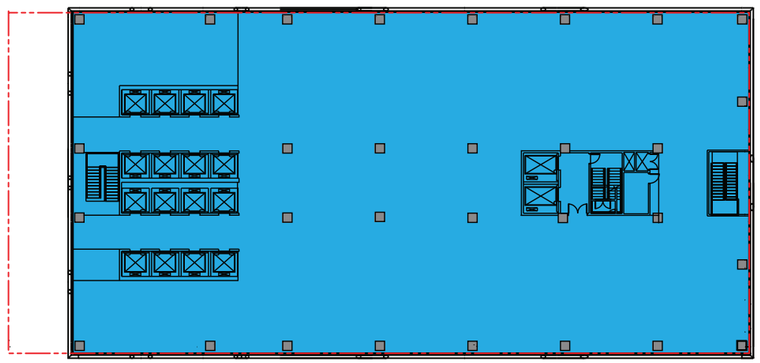
EDG #2



TYPICAL TOWER PLAN- EDG #2

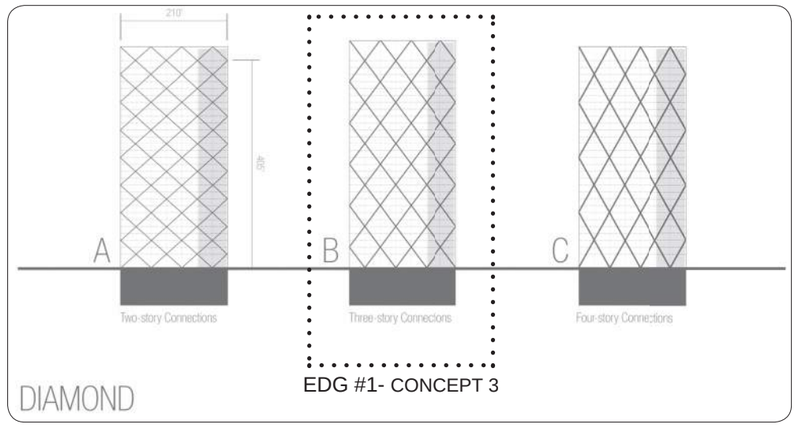
Comment 1c: The Board also viewed the potential for modulation between the structural system and the curtain wall as an opportunity to further articulate the form and justify the related modulation departure. The Board recommended recessing or projecting the façade skin from the structure in areas, similar to the Leadenhall Building and Seattle Public Library precedent images shown on pg. 53 of the packet. (A2, B4, C2)

1c Response: The updated massing approach creates the opportunity to modulate between the internal structure and building skin within the faceted extension on the west (alley side); the floor structure is cantilevered beyond the structural frame over the alley, which creates unique 'occupiable' zones with the building envelope as well as differentiating the west facing tower mass from the east facing inward articulation. The internal structure then becomes a defining interior element for those zones.



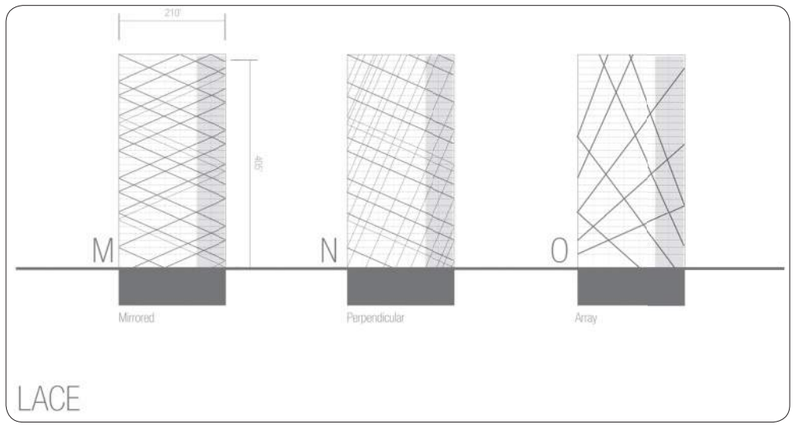
TYPICAL TOWER PLAN- EDG #1

EDG #1

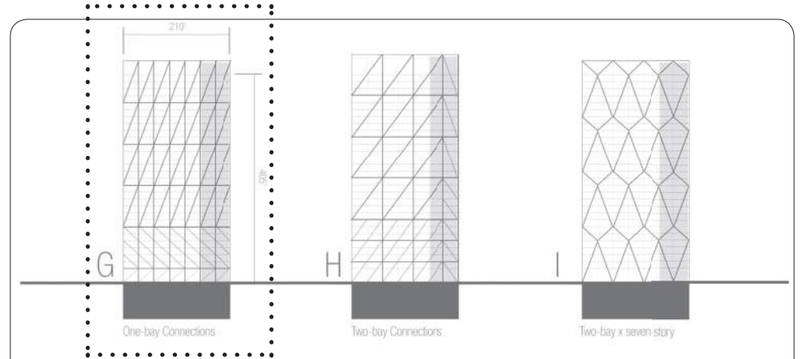


DIAMOND

EDG #1- CONCEPT 3

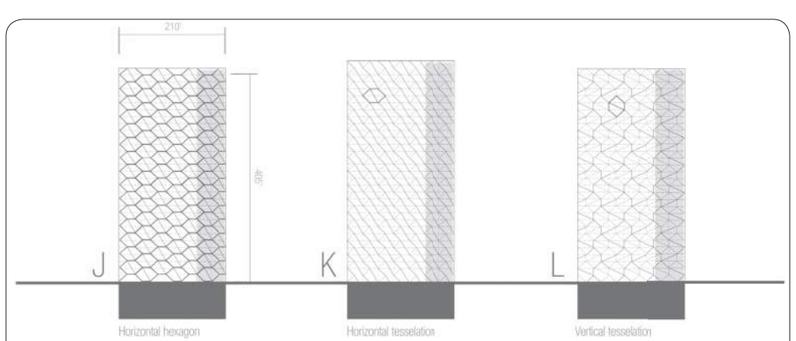


LACE

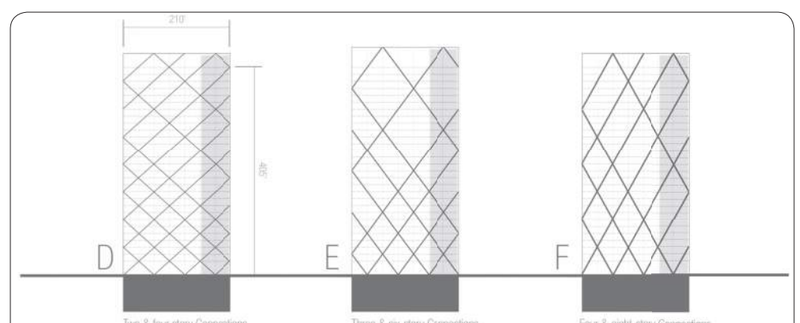


EDG #1- CONCEPT 2

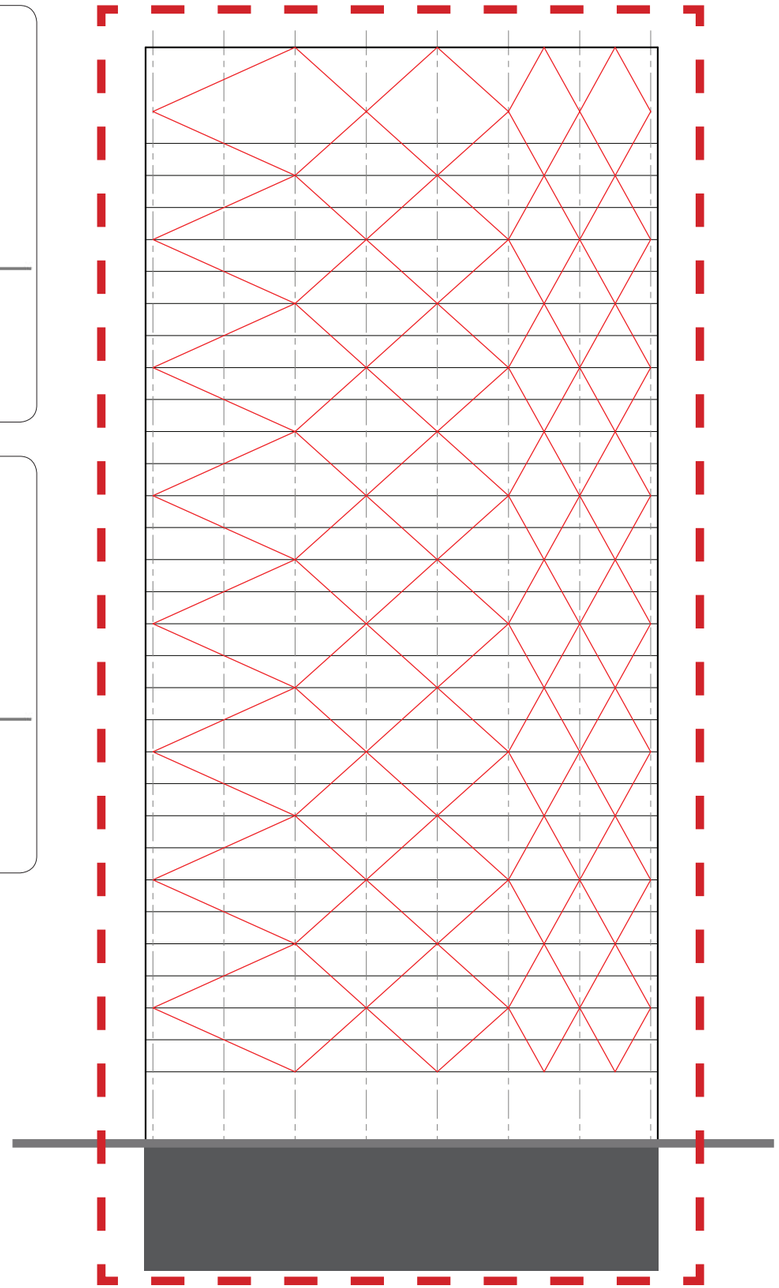
TRIANGLE



HEXAGON

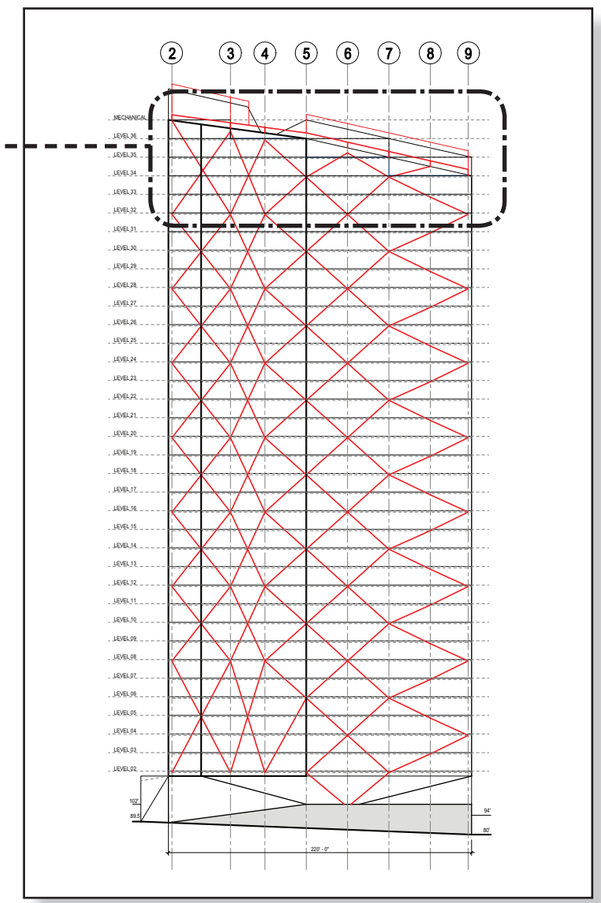


DIAGONAL

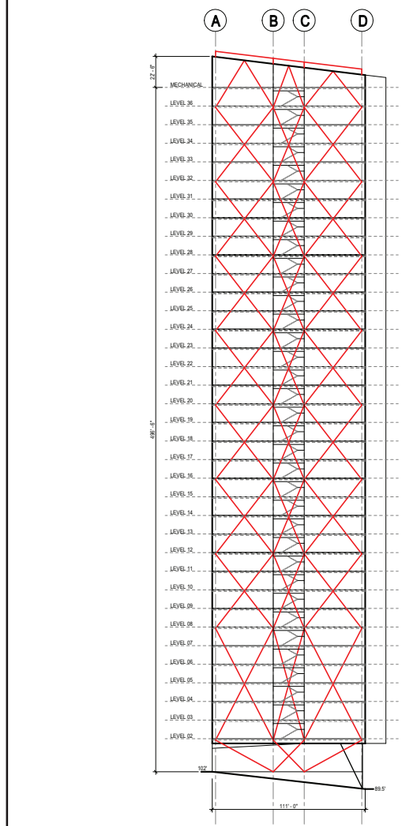


Selected structural grid option for further development

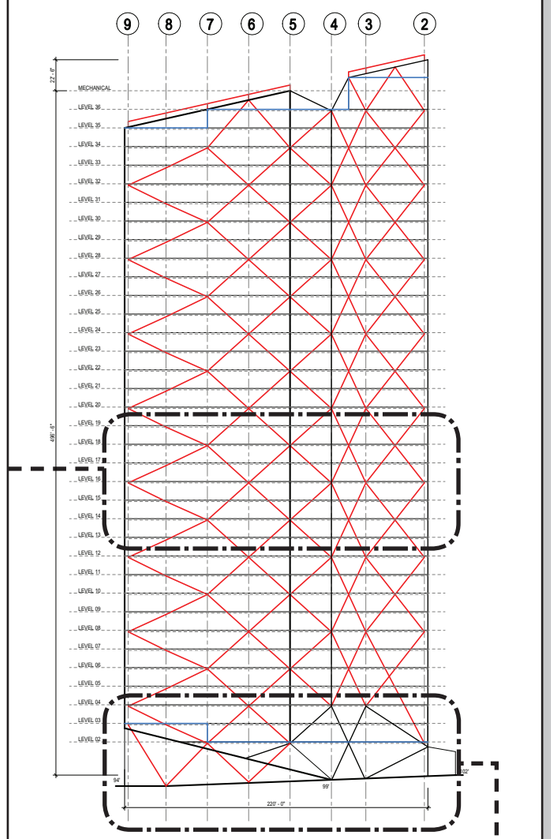
EDG #2



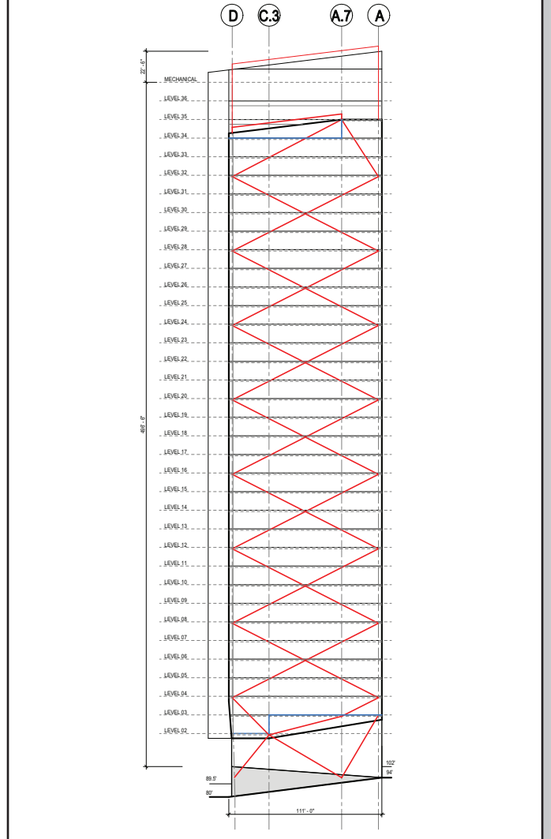
Alley Elev (W)



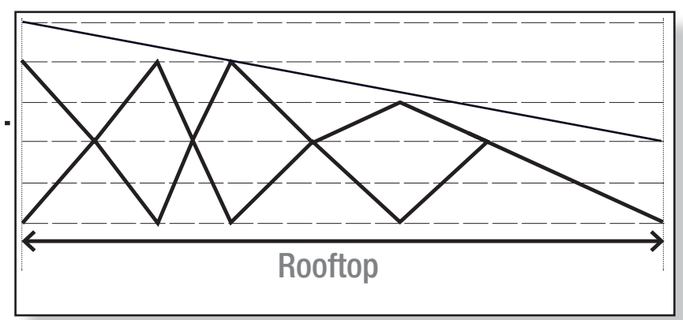
Marion Elev (N)



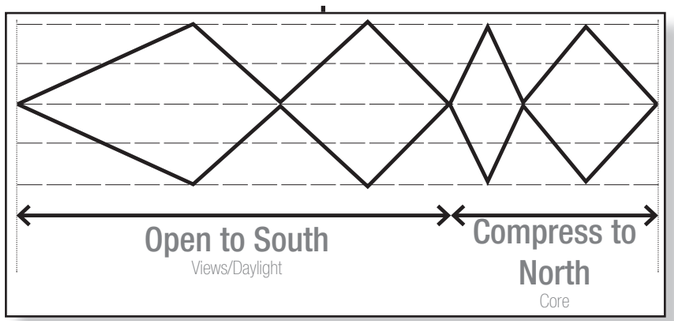
3rd Ave Elev (E)



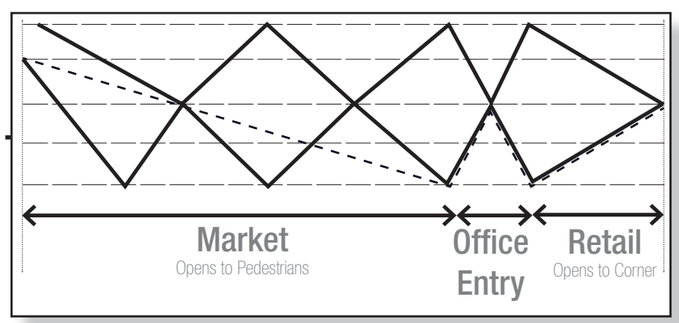
Columbia Elev (S)



Top

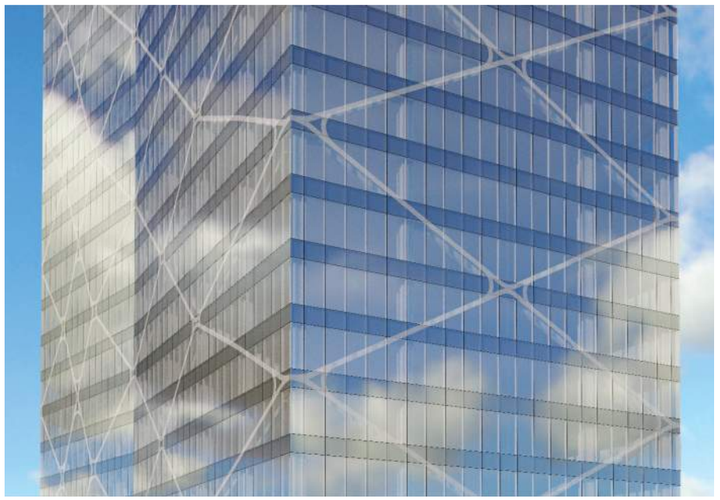


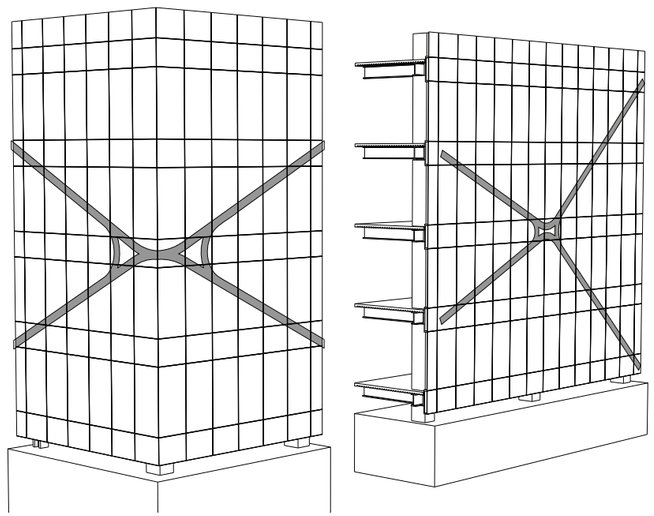
Typical



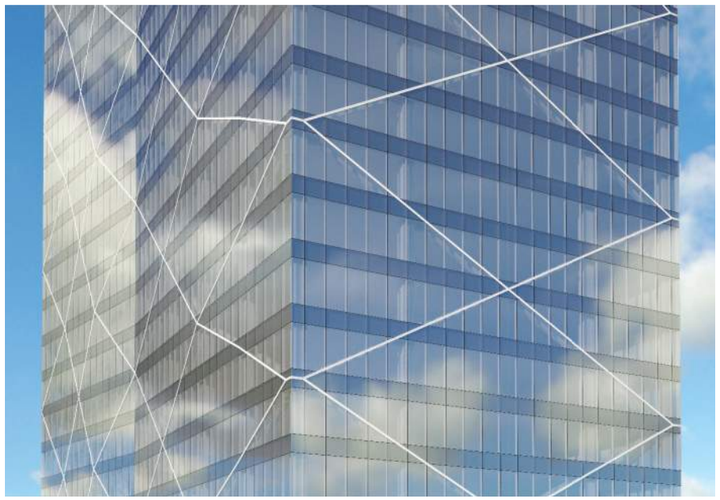
3rd Ave. @ Grade

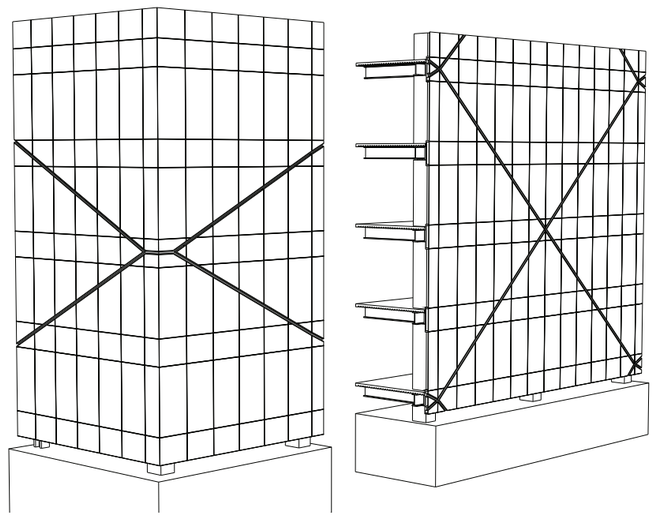
EDG #2



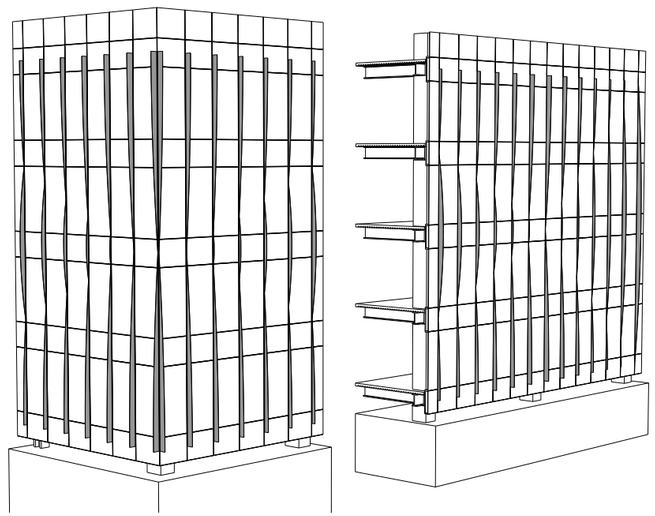


2D Frit Pattern



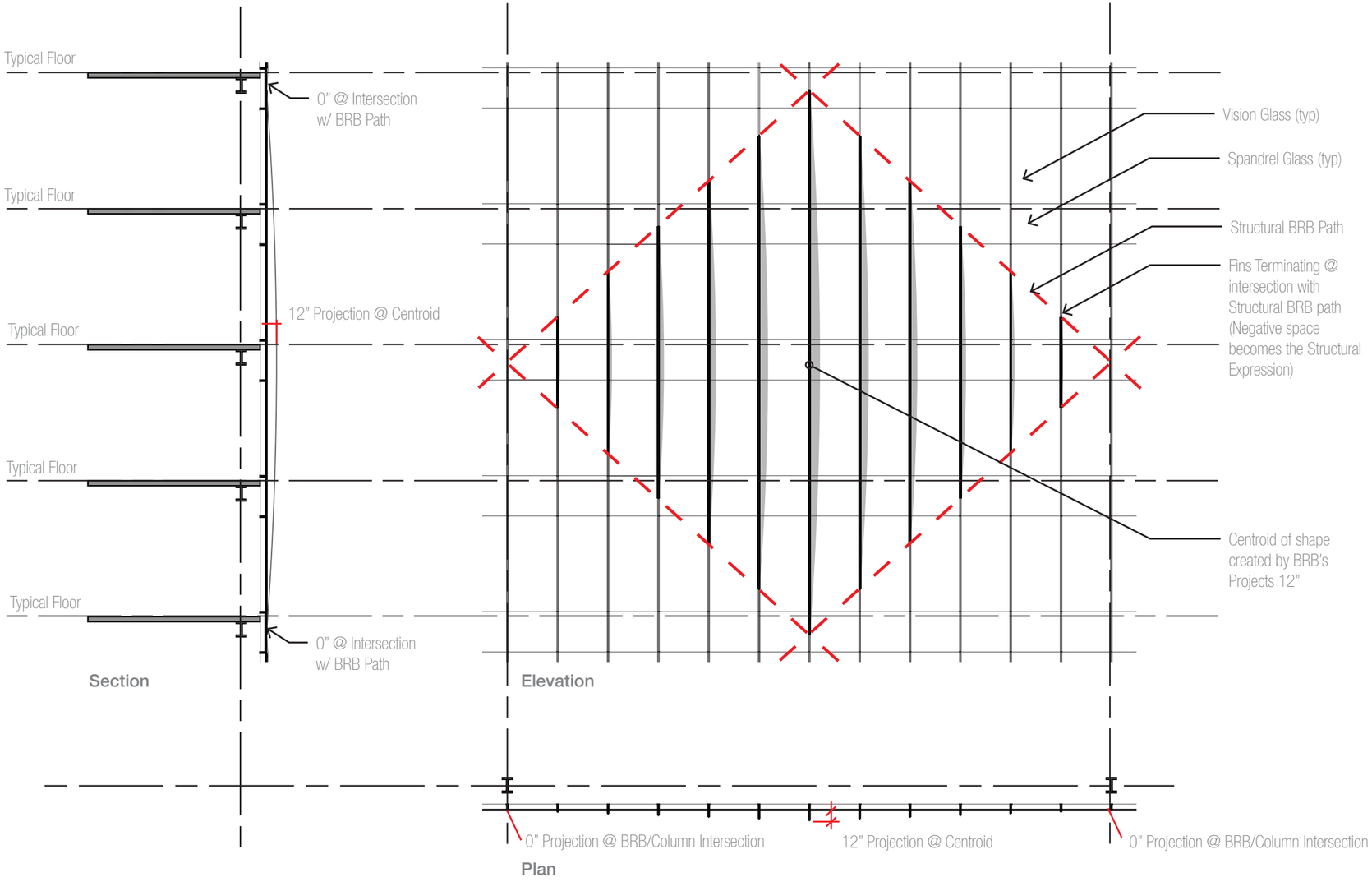


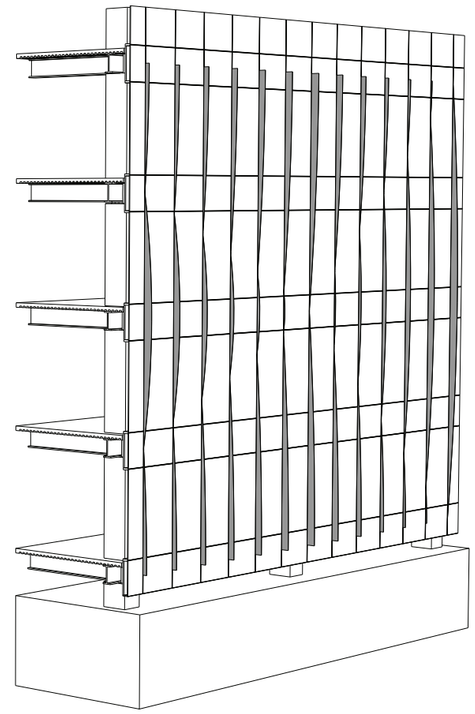
Thin Line Reveal



Inverse Expression

EDG #2


Typical Floor
0" @ Intersection w/ BRB Path
Typical Floor
12" Projection @ Centroid
Typical Floor
Typical Floor
Typical Floor
0" @ Intersection w/ BRB Path
Section
Vision Glass (typ)
Spandrel Glass (typ)
Structural BRB Path
Fins Terminating @ intersection with Structural BRB path (Negative space becomes the Structural Expression)
Centroid of shape created by BRB's Projects 12"
Elevation
0" Projection @ BRB/Column Intersection
12" Projection @ Centroid
0" Projection @ BRB/Column Intersection
Plan



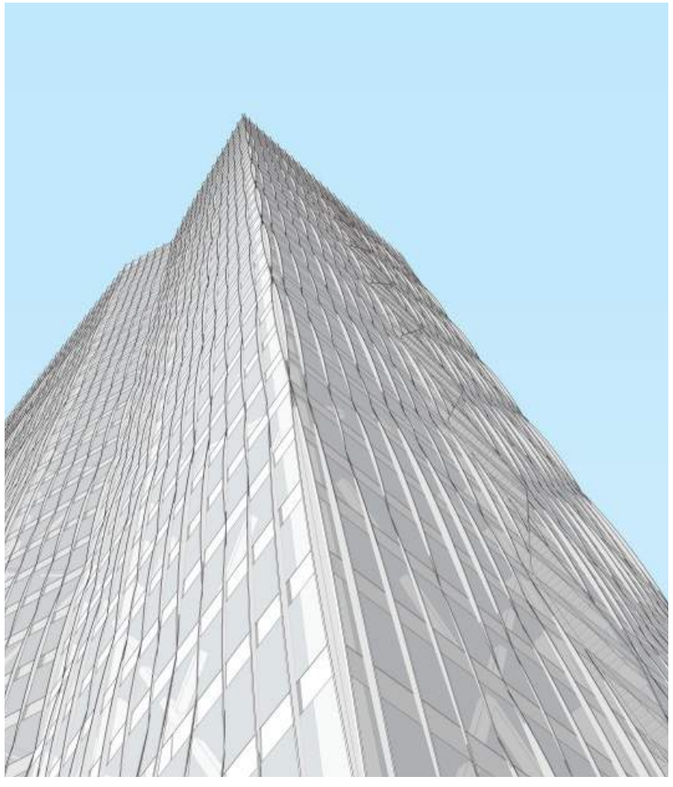
Axon

EDG #2

Comment 1d: The Board stressed the importance of carrying the logic of the exoskeleton through the entire tower form to create a coherent and unified design and acknowledged public comment related to the ground plane. To improve the streetscape experience and justify the departure related to street level uses, the Board recommended adding an indoor/outdoor space along the streetscape which could reveal the structure in a significant way. (B4, C1, C2, D1.1)

1d Response: The revised proposed design better integrates both the top and the base of the building within the overall modulation geometry and tie the faceted language to the ground plane; the 'fold' articulation along the 3rd Ave façade creates a clear entry zone at the street, and a break in the roof line further emphasizes the massing modulation.

As an alternative approach, and given the revised massing, the use of 'sculpted' vertical glass or metal fins is proposed, arranged with gaps / void spaces following the pattern of the exoskeleton grid and more directly reveal the actual structural system. The fins would vary in depth, and provide an additional subtle layer of texture to the façade, as well as provide a degree of solar shading and glare control to the interior. Use of color and / or lighting of the internal structure will be explored, in conjunction with the materiality of the fins, to provide visual contrast and create a more layered facade than the direct representation expression initially explored.



PUSH UP CORNERS
Activity and landscape opens to pedestrians

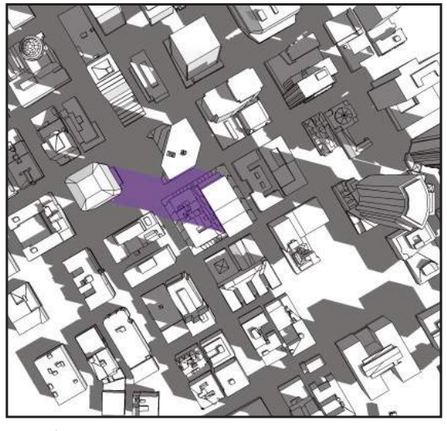
PUSH DOWN
Activity and green open to Elliot Bay

CONCEPT: Urban Edges

Concepts

"Open" the building where it matters most
Multiple 60' scales that change with material and shadow
Unique, efficient, and reflective of how buildings work

EDG #2



Morning 9:00

Noon

Afternoon 3:00

EDG#1 Preferred

Morning 9:00

Noon

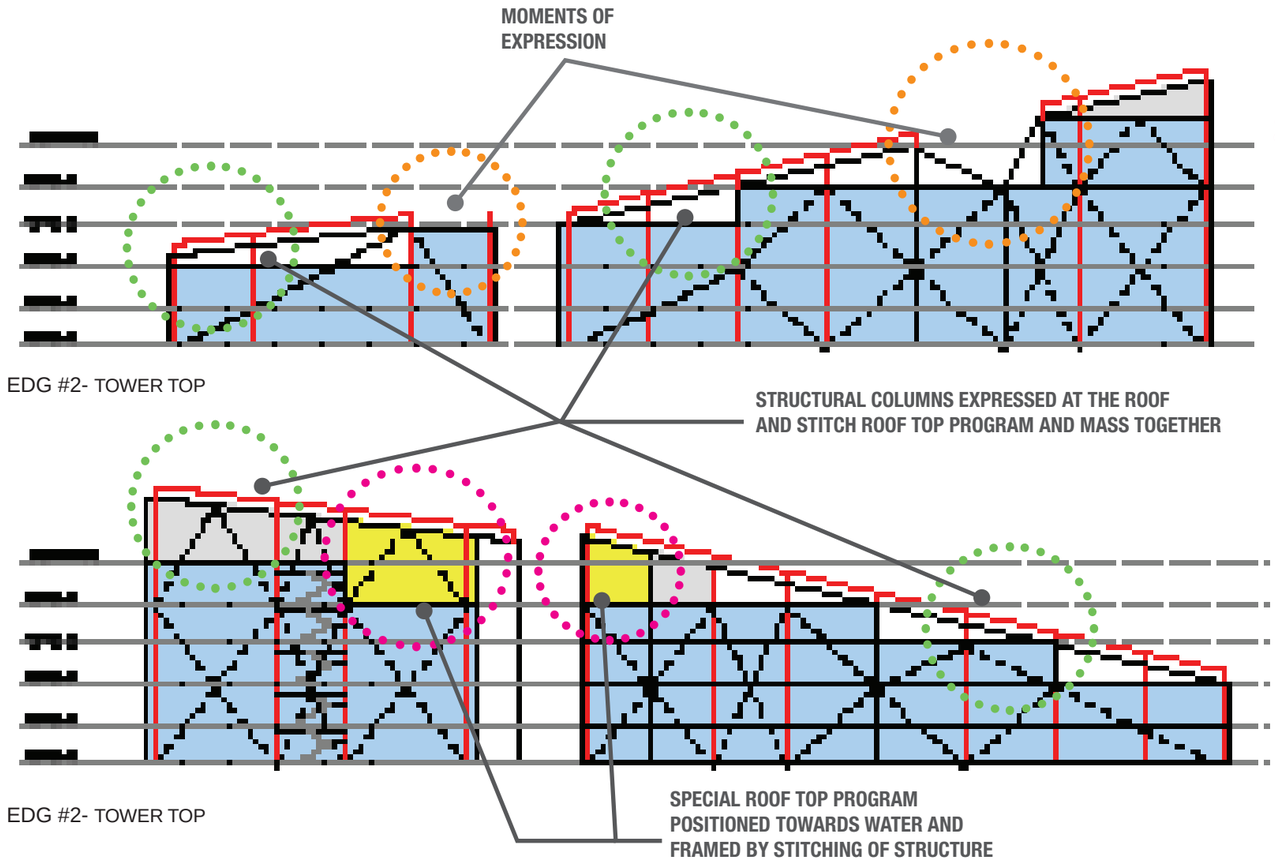
Afternoon 3:00

EDG#2 Additional 6 levels

3

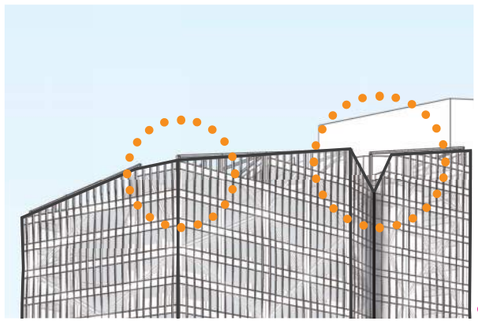
CHAPTER 3 : *Cityscape- Top*

EDG #2

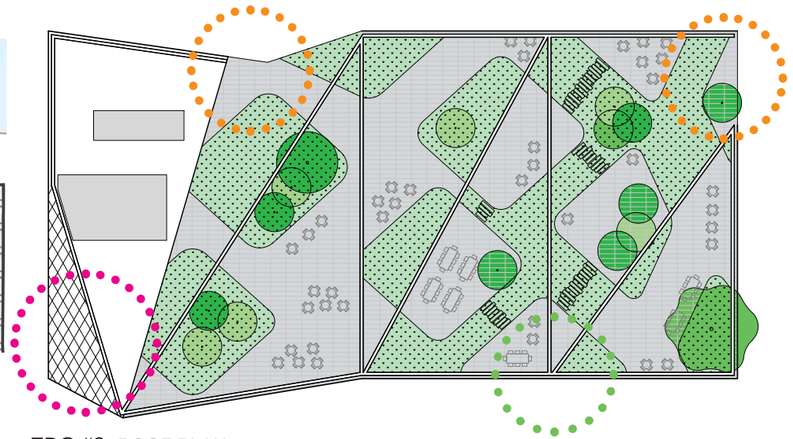


EDG #2- TOWER TOP

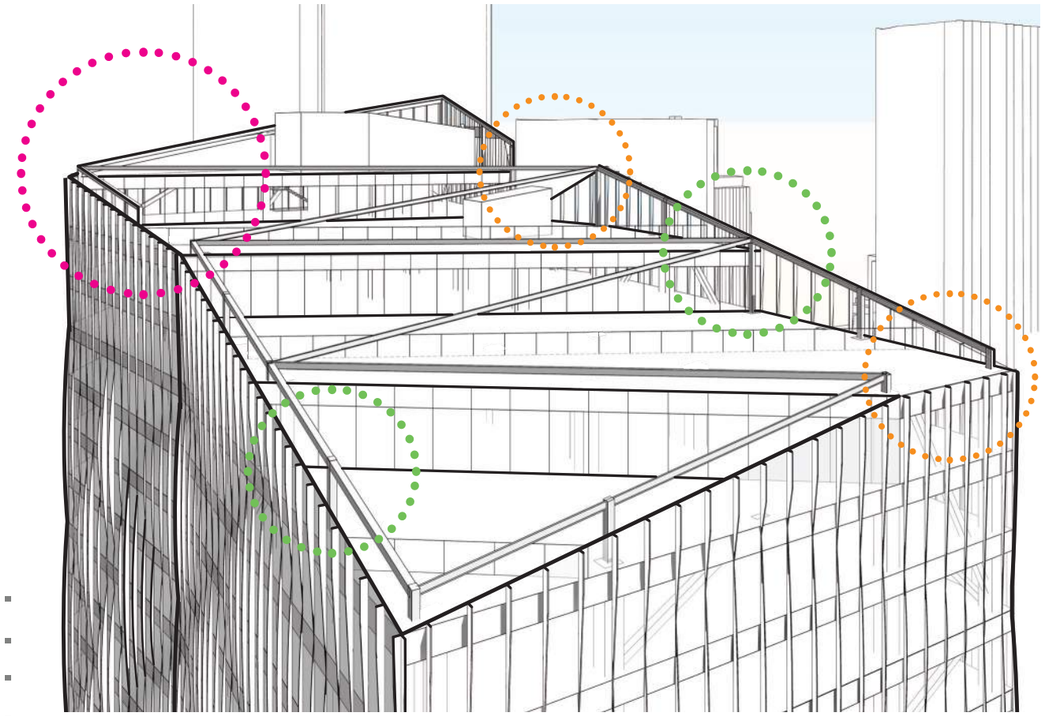
EDG #2- TOWER TOP

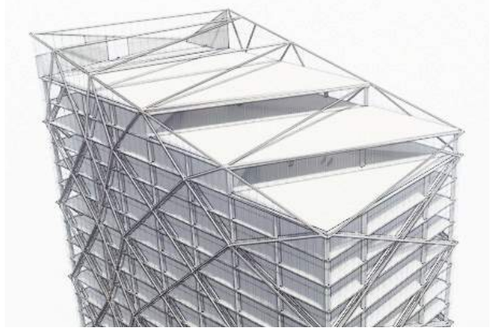


EDG #2- TOWER TOP



EDG #2- ROOF PLAN





Edg #1 top utilized an exterior expression to tie the top together. With the new modulation the top is used to tie program and structure together

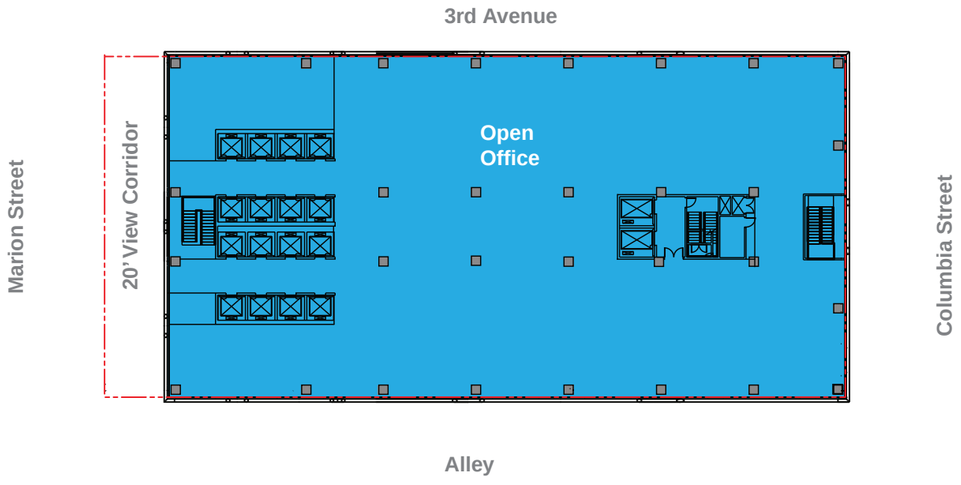
EDG #1- TOWER TOP

Comment 3c. Related to the top of the tower, the Board was supportive of a sloped roofline, however, the Board agreed the form should relate to the diagonal bracing structure to reinforce the design concept. (A2, B4, C2)

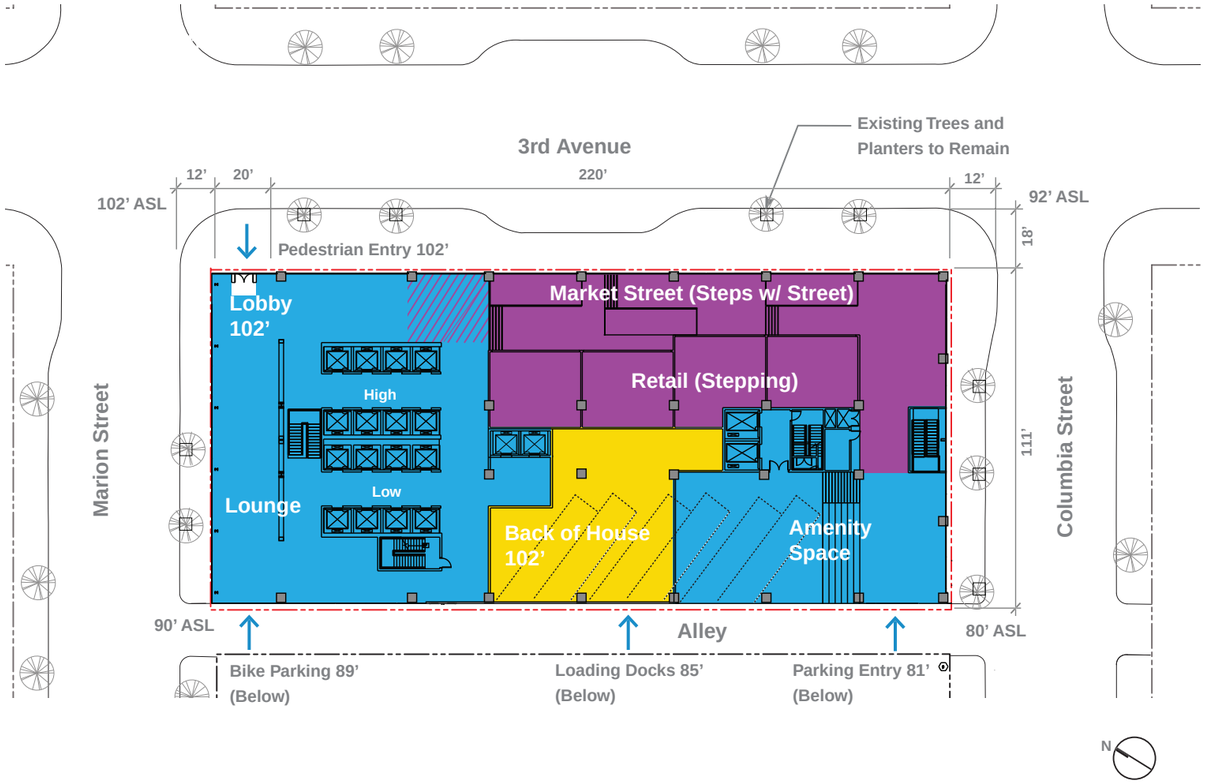
3c Response: The updated design approach maintains the sloped roof / parapet line as supported by the board; the modulated massing and 'notch' at the Third Avenue roof line better resolve the building height and visual composition. The change of direction to sculpted fins for façade articulation de-emphasizes the diagonal bracing structure on the exterior, and the stepped upper levels carried forward in the current design provide visual interest in the massing rather than by the shaping of the parapet line.

4

CHAPTER 4 : *Streetscape- Podium*



TYPICAL PLAN DIAGRAM



STREET LEVEL PLAN DIAGRAM

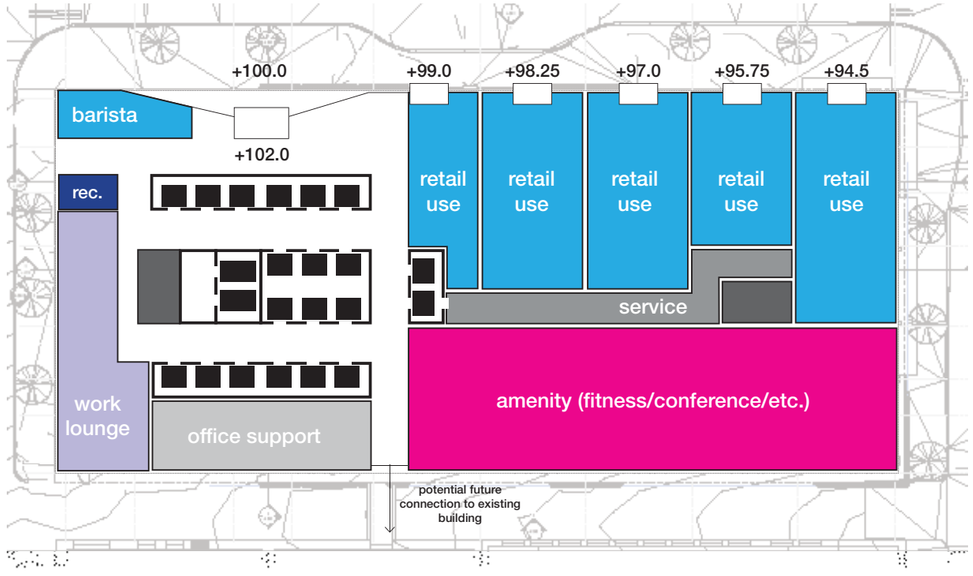
Comment 2: Ground Level Arrangement Of Uses, Frontages And Entries: The Board Supported The Pulling Up Of The Tower Skin And Off Centered Core Which Allows For The Arrangement Of Retail Uses Shown In Massing Option 3. The Board Strongly Supported The Proposed Double Sided Retail And Appreciated The Developed Ground Level Design Shown On Pg. 71 Of The Supplementary Packet Materials. The Board Agreed With Public Comment And Gave Guidance To Promote Pedestrian Interaction, Reinforce Existing Retail Concentrations And Enhance Main Pedestrian Links Between Spaces.

Comment 2A: The Board Discussed The Circulation Zone Of The Double-Sided Retail, Referred To As A "Market". While The Board Supported The General Design Intent Of A Market, The Board Was Concerned With The Visibility And Accessibility Of The Retail Frontage And Noted That Similar Projects Such As 400 Fairview, Continue To Have A Strong Street Presence. To Enhance The Visibility Of The Retail Frontage And Improve Access To The Spaces, The Board Recommended Resolving The Circulation And Incorporating Accessible Routes Through To The Retail Spaces. The Board Also Agreed Multiple Entries And Signage Should Be Factored Into The Design And Requested Information About These Elements For The Next Meeting. (C1, C4, D1.1, D3, D4)

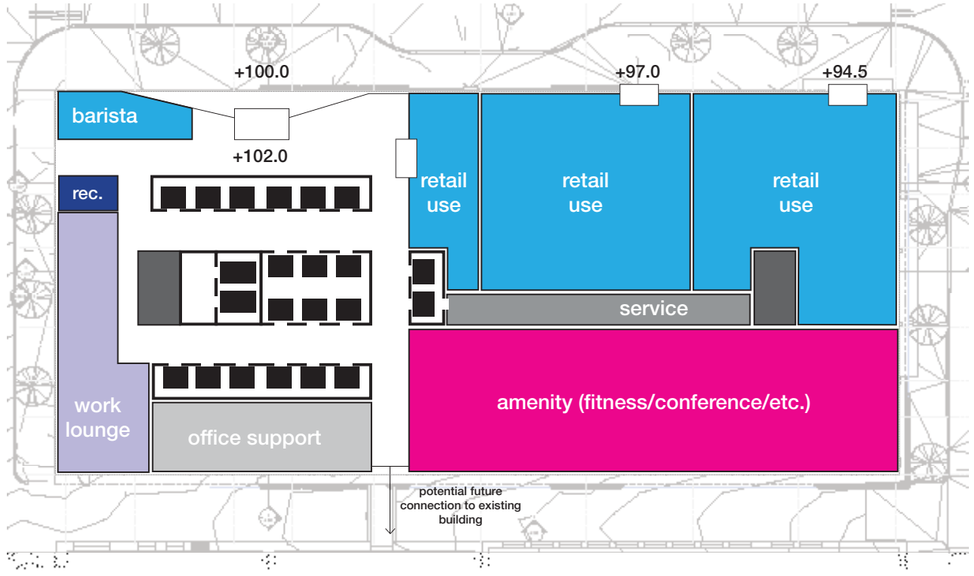
Comment 2B: For The Elevator Bank Frontage Along Third Avenue, The Board Recommended Studying And Possibly Adding Unconventional Retail Such As Kiosks Or Extending The Market To The Corner To Extend The Retail Frontage, Improve The Circulation Path Through The Retail Spaces And Enhance The Streetscape Experience And Justify The Departure Related To Street Level Uses. (C1, D1.1, D3, D6)

4 STREETSCAPE- PODIUM

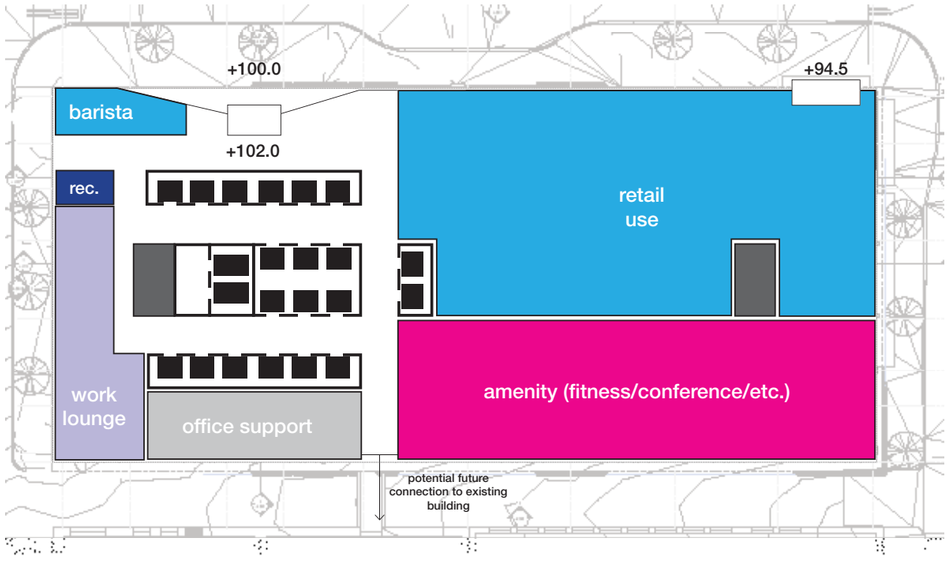
OFFICE LOBBY + RETAIL OPTIONS



EDG#2- GROUND FLOOR SMALL RETAIL (30'-0" Width)
75% RETAIL FRONTAGE SHOWN



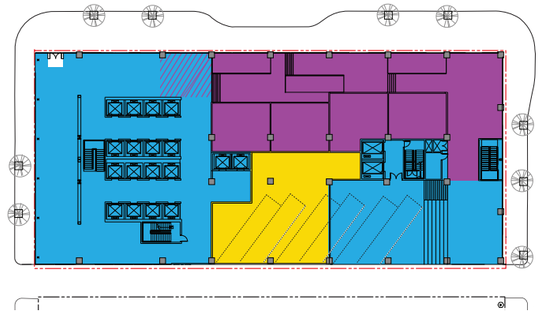
EDG#2- GROUND FLOOR MID-SIZE RETAIL (60'-0" Width)
75% RETAIL FRONTAGE SHOWN



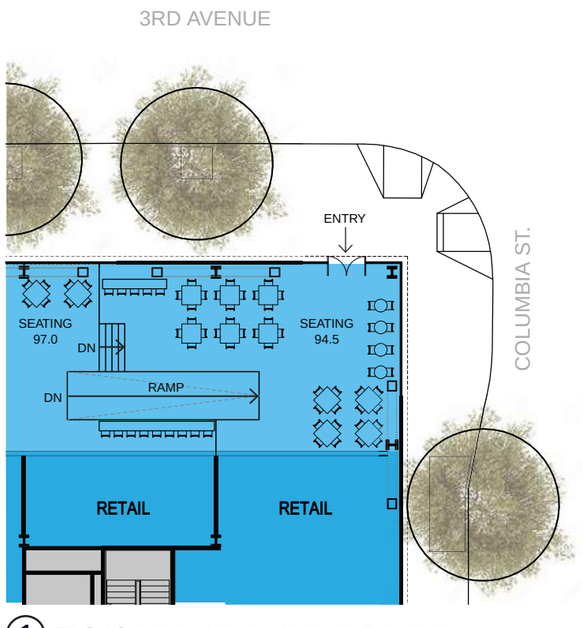
EDG#2- GROUND FLOOR LARGE RETAIL
75% RETAIL FRONTAGE SHOWN

2a & b Response: The design team is continuing the development of the design for the retail program towards the more open 'market' approach as supported by the Board. While more typical segregated retail spaces with separate entrances could be implemented in order to more directly comply with the street use requirement, the market approach will create a more activated ground level experience. The importance of incorporating opportunities for retail presence expression at the street façade is understood and is anticipated to be supported by use of signage at the façade / canopies, and within the tall interior seating / circulation zone.

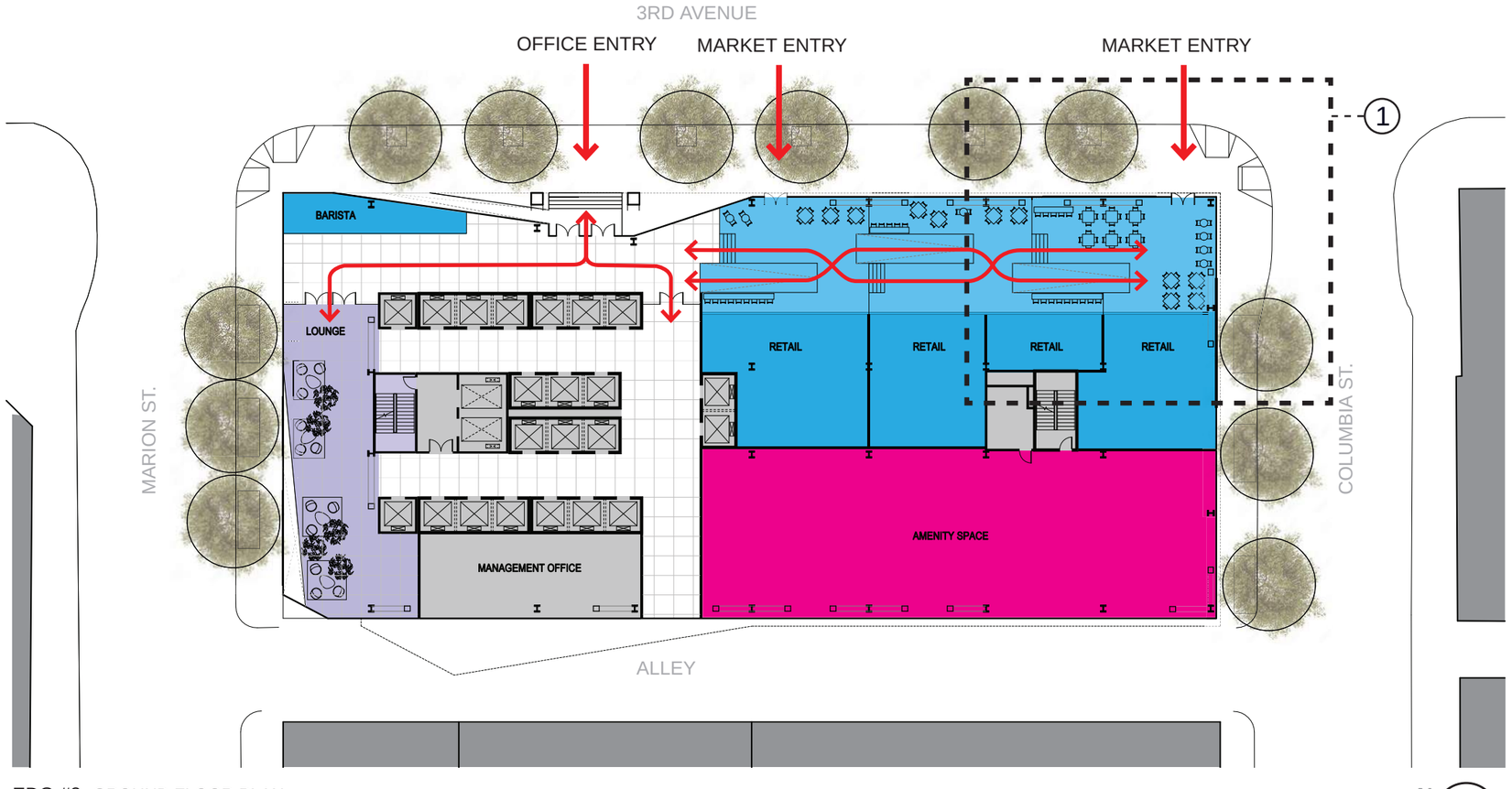
The current ground level plan incorporates a mid-block retail entry in addition to the corner, and the interior planning will creates zones for more 'kiosk' retail functions adjacent to the building entry to more consistent with the 75% frontage requirement of the code. These will be illustrated in more detail at a subsequent meeting.



EDG #1- GROUND FLOOR PLAN

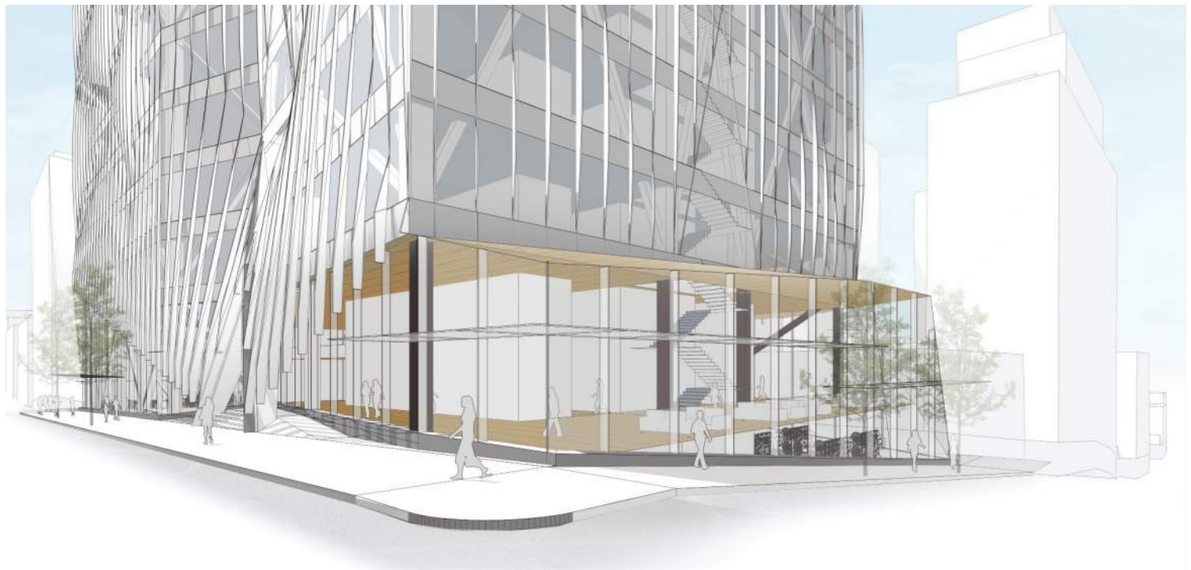


1 EDG #2- ENLARGED GROUND FLOOR PLAN



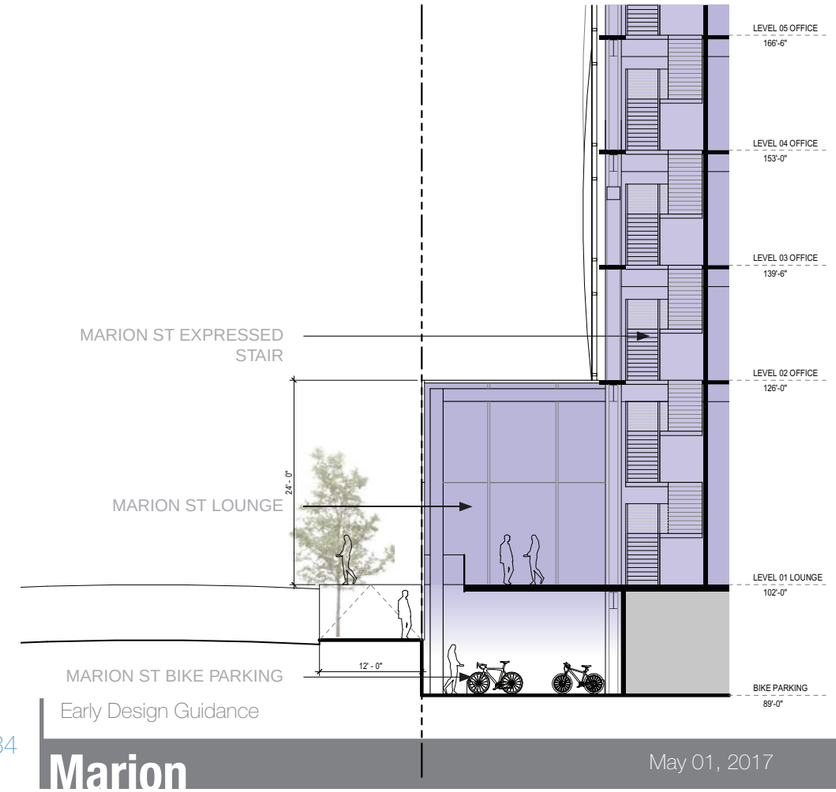
EDG #2- GROUND FLOOR PLAN

SIDE STREET- MARION



3RD AVENUE AND MARION STREET- EDG #2

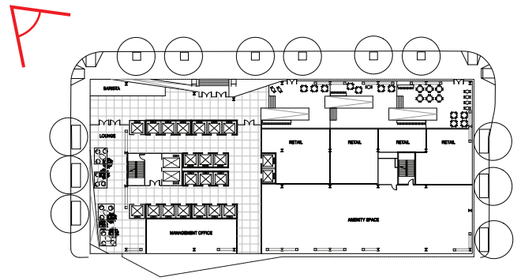
3RD AVENUE AND MARION STREET- EDG #1



Comment 2c: Echoing public comment, the Board recommended minimizing the presence of blank walls and improving the ground level experience along Columbia and Marion. The Board strongly supported the stair along the Columbia frontage as it breaks up the blank wall condition and recommended strengthening the streetscape along Marion. The Board also agreed with public comment related to landscape and recommended incorporating landscaped areas and storm water planters at the ground floor to enhance the streetscape edge along the view corridors and address the pedestrian scale at the street level. (C1, C3 D1.1, D2, D6)

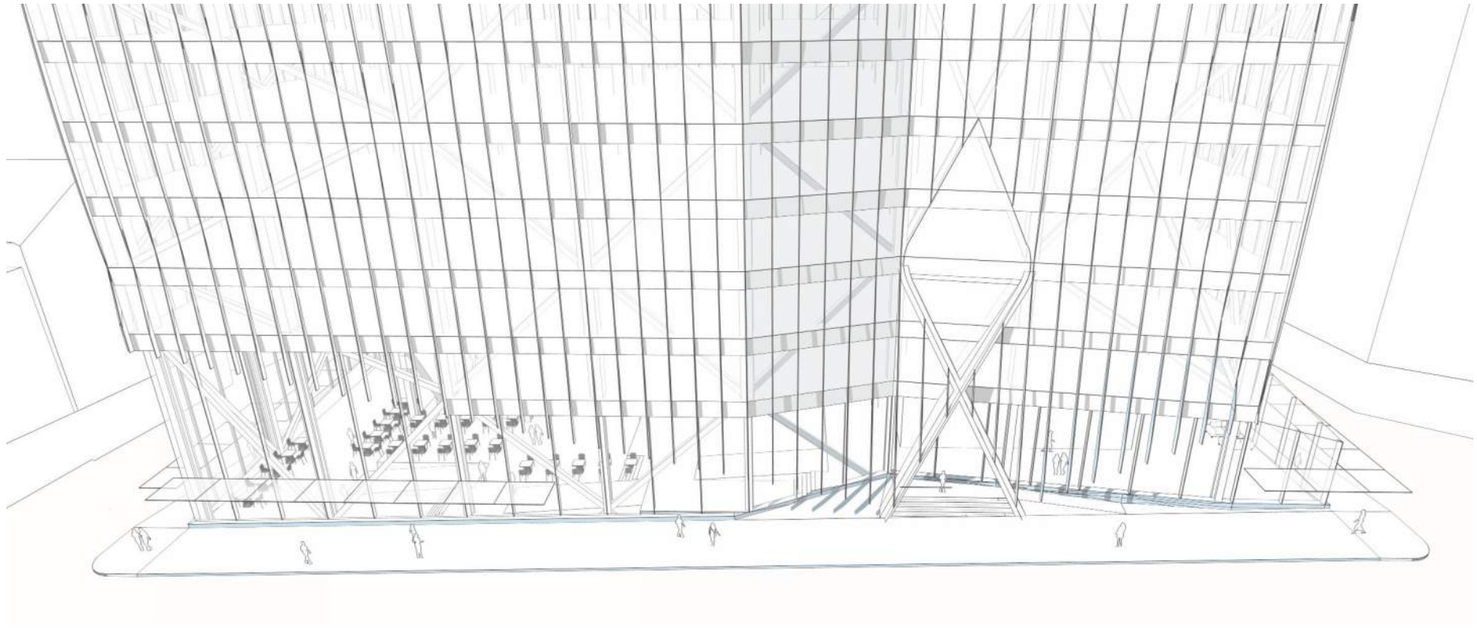
2c Response: The design team will continue to develop the design to minimize blank wall conditions along Marion and Columbia. On Marion, the updated design direction composes the 'work lounge' lobby element more directly into the geometry of the tower massing, and extends the glazed envelope of the volume down the lower alley elevation to provide more openness and a degree of transparency to the bike commuter facilities beneath.

Along Columbia, the updated design pulls tower skin articulation up to create a larger, more open volume for retail uses and to better reveal the interior structure. The termination of the tower stair previously shown in this location is intended to be pushed to below the lobby level, to create more contiguous floor area for retail functions. These elements will continue to be explored and refined.



KEY PLAN

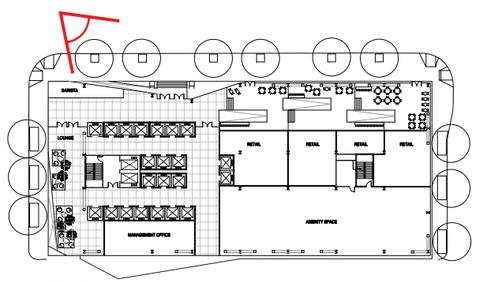
3RD AVENUE @ ENTRY



3RD AVENUE STREET LEVEL

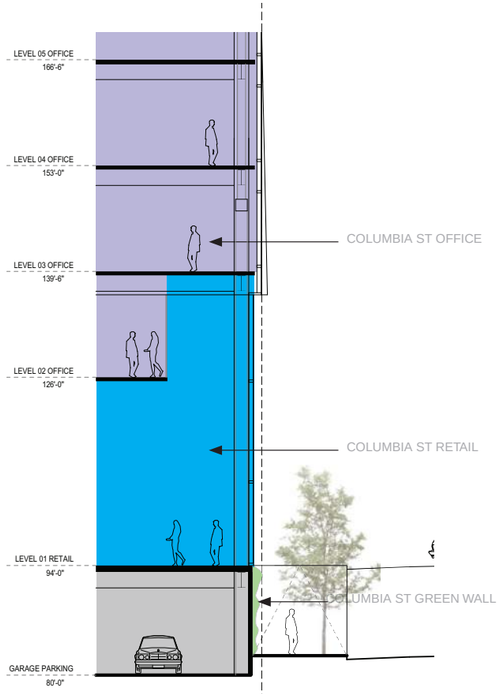
Comment 2d: The Board agreed they did not support the requested departure related to street level uses as shown. The Board indicated strengthening the visibility and accessibility of the retail frontage, extending unconventional retail uses to the corner and resolving the exoskeleton relationship to the ground level would help justify the departure request. (C1, D3)

2d Response: The preliminary design showed a distinct but abrupt change of design language between the geometry of the tower and the datum of tall 'podium' podium element. The updated tower base design more strongly integrates the tower articulation with the street level spaces, and creates higher degree of visibility and extent of retail uses along Columbia.



KEY PLAN

3RD AVENUE AND COLUMBIA STREET- EDG #2



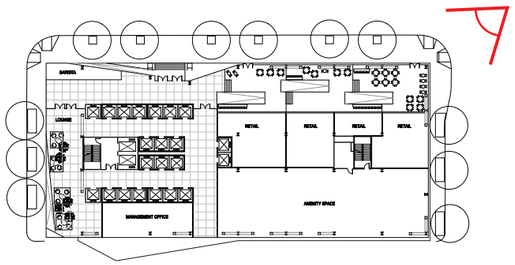
3RD AVENUE AND COLUMBIA STREET- EDG #1

Comment 3: Tower Form Articulation; Base and Top: The Board recommended refining the base and top of the tower to relate to the geometry of the exoskeleton structure.

Comment 3a: The Board supported the design intent to pull up the tower skin and establish a connection between the exoskeleton and the ground plane, as represented in the early renderings. The Board agreed a consistent logic of how the exoskeleton end angles meet the ground floor plane should be applied to reinforce a cohesive design and stressed the importance of thoroughly studying how the exoskeleton terminates at the ground. (B4, C1, C2, C6)

Comment 3b: For the Third Avenue and Marion Street corners, the Board recommended thoughtfully studying the transition between the lobby pavilion and the exoskeleton structure by treating the intersection of the two consistently with the same logic as applied to the rest of the building. (B4, C1, C2)

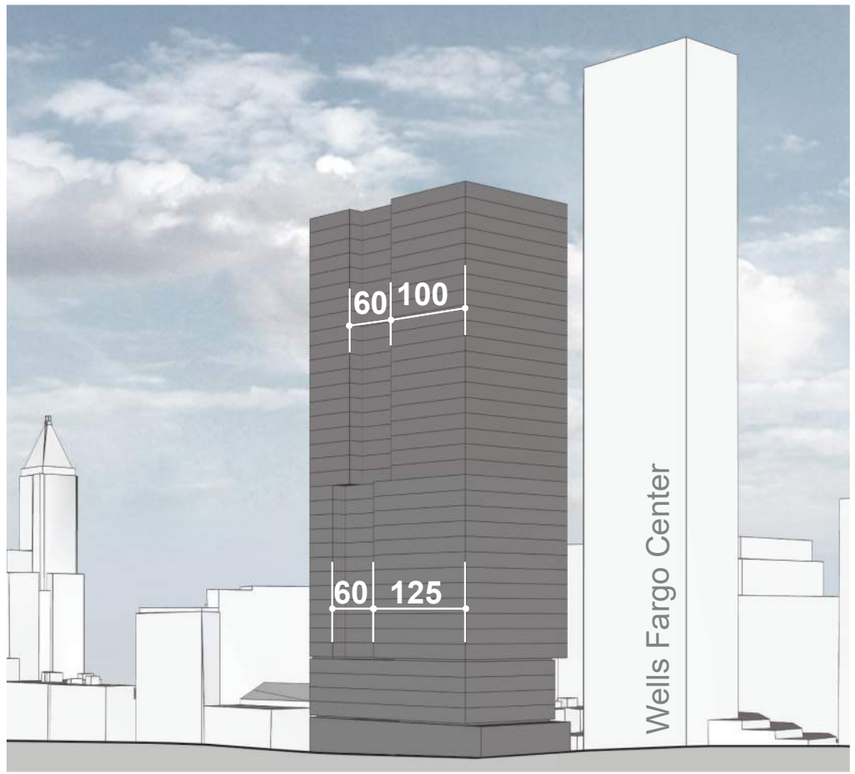
3a & b Response: The updated design much more strongly integrates both the base and top into the overall massing modulation and faceted language, in a more unified geometry than the more segregated tower and podium language of the preliminary concepts. The proposed use of vertical fins as the façade treatment to add texture and more subtly reveal the interior structure is a simplified and more direct approach that will better distinguish between the interior structure and the exterior enclosure.



KEY PLAN

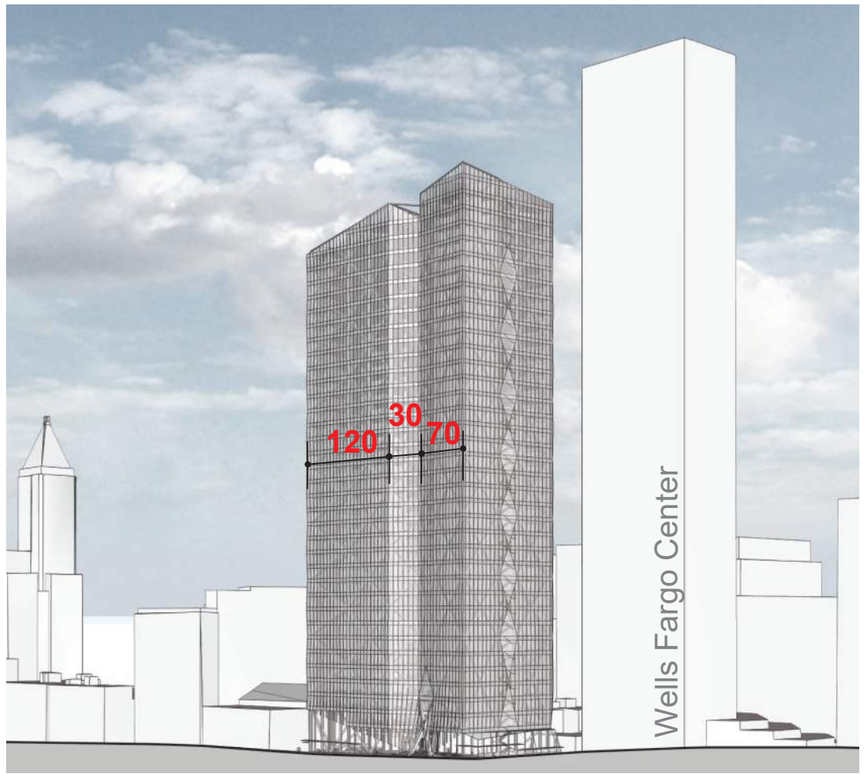
5

CHAPTER 5 : *Departures*



Zoning Compliant
Third Avenue looking West

Zoning Compliant
Columbia Street looking North



Proposed
Third Avenue looking West

Proposed
Columbia Street looking North

Requirements for Facade Modulation
SMC 23.49.058.C, Table A
Maximum length of unmodulated facade within 15ft of street lot line as follows: 0'-85' (no limit); 86'-160' (155' max); 161'-240' (125' max.); 241'-500' (100' max.)

Departure Request
The preferred scheme will seek a departure from the Façade Modulation requirement on both Third Ave and Columbia Street as follows:

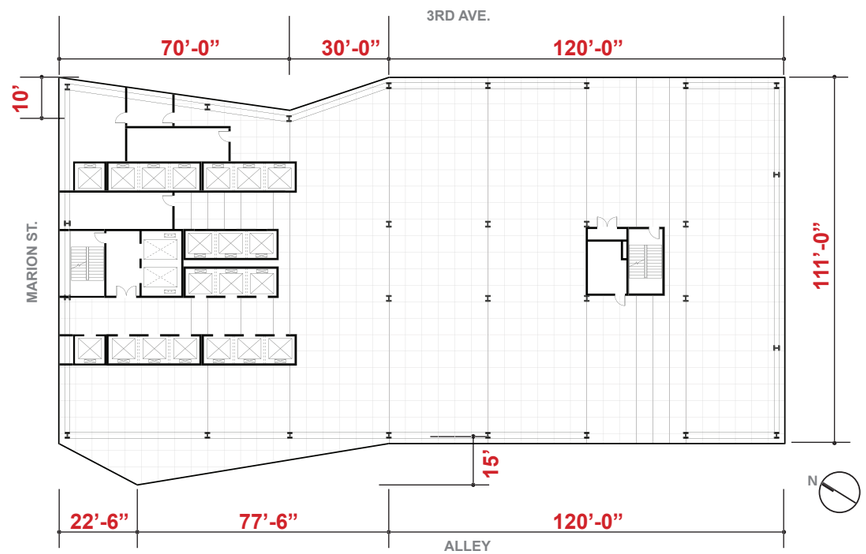
Third Ave: It is propsosed to allow the continuous inset 'fold' modulation approach which is 100' in overall width and 10' at the deepest in lieu of the staggered prescriptive modulation that is minimum 60' wide and 15' deep.

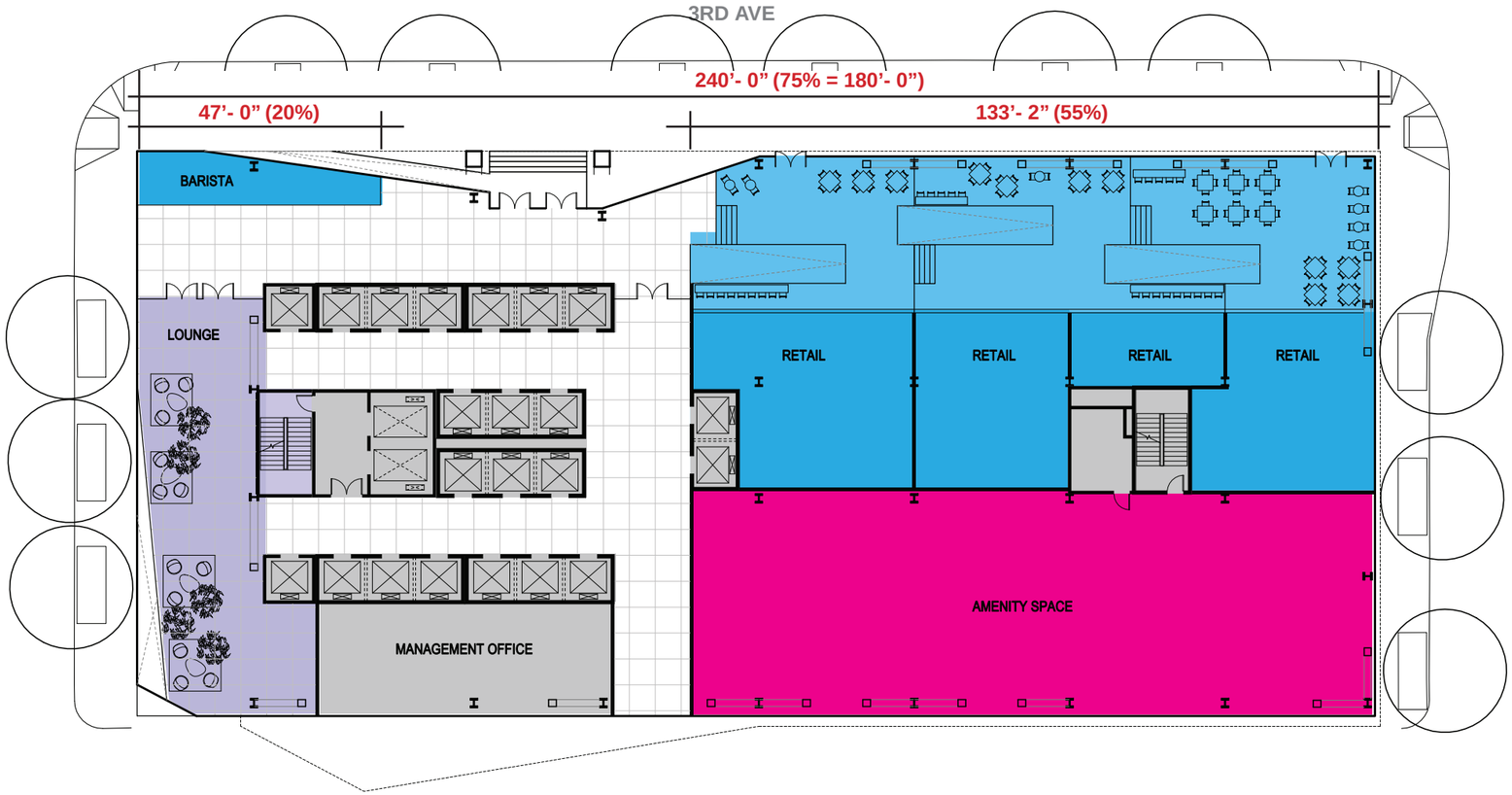
Columbia Street: It is proposed to allow the uniform width of the tower massing at 111' in lieu of the 100' max. allowable width above 85'.

Design Support:
The updated design proposal incorporates significant massing articulation on both the Third Avenue and Alley facades (although modulaton on the alley side is not required), which much more strongly speaks to the intent of the modulation requirement in the code than the initial rectangular massing approach, and supports the overall architectual language that unifies the massing. The faceted breakup of the vertical mass of the tower achieves visual variation in the plane of the facade, and are composed to occur at transition points in the dynamically arranged interior bracing structure. This results in a more integrated application of modulation than prescriptive 'notch' baseline in the code, and helps visually break the mass of the tower into more distinct volumes. Similarly on Columbia, the proposed uniform width of the tower maintains a consistent effcient structural bracing module that supports the overall massing approach.

The use of sculpted fins to add texture to the facade a 'map' the structural grid through solid and void adds a more layered approach and more directly reveals the actual structure than the more graphic facade expression of the prior scheme.

A-2 - Enhance the skyline: Distinct building top and massing composition;
B-4 - Unified Building & Coherent Architectural Concept: Clear approach
C-2 - Facades of many scales: Dynamic & varied texture revealing structure



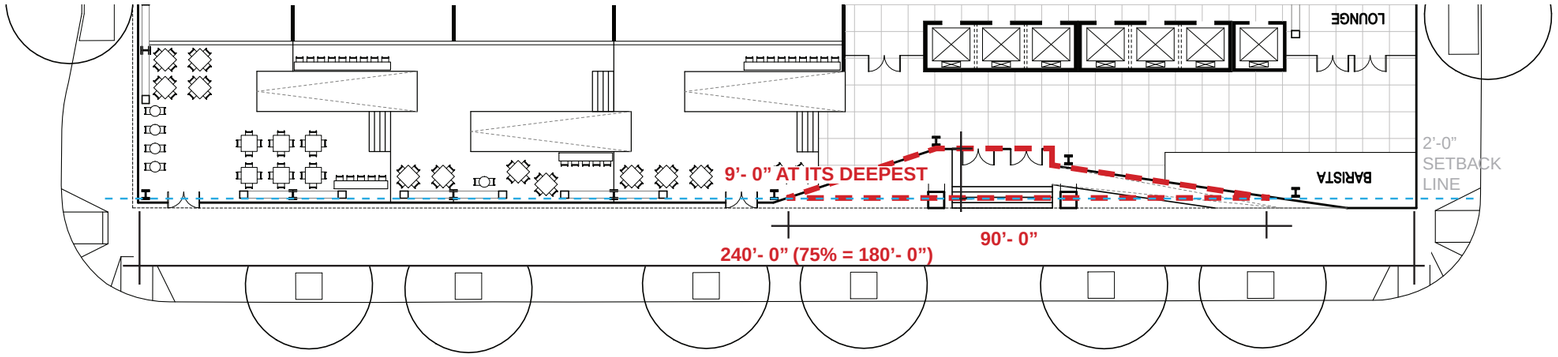


Requirements for Street Level Uses: *SMC 23.49.009. 75% of the frontage along Third Ave. to meet the standards of the section.*

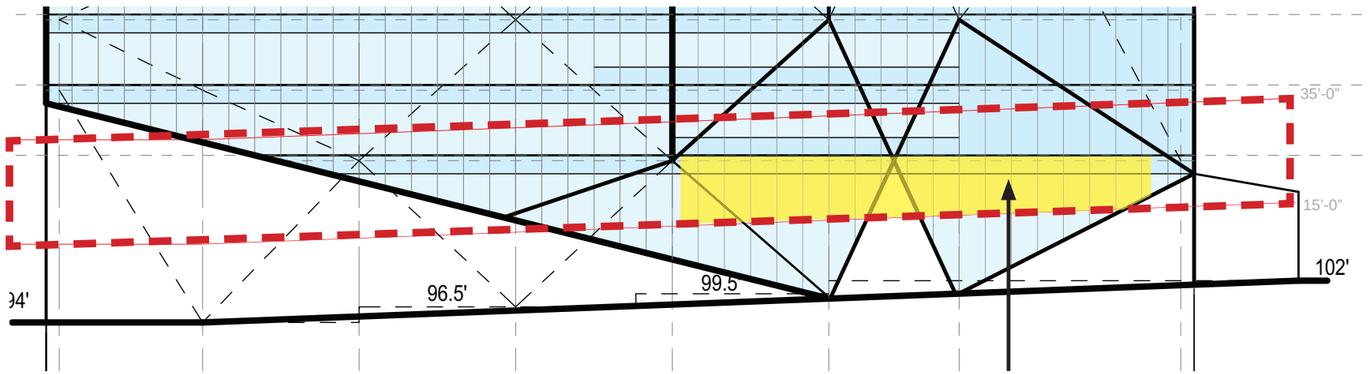
Departure Request (Revised):
The proposal will meet the zoning required 75% of street frontage for street level uses via a combination of the retail 'market' program along Third Avenue, and non-conventional 'kisok' retail functions (e.g. coffee bar) planned within the building entry / lobby area. Because the kisosk retail shares space with lobby functions and is not physically separated, a departure request may be needed and therefore is presented for Board consideration.

Design Support:

- Access to the interior retail / market "street' would be shared with the lobby entry, which will activate the corner but requires more space for adequate circulation. The kisok retail provides intended activity at the corner facade and is supported by the adjacent 'work lounge' space along Marion.
- Street level uses are not required on Columbia Street, although the planned retail zone is intended to wrap around and extend partially along Columbia; this trade-off helps to create a large contiguous extent of common retail space.
- By considering the lobby kiosk retail as meeting the intent of 'street level uses', a more contiguous / shared building and retail entry can be implemented in support of an interior street / market concept. This more strongly supports the following priority design guidelines:
  - **A-1** - *Respond to the Physical Environment:* Interior 'street' is respite from bustle of 3rd Avenue;
  - **C-1** - *Promote Pedestrian Interaction:* Shared entry / circulation more strongly activates the space;
  - **D-3** - *Provide Elements that Define the place:* Connected 'Market' atmosphere in lieu typical segregated retail spaces. retail zones.



PARTIAL PLAN ALONG 3RD AVE



PARTIAL ELEVATION ALONG 3RD AVE

ENTRY PERSPECTIVE ALONG 3RD AVE

Requirements for Street Level Setbacks: *SMC 23.49.056.B: Per Map 1H: Third Avenue must meetl all the requirements of property line facades: 0-15': No setback limits. 15'-35': Facade shall be located within 2' of the lot line except at public open space and outdoor recreation area (see Exhibit B for 23.49.056)*

Departure Request (New):
The proposal will seek a departure from the requirement to have the facade within 2' of the lot line within the 15'-35' height zone, for the portion of the facade above the main building entry at the northern portion of the block (total area of 1,050 sf.) This portion of the facade is part of the tower modulation and angles in to a maximum depth of 9'-0", and so is 7'-0" deeper than the zoning required 2'-0" max setback at this area.

Design Support:
- The revised building massing implements modulation of the tower through the use of an inward 'fold' on Third Avenue; this articulation extends the full height of the tower from top to the street level, and is an important unifying feature that strongly demarcates the building entry and creates a unique condition within the block to provide variation and distinction from the adajcent street level (retail) uses.
  - **B-4** - *Design a well-proportioned and unfied building:* The continuation of the massing modulation unifies the tower with street level presence.
  - **D-3** - *Provide Elements that Define the place:* The special treatment of the building entry is distinctive and unique.

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nbbj