

<u>DEVELOPER</u>



<u>ARCHITECT</u>



LANDSCAPE ARCHITECT

800 STEWART EARLY DESIGN GUIDANCE // 08.27.2019

SDCI#3034006-EG

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MASSING OPTIONS

| Option | |
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LANDSCAPE DESIGN

| Ground Level Landscape Design60 |
|---------------------------------|
|---------------------------------|

DEPARTURES

| Anticipated Departures |
|------------------------|
|------------------------|

APPENDIX

| Transit & Street Analysis |
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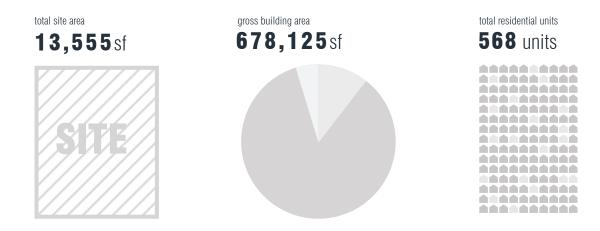
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PROJECT VISION

A mixed-use Residential and Commercial Office tower with ground floor Retail will be located at the corner of 8th Avenue and Stewart Street in downtown Seattle. The building will be a significant addition to Seattle's rapidly developing Denny Triangle area, and will take design cues from the immediate context, greater urban fabric and area views, and shaping the tower to minimize adverse effects of wind. The project will be an elegant and sculptural addition to the city.





PROJECT STATISTICS

| PROGRAM | FLOORS | AREA (APPROXIMATE) |
|---------------------|--------|--------------------|
| Below Grade Parking | P1-P5 | 56,050 SF |
| Grade Level | LI | 11,620 SF |
| Office | L2-5 | 37,238 SF |
| Residential | L7-53 | 424,256 SF |
| Amenity & Roof Deck | L6, R1 | 23,880 SF |



4

| parking 104 | stalls |
|-----------------------|--------|
| | |
| | |
| | |
| | |

building height



NEIGHBORHOOD

Connecting the Retail Core to Seattle's South Lake Union neighborhood, Denny Triangle is one of Downtown's fastest growing neighborhoods with beautiful new developments pushing it forward. This vibrant area seamlessly integrates professional and residential communities with restaurants, bars, unique shops and public parks, all connected via the Seattle Streetcar Line. Mobility improvements along 7th Ave serves as a connection between South Lake Union and Capitol Hill.

NEIGHBORHOOD GROWTH

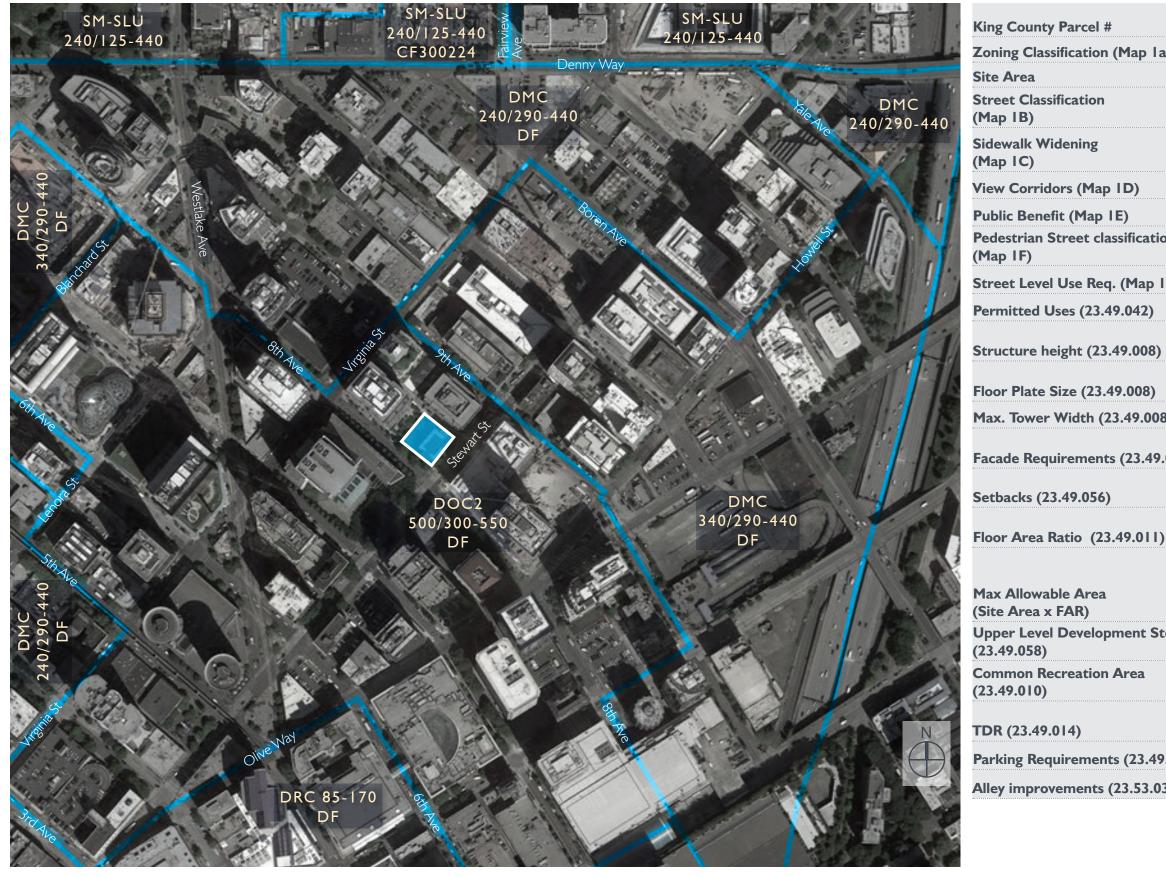
Denny Triangle has edged past South Lake Union as Downtown's fastest growing neighborhood, with a 27% increase in population in just the past five years. In 2013 Via6, one of Seattle largest apartment complexes, opened at 6th Avenue and Blanchard Street adding 654 units to the apartment inventory in Denny Triangle. Thousands of additional apartment and condominium units are expected to open by the end of 2020 throughout the entire Denny Triangle, creating a new residential neighborhood in the city.

It is not just residential projects contributing to the transformation of Denny Triangle. Office development has added 1.7 million square feet to the neighborhood since 2005. Amazon.com has 2.2 million square feet in two towers with another tower in the pipeline and another building at 1915 Terry under renovation. Touchstone is building a 222-room hotel/office project with nearly 300,000 square feet of office space. Several other projects are in planning stages or waiting on permits, including several hotel projects. Washington State Convention Center expansion is slated to open during the Spring of 2022.





ZONING MAP & SYNOPSIS

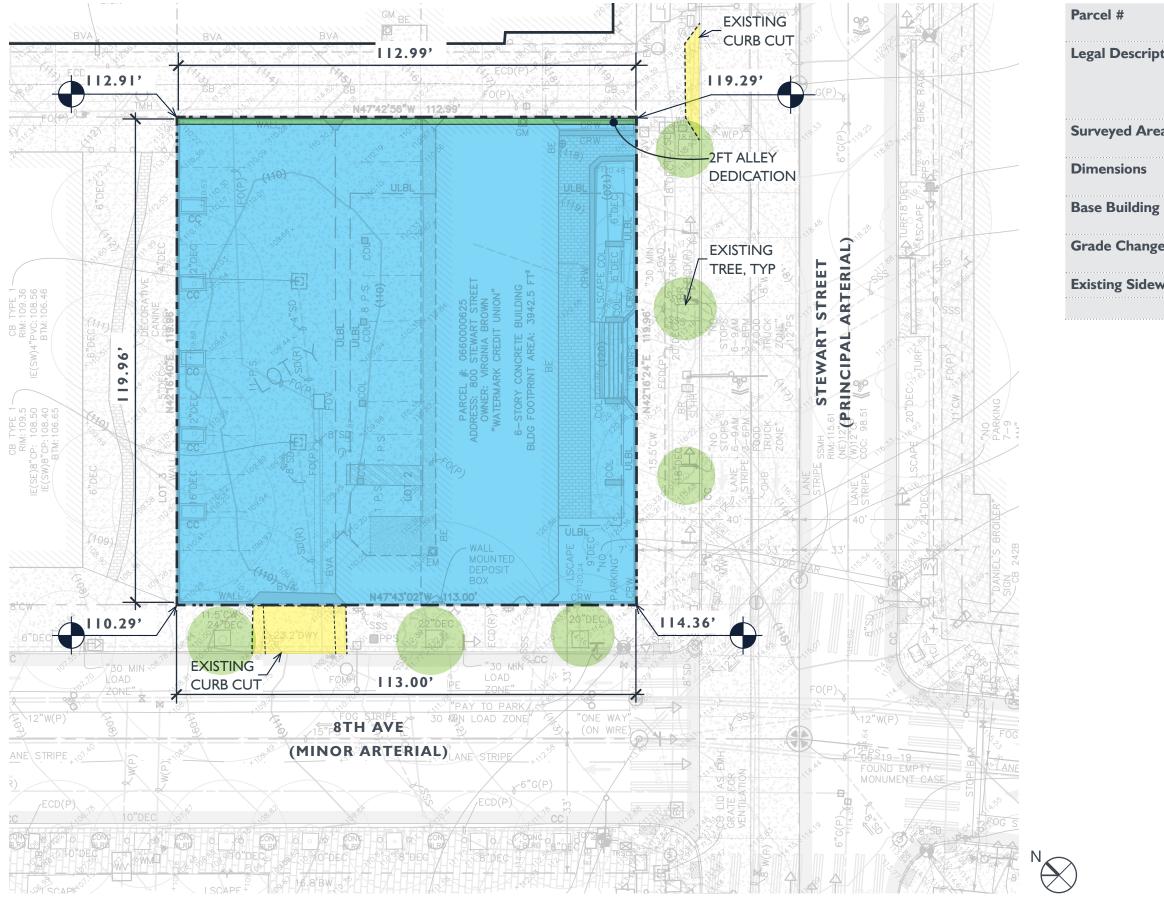




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| | 066000-0625 |
|--------|--|
| a) | DOC2 500/300-550 (Westlake Triangle) |
| | 13,555.48 sf |
| | STEWART STREET: Principal Traffic Street 8 TH AVENUE: Principal Arterial |
| | STEWART STREET: 18' Required 8™ AVENUE: 15' Required |
| | N/A |
| | N/A |
| on | Stewart and 8th Ave. are Class I Pedestrian Streets |
| IG) | Street level uses are required for Stewart and 8th |
| | Office, Hotel, Retail, Residential, etc. |
|) ** | 550' from mid-point of major street property line + 15' for screened mechanical. |
| | 12,700 SF Average ; 16,500 SF Max. above base height limit for RES use. |
| 8) | 145' parallel to Avenues |
| .056) | Min. 60% of street level façade shall be transparent. Blank facades shall not be more than 15' wide. |
| | Min. façade height 35' for streets requiring street level uses. |
|) * | Base FAR= 5/ Maximum FAR = 15; (*FAR does not apply to residential) |
| | [13,555.48 x 15 =] 203,332.2 SF MAX; Maximum FAR available pursuant to development rights covenants = 125,800sf; FAR does not apply to residential. |
| td's | None Required |
| | Provide 5% percent of total gross floor area (or no more than site area.) 50% must be exterior. |
| | Transfer of Development Rights is allowed per Table 23.49.014A |
| 9.019) | [See Table 23.49.019A] No parking is required |
| 30) | 20' Alley width in all downtown zones |
| | |

PARCEL INFORMATION



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| | 066000-0625 |
|------------|---|
| tion | BELL HEIRS OF SA 2ND ADD PCL Y SEATTLE BLA #3011975 REC #20110622900003 SD BLA DAF LOTS 1-2-3 BLOCK 26 OF SD ADD LESS POR FOR ST |
| a | 13,555 +/- SF |
| | 3' x 9.96' |
| Height | 75.2' |
| e | 9' |
| walk Width | Stewart Street - 16.0' 8th Ave - 12.0' |
| | |



NEIGHBORHOOD CONTEXT AERIAL



Project Site

Office / Commercial

Residential / Hospitality

Institutional



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NEIGHBORHOOD DEVELOPMENT

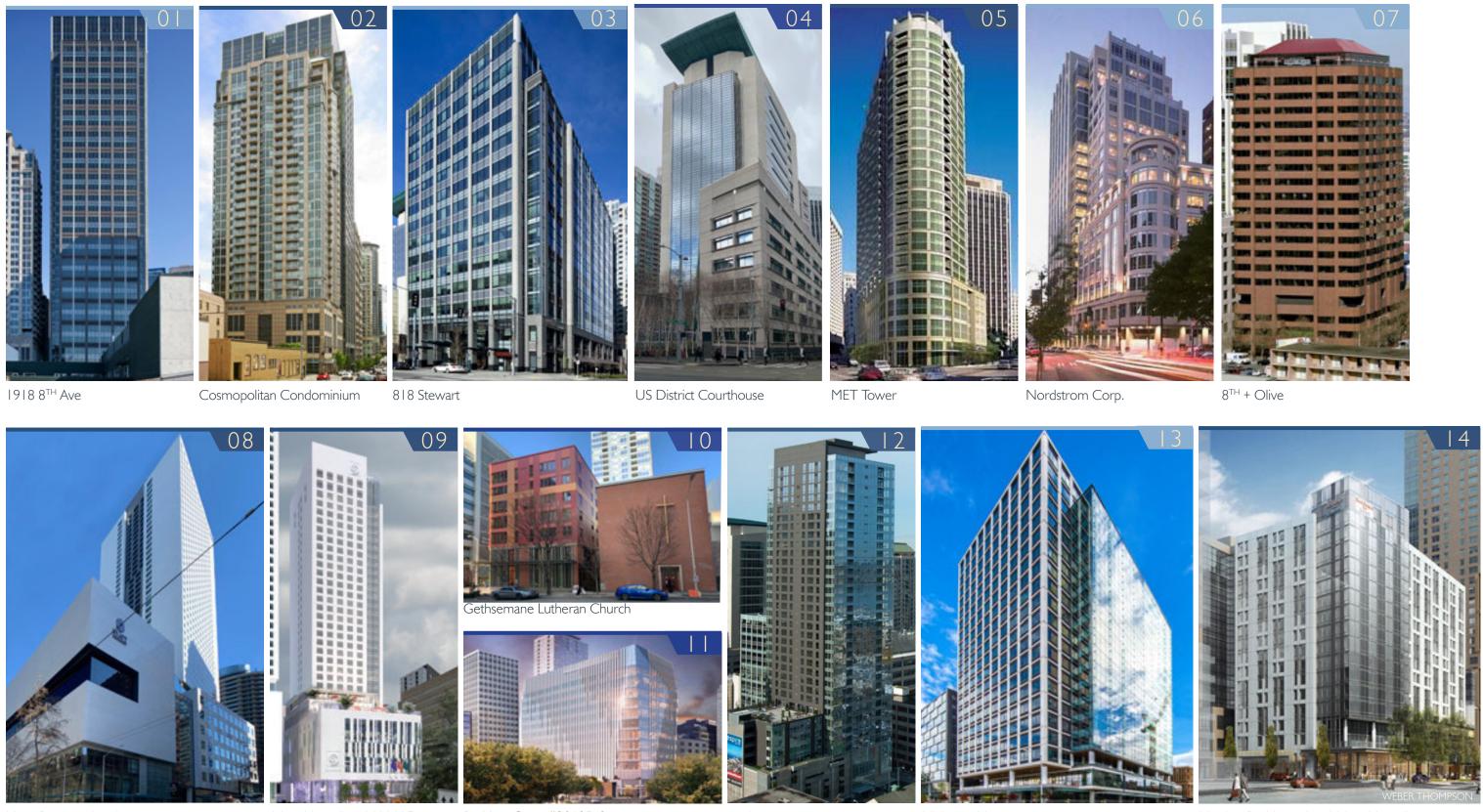


Existing

Under Construction

- Planned Project
- 01. 1918 8th Ave
- 02. Cosmopolitan Condominium
- 03.818 Stewart
- 04. US District Court
- 05. Met Tower
- 06. Nordstrom Corporate
- 07. 8th + Olive
- 08. Hyatt Regency Seattle
- 09. 9th & Howell
- 10. Gethsemane Lutheran Church
- II. Building Cure
- 12. Aspira
- 13. Midtown 21
- 14. Hyatt Regency / 8th & Howell
- 15. Amazon Headquarters
- 16. West 8th
- 17. Stratus
- 18. Cirrus
- 19. Cornish Commons
- 20. 2019 Boren
- 21.2014 Fairview
- 22. Kinects
- 23. AMLI Arc
- 24. WSCC Expansion
- 25. The Olivian
- 26. 802 Pine
- 27. Hyatt at Olive 8
- 28. 1600 7th Ave

SURROUNDING HIGHRISE PROJECTS



Hyatt Regency Seattle

9th & Howell #3022135

Building Cure #3019542

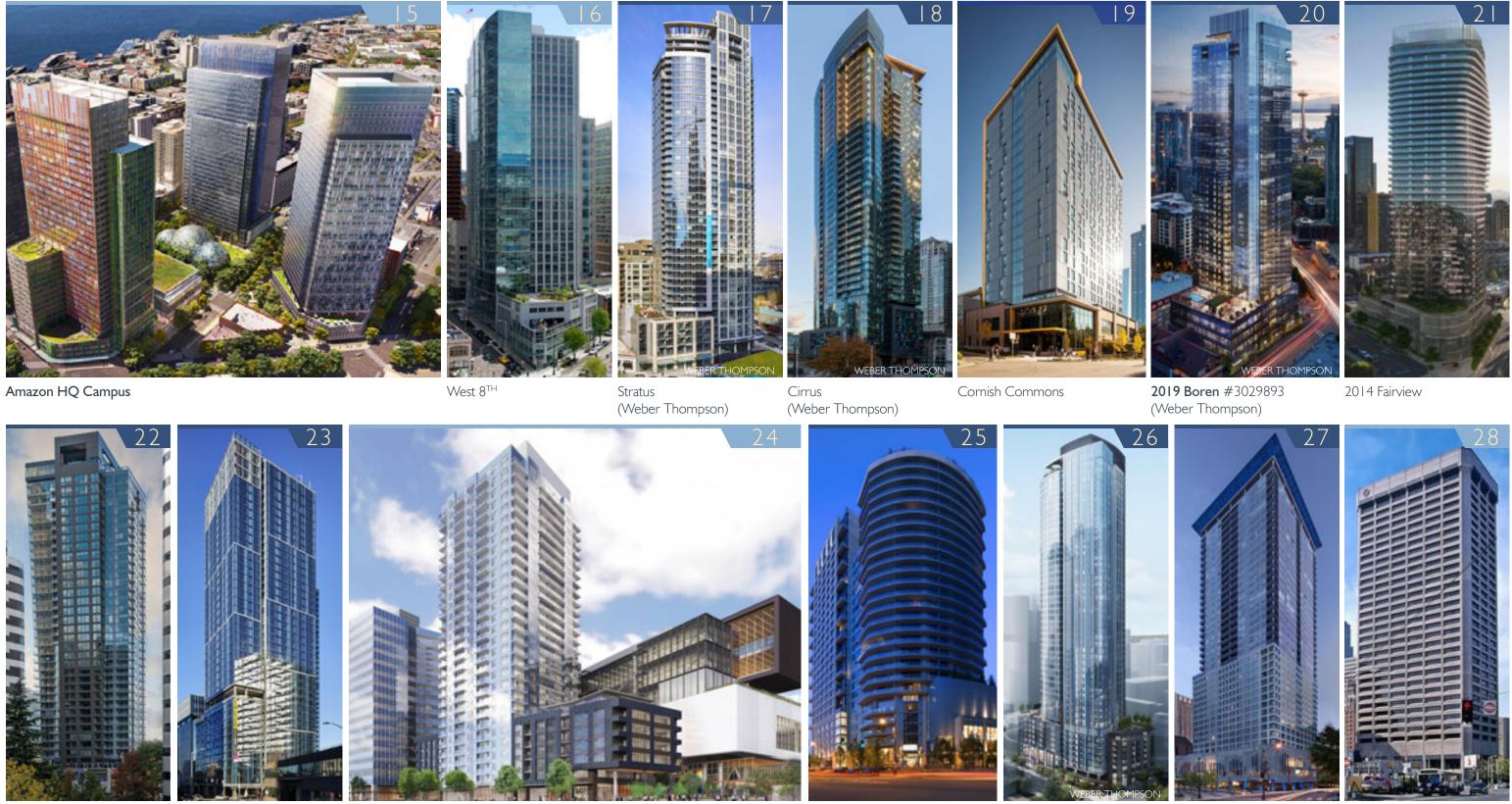
Aspira

Midtown 21

Marriott Residence Inn / 8th & Howell



SURROUNDING HIGHRISE PROJECTS



Kinects

AMLI Arc

WSCC Expansion #3020176

802 Pine #3024239 (Weber Thompson)

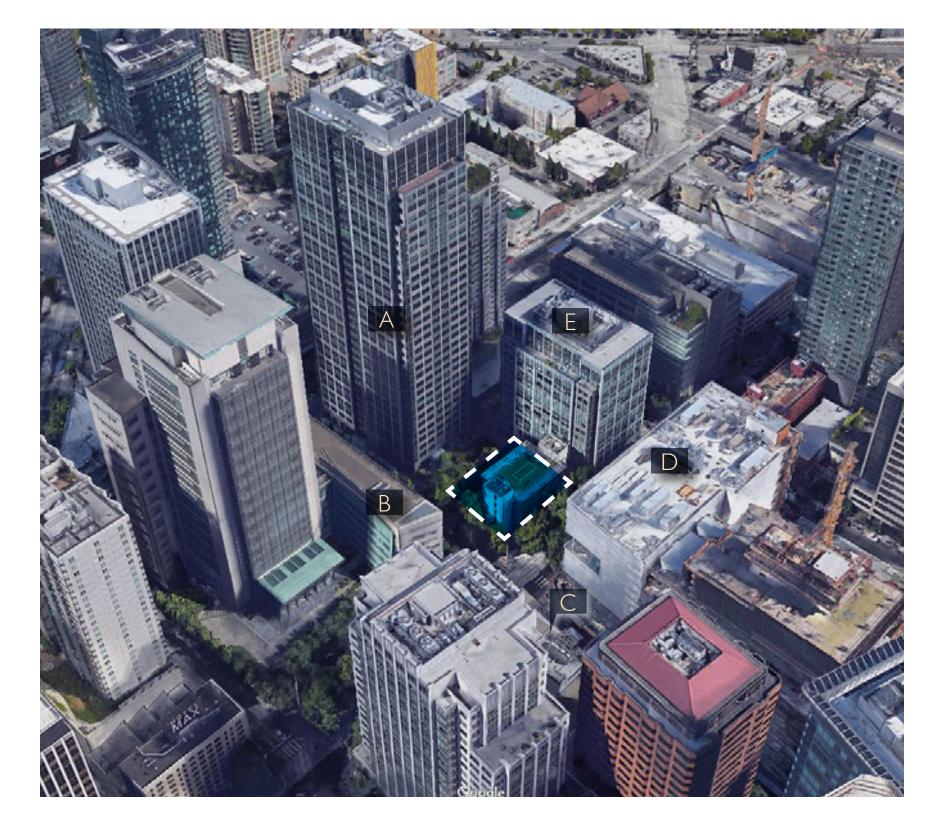




Hyatt at Olive 8

1600 7TH Ave

IMMEDIATE CONTEXT AERIAL VIEW





В







1918 8th Ave

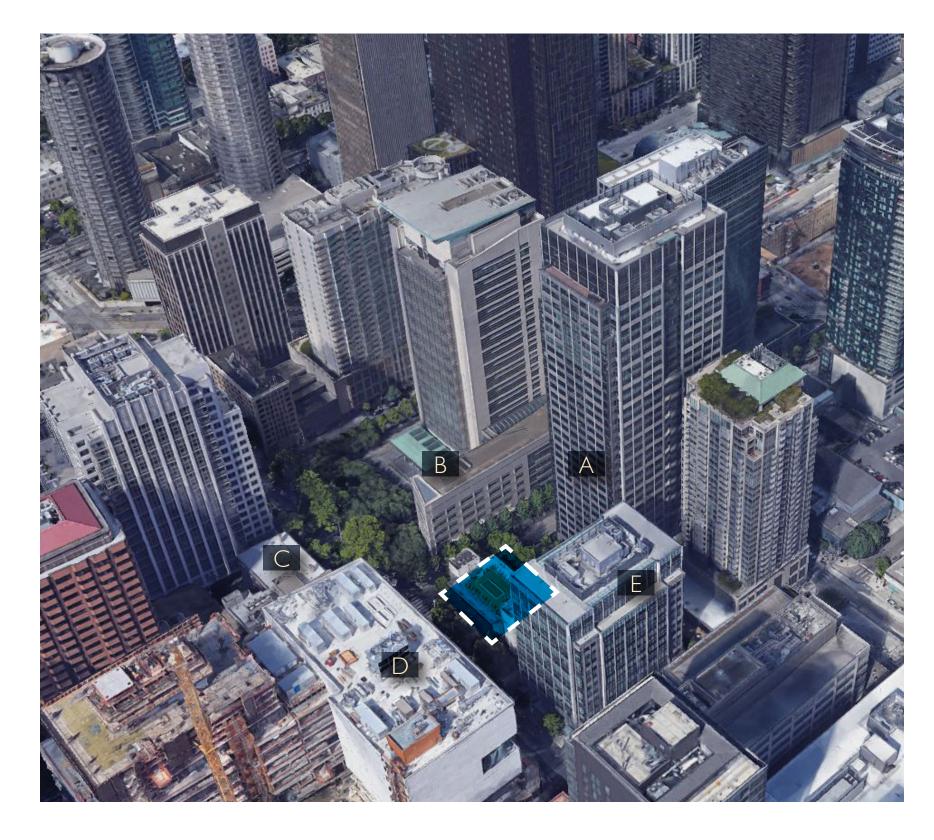


US District Couthouse

Stewart Court Apartments



IMMEDIATE CONTEXT AERIAL VIEW





Hyatt Regency Seattle



818 Stewart





8TH AVE STREET ANALYSIS



8TH AVE NORTHEAST

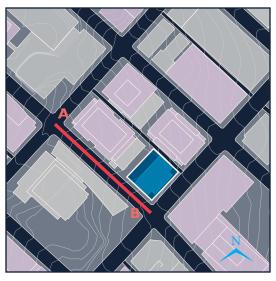
1918 8TH AVE TOWER Office & Ground Retail



B 8TH AVE SOUTHWEST

Public Building

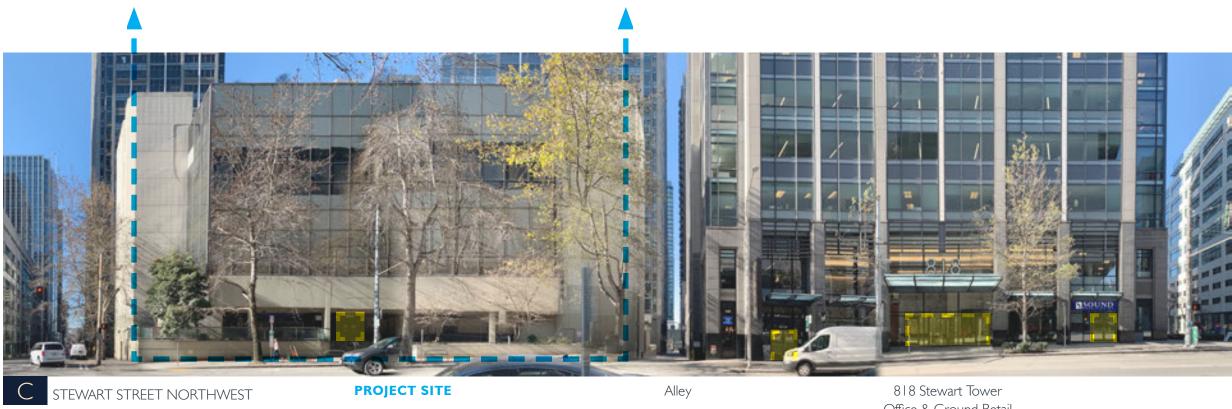
PROJECT SITE



Key Map



STEWART STREET ANALYSIS



STEWART STREET NORTHWEST

PROJECT SITE

Alley

818 Stewart Tower Office & Ground Retail

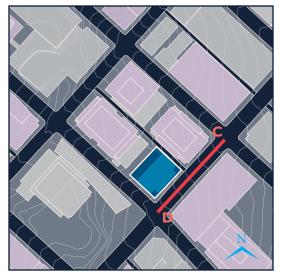


D STEWART STREET SOUTHEAST

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Hyatt Regency Seattle Tower Hotel Convention





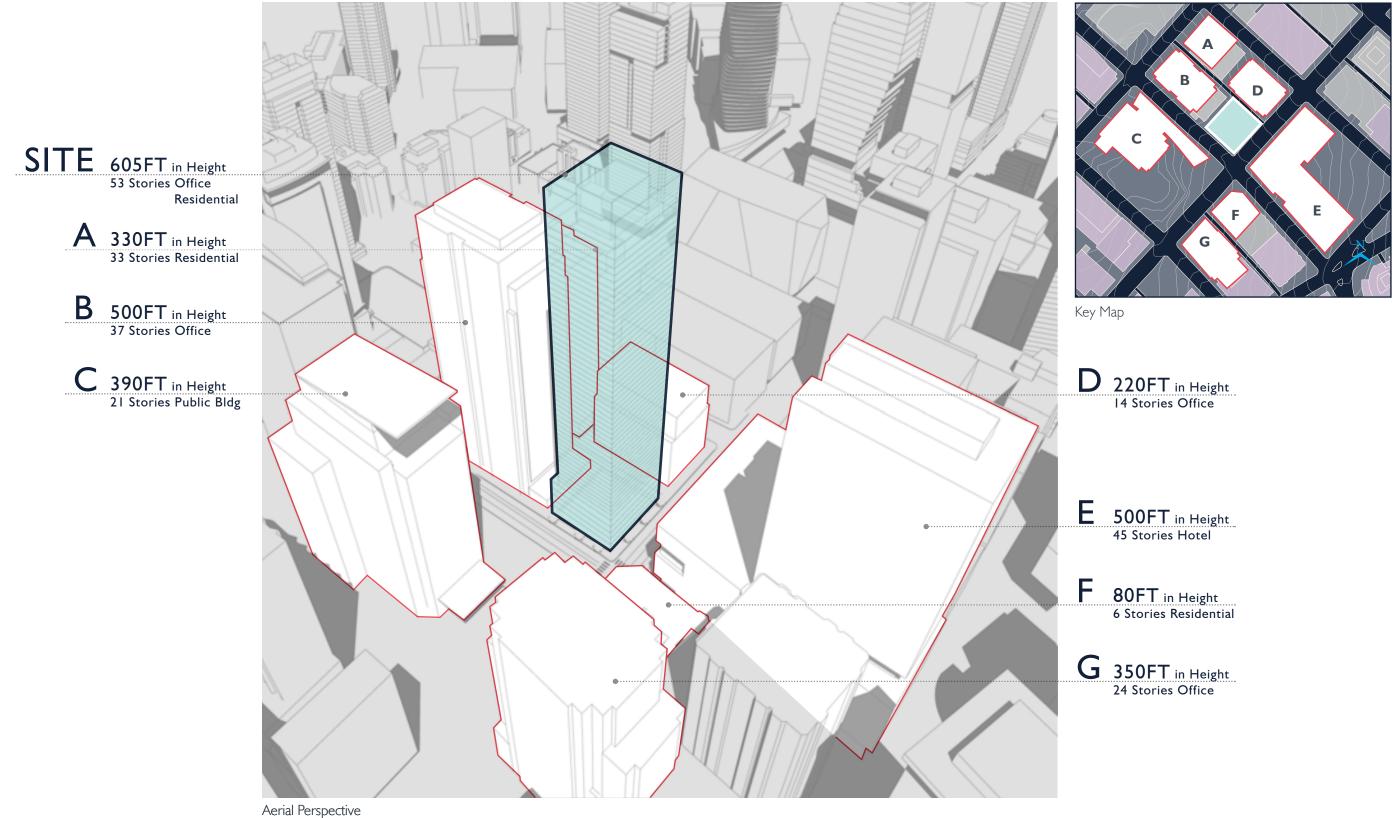
Key Map

EXISTING SITE CONDITIONS ANALYSIS





IMMEDIATE CONTEXT SCALE & PROXIMITY ANALYSIS

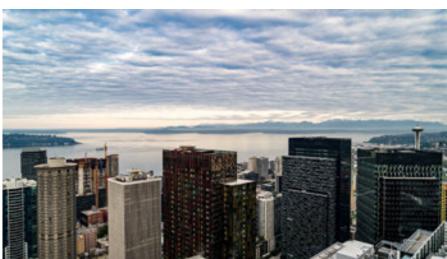


AREA VIEW ANALYSIS



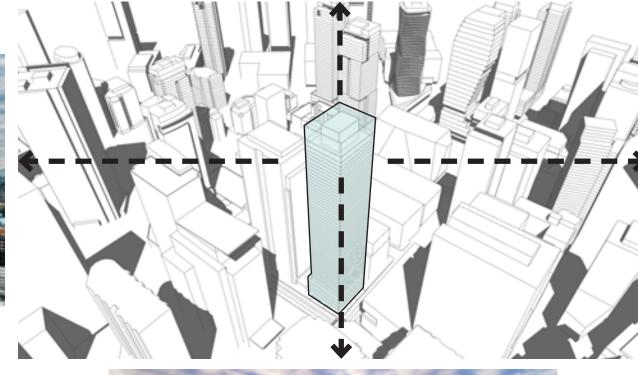
NORTH

Lake Union SLU / Cascade Neighborhoods Queen Anne Eastlake Gasworks Park / Fremont North Cascades U District



WEST

Elliot Bay Space Needle Sunset Belltown Denny Triangle Highrises

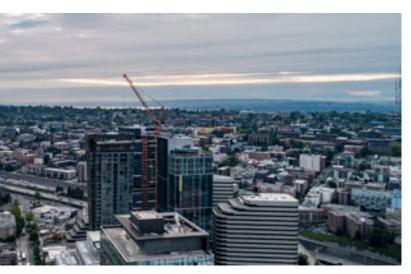




EAST Sunrise

SOUTH

Downtown Industrial District Mt. Rainier (Partial)



Capitol Hill Lake Washington North Cascade Mountains



|7

WEBER THOMPSON

KEY URBAN FABRIC ANALYSIS

WASHINGTON STATE CONVENTION CENTER LMN ARCHITECTS

HYATT REGENCY LMN ARCHITECTS

BUILDING CURE – SEATTLE CHILDREN'S AMAZON CAMPUS FLAD ARCHITECTS

NBBJ



Dramatic pedestrian experience

Monolithic, clean, exceptional materials

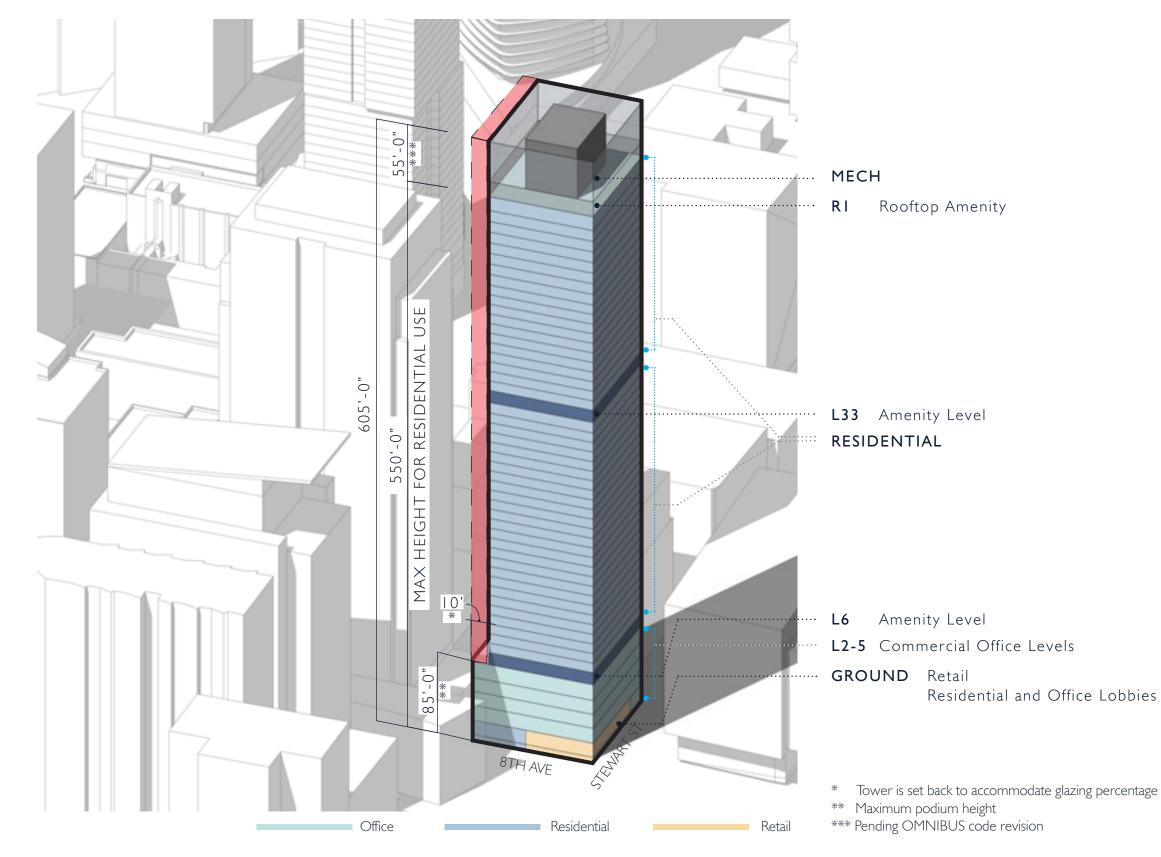
Dynamic geometry and form





Clean fenestration, facade highly responsive to light and surroundings

PROGRAM DIAGRAM





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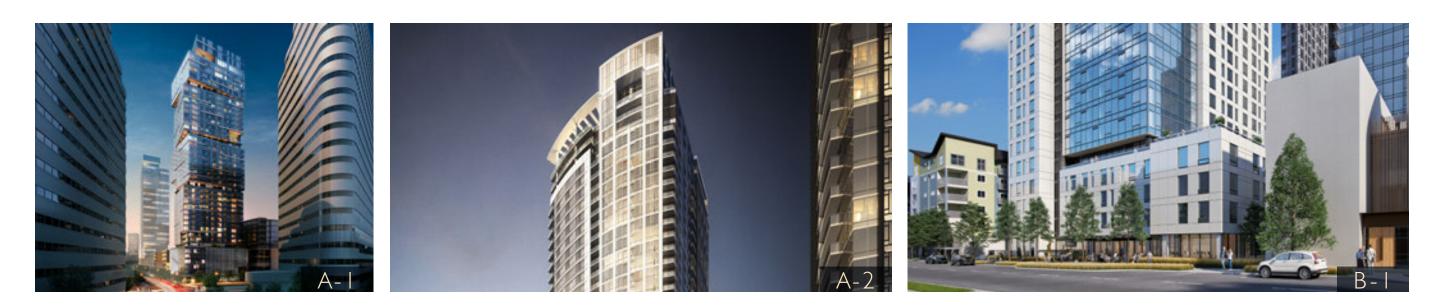
WEBER THOMPSON

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DESIGN GUIDELINES

| DOWNTOWN DE | ESIGN GUIDELINES | SUPPLEMENTAL GUIDANCE | RESPONSE |
|--|--|--|---|
| A-I 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 beyond the immediate context of the building site. | a. a change in street grid alignment that yields a site having nonstandard shape; b. a site having dramatic topography or contrasting edge conditions; c. patterns of urban form, such as nearby buildings that have employed distinctive and effective massing compositions; d. access to direct sunlight—seasonally or at particular times of day; 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); f. views of the site from other parts of the city or region; and g. proximity to a regional transportation corridor (the monorail, light rail, freight rail, major arterial, state highway, ferry routes, bicycle trail, etc.). | The massing strategy is influenced largely to the immediate urban context as well a beyond. The angular chamfered form is r beyond adjacent buildings, allowing the for Additionally, these massing moves create from various locations throughout the cit |
| A-2 Enhance the Skyline | Design the upper portion of the building to promote visual interest and variety in the downtown skyline. | a. sculpt or profile the facades; b. specify and compose a palette of materials with distinctive texture, pattern, or color; and c. provide or enhance a specific architectural rooftop element. | Similarly, several of the massing moves m of the tower in order to create a sculptu prominent canopy and exterior amenity enhance Seattle's skyline. |

| B-I | Develop an architectural | a. a surrounding district of distinct and noteworthy character; | Extensive study of the surrounding cont |
|-----------------------|----------------------------|---|--|
| Respond to the | concept and compose the | b. an adjacent landmark or noteworthy building; | neighborhood features but also projects |
| Neighborhood | major building elements to | c. a major public amenity or institution nearby; | to get a sense of the vision and urban fa |
| Context | reinforce desirable urban | d. neighboring buildings that have employed distinctive and effective massing compositions; | fenestration strategies to some of the m |
| | features existing in the | ${ m e}_{\cdot}$ elements of the pedestrian network nearby, (i.e.: green street, hillclimb, mid-block crossing, | strategies of a strong but elegant massing |
| | surrounding neighborhood. | through-block passeageway); and | project uses a dynamic, sculptural form, |
| | 5 5 | f. direct access to one or more components of the regional transportation system | found in studying the existing urban fabr |



architectural style.



gely by the surrounding context of the project, responding both ell as connecting to views to the greater downtown region and is responsive to nearby buildings, cutting back as the tower rises he form to open up to greater amount of surrounding views. ate a unique and dynamic form when viewed from all sides and e city, again connecting the project to the greater context.

s mentioned in A-1 are concentrated towards the upper portion otural and visually engaging tower top. In conjunction with a ity space, the composition of the top of the tower will significantly

Extensive study of the surrounding context has been conducted, not only including current neighborhood features but also projects that are under construction and currently under design review to get a sense of the vision and urban fabric for this area. The design utilizes analagous massing and fenestration strategies to some of the more prominent and contemporary projects, mainly utilizing strategies of a strong but elegant massing parti and clean detailing and fenestration. Additionally, the project uses a dynamic, sculptural form, and a dramatic pedestrian experience – two items that were found in studying the existing urban fabric in the area. The design of the project utilizes an architectural strategy that is complementary to the existing neighborhood, while also implementing a forward-looking

| DOWNTOWN DESIGN GUIDE | LINES |
|-----------------------|-------|
|-----------------------|-------|

SUPPLEMENTAL GUIDANCE

| B-4 Design a Well- Proportioned & Unified Building | Compose the massing and organize the publicly accessible interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole. | a. setbacks, projections, and open space; b. relative sizes and shapes of distinct building volumes; and c. roof heights and forms. When organizing the interior and exterior spaces and developing the architectural elements, consider how the following can contribute to create a building that exhibits a coherent architecural concept: d. facade modulation and articulation; e. windows and fenestration patterns; f. corner features; g. streetscape and open space fixtures; h. building and garage entries; and i. building base and top. When designing the architectural details, consider how the following can contribute to create a building that exhibits a coherent architecural concept: j. exterior finish materials; k. architectural lighting and signage; l. grilles, railings, and downspouts; m. window and entry trim and moldings; n. shadow patterns; and o. exterior lighting. | The massing of the building is integrally reproject has been designed wholistically be surrounding context. This includes the imarea, the interaction with light, weather, a aspect of the project, from the large scale. The faceted surface provides a unique vise the detailing and finish materials will furth cohesively designed and has a strong, un |
|--|--|--|---|
| C-2 Design Facades of Many Scales | 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. | a. the fenestration pattern; b. exterior finish materials; c. other architectural elements; d. light fixtures and landscaping elements; and e. the roofline | The lower portion of the project utilizes to respond to programmtic elements wit In furtherance of the design concept, the the interaction with the surrounding envi fenestration development will be respon- well as the experience of an observer on |



y related to the surrounding context, both near and far. The y based on how it interacts with the environment and the e immediately adjacent buildings, views to the greater surrounding er, and the environment. This concept is woven through every cale massing moves down to the detailing of the fenestration. e visual experience with even subtle shifts in perspective, and inther enhance this effect. The result of which is a project that is unifying concept.

res massing elements that break down the scale of the streetfronts within the project, and enhance the pedestrian experience.

the project is exploring a gradiated facade patterning to enhance environment and break down the scale of the tower facade. This ponsive to the different programmatic uses within the project, as to on the street.





| DOWNTOWN DESIG | GN GUIDELINES | SUPPLEMENTAL GUIDANCE | RESPONSE |
|--|--|--|---|
| C-3 Provide Active — Not Blank — Facades | Buildings should not have large blank walls facing the street, especially near sidewalks. | a. a. small retail spaces (as small as 50 square feet) for food bars, newstands, and other specialized retail tenents; b. visibility into building interiors; c. limited lengths of blank walls; d. a landscaped or raised bed planted with vegetation that will grow up a vertical trellis or frame installed to obscure or screen the wall's blank surface; e. high quality public art in the form of a mosaic, mural, decorative masonry pattern, sculpture, relief, etc., installed over a substantial portion of the blank wall surface; f. small setbacks, indentations, or other architectural means of breaking up the wall surface; g. different textures, colors, or materials that break up the wall's surface. h. special lighting, a canopy, awning, horizontal trellis, or other pedestrian-oriented feature to reduce the expanse of the blank surface and add visual interest; i. seating ledges or perches (especially on sunny facades and near bus stops); and j. merchandising display windows or regularly changing public information display cases. (Note that a commitment to a high level of maintenance is essential if this strategy is employed.) | Careful consideration has been used in t floor is highly activated and active facade level setbacks also contribute to the pore |
| C-6 Develop the Alley Facade | To increase pedestrian safety, comfort, and interest, develop portions of the alley facade in response to the unique conditions of the site or project. | a. extending retail space fenestration into the alley one bay; b. providing a niche for recycling and waste receptacles to be shared with nearby, older buildings lacking such facilities; and c. adding effective lighting to enhance visibility and safety | The alley will largely contain access for b vehicular entrance to the site. Care will |





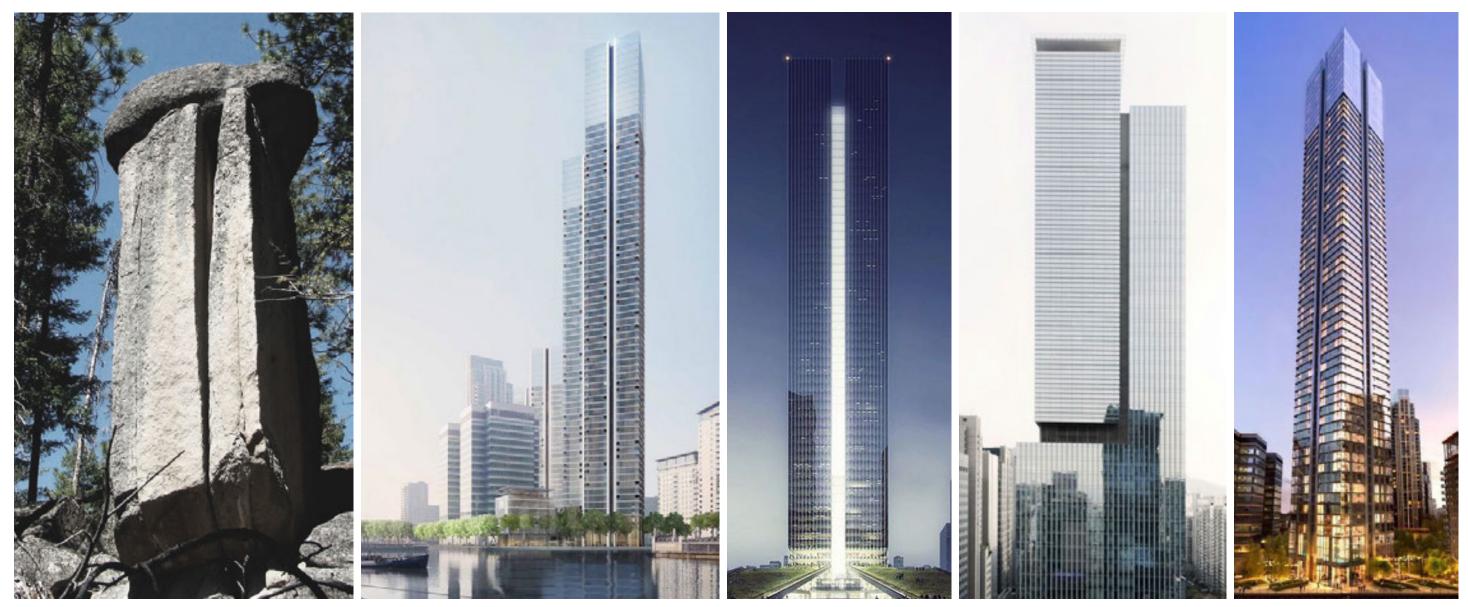
in the assembly of the ground level spaces such that the ground ades are employed for the maximum amount of frontage. Ground porosity and activity of the street frontage.

or back of house facilities such as loading, trash / recycling, and will be taken to maintain a well lit and safe space in the alley.



MASSING OPTIONS

PARTI CONCEPT



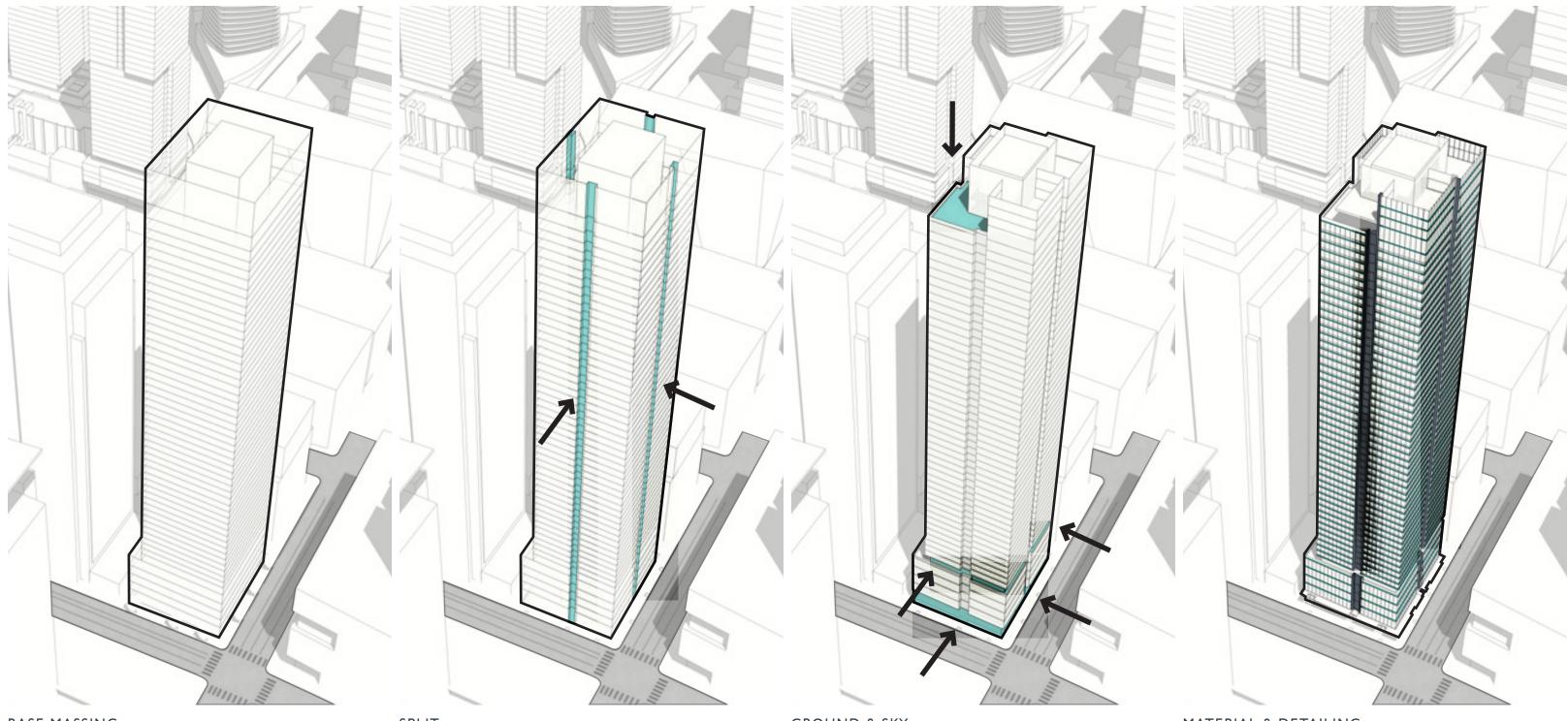
DIVIDE

Option 1 utilizes a symmetrical layout which breaks the massing down into four pieces using centralized reveals. This creates an elegant and straightforward expression of the form while also creating a potential area for a strong lighting feature. This massing strategy creates a simple, elegant, and powerful form while also breaking down the massing vertically to enhance the proportion of the tower.

| MINIMAL | POWERFUL |
|----------|----------|
| QUADRANT | ELEGANT |
| DIVIDED | REFINED |
| REVEAL | CLEAN |
| CHANNEL | VERTICAL |



PARTI CONCEPT



BASE MASSING

Massing is held 10' from the North property line in order to allow for adequate glazing percentages. The tower floor plate does not meet the max tower floor plate size threshold as dictated by the zoning code.

SPLIT

The major massing move subdivides each facade vertically creating a fourquadrant design. This creates a prominent central spine on each major facade amenity spaces while also creating an interesting tower top that enhances axis, while also creating an elegant but powerful presence.

GROUND & SKY

The scales of the various massing quadrants are adjusted to create exterior The various massing elements are reinforced with fenestration patterns and detailing. The central reveals are treated with strong, vertical accent elements, the skyline. The ground floor is set back to provide exterior landscaped area, while secondary horizontal elements radiate from the central reveals. The and a gasket is created between tower and podium to reduce the scale and visual prominence of the vertical mullions is reduced by utilizing butt-glazing. enhance the pedestrian experience. Different shades of materiality are used for the reveals and setback areas to contrast against the major massing elements.

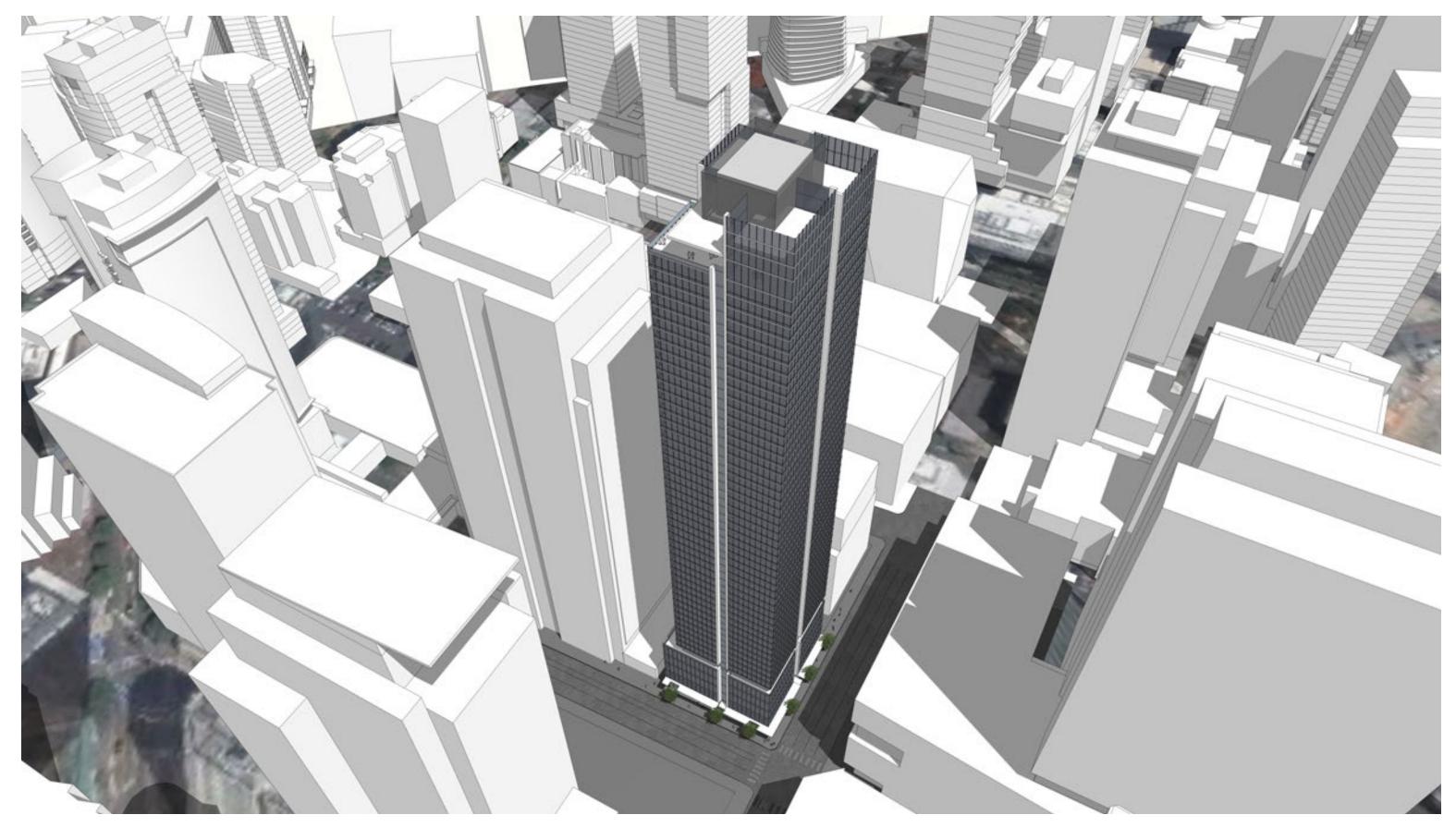
MATERIAL & DETAILING

27





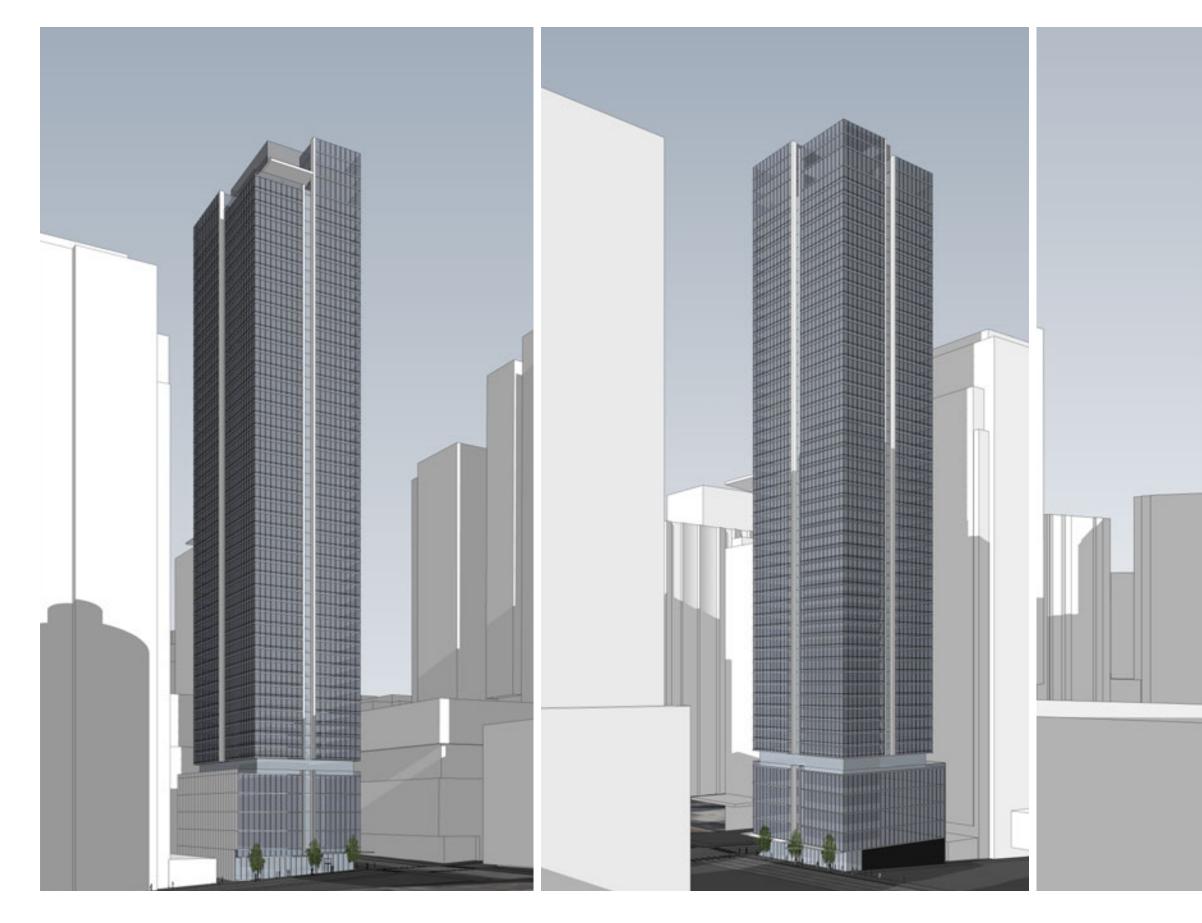
OI DIVIDE PERSPECTIVE VIEWS

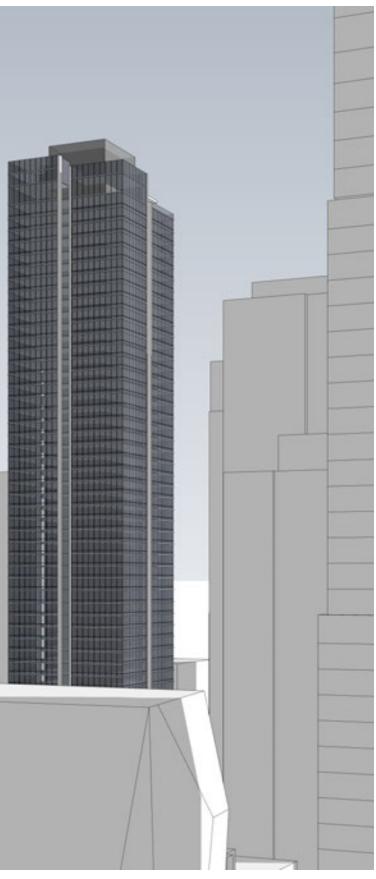




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OI DIVIDE PERSPECTIVE VIEWS

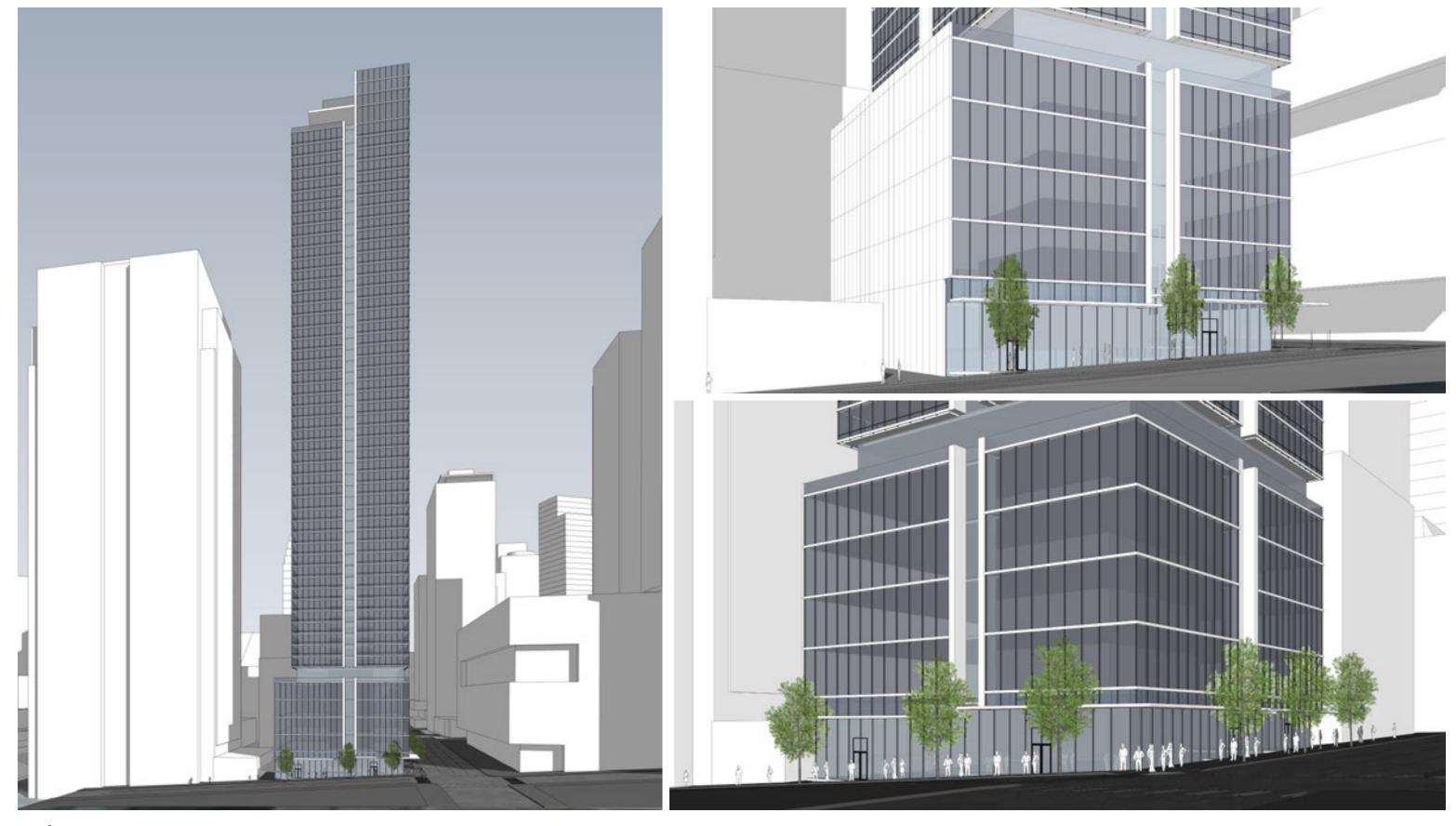






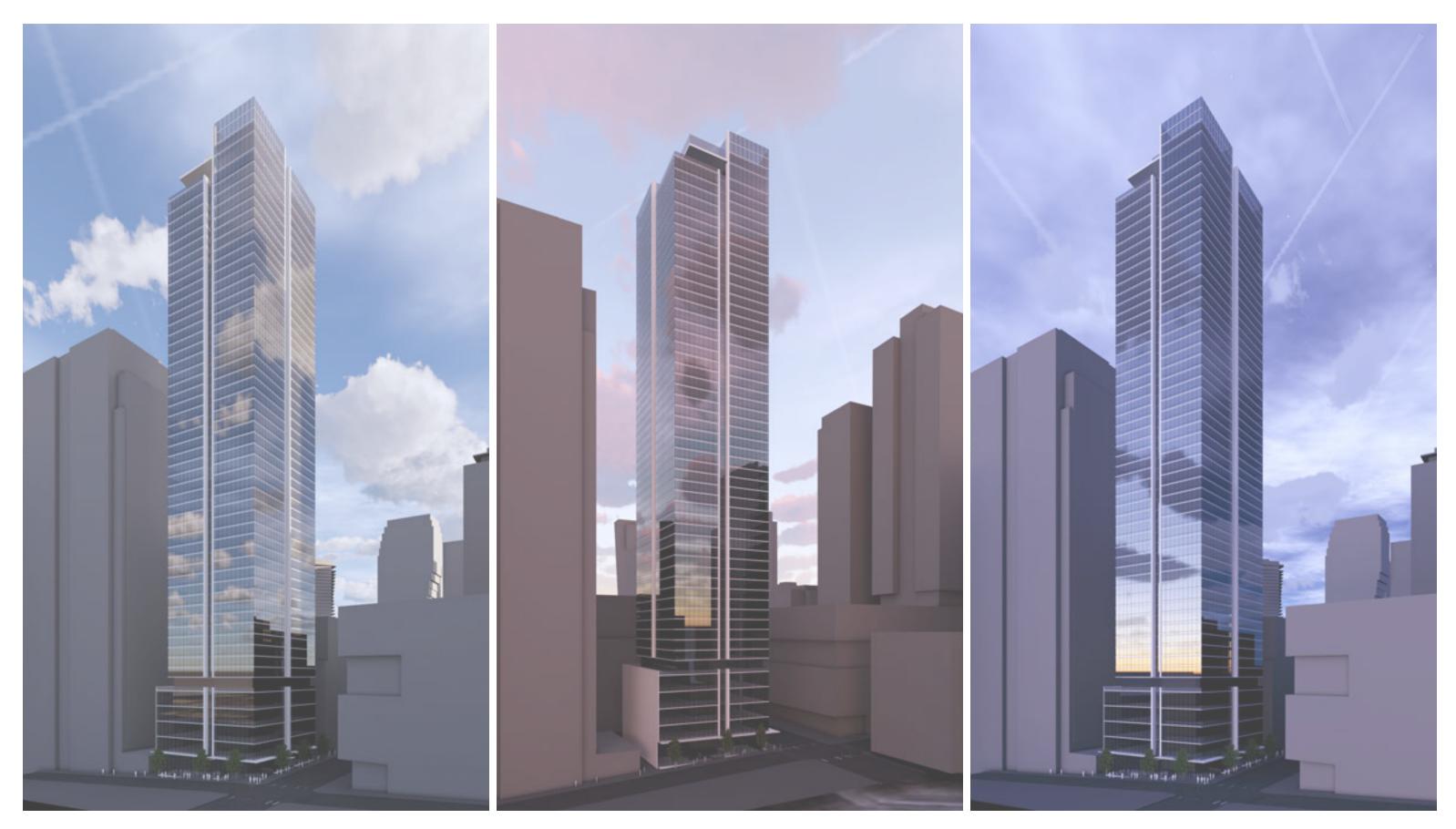


OI DIVIDE PERSPECTIVE VIEWS



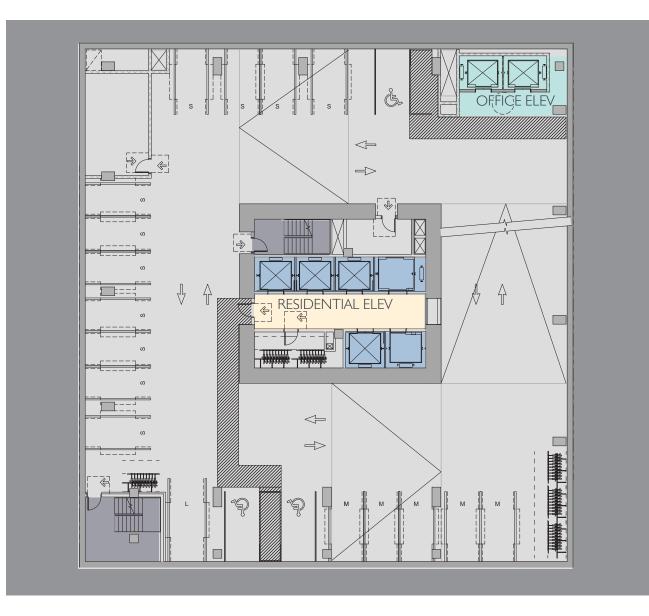


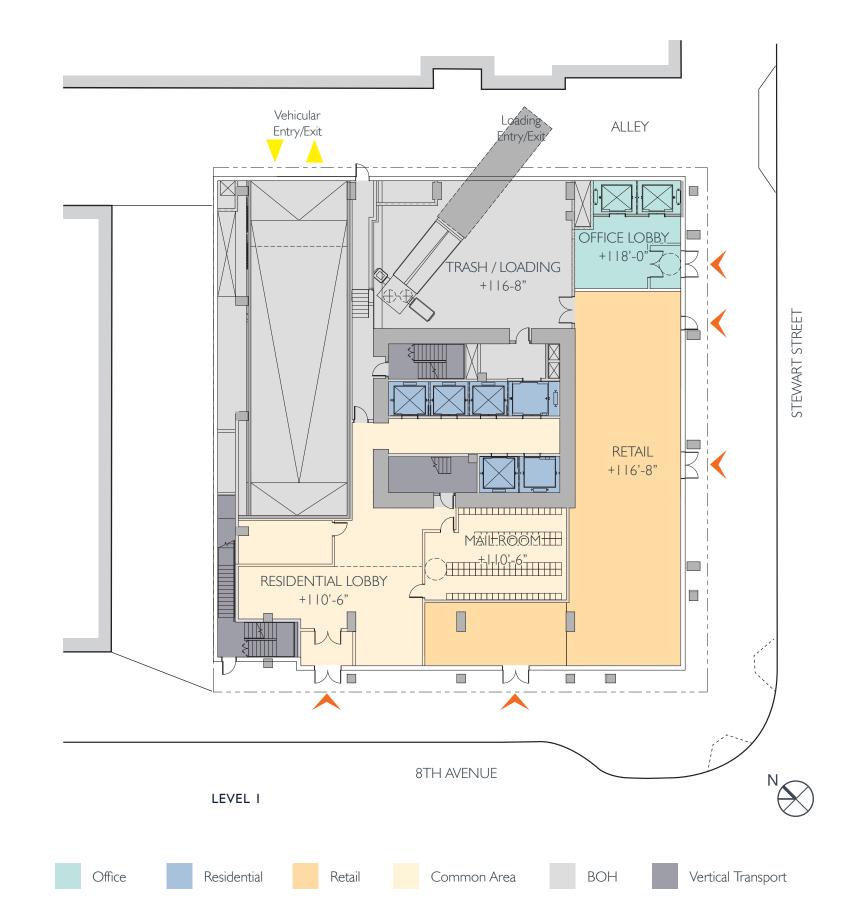
OI DIVIDE PERSPECTIVE RENDERINGS







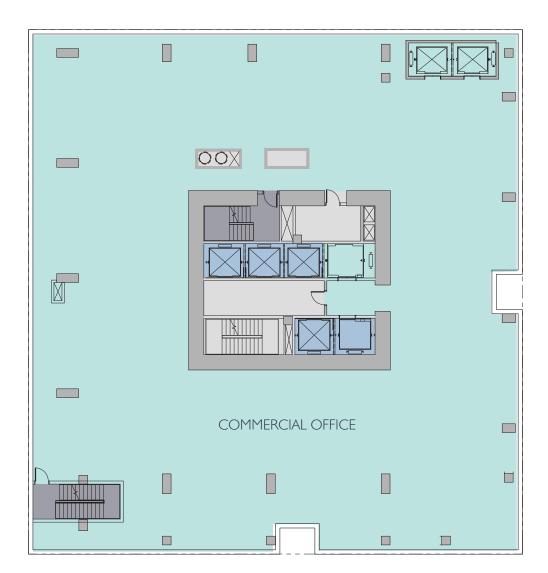


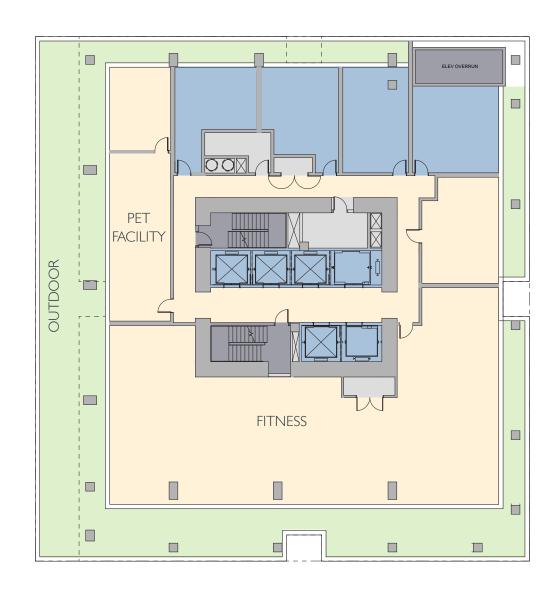


LEVEL P2

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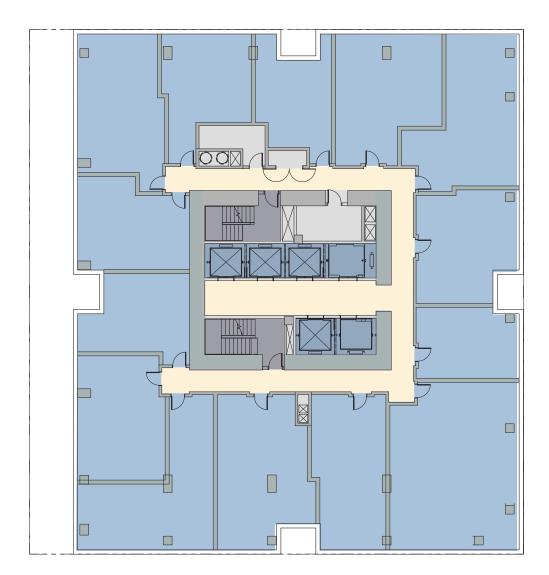


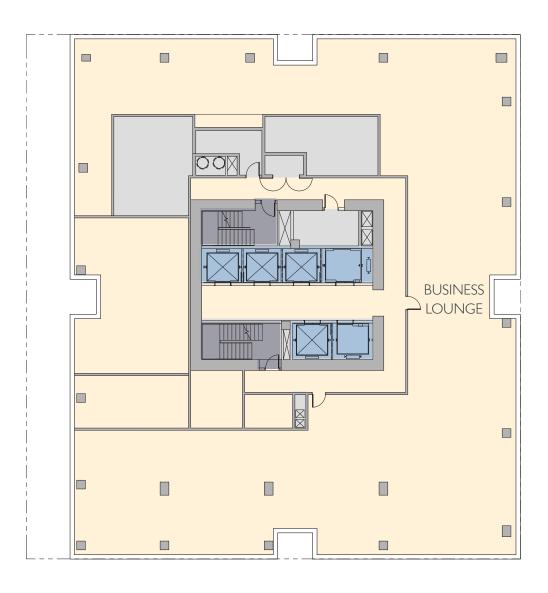


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COMPANY





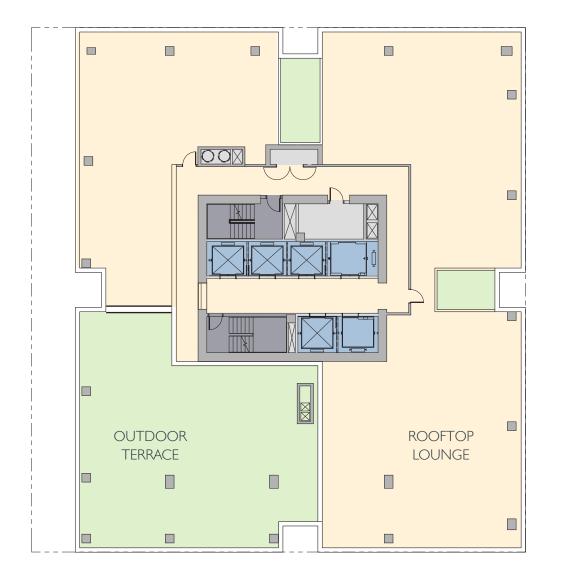


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Common Area BOH

Vertical Transport



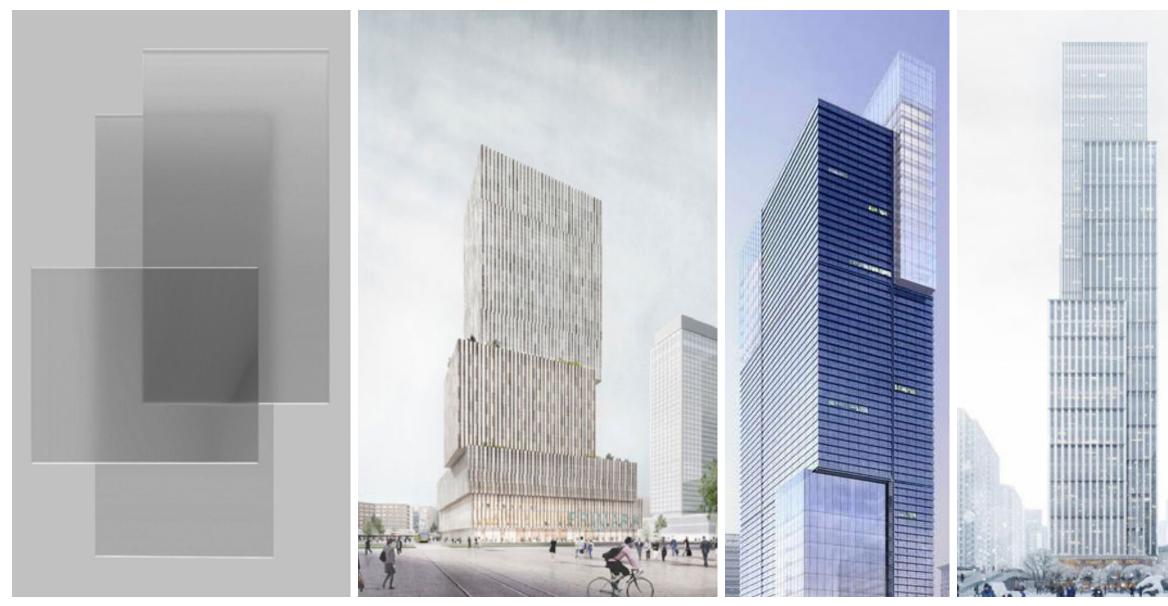
LEVEL RI

Retail Common Area Office Residential





PARTI CONCEPT



LAYER

Option 2 utilizes a series of overlapping massing elements in order to create an elegant layered effect, and break down the massing into contrasting vertical elements. Each facade element would be treated with different but related treatments in order to build up layers of textures to create visual interest. The clean detailing is analogous to the tech and biotech development ongoing in this neighborhood.

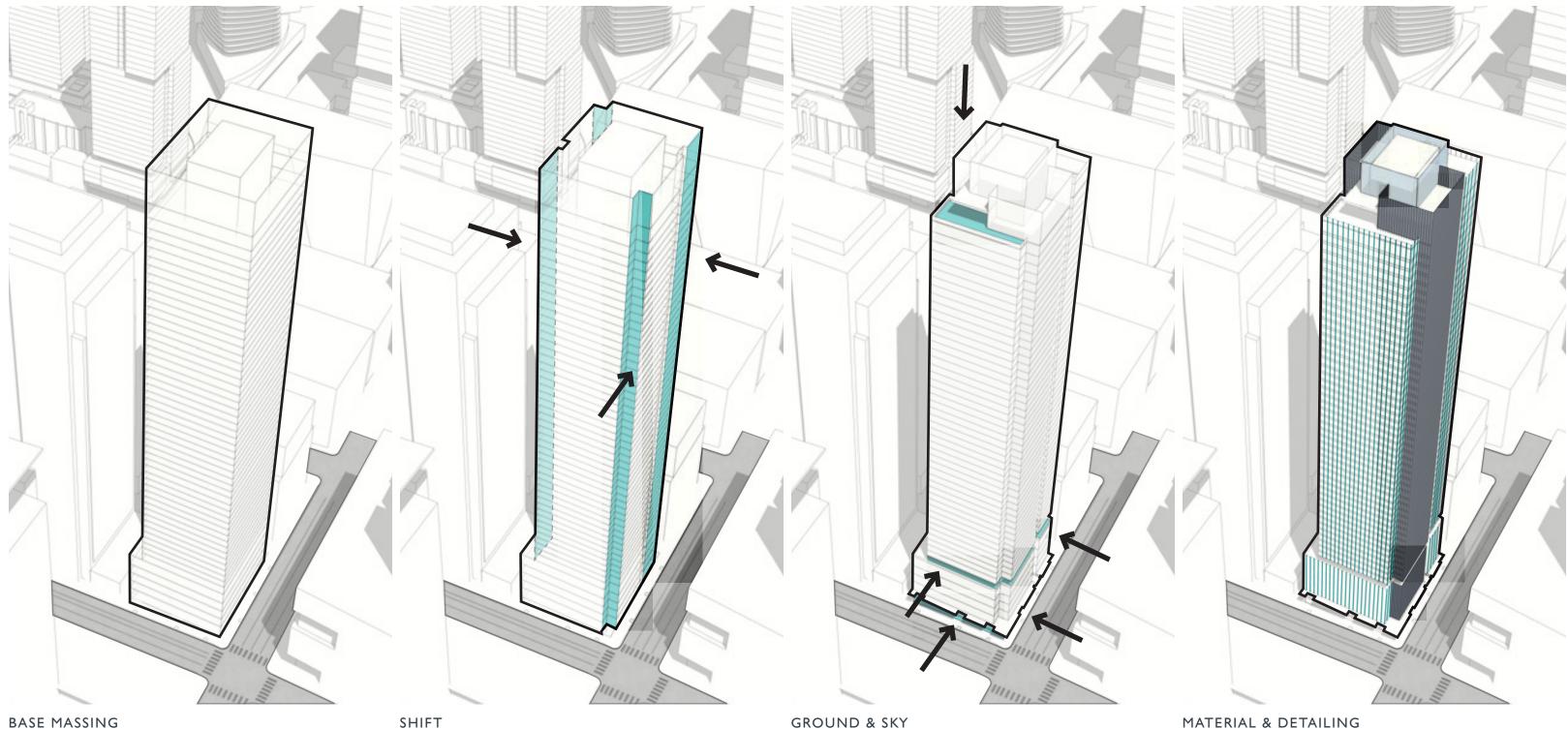
| MINIMAL | POWERFUL |
|-------------|----------|
| TEXTURED | ELEGANT |
| SUBTLE | REFINED |
| OVERLAPPING | CLEAN |
| CONTRAST | VERTICAL |







PARTI CONCEPT



BASE MASSING

Massing is held 10' from the North property line in order to allow for adequate glazing percentages. The tower floor plate does not meet the max tower floor plate size threshold as dictated by the zoning code.

East and West massing elements are shifted in opposite directions creating primary and secondary layers of facade elements. A vertical reveal is also utilized on the North and South facades to further break down the scale of the tower into different massing elements.

GROUND & SKY

Exterior amenity space is created by reducing the height of the Northwest massing piece. The ground floor and level 6 are both setback to create landscaped exterior space.

MATERIAL & DETAILING

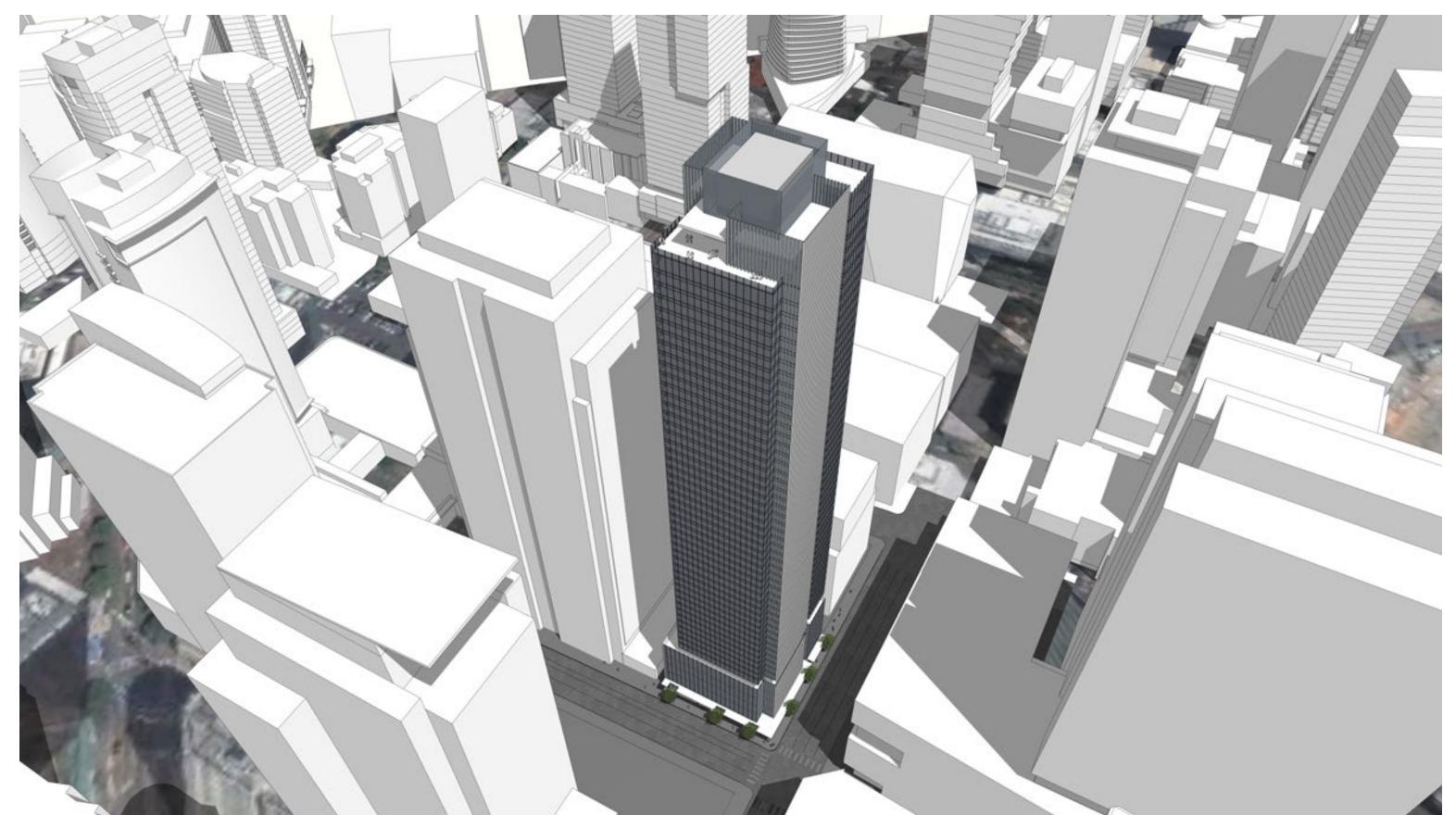
The various massing elements are reinforced with fenestration patterns and detailing. The taller massing elements are reinforced with a series of strong vertical contrasting fins, while the secondary massing elements utilize minimal articulation creating a smoother, glassy facade. This contrast reinforces the massing parti an creates a layered effect between facade types.



37

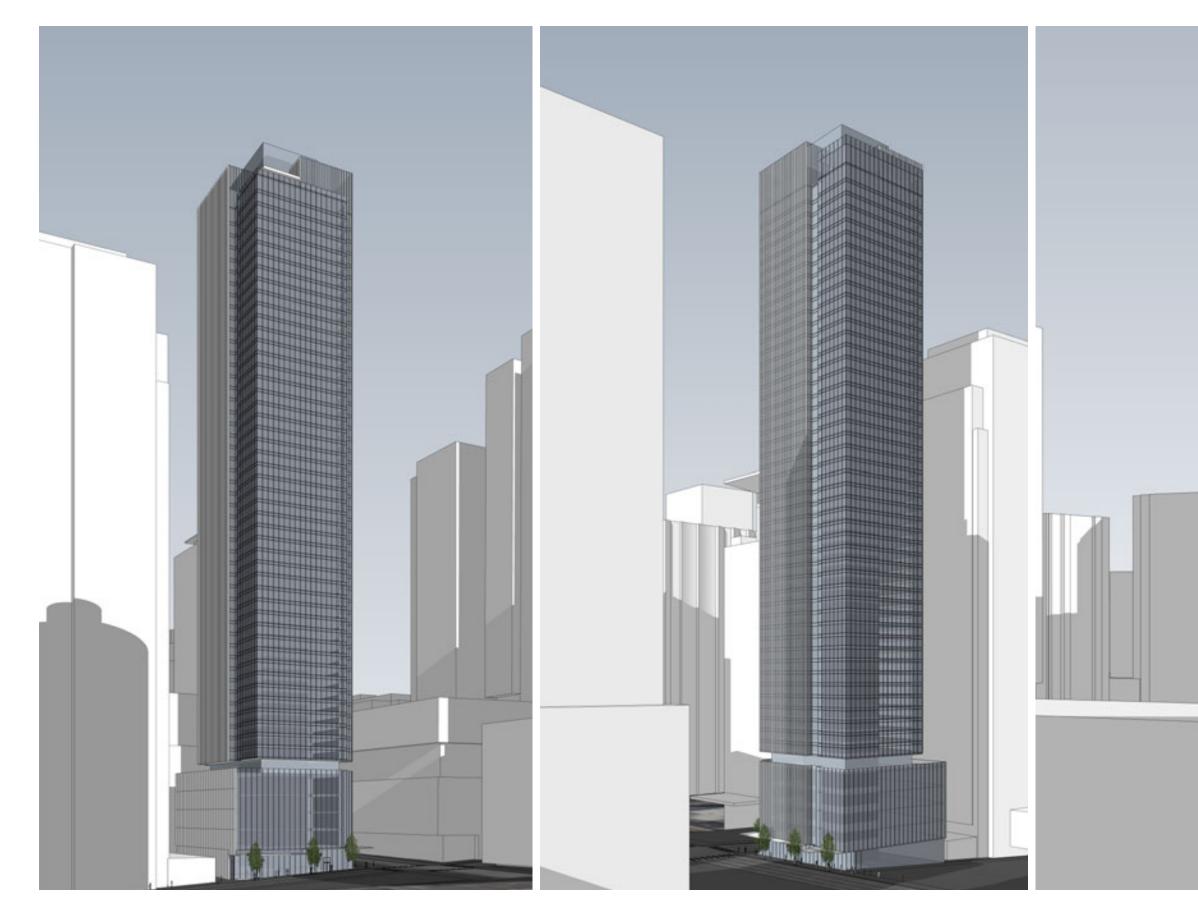
WEBER THOMPSON

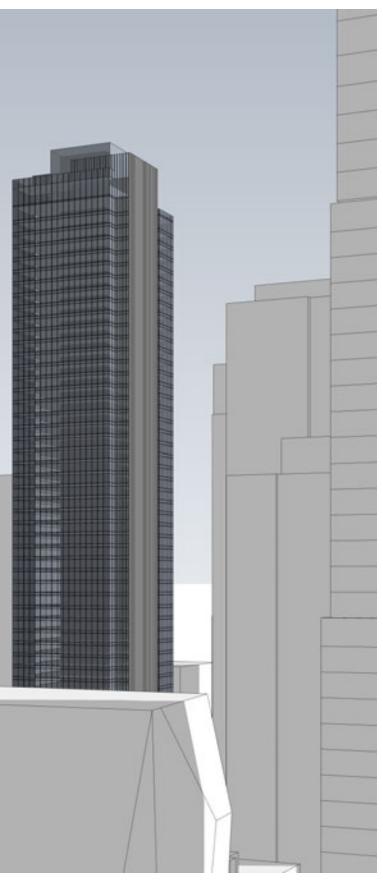
02 LAYER PERSPECTIVE VIEWS



Lincoln Property Company

02 LAYER PERSPECTIVE VIEWS

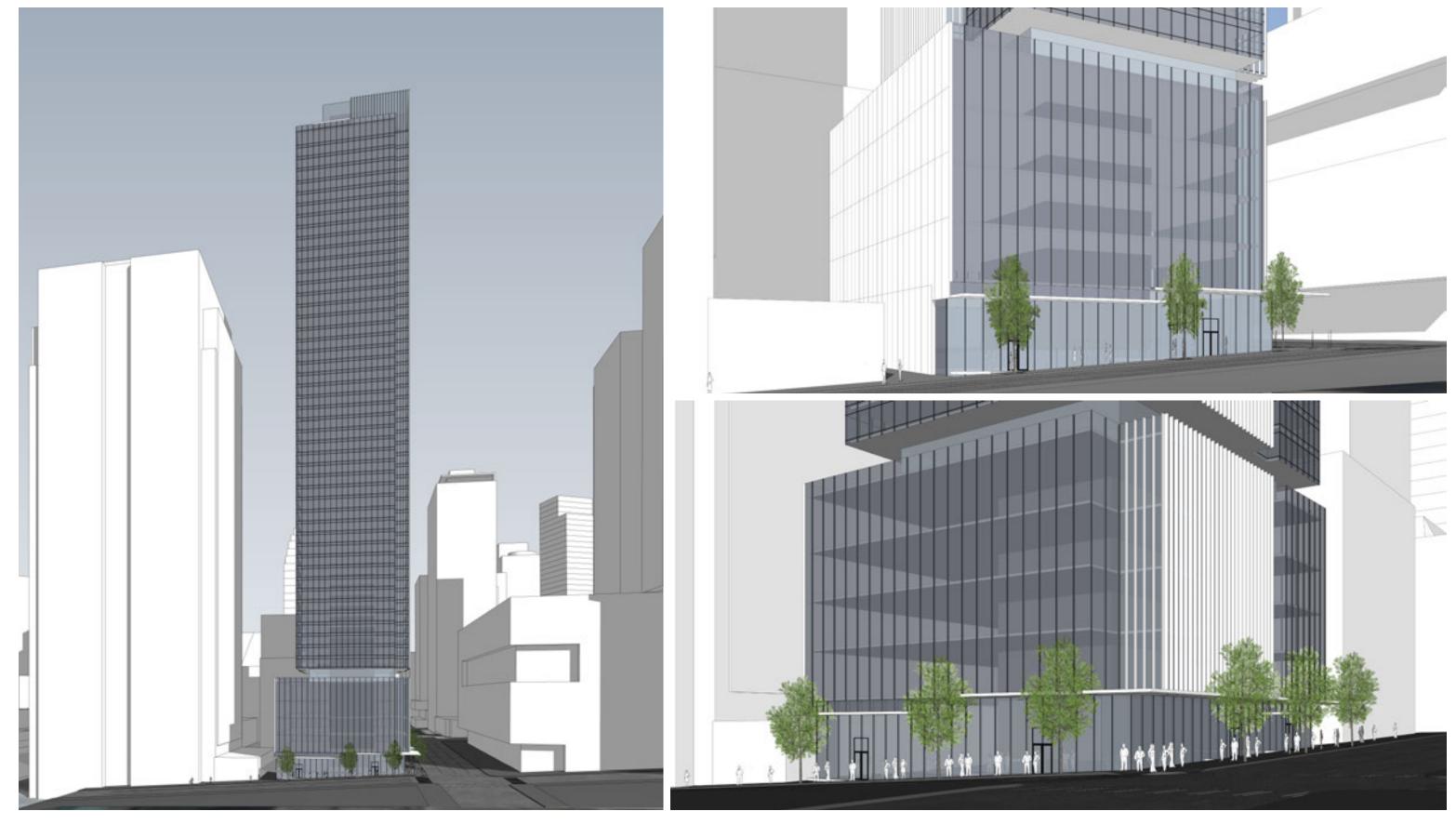








02 LAYER PERSPECTIVE VIEWS

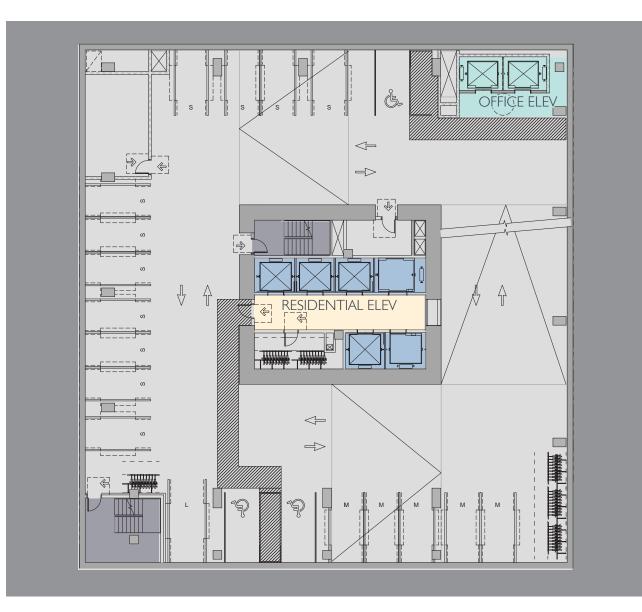


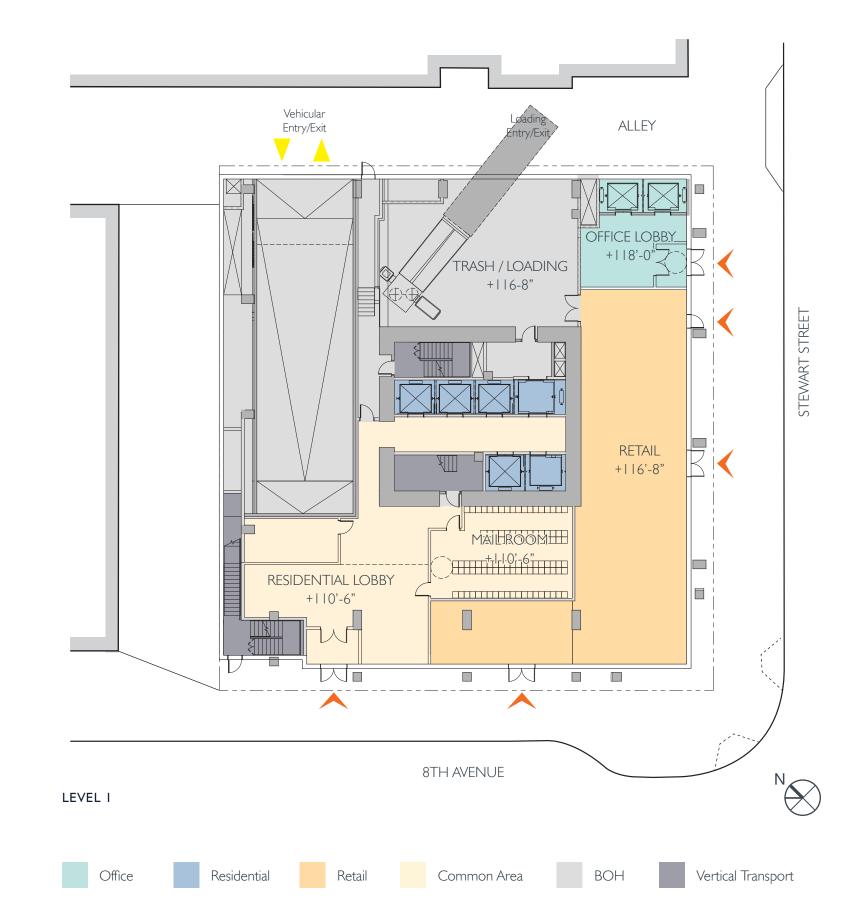


02 LAYER PERSPECTIVE RENDERINGS







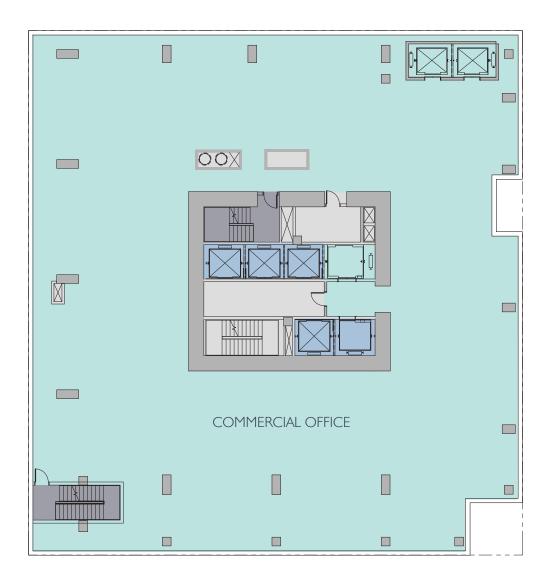


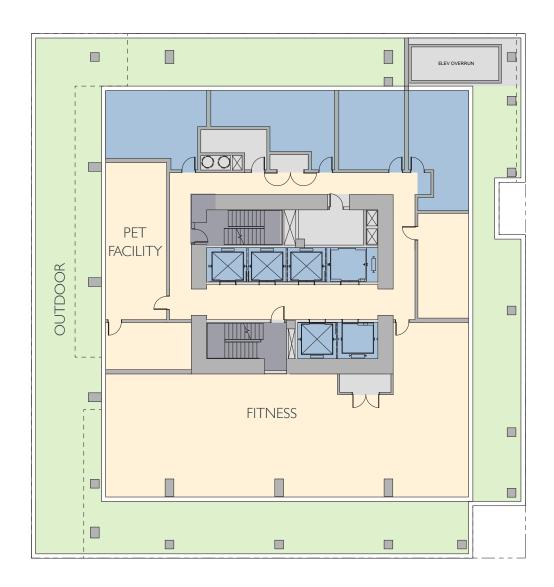
LEVEL P2

800 STEWART // EDG MEETING // 08.27.2019 // SDCI#3034006-EG





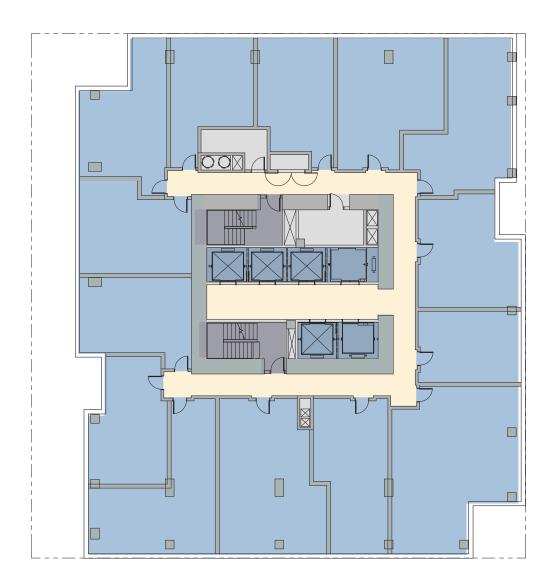


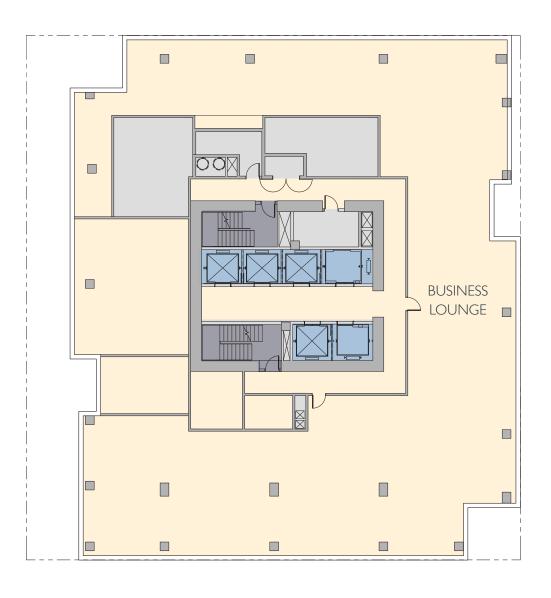




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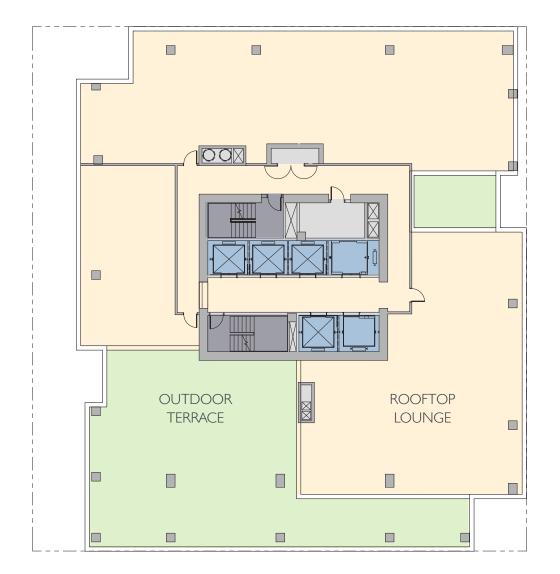


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Vertical Transport



LEVEL RI



PARTI CONCEPT REFRACT THE URBAN FABRIC



REFRACT

The massing of 800 Stewart is a response to three major Parti concepts that result in a unified and cohesive design. The three concepts are: **Refraction, Contextual Response, and Vortex shedding.**

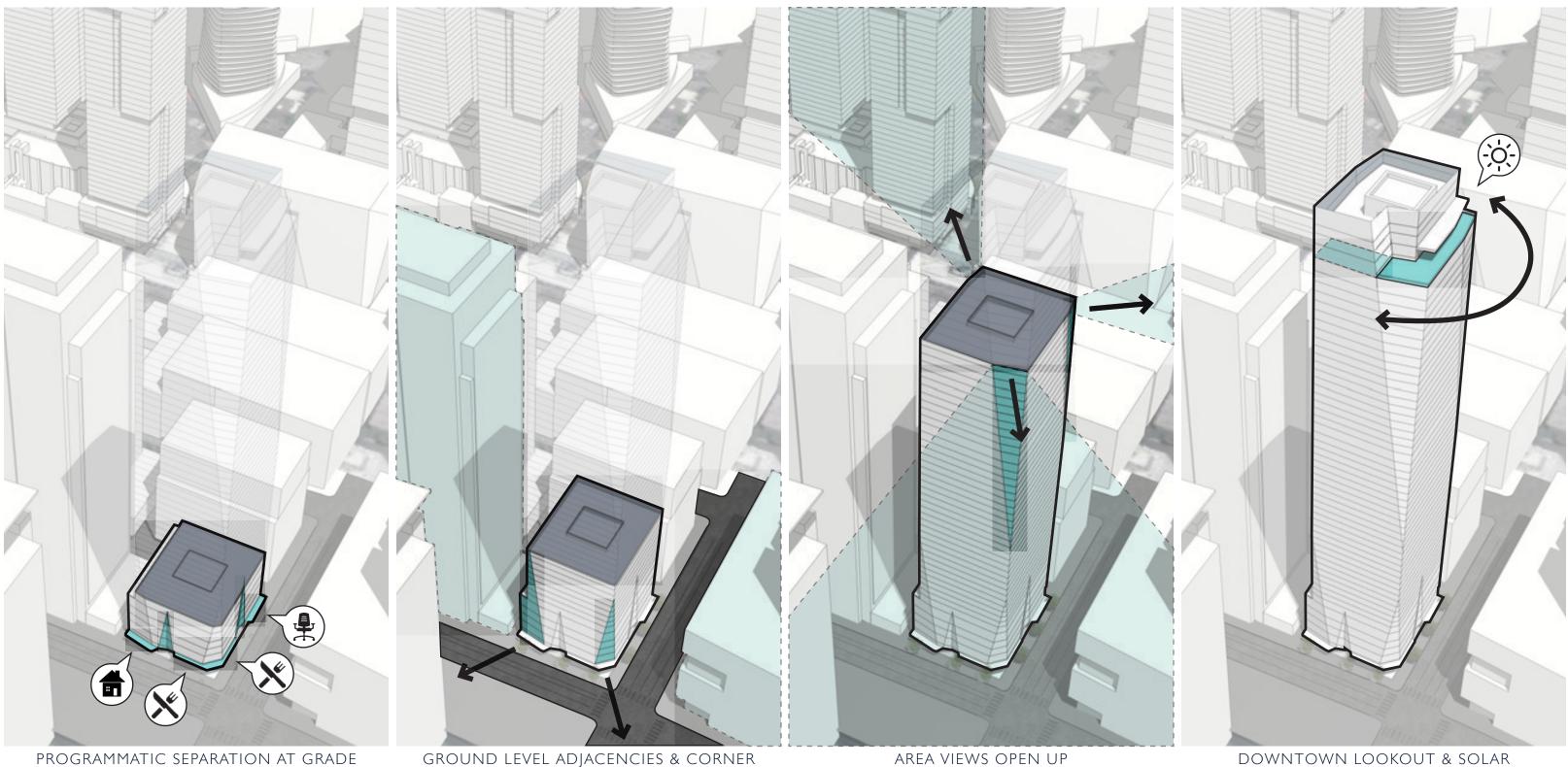
Refraction is a bending or change in direction of a propagating light wave. This is also the phenomena that creates rainbows when the sun's rays enter and then change direction inside of raindrops. The design of 800 Stewart seeks to embrace this concept of refraction, by bending and faceting elements of the facades, in an effort to create a sculpted and playful tower that will possess a gem-like quality. In an effort to artistically amplify the unique qualities of the various facets, varied subtle "tone on tone" glass colors will reflecting the sun, clouds, light, weather and other buildings as they dance over the surface of these divergent faceted surfaces. The qualities of the new tower will create an immediate visual relationship by reflecting back the elements of existing urban fabric.

| REFRACT | TRANSFORMATIVE |
|---------------|----------------|
| METAMORPHIC | ELEGANT |
| ENVIRONMENTAL | REFLECTIVE |
| EPHEMERAL | ATMOSPHERIC |
| ILLUSORY | ETHEREAL |





PARTI CONCEPT RESPOND TO CONTEXT



"Folds" in the podium massing differentiate between office, residential, and retail entrances while breaking down the massing at the pedestrian level. Overhead canopies reinforce these folds and further highlight and protect building entrances.

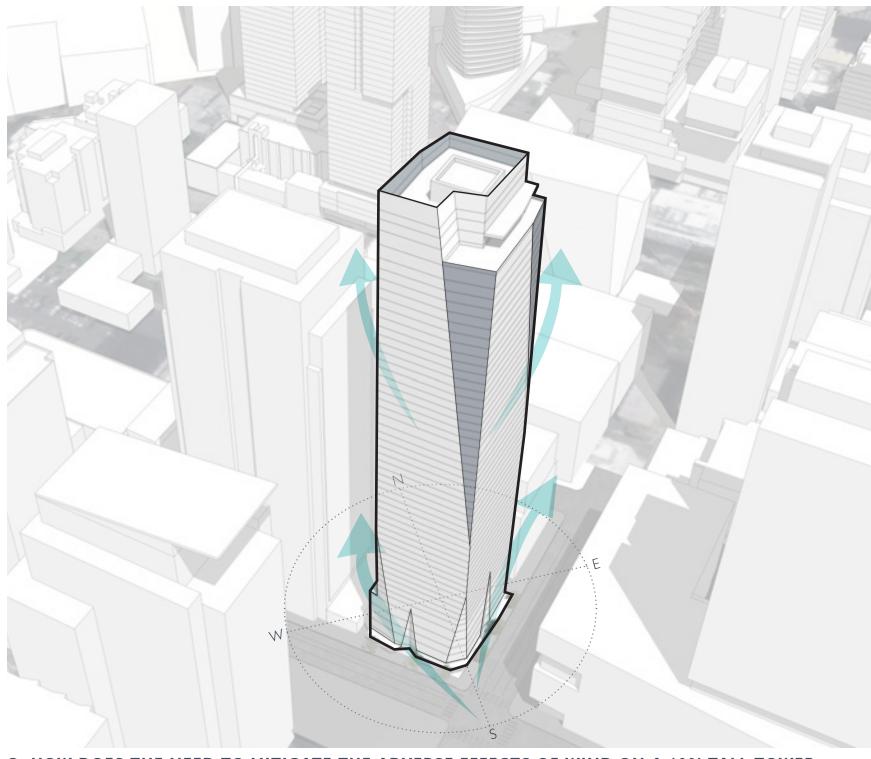
A large chamfer is created at the street corner to respond to the urban context of the site and create a dynamic street presence. An additional chamfer cuts back towards the adjacent urban plaza while facade area to these views. providing some frontage setback to the adjacent tower.

As the tower rises above nearby buildings, area views begin to open Prominent diagonals continue to the maximum tower height, up. The building cuts back on three sides, exposing more of the however the South and Southwest portions of the Rooftop amenity level are cut back to provide an open deck area overlooking nearby downtown, while also providing southern exposure.



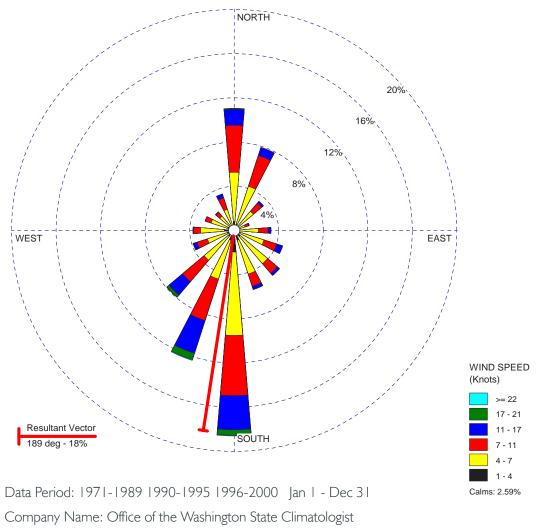
47

PARTI CONCEPT VORTEX SHEDDING



Q: HOW DOES THE NEED TO MITIGATE THE ADVERSE EFFECTS OF WIND ON A 600' TALL TOWER **INFORM THE DESIGN OF 800 STEWART?**

SEATTLE-TACOMA INT'L,WA **PREVAILING WIND ROSE DIAGRAM**



• Boxy Tall and slender buildings have low natural frequencies which tends to amplify Wind/Vortex Excitation, Vortex Shedding and Cross-Wind Oscillations. These critical phenomena can have a detrimental effect on tall, slender towers and the comfort of those who live and work in them – particularly toward the top of a boxy structure.

• Therefore, one key goal in the design of 800 Stewart is to disrupt the flow of wind around the building by confusing and 'disorganizing' the vortices that are generated by vortex shedding. The most effective way to do this is by varying the cross-section of the tower along the height of the building. • The reason that this varied cross section concept works is that it changes the frequency at which the vortices

are shed, thereby disrupting the flow of wind around the building, and subsequently reducing wind load pressures.

The massing / shaping of the tower has a varied cross section which is designed to be both sculptural [in an effort to break down the mass of the tower into a form that is more pleasant to the eye and softer on the skyline] and also practical in that it will provide a much higher degree of comfort to its inhabitants, thanks to the reduction of wind loads and motion that can cause discomfort. This design of this tower literally breaks out of the box, with playful sculpture that is both practical and pleasantly sculpted.



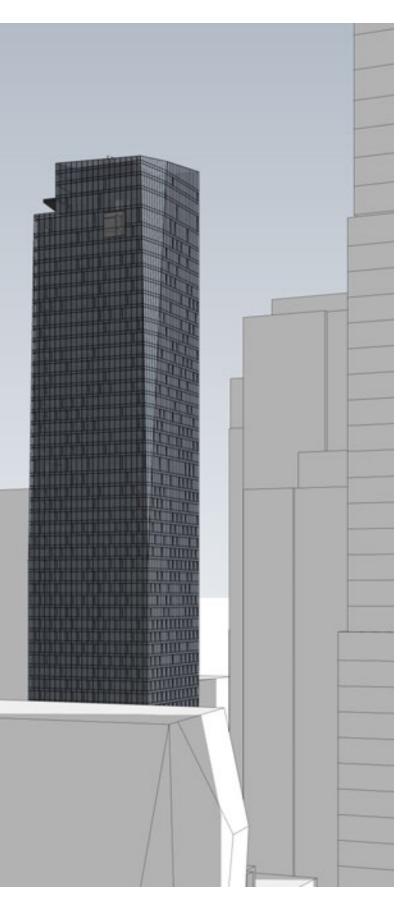
03 REFRACT PERSPECTIVE VIEWS



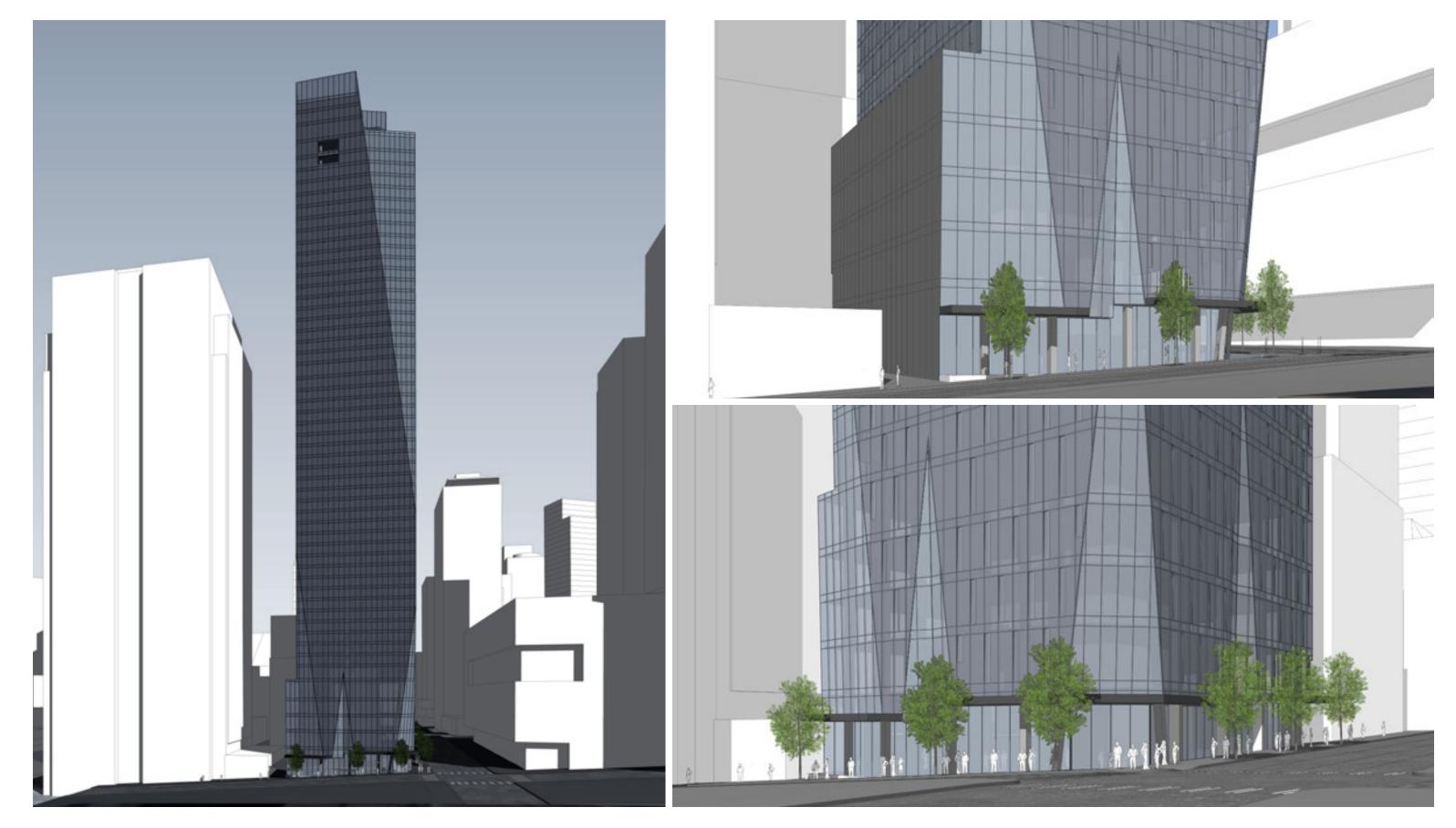
03 REFRACT PERSPECTIVE VIEWS





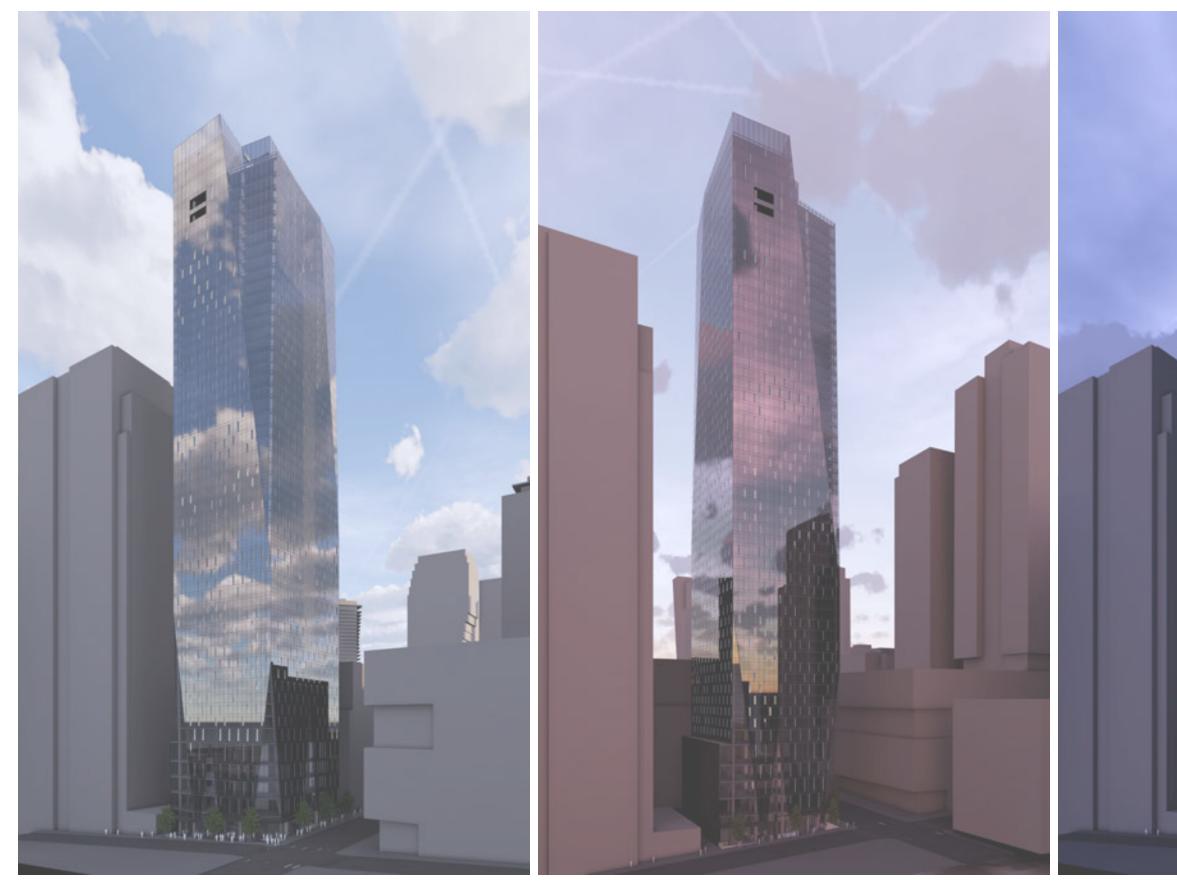


03 REFRACT PERSPECTIVE VIEWS

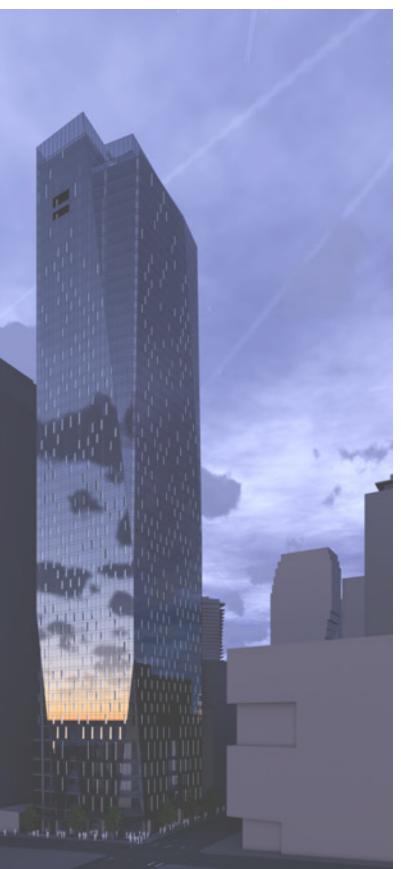


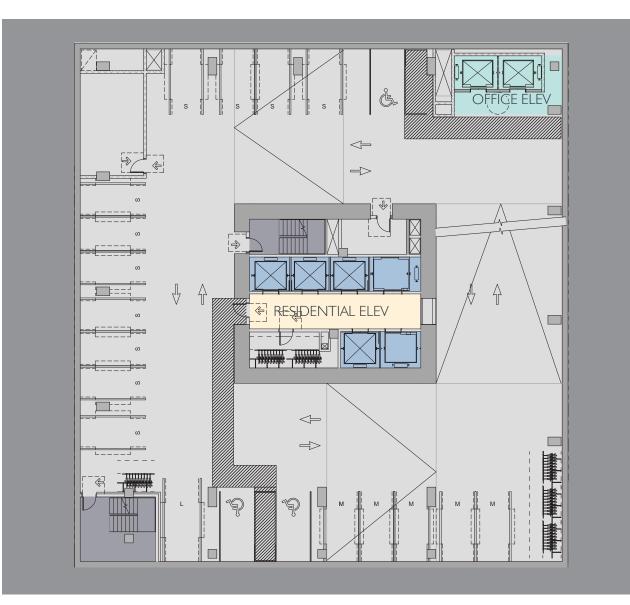


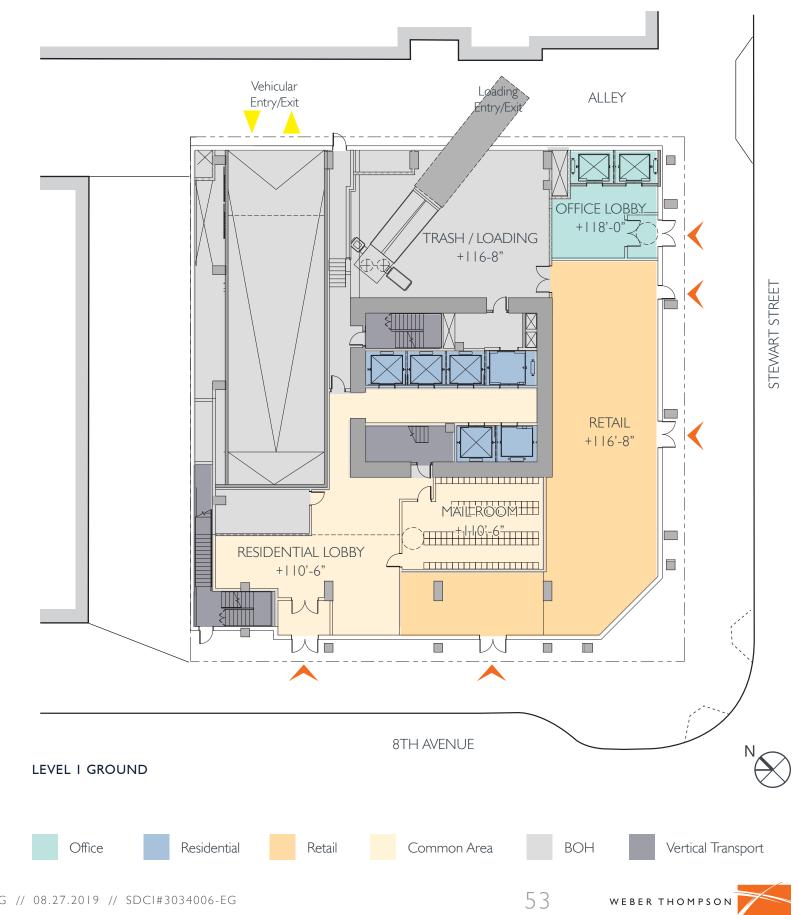
03 REFRACT PERSPECTIVE RENDERINGS



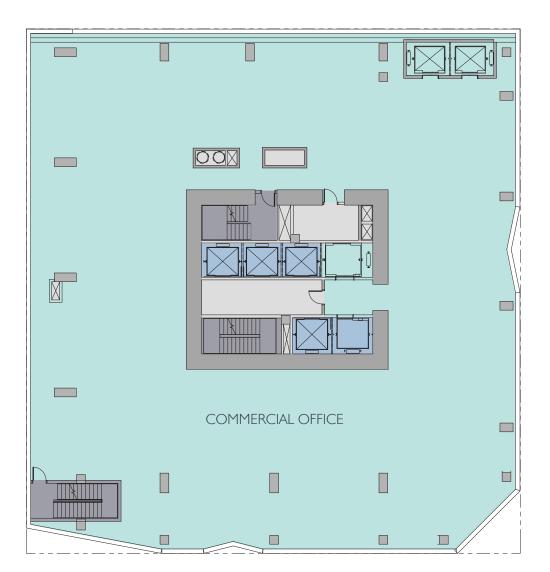


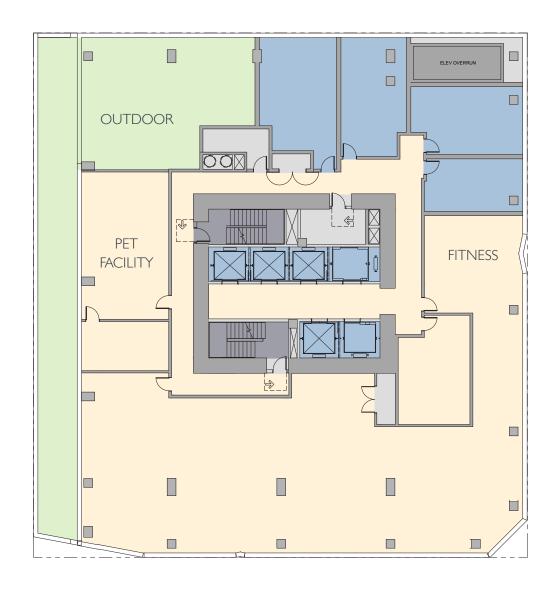






LEVEL P2





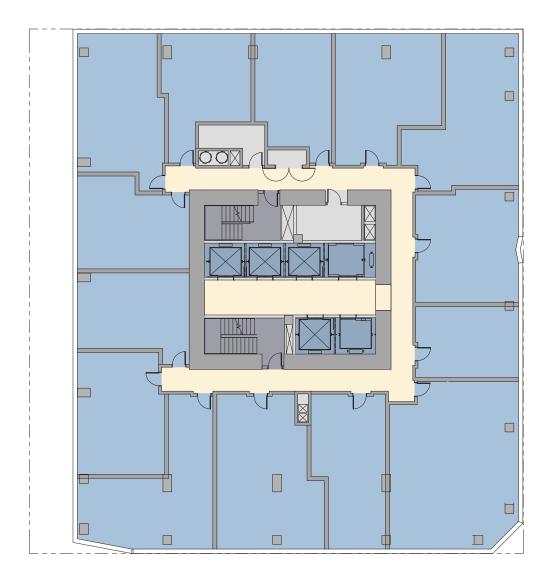


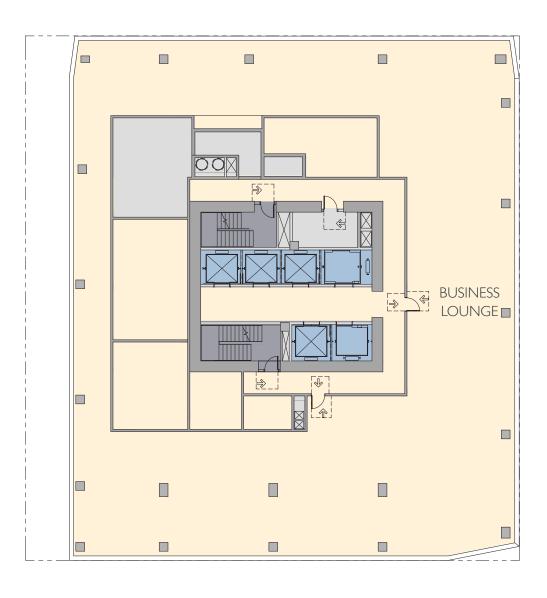




Common Area BOH

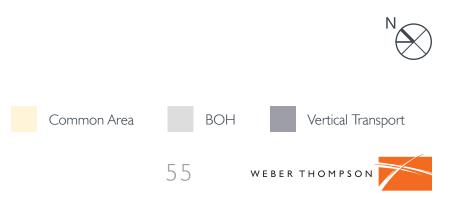
Vertical Transport

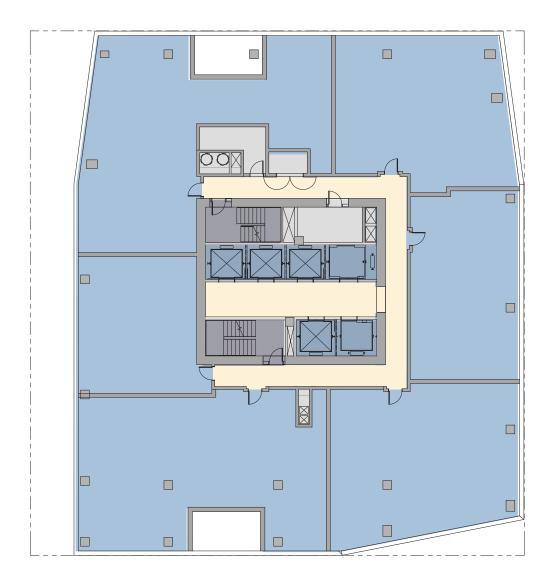


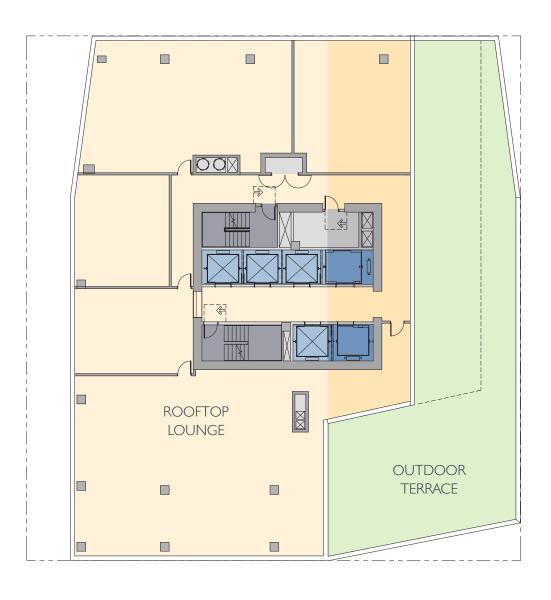




LEVEL 7







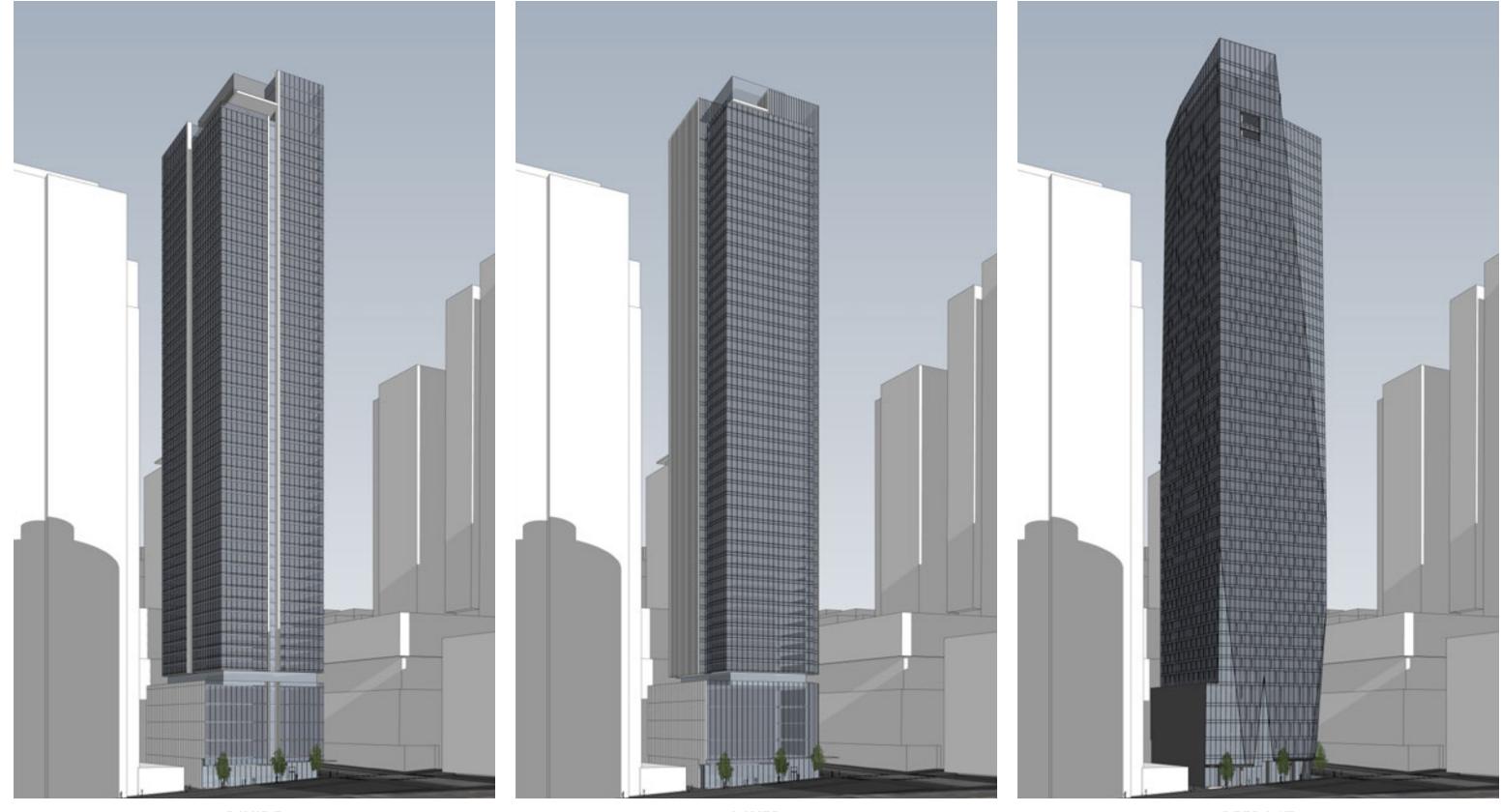






Vertical Transport

OPTIONS COMPARISON



DIVIDE

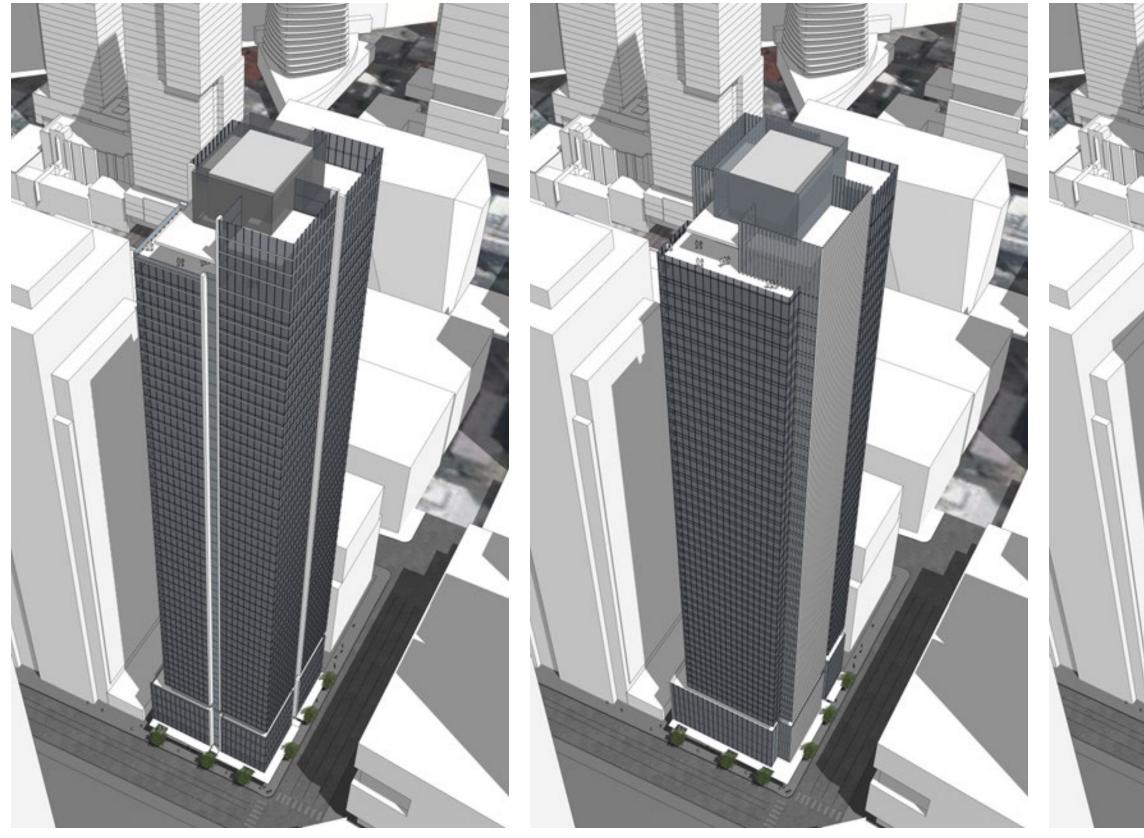
LAYER

REFRACT





OPTIONS COMPARISON



DIVIDE

LAYER

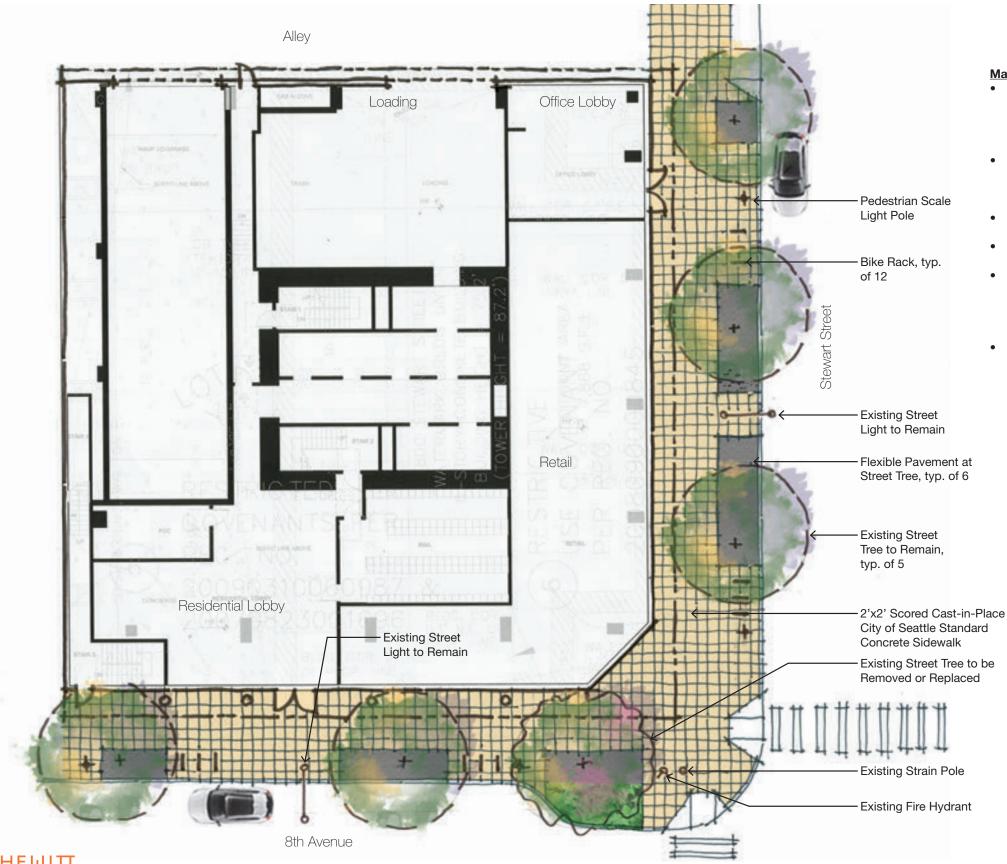




REFRACT

LANDSCAPE DESIGN

LANDSCAPE DESIGN



HEWITT

60



Material Assumptions:

- Flexipave.
- 40'-0" o.c.

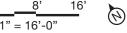
• Sidewalks: City of Seattle standard concrete with 2'x 2' sawcut control joints, expansion joints approximately every 10' along sidewalk and at property line. Broom swept finish with integral color to be CHROMIX "Dark Grey" integral color at 10% of suggested application rate.

• Flexible Porous Surfacing: At locations where tree roots and soil volumes are required by the City to be retained subgrade, walking surface will be finished as Porous Pave XL or KBI

• Bike Racks: Sportworks Tofino, stainless steel finish, surfacemount, that accommodate 2 bicycles each.Pedestrian Pole Lights: Lumec UrbanScape MPTC, mounted at

• Street Trees: 5 existing to remain and 1 new street tree to replace removed. New street tree 3" caliper, specimen quality. City of Seattle standard flexipave (flexible rubber pavement) below existing street trees. Ground level planting below new tree, consisting of evergreen shrubs and groundcovers.

Tree Protection: enhanced City of Seattle standard protection for downtown construction conditions. Special care and close coordination with SDOT Urban Forestry will be needed to protect large existing tree canopies and tree roots at edge of building foundation/shoring excavation.



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16'

1" = 16'-0'

Stewart Stree n

8th Avenue

НЕШІТТ

LANDSCAPE DESIGN

Stewart Street

Active curbside use - loading, food trucks, peak travel traffic lane
Mature tree canopy enhances 'Gateway' feel
Large volume of pedestrian traffic analysis asks for simple palette, maintaining great visibility to retail





LINCOLN PROPERTY COMPANY | 800 STEWART STREET 100% LANDSCAPE CONCEPT DESIGN | JULY 23, 2019 2

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800 STEWART // EDG MEETING // 08.27.2019 // SDCI#3034006-EG

16'

1" = 16'-0"

Stewart Street

8th Avenue

НЕШІТТ



LANDSCAPE DESIGN

8th Avenue

- corner



• Curb bulb and new signature tree to provide more generous landing at the

Mature tree canopy differentiates this parcel
Large volume of pedestrian traffic asks for simple palette

LINCOLN PROPERTY COMPANY | 800 STEWART STREET 100% LANDSCAPE CONCEPT DESIGN | JULY 23, 2019 3

CODE REQUIREMENT

SMC 23.49.010.B.2

An area equivalent to 5 percent of the total gross floor area in residential use...shall be provided as common recreation area. The amount of required common recreation area shall not exceed the area of the lot. A maxmimum of 50 percent of the common recreation area may be enclosed. The minimum horizontal dimension of required common recreation area shall be 15 feet .

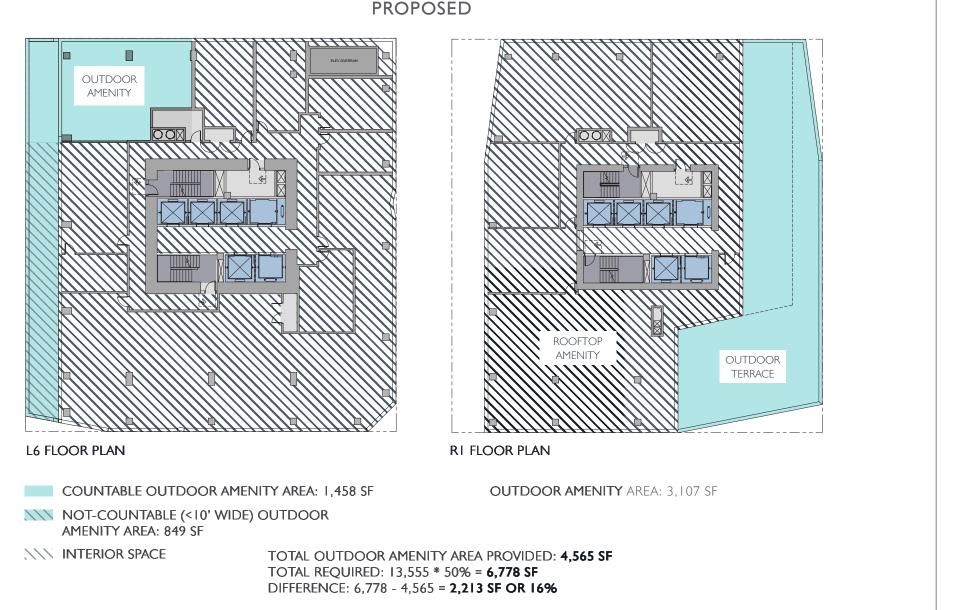
DEPARTURE REQUEST

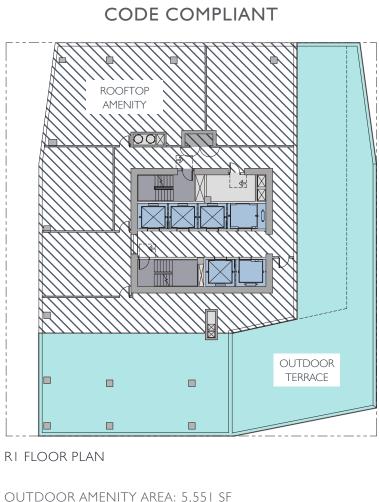
The project is proposing 66% of the required common recreation area be enclosed.

RATIONALE

The tower is setback 10' from the North property line to accomodate 40% glazing percentage (unprotected openings.) This gives an exterior terrace at L6 however due to this area being 10 feet in width, it does not meet the minimum depth requirement (15 feet) to be counted towards the amenity calculation. A portion of L6 is exterior and able to be counted. The project is also providing interior and exterior amenity area at the R1 level. At the maximum height of the project of 550', exterior amenity space will be in less demand due to the wind at this level. Therefore, the project team is allocating more of the amenity towards interior area as this is a better use of space.

Additionally, due to mechanical space requirements, a large area above R1 is needed. Carving out additional exterior amenity space would not allow the lines within the tower to terminate elegantly at the top of the tower. The proposed design provides a more cleanly resolved tower top and enhances the skyline. The project is well in excess of the required total amenity area.





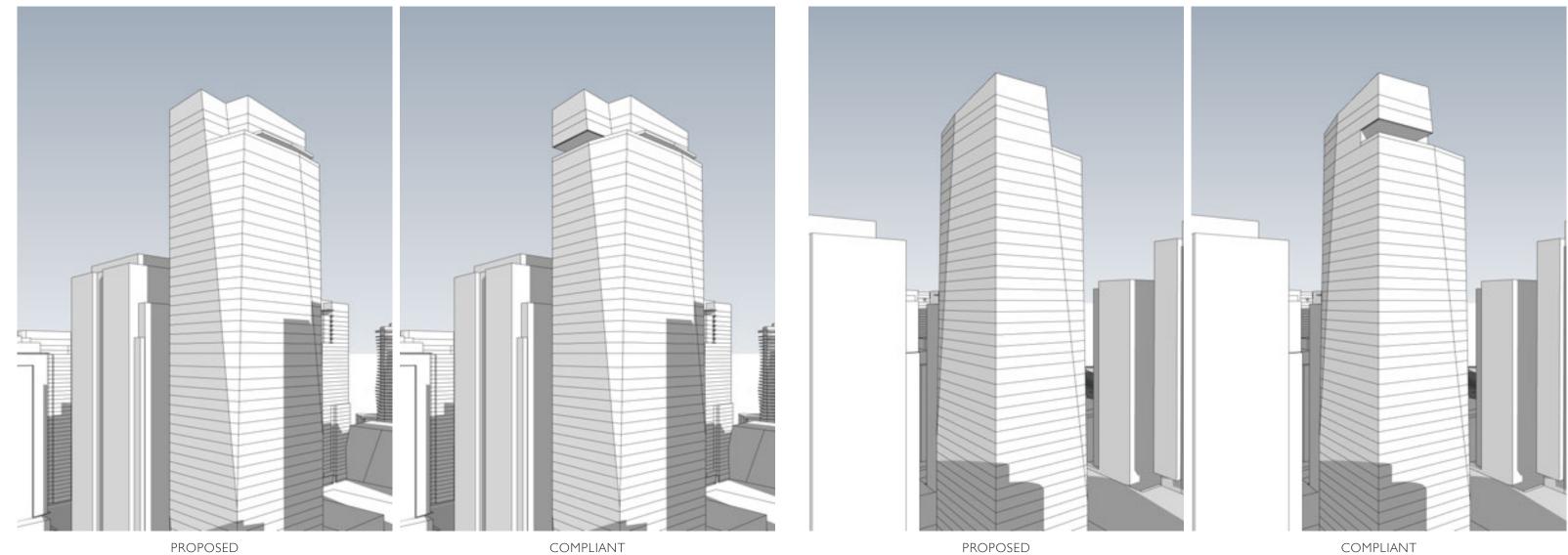
TOTAL OUTDOOR AMENITY AREA PROVIDED: 7.009 SF TOTAL REQUIRED: 13,555 * 50% = 6,778 SF



ASSOCIATED GUIDELINES

A-I Respond to the physical environment A-2 Enhance the skyline







CODE REQUIREMENT

SMC 23.49.018.B

Overhead weather protection shall have a minimum dimension of eight feet measured horizontally from the building wall...

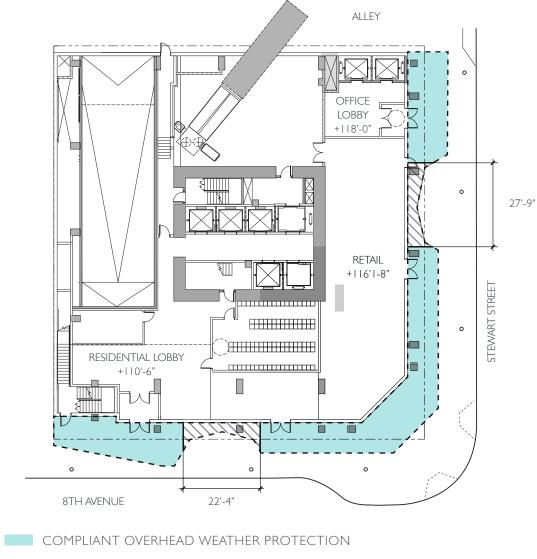
DEPARTURE REQUEST

The project is proposing areas of overhead weather protection that are less than 8' from the building wall. One portion along 8th Ave that is 22'-4" in length and a portion along Stewart St that is 27'-9" in length.

 \sim

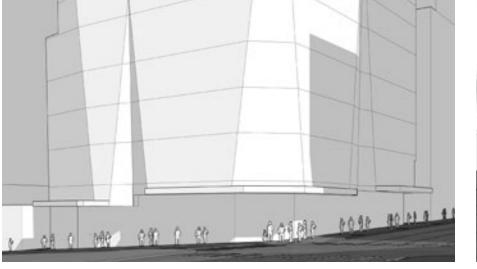
RATIONALE

The lower portion of the tower utilizes folds in the massing to help break down the scale at the pedestrian level while also differentiating between program uses at the ground floor. These folds splay out into 3 separate canopies at the ground level to further reinforce this distinction. Additionally, each of the 3 canopies is at a different elevation to better integrate into the slope of the site, and provide changes in scale at the pedestrian level. The project is still providing continuous weather protection. Adding canopies within the folds in the lower portion of the tower would mask the design parti. The folds would not be able to be as prominent and the canopies would not as closely align with the programmatic changes occuring inside of the project at the ground level.

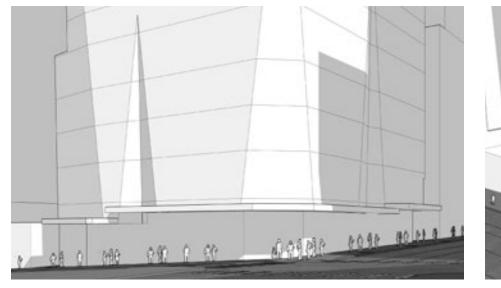


- NON-COMPLIANT OVERHEAD WEATHER PROTECTION (<8' FROM BUILDING FACE)
- STREET TREE TRUNK LOCATION

66



PROPOSED DESIGN

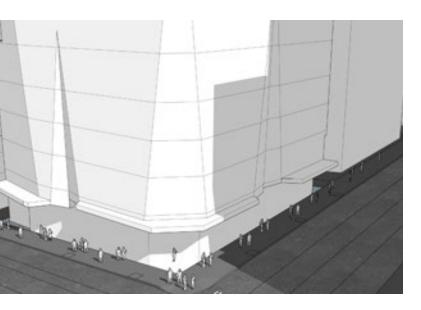


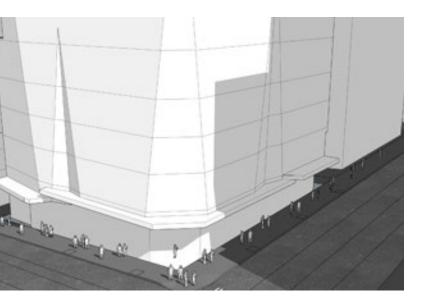
CODE-COMPLIANT DESIGN



ASSOCIATED GUIDELINES

- B-3 Reinforce the positive urban form
- C-4 Reinforce building entries
- C-5 Encourage overhead weather protection





CODE REQUIREMENT

DEPARTURE REQUEST

SMC 23.49.018.D

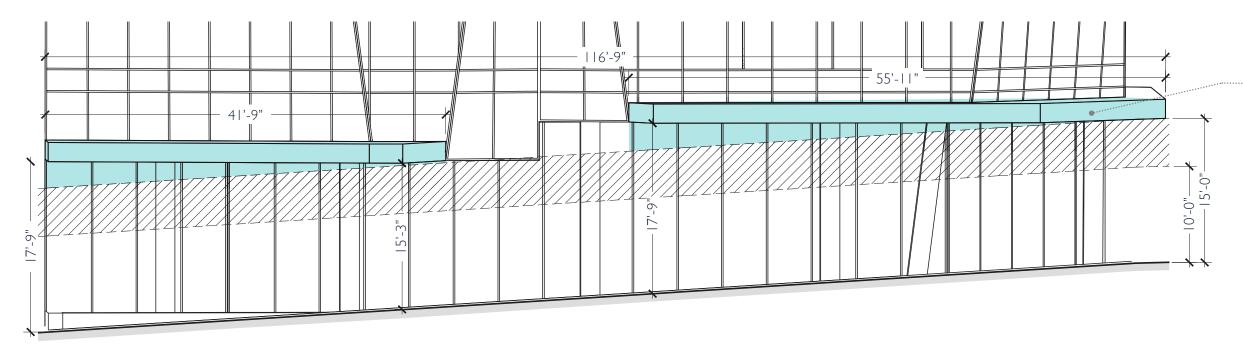
The lower edge of the overhead weather protection must be a minimum of ten (10) feet and a maximum of fifteen (15) feet above the sidewalk. The project team is proposing areas of overhead weather protection that are greater than fifteen feet from the sidewalk.

The canopy layout is integrated into the lower portion of the tower, working with the folds to reinforce building entrances and differentiate between programmatic uses. The canopies step down with the grade of the site starting at the Southeast corner along Stewart St. and reducing in height as you wrap around the corner to 8th Ave. All canopies along Stewart street are compliant – as you continue along 8th Ave the canopies fall out of compliance due to the slope of the site. Lowering the corner canopy to be 100% compliant would create an excessivley short portion of the canopy along Stewart St. Dividing the canopies would not adhere to the design parti of the tower folds. The canopies are relatively high also to let ample light into the taller ground level spaces, the residential entry along 8th Ave is a double height space with a mezzanine, and the corner retail is nearly 20 feet in height. The canopies are intended to be in a plane for a single program use – office, retail, and residential.



RATIONALE

PEDESTRIAN VIEW AT THE CORNER OF 8TH & STEWART



DEPARTURE REC

ASSOCIATED GUIDELINES

- B-3 Reinforce the positive urban form
- C-4 Reinforce building entries
- C-5 Encourage overhead weather protection

WEST ELEVATION ALONG 8TH AVE

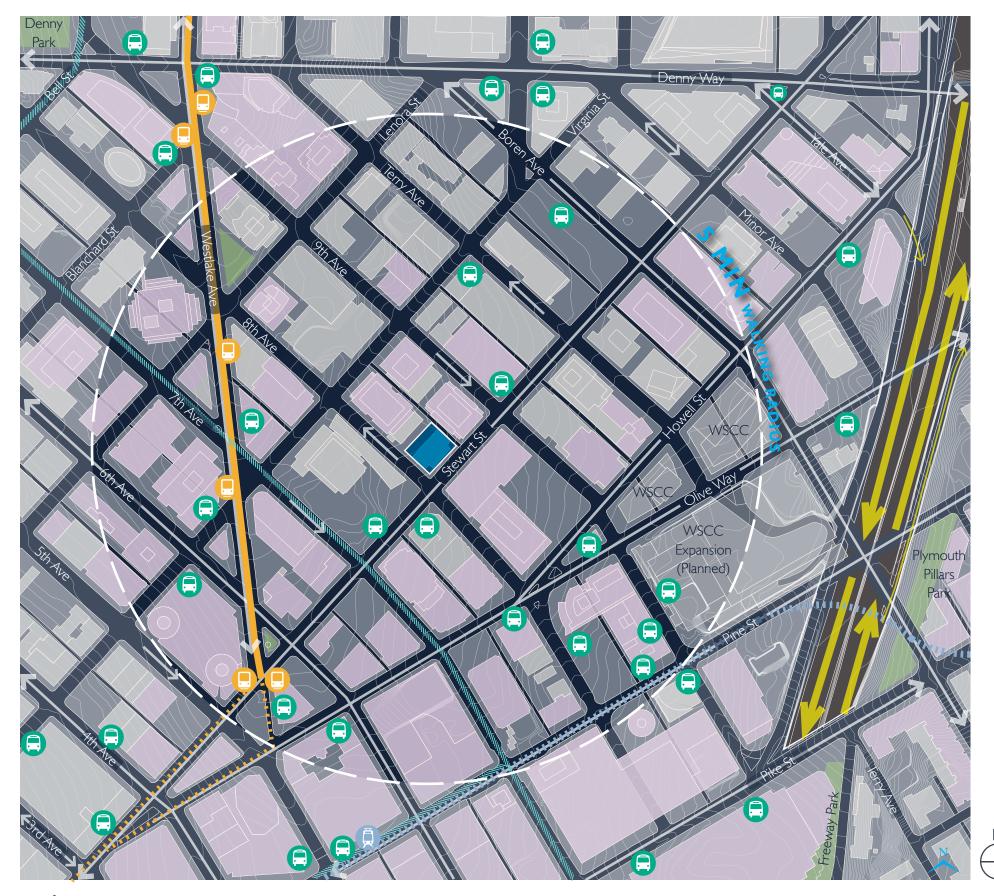
Highlighted portions showing approximate area greater than 15'-0" canopy height

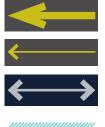


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APPENDIX

TRANSIT CONNECTION ANALYSIS









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Interstate Freeway 5

On/Off Ramp

Principal Arterial

Protected Bike Lane

.....

Bus Stop

Sound Transit Link Light Rail Stop

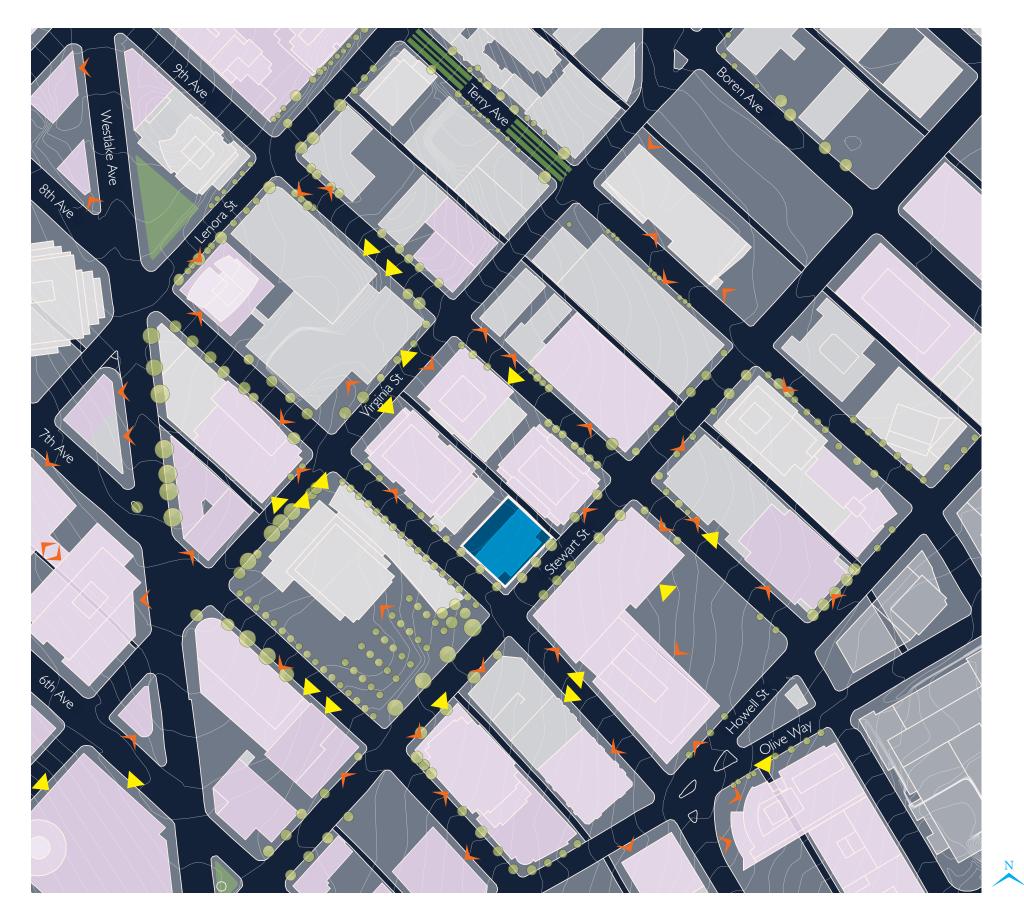
Sound Transit Link Light Rail Route

Streetcar Stop

Streetcar Route

Planned Streetcar Route

EXISTING STREET LEVEL DIAGRAM



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Pedestrian Main Entry

Automotive Building Entry

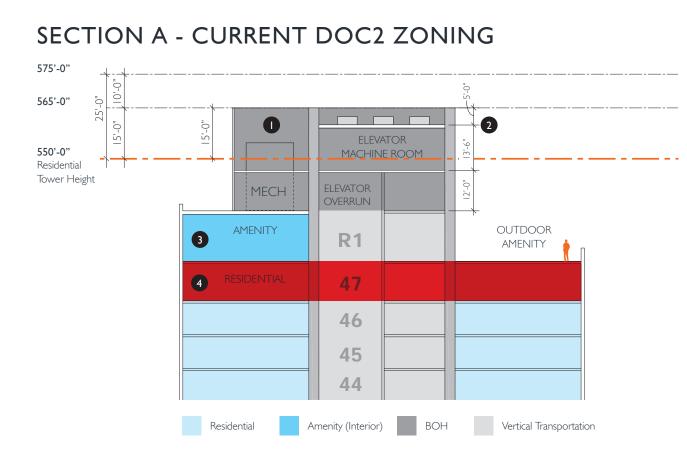


Green Street

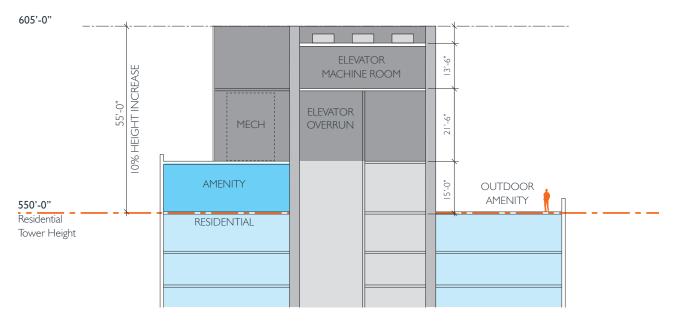


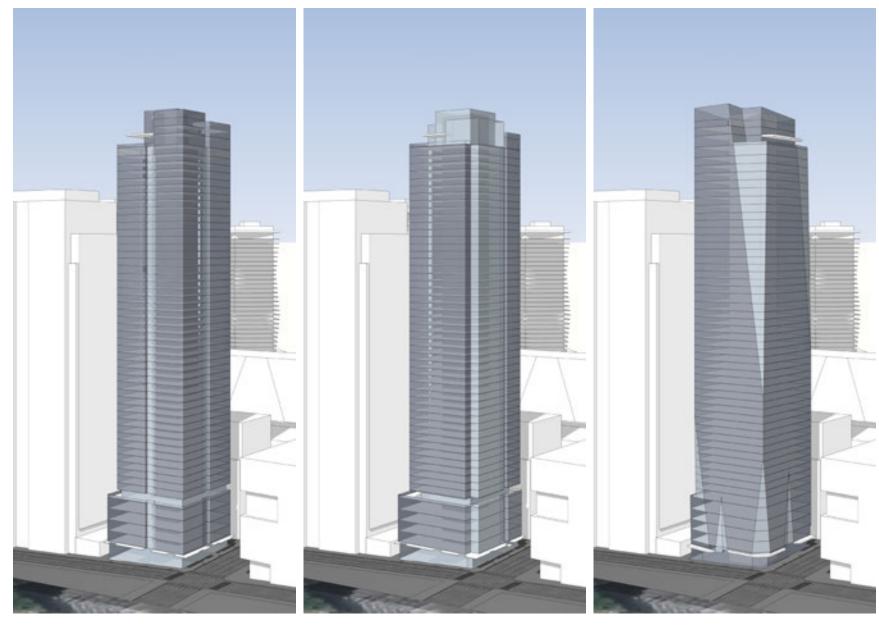


UPCOMING OMNIBUS REVISION DIAGRAM



SECTION B - ANTICIPATED OMNIBUS REVISION





OPTION I

OPTION 2

All options in this package have been shown in accordance with the upcoming Omnibus revision for the DOC2 zone to mirror the allowances afforded in the DMC zones for residential development. The Omnibus provision would add the DOC 2 zone to zoning code section 23.49.008.B. Thus all towers are shown at the max height of 550' plus the additional 10% allowance for features listed in 23.49.008 for a total height of 605' measured from the average grade plane (Section B.) Without the Omnibus provision, residential towers in the DOC2 zone will need to reduce the overall height of the tower by generally three stories in order to comply with current zoning codes, shown in all three options above and in Section A to the left.



OPTION 3

COMMUNITY OUTREACH SUMMARY



OUTREACH METHODS

Printed Outreach

- Posters hung in 14 locations exceeding requirements
- Completed on March 15, 2019

Electronic Outreach

- Project hotline created using voicemail (number provided on posters)
- Completed on March 14, 2019

Equity Outreach

- Email invitations sent to Community meeting groups listed on the Downtown neighborhood snapshot
- Hung posters near Farestart, Washington Book and Braille library, Urban Rest Stop, and YWCA Opportunity Place (along with several other locations.)
- Completed on March 15-16, 2019

In-Person Outreach

- Held a community meeting event, open to the public
- Publicized through posters and DON calendar

SUMMARY

- presented project information
- No attendees from the community were present

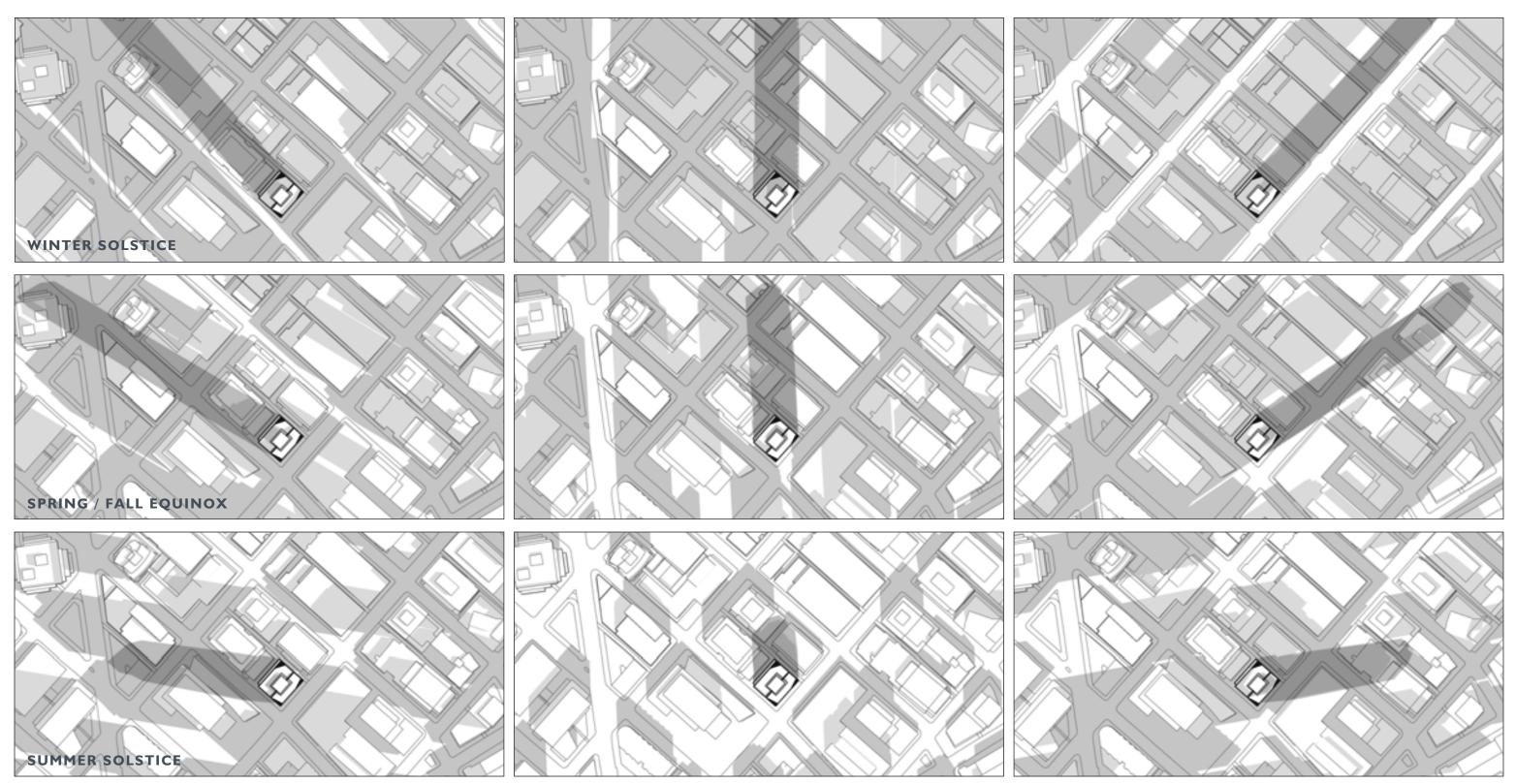
Project team members from Weber Thompson and Lincoln Property Company



SHADOW STUDIES

9 am

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l2 pm
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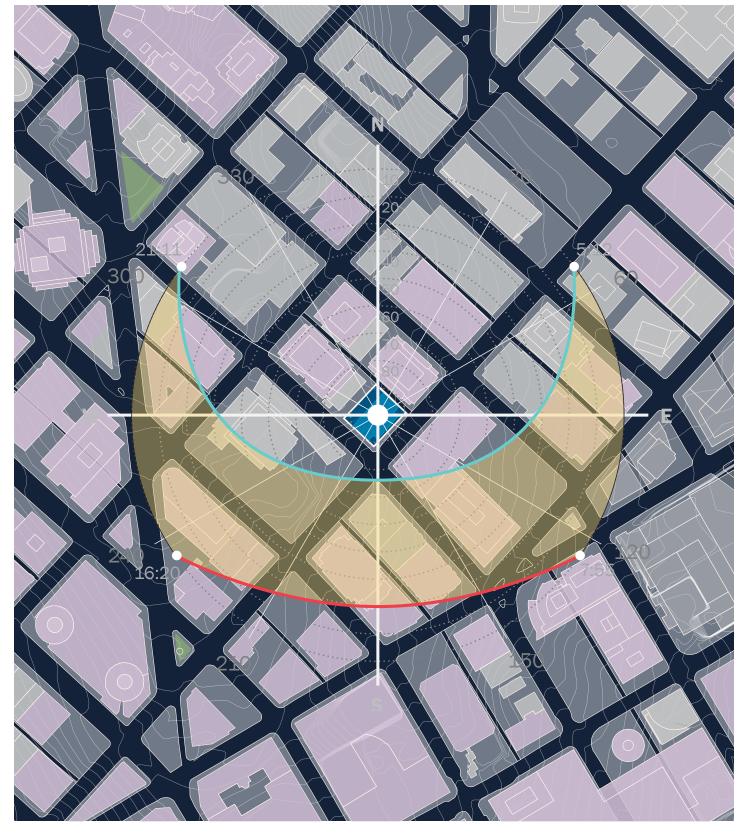


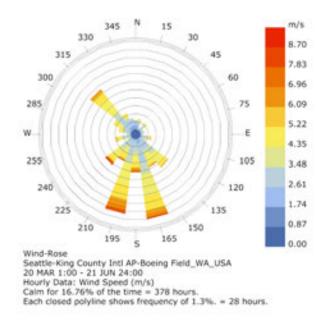


3 pm

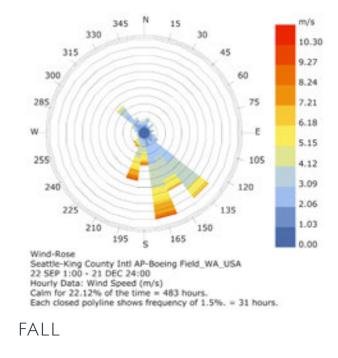
SOLAR ORIENTATION

WIND ANALYSIS





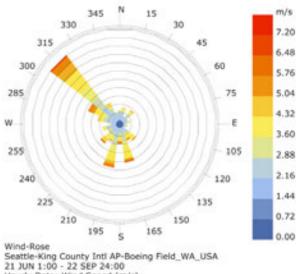
SPRING



300 60 75 285 W. 255 105 120 240 225 135 210 150 165 195 Wind-Rose Seattle-King County Intl AP-Boeing Field_WA_USA 21 DEC 1:00 - 20 MAR 24:00 Houry Data: Wind Speed (m/s) Calm for 25.56% of the time = 552 hours. Each closed polyline shows frequency of 1.2%. = 25 hours.

SUMMER SOLSTICE

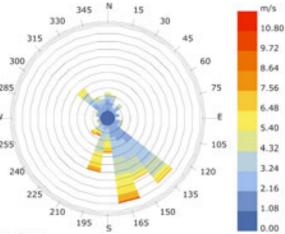
WINTER SOLSTICE



Hourly Data: Wind Speed (m/s)

Calm for 16.09% of the time = 363 hours. Each closed polyline shows frequency of 1.6%. = 36 hours.

SUMMER



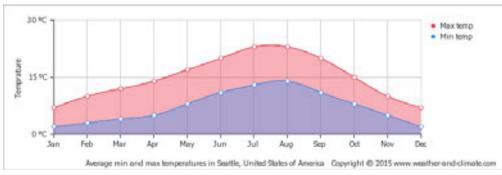
WINTER



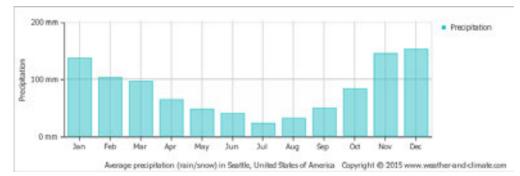
CLIMATE ANALYSIS



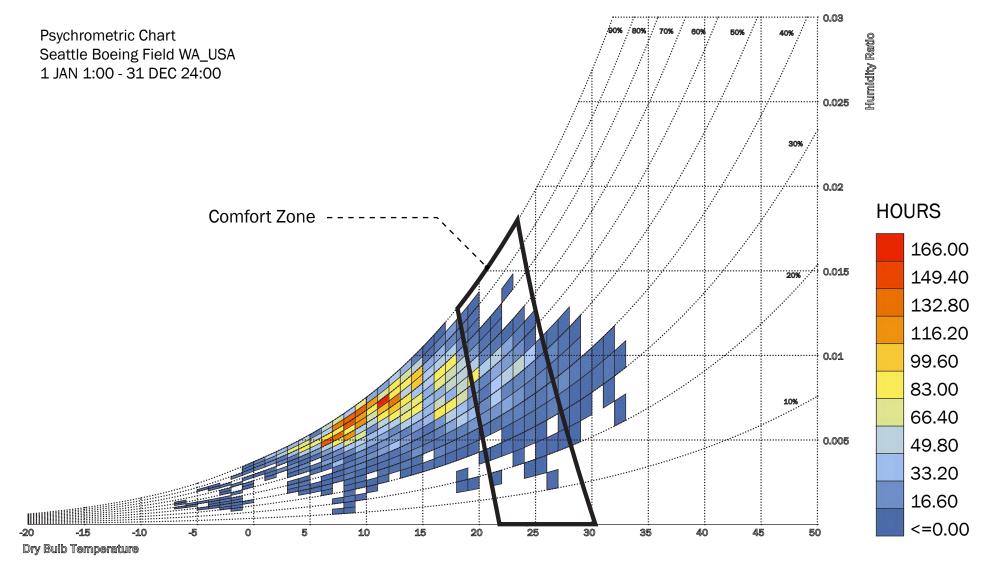
AVERAGE MONTHLY SUN-HOURS



AVERAGE MIN AND MAX TEMPERATURE



AVERAGE PRECIPITATION



PSYCHROMETRIC CHART



CHAMFER AMOUNT DIAGRAM

l'-6" -** |'-6" -## 5'-0" 5'-0" |--;++ _ |7'-8" 43'-5" LEVEL 34 LEVEL RI $\Theta \oplus \Theta$ R

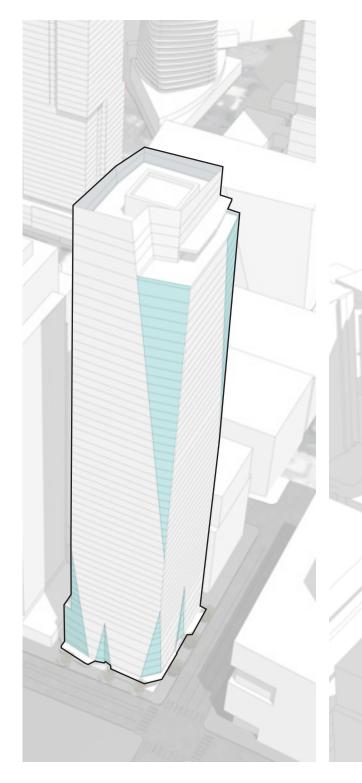
24'-0"

LEVEL I

17'-6"

33'-0"

LEVEL 2



LOCATION OF CHAMFERED AREAS ON TOWER

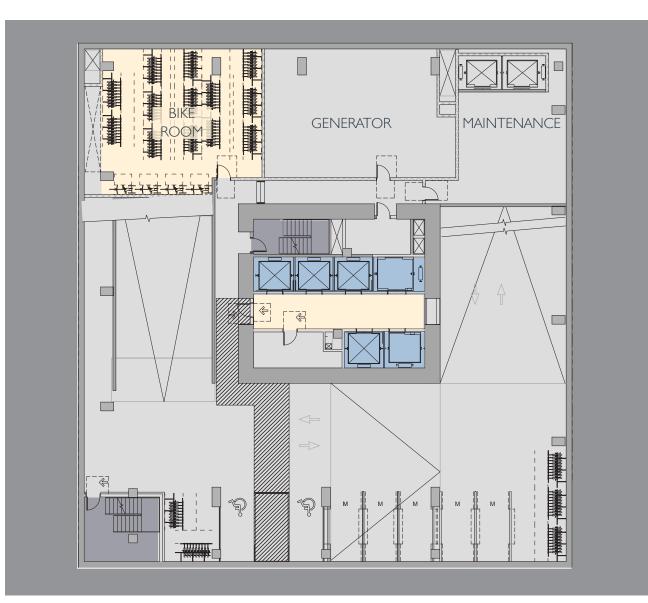
800 STEWART // EDG MEETING // 08.27.2019 // SDCI#3034006-EG

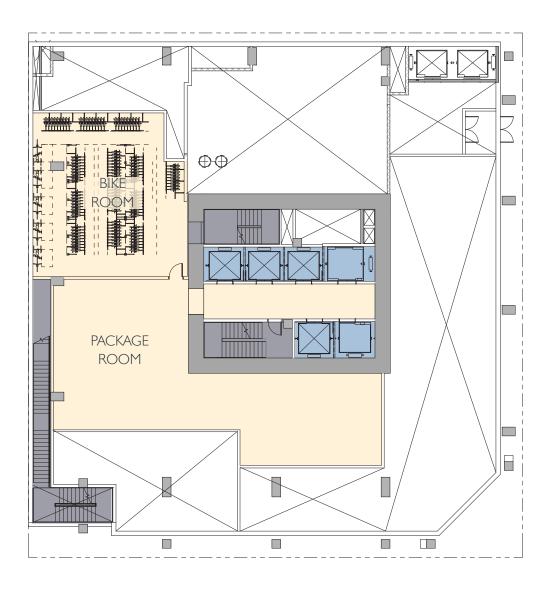
36'-10"

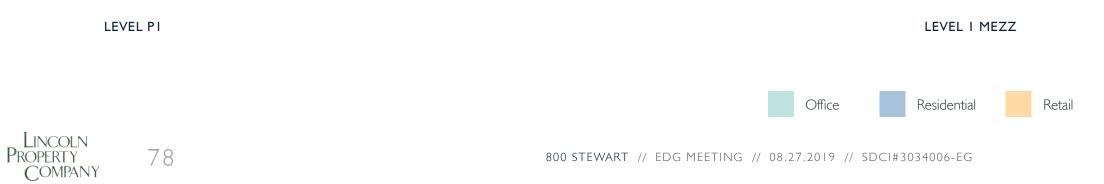




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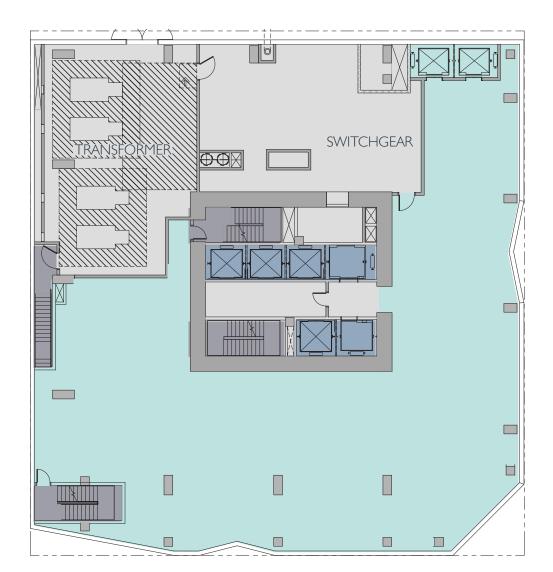


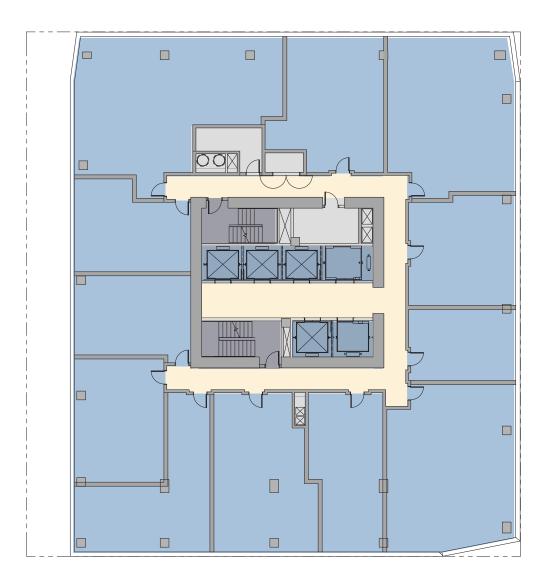
800 STEWART // EDG MEETING // 08.27.2019 // SDCI#3034006-EG



Common Area BOH

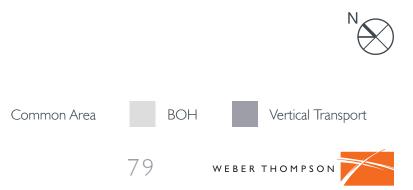
Vertical Transport

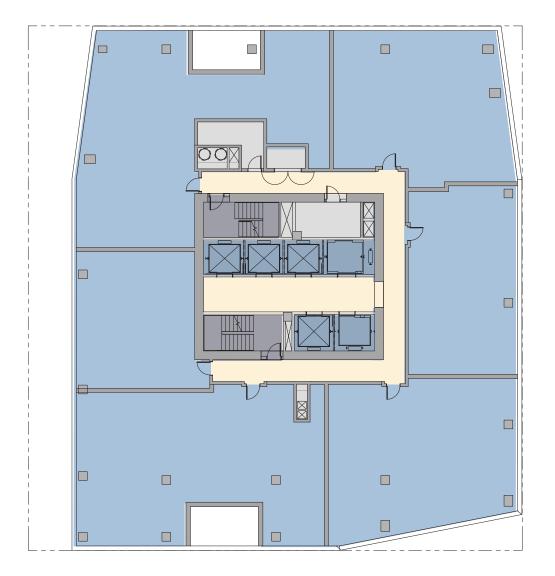






800 STEWART // EDG MEETING // 08.27.2019 // SDCI#3034006-EG





LEVEL 52

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Vertical Transport

03 REFRACT BUILDING SECTION

