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SDCI Project #: 3028747

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3rd & Cherry

Early Design Guidance 2
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1.0

Urban Design Analysis

1.1 Design Parameters

1.1.1 Contextual Design Parameters

1.1.1 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.



1.1.2 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.

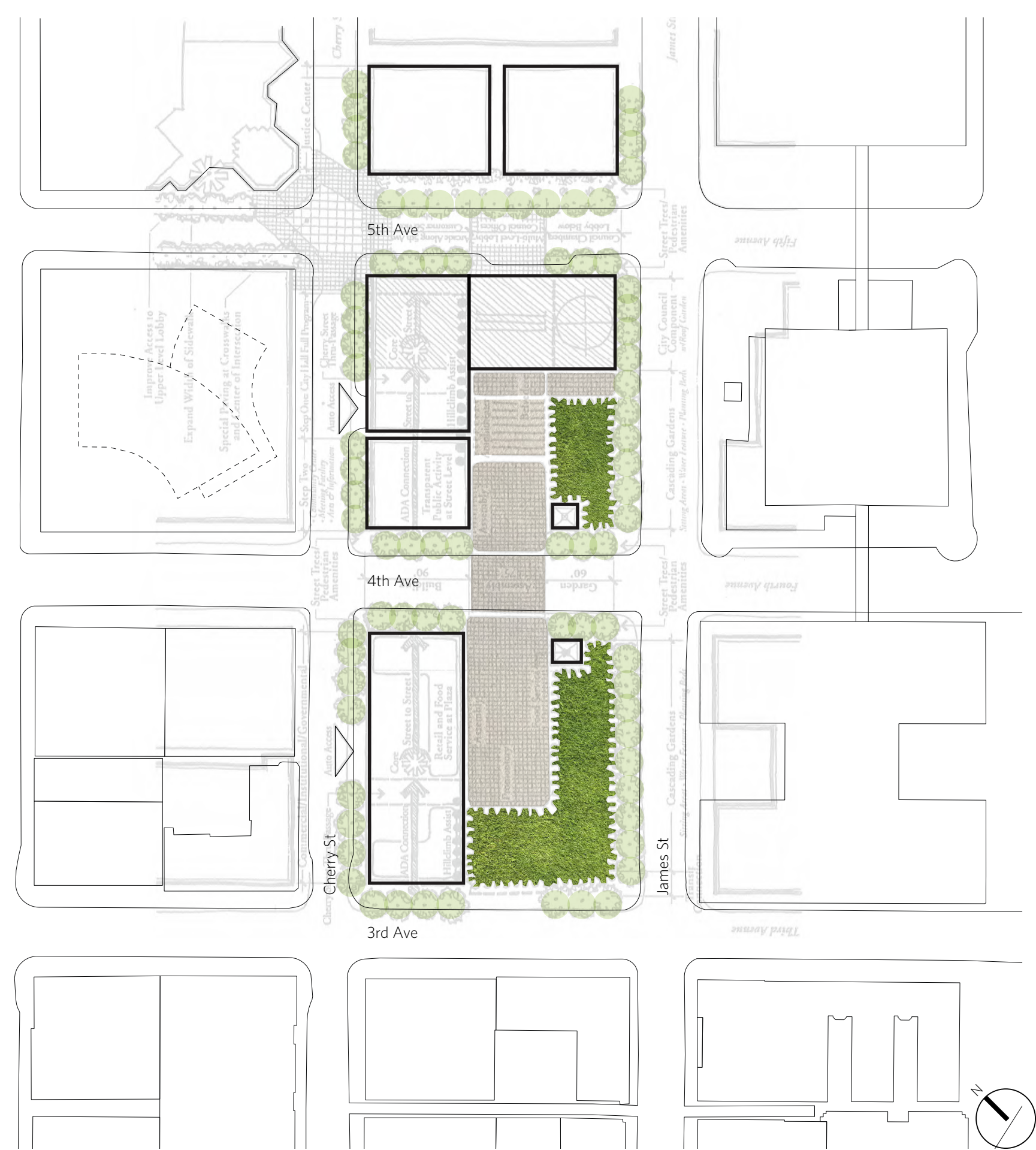


1.2 Urban Design Analysis

1.2.1 Masterplan Analysis

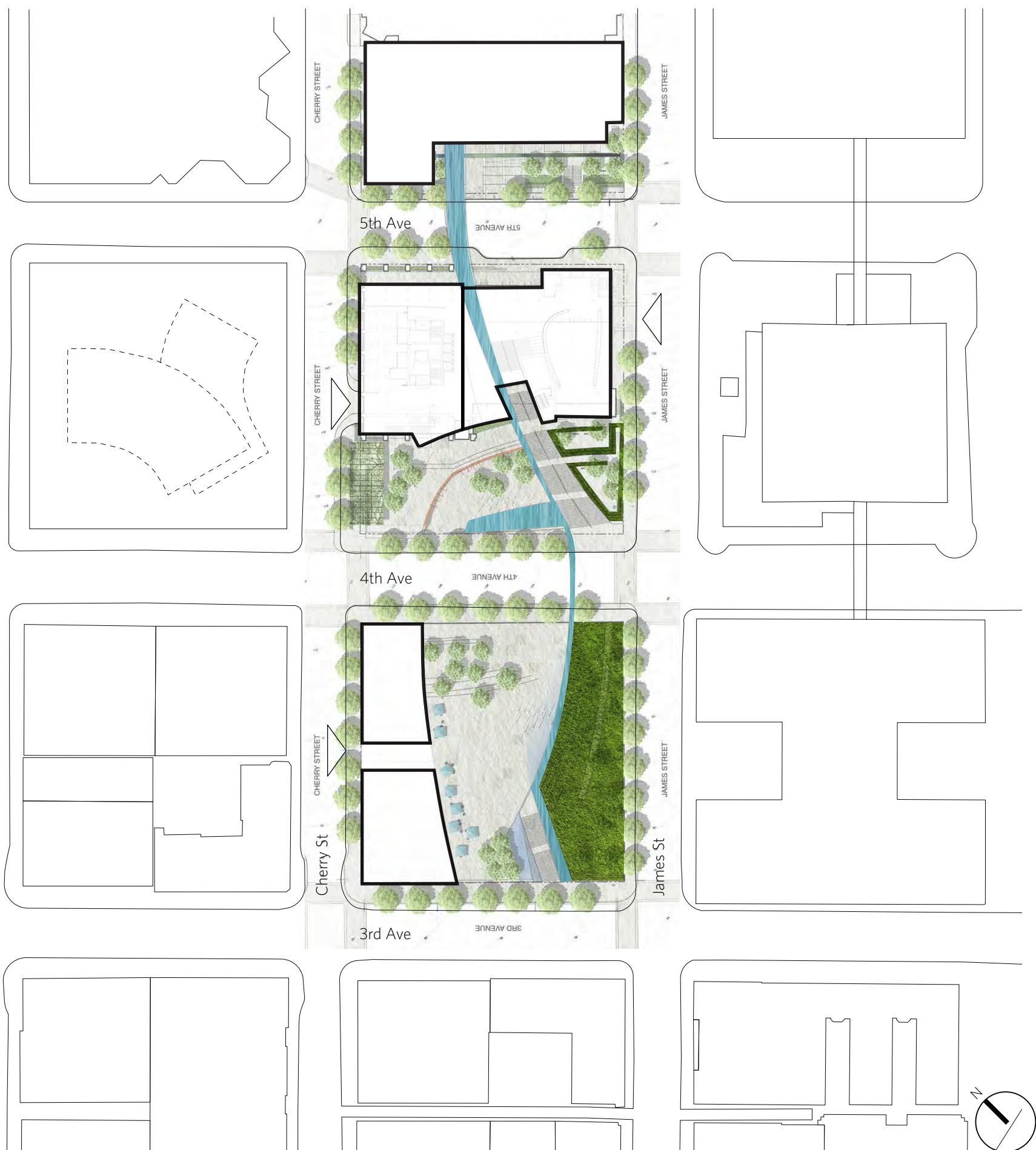
1.2.1 Seattle Civic Centre Masterplan 1999

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.



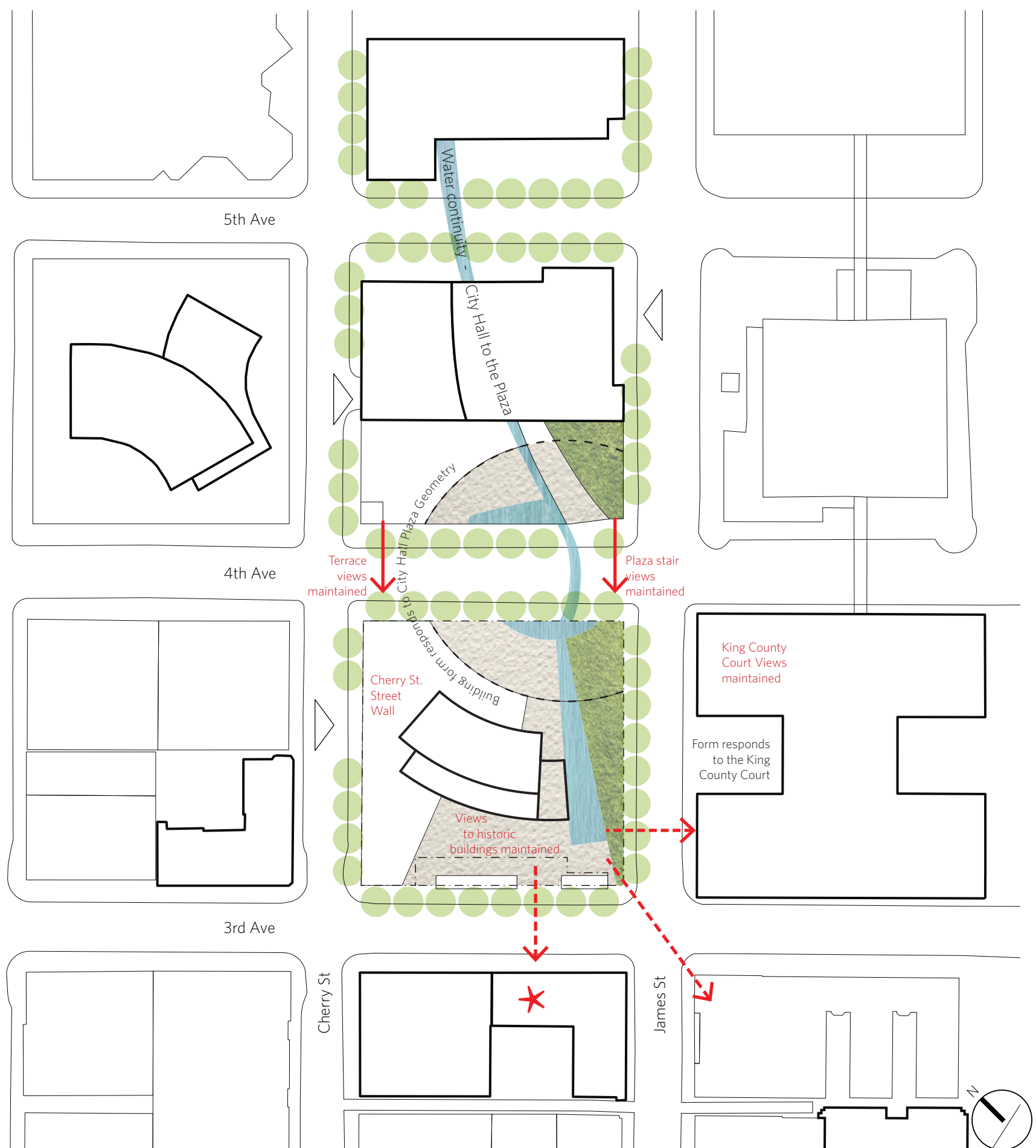
1.2.2 GGN & BCJ Masterplan 2005

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.



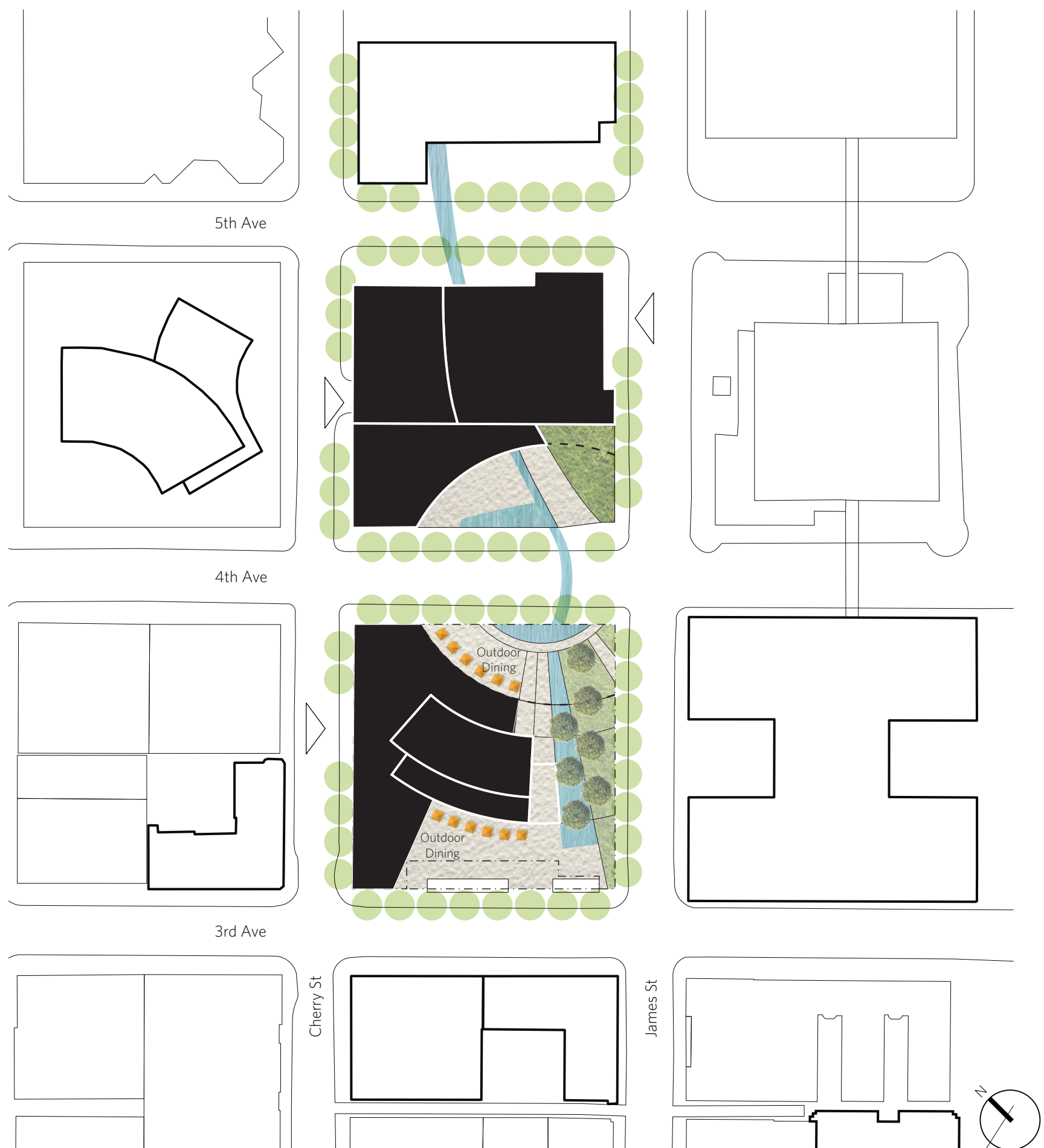
1.2.3 Design Concept Diagram 2018

In our current design concept, we've respected the previous masterplan while introducing new elements. The green terraces along James Street and the street wall along Cherry 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 and connected with a terraced transition space that makes use of the site's steep topography. This plan also seeks to respond to neighboring buildings and geometries while preserving views to and from key locations.



1.2.4 Preferred Landscape Concept 2018

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



2.0

Inspiration

2.1 Contextual

2.1.1 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.





2.1.2 Urban Space (Pioneer Square)





2.2 Landscape

2.2.1 Topography

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



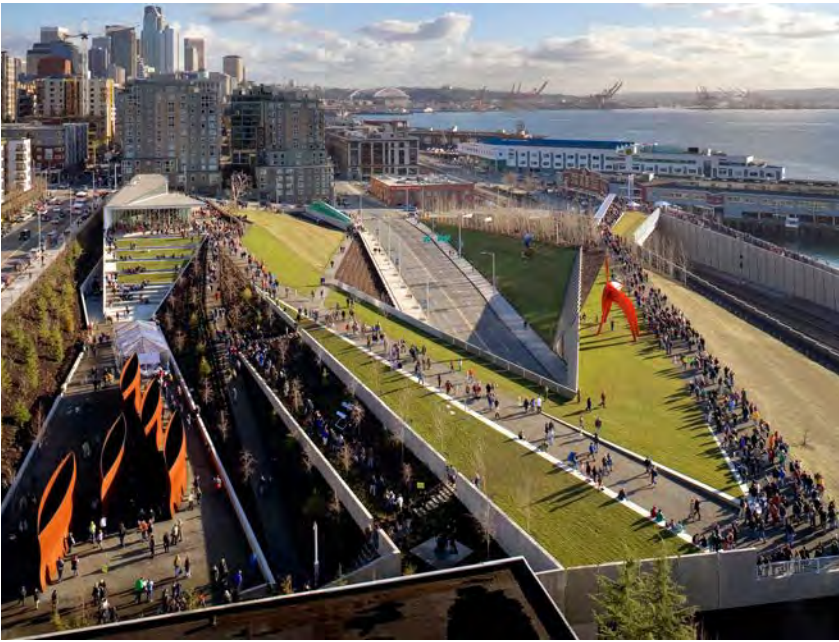
Forum of Granada, Federico Wulff Barreiro & Francisco del Corral, Spain



Ira Keller Fountain, Lawrence Halprin, Portland



Lovejoy Fountain Park, Lawrence Halprin, Portland



Olympic Sculpture Park, Weiss Manfredi, Seattle

2.2.2 Place-making



Paley Park, New York



Lovejoy Fountain Park, Lawrence Halprin & Charles Moore, Portland

2.3 Urban Design

2.3.1 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

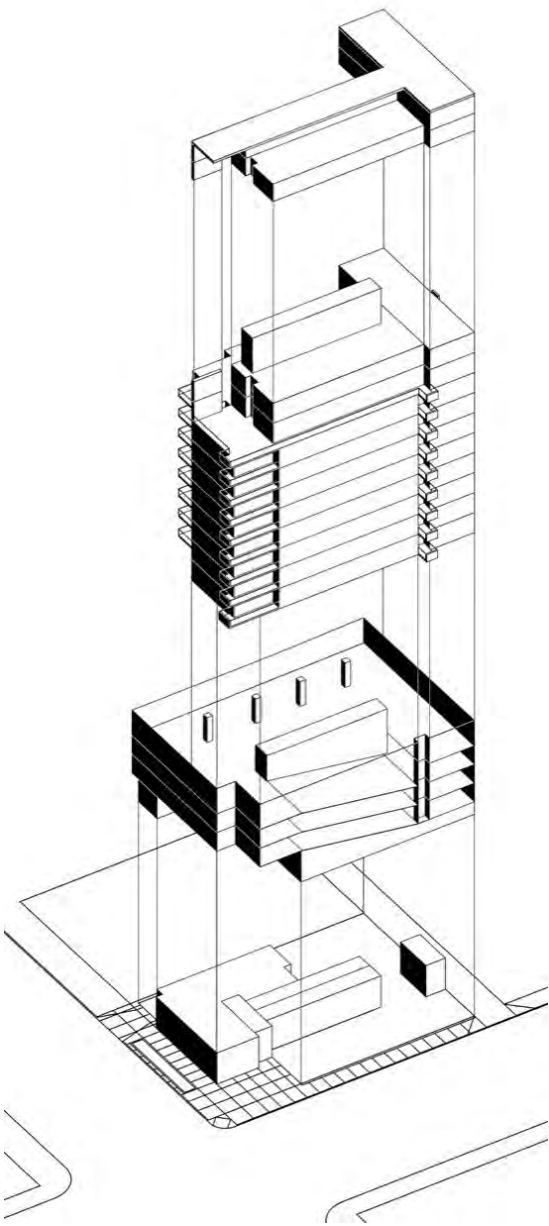


Arctic Club Hotel, Seattle

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

3.0

Response to Board Comments

3.1 Pedestrian and Vehicular Flow

3.1.1. Pedestrian Zones vs. Vehicular Access

As the 25,000 sf plaza is nearly half the site, the Board recognized the importance of establishing pedestrian and vehicular flow through the site and began their deliberation by focusing on the proposed circulation.

Comment 1A

While the Board generally supported the intent to pull the driveway in to increase visibility and safely create space for vehicular queuing, the Board agreed the amount of space dedicated to vehicular access with the drive court greatly diminished the quality of open space. Echoing public comment, the Board unanimously supported more direct vehicular access and agreed vehicular and pedestrian access should not be combined into a drive court as it is not consistent with Downtown Design Guidelines. The Board also referenced the Seattle Public Library and 701 Fourth Ave (project #3020955) as projects which incorporate direct access successfully without dominating the street wall. (E1, E2)

Response:

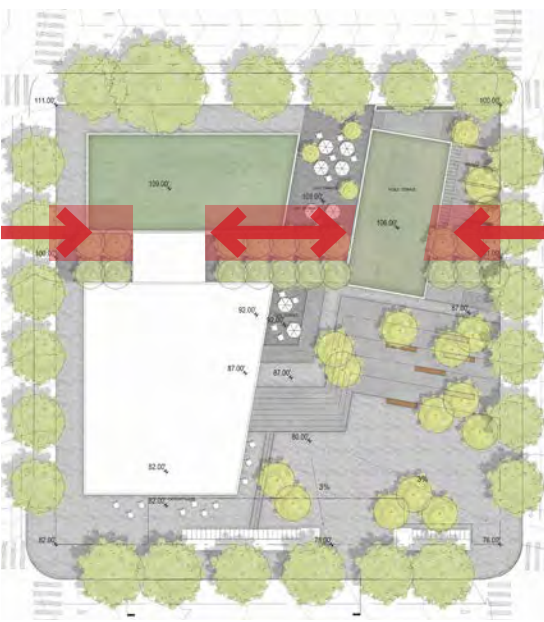
We are limiting the vehicular access to Cherry Street side only. There will be no vehicular access from James, therefore, pedestrian and vehicular conflict will be avoided within the 25,000 sf open space. In addition, all loading and garbage activities will be located underground and out of sight of the public. There are perspectives later in this package that demonstrate this access.

Comment 1B

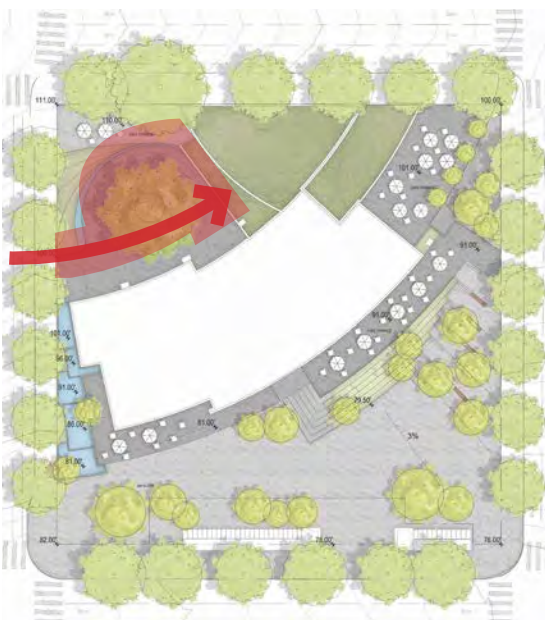
The Board discouraged sunken zones adjacent to the sidewalk as they are problematic for the urban environment. The Board viewed this area as an opportunity for ground level space rather than space dedicated to vehicular access (B3, E1, E2, D6)

Response:

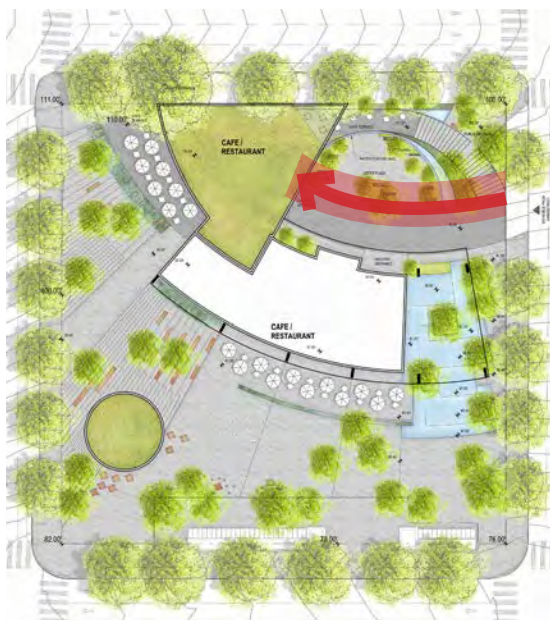
Sunken zones were eliminated. The landscape is typically flush or raised from the sidewalk and dedicated to the pedestrian. Vehicular access is hidden within the facade along Cherry Street.



Previous EDGs1 - Concept 1



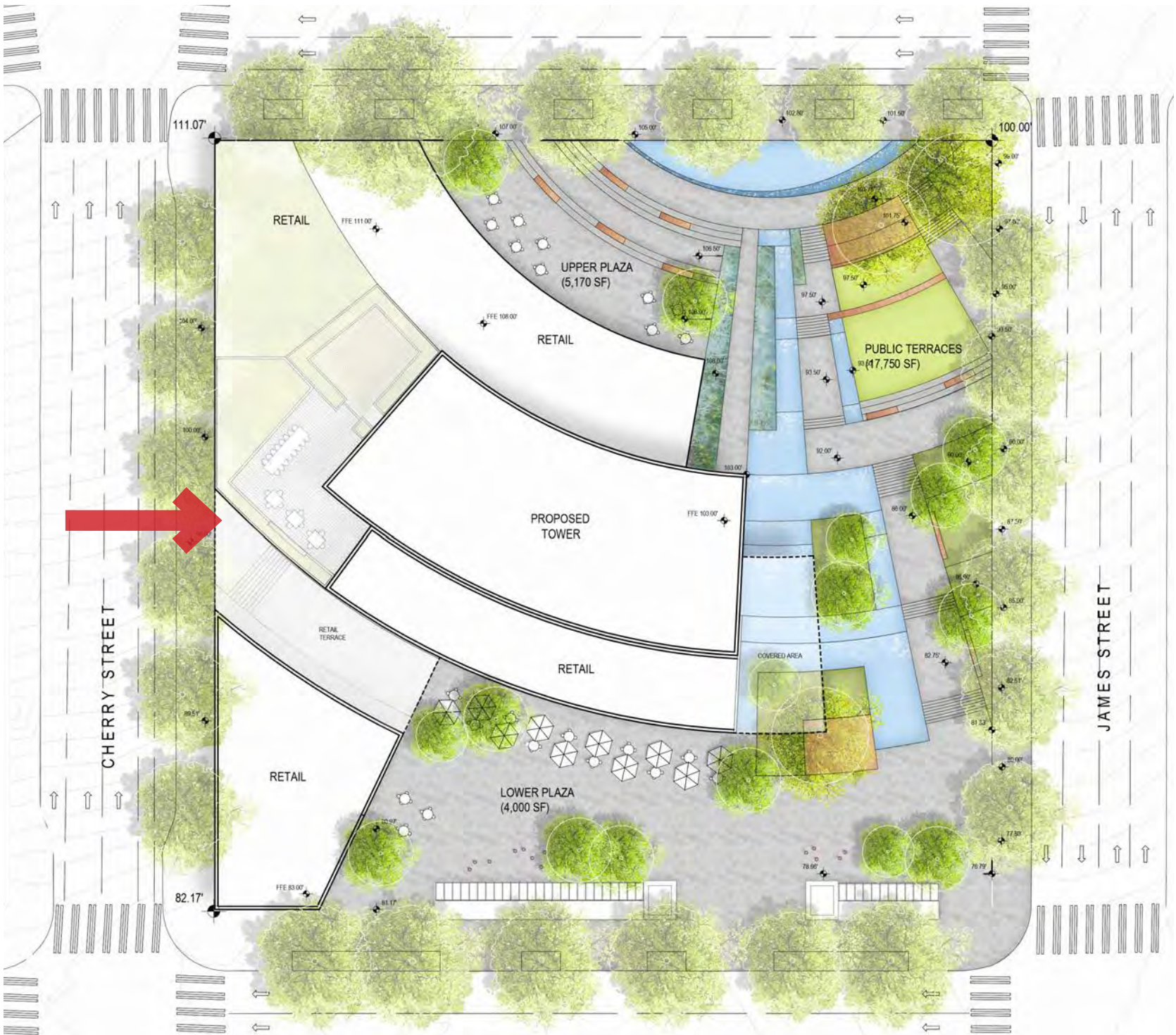
Previous EDG 1 - Concept 2



Previous EDG 1 - Concept 3



Vehicular Access



EDG 2 - Site Plan



3.1.1. Strong Edges to Define Open Spaces

Comment 1C

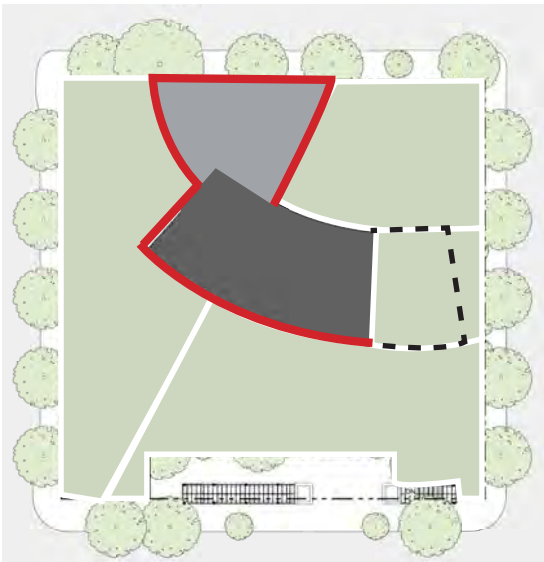
Related to pedestrian flow, the Board agreed circulation should prioritize spaces for pause. The Board noted that two of the projects shown as open space precedents are axial, have a clear origin and destination and strong street edges to define the open space and pedestrian circulation. The Board preferred this design to curvilinear spaces, which tend to conceal edges. (A1, D1, D3))

Response:

A variety of open spaces are created throughout the site, each with a distinct character and and clear pedestrian circulation.

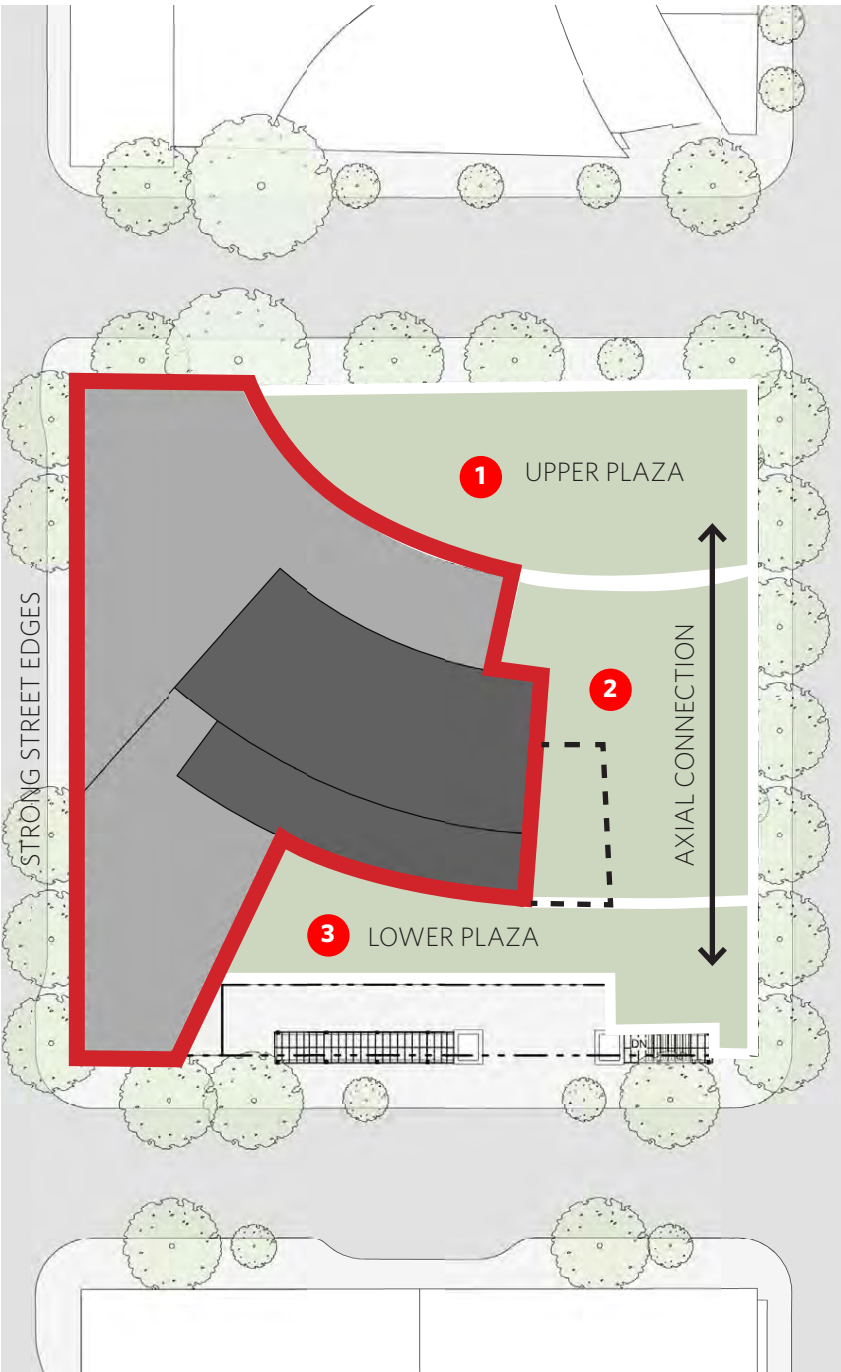
- 1 Upper Plaza
- 2 Transition Space
- 3 Lower Plaza

Strong retail edges were added along both the lower and upper plazas to define these open spaces as shown by the thick red line.



Previous EDG 1 - Concept 3 - Strong Edges

 Retail edges



EDG 2 - Strong Edges

Comment 1D

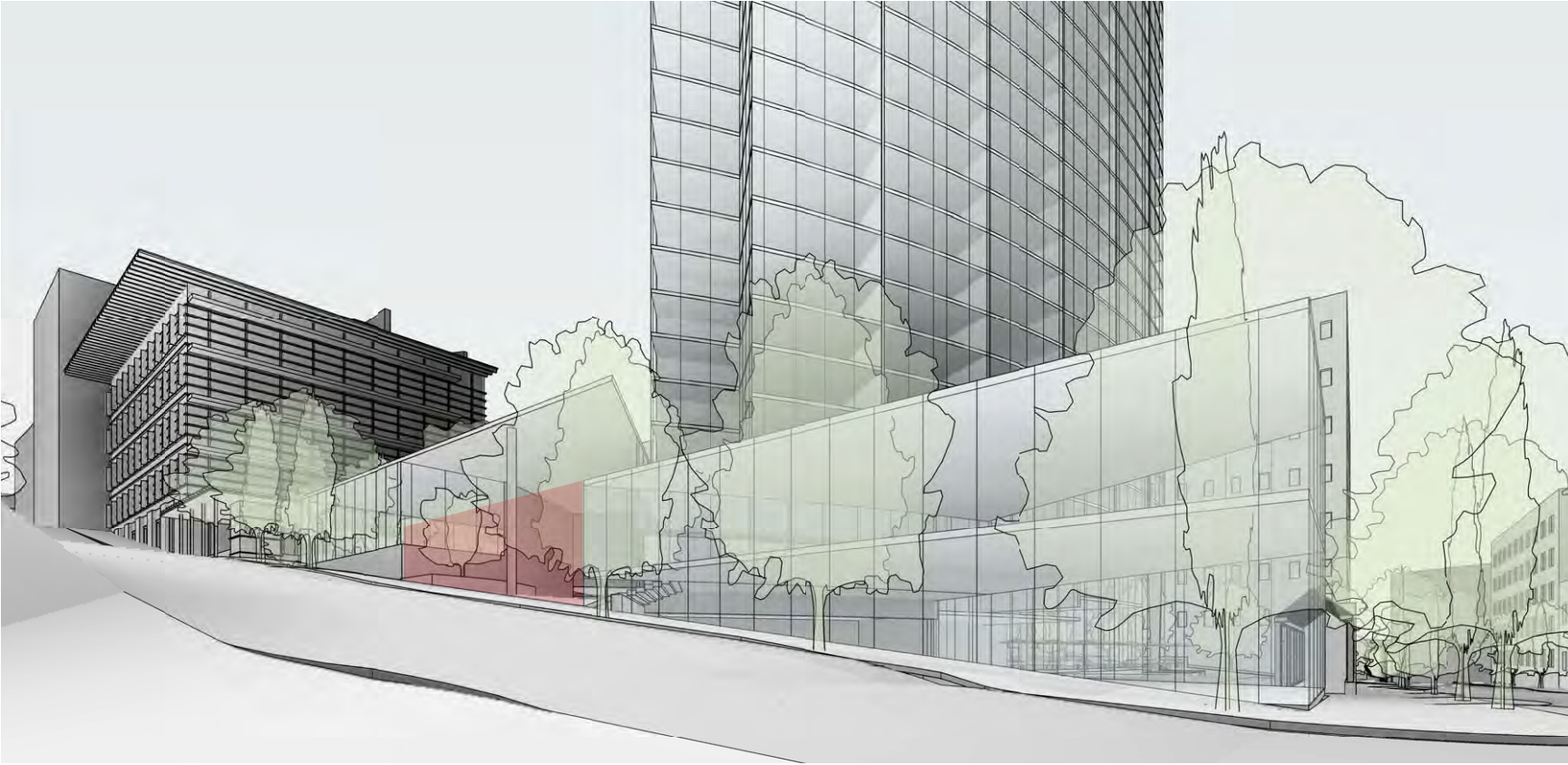
The Board strongly supported the integrated loading design shown in Massing Option 3, which cleverly concealed the loading functions into a setback facade. (E3)

Response:

The sunken auto court from the previous preferred option has been eliminated and the parking/loading entrance has been relocated to Cherry Street within the facade setback, as shown in the view below. All loading will occur within the building and not on the street. Please note that we have received differing opinions on the most appropriate location of vehicular access to the site. We prefer to locate parking and loading access off of Cherry Street as it doesn't impede the public open space, and this was the latest direction we recieved from SDOT. Cherry Street also appears to be a safer point of entry with two lanes of traffic vs James Street which has four lanes.



Previous EDG 1 - Concept 3 - Vehicular Access



Lobby, Parking & Loading Entrances

EDG 2 - View of Pedestrian/Vehicular Access along Cherry Street

3.2 Location of the Mass on the Site

3.2.1. Massing

The Board supported the general intent to locate open space in response to the nearby historic buildings and to maximize solar access, however the Board also stressed the importance relating to City Hall to the east.

Comment 2A

The Board preferred to see a connection made between the open space provided on site with the City Hall open space and recommended responding with the same level of deference to the City Hall spaces as shown for the nearby historic buildings. (A1, B2, B3)

Comment 2B

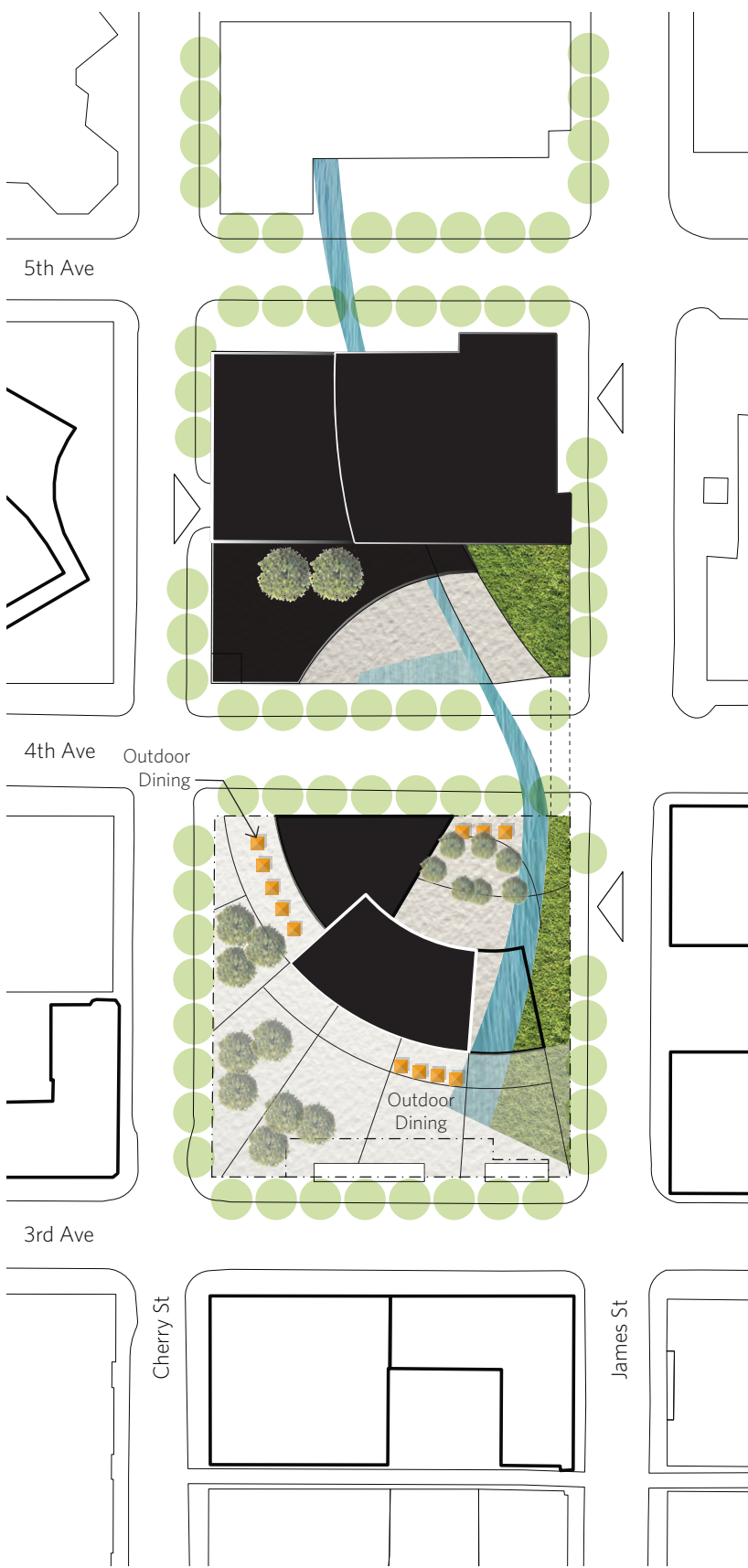
The Board agreed the design should maintain a visual connection for the public, through the site from Fourth Avenue to Third Avenue, and that the Massing Options 2 and 3 should be modified to allow these views. (A1, B2, B3)

Comment 2C

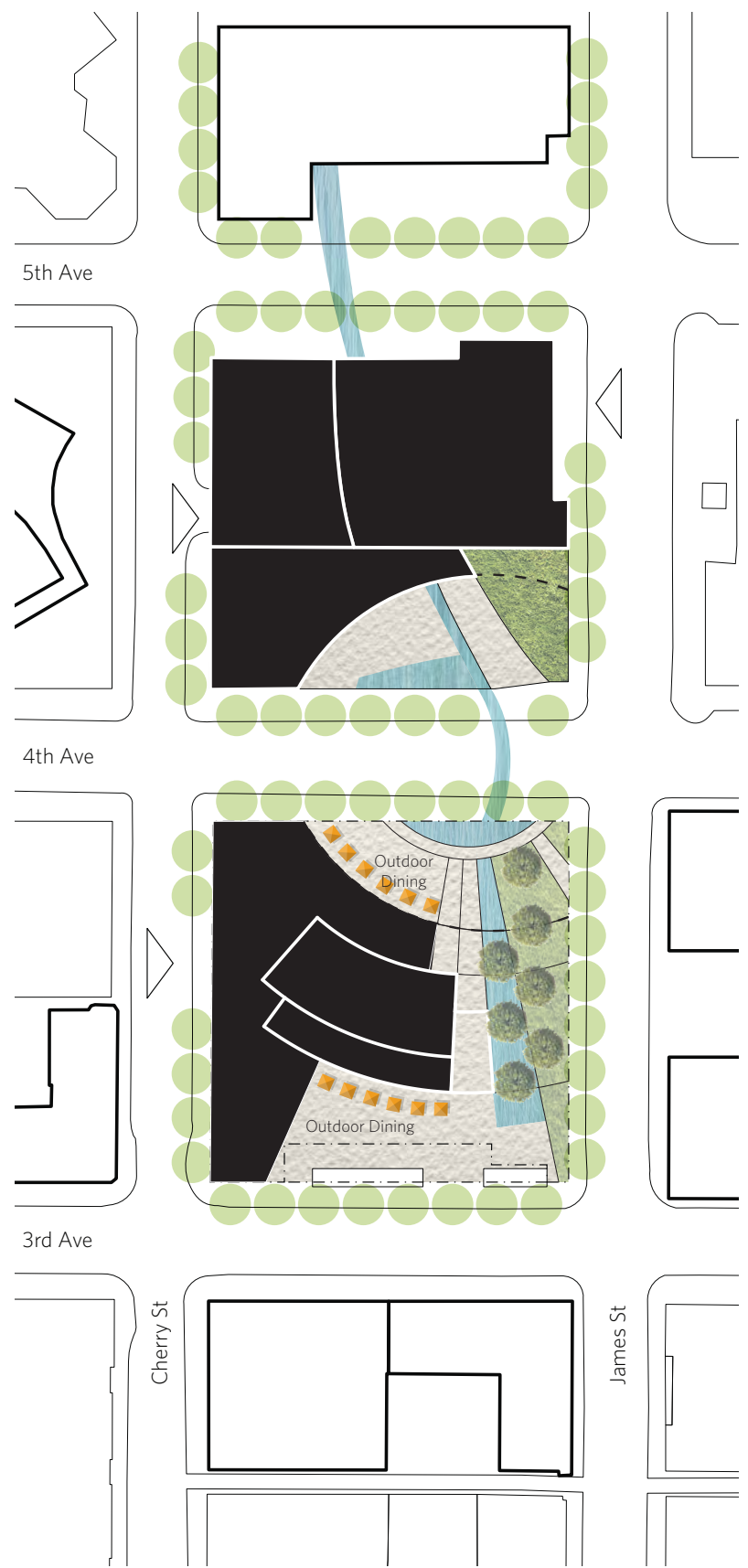
The Board acknowledged public comment which recognized Fourth avenue as a location where public speech marches and events occur, and agreed the location of massing should create more of a dialogue to knit together the functions of civic space and a public space. The Board also acknowledged the everyday perspective and the importance of balancing pedestrian fluidity through the space with the sidewalk circulation. (A1, B3)

Response:

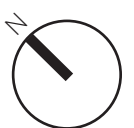
We have now developed clear upper and lower open spaces. The curved upper open space that mirrors the shape of the City Hall plaza across 4th Avenue and is flanked by extensive retail. It will feature a water feature as well as a flat exterior terrace for dining. It is hoped that should the intended activation on the City Hall plaza is realized, there will be activation on both sides of the street. The strong water feature envisioned as part of the upper open space design aims to continue the conceptual flow of water from City Hall. The lower open space will also be flanked by extensive retail and access to Sound Transit below. The character in this zone is inspired by the Pioneer Square area while the upper plaza relates more to City Hall. In between the upper open space and the lower one will be a series of green terraces, similar to those at City Hall. They will have flat areas with seating and could incorporate a hill climb assist glass elevator to accommodate ADA requirements. The tower is located in such a way that the view from top of the grand stair at City Hall is preserved and framed. At the same time it allows for views down Cherry St from City Hall's elevated exterior plaza. Overall, the width of the tower has been reduced by 21% from our previous submission to open up these views even more. This openness results in views connecting 4th Avenue to 3rd Avenue at grade from the southern end of both open spaces.



Previous EDG 1 - Concept 3 - Site Plan Diagram



EDG 2 - Site Plan Diagram



3.3 Street Edges

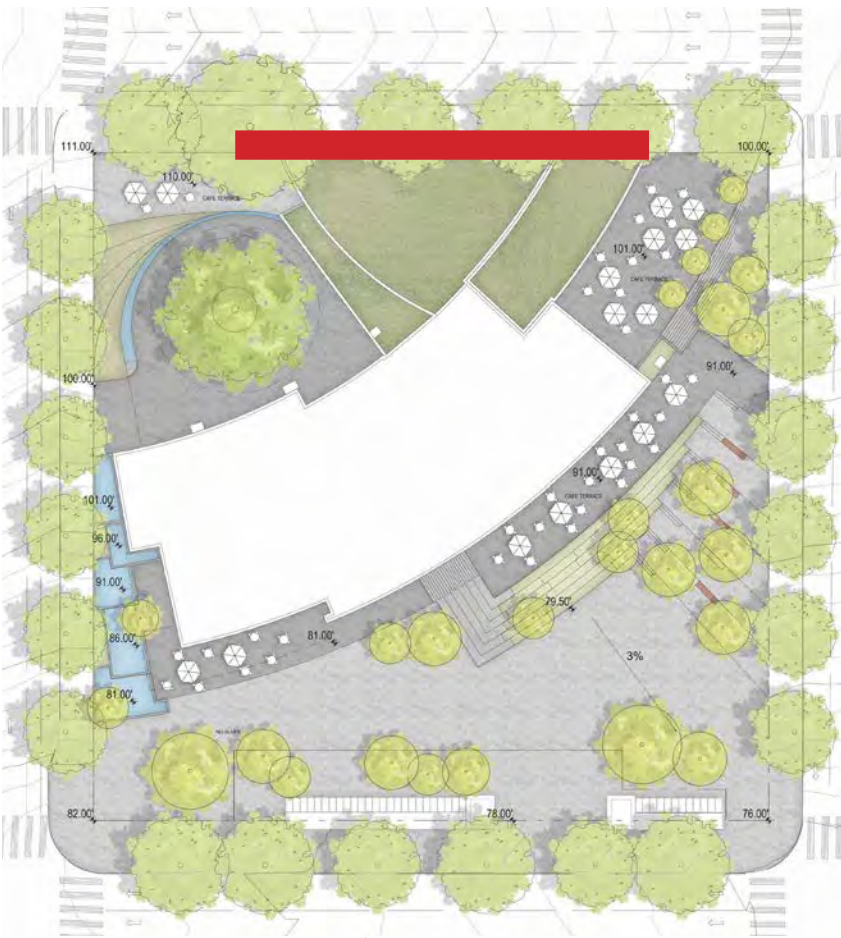
3.3.1. Street Edges

The Board recognized that Massing Options 2 and 3 required departures related to the street wall height and setback and agreed the design should have additional presence on the street. The Board acknowledged Cherry St as the heavily used pedestrian route and recommended further exploration for a street wall edge along this frontage. Related to Massing Option 3 the Board supported the proposed kiosk and agreed the structure could be further developed to hold the corner. The Board also encouraged pavilion sized spaces at a height similar to transit entrance stations to potentially remove the need or scope of a departure(s). (B1, C1, C3, D3)

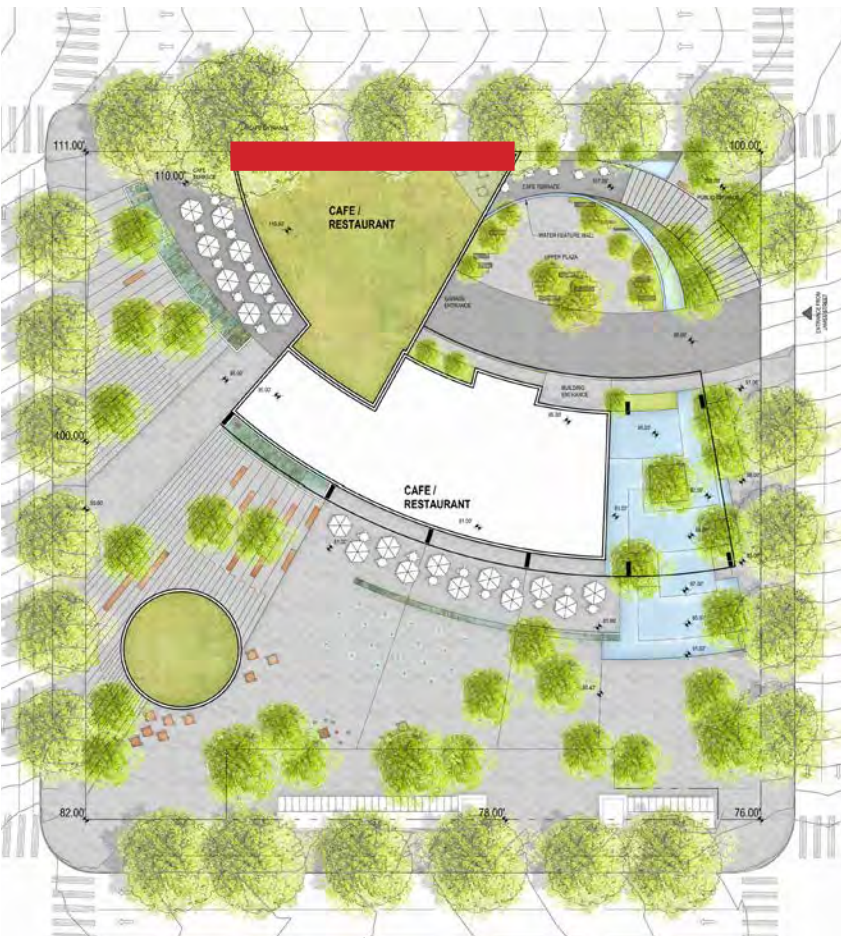
Response:

As mentioned in item 3.1, we have eliminated parking/loading uses along the open space and the James Street frontage. The James Street edge will be defined by a series of cascading green terraces with rest areas similar to those at City Hall. Cascading pools of water will continue the flow from City Hall down towards 3rd Avenue.

A strong street edge animated with retail runs along the length of Cherry Street, and also holds both corners at 3rd & 4th Avenues.

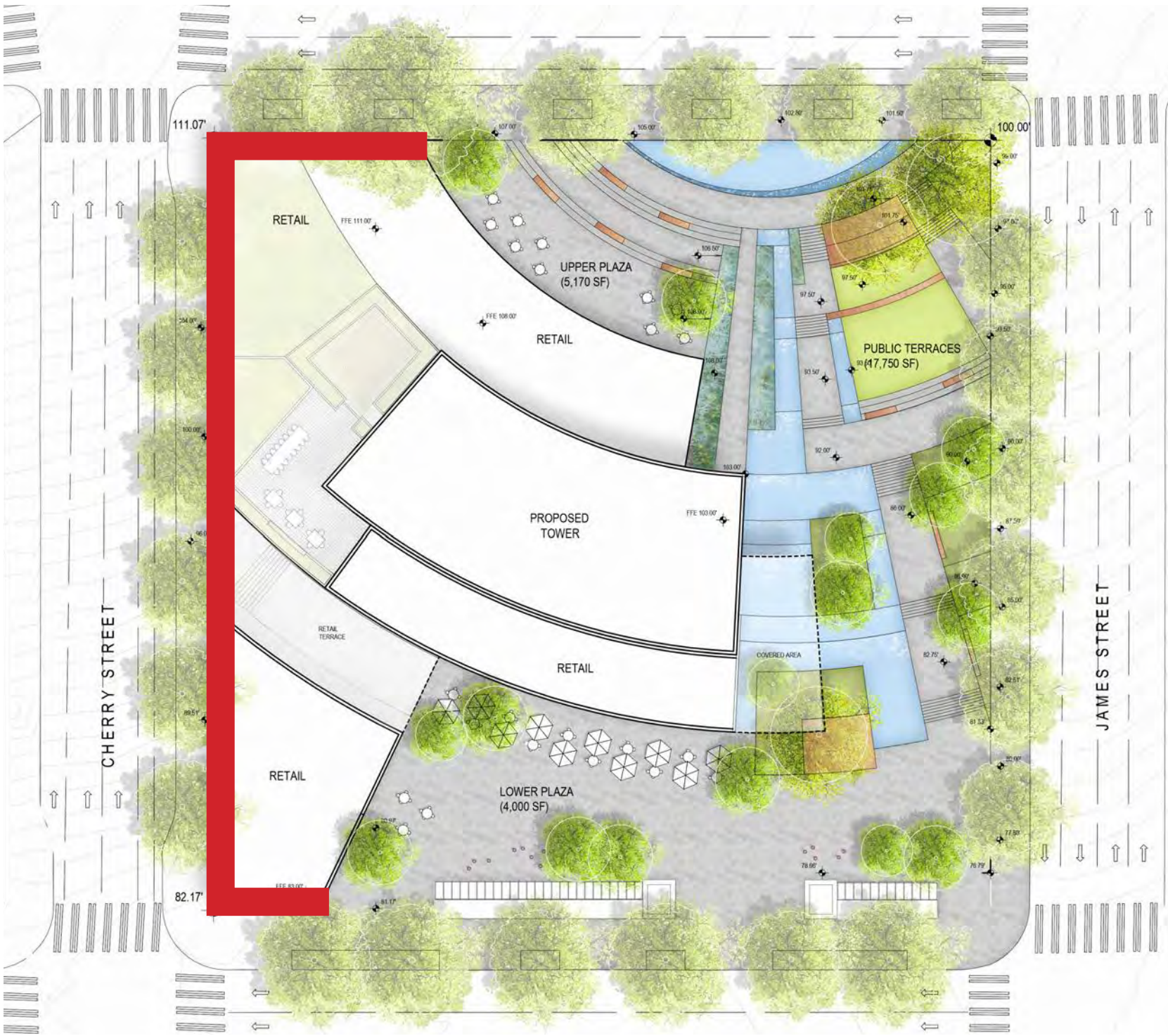


Previous EDG 1 - Concept 2 Street Edge



Previous EDG 1 - Concept 3 Street Edge

 Street Wall

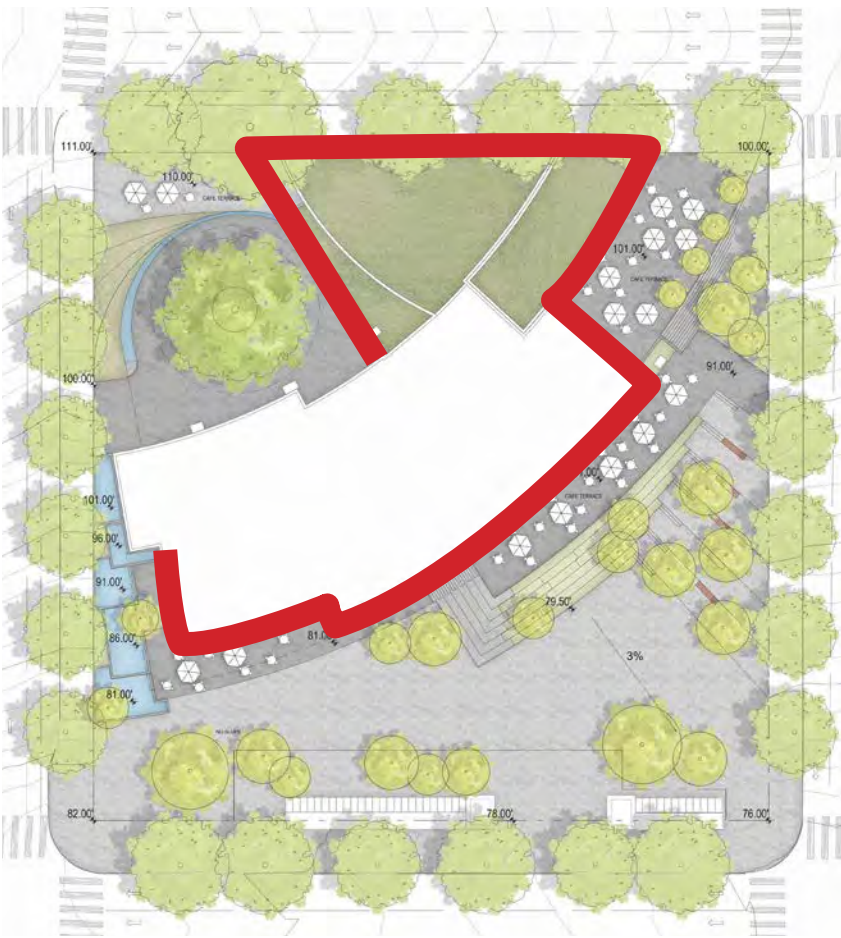


Current Site Plan

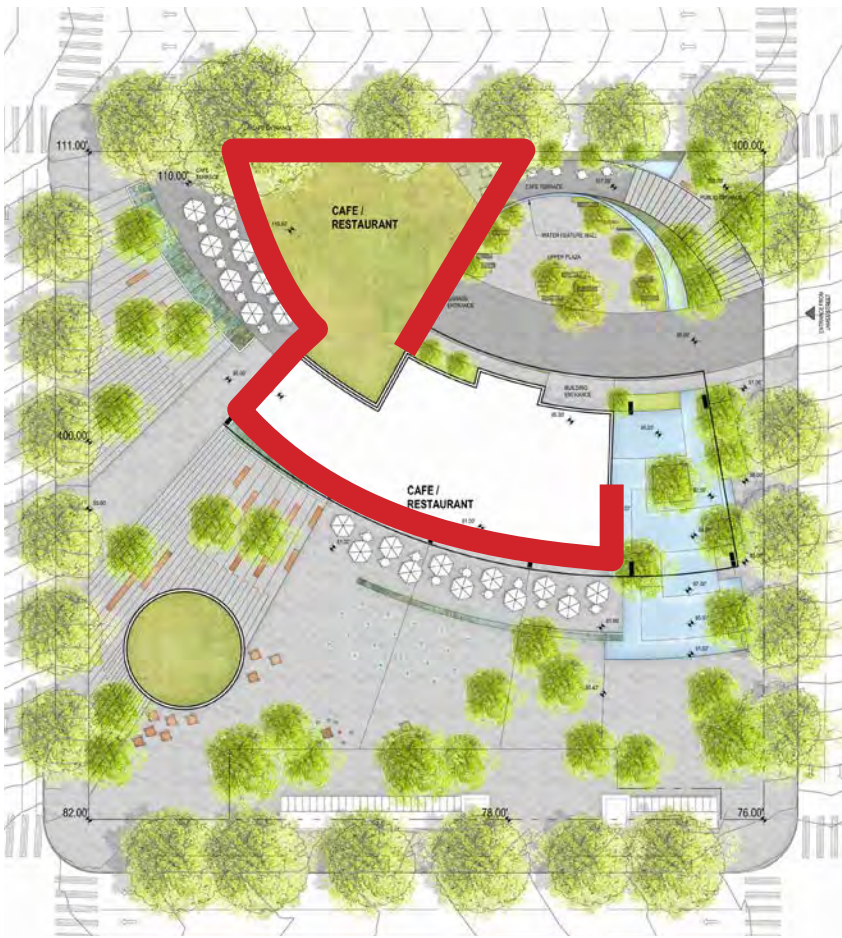


3.3.1. Retail Activation

The following diagrams illustrate the improvement in retail activation along both plazas, Cherry Street and 3rd Avenue.



Previous EDG 1 - Concept 2



Previous EDG 1 - Concept 3

Activated Space - Retail, restaurants, cafes...



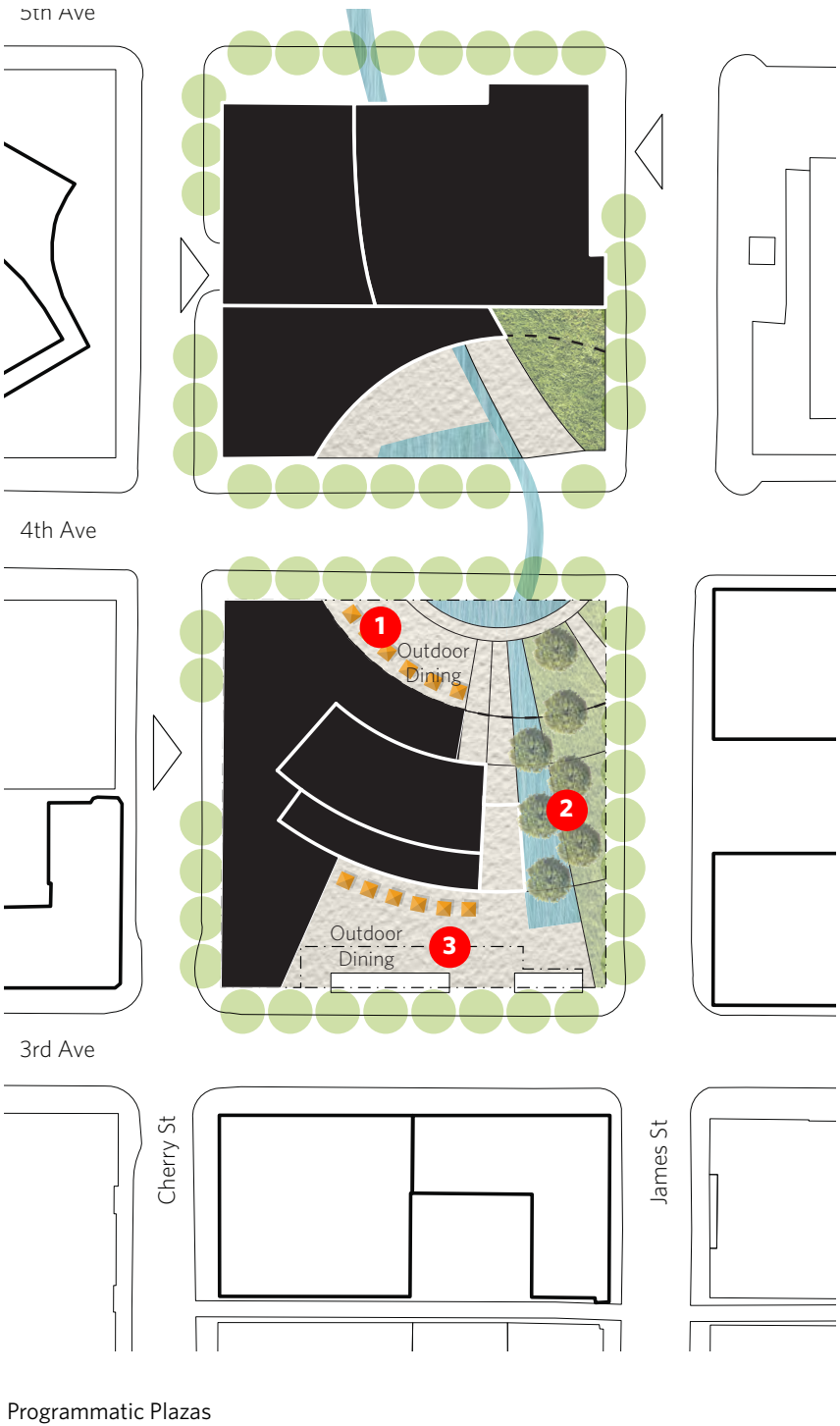
Current Site Plan



3.4 Open Space Concept

3.4.1. Open Space

The Board appreciated the effort to meet grade at the edges of the site and supported the general landscape biospheres concept and water feature and gave guidance to enhance activation and connections along the site frontages.



Comment 4A

To strengthen the open space relationship with the streetscape and increase the potential for future activation, the Board strongly recommended programing each open space with a purpose and a function. The Board encouraged compiling an inventory of the nearby open spaces and recommended differentiating the proposed open spaces from other nearby spaces to serve different needs. (B3, C1, D1, D3)

Comment 4B

The Board preferred incorporating additional soft, planted areas to better define the open spaces and reduce the reliance on flexible spaces, which may be hard to activate. (B3, D1, D2)

Comment 4C

The Board noted that the City Hall open space functions as formal civic spaces and supported the intent to create a more playful counterpoint on site. The Board agreed if the open space is configured into two spaces, then the upper open space should respond to City Hall while the lower open space could relate to Pioneer Square. (A1, B3, D1, D3)

Response:

Three open spaces were created in this scheme, each with its own function, as follows:

- 1** Upper plaza:
A plaza lined by a strong retail edge to the southwest. The radial geometry playfully responds to City Hall.
- 2** Transition space:
A series of green terraces with circulation and spaces to pause and rest. Soft, planted areas enhance this area.
- 3** Lower Plaza:
The lower plaza is defined by retail edges along its northern and western axis'. It's hardscaping and textured surfaces are reminiscent of Pioneer Square in contrast to the adjacent green terraced landscape.

3.4.2. Circulation

Comment 4D

The Board discussed the scale of the architecture adjacent to the open space and recommended a greater exploration into proportion and detailing to establish a human scale. (C1, C2)

Comment 4E

The Board generally supported the amphitheater seating and requested clearly delineating the circulation space for the next meeting. The Board recommended studying areas of pause and incorporating accessible routes through the site, without the need for interior access, and referenced the 1201 2nd Ave (project #3019177) as a successful precedent. (B3, C1, D1)

Comment 4F

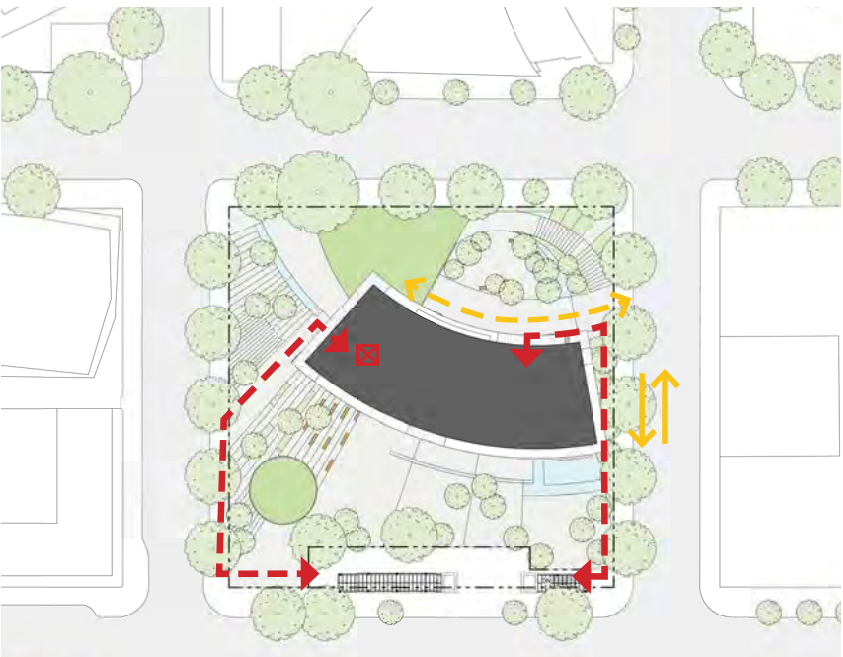
The Board noted that transit station entrances do not yet appear to be integrated with the open space and encouraged studying options to enhance potential activation. (B3, C1, D1, D3)

Response:

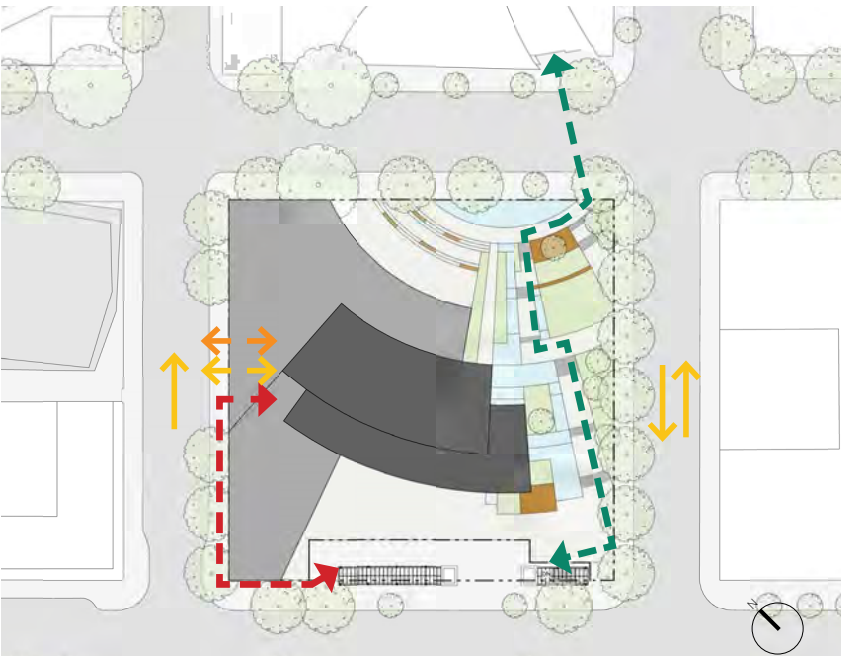
The retail frontages along both the upper and lower plaza have been designed to respond to a human scale. Facade detailing and elements, which will be explored further in the next phase, will also reflect a pedestrian scale. Detailed circulation diagrams are included in section 4.4.

Retail frontages have been positioned near the transit station entrances to animate this area. A stair leading up from the lower plaza is also positioned near the transit entrances to facilitate ascending to 4th Ave.

Transit entrances will be studied in more detail with further direction from the board regarding the architectural expression of the building. It is our intention to cosmetically enhance the transit entrances without altering any structure or circulation below.



Previous EDG 1 - Concept 3 Circulation Diagram



EDG 2 - Circulation Diagram

- Existing Vehicular Traffic
- - -→ Proposed Vehicular Circulation through Site
- - -→ Proposed Truck Loading
- - -→ Proposed Pedestrian Circulation from Transit to Residential Lobby Entrances
- - -→ Potential Circulation from Station Entrances to City Hall
- ⊠ Vertical Circulation

3.5 Massing Options

3.5.1 Evolution of Form

After discussing the street edges, circulation and distribution of open space, the Board debated the merits of the three massing options. The majority of the Board agreed that the street wall on Cherry, visibility of the City Hall plaza, the continuous open space connecting to City Hall, and the direct vehicular access all shown in Option 1 were very successful and recommended carrying forward these site plan elements into the massing evolution. The Board stated that the massing may borrow from the other two curvilinear formed massing options. (A1, B2, B3, C1, D1)

3.5.1.1 Previous EDG 1



Previous EDG 1 - Concept 1



Previous EDG 1 - Concept 2



Previous EDG 1 - Concept 3

3.5.1.1 New Proposed EDG 2



Comment 5A

Related to the early ideas for facade composition and materiality, the Board supported the early intent to create a unique architectural composition and material response. The majority of the Board generally supported the dynamic curvilinear form shown in Massing Options 2 and 3 as a unique architectural expression and agreed that this tower form could be combined with aspects of Massing Option 1. Alternatively, a few members of the Board agreed Massing Option 2 and 3 could also be pulled away from the northeast corner to address concerns with the massing spanning the entire width of the block. (A1, B2, B3, B4)

Response:

The streetwall and retail activation along Cherry St of Option 1 has been carried through in our current scheme. The curvilinear form originally proposed in Options 2 and 3 was also maintained, though the footprint of the tower was shortened to allow for more views through the site.

Comment 5B

The Board supported the secondary patterns shown in Massing Option 2 which break down the scale of the tower. Related to Massing Options 3, the Board also acknowledged that the success of the composition was dependent on translating the detailing occurring above the floor 20 down to the pedestrian level. (B2, B4, C2)

Response:

Two architectural approaches have been studied, which are laid out in section 5. In our second option, shown on the left, a similar architectural response was developed with a frame that recalls pioneer square and adjacent historical buildings, while breaking down the scale of the tower.



EDG 2 - Current Proposal with Alternate Architectural Expression

4.0

Design Concept

4.1 Public Realm

4.1.1 Site Plans

4.1.1.1 Context Plan

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

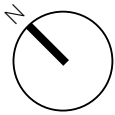
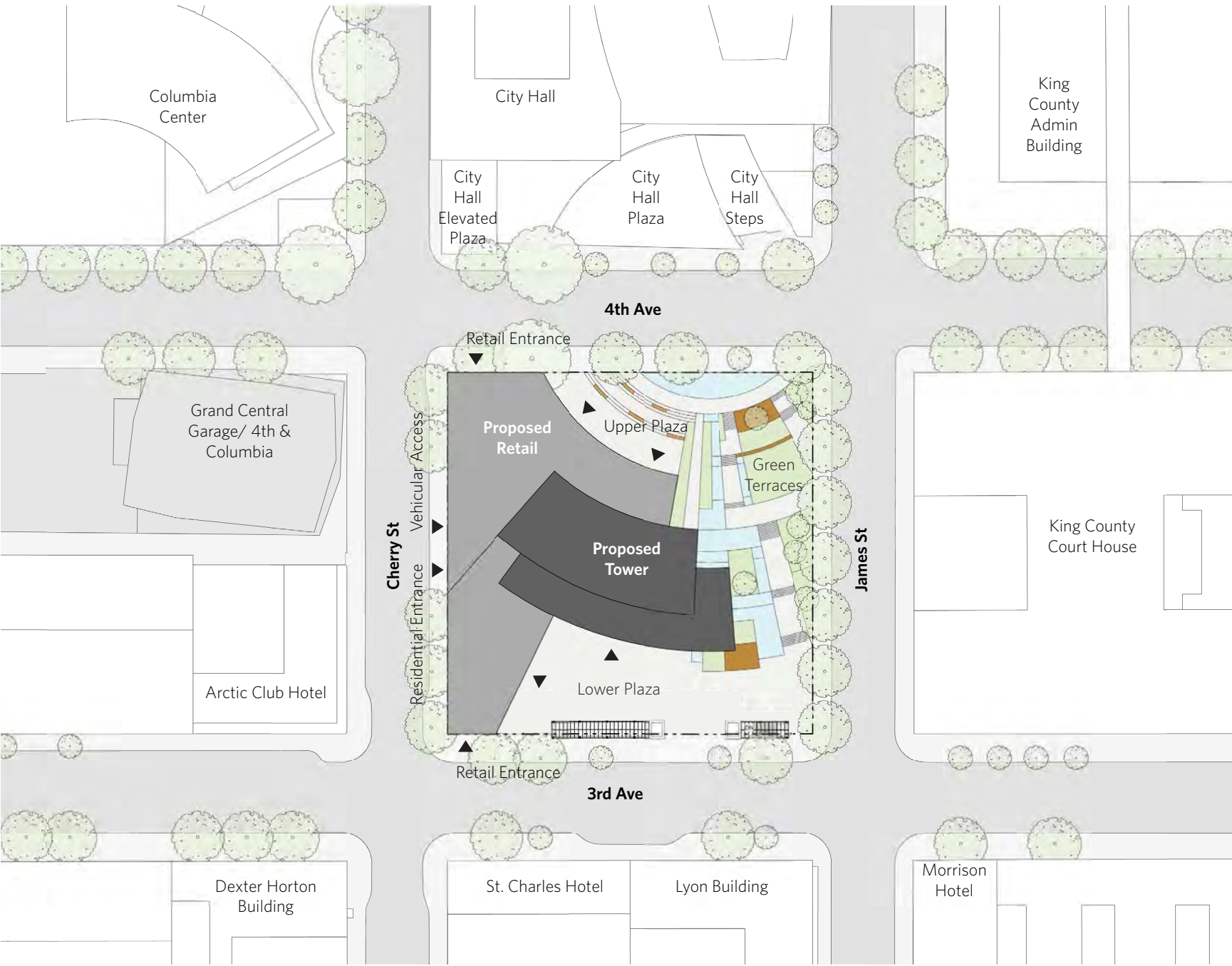
The placement of the tower pulls away from adjacent skyscrapers; the Columbia Center and the 4th & Columbia towers, while providing open view corridors along Cherry Street & James St. This relief ensures that views enjoyed by the public from both the City Hall plaza and the City hall steps towards the waterfront are maintained.

The proposed public plaza on 4th Avenue that mirrors city hall's public plaza connects to another public plaza on 3rd Avenue through a series of green terraces. These open spaces that wrap around the site all receive sun at different times of day, 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.

Vehicular and pedestrian entrances to the residential building are located off of Cherry St,

with loading and parking underground. Retail entrances are located throughout the site.

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.



4.1.1.2 Landscape Site Plan

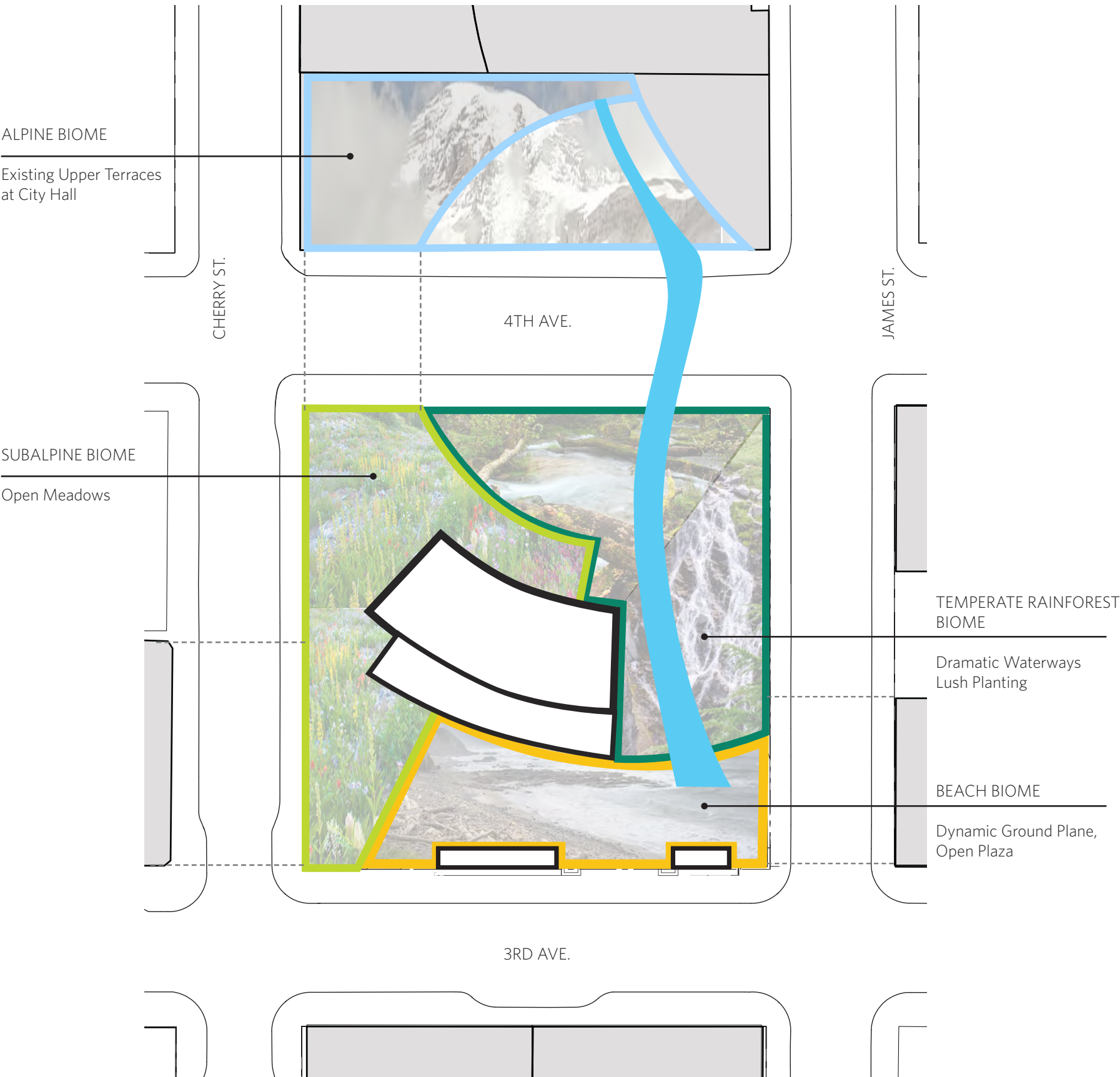


Between the upper plaza, lower plaza, and green terraces, there is approximately 27,200 SF of open space for the public to enjoy on the site.

- | | | |
|-------------------------|-----------------------------------|-------------------------------|
| 1 Upper Plaza | 7 Cascading Waterfalls | 12 London Plane Groves |
| 2 Outdoor Cafe Terrace | 8 Vegetated Island | 13 Movable Tables & Chairs |
| 3 Water Feature | 9 Planted Seating Edge | 14 Rooftop Patio & Dog-run |
| 4 Wood Decking | 10 Wood Platform | 15 Open Air Roof Terrace |
| 5 Bioretention Planters | 11 Lower Plaza Restaurant Seating | 16 Special Paving on Sidewalk |
| 6 Public Lawn | | |

4.1.2 Landscape

4.1.2.1 Concept Diagram





Causal Gathering Space on Open Terraced Lawn



Movables Tables & Chairs with Tree Canopy



Wood Platforms for Diversified Public Use



Landscape Terraces with Stairs Provide Various Seating Opportunities



Terraced Water Feature Cascades



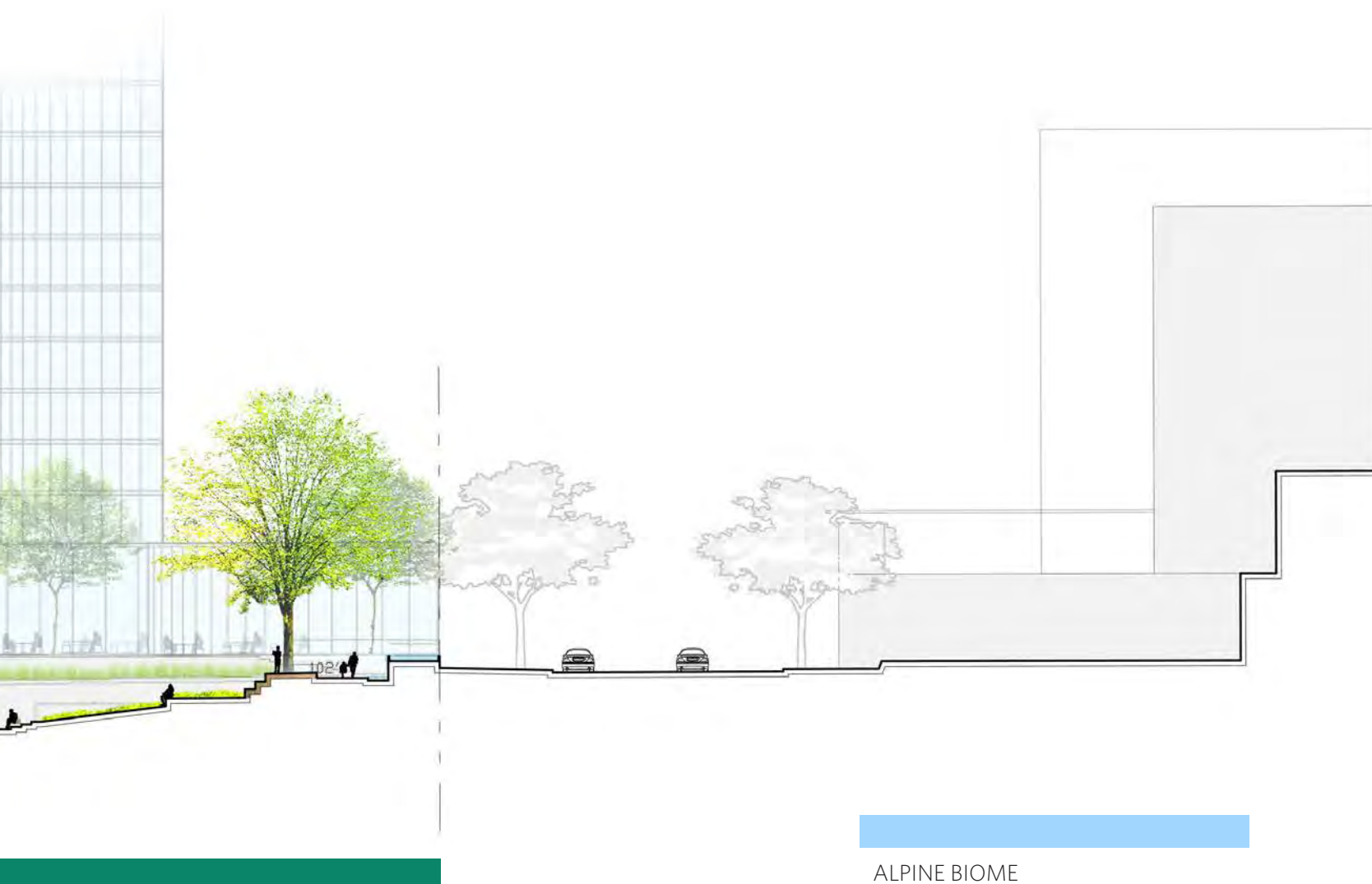
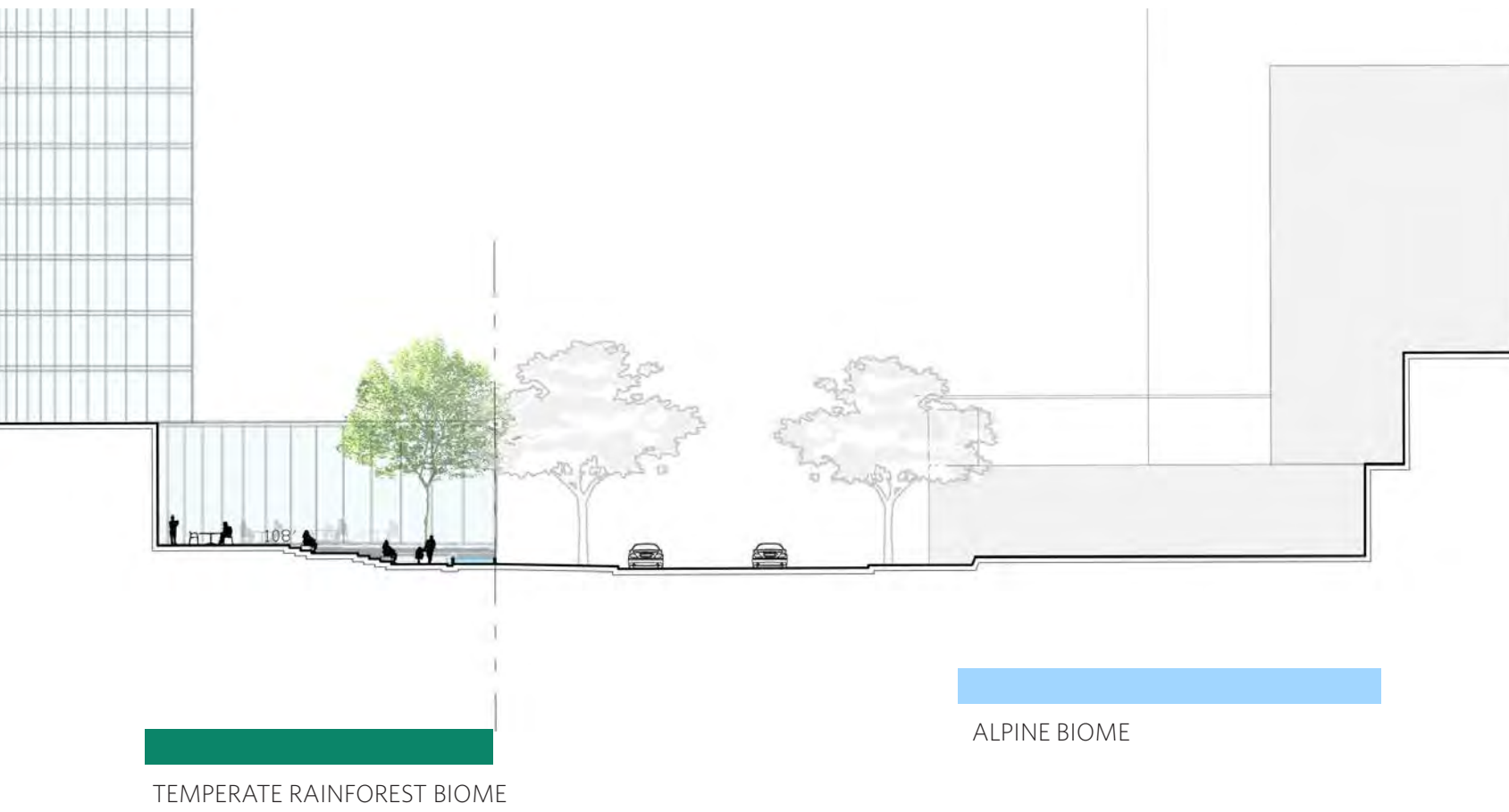
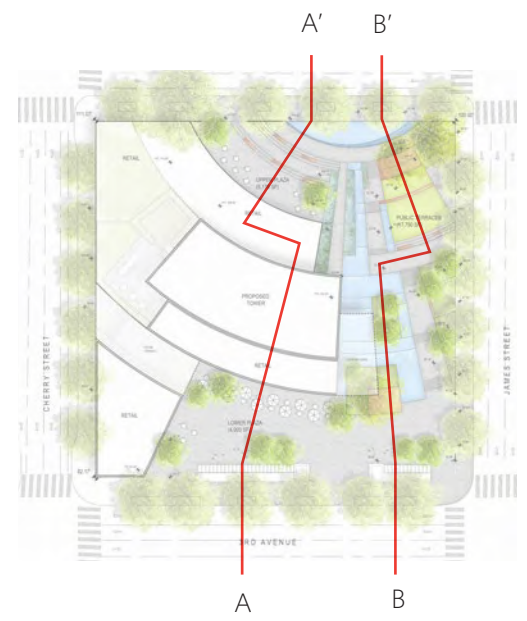
Rusticated Ground Plane as Reference to Pioneer Square

4.1.2.2 Landscape Section A-A'

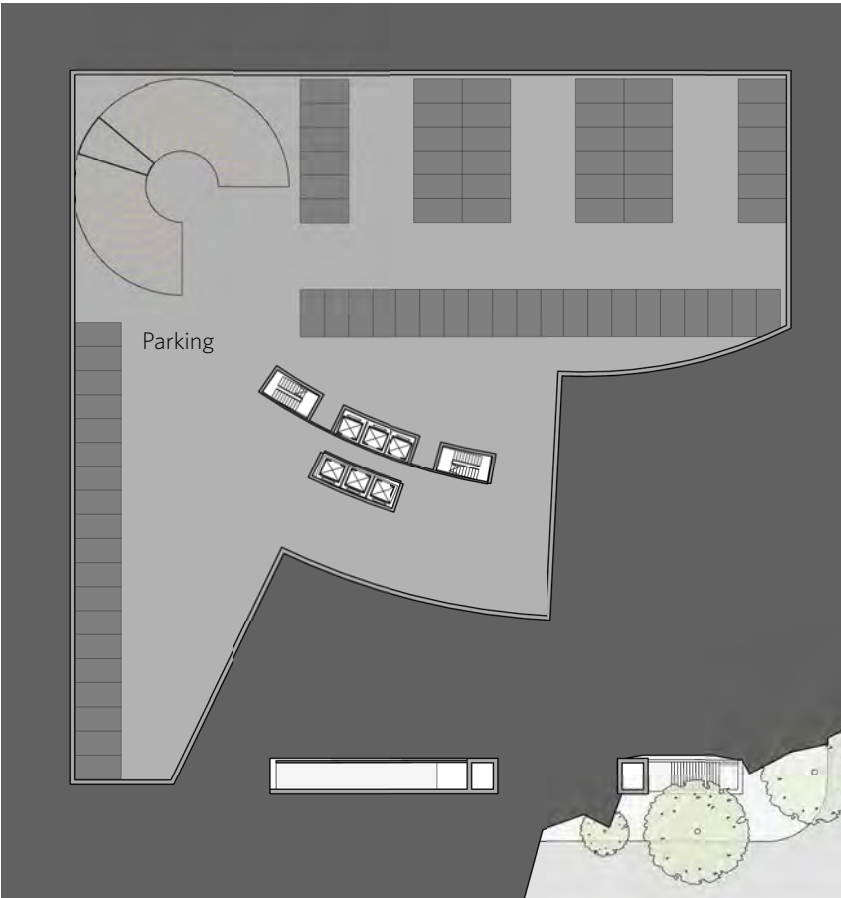


4.1.2.3 Landscape Section B-B'





4.2 Floor Plans



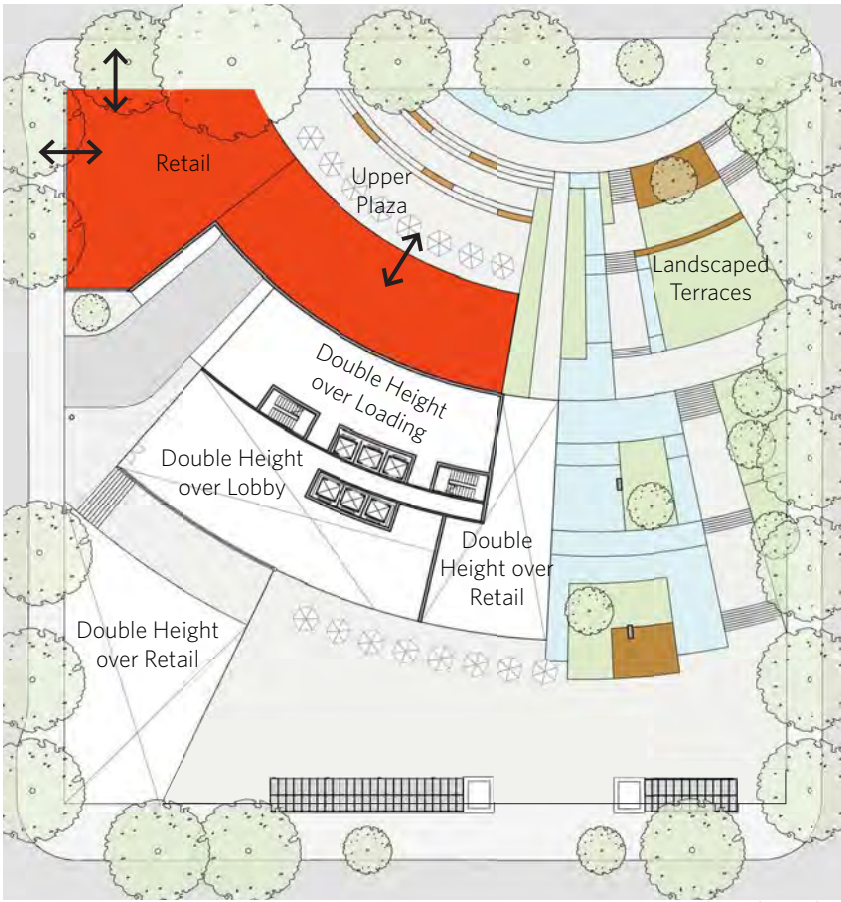
Level P2: Parking Plan



Level P1: Parking Plan

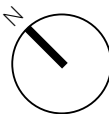


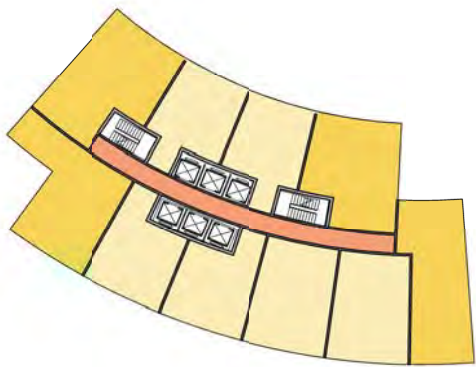
Level 1: Entry Floor Plan



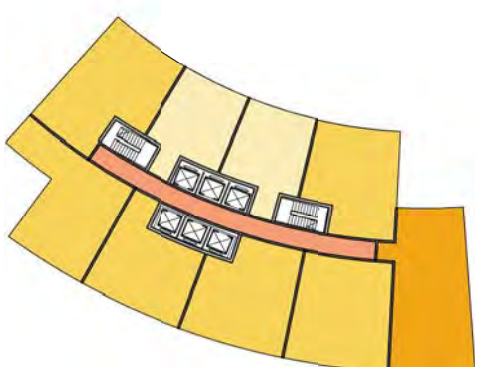
Level 2: Floor Plan

↔ Arrow denotes relationship between interior space and landscape/terrace

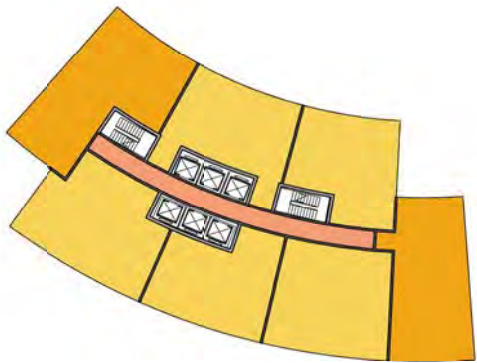




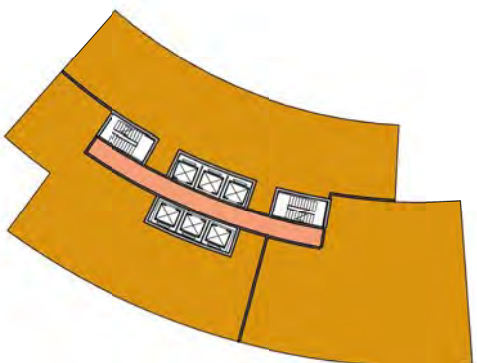
Level 6: Typ. Lower Tower



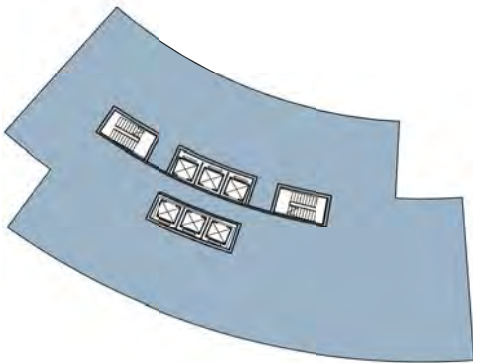
Level 26: Typ. Middle Tower Floor Plan



Level 50: Typ. Upper Tower Floor Plan



Level 55: Penthouse Floor Plan



Level 56: Amenity Floor Plan

| Project Data | |
|---------------------------------|------------|
| Site Area (approx 238' x 240') | 57,347 sf |
| Retail Area | 24,500 sf |
| Approximate # Residential Units | 500 |
| Total Levels | 57 |
| Approximate # Parking Stalls | 640 |
| Open Space | >25,000 sf |

Legend

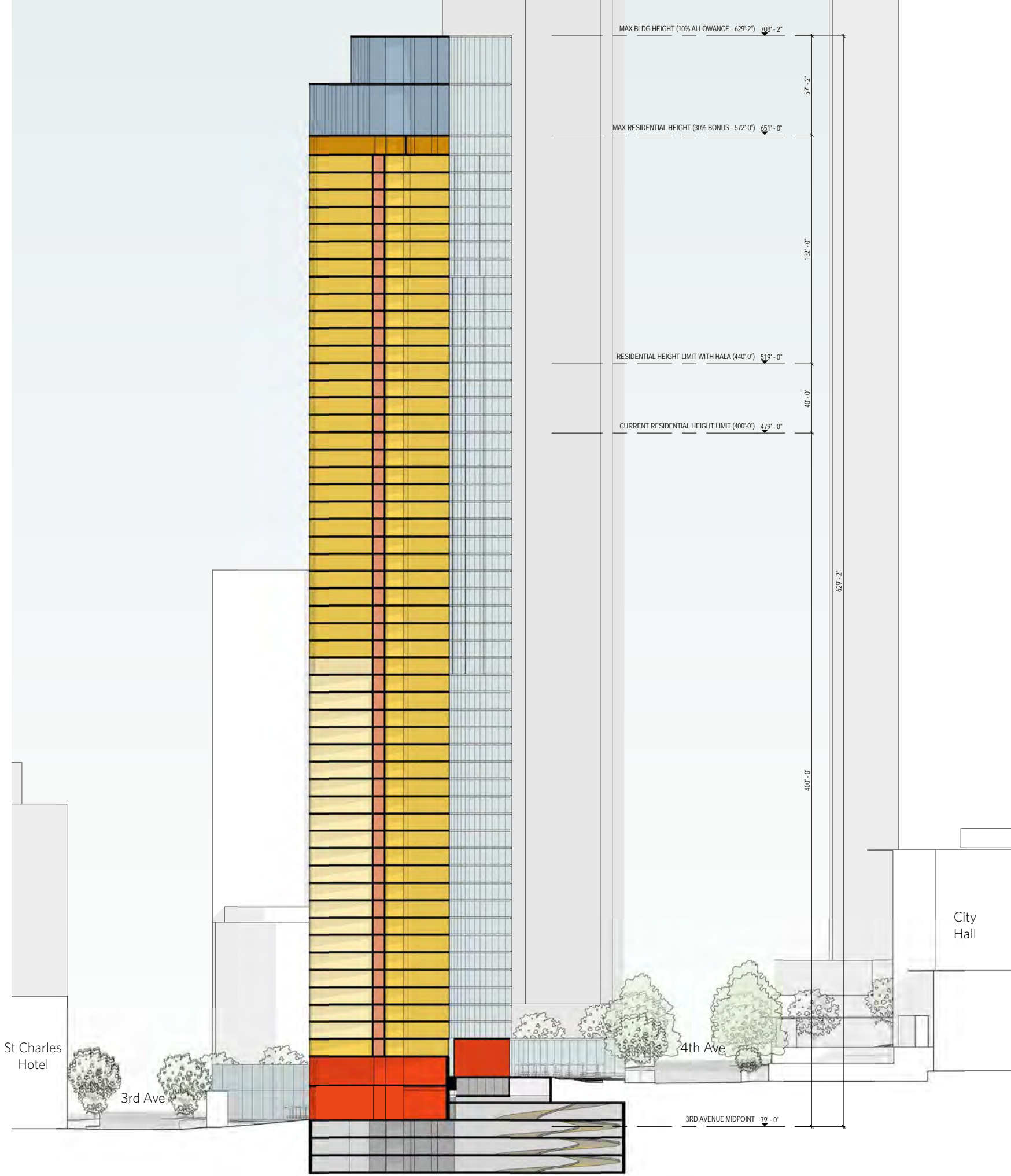
- Circulation
- Lobby
- 1 Bedroom
- 3 Bedroom
- Amenity
- Retail
- 2 Bedroom
- Penthouse



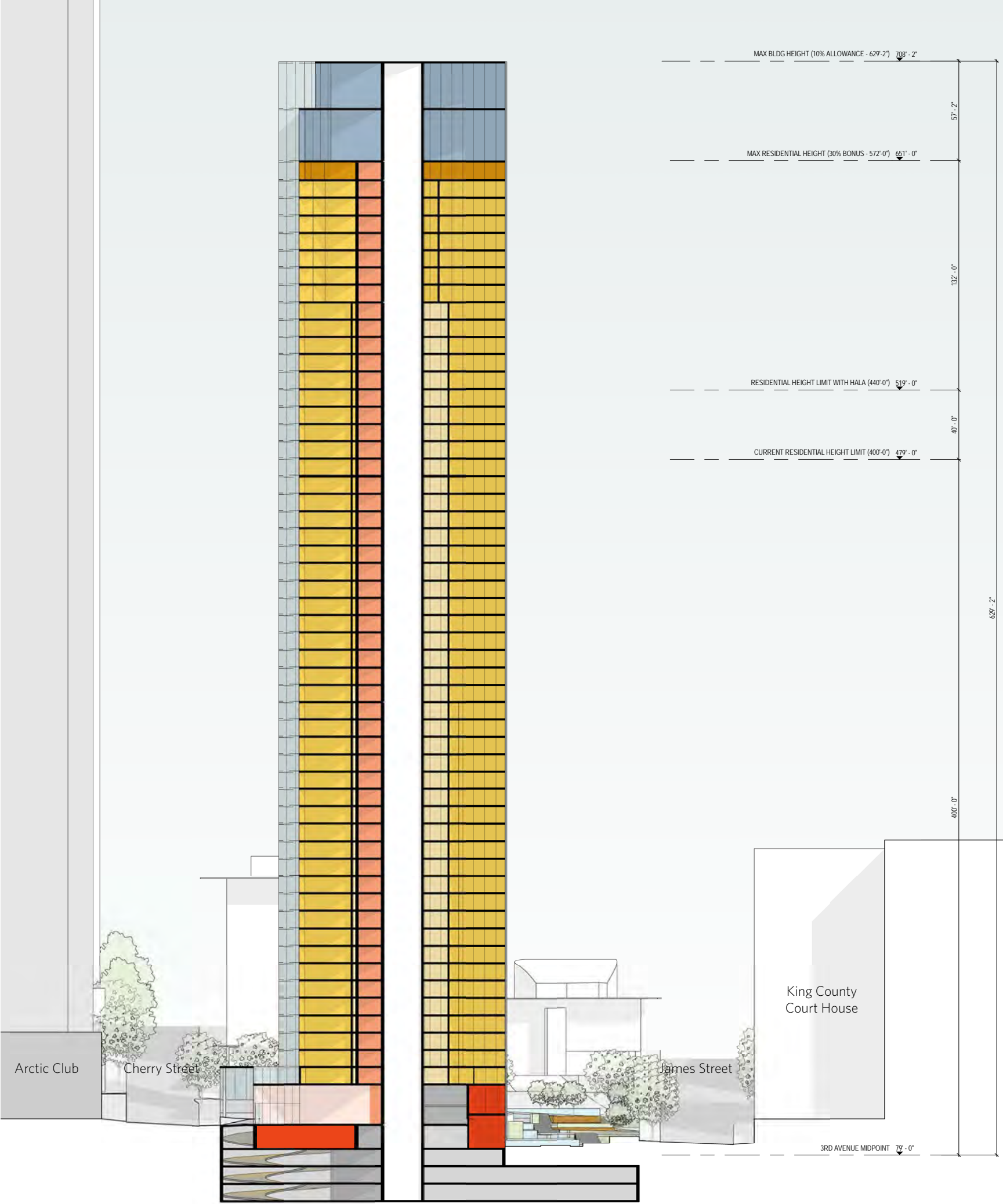
4.3 Sections

4.3.1 Building Sections

4.3.1.1 Building Section 1



4.3.1.2 Building Section 2

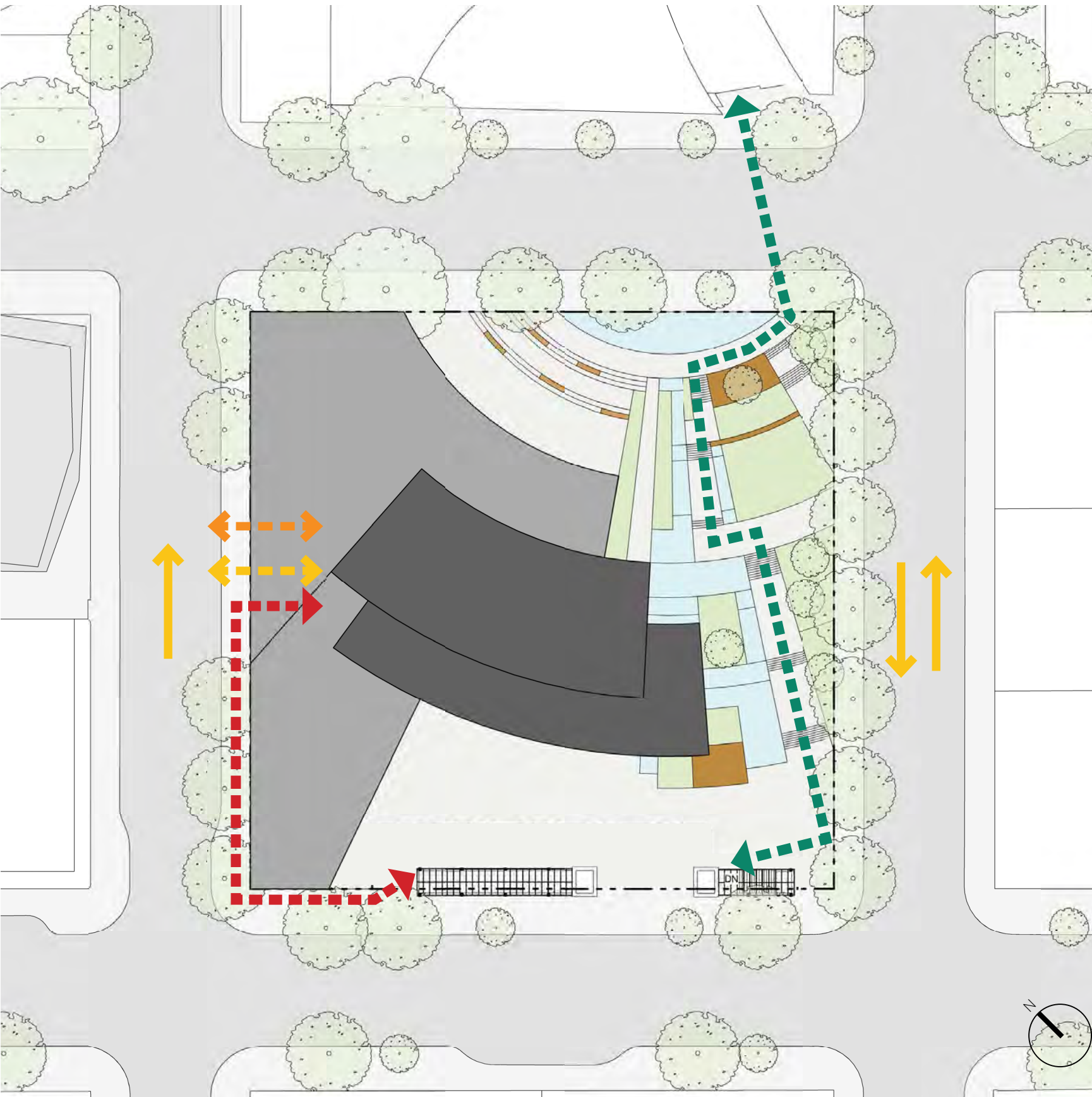


Legend

- | | | | |
|-------------|--------|-----------|-----------|
| Circulation | Lobby | 1 Bedroom | 3 Bedroom |
| Amenity | Retail | 2 Bedroom | Penthouse |

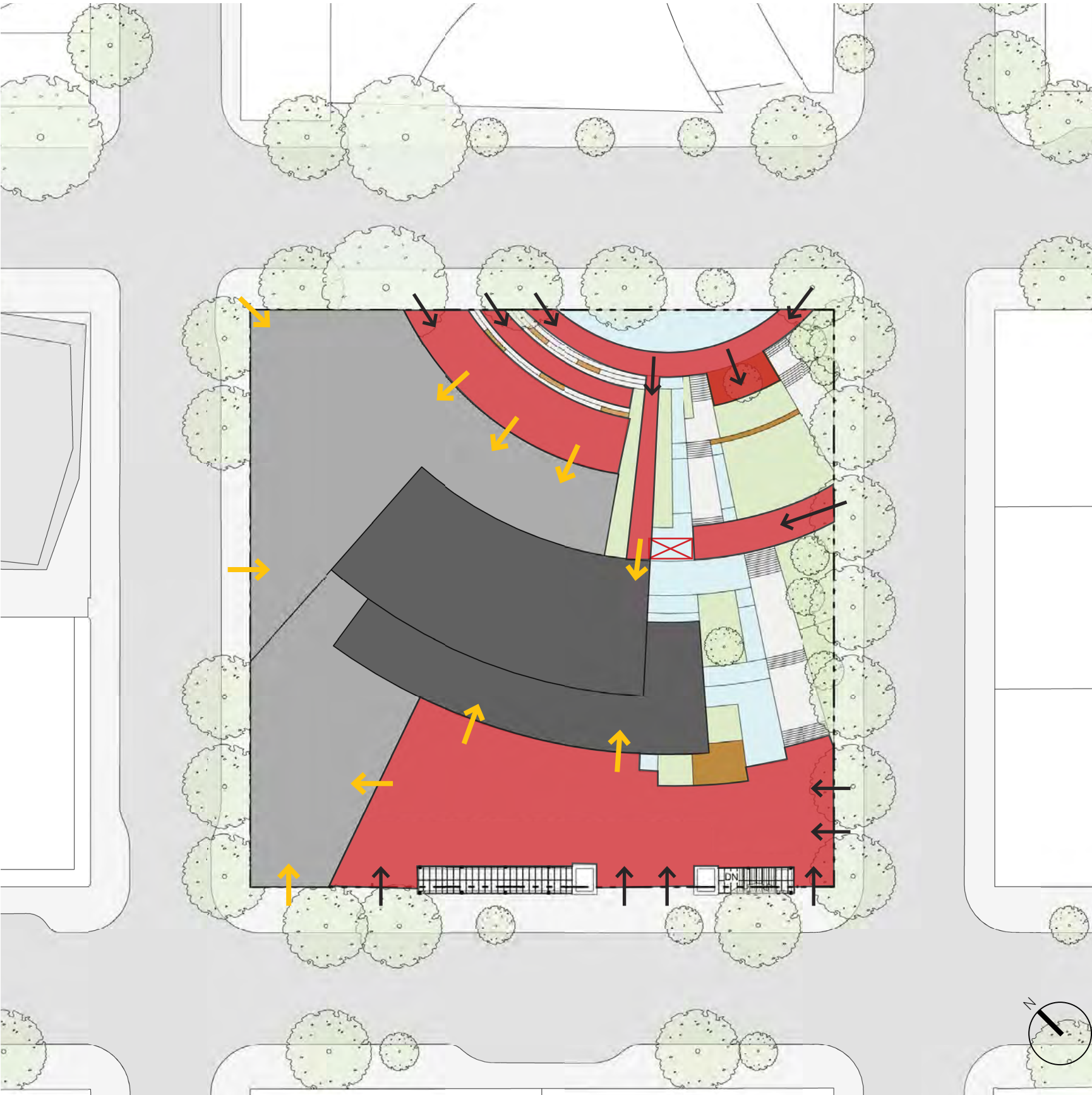
4.4 Circulation

4.4.1 Building Entrances & Transit



- Existing Vehicular Traffic
- Proposed Vehicular Circulation into parking
- Proposed Truck Loading
- Proposed Pedestrian Circulation from Transit to Residential Lobby Entrances
- Potential Circulation from Station Entrances to City Hall

4.4.2 ADA Accessible Routes



- Platforms accessible from the sidewalk
- Retail/lobby accessible from the sidewalk
- Accessible path (Max 5% slope)
- ⊗ Potential elevator location to be explored

4.4.3 Residential & Vehicular Entrances

4.4.3.1 Level 2 Plan Showing Residential Entrance & Open Spaces



Between the upper plaza, lower plaza, and green terraces, there is approximately 27,200 SF of open space for the public to enjoy on the site.

4.4.3.2 Entrance Views



Vehicular Entrance

Pedestrian Entrance

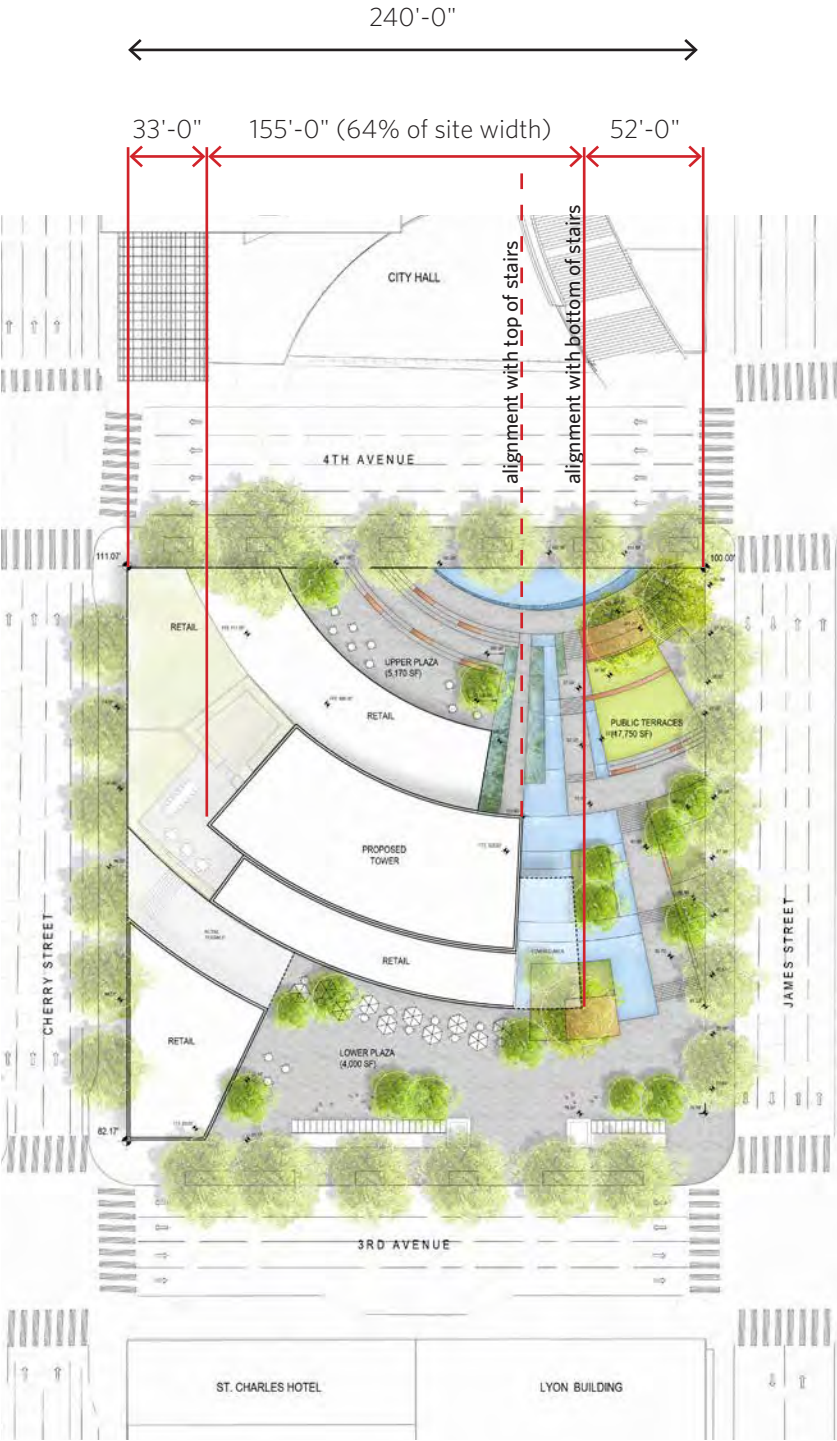
Column separates the vehicular entrance from the pedestrian entrance

4.5 Tower Width

Previous EDG - 1 Preferred Concept



Current EDG - 2 Proposal

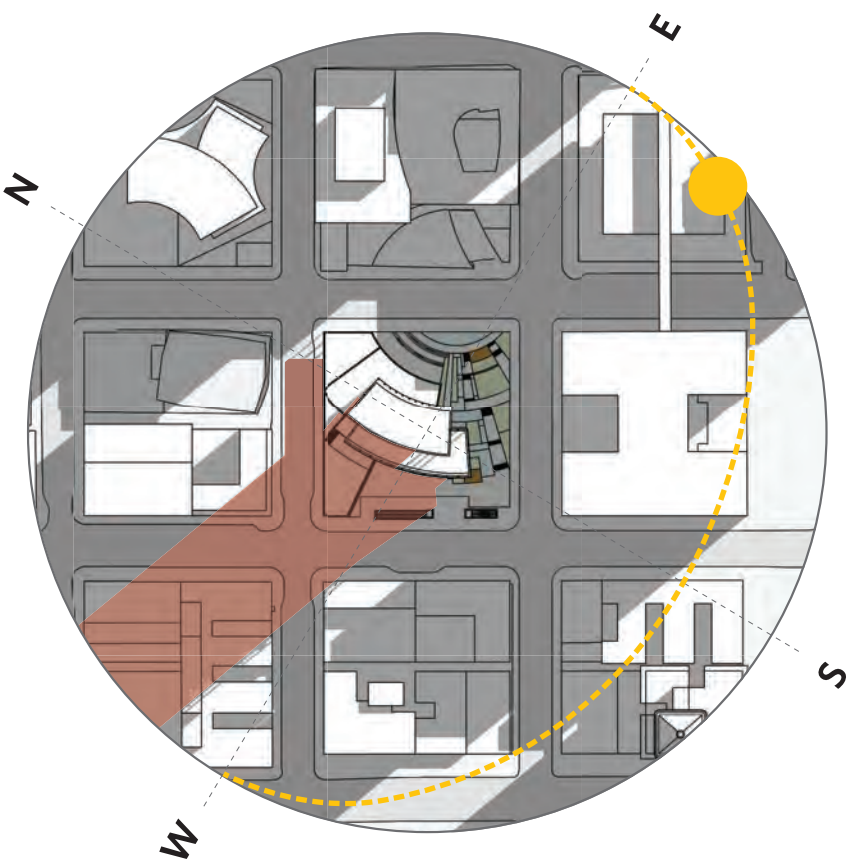


The tower has been narrowed significantly as well as shifted across the site to preserve the public's views from key places in City Hall. Overall, the tower width has been reduced from 197'-0" to 155'-0", a total of 21%.

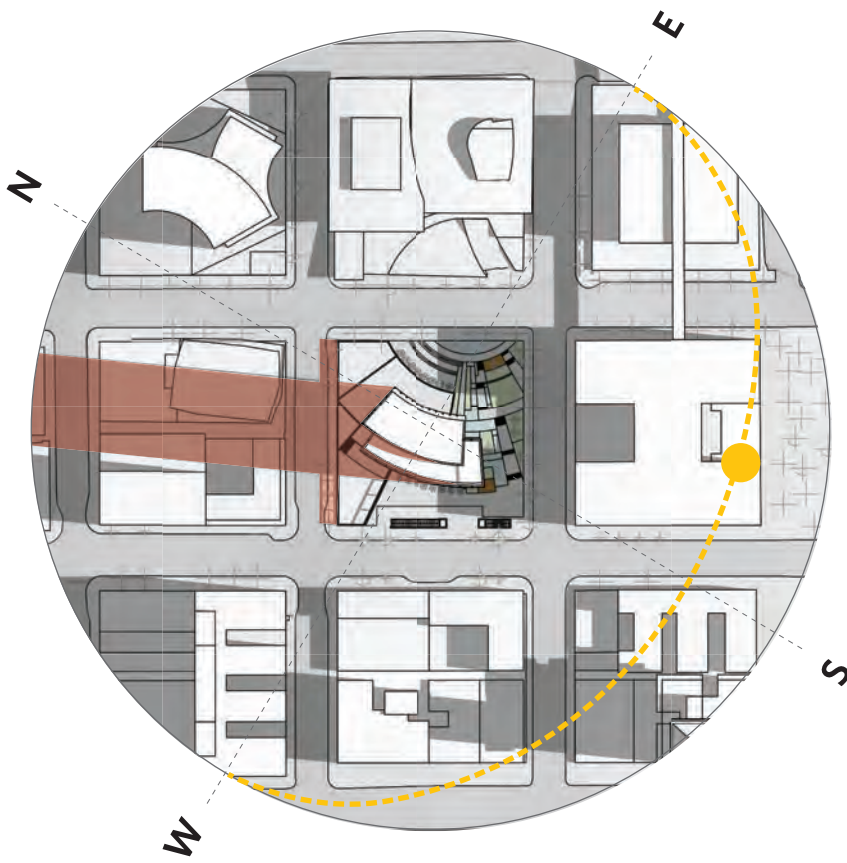
4.6 Shadow Studies

4.6.1 March/September Equinox

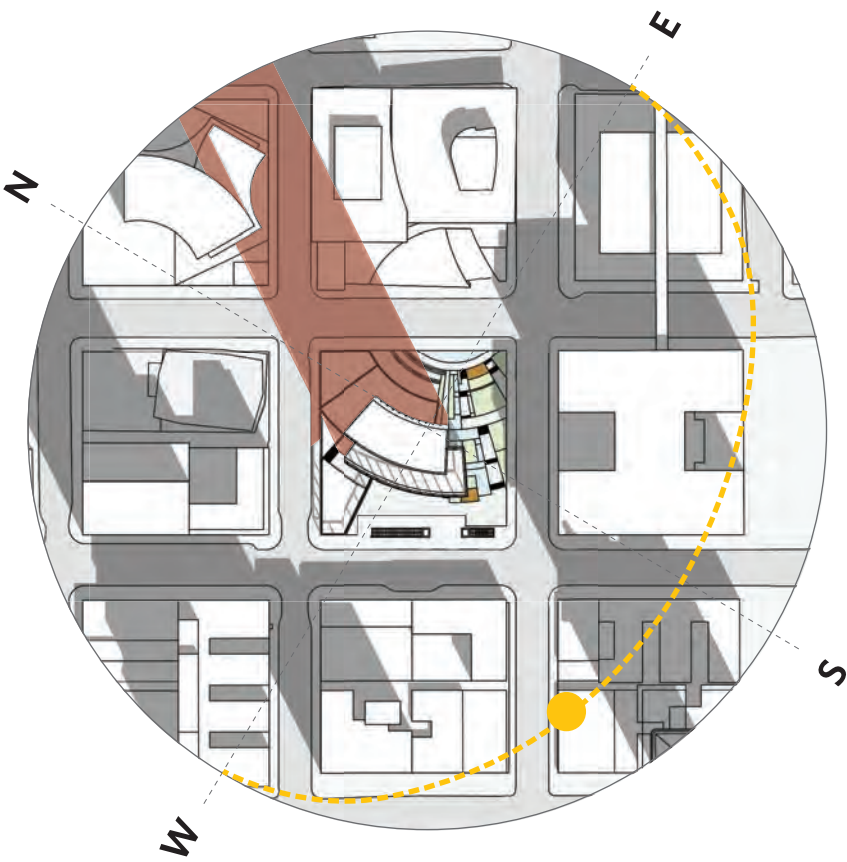
9 am



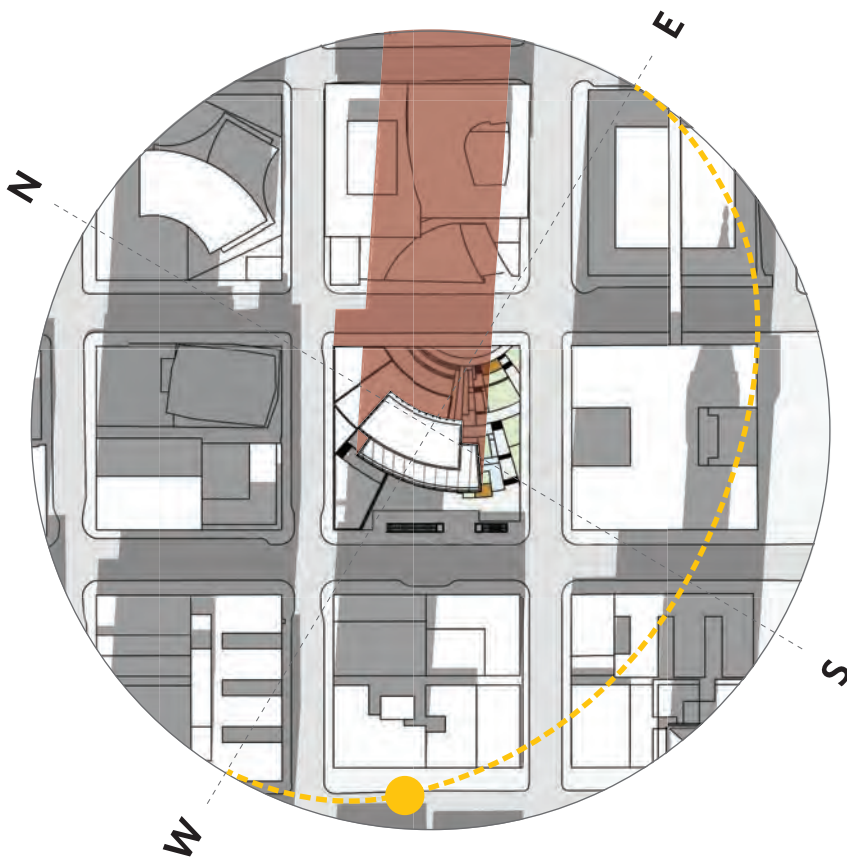
12 pm



3 pm

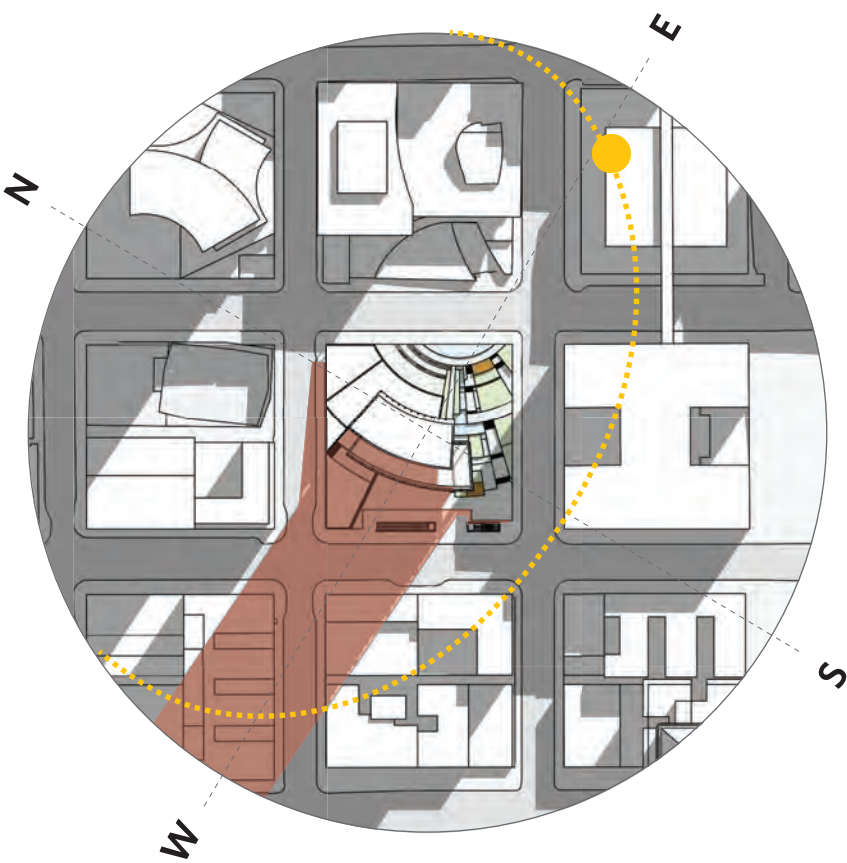


5 pm

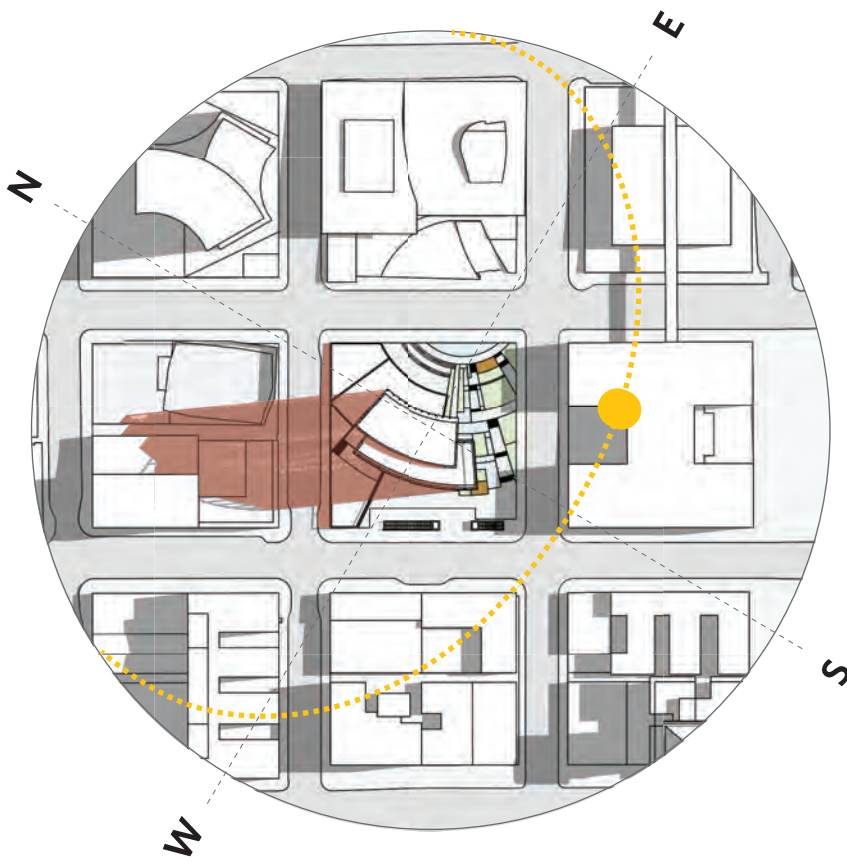


4.6.2 Summer Solstice

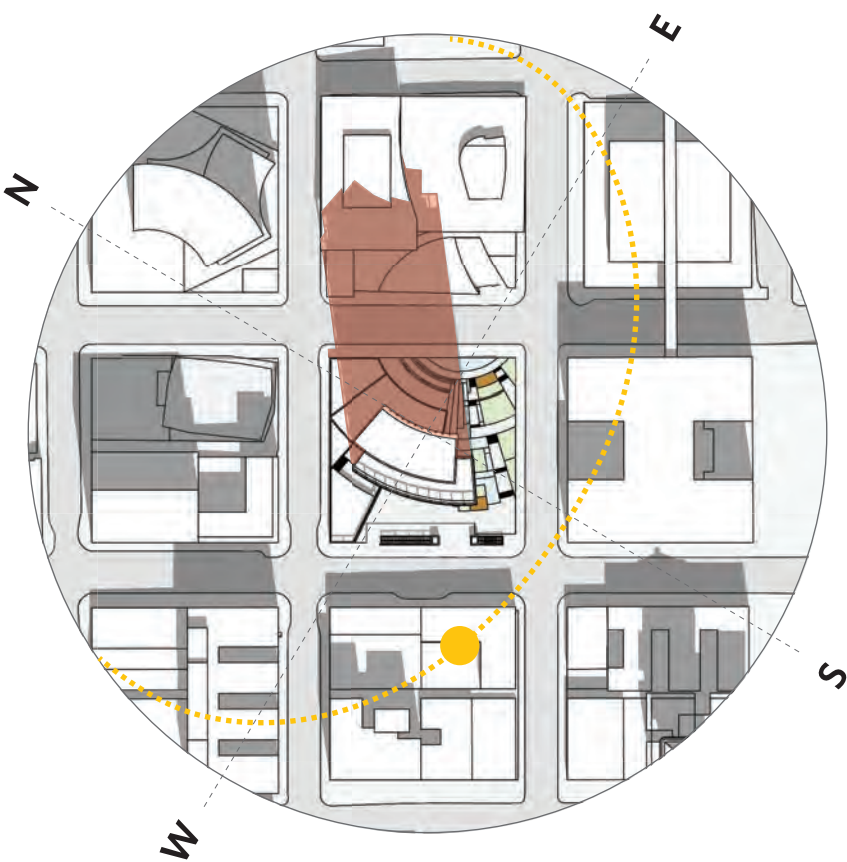
9 am



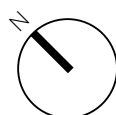
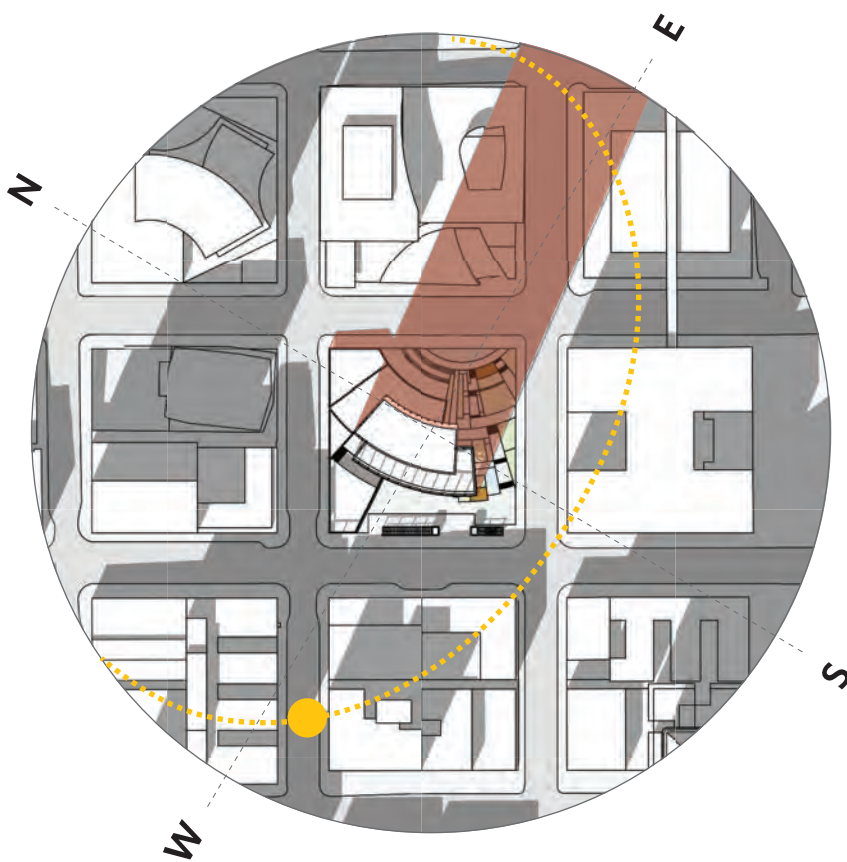
12 pm



3 pm

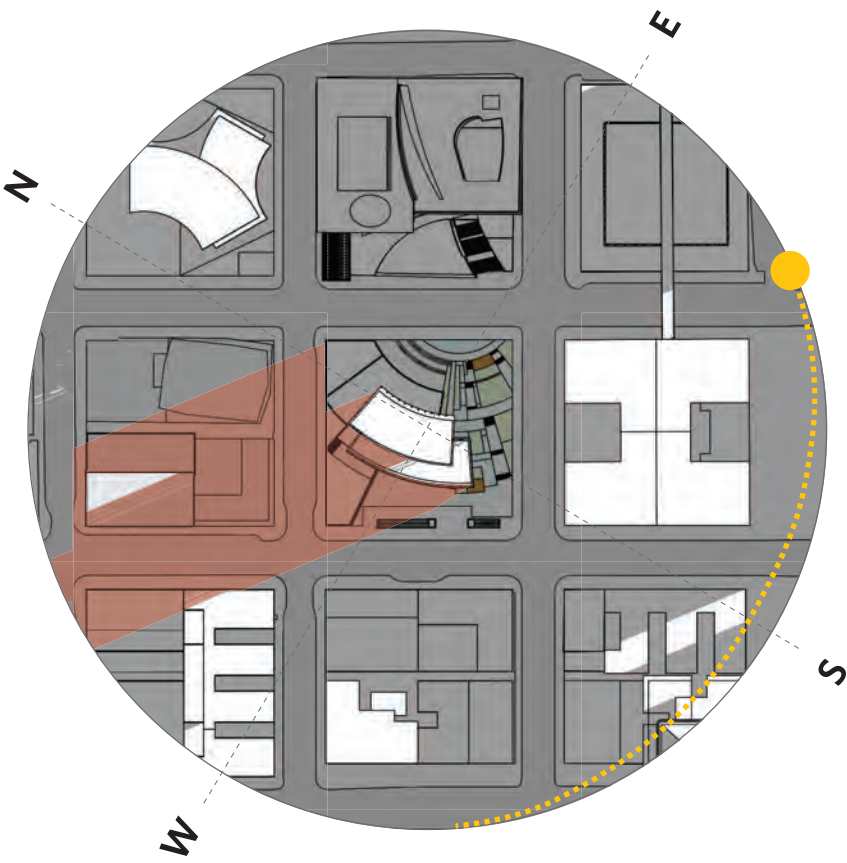


5 pm

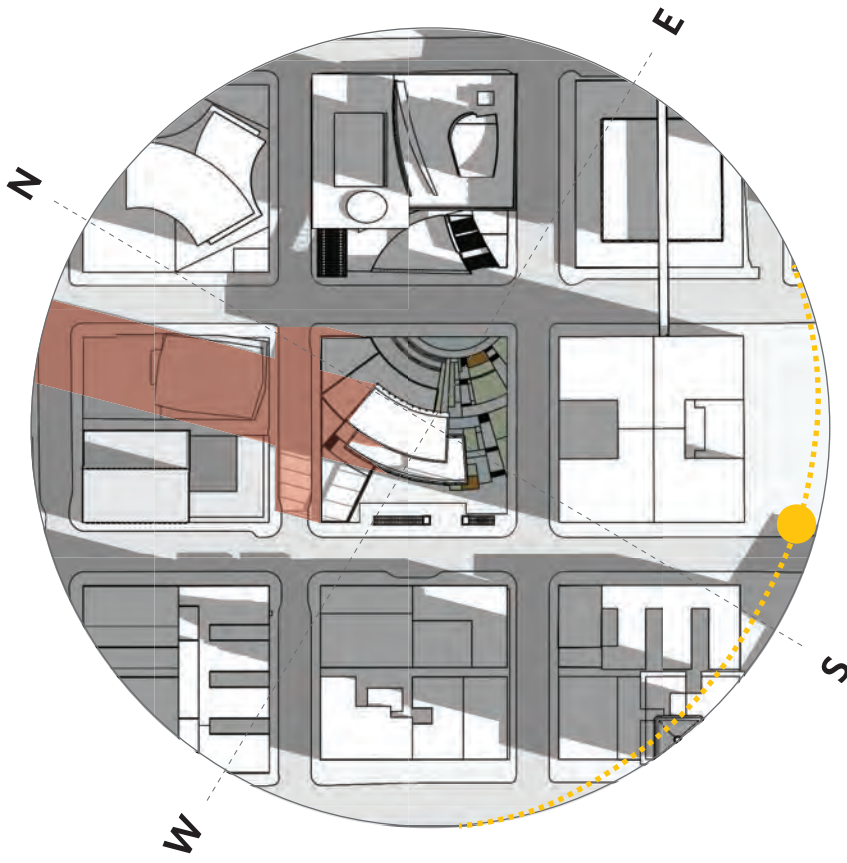


4.6.3 Winter Solstice

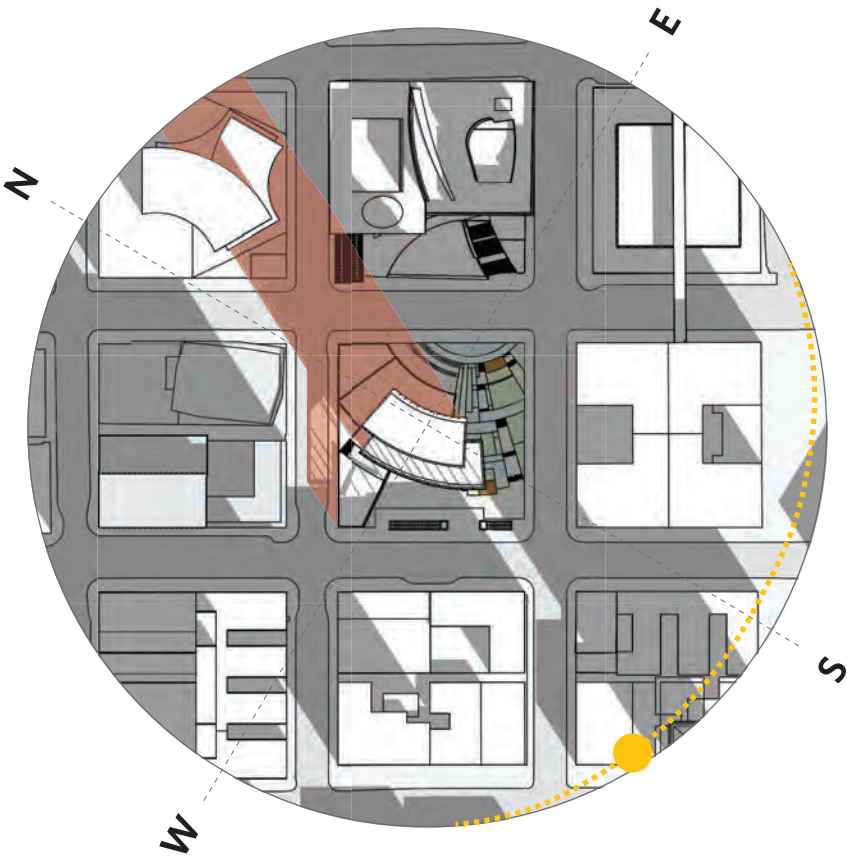
9 am



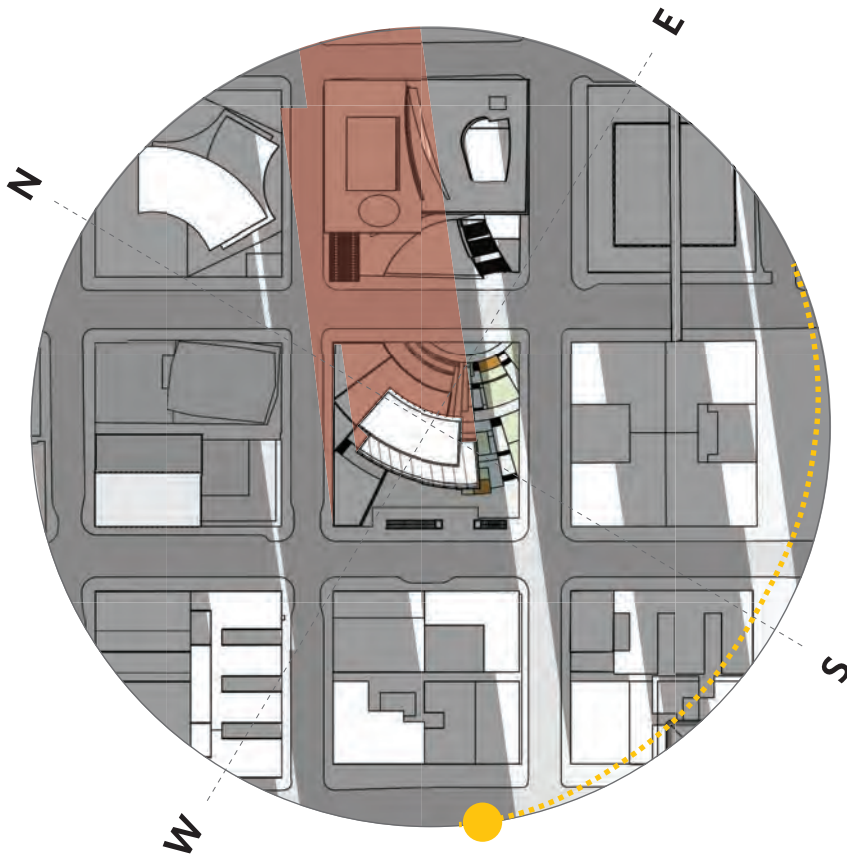
12 pm



3 pm



5 pm



4.7 Views & Perspectives

4.7.1 Eye Level Views

4.7.1.1 Eye Level View from Corner of 3rd Avenue & Cherry St



4.7.1.2 Eye Level View from Corner of 4th Avenue & James St

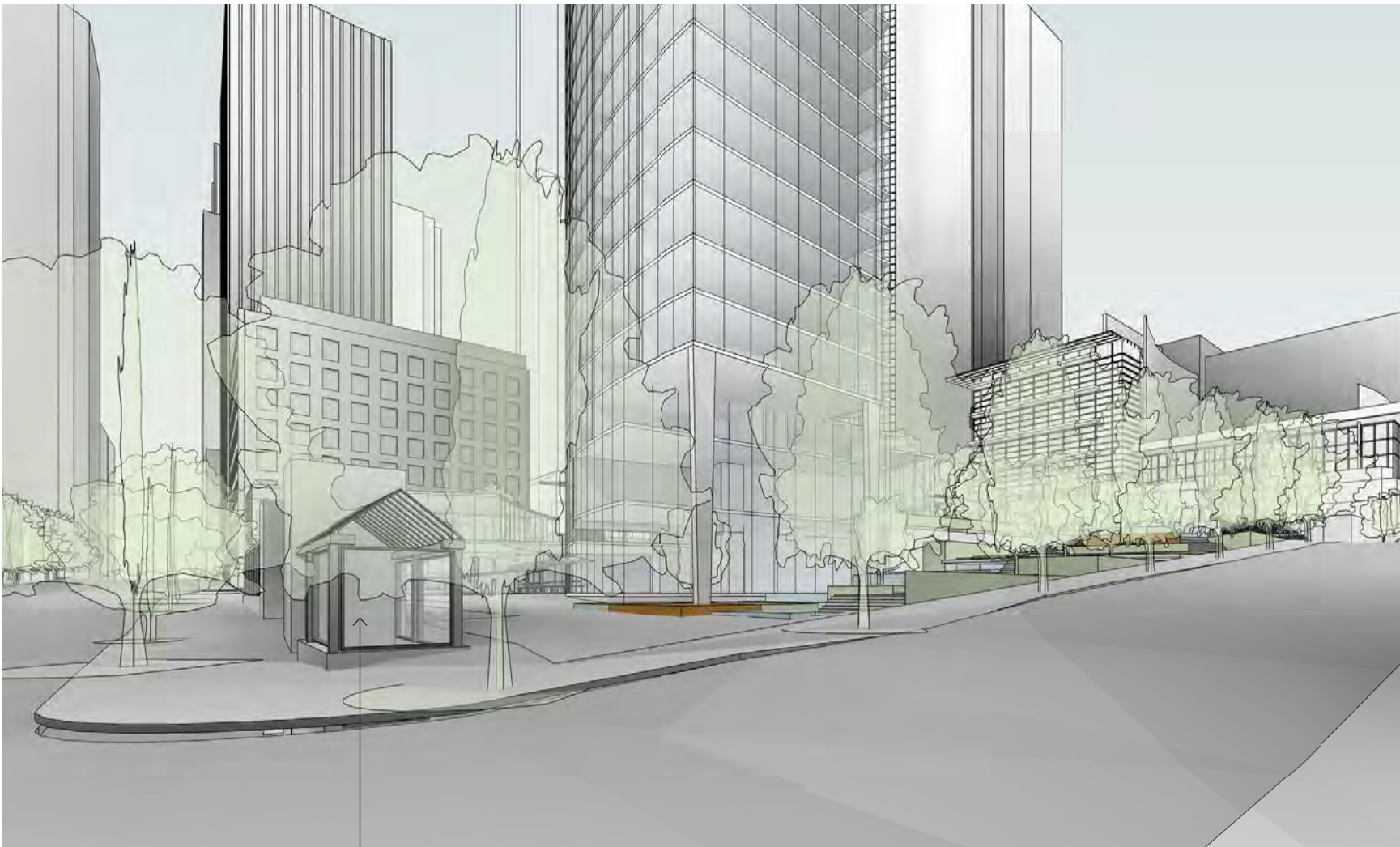


Water Feature along 4th Avenue

4.7.1.3 Eye Level View from Corner of 4th Avenue & Cherry St



4.7.1.4 Eye Level View from Corner of 3rd Avenue & James St



Station Entrances to be cosmetically enhanced as per discussions with Sound Transit

4.7.1.5 Eye Level View from Corner of 3rd Avenue & James St Looking Towards City Hall



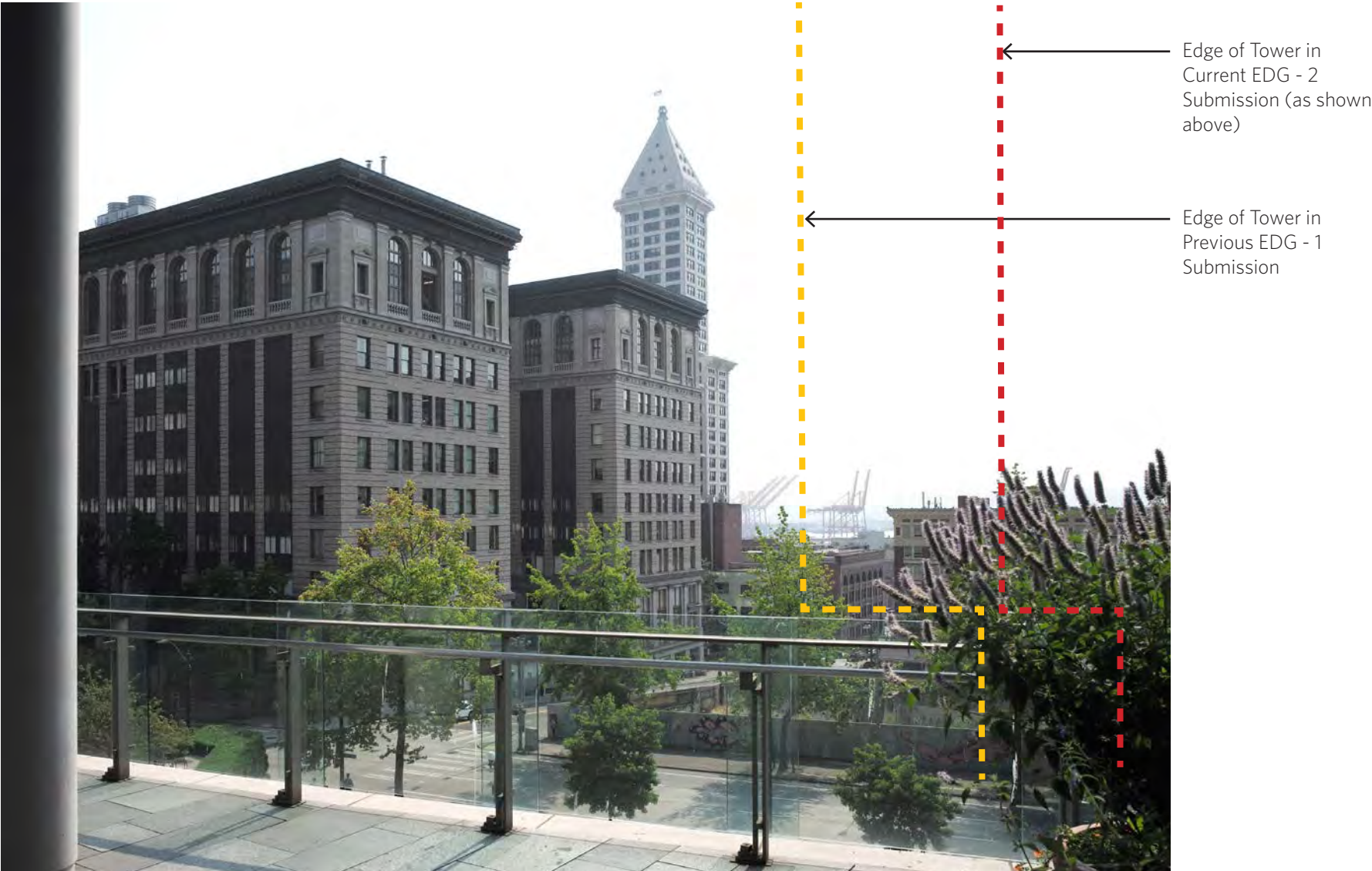
4.7.1.6 Eye Level View from 4th Avenue & Cherry St



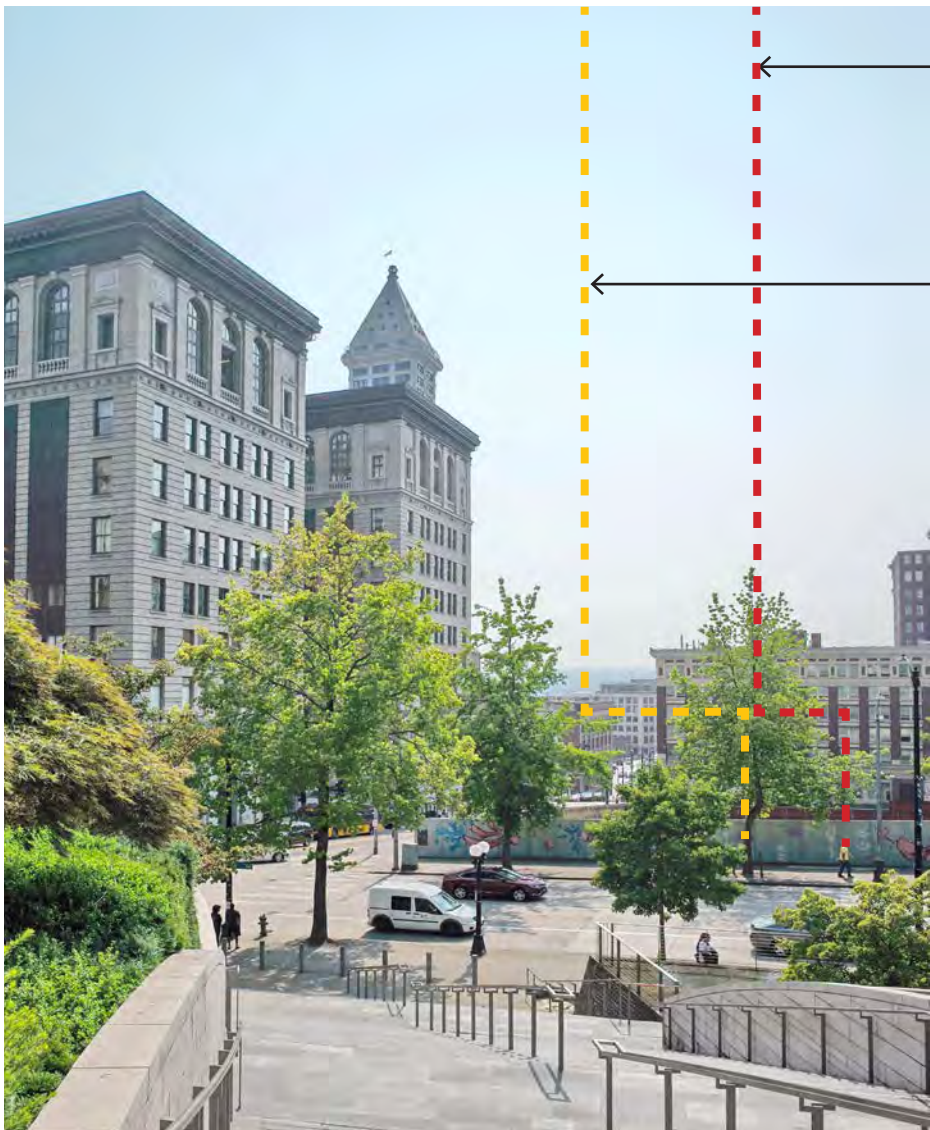
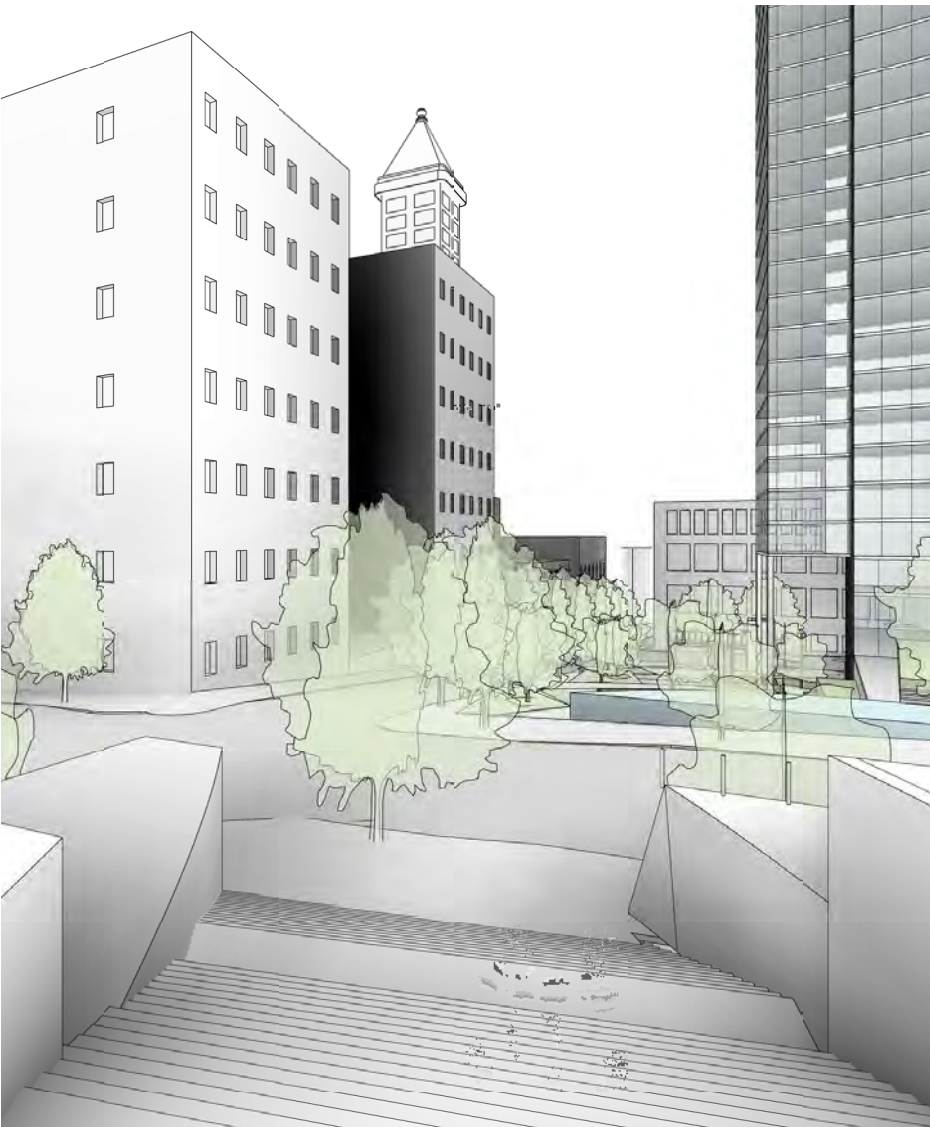
4.7.1.7 Eye Level View from Corner of 3rd Avenue & Cherry St



4.7.1.8 Eye Level View from City Hall Plaza



4.7.1.9 Eye Level View from City Hall Steps

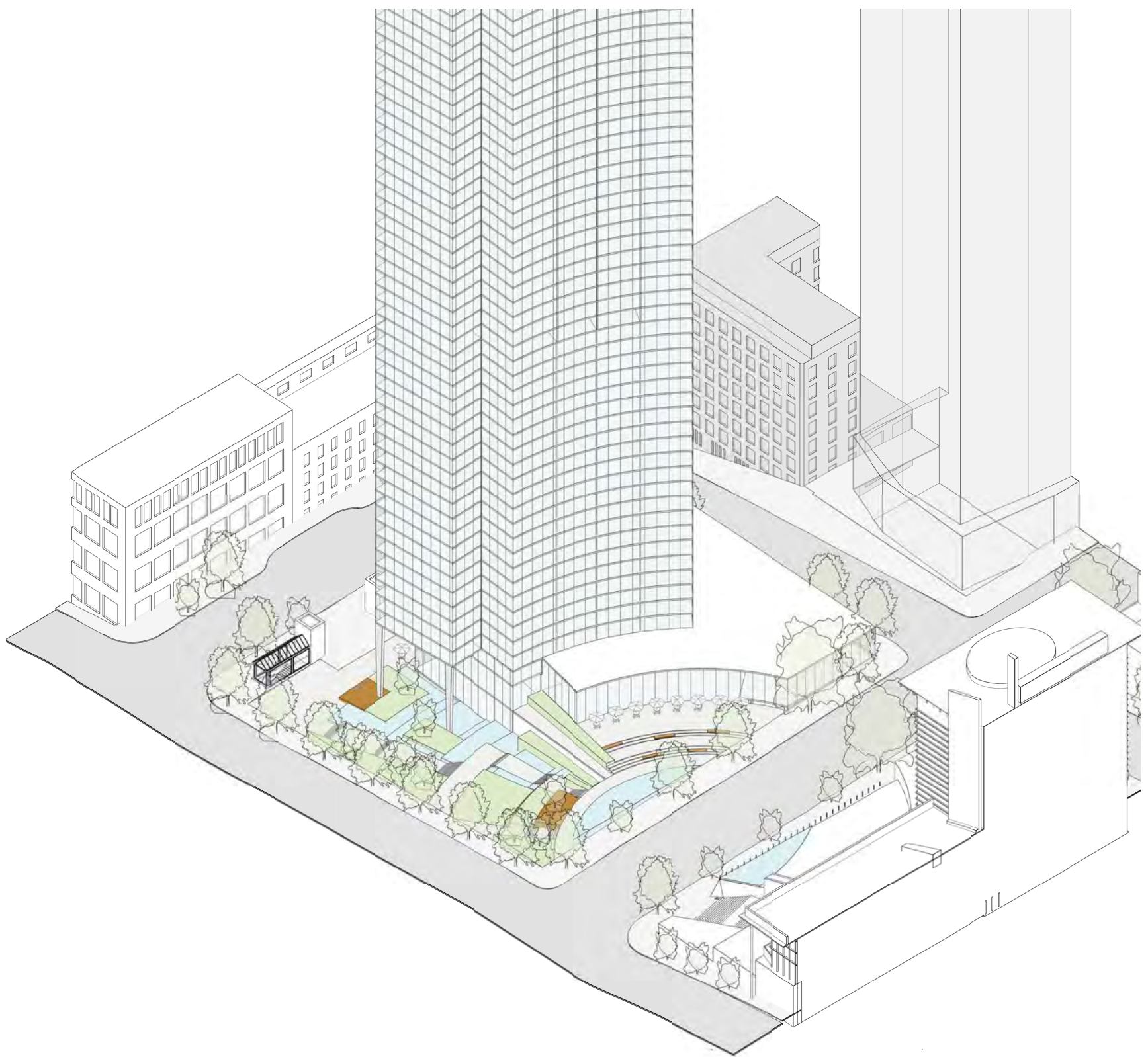


Edge of Tower in
Current EDG - 2
Submission (as
shown above)

Edge of Tower in
Previous EDG -1
Submission

4.7.2 Axonometric Views

4.7.2.1 Axonometric View of Plaza



4.7.2.2 Axonometric View of Plaza



5.0

Architectural Expression

5.1 Preferred Facade Concept

5.1.1 Materiality & Form

5.1.1.1 View from City Hall



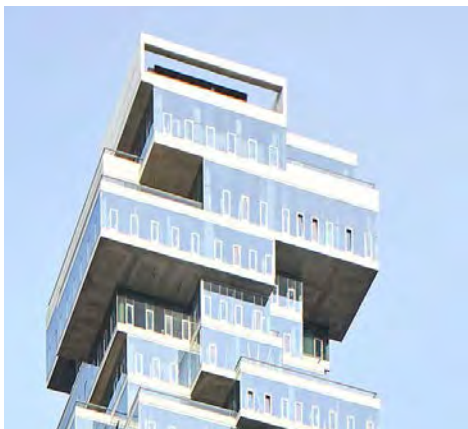
The architectural character of the tower will reflect the architectural diversity of the surrounding neighborhoods, both Downtown and Pioneer Square.

The base of the tower will host a restaurant and café that will spill out onto the sites upper and lower plazas.

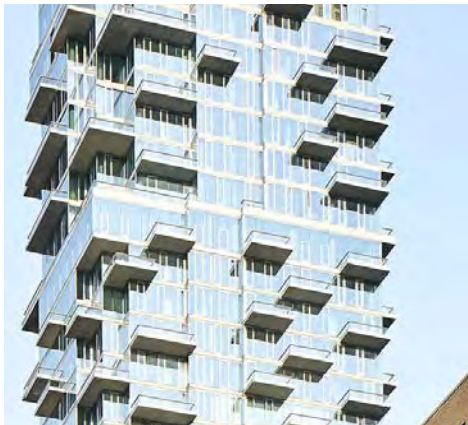
The base of the tower, light in character, will form a smooth reflective backdrop to the lively plaza, park and gathering place hosting diverse programs and a variety of experiences. Lush greenery, café and restaurant seating, informal

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.



1 Amenity



2 Residential

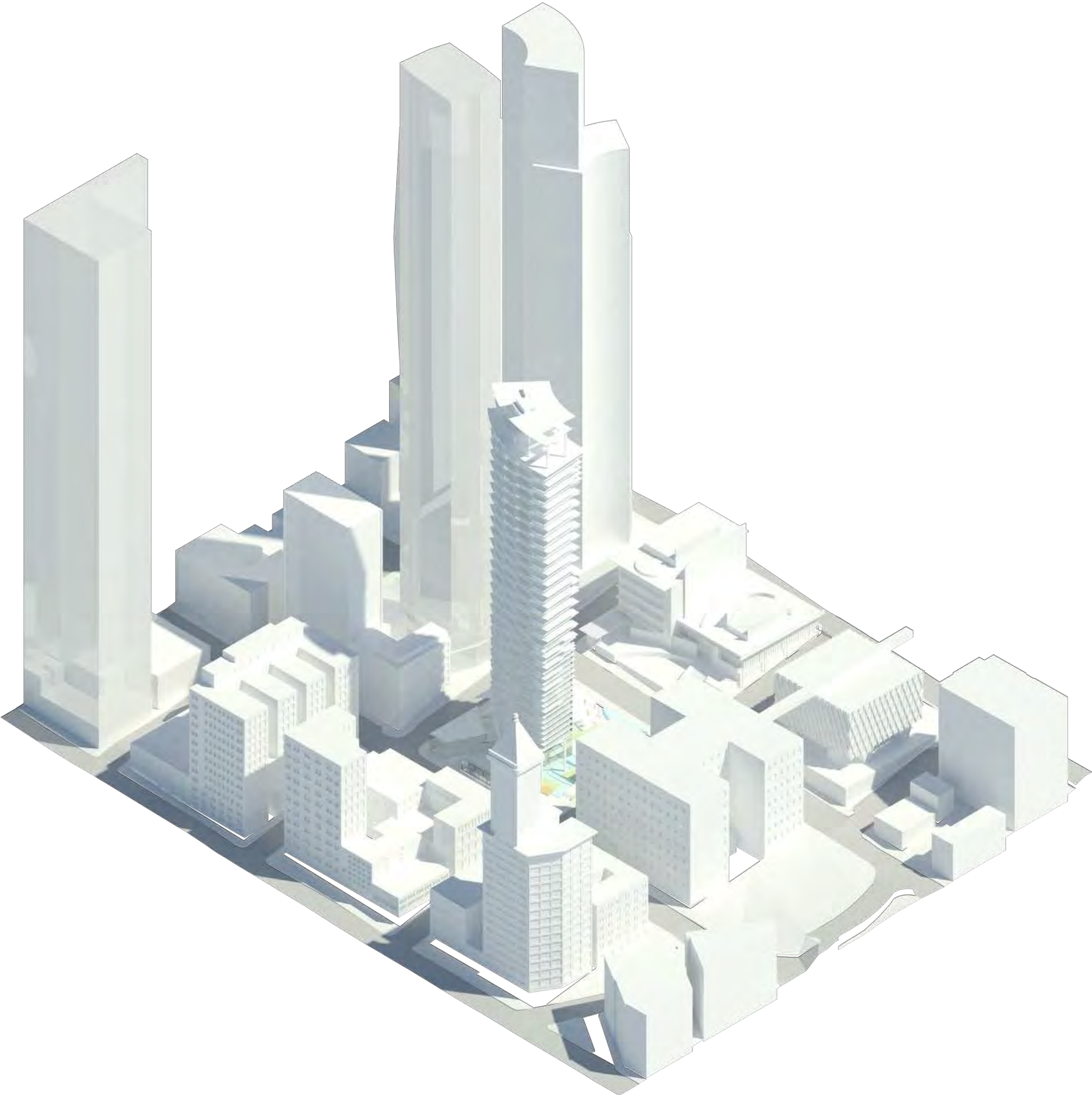


3 Restaurant/Cafe/Lobby



4 Street Level

5.1.2 Bird's Eye View



5.1.3 Skyline View

5.1.3.1 Skyline View from Bainbridge Ferry



5.1.4 Views

5.1.4.1 Southern View

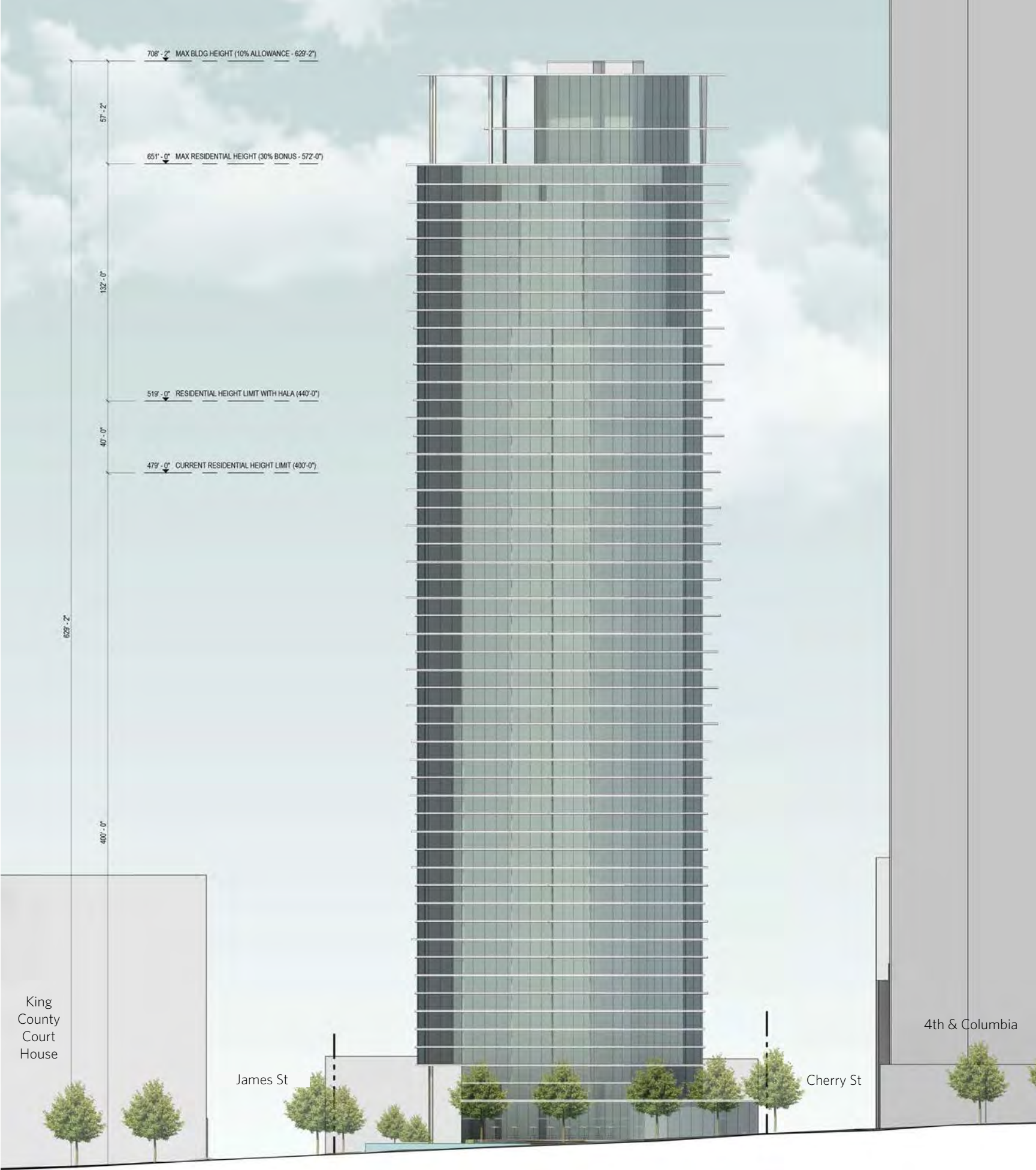


5.1.4.2 Eastern View



5.1.5 Elevations

5.1.5.1 North Elevation (4th Avenue)



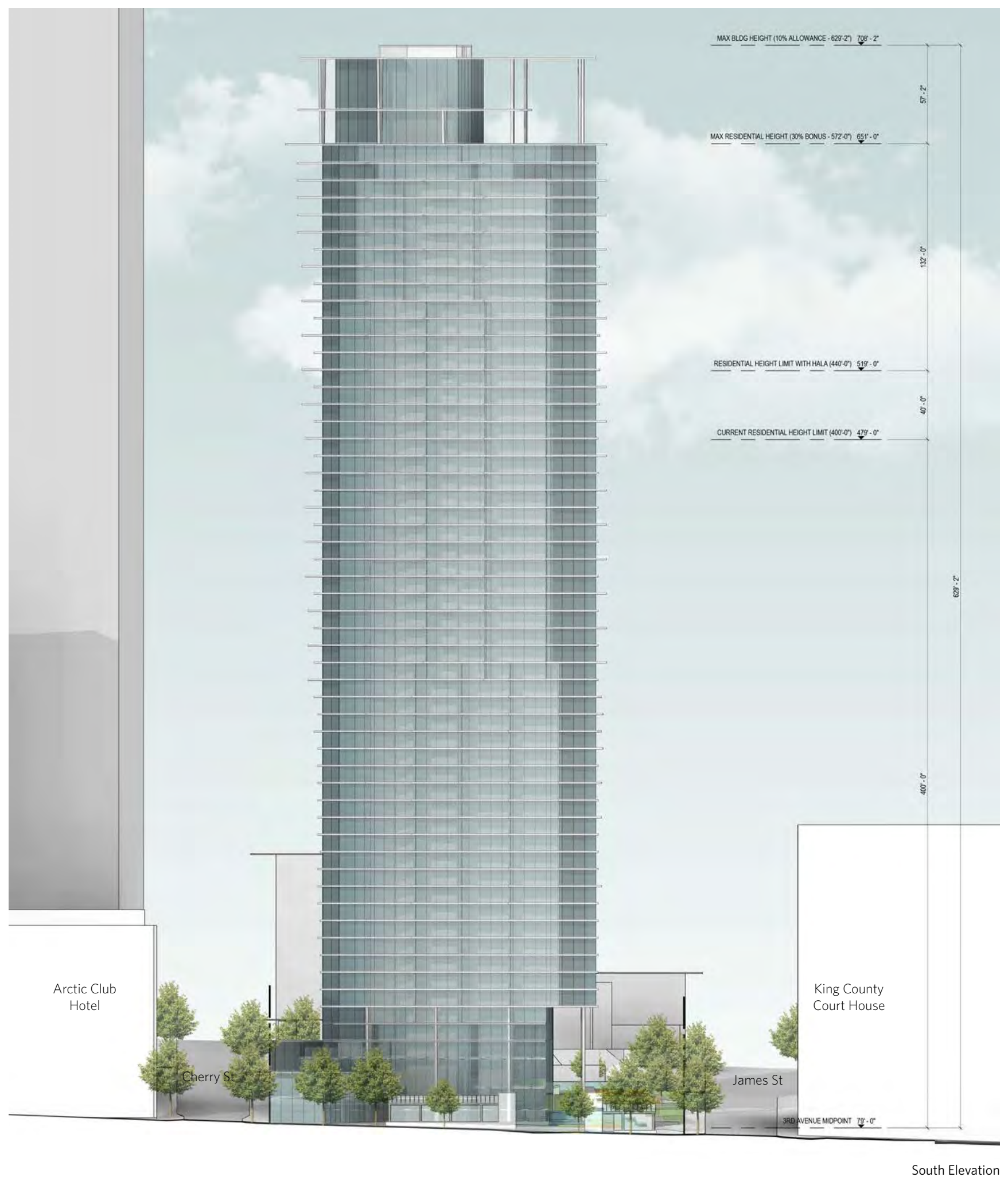
North Elevation

5.1.5.2 East Elevation (James Street)

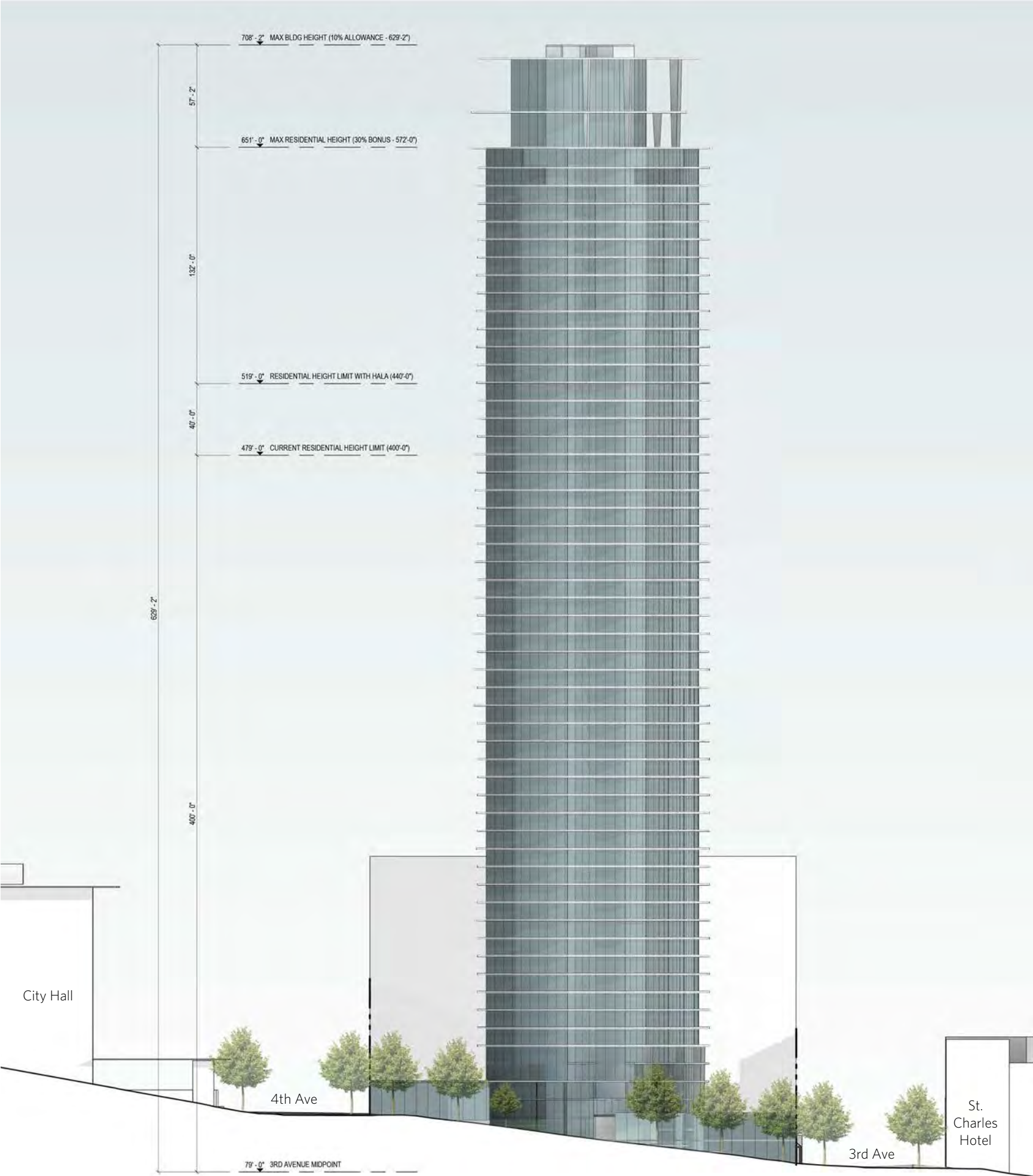


East Elevation

5.1.5.3 South Elevation (3rd Avenue)



5.1.5.4 West Elevation (Cherry Street)



West Elevation

5.2 Alternate Facade Concept

5.2.1 Materiality & Form

5.2.1.1 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 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.

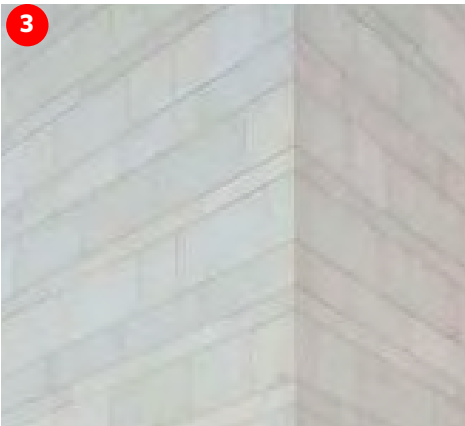
The tower in contrast will be a layered light form that rises up towards adjacent modern Columbia Centre and 4/C towers.



1 Amenity



2 Residential

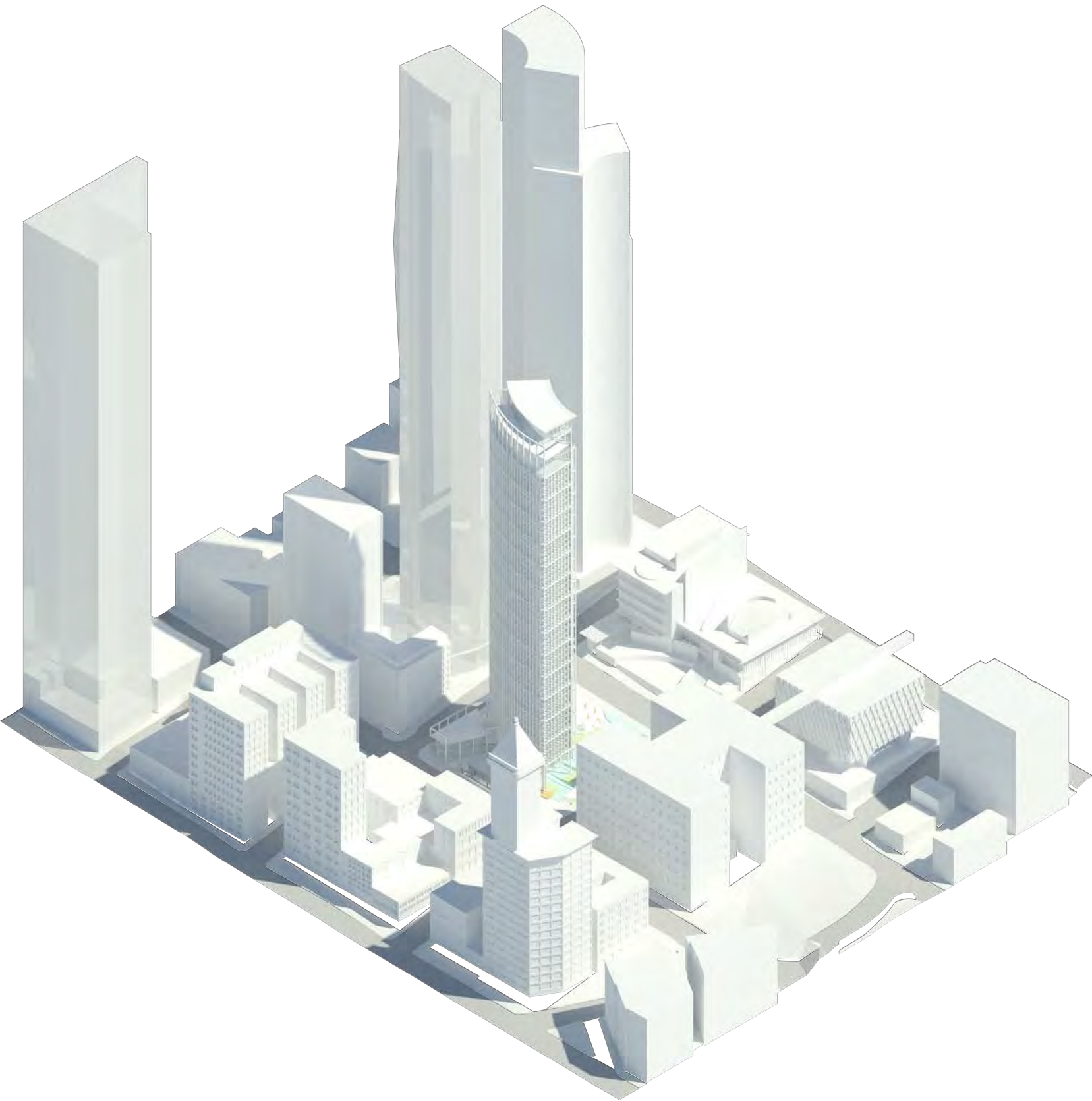


3 Restaurant/Cafe/Lobby



4 Street Level

5.2.2 Bird's Eye View



5.2.3 Skyline View

5.2.3.1 Skyline View from Bainbridge Ferry



5.2.4 Views

5.2.4.1 Southern View



5.2.4.2 Eastern View



5.2.5 Elevations

5.2.5.1 North Elevation (4th Avenue)



5.2.5.2 East Elevation (James Street)



East Elevation

5.2.5.3 South Elevation (3rd Avenue)



5.2.5.4 West Elevation (Cherry Street)



West Elevation

6.0

Design Compliance & Departures

6.1 Design Guidelines Compliance

6.1.1 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

6.1.2 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 present:

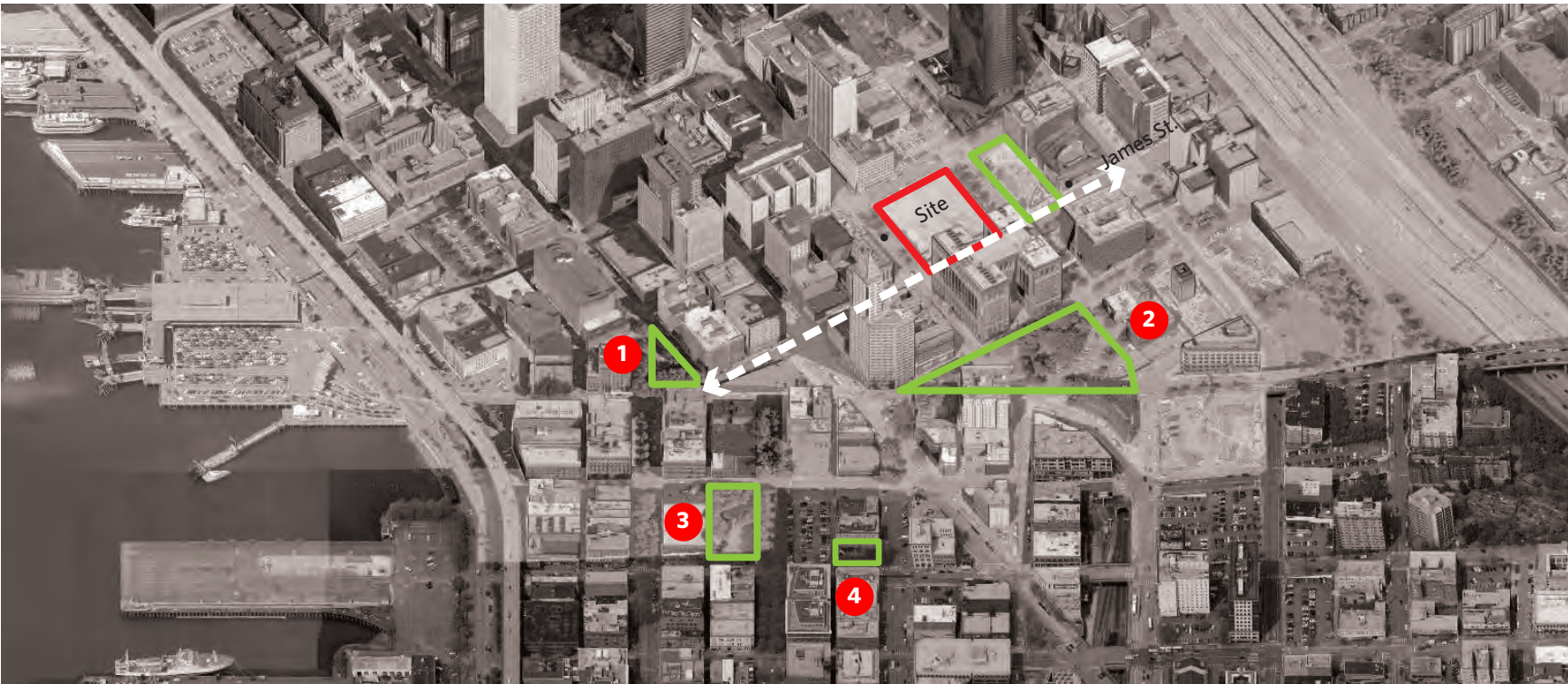
- a. A surrounding district of distinct and note-worthy character;
- b. An adjacent landmark or noteworthy building;
- c. A major public amenity or institution nearby
- d. Neighboring buildings that have employed distinctive and effective massing compositions;

- 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 upper plaza responds to City Hall while the lower plaza is inspired by the character, proportions and textures of Pioneer Square. Elements of the tower respond to adjacent modern towers such as the modern Columbia Centre and 4/C towers.



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

6.1.2 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 and location of its plazas 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 City Hall plaza.

Cherry Street will be lined by a street wall of animated retail spaces, while the proposed plazas are also defined by various restaurants, patios, cafes and landscaping. The lower plaza will respond to nearby Pioneer Square while the upper plaza celebrates adjacent curvilinear City Hall.



Pioneer Square

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.”

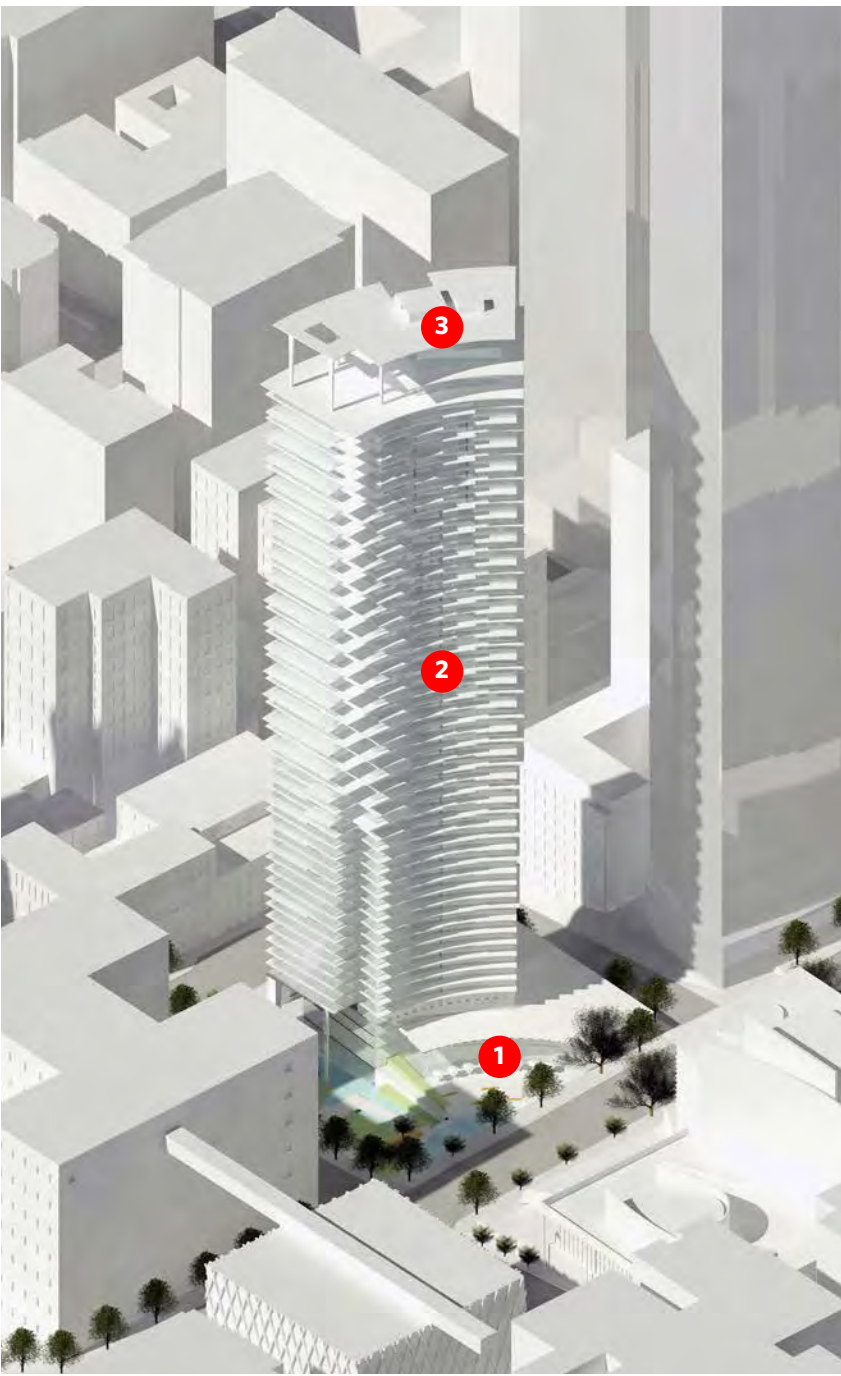
“Buildings that exhibit form and features identifying the functions within the building help to orient people to their surroundings, enhancing their comfort and sense of security while downtown.”

Response:

The treatment of the façade is proportioned by its functions:

- 3 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

6.1.3 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 plazas will be lively, sunny areas lined with coffee shops and restaurants. These services and their patios will spill out onto these open spaces, 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.

Cherry Street will feature a street wall animated with retail and James St will feature a number of green terraces that are flush with the sidewalk and easily accessible, providing space for pedestrians to pause on their way up the steep slope.



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 wall surface
- 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 pedestrian-oriented feature to reduce the expanse of the blank surface and add visual interest
- 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. An active retail oriented facade will line Cherry Street and portions of 3rd & 4th to provide active street edges. Both the upper and lower plazas are lined with retail and areas for outdoor dining.



Active Retail Oriented Facades

6.1.4 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 plazas in this scheme were situated to maximize solar access. Water features, informal seating, patios, restaurants, and retail spaces provide an activated and safe environment. Accessible platforms are located throughout the open space to allow for moments to pause.



D-2 Enhance the building with landscaping.

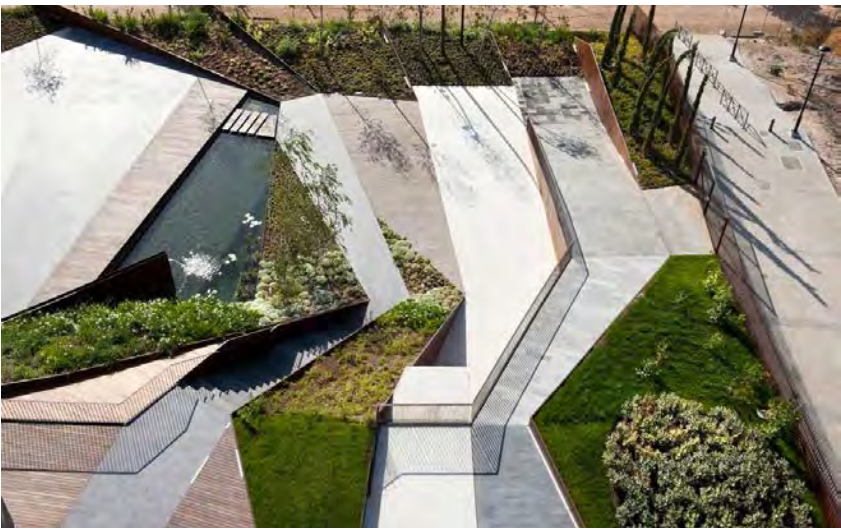
“Enhance the building and site with generous landscaping--which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.”

“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 walls
- f. 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
- i. Provide identity and reinforce a desired feeling of intimacy & quiet

Response:

2 large plazas with diverse landscape features are proposed. This will include a water feature, accessible areas for pause, green spaces, and a series of terracing platforms and pools of water.



6.1.5 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 downtown 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 this scheme along Cherry Street.

6.2 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.

Although most of 3rd Avenue is taken up by a transit easement, the development proposal does contain street level use along 3rd Avenue in the space remaining.

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 SF 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.

E. Street Trees

Street trees are required on all streets with a pedestrian designation

The development proposal is consistent with zoning use standards.

23.49.058 DMC upper level development standards

Average residential floor plates are limited to 10,700 sf if tower height is above 290’. Maximum area of individual residential floor is 11,500 sf. 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 maximum horizontal projection will not be exceeded.

6.3 Potential Departures

No Departures Anticipated

