



8th and Cherry

Seattle WA

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Project Information

Address: 8th & Cherry

Trinity Tower is a high rise mixed use development on First Hill at the southwest corner of 8th Avenue and Cherry Streets. The project will replace several existing structures associated with the Trinity Episcopal Church at the corner of 8th Avenue and James Streets. The Church's sanctuary building will remain and currently holds local Landmark status.

The project will include 226 residential condominium dwelling units as well as approximately 30,000 sqft of program space that will be owned by the Parish to support its community outreach mission. 132 of the dwelling units (58%) are 2 & 3 bedroom units that can support families. The Parish areas will include a new multi-function performance and banquet Hall, coffee shop, community art gallery, meeting and classrooms, commercial tenancies, and administration offices. The development will provide 178 parking spaces on 6 basement levels.

The new building will connect to the Landmark sanctuary building but the two structures will remain technically separate and there is a property line between them. The existing Memorial Garden adjacent to the Sanctuary building will be expanded but will retain its original character and welcoming qualities.

Recommendation Meeting #2

- Introduction

Trinity Tower received a recommendation to proceed from the Board at Early Design Guidance. This recommendation included the 'Quattuor' massing concept that requires several departures to provide optimal separation between the tower and landmark historic church building.

Notably, while the redevelopment project site is separate from the historic Trinity Church Building site, the two form an interconnected half-block along the 8th Avenue green street. The redevelopment project will complement and enable preservation of the historic Church Building, expand the quantity and quality of a variety of community benefits, and support many of the priority design guidelines identified at EDG.

Partly due to the complexity and richness of the project's components and existing conditions the design team was unable to adequately describe the benefits of the design at the initial Design Review Meeting in November, 2018. Technical difficulties during the meeting compounded this difficulty by limiting the time the team had to present to the Board.

After significant consultation with and coaching from Planning Staff the following presentation more clearly explains the concept, details, and benefits of the design. Many design elements have been revised in response to previous recommendations from the Board, and images and narratives are more clearly articulated. Departure requests remain an important part of the design and have been refined to better articulate their necessity and how they support City Design Guidelines related to providing the greatest benefit to the community as a whole.

We begin our revised presentation with some background information about Trinity Episcopal Parish and how this project came into being.

A Place Of Shalom

Trinity Parish

The first and oldest Episcopal congregation in Seattle, Trinity Parish was born in 1865 – a handful of years after Seattle’s first European settlers came ashore on the banks of Elliott Bay. After seeing its first church home consumed by the flames of the Great Seattle Fire of 1889, the congregation moved to its present

location, which it has occupied since 1892. The handsome church building they constructed, clad in rugged sandstone from a quarry near Mount Rainier, has endured (despite subsequent fires and earthquakes) for nearly 130 years. Today it stands as Seattle’s oldest continuously occupied church building.

Integral to its 154-year life as a worshipping community, Trinity also has a long history of service to the wider community. For decades, the Parish has provided thousands of square feet

of rent-free tenant space to partner organizations providing critically-needed human services, in addition to outreach programs developed and operated by the Parish itself. Trinity also has an enduring commitment as a community cultural center, featuring local artists and arts groups in theater and music performances, and a curated gallery devoted to the visual arts.

Project History

In 2014, Trinity Parish determined that it needed to critically evaluate the viability of continuing to operate in its existing facilities. Trinity’s historic Church Building was fully restored after near total destruction in the Nisqually Earthquake of 2001. Three additional buildings occupy the Parish’s site, however, and all three have come to the ends of their useful lives. These buildings are rife with challenges including seismic risk, severe accessibility deficiencies, exhausted mechanical and electrical systems, life-safety risks, abysmal energy performance, and a long list of deferred maintenance items. The realization that these buildings must be replaced has been difficult for the congregation, but they remain focused on their long-term mission while also mourning the passing of this part of their history.

Trinity’s historic Church Building provides a beautiful Gothic revival worship space, but the other three buildings house all of the Parish’s administrative, social and educational facilities. Additionally, they also house thousands of square feet of tenant space for nonprofit partner organizations. This commitment of Parish resources is central to Trinity’s mission and religious exercise, and the imminent loss of these buildings threatens to undermine Trinity’s ability to fulfill its core mission.



High-rise zoning at Trinity’s site provides the opportunity to leverage unused development capacity to replace outdated church facilities. After an assessment of existing building deficiencies and development potential, the Parish engaged in a multi-year process of examining its programs and defining the new Parish Building needed to carry Trinity through another century of ministry and service. The entire Trinity congregation, including numerous stakeholder and leadership groups, participated in a detailed programming and conceptual planning process, resulting in conceptual plans, specifications and a design statement that have since guided all project development. The Parish’s conceptual plans are a core component of the development agreement between Trinity and its chosen development partner. In selecting Caydon USA from a variety of potential partners, Trinity has chosen a partner that has committed to deliver Trinity’s new Parish Building as defined in the Parish’s conceptual plans.





Program

Trinity’s three existing buildings – now slated for demolition – have provided a total of 24,705 gross sf of Parish and tenant program space.

In Trinity’s new Parish Building, a total of 31,330 gross sf will be created for Parish and tenant program space. Of this total, 10,724 net sf of new tenant space will be provided on multiple floors for the use of Trinity’s mission-related

tenants. Additionally, another 3,280 net sf of space within the historic Church Building will become available for outreach programs.

Project ownership is structured as an air-rights condominium. Trinity will own its Parish Building in the podium as a unit in the condominium. The Memorial Garden will also be owned by Trinity Parish, and Trinity will continue to hold fee ownership of the historic Church Building. Caydon will own the residential portion of the project, as well as the below-grade parking garage. Trinity will retain ownership of the underlying ground.

Essential Ordering Element: The Ambulatory

The organization of Trinity’s historic Church Building, its new Parish Building, and its Memorial Garden is determined largely by imperatives of arrival, access and circulation. The historic Church Building is the center of liturgical life at Trinity, but the Memorial Garden is the physical center of the ensemble of church facilities, and the reference point around which the Parish’s facilities are ordered. To be a place of Shalom, the Memorial Garden must not serve as a circulation route to pass through, but rather as an “outdoor room,” an eddy that is nearly always quiet, but occasionally activated by welcoming events. Hence, it is important for primary circulation throughout Trinity’s facilities to be organized around the Garden’s perimeter, rather than passing through the Garden, as is presently the case.

Framed by 19th and 21st Century buildings, the situation of the new Memorial Garden is informed by the typology of a church courtyard. The Parish’s complex multi-level program is organized along an Ambulatory at the perimeter of an open quadrangle, emulating courtyards often

seen in the facilities of religious communities.

In this case, the Ambulatory adjacent to the north and west sides of the Memorial Garden serves several essential functions, all of which must be sheltered as interior space:

- Arrival and welcome
- Connection and accessibility from Parish Building to sanctuary for religious worship services
- Main circulation connecting all of the Parish’s principle program functions
- Vertical circulation connecting all levels of the new and old Parish facilities
- Resolution of accessibility deficiencies in the historic Church Building
- Pre-function space in service to the adjacent Parish Hall and Sanctuary.



Materiality

The exterior of the historic Church Building features rustic stone masonry comprised of Wilkeson sandstone. This iconic building stone, quarried on the north flank of Mount Rainier, is featured prominently in historic buildings throughout Western Washington, including the Washington State Capitol, the original Seattle Art Museum building in Volunteer Park, academic buildings on the University of Washington campus, and many other commercial and institutional landmarks.

The proposed project features sandstone matching the color and composition of the Church Building's stone, but articulated in a more contemporary manner to distinguish it from the rustic original stone on the Church Building. Dressed rectilinear slabs of sandstone with a honed finish are featured in contemporary elements within the Memorial Garden, and in the church's new Parish Building within the high-rise podium. This buff-colored stone ties the Parish's facilities (Church Building, Parish Building, and Memorial Garden) together with a common materiality, distinguishing the primary elements of the Parish's compound from the residential high-rise, which is wrapped primarily in metal and glass.

In recognition of the significance of the historic sandstone exterior, as well as the Anglican roots of the American Episcopal Church, a palate of finishes has been selected to emulate historic buildings found throughout Britain. There, many institutional structures display buff-colored stone exteriors accented with black and gold-colored features. In addition to the warm sandstone, this rich palate will include black-finished steel and aluminum metal work, with wood sunscreens and interior woodwork featuring a golden / honey-colored finish. An artist-designed terrazzo floor throughout the Ambulatory will further extend this rich palate.





Shalom With-in: Requiem And Renewal

Shalom is a familiar word, rooted in the Hebrew language, but bridging Judaic, Islamic, and Christian traditions. It is a deeply spiritual reference to peace, tranquility and completeness. Shalom is greeting, prayer, and blessing. It is hello. It is farewell.

“Requiem” refers to the Christian ceremonial rite of remembrance; a gathering together to mourn and to celebrate, and the music composed for such solemn rites. The word is derived from a Latin word meaning “rest,” or “repose.”

Trinity’s Memorial Garden is the final resting place for the cremated remains of more than 100 persons loved and honored by the people of Trinity. There is room for hundreds more. Begun in the 1970s, these interments are ongoing, with many additional burial plots already reserved by current Parish members.

Trinity’s Memorial Garden is holy ground.

Beyond this sacred function, the Memorial Garden also manifests Trinity’s mission to extend hospitality to the surrounding community. The portion of the garden where burial plots are concentrated is not delineated or isolated; it is simply folded into the wider garden landscape.

There are occasions when the Memorial Garden is activated for public events, like First Hill’s annual neighborhood night out, or Trinity’s annual ice cream social. And, the Memorial Garden is occasionally used for liturgical events, like outdoor weddings, interment services, and special worship services. Most of the time, however, the Memorial Garden is a humble

contemplative place, a quiet garden in the midst of a busy city. This is the role it has played for most of the last century, as a place of renewal. Neighbors are welcome to visit and linger in the peaceful garden. Rough-hewn stone walls rise from the garden’s edges. The broad lawn is surrounded with generous planting beds, and quiet prevails at inviting benches inside and outside the garden precinct, welcoming all.

Within its new Parish Building, Trinity’s new Parish Hall will be a fine gathering space designed to have excellent acoustical qualities for music performance. This recital hall hosts Trinity’s curated schedule of resident and visiting performing artists. Each year, Trinity’s eclectic season typically includes solo artists in recital, early music and chamber music groups, theater, choral groups and others. The Parish Hall is designed to frame such events, visually and acoustically, enhancing performer and audience experience.

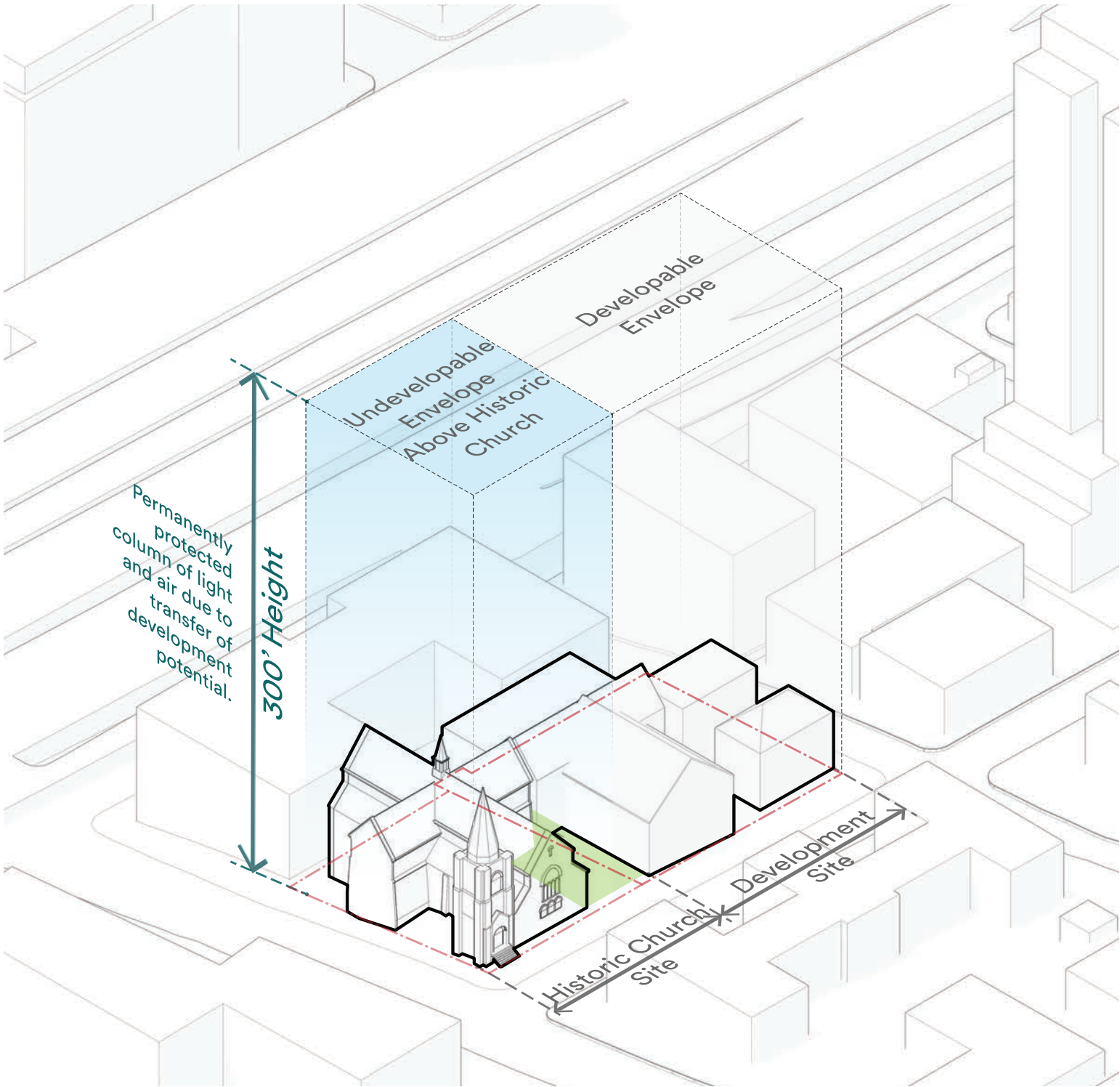
Trinity’s Memorial Garden is a place of Requiem: Repose for those interred there, rest and reflection for all who seek a few quiet moments in the midst of a busy city. Trinity’s new Parish Building (and especially its new Parish Hall) will be a place of Shalom – transcendent moments of artistic expression, serving gatherings of Parish members and the wider community. Some occasions will be solemn, and many will be joyous, but all will be informed by the Parish’s invitation to its neighbors: Gather with us in this place, and find renewal here.

Development Site

Currently the site for the new development is occupied by a collection of buildings associated with the functions of the Parish. The site is zoned HR which includes a height limit of 300 FT, and requires Transfer of Development Potential to reach its full development potential (area).

The historic status of the Church Building is voluntary and if removed by the Parish would allow redevelopment of this HR site as a tall tower.

Alternatively the sale of TDP area from the church site to the development site 'locks in' a permanent column of light and air above the church that cannot be developed in the future.



Breathing Room

Trinity Tower brings together a myriad of program elements into a single composition that expresses both Residential and new Parish elements allowing each to have a distinct presence & identity. The tower adds a dynamic icon to the city skyline while the podium sensitively knits together new community focused uses with the historic Church, framing an enhanced Memorial Garden and enriching the experiences of neighborhood residents and Parish members.

This enhanced precinct consists of a ‘trinity’ of three parts with the landmarked Church to the south, the new mixed use residential tower and Parish Building to the north, and an enhanced green space providing critical Breathing Room between them.

Hugging the north edge of the site, the residential lobby is oriented to the street corner while the tower above addresses the skyline, visually transitioning between the different scales of Downtown and First Hill. Heavily influenced by topography, this tower location allows the site’s usable outdoor space to be aggregated into the middle of the block where it is level and can benefit from the permanently preserved area of open sky above the Church.

The expanded Memorial Garden is a sunny outdoor room that will support the needs of the Church and the public as a casual gathering space for quiet repose in the

same manner that it does today. A new coffee shop, art gallery, performance hall, and other community serving spaces are interconnected with, and strengthened by their relationship with the enhanced garden experience.

Departures are being sought to maximize the benefits that Breathing Room brings to the neighborhood. Of the eight departures requested, seven relate to the floor plate size and position of the tower on the site and support many of the City’s Design Guidelines. These allow significant massing offsets for the tower that prevent a flattening of the facades and lack of articulation. The departures also allow the project to bring more high quality housing to the city’s urban core, and to accommodate a community serving mixed-use program that is economically viable and secures the future of the Parish on First Hill.

A.
Twin Towers

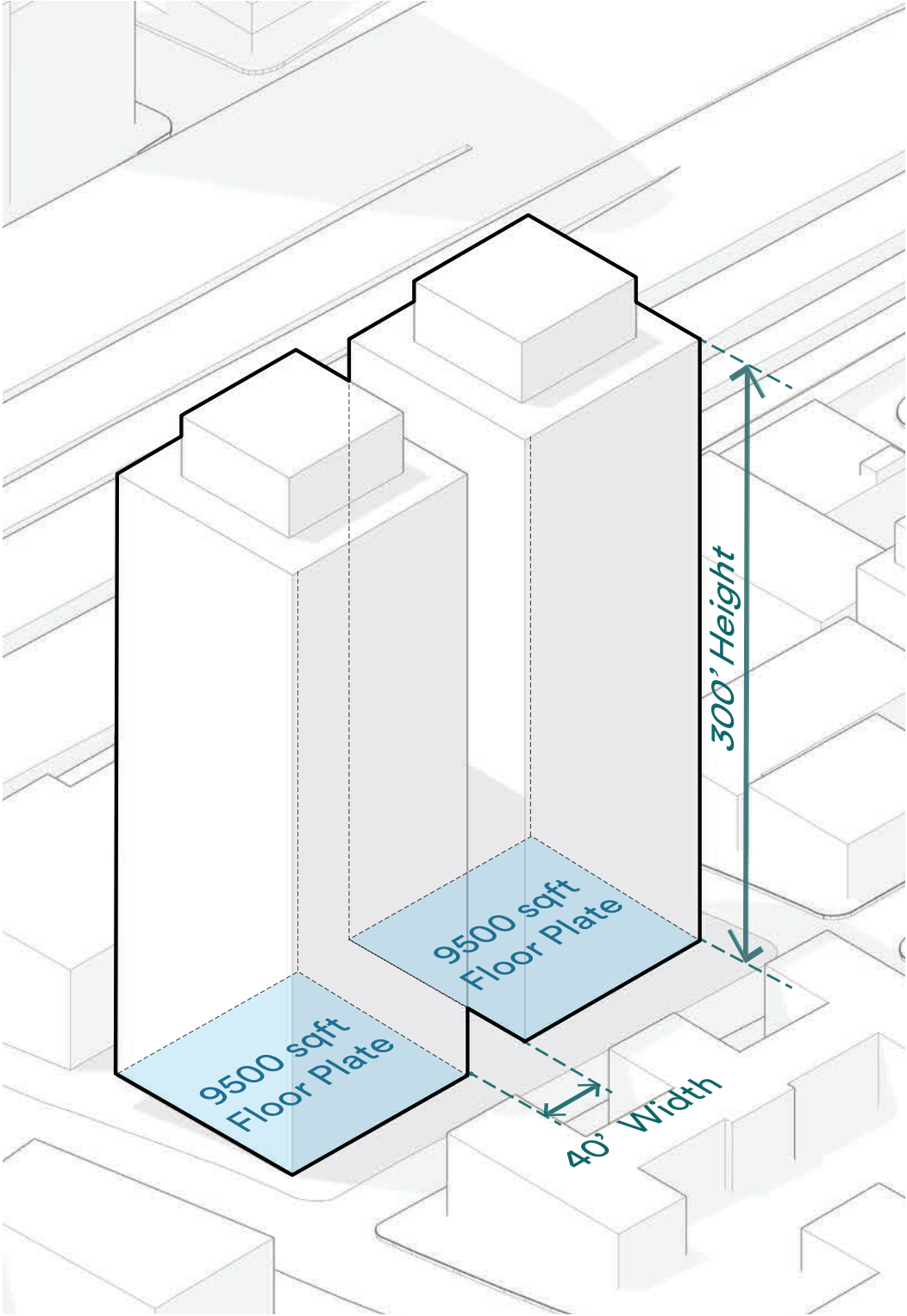
Per the Land Use Code this half block may accommodate two 300 ft tall towers, each with a 9500 sqft floor plate. The Church building's landmark status is voluntary and the Parish may remove this status if its fiscal situation forces it out of First Hill. The Parish is seeking a development that sustains its presence in the First Hill Community, however by demolishing the Church building two towers of this size may be built on the site with compliant street and property line setbacks.

Opportunity

- Achieves maximum development potential of site
- Fully compliant with Land Use Code

Impact

- Relocation of Parish and community serving programs outside of First Hill
- Demolition of Parish Church structure
- Demolition of the Memorial Garden
- Removal of interred remains in the Memorial Garden
- Reduction of light and air to 8th Ave due to presence of two 300 foot tall towers



B.
240ft Tall
Single Tower

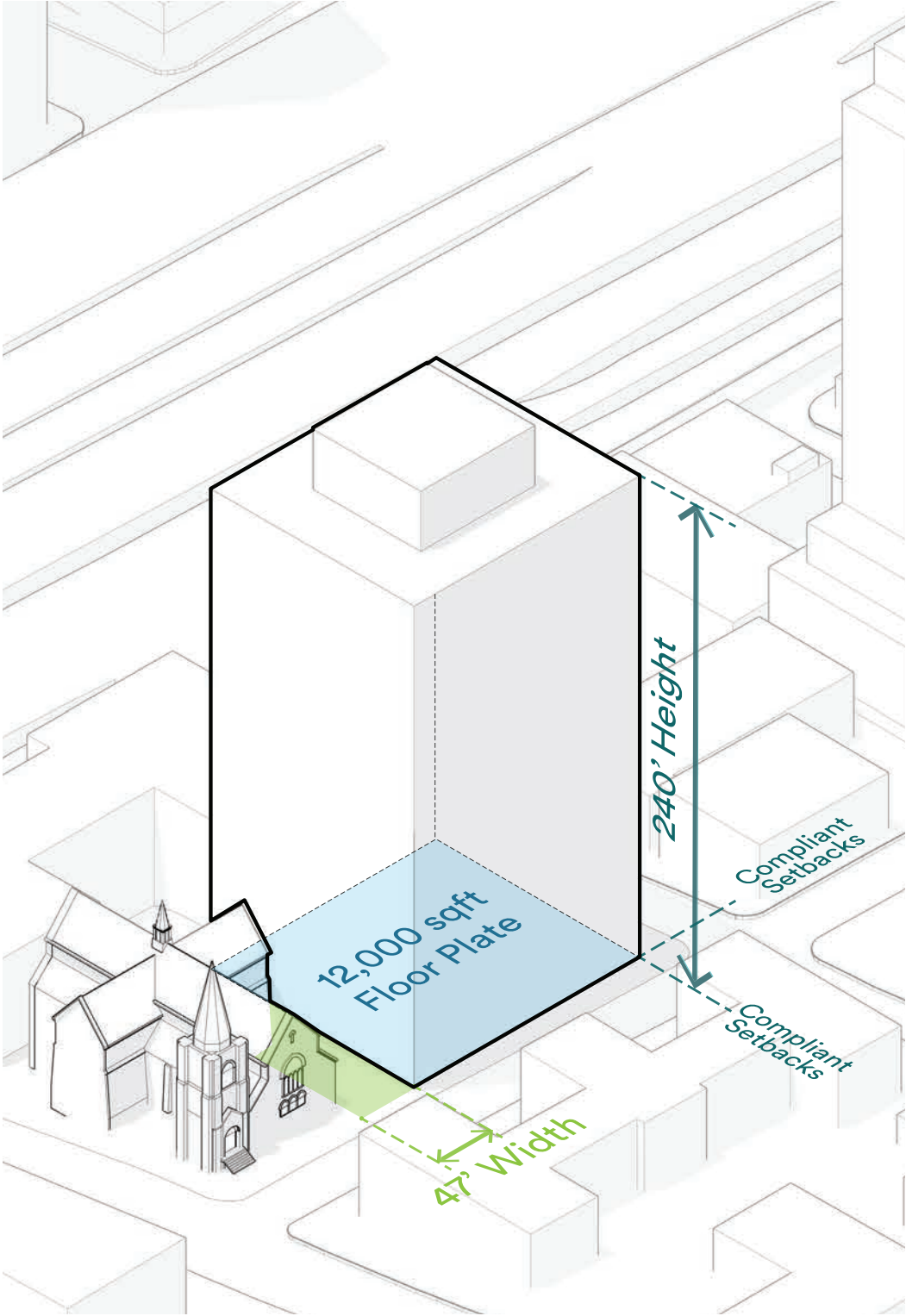
Per the Land Use Code HR zoning allows a tower with floor plates of up to 12,000 sqft to be up to 240 ft tall. A tower of this size could be built on the site without demolishing the Church building, however the tower footprint would encroach into and reduce the size of the existing Memorial Garden.

Opportunity

- Retention of Church building
- Allows substantial development of site
- Fully compliant with Land Use Code

Impact

- Significantly reduces amount of green space
- Tower bulk and location would visually crowd the Church building
- Compliant massing is comparatively very squat and 'chunky' on the skyline
- 240FT tall tower does not achieve target development potential for site or maximum TDP benefit for Historic Church



C.
300ft Tower with
Compliant Setbacks
& Non-Compliant
Floor Plate

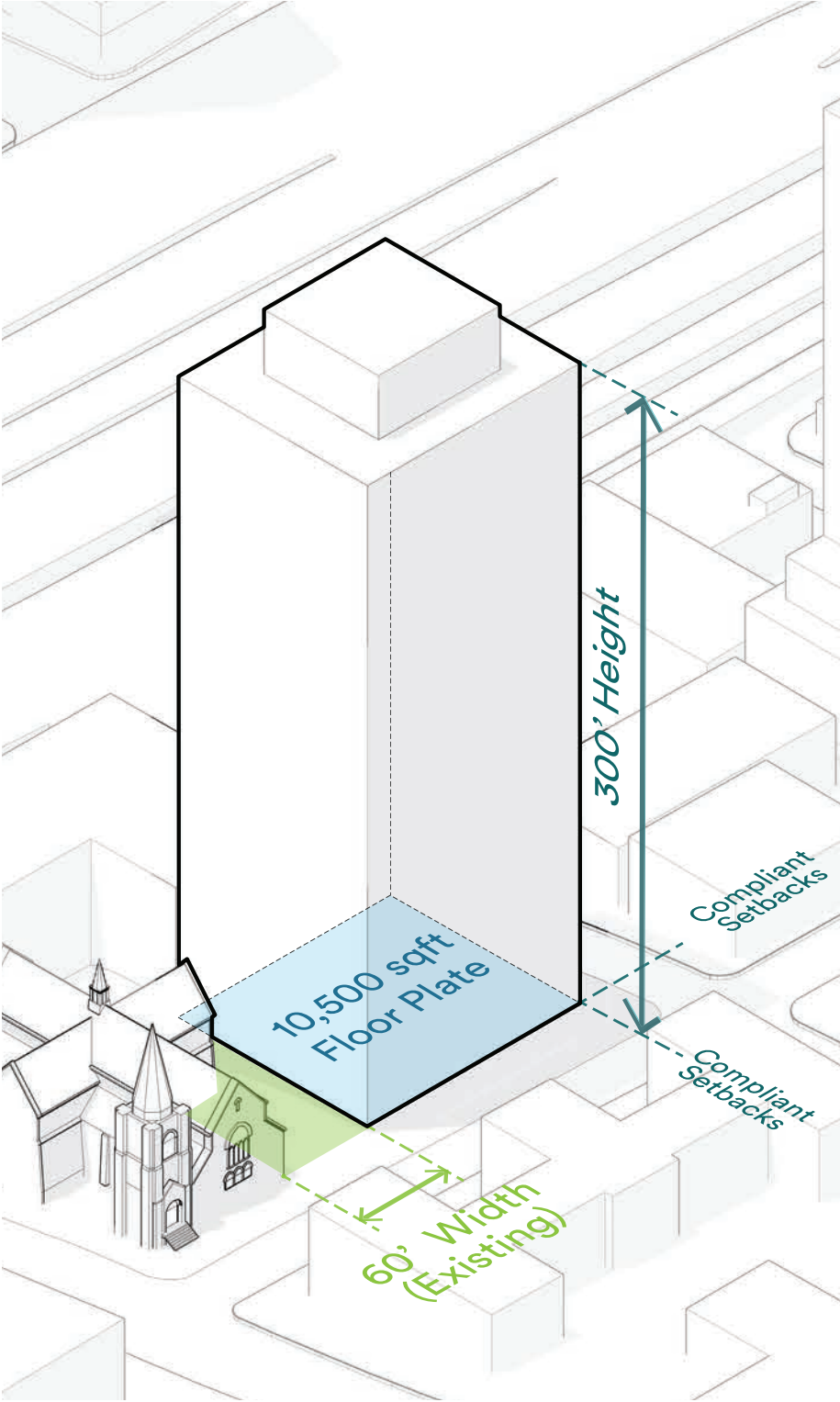
To address several Design Guidelines the project proposes a single 300' tower with floor plates of 10,550 sqft. This will help achieve maximum development potential of site and maximum TDP benefit for Historic Church without demolishing the Church building or reducing the area of the Memorial Garden. In order to comply with setback requirements the tower would be aligned with the edge of the existing memorial garden without providing any additional accessible green space.

Opportunity

- Retention of Church building & Memorial Garden
- Compliant setbacks
- Achieves target development potential of site and maximum TDP benefit for Historic Church
- Floor plate size and resulting bulk provides appropriate transition between First Hill residential towers and office towers in adjacent Downtown zones

Impact

- Tower mass looms directly over existing garden
- Tower mass restricted to flat box due to HR zoning tower setback dimensions



D.
Optimized
Single Tower

The optimized single tower concept enhances the strong identity that already exists around the Historic Church and Memorial Garden.

By shifting the tower to the north property line and concentrating the unbuilt site area away from steeply sloping Cherry Street to the accessible and sunny garden space in the middle of the block, this concept ensures that interior and exterior spaces relate to each other, support the community outreach functions of the Parish, and help foster interaction between residents and the neighborhood. The enlarged garden space will be an important contributor to First Hill's future "Park to Park" pedestrian link.

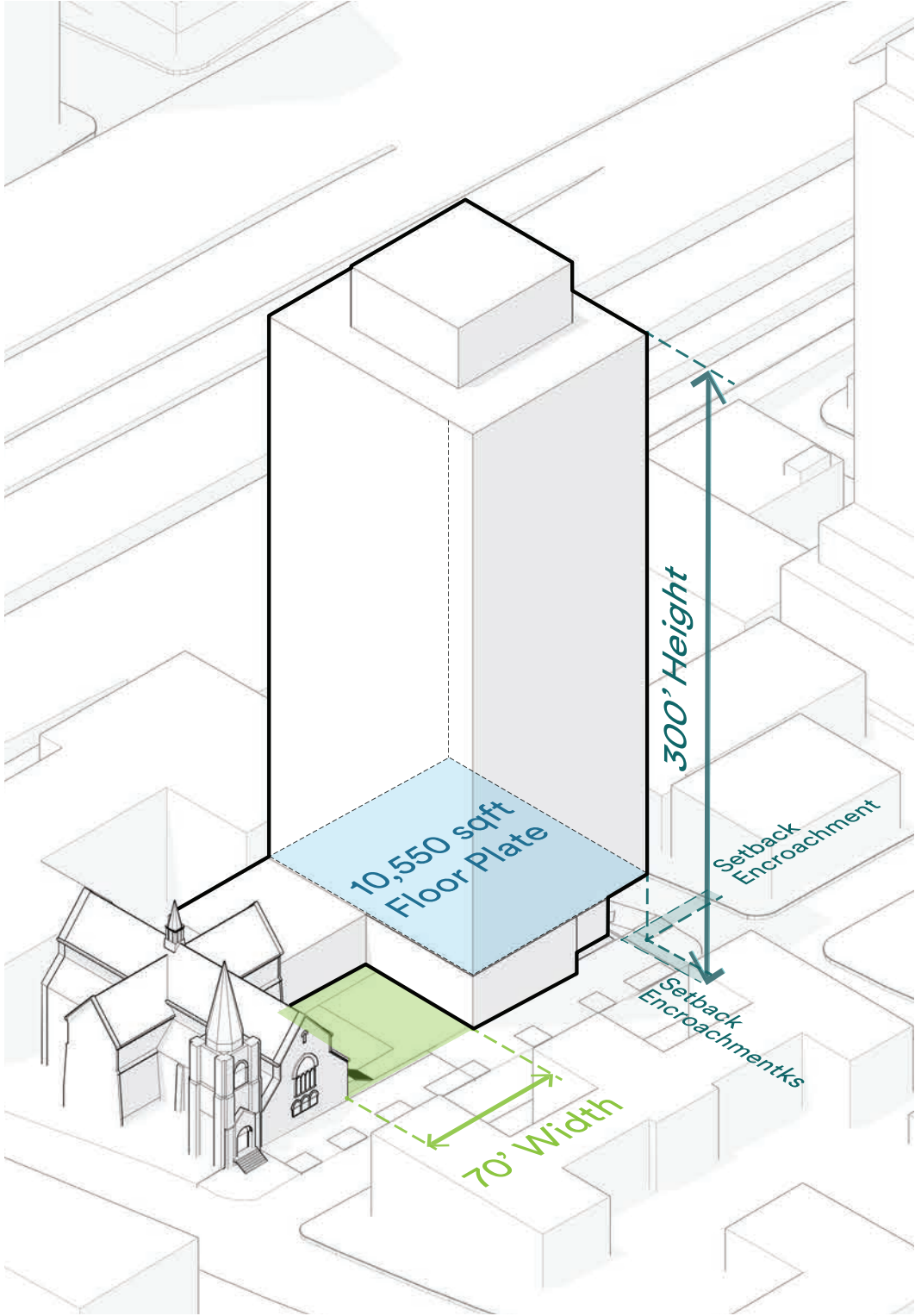
Modestly increasing floor plate size provides a subtle visual transition between the bulk of adjacent downtown office towers and the shorter and more slender towers in First Hill. Simultaneously the freedom to articulate the façade scale and proportion within setback zones reduces the perceived mass of the tower.

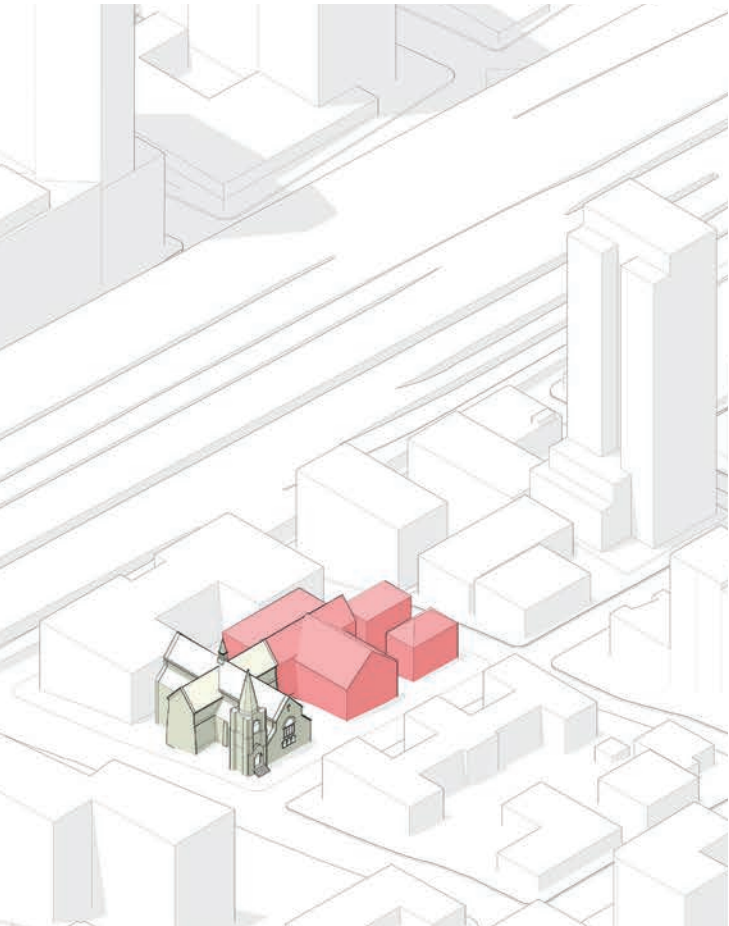
Opportunity

- Retention of Church building & Increase in size and amenity of community space at the Memorial Garden
- Tower is articulated into slimmer vertical elements to break down visual bulk
- Floor plate size and resulting bulk provides appropriate transition between First Hill residential towers and office towers in adjacent Downtown
- Supports guidelines CS2-A, CS2-D, CS3-A, PL1-A, PL1-C, DC2-A, DC3-A, DC3-B, and DC3-C.

Impact

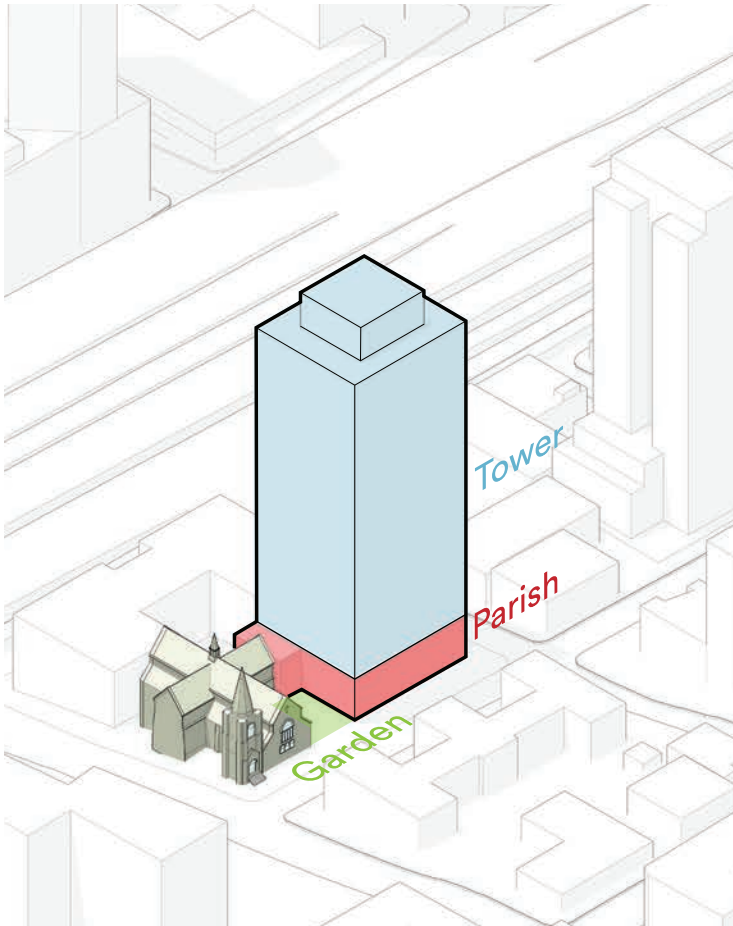
- Requires setback and floor plate size departures





1
Trinity
Church

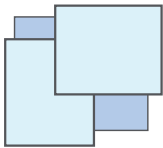
The historic Trinity Parish Church and its' Memorial Garden have a strong identity and sense of place making them treasured community amenities. It is an essential goal of the project to craft a sensitive intervention that compliments and reinforces the Church and the Parish's mission of community outreach, while ensuring its future in First Hill.



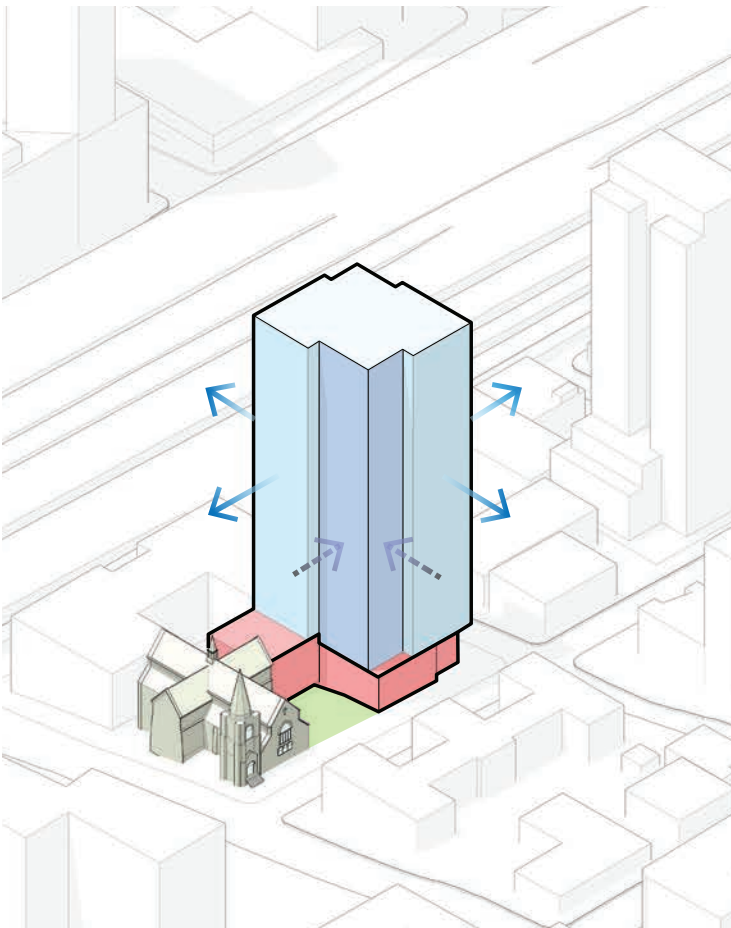
2
Mixed Use

The new project takes the place of the non-historic structures on the site and will include expanded and built-for-purpose spaces for the Parish's community serving mission at the first few floors. The residential tower will be stacked above the Parish spaces.

3
Quattuor



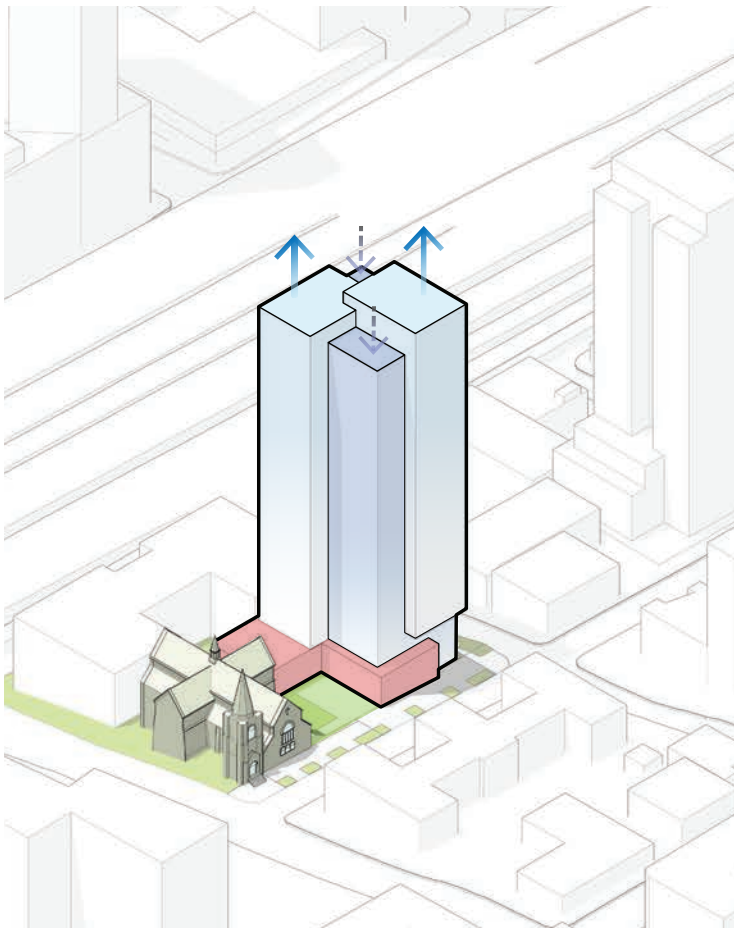
Articulation of the tower mass into four vertical elements breaks up its apparent bulk. Pushing the facade directly adjacent to the memorial garden as far north as possible maximizes 'Breathing Room' for the historic church while lifting the facades at the street corner 'up and out' highlights the residential entry and compliments the treatment of the tower crown.
This massing was recommended by the Board at Early Design Guidance.



4
The Crown
& Skyline

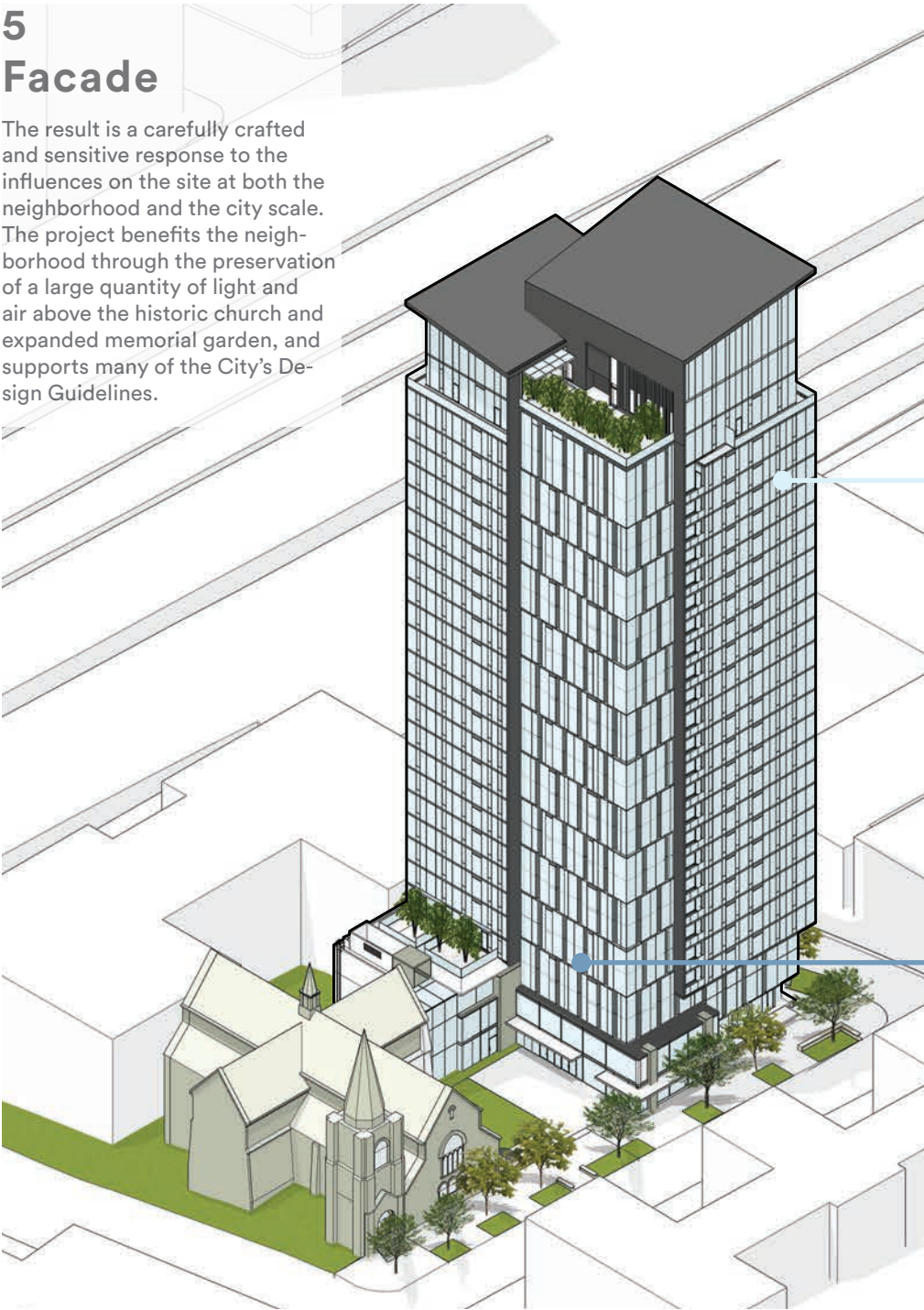


The crown of the tower responds to influences from the neighborhood topography and overall city skyline. The vertical masses terminate in a stepped arrangement that follows the steep slope of Cherry Street and breaks down the silhouette of the tower's top in contrast to the forms of adjacent towers in both Downtown and First Hill.



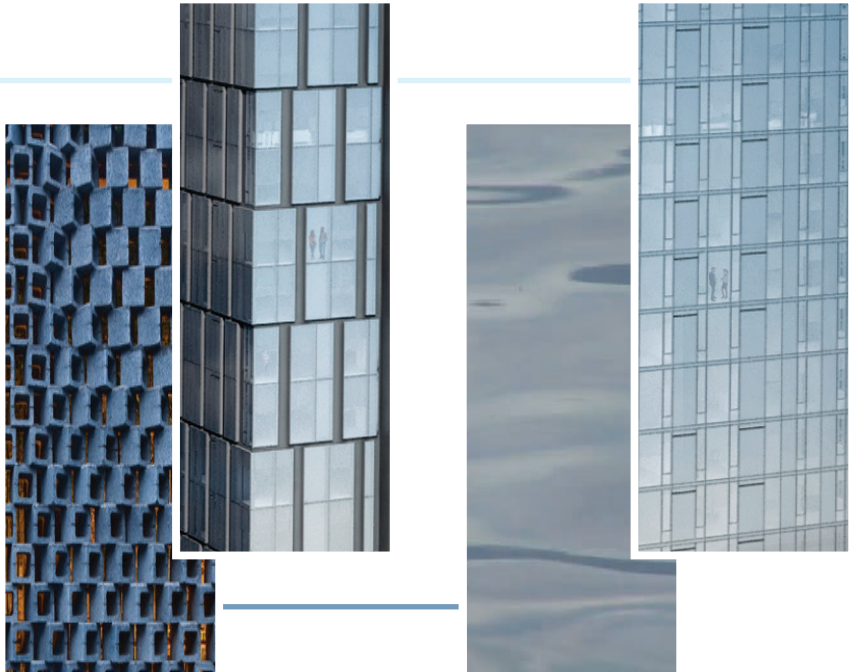
5
Facade

The result is a carefully crafted and sensitive response to the influences on the site at both the neighborhood and the city scale. The project benefits the neighborhood through the preservation of a large quantity of light and air above the historic church and expanded memorial garden, and supports many of the City’s Design Guidelines.



6
Composition

Large scale massing shifts add depth to the tower form and reduces the apparent visual bulk while varying façade textures further articulate the plane changes to address the skyline in every direction.



Design Guidelines
Supported by site strategy and tower articulation

The proposed tower form is a carefully crafted and sensitive response to the opportunities presented by this site, and is the recommended scheme from Early Design Guidance.

This composition supports the following Design Guidelines:

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

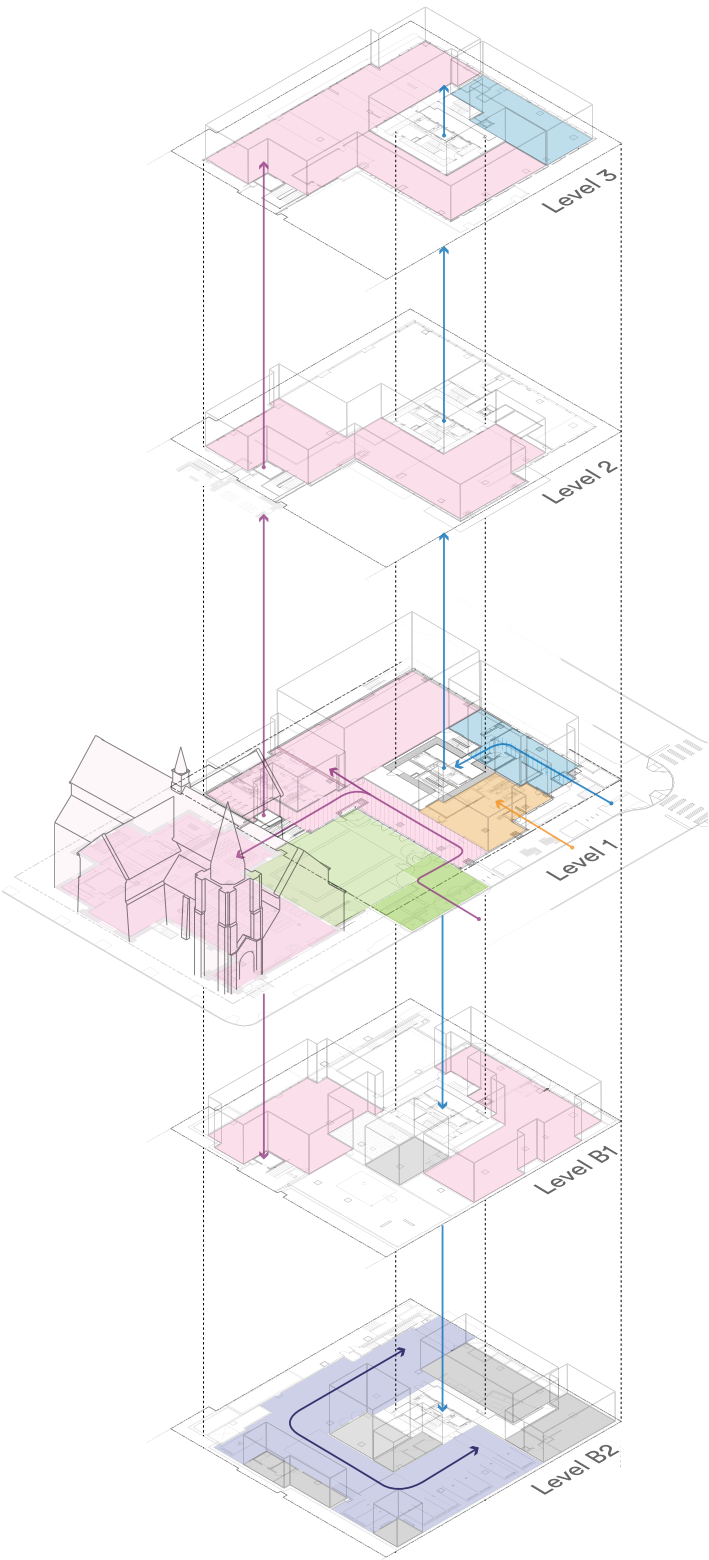
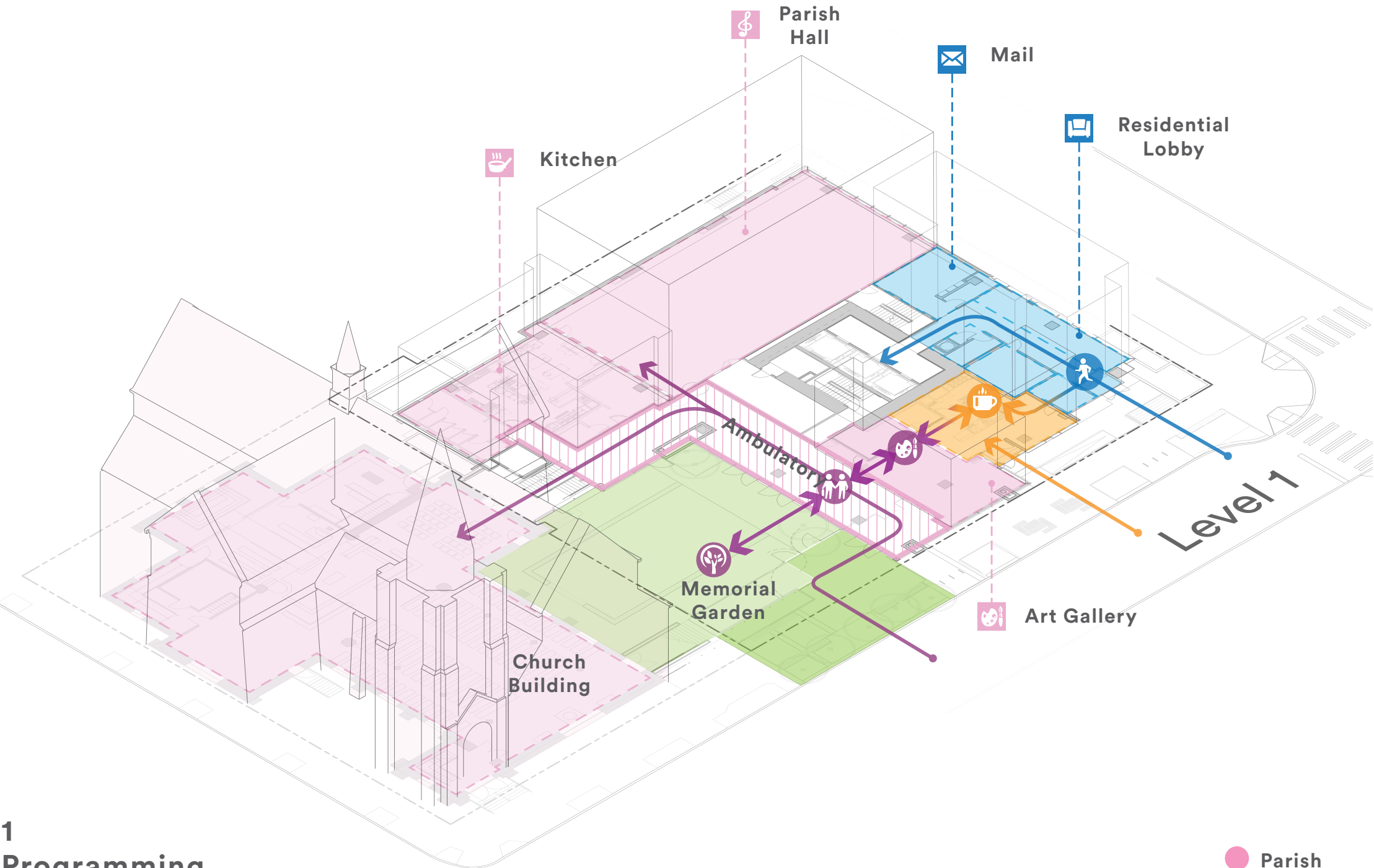
DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

New Parish Component

Fitting old and new together

Trinity Parish Church has been a part of this neighborhood for over a century, and the proposed project is part of a plan to continue its community serving mission into the future. The project takes the place of several non-landmark structures on the site, with new built-for-purpose spaces occupying the first few floors and flanking the expanded Memorial Garden.

The new Parish components relate programmatically and visually to the historic Church Building. Materials have been chosen to compliment the church and visually fit together old and new structures while interior spaces link occupants fluidly and foster a greater sense of community than is possible with the existing structures.



1
Programming

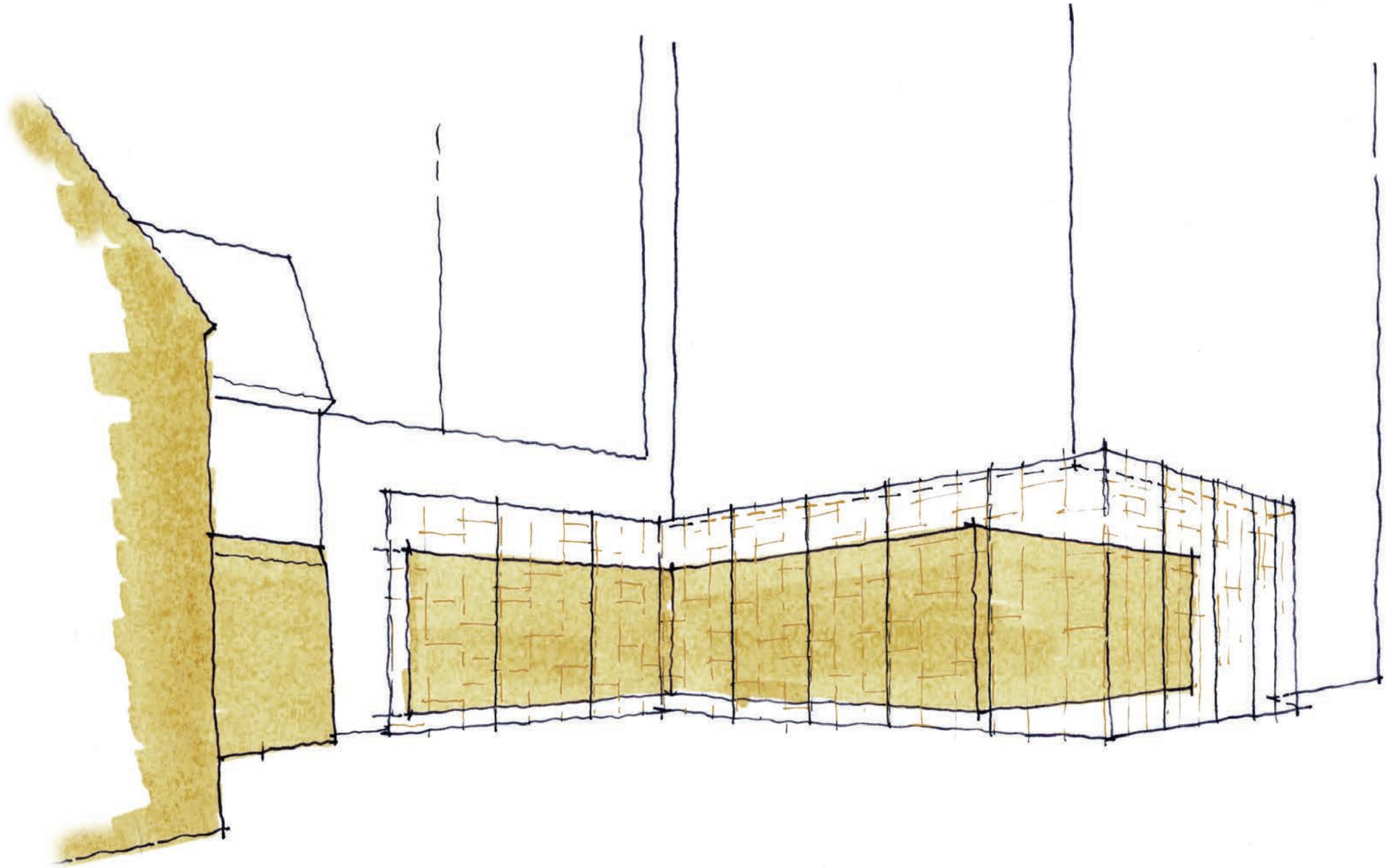
Trinity tower knits together a complex array of individual uses and identities into a single balanced composition.

With the landmarked church to the south, new building to the north, and garden in the center, the new Parish spaces at the 8th Avenue 'ground' floor are arranged to promote community interaction and connection. The Memorial Garden continues to be an outdoor room that the public is welcomed into, and is supported by the new circulation 'Ambulatory' gathering and circulation space. The Ambulatory is the heart of the Parish experience fostering community interaction and providing access and over-flow flex space for various program elements including the Parish Hall and Historic Church building. The new coffee

shop and improved Art Gallery function as extensions of each other and have a direct connection through each other and to the Ambulatory and Memorial Garden.

The Parish will own its new spaces as a large condominium within the overall new project. Some areas such as parking and loading will be shared between residents and the Parish and some areas will be private to each. Floors above and below the ground level will include administrative and support functions for the Parish and also office space for independent service organizations whose operations are aligned with the Parish mission. The Memorial Garden will be owned and managed wholly by the Parish.

- Parish
- Residential
- Cafe
- Green Space
- Parking
- Back of House



2
Materiality

The Trinity Parish Church has been a part of this neighborhood for over a century. Massive sandstone walls and rich facade detailing offer a lasting impression of permanence and beauty and form an important part of the Parish identity.

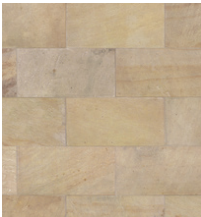
Borrowing from the warm and natural material palette of the Church Building and layering these together with modern materials allow this complex mixed-use high rise to be knitted sensitively into the contexts of the block, neighborhood, and skyline.

The facades of the new Parish Building will blend together feelings of shelter & nurturing warmth with expressions of welcome and connection. Layering together sandstone, wood, glass, and steel all expressed with modern detailing will add texture, richness, and human scale allowing the varying and distinct interior to come together as a single refined composition.



Existing Parish Church Stone

.....



Stone in new Parish facilities



Landmarked Trinity Church

Trinity Parish voluntarily landmarked its sanctuary building in the 1970s. Throughout the design process for the new tower the Parish has been consulting with the Department of Neighborhood’s Landmarks Preservation Board (LPB) to determine the best way to articulate the physical connection to the Church Building.

For this project the LPB is focused on the design of the connection between the new building and the landmarked church, including an emphasis on the large stained glass window in the north transept. The proposed connection uses a ‘light touch’ with a 3 sided glass box to expose the stained glass window, allowing it to remain illuminated by natural sunlight while also giving weather protection to the vertical circulation elements.

Directly outside the new glass box, or ‘gasket’ the existing exterior elevator is being removed from the Memorial Garden. This will result in both more and better exterior garden space but also will provide better visual access to the historic façade and stained glass window from the garden and 8th Avenue.

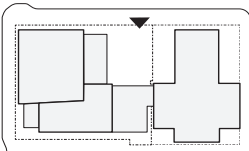
The Landmarks Preservation Board has expressed support for this design concept, and is being kept up to date with the design as it continues to be refined. Final LPB review will be integrated into the final Master Use Permit process.

Breathing Room: Enhanced Memorial Garden And Connection To Historic Church

The expanded Memorial Garden enhances the strong identity and cultural significance of the site and its historic role in First Hill. The tower mass is arranged to concentrate un-built area into the middle of the site as usable green space with a sunny exposure, and provide an opportunity for the community to gather for a variety of activities both secular and spiritual.

The light touch of the three sided glass box connecting to the historic Church Building increases the visibility and presence of the large stained glass window in the north transept wall. Interior flexible use spaces are clearly expressed while the contemporary use of new materials and those borrowed from the historic Church Building layered throughout the façades and interior adds visual depth, texture, and human scale to the composition. The arrangement of interior and exterior ‘rooms’ fosters visual and physical connections between spaces, maximizing flexibility of use and fostering community interaction.

The design supports Guidelines CS2-A-1, CS2-A-2, CS3-A-1, CS3-A-2, CS3-B-1, PL1-A-2, PL1-C-1, PL3-A-4, DC1-A-2, DC1-A-3, DC1-A-4, DC2-A-1, DC2-C-1, and DC2-D-2.





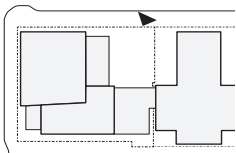
Community Focused

The Parish’s new entrance at 8th Avenue is oriented to face both the sidewalk and Memorial Garden. A deep awning wrapping around from the street façade provides weather protection and visual wayfinding queues.

Active uses including a Coffee Shop and Art Gallery are located prominently facing 8th Avenue to reinforce the strong identity of the Parish and its legacy of community engagement within the new development. The ambulatory space flanking the Memorial Garden provides access to all parts of the Parish program allowing connections and flexible use of various spaces, promoting casual gatherings and as well as formal interactions and enhancing the existing sense of place. Facades of the Parish spaces are carefully articulated with an ensemble of materials to create a texture and human scale that balances contemporary forms with the presence of the adjacent historic Church.

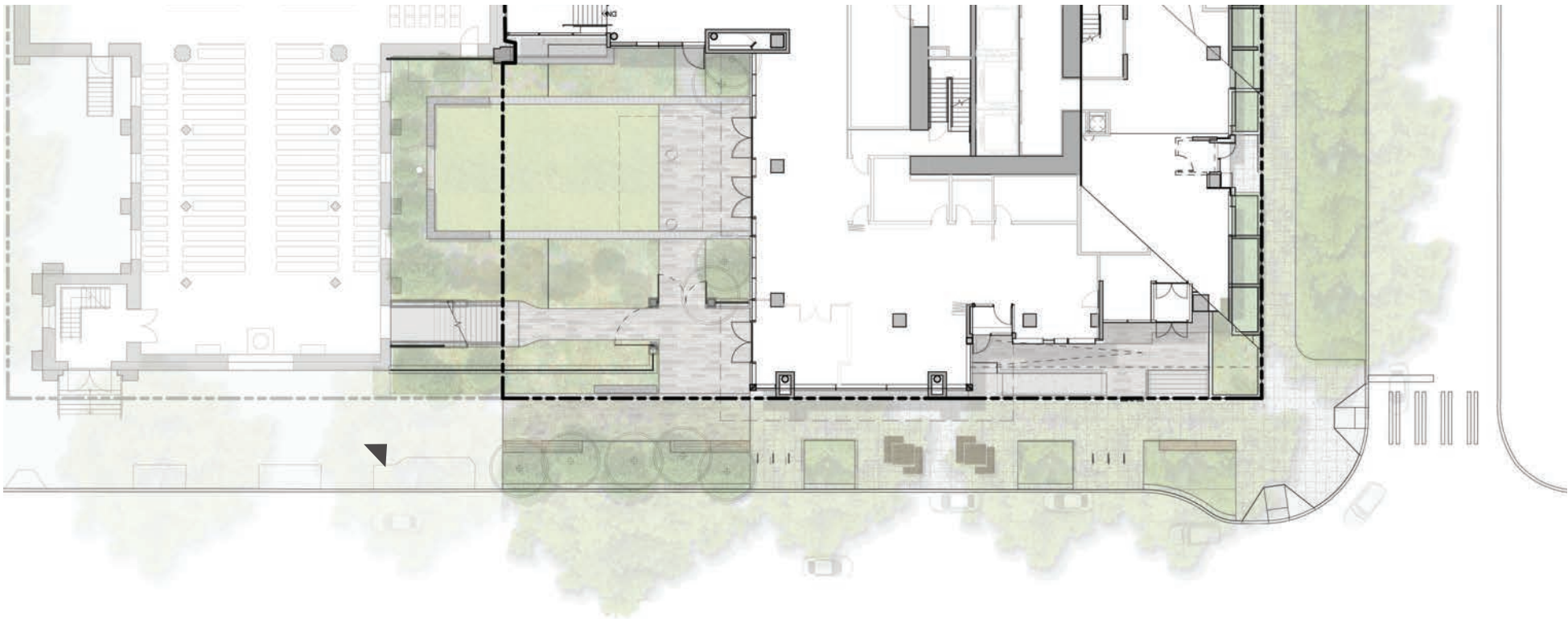
The Memorial Garden is expanded not only to the north but also stretches out to the curb at 8th avenue so the experience of the garden can be shared with casual passersby. The rhythm of street trees at 8th avenue is strengthened with additional large trees, and a grove of smaller new trees in the planting strip alluding to a ‘fourth wall’ to help define the garden as an outdoor room and community amenity.

The design supports Guidelines CS2-A-1, CS2-A-2, CS2-B-2, CS3-A-1, CS3-A-2, PL1-A-2, PL2-C-1, PL3-A-1, PL3-A-4, DC1-A-1, DC1-A-2, DC1-A-4, DC2-B-1, DC2-D-1, DC2-E-1, DC3-A-1, DC3-B-1, DC4-A-1, and DC4-D-4.



Street Trees Removed For Clarity





Following comments from the Board the design has been refined to better support Design Guidelines and the neighborhood.

1. The Quattuor massing of the tower pushes the façade directly facing the Memorial Garden as far north as possible to optimize the ‘Breathing Room’ for the site. A new two story tower rhythm better relates to the scale of the facades of the major Parish spaces while allowing each to have a distinct presence and identity.

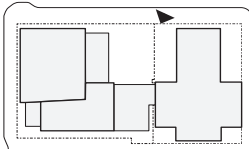
2. An enlarged glass box connects to the Historic church and increases the visibility and presence of the large stained glass window and the complimentary nature of interior uses and material choices.

3. A new Coffee Shop and community Art Gallery are located prominently facing 8th Avenue to provide active uses facing the street. The art gallery functions as an extension of the coffee shop and spills out into and through the Ambulatory to the Memorial Garden creating a series of interconnected flexible use spaces that promote casual gatherings as well as more formal interactions and enhance the community focused sense of place.

4. Facades of the major Parish spaces have been refined so that the layering of materials adds visual depth, texture, and human scale to the composition while the interior spaces are more

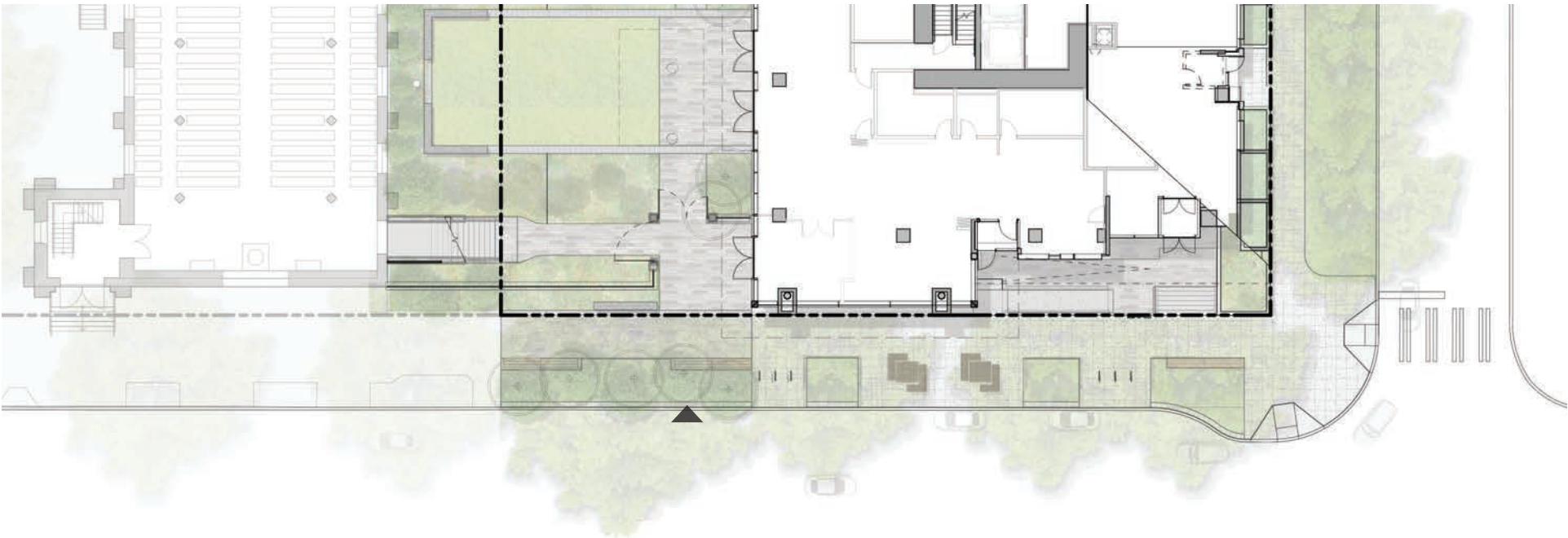
clearly expressed to the exterior to help foster community interaction. The addition of complimentary sandstone to the exterior enhances the legibility of the major Parish spaces as distinct from the tower above.

5. Following recommendations from the Board the garden design has been refined to better serve the needs of the community and the Parish. Layout of paving and softscape areas have been simplified and additional sandstone elements have been inserted to more directly relate to the historic Church building.





Street Trees Removed For Clarity



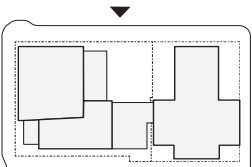
Memorial Garden:
Welcoming The Public In

The expanded Memorial Garden is a sunny outdoor room that will support the needs of the Church and the public, both spiritual and secular in the same manner that it does today. Concentrating the site's usable outdoor space to the center of the block allows maximum benefit from the permanently preserved area of open sky above the historic church and garden.

The new coffee shop and community Art Gallery function as extensions of each other and have a direct connection through the Ambulatory to the Memorial Garden. This arrangement of interior and exterior rooms fosters visual and physical connections between spaces, providing for flexibility of use and fostering community interaction.

Facades and landscape elements are carefully built up with layers of materials drawn from the historic church, and combined with modern materials and contemporary detailing to create a feeling of warmth and welcome while providing for wayfinding and security.

The design supports Guidelines CS2-A-1, CS2-A-2, CS3-A-1, CS3-A-2, CS3-B-1, PL1-A-2, PL1-C-1, PL3-A-4, DC1-A-2, DC1-A-3, DC1-A-4, DC2-A-1, DC2-C-1, DC2-D-1, DC2-D-2, DC2-E-1, DC3-A-1, and DC3-B-1.



Street Trees Removed For Clarity



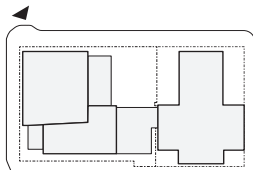
Strong Presence
On Street Corner

While the historic Church and Memorial Garden are the focus of the ground floor experience, the residential tower ‘touches down’ at the street corner. Highlighting the identity of the residences above, the tower expression wraps down and around Parish facades allowing the complexity of the program to be clearly legible.

The gentle slope of 8th avenue and the recessing of the lobby into the tower mass allows it to be on a slightly elevated porch, and serves to subtly direct pedestrians south to the middle of the block where the garden and Parish entry welcome a range of users. Large glazed façade panels allow a strong visual connection between the lobby and the street while the difference in floor height provides a sense of privacy without being unwelcoming. Fine grained details utilizing wood, metal, and concrete create texture and human scale while providing warmth and clear visual cues for the identity of the lobby.

The coffee shop entry is likewise highlighted by the use of extensive contemporary wood and metal detailing that references the layered screens inside the Parish spaces. These along with the connection of the weather protection wrapping around from the Parish entry provide cues about the relationship between the coffee shop and Parish.

The design supports Guidelines CS1-C-2, CS2-A-2, CS2-B-2, CS3-A-2, PL1-C-1, PL3-A-1, PL3-A-2, PL3-A-4, DC2-C-1, DC2-D-1, DC2-D-2, DC2-E-1, DC3-A-1, and DC4-A-1.



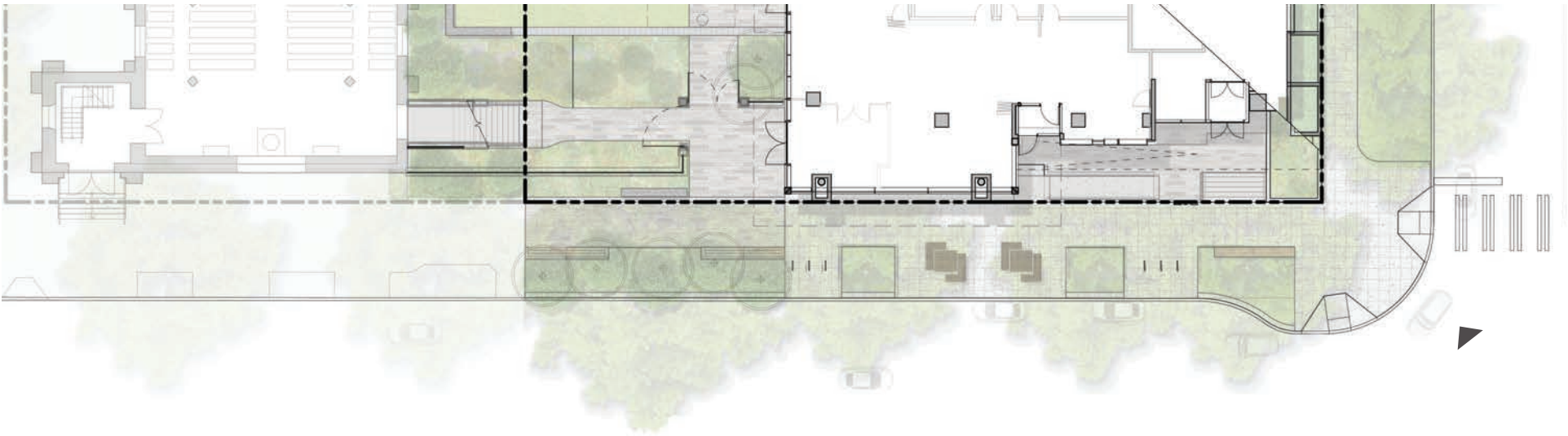
Street Trees Removed For Clarity



615

COFFEE

COFFEE



Following comments from the Board the design has been refined to better support Design Guidelines and the neighborhood.

1. The tower façade has been refined to reduce the apparent overhang of the cantilevered volume above the street corner, better express the ‘Quattur’ massing concept, and reinforce the contrast between the textured and taught residential ‘skins’.

2. A new two story rhythm for the textured residential ‘skin’ better relates to the scale of the facades of the major Parish functions. This rhythm ‘flows’ down and around the major Parish functions from the tower above it highlights the complexity of the program of uses in the project and reinforces the distinct identities of each element within the larger composition.

3. The legibility of the Art Gallery façade located prominently facing 8th Avenue has been enhanced with complimentary sandstone elements and reinforces the distinct identity of the major Parish spaces. The art gallery remains highly visible from the street and functions as an extension of the coffee shop, spilling out into and through the ‘ambulatory’ to the Memorial Garden in a series of interconnected flexible use spaces. The layering of materials in the facades adds visual depth, texture, and human scale to the composition while enhancing legibility of interior uses.

4. Next to the art gallery, the entry to the coffee shop has been refined to increase visibility from the street. Additional wood detailing at the overhead canopy and entry vestibule enhances the legibility of the entry and fits into a hierarchy of separate entries that begins with the Parish ambulatory and includes the residential lobby and commercial office space on Cherry Street.

5. Set back from the sidewalk on a slightly elevated porch, the residential lobby takes advantage of the gentle slope of 8th avenue to create a subtle sense of privacy while the highly glazed façade provides a strong visual connection. Details utilizing wood, metal, and concrete create texture and human scale while providing warmth and clear visual cues for the identity of the lobby within the hierarchy of entries.



As Shown At DRB Recommendation Meeting #1

Street Trees Removed For Clarity



Street Trees Removed For Clarity

Cherry Street Experience

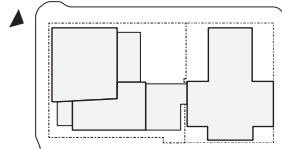
The significant vertical drop of Cherry Street across the north edge of the site has a strong influence on the design of this façade. The project responds to this steep slope by minimizing the amount of un-built site area on this side of the site and arranging the mass of the tower to maximize the amount of level and sunny garden space accessed from 8th avenue. Per requests from neighborhood groups a continuous hand-rail is mounted to cascading planting beds to provide hill-climb assistance, and a level area part way along provides an opportunity for pedestrians to rest during the long ascent.

The 25 ft height difference of the Cherry Street frontage allows two floors to be accessed from Cherry below the main ‘ground’ level aligned with 8th Avenue. A commercial office space reserved for organizations whose goals are aligned with the mission of the Parish is neatly tucked in between the residential lobby above and parking garage below. All three spaces are provided with a strong visual connection to the street for legibility of uses and to provide for a distinct identity for each.

As with the coffee shop entry at 8th avenue above, the commercial office entry is defined by highly textured wood detailing to present itself as a special moment on Cherry St. The vehicle entry is set back from the sidewalk to allow for queue space while landscape planters are shaped to provide plenty of visual access to reduce potential conflicts between cars and pedestrians. Directly above the vehicle entry is the clearly articulated ‘Community Window’ of the Parish Hall. Utilizing a similar layering of wood

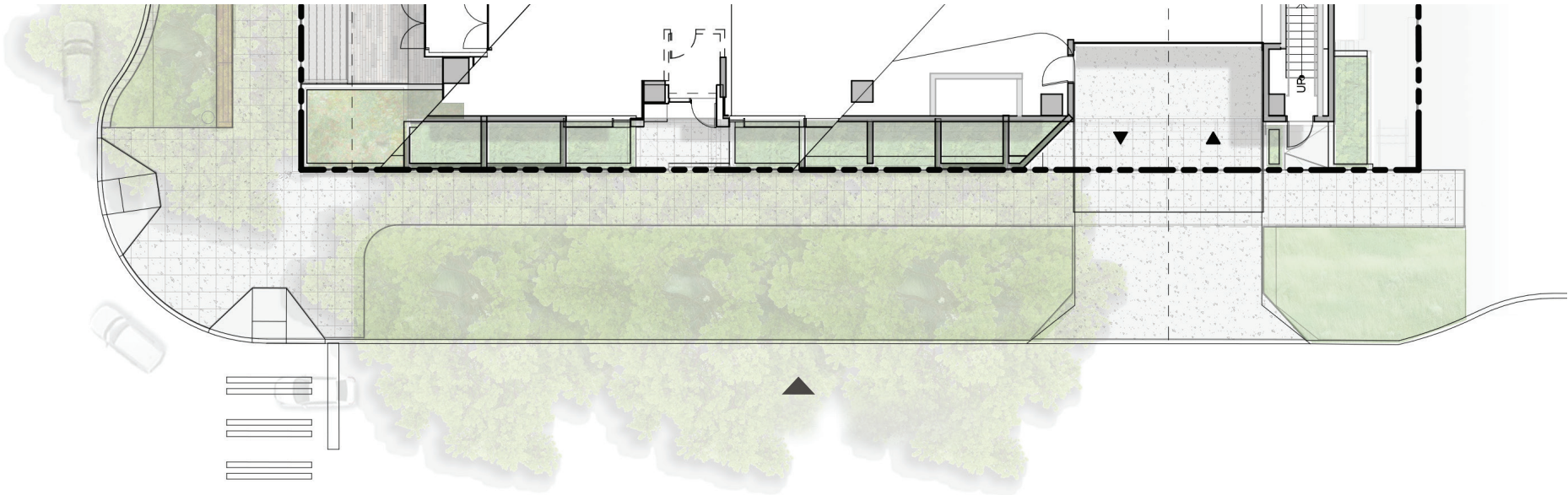
screens and large glazed panels found at the other Parish elevations, the Community Window encourages visual connection between the sidewalk and functions inside the hall.

The design supports Guidelines CS1-C-2, CS2-A-2, CS2-B-2, CS3-A-2, PL1-C-1, PL3-A-1, PL3-A-4, DC2-A-1, DC2-A-2, DC2-C-1, DC2-D-1, DC2-D-2, DC2-E-1, and DC4-A-1.



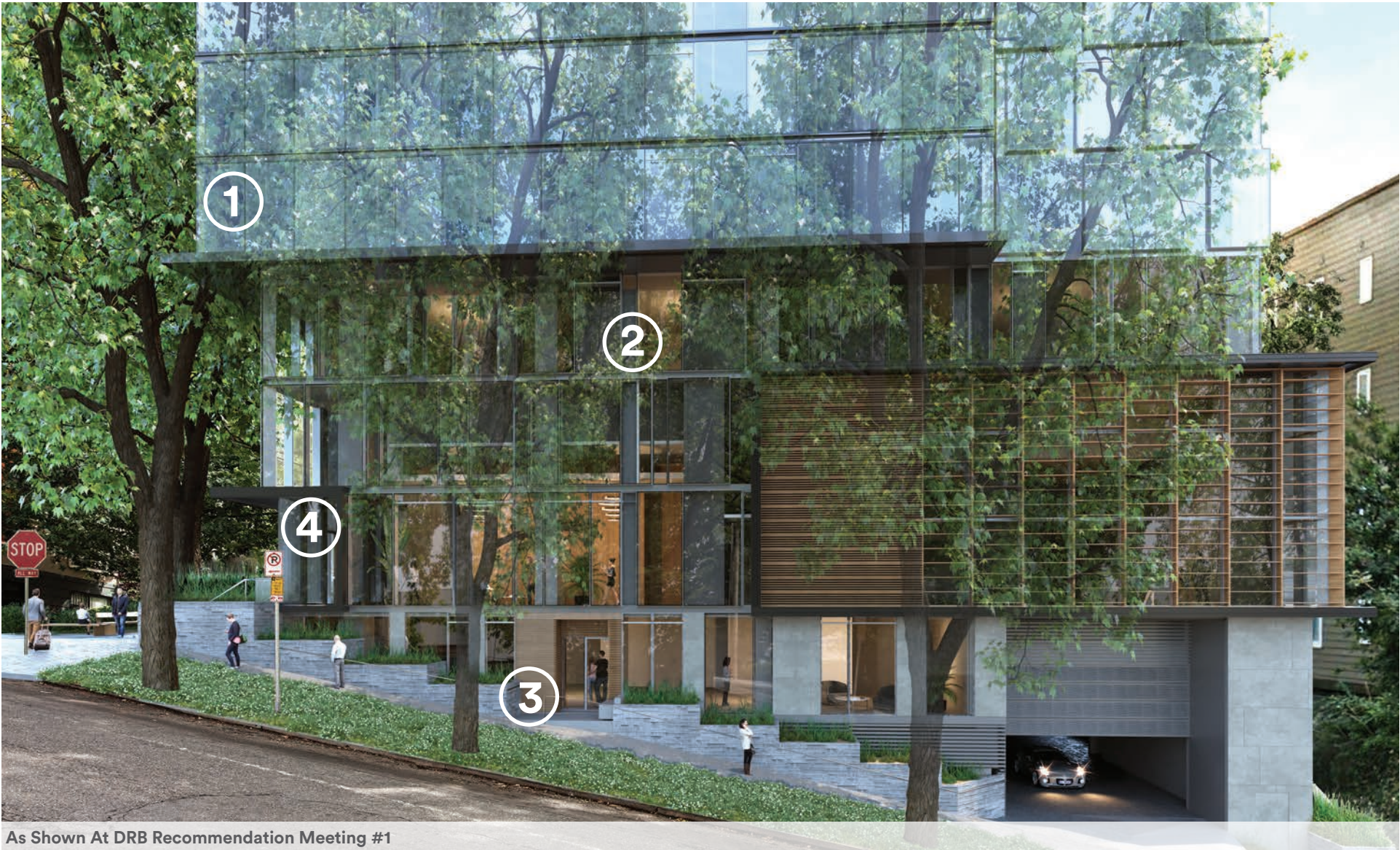
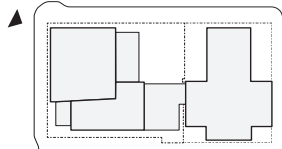
Street Trees Removed For Clarity





Following comments from the Board the design has been refined to better support Design Guidelines and the neighborhood.

- 1. The tower façade has been refined to reduce the apparent overhang of the cantilevered volume above the street corner, better express the ‘Quattuor’ massing concept, and reinforce the contrast between the textured and taut residential ‘skins’.
- 2. A new two story rhythm for the other residential ‘skin’ better relates to the scale of the facades of the major Parish spaces. As this rhythm ‘flows’ down and around the major Parish components from the tower above it highlights the complexity of the program of uses in the project and reinforces the distinct identities of each element within the larger composition.
- 3. Located below the main ‘ground’ floor facing 8th Avenue, the Cherry Street commercial office space entrance has been refined to have similar detailing and visual cues to the coffee shop. Additional wood detailing enhances the legibility of the entry, allows for integrated signage and fits into the entry hierarchy previously described.
- 4. Subtly recessing the residential lobby into the tower mass allows the Art Gallery façade to be more prominent to pedestrians and highlights the importance of the Parish identity at the middle of the block in the hierarchy of the composition. A highly glazed façades facing Cherry Street reinforce the visual connection with the street and legibility of the uses within.



As Shown At DRB Recommendation Meeting #1



Street Trees Removed For Clarity

Hierarchy of Entries

Trinity Tower combines new Parish spaces with a new residential tower while allowing each to have a distinct presence and identity in a single balanced composition.

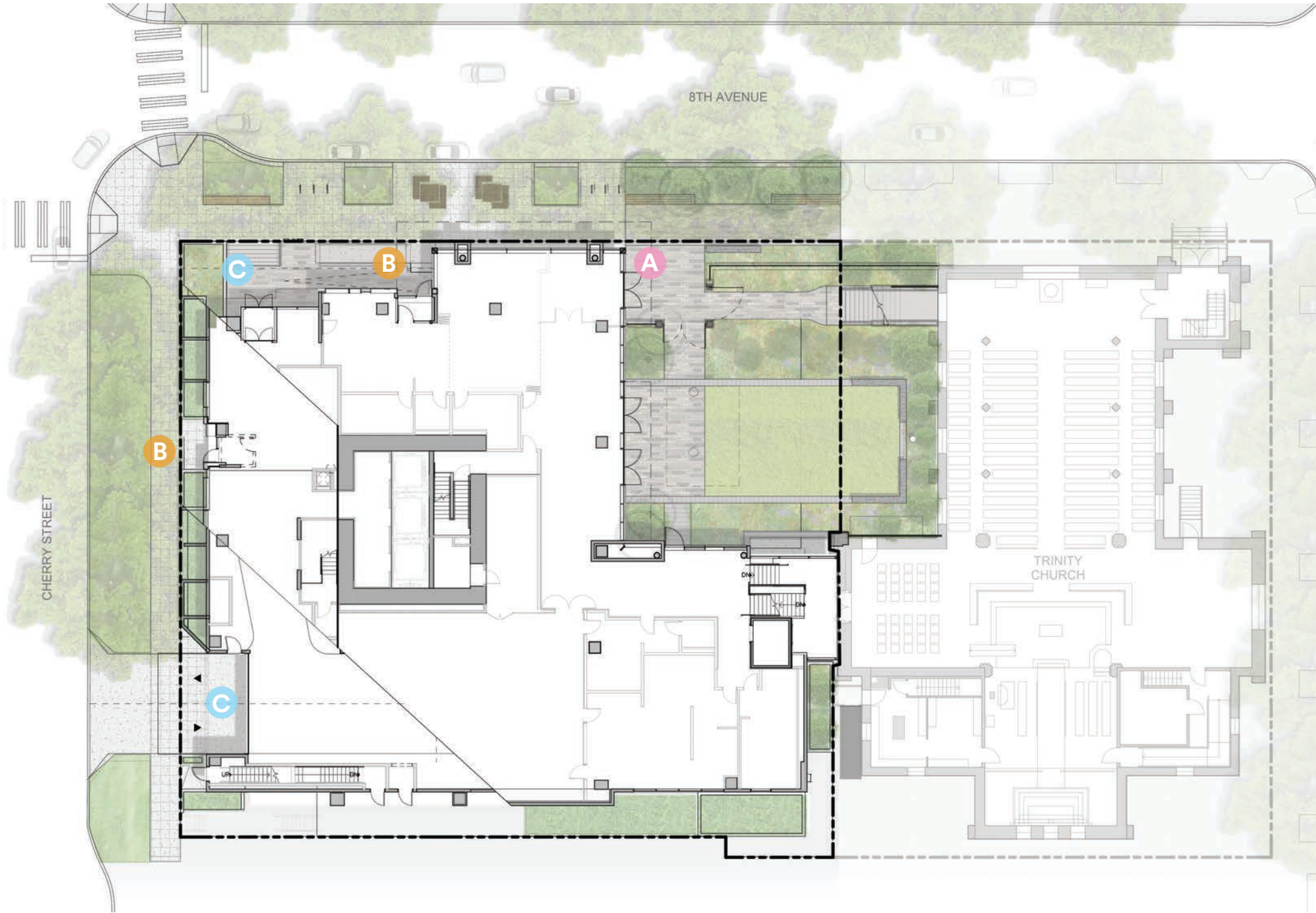
While the historic Church Building and Memorial Garden are the focus of the ground floor experience, the tower also ‘touches down’ at the street corner highlighting the identity of the residences above while wrapping down and around Parish facades allowing the complexity of the program to be clearly legible.

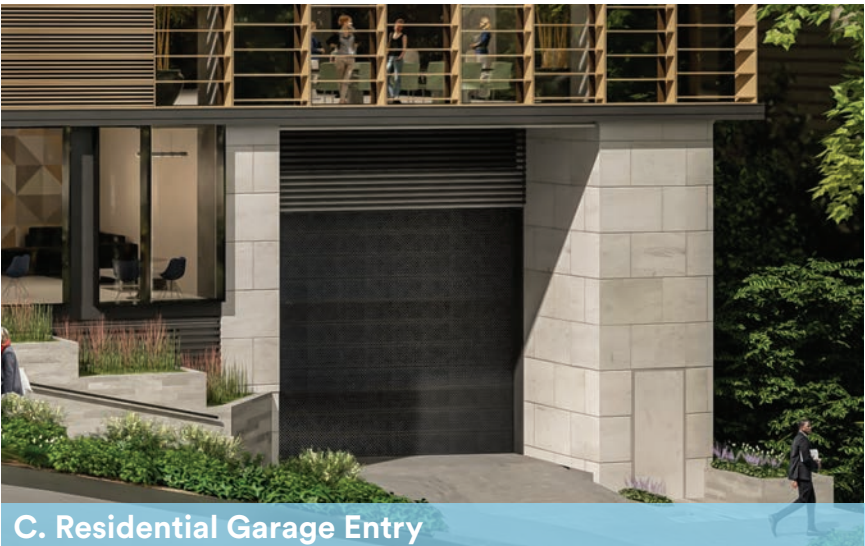
The main entrance to the new Parish Ambulatory is highlighted by large wood paneled doors oriented to face both the sidewalk and Memorial Garden in the middle of the block. A deep awning wrapping around from the street façade provides weather protection and wayfinding cues. This entrance is clearly the most significant to the community.

The coffee shop entry is highlighted by the extensive use of contemporary wood and metal detailing that reference the layered screens at the Parish facades. A continuous weather protection canopy wrapping around from the Parish Building entry provide additional queues about the relationship between the coffee shop and Parish. Similar detailing is used at commercial entry on Cherry Street allowing it to relate to the Parish spaces while maintaining its own identity.

The gentle slope of 8th Avenue lifts the residential lobby on to a slightly elevated porch which serves to subtly direct pedestrians south to the middle of the block where the garden and Parish entry welcome a range of users. This elevation difference between lobby and sidewalk provides a sense of privacy and tertiary importance, while fine grained details drawing on materials from the tower above as well as highly textured wood and concrete provide a human scale and clear visual cues for the identity of the lobby.

Design supports Guidelines Cs1-C-2, CS2-A-1, CS2-A-2, CS2-B-2, CS3-A-2, PL3-A-1, PL3-A-2, PL3-A-4, DC1-A-1, DC2-C-1, DC2-D-1, DC2-D-2, DC3-C-2, and DC4-B-2





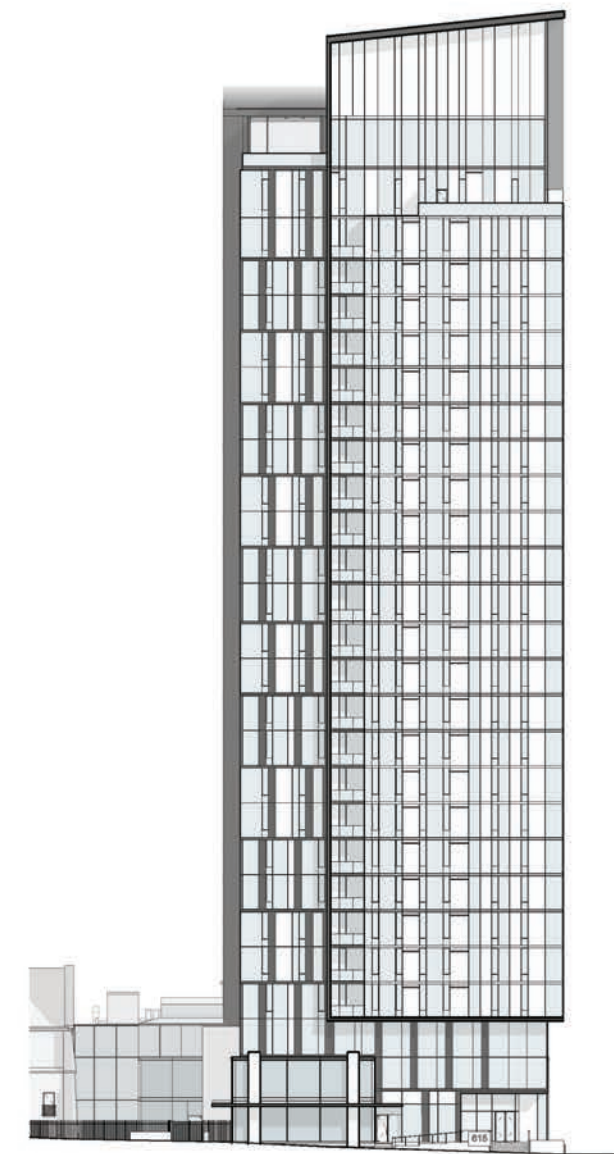
Residential Tower

Skyline Icon

Following recommendations from Early Design Guidance, the elements of the Quattuor massing reduce the perceived bulk of the tower while the stepped arrangement of the crown breaks down the silhouette on the skyline.

The resultant varied rooflines are pitched to further define the four masses and to express a residential character. The amenity program occupying the crown will illuminate the roof forms while the residences are further articulated with highly contrasting detail in the facades and balconies that emphasize the four volumes and provide texture and visual depth to the composition.

The juxtaposition of the contemporary façade language of the tower body with the human scale and materiality of the forms at the base provide clear legibility of the uses within each and reinforce the strong identity of both the Parish in the neighborhood context and the residences on the overall city skyline.



The Crown

Main Tower

The Base



Residential Tower

(Left)
Trinity Tower’s site at a soft bend of Interstate-5 allows the completion of a southern ‘Gateway’ to Seattle’s high-rise urban core, while the modestly increased floor plate size provides a subtle visual transition between the bulk of adjacent downtown towers and the smaller towers farther into First Hill.

(Right)
A highly textured façade facing the church and garden provide visual interest, texture and scale to the tower composition. Stepping up the steep slope of Cherry Street the crown at the top of the vertical Quattuor masses telegraphs the nature of the hillside site and provides a dynamic addition to the city skyline.



Residential Tower

Following comments from the Board the design has been refined to better support Design Guidelines and the neighborhood.

- 1. The tower façade has been refined to reduce the apparent overhang of the cantilevered volumes to better express the ‘Quattuor’ massing concept, and reinforce the contrast between the textured and taut residential ‘skins’.
- 2. A new two story rhythm for the staggered residential ‘skin’ enhances the juxtaposition of the separate volumes of the massing concept and increases the legibility of the composition.
- 3. At the top of the tower the roofline pitches have been refined to enhance the residential character and better break up the silhouette on the skyline.



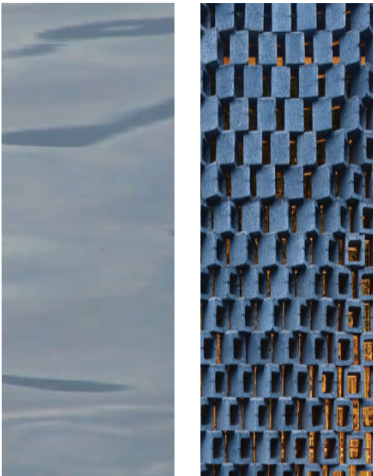
As Shown At DRB Recommendation Meeting #1



1
The Tower

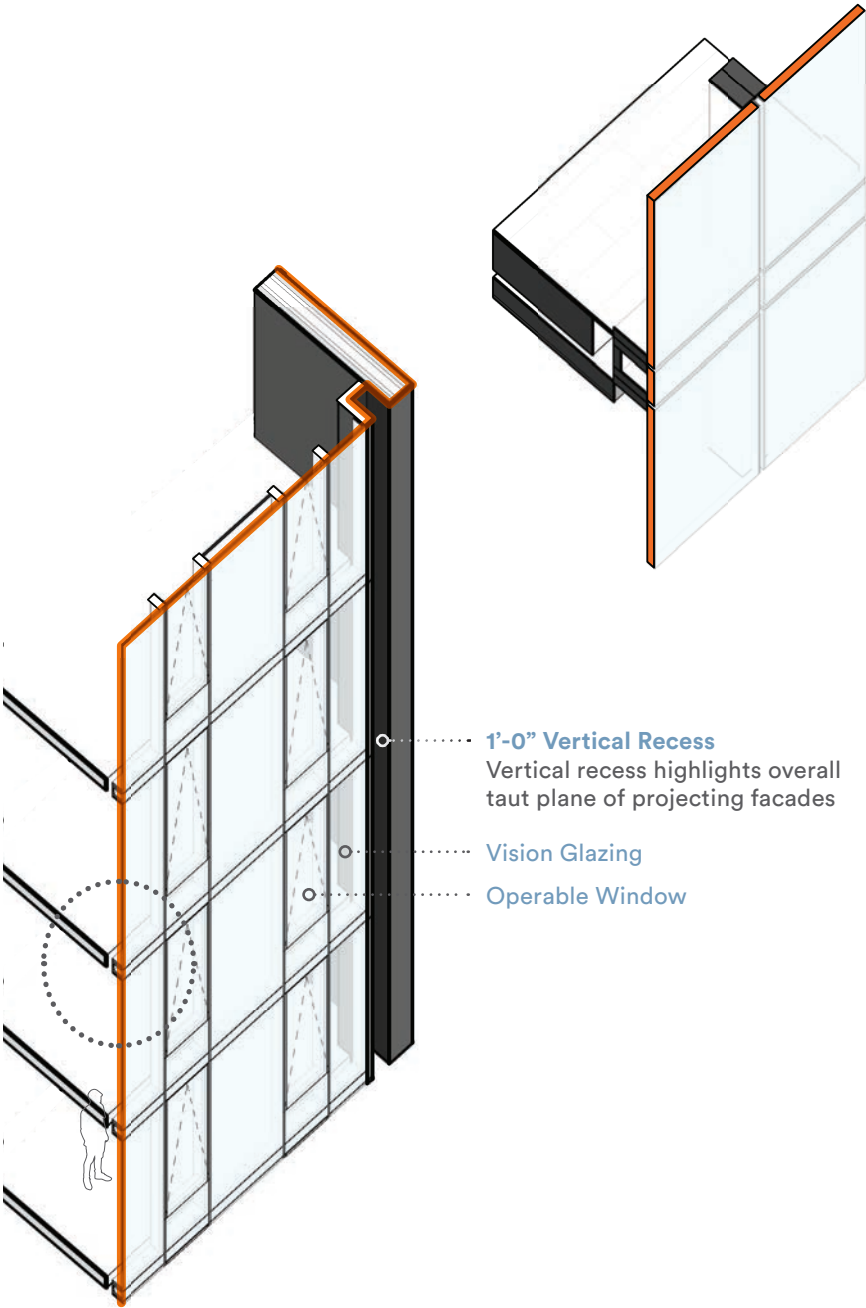
Facade Texture

Following recommendations from Early Design Guidance the Quattuor articulation of the tower mass breaks down its apparent bulk. Juxtaposition of taut and staggered facade detailing provides a variation in texture and scale to the composition, while the tension between contrasting facades reinforces the overall massing articulation.



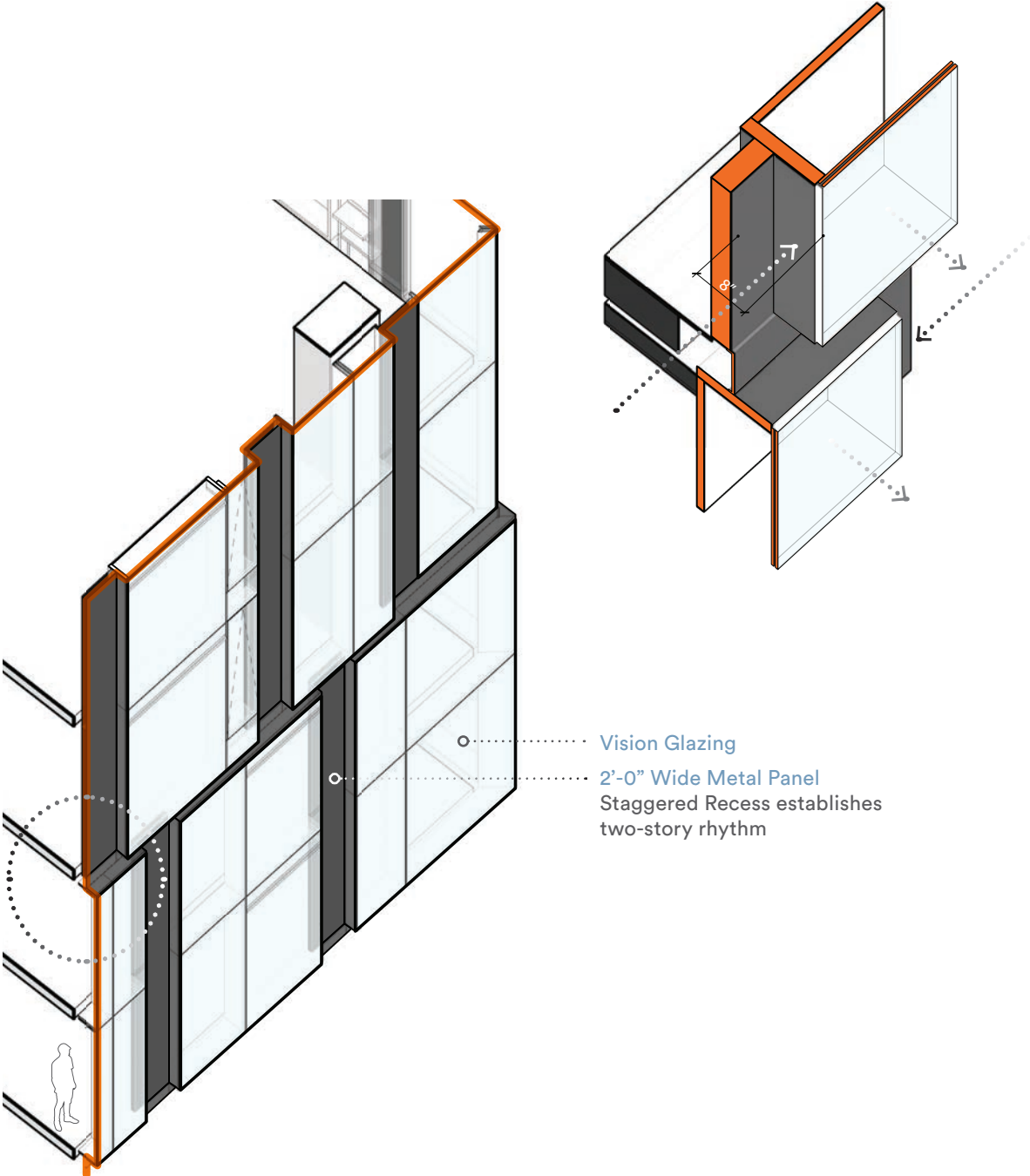
Type A Facade

Taut facade inside large frames simplifies expression of overall articulation of massing



Type B Facade

Staggered facade supports overall rhythm and provides variation in texture and scale



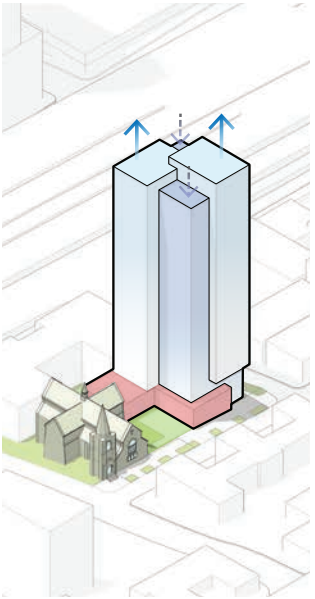


2
The Crown

Skyline



Stepping & Sloping



The crown responds to influences from the neighborhood, topography, and overall city skyline. The vertical masses of the tower body terminate in a stepped cluster of forms that evokes the historic pattern of development in the neighborhood, with varied rooflines and shapes that step up the steep hillside from downtown.

The juxtaposition of large roof terraces flanked by taller tower masses with varying roof heights creates a dynamic composition that breaks down the tower silhouette on the skyline in contrast to the forms of adjacent towers in both Downtown and First Hill.

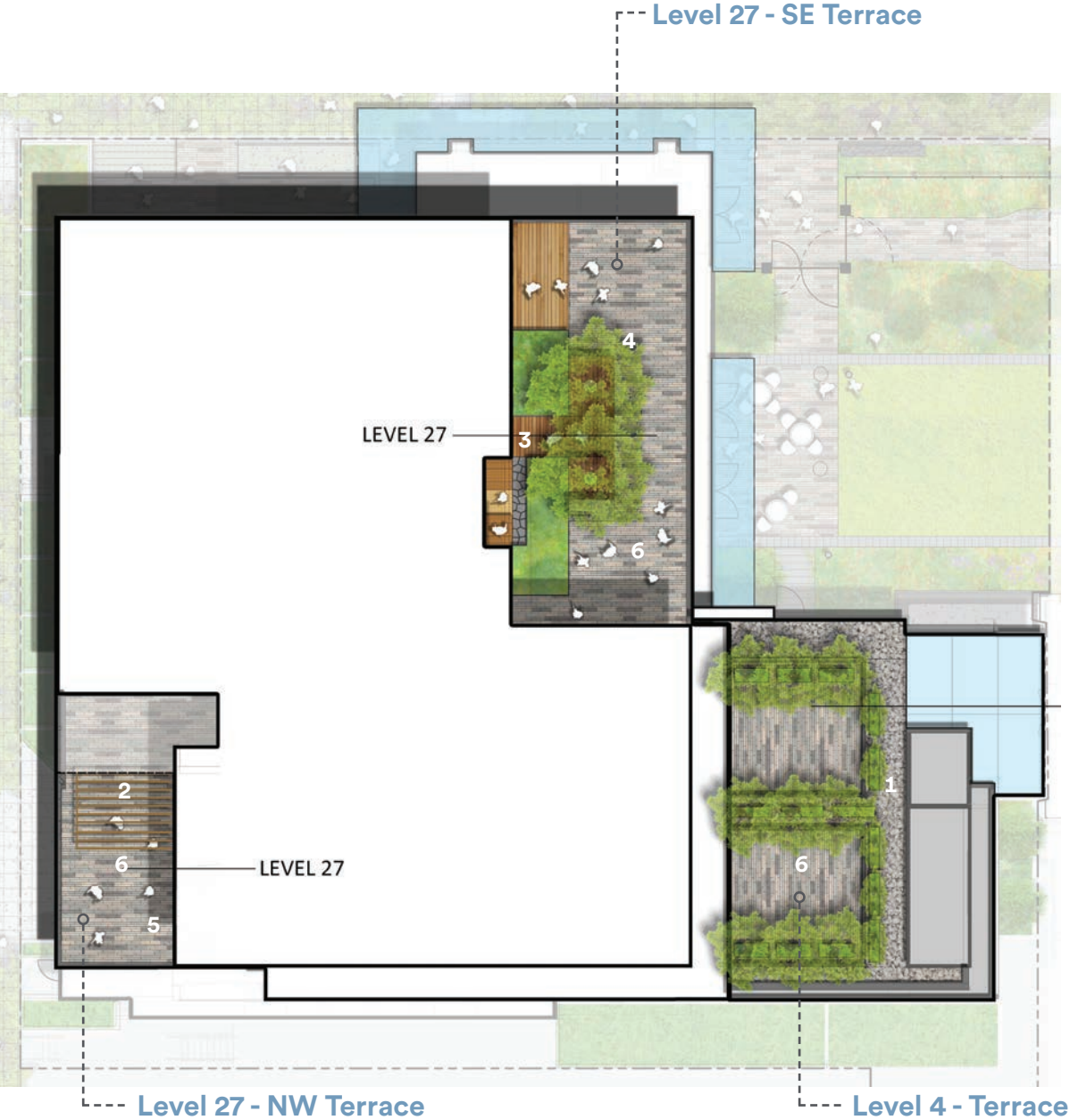
Arranging common and private indoor spaces and outdoor terraces together on multiple floor levels creates a dynamic composition of activity that offers clear visual queues to the tower's residential identity.

Vertical Gardens

Complimenting the architectural forms of the crown are two residential amenity terraces. Both terraces connect to all-weather indoor lounge areas within the sloped roof volumes allowing all the spaces to act together to best suit the varying needs of residents.

Facing SE and Mt Rainier the 'Escape Terrace' provides a recreational garden space including large

scale trees that will be visible from the surrounding neighborhood and further break up the tower's silhouette on the skyline. Facing NW and Elliot Bay the 'City Terrace' is a smaller, more sheltered space focused on more intimate gatherings.



1 Level 4 Screening Planters



2 Overhead Structure Level 27-NW Terrace



3 Bench Design Level 27-SE Terrace



4 Large Specimen Trees Level 27-SE Terrace



5 Stone Fire Table Level 27-NW Terrace



6 Pedestal Paver System (All Terraces)



3
The Base
Relationship Between Tower And Street Corner

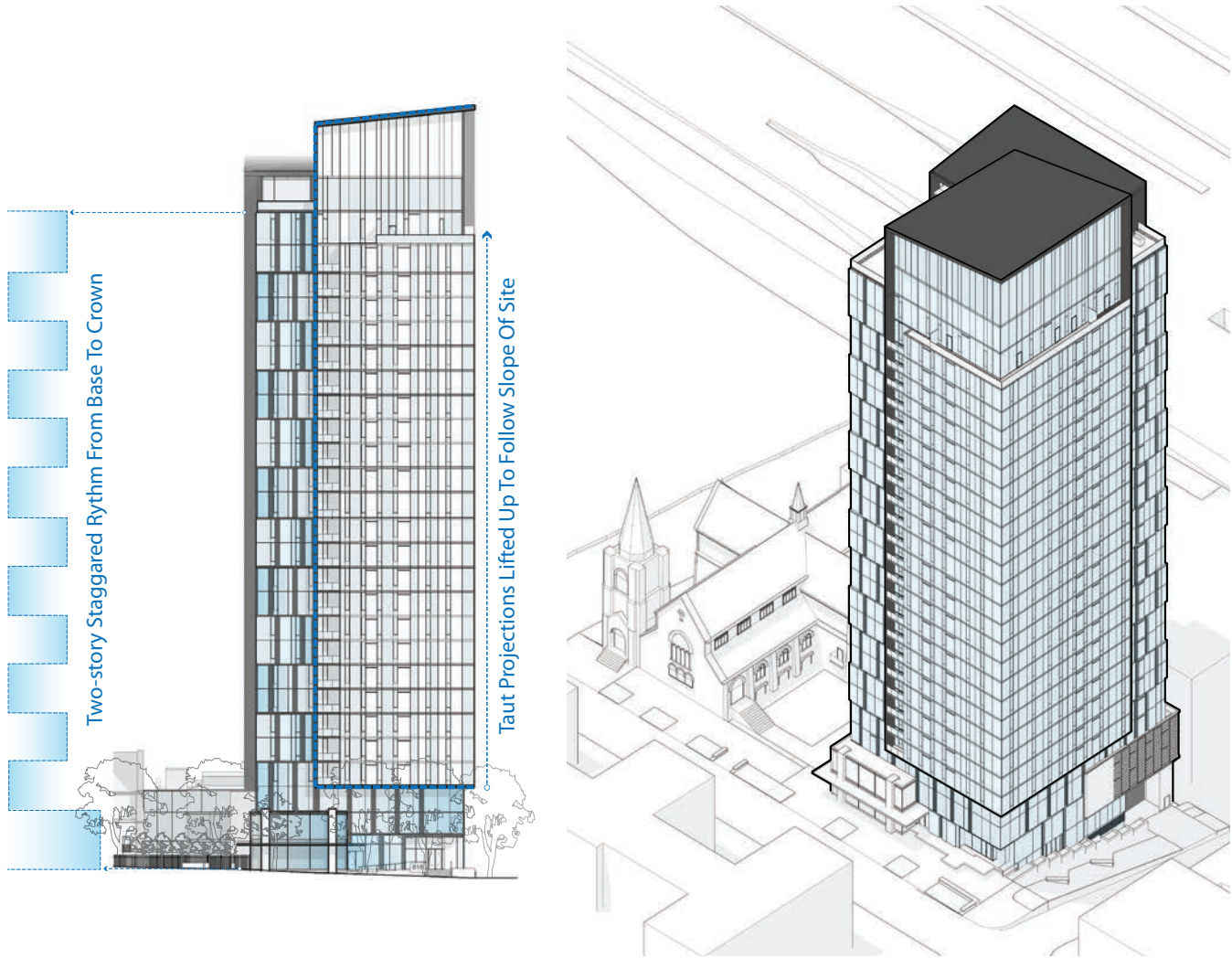
From the crown on the skyline to where it touches down at the street, the bundled vertical facades of the tower body are expressed with two juxtaposed skin textures.

A two story staggered rhythm at the SE and NW corners builds on the scale of the parish program at the base of the tower, and provides a grounding core to the tower expression while the opposing corners are lifted up and out to create the clustered effect at the crown and expose the residential lobby at the street corner.

Contained within clearly defined frames that stretch up to the crown, the taut facades are sleeker and lighter and focus

attention to the overall ‘breathing room’ concept for the massing arrangement. The staggered façade expression cascades down from the top of the tower, flowing between the major Parish elements and the lifted frames to ground the tower expression at the street corner and visually link the residential lobby with the character of the overall tower.

A stack of personalized garden balconies facing east into First Hill and west toward Downtown are visual queues that create a link to the designated ‘green street’ at 8th avenue below, and a reminder of the residential character of the tower.



DRB Recommendation Meeting #1 Summary

Meeting #1 Comments And Responses

Applicable Development Standards

Recommendation Meeting #1 - Summary

1. Sense of Place: The Board reviewed the applicant’s response to the early guidance and felt the proposal fell short of a clear expression of place and a unified concept. The site merits being the best on First Hill. The Board was dissatisfied that the proposed design had not developed around a strong and organizing concept. They pointed out deficiencies in the proposed design which indicate that no clear concept is driving design choices.

a. The Board pointed out that there needs to be more cohesion in the concept or concepts that is then rigorously applied to the base, tower, linking “gasket” element, and garden. The Board observed that there appeared to be an effort to focus on the memorial garden but then that focus disappears in the execution of the design.

b. The Board directed the applicant to demonstrate how the garden, church podium, tower, and tower top relate to one another in an architectural expression of the concept in a unified and functional design that fits well on the site and within the surroundings

(DC2A1, B1, C1,2,3, D1,E1, CS2A1 and 2, B,D, CS3A, DC3A,B)

Seattle Design Guidelines

Context & Site

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

Design Concept

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

Response

Bringing many program elements together in a single project the design separately expresses a Residential tower and the new Trinity Church podium, allowing both elements to have a distinct presence & identity. The tower adds to the dynamic city skyline while the podium expands and enhances the community benefits of the existing Parish facilities and Memorial Garden.

A richly detailed ambulatory provides a formal entry sequence to the Parish spaces and frames an enlarged memorial garden, inter-connecting the many new community serving spaces. The garden provides tranquil requiem, a contemplative outdoor relief from city bustle. A new cafe, art gallery, parish hall and other spaces are all extensions of each other and of the garden experience.

The facades of the Parish program spaces facing the Memorial Garden and 8th avenue have been refined to be more distinct from the residential tower above. The light touch of the three sided glass gasket connecting to the Historic church increases the visibility and presence of the large stained glass window in the north transept wall. Interior flexible use spaces are clearly expressed to the exterior while the contemporary use of materials layered into the façades and interior adds visual depth, texture, and human scale to the composition. Sandstone that is similar to that of the Historic Church has been included on the exterior, and the metal framework of these facades has been emphasized to more clearly relate to the Parish identity of these spaces. Arrangement of interior and exterior ‘rooms’ fosters visual and physical connections between spaces, maximizing flexibility of use and fostering community interaction.

Active uses including a Coffee Shop and Art Gallery are located prominently facing 8th Avenue to reinforce the strong identity of the Parish and its legacy of community engagement within the new development. The ambulatory space flanking the Memorial Garden provides access to all parts of the Parish program allowing connections and flexible use of various spaces, promoting casual gatherings as well as formal interactions and enhancing the existing sense of place. Facades of the Parish spaces are carefully articulated with an ensemble of materials to create a texture and human scale that balances contemporary forms with the presence of the adjacent historic Church.

Please refer to page 16 for arrangement and interconnectivity of ground floor uses, pages 18-33 for exterior renderings of the Parish facades and their relationship to the historic Church and residential tower, and to pages 76-79 for detailed design description of the enhanced Memorial Garden.

Recommendation Meeting #1 - Summary

2. Design Concept and Connection to Church:

a. The Board gave early design guidance to the applicant to demonstrate the co-dependencyof the existing Trinity church and the church podium and residential tower. The early guidance Board discussion focused on directing the applicant to create the garden, a cloister typology, and supporting building elements in service to a central concept. The Board noted that the experiential point of origin is the memorial garden and that building relationships should support ritual, procession, contemplation, gathering and other church functions in modern architectural function and language and the applicant should bring a design addressing these points to the next meeting.

b. At the first Recommendation meeting, the Board was concerned that the proposal was a disjointed collection of design thoughts. For instance, the tower does not translate nor visually support any garden concepts and ultimately would be another visually “dark building” on First Hill. The development of a tower comprised of four shafts, two on the north and two on the south, are chunky and do not fit the site successfully. The tower lacks meaning or connection to the site. Overall, the design appears too generic and needs to be re-imagined for this unique program and site. See also #6 below.

c. The Board made note that the church podium is activated by use of extensive transparency, but the uses within, at ground level, are not active uses. The Board was very concerned that transparency alone is not enough to activate the site and that the configuration of ground level elements among the garden, cloister and interior uses should be strengthened.

1. The Board pointed out that a common expectation would be to connect the parish hall directly to the memorial garden and that lack of connection and synergy was puzzling. The Board would like to see this connection further explored as a means of activating the garden.

d. Additionally, the Board noted that the relationship of the podium and the tower needs better articulation. In other words, their masses need to be distinct from one another.

(CS2A,B,D, PL1A, C, DC2C, D,E, DC3A,B, DC4A)

Seattle Design Guidelines

Context & Site

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

Public Life

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

Design Concept

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

Response

The expanded Memorial Garden enhances the strong identity and cultural significance of the site and its historic role in First Hill, providing an opportunity for the community to gather for a variety of activities both secular and spiritual. The previously employed term ‘cloister’ was not meant to indicate a specific architectural typology, but was used instead as shorthand for the flexible use gathering and circulation space surrounding the garden. This space is now being called the ‘ambulatory’ to help alleviate any confusion about its identity.

As recommended at Early Design Guidance, the elements of the Quattoor massing reduce the perceived bulk of the tower while the stepped arrangement of the crown breaks down its silhouette on the skyline. Highly contrasting detail in the facades and balconies further emphasize the four volumes and provide texture and visual depth to the composition.

Following the recommendation of the Board, the facades of the major Parish program elements facing 8th Avenue and the Memorial Garden have been refined to be distinct from the residential tower above. Parish spaces are arranged to foster community interaction and connection. The Memorial Garden continues to be an outdoor room, and is flanked by the new circulation ‘ambulatory’ that provides access and over-flow flex space to various program elements including the Parish Hall and Historic Church building. The new coffee shop and improved Art Gallery function as extensions of each other and have a direct connection to the ambulatory and Memorial Garden. These interconnected interior spaces are clearly expressed to the exterior via large sections of clear glazing. Contemporary use of materials layered into the façades and on the interior adds visual depth, texture, and human scale to the composition.

Please refer to page 16 for arrangement and interconnectivity of ground floor uses, pages 18-33 for exterior renderings of the Parish facades and their relationship to the historic Church and residential tower, and to pages 76-79 for detailed design description of the enhanced Memorial Garden.

Recommendation Meeting #1 - Summary

<p>3. Architectural Link to Trinity Church:</p> <p>a. The Board did not feel the design link between the old and new structures had adequately responded to their Early Design Guidance. The design should include an obvious expression of the codependency of the proposal and the existing Trinity Church and that it must be expressed using authentic architectural elements with clear design intent to highlight the location’s distinctive place on First Hill.</p> <p>b. The Board reiterated and directed the applicant to explore the rich architectural heritage of the gothic tradition and that it be used to bring a sense of permanence, history and place in redesigning a new architectural direction for the proposal.</p> <p>(PL1A, C, DC3A, B, DC4A, B, D)</p>	
<p>4. Community Context and Street Activation: The Board continued to support efforts to connect the project to 8th Avenue and create visual connections to Cherry Street.</p> <p>a. The tables in the right of way are a nice gesture to the community and supported by the Board. The Board noted that the benches in the right of way should be reviewed to see that they are in the best configuration and best location to help build a sense of community. Paving that extends to the curb is supported if allowed by SDOT.</p> <p>b. The Board agreed that the ground level location of the coffee shop and gallery needs refinement by the applicant. Access to 8th Ave, interior organization, and oversight or eyes-on entry activities need to be organized as a unified whole. The Board thought that the gallery may work better next to the memorial garden or coffee shop next to the garden as alternatives ideas to create better activation. As shown, the Board was very concerned that the empty corridor may appear as a dead space for most of the time.</p> <p>c. The Board thought that the Cherry Street façade presented well to the community. The large window giving church functions some “visibility” is a strong element that allow visual access and connection promoting activation.</p> <p>d. The Board asked the applicant to create a circulation plan to show how trash and bicycles will be accessed and how trash pickup will work for the next meeting.</p> <p>e. The design and appearance of the “man door” next to the vehicle entry façade is important. It should be inviting to the pedestrians associated with the building that may want access from Cherry St.</p> <p>(CS1C, CS2A, PL3A)</p> <p>f. The Board supported curb bulbs in locations as outlined by SDOT.</p>	

Seattle Design Guidelines

<p>Public Life</p> <p>PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.</p> <p>PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.</p> <p>Design Concept</p> <p>DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.</p> <p>DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.</p> <p>DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.</p> <p>DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.</p> <p>DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.</p>	
<p>Context & Site</p> <p>CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.</p> <p>CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.</p> <p>CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.</p> <p>Public Life</p> <p>PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.</p> <p>PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.</p> <p>PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.</p>	

Response

<p>Highly glazed contemporary facades at the primary new Parish spaces facing the garden and 8th Ave are scaled to relate to the adjacent façade of the historic church building. Following the recommendation of the Board, additions to the composition including sandstone in select areas and a refinement of the highly textured and human scaled layers of warm materials within the facades combine in a composition that is sympathetic to the church while complimenting the tower above.</p> <p>A grove of smaller new street trees in the planting strip alludes to a ‘fourth wall’ of the garden, defining the edges of the ‘outdoor room.’ The glazed Parish facades foster both visual and physical connections between interior and exterior spaces, maximizing flexibility of use and fostering community interaction.</p> <p>The light touch of the glass gasket connecting to the Historic church provides visibility of the large stained glass window in the north transept wall. Following recommendation from the Board the width of the glazed ‘gasket’ connection has been significantly widened to increase the stone façade’s presence in the garden.</p> <p>Please refer to page 16 for arrangement and interconnectivity of ground floor uses, pages 18-33 for exterior renderings of the Parish facades and their relationship to the historic Church and residential tower, and to pages 76-79 for detailed design description of the enhanced Memorial Garden.</p>	
<p>A new Coffee Shop and community Art Gallery are located prominently facing 8th Avenue to provide active uses facing the street. The art gallery functions as an extension of the coffee shop and spills out into and through the ‘ambulatory’ to the Memorial Garden creating a series of interconnected flexible use spaces that promote casual gatherings as well as more formal interactions and enhance the community focused sense of place.</p> <p>Benches and paving materials in the right of way and the new curb bulb at 8th are continuing to be coordinated with SDOT.</p> <p>Please refer to page 16 for arrangement and interconnectivity of ground floor uses, pages 18-33 for exterior renderings of the Parish facades and their relationship to the historic Church and residential tower, and to page 59 for a bicycle access and building services circulation diagram.</p>	

Recommendation Meeting #1 - Summary

5. Memorial Garden: The Board carefully considered the nature and design of the memorial garden. The Board noted that the garden should be a place to support the ritual of its memorial purpose and support of the church. The Board expressed concern that this concept is “figuratively and literally broken down” and lacks cohesion. Design development should spring from a strong garden concept and celebrate its centrality to the complex.

a. The Board thought that the edges of the garden were conceptually craggy and disorganized and did not communicate a strong concept. The Board asked the applicant to articulate at the next meeting a formal concept and how this new concept informs the surrounding elements such as the plinth, tower and church. All aspects of the design should relate to a concept and to each other ranging from the tower, the tower top, the garden elements, 8th Street relationships, interior uses, and outdoor relationships.

b. The Board noted that the proposal looks like an office plaza and not a memorial garden or sacred place. The garden needs to resonate as both a destination and as a pre-functionspace. The Board asked that the applicant devote a larger portion of soft space (garden and turf grass) to hardscape.

c. The Board directed the applicant to study a cloister or cloister typology with the connectivity of a cloister, cloister perimeter ambulatory space and rhythm, including more ceremonial doors to interior space. The Board pointed out that the notion of cloister denotes a colonnade or arcade around an open space and that that typology would work well at this location. The Board asked the applicant to bring a revised design to include these elements.

d. The Board asked the applicant to re-examine the garden and 8th Avenue connections and create a better relationship for visual access and visitor access keeping security in mind and supporting church functions (celebration, ritual, processional, memorial, contemplative) in mind.

e. The Board gave additional direction for the memorial garden design including the following:

- 1) The fence is too high, too off-putting or hostile. The fence should be a lower height. Use other solutions to create a sense of security and visual access.
- 2) The garden paving in the right of way appears friendly and draws one in to the garden, however, it conveys a mixed message accompanied by a tall fence blocking access. Find the balance of invitation and restriction.
- 3) The cloister becomes primarily a pre-function space rather than a destination open space in this scheme and relating the weak concept to all departure requests is disingenuous. Create a garden destination from which to launch exploration of the site.
- 4) The garden should communicate the essence of the whole site. The garden, as the center and heart of the complex, should be designed to inform the surrounding edges of the plinth and the tower itself. In essence, the elements of the complex should defer to the garden.
- 5) Connect the garden design and surrounding façade to support the existing church.

(CS2A, CS3A, PL1A, C, DC4A,C,D)

Seattle Design Guidelines

Context & Site

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

Public Life

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

Design Concept

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

Response

The expanded Memorial Garden enhances the strong identity and cultural significance of the site and its historic role in First Hill, providing an opportunity for the community to gather for a variety of activities both secular and spiritual.

Following recommendations from the Board the garden design has been refined to better serve the needs of the community and the Parish. The Memorial Garden is holy ground and includes the interred remains of members of the Parish, but it is also provides casual outdoor relief from city bustle as described above. The layout of paving and softscape has been simplified and additional sandstone elements have been inserted to more directly relate to the historic Church building. The garden fence is better defined to maximize visual connections between the garden and sidewalk and the gates have been refined to be more welcoming.

The facades of the Parish program spaces facing the Memorial Garden and 8th avenue have been refined to be more directly related to the character of the historic Church, and the light touch of the glass gasket connecting to the Historic church increases the visibility and presence of the large stained glass window in the north transept wall. At 8th avenue the rhythm of street trees has been strengthened with additional large trees, and a grove of smaller new trees in the planting strip alludes to a ‘fourth wall’ helping define the garden as an outdoor room and community amenity.

As described above previously named ‘cloister’ was not meant to describe a specific architectural typology and has been renamed the ‘ambulatory’ and provides a formal entry sequence to the Parish spaces and inter-connects the many new community serving spaces. A new cafe, art gallery, parish hall and other spaces are all extensions of each other and of the garden experience via the flexible character of the ambulatory. The Architectural expressions of the building arranged around the garden are explained in detail above.

Please refer to page 16 for arrangement and interconnectivity of ground floor uses, pages 18-33 for exterior renderings of the Parish facades and their relationship to the historic Church and residential tower, and to pages 76-79 for detailed design description of the enhanced Memorial Garden.

Recommendation Meeting #1 - Summary

- 6. Tower:**
- a. The Board did not support the design of the tower as shown, pointing out its generic nature. The tower should present a more slender, timeless form.
- b. The Board commented on the four personalities in one tower and the thematic disconnect to the “hilltop village” building top was resulting in a disparate and overly clunky tower form.
- c. The Board stated that since there are a lot of ways to tessellate tower forms; the applicant should use modern architectural language to explore gothic architectural themes to create something soaring, vertical, organic, and natural. Other interesting forms could also work, but they must convey a unified development concept.

(DC2A,B, DC4A,C)

- 7. Podium:**
- a. The Podium is beginning to read well with transparency and access. (DC2E)
- b. The Board liked the use of stone but remarked that it is obscured within the interior of the plinth. The Board requested that the stone be used in more visible locations.

(DC4A)

Seattle Design Guidelines

Design Concept

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

Design Concept

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

Response

As recommended at Early Design Guidance, the elements of the Quattor massing reduce the perceived bulk of the tower while the stepped arrangement of the crown breaks down the silhouette on the skyline. The resultant varied rooflines are pitched to further define the four masses and to express a residential character.

Following later recommendations the façade language used to articulate the four vertical masses has been refined to provide greater texture and visual depth in the composition. The amenity spaces occupying the crown volumes will illuminate the roof forms, enhancing the skyline and providing a distinct residential identity for the tower.

Please refer to pages 10-13 for description of the form and massing of the tower as recommended at EDG, to pages 38-43 for exterior renderings of the tower its relationship to the context of the city skyline, and to page 45 describing how the tower connects into the context of the neighborhood at grade.

Following the recommendation of the Board, the facades of the Parish spaces have been refined to include additional sandstone in select areas on the exterior, in combination with the highly textured and human scaled layers of warm materials within the facades and at the interior.

Please refer to pages 18-33 for exterior renderings of the Parish facades and their relationship to the historic Church and residential tower.

Recommendation Meeting #1 - Summary

8. Entries: At the Early Design Guidance meeting the Board was supportive of all major entries off 8th Avenue; however, the Board thought that, as proposed, the 8th Avenue entries are disjointed and lack an interconnected language.

a. The 8th Avenue entry hierarchy needs refinement. The Board asked to see entries that are clear for wayfinding and signaling the interior uses.

b. At the Initial Recommendation meeting, the Board reiterated and directed the applicant to show a family of entries with building materials which help communicate the entry type and use within for the residential, coffee shop and church offices. The Board noted that the use of stone to link the old and new structures should play a role in the church entries, while the residential entry may be glass and steel or other modern materials relating more to the residential tower.

c. The Board directed the applicant to tie the new church entry into an exterior cloister, hallway, and gallery in a more expressive and natural configuration.

(PL3A, C)

9. Choice and Use of Materials:

a. The Board directed the applicant to ensure that the choice of materials give cues to wayfinding and uses.

Seattle Design Guidelines

Public Life

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays.

Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

Response

Trinity Tower combines new Parish facilities with a new residential tower while allowing each to have a distinct presence and identity in a single balanced composition.

While the historic Church and Memorial Garden are the focus of the ground floor experience, the tower also ‘touches down’ at the street corner highlighting the identity of the residences above while wrapping down and around Parish facades allowing the complexity of the program to be clearly legible.

The main entrance to the new Parish facilities is highlighted by large wood paneled doors oriented to face both the sidewalk and Memorial Garden in the middle of the block. A deep awning wrapping around from the street façade provides weather protection and wayfinding queues. Facades of the ‘ambulatory’ as explained above are carefully articulated with an ensemble of materials complimentary to the historic Church.

The coffee shop entry is highlighted by the extensive use of contemporary wood and metal detailing that reference the layered screens at the Parish facades. A continuous weather protection canopy wrapping around from the Parish entry provide additional queues about the relationship between the coffee shop and Parish. Similar detailing at commercial office entry on Cherry Street allow it to feel related to the Parish spaces while maintaining its own identity.

The gentle slope of 8th avenue allows the residential lobby to on a slightly elevated porch which serves to subtly direct pedestrians south to the middle of the block where the garden and Parish entry welcome a range of users. This elevation difference between lobby and sidewalk provides a sense of privacy while fine grained details drawing on materials from the tower above as well as highly textured wood and concrete provide a human scale clear visual queues for the identity of the lobby.

Please refer to pages 18-45 for exterior renderings.

Following the recommendation of the Board, the materials used are chosen to enhance wayfinding and uses of the spaces within as described above.

Please refer to pages 18-45 for exterior renderings.

Guidelines

Context And Site

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

Response

The project site is organized to concentrate the majority of the usable outdoor space in the level and sunny middle of the block where it benefits from sunny exposure due to the permanently protected column of light and air above the historic church building to the south.

An enhanced and expanded memorial garden improves the breathing room on the site and reinforces the existing sense of place, while the improved visual connection between indoor and outdoor spaces and careful material choices increase the presence of the community focused Parish facilities.

Extending Garden elements to the curb and prominently positioning a coffee shop and community art gallery at the sidewalk actively engages the public realm.

Arranging the tower masses to step up the steep hillside creates a dynamic form on the skyline, appropriately transitioning between scales of Downtown and First Hill, creating an iconic new ‘southern gateway’ to the urban core.



Guidelines

Context And Site

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

Response

The Breathing Room site concept shifts the new building as far from the historic church as possible while contemporary tower massing visually articulates the clear distinction between them and reinforces the idea of separate identities.

Use of complimentary materials in a range of scales and proportions at the tower base successfully knits together the old and new, and allows both Residential and Parish elements to express distinct identities as part of a single cohesive composition.

The design represents significant collaboration with the Parish and neighborhood groups to ensure it expresses the history of the site while helping to ensure the future of the Parish as a culturally significant resource for the community.



Guidelines

Public Life

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

Response

The site forms a natural terminus for the Green Street at 8th Avenue and is a prominent feature of the future Park to Park link as envisioned by the First Hill Improvement Association’s Public Realm Action Plan. Concentrating the majority of the site’s usable outdoor space into a single large and sunny flexible garden ‘room’ creates opportunities for a variety of uses such as community gatherings that benefit from sunny exposure due to the permanently protected column of light and air above the landmarked Church building to the south.

A hierarchy of building entries takes advantage of materiality, topography, lighting, overhead weather protection, and other features to assist wayfinding and security while promoting community focused interior uses.

Enhanced streetscape design elements and highly articulated visual connections between interior and exterior spaces provide opportunities for interaction between residents and the neighborhood.



Guidelines

Design Concept

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

Response

The expanded Memorial Garden is a sunny outdoor room that engages the public realm in the middle of the block. A new coffee shop and art gallery facing the street, as well as other community serving spaces are interconnected with and strengthened by their relationship with the improved and flexible garden experience.

The tower is pushed to the northern edge of the site to concentrate usable outdoor space where it benefits from the permanently protected column of light and air above the historic church building to the south.

Quattuor massing breaks down the apparent bulk of the tower while sculpting the vertical elements to optimize their impact on Breathing Room. Tower facades facing each direction are articulated with scale and texture to address the skyline while podium facades offer queues to interior uses and balance privacy with visual connectivity with the public realm.



Guidelines

Design Concept

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

Response

Large scale massing shifts add depth to the tower form and reduce the apparent visual bulk while balconies and varying façade textures further articulate the plane changes and enhance the vertical proportion of the projecting elements.

Layering together of large glazed walls, complimentary sandstone, and wood screens add a variety of textures and scales to the podium facades that help knit together the historic church, new community focused Parish facilities, and the contemporary residential tower.

Generous visual connectivity enhances the legibility of interior functions, while the flexibility of many spaces allow for a variety of combinations of uses to meet current and future needs of residents and the community.



Guidelines

Design Concept

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

Response

Reinforced by an increase in size and enhanced connectivity to the interior, the Memorial Garden strengthens the Parish’s identity within the community.

An additional layer of street trees helps to articulate a fourth ‘wall’ to enclose the street site of this outdoor room, while extending the landscape treatments to the curb increases the welcoming qualities of the flexible Memorial Garden that will be used for secular as well as spiritual functions.

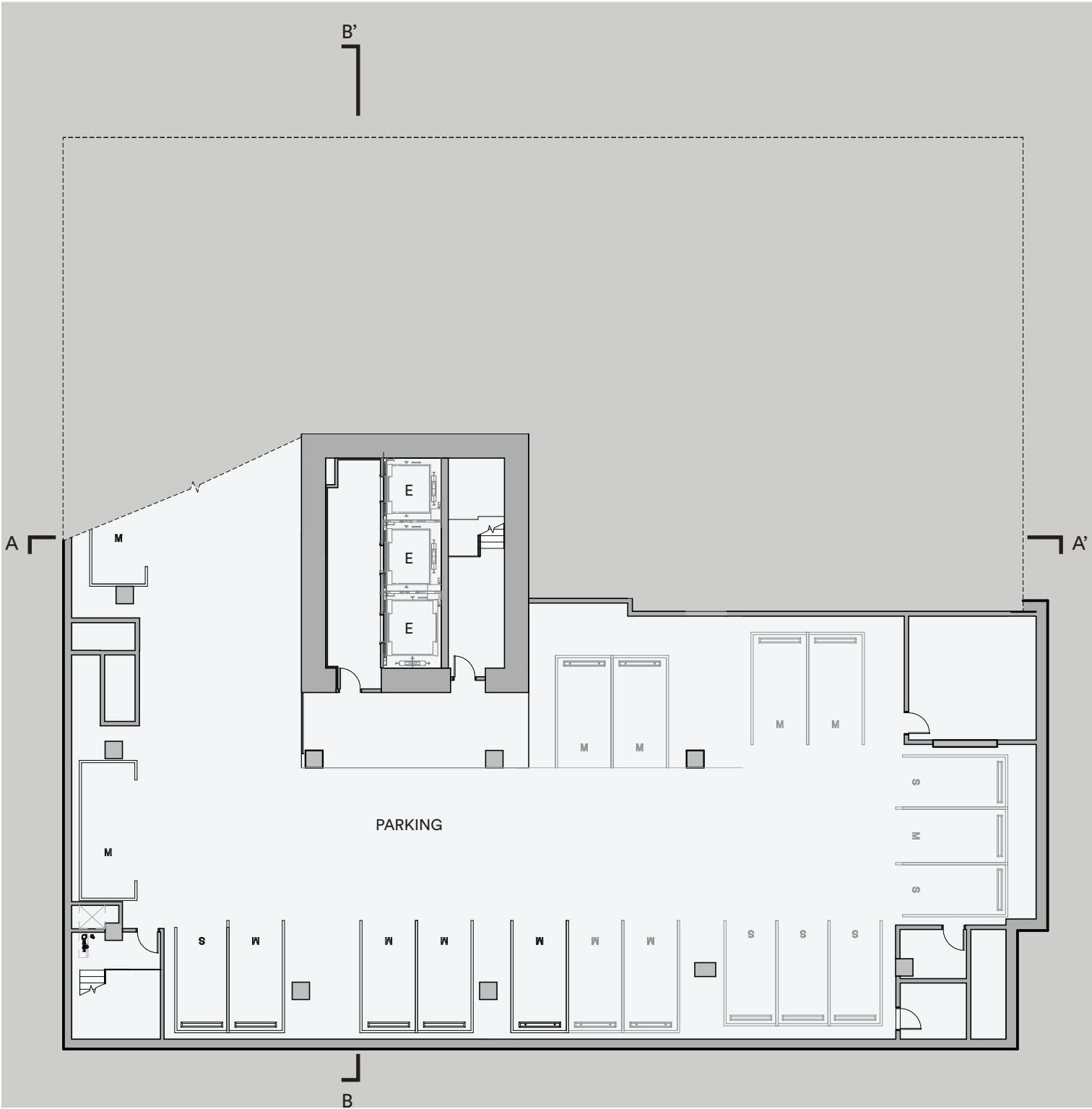
Fixed outdoor furniture near the coffee shop and residential lobby increase opportunities for community engagement, while materials chosen as a visually link to the historic church help knit the new development into the existing neighborhood context.

Varying densities and textures of detailing with similar materials are integrated with lighting and signage concepts to compliment and help define the project as a whole.



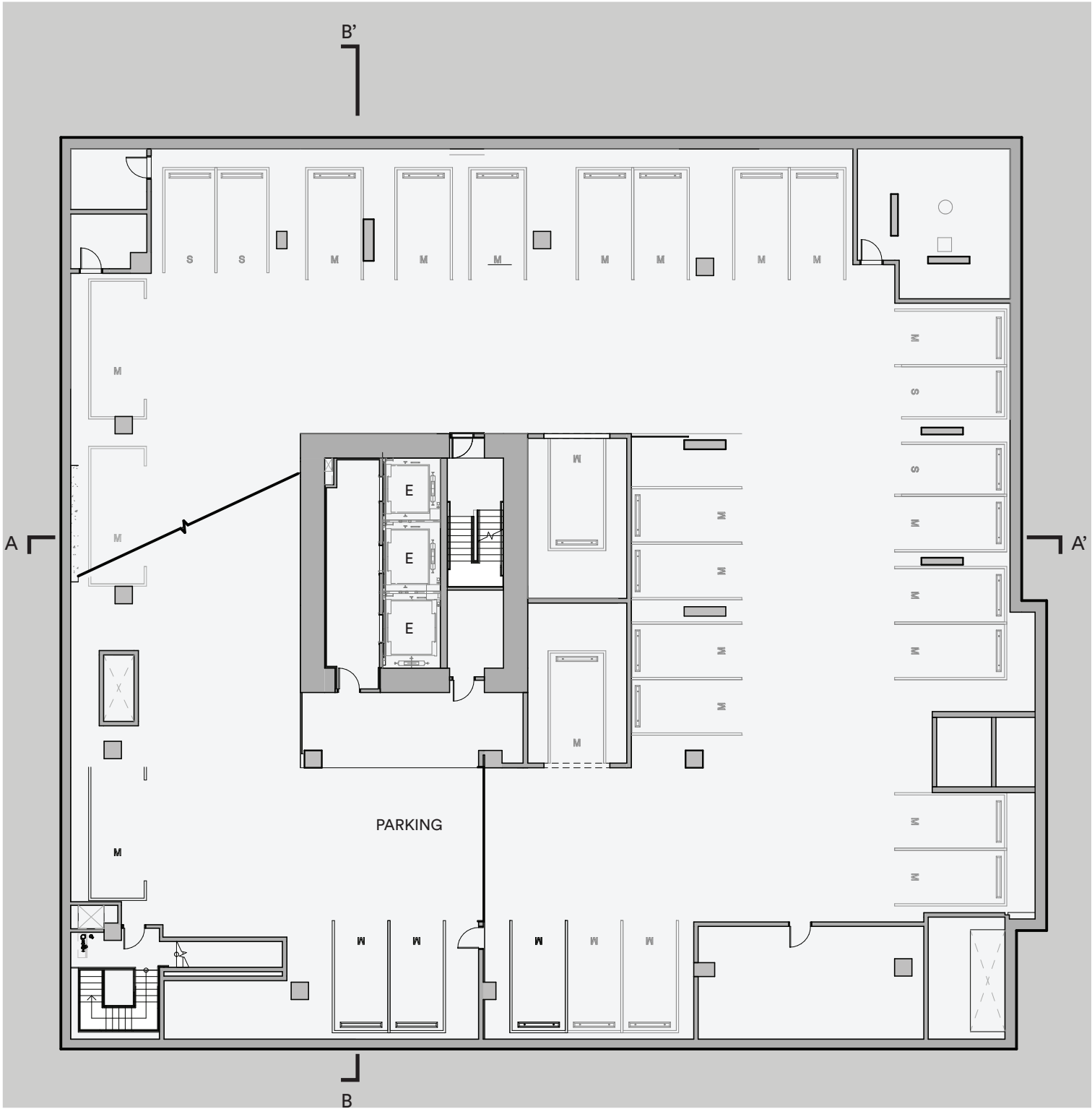
Drawings & Diagrams

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Materials	69
Elevations	70
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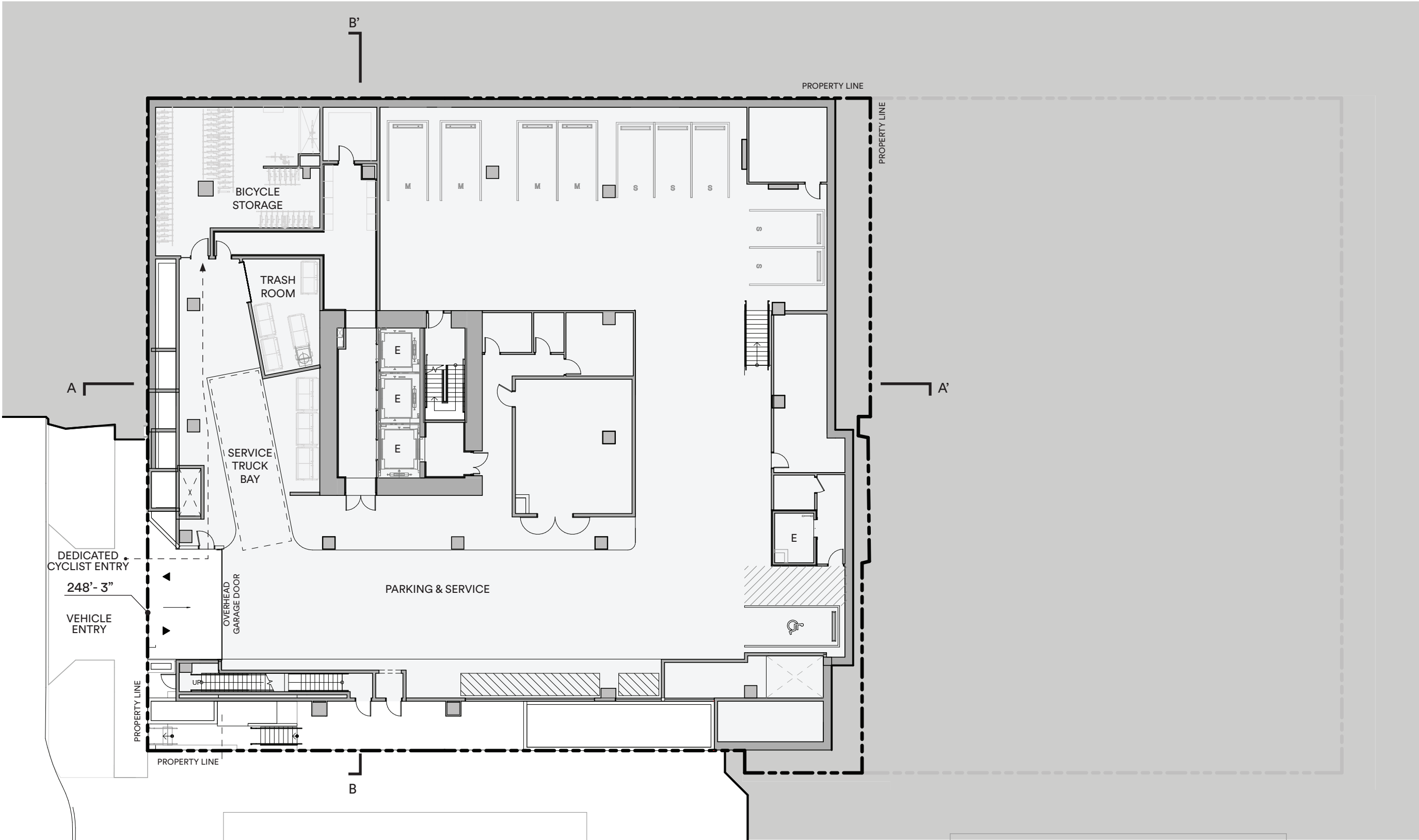
B7 GARAGE LEVEL PLAN

Scale: 1"=20'-0"

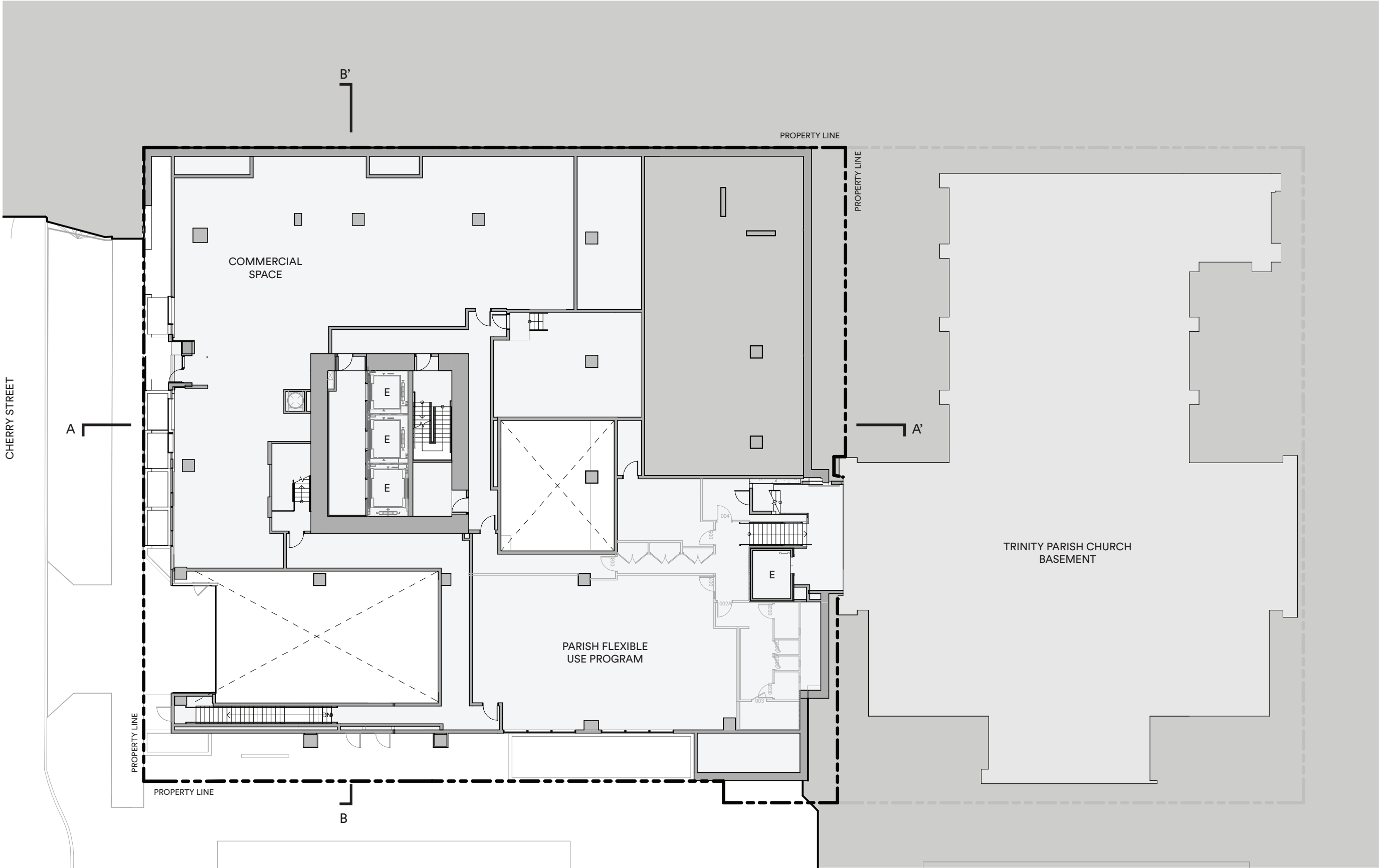


B3 TYPICAL GARAGE LEVEL PLAN

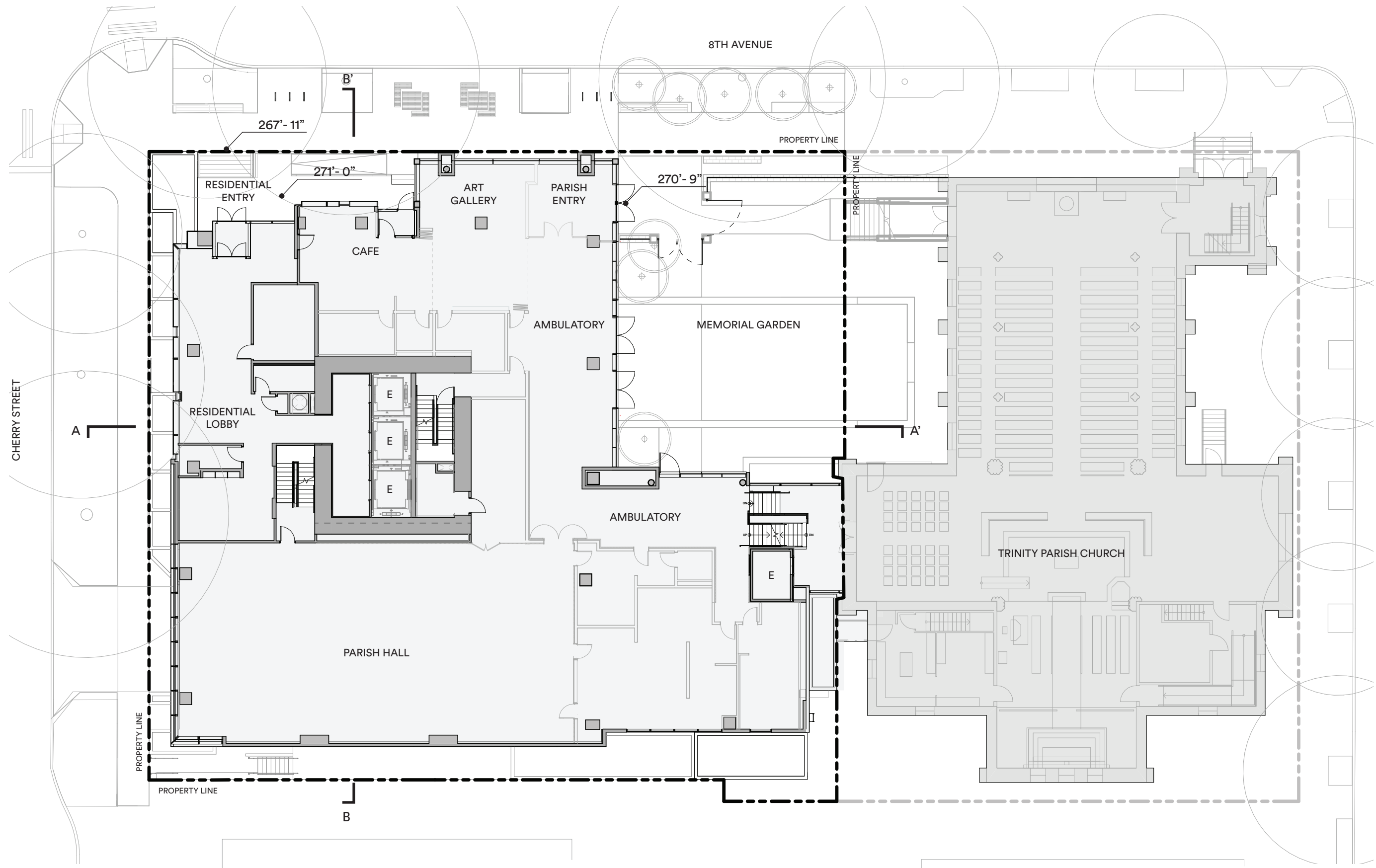
Scale: 1"=20'-0"



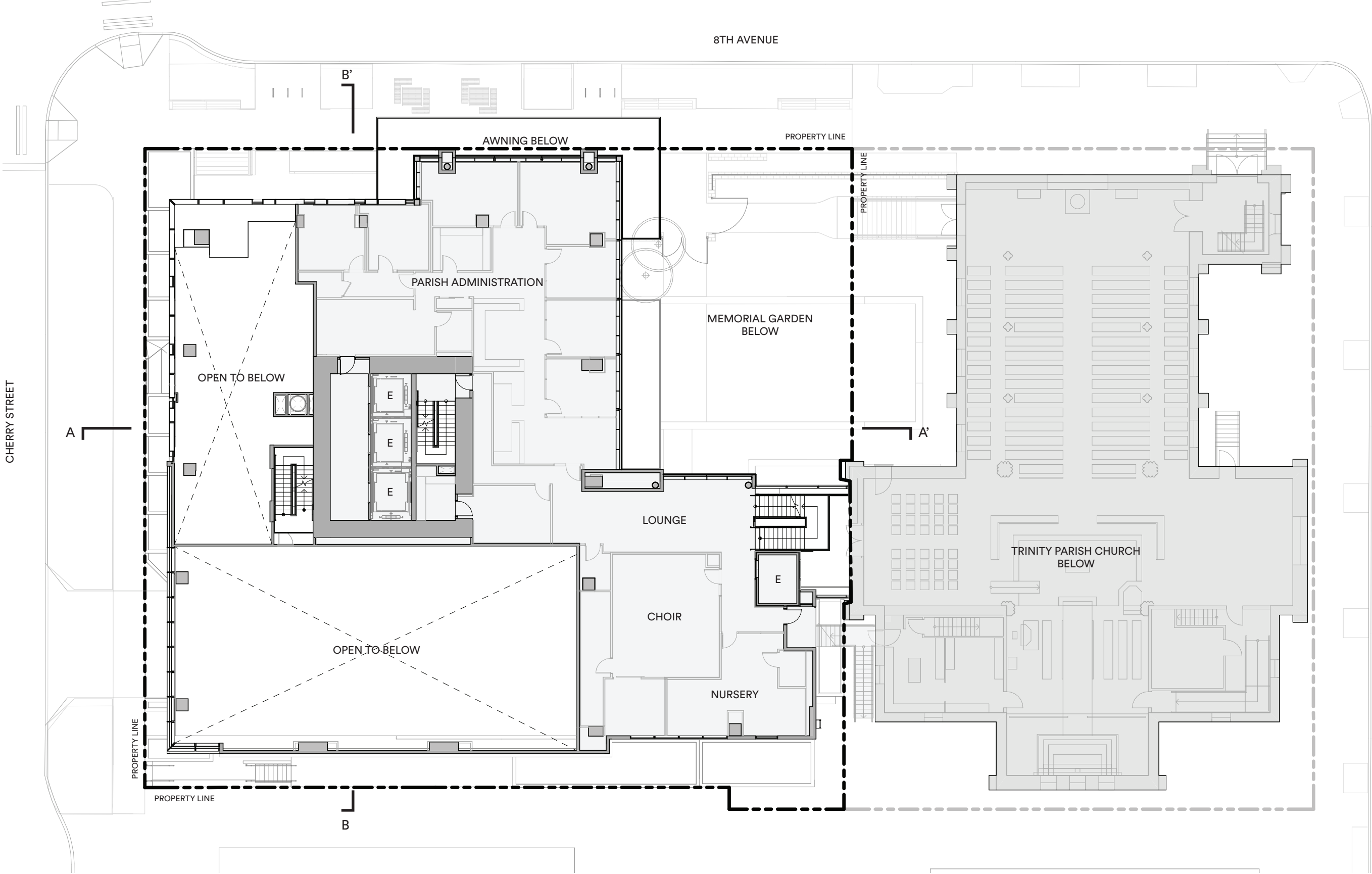
B2 GARAGE ENTRY LEVEL PLAN
Scale: 1"=20'-0"



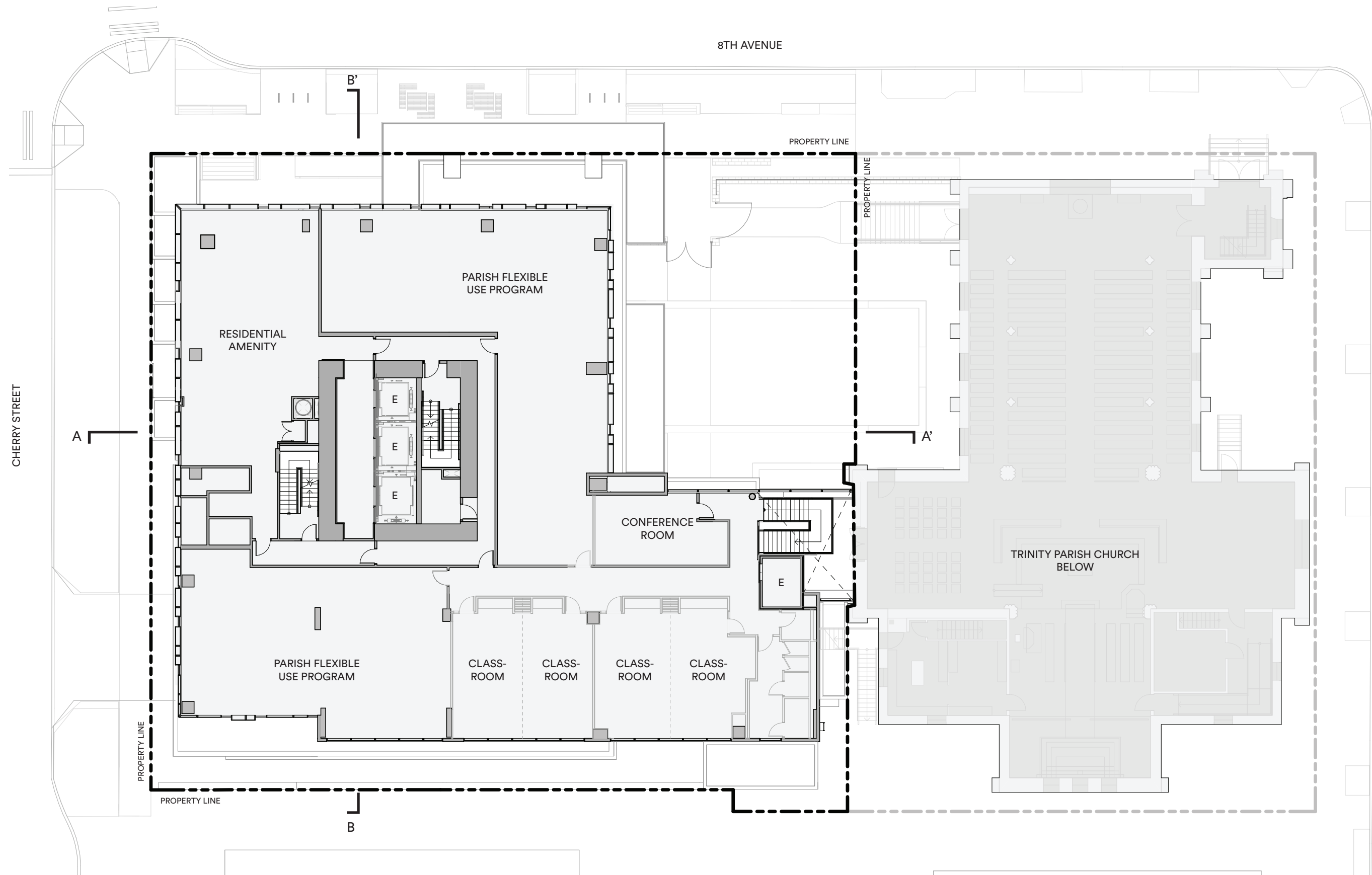
B1 GARAGE LEVEL PLAN
Scale: 1"=20'-0"



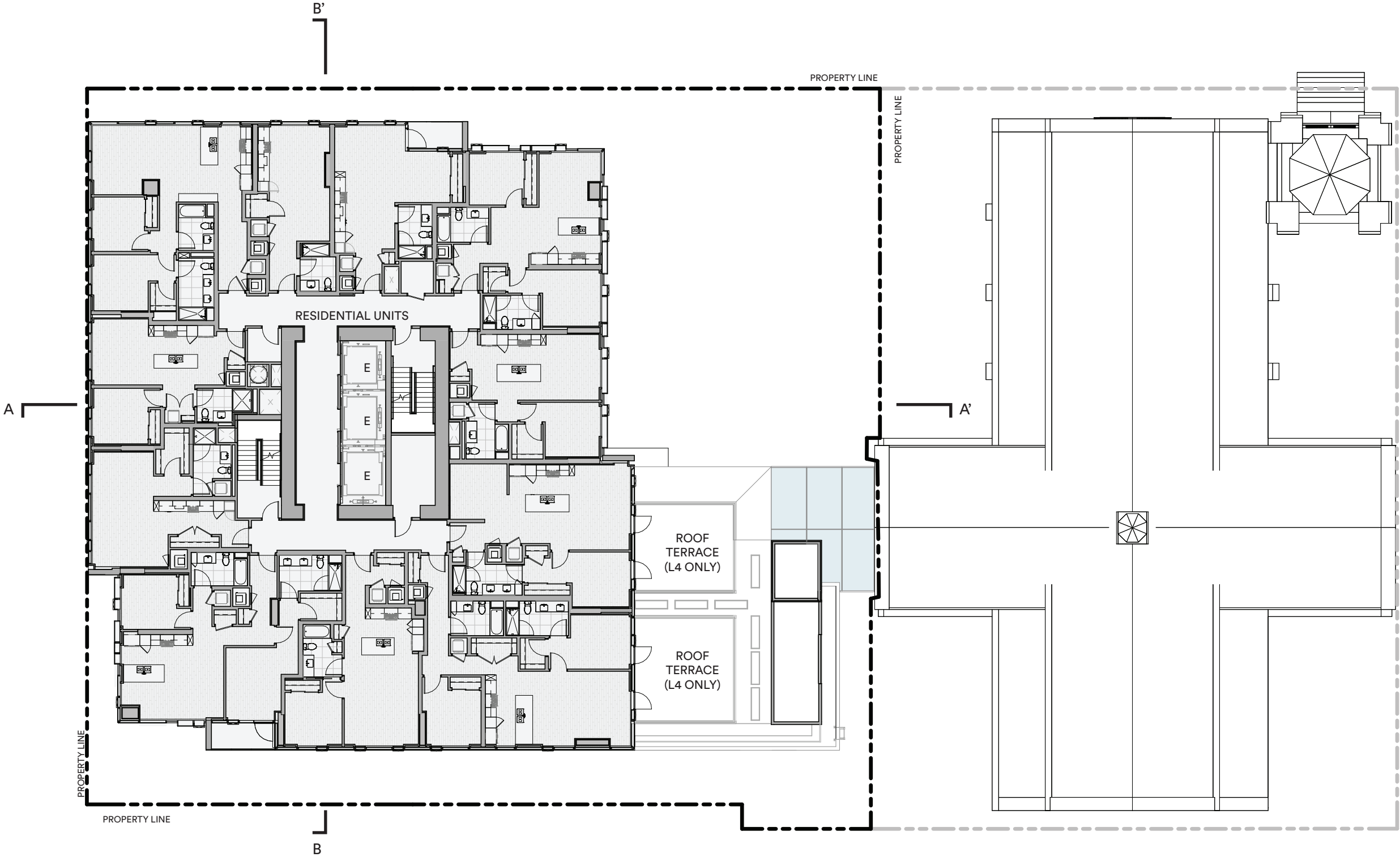
L1 PLAN
Scale: 1"=20'-0"



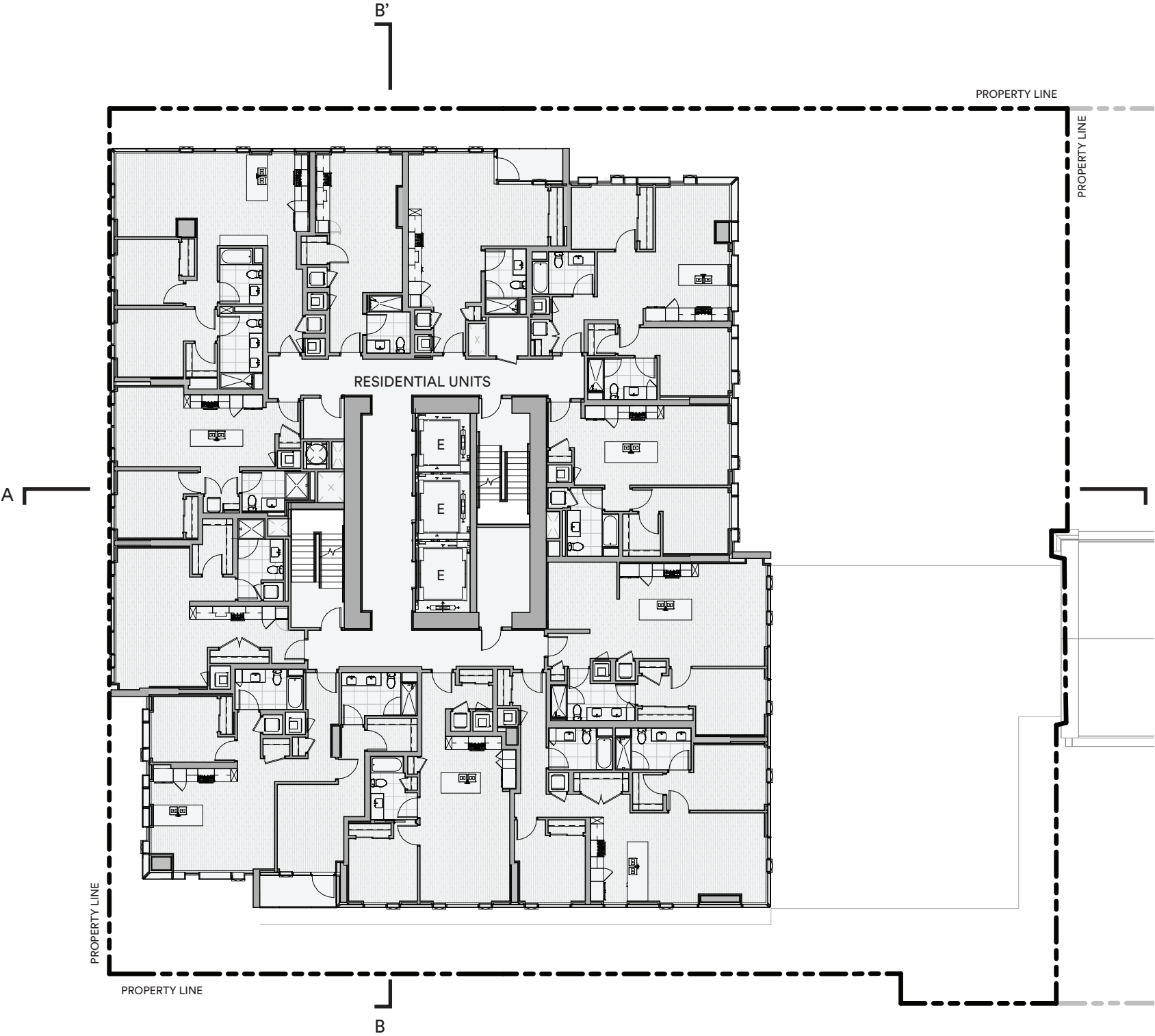
L2 PLAN
Scale: 1"=20'-0"



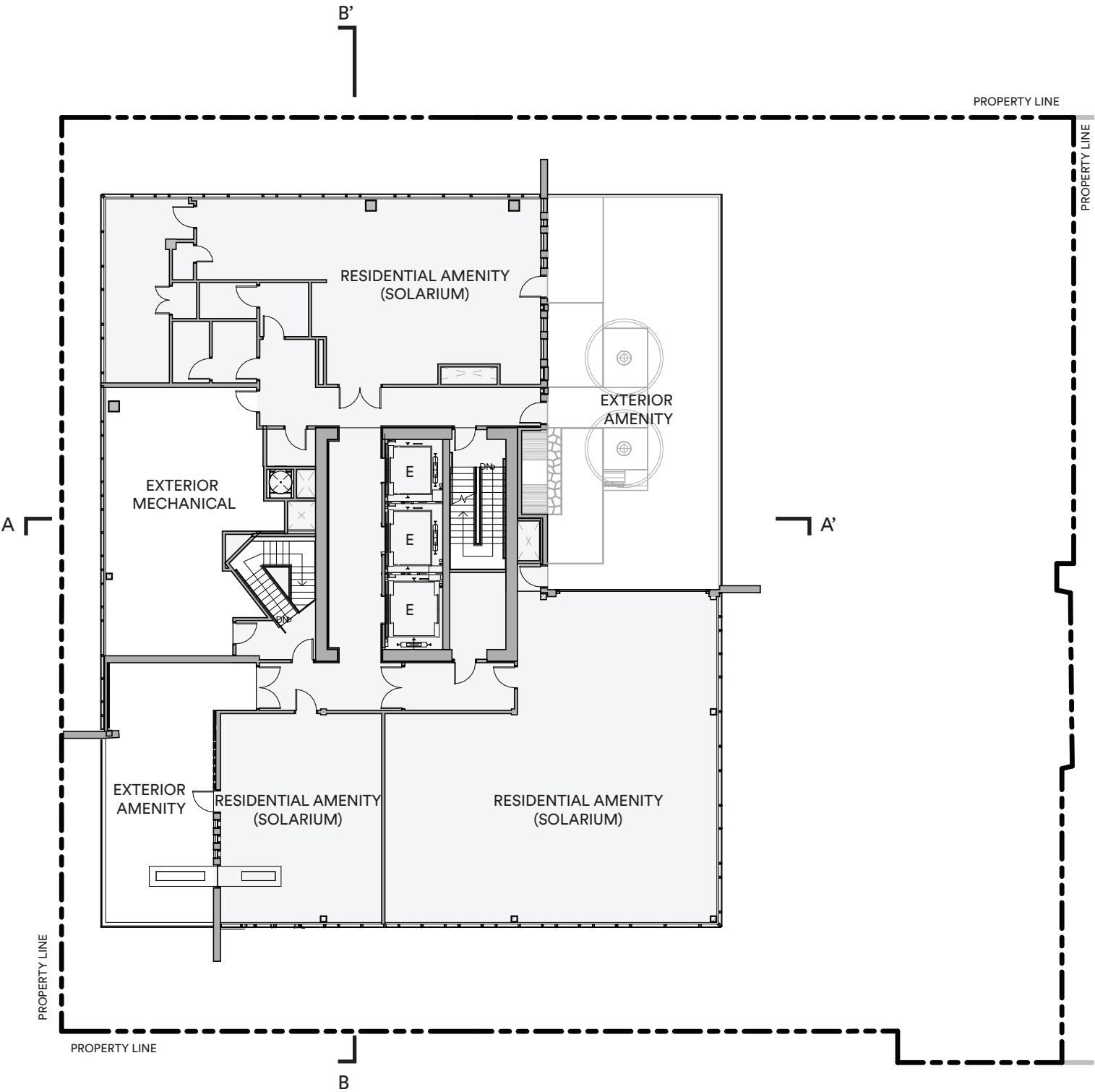
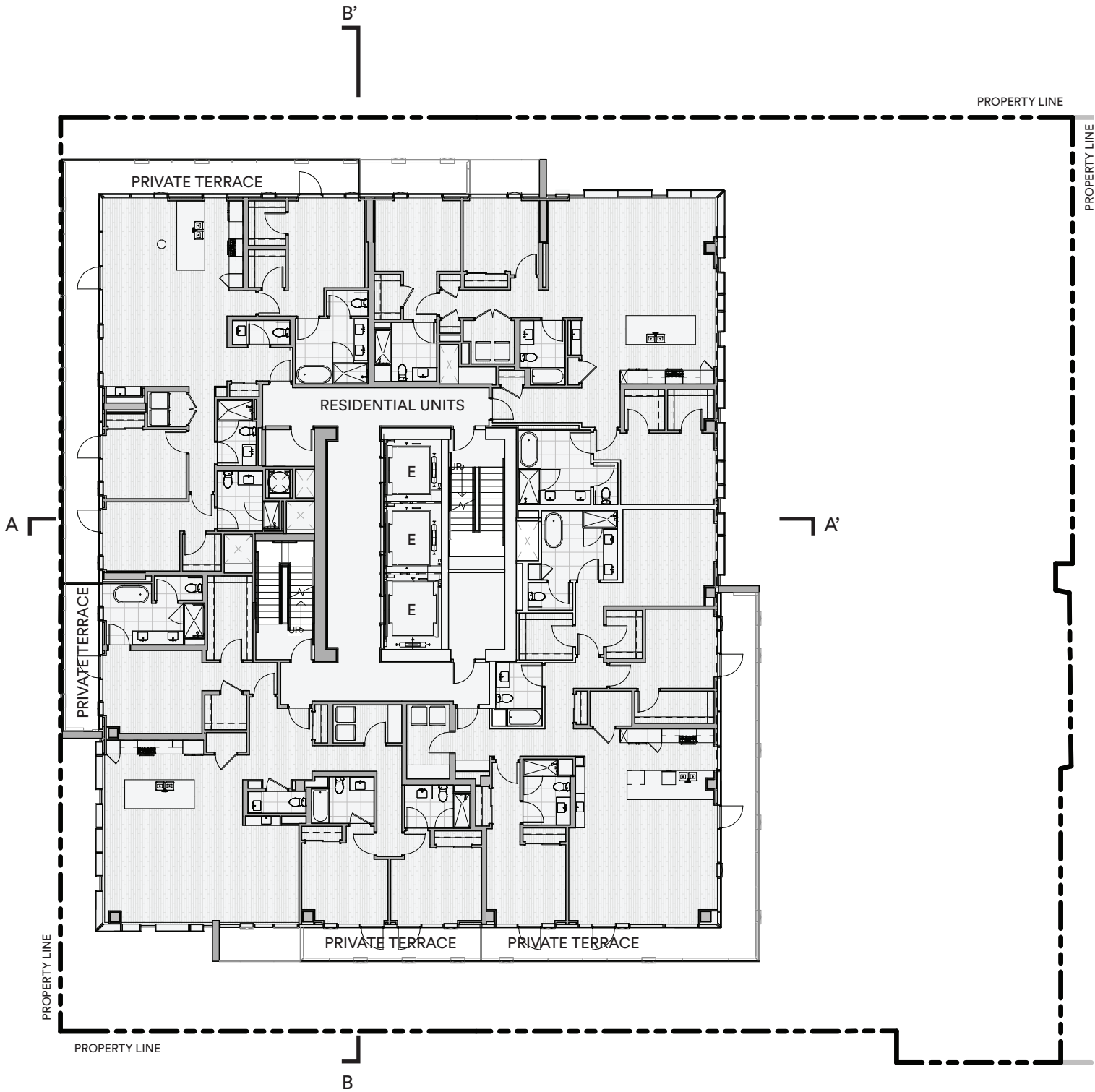
L3 PLAN
Scale: 1"=20'-0"



TYPICAL RESIDENTIAL PLAN L4-15
Scale: 1"=20'-0"

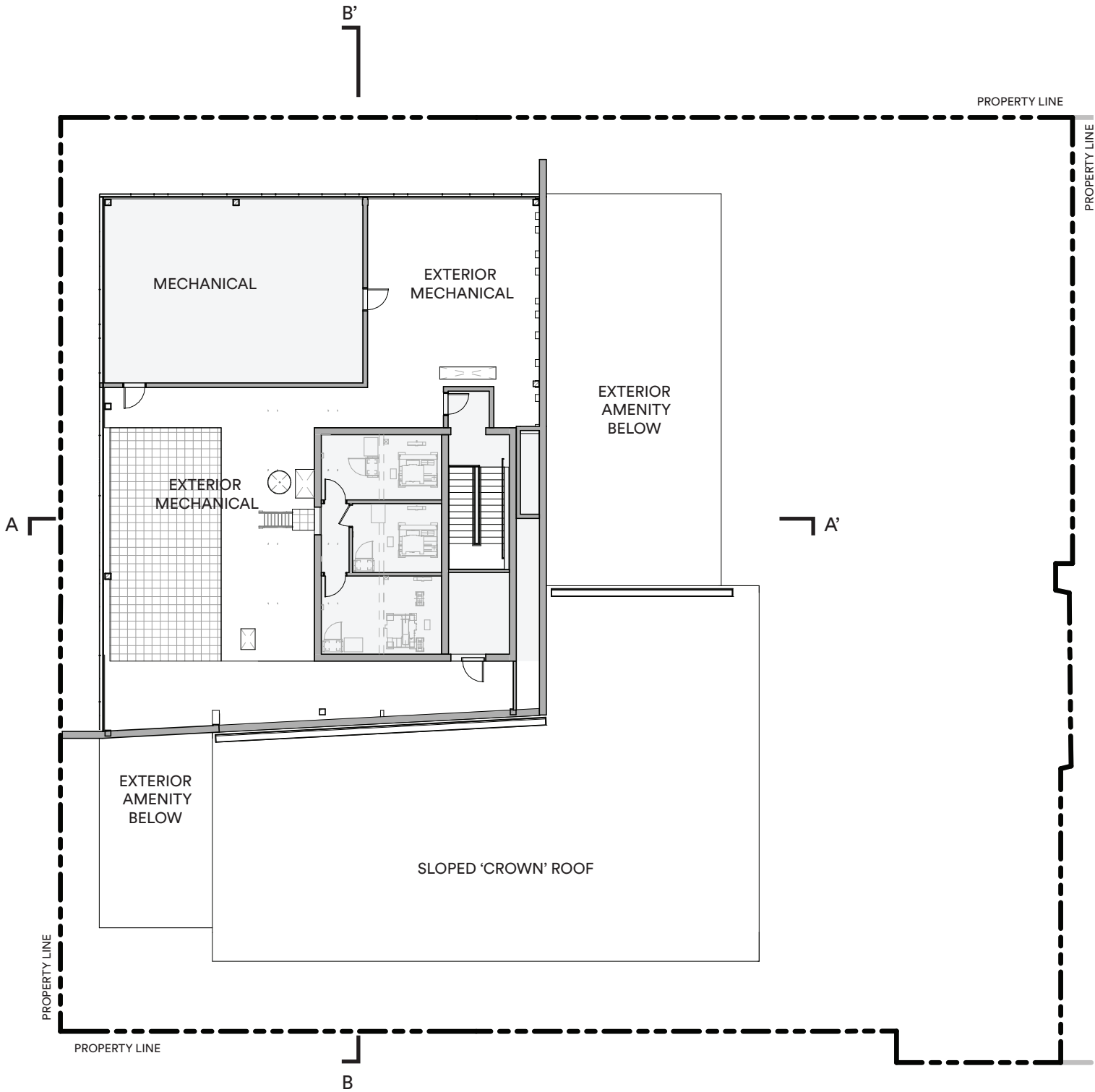


TYPICAL RESIDENTIAL PLAN L16-25
Scale: 1"=20'-0"

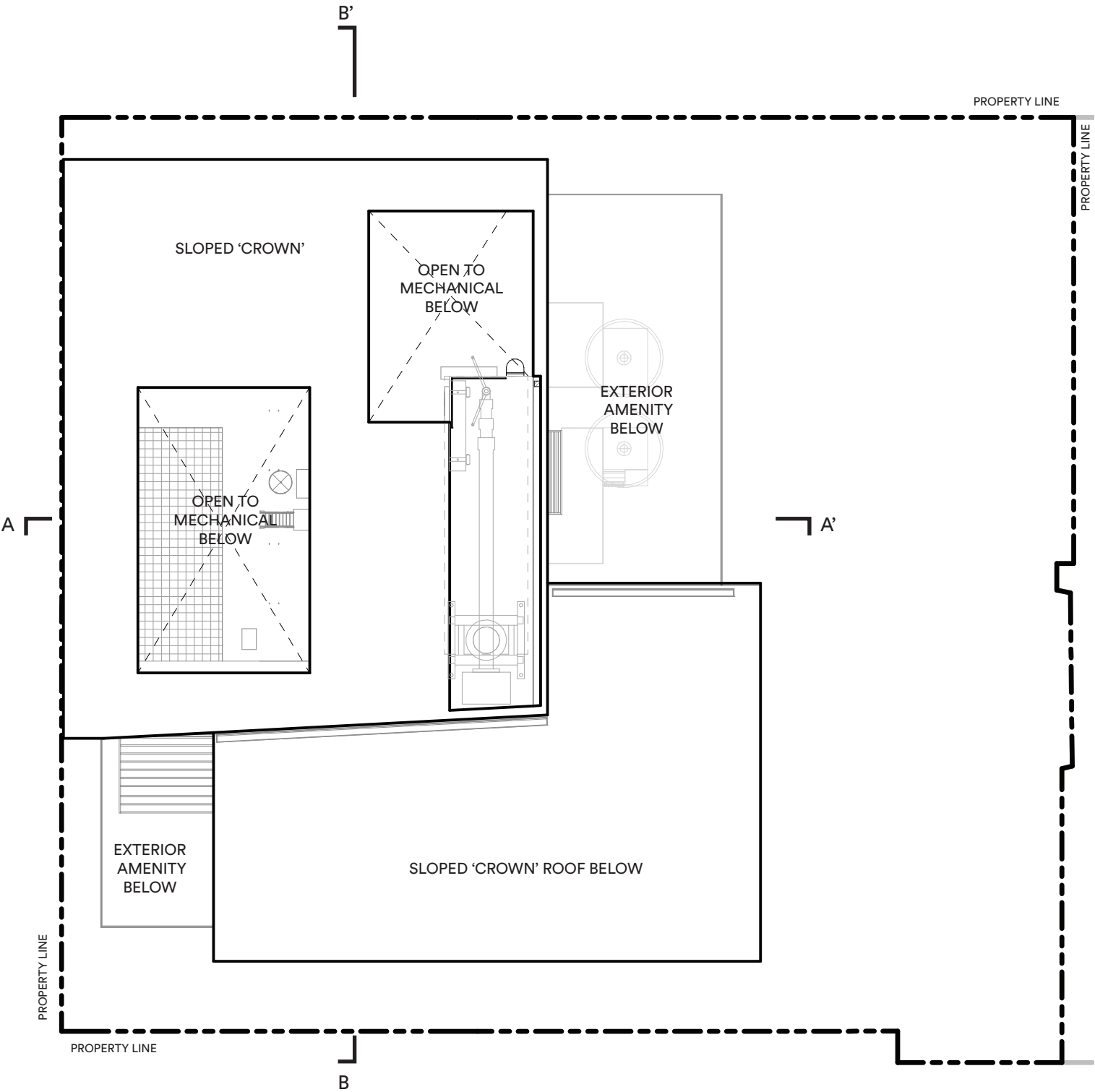


Penthouse Plan
Scale: 1"=20'-0"

Rooftop Terrace Plan
Scale: 1"=20'-0"



Rooftop Mechanical Plan
Scale: 1"=20'-0"



Roof Plan
Scale: 1"=20'-0"

Materials

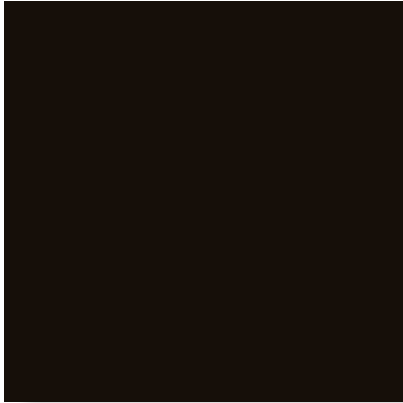
Inspired by the palette of the historic Church Building and interpreted in modern forms the project uses a hierarchy of materiality and transparency to weave together the traditional notions of shelter and community.

Careful layering of warm and natural materials such as wood and stone alongside the machined and modern palette of the high-rise component allows the project to respond appropriately and sensitively to both its neighborhood and city skyline contexts.

Entries for the Parish spaces are highlighted by large panes of transparent glass with rich wood frames and accents, conveying a welcoming and warm feeling and allowing the community to visually interact with the activities inside. The café at 8th Avenue and the commercial space at Cherry likewise use wood accents at their entries. Finally the residential entry draws on the materiality of the tower above, blending the high rise façade language with darkly hued wood accents to provide warmth and compliment the whole composition without competing visually for the attention of pedestrians seeking the Parish or commercial spaces.



1 Dark Grey Color Aluminum
Primary metal facade elements



2 Black Color Aluminum
Parish facilities metal facade elements



3 Stone
Parish facilities facade elements



4 Brown Thermally Treated Wood



5 Honey Thermally Treated Wood



6 Natural Concrete
Planter



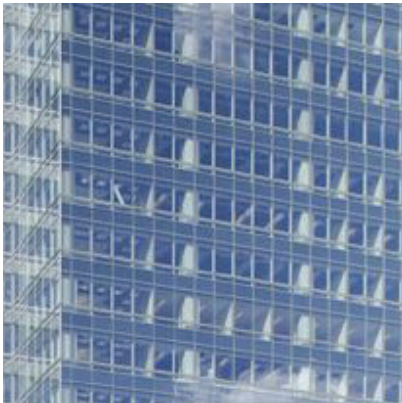
7 Porcelain Tile
Facade cladding panels



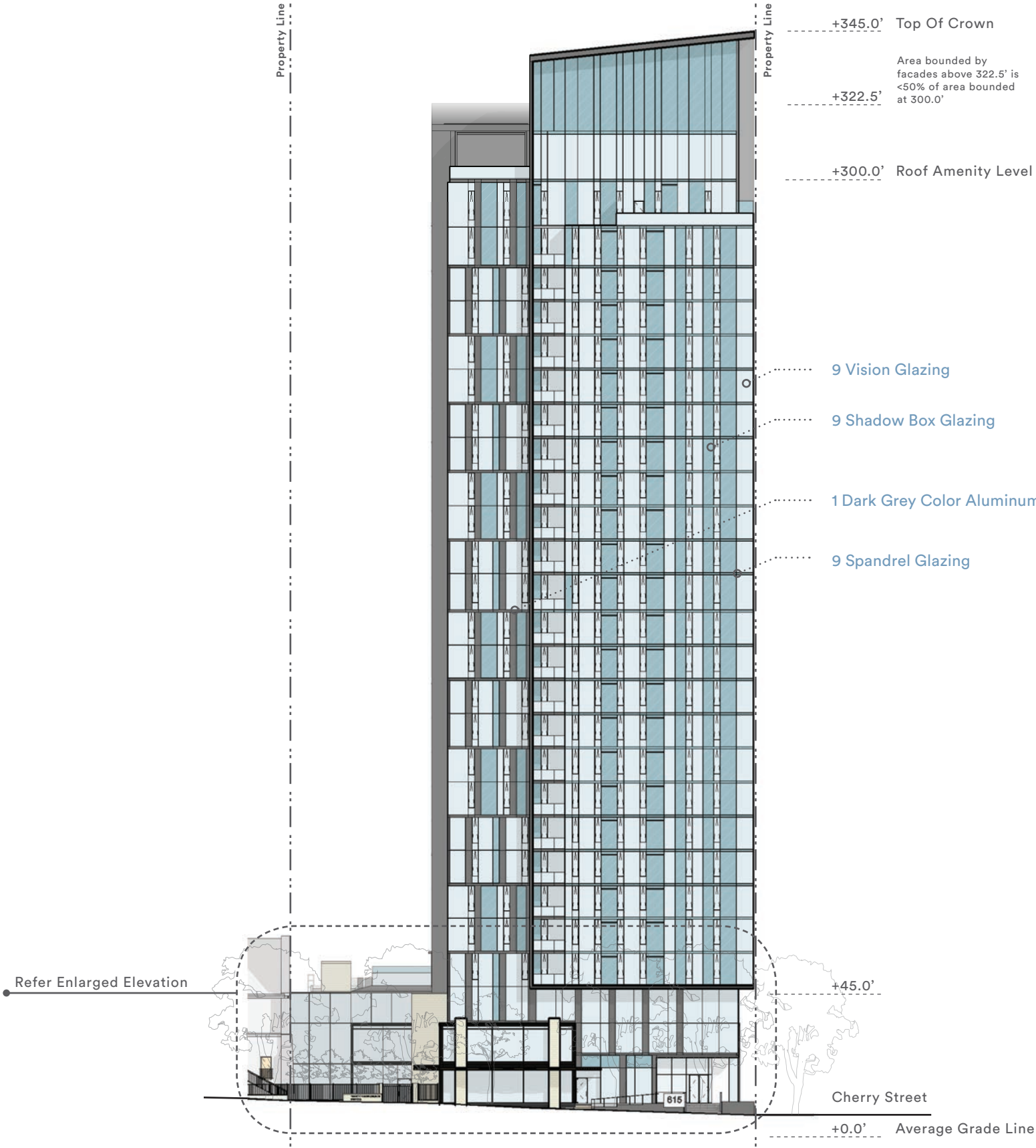
8 Clear Annealed Glass
Large format glazed panels



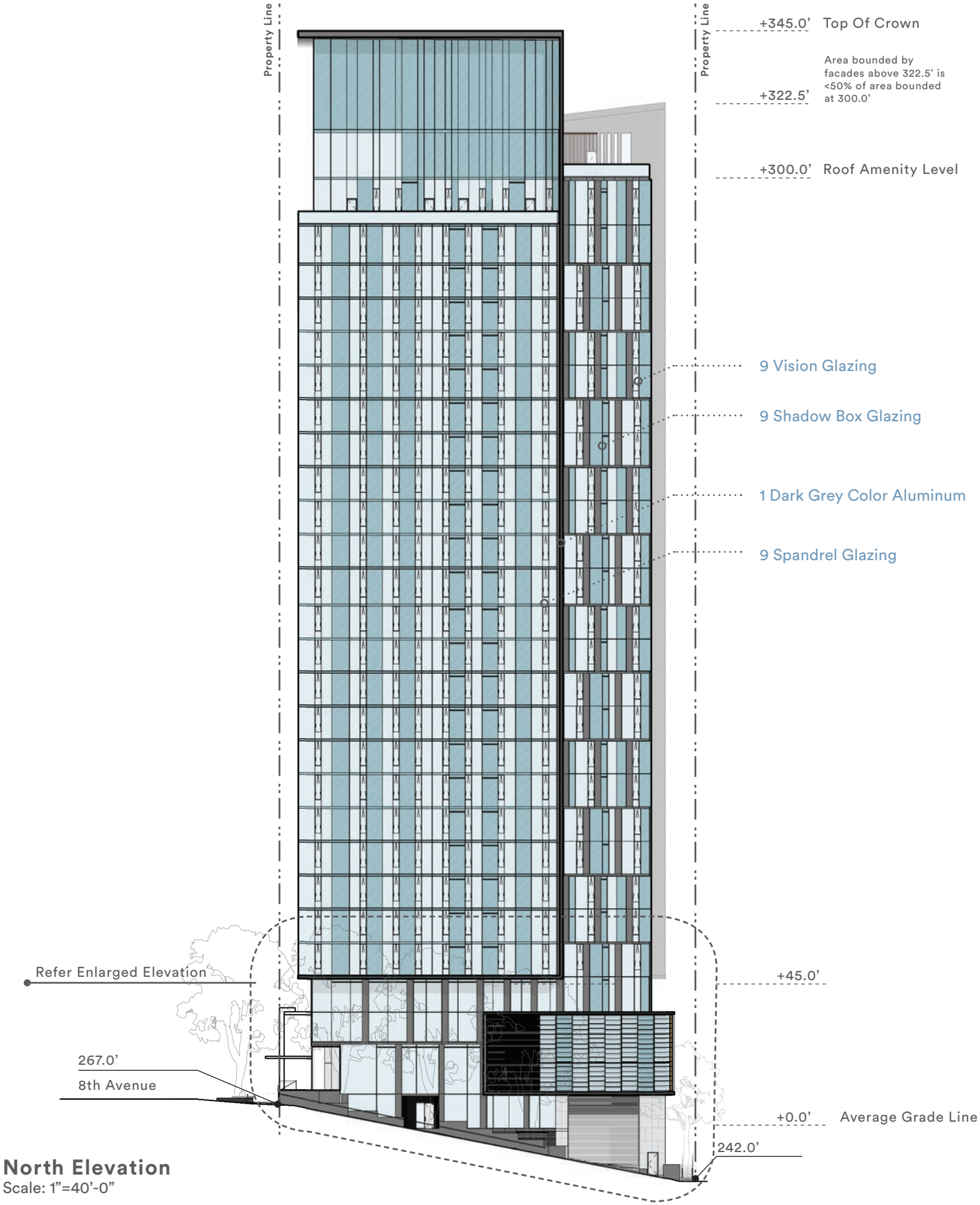
9 Grey-Green Glass
Tower facades



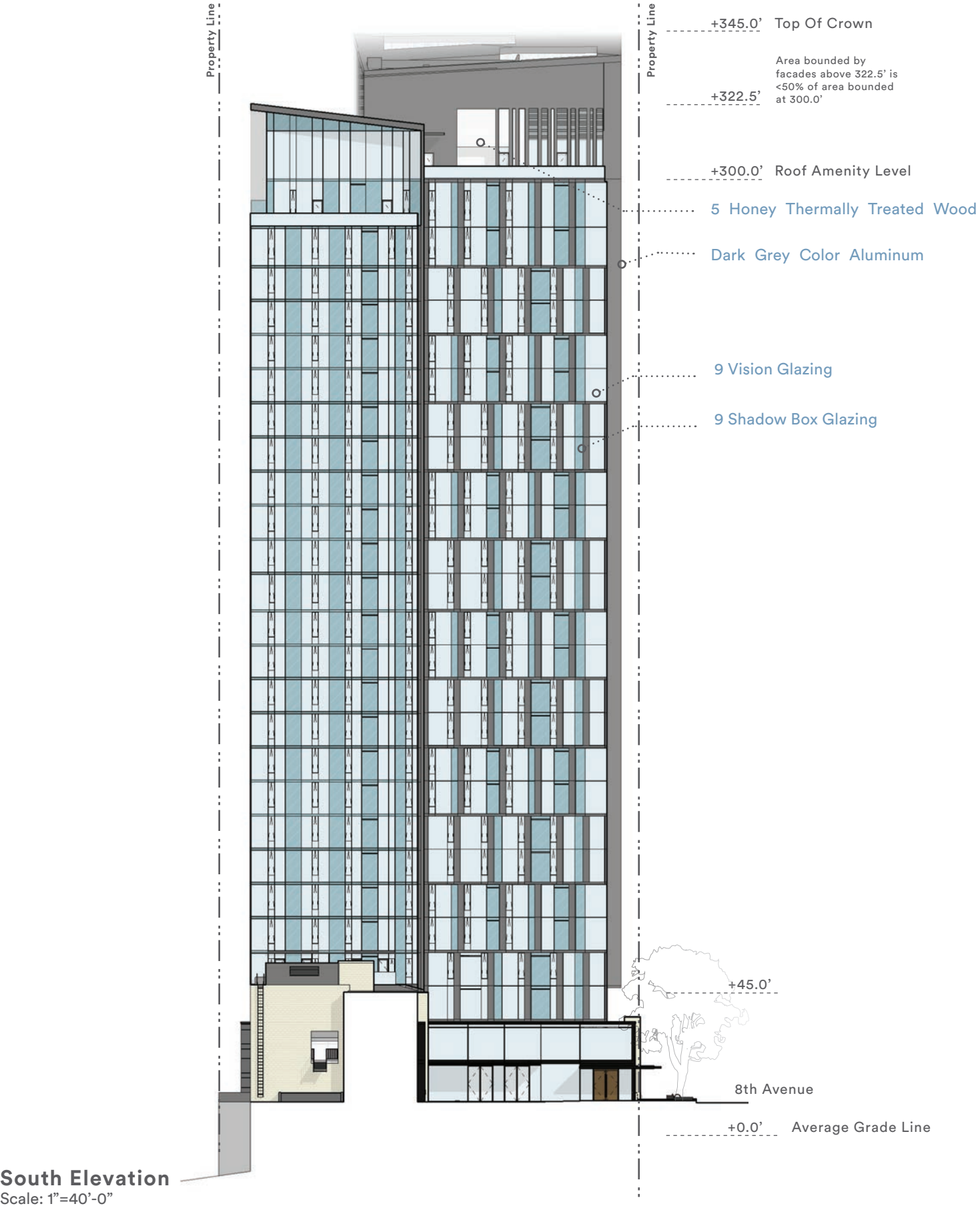
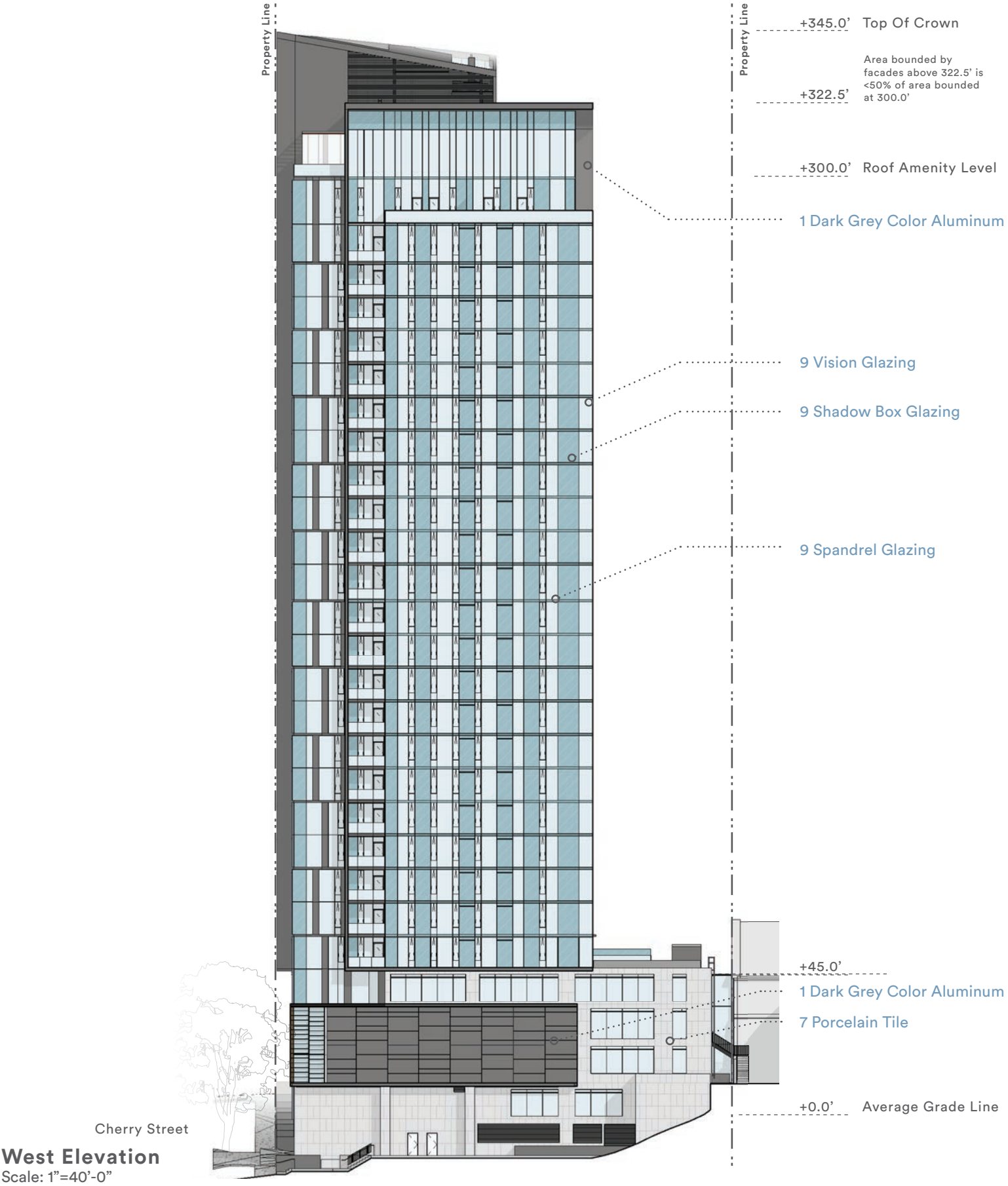
Example of proposed glass

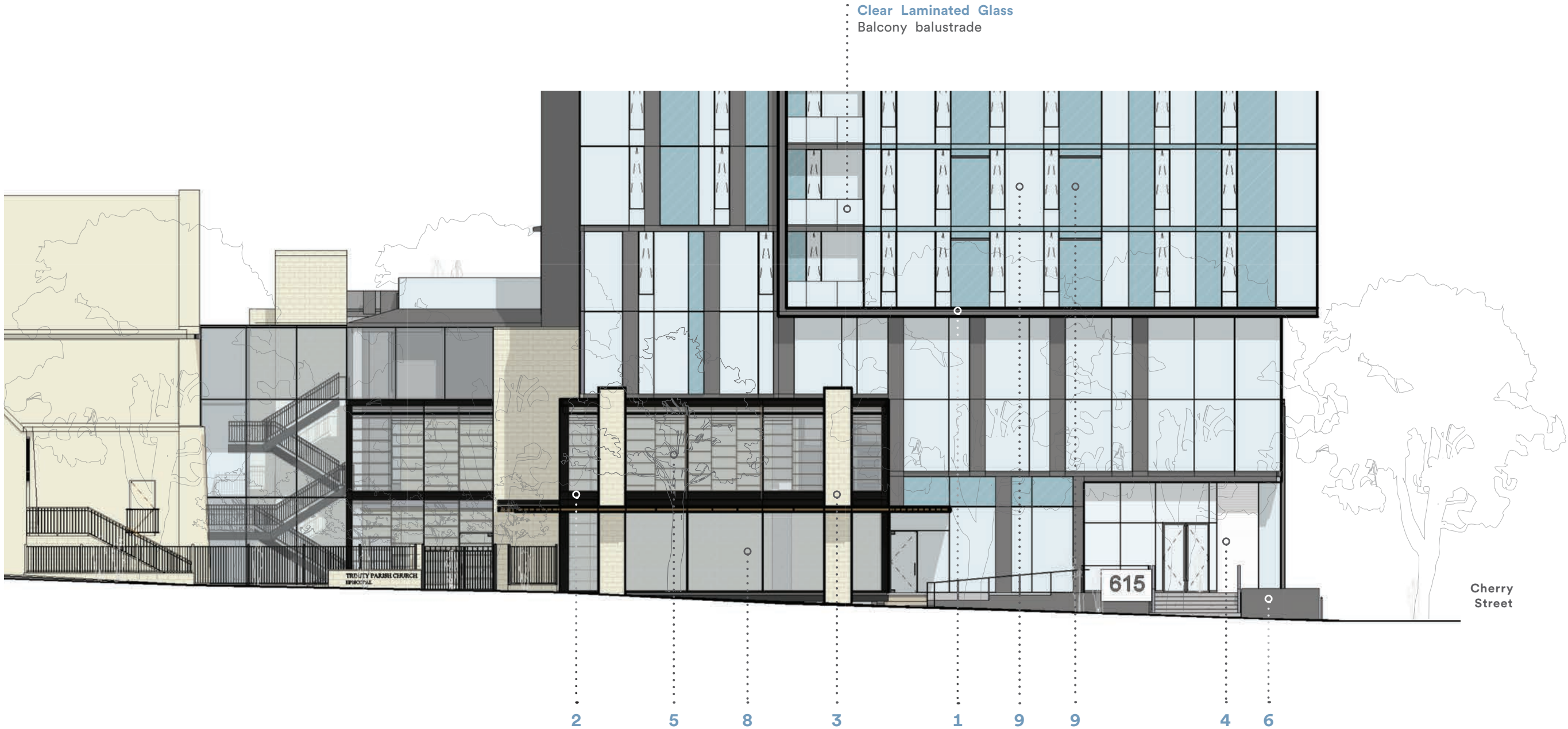


East Elevation
Scale: 1"=40'-0"

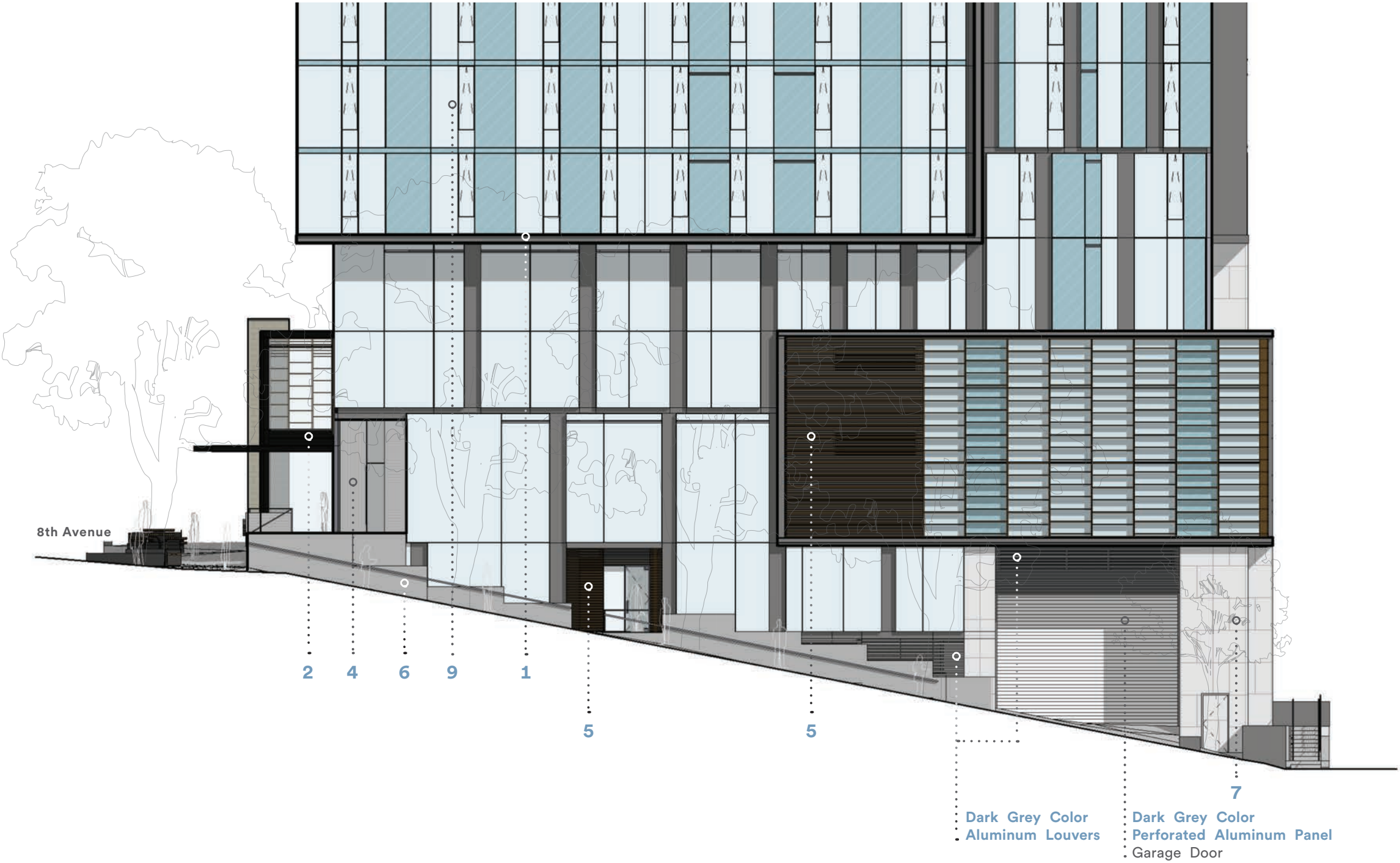


North Elevation
Scale: 1"=40'-0"



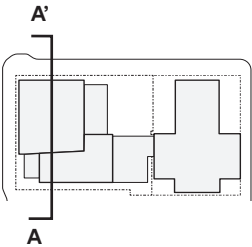


Enlarged East Elevation
Scale: NTS

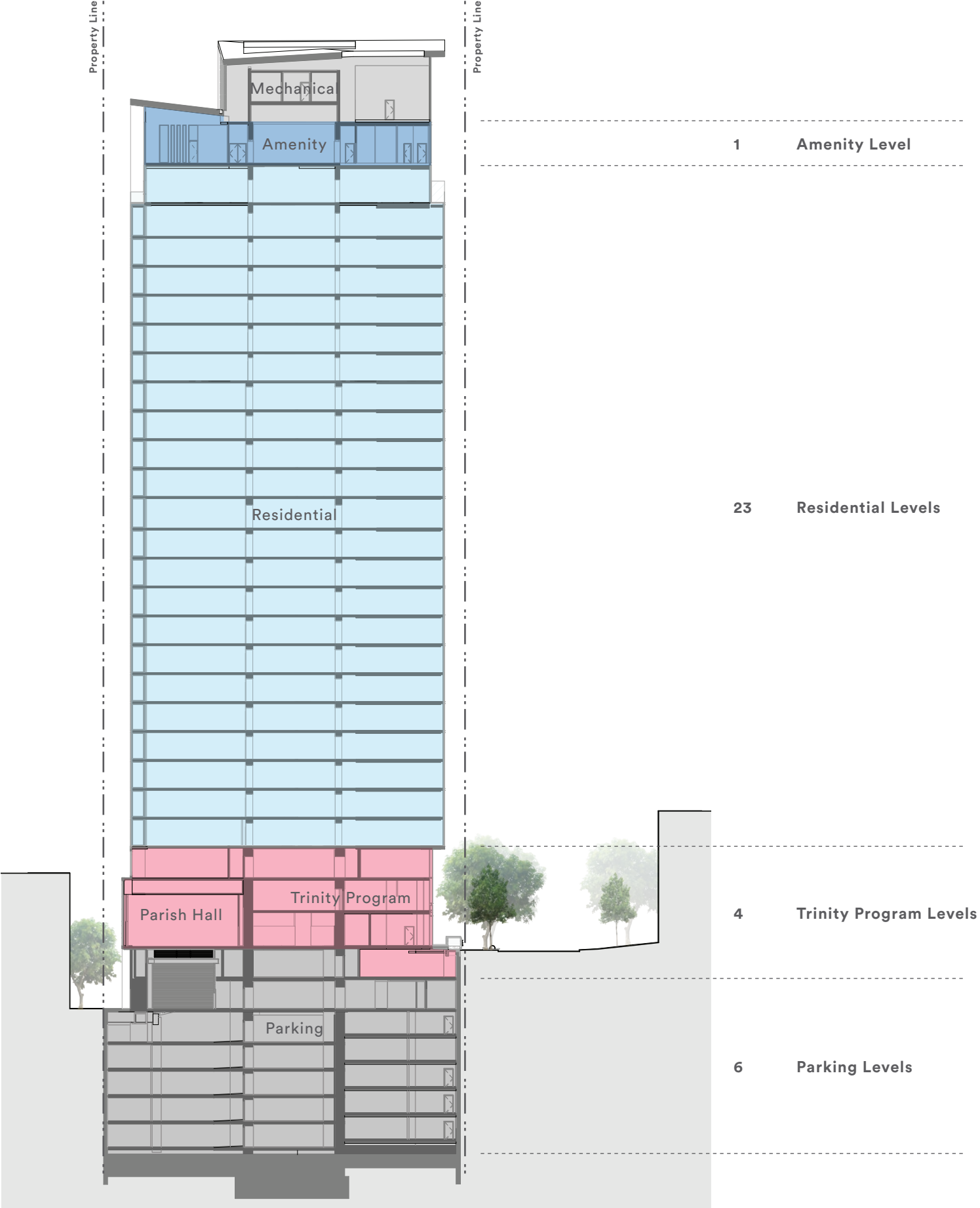


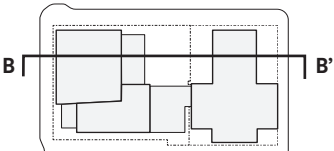
- 1 Dark Grey Color Aluminum**
Primary metal facade elements
- 2 Black Color Aluminum**
Parish facilities metal facade elements
- 3 Stone**
Parish facilities facade elements
- 4 Dark Thermally Treated Wood**
- 5 Honey Thermally Treated Wood**
- 6 Natural Concrete**
Planter
- 7 Porcelain Tile**
Facade cladding panels
- 8 Clear Annealed Glass**
Large format glazed panels
- 9 Grey-Green Glass**
Tower facades

Enlarged North Elevation
Scale: NTS

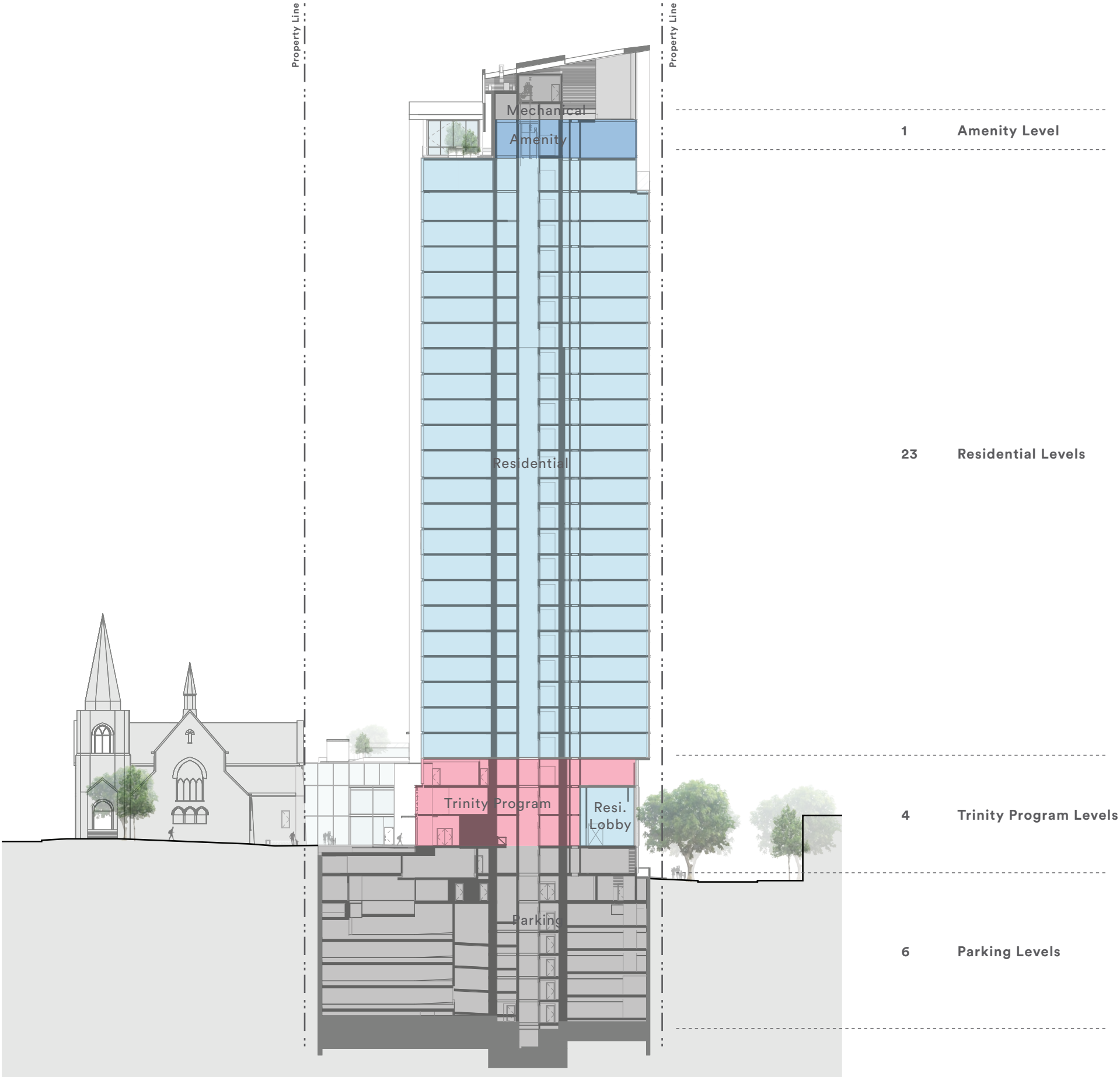


Section Looking Northwest
Scale: NTS





Section Looking Southwest
Scale: NTS



Urban Design

The site and project are a direct response to the adjacent historic Trinity Parish Church, and the forward looking, mission-driven congregation that cherishes and serves the community they have called home for over a hundred and fifty years.

The Urban Design reflects the Trinity Mission and enhances functionality which honors the church's legacy; it is the relationship of the exterior of the podium, the new interior ambulatory space, and the physical connection to the historic church that define this project. It is also the activity and community fostered by Trinity, in tandem with the new residents and residential lobby that will infuse the podium and 8th Avenue with vibrancy.

The urban design of the project consists of two complimentary elements:

Streetscape and public realm:
The corner of Cherry Street and 8th Avenue are enhanced with new paving, (including a new curb bulb), planting, public amenity (benches and tables), a welcoming residential lobby, coffee shop, and art gallery (both operated by Trinity), providing both the physical qualities and desired street vibrancy envisioned in the First Hill Public Realm Action Plan (PRAP).

The Memorial Garden:
Is a unique element to this project, unifying the space between the historic church and new tower. The exiting Memorial Garden is expanded with more lawn, ornamental planting, terraces and seating, and extending the character and the experience of the garden through the 8th Avenue streetscape and right of way space.





1 Stormwater Planters With Integrated Handrail



2 R.o.w. Benches



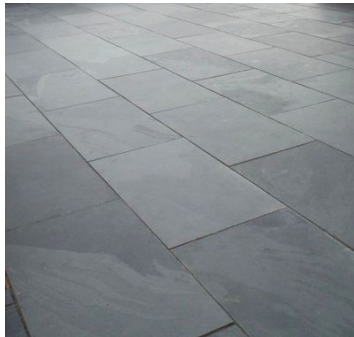
3 Public R.o.w. & Coffee Shop Seating



4 Pavers At Curb Edge Along Planting On 8Th



5 Formliner Concrete



6 Residential Entry Cut Stone Paving



7 Understory Planting Below Existing Trees

The streetscapes of Cherry Street and 8th Avenue, are defined by the preservation of the large, existing street trees, but enhanced with public amenity, increased functionality, and charged with vibrancy and activity.

Typical streetscapes on 8th and Cherry are City of Seattle standard paving with enhanced amenity, including benches,

bike racks, protected planting and (2) ADA accessible “community tables”. A curb bulb has been added at the corner to reduce crossing distances on 8th and increase space for pedestrian waiting, and improved visibility. The steeply sloping Cherry has a handrail mounted along stepping planters.



A View Looking Southwest From 8th & Cherry



B Section @ Cherry Hillclimb



C Section @ Coffee Shop

Memorial Garden Materials / Details



R.O.W. Seating



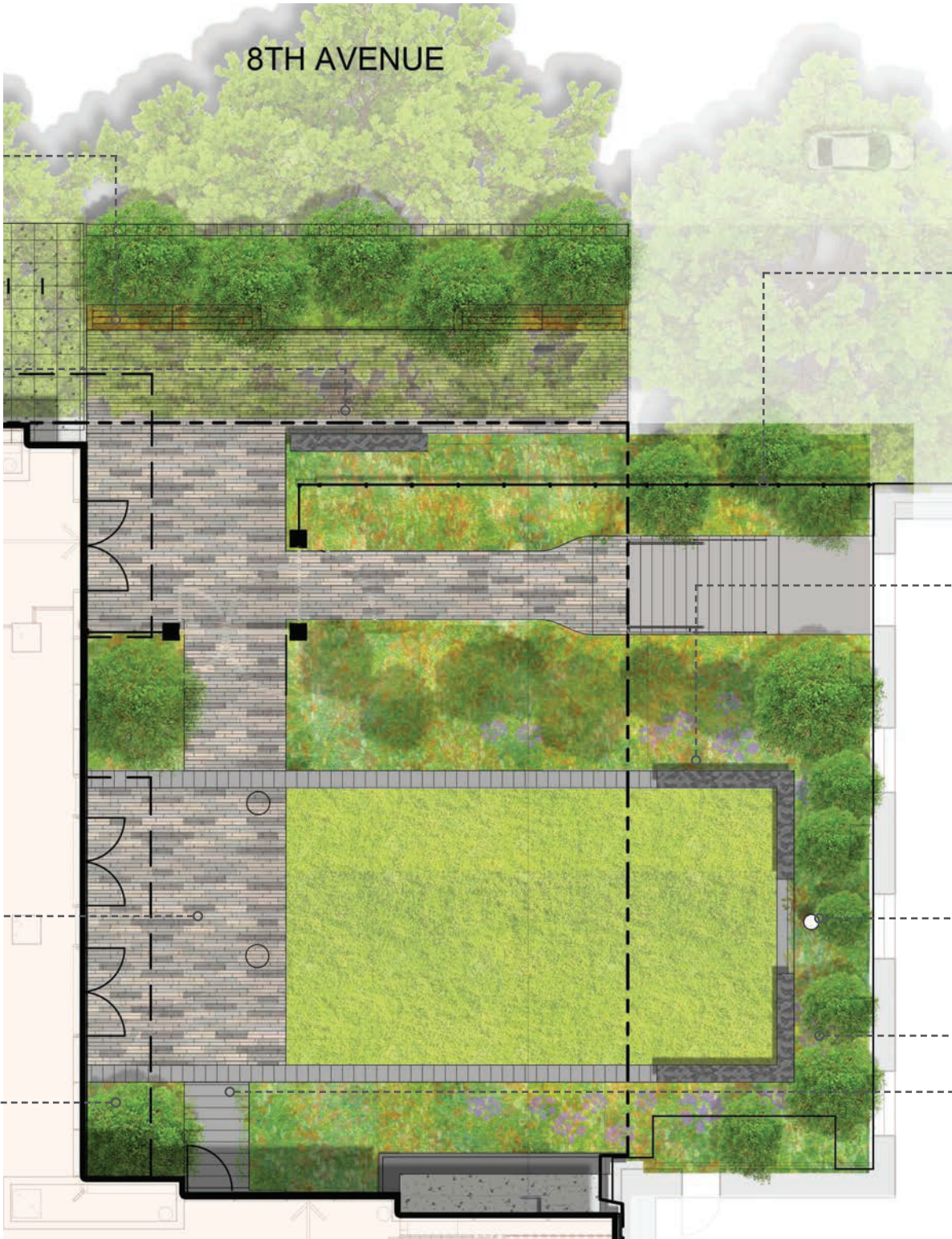
Trinity Parish Church Signage



Precast Concrete Pavers



Small, Multi-Trunk Trees



Materials and character: inspired by the historic sanctuary as its backdrop, the existing garden and historic English Church gardens, acknowledging the contemporary architecture of the ambulatory and church podium and heavily influenced by the FHIA PRAP narrative and imagery.



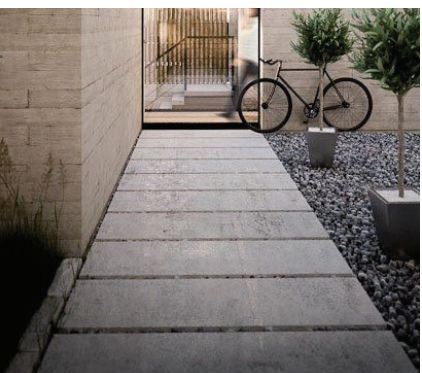
Metal Fence & Stone Detail



Stacked Stone Walls



Trinity Sculpture Niche



Cut Stone Edging & Egress Path



English Garden Borders



Retain Select Mature Existing Shrubs

Memorial Garden Program

The Memorial Garden program is inspired by how the Memorial Garden is used today, but enhanced to welcome more activity, increased accessibility and provide more amenity to users.

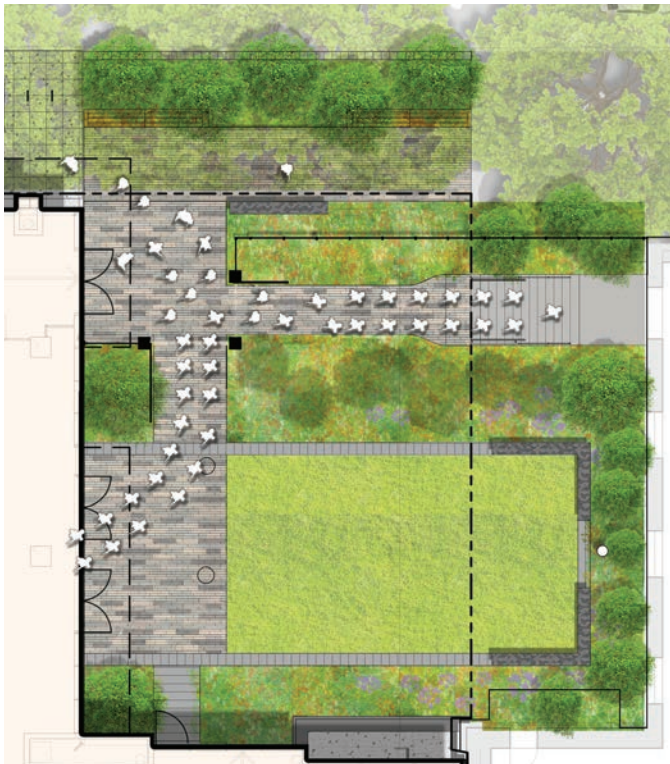
Program

A welcomed usable open space along 8th Avenue, the enlarged Memorial Garden continues to serve the community as a passive open space, gathering and welcomed escape from urban intensity with increased accessibility through an open gate system that allows an unobstructed entry into the Memorial Garden. The garden offers an expanded, usable lawn area, (a relative rarity in densifying First Hill), ornamental plantings, and a paved terrace with movable furnishings (weather and seasonably variable). The garden is intended to be open to the public during normal business hours (as it currently is) except when being used for church functions.

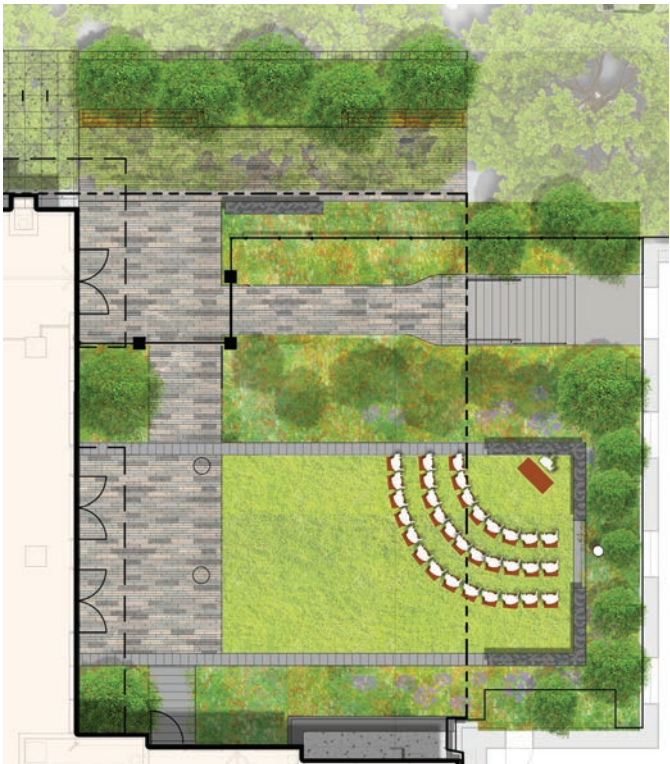
Congregational Gathering Space: The garden, directly accessible from the ambulatory, with large-scale french doors, serves as an event space in support of the Parish's social activities, including a pre-function space as well as specific events such as the Trinity ice cream social, etc.

Church Ceremony: From celebratory (weddings, christenings) to somber (memorial services), the church plans to continue to use the Memorial Garden as they do now for occasional church ceremonies.

Remembrance: This is currently and will continue to be a cherished place to reflect on deceased loved ones and members of the church community.



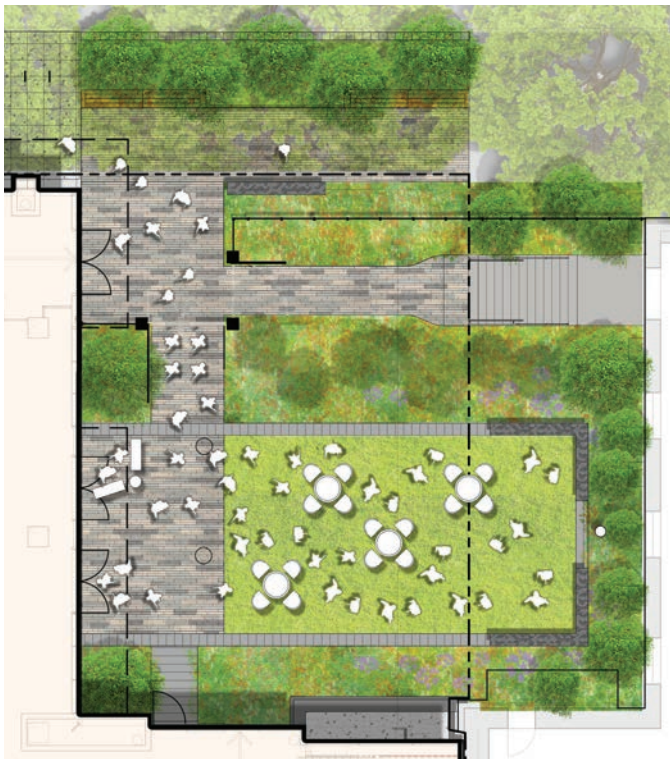
Church Procession



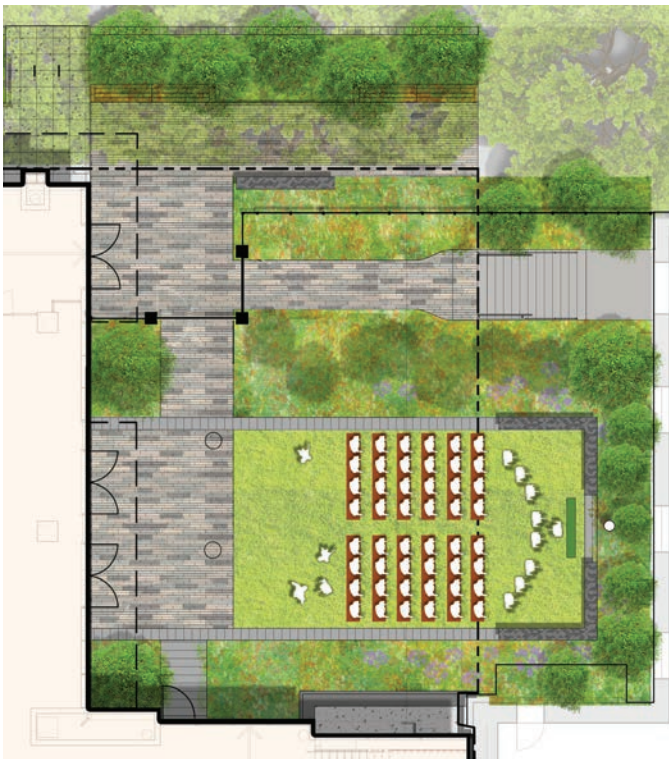
Memorial Service

“Our newly designed Memorial Garden will allow us to more meaningfully and visibly live Trinity’s mission, as a place that honors our history, memorializes those whose remains are interred in the Garden, and provides a welcoming space for the church and the wider community to gather and find a place of quiet contemplation in our bustling neighborhood.”

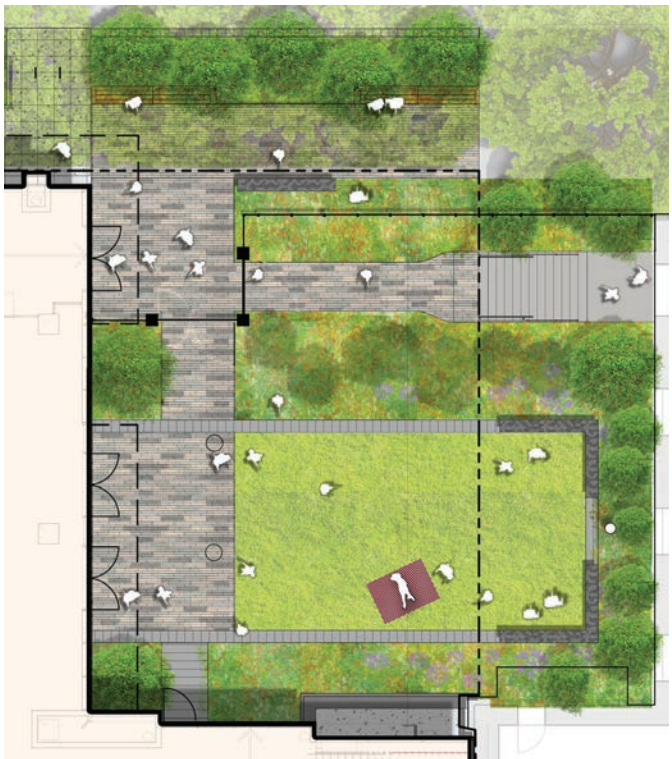
- Rev. Jeffrey Shilling Gill



Ice Cream Social



Outdoor Wedding



Passive Community Use

Lighting Glow Plan



E1 Recessed Downlight
4” Square LED downlights with black trim and bevel recessed in canopies over doors provide egress and general illumination for entries and walkways.



E6 Underbench Linear Decorative Light
Narrow LED wet rated tape light mounted to underside of benches to provide decorative elements and pedestrian wayfinding to seating areas.



E2 Recessed Downlight - High Output
6” Square LED downlights with black trim and bevel recessed in canopy over parking entrance to provide increased illumination for driver eye adaptation.



E7 Integral Handrail Light
LED lighting integral to handrails to provide egress and general illumination to stairs, ramps, and walkways.



E3 Planter Bollard
9” Tall LED bollard to illuminate and emphasize architectural rhythm of planters and beauty of plantings.



E8 High Output Linear Graze Light
Narrow LED wet rated light fixture mounted to backlight decorative metal element in stair and ramp construction.



E4 Recessed Steplights
Linear LED recessed steplights mounted near ground level to illuminate walkways.



E11 Wall Mounted Area Light
Wall-mounted LED area light illuminates egress exit.



E5 Pedestrian Scale Pole Light
32’-42’ tall LED bollard to provide general illumination, specifically on paths of egress from Memorial Garden to the public way and from public way into church.



E12 Small Scale Floodlights
Discrete floodlights illuminate trees in landscape and highlight the architectural butress elements of the church within the Memorial Garden.





E1 Recessed Downlight
4" Square LED downlights with black trim and bevel recessed in canopies over doors provide egress and general illumination for entries and walkways.



E6 Underbench Linear Decorative Light
Narrow LED wet rated tape light mounted to underside of benches to provide decorative elements and pedestrian wayfinding to seating areas.



E2 Recessed Downlight - High Output
6" Square LED downlights with black trim and bevel recessed in canopy over parking entrance to provide increased illumination for driver eye adaptation.



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LED lighting integral to handrails to provide egress and general illumination to stairs, ramps, and walkways.



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9" Tall LED bollard to illuminate and emphasize architectural rhythm of planters and beauty of plantings.



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Wall-mounted LED area light illuminates egress exit.



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32'-42' tall LED bollard to provide general illumination, specifically on paths of egress from Memorial Garden to the public way and from public way into church.



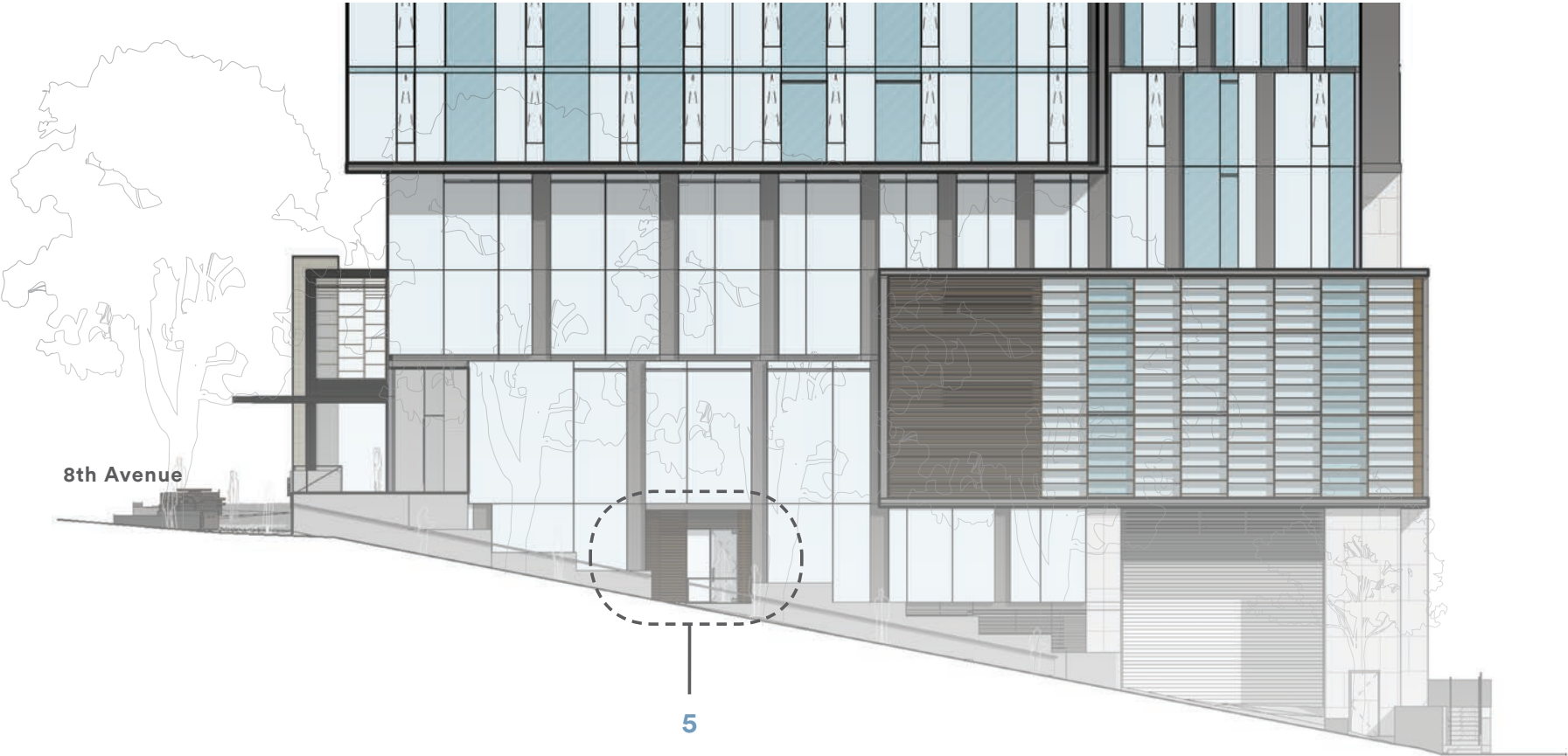
E12 Small Scale Floodlights
Discrete floodlights illuminate trees in landscape and highlight the architectural butress elements of the church within the Memorial Garden.

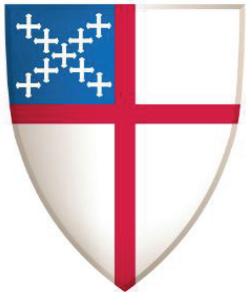


Enlarged East Elevation
Scale: NTS



Enlarged East Elevation
Scale: NTS





1
**Residential Entry
Canopy Signage**

Signage lettering to be applied to wood finish at vertical soffit facing front doors

2
**Building Address Signage
At Planter Curb**

Signage lettering to be cut out of metal plate mounted to planter wall with subtle backlighting concealed behind plate

3
**Retail Banner
Signage**

Banner signage under 8th avenue canopy to match facade color with lettering cut out similar to building address signage shown at #2

4
**Trinity Parish Signage
Freestanding Monument Sign**

Parish signage to include metal lettering and faith symbology attached to monument of stone to compliment existing church building

5
**Commercial Entry
Signage**

Facade mounted signage for commercial spaces to be on exterior surface of feature wood cladding

Departures

The Breathing Room concept for the project prioritizes the long term benefits for First Hill of allowing the Parish and landmark church building to remain. These benefits include the community outreach mission of the Church, the aesthetic and historic value of the church building, and the permanently preserved column of light and air above the church and memorial garden extending across both 8th Avenue and James street.

The viability of the Parish’s future in First Hill relies on achieving the full development potential of the new building (Floor Area) to maximize the amount of TDP that can be purchased from the church. To achieve the full potential of the site while maximizing the footprint of the breathing room for the neighborhood departures are being sought.

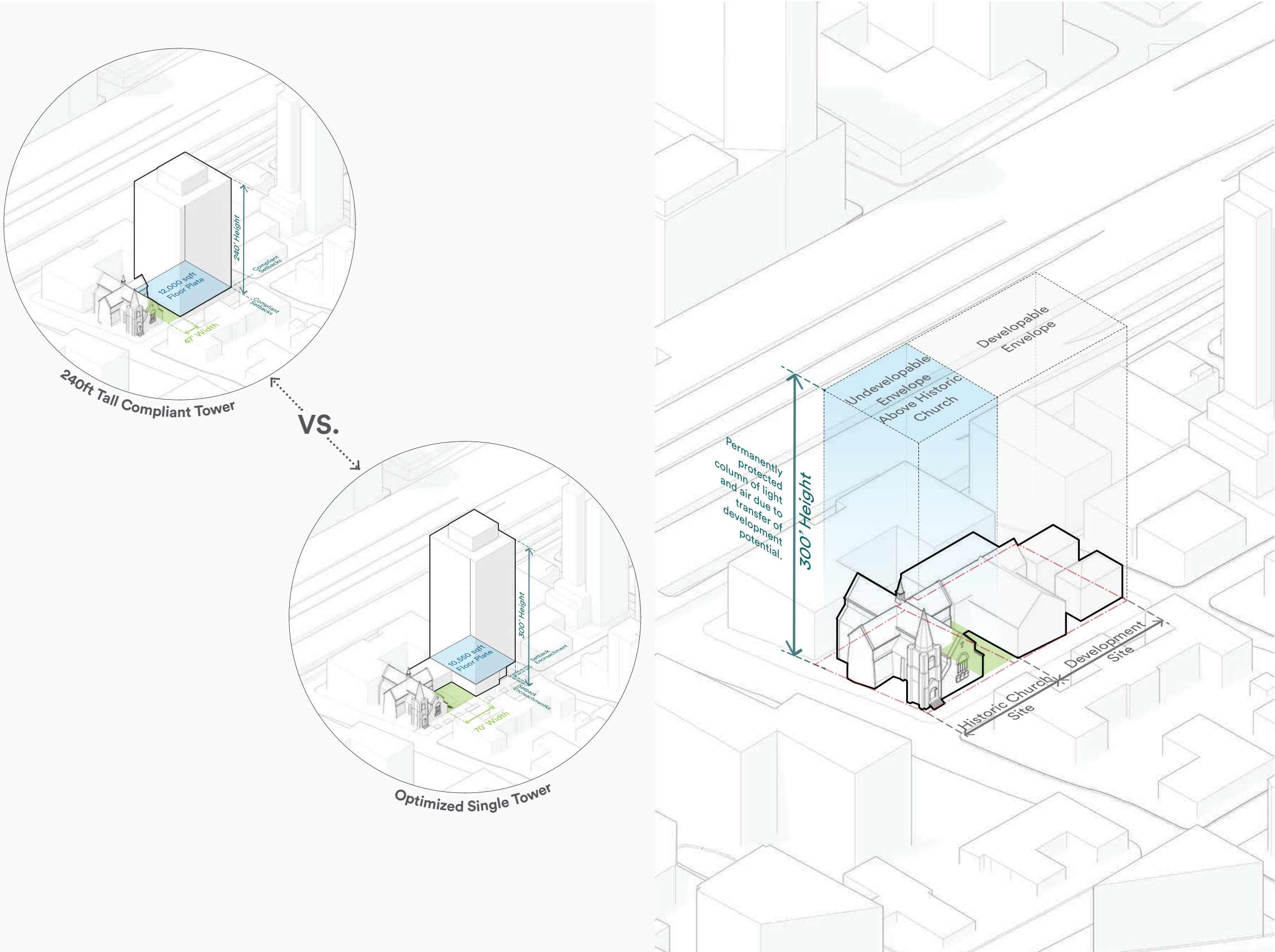
Of the eight departures requested, seven relate to the floor plate size and position of the tower on the site and support many of the City’s Design Guidelines. The departures also allow the project to bring an increased amount of high quality housing to the city’s urban core while accommodating a community serving mixed-use program that is economically viable and secures the future of the Parish on First Hill.

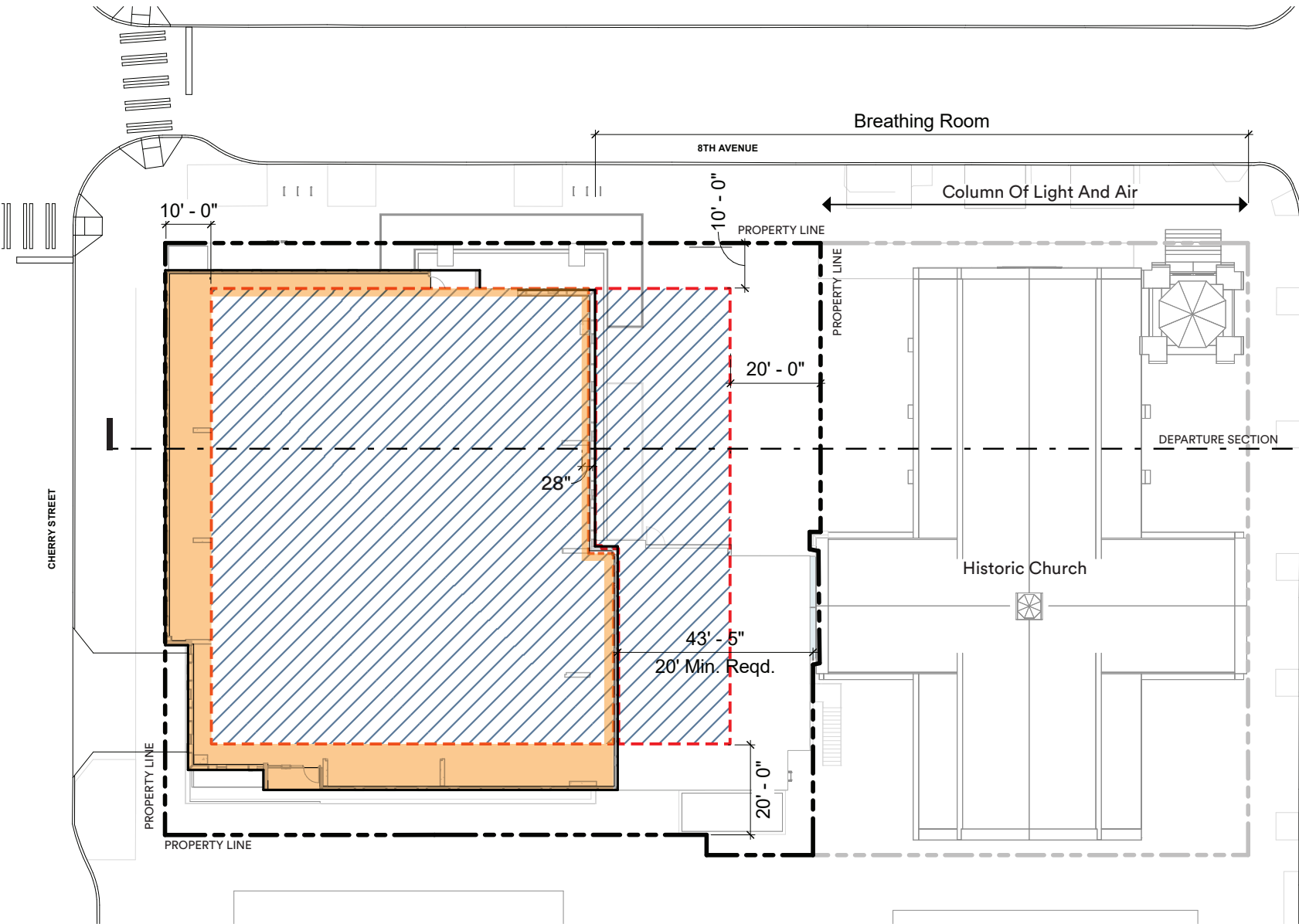
The sale of Landmark TDP to the redevelopment site constitutes a transfer of FAR from the Trinity Church site, where a second tower could otherwise go. Maximizing the TDP sale preserves a column of light and air above the Church site, and combined with the open sky above the Memorial Garden benefits the public who use 8th Avenue (recognized as a Green Street in the First Hill Public Realm Action Plan), and occupants of adjacent blocks surrounding the site. Departure 4 marginally increases the floor plate size above 45’ to allow the project to reach its full allowance of Floor Area based on the 14:1 FAR of the site and therefore the amount of TDP that can be purchased.

Departures 1, 2, 3, and 5 (setback and façade length above 45’) allow the new building to be pushed to the north edge of the site, maximizing the clear dimension to the landmark church and concentrating unbuilt site area to the memorial garden where it is usable and sunny. Code allows the new tower to be as close as 20’ to the church while the proposed design provides between 45’ and 50’ between them. This additional 25’ of width the area of open sky in a significant benefit to the community.

The remaining Departures are concerned with mitigating design issues related to the steep slope of the site and the visibility and legibility of community serving uses at the middle of the block.

The following pages outline the specific locations of departures and show how each supports the Breathing Room concept, City Design Guidelines and will result in greater community benefit than would be achievable by following the prescriptive requirements of the Land Use Code.





Combined Tower Departures Theoretical Compliant 240ft Tower Footprint



Departure 1. Minimum Setbacks Above 45 Feet - North Side

Departure 2. Minimum Setbacks Above 45 Feet - West Side

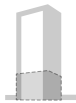
Departure 3. Minimum Setbacks Above 45 Feet - East Side

Departure 5. Facade Width Limit Above 45 Feet



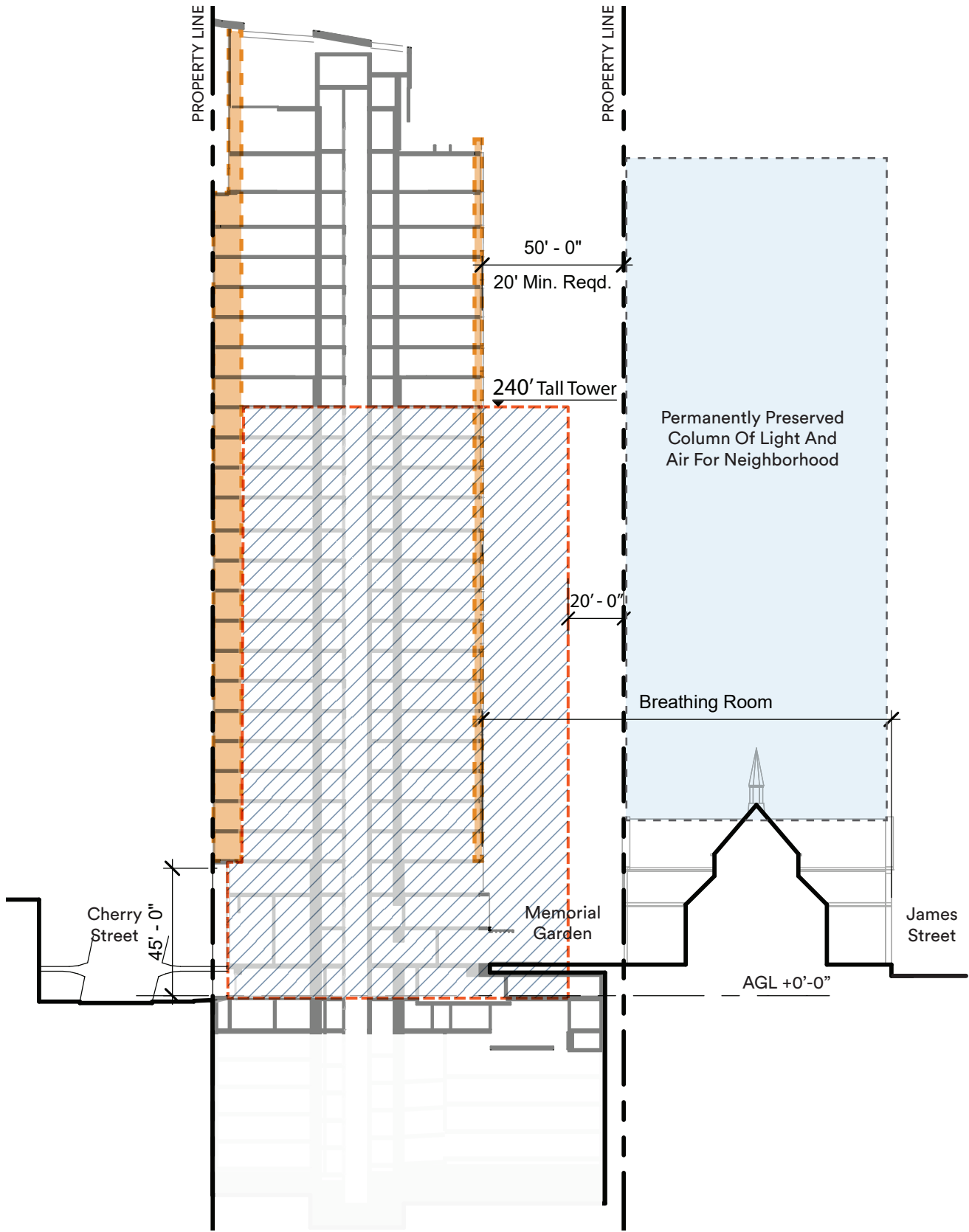
Departure 4. Additional Height & Area - Floor Plate

Departure 6. Additional Height & Area - Additional Height



Departure 7. Minimum Setbacks Below 45 Feet

Departure 8. Minimum Setbacks Below 45 Feet



Departure 1 - North Side

SMC23.45.518.C Table C – Minimum setbacks for HR Zone at lot lines abutting a street above 45 feet

Request #1: The project requests a departure from the setback requirements above 45 feet at the property line abutting Cherry Street. The requirement is 10 feet from the property line and the request is to reduce this to between zero and 5 feet (average of 2'-1").

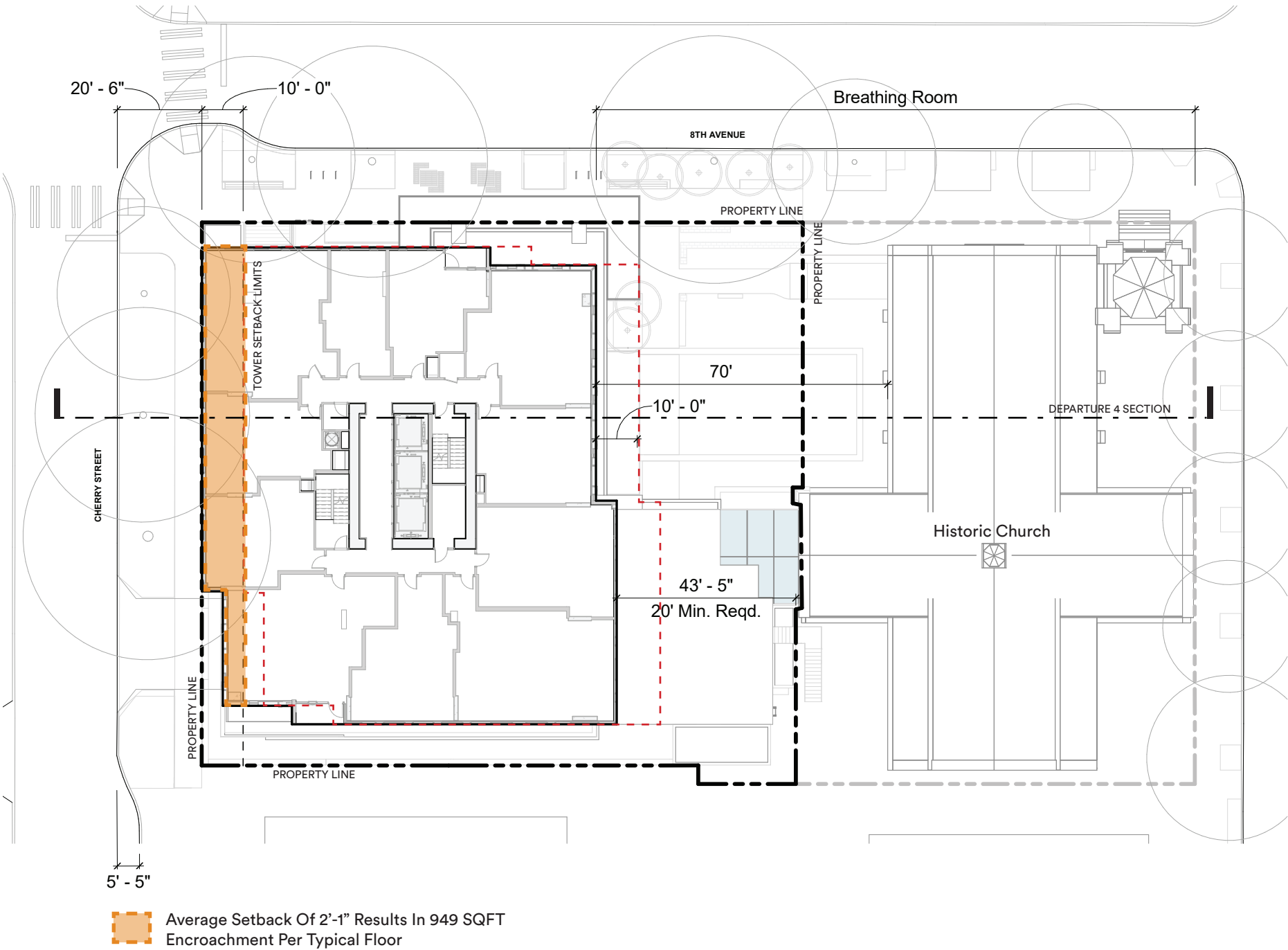
The curbline at Cherry Street jogs north at the west edge of the site, widening the pedestrian zone at the northern edge of the site by 5'-6". This curb alignment diminishes the effect of the departure request on the experience at ground plane, resulting in something that feels like a setback ranging from between 5'-6" and 10'-6". At no point will the tower be closer than 20'-6" from the curbline.

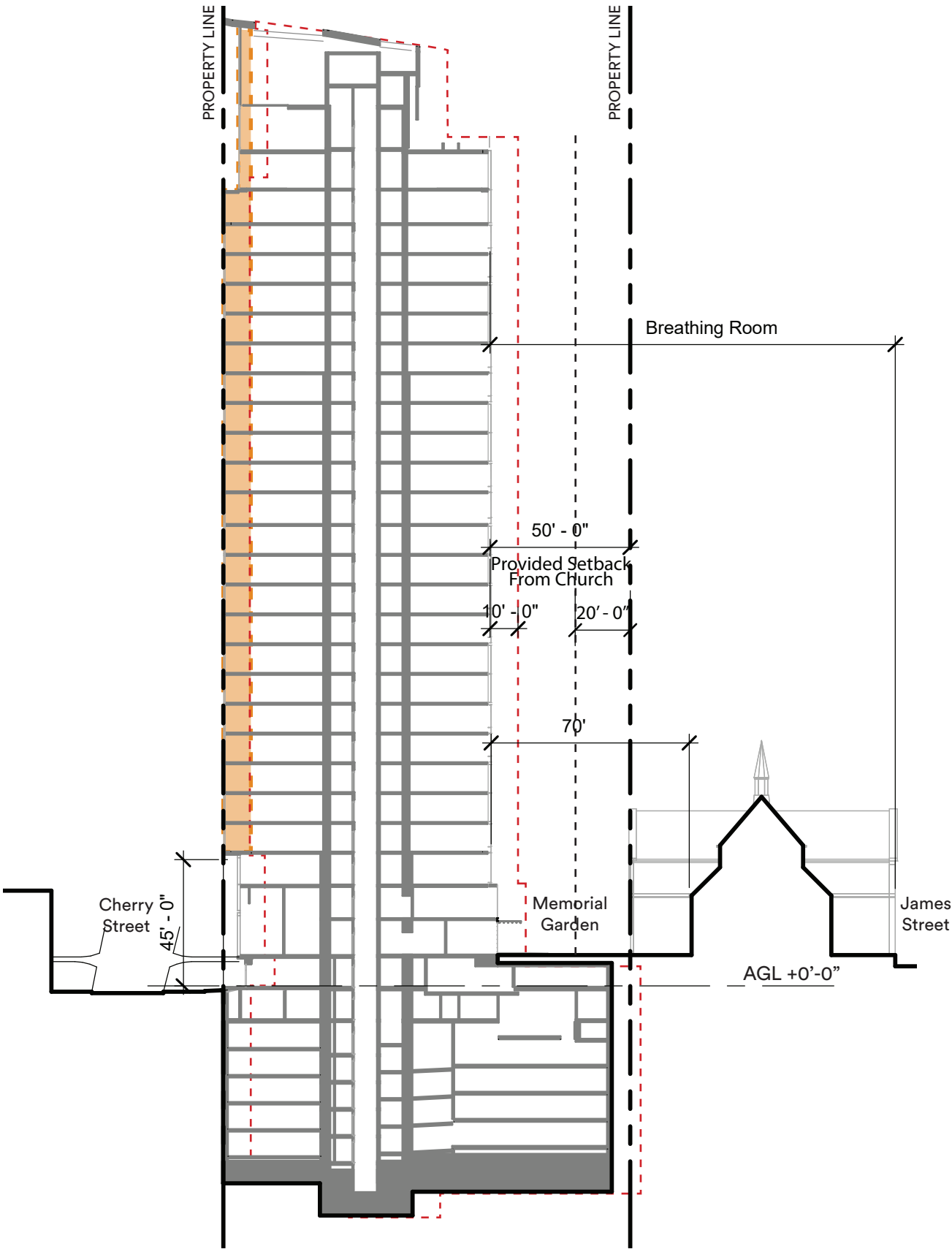
The design supports the following Guidelines:
CS1-B-2, CS1-C-2, CS2-A-1, CS2-D-3, PL1-C-1, PL3-B-4, DC2-A-1, DC3-C-2

The design seeks to push the tower as far north on the site as possible to provide more distance or 'breathing room' on the site. Allowing the departure will create a greater viewshed to the landmarked church and increase the size of the beloved community green space.

The significant vertical drop of Cherry Street across the north edge of the site has a strong influence on the massing, which responds by minimizing the amount of un-built site area on the slope and arranging the tower to maximize the amount of level and sunny garden space. This allows the enhancement of the 'sense of place' around the landmarked Church and the Memorial Garden, creating an outdoor space that is better suited to the ongoing needs of the Parish and community at large and maximizing the amount and duration of natural sunlight for the Parish interior spaces at the base of the tower.

Furthermore the departure allow greater depth in the massing offsets of the tower, preventing the flattening of the facades that would force a reliance on surface texture alone to achieve the vertical articulation of the 'Quattuor' massing scheme recommended at EDG.

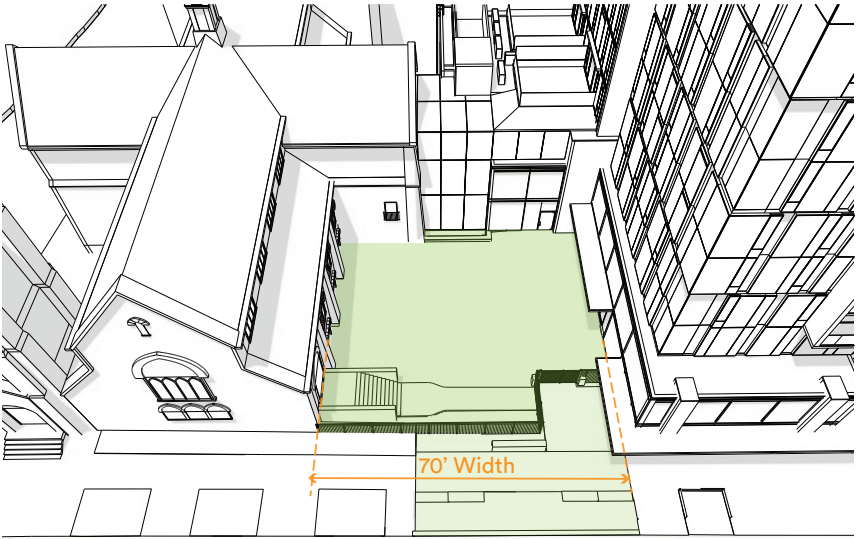




View Of Requested Departure Looking West



View Of Requested Departure Looking East



View Of Garden With Departure



View Of Garden Without Departure

Departure 2 - West Side

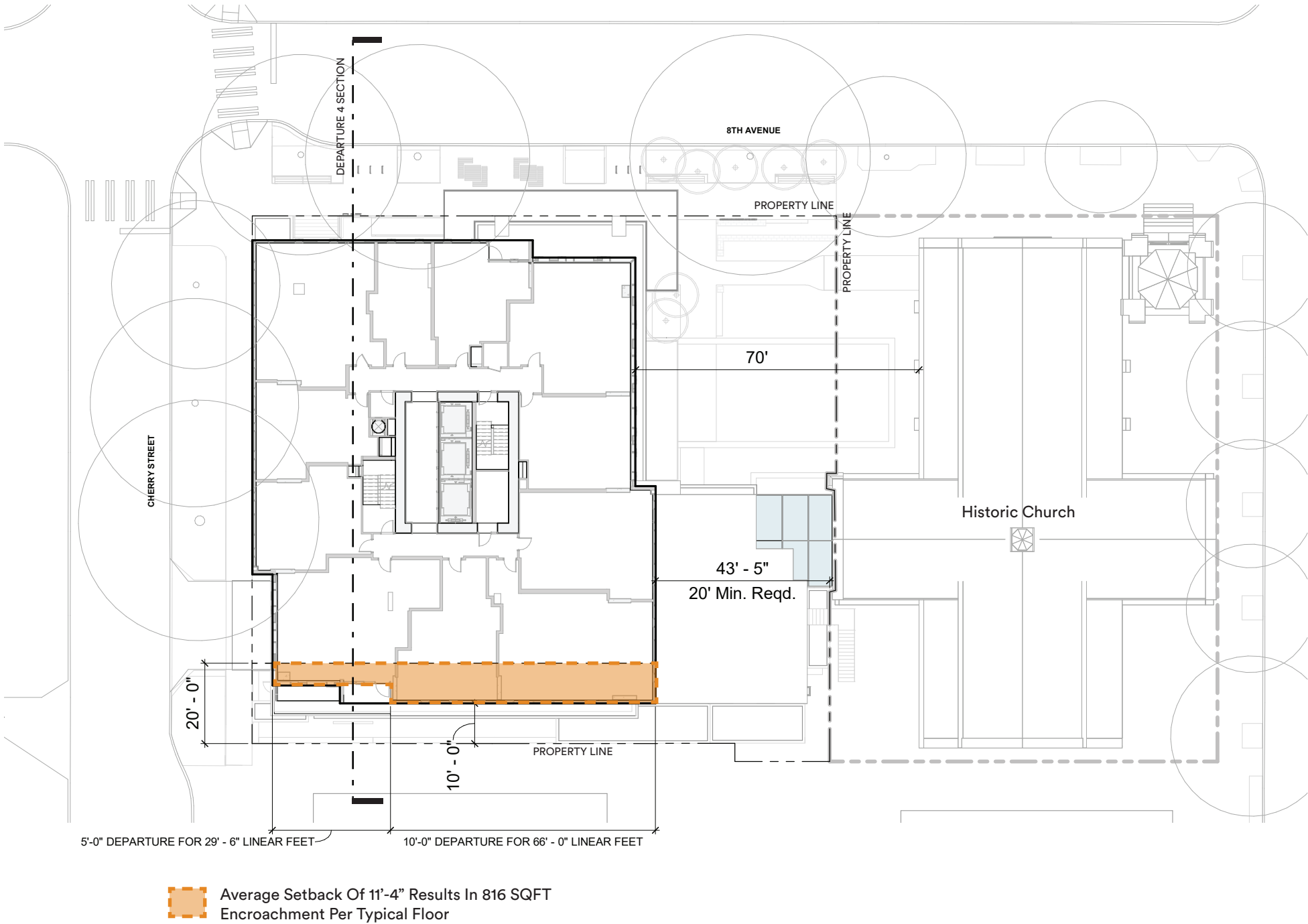
SMC23.45.518.C Table C – Minimum setbacks for HR Zone at lot lines abutting neither a street nor alley above 45 feet

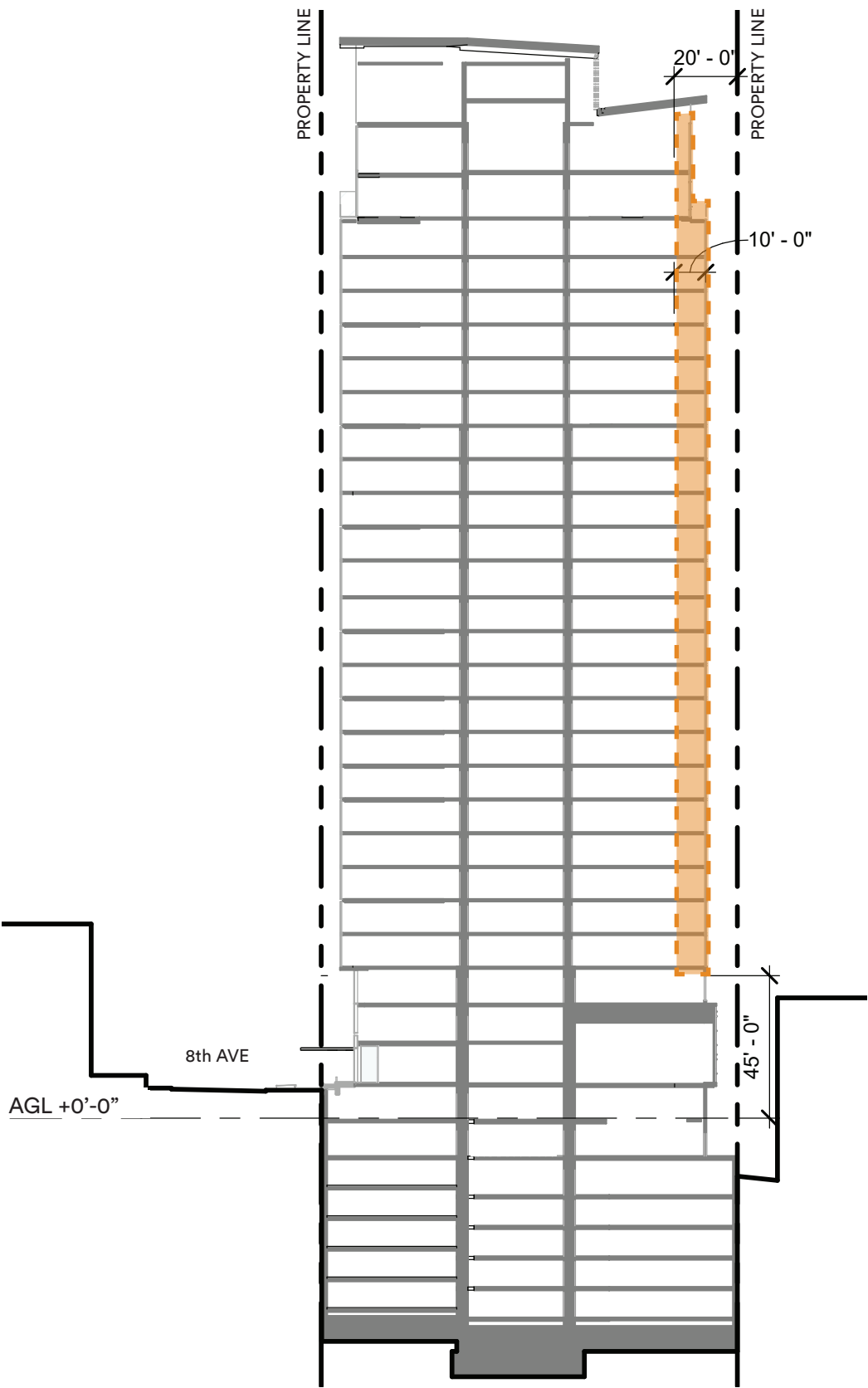
Request #2: The project requests a departure from the setback requirement above 45 feet at the western property line. The setback requirement is 20 feet from the property line and the request is to reduce the setback to 10 feet (average of 11'-4").

The design supports the following Guidelines:
CS1-B-2, CS1-C-2, CS2-A-1, CS2-D-3, PL1-C-1, PL3-B-4, DC2-A-1, DC3-C-2

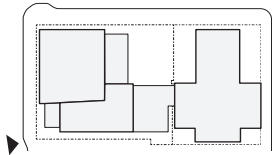
This departure request is linked with departures 1 and 3 which together seek maximize the ‘breathing room’ and allow greater articulation of the depth in the massing offsets of the tower as recommended at EDG.

Furthermore this departure minimizes any impact on views of Downtown and Elliot Bay from existing First Hill residents.





View Of Requested Departure



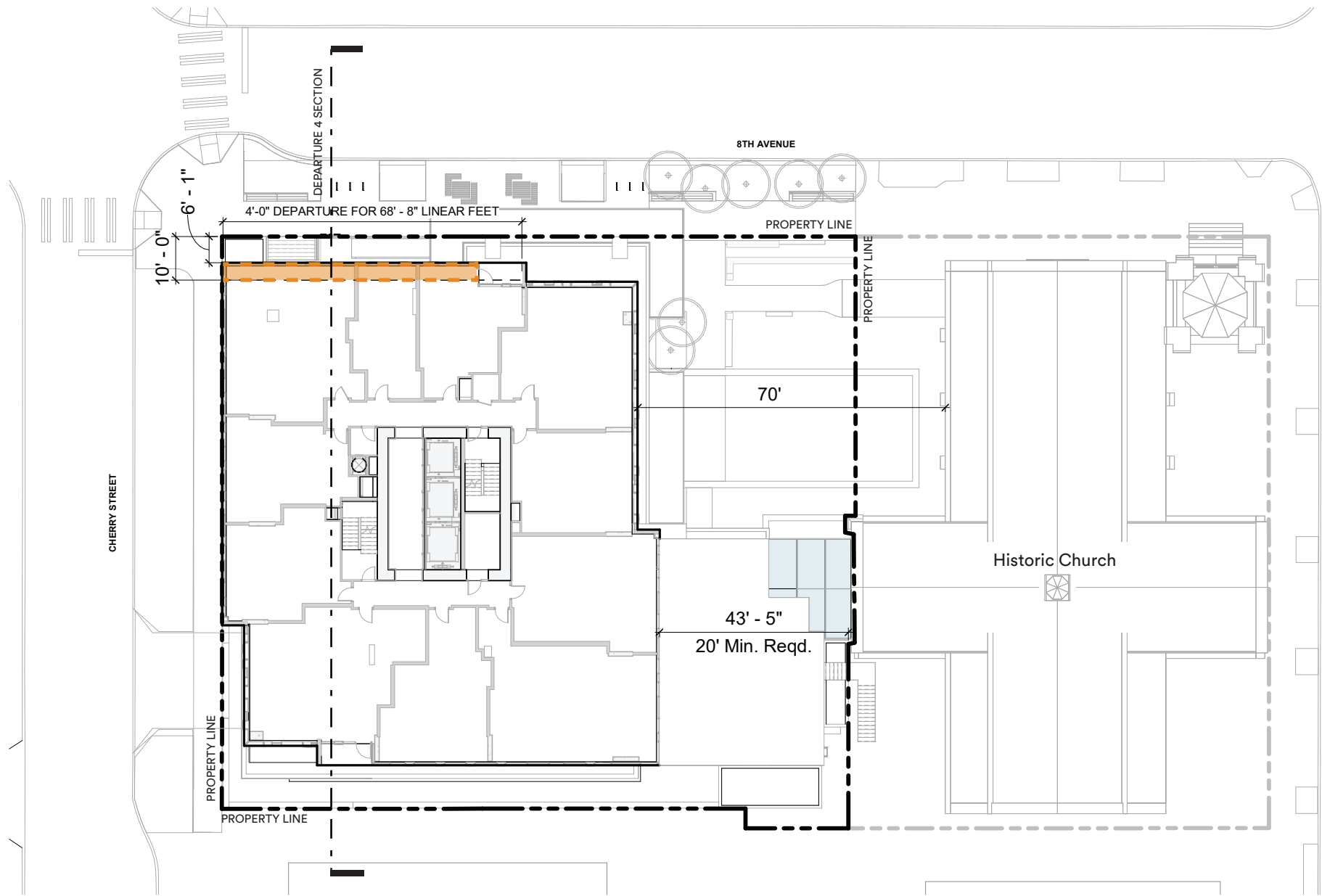
Departure 3 - East Side


SMC23.45.518.C Table C – Minimum setbacks for HR Zone at lot lines abutting a street above 45 feet

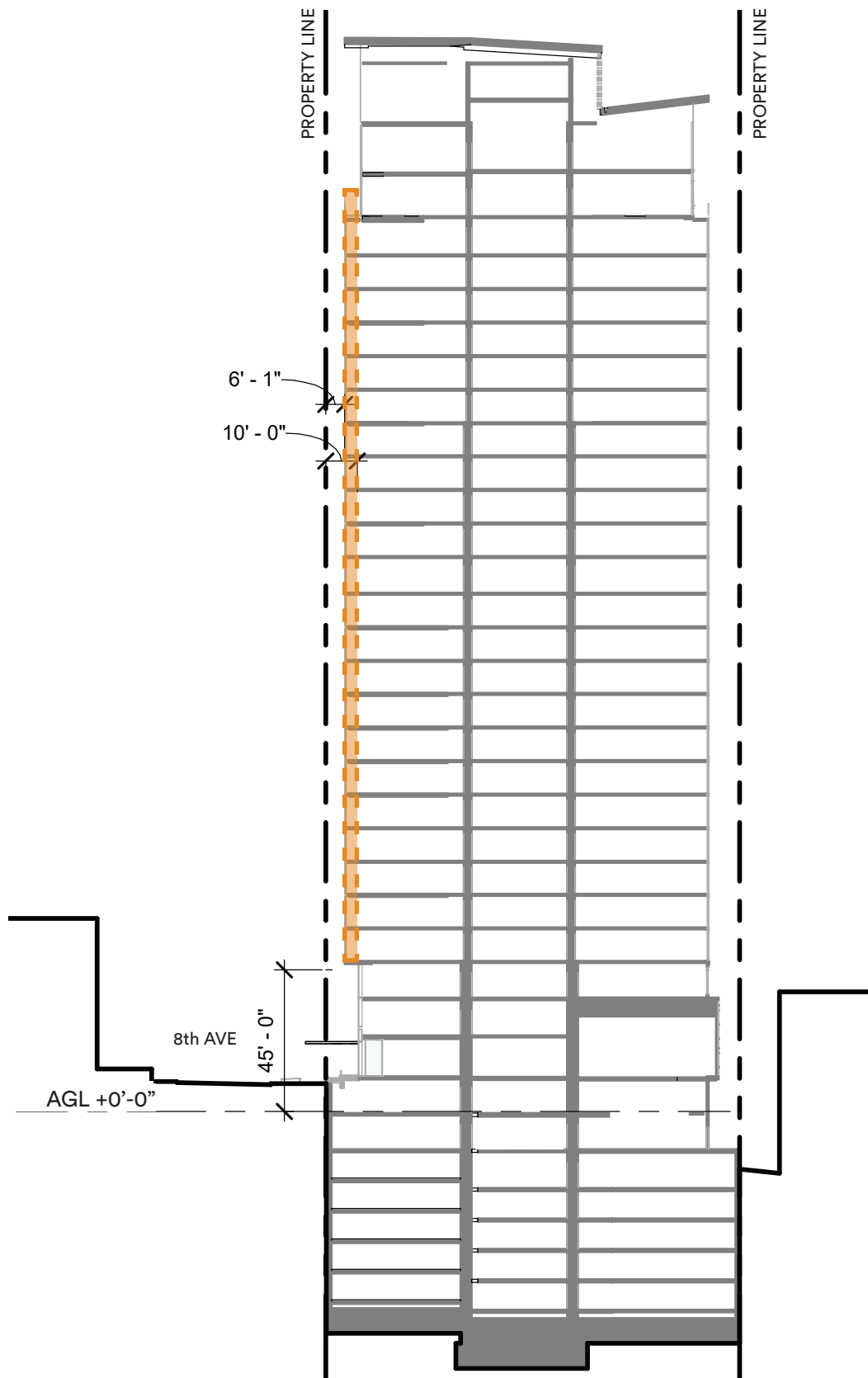
Request #3: The project requests a departure from the setback requirement above 45 feet along its frontage to 8th Avenue. The setback requirement is 10 feet from the property line and the request is to reduce the setback to 6 feet (average of 7'-1").

The design supports the following Guidelines:
CS1-B-2, CS1-C-2, CS2-A-1, CS2-D-3, PL1-C-1, PL3-B-4, DC2-A-1, DC3-C-2

This departure request is linked with departures 1 and 2 which together seek maximize the 'breathing room' and allow greater articulation of the depth in the massing offsets of the tower as recommended at EDG.



 Average Setback Of 7'-1" Results In 236 SQFT Encroachment Per Typical Floor



1. View Of Requested Departure Looking South Down 8Th Avenue

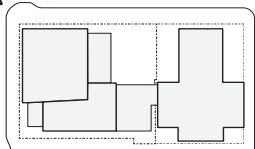


2. View Of Departure Looking North



View Of Requested Departure Looking South

Visual Impact Of Departure is Insignificant
Future Tower In Foreground



Departure 4 - Floor Plate Size

SMC23.45.516.C.2.b.1 – Additional Height and Extra Residential Floor Area in HR zones.

Request #4: The project requests a departure to exceed the limit for average gross floor area per story above 45 FT for structures over 240 FT in height. The average floor area limit is 9,500 SQFT and the request is to exceed the limit by 1,025 SQFT (10,525 SQFT or +11% per floor).

The design supports the following Guidelines:
CS1-B-2, CS2-A-1, CS2-A-2, CS2-B-2, CS2-D-3, CS3-A-4, DC2-A-2, DC2-B-1

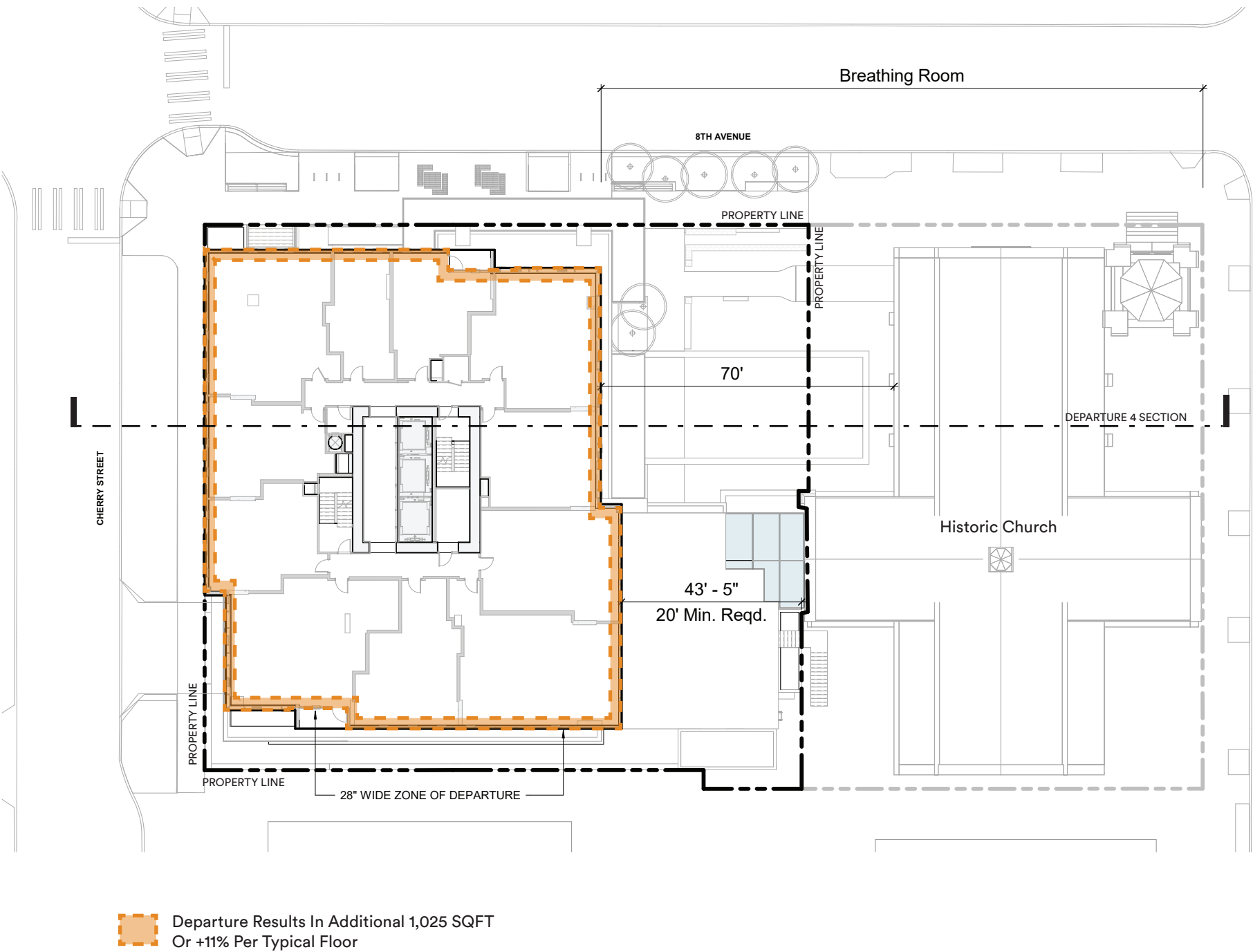
The ‘breathing room’ design concept for the project will benefit the entire neighborhood and help preserve Trinity Parish’s future in First Hill.

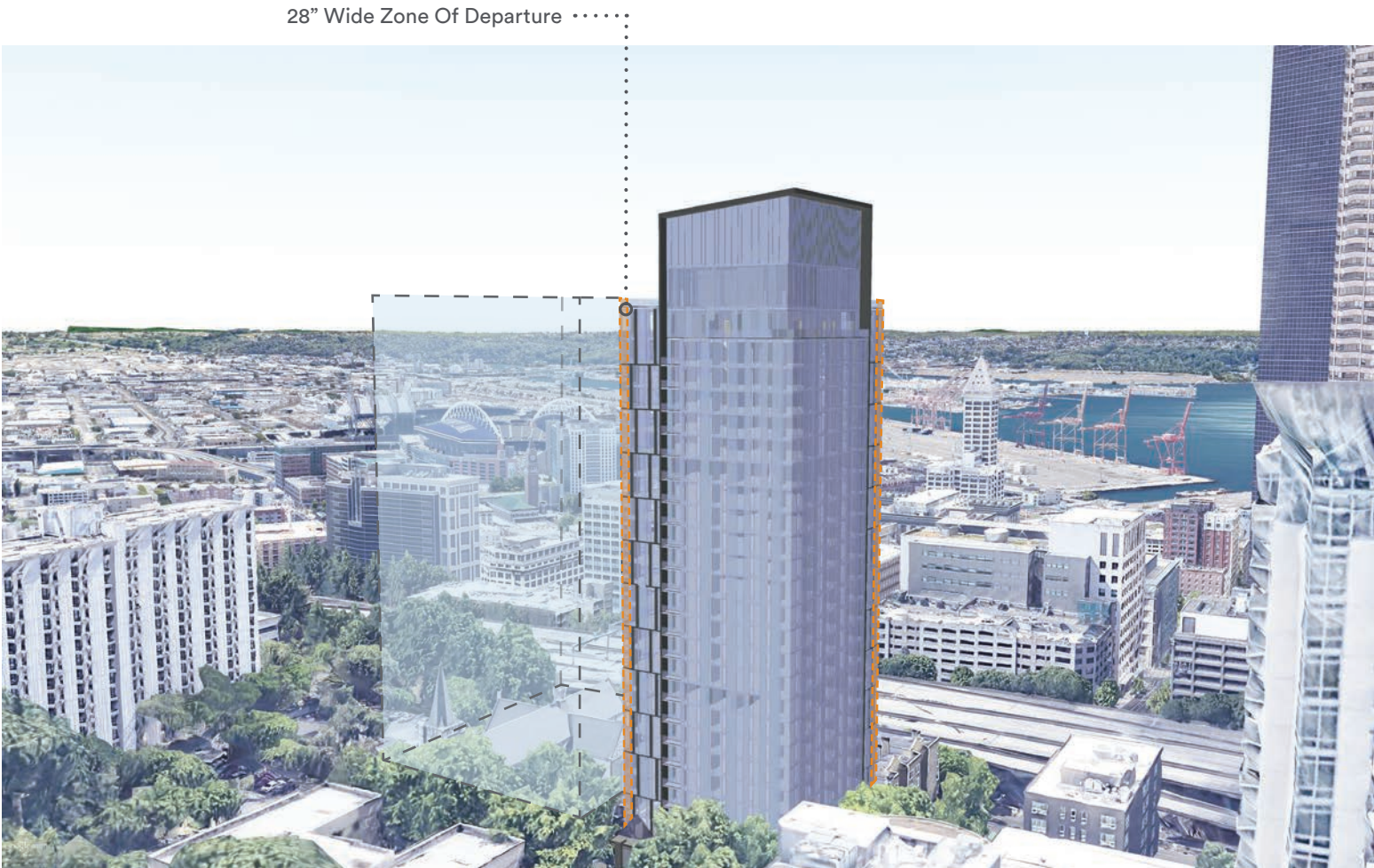
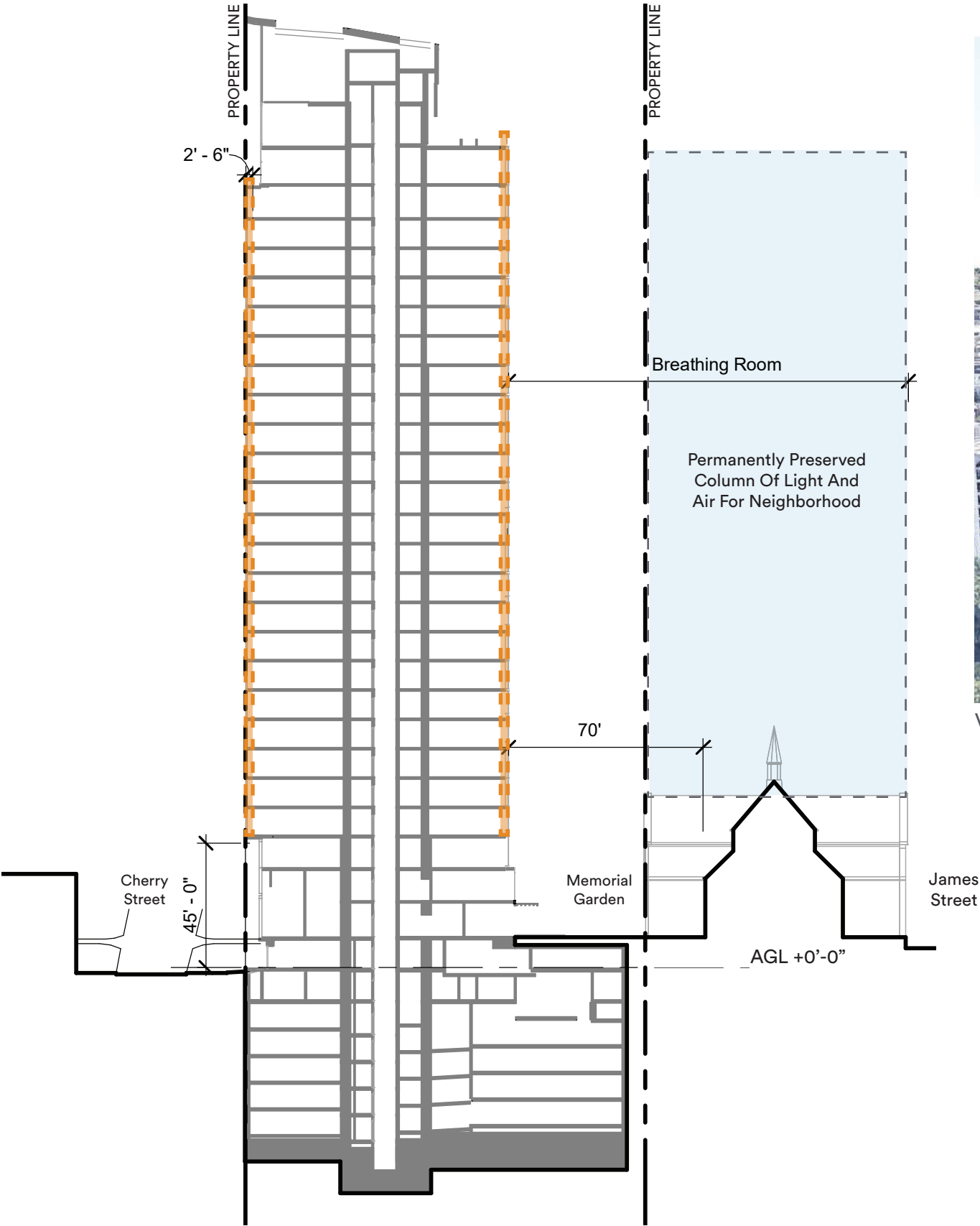
Per the Land Use Code the half block of land including the project site, historic Trinity Church and Memorial Garden could accommodate two 300 FT tall towers with a combined average tower footprint of 17,000 SQFT. Alternatively, the Code would allow the project site to accommodate a single 240 FT tall tower with a footprint of 12,000 SQFT. These development scenarios would result in either the demolition of the church and garden or encroaching upon them to such a degree as to represent a significant negative impact on their value to the community.

The voluntarily Landmarked Parish church represents an opportunity for the neighborhood to gain a permanently protected ‘column of light at air’ by transferring enough of its Development Potential to render the site unsuitable or future development.

The proposed design seeks to benefit the community by limiting the new development to a single tower of a size that maximizes the amount of Transferred Development Potential from the historic church, preserving sunlight, air, and breathing room at the southern end of the designated ‘green street’ at 8th Avenue.

The site location at a soft bend of I-5 allows the creation of a southern ‘Gateway’ to Seattle’s high-rise urban core, and the modestly increased floor plate size provides a subtle visual transition between the bulk of adjacent downtown towers and its neighbors in First Hill. Meanwhile the ‘Quattuor’ massing reduces the perceived mass of the tower body while providing a dynamic architectural presence on the city skyline.





View Of Requested Departure From Towers North Of Project

Departure 5 - New Departure

Please note that a prior departure request from Early Design Guidance has been withdrawn and replaced with a new departure 5.

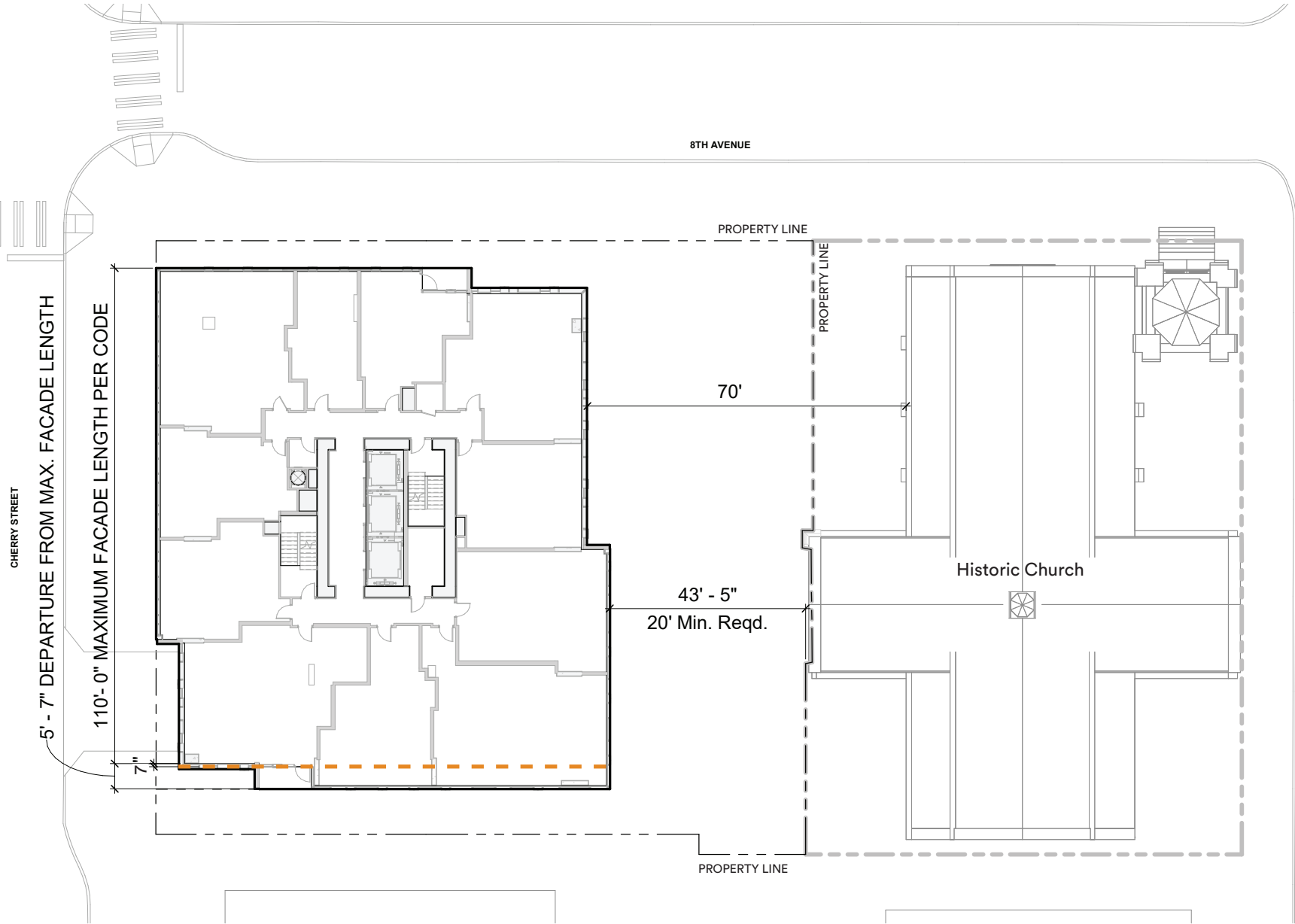
SMC23.45.520.A – Façade width limit above 45 FT for structures taller than 85 FT in height in HR zones

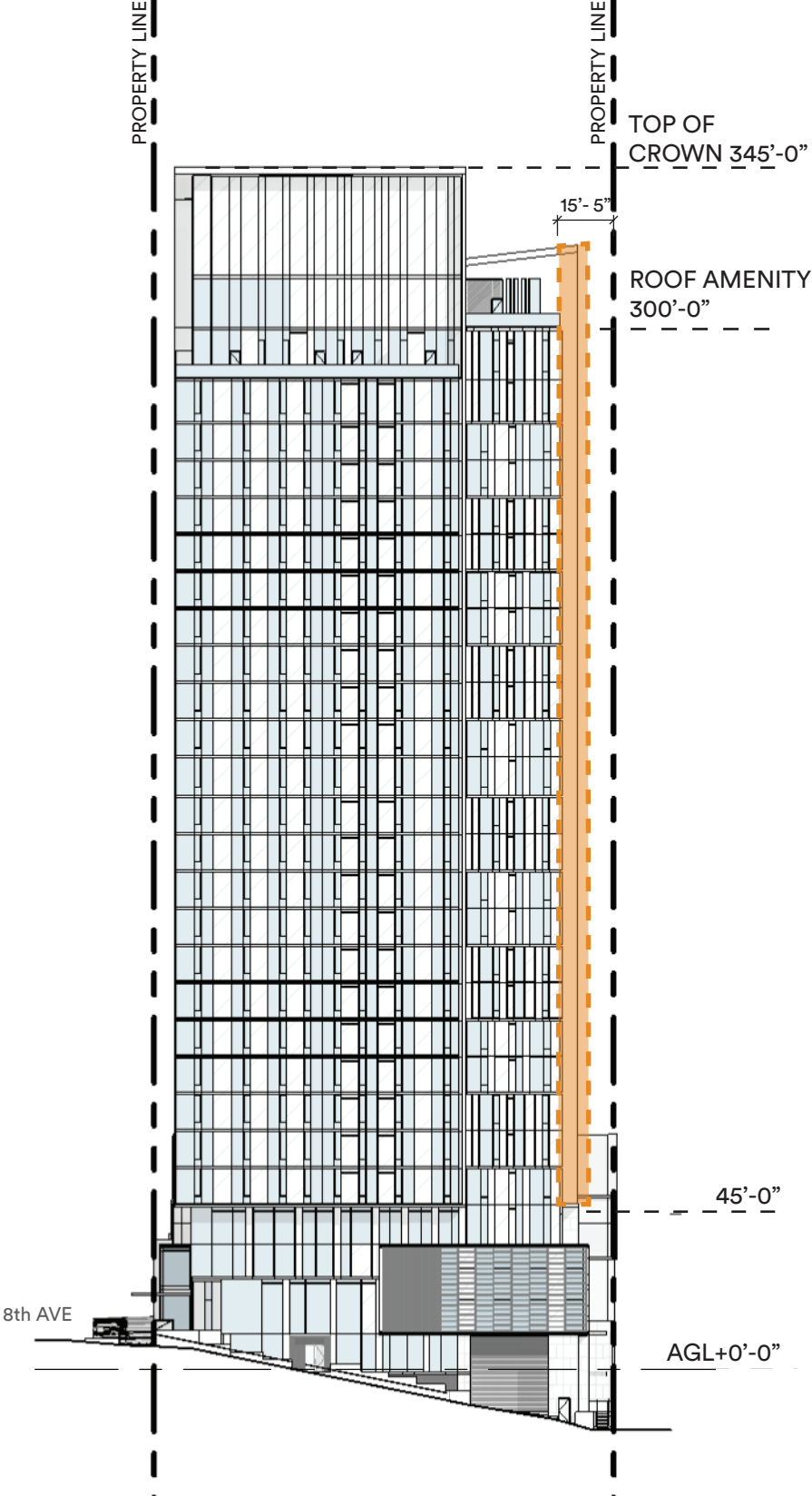
NEW Request #5: The project is requesting a departure from the maximum façade width limit of 110 FT in 23.45.520.A. The proposed project exceeds the limit by 5'-7" for a total width above 45 ft at Cherry Street of 115'-7".

The design supports the following Guidelines:
CS2-A-1, CS2-A-2, CS3-A-4, PL1-C-1, DC2-A-1, DC2-A-2, DC2-B-1

While the northern façade of the tower is technically 5'-7" wider than allowed per code, the 'Quattuor' massing articulation of the tower body results in the apparent façade width exceeding the limit by only 7 inches. The NW corner of the tower is set back from the property line at Cherry Street in three tiers, with the western edge of the tower pushed south nearly 35 FT from Cherry Street. The next section of the north façade is set back 5FT from the property line for a width of 28 FT.

This departure request is linked with departures 2 and 3, and granting the departure will allow articulation of the tower massing offsets and to maximize the 'breathing room' from the historic Trinity church.





5'-7" Departure From Maximum Facade Width



View Of Requested Departure From Towers North Of Project

Departure 6

SMC23.45.516.C.2.b.1 – Additional Height and Extra Residential Floor Area in HR zones.

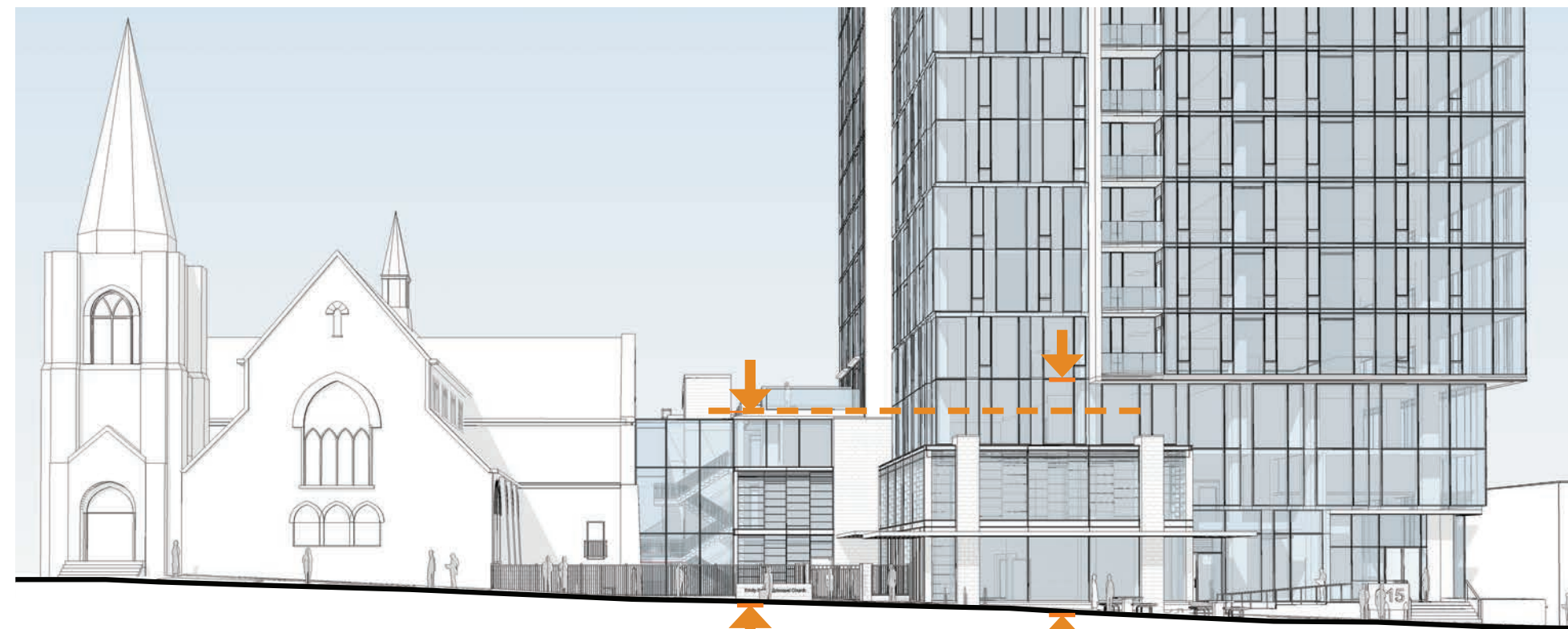
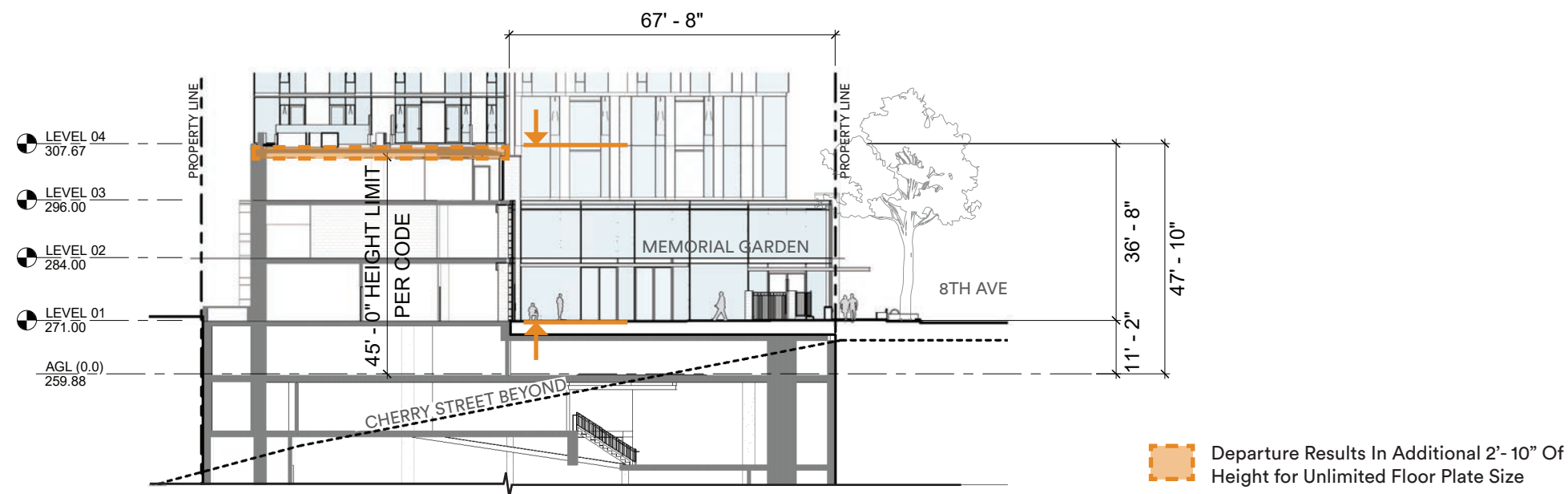
Request #6: The project requests a departure to exceed the limit for average gross floor area per story above 45 FT for structures over 240 FT in height. The request is to exceed the height at which the floor plate size is limited by three FT from 45 FT to 48 FT.

The design supports the following Guidelines:
CS1-B-2, CS1-C-2, CS2-A-1, CS3-A-1, DC2-A-2

The project seeks to optimize the daylight and quality of major Parish functions located in the lower floors of the new tower and connecting to the existing historic Church at the west end of the Memorial Garden. In order to minimize impact on green space, the Parish program areas are stacked over three floors and appears to be about 37 FT tall as viewed from 8th Avenue.

The height measurements for this 'downhill' site are significantly impacted by the steep slope of Cherry Street that results in the Average Grade Line being located 11'-2" below the apparent 'ground floor' facing 8th Avenue, leaving less than 34 FT of 'available' height before the floor plate limit would normally take effect.

From a pedestrian perspective the portion of the building for which the departure is requested can only be viewed from 8th Avenue, reducing the perceived height to about 37 FT which is comparable to the existing structure being replaced and meets the spirit of the land use code.



Departure #6

Perceived Height

Same Height At Street Edge

Departure 7

Please note that a prior departure request from Early Design Guidance has been withdrawn and replaced with a new departure #7.

SMC23.45.518.C Table C – Minimum setbacks for HR Zone at lot lines abutting a street below 45 feet

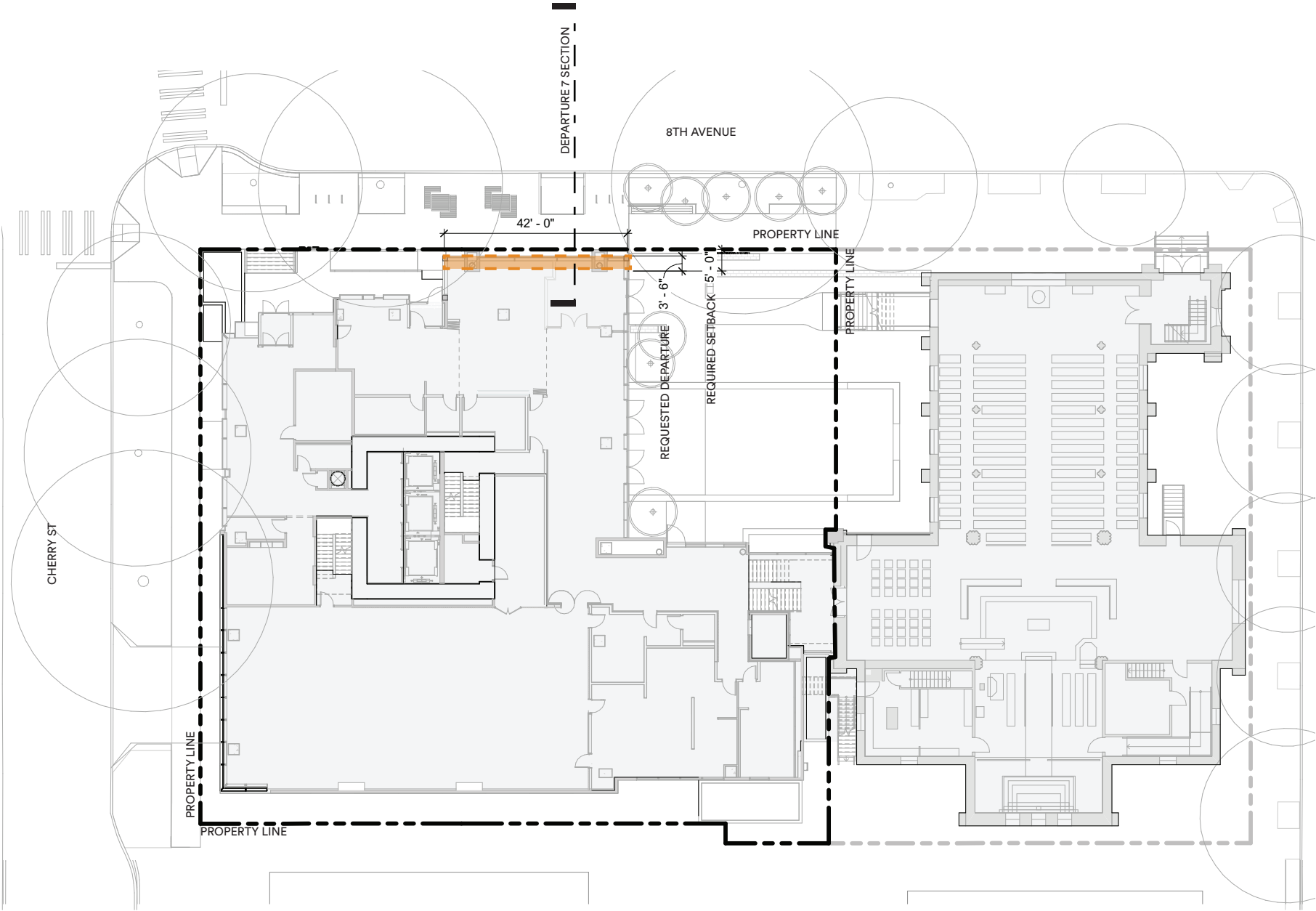
NEW Request #7: The project requests a departure from the setback requirement below 45 feet along its frontage to 8th Avenue. The setback requirement is 5 FT minimum and 7 FT average from the property line and the request is to reduce the MINIMUM setback to 18 inches for a length of 42 FT, while the AVERAGE setback for the overall 140 FT of façade will be about 27 FT, far exceeding the requirement.

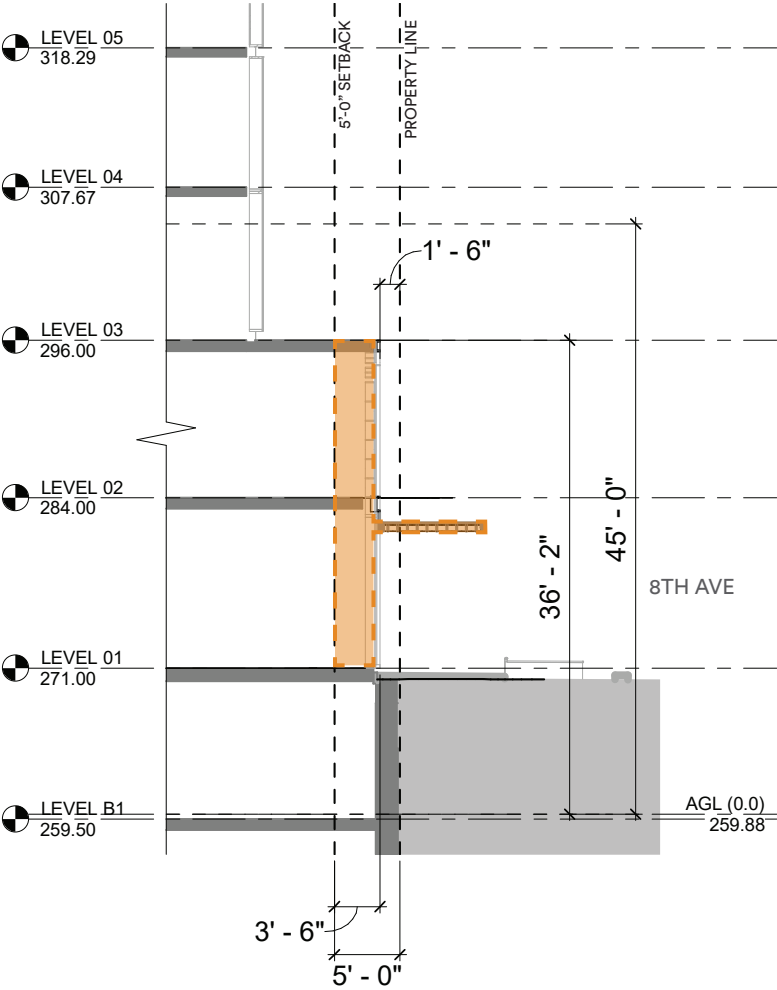
The design supports the following Guidelines:
CS2-A-2, CS2-B-2, CS3-B-1, PL2-C-1, PL2-D-1, PL3-A-1, DC1-A-1, DC2-A-1, DC2-C-1, DC2-E-1

The project supports the concept of a hierarchy of entries as recommended by the Board, and to optimize the visibility and presence of the community-serving Parish facilities. Due to its relationship with the main Parish entry and the Memorial Garden, the Community Art gallery is located near the middle of the block and is bookended by the historic Church building and the residential entry at the two street corners.

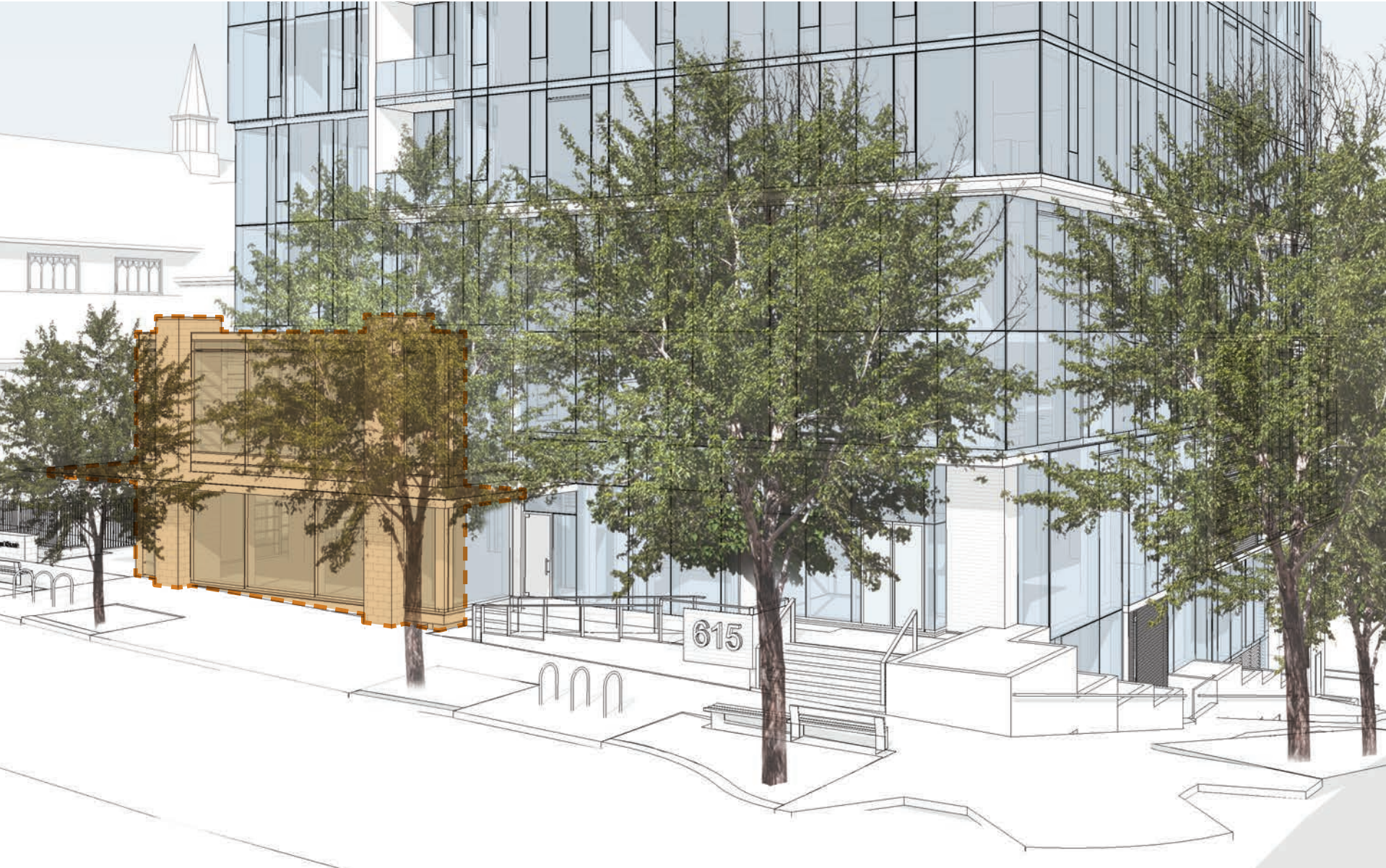
To reinforce its importance to the identity of the new Parish facilities the volume housing the Art Gallery is pushed very close to the sidewalk to promote wayfinding for pedestrians that are naturally drawn toward it from either street corner. The highly glazed and facades provide visual depth and clear legibility of use, while the overhead weather protection is made more effective by extending above to the sidewalk.

The residential entry is set back farther from the street to help emphasize the Parish entry as the focus of the entry hierarchy along 8th Avenue, and the wing of the building that connects to the historic church is set back from the property line at the western edge of the Memorial garden by over 67 FT. As such the average setback at this lot line is about 27 FT, far exceeding the requirement.





Departure #7 Section



Departure #7 Perspective View

Departure 8 - New Departure

SMC23.45.518.C Table C – Minimum setbacks for HR Zone at lot lines abutting neither a street nor alley below 45 feet

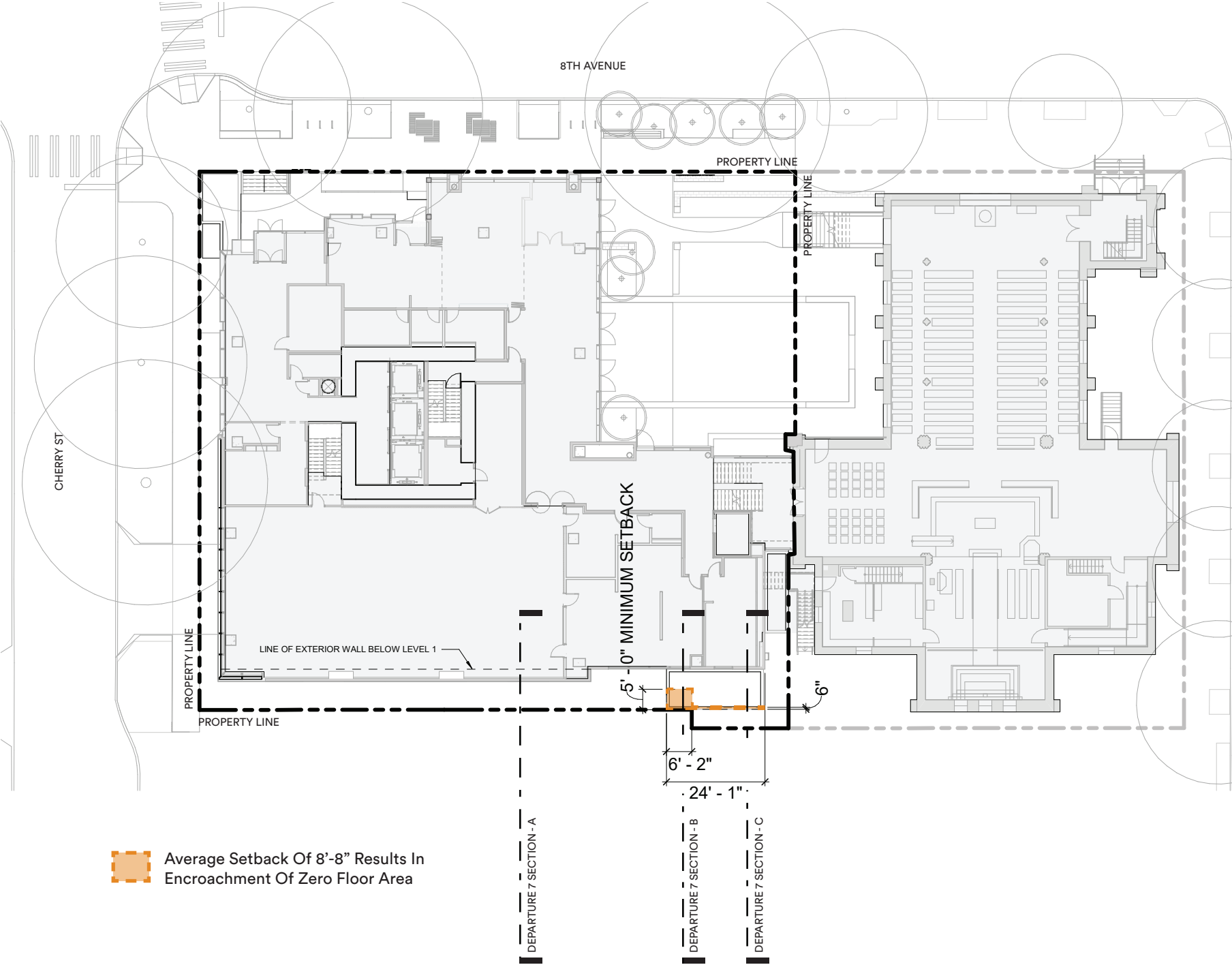
Request #8: The project requests a departure from the setback requirement below 45 feet along its western lot line. The setback requirement is 5 FT minimum and 7 FT average from the property line and the request is to reduce the MINIMUM setback for a short length (1” setback for about 6 FT and then 4’-7” setback for a further 18 FT), while the AVERAGE setback will exceed the requirement (8’-8” average) for the overall lot line.

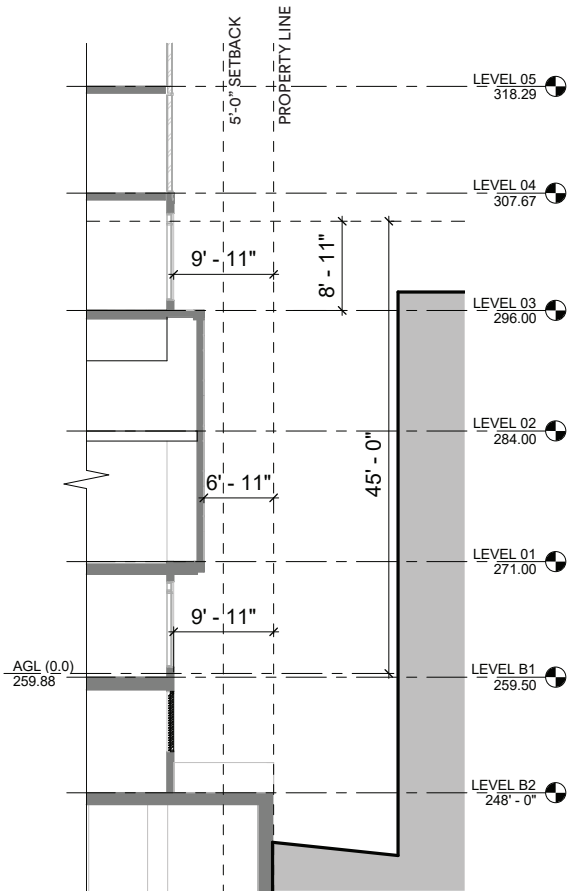
The design supports Guidelines CS1-C-1, DC2-B-2, and is requested by Structural Peer Review.

The project is undergoing the Structural Peer Review process through SDCI. The review process has identified a particular need in the southwest corner of the site for a specific and critical structural component due to the steep slope of the hill and the area’s seismic vulnerability.

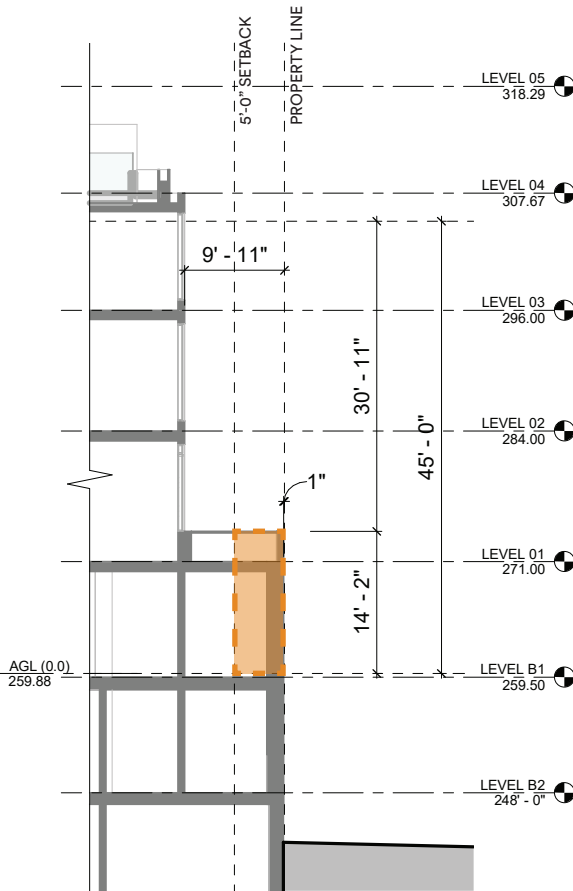
The request is to allow a limited concrete structural element to encroach into the required setback near the southern end of the lot. The encroachment varies from 4’-11” (1 inch from the property line) for a length of 6 feet, and then 5 inches (4’-7” from the property line) for a further 18 feet, and results in 0 usable floor area within setback.

The total requested departure is for only 18% of the lot line, with most of that length having only 5 inches of encroachment, and resulting in an average setback of 8’-8” which exceeds the requirement for average. This minor encroachment at the middle of the block is requested at the insistence of SDCI Structural Peer Review panel and does not impact the neighborhood in any meaningful way.

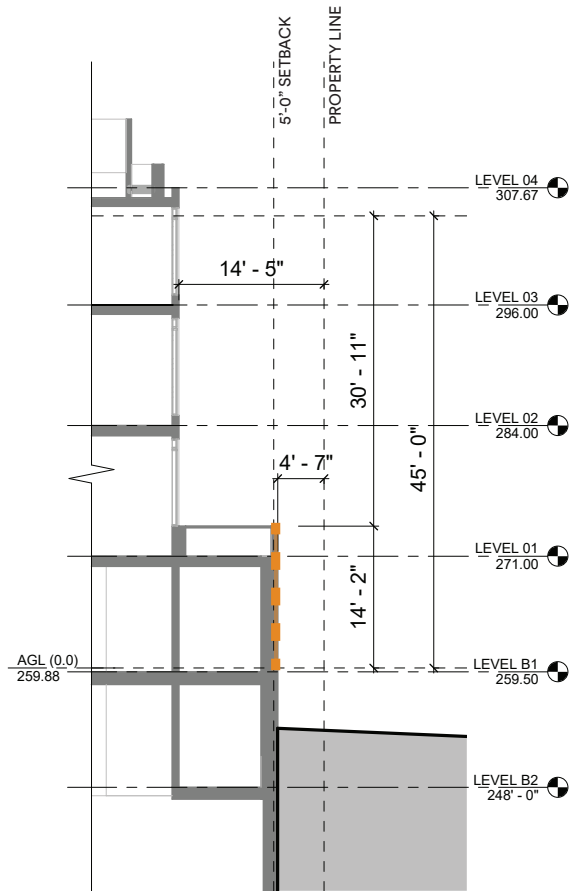




Departure #8 - Section A



Departure #8 - Section B



Departure #8 - Section C



Departure #8

Appendix

1 Development Standards / Design Guidelines

Applicable Development Standards	104
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2 Context Analysis / Existing Site Conditions

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Applicable Development Standards

Code Seattle Municipal Code, Title 23.45, Multi-Family		
Zoning Highrise (Hr)		
Urban Village Overlay First Hill		
Design Guidelines City Of Seattle Design Guidelines; Citywide		
Street Designations 8Th Avenue Green Street Cherry Street Minor Arterial James Street Major Arterial		
Lot Area 19,191 Sf		
Permitted Uses Residential + Ground Floor Commercial + Institutional Use Subject To 23.45.504		
Street Level Uses No Requirement		
Far		
Base		7.0
Below 240Ft Structures		13.0
Over 240Ft Structures		14.0
Far 14.0 Maximum Area		268,674 Sf
Proposed Far Square Footage		268,326 Sf

Far Exemptions <ul style="list-style-type: none">All Underground StoriesPortions of a story that extend no more than 4FT above existing or finished gradeEnclosed common amenity area in HR zone3.5% mechanical equipment allowanceGround floor commercial use per 23.45.532 <p>The project is exempting floor area at:</p> <ul style="list-style-type: none">First level (8th Avenue) for commercial use 740 sqftFirst level (8th Avenue) for residential common amenity 2,638 sqftFirst level (8th Avenue) as landscaped common amenity area 684 sqftThird level as residential common amenity area 2,161 sqftRoof level as residential common amenity area 4,345 sqft3.5% total gross area for mechanical equipment allowance 9,732 sqft <p>Extra Floor Area In Hr Zone Extra residential floor area to be gained through a combination of Transfer of Development Potential (TDP) from landmarked properties in First Hill (Church) and In-Lieu payment per 23.45.516</p> <p>Maximum Height Limit (300 Ft) Project intends to develop to 300FT maximum height limit per requirements of 23.45.516.C:</p> <ul style="list-style-type: none">No parking is located at or above grade.For any structure above a height of 85’, the average residential gross floor area above a height of 45’ does not exceed 9500 SFAt least 25 percent of the lot area at grade is one or more landscaped open spaces, each with a minimum horizontal dimension of 10 feet, or at least 20 percent of the lot area at grade is landscaped, common amenity area meeting the standards of Section 23.45.522 <p>The project will provide landscaped common amenity area at grade along 8th Avenue in an expansion of Trinity Parish’s Memorial Garden. Per 23.45.522.D.2.b, up to 50% of this common amenity area may be enclosed. The area will be 3,838 square foot minimum, with a maximum of 1,919 square foot area enclosed within the building.</p> <p>The project requests a departure to the maximum floor plate size allowed for projects above 85. Please refer to departure #4 pages below.</p> <p>Additional Height In Hr Zone 23.45.514.J.11.b If the applicable height limit is 300 feet, the height of a structure may be increased by 45 feet if the area bounded by the facades at an elevation that is halfway between 300 feet and the height of the structure is no greater than 50 percent of the area bounded by the facades at a height of 300 feet</p>

Maximum Facade Width (110 Ft)

23.45.520.A

For structures over 85FT in height, portions of structures above height of 45FT are limited to a maximum facade width of 110 feet.

The tower is sculpted with deep setbacks on all four sides to reduce the width of any single continuous façade area to less than 110’. The project requests a departure from the requirements for separation between portions of a structure above 85 feet. Please refer to departure #5 page below.

Setbacks

- Base 7’-0” (5’-0” Minimum)
average setback from lot lines abutting a street up to 45FT
- Tower 10’-0” setback from lot lines abutting a street above 45FT
20’-0” setback from lot line that abuts neither a street nor alley

The project requests departures from the setback and separation controls at both 8th Avenue and Cherry Streets, and along the western property line. The departures are necessary to maximize the breathing room between the residential tower and historic Trinity Parish Church and to increase the size of the church’s Memorial Garden, both of which are community amenities. Reducing these setbacks will have a negligible impact on the surrounding neighborhood. Please refer to requests departure #1 , #2, #3, #7 and #8.

Amenity Area

23.45.522.C, D

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.

- All units shall have access to a common or private amenity area.
- In 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.

Amenity area is to be provided via:

- Lobby and community areas at the first level (8th Avenue level)
- Lounge areas at the third level
- Exterior terraces and balconies at residential levels
- Lounges, fitness area, and exterior terraces at the roof level
- Memorial Garden

Parking

23.54.015 - Table B

(I) Multifamily Residential Use within Urban Center - no minimum parking requirement

Parking and loading access from Cherry Street at approximate location of existing curb cut.

Green Factor

23.45.524

- HR Zone required minimum Green Factor score = 0.5

Green Factor will be provided via landscaped areas at grade, private roof terraces at the fourth level, and landscaped roof terraces at the top of the building.

Landmark Status and Transfer of Development Potential

- As a religious institution, Trinity enjoys a special status regarding land use regulations, including landmark designation. Under constitutional protections, the City cannot impose its land use regulations in a way that would substantially burden the free exercise of religion.
- Trinity voluntarily landmarked the historic Trinity Church building in 1976. Preservation of the landmarked structure is not assured, however, if that preservation would burden Trinity’s free exercise of religion by imposing a financial burden the parish could not sustain.
- In planning for the future, Trinity decided to certify the landmark TDP from the Church site. Revenue from the sale of the landmark TDP would help to provide for Trinity’s future ministry and for preservation of the historic church structure.
- For the present proposal, Caydon will obtain its bonus FAR, to the maximum allowed by Code, through purchasing Landmark TDP from the historic Trinity Church Building.
- The sale of Landmark TDP to the redevelopment site constitutes a transfer of FAR from the Trinity Church site, where a second tower could otherwise go. Trinity’s actions will not only help preserve the historic structure, but a successful TDP sale also preserves a column of light and air above the Church site, benefiting the public who use 8th Avenue (recognized as a Green Street in the First Hill Public Realm Action Plan), the Memorial Garden, and occupants of adjacent blocks surrounding the site.





1 Town Hall Seattle



2 First Presbyterian Church



3 Virginia Mason Hospital



4 St. James Cathedral



5 Frye Art Museum



6 U.S. Assay Office and German House



7 Trinity Parish Church



8 Jefferson Terrace



9 Harborview Medical Center

MAP OF NODES AND LANDMARKS





1 Plymouth On First Hill - Cherry Street
7-Story Residential Apartment Building



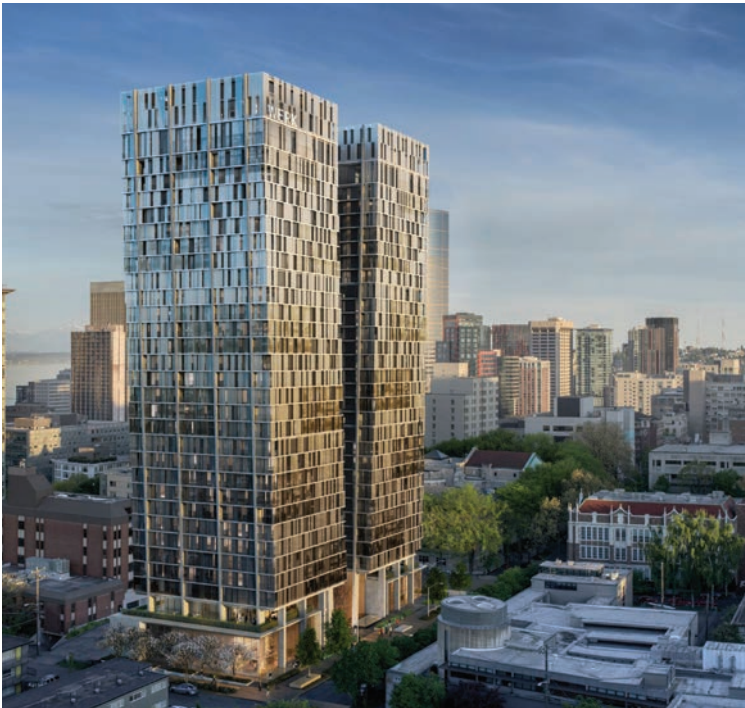
2 Skyline 2 - 8th Avenue
21-Story Senior Living Apartment Building



3 Lennar Multifamily Communities - Spring Street
30-Story Residential Apartment Building



4 800 Columbia Street
30-Story Residential Apartment Building



5 Westbank Frye Highrise - 707 Terry Avenue
33-Story Residential Apartment Building



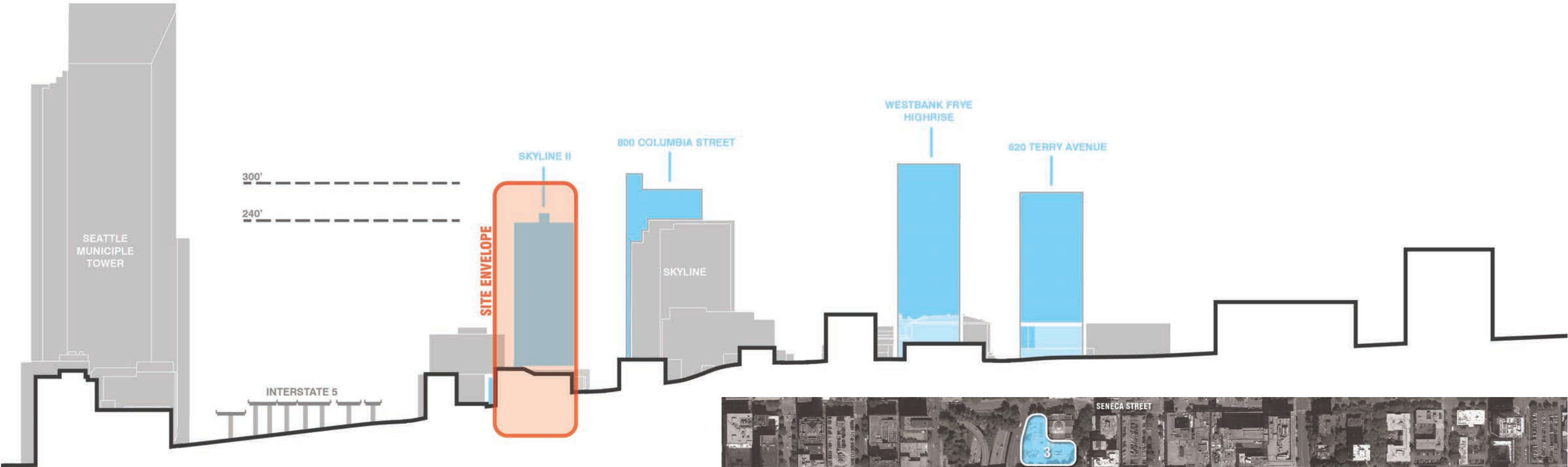
6 620 Terry Avenue
24-Story Residential Apartment Building



7 Broadstone First Hill - 1050 James Street
7-Story Residential Apartment Building



8 Broadstone First Hill - 1001 James Street
8-Story Residential Apartment Building



Section Diagram Looking Northwest
Scale: NTS

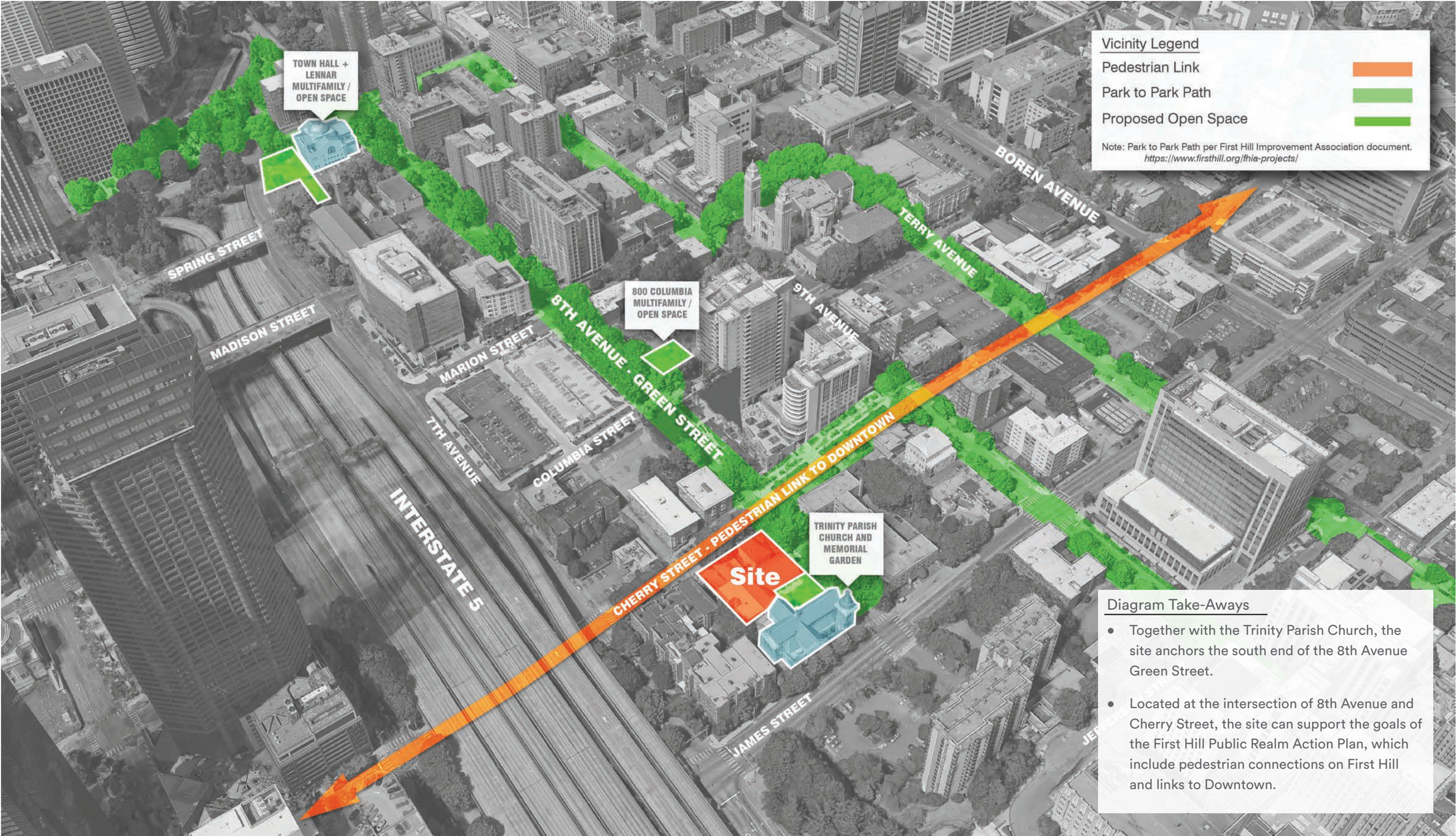
Diagram Take-Aways

- Project is located amongst a number of proposed high-rise projects.
- This will be the most prominent tower from I-5 heading north



- 5 22' street at intersection throughout
- 6 Enhanced landscape and extended sidewalk plantings
- 7 Additional trees of similar species to fill canopy
- 8 Painted and textured crosswalks and ADA ramps at all intersections
- 9 ADA accessible elements consistent throughout street

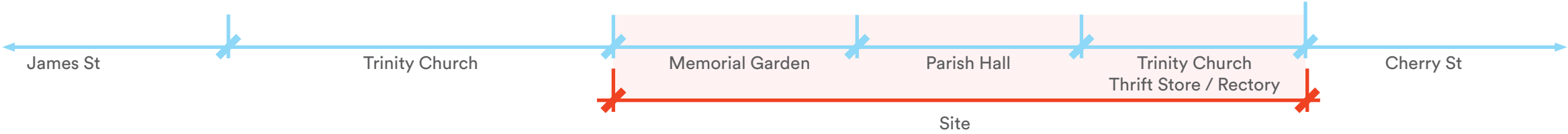




8Th Avenue - Green Street - Looking West



8th Avenue is a dedicated Green Street and also the main entrance to the proposed residential tower and the Trinity Church. Green Streets prioritize pedestrian circulation and open space over other transportation use. This project intends to expand the church’s Memorial Garden and enhance sidewalks and landscaping to present this block as a rich and unified ground level experience.



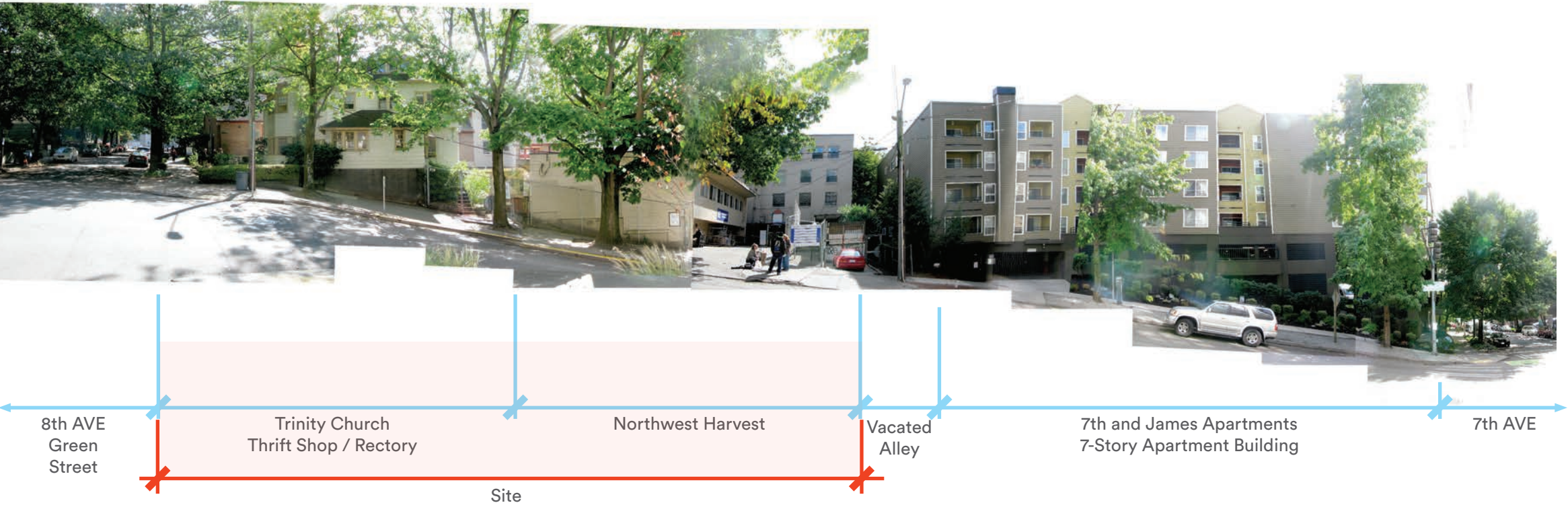
8Th Avenue - Green Street - Looking East



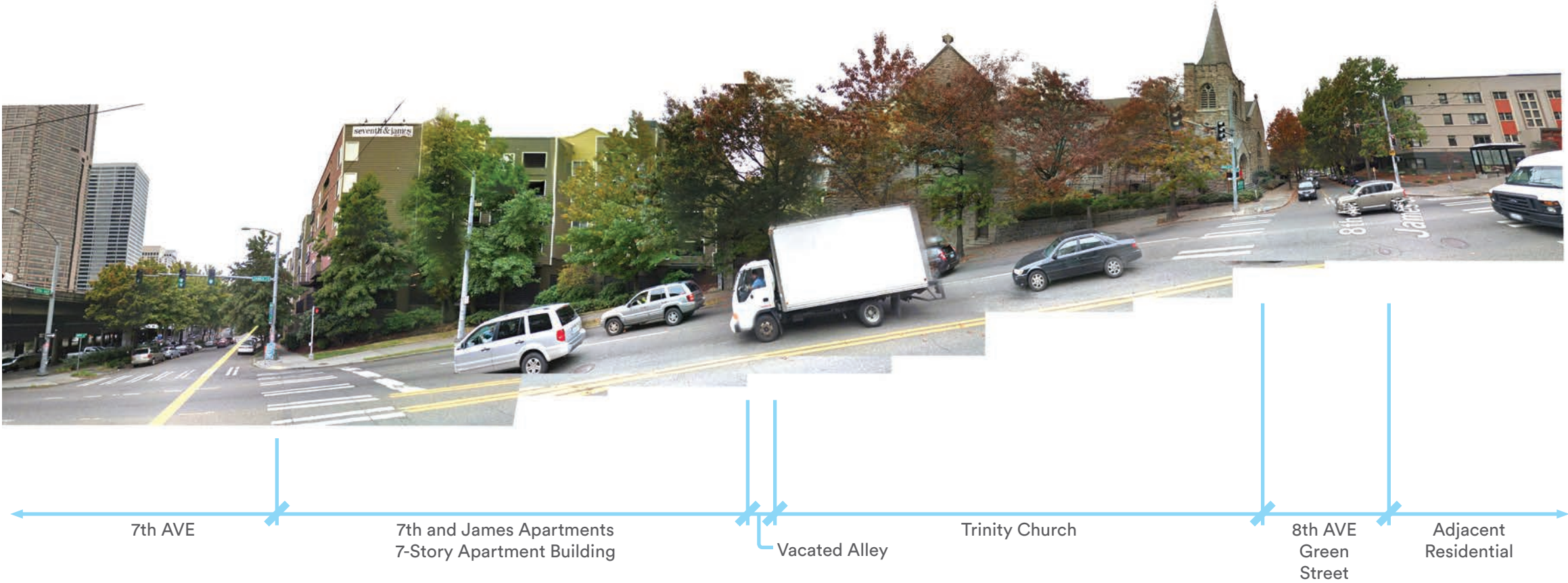
Cherry Street - Looking North



Cherry Street - Looking South



James Street - Looking North



Although James Street is not directly adjacent to the project site, it is an important transportation street with frequent transit service that forms the southern edge of the Trinity complex. No changes are proposed along James Street for this project.

James Street - Looking South





Trinity Parish Church - Looking Northwest



Trinity Parish Church - Looking Southwest



Existing Memorial Garden - Looking South



Existing Memorial Garden - Looking Southwest



Existing Parish Hall - Looking Northwest



Existing Memorial Garden - Looking South



Existing Parish Hall - Looking West



Existing Parish Hall - Interior



Trinity Parish Thrift Store - From 8th Avenue



Trinity Parish Thrift Store - From Cherry Street



Northwest Harvest Entrance - From Cherry Street



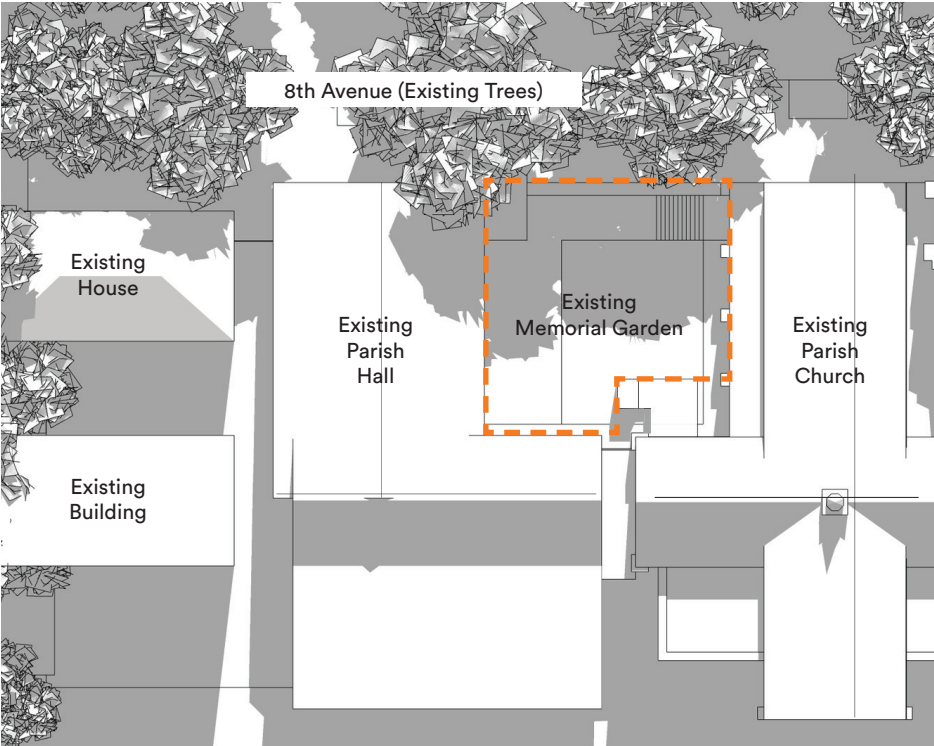
Vacated Alley Looking North



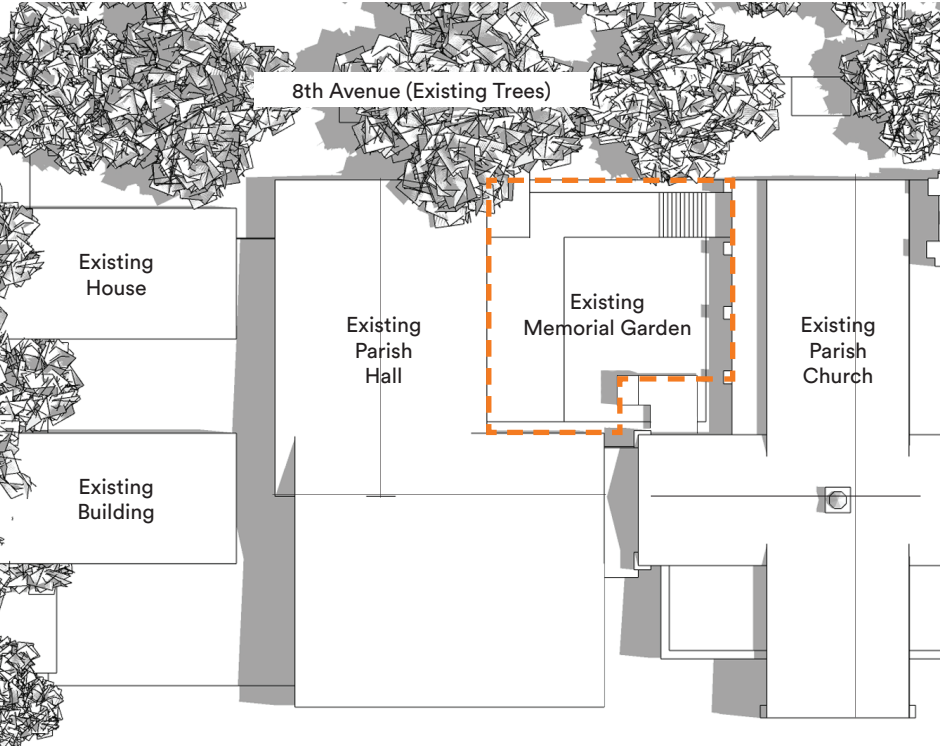
Vacated Alley Looking South

Existing

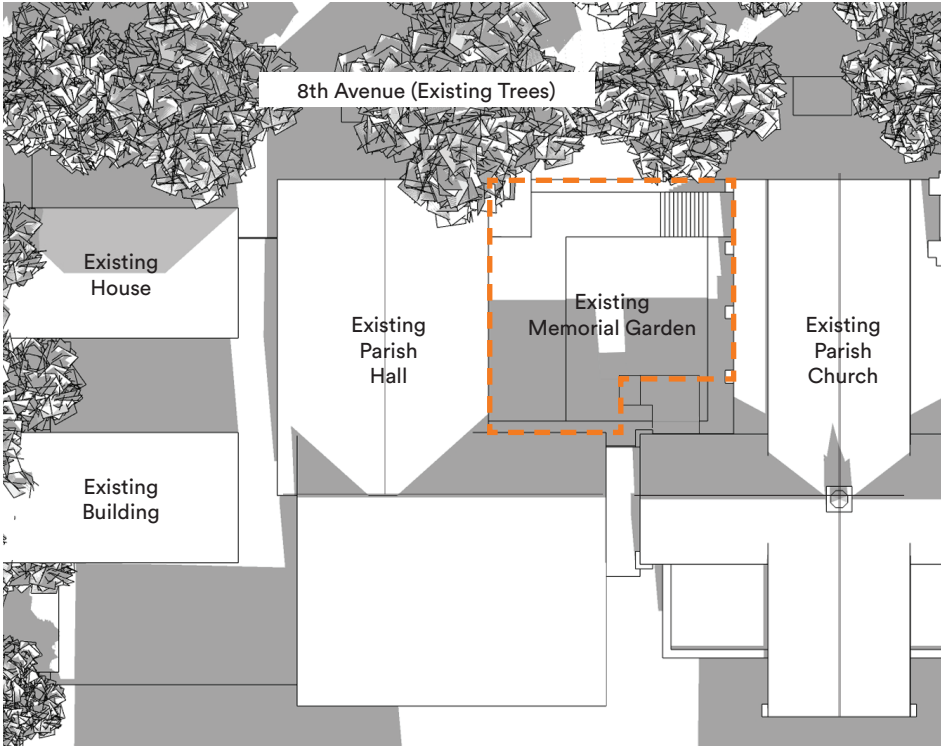
Summer - 9:00am



Summer - 12:00pm

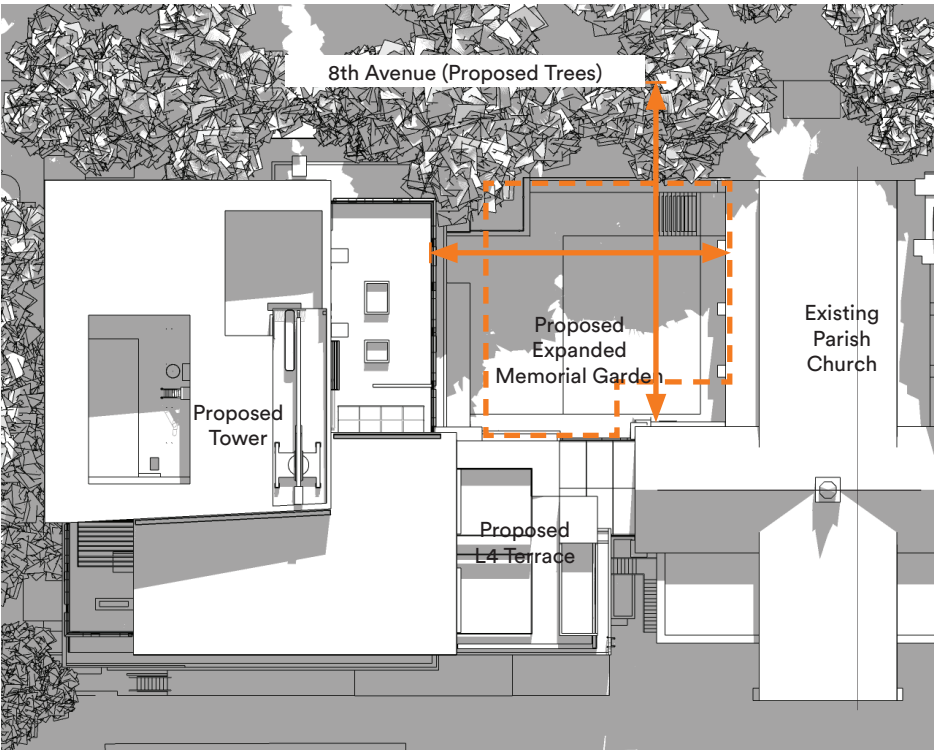


Summer - 3:00pm

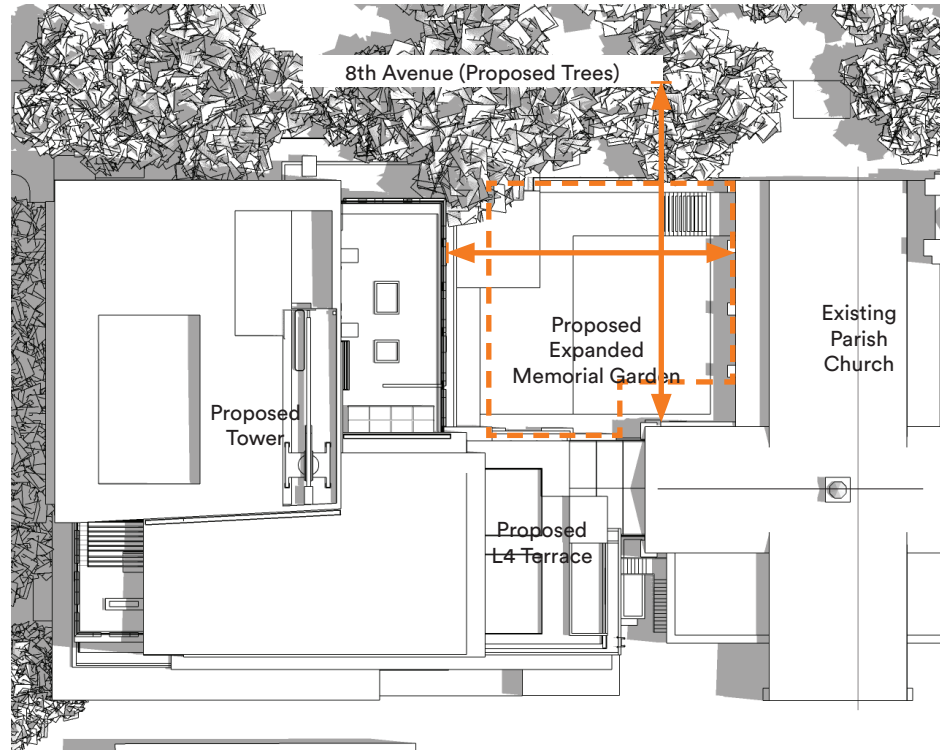


Proposed

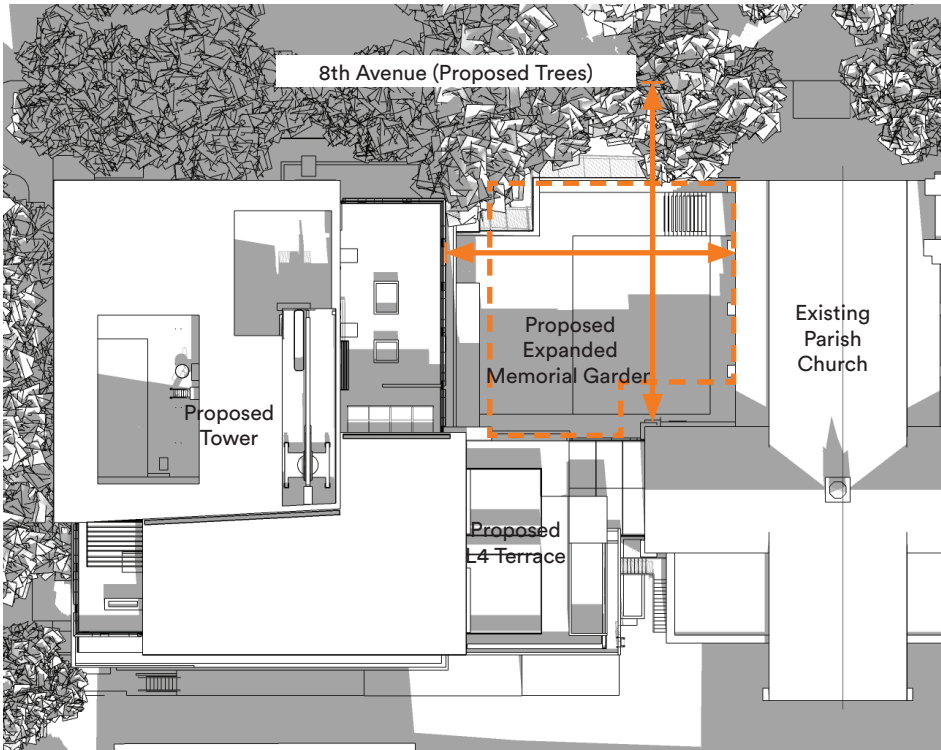
Summer - 9:00am



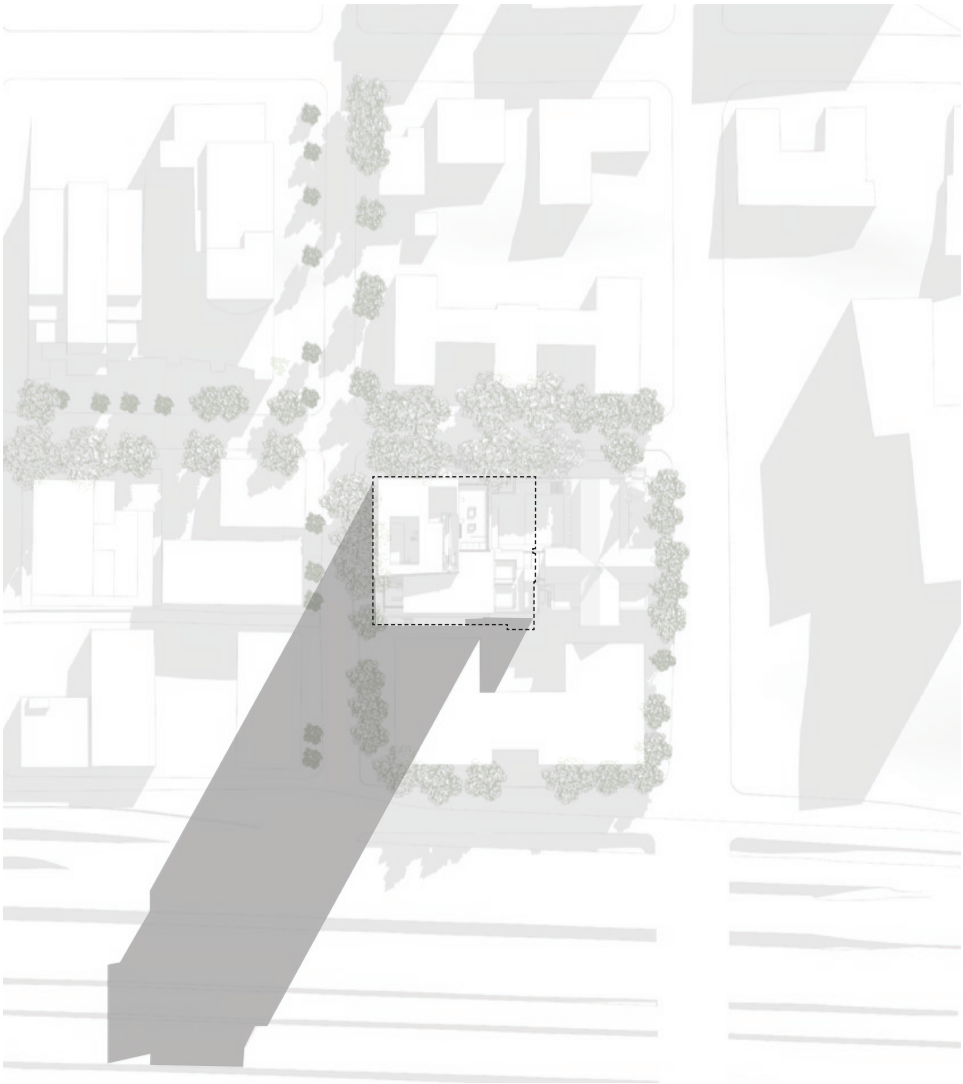
Summer - 12:00pm



Summer - 3:00pm



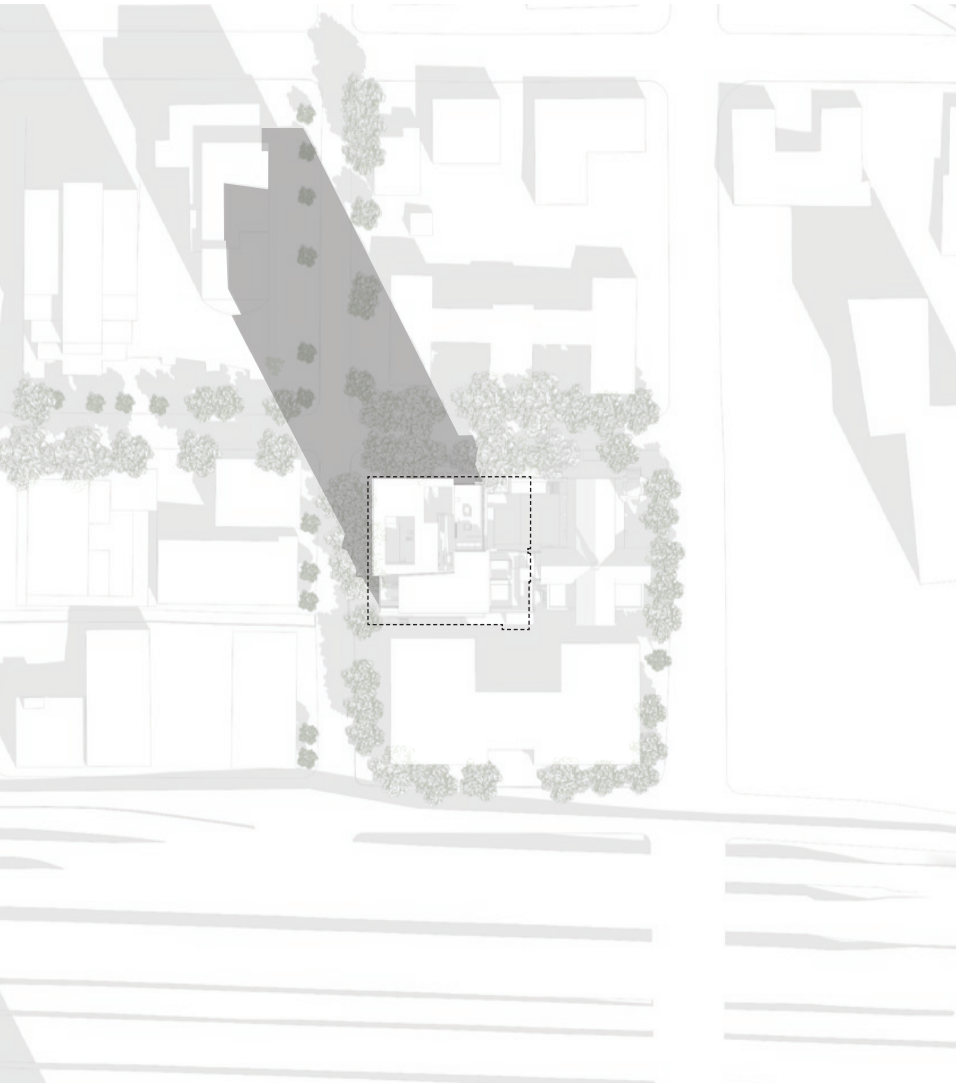
9AM
Spring & Fall Equinox



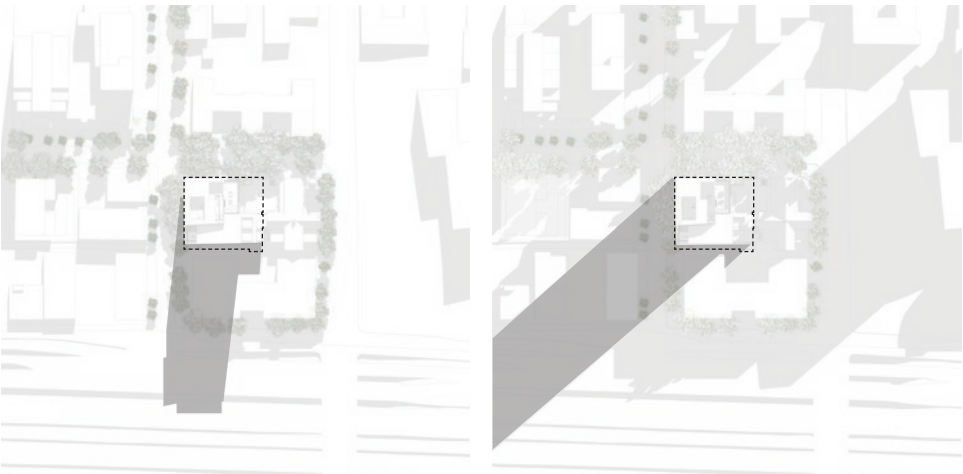
Noon
Spring & Fall Equinox



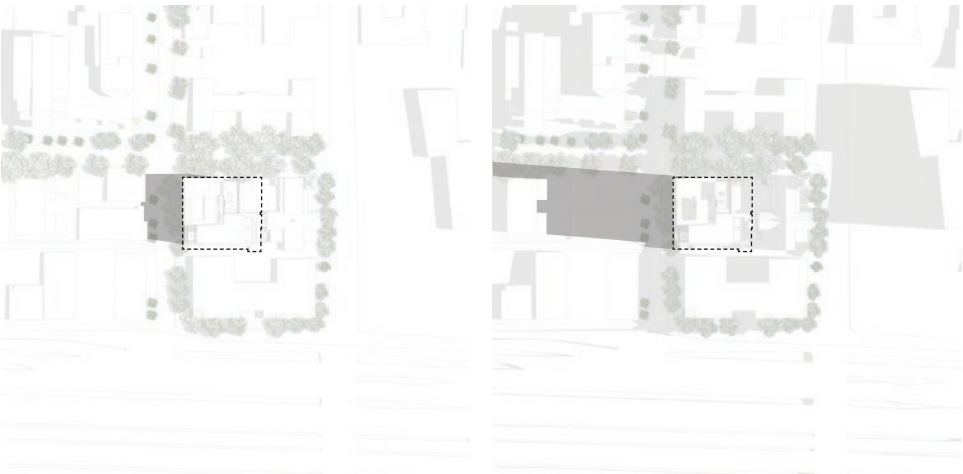
3PM
Spring & Fall Equinox



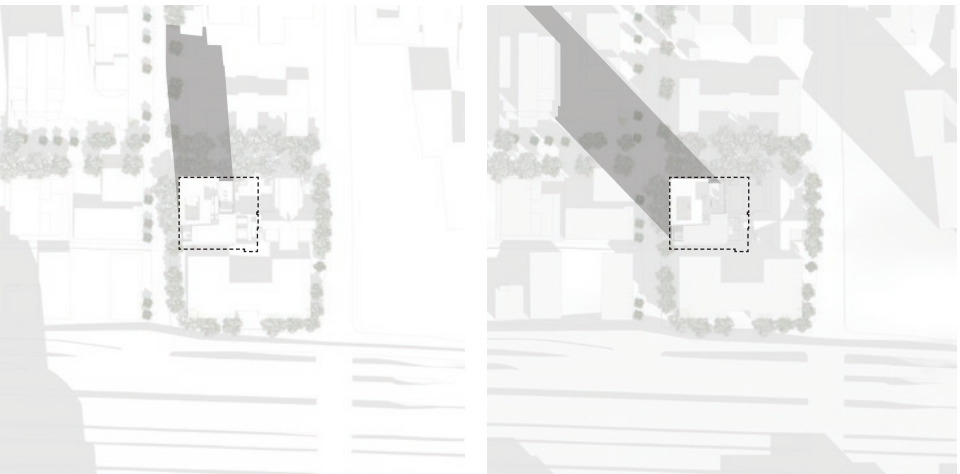
Summer
Winter



Summer
Winter



Summer
Winter



Future Tower At 815 9Th Ave

Future Tower At 800 Columbia St

Future Tower At 715 Columbia St

Future Towers At 707 Terry Ave

Future Tower At 620 Terry Ave



Composite View Of Future Neighborhood Development



LEFT
EXPRESS
LANES
OPEN
ONLY

LEFT
EXIT 165
Seneca St
EXIT ONLY

4-7
EXPRESS
LANE
CLEARANCE