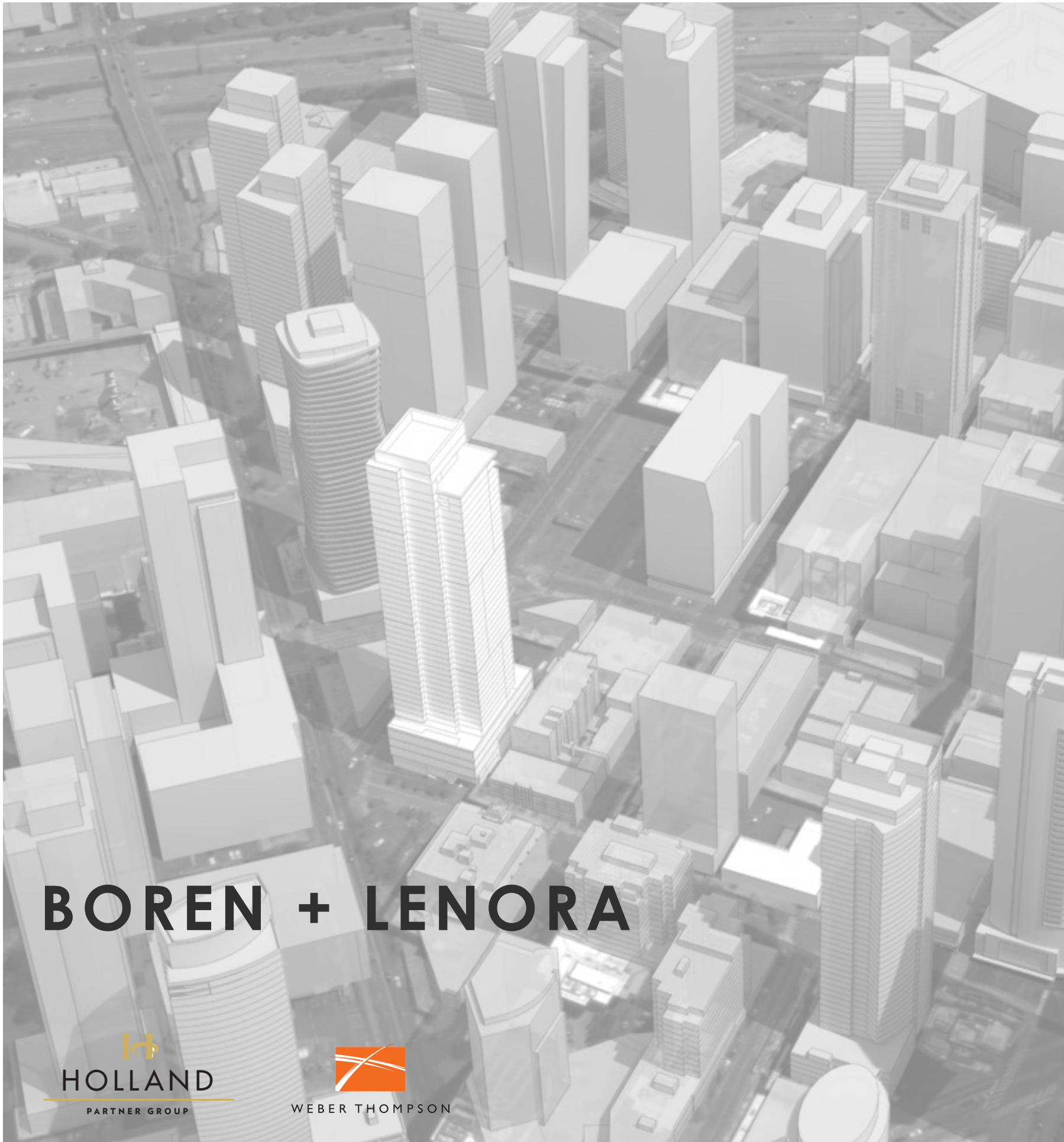


BOREN + LENORA





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PROJECT DESCRIPTION & VISION

The proposed project is located at Boren and Lenora, the primary gateway corner for Cornish College of the Arts, and is being designed to include a performing arts center, and gallery for the school. The gallery is envisioned to anchor this vital corner, which will be highly visible from Denny Way. Cornish could also occupy a portion of the three office levels above for administrative / instructional / studio space.

Adjacent to the site on the south along Boren Avenue is Cornish's Raisbeck performance hall, formerly Norway Hall, built in 1915. To respect the landmark structure, the placement of the tower is set to the north of the site tight to the green street setback, and the podium massing is held away from Raisbeck. The design also provides a landscaped notch at the first floor to further separate the two structures.

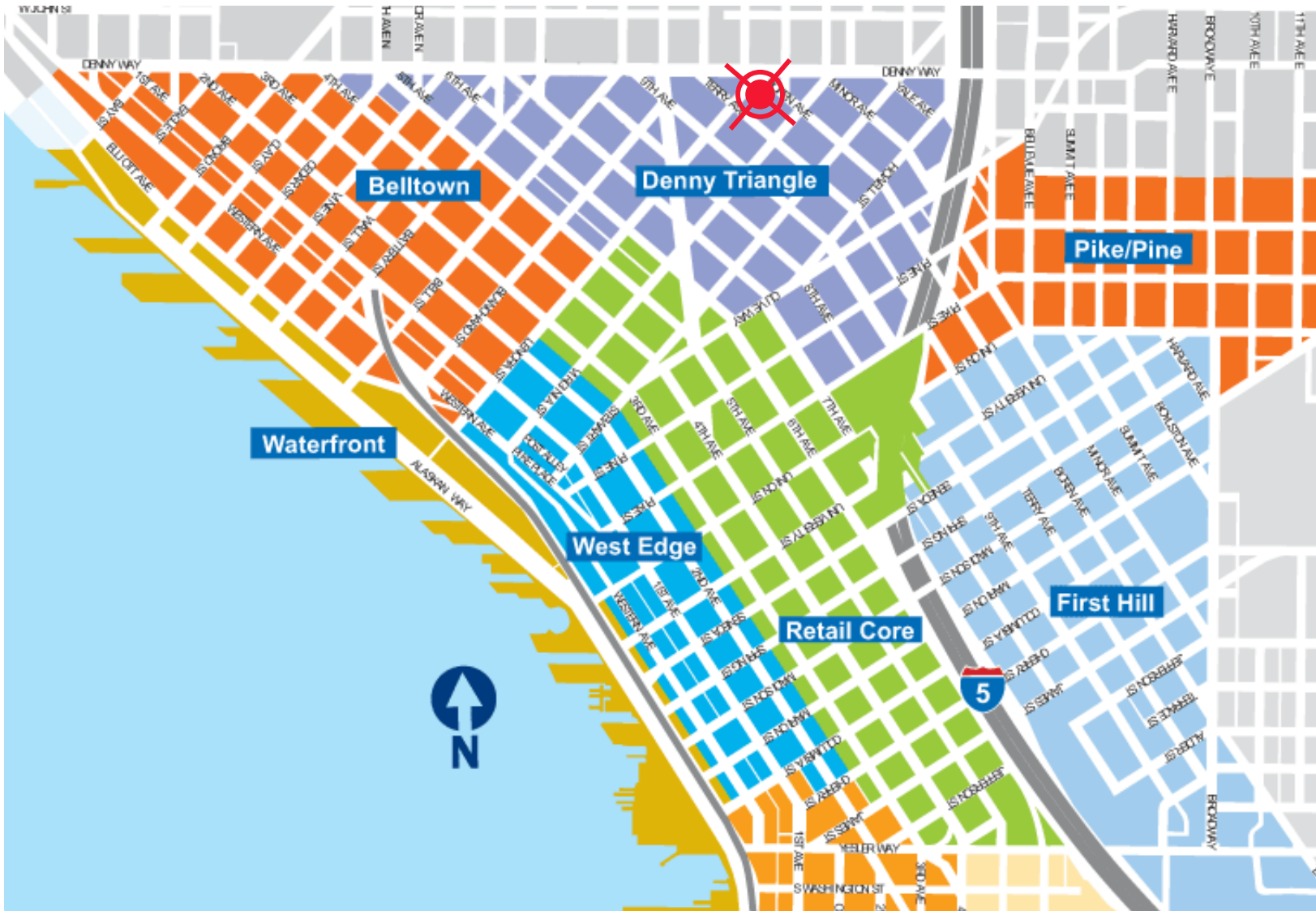
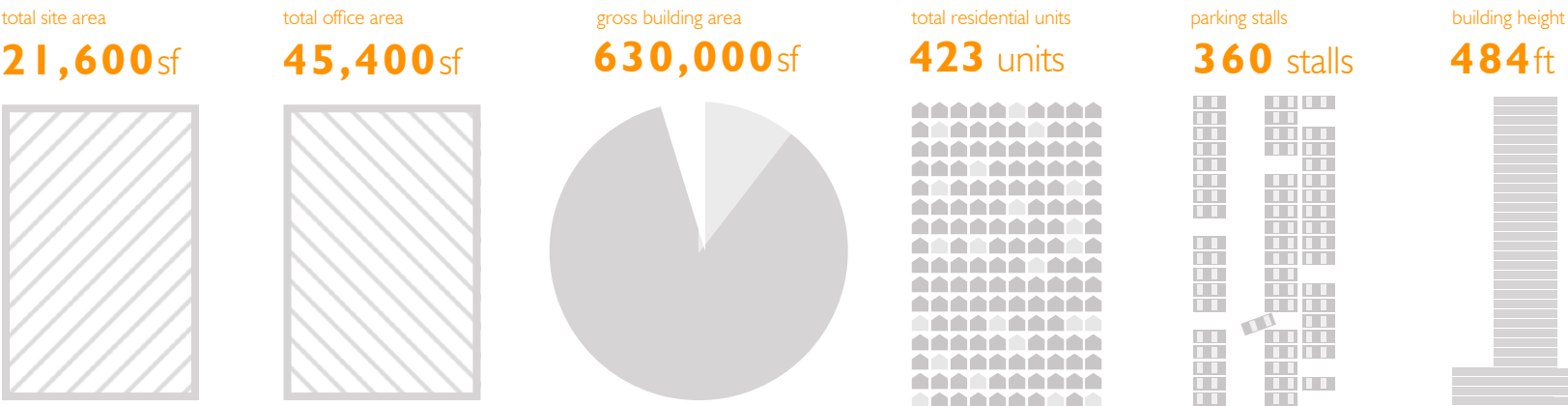
Along Lenora street the project seeks to enhance the green street with a focus on being a gateway and “main street” for the campus. Enhancements include recessing a portion of the first floor to provide a weather protected, terraced seating area and art wall which “looks back” to the heart of the campus.

The project will include 3 levels of office space in the podium floors, and up to 37 levels of market rate residential apartments. Levels 5 and R1 will contain residential amenities, both indoor and outdoor.

The design solution for this mixed-use development will look to express each of the three primary components (residential, commercial and college facilities) with a distinct, yet cohesive ground level expression. The tower above will reach for the sky with vertically oriented massing extrusions, each of which will be articulated with a window wall glazing system utilizing a mix of patterns and / or materials to distinguish the massing volumes. The team will look for ways of “grounding” the tower, slicing through or otherwise penetrating the office floors to provide identity to the residential entry. The podium façade design will complement the context of the Cornish campus and may contrast with the verticality of the tower, and accentuate the horizontal, w/o breaking cohesion of the whole.

PROJECT STATISTICS

PROGRAM	FLOORS	AREA (APPROXIMATE)
BELOW GRADE PARKING	6 (P1-P6)	124,000 SF
CORNISH SPACE THEATER AND GALLERY	1 (L1)	7,500 SF
COMMERCIAL OFFICE	3 (L2-L4)	45,400 SF
RESIDENTIAL UNITS	39 (L5-L43)	306,000 SF
INDOOR AMENITY	2 (L5, R1)	9,200 SF
ROOF DECK OUTDOOR AMENITY	2 (L5, R1)	8,000 SF



The site sits in the center of the northern edge of the Denny Triangle Neighborhood.

ZONING MAP



- SM240/125-400
- DMC 240/290-400
- DMC 340/290-400
- DOC 500/300-500

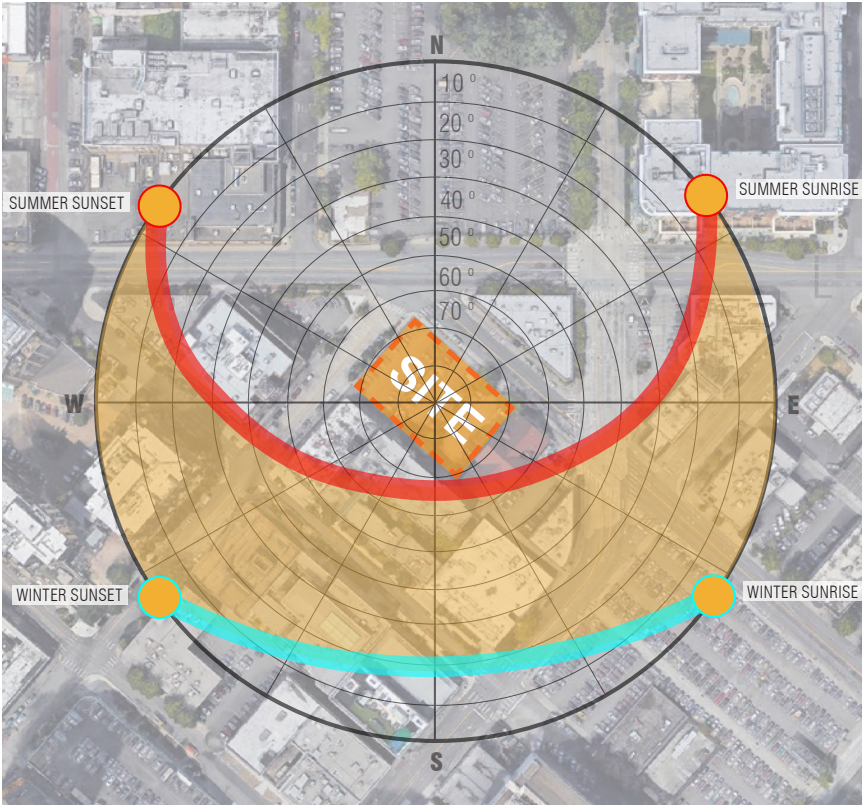


ZONING SYNOPSIS

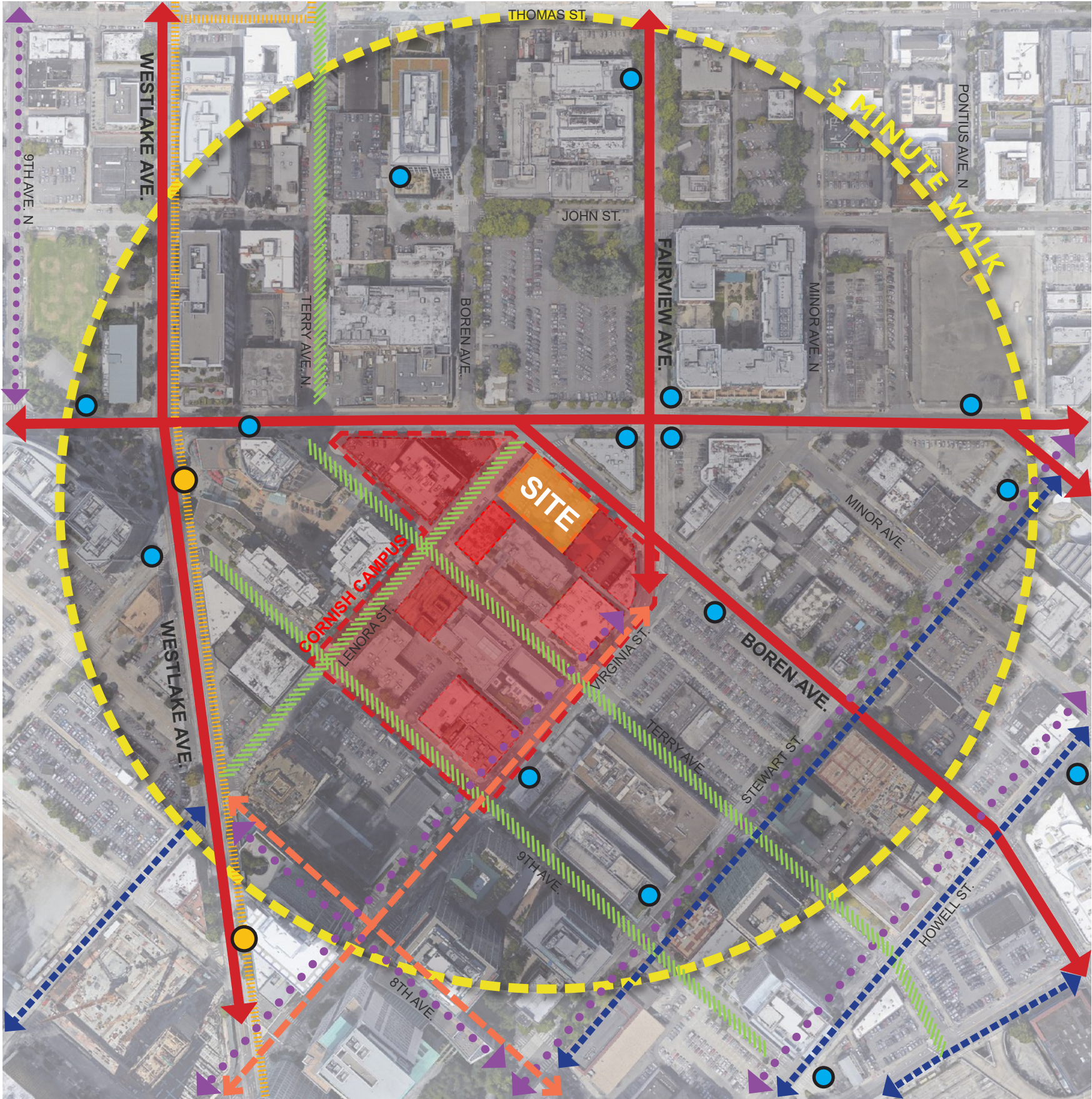
KING COUNTY PARCEL #'S	#066000-1475 #066000-1480 #066000-1485
SITE AREA	21,600 SF
ZONING CLASSIFICATION (ZONING MAP 109)	DMC 240/290-440
NEIGHBORHOOD OVERLAY (23.49.056, MAP A)	DENNY TRIANGLE URBAN CENTER VILLAGE
STREET CLASSIFICATIONS (MAP 1B, MAP 1F)	BOREN AVENUE: PRINCIPAL ARTERIAL; CLASS II PEDESTRIAN STREET LENORA STREET: GREEN STREET
SIDEWALK WIDTHS (MAP 1C)	BOREN AVENUE REQUIRES A 12' SIDEWALK. LENORA STREET'S REQUIREMENTS ARE VARIABLE.
STREET LEVEL USE REQUIREMENTS (MAP 1G)	NONE REQUIRED
VIEW CORRIDORS (MAP 1D)	N/A
PROPERTY LINE FACADE (MAP 1H)	N/A
HEIGHT (23.49.008)	440' ALLOWED IF UTILIZING BONUS AVAILABLE UNDER SECTION 23.49.015 40' ADDITIONAL HEIGHT ALLOWED FOR STRUCTURES LOCATED IN DMC 240/290-440 OR 340/290-440 WHICH MAY EXCEED THE MAXIMUM HEIGHT LIMIT FOR RESIDENTIAL USE BY 10% OF THAT LIMIT IF... I. THE FACADES OF THE PORTION OF THE BUILDING EXCEEDING THE HEIGHT LIMIT DO NOT ENCLOSE AN AREA EXCEEDING 9,000 SF. COMMON RECREATION AREA ALLOWED UP TO 15' ABOVE THE MAX, AS LONG AS THE COMBINED COVERAGE OF ALL ROOFTOP FEATURES DOES NOT EXCEED 55% OF THE ROOF AREA FOR STRUCTURES THAT ARE SUBJECT TO MAXIMUM FLOOR AREA LIMITS
COMMON RECREATION AREA (23.49.010.B)	AN AREA EQUIVALENT TO 5% OF THE TOTAL GFA IN RESIDENTIAL USE, EXCLUDING ANY FLOOR AREA IN RESIDENTIAL USE GAINED IN A PROJECT THROUGH A VOLUNTARY AGREEMENT FOR HOUSING. 50% MAX. MAY BE ENCLOSED. 15' HORIZONTAL MIN. DIMENSION, EXCEPT LANDSCAPE SETBACKS AT 10' MIN. ABUTTING GREEN STREETS, UP TO 50 % OF THE COMMON RECREATION AREA REQUIREMENT MAY BE MET BY CONTRIBUTING TO THE DEVELOPMENT OF A GREEN STREET.
FLOOR AREA RATIO (23.49.011)	BASE = 5, MAX = 8 WITH BONUSES RESIDENTIAL USE IS FAR EXEMPT
OVERHEAD WEATHER PROTECTION (23.49.018)	CONTINUOUS OVERHEAD WEATHER PROTECTION REQUIRED ON ALL STREET FACADES WITHIN 5' OF PROPERTY LINE, 8' MINIMUM DEPTH
ROOFTOP FEATURES COVERAGE	55% IF ALL MECHANICAL EQUIPMENT IS SCREENED AND NO ROOFTOP FEATURES ARE LOCATED CLOSER THEN 10 FEET TO THE ROOF EDGE.

OPEN SPACE (23.49.016)	OPEN SPACE IN THE AMOUNT OF TWENTY (20) SQUARE FEET FOR EACH ONE THOUSAND (1,000) SQUARE FEET OF GROSS OFFICE FLOOR AREA SHALL BE REQUIRED OF PROJECTS THAT INCLUDE EIGHTY-FIVE THOUSAND (85,000) OR MORE SQUARE FEET OF GROSS OFFICE FLOOR AREA IN DOC1, DOC2, DMC, DMR/C AND DH2 ZONES NONE REQUIRED, OFFICE AREA UNDER 85,000 SF NO PARKING REQUIRED
PARKING (23.49.019)	MAXIMUM OF 1 SPACE PER 1000 SF FOR NON-RESIDENTIAL BIKE SPACES: 1 SPACE FOR EVERY 2 DWELLING UNITS; 1 SPACE PER 5,000SF OFFICE
LANDSCAPING REQUIREMENTS IN DENNY TRIANGLE URBAN VILLAGE (23.49.056.F.1)	ALL NEW DEVELOPMENT IN DMC ZONES IN THE DENNY TRIANGLE URBAN VILLAGE, SHALL PROVIDE LANDSCAPING IN THE SIDEWALK AREA OF THE STREET RIGHT-OF-WAY. THE SQUARE FOOTAGE OF LANDSCAPED AREA PROVIDED SHALL BE AT LEAST 1.5 TIMES THE LENGTH OF THE STREET LOT LINE (IN LINEAR FEET).
TOWER FLOOR AREA LIMITS (23.49.058, TABLE B)	10,700 SF AVERAGE MAXIMUM FLOOR PLATE SIZE FOR A TOWER THAT EXCEEDS THE BASE HEIGHT LIMIT. 11,500 SF MAXIMUM FLOOR PLATE SIZE FOR ANY STORY
UPPER LEVEL SETBACKS (23.49.058.E.2)	IF A LOT IN A DMC OR DOC2 ZONE IS LOCATED ON A DESIGNATED GREEN STREET THAT IS NOT A DESIGNATED VIEW CORRIDOR REQUIRING VIEW CORRIDOR SETBACKS ACCORDING TO SECTION 23.49.024, AS SHOWN ON MAP 1D, VIEW CORRIDORS, A CONTINUOUS UPPER-LEVEL SETBACK OF 15 FEET, MEASURED FROM THE ABUTTING GREEN STREET LOT LINE, IS REQUIRED FOR PORTIONS OF THE STRUCTURE ABOVE A HEIGHT OF 45 FEET.
MIN. STREET FAÇADE HEIGHT REQUIREMENT (23.49.056.A.1)	LENORA STREET 25' (GREEN STREET); BOREN AVENUE 15' (CLASS II PEDESTRIAN)
FAÇADE TRANSPARENCIES (23.49.056 C.4)	LENORA STREET: 50% MIN. OF STREET LEVEL-FACING (GREEN STREET) - STREET SLOPE EXCEEDS 7.5% BOREN AVENUE: 30% MIN. OF STREET LEVEL-FACING (CLASS II PEDESTRIAN)
BLANK FAÇADE LIMITS (23.49.056 D.2 / 3)	BOREN AVENUE: CLASS II PEDESTRIAN: 30' MAX. EXCEPT FOR GARAGE DOORS (GARAGE DRIVEWAY + 5') OR 60' MAX. W/ DIRECTOR DECISION, OR 70% IF STREET FRONTAGE EXCEEDS 7.5% STREET SLOPE LENORA STREET: BETWEEN 4'-8', 15' MAX SEGMENT (OR UP TO 30' W/ DIRECTOR DECISION) NOT TO EXCEED 40% OF FAÇADE INCLUDING GARAGE DOORS (GARAGE DOORS MAY BE DRIVEWAY + 5')
GREEN STREET SETBACK (23.49.058.E.2)	LENORA STREET: CONTINUOUS UPPER-LEVEL SETBACK OF 15 FEET, IS REQUIRED FOR PORTIONS OF THE STRUCTURE ABOVE A HEIGHT OF 45 FEET.
ALLEY IMPROVEMENT (23.53.030.F.1)	MIN. ALLEY WIDTH OF 20'. CURRENT ALLEY IS 16'. 1/2 THE DIFFERENCE REQUIRED AS DEDICATION = 2'-0"

SITE TRANSIT AND SOLAR ANALYSIS



- Project Site
- Cornish Campus Buildings
- Principle Arterial
- Minor Arterial
- Principle Transit Street
- View Corridor
- Major Bike Route
- Designated Green Streets
- Direction of One-Way Street
- Bus Stop
- Light Rail Station

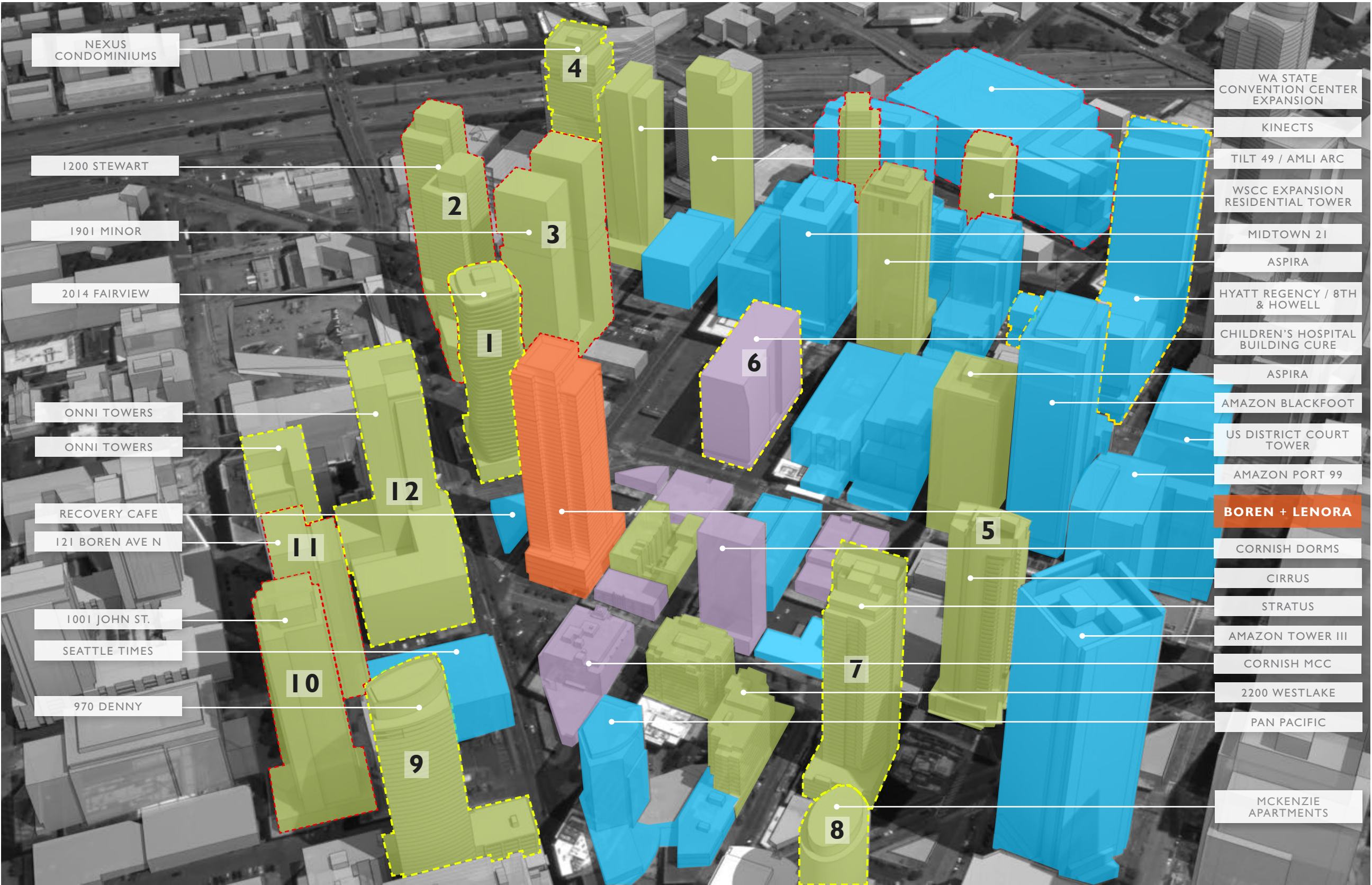


EXISTING STREET LEVEL ANALYSIS DIAGRAM



- PROJECT SITE
- Main Building Entries
- Retail Entry
- Tree Canopy
- Overhead Weather Protection
- Automotive Entry

PROJECT VICINITY AND BUILDING USE



- OFFICE / COMMERCIAL
- RESIDENTIAL
- MEDICAL / RESEARCH
- PROJECT SITE
- UNDER CONSTRUCTION
- PLANNED PROJECTS

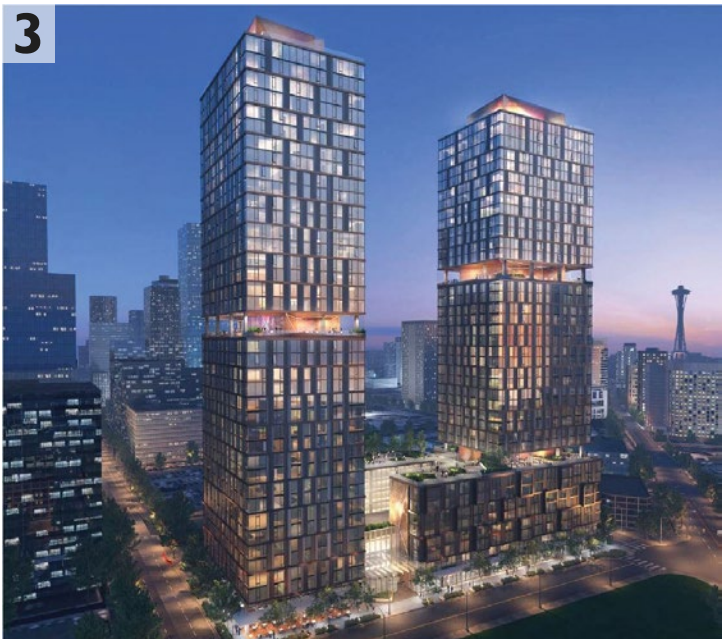
NEARBY DEVELOPMENT



2014 FAIRVIEW #3021621



1200 STEWART #3020943



1901 MINOR #3019625



1901 MINOR #3019625



CIRRUS #3010926



THE CURE #3019542



STRATUS #3016305



MCKENZIE APARTMENTS #3016464



970 DENNY #3018935



121 BOREN AVE. N #3021386



1001 JOHN ST. #3020563



ONNI TOWERS #3017232

THE CORNISH S.L.U. CAMPUS

CORNISH COLLEGE

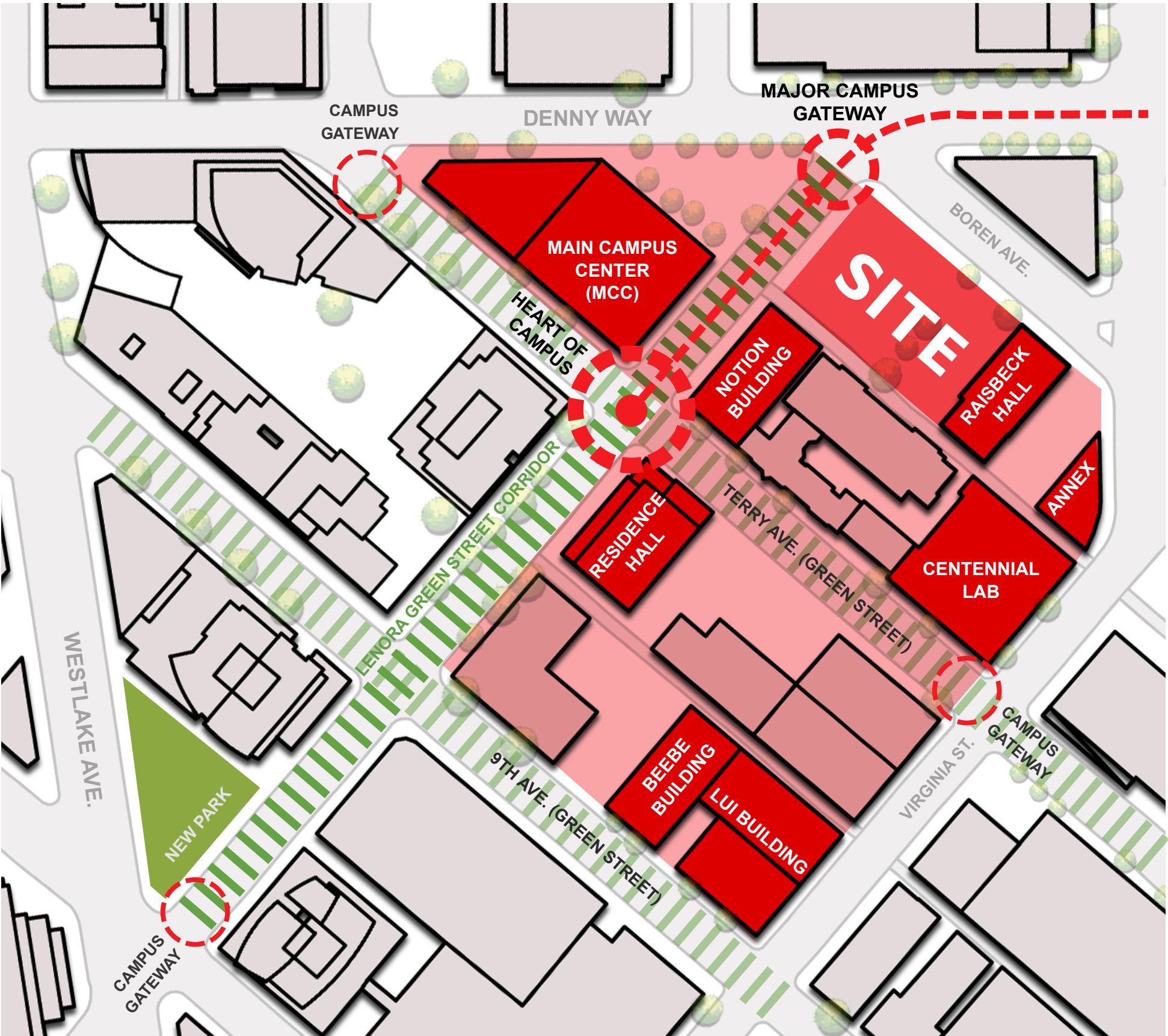
Cornish College of the Arts is the premier generative arts college in the Pacific Northwest. We have been inspiring artistic and academic excellence for more than 100 years. Our holistic approach to education promotes experimentation, discovery, and innovation, giving artists the creative intelligence they need to thrive in their disciplines and beyond.

SEATTLE IS KNOWN FOR ARTS AND INNOVATION, AND CORNISH’S URBAN CAMPUS IS AT THE CENTER OF IT ALL.

- Seattle is a thriving city of creative and social progress, and the Cornish community embraces its responsibility to the city’s future.
- With its main campus next to South Lake Union and buildings on Capitol Hill and at the Seattle Center—Cornish is at the heart of arts, culture, and innovation in Seattle.
- As artists develop a depth of knowledge at Cornish, they have direct access to a breadth of opportunities in the thriving fields right in their backyard.
- The main campus is teeming with activity, including a new high-rise residence hall and the innovative Centennial Lab space.
- The Cornish Playhouse at Seattle Center brings together community leaders to inspire cultural exchange.
- Cornish embraces the intersections of art, science, and technology, and collaborates with a variety of organizations on a shared understanding of the role of artists in civic life.
- Collaborators include:
 - Kronos Quartet
 - Fred Hutchinson Cancer Research Center

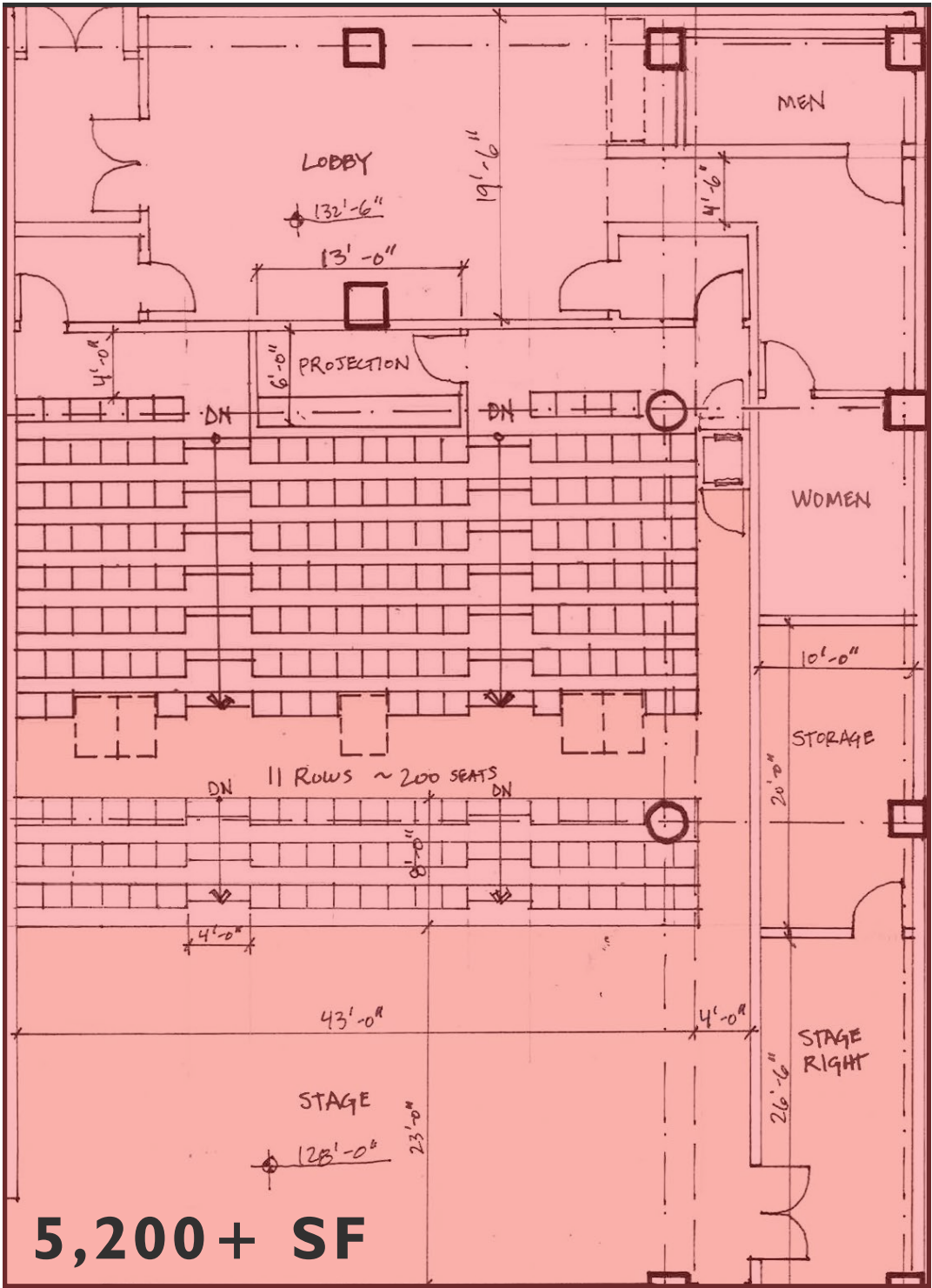
CORNISH AT THE INTERSECTION OF ART AND INNOVATION

In 2000, Cornish had the inspiration and courage to start a new chapter by extending the campus down from Capitol Hill to the now-thriving South Lake Union corridor. The school’s center is now located, quite literally, where art and innovation meet. Cornish is an innovative arts hub, a city soul next to a flourishing tech center. Here, opportunities for daring collaboration begin accruing, side by side, one on top of the other. And we’re making the most of them.



CORNISH PROGRAM ELEMENTS

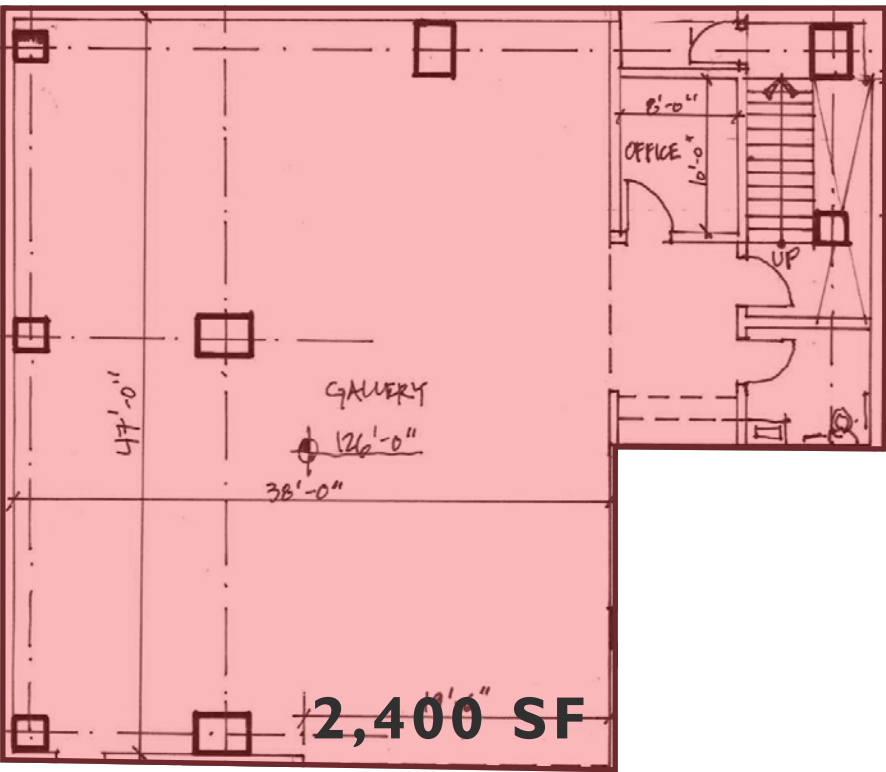
MULTI-USE PERFORMANCE HALL



CONCEPT SKETCHES PROVIDED BY WEINSTEIN A+U

Cornish's program for a performance space calls for a column free black box theater with approximately 200 seats, a raised stage with access off both sides, and a lobby and pre-fuction space that creates a presence along the street at ground level. Teaming up with Weinstein A+U, we have developed a solution that integrates Cornish's spaces into an already complex mixed use podium to create a space that is both functional and inviting.

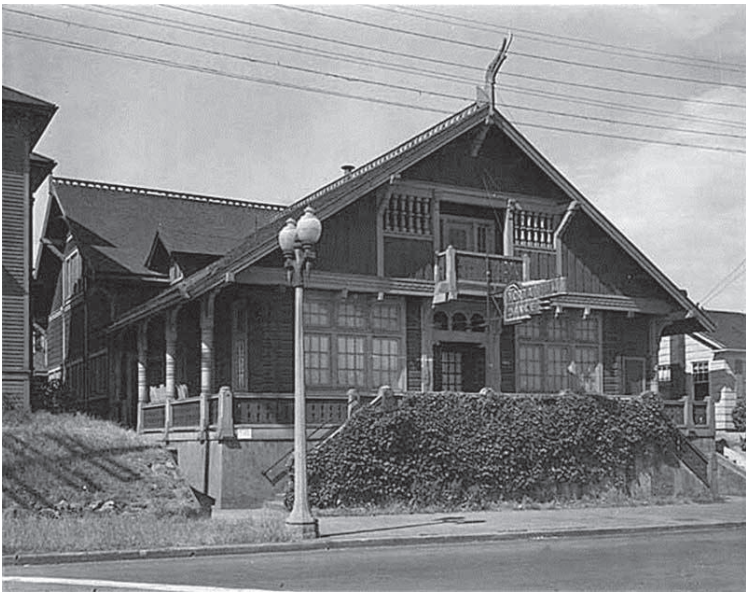
GALLERY AND CLASSROOM FLEX SPACE



CONCEPT SKETCHES PROVIDED BY WEINSTEIN A+U

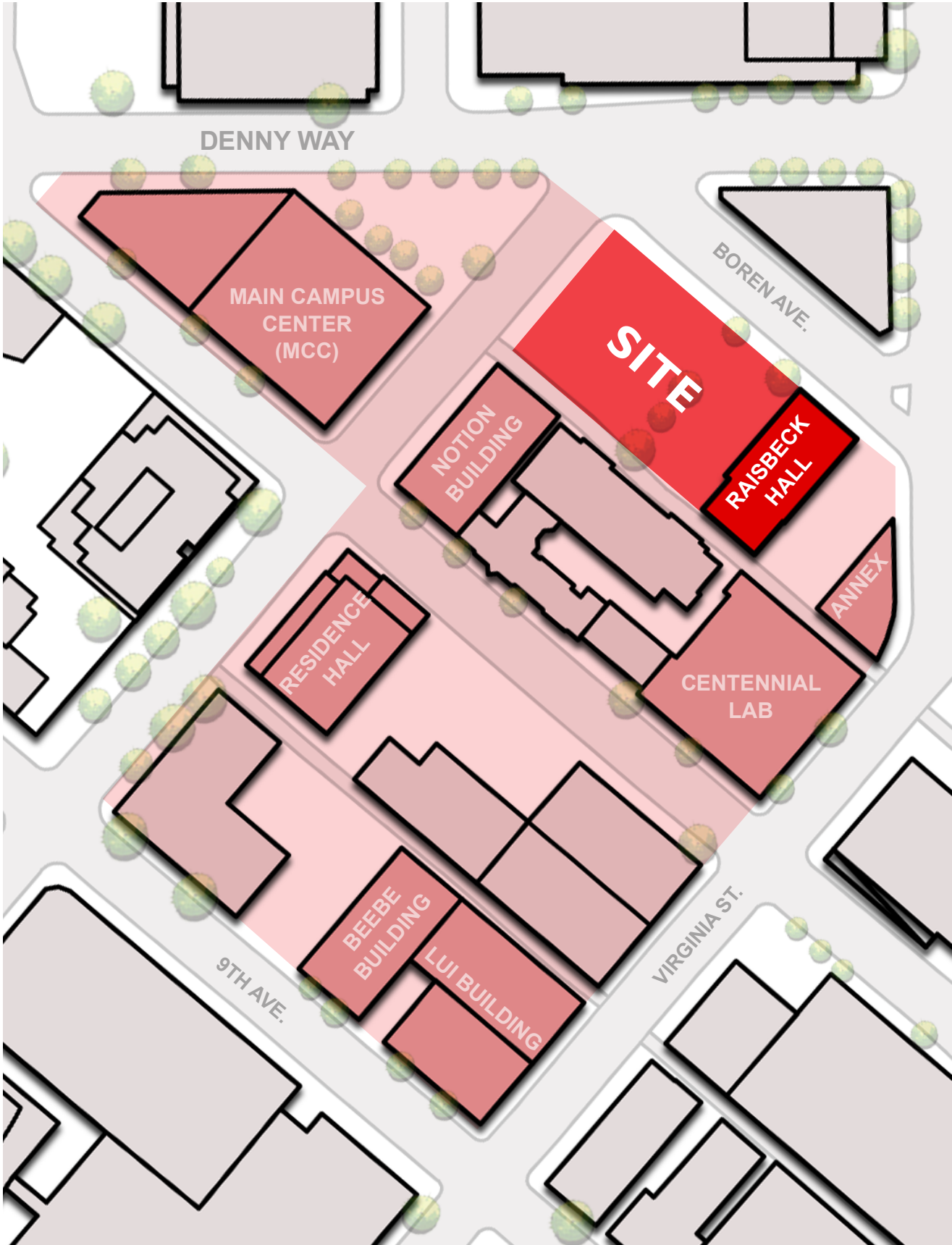
The second program element for Cornish was a Gallery space that could serve as a beacon to their campus and showcase art of students, professors, and guests. The space would also need to be flexible enough for classes and public events to be hosted there.

CORNISH CONTEXT

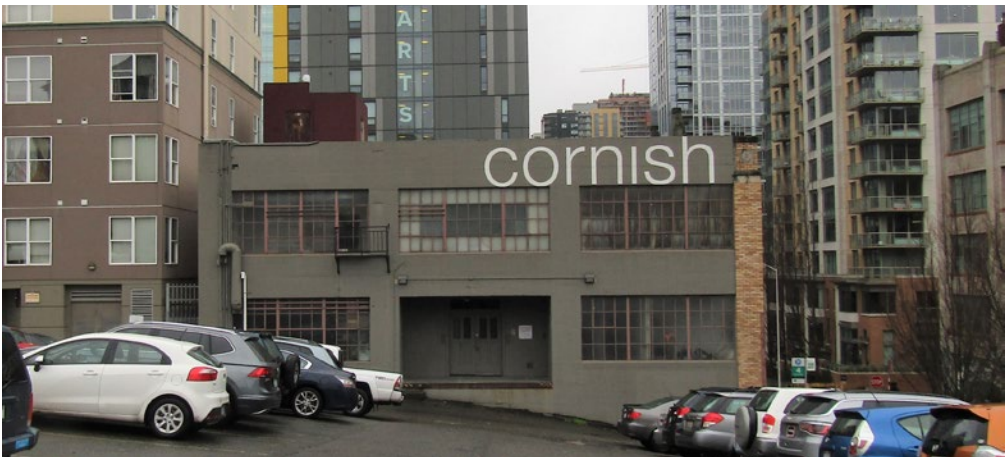


RAISBECK PERFORMANCE HALL (FORMERLY NORWAY HALL)

Raisbeck hall has served several uses over its life after originally being built in 1915 as Norway hall for the sons and daughter of Norway. By the 1990's the building served as a country/western dance club and after a major renovation now serves as a performance hall for Cornish's theater department. Raisbeck Hall is a Seattle Historic Landmark.



CORNISH CONTEXT



THE NOTION BUILDING - CORNISH COLLEGE

The Notion Building contains the offices of the Humanities & Sciences Department, the Main Campus' principal lecture hall, and a large studio. With two undeveloped floors of 7200 square feet a piece, Notion represents a major part of Cornish's expansion at the Main Campus originally built in 1930 in the periods art deco style.



CORNISH CONTEXT



CORNISH MAIN CAMPUS CENTER (MCC) AND CORNISH COMMONS

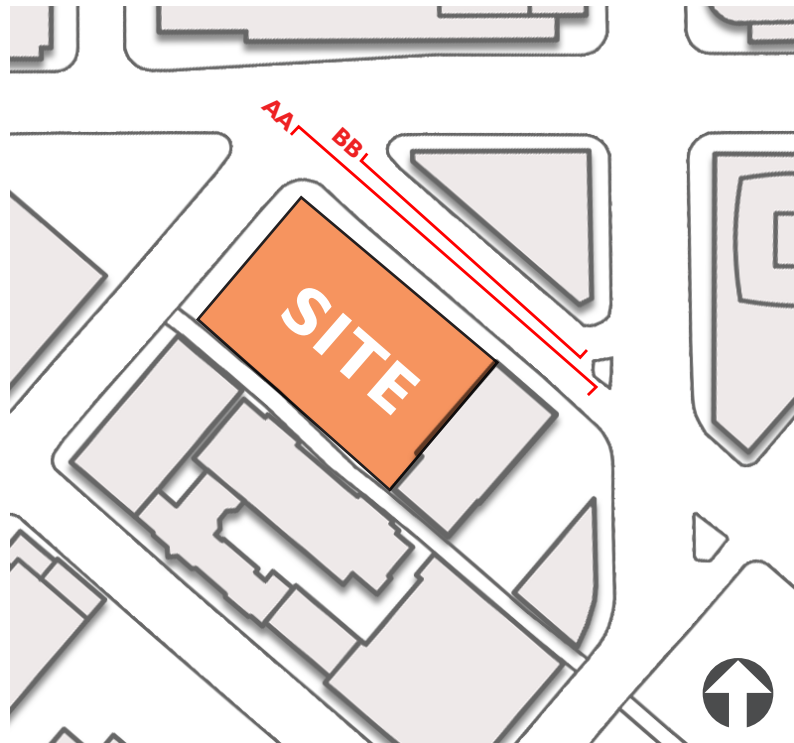
The Main Campus Center (MCC) is the centerpiece for the eight buildings that make up the main Cornish Campus. It is on the National Register of Historic Places as a fine example of art deco architecture in 1928. Classic on the outside and thoroughly modern on the inside, the MCC’s large windows look out on Seattle’s cityscape. The 20 Story Cornish Commons building is the first Cornish Ground up project since Kerry Hall in 1921, and modern glass and metal tower with a brick podium.



BOREN STREET ELEVATIONS



ELEVATION AA - LOOKING SOUTHWEST

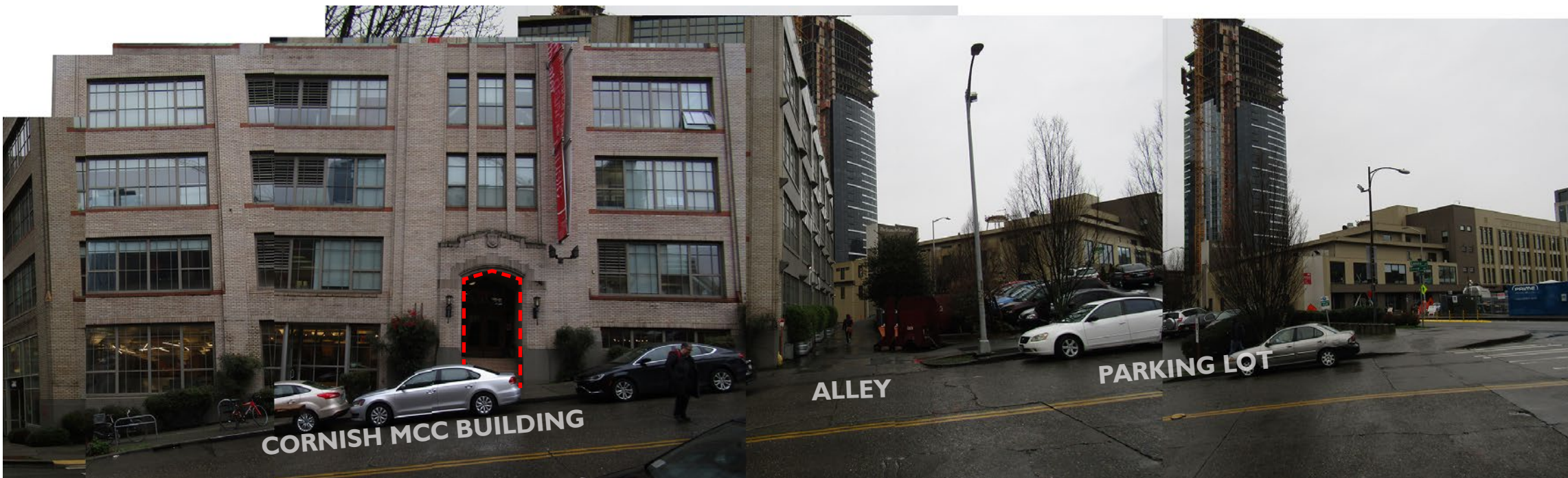


ELEVATION BB - LOOKING NORTHEAST

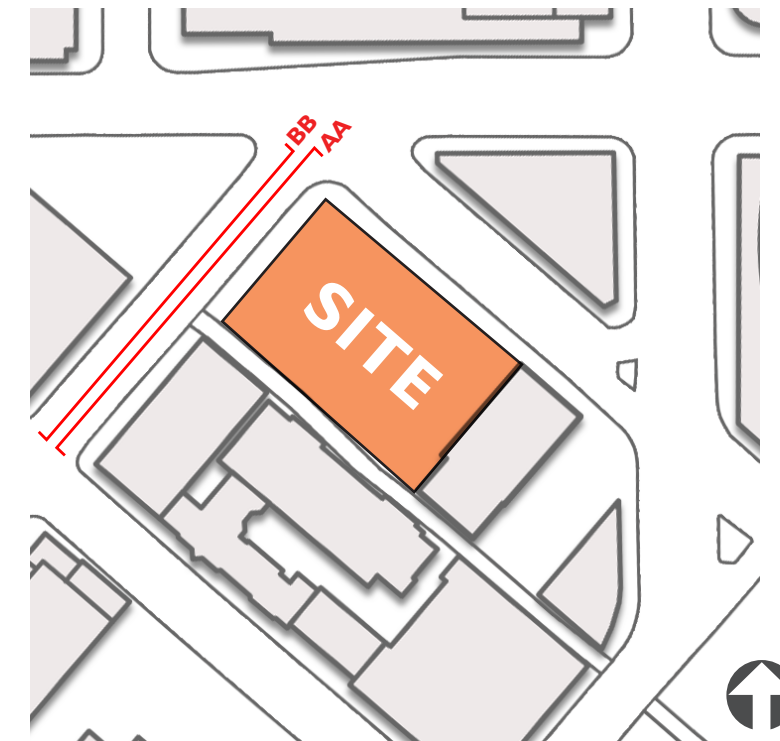
LENORA STREET ELEVATIONS



ELEVATION AA - LOOKING SOUTHEAST



ELEVATION BB - LOOKING NORTHWEST

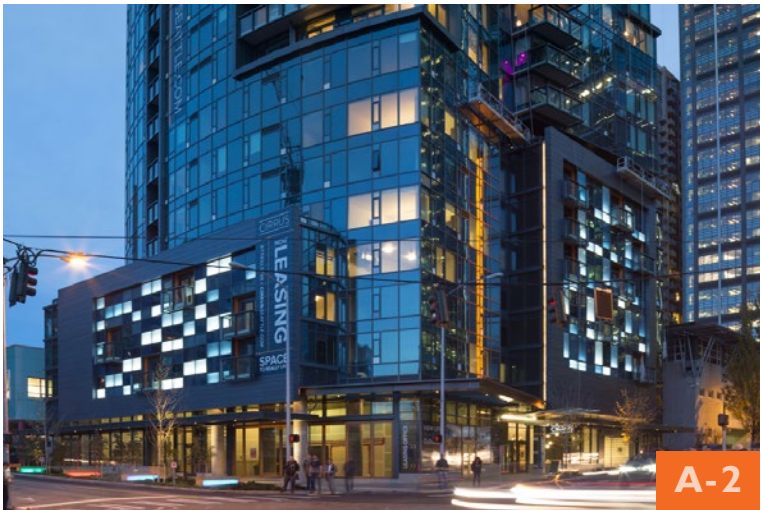
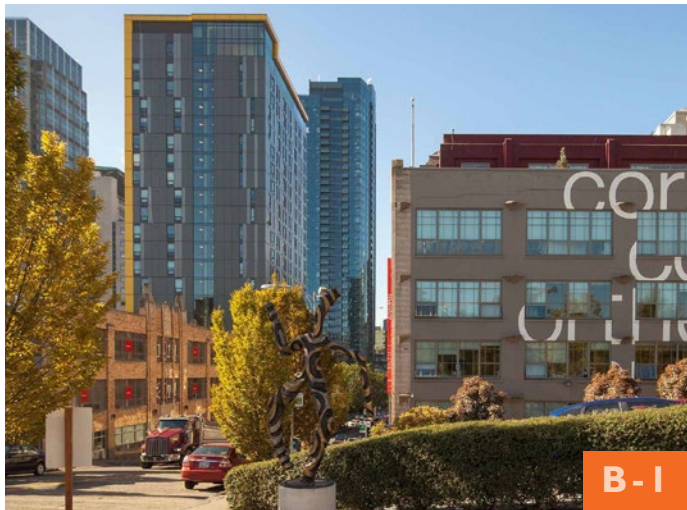




DESIGN GUIDELINES

DESIGN GUIDELINES

CITYWIDE GUIDELINE	SUPPLEMENTAL GUIDANCE		RESPONSE
A-1 RESPOND TO THE PHYSICAL ENVIRONMENT	<p>Develop an architectural concept and compose the building’s massing in response to geographic conditions and patterns of urban form found nearby or beyond the immediate context of the building site.</p>	<p>Each building site lies within a larger physical context having various and distinct features and characteristics to which the building design should respond. Develop an architectural concept and arrange the building mass in response to one or more of the following, if present:</p> <p>d. Access to direct sunlight—seasonally or at particular times of day;</p> <p>e. views from the site of noteworthy structures or natural features, (i.e.: the Space Needle, Smith Tower, port facilities, Puget Sound, Mount Rainier, the Olympic Mountains);</p> <p>f. views of the site from other parts of the city or region; and</p> <p>g. proximity to a regional transportation corridor (the monorail, light rail, freight rail, major arterial, state highway, ferry routes, bicycle trail, etc.).</p>	<p>This project’s emerging neighborhood includes a wide variety of contextual scales, styles, uses and patterns. The design recognizes this unique opportunity with a form that provides interest from all vantage points, and helps reinforce view opportunities towards Lake Union’ downtown and most significantly, the Space Needle. Cornish College may be a significant tenant, and the opportunities for this project to be a visual, iconic marker for the College is critical. The ground floor spaces on both Lenora and Boren are envisioned to be arts-related</p> <p>The podium provides activation from both street frontages and reinforces the importance of its corner siting. The residential entry is located on the Boren façade at roughly the mid-point with the two Cornish spaces flanking. The podium and the tower will visually be integrated.</p>
A-2 ENHANCE THE SKYLINE	<p>Design the upper portion of the building to promote visual interest and variety in the downtown skyline. Respect existing landmarks while responding to the skyline's present and planned profile.</p>	<p>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.</p>	<p>The tower’s elegant form will serve as a new and modern contribution to the changing architectural language of the neighborhood. It is the design team’s intent to work to make a statement with the tower and it’s top.</p>
B-1 RESPOND TO THE NEIGHBORHOOD CONTEXT	<p>Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.</p>	<p>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:</p> <p>a. a surrounding district of distinct and noteworthy character;</p> <p>b. an adjacent landmark or noteworthy building;</p> <p>c. a major public amenity or institution nearby;</p> <p>d. Neighboring buildings that have employed distinctive and effective massing compositions;</p> <p>e. elements of the pedestrian network nearby, (i.e.: green street, hillclimb, mid-block crossing, through-block passageway);</p> <p>f. direct access to one or more components of the regional transportation system.</p>	<p>At the time of this writing the “historic context” at and around the site are rapidly giving away to a newer, more modern aesthetic of high rise development. Our project looks to relate to both, using materials and patterns of the historic content, especially the Cornish Campus, in new and modern ways, but are careful to not imitate the classical styles that surround us. Raisbeck Hall to our south is an Landmark building and we will set back our entire project 15’ to allow it additional light and air. We also lie on a major green street that to the west has been thoroughly developed, and are providing new large curb bulbs, larger sidewalks, and additional planting and pedestrian spaces along the frontage to enhance and match our portion of the street.</p>
B-2 CREATE A TRANSITION IN BULK AND SCALE	<p>Compose the massing of the building to create a transition to the height, bulk, and scale of development in neighboring or nearby less intensive zones.</p>	<p>Height limits and upper level setback requirements were established downtown to create large-scale transitions in height, bulk, and scale. More refined transitions in bulk and scale must also be considered. Buildings should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less-intensive zones. Buildings on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between the development potential of the adjacent zones.</p>	<p>The scale of the neighborhood, especially along Lenora street and the Cornish Campus, are lower mid-rise structures in the 4-8 story range. Although we are allowed to build a taller, more robust office podium, we have selected to reduce its height to tie in better with the existing neighborhood. Our podium consists of four tall floors - three levels of office space, envisioned to provide space for Cornish programs over one ground floor level that will activate the building with performance theater. Gallery spaces and other critical functions. These podium spaces will provide transitional space from the ground and up.</p>



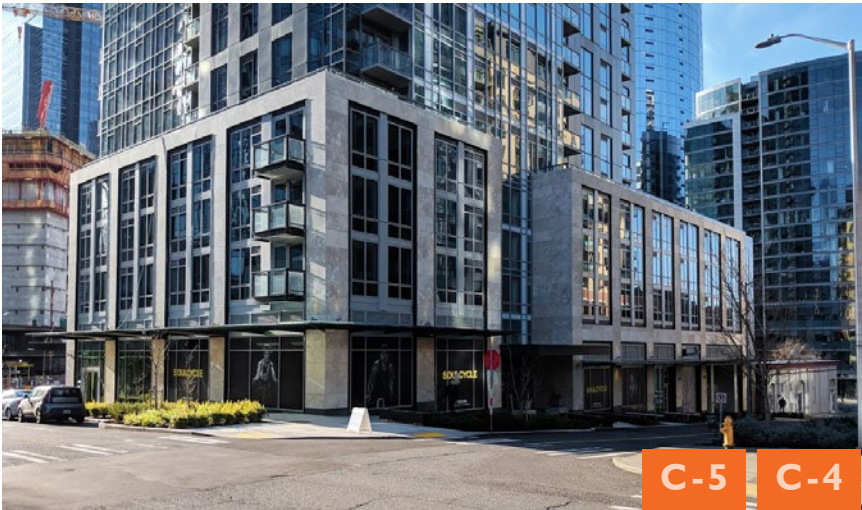
DESIGN GUIDELINES

CITYWIDE GUIDELINE	SUPPLEMENTAL GUIDANCE	RESPONSE
B-3 REINFORCE THE POSITIVE URBANFORM & ARCHITECTURAL ATTRIBUTES OF THE IMMEDIATE AREA.	<p>Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.</p> <p>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. Reinforce the desirable patterns of massing and facade composition found in the surrounding area. Pay particular attention to designated landmarks and other noteworthy buildings.</p>	<p>The surrounding Cornish Campus provides a wealth of architectural styles and characteristics we will reinforce and other we wish to supplement. The facades, while Art Deco in style, feature large expanses of glass compared to other similar period buildings, and the projects goal is to take inspiration from those in creating a newer more modern aesthetic that ties in with the new development in the neighborhood. Again, we are also setting out project back away from Raisbeck hall to our south to preserve light, air, and views of the historic building.</p>
B-4 DESIGN A WELL PROPORTIONED & UNIFIED BUILDING.	<p>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.</p> <p>When composing the massing, consider how the following can contribute to create a building that exhibits a coherent architectural concept:</p> <ul style="list-style-type: none">a. setbacks, projections, and open space;b. relative sizes and shapes of distinct building volumes; andc. roof heights and forms.	<p>The building is composed of 3 primary programmatic elements that are each expressed uniquely while all tying into a unified design language. The Podium is comprised of a recessed ground level that moves in and out away from the sidewalks to reveal entries, created visual connections, and promote pedestrian interaction that will be key to the project. The commercial office podium then floats above the ground level, unified in language and form except for a reveal above the main residential entry that serves as wayfinding for the public. The tower itself is broken down into 3 main massing elements, each shifting away from each other creating large vertical expressions of the mass and breaking down the form especially in the main view corridor toward the iconic space needle. Lastly, the rooftop forms terrace a break down the massing at the top blurring the lines where the tower meets the sky.</p>
C-1 PROMOTE PEDESTRIAN INTERACTION	<p>Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should be open to the general public and appear safe and welcoming.</p> <p>Building modulations and articulated structural bays establish a framework for composing facades scaled to reflect the activities performed within. Architectural elements arranged to enhance orientation, comfort, and visual interest invite pedestrian interaction. Transparency at the street level enlivens the street environment, providing interest and activity along the sidewalk and at night providing a secondary, more intimate, source of lighting.</p>	<p>The podium will include Cornish performance, gallery and classroom space in addition to lobbies for the residential and commercials spaces along both street fronts activating the sidewalk and providing places of interaction for both residents and the community. This includes a setback at the corner towards Cornish that will serve as additional public and student benefit.</p>
C-2 DESIGN FACADES OF MANY SCALES	<p>Design architectural features, fenestration patterns, and materials compositions that refer to the scale of human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation.</p> <p>Building modulations and articulated structural bays establish a framework for composing facades scaled to reflect the activities performed within. Architectural elements arranged to enhance orientation, comfort, and visual interest invite pedestrian interaction. Transparency at the street level enlivens the street environment, providing interest and activity along the sidewalk and at night providing a secondary, more intimate, source of lighting.</p>	<p>On any given site there are opportunities for development projects to draw from at various scales by using different material vocabularies and , enhancing interest. At the lower floors, such as the podium there are opportunities to allow the podium program elements to create interest while relating at a more human scale. It is the intent that the project will use generous amounts of glass and to provide a transparent skin.</p>
C-3 PROVIDE ACTIVE - NOT BLANK - FACADES	<p>Buildings should not have large blank walls facing the street, especially near sidewalks.</p> <p>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.</p>	<p>Between the residential entry lobby, glass box gallery, and Cornish performance hall lobby and pre-fuction space, the entire facade will be glazed with active uses, with the exception of one blank wall behind the ground level setback which we are working with Cornish to develop an either permanent to rotating art wall.</p>



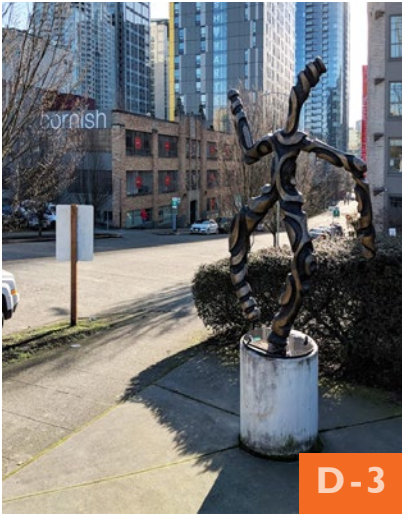
DESIGN GUIDELINES

CITYWIDE GUIDELINE	SUPPLEMENTAL GUIDANCE	RESPONSE
C-4 REINFORCE BUILDING ENTRIES	<p>To promote pedestrian comfort, safety, and orientation, reinforce the building’s entry.</p> <p>Entries should be clearly identifiable and visible from the street and easily accessible and inviting to pedestrians. In order to increase personal safety, entries and associated open spaces should be designed to avoid the creation of isolated areas and to maintain lines of sight into and out of the space.</p> <p>To make a residential building more approachable and to create a sense of association among neighbors, entries should be clearly identifiable and visible from the street and easily accessible and inviting to pedestrians. The space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors. Provide convenient and attractive access to the building’s entry. To ensure comfort and security, entry areas and adjacent open space should be sufficiently lighted and protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.</p>	<p>Both the residential and commercial office entries are well defined by a recess and change of materials in the podium. The residential entry tracks all the way up breaking the podium and connecting with the tower, and the commercial office is deeply recessed along Lenora providing both exterior public space and a clear delineation of the entries. In addition to those two entries, there are 2 Cornish spaces on LI that will both require as much glazing as possible, and in combination with the lobbies will cover almost the entire LI in active, glazed and well lit space.</p>
C-5 ENCOURAGE OVERHEAD WEATHER PROTECTION.	<p>Encourage project applicants to provide continuous, well-lit, overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.</p> <p>Overhead weather protection helps to define the pedestrian realm and reduce the scale of tall buildings. Transparent or translucent canopies along the length of the street provide welcome weather protection, resulting in a more pedestrian friendly environment. Lighting beneath canopies and marquees adds intimacy and promotes a sense of security. Busy downtown bus stops benefit greatly from canopies extending along the building facade.</p>	<p>Overhead weather protection will be provided continuously around the building except for minor breaks outlined in our departures. Significant setbacks in the ground level facade will also aid in providing weather protection along the ground level.</p>
C-6 DEVELOP THE ALLEY FACADE.	<p>To increase pedestrian safety, comfort, and interest, develop portions of the alley facade in response to the unique conditions of the site or project.</p> <p>Alleys downtown can be threatening or alluring, and often both. Like streets, alleys should accommodate a variety of needs while providing for a safe and comfortable pedestrian environment.</p>	<p>The alley façade will be designed with attention to safety including minimizing alcoves and recessing wherever possible and with adequate lighting. We also are wrapping the alley corner with glass which will help to activate the alley.</p>
D-1 PROVIDE INVITING & USABLE OPEN SPACE.	<p>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.</p> <p>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.</p>	<p>The projects goal is to create extra open space at the ground level along the Lenora green street to benefit the public and create a venue for interaction and activity for the Cornish Campus. Evening solar access and elevated views down Lenora will make this space especially inviting in the late afternoon, and the goal is to create both seating, vegetation, artwork and facade activation in this space.</p>
D-2 ENHANCE THE BUILDING WITH LANDSCAPING.	<p>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.</p> <p>To avoid public safety problems, maintain trees and shrubs so that normal lines of sight are preserved and nighttime security lighting remains effective.</p>	<p>Both street frontages will receive major upgrades and expansions to the current landscaping. Along Boren, street trees and long planting beds will shield the pedestrian from the street. At the Corner of Boren and Lenora, a new curb bulb will extend out of both streets, adding a much wider area for pedestrians but also the opportunity for much larger landscaping beds, benches, and even the possibility of integrated public artwork. Along Lenora, a green street, the curb bulb will extend for an additional 30 feet, all of which will be given to landscape to create a small scale park like setting that will compliment the adjacent gallery and speak to landscaping treatments already found on Lenora.</p>

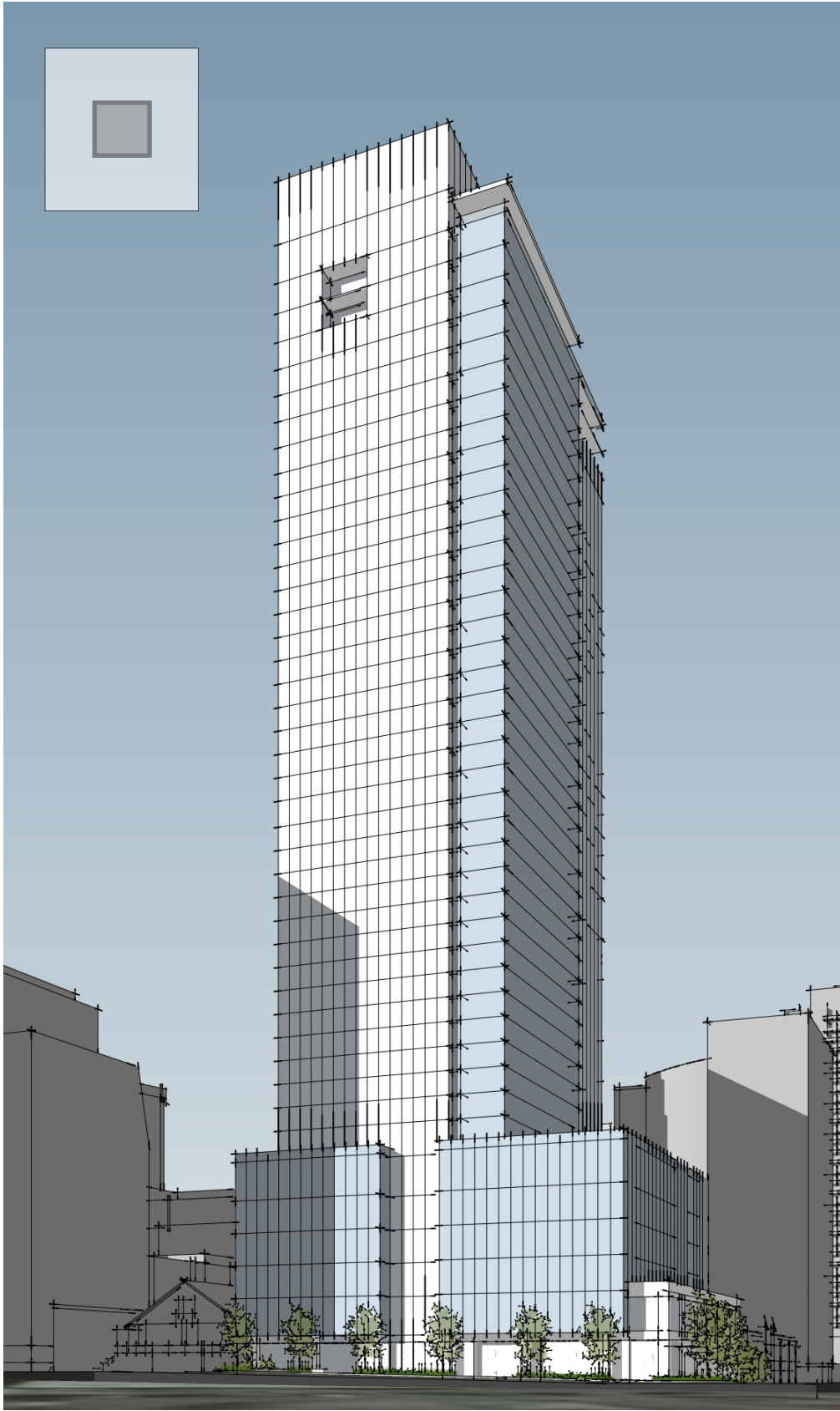


DESIGN GUIDELINES

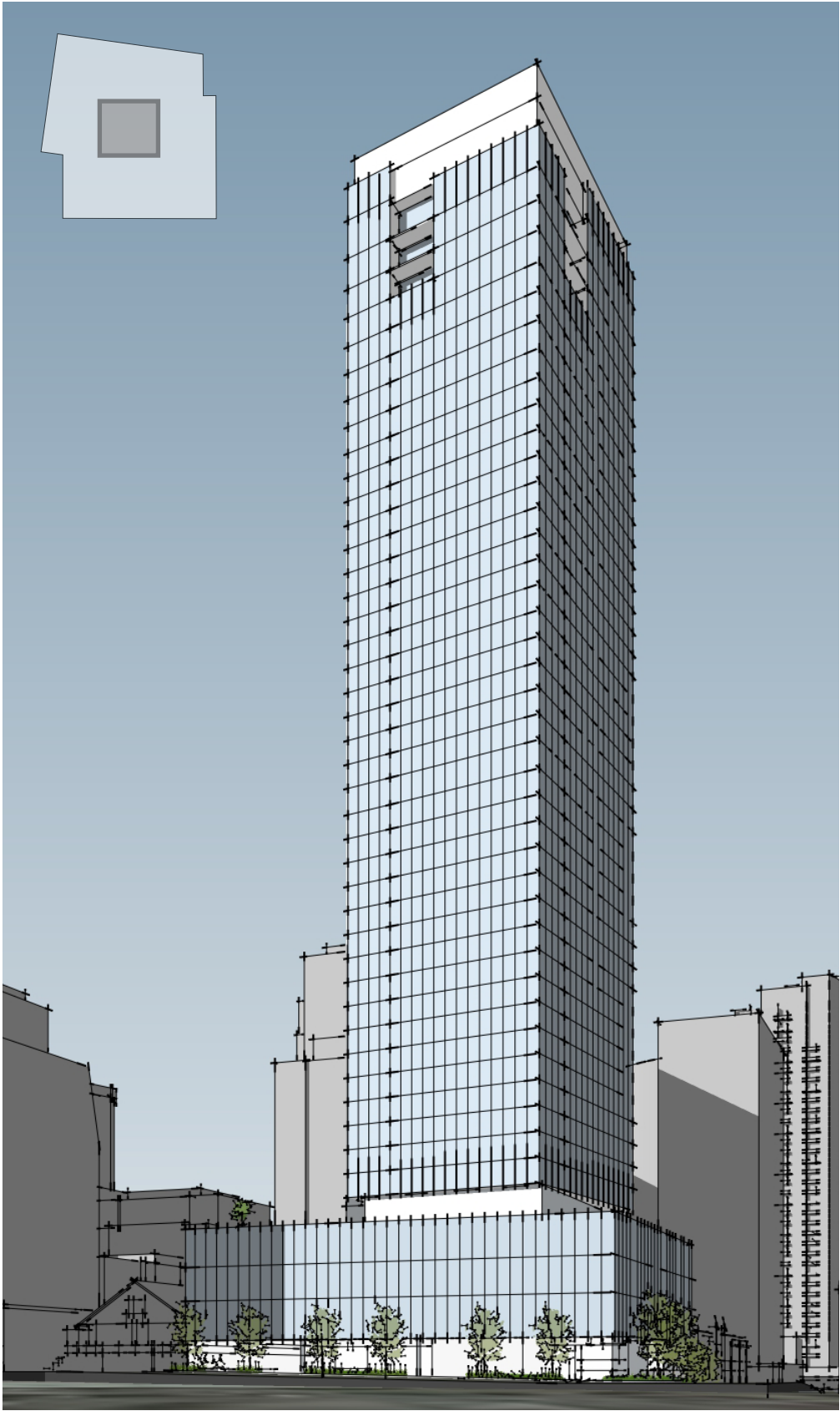
CITYWIDE GUIDELINE		SUPPLEMENTAL GUIDANCE	RESPONSE
D-3 PROVIDE ELEMENTS THAT DEFINE THE PLACE	Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable “sense of place” associated with the building.	Distinctive landscaping, street furniture, and special attractions can help establish a special identity for the building, attracting visitors and providing orientation and comfort to those using it. To add interest and enrich the quality of public spaces, art may be part of wall or paving surfaces, elements of landscaping, fountains, or free standing sculpture.	Though still in its early stages of design, our landscaping will make significant improvements along the Lenora Green street, creating continuous landscaped edges to shield pedestrians from the street as well as new large curb bulbs that will provide area for public benches, art or unique landscaping elements.
D-6 DESIGN FOR PERSONAL SAFETY & SECURITY	Design the building and site to promote the feeling of personal safety and security in the immediate area.	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.	All facades accessible to the public at the street level will be designed with security and safety as a consideration including an appropriate lighting design for each area.
E-1 MINIMIZE CURB CUT IMPACTS.	Minimize adverse impacts of curb cuts on the safety and comfort of pedestrians.	Like blank facades, curb cuts effectively “deaden” the street environment where they occur by limiting pedestrian interaction with the building. Curb cuts tend to increase pedestrian exposure to moving vehicles, limit opportunities for landscaping and street trees, eliminate on-street parking spaces, and prohibit uses which promote pedestrian interaction.	The project design limits all vehicular access to the alley; in fact it eliminates 2 existing street curb cuts providing access to the surface parking lot currently on the site.
E-2 INTEGRATE PARKING FACILITIES.	Minimize the visual impact of parking by integrating parking facilities with surrounding development. Incorporate architectural treatments or suitable landscaping to provide for the safety and comfort of people using the facility as well as those walking by.	Minimize the visibility of at-grade parking structures or accessory parking garages. The parking portion of a structure should be architecturally compatible with the rest of the building and streetscape.	All parking on the project is located underground accessed through a single entry off the alley that will provide clear signage.
E-3 MINIMIZE THE PRESENCE OF SERVICE AREAS.	Locate service areas for trash dumpsters, loading docks, mechanical equipment, and the like away from the street front where possible. Screen from view those elements which for programmatic reasons cannot be located away from the street front.	Unightly service areas and elements adversely impact the downtown pedestrian environment and create hazards for pedestrians and autos.	All service areas are currently located off of the alley.



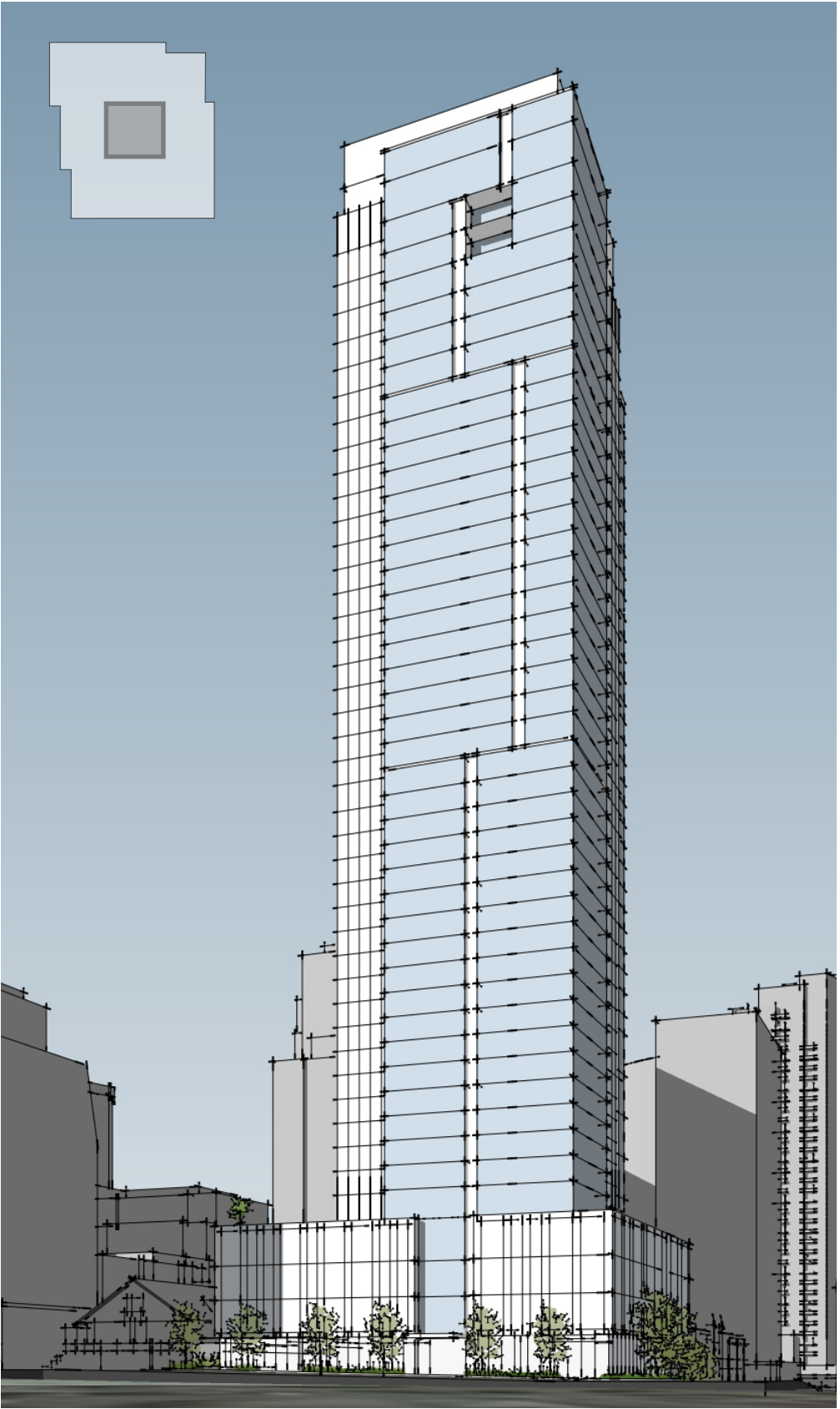
MASSING OPTIONS



THE PROTOTYPE



GRID SHIFT



VERTICAL BREAKDOWN - PREFERRED

OPTION 1

PROTOTYPE

Our first option and instinct is to place the performance hall, the largest piece of Cornish program, at the northern end of the site maximizing its proximity to the center of the Cornish campus. This is turn shifts the residential tower, entry and Cornish gallery all the way to the south, keeping major columns out of the performance space. The commercial office space in the podium sets back along Lenora above the second level, reducing the scale on the green street as required by code. While this leaves large spaces for the performance hall and commercial office lobby, it severely reduces the area of residential program on the ground level, and leaves much of the facade along Lenora Street blank as the program for the black box performance hall requires and enclosed space without glazing. The tower itself steps back in the same direction as the podium, stepping the entire project back from the north, and its mass extends to a precipice in a single vertical move.

- 7,200 SF of ground floor Cornish Space
- 1,620 SF of ground floor Residential Program Space
- 76,660+ SF of Commercial Office Space
- 350 Parking Stalls
- 387 Units
- 43 Levels

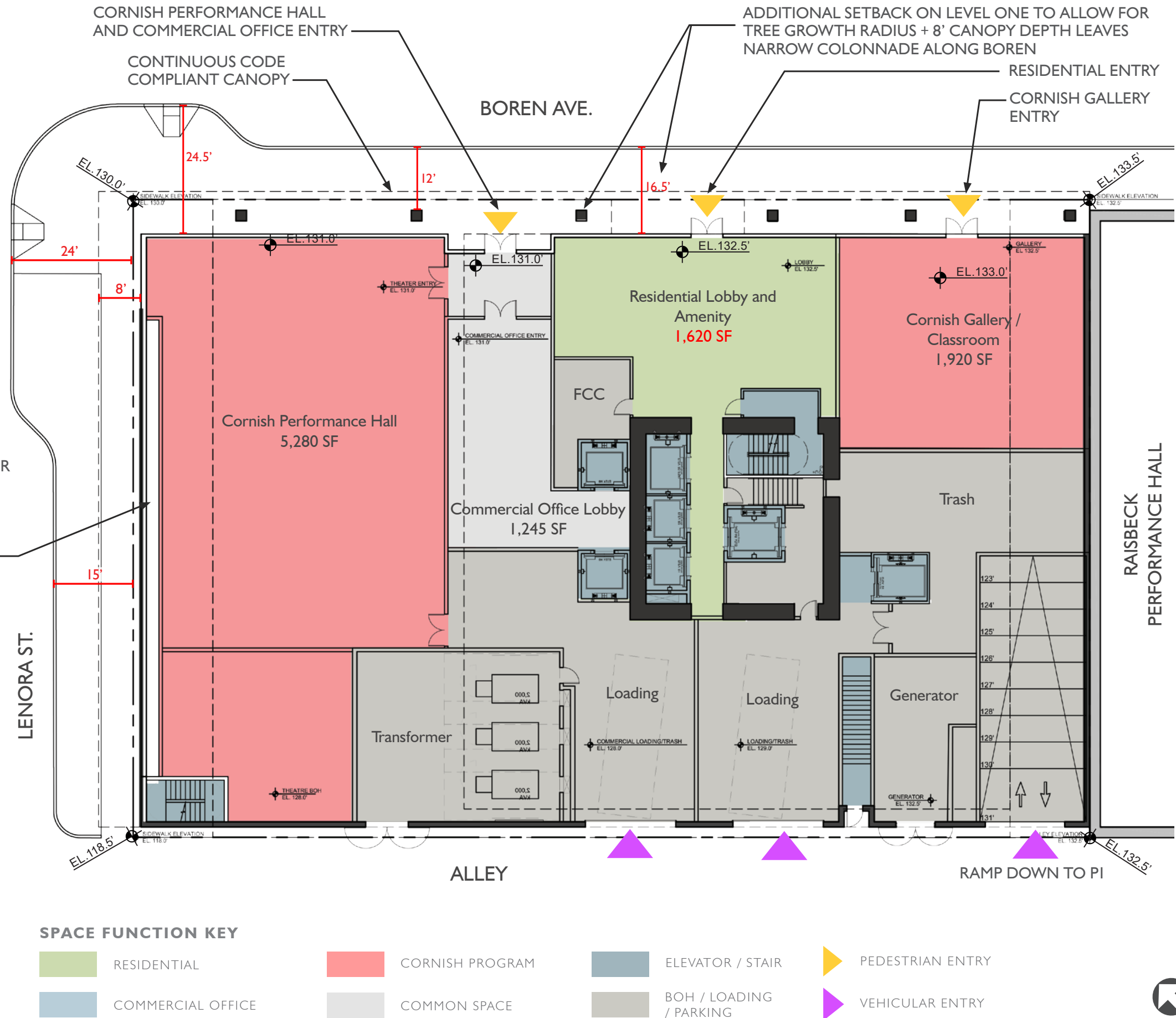
PROS

- Green street setback meets code requirements.
- Cornish Performance Hall near to campus center.
- Bay structures relate to traditional styles found in Cornish Campus.
- Utilizes full podium height and max amount of office space.

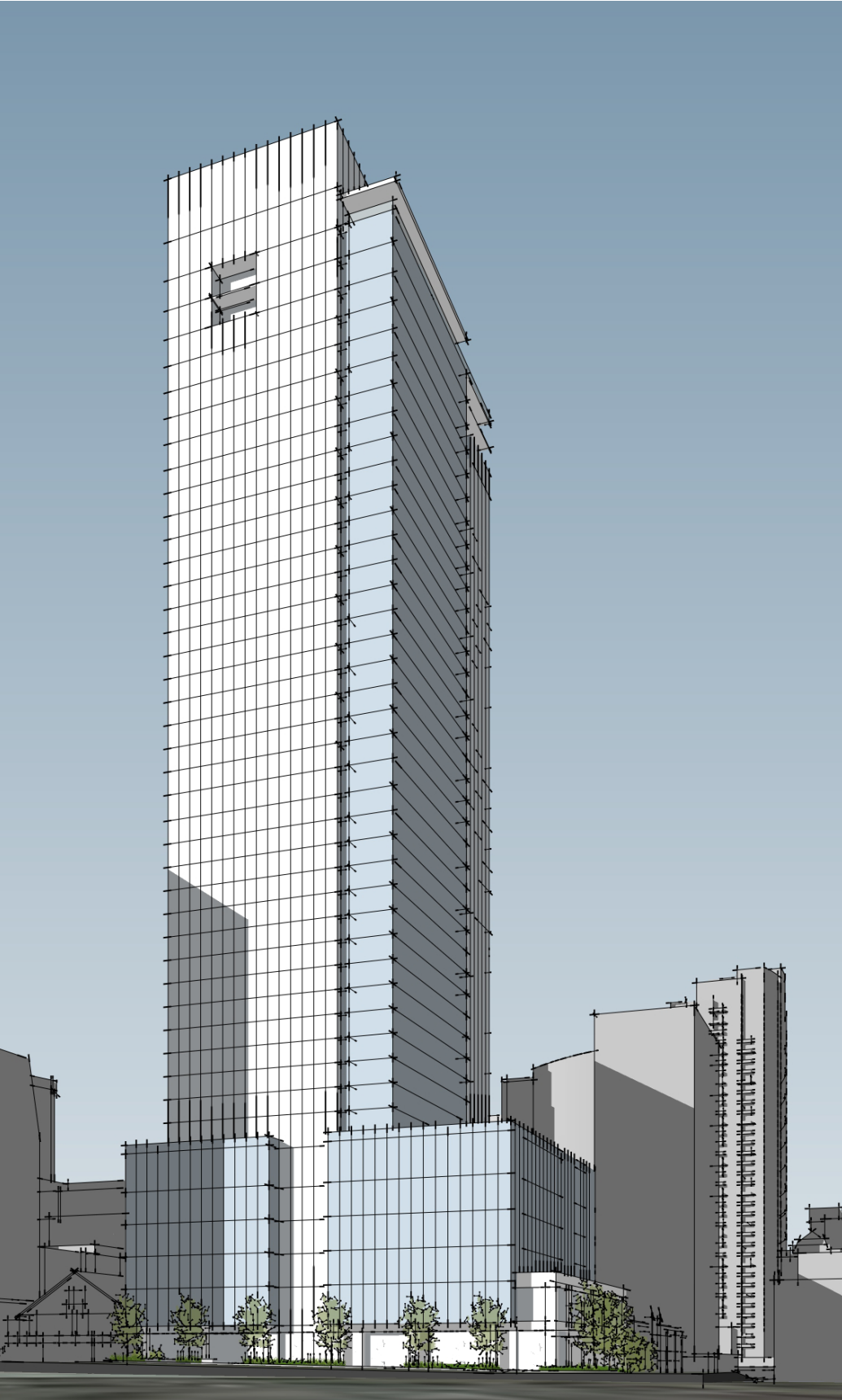
CONS

- Southern tower and podium loom over Raisbeck Hall, giving little breathing room to the historic structure and force solid wall condition.
- Because of the requirements for a black box theater, 80% of the facade on Lenora is blank wall with no activation.
- Southern tower location shades roof decks for most of the day.
- Large podium mass does not relate to the scale of the neighborhood.
- Gallery hidden in corner and not visible from the gateway to the campus at Denny Way/Boren intersection.
- Stacked entries on Boren allows for little delineation and wayfinding for different uses and functions.

SHADOW BOXES FOR ART DISPLAY MEET TRANSPARENCY REQUIREMENTS BUT OFFER LITTLE ACTIVATION



OPTION 1



TOWER AS VIEWED FROM NORTHEAST

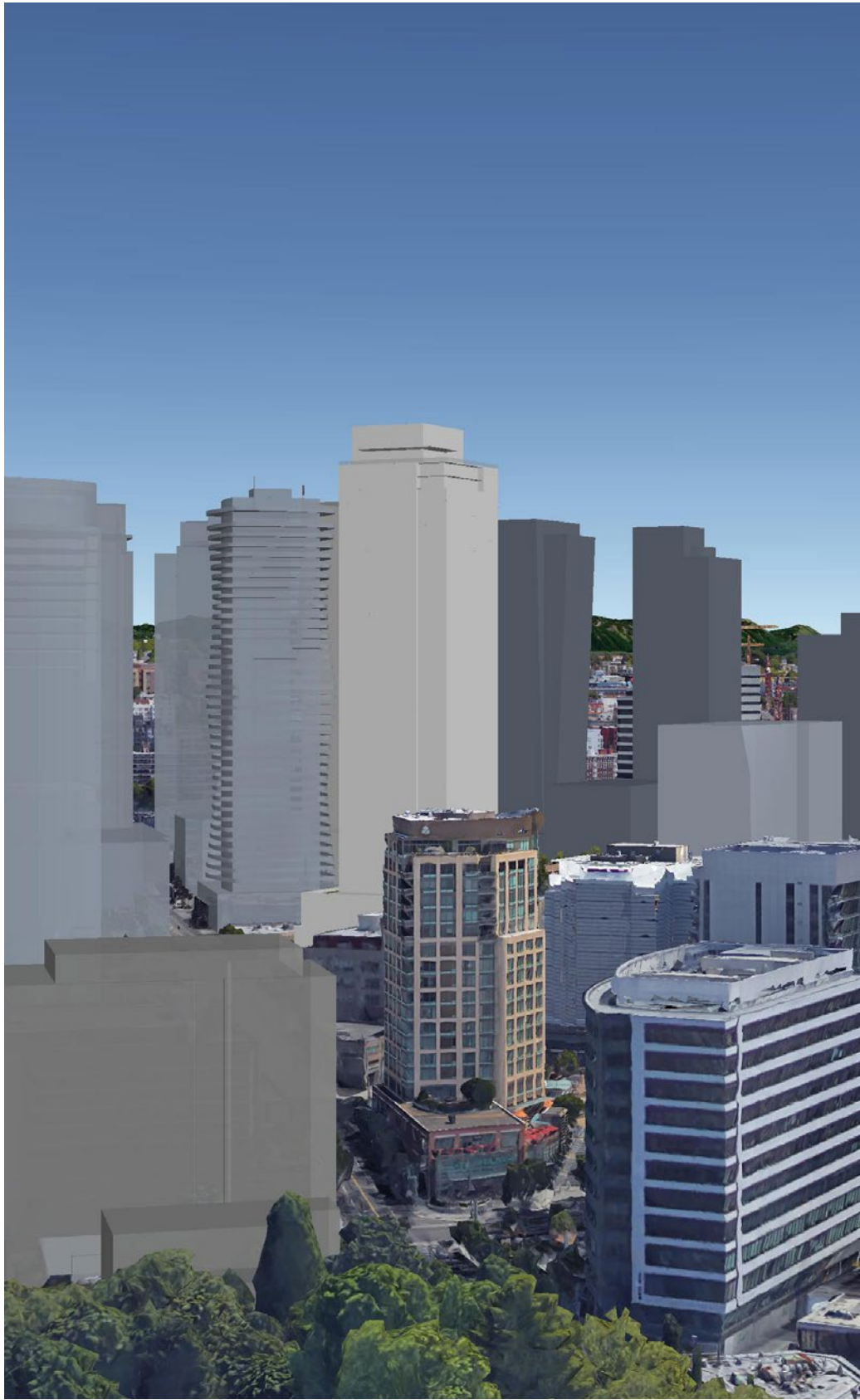


NE CORNER OF PODIUM ALONG LENORA

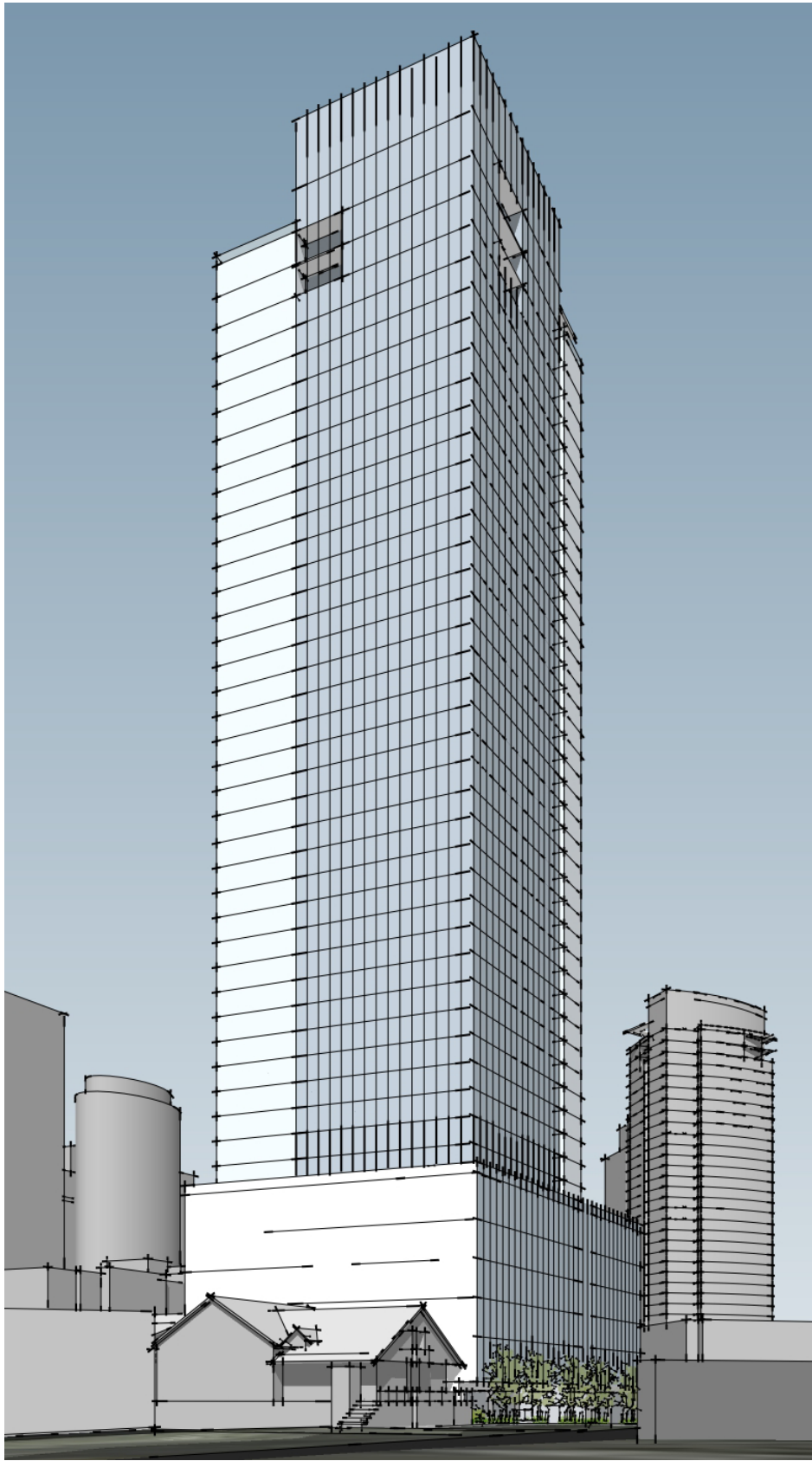


SE CORNER OF PODIUM ALONG BOREN

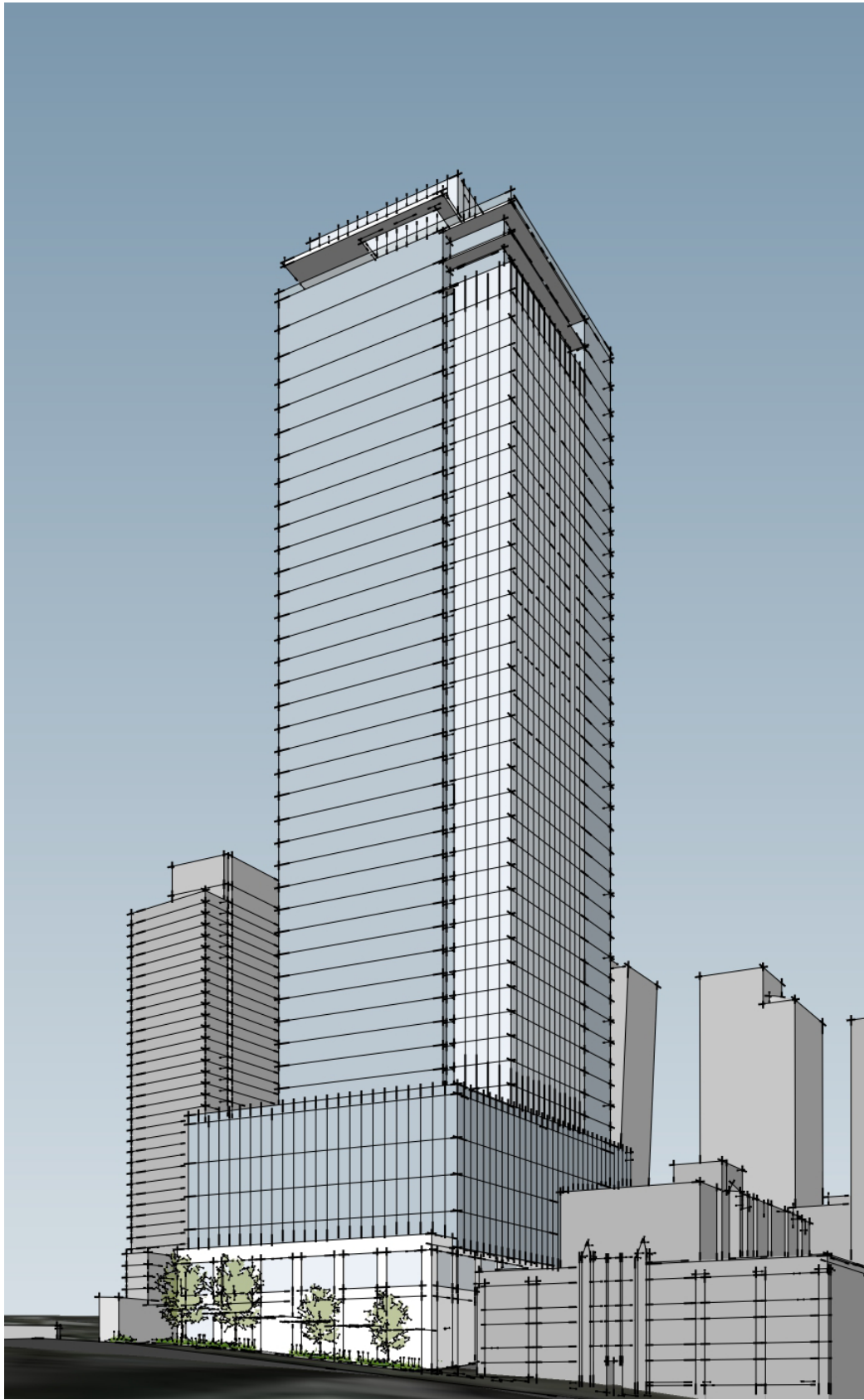
OPTION 1



Tower viewed from the Space Needle (Including all planned projects) - Square footprint blends in with other towers in the city.



Ground level project view from the Southeast.

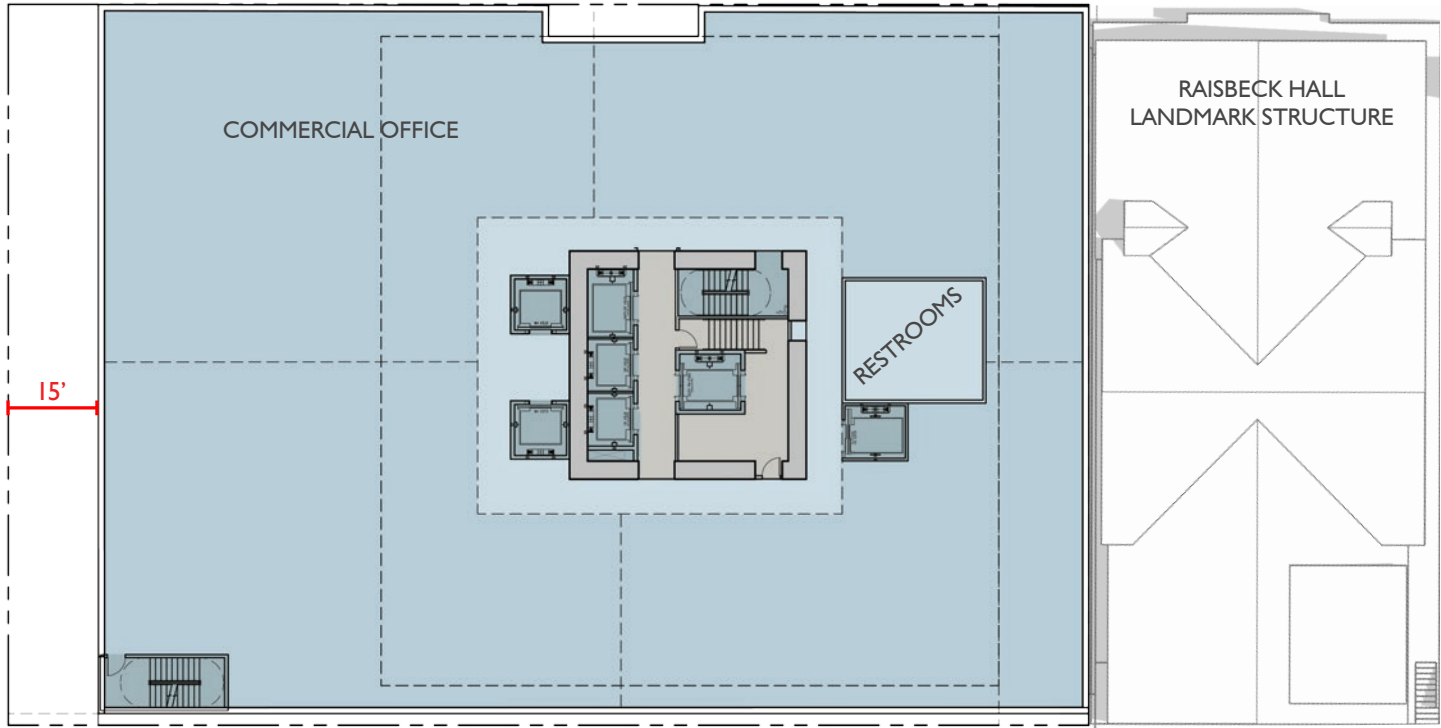


Ground level project view from the Northeast.

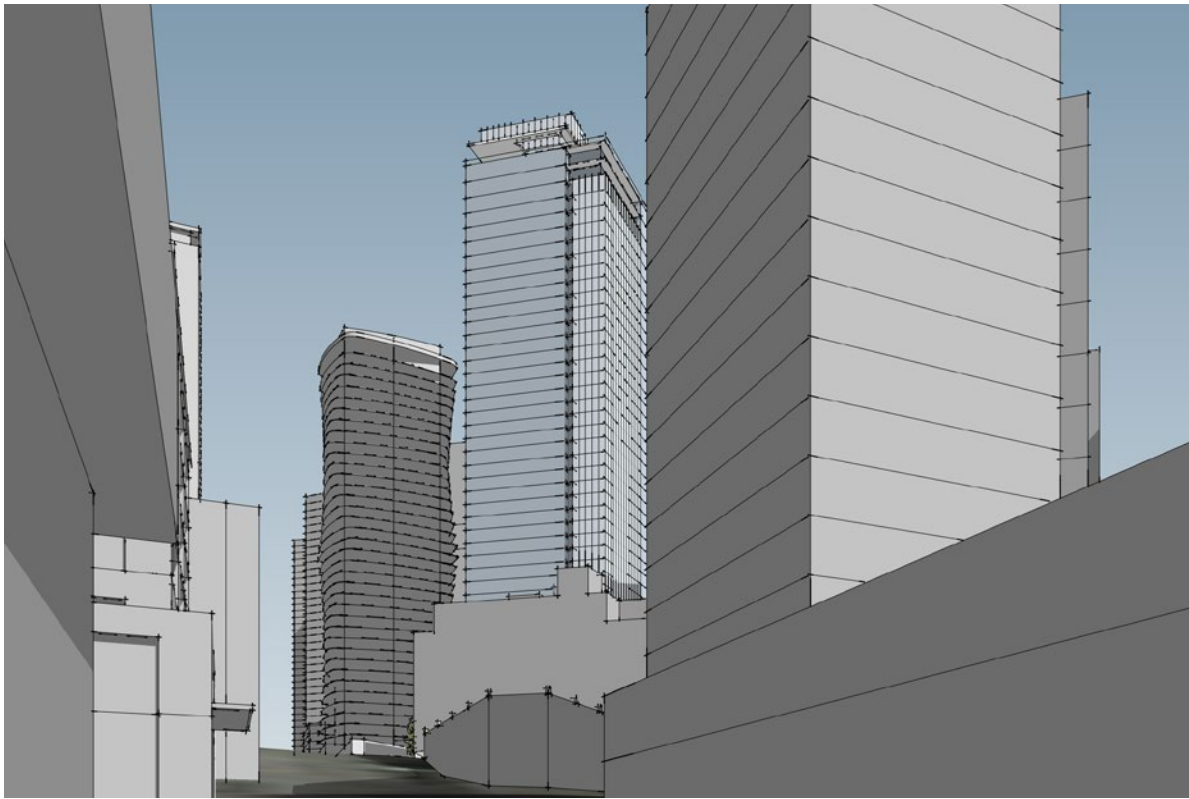
OPTION 1



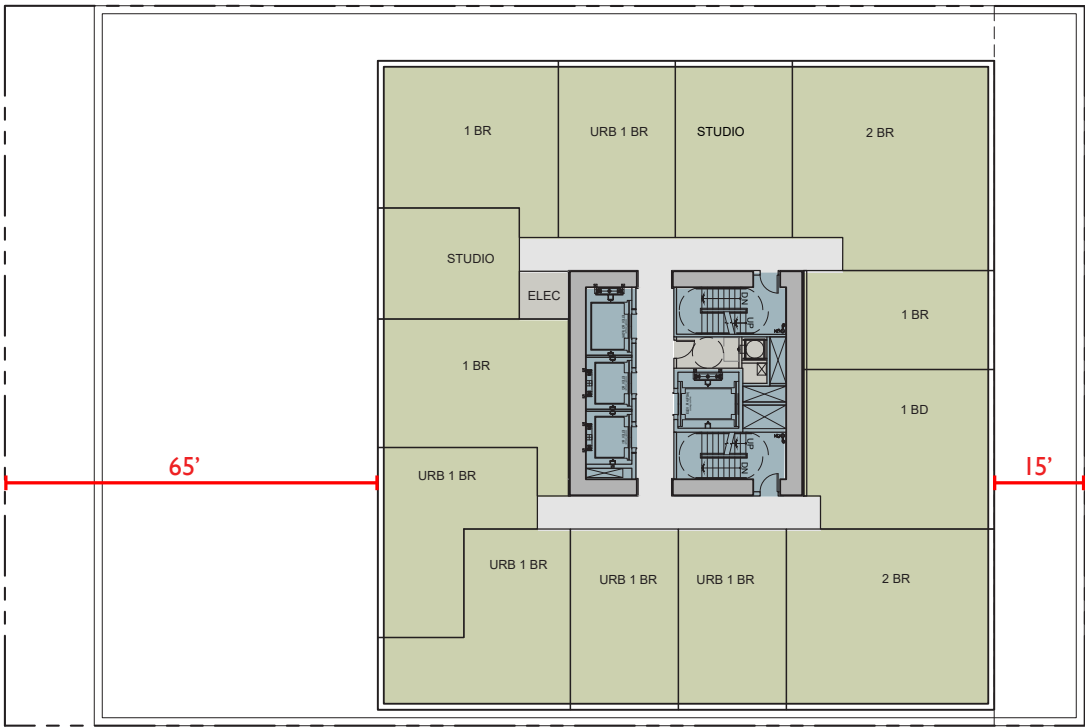
Podium corner at Denny/Boren/Lenora Intersection



Typical commercial office plan



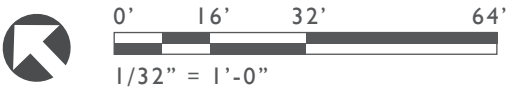
Tower from Denny/Westlake Intersection



Typical tower plan

SPACE FUNCTION KEY

- RESIDENTIAL
- COMMERCIAL OFFICE
- CORNISH PROGRAM
- COMMON SPACE
- ELEVATOR / STAIR
- BOH / LOADING / PARKING



OPTION 2

GRID SHIFT

Our second concept shifts all of our building mass away from the Landmarked Raisbeck Performance Hall and the podium down in scale to match the context in the area. To compensate for the major loss in area due to the reduction in height of the podium, this scheme pushes the podium out towards Lenora filling in the 15' setback along Lenora, requiring a departure. The Cornish Gallery and performance hall then relocated to opposite corners, where the Gallery can serve as a beacon for the campus and the performance hall utilizes the BOH windowless space between the adjacent property. The tower also relocates to the north just behind the green street setback, and breaks into two massing elements, with the second rotated in response to the grid shift at the north. The rotation shifts the tower out of alignment with the adjacent grids and towers, setting itself apart from its neighbors and creating dynamism in the skyline.

- ▲ 7,700 SF of ground floor Cornish Space
- ▲ 5,250 SF of ground floor Residential Program Space
- ▼ 50,710 SF of Commercial Office Space
- ▬ 350 Parking Stalls
- ▲ 426 Units
- ▲ 44 Levels

PROS

- Lower podium massing better relates to the scale of the neighborhood.
- Cornish Gallery located at main campus gateway corner.
- New Cornish Performance Hall and Raisbeck share adjacency.
- Rotated tower forms break from the site grid and respond to the shift in the city grid at the site.
- Main podium roof deck exposed to southern sun and light.
- Raisbeck benefits with more light, air and views from the 15' setback.
- Clean delineated masses related to program and functions of spaces inside.

CONS

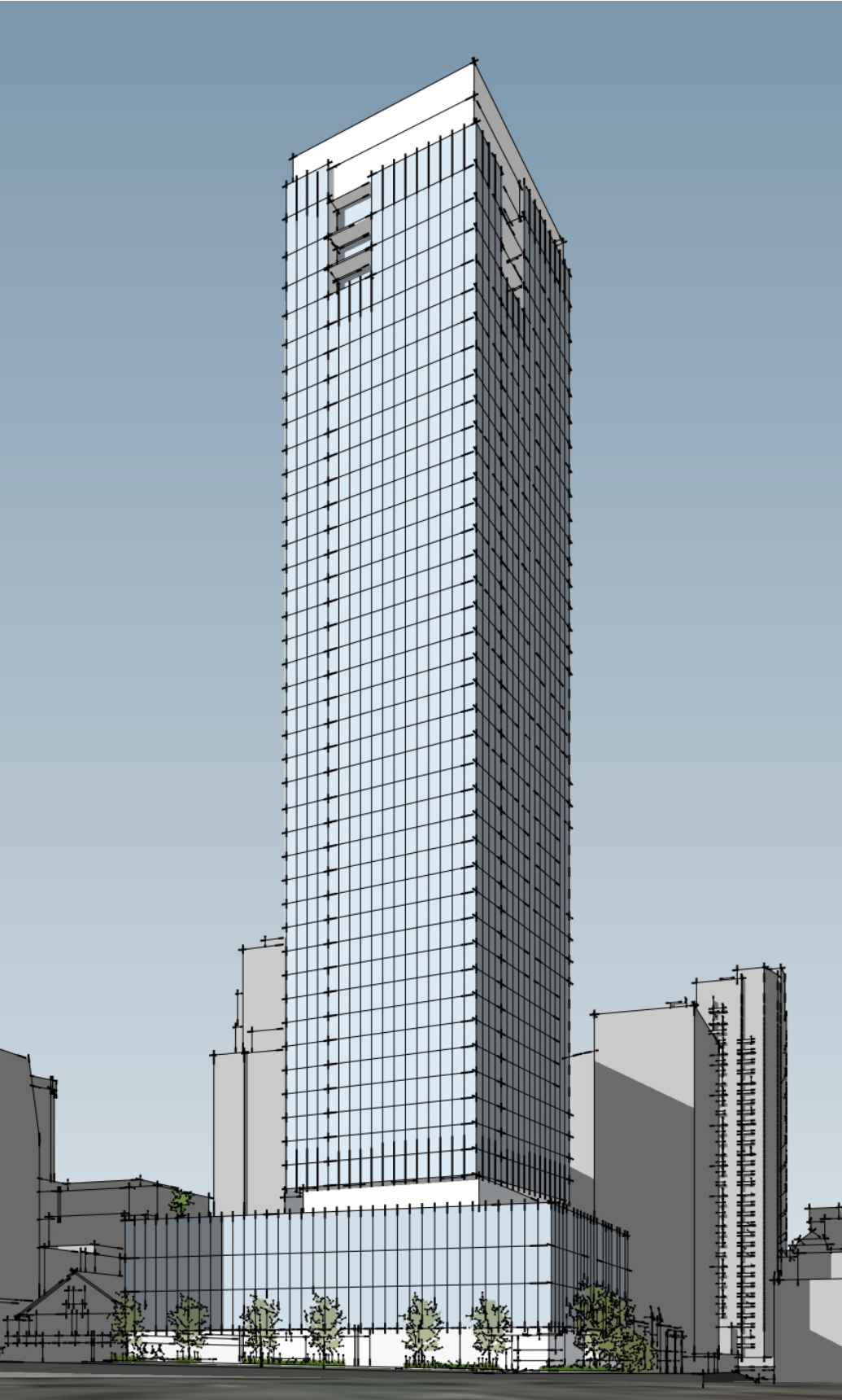
- Difficult visual connection from Gallery back to campus.
- Delineation of residential entry lost in unified podium.
- Rotated massing and columns makes functionality of spaces in the podium more difficult.
- Requires a departure for green street setback.



SPACE FUNCTION KEY

<div></div> RESIDENTIAL	<div></div> CORNISH PROGRAM	<div></div> ELEVATOR / STAIR	<div></div> PEDESTRIAN ENTRY
<div></div> COMMERCIAL OFFICE	<div></div> COMMON SPACE	<div></div> BOH / LOADING / PARKING	<div></div> VEHICULAR ENTRY

OPTION 2



TOWER AS VIEWED FROM NORTHEAST

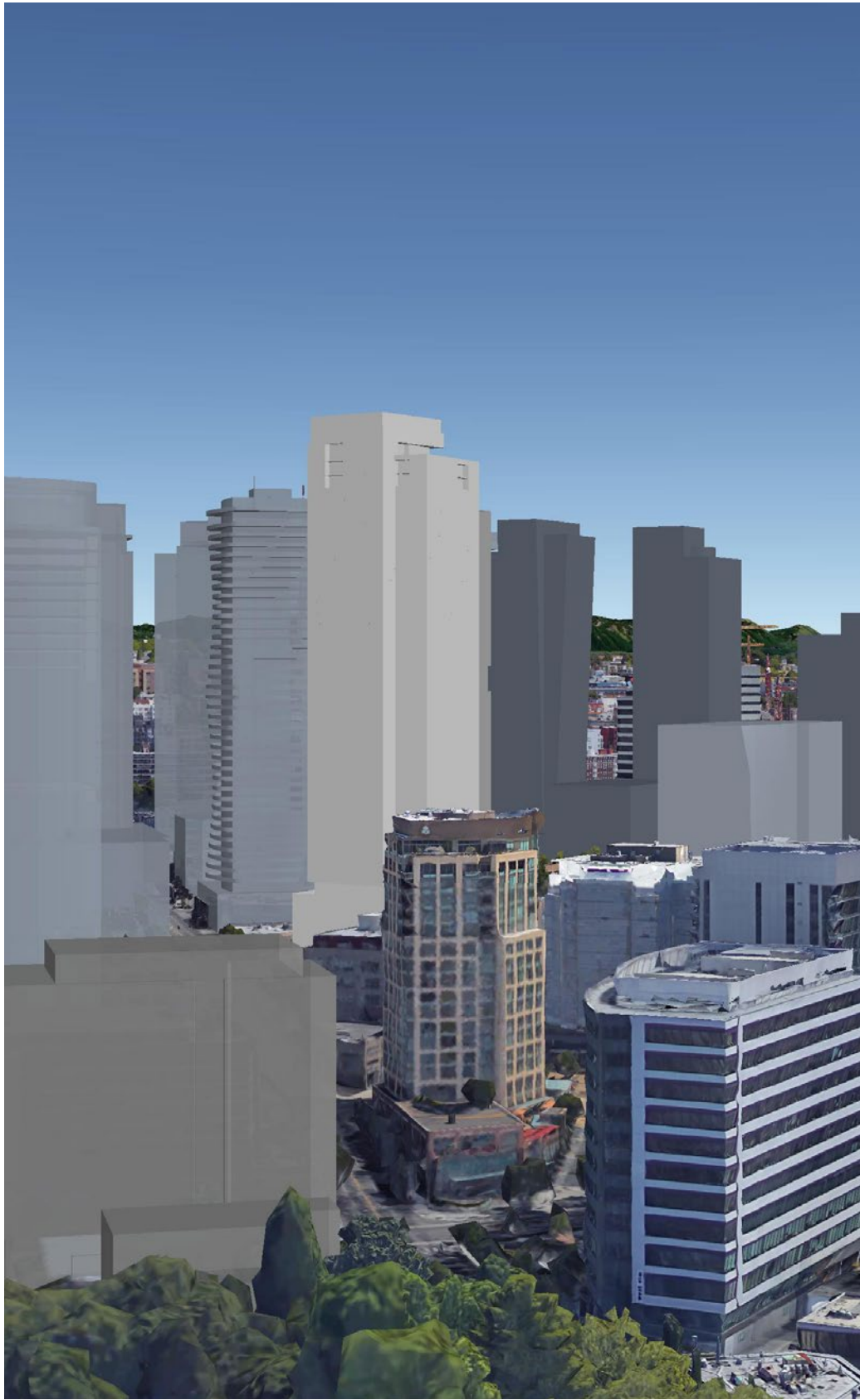


NE CORNER OF PODIUM ALONG LENORA

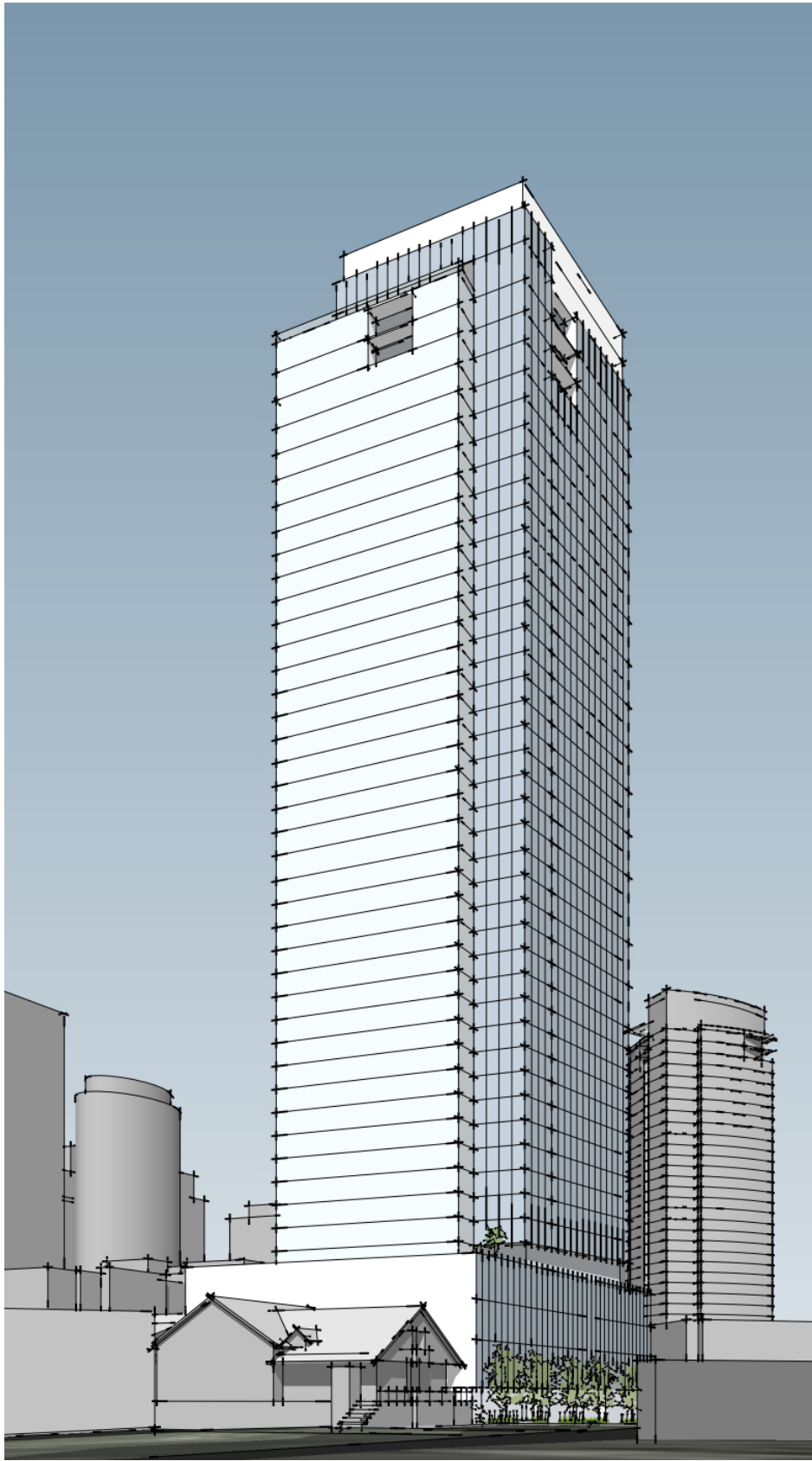


SE CORNER OF PODIUM ALONG BOREN

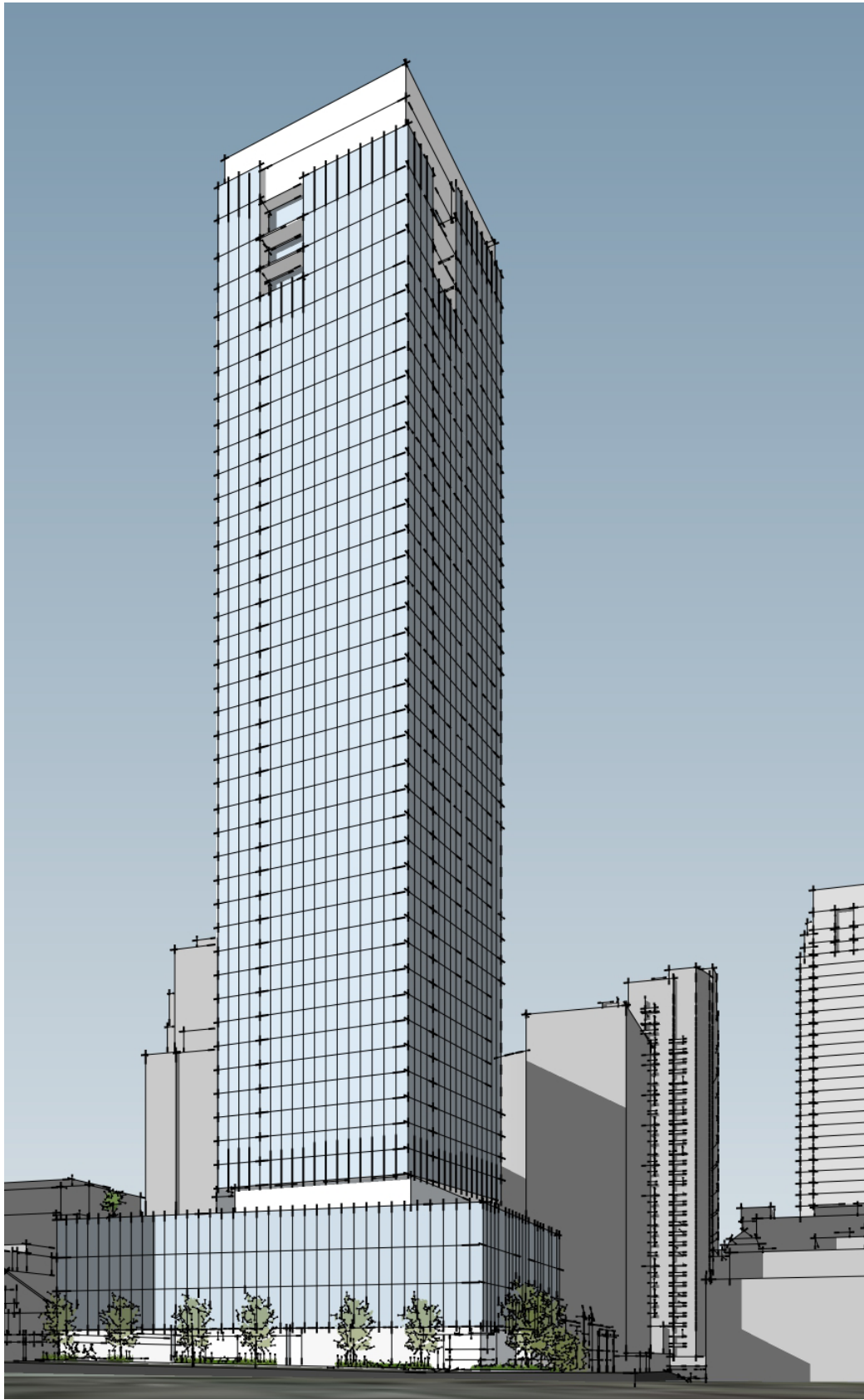
OPTION 2



Tower viewed from the Space Needle (Including all planned projects) - Angled form and larger massing move begin to stand out against background.

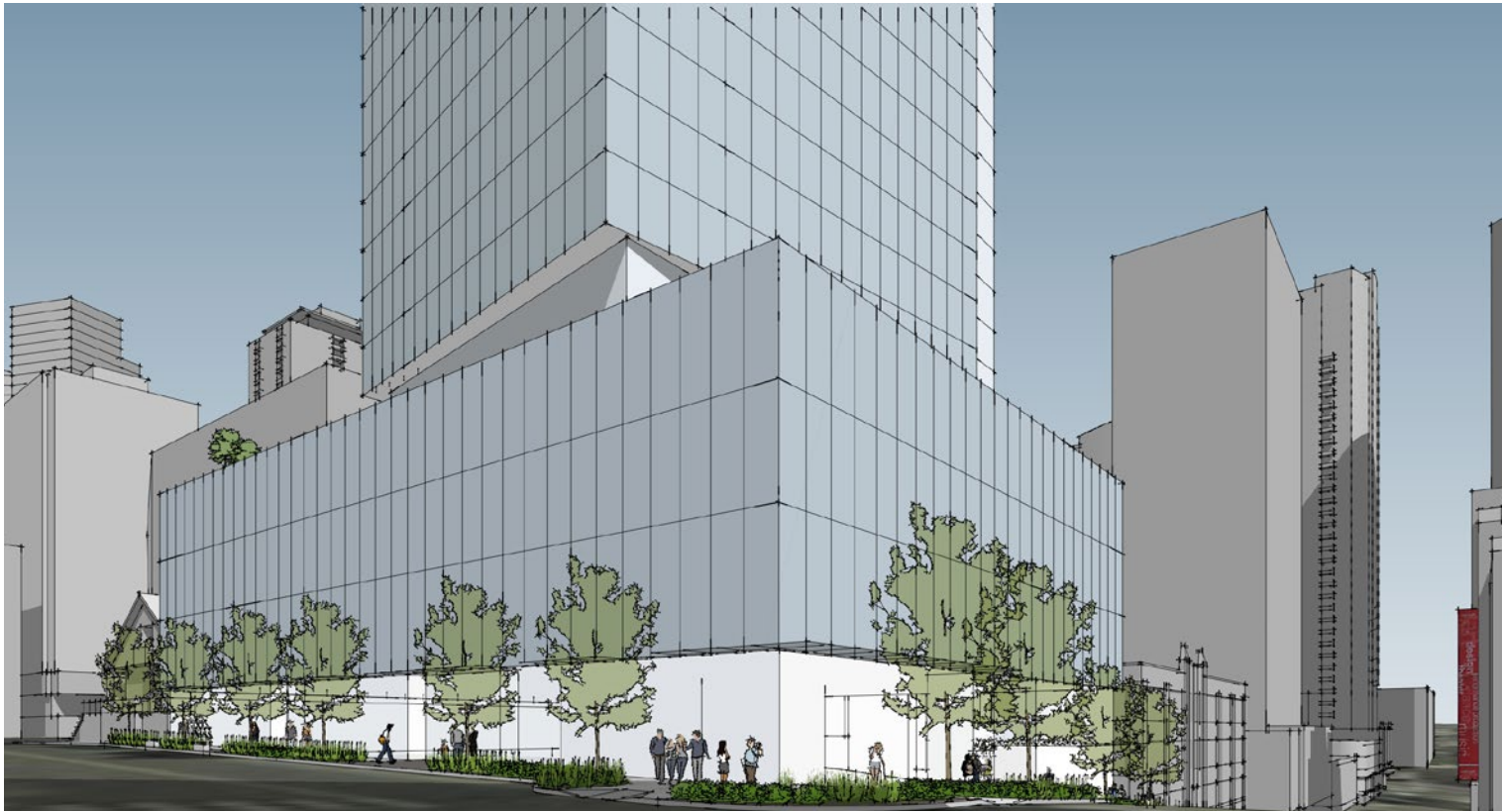


Ground level project view from the Southeast.

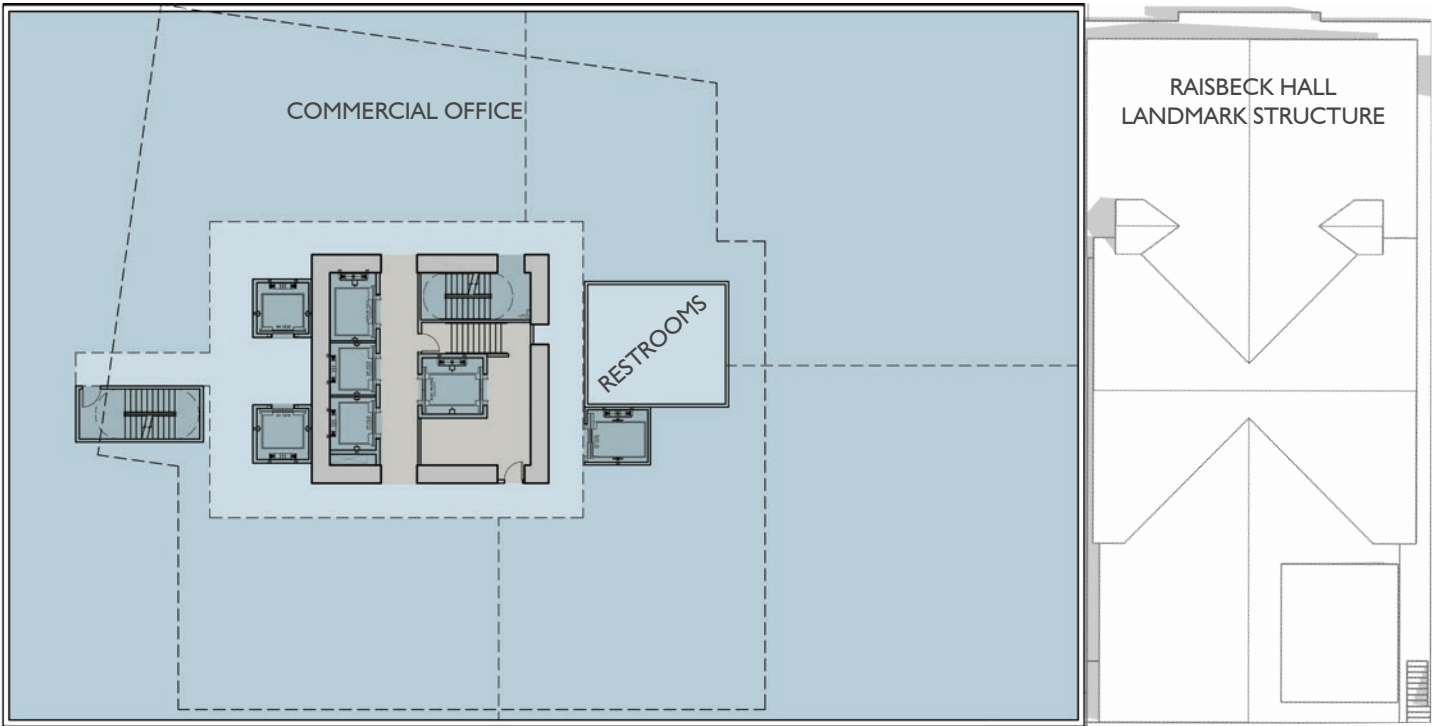


Ground level project view from the Northeast.

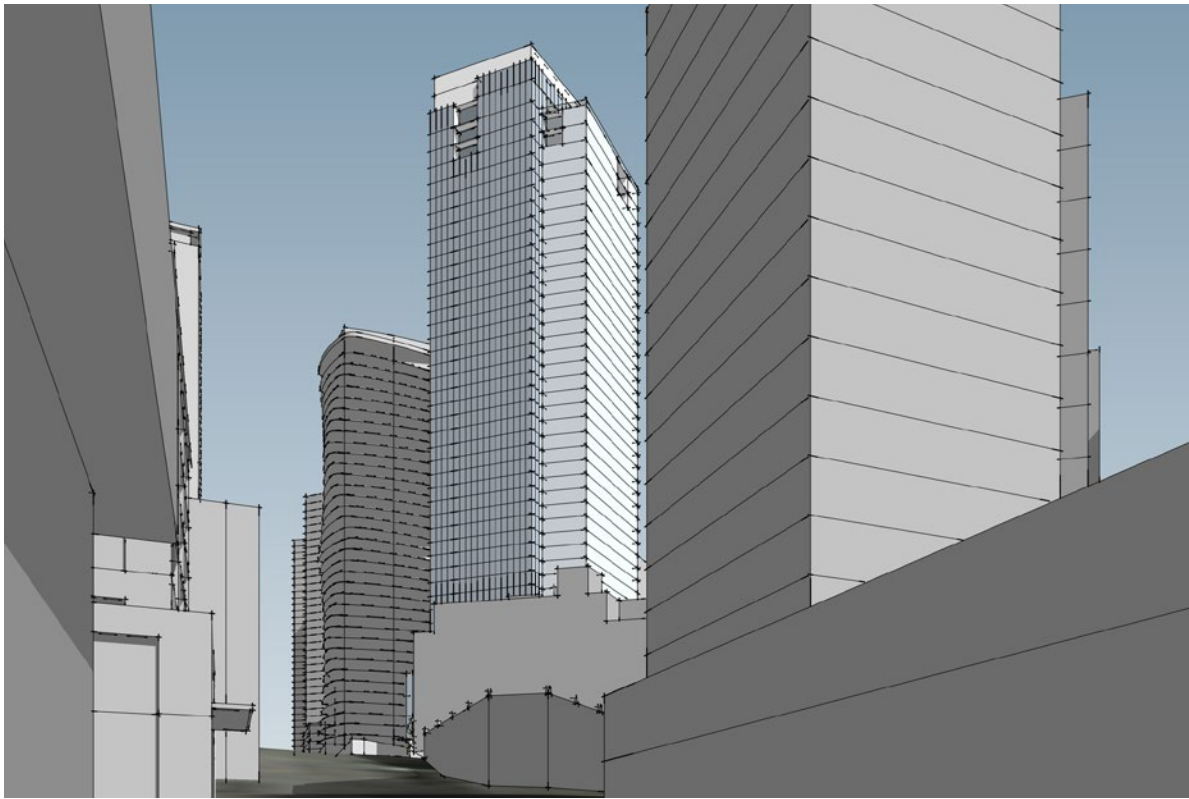
OPTION 2



Podium corner at Denny/Boren/Lenora Intersection



Typical commercial office plan



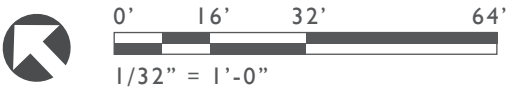
Tower from Denny/Westlake Intersection



Typical tower plan

SPACE FUNCTION KEY

- RESIDENTIAL
- COMMERCIAL OFFICE
- CORNISH PROGRAM
- COMMON SPACE
- ELEVATOR / STAIR
- BOH / LOADING / PARKING



OPTION 3 - PREFERRED

VERTICAL BREAKDOWN

Our third and preferred option further develops the concepts from previous two, utilizing setbacks on both the north and south to maximize visual connectivity and wayfinding. The addition of a setback on the ground level of Lenora creates a visual connection from the Gallery back to the campus, while also providing more area for landscaping and pedestrian interaction. The tower's massing is broken down into 3 vertical elements, each shifting up and away from the other, elegantly breaking down the massing while at the same time stepping down in scale towards the Cornish Campus and up to a zenith at the Denny way intersection and corner of the upper Denny Triangle neighborhood. The same move shifts mass away from the green street at the NW, giving additional light, air and direct sunlight in the afternoons. At the podium, the tower breaks the mass of the commercial podium, revealing the entry location for the residents between the two Cornish spaces.

- 7,600 SF of ground floor Cornish Space
- 4,750 SF of ground floor Residential Program Space
- 45,400 SF of Commercial Office Space
- 350 Parking Stalls
- 426 Units
- 44 Levels

PROS

- Ground level Gallery at project corner provides activated space that also acts as a Beacon for the School.
- Theater's adjacency to Raisbeck creates a performance hub for the campus.
- Ground level setback visually connects the Cornish Gallery to the main campus.
- Additional public space, benches, landscaping, and an art wall provided by ground level setback to reduce impacts of green street setback departure.
- Podium reveals at the residential and commercial entries provide delineation and wayfinding for major entries.
- Tower steps back to provide additional setback above podium for green street, also breaking down the mass towards the space needle an the predominant view corridor.

CONS

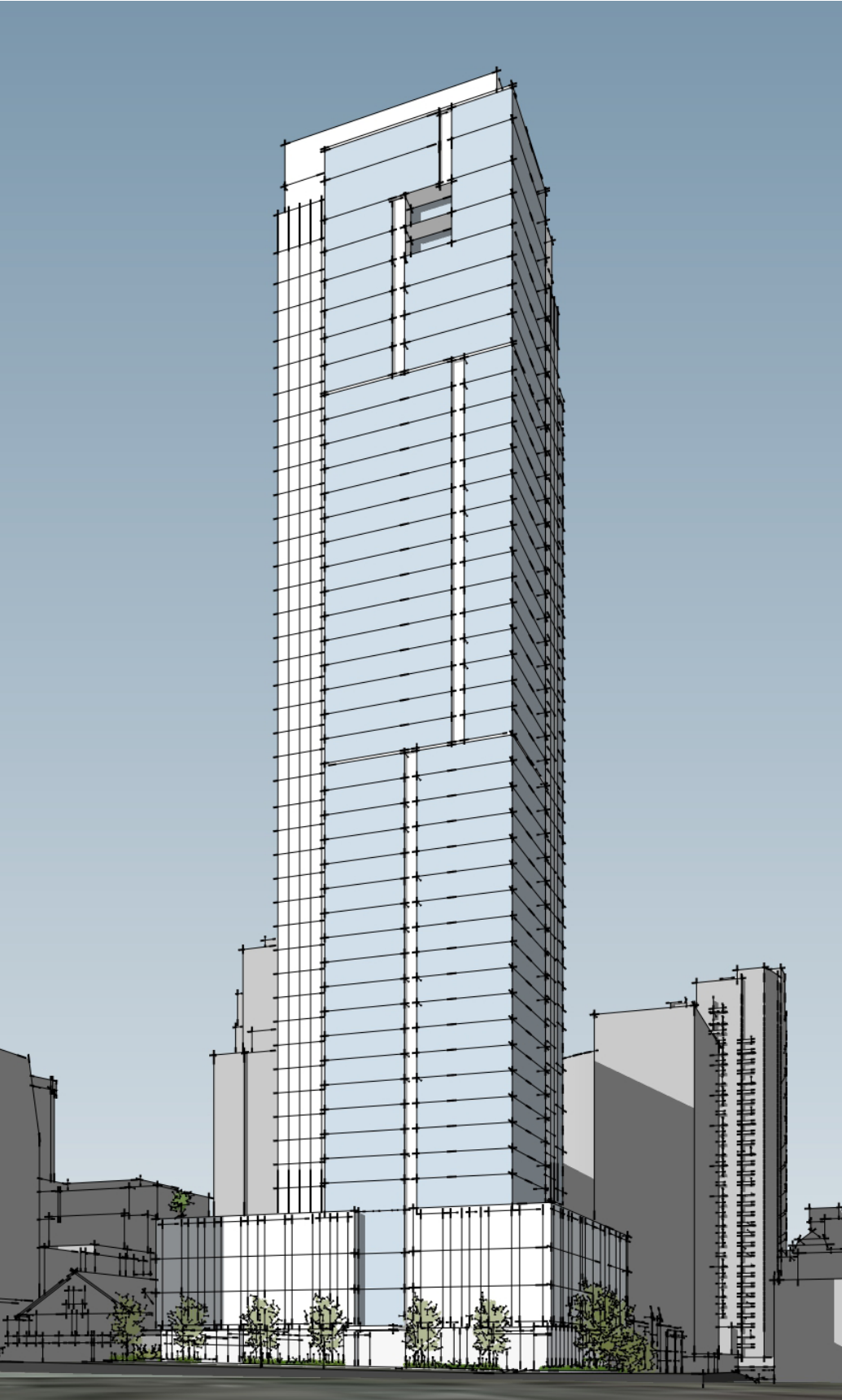
- Podium requires departure for reduced upper level setback along Lenora Street.
- Setbacks and reveals make space for ground level performance and gallery spaces tight.



SPACE FUNCTION KEY

<div></div> RESIDENTIAL	<div></div> CORNISH PROGRAM	<div></div> ELEVATOR / STAIR	<div></div> PEDESTRIAN ENTRY
<div></div> COMMERCIAL OFFICE	<div></div> COMMON SPACE	<div></div> BOH / LOADING / PARKING	<div></div> VEHICULAR ENTRY

OPTION 3 - PREFERRED



TOWER AS VIEWED FROM NORTHEAST

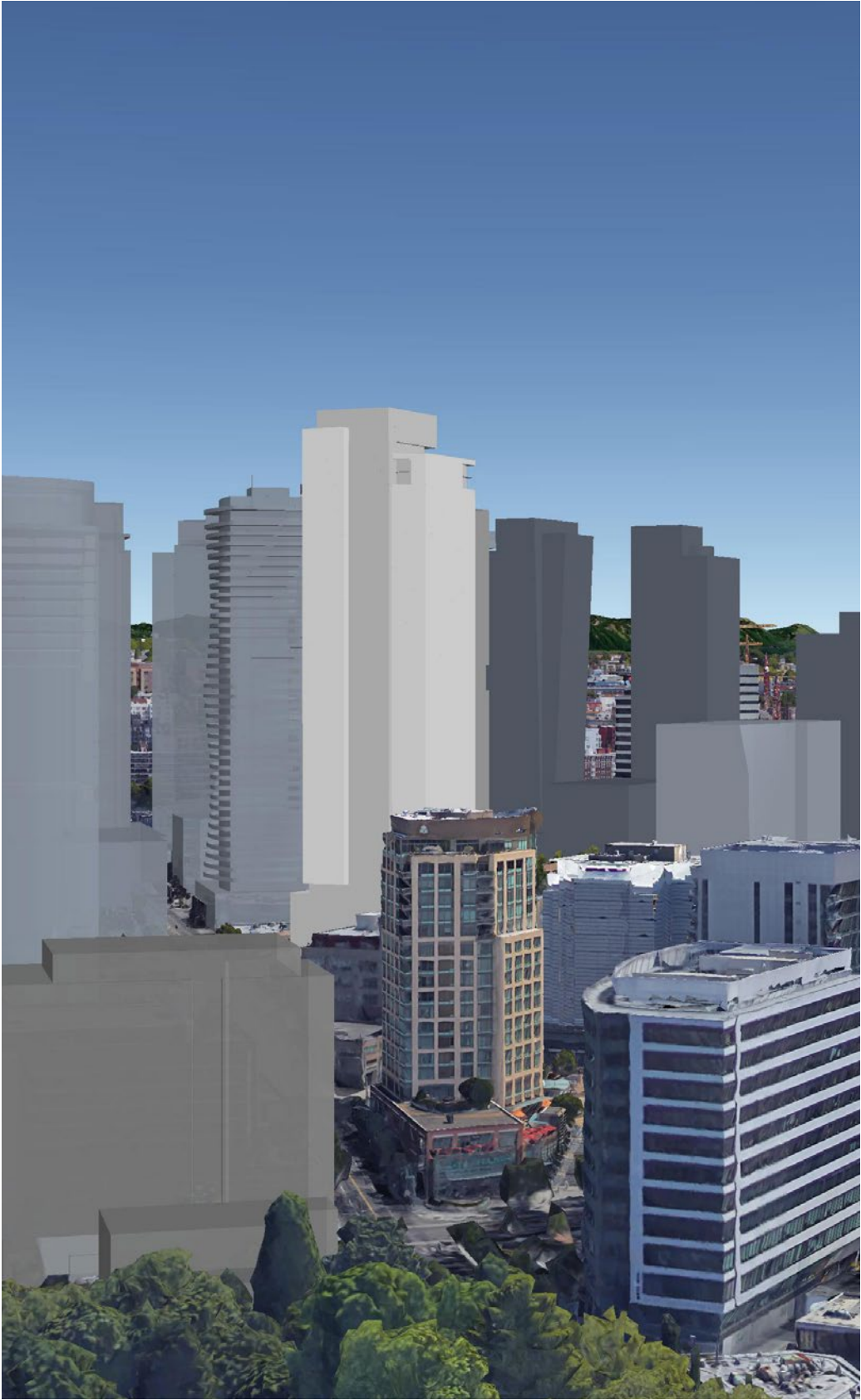


NE CORNER OF PODIUM ALONG LENORA

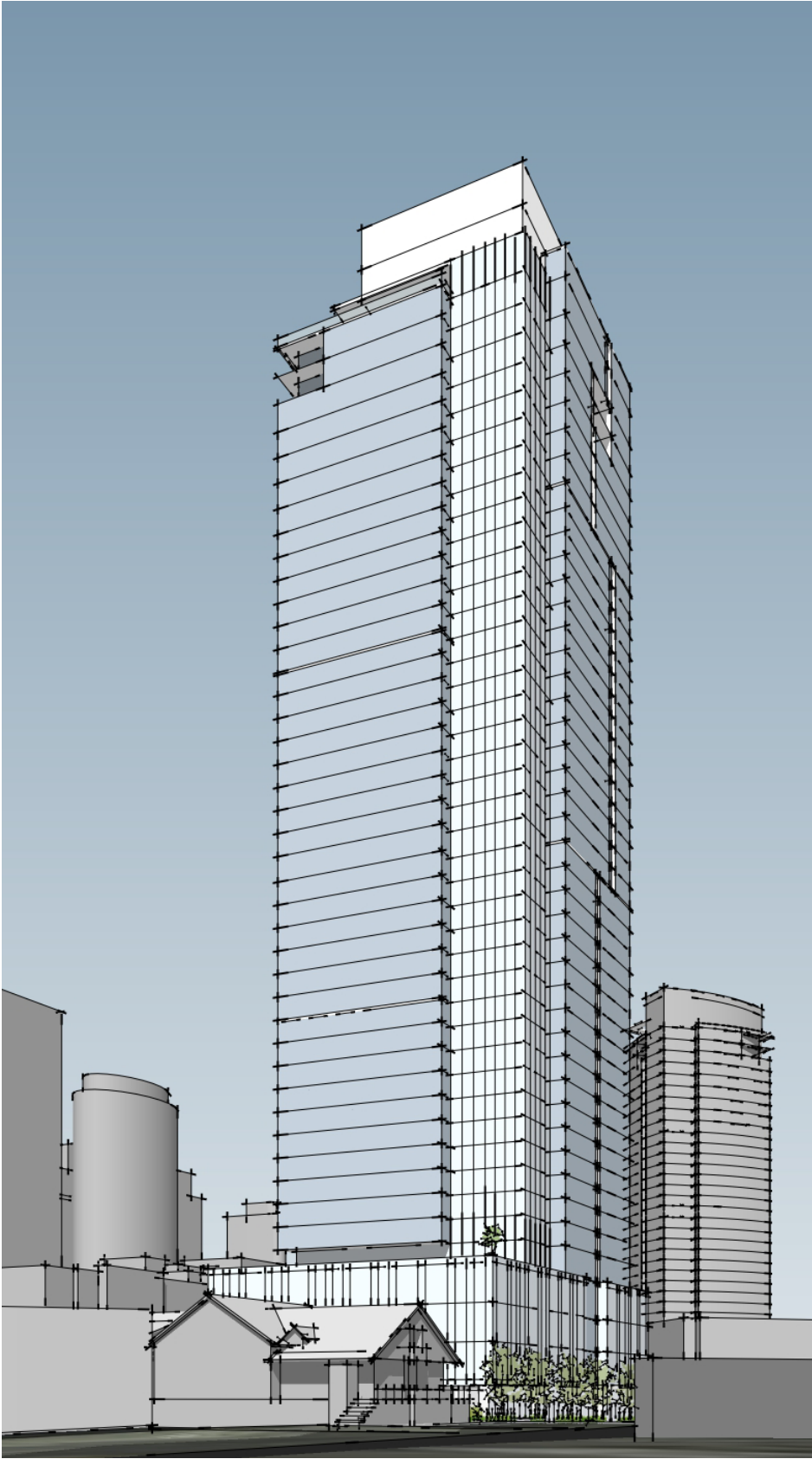


SE CORNER OF PODIUM ALONG BOREN

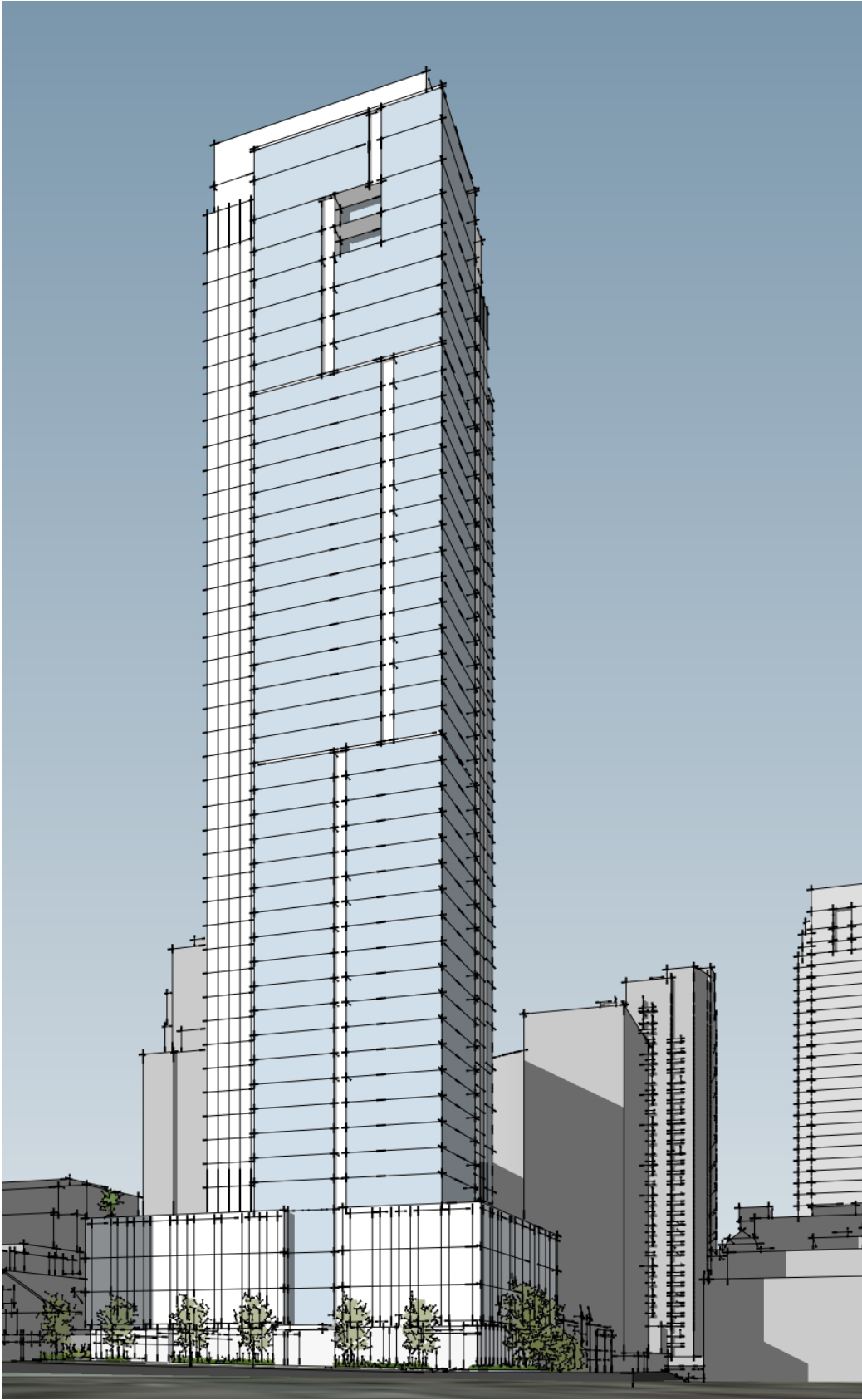
OPTION 3 - PREFERRED



Tower viewed from the Space Needle (Including all planned projects) - Vertical massing breakdowns both differentiate and reduce the scale of the tower.

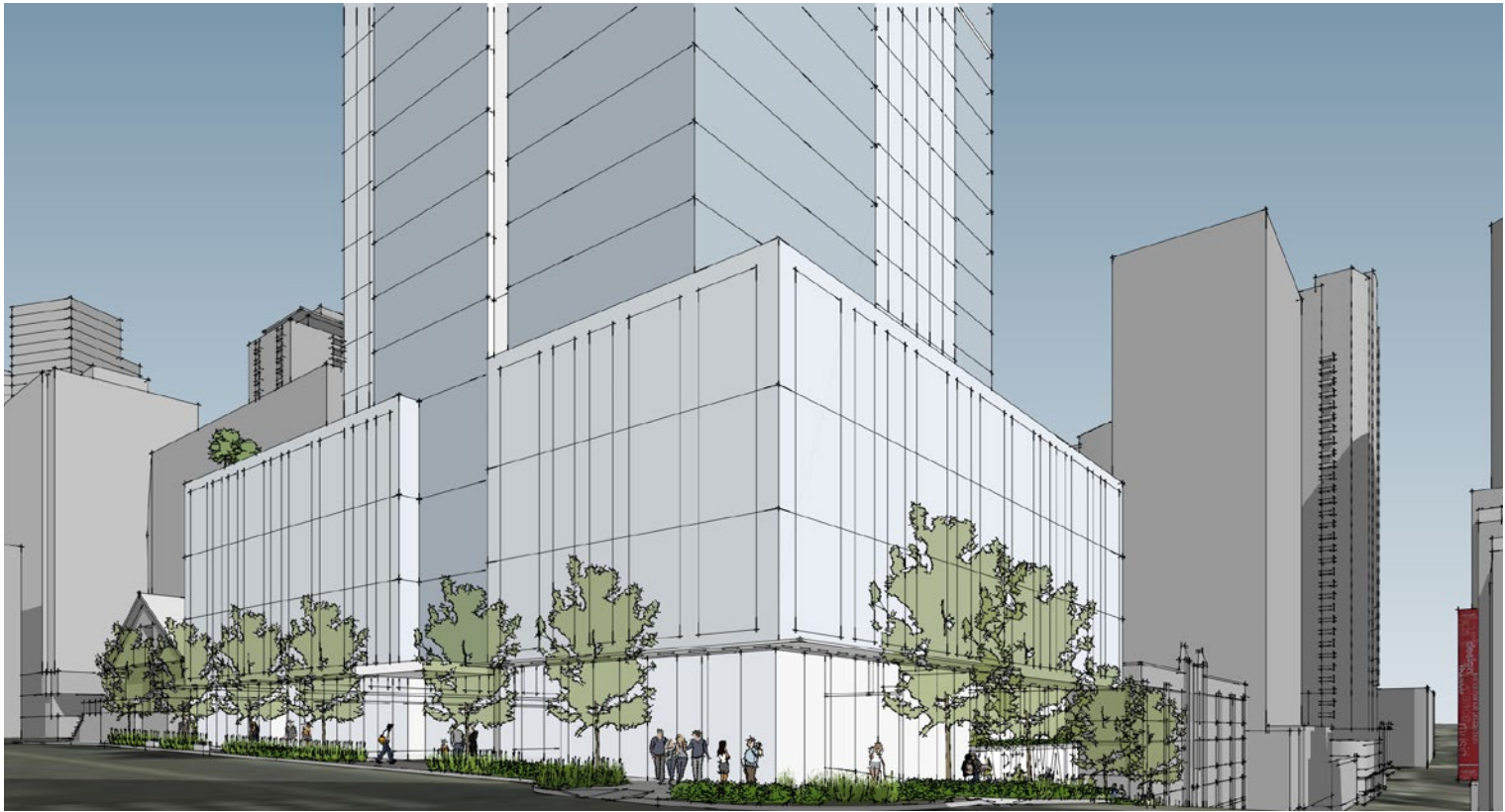


Ground level project view from the Southeast.

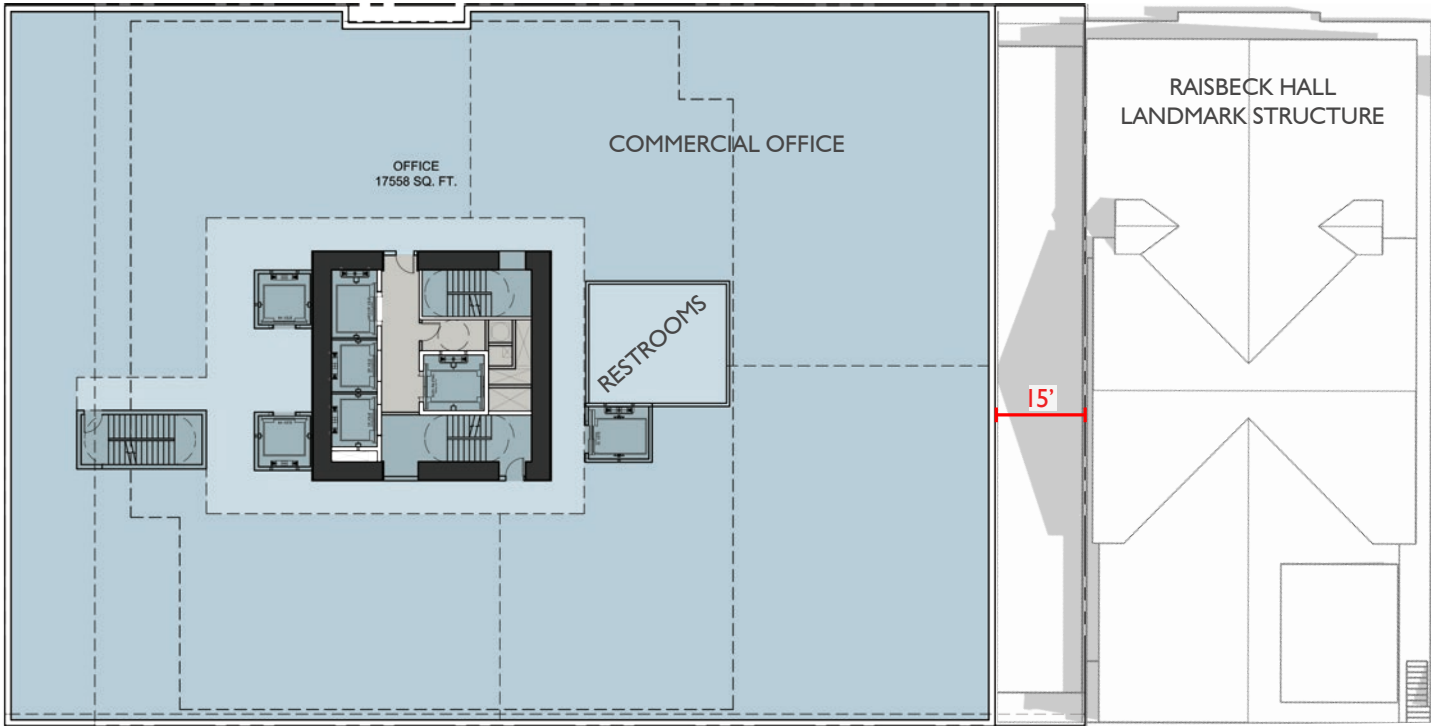


Ground level project view from the Northeast.

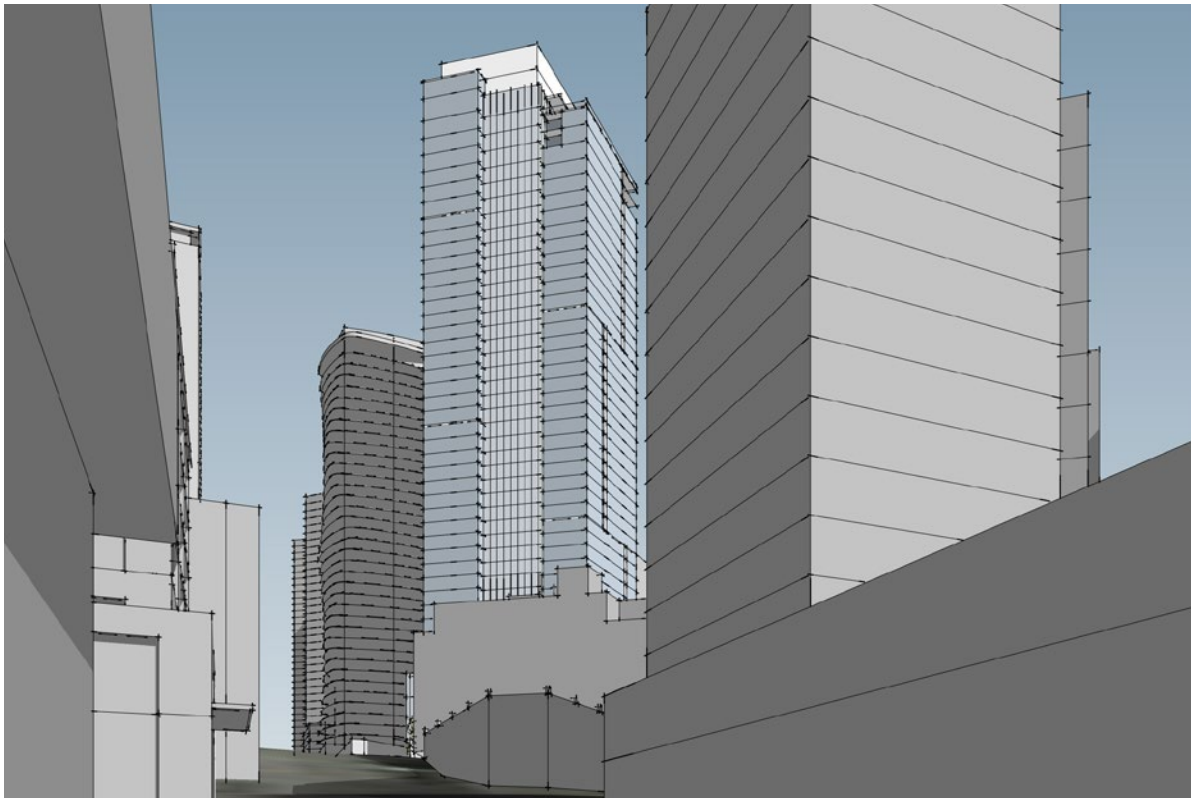
OPTION 3 - PREFERRED



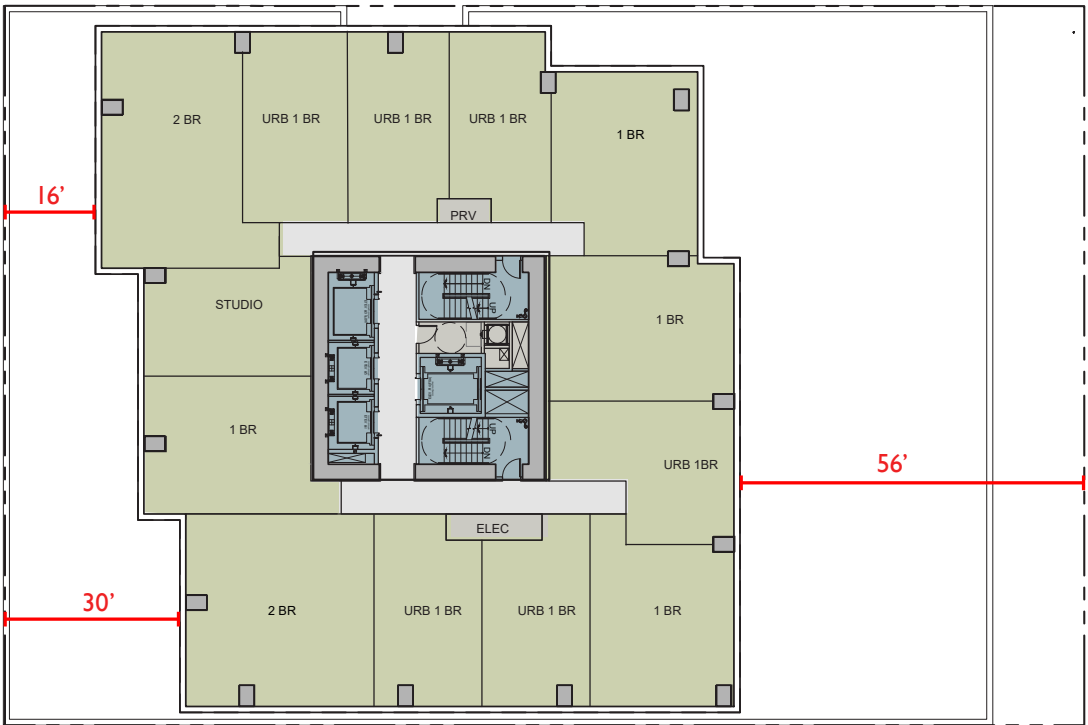
Podium corner at Denny/Boren/Lenora Intersection



Typical commercial office plan



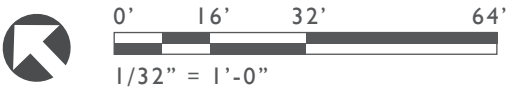
Tower from Denny/Westlake Intersection



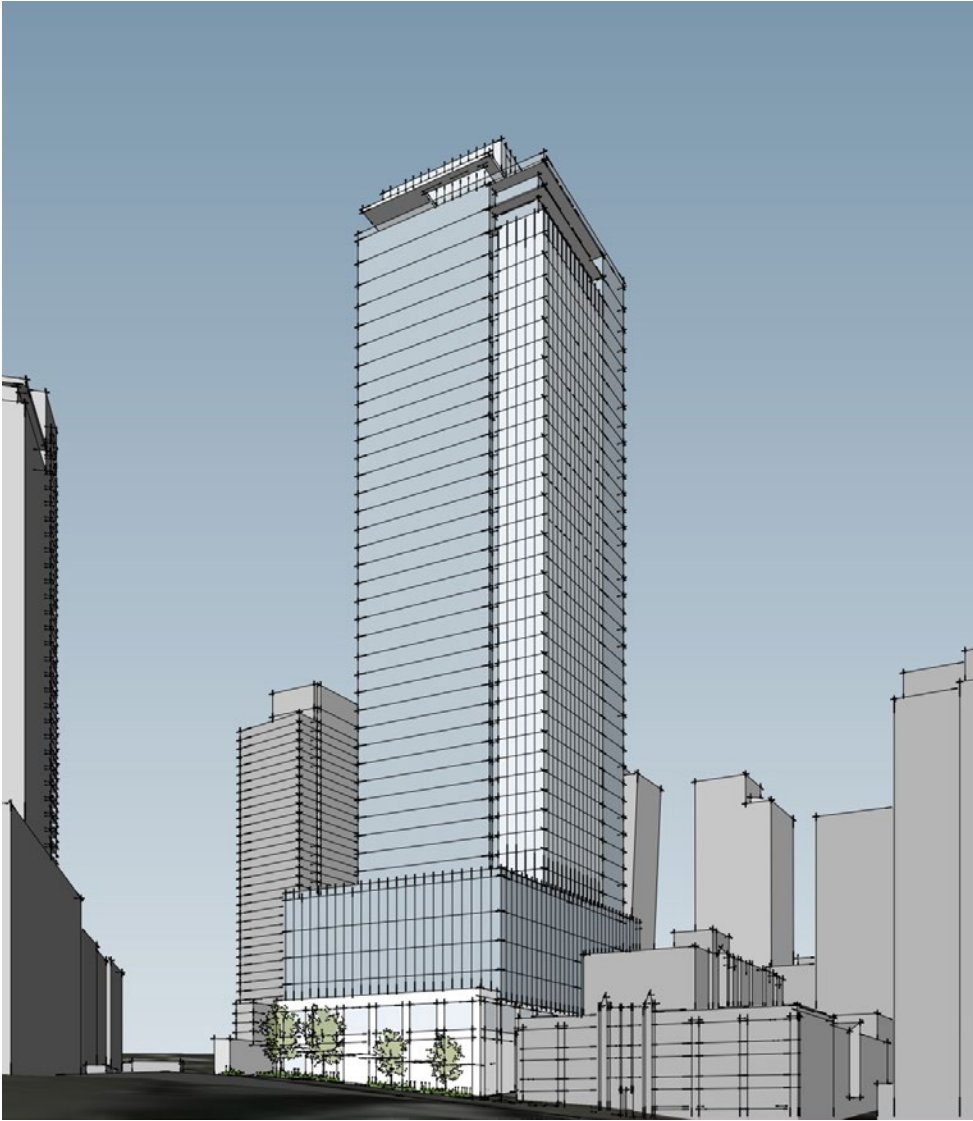
Typical tower plan

SPACE FUNCTION KEY

- RESIDENTIAL
- COMMERCIAL OFFICE
- CORNISH PROGRAM
- COMMON SPACE
- ELEVATOR / STAIR
- BOH / LOADING / PARKING



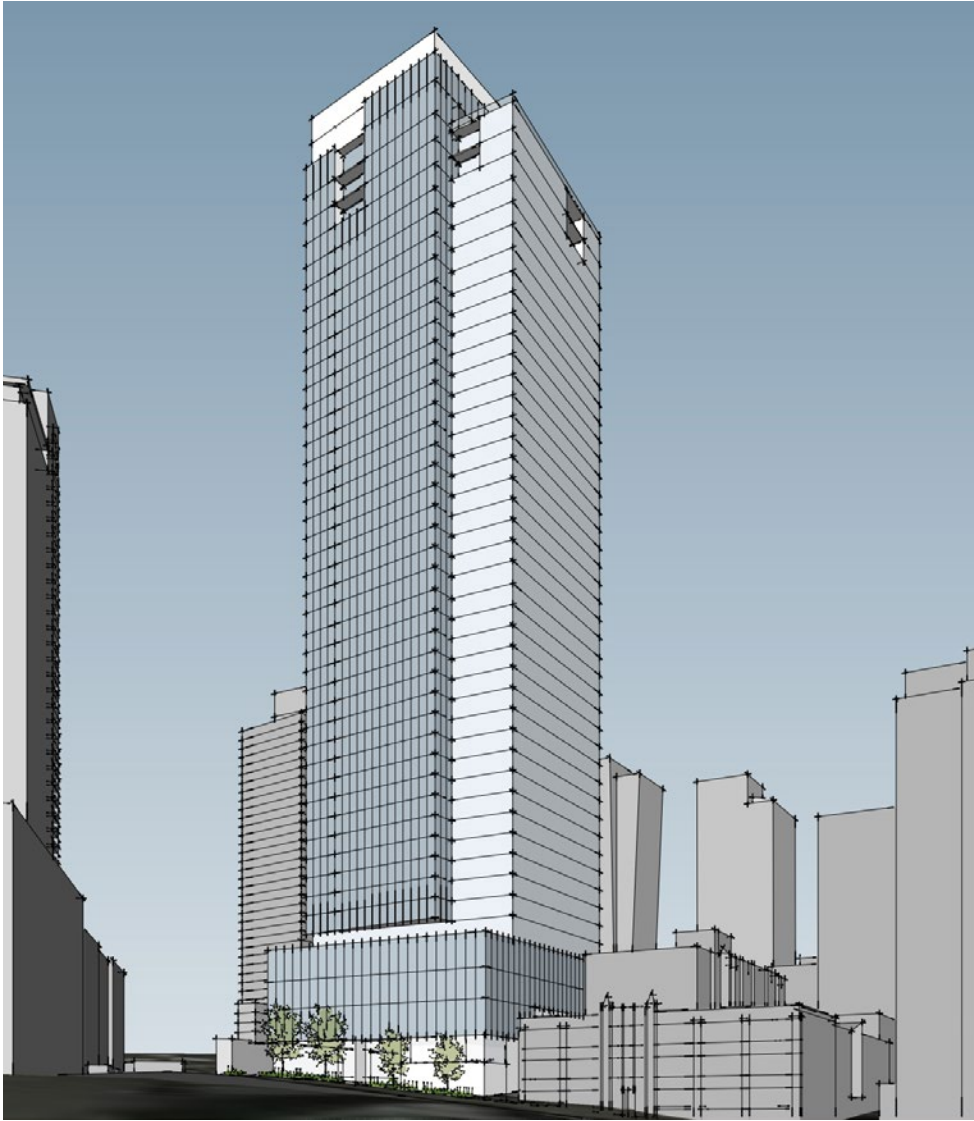
OPTION COMPARISON



THE PROTOTYPE

Our first option locate the Cornish Performance Hall at the northern end of the site maximizing its proximity to the center of the Cornish campus. This is turn shifts the residential tower, entry and Cornish gallery all the way to the south, keeping major columns out of the performance space. The podium utilizes the maximum number of levels of the commercial office space and complies with the setback along Lenora, reducing the scale on the green street as required by code. Much of the facade along Lenora Street is left with only window boxes and not activated uses, as the program for the black box performance hall requires and enclosed space without glazing. The tower top steps back in the same direction as the podium, terracing the entire project back from the north, and its crown extends to its precipice in a single vertical move.

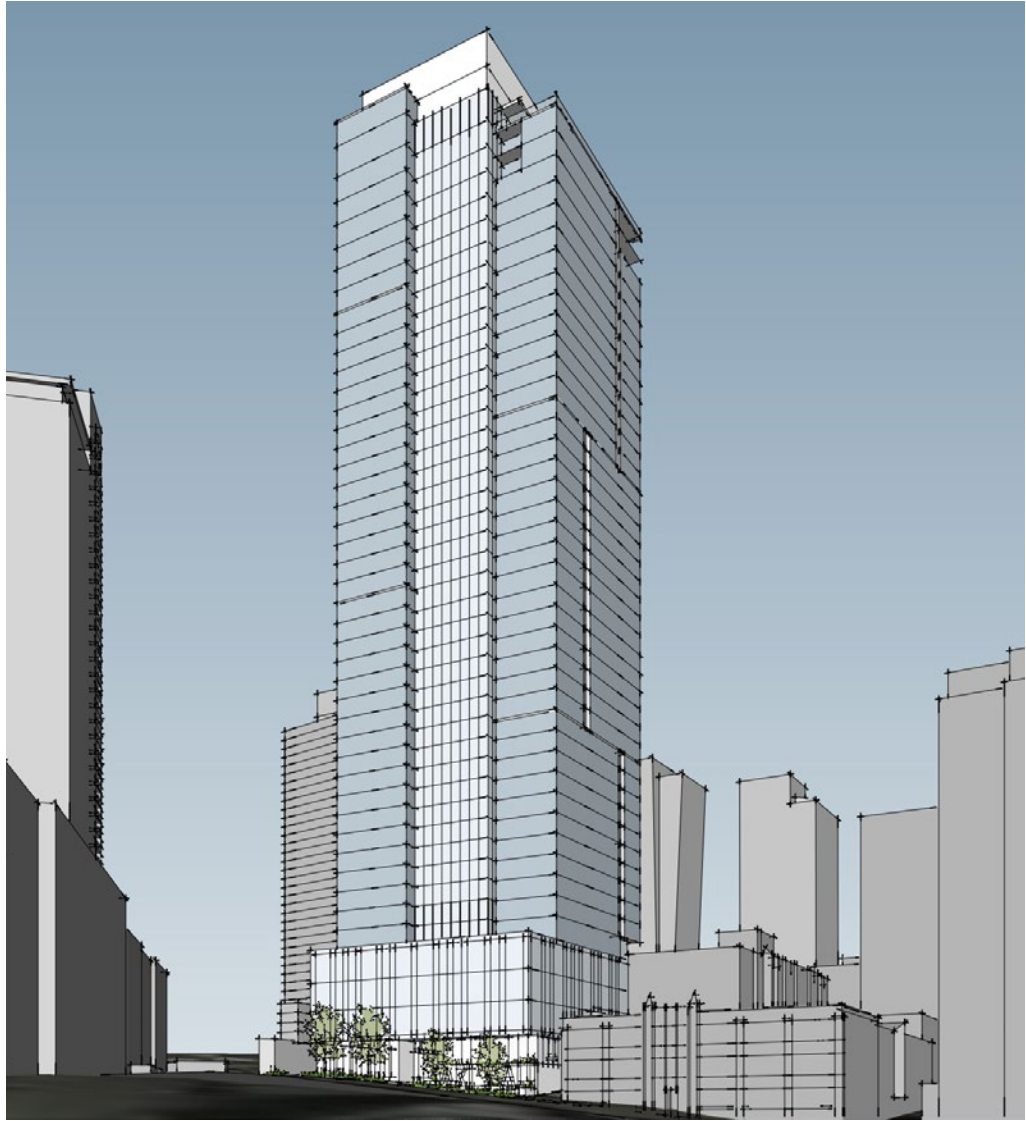
- Code compliant
- Vertical reveals break down the massing of the tower.
- Podium follows the existing design language of more traditional and historic podium projects in the area, while the tower ties in with the newer rectilinear towers in the neighborhood.
- Green street setback reduces scale on Lenora.



GRID SHIFT

Our second concept shifts our building mass away from the Landmarked Raisbeck Performance Hall, both shifting the tower to the north and significantly reducing the height podium. A 15' setback from Raisbeck further reduces the area in podium, and requires a shift in the mass to the north brings the entire podium out to the property line along Lenora. The Cornish Gallery and performance hall relocate to opposite corners, where the Gallery can serve as a beacon for the campus and the performance hall utilizes the BOH windowless space between the adjacent property. The tower breaks into two massing elements, with the second rotated in response to the grid shift at the north. The rotation shifts the tower out of alignment with the adjacent grids and towers, setting itself apart from its neighbors and creating dynamism in the skyline.

- Podium better relates to the scale of the neighborhood.
- Cornish Gallery located at main campus gateway corner.
- Rotated tower forms break from the site grid and respond to the shift in the city grid at the site.
- Raisbeck benefits with more air and light from 15' setback.
- Clean delineated masses relate to program and functions of spaces inside.



VERTICAL BREAKDOWN - PREFERRED

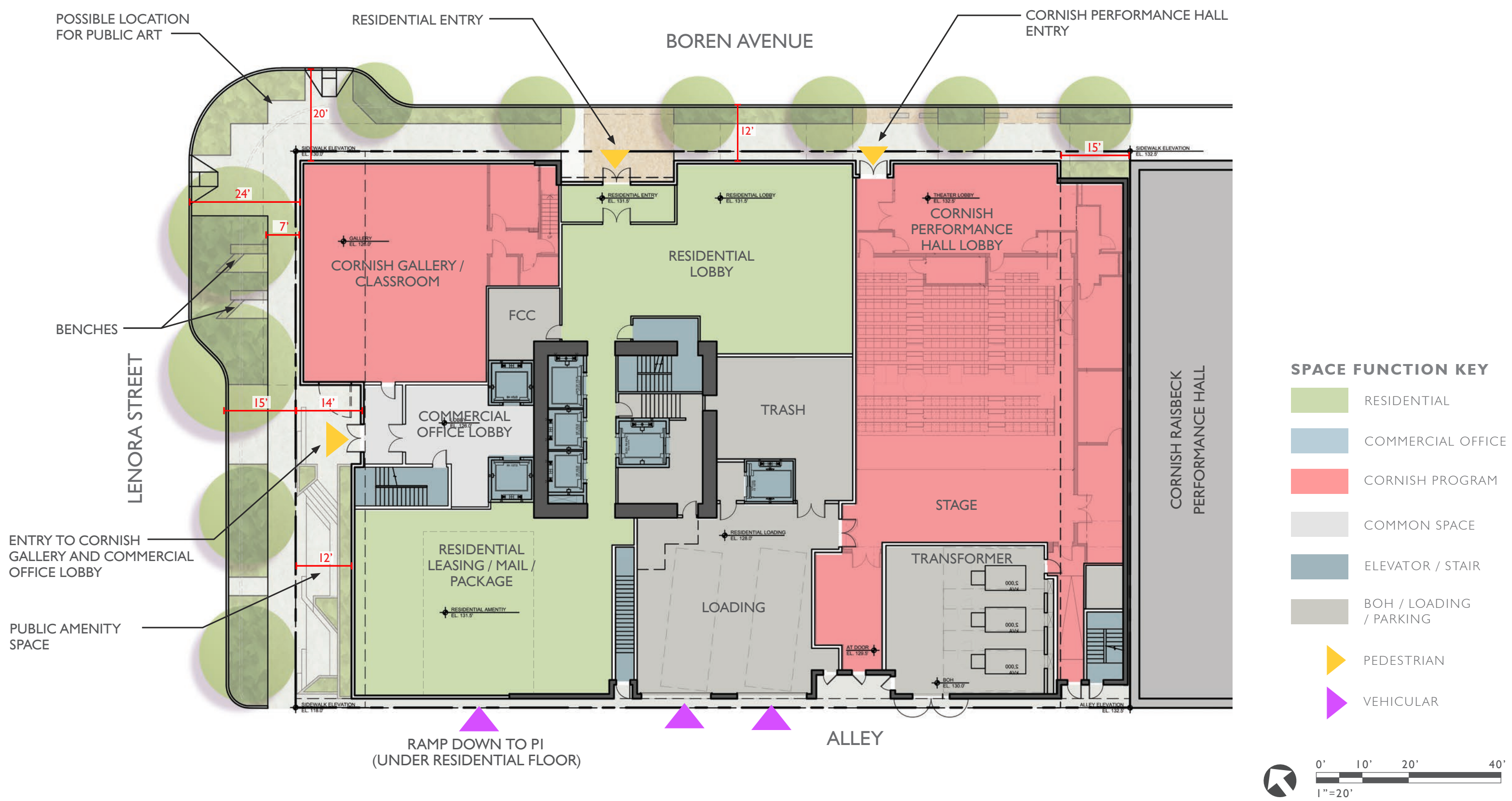
Our third and preferred option utilizes setbacks on both the north and south to maximize visual connectivity and wayfinding. A setback on the ground level of Lenora creates a visual connection from the Gallery back to the campus, while also providing more area for landscaping and pedestrian interaction at grade. The tower massing is broken down into 3 vertical elements, each shifting up and away from the other, elegantly breaking down the massing while at the same time stepping down in scale towards the Cornish Campus and up to a zenith at the Denny way intersection and corner of the upper Denny Triangle neighborhood. The tower also breaks the mass of the commercial podium, revealing the entry location for the residential entry.

- Ground level Gallery at project corner provides activated space that also acts as a Beacon for the School.
- Setbacks on the north and south create space for adjacent historic buildings and pedestrians.
- Tower terminates elegantly in tiered mass t
- Podium reveals at the residential and commercial entries provide delineation and wayfinding for major entries.
- Ground level setback visually connects the Cornish Gallery to the main campus.

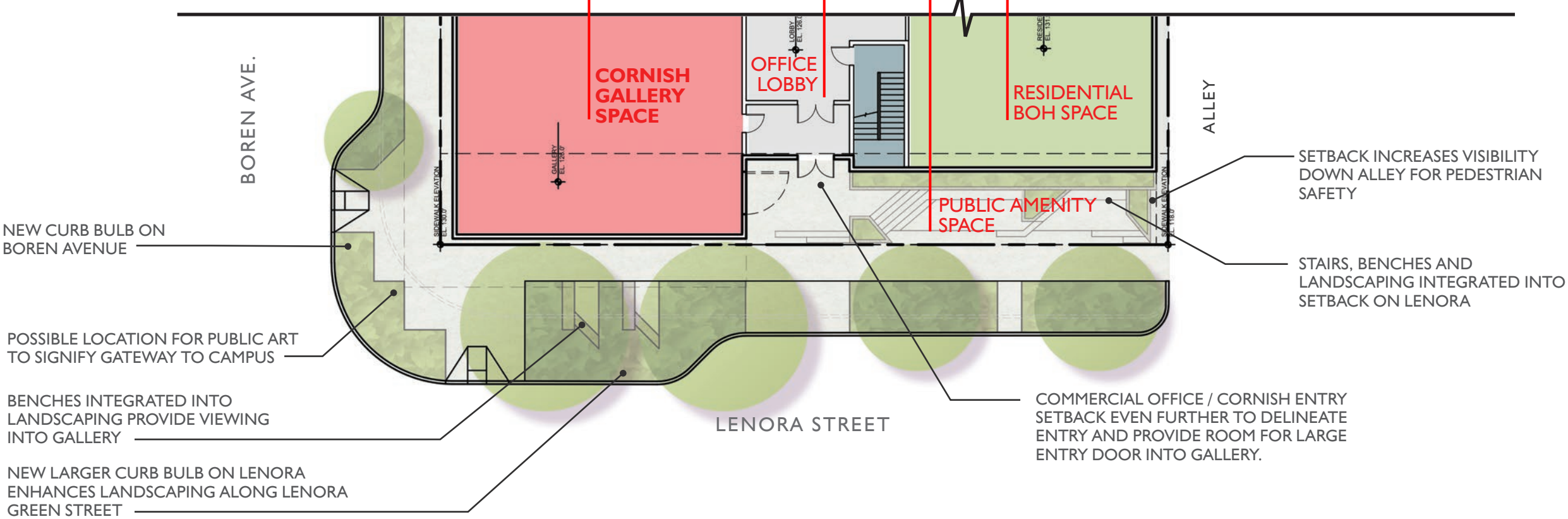
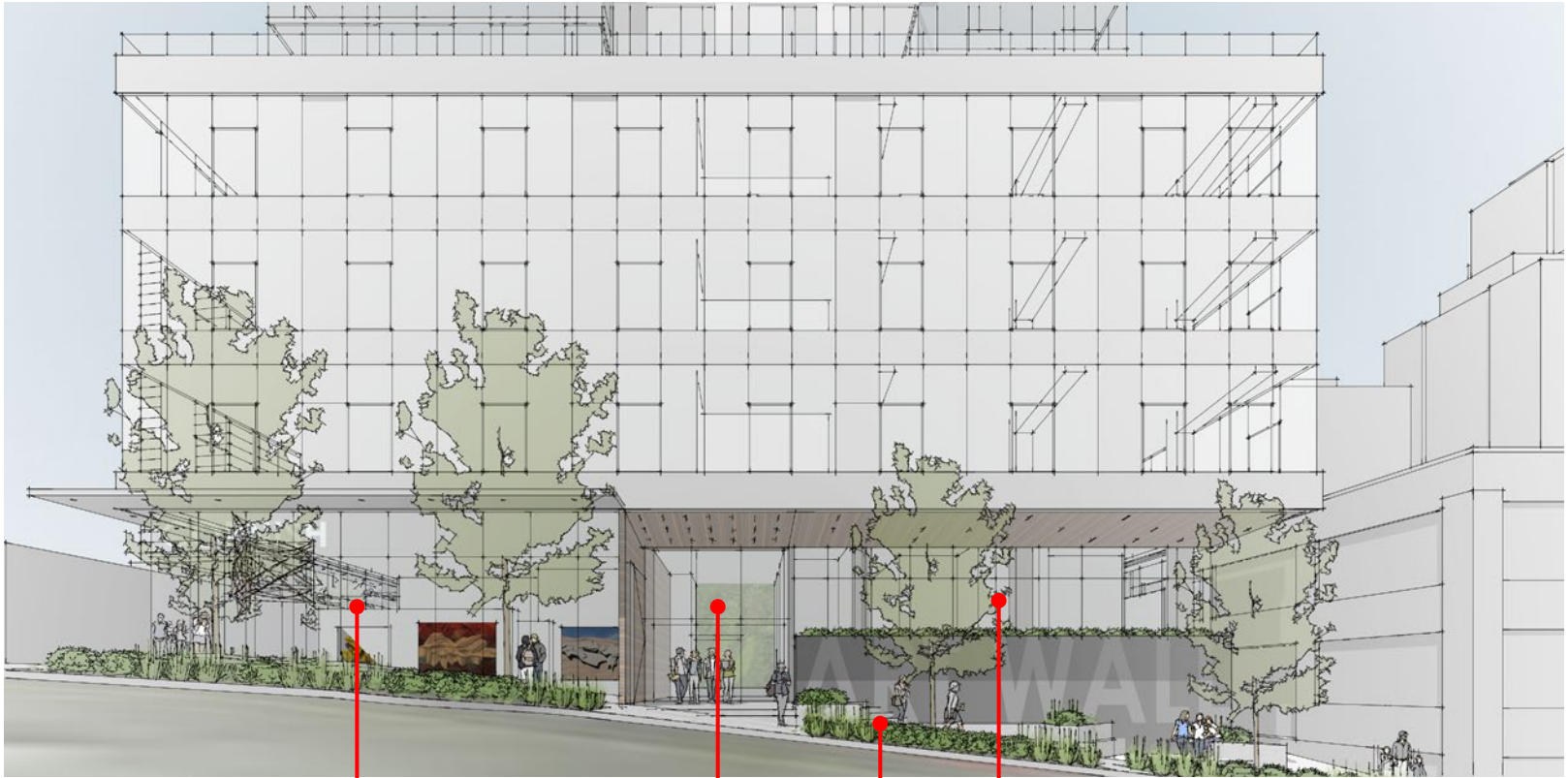
An aerial, isometric view of a dense urban landscape, likely a financial district. The image shows a multitude of skyscrapers of varying heights and shapes, packed closely together. The buildings are rendered in a monochromatic, dark grey style, with some showing distinct window patterns. The perspective is from a high angle, looking down at the city grid. The overall tone is professional and architectural.

GROUND LEVEL & STREETSCAPE

PREFERRED GROUND LEVEL CONCEPT



GRADE LEVEL PLAN / ELEVATION STUDY LENORA

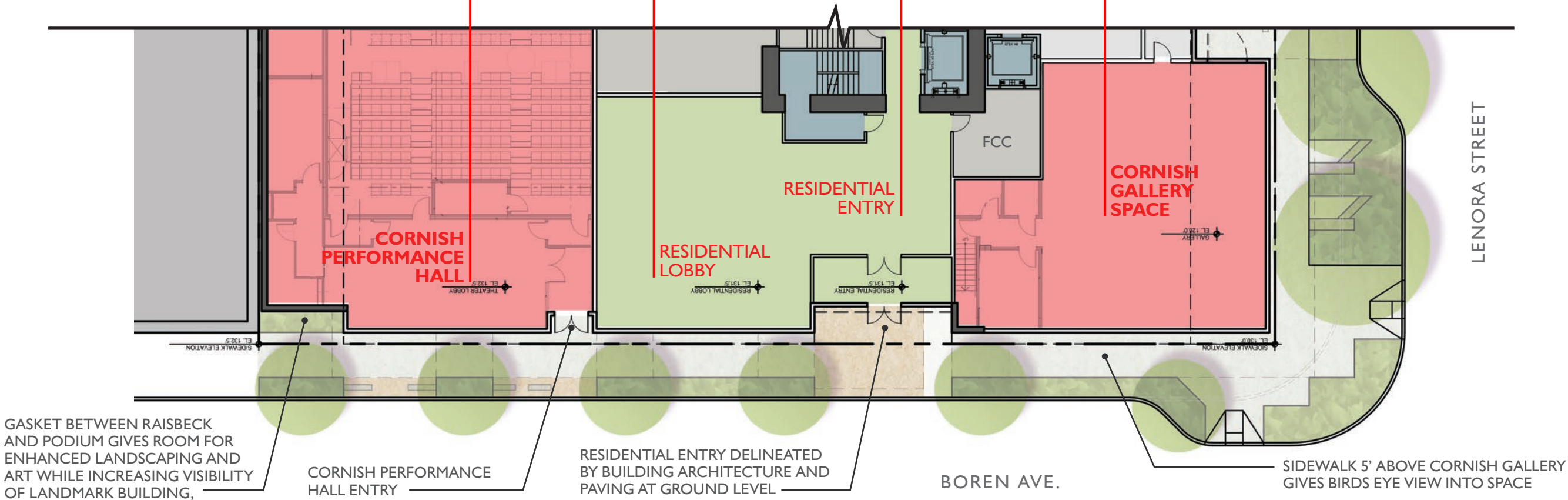
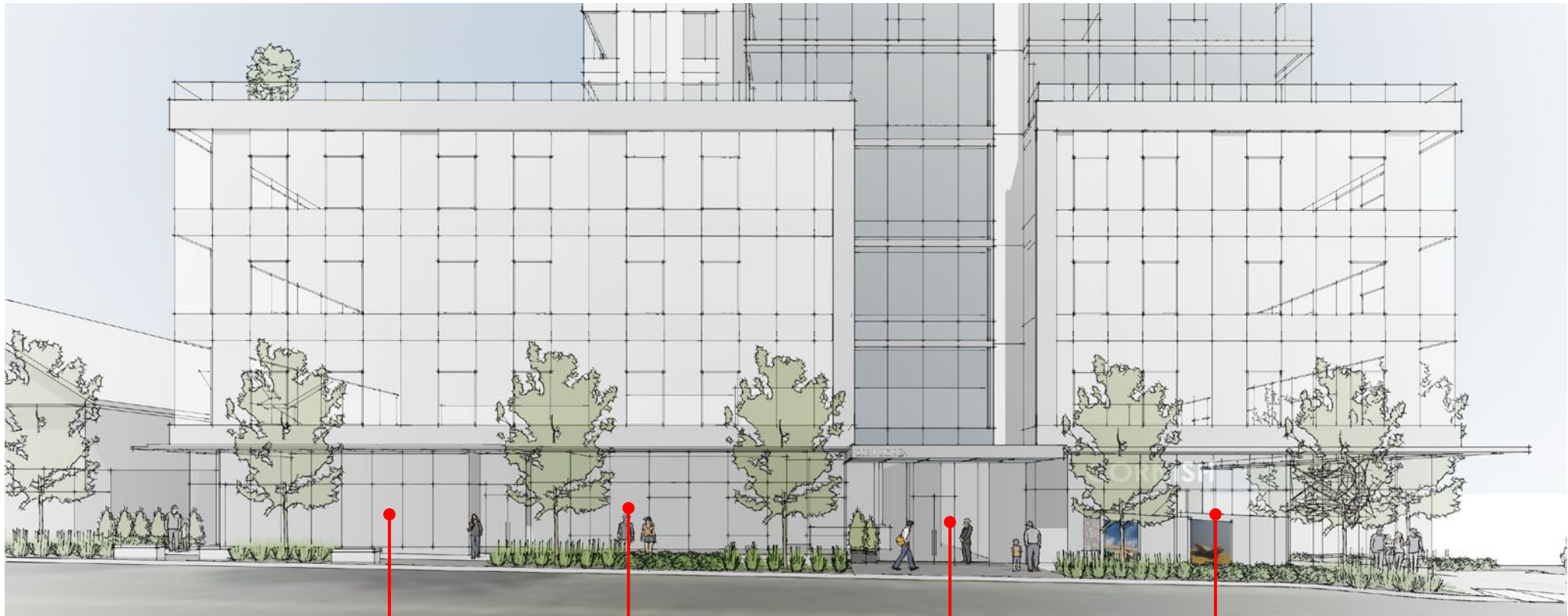


SPACE FUNCTION KEY

- RESIDENTIAL
- COMMERCIAL OFFICE
- CORNISH PROGRAM
- COMMON SPACE
- ELEVATOR / STAIR
- BOH / LOADING / PARKING

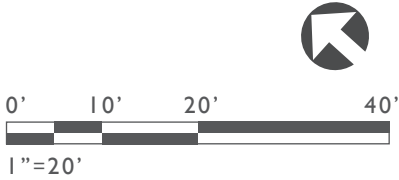


GRADE LEVEL PLAN / ELEVATION STUDY BOREN

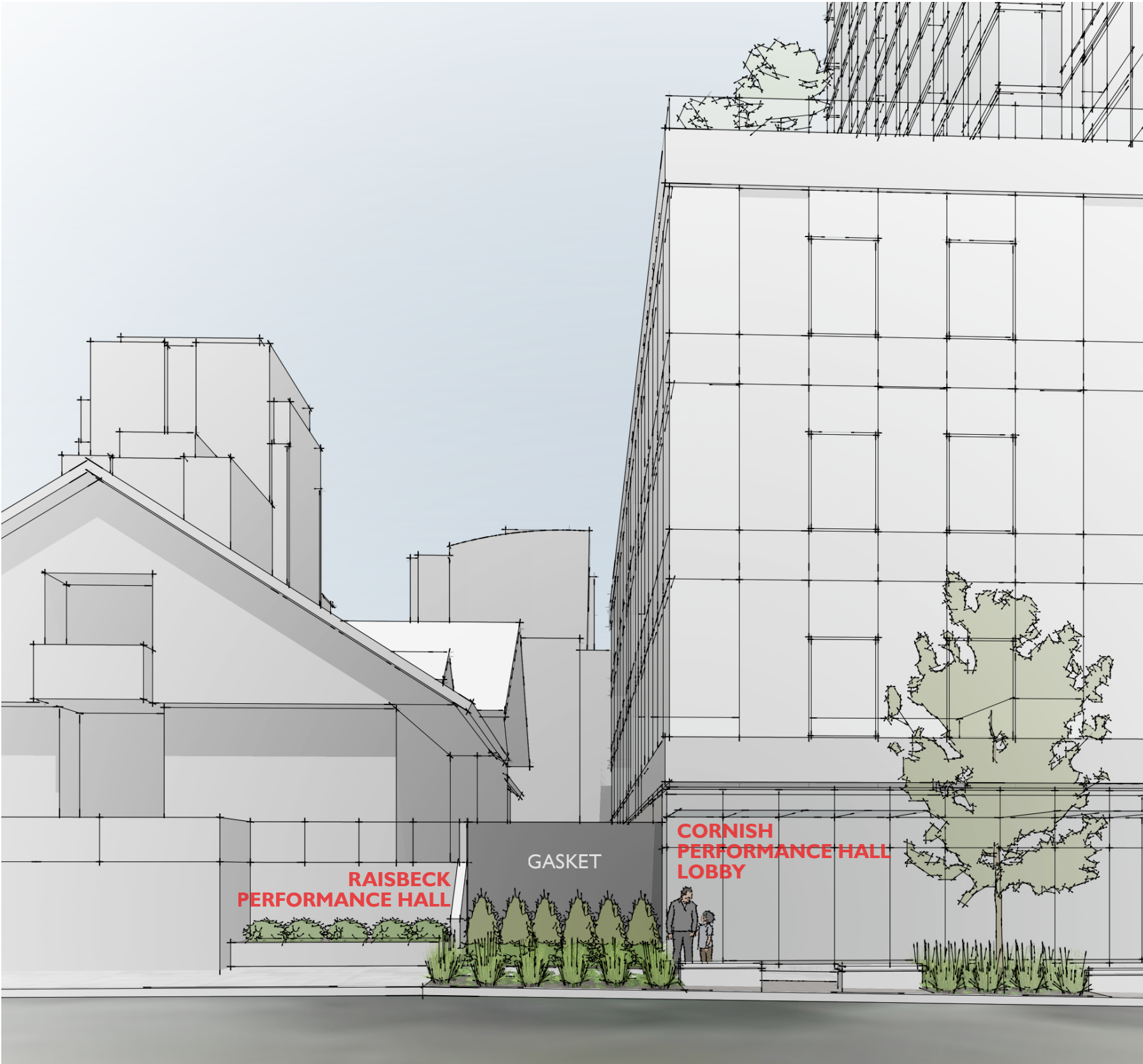


SPACE FUNCTION KEY

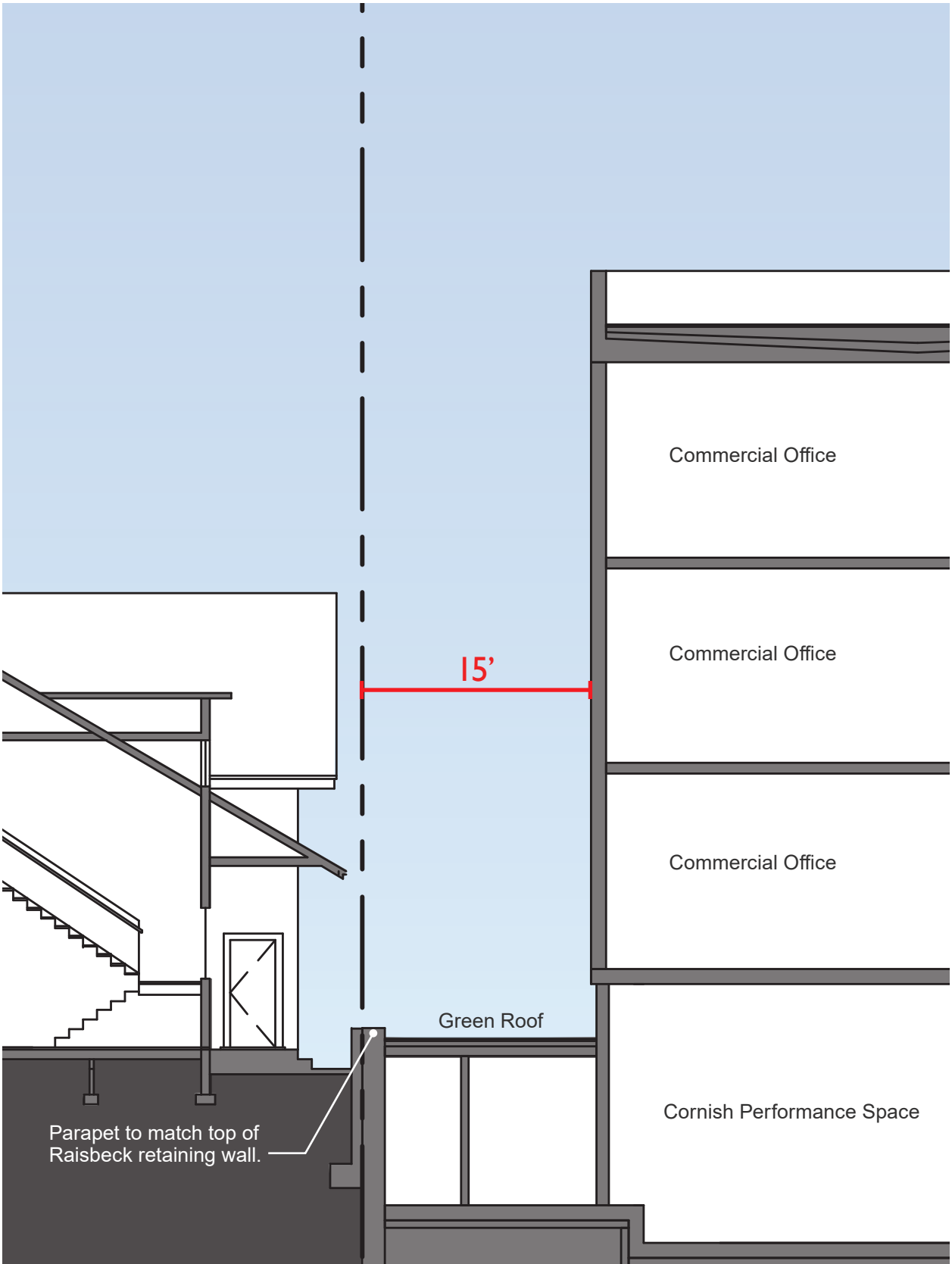
- RESIDENTIAL
- COMMERCIAL OFFICE
- CORNISH PROGRAM
- COMMON SPACE
- ELEVATOR / STAIR
- BOH / LOADING / PARKING



SETBACK FROM RAISBECK HALL

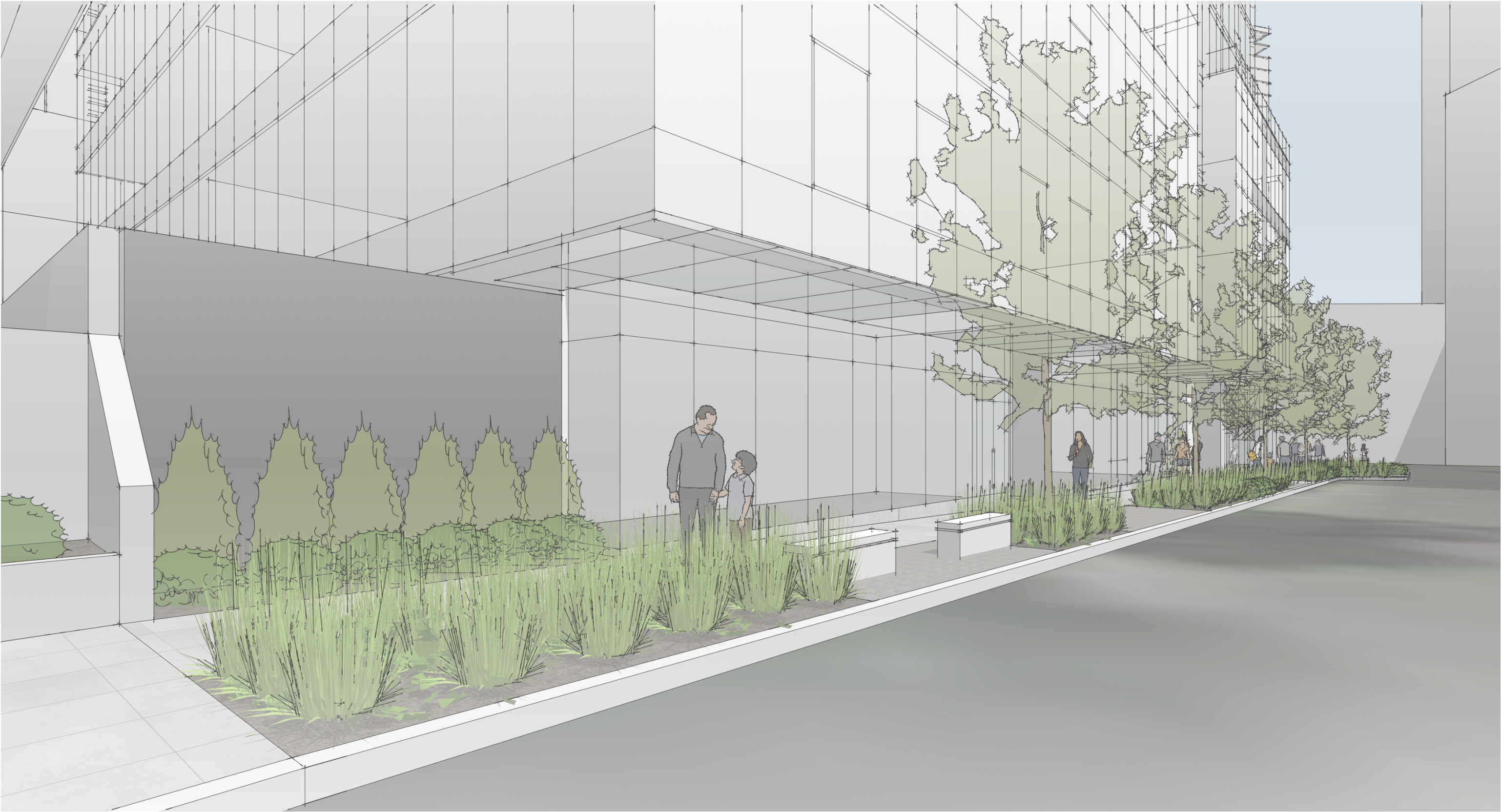


The 15' voluntary setback from the Raisbeck Performance Hall respects the historic structure and allows for light and air around its perimeter and also negates the need for a solid wall facing the south along the property line. Another setback in plan allows both glass to wrap the corner and visually connect the two Cornish performance spaces as well as create a transition between the two architectural styles. (Street tree in front of gasket hidden for clarity)



In section, we have set our roof height of our level one at the height of the concrete block retaining wall of Raisbeck, not blocking any additional light into the project from the north.

PROJECT STREET CHARACTER



PODIUM GROUND LEVEL VIEW AT BOREN AND LENORA CORNER (STREET TREE HIDDEN FOR CLARITY)

PROJECT STREET CHARACTER



GROUND LEVEL VIEW LOOKING EAST AT ALLEY CORNER

PROJECT STREET CHARACTER



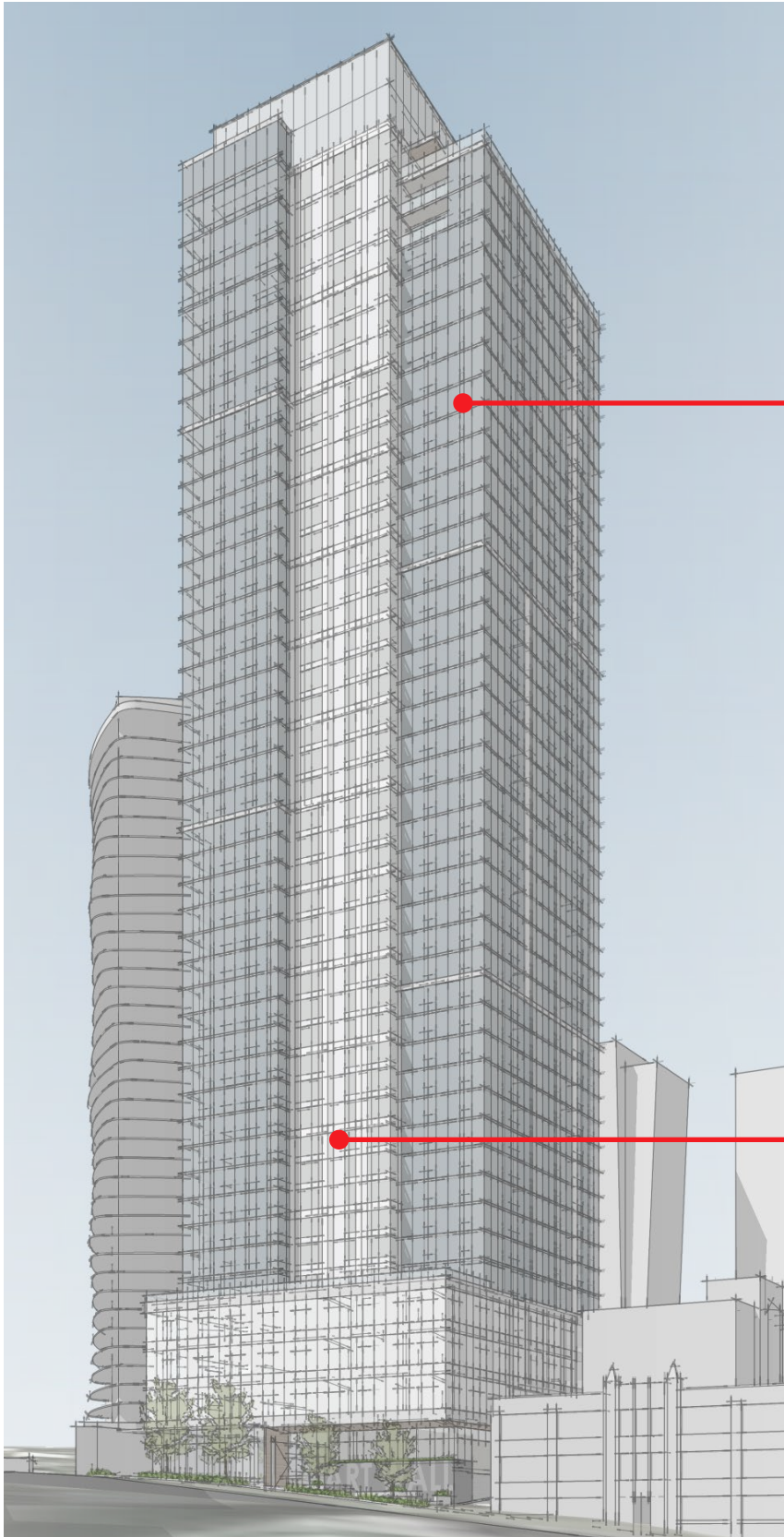
PODIUM GROUND LEVEL VIEW AT BOREN AND LENORA CORNER

PROJECT STREET CHARACTER

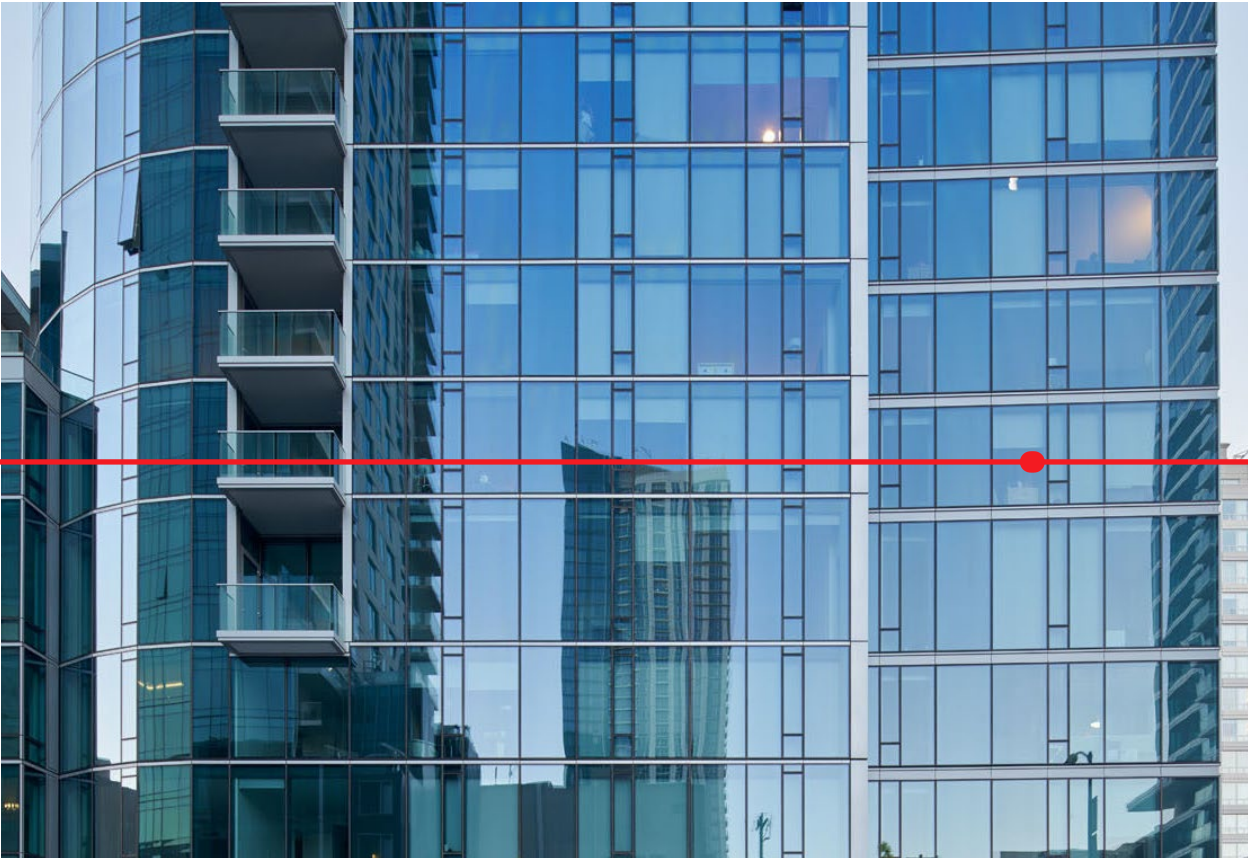


GROUND LEVEL VIEW LOOKING EAST AT ALLEY CORNER

PROJECT CHARACTER — RESIDENTIAL TOWER



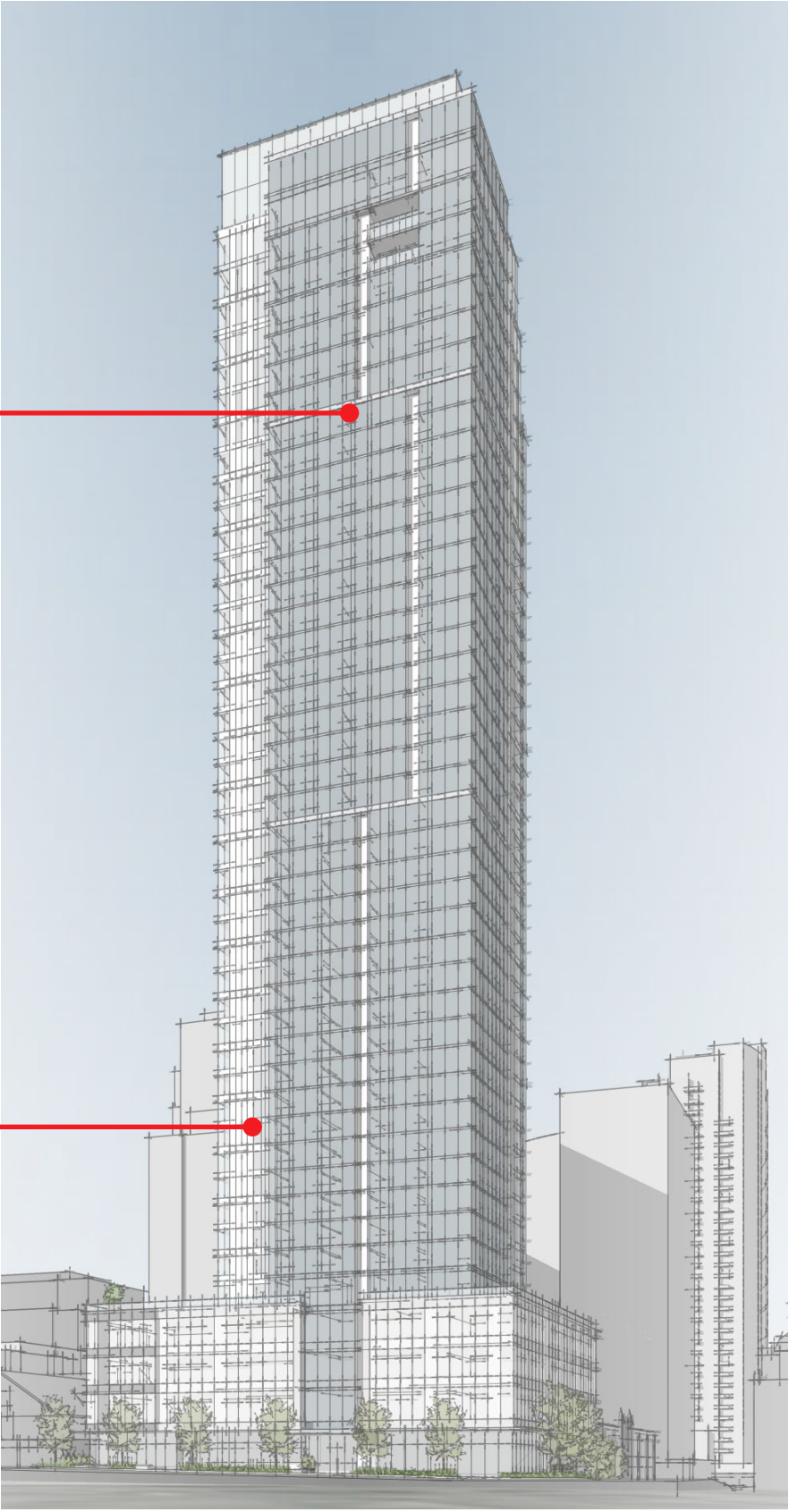
NW Facade concept, all options feature contrasting massing elements.



Highlighted horizontals accent a more subdued horizontal expression that utilizes a modern window wall system with darker mullions and glass to hide spandrel, blinds etc.



Solid elements will contrast the glassier expression of the two modern glass facades and tie in with the character and context of the existing buildings in the neighborhood. They could incorporate a playful touch of color or materials as well.

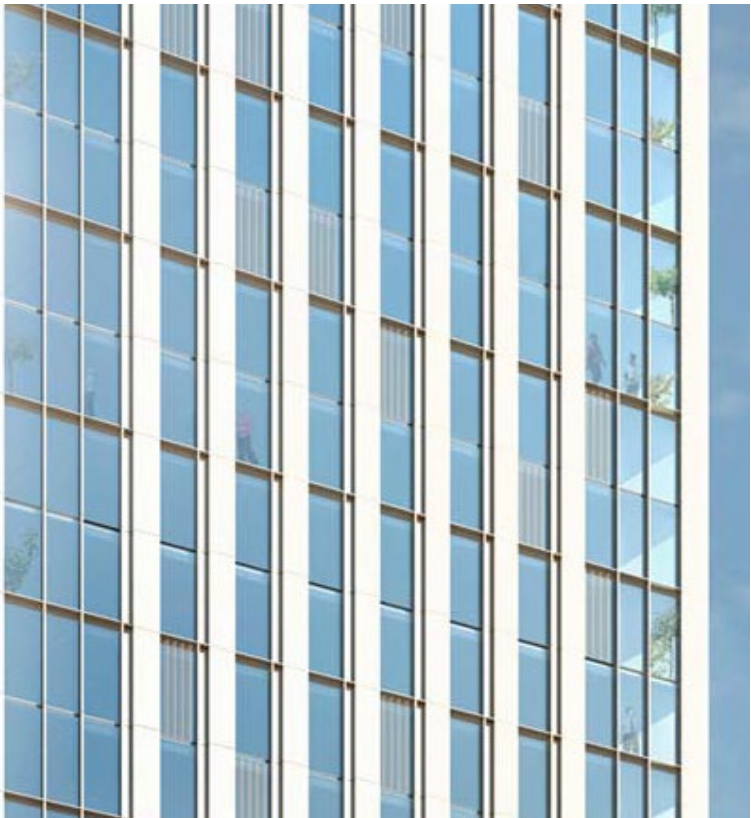


NE Facade concept, all options feature contrasting massing elements.

PROJECT DESIGN REFERENCES — COMMERCIAL PODIUM



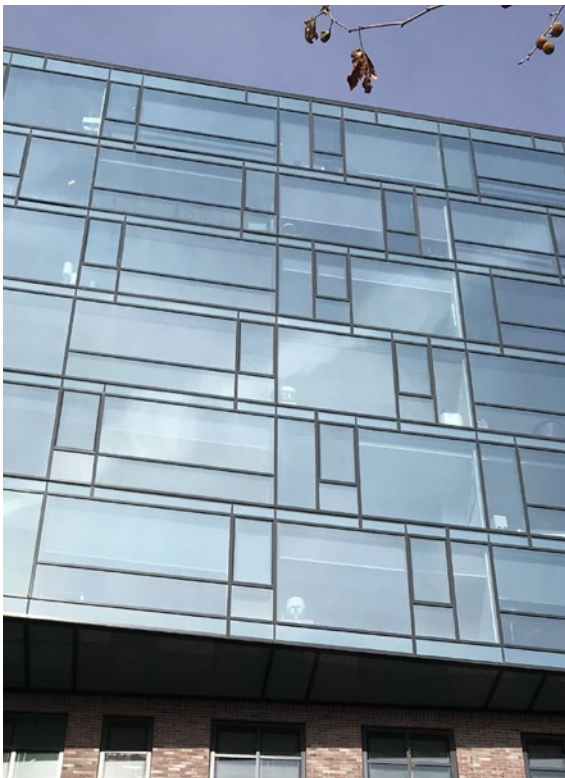
The podium as viewed from the intersection of Denny, Lenora and Boren.



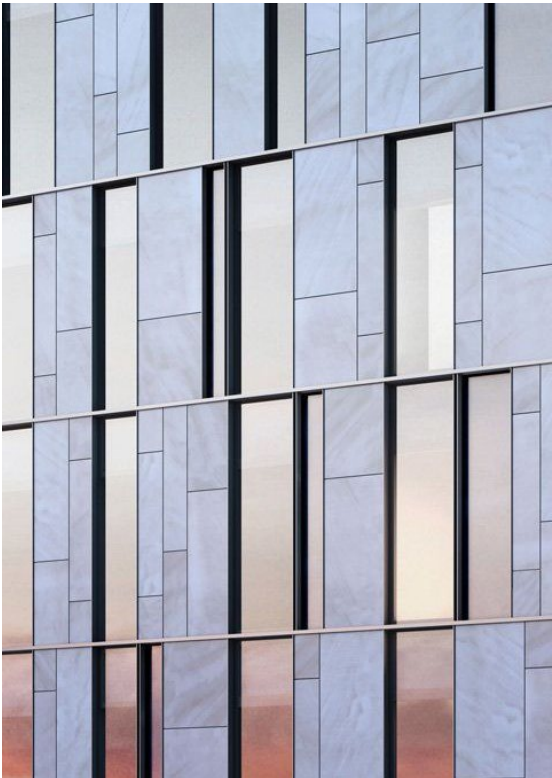
Playing off the vertical and more traditional proportions of the art deco buildings in the neighborhood, one concept would to use solid elements to break down the facade to create a modern office podium that could utilize brick, precast, or metal.



Another train of thought could be to create an elegant glass facade that does not compete with the language and typologies of the historic buildings around our site, and remain a backdrop to complement them.



A third concept could take cues from both of the previous schemes but treat them in a more playful and artistic manner that realizes the artful nature of the school and its inhabitants.



ANTICIPATED DEPARTURE #1 – OPTION 2 & 3

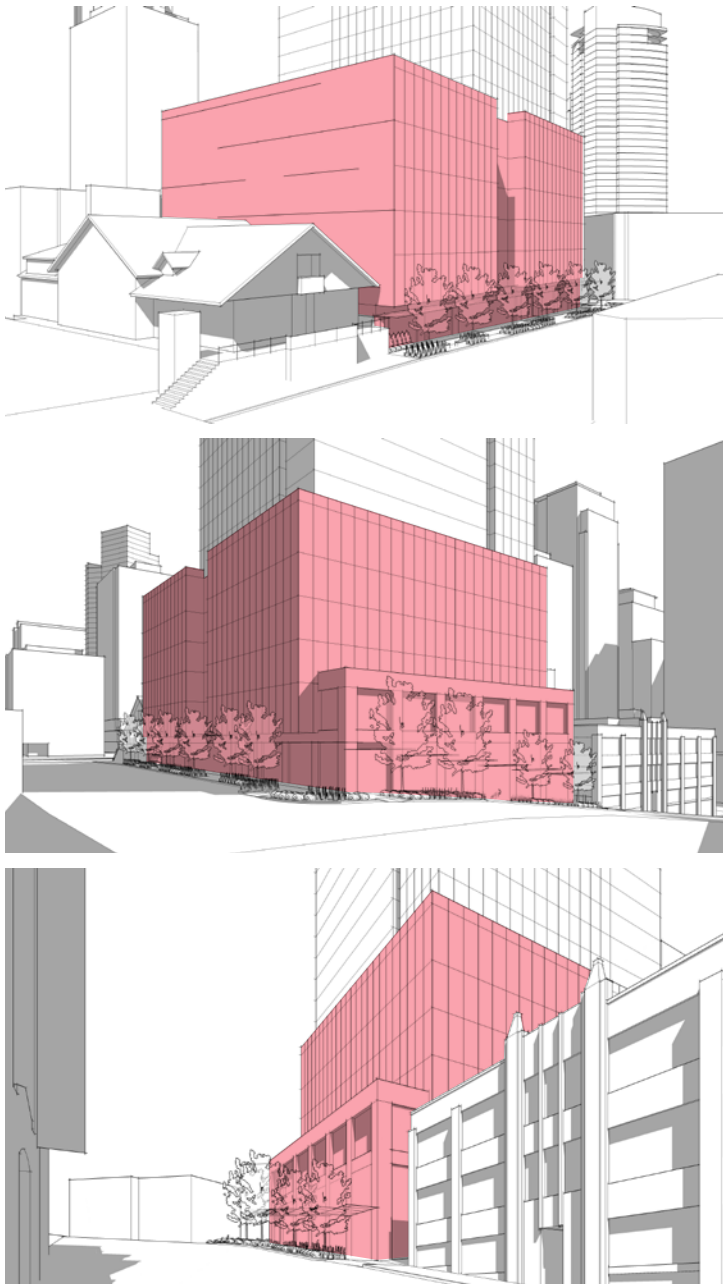
UPPER LEVEL SETBACKS

Code Requirement	Departure Request	Explanation for Departure
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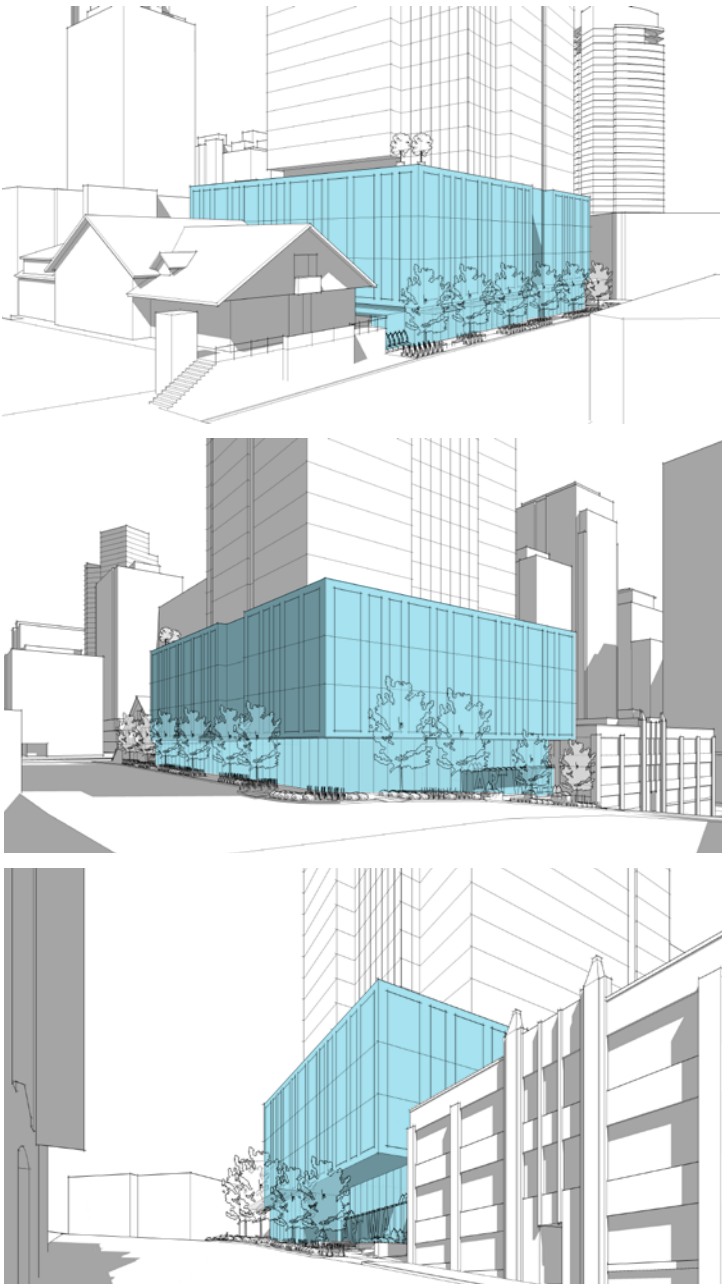
SMC 23.49.058.F.2

When a lot in a DMC or DOC2 zone is located on a designated green street, a continuous upper-level setback of fifteen (15) feet shall be provided on the street frontage abutting the green street at a height of forty-five (45) feet.

CODE COMPLIANT PODIUM MASSING



PREFERRED PODIUM MASSING



The slope of the street would dictate that all of the floors above 4 ,half of level 3, and the tower, would need to be set back 15' from the property line. We propose that the tower remain set back, but reduce the height of the podium and extend all the way into the setback for 1.5 levels.

One of our goals on the podium for this project is to relate the context of neighborhood, and while an all office podium per code could extend as high as 85', we prefer to lower the height under 60' and relate to the scale of the surrounding campus and other residential podiums that occupy the area. Another major component of relating to the neighborhood is to respond to historic buildings, and we share our southern property line with the Historic Norwegian Hall (now Raisbeck Performance Hall). To allow for light and air around that Landmark project, and improve visual access, we are setting back our project 15' above the podium of Raisbeck. The downside of both of these measures is a major loss of area in our commercial podium. To accommodate both of these major shifts in massing, we propose to extend our now lower podium out to the property line along the Lenora Green street, which equates to an extra 15' on one and a half levels. We have also created a generous ground level setback that provides public outdoor space and features stairs, benches, and additional planting area along the Lenora green street. We have also conducted shadow analysis (next page) finding no impact in solar shading between the options and actually providing additional ground level pedestrian area that receives sunlight in the afternoon.

Associated Guidelines:

A-1 respond to physical environment

B-1 Respond to neighborhood context

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

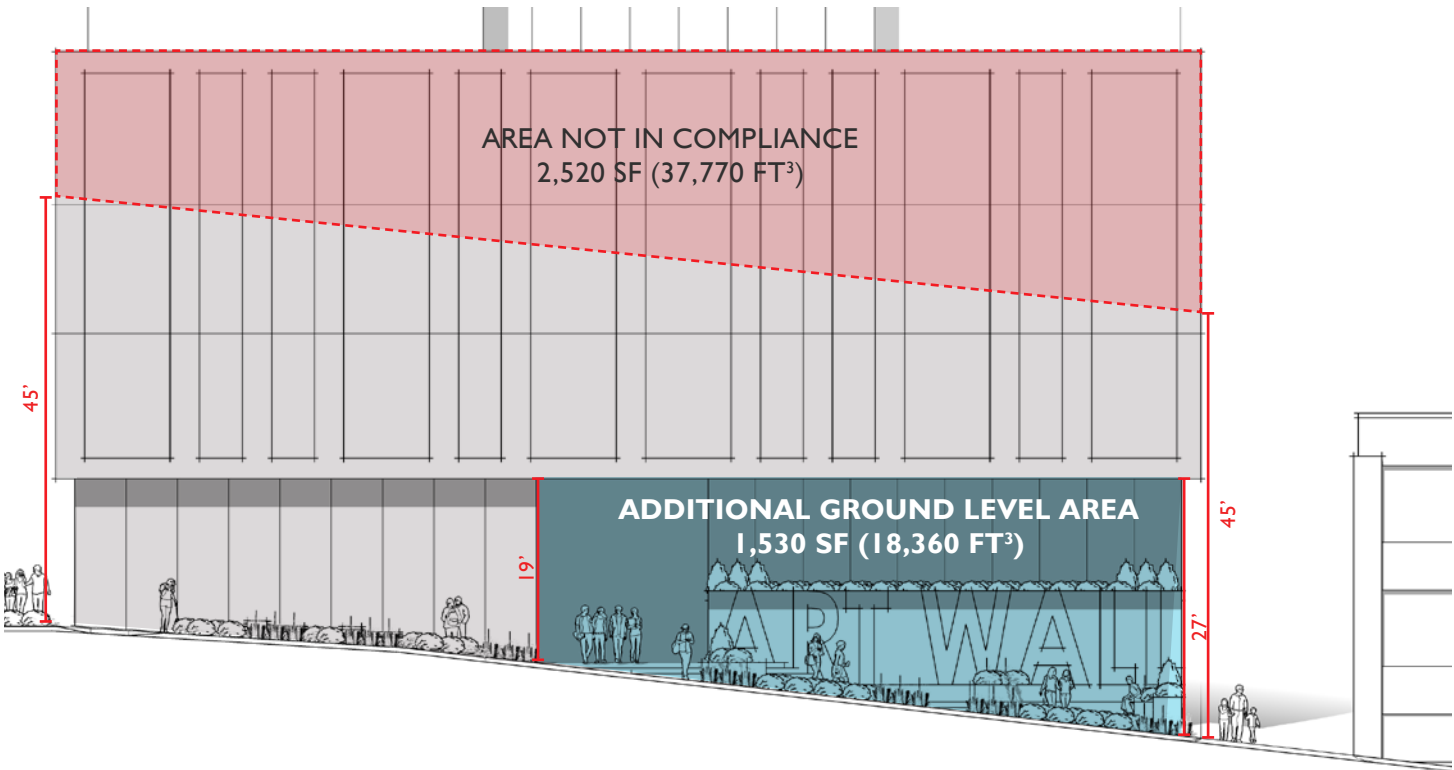
C-1 Promote pedestrian interaction

C-2 Design facades of many scales

C-4 Reinforce building entries

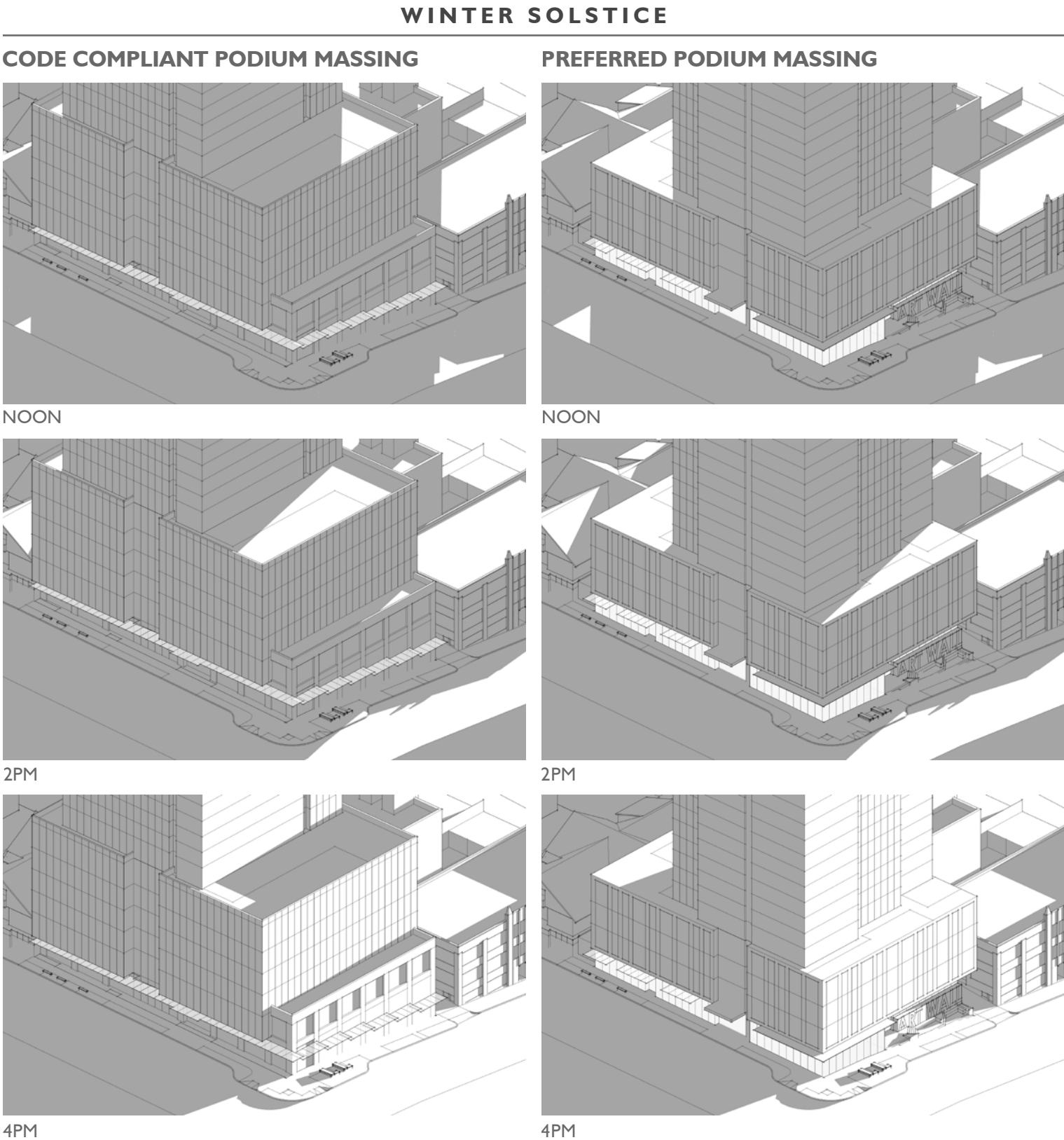
D-1 Provide inviting & usable open space

D-2, D-3, D-6

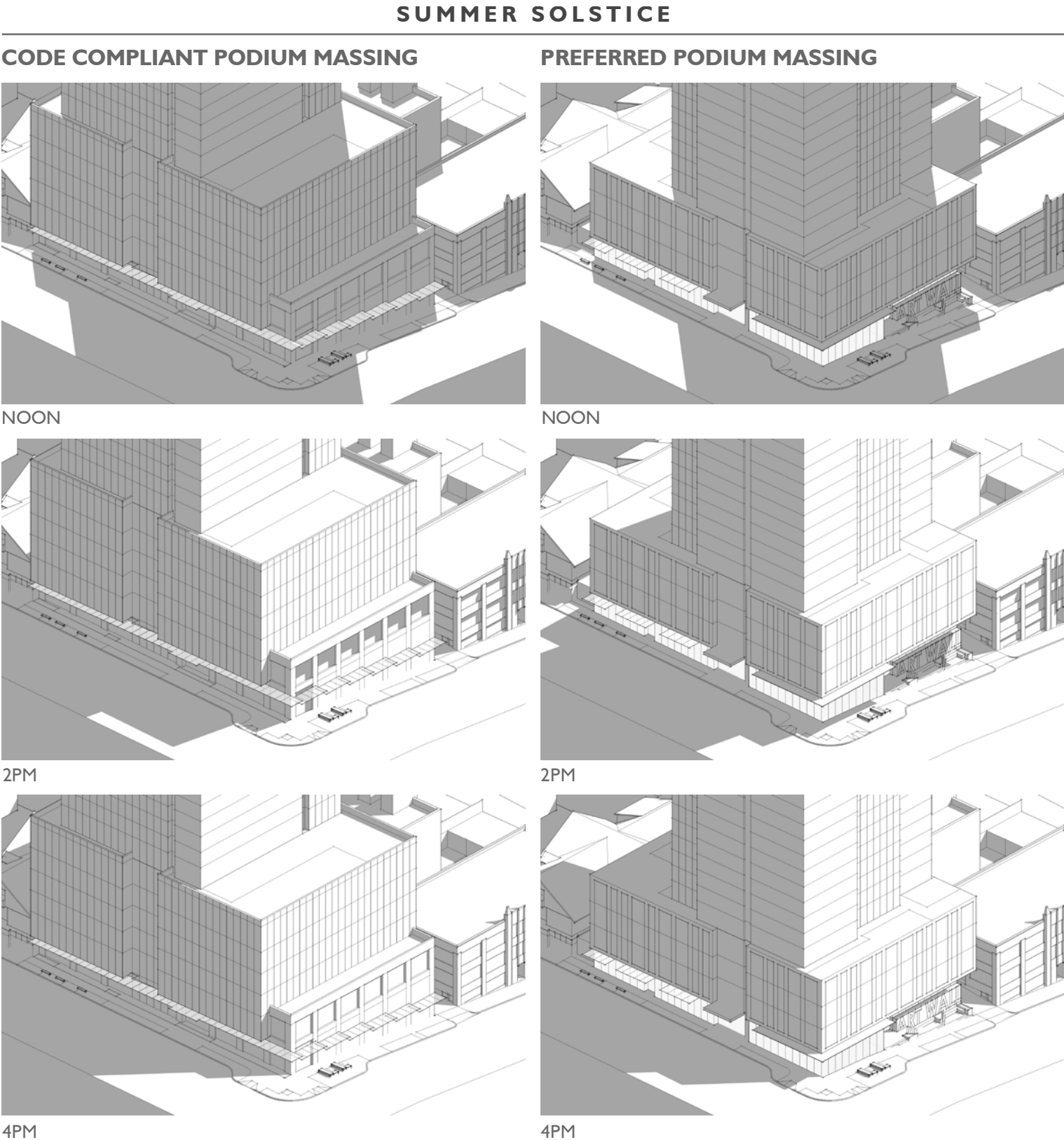


The option 2 and 3 podiums would require this departure, Option 3 (as pictured above) offsets the departed area with a large ground level publicly accessible space, that while is not the same amount of area, provides much more public benefit and ground level activation.

ANTICIPATED DEPARTURE #1 – OPTION 2 &3 (CONTINUED)



In the winter, having a NW orientation, the removal of the 15ft setback makes no noticeable different in solar exposure during the winter, and the ground level setback provides additional ground level area that receives sun in the afternoon.



In the summer, the removal of the green street setback again makes little difference to the solar exposure along Lenora, and again in the later hours of the day after 1-2pm provides additional ground level area receiving sunlight.

ROOFTOP COVERAGE

Code Requirement	Departure Request	Explanation for Departure
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SMC 23.49.008 D.2

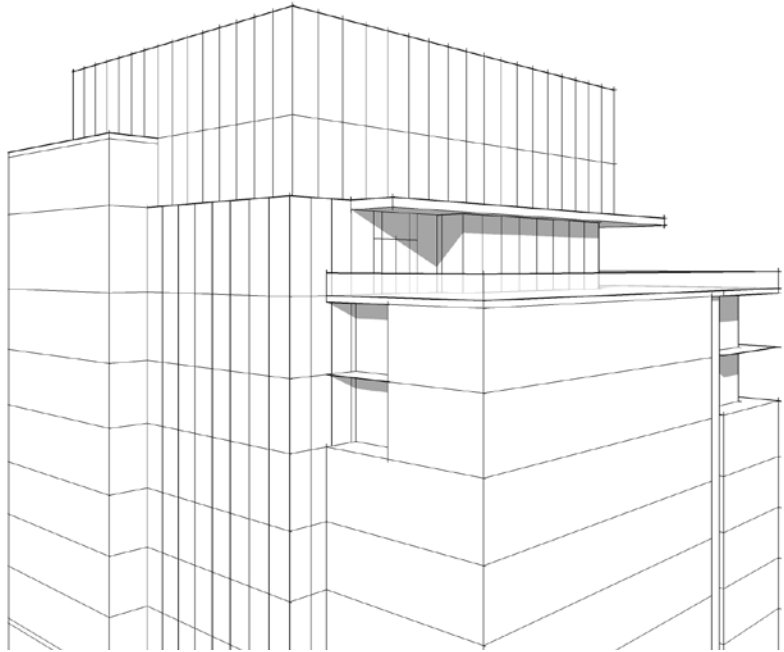
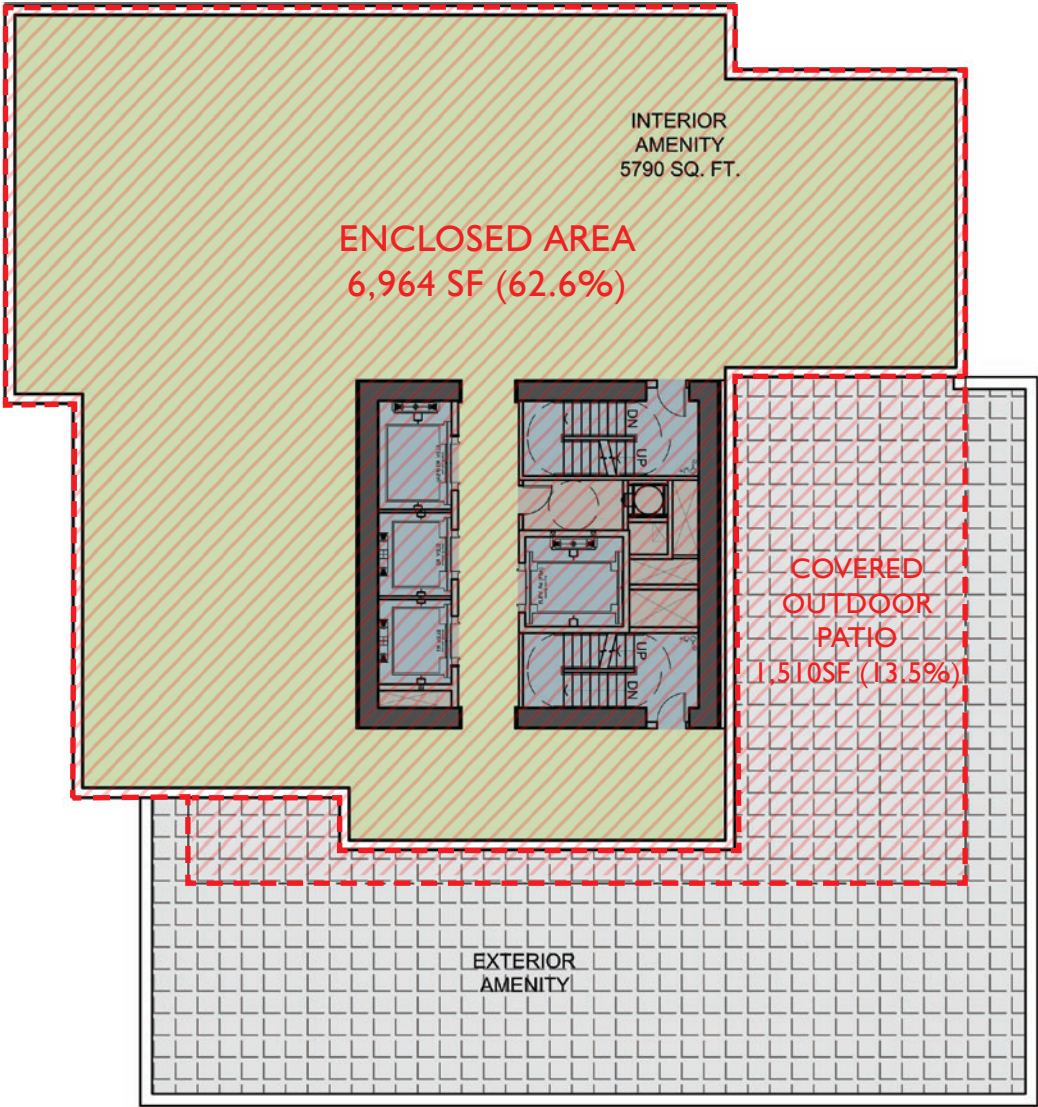
The following rooftop features are permitted up to the heights indicated below, as long as the combined coverage of all rooftop features, whether or not listed in this subsection 23.49.008.d.2, does not exceed 55% of the roof area for structures that are subject to maximum floor area limits per story pursuant to section 23.49.058

The request is for a 21.2% increase in rooftop coverage for both indoor and exterior covered residential amenity, mechanical and screening. The current coverage is 8,474 SF or 76.2%, a 21.6% increase over the code allowed 55% (6,114 SF). The total rooftop footprint is 11,116 SF. If you exclude the 1,510 SF of covered outdoor area, then the coverage is 6,964 SF, or 62.6% coverage, an increase of only 7.6%

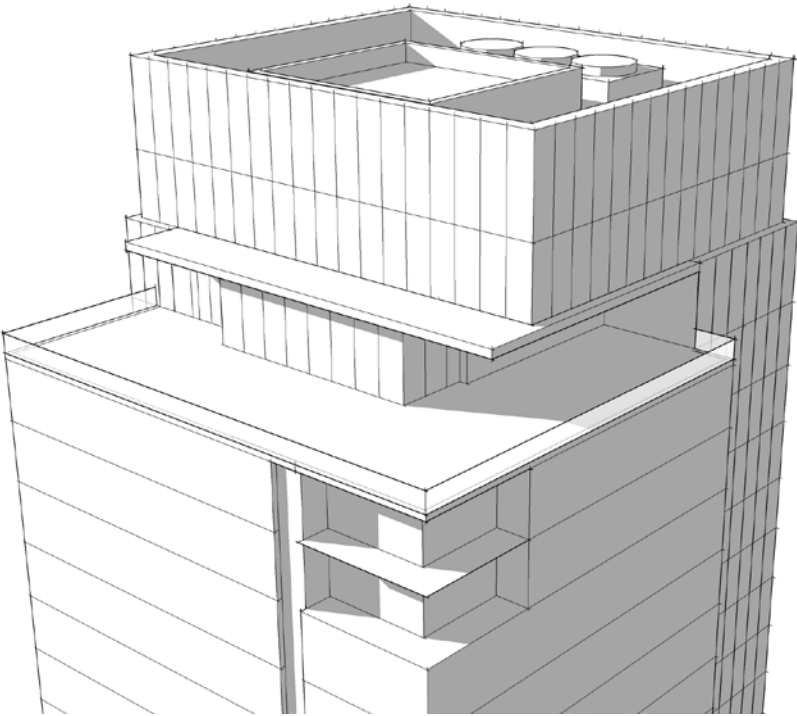
The massing for the building is broken into differentiated vertical elements, rising to different heights as an elegant extrusions that both creates a mechanical screen which fully encloses the elevator overruns, mechanical equipment, and egress pathways, but also enhance the transition from tower to sky. A large percentage of the overage is covered outdoor amenity space that creates a usable, active exterior space no matter the weather or time of day. This recessed features also provides visual interest at the top of the tower and features outdoor cooking stations, fireplaces, and furniture.

Per 23.49.008d.3.b the amount of roof area enclosed by rooftop screening may exceed the maximum percentage of the combined coverage of all rooftop features as provided in subsection 23.49.008.d.2.

- Associated Guidelines:
- A-1 respond to physical environment
 - A-2 enhance the skyline
 - B-4 design a well-proportioned & unified building



A Rooftop crown with tiered massing breaks down the mass at top of the tower and creates visual interest for the skyline.



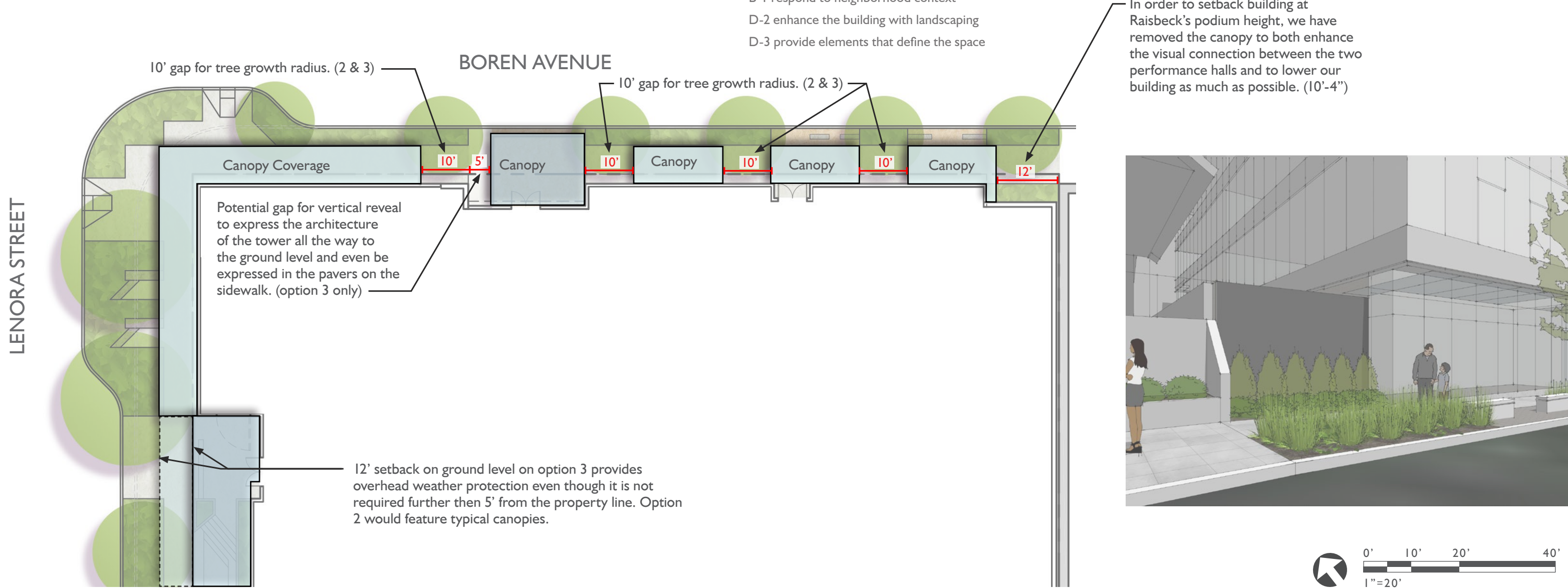
The larger rooftop enclosure screens all mechanical equipment and rooms on the rooftop, while also creating a covered outdoor patio for residents to use in all year round.



OVERHEAD WEATHER PROTECTION - COVERAGE

Code Requirement	Departure Request	Explanation for Departure
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SMC 23.49.018 A Continuous overhead weather protection shall be required for new development along the entire street frontage of a lot except along those portions of the structure facade that: 1. Are located farther than five (5) feet from the street property line or widened sidewalk on private property; or 2. Abut a bonused open space amenity feature; or 3. Are separated from the street property line or widened sidewalk on private property by a landscaped area at least two (2) feet in width; or	The canopies are proposed to be non-continuous and have 81% coverage to accommodate the code required street tree growth radius now being enforced.	The code requires a 5' clear growth radius around all street trees, and on a 12' sidewalk (per MAP 1C) that would leave 3.5' of depth for a canopy or 1.5' from the soffit of level 2. Instead of building a 1.5-3.5' deep canopy that would barely function, we have broken the canopies with 10ft gaps to provide the required growth radius and the 2' soffits above will provide minimal weather protection in between. We also have one 5' swath identified as a possible gap to express the architecture of the tower to grade, and another 15' gap where we stop the canopy short of Raisbeck Performance Hall on the SE corner of the site in order to reinforce the architectural gasket / potential landscape or art space placed there. Raisbeck Hall does not have canopies and we feel this solution makes a more contextual transition between structures. In total 81% of the streetfront has full depth canopies, 13% of that reduction coming from maintaining the growth radius around the trees. Associated Guidelines: B-1 respond to neighborhood context D-2 enhance the building with landscaping D-3 provide elements that define the space
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ANTICIPATED DEPARTURE #4 – OPTION 2&3

OVERHEAD WEATHER PROTECTION - HEIGHT

Code Requirement	Departure Request	Explanation for Departure
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SMC 23.49.018 D

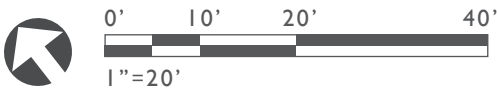
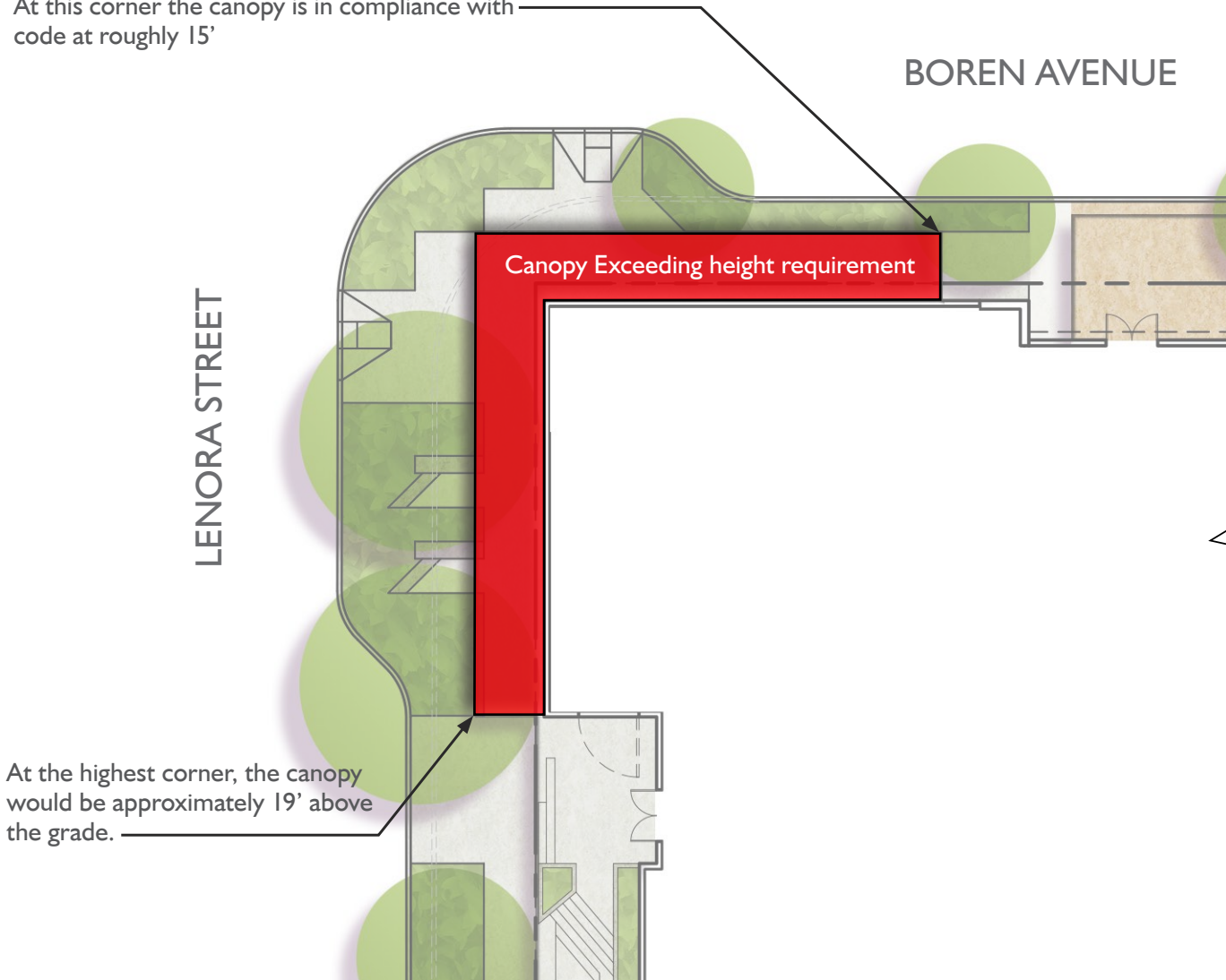
The lower edge of the overhead weather protection must be a minimum of ten (10) feet and a maximum of fifteen (15) feet above the sidewalk.

To keep a consistent canopy height for the gallery, we proposed a canopy height that would vary between 15' and 19' as the site slopes, and increase of 4'.

In order to maintain a single canopy height for the gallery at the corner along a sloped site (10% grade), we need to exceed the maximum canopy height along Lenora. This will allow the galley to maximize unobstructed display space visible from the street and utilize its entire height for installations.

- Associated Guidelines:
- C-1 Promote pedestrian interaction
 - C-5 Encourage overhead weather protection

At this corner the canopy is in compliance with code at roughly 15'





APPENDIX

SUN SHADOW STUDIES

SUMMER SOLSTICE



FALL/SPRING EQUINOX



WINTER SOLSTICE



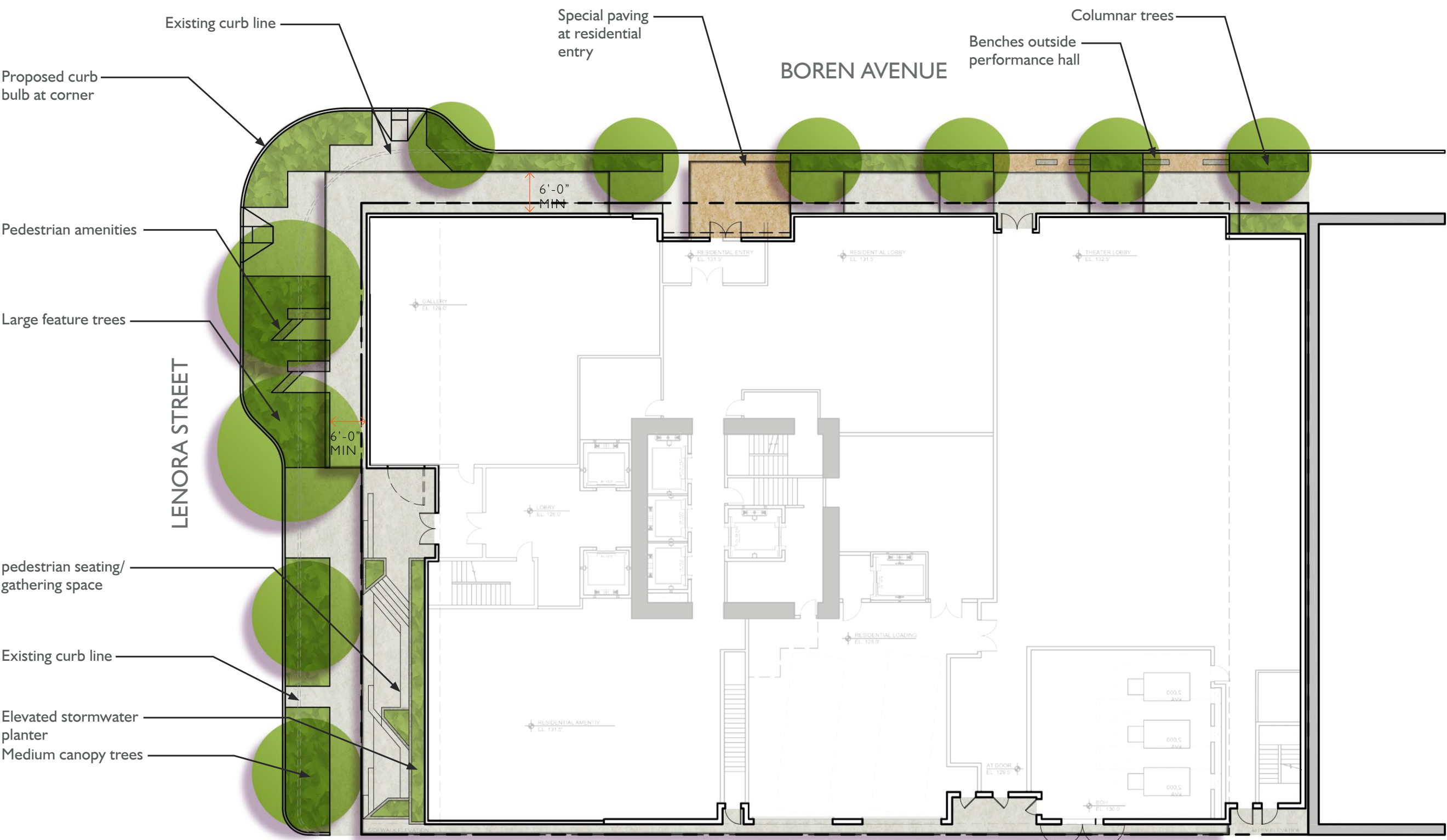
9 am

12 pm

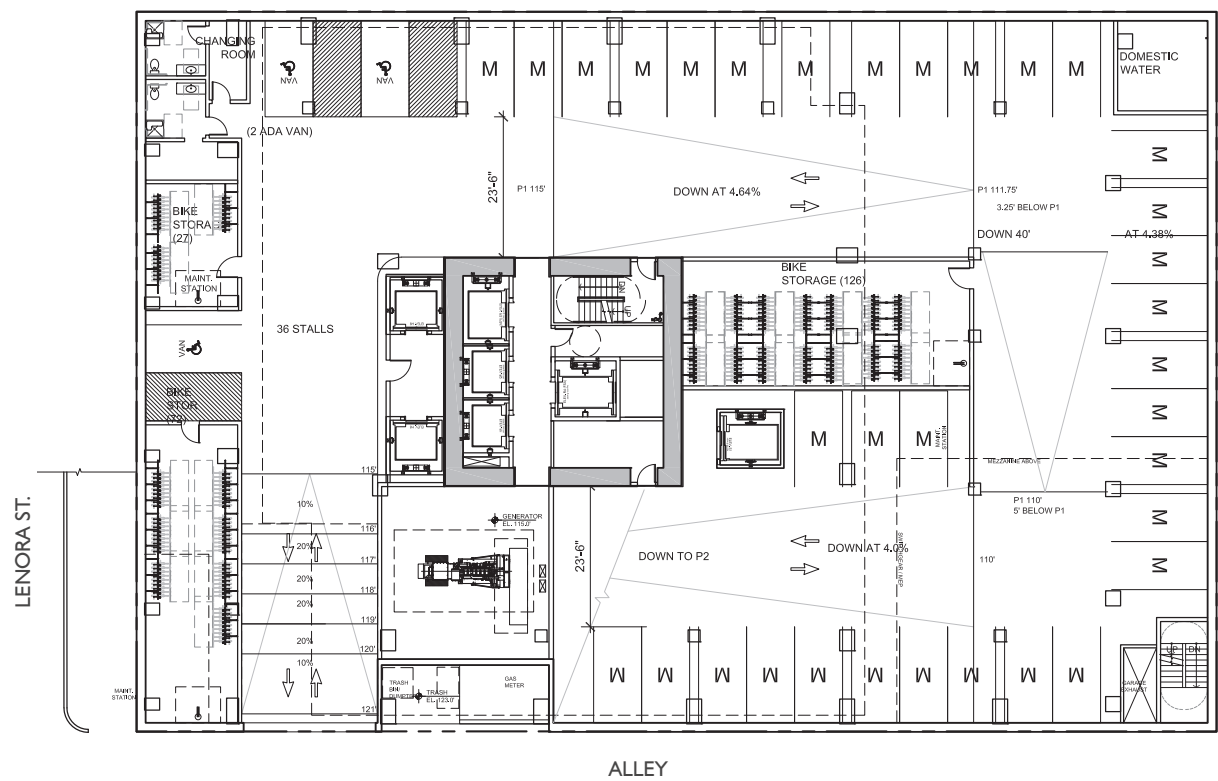
3 pm



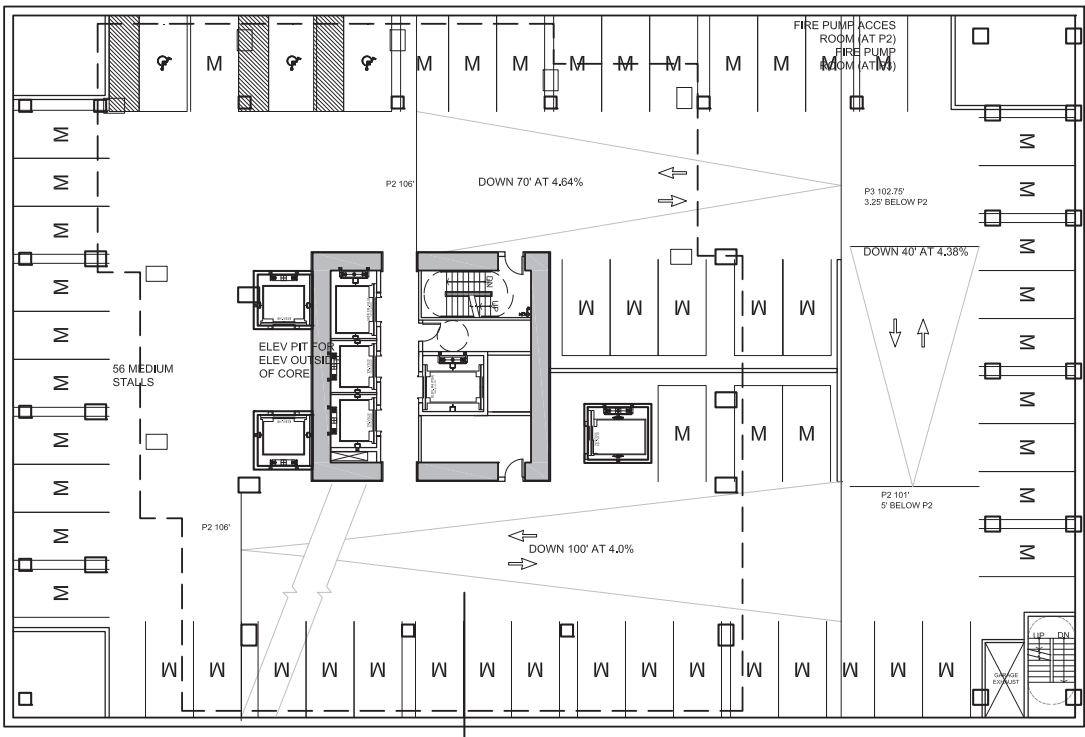
GRADE LEVEL LANDSCAPE PLAN



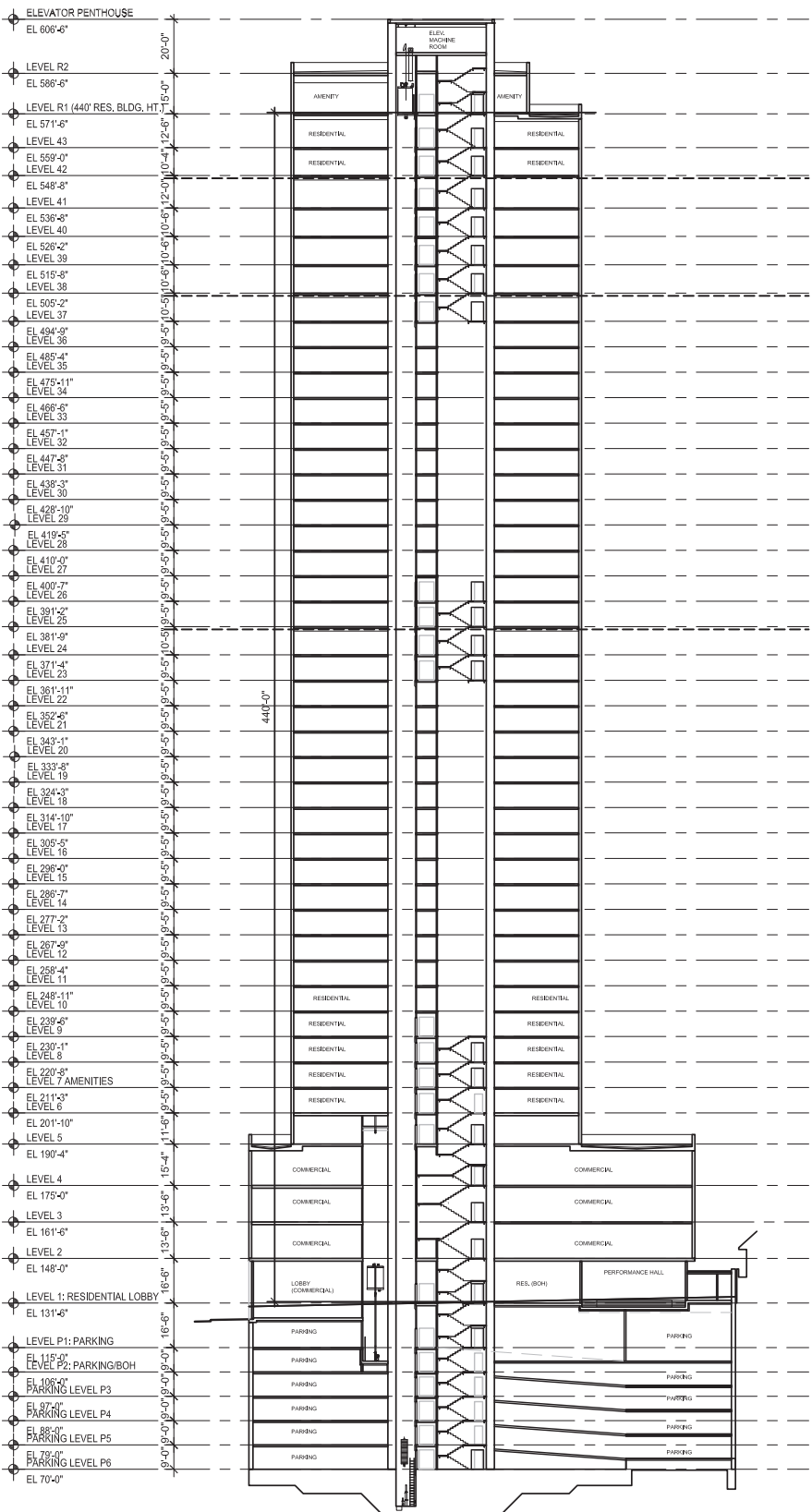
APPENDIX - BELOW GRADE PLANS AND SECTION



PI PLAN



TYPICAL PARKING LEVEL PLAN



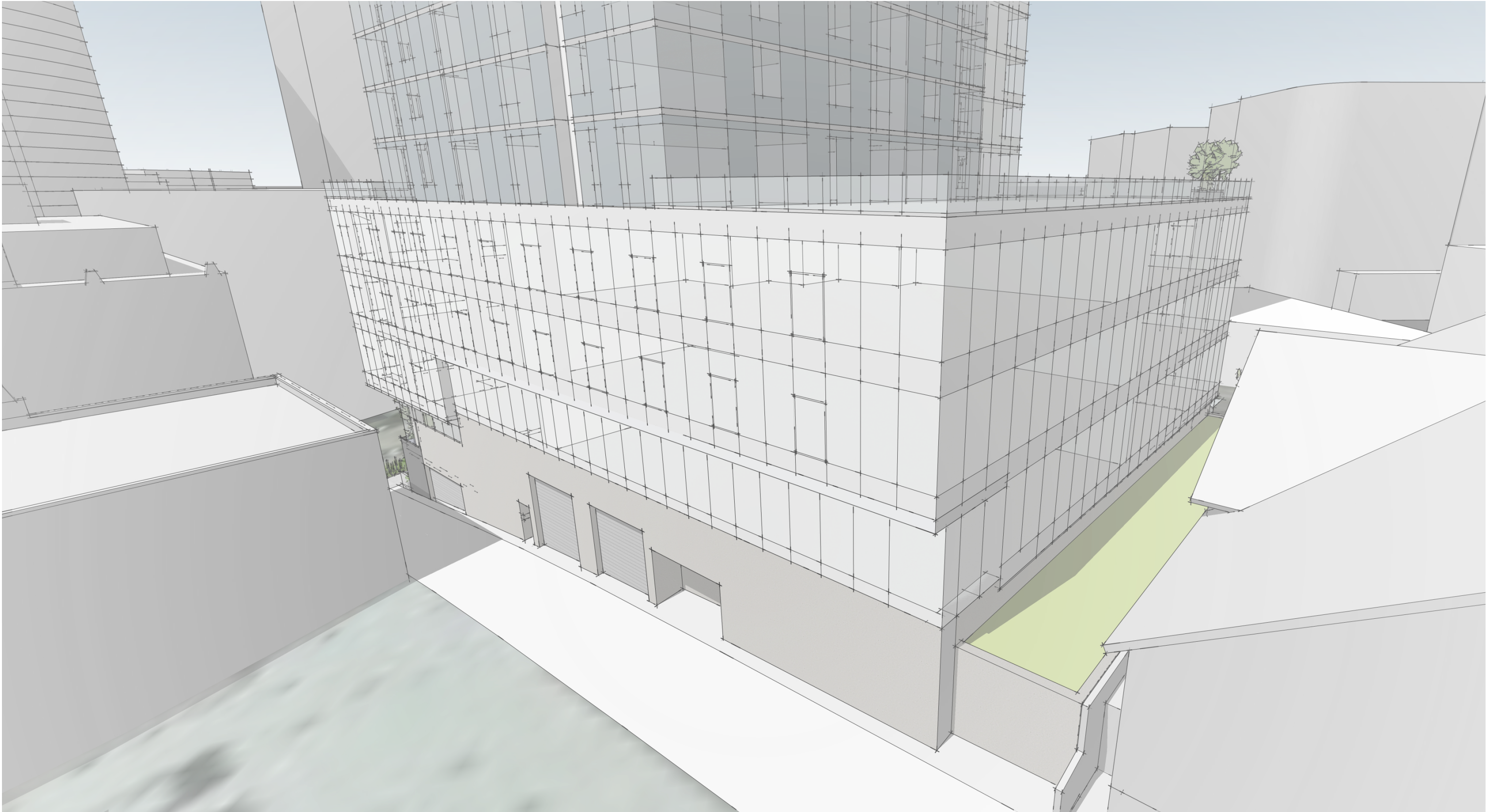
BUILDING SECTION - NOT TO SCALE

APPENDIX - ADDITIONAL VIEWS



GROUND LEVEL VIEW LOOKING SOUTH AT ALLEY ENTRY

APPENDIX - ADDITIONAL VIEWS



VIEW OF EARLY MASSING AND TRANSPARENCY STUDY OF PODIUM ALLEY (GRAHAM/TERRY APARTMENTS HIDDEN)