



OLYMPIC TOWER

715 8TH AVE. SEATTLE

DESIGN RECOMMENDATION
EAST DESIGN REVIEW BOARD
12 DECEMBER 2018
DPD #3028357-LU



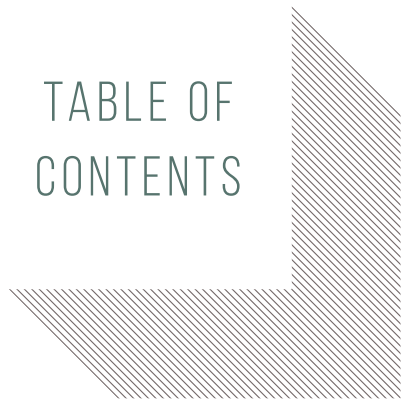


TABLE OF CONTENTS

PROPOSAL	
<i>Project Information</i>	3
URBAN DESIGN ANALYSIS	
<i>Vicinity Map</i>	4
<i>Zoning Designations.</i>	5
<i>Urban Design Analysis</i>	6
<i>Surrounding Uses & Structures</i>	7
ZONING ANALYSIS	
<i>Zoning Analysis</i>	8-11
EXISTING SITE	
<i>Existing Site Condition</i>	12
NEW CONSTRUCTION	
<i>Preliminary Site Plan</i>	13
MASSING CONCEPT	
<i>Massing Concept</i>	14
EDG RESPONSE	
<i>EDG Response.</i>	15-25
FLOOR PLAN	
<i>Floor Plans.</i>	26-36
ELEVATIONS	
<i>Elevations</i>	38-39
SECTIONS	
<i>Sections</i>	40-41

LANDSCAPE	
<i>Landscape</i>	42-50
RENDERINGS	
<i>Renderings.</i>	42-55
STREET VIEW	
<i>Street View</i>	56-57
SIGNAGE	
<i>Signage</i>	58
LIGHTING	
<i>Lighting</i>	59
DEPATURES	
<i>Departures.</i>	60-65
APPENDIX	
<i>Design Guideline</i>	68-69
<i>Landmarks and New Development</i>	70-71
<i>Building Structures Around Site</i>	72-73
<i>Site Photos.</i>	74-75
<i>Streetscapes.</i>	76-79

PROJECT INFORMATION

ADDRESS: 715 8TH AVE. SEATTLE
DPD PROJECT : #3028357

ARCHITECT:	LANDSCAPE ARCHITECT:	DEVELOPER:
ANKROM MOISAN ARCHITECTS 38 NW DAVIS STREET, #300 PORTLAND, OR 97209 503.245.7100 CONTACT: RYAN MIYAHIRA JP EMERY	SITE WORKSHOP 222 ETRURIA STREET, #200 SEATTLE, WA 98109 206.285.3026 CONTACT: MARK BRANDS	TRANSFORMING AGE 915 118TH AVE. SE, #110 BELLEVUE, WA 98005 425.559.6301 CONTACT: PAUL AIGNER

DEVELOPMENT OBJECTIVES

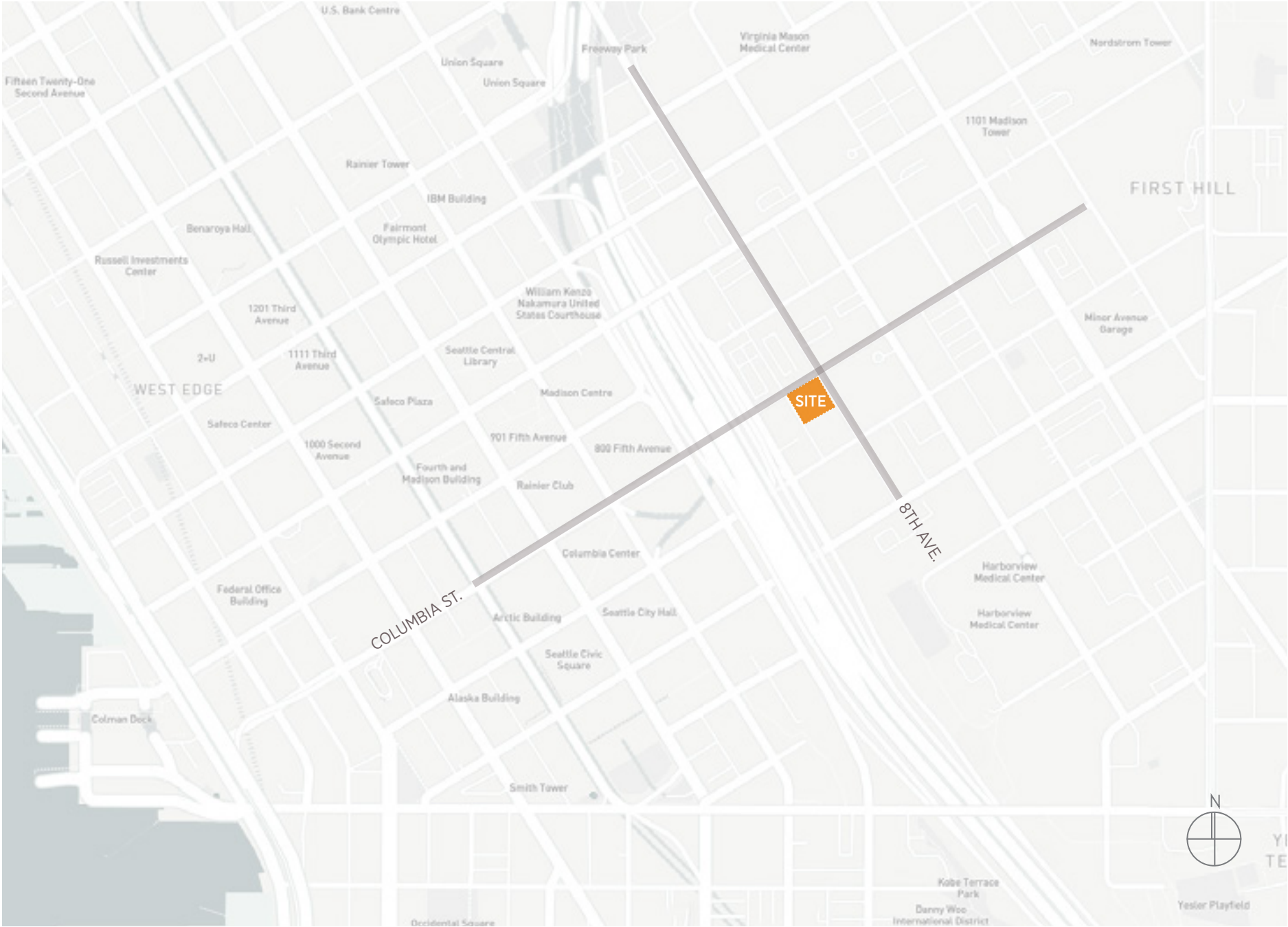
The proposed project is a 21-story independent senior living community with underground parking.

The basic program includes:

- 77 residential units
- 184,498 SF gross square footage
- 22,455 SF amenity area
- 78 parking stalls

PROJECT GOALS

Create a vibrant new senior living community that contributes to the existing Skyline residences in First Hill. Provide safe connections to the existing community and respond to the scale, context and character of the neighborhood.



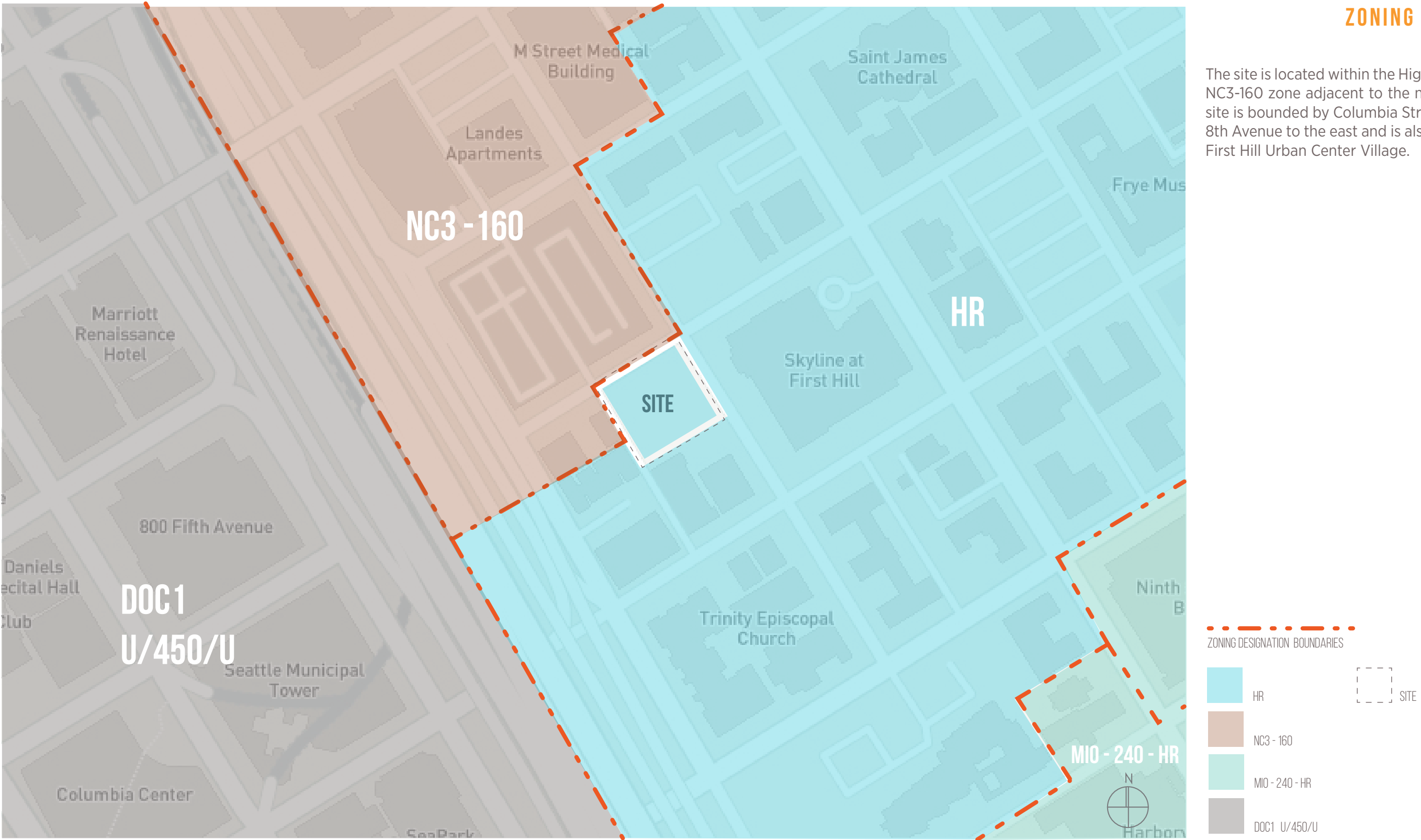
VICINITY MAP

The project is located in the First Hill neighborhood, “a rapidly growing, urban neighborhood with an exciting and diverse mix of business and residents” including residential, medical, historical, and cultural uses. The site is located in the block just above Interstate 5 at the edge of the Commercial Core at the corner of Columbia Street and 8th Avenue.



ZONING DESIGNATIONS

The site is located within the High Rise Zone with the NC3-160 zone adjacent to the north and west. The site is bounded by Columbia Street to the north and 8th Avenue to the east and is also located within the First Hill Urban Center Village.



URBAN DESIGN ANALYSIS

URBAN DESIGN ANALYSIS

TRANSPORTATION:

- Streetcar: Broadway
- Bus lines: 2, 3, 4, 9, 12, 13, 43, 49, 60, 63, 64, 193, 303, 309, 630

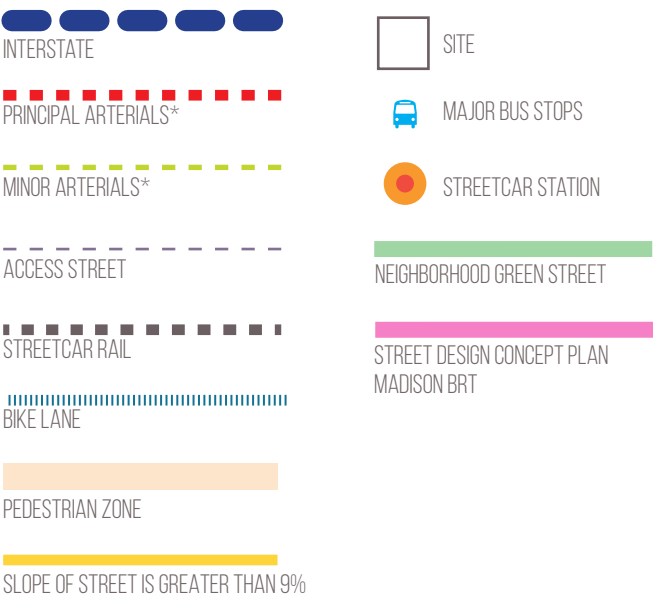
STREET CHARACTERISTICS:

8TH AVENUE:

- Access Street - provides access from principal arterials
- Narrow street mostly used by local residents
- Neighborhood Green street designation per Map A for SMC 23.45.516 - pedestrian friendly, large amount of tree canopy coverage

COLUMBIA STREET:

- Access Street - provides access from minor arterials
- Narrow, cobblestone street used mostly by local residents
- Steeply sloped - 15% grade



*Per Seattle Arterial Classifications Planning Map
**Per SDOT Seattle Transit Master Plan

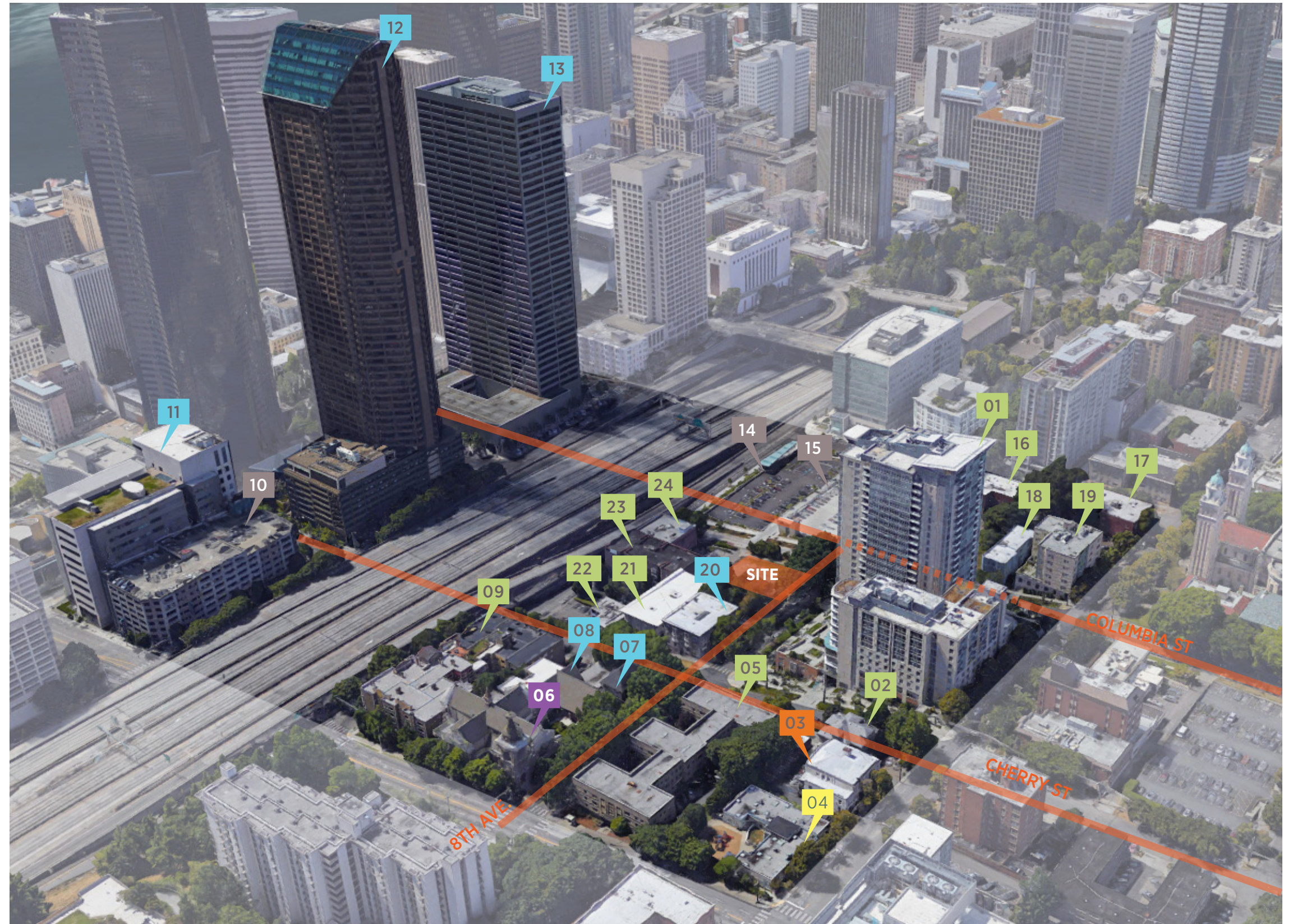


SURROUNDING USES & STRUCTURES

1. SKYLINE
2. SINGLE RESIDENTIAL
3. GERMAN HOUSE BUILDING
4. BRIGHT HORIZONS BUILDING
5. BAY RIDGE COURT
6. TRINITY EPISCOPAL PARISH
7. NORTHWEST HARVEST BUILDING
8. WEAT SEATTLE FB
9. 7TH AND JAMES APARTMENT
10. SEAPARK GARAGE
11. SEATTLE MUNICIPAL COURT
12. SEATTLE MUNICIPAL TOWER
13. BANK OF AMERICA FIFTH AVENUE PLAZA
14. PARKING
15. PARKING
16. CLARWOOD APARTMENTS
17. ENVOY APARTMENTS
18. APARTMENT AT COLUMBIA ST.
19. FREDERIC OZANAM HOUSE
20. BISHOP LEWIS HOUSE
21. THE BRADBURY APARTMENTS
22. UNDER CONSTRUCTION OFFICE & APT.
23. ZINDORF APARTMENTS
24. 7TH & COLUMBIA BUILDING

LEGEND

- RESIDENTIAL
- OFFICE
- RETAIL
- RESTAURANT / CAFE
- RELIGIOUS INSTITUTION
- PARKING



ZONING ANALYSIS

King county parcel numbers:
8590400455

Site Area: 14,400 SF

Base zone: HR

Urban Village Overlays: First Hill Urban Village

Environmentally Critical Area: YES 40% steep slope

APPLICABLE CODE SECTION		COMMENTS / COMPLIANCE NOTES
23.45.504 - Permitted and prohibited uses		
Table A	Residential Use	Senior Housing is residential Use - Permitted Use by HR zone
C. Accessory uses	Private garages and carports	Permitted use in HR zone - below grade parking provided
23.45.510 Floor area ratio (FAR) limits		
Table B	Base FAR on Lots 15,000 SF or less	8
	Max FAR	13 for 240 ft height or less
	The following areas are exempt from floor area	4) All underground stories
		6) Enclosed common amenity;
		7) allowance for mechanical space, 3.5% of gross floor area
23.45.514 - Structure Height		
Table B	Base Height Limit	160 ft
	Maximum height limit if extra residential floor area is gained under Chapter 23.58A and Section 23.45.516 is	240 or 300 MAX 240 ft proposed
J.2	The following may extend 15' above applicable height limit, up to 20% of roof area or 25% if including mechanical screening: Stair penthouses; Mechanical equipment; Sun and wind screens; Penthouse pavilions; Greenhouses and solariums; Minor communication devices;	
J.6	Elevator penthouses may extend above the applicable height limit for energy efficient elevators	25 ft
J.11	a. If the applicable height limit is 240 feet, the height of the structure may be increased by 30 feet if the area bounded by the facades of the portion of the structure above 240 feet is no greater than 6,500 square feet, or if the area bounded by the facades at an elevation that is halfway between 240 feet and the height of the structure is no greater than 50 percent of the area bounded by the facades at a height of 240 feet.	Rooftop mechanical screen is 4,449 SF < 6500 SF
23.45.516 - Additional height and extra residential floor area in HR zones		
C.1	Extra residential floor area may be gained in accordance with 23.58A; Up to 100% of extra may be through affordable housing per 23.58A.014; Up to 40% may be through any combination of a.Transfer of development potential b.Neighborhood open space or payment in lieu c.Neighborhood green street setback if allowed per 23.45.516.F	Neighborhood green street setback bonus used
C.2	Structure height a. The applicable height limit is 240' if extra floor area is allowed	240 ft proposed
F	Neighborhood green street setback. Floor area may be gained for a neighborhood green street setback according to the provisions of Chapter 23.58A by development on lots abutting one of the streets or street segments within the First Hill Urban Village shown on Map A for 23.45.516.	8 th Ave between Columbia and Cherry is a neighborhood green street.

23.45.518 - Setbacks and Separations		
Table C HR Zones	Lot line abutting a street 45 ft high or less: 7 ft average; 5 ft min; 0 ft for frontages occupied by street level uses with a direct entry from the street	8th Ave: 7 ft min setback provided Columbia St: Min 6'-10", greater than 7'-0" average setback provided
	Lot line abutting a street greater than 45 ft: 10 ft Min	8th Ave. - 10 ft provided Columbia St. - Departure requested
	Lot line abutting an alley 45 ft high or less: 0 ft	1 ft provided
	Lot line abutting an alley greater than 45 ft high: 10 ft Min	Departure requested
	Lot line abutting Neither Street Nor Alley 45 ft high or less: 7 ft average; 5 ft min	Departure requested
	Lot line abutting Neither Street Nor Alley greater than 45 ft high or less: 20 ft min	Departure requested. 30ft min. provided above 62'-6" in height
H. Projections permitted in required setbacks and separations	1) Cornices, eaves, gutters, roofs and other forms of weather protection may project into required setbacks and separations a maximum of 4 feet if they are no closer than 3 feet to any lot line.	NA
I. Unenclosed Decks	Unenclosed decks and balconies may project a maximum of 4 feet into required setbacks if each one is: 1.no closer than 5 feet to any lot line; 2.no more than 20 feet wide; and 3.separated from other decks and balconies on the same facade of the structure by a distance equal to at least ½ the width of the projection.	Proposal complies with code See sheet G1.05 for compliance
	4. Underground structures	underground vaults and parking
	10. Above-grade green stormwater infrastructure (GSI) features are allowed without setback or separation restrictions if: a.Each above-grade GSI feature is less than 4.5 feet tall, excluding piping; b.Each above-grade GSI feature is less than 4 feet wide; and c.The total storage capacity of all above-grade GSI features is no greater than 600 gallons.	Stormwater planters are located on Columbia Ave.
23.45.520 - HR zone width and floor size limits		
A	In HR zones, for structures over 85 feet in height, portions of structures above a height of 45 feet are limited to a maximum facade width of 110 feet.	Maximum width proposed is 107'-5 1/2"
23.45.522 - Amenity Area		
C	Amount of amenity area required in MR and HR zones. The required amount of amenity area in MR and HR zones is equal to 5 percent of the total gross floor area of a structure in residential use	Proposal complies with code See G1.06 for amenity area calculations
D	1. All units shall have access to a common or private amenity area 2b. Enclosed amenity areas: In MR and HR zones, no more than 50 percent of the amenity area may be enclosed, and this enclosed area shall be provided as common amenity area. 4.Private amenity areas a. There is no minimum dimension for private amenity areas, except that if a private amenity area abuts a side lot line that is not a side street lot line, the minimum horizontal dimension measured from the side lot line is 10 feet.	Proposal complies with code See G1.06 for amenity area calculations and dimensions
23.45.524 - Landscaping standards		
A	Green Factor requirement Landscaping that achieves a Green Factor score of 0.5 or greater, determined as set forth in Section 23.86.019, is required for any lot within an MR or HR zone if construction of more than one new dwelling unit or a congregate residence is proposed on the site.	Green factor is over 0.5 Proposal complies with code

23.45.534 - Light and glare standards		
A	Exterior lighting shall be shielded and directed away from adjacent properties	Exterior lighting is downlighting at canopies and low mounted light fixtures at planters
B	Interior lighting in parking garages shall be shielded to minimize nighttime glare on adjacent properties	Parking garage is completely enclosed. Garage door is solid slats
C	To prevent vehicle lights from affecting adjacent properties, driveways and parking areas for more than two vehicles shall be screened from abutting properties by a fence or wall between 5 feet and 6 feet in height, or a solid evergreen hedge or landscaped berm at least 5 feet in height. If the elevation of the lot line is different from the finished elevation of the driveway or parking surface, the difference in elevation may be measured as a portion of the required height of the screen so long as the screen itself is a minimum of 3 feet in height. The Director may waive the requirement for the screening if it is not needed due to changes in topography, agreements to maintain an existing fence, or the nature and location of adjacent uses.	parking entry is directly off the alley.
23.45.536 - Parking location, access, and screening		
A	Off-street parking spaces are required to the extent provided in Chapter 23.54.	
B	Parking may be located in a structure or under a structure, provided that no portion of a garage that is higher than 4 feet above existing or finished grade, whichever is lower, shall be closer to a street lot line than any part of the street-level, street-facing facade of the structure in which it is located;	complies
C Access to parking	Alley access required. Except as otherwise expressly required or permitted in subsections 23.45.536.C or 23.45.536.D, access to parking shall be from the alley if the lot abuts an alley and one of the conditions in this subsection 23.45.536.C.1 is met. a. The alley is improved to the standards of subsection 23.53.030.C; b. The development gains additional FAR pursuant to subsection 23.45.510.C; or c. The Director determines that alley access is feasible and desirable to mitigate parking access impacts, improve public safety, and/or maintain on-street parking capacity.	Acces to parking is off the alley. Condition a. is met
D Screening of parking	Parking shall be screened from direct street view by: a. The street-facing facade of a structure; b. Garage doors; c. A fence or wall; or d. Landscaped areas, including bioretention facilities or landscaped berms.	Parking is screened with all features a. through d.
23.53.030 - Alley improvements in all zones		
D. Minimum widths established	Table C - 16 ft	Alley is 16 ft
E. Existing Alleys That Meet Minimum Width	1. If the alley is used for access to parking spaces, open storage, or loading berths on a lot, the following improvements shall be provided: For projects not listed in subsection 23.53.030.E.1.a, the entire width of the portion of the alley abutting the lot, and the portion of the alley between the lot and a connecting street, shall be paved. The applicant may choose the street to which the pavement will be installed.	The Alley is paved

23.54.015 - Required parking and maximum parking limits		
A. Table B	All residential uses in commercial and multifamily zones within urban villages that are not within urban center or the Station Area Overlay District,	no minimum requirement
D.1	Table D Footnote 3. For congregate residences that are owned by a not-for-profit entity or charity, or that are licensed by the State and provide supportive services for seniors or persons with disabilities, the Director shall have the discretion to reduce the amount of required bicycle parking if it can be demonstrated that residents are less likely to travel by bicycle.	The project is a senior housing project owned by a non-profit entity providing supportive services for seniors. (4) short term spaces provided (20) long term spaces provided
23.54.030 - Parking space and access standards		
A. Parking space dimensions	1. "Large vehicle" means the minimum size of a large vehicle parking space shall be 8.5 feet in width and 19 feet in length. 2. "Medium vehicle" means the minimum size of a medium vehicle parking space shall be 8 feet in width and 16 feet in length. 3. "Small vehicle" means the minimum size of a small vehicle parking space shall be 7.5 feet in width and 15 feet in length	
B. Parking space requirements.	When more than five parking spaces are provided, a minimum of 60 percent of the parking spaces shall be striped for medium vehicles. The minimum size for a medium parking space shall also be the maximum size. Forty percent of the parking spaces may be striped for any size category in subsection 23.54.030.A, provided that when parking spaces are striped for large vehicles, the minimum required aisle width shall be as shown for medium vehicles.	Cars will be parked by valet on automated parking lifts. Medium vehicle dimensions are maintained
D. Driveways	c. Driveways of any length that serve more than 30 parking spaces shall be at least 10 feet wide for one-way traffic and at least 20 feet wide for two-way traffic	Driveway is 20 ft wide. The driveway is only 1 ft long between the alley and the garage door
23.54.040 - Solid waste and recyclable materials storage and access		
Table A Minimum area for shared space	Residential: 51-100 dwelling units 375 square feet plus 4 square feet for each additional unit above 50	Required for 77 units: 375 SF + (27 units x 4) = 483 SF Provided: 1406 SF trash and recycling room on level B2 ; 63 SF Trash and recycling room on each floor
F	Access for service providers to the storage space from the collection location shall meet the following requirements	
	For containers larger than 2 cubic yards and all compacted refuse containers: a. Direct access shall be provided from the alley or street to the containers; b. Any gates or access routes for trucks shall be a minimum of 10 feet wide; c. Collection location shall not be within a bus stop or within the street right-of-way area abutting a vehicular lane designated as a sole travel lane for a bus; d. If accessed directly by a collection vehicle, whether into a structure or otherwise, a 21 foot overhead clearance shall be provided.	a. Alley access is provided b. 10 ft wide door is provided c.d. Alley access is provided
H	The solid waste and recyclable materials storage space, access and pick-up specifications required in this Section 23.54.040, including the number and sizes of containers, shall be included on the plans submitted with the permit application for any development subject to the requirements of this Section 23.54.040.	Proposal complies with code See A2.01

EXISTING SITE

EXISTING SITE CONDITIONS

The site is currently a surface parking lot enclosed with a steel fence located at the corner of Columbia Street and 8th Avenue. There is a slight slope along 8th Avenue of two feet. Columbia Street is steeply sloping with a grade change of nearly 20 feet.

There are no trees on the site, but there are existing street trees. Street trees will be preserved to the extent possible.

Vehicle access to the site currently occurs in two places along the alley connecting Columbia Street and Cherry Street. There is wood stair providing pedestrian access to the site at northeast corner.

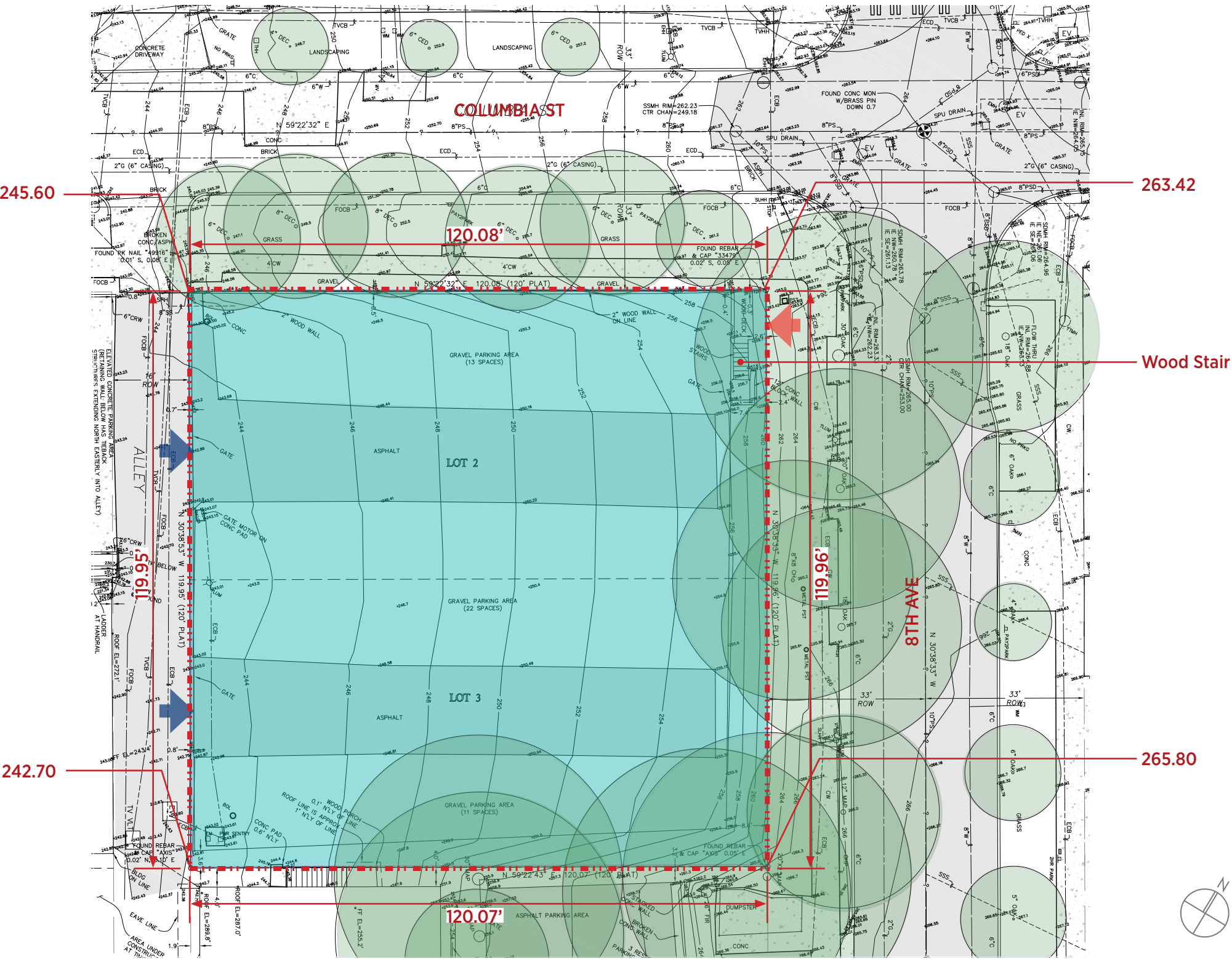
OPPORTUNITIES:

- 8th Avenue is a designated Neighborhood Green street
- Alley allows for vehicular access that does not affect the character of the streetscape
- Proximity to existing Skyline community creates ability to activate streetscape through design of public space connection between the buildings
- Steep slope of Columbia Street allows back of house and parking uses to be tucked below grade

CONSTRAINTS:

- Steep slope of Columbia Street creates challenge to activate street edge through program organization and streetscape treatment
- Necessary to create connection between Skyline communities on both sides of 8th Avenue that supports the needs of less-ambulatory residents

-  EXISTING VEHICULAR ACCESS
-  EXISTING PEDESTRIAN ACCESS



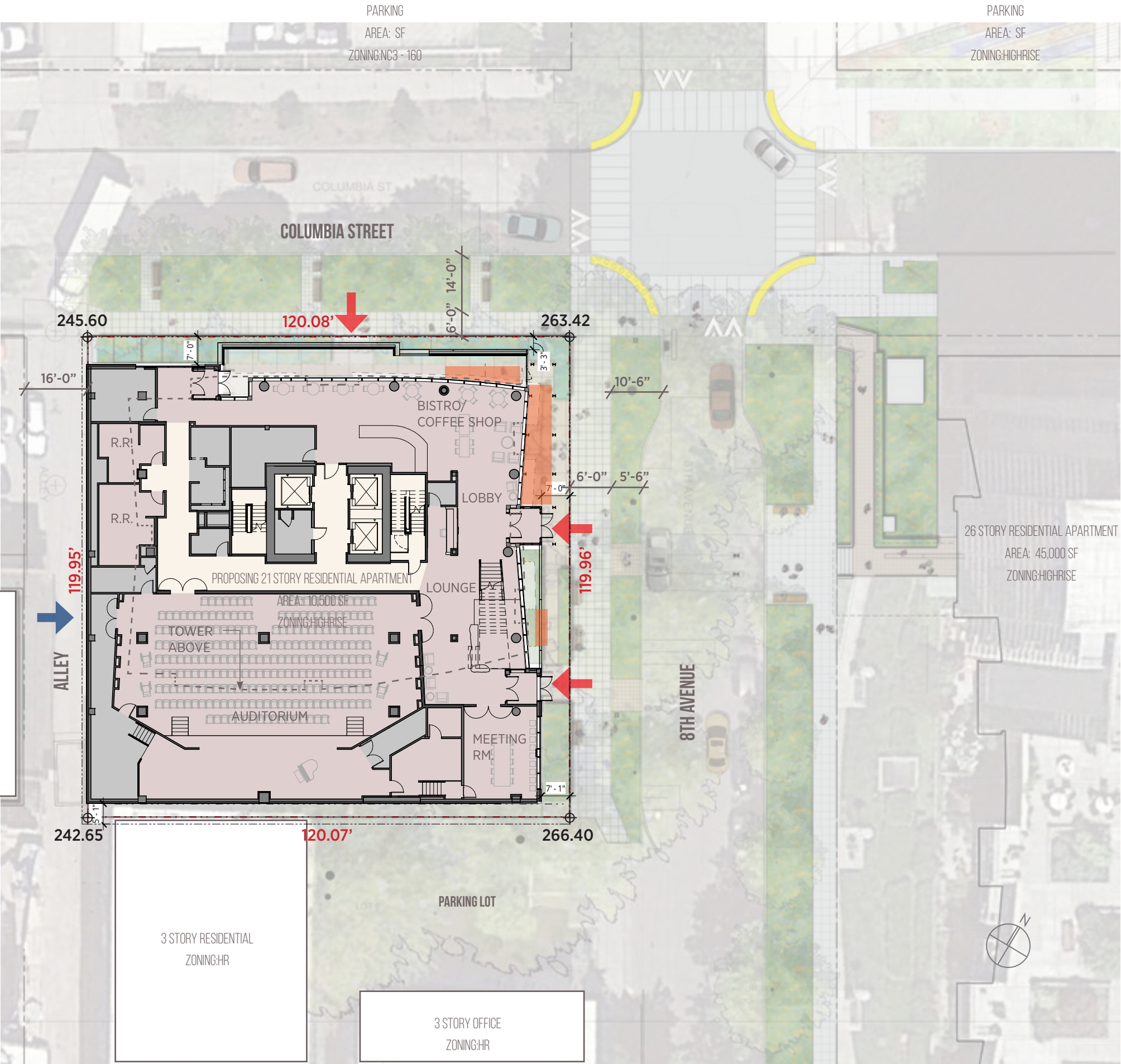
PRELIMINARY SITE PLAN

Columbia Street is a steeply sloped street. The proposal has an outdoor seating area along the building and cascading planters to treat storm water.

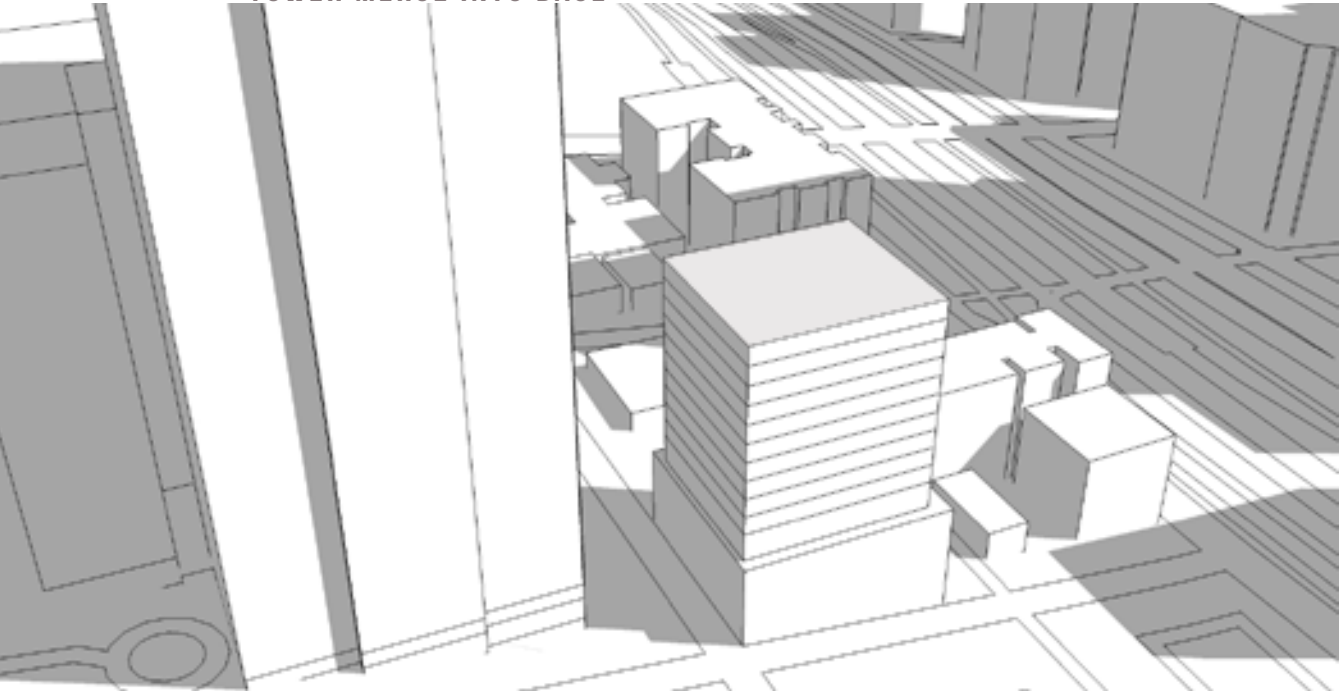
8th Avenue is a tree-lined pedestrian friendly street and designated as a neighborhood green street. The main entry is located along this street, as well as an outdoor seating and gathering area near the intersection of 8th and Columbia. The ground floor is active uses for the residents and is setback generously from the street to provide an active, attractive street amenity to enliven the street. 8th Avenue is also the street between the two parts of the Skyline Campus. Proximity to existing Skyline community creates ability to activate streetscape through design of public space connection between the buildings.

Vehicular access and loading areas are located off the alley so these do not affect the character of the streetscape spaces.

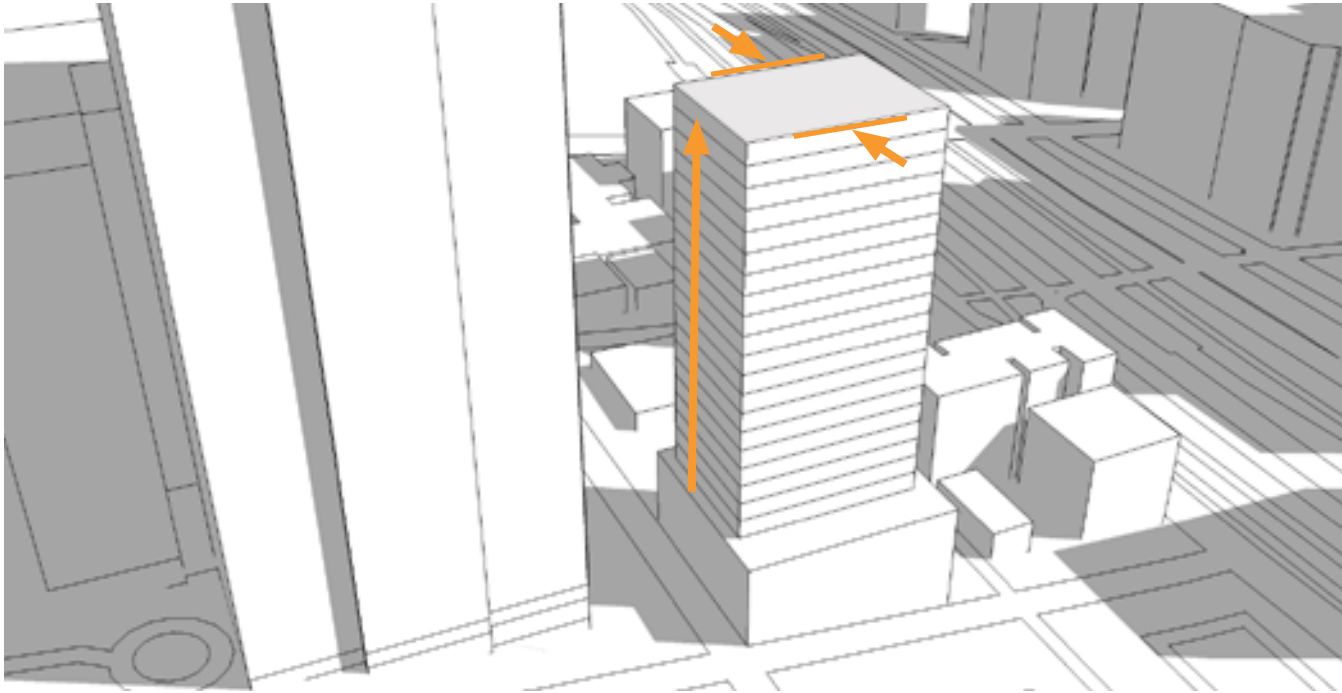
3 STORY RETAIL AND
RESIDENTIAL
ZONING:NC3 - 160



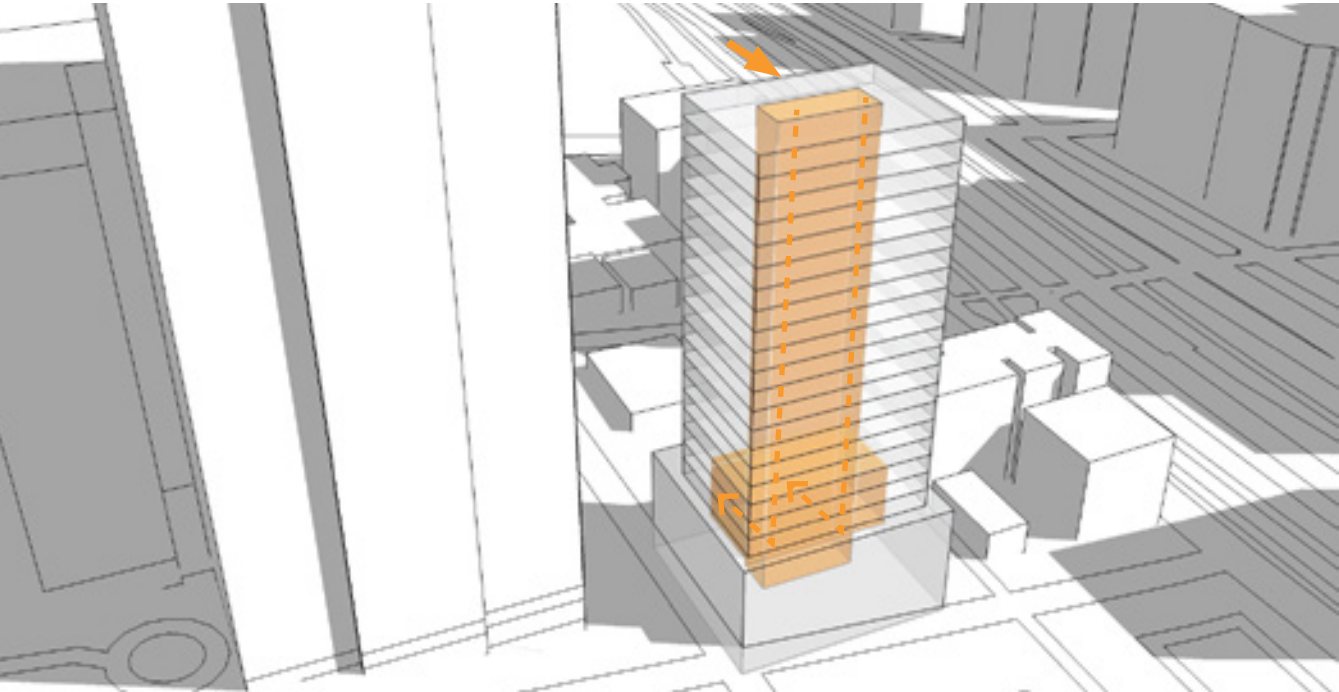
CONCEPT 03: CURVED TOWER (PREFERRED)
TOWER MERGE INTO BASE



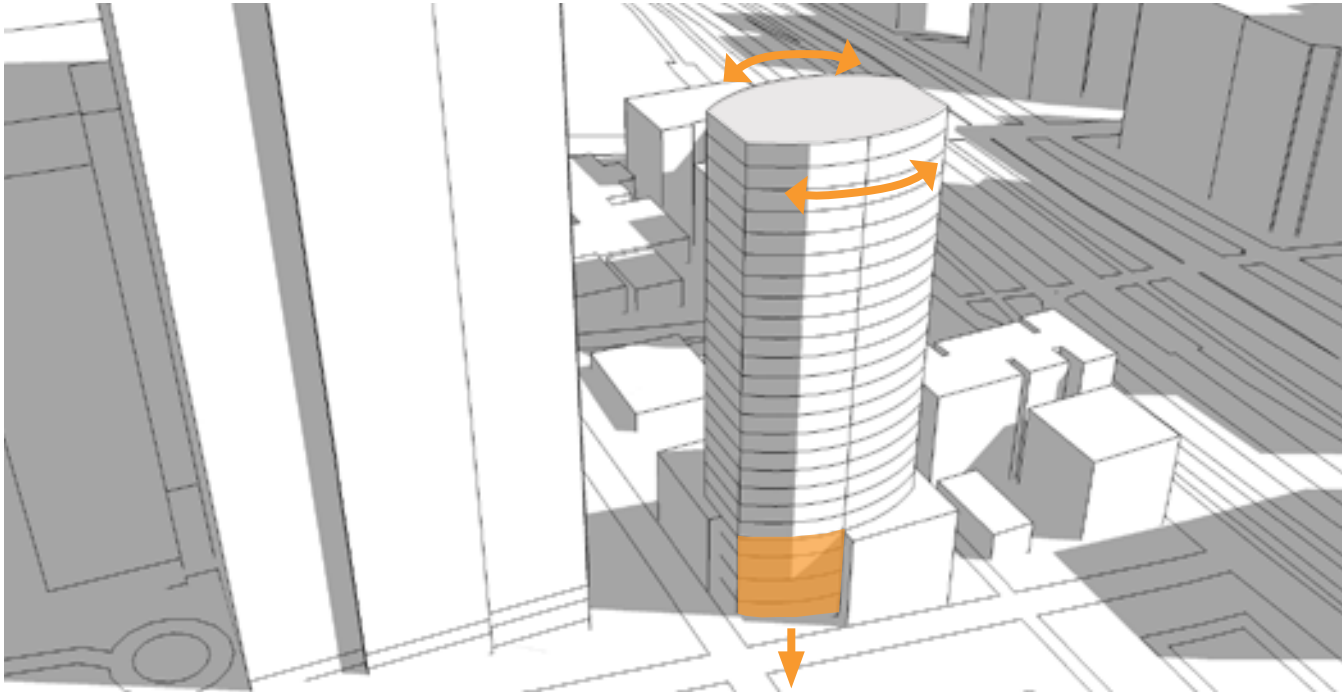
01: CODE COMPLIANT BASE ALLOWABLE MASSING



02: SMALLER FLOOR PLATES = TALLER AND MORE SLENDER TOWER



03: SHIFTING A TOWER CORE FOR PODIUM PROGRAM ELEMENTS



04: TOWER SHAPE ERODES THE PODIUM

ITEM	BOARD COMMENTS	RESPONSE
1. BLEND BUILDING TYPOLOGIES:	<p>The Board supported Option #3 for the large entry plaza and blending of the tower and podium.</p> <p>a. The Board supported the direction of the design team in their first efforts to blend the tower and podium typologies at different locations around the building base. The Board thought the blending energized the building facades and opened interesting opportunities for podium level design elements which could help activate the ground level experience. The next meeting should have more information and more resolution of the podium and tower integrations and relationships around the building and especially along the alley and alley and Columbia Street intersection. (CS2D, DC2A, B, C, D, E)</p>	<p>The concept of blending typologies with the simple glass tower eroding the solid podium has been strengthened. The podium form has been simplified to a rectangular shape with three corners coming to the ground and the NE corner of the tower eroding one of the podium corners. The NE tower corner that erodes the podium has been emphasized by scaling back the ground floor canopy and keeping balconies off the lower residential floors to emphasize the line of the tower. The erosion of the podium corner also allows for expansive two story glass that interacts and activates the street corner. At the intersection of the alley and Columbia, the podium corner continues from the top of the podium to the ground to simplify the form.</p>
2.GROUND FLOOR INTERACTION BETWEEN BUILDING AND LOBBY:	<p>The Board supported, and was interested in seeing, more development in the lobby and lounge internal spaces and the outdoor courtyard and 8th Avenue.</p> <p>a. The Board asked for clarification of the uses along the ground floor and their interaction with the public right of way. A smooth transition from sidewalk to courtyard to internal spaces (sidewalk to the lounge) is supported by the Board. (PL3 A,D; DC1A)</p> <p>Board note: The Board remained neutral on the skybridge proposal. They asked skybridge related questions including a query to determine if it was situated too low on the buildings and too close to the street which seems to press down on the public realm. They noted that in good rban design there would be no skybridge, but strong attention to the ground plane and well-planned, public realm comfortable circulation.</p>	<p>The ground floor uses are performance hall, bistro, lounge, reception, meeting room and a salon. Since this is a senior housing project, residents will be occupying the ground level uses during both day and night to activate the street level. The tower corner that erodes the podium turns into a 2 story glass wall that visually connects the interior and exterior. This corner also has covered exterior seating and a rainwater feature incorporated into an entry canopy that fills the bioretention planters that cascade down Columbia Street. Columbia Street also has handrails and areas to stop and sit. Generous setbacks along 8th Ave allow for seating, and a large planter with seating that visually connects the exterior and the interior.</p>
3. RESIDENTIAL CHARACTER:	<p>The Board focused on guidance to help the building exhibit a strong residential character.</p> <p>a. Enhance building elements that communicate the residential use of the building. For instance, include residential balconies on the tower. They may be recessed to preserve tower architectural lines, but they should be useable for residents. The Board supported the initial views of transparent balconies and balconies with a sense of depth, that is, four to six feet deep. The Board suggested more design language to enhance and denote the residential use from top to bottom. (CS2C,PL3, DC2E; DC4C)</p>	<p>To communicate the residential use, balconies have been added at all units in the tower except for the lower 4 floors at the NE corner that erodes the podium. The balconies are partially recessed and partially extend past the glass façade to provide usable depths. Residential units on the 3rd floor are provided with large terraces recessed into the podium. The lounge at the top floor is differentiated from the residential uses by creating a glass box framed by the metal panel.</p>
4. MATERIALS THAT RECALL TRADITIONAL MATERIALS OF THE NEIGHBORHOOD:	<p>a. The Board supports using materials that are simple, clean and modern.</p> <p>b. The members requested more information on the balcony railings, the many building soffits, and paving materials.</p> <p>c. The Board would like to see a well-articulated plan for materials on all exposed surfaces. The Board supports materials that help bring a sense of lightness and air to the building. (DC4A)</p>	<p>Materials are a simple and clean palette of glass, metal and board form concrete.</p> <p>a. The tower materials are vision glass, spandrel glass and aluminum mullions. The podium is metal panel in a module that represents cut stone. It is a modern material, but used in a way to recollect a solid traditional material. The base below the podium on the south side and the alley are board form concrete to provide texture to a durable material. At the street level and on the terrace, painted steel and glass canopies and painted steel planters provide pedestrian scale detailing with a similar palette. Paving at the street level is colored concrete and paving at the terrace is a combination of concrete pavers and wood pavers.</p> <p>b. The balcony railings are aluminum posts to match the tower with clear glass infill panels. Balcony soffits at the tower are painted concrete. Soffits at the podium are high pressure laminate panels with a wood look.</p> <p>c. Material board and plan is provided. The use of primarily glass at the tower provides a sense of lightness. The podium material of light colored metal panels, provides a clean and modern appearance</p>

EDG RESPONSE

1. BLEND BUILDING TYPOLOGIES:

BOARD COMMENTS

The Board supported Option #3 for the large entry plaza and blending of the tower and podium. a. The Board supported the direction of the design team in their first efforts to blend the tower and podium typologies at different locations around the building base. The Board thought the blending energized the building facades and opened interesting opportunities for podium level design elements which could help activate the ground level experience. The next meeting should have more information and more resolution of the podium and tower integrations and relationships around the building and especially along the alley and alley and Columbia Street intersection. (CS2D, DC2A, B, C, D, E)

RESPONSE

The concept blending typologies with the simple glass tower eroding the solid podium has been strengthened. The podium form has been simplified to a rectangular shape with three corners coming to the ground and the NE corner of the tower eroding the podium. The NE tower corner that erodes the podium has been emphasized by scaling back the ground floor canopy and keeping balconies off the lower residential floors to emphasize the line of the tower. The erosion of the podium corner also allows for expansive two story glass that interacts and activates the street corner. At the intersection of the alley and Columbia, the podium corner continues from the top of the podium to the ground to simplify the form.



IMAGE FROM EDG PACKET



1. BLEND BUILDING TYPOLOGIES:



EDG RESPONSE

2.GROUND FLOOR INTERACTION
BETWEEN BUILDING AND LOBBY:

BOARD COMMENTS

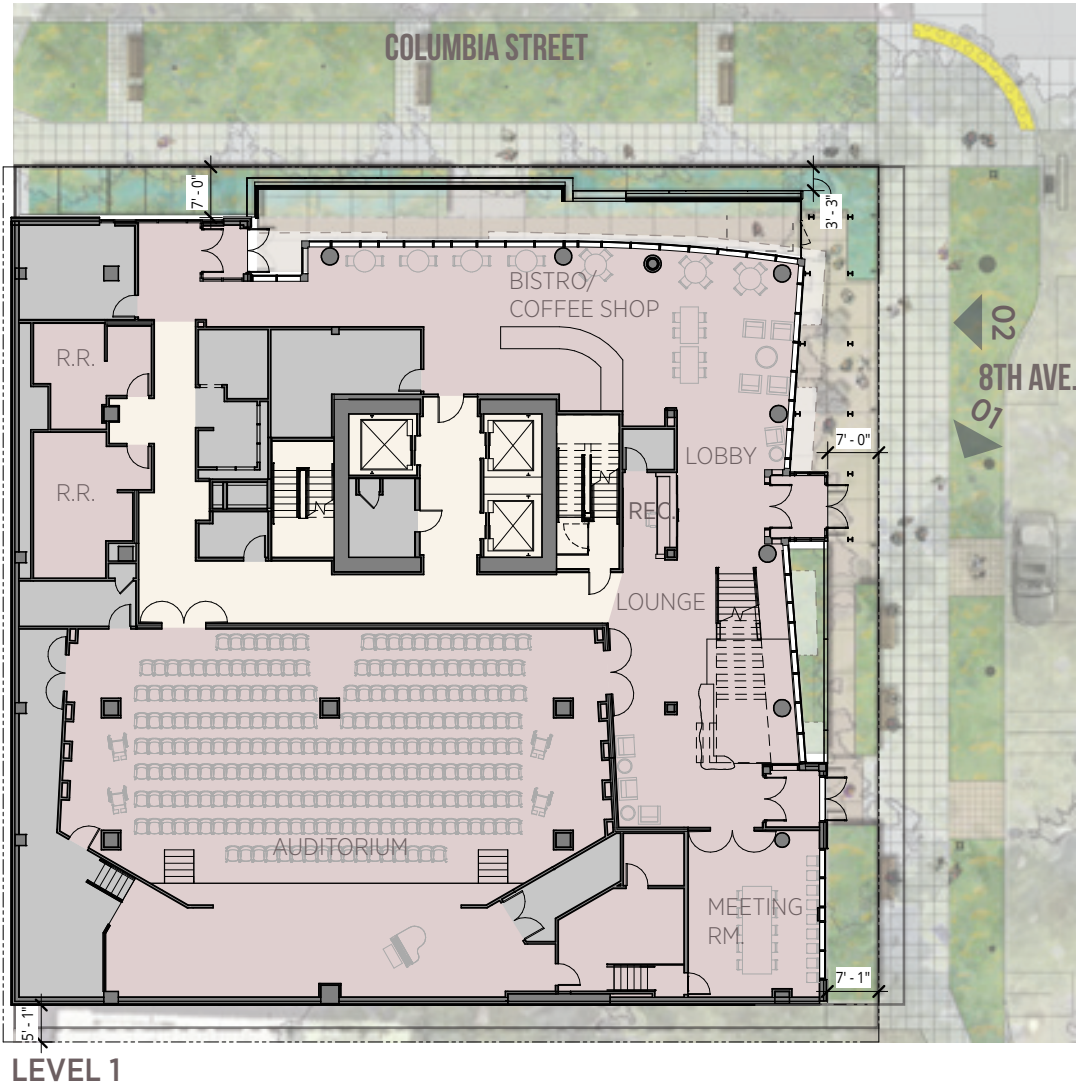
The Board supported, and was interested in seeing, more development in the lobby and lounge internal spaces and the outdoor courtyard and 8th Avenue.

a. The Board asked for clarification of the uses along the ground floor and their interaction with the public right of way. A smooth transition from sidewalk to courtyard to internal spaces (sidewalk to the lounge) is supported by the Board. (PL3 A,D; DC1A)

Board note: The Board remained neutral on the skybridge proposal. They asked skybridge related questions including a query to determine if it was situated too low on the buildings and too close to the street which seems to press down on the public realm. They noted that in good rban design there would be no skybridge, but strong attention to the ground plane and well-planned, public realm comfortable circulation.

RESPONSE

The ground floor uses are performance hall, bistro, lounge, reception, meeting room and a salon. Since this is a senior housing project, residents will be occupying the ground level uses during both day and night to activate the street level. The tower corner that erodes the podium turns into a 2 story glass wall that visually connects the interior and exterior. This corner also has covered exterior seating, a rainwater feature incorporated into an entry canopy that fills the bioretention planters that cascade down Columbia Street. Columbia Street also has handrails and areas to stop and sit. Generous setbacks along 8th Ave allow for seating, and a large planter with seating that visually connects the exterior and the interior.



LEVEL 1



01

MEETING RM. LOUNGE LOBBY BISTRO/
COFFEE SHOP



02

BISTRO/
COFFEE SHOP



LEVEL B1



03

SALON

EDG RESPONSE

3. RESIDENTIAL CHARACTER:

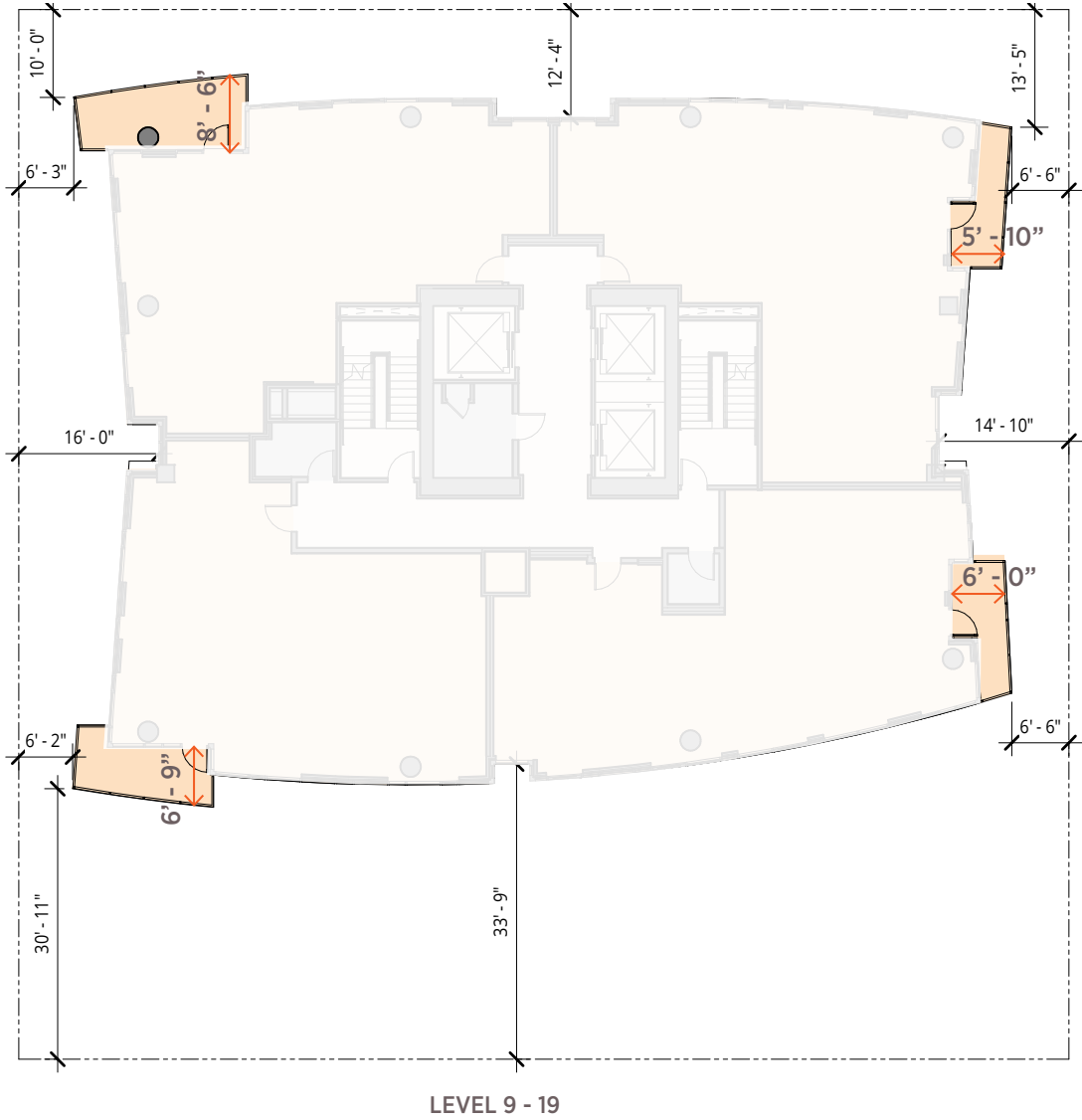
BOARD COMMENTS

The Board focused on guidance to help the building exhibit a strong residential character.

a. Enhance building elements that communicate the residential use of the building. For instance, include residential balconies on the tower. They may be recessed to preserve tower architectural lines, but they should be useable for residents. The Board supported the initial views of transparent balconies and balconies with a sense of depth, that is, four to six feet deep. The Board suggested more design language to enhance and denote the residential use from top to bottom. (CS2C,PL3, DC2E; DC4C)

RESPONSE

To communicate the residential use, balconies have been added at all units in the tower except for the lower 4 floors at the NE corner that erodes the podium. The balconies are partially recessed and partially extend past the glass façade to provide usable depths. Residential units on the 3rd floor are provided with large terraces recessed into the podium. The lounge at the top floor is differentiated from the residential uses by creating a glass box framed by the metal panel.



BOARD COMMENTS

- a. The Board supports using materials that are simple, clean and modern.
- b. The members requested more information on the balcony railings, the many building soffits, and paving materials.
- c. The Board would like to see a well-articulated plan for materials on all exposed surfaces. The Board supports materials that help bring a sense of lightness and air to the building. (DC4A)

RESPONSE

- Materials are a simple and clean palette of glass, metal and board form concrete.
- a. The tower materials are vision glass, spandrel glass and aluminum mullions. The podium is metal panel in a module that represents cut stone. It is a modern material, but used in a way to recollect a solid traditional material. The base below the podium on the south side and the alley are board form concrete to provide texture to a durable material. At the street level and on the terrace, painted steel and glass canopies and painted steel planters provide pedestrian scale detailing with a similar palette. Paving at the street level is colored concrete and paving at the terrace is a combination of concrete pavers and wood pavers.
 - b. The balcony railings are aluminum posts to match the tower with clear glass infill panels. Balcony soffits at the tower are painted concrete. Soffits at the podium are high pressure laminate panels with a wood look.
 - c. Material board and plan is provided. The use of primarily glass at the tower provides a sense of lightness. The podium material of light colored metal panels, provides a clean and modern appearance

EDG RESPONSE

4. MATERIALS THAT RECALL TRADITIONAL MATERIALS OF THE NEIGHBORHOOD:



- 01: ALUMINUM WINDOW WALL SYSTEM
- 05: BALCONY RAILING ALUMINUM WITH GLASS INFILL
- 03: METAL PLATE PANEL
- 12: BALCONY SOFFIT & FASCIA PAINTED CONCRETE
- 04: SOFFIT HIGH PRESSURE LAMINATE
- 08: PAINTED STEEL CANOPY WITH GLASS ROOF
- 07: WATER FEATURE SCREEN
- 02: BOARD FORM CONCRETE
- PAINTED STEEL PLANTER

EDG RESPONSE

4. MATERIALS THAT RECALL
TRADITIONAL MATERIALS OF THE
NEIGHBORHOOD:



4. MATERIALS THAT RECALL
TRADITIONAL MATERIALS OF THE
NEIGHBORHOOD:



EDG RESPONSE

4. MATERIALS THAT RECALL
TRADITIONAL MATERIALS OF THE
NEIGHBORHOOD:



MECHANICAL PENTHOUSE
SCREEN

ALUMINUM WINDOW WALL
SYSTEM

BALCONY

METAL PLATE PANEL

RAILING AT TERRACE

SOFFIT AT PODIUM

ENTRANCE CANOPY

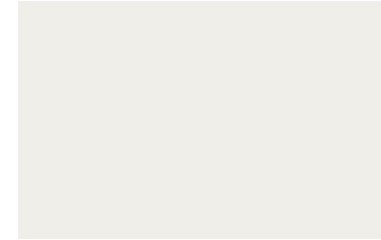
BOARD FORM CONCRETE



01: ALUMINUM WINDOW WALL SYSTEM WITH
SILVER MULLIONS
SPANDREL - OPSI COAT 300 3-0586
MEDIUM GRAY



02: BOARD FORM CONCRETE



CFT13866-C BEIGE



SW 7057 SILVER STRAND



SW 6246 NORTH STAR

03:CLADDING AT PODIUM - METAL PLATE PANEL
CFT13866-C BEIGE,
SW 7057 SILVER STRAND
SW 6246 NORTH STAR



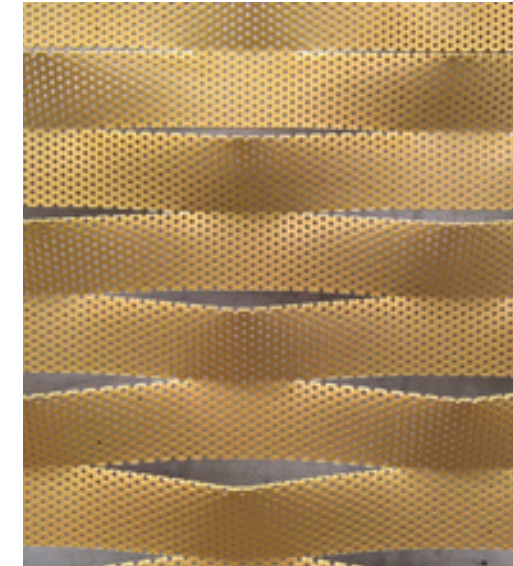
04: SOFFIT HIGH PRESSURE LAMINATE
CLIP SYSTEM
0931 AKRO ALMOND



05: BALCONY RAILING AT TERRACE
HANSEN SERIES 320
ANODIZED SILVER GLOSS



06: METAL SIDING 22GA.
MECHANICAL PENTHOUSE SCREEN
FLEX SERIES 4+2 ZINC GREY



07: WATER FUTURE SCREEN
COLOR: SW 2803 ROOKWOOD TERRA
COTTA



08: CANOPY PAINT COLOR
SW 7047 PORPOISE



10: SECTIONAL DOOR GARAGE
DOOR PAINT COLOR
SW 7060 ATTITUDE GRAY



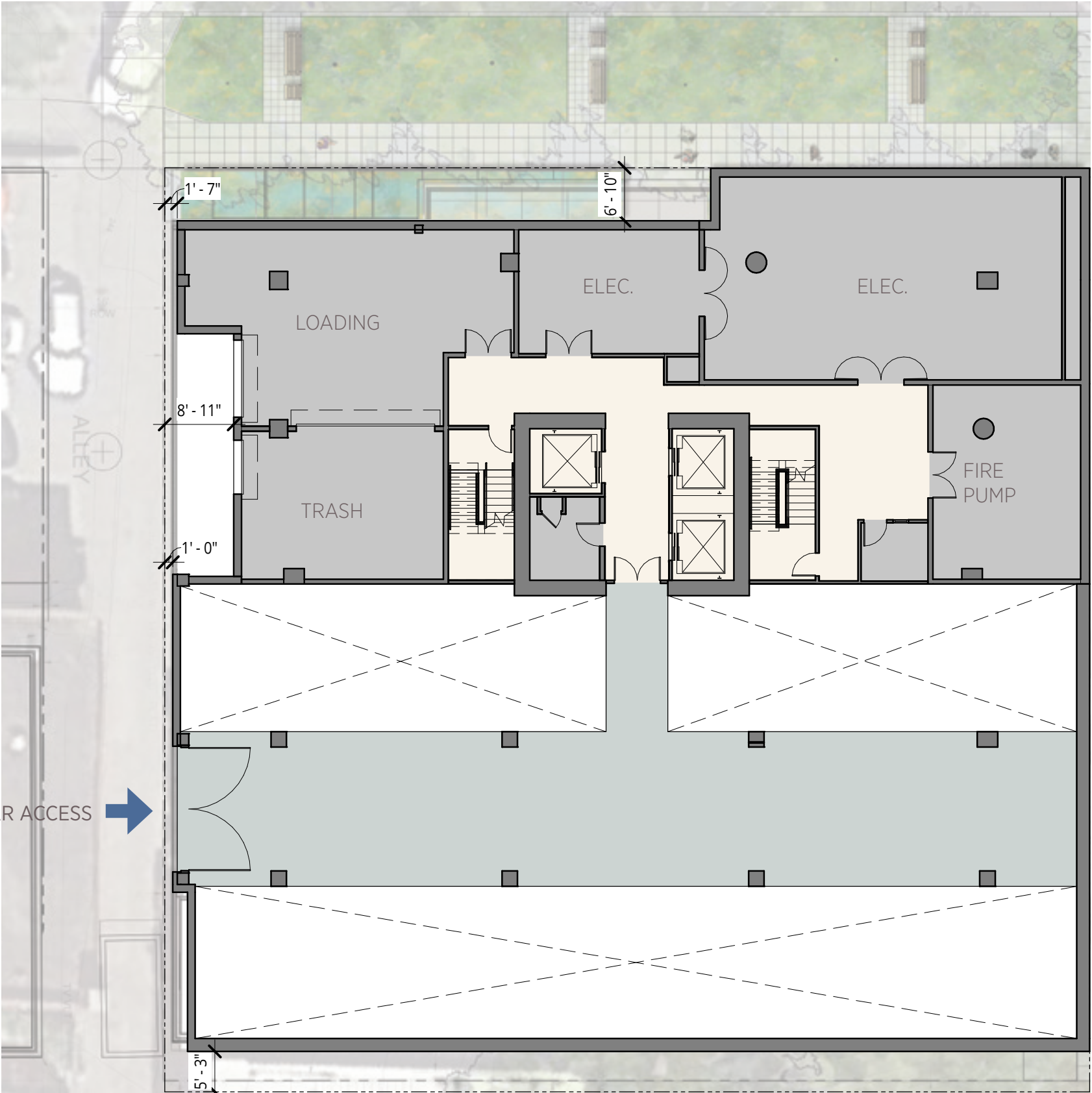
11: LOUVER PAINT COLOR
SW 7057 SILVER STRAND

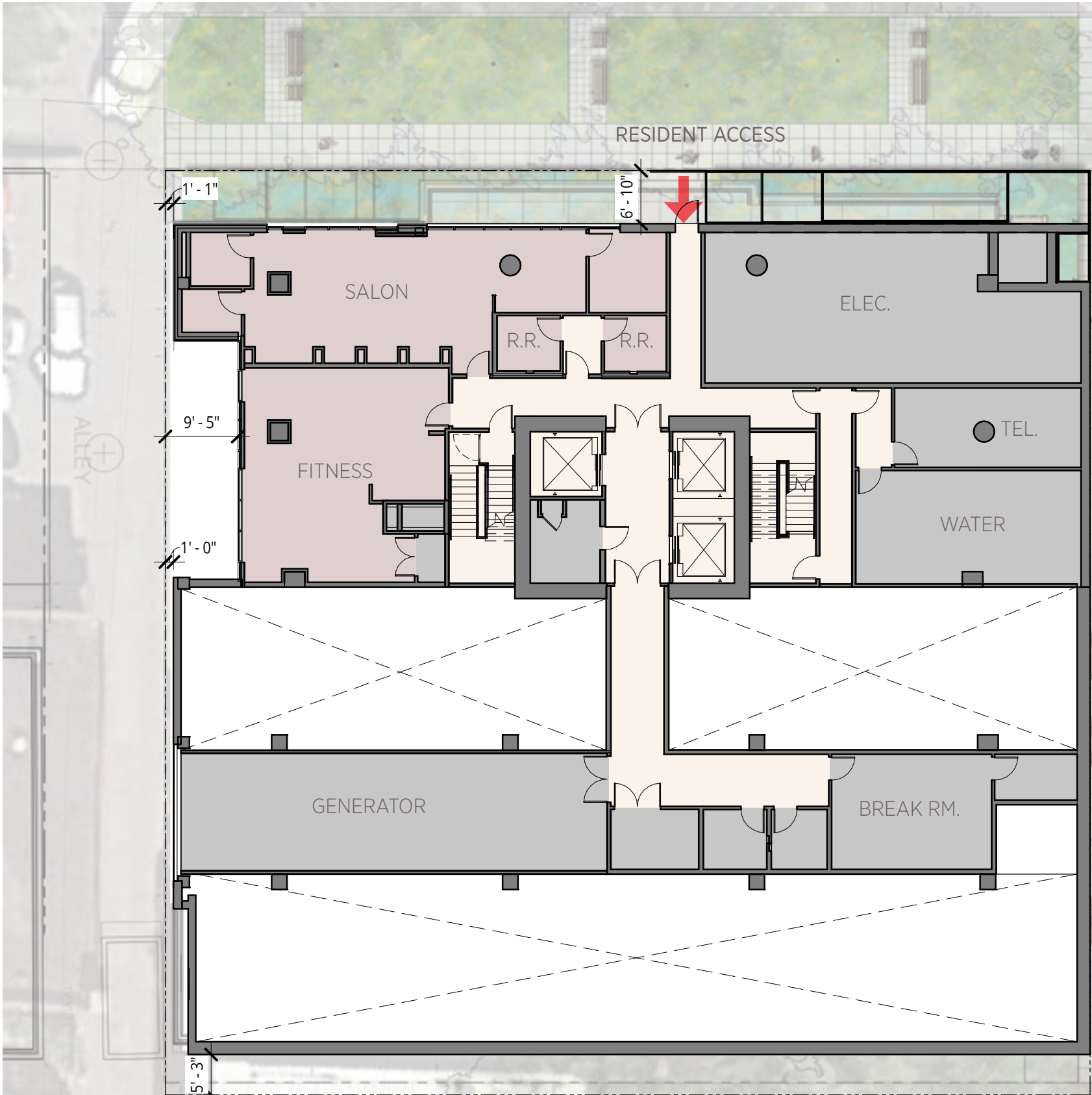


12: BALCONY PAINT COLOR
SW 7066 GRAY MATTERS

- VEHICULAR ACCESS
- RESIDENT ACCESS
- AMENITY
- CIRCULATION
- UNIT
- PARKING
- BOH

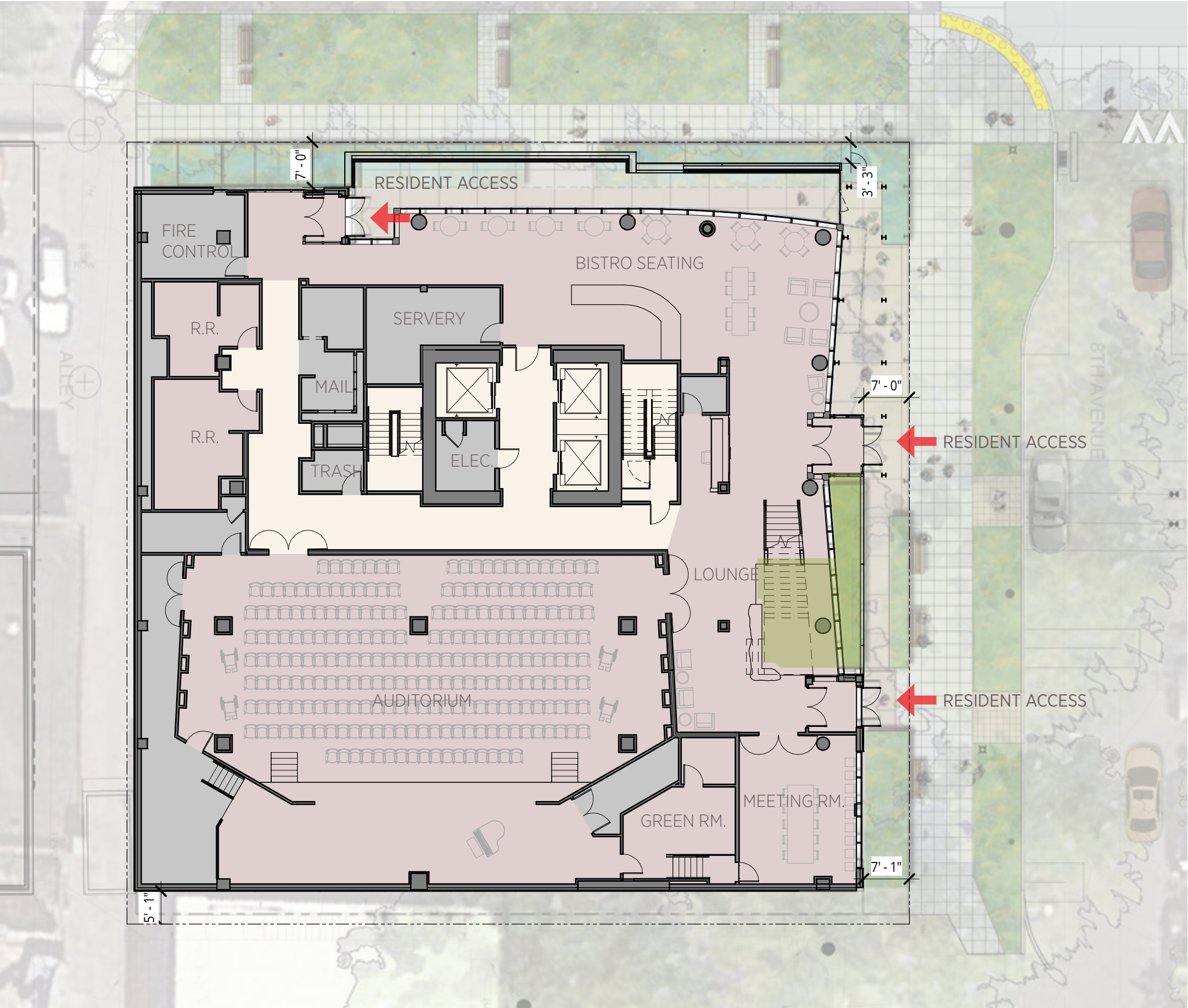
VEHICULAR ACCESS

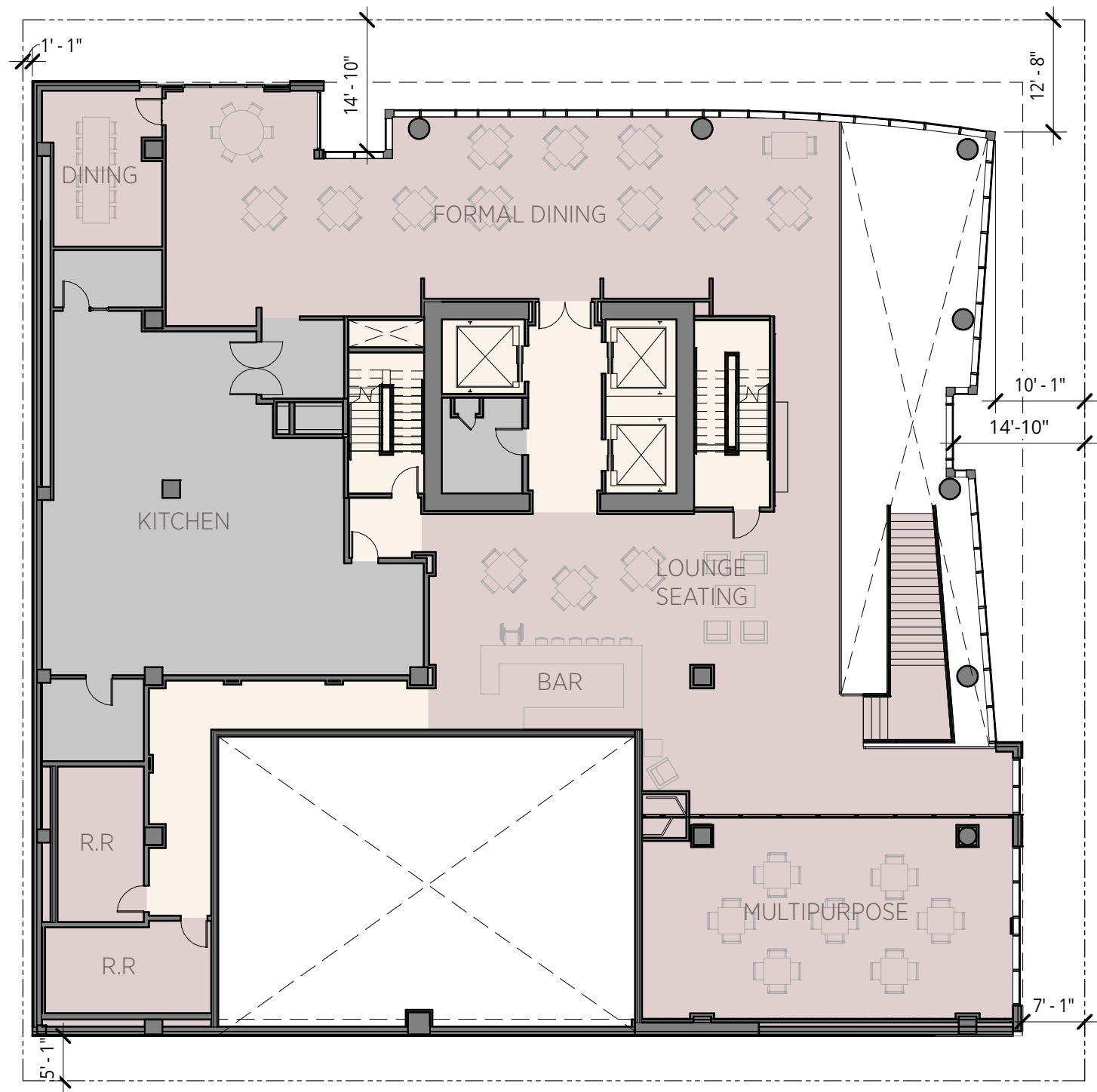




- VEHICULAR ACCESS
- RESIDENT ACCESS
- AMENITY
- CIRCULATION
- UNIT
- PARKING
- BOH

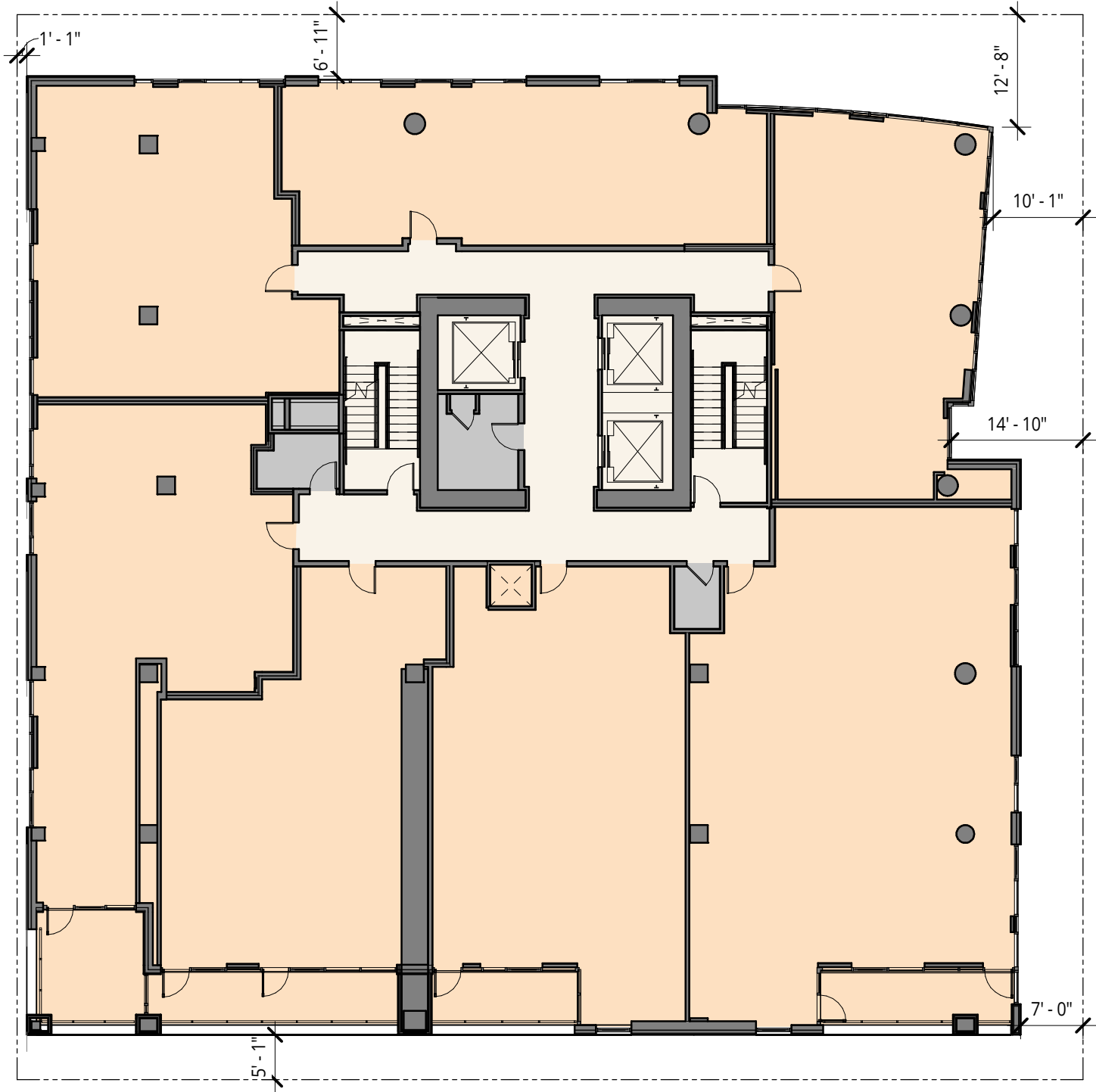
- VEHICULAR ACCESS
- RESIDENT ACCESS
- AMENITY
- CIRCULATION
- UNIT
- PARKING
- BOH

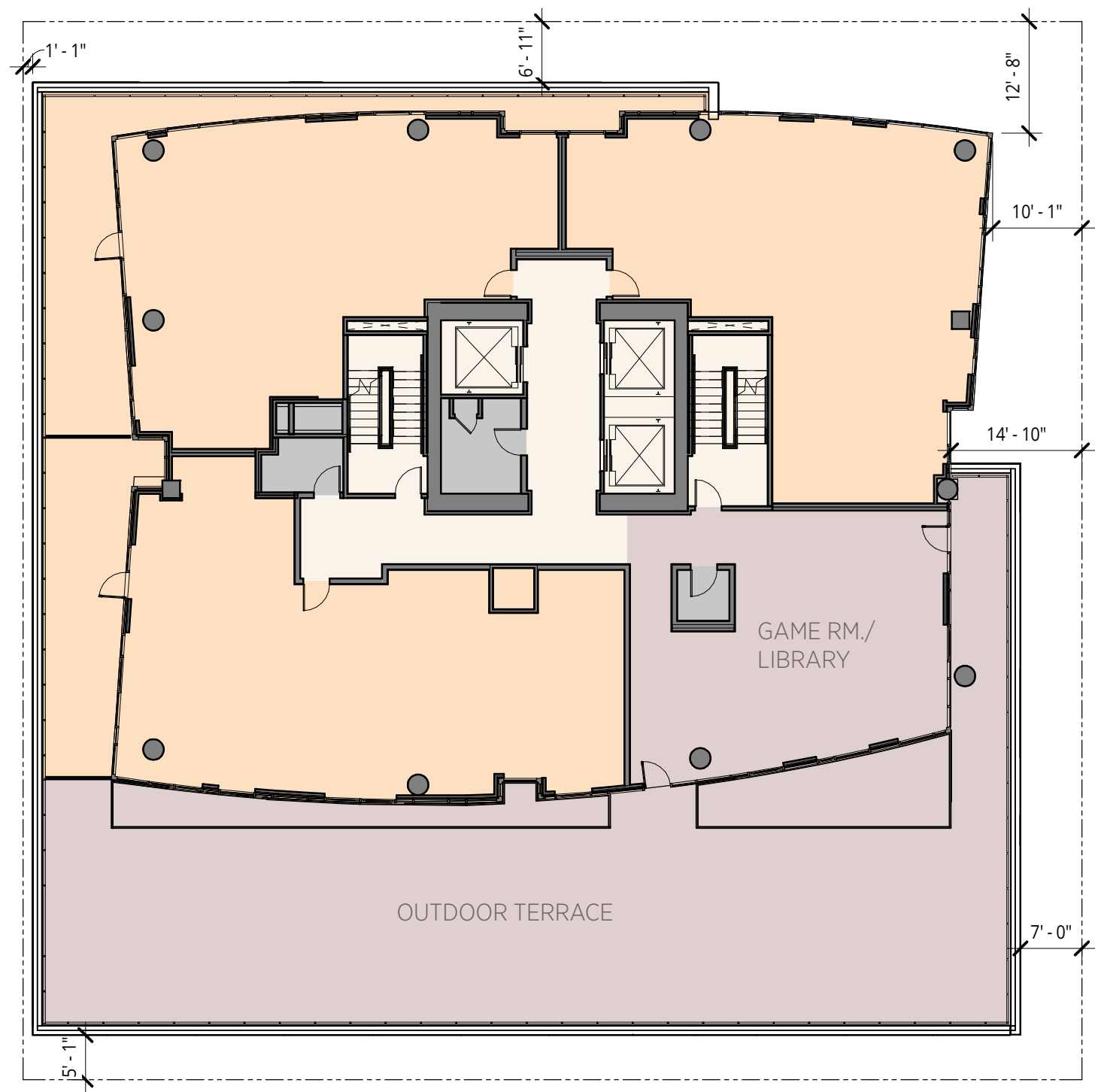




- VEHICULAR ACCESS
- RESIDENT ACCESS
- AMENITY
- CIRCULATION
- UNIT
- PARKING
- BOH

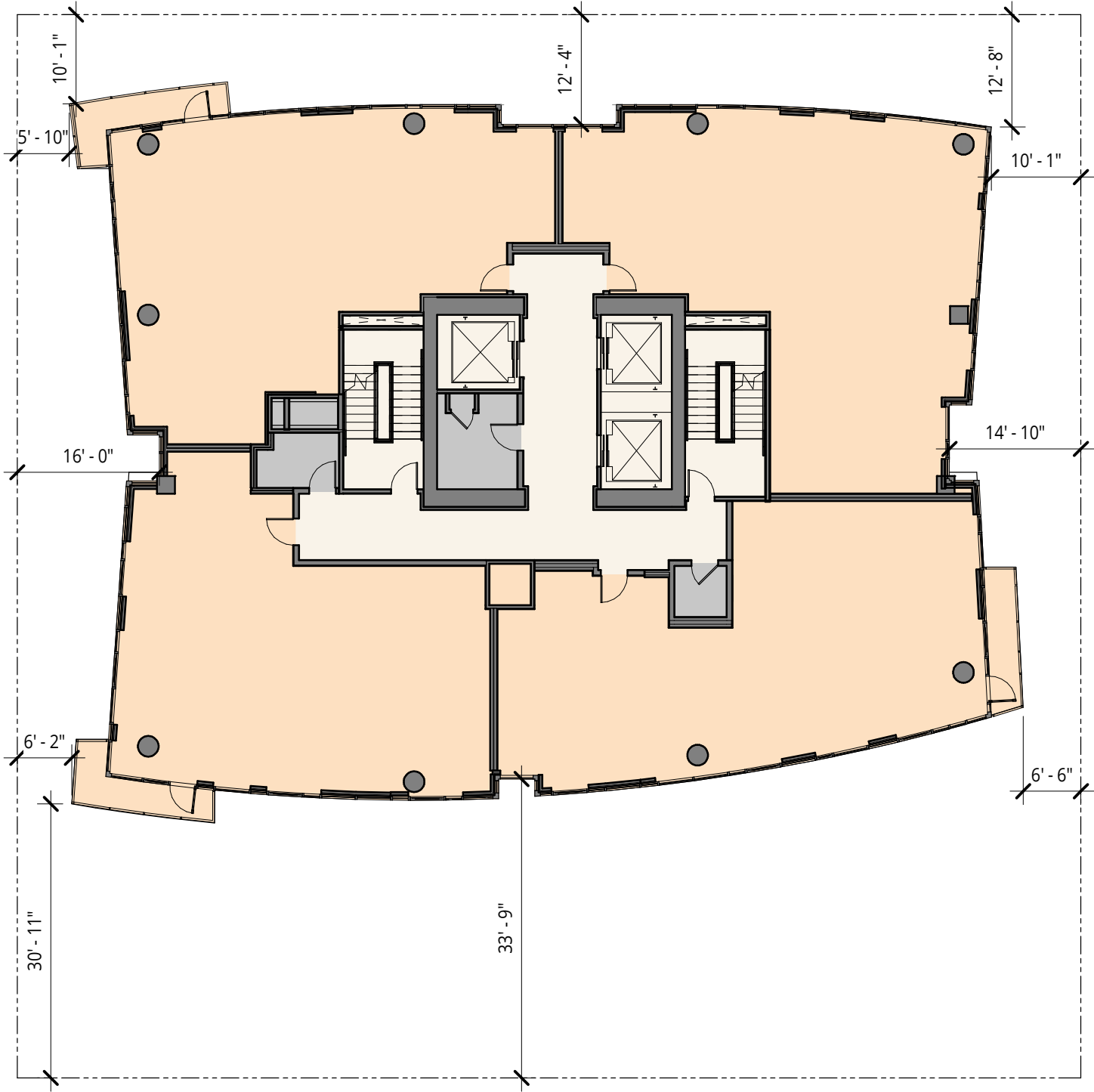
- VEHICULAR ACCESS
- RESIDENT ACCESS
- AMENITY
- CIRCULATION
- UNIT
- PARKING
- BOH

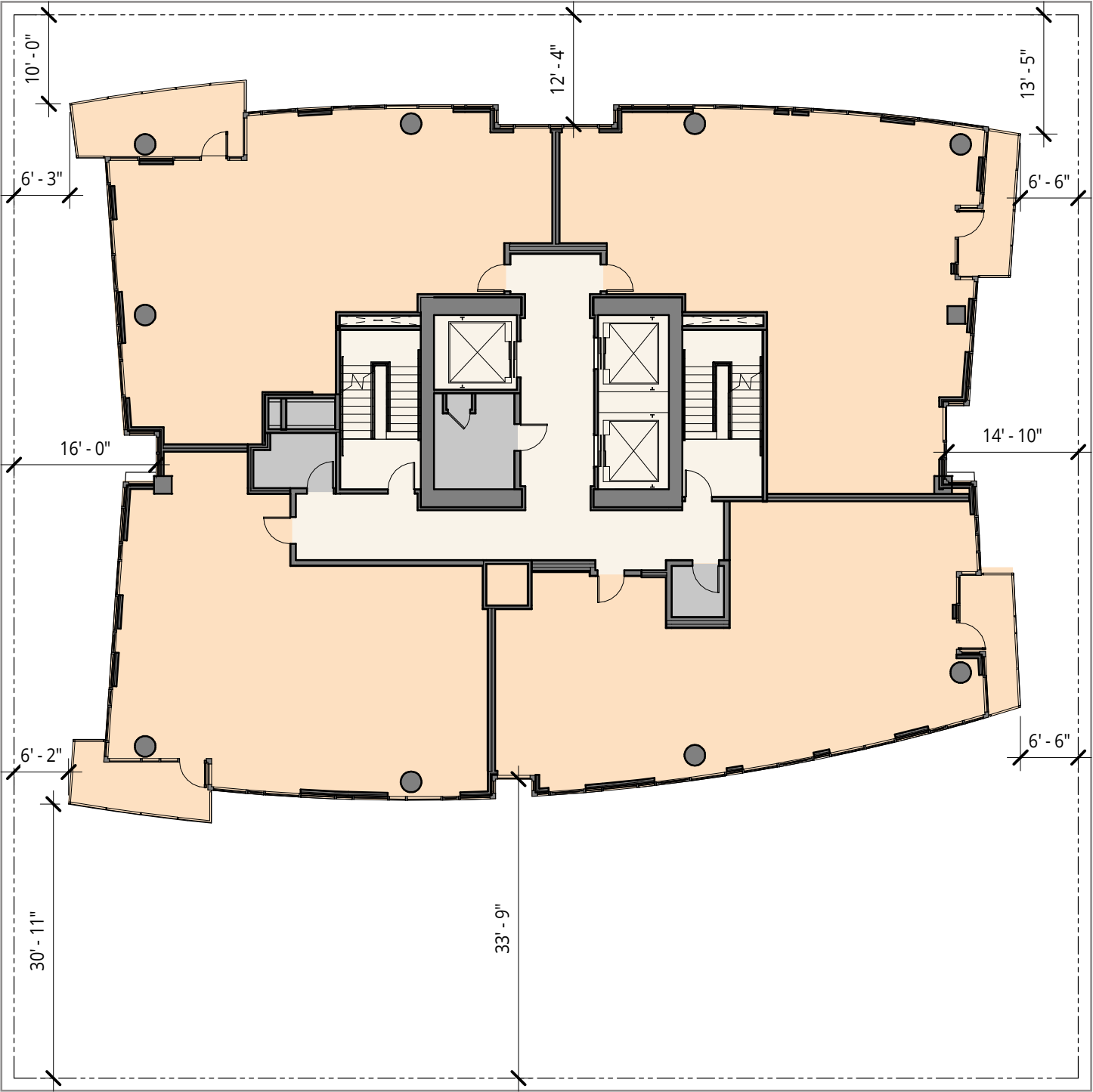











- VEHICULAR ACCESS
- RESIDENT ACCESS
- AMENITY
- CIRCULATION
- UNIT
- PARKING
- BOH

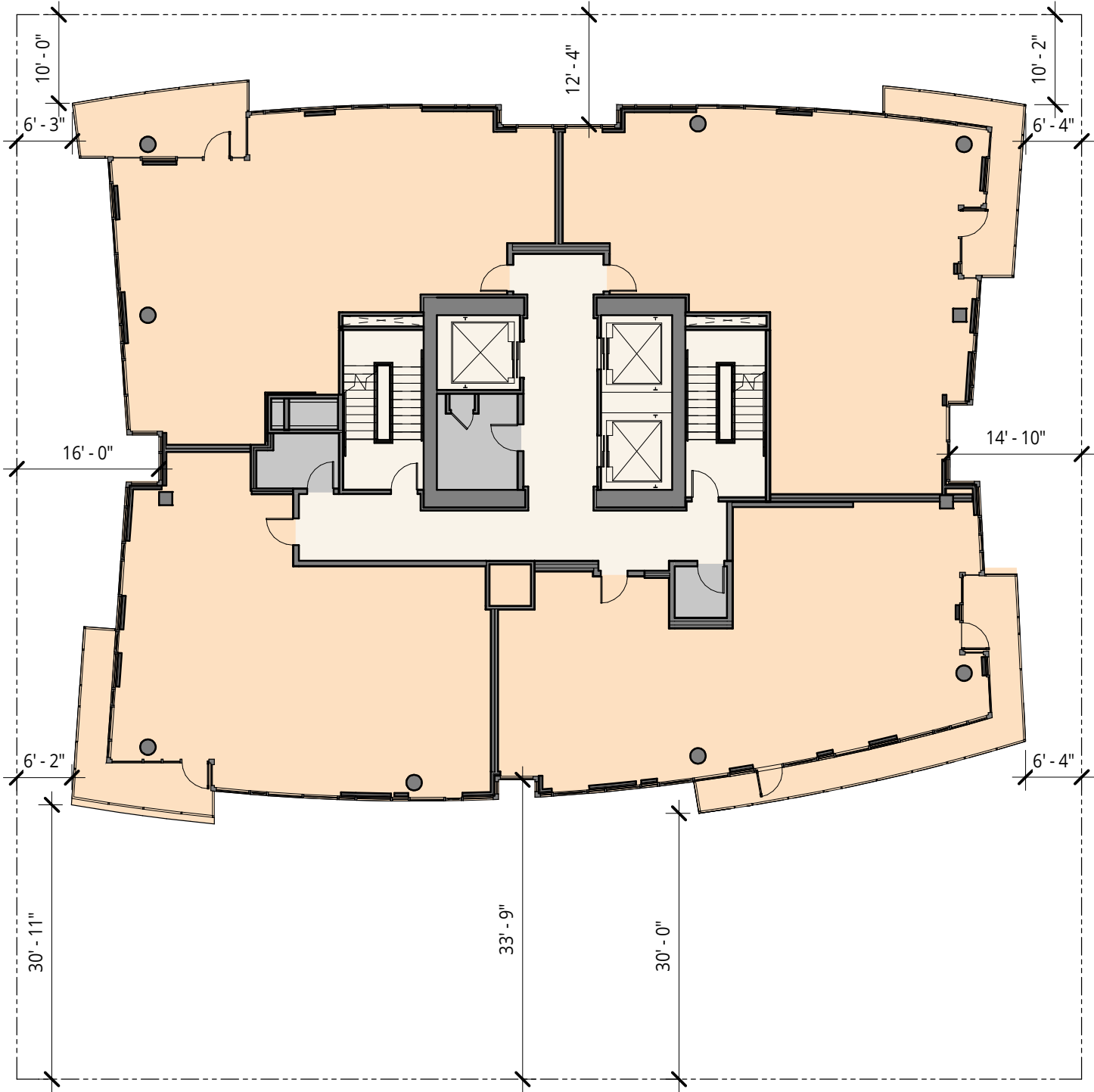
- VEHICULAR ACCESS
- RESIDENT ACCESS
- AMENITY
- CIRCULATION
- UNIT
- PARKING
- BOH

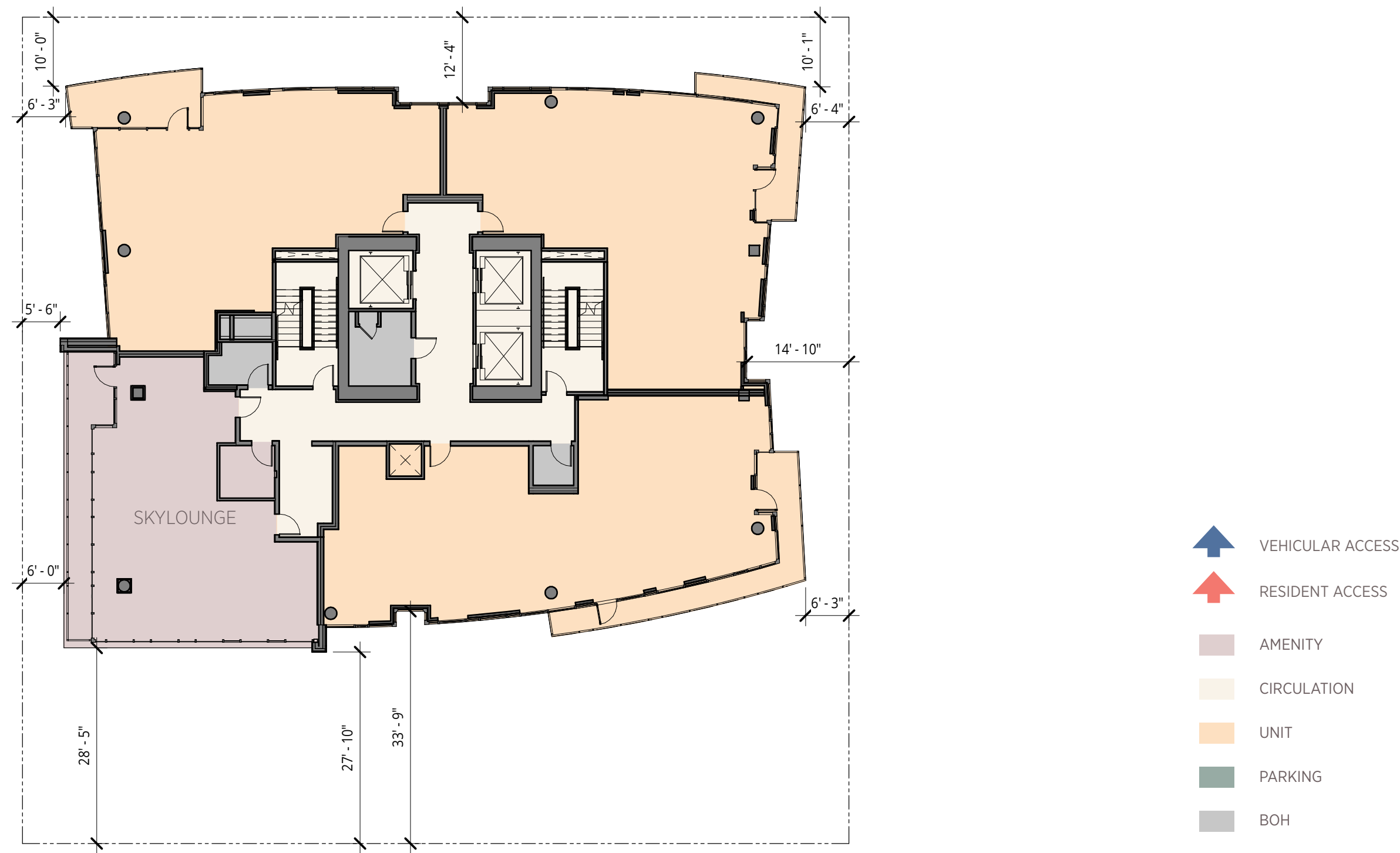











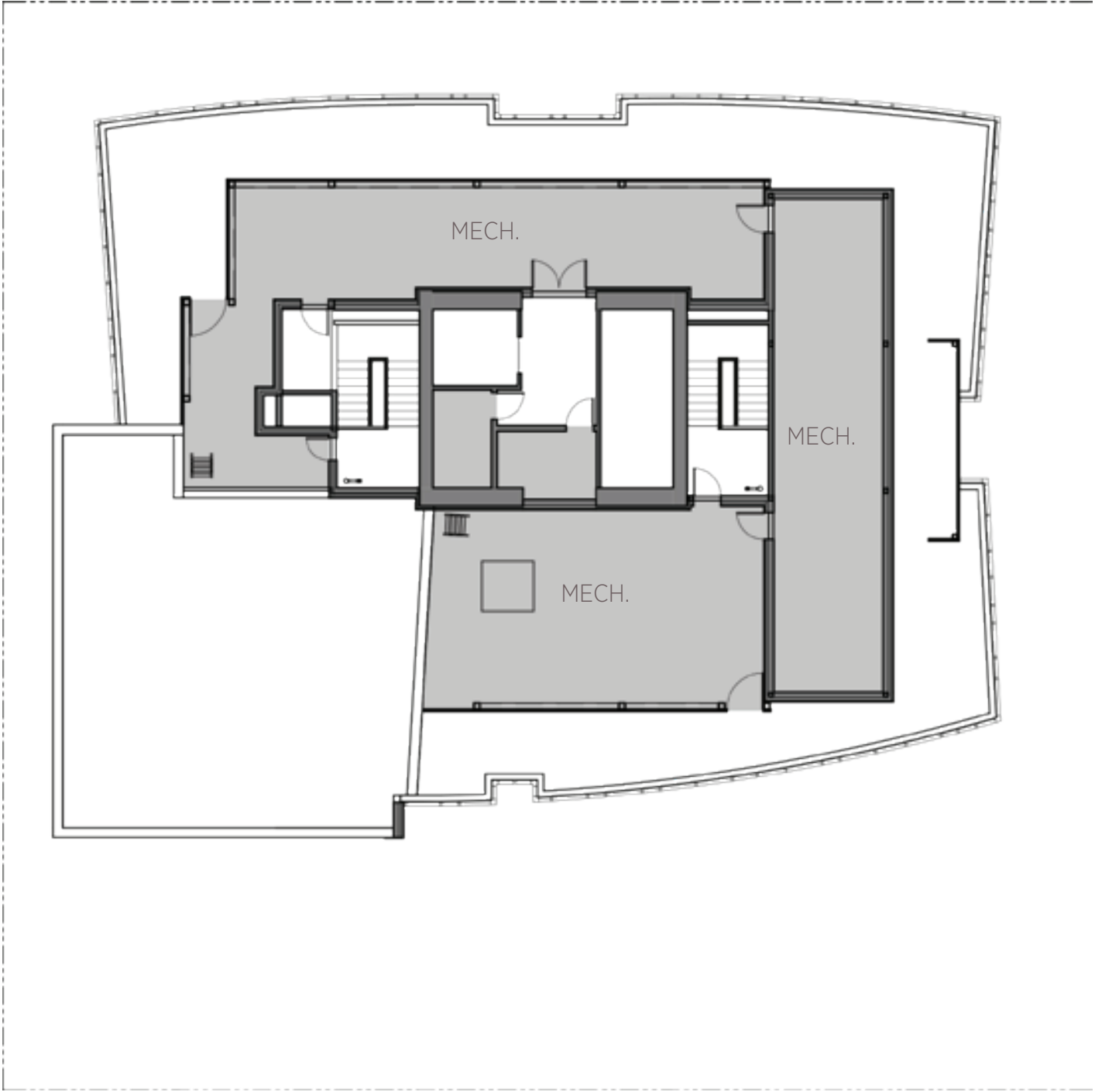
-  VEHICULAR ACCESS
-  RESIDENT ACCESS
-  AMENITY
-  CIRCULATION
-  UNIT
-  PARKING
-  BOH

- VEHICULAR ACCESS
- RESIDENT ACCESS
- AMENITY
- CIRCULATION
- UNIT
- PARKING
- BOH



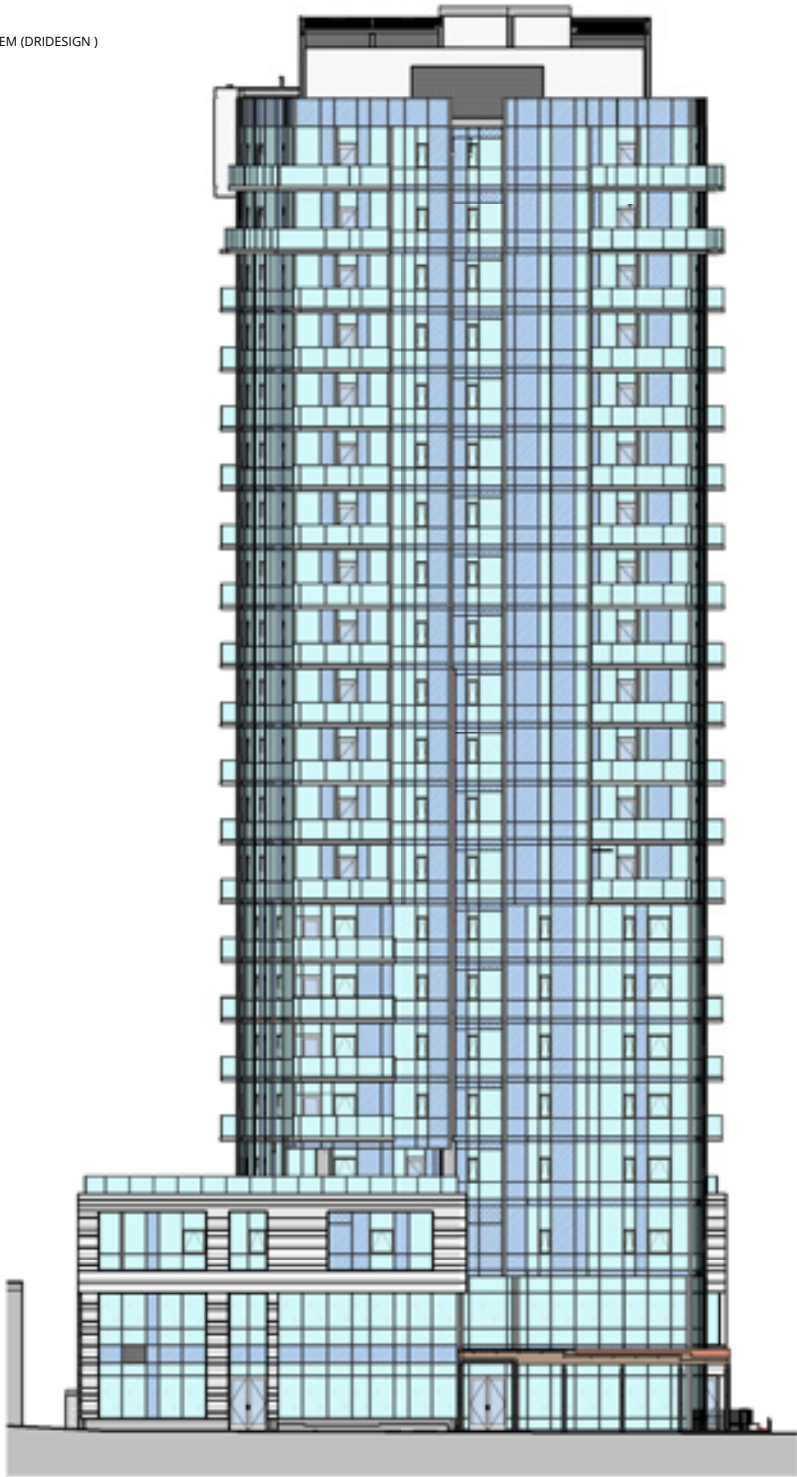


-  VEHICULAR ACCESS
-  RESIDENT ACCESS
-  AMENITY
-  CIRCULATION
-  UNIT
-  PARKING
-  BOH

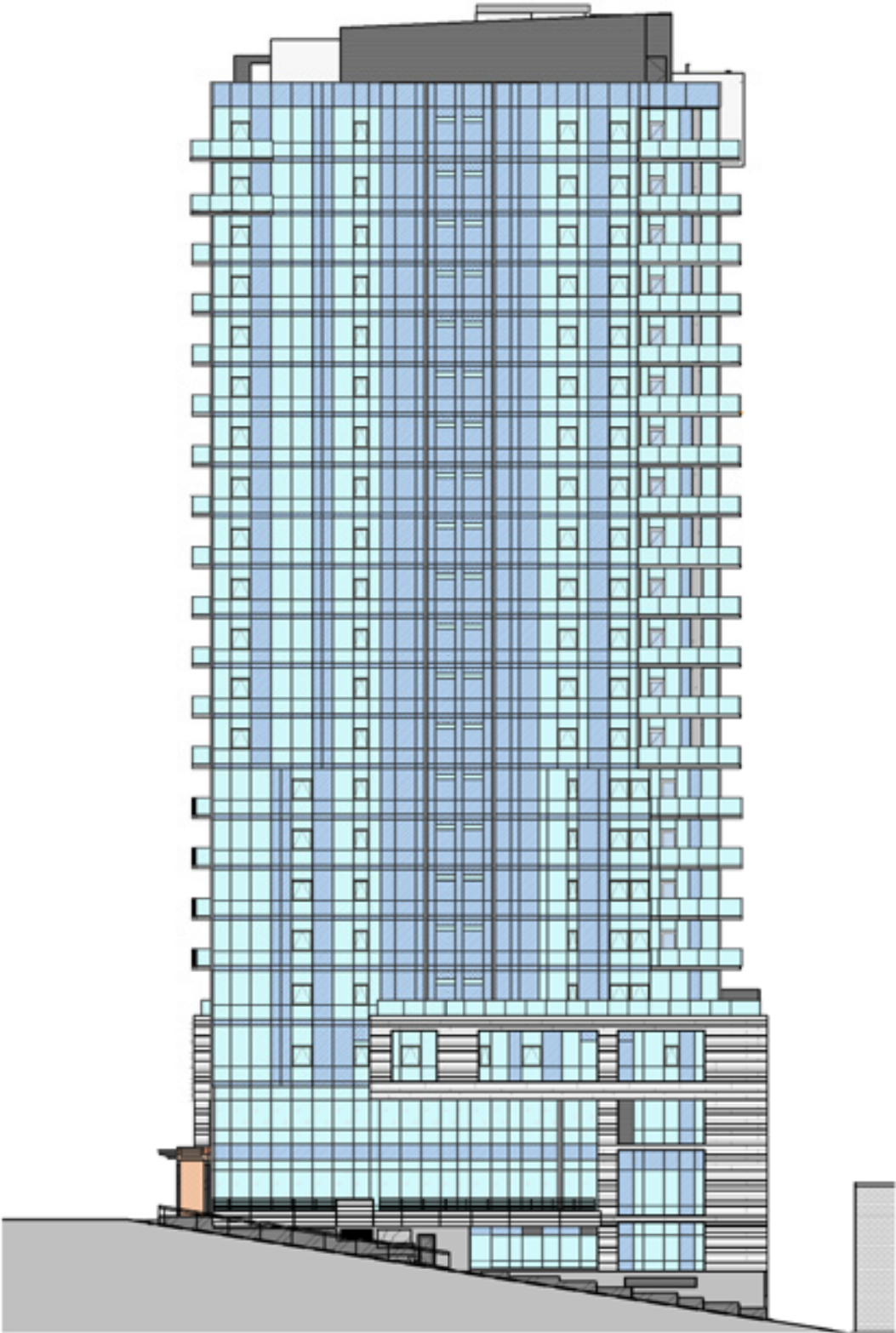


ELEVATIONS

- METAL PLATE WALL PANELS SYSTEM (DRIDESIGN)
- SPANDREL GLASS
- VISION GLASS
- METAL WALL PANELS - CORRUGATED



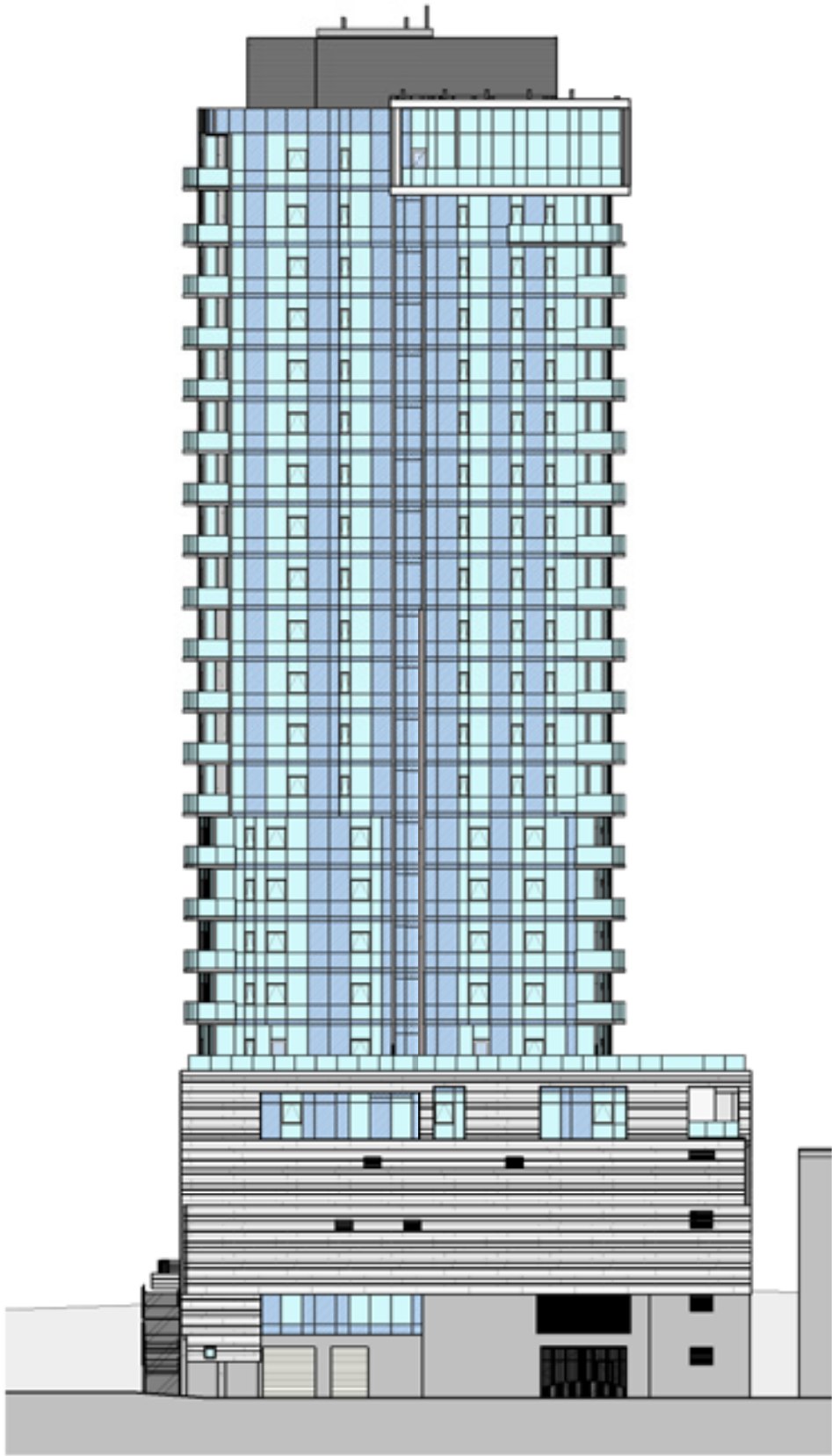
EAST ELEVATION



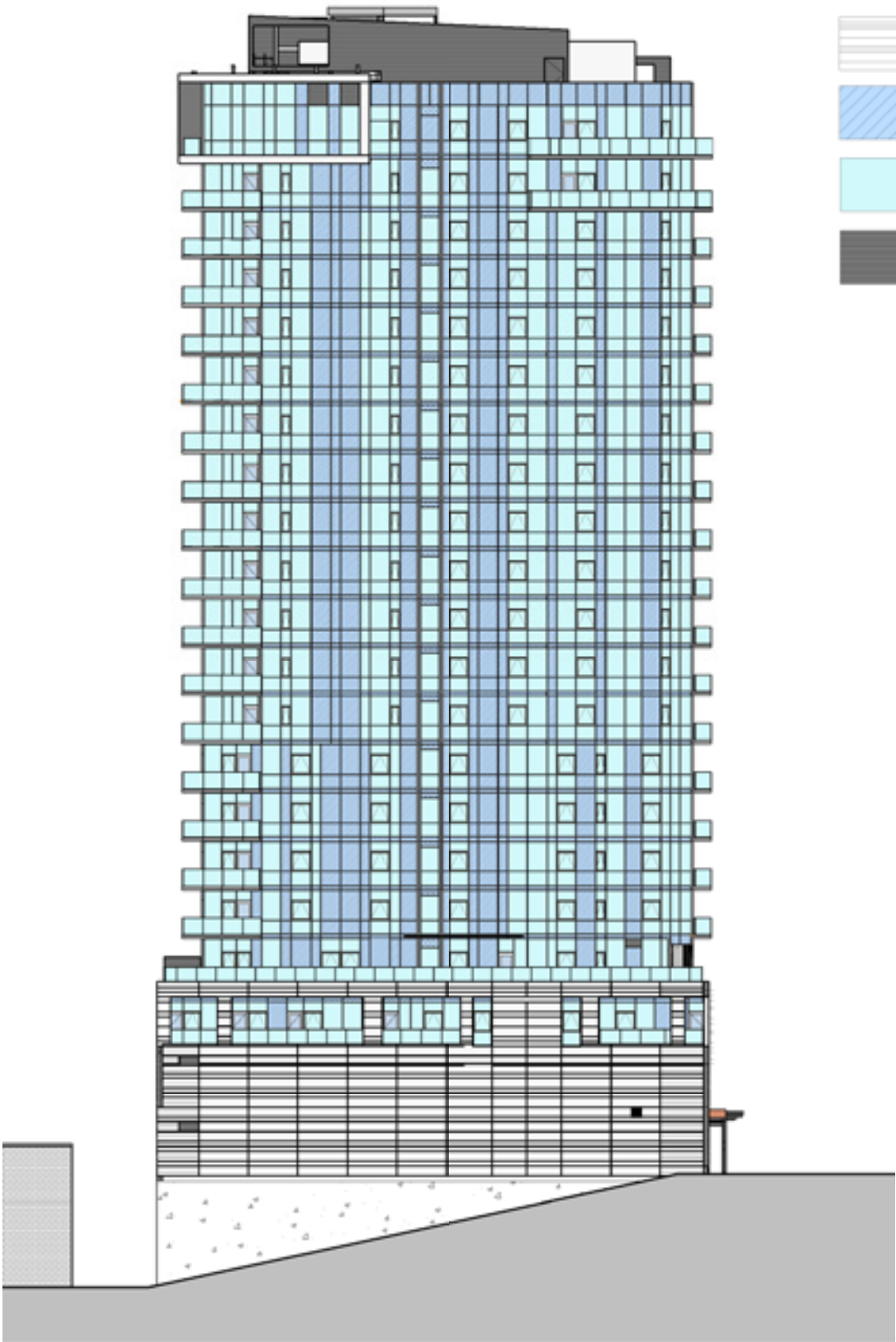
NORTH ELEVATION

ELEVATIONS

- METAL PLATE WALL PANELS SYSTEM (DRIDESIGN)
- SPANDREL GLASS
- VISION GLASS
- METAL WALL PANELS - CORRUGATED

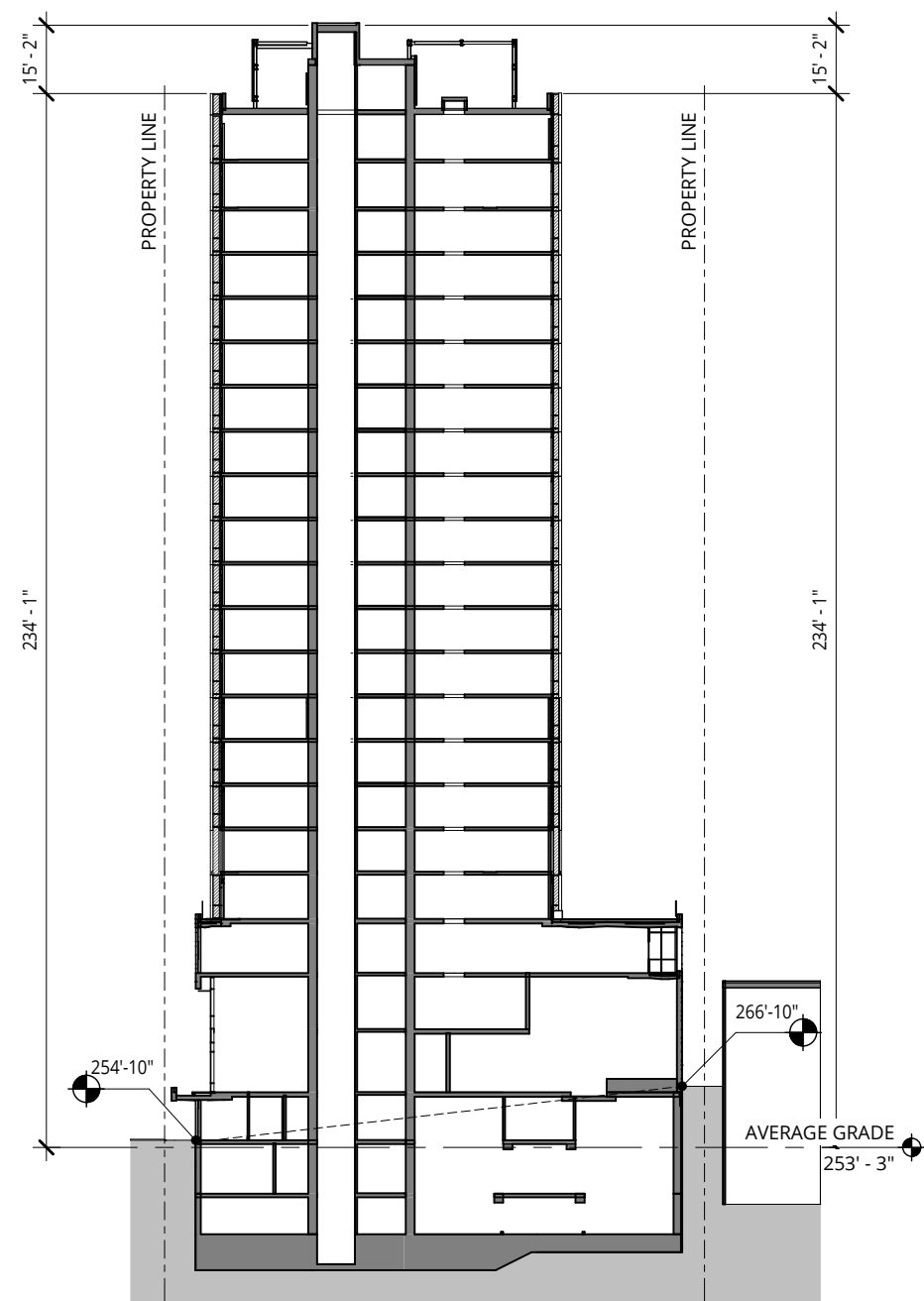


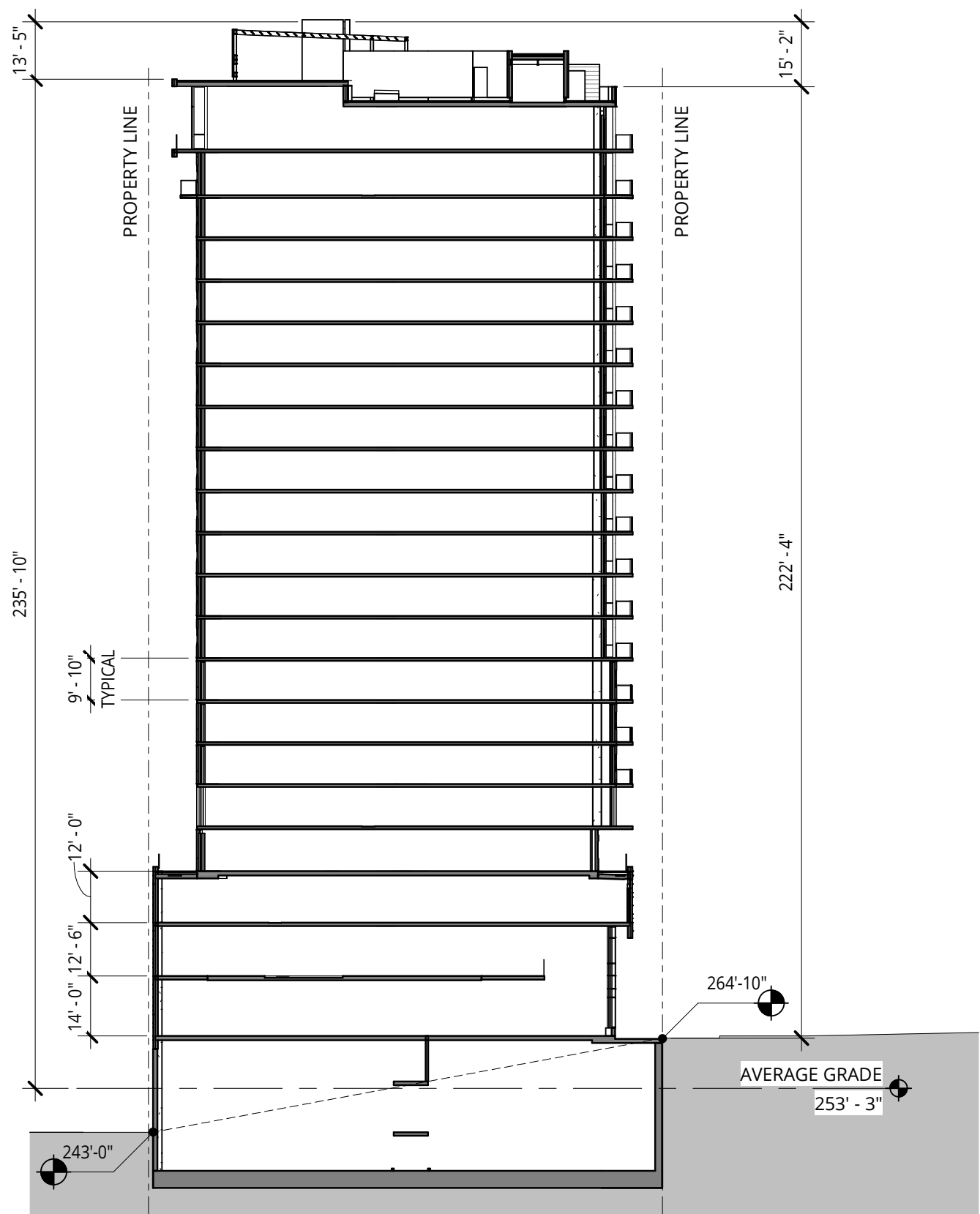
WEST ELEVATION



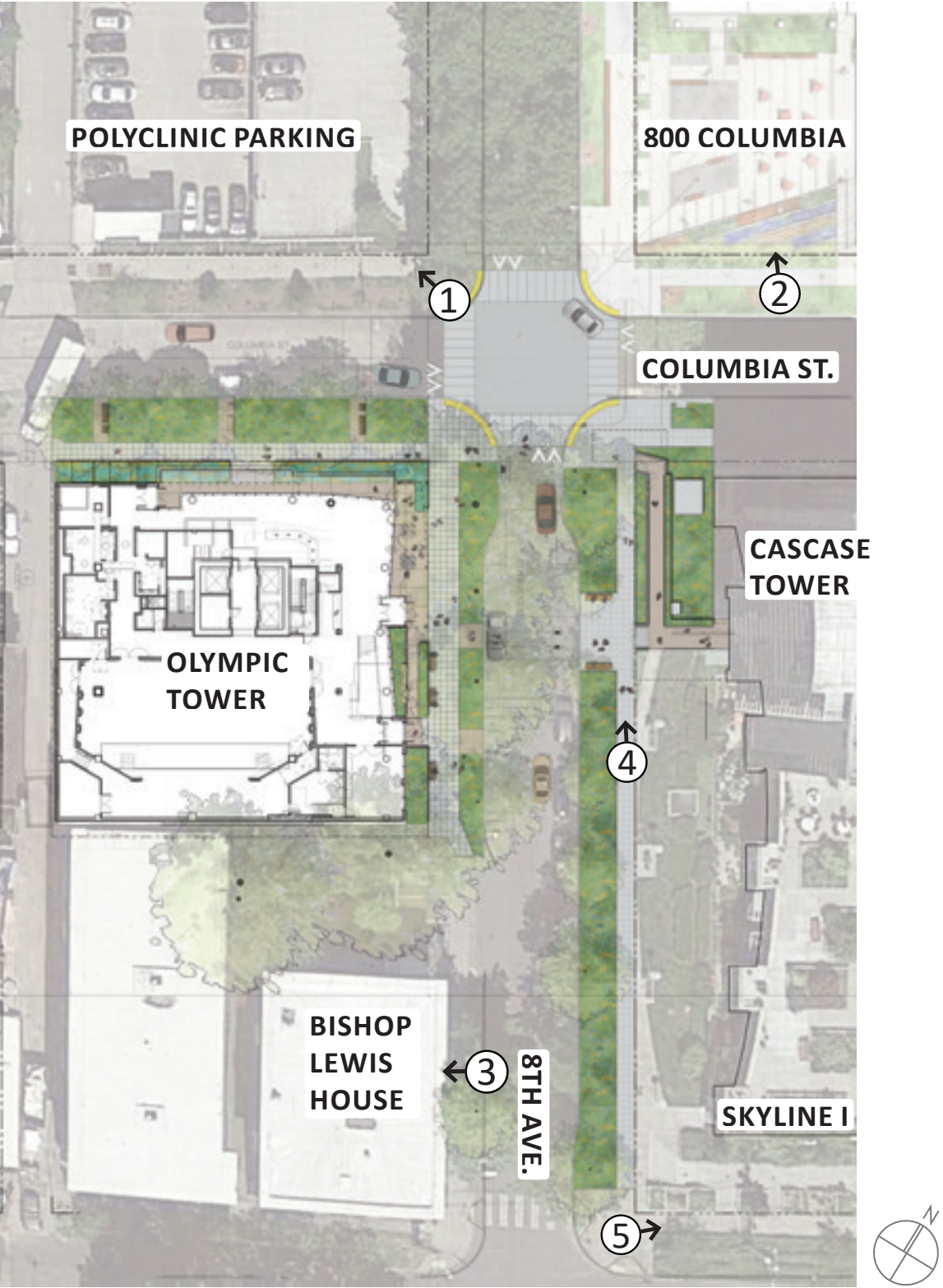
SOUTH ELEVATION

NORTH - SOUTH SECTION





LANDSCAPE CONTEXT



① Polyclinic parking landscape



② 800 Columbia open space



③ Bishop Lewis House

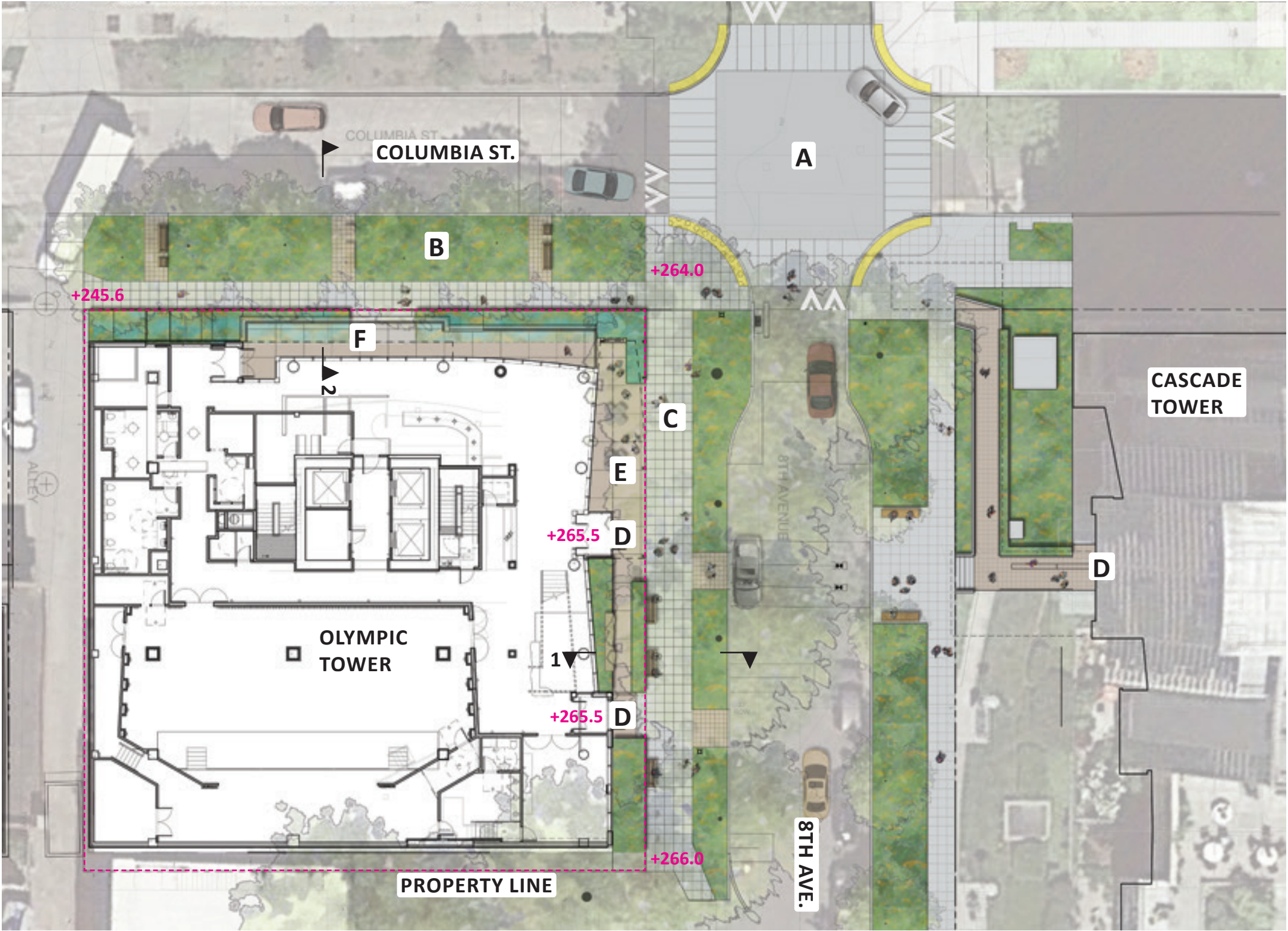


④ Skyline I



⑤

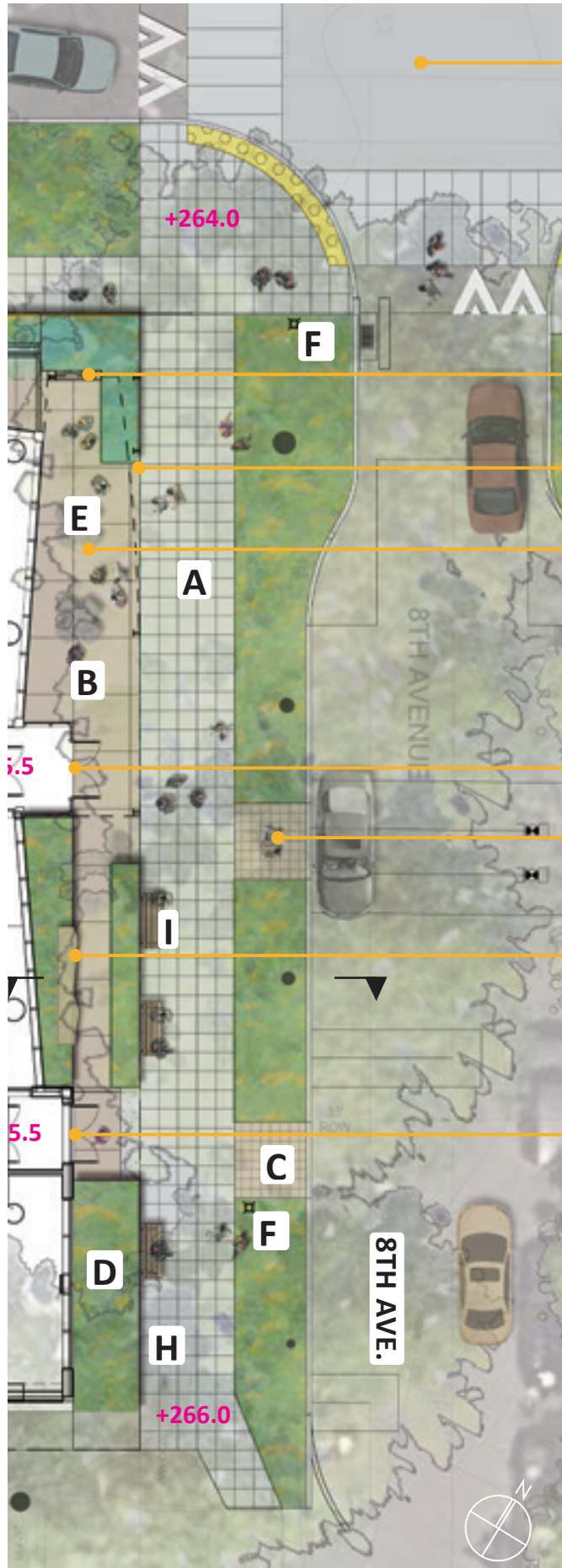
LANDSCAPE SITE PLAN



LEGEND

- A** RAISED INTERSECTION
- B** COLUMBIA STREET HILLCLIMB WITH REST POINTS
- C** 8TH AVE IMPROVEMENTS
- D** BUILDING ENTRANCE
- E** PUBLIC ACCESSIBLE PLAZA
- F** RESIDENT TERRACE





RAISED
INTERSECTION

STORMWATER
FEATURE

BUILDING CANOPY

PUBLIC
ACCESSIBLE PLAZA

ENTRANCE

DROP OFF

SEAT WALL

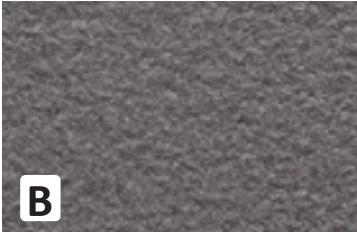
ENTRANCE

8TH AVE MATERIALS

SURFACING



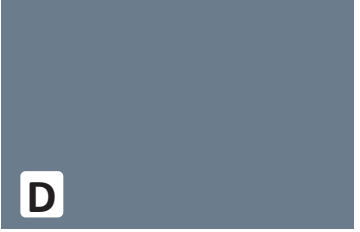
A
COS SIDEWALK
24"x24" scoring



B
PLAZA CONCRETE
Custom Finish, Integral
Color & Scoring



C
SAND SET PAVERS
12" x 12" Step Stone Paver
Kona #1821



D
METAL PLANTER
Painted Steel - Red fine
texture semi-gloss

FURNISHINGS



E
EMBEDDED TABLE
Landscape Forms



F
PEDESTRIAN LIGHTING
Bounce Fixture - #013870



H
WESTPORT
Sportworks



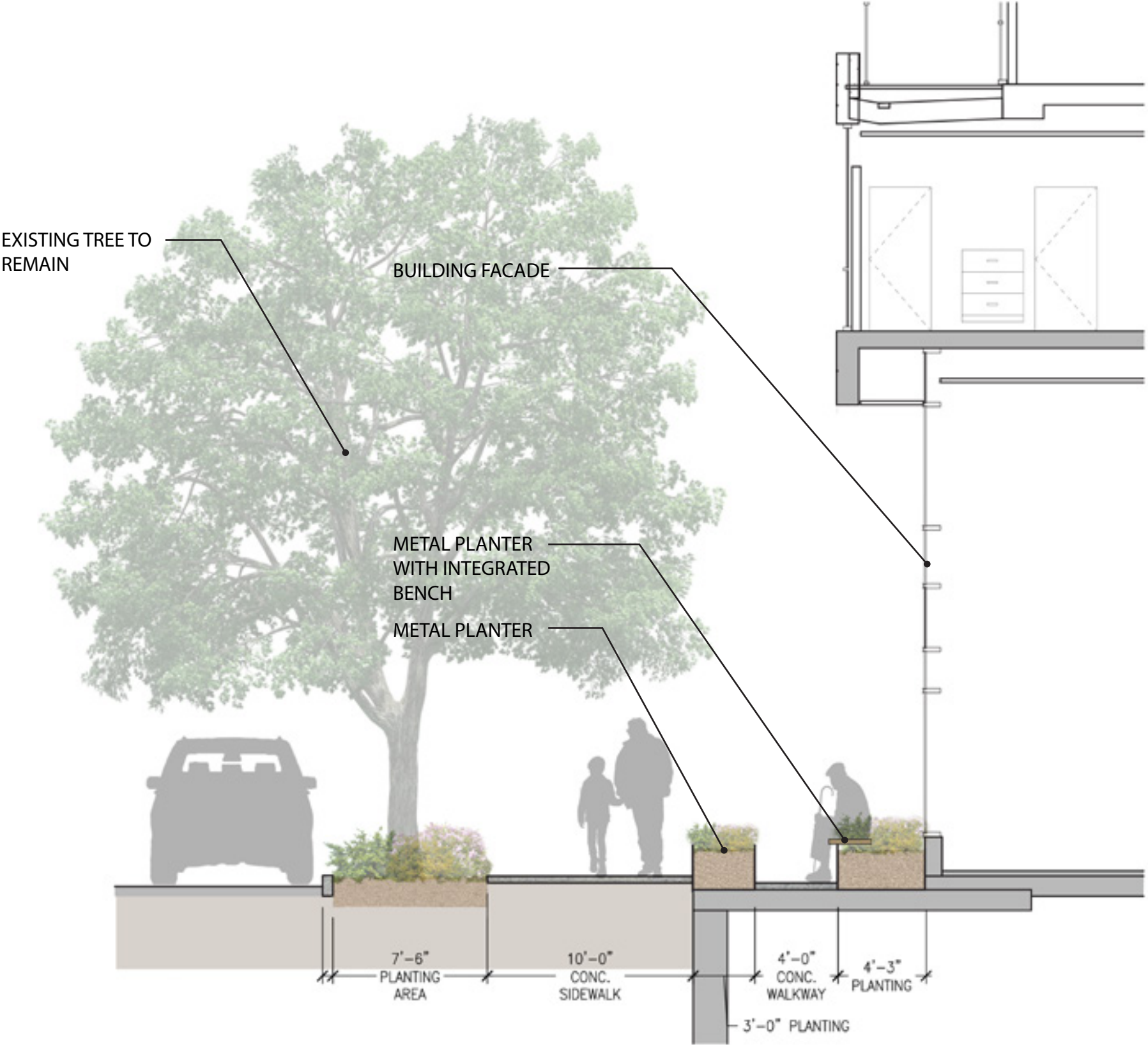
I
NEOLIVIANO
Landscape Forms

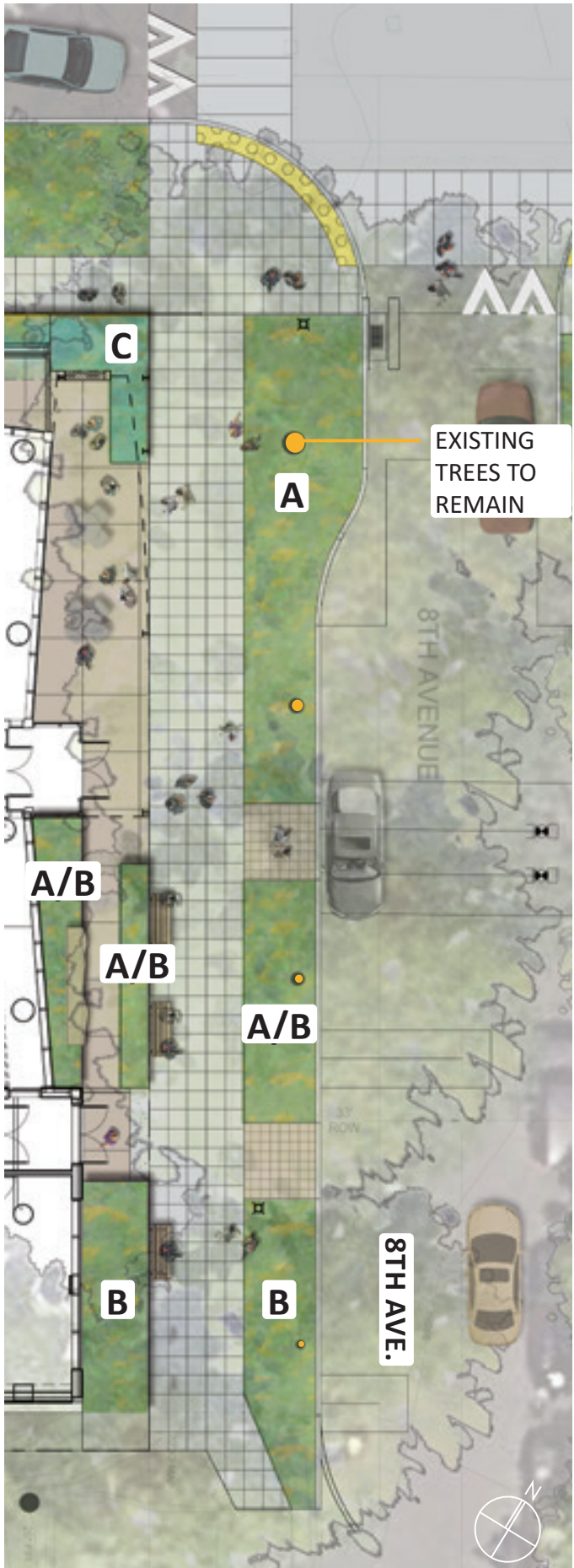


1 8TH AVE SECTION



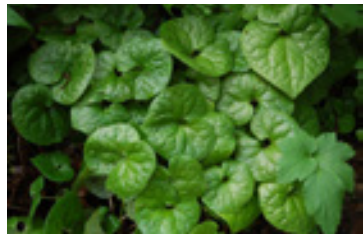
Existing condition





8TH AVE PLANTNG

A ROW PLANTING



Asarum caudatum



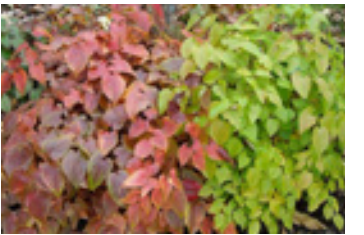
Campanula 'Birch Hybrid'



Polystichum polyblepharum



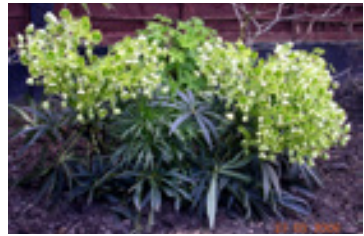
Trillium ovatum



Epimedium 'Thunderbolt'



Bletilla Striata



Helleborus foetidus

B ROW PLANTING



Sesleria caerulea



Campanula 'Birch Hybrid'



Phlomis russeliana



Trillium ovatum



Bletilla striata

C BIORETENTION PLANTING



Darmara peltata



Rodgersia



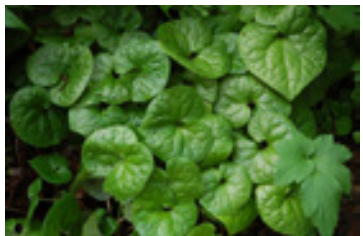
Carex pachystachya



Adiantum venustum



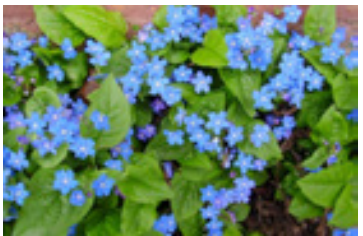
Beesia deltophylla



Asarum caudatum



Dicentra 'Longtree'



Omphalodes verna



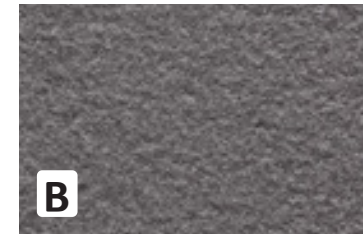
Cyrtomium fortunei

COLUMBIA STREET MATERIALS

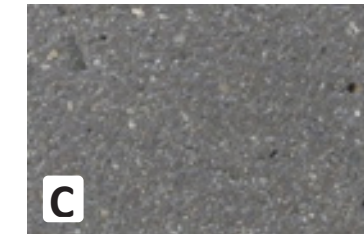
SURFACING



A
COS SIDEWALK
24"x24" scoring



B
PLAZA CONCRETE
Custom Finish, Integral
Color & Scoring



C
SAND SET PAVERS
12" x 12" Step Stone Paver
Kona #1821



D
METAL PLANTER
Painted Steel - Red fine
texture semi-gloss

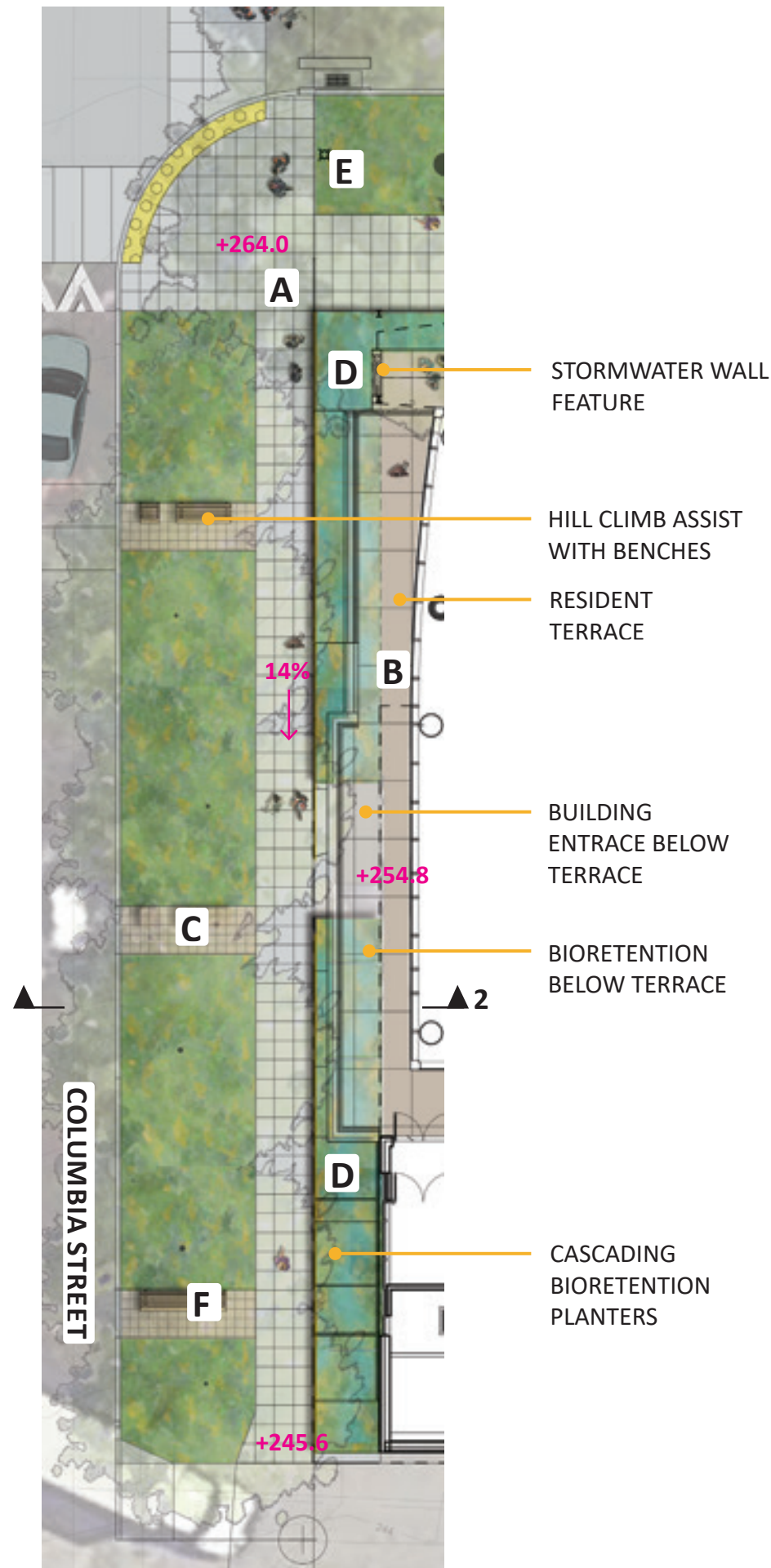
FURNISHINGS



E
PEDESTRIAN LIGHTING
Bounce Fixture - #013870



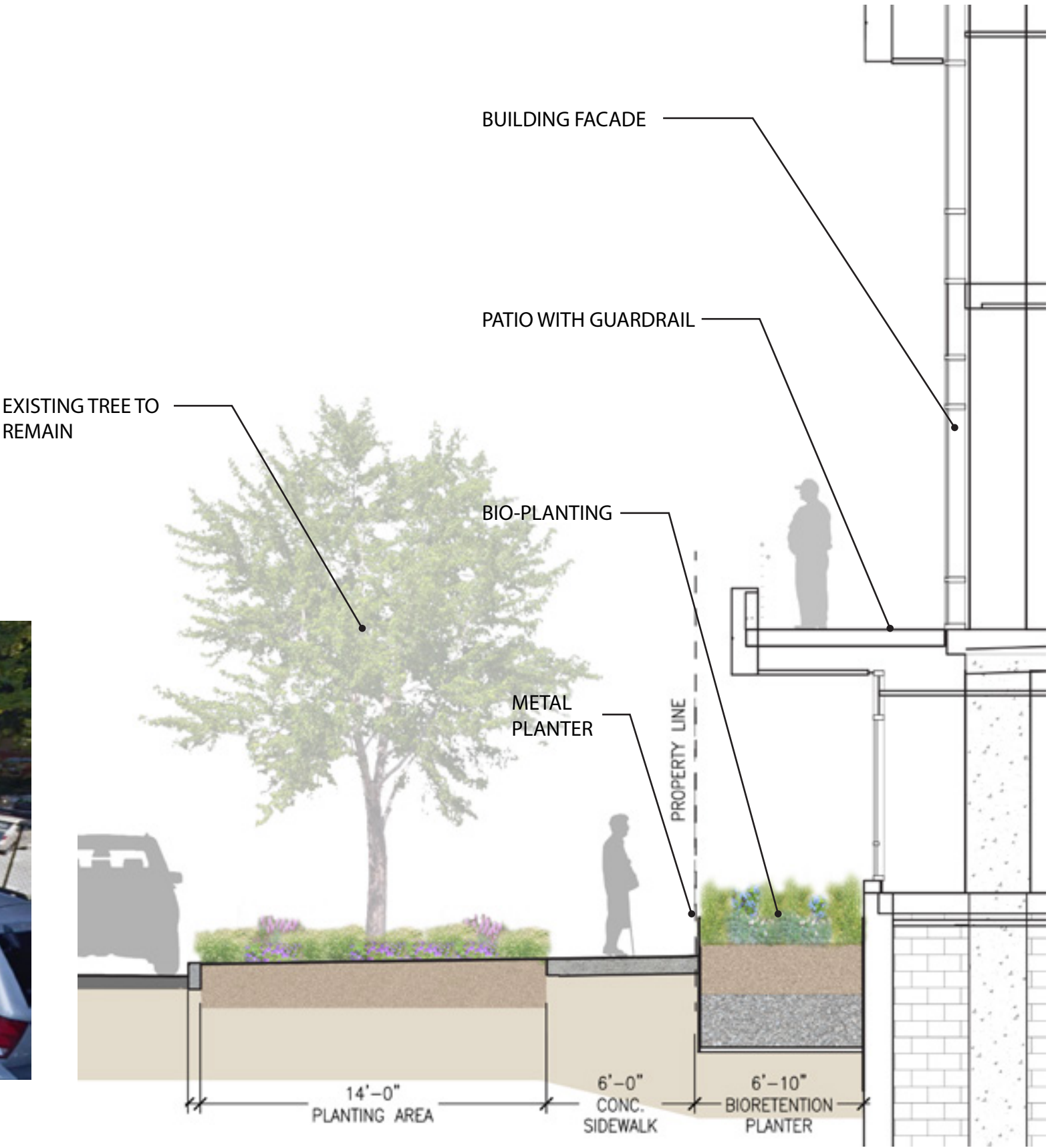
F
NEOLIVIANO
Landscape Forms



2 COLUMBIA STREET SECTION



Existing condition



COLUMBIA STREET PLANTING

C BIORETENTION PLANTING



Darmera peltata



Rodgersia



Carex pachystachya



Adiantum venustum



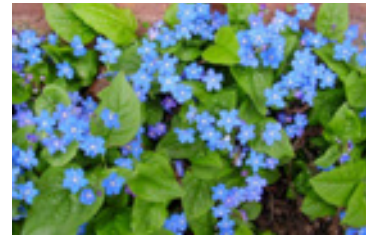
Beesia deltophylla



Asarum caudatum



Dicentra 'Longtree'



Omphalodes verna



Cyrtomium fortunei

D ROW PLANTING



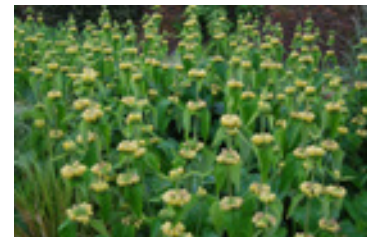
Liatris spicata 'Kobold'



Geranium 'Orion'



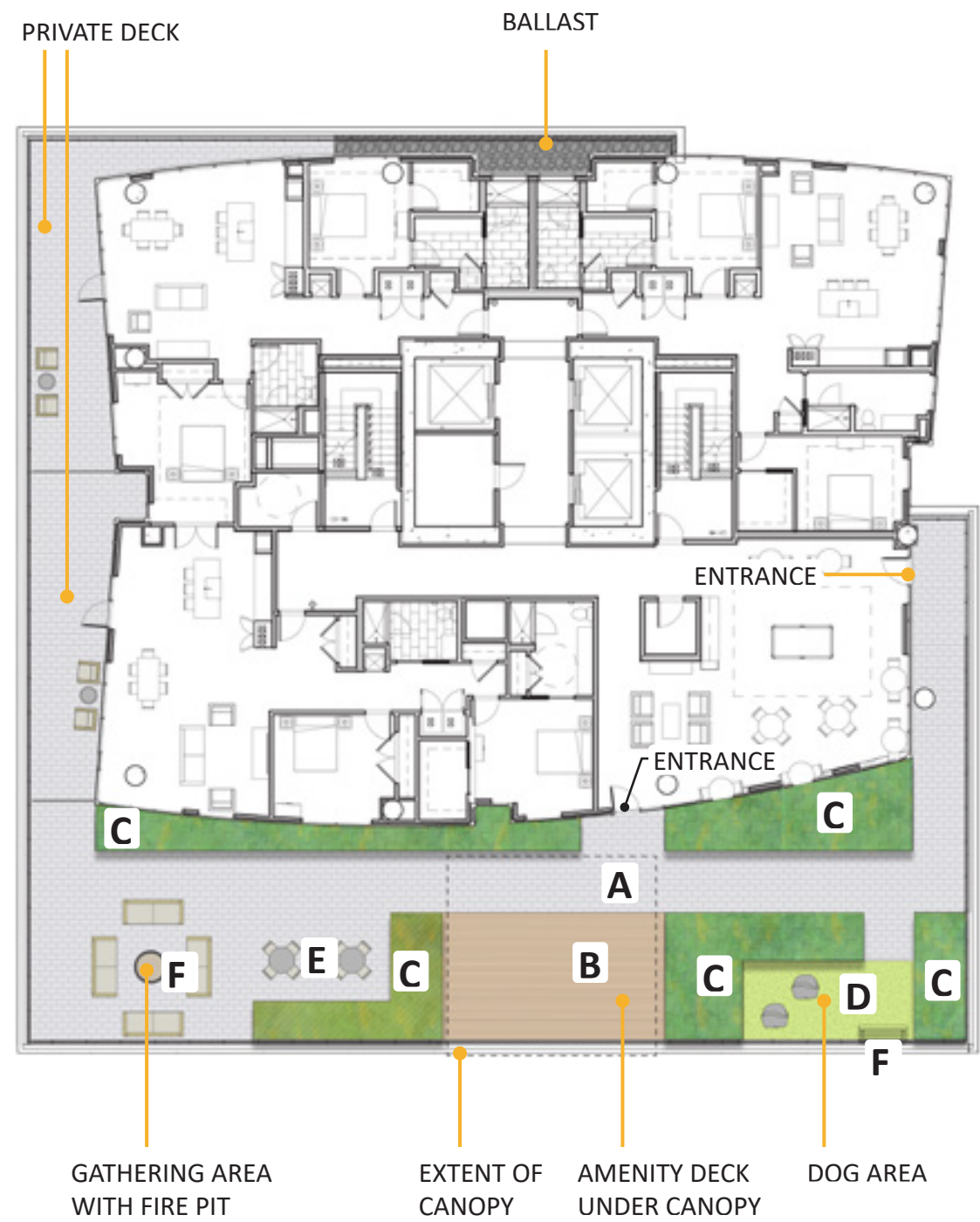
Bouteloua gracilis



Phlomis russeliana



LEVEL 4 TERRACE MATERIALS



MATERIALS



PEDESTAL PAVER
Step Stone Inc.
24"X48" Concrete Paver



WOOD PEDESTAL PAVER
Preston Woodcraft
IPE 2'x4' Ribbed Deck Tile



METAL PLANTER
Painted Steel



ARTIFICIAL TURF

FURNISHINGS



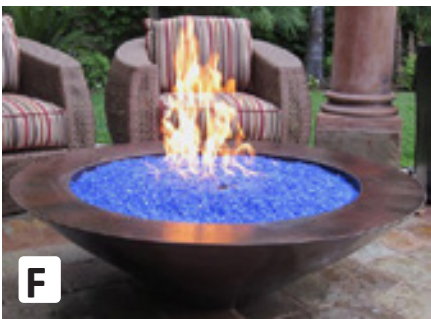
Catena Base Table
Landscape Forms



BENCHES



ECO MESH W/ STEEL POST + FRAME
McNichols

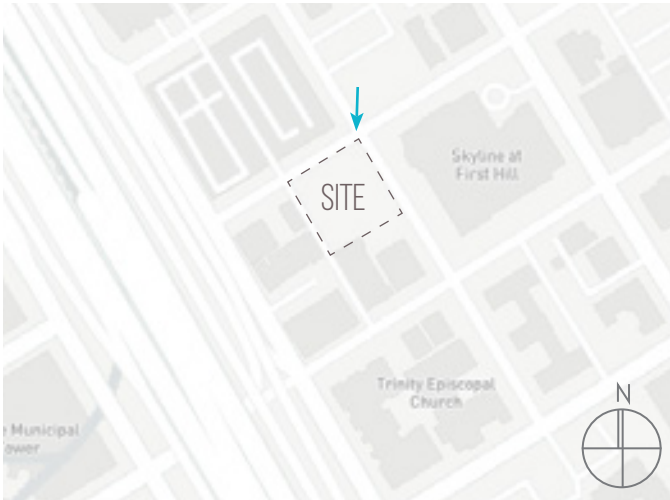


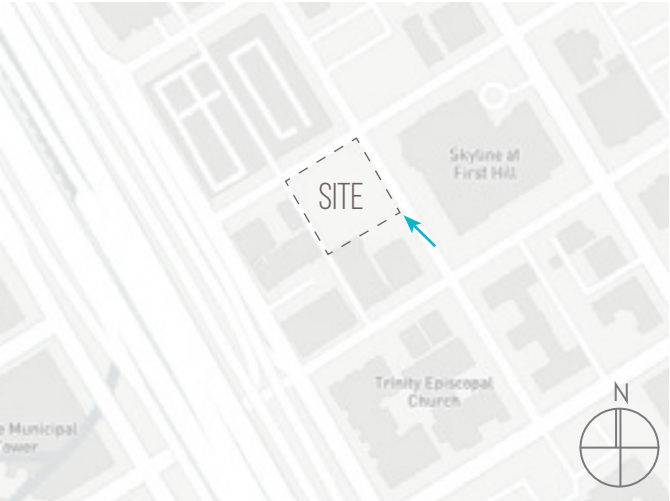
48" Tacora Fire pit
Woodland Direct



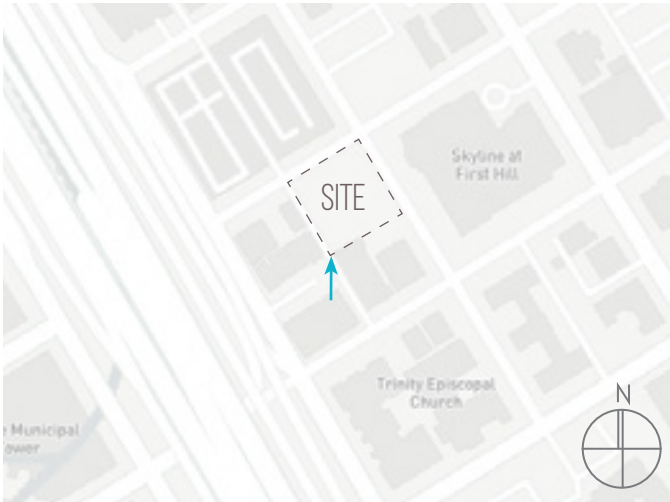
METAL PLANTER
Precedent Image

RENDERINGS



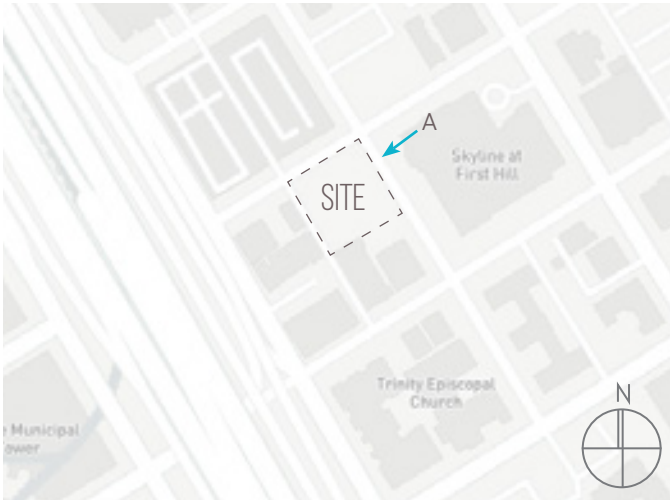


RENDERINGS

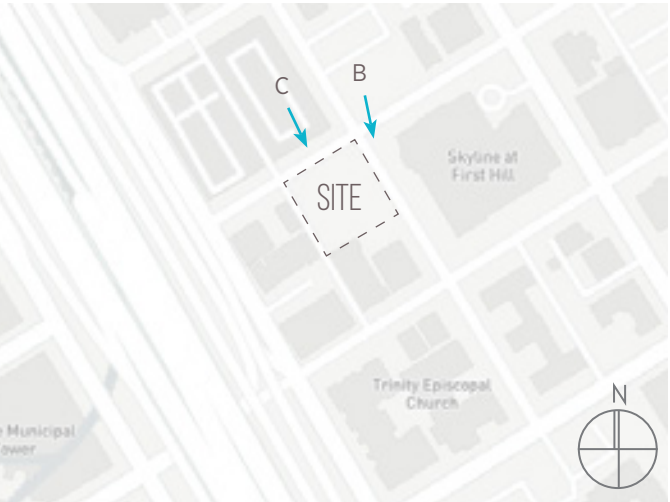




STREET VIEW



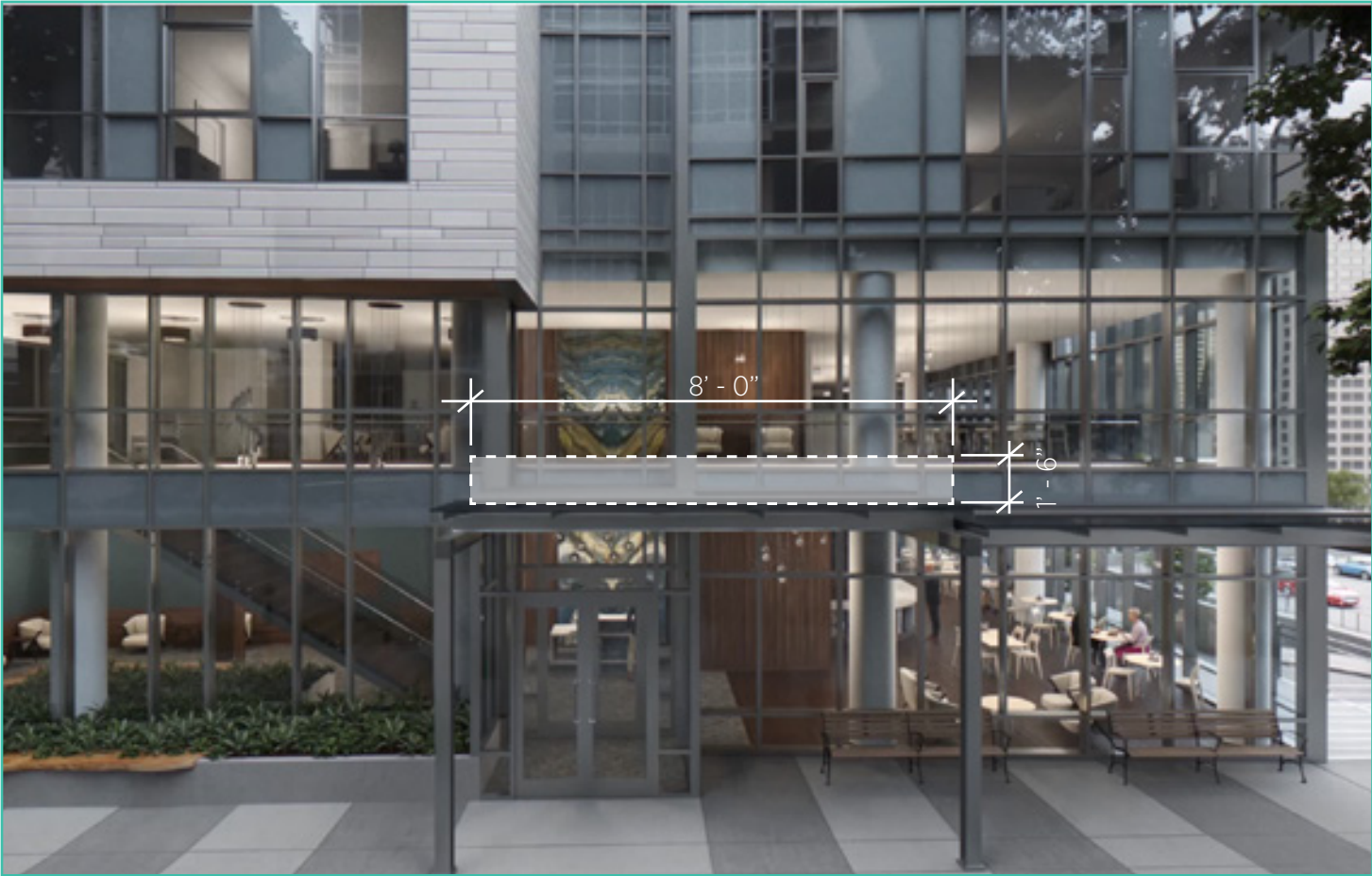
A



B



C





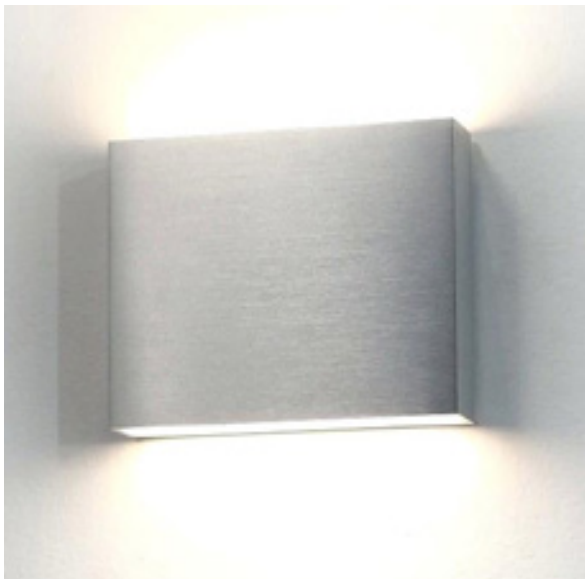
A: RECESSED LIGHT



B: CEILING LIGHT



C: WALL LIGHT



DEPARTURES

DEVELOPMENT STANDARD. CODE SECTION AND TITLE	REQUIRED OR ALLOWED	PROPOSED	DEPARTURE AMOUNT	RELATED GUIDELINES FROM EDG. THE RATIONALE.	HOW THIS DEPARTURE HELPS THE PROJECT MEET THE PRIORITY GUIDELINES
1. Parking Aisles SMC 23.54.030.E	Parking angle: 90 degrees = Aisle Width: 22.0 fee	Reduced parking aisle width of 16'-1" clear	5' - 11"	DC1.B Vehicular access and circulation DC1.C Parking and Service Uses	<p>Project proposes 16'-1" clear aisle width between structural columns and 20'-0" clear between parking lifts.</p> <p>DC1.B: Vehicular access and circulation: Access to parking is located off the Alley with a single point of entry to minimize conflicts between vehicles and non-motorists. Valet parking is used for all parking on site to further minimize conflicts that could otherwise arise from individual resident parking.</p> <p>DC1.C: Parking and Service Uses: The building footprint has been reduced to the extent possible while meeting minimum dimensions allowable including Seattle City Light minimum vault clearances, building structural core, and parking spaces. The parking lifts and narrow drive aisle allow the garage to be located further away from Columbia Street to allow depth for the salon along the street frontage. The parking area is located below grade and areas that are above grade are enclosed minimizing visual impact.</p> <p>The board indicated they were willing to support the departure.</p>
2.Setbacks and Separations SMC 23.45.518.C	45 feet or less in height – South lot line Lot line that abuts neither a street nor alley: 7-foot average setback; 5-foot minimum setback, except that no setback is required for portions abutting an existing structure built to the abutting lot line	5-foot setback minimum and average	0 feet – minimum 2 feet – average	DC1.C Parking and Service Uses DC2A Massing DC2B Architectural Façade Composition	<p>DC1.C: Parking and Service Uses: The building footprint has been reduced to the extent possible while meeting minimum dimensions allowable including Seattle City Light minimum vault clearances, building structural core, and parking spaces. The parking lifts and narrow drive aisle allow the garage to be located further away from Columbia Street to allow depth for the salon along the street frontage. The parking area is located below grade and areas that are above grade are enclosed minimizing visual impact.</p> <p>DC2A Massing, DC2B Architectural Façade Composition: The massing and façade composition are a glass tower sitting on top of a simple, solid podium. The tower erodes one corner of the podium at the intersection of 8th and Columbia to provide a dynamic and active street corner. The continuous datum line at the top of the podium creates an architectural composition which establishes the strong simple podium form.</p>

DEVELOPMENT STANDARD. CODE SECTION AND TITLE	REQUIRED OR ALLOWED	PROPOSED	DEPARTURE AMOUNT	RELATED GUIDELINES	
				FROM EDG. THE RATIONALE.	HOW THIS DEPARTURE HELPS THE PROJECT MEET THE PRIORITY GUIDELINES
3. Setbacks and Separations SMC 23.45.518.C	Greater than 45 feet in height – Columbia Street Lot line abutting a street: 10- feet minimum setback	Minimum setback of 6'-10" between 45 feet in height to 62'-6" in height	3' - 2"	DC2A Massing DC2B Architectural Façade Composition	DC2A Massing, DC2B Architectural Façade Composition: The massing and façade composition are a glass tower sitting on top of a simple, solid podium. The tower erodes one corner of the podium at the intersection of 8th and Columbia to provide a dynamic and active street corner. The continuous datum line at the top of the podium creates an architectural composition which establishes the strong simple podium form. The tower has been located closer to the corner of Columbia Street and 8th Avenue, providing more opportunities for light and air on the south side of the project. This allows the outdoor terrace to receive the most solar and view exposure as well as more opportunities for light and air if the adjacent site is redeveloped. The required setback along 8th Ave is 0 feet (below 45 feet in height), The green street setback has been provided as an appropriate design response to this location even though it is not required by code. There is a desire to contribute to the streetscape on 8th Ave and respond to the existing context.
4.Setbacks and Separations SMC 23.45.518.C	Greater than 45 feet in height - Alley Lot line abutting an alley: 10- feet minimum setback	Minimum setback of 1'- 0" between 45 feet and 62'-6" in height	9' - 0"	DC2A Massing DC2B Architectural Façade Composition	DC2A Massing, DC2B Architectural Façade Composition: The massing and façade composition are a glass tower sitting on top of a simple, solid podium. The tower erodes one corner of the podium at the intersection of 8th and Columbia to provide a dynamic and active street corner. The continuous datum line at the top of the podium creates an architectural composition which establishes the strong simple podium form. The tower has been located closer to the corner of Columbia Street and 8th Avenue, providing more opportunities for light and air on the south side of the project. This allows the outdoor terrace to receive the most solar and view exposure as well as more opportunities for light and air if the adjacent site is redeveloped. The required setback along 8th Ave is 0 feet (below 45 feet in height), The green street setback has been provided as an appropriate design response to this location even though it is not required by code. There is a desire to contribute to the streetscape on 8th Ave and respond to the existing context.
5. Setbacks and Separations SMC 23.45.518.C	Greater than 45 feet in height – South lot line Lot line abutting neither a street nor alley: 20-feet minimum setback	Minimum setback of 5'- 0" between 45 feet and 62'-6" feet in height	15' - 0"	DC1.C Parking and Service Uses DC2A Massing DC2B Architectural Façade Composition	DC1.C: Parking and Service Uses: The building footprint has been reduced to the extent possible while meeting minimum dimensions allowable including Seattle City Light minimum vault clearances, building structural core, and parking spaces. The parking lifts and narrow drive aisle allow the garage to be located further away from Columbia Street to allow depth for the salon along the street frontage. The parking area is located below grade and areas that are above grade are enclosed minimizing visual impact. DC2A Massing, DC2B Architectural Façade Composition: The massing and façade composition are a glass tower sitting on top of a simple, solid podium. The tower erodes one corner of the podium at the intersection of 8th and Columbia to provide a dynamic and active street corner. The continuous datum line at the top of the podium creates an architectural composition which establishes the strong simple podium form. The tower has been located closer to the corner of Columbia Street and 8th Avenue, providing more opportunities for light and air on the south side of the project. This allows the outdoor terrace to receive the most solar and view exposure as well as more opportunities for light and air if the adjacent site is redeveloped. The required setback along 8th Ave is 0 feet (below 45 feet in height), The green street setback has been provided as an appropriate design response to this location even though it is not required by code. There is a desire to contribute to the streetscape on 8th Ave and respond to the existing context.

DEPARTURES

1. PARKING AISLES

SMC 23.54.030.E

- Parking angle: 90 degrees = Aisle Width: 22.0 feet

PROPOSED

Reduced parking aisle width of 16'-1" clear

DEPARTURE AMOUNT

5' - 11"

RELATED GUIDELINES FROM EDG. THE RATIONALE

DC1.B Vehicular access and circulation

DC1.C Parking and Service Uses

HOW THIS DEPARTURE HELPS THE PROJECT MEET THE PRIORITY GUIDELINES

Project proposes 16'-1" clear aisle width between structural columns and 20'-0" clear between parking lifts.

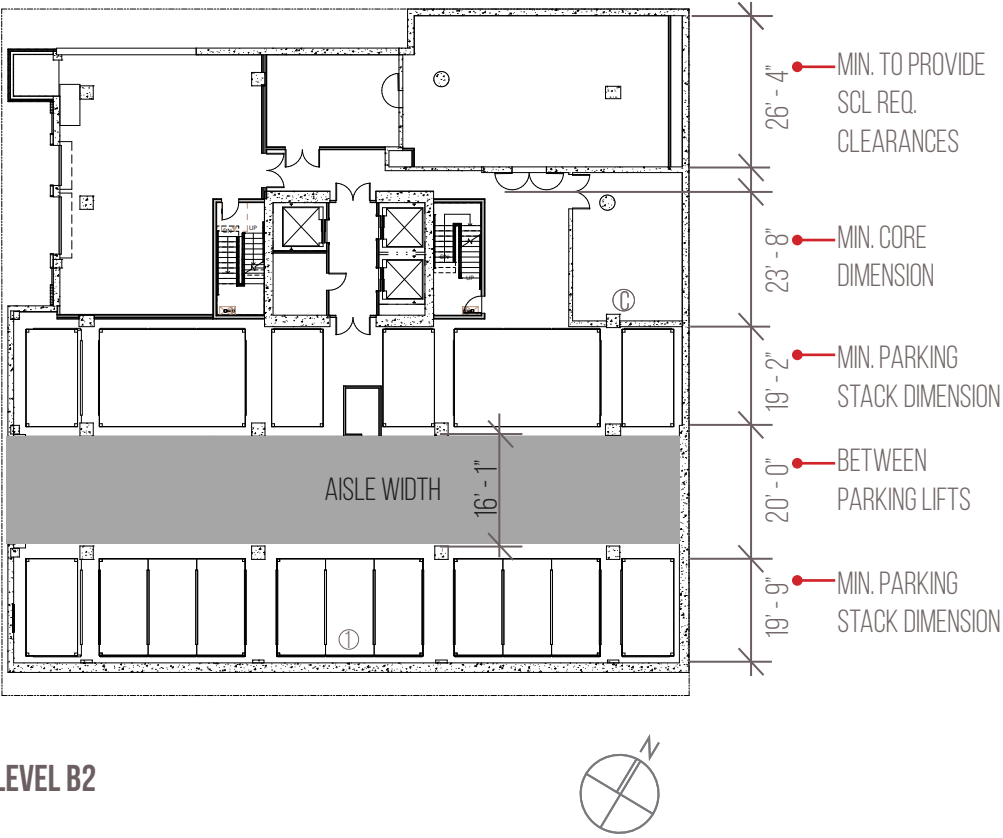
DC1.B: Vehicular access and circulation:

Access to parking is located off the Alley with a single point of entry to minimize conflicts between vehicles and non-motorists. Valet parking is used for all parking on site to further minimize conflicts that could otherwise arise from individual resident parking.

DC1.C: Parking and Service Uses:

The building footprint has been reduced to the extent possible while meeting minimum dimensions allowable including Seattle City Light minimum vault clearances, building structural core, and parking spaces. The parking lifts and narrow drive aisle allow the garage to be located further away from Columbia Street to allow depth for the salon along the street frontage. The parking area is located below grade and areas that are above grade are enclosed minimizing visual impact.

The board indicated they were willing to support the departure.



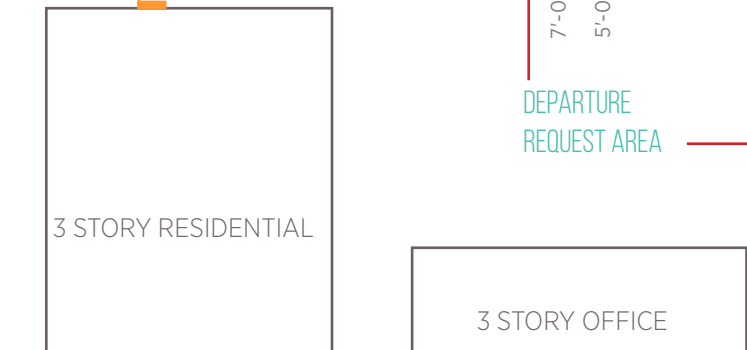
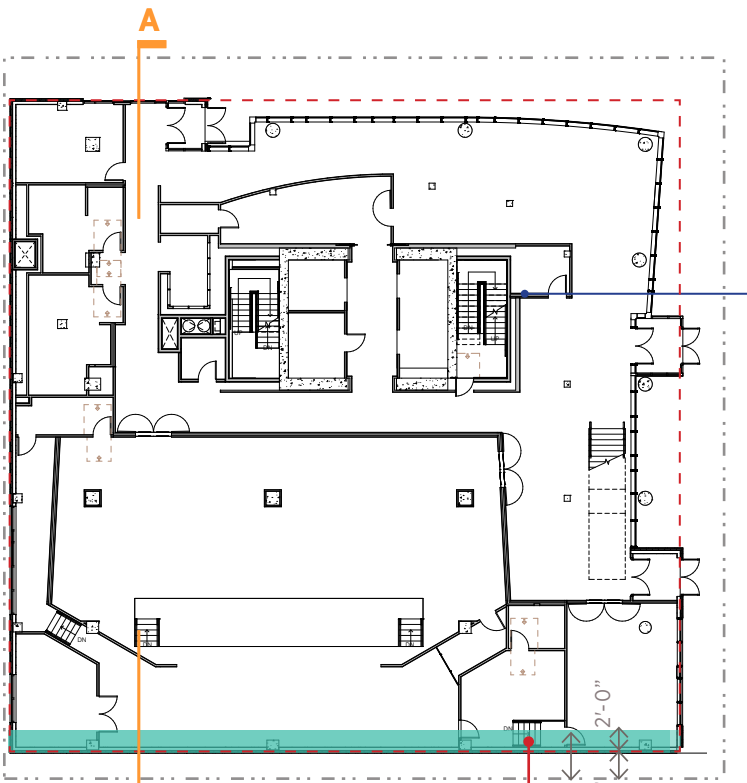
2.SETBACKS AND SEPARATIONS: 45 FEET OR LESS IN HEIGHT

SMC 23.45.518
45 feet or less in height – South lot line
Lot line that abuts neither a street nor alley: 7-foot average setback; 5-foot minimum setback, except that no setback is required for portions abutting an existing structure built to the abutting lot line

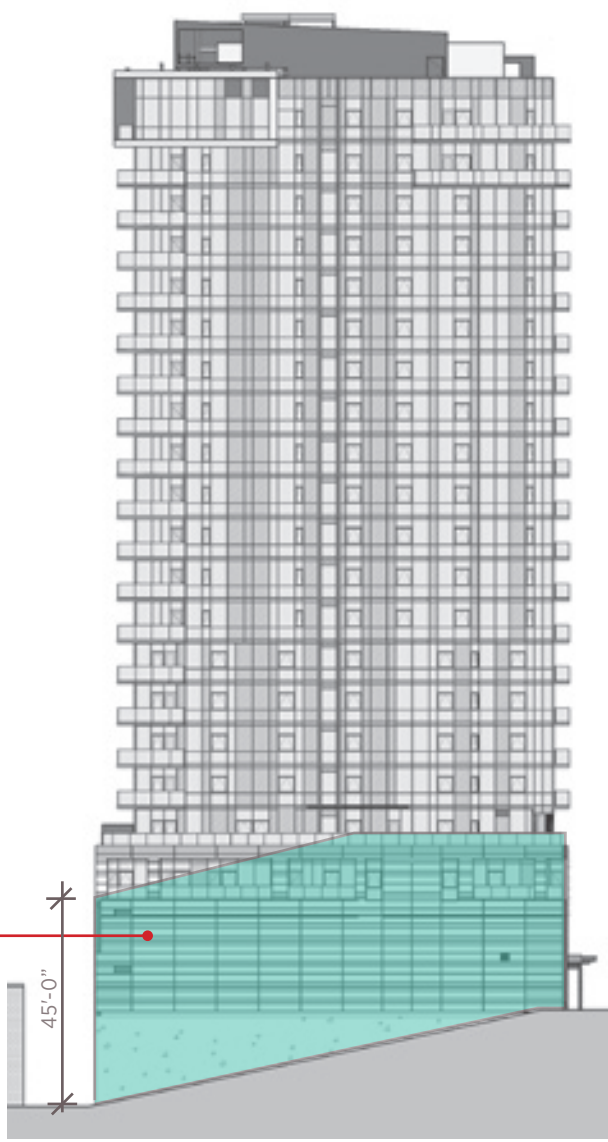
PROPOSED
5-foot setback minimum and average
DEPARTUREAMOUNT
0 feet – minimum 2 feet – average
RELATED GUIDELINES FROM EDG. THE RATIONALE
DC1.C Parking and Service Uses
DC2A Massing
DC2B Architectural Façade Composition
HOW THIS DEPARTURE HELPS THE PROJECT MEET THE PRIORITY

GUIDELINES
DC1.C: Parking and Service Uses:
The building footprint has been reduced to the extent possible while meeting minimum dimensions allowable including Seattle City Light minimum vault clearances, building structural core, and parking spaces. The parking lifts and narrow drive aisle allow the garage to be located further away from Columbia Street to allow depth for the salon along the street frontage. The parking area is located below grade and areas that are above grade are enclosed minimizing visual impact.

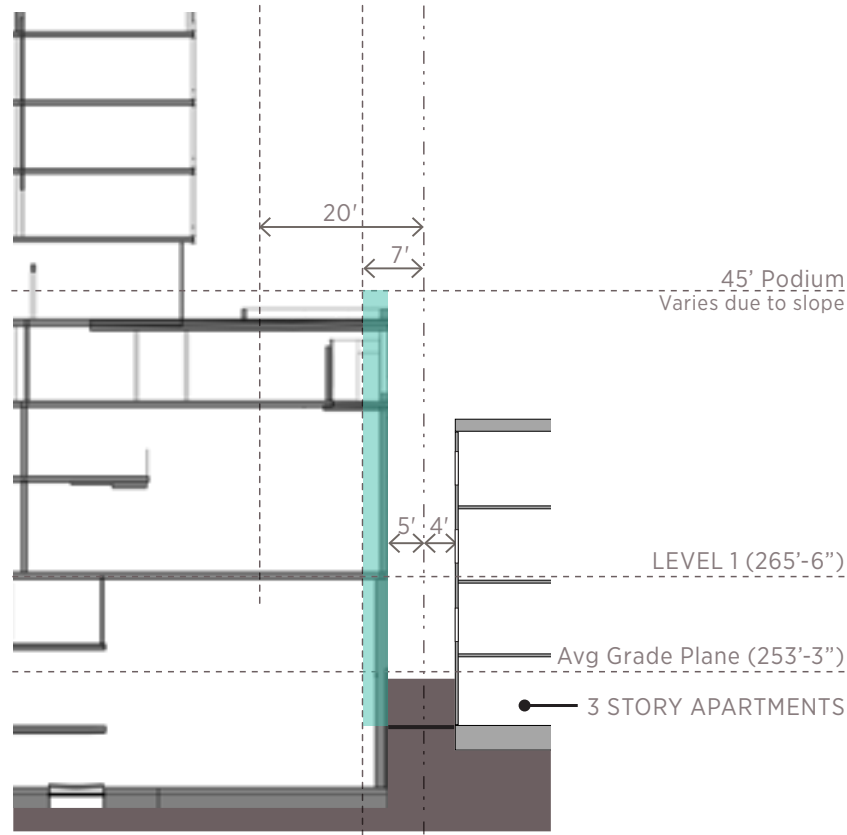
DC2A Massing, DC2B Architectural Façade Composition:
The massing and façade composition are a glass tower sitting on top of a simple, solid podium. The tower erodes one corner of the podium at the intersection of 8th and Columbia to provide a dynamic and active street corner. The continuous datum line at the top of the podium creates an architectural composition which establishes the strong simple podium form. the zoning allows dense urban development similar to Downtown, which is only a few blocks away. Reducing this setback creates more of an urban edge that a podium of a future project could match



LEVEL 1



SOUTH ELEVATION



SECTION A

DEPARTURES

3. SETBACKS AND SEPARATIONS: GREATER THAN 45 FEET IN HEIGHT - COLUMBIA STREET

SMC 23.45.518C
Lot line abutting a street: 10-foot minimum setback

PROPOSED
Minimum setback of 6’-10” between 45 feet in height to 62’-6” in height

DEPARTURE AMOUNT
3’ - 2”

RELATED GUIDELINES FROM EDG. THE RATIONALE
DC2A Massing
DC2B Architectural Façade Composition

HOW THIS DEPARTURE HELPS THE PROJECT MEET THE PRIORITY GUIDELINES

DC2A Massing, DC2B Architectural Façade Composition:
The massing and façade composition are a glass tower sitting on top of a simple, solid podium. The tower erodes one corner of the podium at the intersection of 8th and Columbia to provide a dynamic and active street corner. The continuous datum line at the top of the podium creates an architectural composition which establishes the strong simple podium form.
The tower has been located closer to the corner of Columbia Street and 8th Avenue, providing more opportunities for light and air on the south side of the project. This allows the outdoor terrace to receive the most solar and view exposure as well as more opportunities for light and air if the adjacent site is redeveloped.
The required setback along 8th Ave is 0 feet (below 45 feet in height), The green street setback has been provided as an appropriate design response to this location even though it is not required by code. There is a desire to contribute to the streetscape on 8th Ave and respond to the existing context.

4. SETBACKS AND SEPARATIONS: GREATER THAN 45 FEET IN HEIGHT - ALLEY

SMC 23.45.518C
Lot line abutting an alley: 10-foot minimum setback

PROPOSED
Minimum setback of 1’-0” between 45 feet and 62’-6” in height

DEPARTURE AMOUNT
9’-0”

RELATED GUIDELINES FROM EDG. THE RATIONALE
DC2A Massing
DC2B Architectural Façade Composition

HOW THIS DEPARTURE HELPS THE PROJECT MEET THE PRIORITY GUIDELINES

DC2A Massing, DC2B Architectural Façade Composition:
The massing and façade composition are a glass tower sitting on top of a simple, solid podium. The tower erodes one corner of the podium at the intersection of 8th and Columbia to provide a dynamic and active street corner. The continuous datum line at the top of the podium creates an architectural composition which establishes the strong simple podium form.
The tower has been located closer to the corner of Columbia Street and 8th Avenue, providing more opportunities for light and air on the south side of the project. This allows the outdoor terrace to receive the most solar and view exposure as well as more opportunities for light and air if the adjacent site is redeveloped.
The required setback along 8th Ave is 0 feet (below 45 feet in height), The green street setback has been provided as an appropriate design response to this location even though it is not required by code. There is a desire to contribute to the streetscape on 8th Ave and respond to the existing context.

5. SETBACKS AND SEPARATIONS: GREATER THAN 45 FEET IN HEIGHT - SOUTH LOT LINE

SMC 23.45.518C
Lot line abutting neither a street nor alley: 20-foot minimum setback

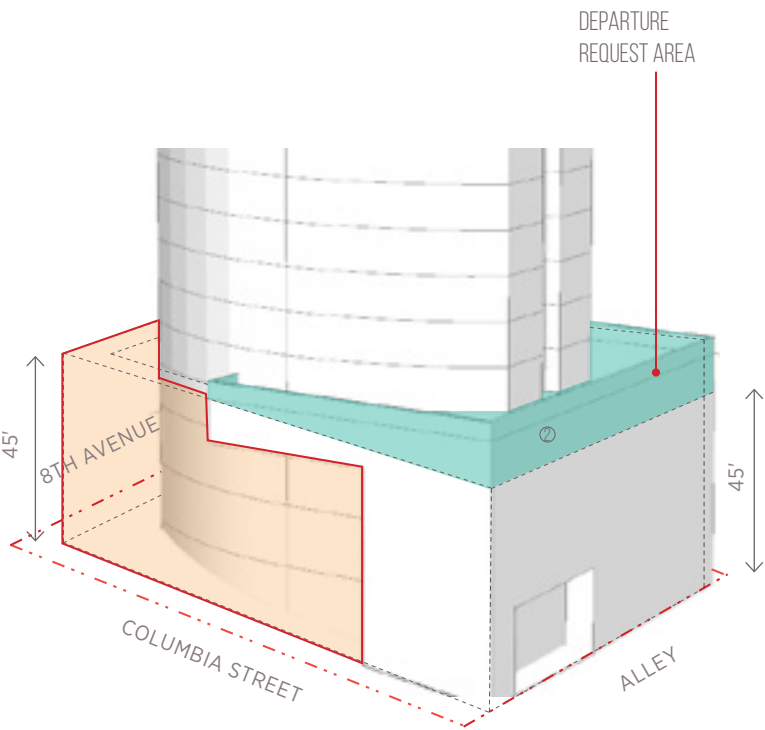
PROPOSED
Minimum setback of 5’-0” between 45 feet and 62’-6” feet in height

DEPARTURE AMOUNT
15’ - 0”

RELATED GUIDELINES FROM EDG. THE RATIONALE
DC1.C Parking and Service Uses
DC2A Massing
DC2B Architectural Façade Composition

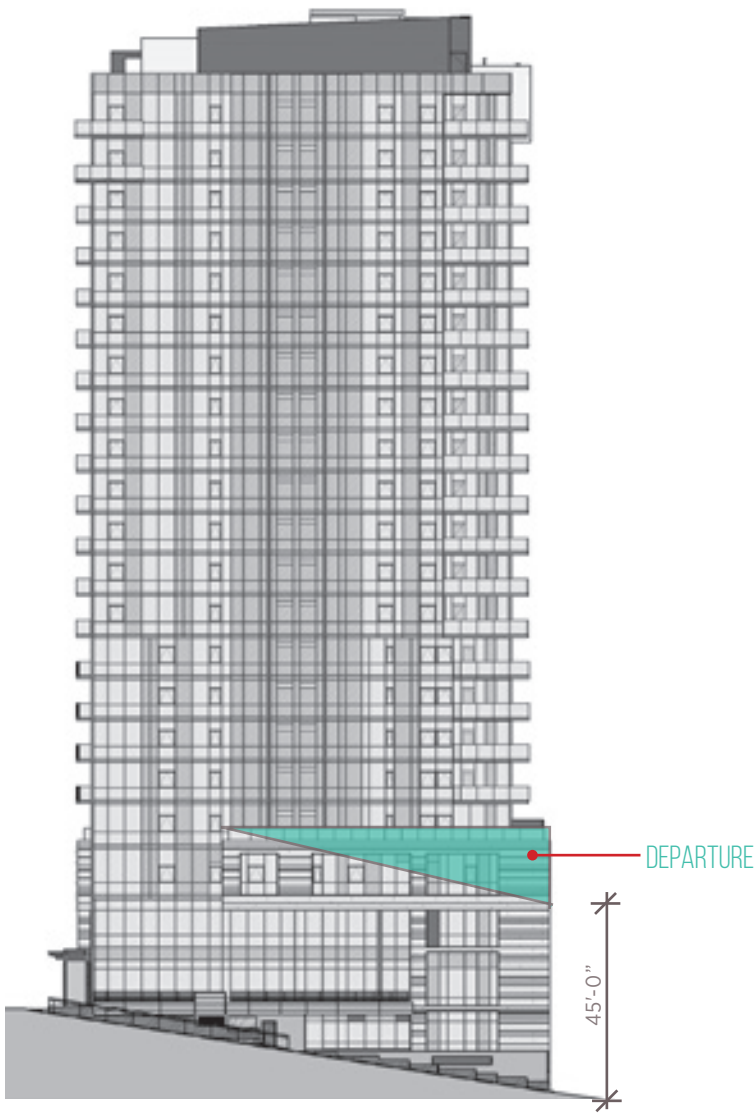
The building footprint has been reduced to the extent possible while meeting minimum dimensions allowable including Seattle City Light minimum vault clearances, building structural core, and parking spaces. The parking lifts and narrow drive aisle allow the garage to be located further away from Columbia Street to allow depth for the salon along the street frontage. The parking area is located below grade and areas that are above grade are enclosed minimizing visual impact.

DC2A Massing, DC2B Architectural Façade Composition:
The massing and façade composition are a glass tower sitting on top of a simple, solid podium. The tower erodes one corner of the podium at the intersection of 8th and Columbia to provide a dynamic and active street corner. The continuous datum line at the top of the podium creates an architectural composition which establishes the strong simple podium form.
which establishes the strong simple podium form.

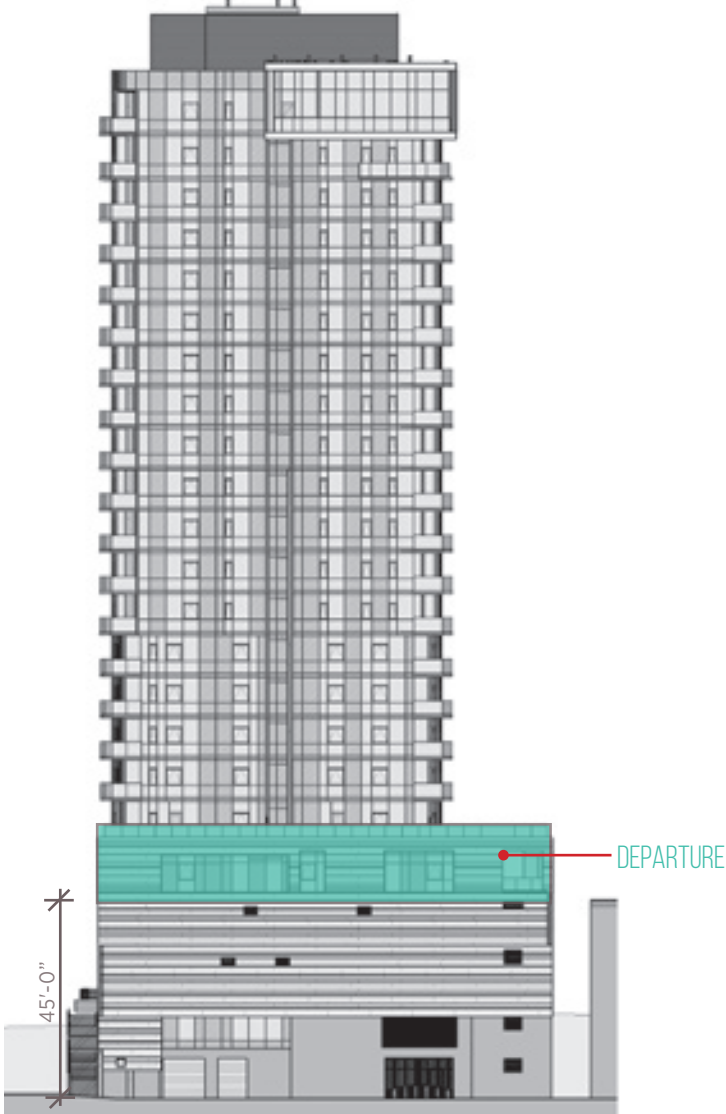


The tower has been located closer to the corner of Columbia Street and 8th Avenue, providing more opportunities for light and air on the south side of the project. This allows the outdoor terrace to receive the most solar and view exposure as well as more opportunities for light and air if the adjacent site is redeveloped.
The required setback along 8th Ave is 0 feet (below 45 feet in height), The green street setback has been provided as an appropriate design response to this location even though it is not required by code. There is a desire to contribute to the streetscape on 8th Ave and respond to the existing context.

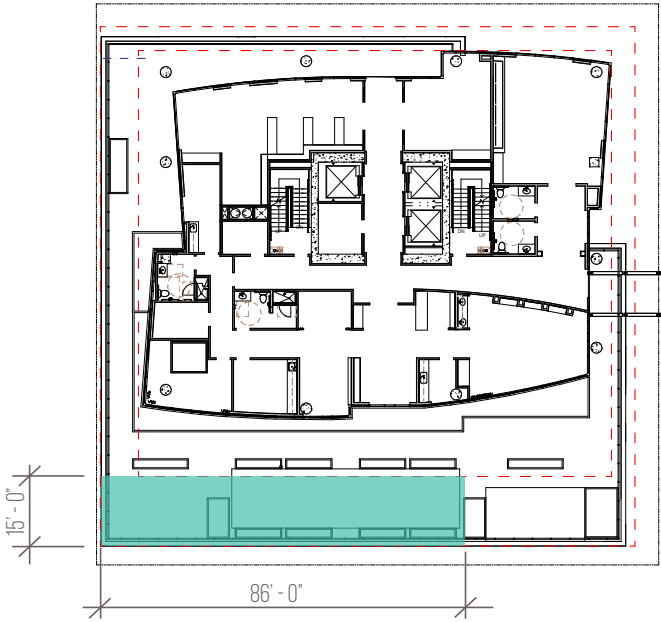
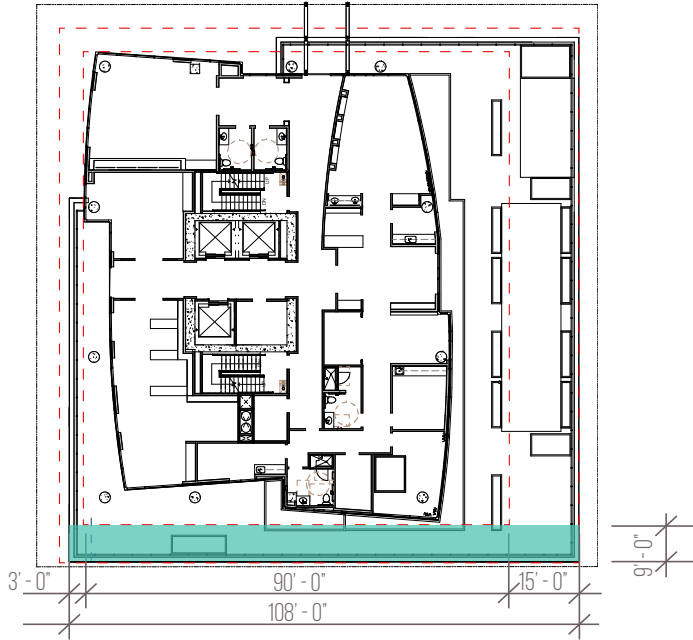
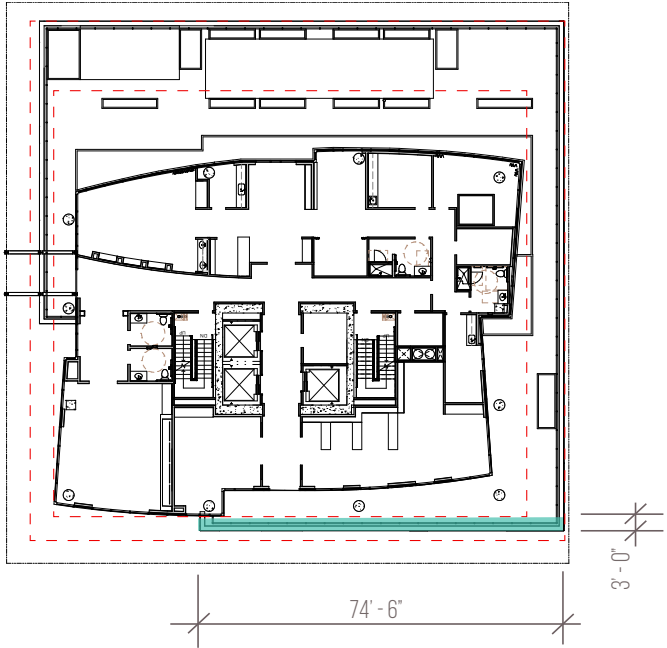
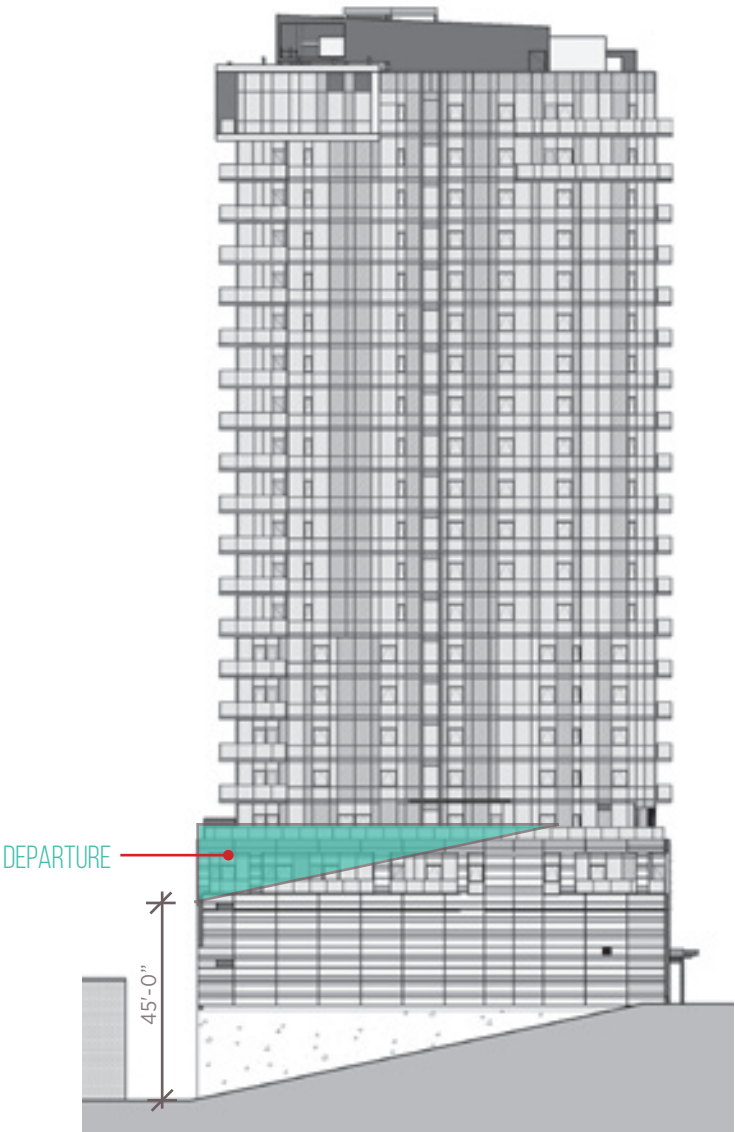
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



APPENDIX

CS1: NATURAL SYSTEMS AND SITE FEATURES

Use natural systems and features of the site and its surroundings as a starting point for project design.



PROJECT DESIGN RESPONSES

- Shallow floor plates allow for maximum daylighting and solar gain as well as expansive views within units (CS1.B)
- Large units in shallow floor plates allow for good natural cross ventilation (CS1.B)
- Existing trees will be retained as much as possible and provide shade and buffer between the street and the building (CS1.D)
- Rain water will be collected and conveyed down to planters along Columbia St. The planters will treat storm water and create a green edge for pedestrians. (CS1.E)
- 8th Ave is relatively flat and is ideal for a seating area at the corner and landscaped area towards the mid block. Columbia is steeply sloped and ideal for stepping storm water planters. (CS1.C)

CS2: URBAN PATTERN AND FORM

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.



PROJECT DESIGN RESPONSES

- The 21 story building is shorter than the existing building to the east, but similar footprint. The tower has a thin floor plate and is situated closer to the street than the interior lot line. This allows maximum views from the neighboring properties. (CS2.D)
- A strong street edge is created by both the tower and the base. The base creates a strong street edge, and evokes a feeling of a solid base, but is primarily glass allowing interaction with the street. The corner of the tower continues from the street level all the way to the top creating a dramatic corner presence. At the street level, the building is set back from the property line to provide seating and a generous entry. A canopy and seating will bring a pedestrian scale to the corner. (CS2.C)
- 8th Ave is a neighborhood green street. The base of the building is set back generously from the street to allow for generous planting, seating, trees, and sidewalks sidewalks. Two story windows into the main lobby and resident amenities will create a visual interaction with the street. (CS2.B)
- The building is set back from the property line along steeply sloped Columbia St to create seating areas and step planters (CS2.B)
- The building is an extension of the existing project to the east. Similar scale and bases of the towers relate to each other. (CS2.D)

PL1: CONNECTIVITY

Complement and contribute to the network of open spaces around the site and the connections among them.



PROJECT DESIGN RESPONSES

- Street setbacks are generous to allow for wider sidewalks, landscape and other amenities. Curb bulbs are provided at the corners. (PL1.A)
- Heavy pedestrian traffic is expected between the existing building to the east and the new building. wide sidewalks along with a crossing at the intersection are proposed.(PL1.B)
- Along 8th Ave, pedestrian amenities are proposed. A mix of seating, planting, lighting and large windows into the main lobby and amenity space (PL1.B)
- The double height ground floor is highly porous, providing a strong visual connection to the interior as pedestrians walk along both 8th and Columbia. Moreover pedestrian amenities, such as seating, lighting landscaping encourage people both inside and outside for social interactions. (PL1.B)

PL2: WALKABILITY

Create a safe & comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.



PROJECT DESIGN RESPONSES

- Stepped planters will allow for resting points along the steeply sloped Columbia Street. (PL2.A))
- Large windows at the ground floors, residential windows on 3rd floor and a terrace on the 4th floor allow for surveillance of the street level activity. (PL2.B)
- Weather protection elements are integrated into the facade in two ways; Using the mass of the building for overhangs and through canopies attached to the building. Canopies at the corner along with paving and seating will create a human scale element at the dramatic corner element. (PL2.C)

PL3: STREET-LEVEL INTERACTION

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.



PROJECT DESIGN RESPONSES

- The building frontage are set back significantly from the property line in order to provide a more expansive sidewalk environment and publicly accessible open space at the street. As shown in the landscape concept sketches, an integral design approach including planters, paving, and other appurtenances will create a dynamic space with strong indoor-outdoor connections. (PL3.A)
- The main entry is for residents and enters into the main two story lobby. The entry is identifiable through a large canopy and a continuous paved pathway from the curb to the entry. It is flanked by landscape on one side and hardscape with seating and amenities on the other side. The reception area is directly in front of the entry. A secondary entry along Columbia is provided with access to the seating area at the corner. (PL3.A)
- Private residential units are on the upper floors with resident amenities on level 1 and 2. This will encourage strong interaction with the street. (PL3.B)

DC2: ARCHITECTURAL CONCEPT

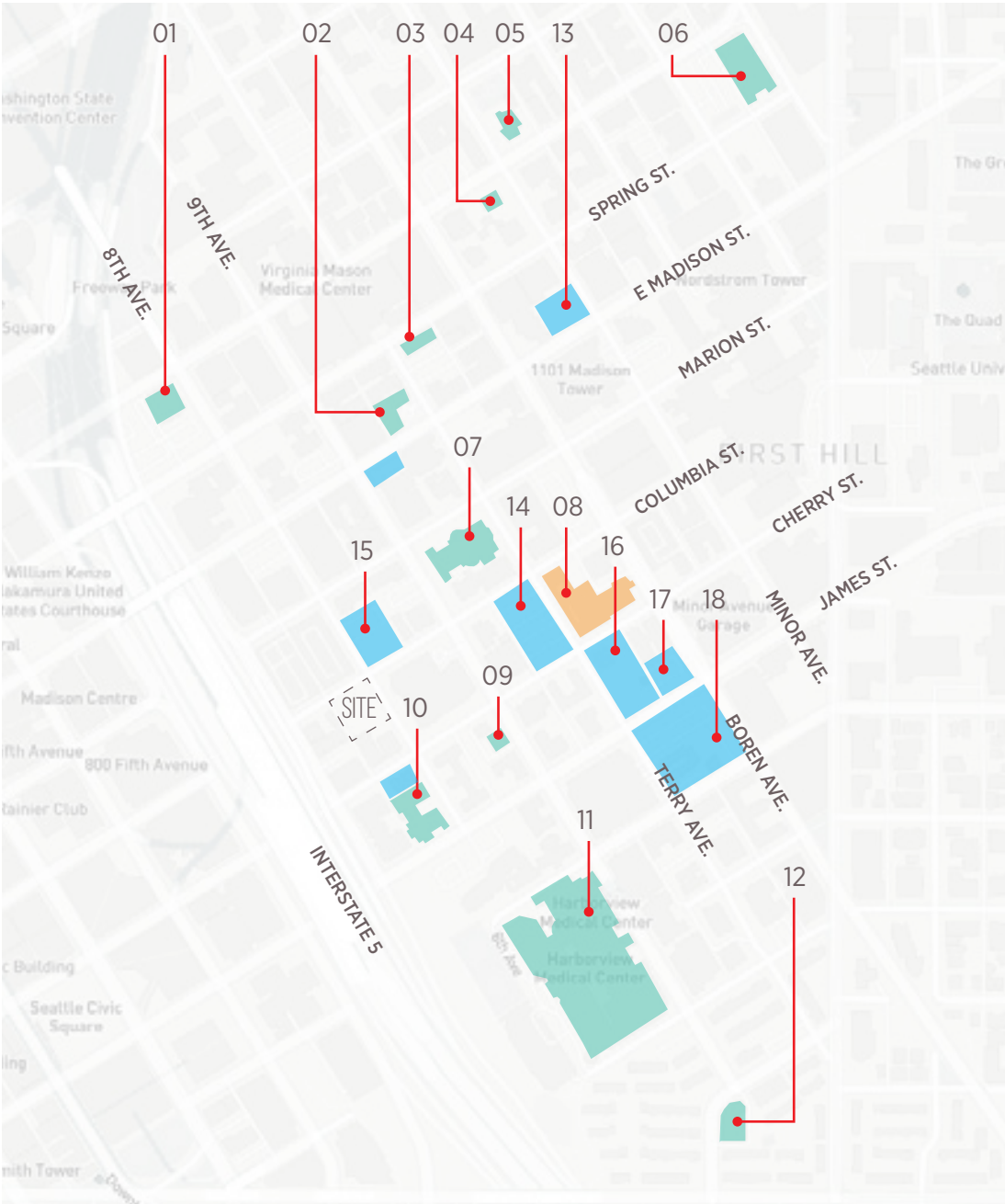
Integrate open space design with the design of the building so that each complements the other.



PROJECT DESIGN RESPONSES

- The mass of the building is a solid base that houses primarily resident amenities and a slender glass tower housing residential areas. (DC2.A))
- The mass of the tower is broken up with recesses that break up the mass into 4 quadrants. This is representative of the 4 units per floor on the typical floor plate. Balconies also break up the mass of the tower. (DC2.C)
- The massing of the base is primarily rectilinear in response to the streets, but the tower continues to the ground to provide a strong corner. (DC2.B)
- The base is highly transparent at the street facades on the lower two floors and more solid on the residential 3rd floor and facing the interior lot lines and the alley. (DC2.B)
- Canopies will break up the mass at the ground floor (DC2.D)

LANDMARKS AND NEW DEVELOPMENT



- HISTORIC LANDMARKS
*Per Map of Designated Landmarks
- ARTS AND CULTURE
*Per First Hill Improvement Association
- PROPOSED OR NEW DEVELOPMENT
*Per First Hill Improvement Association

LANDMARKS, ART AND CULTURE



01 - TOWN HALL SEATTLE / FOURTH CHURCH OF CHRIST, SCIENTIST



02 - HOTEL SORRENTO



03 - BARONESS APARTMENT HOTEL



04 - DEARBORN HOUSE



05 - STIMSON / GREEN HOUSE



06 - SEATTLE FIRST BAPTIST CHURCH

PROPOSED/NEW DEVELOPMENT



07 - ST. JAMES CATHEDRAL RECTORY / SITE



08 - FRYE MUSEUM



13 - 1001 MINOR AVE



16 - 620 TERRY AVE



09 - U.S. ASSAY OFFICE / GERMAN HOUSE



10 - TRINITY EPISCOPAL CHURCH



14 - 707 TERRY AVE



17 - 1050 JAMES ST



11 - HARBORVIEW MEDICAL CANTER



12 - YESLER TERRACE STEAM PLANT



15 - 800 COLUMBIA ST



18 - 1001 JAMES ST

BUILDING STRUCTURE AROUND

TOWER

PODIUM



PATTERN OF PODIUM/TOWER MASSING RELATIONSHIP IN SITE VICINITY

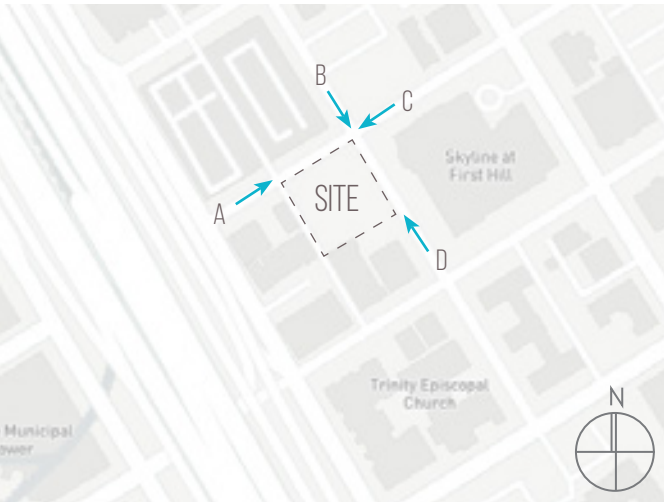


SCALE OF NEIGHBORHOOD MULTIFAMILY AND RETAIL INFORMS PODIUM MASSING AND SCALE



PROPOSED NEIGHBORHOOD EMPHASIZES GLAZED TOWERS ON MASS PODIUMS

SITE PHOTOS



A VIEW TOWARDS NORTHEAST



B VIEW TOWARDS SOUTHEAST



C VIEW TOWARDS SOUTHWEST



D VIEW TOWARDS NORTHWEST

SITE PHOTOS



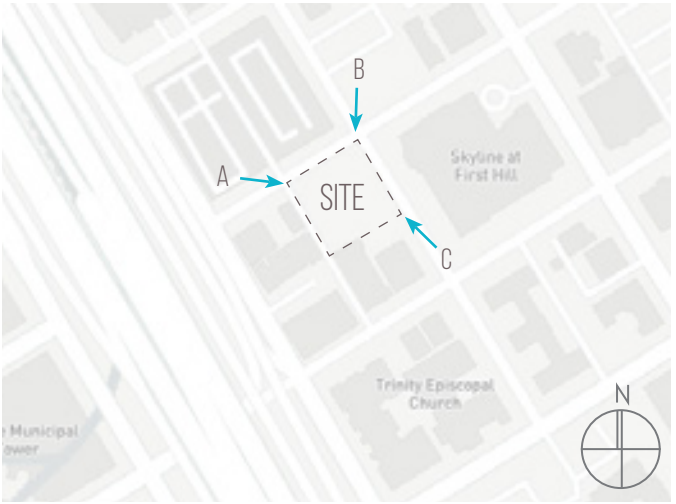
A VIEW TOWARDS NORTHEAST



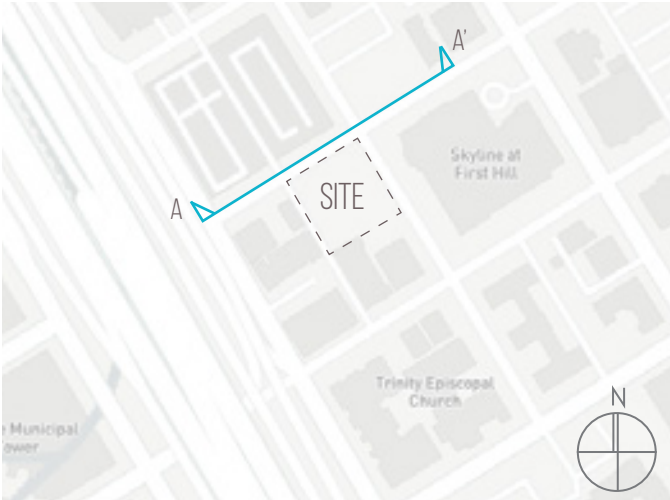
B VIEW TOWARDS SOUTHEAST



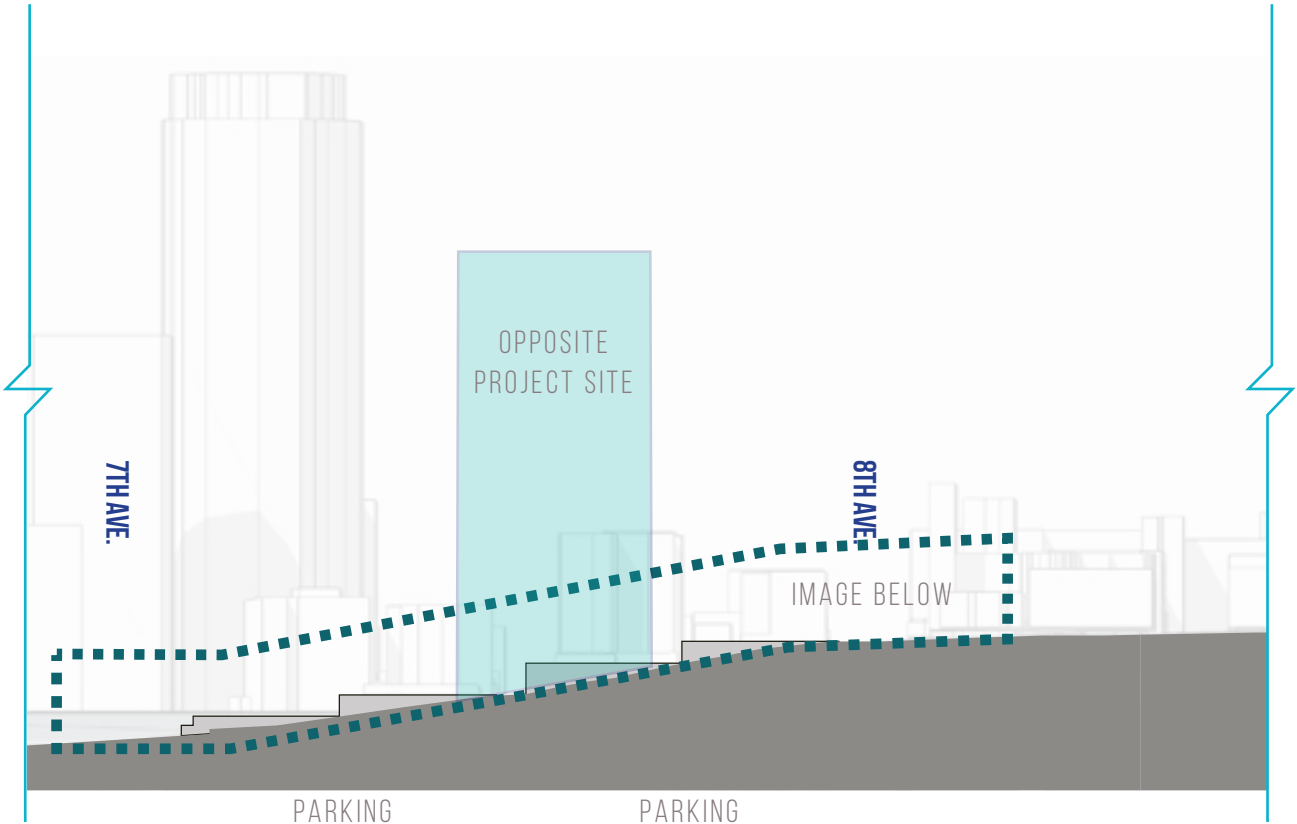
C VIEW TOWARDS SOUTHWEST



STREETSCAPES



1: COLUMBIA ST. FACING TO NORTHWEST



A - A' SECTION

7TH AVENUE

PARKING

PARKING

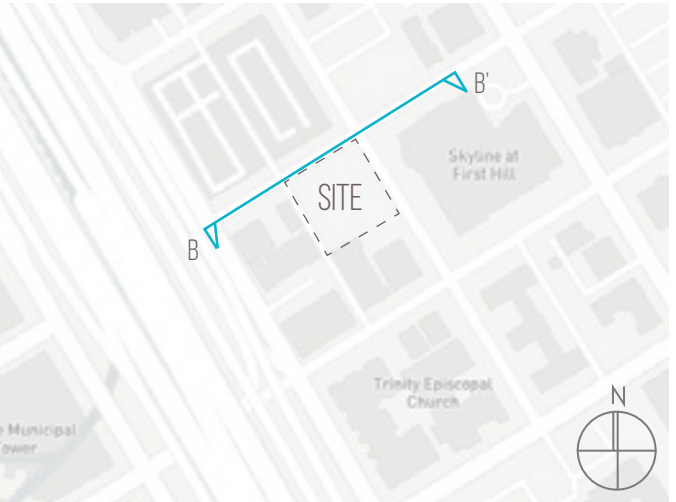
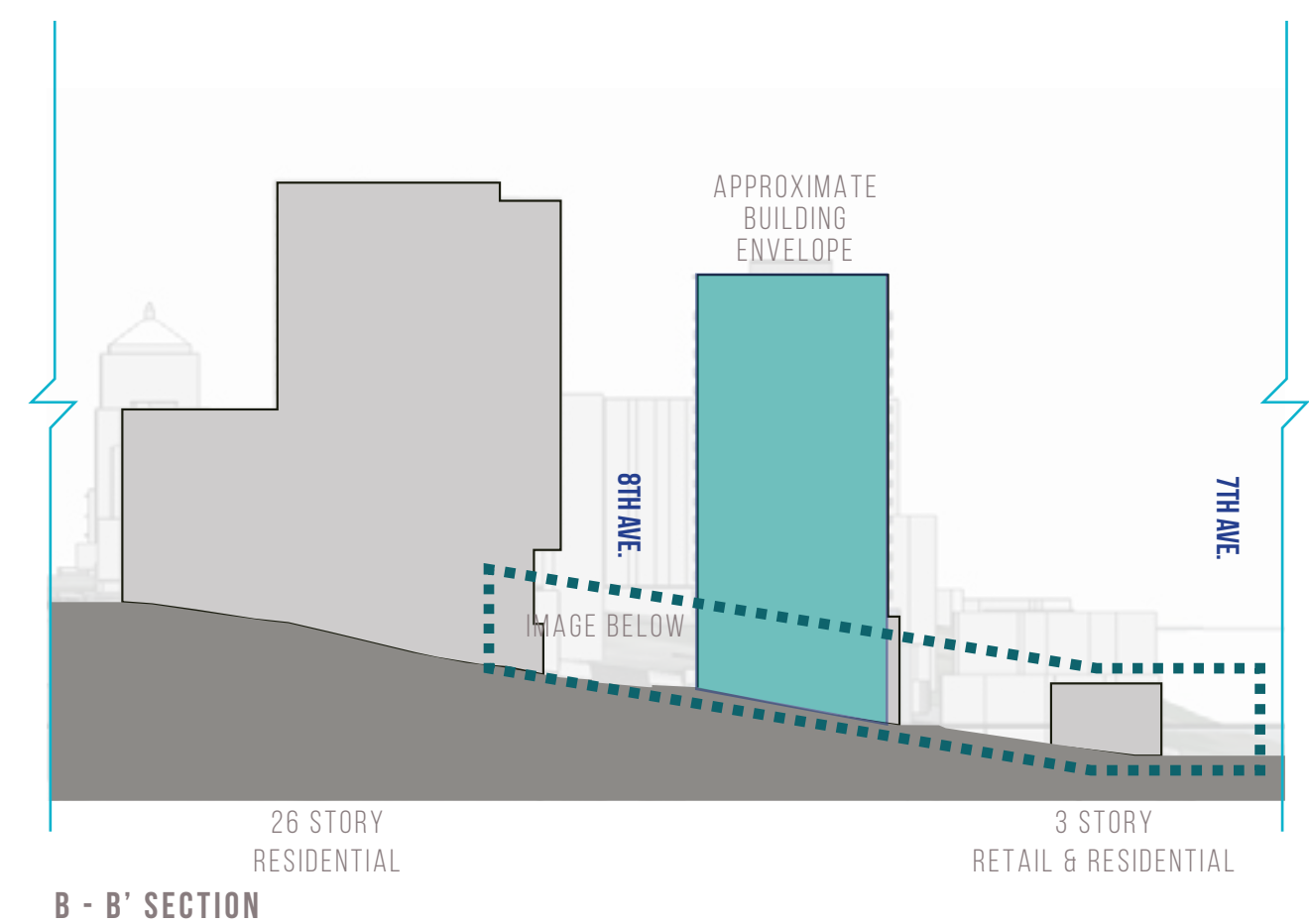
8TH AVENUE



PROJECT SITE BEHIND

STREETSCAPES

2: COLUMBIA ST. FACING TO SOUTHEAST



26 STORY
RESIDENTIAL

8TH AVENUE

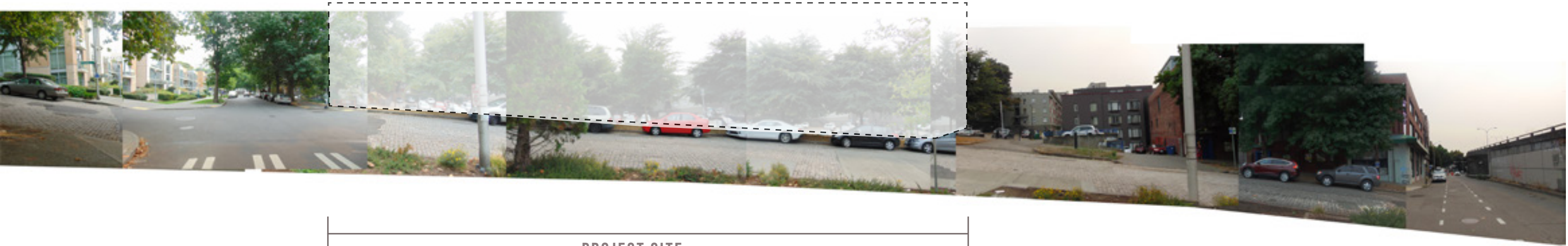
B - B' SECTION

26 STORY
RESIDENTIAL

3 STORY
RETAIL & RESIDENTIAL

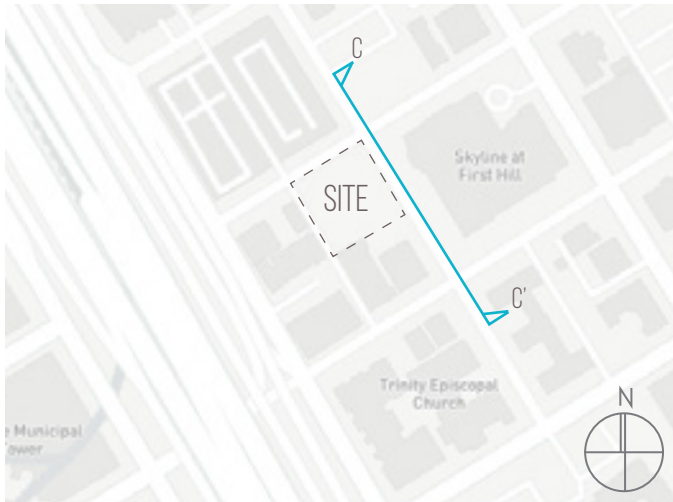
3 STORY
RETAIL & RESIDENTIAL

7TH AVENUE



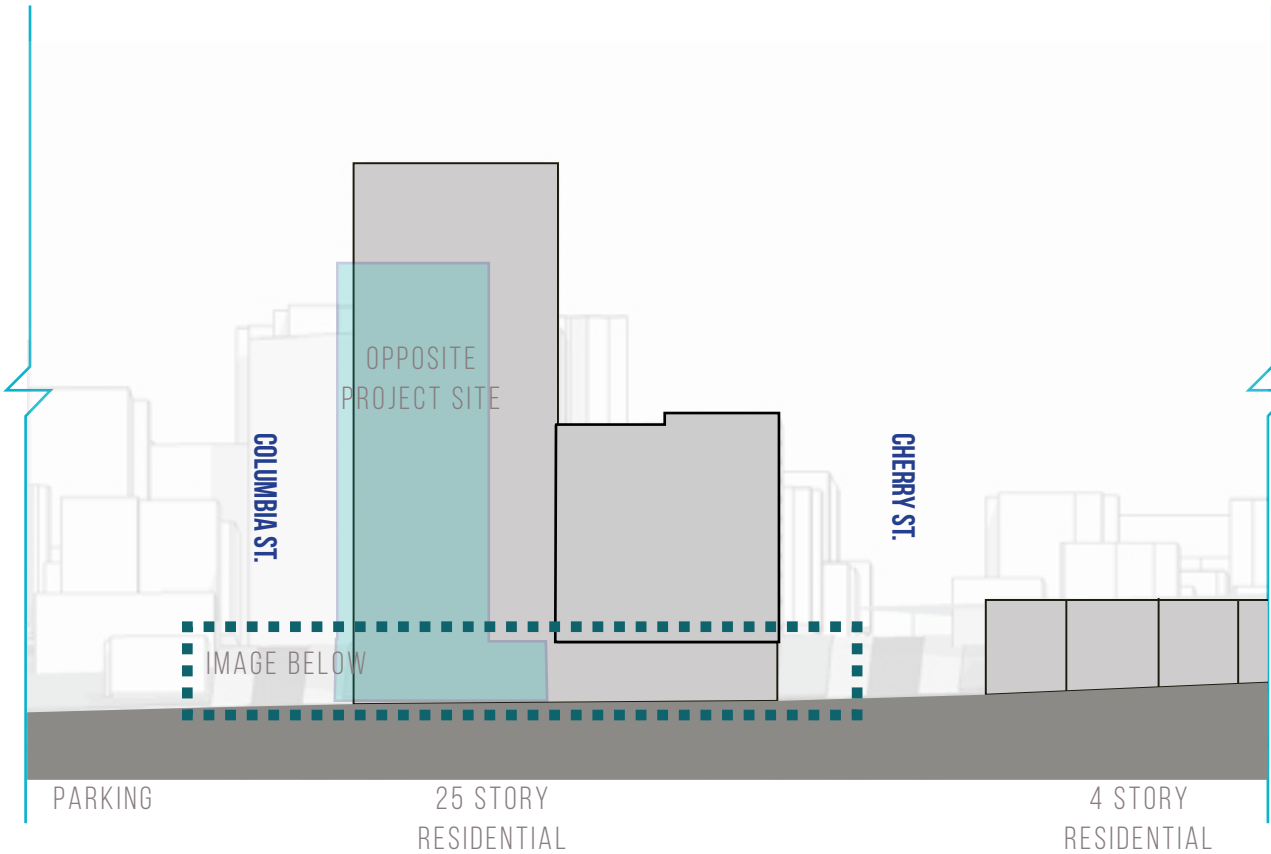
PROJECT SITE

STREETSCAPES



COLUMBIA STREET

3: 8TH AVE. FACING TO NORTHEAST



C - C' SECTION

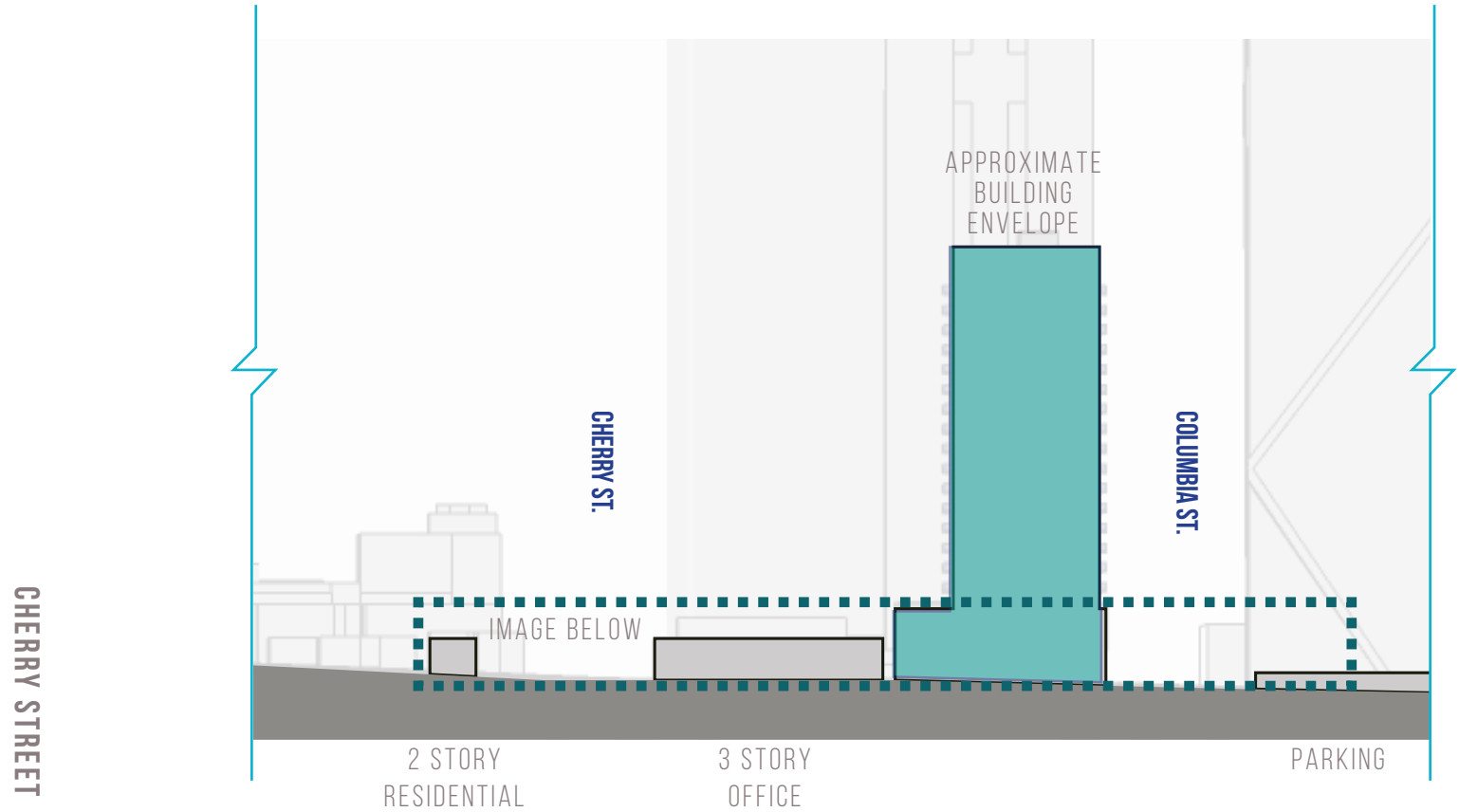
CHERRY STREET



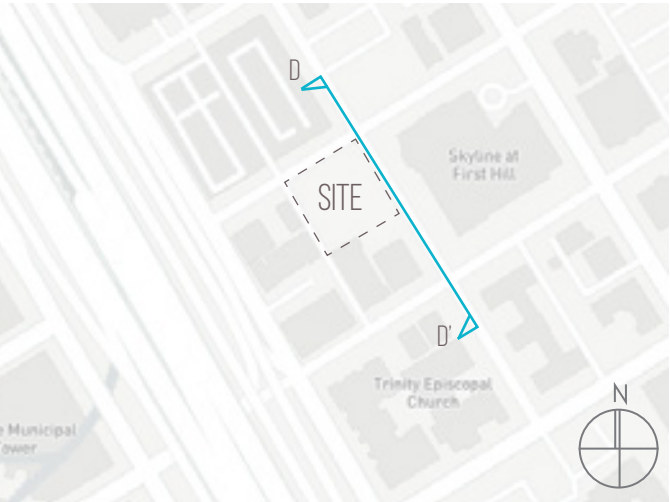
PROJECT SITE BEHIND

STREETSCAPES

4: 8TH AVE. FACING TO SOUTHWEST



D - D' SECTION



PROJECT SITE

PORTLAND
38 NW Davis Street
Suite 300
Portland, OR 97209
T 503.245.7100

SEATTLE
1505 5th Avenue
Suite 300
Seattle, WA 98101
T 206.576.1600

SAN FRANCISCO
1014 Howard Street
San Francisco, CA 94103
T 415.252.7063

© 2017
Nothing shown here may be reproduced in any way
without the consent of Ankrom Moisan Architects.
www.ankrommoisan.com