

Project Address: 601 4th Avenue SDCI Project #: 3028747

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3rd & Cherry

Early Design Guidance November 7, 2017

Contents

1.

Design Vision

1.1

Design Vision

2.	Zoning Summary & Guidelines	
	2.1	Zoning Map
	2.2	Zoning Envelope Diagrams
	2.3	Zoning Envelope Sections
3.	Context	
	3.1	Urban Vicinity Plan
	3.2	Neighborhood Vicinity Plan
	3.3	Site Context Analysis
	3.4	Surrounding Uses
	3.5	Bird's Eye Views
	3.6	Streetscapes
	3.7	Public Open Space
	3.8	Historic & Existing Buildings
	3.9	Iconic & Proposed Buildings
	3.10	Site Photos
	3.11	Views
	3.12	Topography
	3.13	Traffic Pattern
	3.14	Existing Vehicular Access
	3.15	Existing Pedestrian Access

3.16 Composite Site

Urban Design Analysis

Contextual Design Parameters

Masterplan Analysis

4.

4.2

5. Architectural Concepts

- Previously Approved MUP 5.1
- 5.2 Inspiration
- Concept 1 5.3
- 5.4 Concept 2
- 5.5 Concept 3 (Preferred)
- Concept Comparison 5.6
- 5.7 Concept Evaluation

6. Preferred Concept

- Design Summary 6.1
- 6.2 Skyline Views
- Perspectives 6.3
- 6.4 Circulation
- 6.5 Sections

Design Compliance & Departures 7.

- Design Compliance 7.1
- **Zoning Compliance** 7.2
- 7.3 Potential Departures

Sustainability

Sustainability Strategies 8.1

9. Team

9.1 Team

Appendix

Site Survey and Legal Description

Design Vision

1.1 Design Vision

The site of the 3rd and Cherry project comprises an entire city block in the Downtown Mixed Commercial Zone, bordered by 3rd Ave and 4th Ave as well as Cherry St and James St. The four sides are adjacent to public rights of way: 3rd Avenue to the southwest, Cherry Street to the northwest, 4th Avenue to the northeast and James Street to the southeast.

The site is located within civic & heritage precincts and as such is bordered by a number of significant buildings, most notably City Hall on 4th Avenue and the King County Court on James St. Across the site on Cherry St is the Arctic Building, a heritage gem built in 1916 and across 3rd Avenue is the Lyon Building built in 1910. Both of these buildings are on the National Register of Historic Places.

There is an existing easement on the site for 2 access points to underground public transportation as well as a bus stop. The historic alley on the site has been vacated for over a century. There us no current use as the site remains a vacant hole surrounded by a protective barrier.

Downtown is one of the most densely populated neighborhoods in Seattle, and as such there is a real diversity of uses including cultural institutions, offices, stores, eating establishments, social services agencies, and some multi family residences. A goal of the project is to provide much needed housing to this area of downtown as well to design a building that complements and even improves on the neighborhood on a number of levels: the street level pedestrian experience at 3rd & 4th Ave; engaging the public with a 25,000 sq ft plaza; and enhancing the already iconic skyline of Seattle and the historic Pioneer Square area.

There is an eclectic mix of historic and iconic buildings throughout Downtown Seattle, as well as valuable public spaces. 3rd and Cherry takes design cues from a number of buildings close to the site and reinforces a public corridor along James St. Our intention is to provide an outdoor gathering space to complement City Hall - a type of relief from the existing street wall typology. This open space will be open, permeable, and accessible, promoting pedestrian interaction. Creating this urban space will also complement the Pioneeer Square Area, just few blocks south on James St. Being at a transition point, an urban design juncture between the glass towers of downtown and the mid-rise heritage buildings of Pioneer Square, the tower on the site will require a unique facade.

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



Pioneer Square, Seattle

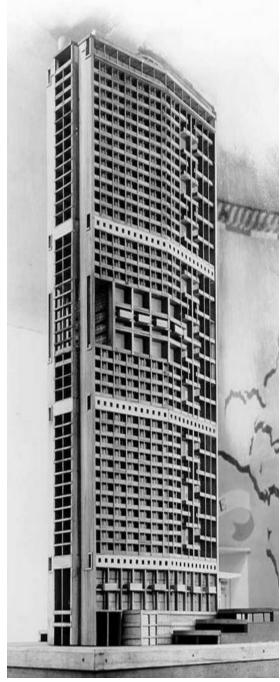




Above: Copan Building, Oscar Niemeyer, San Paolo Below: Ira Keller Fountain by Lawrence Halprin



Contemporaine, Perkins + Will



Unbuilt Tower in Algiers, Le Corbusier

5

Zoning Summary

2.1 Zoning Map

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

23.49 - Downtown Zoning

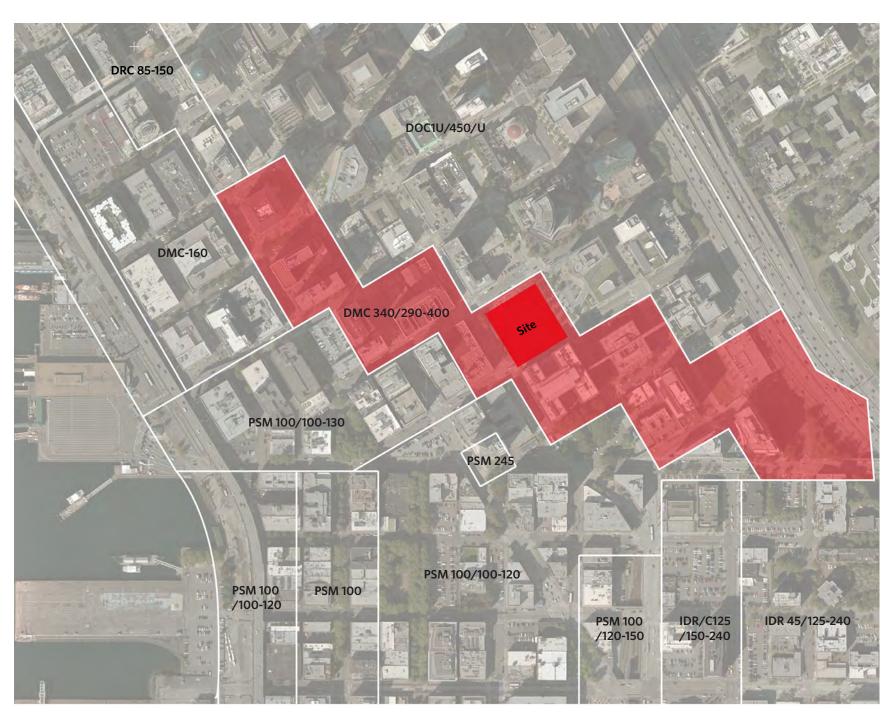
23.53 - Requirements for Streets, Alleys, & Easements

23.54 - Quantity & Design Standards for Access, Off-Street Parking, & Solid Waste Storage

Seattle Design Guidelines

Design Guidelines for Downtown Development

Seattle Commerical Core Neighborhood Plan (Land Use and Urban Design Summary)





2.2 Zoning Envelope Diagrams

2.2.1 Zoning Heights & Floor Area Limits

23.49.008 - Structure height

Base height limit for residential use is 290 ft

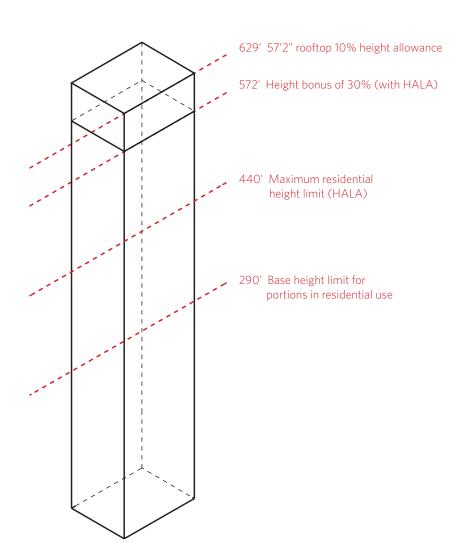
Maximum height limit for residential use is 400 ft (440' with HALA Program)

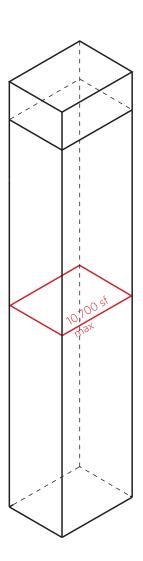
Height bonus of 30% (with HALA Program) is 132 ft (572')

Rooftop features permitted to extend up to 57'2'' ft (629'2''' HALA) above the zoning height limit

23.49.058 - DMC upper-level development standards

Maximum residential gross floor area for a tower that exceeds the base height limit for residential use is 10,700 sf





2.2.2 Setbacks & Architectural Elements

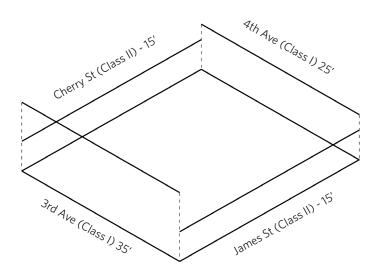
23.49.056 - DMC street facade & setback req's

Structures greater than 15 feet in height have no setback limits up to an elevation of 15 feet above sidewalk grade. Between the elevations of 15 and 35 feet above sidewalk grade, the facade shall be located within 2 feet of the street lot line

The maximum setback of the facade from the street lot lines at intersections is 10 feet. The minimum distance the facade must conform to this limit is 20 feet along each street

Maximum length of unmodulated facade within 15 ft of street lot line is unlimited, up to 85 ft

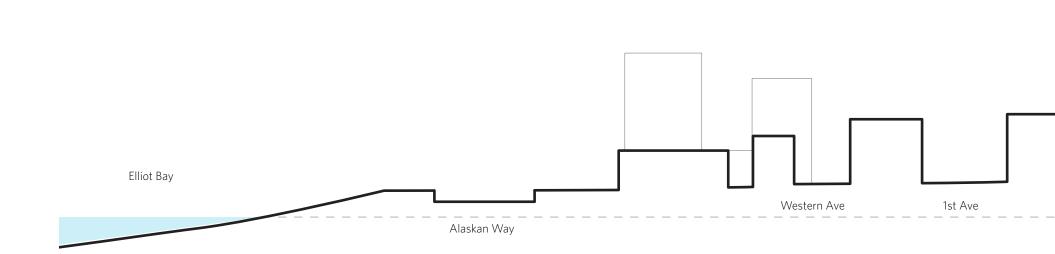
*75% of length of 3rd Ave in this case is dedicated to a transit easement. If the street facade requirement were to apply, it would be 35ft tall.

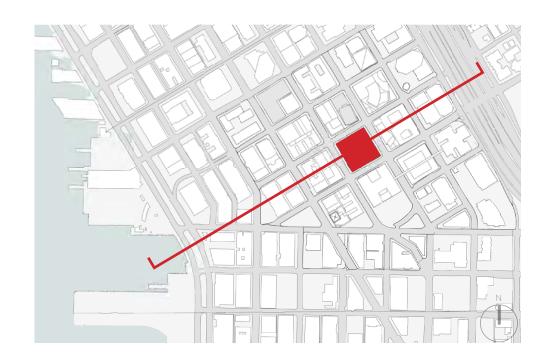


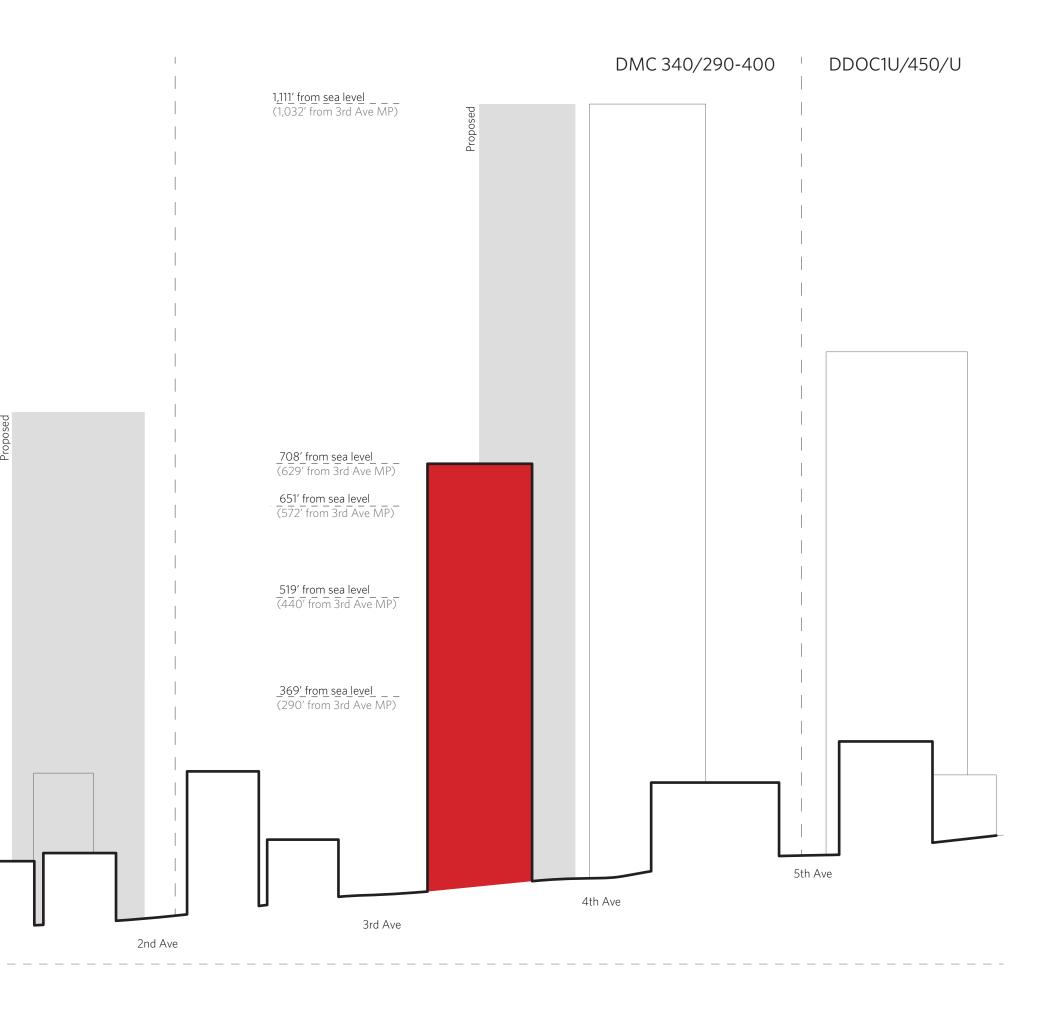
2.3 Zoning Envelope Sections

2.3.1 Northeast/Southwest Section

PSM 100/100-130

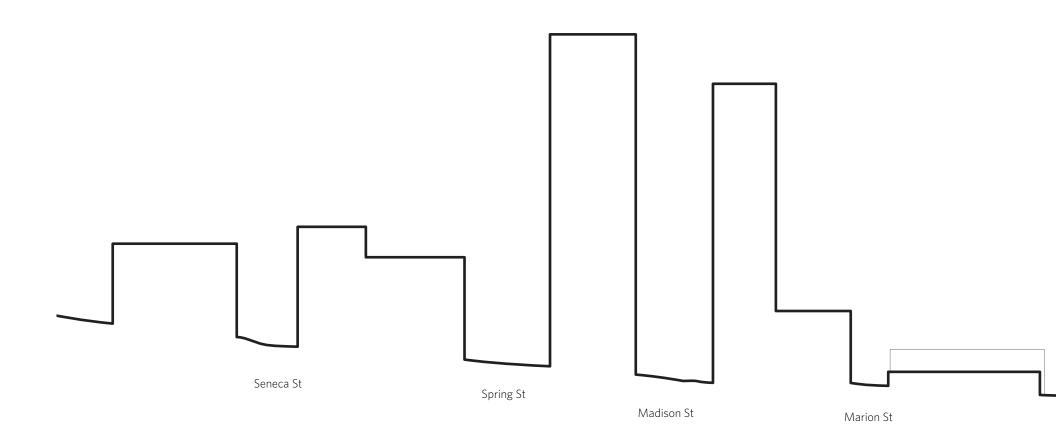


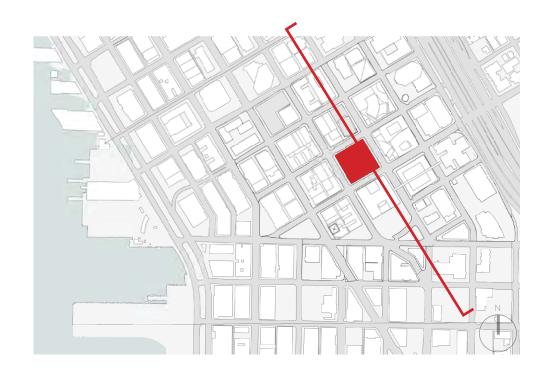


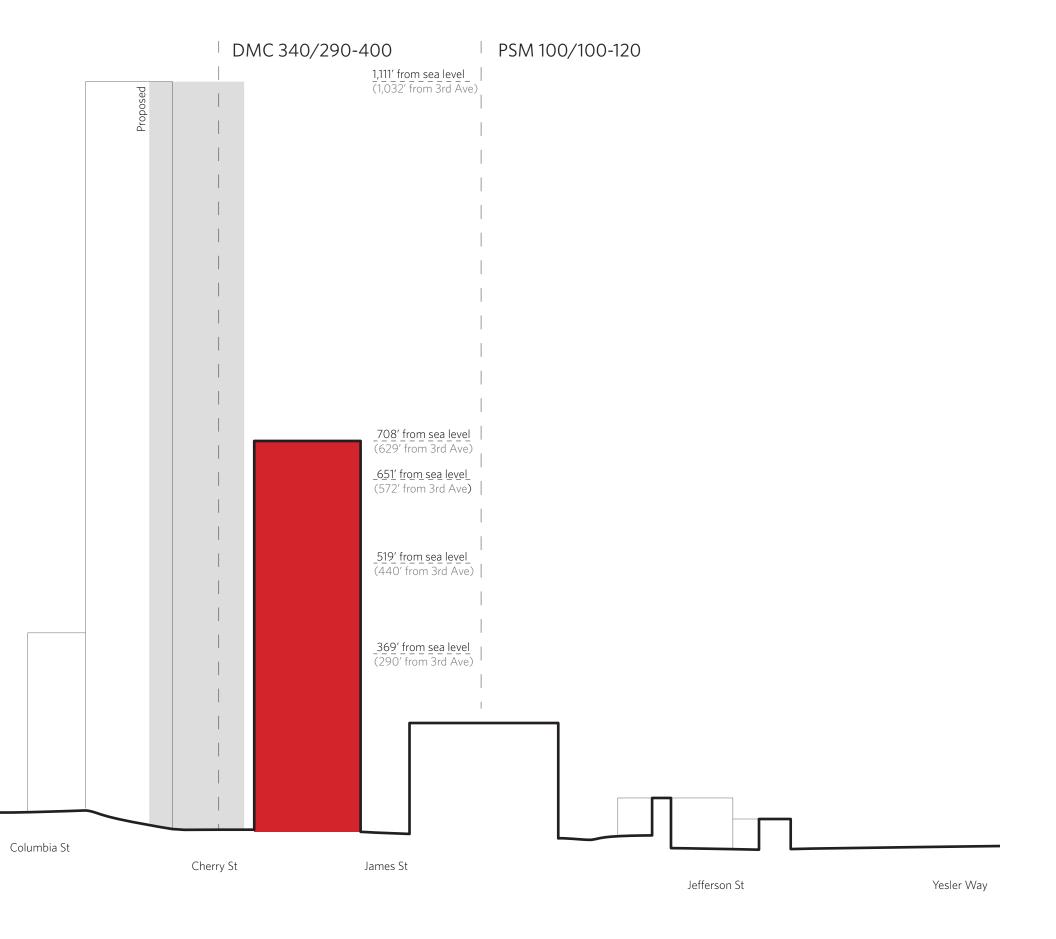


2.3.2 Northwest/Southeast Section

DOC1U/450/U







B BOSA

JAMES KM CHENG ARCHITECTS PFS STUDIO

Context

3.1 Urban Vicinity Plan

The Commercial Core of Seattle is located at the heart of the city, just north of Pioneer Square & Chinatown. Occupied heavily with office, retail, and government buildings, the area contrasts the more residential Belltown and Denny Triangle, which lie to the north. Elliot Bay is to the east with expansive views toward the Olympic Mountain range.

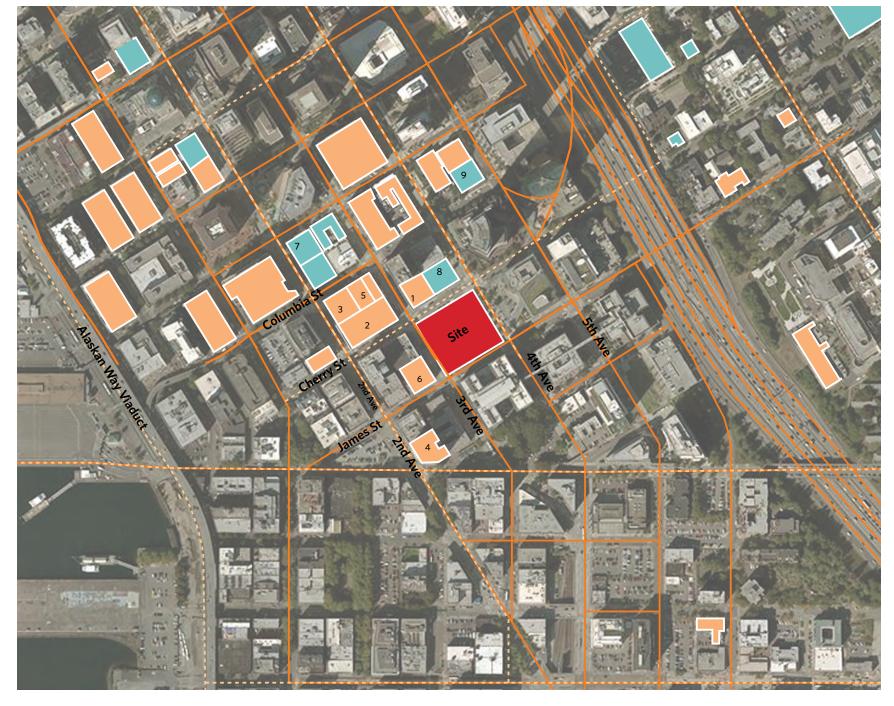




3.2 Neighborhood Vicinity Plan

Historical & **Existing Buildings**

- Arctic Building
 Dexter Horton Building
- 3. Seattle National Bank
- 4. L.C. Smith Building
- 6. Lyon Building
- Existing & Proposed Buildings
- 7. 888 2nd Avenue proposed 77 story mixed use building 8. 701 4th Avenue proposed 100 story mixed use building 9. 801 5th Avenue, proposed 43 story mixed use building
- 5. Chamber of Commerce



3rd & Cherry Site

Historical/Icon Building

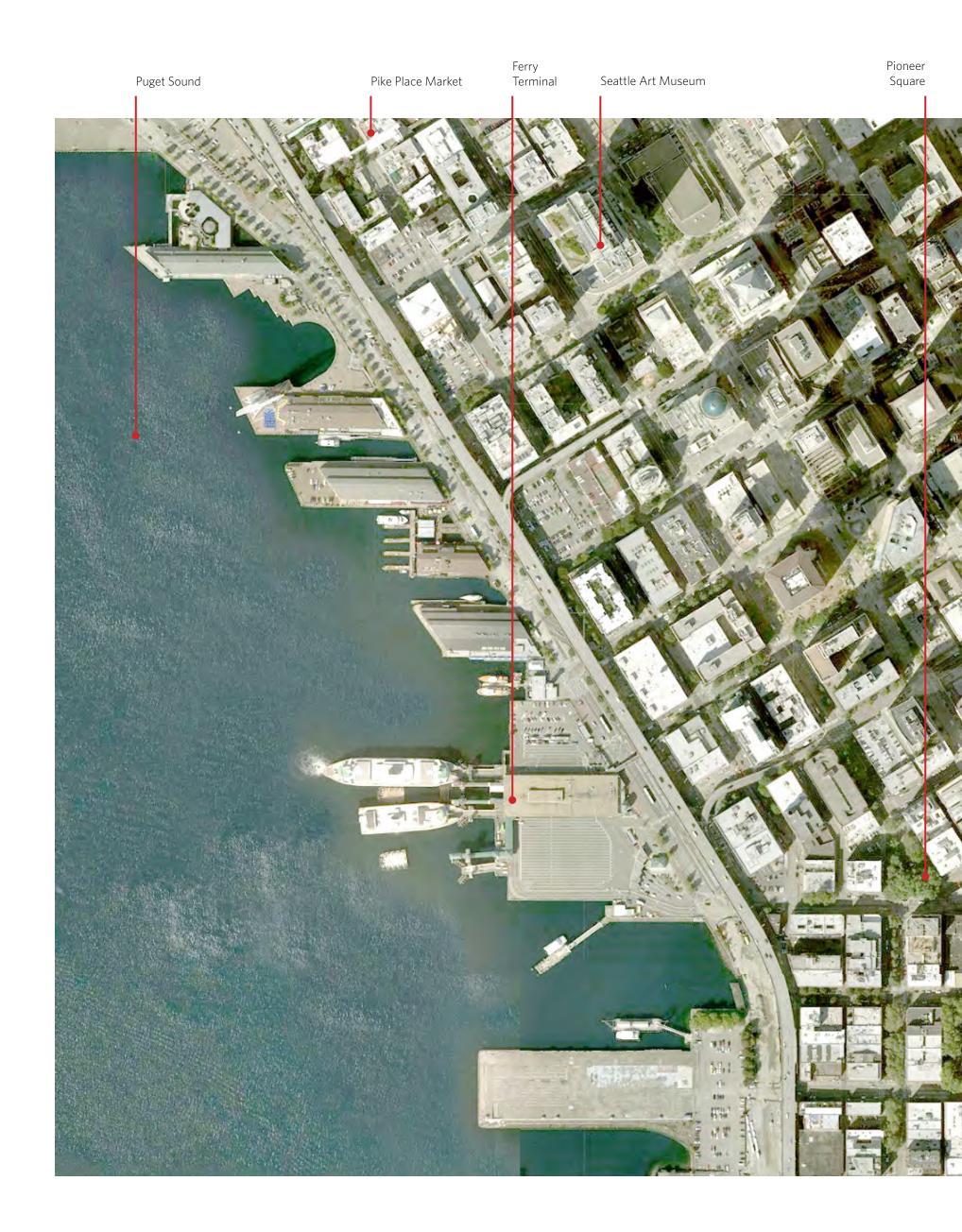
Proposed Construction

Bus Route

··· Bicycle Route



3.3 Site Context Analysis



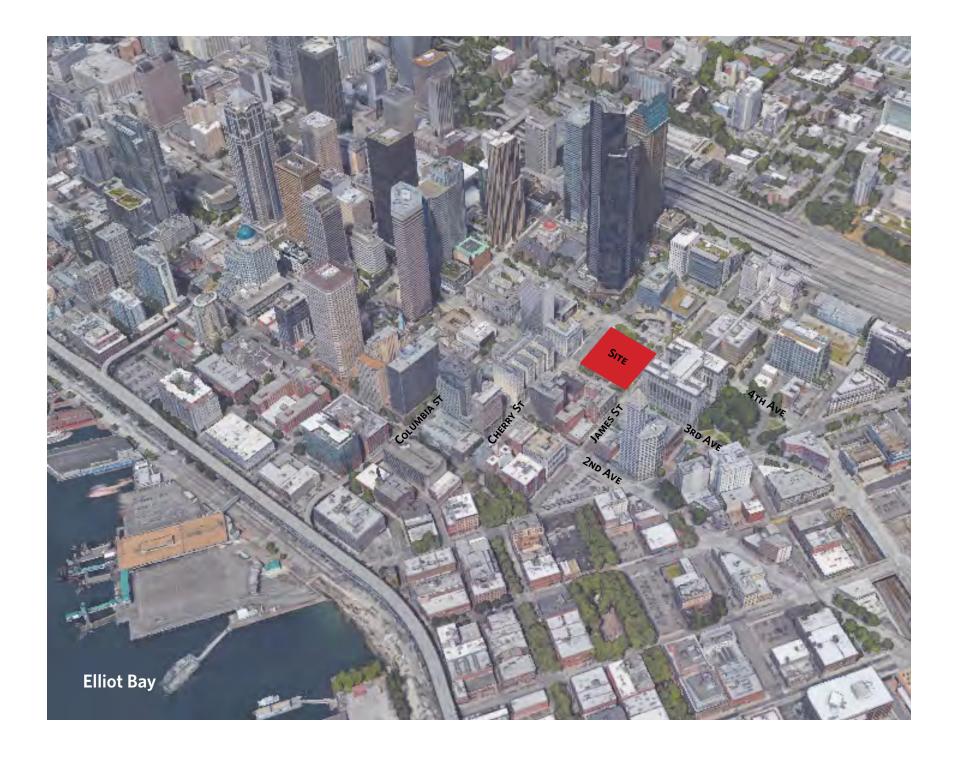


3.4 Surrounding Uses

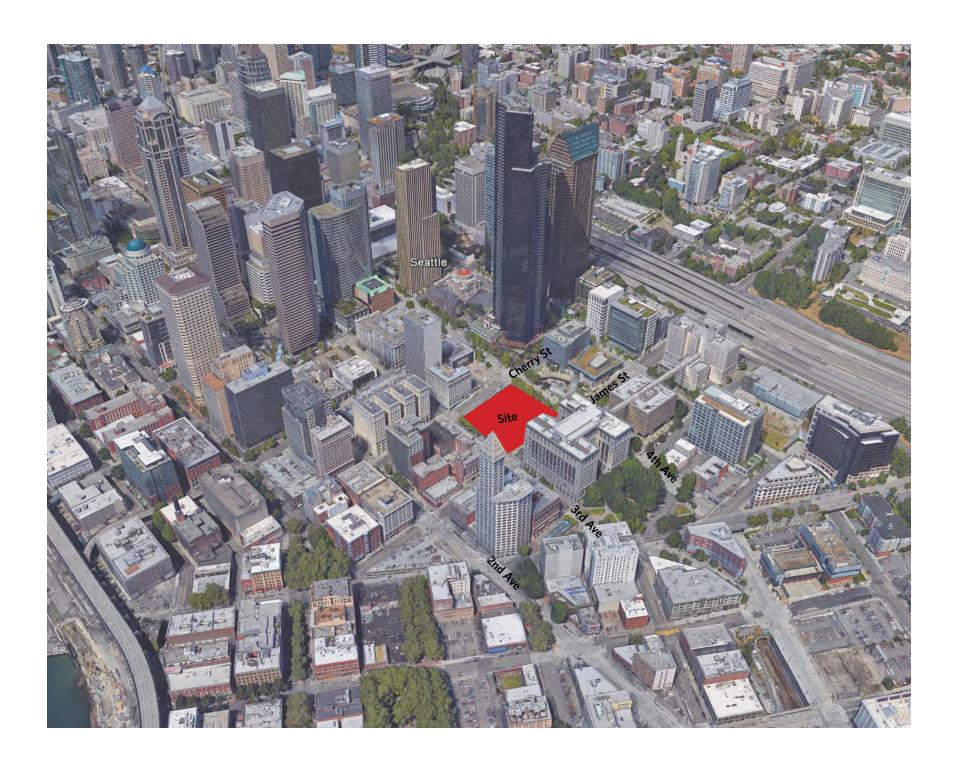


3.5 Bird's Eye Views

3.5.1 View Looking North



3.5.2 View Looking South



Nine Block Bird's Eye View

The project site has an area of 57,306h sf. The frontage on 3rd Avenue and 4th measure 238' and the frontage on Cherry Street and James Street measures 225'. The site is currently a construction site due to the abandonment of a previous project.

The site is characterized by a steep topography, and slopes down 38' from the north corner of 4th Avenue (112') to the south corner (74'). The site also slopes down 16' from the east corner (98.5') to the west corner (82.5').

Neighboring buildings include predominant towers

and historical buildings. Immediately in the northwest frontage is a 100-story project tower with residential, hospitality, and retail. To the east of this tower, at 888 2nd Avenue, another 60-story tower is planned.

To the west of the site, two historical buildings with direct impact on the project can be found: the Arctic Club and the Dexter Horton Building. To the south corner, two other significant buildings face the site: the Lyon Building and the L.C. Smith Building. Furthermore, Seattle's oldest skyscraper can be seen from the site, built between 1910 and

1914 and measuring 522'. Another important building stands to the east of the site, City Hall. It has a strong relationship with its exterior public space; which includes plazas and a large staircase.

Pioneer Square, a light rail and bus station are also present at the south-west frontage. Due to its proximity to public transportation, the site offers excellent connections to the city of Seattle.



Historic Building (See 3.5) Proposed Building

(See 3.6)

Historic Buildings

- 1. Arctic Building, 306 Cherry St
- 2. Dexter Horton Building, 710 2nd Ave
- 3. Seattle National Bank, 720 2nd Ave
- 4. L.C. Smith Building, 506 2nd Ave

5. Chamber of Commerce, 215 Columbia St

6. Lyon Building, 607 3rd Ave

Proposed Buildings

- 14. 888 2nd Avenue, proposed 60 story mixed use building with office and retail. NBBJ Architects
- 15. 701 4th Avenue, proposed 100 story building with residential, hotel, and retail. LMN Architects
- 16. 801 5th Avenue, proposed 43 story office and hotel building. Zimmer, Gunsul, Frasca Architects Ilp

3.6 Streetscapes

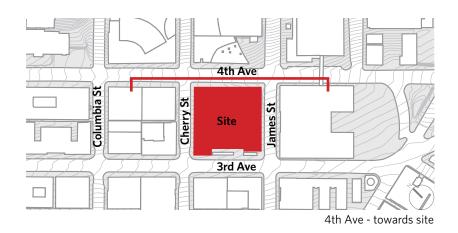






















3.7 Public Open Space



Parks and Squares



1. Occidental Square



4. Prefontaine Place



2. Pioneer Square



5. Union Station Square



3. City Hall Park



6. Danny Woo Community Garden & Kobe Terrace

3.8 Historic & Existing Buildings

3.8.1 Pioneer Square



Historic Buildings & Landmarks



1. The Iron Pergola, 600 1st Ave $\,$



4. Colman Building, 811 1st Ave



2. Pioneer Building, 600 1st Ave



5. Leamington Hotel & Apartments, 316 Marion St.



3. Smith Tower, 500 2nd Ave



6. Hoge Building, 705 2nd Ave

3.8.2 Immediate Context

Historic Buildings



1. Arctic Building, 306 Cherry St



4. L.C. Smith Building, 506 2nd Ave



2. Dexter Horton Building, 710 2nd Ave



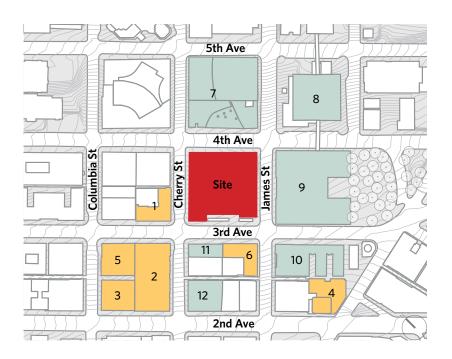
5. Chamber of Commerce, 215 Columbia St



3. Seattle National Bank, 720 2nd Ave



6. Lyon Building, 607 3rd Ave



Existing Buildings



7. Seattle City Hall, 600 4th Ave



10. The Morrison, 509 3rd Ave



8. King County Administration Building, 500 4th Ave



11. St Charles, 621 3rd Ave



9. King County District Court, 516 3rd Ave



12. Courtyard by Marriott, 612 2nd Ave

3.9 Iconic & Proposed Buildings

Iconic Buildings



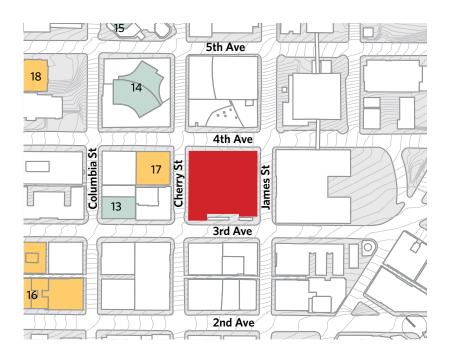
13. Seattle Metropolitan Credit Union, 772 3rd Ave



14. Columbia Center, 701 5th Ave. Chester L. Lindsey Architects



15. Seattle Municipal Tower, 700 5th Avenue, Bassetti Architects



Proposed Buildings



16. 888 2nd Avenue, proposed 77 story mixed use building with office and retail. NBBJ Architects



17. 701 4th Avenue, proposed 100 story building with residential, hotel, and retail. LMN Architects



18. 801 5th Avenue, proposed 43 story office and hotel building. Zimmer, Gunsul, Frasca Architects Ilp

3.10 Site Photos



5. View east along Cherry St



6. View south along 3rd Ave



7. View north along 4th Ave



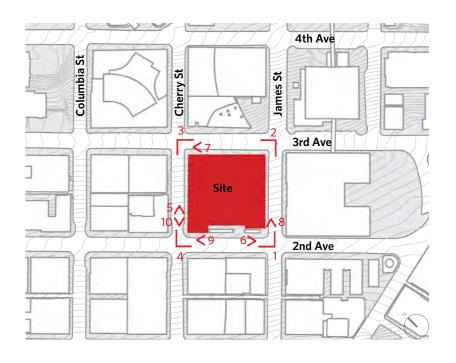
8. View east along James St



9. View north along 3rd Ave



10. View west along Cherry St





1. 3rd & James



2. James & 4th

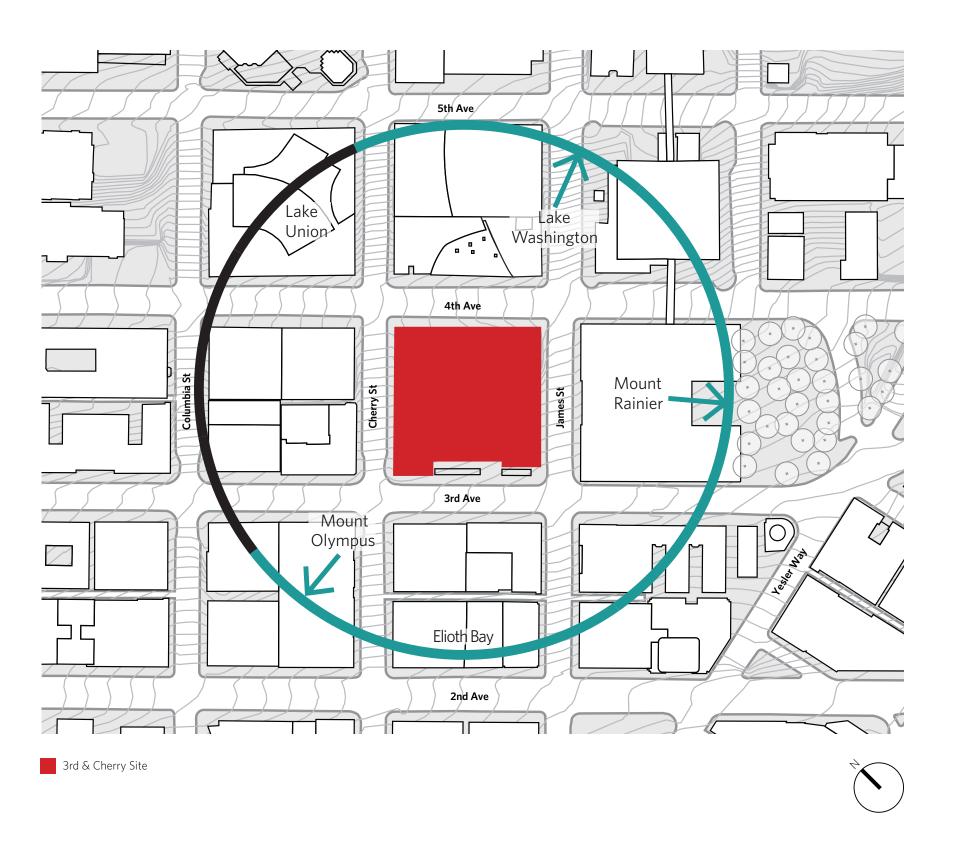


3. 4th & Cherry



4. 3rd & Cherry

3.11 Views



3.12 Topography

Main entrances into commercial buildings are generally located along 3rd Avenue which has the shallower slope. The steep slopes of Cherry St and James St limits the number of building entrances. The site slopes down from 4th Avenue toward 3rd Avenue over one full story.

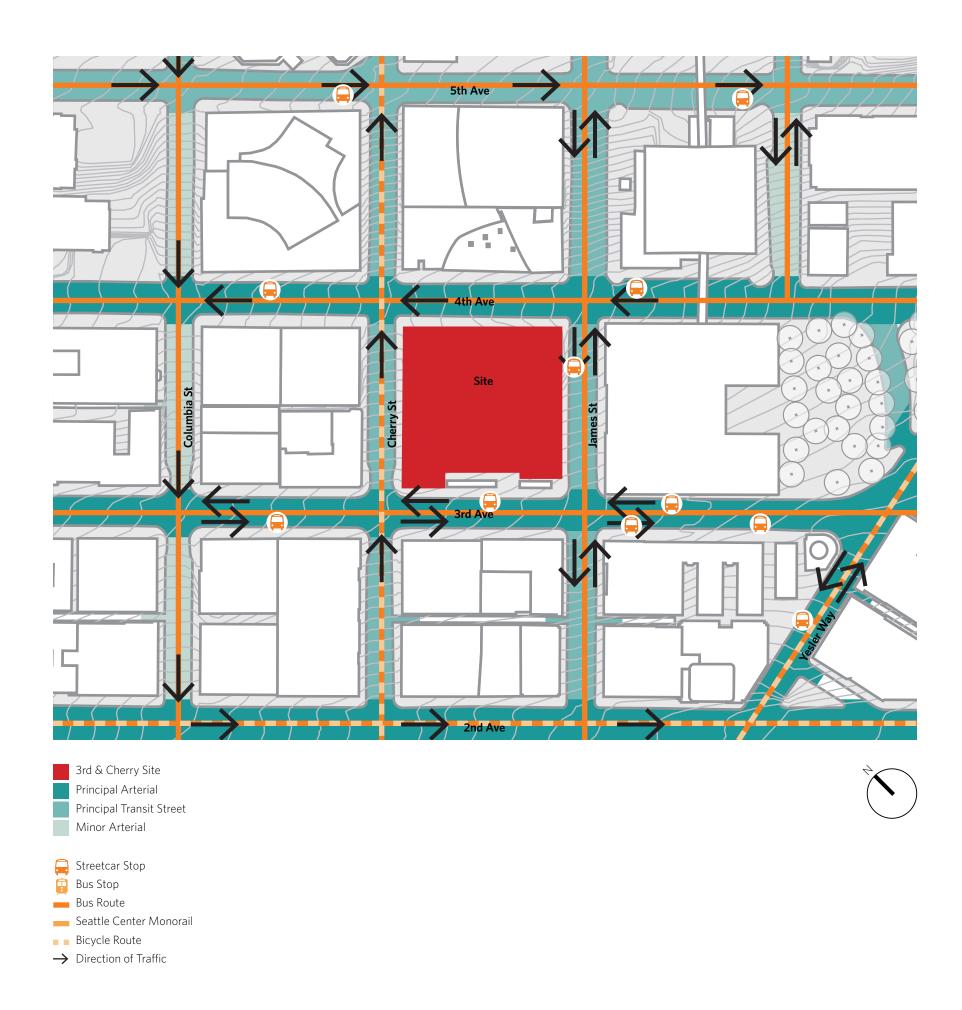


37

3.13 Traffic Pattern

At the heart of Seattle's commercial core, 3rd & Cherry's site is located along many transit routes, with metro and bus transit accessible in every direction. It is also very bike accessible for those using alternative means.

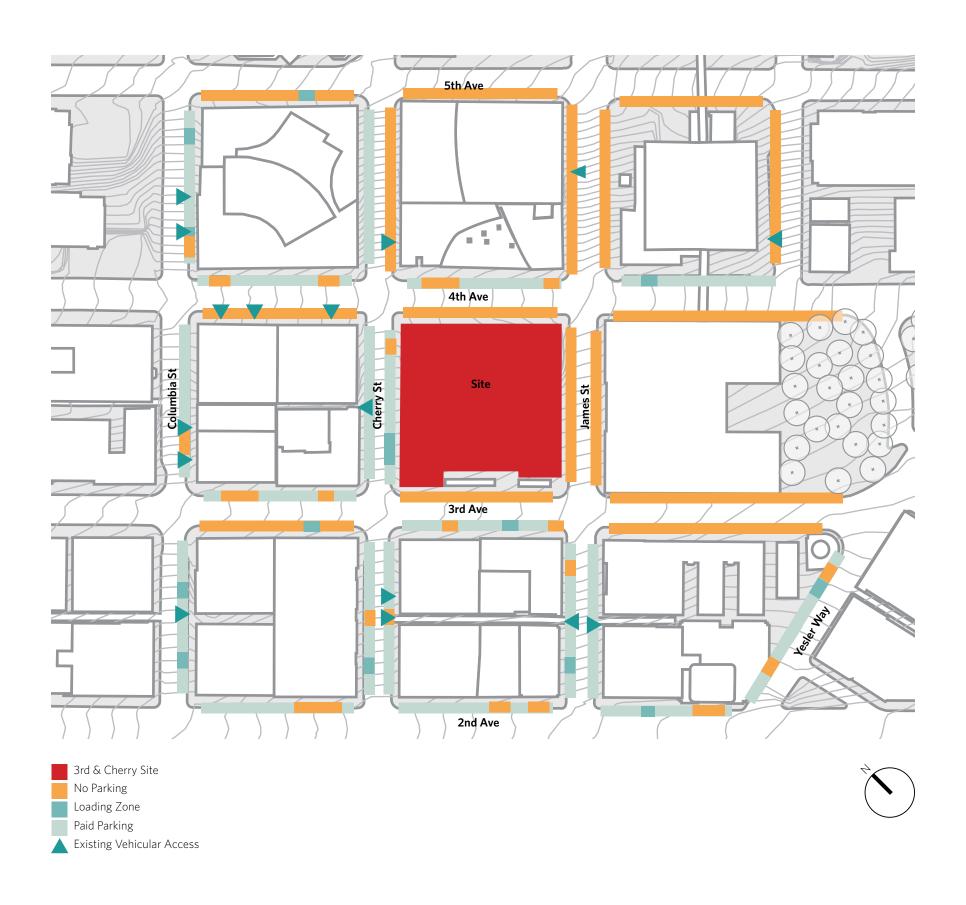
3rd Avenue is a major transit route with RapidRide and Metro Transit shelters fronting the site.



3.14 Existing Vehicular Access

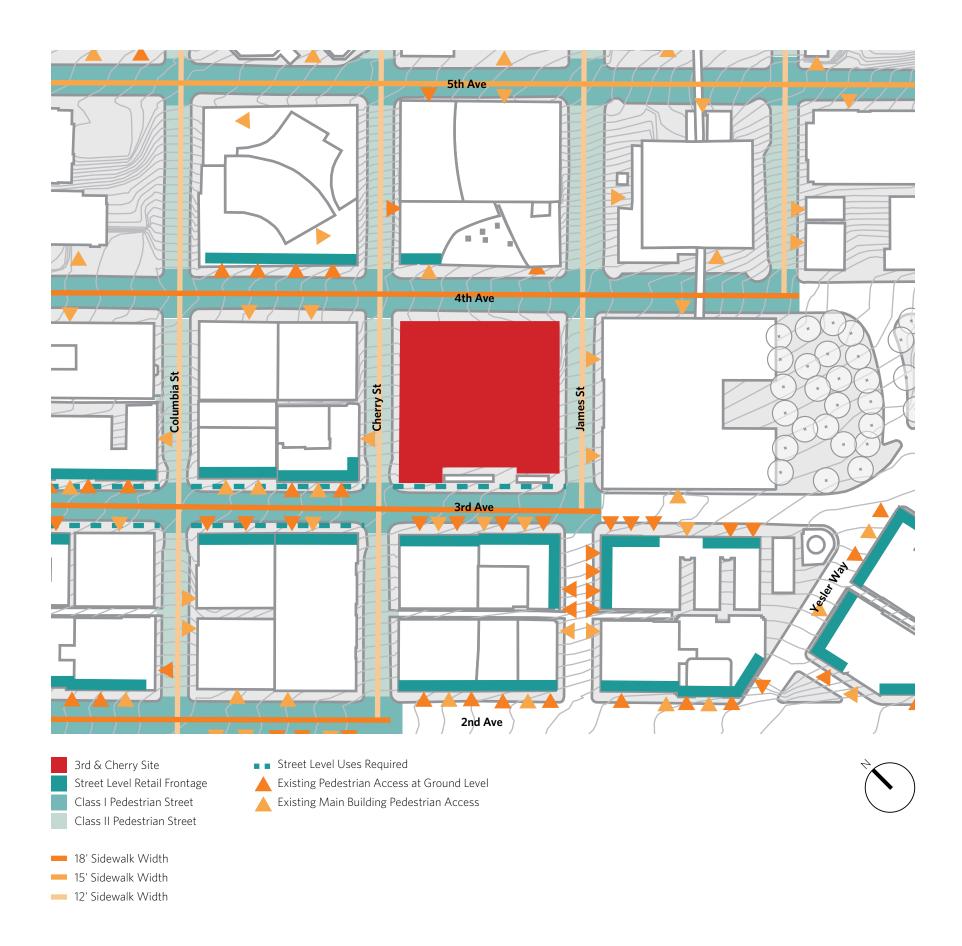
Vehicular access into parking structures below buildings is typically from the alley. Surface and garage parking lots in close proximity to the site are typically accessed from the street, with several public parking garages along Cherry Street

Paid parking spots are available along most streets around the site. Loading zones are typically located along mid-block alleys.



3.15 Existing Pedestrian Access

Buildings adjacent to and facing the site typically have GF retail access. The majority of pedestrian building access is along the N/S avenues due to their relative flatness. Buildings to the west of the site typically have GF retail access. Buildings along Cherry St and James St are not as accessible due to the steepness of their slopes. The majority of pedestrian building access is along 2nd and 3rd Avenues due to their relative flatness.

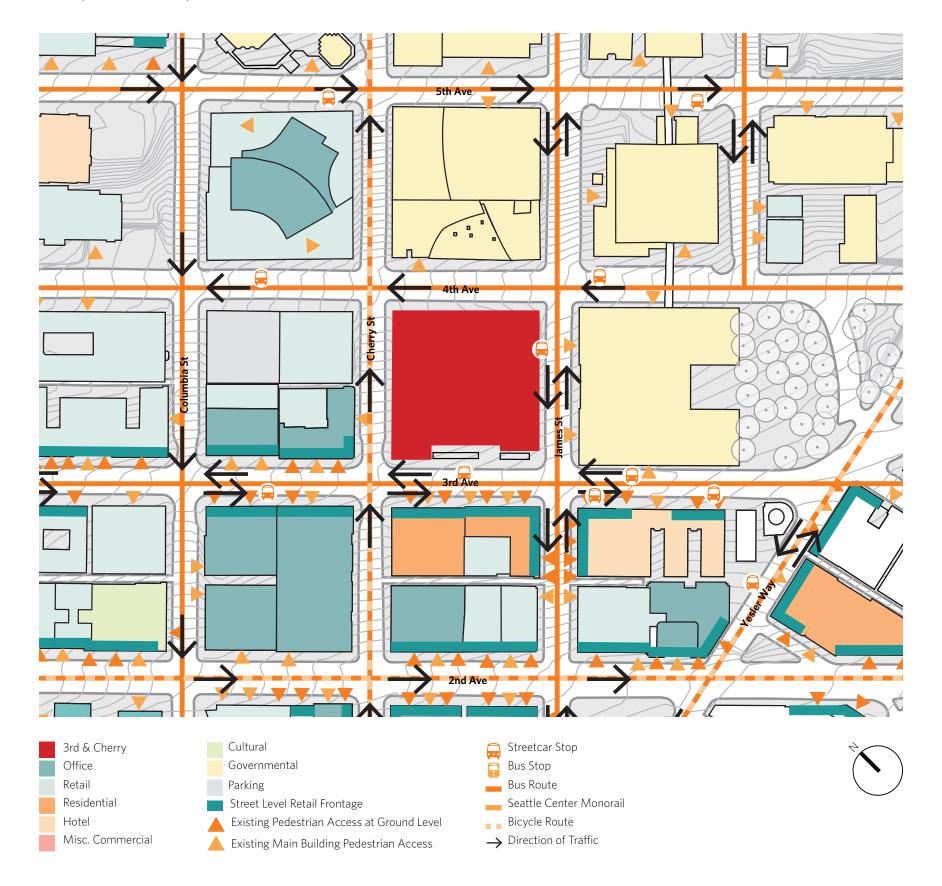


3.16 Composite Site

The preceding urban and site analysis helped shape the proposal:

- 1. Create an active sloped plaza in relationship with City Hall and the commercial/business neighborhood.
- 2. Activate the pedestrian realm along the plaza with restaurant and retail.
- 3. Ensure the main access is centrally located within the building.
- 4. Locate vehicular access & loading areas along Cherry Street or James Street to ensure major streets (3rd Ave & 4th Ave) aren't disturbed.

5. Preserve views from existing buildings while offering views to the waterfront from the new proposed building.



41

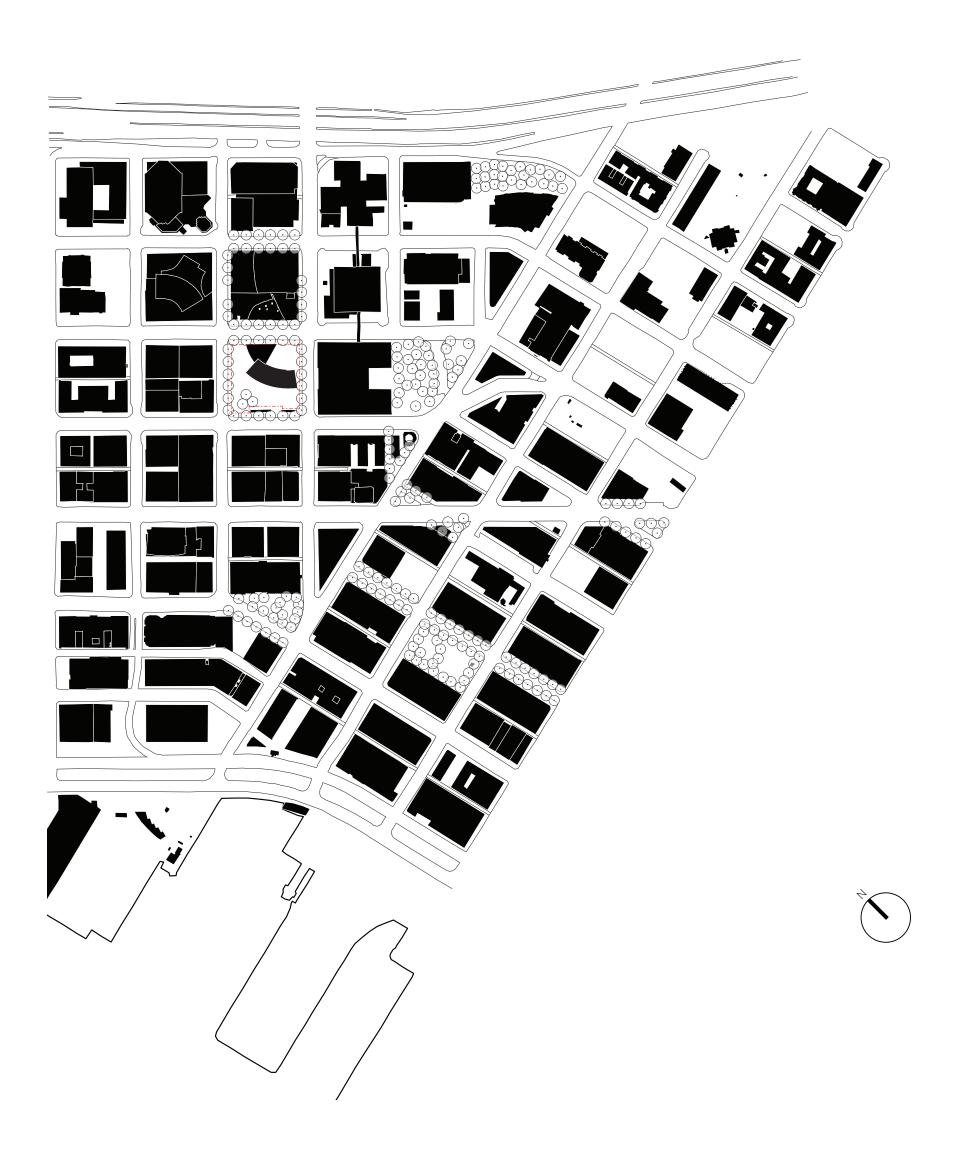
Urban Design Analysis

4.1 Design Parameters

4.1.1 Contextual Design Parameters

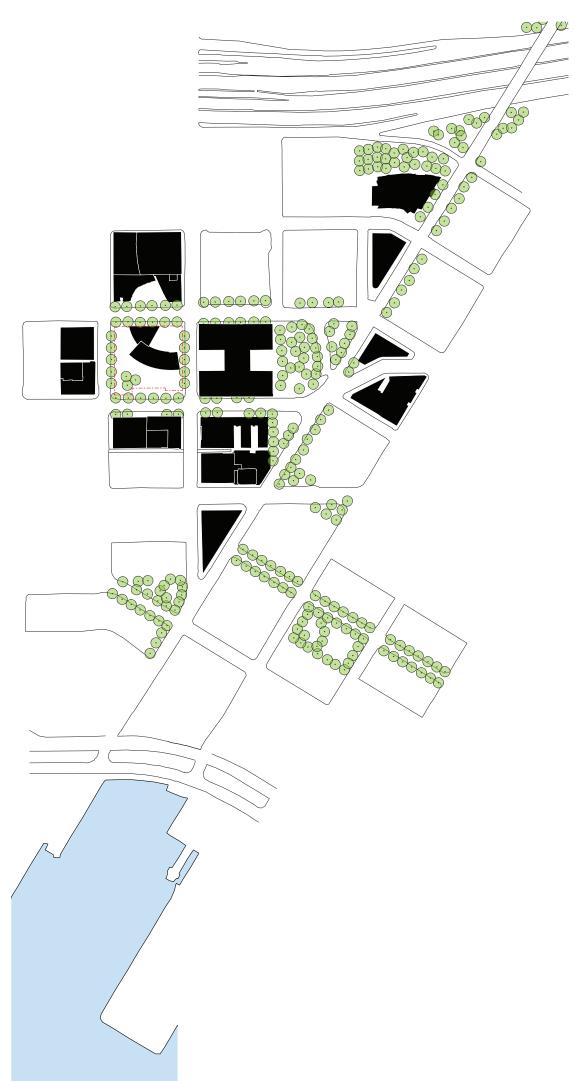
4.1.1 Figure Ground Diagram

This diagram showcases how the site's built form exists within the greater urban fabric of both downtown Seattle and Pioneer Square.



4.1.2 Open Space Diagram

The site's plaza and open space will tie into downtown's existing network of green open space and trees which connect to Yesler Way, hence extending and connecting to the waterfront.





4.2 Urban Design Analysis

4.2.1 Masterplan Analysis

4.2.1 Seattle Civic Centre Masterplan 1999

Seattle's 1999 Civic Centre Masterplan provided the framework to create a new heart for the city of Seattle. The plan sought to activate public space, maximize sunshine, celebrate the site's steep topography, prioritize public views towards the water and the mountains, extend Cherry Street's streetscape etc. The original scheme illustrated below incorporated a central open space as well as a series of green terraces along James street.



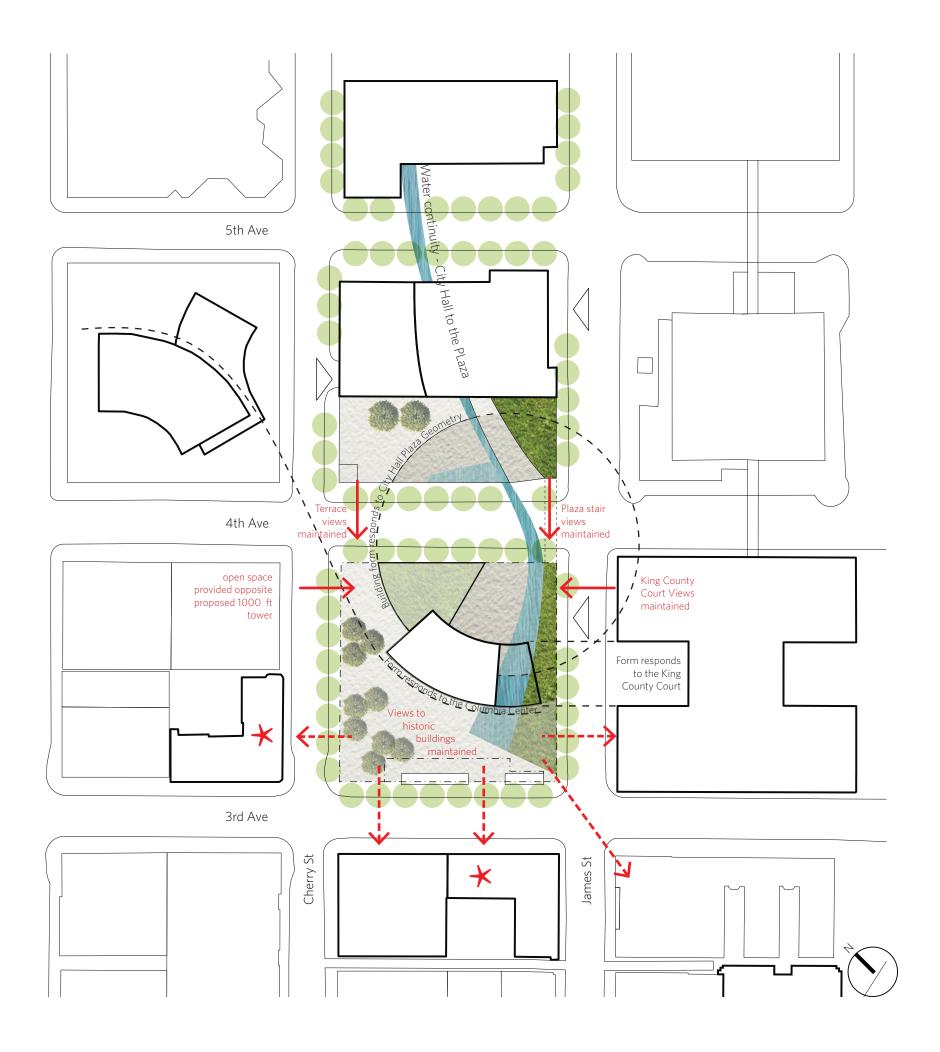
4.2.2 GGN & BCJ Masterplan 2005

Gustafson Guthrie Nichol and Bohlin Cywinski Jackson's 2005 Masterplan evolved from the previous 1999 masterplan introducing curves and an element of water. This water feature flows from the Justice Center all the way down to the plaza.



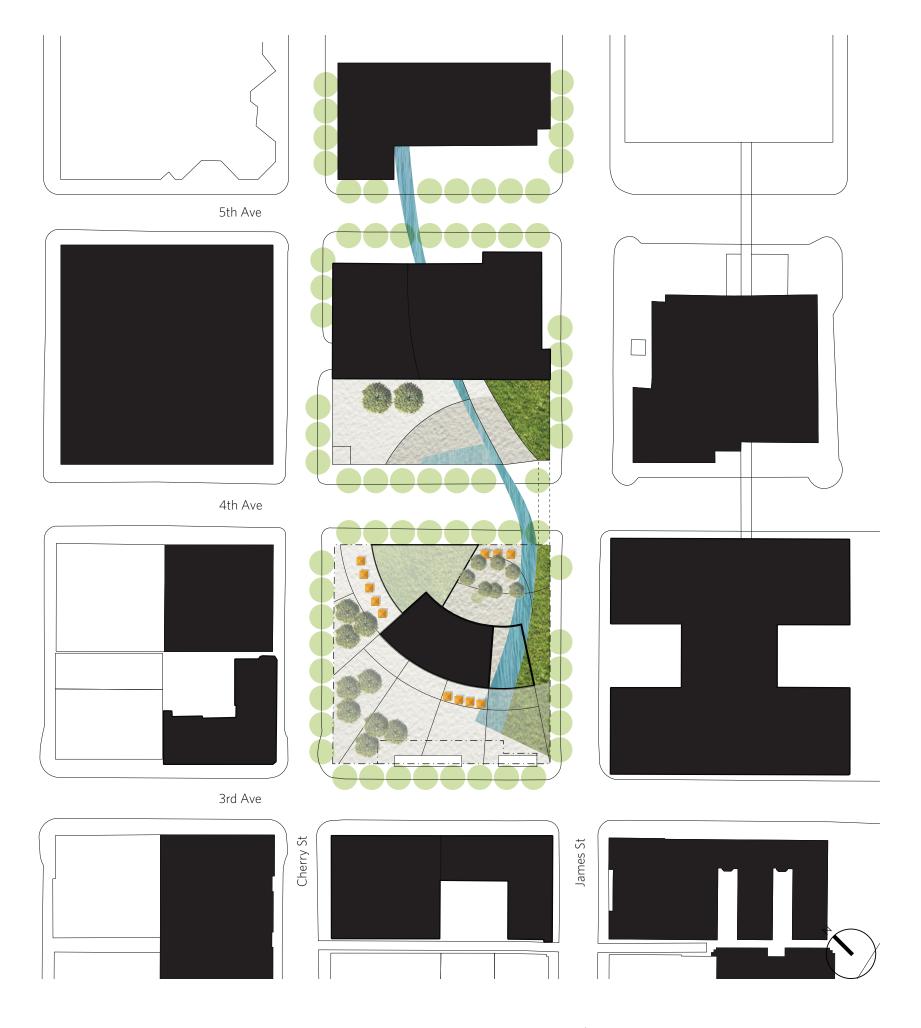
4.2.3 Preferred Concept Diagram 2017

In our preferred concept, we've respected the previous masterplan while introducing new elements. The green terraces along James Street in Seattle's 1999 Civic Masterplan are preserved, and GGN and BCJ's water feature is also featured prominently. Instead of one central plaza, an upper and lower plaza are introduced connecting all four corners of the site. This plan also seeks to respond to neighboring buildings and geometries while preserving views to and from key locations.



Preferred Landscape Concept 2017 4.2.4

The same radial geometry that influenced the building also influences the landscape design shown below. A series of terraces are introduced relating to the different retail spaces spread throughout the building, animating the sidewalks, the plazas, and providing an inviting, sunny, and open space for the public to enjoy.

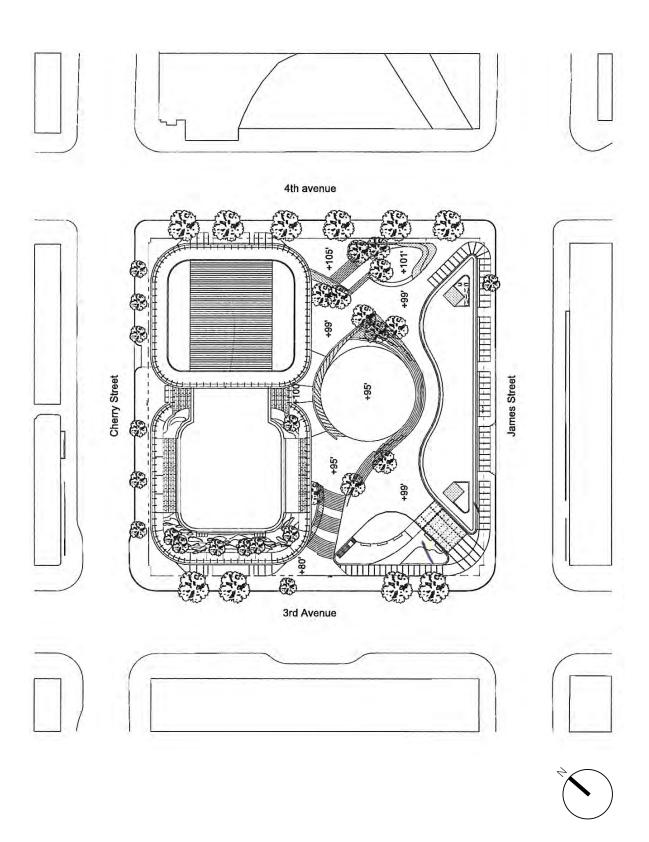


Architectural Concepts

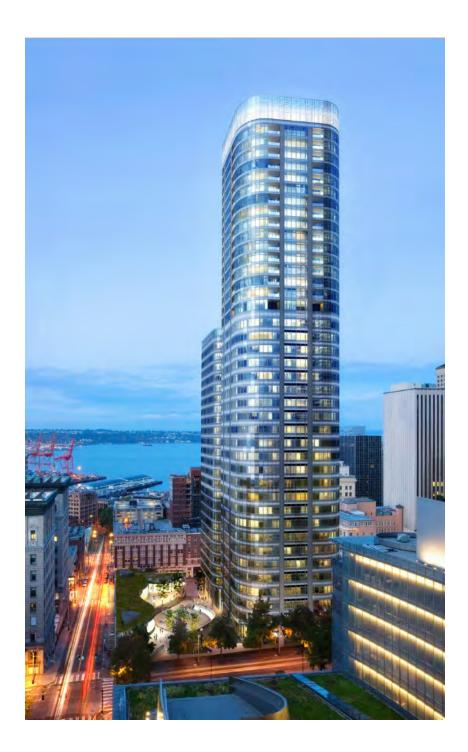
5.1 Previously Approved MUP

5.1.1 Site Plan

The previously approved design on the subject site was a commercial tower with residential units and street level retail, as well as below grade parking facilities. It houses public space to tie into its urban fabric as well as a central amphitheater to provide a performance space.

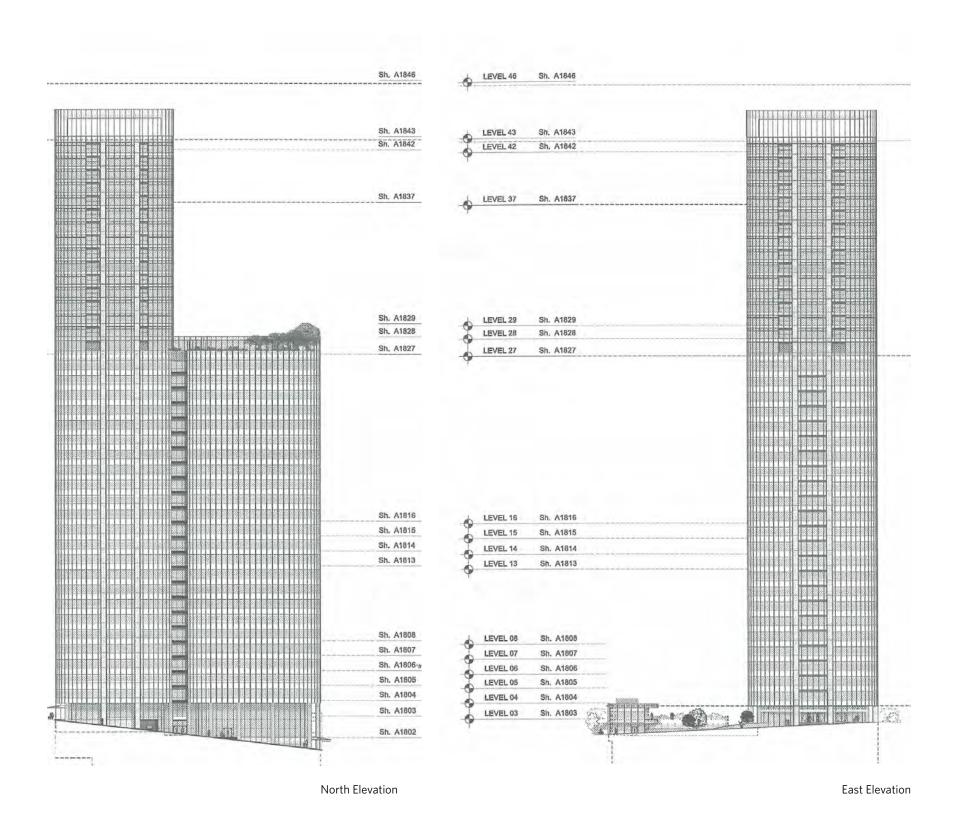


5.1.2 Renderings





5.1.3 Elevations





5.2 Inspiration

5.2.1 Urban Character (Pioneer Square)

This site is located at the edge of downtown Seattle's Pioneer Square neighborhood. This area was once the heart of the city with buildings that date back to 1852. Late nineteenth century brick and stone buildings of Romanesque Revival style architecture are scattered throughout the area. This style is based on medieval and roman architectural forms, materials and details. This historic area offers a different atmosphere than adjacent modernized areas due to its architectural character and human scale.

Taken the sites proximity to Pioneer Square, this project seeks to respect the character, proportions and textures of neighboring historical buildings.











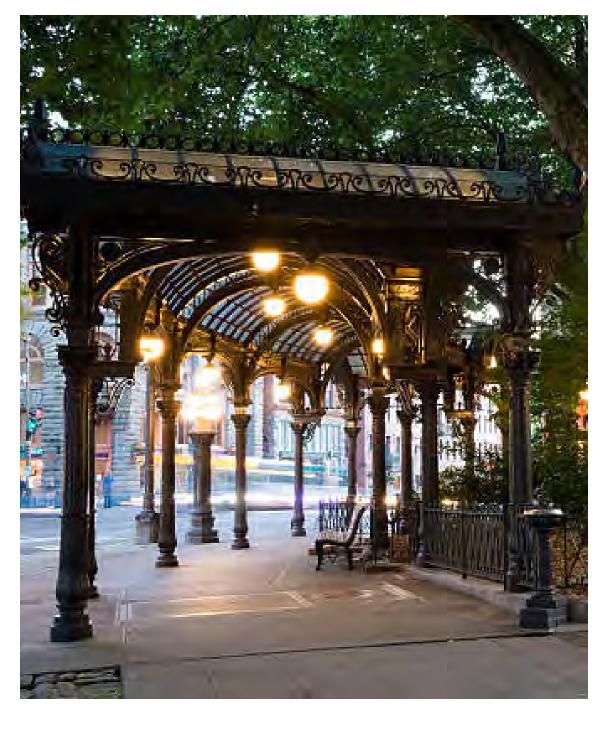


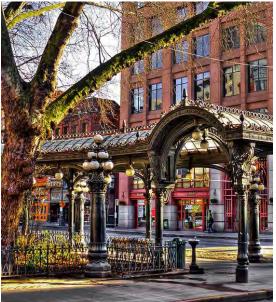
5.2.2 Urban Space (Pioneer Square)







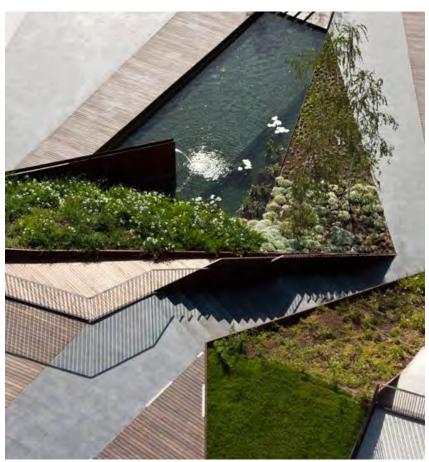






5.2.3 Landscape

The steep slope of the site will be used to create a varied topography that accommodates a wide range of programs and uses. The plaza will host restaurant patio seating, local lush landscaping, water features, a paved plaza and informal seating scattered throughout. The inspiration images shown provide an overview of the quality and variety of the spaces proposed.



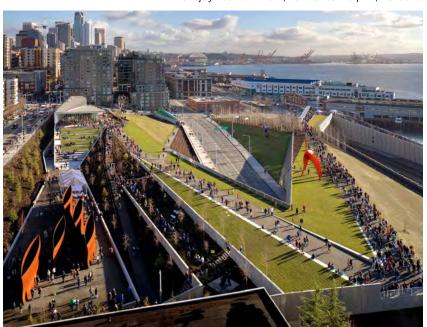
Forum of Granada, Federico Wulff Barreiro & Francisco del Corral, Spain



Ira Keller Fountain, Lawrence Halprin, Portland



Lovejoy Fountain Park, Lawrence Halprin, Portland



Olympic Sculpture Park, Weiss Manfredi, Seattle



Paley Park, New York



Lovejoy Fountain Park, Lawrence Halprin & Charles Moore, Portland

5.2.4 Urban Design & Architecture

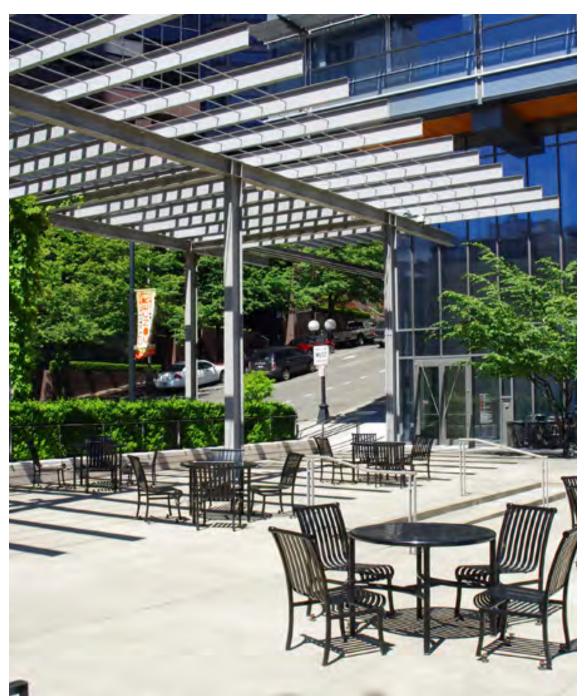
This site is located at the intersection of multiple skyscrapers and civic buildings indicative of various time periods and styles.

The earliest buildings built surrounding the site are the Arctic Building and the King County District Court. Both buildings date back to 1916 and were built in a Beaux-Arts style. Further in the distance stands the Smith Tower, Seattle's first skyscraper built in 1914, both a historical and cultural icon.

In 1985, the Columbia Centre was built to the north of the site and is currently the city's tallest tower. It could soon be surpassed by a proposed neighboring tower, 4th and Columbia (4/C).

Seattle City Hall was completed in 2005 and is located to the Northeast of the site. This largely transparent postmodern building hosts a public plaza with terraced limestone and concrete landforms which integrate the building into the steep topography of the site. The footprint of the plaza lies in the footprint of the original city hall.

Our proposal, similar to the buildings that surround it, will be indicative of its time and place. It will rise towards the adjacent Columbia Centre and 4/C towers, while respecting the character and scale of neighboring historical buildings. The plaza will also be designed to respond and extend City Hall's existing plaza, a gathering space for the surrounding community as well as visitors.



City Hall Elevated Plaza, Seattle



Smith Tower, Seattle

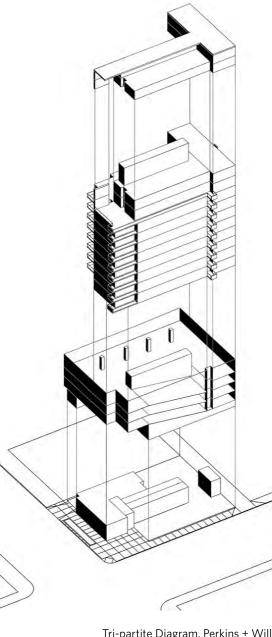


Arctic Club Hotel, Seattle

5.2.5 Architecture



156 West Superior Condos, Miller Hull



Tri-partite Diagram, Perkins + Will





Top: Unites D'habitations, Le Corbusier Bottom: Empire Hotel, David Chipperfield

5.3 Concept 1

5.3.1 Site Plan

The tower is placed to the South West corner of the site, allowing further separation from City hall and adjacent Columbia Center and Grand Central Garage towers.

Entrances are located throughout the site, off 3rd ave, Cherry St and 4th Avenue. Vehicular access is off of both Cherry St and James St. Loading and parking are located underground.

The public plaza is located on James St, extending City Hall's steps and plaza south to 3rd Avenue.





Bird's Eye View 5.3.2

Pros:

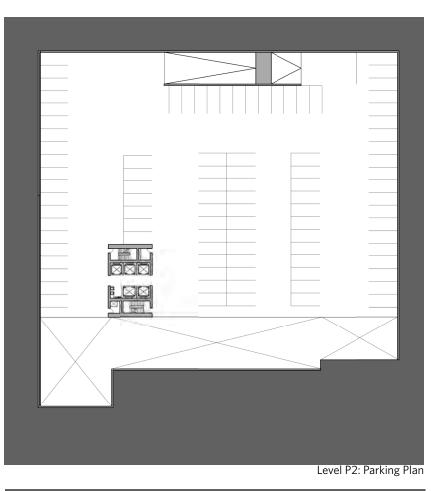
- View from City Hall's steps respected
- Clearly defined extension of the City Hall's steps and plaza
- Large open public plaza (25,000sqft)

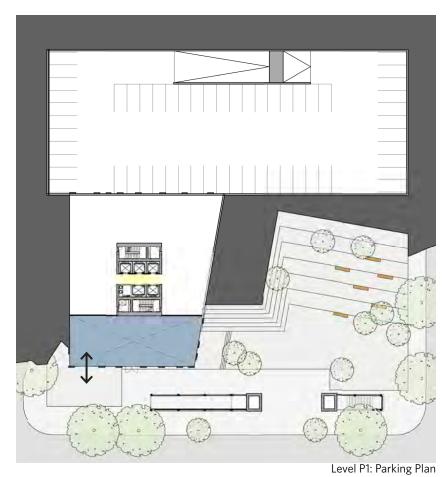
Cons:

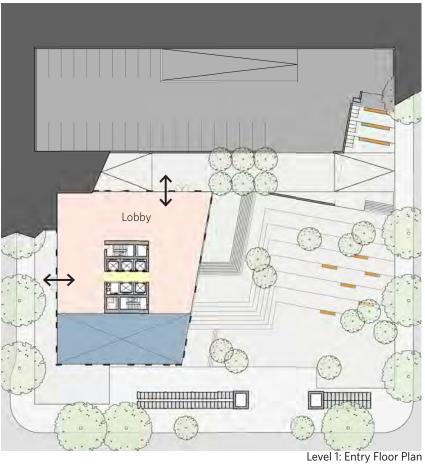
- View from City Hall & its elevated plaza are obstructed
- Minimal tower separation from tall neighboring
- Proximity to proposed 4/C tower

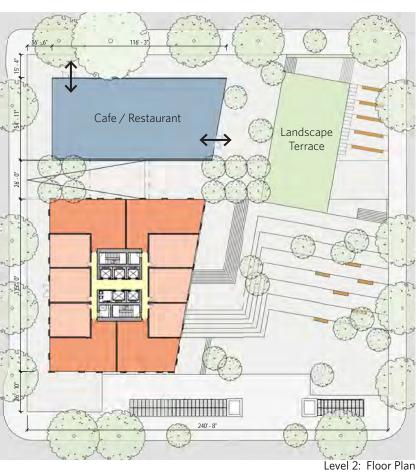


5.3.3 Plans



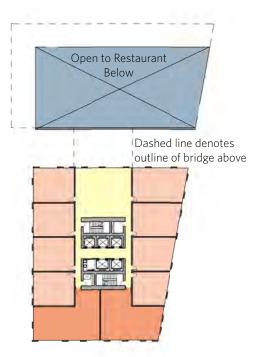




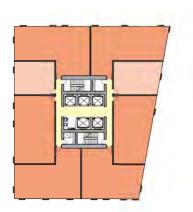


arrow denotes relationship between interior space and landscape/terrace

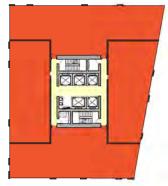




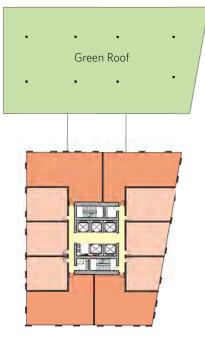
Level 3: Floor Plan



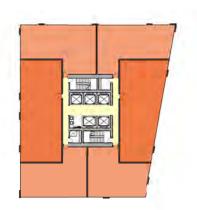
Level 26: Typ. Middle Tower Floor Plan



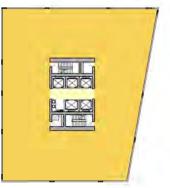
Level 55: Penthouse Floor Plan



Level 6: Typ. Lower Tower



Level 50: Typ. Upper Tower Floor Plan



Level 56: Amenity Floor Plan

Legend

Circulation

Lobby

1 Bedroom Cafe/Restaurant 2 Bedroom

3 Bedroom Penthouse

Amenity

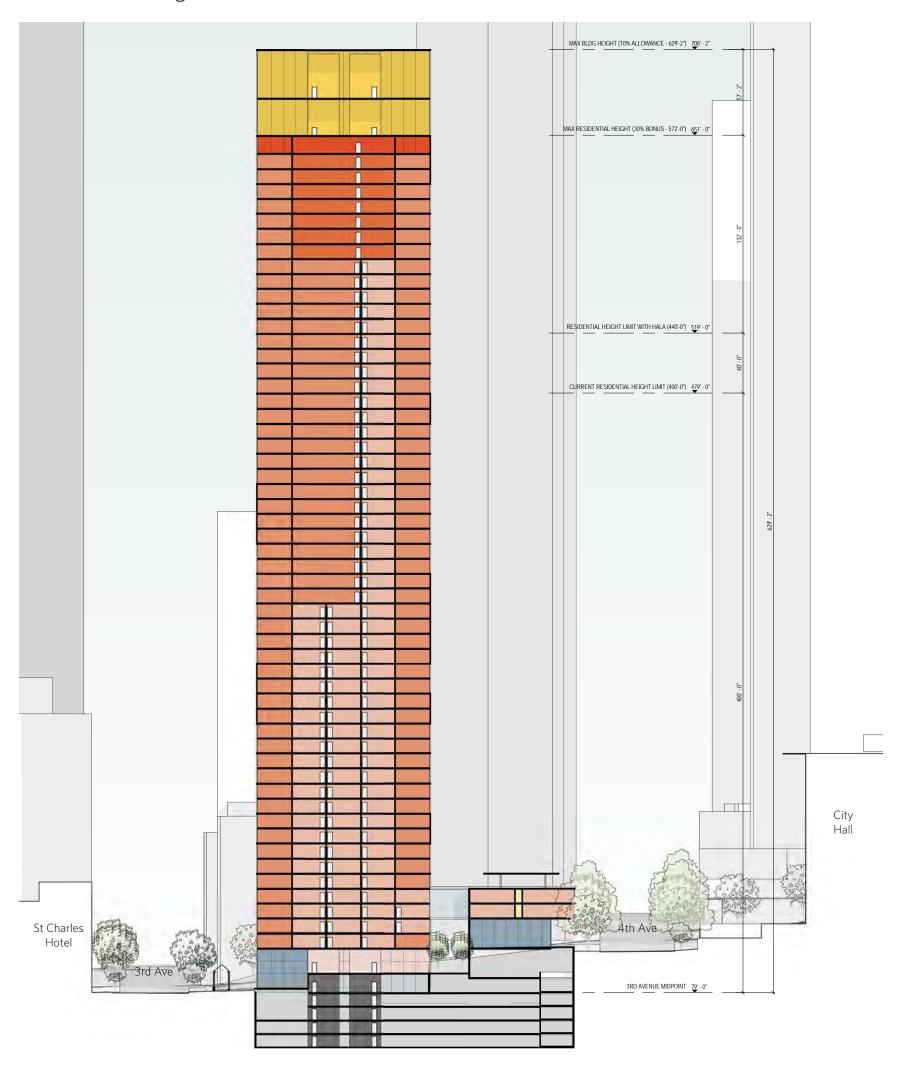
Gym



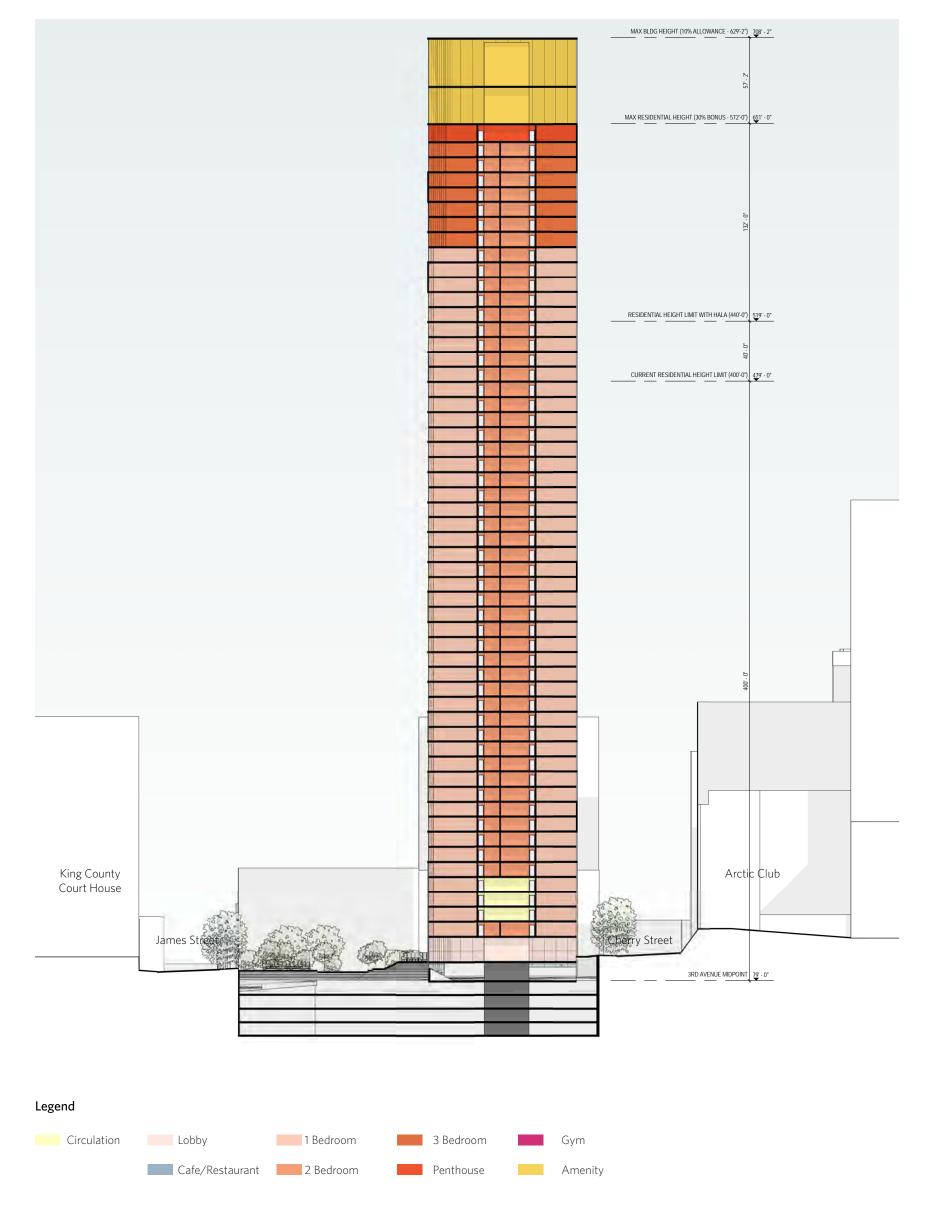
67

5.3.4 Sections

5.3.4.1 Building Section

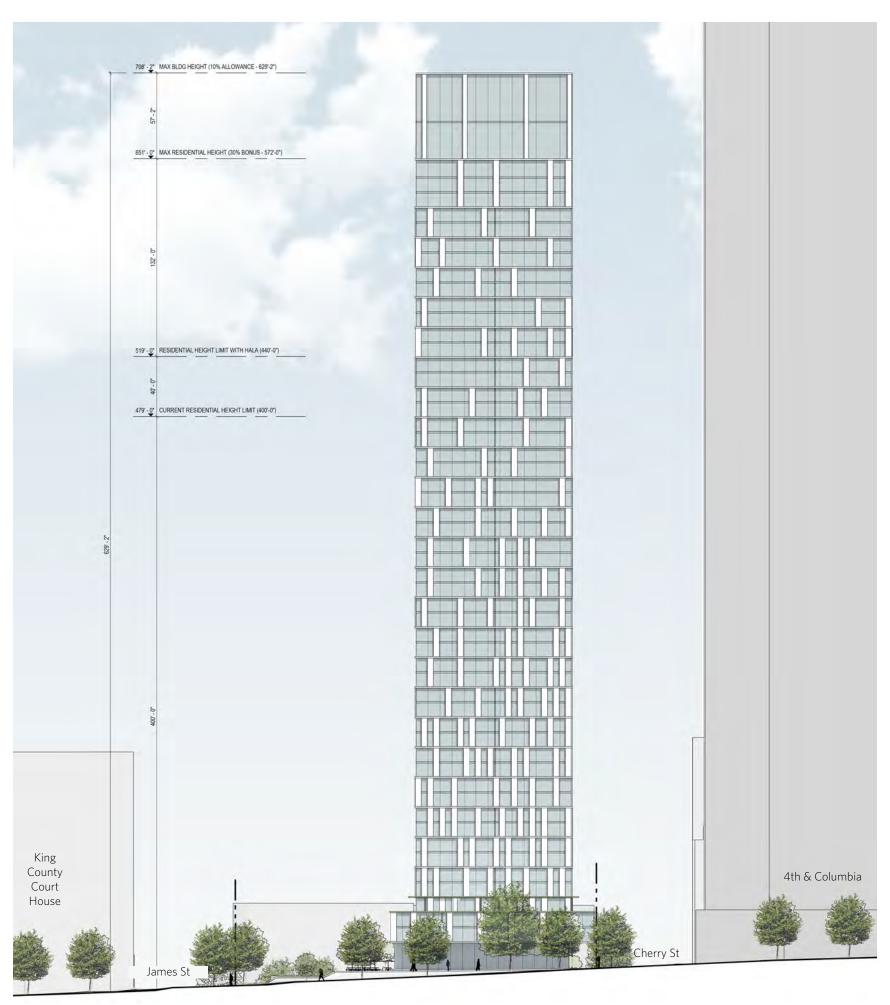


5.3.4.2 Building Section



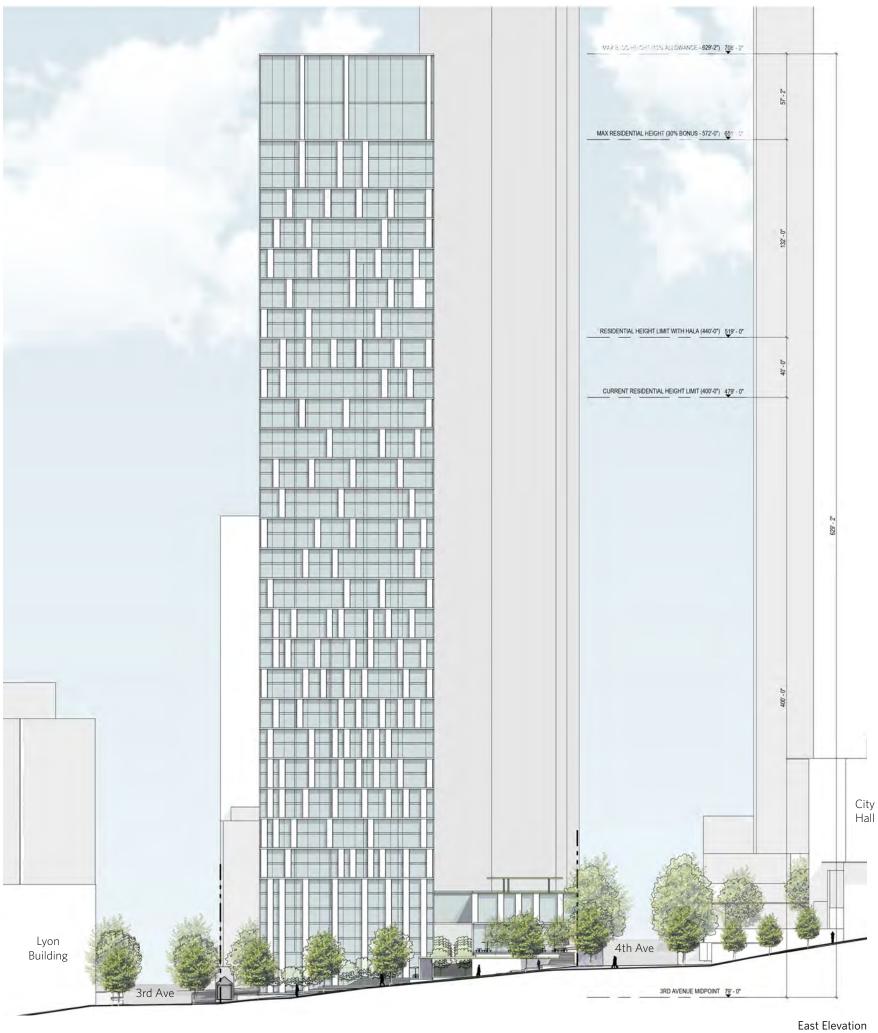
5.3.5 Elevations

5.3.5.1 North Elevation (4th Avenue)

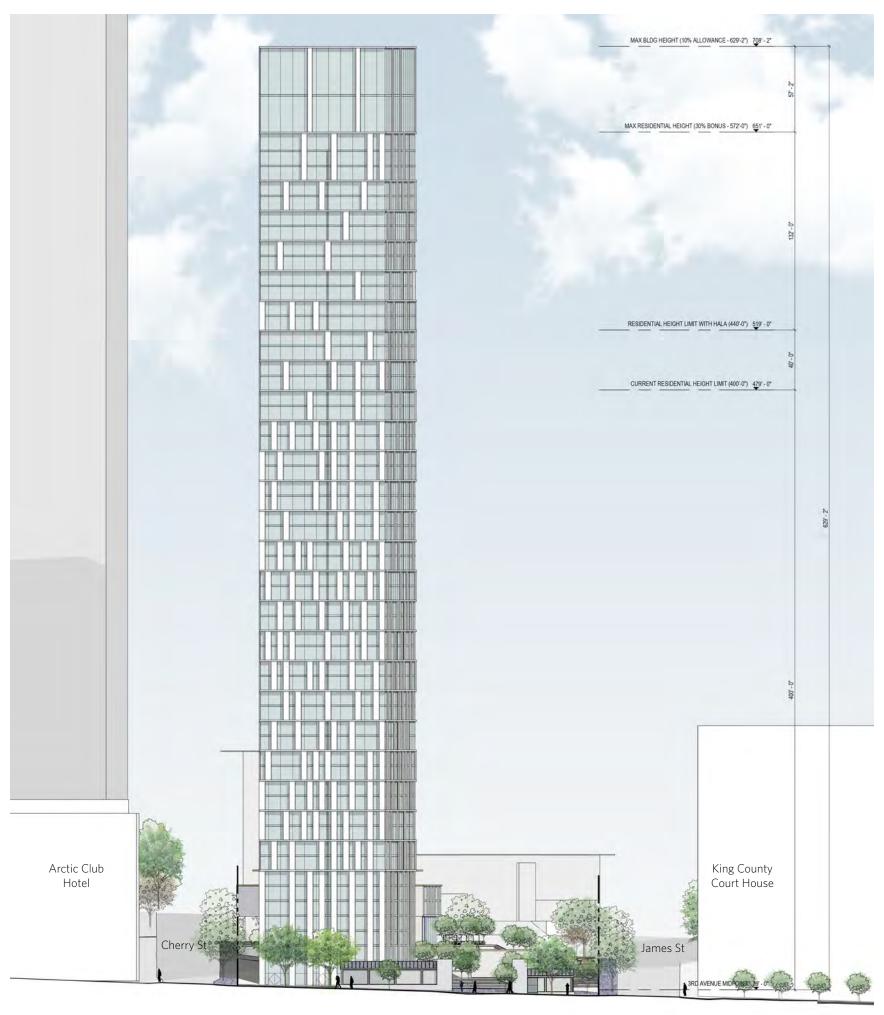


North Elevation

5.3.5.2 East Elevation (James Street)

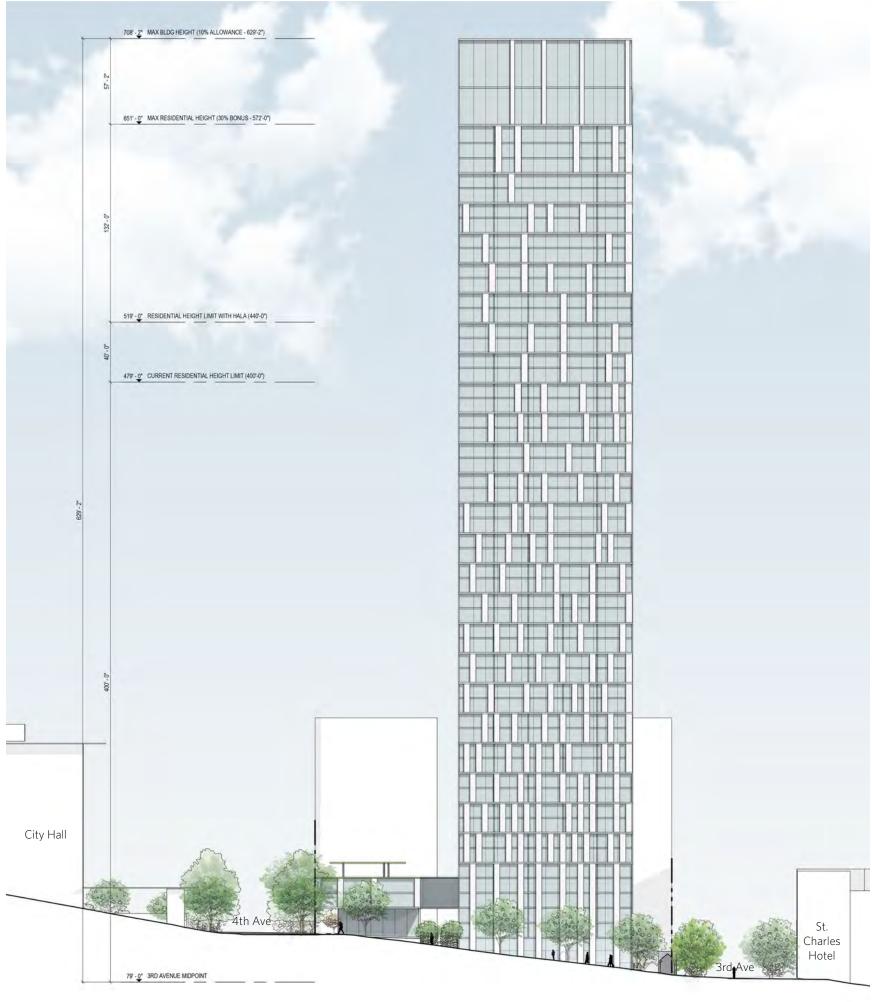


5.3.5.3 South Elevation (3rd Avenue)



South Elevation

West Elevation (Cherry Street) 5.3.5.4



West Elevation

5.3.6 Architectural Character

5.3.6.1 View from City Hall

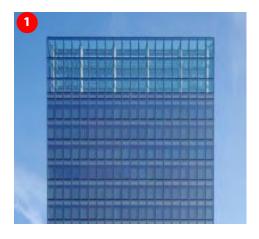


The architectural character of the tower will reflect the architectural diversity of the surrounding neighbourhoods, both Downtown and Pioneer Square.

The base of the tower will be characterized by a highly textured landscape that grounds the building within its site, reminiscent of nearby Pioneer Square. This base will host a restaurant and café that will spill out onto the sites large public plaza.

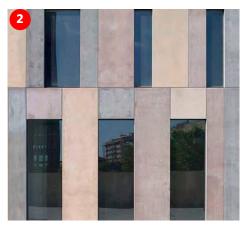
The base of the tower will also form a strong backdrop this plaza, park and gathering place hosting diverse programs and a variety of experiences. Lush greenery, café and restaurant seating, informal seating and water features will be integrated within the steep topography of the site.

The tower in contrast will be a light form w/ textured facade that rises up towards adjacent modern Columbia Centre and 4/C towers.



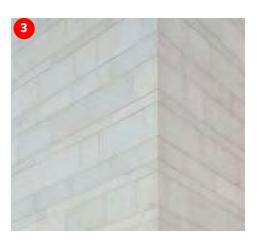














Restaurant/Cafe/Lobby

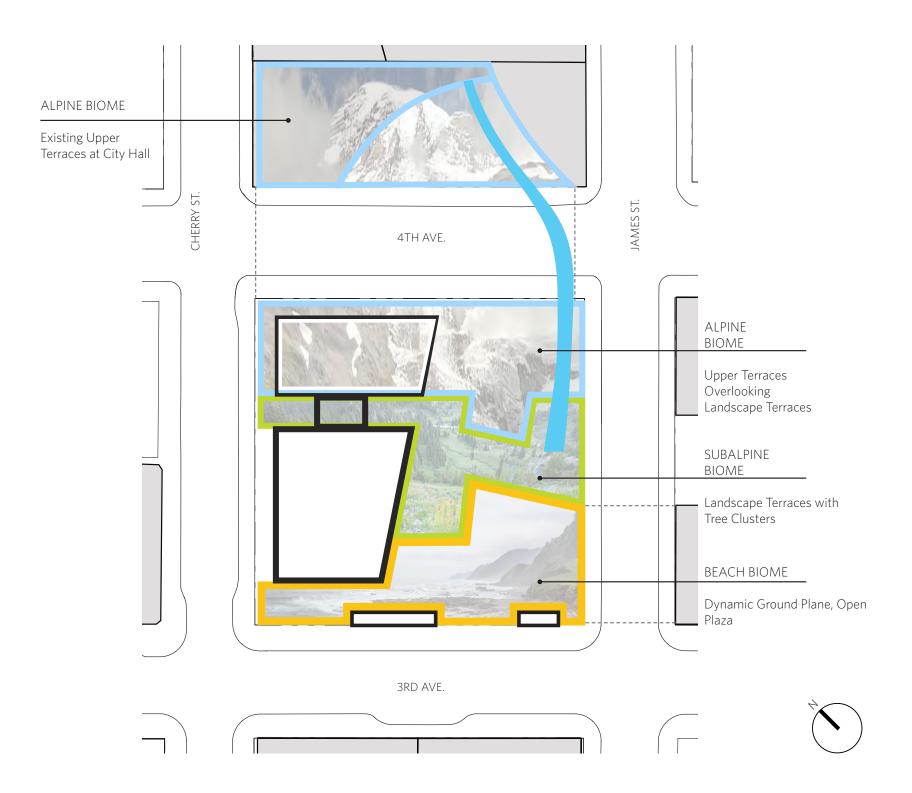




Street Level

5.3.7 Landscape

5.3.7.1 Concept Diagram





Upper Terrace overlooking alpine meadow

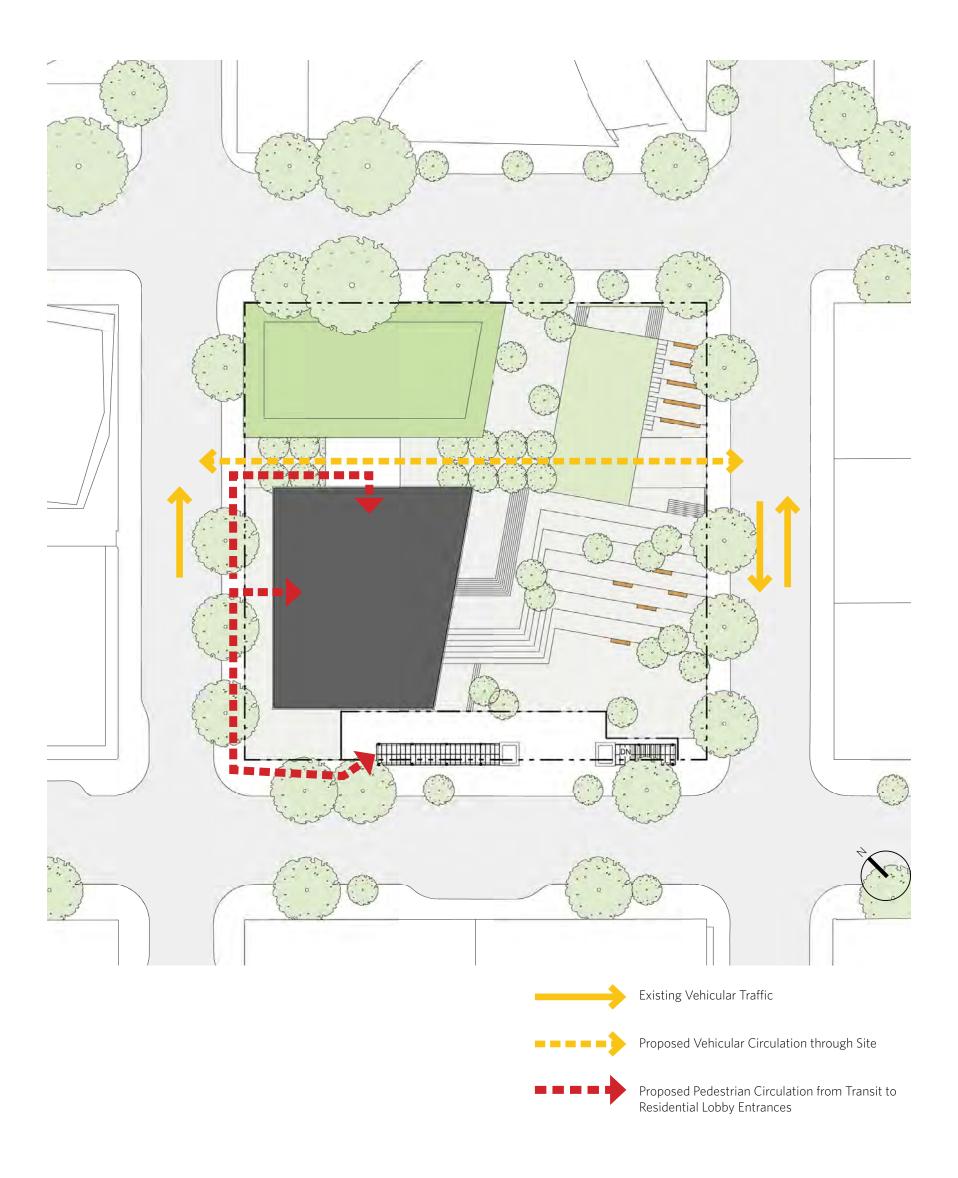


Cafe Terrace overlooking steps and plaza



Rusticated Ground Plane as Reference to Pioneer Square

5.3.7.2 Circulation Diagram (Building Entrances)



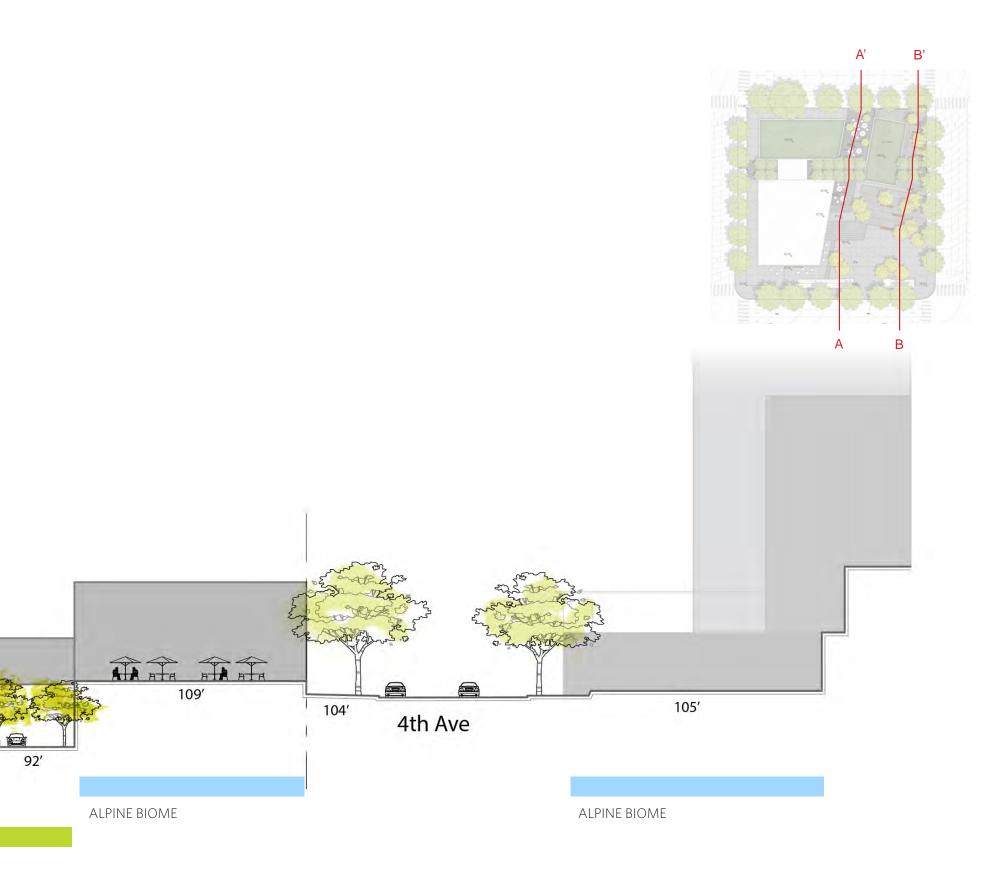
5.3.7.3 Site Plan



5.3.7.4 Landscape Section A-A'







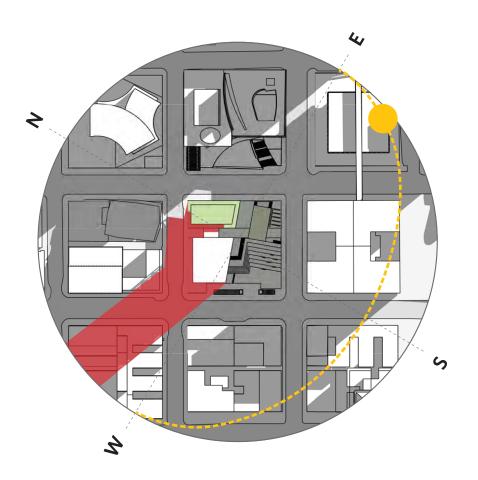


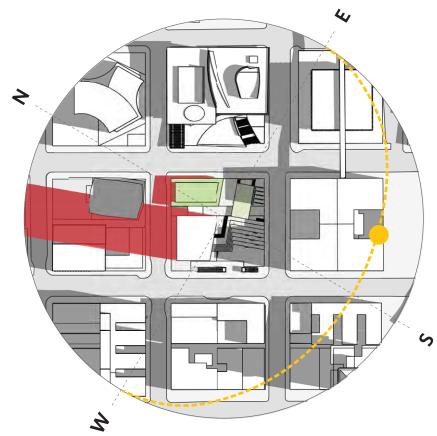
5.3.8 Shadow Studies

5.3.8.1 March / September Equinox

9 am

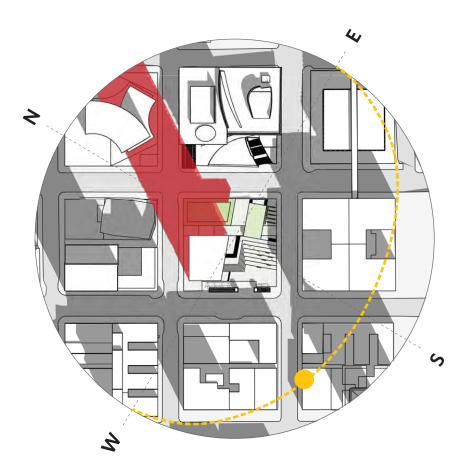
12 pm

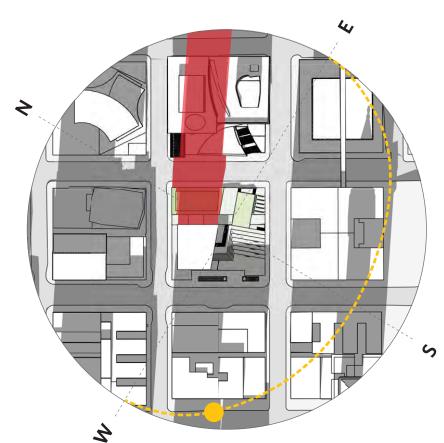




3 pm

5 pm

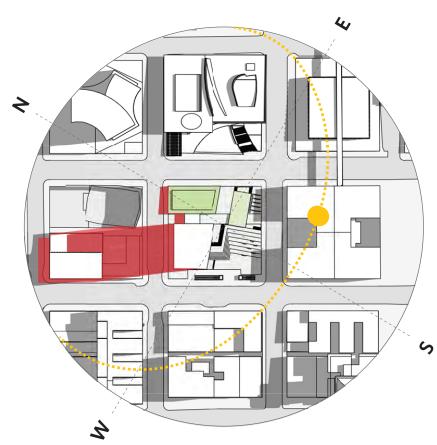




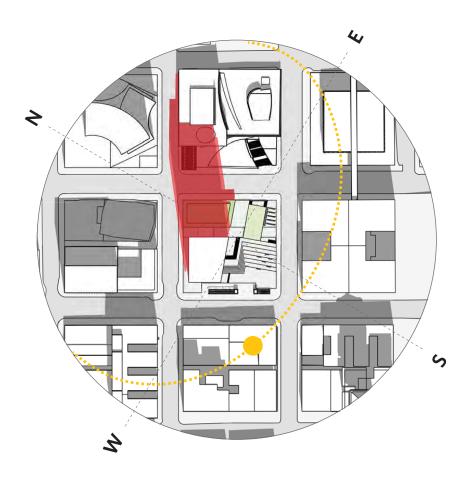
5.3.8.2 Summer Solstice

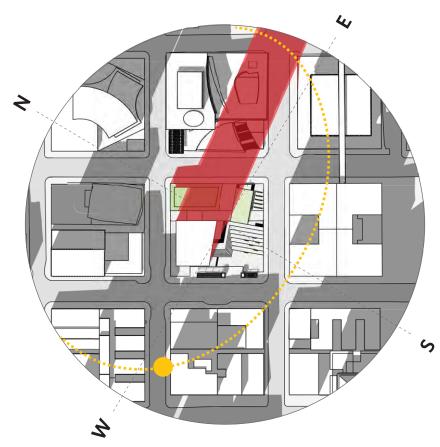
9 am 12 pm





3 pm 5 pm



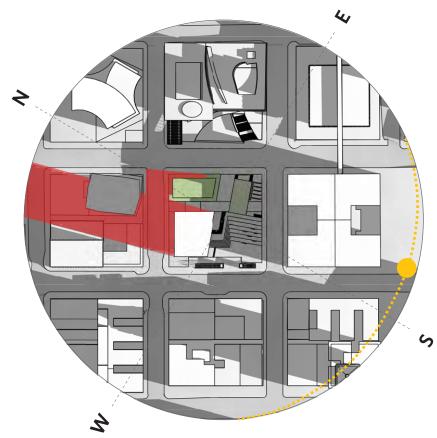




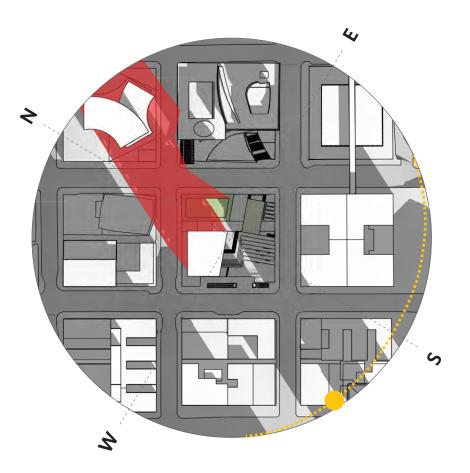
5.3.8.3 Winter Solstice

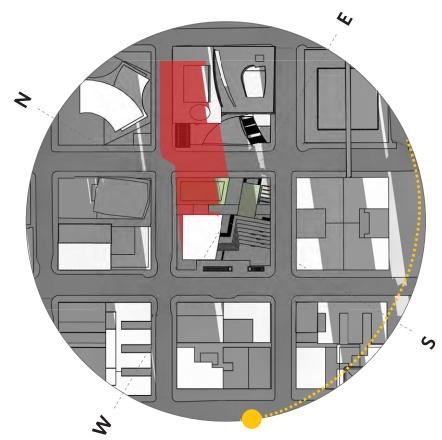
9 am 12 pm





3 pm 5 pm







5.3.9 Views

5.3.9.1 Western View



5.3.9.2 Southern





5.3.9.4 Eye Level Views

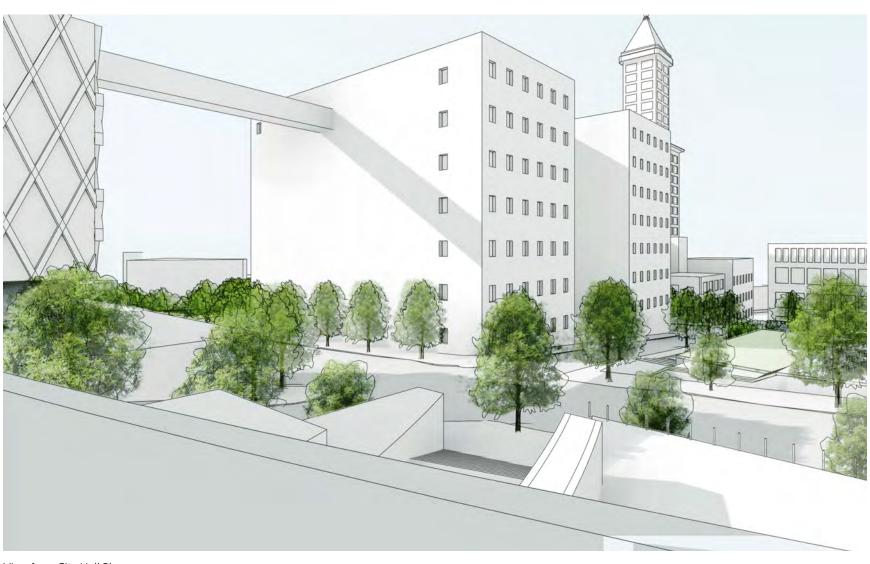


View from Corner of 3rd Ave & Cherry St



View looking northwest from James St

 * Station entrances are rendered as existing, however we do plan to work with Sound Transit to cosmetically improve the entrances to the stations.



View from City Hall Plaza



View from Corner of James St & 3rd Ave

5.4 Concept 2

5.4.1 Site Plan

Entrances are located throughout the site, off 3rd ave, Cherry St and 4th Avenue. Vehicular access is off Cherry St. Loading and parking are located underground.

This curved tower is placed to the West of the site, allowing additional separation from City Hall, Columbia Center and Grand Central Garage towers.

The public plaza is located to the eastern portion of the site, thus clearly extending City Hall's steps and plaza South to 3rd Avenue.





5.4.2 Bird's Eye View

Pros:

- View from City Hall's steps respected
- Clearly defined extension of the City Hall's steps
- Large open public plaza (25,000sqft)
- Improved separation from neighbouring towers

Cons:

- View from City Hall & City Halls' elevated plaza obstructed
- Access to parking is difficult as site slopes down towards James St



5.4.3 Plans

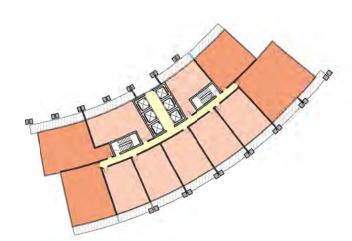




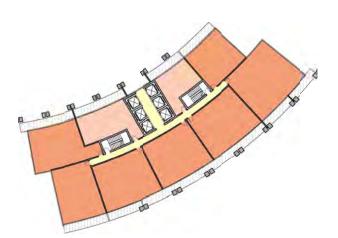
interior space and landscape/terrace



Level 3: Floor Plan



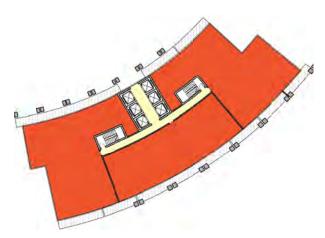
Level 6: Typ. Lower Tower



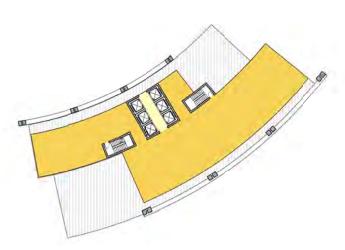
Level 26: Typ. Middle Tower Floor Plan



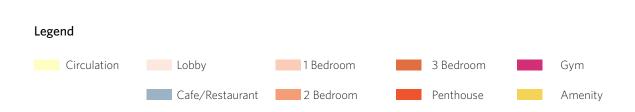
Level 50: Typ. Upper Tower Floor Plan



Level 55: Penthouse Floor Plan



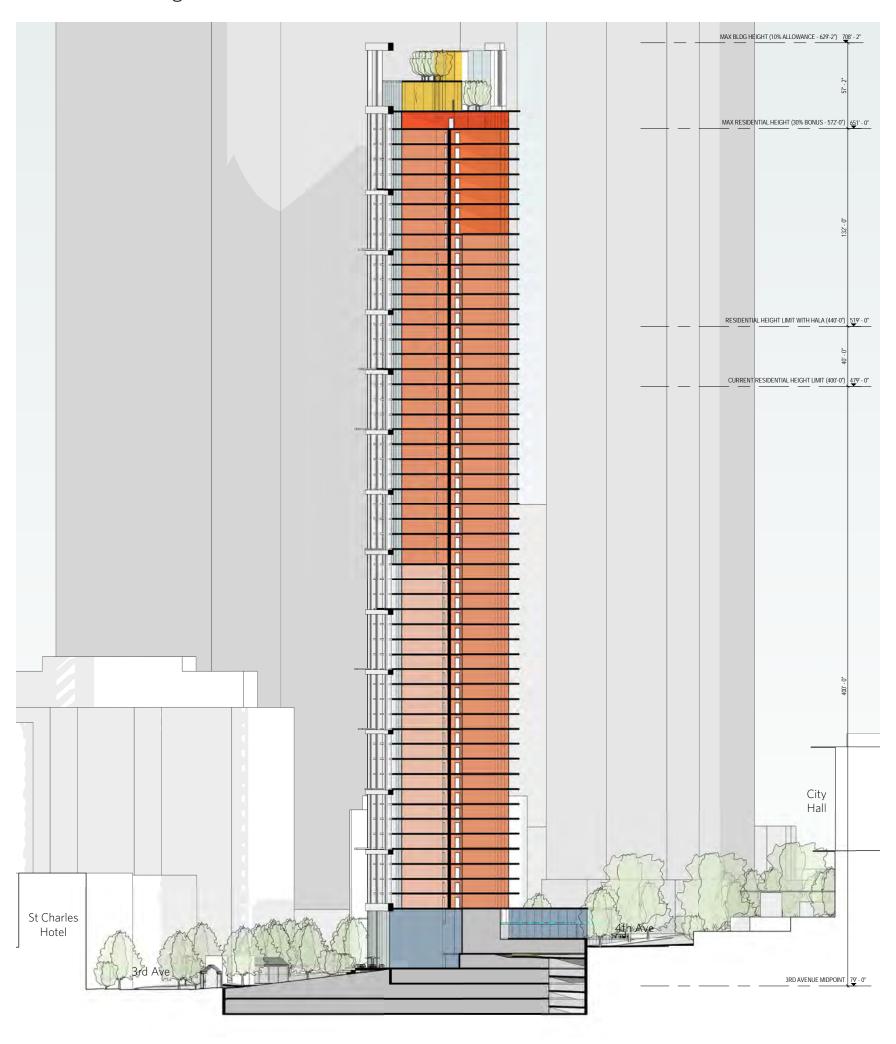
Level 56: Amenity Floor Plan



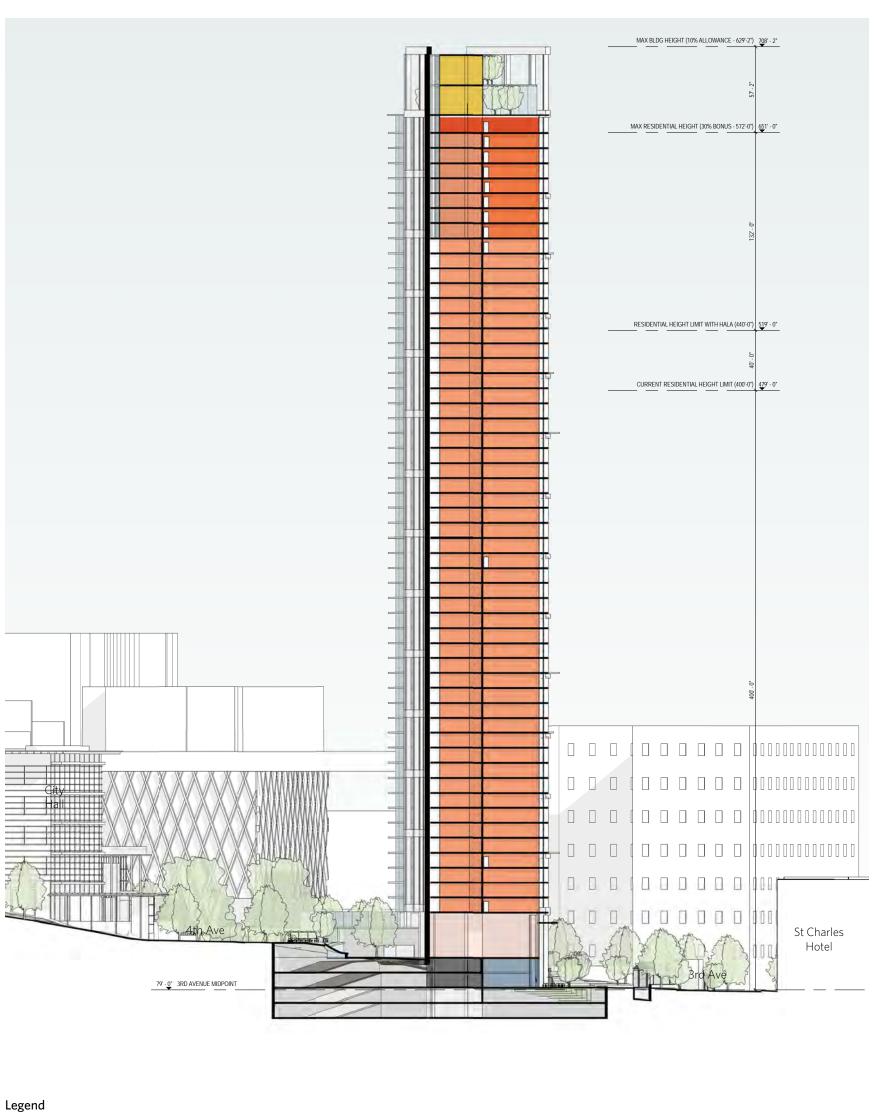


5.4.4 Sections

5.4.4.1 Building Section



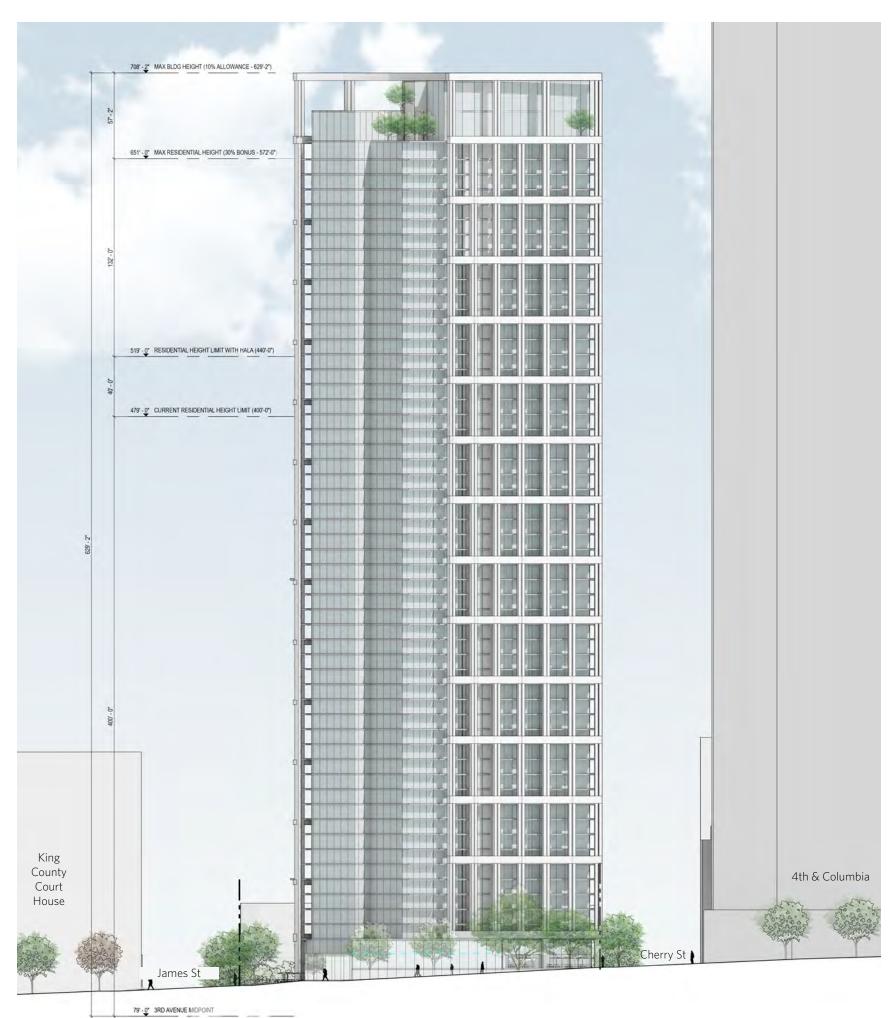
5.4.4.2 Building Section





5.4.5 Elevations

5.4.5.1 North Elevation (4th Avenue)



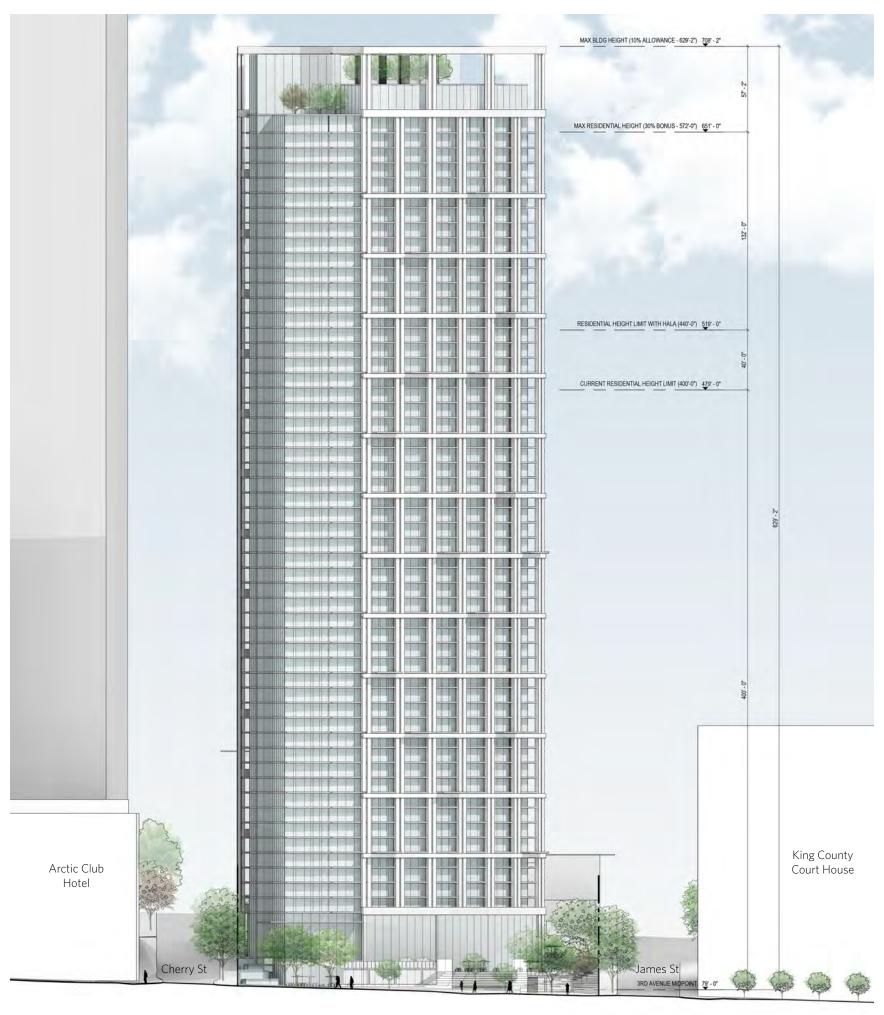
North Elevation

East Elevation (James Street) 5.4.5.2



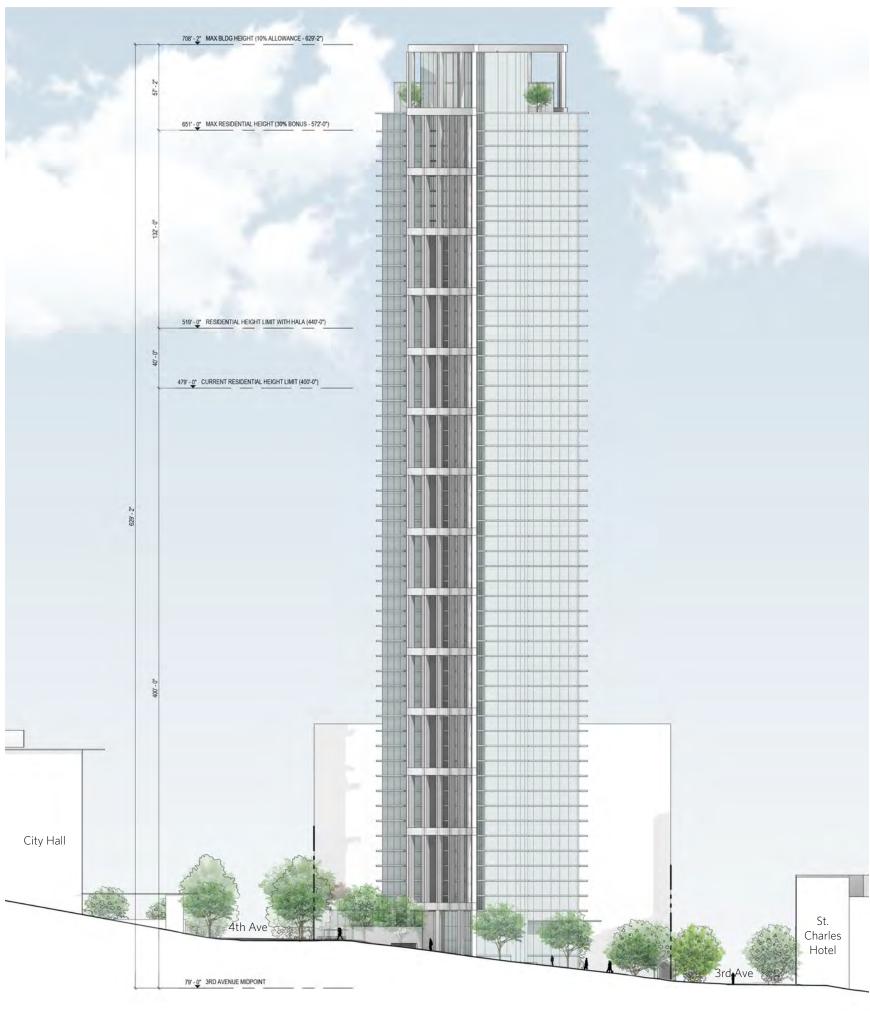
East Elevation

5.4.5.3 South Elevation (3rd Avenue)



South Elevation

5.4.5.4 West Elevation (Cherry Street)



West Elevation

5.4.6 Architectural Character

5.4.6.1 View from City Hall



The architectural character of the tower will reflect the architectural diversity of the surrounding neighbourhoods, both Downtown and Pioneer Square.

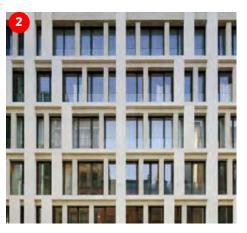
The base of the tower will ground the building within its site, reminiscent of the adjacent Beaux Arts Court and Arctic Club, as well as nearby stone and brick buildings of Pioneer Square. This base will host a restaurant and café that will spill out onto the sites large public plaza.

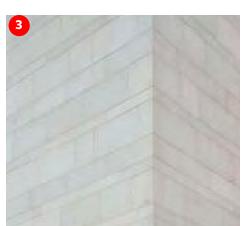
The base of the tower will also form a strong backdrop this plaza, park and gathering place

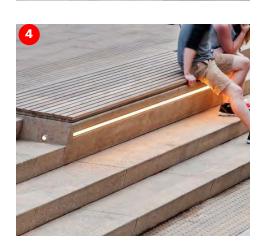
hosting diverse programs and a variety of experiences. Lush greenery, café and restaurant seating, informal seating and water features will be integrated within the steep topography of the site.

The tower in contrast will be a layered light form that rises up towards adjacent modern Columbia Centre and 4/C towers.

















B BOSA



Residential

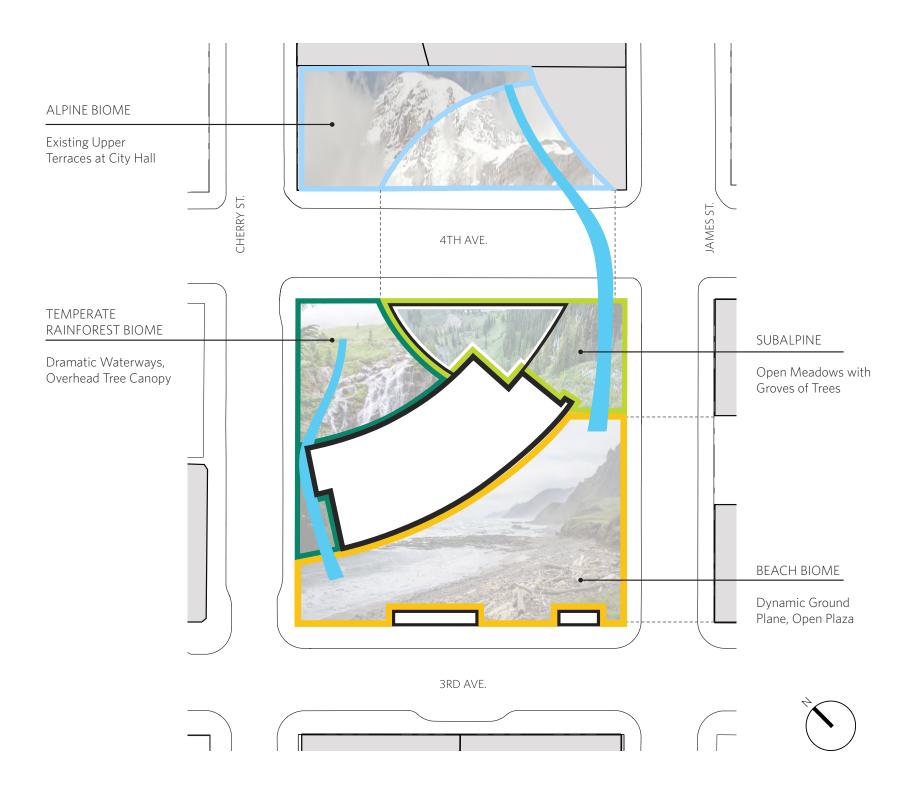
Restaurant/Cafe/Lobby

4 Street Level

101

5.4.7 Landscape

5.4.7.1 Concept Diagram





Terraced Water Cascades

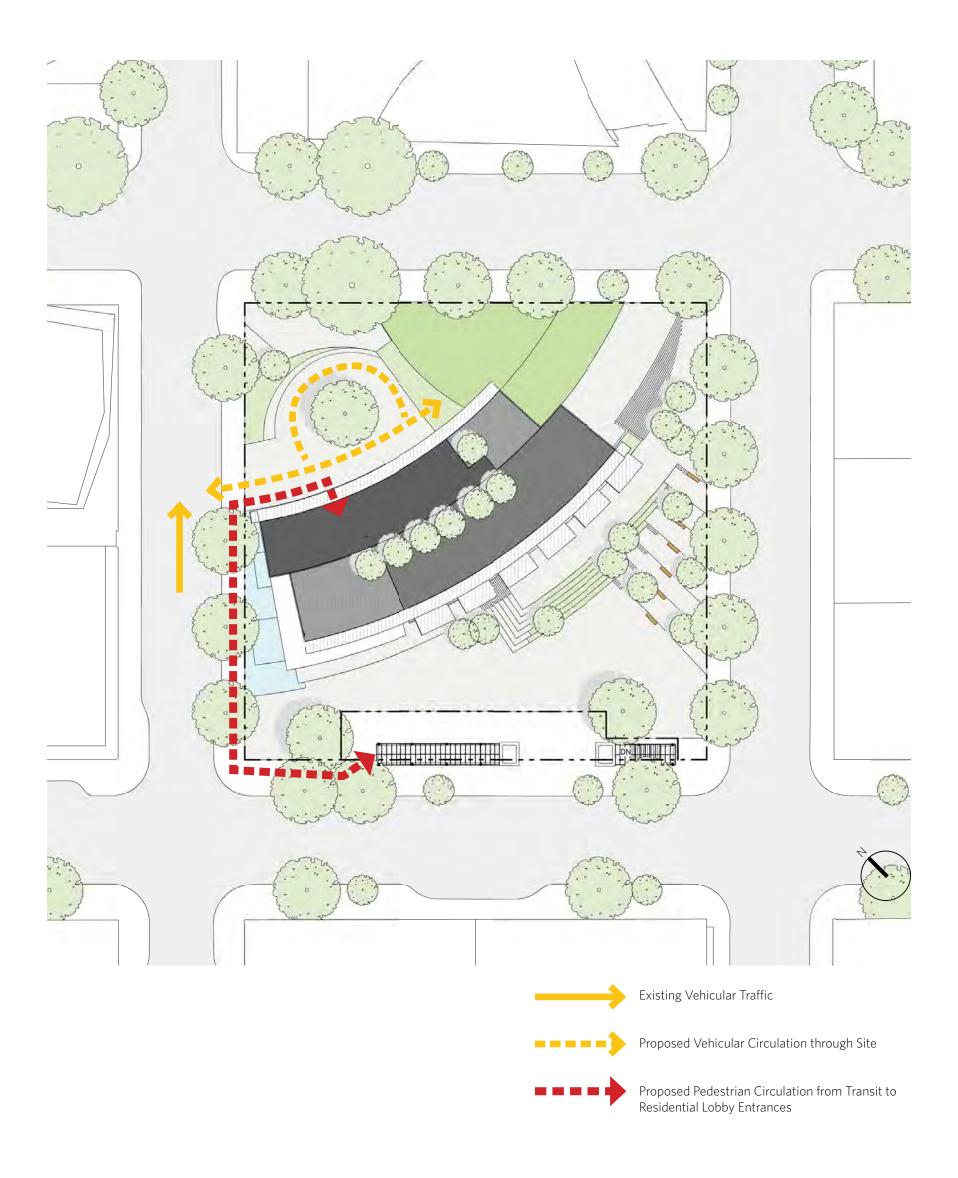


Landscape Terraces with Stairs Provide Various Seating Opportunities



Movable Tables & Chairs with Tree Canopy

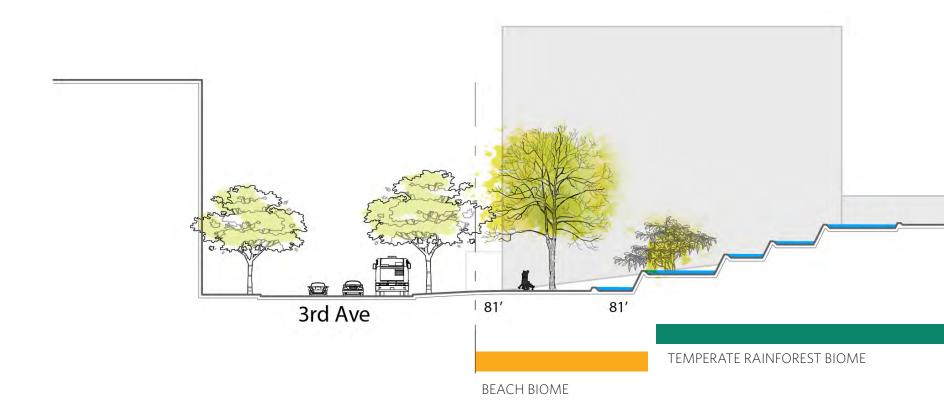
5.4.7.2. Circulation Diagram (Building Entrances)



5.4.7.3 Site Plan

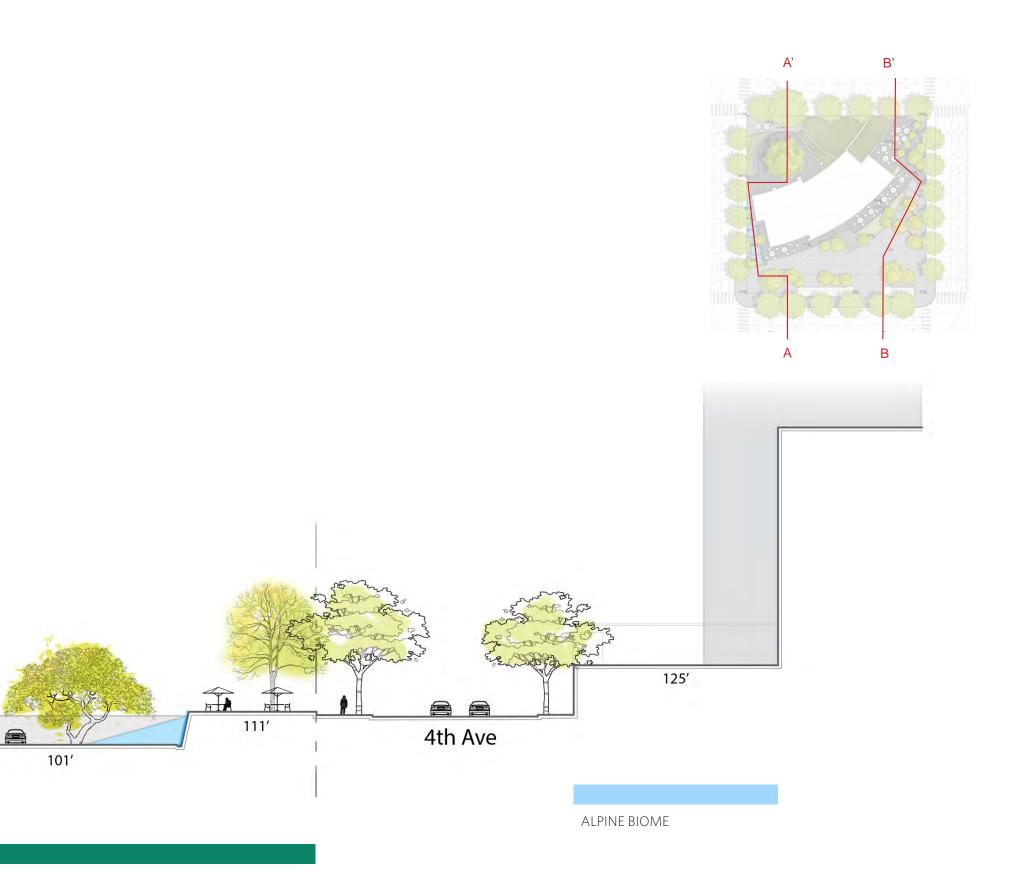


5.4.7.4 Landscape Section A-A'



5.4.7.4 Landscape Section B-B'





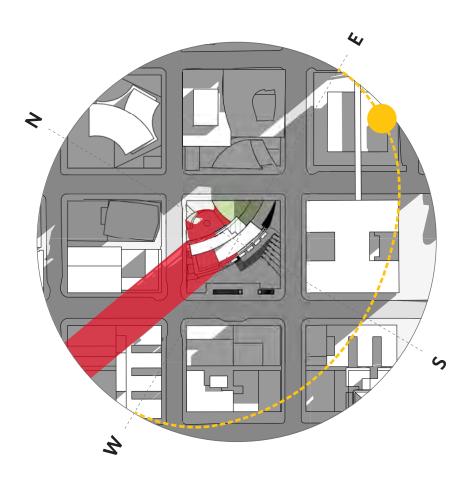


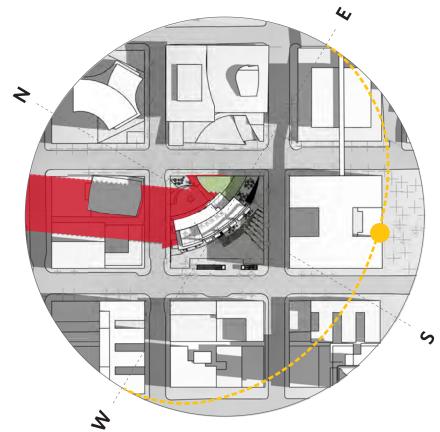
5.4.8 Shadow Studies

5.4.8.1 March / September Equinox

9 am

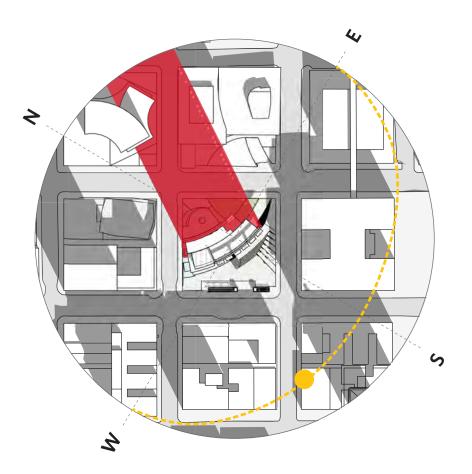
12 pm

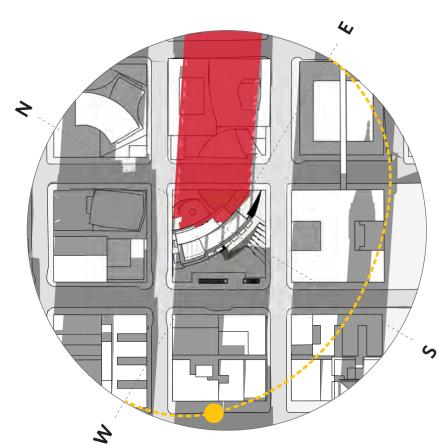




3 pm

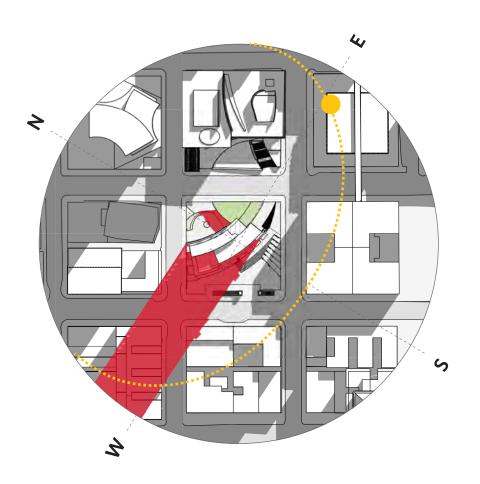
5 pm

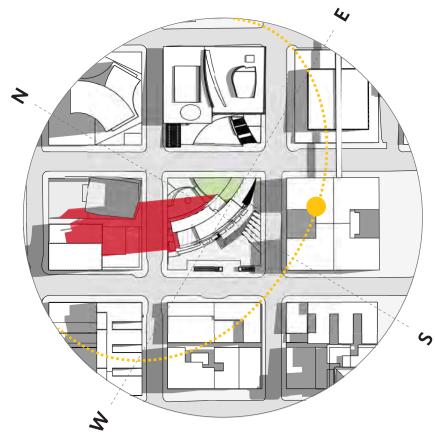




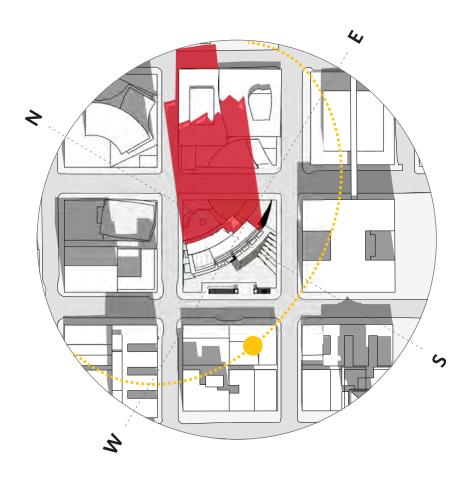
5.4.8.2 Summer Solstice

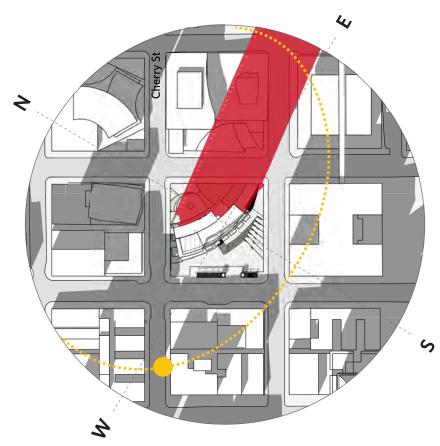
9 am 12 pm





3 pm 5 pm

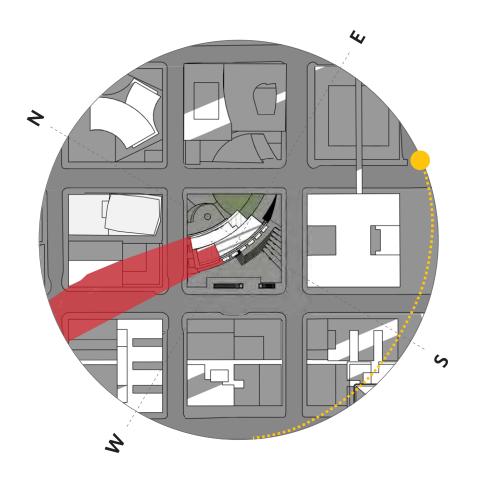


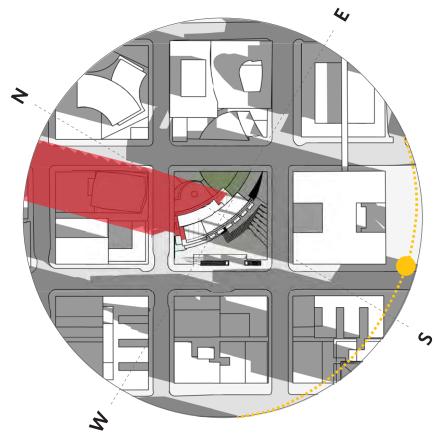




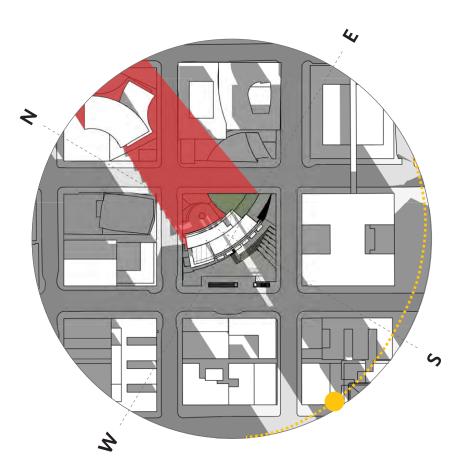
5.4.8.3 Winter Solstice

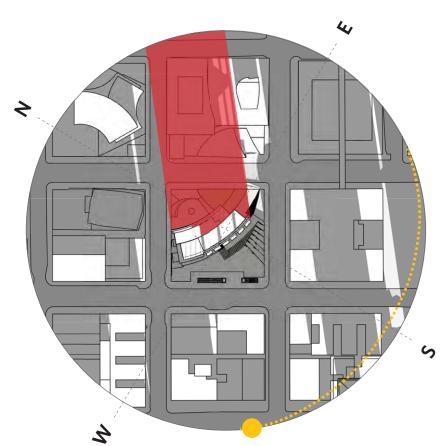
9 am 12 pm





3 pm 5 pm







5.4.9 Views

5.4.9.1 Western View



5.4.9.2 Southern View





5.4.9.4 Eye Level Views



View from Corner of 4th Ave and James Street looking South West



View from corner of Cherry St & 4th Ave

 * Station entrances are rendered as existing, however we do plan to work with Sound Transit to cosmetically improve the entrances to the stations.



View from City Hall Steps



View from James Street looking West

115

5.5 Concept 3 (Preferred)

5.5.1 Site Plan

Entrances are located throughout the site, off 3rd Ave, Cherry St, James St and 4th Avenue. Vehicular access is off James St. Loading and parking are located underground.

This curved tower is placed to the East of the site, allowing even further separation from City Hall, Columbia Center and Grand Central Garage towers.

The tower is lifted off the ground to visually extend and connect City Hall's plaza to 3rd Avenue, whereas the public plaza is located to

the western portion of the site, to maximize afternoon sun.





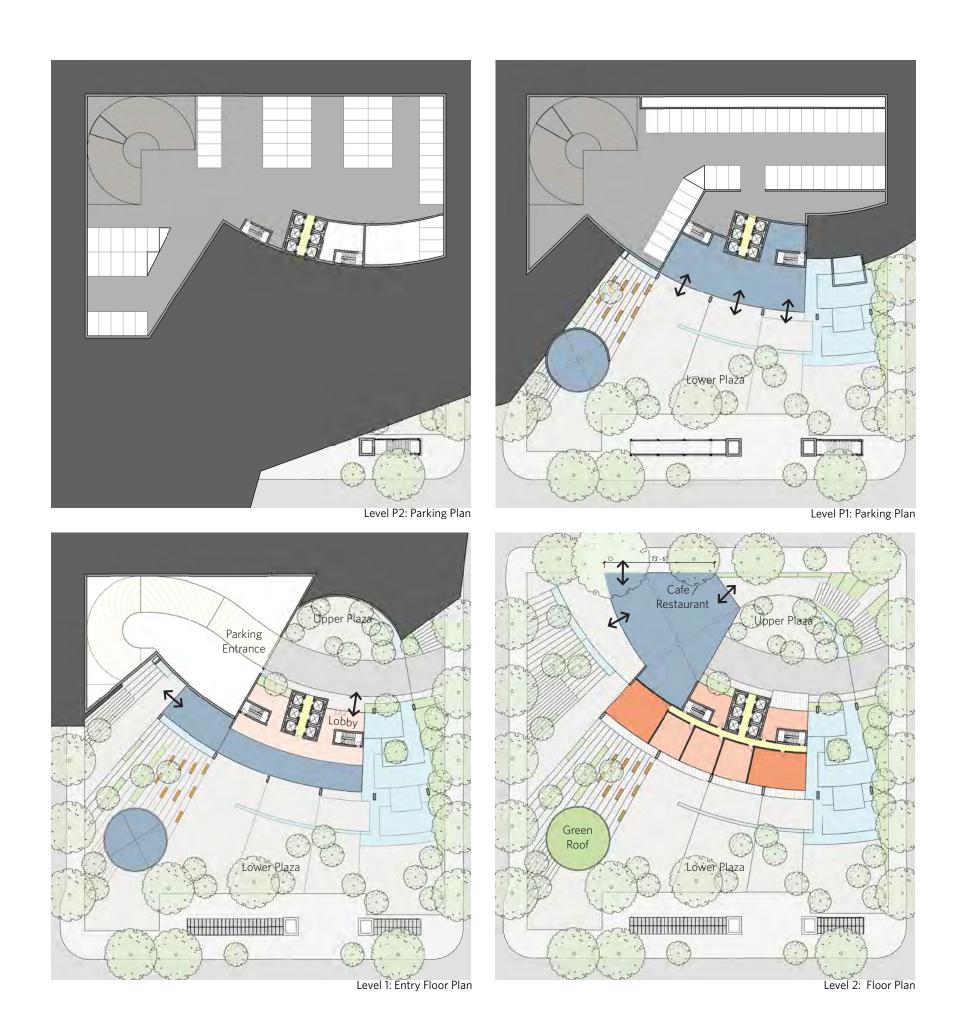
5.5.2 Bird's Eye View

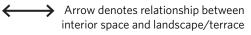
Cons: Pros:

- View from City Hall's Plaza and steps respected by lifting the eastern portion of the building off the ground
- Large open public plaza (25,000sqft)
- Open, unobstructed view from City Hall & it's elevated plaza
- Greatest separation from neighboring towers
- Access to parking is easy as site slopes up towards Cherry St

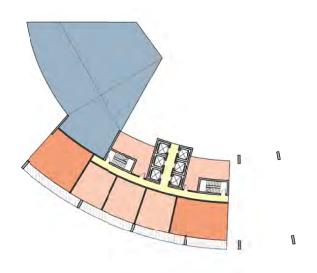


5.5.3 Plans

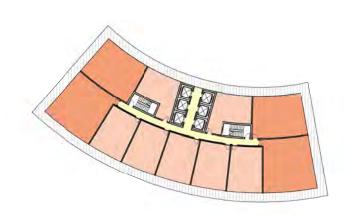




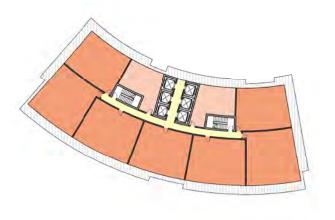




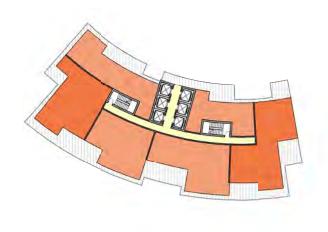
Level 3: Floor Plan



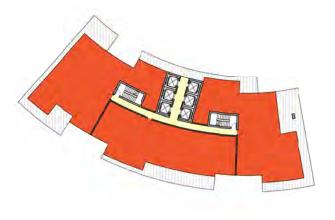
Level 6: Typ. Lower Tower



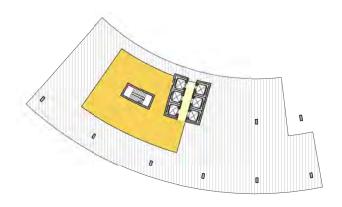
Level 26: Typ. Middle Tower Floor Plan



Level 50: Typ. Upper Tower Floor Plan



Level 55: Penthouse Floor Plan



Level 56: Amenity Floor Plan

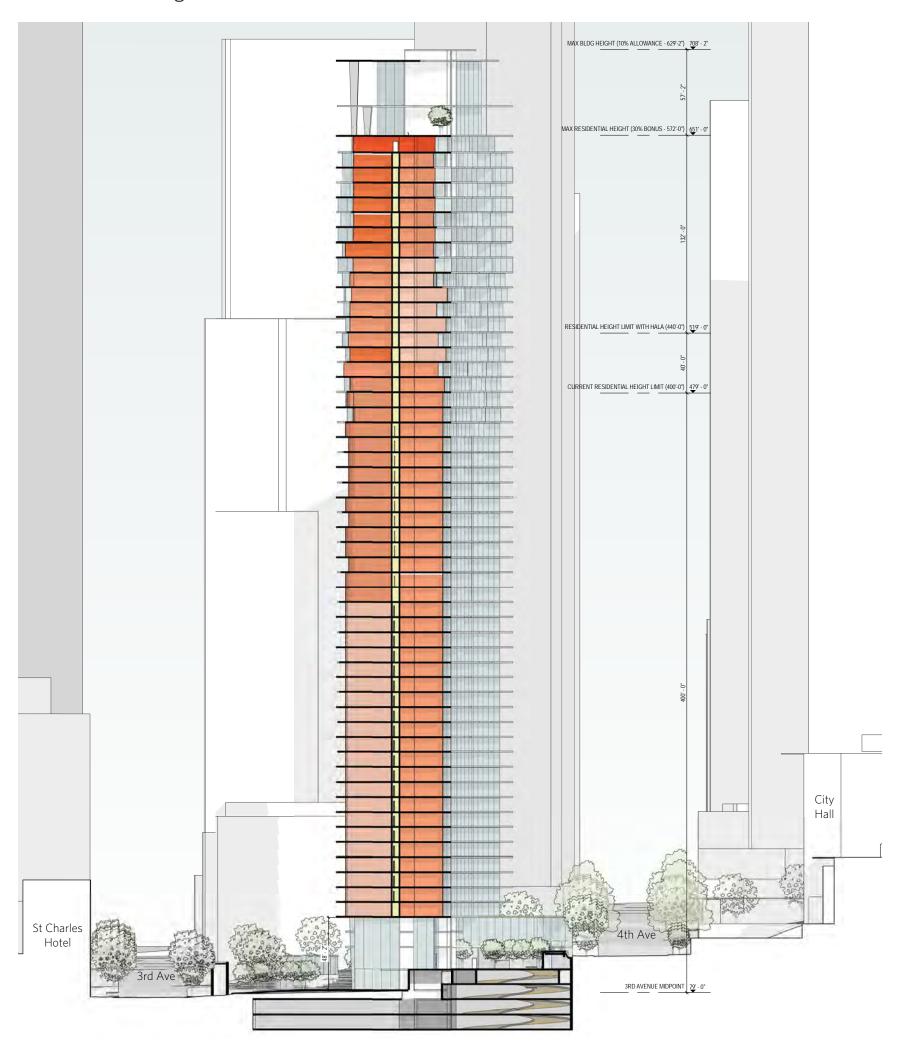
Legend Circulation Lobby 1 Bedroom 3 Bedroom Gym Cafe/Restaurant 2 Bedroom Penthouse Amenity

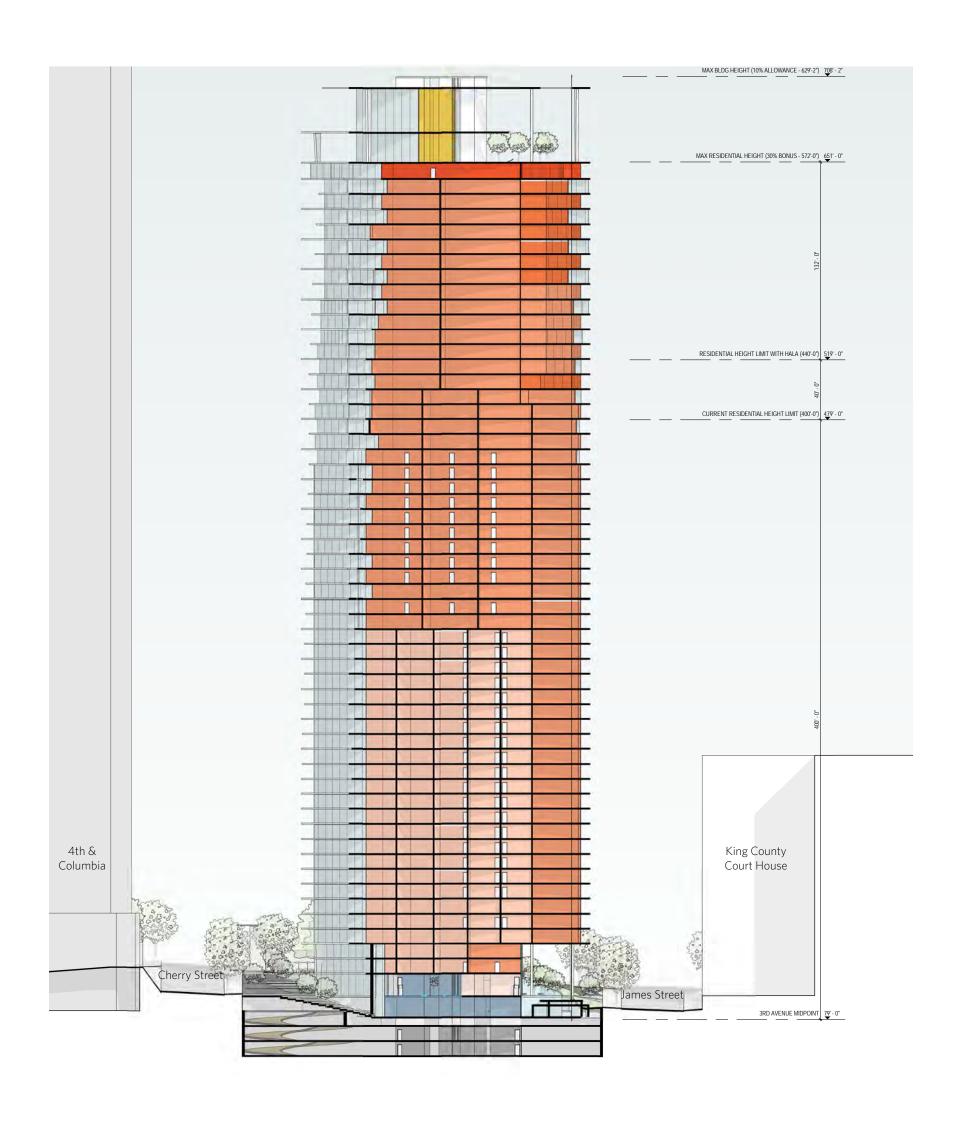


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5.5.4 Sections

5.5.4.1 Building Section









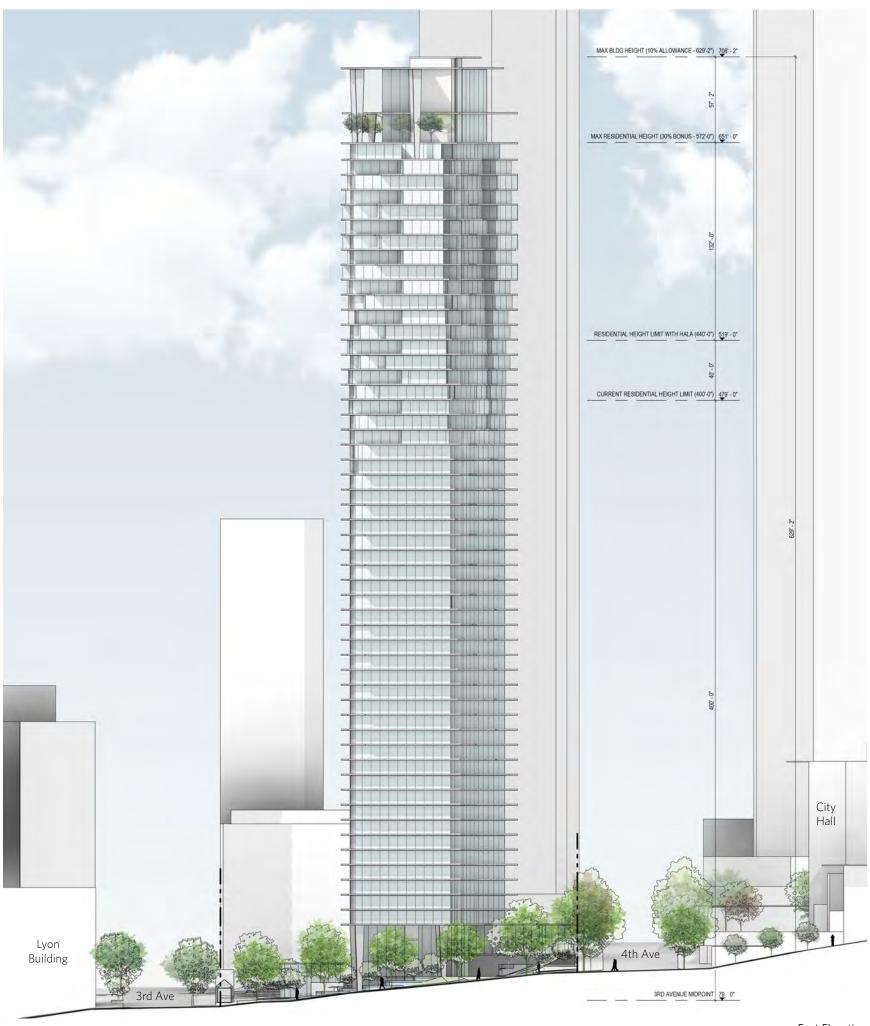
5.5.5 Elevations

5.5.5.1 North Elevation (4th Avenue)



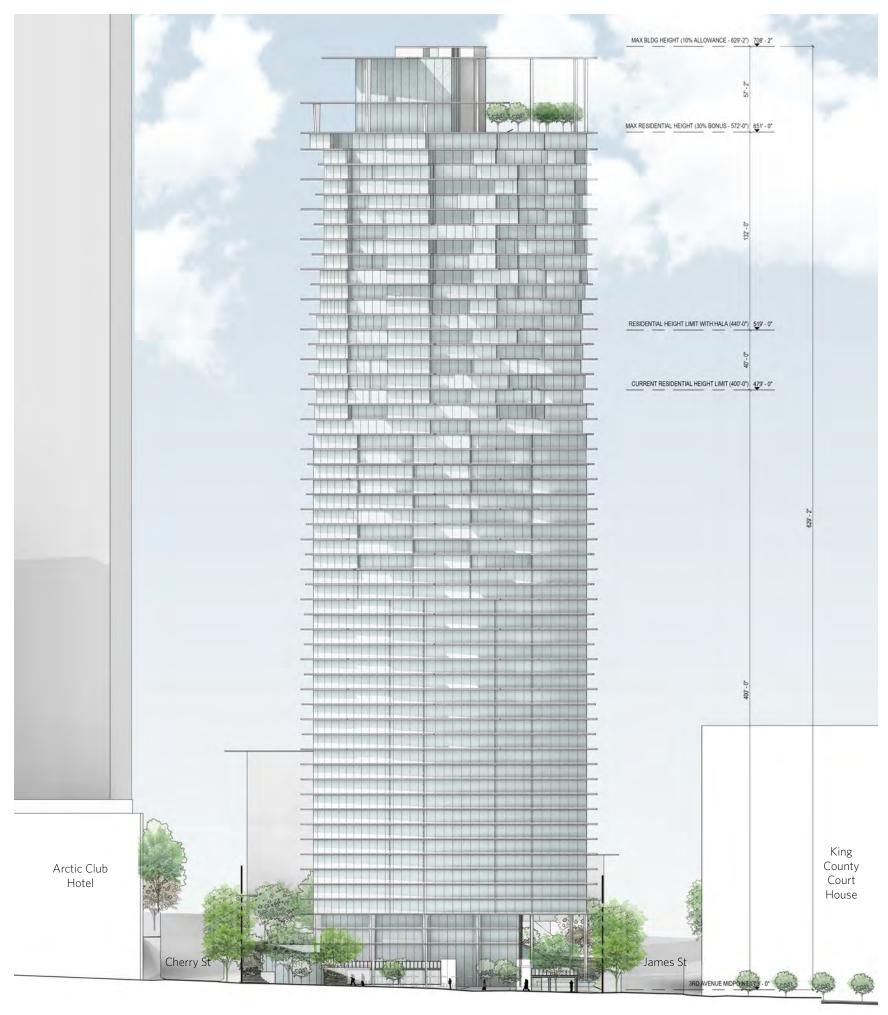
North Elevation

5.5.5.2 East Elevation (James Street)



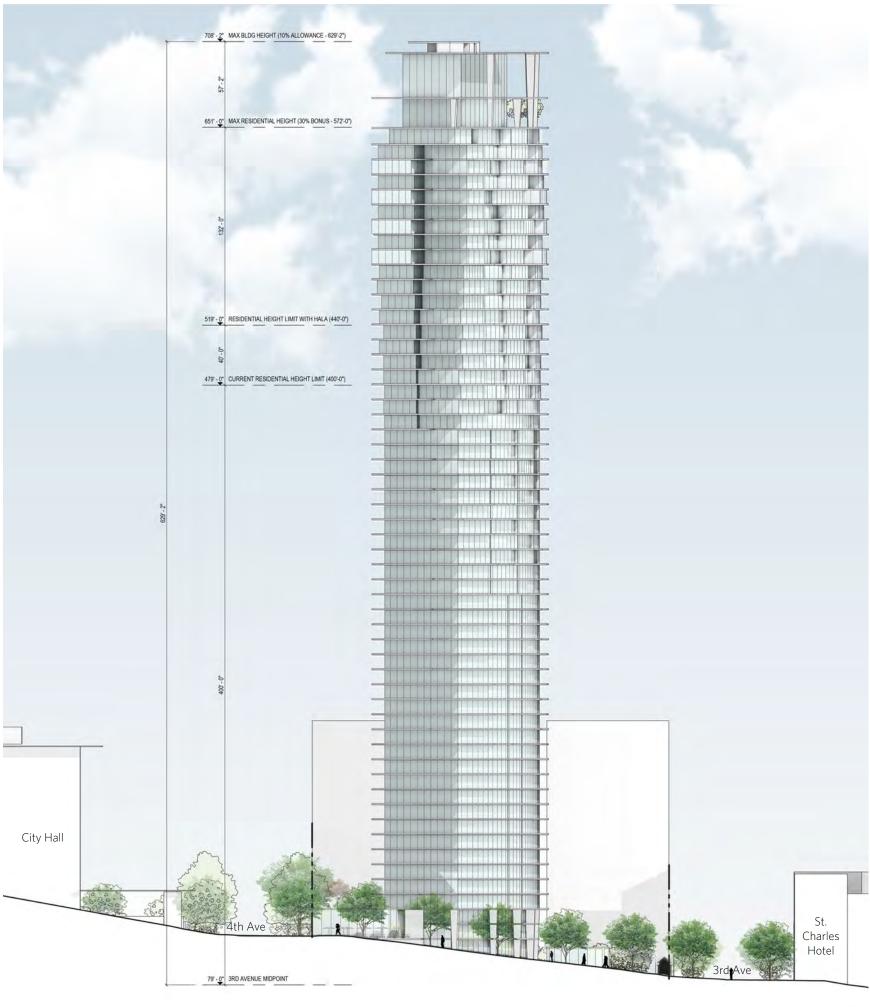
East Elevation

5.5.5.3 South Elevation (3rd Avenue)



South Elevation

5.5.5.4 West Elevation (Cherry Street)



West Elevation

5.5.6 Architectural Character

5.5.6.1 View from City Hall



The architectural character of the tower will reflect the architectural diversity of the surrounding neighborhoods, both Downtown and Pioneer Square.

The base of the tower will host a restaurant and café that will spill out onto the sites large public

The base of the tower, light in character, will form a smooth reflective backdrop to the lively plaza, park and gathering place hosting diverse programs and a variety of experiences. Lush greenery, café and restaurant seating, informal seating and water features will be integrated within the steep topography of the site.

The tower in contrast will be a light form that gradually becomes textured as it rises up towards adjacent modern Columbia Centre and 4/C towers.











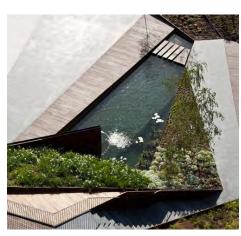






Restaurant/Cafe/Lobby

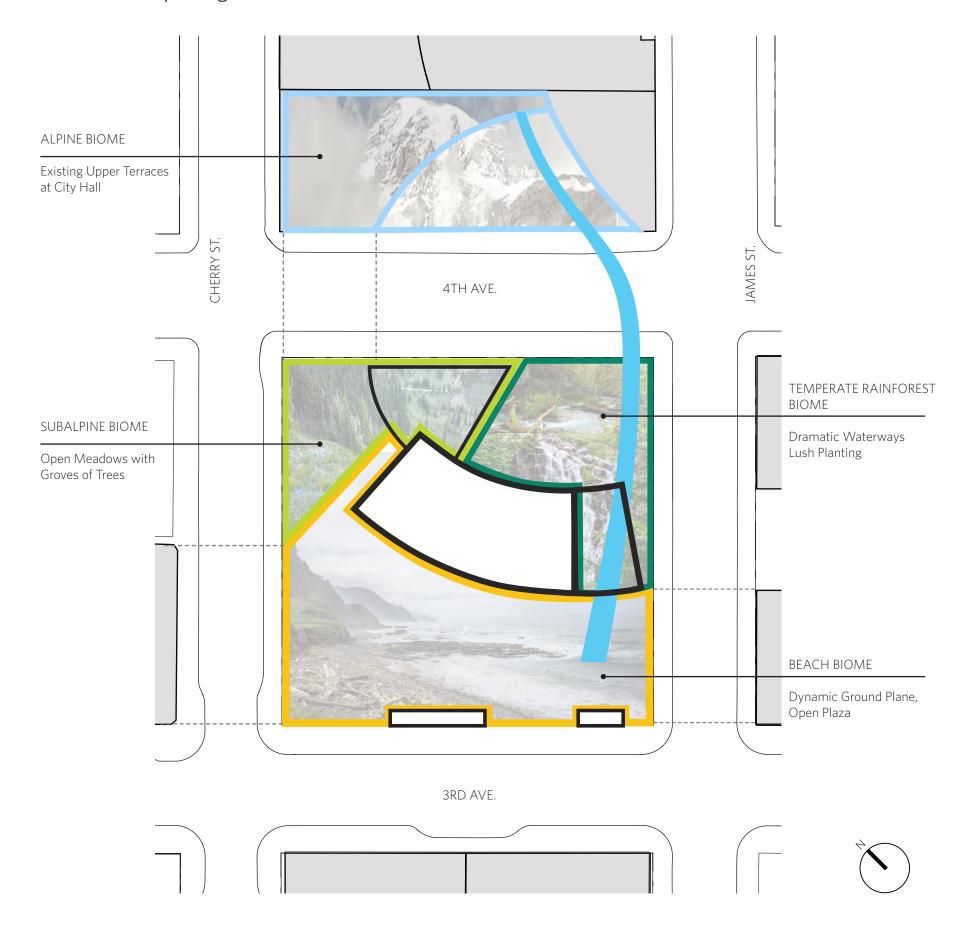




Street Level

5.5.7 Landscape

5.5.7.1 Concept Diagram





Landscape Terraces with Stairs Provide Various Seating Opportunities



Movables Tables & Chairs with Tree Canopy



Rusticated Ground Plane as Reference to Pioneer Square

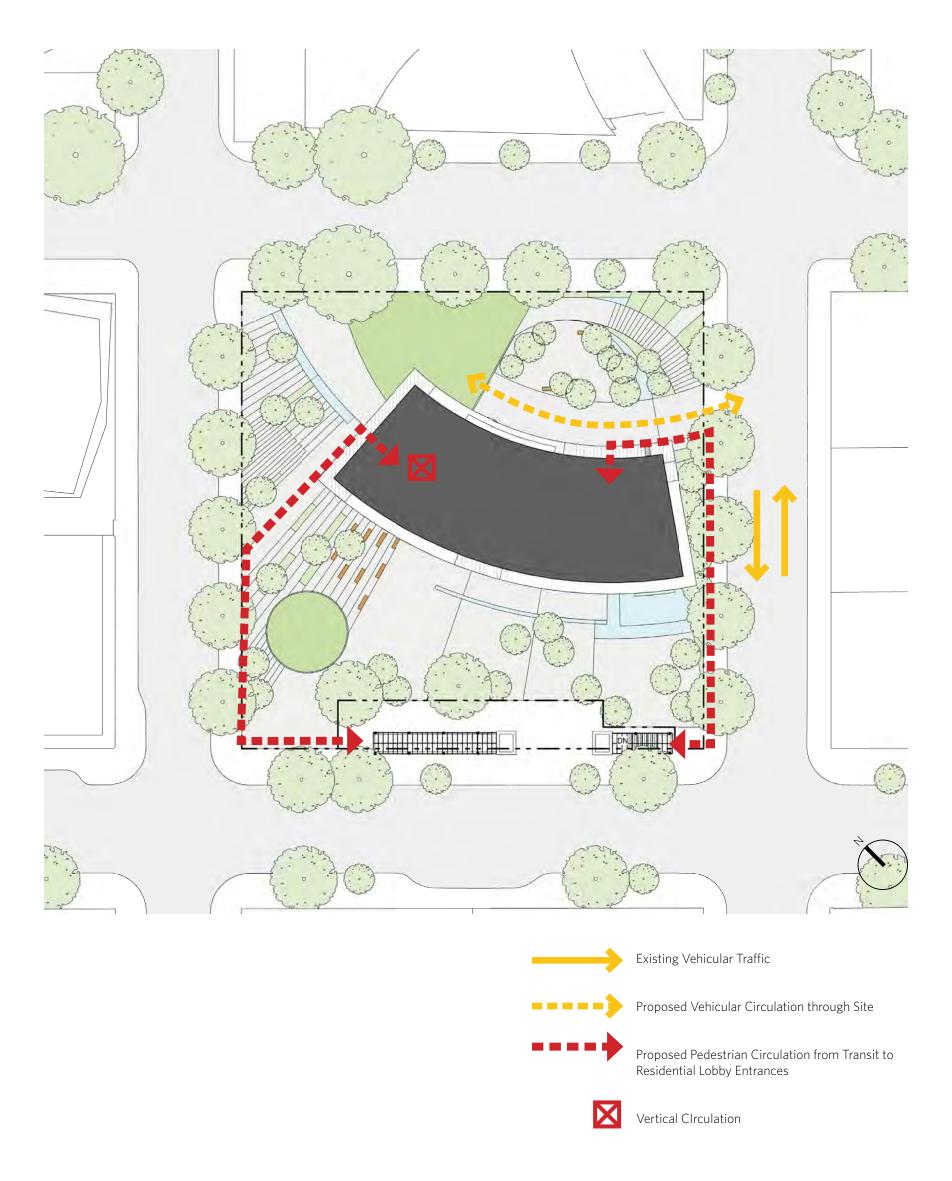


Terraced Water Cascades

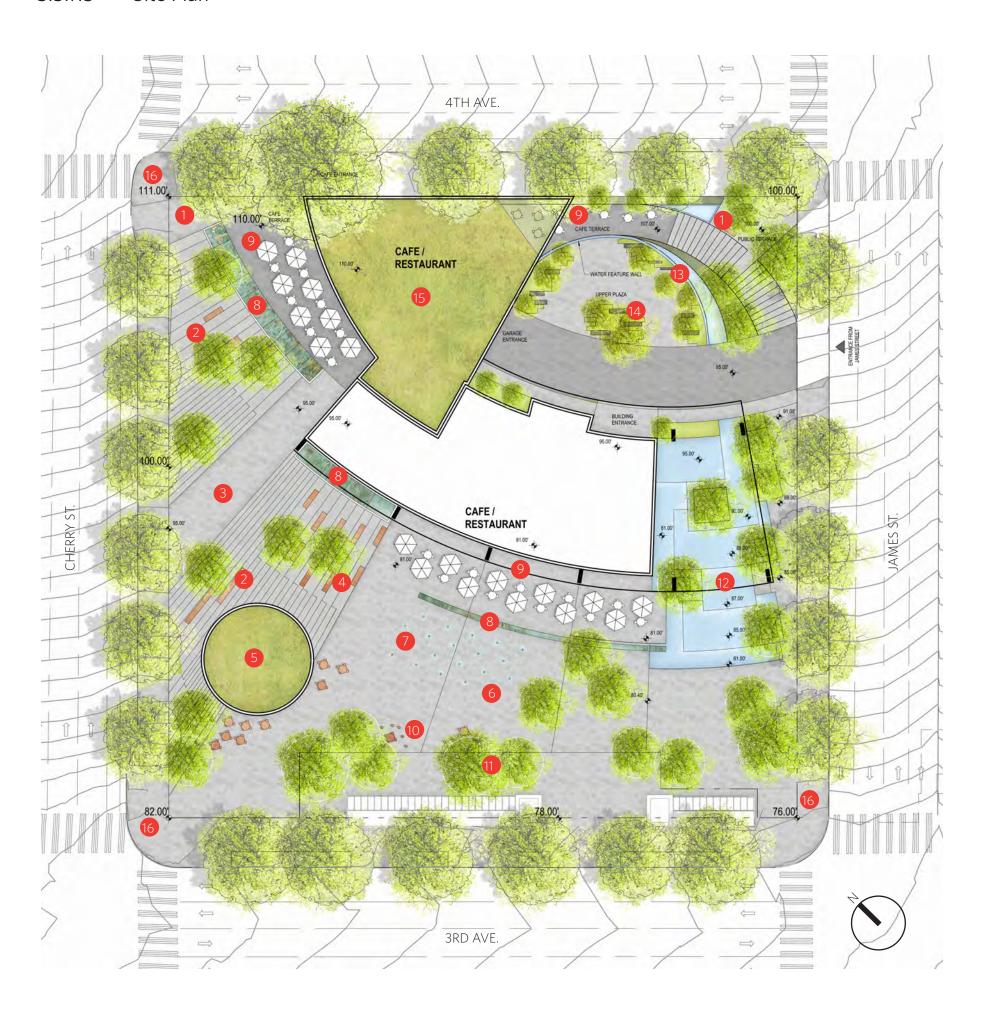


Waterfall Wall in Entrance Plaza

5.5.7.2 Circulation Diagram (Building Entrances)



5.5.7.3 Site Plan



- 1 Public Terrace
- 2 Grand Stairs Connection
- 3 Access to Restaurant
- 4 Amphitheatre
- 5 Cafe Kiosk
- 6 Performance Plaza
- 7 Inground Water Jets
- 8 Bioretention Planter
- 9 Outdoor Cafe Terraces
- 10 Movable Tables & Chairs
- 11 London Plane Groves
- 12 Cascading Water Feature
- 13 Water Feature
- 14 Upper Plaza
- 15 Cafe Rooftop Meadow
- 16 Special Paving on Sidewalk

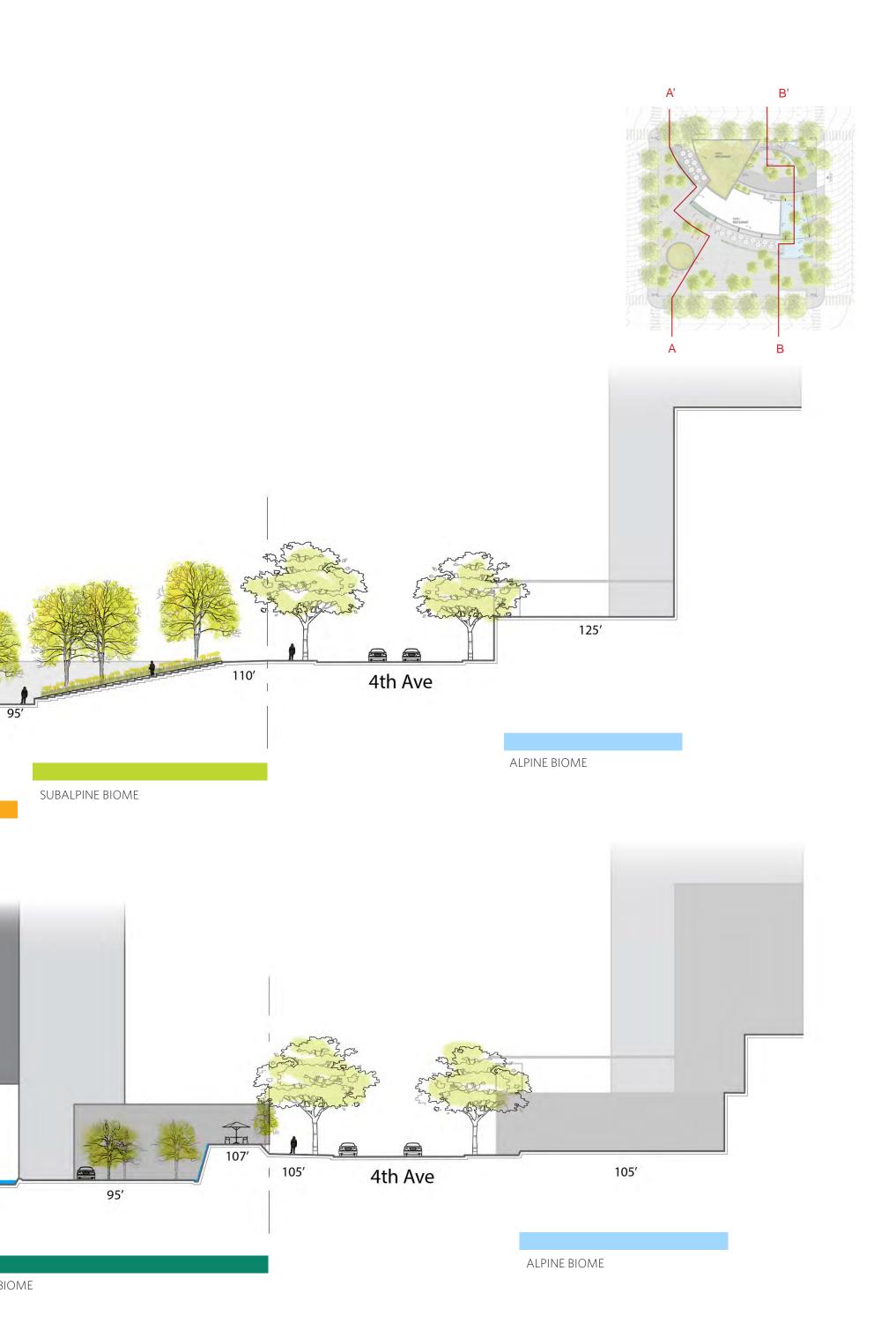
5.5.7.4 Landscape Section A-A'



5.5.7.4 Landscape Section B-B'

3rd Ave

TEMPERATE RAINFOREST E



BOSA DEVELOPMENT

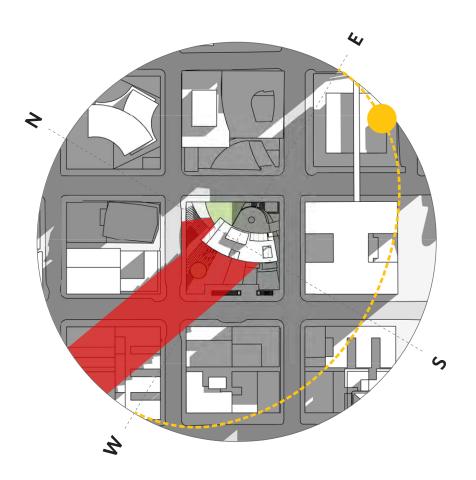
JAMES KM CHENG ARCHITECTS PFS STUDIO

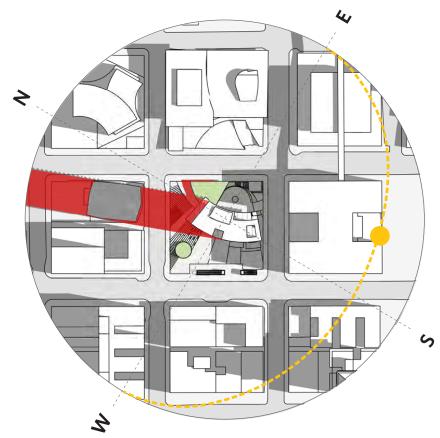
5.5.8 Shadow Studies

5.5.8.1 March / September Equinox

9 am

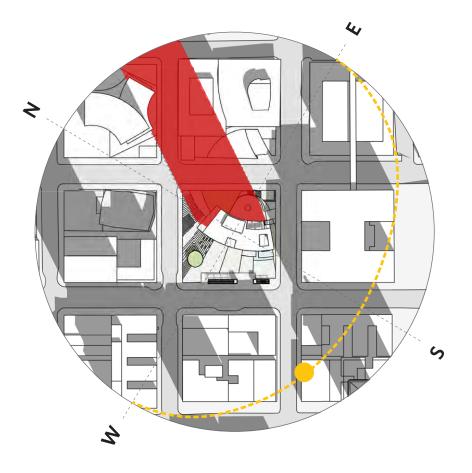
12 pm

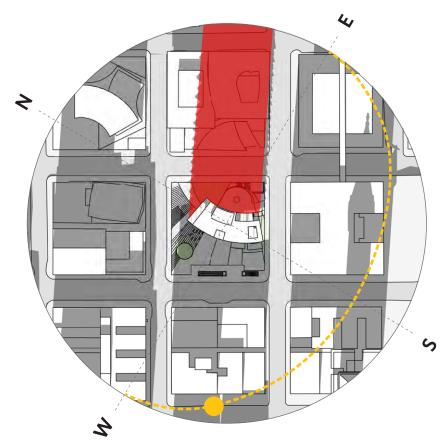




3 pm

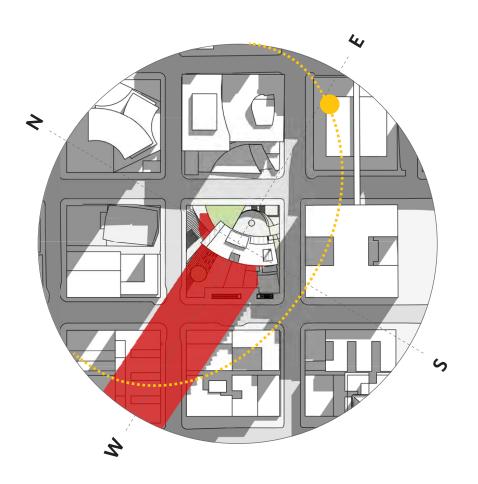
5 pm

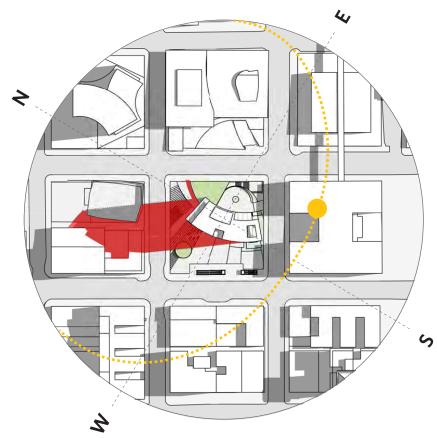




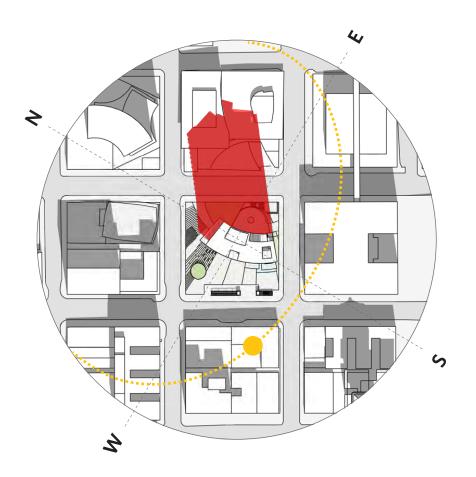
5.5.8.2 Summer Solstice

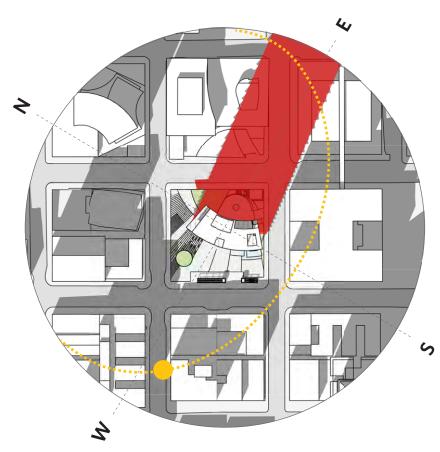
9 am 12 pm





3 pm 5 pm

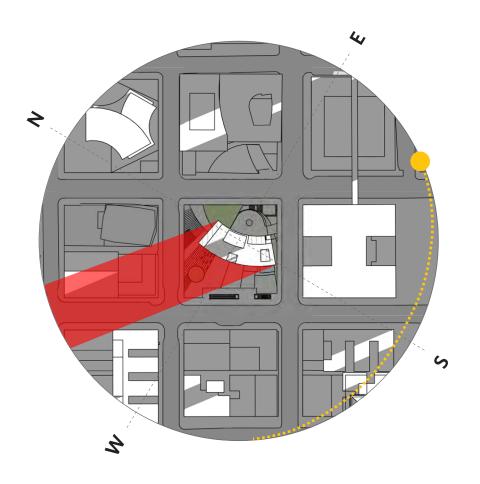


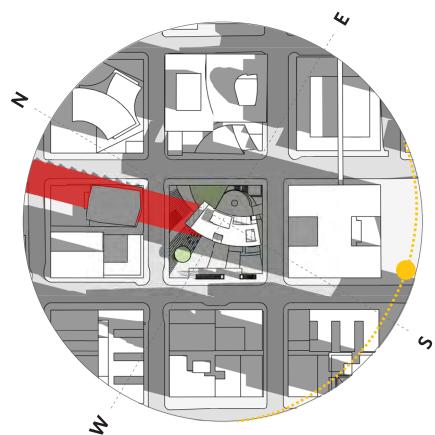




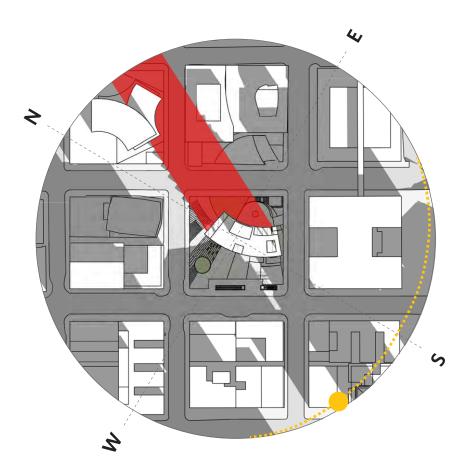
5.5.8.3 Winter Solstice

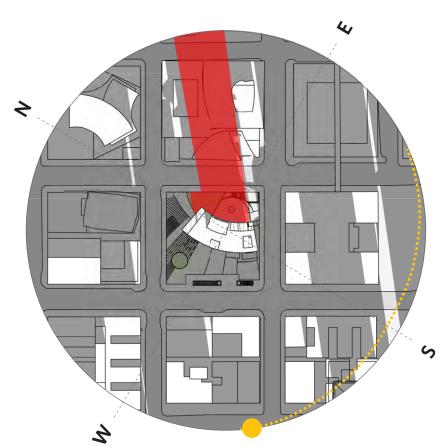
9 am 12 pm





3 pm 5 pm







5.5.9 Views

5.5.9.1 Western View



5.5.9.2 Southern View





5.5.9.4 Eye Level Views



View from Corner of 4th Ave & Cherry St facing South



View from James Street looking North West

 * Station entrances are rendered as existing, however we do plan to work with Sound Transit to cosmetically improve the entrances to the stations.



View from City Hall Plaza

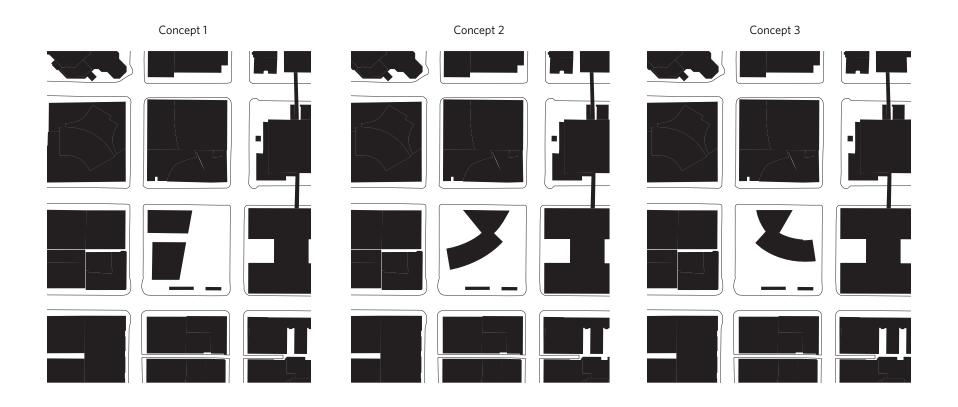


View from Corner of James St & 3rd Ave

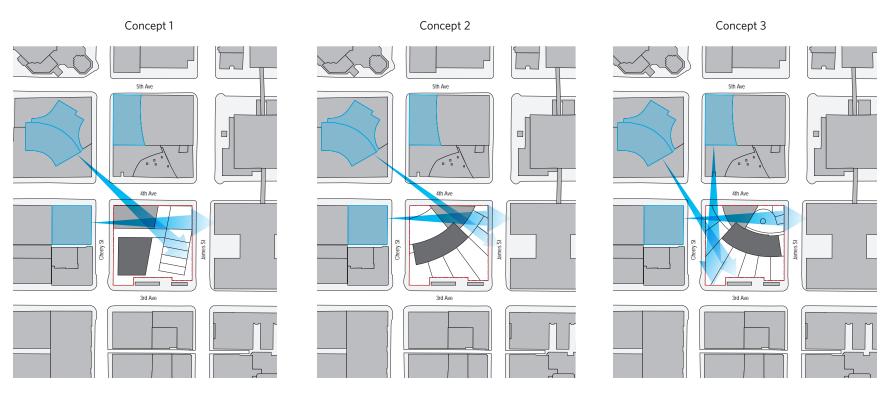
5.6 Concept Comparison

5.6.1 Context

5.6.1.1 Figure Ground



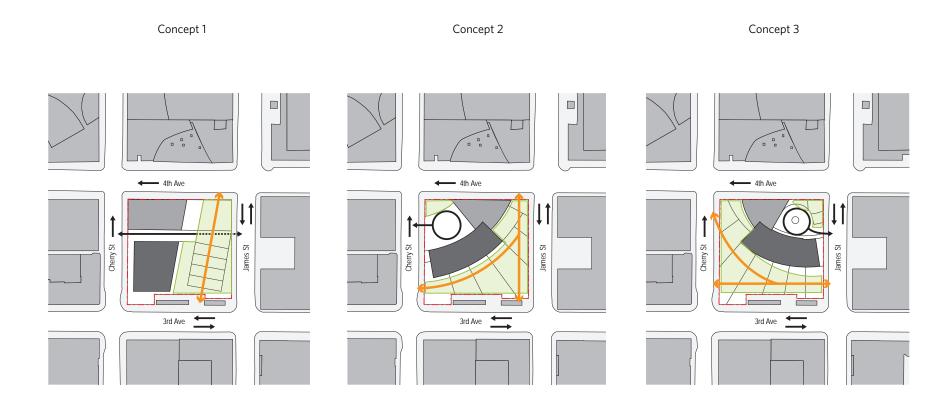
5.6.1.2 Views



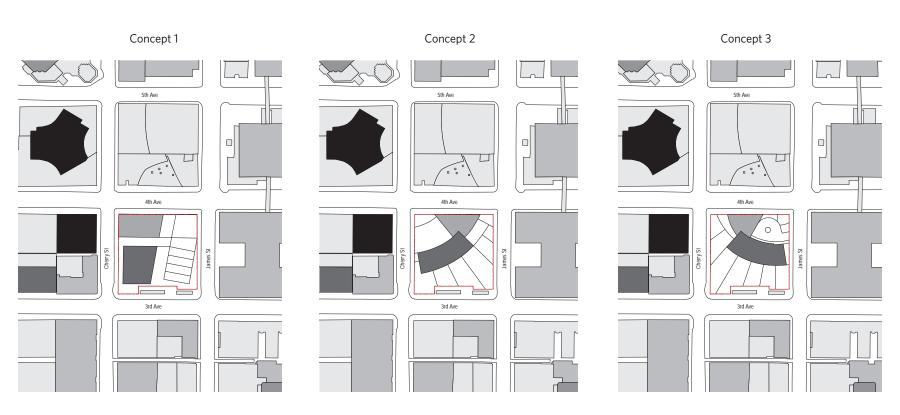


5.6.2 Public Life

5.6.2.1 Public Open Space & Circulation



Tower Separations 5.6.2.2

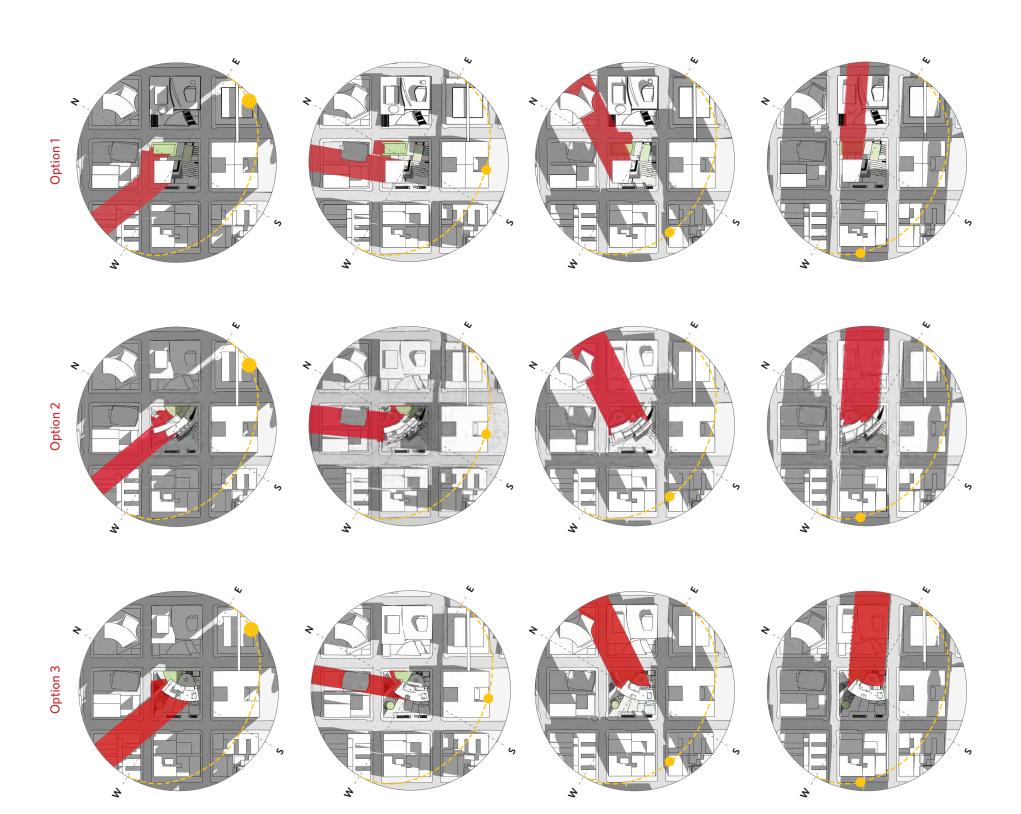




5.6.3 Shadow Studies

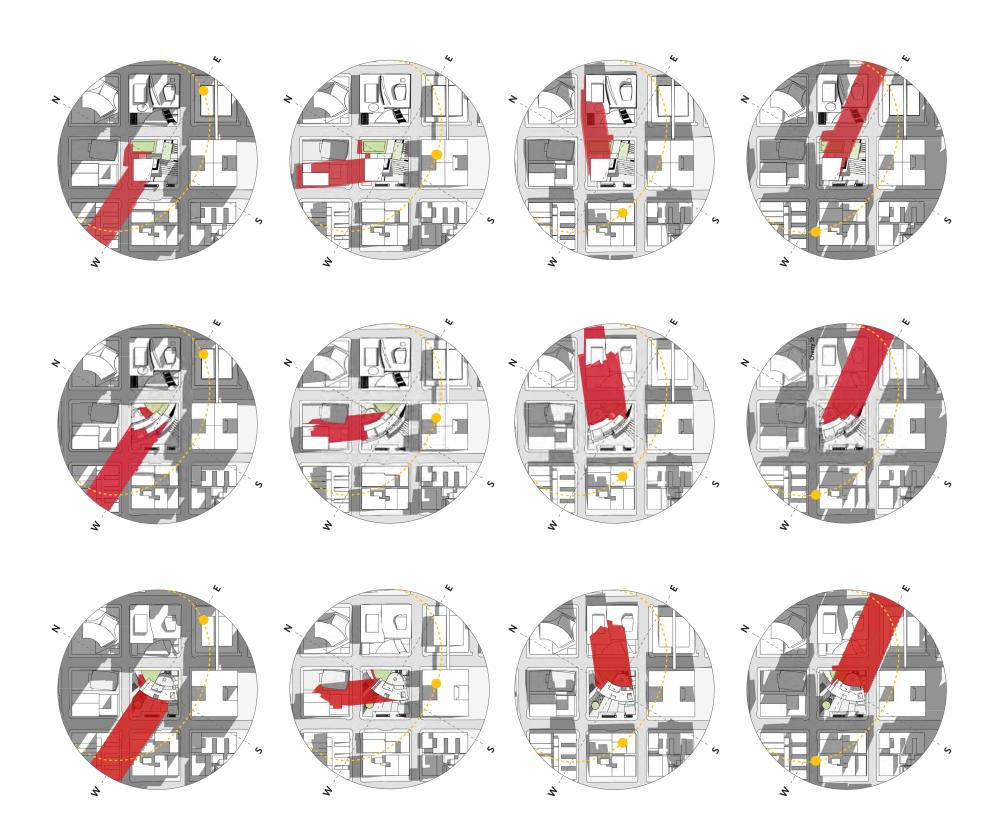
5.6.3.1 March / September Equinox

9 am 12 pm 3 pm 5 pm



5.6.3.2 Summer Solstice

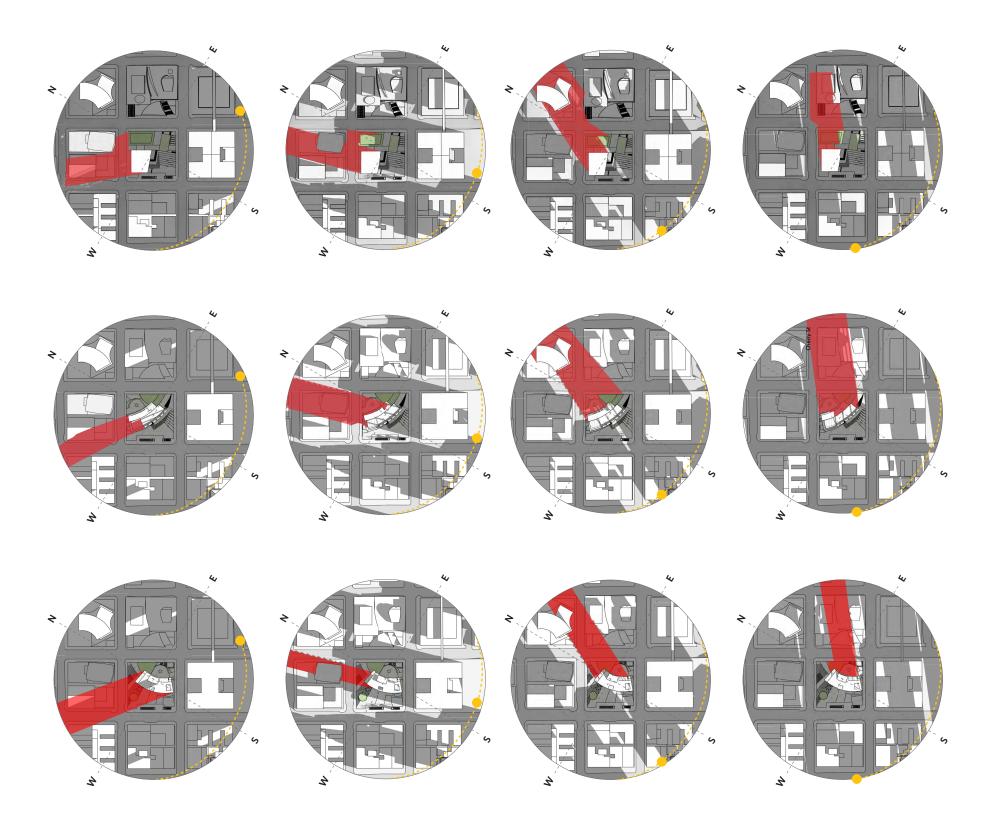
9 am 12 pm 3 pm 5 pm





5.6.3.3 Winter Solstice

9 am 12 pm 3 pm 5 pm





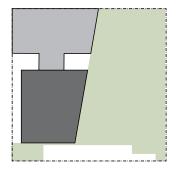
5.7 Concept Evaluation

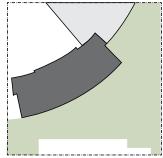
5.7.1 Evaluation Summary

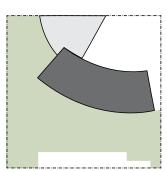
All concepts share a similar architectural approach to effective massing and structural clarity.

Referring to the matrix, concept 3 clearly makes the biggest contribution to the City of Seattle based on totaling the evaluation criteria.









	Option 1	Option 2	Option 3
 A-2 Enhance the skyline 	•	•••	• • •
B-1 Respond to the neighborhood context	•	• •	• • •
B-3 Reinforce that positive urban form & architectural	•	• •	• • •
attributes of the immediate area			
B-4 Design a well proportioned and unified building	• • •	• • •	• • •
C-1 Promote pedestrian interaction	• • •	• • •	• • •
C-3 Provide active not blankfacades	• •	• • •	• • •
D-1 Provide inviting & usable open space	• •	• •	• • •
D-2 Enhance the building with landscaping	• •		• • •
E-1 Minimize curb cut impacts	•	• • •	• • •
Tower separations - privacy	•	• •	• • •
Overall Contribution	•	• •	• • •

Preferred Concept

6.1 Design Summary

The preferred concept addresses many urban design factors that help to enhance the quality of the built environment and pedestrian experience.

The placement of this option pulls away from adjacent skyscrapers; the Columbia Center and the 4th & Columbia towers, while providing visual and physical relief at the dense intersection of 4th Avenue and Cherry Street. This relief promotes pedestrian comfort, while ensuring views from City Hall towards the waterfront are maintained.

The proposed public plaza that extends down from this opening receives desirable afternoon sun, hence encouraging animation and pedestrian participation in the plaza. Restaurant patios, cafes, landscaping, planters and site furniture define the plaza and provide an inviting, safe, and animated atmosphere.

The massing of the preferred scheme responds to its physical context and nearby streetscapes. Its curved profile is a visual extension of the adjacent rounded City Hall Plaza. The textured landscape responds to nearby Pioneer Square, in contrast to a lighter, glass residential tower above responding to adjacent towers ('Columbia Centre' and '4th & Columbia'). These languages are unified by the massing's curvilinear language and modern material palette.

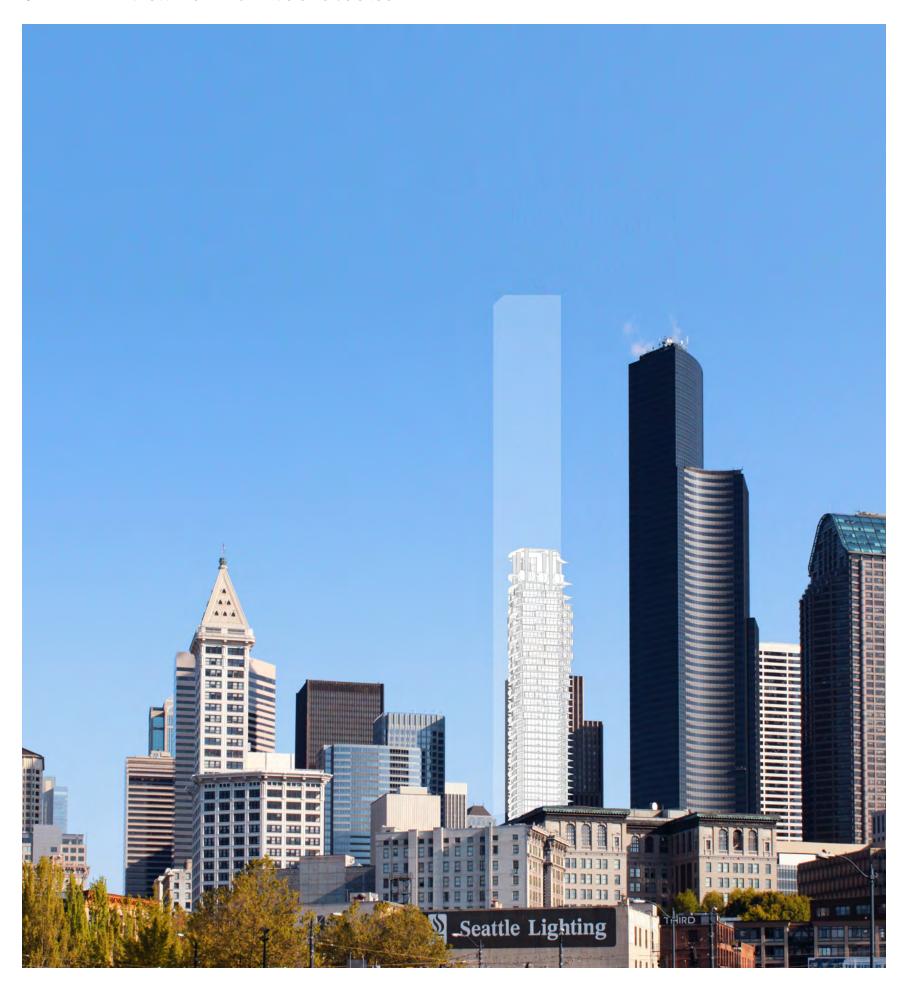
Project Data		
Site Area (approx 238' x 240')	57,347 sf	
Retail Area (3 retail units)	9,963 sf	
Approximate # Residential Units	520	
Total Levels	61	
Approximate # Parking Stalls	640	

6.2.1.1 Skyline View from Bainbridge Ferry

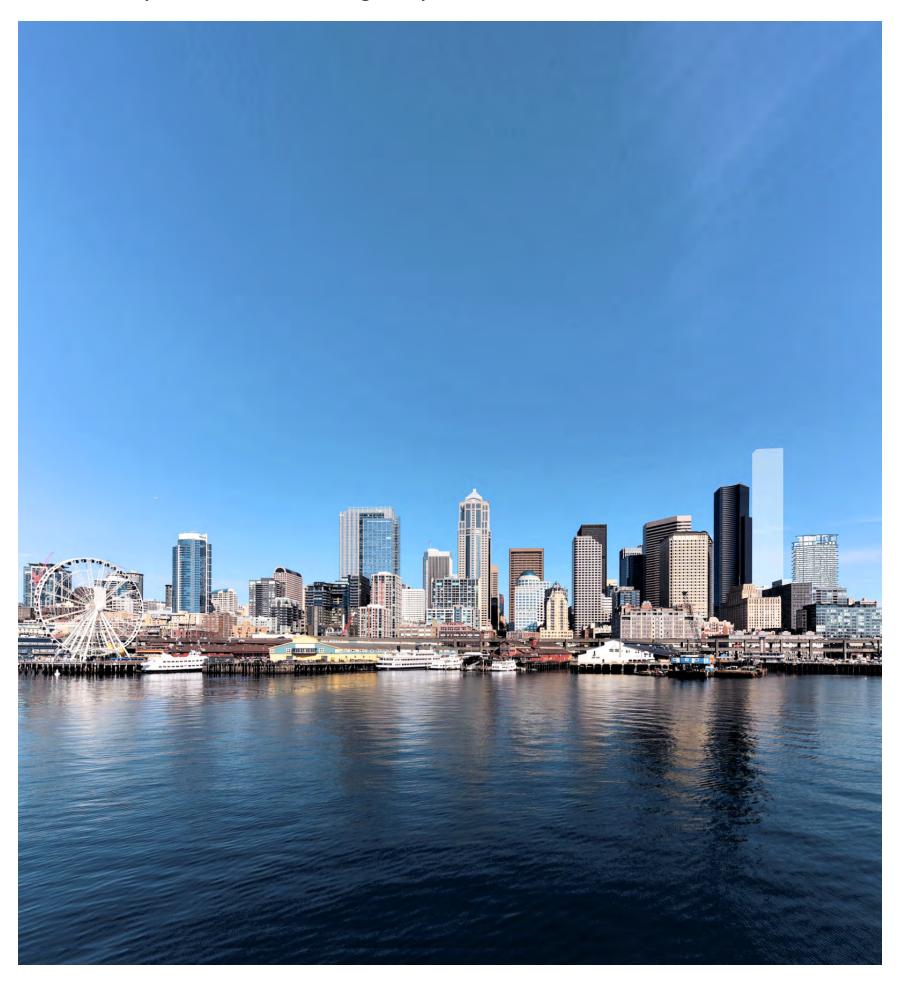


6.2 Skyline Views

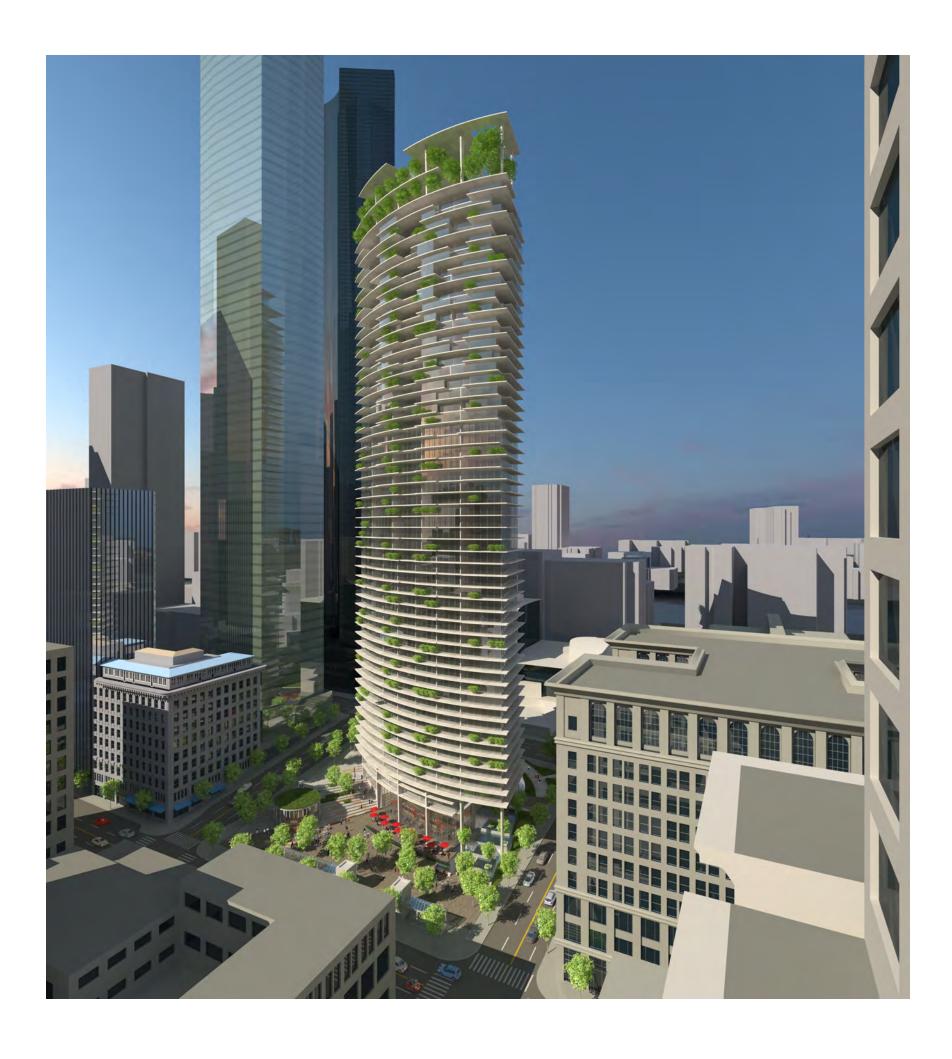
6.2.1.2 View from 4th Ave and Jackson



6.2.1.3 Skyline View from Bainbridge Ferry



6.3 Perspectives

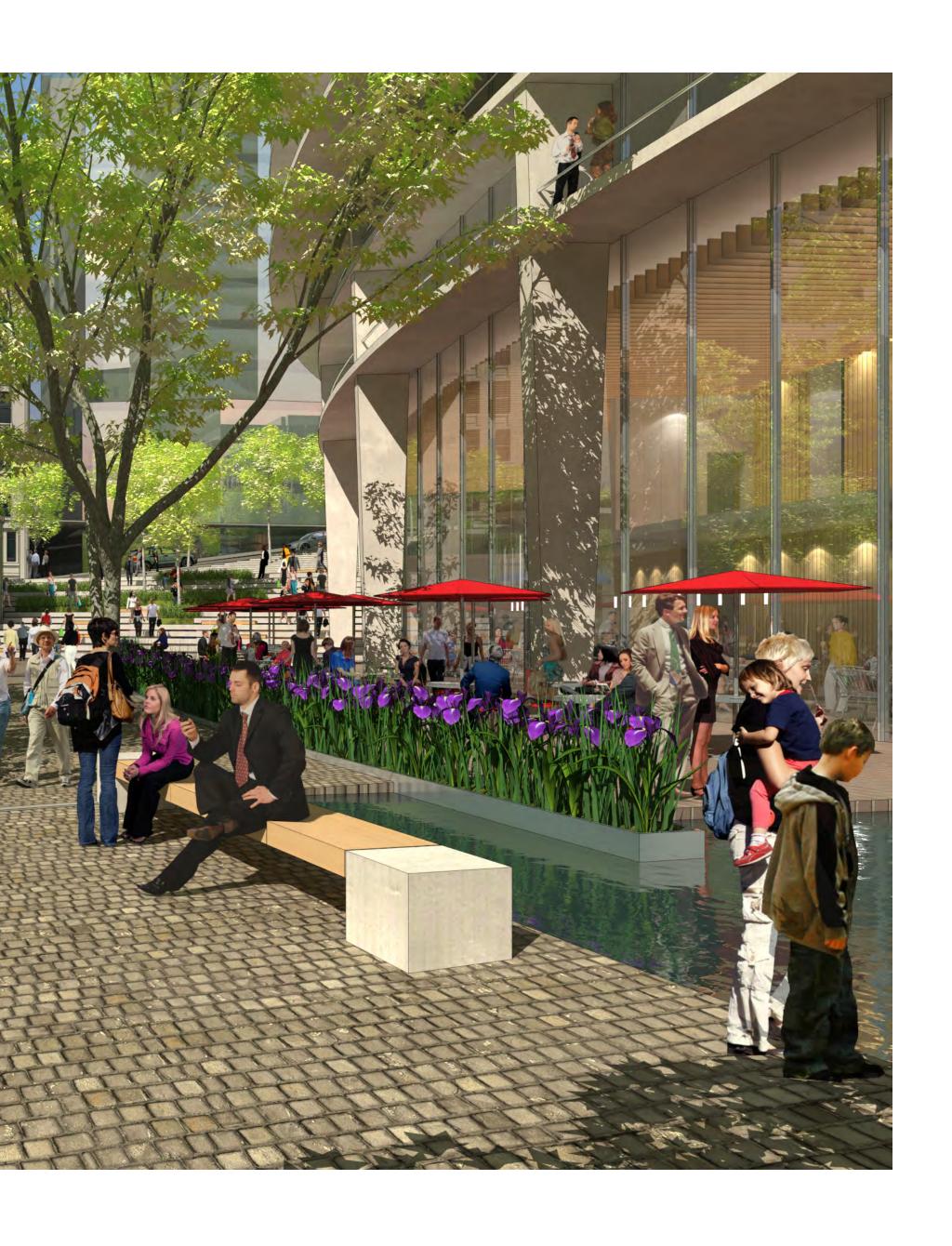








* Station entrances are rendered as existing, however we do plan to work with Sound Transit to cosmetically improve the entrances to the stations.

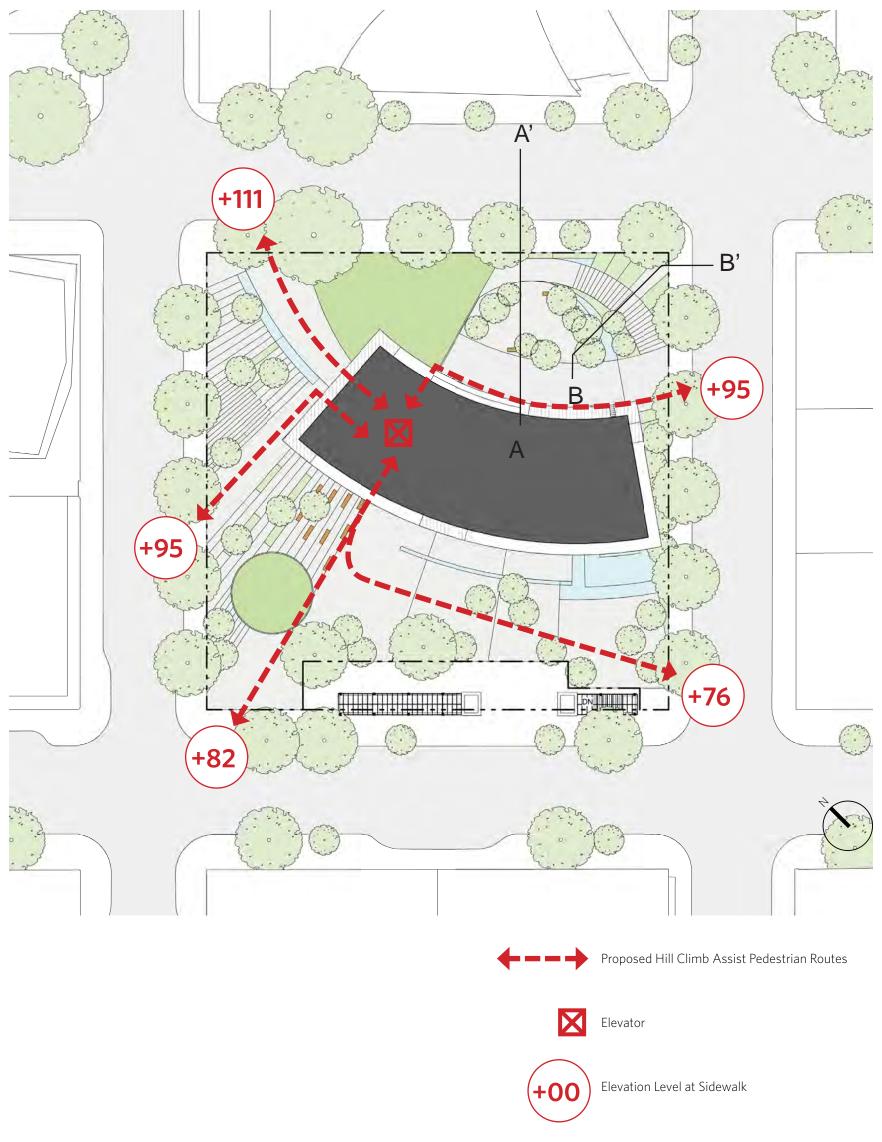






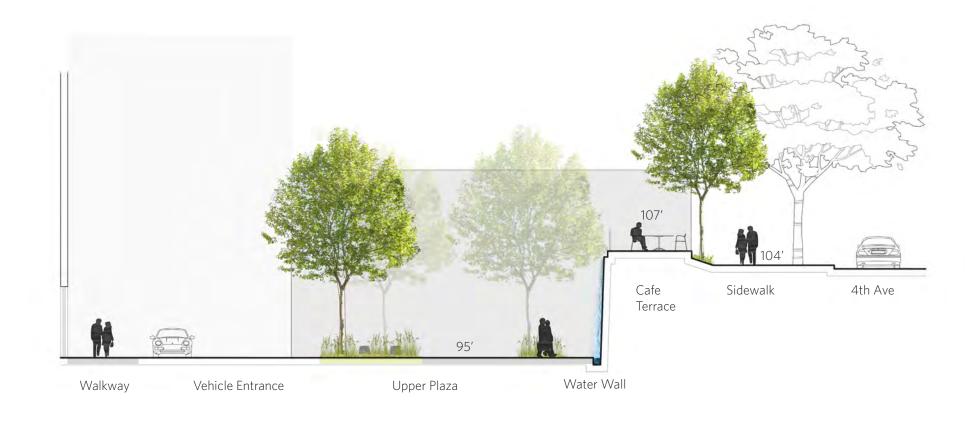
6.4 Circulation

6.4.1. Hill Climb Assist

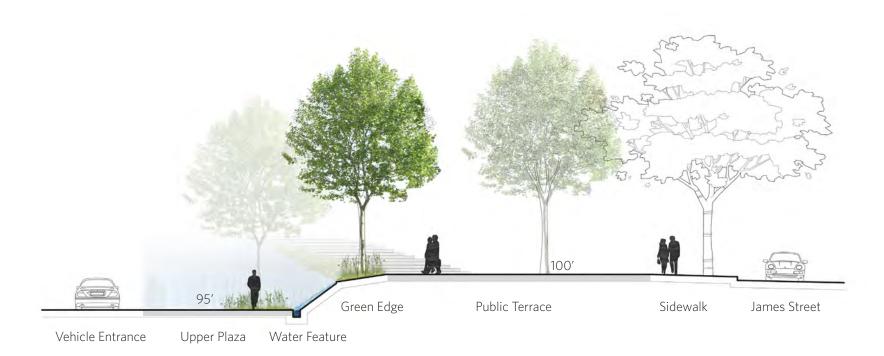


6.5 Sections

6.5.1. Landscape Section A-A'



6.5.2. Landscape Section B-B'



Design Compliance & Departures

7.1 Design Guidelines Compliance

7.1.1 Site Plan & Massing

A-2. Enhance the skyline

"Design the upper portion of the building to promote visual interest and variety in the downtown skyline"

"A sculptured top can lend a distinctive identity to the building while helping to orient people as they approach and go places downtown. Reducing the area of the top floors reduces the appearance of the overall bulk and generally produces a more interesting building form. As buildings increase in height, the more visible upper portion can be shaped and finished to appear increasingly slender and more ornamental."

"Use one or more of the following architectural treatments to accomplish this goal:

a. Sculpt or profile the facades;

b. Specify and compose a palette of materials with distinctive texture, pattern, or color; and

c. Provide or enhance a specific architectural rooftop element."

Response:

The preferred scheme's tower design features a gradated facade that transitions between a smooth base to a highly textured top. This subtle and distinctive gradient adds visual interest in the tower and in Seattle's skyline. Situating the towers amenities at the top further adds a sculptural element to its rooftop, defining it from the residential units below, but also from adjacent towers.



Sculpted massing creates distinctive identity

7.1.2 Architectural Expression

B-1. Respond to the neighborhood context

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

"Each building site lies within an urban neighborhood context having distinct features and characteristics to which the building design should respond."

- "Arrange the building mass in response to one or more of the following, if
- a. A surrounding district of distinct and note-worthy character;
- b. An adjacent landmark or noteworthy building;
- c. A major public amenity or institution nearby
- d. Neighboring buildings that have employed distinctive and effective massing compositions;

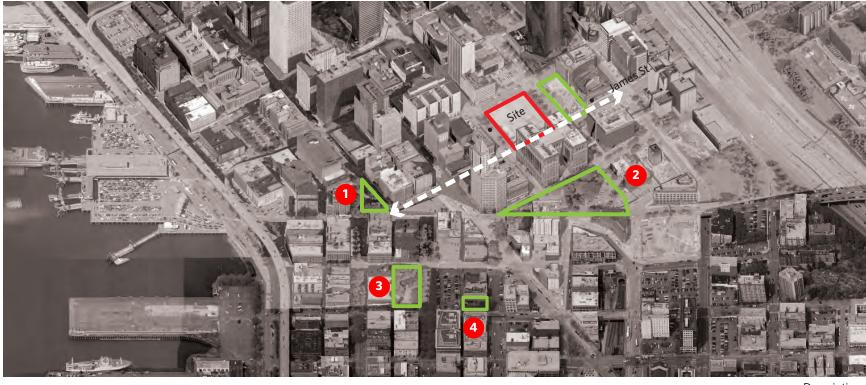
- e. Elements of the pedestrian network nearby... and
- f. Direct access to one or more components of the regional transportation system."

"Also, consider the design implications of the dominant land uses in the area surrounding the site..."

Response:

The site is situated between two distinct neighborhoods: Downtown and Pioneer Square. The design of the tower and landscape seeks to respond to both areas and their distinct features.

The landscaping and textured facade respond to the character, proportions and textures of Pioneer Square, whereas the base and height of the tower responds to adjacent modern towers such as the modern Columbia Centre and 4/C towers.



Description

- 1 Pioneer Square
- 2 City Hall Park
- 3 Occidental Square
- 4 UPS Waterfall Garden Park

7.1.2 Architectural Expression

B-3. Reinforce that positive urban form & architectural attributes of the immediate area.

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

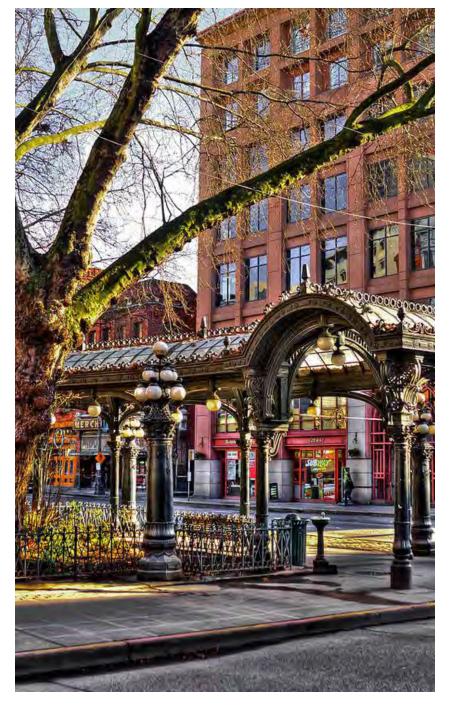
"In general, orient the building entries and open space toward street intersections and toward street fronts with the highest pedestrian activity. Locate parking and vehicle access away from entries, open space, and street intersections."

- "Consider complementing the existing:
- a. Massing and setbacks
- b. Scale and proportions
- c. Expressed structural bays and modulations
- d. Fenestration patterns and detailing
- e. Exterior finish materials and detailing
- f. Architectural styles
- g. Roof forms.
- h. Public art installations
- i. Street furniture and signage systems
- j. Lighting and landscaping
- k. Overhead weather protection

Response:

The massing of the preferred scheme, and the location of its plaza are situated to reinforce positive urban form and attributes of the adjacent area. The placement of the tower for example, pulls away from adjacent skyscrapers, while responding to the curvilinear form of the Columbia Centre. The placement of the tower relates to the shape of the King County Court House to the southeast, while responding to City Hall's curved Plaza to the northeast.

The proposed plaza will be animated by restaurant patios, cafes, landscaping, planters and site furniture, while responding to the heavily textured character and style of nearby Pioneer Square.



Description

B-4 Design a well proportioned and unified building

"Compose the massing and organize the publicly accessible interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole."

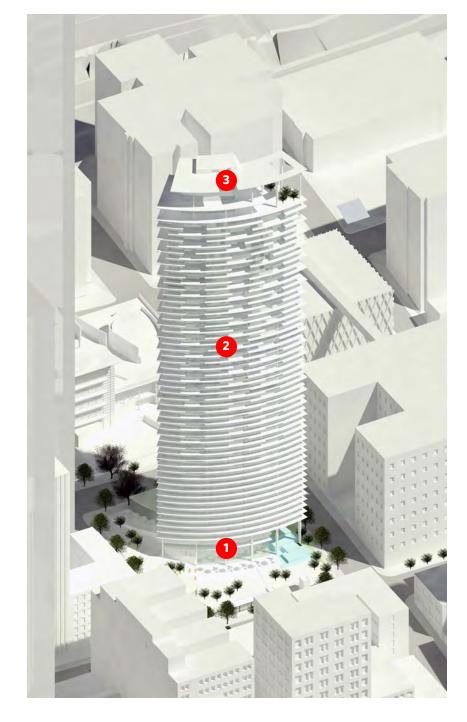
"Buildings that exhibit form and features identifying the functions within the building help to orient people to their surroundings, enhancing their comfort and sense of security while downtown."

Response:

The treatment of the façade is proportioned by its functions:

- Amenities (TOP)
- 2 Residential units (MID)
- 1 Coffee shops/restaurants (BASE)

All elements are unified by its curvilinear features and natural palette of materials.



Preliminary Rendering of Preferred Option

7.1.3 The Streetscape

C-1

Promote pedestrian interaction

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

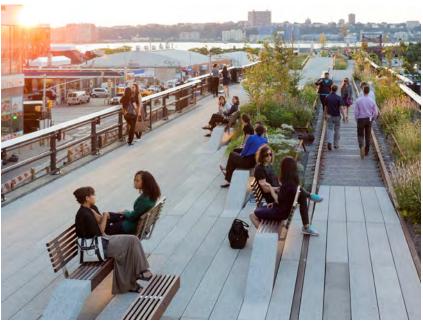
"Livelier street edges make for safer streets. Ground floor shops and market spaces providing services needed by downtown workers, visitors and residents can generate foot traffic on the streets, increasing safety through informal surveillance. Entrances, arcades, open space, shop fronts, seating and other elements can promote use of the street front and provide places for friendly interaction. Design decisions should consider the importance of these features in a particular context and allow for their incorporation."

"Design for uses that are accessible to the general public, open during established shopping hours, generate walk-in pedestrian clientele, and contribute to a high level of pedestrian activity. Where appropriate, consider configuring retail space to attract tenants with products or services that will "spill-out" onto the sidewalk..."

Response:

The plaza will be a lively, sunny area lined with coffee shops and restaurants. These services and their patios will spill out onto the plaza, promoting pedestrian activity and friendly interactions. Informal seating and a water feature will also attract people to the plaza, thus encouraging activities throughout the day.





Lively street edges and public spaces

C-3

Provide active (not blank) facades

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

"Blank facades limit pedestrian interaction with the building, effectively "deadening" the street environment where they occur. They provide opportunities for defacement with graffiti and encourage other undesirable activities."

"Enliven these facades by providing:"

- a. Small retail spaces for food bars, newsstands and other specialized retail tenants
- b. Visibility into building interiors
- c. Limited lengths of blank walls
- d. A landscaped or raised bed planted with vegetation that will grow up a vertical trellis or frame installed to obscure or screen the wall's blank surface

- e. High quality public art in the form of a mosaic, mural, decorative, masonry pattern, sculpture, relief, etc., installed over a substantial portion of the blank
- f. Small setbacks, indentation, or other architectural means of breaking up the wall surface
- g. Different textures, colors, or materials that break up the wall's surface h. Special lighting, a canopy, awning, horizontal trellis, or other pedestrianoriented feature to reduce the expanse of the blank surface and add visual
- i. Seating ledges or perches (especially on sunny facades and near bus stops) j. Merchandising display windows or regularly changing public information display cases. (Note that a commitment to a high level of maintenance is essential if this strategy is employed.)

Response:

Restaurants and coffee shops will enliven the base of the tower, while providing visibility into the interior.





Active Retail Oriented Facades

7.1.4 Public Amenities

D-1 Provide inviting & usable open space

"Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized."

"New buildings downtown are encouraged to incorporate public spaces to enhance the pedestrian environment, reinforce the downtown open space network, and offset the additional demand for public open space from downtown employment. New residential buildings down town are encouraged to incorporate usable private open space."

"Preferable open space locations are to the south and west of tower development, or where the siting of the open space would improve solar access to the sidewalk"

Response:

The open plaza in the preferred scheme was situated to maximize solar access. Water features, informal seating, patios and restaurants provide a pleasing and safe environment.



D-2 Enhance the building with landscaping.

"Enhance the building and site with generous landscaping--which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material."

"Landscape enhancement of the site may include some of the approaches or features listed below:"

- a. Emphasize entries with special planting in conjunction with decorative paving and/or lighting
- b. Include a special feature such as a courtyard, fountain, or pool
- c. Incorporate a planter guard or low planter wall as part of the architecture
- d. Distinctively landscape open areas created by building modulation
- e. Soften the building by screening blank walls, terracing retaining wallsf. Increase privacy and security through screening and/or shading
- g. Provide a framework such as a trellis or arbor for plants to grow on
- h. Incorporate upper story planter boxes or roof planters
- Provide identity and reinforce a desired feeling of intimacy & quiet

Response:

TA large plaza with diverse landscape features is proposed. This will include a water feature, planters, terracing...



7.1.5 Vehicular Access & Parking

E-1

Minimize curb cut impacts

"Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized."

"New buildings downtown are encouraged to incorporate public spaces to enhance the pedestrian environment, reinforce the downtown open space network, and offset the additional demand for public open space from downtown employment. New residential buildings down town are encouraged to incorporate usable private open space."

"Preferable open space locations are to the south and west of tower development, or where the siting of the open space would improve solar access to the sidewalk"

Response:

Only one curb cut for vehicular access is introduced in the preferred scheme for the entire block on James street.

7.2 Zoning Compliance

23.49.008 Structure height

440' height limit for residential use with HALA Program, plus 10% additional height allowance (up to 484') for common recreation area and mechanical. An additional 30' height allowance (up to 572') may be gained through the addition of a 25,000 sq ft open space.

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

23.49.009 Street level use requirements

One or more of the uses listed are required at street level, including retail sales, eating and drinking establishments, and general sales and services; a minimum of 75% of 3rd Avenue is required.

The development proposal contains street level uses in various areas on the site, but since most of 3rd Avenue is taken up by a transit easement the street level use on 3rd Avenue is setback within the open space provided.

23.49.011 Floor area ratio (FAR)

Base FAR of 5, maximum FAR of 10. Exclusions from the FAR calculation include residential use, street level use, floor area below grade and mechanical space equal to 3.5% deduction from chargeable gross floor area, and rooftop mechanical equipment.

The development proposal is consistent with zoning FAR.

23.49.019 Parking & loading

Off-street car parking is not required, but is provided below street level to suit market demand. For non residential uses, a maximum of 1 stall / 1,000 sqft is allowed. Off-street bicycle parking is required and is provided in secure storage rooms within the car parking structure.

The development is consistent with parking requirements

23.049.022 Minimum sidewalk widths

Third Avenue sidewalks are required to be a minimum of 18' wide, 4th Avenue sidewalks are required to be 15' wide, and Cherry and James Street sidewalks are required to be a minimum of 12' wide.

The development proposal is consistent with minimum sidewalk widths.

23.49.024 View corridor requirements

No view corridor setbacks are required.

23.49.042 DMC permitted uses

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

The development proposal is consistent with zoning use standards.

23.49.056 DMC street facade, landscaping, & street setback requirements

A. Minimum facade heights according to the table below are required in all DMC zones:

Streets requiring property line facade (3rd Avenue): 35'

B. No setback limit up to 15' above sidewalks. 15' - 35' facade height setback no more than 2' from property line. No setback deeper than 2' shall be wider than 20'.

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

Class I streets (3rd Ave & 4th Ave): 60% transparency using clear or lightly tinted glass only, between 2' & 8' above sidewalk

Class II streets (Cherry St & James St): 30% transparency using clear or lightly tinted glass only, between 2' & 8' above sidewalk

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

Class I streets: No more than 15' wide (increased to 30' wide at discretion of director of planning), between 2' & 8' above sidewalk. Area of blank facade no

to exceed 40% of street facing facade.

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

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

F. Street Trees

Street trees are required on all streets with a pedestrian designation

The development proposal is consistent with zoning use standards.

23.49.058 DMC upper level development standards

Average residential floor plates are limited to 10,700 sf if tower height is above 290'. Maximum area of individual residential floor is 11,500 sf. Facade modulation is required for non-residential use according to the table below and facade lengths are limited to:

0-85' no limit

86-160' facade limited to 155'

161-240' facade limited to 125'

241-400' facade limited to 100'

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

23.53.035 - Structural building overhangs

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

The limits on overhangs will not apply to the development proposal as it is not creating a streetwall.

7.3 Potential Departures

SMC Reference & Requirement: Proposed Departure:

Reason for Departure:

23.49.009

Street level uses are required on 75% of frontage of 3rd Avenue

A public plaza and kiosk are proposed on 3rd Ave.

- Frontage on 3rd Avenue is very limited due to the transit easement for station entrances taking up approximatly 73% of the length of the site
- Plaza on 3rd Avenue may substitute for street level use; if not, then need departure

23.49.018

Overhead weather protection requirements

4th Ave will feature a cafe/restaurant that fullfills the overhead weather protection requirement, but the tower itself is positioned on the site in such a way that it does not interface directly with the side walk. Instead we are proposing public open space and landscaping on 3rd Ave, James St and Cherry

- Not required on buildings more than 5' from the sidewalk.
- Code includes exceptions for overhead weather protection when plazas and open spaces are incorporated on the site.
- If these exceptions do not apply, we may need a departure

23.49.056.A

Minimum façade height on all 4 street frontages

4th Ave will feature a cafe/restaurant that fullfills the minimimum requirement. Guided by the 1999 Seattle Civic Centre Masterplan, we are proposing large public open spaces and landscaping on the corrners of the site as well as along 3rd Ave, James St and Cherry St.

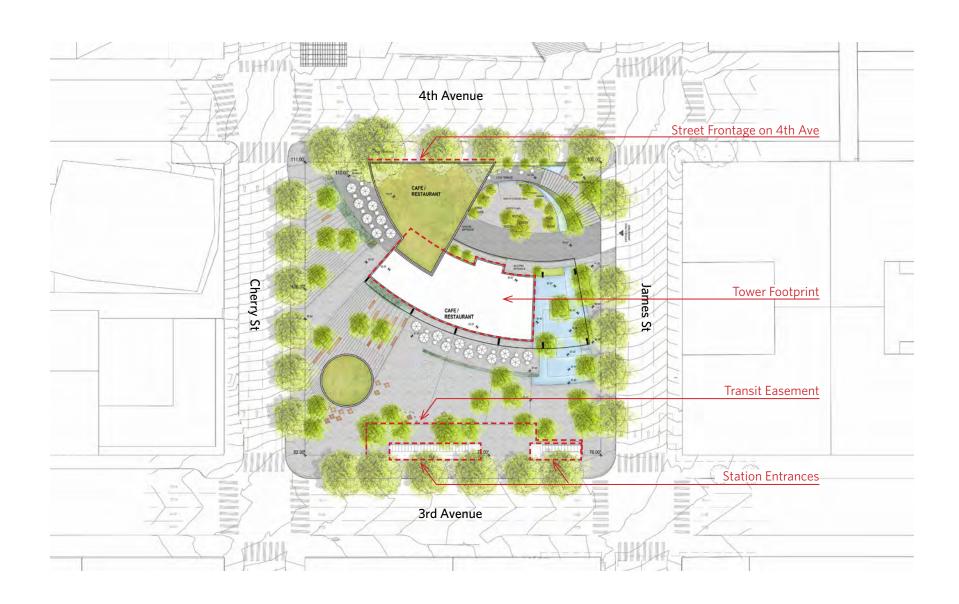
May need a departure on portions of all 4 street frontages, due to plaza and open space areas

23.49.056.B

Façade setback limits on 3rd Avenue

Due to the urban design principles that guided the siting of the tower, we are proposing to set the tower back signifigantly from 3rd Ave, allowing a generous public space between the street and the building facade.

May need a departure for small areas of frontage on 3rd Avenue



Sustainability

8.1 Sustainability

8.1.1 Sustainable Strategies

3rd and Cherry will be a high-performance, resilient building, designed to use minimal energy, while being economically, socially and environmentally sustainable. Initiatives will include, but are not limited to:

Social Sustainability: A variety of retail spaces as well as public spaces within the plaza

Economic Sustainability: Aiding in the creation of jobs through providing retail space

Innovative Facade Design: A facade that is

responsive to environmental conditions as well as solar shading measures to minimize solar gain. Systems in consideration include vertical fins, dynamic glass, operable windows, & glazing fritting

Architectural Shading: Vegetation and large tree canopies to provide protection from sun and rain

Rain Water Management: Reducing storm water discharge, reducing the generation of runoff, treating surface runoff to reduce contaminants and where possible conserving potable water use

Enhanced indoor environmental quality: Direct ventilation, low emitting materials, & indoor air quality testing







Glass Fr



Active Street-fronts



Tree Canopy















Sun Louvers

9.0

Team

9.1 Team

Development Manager

Bosa Development 1300-2025 Willingdon Ave Burnaby BC V5C 0J3

Design Architect

James KM Cheng Architects Inc 200, 77 West 8th Avenue Vancouver, BC V5Y 1M8

Landscape Architecture

PFS Studio 1777 West 3rd Avenue Vancouver, BC V6J 1K7

Renderings

Gene Radvenis

9.1.1 Bosa Development

Shaping the future by building it today. A city is constantly evolving. No matter where Bosa Development breaks ground, their work is there to complement and celebrate the whole cityscape.

Bosa Development Corporation believes in making living communities, not just buildings. They want the profiles of their buildings to complement and celebrate their community's character. Each place has its own uniqueness.

Insignia Towers, Seattle

Owner: Bosa Development Architect: Perkins + Will

Overlooking the downtown cityscape with 360° views, these two 41 story building are draped in a floor-to-ceiling design complete with a resident sky retreat lounge and open-air park terrace. Insignia offers unparalleled luxury living in the heart of Seattle.

Pacific Gate, San Diego

Owner: Bosa Development Architect: Kohn Pedersen Fox and Chris Dikeakos Architects

A landmark in San Diego's evolution, Pacific Gate marks a turning point in downtown's continuing

transformation. Reflecting the fluid forms of the shoreline, and redefining the city's skyline, this iconic tower offers breath-taking waterfront and city views. Pacific Gate leads the way in celebrating the new era that has emerged for Downtown San Diego.

Electra, San Diego

Owner: Bosa Development Architect: Chris Dikeakos Architects

Rising to a height of 43 stories, San Diego's tallest art deco-inspired residential tower resides in one of the city's most desirable bayside neighborhoods near Little Italy.



Insignia Seattle



Electra, San Diego



Pacific Gate, San Diego

James KM Cheng Architects

James K.M. Cheng Architects is a collaborative architecture & urban design practice that prides itself on creating meaningful and dynamic built environments. Based in Vancouver, Canada, the firm is recognized for its pioneering contribution to west coast architecture and city building. Founded by James Cheng in 1978, the 30-person practice has grown to specialize in a variety of scales, with a strong emphasis on the integration of Urban Design, Landscape Design, Architectural Design, and Interior Design. This ensures projects are carried out comprehensively from start to finish, and from exterior to interior.

For the past 40 years, the practice has been committed to crafting high quality and innovative designs. Projects include local and international master planning, as well as residential, commercial, and institutional projects. The ability to enhance neighborhoods, communities and basic human experiences motivates the work. James KM Cheng Architects has been recognized with some of Canada's most prestigious awards, which include the Order of Canada and the Royal Architectural Institute of Canada's Governor General's Medal. Projects include Pacific Centre Redevelopment, Shangri-La Vancouver, Fairmont

Pacific Rim, and Shaw Tower in Vancouver, as well as Waiea in Honolulu and Lincoln Square in Bellevue.

Nordstrom, Vancouver

Owner: Cadillac Fairview

James KM Cheng Architects Architect:

JKMC's radical adaptive re-use of the Pelli-Gruen Sears department store into new premises for Nordstrom's. Where previously there was an almost un-windowed white box, the Cheng redesign breaks the scale and uses a wider palette of materials.

Georgia & Pender, Vancouver

Owner: **BCG** Developments Architect: James KM Cheng Architects

A slender, tapered form, tailored to this unique triangular, flatiron site, announces the western Landmark Gateway to downtown Vancouver. The design concept proposes to create a sense of place and openness by transforming frontage into an open courtyard providing views from Pender Street to Georgia Street.



Georgia & Pender



Nordstrom



Georgia & Pender

9.1.3 PFS Studio

PFS Studio is a leading Canadian planning, urban design and landscape architecture firm offering consulting services nationally and internationally on a wide range of projects for both the public and private sectors. The firm has been in practice for over thirty years (formerly as Phillips Farevaag Smallenberg) and produces its award-winning work from its Vancouver studio and through a strategically allied joint enterprise in China. PFS Studio has led or been centrally involved in many large scale planning and design projects throughout Canada, the US, China and other international locations abroad. Because of its

strong commitment to the Pacific Rim and, in particular, its long standing presence in China, PFS Studio works out of three allied offices in China – Shanghai, Guangzhou and Ningbo.

The firm has received major recognition through numerous planning, urban design, heritage and landscape architecture awards over the years. These awards confirm the company's commitment to innovation, technical advancement and cost effective design solutions as well as a keen ability to create memorable and engaging public spaces. PFS Studio is well

known for both planning and built works and the firm's extensive portfolio of work demonstrates its success in completing projects that have faced a high degree of complexity in both process and approvals.

Seattle Art Museum, Seattle

Located above the Seattle Art Museum expansion, the 17th floor roof garden is a green roof that functions as a vital social space and civic heart of the Bank's downtown headquarters. As one of the largest green roofs in the city, the garden's usable area surpasses three fold the City of Seattle's minimum open space requirements, and provides decks and pathways that showcase views of the downtown skyline and across Elliott Bay.

5th & Madison, Seattle

The open space, created over an existing parking structure, is a reinvented landscape that provides a distinct series of experiences. Bound by an illuminated cascading water feature on one side and an urban representation of a native deciduous forest on the other, the space draws the public in from Fifth Avenue to enjoy afternoon programming and sweeping views of the city skyline.

Safeco Roof Garden, Seattle

Patios provide an inviting outdoor social space focused around water features and an outdoor fireplace that functions as both a retreat and private space for employees and as a formal event space for the company. This vibrant space was created using contrasting materials, colors and textures. The design plays upon elevation to create pattern and visual interest, and uses over 1,000 pounds of recycled glass over the existing structural slab to compose an abstraction of a small landscaped hill incised by an axial pathway.



Seattle Art Museum



5th & Madison



Safeco Roof Garden

Appendix

A Site Survey & Legal Description

Site Notes

Site Address:

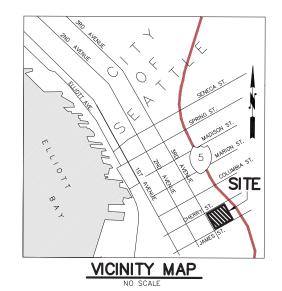
601 4th Avenue, Seattle, WA 98104

Tax Account Nos.: 094200-0855-07

Zoning: DMC 340/290-400

Zoning Agency:

City of Seattle
Department of Construction and Inspections
700 5th Avenue, Suite 2000
Seattle, WA 98104
(206) 684-8600



Setbacks:

Current setback requirements subject to site plan review. Current setbacks may differ from those in effect during design/construction of existing improvements.

Flood Zone:

This site appears on a national flood insurance rate map, dated May 16, 1995, community panel No. 53033C0630F, and is situated in zone "X" area determined to be outside the 500-year floodplain.

Horizontal Datum: NAD 83/91

Vertical Datum: NAVD 88

Area: Site as shown contains 57,348 square feet or 1.3165 acres, more or less.

Parking Space Count: Parking spaces total 0 including 0 handicap accessible spaces.

Substructures: Buried utilities are shown as indicated on records maps furnished by others and verified where possible by features located in the field. We assume no liability for the accuracy of those records. For the final location of existing utilities in areas critical to design contact the utility owner/agency.

Telecommunications/Fiber Optic Disclaimer:

Records of underground telecommunications and/or fiber optic lines are not always available to the public. BRH has not contacted each of the many companies, in the course of this survey, which could have underground lines within adjacent rights-of-way. Therefore, BRH does not accept responsibility for the existence of underground telecommunications/fiber optic lines which are not made public record with the local jurisdiction. As always, call 1-800-424-5555 before construction.

Description: Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 32, addition to the Town of Seattle, as laid out on the claims of C.D. Boren and A.A. Denny and H.L. Yesler (commonly known as C.D. Boren's addition to the City of Seattle), according to the plat thereof recorded in volume 1 of plats, page(s) 25, in King County, Washington; together with the vacated alley in said block adjoining said lots; except the southwesterly 9 feet of lots 1, 4, 5, and 8, condemned in King County Superior Court cause

except the southwesterly 9 feet of lots 1, 4, 5, and 8, condemned in King County Superior Court cause number 54135 for the widening of Third Avenue as provided by ordinance number 14345 of the City of Seattle;

and except the northeasterly 9 feet of lots 2, 3, 4, and 7, condemned in King County Superior Court cause number 50320 for the widening of fourth avenue, as provided by ordinance number 13074 of the City of Seattle.

Title Report Reference: This survey was conducted according to the descriptions shown, furnished by Chicago Title Insurance Company, commitment no. 0084416-06, dated October 25, 2016. The easements shown or noted hereon relate to this commitment.

Note: Easements created or rescinded after this date are not shown or noted hereon.

Title report Schedule B exceptions:

Items circled are shown on map

Matters contained in that certain document

Entitled: Transit way station entrance easement and construction agreement

Executed by: The King County Department of Metropolitan Services and the City of Seattle

Recording date: August 31, 1995 Recording No.: 9508310887

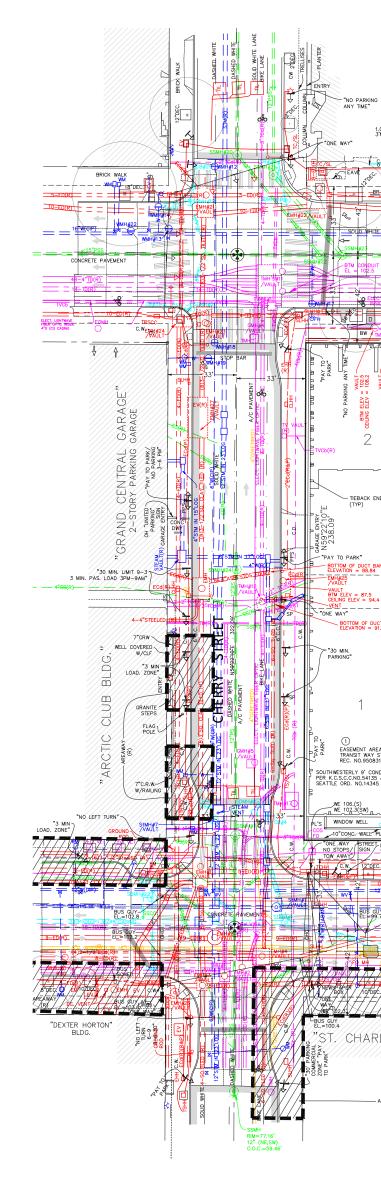
Reference is hereby made to said document for full particulars.

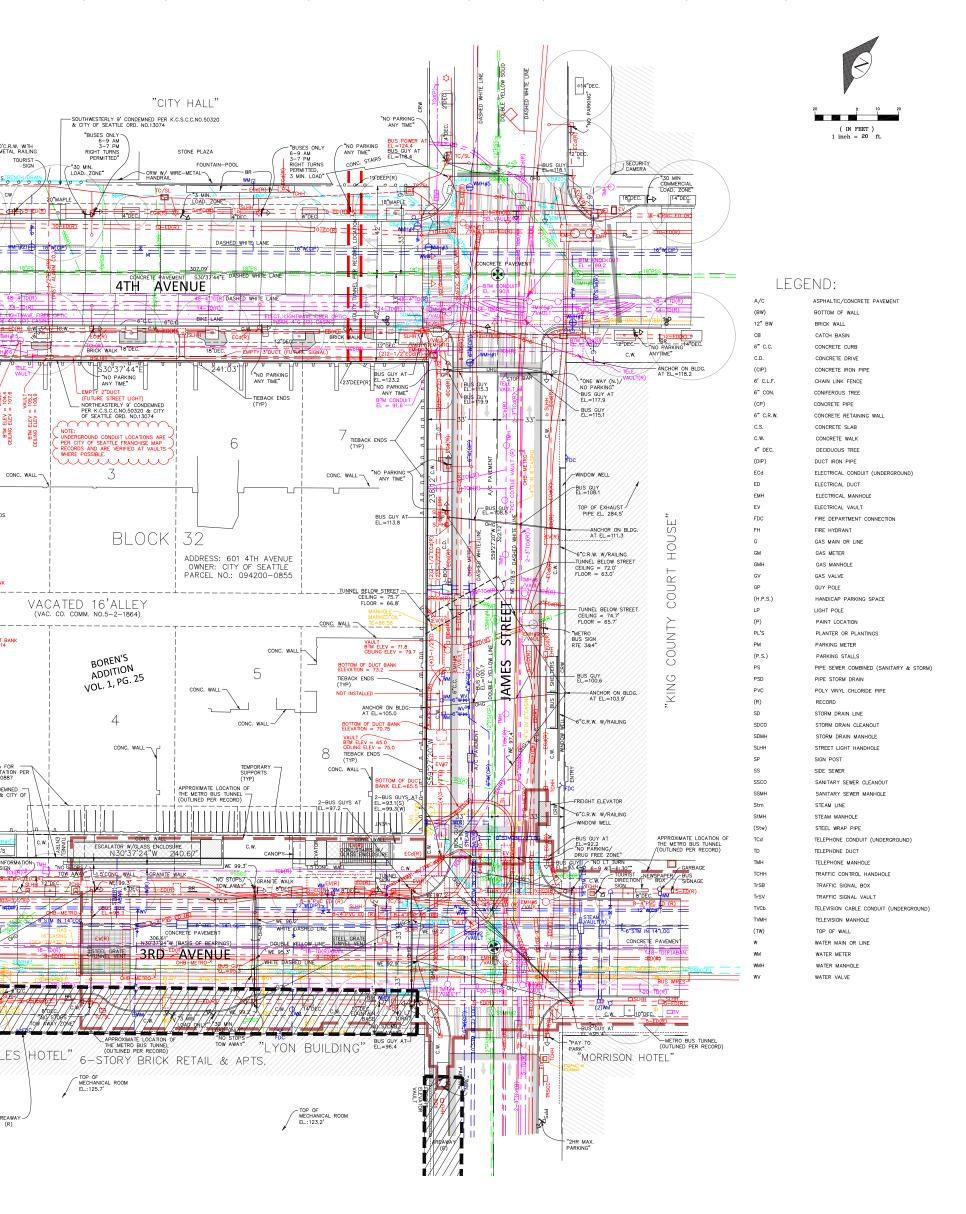
Certification:

Survey identification no.: 2007113.24 Registered Land Surveyor no.: 37546

Surveyor's Address & Company: Bush, Roed & Hitchings, Inc.

2009 Minor Avenue East Seattle, WA 98102-3513 Telephone: (206) 323-4144





TO BOSA DEVELOPMENT US, LLC., THE CITY OF SEATTLE, A WASHINGTON MUNICIPAL CORPORATION AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6, 6A, 7A, 7B1, 7C, 8, 9, 10A, 11, 13, 14, 16, 17, 18, 19 AND 20, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 18, 2016.