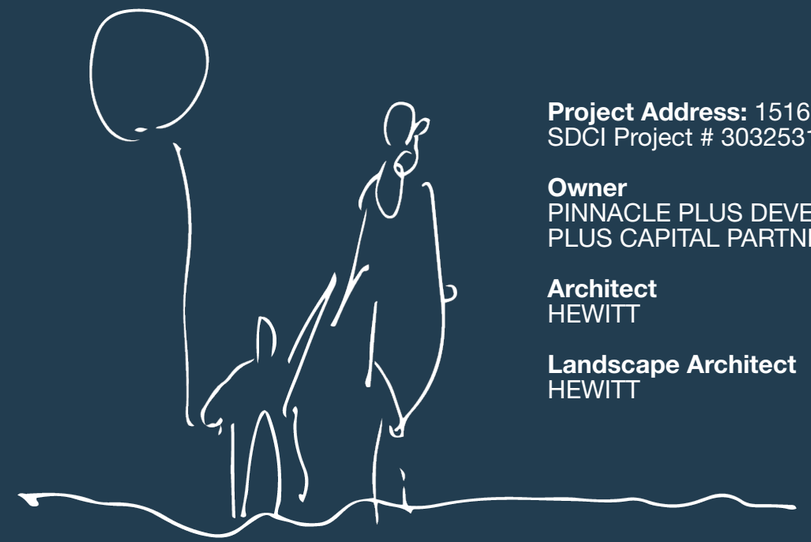


Project Address: 1516 2nd Avenue
SDCI Project # 3032531-EG

Owner
PINNACLE PLUS DEVELOPMENT, LLC |
PLUS CAPITAL PARTNERS, LLC

Architect
HEWITT

Landscape Architect
HEWITT

1516 2nd Avenue

Early Design Guidance

Downtown Design Review Board
Meeting on October 16, 2018

PROJECT INFORMATION:

ADDRESS:	1516-1526 2nd Avenue Seattle, WA 98101	
SDCI PROJECT NO:	3032531-EG	
LEGAL DESCRIPTION:	PARCEL A: DENNYS A A 3RD ADD LESS ST PLAT BLOCK: 23 PLAT LOT: 4	PARCEL B: DENNYS A A 3RD ADD PLAT BLOCK: 23 PLAT LOT: 5 & 8
PARCEL NO:	PARCEL A: 197570-0435 1526 2ND AVENUE	PARCEL B: 197570-0440 1516 2ND AVENUE

PROJECT TEAM

OWNER:	Pinnacle Plus Development, LLC 752 108th Ave, NE Bellevue, WA 98101 (425) 502-9199 Contact: Steve Orser
ARCHITECT:	HEWITT 101 Stewart Street, Suite 200 Seattle, WA 98101 (206) 624-8154 Contact: Michael Larson
LANDSCAPE ARCHITECT:	HEWITT 101 Stewart Street, Suite 200 Seattle, WA 98101 (206) 624-8154 Contact: Jake Woland

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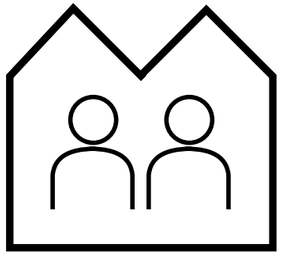
1.0 Project Objectives and Background



3.4 DEVELOPMENT OBJECTIVES

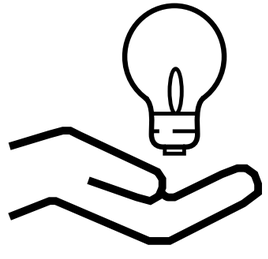
DEVELOPMENT QUANTITIES:

- Construct one 484’ high mixed use and one 160’ mixed use structure including
- 6 stories of below grade parking approximately 310 parking stalls
- Approximately 475-540 residential condominiums
- Indoor and outdoor rooftop amenities on both towers
- Approximately 6,500 sf of street level retail



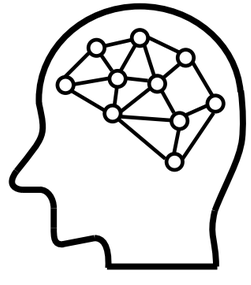
Be a good neighbor.

- *Provide an opportunity for home ownership and greater potential for long term residents with a vested stake in the neighborhood.*
- *Pursue an architectural concept that is sensitive and respectful to it's neighbors - both large and small in scale and diverse in character.*
- *Provide a greater variety of pedestrian friendly street level uses.*
- *Offer an appropriate amount of on site parking for residents in order to balance market demand with the City's commitment to a multi-nodal transportation systems.*



Be in the know.

- *Understand the spirit of the neighborhood at the nexus of Pike Place Market, the downtown retail core and the southern edge of Belltown.*
- *Be committed to activating and enhancing the alley's usefulness and pedestrian experience.*



Be smart.

- *Provide on-site space for residents moving and loading purposes.*
- *Screen 100% of above grade parking from the street with homes.*
- *Practice "CPTED" (Crime Prevention Through Environmental Design) principals for a better pedestrian experience.*







Henri Matisse - example of figure and field, positive and negative space being equally important - like building elements that compose a city block

The site's block could be characterized as a mixed-use engine framed around notable City experiences - Westlake Park to the East, Pike and Pine Street to the North and South and Pike Place Market to the West. The block the site is on is part of a fabric between those City scaled highlights. With this in mind, some of our considerations are:

+To designing the block - consider the proposal as part of a collection of structures of a particular urban patten and form.

+Propose a 160' H tower as part of the block and an element that helps create a transition between lower heights and smaller scale neighboring smaller scaled structures and the taller 484' tower.

+Add variety to the street that has a strong relationship to the existing character and a memorable pedestrian experience between the strength of the Pike / Pine street corridor.

+Create a tower that with a strong relationship to it's podium and base - as being part of the urban fabric rather than a figural edifice in the skyline that differs from it's nearby context.

SUMMARY:

The project team for 1516 2nd Avenue contacted the team at Department of Neighborhoods to launch early outreach efforts on June 26, 2018 and completed all required steps on July 25, 2018. The team deployed three “high-impact” methods to reach and communicate with neighborhood stakeholders during that time: a website, a mailed 4x6” postcard, and an in-person evening community meeting.

OUTREACH METHODS OVERVIEW:

On June 29, 2018, the project team launched the website www.1516second.com. It includes a project overview, contact name and email, a comment form and a map. On July 7, the team mailed 2,012 project information postcards to neighbors. And on July 25, the project team hosted an open community meeting at the Palladian Hotel from 6:30 – 8:00 p.m.

COMMUNITY FEEDBACK OVERVIEW:

To date, the project has received 27 comments. 22 of these comments came as a part of the in-person community meeting, and five were sent by web form. Most frequent questions include comments on project height, number of parking stalls provided, requests for glass that is opaque rather than translucent, and alley access. Full comments in the in-person details section, below.

KEY DATES OVERVIEW:

- June 29, 2018 – www.1516second.com website is live
- July 7 – 10, 2018 – businesses and residents within 500-foot radius from site received meeting invitation
- July 25, 2018 – community meeting helD
- July 26, 2018 – follow-up to nearby affordable housing buildings

OUTREACH METHOD: DIGITAL

The project team launched the www.1516second.com website on June 29th, 2018. Website components include:

- Commenting/feedback function
- Project contact, location information, and project description
- Events/meeting schedule function
- Email function: hello@1516second.com

And, on July 26, calls and emails were made to building/facilities managers, to inquire whether follow-up is desired, at the following affordable apartment buildings:

- Haddon Hall Apartments, 1921 3rd Ave (operated by Plymouth Housing Group
- Plymouth on Stewart, 116 Stewart Street (operated by Plymouth Housing Group
- Gilmore Apartments, 1526 3rd Ave (operated by Bellwether Housing
- LaSalle Senior Apartments, 85 Pike Street (operated by Pike Place Market PDA)
- Market House apartments, 1531 First Ave (operated by Pike Place Market PDA)
- Stewart House, 80 Stewart Street (operated by Pike Place Market PDA)

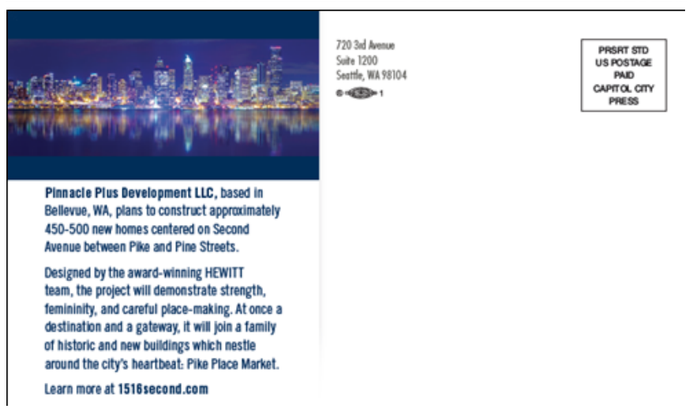
OUTREACH METHOD: PRINT

On July 7, 2018, mailed the following postcard was mailed via USPS to approximately 2,012 homes within a 500+ foot boundary from the project site. Mailings were received on July 9 and 10. The mailing served as a community meeting invitation for businesses and residents, provided a brief project description, and directed recipients to the website to learn more:

Olympia-based Capitol City Press was the vendor used for both printing and mailing management purposes, and performed coordination with United States Postal Service to deploy postcards to the 2,012 addresses

The specific boundaries for the mailing were:
- Stewart Street to the north;
- 4th Avenue to the east;
- Union Street to the south;
- Western Avenue to the west; PLUS
- Direct mailing to all residential units at 1921 3rd Avenue, 116 Stewart Street and 1526 3rd Avenue (Haddon Hall, Plymouth on Stewart, and Gilmore Apartments, which lie outside the above boundary)





OUTREACH METHOD: IN-PERSON

On July 25, 2018 the project team hosted an open community meeting at the Palladian Hotel, approximately two blocks from the project site. All residents and businesses within a 500-foot radius, plus residents of three additional low-income housing buildings nearby, were invited. Additionally, the community event was posted on Early Community Outreach for Design Review Calendar.
The meeting agenda included an open mingling and question period for 30 minutes, followed by a 60-minute project presentation and Q&A by the project architect and applicant representative. The meeting began at 6:30 p.m. and concluded at 8:00 p.m. Light refreshments were served.
Approximately 20-25 people attended. Below is a summary of the questions and comments offered by the community during the meeting:

1. Please show us on the diagram where the 160’ tower and 440’ towers are in context.
2. Will there be windows on the north side abutting other existing buildings? They have a lightwell and windows in the interior lot line; does that require you to leave some spot for light?
3. Will the alley way be two-way? With an entrance and separate exit to garage?
4. Will there be lots of traffic?
5. How many parking spaces are you building? Above or below-grade? How many levels?
6. What is the number of homes? Are they condominiums or apartments?
7. Are you planning to build to the lot lines of the property?
8. Are you planning green spaces on the property?
9. Please put in opaque vision glass. We won’t want to look into people’s homes!
10. Are there design considerations for historical landmarked buildings across the alley?
11. What kind of interface will there be for bedrooms across the alley? Can you lower the podium?
12. Aren’t the alley neighbors too close?
13. How do you plan to sell these condos with no water view?
14. Are these investment units or for families?
15. Will there be a front door and back door to the main service floor? A porte-cochere?
16. Please plan the design well. Everyone’s building boring projects and there is so much development.
17. Please don’t make this another dull box.
18. New SDOT work on Pine Street has added 20 minutes to traffic in the past thirty days; how will that impact this development? Could your traffic person check on that?
19. Is there precedent for a condo building this dense?
20. What does this mean for the garage at 2nd and Pike?
21. If the building has 450 units, how many cars can you accommodate?
22. How big will the units be?
23. Will you be providing micro-units?
24. When will the condos be available?
25. Will there be affordable housing in these units?

PUBLIC COMMENT

- *Stated the project has several city designated Landmarks in the immediate vicinity, and should respond to the 'urban form pattern', character and scale cues from that context.*
- *Concerned that the massing and bulk of the proposal will not fit in with the scale and character of a block with multiple smaller forms that enable light and air penetrations to the middle of the block (cited guideline A1).*
- *Recognized the 180 ft proposed height is much lower than code allows, but concerned that the 180 ft long proposed 'brick' will block too much light to the residential uses on the east side of the alley, and cast long-duration shadows on those units (cited A1-d).*
- *Noted the zone across the alley is a less intensive zone designated DRC 85-150, and several existing buildings are less than 150 ft tall, thus Downtown Design Guideline"B2: create a transition in bulk and scale at zone transitions", is especially applicable.*
- *Stated the adjacent building at the north property line has a recessed light well, exclusively serving a sizable number of units, and requested the north wall of the proposal be stepped or reduced significantly to afford light into that window well.*



Present and future tall neighbors: 09 2nd + Pike 10 1521 2nd Ave 11 2nd + Pine



Buildings at east side of alley removed for clarity



Two stacks of outdoor rooms at east facade align with stacks. Fischer Studio Building, Olympic Tower.



L3 Terrace as Upper East Facade Steps Back 5'



North and South view slots between buildings:

14 Melbourne Tower

15 Fischer Studio Building

16 Olympic Tower

BOARD RECOMMENDATIONS

BOARD DIRECTION

At the conclusion of the First Early Design Guidance meeting, the Board unanimously recommended the project return for another meeting in response to the guidance provided above. While not exclusive, the following are emphasized and required (besides the typical EDG drawing requirements):

a) 2-3 Different massing options that respond to the distinctive scale and proportions in the immediate context, and also afford reasonable light penetration to the mid block.
b) Zoom-in shadow studies of the existing structure and the new massing options, focusing on shadow impacts to the south and west walls of the nearby Fischer Studio building, and the adjacent light well to the north.
c) Detailed plans showing the first 15 ft of the existing residential uses and windows to the north and east, and the corresponding proposed plans adjacent, with any proposed privacy elements.
d) Detailed large scale sections through the alley and neighboring north light well, showing existing and proposed floor levels, window sills, sightlines, and equinox shadows.
e) Large scale elevations of the proposed alley windows, clearly and accurately overlaid with the existing windows opposite.
f) Large scale elevation of the alley showing materials and lighting fixture locations, and proposed fixture cut-sheets.
g) Large scale detailed elevation of the 2nd avenue retail frontage up to floor 4 or 5, showing all doors, mullions, canopies, porches or balconies, materials, and shadows lightly toned (but not street trees).

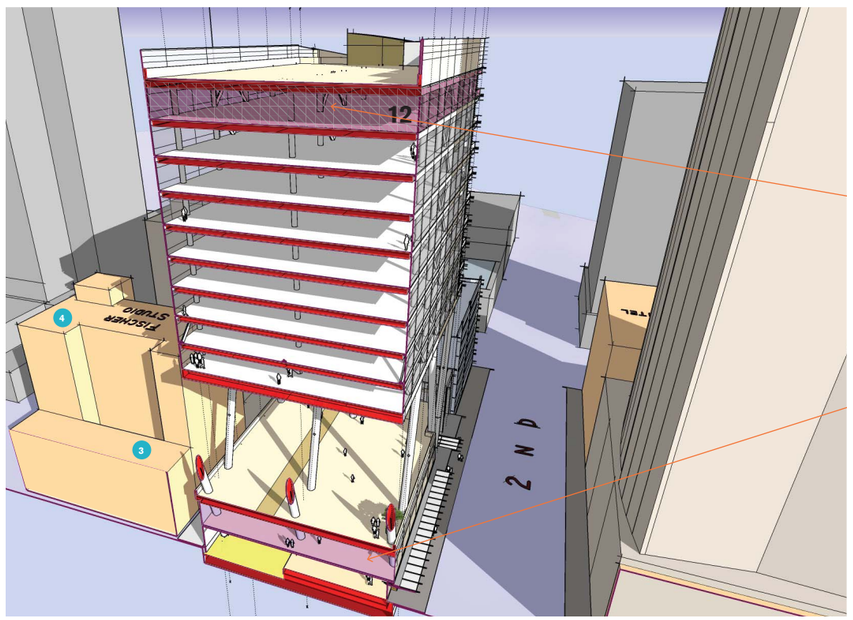
EDG 2 PACKET EXCERPT

PUBLIC COMMENT

PUBLIC COMMENT

Several members of the public attended this meeting and the following public comments were offered:

- Stated the project has several city designated Landmarks in the immediate vicinity, and the design of the new building should be sensitive to and relate to the urban pattern, character and scale cues from that context; asserted that other new structures in the vicinity relate better.
- Felt the proposed deck void is promising but expressed concern that the columns shown will increase in size and block neighbors light; requested detailed window studies of those impacts.
- Concerned that the bottom of the lifted mass will overlap onto the top windows of the adjacent Fischer Studio building, impacting light.
- Stated the design is interesting but concerned that the north core as shown would substantially block light into the adjacent window well on the property line.
- Expressed concern about wind impacts from the proposed deck void.
- Concerned about noise, glare and other impacts to neighbors from the possible activities on the deck.
- Stated they did not understand the rationale for the requested departures.
- Stated the form and open deck are a refreshing change from other 'boxes', but concerned the deck will not receive sufficient light, and about noise, wind impacts from the deck.



EDG 2 PACKET EXCERPT

BOARD RECOMMENDATIONS

1 MASSING & FORM

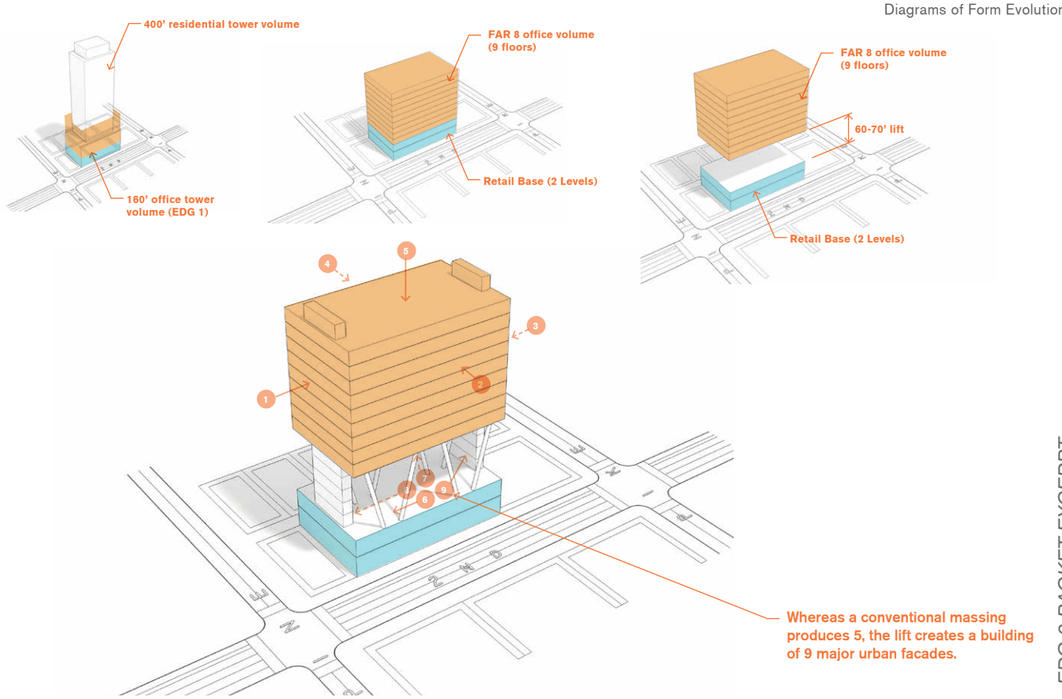
a. The board agreed the street facing wall should be strong, but it deserves rhythm, articulation and scale that is not ignoring the well-established patterns in the vicinity and across 2nd Avenue.(B2.1b; B3.2; C2)

b. The Board also supported more mass shaping and variation on the alley facade, responding to light and privacy concerns.

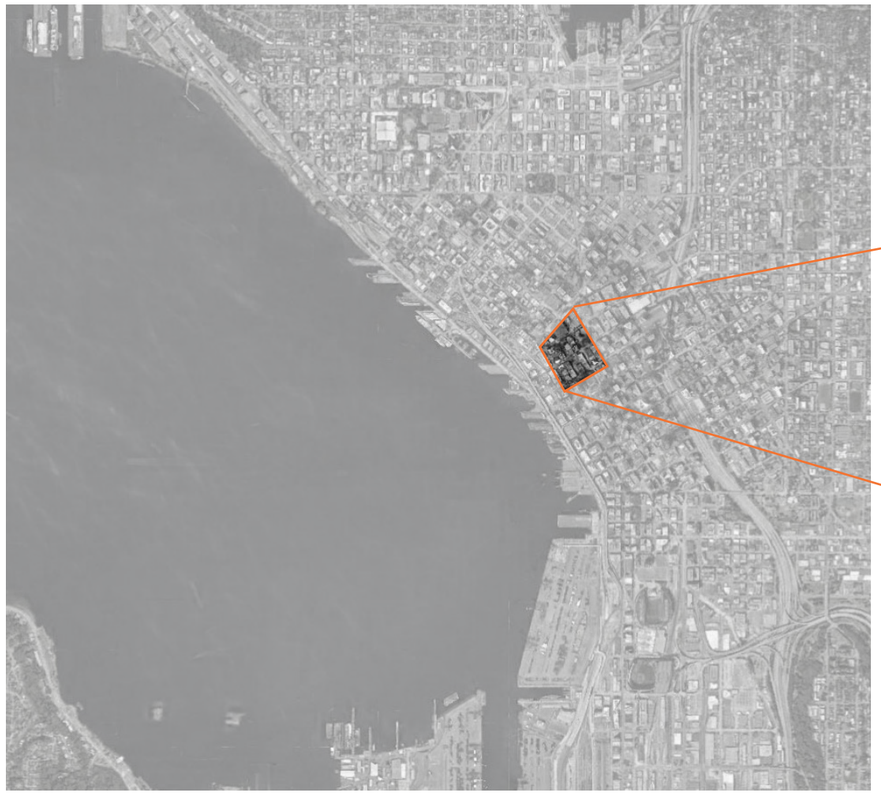
2 COMPOSITION, MATERIALITY & DETAILS

a. The Board agreed this vicinity and particular block (except for the parking structure) displays a consistent building scale (1/6-1/8 block grain), datums and material harmonies. The massing options and eventual design should incorporate secondary scaling and composition of the form to reflect immediate context, and re-balance the over horizontality of the retail floors shown. (B1.1;B2.2;C2)

b. All alley facing materials should be quality and unified with the rest of the tower, as they will [be] closely visible from adjacent buildings and from adjacent streets through the lower buildings,(C6; D6)



EDG 2 PACKET EXCERPT



N



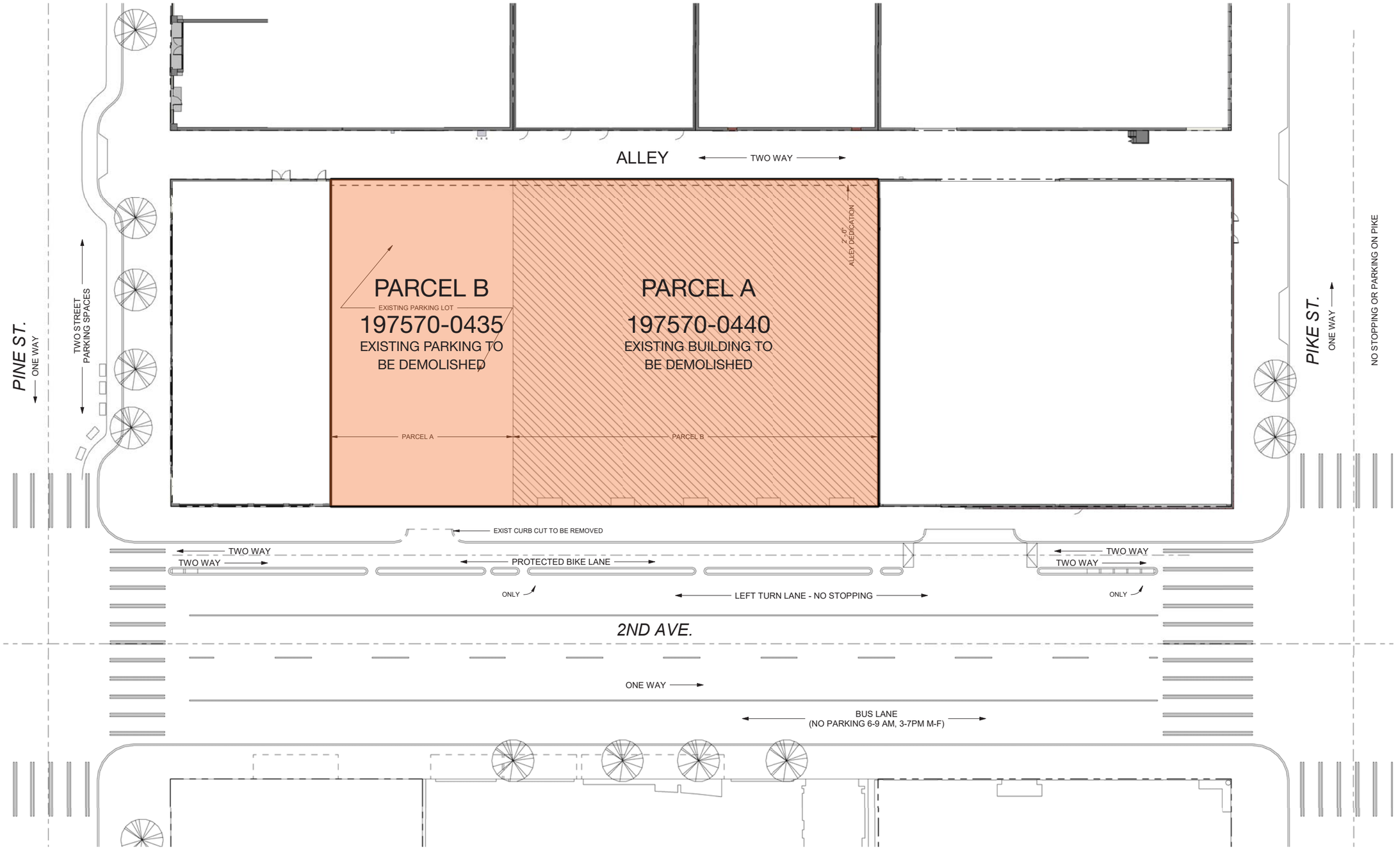
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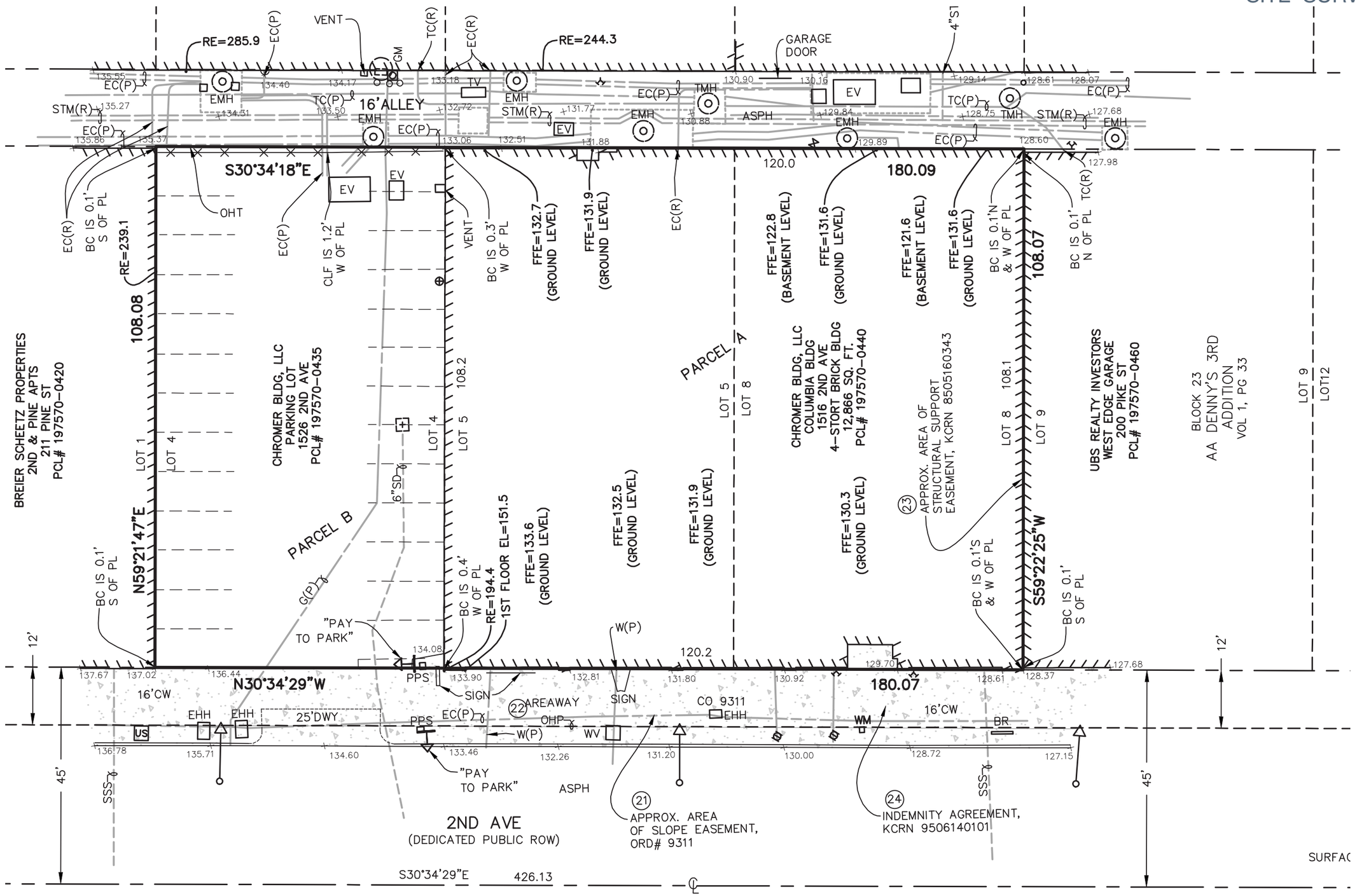
9 BLOCK AERIAL VIEW



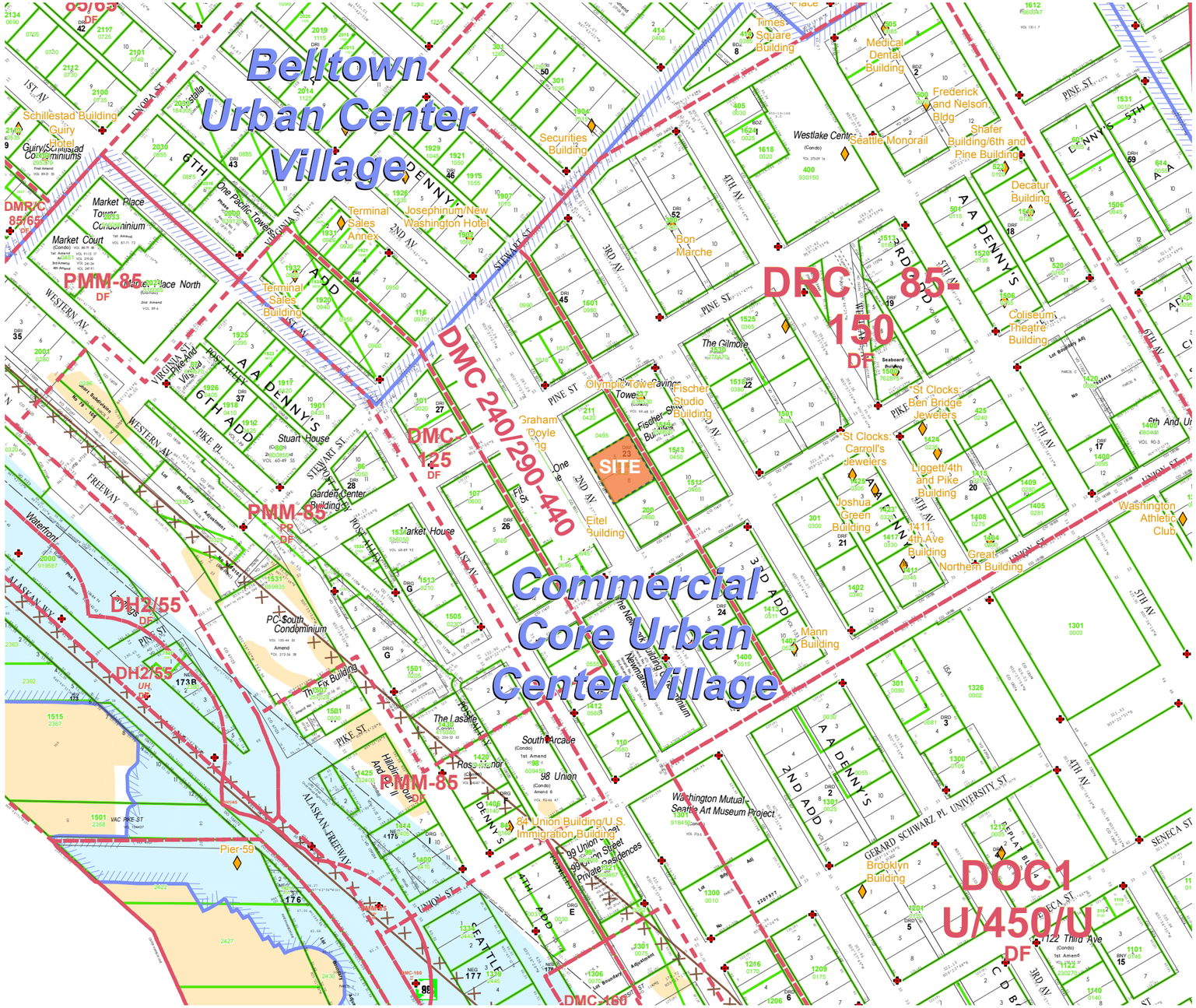


SITE PLAN


ALLEY
TWO WAY
PARCEL B
EXISTING PARKING LOT
197570-0435
EXISTING PARKING TO BE DEMOLISHED
PARCEL A
197570-0440
EXISTING BUILDING TO BE DEMOLISHED
2'-0" ALLEY DEDICATION
PARCEL A
PARCEL B
PINE ST.
ONE WAY
TWO STREET PARKING SPACES
PIKE ST.
ONE WAY
NO STOPPING OR PARKING ON PIKE
EXIST CURB CUT TO BE REMOVED
TWO WAY
TWO WAY
PROTECTED BIKE LANE
TWO WAY
TWO WAY
ONLY
LEFT TURN LANE - NO STOPPING
ONLY
2ND AVE.
ONE WAY
BUS LANE
(NO PARKING 6-9 AM, 3-7PM M-F)


RE=285.9
RE=244.3
16'ALLEY
S30°34'18"E
N30°34'29"W
N59°21'47"E
S59°22'25"W
RE=239.1
108.08
108.07
120.0
180.09
120.2
180.07
PARCEL A
PARCEL B
2ND AVE
(DEDICATED PUBLIC ROW)
S30°34'29"E 426.13
BREIER SCHEETZ PROPERTIES
2ND & PINE APTS
211 PINE ST
PCL# 197570-0420
CHROMER BLDG, LLC
PARKING LOT
1526 2ND AVE
PCL# 197570-0435
CHROMER BLDG, LLC
COLUMBIA BLDG
1516 2ND AVE
4-STORT BRICK BLDG
12,866 SQ. FT.
PCL# 197570-0440
UBS REALTY INVESTORS
WEST EDGE GARAGE
200 PIKE ST
PCL# 197570-0460
BLOCK 23
AA DENNY'S 3RD
ADDITION
VOL 1, PG 33
FFE=132.7 (GROUND LEVEL)
FFE=131.9 (GROUND LEVEL)
FFE=122.8 (BASEMENT LEVEL)
FFE=131.6 (GROUND LEVEL)
FFE=121.6 (BASEMENT LEVEL)
FFE=131.6 (GROUND LEVEL)
FFE=133.6 (GROUND LEVEL)
FFE=132.5 (GROUND LEVEL)
FFE=131.9 (GROUND LEVEL)
FFE=130.3 (GROUND LEVEL)
1ST FLOOR EL=151.5
RE=194.4
21 APPROX. AREA OF SLOPE EASEMENT, ORD# 9311
22 AREAWAY
23 APPROX. AREA OF STRUCTURAL SUPPORT EASEMENT, KCRN 8505160343
24 INDEMNITY AGREEMENT, KCRN 9506140101
"PAY TO PARK"
ASPH
16'CW
25'DWY
12'
45'

2.0
Zoning Data



PROJECT ADDRESS:
1516-1526 2ND AVENUE SEATTLE, WA 98101

KING COUNTY PARCEL NUMBERS:
197570-0435 (1526 2nd Ave)
197570-0440 (1516 2nd Ave)

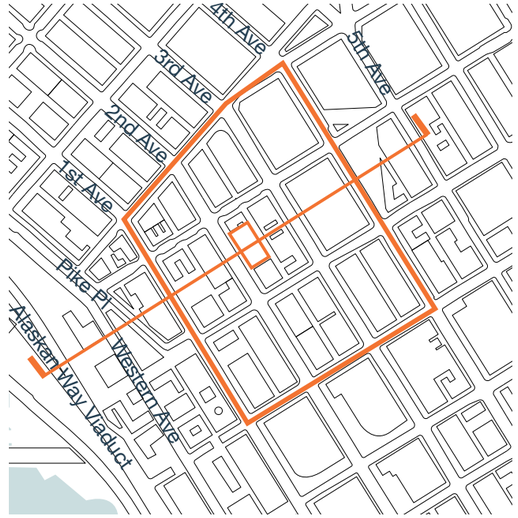
SITE AREA:
6480 sf (1526 2nd Ave)
12960 sf (1516 2nd Ave
Total Site Area: 19440 sf

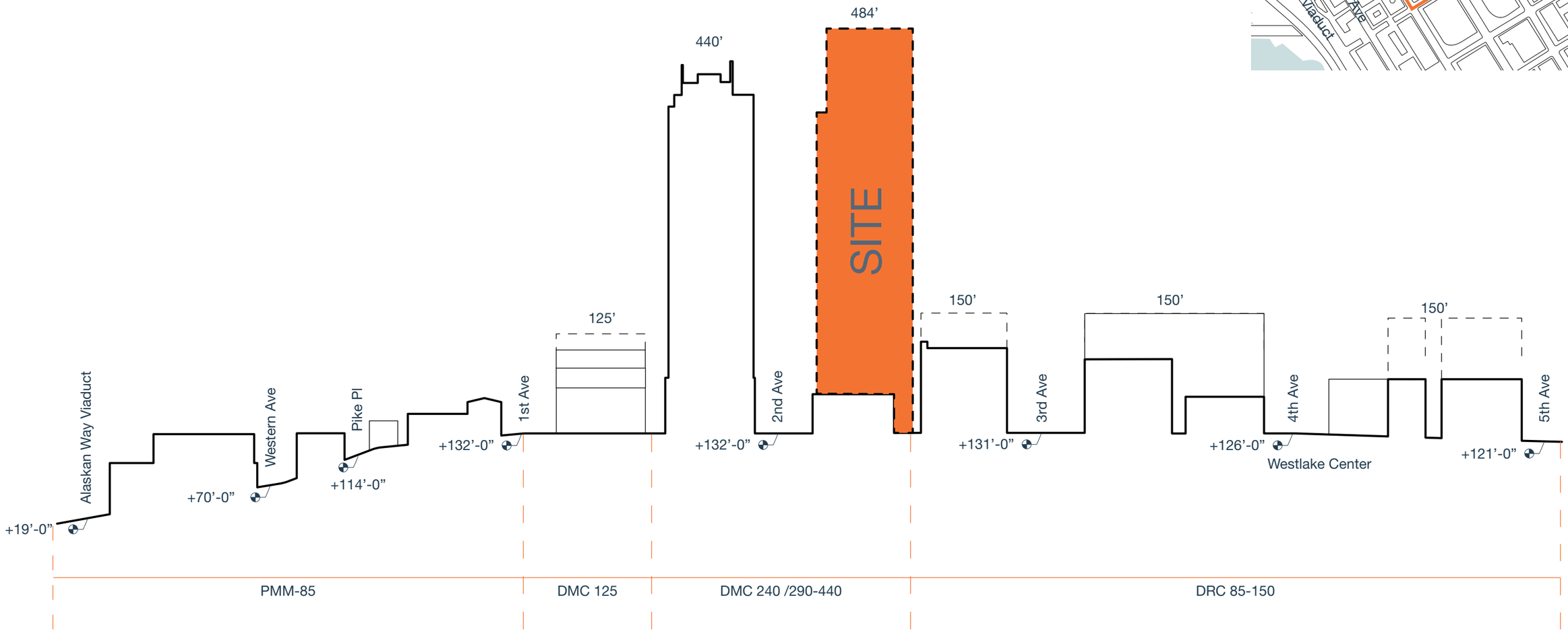
OVERLAY DISTRICT:
Commercial Core Urban Center Village

ZONING CLASSIFICATION:
DMC 240/290-440

STREET CLASSIFICATIONS:
Second Avenue:
Class I Pedestrian Street
Street Level Uses required
Property Line Facades Required

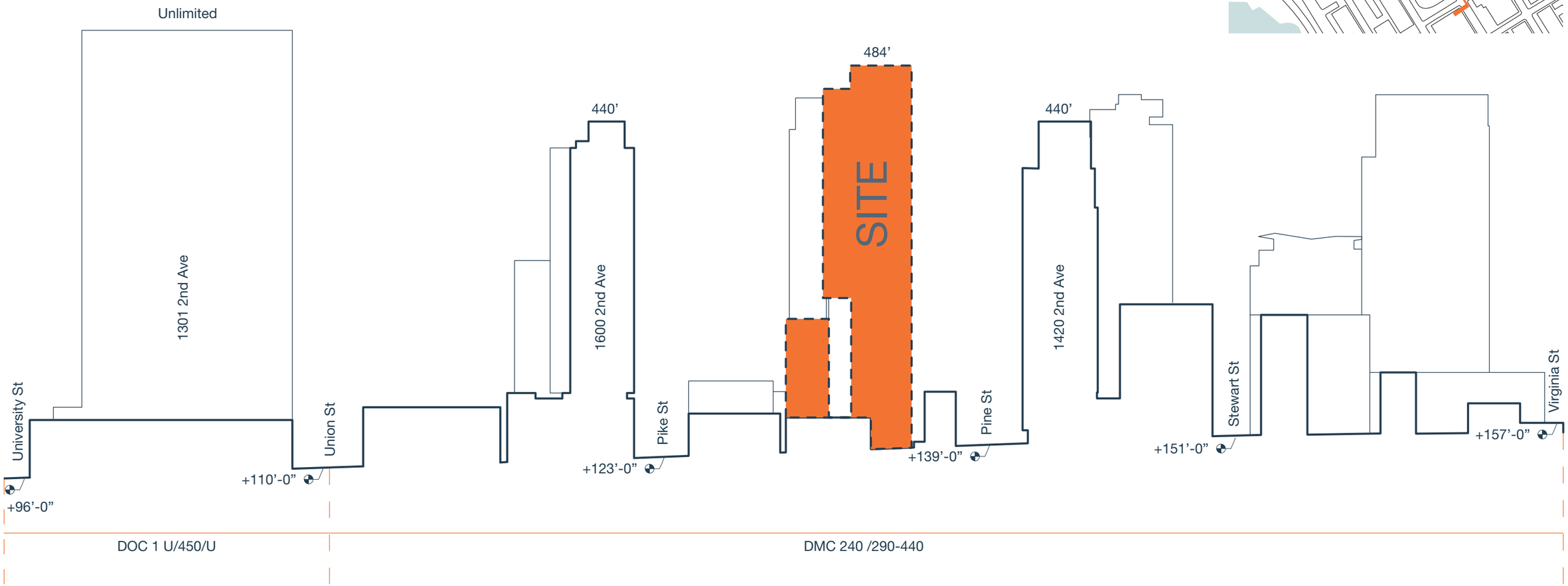
ZONING | ENVELOPE SECTIONS

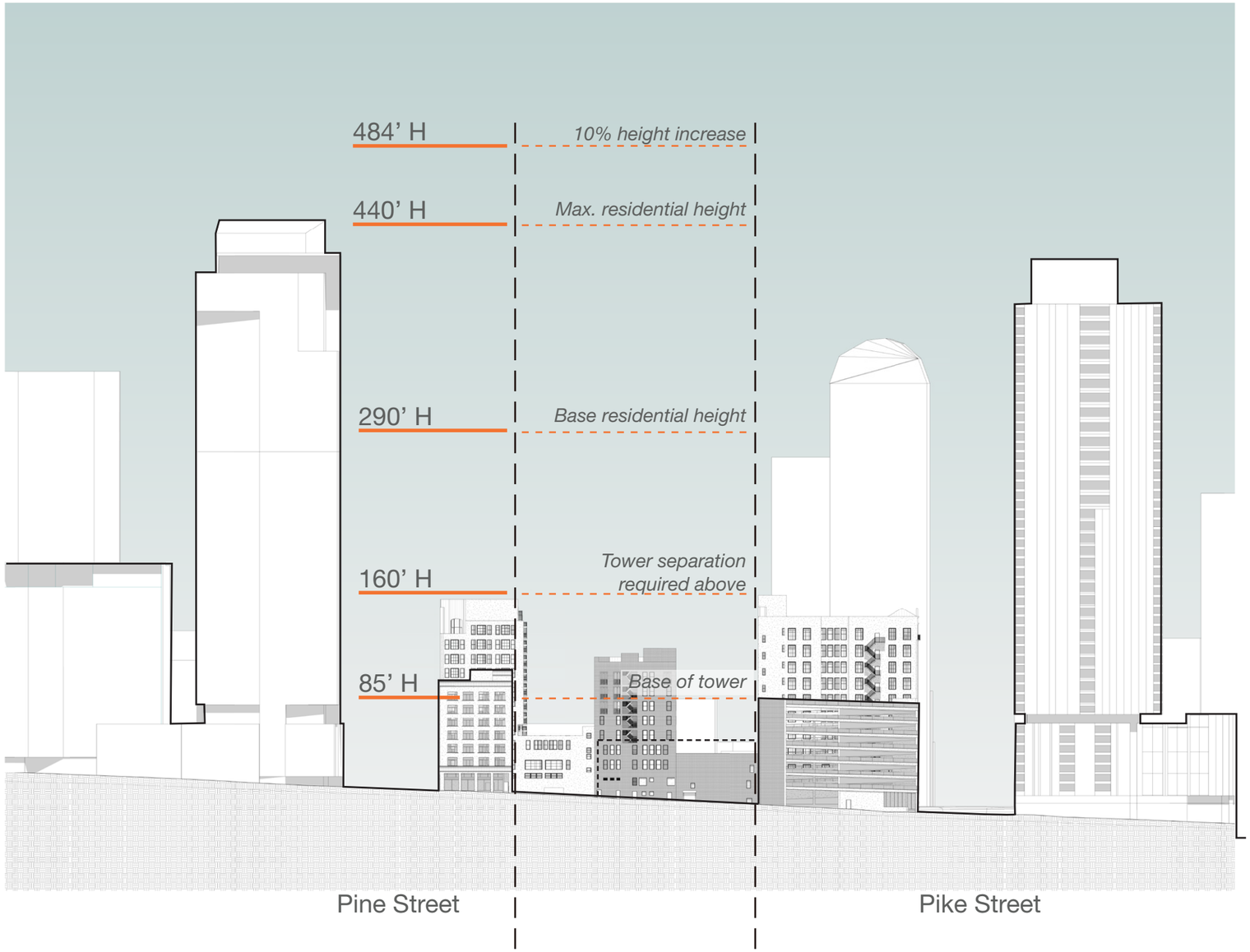




ZONING | ENVELOPE SECTIONS







1 **23.49.058.A - Downtown Mixed Commercial (DMC) upper-level development standards - Definition of a “tower.”**

“For purposes of this Section 23.49.058, except in zones with a mapped height limit of 170 feet or less, a “tower” is a portion of a structure, excluding rooftop features permitted above the applicable height limit pursuant to Section 23.49.008, in which portion all gross floor area in each story is horizontally contiguous...”

2 **23.49.008 Structure Height**

Base height for residential use is 290’
Maximum height for residential use is 440’ with incentive provisions
Additional 10% height allowance (484’) provided that facades above maximum zoning height limit do not enclose an area greater than 9,000 sf and contain only uses allowed as rooftop height exceptions (common amenity areas, stair and elevator penthouses, ec.

Table B (4) (4) Maximum residential floor area of any story in a tower is 11,500 sf

1 23.49.058. C. Tower floor area limits and tower width limits for portions of structures in residential use.

Table B (3) Average residential gross floor area limit per story of a tower if height exceeds the base height limit for residential use is 10,700 sf

Table B (4) (4) Maximum residential floor area of any story in a tower is 11,500 sf

2 23.49.058. D. Tower spacing in DMC zones

1. The requirements of this subsection 23.49.058.D apply to all structures over 160 feet in height in DMC zones, excluding DMC 170 zones, except that no separation is required:

a. Between structures on different blocks, except as may be required by view corridor or designated green street setbacks; or

b. From a structure on the same block that is not located in a DMC zone; or

c. From a structure allowed pursuant to the Land Use Code in effect prior to May 12, 2006; or

d. From a structure on the same block that is 160 feet in height or less, excluding rooftop features permitted above the applicable height limit for the zone pursuant to Section 23.49.008;

3 23.49.056. A. Minimum facade height.

1. Minimum facade height(s) are prescribed in Table A for 23.49.056 and Exhibit A for 23.49.056, but minimum facade heights do not apply if all portions of the structure are lower than the elevation of the required minimum facade height.

2. On designated view corridors specified in Section 23.49.024, the minimum facade height is the maximum height permitted in the required setback, if it is less than the minimum facade height required in subsection 23.49.056.A.1.

4 23.49.058. B. Facade setback limits

b. Structures greater than 15 feet in height are governed by the following criteria:

1) No setback limits apply up to an elevation of 15 feet above sidewalk grade.

2) Between the elevations of 15 and 35 feet above sidewalk grade, the facade shall be located within 2 feet of the street lot line, except that:

a) Any exterior public open space that satisfies the Downtown Amenity Standards, whether it receives a bonus or not, and any outdoor common recreation area required for residential uses, is not considered part of the setback.

b) Setbacks between the elevations of 15 and 35 feet above sidewalk grade at the street lot line are permitted according to the following standards, as depicted in Exhibit B for 23.49.056:

i. The maximum setback is 10 feet.

ii. The total area of a facade that is set back more than 2 feet from the street lot line shall not exceed 40 percent of the total facade area between the elevations of 15 and 35 feet.

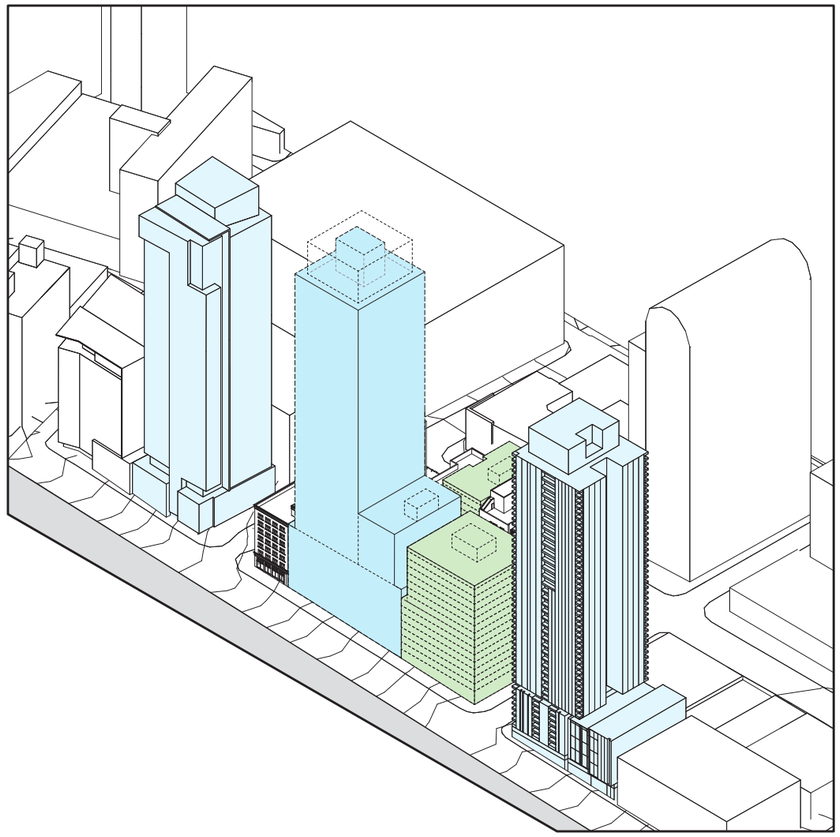
iii. No setback deeper than 2 feet shall be wider than 20 feet, measured parallel to the street lot line.

iv. The facade of the structure shall return to within 2 feet of the street lot line between each setback area for a minimum of 10 feet. Balcony railings and other nonstructural features or walls are not considered the facade of the structure.

Table A for 23.49.056
Minimum Facade Height

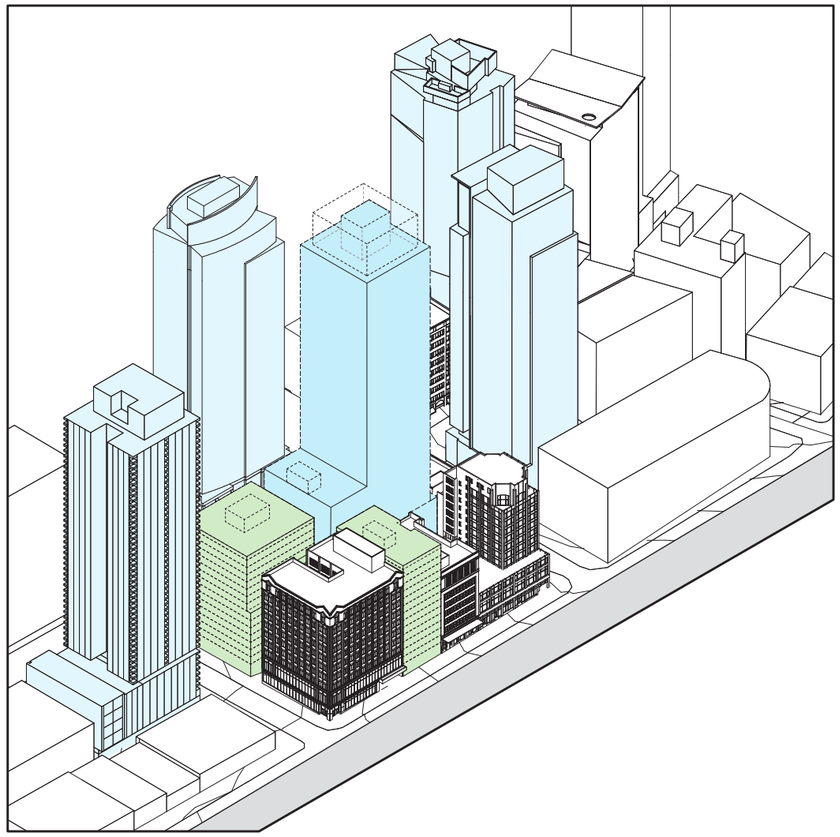
Street classification	Minimum facade height* within designated zone
Streets requiring property line facades	*DOC1, DOC2, DMC: 35 feet*
Class I pedestrian streets	*DOC 1, DOC 2: 35 feet DMC: 25 feet*

**Except as provided in subsection 23.49.056.A.2 regarding view corridor requirements.*



Potential Zoning Envelope for 1516 2nd Ave

Potential Zoning Envelope for Other Parcels on the block



Potential Zoning Envelope for 1516 2nd Ave

Potential Zoning Envelope for Other Parcels on the block

3.0
Design Guidelines

SITE PLANNING & MASSING

A1 RESPOND TO THE PHYSICAL ENVIRONMENT

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

C. Patterns of urban form, such as nearby buildings that have employed distinctive and effective massing compositions.

Design Response

Patterns of urban form within and beyond this segment of 2nd Avenue consist of established, and textured early 20th century structures with interspersed, newer towers extensively clad in glass, resulting in contrasts of texture and varying heights. Street level uses are maximized, restoring a pattern of small-scale retail spaces lining an active pedestrian thoroughfare.

A2 ENHANCE THE SKYLINE

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

C. Provide or enhance a specific rooftop element.

Design Response

A distinctive program form in both profile and plan incorporates multi-level interior and exterior amenity spaces offering a visually integrated profile viewed from all directions, and enhancing the skyline.

ARCHITECTURAL EXPRESSION

B1 RESPOND TO THE NEIGHBORHOOD CONTEXT

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

B. An adjacent landmark or noteworthy building

D. Neighboring buildings that have employed distinctive and effective massing compositions.

E. Elements of the pedestrian network nearby (dedicated bike lane on 2nd Ave.)

Design Response

The proposed concept restores and strengthens street-level uses, including connections to the 2-way bike lane on 2nd Avenue and physical enhancement of the alley, allowing a covered passenger drop-off and lobby entrance. Massing features a podium structure recalling the scale and texture of surrounding neighborhood structures, and a link to the Haight Apartments building to the north. South of the podium, a space is carved out to allow light and air for the Fischer Studios building across the alley, and to reinforce connections within a two-sided lobby fronting both 2nd Avenue and the alley. This space allows a dual-tower composition, a Mama Tower rising above the podium and a Baby Tower connecting to the street, in a dynamic arrangement of program, referencing the variety of scale within the immediate context of the building site.

B2 CREATE A TRANSITION IN BULK AND SCALE

Compose the massing of the building to create a transition to the height, bulk, and scale of development in nearby less-intensive zones.

a. Distance from a less intensive zone edge

d. Effect of site size and shape.

e. Height, bulk and scale relationships resulting from lot orientation.

h. Use of architectural style, details, roof lines, beltcourses, cornices or fenestration, color, or materials that derive from the less intensive zone.

i. Architectural massing of the building components.

. . .Reducing the actual bulk and scale of the proposed structure

k. Articulating the building;s facades vertically or horizontally in intervals that reflect to existing structures or platting pattern.

Design Response

The site is located between less intensive zones for height, bulk and scale – DRC 150 to the east (across the alley) and DMC-125 to the west, along First Avenue. The composition of tall and short towers modulates between these scales, with the Baby Tower recalling form and floor plate sizes of nearby structures. Alignment of cornice lines between the Haight Building to the north and the podium of Mama Tower connect the scale of the block horizontally.

B4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING

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

a. setbacks, projections, and open space

b. relative sizes and shapes of distinct building volumes

c. roof heights and forms

Design Response

The dual tower form of the preferred concept provides unity and balance, while referencing multiple scales of both the historic and newer, contemporary structures of the surrounding neighborhood.

THE STREETSCAPE

C2 DESIGN FACADES OF MANY SCALES

Design architectural features, fenestration patterns, and material 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.

a. the fenestration pattern

b. exterior finish materials

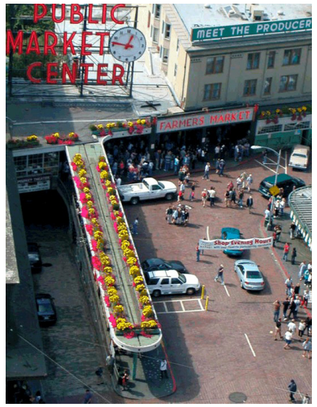
c. other architectural elements

Design Response

The preferred design has design influences from it's next door and across the alley neighbors. Each offer a variety of building scales, facade treatments, materials and fenestration patterns. They suggest lower portions of the proposed facades relate to the block, the street and pedestrian experience while the upper tower portions find cues from near by residential towers of similar size and scale designed for living.

4.0
Site Context and Urban Analysis

NODES AND LANDMARKS



1 Pike Place Market - 1st and Pike



2 Westlake Park



3 Benaroya Hall



4 The Show Box Theater



5 Seattle Art Museum



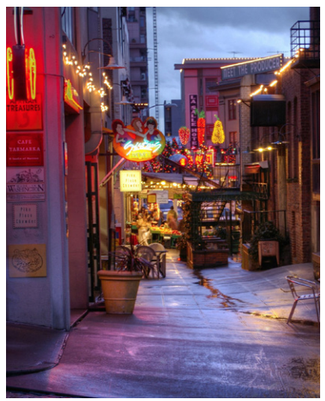
6 The Four Seasons



7 Seattle Aquarium



8 Victor Steinbrueck Park



9 Post Alley



EXISTING LANDMARK BUILDINGS



1 Eitel Building, 1904 217 Pine Street, 7 story originally office building (Landmark)



2 Olympic Tower, 1931 217 Pine Street, 12 story office building (Landmark)



3 Graham Doyle Building, 1920, 119 Pine Street, 4 story retail and office building (Landmark)



4 Joshua Green Building, 1425 4th Ave, 10 story office / retail (Landmark)



5 1411 4th Ave Building, 1928 1411 4th Ave, 15 story office / retail (Landmark)



6 Mann Building, 1926 1411 3rd Ave, 2 story-multi-use (Landmark)



7 Fischer Studio Building, 1915 1519 3rd Ave, 8 story residential condominium (Landmark)



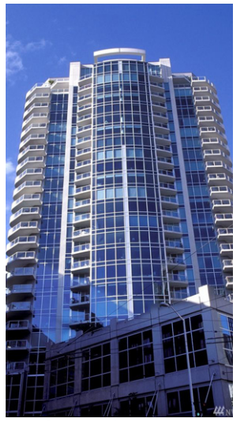
8 The Josephinum, 1908 1902 2nd Ave, 13 story residential / religious (Landmark)



9 The Bon Merche, 1929 1601 3rd Ave, 8 story rtail / office (Landmark)



EXISTING AND PROPOSED NEARBY TOWERS



1 One Pacific Tower
27 stories
Condominium



2 Tower 12
40 stories, 440’
Apartments



3 3rd+Virginia (Future)
38 stories
Office / Apartments



4 1931 2nd Ave (Future)
17 stories
Hotel



5 Viktoria
25 stories, 240’
Apartments



6 The Emerald (Construction)
40 stories, 440’
Condominium



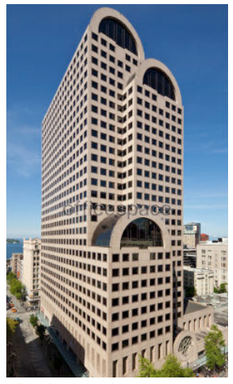
7 The Charter Hotel
15 stories, 160’
Hotel



8 Helios
39 stories, 440’
Apartments



9 1516 2nd Ave
39 stories, 440’
Condominium



10 Century Square
30 stories, 380’
Office



11 The Newmark
25 stories, 260’
Condominium



12 West Edge Tower
39 stories, 440’
Apartments

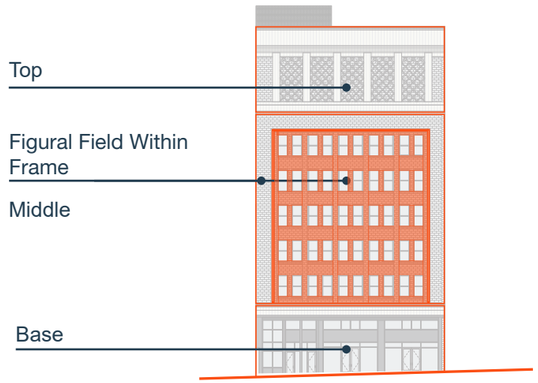


13 Russell Investments
42 stories, 600’
Office



NEIGHBORING BUILDING FACADE ANALYSIS



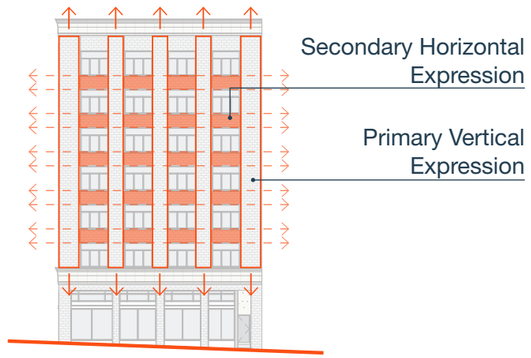


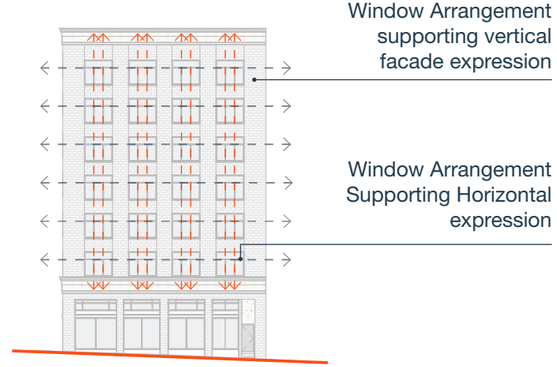
1 Fischer Studios







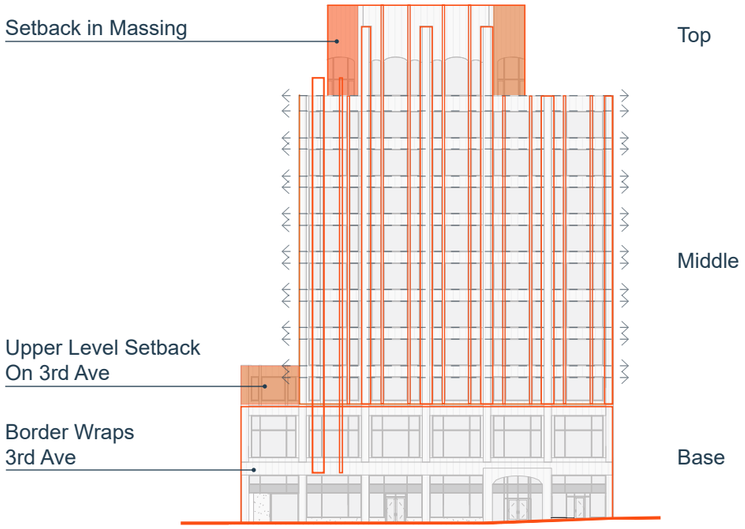




2 Haight Building



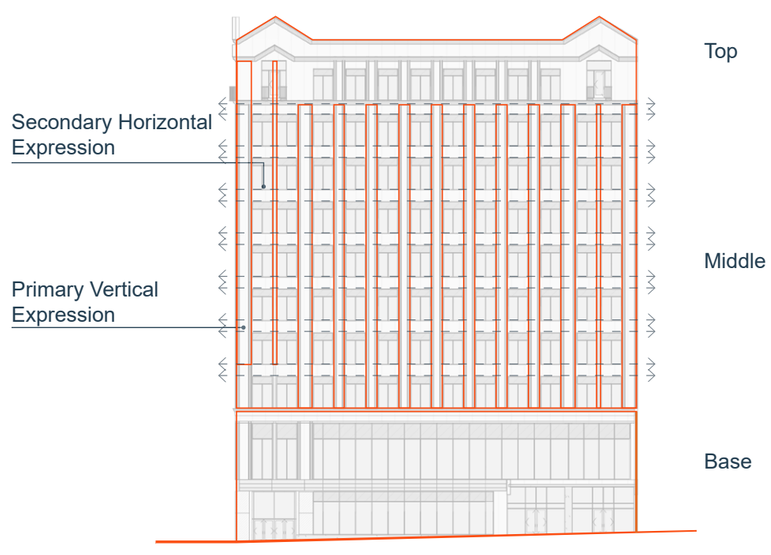
1 Olympic Tower







2 Melbourne Tower





Fischer Studios

CORNICE
Ornately patterned solid mass

VERTICAL EXPRESSION
Terra cotta envelope with punched openings above a tall level 1

VOID
Large-span clear glazing at street-level uses with dark bronze mullions



Haight Building

CORNICE
Overhanging cornice caps mass below

BASKET-WEAVE EXPRESSION
Terra cotta envelope with punched openings, brought all the way down to the street

VOID
Clear glazing at street-level uses



Olympic Tower

CORNICE
Decorative reflection of the mass below

VERTICAL EXPRESSION
Terra cotta envelope with large punched openings and vertical patterning

VOID
Clear glazing at street-level uses with grid patterns



Melbourne Tower

CORNICE
Decorative reflection of the mass below

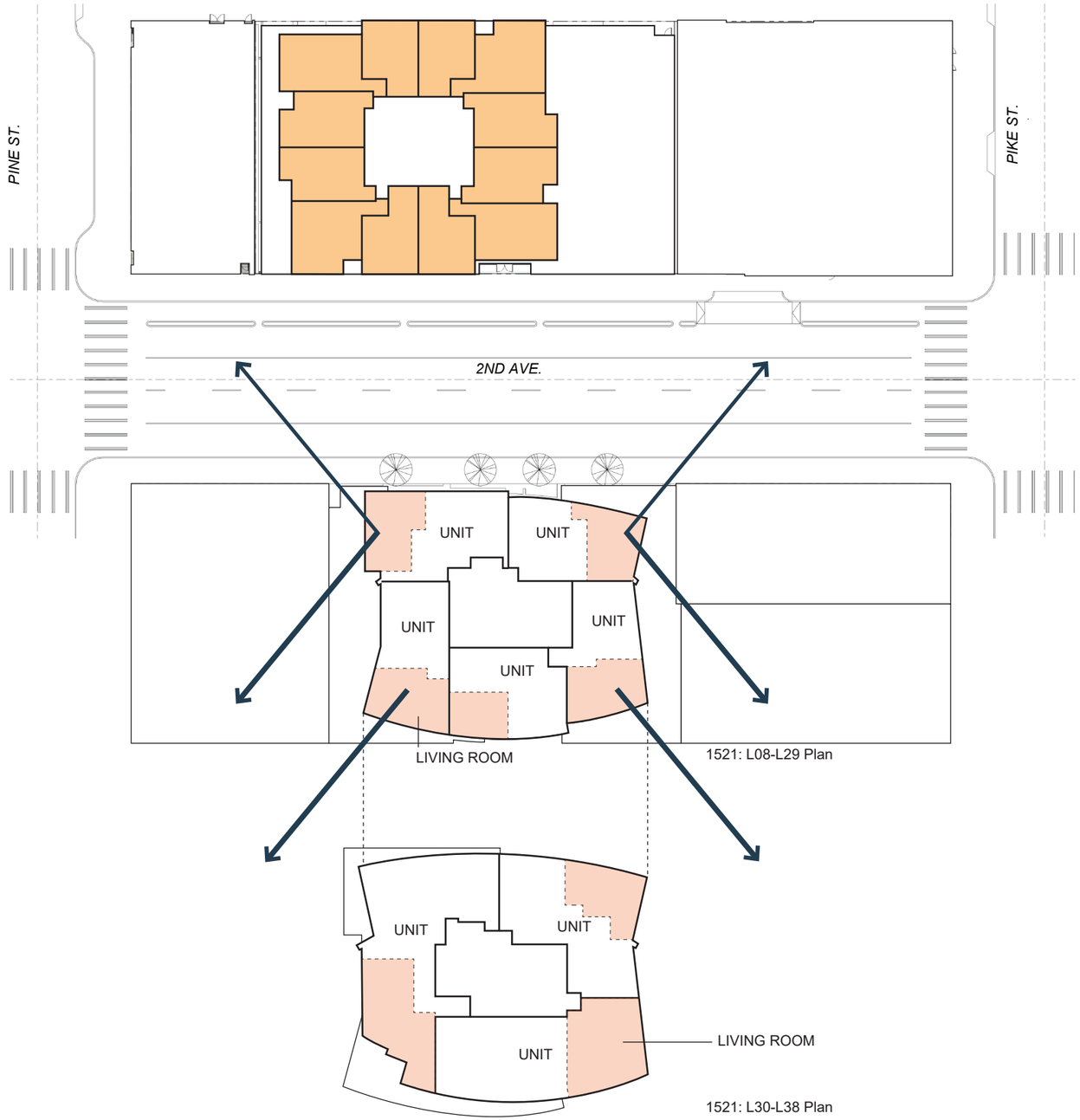
VERTICAL EXPRESSION
Paired, vertical punched openings with secondary horizontal banding

VOID
Clear glazing at street-level



Haight Apartment Building - A light-well building designed intending a future south neighbor. Proposal includes a light-well to meet the Haight Building to maintain light, air, and privacy for current residents

Fischer Studios Building - An adaptive reuse of a landmark building from residential suites, music studios, and performance spaces to full residential use beginning in 1974



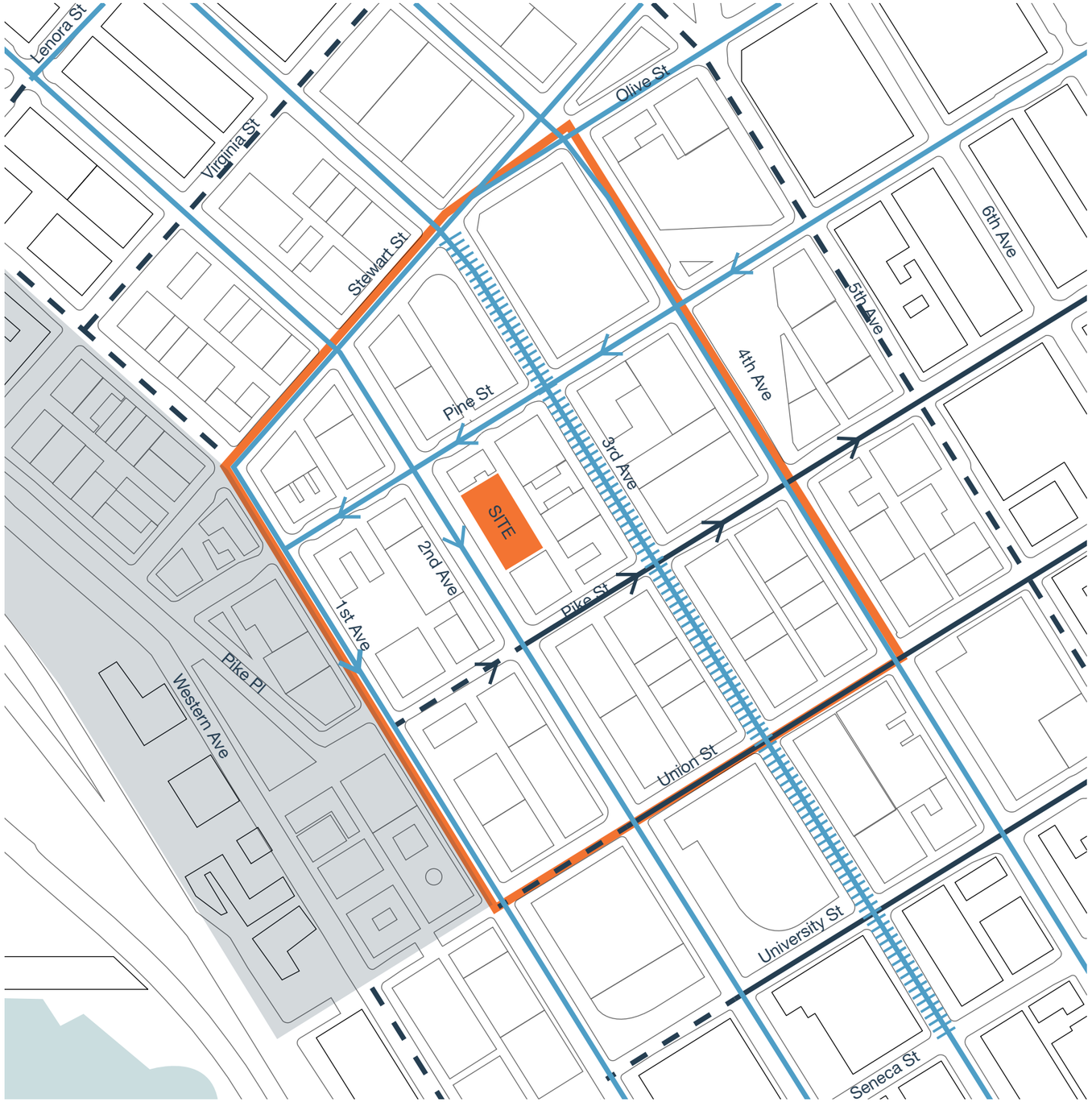
1521 Condominiums - homes designed with west facing views in mind. Tower position regarding massing street and city experience rather than view disruptions.


Lenora St
Virginia St
Stewart St
Olive St
6th Ave
5th Ave
4th Ave
Pine St
3rd Ave
SITE
2nd Ave
1st Ave
Pike St
Pike Pl
Western Ave
Union St
University St
Seneca St
Nine Block Site Line
1516 2nd Ave
Cultural
Governmental
Hotel
Industrial
Public Park
Parking
Retail/Office
Retail/Residential
Retail



PUBLIC TRANSIT

- Nine Block Site Line
- Light Rail Station Entry
- Bus Route
- Bus Stop
- Two-way Protected Bike Lane



PEDESTRIAN STREET CLASSIFICATION

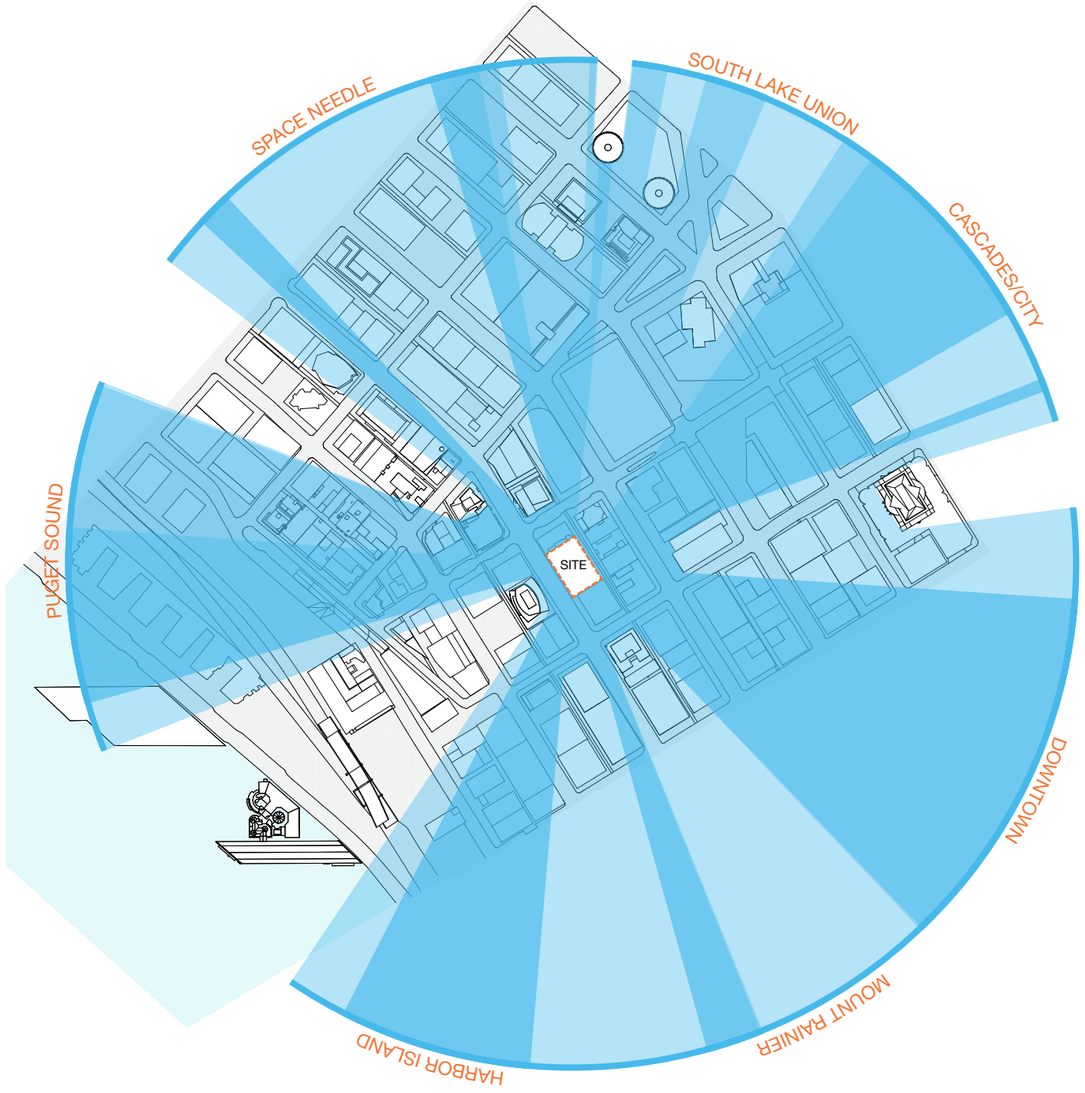
- Nine Block Site Line
- Principal Arterial
- Minor Arterial
- Principal Transit Street
- 6 a.m to 7 p.m two-way buses only
- 9 a.m to 3 p.m & 7 p.m to 6 a.m deliveries & commercial trucks allowed
- One way
- Access to parking regulated by Special Review or Historic District regulations
- Green Street none located in map area

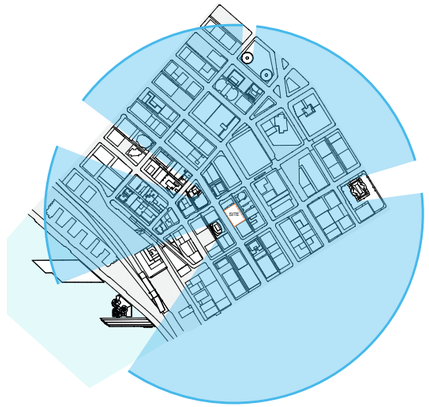

Lenora St
Virginia St
Olive St
Stewart St
6th Ave
5th Ave
4th Ave
Pine St
3rd Ave
SITE
2nd Ave
1st Ave
Pike St
Pike Pl
Western Ave
Union St
University St
Seneca St
Nine Block Site Line
View Corridor


Lenora St
Virginia St
Stewart St
Olive St
6th Ave
5th Ave
4th Ave
Pine St
3rd Ave
SITE
2nd Ave
1st Ave
Pike St
Pike Pl
Western Ave
Union St
University St
Seneca St
Nine Block Site Line
Pedestrian Entries
Vehicular Entries/Exits
Scramble Intersection

STREETS | VEHICULAR/PEDESTRIAN ACCESS




SPACE NEEDLE
SOUTH LAKE UNION
CASCADES/CITY
PUGET SOUND
SITE
DOWNTOWN
MOUNT RAINIER
HARBOR ISLAND



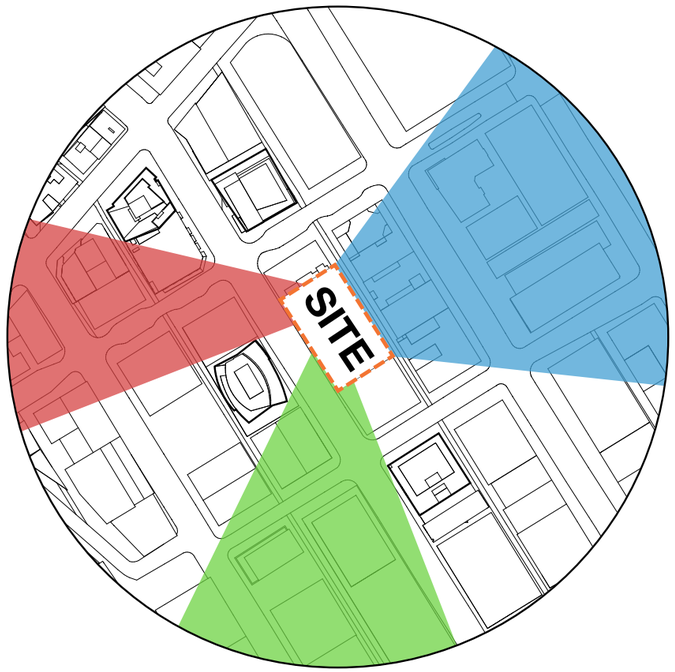
440’



240’



160’



Puget Sound and Olympic Mountains - Higher elevation

Puget Sound and Olympic Mountains - Lower elevation

Downtown Retail Core and Cascade Mountains - Higher elevation

Downtown Retail Core and Cascade Mountains - Lower elevation

Pike Place Market and Harbor - Higher elevation

Pike Place Market and Harbor - Lower elevation



Puget Sound and Olympic Mountains - Lower elevation



Puget Sound and Olympic Mountains - Higher elevation



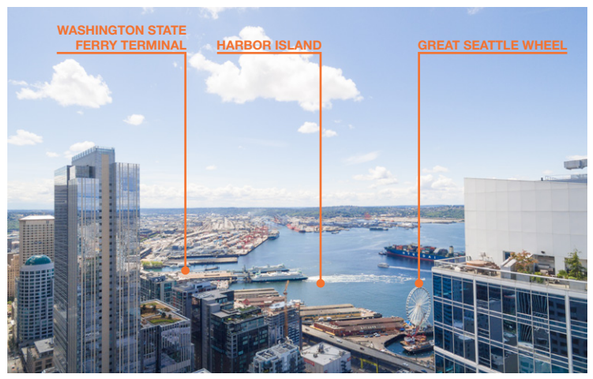
Downtown Retail Core and Cascade Mountains - Lower elevation



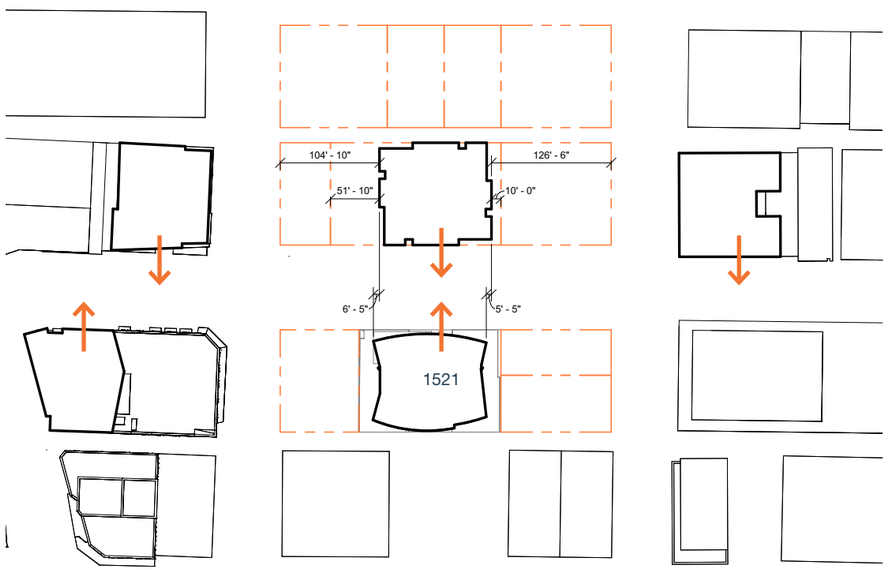
Downtown Retail Core and Cascade Mountains - Higher elevation



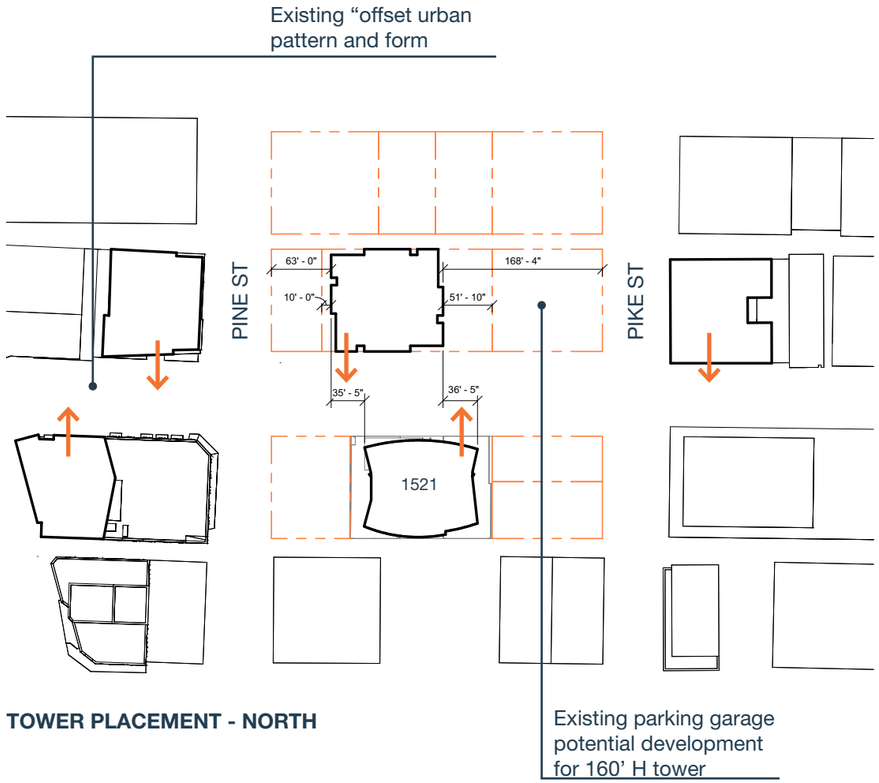
Pike Place Market and Harbor - Lower elevation



Pike Place Market and Harbor - Higher elevation



TOWER PLACEMENT - SOUTH



TOWER PLACEMENT - NORTH

Options for the placement of the taller tower were explored. The alternatives proposed that follow in this document propose that the taller tower be positioned to the north edge of the site, setback approximately 10’. (10’ setback due to building code requirements and the ability for an adequate amount of windows on the facade.)

A north tower position on the site is proposed for the following reasons:

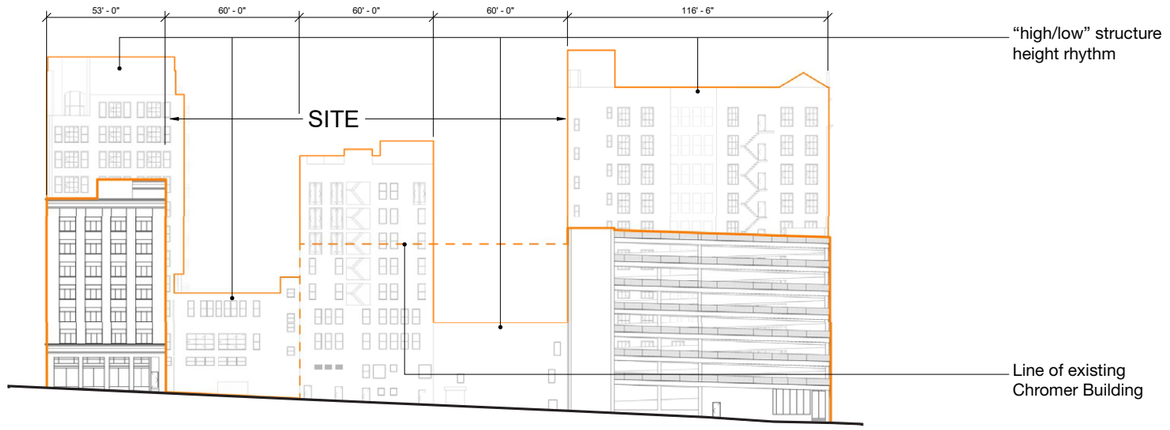
+ Greater relief from massing of 1521 Condominiums

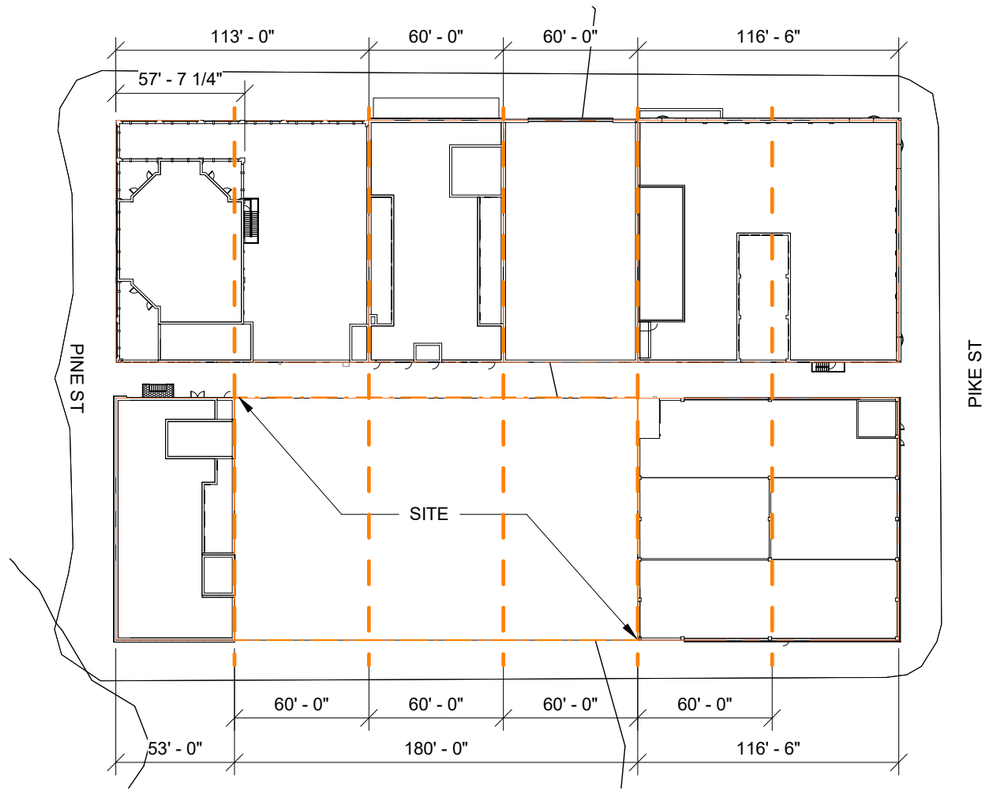
+ Consistent with the urban pattern and form of 440’ towers along 2nd Ave.

+ More opportunity for south facing outdoor amenity areas on site

+ More relief from potential 160’H development on parking garage site.

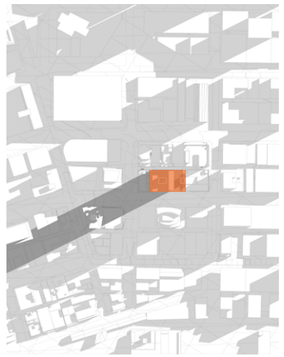
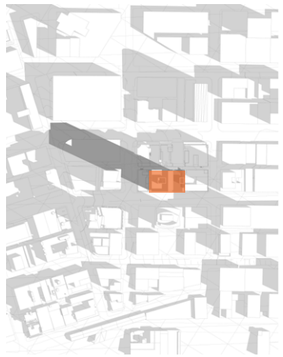
BLOCK URBAN PATTERN AND FORM STUDY





The block is composed of buildings evolving from a more or less 60' wide parcel division. This suggests a pattern of massing and scale to consider.

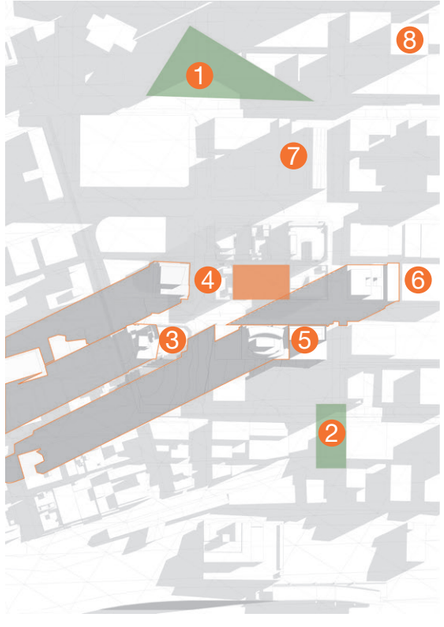
The elevations also reflect the a 60' division as well as a "high / low" rhythm of varying structure heights along the streets. This also is a consideration for echoing a "tall / short" pattern in the proposed alternatives.

	9:00 AM	12:00 PM	3:00 PM
Summer Solstice			
Equinox			
Winter Solstice			

SOLAR ANALYSIS - EQUINOX

SHADOWS WITHOUT PROPOSED TOWER

MARCH / SEP 21 9:00 AM



MARCH / SEP 21 12:00 PM

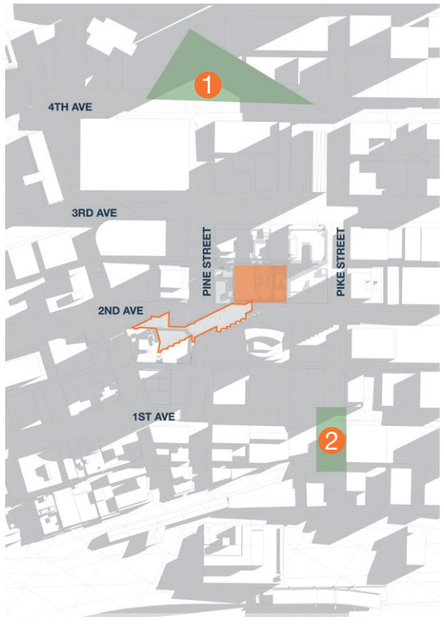


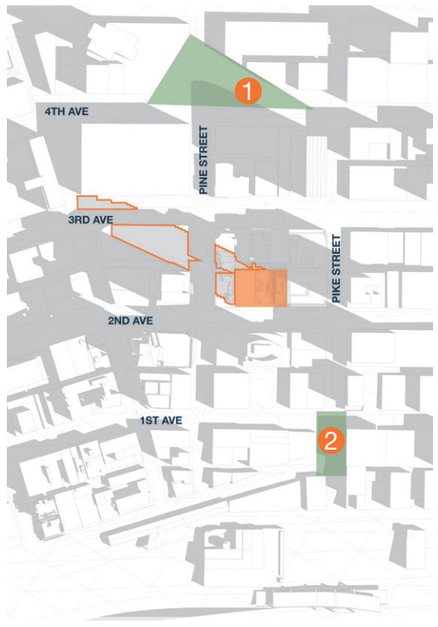
MARCH / SEP 21 3:00 PM

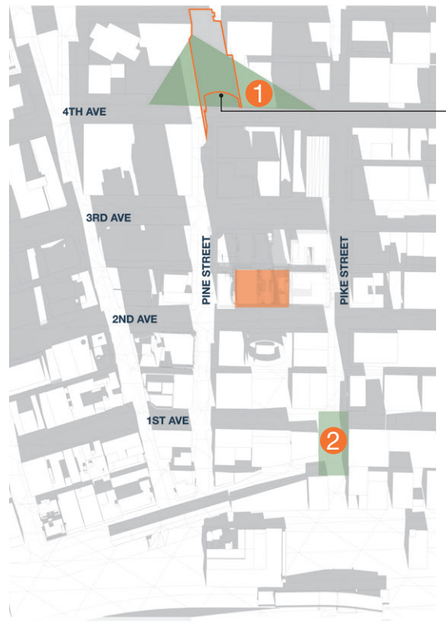


1. WEST LAKE CENTER
2. 1ST AND PIKE
3. EMERALD CONDOMINIUMS
4. HELIOS APARTMENTS
5. 1521 CONDOMINIUMS
6. WEST EDGE APARTMENTS
7. CENTURY SQUARE TOWER
8. CITY CENTER BUILDING

SHADOWS WITH PROPOSED TOWER



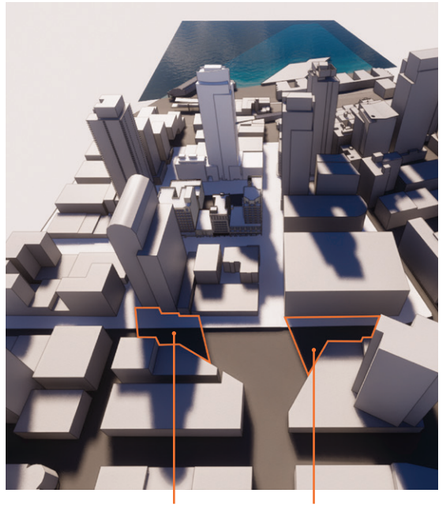




1. WEST LAKE CENTER
2. PIKE PLACE MARKET

ONE HOUR SHADOW SWEEP - 2:30-3:30 EQUINOX

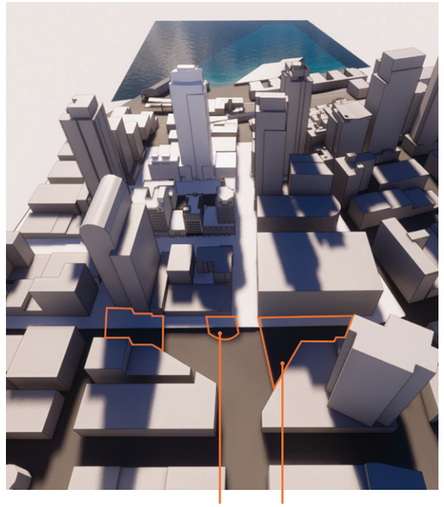
MARCH / SEP 21 2:30 PM



Shadow - Century Square

Shadow- Macy’s

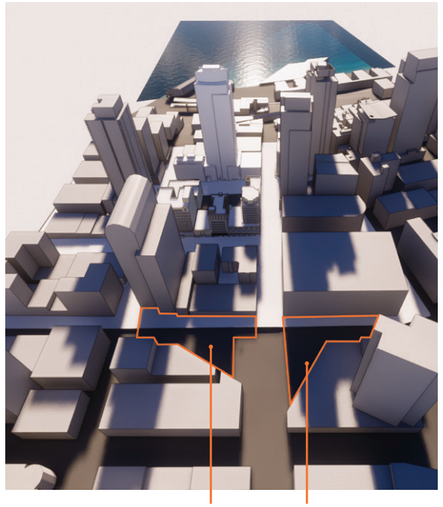
MARCH / SEP 21 3:00 PM



Shadow- 1521 2nd

Shadow - Helios & Macy’s

MARCH / SEP 21 3:30 PM



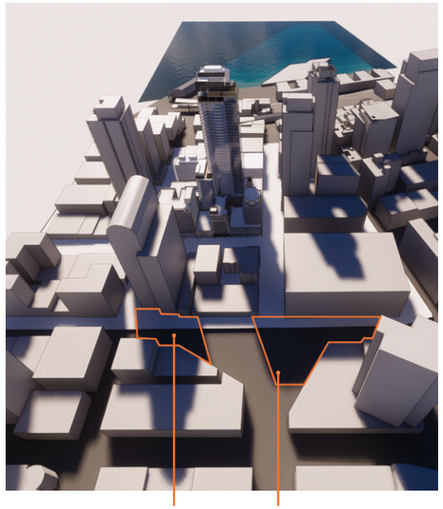
Shadow-1521 2nd & Century Square

Shadow - Helios & Macy’s

Without Proposed Tower

Closer study of the 3PM average solar / shadow study. Upper series of images shows the hour between 2:30 and 3:30 without a proposed tower on the site. The lower series of images shows the shadow pattern with the preferred massing. The sweep of the shadow across Westlake Park indicates the preferred concept’s shadow falls down the center of Pine Street at 3PM and then absorbs into the shadow cast by 1521 Condominiums by 3:30PM

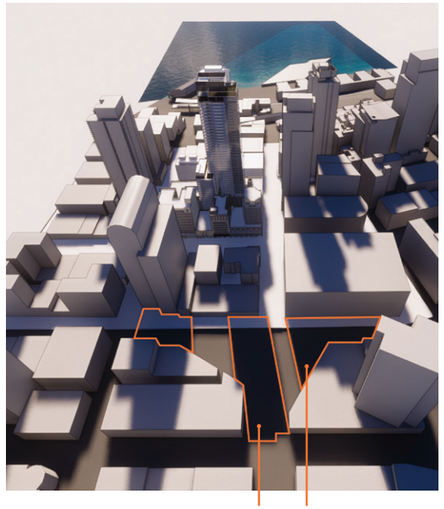
MARCH / SEP 21 2:30 PM



Shadow - Century Square

Shadow- 1521 2nd, Macy’s & Proposed

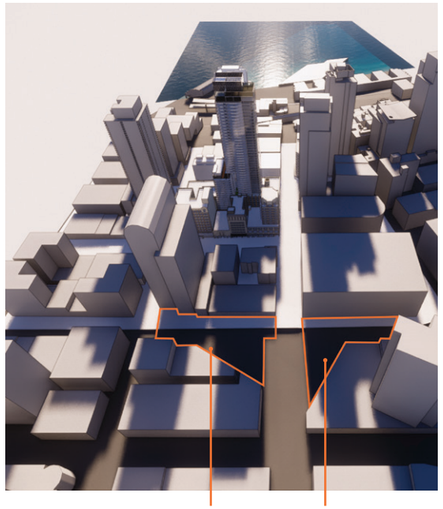
MARCH / SEP 21 3:00 PM



Shadow- 1521 2nd & Proposed

Shadow - Helios & Macy’s

MARCH / SEP 21 3:30 PM



Shadow - 1521 2nd, Century Square & Proposed

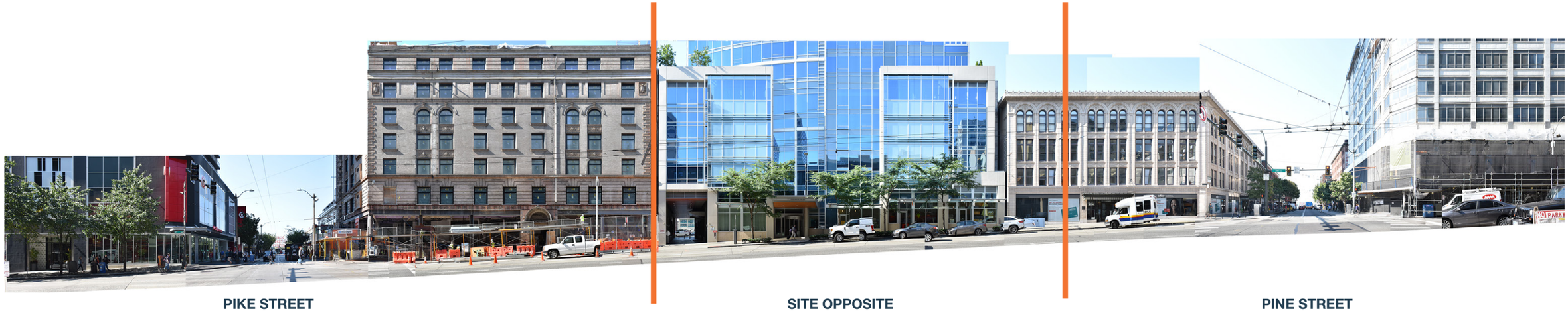
Shadow - Helios & Macy’s

With Proposed Tower



PINE STREET | SITE | PIKE STREET

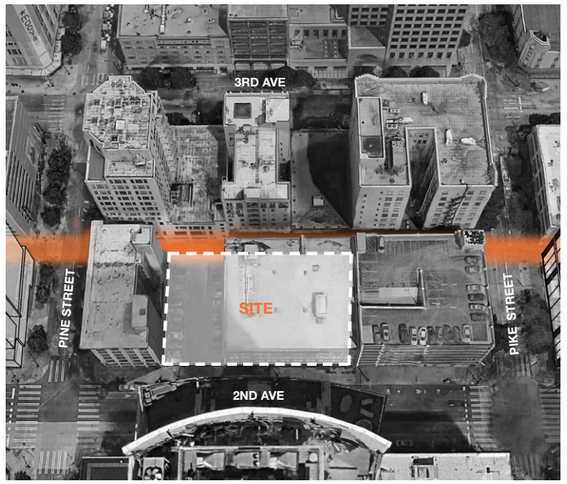
2ND AVENUE - FACING EAST



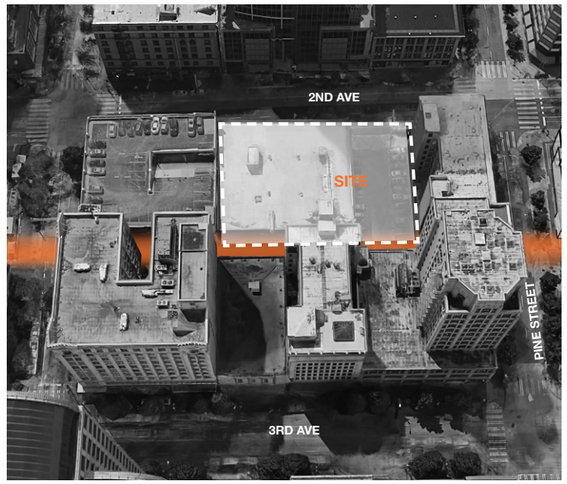
PIKE STREET | SITE OPPOSITE | PINE STREET

2ND AVENUE - FACING WEST

STREETSCAPE - ALLEY



ALLEY - FACING EAST



ALLEY - FACING WEST



ALLEY - EAST ELEVATION



1 PINE ST -
NORTH ALLEY ENTRY



2 OLYMPIC TOWER -
GARAGE ENTRY



3 FISCHER STUDIOS -
EGRESS DOORS



4 WINTERS GARDEN THEATER -
LOADING ENTRY



5 PIKE ST -
SOUTH ALLEY ENTRY



1 VIEW FROM 2ND AVE FACING NE



2 VIEW FROM 2ND AVE FACING SW



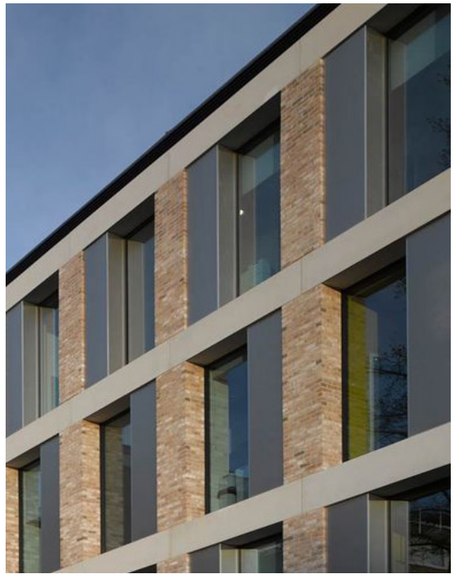


3 VIEW FROM ALLEY OF SE CORNER OF CHROMER BUILDING



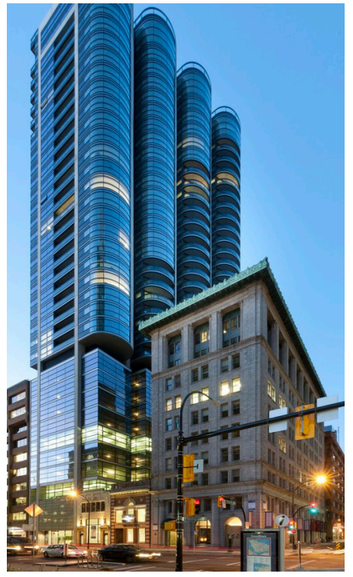
4 VIEW FROM ALLEY OF NE CORNER OF SURFACE PARKING LOT

DESIGN INSPIRATION AND PRECEDENT - PODIUM AND STREET LEVEL







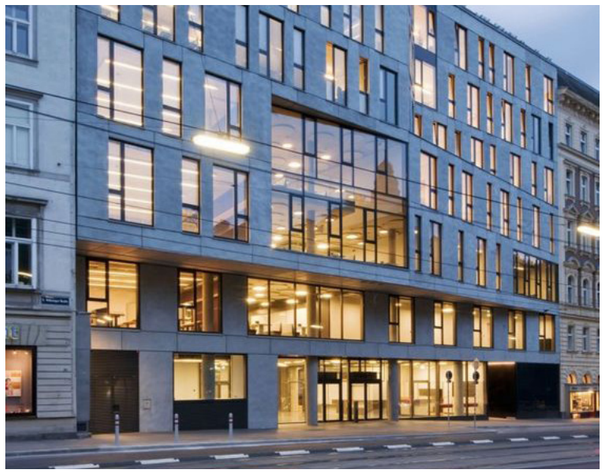


Relevant precedents for the composition and articulation of the podium are proposed in these images.

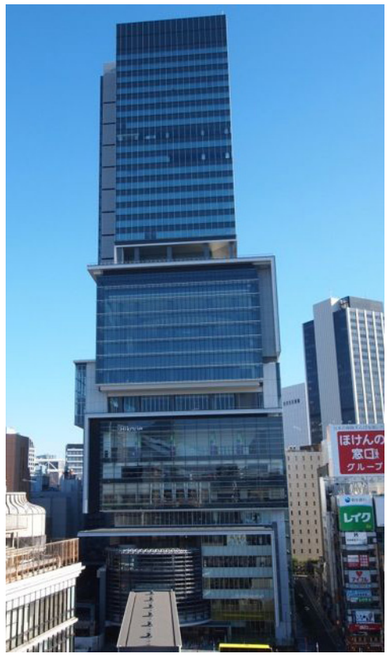
Each responds to, and expands upon the character of existing nearby facades, composed of solid and void, of articulation of frame, and of durable materials - all communicating the inherent human scale and use, appropriate to the building program. Each contributes to the existing urban pattern and form of the block, similar to conditions along Second Avenue.





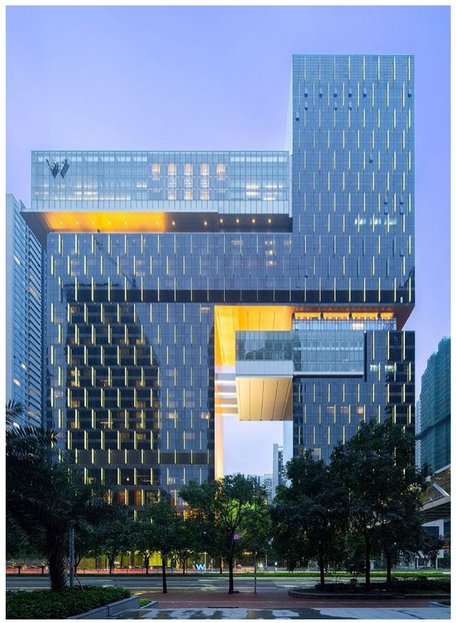


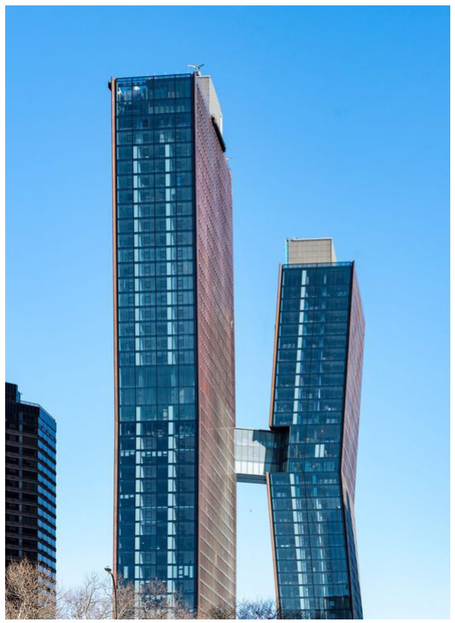
DESIGN INSPIRATION AND PRECEDENT - TOWERS



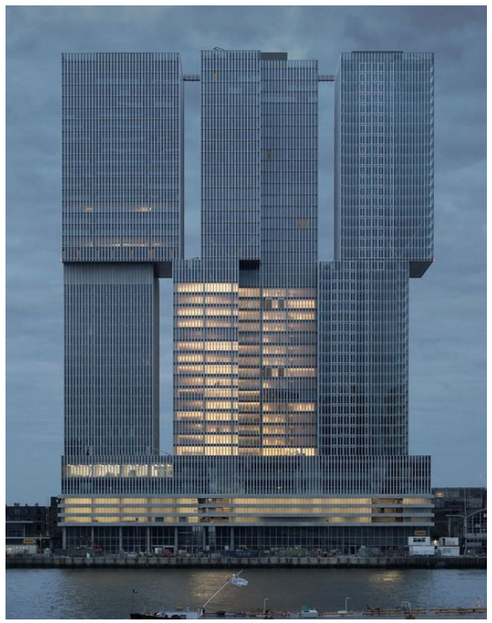










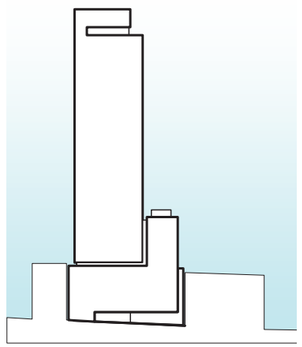


Relevant precedents for the tower forms are proposed in these images, towers that complement and engage with their surroundings.

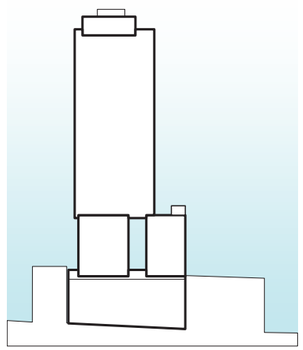
The preferred alternative is a composition and dialog between a mama and baby tower, in proximity of each other - dependent upon each other. Articulation of program in a composition of separated towers or taller and shorter towers creates an opportunity to open space between, while also offering multiple scales with to appropriately engage the existing fabric of the surrounding blocks.

Tower precedents also suggest the scale-enhancing value of two-toned material compositions and resulting massing including subtle plane changes.

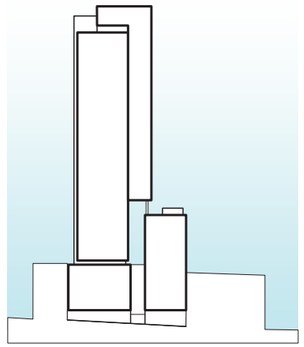
5.0
Architectural Massing Concepts



ALTERNATIVE 1
Side by Side



ALTERNATIVE 2
Stacked Boxes

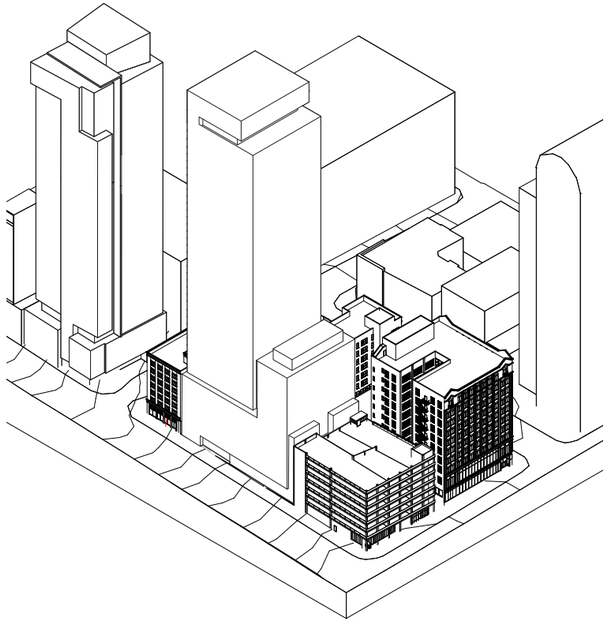


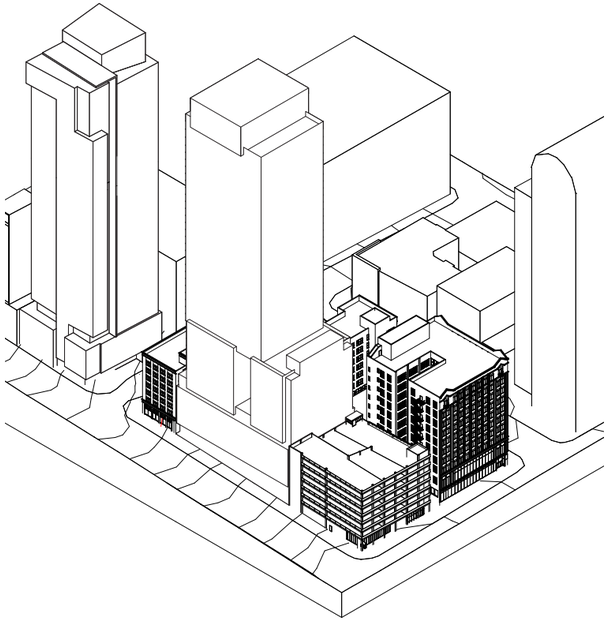
ALTERNATIVE 3
Preferred | Mama Tower

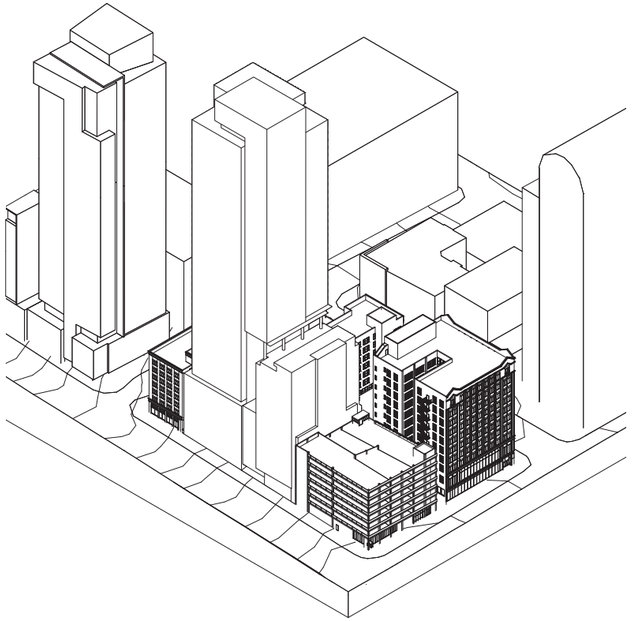
Design Parameters:

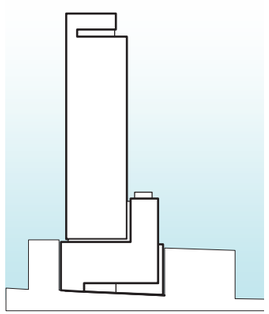
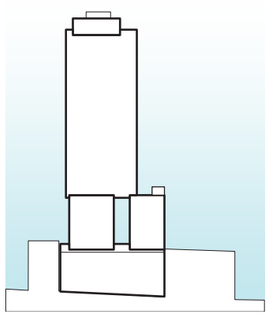
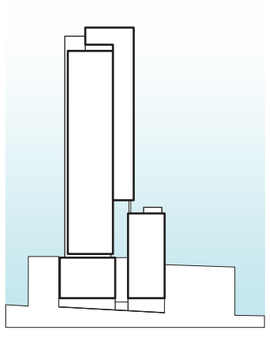
The three alternatives proposed share theses parameters:

- A relativity equal amount total gross square feet and salable building areas
- A tower positioned toward the north potion of the site. (Please see p. 41 for tower placement diagram)
- no development standard departures requested.

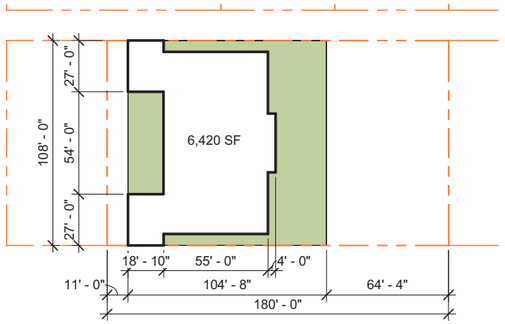




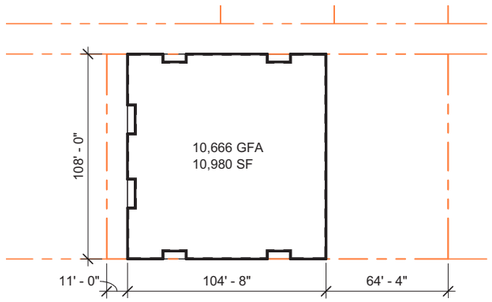


	DEVELOPMENT STRATEGY	PARKING OPTIONS AVAILABLE	OUTDOOR AMENITIES	DEPARTURES REQUESTED
Alternative 1 Side by Side 	The first alternative is an expression of the zoning envelope Two towers above an 85’ high podium is proposed. One 484’ high tower to the north. Per the zoning code the tower’s floor plates are 10,700 sf from 85’ to 484’. The second tower at 160’ H is to the south. It is directly adjacent to the taller tower and fills in the remainder of the site. The 85’ H podium is continuous.	4 levels below, 4 levels above; 100% of street frontage screened with residential units	ROOFTOP TERRACES AT 484’ AND 160’	**NONE**
Alternative 2 Stacked Boxes 	The second alternative is also two towers. The 484’ high tower to the north has an average floor plate area per floor of 10,700 sf, however it varies the size of the plates. Levels 17- 44 maximizes each floor plate per zoning to 11,500 sf. Levels 9-16 are 8,000 sf per floor to maintain the 10,700 average. By averaging the 484’ H tower w/ larger plates above, 160’ a 26’ wide opening between the lower “boxes” can be made to provide daylight and relief mid-block. A continuous 85’ H podium forms the fourth “box.”	4 levels below, 4 levels above; 100% of street frontage screened with residential units	ROOFTOP TERRACES AT 484’ AND 160’	**NONE**
Alternative 3 | Preferred Mama Tower 	The concept provides a continuous opening, or “gap” between towers from level 22 to level 8 and the gesture is continued through the podium to the street. The 484’ H “mama” sits on an 85’ H podium to the north of the lobby at the “gap.” The 160’ H “baby” tower to the south is connected to the mama with columns at floor 19. It meets the street level to the south of the gap.	Approx 6 levels of below grade parking only. Above grade parking option N/A.	ROOFTOP TERRACES AT 484’ AND 160’	**NONE**

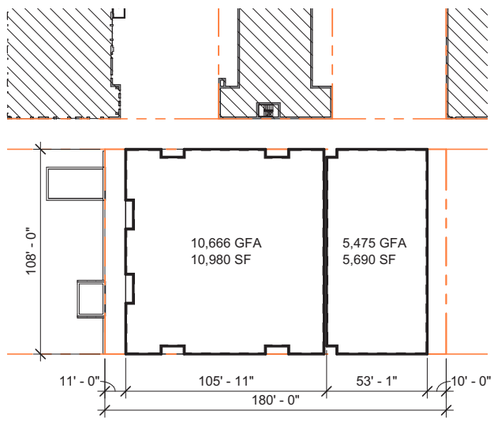
ALTERNATIVE 1 “SIDE BY SIDE” OVERVIEW



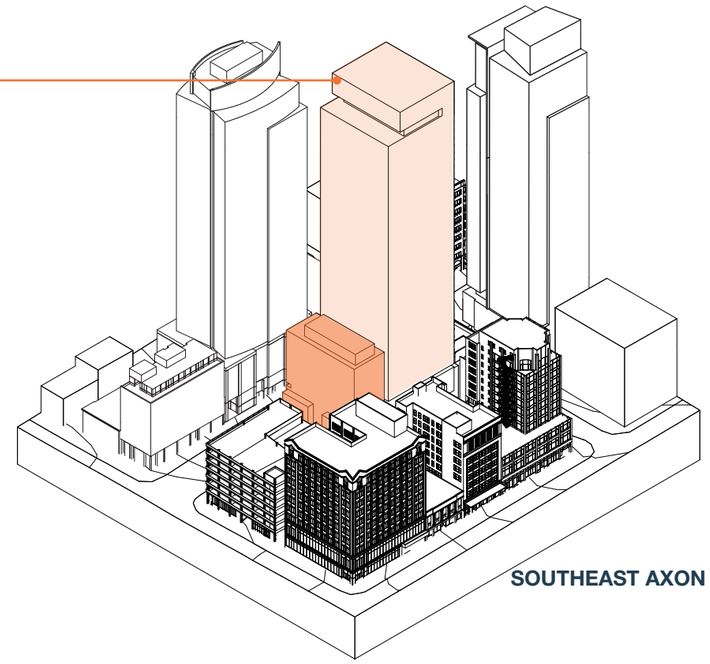
ROOF



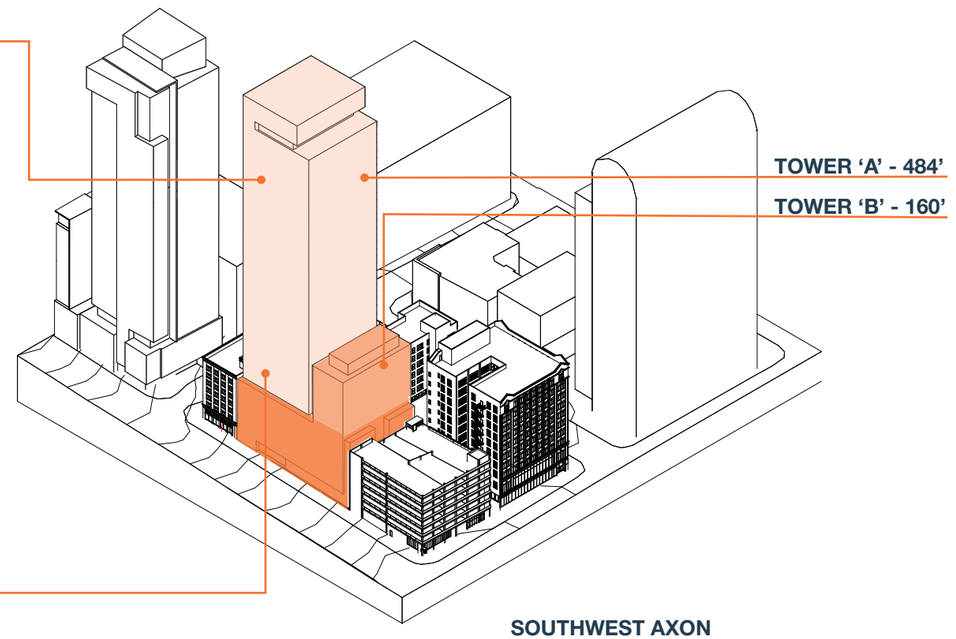
LEVELS 17-44



LEVELS 10-17 (TOWER A AND B)



SOUTHEAST AXON



SOUTHWEST AXON

484’H tower with an 10,700 gross floor area (GFA) adjacent to a 160’ H tower.

484’H tower positioned on north of site in order to:

+ Offset it’s neighbor, 1521 to the west

+ Offer south facing exterior roof terrace. (50% of required amenity area to be exterior)

+Positions 160H lower tower south, adjacent to the parking garage - a potential development site in the future.

Opportunities

+ Simple tower form
+ Flexibility for podium to have above grade parking option
+ No departures required

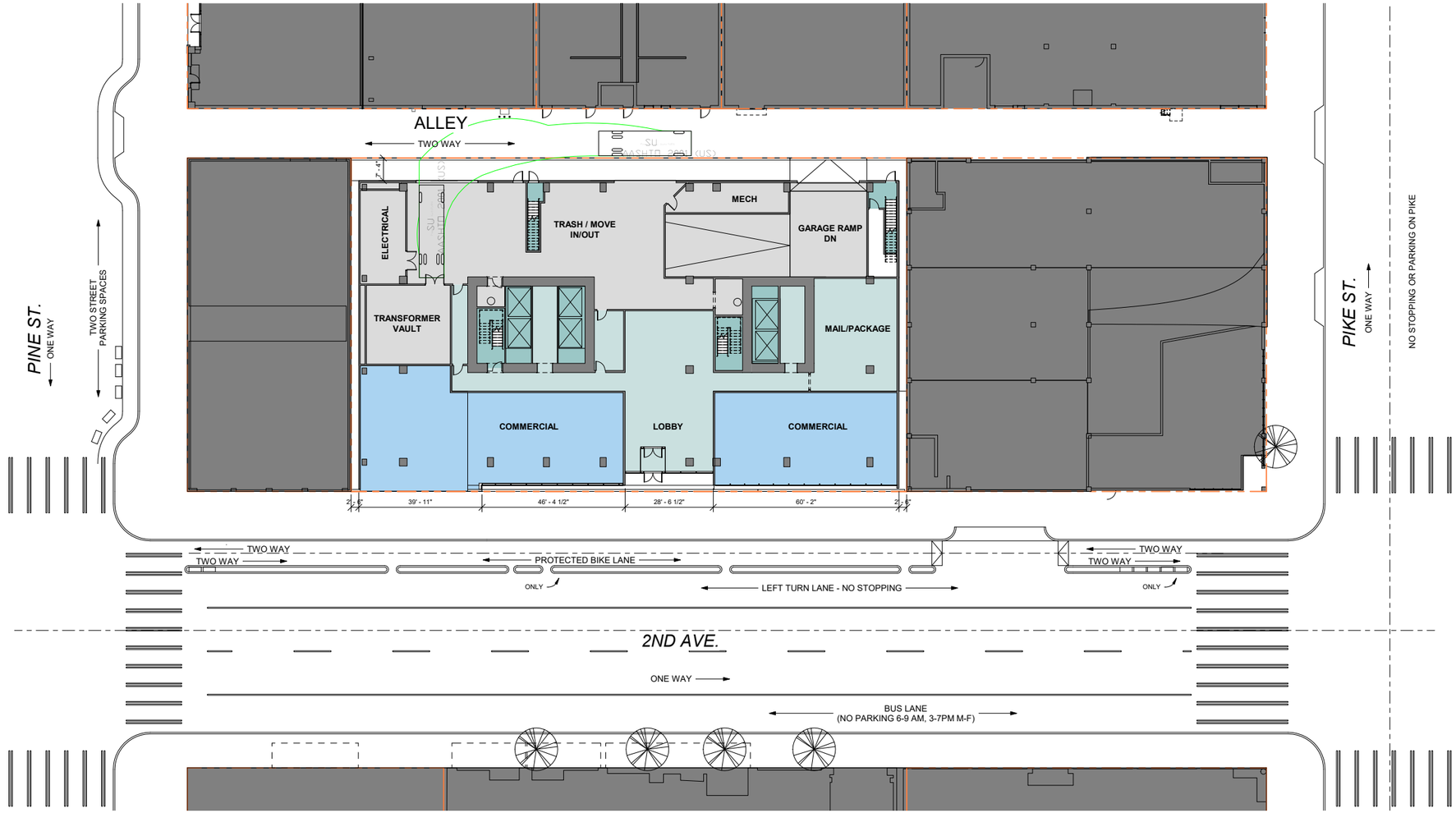
Constraints

- No mid block massing relief or opportunity for light and air lower in the podium levels when compared to the other alternatives

- More floor area lower in the building that has a size and shape that is not desirable for residential program

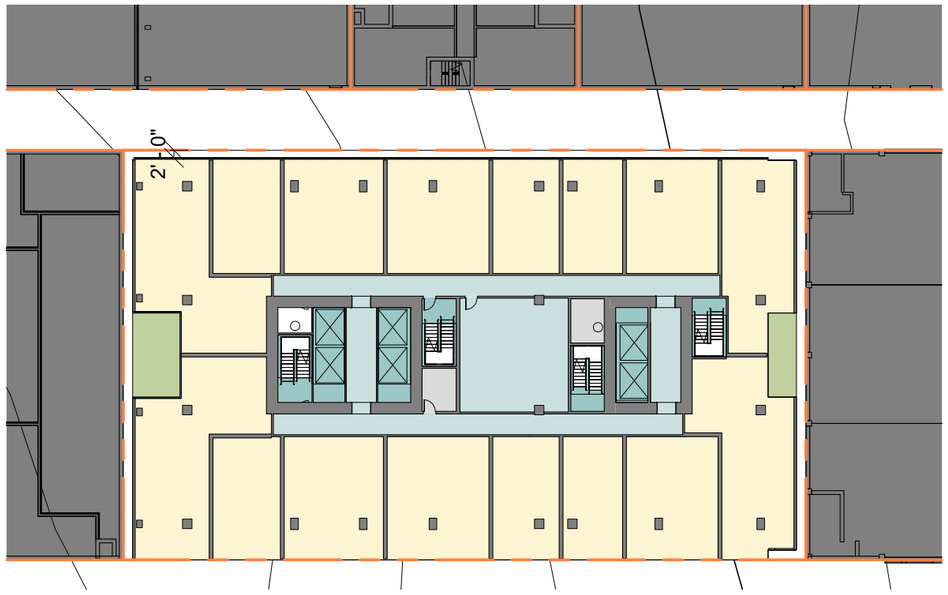
- Continuous 180’ long podium at the street level



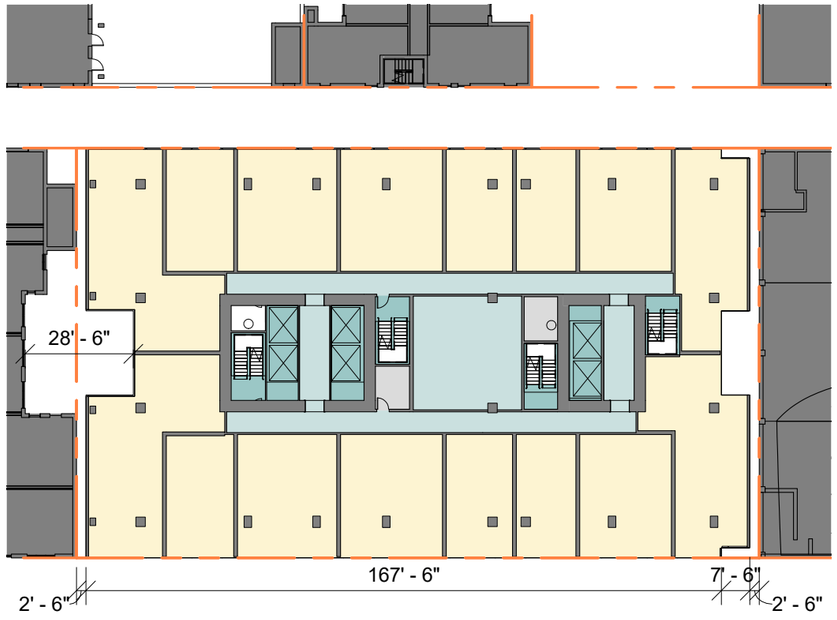


L01

- Units
- Commercial
- Corridor
- Parking
- Vertical Circulation
- Back of House
- Amenity
- Outdoor Amenity

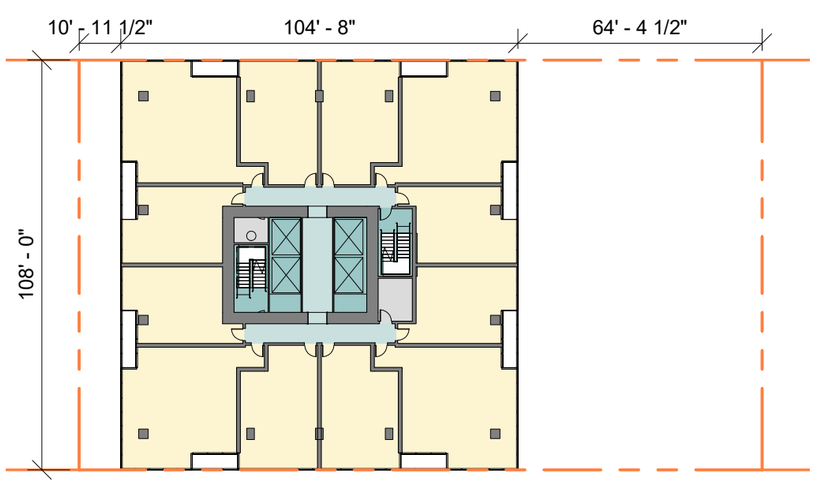


L 02

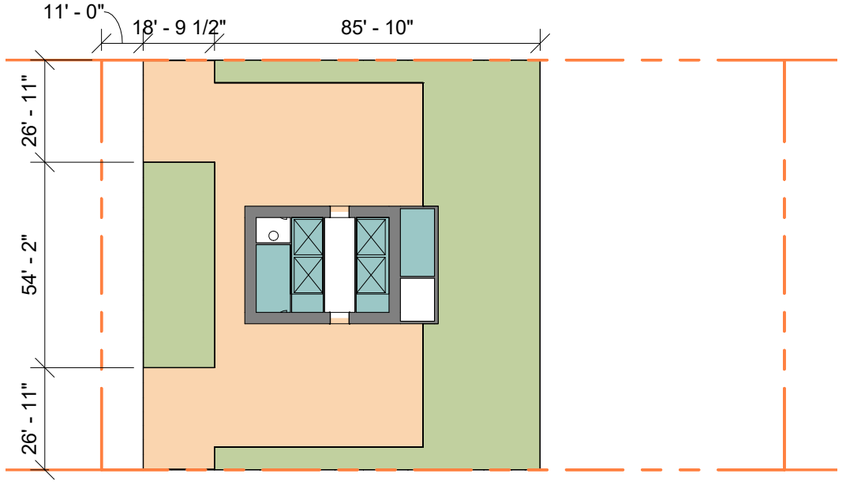


L 03-08

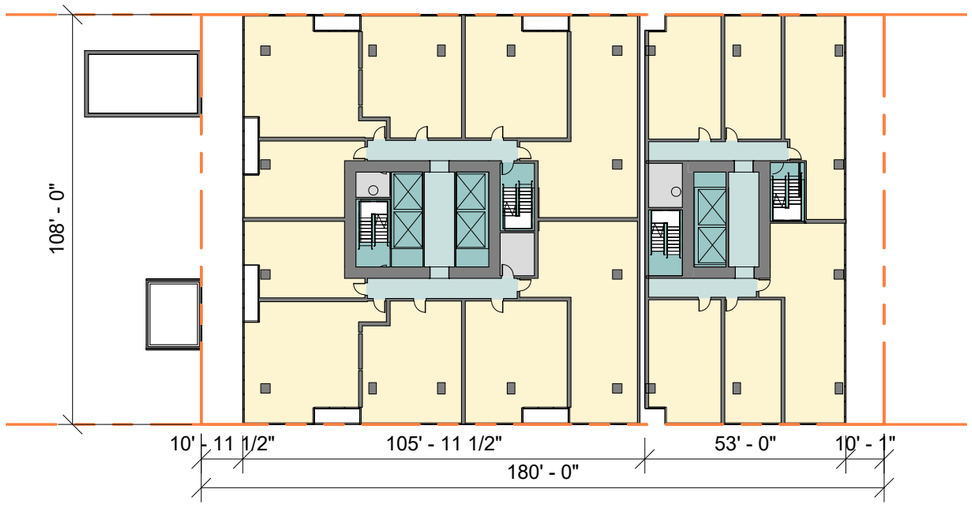
Units
Commercial
Corridor
Parking
Vertical Circulation
Back of House
Amenity
Outdoor Amenity



L 17-44



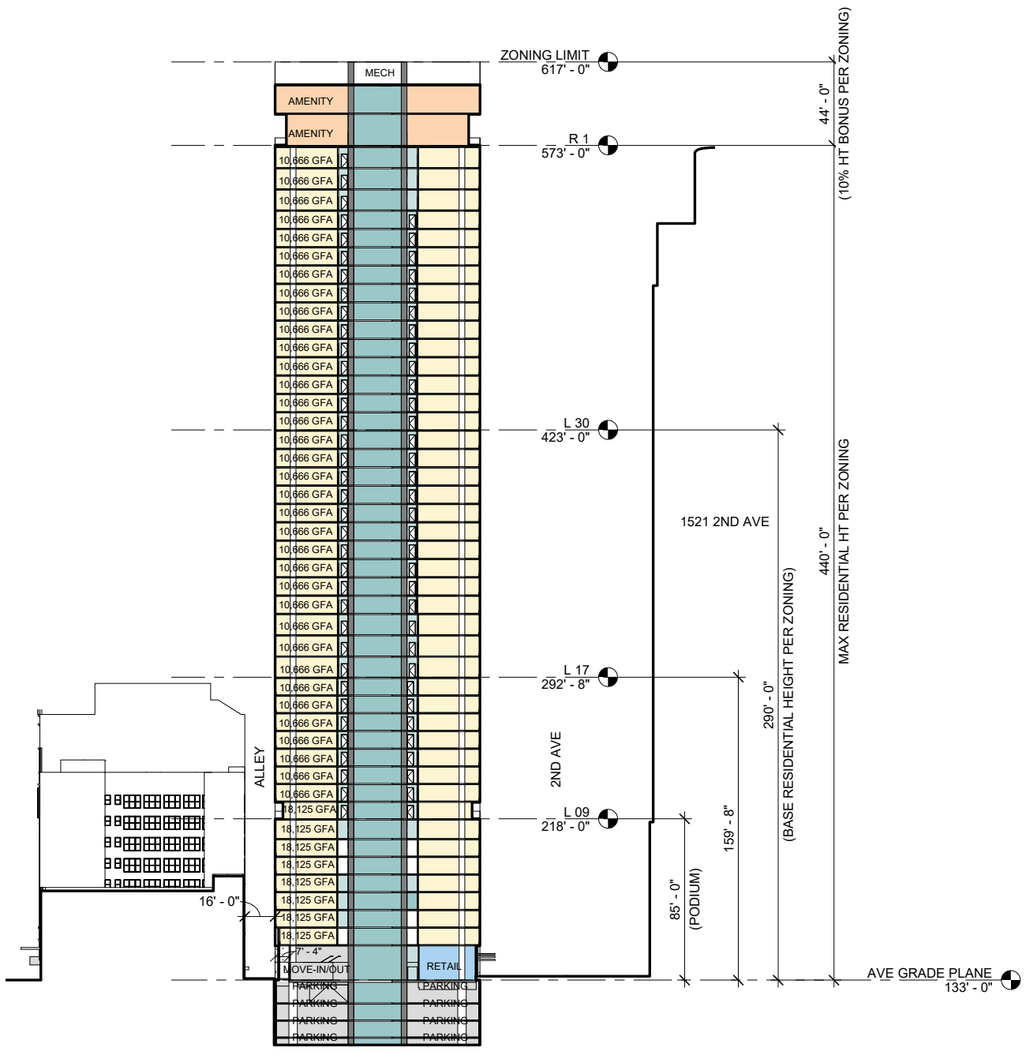
ROOF (R1)



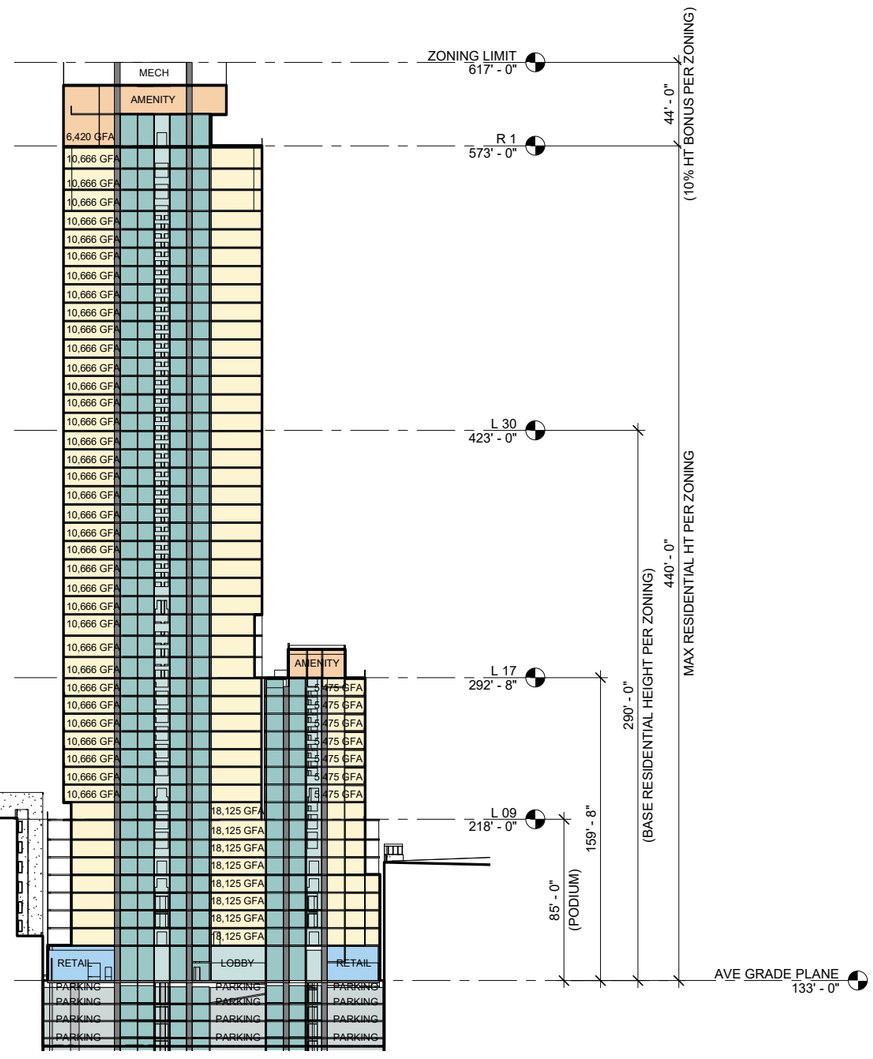
L 10-16 (L09 SIM)

Units
Commercial
Corridor
Parking
Vertical Circulation
Back of House
Amenity
Outdoor Amenity

ALTERNATIVE 1 “SIDE BY SIDE” SECTIONS



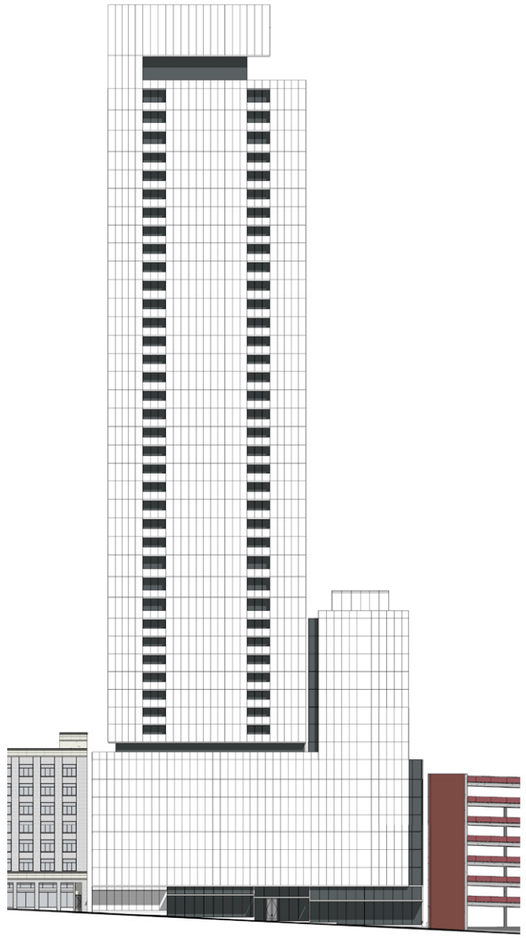
E-W SECTION



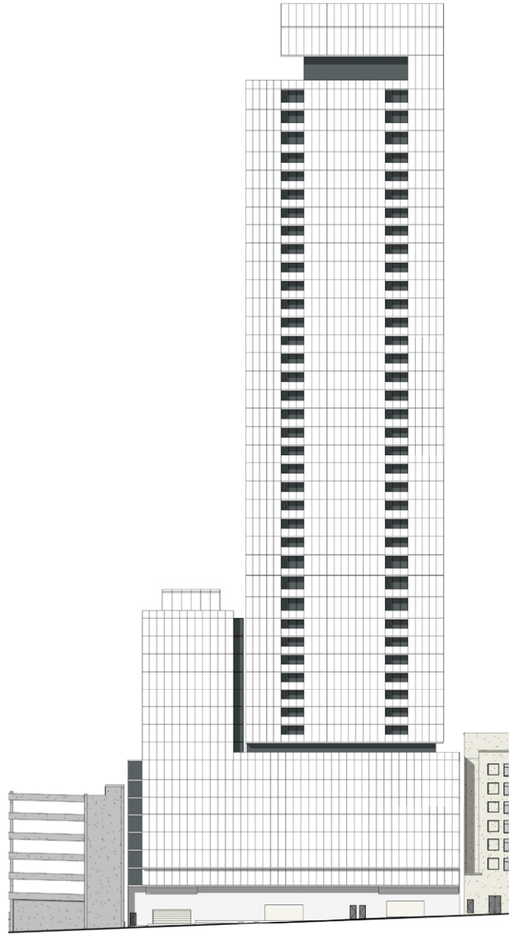
N-S SECTION

- Units
- Commercial
- Corridor
- Parking
- Vertical Circulation
- Back of House
- Amenity
- Outdoor Amenity

0 40 80 160



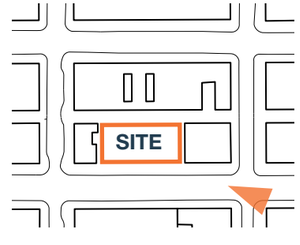
2ND AVE ELEVATION

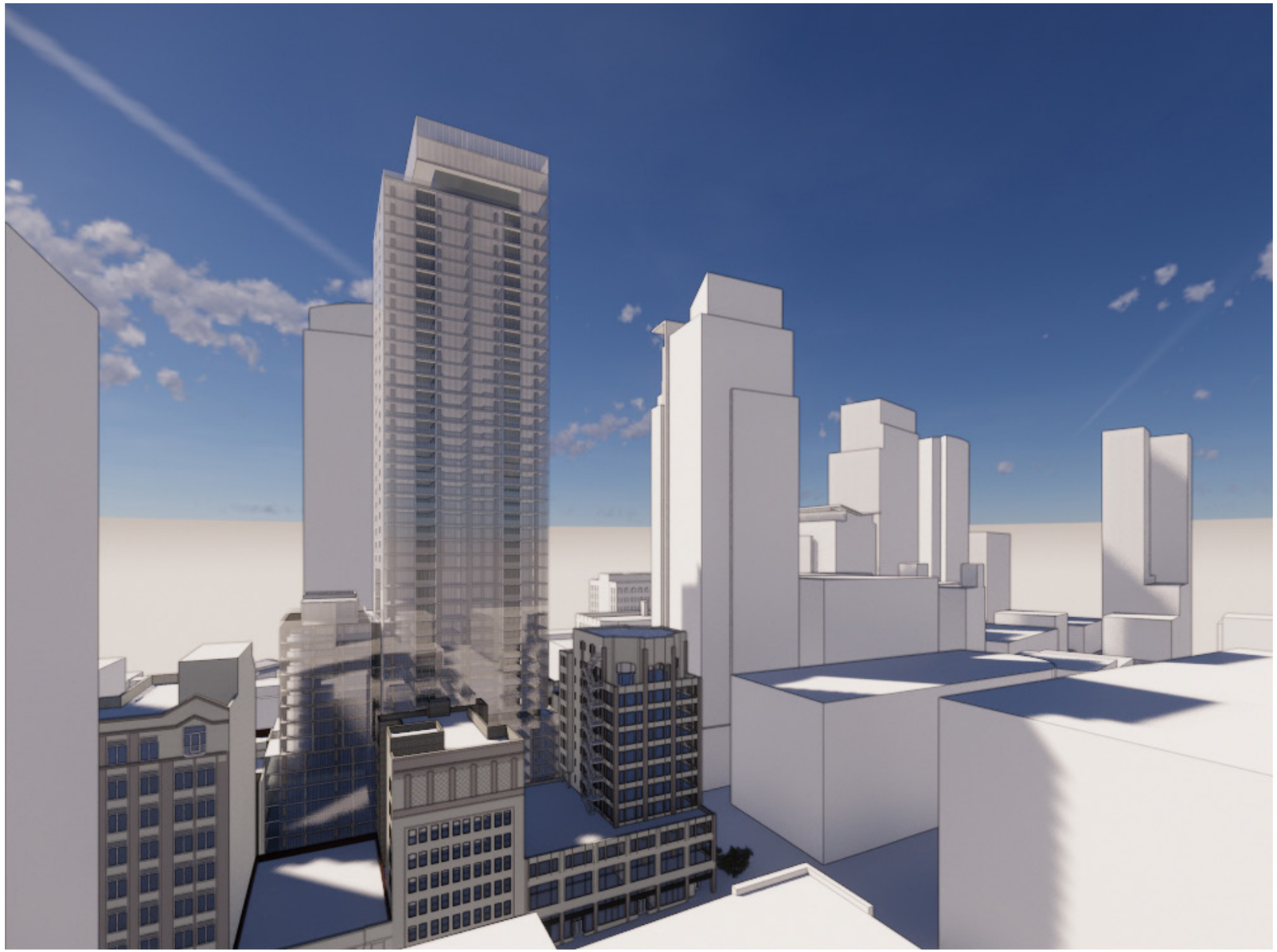


ALLEY ELEVATION

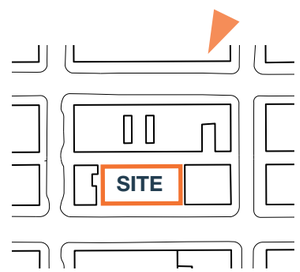


VIEW FROM SW LOOKING NE



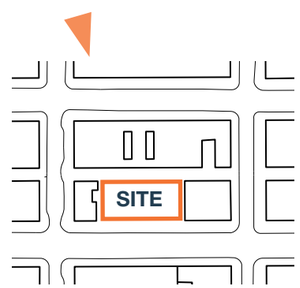


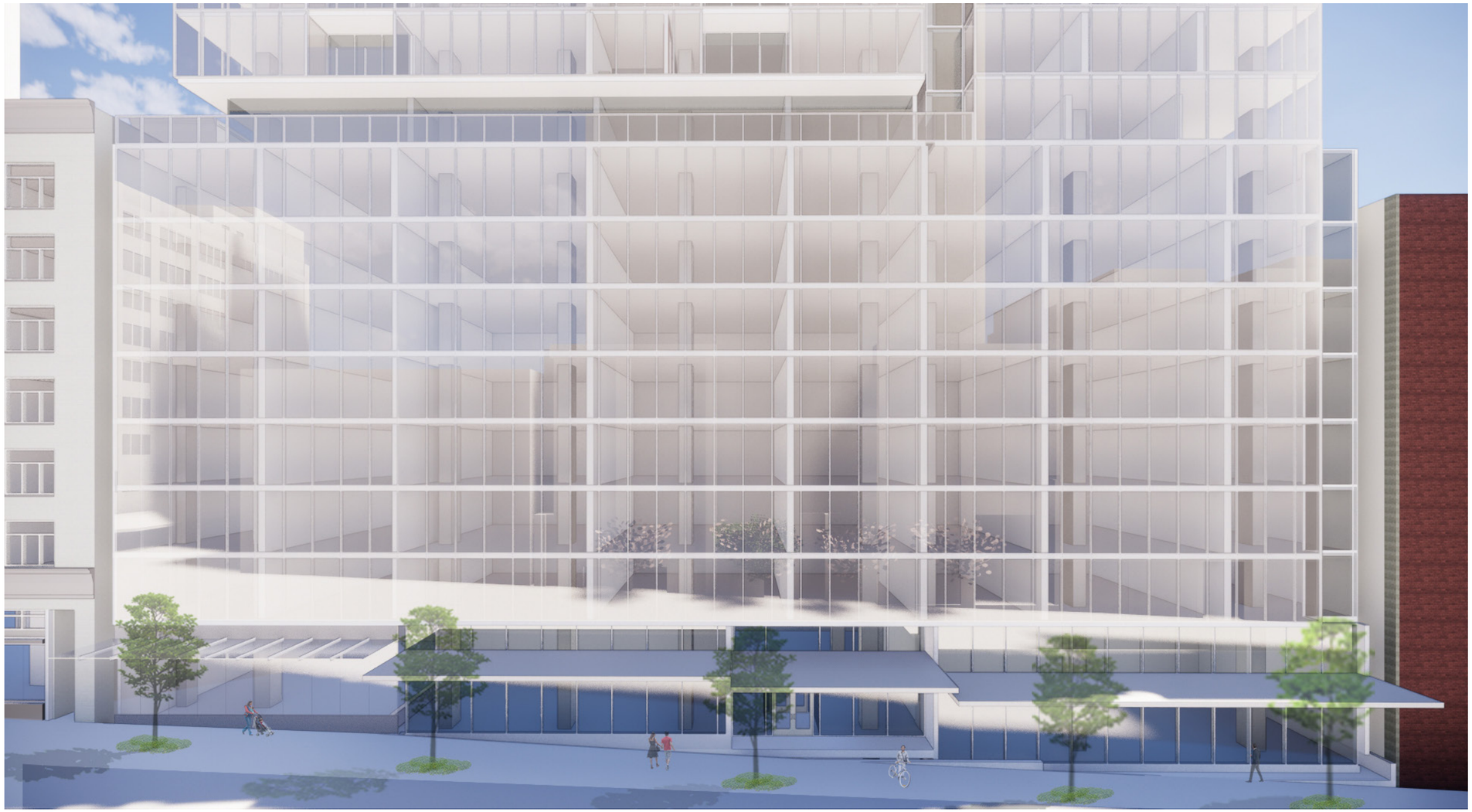
VIEW FROM SE LOOKING NW



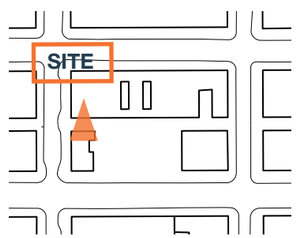


VIEW FROM NE LOOKING SW





STREET LEVEL VIEW FROM 2ND AVE

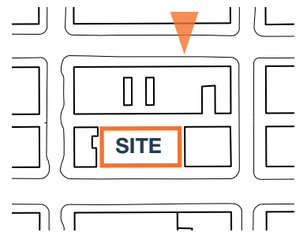




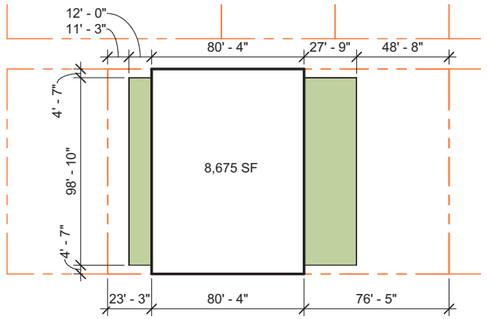

SITE



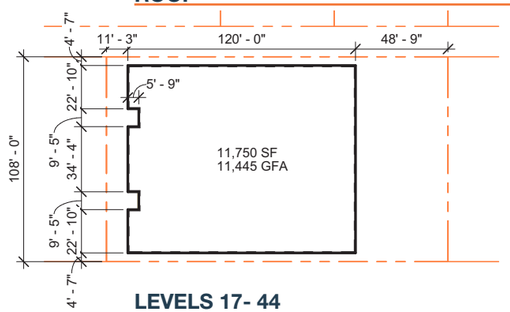
STREET LEVEL VIEW FROM 3RD AVE



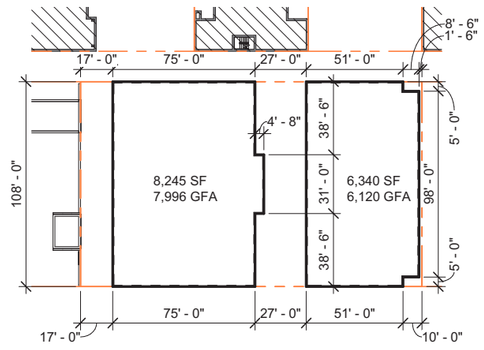
ALTERNATIVE 2 “STACKED BOXES” OVERVIEW



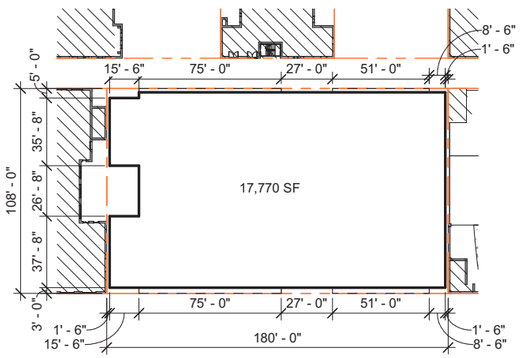
ROOF



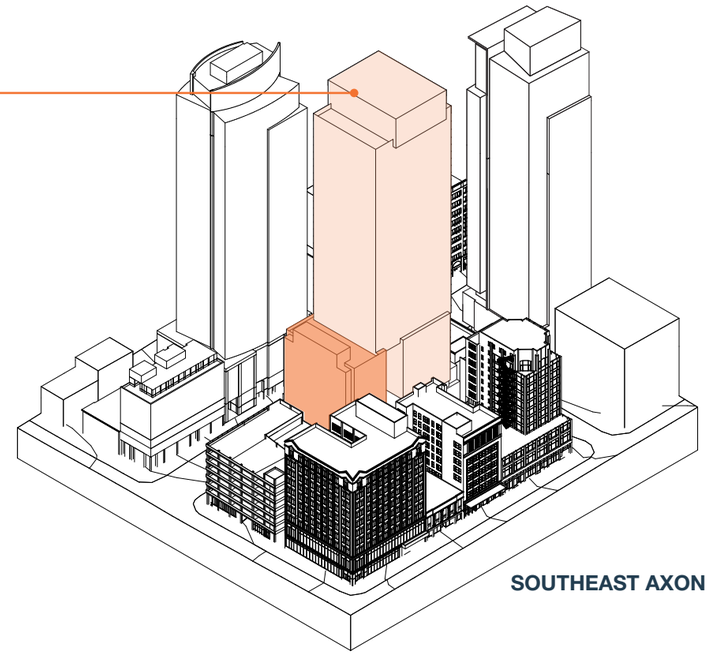
LEVELS 17- 44



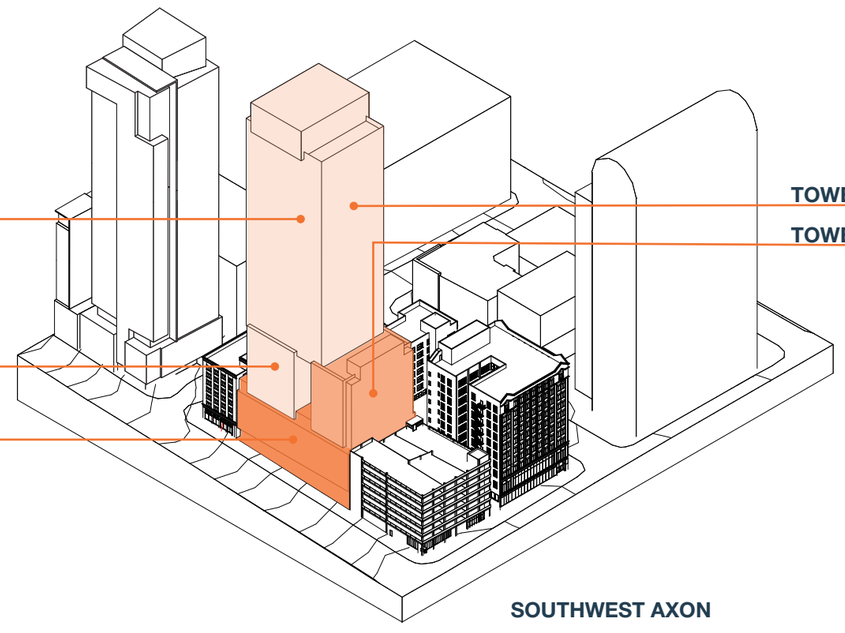
LEVELS 09-16 (TOWER A AND B)



LEVELS 07-08 (PODIUM)



SOUTHEAST AXON



TOWER ‘A’ - 484’

TOWER ‘B’ - 160’

SOUTHWEST AXON

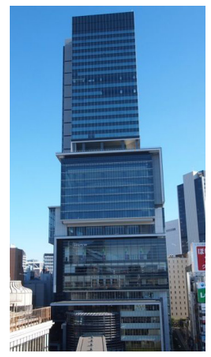
Continuous podium to 85’
Two towers above. Tower A averages 10,700 of gross floor area per zoning.
27’ wide open “gap” between tower A and Tower B up to level 17. Tower A sits on top of north edge of tower B.

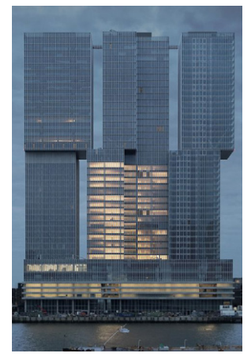
Opportunities

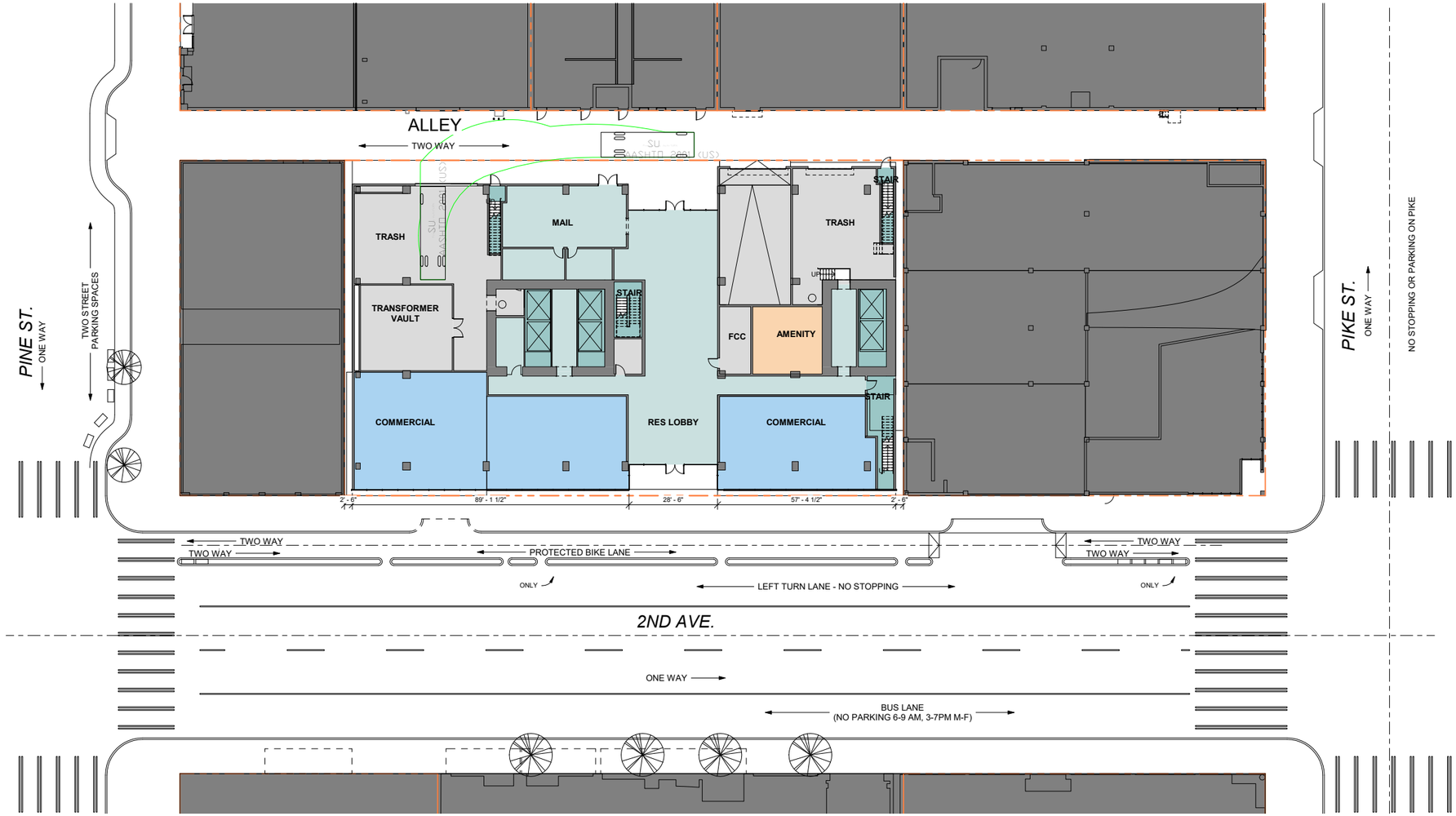
+ Opening between levels 09 and 17 provides opportunity for light and air lower in the proposed structure and reduced massing to better match near by neighbors
+ Flexibility for podium to have above grade parking option available
+ Simple structural solution to “rest” the 484’ tower on the 160’ tower
+ No departures required

Constraints

- 180’ x 108’ deep podium has a size and shape that is inefficient and not desirable for residential program
- Opening in massing starting at level 09 does not have a strong street level or pedestrian level connection
- Continuous 180’ long podium at the street level

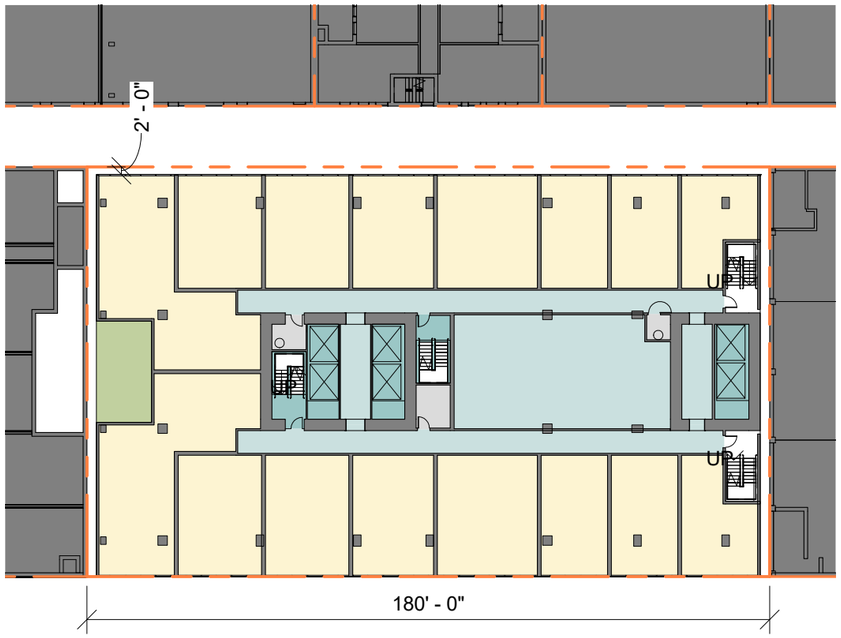




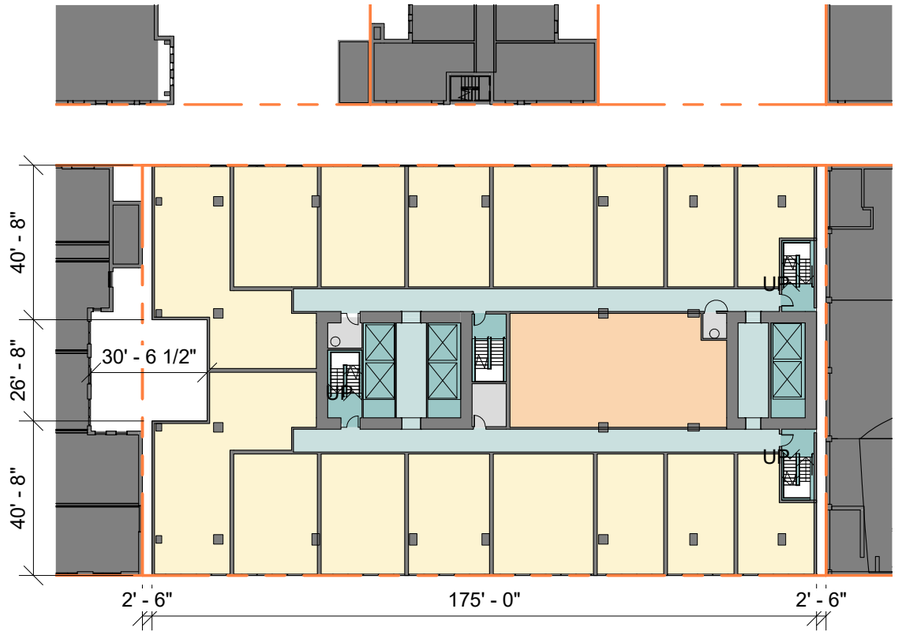


L01

- Units
- Commercial
- Corridor
- Parking
- Vertical Circulation
- Back of House
- Amenity
- Outdoor Amenity



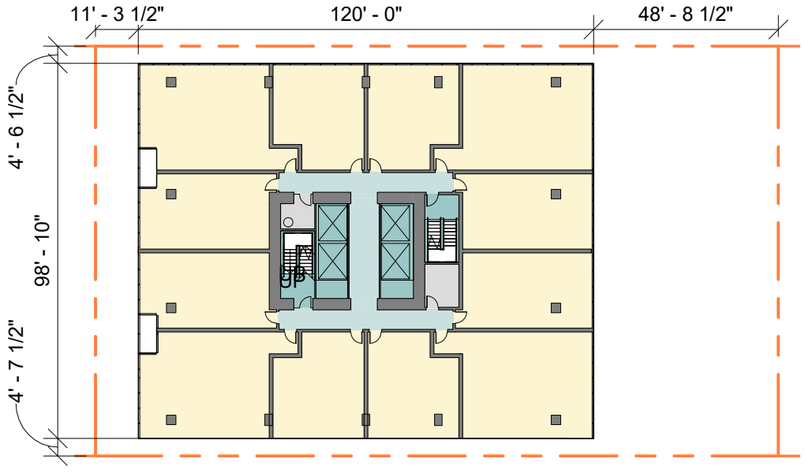
L 02



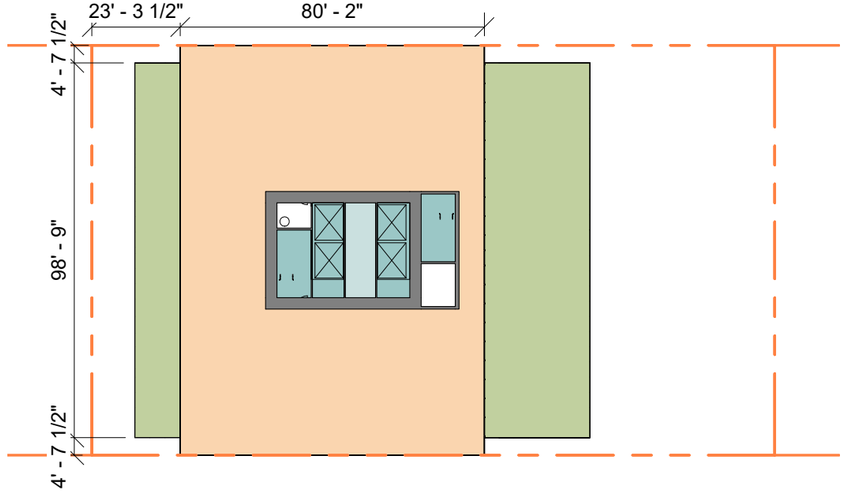
L 03-08

- Units
- Commercial
- Corridor
- Parking
- Vertical Circulation
- Back of House
- Amenity
- Outdoor Amenity

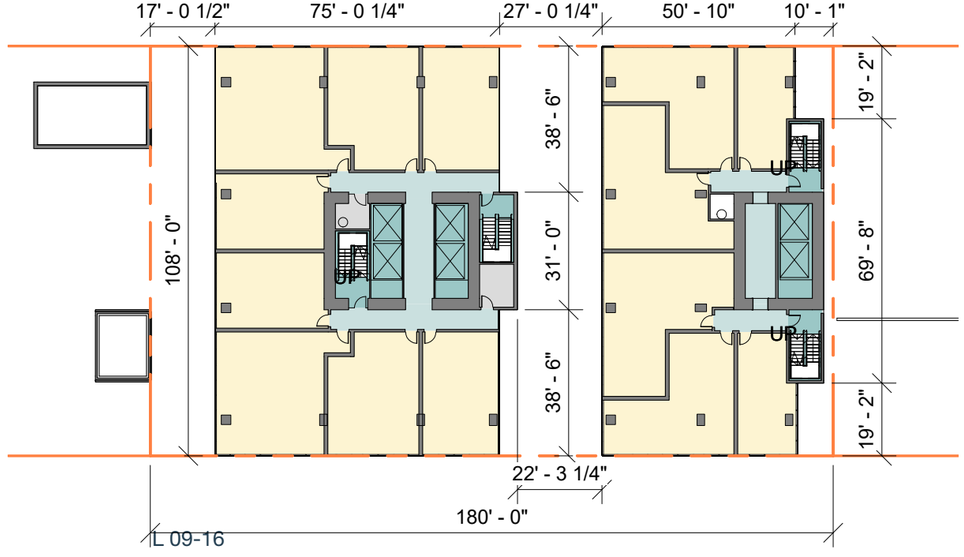
ALTERNATIVE 2 “STACKED BOXES” PLANS



L 17-44



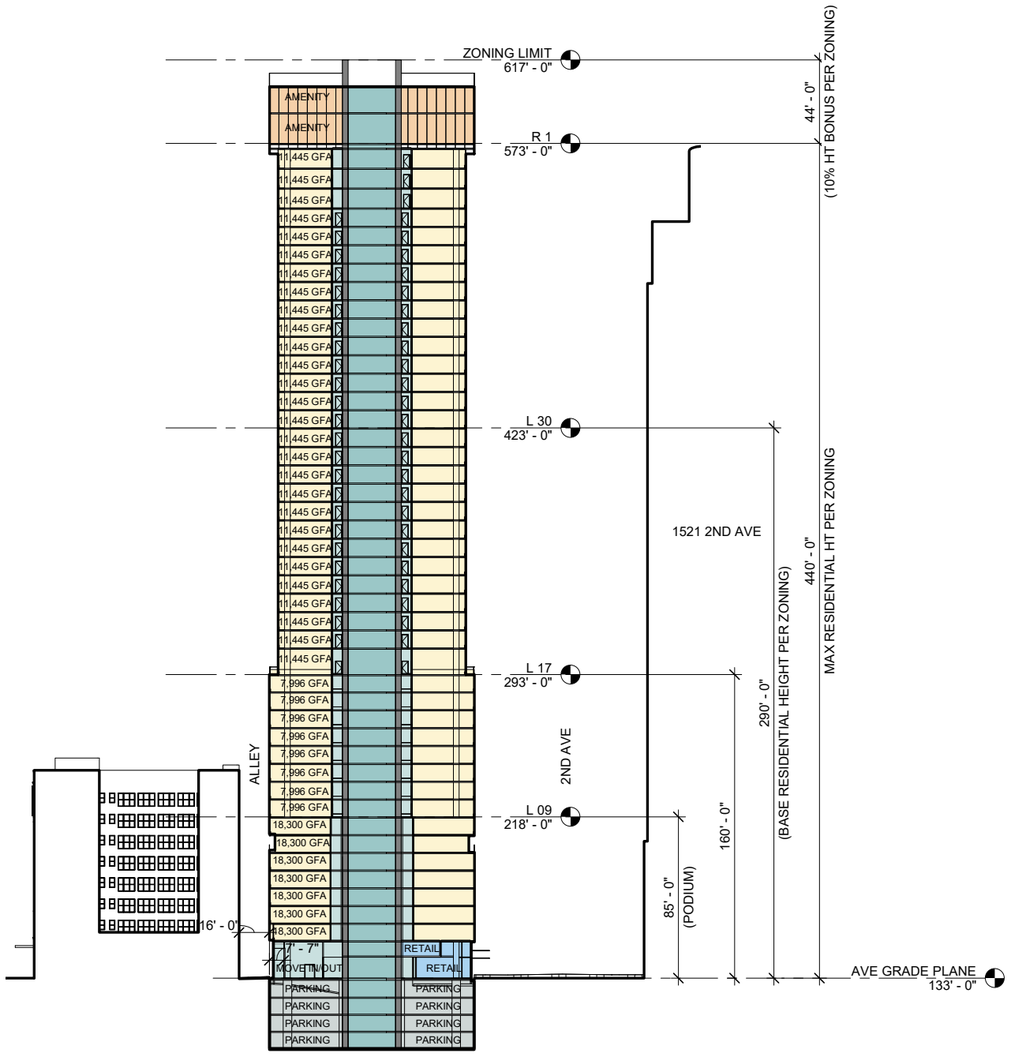
ROOF (R1)



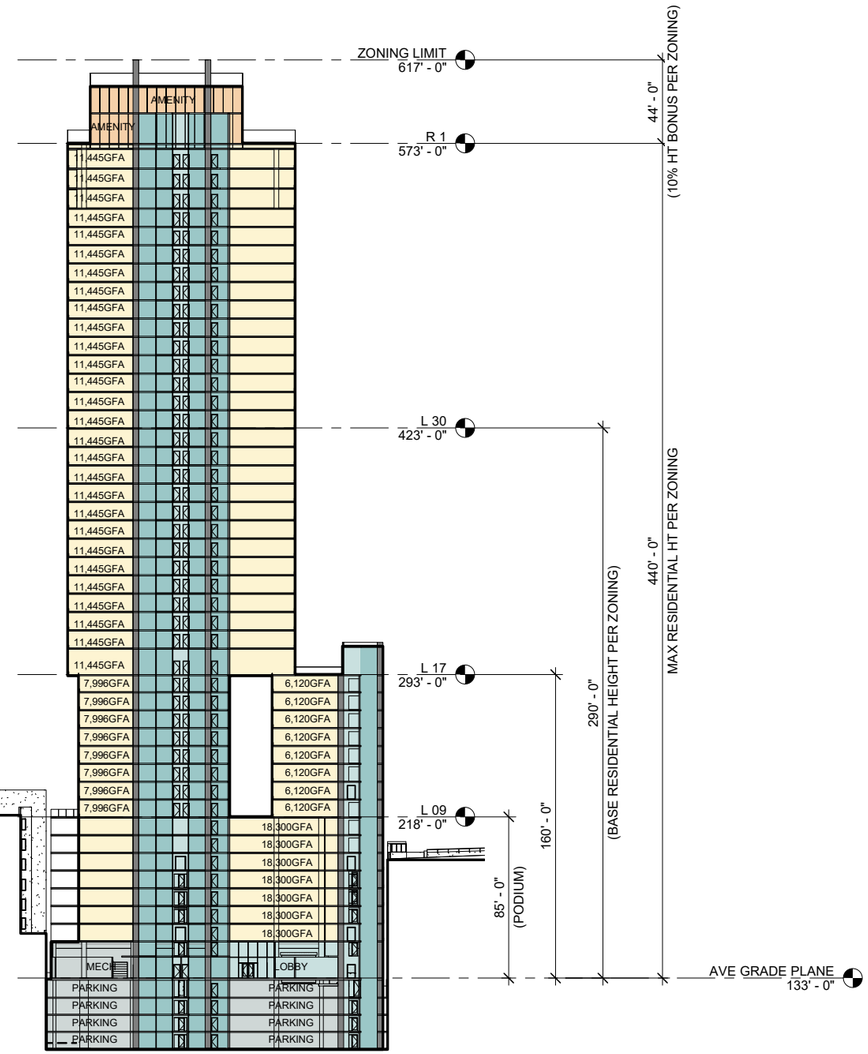
L 09-16

- Units
- Commercial
- Corridor
- Parking
- Vertical Circulation
- Back of House
- Amenity
- Outdoor Amenity

ALTERNATIVE 2 “STACKED BOXES” BUILDING SECTIONS



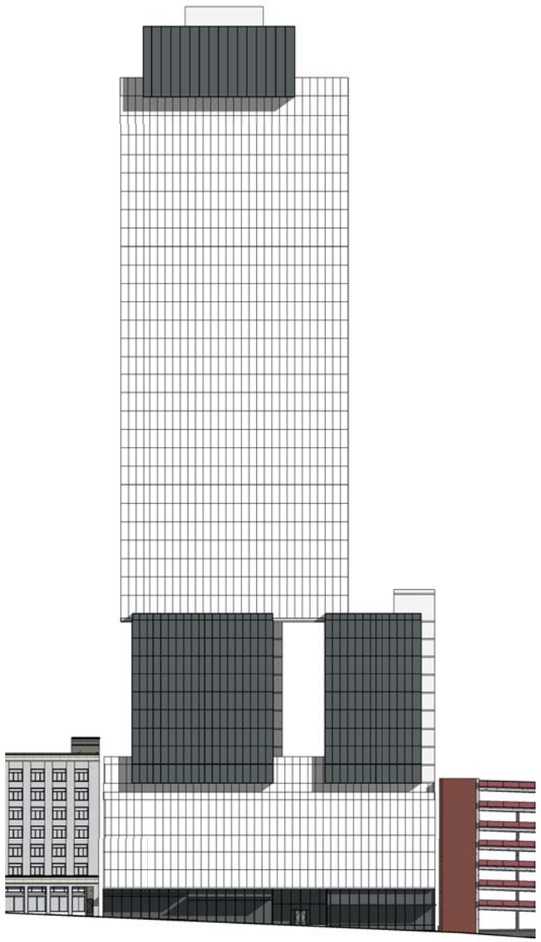
E-W SECTION



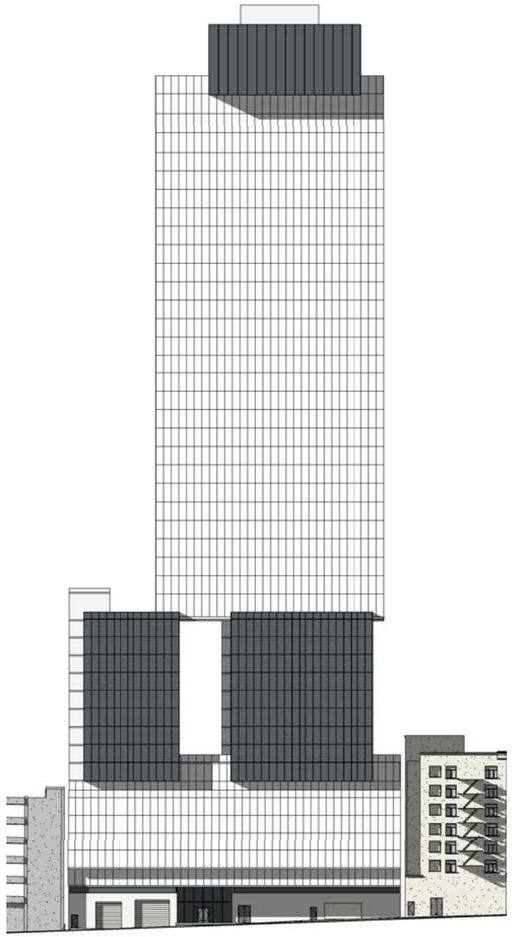
N-S SECTION

- Units
- Commercial
- Corridor
- Parking
- Vertical Circulation
- Back of House
- Amenity
- Outdoor Amenity

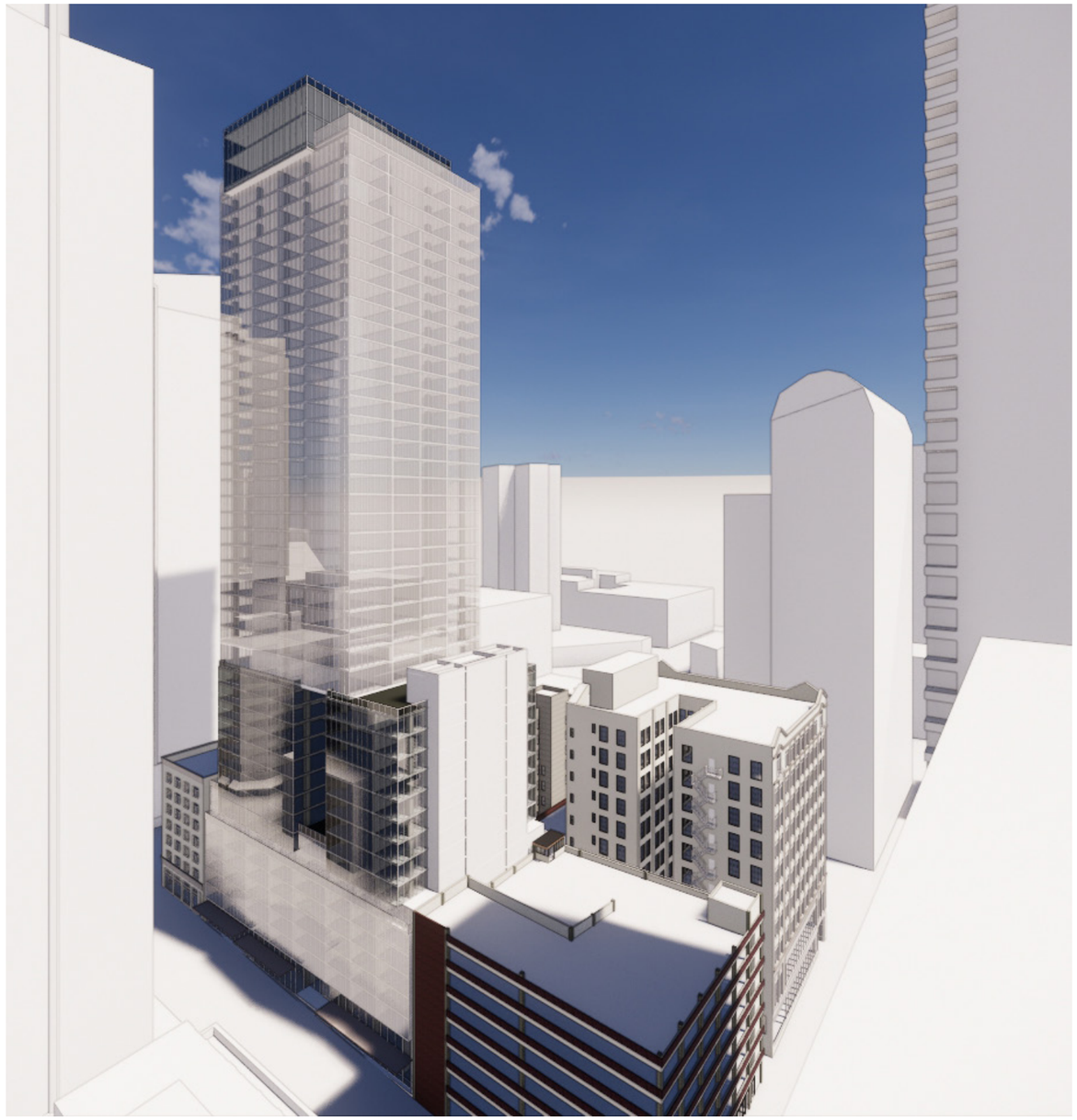
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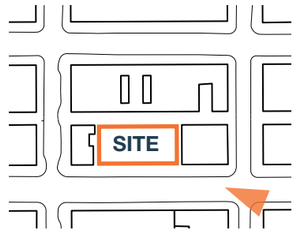
2ND AVE ELEVATION

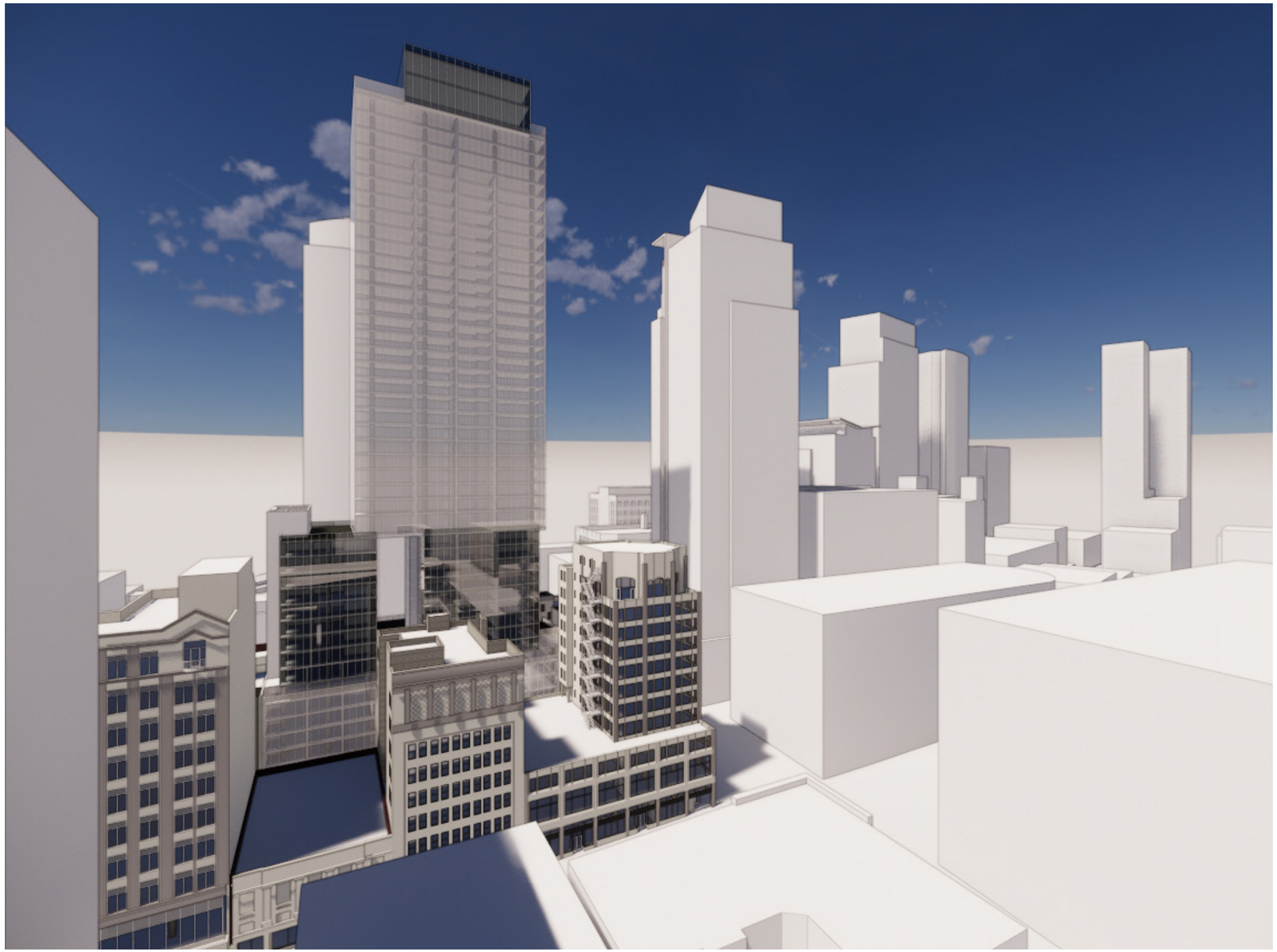


ALLEY ELEVATION

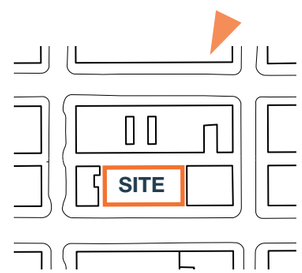


VIEW FROM SW LOOKING NE



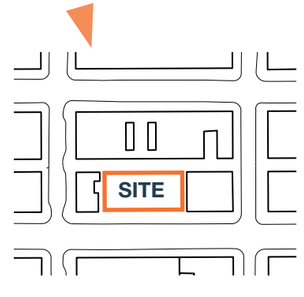


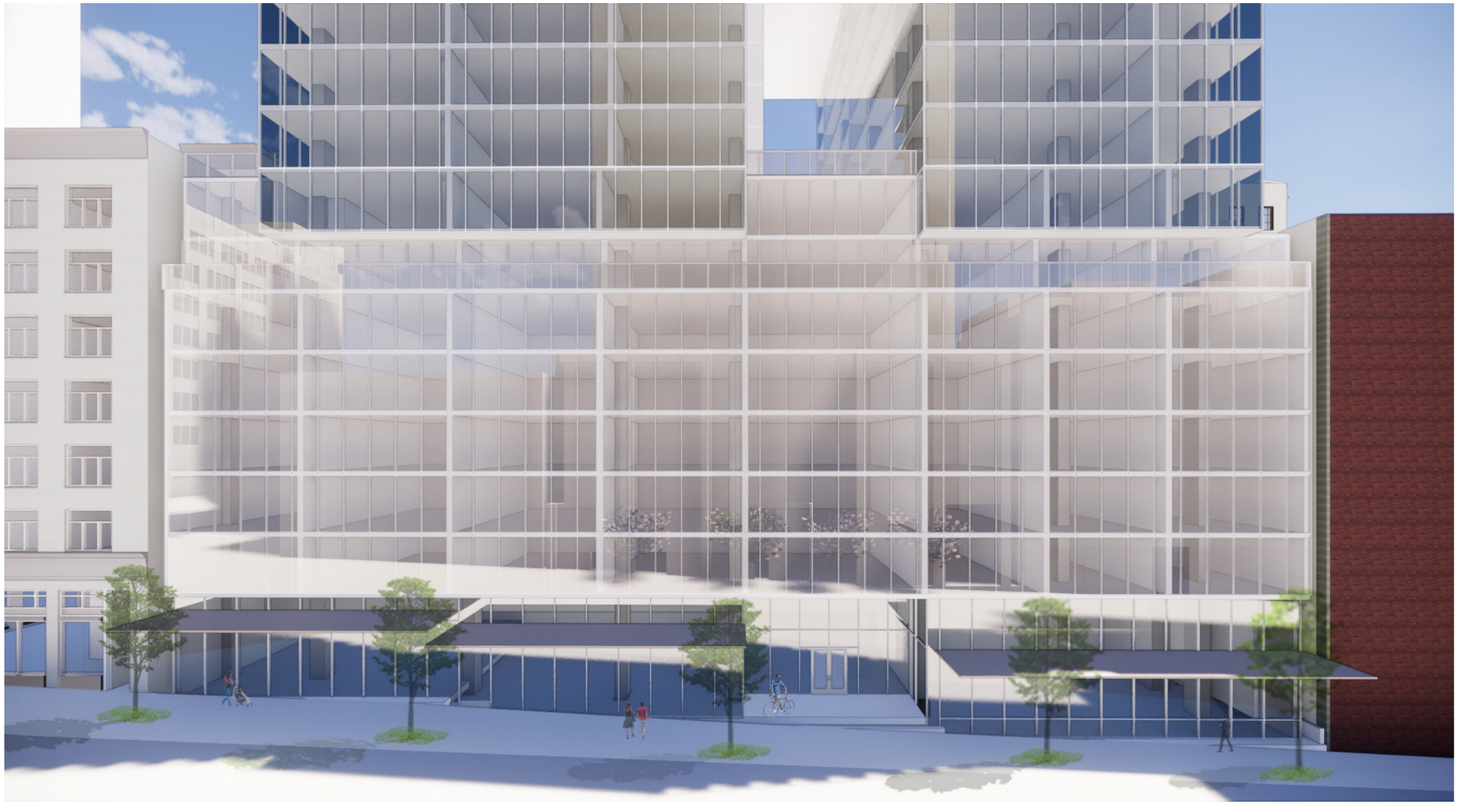
VIEW FROM SE LOOKING NW



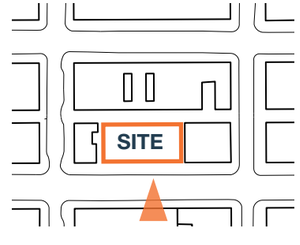


VIEW FROM NE LOOKING SW





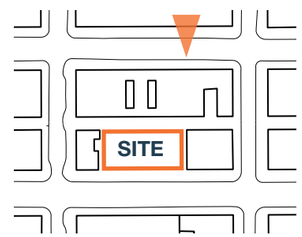
STREET LEVEL VIEW FROM 2ND AVE





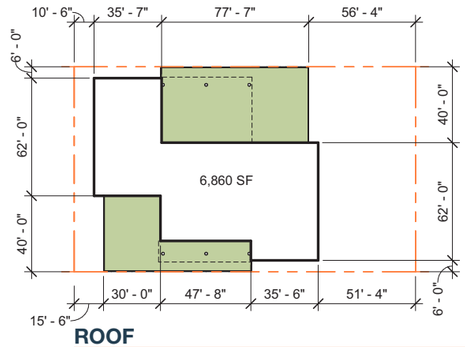

SITE



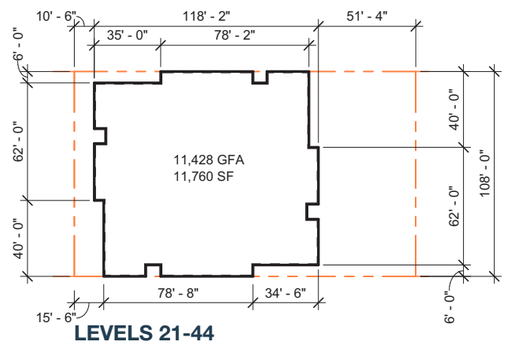


STREET LEVEL VIEW FROM 3RD AVE

ALTERNATIVE 3 (PREFERRED) “MAMA TOWER” OVERVIEW

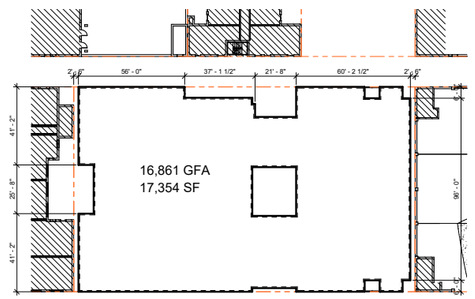


ROOF

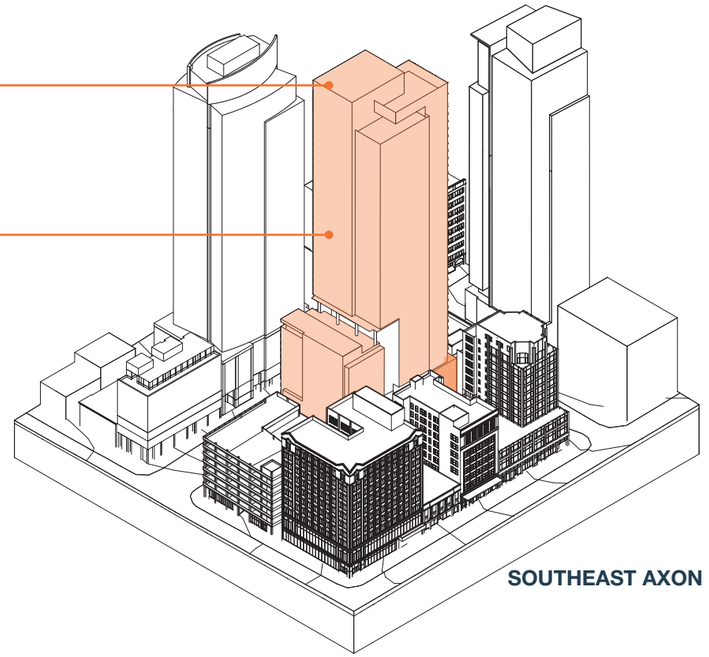


LEVELS 21-44

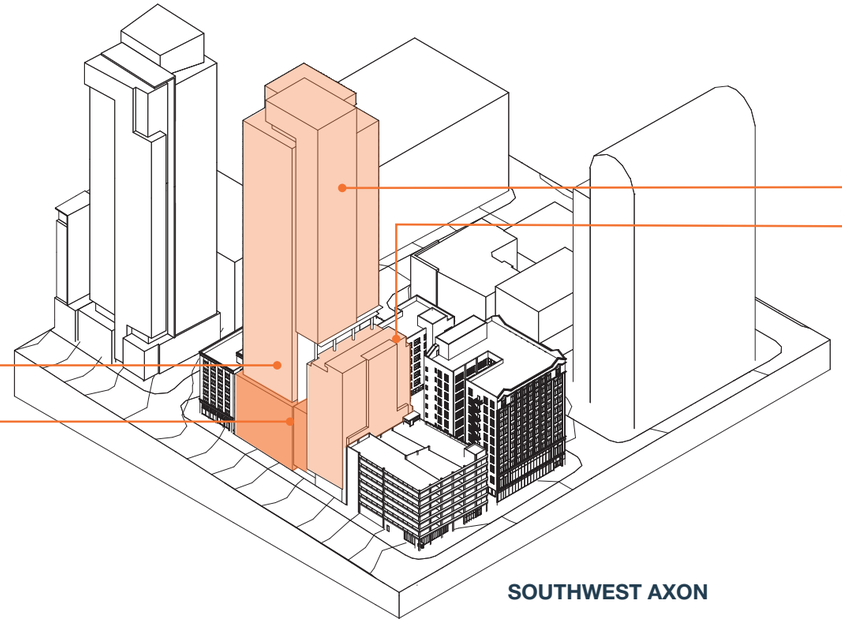
LEVELS 09-16 (TOWER A AND B)



LEVELS 04-09 (PODIUM)



SOUTHEAST AXON



TOWER ‘A’ - 484’

TOWER ‘B’ - 160’

SOUTHWEST AXON

“Mama” tower over a 90’ long podium. 160’ H “Baby” tower connected to its mama with a row of columns and horizontal lateral bracing at floor 17. The “Gap” between the towers provides a natural break in the massing, light and air into the center of the block and a memorable street level experience The pairing of the towers with the space between and smaller podium has a notion of designing for the block rather than a tower edifice inserted into a podium.

Opportunities

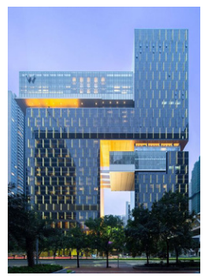
+ “Gap” between level 01 and 22 provides the most opportunity for light and air lower in the proposed structure and reduced massing to better match near by neighbors than the other two alternatives
+”Gap” brought down to street level to reduce the length of the podium - proposed to be 90’ long instead of 180’
+ three distinct street level facades - Podium, entry “Gap” and the base of the “Baby” Tower.
+”Gap at the street level provides a memorable pedestrian level experience
+”Gap” provides art opportunists
+ No departures required

Constraints

- Separation of the towers and discontinuous podium can not support an above grade parking option.

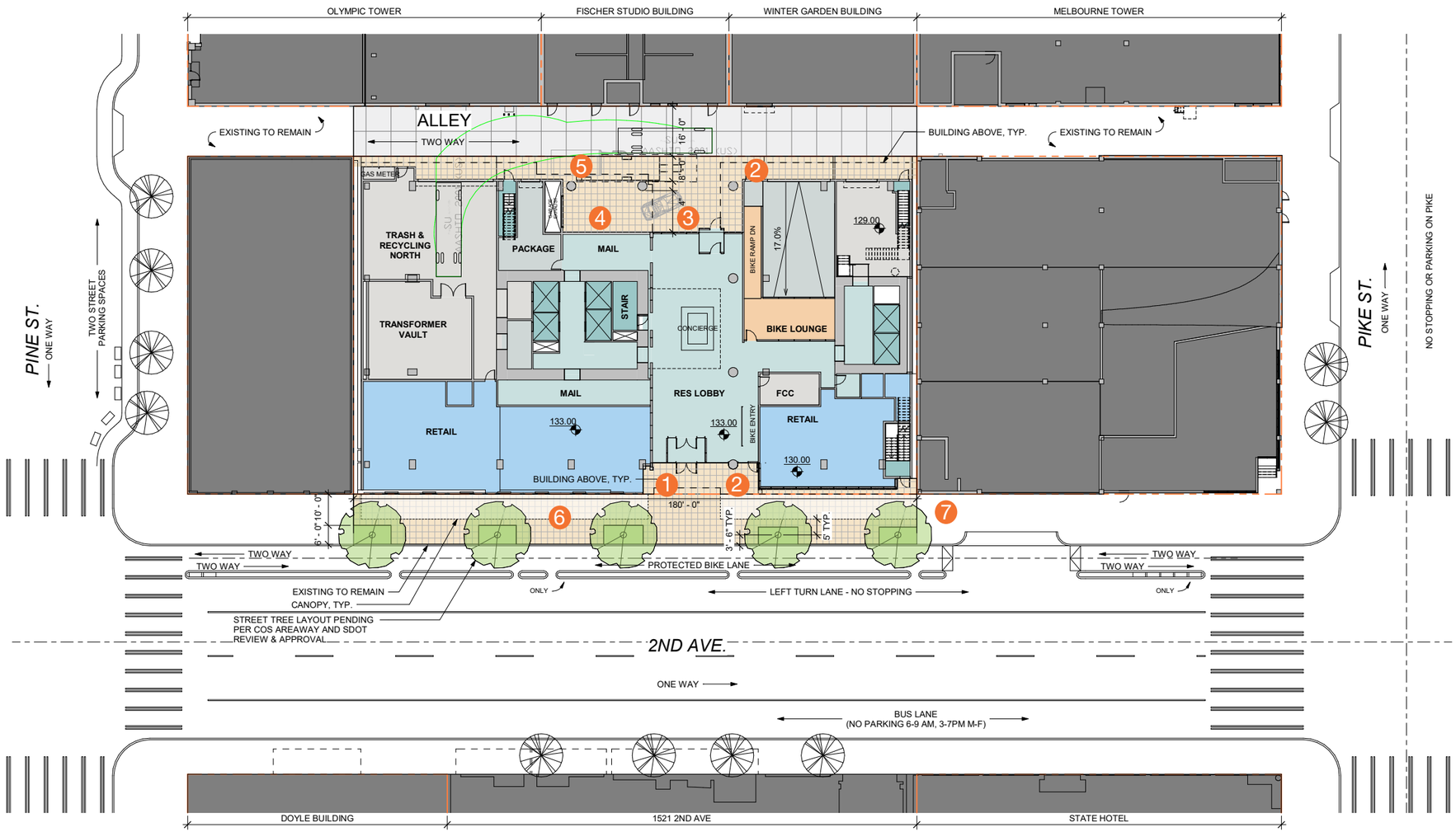








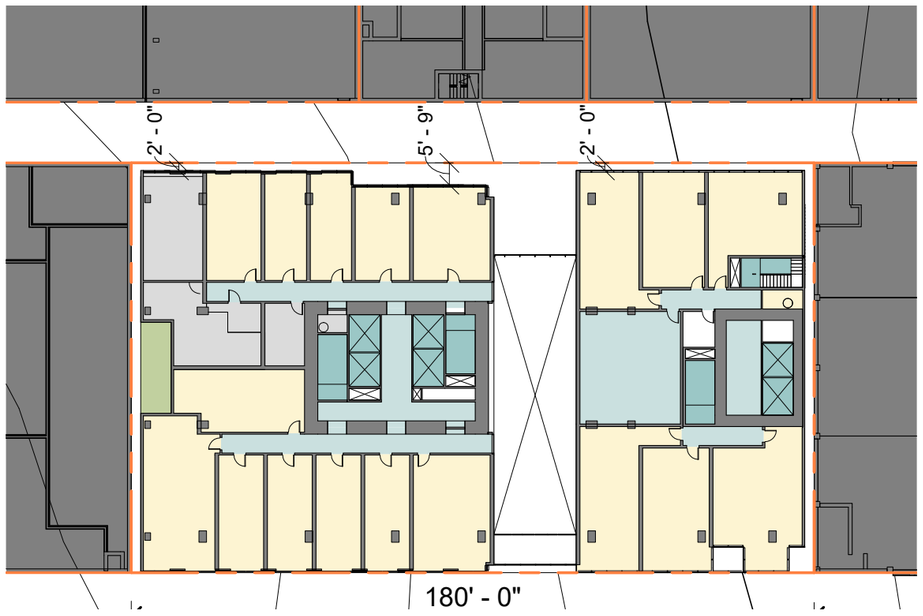
ALTERNATIVE 3 (PREFERRED) “MAMA TOWER” PLANS



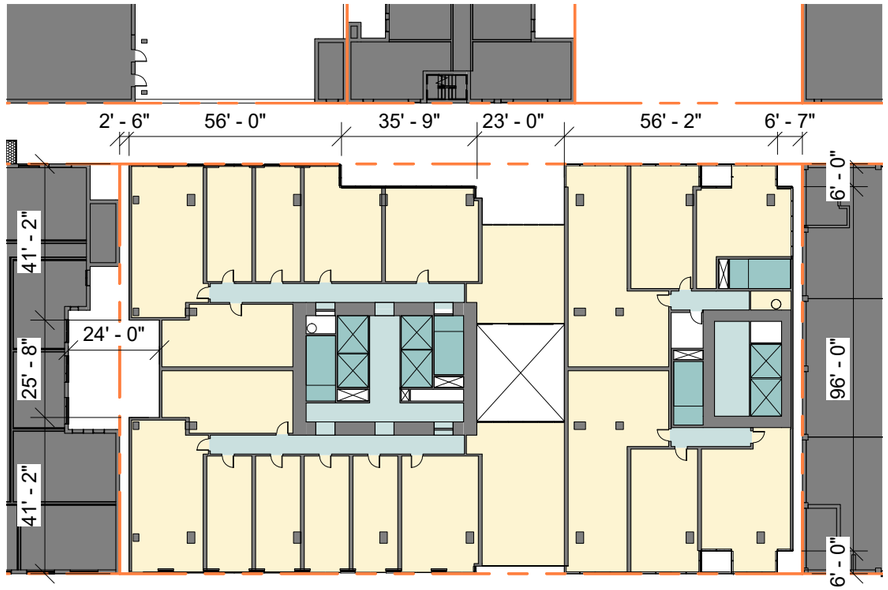
1. Residential entry
2. Dedicated bike entry - to lounge and garage access
3. Residential “back door” entry
4. Alley porte cochere
5. Additional alley width / package delivery lane
6. 10’ min. width sidewalk
7. Street trees

L01

- Units
- Commercial
- Corridor
- Parking
- Vertical Circulation
- Back of House
- Amenity
- Outdoor Amenity

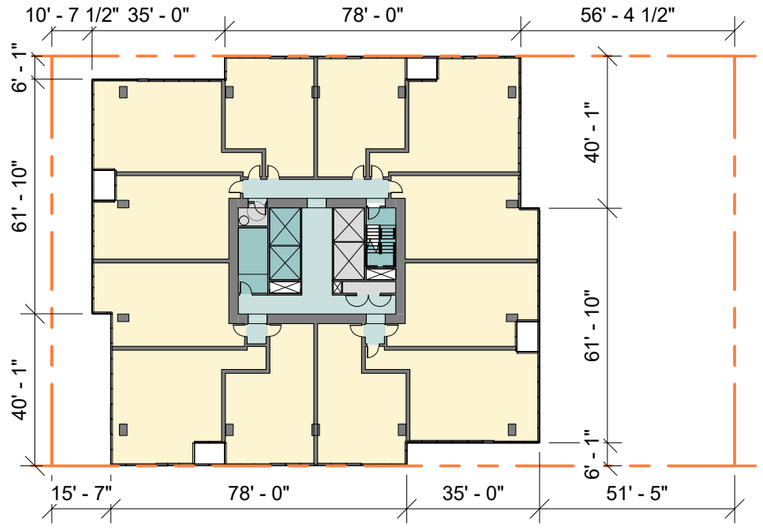


L 02-03

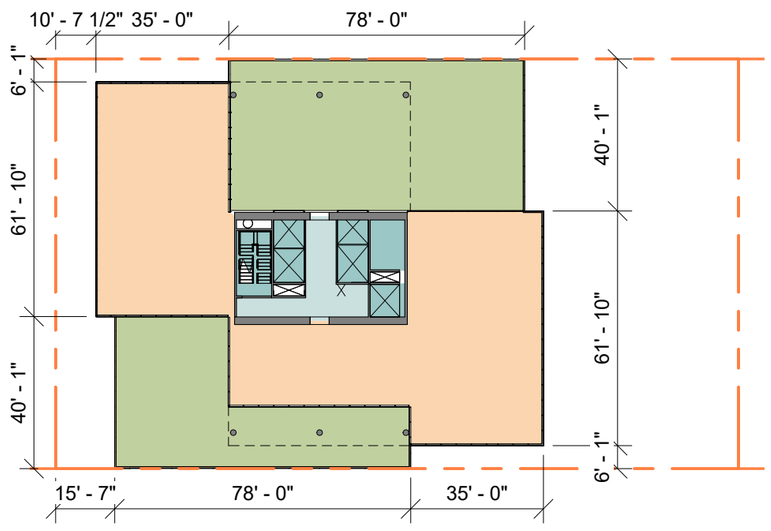


L 04-08

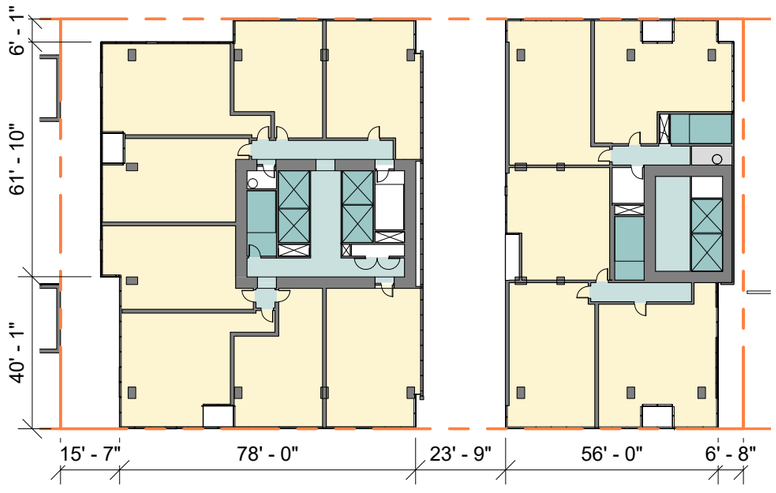
- Units
- Commercial
- Corridor
- Parking
- Vertical Circulation
- Back of House
- Amenity
- Outdoor Amenity



L 21-44



ROOF (R1)



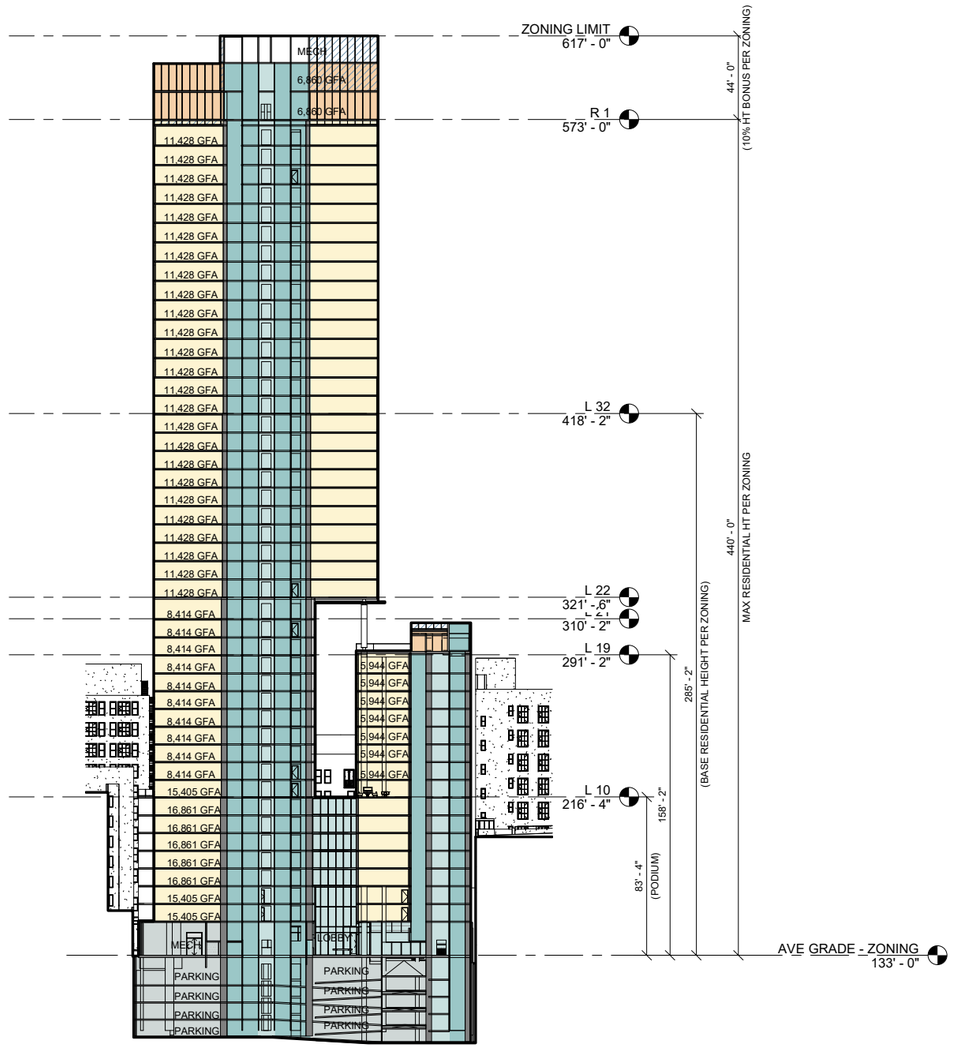
L 09-16 (17-20 SIM)

- Units
- Commercial
- Corridor
- Parking
- Vertical Circulation
- Back of House
- Amenity
- Outdoor Amenity

ALTERNATIVE 3 (PREFERRED) “MAMA TOWER” SECTIONS



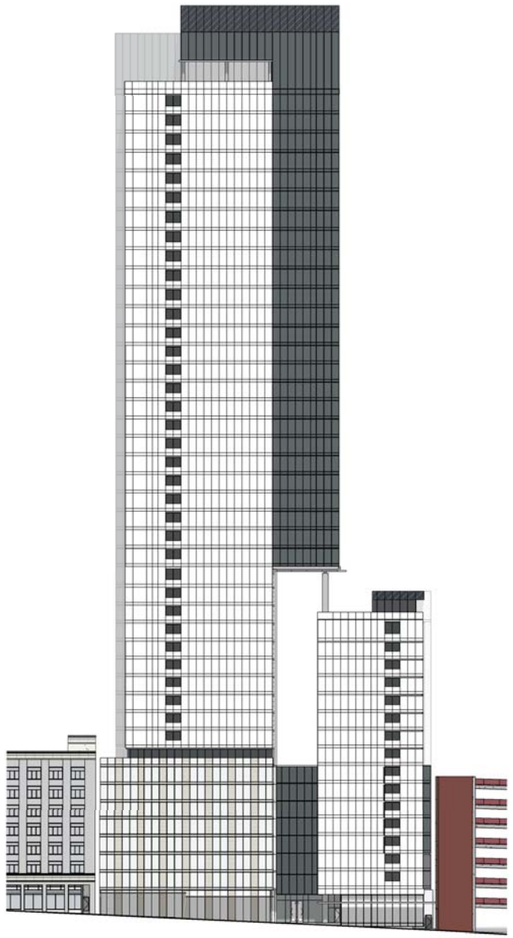
E-W SECTION



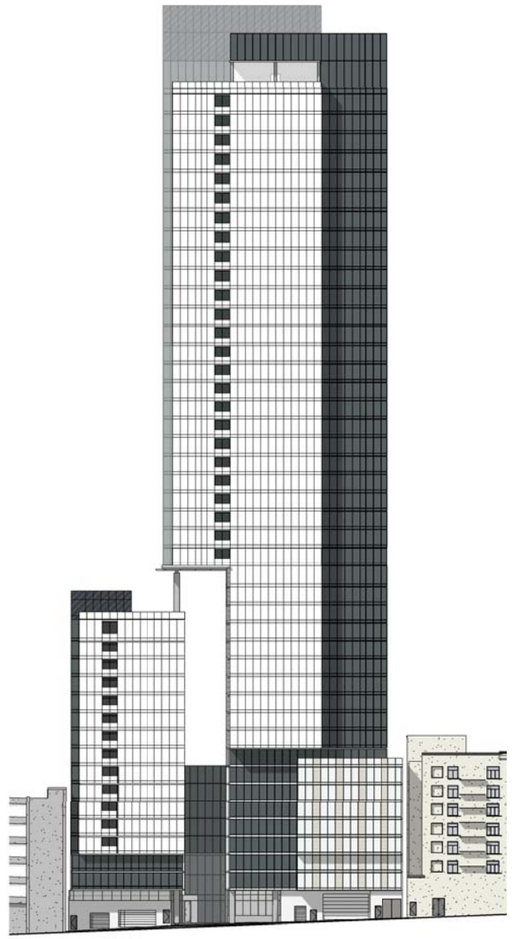
N-S SECTION

- Units
- Commercial
- Corridor
- Parking
- Vertical Circulation
- Back of House
- Amenity
- Outdoor Amenity

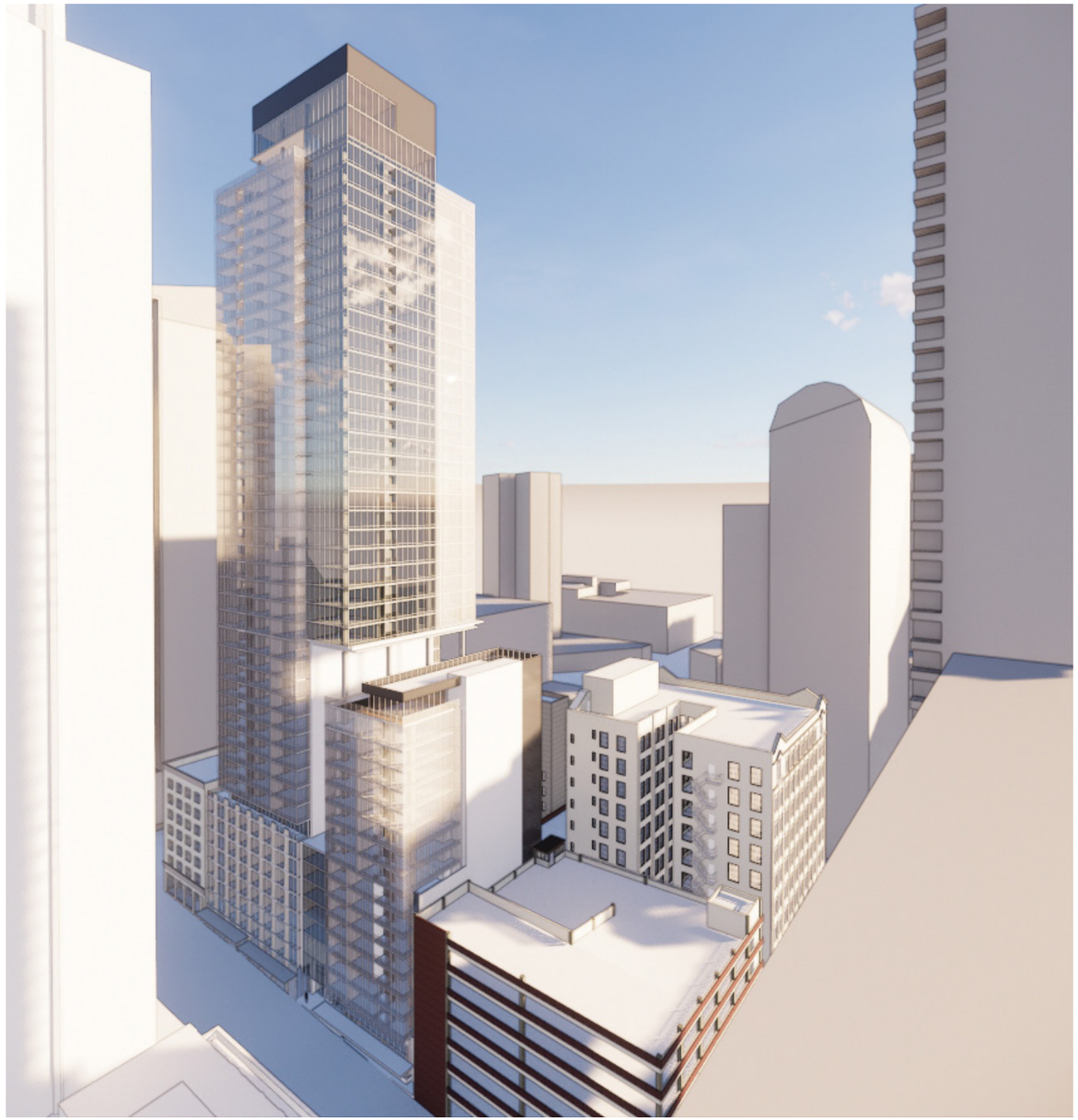
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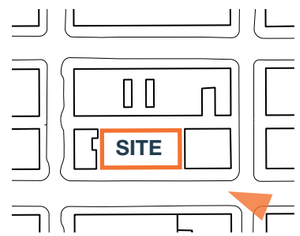
2ND AVE ELEVATION

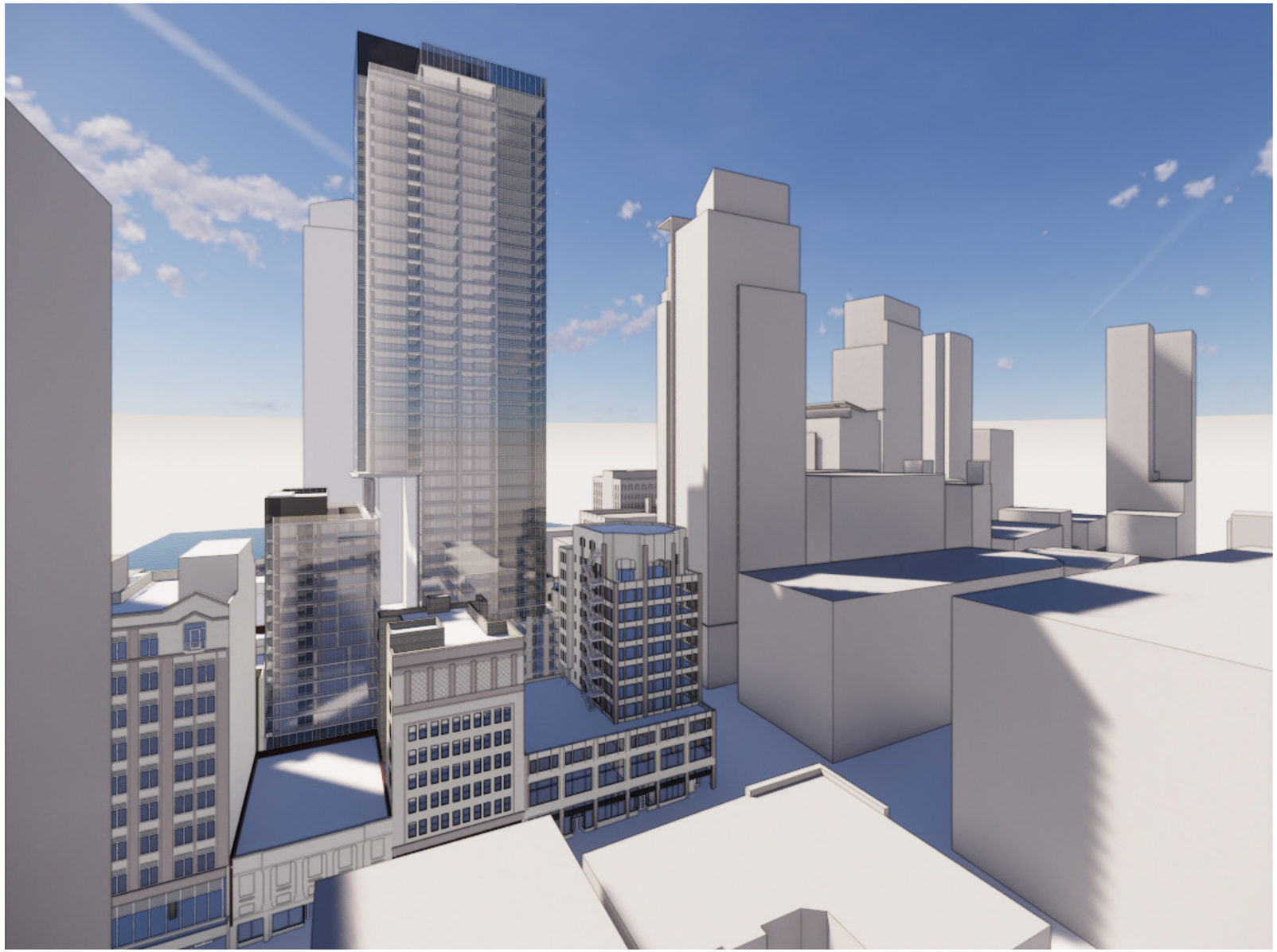


ALLEY ELEVATION

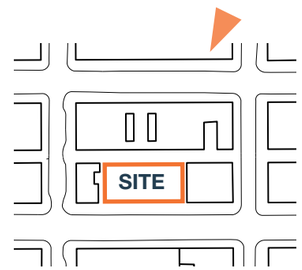


VIEW FROM SW LOOKING NE



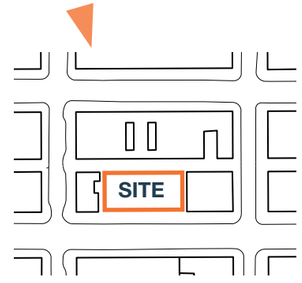


VIEW FROM SE LOOKING NW



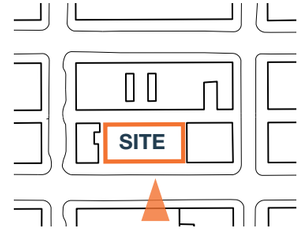


VIEW FROM NE LOOKING SW

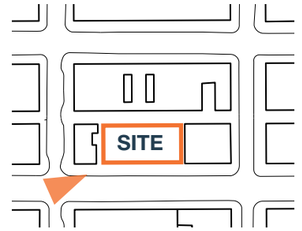




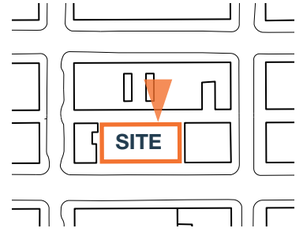
STREET LEVEL VIEW FROM 2ND AVE






SITE




SITE

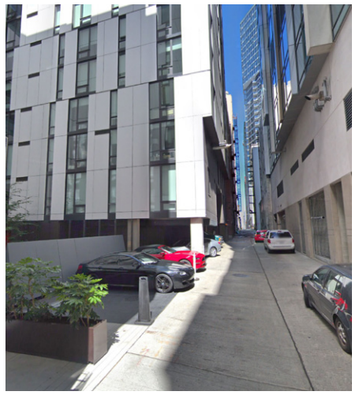


STREET LEVEL VIEW FROM 3RD AVE









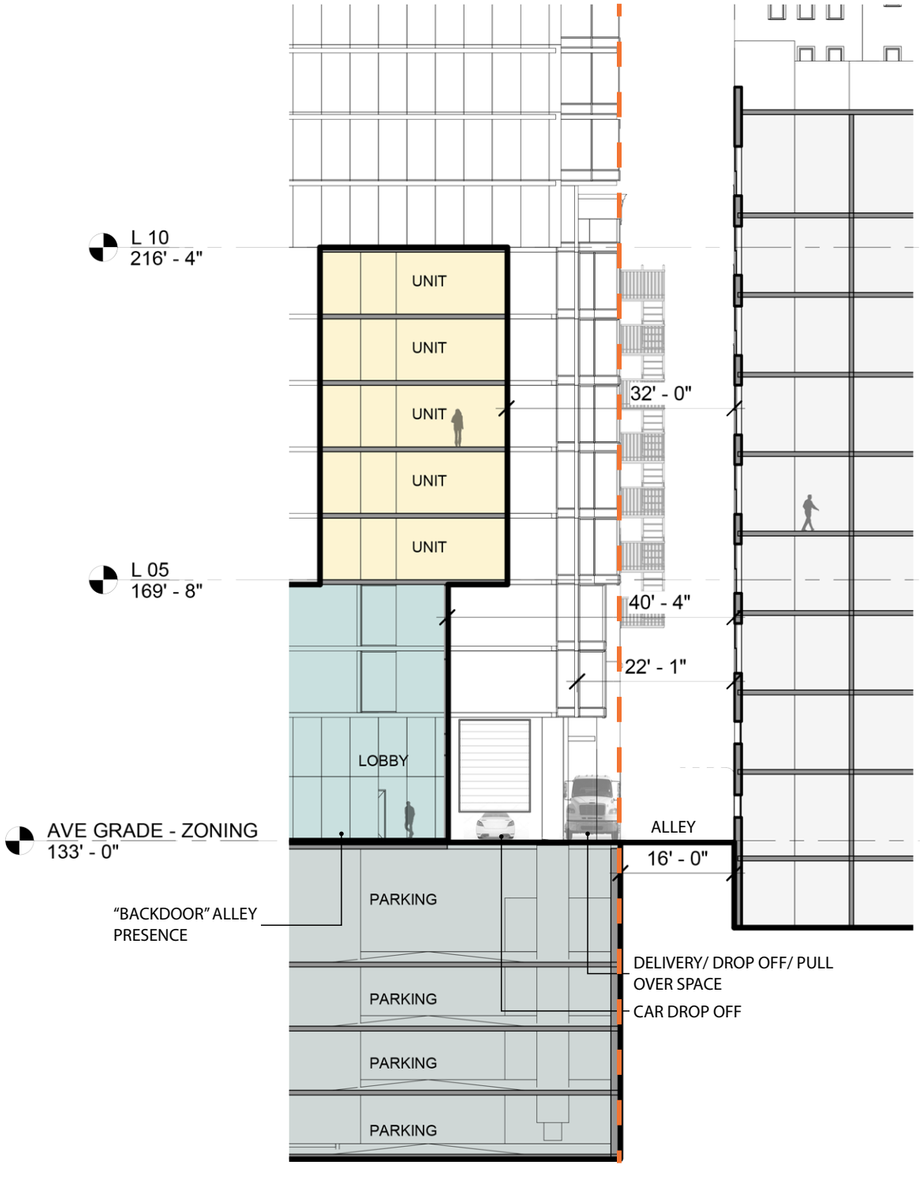


A through lobby and back door entry for residents is being explored. Opportunities for more “eyes on the street” with residents having access will be a positive contribution to the alley. Offering a pull-over or drop-off along the alley will also enhance the alley’s function and convenience for access, deliveries, pick-up and drop-offs.

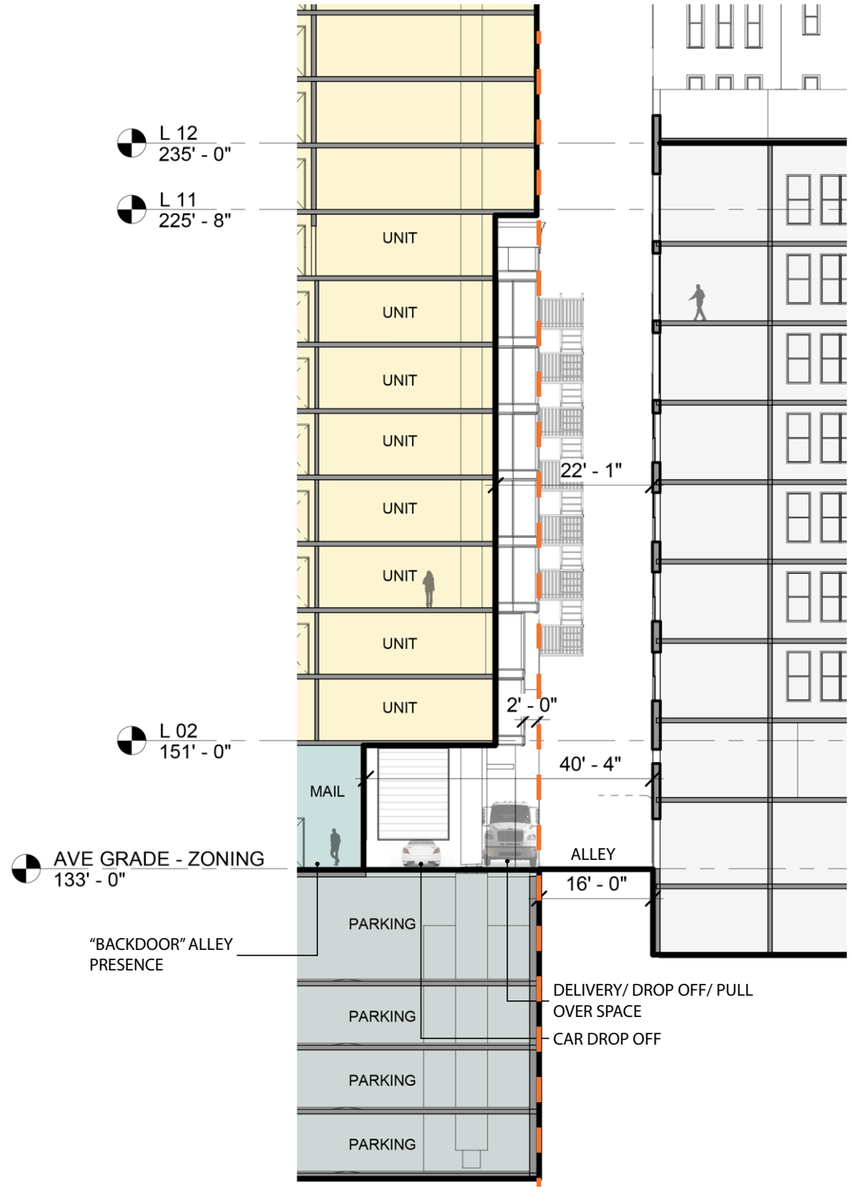
Paving improvements, architectural lighting and possible planting improvements are being considered.

CPTED (Crime Prevention Through Environmental Design) principals are based on the premise that design of our environment affects our actions. Environments that encourage defensible space and visibility by many reduces the chances of crimes to occur in that people are less inclined to commit illegal acts in spaces that consider:

NATURAL SURVEILLANCE
NATURAL ACCESS
TERRITORIAL REINFORCEMENT
MAINTENANCE

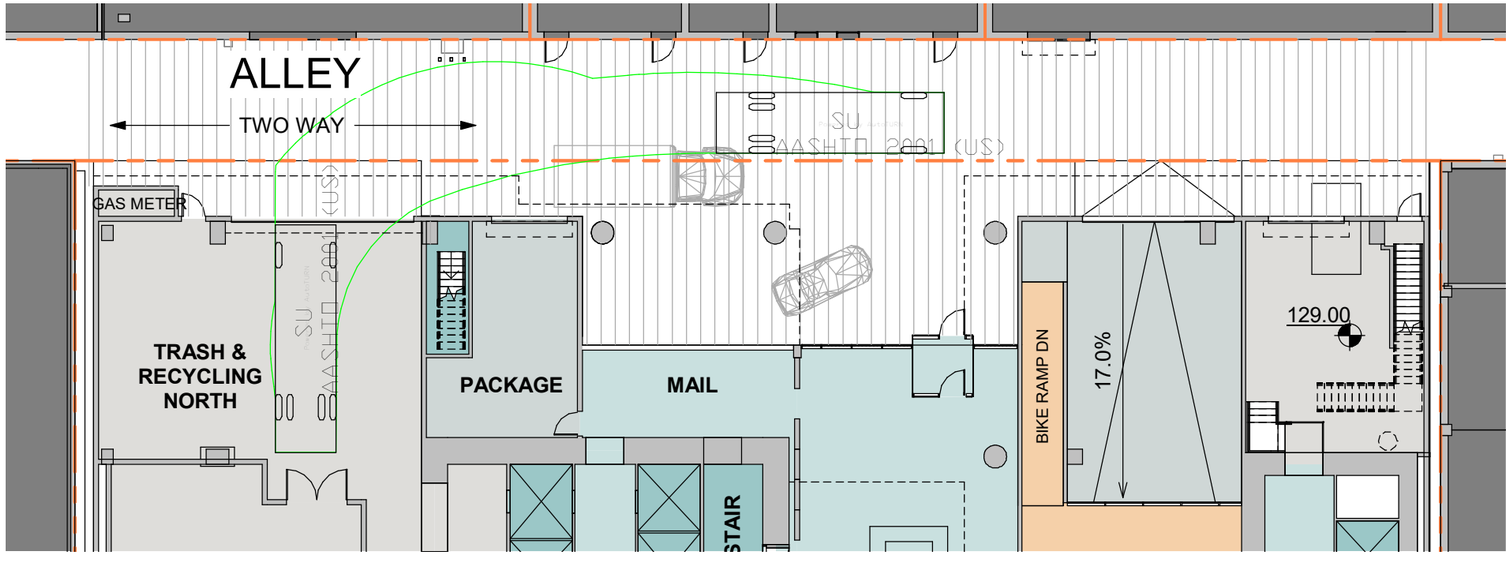


ALLEY SECTION A

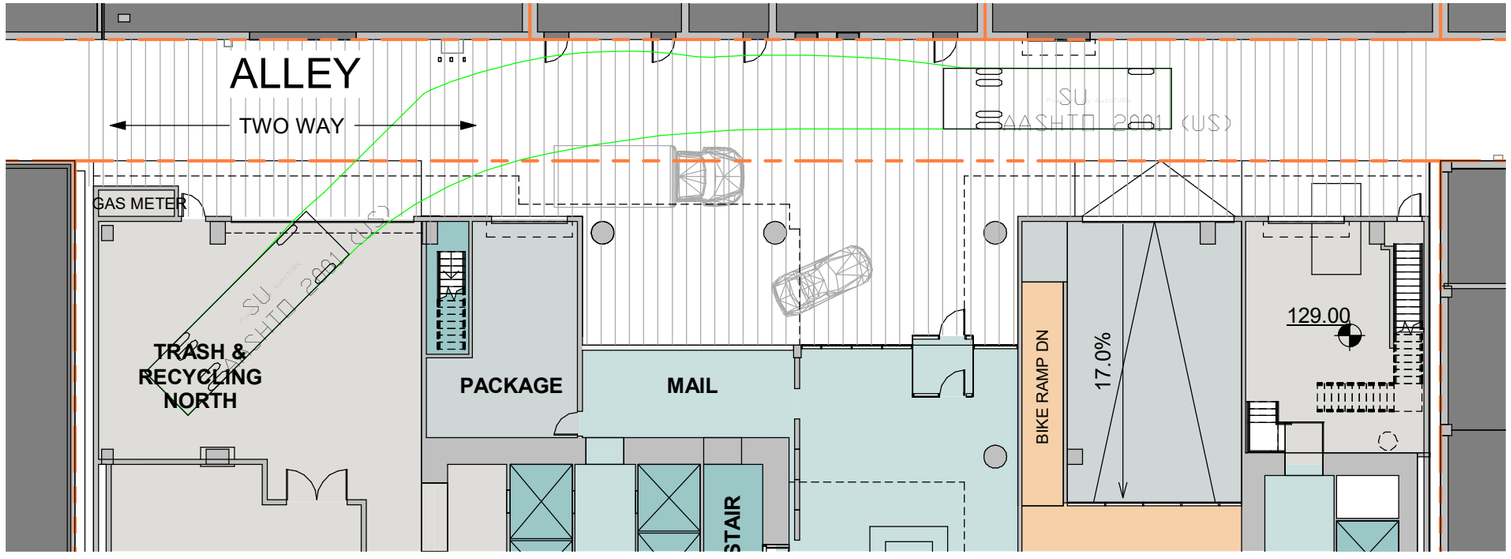


ALLEY SECTION B



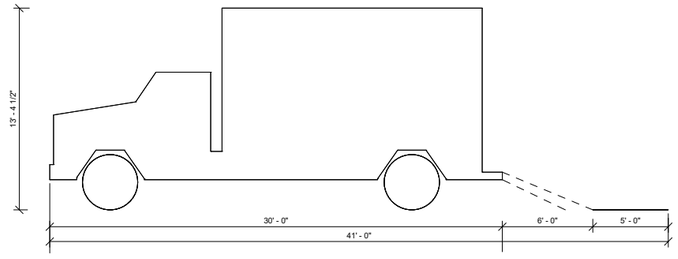


90 DEGREE BACK IN TRUCK PATH



45 DEGREE BACK IN TRUCK PATH

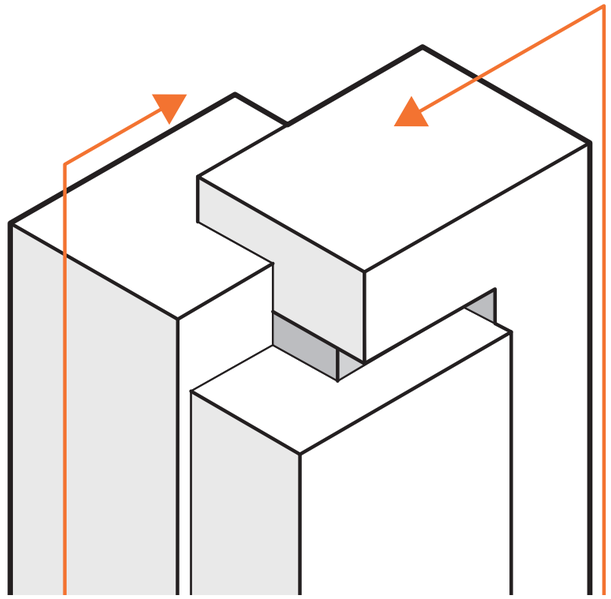
The combination of a gracious alley setback, a large loading area interior to the building, and a porte cochere allow alley access to be maintained even with multiple dropoffs or deliveries happening simultaneously.



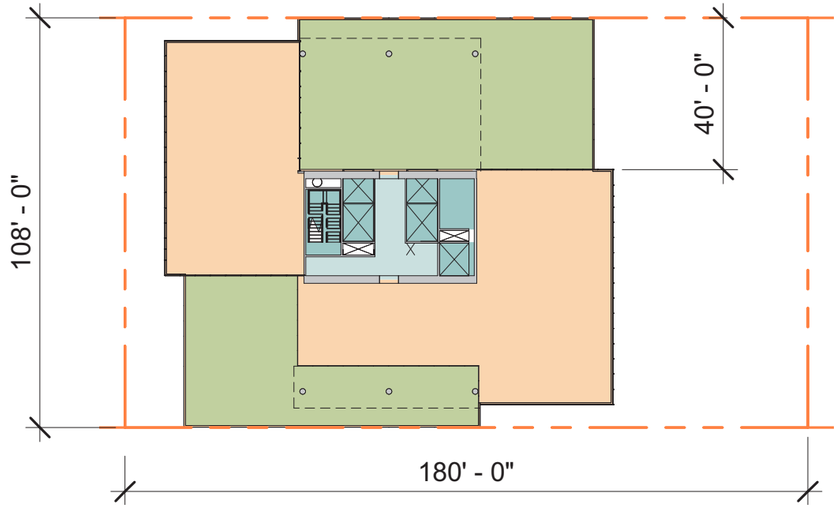


SU-20 Truck - Design Vehicle





WORDS ABOUT THE INTERLOCKING MASSES OF THE TOWER TERMINATING IN THE MASSING OF THE ROOF



ROOF (R1)

6.0
Departure Requests

NO DEPARTURES REQUESTED

