

3rd & Cherry

DESIGN REVIEW BOARD RECOMMENDATION MEETING

April 2, 2019

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

Owner

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

Design Architect

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200, 77 West 8th Avenue
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Architect of Record

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1.0

Proposal



1.1 Proposal

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 is 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.

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.

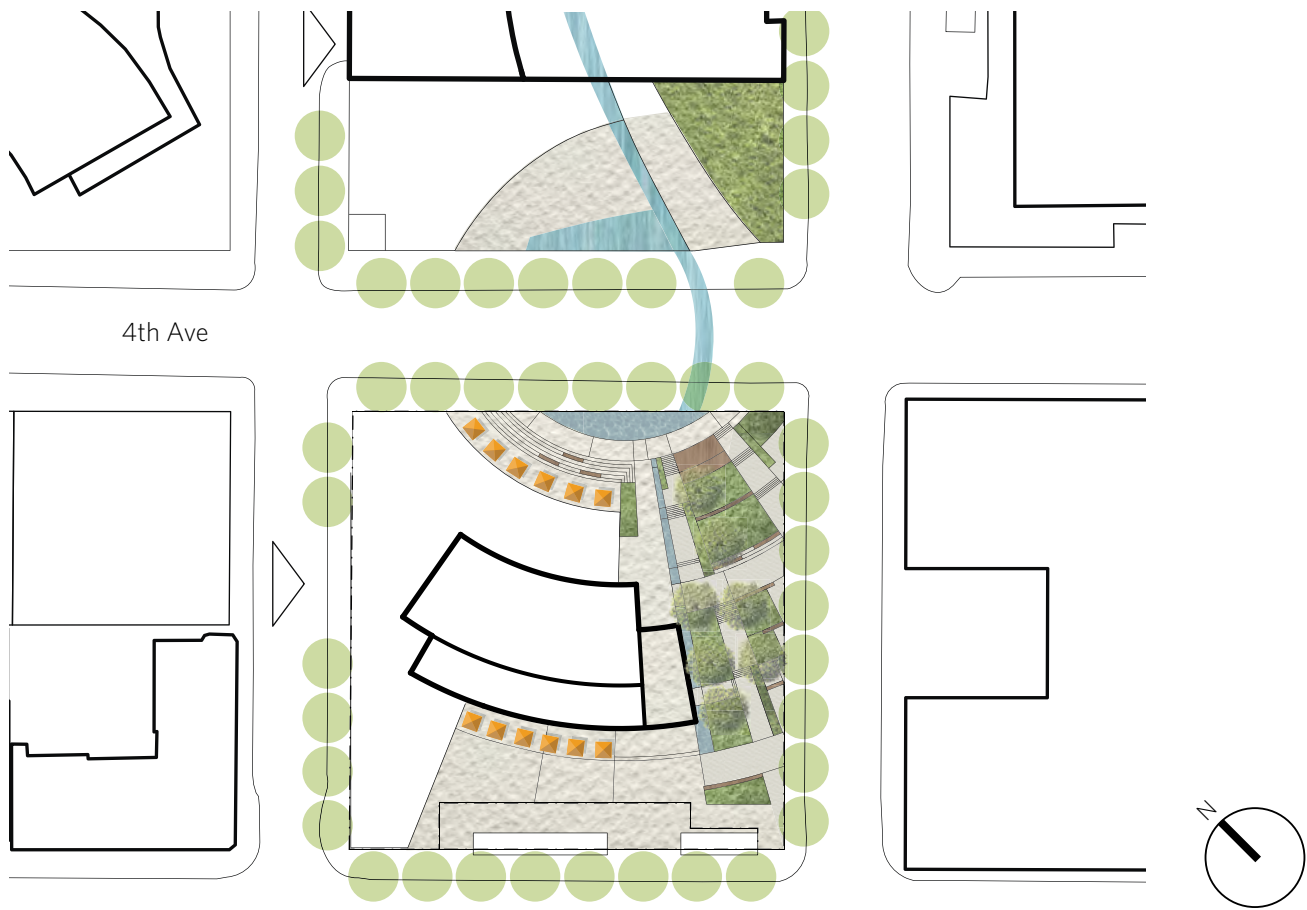
This project however, seeks to provide much needed housing to this area of downtown. The project will be a well-designed building that complements the existing neighborhood on a number of levels: the street level pedestrian experience at 3rd & 4th Ave; engaging the public with a 25,000 sq ft plaza; and 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 Cherry St. Our intention is to provide an outdoor gathering space to complement City Hall - a type of relief from the existing street wall typology. The plaza and terraces are proposed as a visual extension of City Hall's existing Plaza and curvilinear geometry, which is also based off the civic masterplan for this area. The open space will be open, permeable, and accessible, promoting pedestrian interaction. Creating this urban space will also complement the Pioneer Square Area, just few blocks south on James St. Being at a transition point, an urban design juncture between the modern glass towers of downtown and the historic mid-rise masonry buildings of Pioneer Square, the tower on the site requires a unique facade. It's materiality provides a dialogue between the mixed materiality of both modern and historic buildings by combining a mix of these materials - masonry with glass.

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 high-density 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.

Project Data

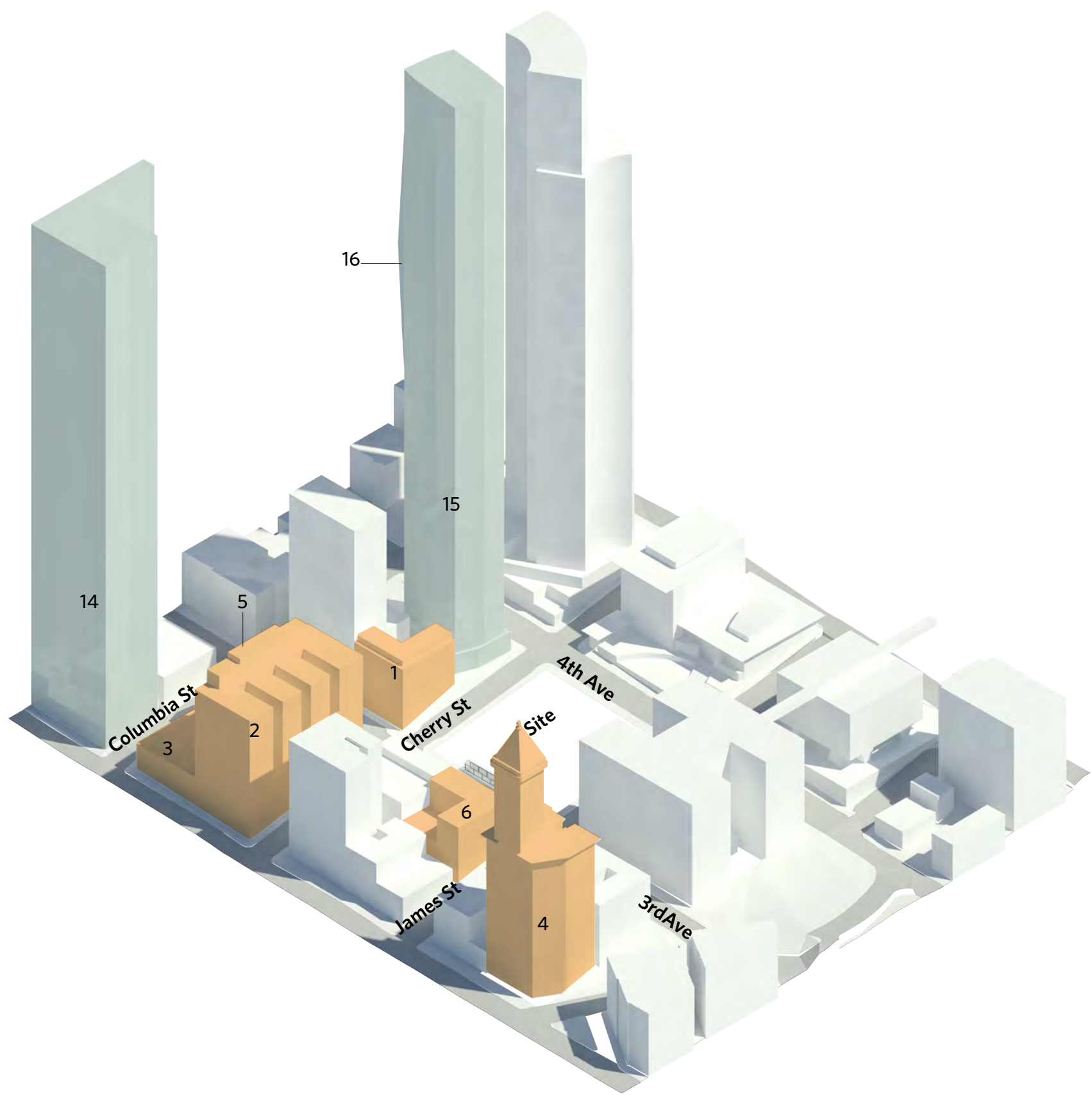
Site Area:		57,348 sf
4th Ave:	241'-0"	
James St:	238'-1"	
3rd Ave:	240'-8"	
Cherry St:	238'-1"	
Residential (423 units)	55 levels	593,082 sf
Interior Amenity (Residential)	3 levels	12,991 sf
Commercial	3 levels	28,305 sf
Parking (Physical stall count: ±586 (tandem as 2)) (Stall count as per SMC: 542 (tandem as 1.5))	8 levels	284,184 sf
Total levels (Above Grade)	58 levels at 3rd Avenue 56 levels at 4th Avenue	





2.0

Context



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 llp

2.1 Surrounding Uses

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 north-west 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.



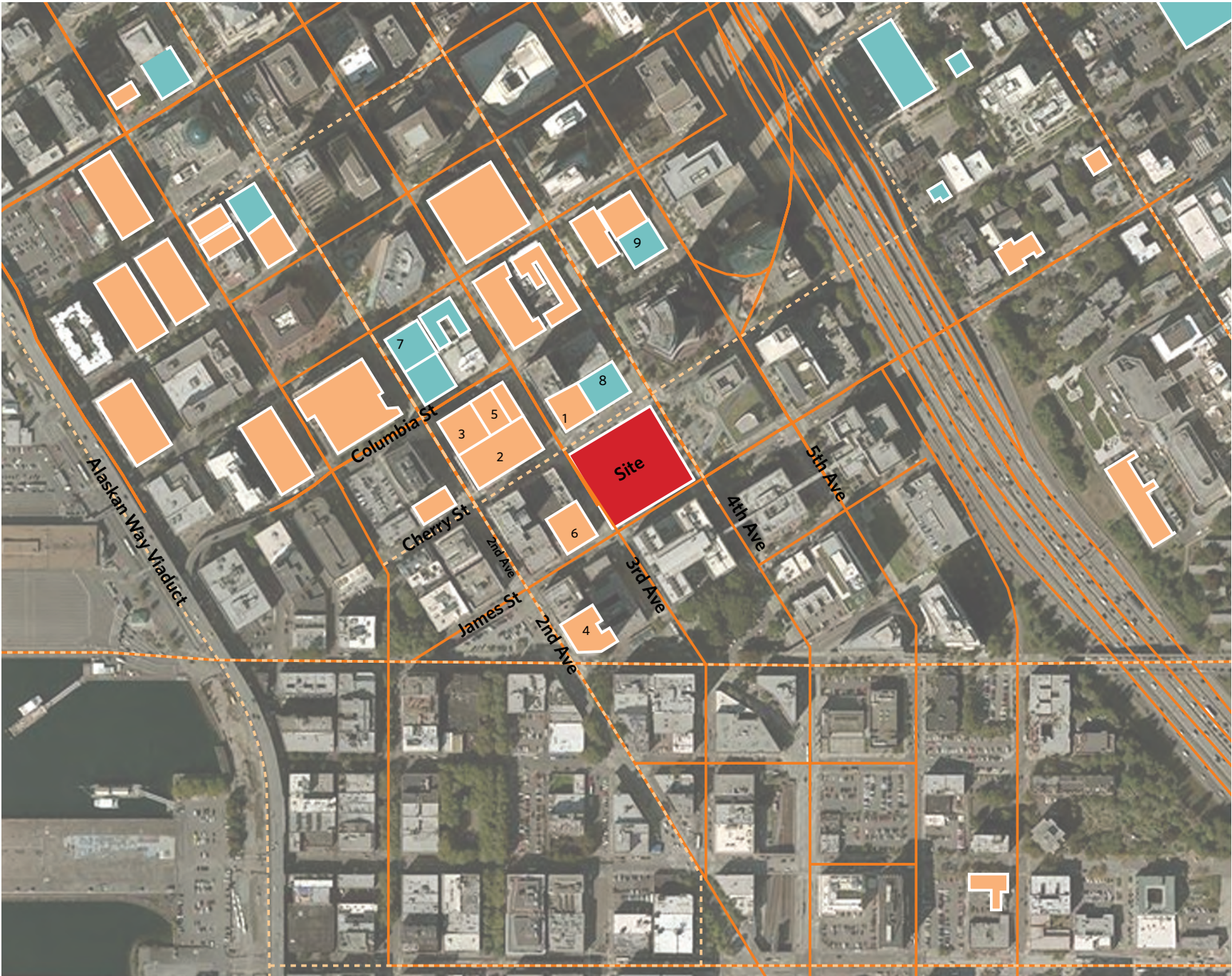
2.2 Neighborhood Vicinity Plan

Historical & Existing Buildings

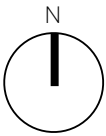
- 1. Arctic Building
- 2. Dexter Horton Building
- 3. Seattle National Bank
- 4. L.C. Smith Building
- 5. Chamber of Commerce
- 6. Lyon Building

Existing & Proposed Buildings

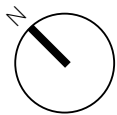
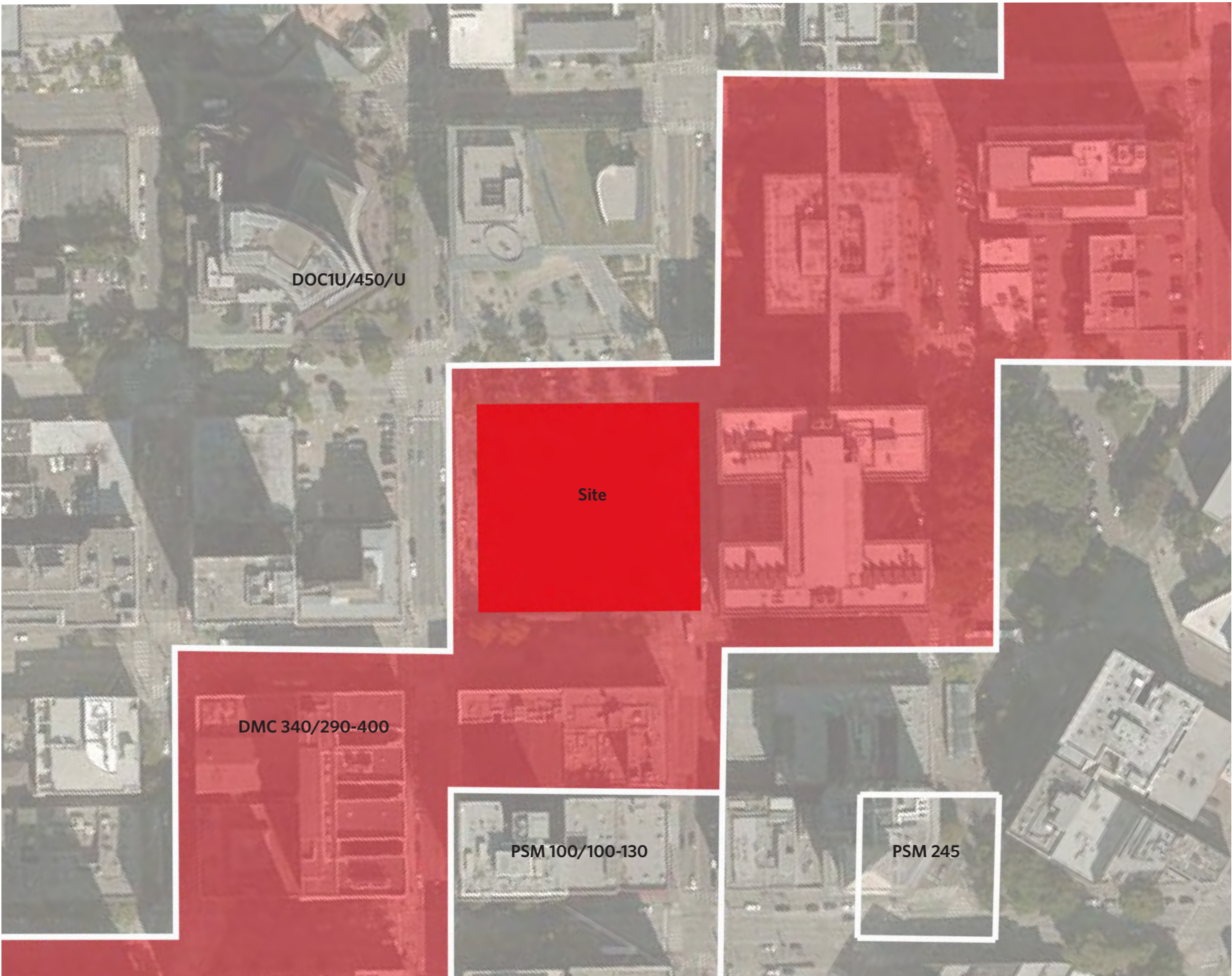
- 7. 888 2nd Avenue proposed 77 story mixed use building
- 8. 701 4th Avenue proposed 100 story mixed use building
- 9. 801 5th Avenue, proposed 43 story mixed use building



- 3rd & Cherry Site
- Historical/Icon Building
- Proposed Construction
- Bus Route
- Bicycle Route



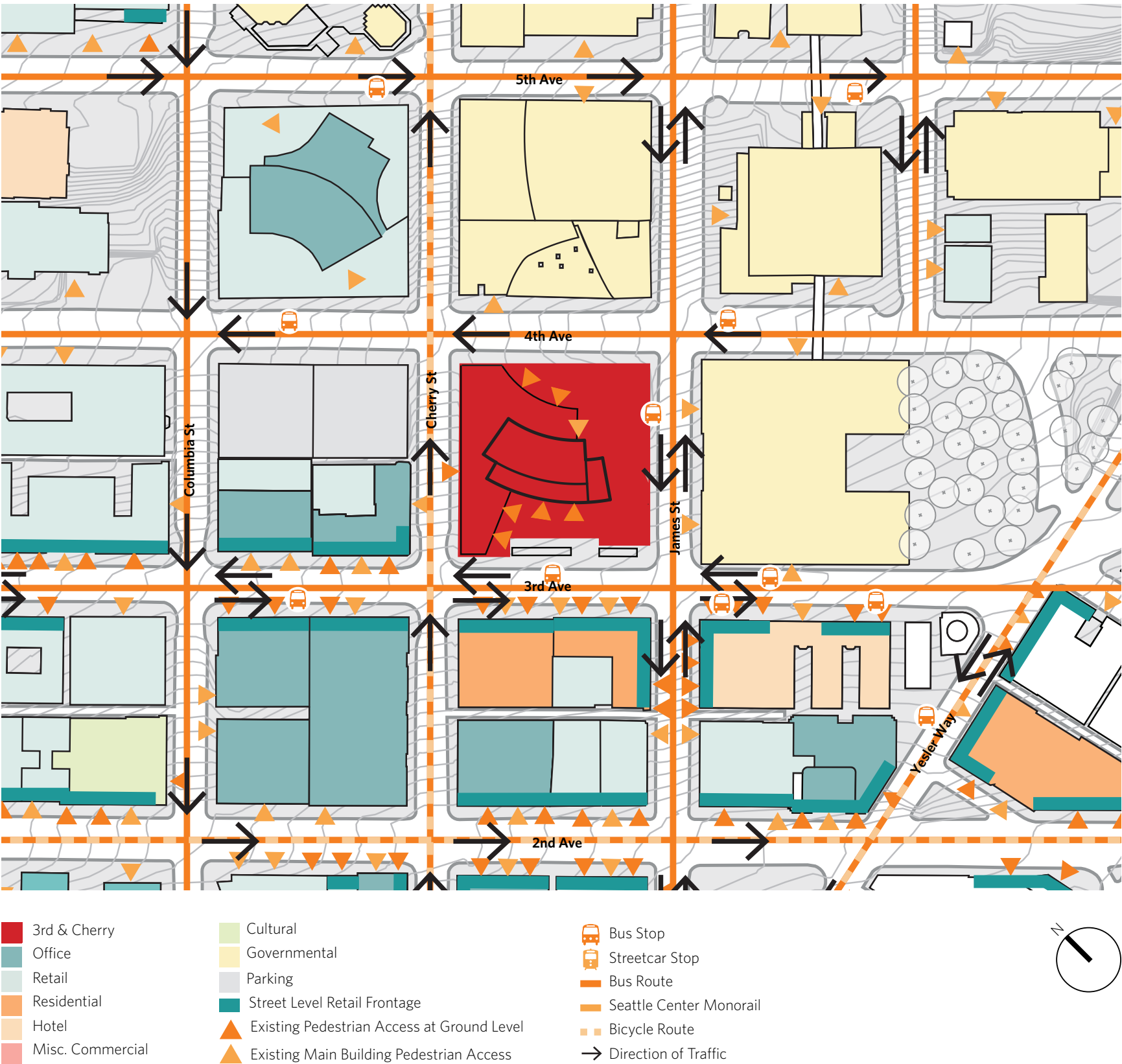
2.3 Nine Block Existing Site Plan Conditions



2.4 Nine Block Urban Site Analysis

Our 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 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.



3.0

Itemized Responses

3.0 EDG 2 Comments Overview

3.1. Pedestrian Circulation and Vehicular Access

Comment 1a: Vehicular and Loading Access

Comment 1b: Recessed Vehicular access

Comment 1c: Residential Tower Entrance

Comment 1d: Cherry Street Retail Overlook

3.2 Street Edges

Comment 2a: Cherry Street Wall

3.3 Location of the Tower on the Site

Comment 3a: Tower Massing

Comment 3b: Diversity of Open Spaces

Comment 3c: Tower Location

Comment 3d: Tower Overhang

3.4 Open Space Concept

Comment 4a: Visual Connection (4th Ave to 3rd Ave)

Comment 4b: Accessible Routes

Comment 4c: Soft Planting

Comment 4d: Water Feature

Comment 4e: Spaces for Seating & Pause

Comment 4f: Transit Station Integration

3.5 Tower Materiality and Form

Comment 5a: Balcony Expression

Comment 5b: Pedestrian Scale Adjacent to Open Space

Comment 5c: Rooftop Element

Comment 5d: Sustainability

3.1 Pedestrian Circulation & Vehicular Access

Comment 1A

The Board strongly supported the consolidated design for vehicular and loading access, in particular the integrated loading design which conceals loading functions when not in use. The Board agreed the solution minimizes the impact on the pedestrian realm.

Comment 1B

The Board noted that the success of the recessed vehicular access relies on the design development and recommended carefully studying the proportion of the overhang, relationship to adjacent retail, narrowing the width of the vehicular zone and fine grained pavement pattern to delineate the pedestrian zone. For the next meeting, the Board requested enlarged sections and a study model of the area. (B3, E1, E2, D6)

Design Response Arrival Plaza



Entry Canopy Precedent
Rivergreen, James KM Cheng Architects

Response:

The consolidated design for vehicular and loading access was maintained and will be concealed when not in use.

The configuration of the vehicular entrance off Cherry Street has been revised to accommodate an internal arrival plaza with the following components:

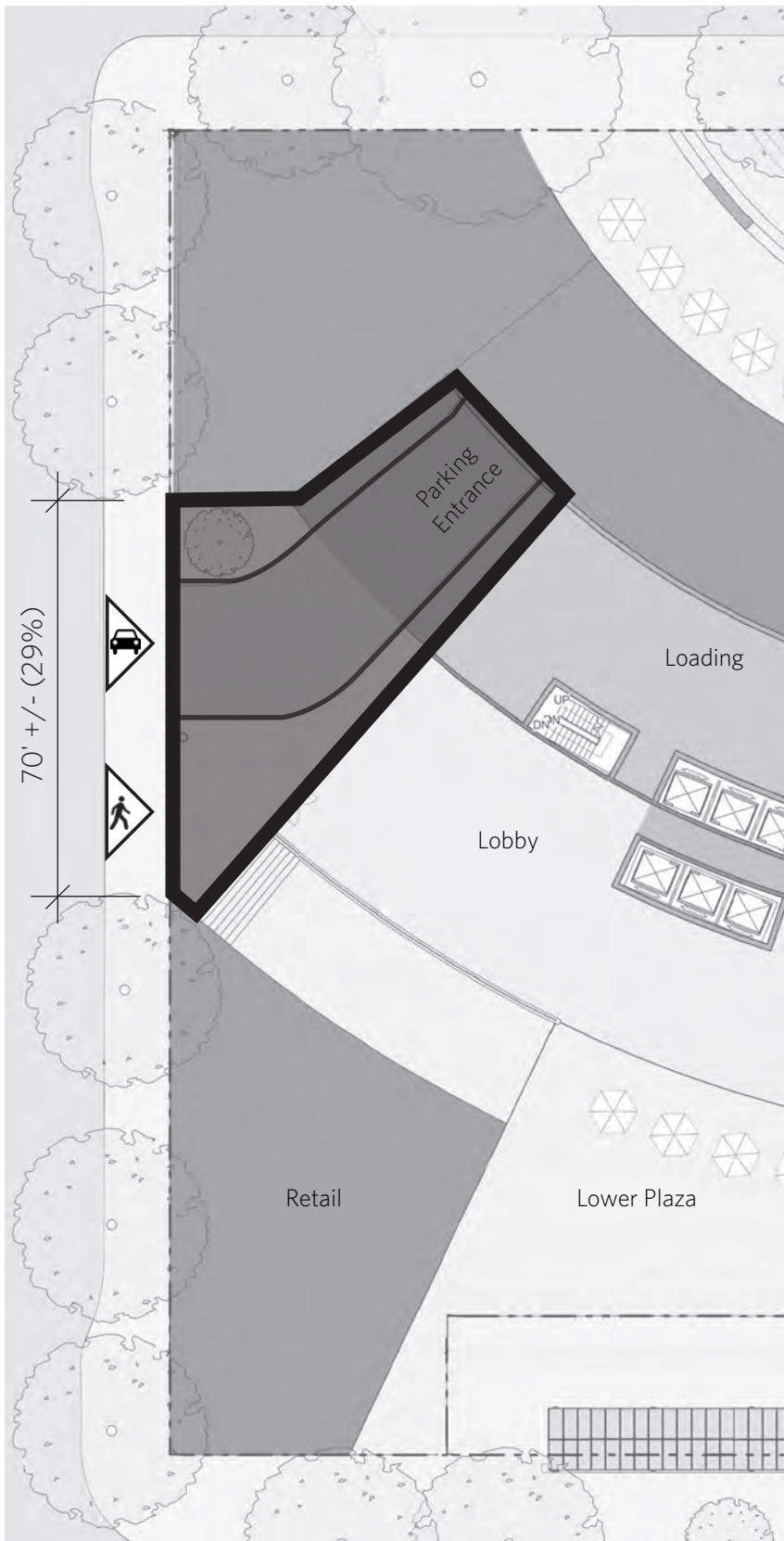
- A major residential entrance
- Short term parking/pick-up & drop-off/car sharing
- Loading

The width of this entrance has been reduced as per the boards recommendation which increases retail frontage along Cherry Street and improves the pedestrian experience.

The massing and overhang has also evolved. It is further expressed by a large canopy that overhangs the sidewalk for weather protection, while framing the entrance and announcing the residential lobby.

ADA accessibility to the entrance has also been resolved with gradual grading, as the scheme's entrance was previously quite steep.

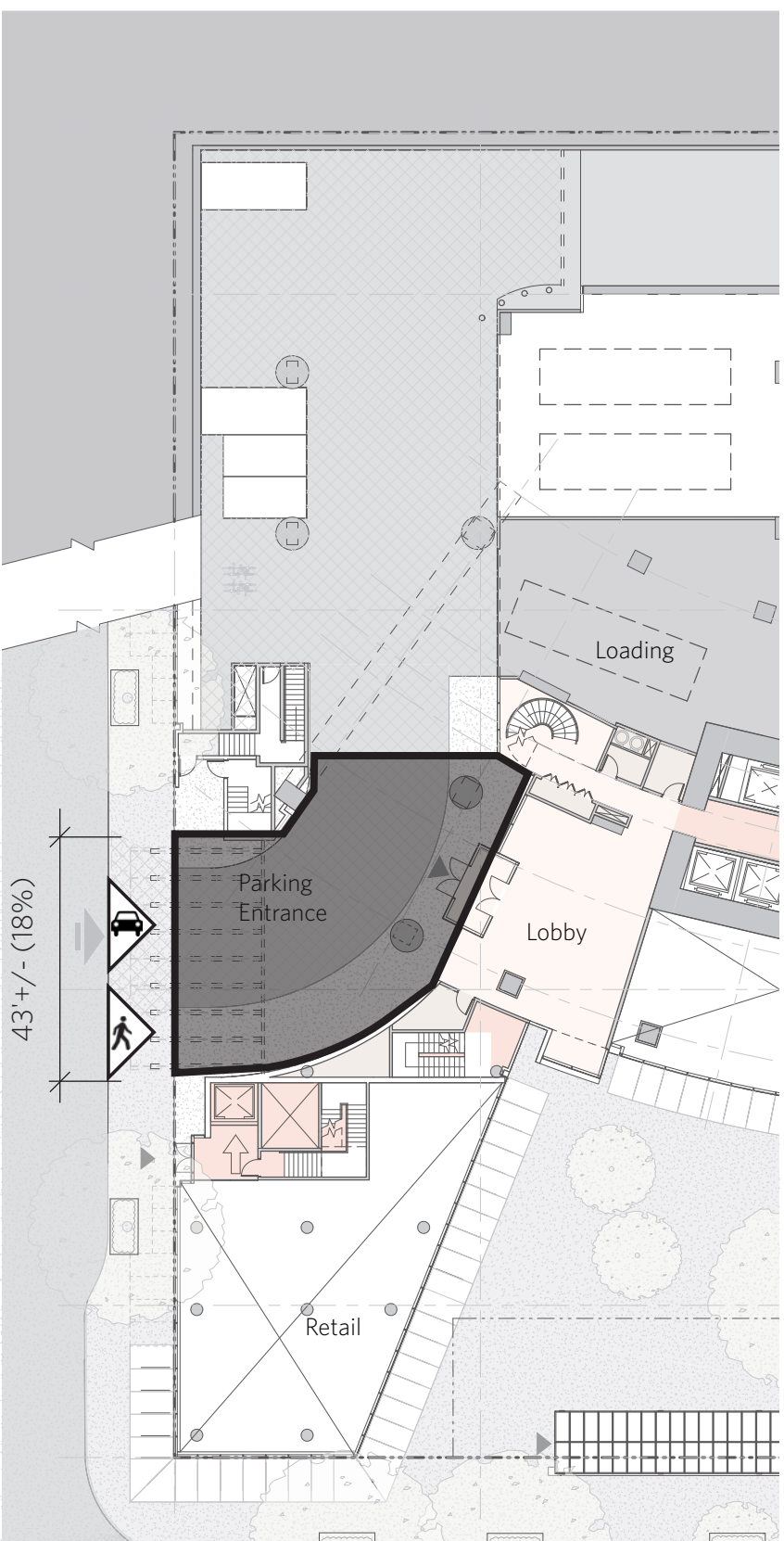
EDG 2



Level 2 Plan Arrival Plaza

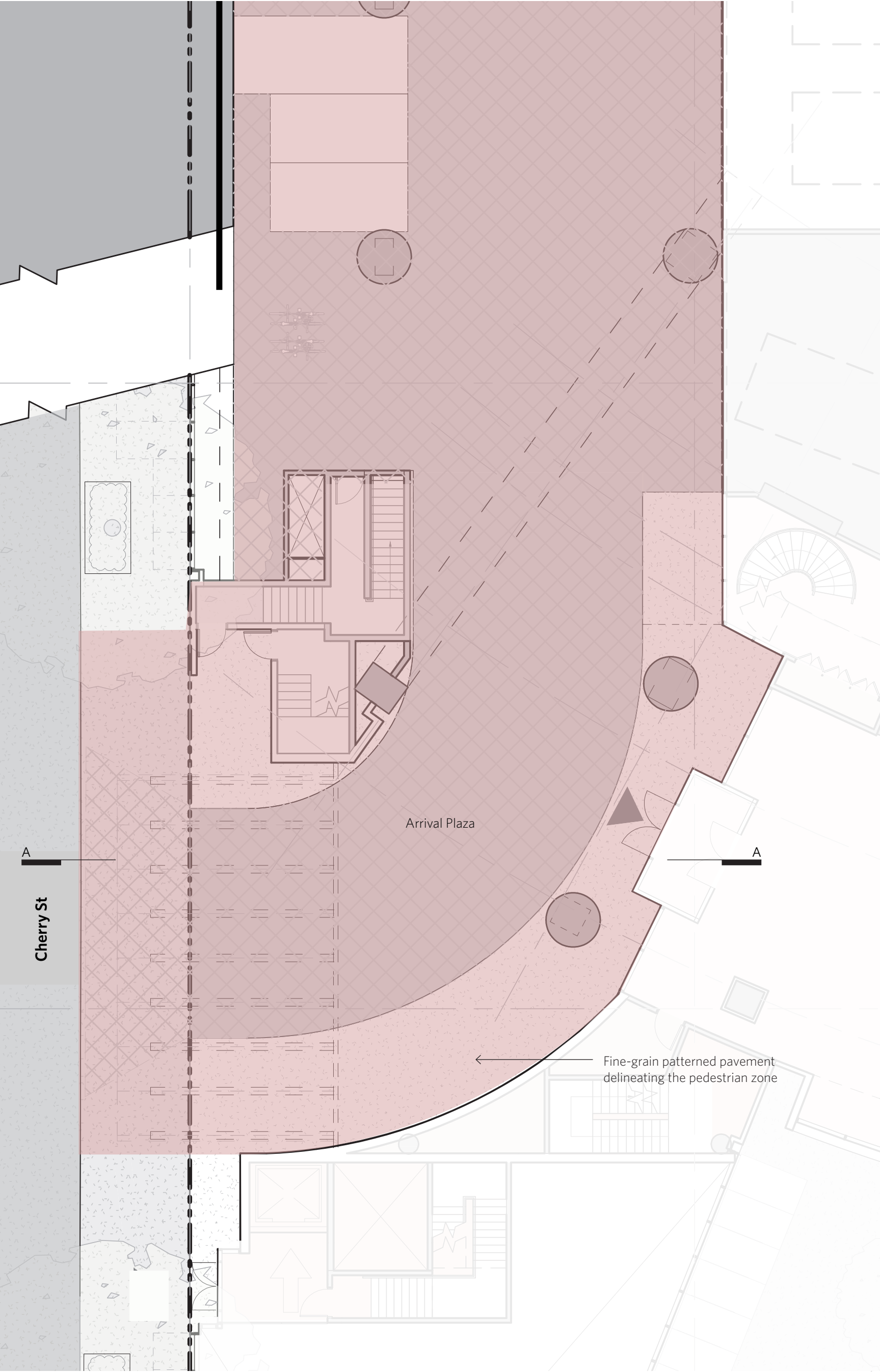


Design Response

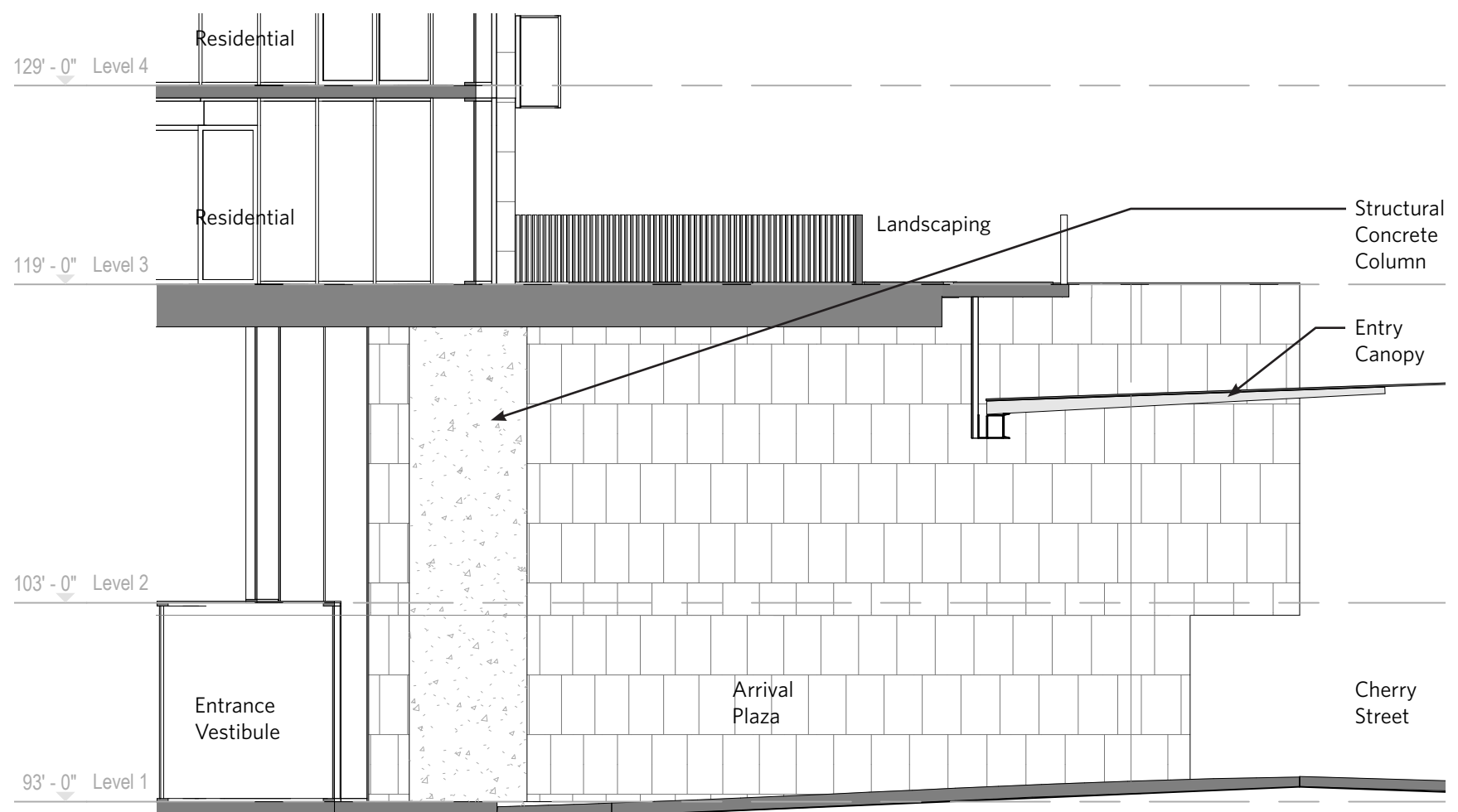


Level 1 Plan Arrival Plaza

Design Response Arrival Plaza



Level 1 Floor Plan



A - Entrance Canopy & Arrival Plaza Section



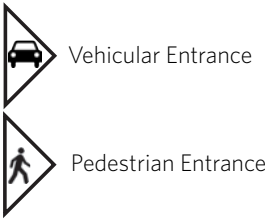
Arrival Plaza Precedent
Rivergreen, James KM Cheng Architects



Entrance Canopy Precedent
Rivergreen, James KM Cheng Architects

Comment 1C

To reinforce the visibility of the residential tower main entry, the Board recommended relocating the entry to along the street frontage or at the corner. (C4)



Response

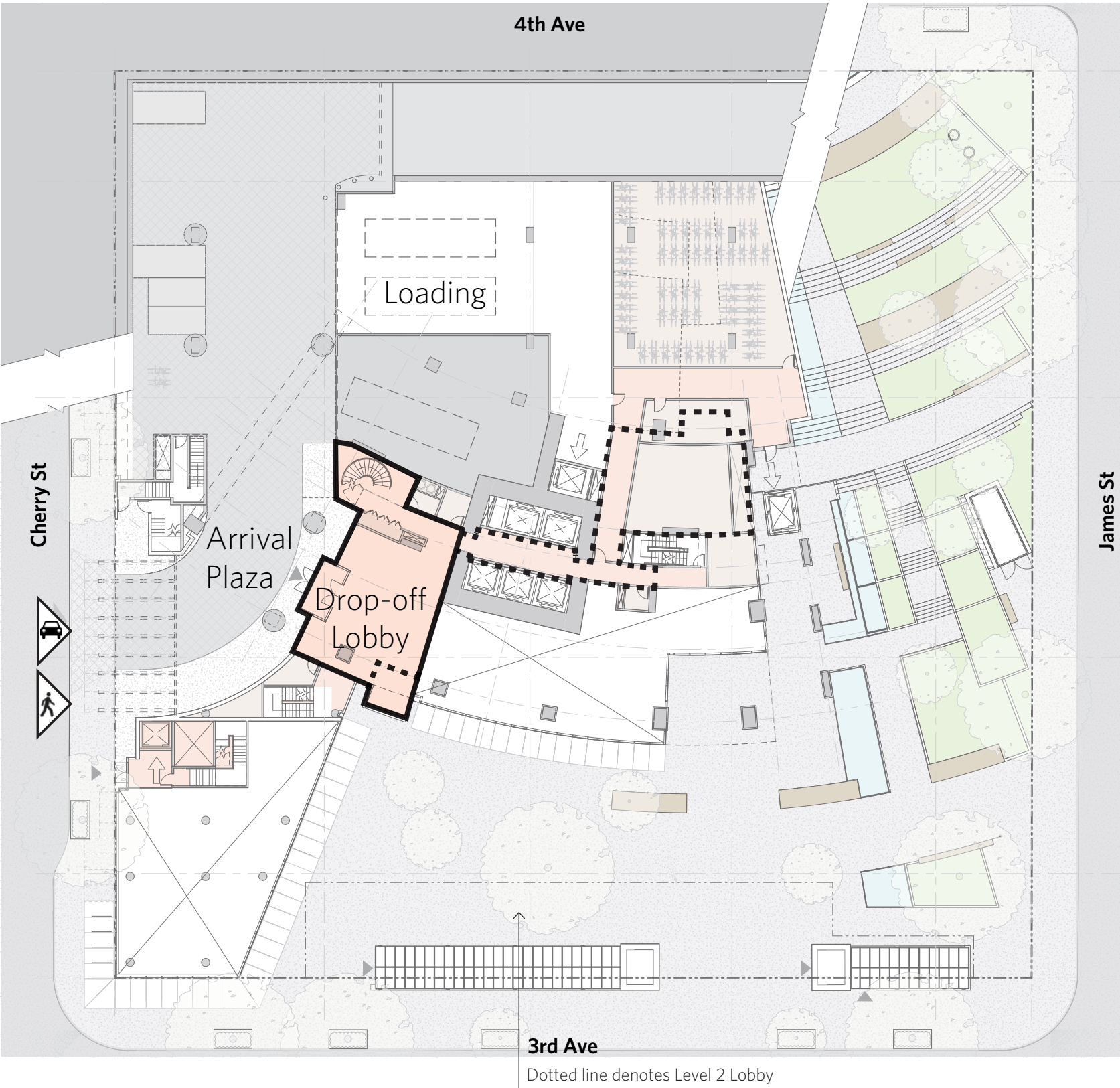
The project now features two residential entrances:

- Vehicular Entrance off Cherry Street
- Pedestrian Entrance off Fourth Avenue

The new addition of the residential lobby off of Fourth Avenue provides a scenic residential entrance adjacent to the terraced gardens and water features. The residential entrance off Cherry Street, however, provides a grand internal arrival plaza, easily accessible by vehicle and pedestrians alike. It is announced by a large canopy, stone walls and signage.

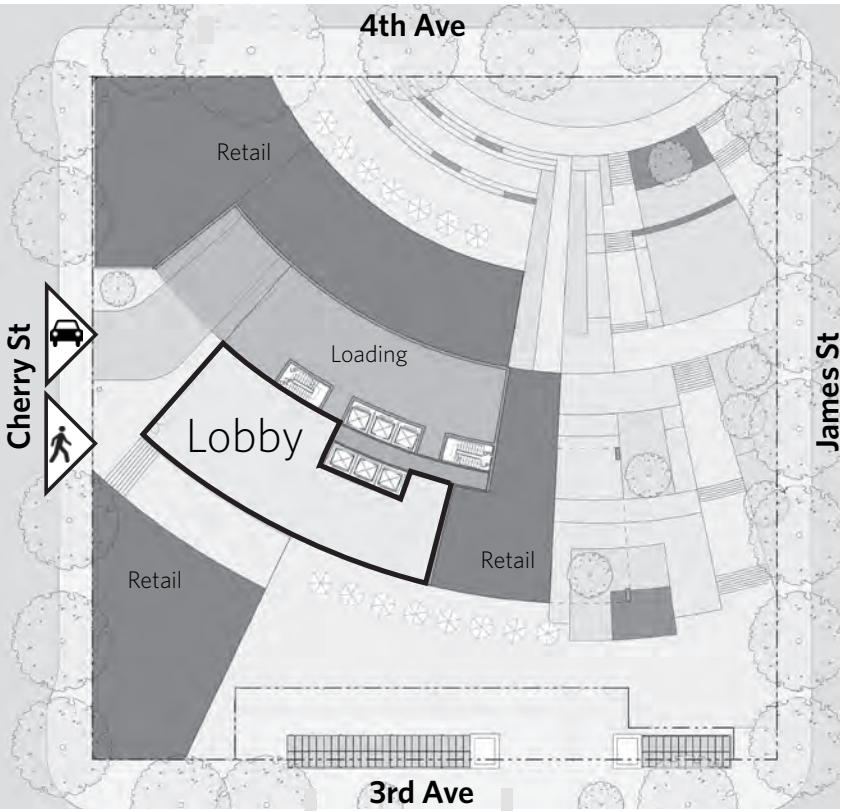
Both entrance lobbies are connected by a grand feature staircase.

Design Response



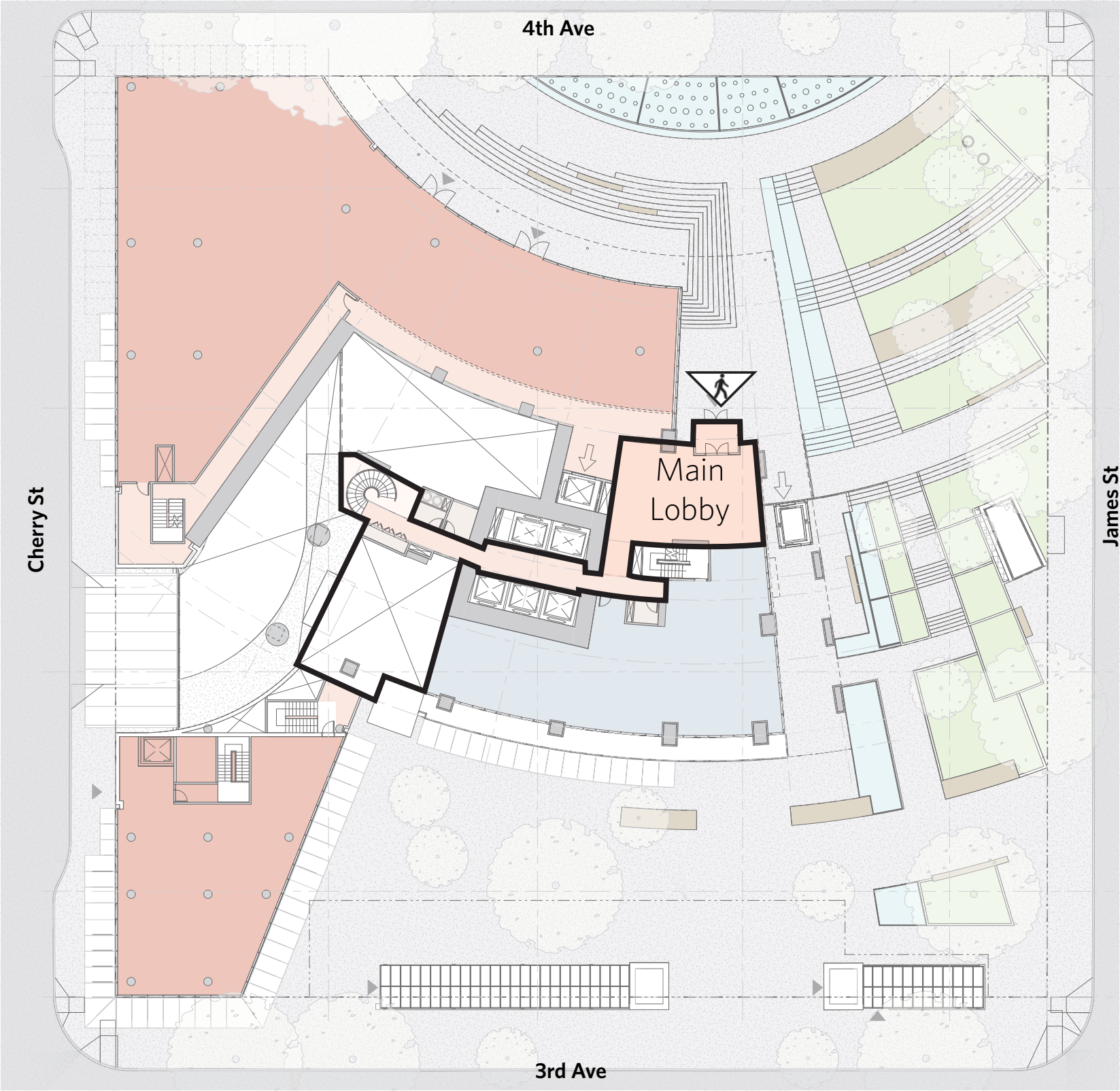
Level 1 Floor Plan

EDG2



Level 1 Entrance Plan

Design Response



Level 2 Pedestrian Entrance Plan





Comment 1D

The Board unanimously agreed that the retail overlook should be avoided as it creates a dead end condition with safety challenges. For this area, the Board recommended studying a pass through space with a wider opening which could act as a secondary route through to the open space and transit stations. Several members of the Board also indicated additional retail could also be a potential solution as it would reinforce the street wall. (B1, B3, C1, C3, D1, D6)

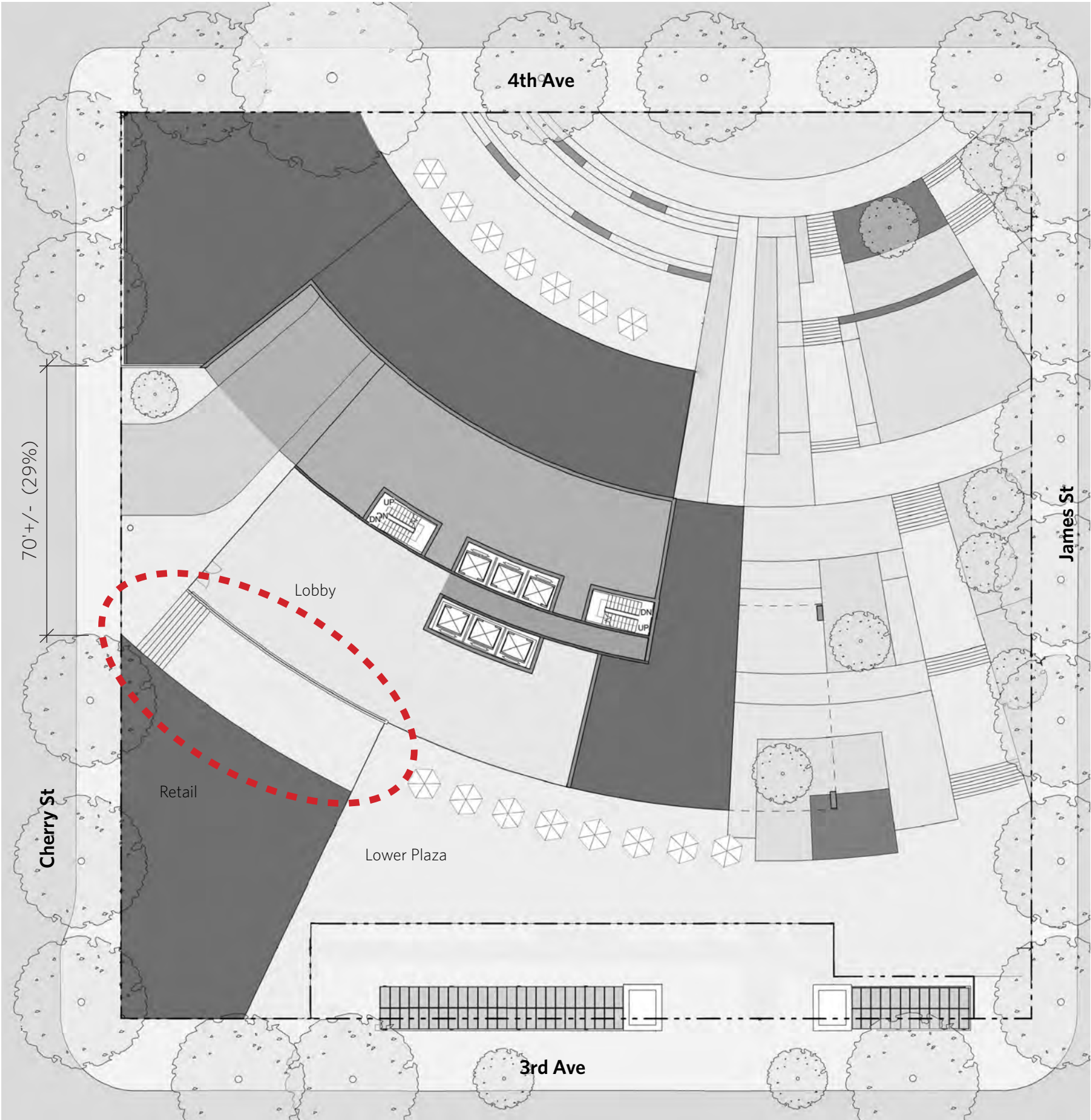
Response

A pass through route was studied following EDG 2. The following page contains this earlier scheme. A few challenges were posed with this option:

- 16'-0" grade difference
- Not ADA compliant
- Breaks up Cherry Street

Due to these challenges, as well as the Board's recommendation to create a stronger street wall along Cherry Street, the pass-through was replaced by a stronger Street Wall, as shown in the remainder of this packet.

EDG 2 Retail Overlook



Level 2 Floor Plan

Pass-Through Study

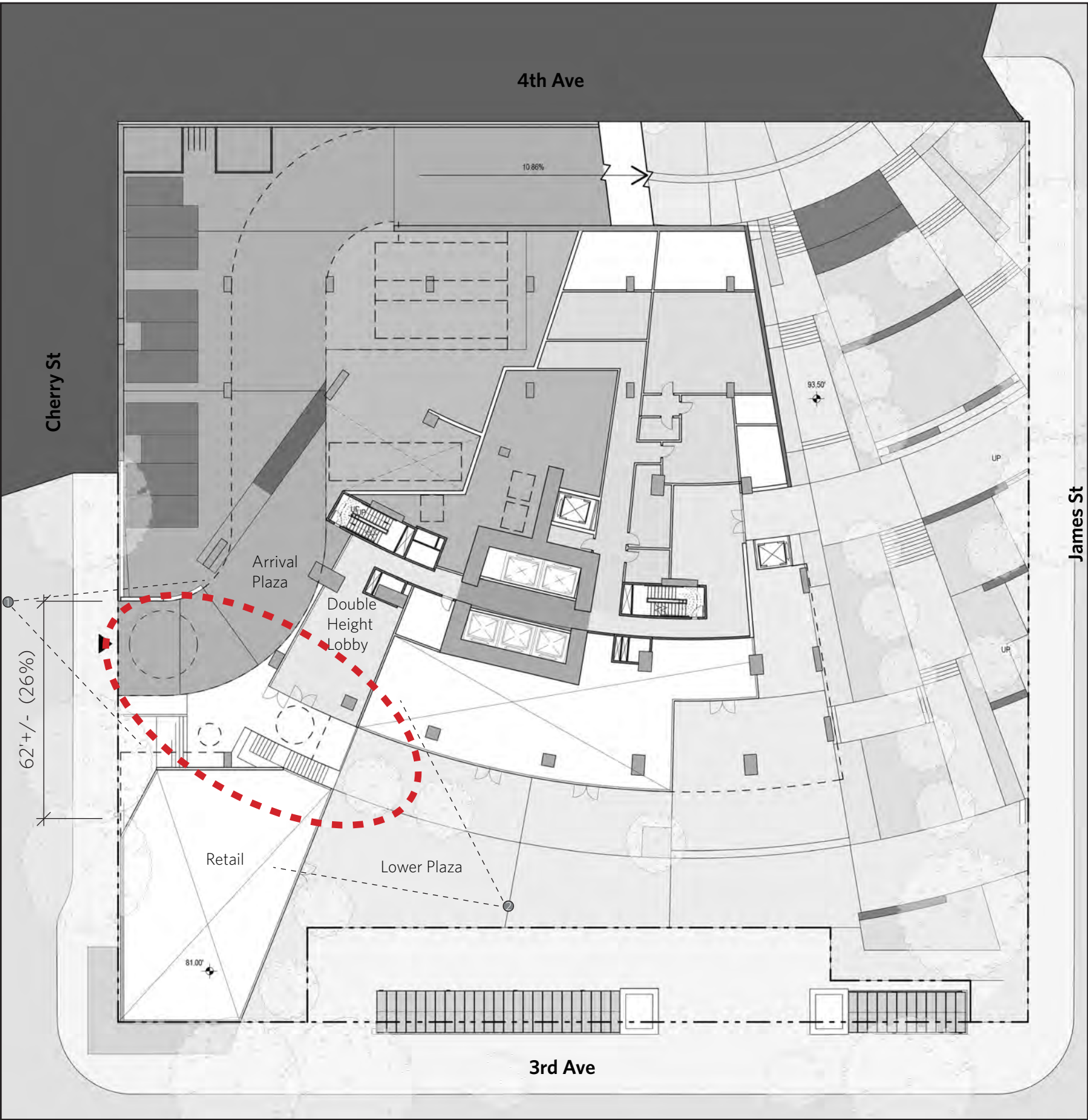


Pass Through View 1 from Cherry Street



Pass Through View 2 from Lower Plaza

Pass-through Study

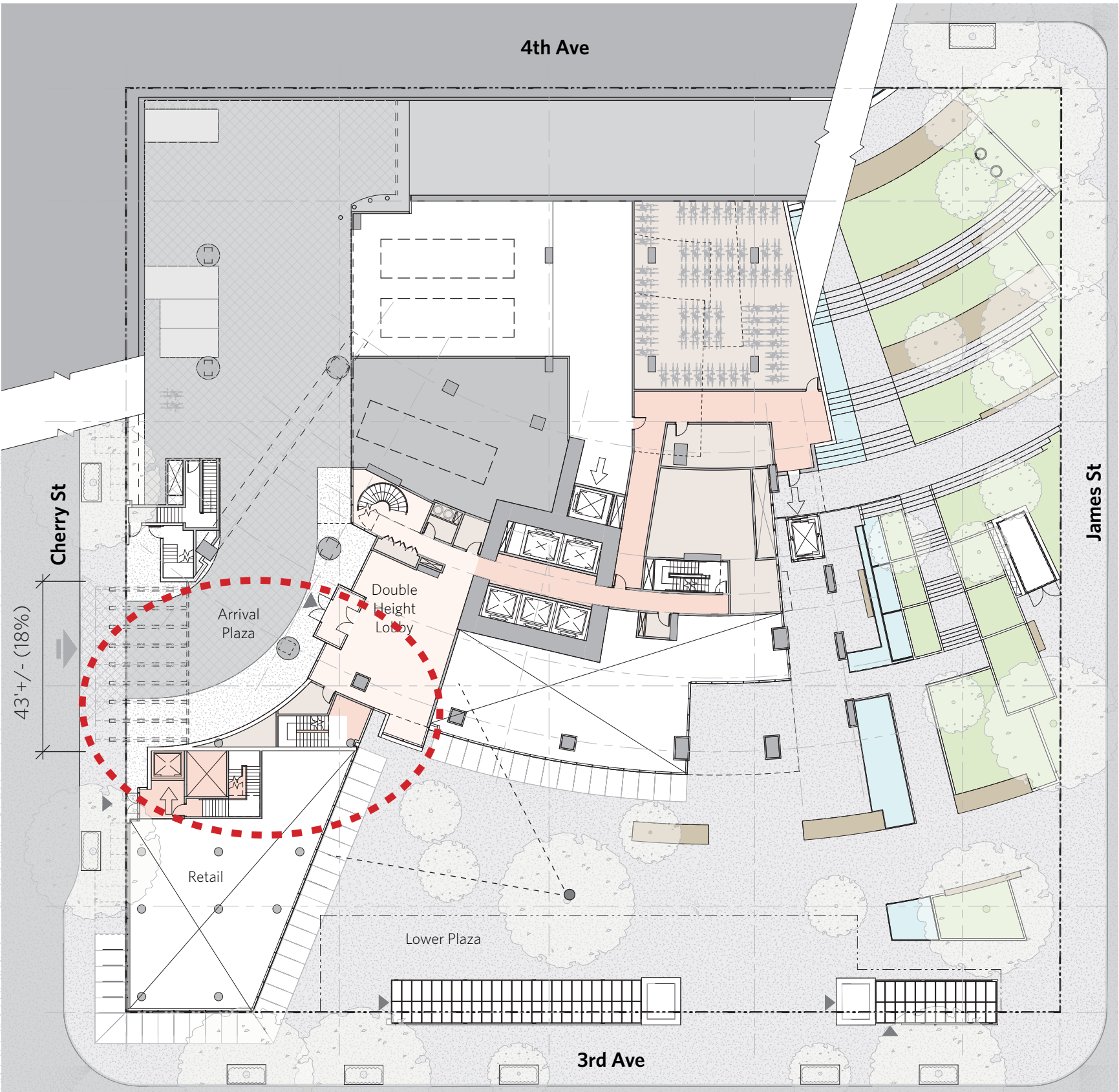


Level 2 Floor Plan



Upon further consideration of the sites surrounding context, and challenges posed by the pass-through route, the concept of a pass-through was abandoned. As Cherry Street is lined by historic buildings with strong street wall presence, the project now responds to this by reinforcing the street wall. Additional retail provides animation, light and activation along this predominant street edge.

Design Response - Cherry Street Wall



Level 2 Floor Plan



3.2 Street Edges

Cherry Street

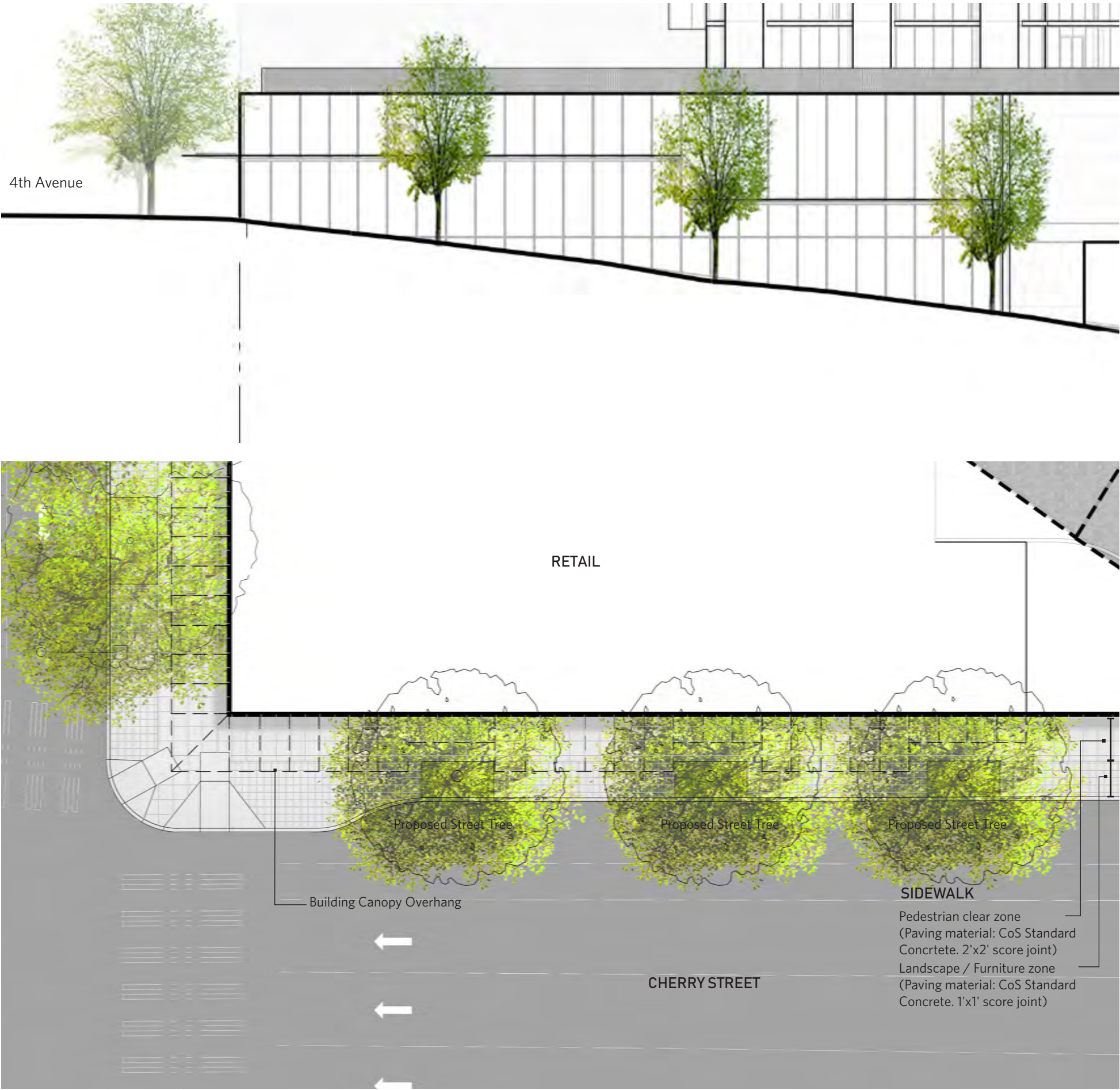
Comment 2

The Board strongly supported the development of the street wall edge along Cherry and the addition of retail to support the heavily used pedestrian route. To avoid the presence of blank concrete walls, the Board recommended stepping the retail frontage and expanding the transparency down to the pedestrian. (B1, C1, C3)

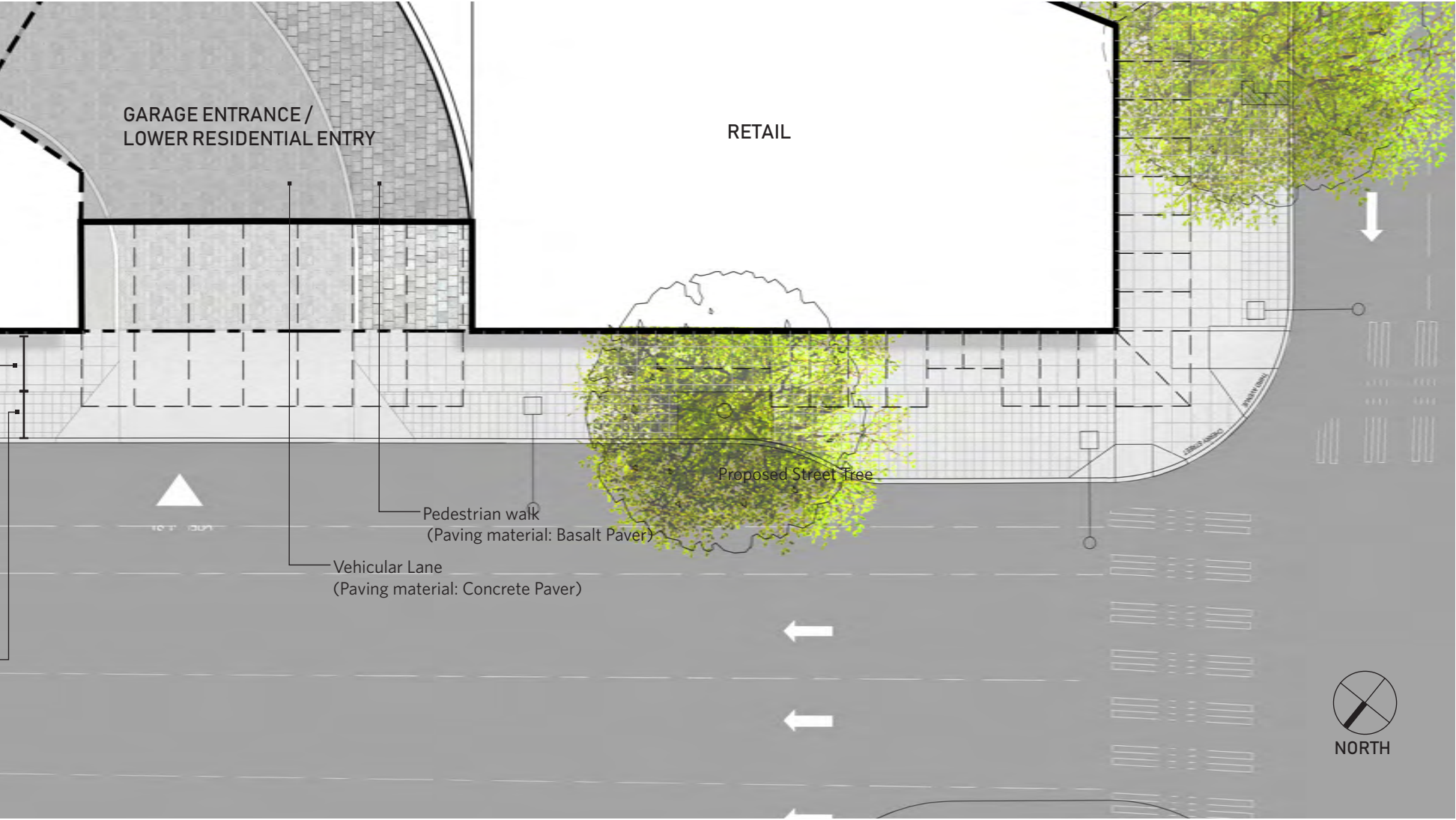
Response

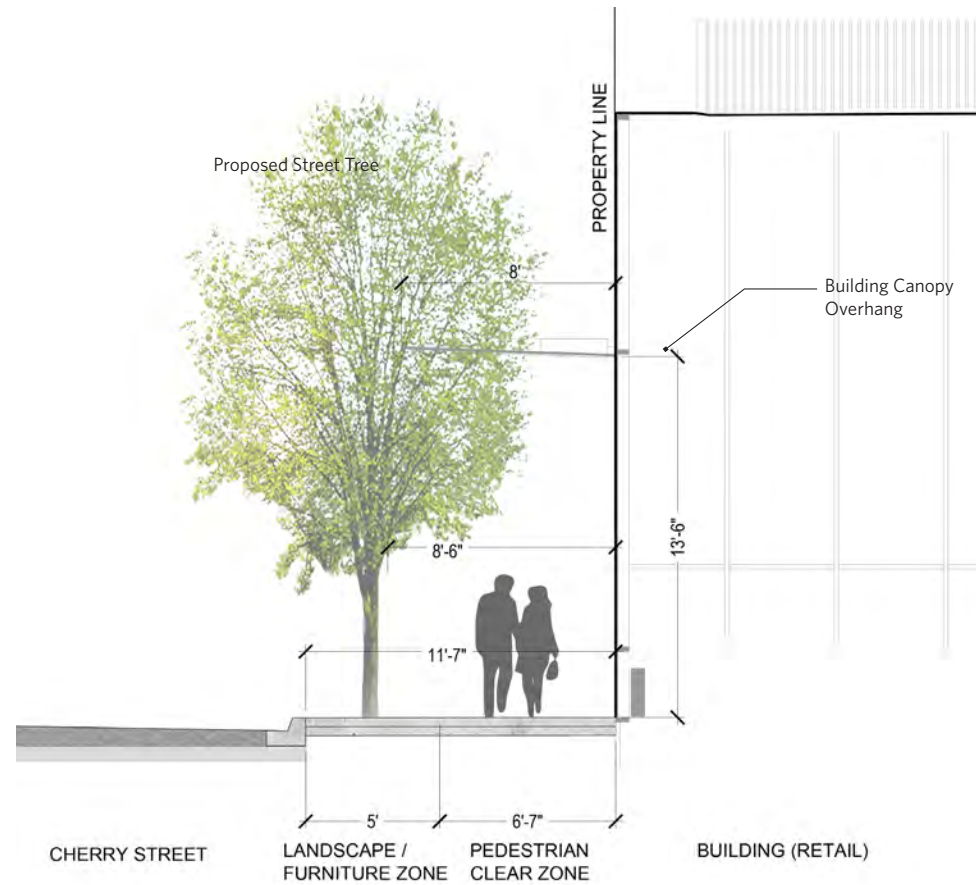
Retail along Cherry Street is expressed as distinct glass light pavilions that contrast with adjacent heavy masonry buildings. The transparency of these pavilions extend down the street, and expand down to the pedestrian. The addition of an internal arrival plaza area with additional glazing also animates this street edge.

The canopy along Cherry Street has been revised to step down the hill, with altered projections in order to accommodate street trees. Refer to section 9.0 Proposed Departures for more information on this request.



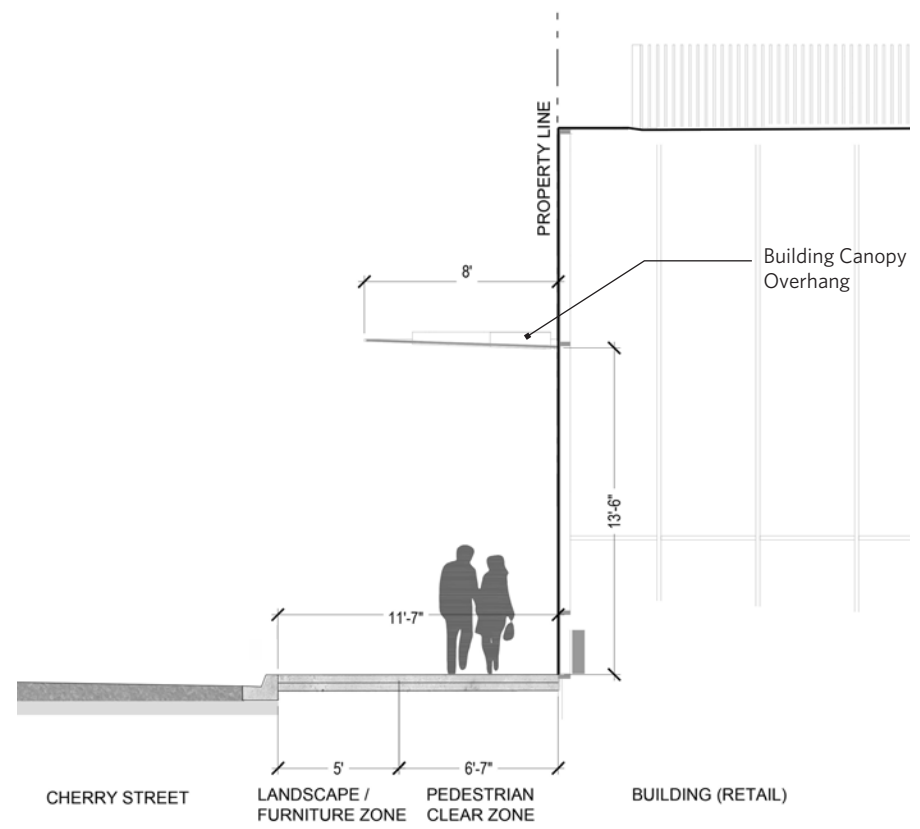
Cherry Street Enlargement Plan





Cherry Street Section with Street Tree





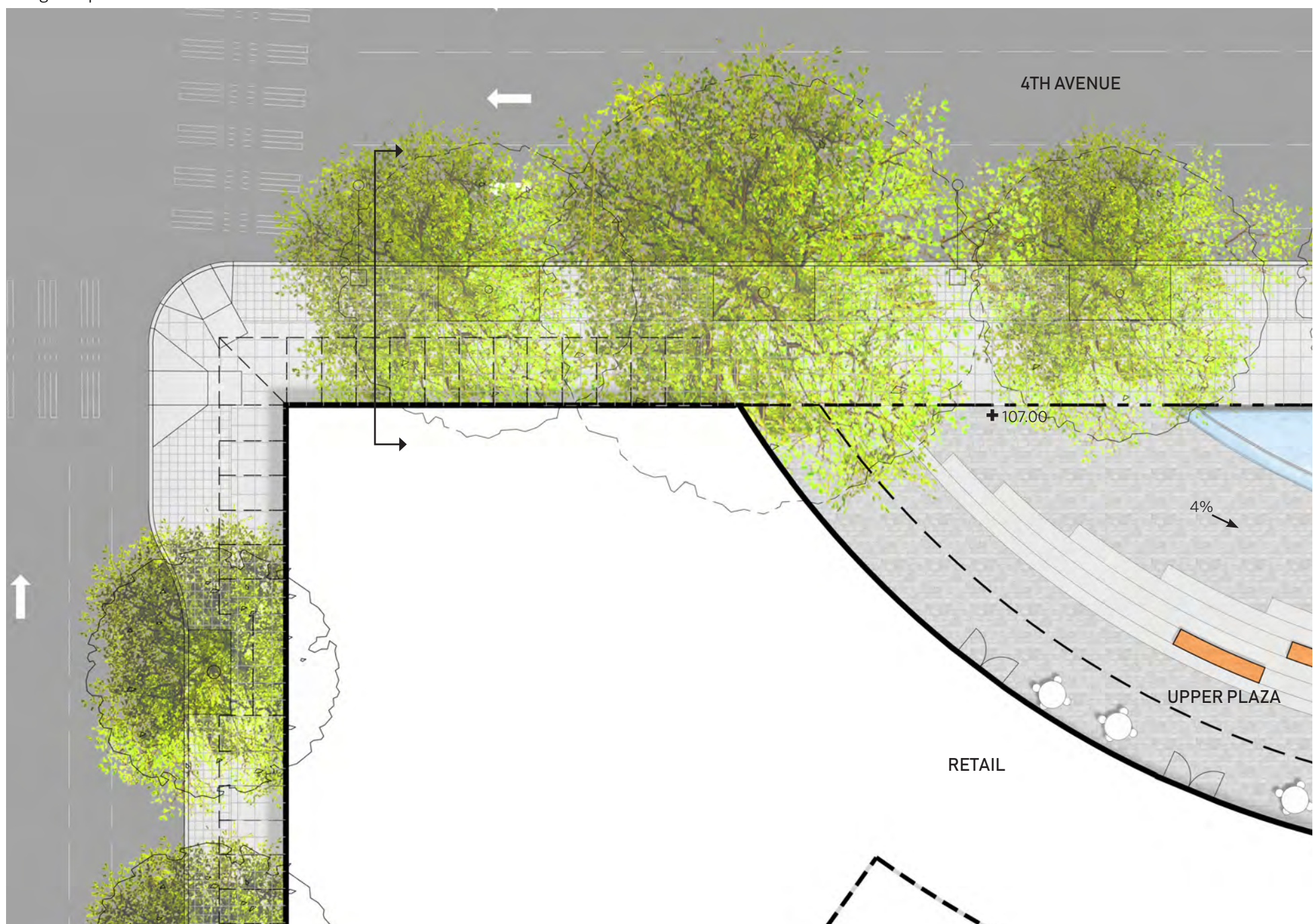
Cherry Street Section without Street Tree



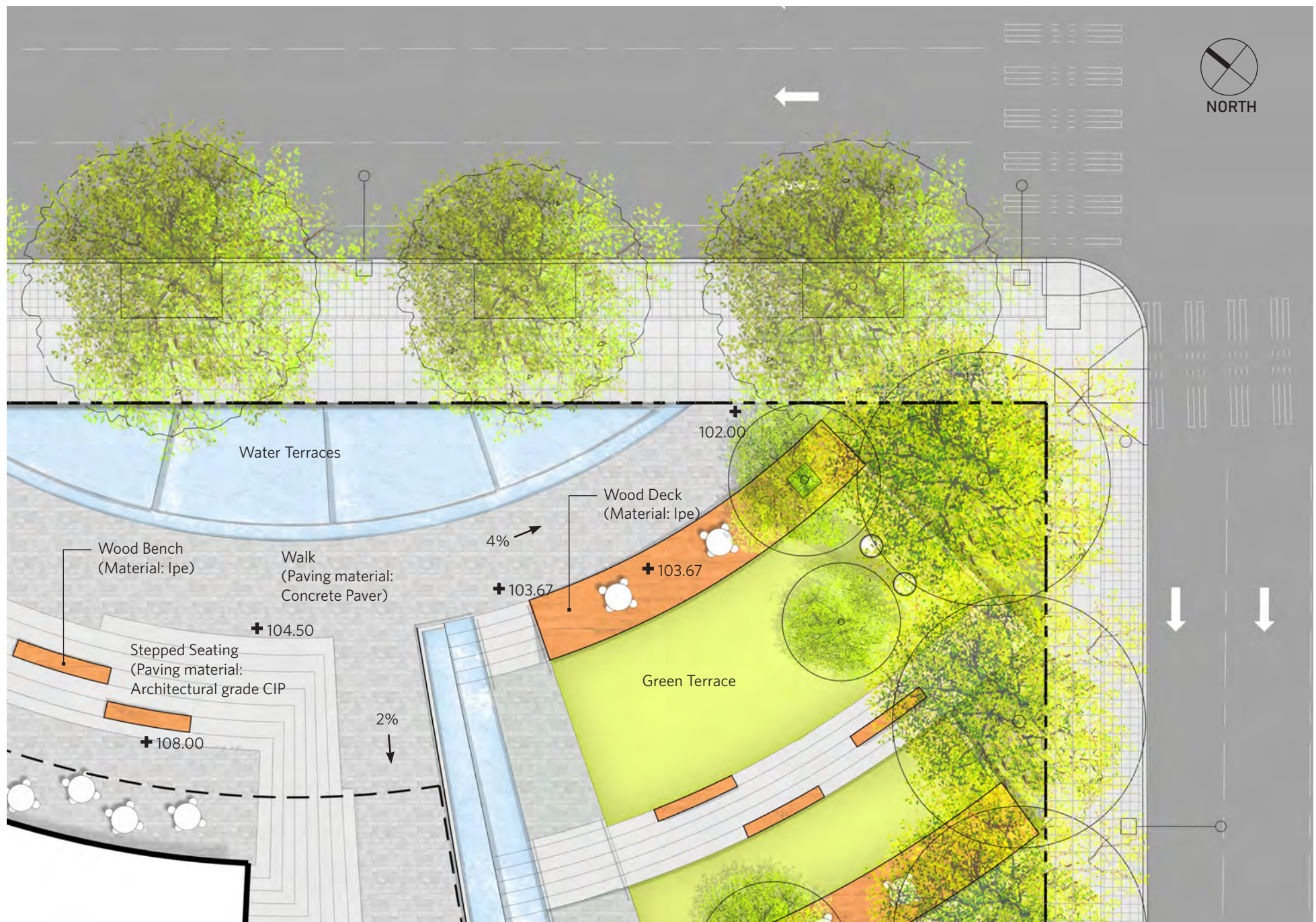
4th Avenue



Design Response - 4th Ave Elevation



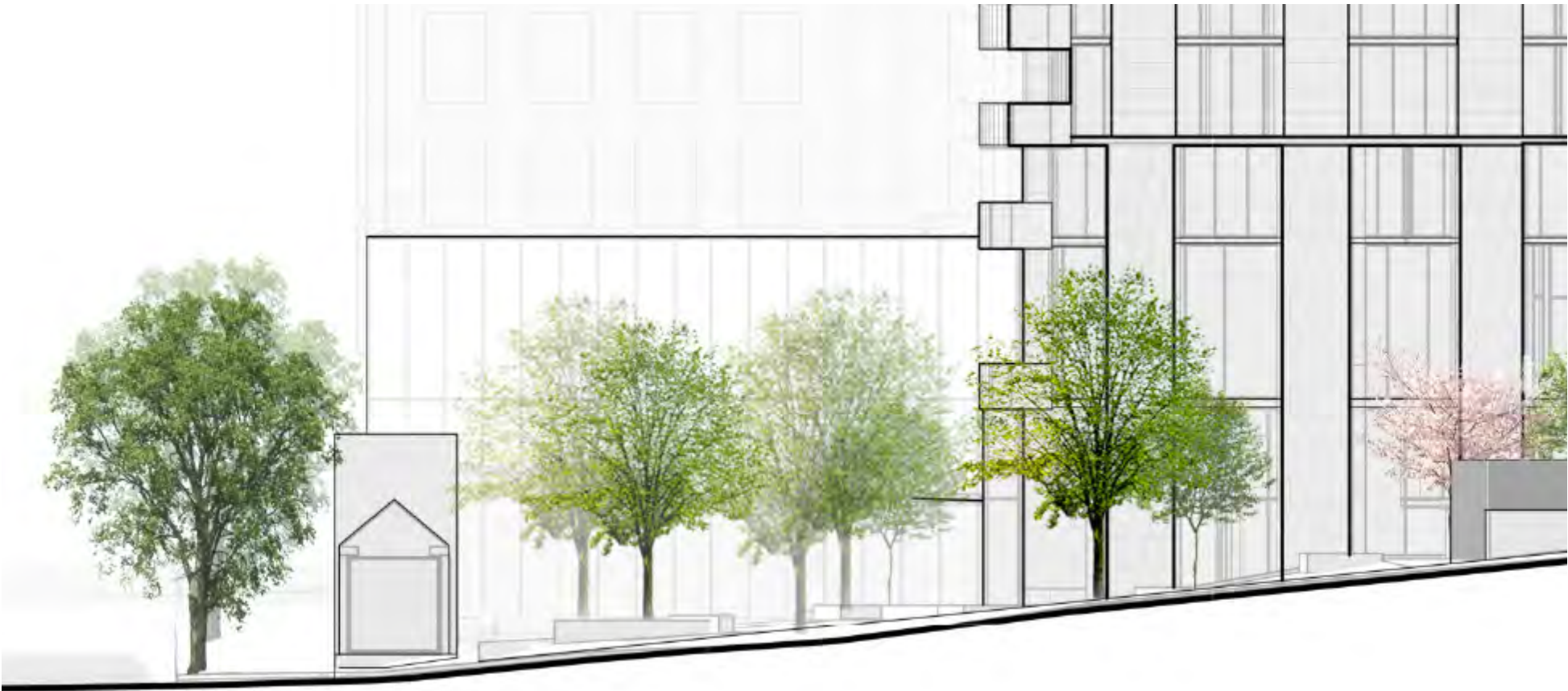
4th Avenue Enlargement Plan



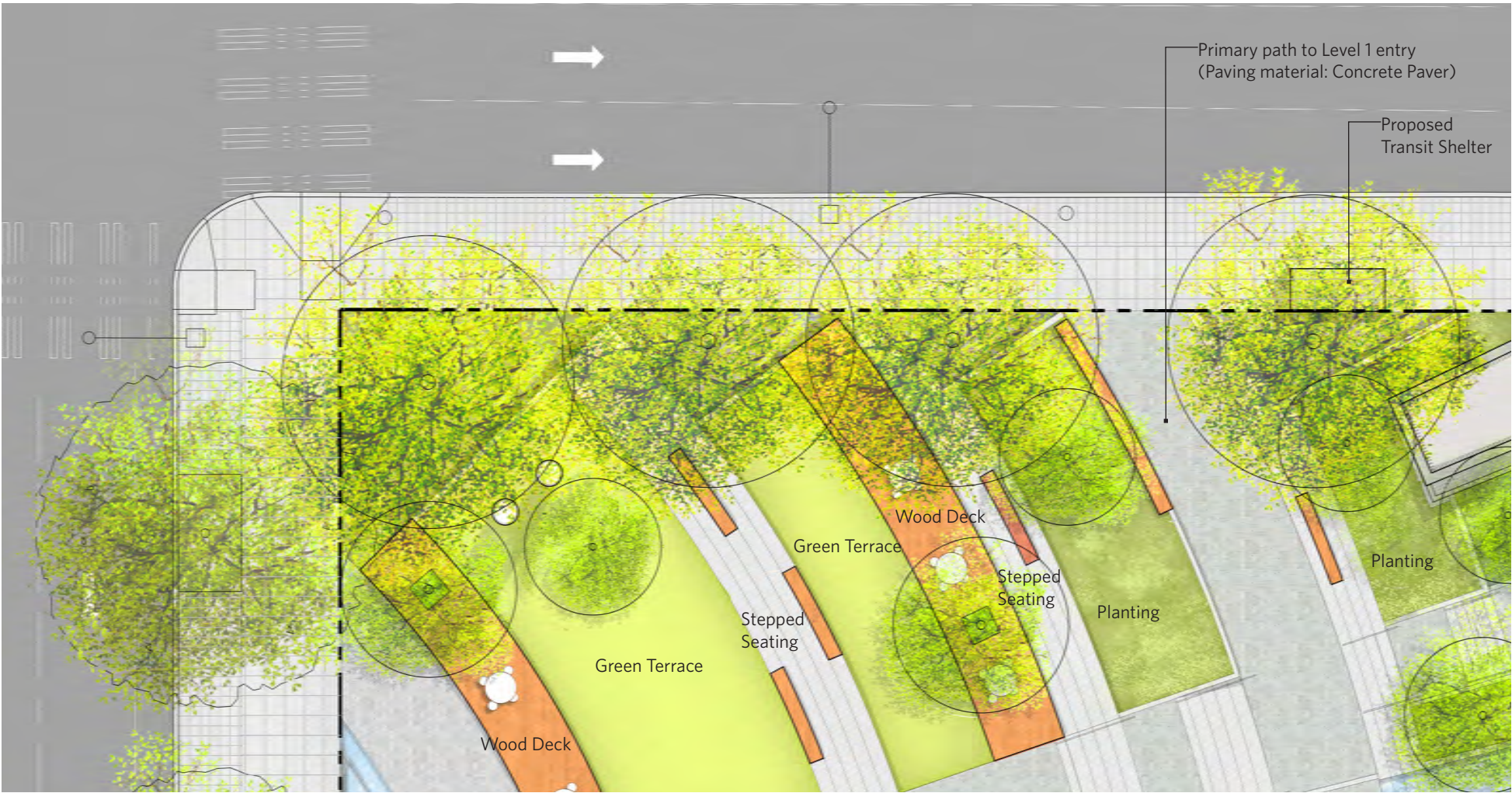




James Street

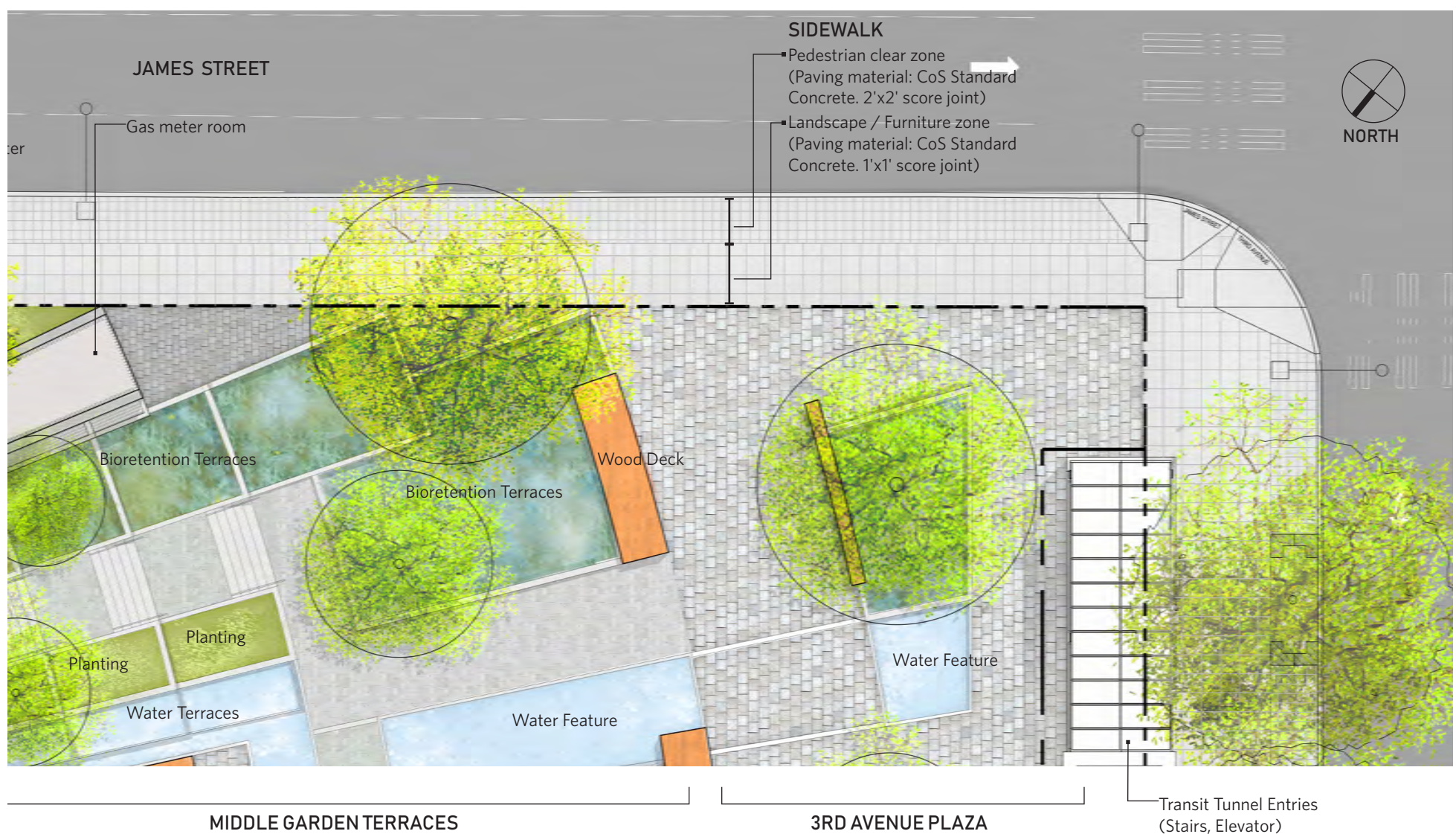


Design Response - James St. Podium Elevation



UPPER GARDEN TERRACES

James Street Enlargement Plan







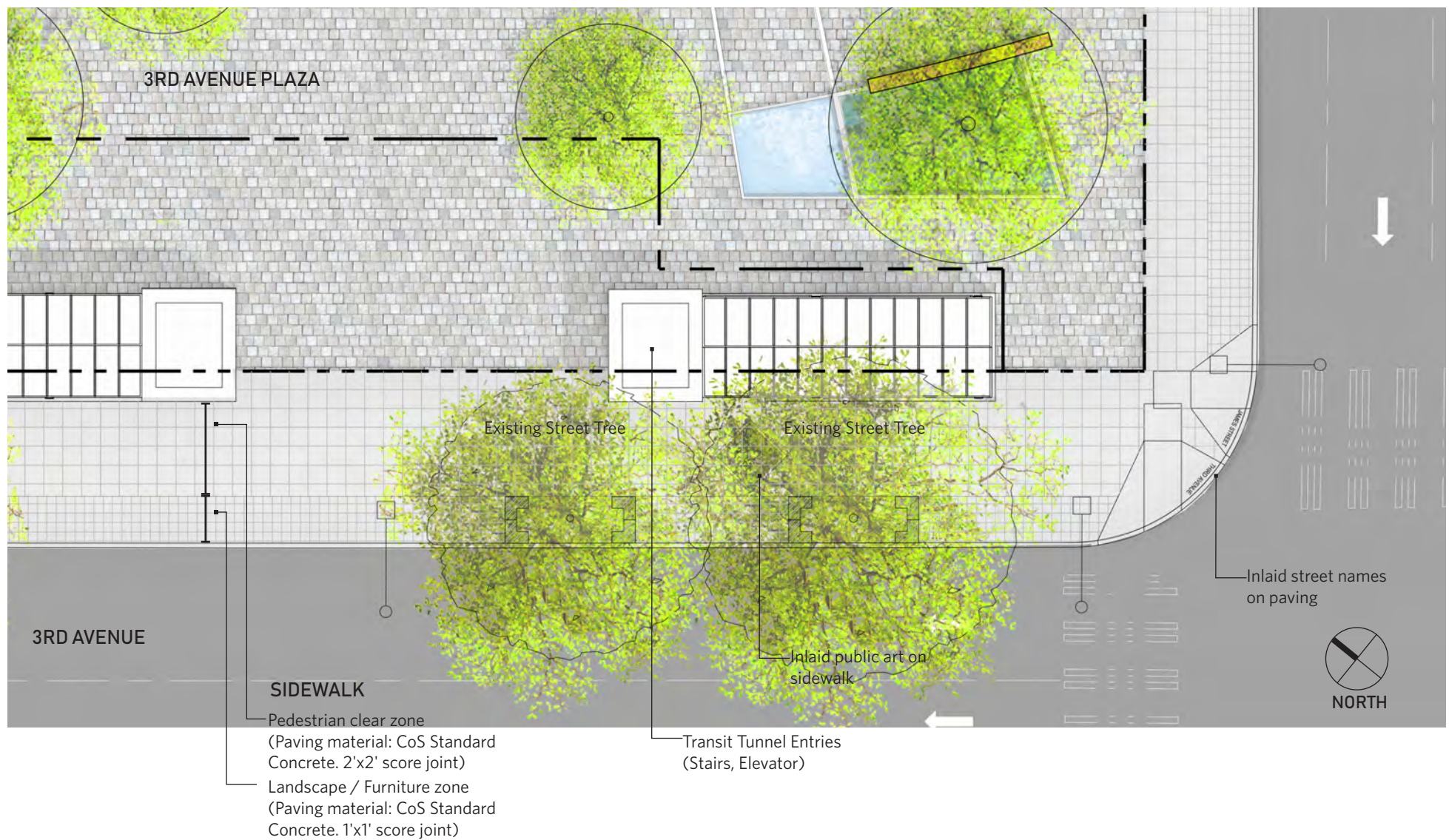
3rd Avenue



Design Response - 3rd Ave Podium Elevation



Third Avenue Enlargement Plan







3.3 Location of the Tower on the Site

Comment 3A

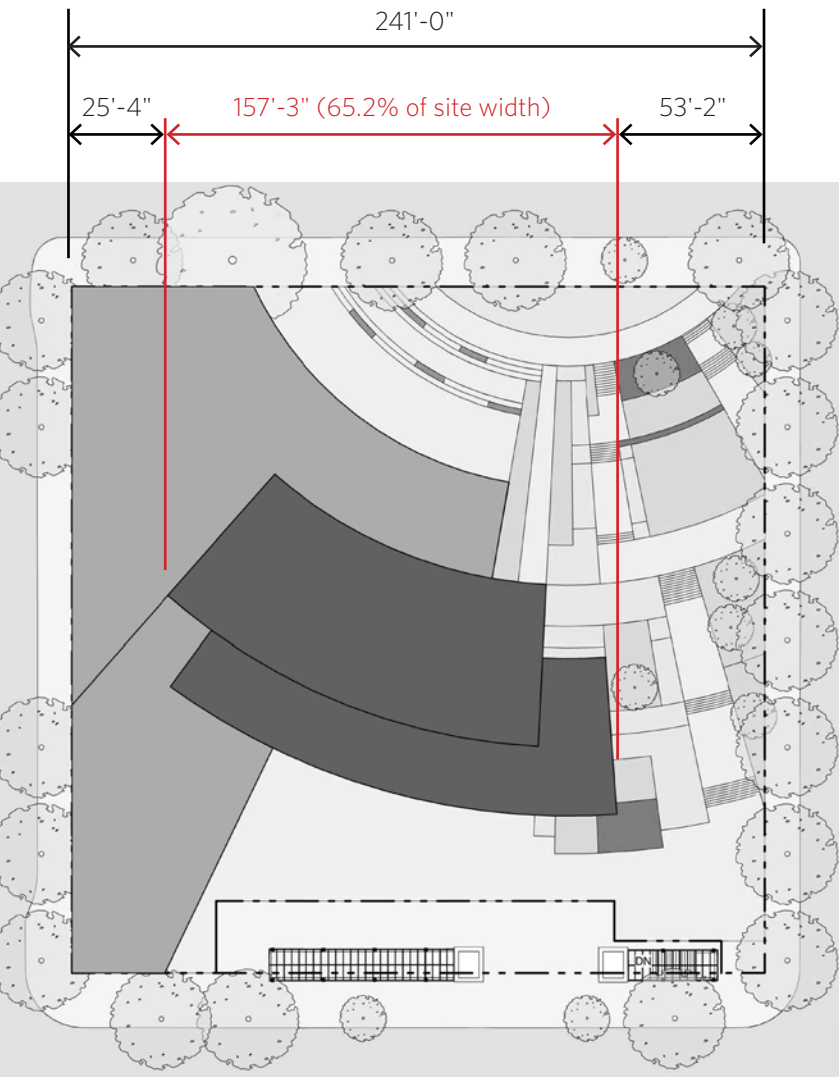
The majority of the Board supported the revised massing option response which shifted the massing to the north portion of the site, reduced the tower width, and positioned the tower form to allow for views of the nearby historic buildings and City Hall.

Response

The massing option supported by the board was maintained.

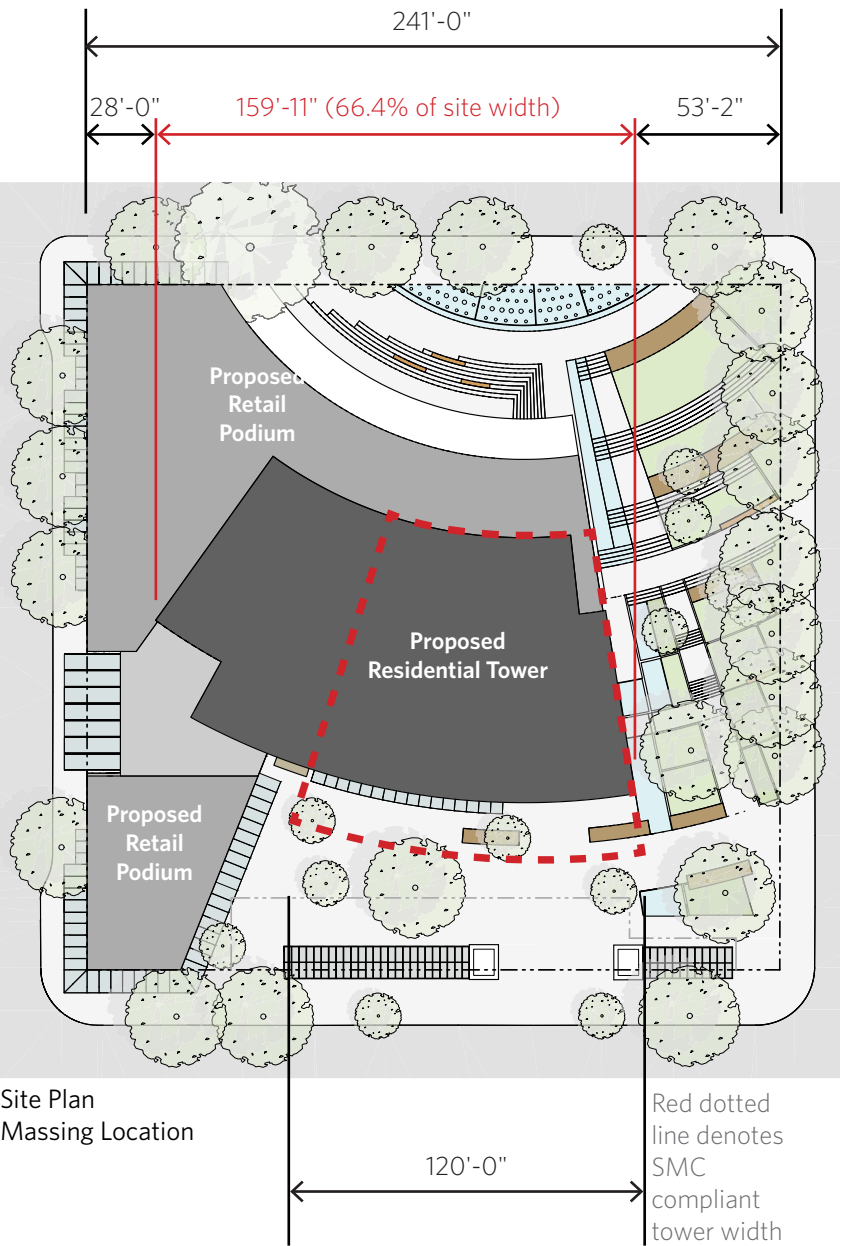
The proposed structure width will require a departure. Please refer to section 9.0 for more information on the requested Departure and how it better meets the intent of the design guidelines.

EDG2



Site Plan
Massing Location

Design Response



Site Plan
Massing Location

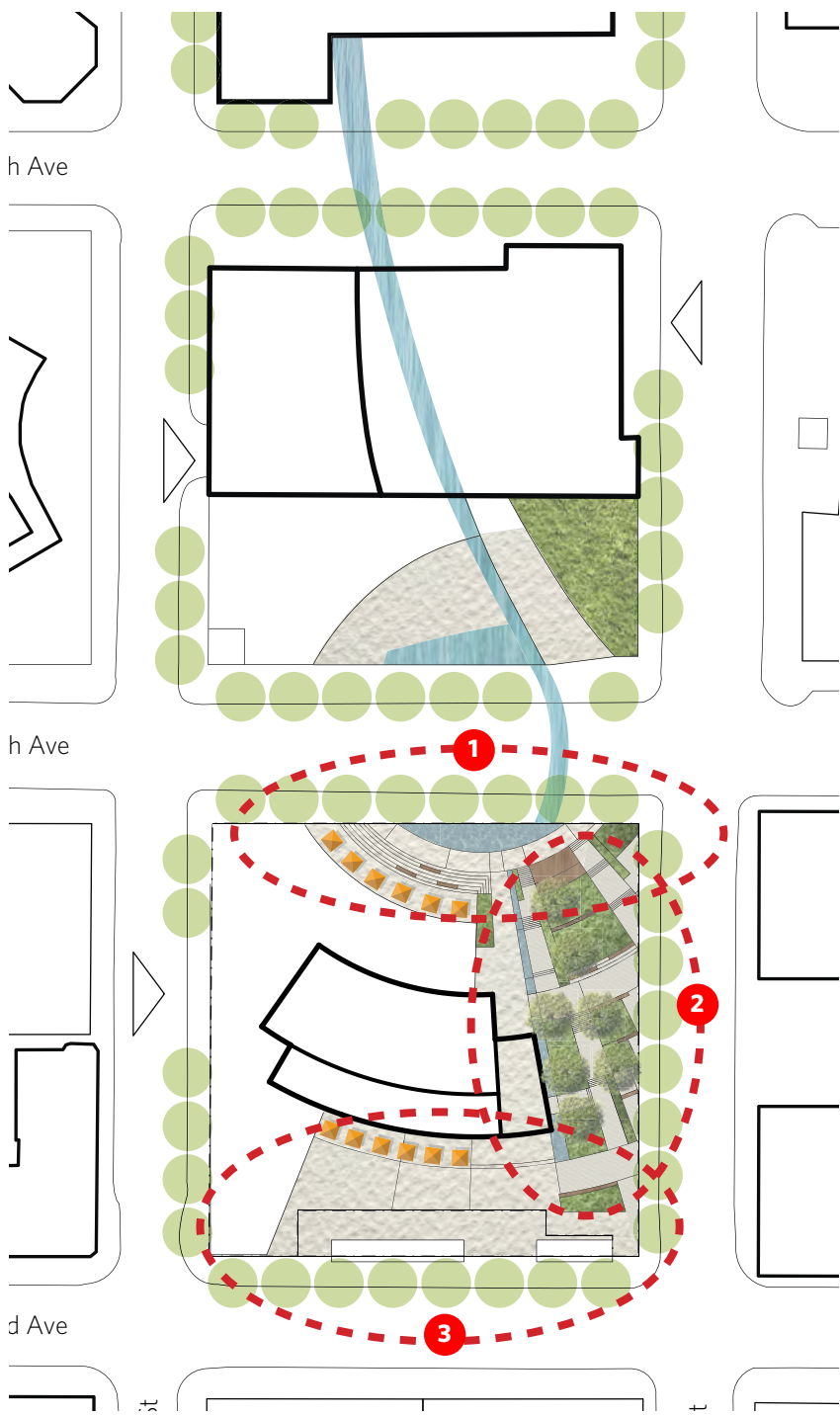
Red dotted
line denotes
SMC
compliant
tower width

Comment 3B

The Board acknowledged public comment regarding the location of massing and division of open spaces, however, the Board concluded that the design intent to create a series of open spaces, rather than one cohesive space, would allow for more diverse space design, programming and uses. The Board also agreed the three open space zones have the potential to be adapted and used for both civic and informal ways and avoid the challenges of programing one singular space. (A1, B1, B3, D1, D3)

Response

The variety of open spaces, each with a distinct character and clear pedestrian circulation has been maintained. Strong retail edges were also maintained along both the lower and upper plazas to define these three distinct open spaces.



Open Space Diagram

- 1 Upper Plaza**
 - Geometry responds to City Hall (Results in a more civic/formal area)
 - Amphitheater style stairs and seating for civic events (Parades, marches, and events along 4th Avenue)
 - Water fountain feature - a continuation of the water element & fountain at City Hall (As per original Masterplans. Refer to Appendix section B Masterplan Analysis for more information.)
- 2 Terraced Gardens**
 - Varied types of areas for seating and pause
 - Lush, terraced and varied landscape
 - Cascading water feature
 - Similar vocabulary to the terraced gardens at City Hall, but more intimate in nature
 - Serrated landscape edge blends into the sidewalk
 - No street walls - provides safety with "eyes on the street"
- 3 Lower Plaza**
 - Strong retail activation ex: sidewalk cafes
 - Opportunities for retail to spill out into the plaza
 - Recreational opportunities as the plaza is of similar size and scale to Pioneer Square (ex: chess, ping pong etc)
 - Connection and integration to Pioneer Square Station
 - Textured character reminiscent of Pioneer Square

For additional information, please refer to section 6.0 Composite Landscape/ Hardscape Plan.











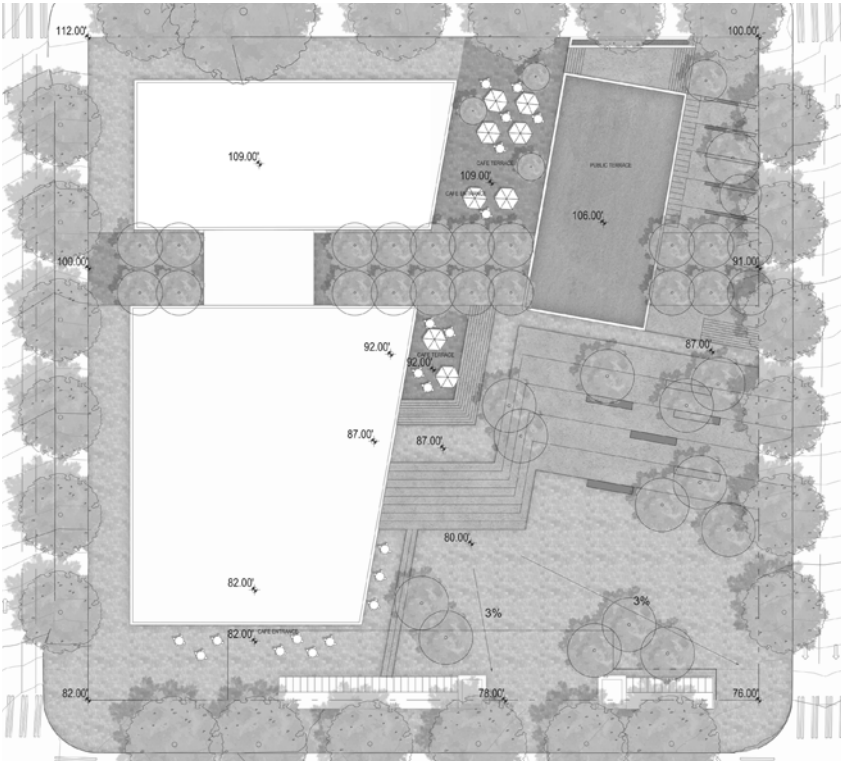


Comment 3C

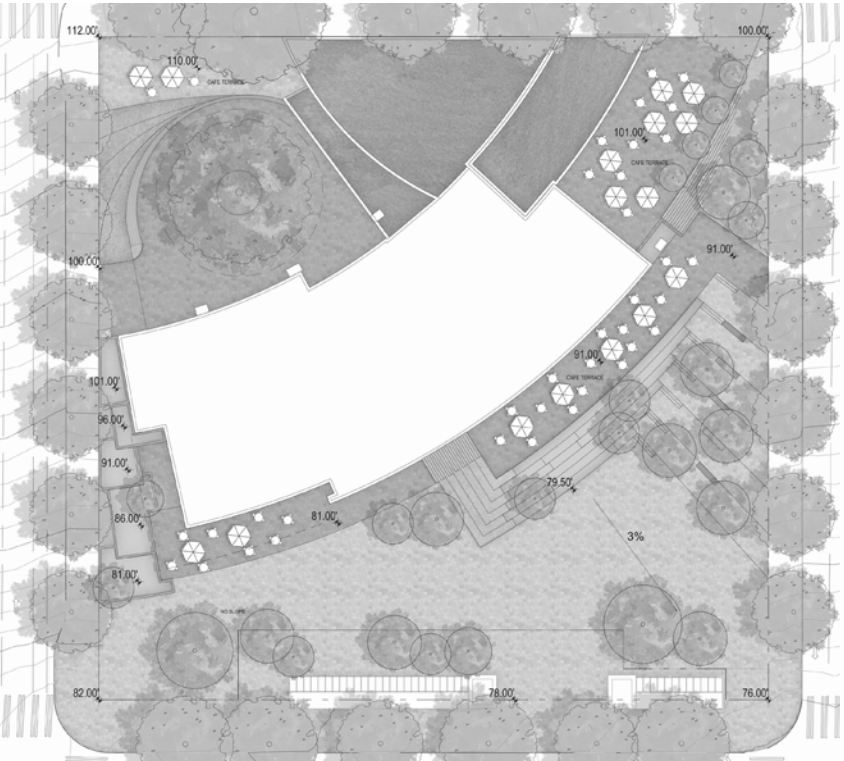
While the majority of the Board supported the location of massing on the site and the general intent to create a series of open spaces, the Board unanimously agreed they would be open to rotating or shifting the tower form further northeast, closer to the corner of 4th and Cherry to provide additional room for the open space and expand visual connection through the site. (A1, B1, B3, D1, D3)

Response

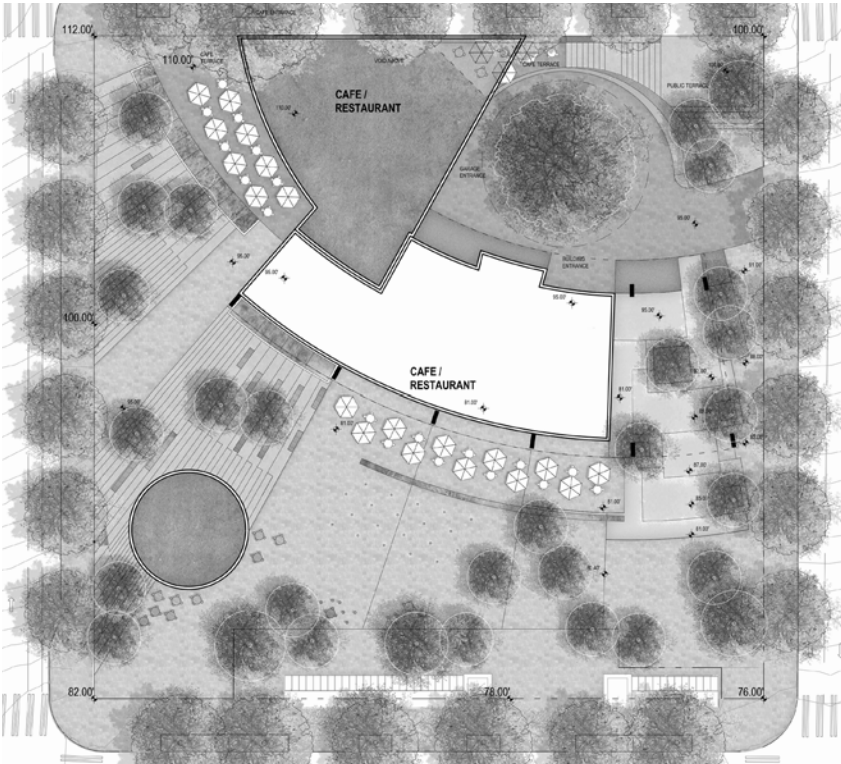
The tower has been slightly rotated and shifted further northeast from the scheme presented at EDG 2. This allows additional area in the lower plaza, while maintaining views through the site from Fourth Avenue to Third Avenue.



EDG1 - Option 1



EDG1 - Option 1

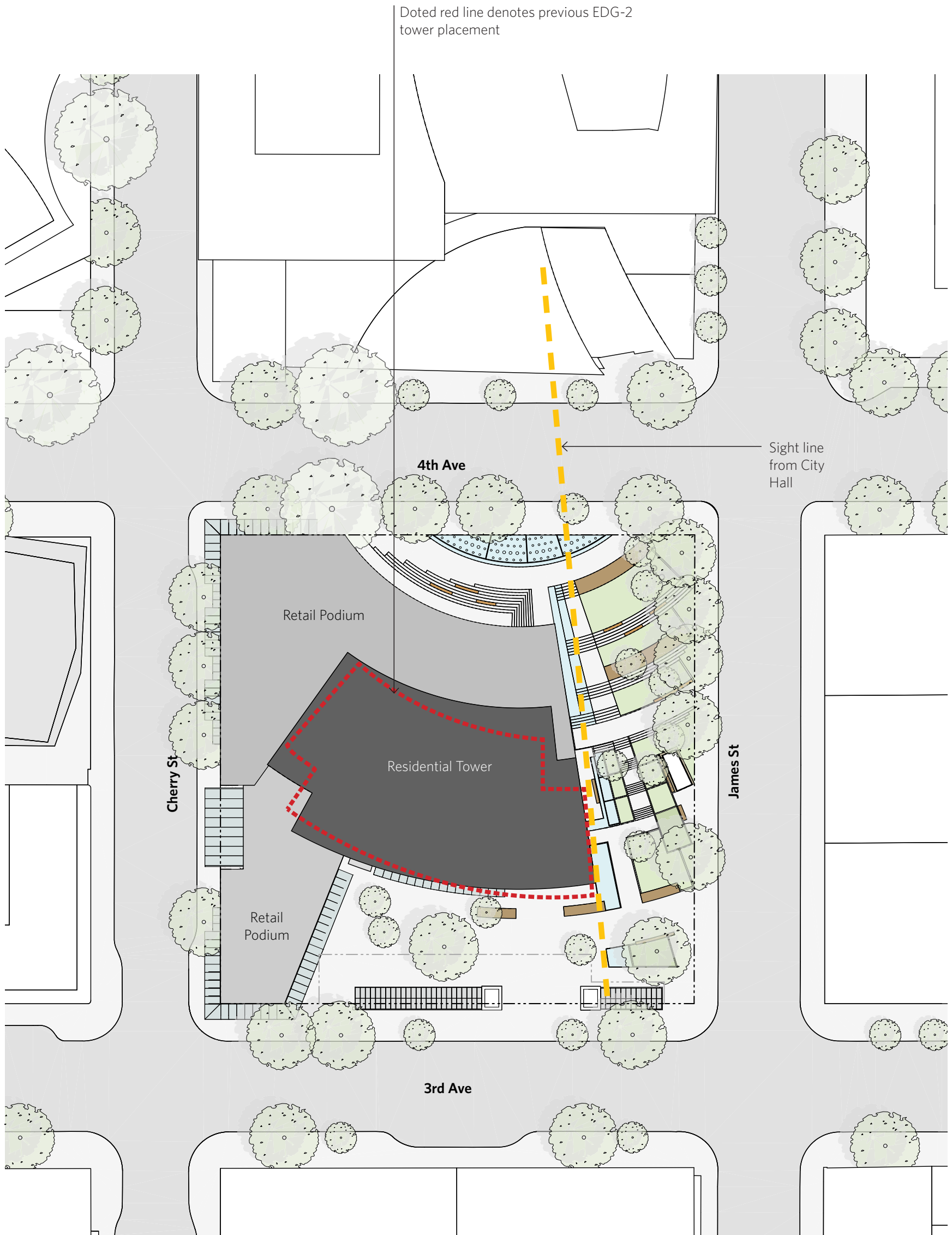


EDG1 - Option 3



EDG2 - Option 1 - Board Preference





Design Response - Site Plan



Comment 3D

The Board strongly supported the proposed height of the lifted tower overhang as shown on pages 58 and 62 of the packet, as the void maintains a visual connection for the public from Fourth Avenue to Third Avenue. (A1, B1, B3, D1)

Response

The lifted tower overhang has been maintained to allows for a visual connection from Fourth Avenue to Third Avenue, weather protection for the plaza as well as distinct access to the public elevator. Furthermore, the canopy has been extended towards 4th avenue to further enhance the soffit.



3rd Avenue Enlarged Elevation



Eye Level View from City Hall Plaza



Eye Level View from City Hall Steps



Edge of Tower in
Current Submission
(As shown below)
This outline matches
the EDG-2 submission



3.4 Open Space Concept

Comment 4A

While the Board supported the design intent to create a series of open spaces allowing for varied experiences, the Board agreed with public comment that additional design development was needed to ensure the open spaces feel welcoming to the public and gave guidance to enhance accessibility and connectivity.

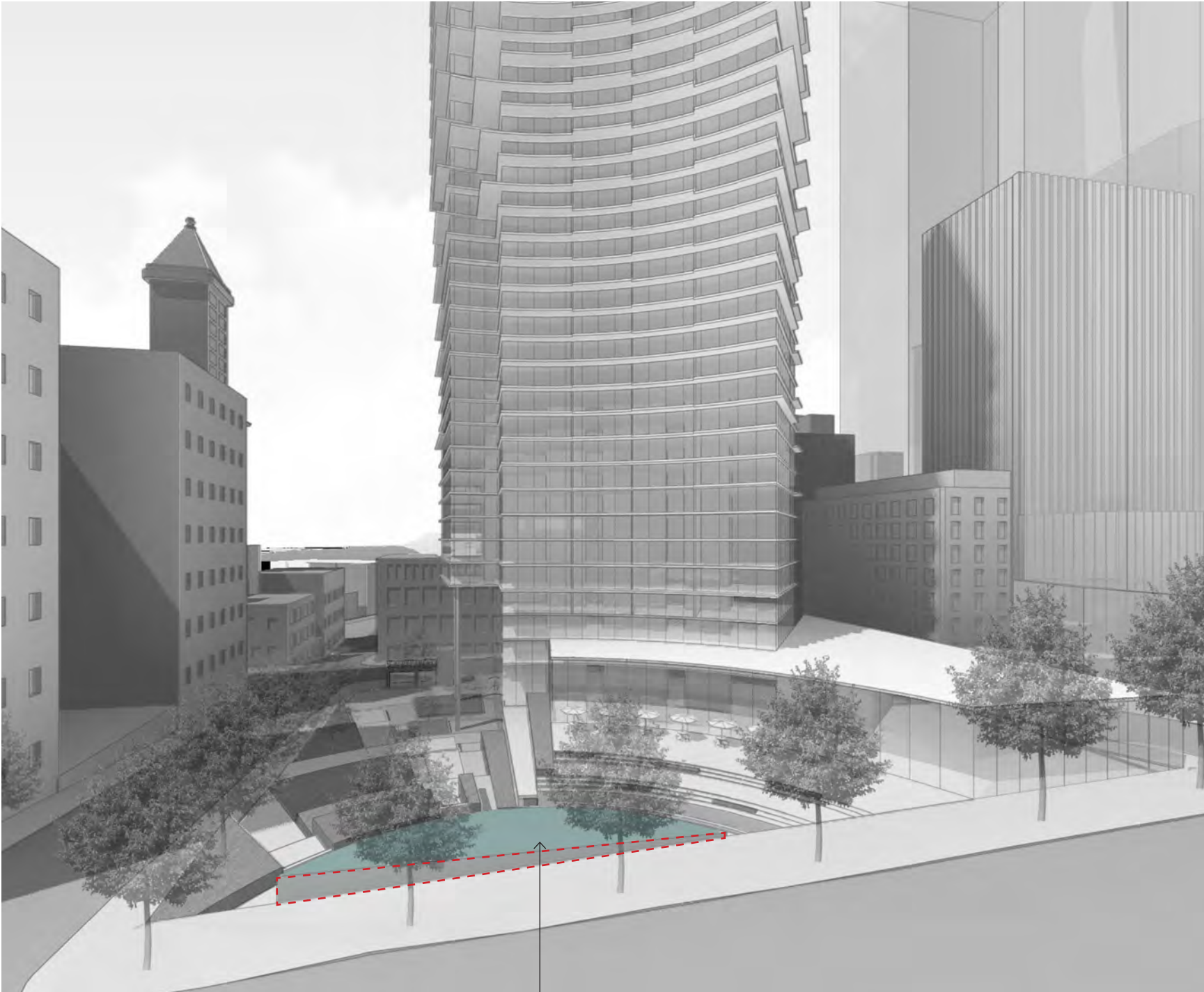
The Board supported the effort to create a visual connection between the upper plaza open space provided on site with the City Hall open space as the circular geometry visually joins the spaces together. Related to this open space, the Board was concerned that the circular water feature creates a barrier and recommended refining the height and location to enhance the connection to the street. (A1, B1, B3, C1, D1, D3)

Response

In order to enhance the visual connection between the upper plaza open space with City Hall, the water feature has been lowered and stepped. Furthermore, this water feature is a fountain with jets, which will act as a feature rather than a barrier on the site.

Please note that a residential entrance has also been added beyond the fountain to further animate this open space.

Refer to section 6.0 Composite Landscape / Hardscape Plan for more details.



EDG 2 - View of Water Feature

Previously Proposed Water Feature along 4th Avenue



Design Response - View of Water Feature

Lowered & Stepped Water Fountain Feature along 4th Avenue

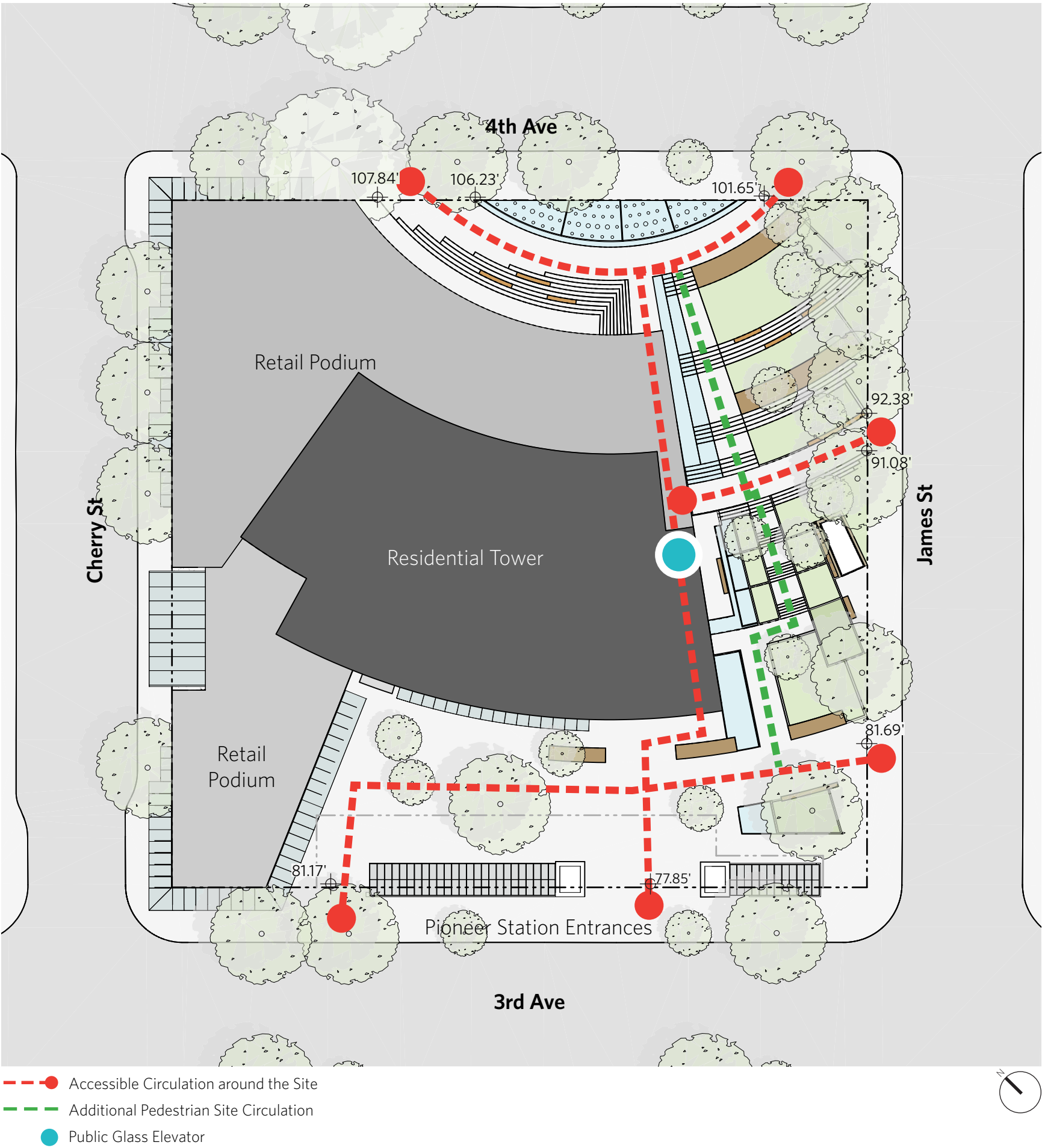
Comment 4B

The Board continued to stress the importance of balancing pedestrian connectivity through the space with the sidewalk circulation. Echoing public comment, the Board recommended incorporating accessible routes through the site and supported adding an elevator to allow for a fully accessible route. (B1, C1, D1, D3)

Response

An accessible route is maintained through the steep site with the addition of an elevator.

It has been located adjacent to the building under the building's large soffit to avoid obscuring views through the site, while protecting those using it from the elements. Furthermore, it is offset from the building to indicate it as a public feature.





Elevator Precedent - 66-68 Songhees Road, Victoria



Comment 4C

The Board approved of the addition of soft, planted areas to define the open spaces edges and balance the hardscape plaza areas. The Board also supported the use of bio retention planters and recommended developing the design of the planters in conjunction with circulation and hardscape. The Board referenced the City Creek Center (Salt Lake City) and Art Institute (Chicago) as precedents. (B1, C1, D1, D2)

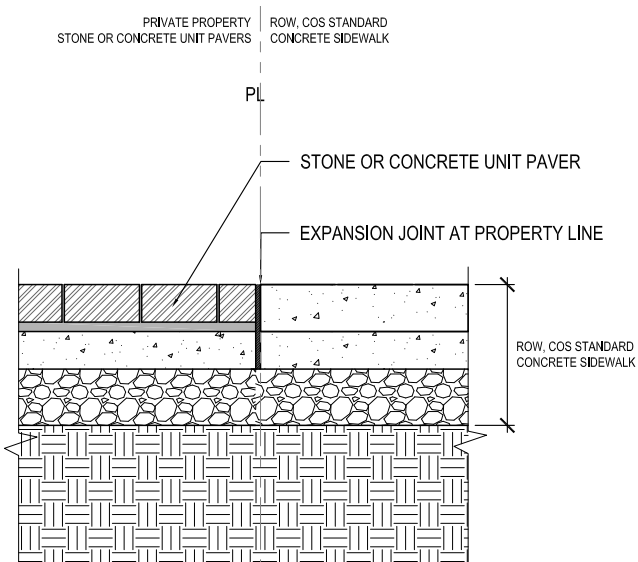


Seattle Sculpture Park Precedent

Response

Soft terraced open spaces span from Fourth Avenue to Third Avenue and take advantage of the site's steep slope. Bio retention planters are incorporated in this area.

The terraced landscape ties into the sidewalk to avoid any blank walls at the edge of the site on James Street. Refer to section 6.0 Composite Landscape / Hardscape Plan for plans, sections and details.



Design Response

Comment 4D

For the green terraces open space, the Board acknowledged public comment and was concerned with the location and amount of space dedicated to a water feature and recommended sizing the water feature based on the operation and maintenance. The Board also requested additional information on the seasonal design intent, when the water feature is turned off during the winter. (B1, D1, D3)

Comment 4E

In addition to narrowing the water feature, the Board recommended revising the circulation and incorporating additional spaces for seating and pause. While the Board supported the general design approach to shift circulation for specific vistas, the Board observed and stressed the opportunity to enhance the connection between retail frontage and open space, similar to the open space graphic shown on page 34 of the packet. The Board also cautioned against seating areas which appear exclusive for retail users and agreed the open spaces should encourage seating and be welcoming for everyone. (B1, C1, D1, D3)

Response

Rather than a large body of water, the water feature has been reduced to a linear channel which better responds to City Hall's water feature.

The base of the water features will be nicely finished to ensure they are visually appealing when dry.

Refer to section 6.0 Composite Landscape / Hardscape Plan for more information.

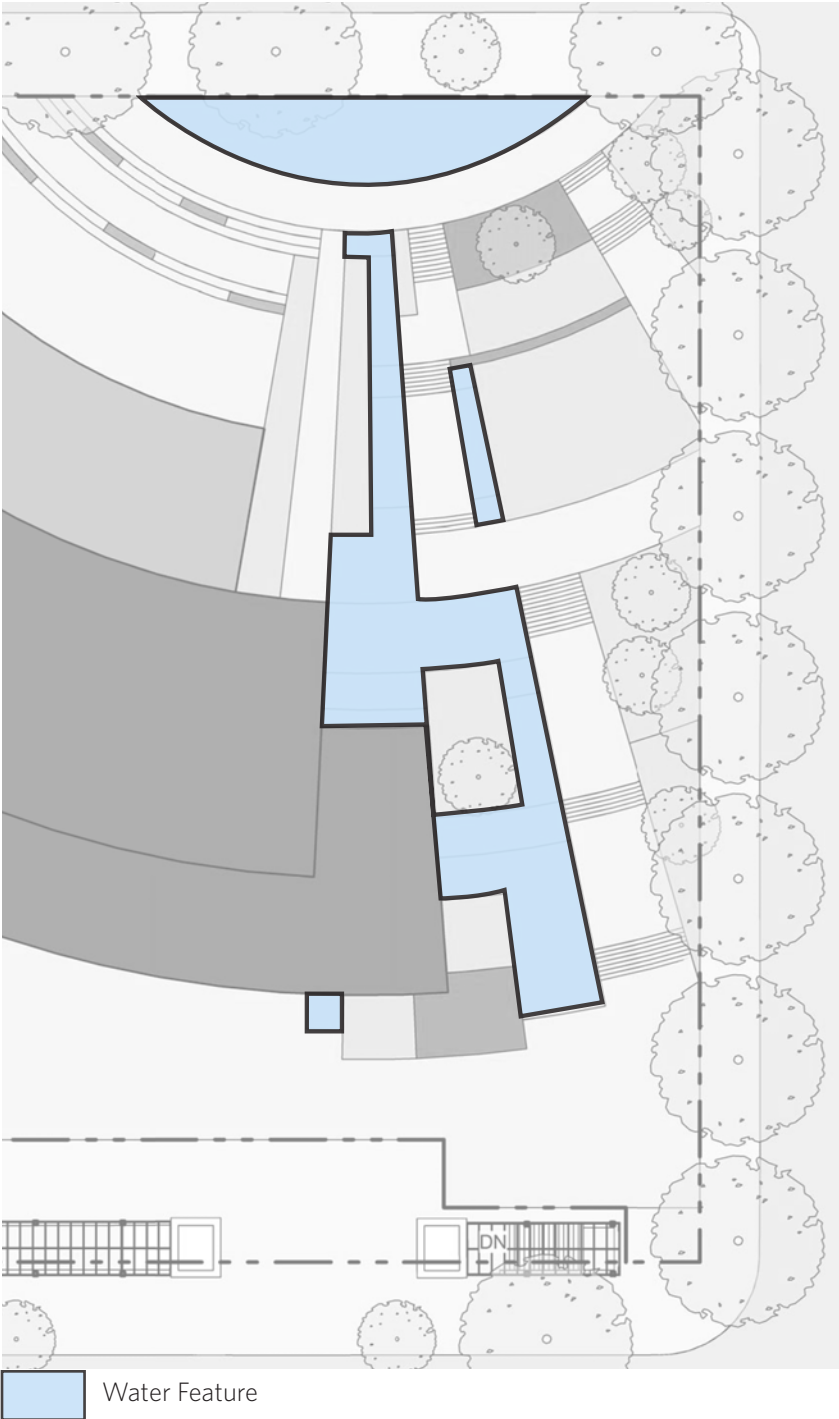
Response

Additional integrated decks and areas for seating and pause were incorporated on the ground plane.

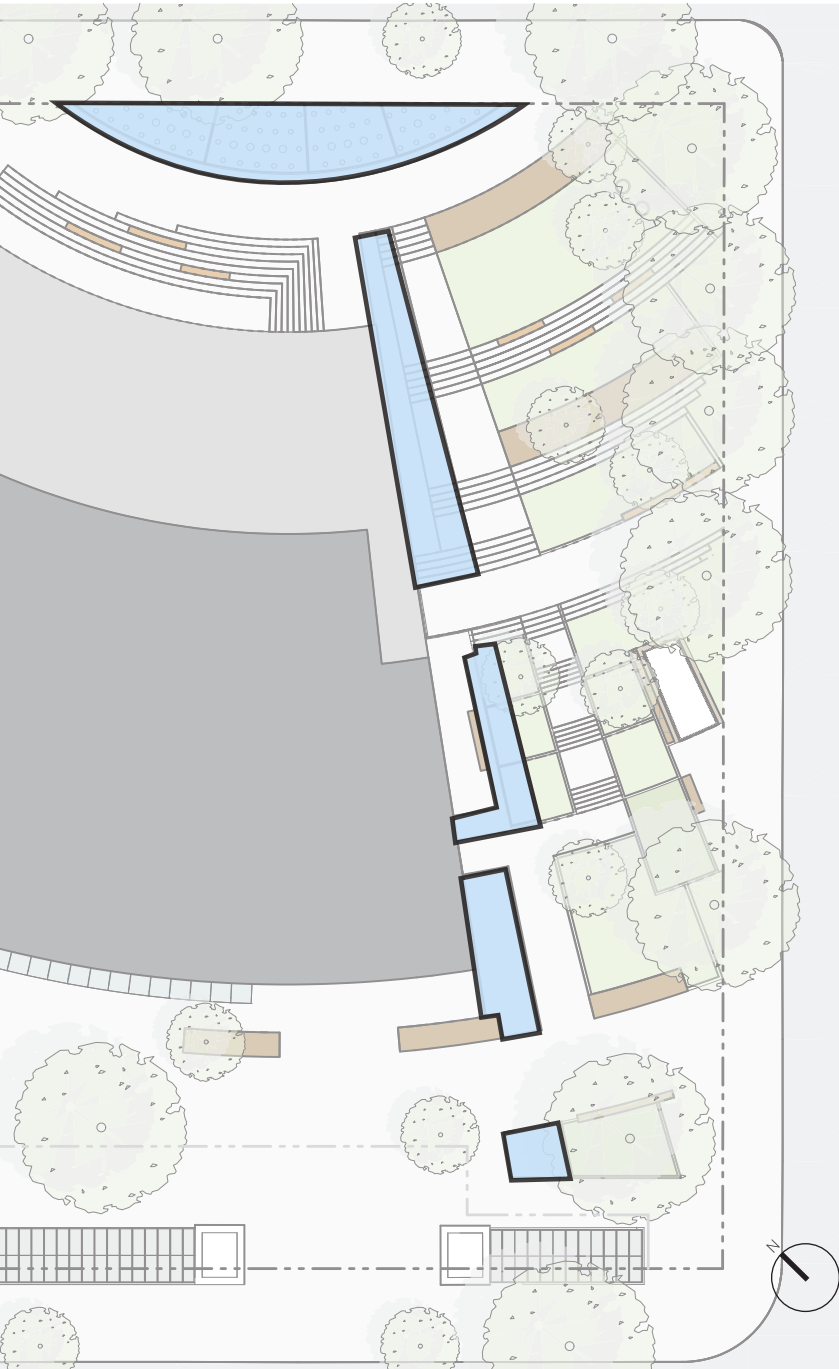
Furthermore, the building was carved away at the lower plaza to allow further connection between the plaza and retail spaces at the ground plane.

Refer to section 6.0 Composite Landscape / Hardscape Plan for plans, sections and details.

EDG 2 - Water Feature



Design Response - Water Feature



Comment 4F

The Board continued to recommend integrating the transit station entrances with the open space and encouraged studying options to enhance the stations and surrounding the open space. (B3, C1, D1, D3)

Response

We have consulted with Sound Transit and their architect in charge of the transit structure improvements at 3rd and Cherry. Sound Transit plans to improve the stations by adding access into the plaza from the east side of the structures, and adding plexiglass and metal bars for transparency along the façade. This will ensure physical and visual permeability and strong connectivity to the plaza. They will also add 10 FC lights above each elevator. Sound Transit's longer term plans are to widen the head houses as the stations transition from bus tunnels to light rail only.

Continuity and cohesion between Pioneer Square Station and the plaza is achieved by running the plaza's surface and pattern up to the transit entrance stations. These stations frame views into the plaza.



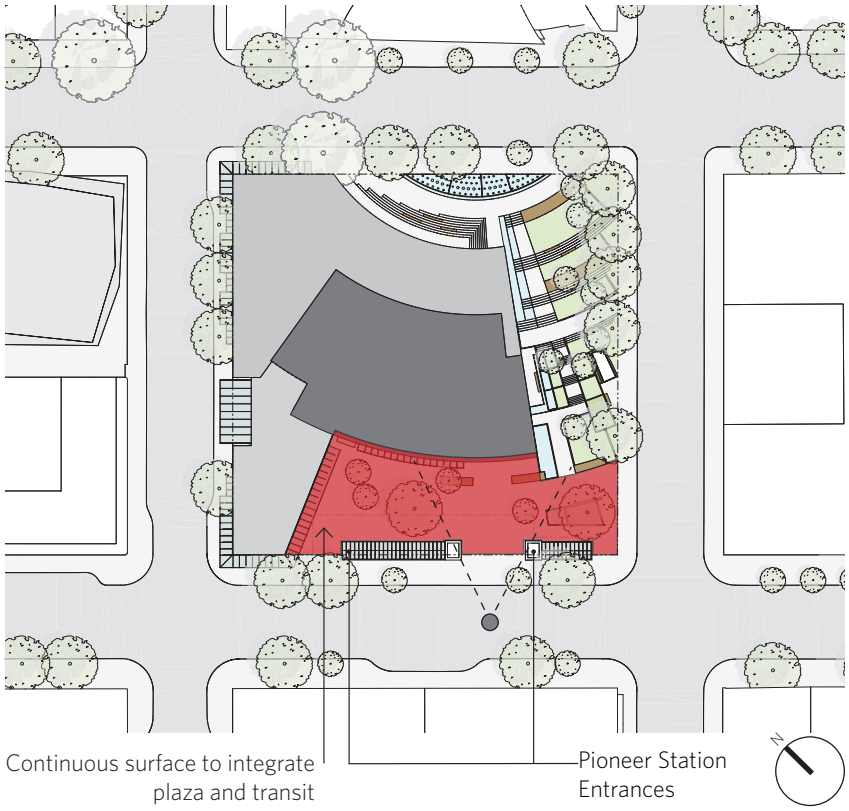
Pioneer Square Station Framing Views to the Lower Plaza



Pioneer Square Precedent - Lower Plaza Trees



Pioneer Square Precedent - Lower Plaza Activities



Continuous surface to integrate plaza and transit

Pioneer Station Entrances



3.5 Tower Materiality & Form

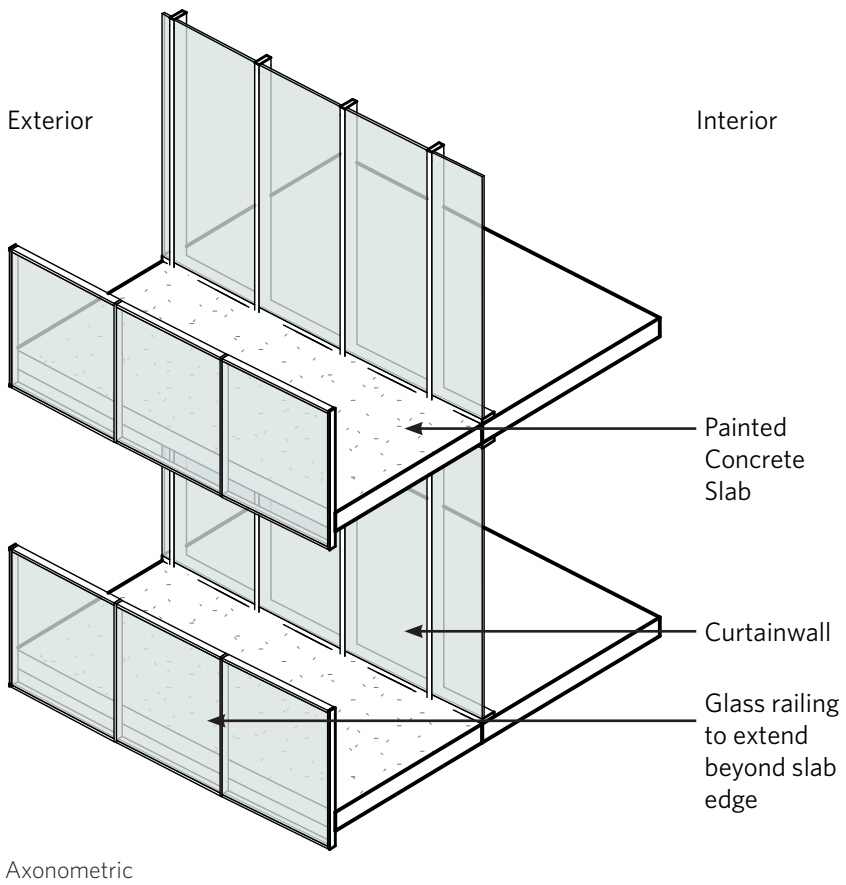
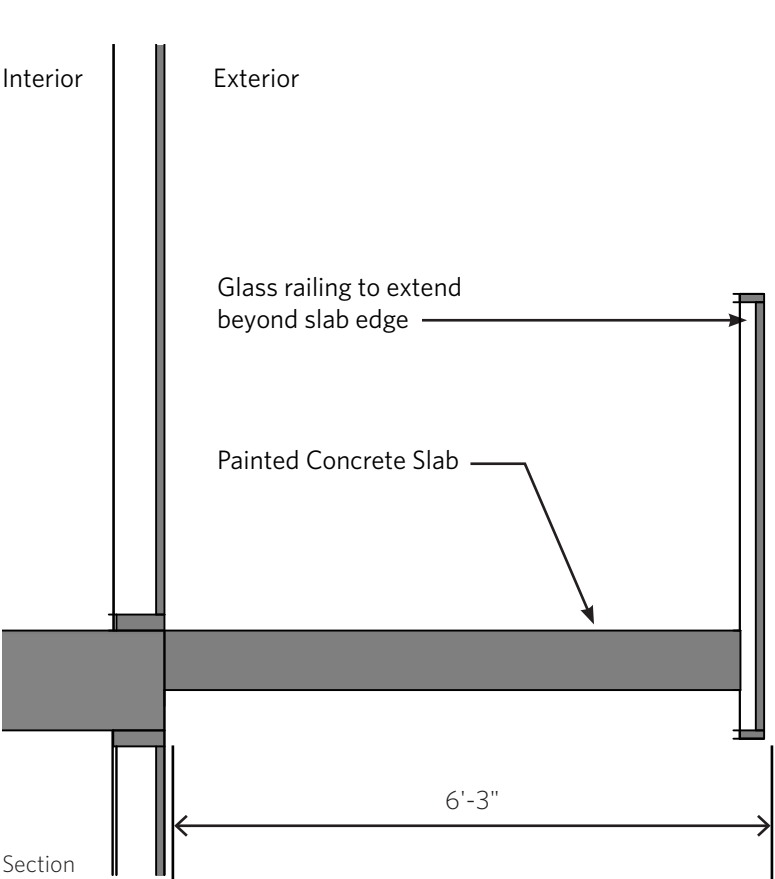
Comment 5A

The Board supported the gradation of depth and shadow produced by the expressed projecting balconies shown in developed façade concept one. The Board supported the legible pattern shown in the physical model, rather than the precedent images in the packet which indicate random variation. (A1, B2, B3, B4)

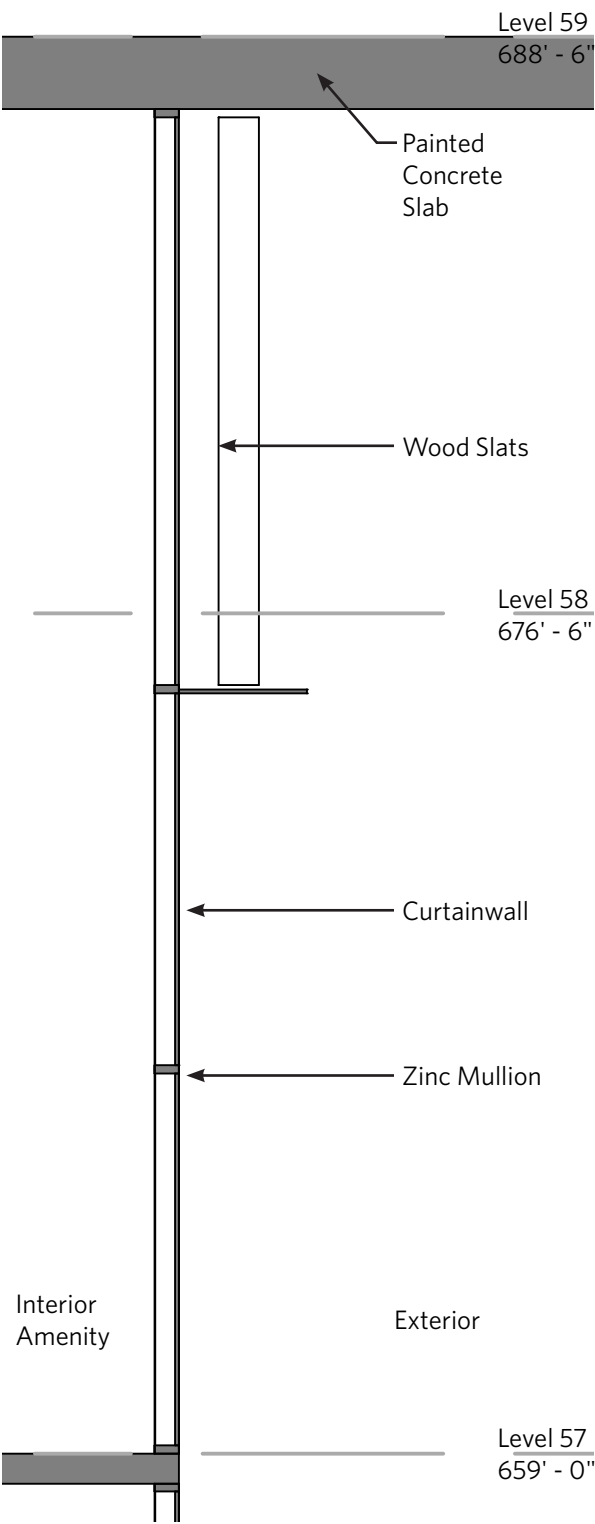
Response

The concept of variation and gradation of the balconies to provide a textural and varied facade has been strengthened. Balconies are now only protruding off curved facades which further enhances the language of the building. Furthermore, the balconies relate to the interior program which adds an additional layer of interest on the facade.

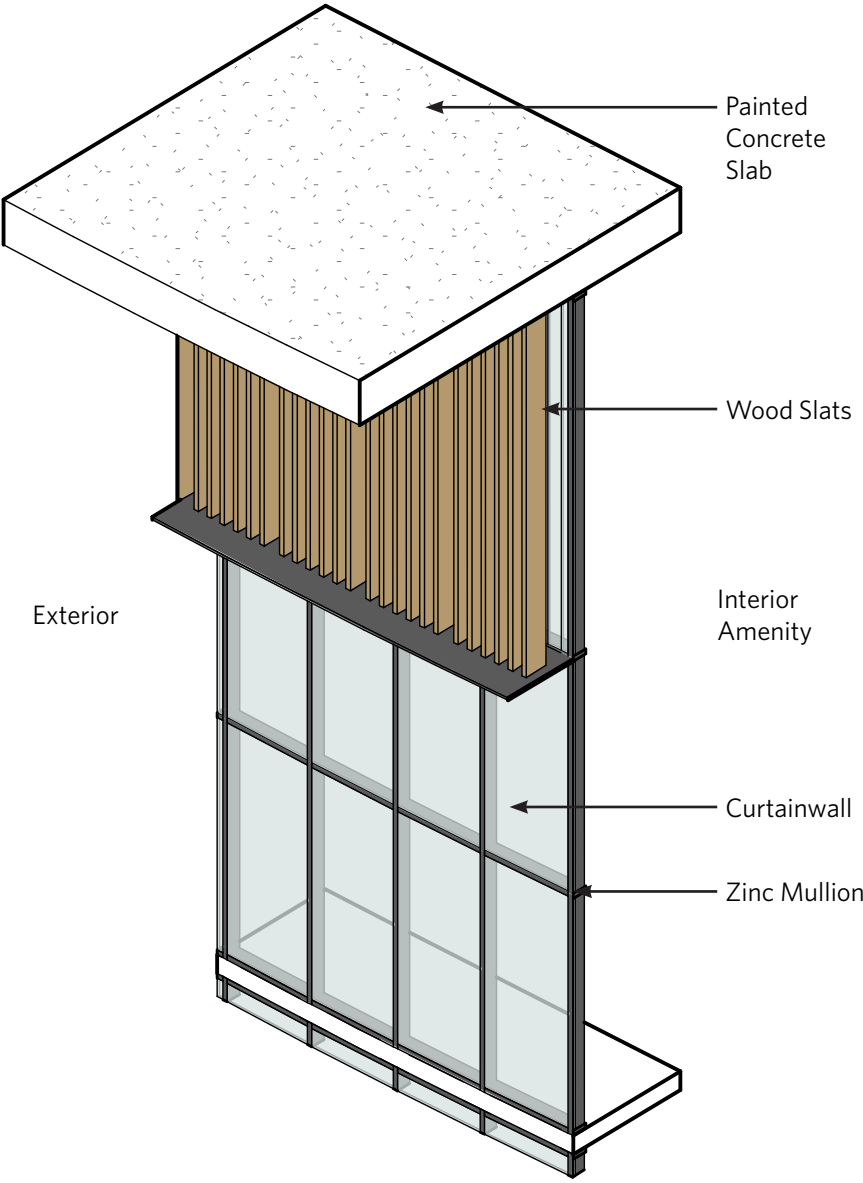
Typical Balcony



Amenity



Section



Axonometric

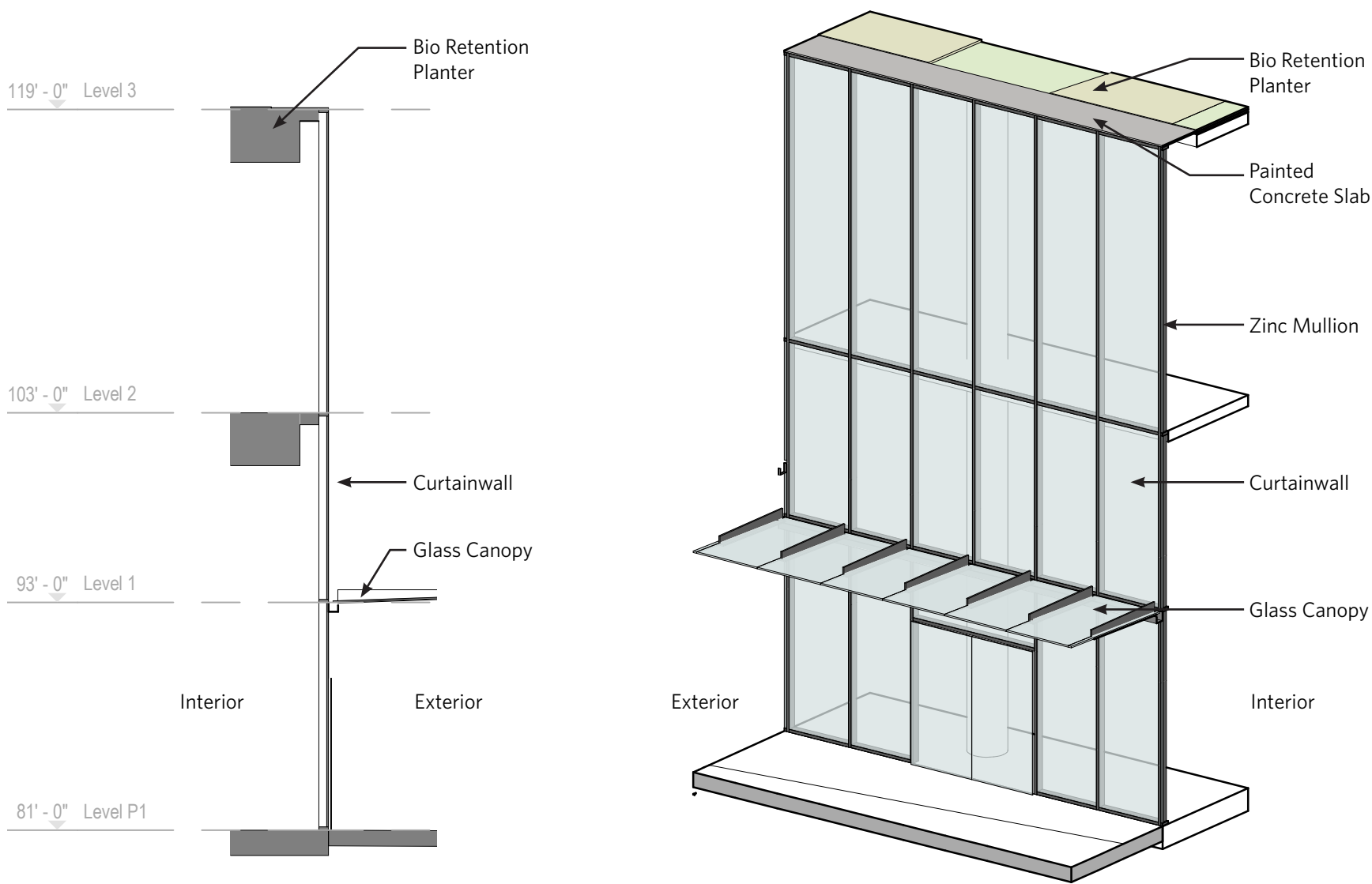


Wood Slats Precedent, Ambleside, James KM Cheng Architects





Retail Canopy



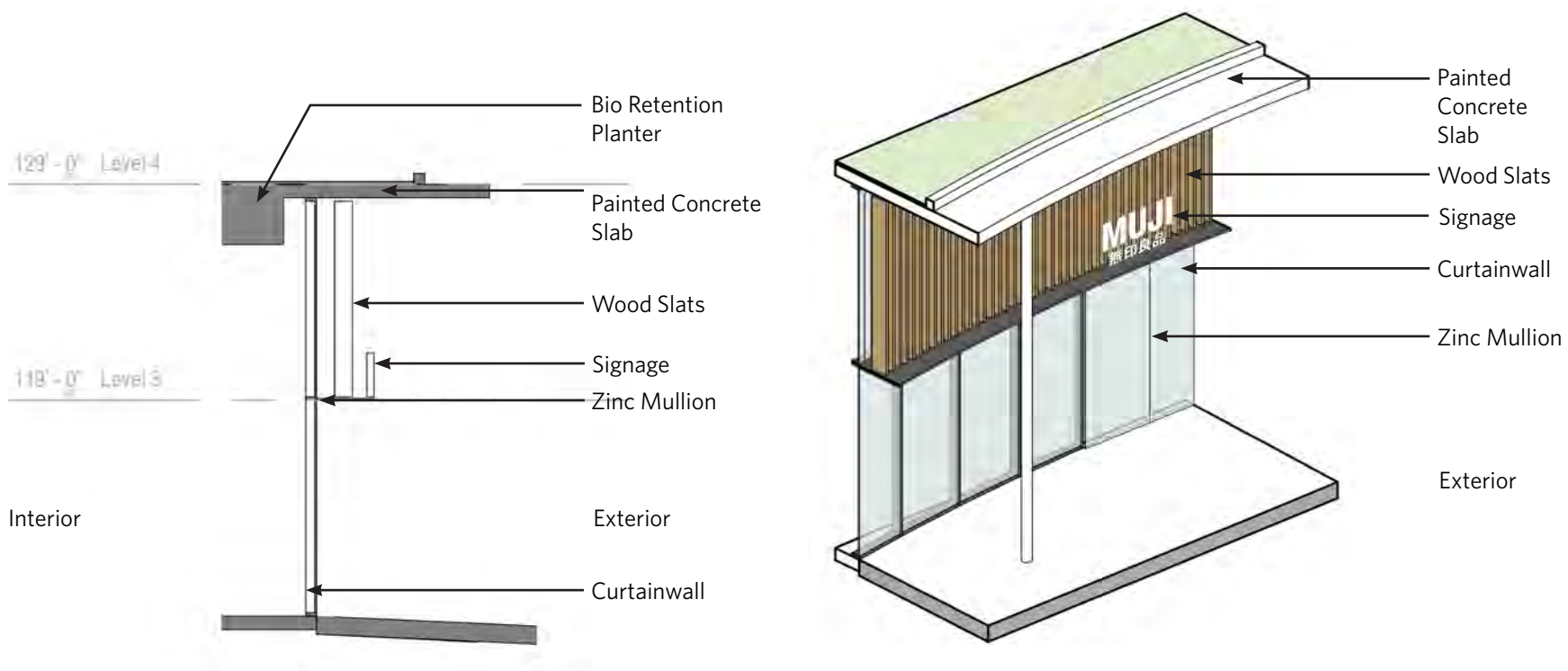
Section

Axonometric



Glass Canopy Precedent, Ambleside, James KM Cheng Architects

Retail Canopy



Section

Axonometric



Wood Slats Precedent, Ambleside, James KM Cheng Architects

Comment 5B

The Board continued to recommend developing the scale of the architecture adjacent to the open space and recommended exploring the proportion and detailing to establish a human scale and translating the tower detailing down to the pedestrian level. The Board indicated the tower overhang soffit is critical to resolve and recommended thoughtfully exploring the materials and lighting for this element. (A1, B3, B4, C2)

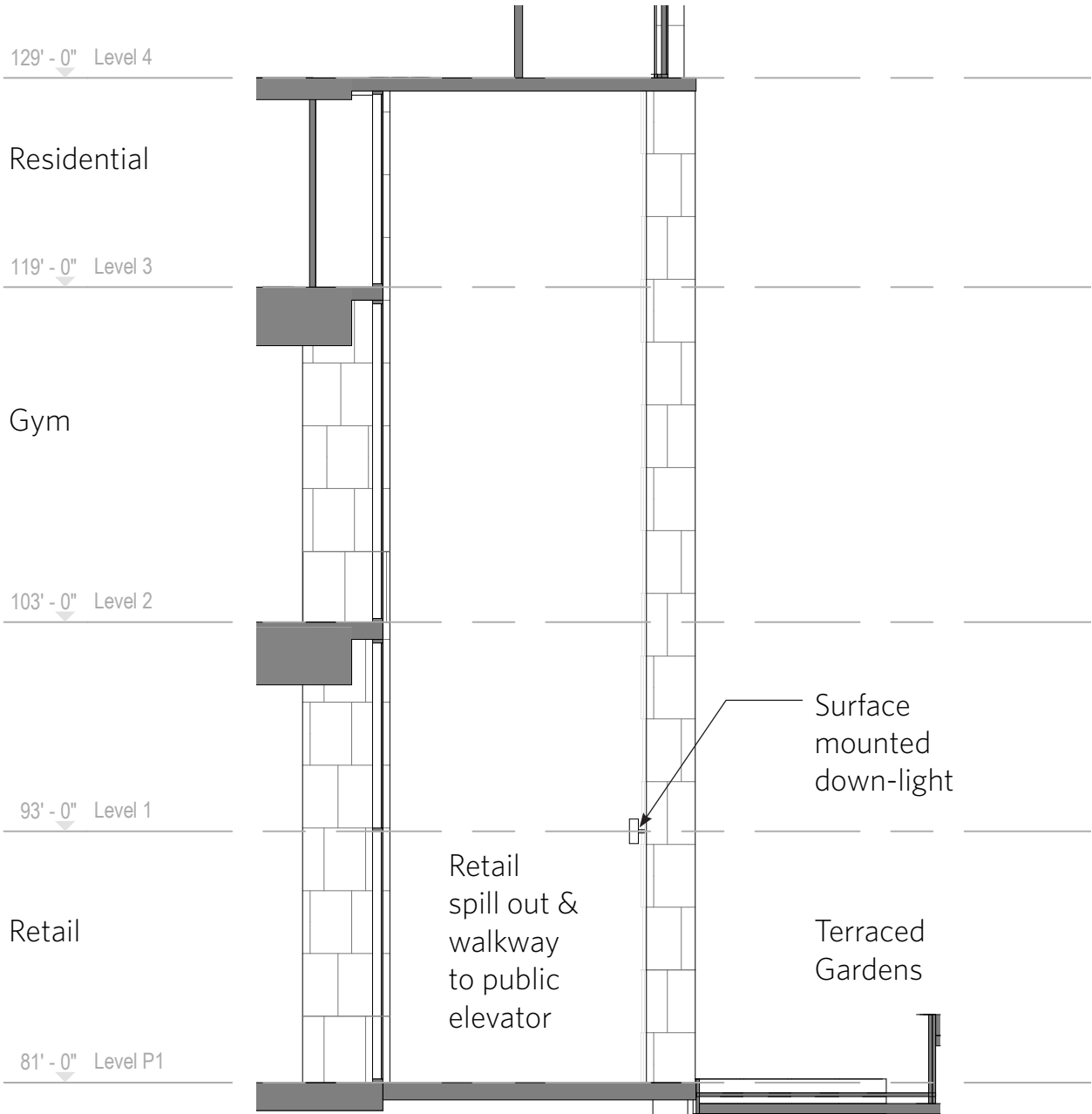
Response

The retail podiums at the base of the tower are detailed as glass pavilions with strong elements of natural stone. These respond and contrast to adjacent heavy masonry buildings, while further enhancing the pedestrian level and experience.

The tower's overhang and soffit are to be off-white. Joints in the stone add a human scale.

As some residential units are located under the soffit, the intent is not to call attention to this element. Rather, lighting is mounted to adjacent columns to distribute light to the walkway below.

Soffit Section





Comment 5C

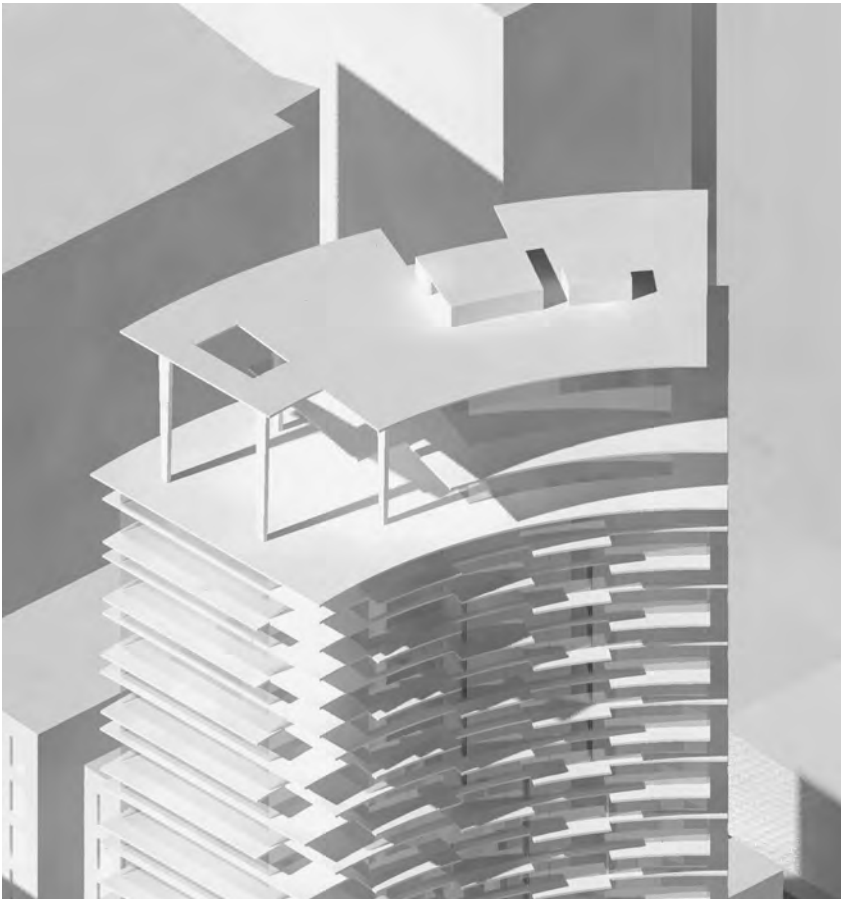
Related to the tower top, the Board agreed with public comment that tower should provide a special contribution to the skyline and may require further refinement to be better integrated with the rest of the design concept. To provide interest to the skyline and reinforce a unifying tower form, the Board recommended developing the rooftop elements in a way that is sculptural and cohesive. The Board also referenced the 1201 2nd Avenue (project #3019177) as an example. (A2, B1, B3, B4)

Response

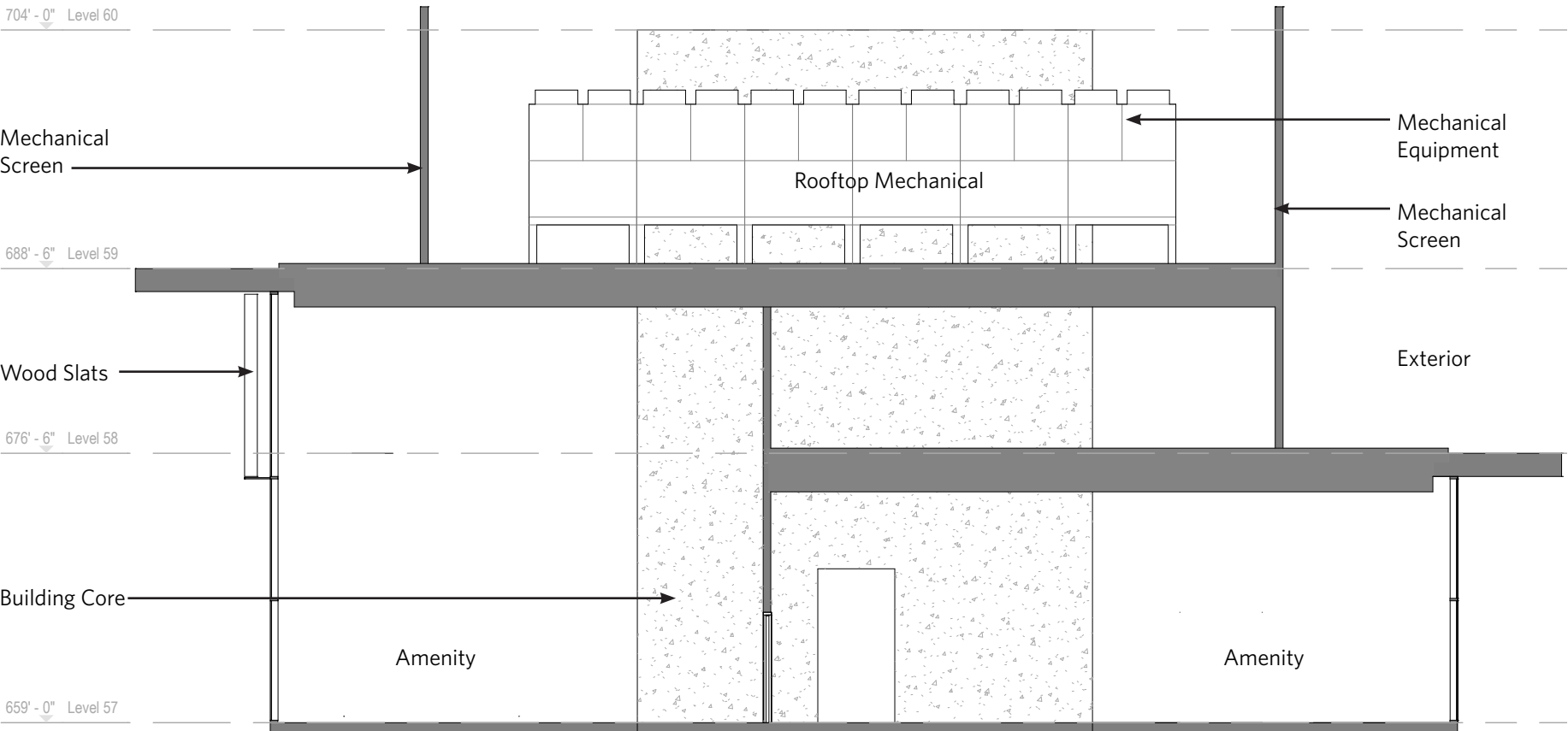
The Tower's rooftop has been further refined, stepped and articulated to reduce bulk, and respond to the building's massing and interior programming. A visual screen has also been provided in order to conceal mechanical equipment at the rooftop level.

The tower's strong radial geometry and stepped rooftop will provide a special contribution to the already iconic skyline of Seattle.

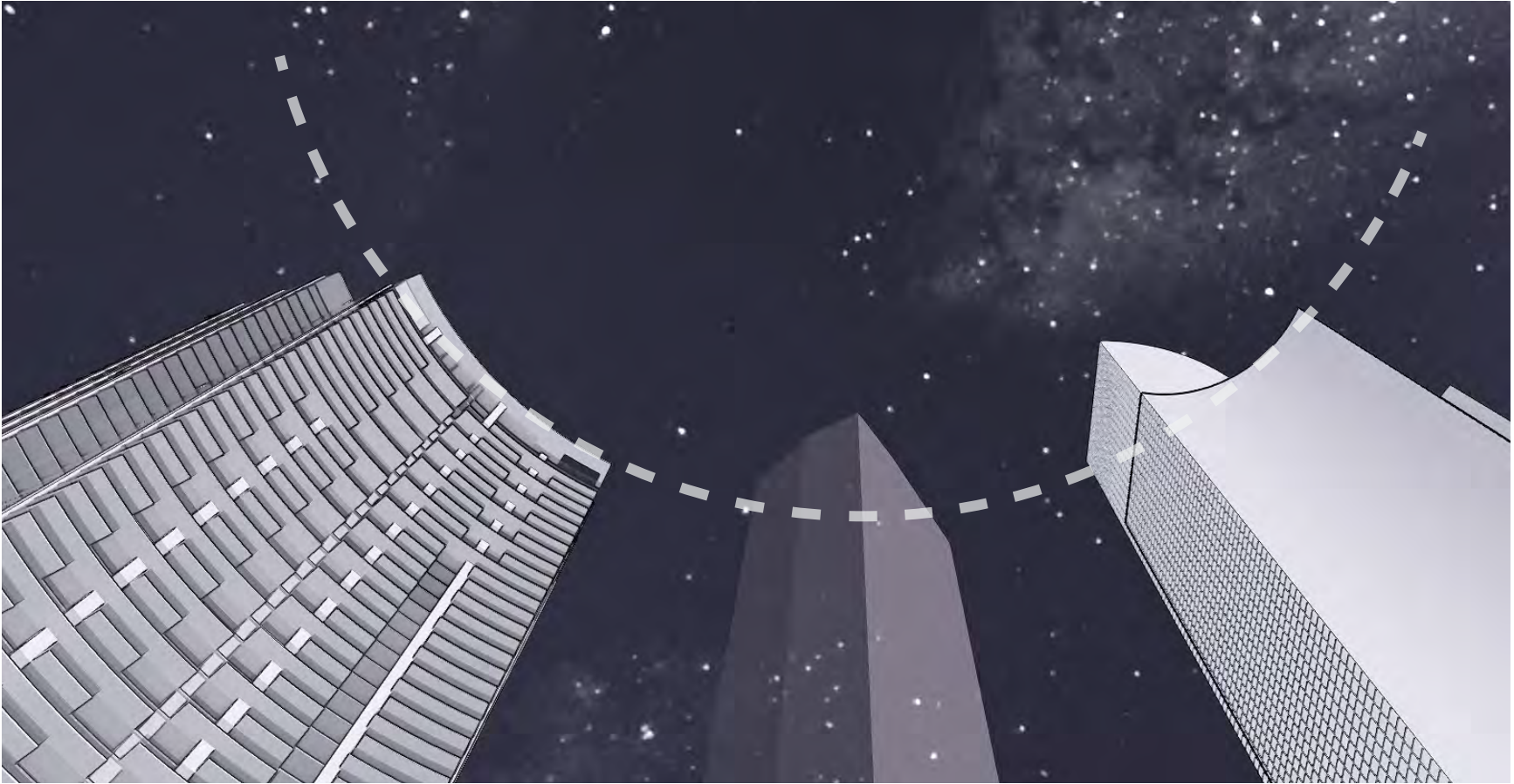
EDG 2 Rooftop



Rooftop Section







Comment 5D

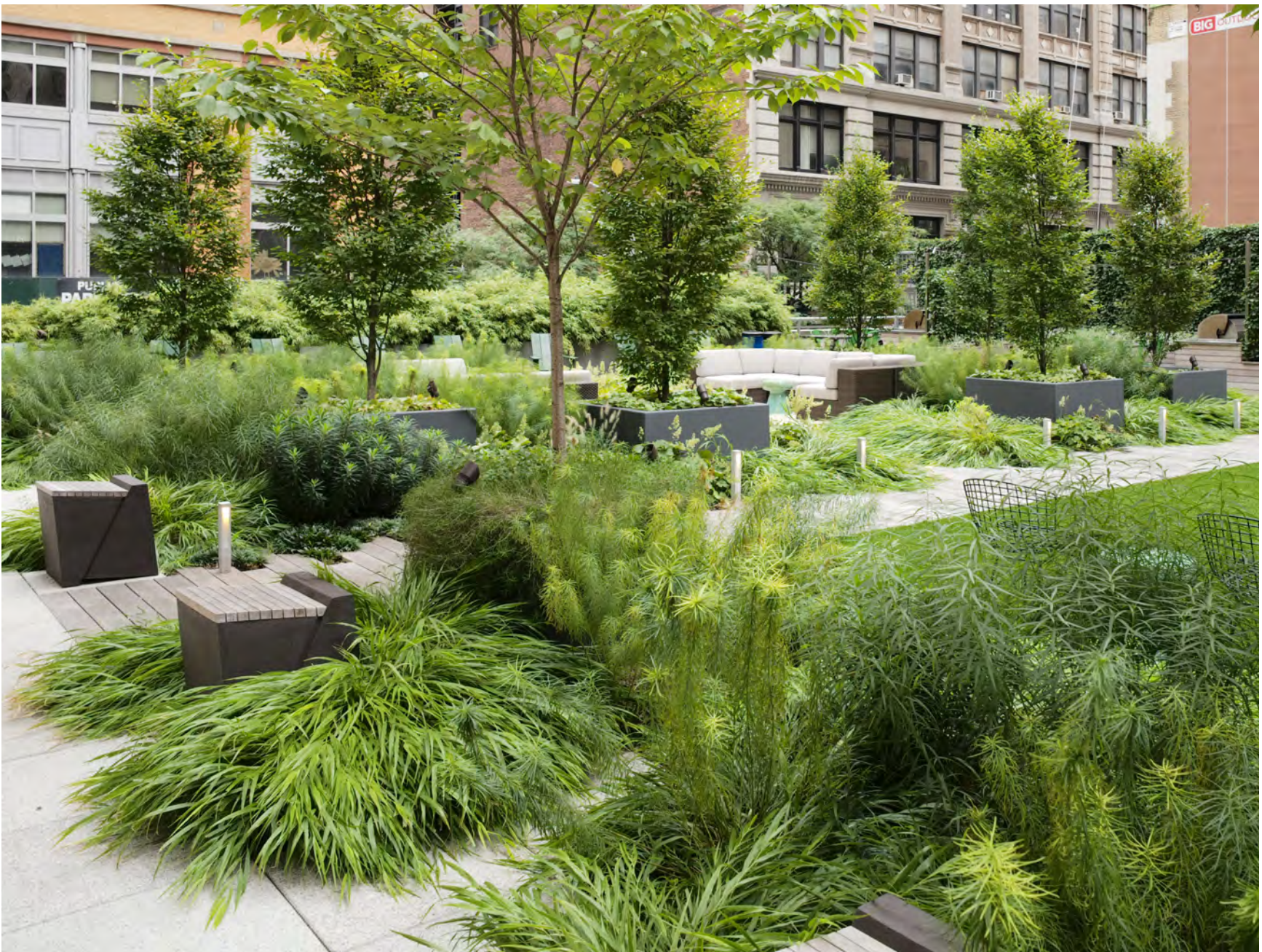
The Board acknowledged public comment related to sustainability and encouraged the applicant to develop sustainability measures into the project. The Board also noted they would consider departures to better achieve sustainability goals. (A1, B4)

Response

Sustainable features integrated within the project include:

- Stormwater retention on various levels
- Garden roofs
- Rooftop urban agriculture (creates opportunities for residents)

Refer to section 6.0 Composite Landscape / Hardscape Plan for more information.



4.0

Architectural Drawings



View from 4th & Cherry

4.1 Contextual Site Plan

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

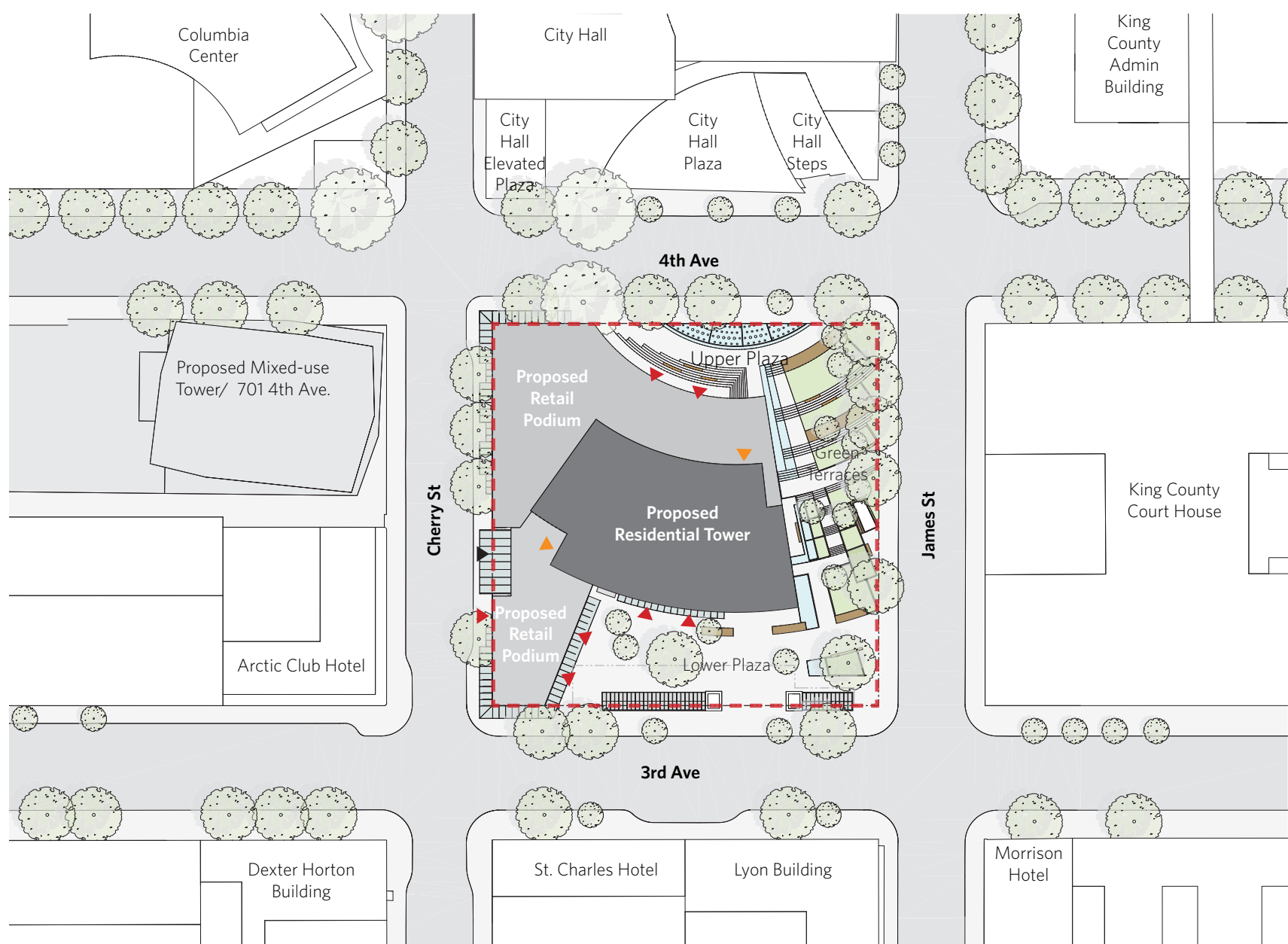
The placement of the tower pulls away from adjacent skyscrapers; the Columbia Center and the 4th & Columbia towers, while providing open view corridors along Cherry Street & James St. This relief ensures that views enjoyed by the public from both the City Hall plaza and the City hall steps towards the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

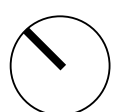
Vehicular and pedestrian entrances to the residential building are located off of Cherry St, with loading and parking underground. A

secondary residential entrance has been added off fourth Avenue, and retail entrances are located throughout the site.

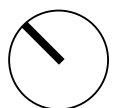
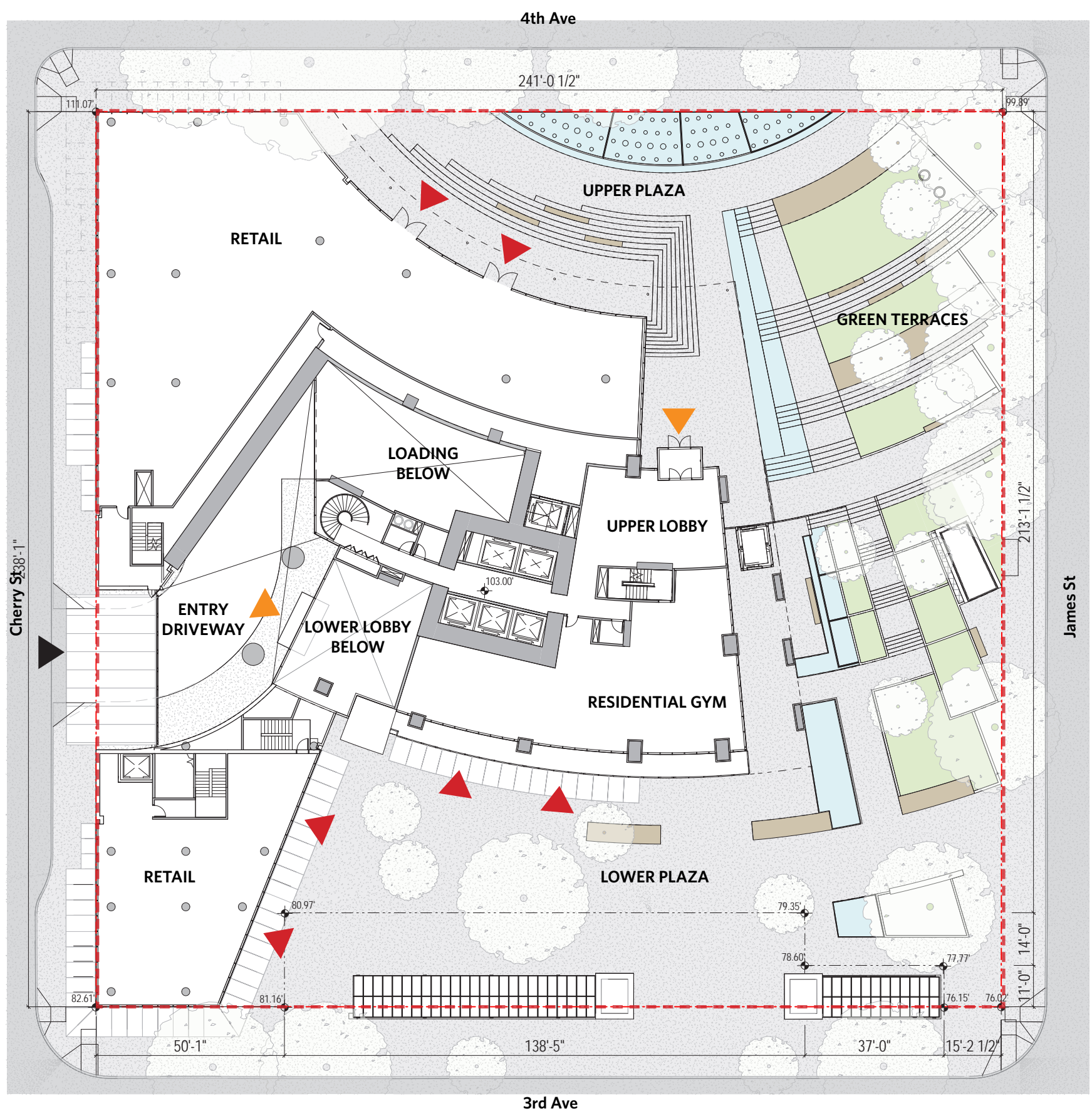
The massing responds to its physical context and nearby streetscapes. Its curved profile is a visual extension of the adjacent rounded City Hall Plaza. The textured landscape responds to nearby Pioneer Square, in contrast to a glass residential tower responding to adjacent towers ('Columbia Centre' and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



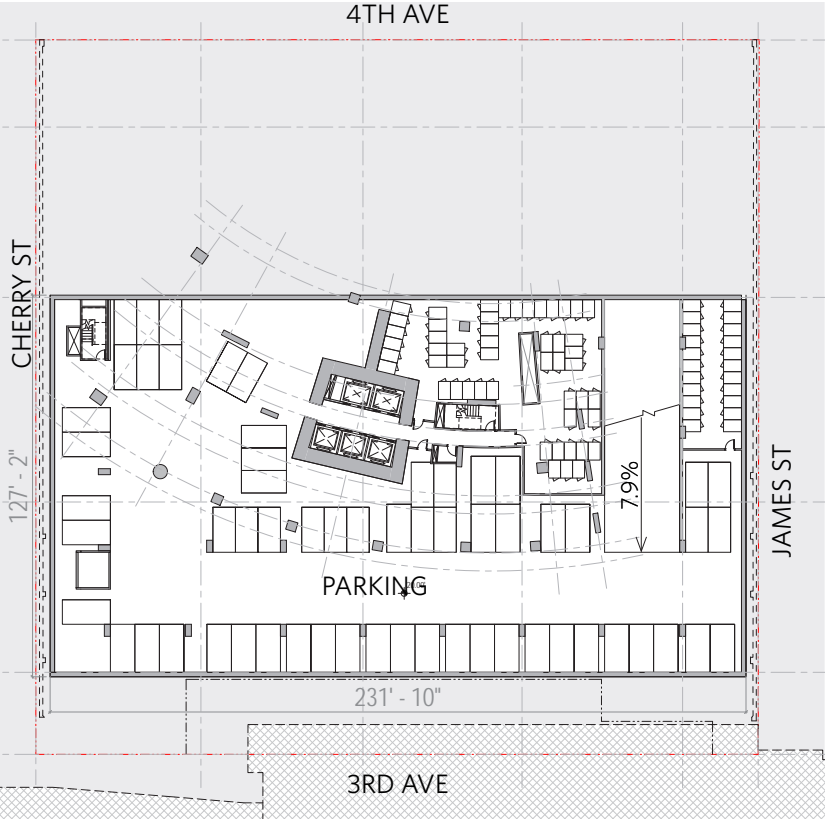
- ▶ Retail Entrance
- ▶ Residential Entrance
- ▶ Vehicular Entrance



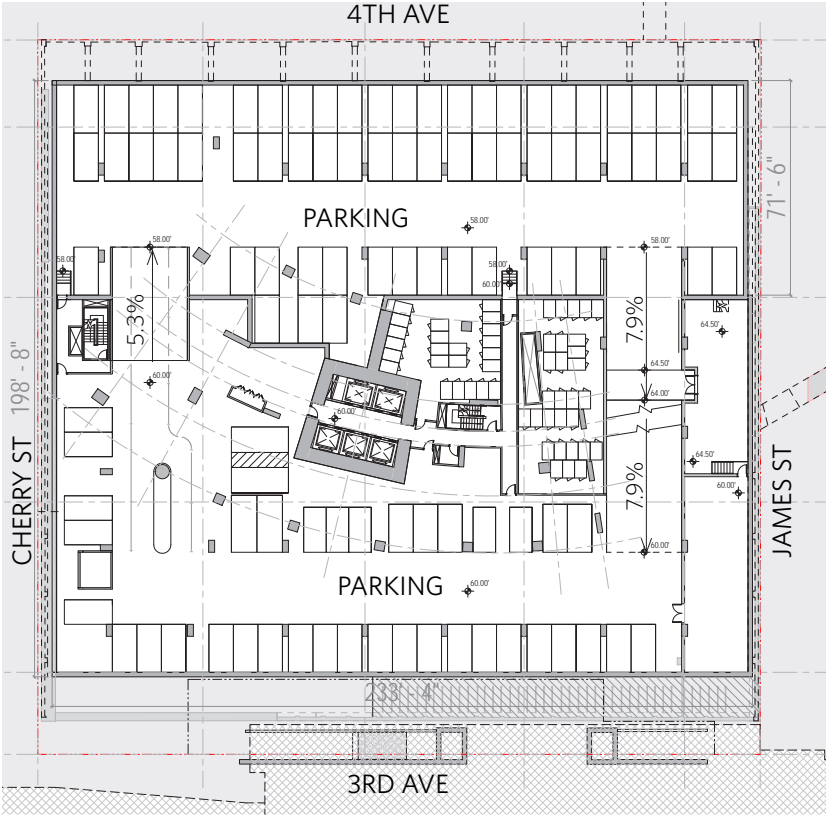
4.2 Composite Site Plan



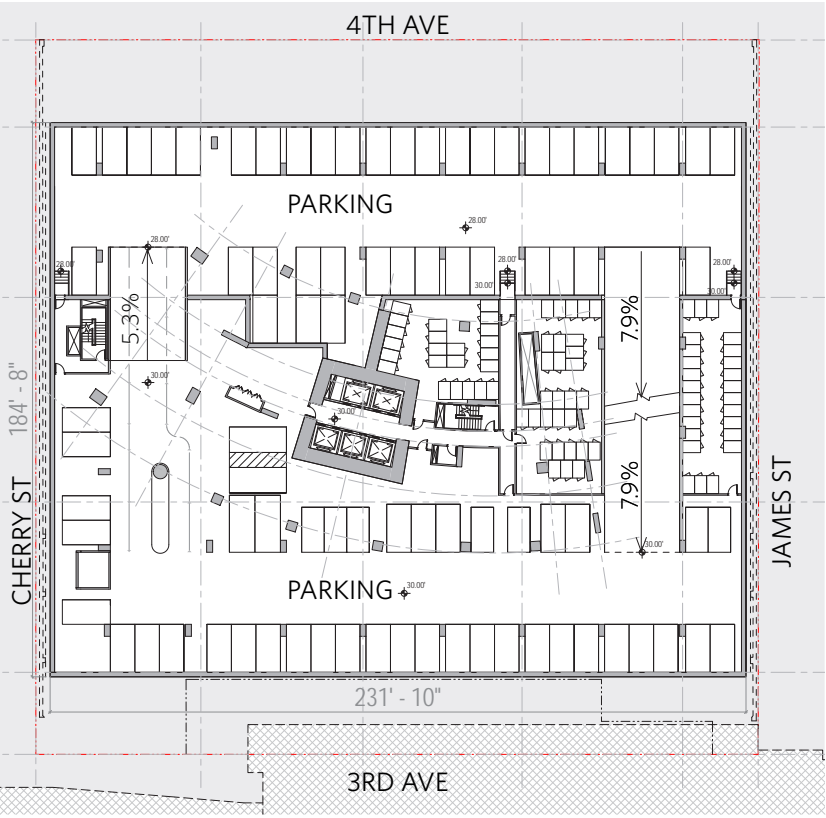
4.3 Parking



Level P7

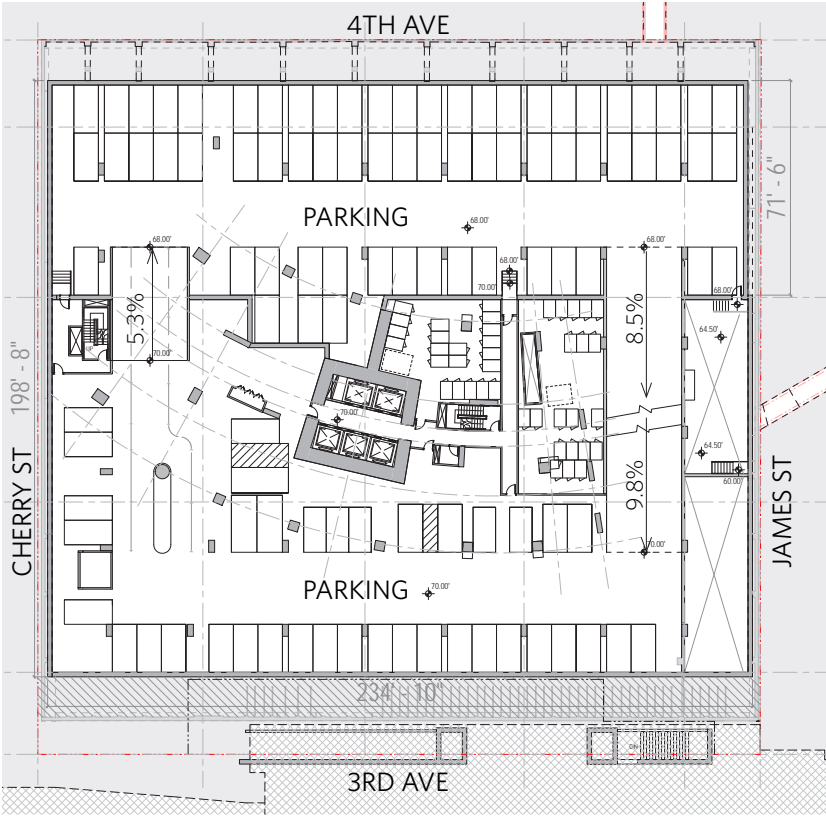


Level P3

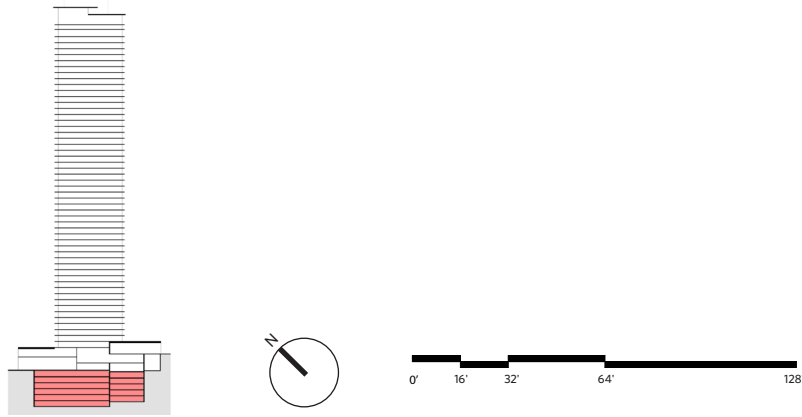


Levels P6-P4

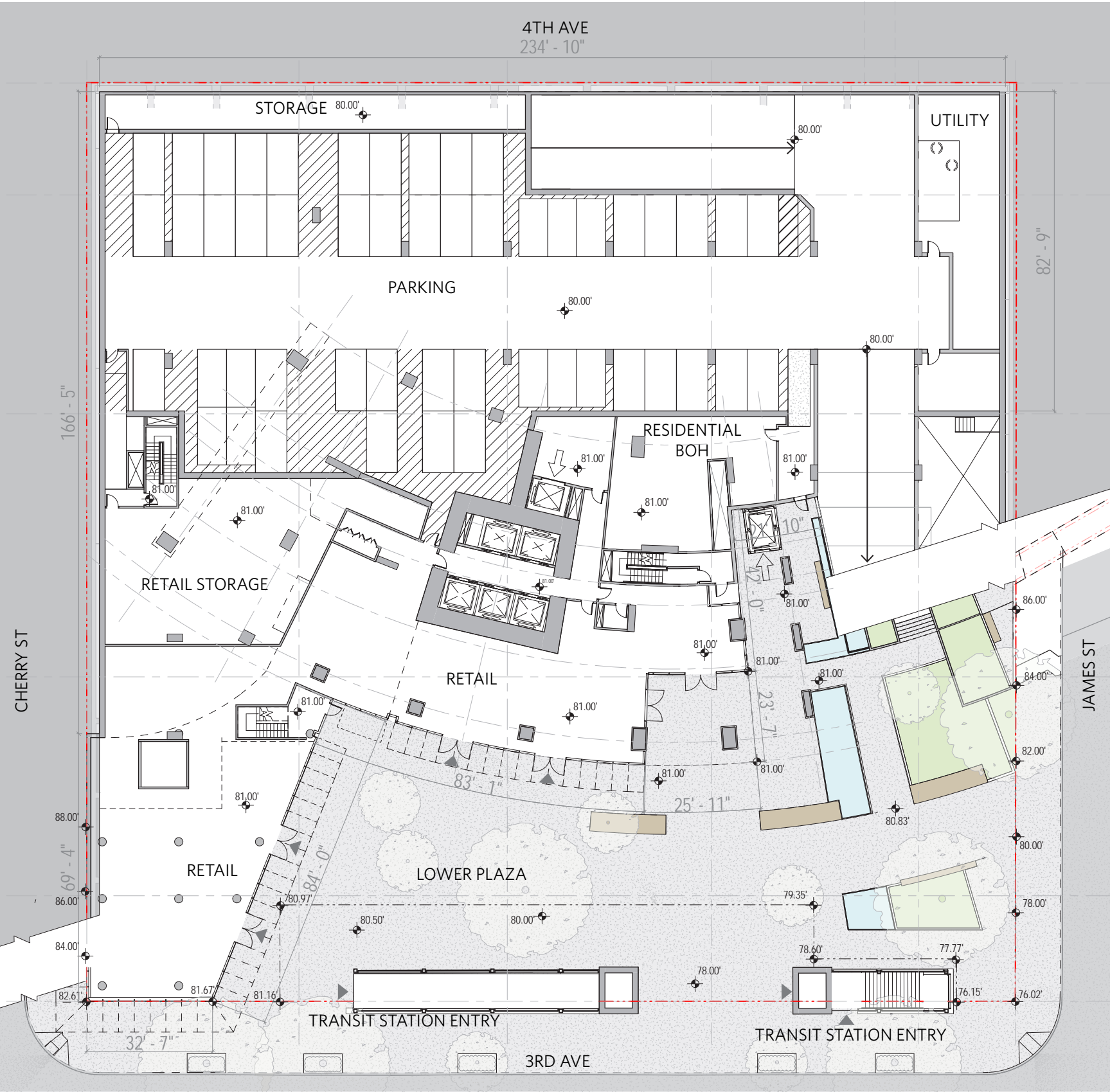
There are minor variations between levels P6-P4. Please refer to the MUP Submittal for detailed plans of each level.



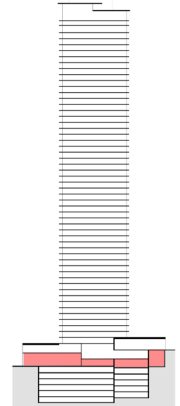
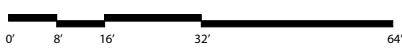
Level P2

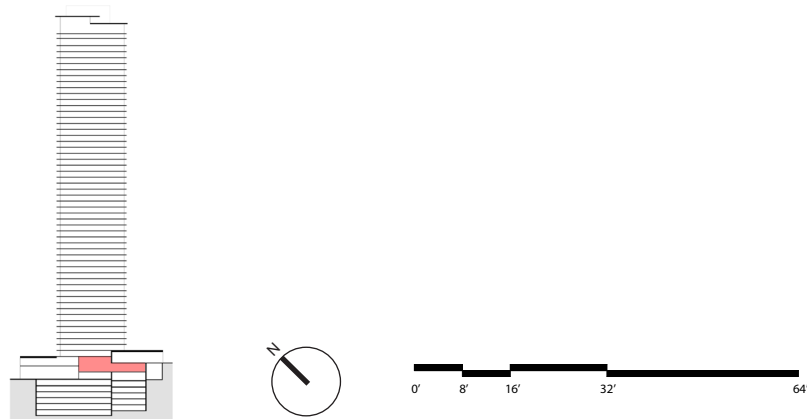
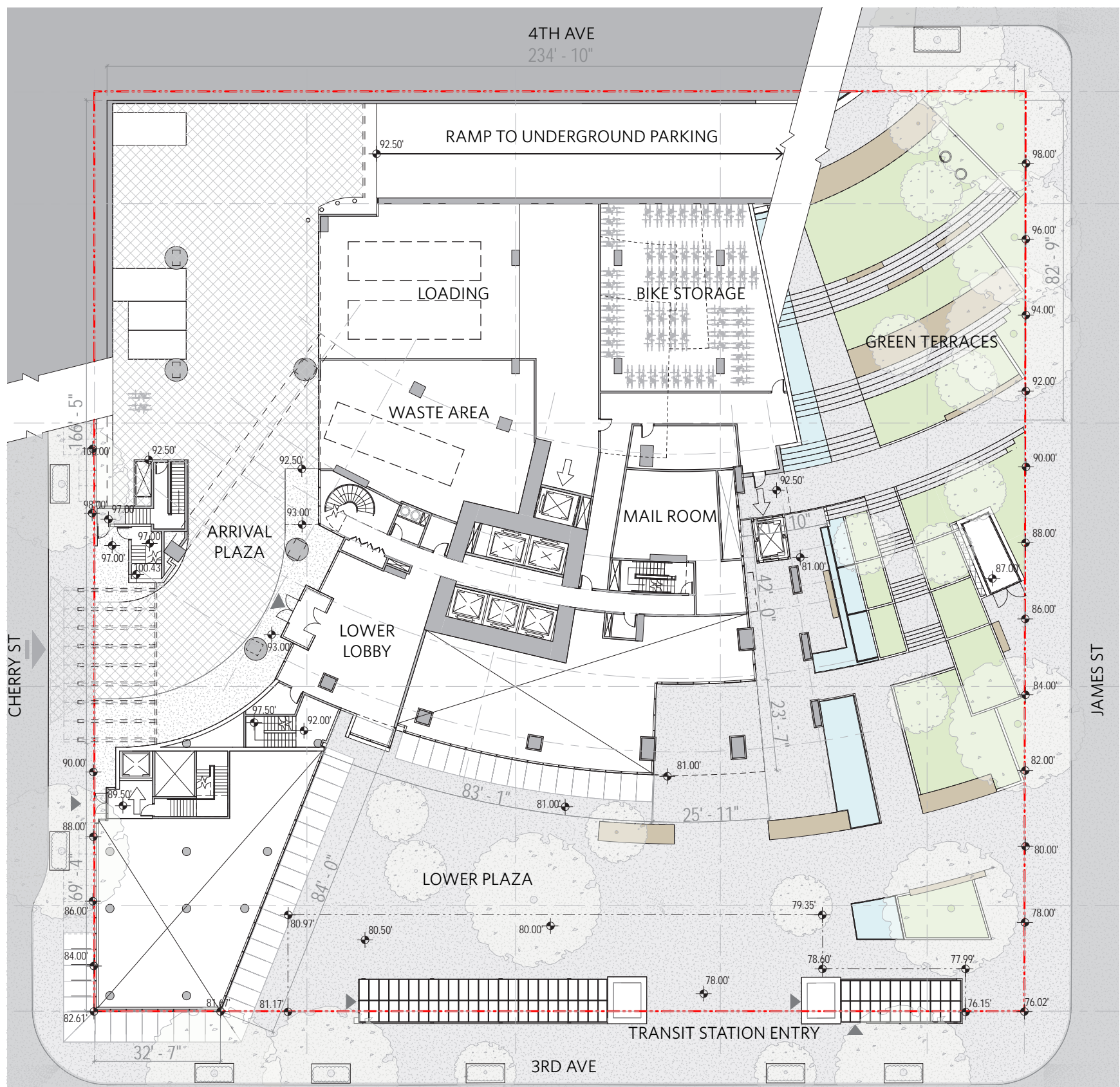


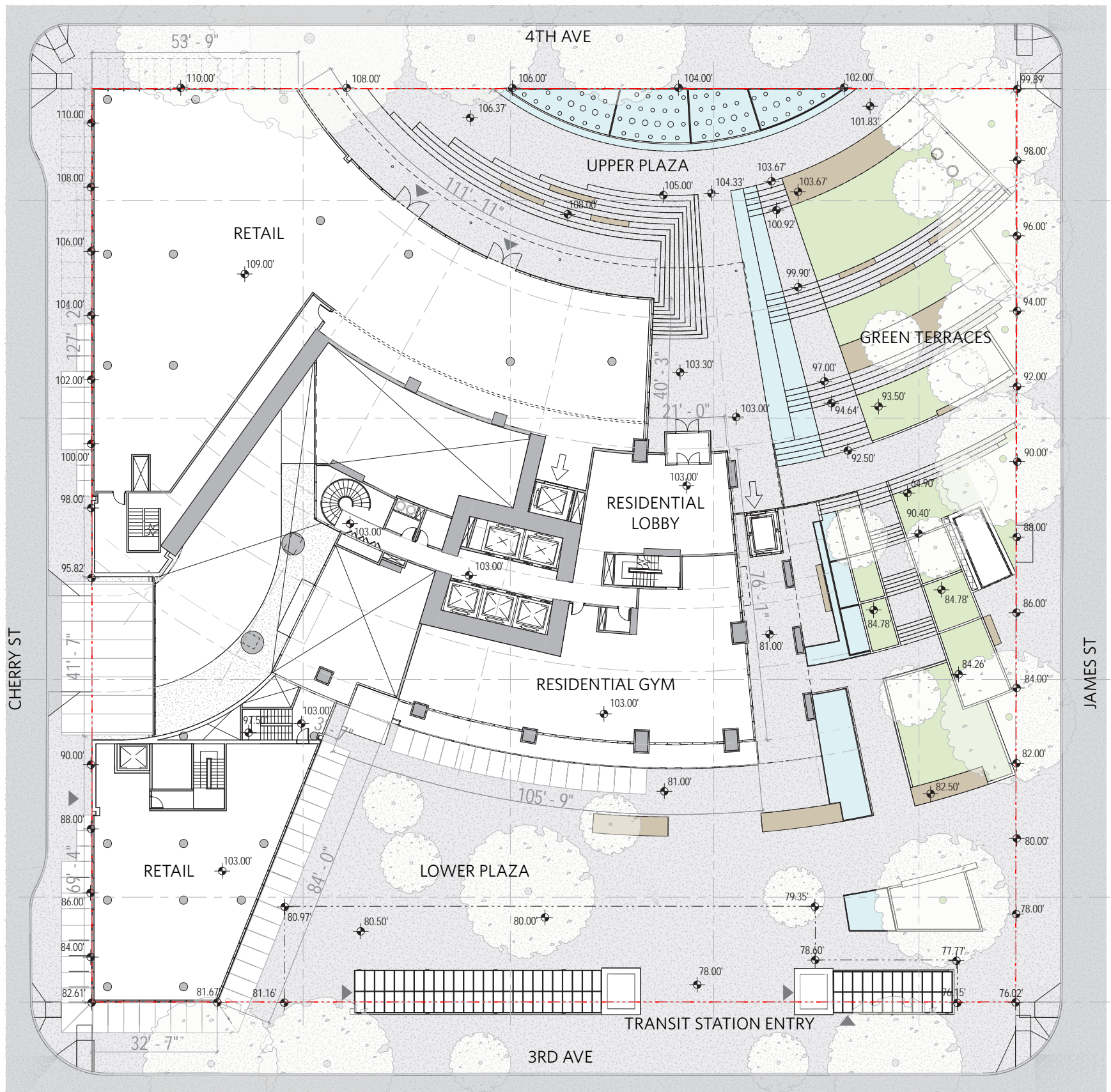
4.4 Podium



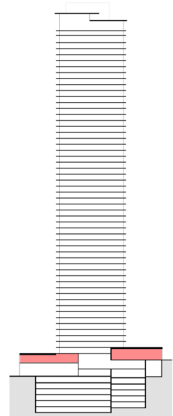
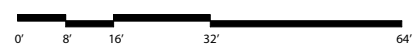
Level P1





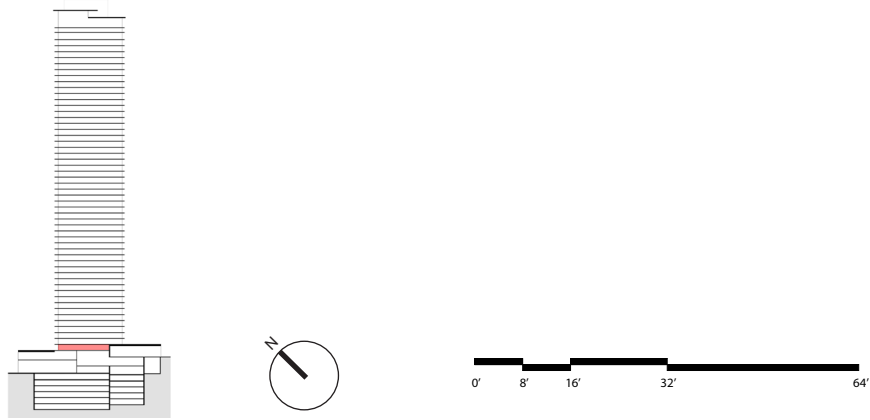


Level 2 Plan: Residential Entrance



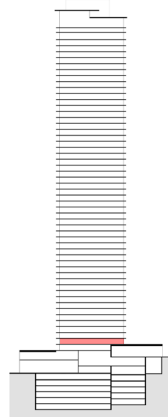
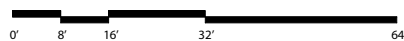


Level 3 Plan

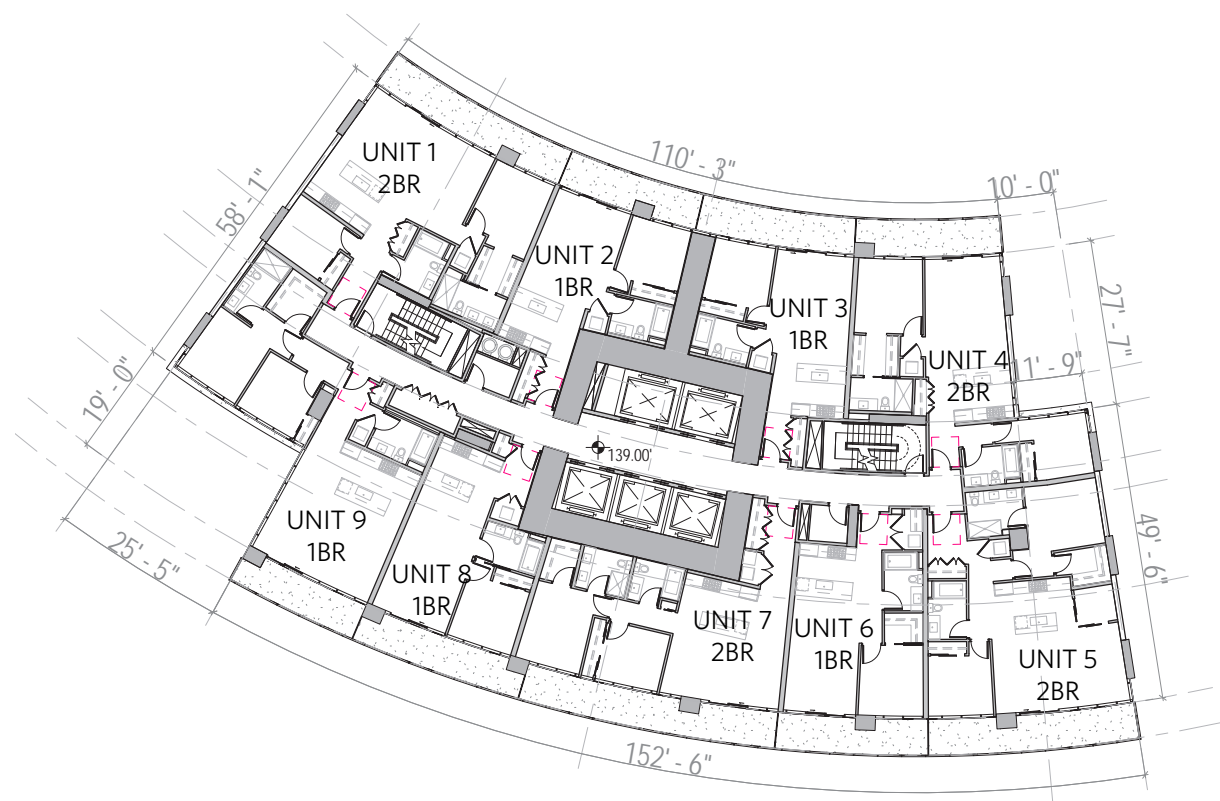




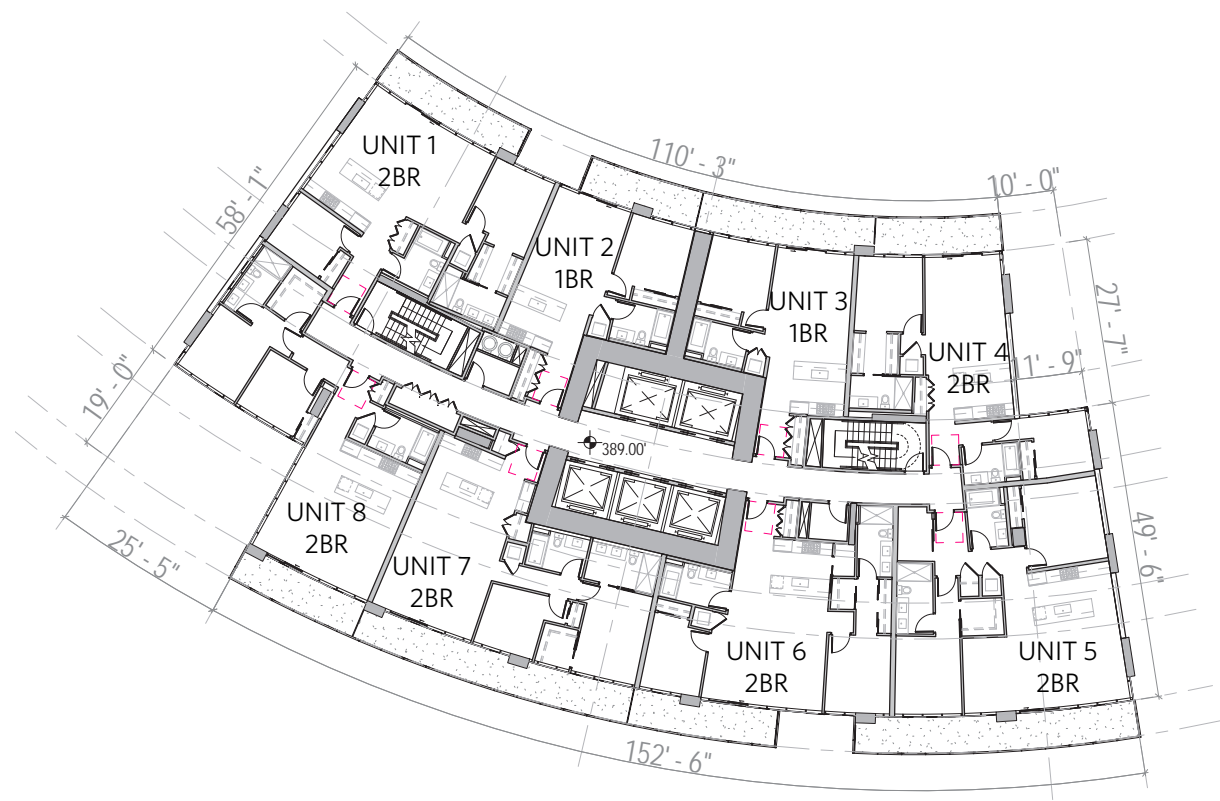
Level 4 Plan



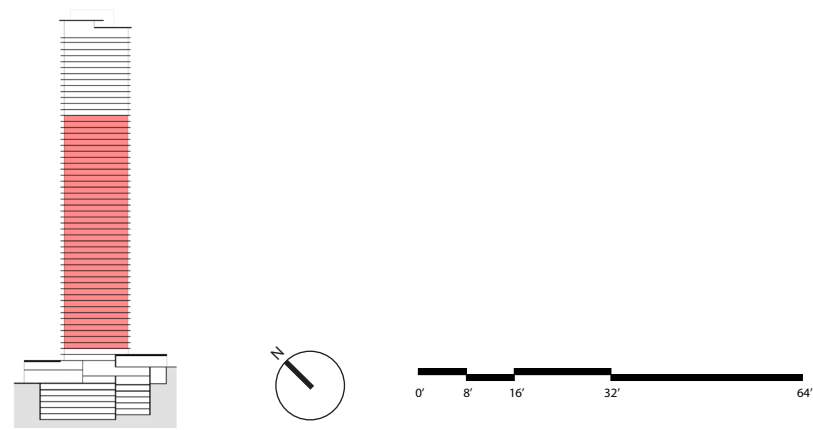
4.5 Residential Tower

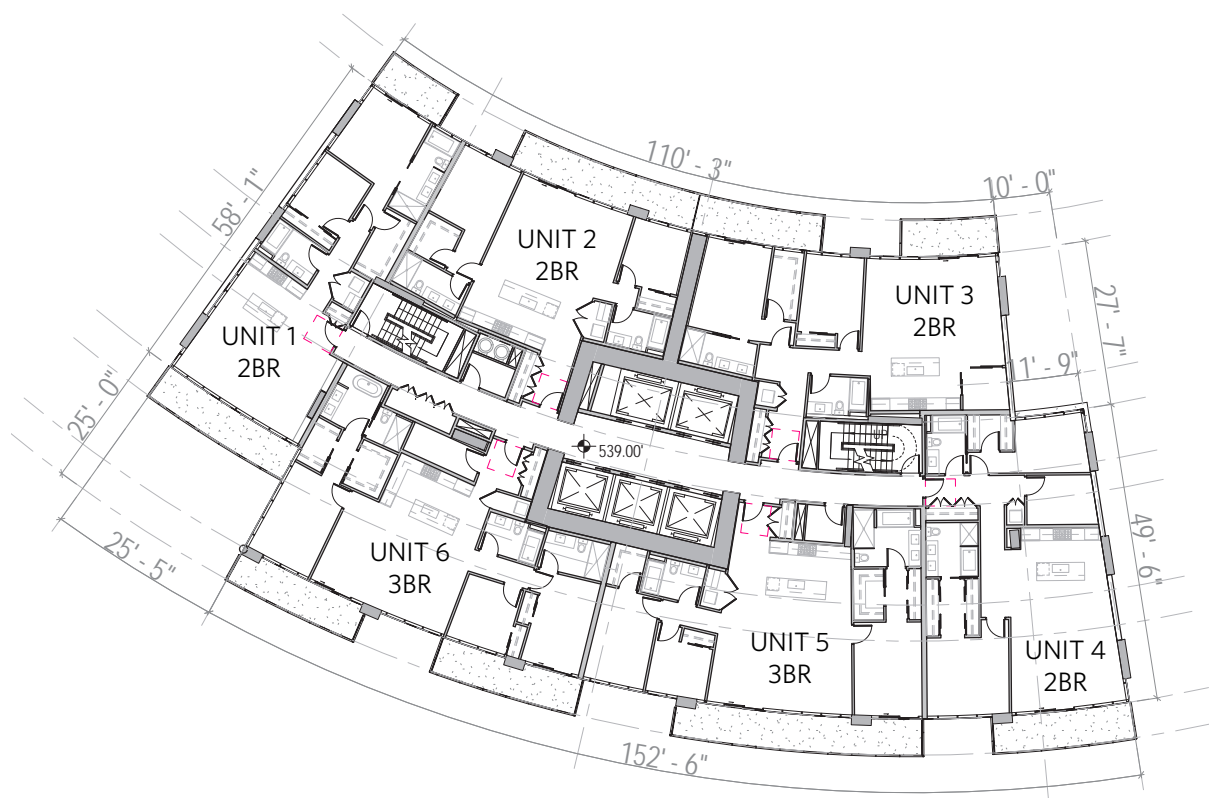


Levels 5-29 Lower Typical Floor Plans

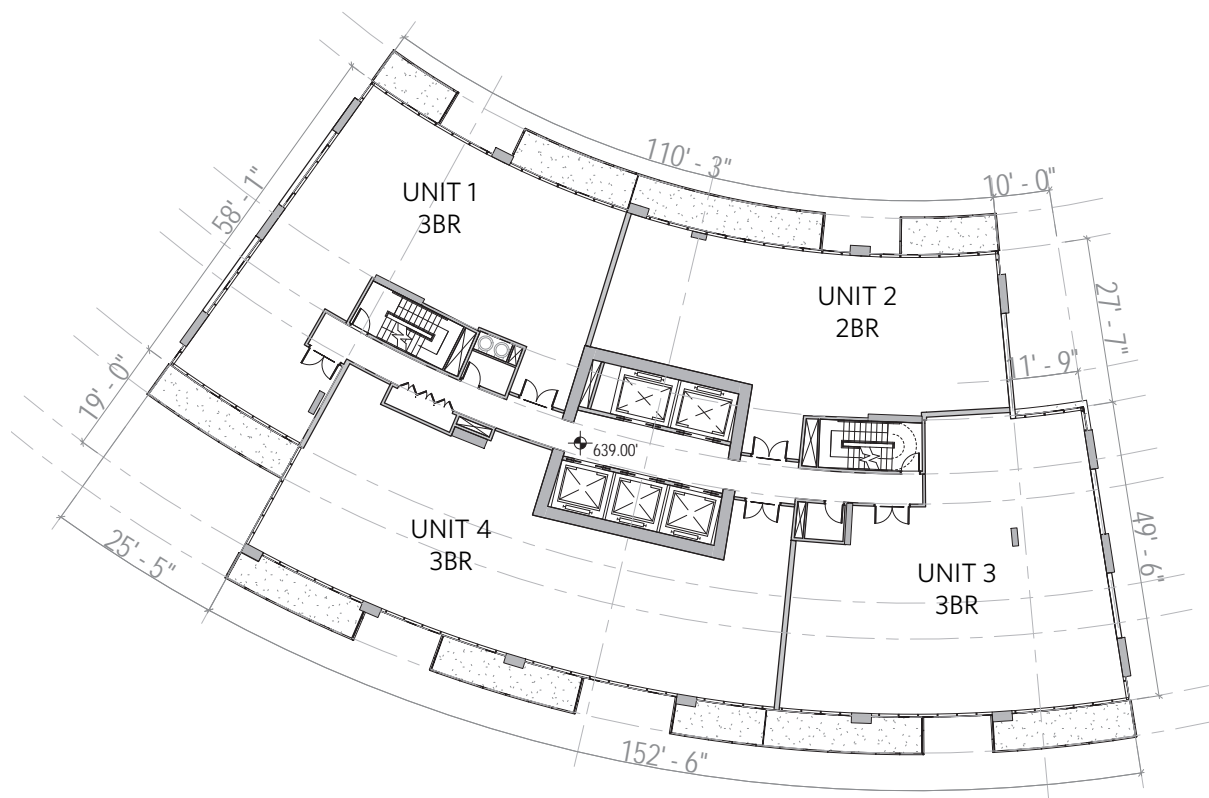


Levels 30-44 Middle Typical Floor Plans

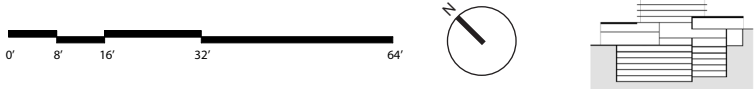




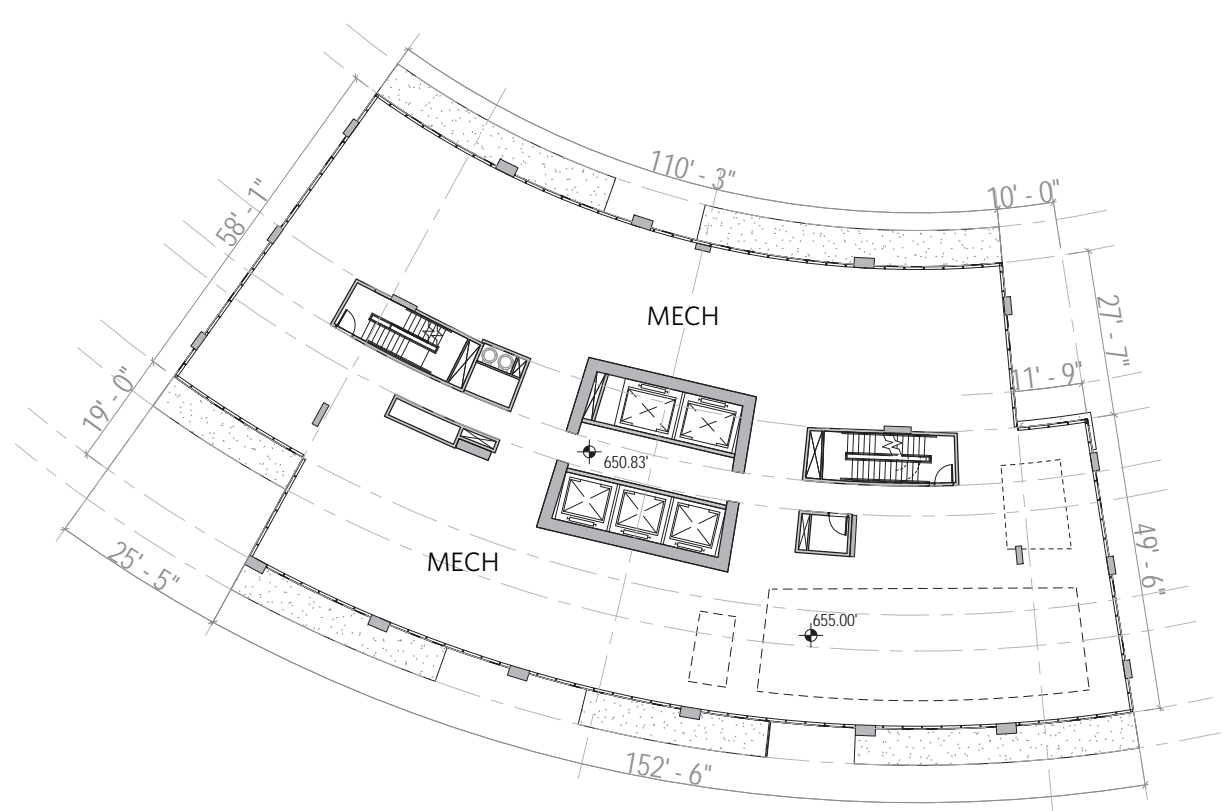
Levels 45-54 Upper Typical Floor Plans



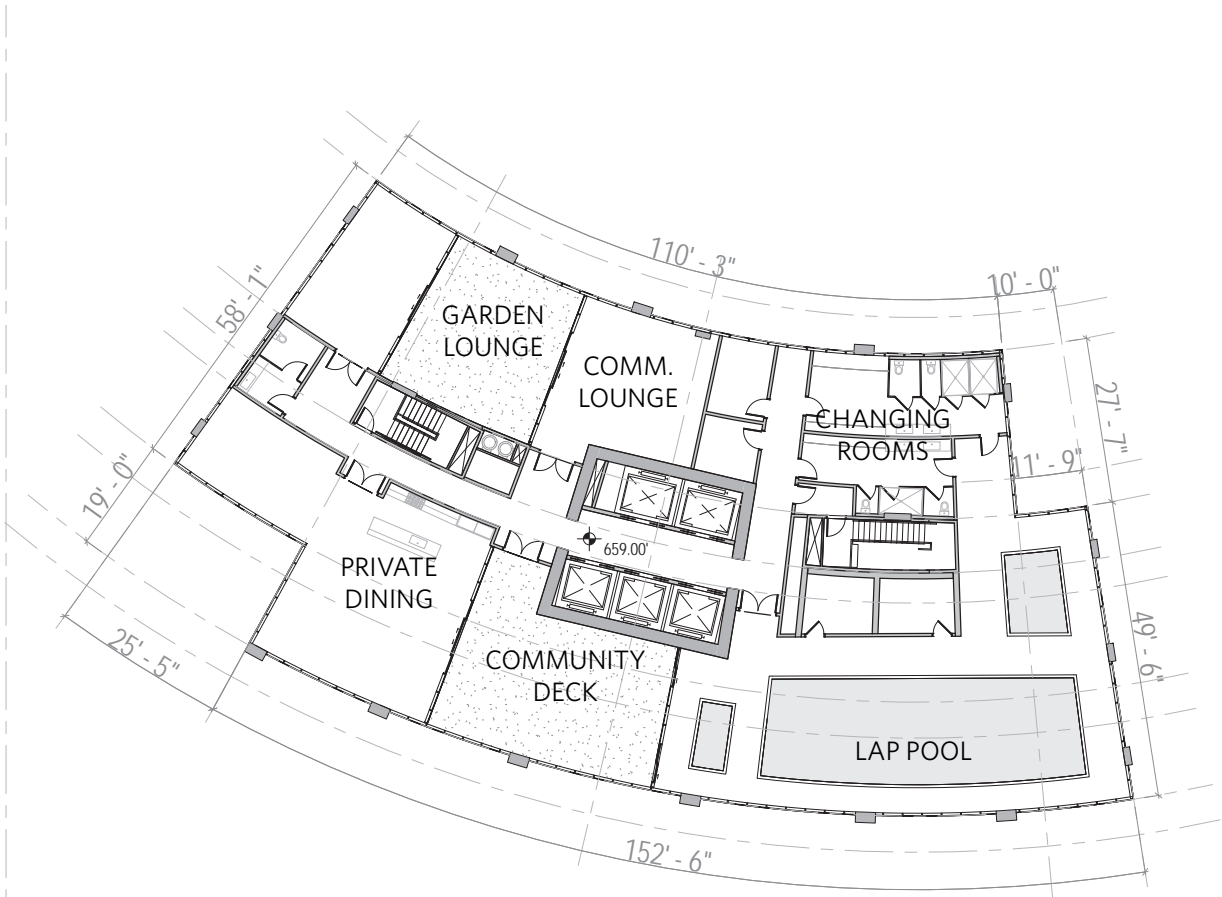
Level 55 Penthouse Floor Plan



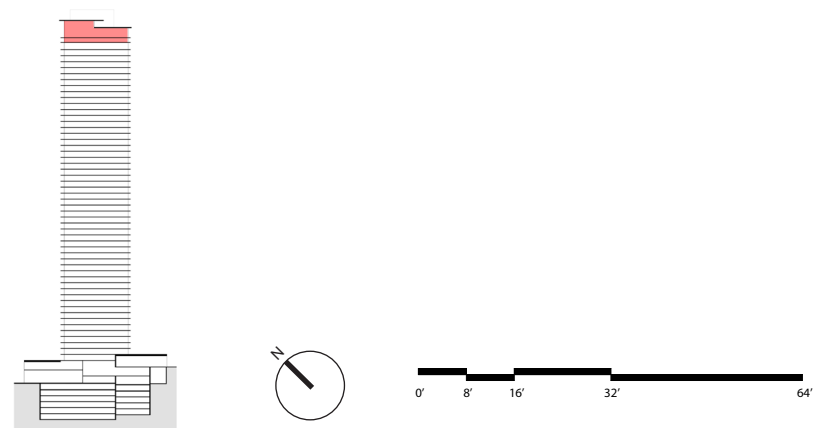
4.6 Rooftop Features

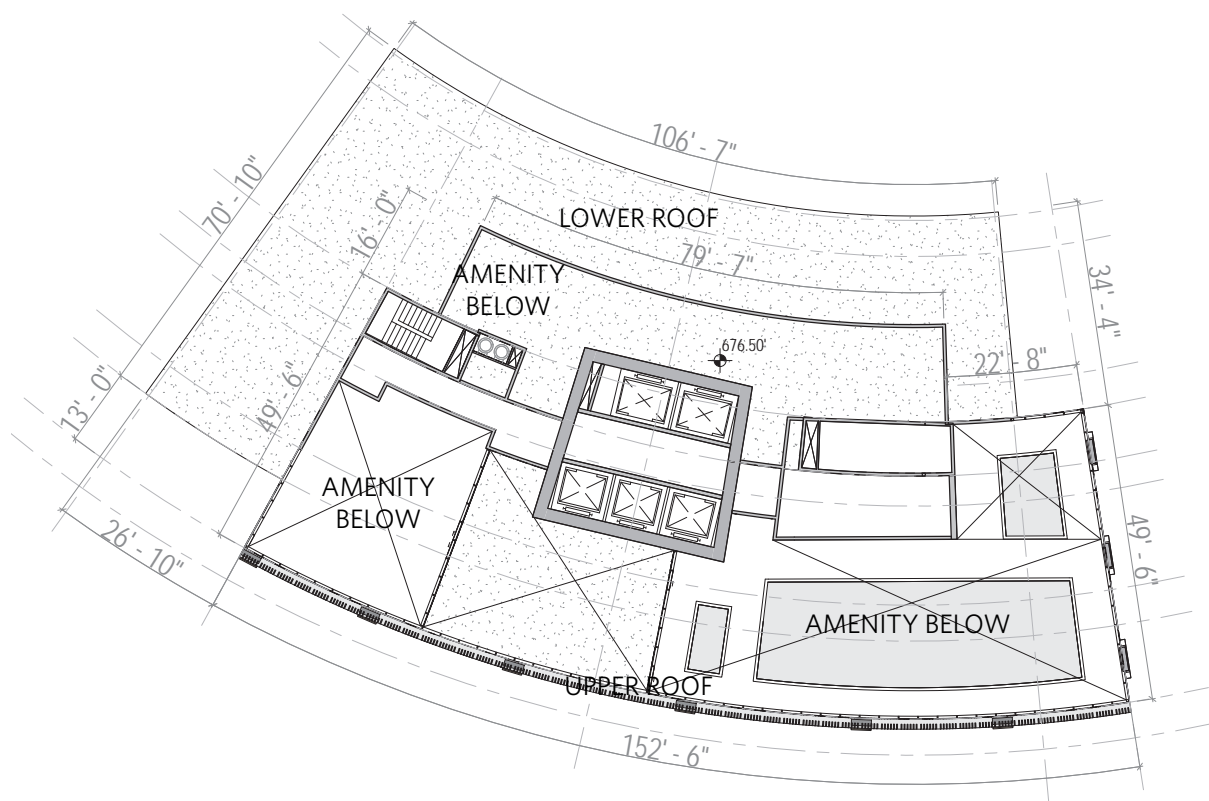


Level 56 Interstitial Mechanical Space

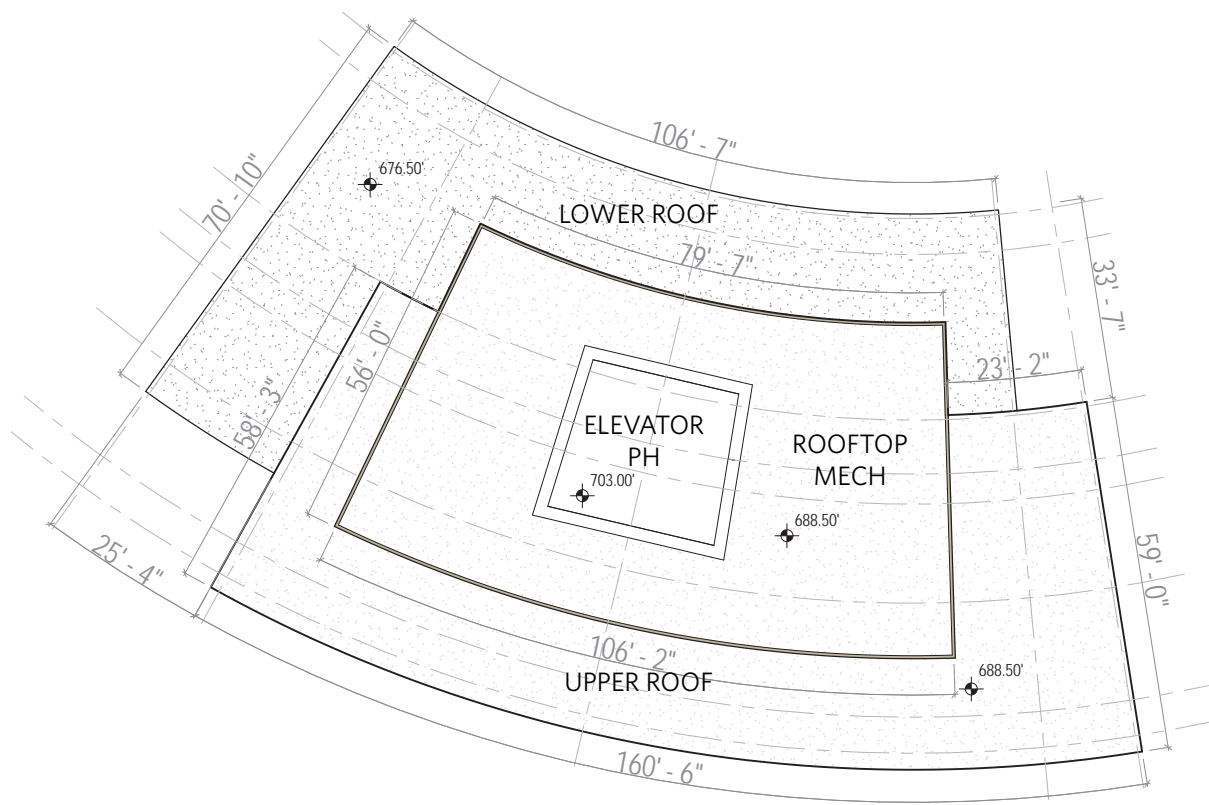


Level 57 Amenity

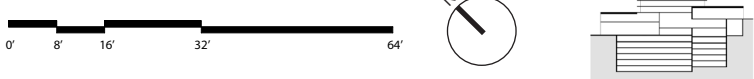


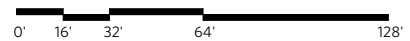


Rooftop Mechanical Plan

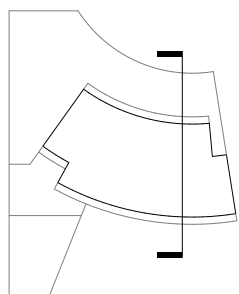
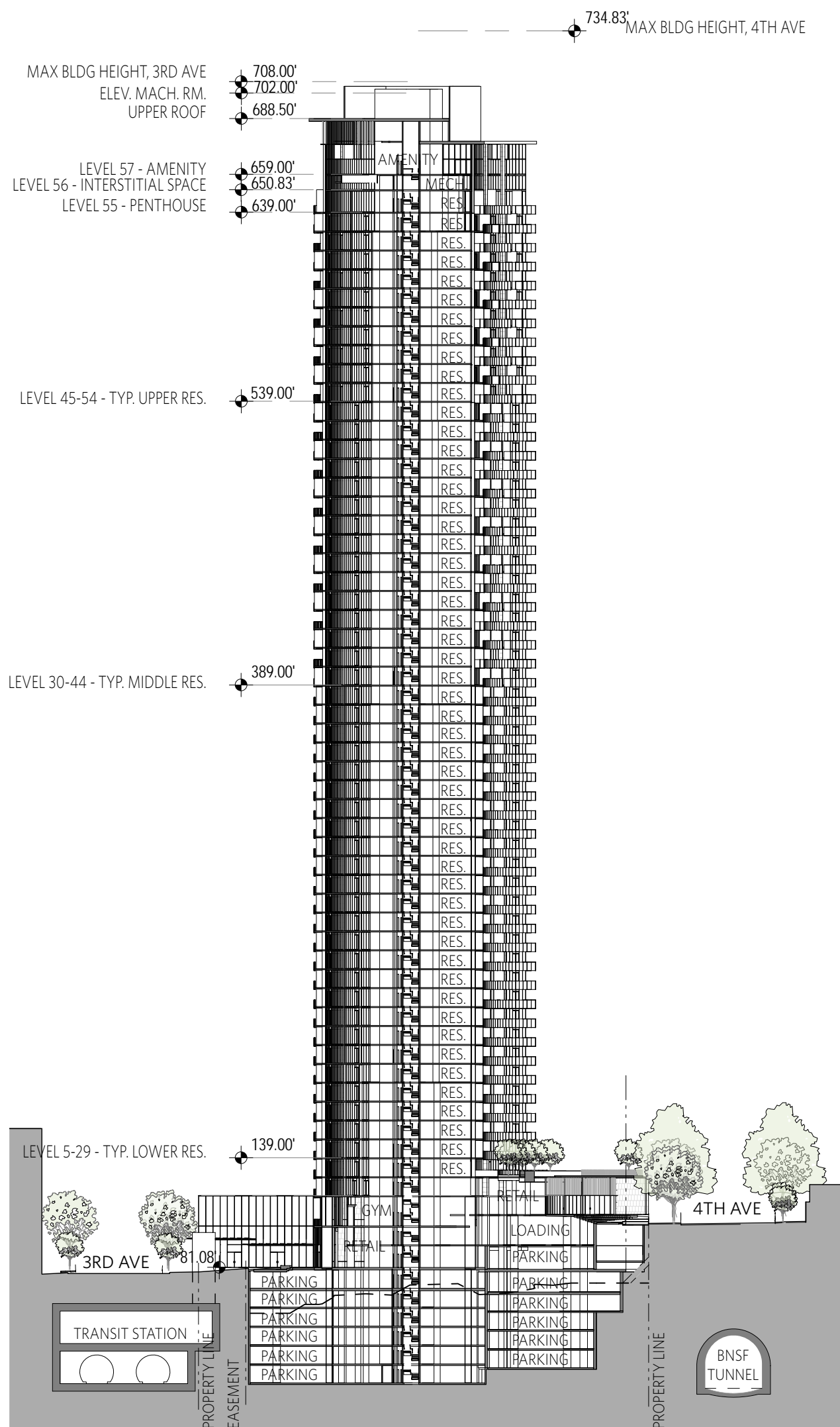


Roof Plan





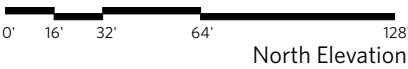
94



4.8 Elevations



North Elevation: 4th Ave





East Elevation: James Street





South Elevation: 3rd Ave





West Elevation: Cherry Street



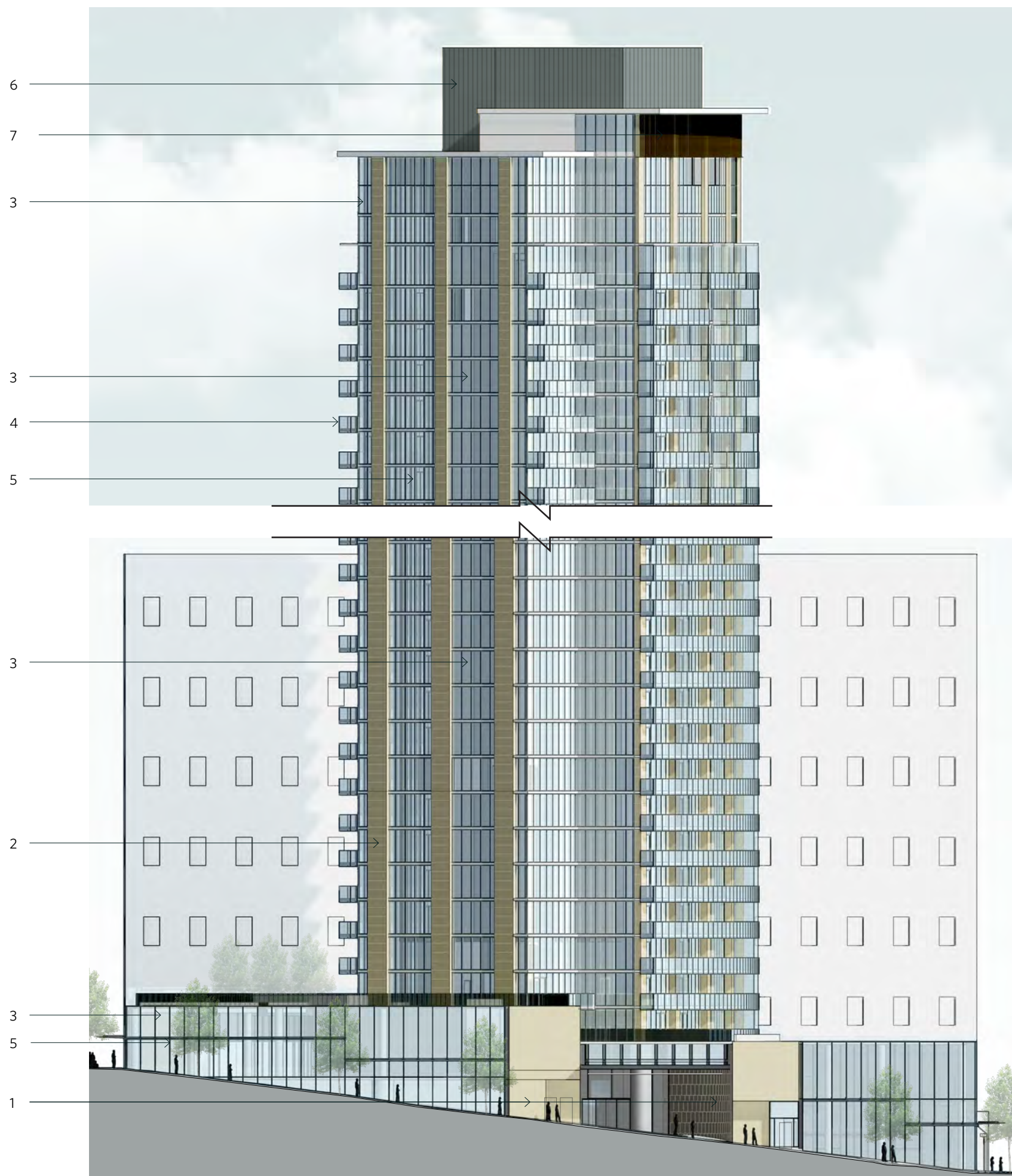
5.0

Materials



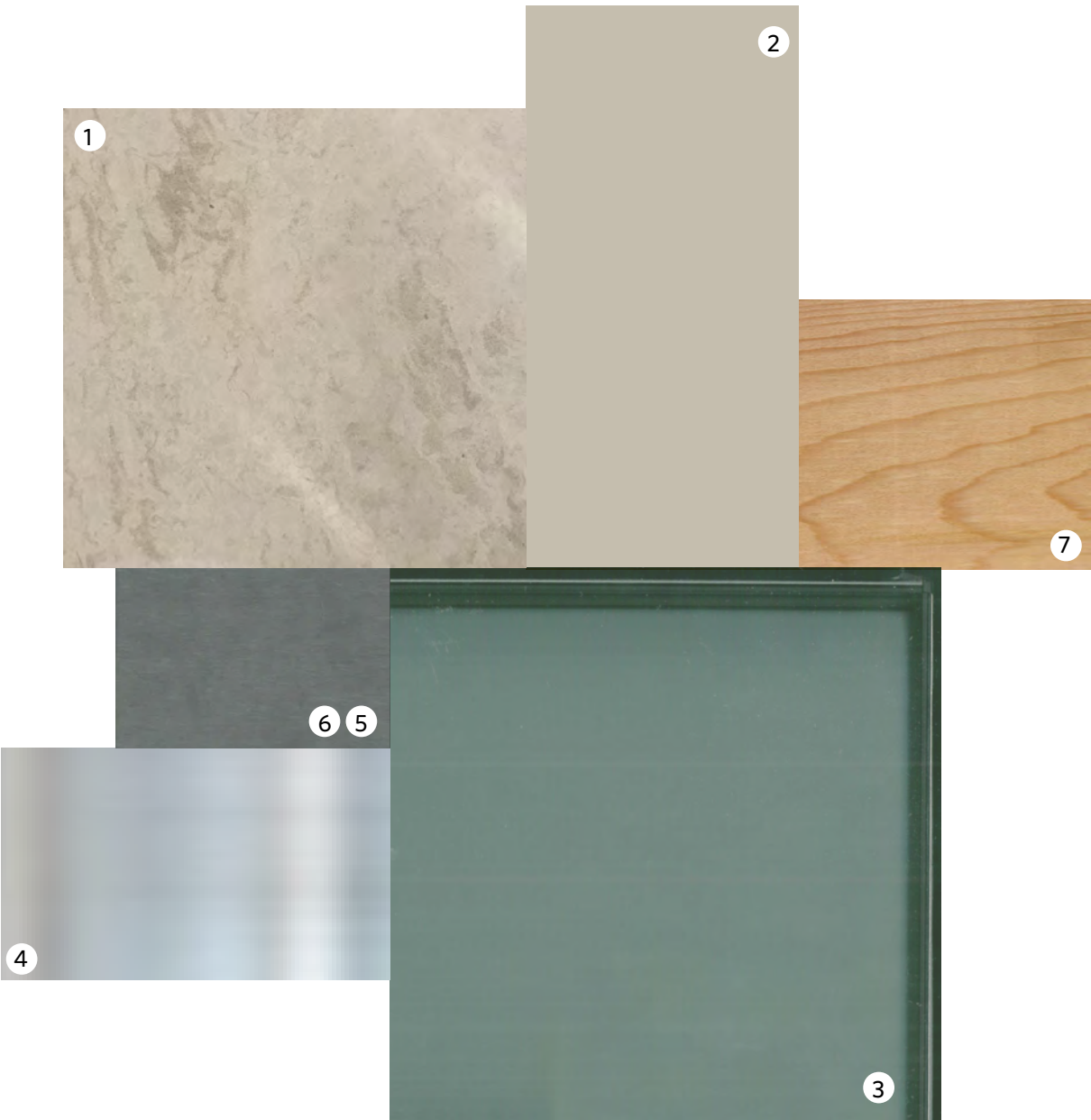
View from 3rd & James

5.1 Overall Materials



- 1. Mocha Grey Stone
- 2. Painted Concrete to match Stone
- 3. Glazing
- 4. Aluminum Railings
- 5. Mullions
- 6. Visual Screen
- 7. Wood Slats

5.2 Material Board



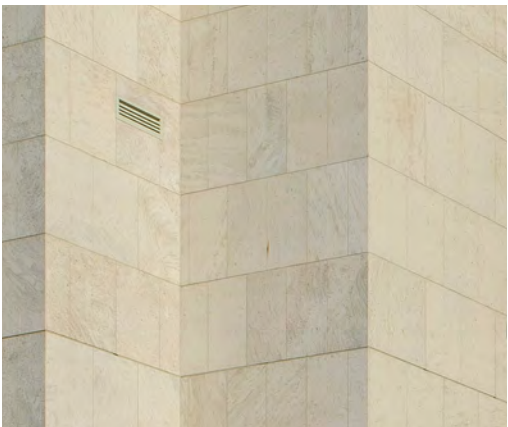
- 1. Mocha Grey Stone
- 2. Painted Concrete to match Stone
- 3. Glazing
- 4. Aluminum Railings
- 5. Mullions
- 6. Visual Screen
- 7. Wood Slats

5.3 Podium

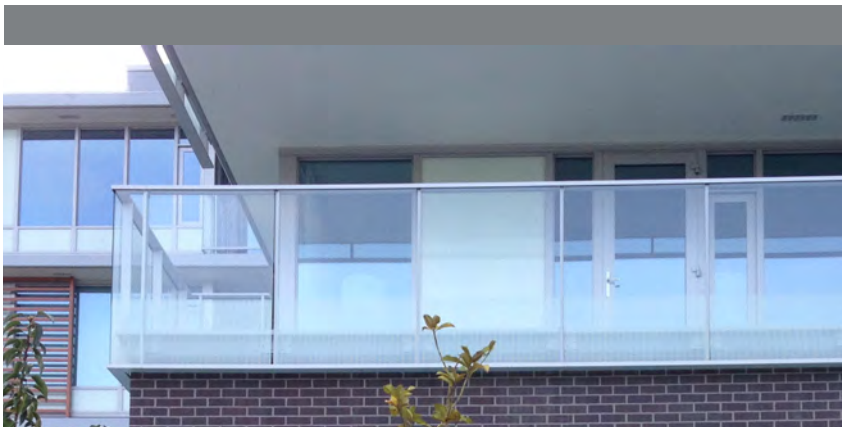
James Street



- 1. Mocha Grey Stone
- 2. Painted Concrete to match Stone
- 3. Glazing
- 4. Aluminum Railings
- 5. Mullions
- 6. Visual Screen
- 7. Wood Slats



1. Stone Precedent, Rivergreen, James KM Cheng Architects

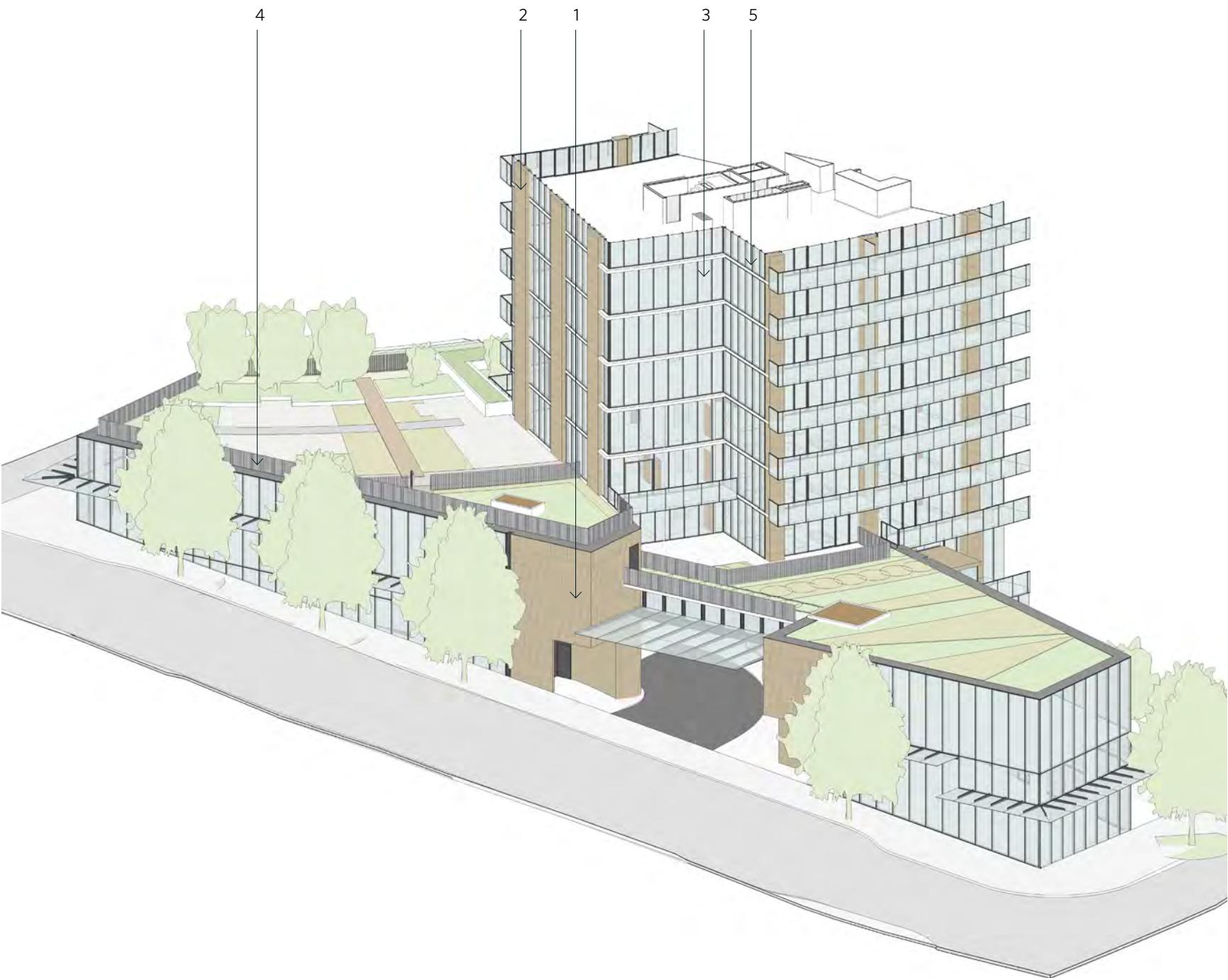


4. Balcony Precedent, MC2, James KM Cheng Architects

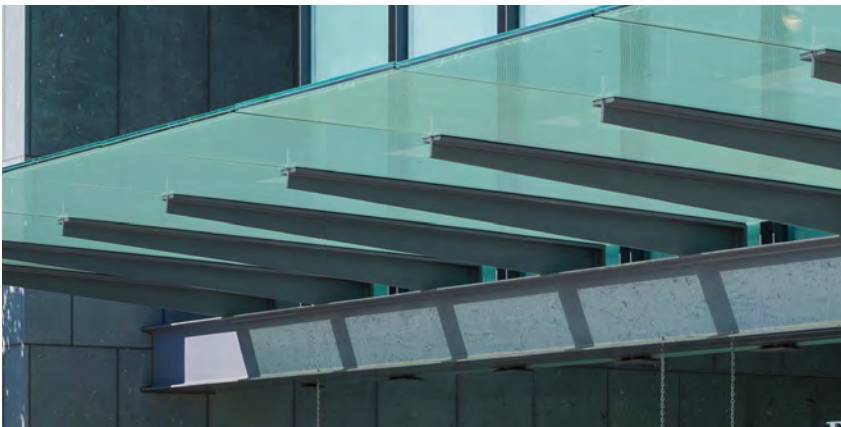


Mechanical Louvers, Ambleside, James KM Cheng Architects

Cherry Street



- 1. Mocha Grey Stone
- 2. Painted Concrete to match Stone
- 3. Glazing
- 4. Aluminum Railings
- 5. Mullions
- 6. Visual Screen
- 7. Wood Slats



Glass Canopy Precedent, Ambleside, James KM Cheng Architects



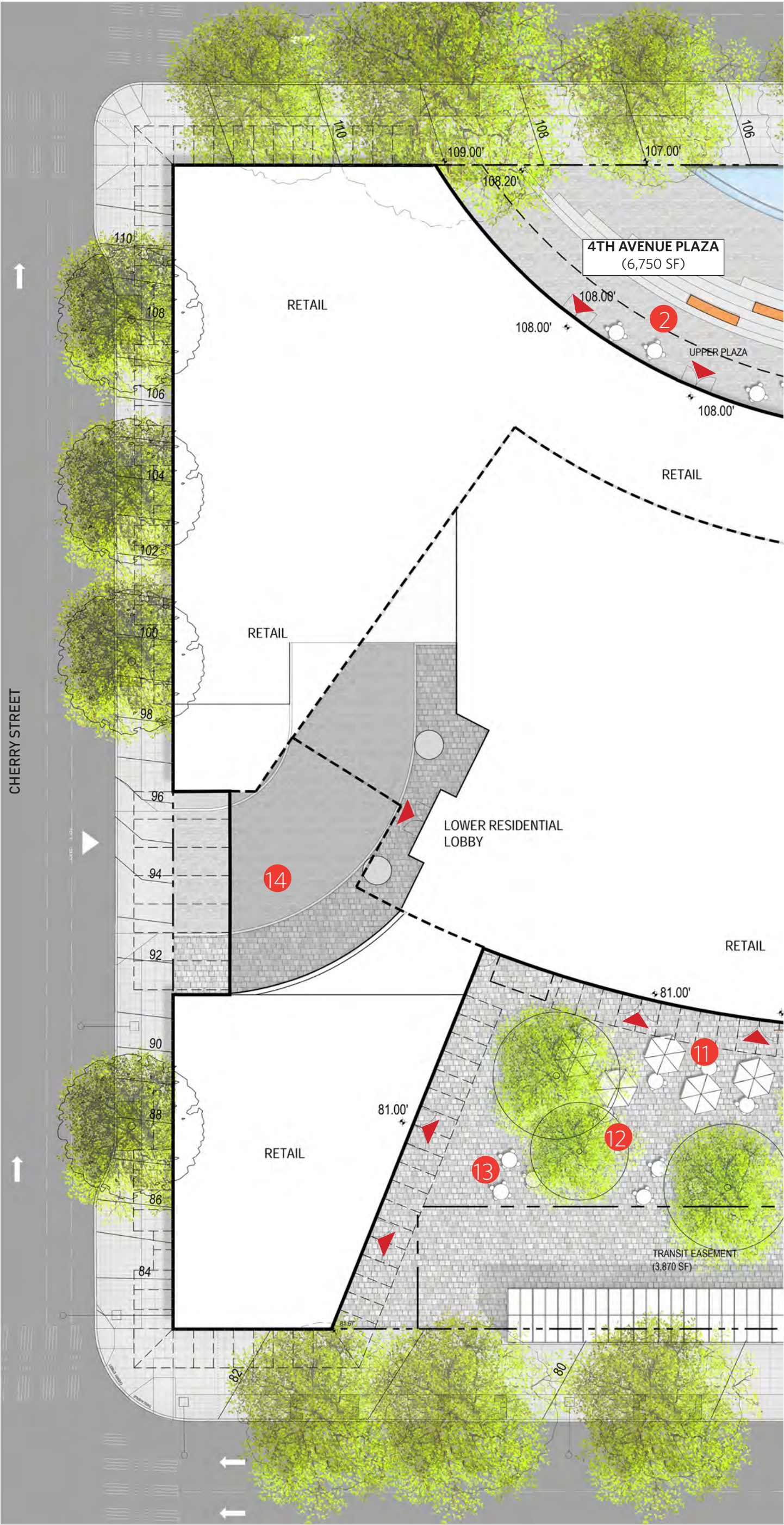
7. Wood Slat Precedent, Ambleside, James KM Cheng Architects

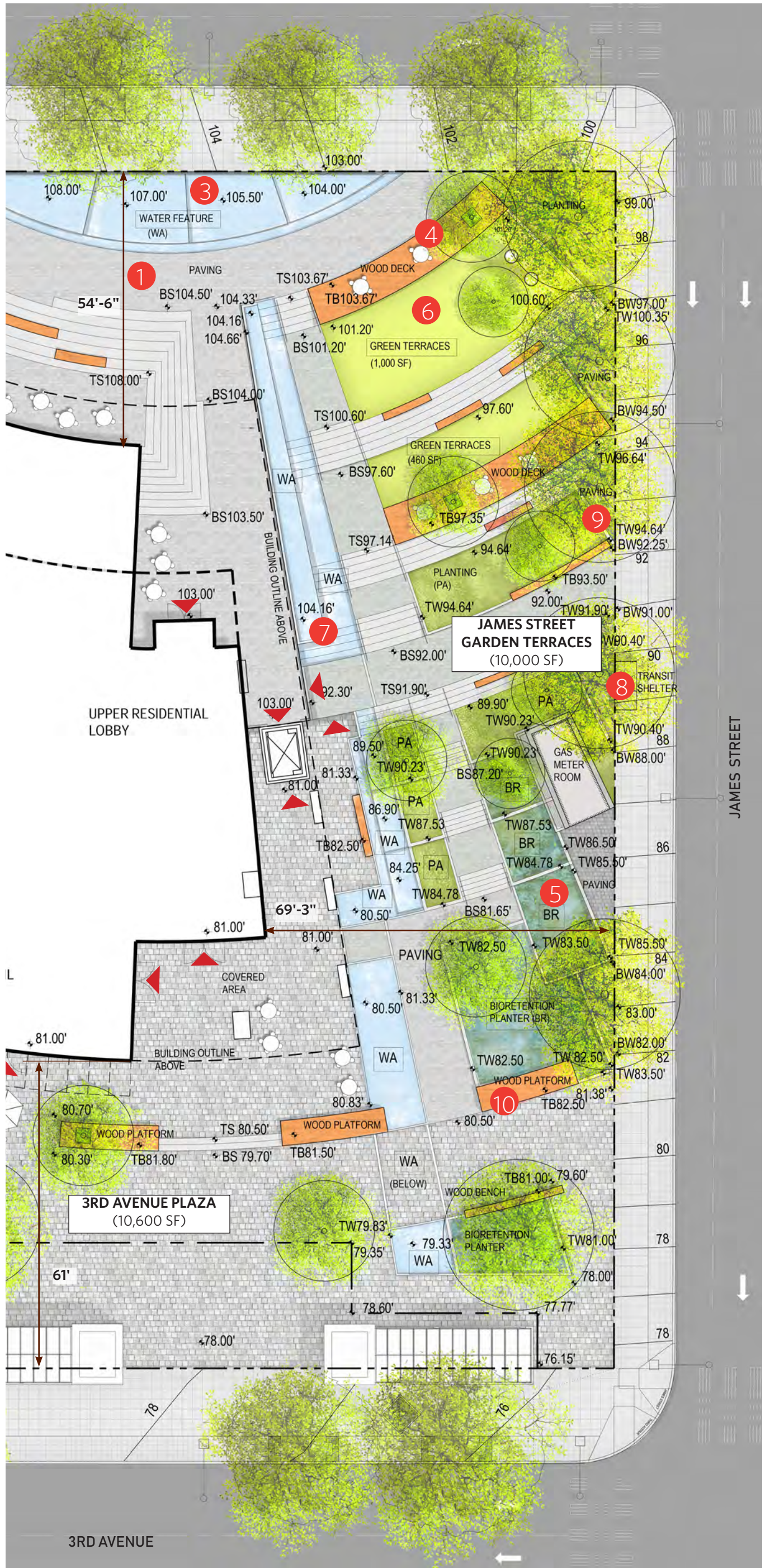
6.0

Composite Landscape/ Hardscape Plans



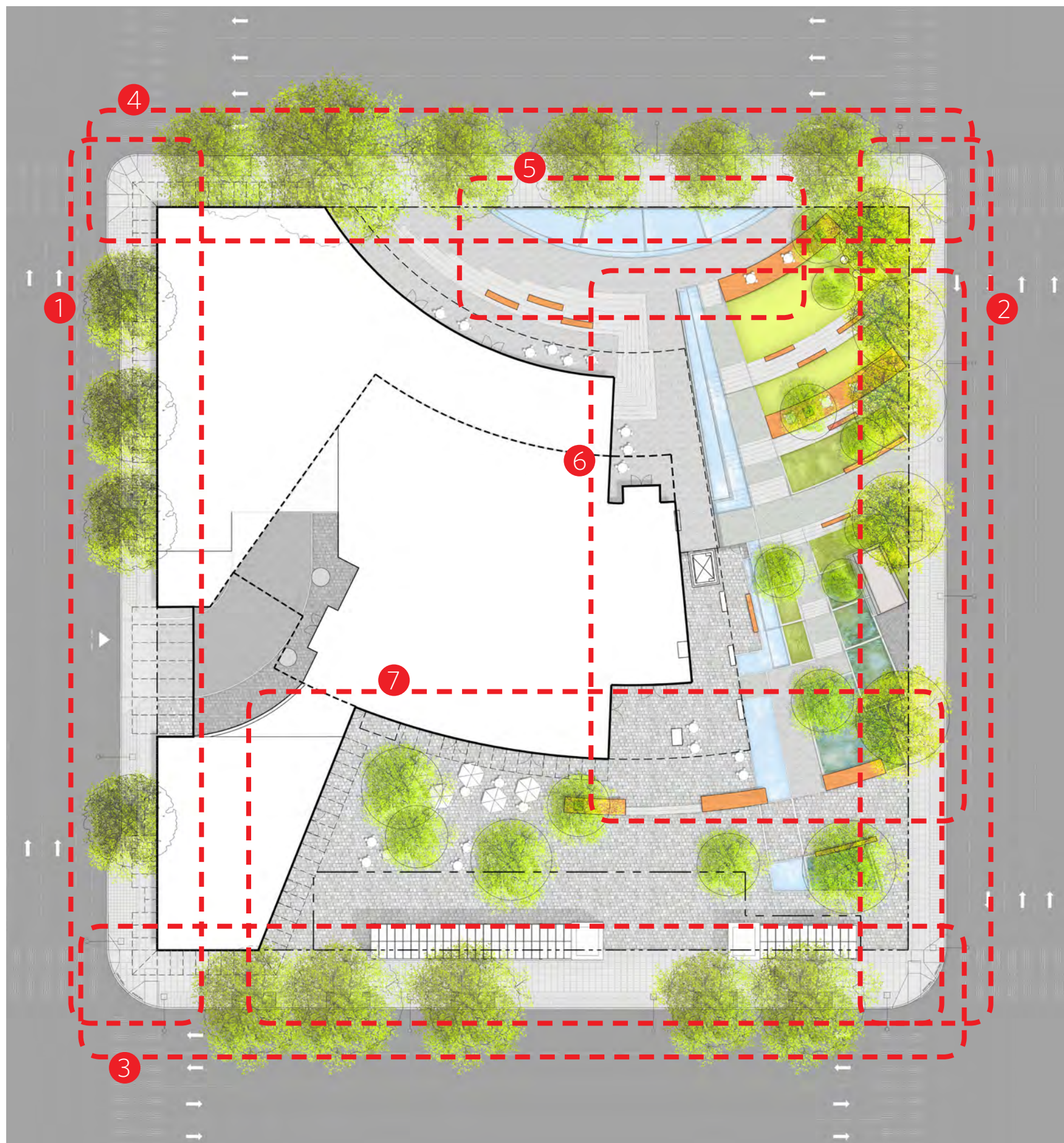
6.1 Ground Level





- 1 Upper Plaza
- 2 Outdoor Cafe Terrace
- 3 Water Feature
- 4 Wood Decking
- 5 Bioretention Planters
- 6 Lawn Terrace
- 7 Cascading Waterfalls
- 8 Bus Shelter
- 9 Planted Seating Edge
- 10 Wood Platform
- 11 Lower Plaza Restaurant Seating
- 12 London Plane Grove
- 13 Movable Tables & Chairs
- 14 Vehicular Entry Court

Enlargement Plans Key



- 1. Cherry Street Streetscape
- 2. James Street Streetscape
- 3. 3rd Avenue Streetscape
- 4. 4th Avenue Streetscape
- 5. 4th Avenue Plaza and Water Feature
- 6. James Street Garden Terraces
- 7. 3rd Avenue Plaza



Reference Images



Lawn Terraces



Landscape Terraces and Seating Steps



Axial Terraced Water Feature



Water Wall and Steps

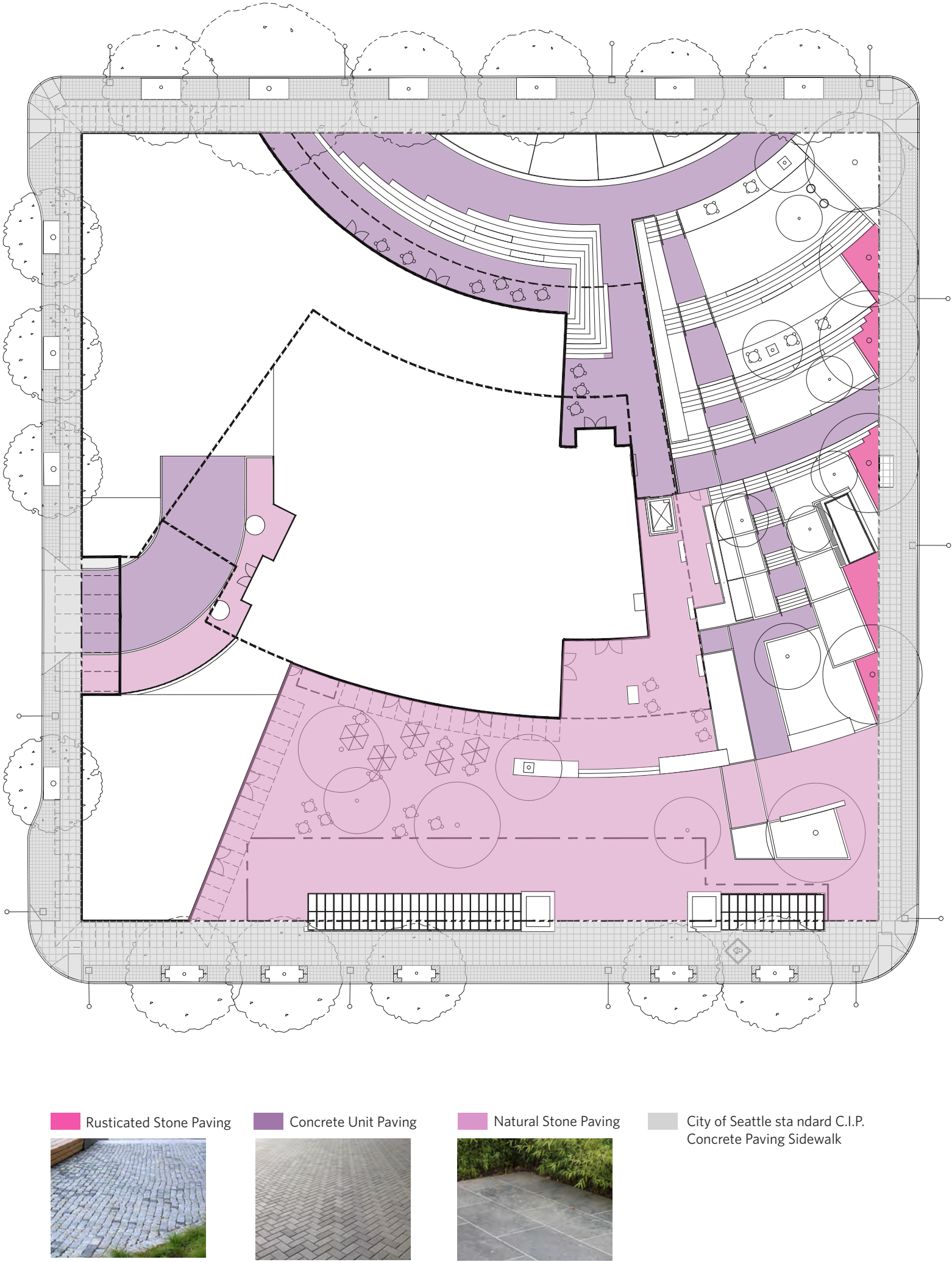


Movable Tables and Chairs on Stone/Concrete Unit Pavers

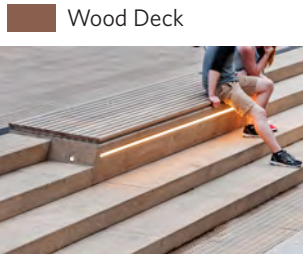
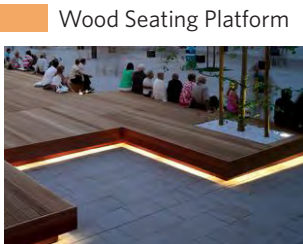
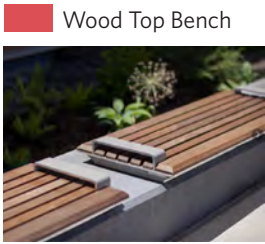
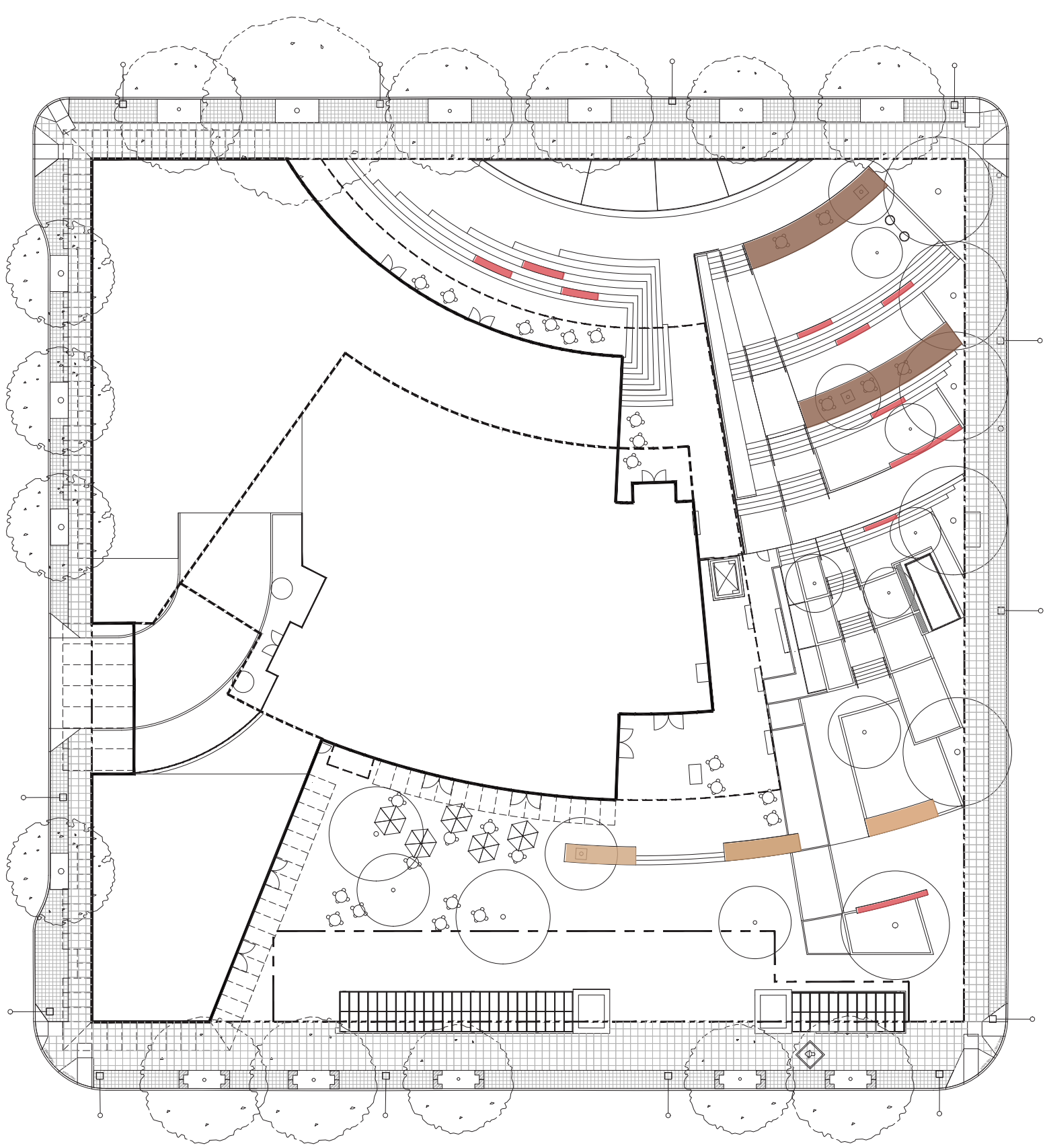


Wood Platforms and Decks

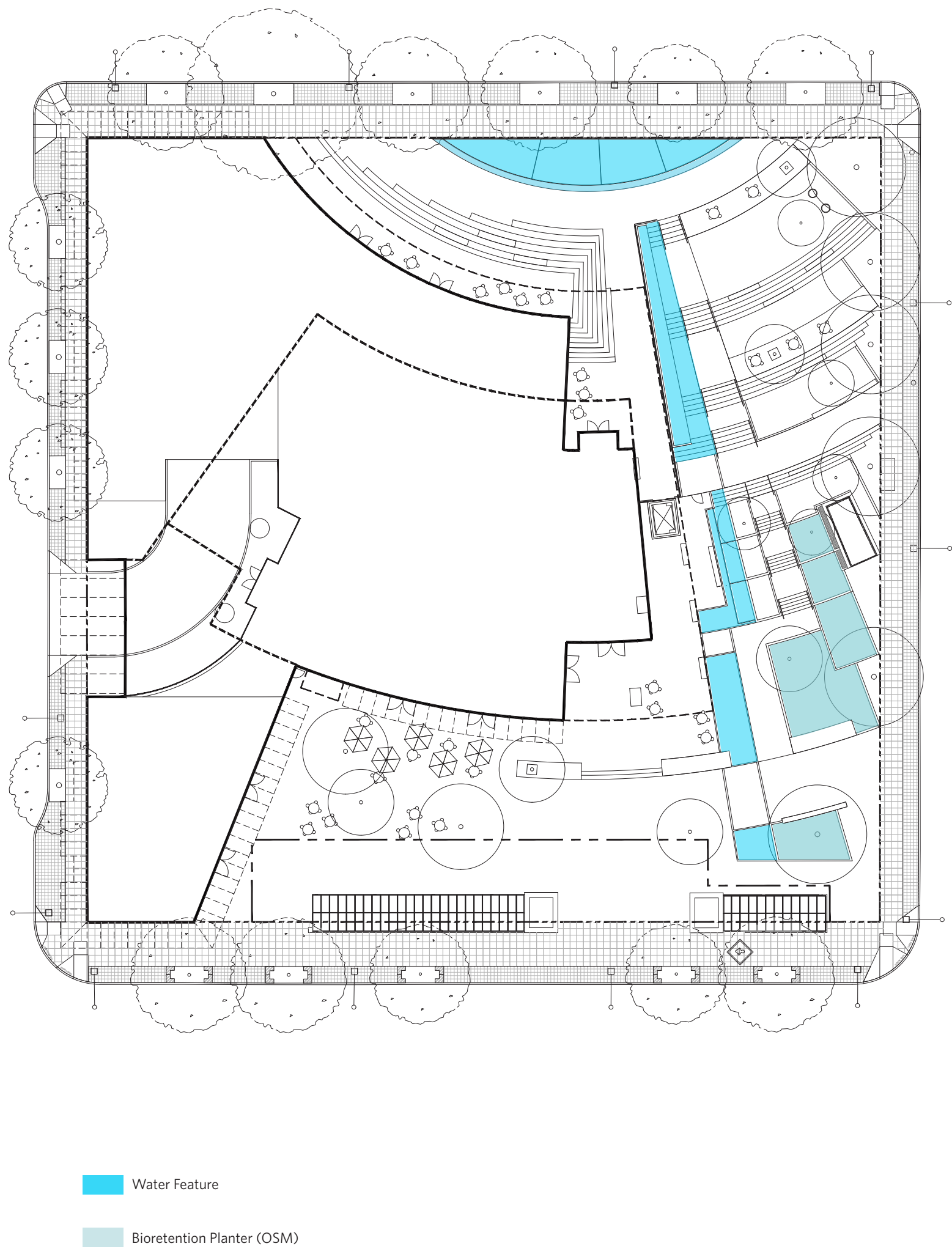
Paving Diagram



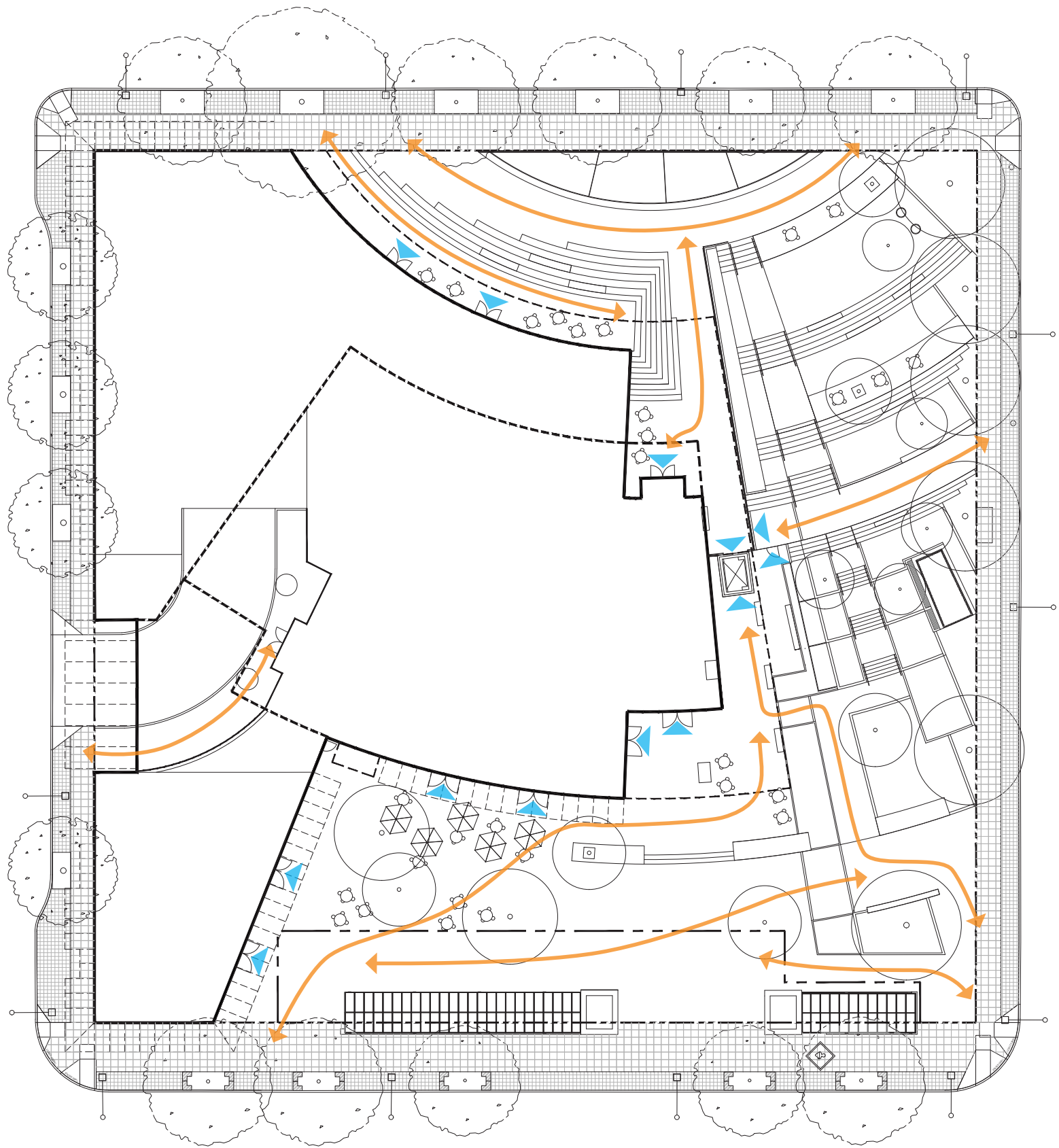
Enhanced Seating Diagram



Water Feature and Bioretention Diagram



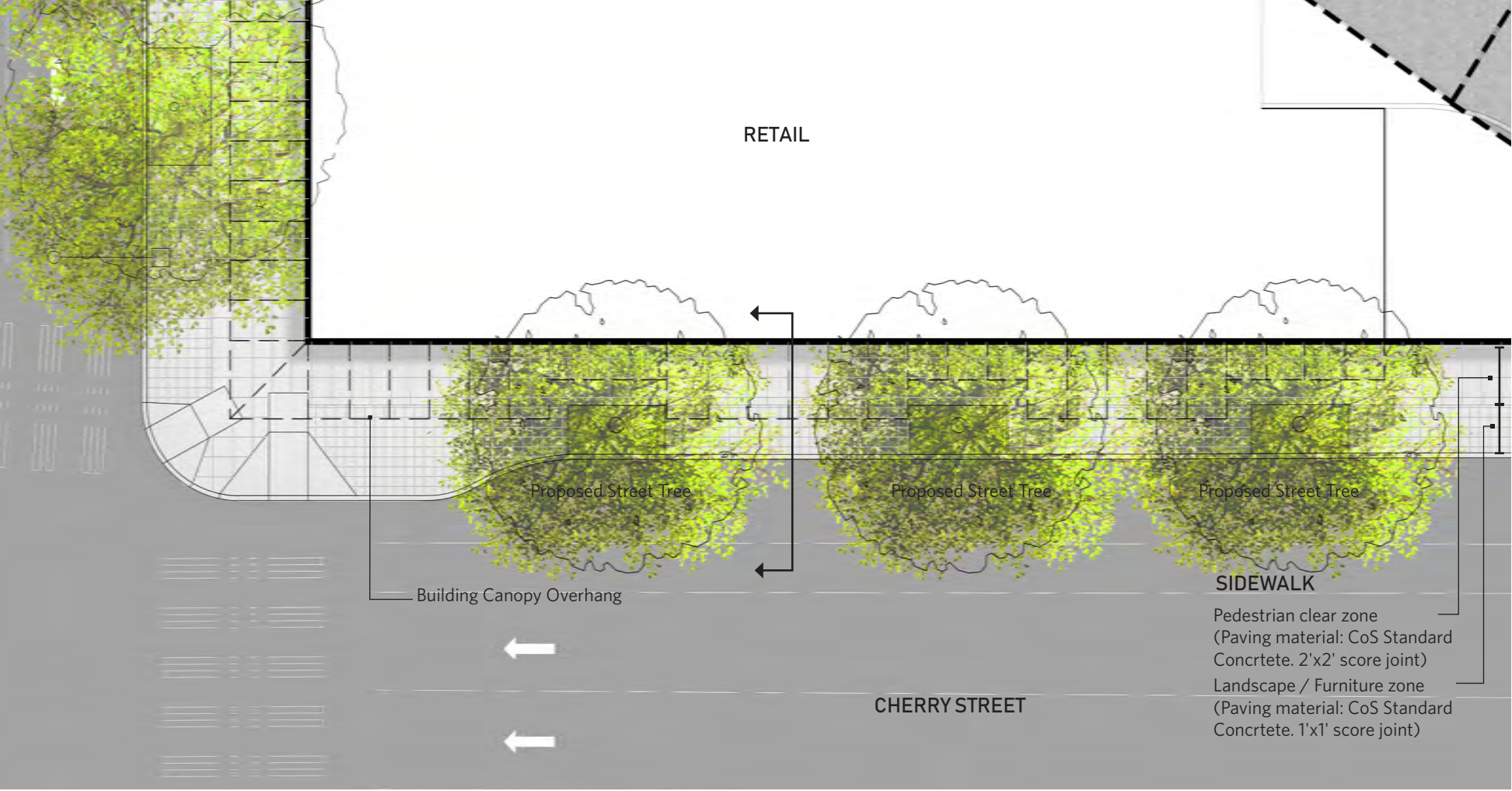
Wayfinding and Accessibility Diagram



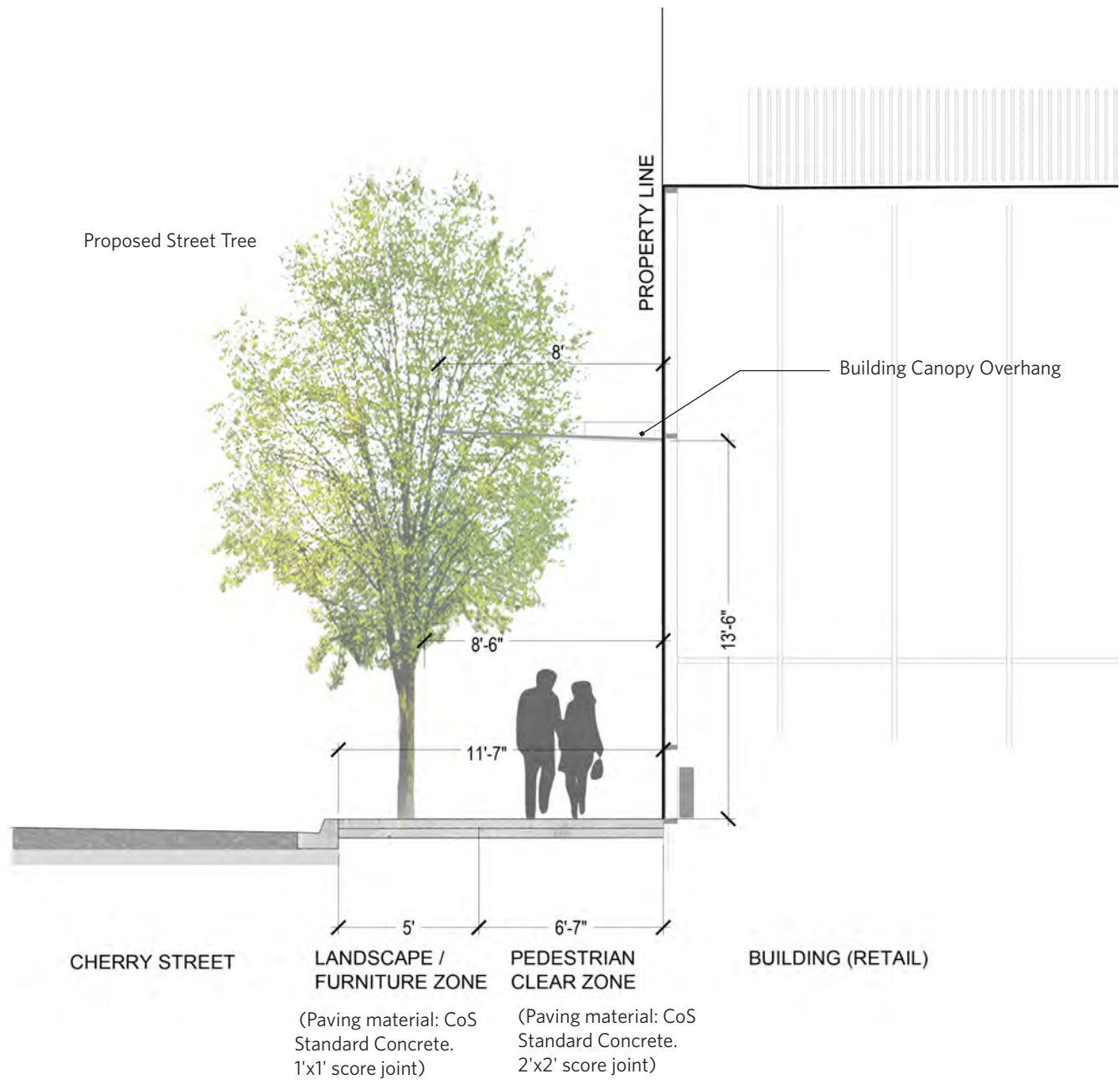
Wayfinding Signage

Accessible Circulation Routes

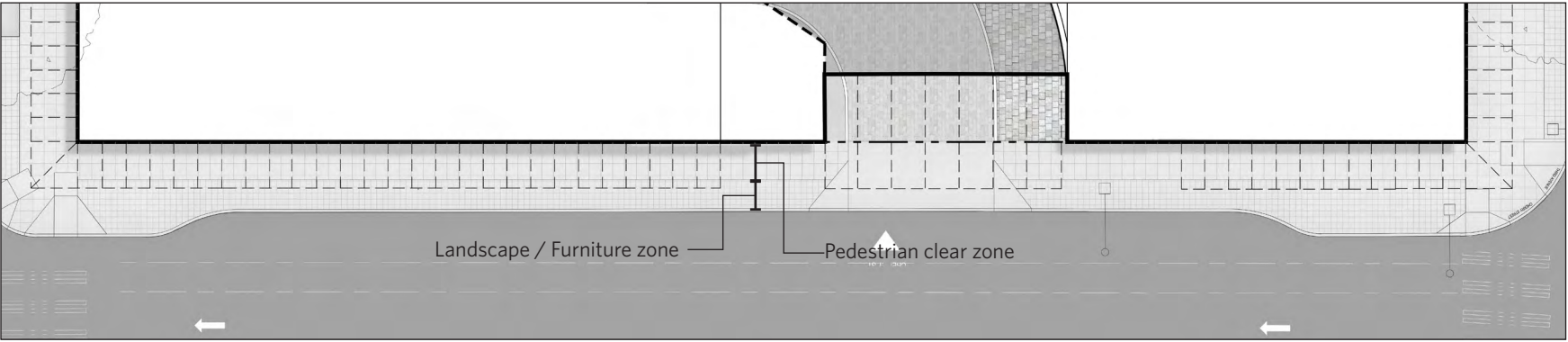
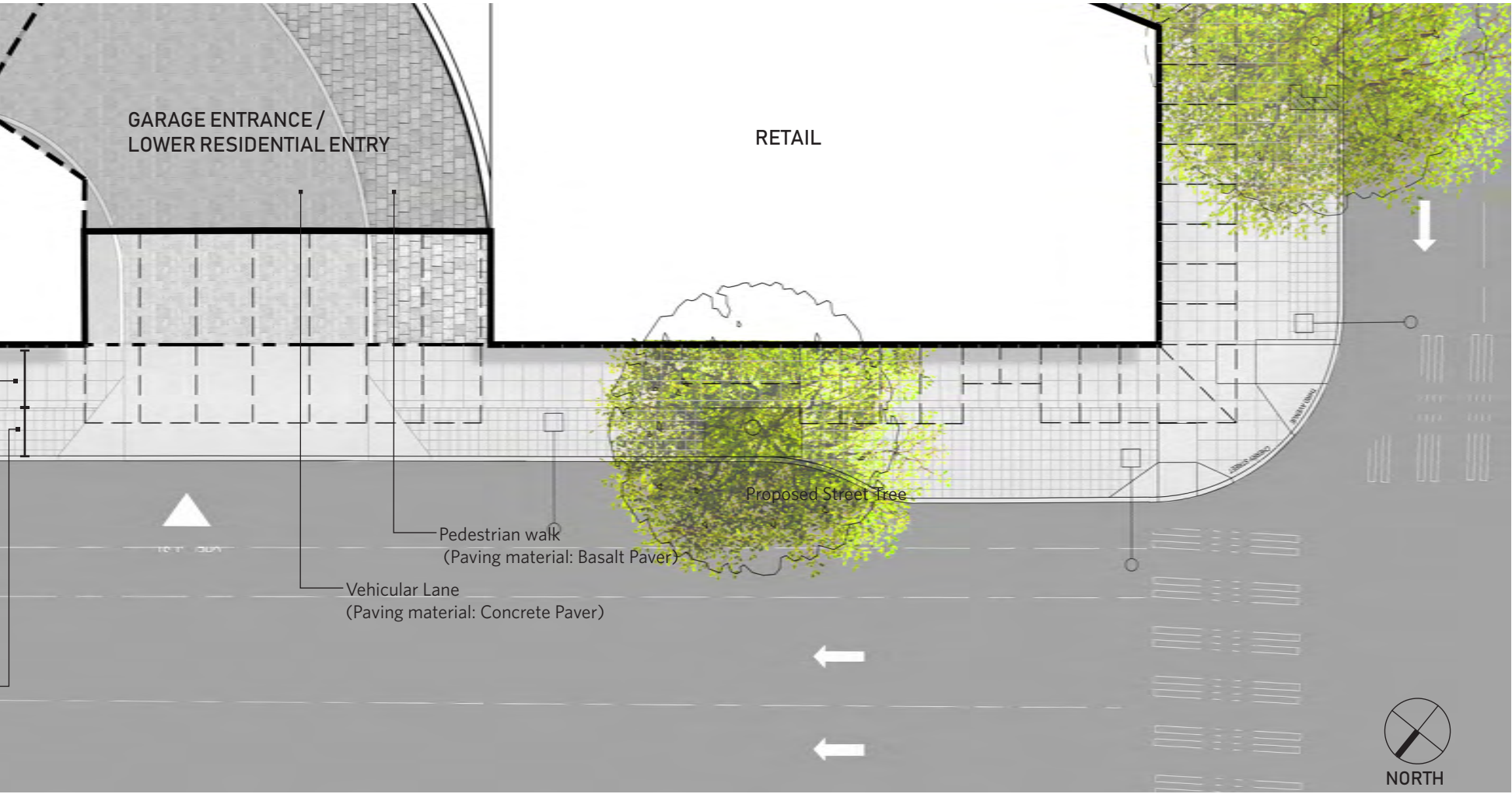
Building Entrance



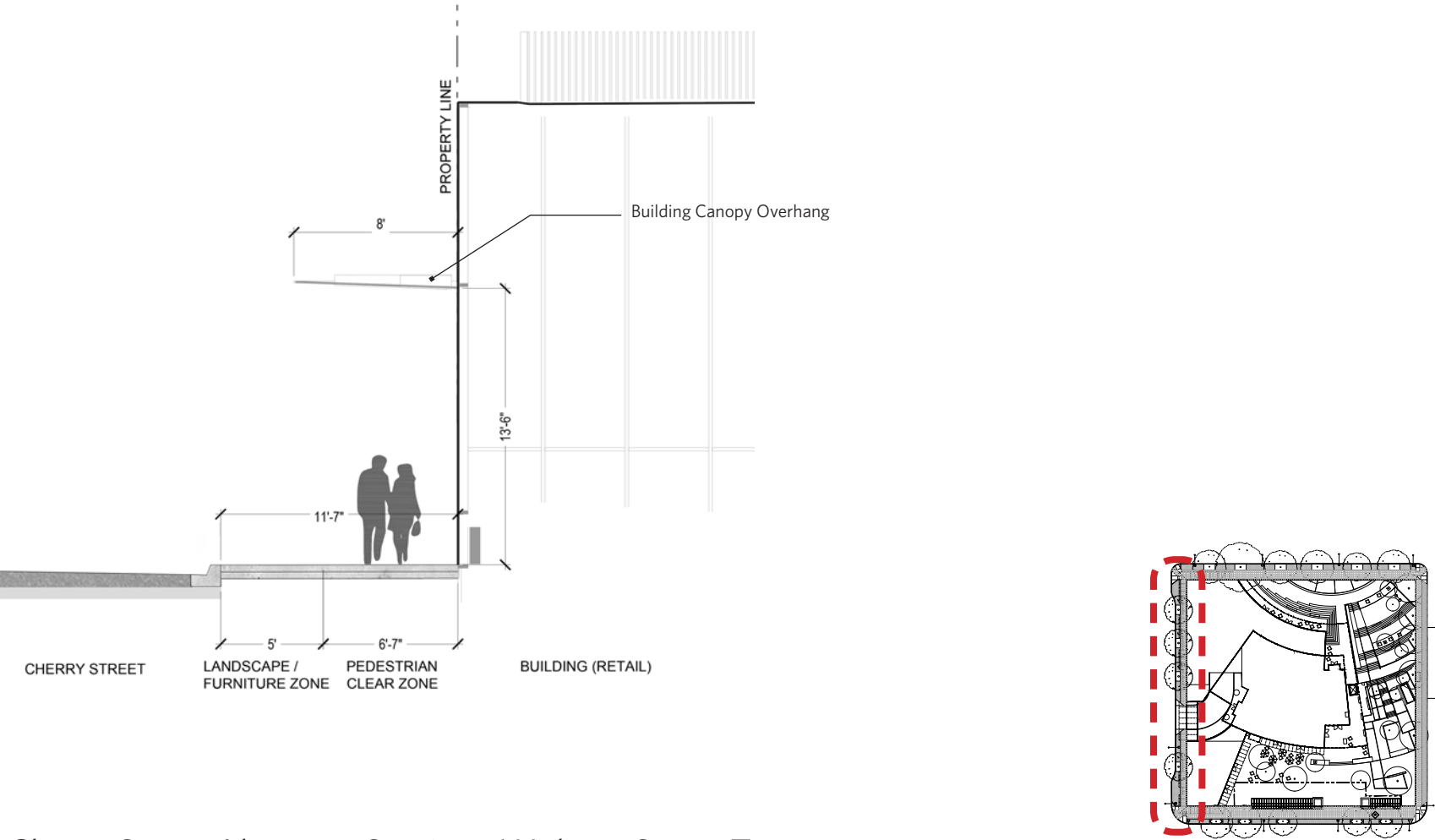
Cherry Street Enlargement Plan



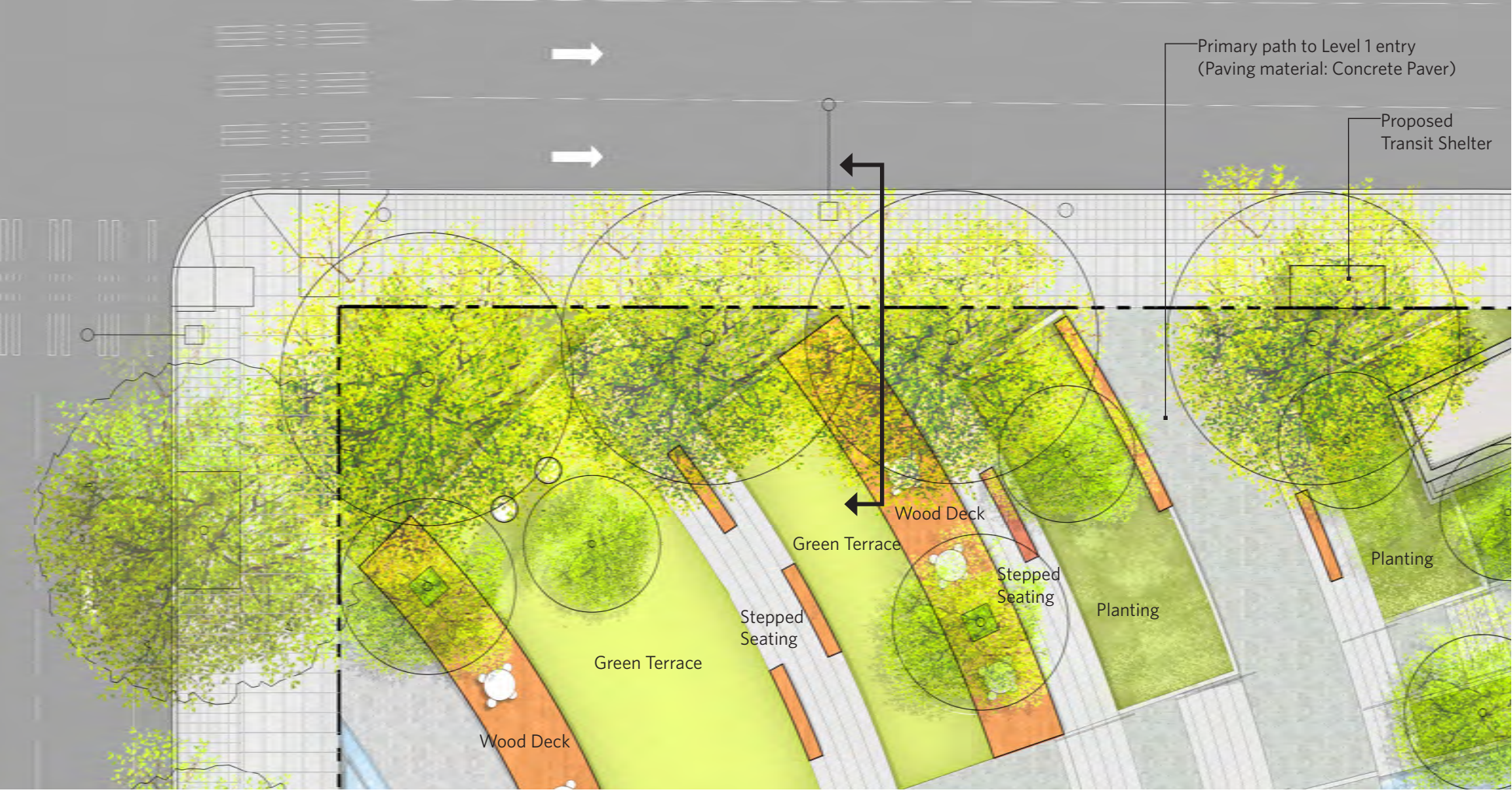
Cherry Street Section



Cherry Street Alternative Enlargement Plan : Without Street Trees

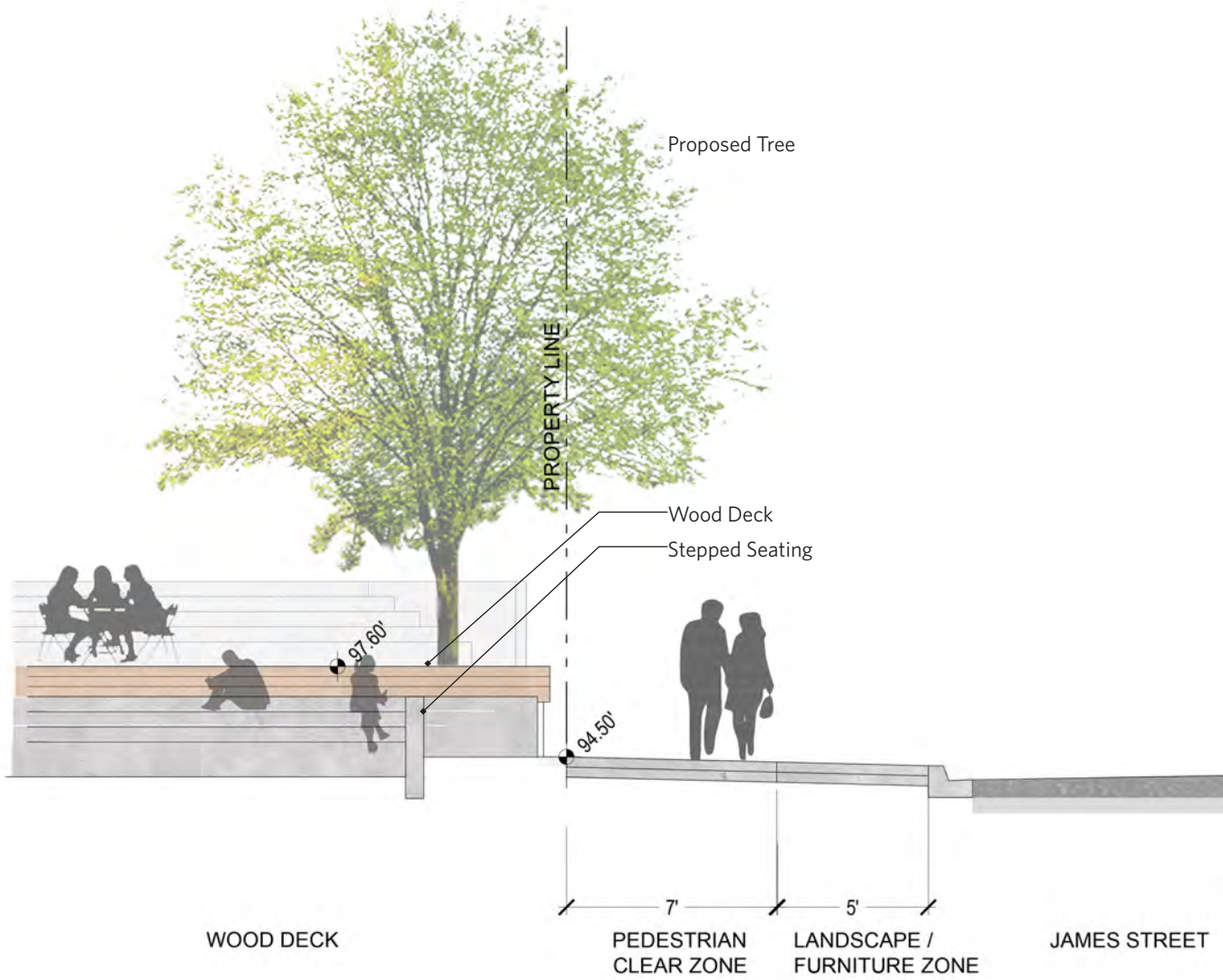


Cherry Street Alternate Section : Without Street Trees

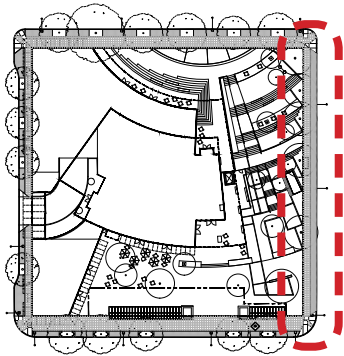
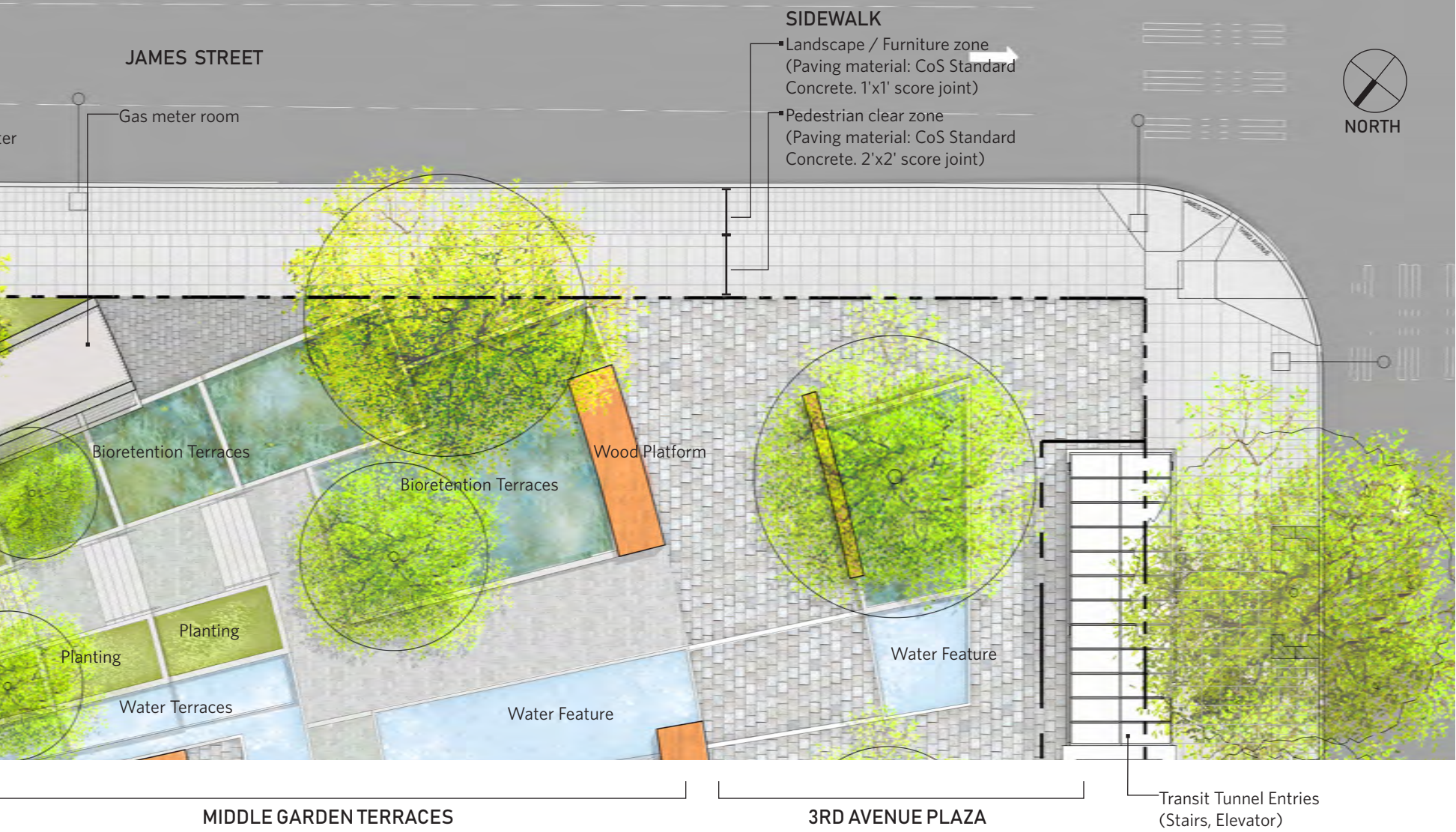


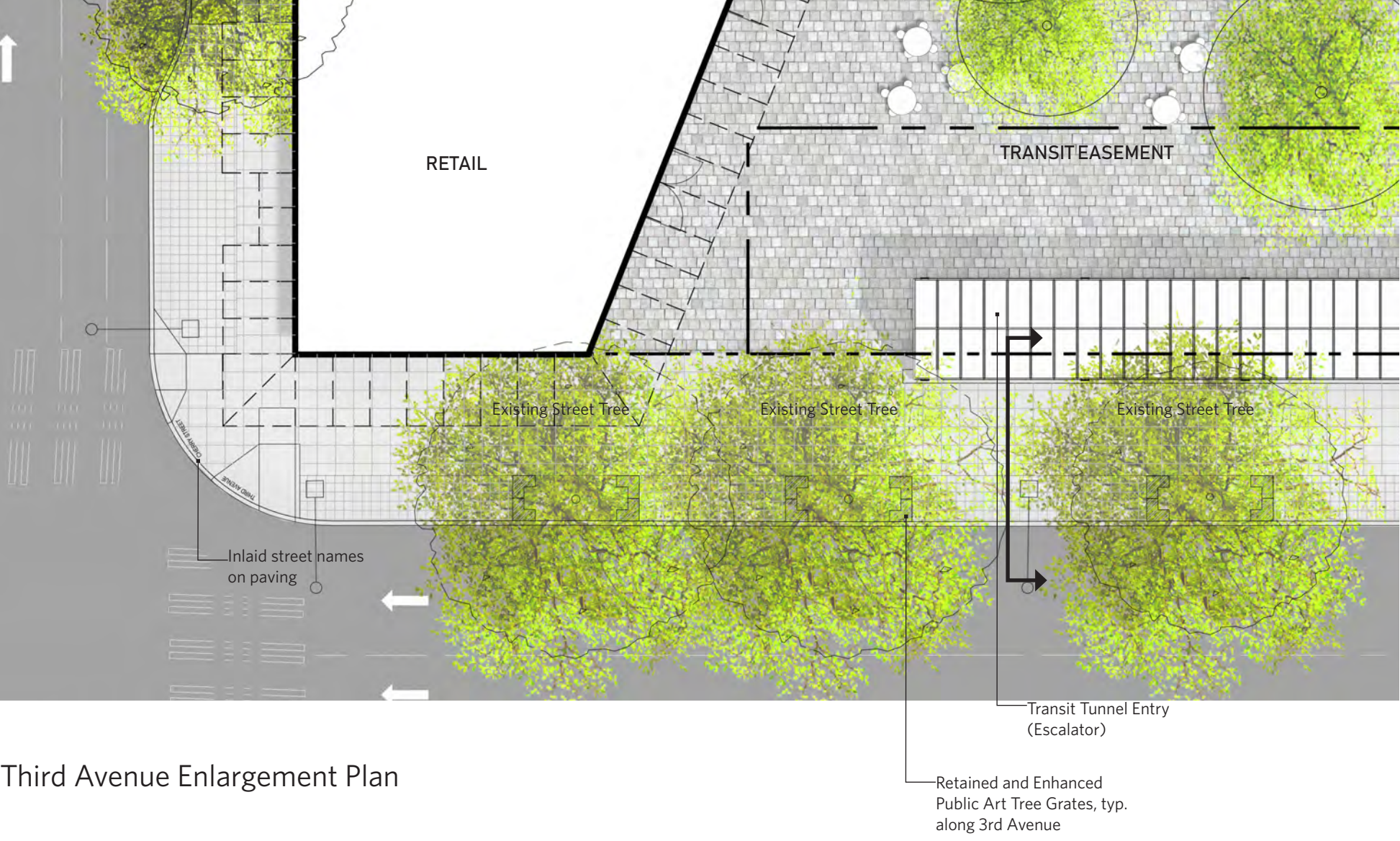
James Street Enlargement Plan

UPPER GARDEN TERRACES

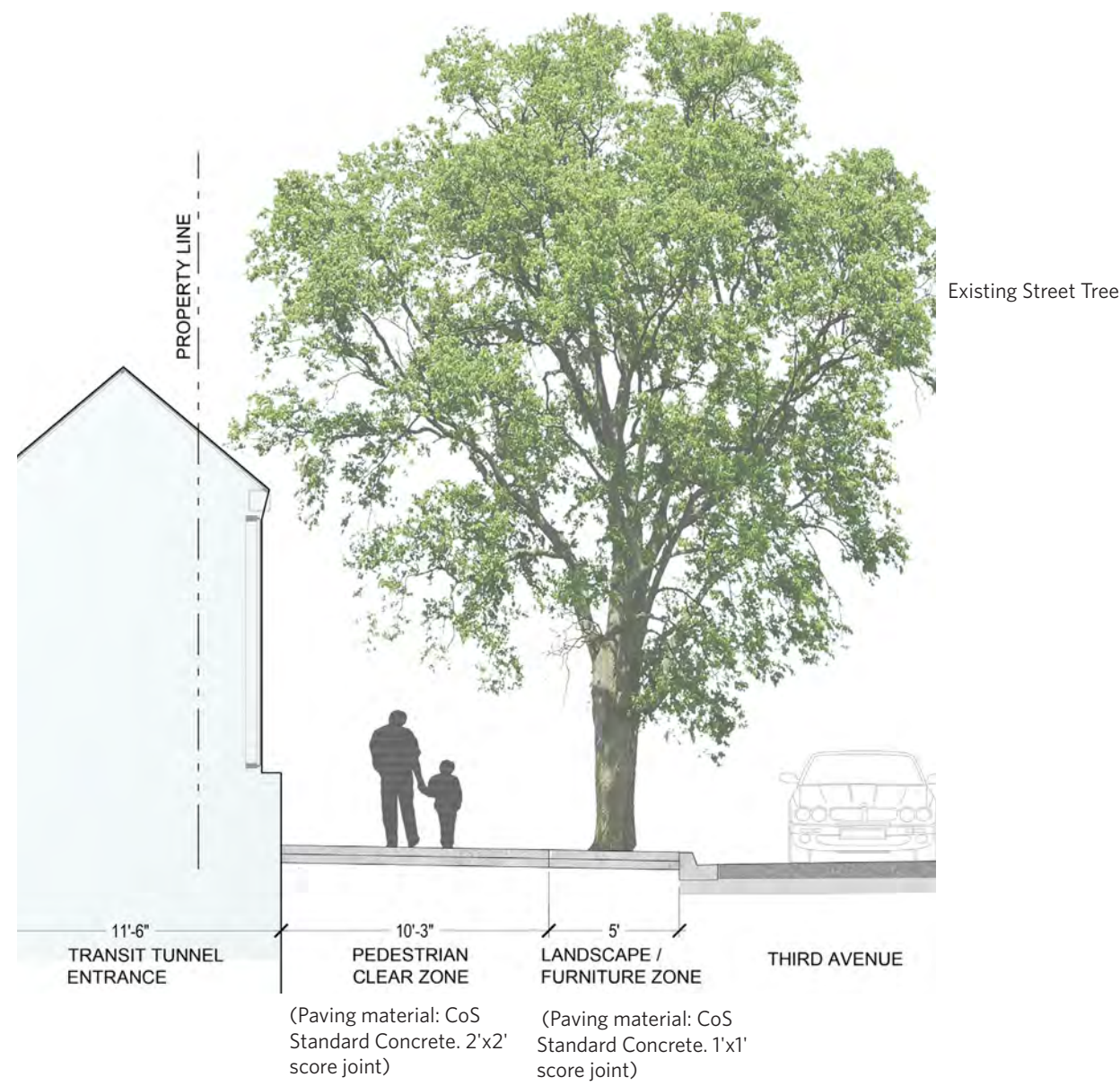


James Street Section

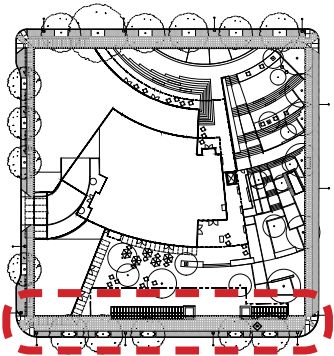
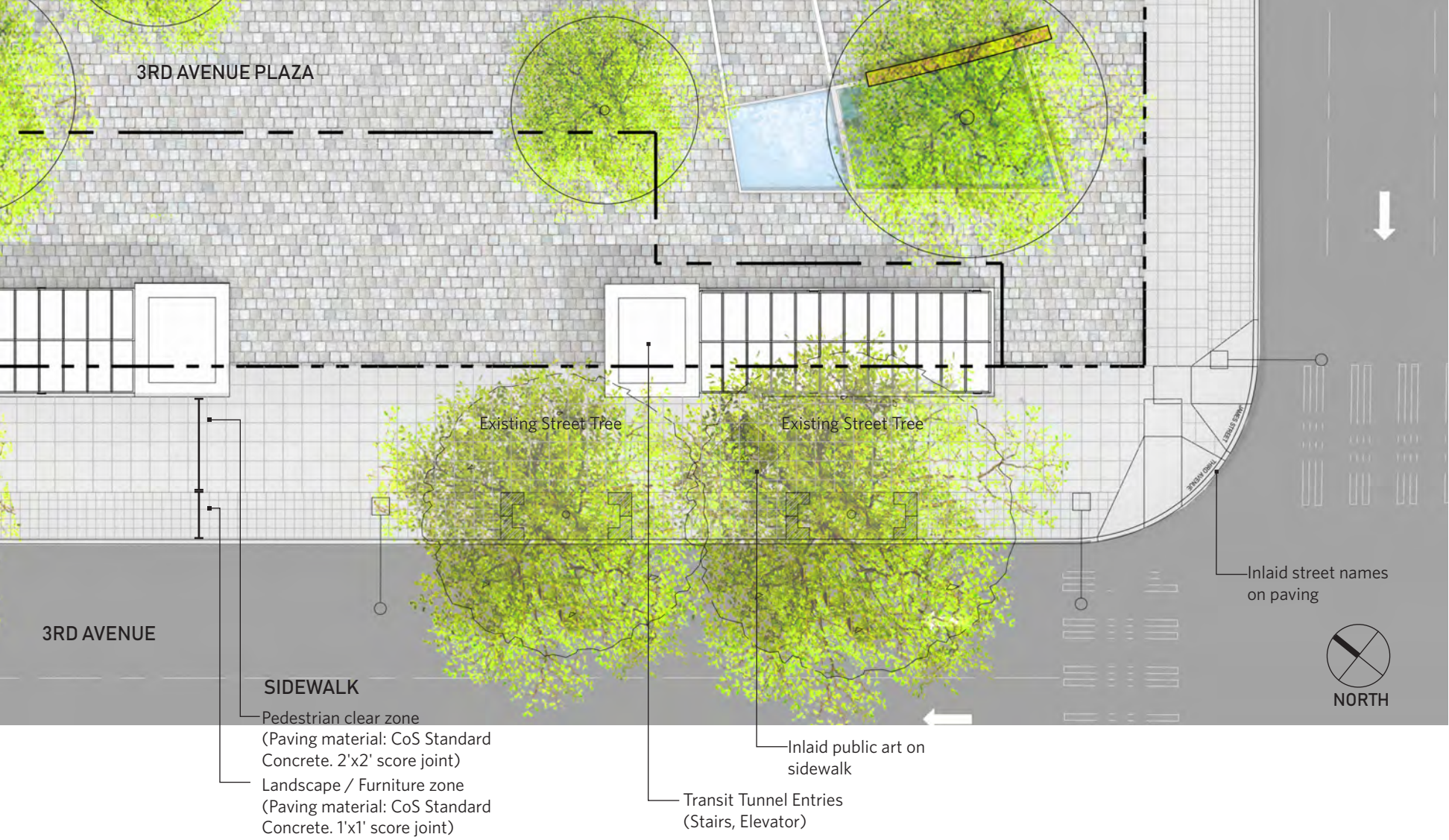


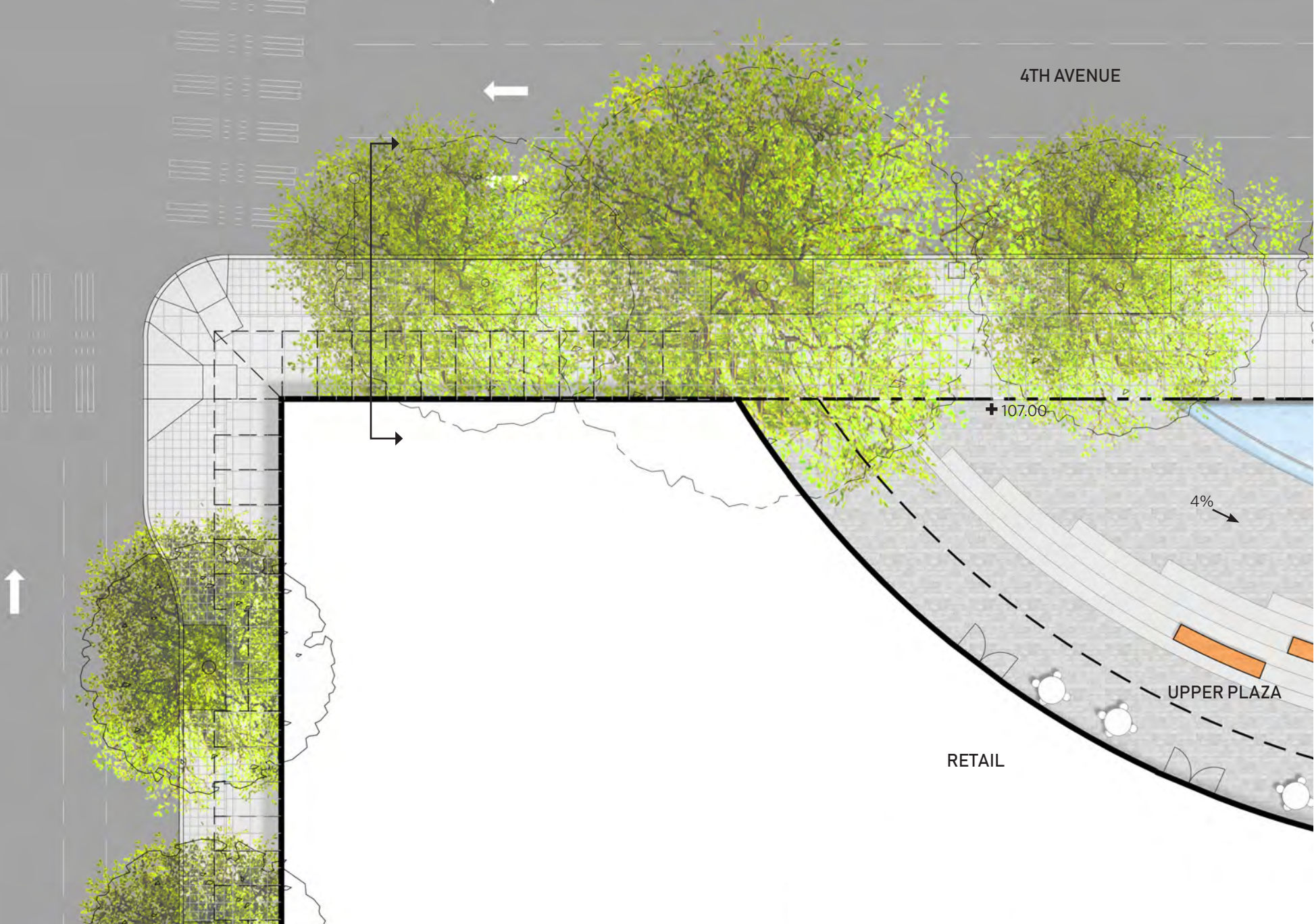


Third Avenue Enlargement Plan

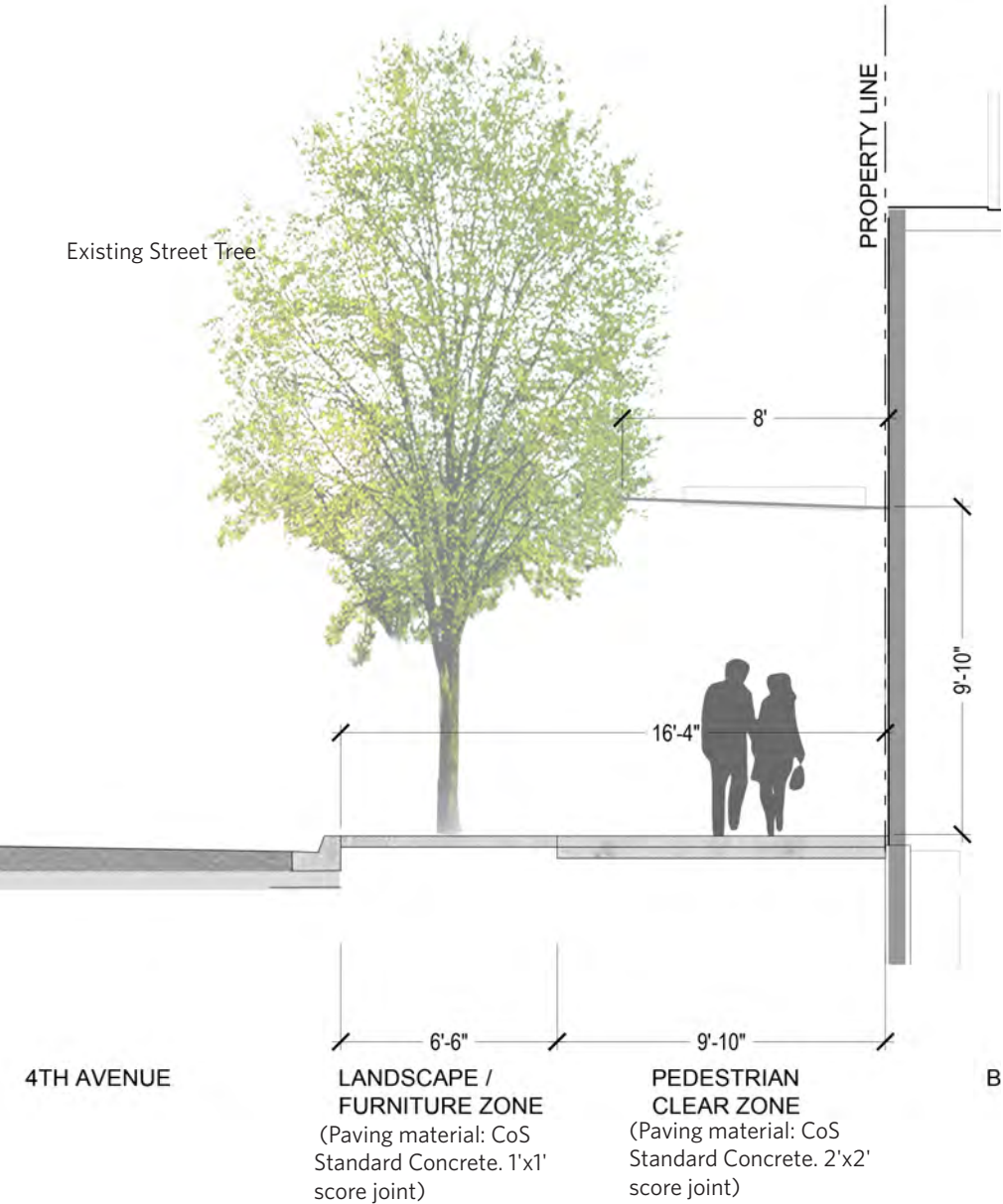


Third Avenue Section





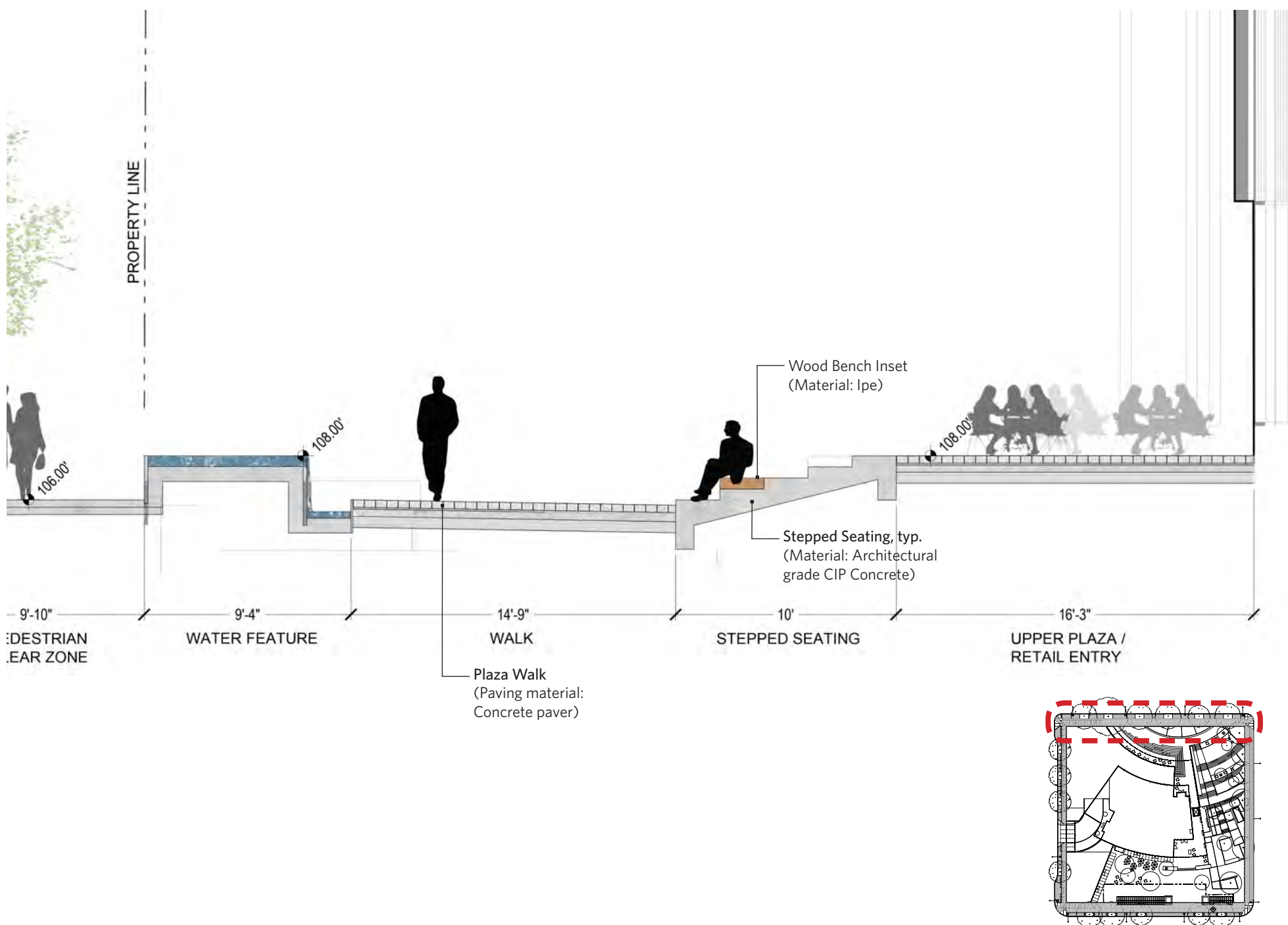
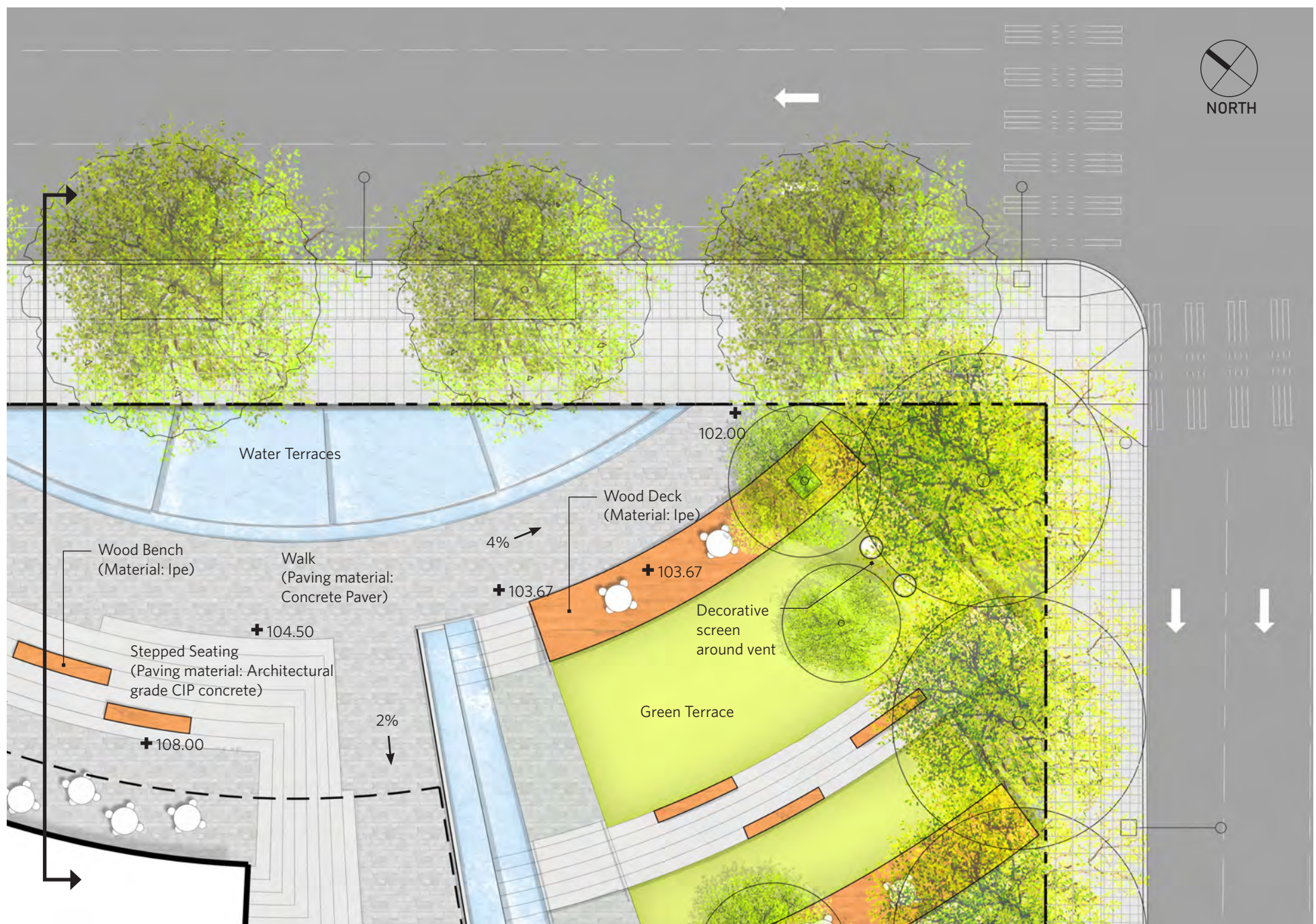
Fourth Avenue Enlargement Plan

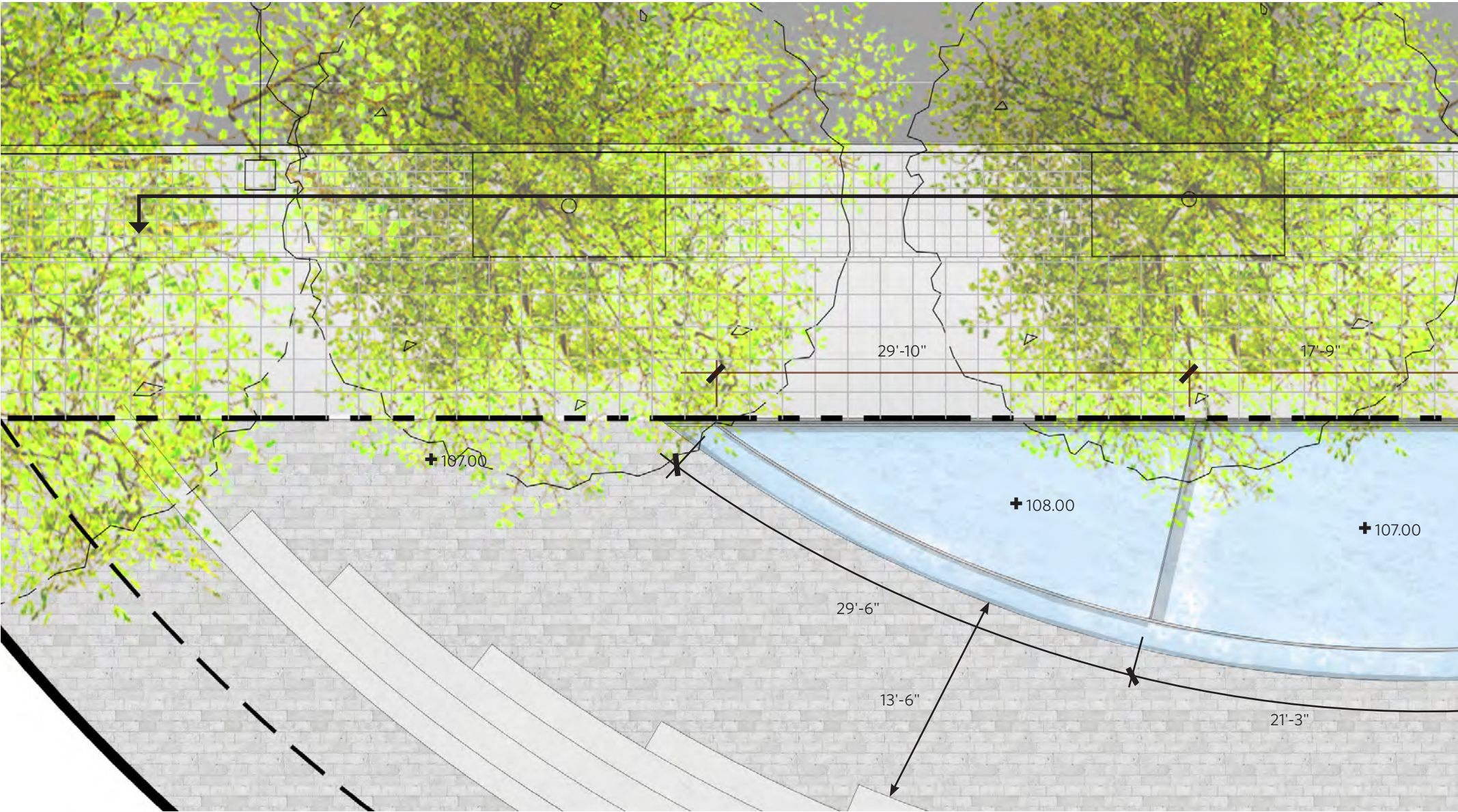


Fourth Avenue Section 1

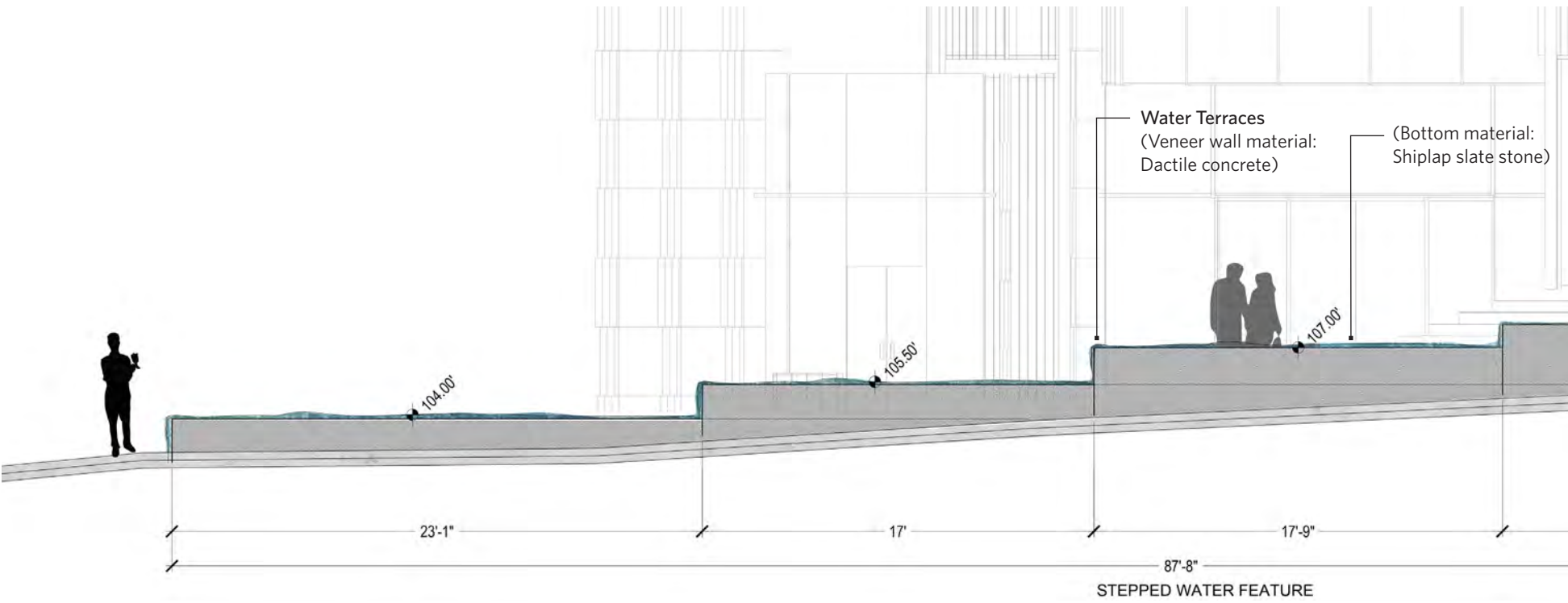


Fourth Avenue Plaza Section 2





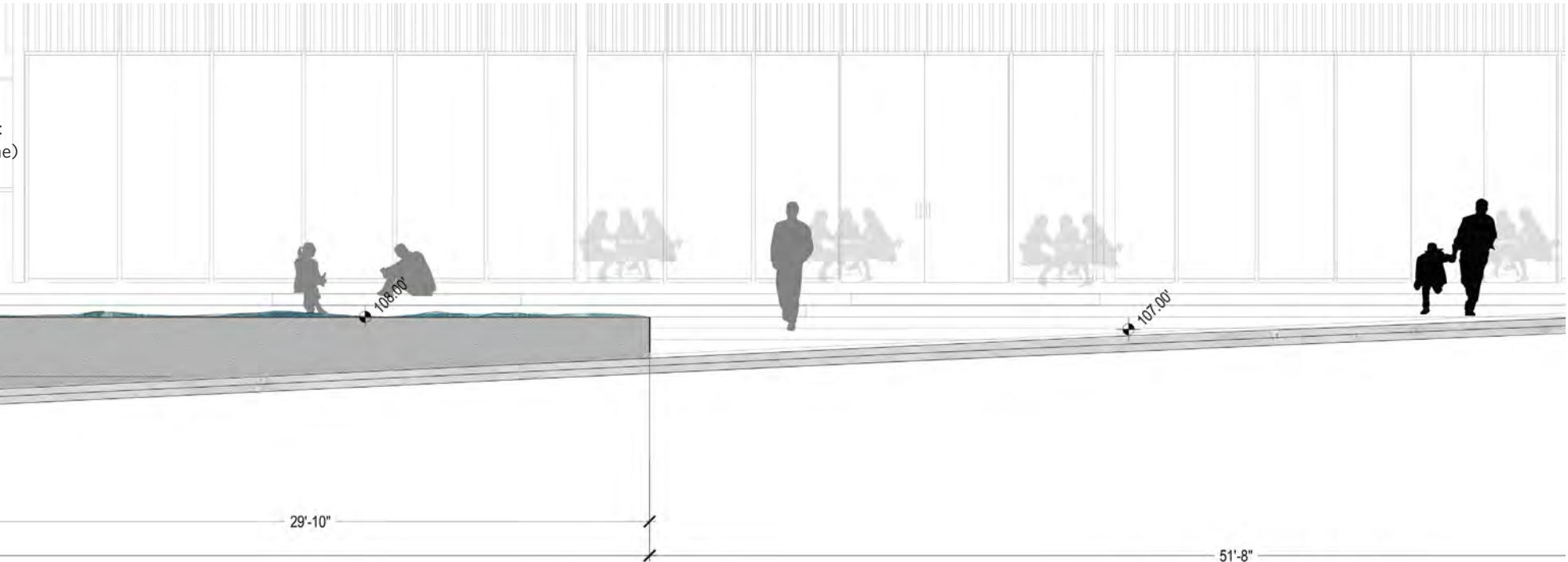
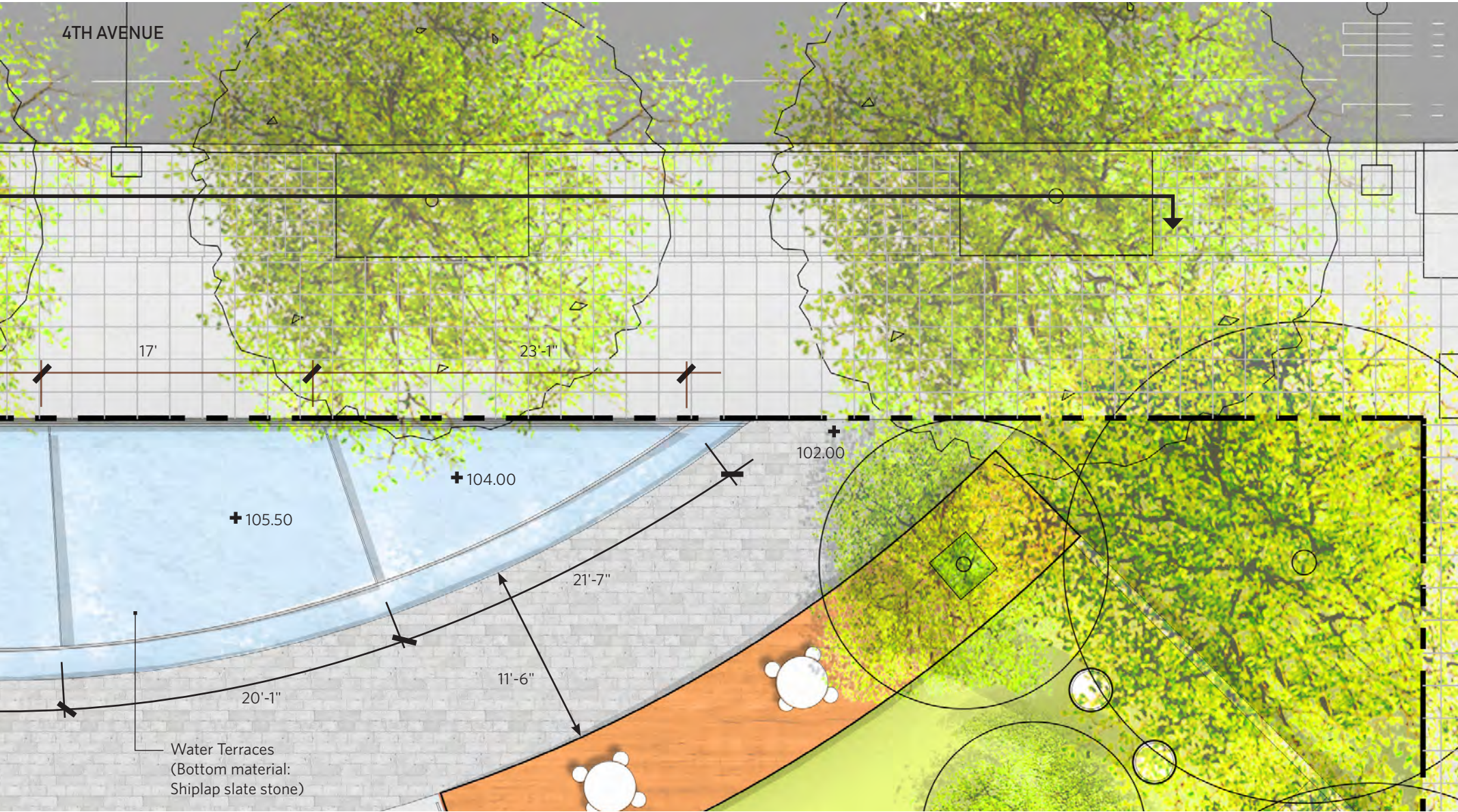
4TH AVENUE PLAZA Water Feature Enlargement Plan



Upper Terrace Water Feature Elevation



Shiplapped Slate on V



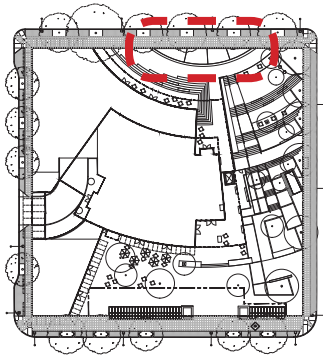
STEPPED SEATING BEYOND

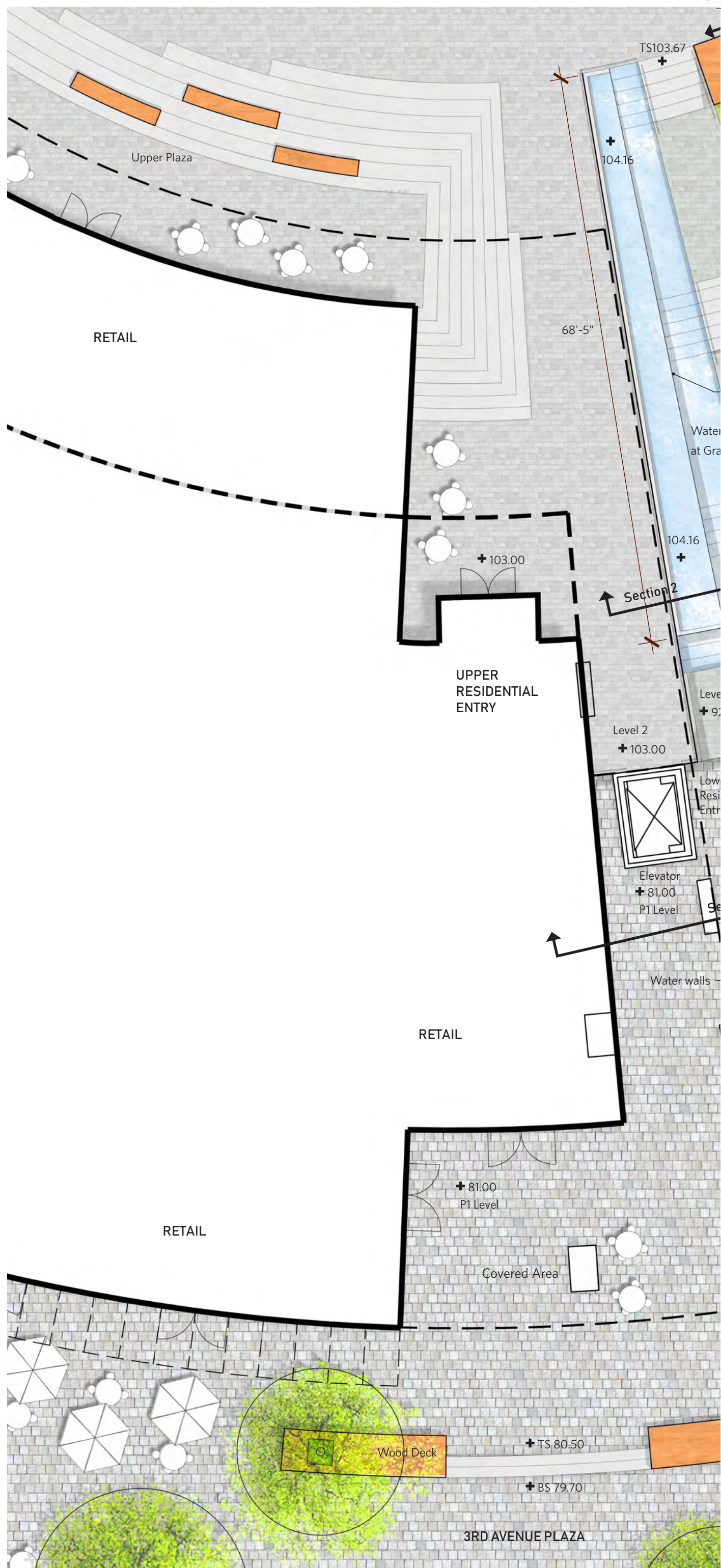


on Water Feature Bottom for Winter Effect



Image of Water Terraces



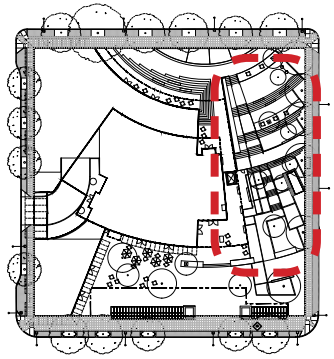


James Street Garden Terraces Enlargement Plan



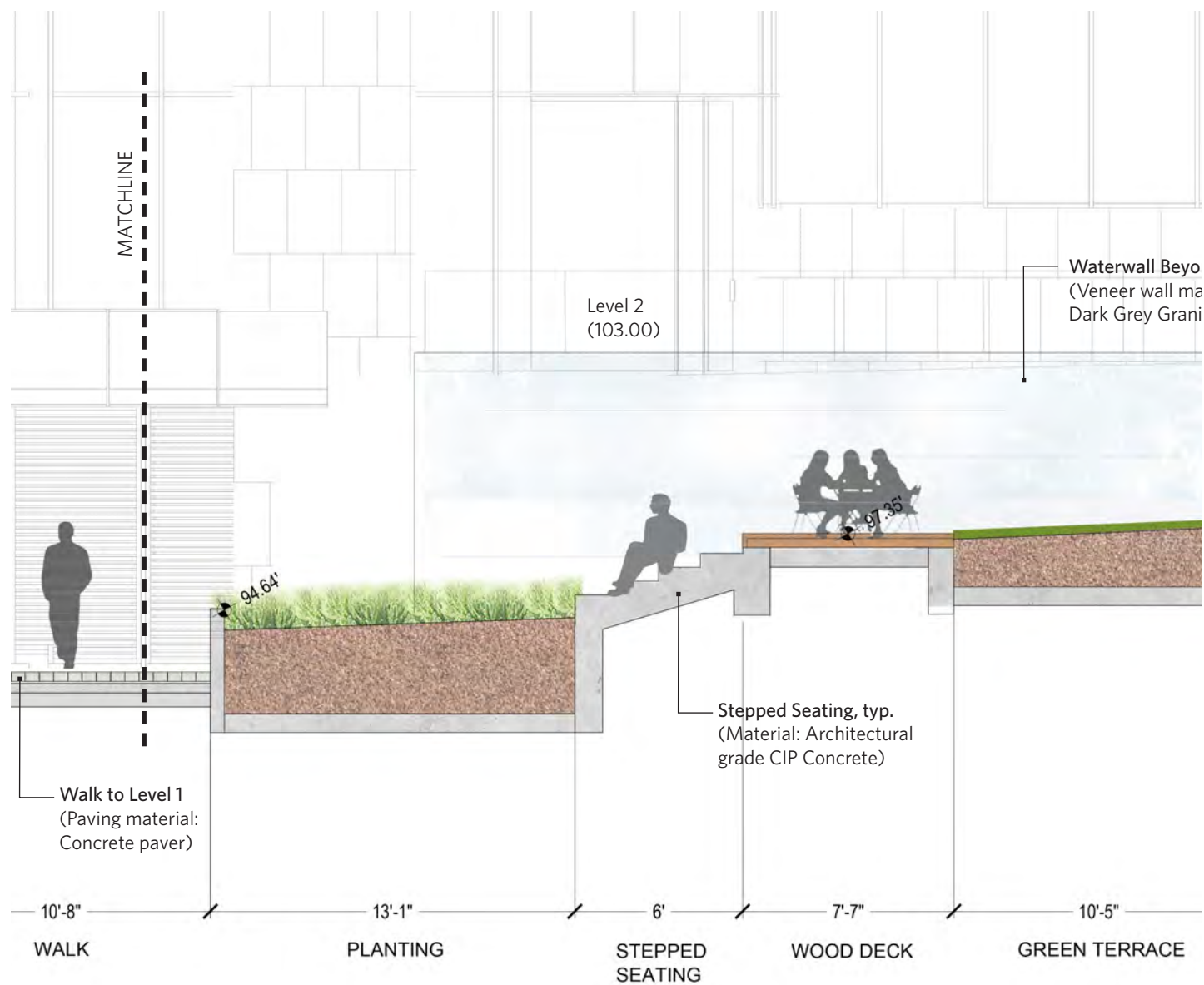
UPPER GARDEN TERRACES

MIDDLE GARDEN TERRACES

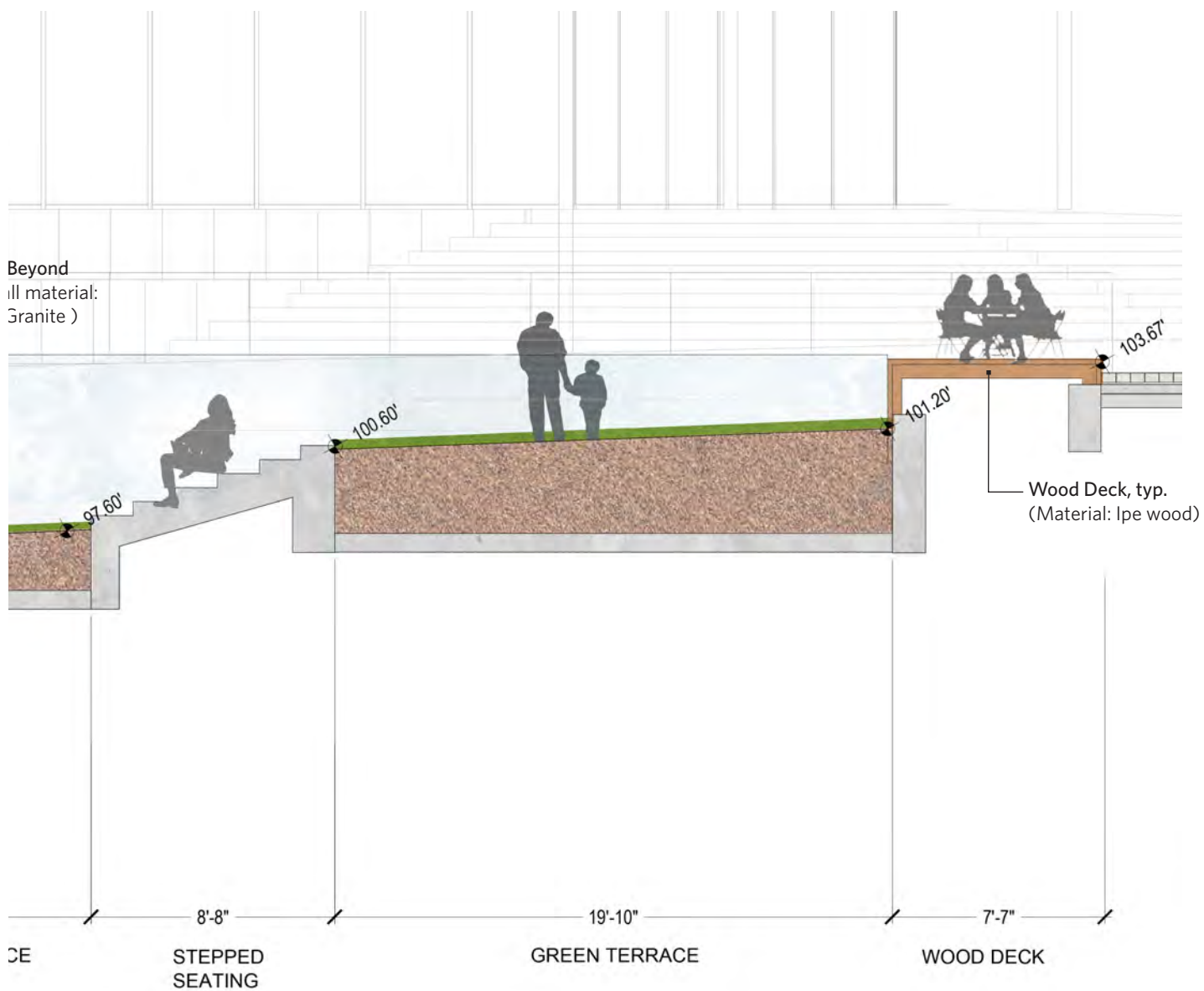
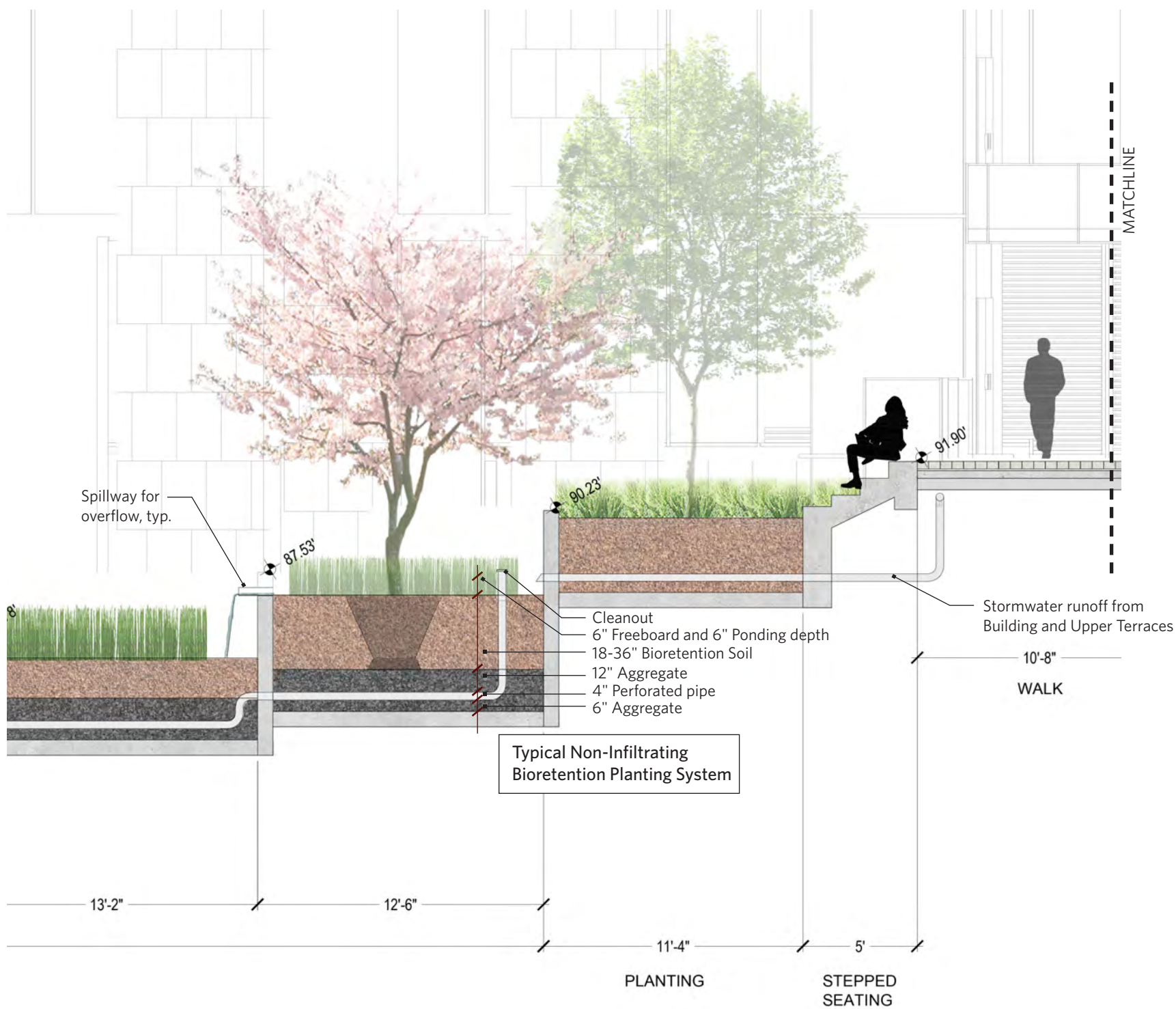


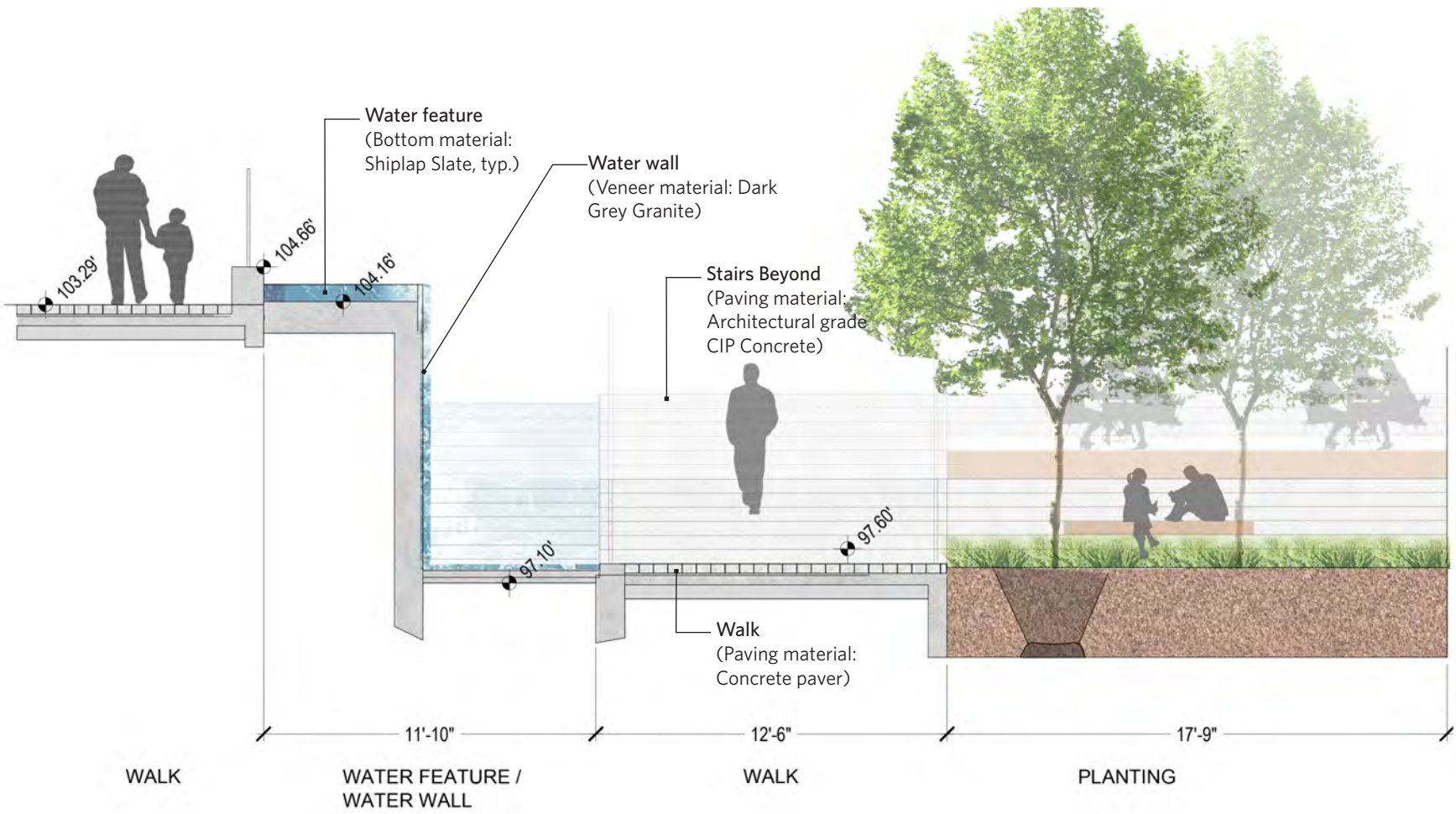


Section 1 - Part 1

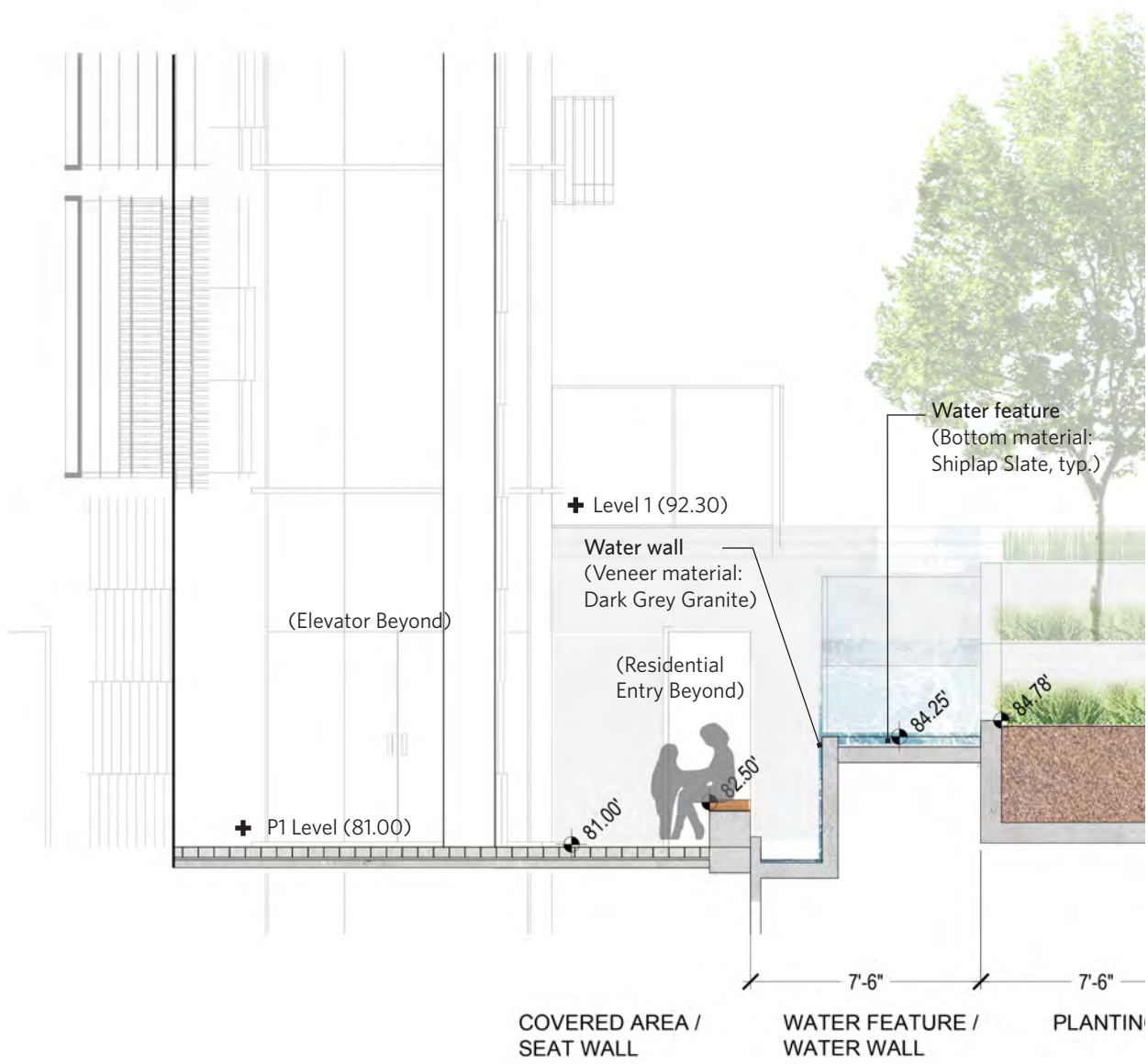


Section 1 - Part 2

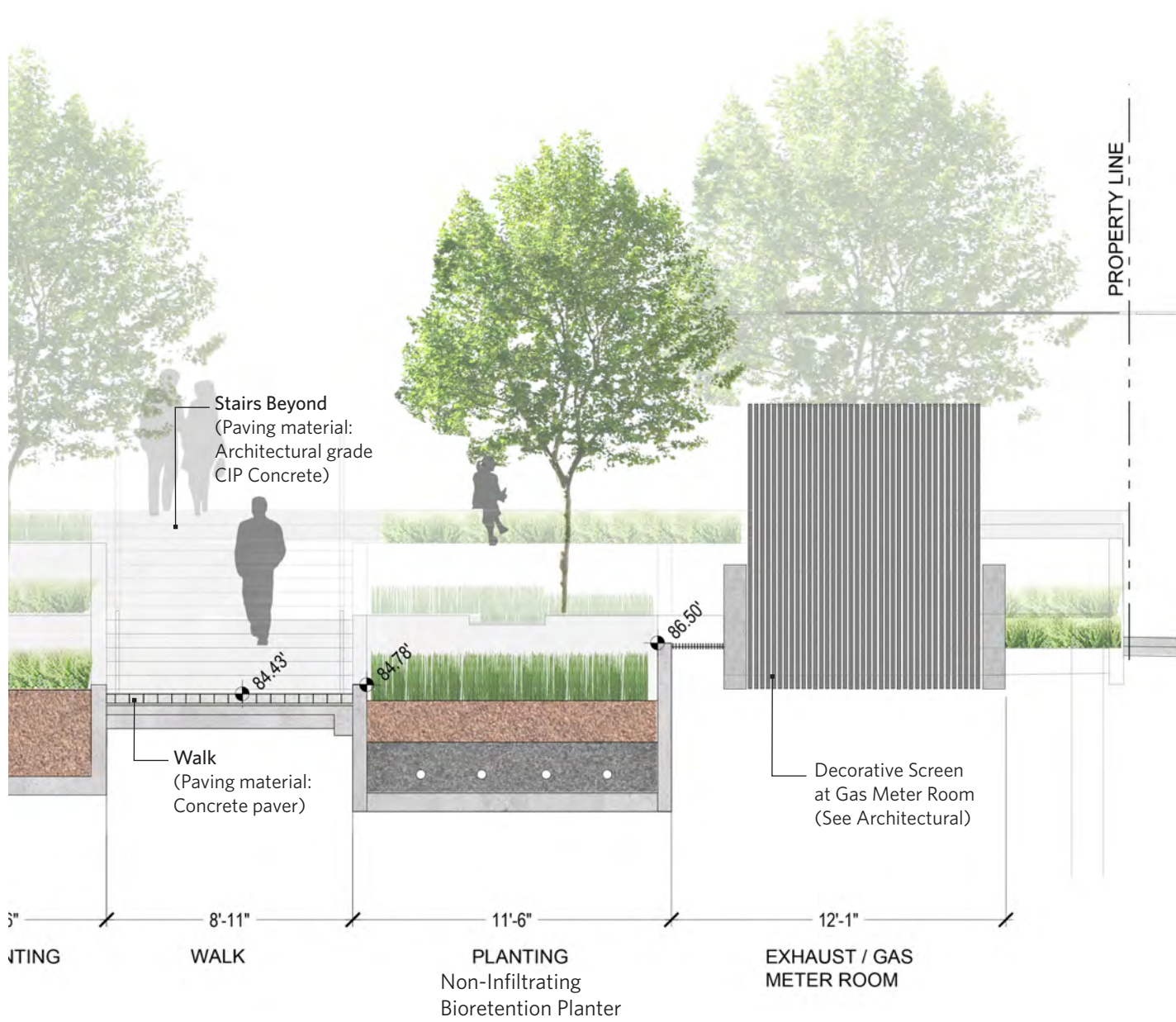


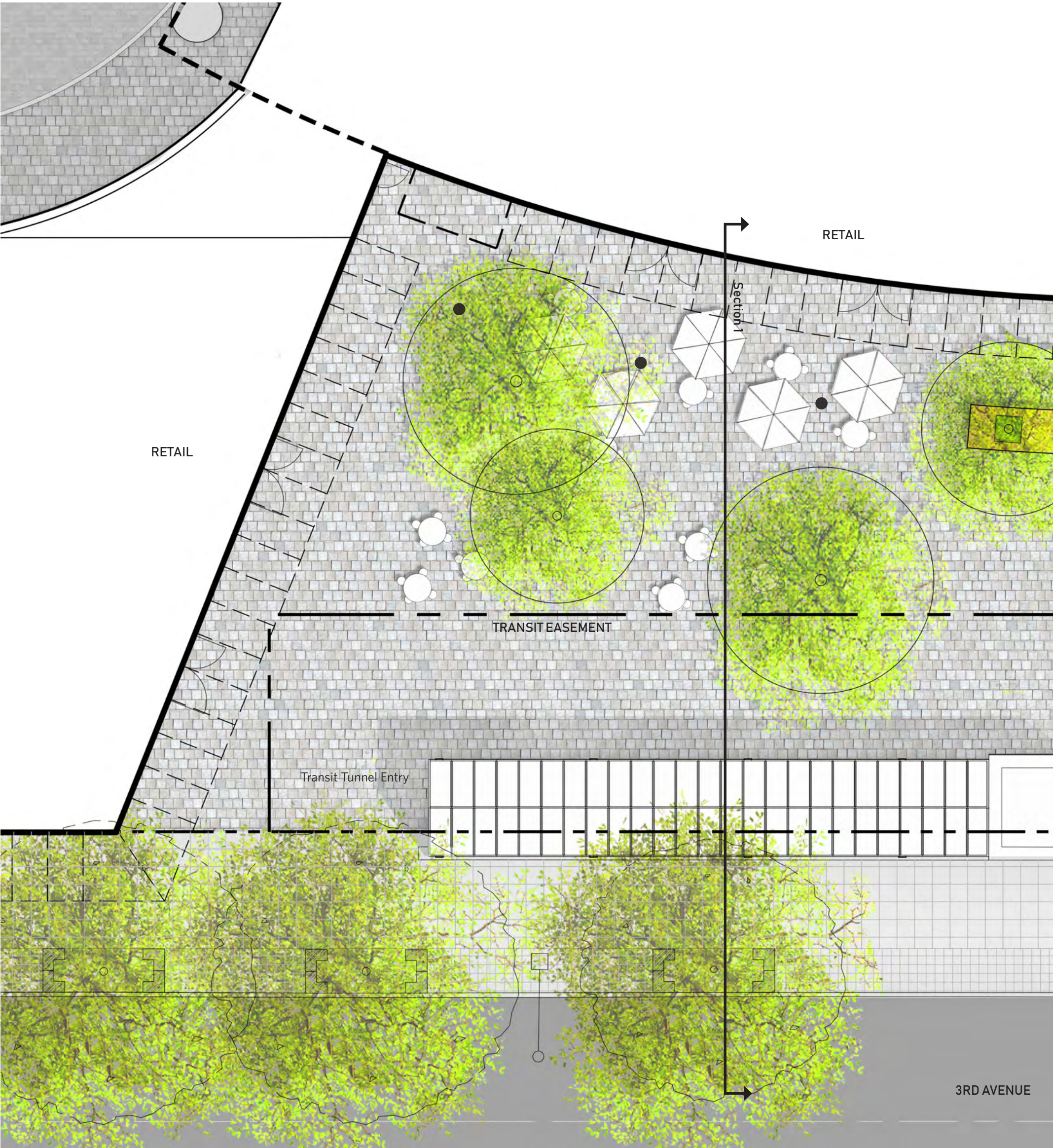


Section 2

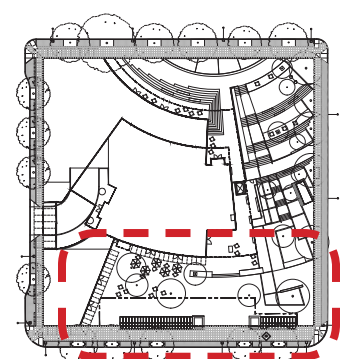
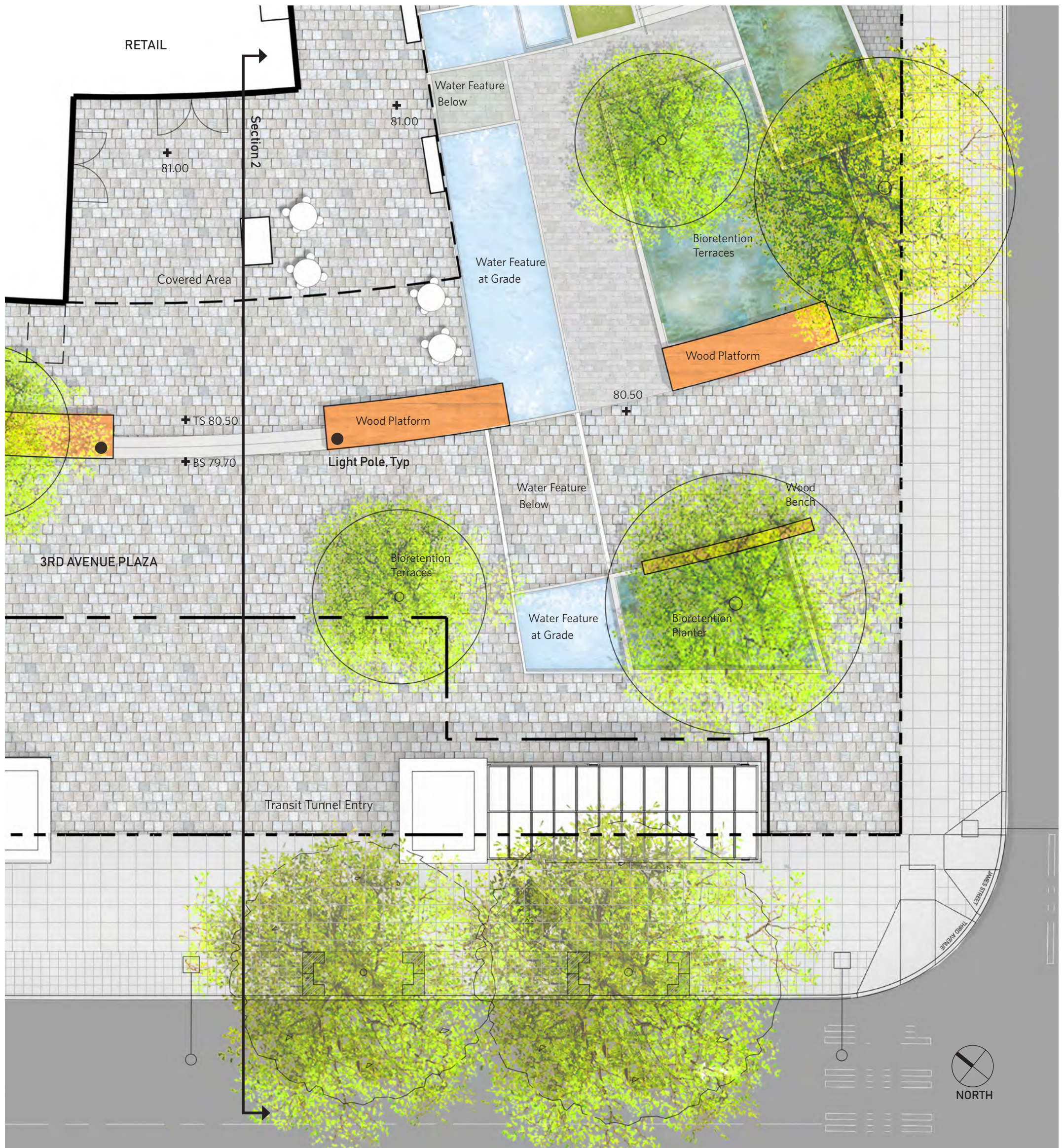


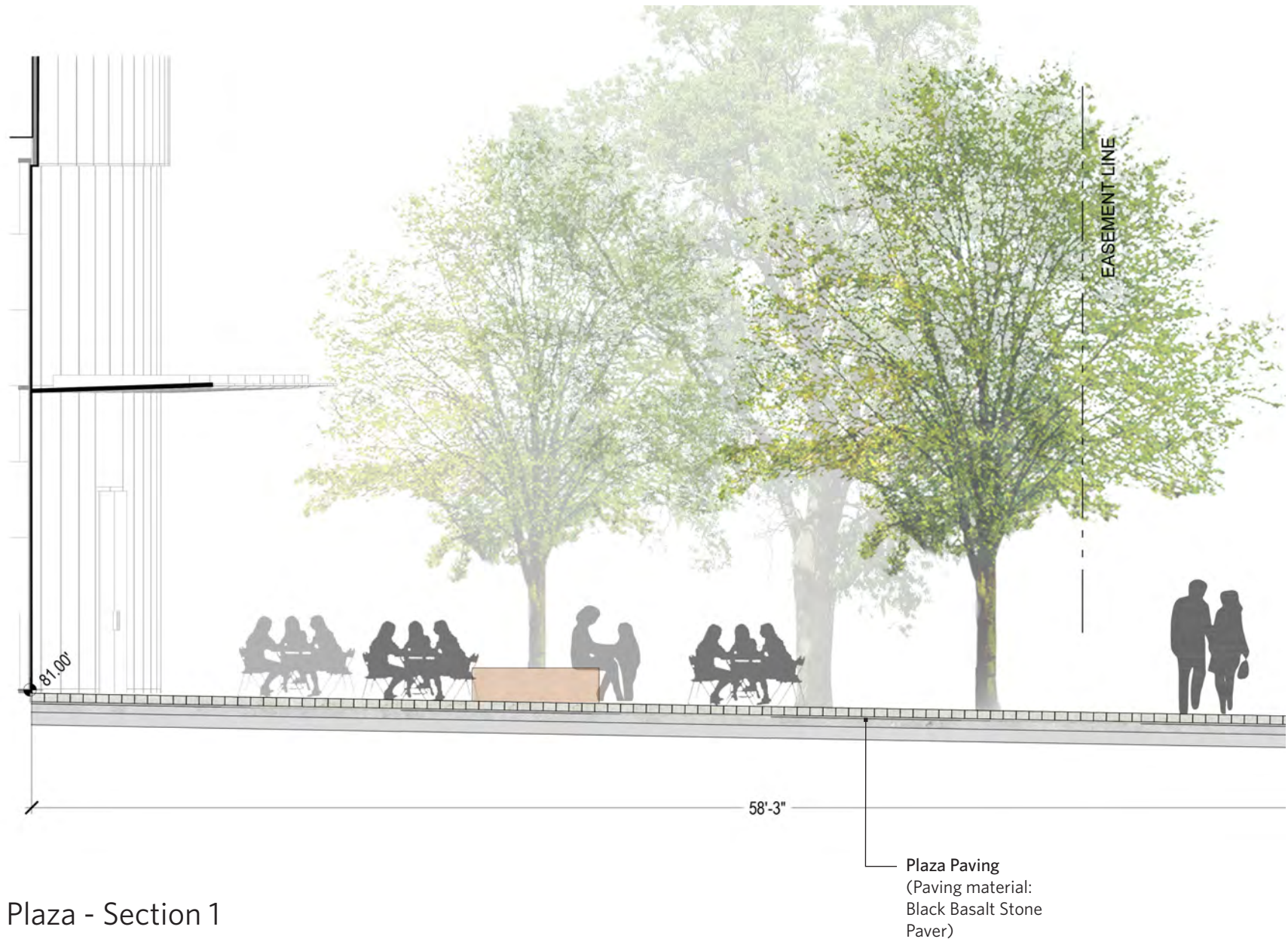
Section 3



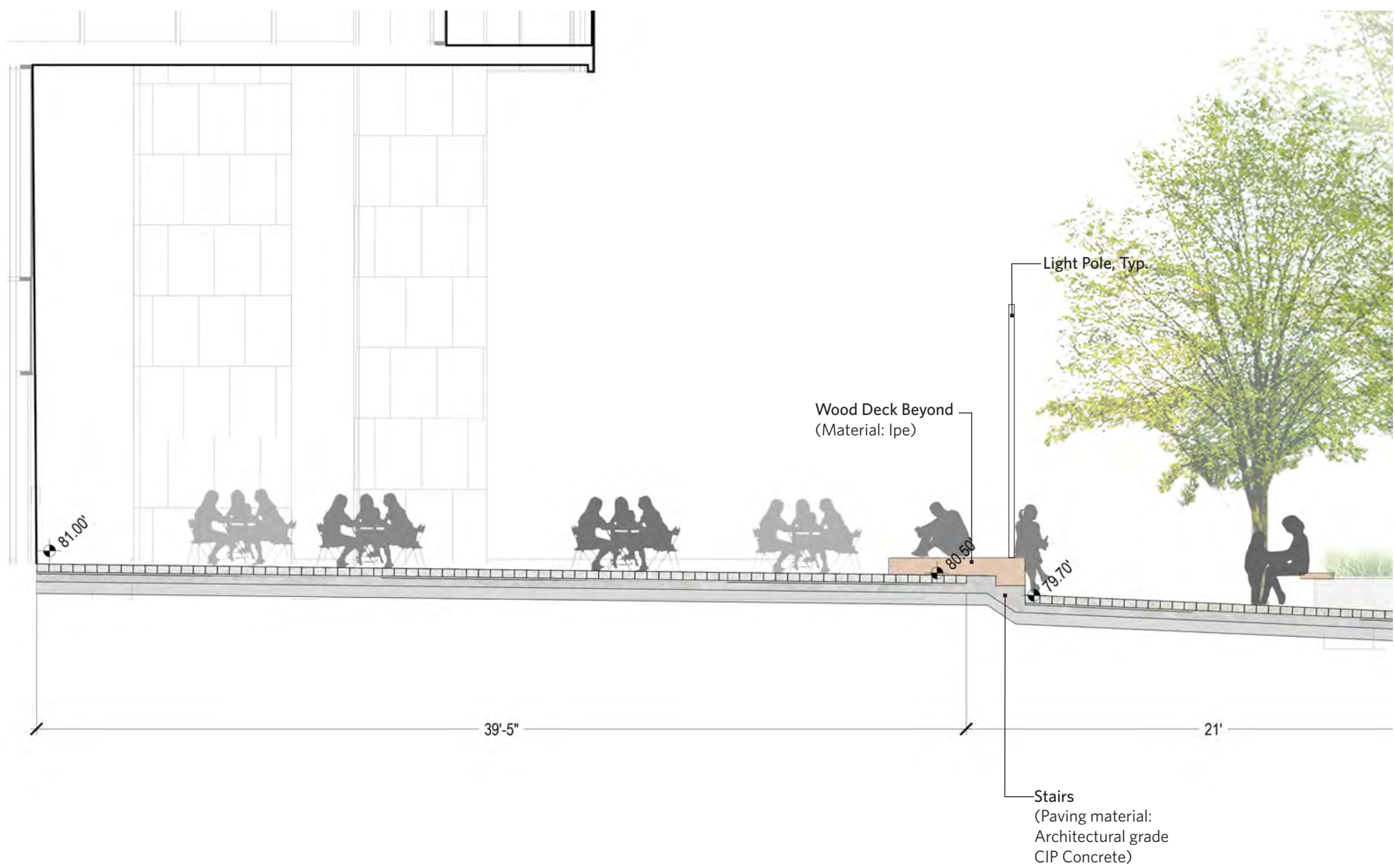


3rd Avenue Plaza Enlargement Plan

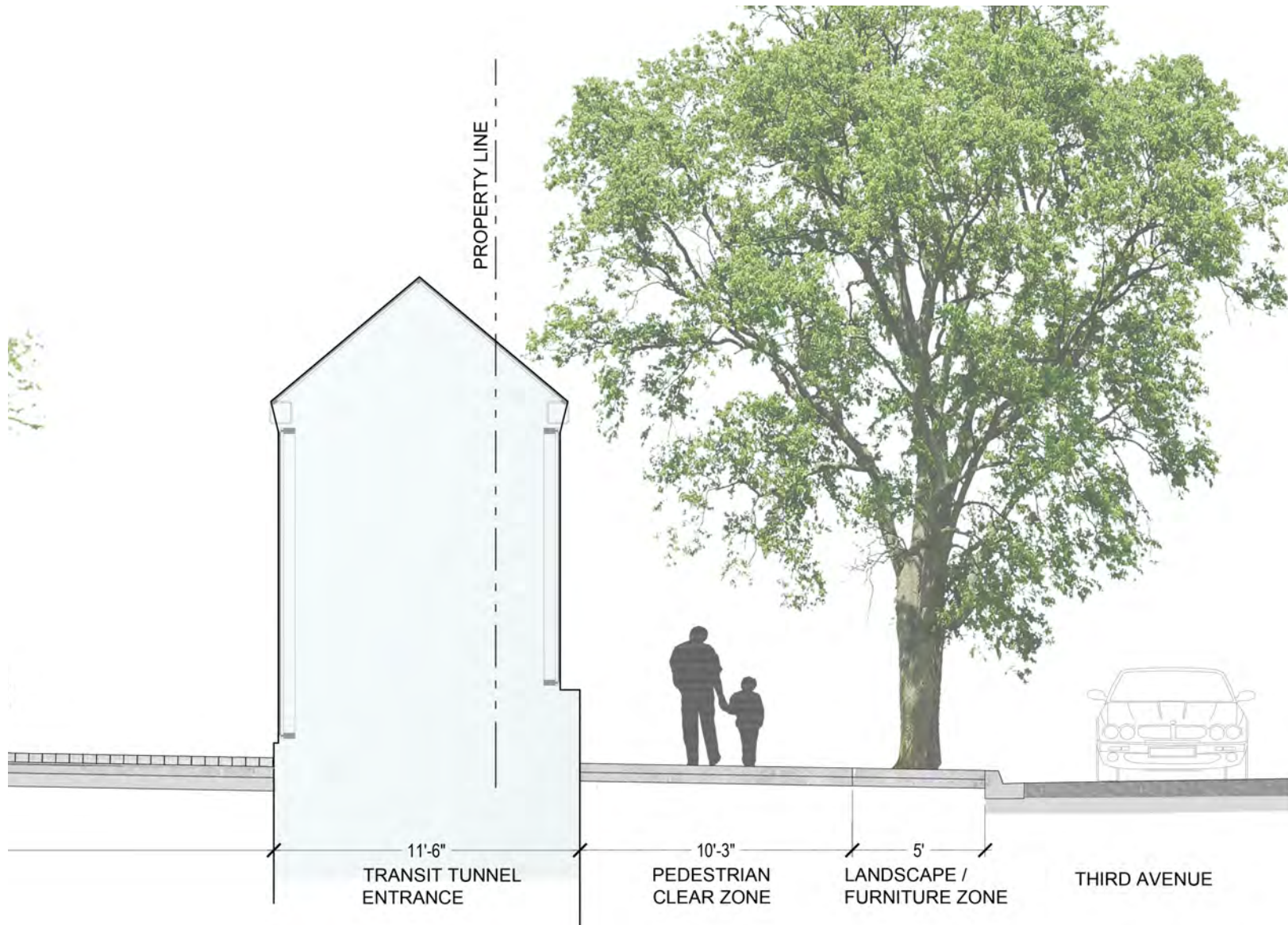




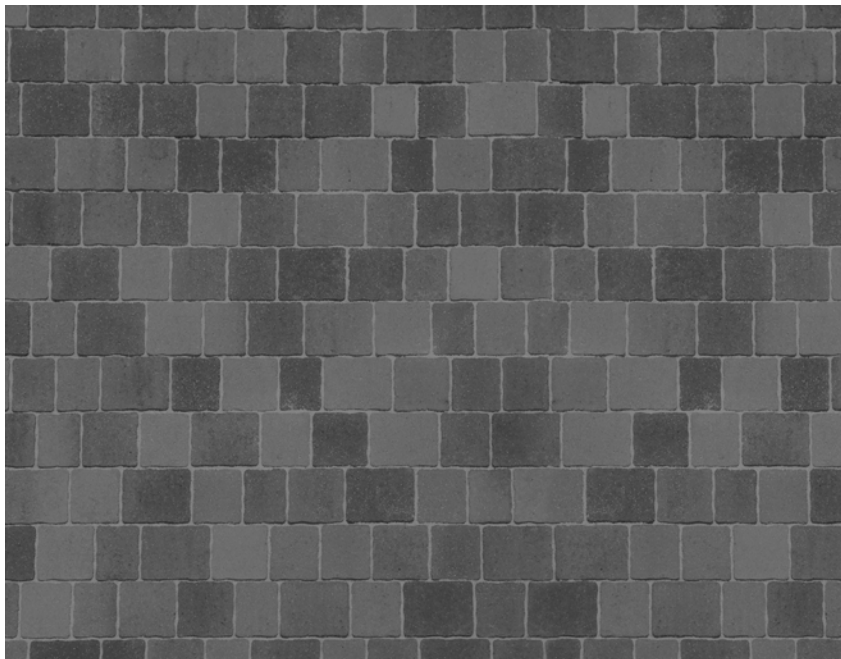
Third Avenue Plaza - Section 1



Third Avenue Plaza - Section 2



Materials - Paving



Lower Plaza - Black Basalt Flamefinish Pavers



Upper Plaza - Charcoal Grey Concrete Pavers



Along James St. Under Trees - Granite Setts



Concrete Steps with Pavers on Landings

Materials - Seating and Decks



Wood Platforms and Decks



Movable Tables and Chairs



Wood Top Benches

Materials - Water Feature



Shiplapped Slate on Water Feature Bottom for Winter Effect



Cascading Axial Concrete Water Feature



Granite Water Walls

Materials - Concrete Terraced Seating, Stairs and Retaining Walls



Concrete Steps with Integrated Woodtop Seating



Underlit Concrete Seating Terraces



Concrete Stairs with Integrated Water Feature

Planting - Trees



Platanus acerifolia / London Plane Tree



Ulmus 'Homestead' / Homestead Elm



Liriodendron tulipifera / Tulip Tree



Quercus bicolor / American Dream Oak



'Starlight' Cornus / 'Starlight' Dogwood

Planting - Understory, Perennials and Groundcover



Gautheria shallon / Salal



Lonicera nitida / Honeysuckle



Sarcococca rustifolia / Fragrant Sweet Box



Carex morrowii 'Aurea-variegata' / Japanese Sedge



Pachysandra terminalis / Japanese Spurge



Carex morrowii 'Variegata' / Japanese Sedge

Planting - Bioretention: Ground and Roof Levels



Prunus laurocerasus / Dwarf English Laurel



Cornus stolonifera / Red Osier Dogwood

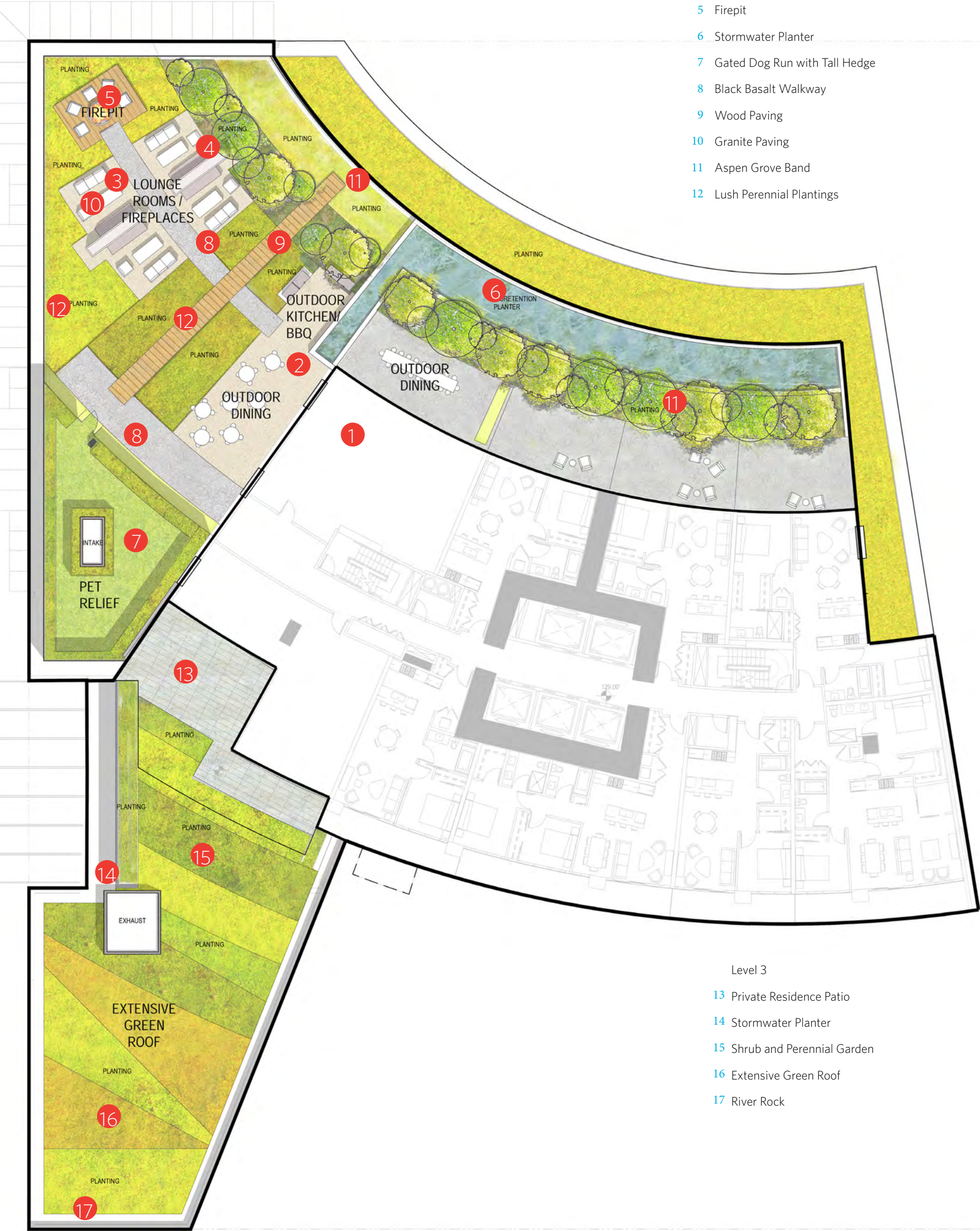


Equisetum hyemale / Scouring Rush



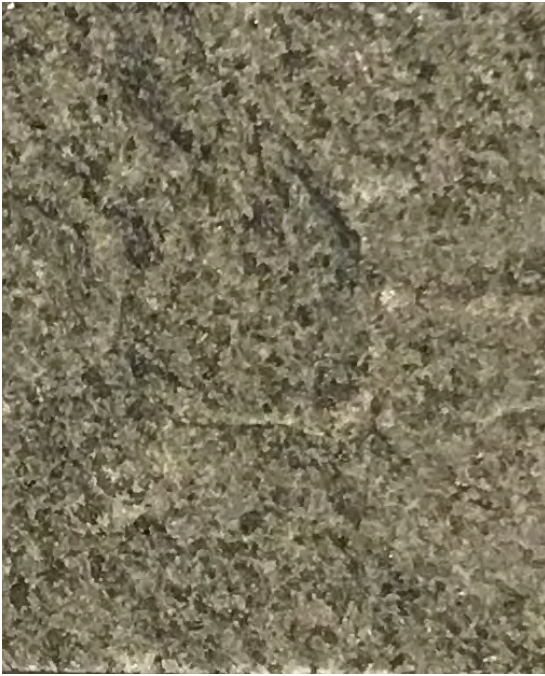
Iris missouriensis / Western Blue Flag

6.2 Levels 3 + 4

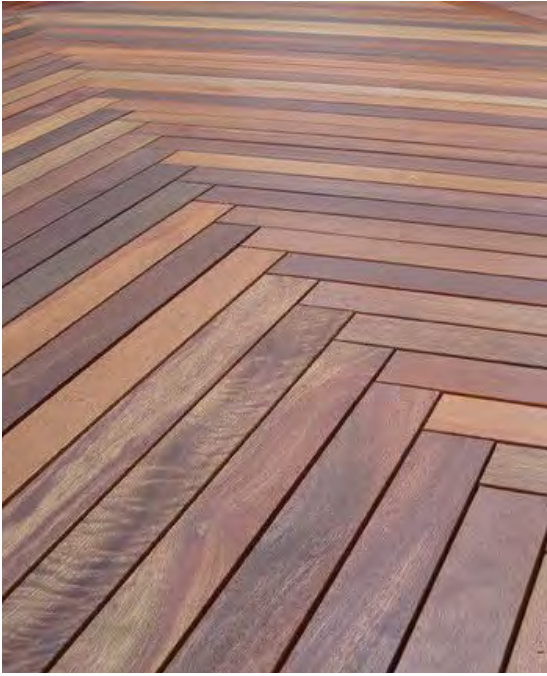


3RD AVENUE

Materials



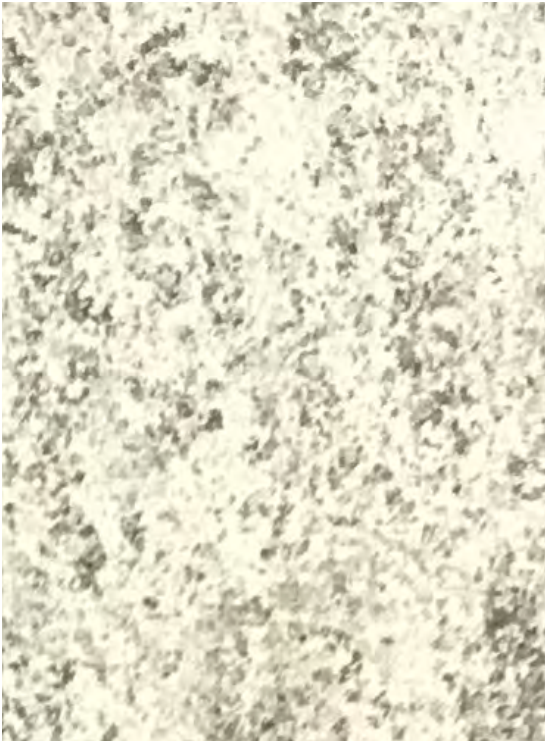
Dark Gray Granite



Wood Deck



Black Basalt



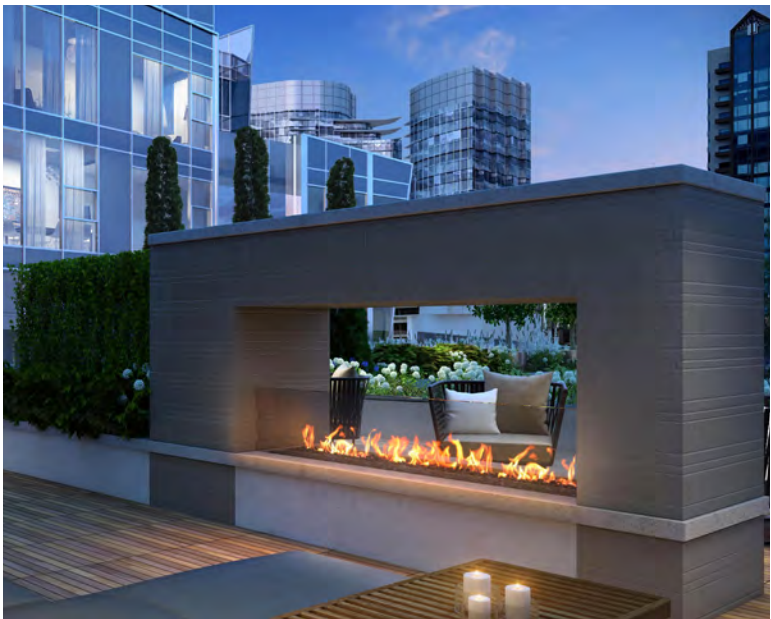
Porcelain Pavers



Lush Plantings and Intimate Spaces



Green Roof Planting



Souble Sided Fireplace



Communal Dining Table

Plantings



Populus tremuloides / Trembling Aspen



Cornus nuttallii / Pacific Dogwood



Asarum / Wild Ginger



Gaultheria shallon / Salal



Cornus sericea / Red Osier Dogwood



Stipa tenuissima / Mexican Feathergrass



Cephalotaxus harringtonia / Plum Yew

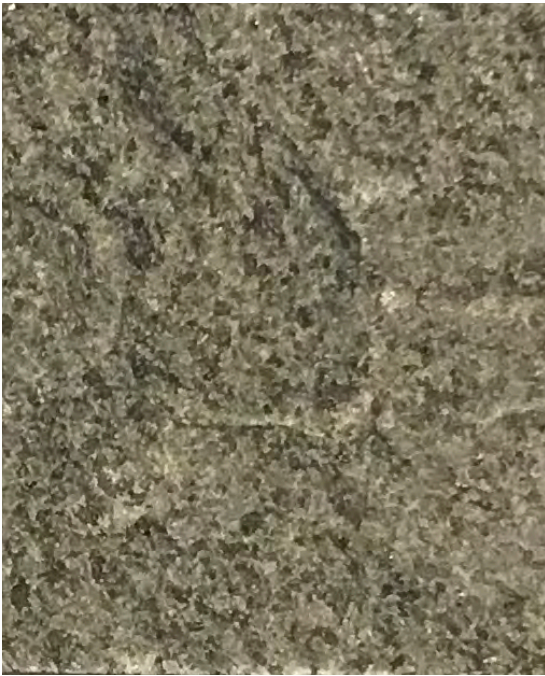


Polystichum munitum / Sword Fern

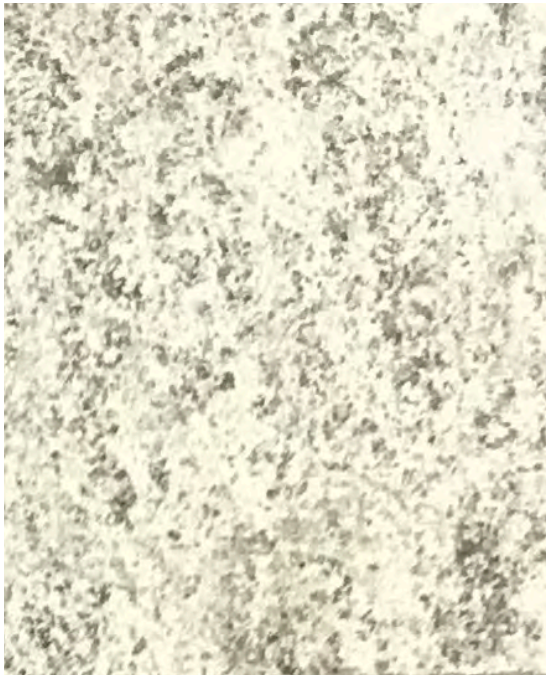
Materials Board



Charcoal Grey Concrete Paver



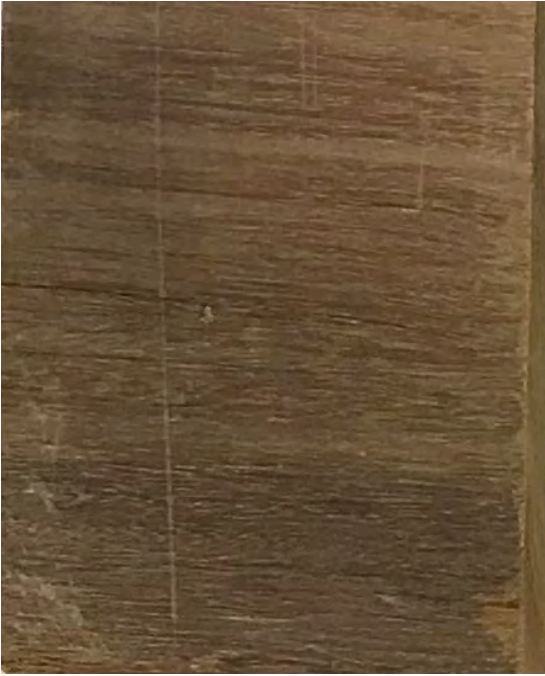
Dark Grey Granite Rusticated Paver



Swiss Grey Porcelain Paver



Black Basalt Paver



Ipe Wood



Artificial Turf



Slate at Water Feature

7.0

Exterior Lighting



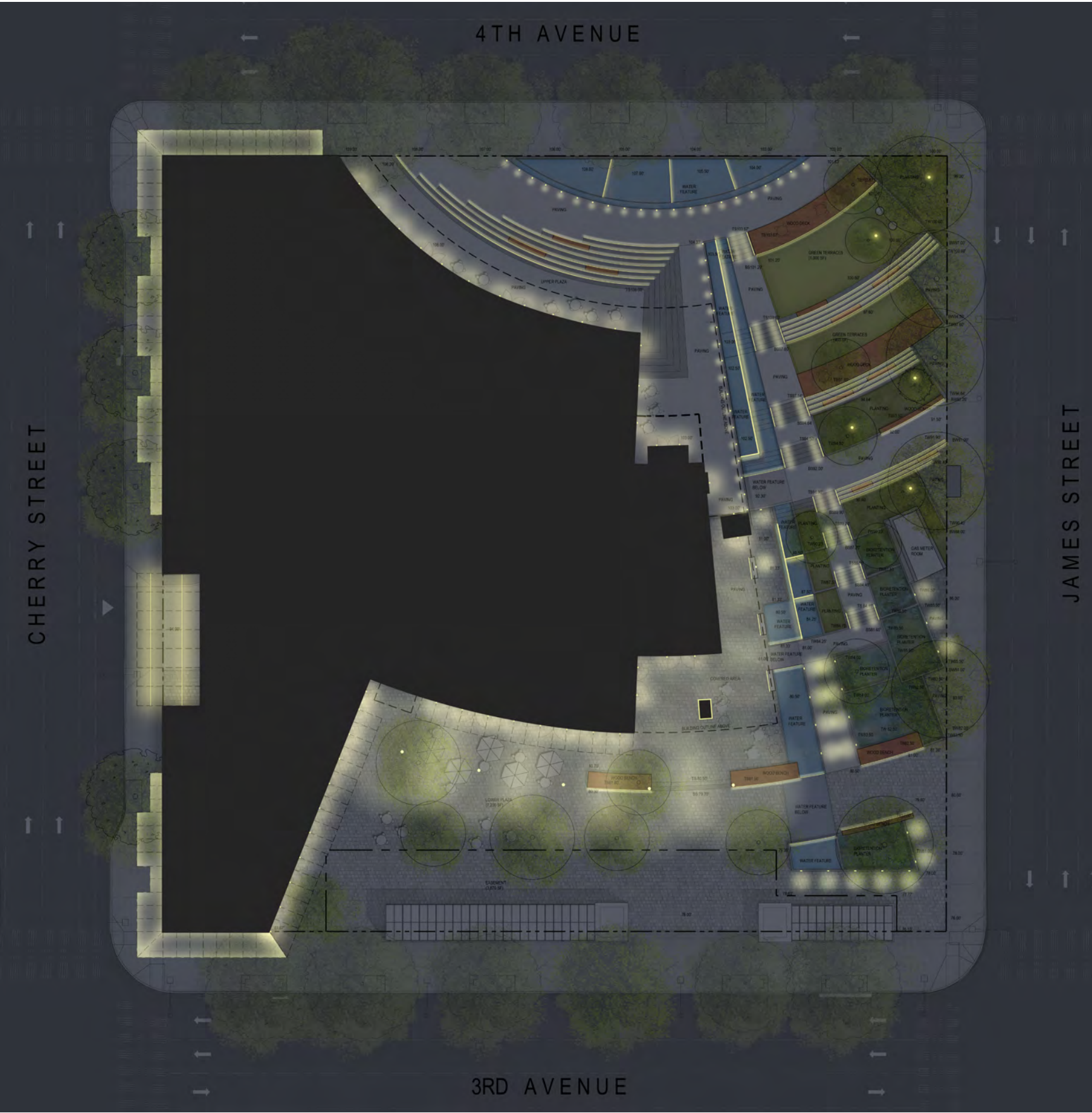
7.1 Site Glow Plan

Street Level Plan

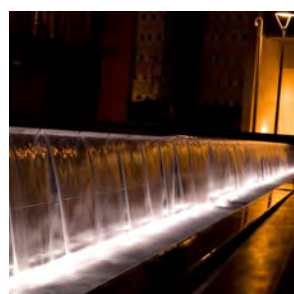
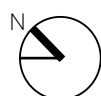
Design Intent:

The lighting plays off of the radial and linear features of the building and landscape. The long curves of the terraces and planters are highlighted with toekick lights while pedestrians are guided through the site with illuminated handrail lights and uplighting in the linear water feature. Pedestrian-scale poles provide ambient light in the 3rd Avenue plaza.

Exterior lighting will be shielded and directed away from adjacent uses in compliance with SMC 23.49.025C.



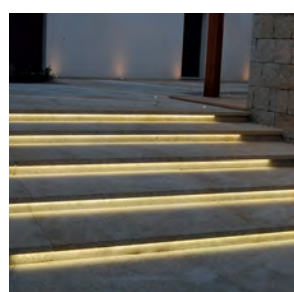
4th Ave Enlarged Plan



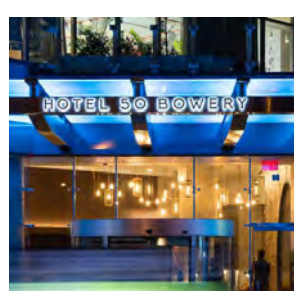
L1 Water feature lights



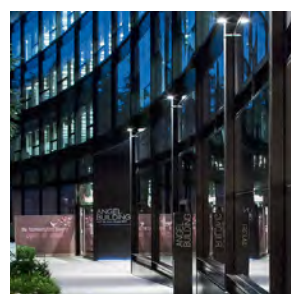
L2 Low profile path lights



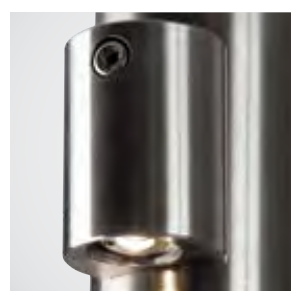
L3 Toekick lighting along steps, deck edges, & benches



L4 Lit glass canopy



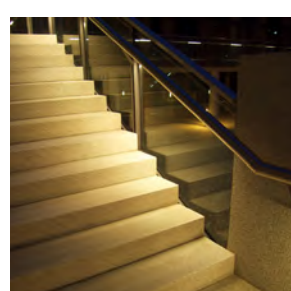
L5 Wall & mullion mounted sconces



L6 Stanchion mounted path lights

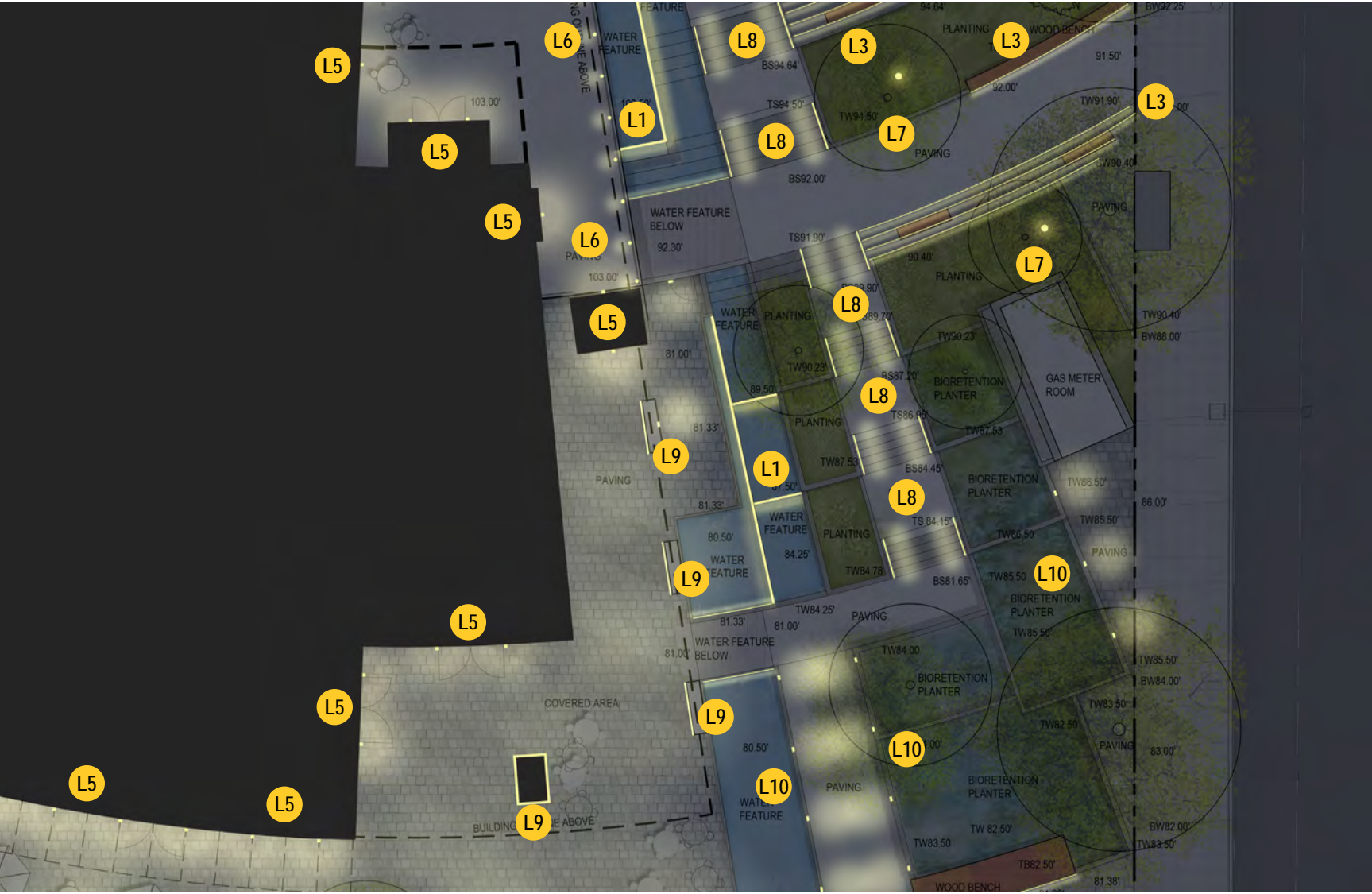


L7 Tree uplifts



L8 Integrated handrail lights

James St Enlarged Plan



L1 Water feature lights



L7 Tree uplights



L3 Toekick lighting along steps, deck edges, & benches



L8 Integrated handrail lights



L5 Wall & mullion mounted sconces



L9 Wall mounted linear area light

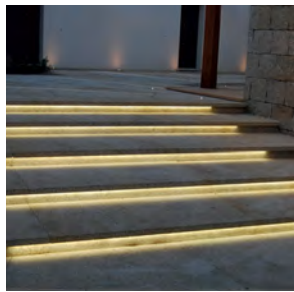
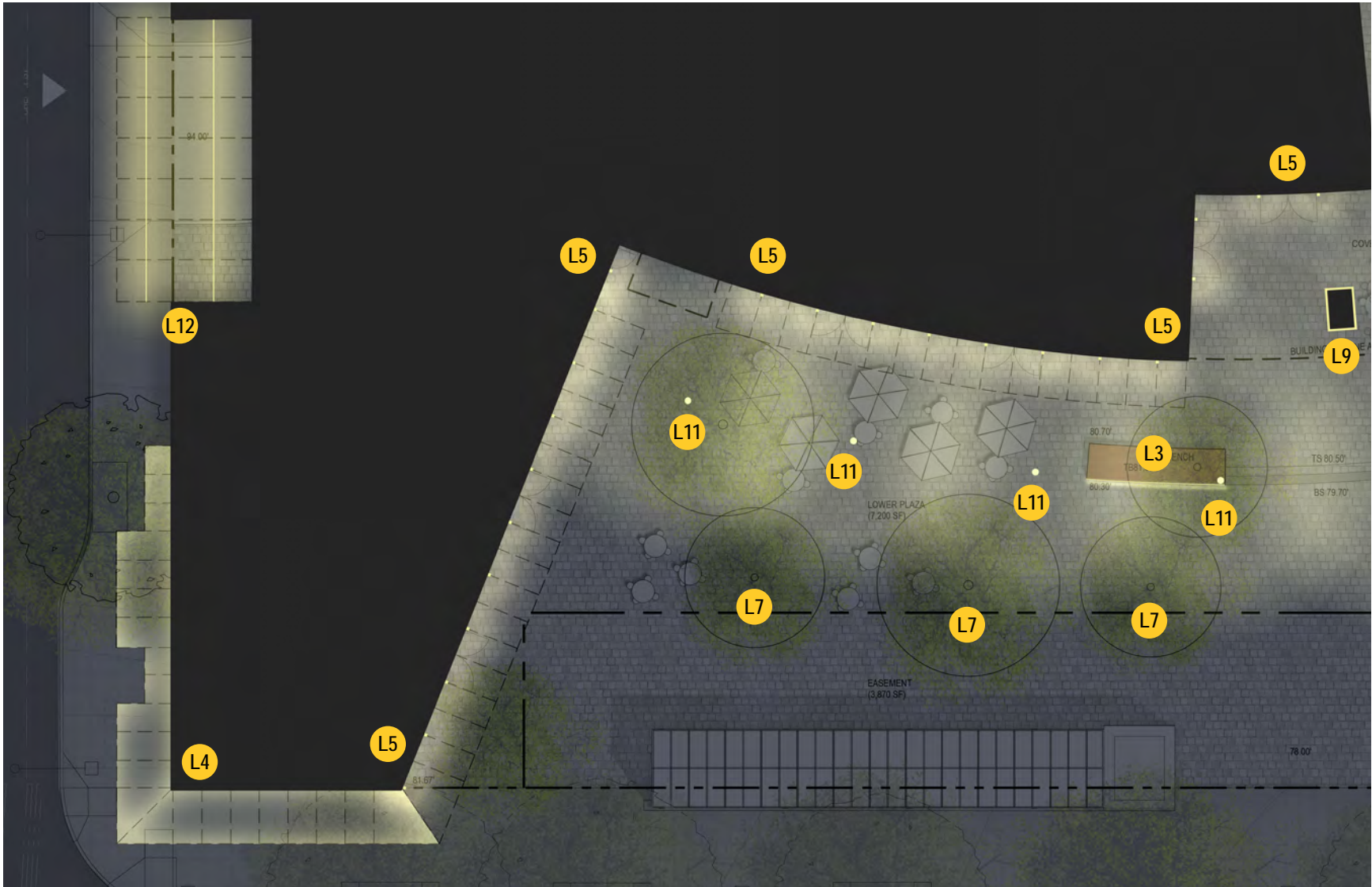


L6 Stanchion mounted path lights



L10 Steplights

3rd Ave Enlarged Plan



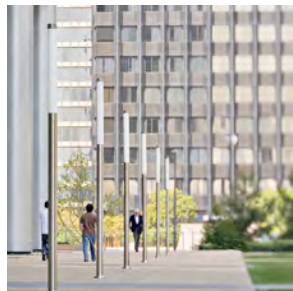
L3 Toekick lighting along steps, deck edges, & benches



L9 Wall mounted linear area light



L4 Lit glass canopy



L11 Column Pole Lights



L5 Wall & mullion mounted sconces



L12 Canopy-mounted linear lights



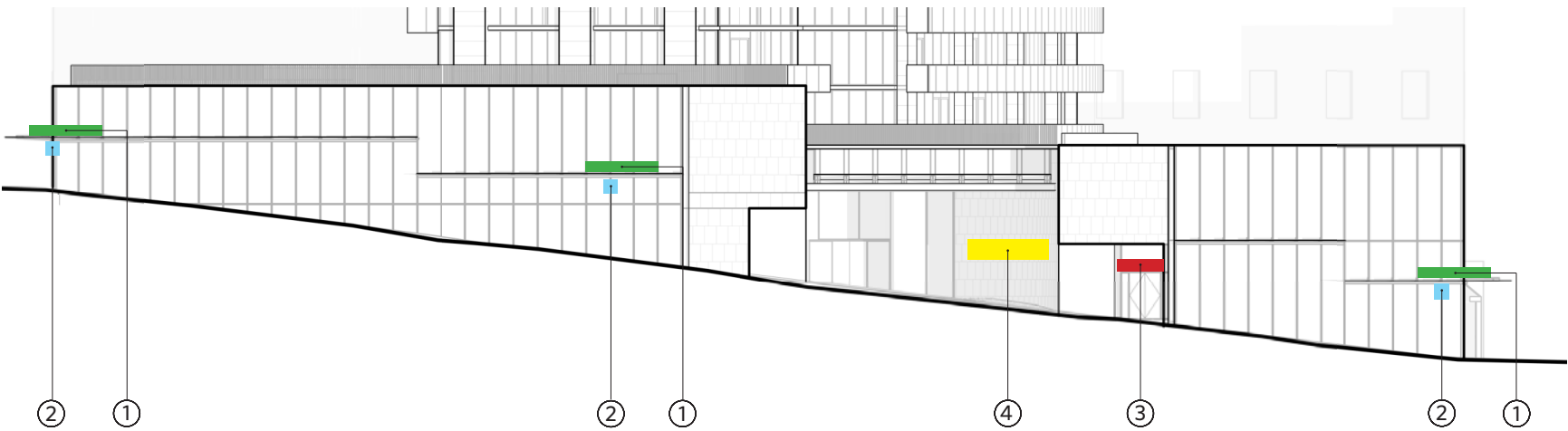
L7 Tree uplights

8.0

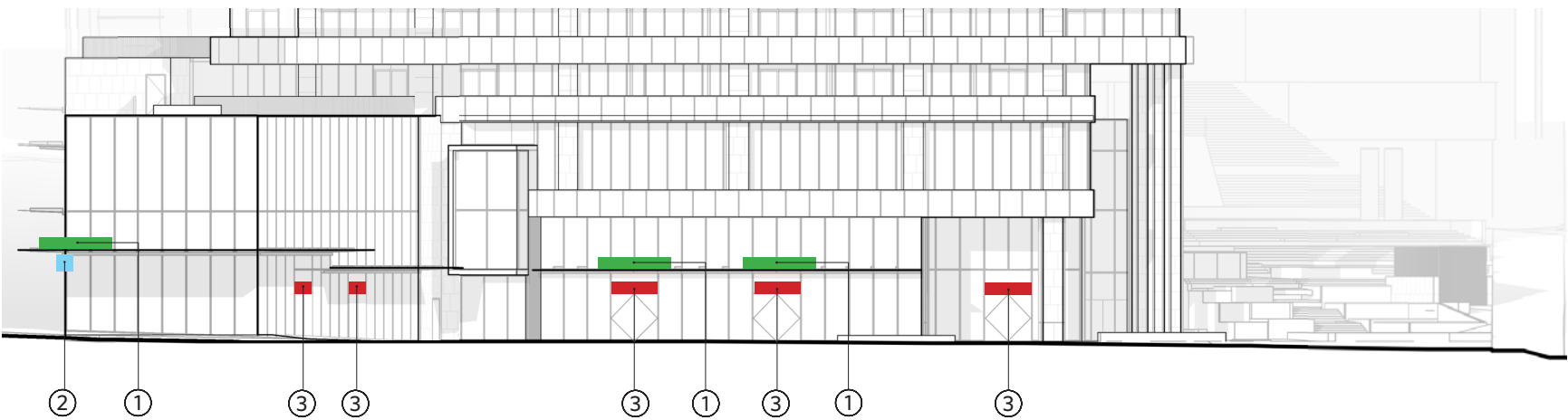
Signage

8.1 Street Level Elevations

Cherry St Elevation



3rd Ave Elevation



4th Ave Elevation

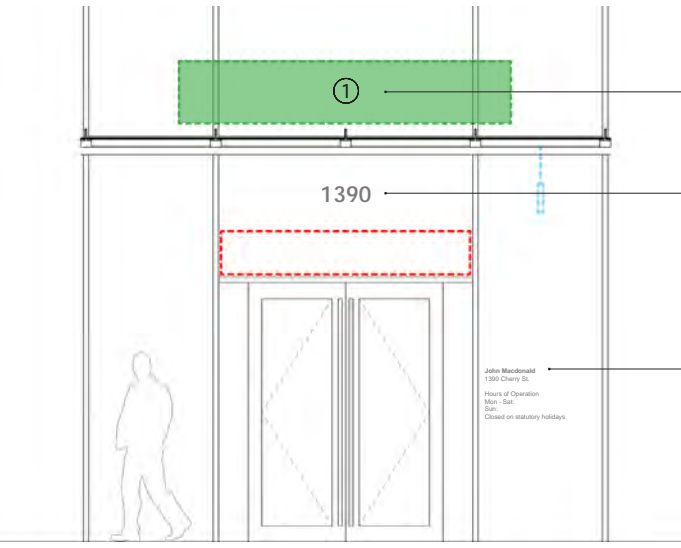
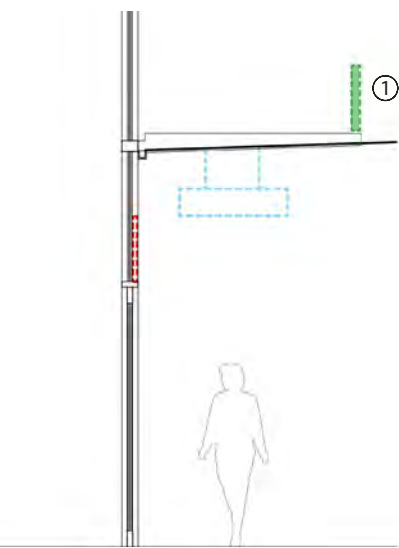


James Street Elevation



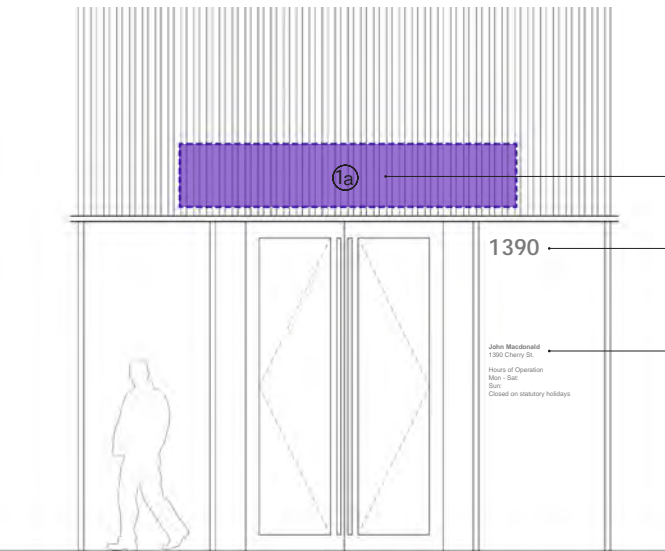
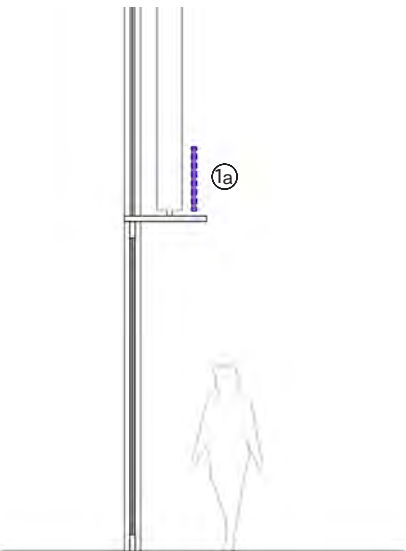
8.2 Signage Details

① Illuminated Canopy Sign



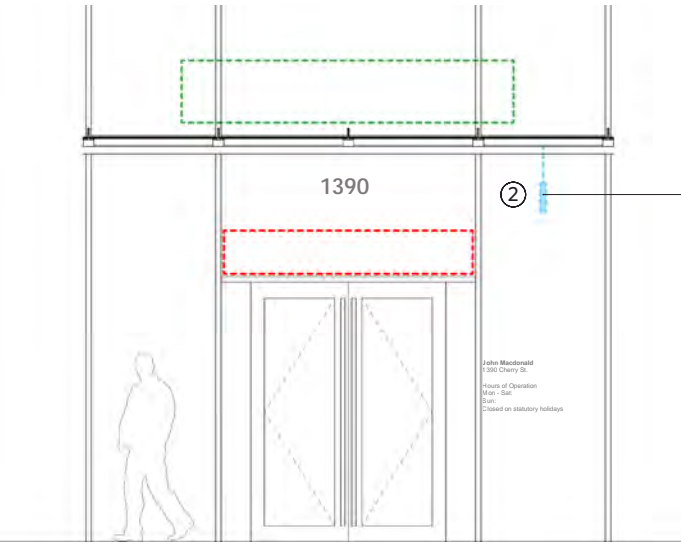
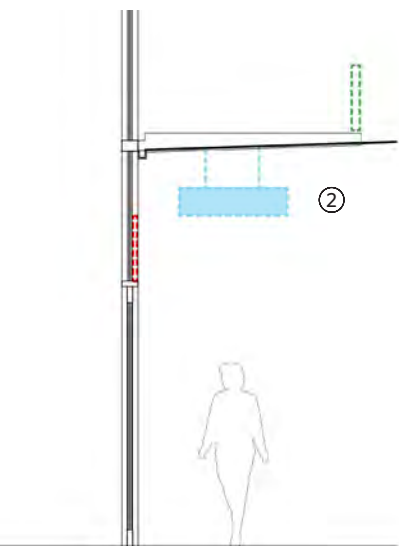
- Canopy - Mount
- Street address: 6 " height reverse matte white Helv. Reg. vinyl applied to inside on glass
- 4" from right of door frame. Permitted signs on glass: Reverse matte white or etchmark vinyl. Prohibited: color, logos, credit, debit, facebook, etc. decals Applied to inside of glass. Max. area: 22 sqft.

①a Illuminated Entrance Canopy Sign

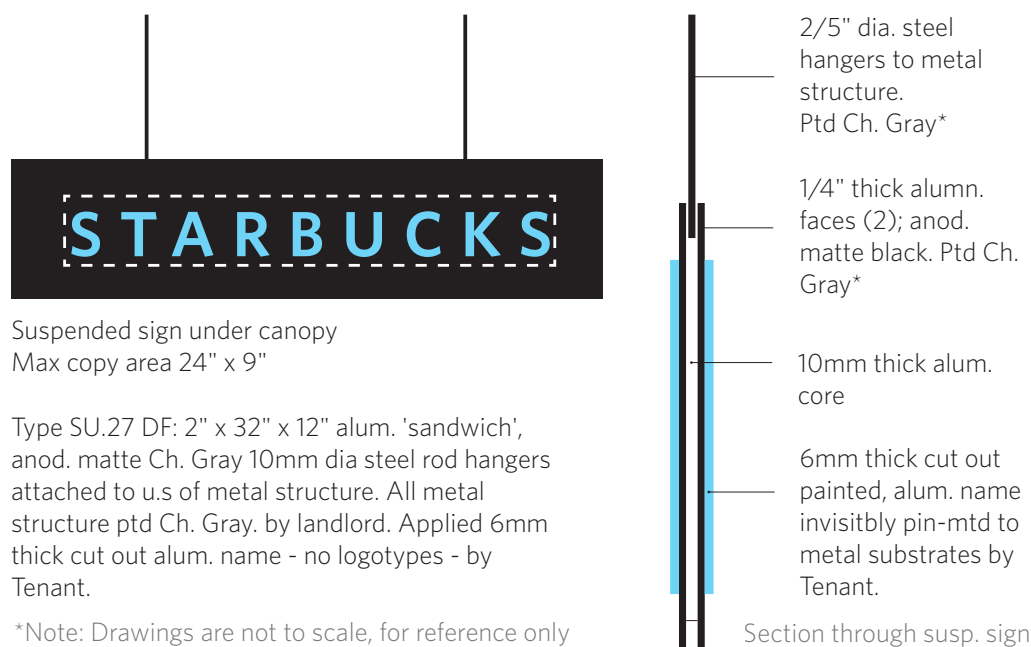
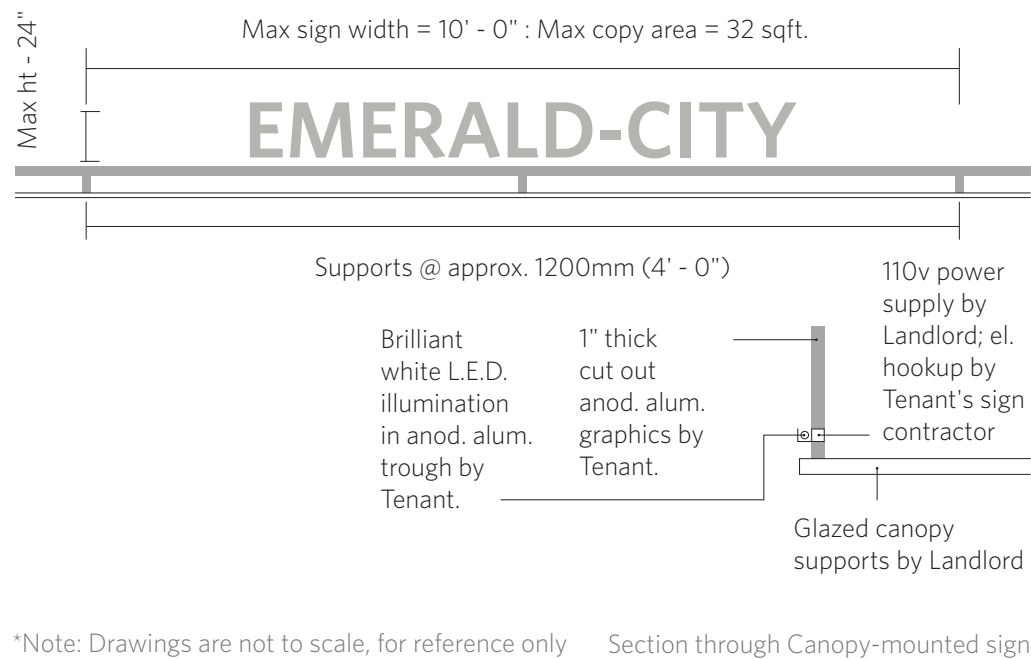
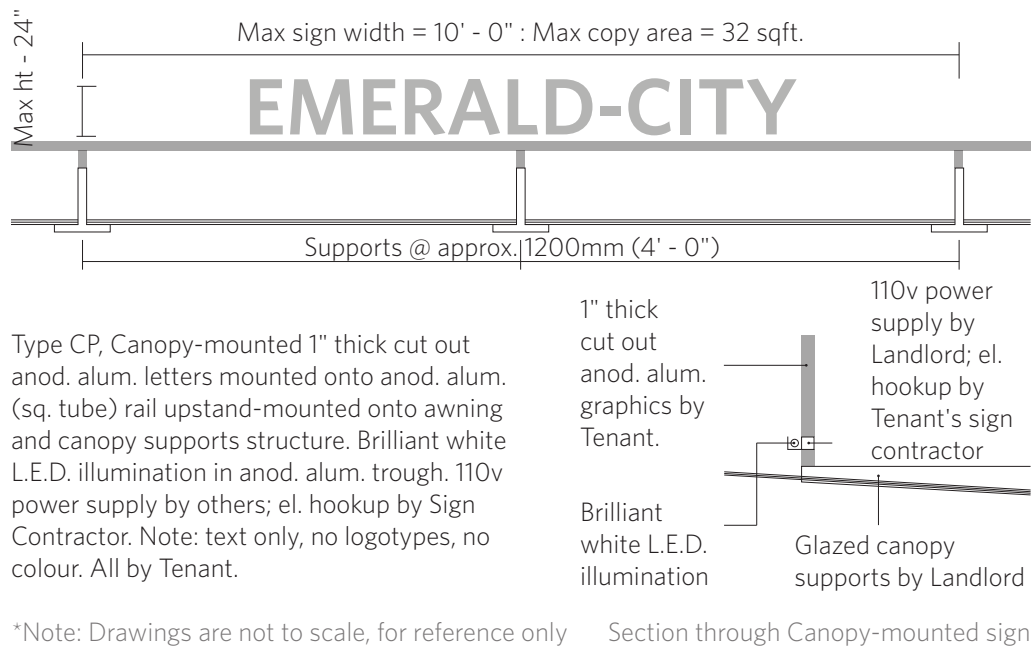


- Canopy - Mount
- Street address: 6 " height reverse matte white Helv. Reg. vinyl applied to inside on glass
- 4" from right of door frame. Permitted signs on glass: Reverse matte white or etchmark vinyl. Prohibited: color, logos, credit, debit, facebook, etc. decals Applied to inside of glass. Max. area: 22 sqft.

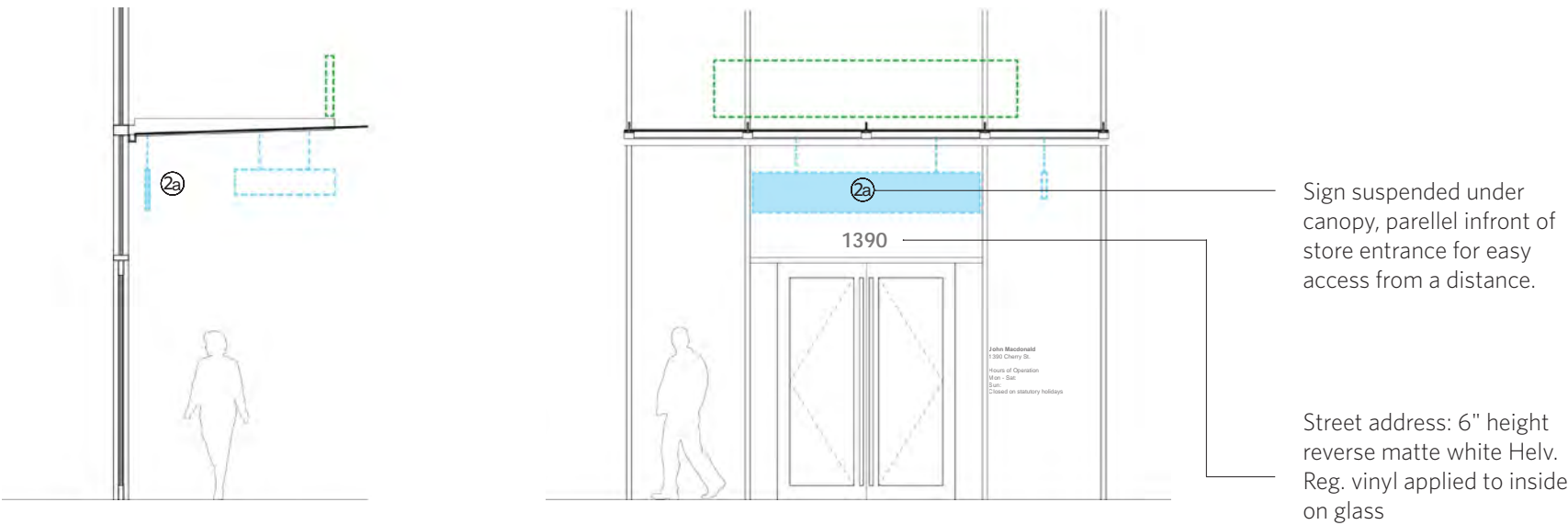
② Non - Illuminated DF Suspended Uner-Canopy Sign



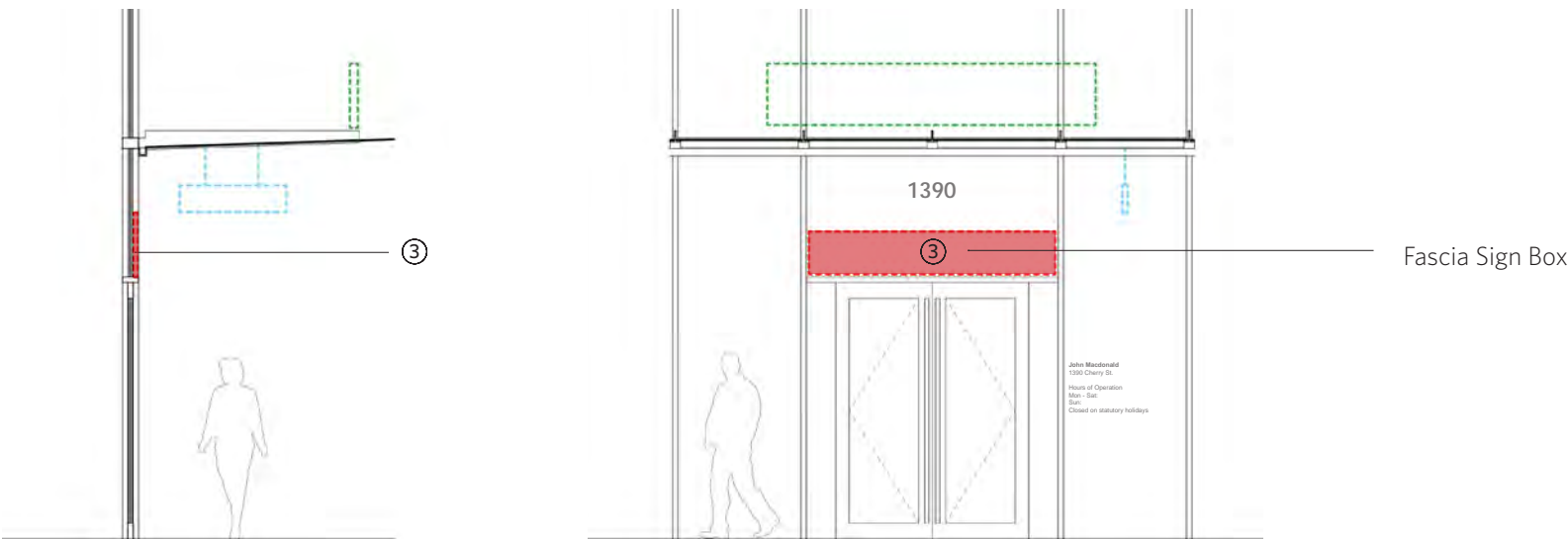
- Sign suspended under canopy, perpendicular to the storefront to facilitate pedestrian access.



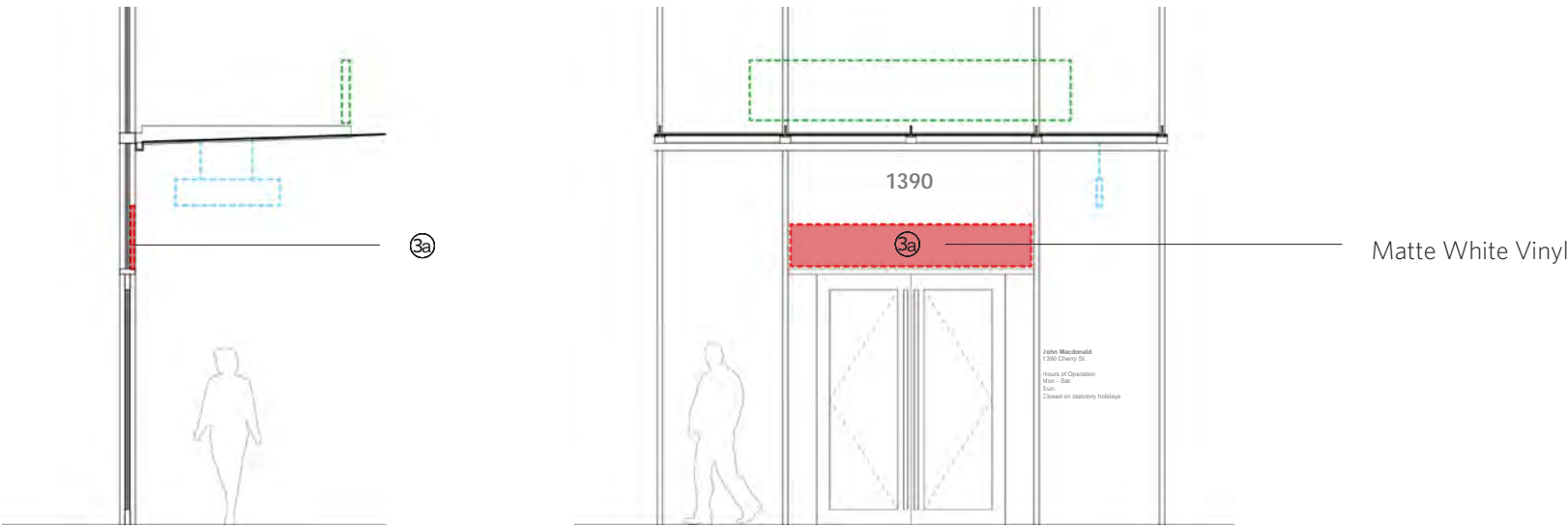
②a Non - Illuminated Fascia Suspended Uner-Canopy Sign

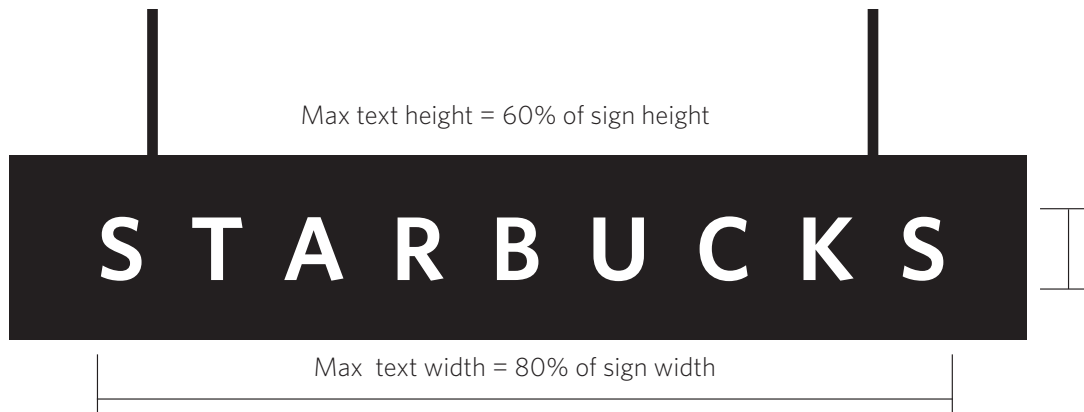


③ Internally - Illuminated Fascia Sign Box



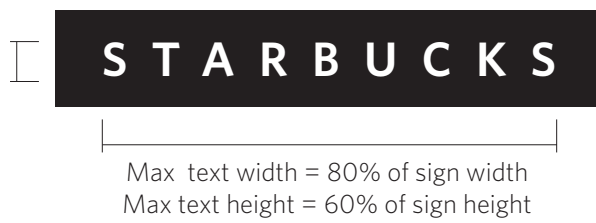
③a Matte White Vinyl Sign on Glass





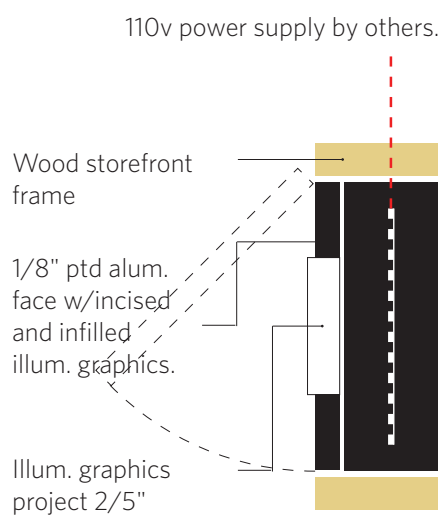
Type Suspended Under - Canopy Fascia Sign Box: 4" x 8' - 0" x 2' - 0" alum. 'sandwich', anod. matte Ch. Gray 10mm dia steel rod hangers attached to u.s. of metal structure. Paint inside of box white. Service stay. L.E.D. 'Brilliant White' illumination. name - no logotypes - by Tenant.

*Note: Drawings are not to scale, for reference only



Type FS Interanlly - Illuminated Sign Box: 4" x 8' - 0" x 2' - 0" integral hinge - no visible hardware, ptd. Paint inside of box white. Service stay. L.E.D. 'Brilliant White' illumination. Name - no logotypes - by Tenant.

*Note: Drawings are not to scale, for reference only



Section through illuminated fascia



Type - Matte white reg. vinyl applied to inside of glass. Max area of text: 4" x 8' - 0" x 2' - 0". Store text located 6" above the entrance. Name - no logotypes - by Tenant.

*Note: Drawings are not to scale, for reference only



9.0

Proposed Departures

9.1 Overhead Weather Protection

23.49.018 Overhead Weather Protection and Lighting

Requirements	Requested Departures	Consideration
<p>A. Overhead weather protection required along the entire street frontage of a lot except:</p> <ul style="list-style-type: none">Except those located more than 5'-0" from the street property lineAbut a bonused open space amenity featureAre driveways into structures or loading docks	<p>#1A - Allow for discontinued canopy.</p>	<p>1A). Few vertical bands of stone delineate and reinforce retail or arrival plaza entrances. We feel these features are best expressed without canopies. Should the DRB request canopies in these areas, 8'-0" deep canopies will be incorporated.</p>
<p>B. Overhead weather protection shall have a minimum dimension of eight (8) feet measured horizontally from the building wall or must extend to a line two (2) feet from the curb line, whichever is less.</p>	<p>#1B - Allow for reduced canopy depth to 3'-6".</p>	<p>1B). Continuous overhead weather protection is provided. In order to allow street trees along Cherry Street, we are setting canopies back 4'-0" where street trees are located. SDOT has not determined whether street trees are viable along this street. If street trees are not possible, 8'-0" canopies will be provided, as per the zoning code.</p>
<p>D. The lower edge of the overhead weather protection must be a minimum of ten (10) feet and a maximum of fifteen (15) feet above the sidewalk.</p>	<p>#1C - Allow for the canopy to be located outside 10'-15' above sidewalk zone.</p>	<p>1C). Due to the steep slope of the site and desire to increase retail exposure, the height of the canopies varies from those prescribed.</p>

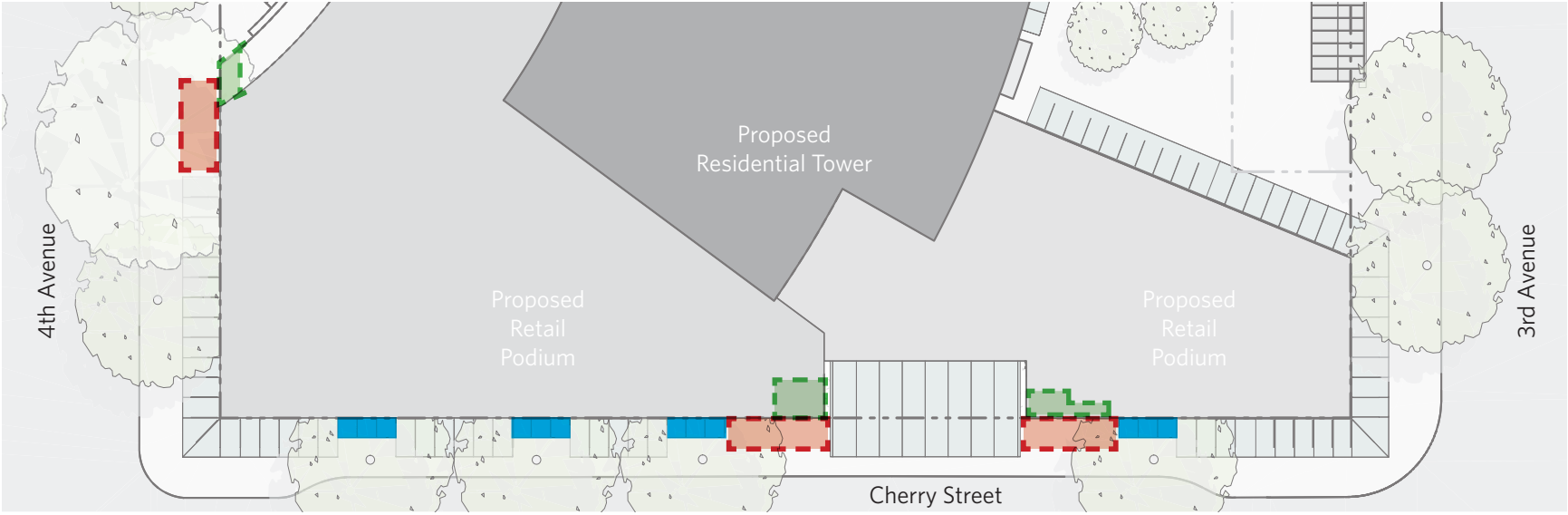
Requested Departure Area:

1A) Area without canopy

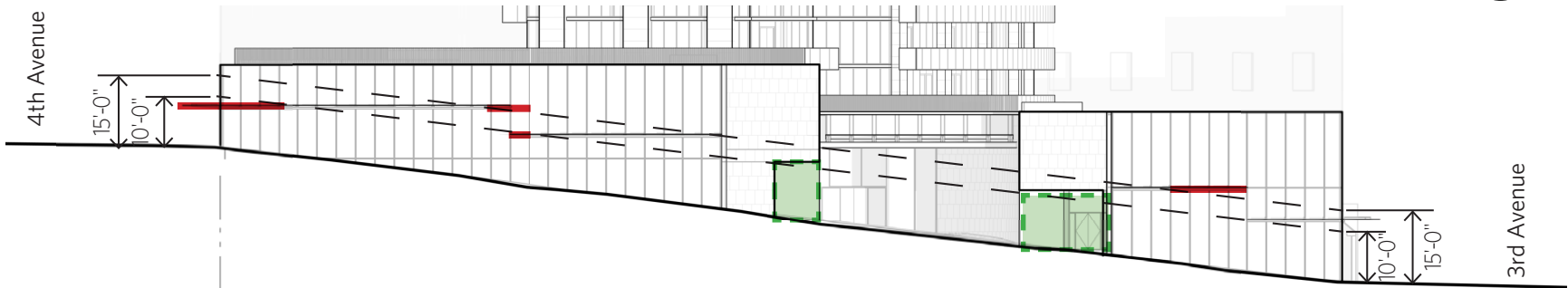
1B) 3'-6" deep canopy

1C) Canopy outside 10'-15' AFF zone

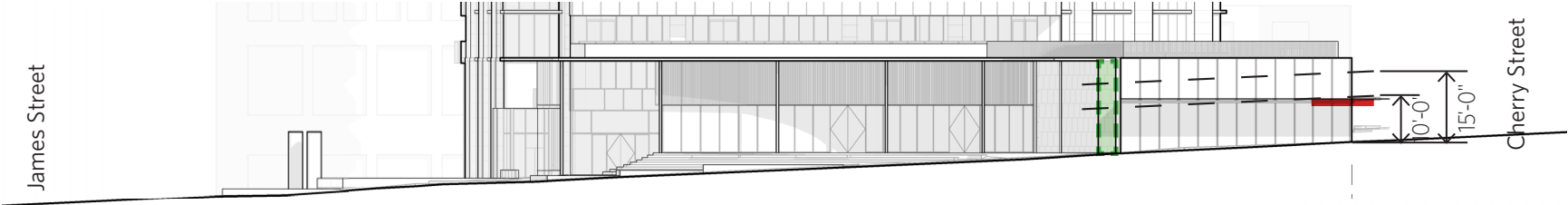
Recess Area w/ Overhang Above



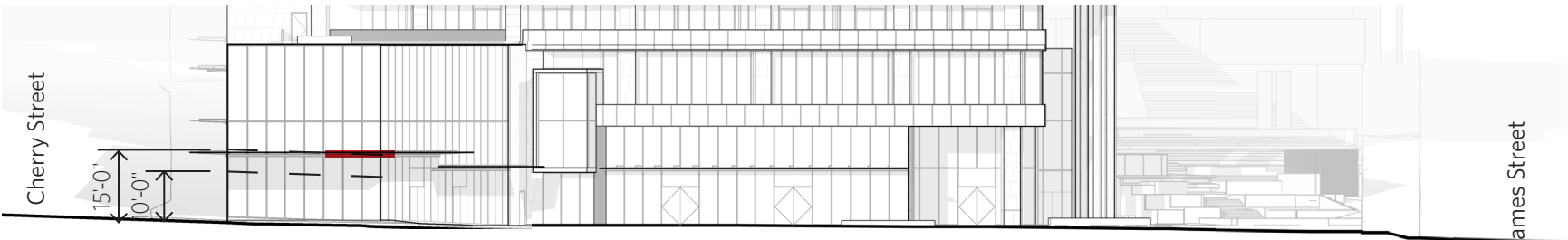
Site Plan



Cherry St Elevation



4th Ave Elevation

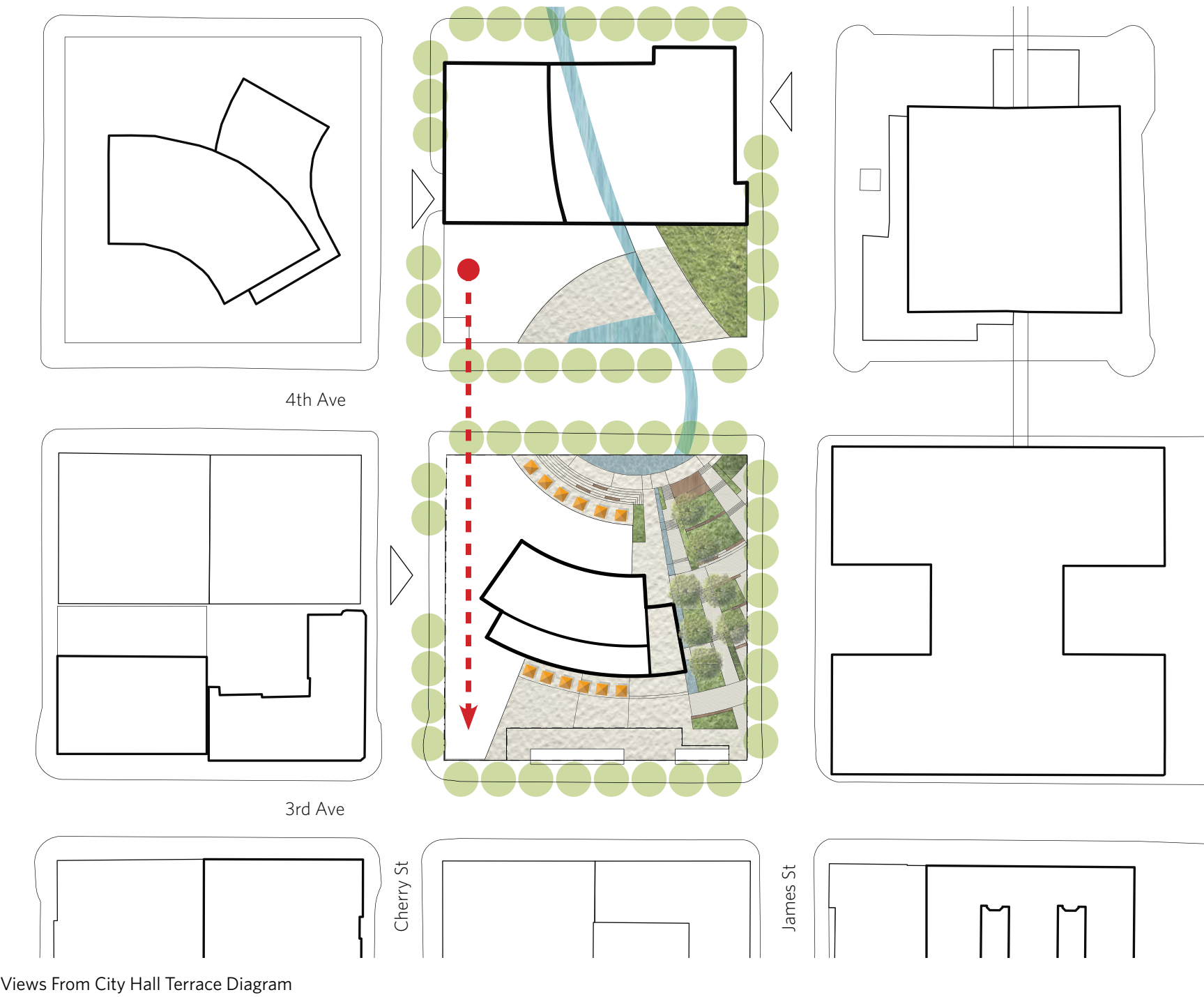
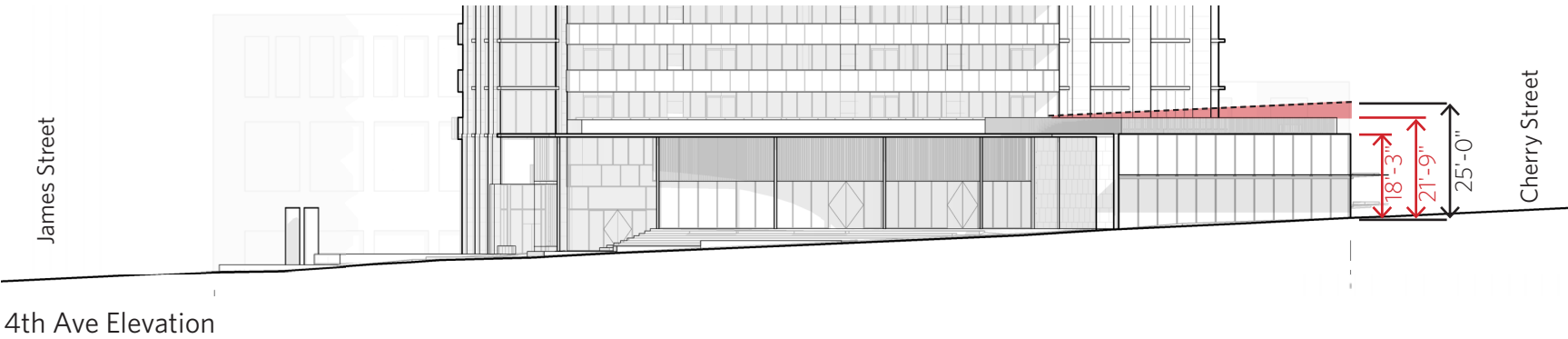


3rd Ave Elevation

9.2 Facade Height

23.49.056 Street Facade, Landscaping, and Street Setback Requirements

Requirement	Requested Departures	Consideration
A. Minimum facade height		
4th Ave. (class I pedestrian street): 25'-0"	#2 - Allow for 54 feet of the facade along 4th Avenue to be below the 25'-0" min height. (18'-3")	<p>The 4th Avenue slopes 11.18' (el. 111.07' to el. 99.89') from James to Cherry street. As a result, the height of the facade greatly varies.</p> <p>The façade height at Cherry responds to adjacent City Hall by preserving views and sightlines from the public terrace at City Hall along Cherry Street and towards the water. Hence reinforcing positive urban form and views in the immediate area.</p>



9.3 Structure Width

23.49.058 Upper-Level Development Standards

Requirement

The max. facade width for portions of a building above 85 feet along the general north/south axis of a site (Parallel to the Avenues) shall be 120' or 80% of the width of the lot measured on the Avenue, whichever is less.

Requested Departures

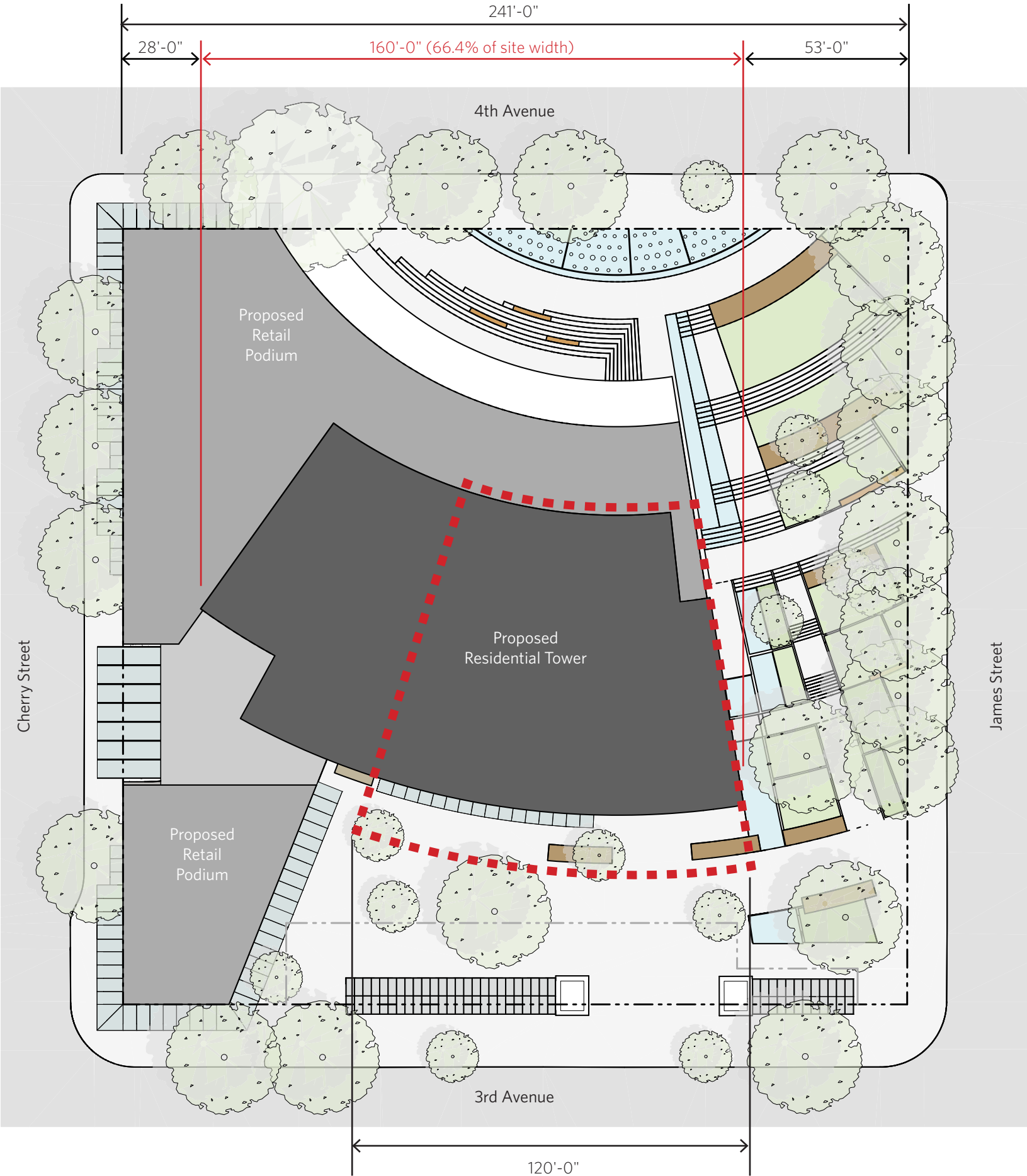
#3 - Allow for the tower width greater than 120' parallel to the Avenues side.

Consideration

The structure's depth was decreased in order to expand the upper & lower public open plaza along 4th and 3rd Avenue. The structure's width has hence been reduced. The zoning code mandated a minimum of 25, 000 sf of open space as part of the Civic precinct.

Furthermore, the Tower's massing responds to the curvilinear geometry of City Hall, which reinforces the existing radial urban feature of City Hall.

Our structure width complies with 80% as it is only 66.4% of the site width, but doesn't comply with 120'-0" as it is a full block.



9.4 Departure Summary

23.49.018 Overhead Weather Protection and Lighting

Standards	Requested Departures	Proposed
A. Overhead weather protection required along the entire street frontage of a lot except: <ul style="list-style-type: none">• Except those located more than 5'-0" from the street property line• Abut a bonused open space amenity feature• Are driveways into structures or loading docks	#1A - Allow for discontinued canopy.	#1A - Continuouse overhead weather protection along the entire street frontage except as the diagram indicates below
B. Overhead weather protection shall have a minimum dimension of eight (8) feet measured horizontally from the building wall or must extend to a line two (2) feet from the curb line, whichever is less.	#1B - Allow for reduced canopy depth to3'-6".	#1B - Some canopy width is reduced to (4) feet due to the proposed street trees required as per SDOT.
D. The lower edge of the overhead weather protection must be a minimum of ten (10) feet and a maximum of fifteen (15) feet above the sidewalk.	#1C - Allow for the canopy to be located outside 10'-15' above sidewalk zone.	#1C - The street edge canopy height varies between (9) feet to (22) feet above the sidewalk.

23.49.056 Street Facade, Landscaping, and Street Setback Requirements

Standard	Requested Departures	Proposed
A. Minimum facade height 4th Ave. (class I pedestrian street): 25'-0"	#2 - Allow for x'-x" of the facade along 4th Avenue to be below the 25'-0" min height.	#2 - 18'-3" along 4th Avenue.

23.49.056 Upper-Level Development Standards

Standard	Requested Departures	Proposed
C 2. Maximum Tower Width The max. facade width for portions of a building above 85 feet along the general north/south axis of a site (Parallel to the Avenues) shall be 120' or 80% of the width of the lot measured on the Avenue, whichever is less.	#3 - Allow for the tower width greater than 120' parallel to the Avenues side.	#3 - The width of our building (parallel to 3rd Ave) is 159'-11".

Consideration	Applicable Design Guidelines	Reference
#1A - Few vertical bands of stone delineate and reinforce retail or arrival plaza entrances. We feel these features are best expressed without canopies. Should the DRB request canopies in these areas, 8'-0" deep canopies will be incorporated.	C4. Reinforce Building Entries	See section 14.1
#1B - Continuous overhead weather protection is provided. In order to allow street trees along Cherry Street, we are setting canopies back 4'-0" where street trees are located. SDOT has not determined whether street trees are viable along this street. If street trees are not possible, 8'-0" canopies will be provided, as per the zoning code.	D2. Enhance the Building with Landscaping	
#1C - Due to the steep slope of the site and desire to increase retail exposure, the height of the canopies differs from those prescribed.	A1. Respond to the Physical Environment	

Consideration	Applicable Design Guidelines	Reference
#2 - The 4th Avenue slopes 11.18' (el. 111.07' to el. 99.89') from James to Cherry street. As a result, the height of the facade greatly varies. The façade height at Cherry responds to adjacent City Hall by preserving views and sightlines from the public terrace at City Hall along Cherry Street and towards the water. Hence reinforcing positive urban form and views in the immediate area.	B1. Respond to the neighborhood context B3 Reinforce the positive urban form & architectural attributes of the immediate area	See section 14.2

Consideration	Applicable Design Guidelines	Reference
#3 - The structure's depth was decreased in order to expand the upper & lower public open plaza along 4th and 3rd Avenue. The structure's width has hence been reduced. The zoning code mandated a minimum of 25, 000 sf of open space as part of the Civic precinct. Furthermore, the Tower's massing responds to the curvilinear geometry of City Hall, which reinforces the existing radial urban feature of City Hall. Our structure width complies with 80% as it is only 66.4% of the site width, but doesn't comply with 120'-0" as it is a full block.	B1 Respond to the neighborhood context D1 Provide Inviting & Usable Open Space D3 Provide Elements that Define the Place	See section 14.3

10.0

Team

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Shoring
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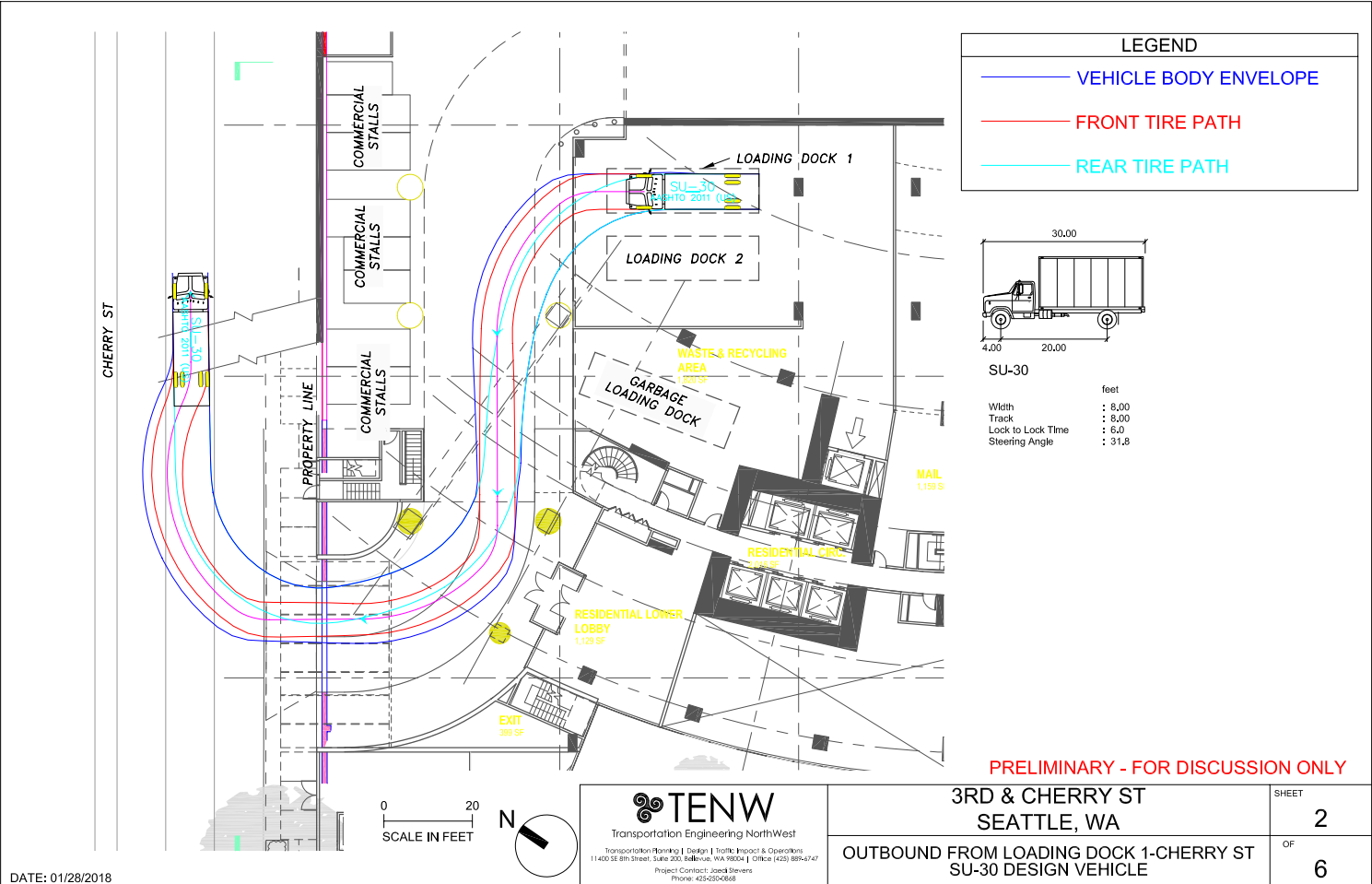
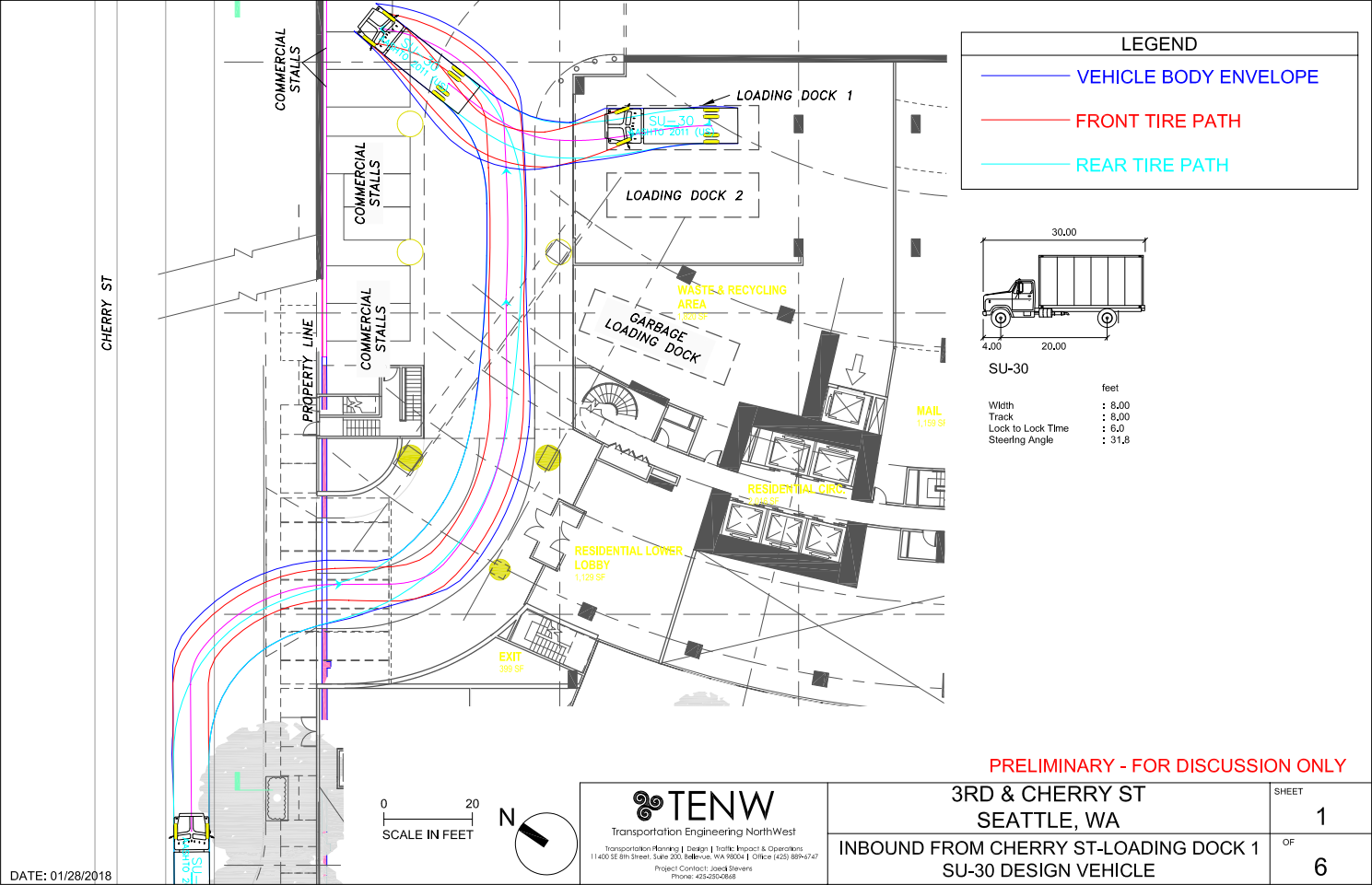
Surveyor
Bush Roed & Hitchings Inc
1513, 2009 Minor Ave E
Seattle, WA 98101

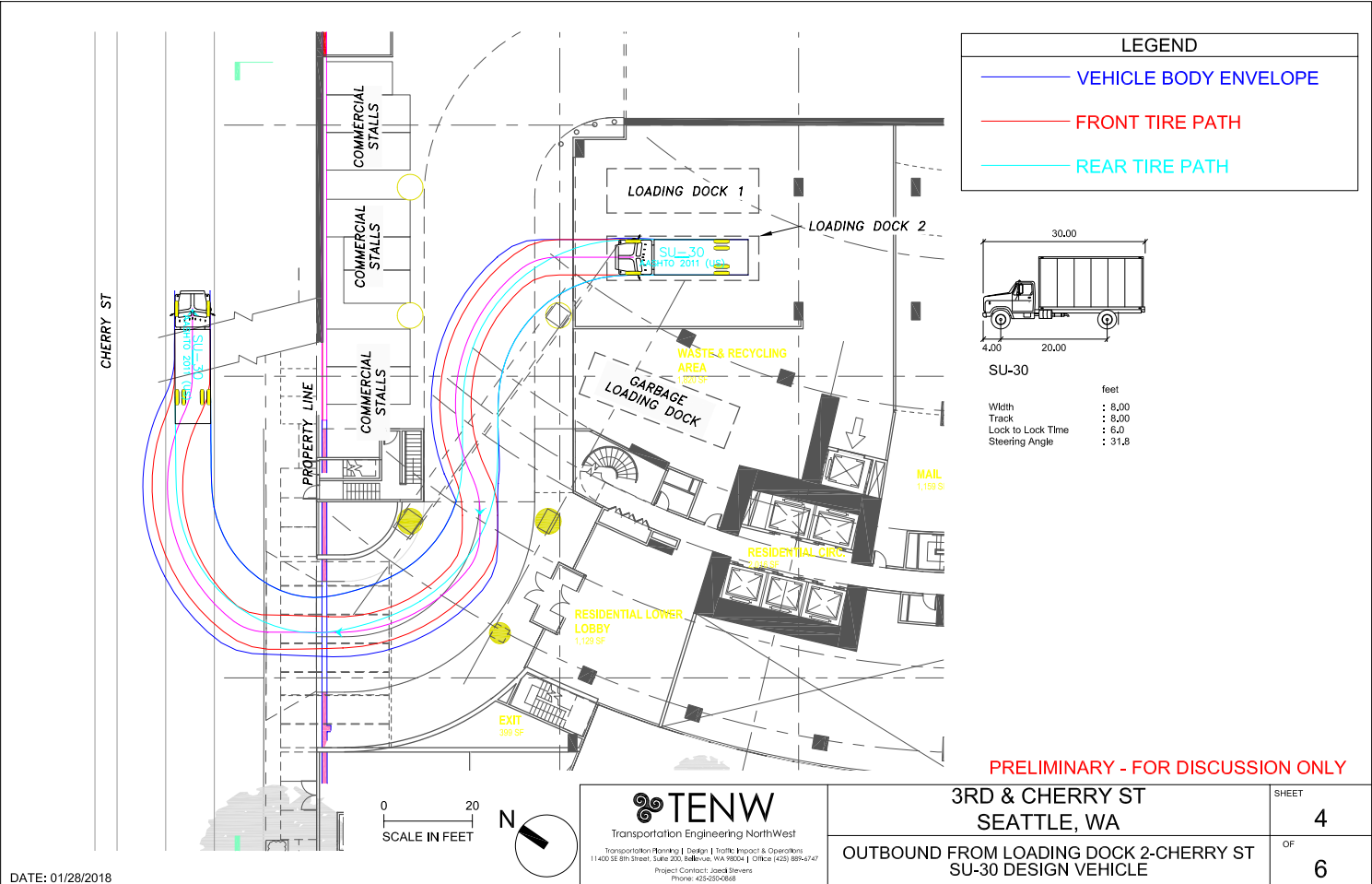
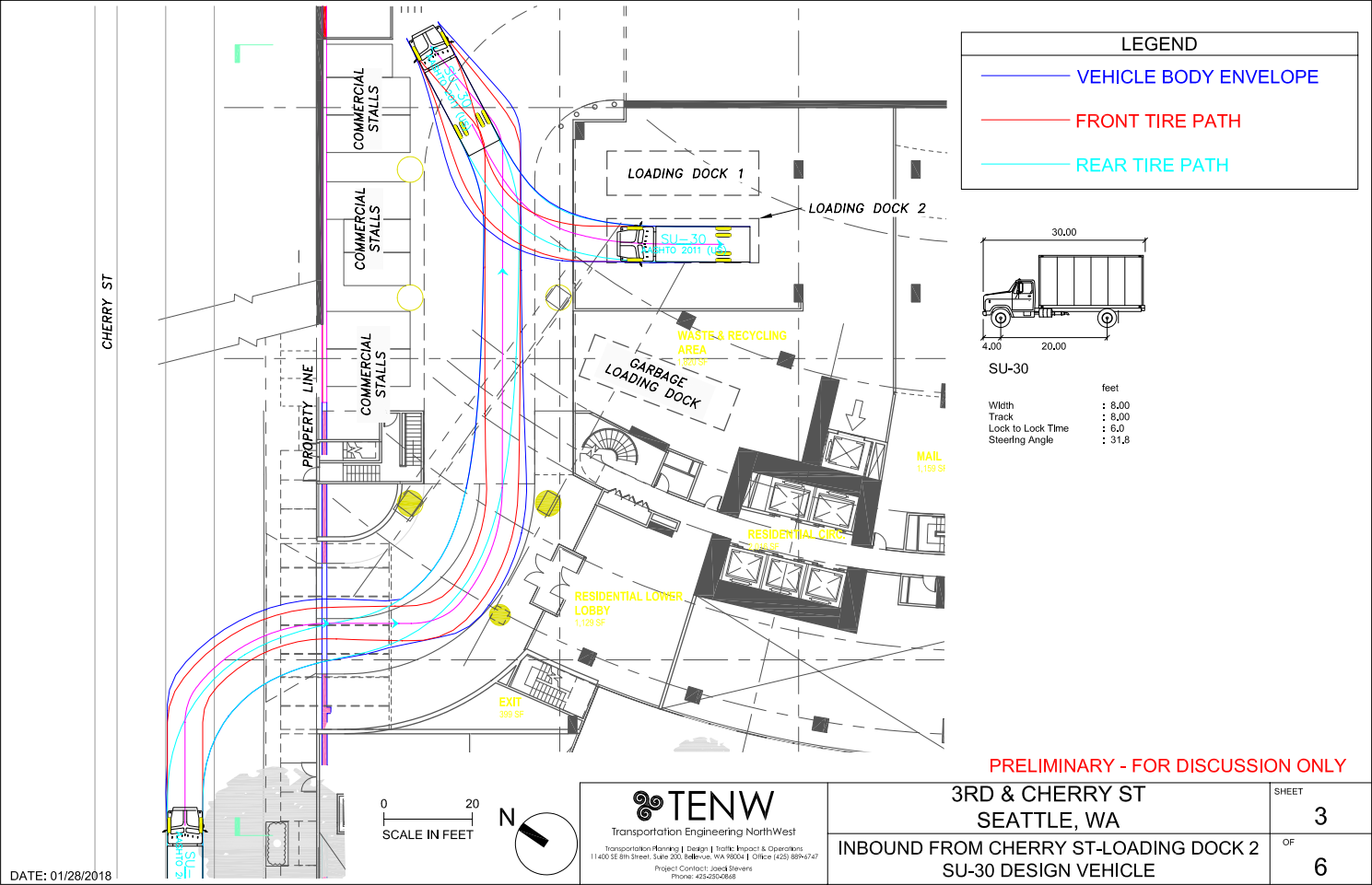
Transportation
Transportation Engineering NorthWest (TENW)
11,400 SE 8th Street, Suite 200
Bellevue, WA 98004

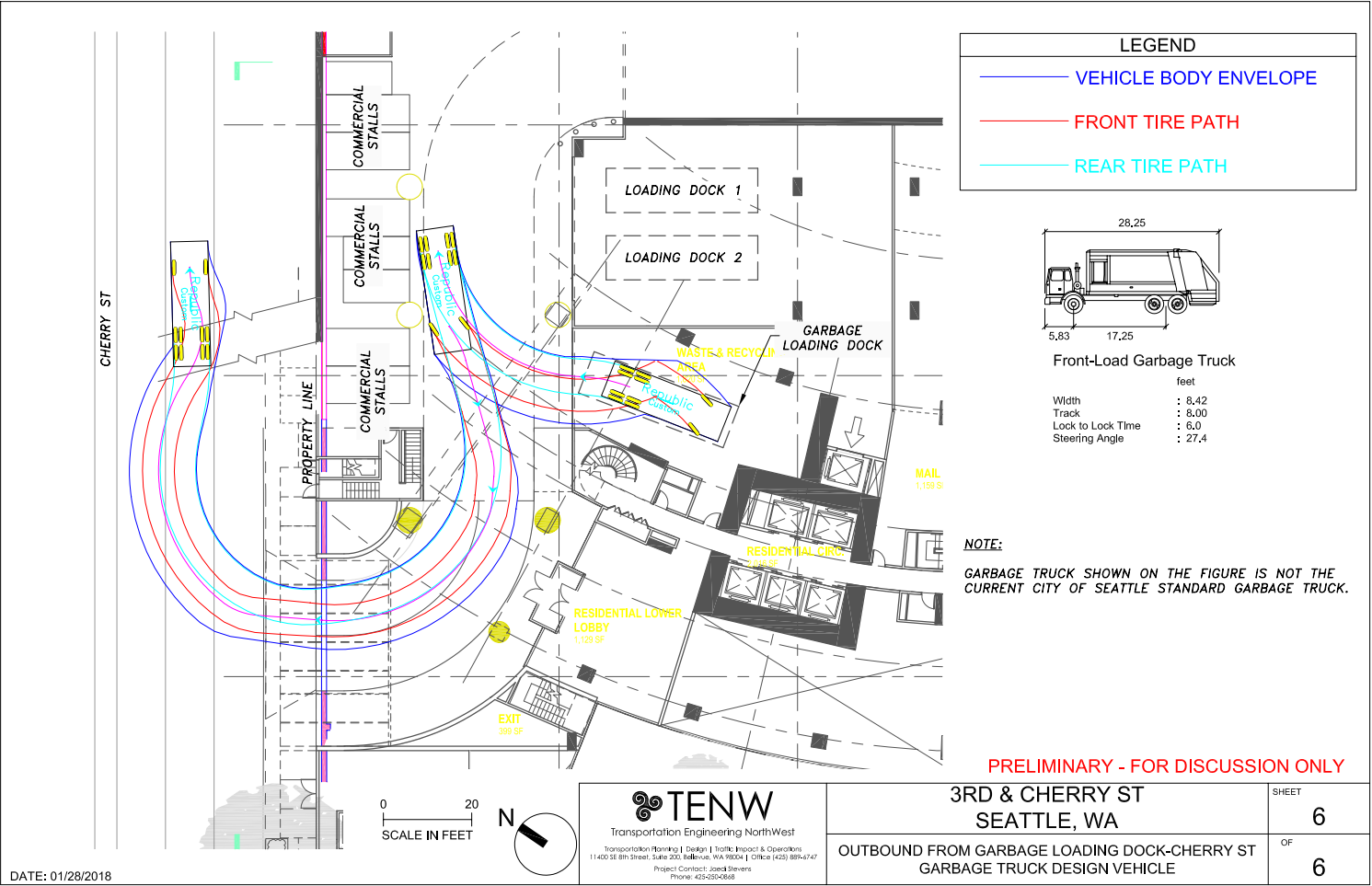
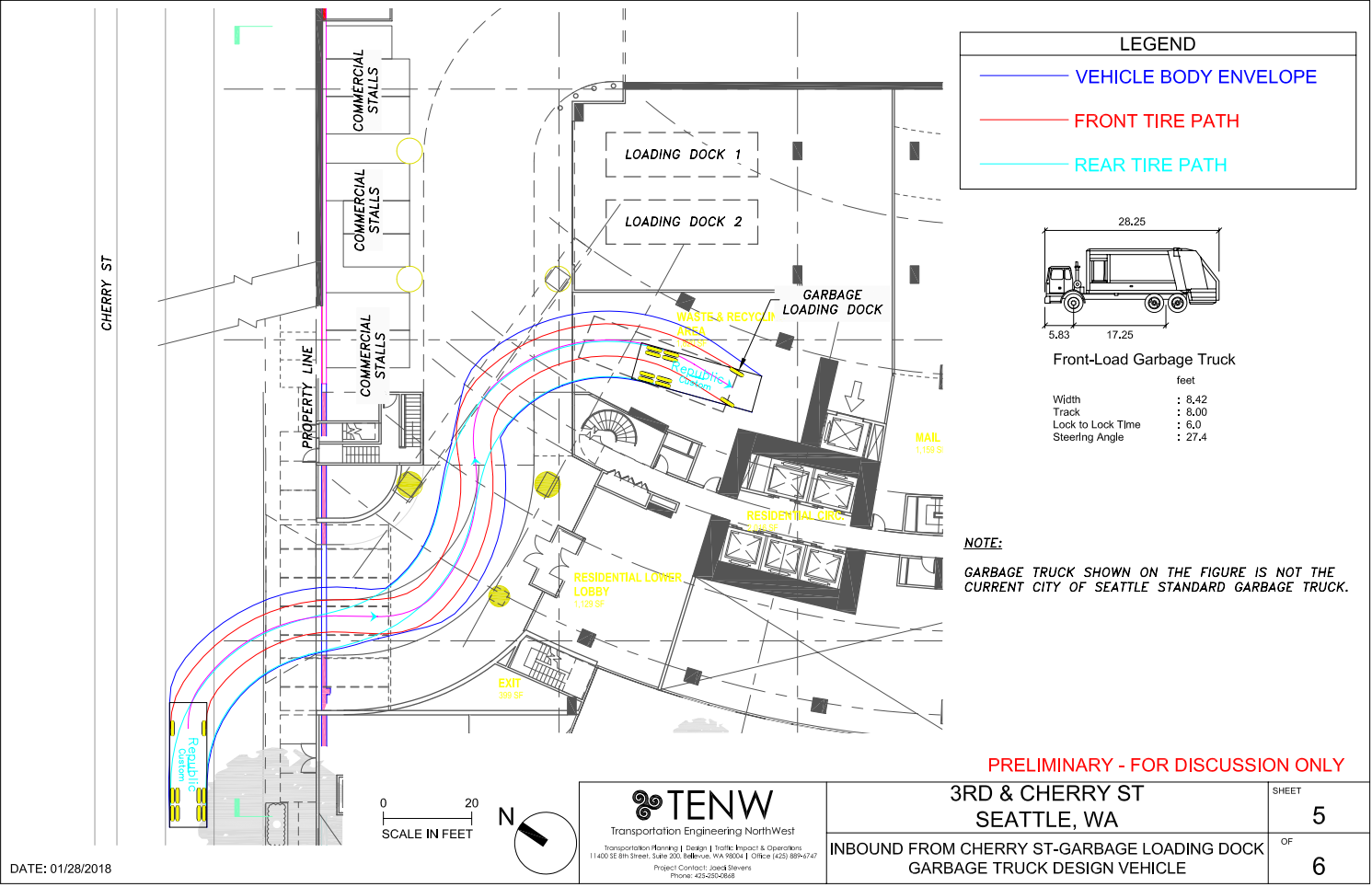
11.0

Appendix

A. Turing Radius



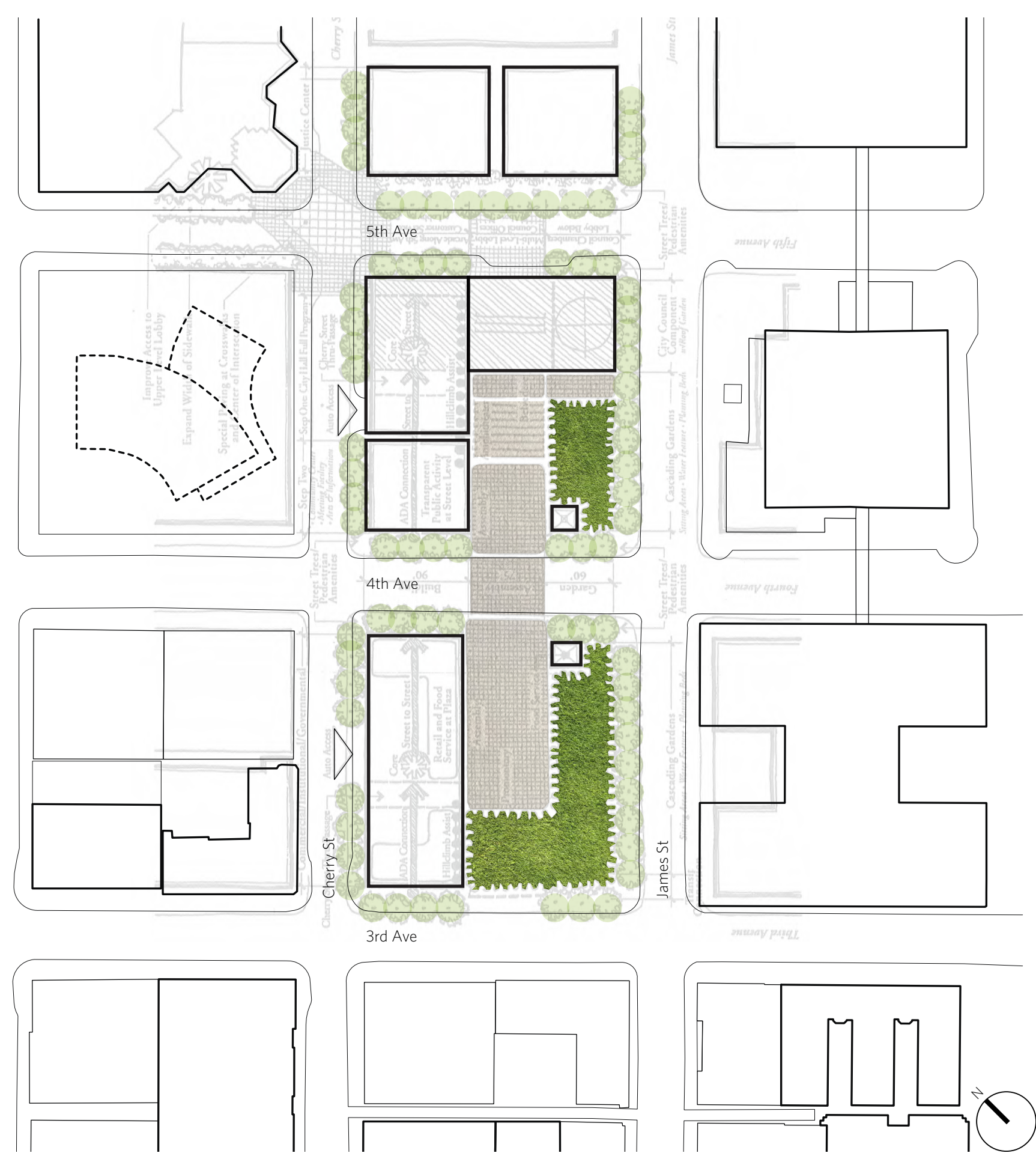




B. Masterplan Analysis

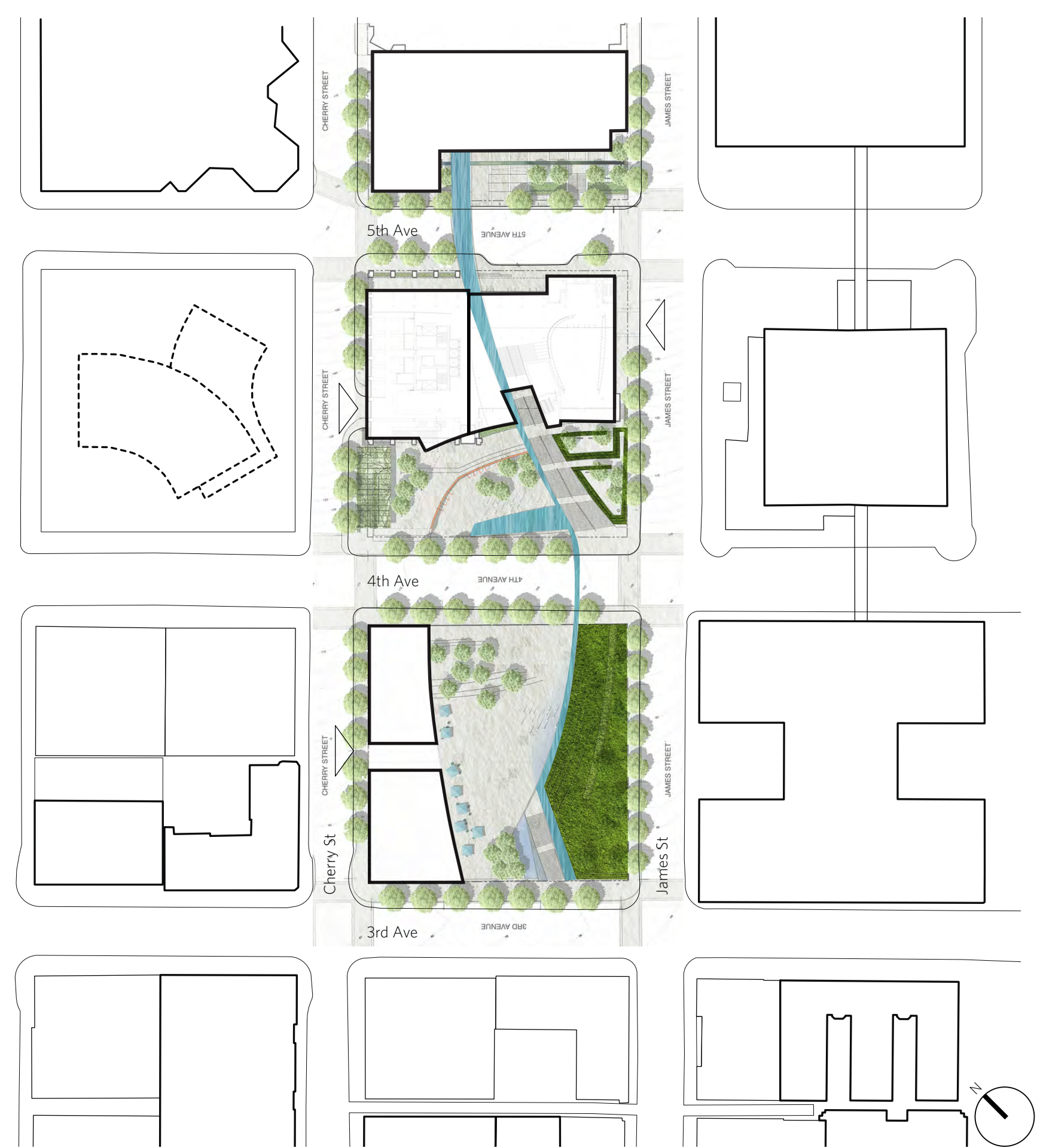
Seattle Civic Centre Masterplan 1999

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.



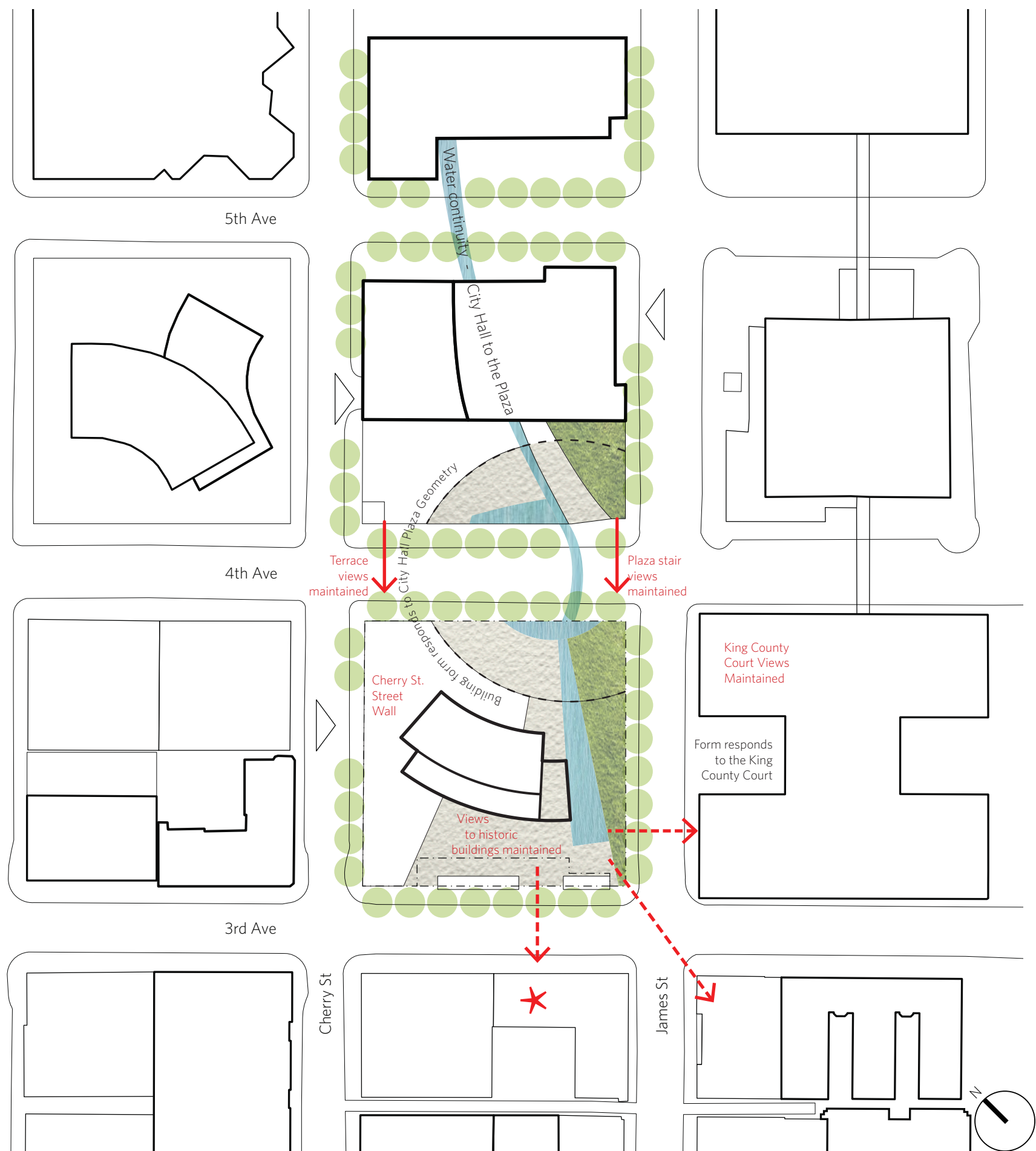
GGN & BCJ Masterplan 2005

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.



Design Concept Diagram (EDG 2) 2018

Our design concept respects 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 design also seeks to respond to neighboring buildings and geometries while preserving views to and from key locations.



Current Landscape Concept

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. These animate the sidewalks, the plazas, and provide a variety of inviting, sunny and open spaces for the public to enjoy. Soft planting areas and areas for pause are also introduced in the landscape.

