



1300 SPRING ST. SEATTLE, WA 98104

EARLY DESIGN GUIDANCE | PRESTON | 08 26 2020

project intro

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project information

SITE ADDRESS:
1300 Spring Street
Seattle, WA 98121

SDCI PROJECT NO.: 3036432-EG
PARCEL NO.: 1978200955
SITE AREA: 14,400 SF / 0.33 Acres
OVERLAY DESIGNATION: First Hill/Capitol Hill Urban Center
PARKING REQUIREMENT: Residential use requirements for specific areas. All residential uses within urban centers or within the Station Area Overlay District – No minimum required.
LEGAL DESCRIPTION: Lots 5 and 8, Block 128, Denny's A. A. Broadway Addition to the City of Seattle, According to the Plat Thereof Recorded in Volume 6 of Plats, Page(s) 40, in King County, Washington: Together with Vacated Alley Adjoining.



development information

ZONING: HR(M)
PROPOSED BUILDING HEIGHT: 273'-8"
LOT SIZE: 14,400 SF
ALLOWED FAR: 15, allowed pursuant of Section 23.45.516 and Chapter 23.58A
ALLOWABLE FAR: 216,000
PROPOSED FAR: 214,518
HOTEL ROOMS: 0
RESIDENTIAL UNITS: 352



OVERVIEW

- 30+ High Rise Projects
- Nationwide Experience
- Up to 50 Stories
- Fast Track and Technically Challenging
- Due Diligence and Thoroughness
- Vertically Integrated Expertise
- Building Efficiency Focused



SPIRE
Atlanta, GA



REALM
Atlanta, GA



7770 NORFOLK
Houston, TX



THE MORRIS
Nashville, TN



THE GENTRY
Atlanta, GA



IRBY AVENUE
Atlanta, GA



THE MIX
Atlanta, GA



ALINA
Los Angeles, CA



LATITUDE
Houston, TX

40 States

242 Cities

+70 Garden Style Projects

+115 Mid-Density Projects

+30 High Rise Projects

+18m SF of Retail

+100K Multifamily Units

OVERVIEW

Development of multifamily projects under Hines:

- 11 projects
- 5 cities
- 1.2 billion capitalization
- 3,369 units



THE RALEIGH
Under Construction
Denver, CO



ARIS MARKET SQUARE
Operating Project
Houston, TX



WATERWALL PLACE
Houston, TX



THE VICTOR
Pre-development Project
Dallas, TX



THE RESIDENCES AT LA COLOMBE D'OR
Under Construction
Houston, TX



21 ELEVEN
Houston, TX



HELIOS
Denver, CO



THE PRESTON
Pre-development Project
Houston, TX

OVERVIEW

Advisory and development management services in sports, entertainment, and real estate around the world.



FC CINCINNATI MLS STADIUM
Cincinnati, OH



FC CINCINNATI MIXED USE
Cincinnati, OH



NASSAU VETERANS MEMORIAL COLISEUM
East Garden City, NY



BROOKLYN SPORTS & ENTERTAINMENT GLOBAL OFFICES
Brooklyn, NY



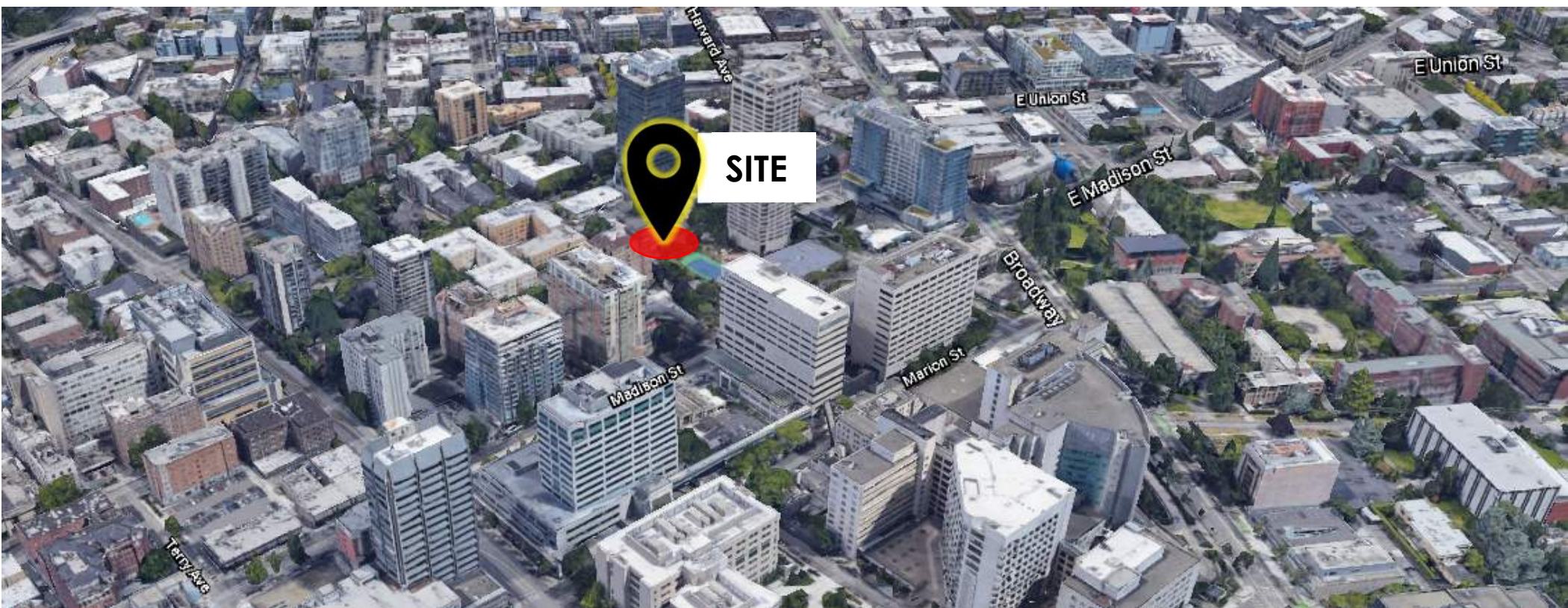
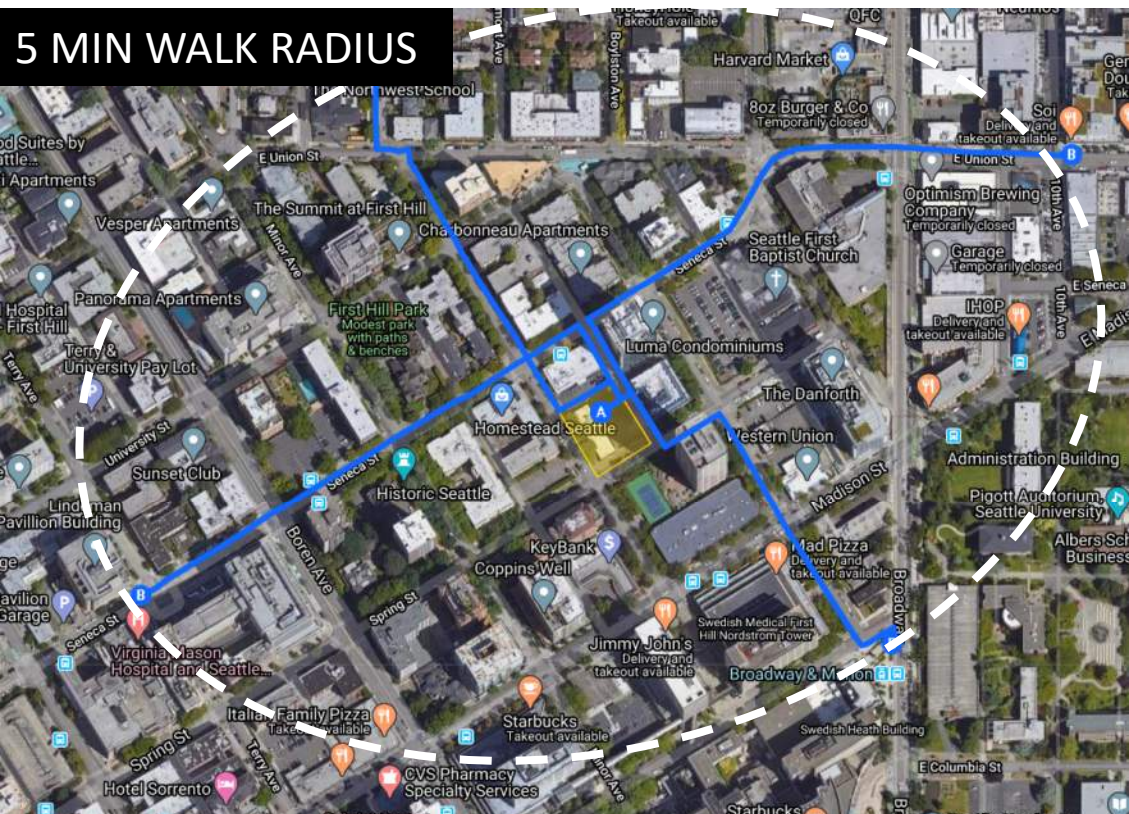
WEBSTER HALL
New York, NY

description

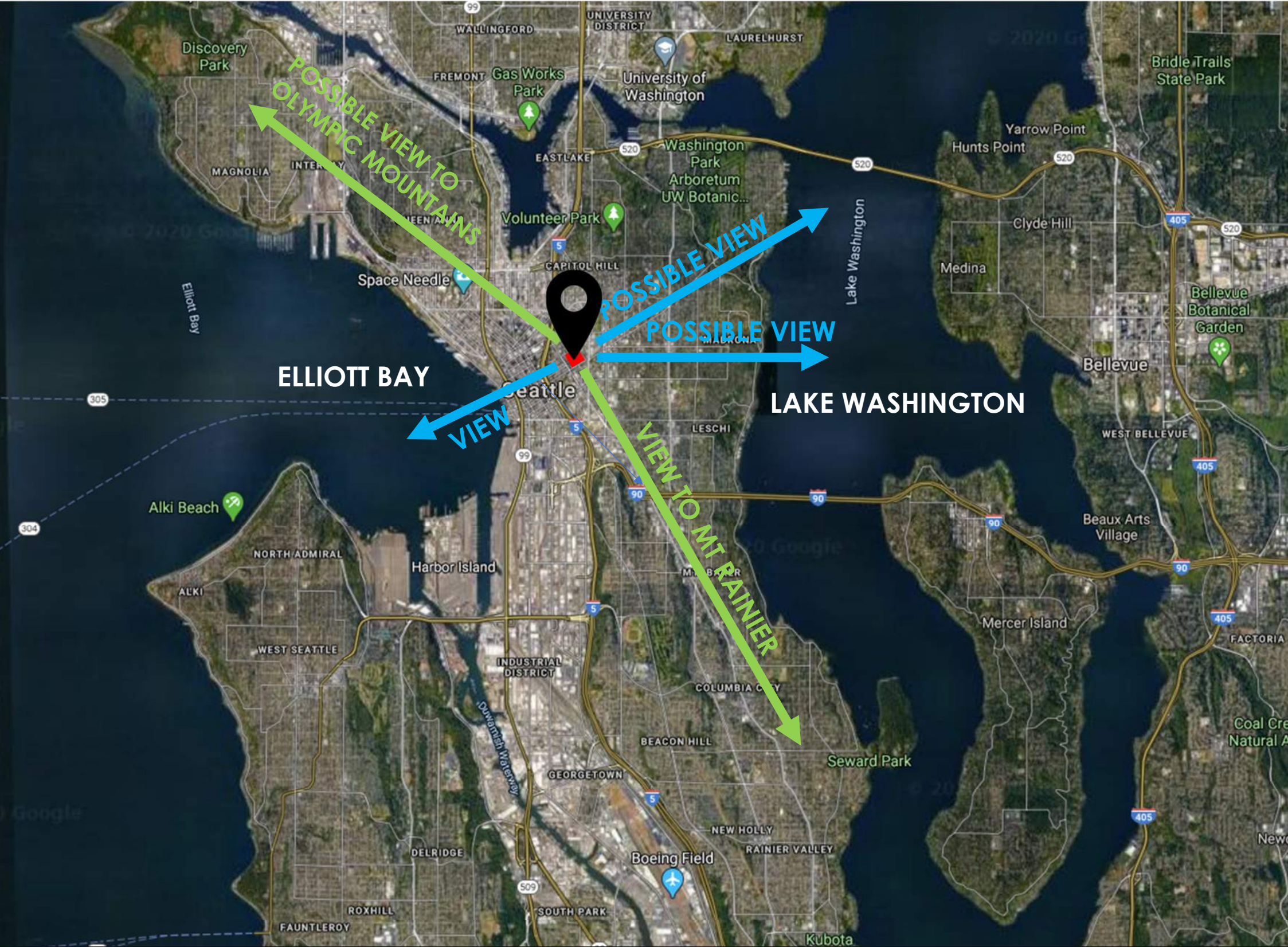
The proposed development seeks to add to the diversity of aesthetic design in the predominantly multifamily residential area of First Hill. The immediate neighborhood context is made up primarily of low, mid, and high-rise apartment and condominium structures, with a few historic Victorian era houses and First Hill Park, a modest park with paths and benches less than 5 minutes to the west of the site. Retail shopping is available to the east of the site along Madison Street and Broadway. Seattle First Baptist lies just northeast of the site, and Seattle University lies east of the site across Broadway. The contemporary design proposes to create dialogue between the high-rise towers and the lower traditional buildings in the neighborhood through the use of materials, glazing proportion, and podium/pedestrian level detailing. The design also provides a more dramatic anchor for the north corner of the Summit Avenue and Spring Street intersection.

The design will incorporate a highly glazed retail colonnade at Summit Ave. and Spring St., which will combine with residential levels to create a podium “base” for the tower at a height comparable to the adjacent 4 and 5 story residential buildings. This level will be clad in brick, detailed to sit comfortably with the traditional architecture of First Hill. The colonnade will provide protection from the elements for pedestrians, and the glazed retail and residential levels generate a transparency that creates dialogue between the interior and the exterior along the pedestrian zone of the site. Residential levels 5-23 will primarily consist of a window wall grid with implied clear glazed “windows” that relate to the punched openings of the traditional midrise condominiums in the area. Modern recessed “carved” areas in a contrasting color near the top of these levels creates architectural interest along the First Hill skyline. Level 25 will incorporate a contrasting color to create a building crown and will be designed with a rooftop exterior amenity deck.

The project will increase the available housing in this area between the nearby university and medical centers and will transition additional retail space directly into the immediate First Hill neighborhood. The thoughtful design helps to create a transition between the existing modern towers and the traditional architecture in First Hill, thus enriching the interesting dialogue between the two scales.



site analysis
views from the site

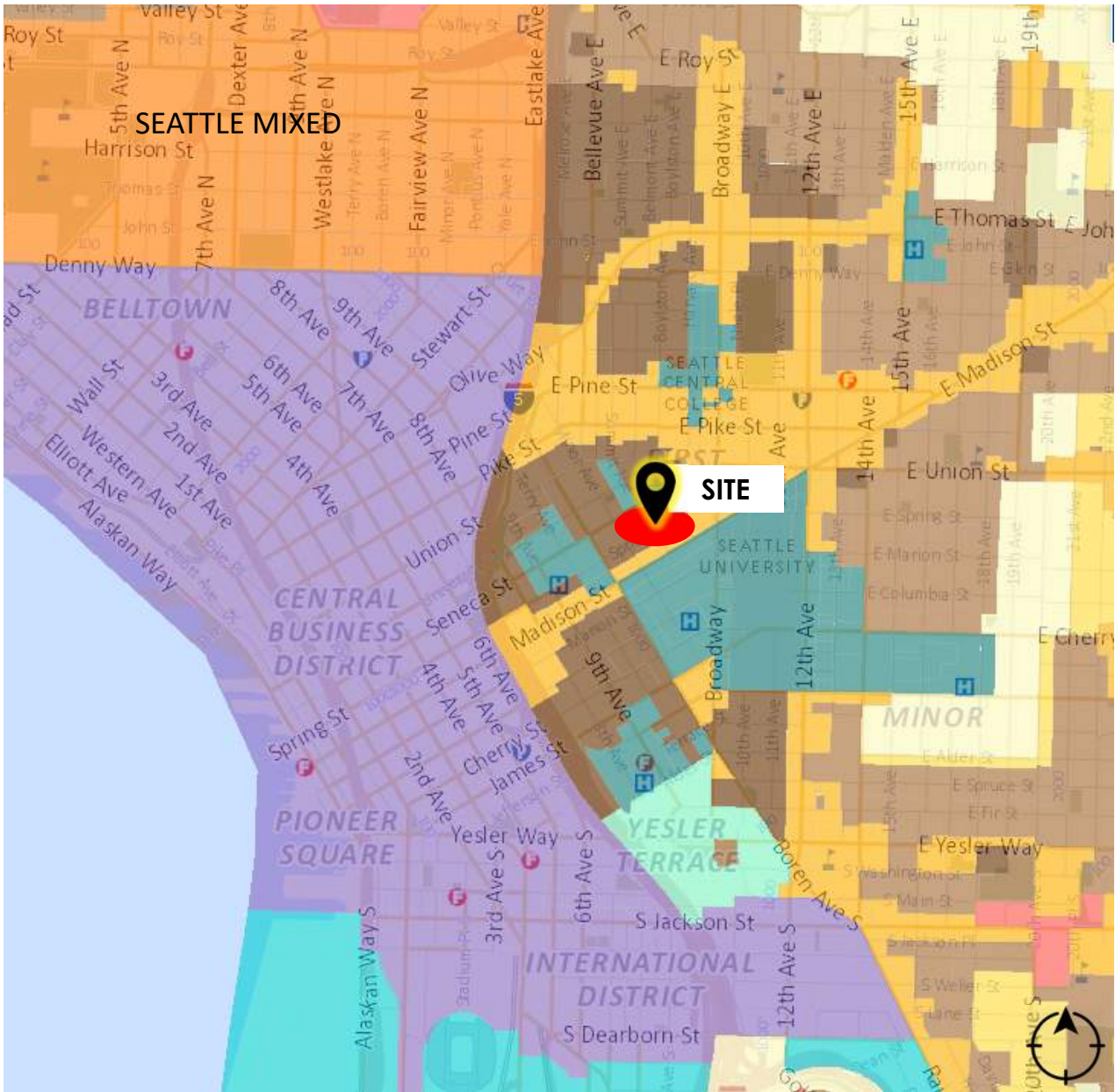


zoning map

1300 Spring Street is a corner lot parcel situated on the northern edge of First Hill above the Pike/Pine urban village district of Capitol Hill. Zoned for HR(M).

With a Walkscore of 99, the site is located just 3 blocks from Harvard Market and the Broadway retail corridor, and 3 blocks from Swedish Hospital and Virginia Mason Hospital. The property is 1/2 mile from the Capitol Hill rail station.

It is in a central location in Seattle, adjacent to a bevy of restaurants, retail amenities, services and public transportation in the city.



- DOWNTOWN DMR/R 145/65
- NEIGHBORHOOD COMMERCIAL
- HIGH-DENSITY MULTIFAMILY
- LOWRISE MULTIFAMILY
- MAJOR INSTITUTIONS
- MASTER PLANNED COMMUNITY
- SINGLE FAMILY

transportation map

Link Light Rail – Capitol Hill Station @ Cal Anderson Park



- STREETCAR LINE
- SEATTLE CENTER BUS LINE
- CAPITOL HILL BUS LINE
- DOWNTOWN REDMOND BUS LINE
- LINK LIGHT RAIL UNDERGROUND
- CAPITOL HILL BUS LINE (NIGHT OWL SERVICE)



1. Pike Place Market



2. Seattle Aquarium



3. Seattle Great Wheel



4. Space Needle



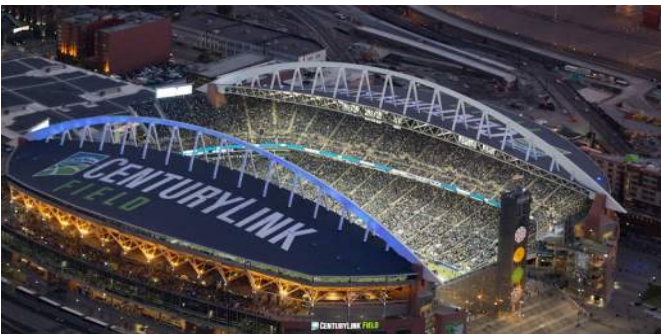
5. Chihuly Garden and Glass



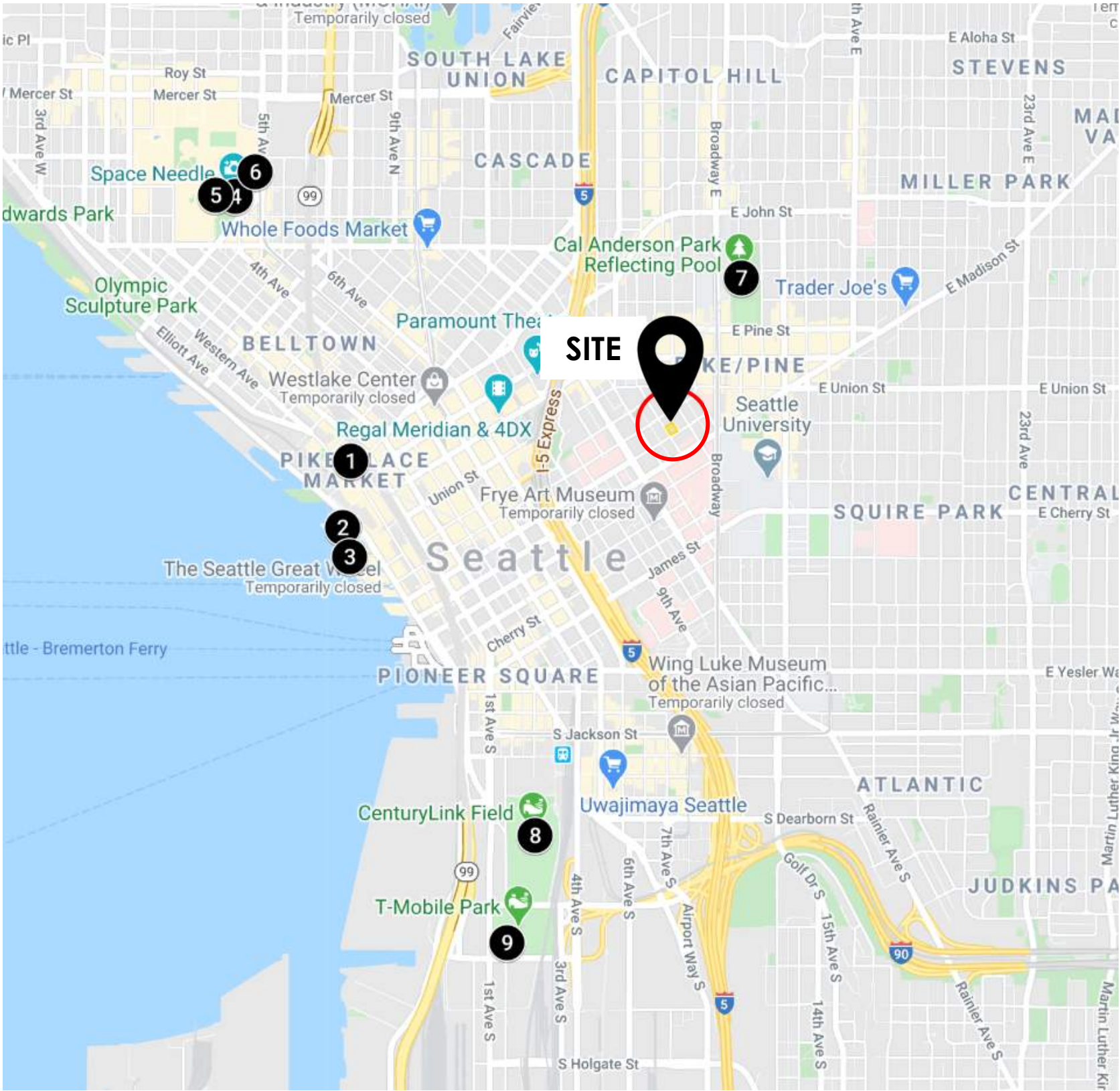
6. The Museum of Pop Culture

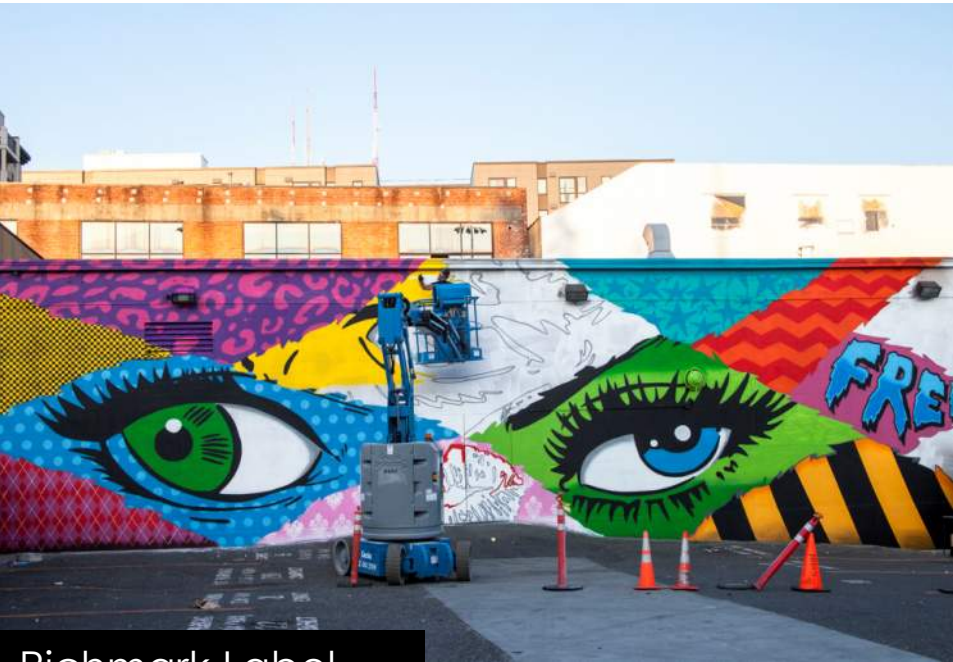


7 Cal Anderson Park



8. CenturyLink Field

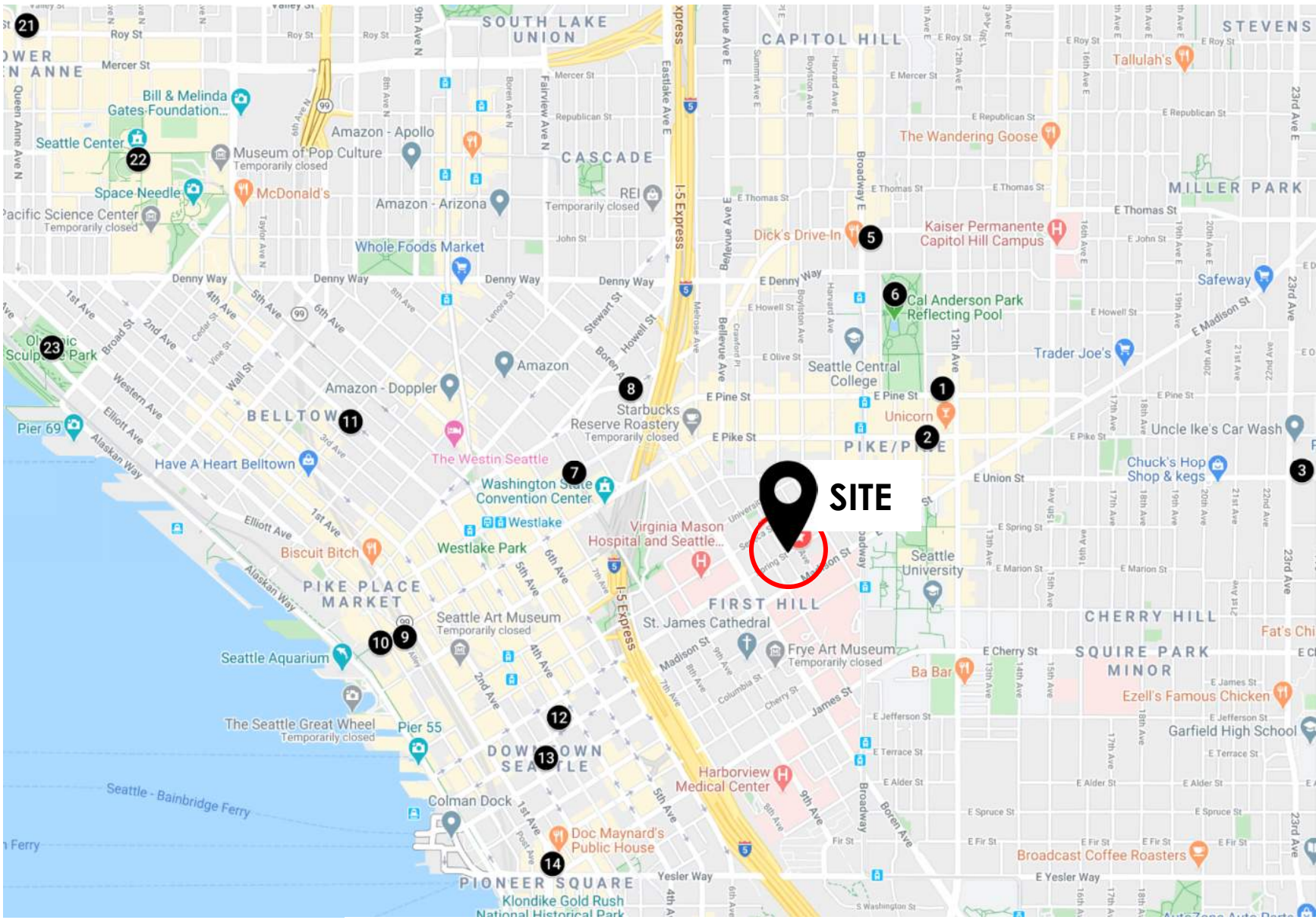




Richmark Label



- 1 Richmark Label
- 2 The Purse Wall
- 3 Neighbor Lady
- 4 The SODO Track
- 5 Ellen Forney Art
- 6 Waterworks @ Cal Anderson
- 7 Tetris Mural
- 8 Bird Mural
- 9 The Gum Wall
- 10 Room for Change Mural
- 11 red Popsicle
- 12 vertebrae sculpture
- 13 Kerry Park
- 14 The Pioneer Square totem pol...
- 15 Salmon Waves
- 16 The Wall of Death
- 17 Fremont Troll
- 18 Waiting For The Interurban
- 19 Fremont Bridge Neon
- 20 "Black Sun" by Isamu Noguchi
- 21 Counterbalance Park
- 22 Seattle Center
- 23 Olympic Sculpture Park

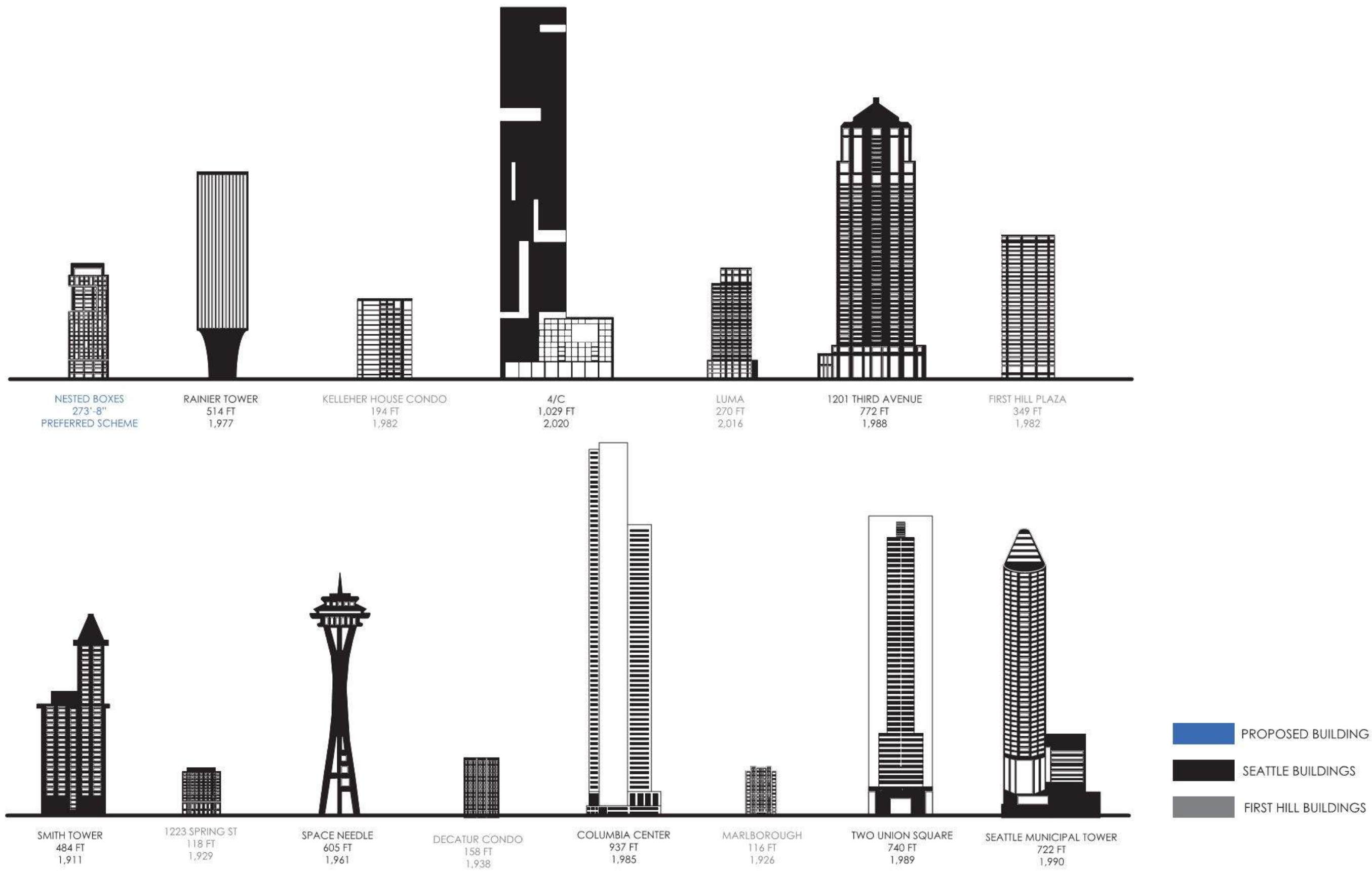


Rainbow Crosswalk



Signal Boxes







1. Victrola Coffee Roasters



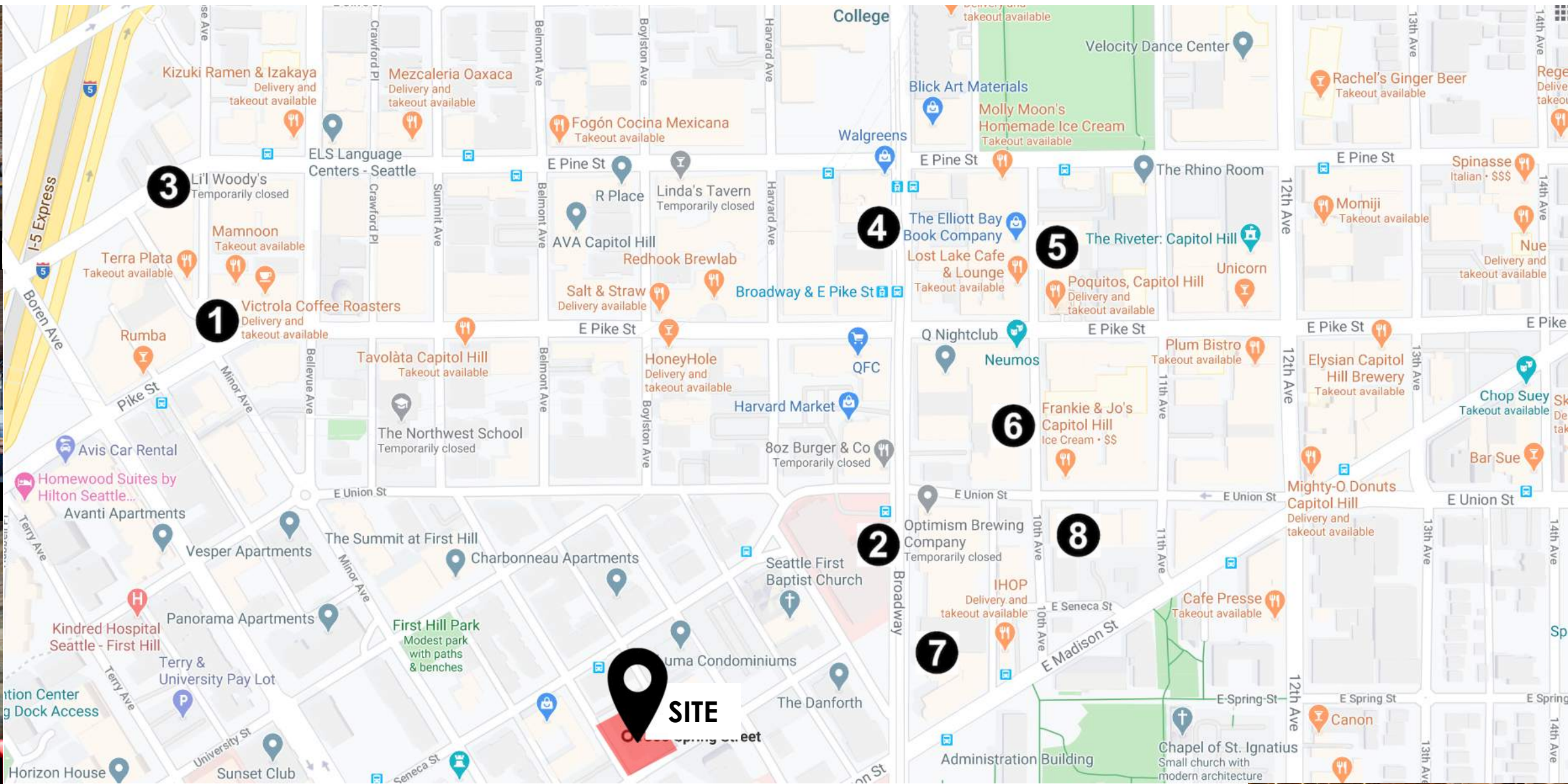
2. Optimism Brewing Co.



3. Li'l Woody's



4. The Elliot Bay Book Company



5. The Riveter – Capital Hill Coworking



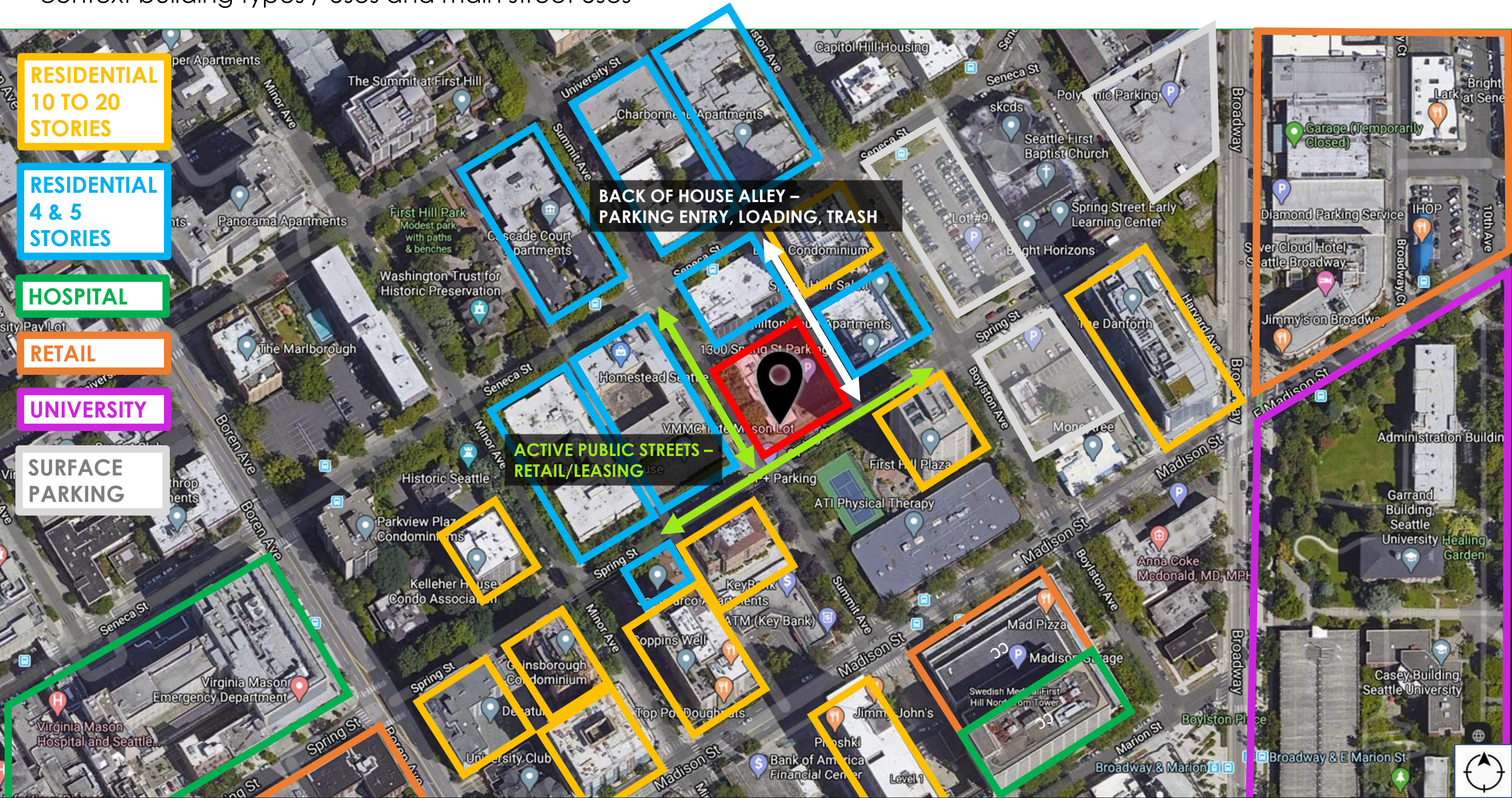
6. Frankie & Jo's Ice Cream



7. Garage



8. Lark



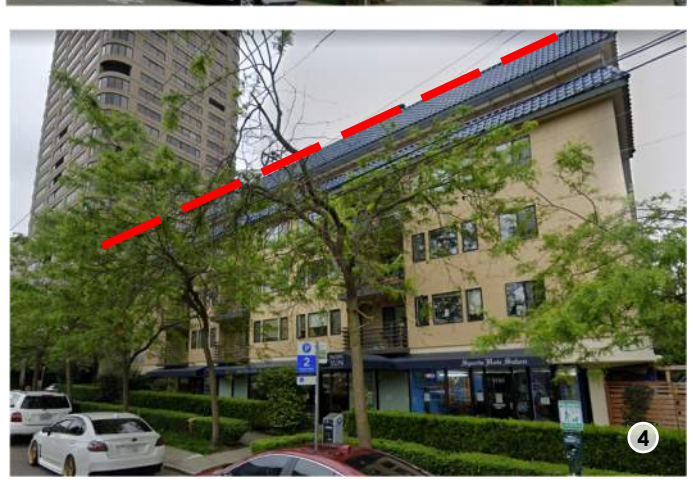
site context

neighborhood surroundings



Consider the punched openings in the Tuscan Apartments and the Luma tower as a possible way to tie our building to both the older traditional and new contemporary architecture of the area, thus acting as a bridge between the past and the present.

Consider a way to create a base for our building that relates to the heights of the Hilltop Court Apartments and Tuscan Apartments, so that our tower acknowledges these lower portions of the neighborhood as well as the contemporary towers in the neighborhood.



site context

neighborhood surroundings



Consider a way to create or imply a base, body, and crown for our building to establish a relationship to the several classically styled buildings such as 1223 Spring Street.

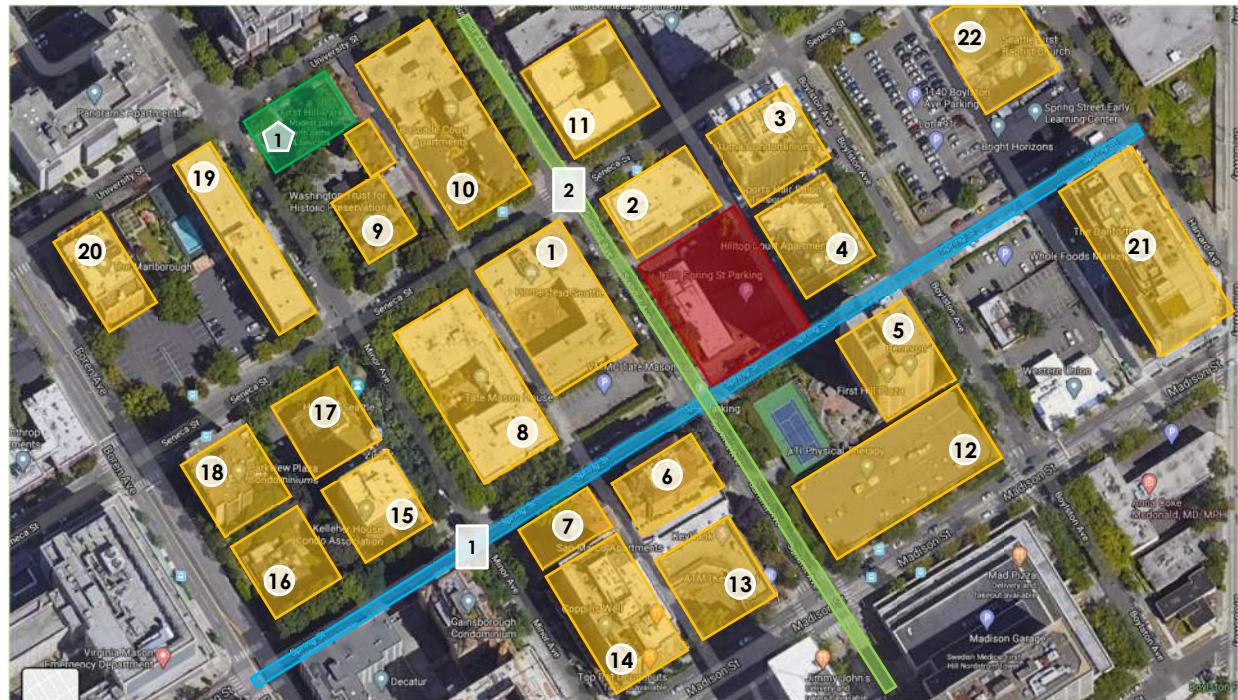
Consider the punched openings in the 1223 Spring St. Apartments and the Tate Mason House as a possible way to tie our building to the more traditionally styled apartments in the community.

Also consider the possibility of playing with the scale of the openings in some parts of the grid to create a dialogue between the traditional buildings and towers in the neighborhood.



site context

neighborhood surroundings



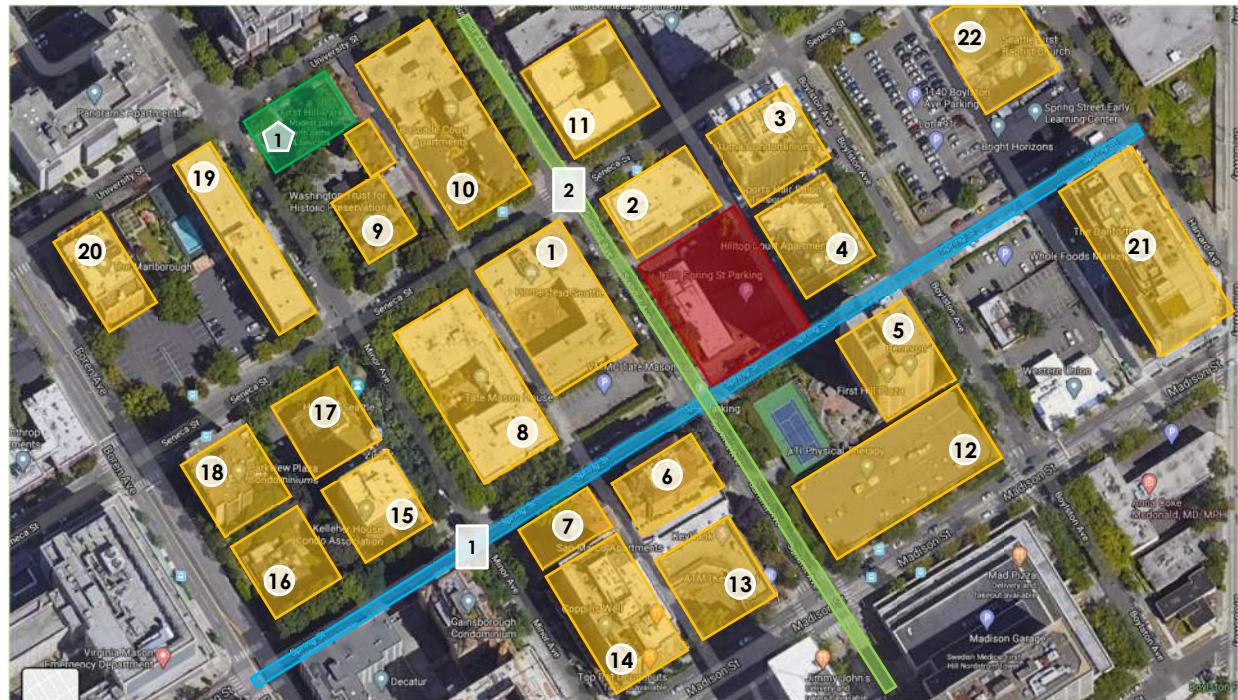
More examples of possibilities of playing with the scale of the openings in some parts of the grid to create a dialogue between traditional and contemporary window shapes in the neighborhood.

It might be interesting to play with the contrasting colors of dark trim and light walls evidenced in some of the historic Victorian architecture in the neighborhood such as the Hofius House or Stimson-Green Mansion.

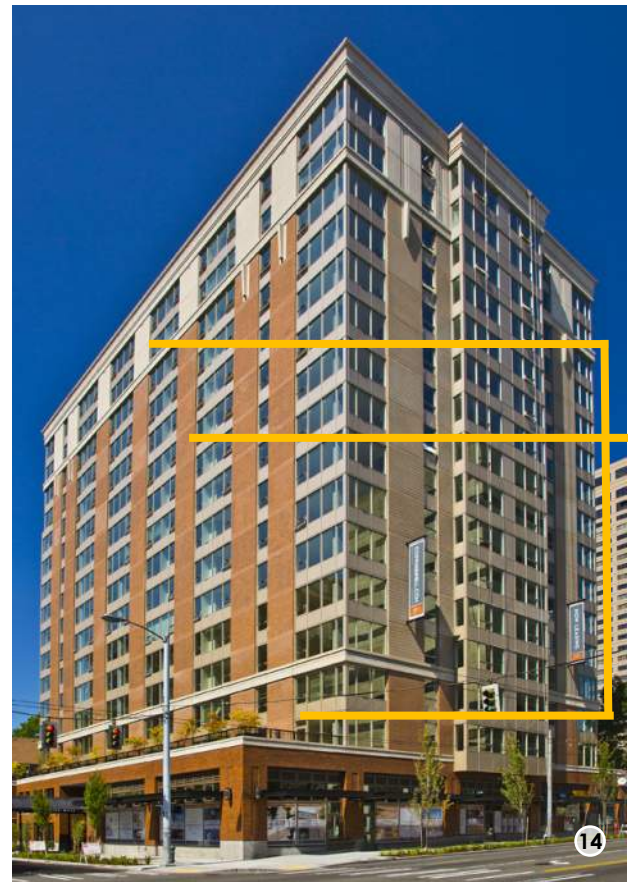


site context

neighborhood surroundings



Use the base of the building to create a permeable edge into the retail spaces and residential lobby, thus creating more interaction with the public at the pedestrian level. Avoid these examples of accommodating vehicular traffic over pedestrian traffic.



Consider a way to create or imply a base, body, and crown for our building to establish a relationship to the several classically styled buildings such as the newer Coppins Well Building.

Avoid a tower that is simply an extruded shaft with no other delineation, even as minimal as a base, body and crown such as the Kelleher House or Parkview Plaza condominiums.

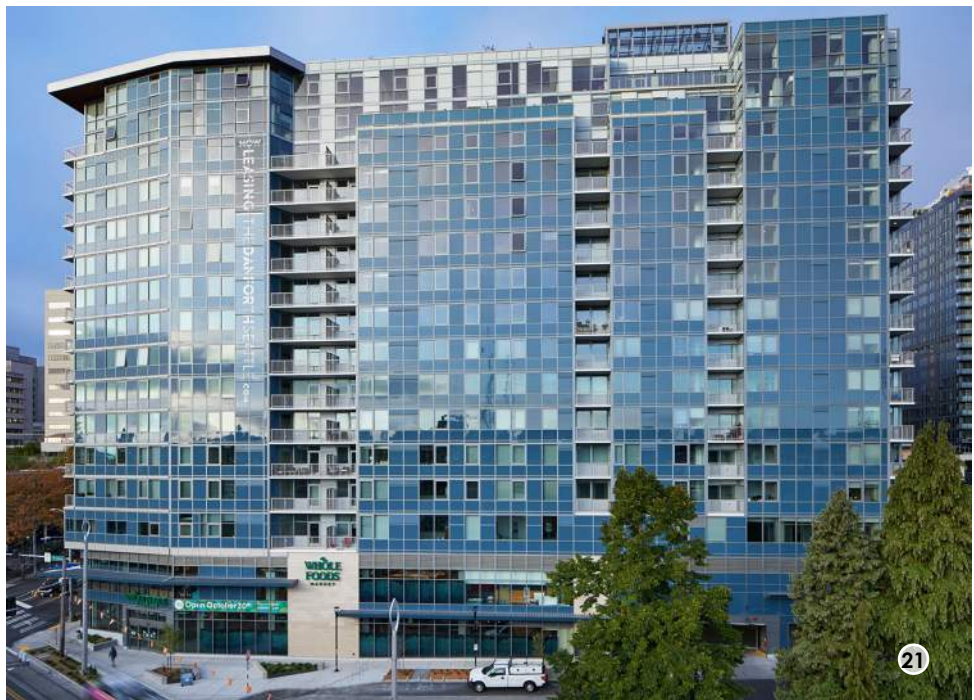
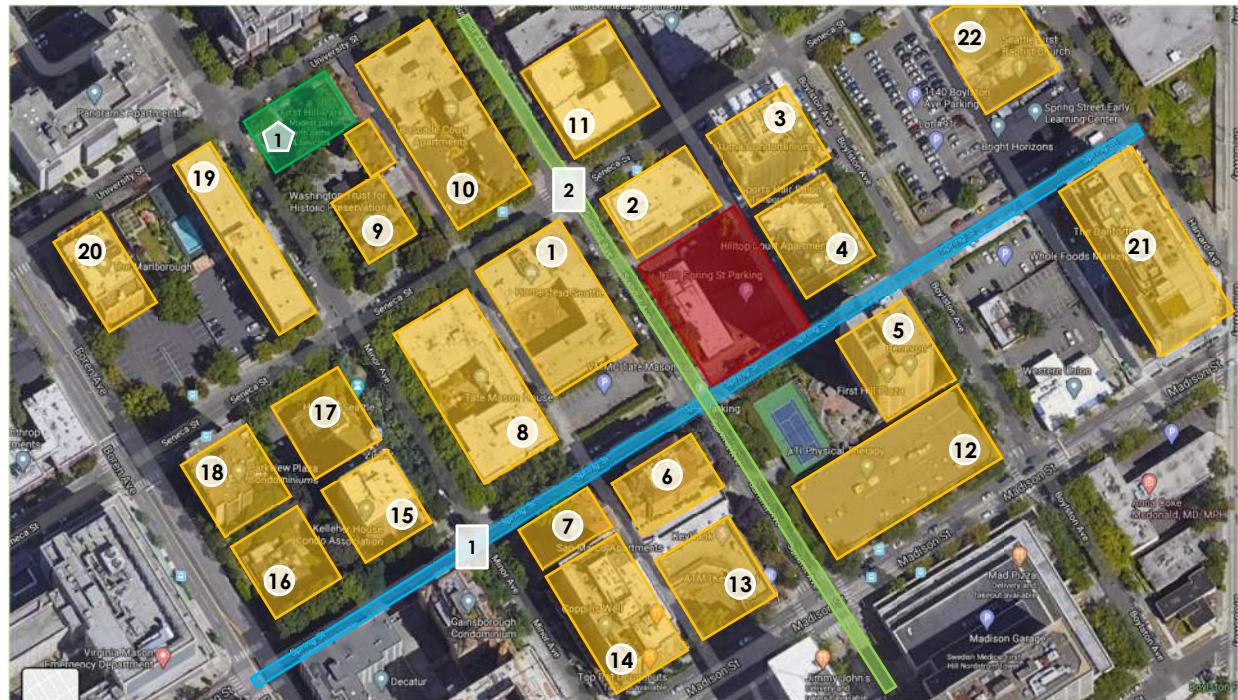


Again, it might be interesting to play with the contrasting colors of dark trim and light walls evidenced in some of the historic Victorian architecture in the neighborhood such as the Stimson-Green Mansion or Hofius House.



site context

neighborhood surroundings



The ecclesiastical architecture of the First Baptist Seattle church is unique in the neighborhood and inappropriate for our tower, but the use of brick is consistent with other traditional buildings in the neighborhood and might be a consideration for the podium of the building.

Consider a way to create or imply a base, body, and crown for our building to establish a relationship to the several classically styled buildings such as the Marlborough Building.

Consider ways to play with traditional punched openings versus modern glazing methods and shapes, such as the Danforth or the Sutton Place Condominiums.



site context

adjacent street views – spring street

Kelleher House Condo Tower – Window forms do not relate to the traditional neighborhood context. Building form relates to First Hill Plaza in the square plate and curved corners, glass and stucco/concrete skin.



Historic Hofius House - Brick with punched openings, stone base, and Victorian detailing.



Tate Mason house – stucco with punched openings. Detailing tries to relate to more traditional buildings in the neighborhood such as the Marlborough and the Tuscan Apartments, with lighter colored stucco replacing stone detailing in those buildings.



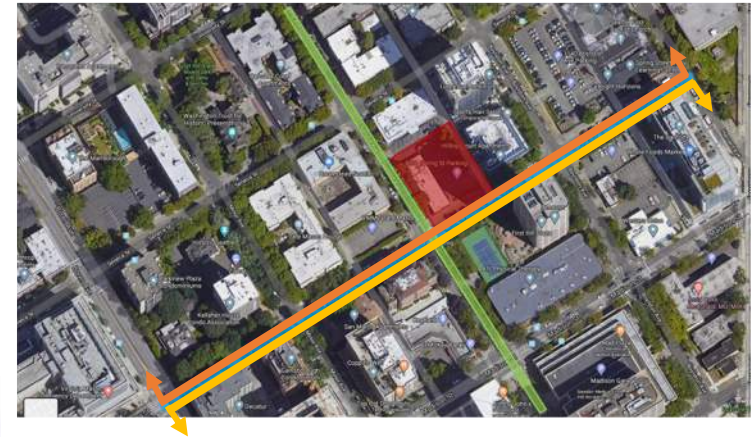
Tuscan Apartments - Stucco with punched openings and Spanish Revival details.



SITE

Tower beyond is Luma – a sleek, modern glass tower that contrasts with the traditional buildings in the neighborhood with their punch opening. Material takes precedence over form in this addition to the neighborhood.

Hilltop Court Apartments - Stucco with punched openings, which are common to First Hill. The apartments are topped by a blue glazed tile roof, which is singular in the neighborhood.



Seattle First Baptist Church playground in front of open parking lot

Seattle First Baptist Church – traditional red brick church structure with nicely proportioned punch window openings.



The Danforth – a modern glass residential tower. Stands someone separate from neighborhood because of parking lots.



First Hill Plaza – a modern condominium tower with a squarish floorplate in concrete/stucco with horizontal band window punches and curved corners.

1223 Spring Street – a Neoclassic residential tower in brick with a stone base and crown and traditional punched windows throughout.



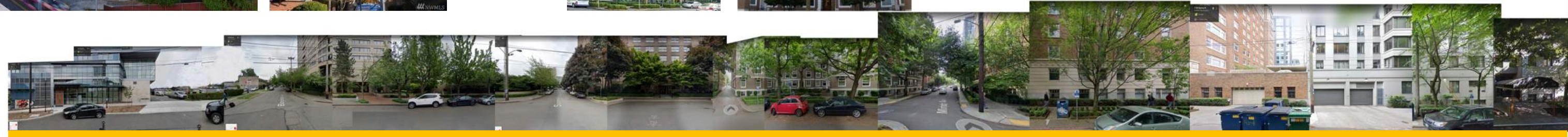
San Marco – Stucco residential building in an Italian Renaissance style.



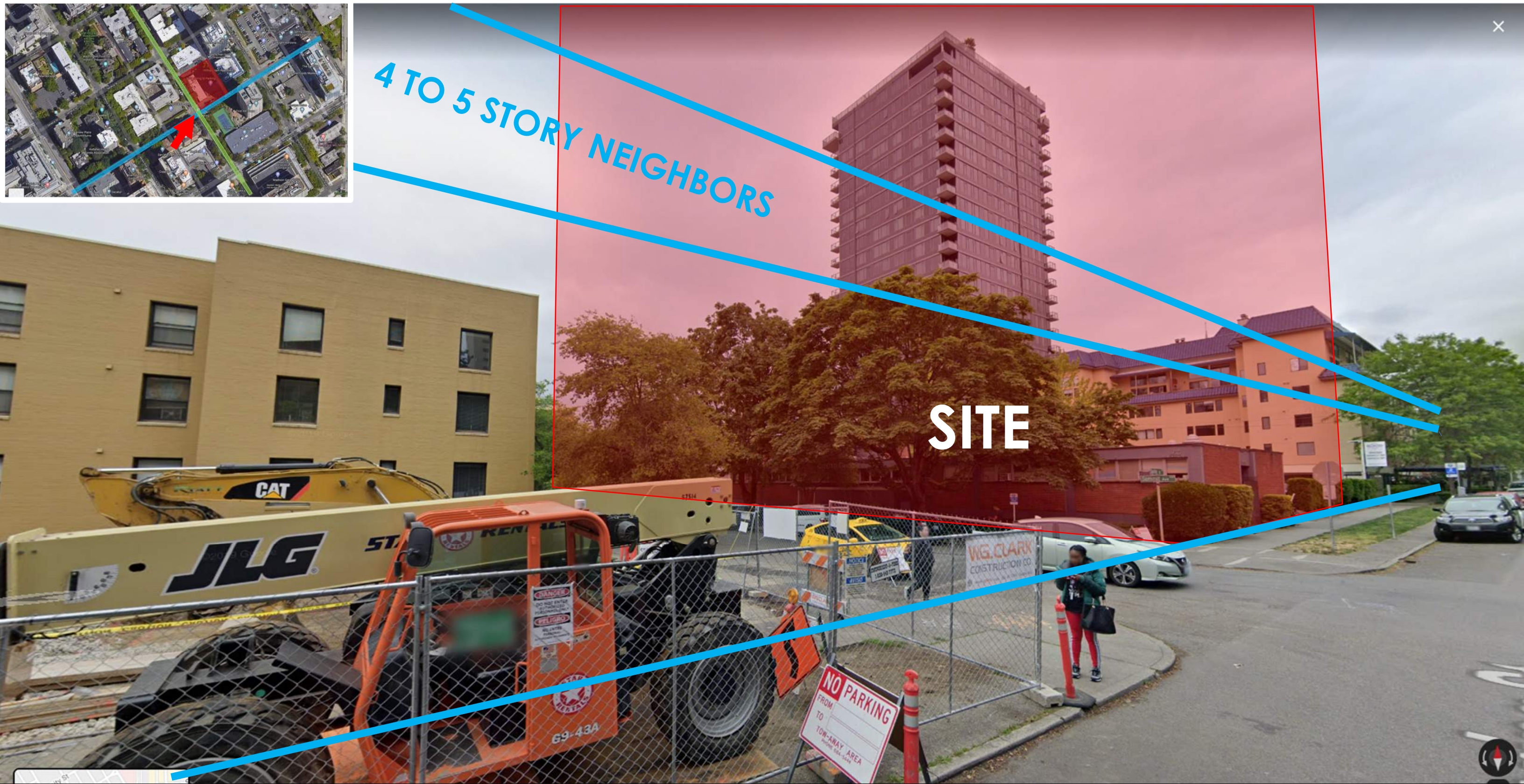
Gainsborough – a Revivalist style in brick with a stone base and stone accents in the crown feature. Windows are traditional punched style openings.



Decatur – Deco style residential building in stone with vertical pilasters and punched openings.

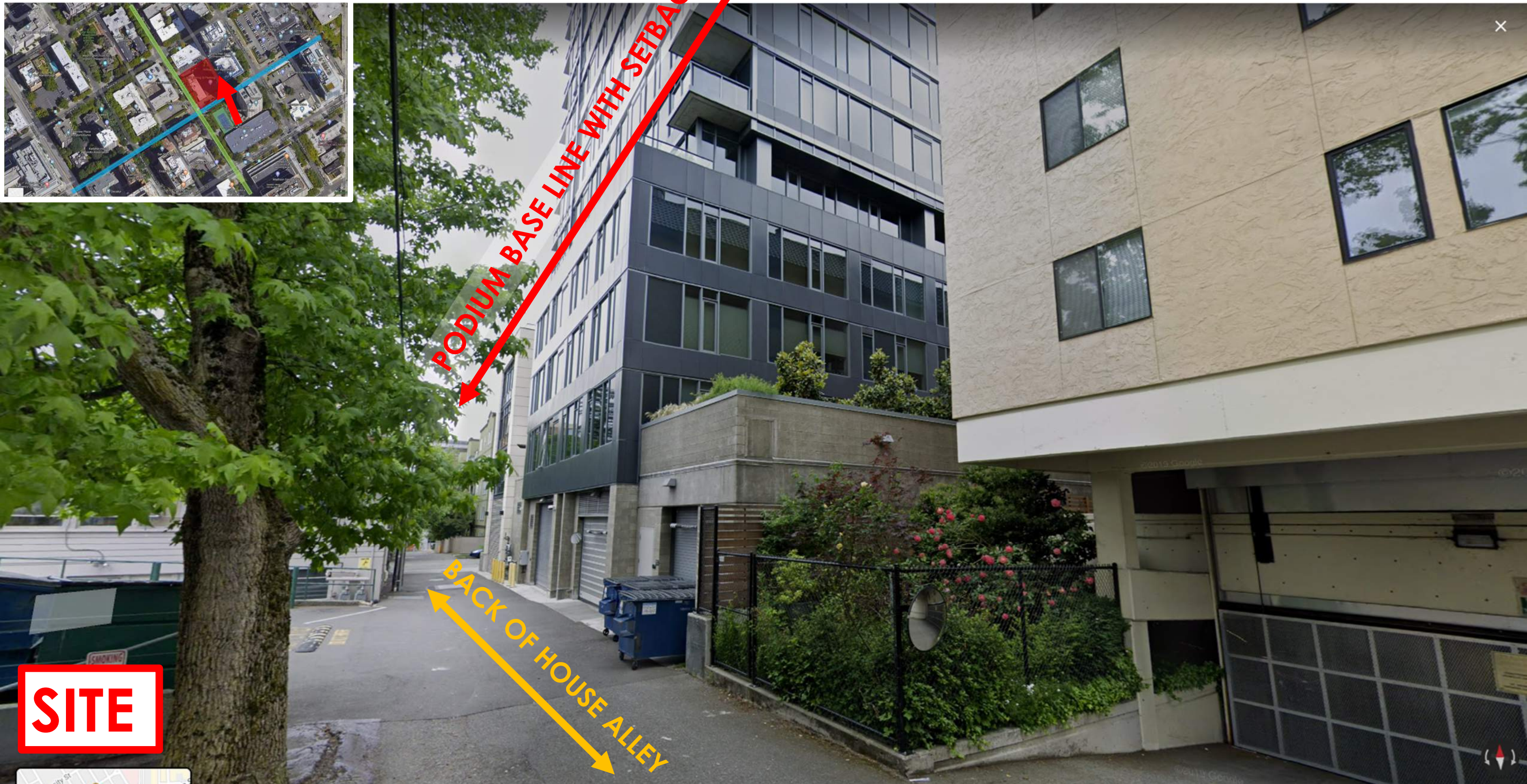
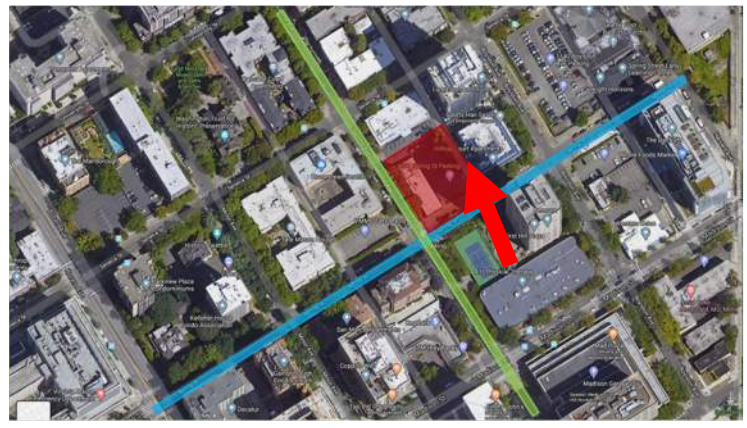


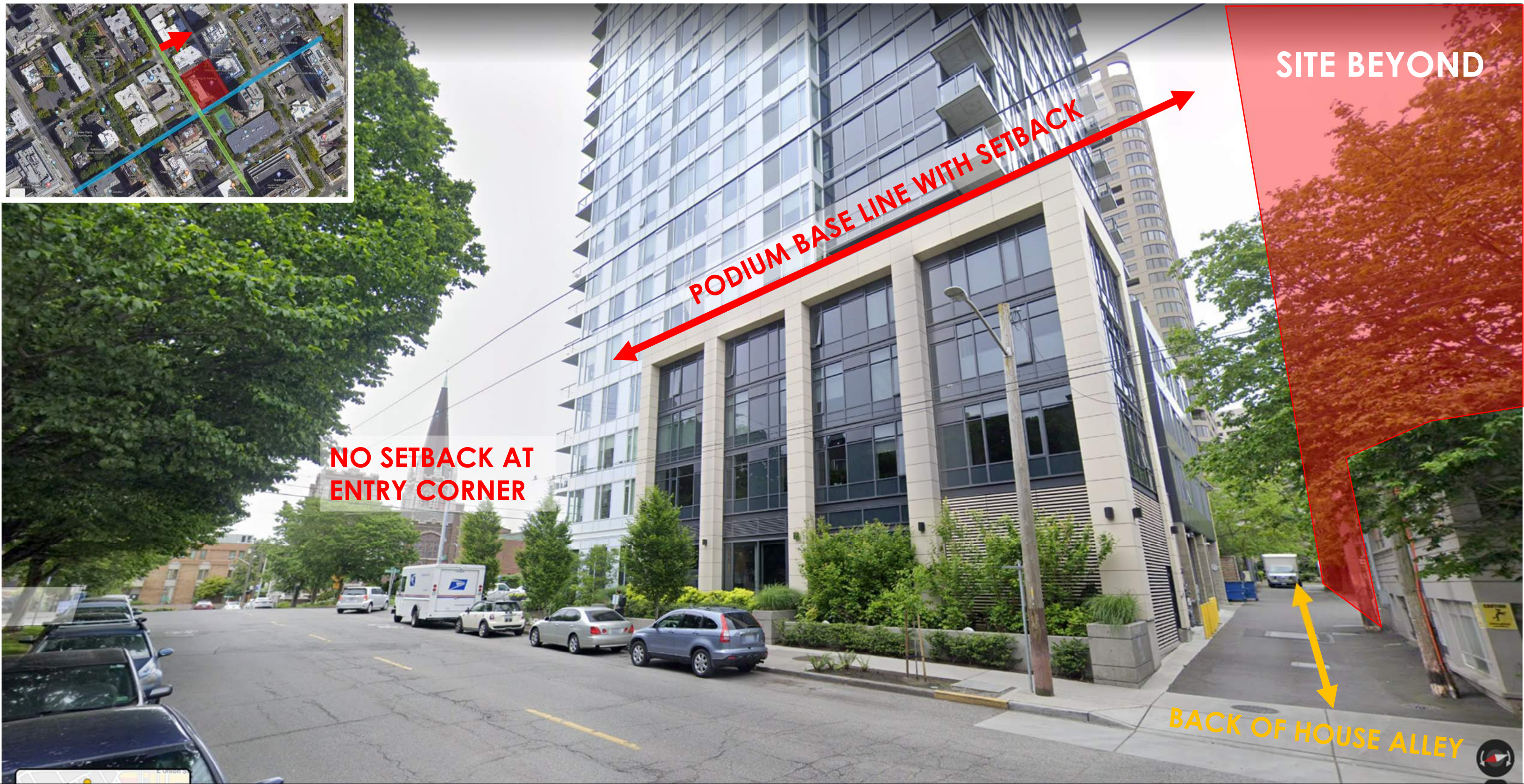
site context
adjacent architecture along spring street



site context

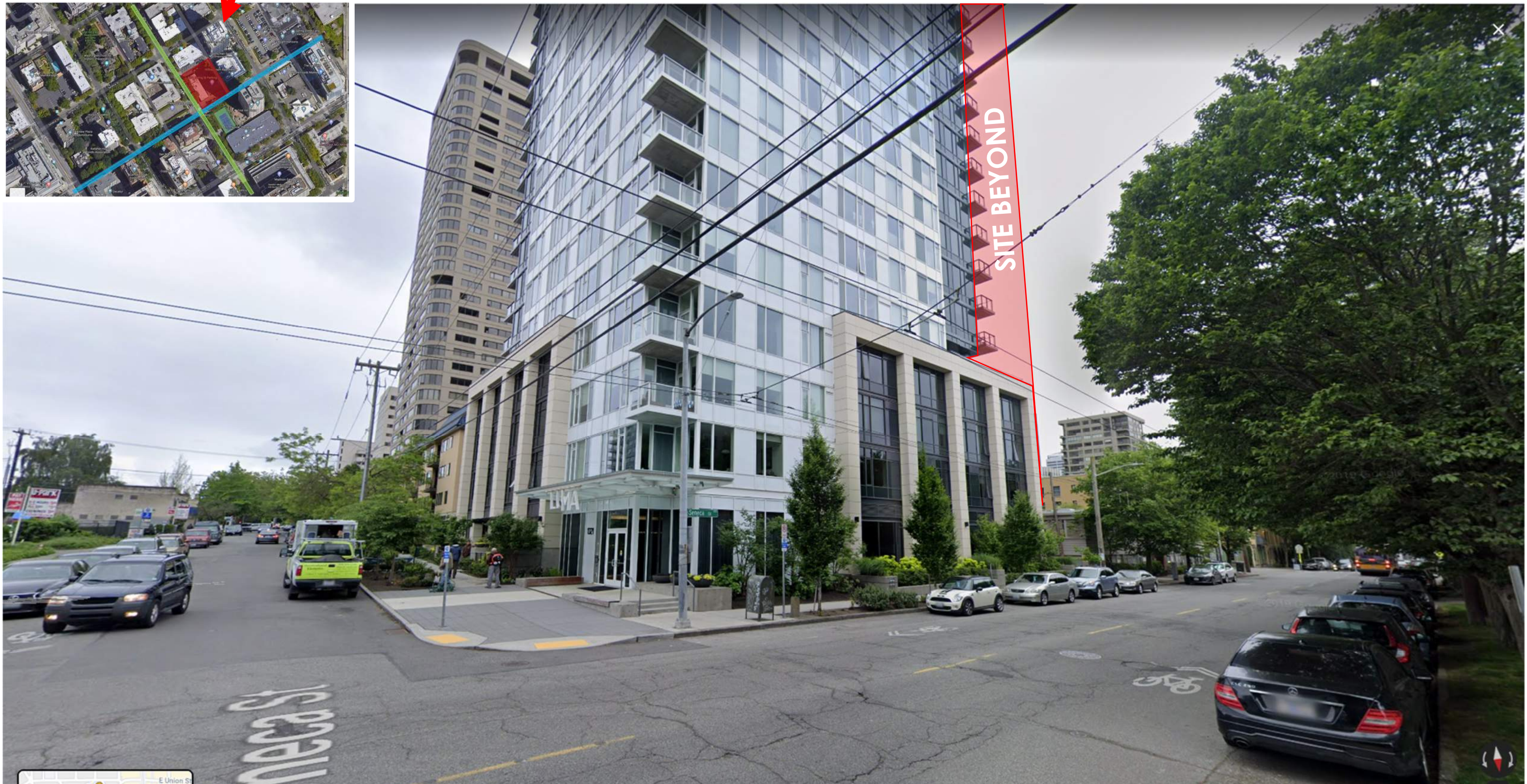
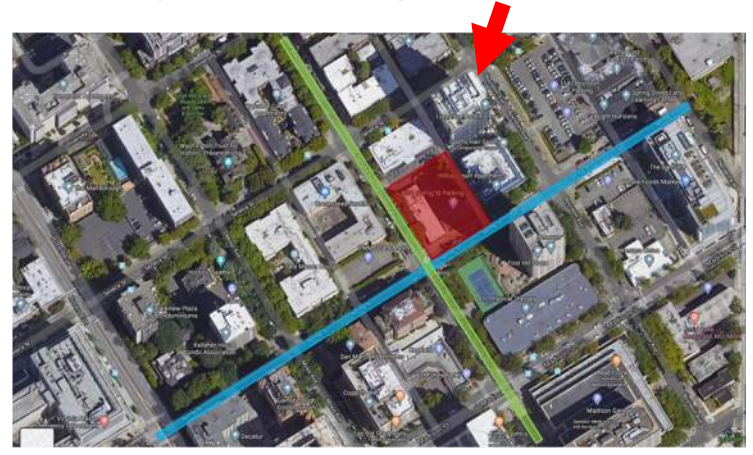
adjacent architecture across alley





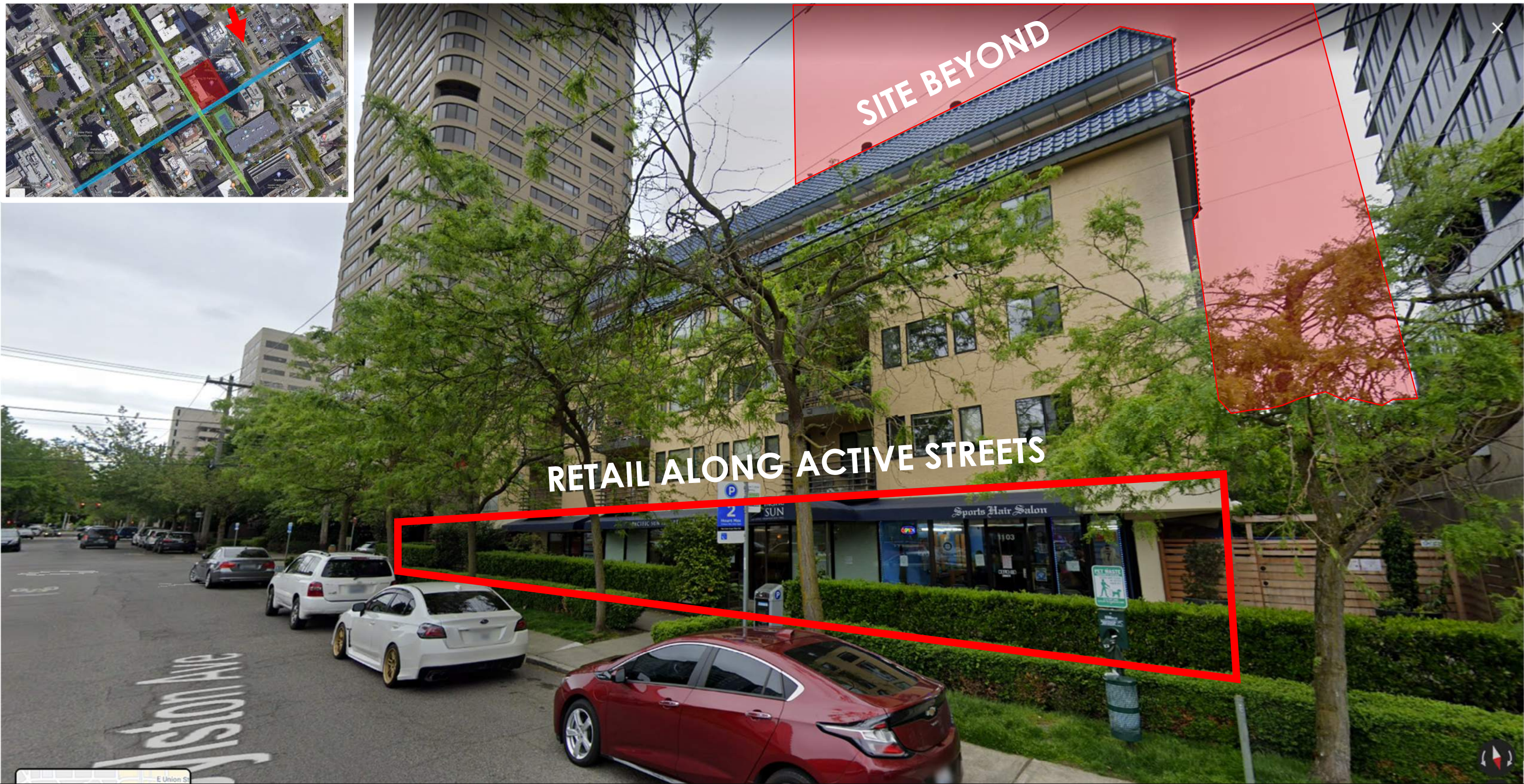
site context

adjacent high-rise architecture



site context

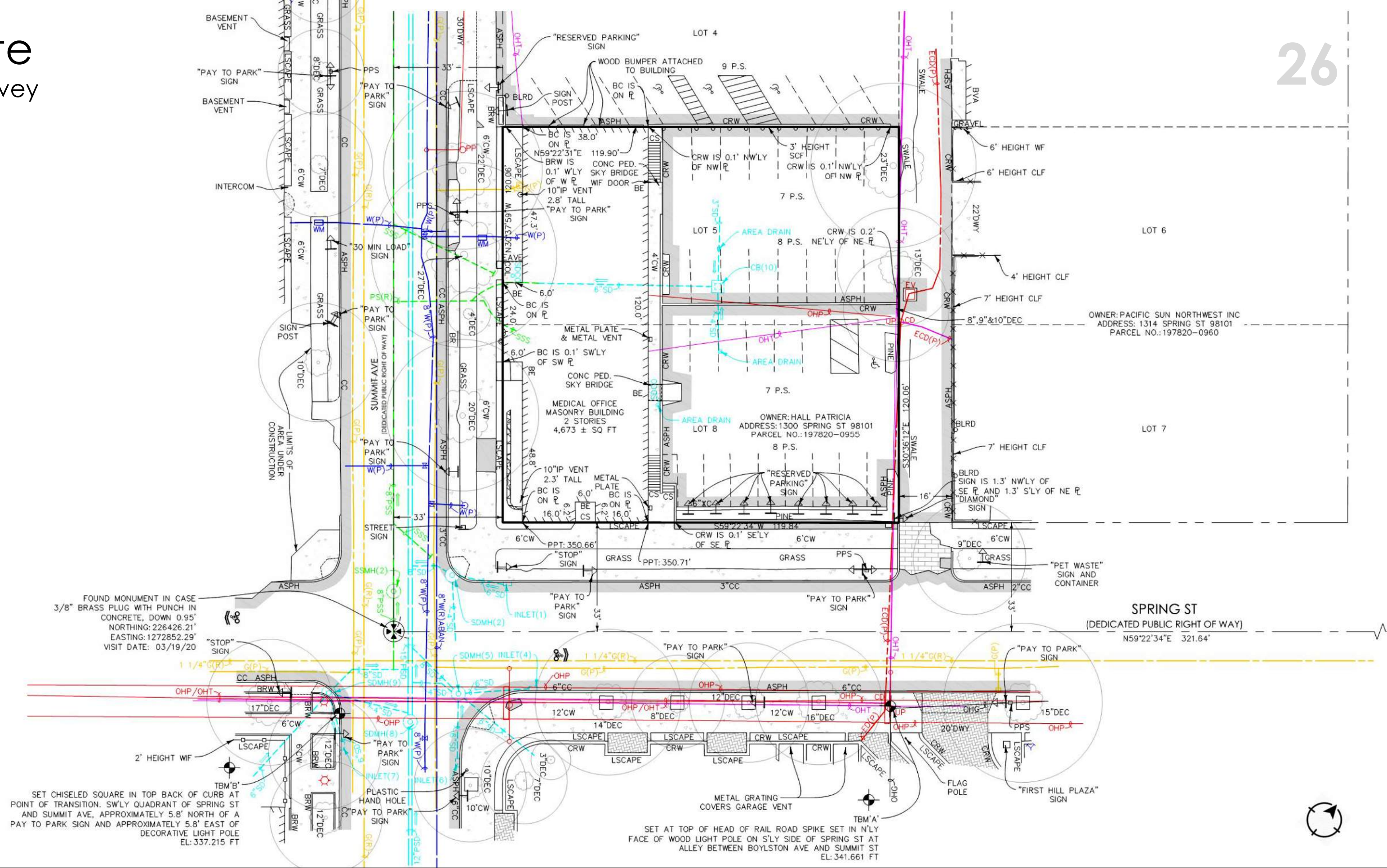
adjacent architecture – 5 story behind site





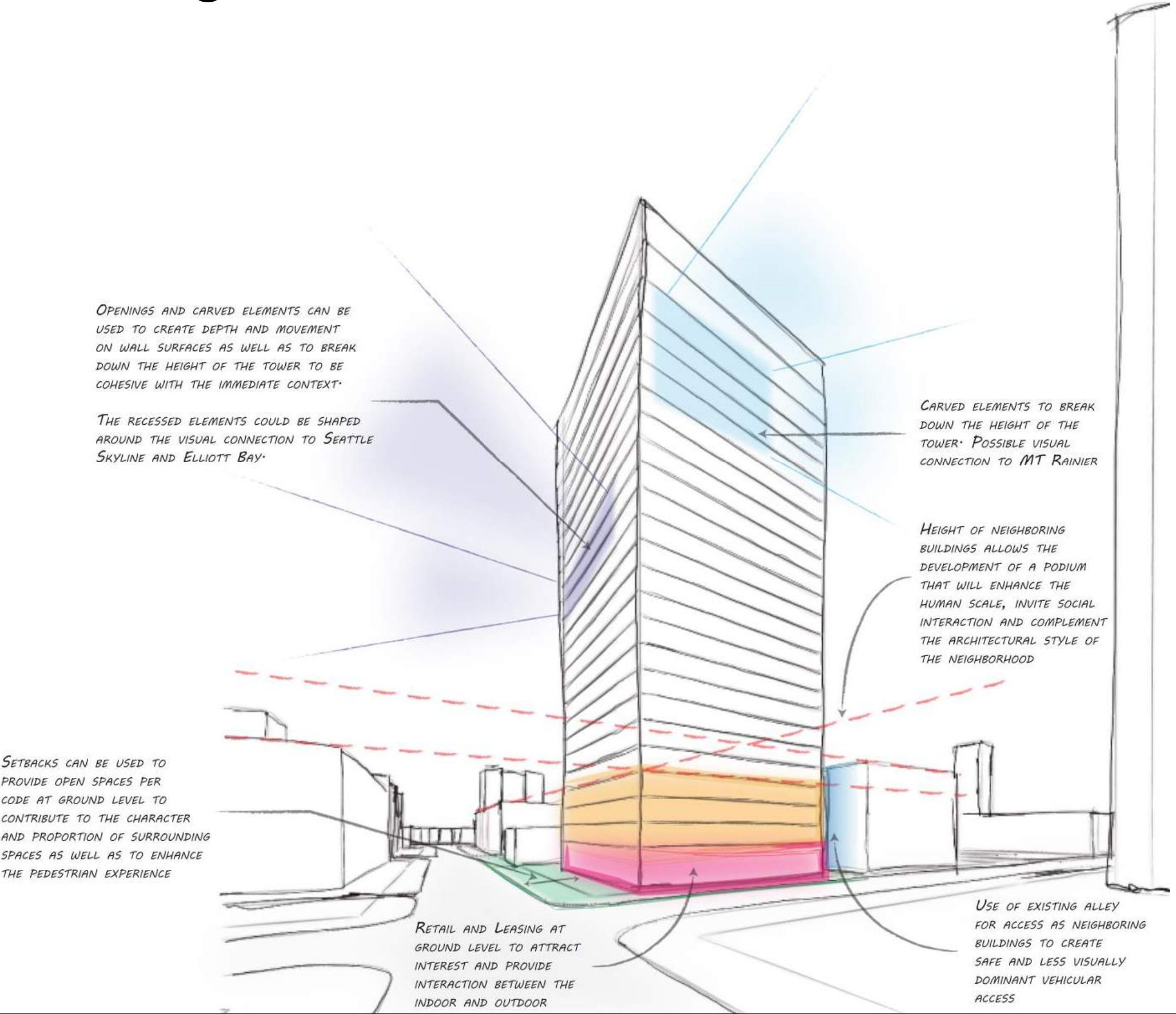
HIGH RISE NEIGHBOR
WITH NO PODIUM
BASE AND NO RETAIL

SITE BEYOND



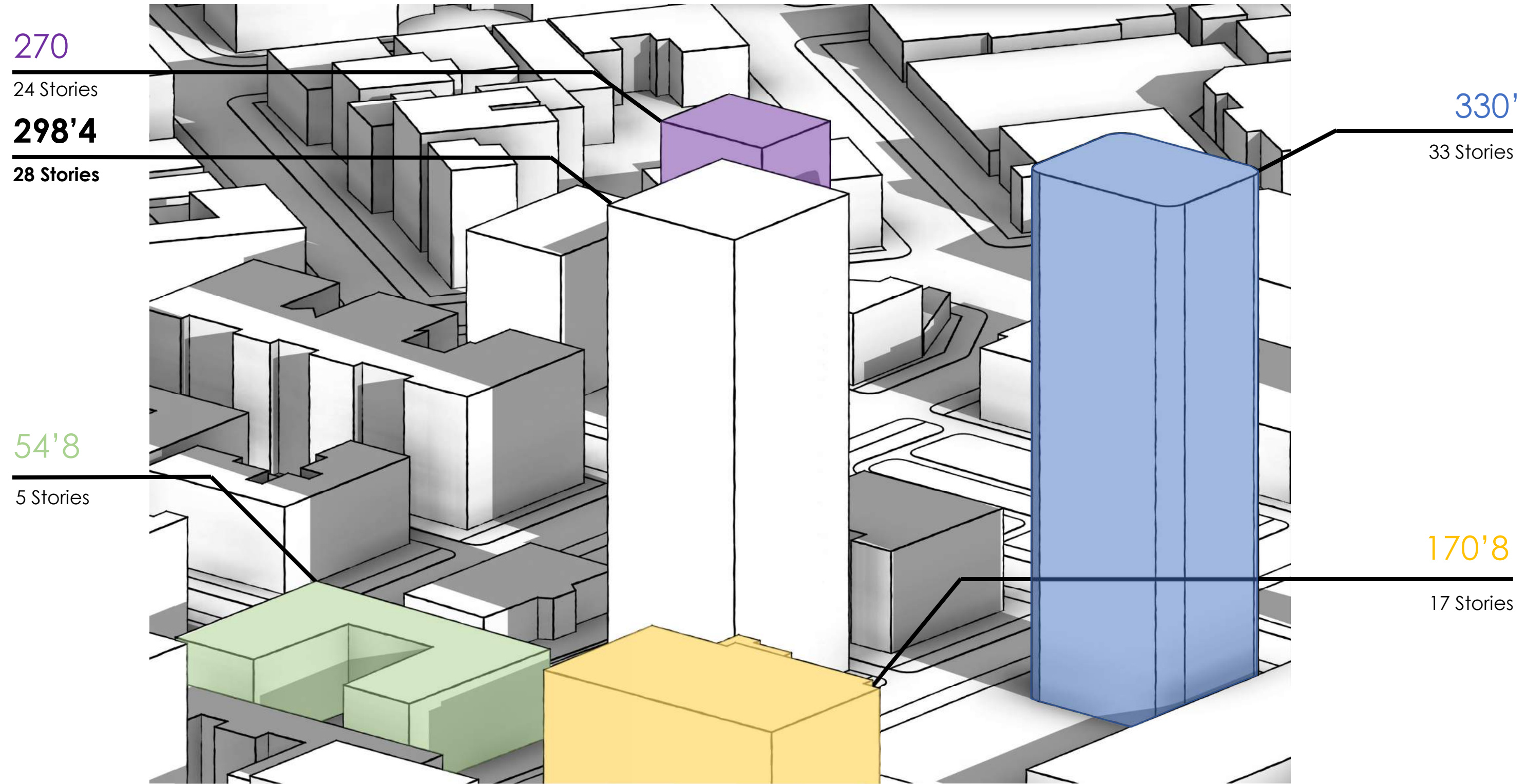
conceptual massing

tower breakdown



conceptual massing

height comparisons



suggested priority design guidelines

Seattle design guidelines



SDG - CS2 URBAN PATTERN AND FORM
Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

Design Approaches and Strategies to Consider:

A. LOCATION IN THE CITY AND NEIGHBORHOOD

1. Sense of Place: Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists and create a sense of place where the physical context is less established. Examples of neighborhood and/or site features that contributed to a sense of place include patterns of streets or blocks, slopes, sites with prominent visibility, relationships to bodies of water or significant trees, natural areas, open spaces, iconic buildings or transportation junctions, and land seen as a gateway to the community.
2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a “high-profile” design with significant presence and individual identity or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.

Response: The preferred design will create a sense of place by replacing a surface parking lot and unremarkable one-story corner building with a building of more architectural presence to anchor the corner and enhance the pedestrian experience through the first level retail function.



SDG - CS2 URBAN PATTERN AND FORM
Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

Design Approaches and Strategies to Consider:

C. RELATIONSHIP TO THE BLOCK

1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry or build out to the corner to provide a strong urban edge to the block.
2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.
3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level and include repeating elements to add variety and rhythm to the façade and over-all building design. Consider providing through-block access and/or designing the project as an assemblage of buildings and spaces within the block.

Response: The preferred design will develop a podium base to the residential tower at a transitional height relating to the lower story buildings across Summit Ave and the alley. This podium will anchor the corner with a strong retail arcade that will provide a covered pedestrian experience visible from this major intersection.



SDG – CS3 ARCHITECTURAL CONTEXT AND CHARACTER
Contribute to the architectural character of the neighborhood.

Design Approaches and Strategies to Consider:

A. EMPHASIZING THE POSITIVE NEIGHBORHOOD ATTRIBUTES

1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.
2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.
3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.
4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

Response: The preferred design will relate to the existing high-rise housing in the neighborhood through a similar height and scale but will also relate to the adjacent 4 and 5 story residential buildings through the use of a podium level designed to link their heights as the street facades step uphill. The podium will also make use of traditional brick material and detailing evidenced in the neighborhood. The skin will also employ a grid which implies traditional punched openings on the tower body which is broken by carved modern accents that will add interest to the First Hill skyline.

suggested priority design guidelines

Seattle design guidelines



SDG – PL2 WALKABILITY

Create a safe and comfortable walking environment that is easy to navigate and well connected to existing pedestrian walkways and features.

Design Approaches and Strategies to Consider:

C. WEATHER PROTECTION

1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops. Address changes in topography as needed to provide continuous coverage the full length of the building, where possible.
2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole and ensure that it also relates well to neighboring buildings in design, coverage, or other features.
3. People-Friendly Spaces: Create an artful and people-friendly space beneath building canopies by using human-scale architectural elements and a pattern of forms and/or textures at intervals along the façade. If transparent canopies are used, design to accommodate regular cleaning and maintenance.

Response: The preferred design creates an open retail arcade at the base of the building podium along the Spring Street and Summit Avenue sidewalks, adding protection from the elements for pedestrians approaching or passing by the building with deep canopies and a deeply recessed storefront plane.



SDG – PL3 STREET LEVEL INTERACTION

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

Design Approaches and Strategies to Consider:

C. RETAIL EDGES

1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.
2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.
3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

Response: The covered open retail arcade in the preferred design on Spring Street and Summit Avenue will incorporate a deeply recessed glassy retail storefront that will visually tie the merchandizing to the main sidewalk and the street beyond, while still providing a covered experience.



SDG – DC1 PROJECT USES AND ACTIVITIES

Optimize the arrangement of uses and activities on the site.

Design Approaches and Strategies to Consider:

C. PARKING AND SERVICE USES

1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.
2. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation. Where service facilities abut pedestrian areas or the perimeter of the property, maintain an attractive edge through screening, plantings, or other design treatments.

Response: The preferred design locates the parking entry and all of the building services along the alley behind the building. This groups the new construction service and parking entries along the same alley as the adjacent established properties.

suggested priority design guidelines

Seattle design guidelines



SDG – DC2 ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

Design Approaches and Strategies to Consider:

B. ARCHITECTURAL AND FAÇADE COMPOSITION

1. Façade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.
2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians. These may include:
 - a. newsstands, ticket booths and tower shops (even if small or narrow);
 - b. green walls, landscaped areas or raised planters;
 - c. wall setbacks or other indentations;
 - d. display windows; trellises or other secondary elements;
 - f. terraces and landscaping where retaining walls above eye level are Unavoidable

Response: The preferred design scheme presents a tower which has residential units and office space on all four facades of the building, including the alley. At the ground floor, retail and lobby space wraps three sides of the building and service entries line the alley side of the development



SDG – DC2 ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

Design Approaches and Strategies to Consider:

C. SECONDARY ARCHITECTURAL FEATURES

1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.
3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors, such as:
 - a. considering aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials,
 - b. using trees and landscaping to enhance the building design and fit with the surrounding context, and/or
 - c. creating a well-proportioned base, middle and top to the building in locations where this might be appropriate. Consider how surrounding buildings have addressed base, middle, and top, and whether those solutions—or similar ones—might be a good fit for the project and its context.

Response: The preferred design will develop a podium base to the residential tower at a transitional height relating to the lower story buildings across Summit Ave and the alley. The skin will also employ a grid which implies traditional punched openings moving up the tower body, which will be broken by modern carved massing accents that will add interest as one approaches First Hill skyline.



SDG – DC3 OPEN SPACE CONCEPT

Integrate open space design with the design of the building so that each compliments the other.

Design Approaches and Strategies to Consider:

A. OPEN SPACE RELATIONSHIP

1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development..

C. DESIGN

2. Amenities and Features: Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays.

Response: The preferred design will address open space at two points within the development, public space and resident space. The public open space will present itself as a series of hardscaped sidewalks softened by landscaped areas. For the residents, a rooftop amenity deck will be developed offering hardscaped and landscaped zones and providing 270-degree views from Mount Rainier, across Elliott Bay, and on towards Olympic Park.

suggested priority design guidelines

Seattle design guidelines



SDG – DC4 EXTERIOR ELEMENTS AND FINISHES

Use appropriate and high-quality finishes for the building and its open spaces.

Design Approaches and Strategies to Consider:

A. BUILDING MATERIALS

1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.
2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions. Highly visible features, such as balconies, grilles and railings should be especially attractive, well crafted and easy to maintain. Pay particular attention to environments that create harsh conditions that may require special materials and details, such as marine areas or open or exposed sites.

Response: The preferred design will exhibit a variety of materials and textures that relate to its immediate context in the First Hill area. The podium of the building, which relates to earlier low-rise buildings in the area, will be clad in brick with brick or stone detailing which imparts a modern elegance that still harmonizes with more traditional buildings along Spring Street and Summit Avenue. Sleek, modern metal awnings will add detail, cover, and support for retail signage in the podium, while clear storefront glazing provides transparency to invite pedestrians into the retail shops at the first level. The upper portions of the building will utilize a skin of window wall in a grid combining transparent glazed windows with more opaque panels to imply punched openings reminiscent of the window forms in the traditional buildings below,



SDG – DC4 EXTERIOR ELEMENTS AND FINISHES

Use appropriate and high-quality finishes for the building and its open spaces.

Design Approaches and Strategies to Consider:

B. SIGNAGE

1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs. Signage should be compatible in character, scale, and locations while still allowing businesses to present a unique identity.
2. Coordination With Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

Response: The preferred design will feature retail signage on the flat canopy edges along Summit Avenue and matching sign eyebrows along the Spring Street arcade. Building signage will be working into the podium level in a clean and elegant manner that addresses the streetscape and the corner facing the intersection, possibly as a blade sign or elegant letters on the upper podium façade.



SDG – DC4 EXTERIOR ELEMENTS AND FINISHES

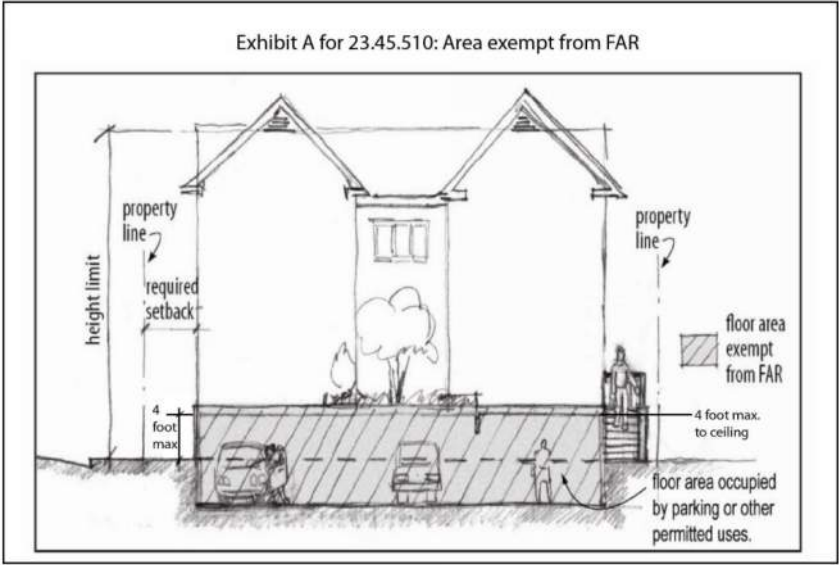
Use appropriate and high-quality finishes for the building and its open spaces.

Design Approaches and Strategies to Consider:

C. LIGHTING

1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.
2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

Response: The preferred design will incorporate under canopy lighting at the arcade and retail canopies, as well as architectural lighting on the pilasters of the podium and streetlights in the pedestrian hardscape around the sidewalks facing edges of the site. The preferred design will also explore architectural accent lighting to highlight the architectural features near the crown of the building, and general area lighting, landscaping lighting and mood lighting on the amenity deck at the top of the building.



23.45 – MULTIFAMILY

Table A for 23.45.504 Permitted and Prohibited Uses

A. Residential - Permitted Use except for Congregate Residence

F. Ground Floor Commercial Uses – Permitted, subject to 23.46

Table B for 23.45.510 FAR Limits in HR zones
Base FAR = 7 ; Maximum FAR = 15, allowed pursuant of Section 23.45.516 and Chapter 23.58A

Exempt from FAR limits:
All stories, or portions that are underground

Table B for 23.45.514 Structure height for MR and HR zones
HR = 440'

23.45.516 - METHOD TO ACHIEVE EXTRA RESIDENTIAL FLOOR AREA IN HR ZONES (HR-M)

B. In HR zones, extra residential floor area above the base FAR may be gained in accordance with Chapter 23.58A subject to the conditions and limits in this Section 23.45.516.

1. Up to all extra residential floor area may be gained through the affordable housing incentive program provisions in Section 23.58A.014.

2. Up to 40 percent of extra residential floor area may be gained by one or any combination of:

- a. Transfer of development potential;
- b. Providing neighborhood open space; and/or
- c. Providing a neighborhood green street setback if allowed pursuant to subsection 23.45.516.F, all in accordance with this Section 23.45.516 and Chapter 23.58A.

C. Structures over 240 feet. For development containing one or more structures with heights greater than 240 feet, the following additional conditions shall be met:

1. No parking is allowed to be located at or above grade, unless it is separated from all street lot lines by another use; and

2. One of the following is met:

- a. At least 25 percent of the lot area at grade Includes one or more landscaped open spaces, each with a minimum horizontal dimension of 10 feet; or

b. At least 20 percent of the lot area at grade must be common amenity area meeting the standards of Section 23.45.522.

NOTE: 100% extra floor area achieved through MHA payment/performance

Table C for 23.45.518 HR setbacks
Setbacks for structures greater than 85 feet in height

Lot line abutting a street:
For portions or a structure:
45 feet or less in height: 7' average; 5 feet minimum, except that no setback is required for frontages occupied by street-level uses or dwelling units with a direct entry from the street.

Greater than 45 feet in height: 10' minimum

Lot line abutting an alley:
For portions or a structure:
45 feet or less in height: no setback required;
Greater than 45 feet in height: 10' minimum

Lot line that abuts neither a street nor alley:
For portions or a structure:
45 feet or less in height: 7' average; 5 feet minimum, except that no setback is required for portions abutting an existing structure built to the abutting lot line;
Greater than 45 feet in height: 20' minimum

23.45.520 - HR ZONE UPPER-LEVEL DEVELOPMENT STANDARDS

- A. For the purpose of this Section 23.45.520, a "tower" is any portion of a structure that exceeds 45 feet in height, excluding rooftop features permitted above the height limit. Rooftop features permitted above the height limit shall not be included in calculating the gross floor area per story and floor area coverage of a tower.
- B. If any proposed or existing structures in HR zones exceed a height of 85 feet, excluding rooftop features permitted above the height limit, all structures or portions of structures greater than 45 feet in height are subject to following standards:
1. A structure may have one or more towers.
 2. The maximum width of an individual tower is 130 feet.
 3. The average gross floor area per story of an individual tower shall not exceed 10,000 square feet and the maximum gross floor area for any individual story of an individual tower shall not exceed 10,500 square feet.
 4. The average gross floor area per story of all towers on the lot shall not exceed 60 percent of the lot area.
 5. Where two or more towers are located on the lot, the minimum horizontal separation between proposed towers or between proposed and existing towers shall be 40 feet.

23.45.522.1 – AMENITY AREA

C. Amount of amenity area required in MR and HR zones. The required amount of amenity area in MR and HR zones is equal to 5 percent of the total gross floor area of a structure in residential use

23.45.522.2 – STANDARDS FOR GROUND FLOOR COMMERCIAL USES IN HR ZONES

3. The maximum size of any one business establishment is 4,000 sf (no loading berth required for ground floor commercial uses)

CHAPTER 23.54 - QUANTITY AND DESIGN STANDARDS FOR ACCESS, OFF-STREET PARKING, AND SOLID WASTE STORAGE

Table B for 23.54.015 Required Parking for residential uses

II. Residential use requirements for specific areas
L. All residential uses within urban centers or within the Station Area Overlay District – No minimum required

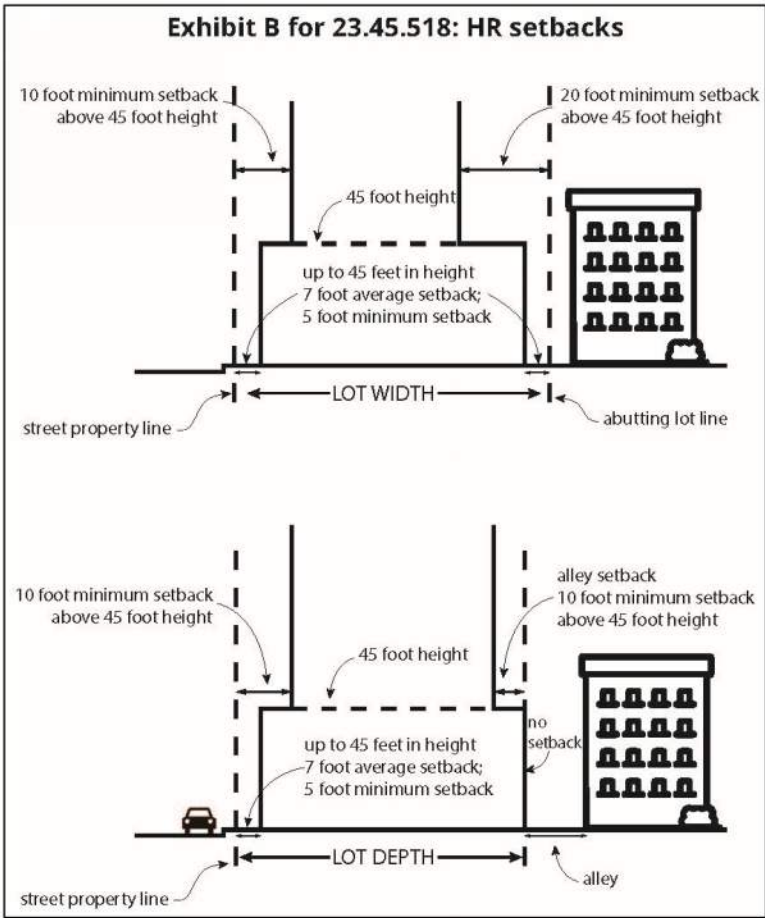
Table D for 23.54.015 Parking for Bicycles
A. Commercial Uses

- A.1 Eating and drinking establishments
Long Term – 1 per 5,000 sf
Short Term – 1 per 1,000 sf
A.6 Sales and services, general
Long Term – 1 per 4,000 sf
Short Term – 1 per 2,000 sf

- D. Residential uses
D.2 Multifamily structures
Long Term – 1 per unit
Short Term – 1 per 20 units

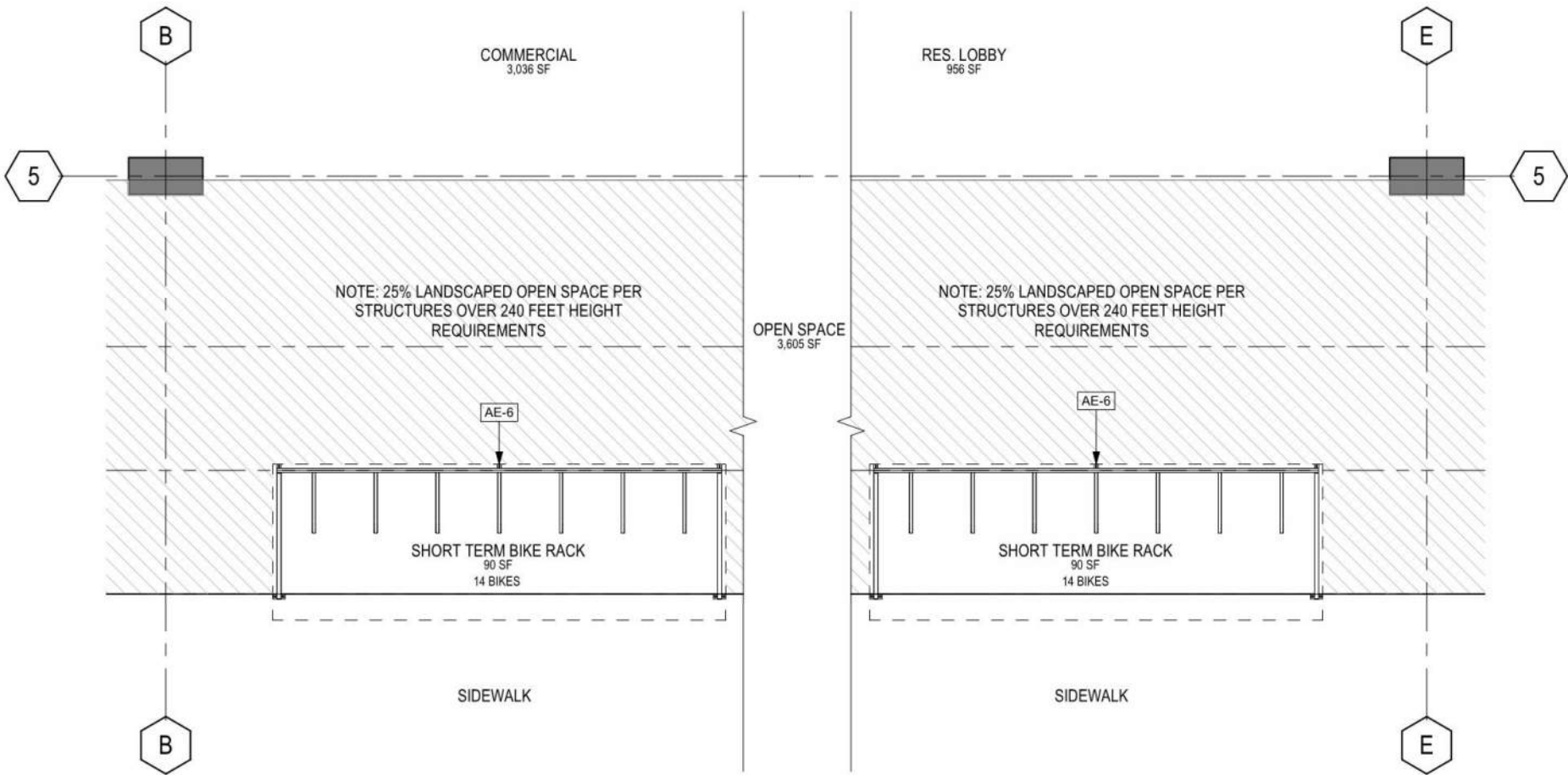
CHAPTER 23.58A – INCENTIVE PROVISIONS

- 23.58A.014 Bonus residential floor area for affordable housing
B. Performance Option
1a. 14 percent of the gross bonus residential floor area obtained through the performance option
C. Payment Option
1a. In lieu of all or part if the performance option, an applicant may pay to the city \$15.15 per square foot of gross bonus residential floor area



zoning analysis

bike storage requirements



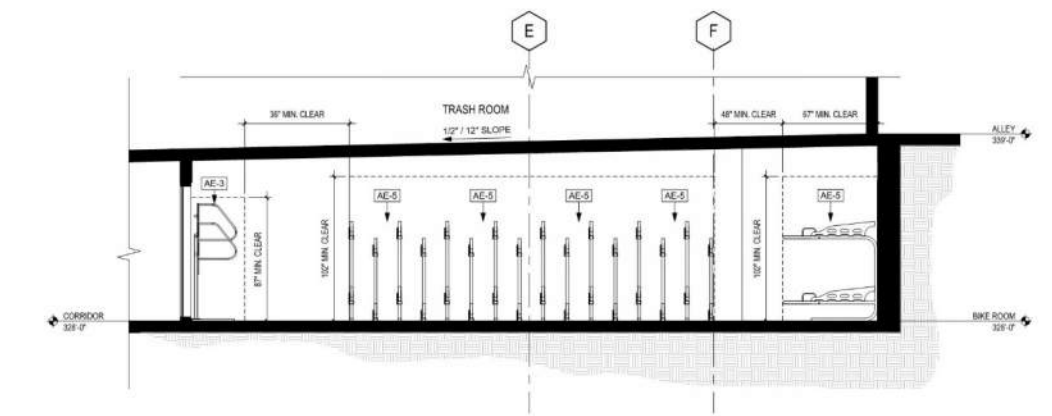
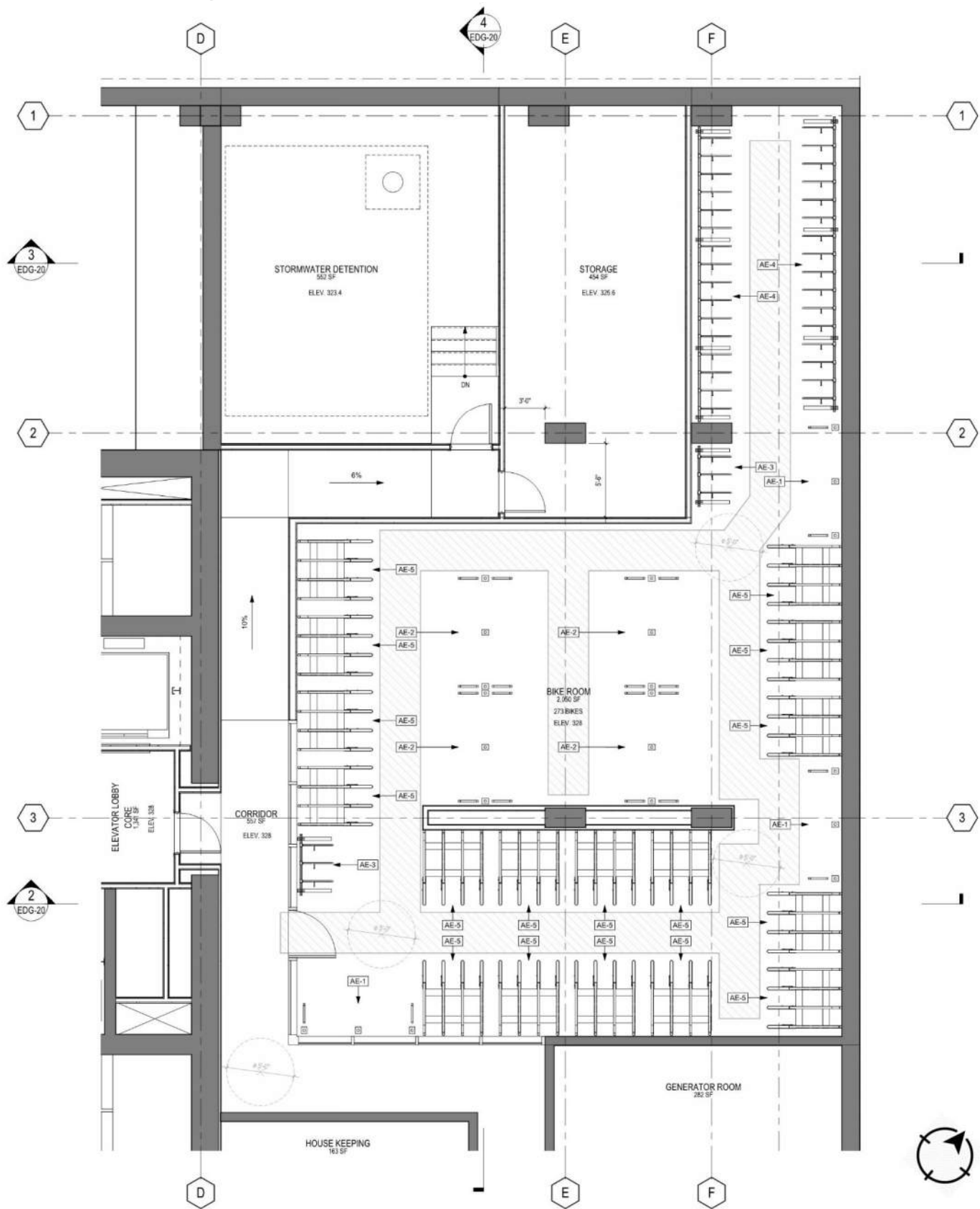
1 SHORT TERM BIKE RACK
SCALE: 1/4" = 1'-0"

BIKE STORAGE CALCULATION			
RESIDENTIAL		UNIT COUNT	BIKE COUNT
LONG TERM	1 BIKE PER DWELLING UNIT (FOR THE FIRST 50 UNITS)	50	50
	0.75 BIKE PER DWELLING UNIT (FOR THE REMAINDER)	302	227
SHORT TERM	1 BIKE PER 20 DWELLING UNIT		18
SUB-TOTAL		352	295

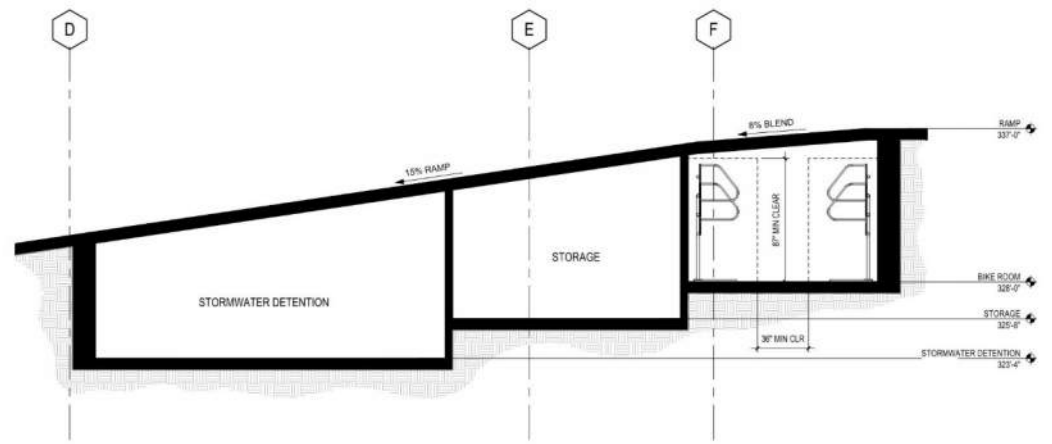
COMMERCIAL - EATING AND DRINKING		AREA	BIKE COUNT
LONG TERM	1 BIKE PER 5,000 SF	3,078	1
SHORT TERM	1 BIKE PER 1,000 SF		3
COMMERCIAL - SALES			
LONG TERM	1 BIKE PER 4,000 SF		1
SHORT TERM	1 BIKE PER 2,000 SF		2
SUB-TOTAL		3,078	6

REQUIRED BIKE COUNT		301
PROPOSED BIKE COUNT		301

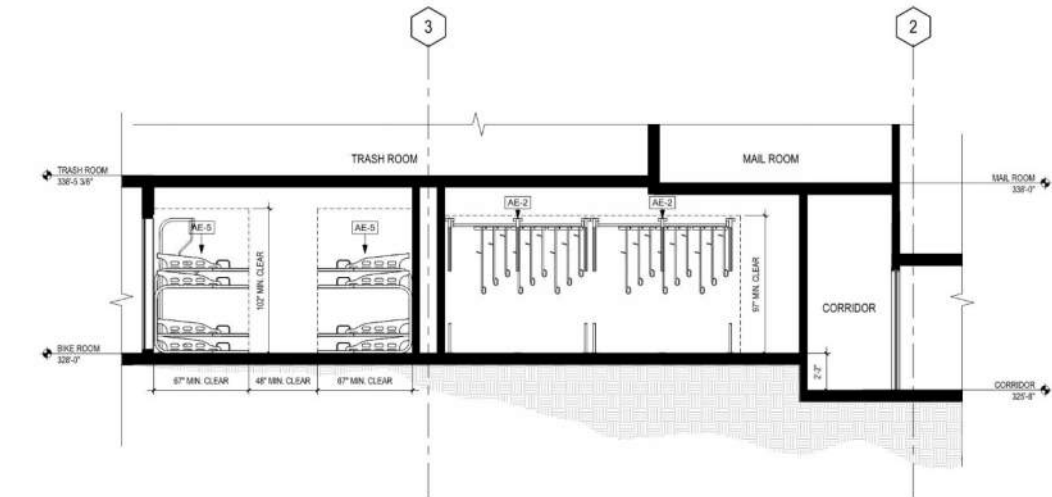
zoning analysis
bike storage requirements



2 BIKE ROOM - SECTION 1
SCALE: 1/4" = 1'-0"



3 BIKE ROOM - SECTION 2
SCALE: 1/4" = 1'-0"



4 BIKE ROOM - SECTION 3
SCALE: 1/4" = 1'-0"

A	B	C	D	E	F	G	H
SOLID WASTE & RECYCLABLE MATERIALS							
PER TABLE A FOR 23.54.040 THE SHARED STORAGE SPACE FOR SOLID WASTE CONTAINERS (TRASH ROOM) SHOULD BE:							

Shared storage space for solid waste containers for more than 100 dwelling units per Table A for 23.54.040							
575 square feet plus 4 square feet for each additional unit above 100, except as permitted in subsection 23.54.040.C							
	Base Unit Count	Required SF	Additional Unit Count	Required SF per additional unit	Sub-total SF	Total Unit Count	Required Storage SF
Scheme A	100	575	212	4	848	312	1,423
Scheme B	100	575	268	4	1,072	368	1,647
Scheme C	100	575	252	4	1,008	352	1,583

23.54.040.C For development with more than 100 dwelling units, the required minimum area for storage space may be reduced by 15 percent, if the area provided as storage space has a minimum horizontal dimension of 20 feet.

Trash Room Dimensions				Required SF	15% Reduction	Required Storage SF
	Width	Length	Height (Sloping Floor)	(Similar to Column H Section 23.54.040)		
Scheme A	31'-4"	45'- 3 3/4"	14'-0" - 15'-0" (13'-4" - 14'-4" CLR.)	1,423	213	1,210
Scheme B	34'-0"	45'-3 3/4"	14'-0" - 15'-0" (13'-4" - 14'-4" CLR.)	1,647	247	1,400
Scheme C	31'-4"	45'- 3 3/4"	14'-0" - 15'-0" (13'-4" - 14'-4" CLR.)	1,583	237	1,346

23.54.040.B Mixed use development that contains both residential and non-residential uses shall meet the storage space requirements shown in Table A for 23.54.040 for residential development, plus 50 percent of the requirement for non-residential development. In mixed use developments, storage space for garbage may be shared between residential and non-residential uses, but separate spaces for recycling shall be provided.

Shared storage space for solid waste containers for non-residential development (Based on gross floor area of all structures on the lot)						
Minimum area for shared storage space						
	Required Gross Area	Commercial Gross Area (SF)	Minimum area for shared storage space (SF)	Required SF for Residential Storage (Similar to Column G Section 23.54.040 C)	Required Total SF	Provided Storage SF
Scheme A	0 - 5,000 SF	2,627	82	1,210	1,292	1,420
Scheme B	0 - 5,000 SF	3,002	82	1,400	1,482	1,495
Scheme C	0 - 5,000 SF	3,078	82	1,346	1,428	1,420

early community outreach

Public Outreach Component

SUMMARY OF OUTREACH METHODS

- Printed Outreach: Direct Mail**
- Posters were mailed to 1,583 residences, businesses and neighborhood community group (First Hill Improvement Association) within a 500-foot radius.
 - Date completed: May 20, 2020
- Electronic/Digital Outreach: Website**
- Project website established and publicized via poster. Monitored daily for comments from the Website.
 - Date Completed: May 21, 2020
- Electronic/Digital Outreach: Online Survey**
- What we did: Online survey established and publicized via poster with link to survey featured on project website.
 - Date Completed: May 21, 2020

MAILING MAP



PROJECT POSTER MAILED FOR COMMUNITY OUTREACH

Opportunity to Provide Online Input on the 1300 Spring Street Project

ABOUT THE PROJECT
This project proposes construction of a new, 270-foot residential tower with ground-floor commercial and below-grade parking. The existing structure will be demolished.

What: Let us know what you think! Visit our website at www.1300springstreetproject-communityoutreach.com to learn more about this new project, including the team's proposed vision and approach.

Survey: Take our online survey to share your thoughts about the project site and components. Survey located on the project website.

Comments: Provide additional comments via our comment form or by email at 1300SpringStreet@earlyDRoutreach.com.



PROJECT SITE

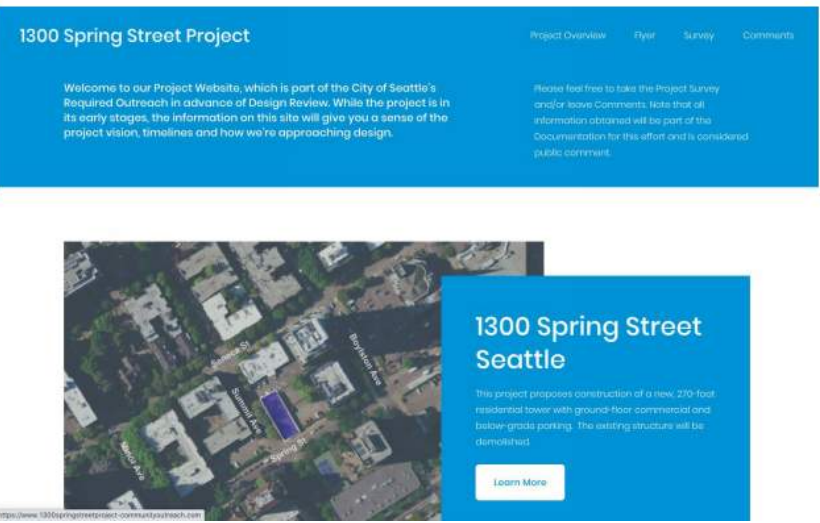
CITY OF SEATTLE REQUIRED OUTREACH FOR 1300 SPRING STREET

ADDITIONAL PROJECT DETAILS

Project Address: 1300 Spring Street, Seattle, WA 98104	Additional Project Information on Seattle Services Portal via the Project Address: 1300 Spring Street	Project Email: 1300SpringStreet@earlyDRoutreach.com
Contact: Natalie Quick	Project number: 3036202-LU	Note that emails are returned within 1-2 business days, and are subject to City of Seattle public disclosure laws.
Applicant: Xenia Development LLC		

This effort is part of the City of Seattle's required outreach process, in advance of Design Review.

WEBSITE HOMEPAGE IMAGE



WEBSITE

1300SpringStreet@earlyDRoutreach.com

WEBSITE TAB COMMENTS

Name *

First Name Last Name

Email *

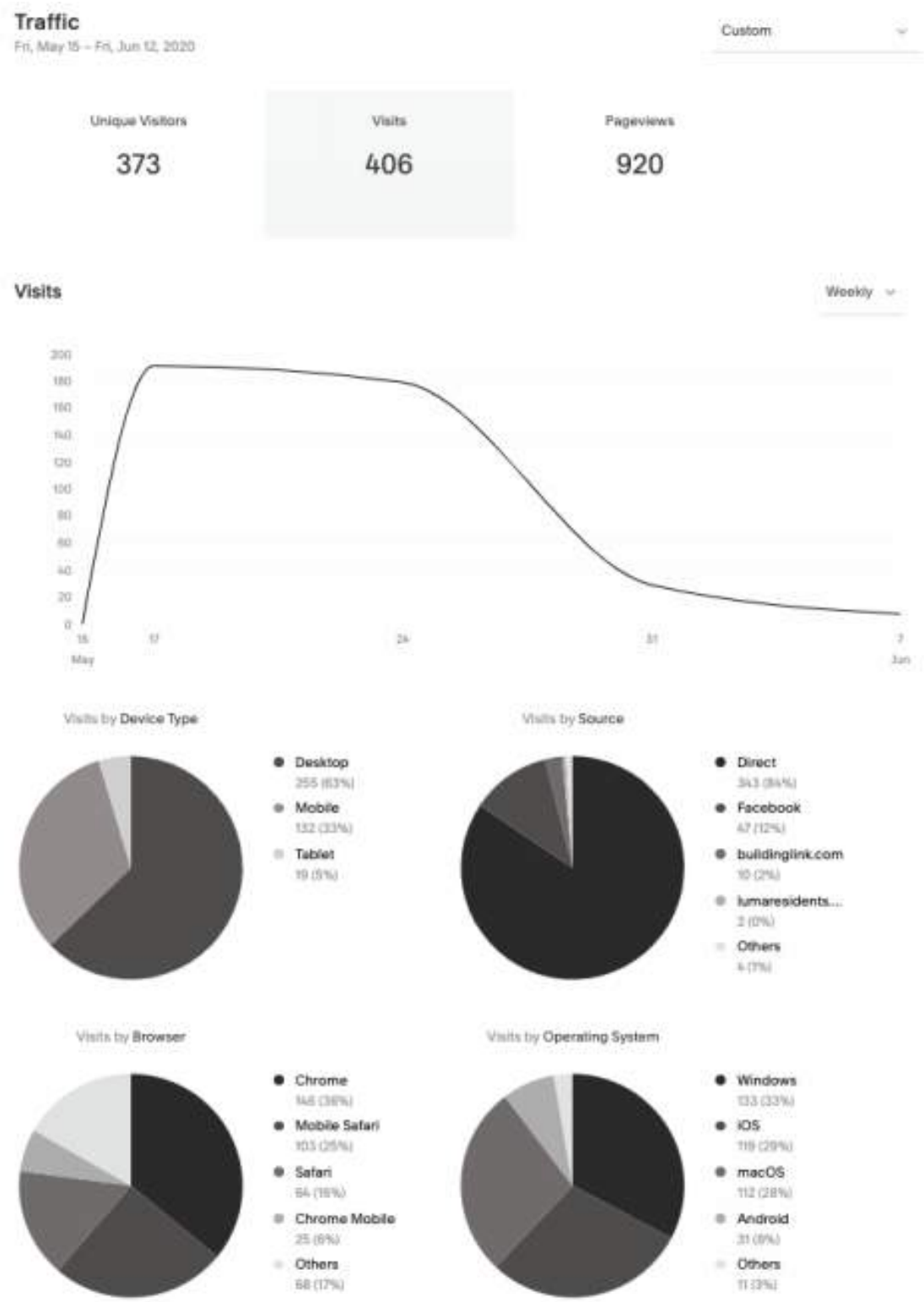
Message *

Send

early community outreach

Public Outreach Component

WEBSITE ANALYTICS



ONLINE SURVEY FOR COMMUNITY OUTREACH

1300 Spring Street Project
Project Survey

Thank you for taking the time to complete our survey for the 1300 Spring St project! This project proposes construction of a new, 270-foot residential tower with ground-floor commercial and below-grade parking. The existing structure will be demolished. We would like to hear your thoughts on our vision and approach for this project.

This survey will be open from May 21 to June 11, 2020, after which time we'll start preparing for the design review process and other permitting steps. PLEASE NOTE: as part of the City of Seattle's required outreach for design review, all data collected within this survey is considered public information according to the [Public Records Act](#). Please do not share any sensitive or personal information within your responses.

1. What is your connection to this development project?

☐ I live very close to the project
☐ I live in the general area
☐ I own a business nearby
☐ I visit the area often for work or leisure
☐ I don't have a direct connection, but I care about growth and development in Seattle
☐ Other _____

2. What is most important to you about a new building on this property? Please rank the items below.

☐ Attractive Materials
☐ Interesting & Unique Design
☐ Environmentally-Friendly Features
☐ Other _____

3. What is most important consideration for designing the pedestrian-only open space? Please rank the items below.

☐ Landscaping
☐ Lighting & Safety Features
☐ Seating Options & Places to Congregate
☐ Special Lighting
☐ Bike Parking
☐ Other _____

4. Do you have any concerns about the project?

5. Is there anything specific about this neighborhood or property that would be important for us to know?

6. What do you think are the top considerations for making this building successful?

7. Anything else you'd like to add?

FORM SUBMITTED PAGE

Thank you for sharing thoughts! Your feedback is very helpful as we plan our proposed project. To track our progress through the design review and permitting process, look-up Project # 3036202-LU (1300 Spring Street) in the [Seattle Services Portal](#). To learn more about the early outreach for design review process, visit the [Department of Neighborhoods webpage](#). You may also send us an email at 1300SpringStreet@earlyDRoutreach.com.

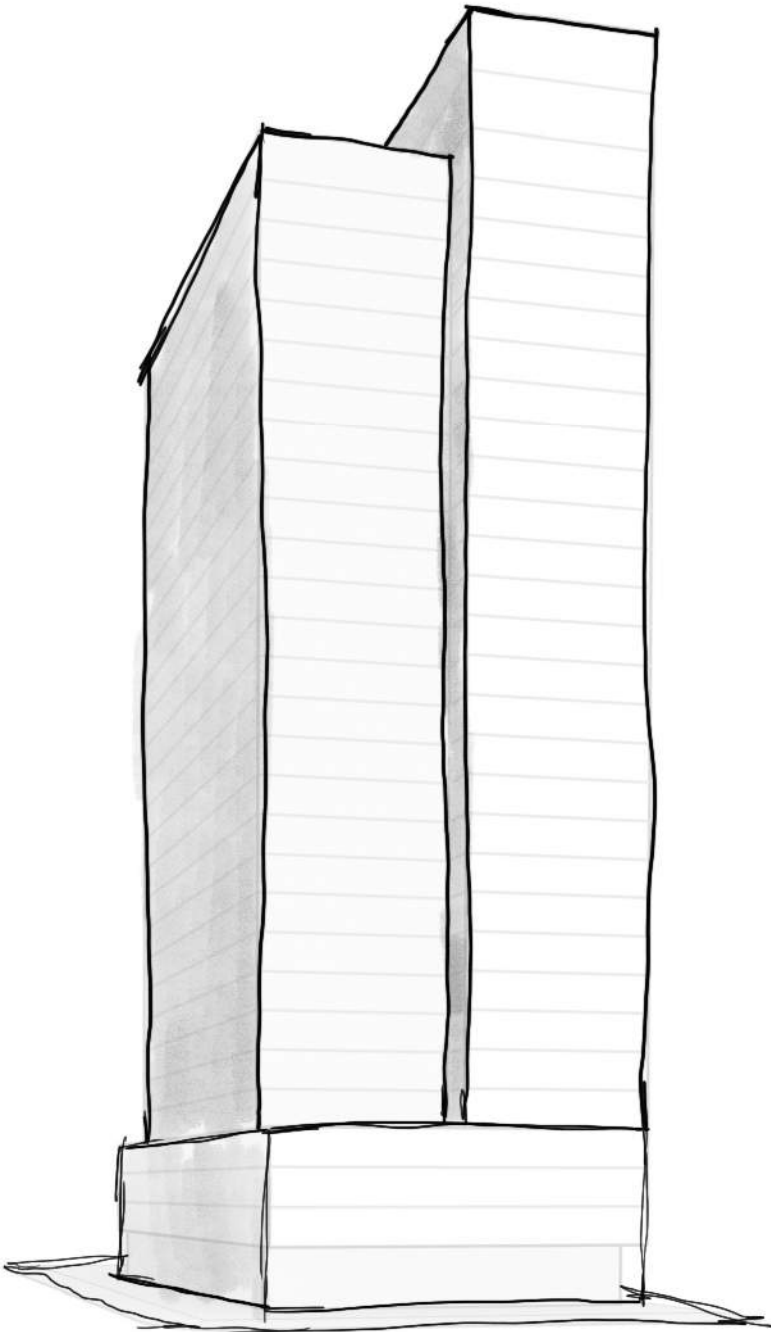
SUMMARY OF COMMENTS AND DESIGN TEAM RESPONSES

Overall the initial outreach comments are based on the proposal of open/public spaces; style, materiality & character of the building; height and scale; setbacks; building use, and service access. See below responses from design team of how the community feedback is incorporated to proposed massings:

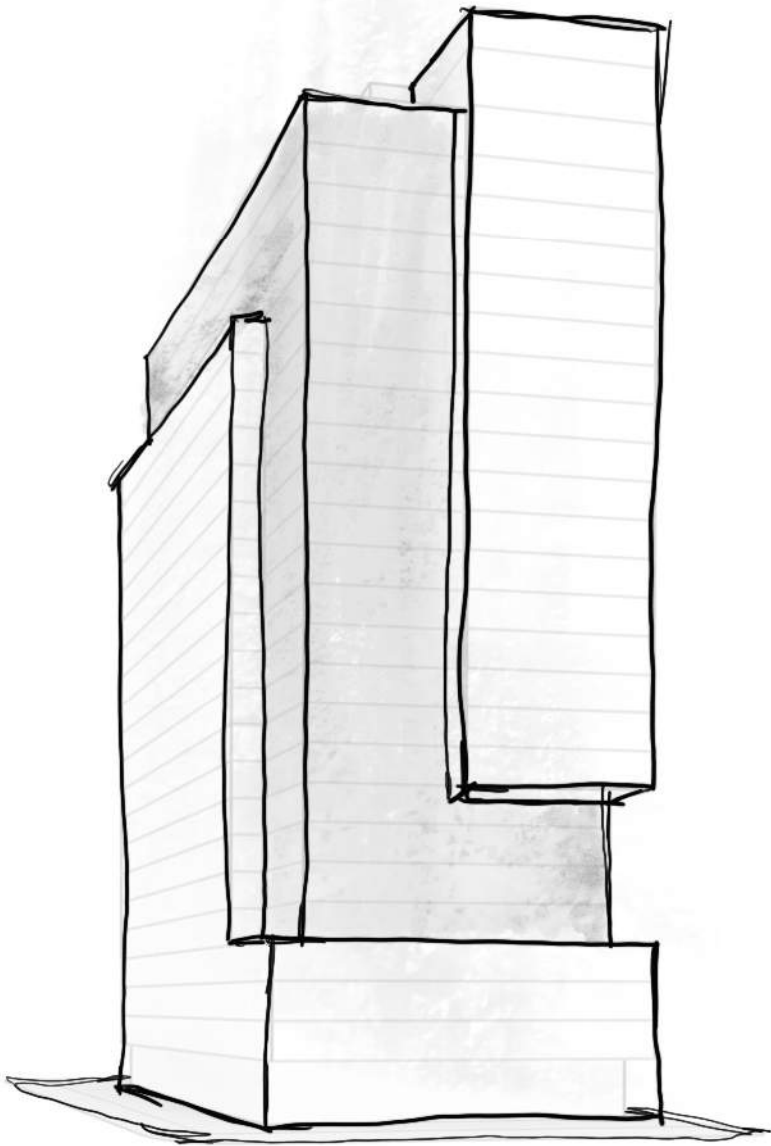
1. The proposed massing options consider aspects from neighboring buildings, and it shows through material's change, proportion, scale and form.
2. To address the height and scale of the proposed massing options, departures have been requested to maximize the floor gross area per level and to encroach into the setbacks in key zones, which will allow to reduce their height, as well as the addition of architectural moves to break down the scale.
3. All schemes provide setbacks and open space at ground level to contribute to the character and proportion of surrounding spaces as well as to enhance the pedestrian experience. Also, due to the retail spaces located at ground level, interaction between indoor and outdoor can be develop to create areas that attract interest within the community.
4. The project seeks to comply with the Mandatory Housing Affordability (MHA) plan through payment/performance.
5. All schemes provide alley access to the trash room.

architectural concepts

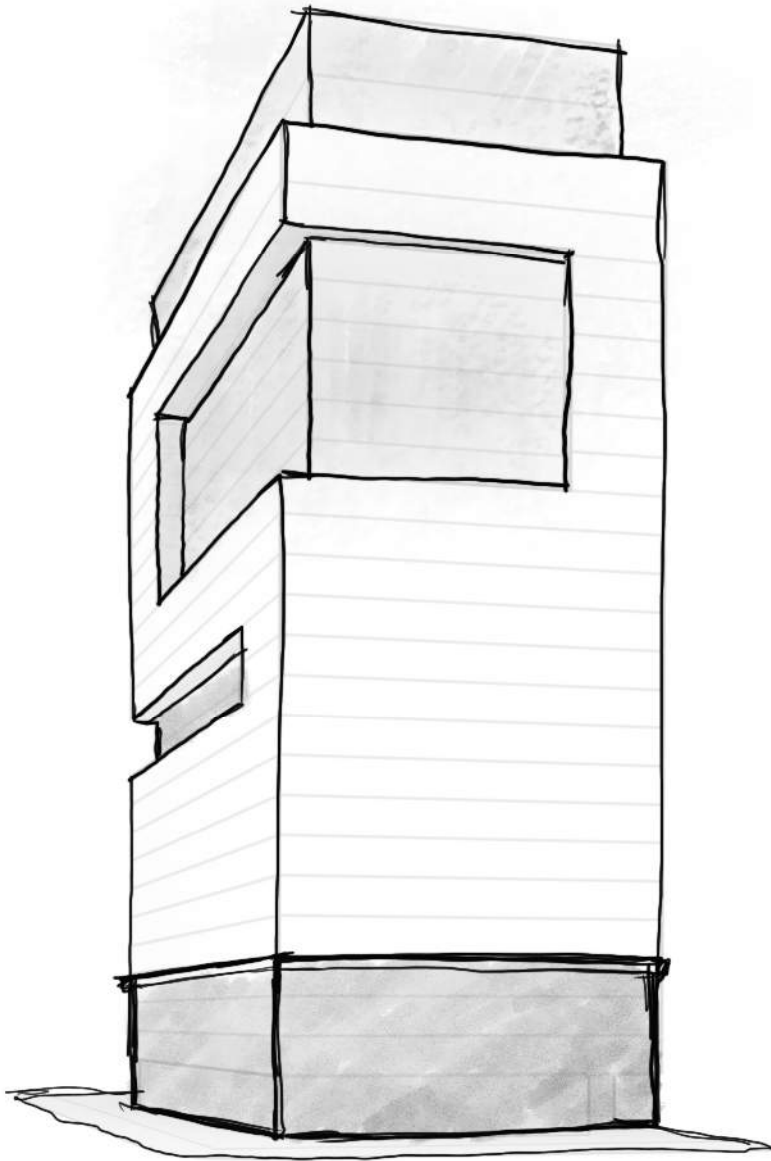
introduction to massing options FAR Max: 216,000 sf



A Shifting Boxes (code compliant)
Stories: 30
Height: 317'-8"
FAR: 215,844 sf



B Meandering Reveal
Stories: 26
Height: 274'-0"
FAR: 215,730 sf

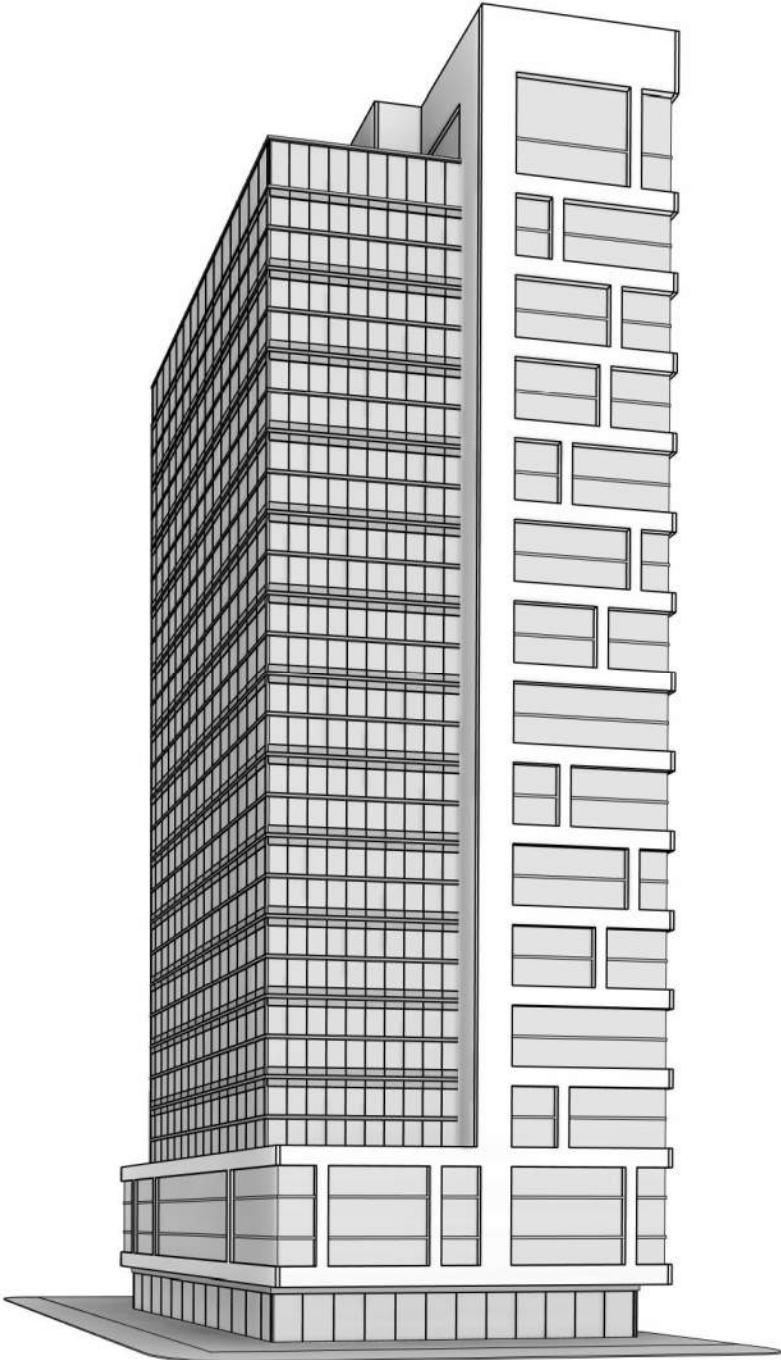


C Nested Boxes (preferred)
Stories: 25
Height: 273'-8"
FAR: 214,460 sf

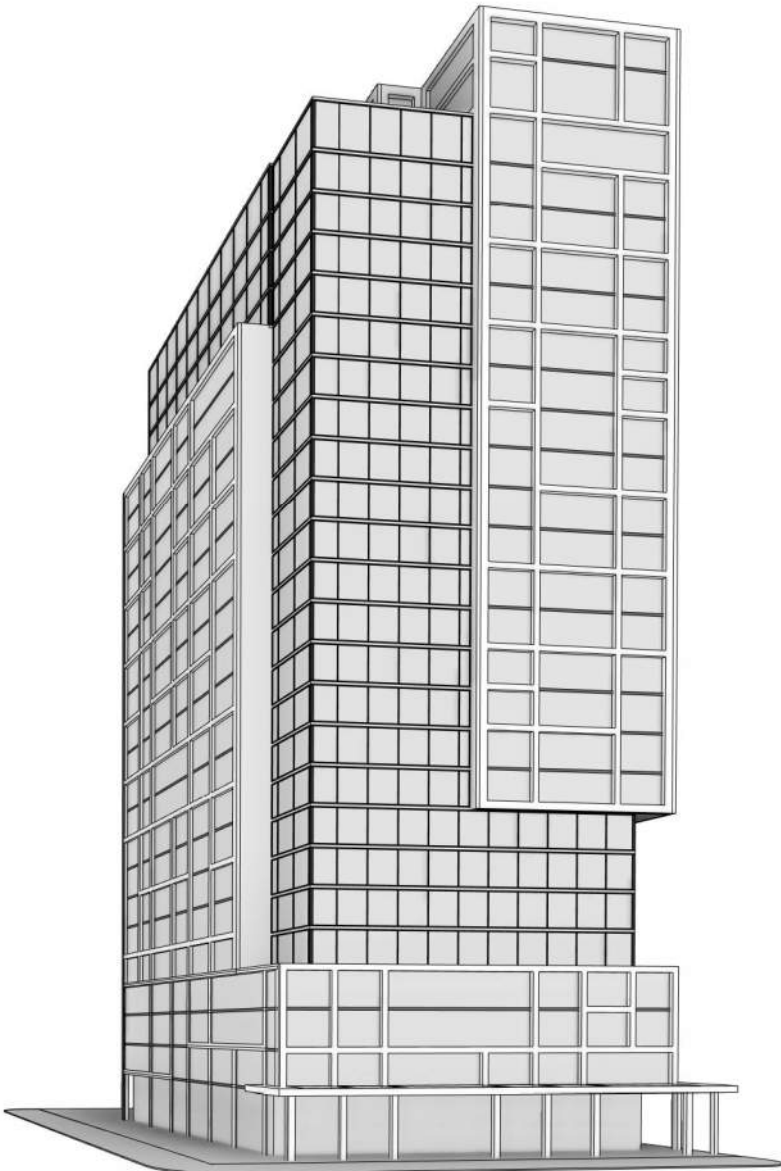
architectural concepts

introduction to massing options

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C Nested Boxes (preferred)
Stories: 25
Height: 273'-8"
FAR: 214,460 sf

architectural concepts

introduction to massing options

FAR MAX: 216,000 sf

OPTION A - shifting boxes (code compliant)



FAR SF: 215,844 sf
GSF TOTAL: 266,329 sf
HEIGHT: 317'-8"
UNIT/PARKING COUNT: 312 units / 11 parking spaces
CODE COMPLIANT

OPPORTUNITIES:

- 1. Provides architectural interest to the neighborhood
- 2. Wrapping L box steps podium back at adjacent building height on Summit Ave. and at intersection

CONSTRAINTS:

- 1. The interesting architectural views are axial, don't reveal themselves on the important Spring St. axis
- 2. Building reads as an uninterrupted tower on the alley elevation
- 3. Doesn't really address the intersection, Summit Ave. is the obvious front door
- 4. Height may block views from upper floors of the neighboring towers.
- 5. The residential lobby access on Summit Ave. is not favorable because it interrupts the commercial use on the ground level and the indoor/outdoor connection on Summit Ave.

OPTION B- meandering reveal



FAR SF: 215,730 sf
GSF TOTAL: 270,464 sf
HEIGHT: 274'-0"
UNIT/PARKING COUNT: 368 units / 11 parking spaces
DEPARTURES: Max. Floor area per level above 45' and encroaching into setbacks to reduce building height and provide more units per level

OPPORTUNITIES:

- 1. Provides interesting architectural moves for each axis.
- 2. Addresses the intersection.
- 3. Breaks down the scale of the tower and accents the vertical.
- 4. Creates a podium on Spring St. relating to neighboring scale.

CONSTRAINTS:

- 1. Avant Garde massing may depart too far from traditional context, and even from the earlier high rises in the neighborhood.
- 2. Corner closest to Summit Ave. & Seneca St. has no breaks at lower level; overpowers neighbor on the block.
- 3. Height may block views from upper floors of the neighboring towers.
- 4. Back of house services are located along Spring ST which reduce the transparency at the street frontage and connection with pedestrians.

OPTION C - nested boxes (preferred)



FAR SF: 214,460 sf
GSF TOTAL: 269,811 sf
HEIGHT: 273'-8"
UNIT/PARKING COUNT: 352 units / 13 parking spaces
DEPARTURES: Max. Floor area per level above 45' and encroaching into setbacks to reduce building height and provide more units per level

OPPORTUNITIES:

- 1. Provides interesting architectural moves for each axis
- 2. Simple mass relates to contextual towers, with carved elements providing an interesting architectural move for the skyline.
- 3. Carved elements highlight views to Olympics and Rainier and street intersection.
- 4. Back of house services are located in the basement level which maximize the transparency at the street frontage along Spring ST.
- 5. Notch at south-east corner allows more usable open space.

CONSTRAINTS:

- 1. Would need to use a material change and ledge detail at the podium to maintain a relationship with the immediate neighbors.

architectural concept

shifting boxes (option a) - concept summary

option a: SHIFTING BOXES

- # of residential units: 312
of bike stalls: 268

FAR SF:

 - Site Area:14,400
 - Allowable FAR: 216,000
 - Proposed FAR: 215,844
- Code Compliant:

 - Avg. Floor Area per Level Required: 8,640 sf / Proposed: 8,014 sf
 - HR Setbacks above 45'

design analysis:

Opportunities:

- 1. Provides architectural interest to the neighborhood
- 2. Wrapping L box steps podium back at adjacent building height on Summit Ave. and at intersection

Constraints:

- 1. The interesting architectural views are axial, don't reveal themselves on the important Spring St. axis

Constraints:

- 2. Building reads as an uninterrupted tower on the alley elevation
- 3. Doesn't really address the intersection, Summit Ave. is the obvious front door
- 4. Height may block views from upper floors of the neighboring towers.
- 5. The residential lobby access on Summit Ave. is not favorable because it interrupts the commercial use on the ground level and the indoor/outdoor connection on Summit Ave.



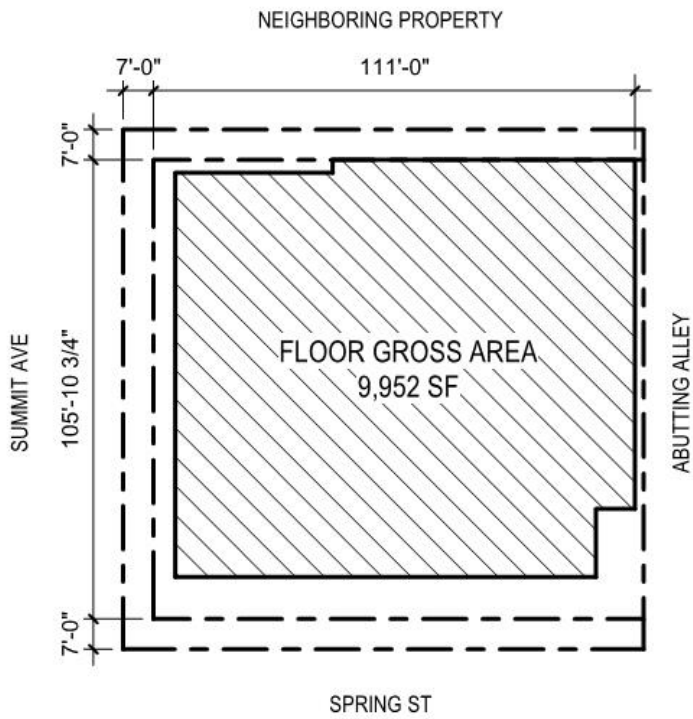
ACROSS INTERSECTION LOOKING NORTH



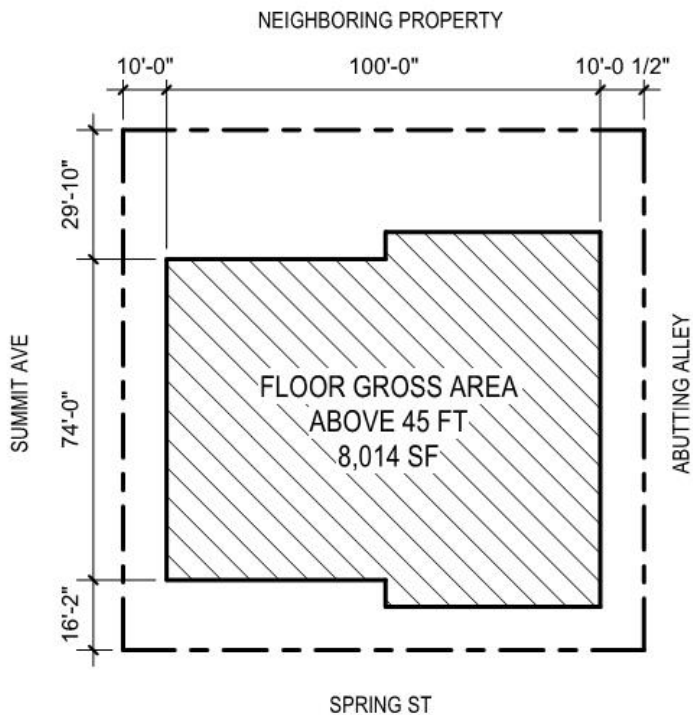
CONTEXT

architectural concept

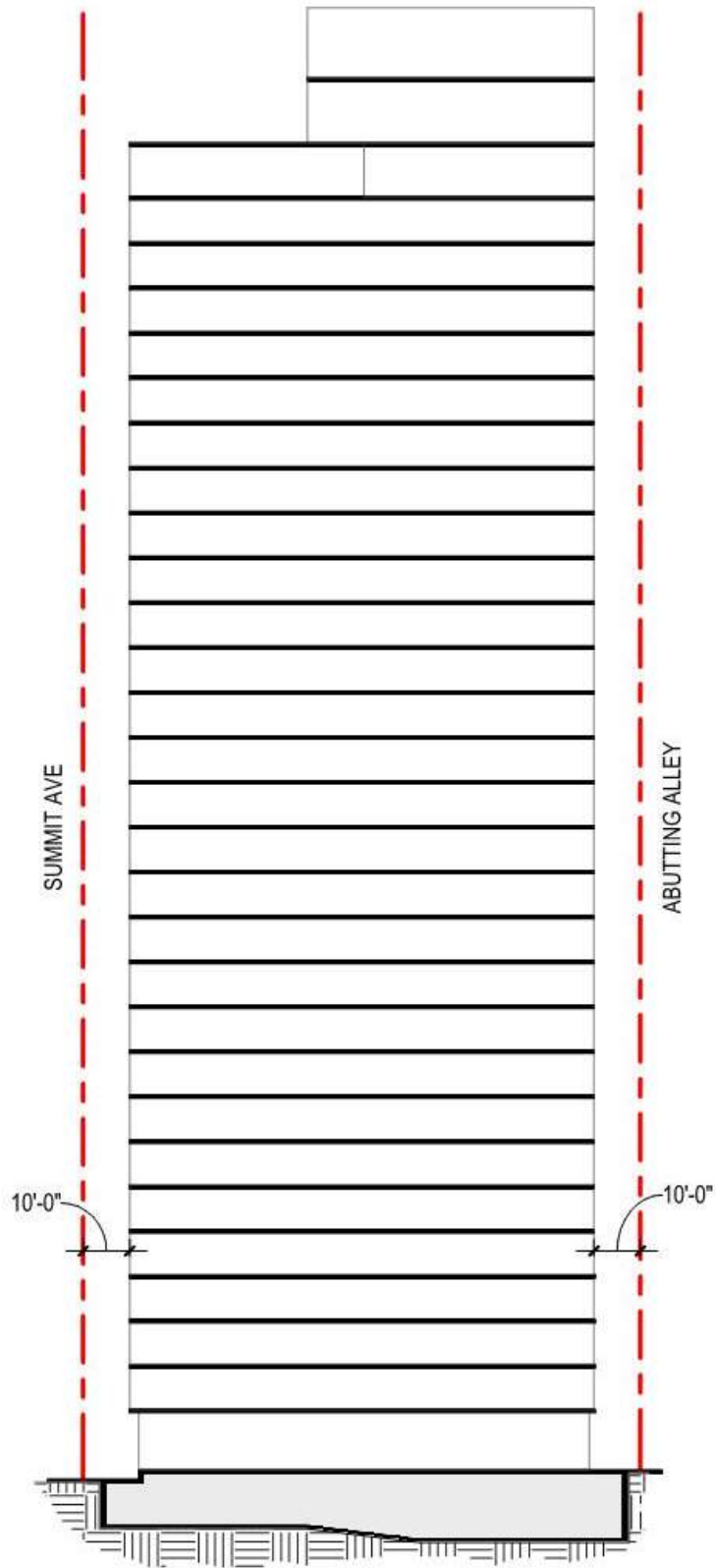
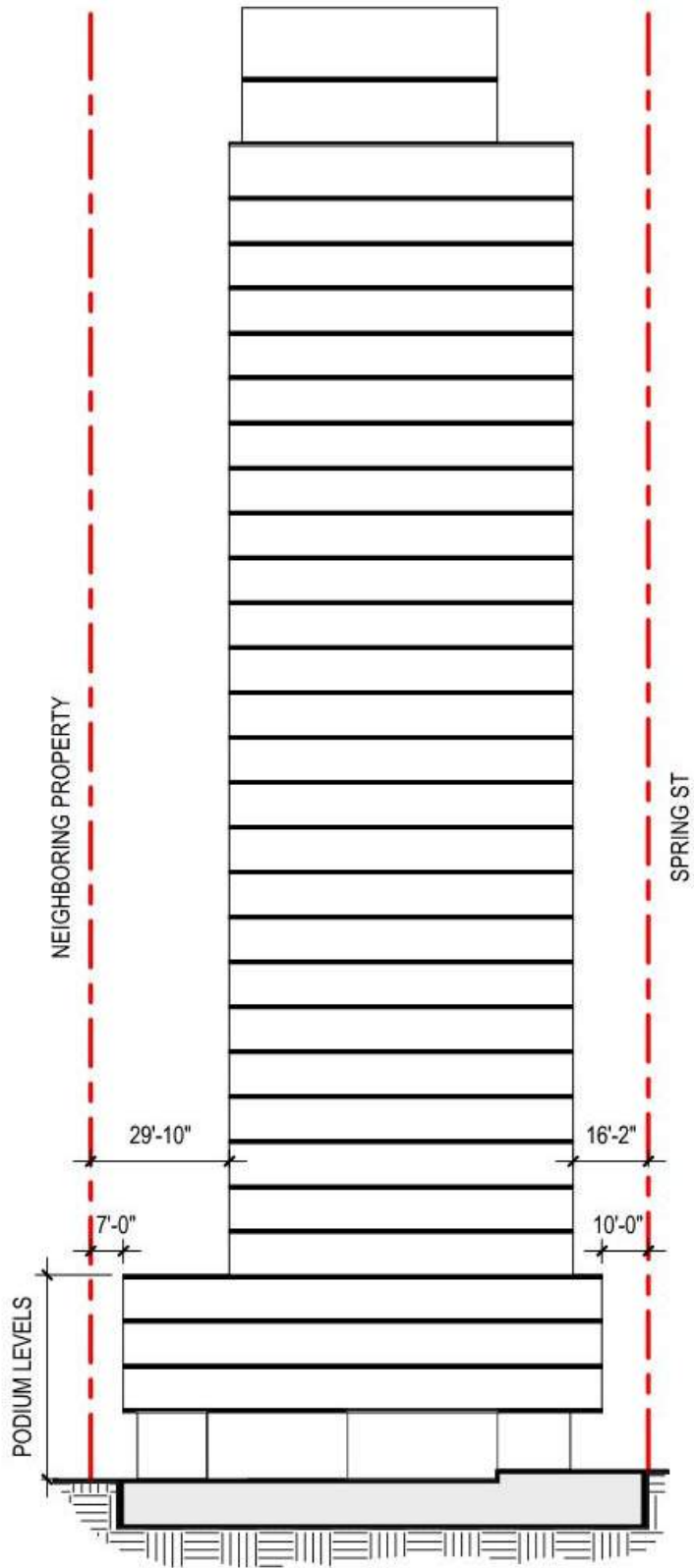
shifting boxes (option a) – Code Compliant Study



Average floor area and Setbacks at ground level



Average floor area and Setbacks above 45 FT (Podium Levels)



Average Floor Area (SMC 23.45.520)

The code insists on upper-levels development standards. For structures that exceed 85 FT in height, all portions above 45 FT in height shall meet the following:

- 1) A structure may have one or more towers
- 2) The Maximum width of a tower is 130 FT
The width of the tower is approx. 97 FT.
- 3) The Average gross floor area per story is 10,000 SF and the maximum gross floor area shall not exceed 10,500 SF
- 4) The average gross floor area per story shall not exceed 60 percent of the lot area.
The site area is 14,400 SF and the 60% is 8,640 SF. Above the podium levels the gross floor area of the tower per level is 8,014 SF.
- 5) Where two or more towers are located on the lot, the minimum horizontal separation shall be 40 FT.

HR Setbacks and separations (Table C for SMC 23.45.518)

The code requires the following setbacks for structures greater than 85 feet in height.

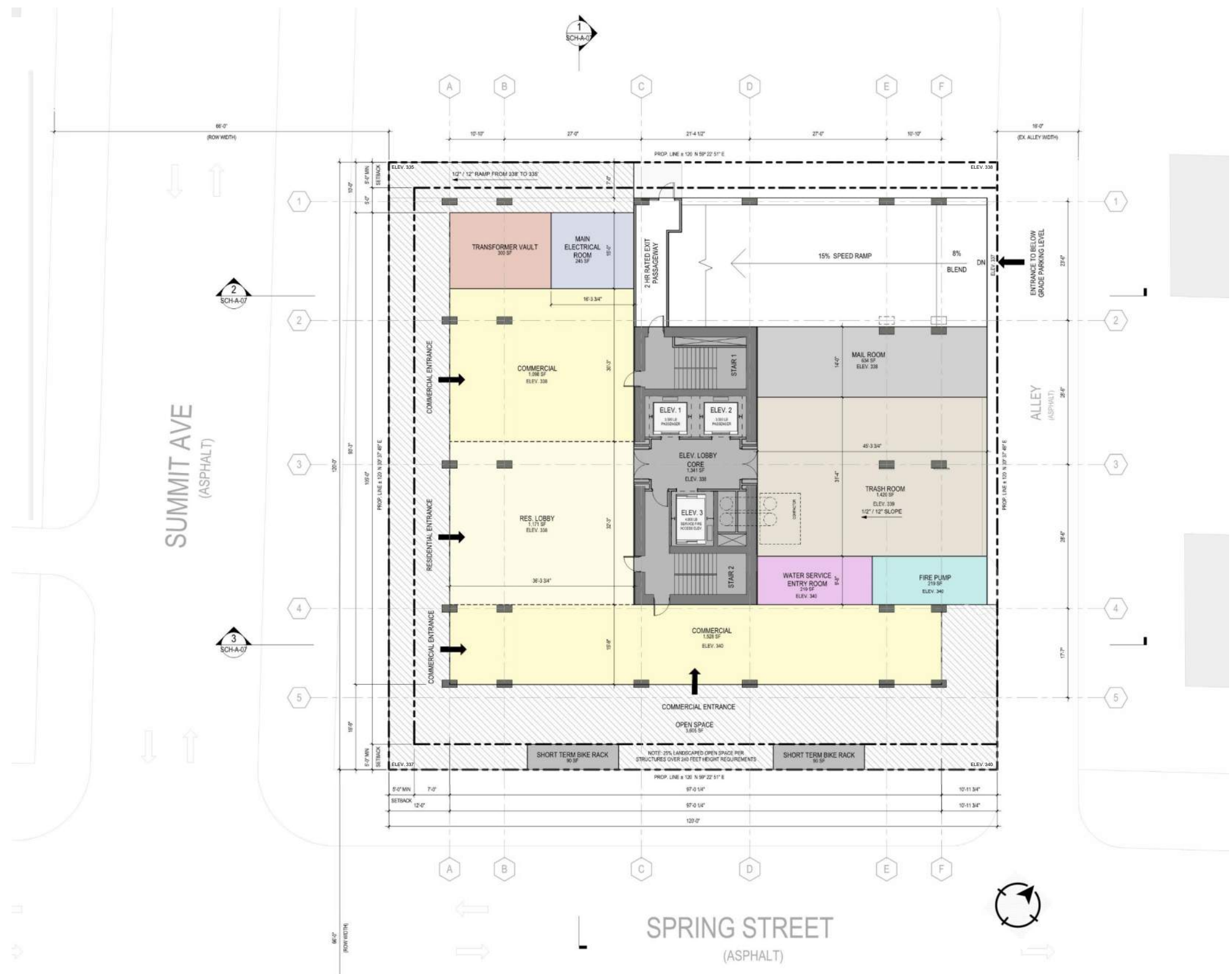
- a) Lot line abutting a street
 - 45 feet or less in height: 7 FT Average; 5 FT minimum
 - Greater than 45 feet in height: 10 FT minimum
- b) Lot line abutting an alley
 - 45 feet or less in height: No setback required
 - Greater than 45 feet in height: 10 FT minimum
- c) Lot line that abuts neither a street nor alley
 - 45 feet or less in height: 7 FT Average; 5 FT minimum
 - Greater than 45 feet in height: 20 FT minimum

architectural concept

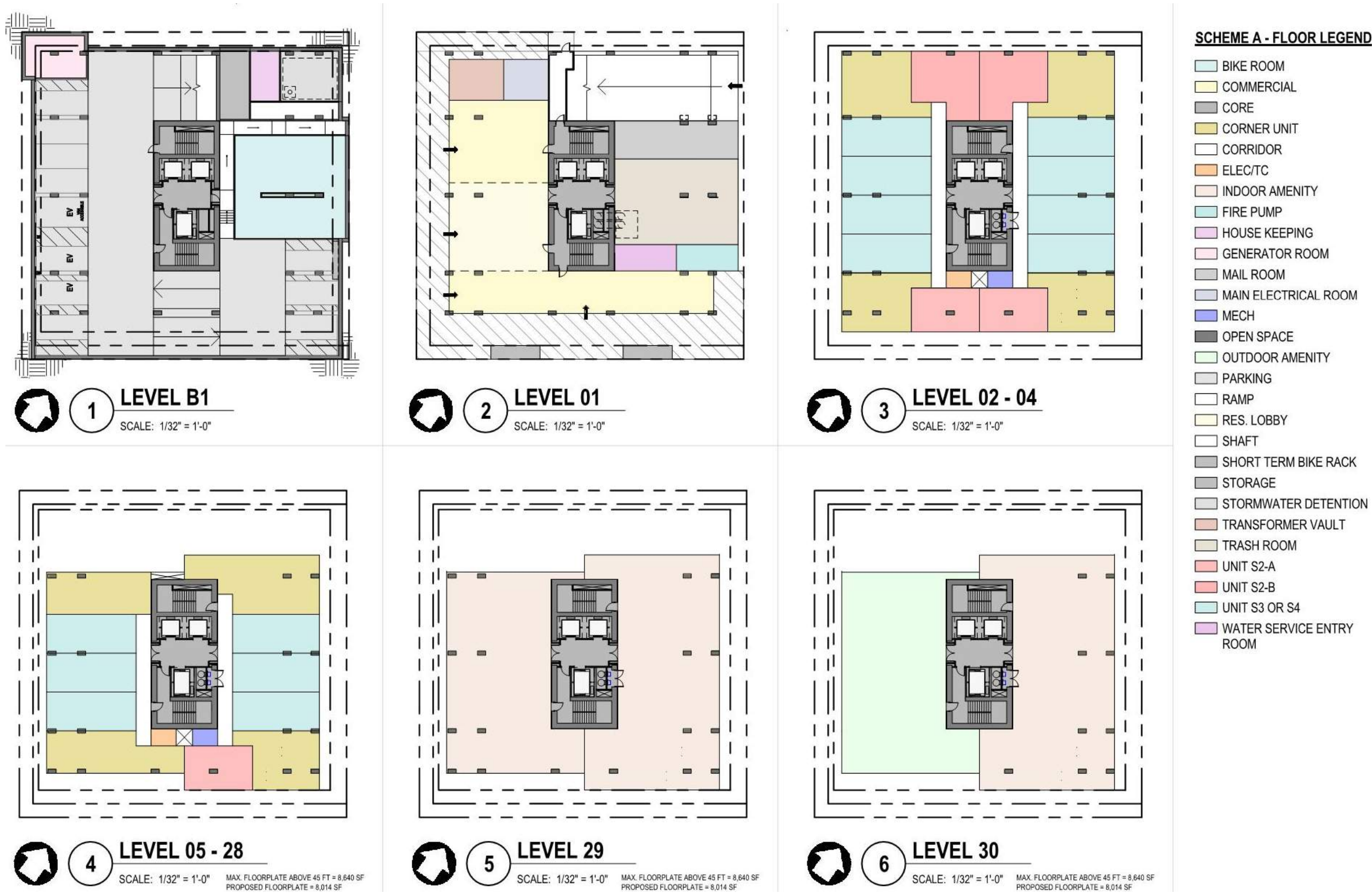
shifting boxes (option a) - ground level site plan

SCHEME A - FLOOR LEGEND

- COMMERCIAL
- CORE
- CORRIDOR
- FIRE PUMP
- MAIL ROOM
- MAIN ELECTRICAL ROOM
- OPEN SPACE
- RAMP
- RES. LOBBY
- SHORT TERM BIKE RACK
- TRANSFORMER VAULT
- TRASH ROOM
- WATER SERVICE ENTRY ROOM

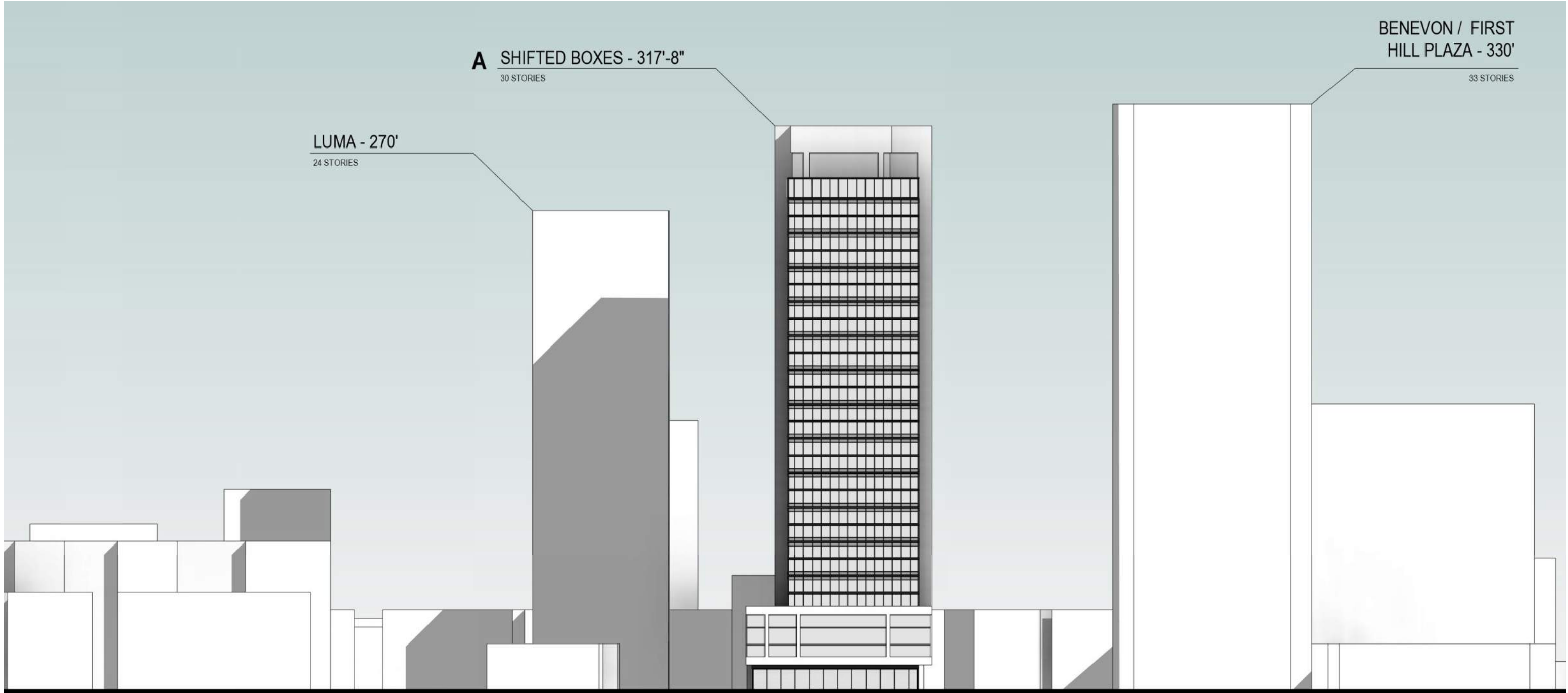


architectural concept
shifting boxes (option a) - floor plans



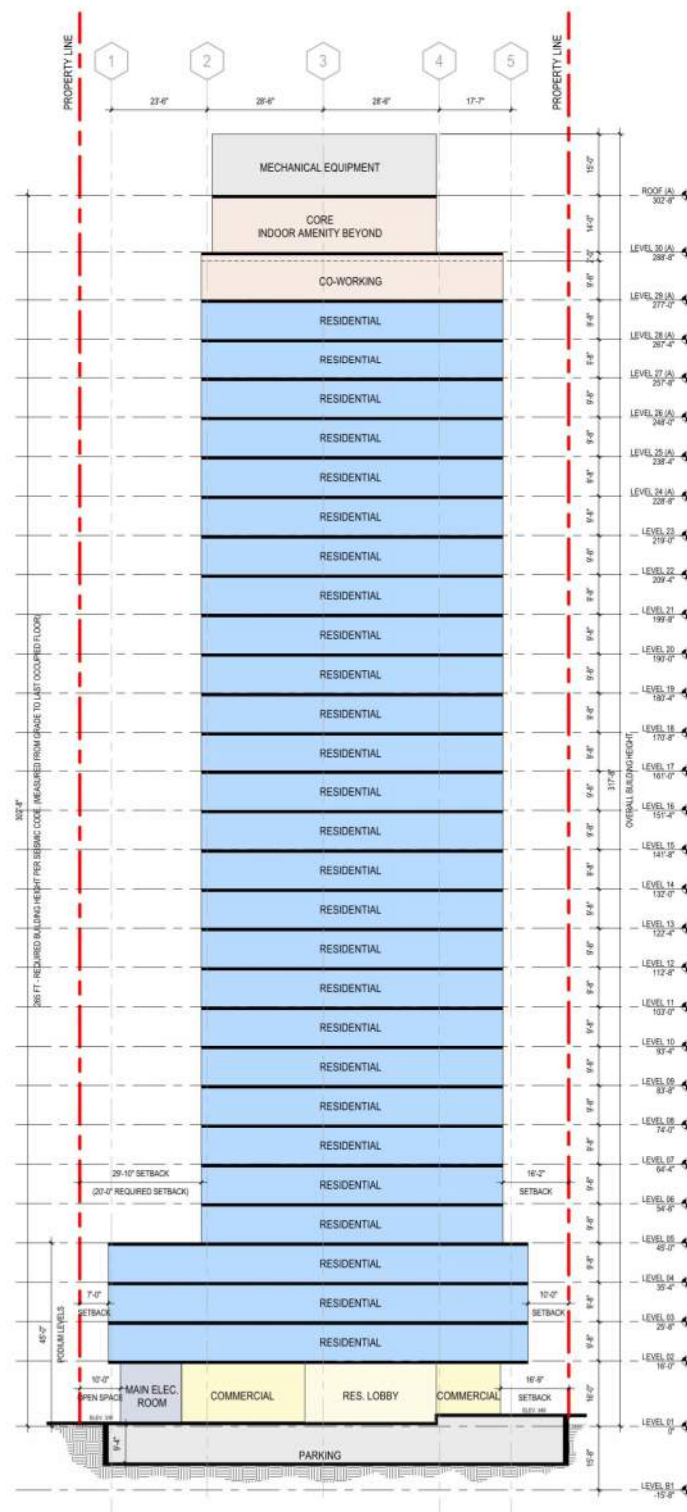
architectural concept

shifting boxes (option a) – height comparisons

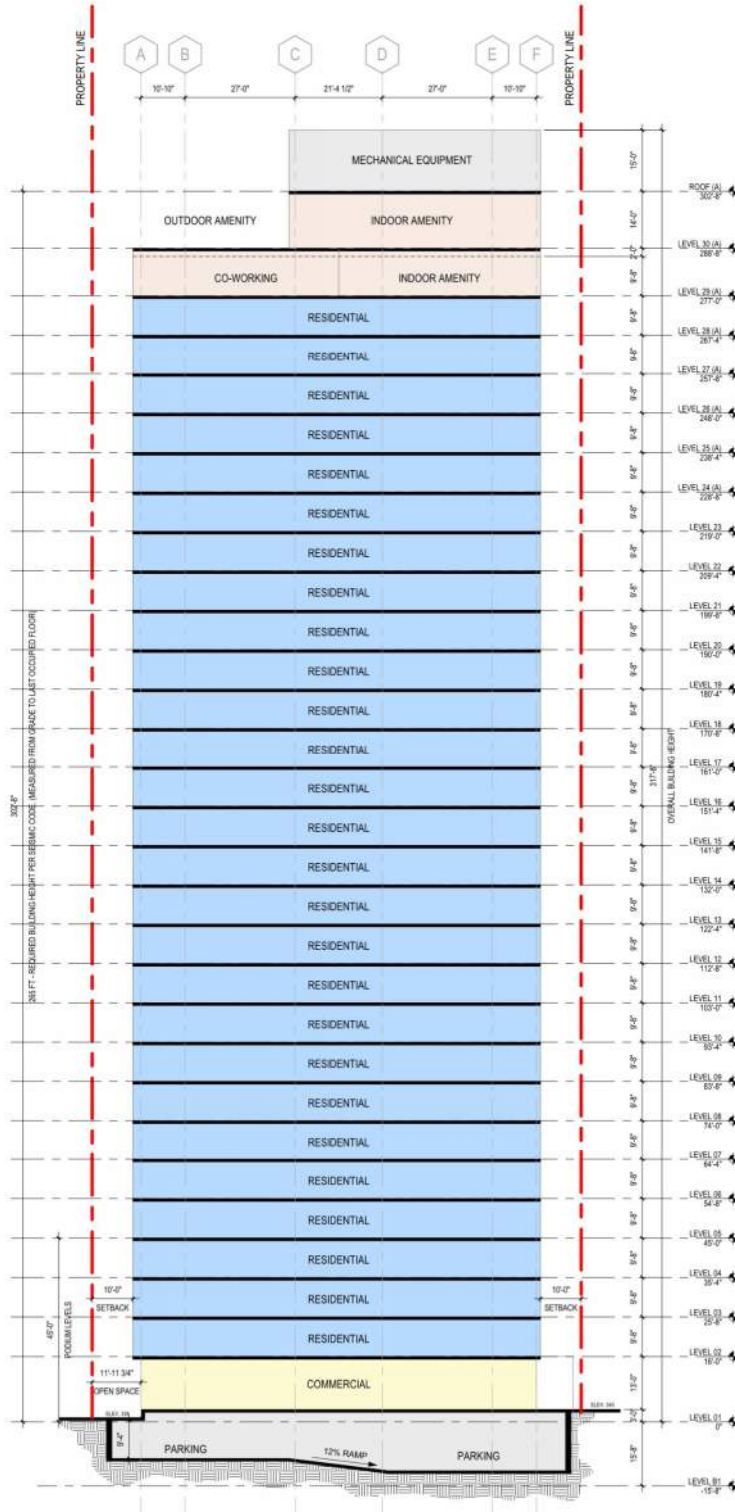


architectural concept

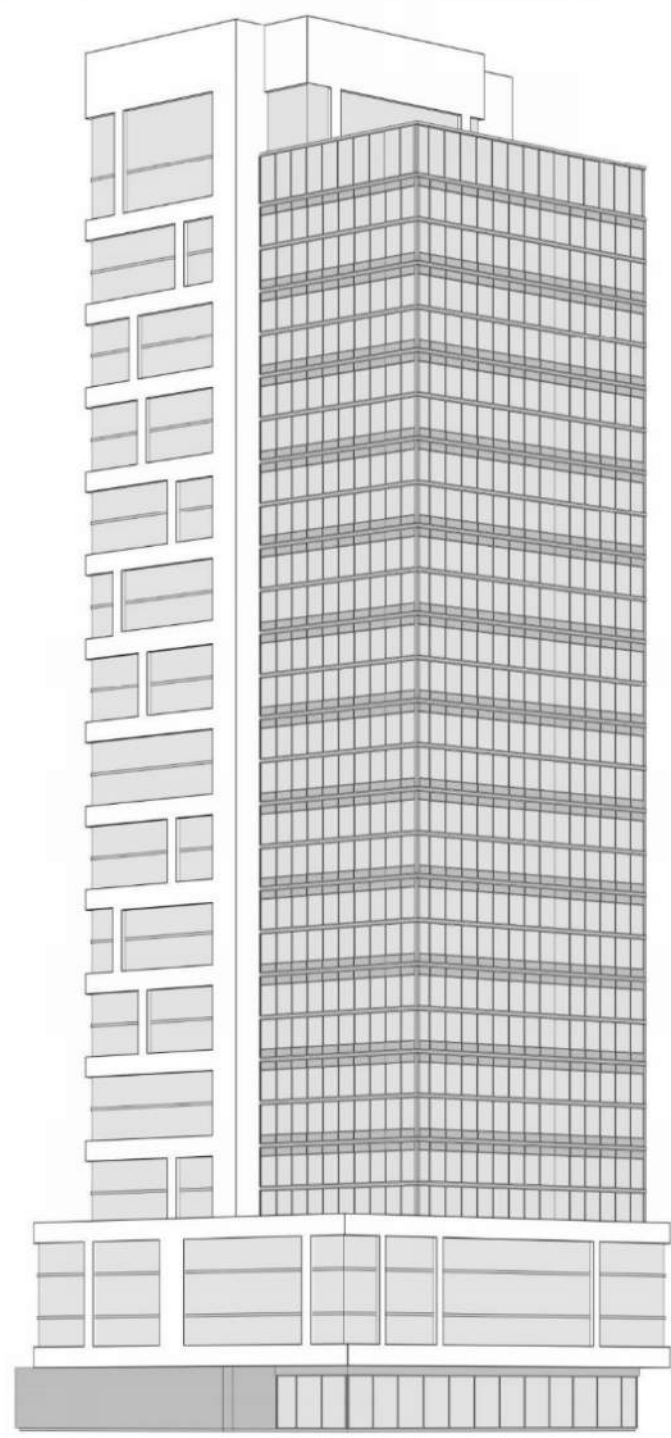
shifting boxes (option a) - sections and elevations



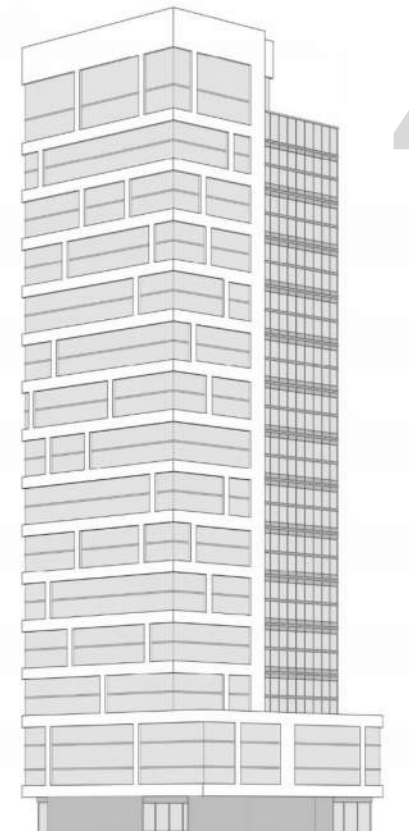
LONGITUDINAL BUILDING SECTION



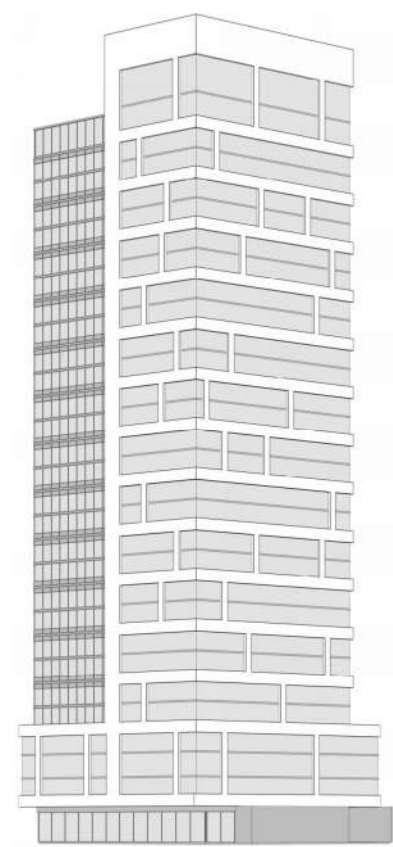
TRANSVERSE BUILDING SECTION



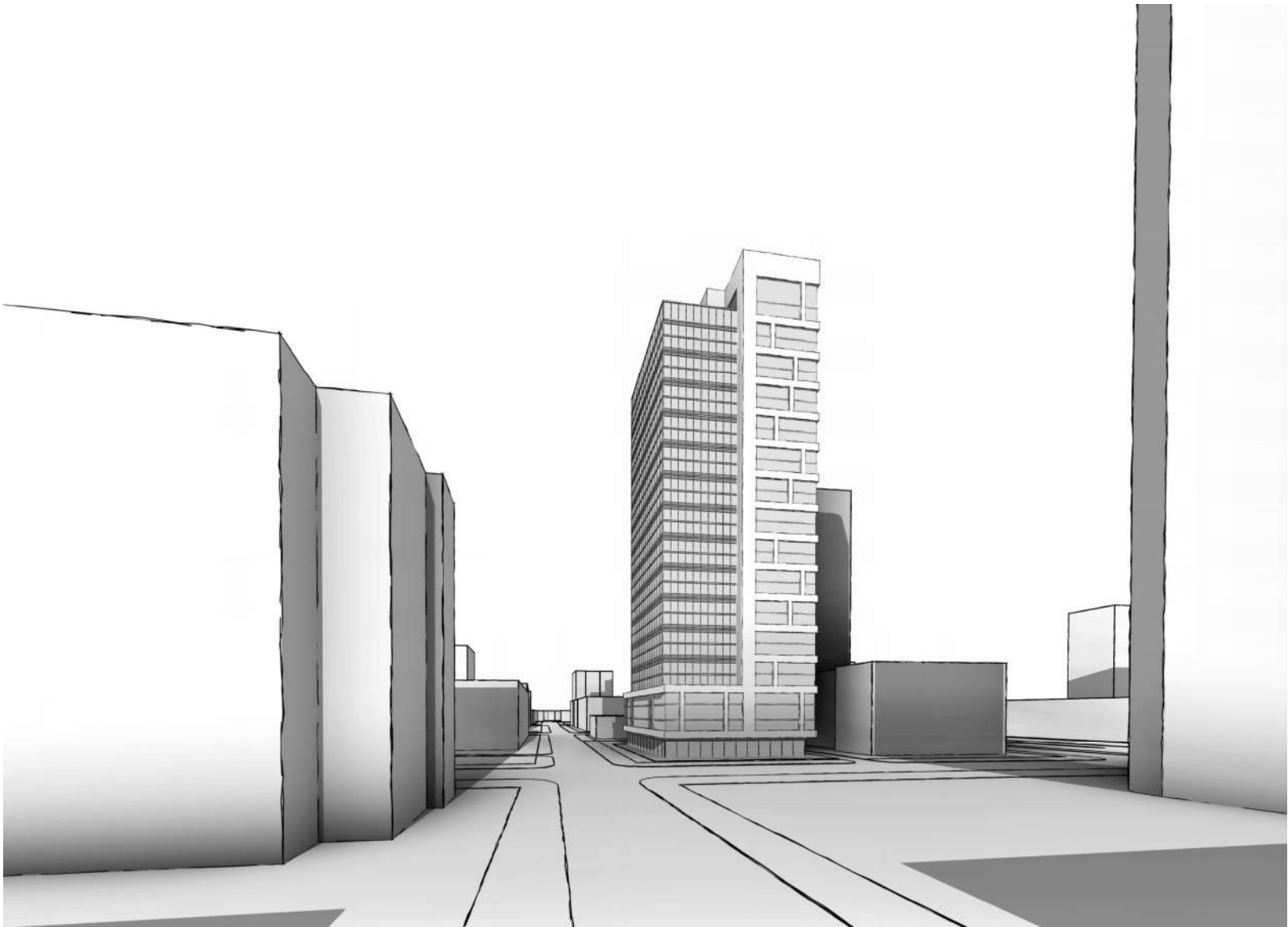
ELEVATION WEST CORNER



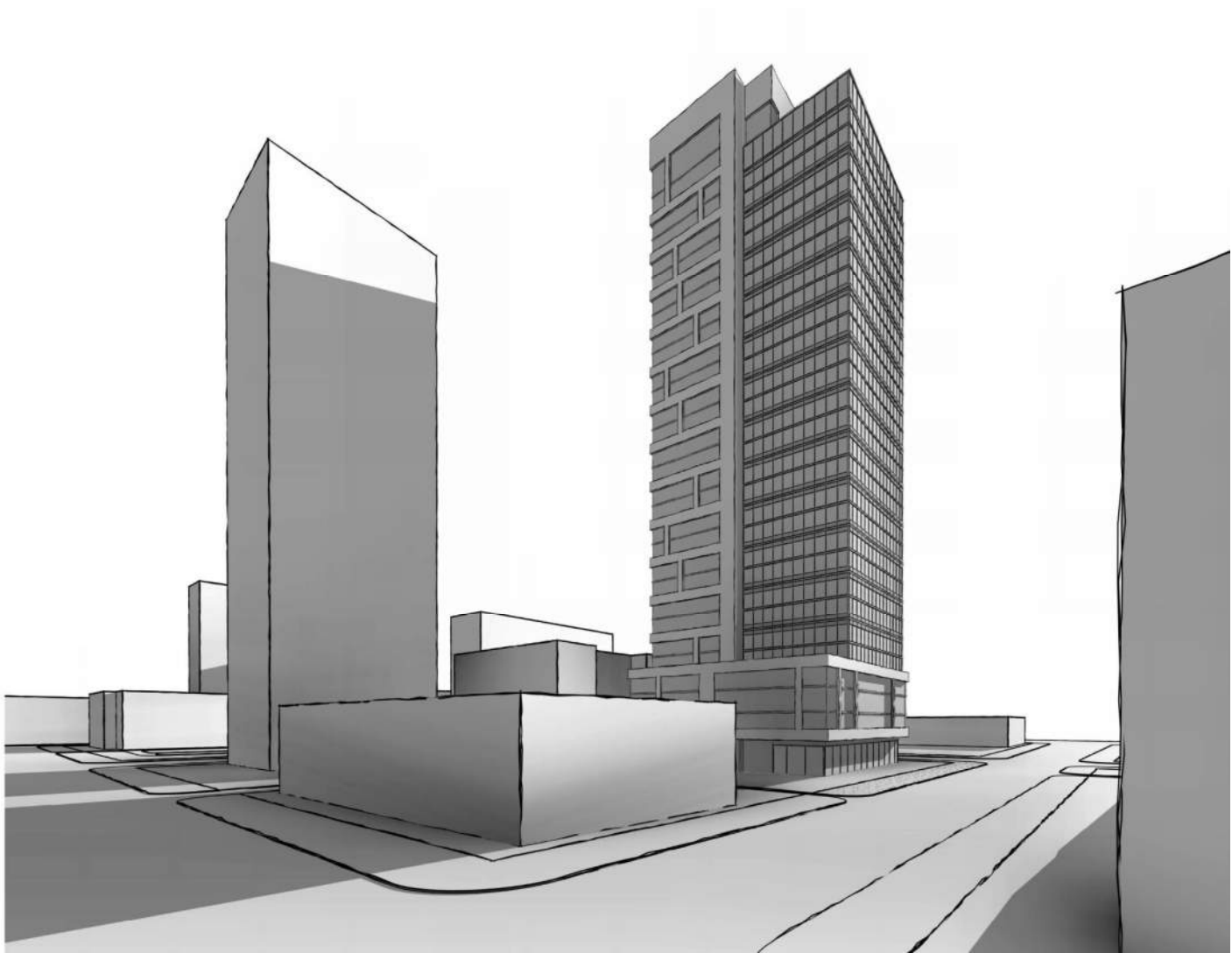
ELEVATION NORTH CORNER



ELEVATION EAST CORNER



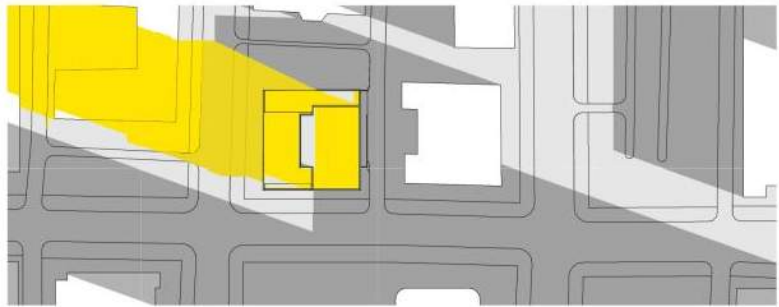
NORTHWEST ALONG SUMMIT AVE. TOWARDS SPRING STREET



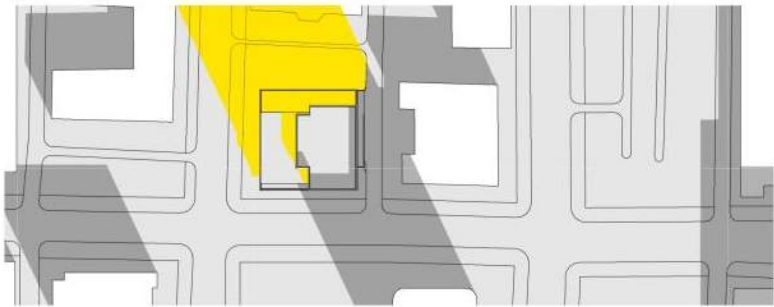
SOUTHEAST ALONG SUMMIT AVE. TOWARDS SPRING STREET

architectural concept

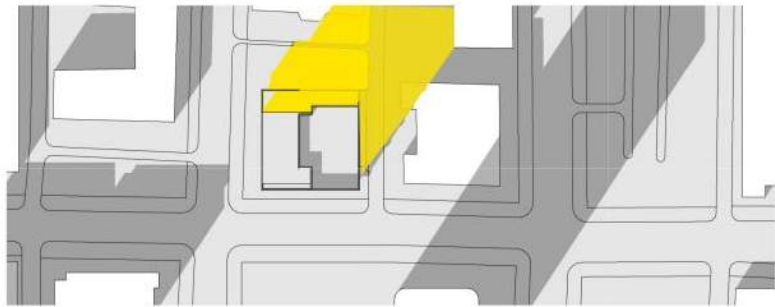
shifting boxes (option a) - sun studies



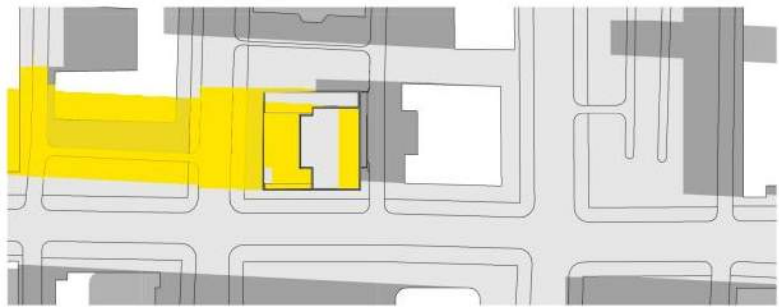
SPRING | MARCH 21, 9 AM



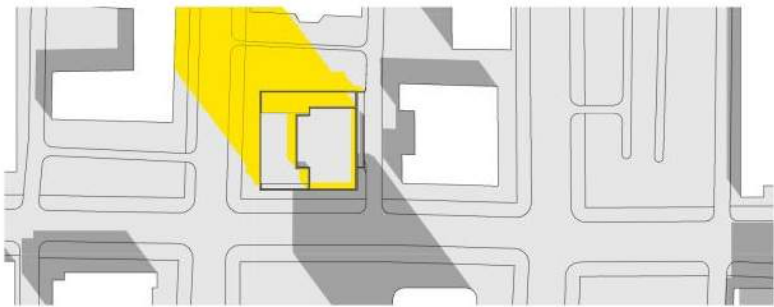
SPRING | MARCH 21, 12 PM



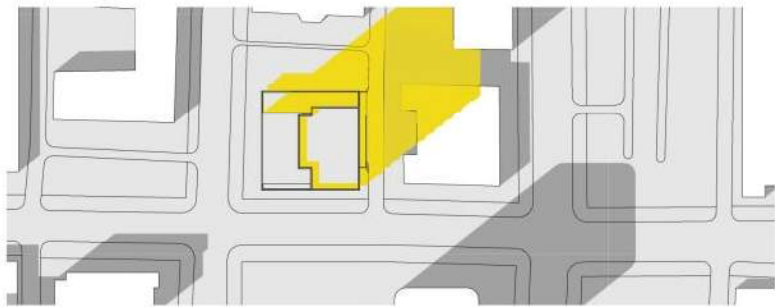
SPRING | MARCH 21, 3 PM



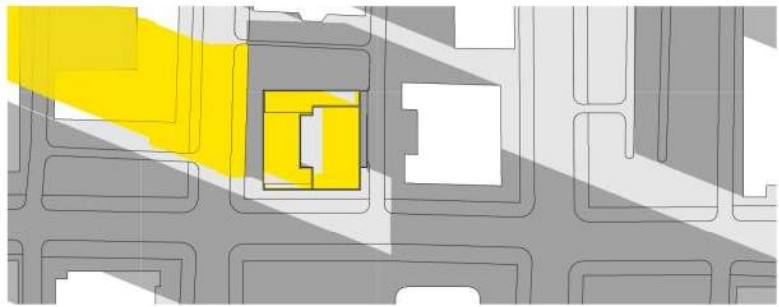
SUMMER | JUNE 21, 9 AM



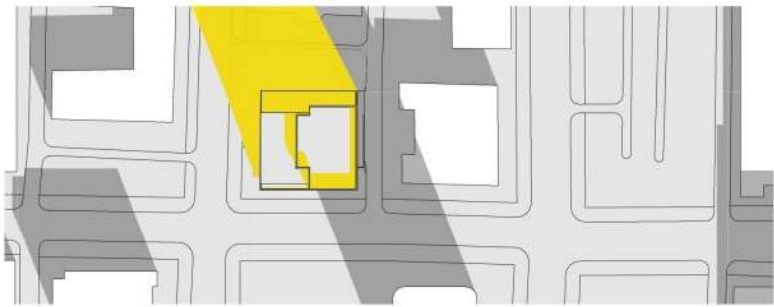
SUMMER | JUNE 21, 12 PM



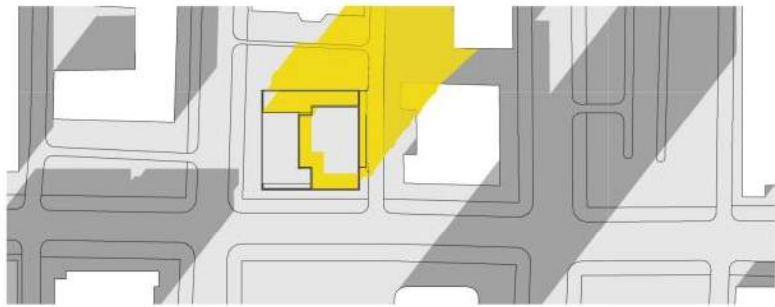
SUMMER | JUNE 21, 3 PM



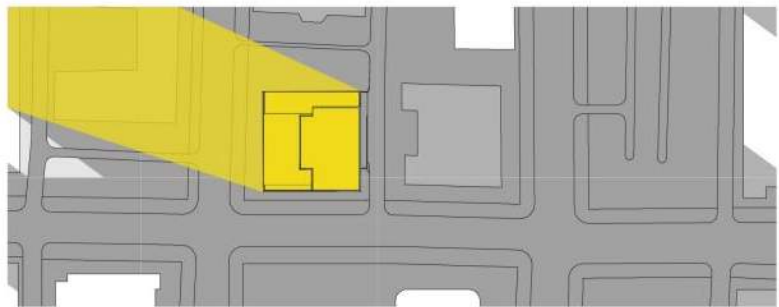
FALL | SEPTEMBER 21, 9 AM



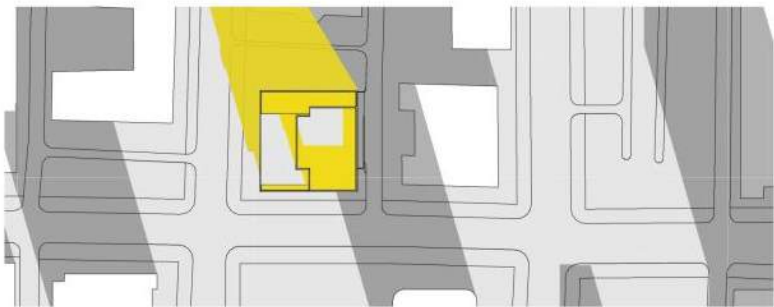
FALL | SEPTEMBER 21, 12 PM



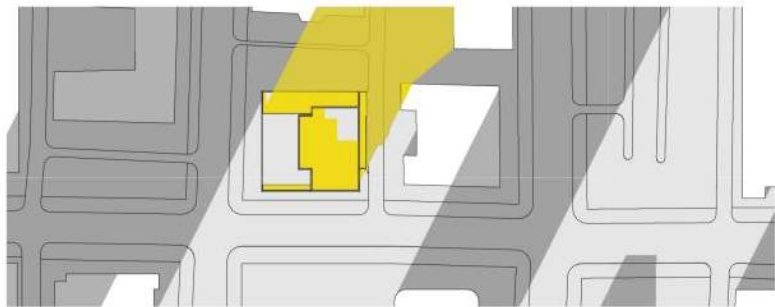
FALL | SEPTEMBER 21, 3 PM



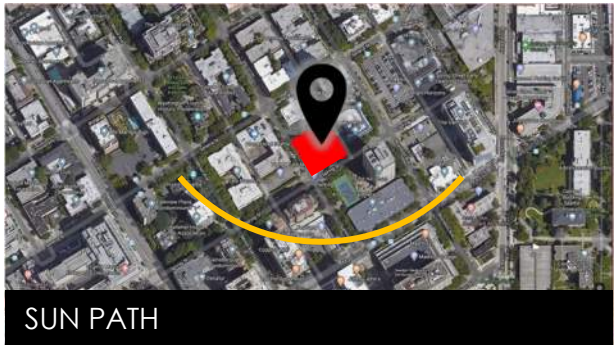
WINTER | DECEMBER 21, 9 AM



WINTER | DECEMBER 21, 12 PM



WINTER | DECEMBER 21, 3 PM



architectural concept

meandering reveal (option b) - concept summary

option b: MEANDERING REVEAL

of residential units: 368
of bike stalls: 313

- FAR SF:
- Site Area: 14,400
 - Allowable FAR: 216,000
 - Proposed FAR: 215,730

Departures:
To reduce building height and provide more units per level

- Max. Floor Area per level above 45': Required: 10,500 sf / - Proposed: 9,845 sf
- HR Setbacks above 45':
Building is encroaching into setbacks at Summit Ave, Alley and back of the property

design analysis:

Opportunities:

1. Provides interesting architectural moves for each axis
2. Addresses the corner at the intersection
3. Breaks down the scale of the tower and accents the vertical
4. Reveal creates a podium on Spring St. that relates to the scale of the immediate neighbors.

Constraints:

1. Avant Garde massing may depart too far for the traditional context, and maybe even from the more contemporary high rises in the neighborhood.

Constraints:

2. Corner closest to Summit Ave. & Seneca St. intersection has no breaks at lower level. May overpower the immediate neighbor on the block.
3. Smaller floor plate and additional height blocks some upper floors of the neighboring towers.
4. Back of house services are located along Spring St. which reduce the transparency at the street frontage and connection with pedestrians.



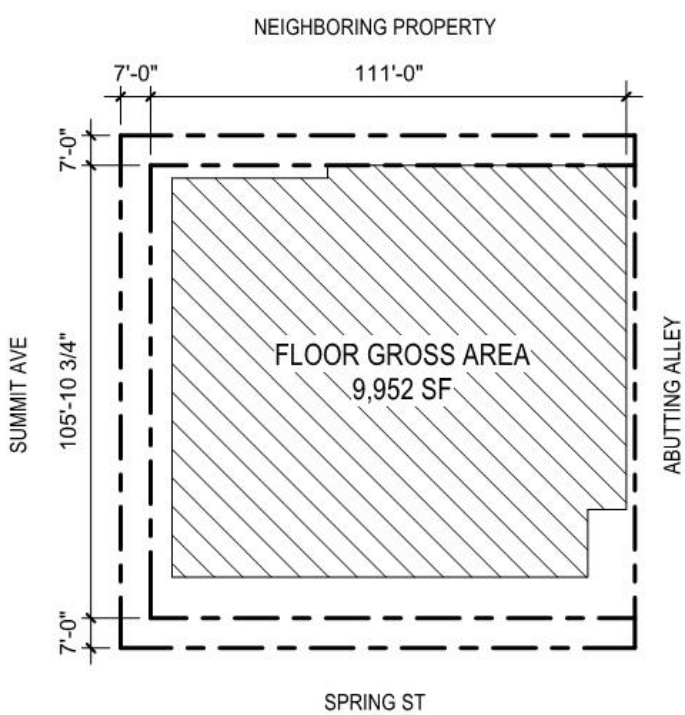
ACROSS INTERSECTION LOOKING NORTH



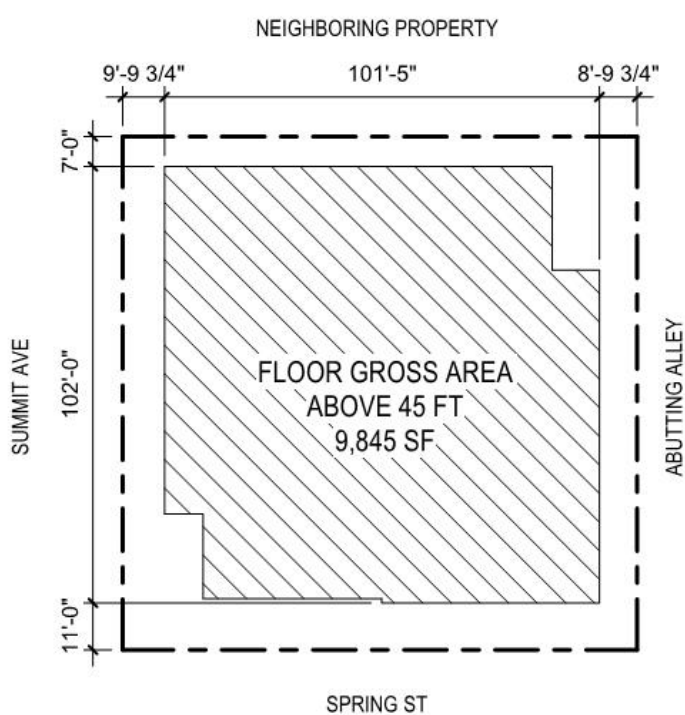
CONTEXT

departures

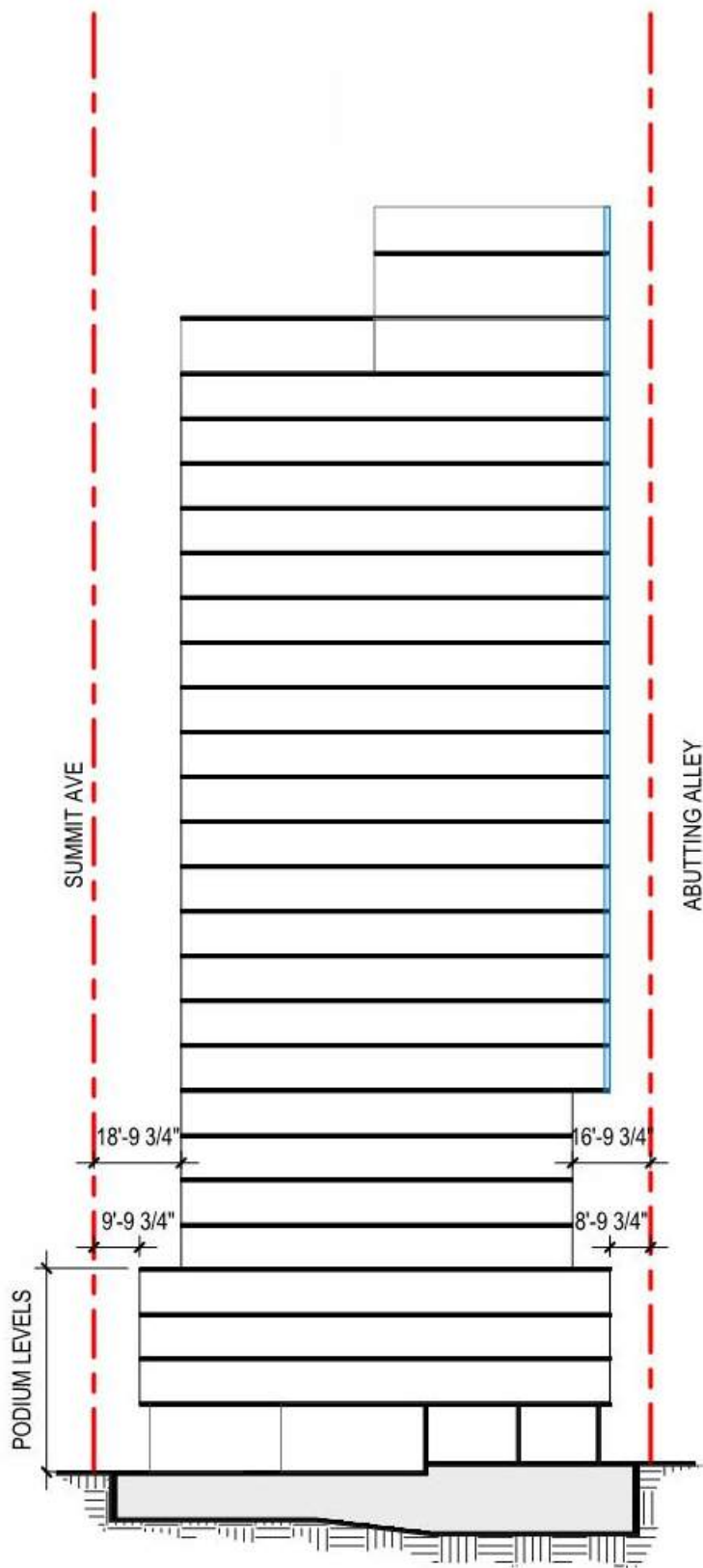
Average Floor Area - meandering reveal (option b)



Average floor area and Setbacks at ground level



Average floor area and Setbacks above 45 FT (Podium Levels)



DEPARTURE #1

Average Floor Area (SMC23.45.520)

The code insists on upper-levels development standards. For structures that exceed 85 FT in height, all portions above 45 FT in height shall meet the following:

- 1) A structure may have one or more towers
- 2) The Maximum width of a tower is 130 FT
- 3) The Average gross floor area per story is 10,000 SF and the maximum gross floor area shall not exceed 10,500 SF
- 4) The average gross floor area per story shall not exceed 60 percent of the lot area.
- 5) Where two or more towers are located on the lot, the minimum horizontal separation shall be 40 FT.

Proposed

The proposed building has a max. gross floor area per level above 45 FT of 9,845 SF, which exceed the average gross floor area based on the 60% of 14,400 SF of the site (8,640 SF) but it's less than the maximum gross floor area of 10,500 SF per code.

Applicable Guidelines

CS3 – Architectural Context and Character

A. Emphasizing positive neighborhood attributes

3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

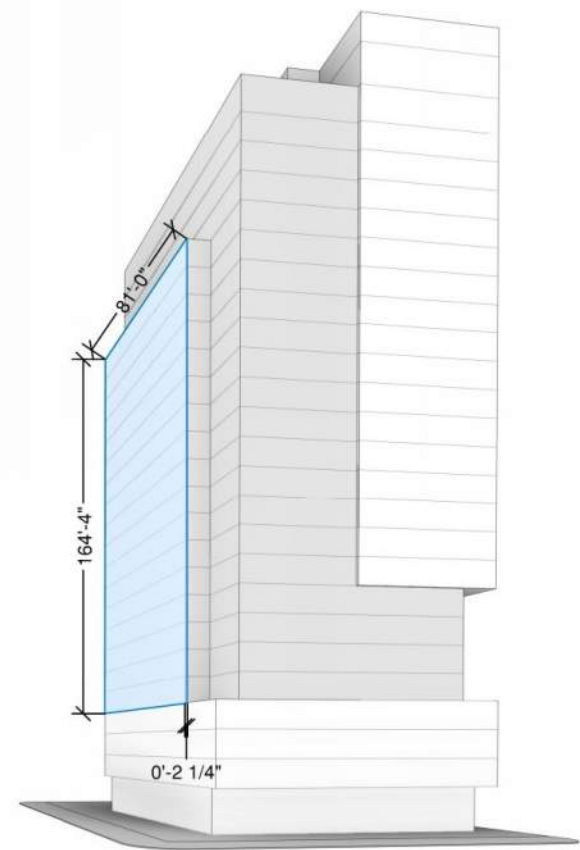
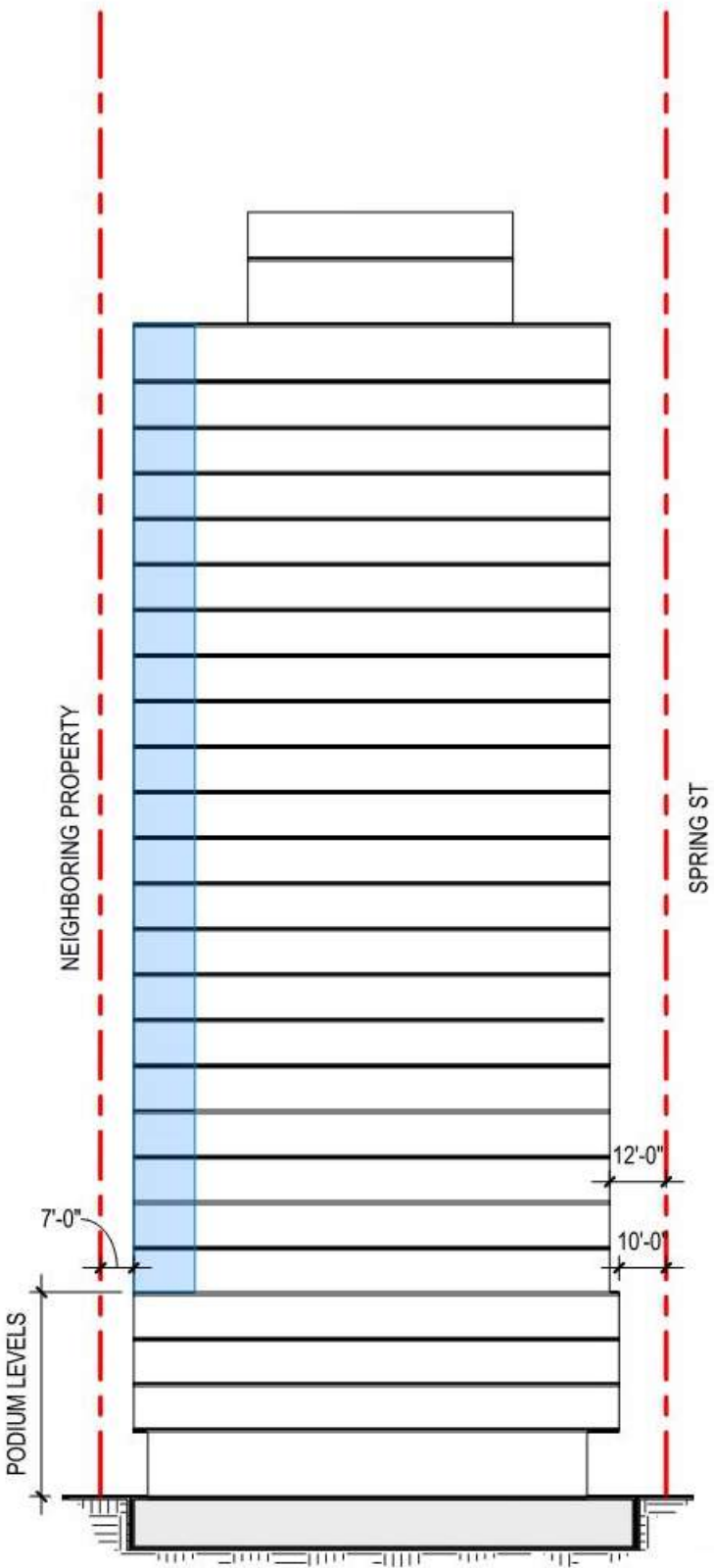
DC2 – Architectural Concept

A. Massing

2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

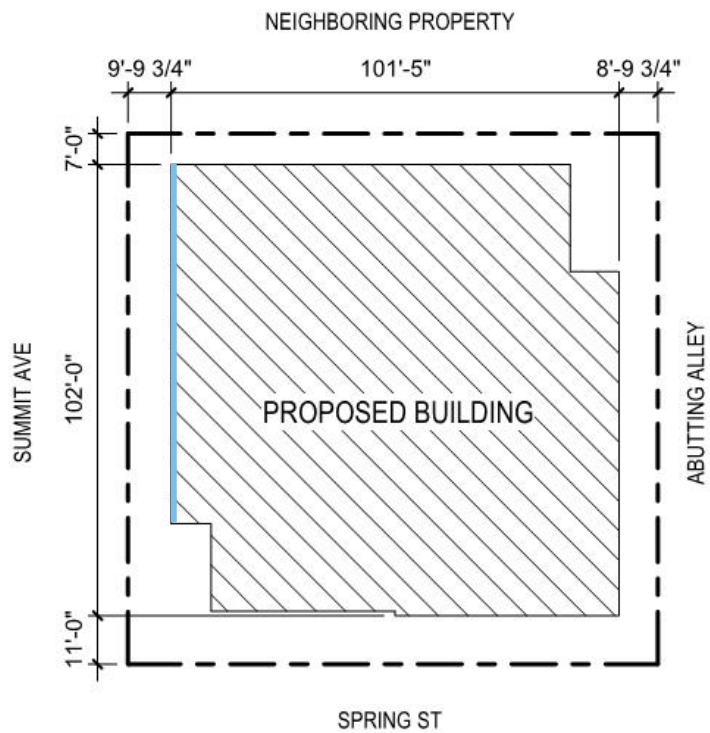
Rationale

By providing architectural moves and varying the gross floor area every other floor, the proposed building highlights a podium level, reduces the building height, and allows more residential units per level. In order to meet the intent of the design guidelines CS3 (Architectural Context and Character) and DC2 (Architectural Concept), we request a departure to allow the building to be efficient and to maximize the gross floor area per level.



Summit AVE encroachment

The building encroaches at Summit AVE 2,527 CF



DEPARTURE #2

HR Setbacks and separations

(Table C for SMC 23.45.518)

The code requires the following setbacks for structures greater than 85 feet in height.

- a) Lot line abutting a street
 - 45 feet or less in height: 7 FT Average; 5 FT minimum
 - Greater than 45 feet in height: 10 FT minimum
- b) Lot line abutting an alley
 - 45 feet or less in height: No setback required
 - Greater than 45 feet in height: 10 FT minimum
- c) Lot line that abuts neither a street nor alley
 - 45 feet or less in height: 7 FT Average; 5 FT minimum
 - Greater than 45 feet in height: 20 FT minimum

Proposed

The adjacent illustrative diagrams show the requested departure at the tower in blue. The building proposal includes setbacks that are greater or less than the required setbacks per code.

- Spring ST: At podium levels, the proposed building has a setback of 10 FT when an average of 7 FT is required. At the tower, the setback is 12 FT when it's only required 10 FT per code.
- Summit AVE: At podium levels, the proposed setback is 9'-9 3/4" when only 7 FT is required. However at the tower, because of the architectural concept, the setbacks varies.
 - Above 45 FT, a portion of the building approx. 81 FT in length encroaches 2 1/4" into the required setbacks.

- Abutting Alley: At podium levels the proposed massing is showing setbacks where no setbacks are required per code, as a buffer for greater privacy and open space between the alley and the neighboring towers.
 - Above 45 FT, a portion of the building 77'-9" in length encroaches 1'-2 1/4" into the required setback.
- Neighboring Property: At podium levels, the proposed setback is the average 7 FT which has been used from the ground level to the top of the tower, instead of the 20 FT above 45 FT as specified in the code.
 - Above 45 FT, a portion of the building 90'-4 1/2" in length encroaches 13 FT into the required setback.

Applicable Guidelines

CS2 – Urban Pattern and Form

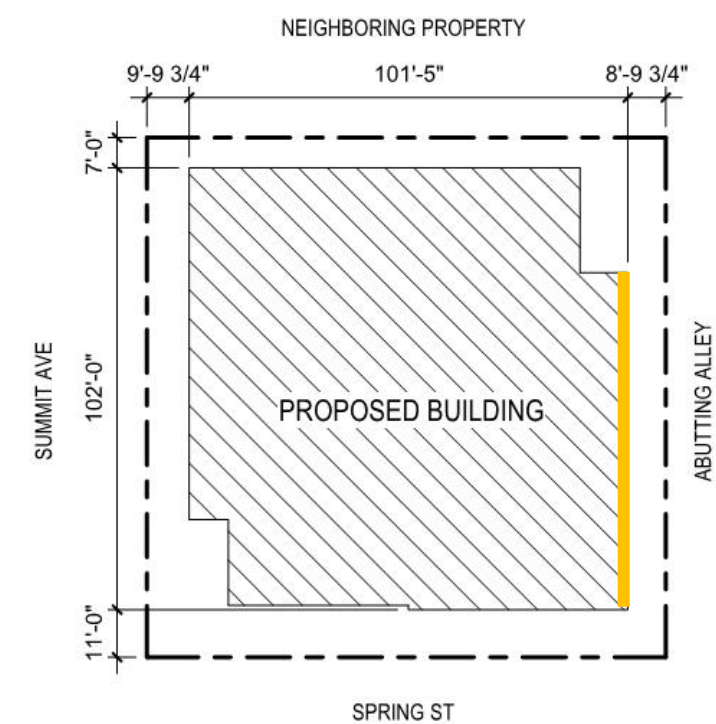
C. Relationship to the Block

1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.

HR Setbacks and Separations - meandering reveal (option b)

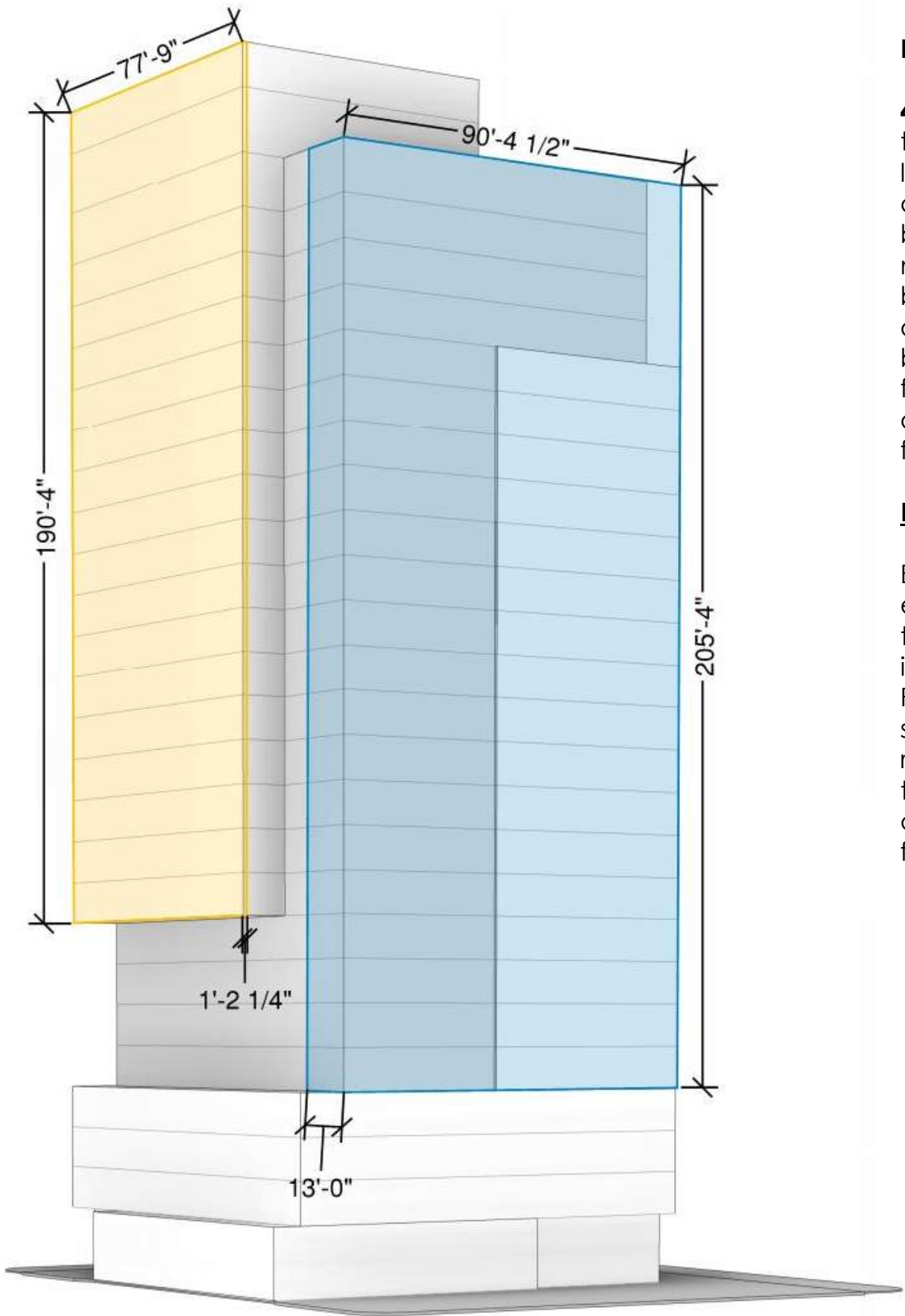
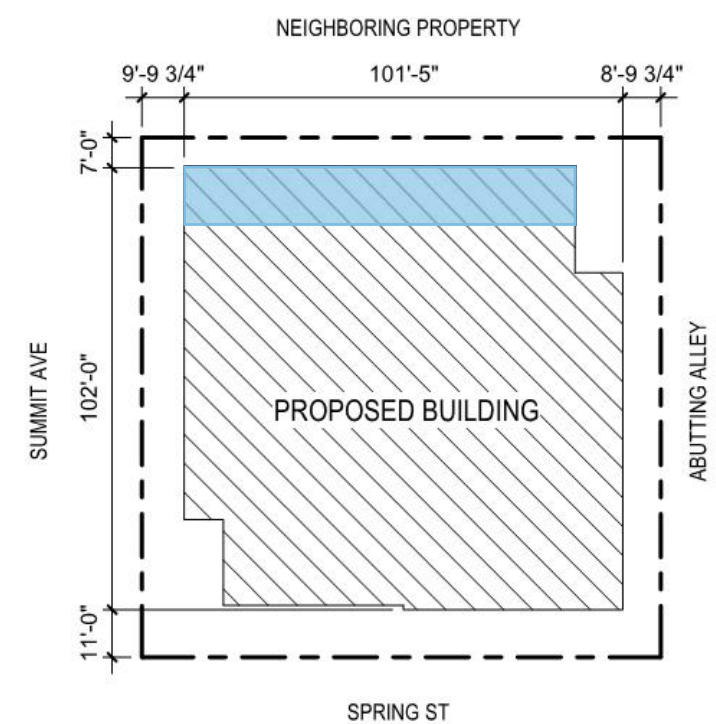
Abutting Alley encroachment

The building encroaches at the abutting alley 17,573 CF



Neighboring Property encroachment

The building encroaches at the neighboring property 241,241 CF



D. Height, Bulk, and Scale

4. Massing Choices: Strive for a successful transition between zones here a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.

Rationale

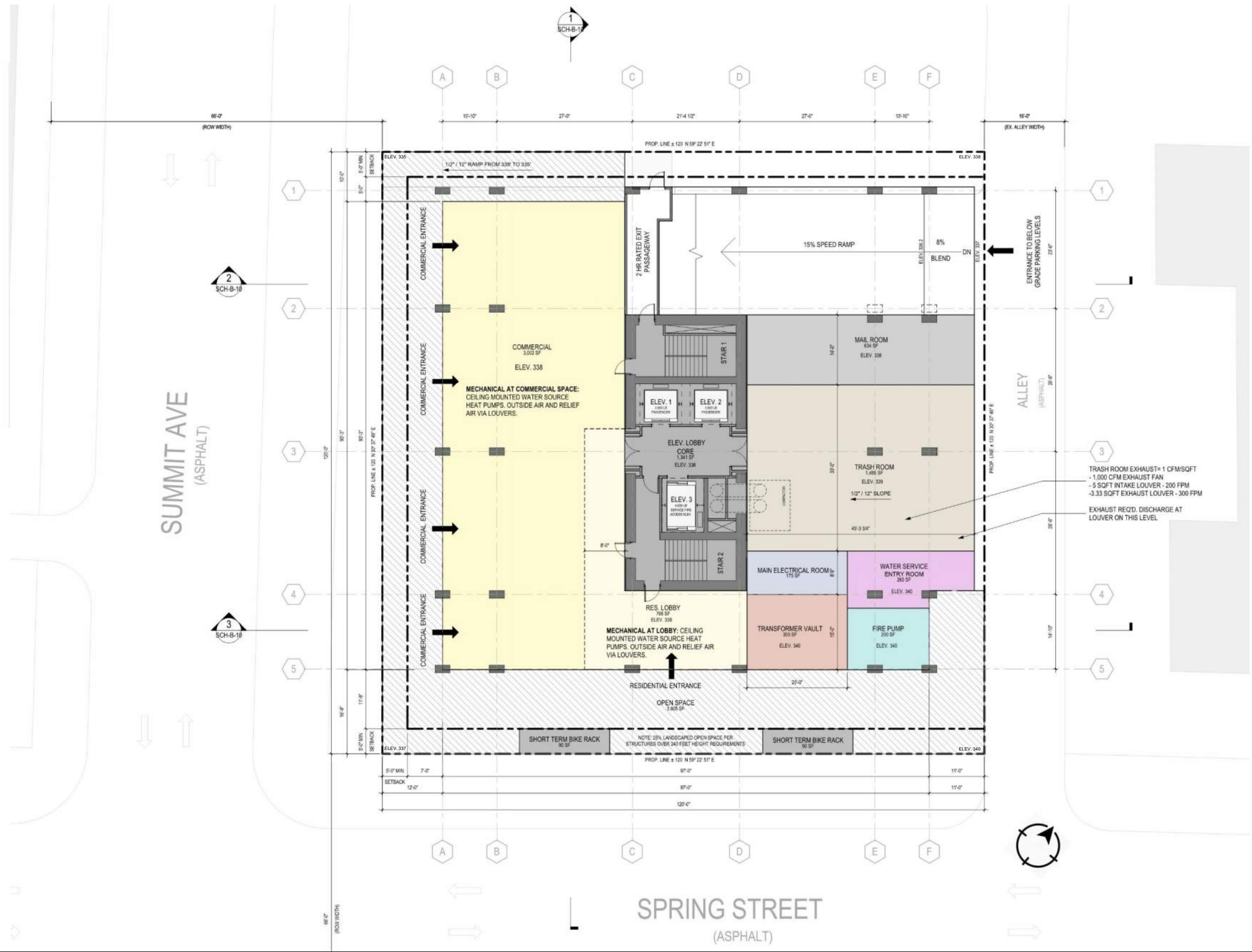
By addressing the corner at the intersection, enhancing the verticality, and adding reveals, the proposed massing, in order to meet the intent of the Design Guidelines CS2 (Urban Pattern & Form), do not meet the specified setbacks per code in different zones. We request a departure to encroach in key areas to create a design that matches the scale of adjacent properties and that functions as a focal point.

architectural concept

meandering reveal (option b) - ground level site plan

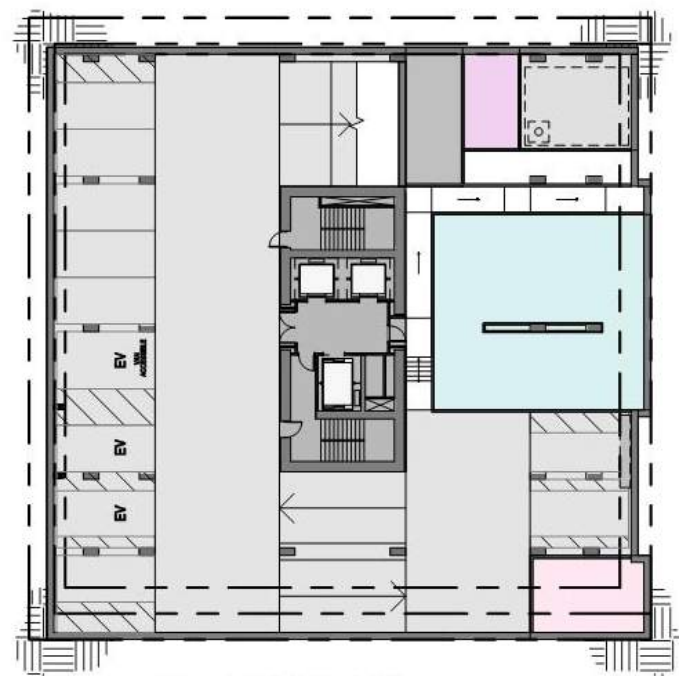
SCHEME B - FLOOR LEGEND

- COMMERCIAL
- CORE
- CORRIDOR
- FIRE PUMP
- MAIL ROOM
- MAIN ELECTRICAL ROOM
- OPEN SPACE
- RAMP
- RES. LOBBY
- SHORT TERM BIKE RACK
- TRANSFORMER VAULT
- TRASH ROOM
- WATER SERVICE ENTRY ROOM

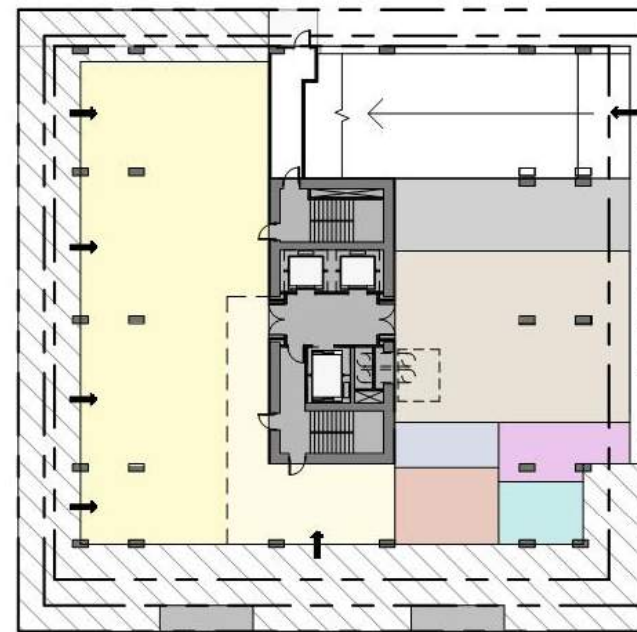


architectural concept

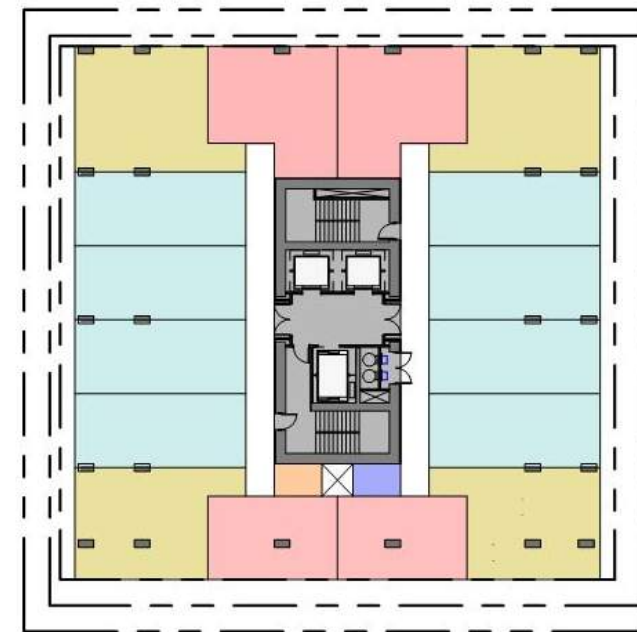
meandering reveal (option b) - floor plans



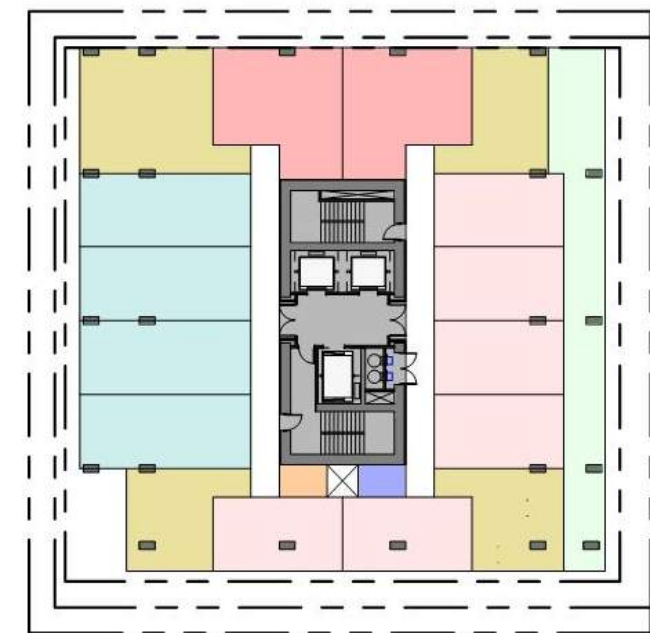
1 LEVEL B1
SCALE: 1/32" = 1'-0"



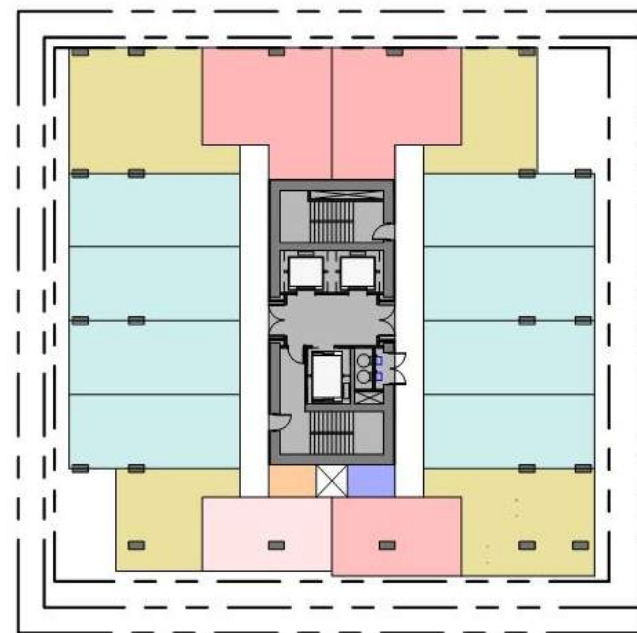
2 LEVEL 01
SCALE: 1/32" = 1'-0"



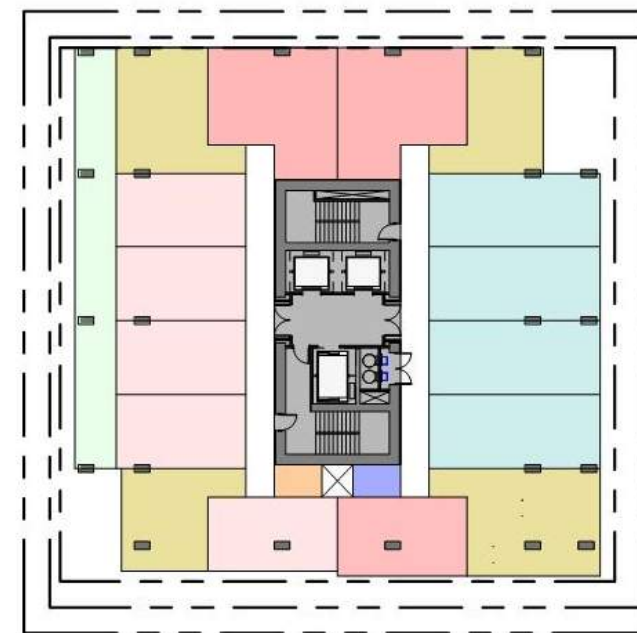
3 LEVEL 02 - 04
SCALE: 1/32" = 1'-0"



4 LEVEL 05 - 08
SCALE: 1/32" = 1'-0"



5 LEVEL 09 - 21
SCALE: 1/32" = 1'-0"



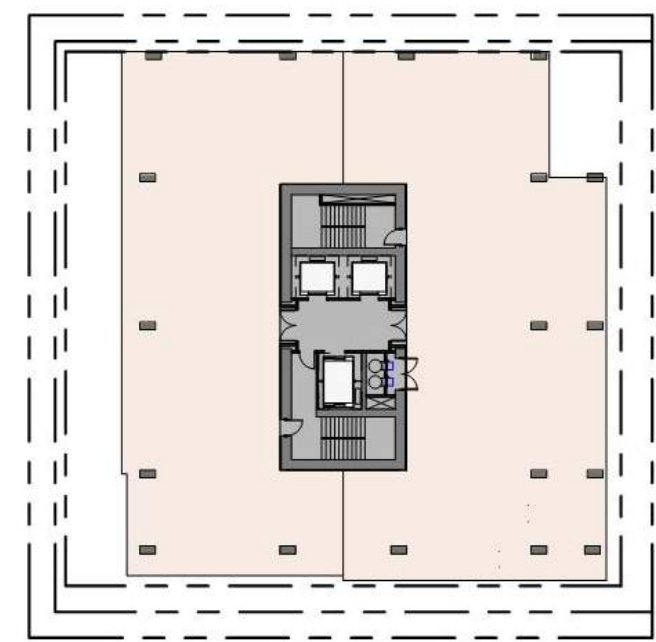
6 LEVEL 22 - 24
SCALE: 1/32" = 1'-0"

SCHEME B - FLOOR LEGEND

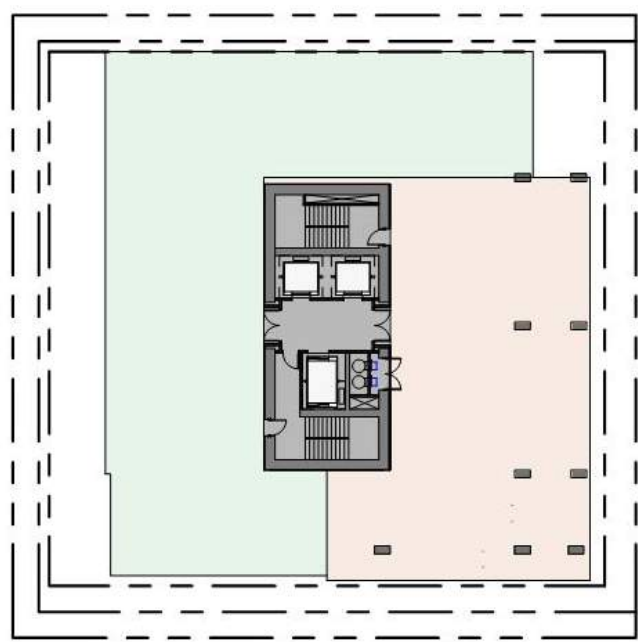
- BIKE ROOM
- COMMERCIAL
- CORE
- CORNER UNIT
- CORRIDOR
- ELEC/TC
- FIRE PUMP
- GENERATOR ROOM
- HOUSE KEEPING
- INDOOR AMENITY
- MAIL ROOM
- MAIN ELECTRICAL ROOM
- MECH
- NON-ACCESSIBLE GREEN AREA
- OPEN SPACE
- OUTDOOR AMENITY
- PARKING
- RAMP
- RES. LOBBY
- SHAFT
- SHORT TERM BIKE RACK
- STORAGE
- STORMWATER DETENTION
- TRANSFORMER VAULT
- TRASH ROOM
- UNIT S1 OR S2
- UNIT S2-A
- UNIT S2-B
- UNIT S3 OR S4
- WATER SERVICE ENTRY ROOM

architectural concept

meandering reveal (option b) - floor plans



1 LEVEL 25
SCALE: 1/32" = 1'-0"



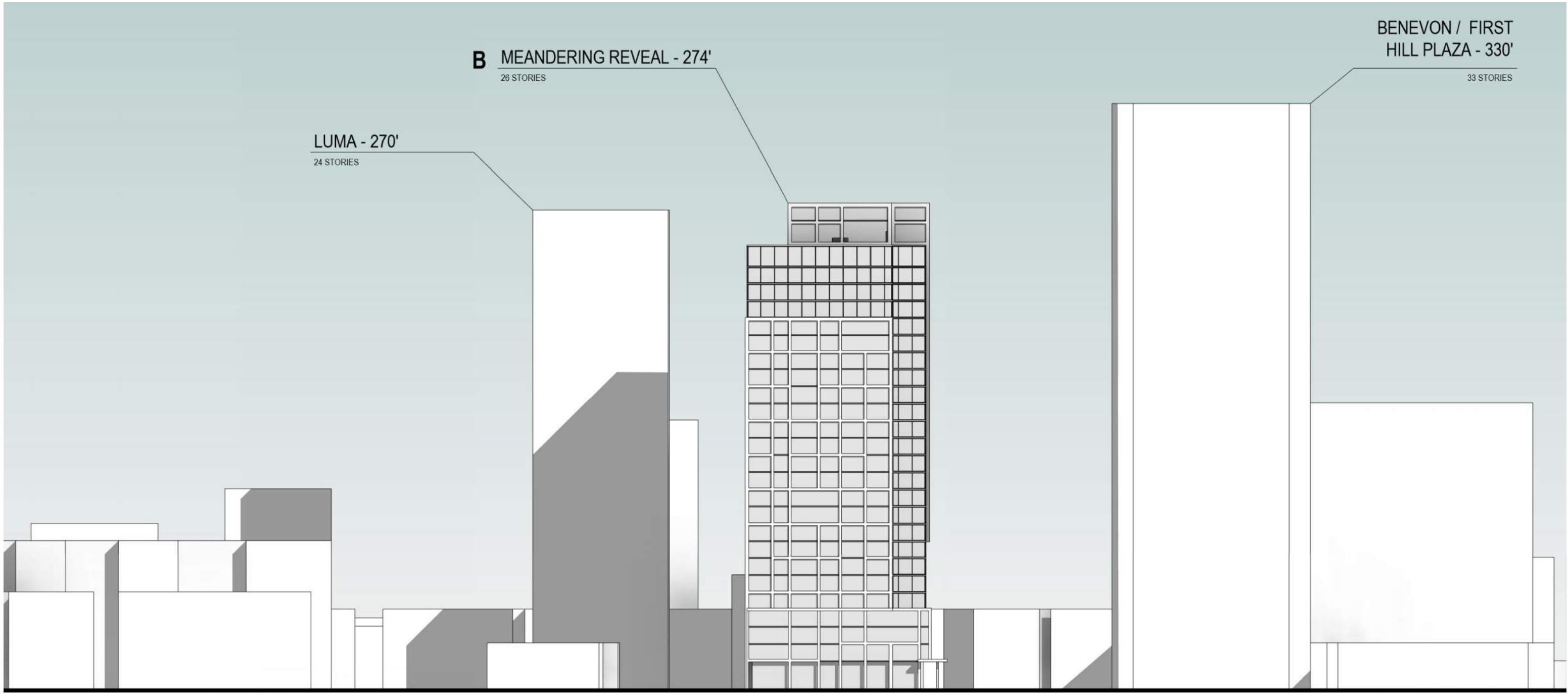
2 LEVEL 26
SCALE: 1/32" = 1'-0"

SCHEME B - FLOOR LEGEND

- BIKE ROOM
- COMMERCIAL
- CORE
- CORNER UNIT
- CORRIDOR
- ELEC/TC
- FIRE PUMP
- GENERATOR ROOM
- HOUSE KEEPING
- INDOOR AMENITY
- MAIL ROOM
- MAIN ELECTRICAL ROOM
- MECH
- NON-ACCESSIBLE GREEN AREA
- OPEN SPACE
- OUTDOOR AMENITY
- PARKING
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- SHAFT
- SHORT TERM BIKE RACK
- STORAGE
- STORMWATER DETENTION
- TRANSFORMER VAULT
- TRASH ROOM
- UNIT S1 OR S2
- UNIT S2-A
- UNIT S2-B
- UNIT S3 OR S4
- WATER SERVICE ENTRY ROOM

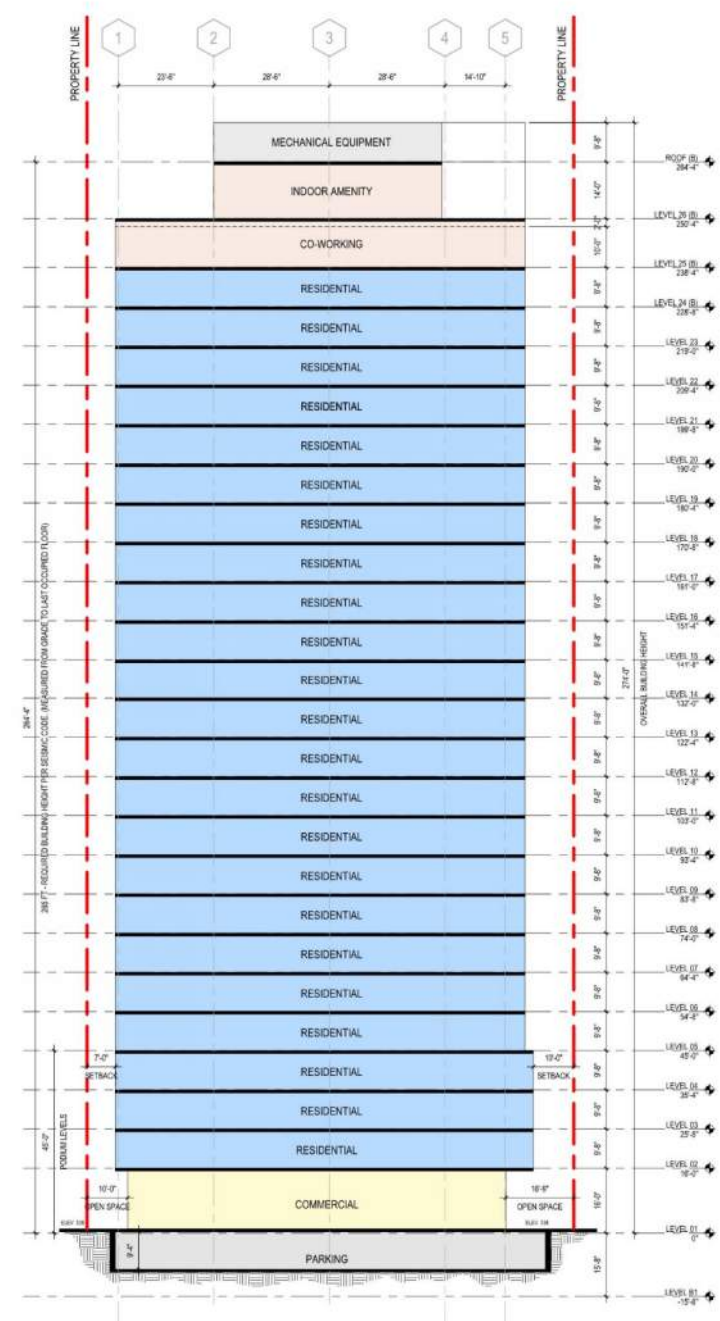
architectural concept

meandering reveal (option b) – height comparisons

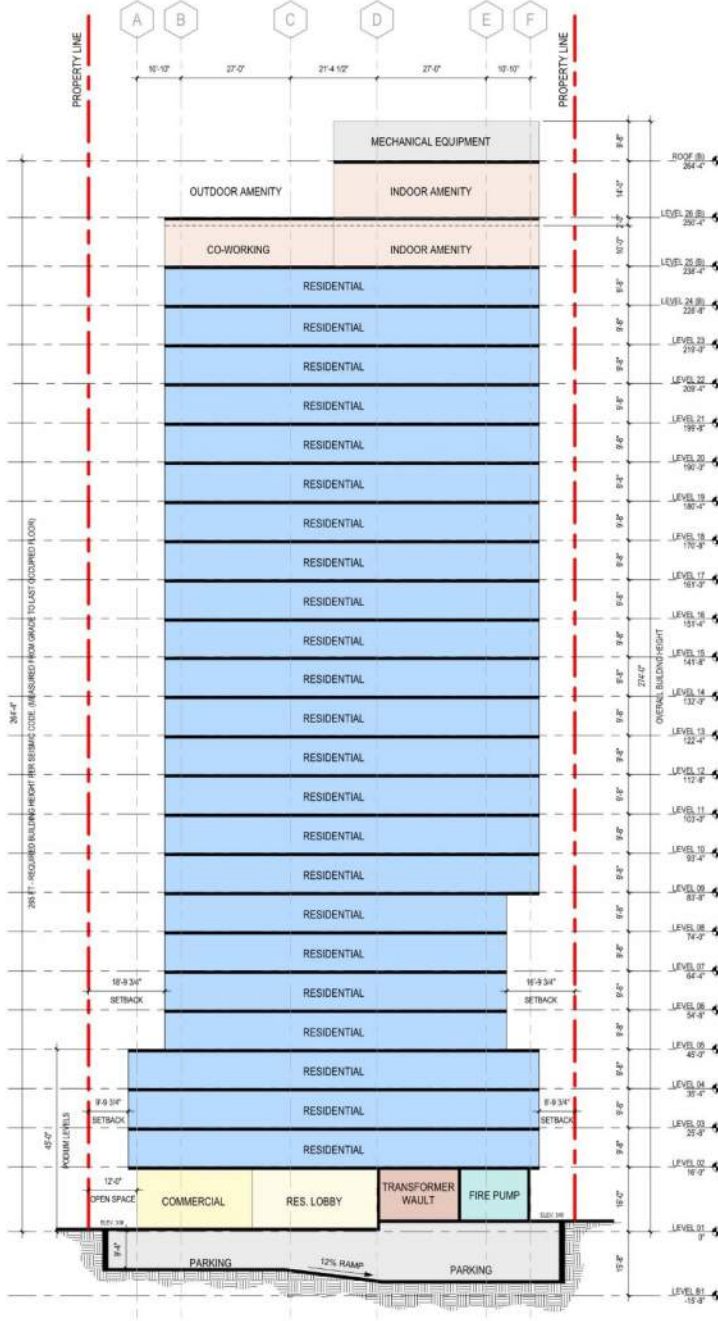


architectural concept

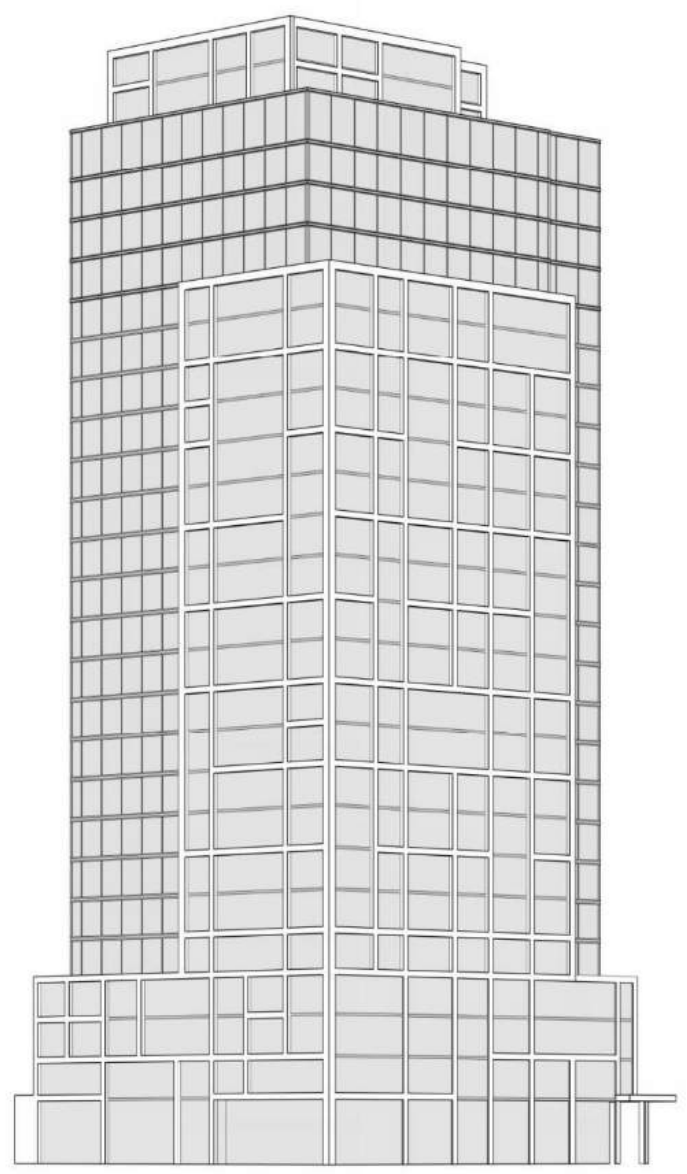
meandering reveal (option b) - sections and elevations



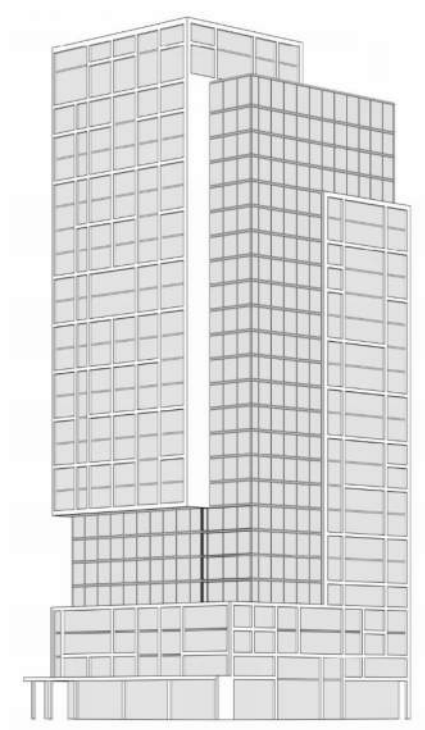
LONGITUDINAL BUILDING SECTION



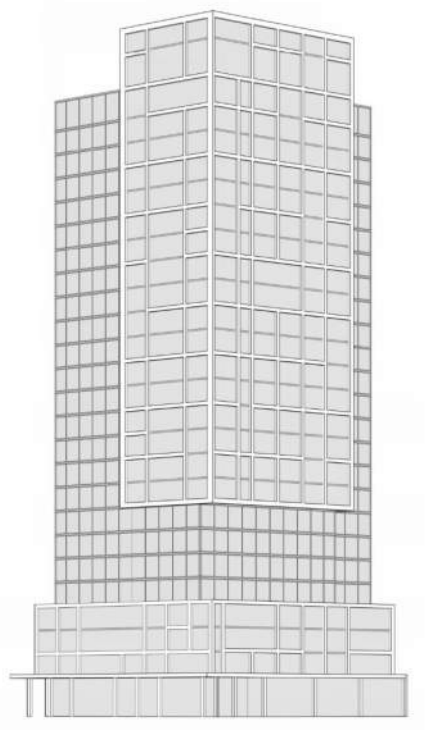
TRANSVERSE BUILDING SECTION



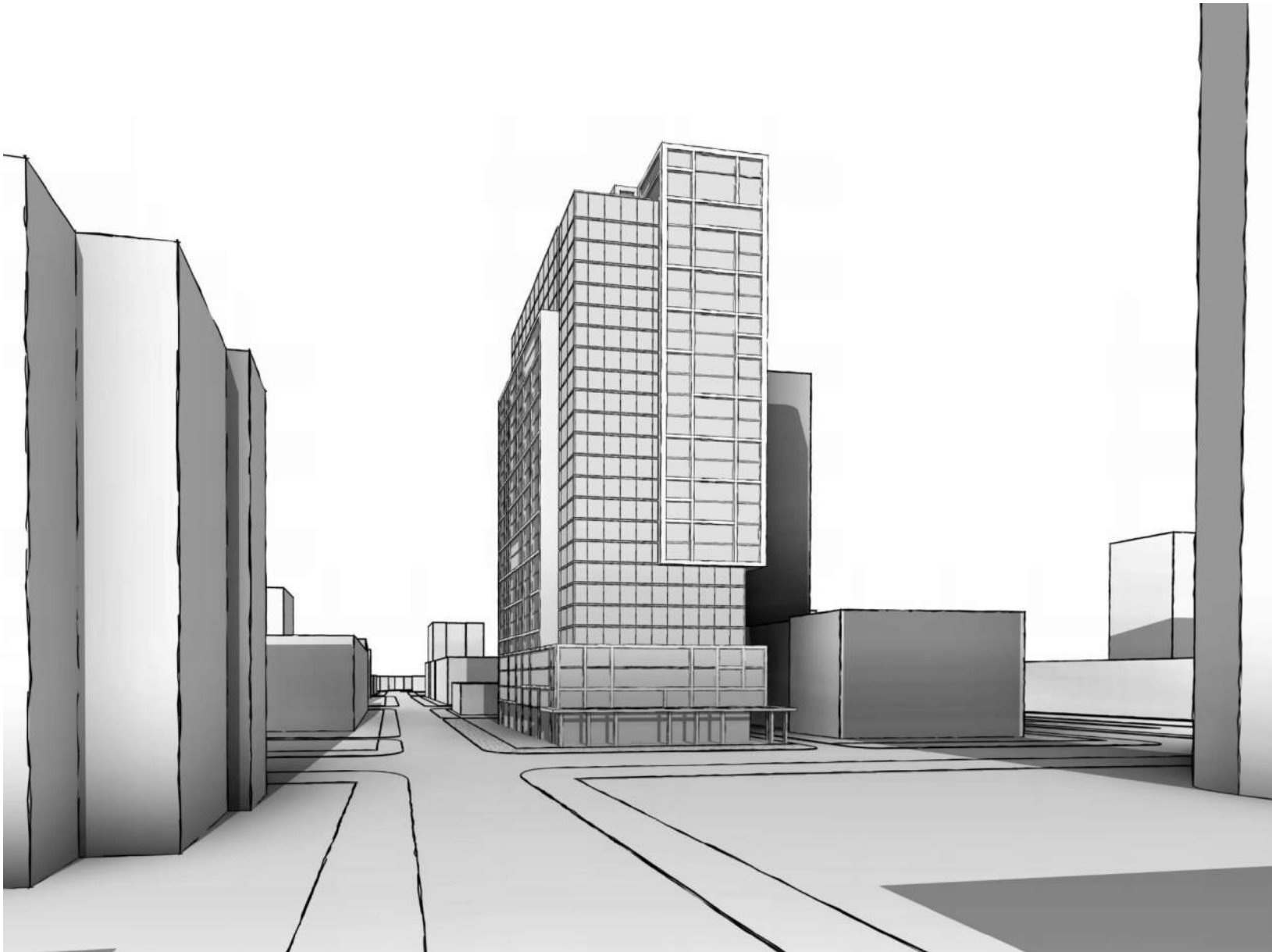
ELEVATION WEST CORNER



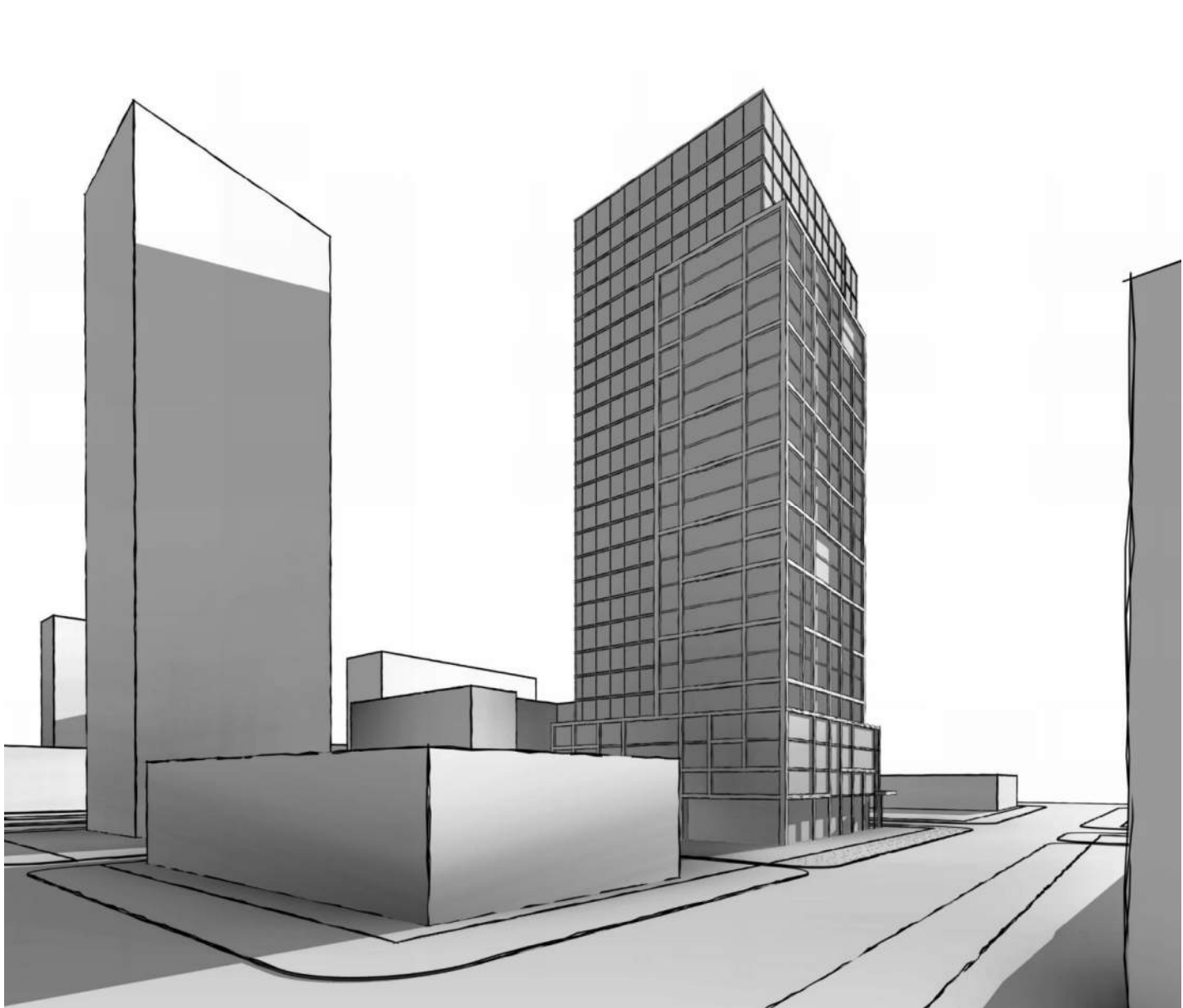
ELEVATION NORTH CORNER



ELEVATION EAST CORNER



NORTHWEST ALONG SUMMIT AVE. TOWARDS SPRING STREET



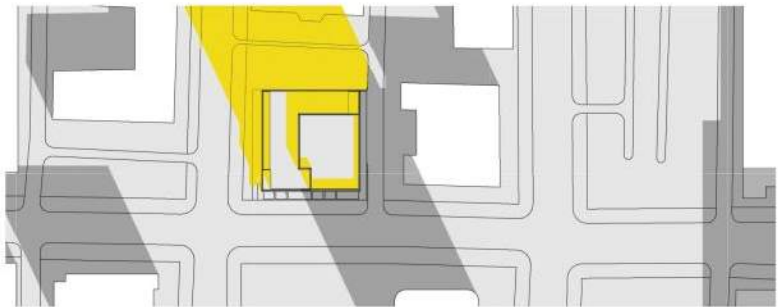
SOUTHEAST ALONG SUMMIT AVE. TOWARDS SPRING STREET

architectural concept

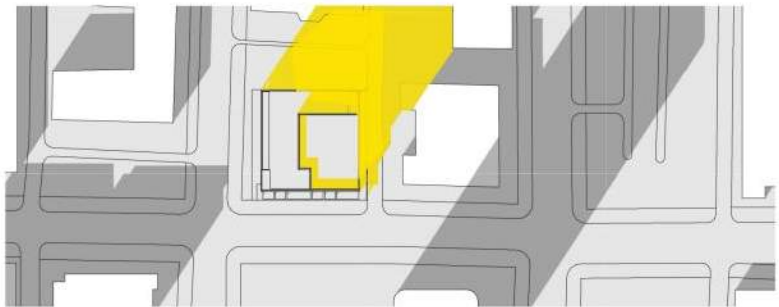
meandering reveal (option b) - sun studies



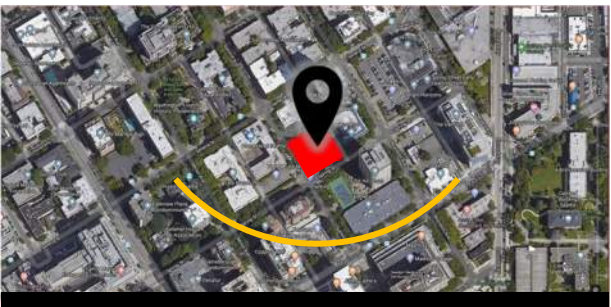
SPRING | MARCH 21, 9 AM



SPRING | MARCH 21, 12 PM



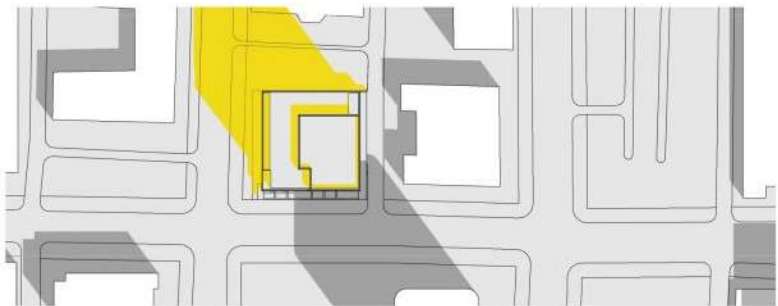
SPRING | MARCH 21, 3 PM



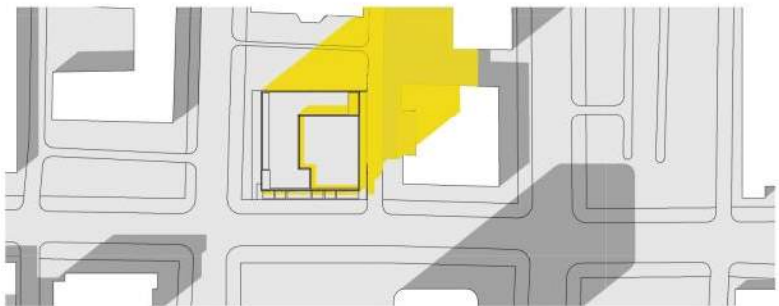
SUN PATH



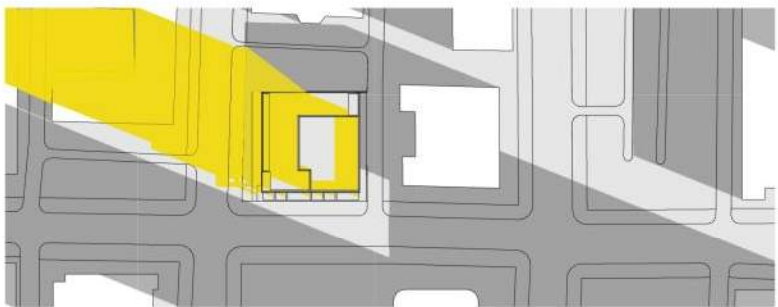
SUMMER | JUNE 21, 9 AM



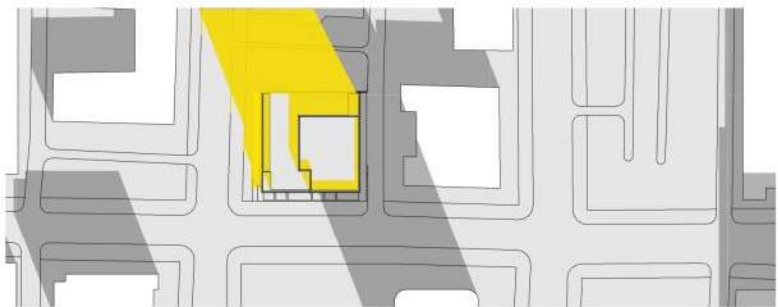
SUMMER | JUNE 21, 12 PM



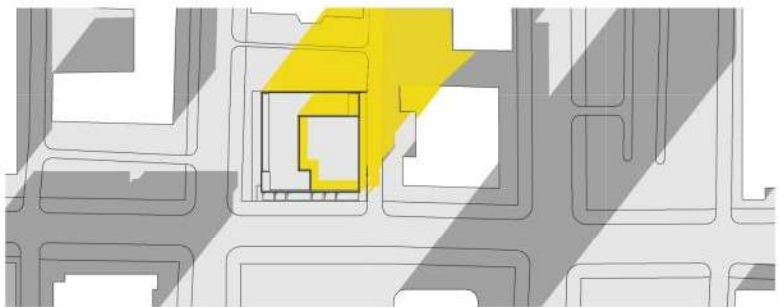
SUMMER | JUNE 21, 3 PM



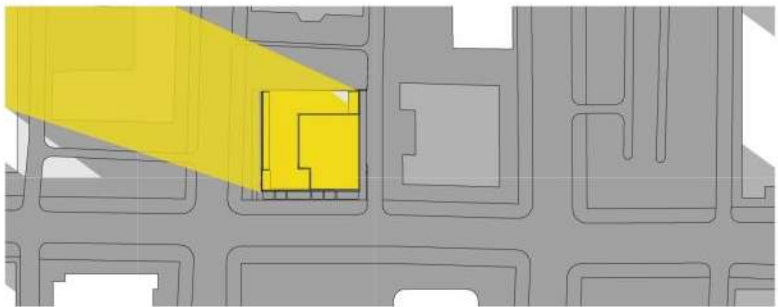
FALL | SEPTEMBER 21, 9 AM



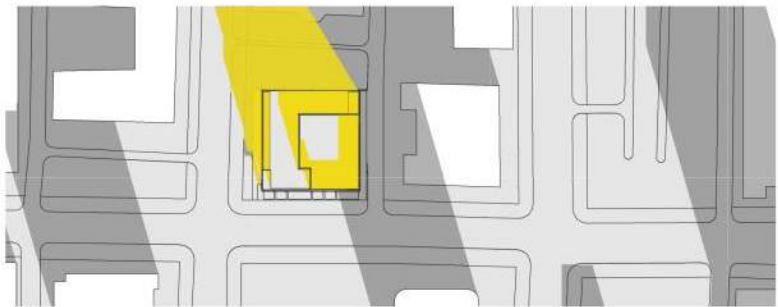
FALL | SEPTEMBER 21, 12 PM



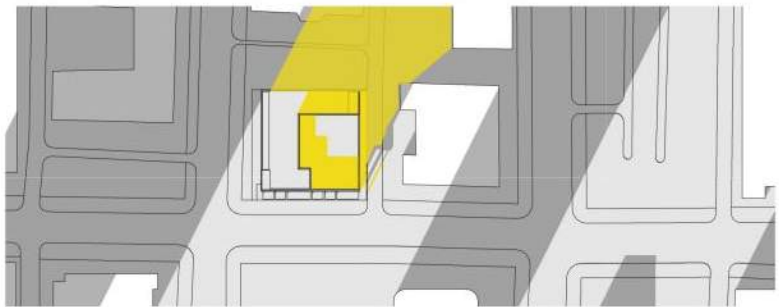
FALL | SEPTEMBER 21, 3 PM



WINTER | DECEMBER 21, 9 AM



WINTER | DECEMBER 21, 12 PM



WINTER | DECEMBER 21, 3 PM

architectural concept

nested boxes (option c) - concept summary – preferred

option c: Nested Boxes

of residential units: 352
of bike stalls: 301

FAR SF:
- Site Area: 14,400
- Allowable FAR: 216,000
- Proposed FAR: 214,460

Departures:
To reduce building height and provide more units per level
- Max. Floor Area per level above 45': Required: 10,500 sf / - Proposed: 10,366 sf & 9,680 sf
- HR Setbacks above 45':
Building is encroaching into setbacks at Summit Ave, Alley and back of the property

design analysis:

Opportunities:

1. Provides interesting architectural moves for each axis
2. Simple mass relates to other neighborhood towers, with the carved elements providing an interesting architectural move to the skyline.
3. Carved elements highlight views to Olympics and Rainier and address the Spring/Summit intersection
4. Back of house services are located in the basement level which maximize the transparency at the street frontage along Spring ST.

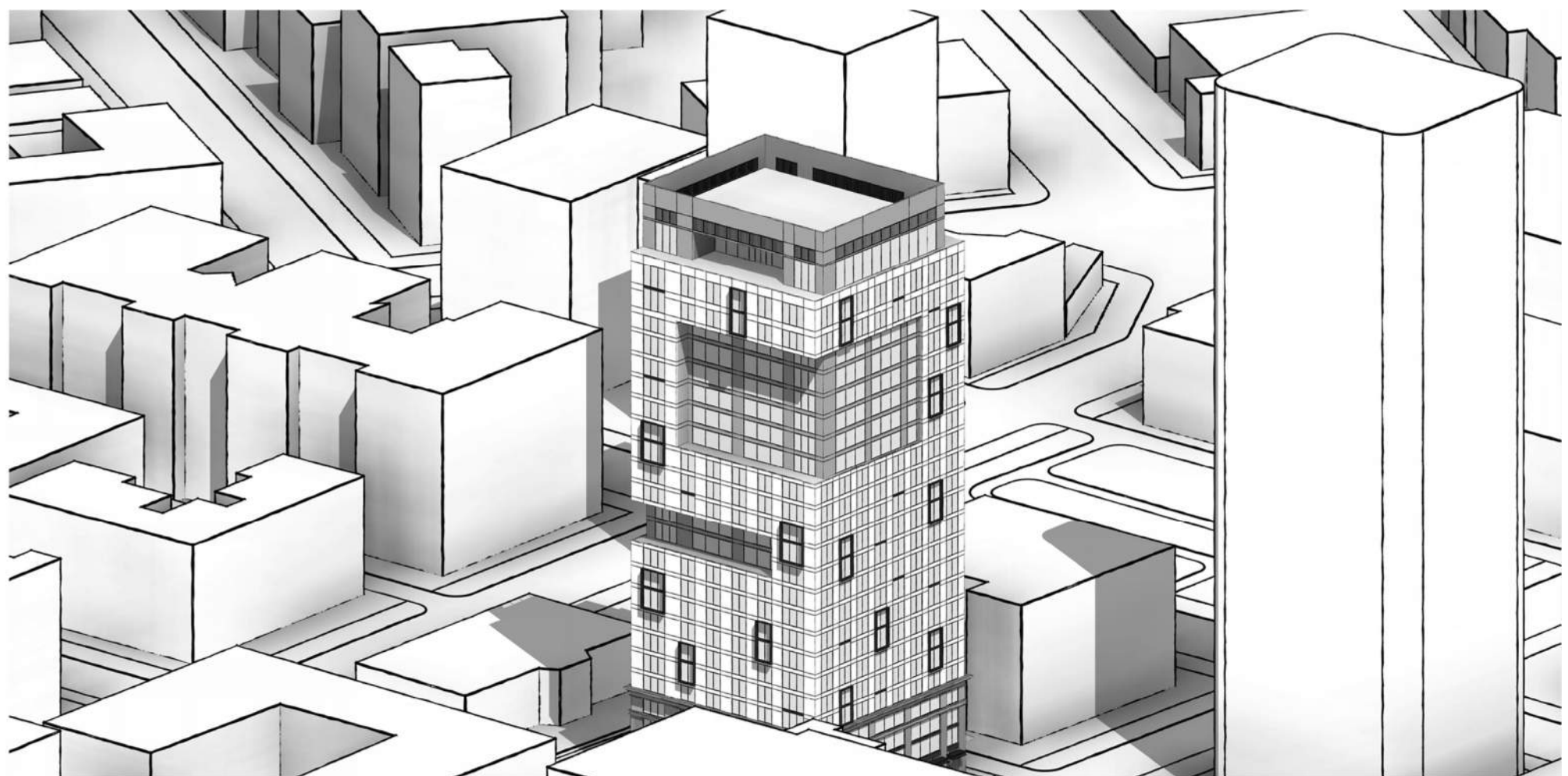
5. Notch at south-east corner allows more usable open space.

Constraints:

1. Would need to use a material change and ledge detail at the podium to maintain a relationship with the immediate neighbors.



ACROSS INTERSECTION LOOKING NORTH

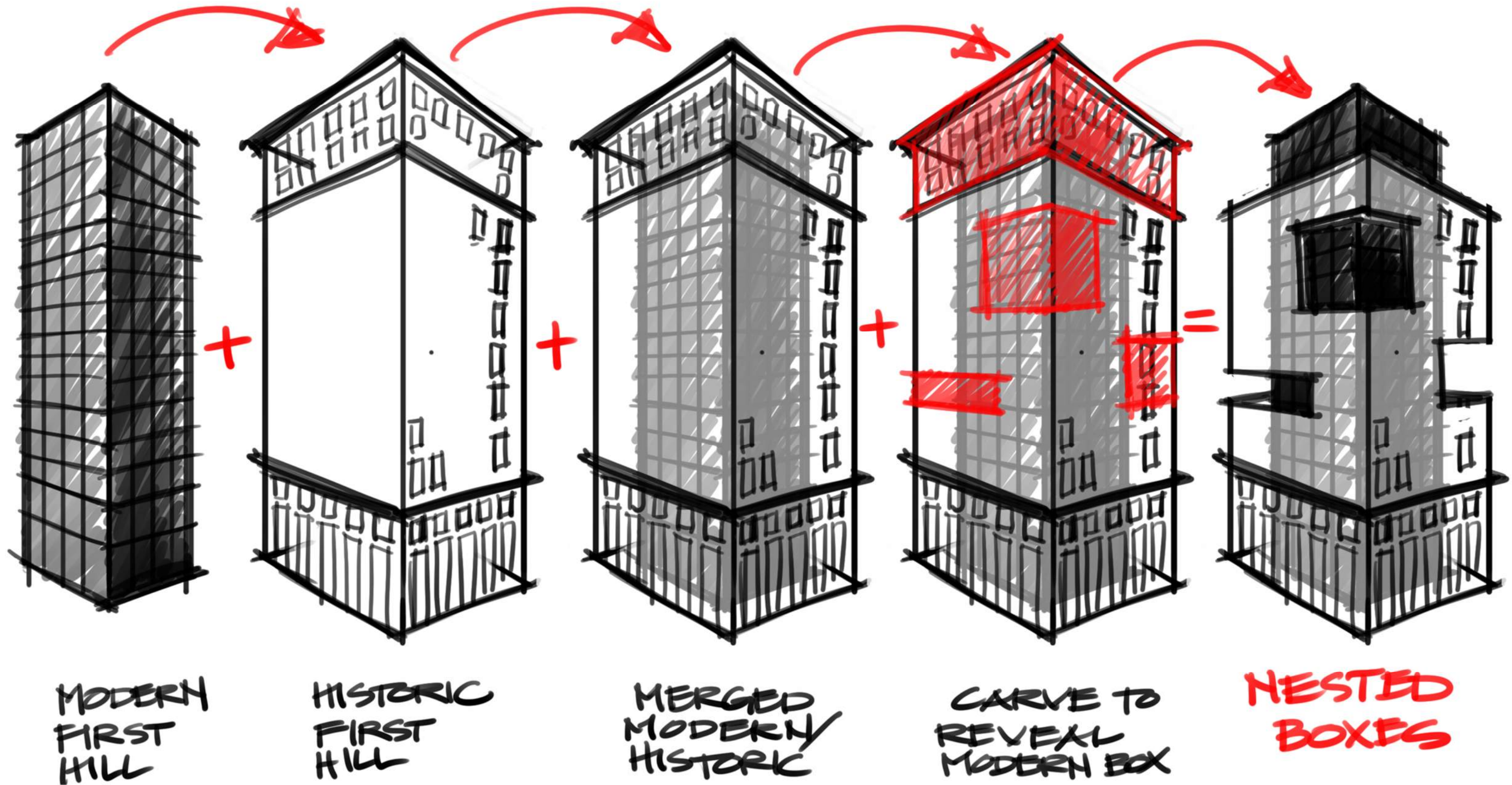


CONTEXT

architectural concept

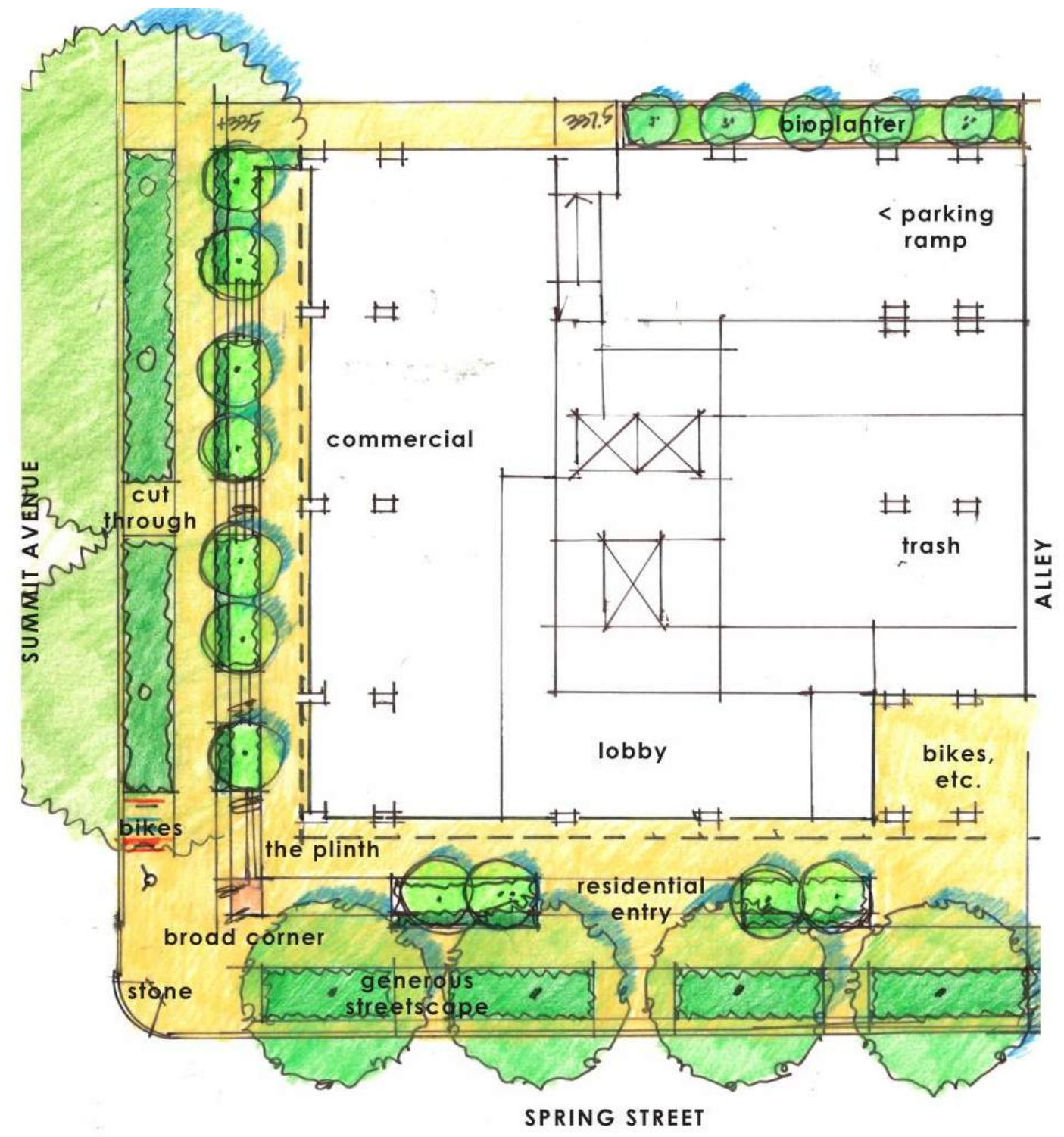
Fenestration Analysis - nested boxes (option c) - preferred

63



architectural concept

nested boxes (option c) – landscape plans



PROPOSED LANDSCAPE SKETCH



THE PLINTH (APPLE STORE, PORTLAND)



SOFT SLOPE (VIEW FROM STREET)



GENEROUS STREETScape
(STIMPSON – GREENE
MANSION)



BIKES



BIOPLANTER

architectural concept

Pedestrian Analysis and Precedents - nested boxes (option c) - preferred

65



CORNER OF SPRING ST & SUMMIT AVE



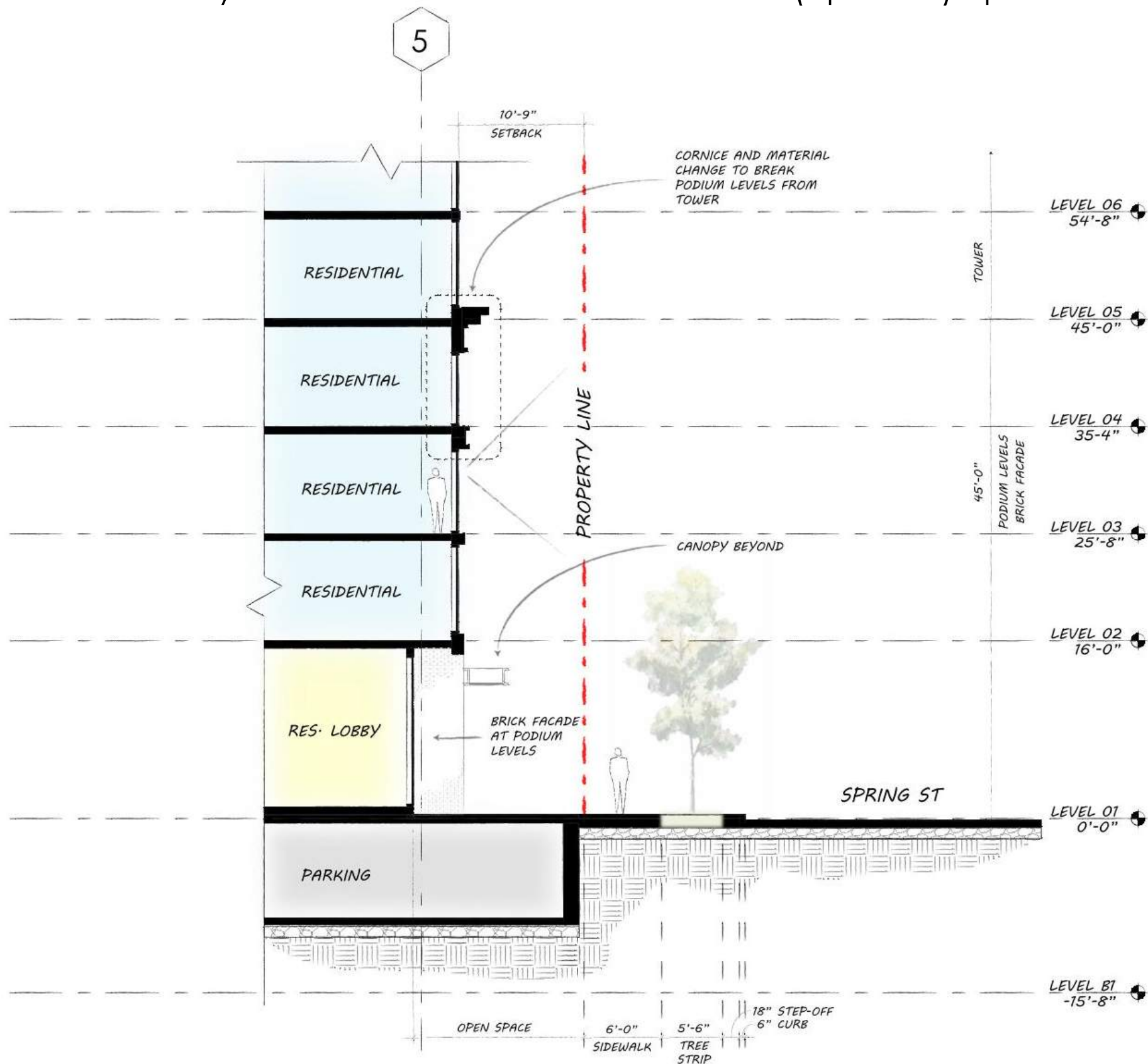
CORNER OF SPRING ST & SUMMIT AVE



SUMMIT AVE

architectural concept

Pedestrian Analysis and Precedents - nested boxes (option c) - preferred



HISTORIC CORNICE - PRECEDENT IMAGE – 1200 3RD AVE



HISTORIC CORNICE - PRECEDENT IMAGE – 1223 SPRING ST

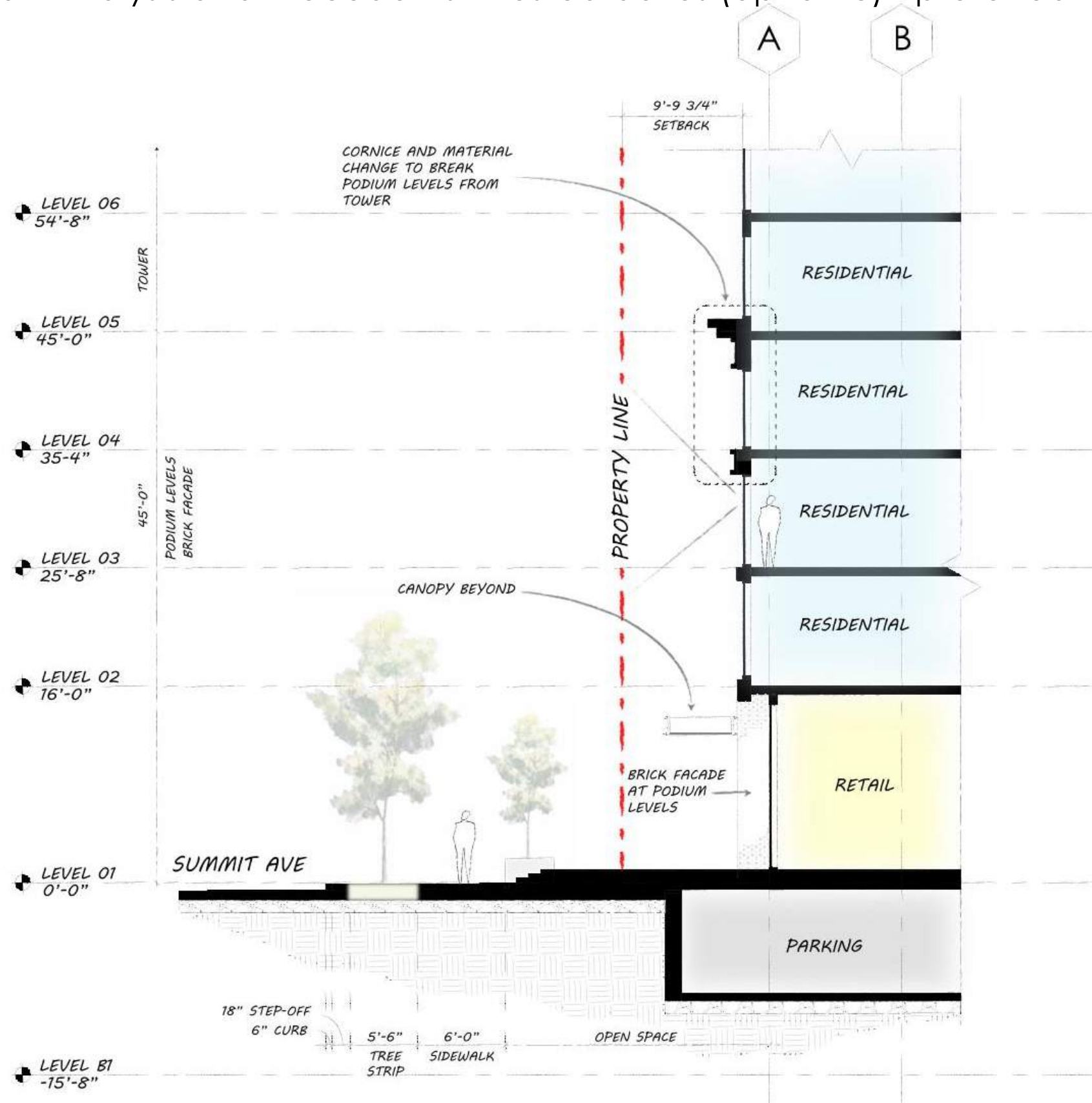


HISTORIC CORNICE - PRECEDENT IMAGE – TACOMA TOWER

architectural concept

Pedestrian Analysis and Precedents - nested boxes (option c) - preferred

67



MODERN CORNICE - PRECEDENT IMAGE



MODERN CORNICE - PRECEDENT IMAGE - 111 LEROY ST, WEST VILLAGE, NY

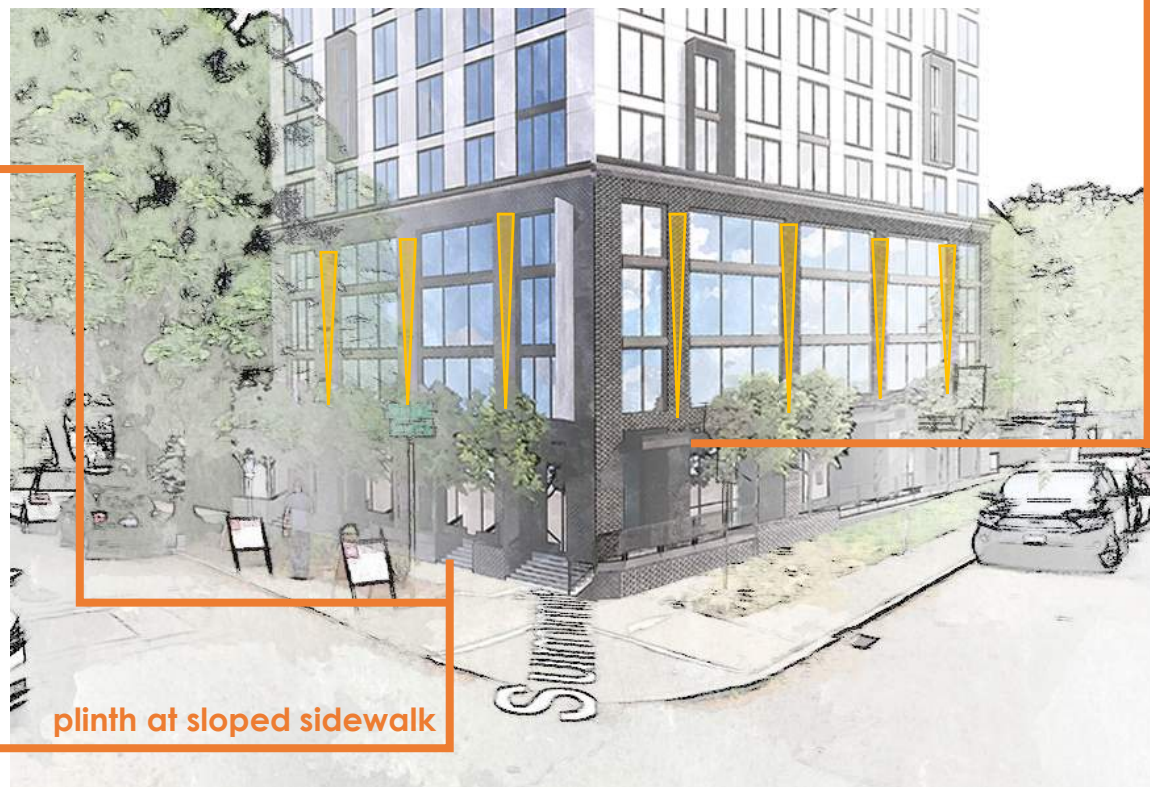
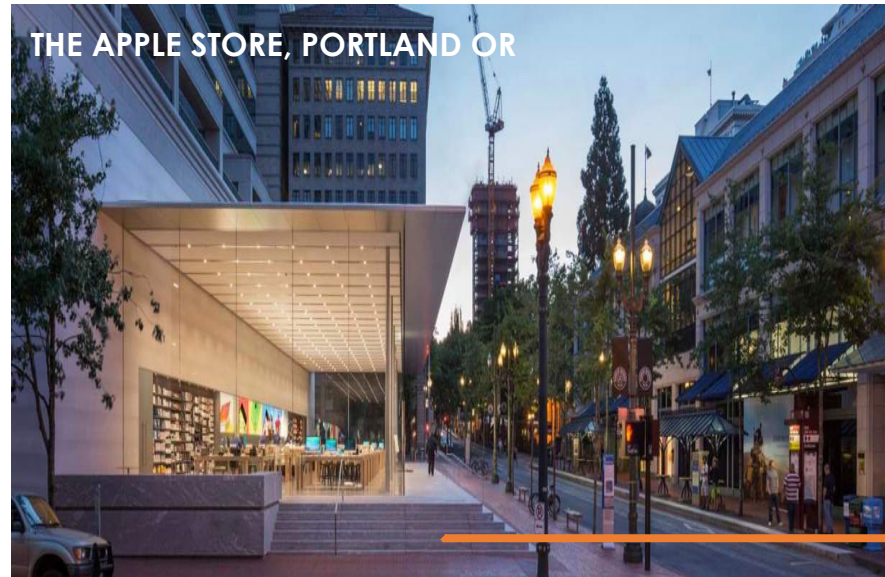


MODERN CORNICE - PRECEDENT IMAGE - THEORY BUILDING, NEW YORK, NY

architectural concept

Pedestrian Analysis and Precedents - nested boxes (option c) - preferred

68



architectural concept

Tower Base Analysis & Precedents - nested boxes (option c) - preferred



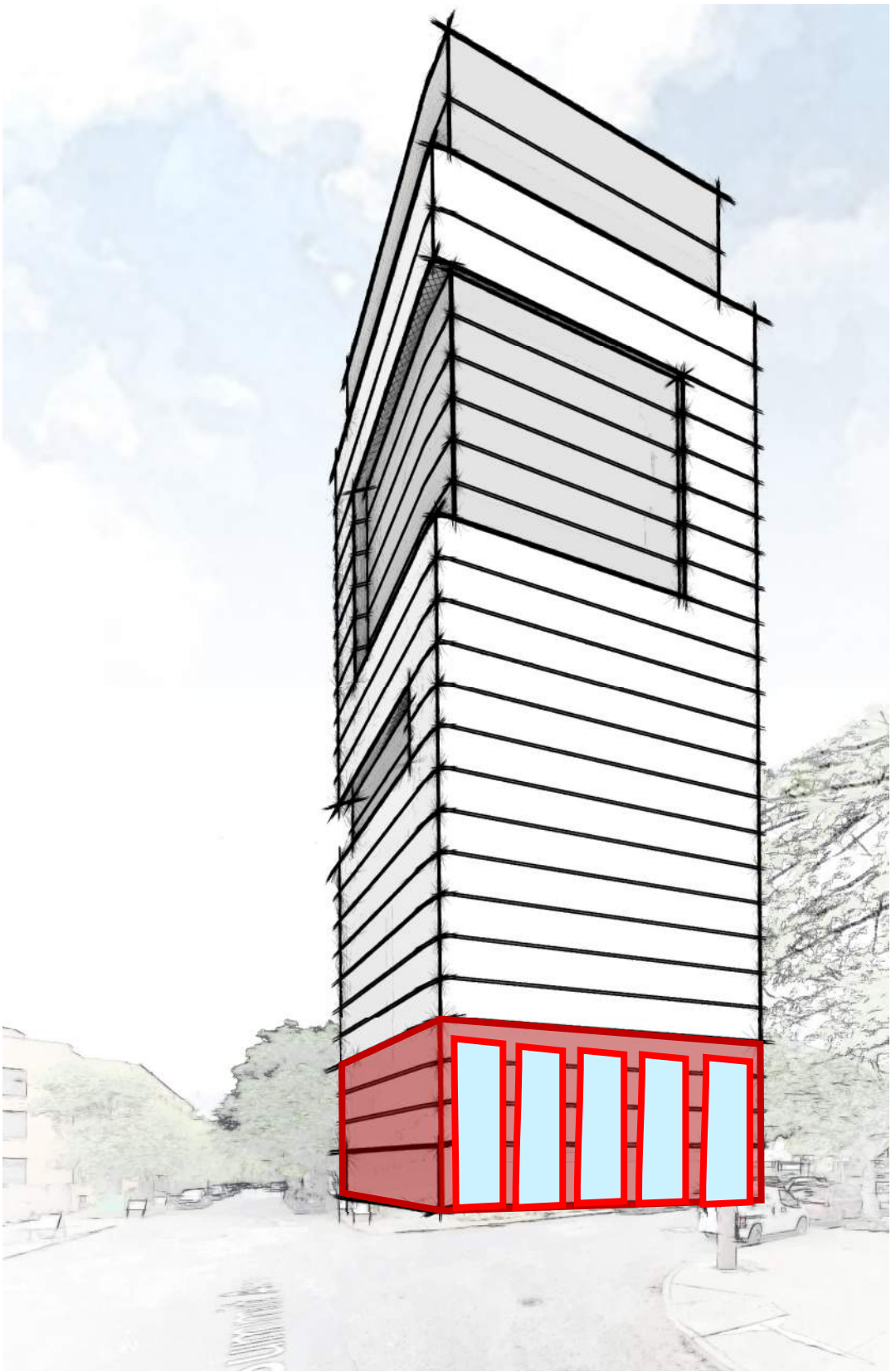
We want to approach the base as a color shift which will relate to older condominiums in First Hill and Seattle such as 1223 Spring St. and 1200 3rd Ave



Unify the ground level with several floors above to impart a more vertical feeling to the base of the building like more classical Seattle towers such as the Tacoma building. Use the height of this base to align with the low-rise buildings adjacent to our site and create a dialogue between our tower and the neighborhood.

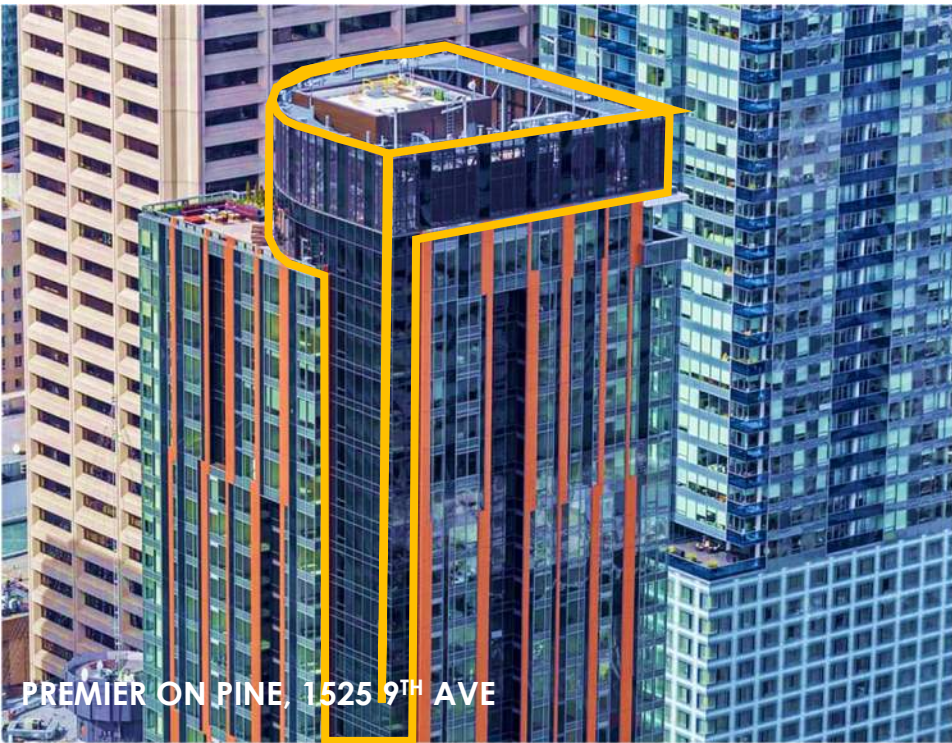


Even though the color shift and vertical approach are common in classical high-rise buildings, we want to take a more modern approach that adds a more contemporary layer to the adjacent First Hill neighborhood. The Mosler Lofts in Seattle and the Van Zandt Hotel in Austin, Texas are good precedents for this approach.



architectural concept

Massing Analysis and Precedents - nested boxes (option c) - preferred



Use a regular grid on a tower shaft that generally approaches the classical motif of a base, body, and crown. Add interest to the body by creating curves that reveal an inner, nested box form, which could be expressed further by a change in color. Use the curves to accent views to nearby mountains and expose the rooftop amenity feature.

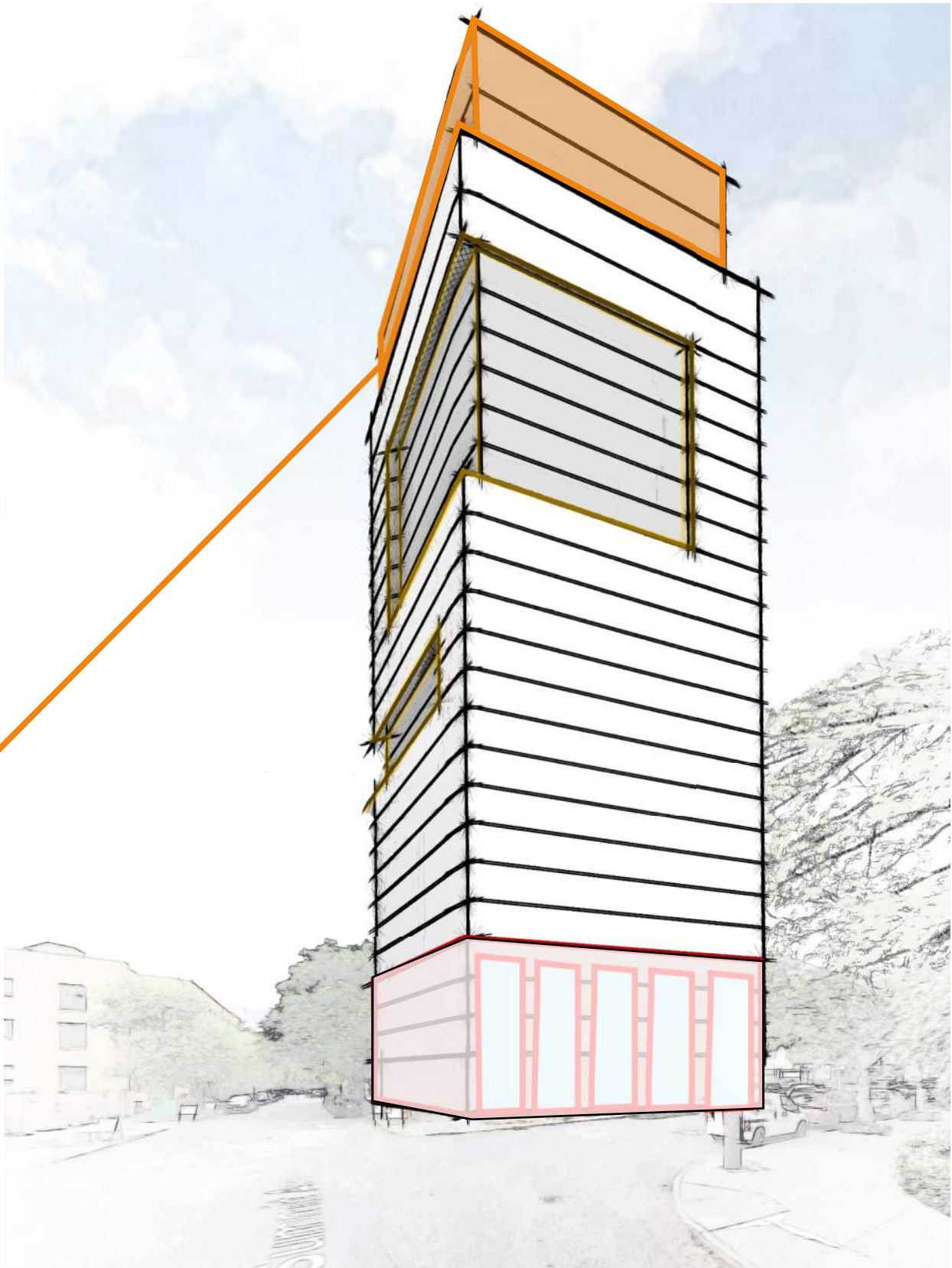
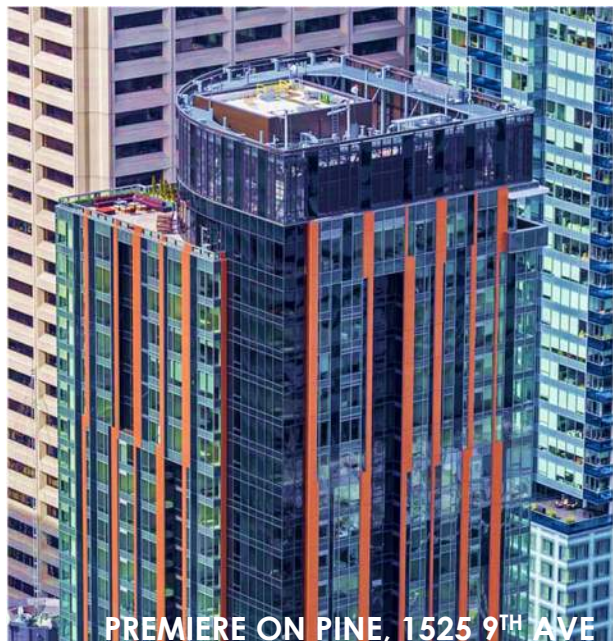


architectural concepts

Tower Crown Analysis and Precedents - nested boxes (option c) - preferred



Traditional early high rises in the First Hill neighborhood have a crown, such as 1223 Spring St. and the Marlborough, while the first condominium towers in the area such as First Hill Plaza and Kelleher House simply have a shaft that ends. We feel that it is important to have a modern crown for the building, which will help the building relate conceptually to the traditional buildings within the neighborhood. Since we are carving the building to expose an inner box, we propose exposing the upper portion of that box to represent the crown. Modern precedents for this approach are Premiere on Pine, Kinects, and 2019 Boren Avenue.



architectural concepts

Fenestration Analysis - nested boxes (option c) - preferred

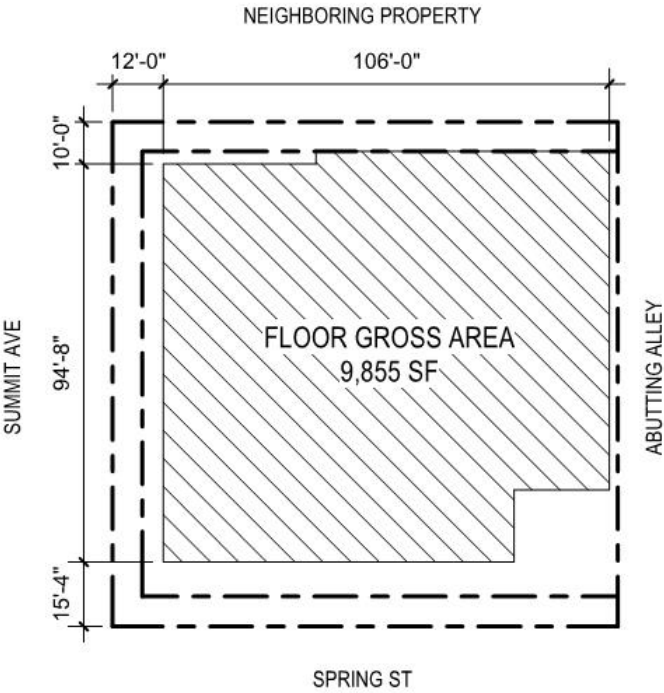


The general approach to the fenestration for the tower is a gridded approach which is typical of the early residential high rises in first hill, such as the neighboring 1223 Spring Street tower and the Decatur further down Spring Street. We like the modern grid approach at Luma, where a single window wall system is used on the building with transparent glazing for the window grid and spandrel glass for the grid itself. We also propose grouping some of the windows to create some playful variety within the grid, using the tall grouped windows of City Center as an example. To further highlight this secondary grid, we propose framing grouped windows as shown.

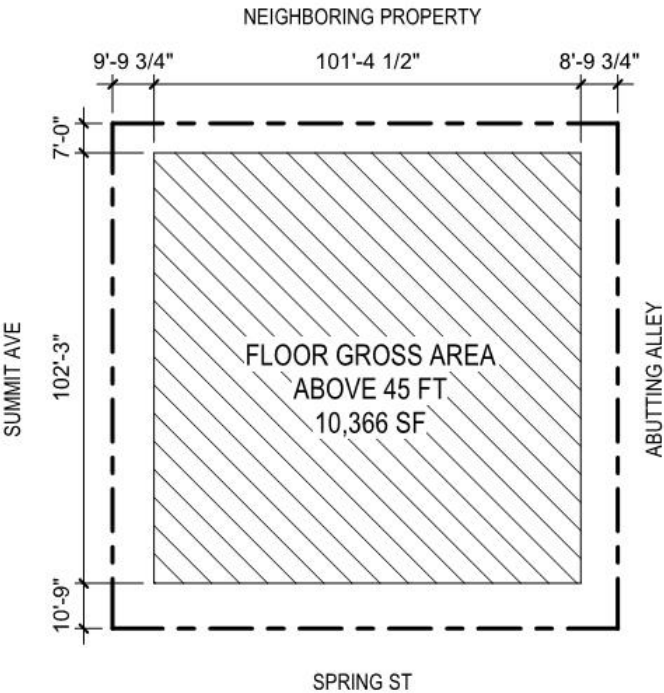


requested departures

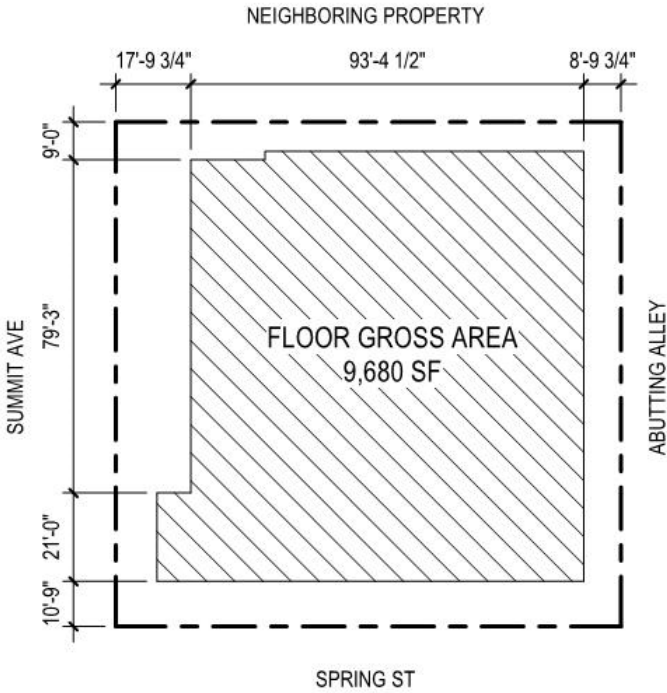
Average Floor Area - nested boxes (option c) – Preferred



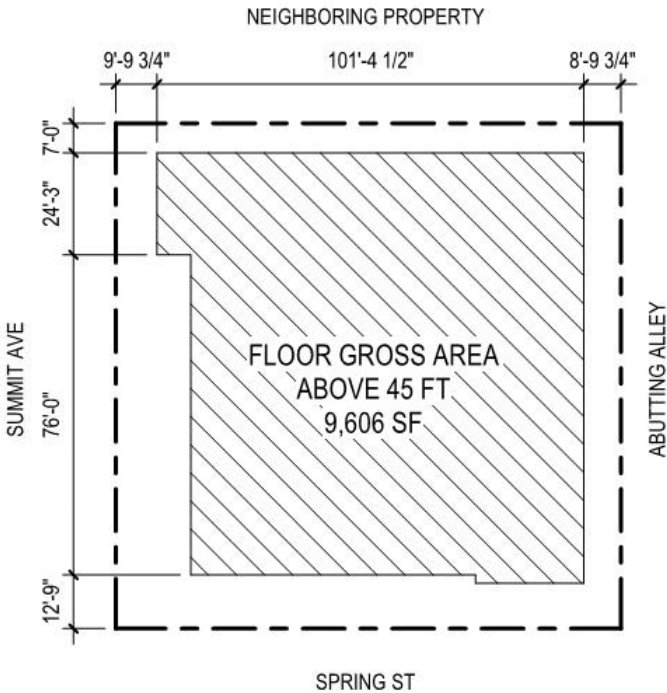
Average floor area and Setbacks at ground level



Average floor area and Setbacks above 45 FT (Podium Levels & Tower)



Average floor area and Setbacks above 45 FT (Tower)



Average floor area and Setbacks above 45 FT (Tower)

REQUESTED DEPARTURE #1

Average Floor Area (SMC23.45.520)

The code insists on upper-levels development standards. For structures that exceed 85 FT in height, all portions above 45 FT in height shall meet the following:

- 1) A structure may have one or more towers
- 2) The Maximum width of a tower is 130 FT
- 3) The Average gross floor area per story is 10,000 SF and the maximum gross floor area shall not exceed 10,500 SF
- 4) The average gross floor area per story shall not exceed 60 percent of the lot area.
- 5) Where two or more towers are located on the lot, the minimum horizontal separation shall be 40 FT.

Proposed

The proposed building has a max. gross floor area per level above 45 FT of 10,366 SF, 9,860 SF and 9,606 SF, which exceed the average gross floor area based on the 60% of 14,400 SF of the site (8,640 SF) but it's less than the maximum gross floor area of 10,500 SF per code.

Applicable Guidelines

CS2 – Urban Pattern and Form

A. Location in the City and Neighborhood

2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a "high-profile" design with significant presence and individual identity or may be better suited to a simpler but quality design that contributes to the block as a whole.

Buildings that contribute to a strong street

edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity.

CS3 – Architectural Context and Character

A. Emphasizing positive neighborhood attributes

3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

DC2 – Architectural Concept

A. Massing

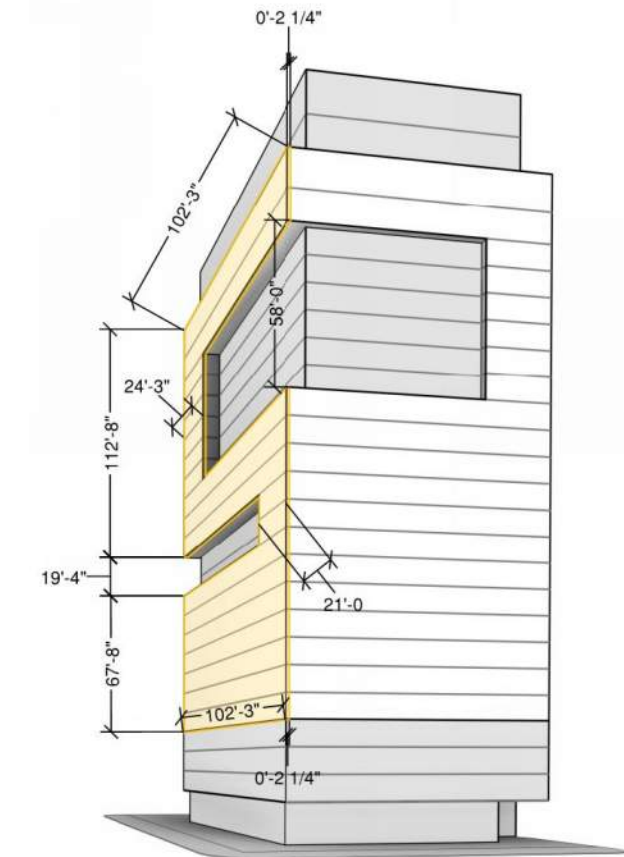
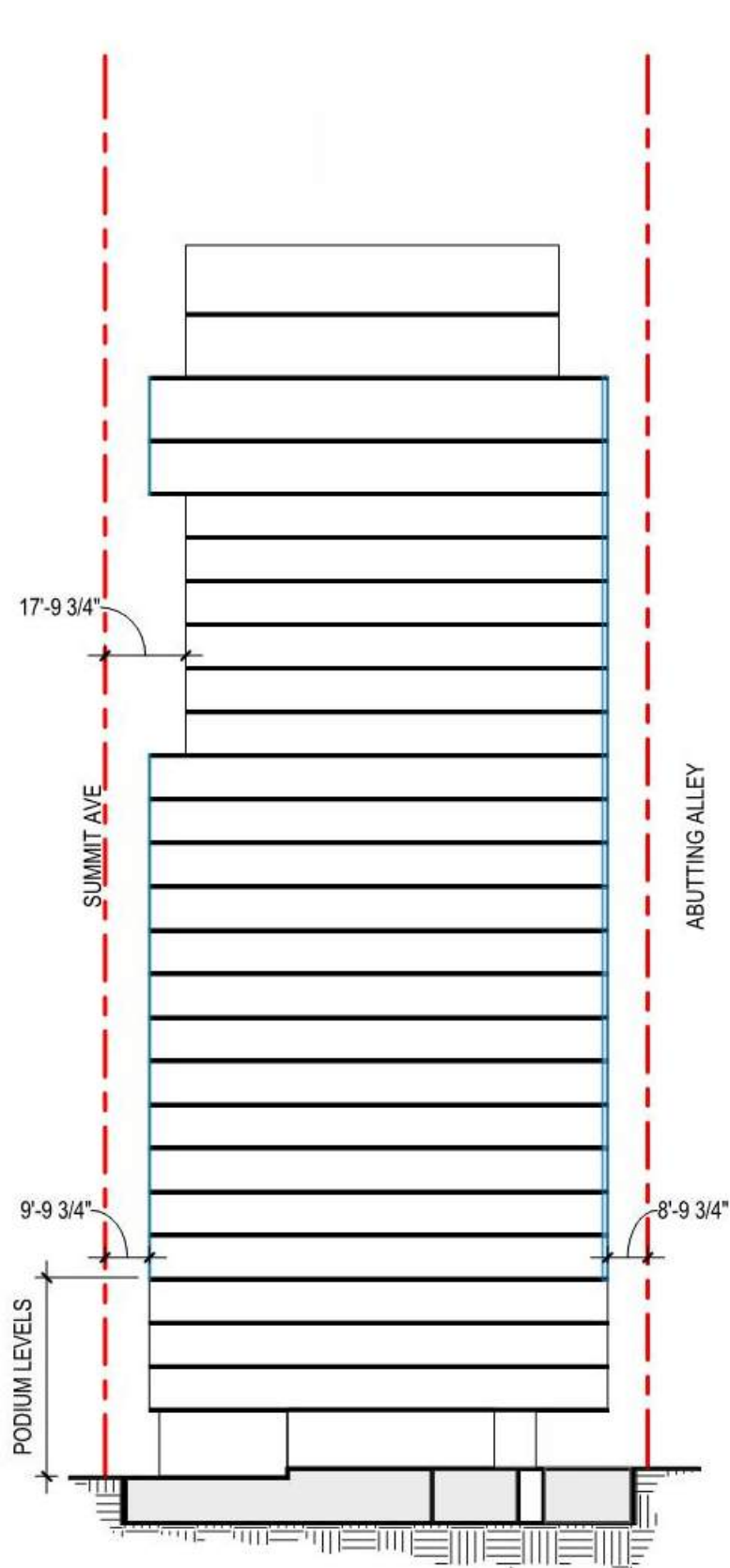
2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

Rationale – Why this solution better meets the intent of the code?

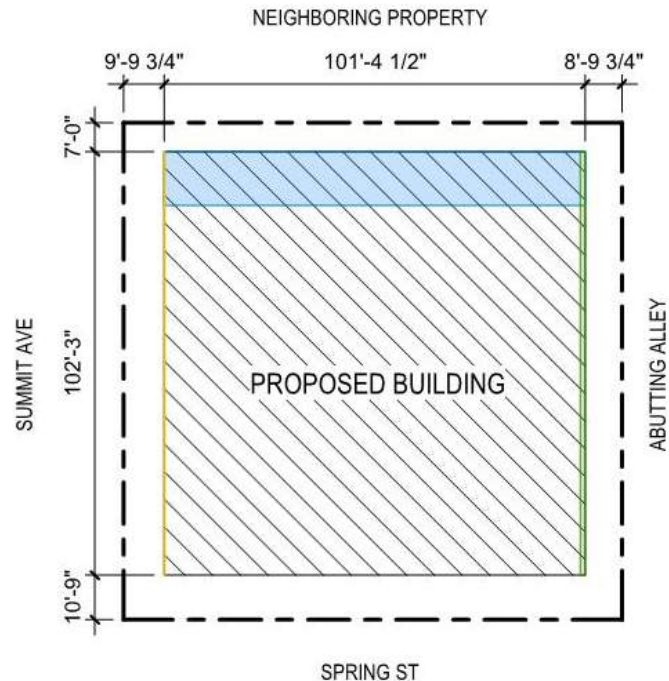
The proposed building consists of a simple mass with a floorplate that varies in different zones that relates to the other neighborhood towers. In order to meet the intent of the design guidelines CS2 (Urban Pattern and Form), CS3 (Architectural Context and Character) and DC2 (Architectural Concept), we request a departure to allow the building to reduce its height, to help provide a significant presence in the neighborhood and an efficient building plan by maximizing the gross floor area.

requested departures

HR Setbacks and Separations - nested boxes (option c) – Preferred



Summit AVE encroachment
The building encroaches at Summit AVE 2,685 CF



REQUESTED DEPARTURE #2

HR Setbacks and separations (Table C for SMC 23.45.518)

The code requires the following setbacks for structures greater than 85 feet in height.

- a) Lot line abutting a street
 - 45 feet or less in height: 7 FT Average; 5 FT minimum
 - Greater than 45 feet in height: 10 FT minimum
- b) Lot line abutting an alley
 - 45 feet or less in height: No setback required
 - Greater than 45 feet in height: 10 FT minimum
- c) Lot line that abuts neither a street nor alley
 - 45 feet or less in height: 7 FT Average; 5 FT minimum
 - Greater than 45 feet in height: 20 FT minimum

Proposed

The adjacent illustrative diagrams show the requested departure at the tower. The building proposal includes setbacks that are greater or less than the required setbacks per code.

- Spring ST: At the tower, the setback is 10'-9" FT when it's only required 10 FT per code.
- Summit AVE: At podium levels, the proposed setback is 9'-9 3/4" when only 7 FT is required. However at the tower, because of the architectural concept, the setbacks varies.
 - Above 45 FT, based on the design, multiple portions of the building

approx. encroach 2 1/4" into the required setbacks as shown in the 3D Diagram in light yellow.

- Abutting Alley: At podium levels the proposed massing is showing setbacks where no setbacks are required per code, as a buffer for greater privacy and open space between the alley and the neighboring towers.
 - Above 45 FT, a portion of the building 102'-3" in length encroaches 1'-2 1/4" into the required setback.
- Neighboring Property: At podium levels, the proposed setback is the average 7 FT which has been used from the ground level to the top of the tower, instead of the 20 FT above 45 FT as specified in the code.
 - Above 45 FT, based on the design, a portions of the building, encroach 13 FT into the required setback.

Applicable Guidelines

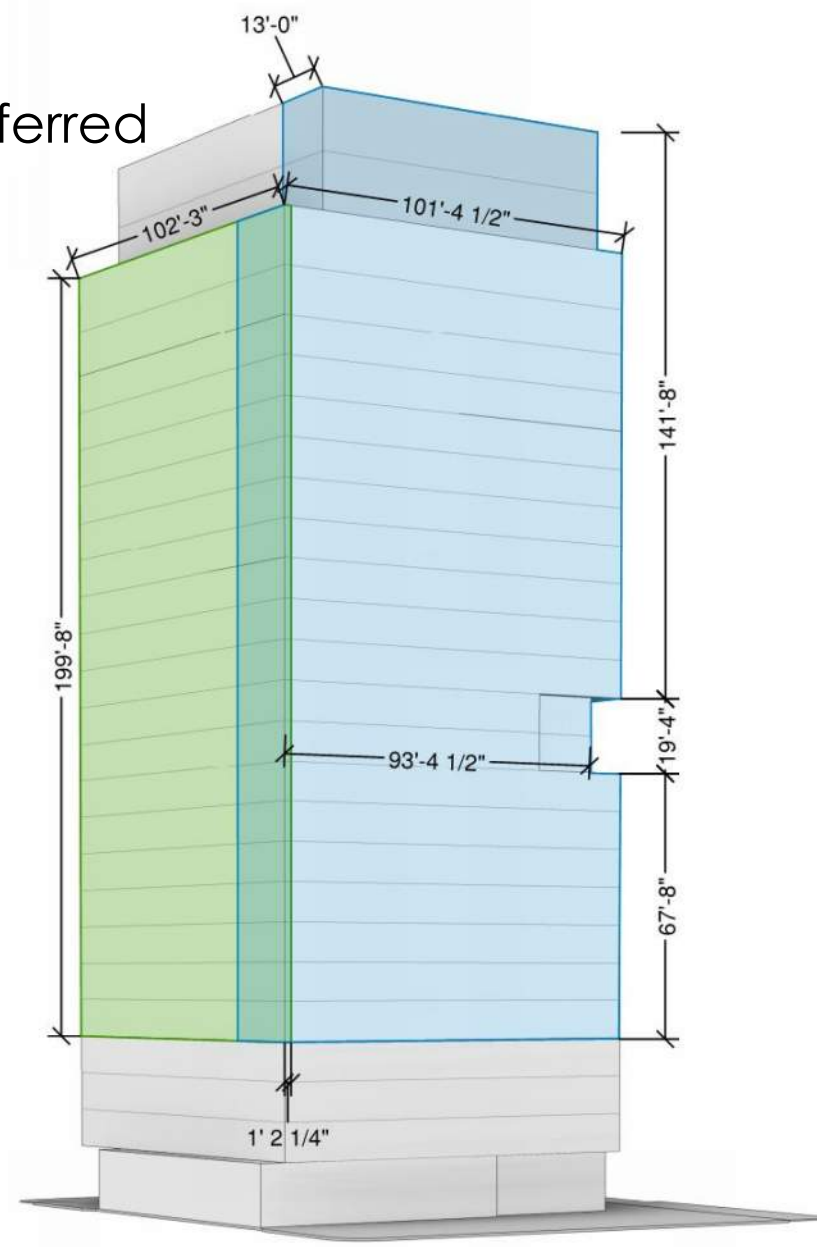
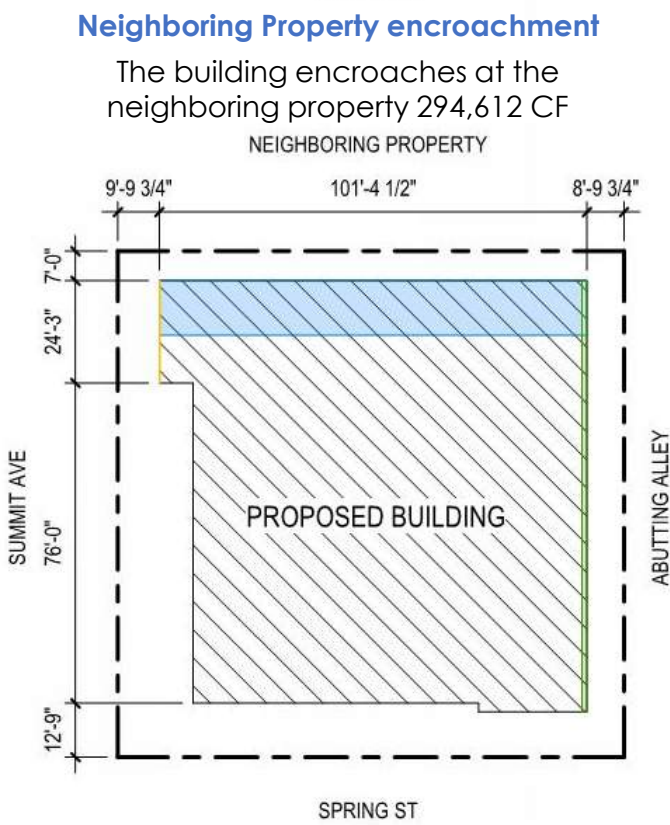
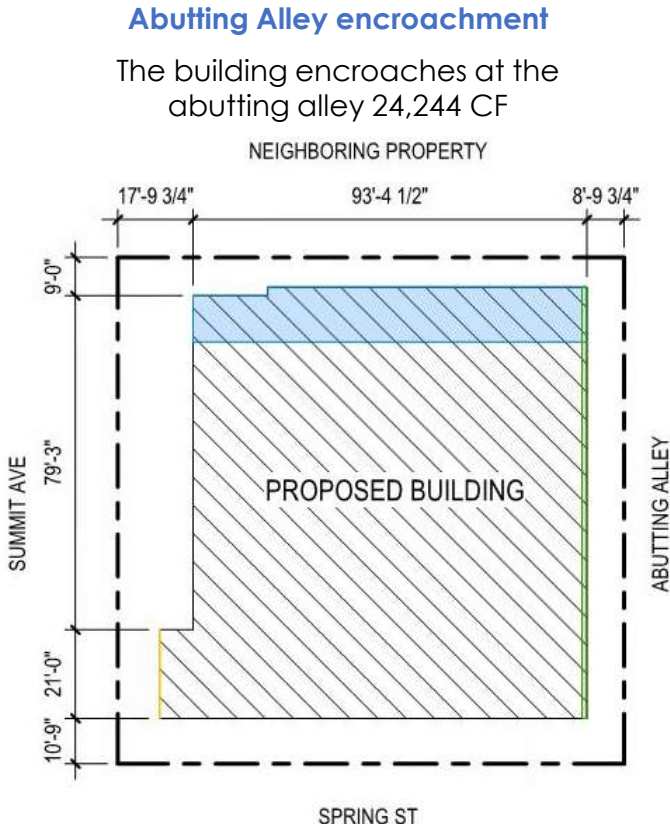
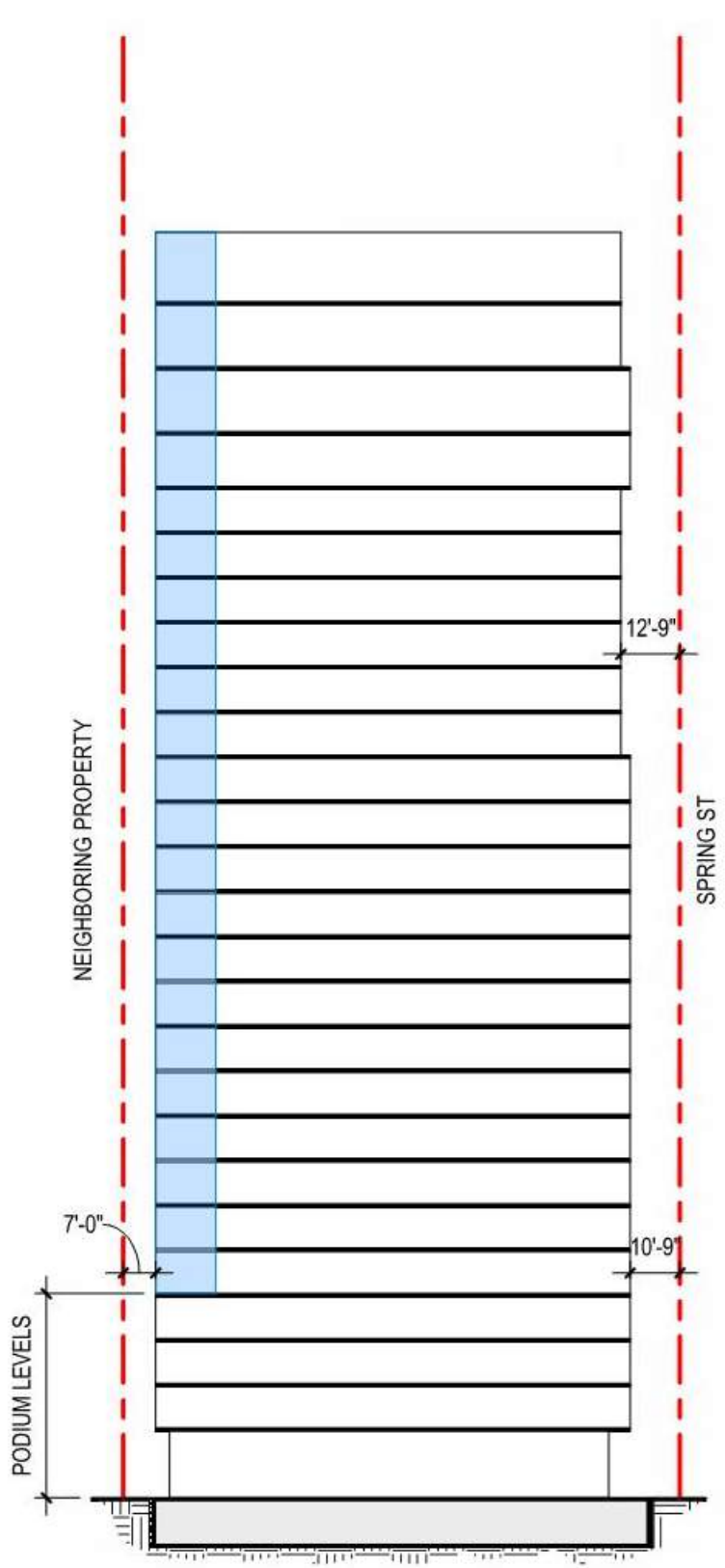
CS2 – Urban Pattern and Form

C. Relationship to the Block

1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.

requested departures

HR Setbacks and Separations - nested boxes (option c) – Preferred



D. Height, Bulk, and Scale

4. Massing Choices: Strive for a successful transition between zones here a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.

5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

DC2. Architectural Concept

C. Secondary Architectural Features

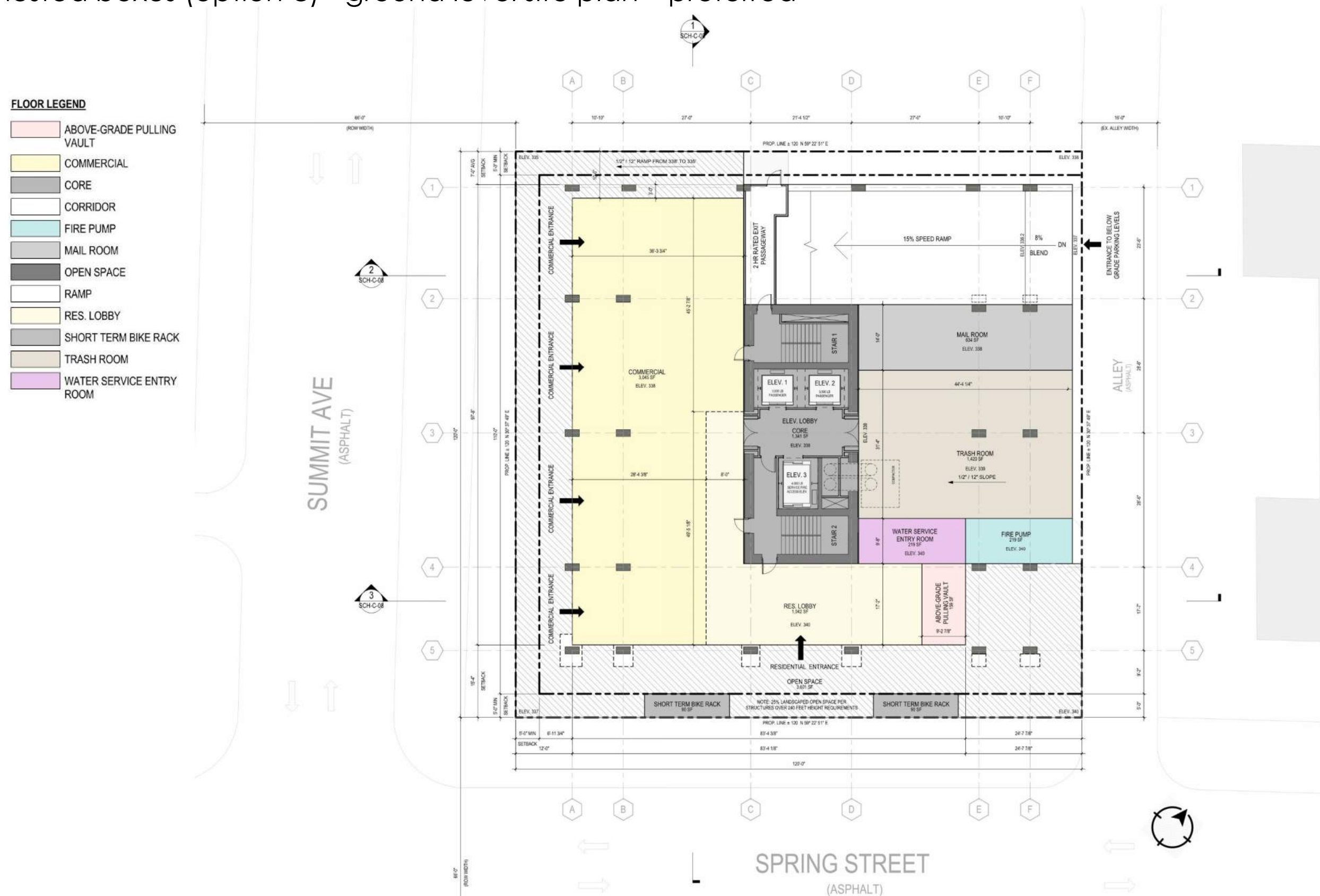
- 1. Visual Depth and Interest:** Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design.
- 2. Fit With Neighboring Buildings:** Use design elements to achieve a successful fit between a building and its neighbors.

Rationale – Why this solution better meets the intent of the code?

By providing interesting architectural moves for each axis through carved elements, the proposed massing, in order to meet the intent of the Design Guidelines CS2 (Urban Pattern & Form) and DC2 (Architectural Concept), do not meet the specified setbacks per code in different zones. We request a departure to encroach in key areas to not only create a design that matches the scale of adjacent properties but also to provide visual connection with the skyline.

The proposed massing considers aspects from neighboring buildings, and it shows through material's change, proportion, scale and form.

nested boxes (option c) - ground level site plan – preferred

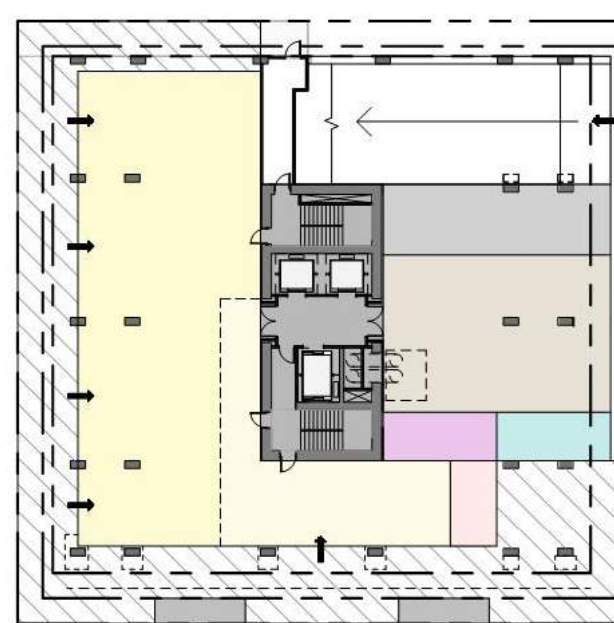


architectural concepts

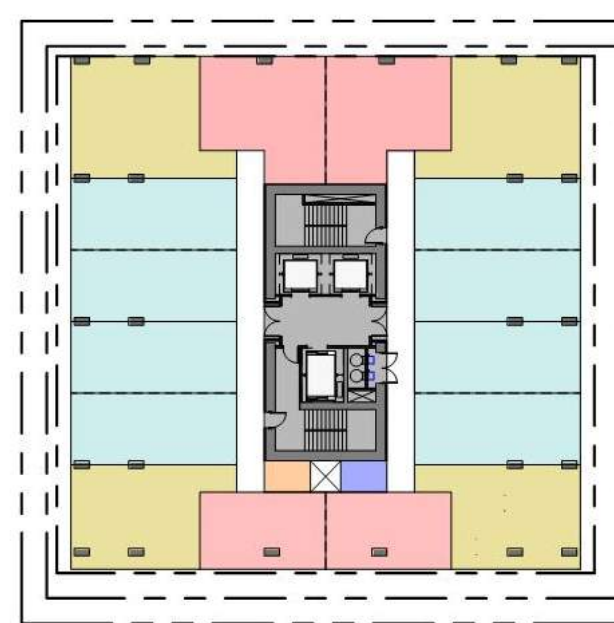
nested boxes (option c) - floor plans – preferred



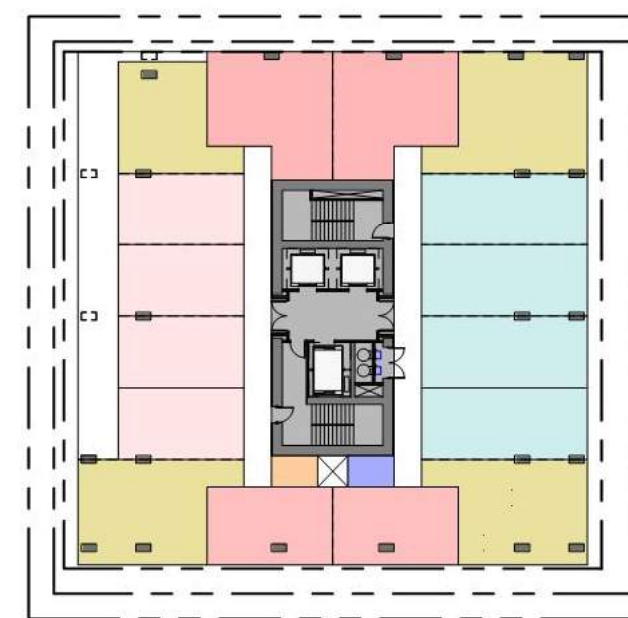
1 LEVEL B1
SCALE: 1/32" = 1'-0"



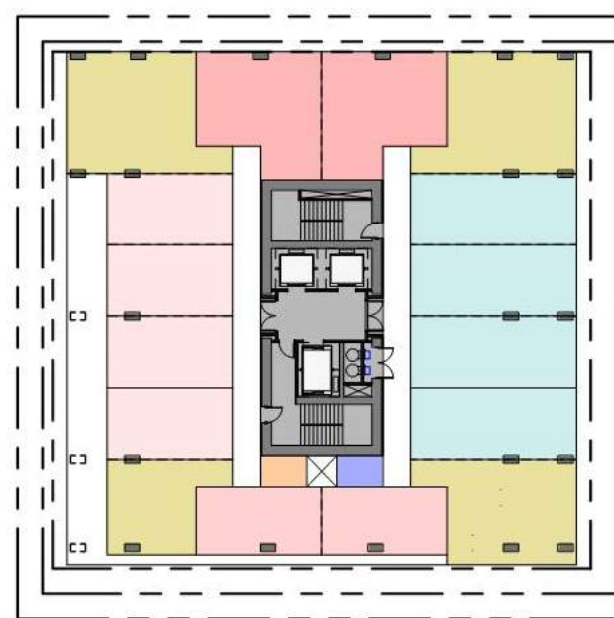
2 LEVEL 01
SCALE: 1/32" = 1'-0"



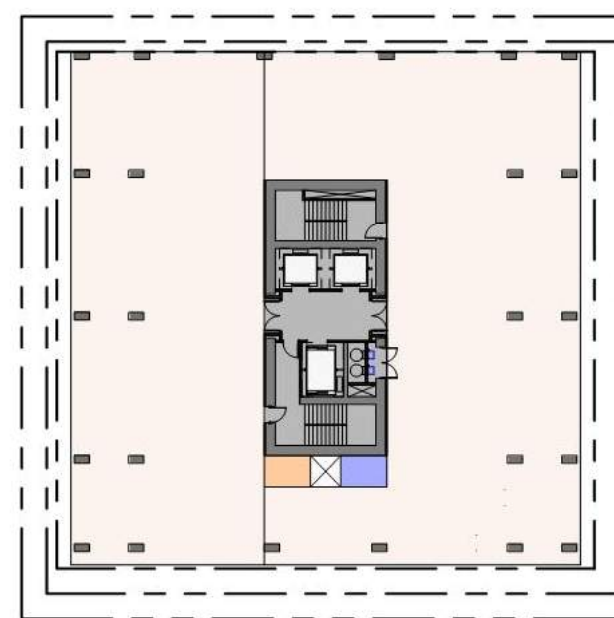
3 LEVEL 02 - 11, 14 - 16 & 23
SCALE: 1/32" = 1'-0"



4 LEVEL 12 - 13
SCALE: 1/32" = 1'-0"



6 LEVEL 17 - 22
SCALE: 1/32" = 1'-0"

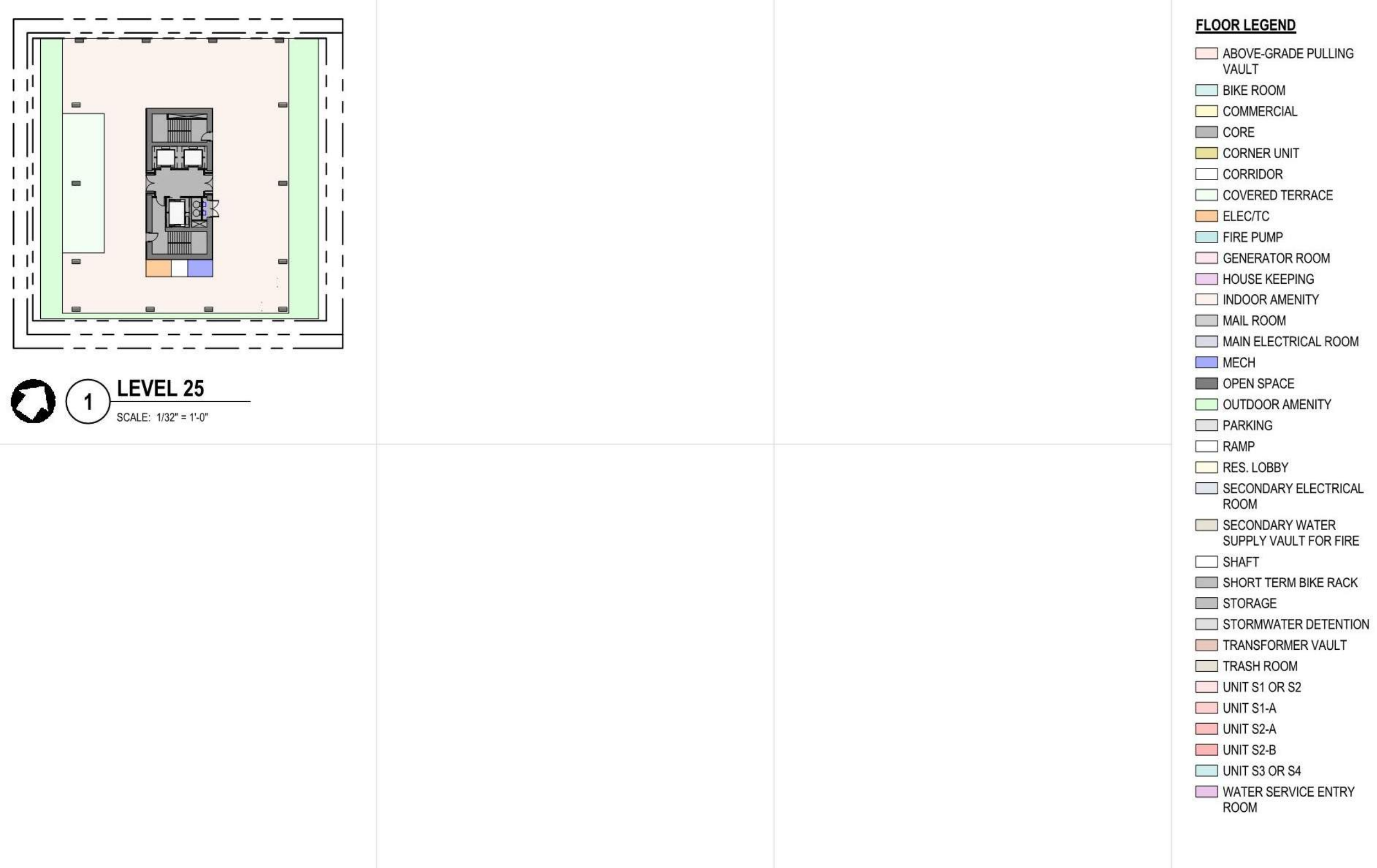


5 LEVEL 24
SCALE: 1/32" = 1'-0"

- FLOOR LEGEND**
- ABOVE-GRADE PULLING VAULT
 - BIKE ROOM
 - COMMERCIAL
 - CORE
 - CORNER UNIT
 - CORRIDOR
 - COVERED TERRACE
 - ELEC/TC
 - FIRE PUMP
 - GENERATOR ROOM
 - HOUSE KEEPING
 - INDOOR AMENITY
 - MAIL ROOM
 - MAIN ELECTRICAL ROOM
 - MECH
 - OPEN SPACE
 - OUTDOOR AMENITY
 - PARKING
 - RAMP
 - RES. LOBBY
 - SECONDARY ELECTRICAL ROOM
 - SECONDARY WATER SUPPLY VAULT FOR FIRE
 - SHAFT
 - SHORT TERM BIKE RACK
 - STORAGE
 - STORMWATER DETENTION
 - TRANSFORMER VAULT
 - TRASH ROOM
 - UNIT S1 OR S2
 - UNIT S1-A
 - UNIT S2-A
 - UNIT S2-B
 - UNIT S3 OR S4
 - WATER SERVICE ENTRY ROOM

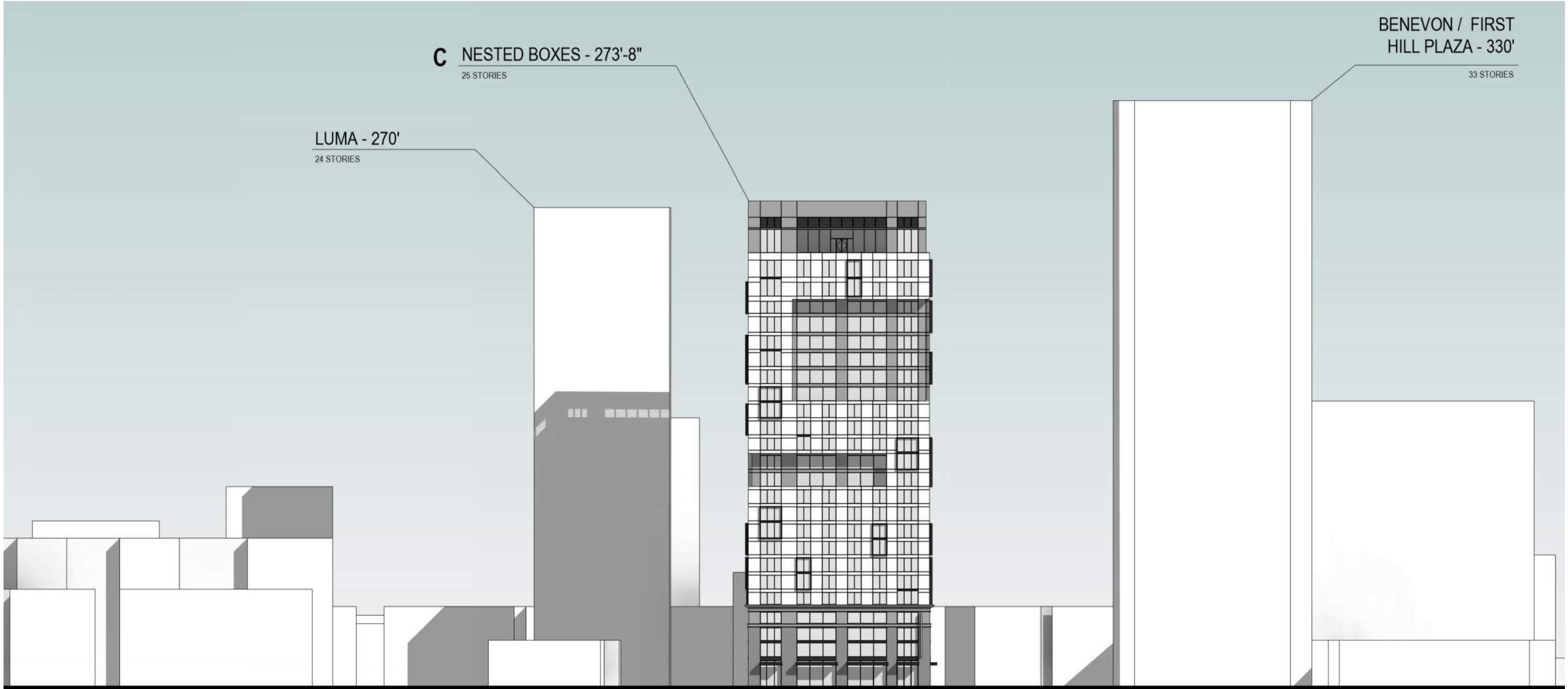
architectural concepts

nested boxes (option c) - floor plans – preferred



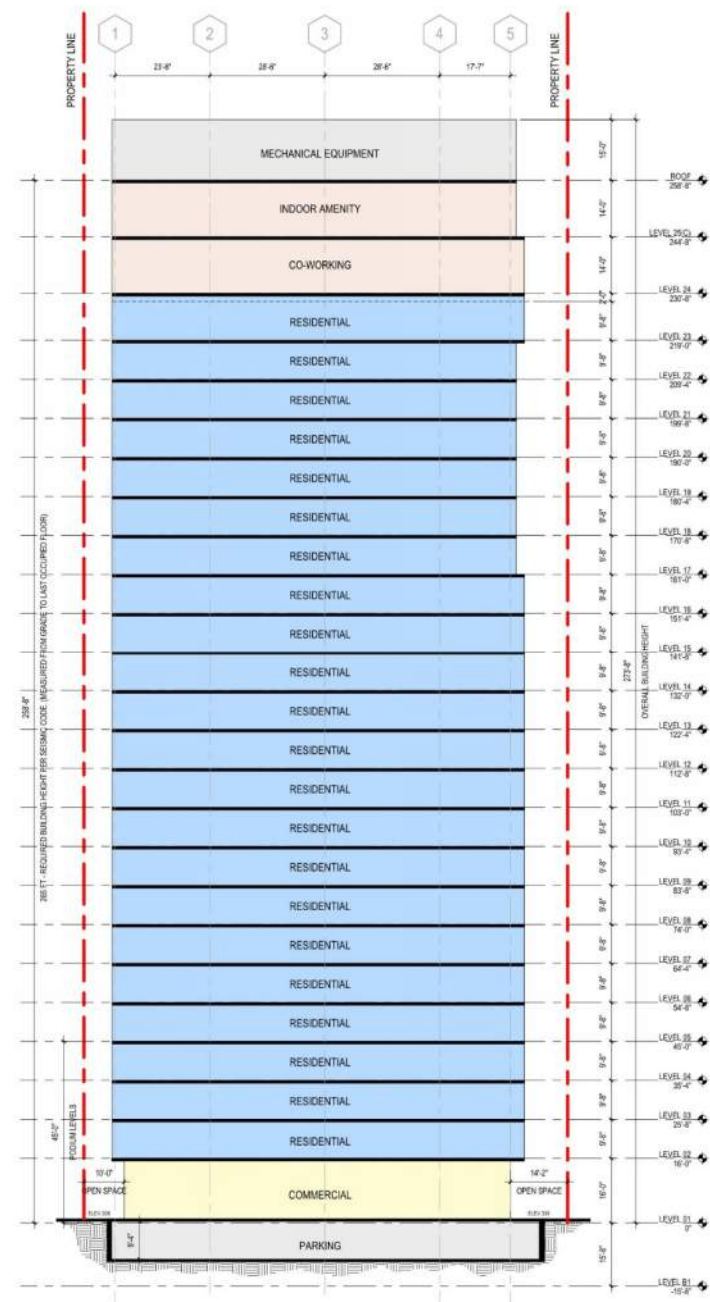
architectural concepts

nested boxes (option c) – height comparisons

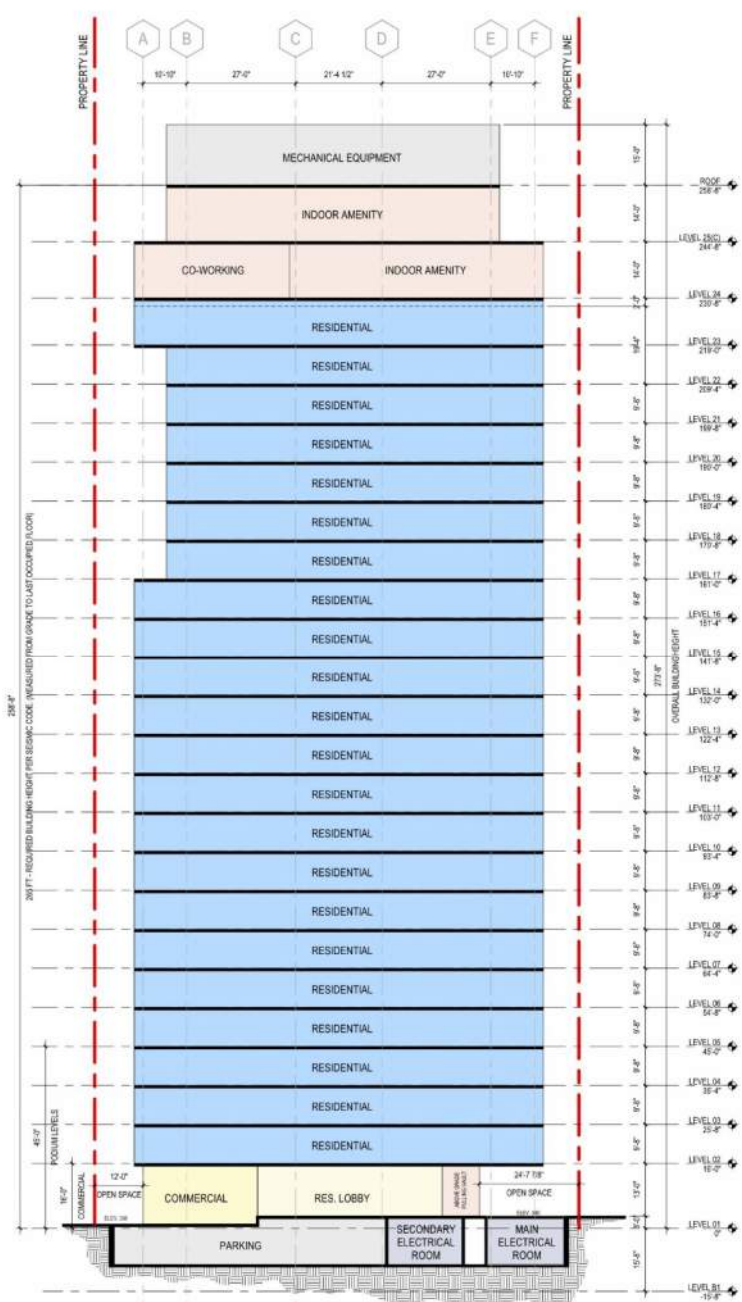


architectural concepts

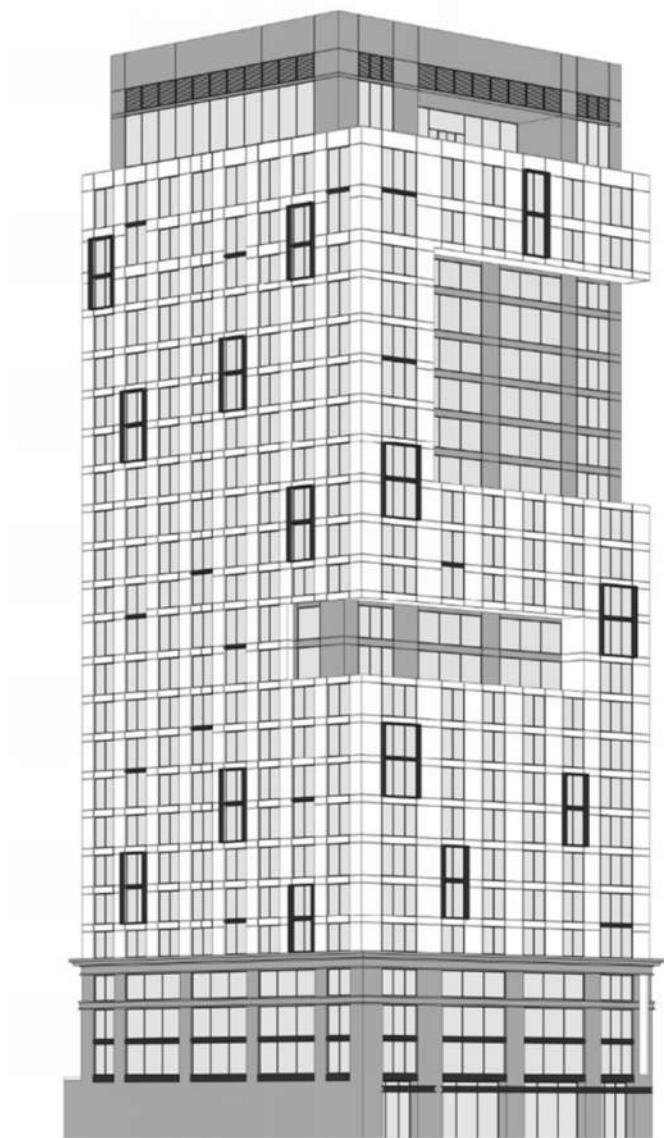
nested boxes (option c) - sections and elevations - preferred



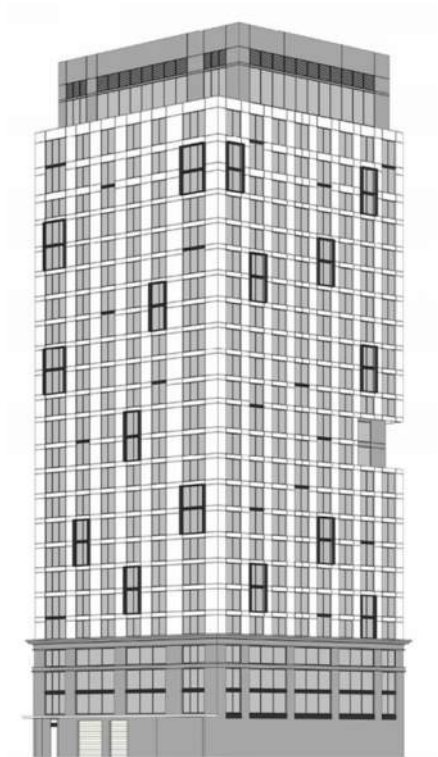
LONGITUDINAL BUILDING SECTION



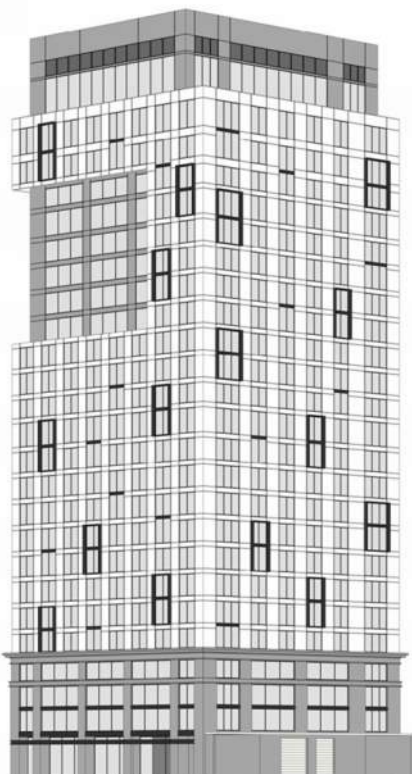
TRANSVERSE BUILDING SECTION



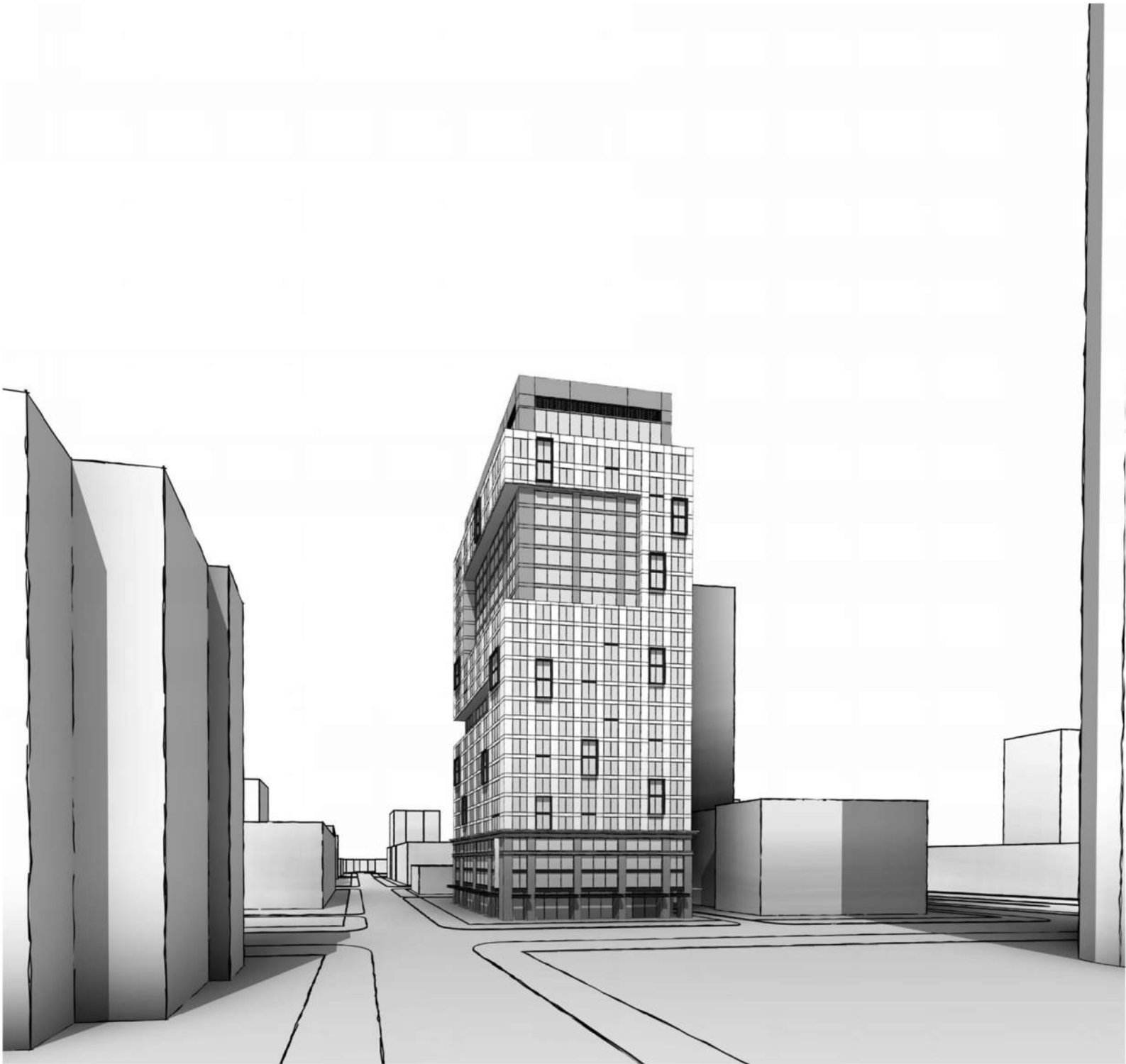
ELEVATION WEST CORNER



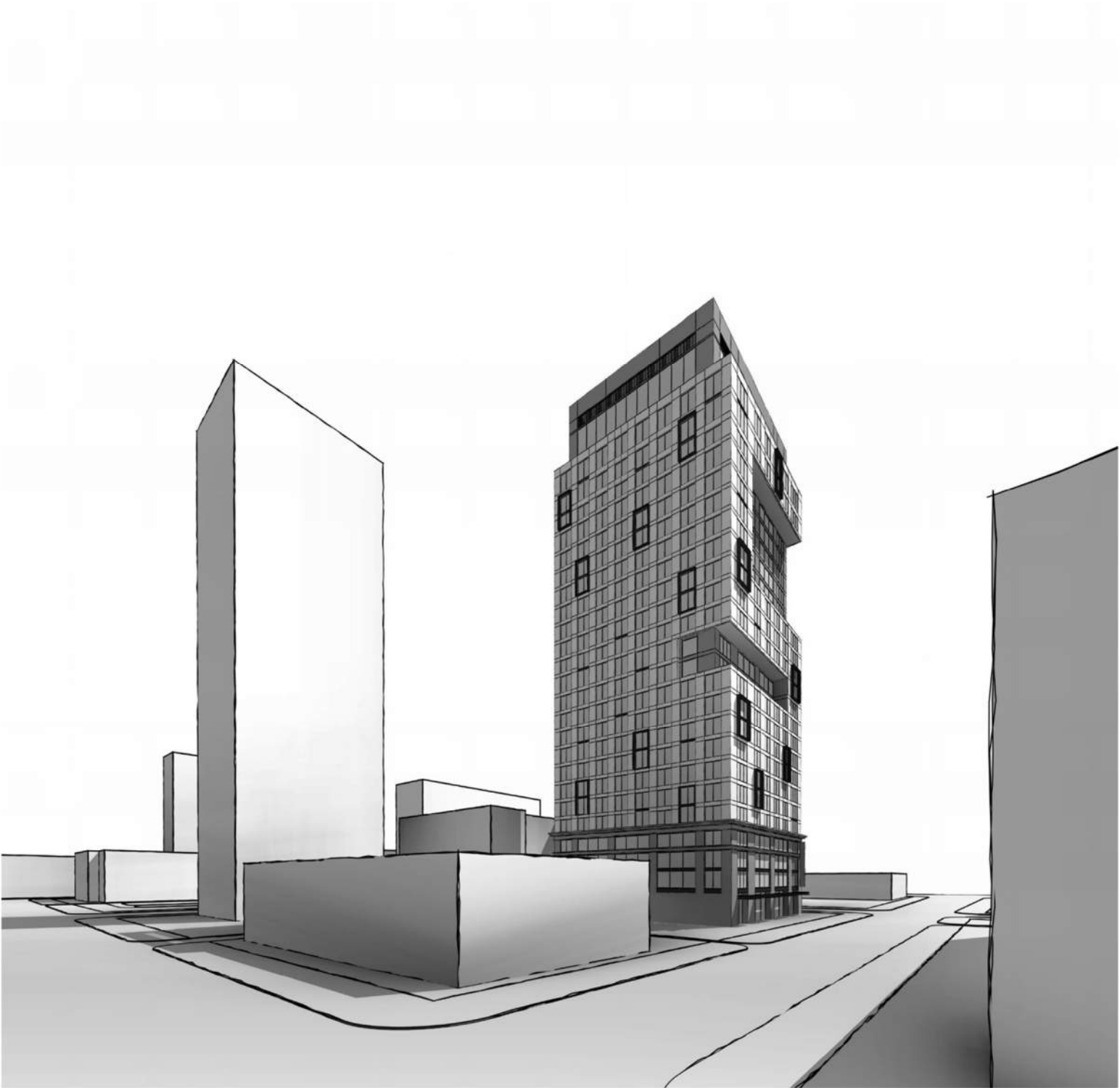
ELEVATION NORTH CORNER



ELEVATION EAST CORNER



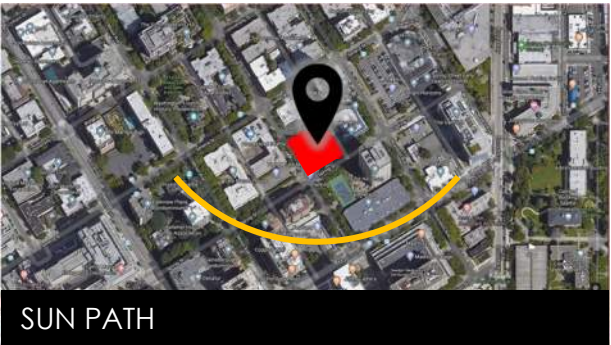
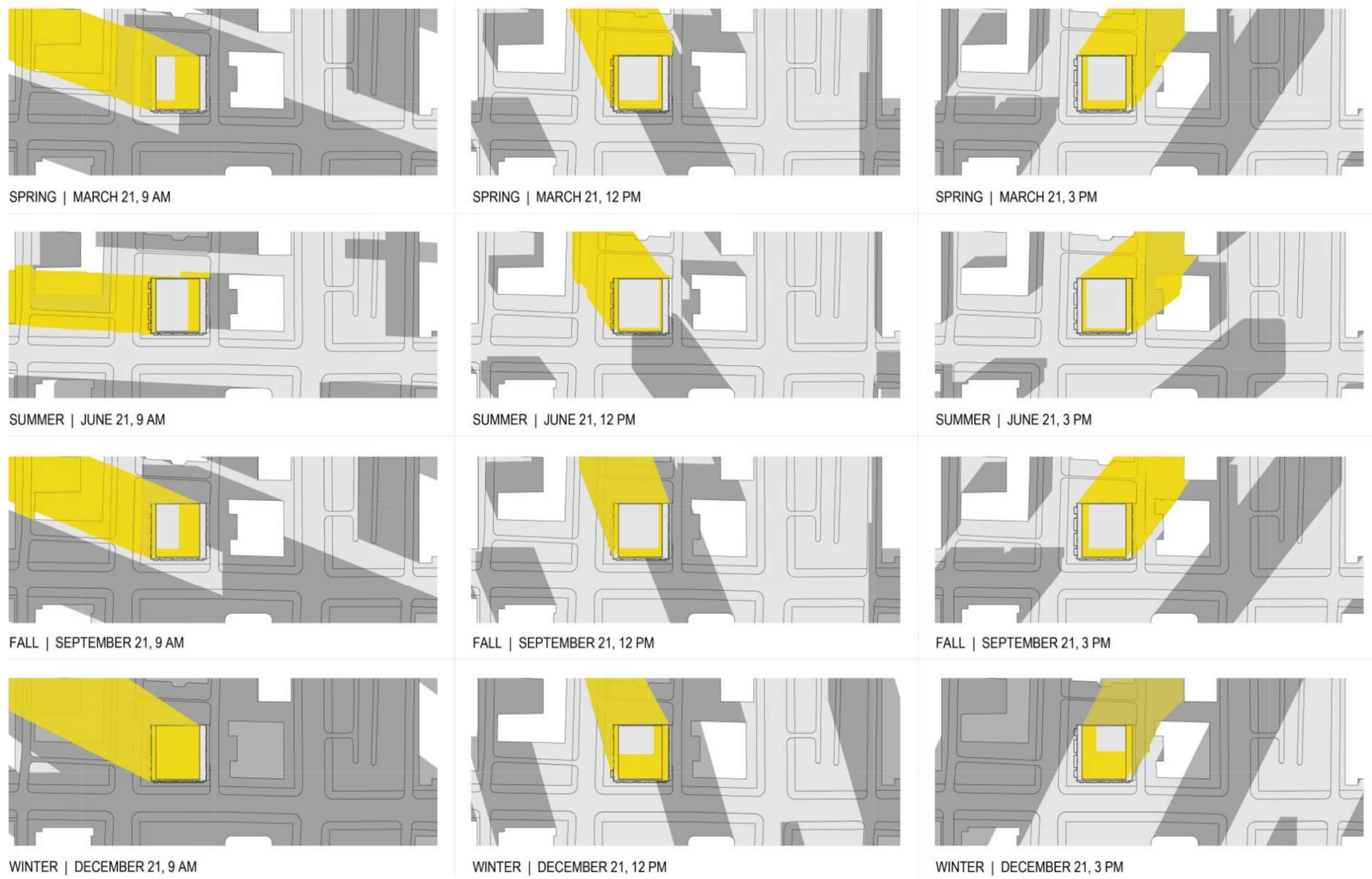
NORTHWEST ALONG SUMMIT AVE. TOWARDS SPRING STREET



SOUTHEAST ALONG SUMMIT AVE. TOWARDS SPRING STREET

architectural concepts

nested boxes (option c) - sun studies - preferred



architectural concepts

nested boxes (option c) – renderings - preferred

83

Amenity level and terraces

Large accent curve facing
main intersection and Mt.
Rainier in the distance – adds
interest to the tower body

Smaller accent curve facing
the Olympic Mountains in the
distance – adds interest to the
tower body

Summit Ave.

Residential blade sign

Retail canopies with signage

1300 Spring St

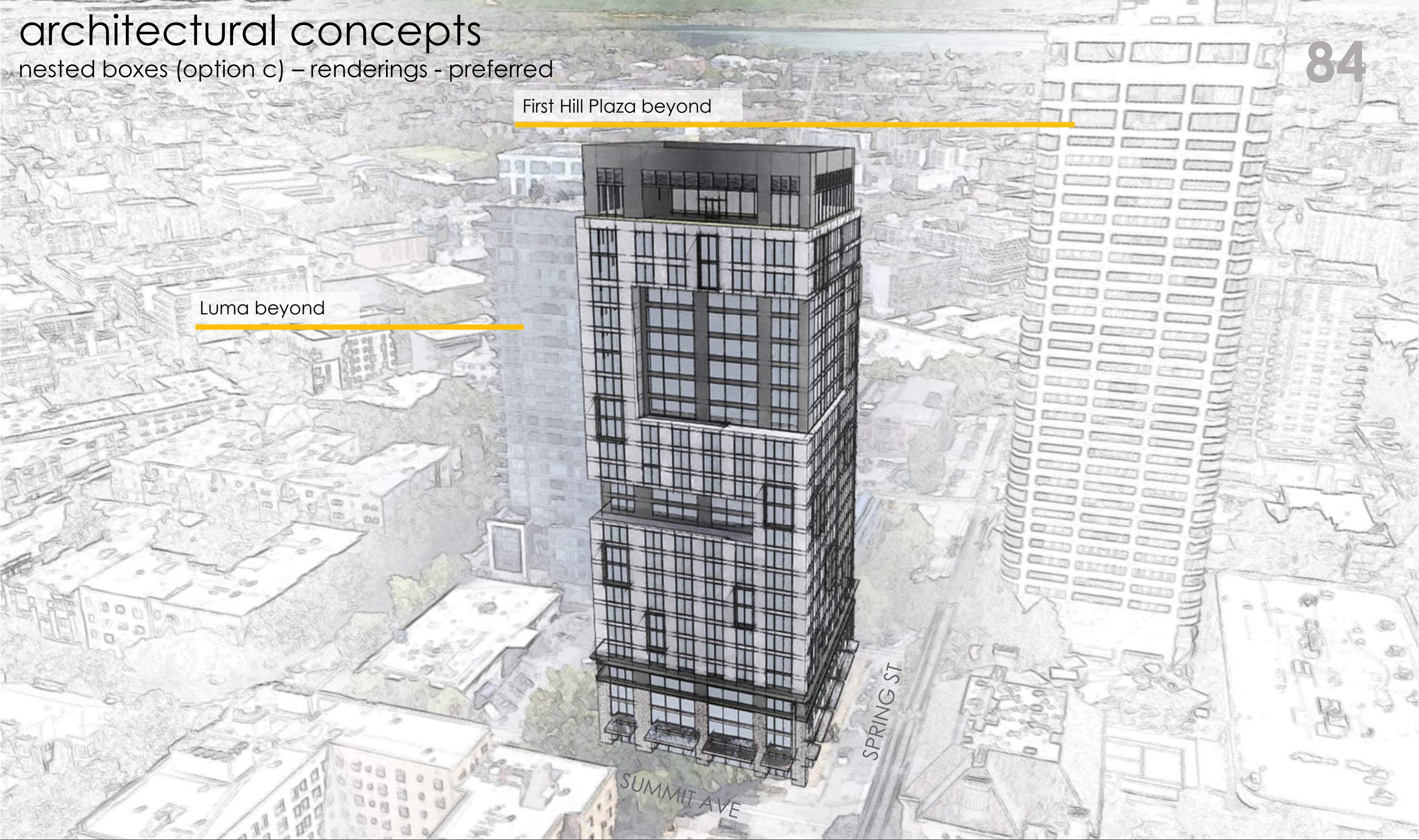
Spring St.

architectural concepts

nested boxes (option c) – renderings - preferred

First Hill Plaza beyond

Luma beyond



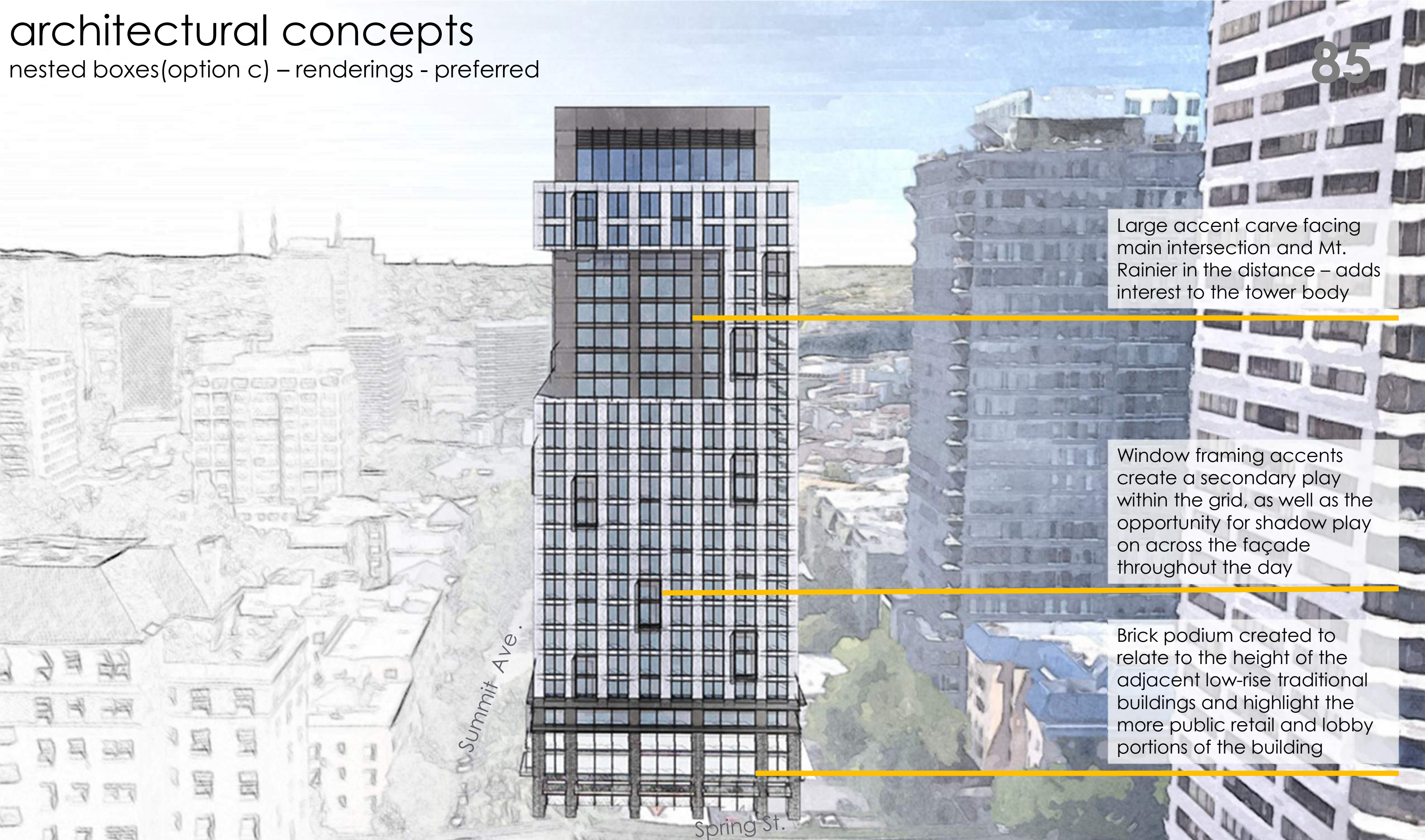
SPRING ST

SUMMIT AVE

architectural concepts

nested boxes(option c) – renderings - preferred

85



Large accent curve facing main intersection and Mt. Rainier in the distance – adds interest to the tower body

Window framing accents create a secondary play within the grid, as well as the opportunity for shadow play on across the façade throughout the day

Brick podium created to relate to the height of the adjacent low-rise traditional buildings and highlight the more public retail and lobby portions of the building

LVL

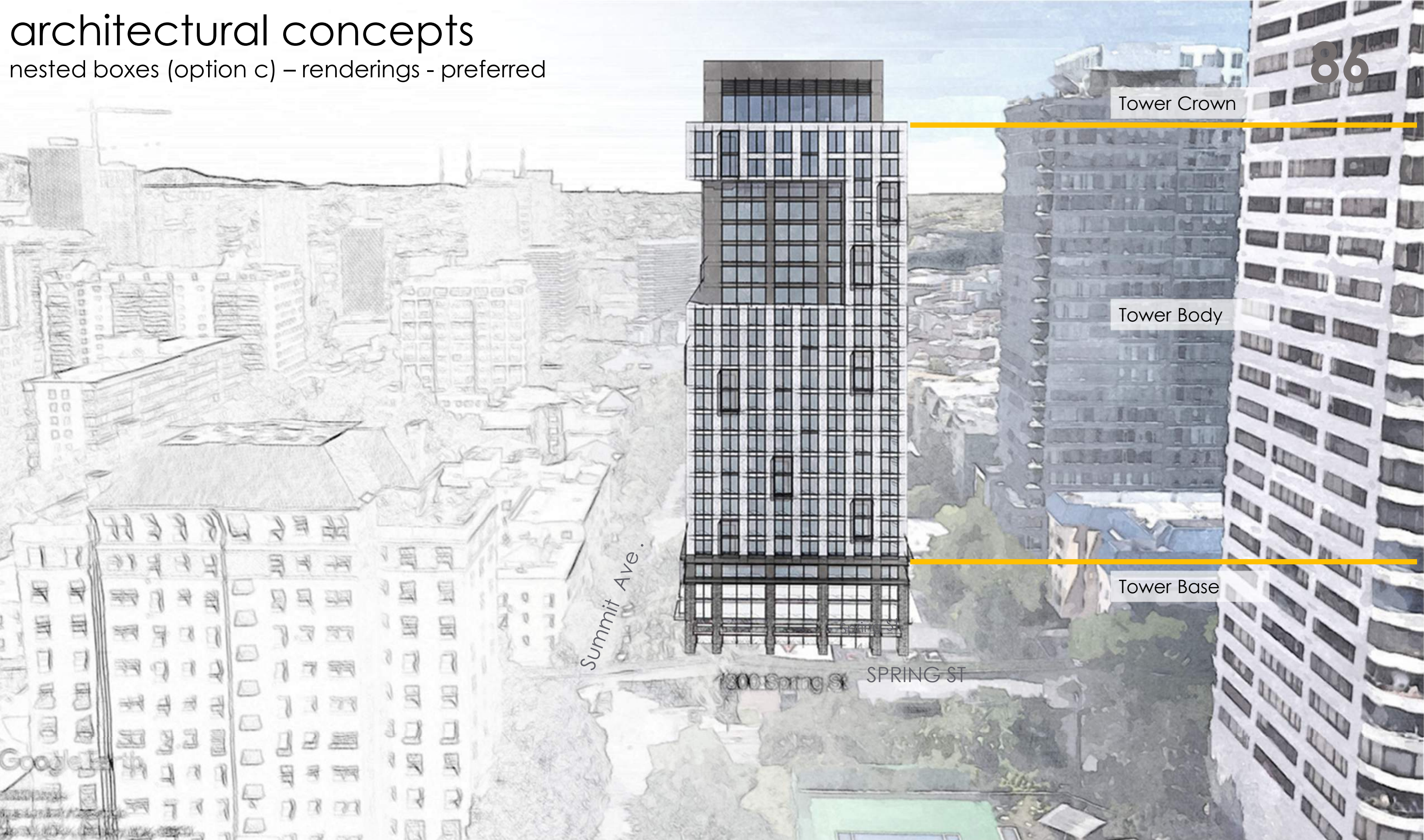
1300 SPRING ST. SEATTLE, WA 98104

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architectural concepts

nested boxes (option c) – renderings - preferred

86



architectural concepts

nested boxes (option c) – renderings - preferred

87

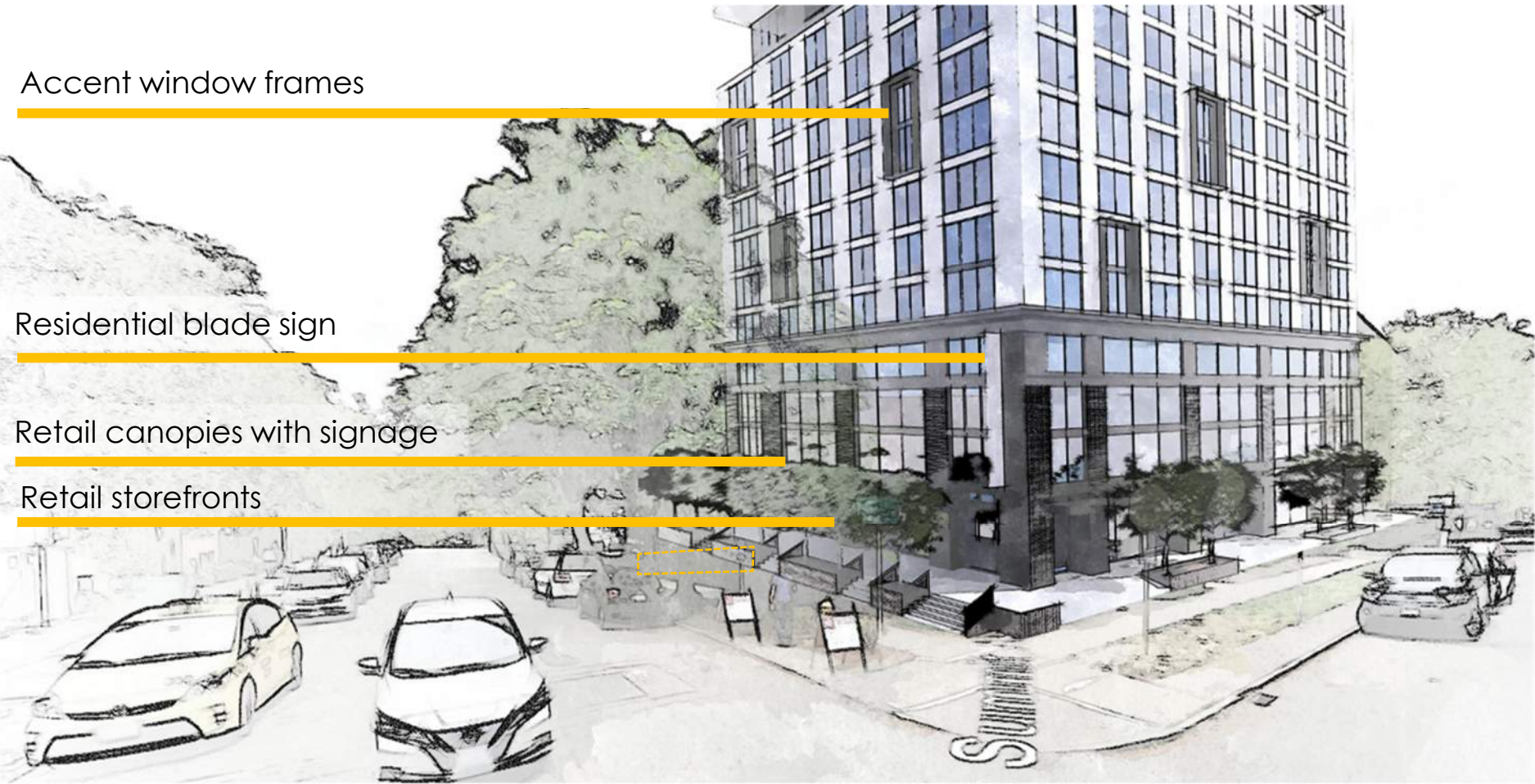
First Hill Plaza

Luma

Alley elevation receives similar treatment to the other facades

architectural concepts

nested boxes pedestrian experience and distinctive elements – preferred



PROPOSED STREET LEVEL ELEVATION



PROPOSED STREET LEVEL ELEVATION



DISTINCTIVE DESIGN ELEMENTS



DISTINCTIVE DESIGN ELEMENTS



DISTINCTIVE DESIGN ELEMENTS



SEATTLE

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