



5TH AND VIRGINIA





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Proposed MUP #3018037



# SECTION 01. BACKGROUND & CONTEXT

5th and Virginia is a 500' mixed-use high-rise comprised of approximately 425,000 SF of residential use (431 apartments), 108,000 SF of luxury hotel use (155 hotel rooms), 20,000 SF of retail, and 7 levels of below grade parking for 253 cars and 131 bicycles. The proposed development at the corner of 5th and Virginia is conceived as a contemporary, fresh, and vital addition to Downtown and will play a positive role in the ongoing evolution of the Belltown neighborhood as a lively and diverse urban community.

The boutique hotel, restaurant, retail space, destination rooftop bar, apartments, and associated amenities will add vibrancy, activity, and street life to the neighborhood. These uses and the proposed design will enhance the community in a manner consistent with the City of Seattle's adopted Comprehensive Plan, the Downtown Neighborhood Plan, and the associated DOC-2 Zoning and Downtown and Belltown design guidelines which encourage a vibrant urban center comprised of mixed use high rise with activated street edges.

Significant consideration has been given to the design at all scales particularly to the relationship to context through massing, materials, details, and façade articulation which have been developed in thoughtful response to priority design guidelines set by the Design Review Board.

The architectural character of the design is a fusion of Downtown and Belltown influences with engaging design elements and inviting 'destination' spaces expressed in the architecture. The tower is compact and articulates a meaningful response to context through its massing and cladding within a unified design concept in which each element is tailored appropriately and precisely.

It is notable that the total area and bulk of the proposed design is more than 20% smaller than the maximum development area and bulk allowed by zoning on this site. This unique aspect of the design (the significant 'downsizing' of the building) attests to the care and attention of the development and design team's response to context, design guidelines, and the guidance of the Design Review Board.



SITE DESCRIPTION

The site is composed of three lots on the northern half of the block, bounded by 5th Avenue, Virginia Street, the alley, and neighbors to the south. The site has 108’ x 150’ of buildable area, with the exception of dimensional setbacks for alley widening, sidewalk widening, upper level development limits, and floor plate limits.

REGIONAL TOPOGRAPHY

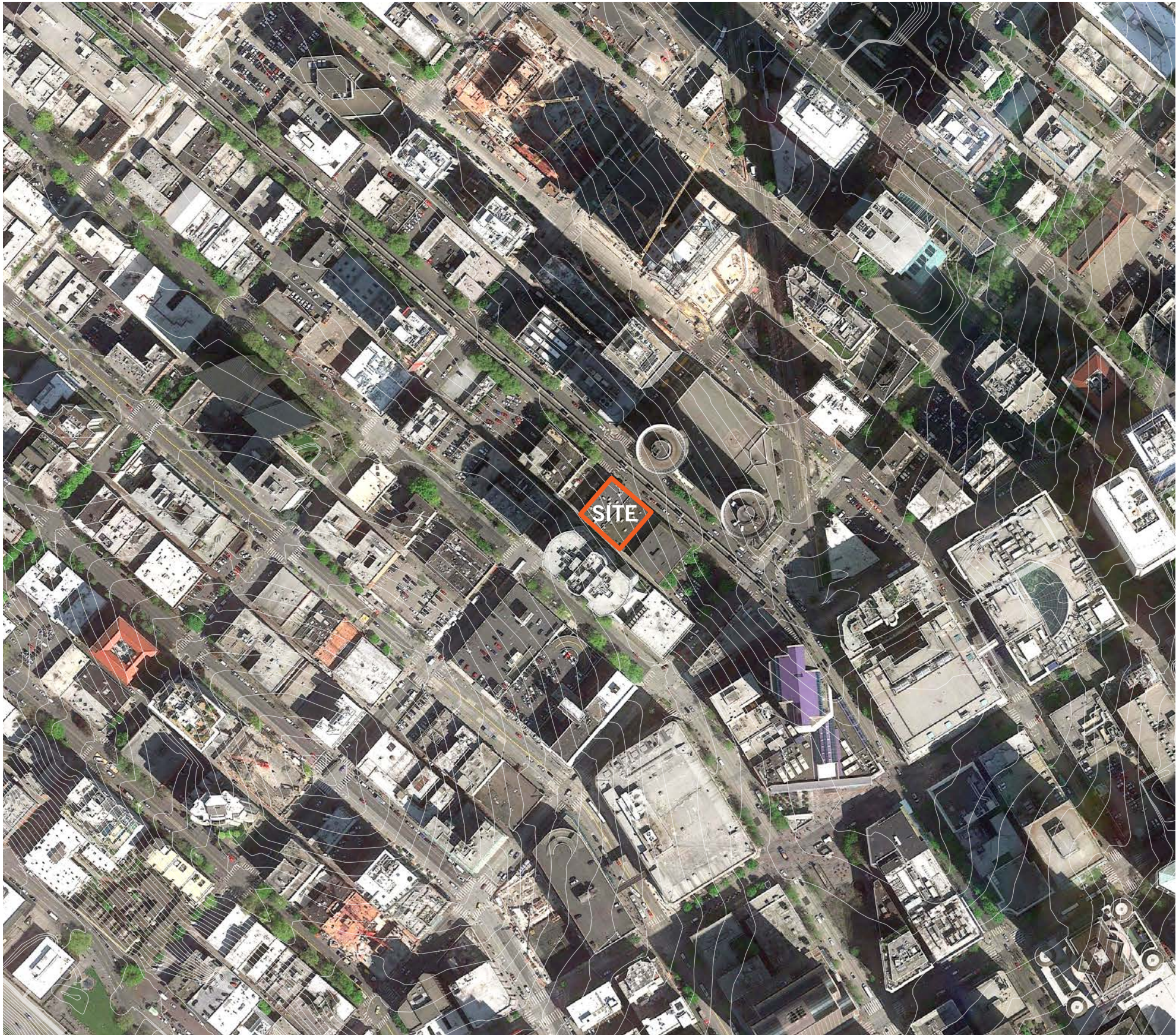
The Belltown neighborhood stretches northwest of the central business district to the base of Queen Anne. As with many other neighborhoods in Seattle, its generally flat terrain was originally a steep hill, but it was taken down as part of a massive regrade from 1902 to 1911. Now, with the exception of steep grades adjacent to the harbor edge, Belltown has one of the flattest terrains of any Seattle neighborhood.

LOCAL TOPOGRAPHY

The site is located several blocks northeast of the topographic “peak” in the Belltown neighborhood. The grade changes approximately 10’ across the site.

DOWNTOWN OVERLAYS

The site is located within the DOC2 300/300-500 zone and is part of the Belltown Urban Center Village. 5th Avenue is a Class I, Minor Arterial Street, with street level uses required, property line facades required, and a 15’ sidewalk width requirement. Virginia Street is a Class II, Minor Arterial Street, with no street level uses required, no property facades required, and a 12’ sidewalk width requirement.







## PROJECT SITE

The site is immediately adjacent to major bus stops, the Westlake transit station, and the South Lake Union Streetcar. The Monorail runs north-south along 5th Avenue, just east of the project site. Virginia Street is a SDOT defined walking route that links the Belltown area to the waterfront.

The site is within close proximity to many of Seattle's landmarks. It is an eight minute walk to Pike Place Market and the harbor edge, and is a twenty minute walk to the Olympic Sculpture Park or the Space Needle.

The site is within close proximity to many public parks and open spaces. It is within a ten minute walk to Pier 62, Bell Street Park, Freeway Park, Denny Park, and Westlake Park. It is within a twenty minute walk to Belltown Cottage Park, the Olympic Sculpture Park, the Waterfront Park, and Myrtle Edwards Park.

## PEDESTRIAN EXPERIENCE

The proposed development will improve the healthy pedestrian experience along 5th Avenue and Virginia Street by providing a building that engages pedestrians through transparent street frontage and by providing pedestrian orientated programming along both arterials.

The project will improve pedestrian safety by providing overhead weather protection, which currently does not exist, and by providing improved lighting. A 24/7 lobby with staff, a restaurant, and retail space will improve pedestrian safety by activating the street day and night.

## NEIGHBORING BUILDINGS

The Avis Building is immediately adjacent to the south. The building is a six story parking garage. The building meets the street with multiple garage doors and a small administrative office for car rentals.

The Escala building, located directly across the alley, is a 352' tall, 30 story, 270 unit, condominium high rise with parking for 490 cars below grade. The building meets the street with a single parking garage ramp, several retail spaces, and an entry lobby for building residents. There are two loading bays accessed from the alley.

The Griffin Building is located to the north, on the opposite side of Virginia Street. It is a four story office building with ground floor retail. The building meets the street with commercial retail space currently used by a bank.

The Westin building garage, a seven story parking structure, is located diagonally across the 5th Avenue and Virginia Street intersection. The building meets the 5th Avenue street with two retail spaces and a parking garage ramp. The Virginia Street facade is opaque.

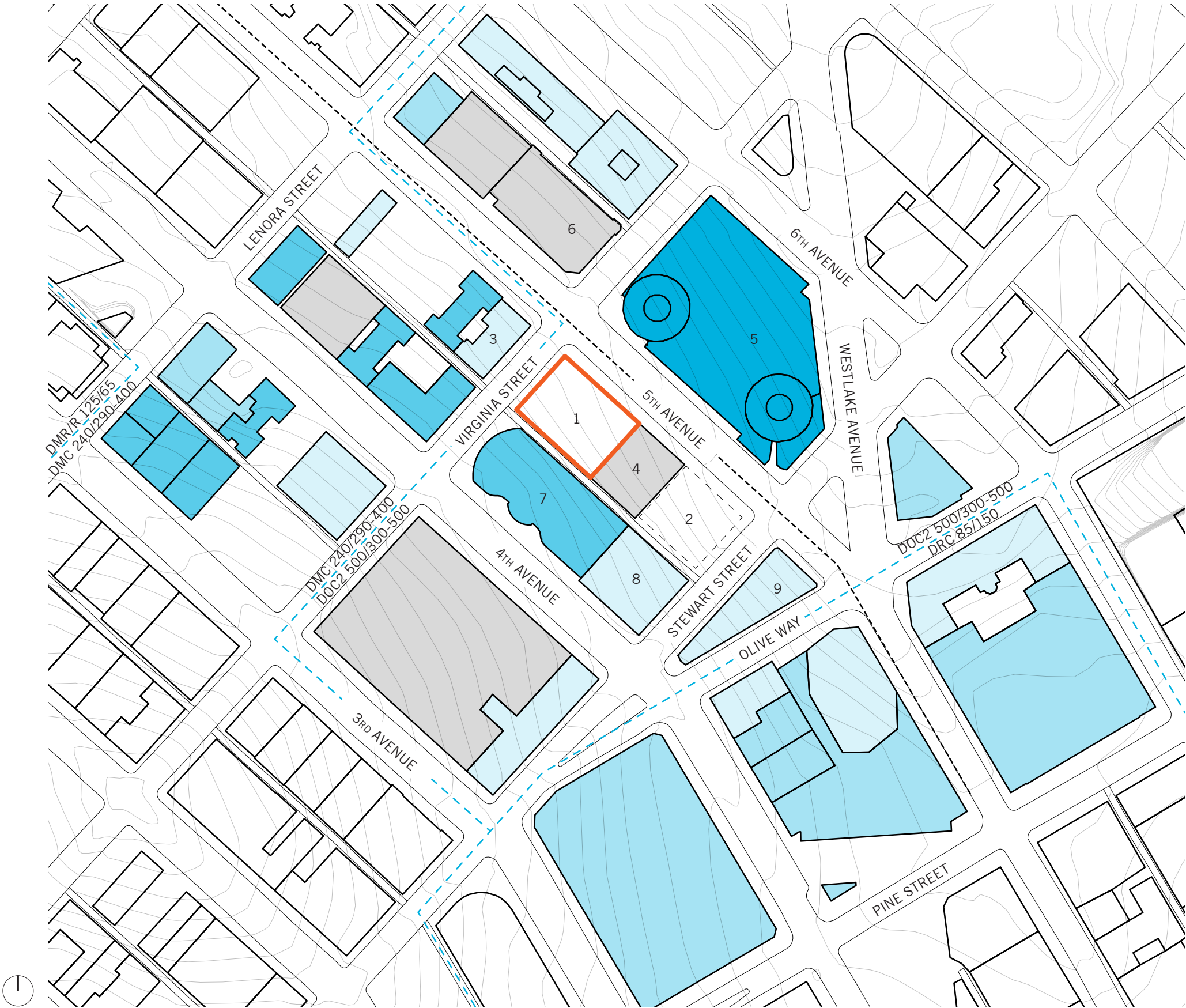
The Westin Hotel is located to the east, on the other side of 5th Avenue. The Westin Hotel has two towers that extend from a larger podium. The 400' tall, 41 story south tower was constructed in 1969 and the 450' tall, 47 story north tower was constructed in 1982. The building meets 5th Avenue with a combination of glazed and opaque walls with hotel event space behind. The Virginia Street side of the hotel is opaque.





- 1 Project Site
- 2 Future Tower Development
- 3 Griffin Building
- 4 Avis Building
- 5 Westin Hotel
- 6 Westin Parking Garage
- 7 Escala Condominiums
- 8 Centennial Building
- 9 Times Square Building

- Hotel
- Residential
- Retail
- Office
- Parking
- Project Site
- Zoning Boundary
- Monorail



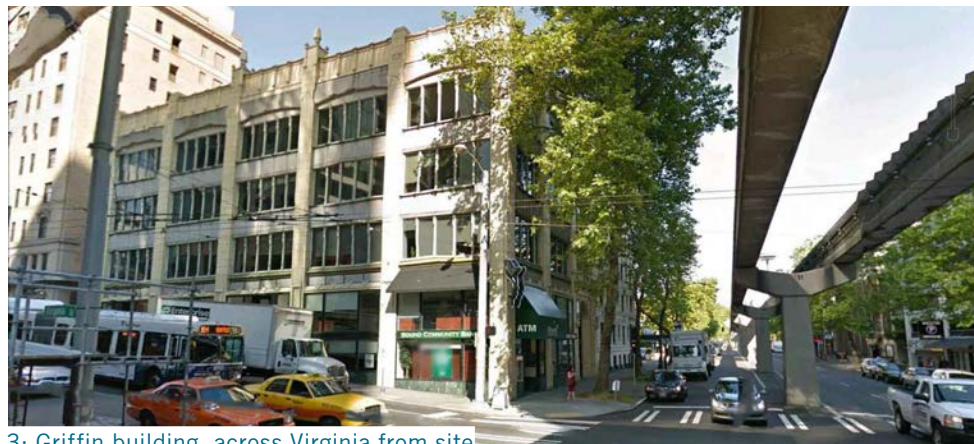




1: project site, buildings to be demolished



2: site of MUP #3018037



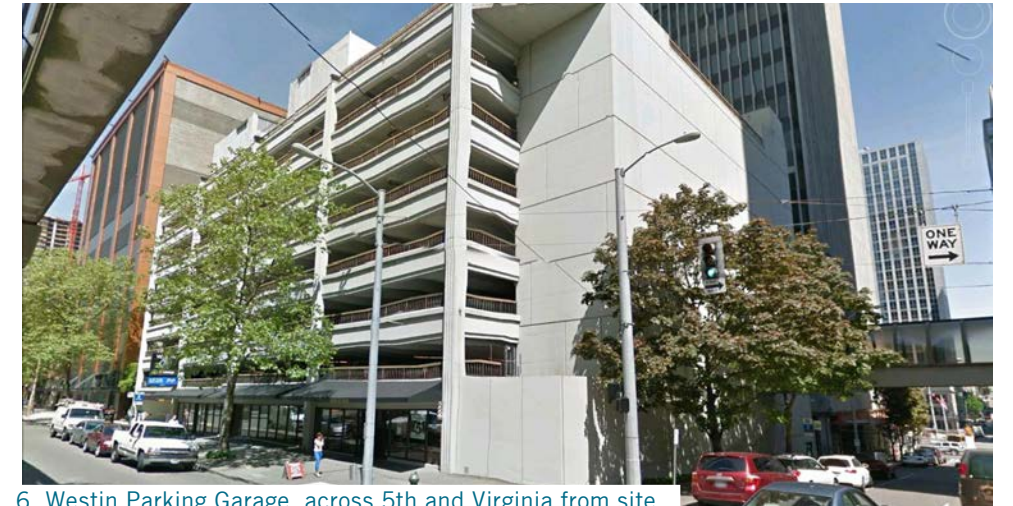
3: Griffin building, across Virginia from site



4: Avis garage, adjacent to south of site



5: Westin Hotel, across 5th Avenue from site



6: Westin Parking Garage, across 5th and Virginia from site

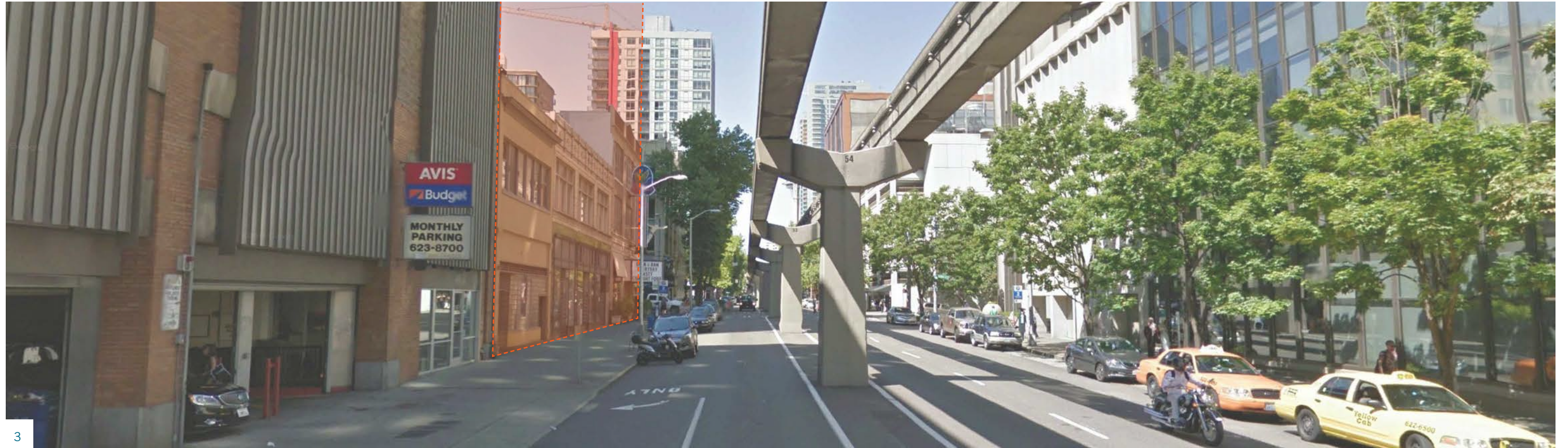


7: The Escala, across alley from site



















DOC2 500/300-500

BELLTOWN URBAN CENTER VILLAGE

SMC 23.49.008 HEIGHT LIMIT:

500’ height limit for residential with bonus per SMC 23.49.015

SMC 23.49.009 STREET LEVEL USE REQUIREMENTS:

Street level use is required on 5th Avenue; street level uses are not required on Virginia Street. If street frontage is greater than 120’, then a minimum of 75% of the street frontage is to be devoted to uses listed in SMC 23.49.009A, which include general sales & services, retail sales, major durables, eating and drinking establishments.

*Retail uses and eating and drinking establishments make up for 78% of the 5th Avenue street frontage. Eating and drinking establishment uses are provided on the Virginia Street frontage even though they are not required by code.*

SMC 23.49.010 GENERAL REQUIREMENTS FOR RESIDENTIAL:

Five percent (10,132 SF) of the total gross residential floor area (202,640 SF) must be common recreation area, excluding floor area bonus per SMC 23.49.015. Fifty percent (5,066 SF) of the common recreation may be enclosed. Amount of common recreation shall not exceed the area of the lot.

*The project is providing 16,138 SF of interior common recreational area on Levels 12 and 46, and 6,094 SF of exterior common recreational area on Levels 3, 12, 29-46. Total common recreation area (16,138 SF) does not exceed the lot size (16,200 SF)*

SMC 23.49.011 FLOOR AREA RATIO:

Base FAR of 5, maximum FAR of 14.

*The development proposal comprises 161,180 SF of FAR ‘chargeable’ area, an equivalent FAR of 10. This is 71.4% of the maximum FAR. Residential use is exempt from FAR. The total combined development including both residential and FAR chargeable areas is 580,280 SF which represents 79.5% of the total allowable development area.*

SMC 23.49.018 OVERHEAD WEATHER PROTECTION:

Continuous overhead weather protection of a minimum dimension of 8’ in depth along street frontage between 10’ and 15’ of the sidewalk.

*Continuous overhead weather protection is provided along the 5th Avenue street frontage at a depth of 8’. The Virginia Street continuous overhead weather protection is provided to a depth of 6’ in accordance with SDOT required street tree clearances. The canopy at the bar entry on Virginia Street is set slightly higher than the prescribed height for overhead weather protection and requires a departure. Graphic and written documentation of the proposed departure can be found in the departure section.*

SMC 23.49.022 MINIMUM SIDEWALK WIDTH:

5th Avenue sidewalk width must be a minimum of 15’ wide and the Virginia Street sidewalk width must be a minimum of 12’ wide.

*The proposed development provides at least a 21’ sidewalk along the 5th Avenue frontage and at least a 12’ sidewalk along the Virginia Street frontage.*

SMC 23.49.024 VIEW CORRIDOR REQUIREMENTS:

*No view corridor setback is required.*

SMC 23.49.056.A MINIMUM FACADE HEIGHT:

Class I Pedestrian Streets (5th Ave):

35 Feet

Class II Pedestrian Streets (Virginia St):  
25 Feet

*The 5th Avenue facade is 35’ high. The same datum wraps around the northeast corner and exceeds the 25’ minimum on Virginia Street.*

SMC 23.49.056.B FACADE SETBACK LIMITS:

5th Avenue is a property line facade. For structures greater than 15’ in height, no setback limits apply up to 15’ above the sidewalk. Between 15’ and 35’ above the sidewalk, the facade shall be located within 2’ of the street lot line. Setbacks are permitted between 15’ and 35’ above the sidewalk under the criteria in 23.49.056.B.1.B.2.B.

*The 5th Avenue facade is setback up to 6’ (typically 4’-5’) from the property line, per EDG#2 Recommendation item 6b. The Fifth Avenue facade setback requires a departure. Graphic and written documentation of the proposed departure can be found in the departure section.*

SMC 23.49.056 TRANSPARENCY:

60% of the street-facing facade between 2’ and 8’ above the sidewalk shall be transparent on Class I Streets (5th Ave). 30% of the street-facing facade between 2’ and 8’ above the sidewalk shall be transparent on Class II Streets (Virginia St).

*The 5th Avenue facade is 93.7% transparent and the Virginia Street facade is 70.3% transparent within the area prescribed by code.*

SMC 23.49.056 BLANK FACADE LIMITS:

Blank facades for Class I Streets (5th Ave) shall be no more than 15’ wide and the total width of all blank facade segments shall not exceed 40% of the street-facing facade. Blank facades for Class II Streets (Virginia St) shall be no more than 30’ wide and the total width of all blank facade segments shall not exceed 70% of the street-facing facade.

*Blank portions of both facades are below the prescribed maximum blank facade limits.*

SMC 23.49.058.B.2 FACADE MODULATION:

Requirements of 23.49.058.C - Facade Modulation and 23.49.058.D - Upper Level Width do not apply to portions of structures 85’ above the sidewalk if a story does not exceed 15,000 sf.

*The development proposal does not contain floors in excess of 15,000 SF at 85’ above grade or higher.*

SMC 23.49.058.D1 UPPER LEVEL DEVELOPMENT STANDARDS:

Tower floor area limits and tower width limits for portions of structures with residential use above 160 feet. Average Residential gross floor area per story of 15,000 SF if base height limit is not exceeded. Average residential gross floor area limit per story of 12,700 SF when base height is exceeded. Maximum residential floor area of any story is 16,500 sf.

*The proposed development meets the prescribed criteria. Upper level residential gross floor area is less than 12,700 SF.*

SMC 23.53.058.E.2.B MAXIMUM TOWER WIDTH:

In DOC2 zones, the maximum facade width for portions of buildings above 85’ parallel to the avenues is 145’.

*The portion of facade above 85’ in height is less than 145’ in length.*

SMC 23.54.035 LOADING BERTHS:

Provide quantity of loading spaces per Table A 23.54.035 based on use and demand. Provide Standard width and clearance for each loading berth per 23.54.035C.

*Three loading berths (two low demand, one medium demand) have been provided per Table A 23.54.035 and 23.54.035A. Each loading berth is not less than 10’ in width and has not less than 14’ vertical clearance. One medium demand and one low demand berth are 35’ in length. One low demand berth is 25’ in length.*

SMC 23.54.040 SOLID WASTE AND RECYCLABLE MATERIALS:

Per 23.54.040, Table A, 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 a minimum horizontal dimension of 20’. In mixed use projects, both the residential and non-residential uses shall meet storage requirements for residential development plus 50% of the requirement for non-residential development.

*Per table A for 23.54.040, the proposed development exceeds the total area for solid waste storage.*

SMC 23.47A.016.A.2 LANDSCAPING:

Landscaping with a Green Factor of 0.3 or greater is required per standards of SMC 23.86.019. Street trees are required.

*Street trees and landscaping are provided on both street frontages. The proposed development meets the Green Factor requirement.*

SMC 23.49.19.A PARKING:

No parking is required for uses on lots in downtown zones.

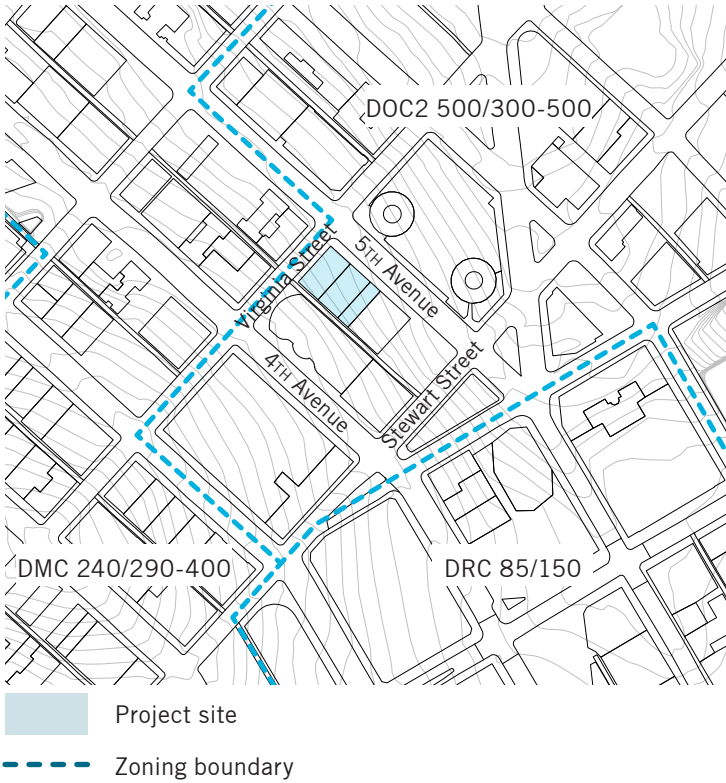
SMC 23.53.030.F1 ALLEY WIDENING:

Alley in downtown zones is minimum 20’ wide per SMC 23.53.30.

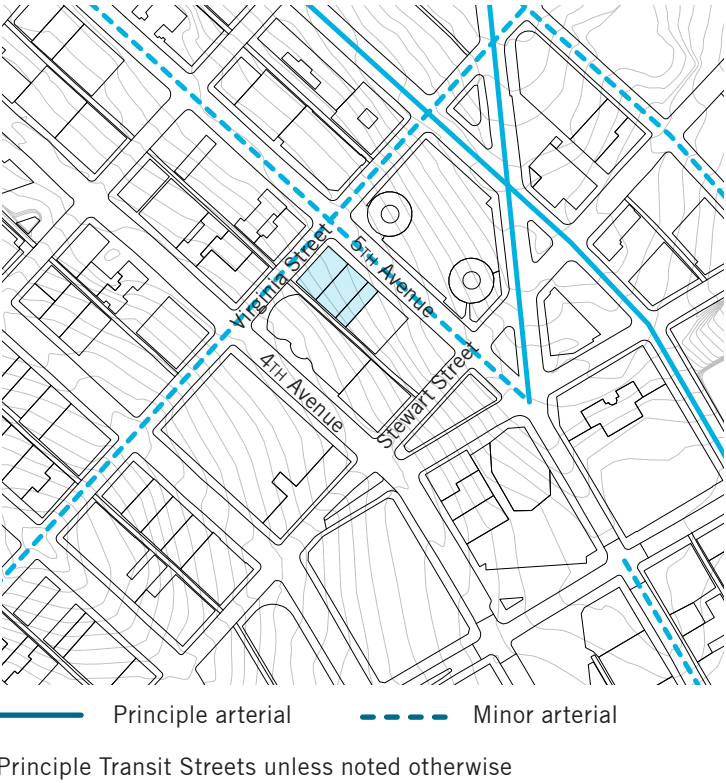
*The proposed development provides a 2’ dedication in the alley.*



Zoning



Street Classifications



Sidewalk Widths



Street Level Uses Required



Public Amenity Features



Street Classifications

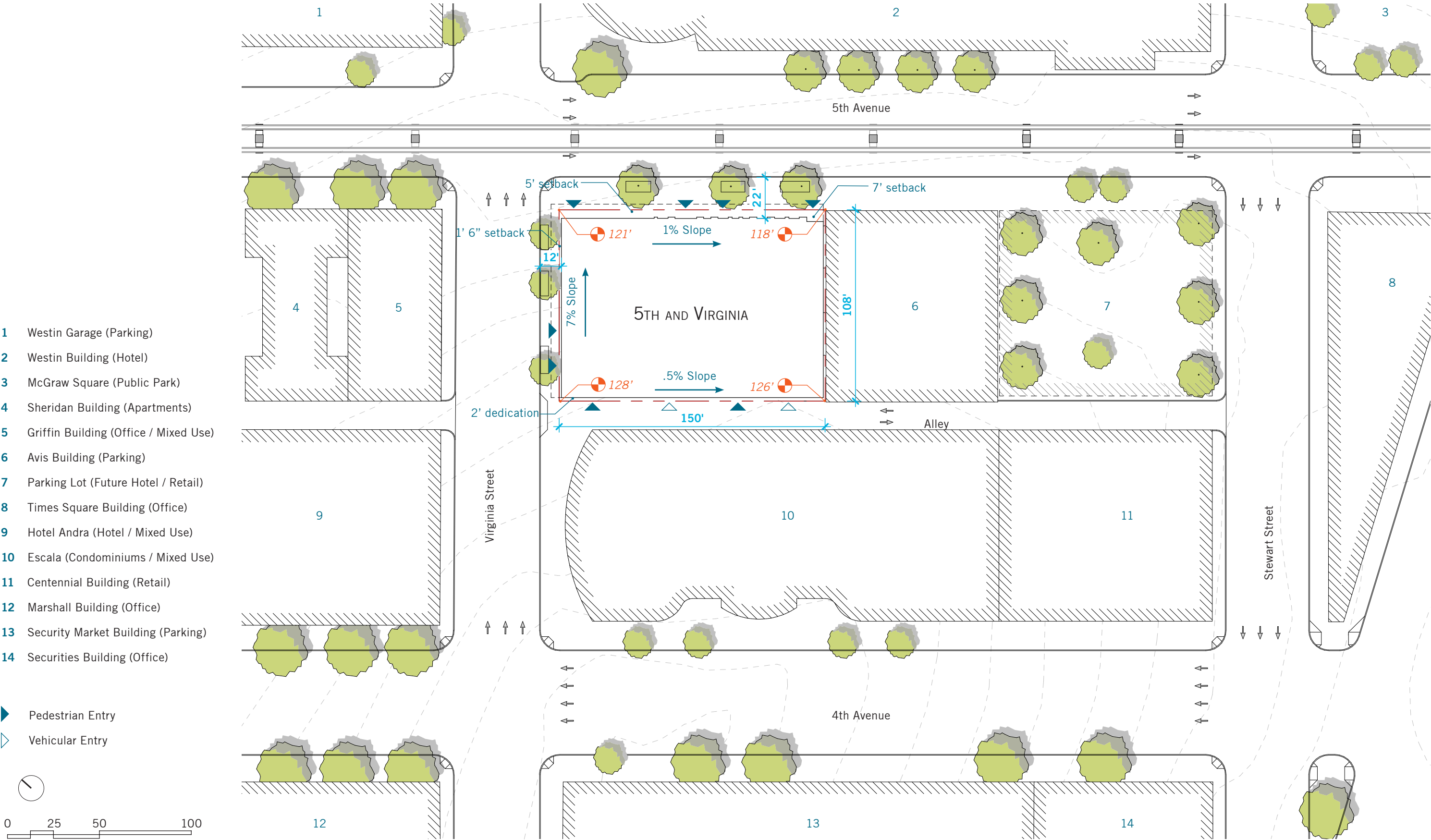


View Corridors



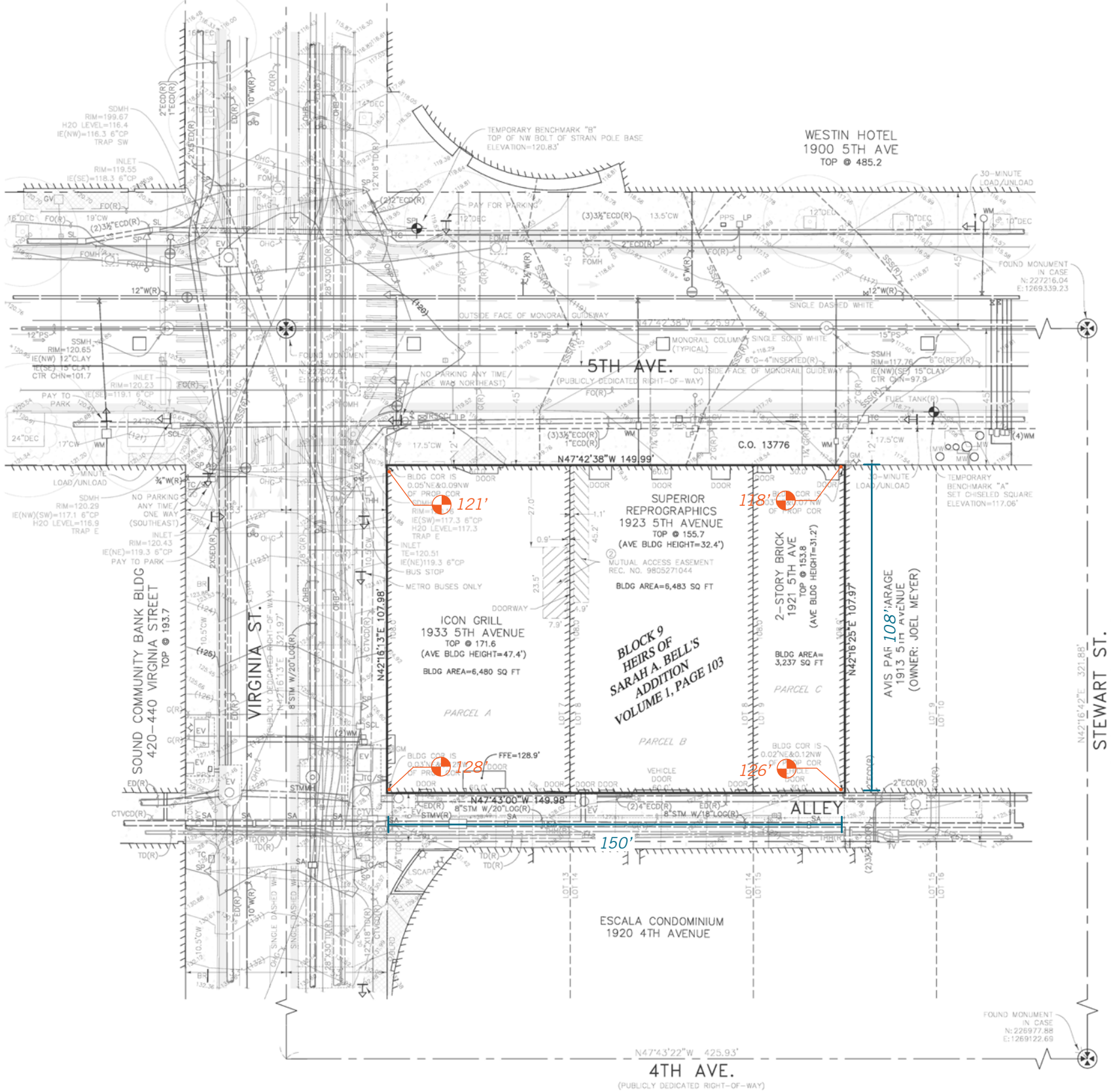
Property Line Facades







NE 1/4, SEC. 31, TWP. 25 N., RGE. 4 E., W.M.



LEGEND

ABAN/RET	ABANDONED/RETIRED
BLRD	ASPHALT (ASPH)
BLRD	BOLLARD
BR	BUILDING LINE
BR	BIKE RACK
	CANOPY
	CATCH BASIN (CB)
	CONCRETE SURFACE
CRW/WRW	CONCRETE/WOOD RETAINING WALL
CC/XC	CONCRETE/EXTRUDED CURB
CP/PP	CONCRETE/IRON PIPE
CTV	CABLE TV VAULT
CTVCD	CABLE TV CONDUIT
DEC	DECIDUOUS TREE
DWY	DRIVEWAY
ED	ELECTRICAL CONDUIT
EDH	ELECTRICAL DUCT
EMH	ELECTRICAL HANDHOLE
EM	ELECTRICAL MANHOLE
EV/ET	ELECTRICAL VAULT/TRANSFORMER
	FOUND SURVEY MONUMENT (AS NOTED)
	FIRE HYDRANT
	FIRE DEPT. CONNECTION (FDC)
	FIBER OPTICS
	FIBER OPTIC MANHOLE
	FINISH FLOOR ELEVATION
	GAS MAIN
	GAS METER
	GAS VALVE
	GAS VAULT
	GUY WIRE
	STRAIN POLE
	INVERT ELEVATION
	LIGHT POLE (METAL)
	STRAIN POLE W/ LIGHT
	LANDSCAPE/PLANTER
	MANHOLE
	MONITOR WELL
	OVERHEAD POWER/TELEPHONE
	OVERHEAD GUYWIRE/BUS (TROLLEY)
	PROPERTY LINE (PL)
	PAINTED UTILITY LOCATION
	PIPE FLOW DIRECTION
	PARKING PAY STATION
	COMBINED/SANITARY SEWER
	STORM SEWER
	PEDESTRIAN SIGNAL/PEDESTAL
	RECORD DATA
	SERVICE DRAIN (STORM)
	CLEANOUT
	STEAM LINE/VAULT
	SA
	SANITARY SEWER (RECORD)
	SIGN/STREET NAME SIGN
	TRAFFIC CONTROL/STREET LIGHT HANDHOLE
	TRAFFIC CONTROL CABINET (TRSCC)
	TEMPORARY BENCHMARK (TBM)
	TELEPHONE CONDUIT (BURIED)
	TELEPHONE DUCT
	TELEPHONE VAULT
	TELEPHONE HANDHOLE
	TELEPHONE MANHOLE
	TELEPHONE SENTRY
	TRAFFIC FLOW DIRECTION
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL CONDUIT (BURIED)
	W
	WATER MAIN
	WATER METER
	WATER VALVE
	WATER GATE VALVE/CHAMBER
	VACATION/CONDEMNATION ORDINANCE

HORIZONTAL DATUM: NAD 83/2011

HORIZONTAL BENCHMARKS:

OWNER: CITY OF SEATTLE

ID# NONE

DESCRIPTION: FOUND CONCRETE MONUMENT IN CASE

LOCATION: INTERSECTION OF 5TH AVE. AND VIRGINIA ST.

NORTHING: 227502.67

EASTING: 1269024.11

OWNER: CITY OF SEATTLE

ID# NONE

DESCRIPTION: FOUND MONUMENT IN CASE

LOCATION: INTERSECTION OF 5TH AVE. AND STEWART ST. IN THE MID POINT OF CURB

NORTHING: 227216.04

EASTING: 1269339.23

VERTICAL DATUM: NAVD88

VERTICAL BENCHMARKS:

SOURCE: CITY OF SEATTLE

ID# 3841-0201

DESCRIPTION: 2" BRASS DISC

LOCATION: SOUTHWESTERLY CORNER OF THE INTERSECTION OF 5TH AVE. AND STEWART ST.

ELEVATION: 113.22'

SOURCE: CITY OF SEATTLE

ID# SNV-5123

DESCRIPTION: BRASS DISC

LOCATION: NORTHWESTERLY CORNER OF THE INTERSECTION OF 5TH AVE. AND WESTLAKE AVE.

ELEVATION: 110.07'

SITE NOTES

SITE ADDRESS:  
1921, 1923 AND 1933 5TH AVENUE  
SEATTLE, WA 98101

TAX ACCOUNT NO.:  
065900-0430-04 (PARCEL A)  
065900-0435-09 (PARCEL B)  
065900-0440-02 (PARCEL C)

ZONING:  
DOC2-500/300-500  
(DOWNTOWN OFFICE CORE 2)

ZONING AGENCY:  
CITY OF SEATTLE  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
700 5TH AVENUE, SUITE 2000  
SEATTLE, WA 98104  
(206) 884-8600

SETBACKS:  
CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW. CURRENT SETBACKS MAY DIFFER FROM THOSE IN EFFECT DURING DESIGN/CONSTRUCTION OF EXISTING IMPROVEMENTS.

THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE GOVERNING JURISDICTION INDICATES THAT STRUCTURES ON THIS PROPERTY COMPLIED WITH MINIMUM SETBACK AND HEIGHT REQUIREMENTS FOLLOWING CONSTRUCTION.

FLOOD ZONE:  
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED MAY 16, 1995, COMMUNITY PANEL NO. 530330630F, AND IS SITUATED IN ZONE "X". AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN.

HORIZONTAL DATUM:  
NAD 83/91  
MONUMENT CENTERLINE OF 5TH AVENUE, NORTH 4742'38" WEST

VERTICAL DATUM:  
NAVD 88

AREA:  
SITE AS SHOWN CONTAINS 16,195 SQUARE FEET OR 0.3718 ACRES, MORE OR LESS.

PARKING SPACE COUNT:  
PARKING SPACES TOTAL 0 INCLUDING 0 HANDICAP ACCESSIBLE SPACES.

SUBSTRUCTURES:  
BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY.

TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER:  
RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER OPTIC LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. BRH HAS NOT CONTACTED EACH OF THE MANY COMPANIES. IN THE COURSE OF THIS SURVEY, WHICH COULD HAVE UNDERGROUND LINES WITH ADJACENT RIGHTS-OF-WAY. THEREFORE, BRH DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

UTILITY PROVIDERS:

SANITARY SEWER AND STORM DRAINAGE:  
SEATTLE PUBLIC UTILITIES  
PROJECT MANAGEMENT AND ENGINEERING  
700 5TH AVENUE  
PO BOX 34018  
SEATTLE, WA 98124-4018  
(206) 233-7900

WATER:  
SEATTLE PUBLIC UTILITIES  
700 5TH AVENUE, SUITE 4900  
PO BOX 34018  
SEATTLE, WA 98124-4018  
(206) 884-3000

NATURAL GAS:  
PUGET SOUND ENERGY  
10885 NE 4TH STREET,  
SUITE 1200  
PO BOX 97034  
BELLEVUE, WA 98009-9734  
(425) 454-6363  
(888) 225-5773

TELEPHONE:  
CENTURY LINK  
1600 7TH AVENUE  
SEATTLE, WA 98191  
(800) 244-1111

TITLE REPORT REFERENCE:  
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY CHICAGO TITLE COMPANY OF WASHINGTON, COMMITMENT NO. 0029365-06, DATED DECEMBER 3, 2014. THE EASEMENTS SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT.

NOTE: EASEMENTS CREATED OR RESIGNED AFTER THIS DATE ARE NOT SHOWN OR NOTED HEREON.

TITLE REPORT SCHEDULE B EXCEPTIONS:  
ITEMS CIRCLED ARE SHOWN ON MAP.

2. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE: ACCESS OVER STAIRWAYS  
AREA AFFECTED: A SOUTHERLY PORTION OF PARCEL A AND A NORTHERLY PORTION OF PARCEL B

RECORDED: MAY 27, 1998  
RECORDING NUMBER: 9805271044

3. TEMPORARY TIEBACK AND CRANE BOOM EASEMENTS AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: NONE OF US, A LIMITED LIABILITY COMPANY AND LAND HOLDINGS, LLC, A NEVADA LIMITED LIABILITY COMPANY

RECORDED: MAY 3, 2005  
RECORDING NUMBER: 20050503000236  
AFFECTS: PARCEL A AND OTHER PROPERTY

SAID AGREEMENT IS A RE-RECORDING OF AGREEMENT DATED UNDER RECORDING NUMBER 20050502002139.

SURVEYOR'S NOTE: THESE EASEMENTS DO NOT APPEAR TO STILL BE IN EFFECT.

4. TIEBACK AND CRANE BOOM EASEMENTS AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: SEATTLE POPULAR MONORAIL AUTHORITY AND LAND HOLDINGS, LLC, A NEVADA LIMITED LIABILITY COMPANY

RECORDED: NOVEMBER 18, 2005  
RECORDING NUMBER: 2005118002536  
AFFECTS: PARCELS B AND C; AND OTHER PROPERTY

SURVEYOR'S NOTE: THESE EASEMENTS DO NOT APPEAR TO STILL BE IN EFFECT.

5. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HEREIN DESCRIBED AND THE RIGHT TO DAMAGE THE LAND BY CHANGING AND ESTABLISHING STREET GRADES, AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 52280, AS PROVIDED BY CITY OF SEATTLE ORDINANCE NO. 13776.

CERTIFICATION:

SURVEY IDENTIFICATION NO.: 2006243.06

REGISTERED LAND SURVEYOR NO.: 30448

SURVEYOR'S ADDRESS & COMPANY:

BUSH, ROED & HITCHINGS, INC.  
2009 MINOR AVENUE EAST  
SEATTLE, WA 98102-3513

TELEPHONE: (206) 323-4144

TO 1921 FIFTH AVENUE HOLDINGS LLC; G4 CAPITAL SEATTLE HOLDINGS, LLC, A NEW YORK ENTITY; DOUGLSTON DEVELOPMENT AND CHICAGO TITLE COMPANY OF WASHINGTON:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6A, 7A, 7B, 7C, 8, 9, 11B, 13, 14, 19, AND 21 OF TABLE A THEREOF. ADDITIONALLY, NO WETLANDS EXIST ON THIS SITE. THE FIELD WORK WAS COMPLETED ON MARCH 10, 2015.

DATE OF PLAT OR MAP: 04/16/15

DARRELL C. NANCE, P.L.S. NO. 30448

THE ABOVE CERTIFICATE IS BASED UPON WORK PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL SURVEY PRACTICE. WE MAKE NO OTHER WARRANTY, EITHER EXPRESSED OR IMPLIED.

JOB NO. 2006243.06

PARCEL A:  
LOT 7, BLOCK 9, ADDITION TO THE TOWN OF SEATTLE AS LAID OFF BY THE HEIRS OF SARAH A. BELL, DECEASED (COMMONLY KNOWN AS HEIRS OF SARAH A. BELL'S ADDITION TO THE CITY OF SEATTLE), ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 103, IN KING COUNTY, WASHINGTON; EXCEPT THE NORTHEASTERLY 12 FEET THEREOF CONDEMNED BY THE CITY OF SEATTLE IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 52280, UNDER ORDINANCE NUMBER 13776 FOR WIDENING OF FIFTH AVENUE.

PARCEL B:  
LOT 8, BLOCK 9, ADDITION TO THE TOWN OF SEATTLE AS LAID OFF BY THE HEIRS OF SARAH A. BELL, DECEASED (COMMONLY KNOWN AS HEIRS OF SARAH A. BELL'S ADDITION TO THE CITY OF SEATTLE), ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 103, IN KING COUNTY, WASHINGTON; EXCEPT THE NORTHEASTERLY 12 FEET THEREOF CONDEMNED BY THE CITY OF SEATTLE IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 52280, UNDER ORDINANCE NUMBER 13776 FOR WIDENING OF FIFTH AVENUE.

PARCEL C:  
THE NORTHWESTERLY HALF OF LOT 9, BLOCK 9, ADDITION TO THE TOWN OF SEATTLE AS LAID OFF BY THE HEIRS OF SARAH A. BELL, DECEASED (COMMONLY KNOWN AS HEIRS OF SARAH A. BELL'S ADDITION TO THE CITY OF SEATTLE), ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 103, IN KING COUNTY, WASHINGTON; EXCEPT THE NORTHEASTERLY 12 FEET THEREOF CONDEMNED BY THE CITY OF SEATTLE IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 52280, UNDER ORDINANCE NUMBER 13776 FOR WIDENING OF FIFTH AVENUE.



VICINITY MAP  
NO SCALE





# SECTION 02. RESPONSE TO EDG

PRIORITY DESIGN GUIDELINES /

The Design Review Board identified the following Downtown and Belltown Supplemental Design Guidelines as priority guidelines during Early Design Guidance and unanimously supported the preferred concept and massing of both EDG1 and EDG2 for the project while providing additional guidance which has informed the design response.

DOWNTOWN DESIGN GUIDELINES

- A1.1 Response to Context

A1.2 Response to Planning Efforts

A2 Enhance the Skyline

A2.1 Desired Architectural Treatments

A2.2 Rooftop Mechanical Equipment
- B1 Respond to neighborhood context

B1.1 Adjacent Features and Networks

B1.2 Land Uses

B2 Create Transition in Bulk and Scale

B2.3 Reduction of Bulk

B3 Reinforce the Positive Urban Form

B3.1 Building Orientation

B3.2 Features to Complement

B3.3 Pedestrian Amenities at Ground Level
- C1 Promote Pedestrian Interaction

C3 Provide Active - Not Blank - Facades

C3.1 Desirable Facade Elements

C6 Develop the Alley Facade
- D1 Provide Inviting & Usable Open Space

D1.1 Pedestrian Enhancements

D1.2 Open Space Features

D1.3 Residential Open Space

D2 Enhance the Building with Landscaping
- E3 Minimize Presence of Service Areas

E3.1 Methods of Integrating Service Areas

BELLTOWN SUPPLEMENTAL GUIDELINES

- A1.I Views

A1.II Street Grid

A1.III Topography
- B1.I Compatible Design

B1.II Historic Style

B1.III Visual Interest

B1.IV Reinforce Neighborhood Qualities

B3.I Respond to Nearby Design Features
- C1.I Retail Concentration

C1.II Commercial Space Size

C1.III Desired Public Realm Elements

C1.IV Building/Site Corners

C1.V Pedestrian Interaction

C6.I Address Alley Functions

C6.II Pedestrian Environment
- D1.I Active Open Space

D2.I Belltown Specific Landscape Character

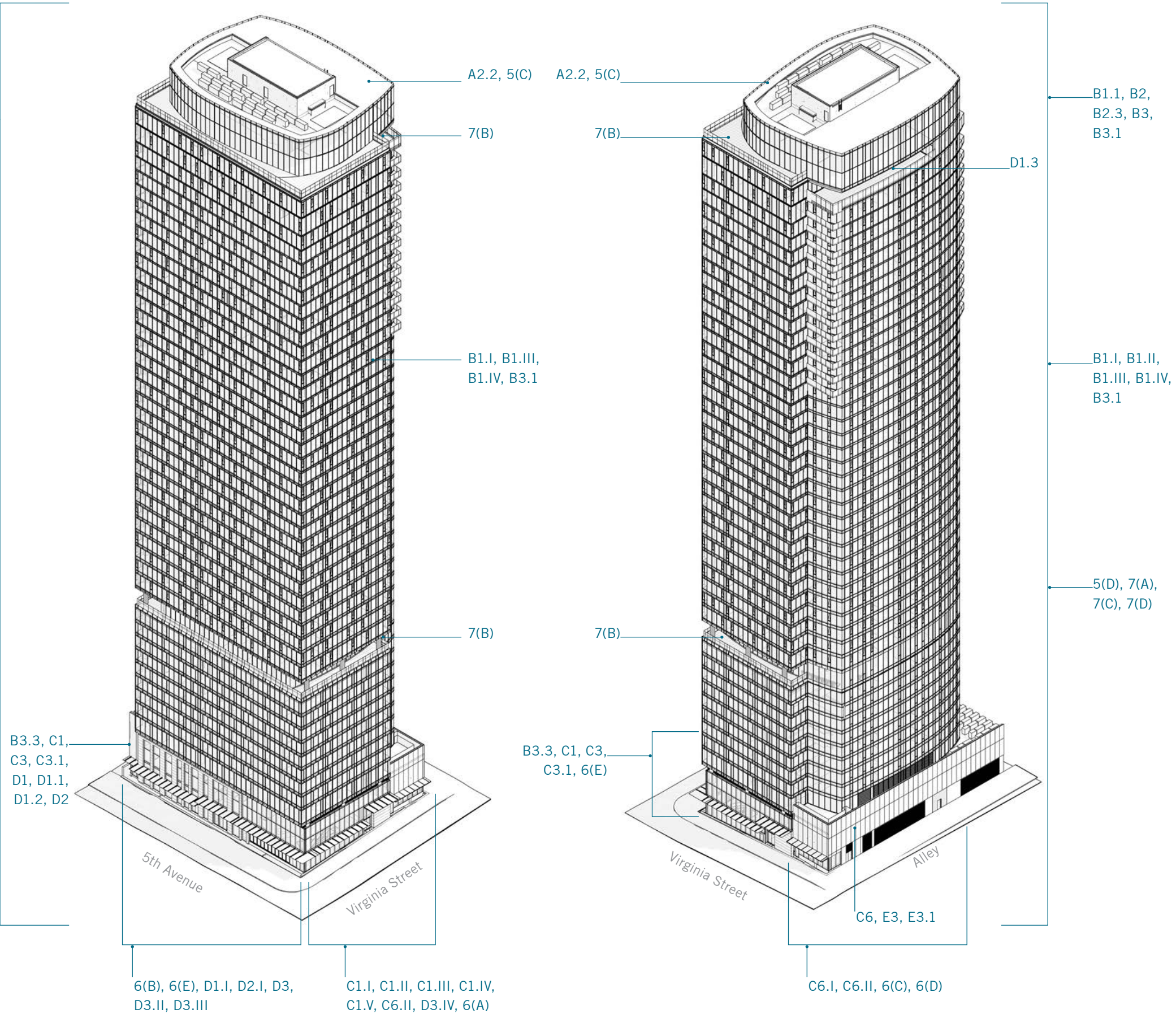
D3 Provide Elements that Define the Place

D3.I Art and Heritage

D3.II Green Streets

D3.III Street Furniture/Furnishings

D3.IV Street Edge





5(B) TOWER PROPORTION & MASS

The Board supported the reshaped south and north tower plans from floor 4 up, as they resulted in a more slender and vertical proportion, as best depicted on pg 30. The Board noted this basically uniform massing extrusion is completely contingent upon the legible and successful resolution of the façade and material distinctions described under 5d and 7a below. (A1, B1, B3)  
*For response, see pages 24, 25*

5(C) MECHANICAL PENTHOUSE

The Board strongly supported the stepped form at level 47, as it sets off the east portion as the proposed ‘lantern’ at a proper proportion (eg, the step can occur lower but not higher). The 2 layer glass enclosure of mechanical equipment is a critical compositional element on the skyline, as shown on pg 53, and should not become a generic louvered screen. See 7b for the Board recommended treatment for both the floor 12 reveal and the building top ‘lantern’. (A2.1.c; A2.2)  
*For response, see pages 26, 27*

5(D) WEST FACADE MASSING

The Board continued to focus on the west façade and ‘saddlebag’ element, for both architectural and adjacency concerns. The Board agreed that the full height of this projecting element, whatever its final shape, should be expressed with a different and more solid character to clearly distinguish it from the east tower extrusion it abuts (also see comments under 7a). The Board agreed the west corner notches shown (pg 45 etc) should be increased, double notched and/or reshaped back to the recessed corner columns, to afford more light and air in the alley zone for both buildings. Additional stepping, angling and/or indentations to the middle of this wall between columns should also be considered. Lighter material colors should be employed here to amplify daylight. Since the Board recommends this element is fundamentally a different mass, its shape does not need to match the 90 degree corners of the east extrusion. [Staff NOTE: the mid tower floor plans 13-32 shown on page 47 are larger areas than the corresponding plans shown on pg 68 at EDG#1, when the Board also recommended shaping of this west elevation: EDG#1, item 1d] (B3, C6.III)  
*For response, see pages 27, 28*

6(A) NORTHEAST STREET CORNER

The Board supported the 3-level tall and transparent base as basically depicted on pg58/59/61, assuming canopies, entries and other scale elements are fully developed beyond the faint lines shown. The Board agreed the northeast street corner is a dynamic pedestrian location, and recommended the addition of doors and/or generous sliding windows on both street frontages to fully activate the corner. (C1.IV)  
*For response, see pages 30, 31*

6(B) FIFTH AVENUE FRONTAGE

The Board strongly supported the 3 ft setback shown (more encouraged) and the code requirement for 75% of the frontage along 5th to be authentically retail/ commercial uses with direct street access. Therefore, the Board recommended the south retail be expanded north, the second bay from the corner also have doors to the sidewalk, and the lobby function be reduced to 25% or less street frontage. Retail that also opens into the lobby is acceptable, as long as sidewalk activating doors are provided. (C1)  
*For response, see pages 32, 33*

6(C) ALLEY PROGRAM VISIBILITY

The Board agreed the loading dock door/opening is much too visible to Virginia Street, as shown on pg 60, and recommended the door be shifted at least one truck bay south. If the trash room then occupies that location, its door should face into the loading bay or the trash door must be fully integrated into the elevation design; this visible corner deserves an architecturally sophisticated design like any other façade. (C6, C6.I, E3)  
*For response, see pages 34, 35*

6(D) NORTHWEST ALLEY CORNER

The Board agreed the west half of the Virginia frontage and the alley corner were far too blank as shown on pg 60, and regardless of proposed layering strategies, should show more transparency at the street and wrapping the corner, such as glass walls at the staff, security and corner stair shown on page 42. Shifted and perforated loading doors have potential, and more opaque layering techniques are acceptable on the southern part of the alley façade, beyond the part visible to Virginia. (C3, C6)  
*For response, see pages 36-39*

6(E) STREET LANDSCAPING (PAGE 38)

The sidewalk paving and landscape design shown on page 35, appears to be downtown standard, other than one ‘googie style bike rack’ in deference to the monorail and Belltown Guideline D3.III.f. The Board supported a more complete exploration of streetscape, tree planters, lighting, signage and design elements that define place and reference the Belltown Neighborhood, the art and heritage of this specific site, and a generally more robust response to several guidelines that stipulate more than the generic, minimal streetscape shown. (D2.I, D3.I, D3.III)  
*For response, see pages 41, 42*

7(A) ELEVATION COMPOSITION & MATERIAL ARTICULATION

The Board strongly endorsed the basic 3 part vertical articulation of the primary tower as diagrammed on pg 31, as a crucial context response and important to adding scale to the unchanging form. The Board agreed the cladding of floors 3-11 should be more solid and deep than shown on pg 58, be legibly distinct from the cladding above the floor 12 ‘reveal’, and reflect more compositional cues and proportions from nearby Belltown buildings. The floors above the “#4 blue line” on pg 31 should be the most transparent, but not a 100% glass box that reads as an office. The Board focused on precedent image #3 on page 55 to illustrate the degree of façade depth, composition and differentiation recommended for the base and upper portions of the east tower; the left side displays 50-60% solidity (recommended for subject base), and the right side about 10-20% solid (recommended for mid-tower). The Board also noted the less static, double story groupings and vertical proportions of that precedent. NOTE: This precedent image shows depth from typical face of cladding to face of glass of 12-16 inch minimum; this depth is the minimum required for the subject base. (B3.I)  
*For response, see pages 42-57*

7(B) LEVEL 12 & ROOFTOP REVEALS

The Board supported the 14ft tall (more is encouraged) and recessed reveal on 3 sides of level 12, as well as its overhang and columns on the south; this provides critical relief to the form and should not be reduced from the stated 3 foot depth (more is encouraged to ensure legibility). The Board agreed the day and night legibility of this reveal is critical, and recommended the 2 layer approach described for the “luminous top” mechanical screen of the building (pg 54/56) also be executed at this reveal. To ensure this legibility, special lighting details and large scale sections of all layers will be required. Expressing the reveal is not needed on the west ‘saddlebag’, given the recommendations under 5d. (A2.1)  
*For response, see pages 58, 59*

7(C) WEST FACADE MATERIAL

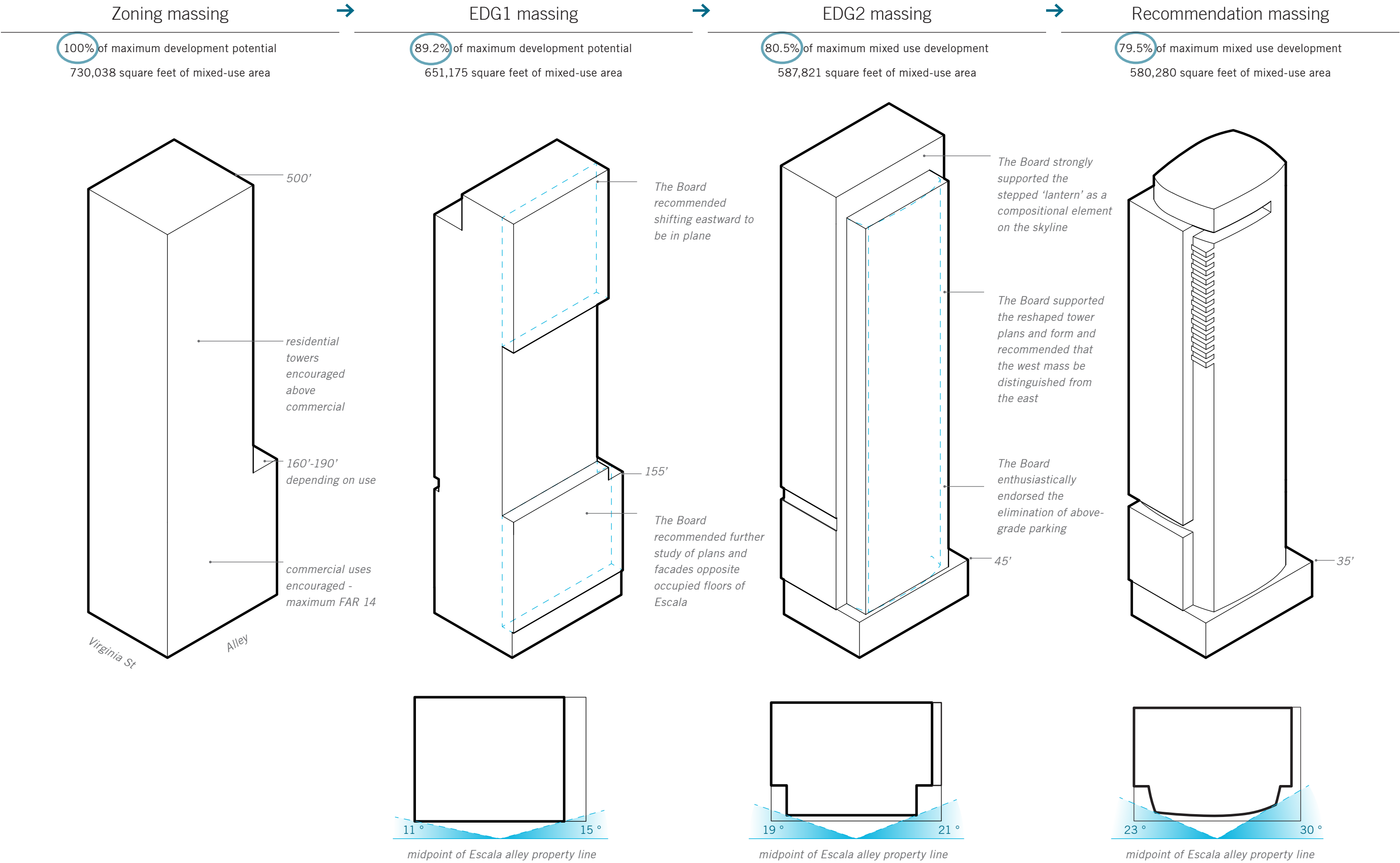
Consistent with the comments under 5d above, The Board agreed the entire west ‘saddlebag’ projection, should be a different cladding from the adjacent east tower portion, and that cladding should be as solid as the base (as described under 7a) or more. That cladding material should be lighter in color (but not reflective) to amplify light in the alley zone, and be high quality and attractive to regularly see from the close proximity of the adjacent building across the alley. (B1)  
*For response, see pages 60-65*

7(D) LIGHT & AIR IN ALLEY

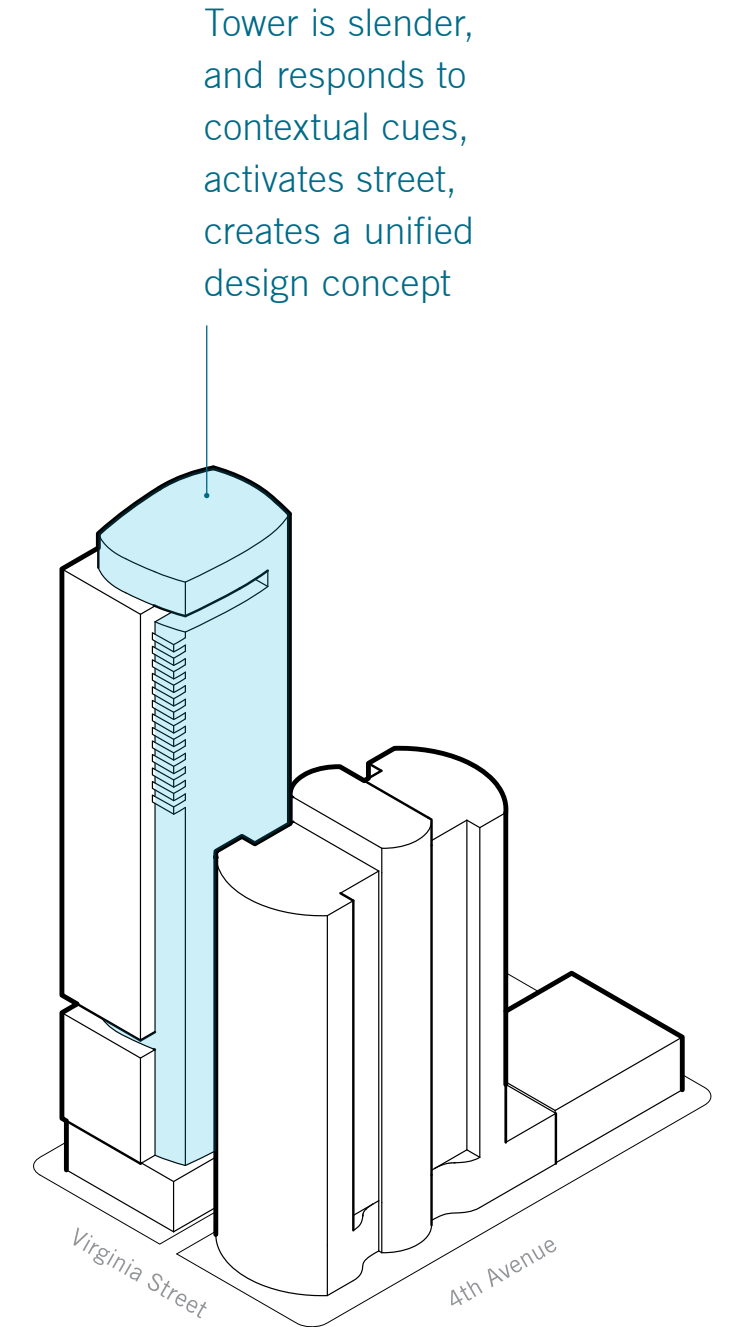
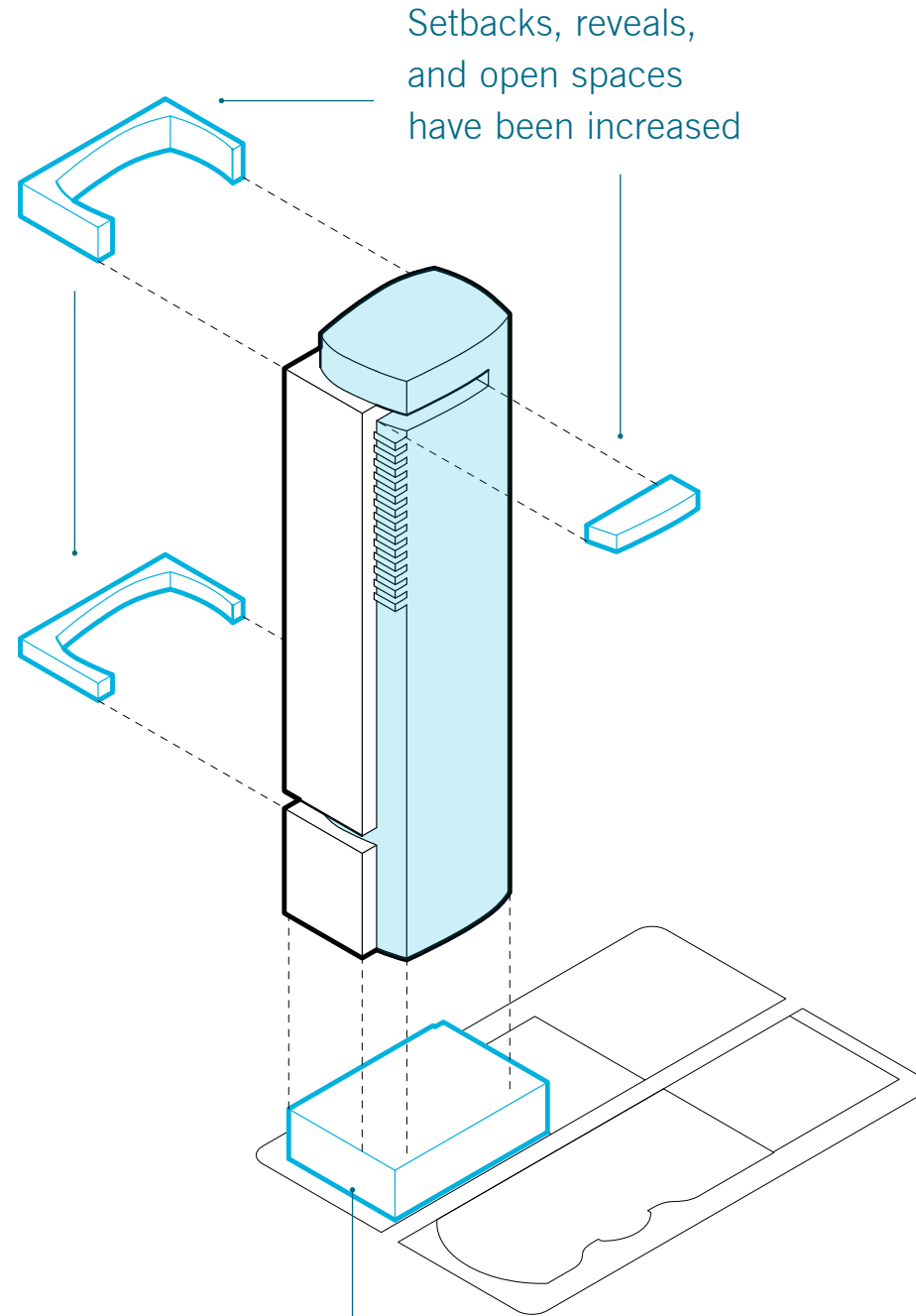
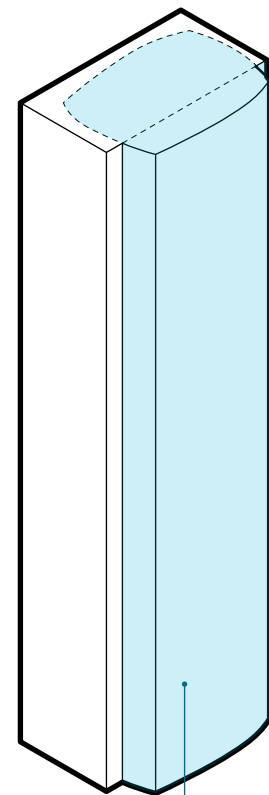
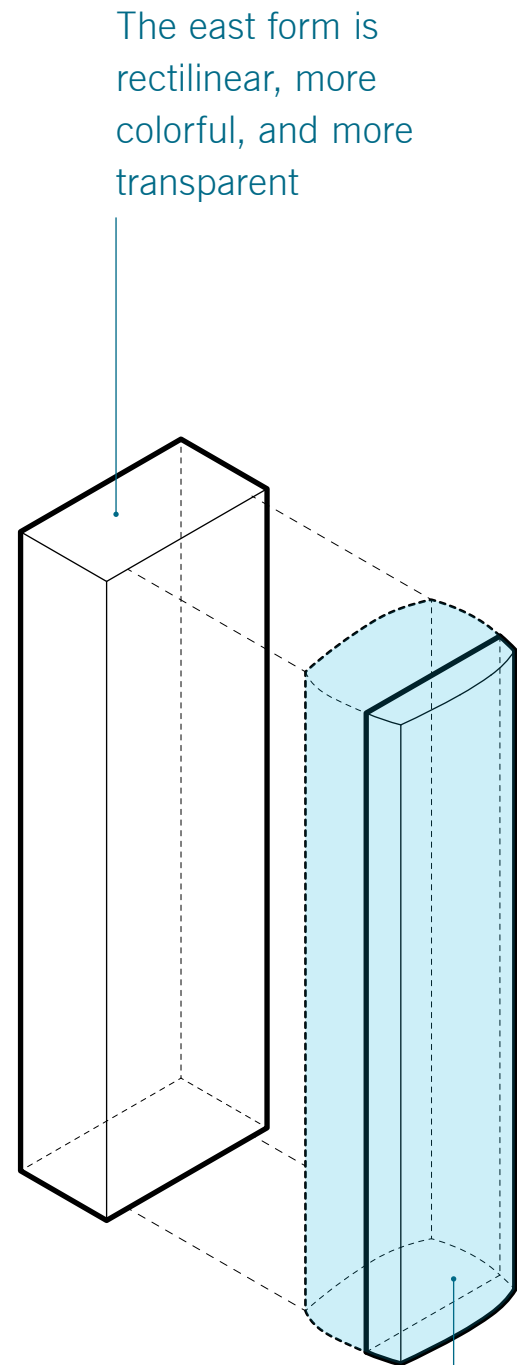
The Board regretted the applicants did not provide the specific, small scale façade design studies requested at EDG#1 (EDG#1 report pg 5), to address privacy and light concerns at the west adjacency. Whatever the final shape of the west wall (5d above), the Board strongly reiterated the guidance under EDG#1, item 2b, and further recommended the following to ensure reasonable privacy between the two buildings: First- the proposed hotel rooms and units at the west corners of the tower should have windows mostly - if not entirely- oriented to the south or north. Second - the west wall depth should be substantial (14-24” advised) to provide for canted windows and other techniques to ensure unit to unit privacy, especially between living rooms and at the central portions of floors 4-19, where corner re-orientation is not possible. Other techniques such as louvered privacy windows, one-way films, vertical slot windows, etc should also be considered. (B1.I)  
*For response, see pages 66-79*



MASSING PROGRESSION IN RESPONSE TO BOARD GUIDANCE /





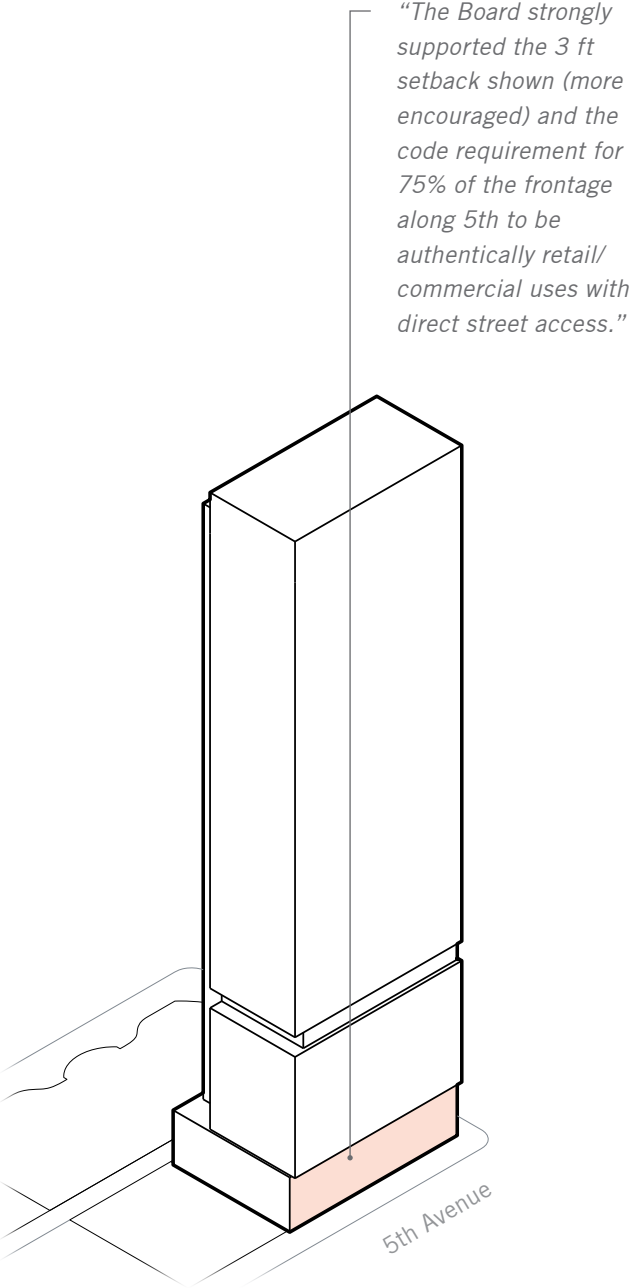
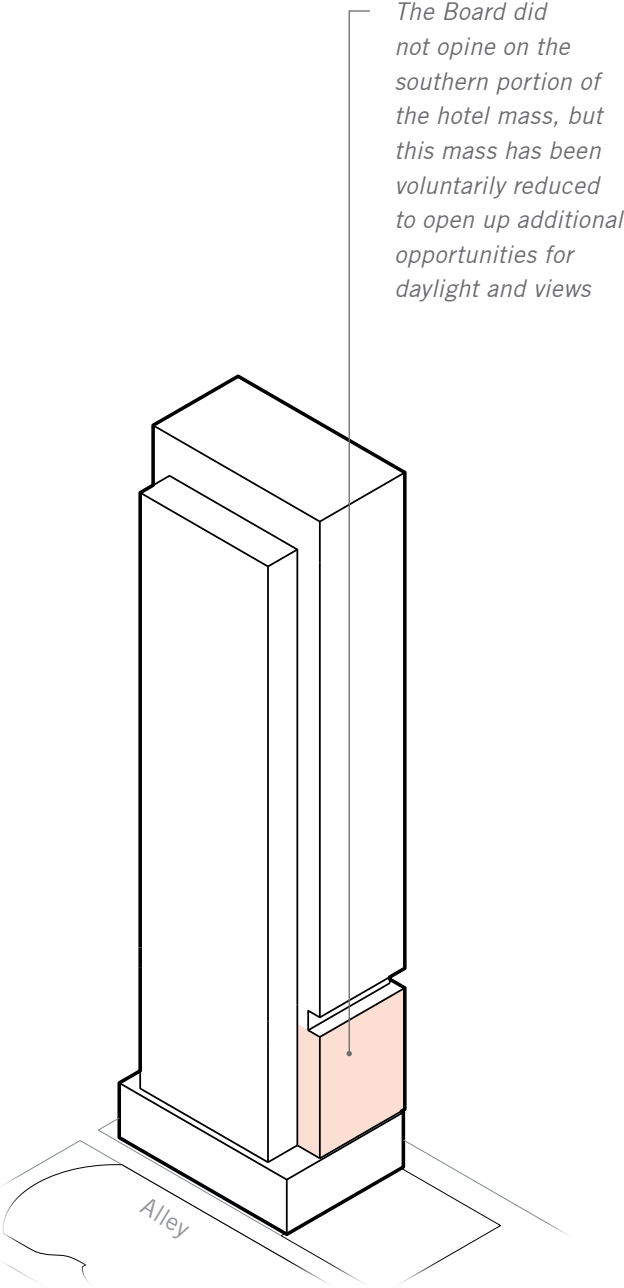
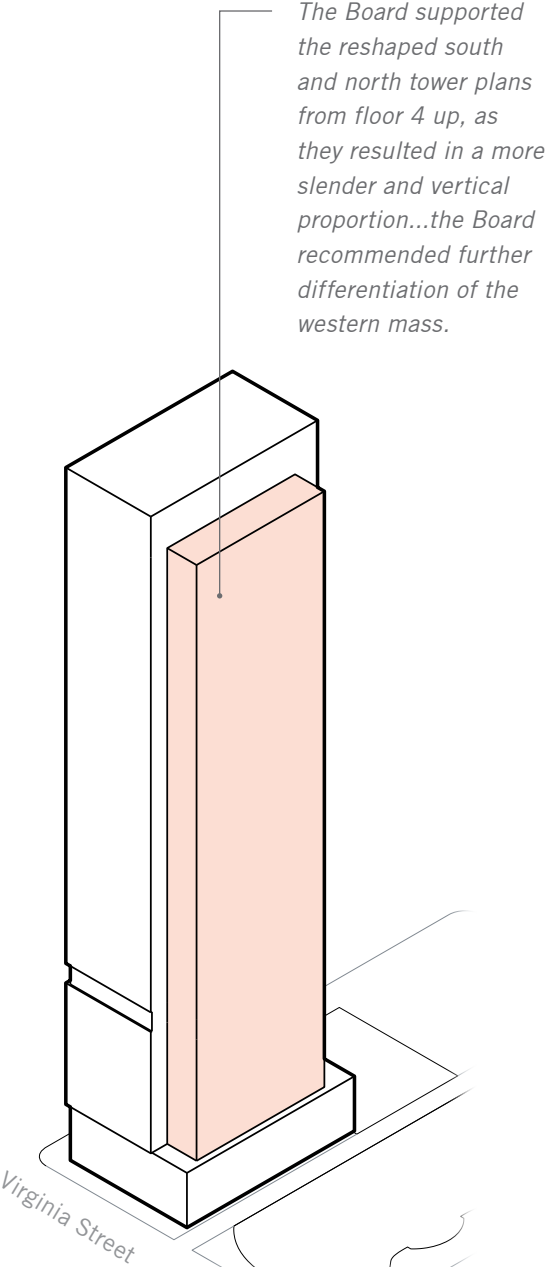
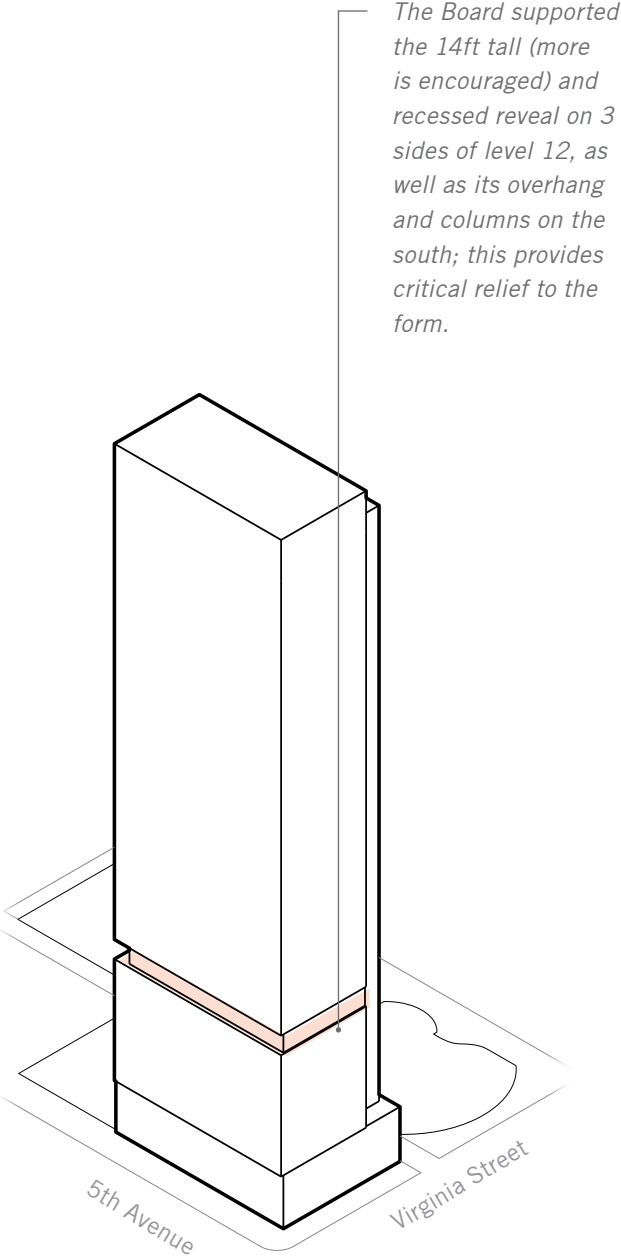




5(B) TOWER PROPORTION & MASS /

BOARD GUIDANCE:

The Board supported the reshaped south and north tower plans from floor 4 up, as they resulted in a more slender and vertical proportion, as best depicted on pg 30. The Board noted this basically uniform massing extrusion is completely contingent upon the legible and successful resolution of the façade and material distinctions described under 5d and 7a below. (A1, B1, B3)

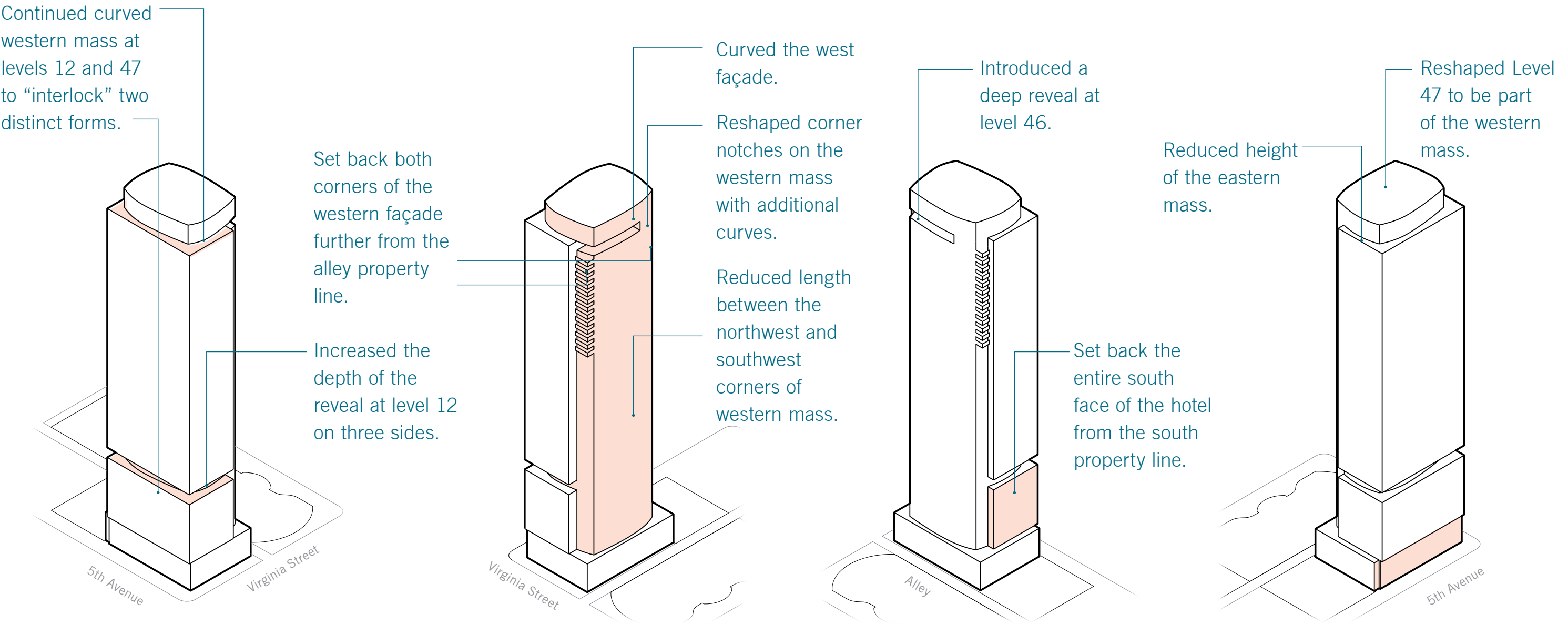




DESIGN RESPONSE:

The tower proportion and massing have been modified to reflect EDG guidance as follows.

These combined revisions to massing and building form preserve and enhance the slender proportion and other design concepts supported by the board. The modifications in response to Board guidance are to enhance privacy, increase access to light and air, increase openness to views, and to strengthen the distinction and legibility of east and west mass and the buildings public spaces.





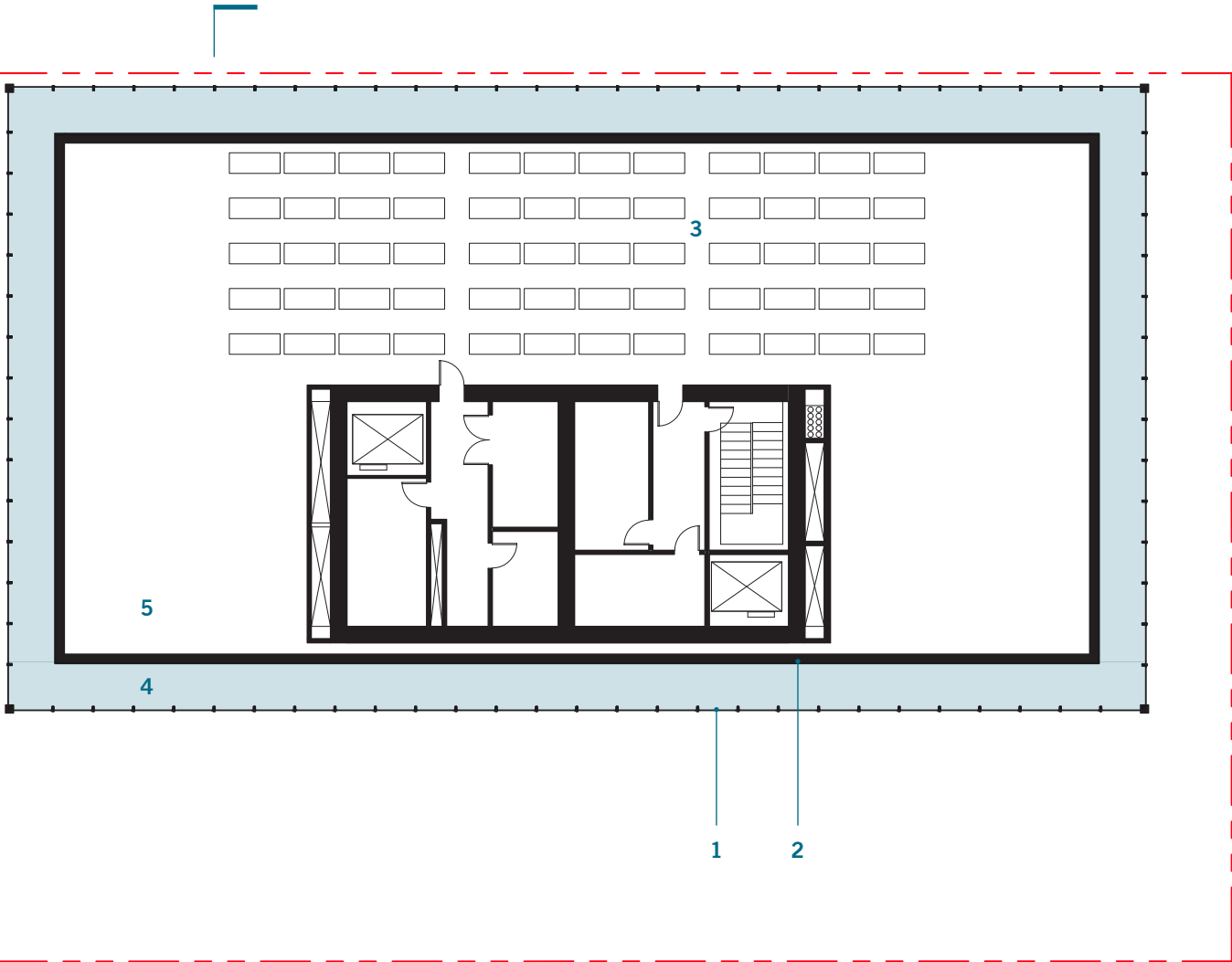
5(C) MECHANICAL PENTHOUSE /

EDG2 NOTES:

The Board strongly supported the stepped form at level 47, as it sets off the east portion as the proposed 'lantern' at a proper proportion (eg, the step can occur lower but not higher). The 2 layer glass enclosure of mechanical equipment is a critical compositional element on the skyline, as shown on pg 53, and should not become a generic louvered screen. See 7b for the Board recommended treatment for both the floor 12 reveal and the building top 'lantern'. (A2.1.c; A2.2)

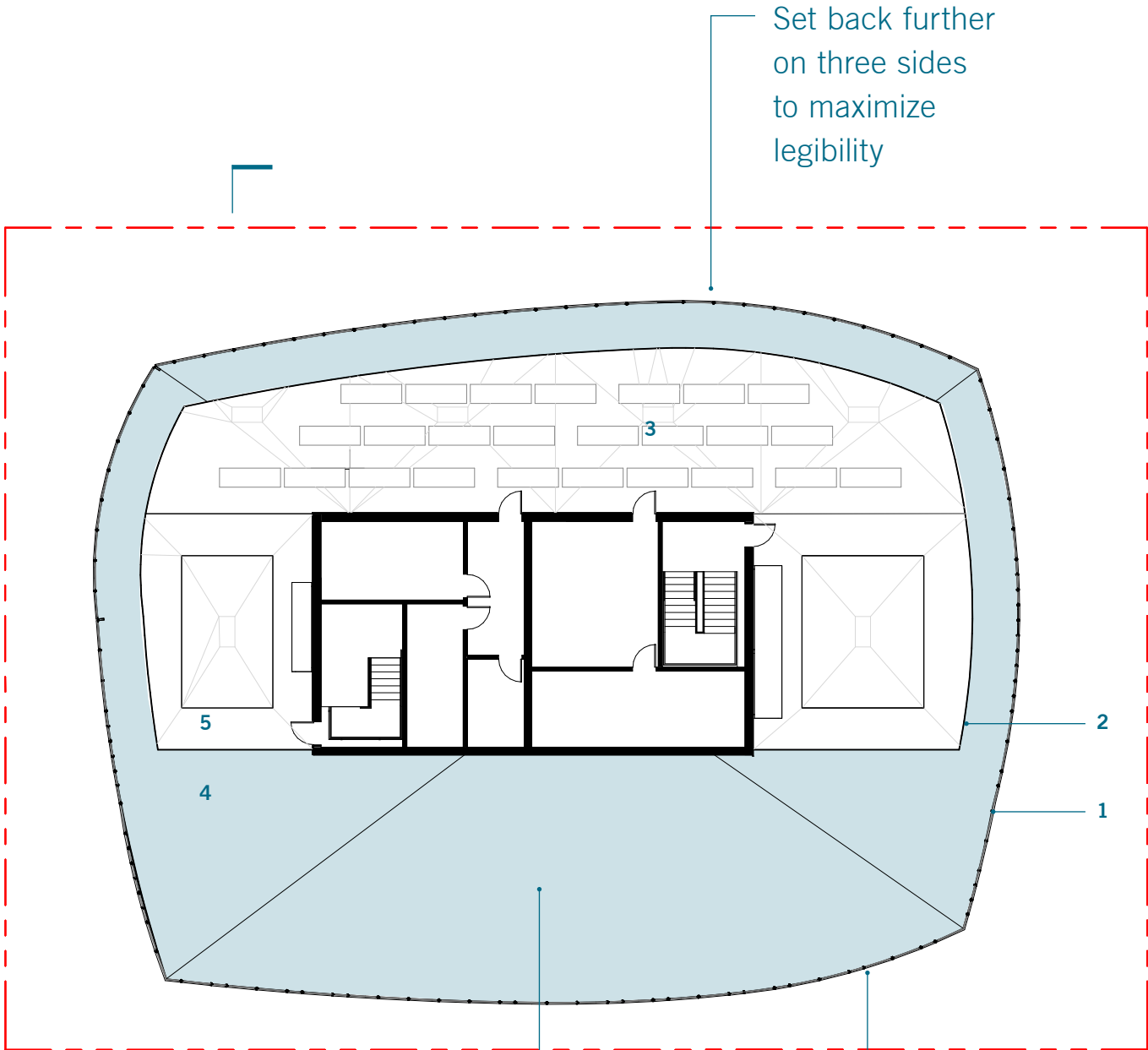
DESIGN RESPONSE:

The mechanical penthouse treatment and "glass lantern" rooftop bar have been enhanced in response to Board guidance by significant measures, as follows:



PLAN, EDG2

- 1 Glass enclosure
- 2 Opaque enclosure
- 3 Mechanical equipment
- 4 Enclosed space, open to below
- 5 Exterior space, open to sky

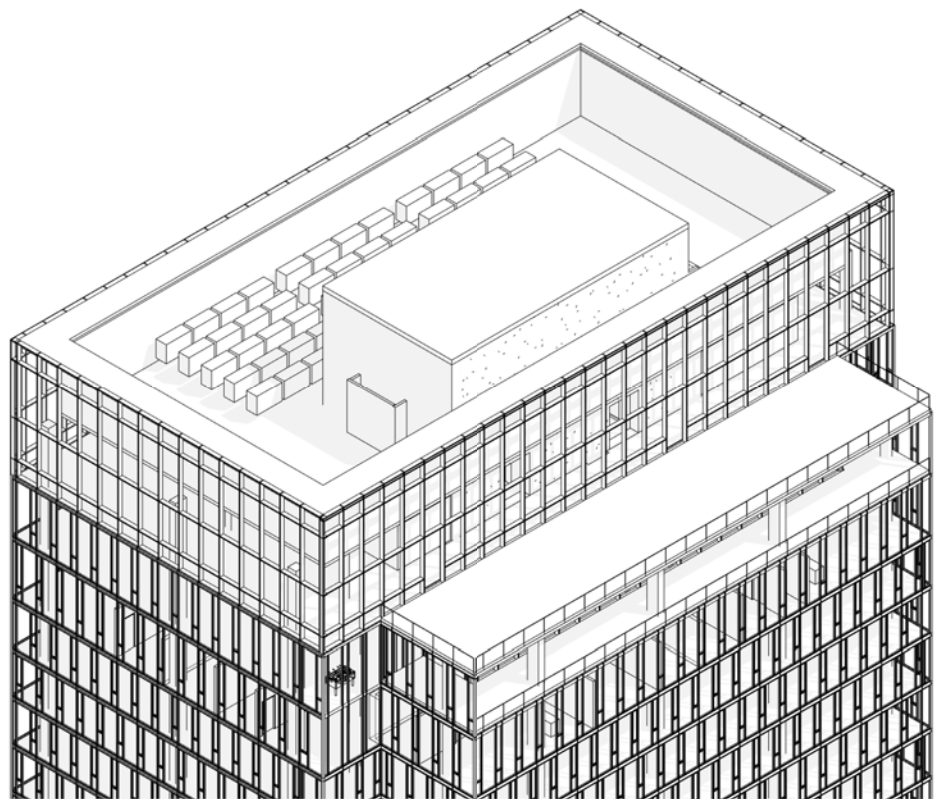


PLAN, RESPONSE

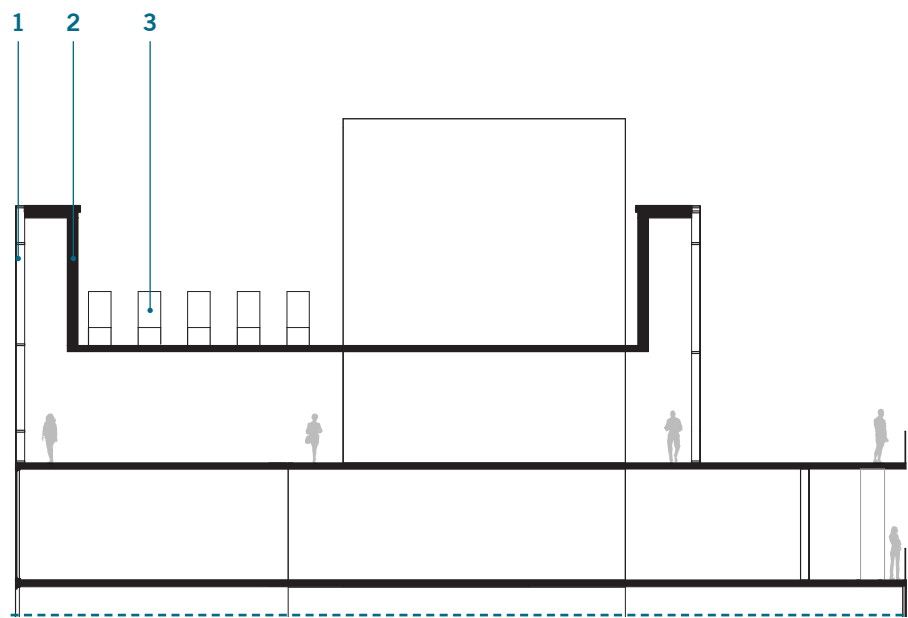
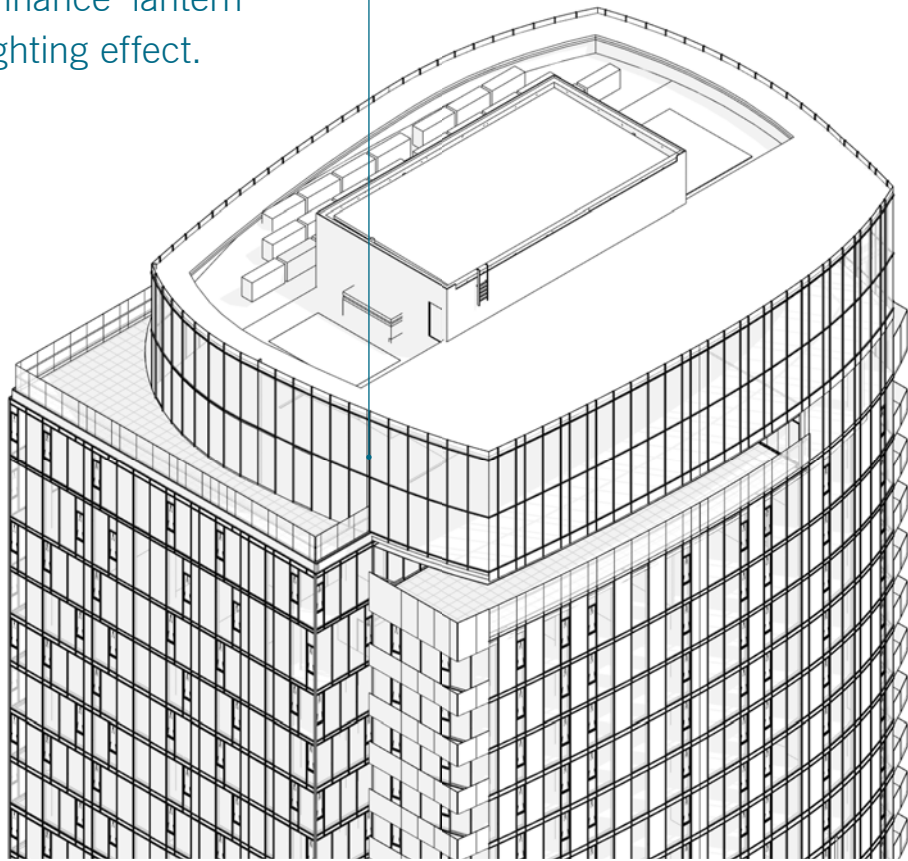
Increased "lantern" space to the west to maximize effect.

Continued the sculptural volume of the curved mass on all sides to accentuate.

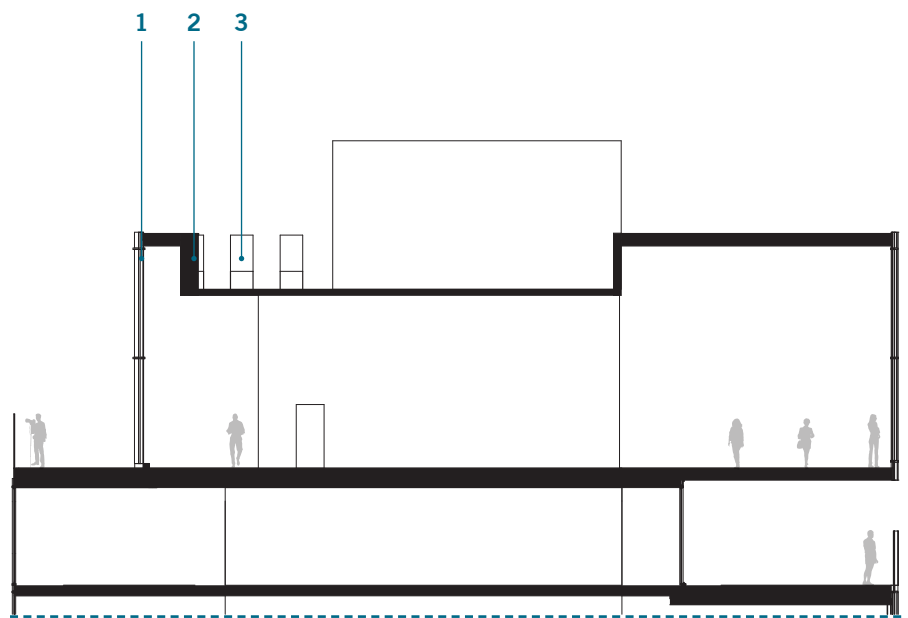




Introduced  
frit pattern to  
enhance 'lantern'  
lighting effect.



3D / SECTION, EDG2



3D / SECTION, RECOMMENDATION





5(D) WEST FACADE MASSING /

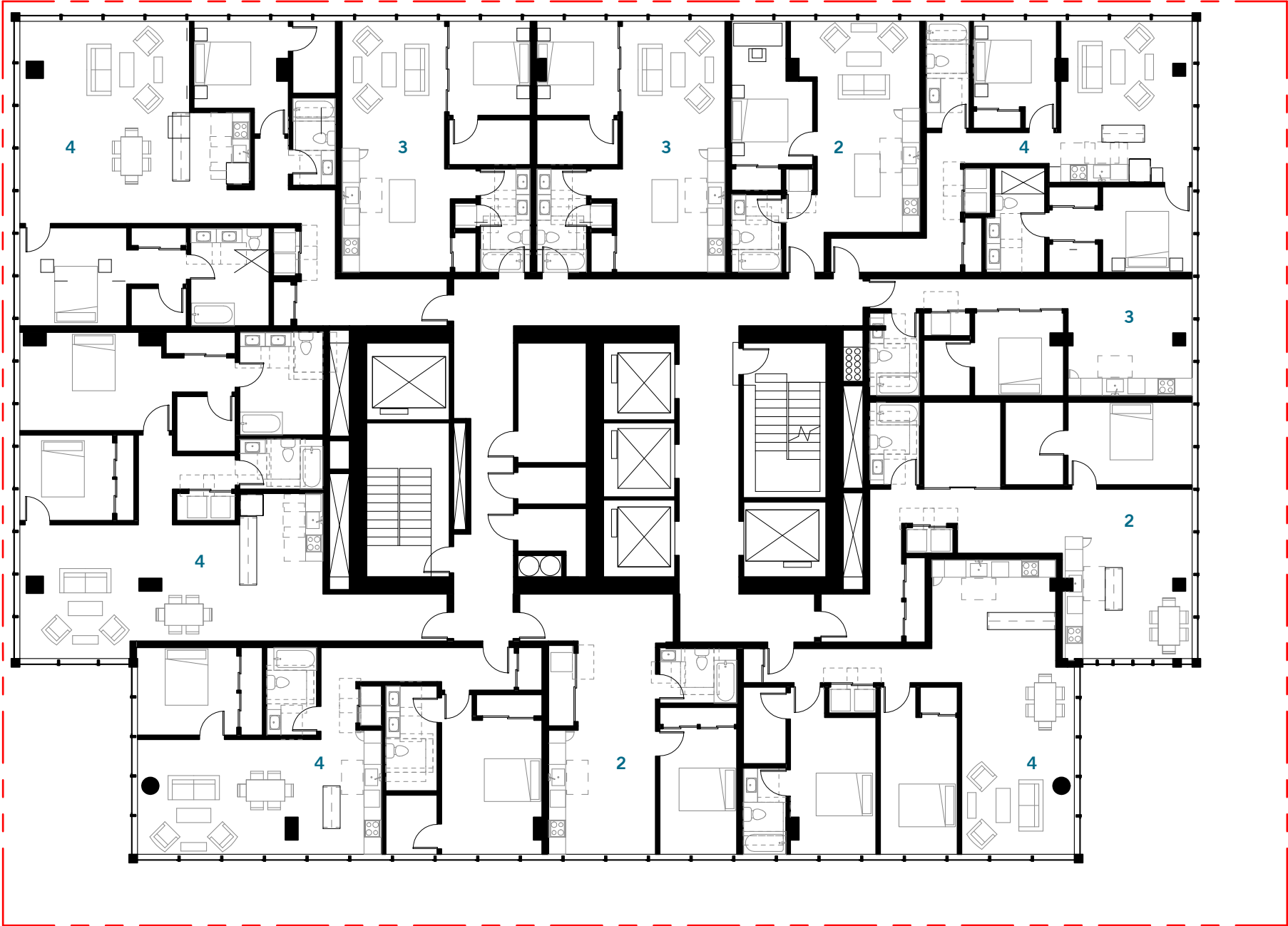
EDG2 NOTES:

The Board continued to focus on the west façade and ‘saddlebag’ element, for both architectural and adjacency concerns. The Board agreed that the full height of this projecting element, whatever its final shape, should be expressed with a different and more solid character to clearly distinguish it from the east tower extrusion it abuts (also see comments under 7a).

The Board agreed the west corner notches shown (pg 45 etc) should be increased, double notched and/or reshaped back to the recessed corner columns, to afford more light and air in the alley zone for both buildings. Additional stepping, angling and/or indentations to the middle of this wall between columns should also be considered. Lighter material colors should be employed here to amplify daylight.

Since the Board recommends this element is fundamentally a different mass, its shape does not need to match the 90 degree corners of the east extrusion. [Staff NOTE: the mid tower floor plans 13-32 shown on page 47 are larger areas than the corresponding plans shown on pg 68 at EDG#1, when the Board also recommended shaping of this west elevation: EDG#1, item 1d] (B3, C6.III)

TYPICAL RESIDENTIAL PLAN, EDG2



- 1 Studio unit
- 2 One bedroom unit
- 3 Open one bedroom unit
- 4 Two bedroom unit



DESIGN RESPONSE:

The western façade massing has been have been modified to reflect EDG guidance as follows:

1. Introduced a substantial curve for the full height of the tower above the podium.

2. Angled the glazing to follow the line of the curve.

3. Increased the setback of the west corner notches from the west property line.

4. Reduced the length of the western-most portion of the western façade.

5. North and south corners/ notches are reshaped in a non-rectilinear manner.
6. Distinguished the western façade with a different character – a restrained color palette.

7. Distinguished the western façade with a more solid (less transparent) composition.

8. Reduced the overall vision glass area of the western façade.

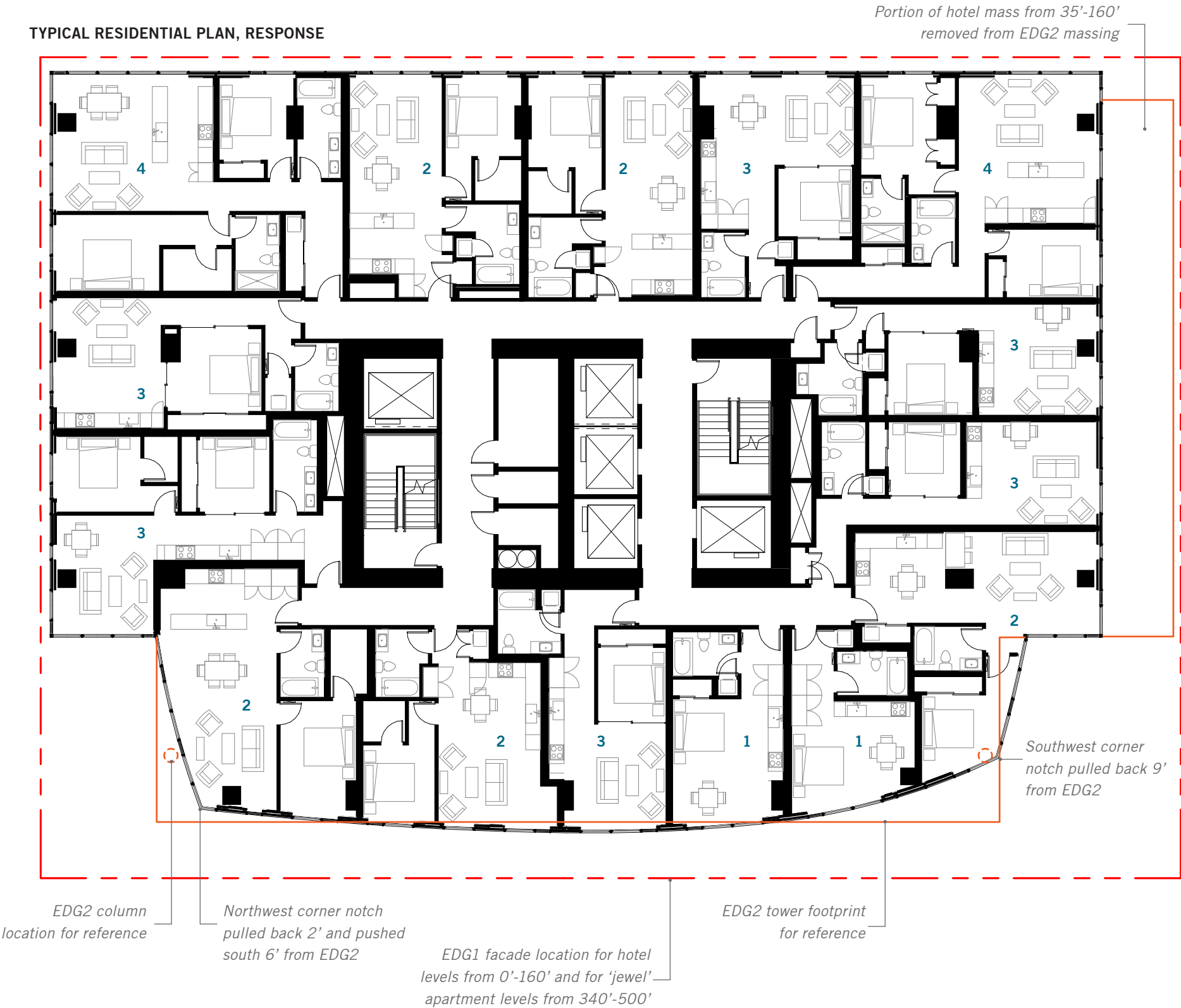
9. Introduced balconies at the north and south above Escala.

10. Resolved the ‘interlock’ between the east and west massing with deeper setbacks.

11. Set back the south face of the hotel to be in line with the tower above.

- 1 Studio unit
- 2 One bedroom unit
- 3 Open one bedroom unit
- 4 Two bedroom unit

TYPICAL RESIDENTIAL PLAN, RESPONSE

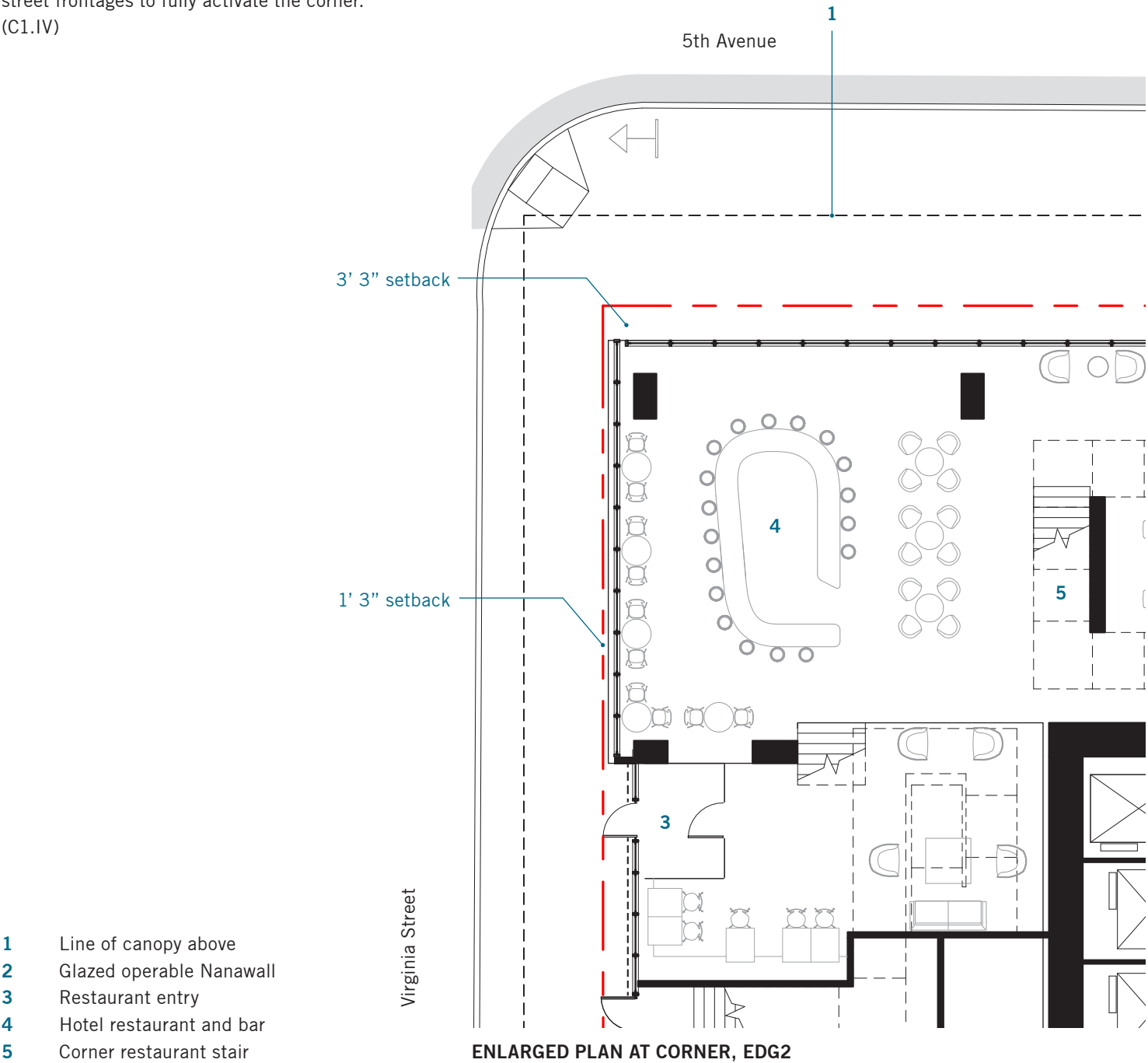




6(A) NORTHEAST STREET CORNER /

EDG2 NOTES:

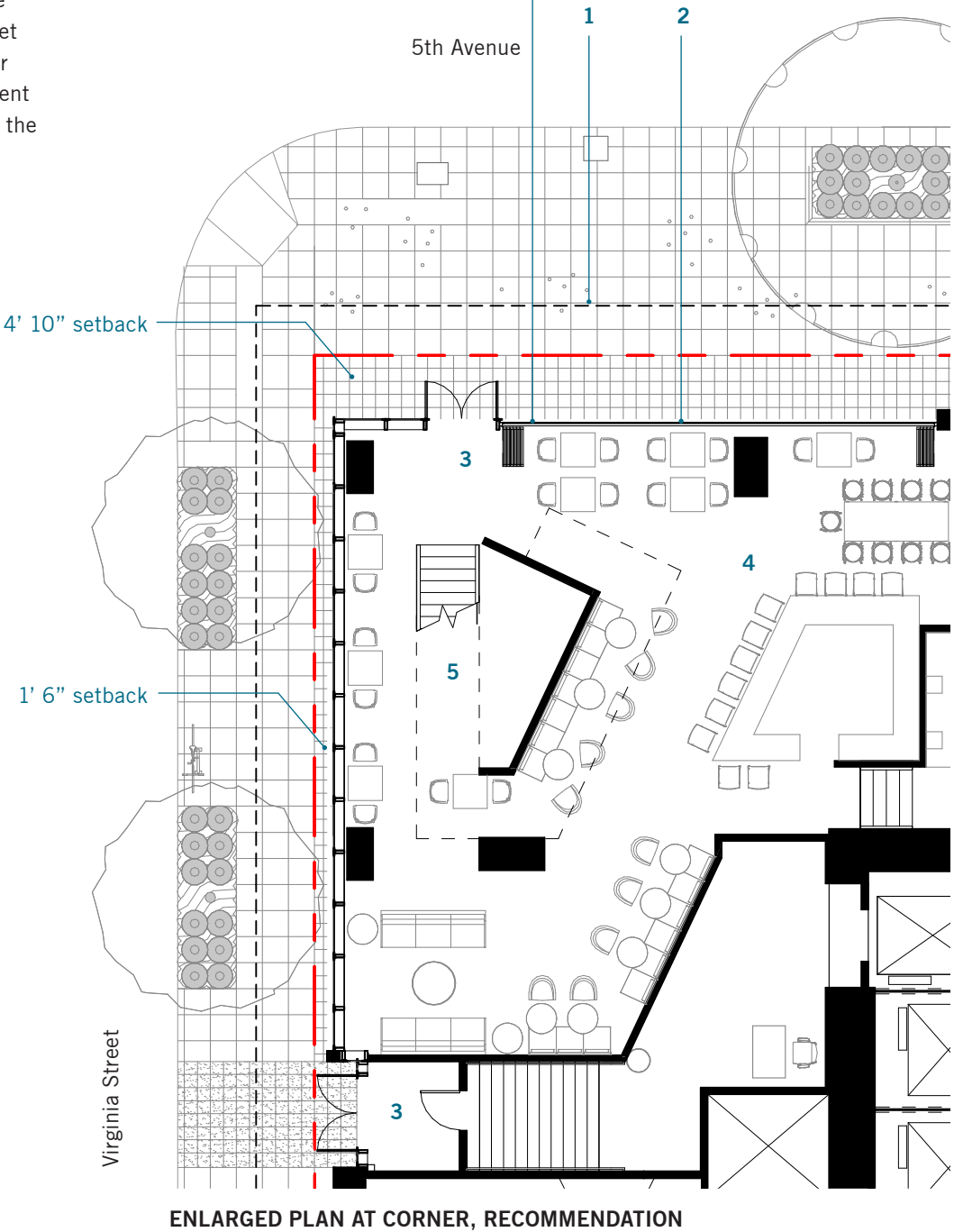
The Board supported the 3-level tall and transparent base as basically depicted on pg58/59/61, assuming canopies, entries and other scale elements are fully developed beyond the faint lines shown. The Board agreed the northeast street corner is a dynamic pedestrian location, and recommended the addition of doors and/or generous sliding windows on both street frontages to fully activate the corner. (C1.IV)



DESIGN RESPONSE:

The Northeast Street Corner has been enhanced by incorporating a large extent of operable glazed wall system 'Nanawall' along Fifth Avenue. The structural framing system for this element and canopy follow the bar/restaurant frontage around the corner to express the continuity of these spaces and accentuate the corner. It is not feasible or desirable to include 'Nanawall' on Virginia Street due to the incline of the street grade and the offset between sidewalk elevation and interior finish floor. A significant entry statement is made to the bar lobby that accesses the dedicated rooftop express elevator.

Restaurant and bar entry moved closer to corner, added operable glazing along 5th Avenue.









6(B) FIFTH AVENUE FRONTAGE /

EDG2 NOTES:

The Board strongly supported the 3 ft setback shown (more encouraged) and the code requirement for 75% of the frontage along 5th to be authentically retail/ commercial uses with direct street access. Therefore, the Board recommended the south retail be expanded north, the second bay from the corner also have doors to the sidewalk, and the lobby function be reduced to 25% or less street frontage. Retail that also opens into the lobby is acceptable, as long as sidewalk activating doors are provided. (C1)

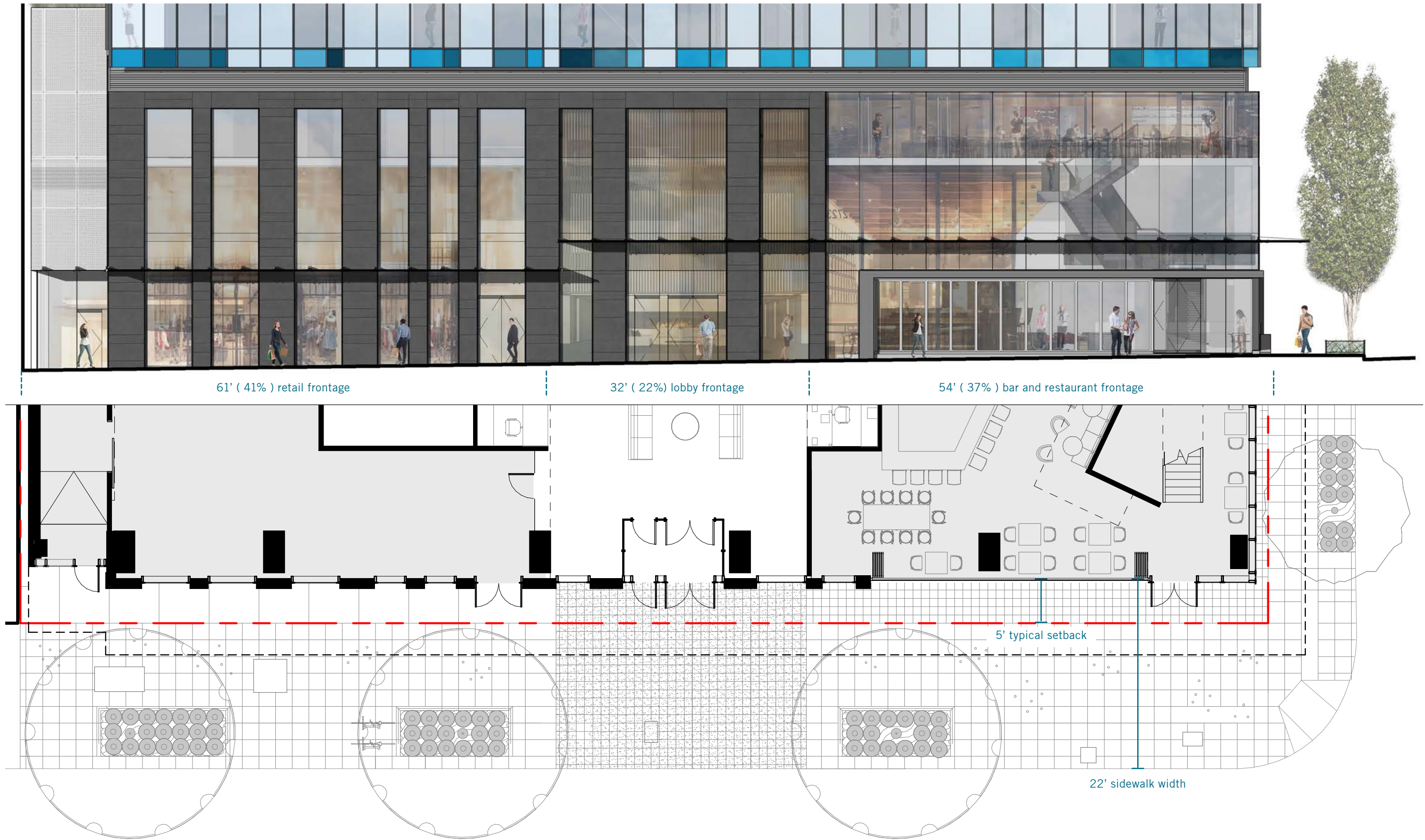
DESIGN RESPONSE:

The Fifth Avenue Retail and Commercial frontage has been further setback, the lobby frontage reduced by the expansion of retail and restaurant/bar space to the north and south. Additional doors to the retail space from the sidewalk have been provided.

Entire 5th Avenue frontage set back further, lobby width reducedadditional retail doors added, operable glass wall added, scale elements, materials, and details developed.









6(C) ALLEY PROGRAM VISIBILITY /

EDG2 COMMENTS:

The Board agreed the loading dock door/opening is much too visible to Virginia Street, as shown on pg 60, and recommended the door be shifted at least one truck bay south.

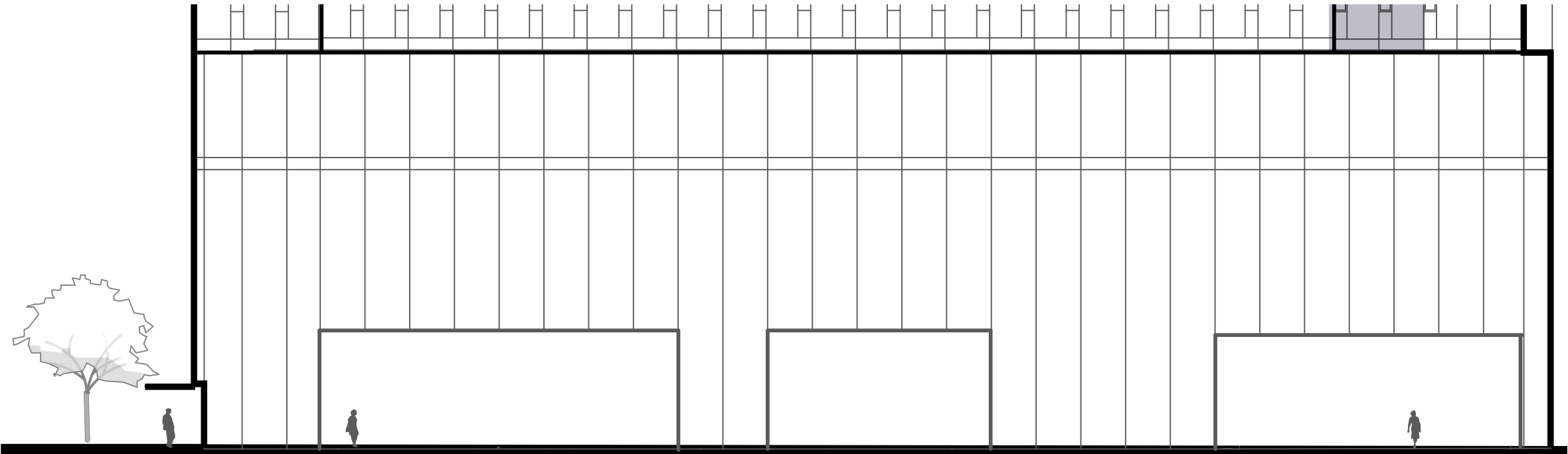
If the trash room then occupies that location, its door should face into the loading bay or the trash door must be fully integrated into the elevation design; this visible corner deserves an architecturally sophisticated design like any other façade. (C6, C6.I, E3)

DESIGN RESPONSE:

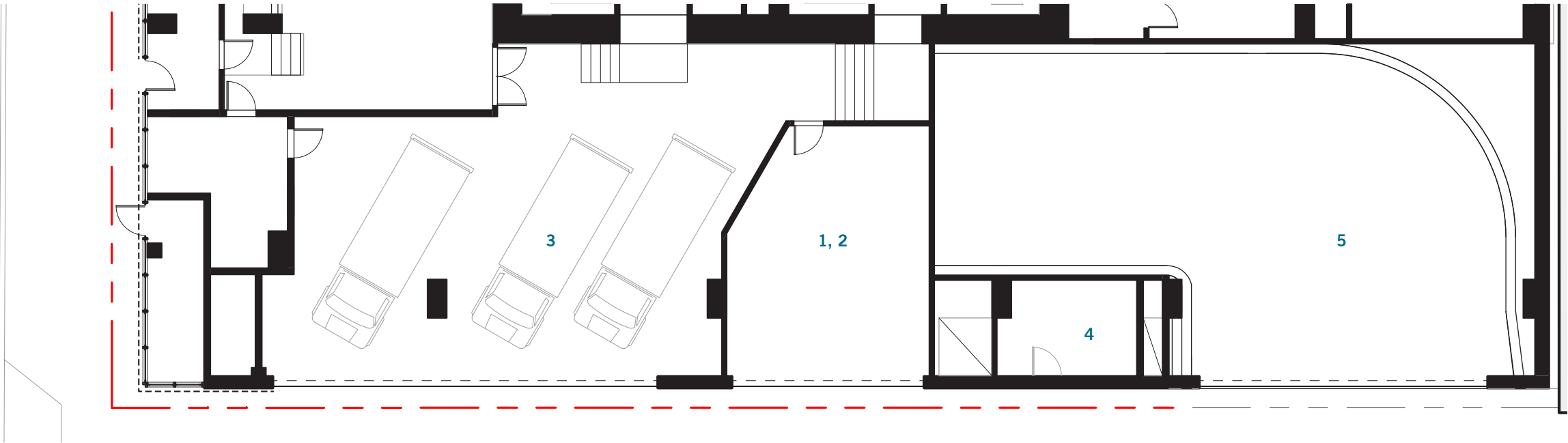
The loading dock has been moved as far south as possible, a distance of 27' (the equivalent of 2.7 truck bays) from the location at EDG2. The trash room has been minimized (while meeting Seattle requirements for access from the alley) and the access doors for services are incorporated into the architecture of the alley facade system, which is a layered system of perforated metal over varying conditions including glass, louvers, and blank wall, to create a unified and attractive alley facade. Additional glazing and transparency have been incorporated and turn the corner to the alley. Continuous shielded overhead downlighting along the alley frontage is provided for safety and security.

The podium height has been further lowered to reduce scale at the alley. The entire facade of the alley is set back 2' to widen the alley to 20' along this property line.

- 1 Commercial Trash
- 2 Residential Trash
- 3 Loading
- 4 Gas Meters
- 5 Ramp to Parking Garage



13' 6"  
between sidewalk and loading door



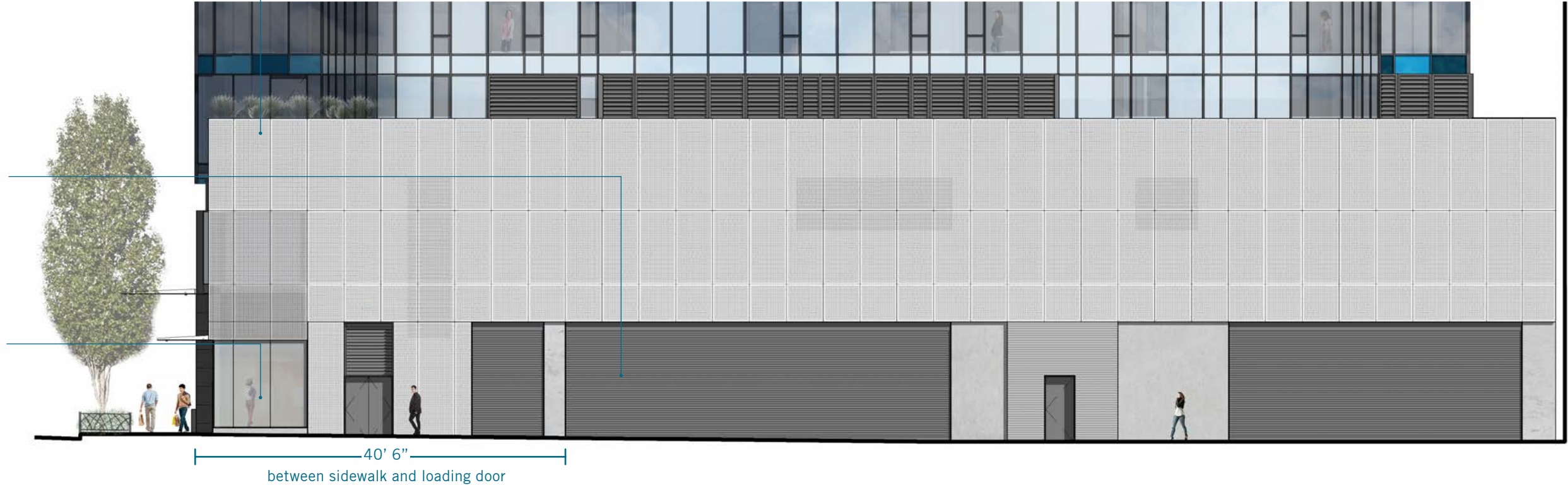
Gas Meters



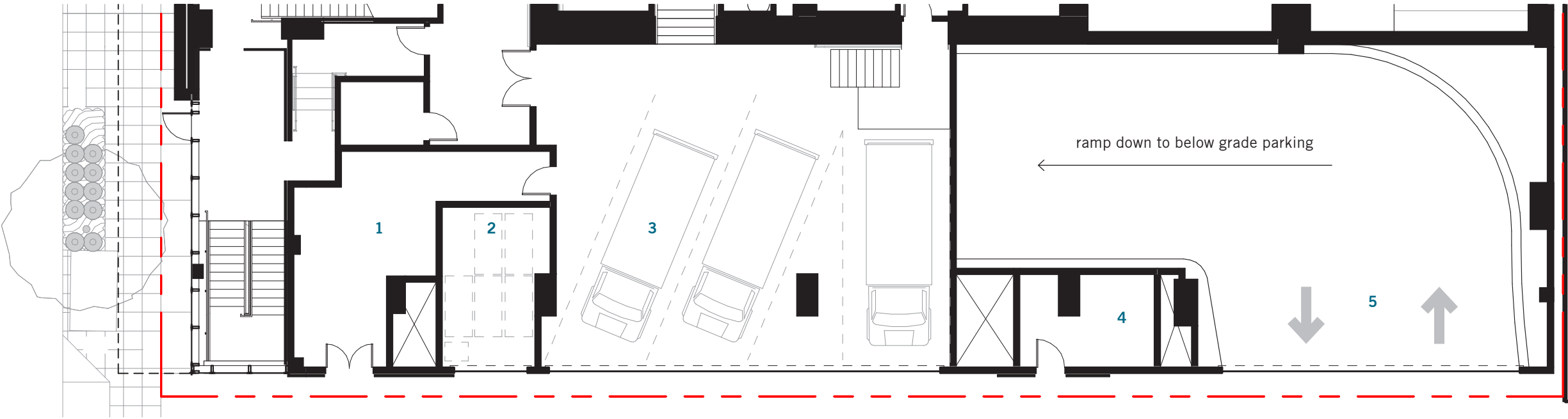
Lowered height of podium.

Relocated loading area further from Virginia sidewalk.

Extended transparency around the corner.



- 1 Commercial Trash
- 2 Residential Trash
- 3 Loading
- 4 Gas Meters
- 5 Parking garage ingress/egress





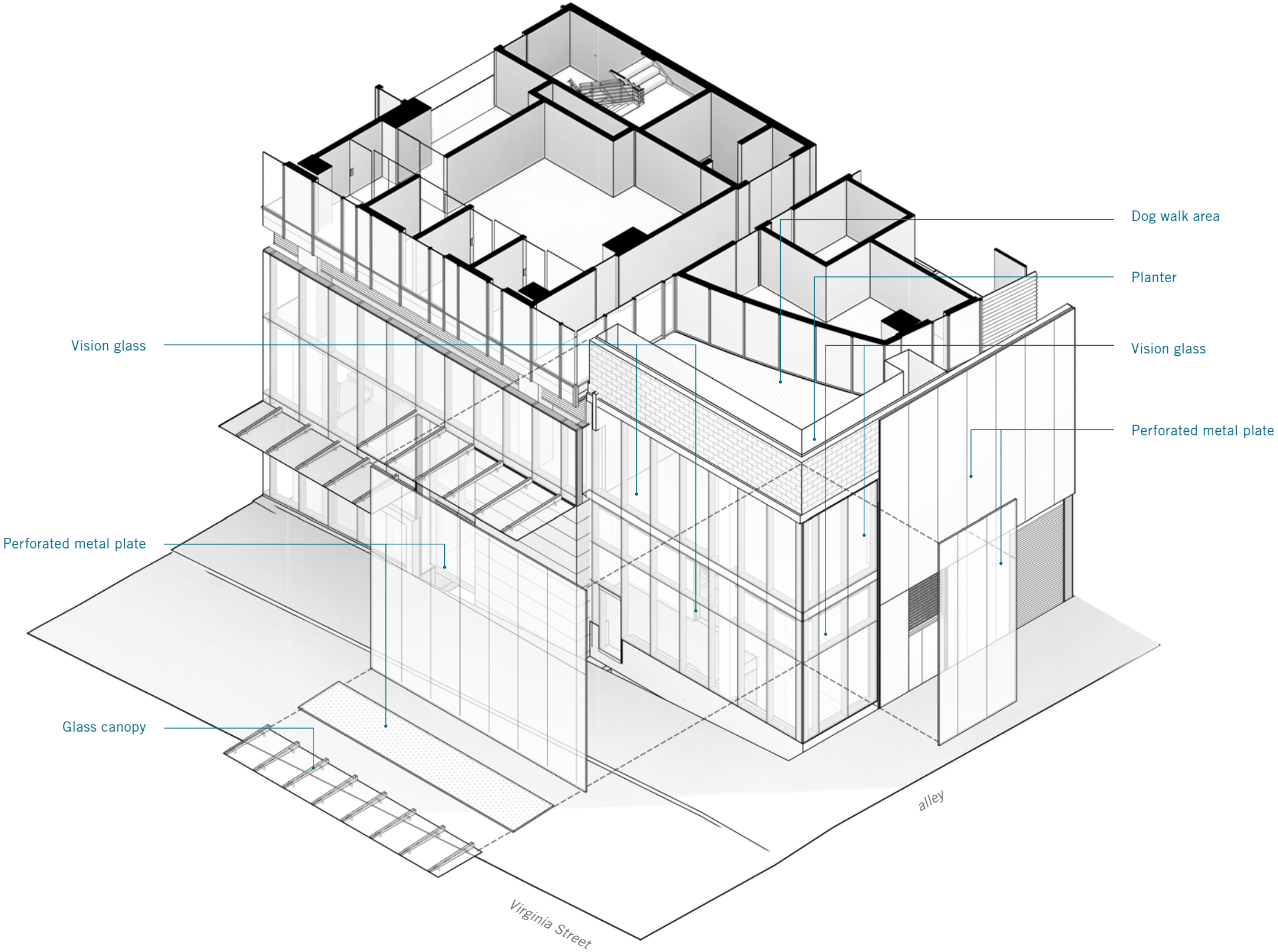
6(D) NORTHWEST ALLEY CORNER /

EDG2 COMMENTS:

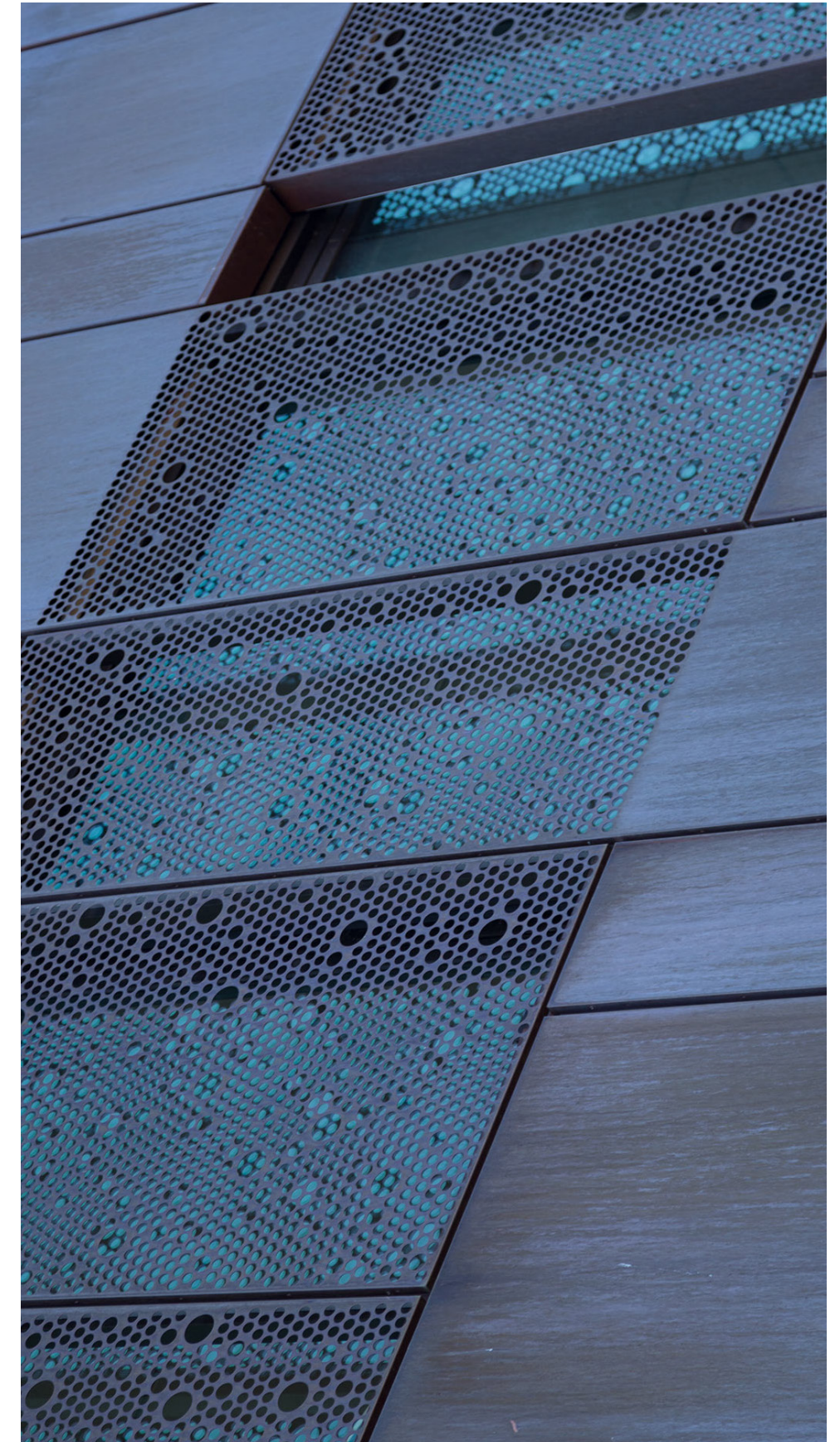
The Board agreed the west half of the Virginia frontage and the alley corner were far too blank as shown on pg 60, and regardless of proposed layering strategies, should show more transparency at the street and wrapping the corner, such as glass walls at the staff, security and corner stair shown on page 42. Shifted and perforated loading doors have potential, and more opaque layering techniques are acceptable on the southern part of the alley façade, beyond the part visible to Virginia. (C3, C6)

DESIGN RESPONSE:

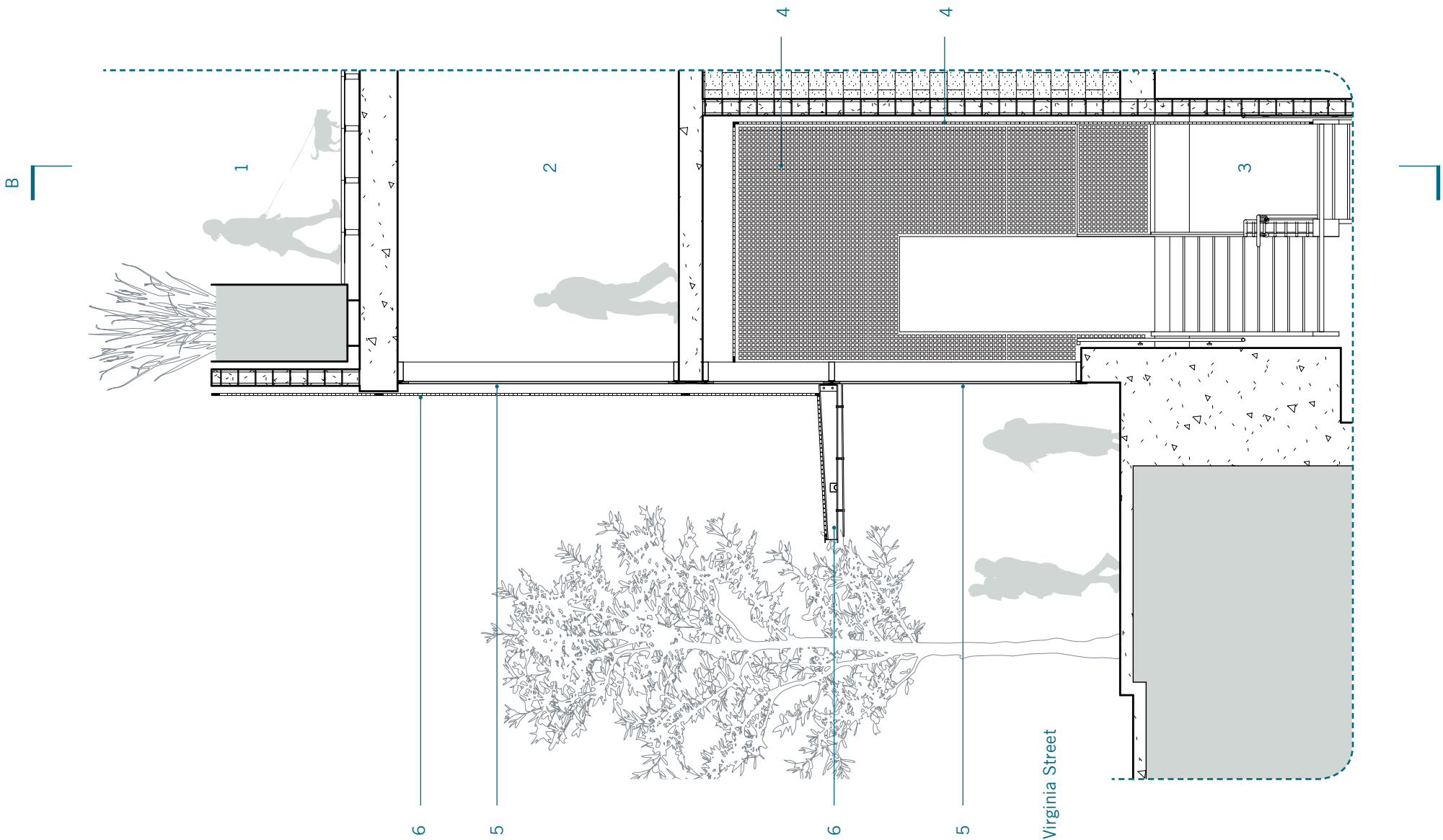
The northwest alley corner has been modified to maximize transparency into the security, staff, and south stair areas that front this portion of Virginia. Additional glazing has been introduced at the corner of the alley, which is visible from Virginia Street. The perforated panel 'layer' to the layered facade system has been raised to above the canopy line, and the perforated panels have been extended into the interior as a backlit layer to enhance the "inside/outside" reading of this space and create a highly transparent and interesting 'lantern' at the corner, while accommodating code required functions.





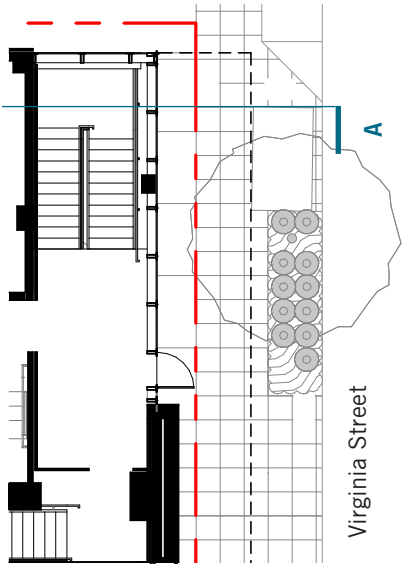




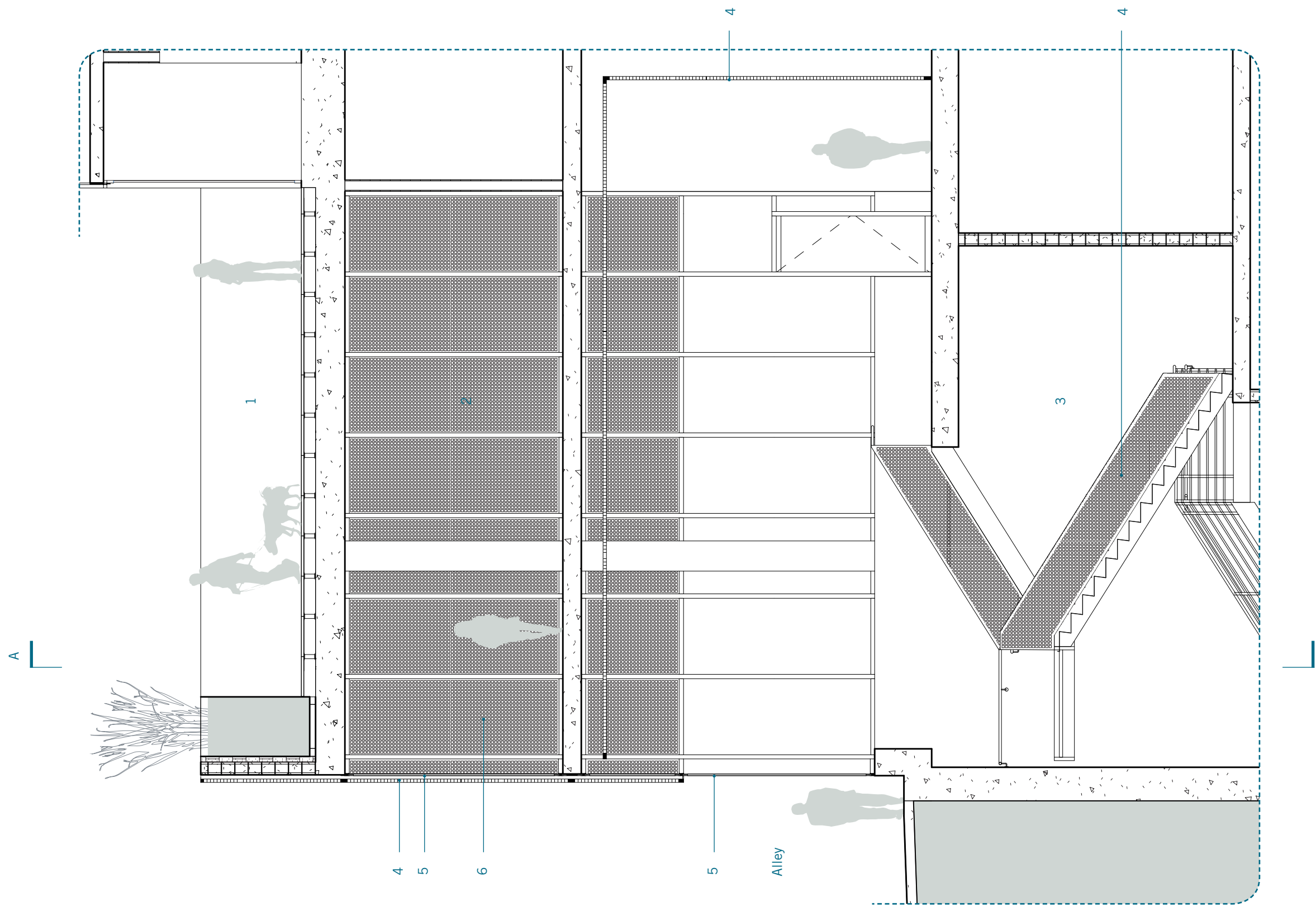


ENLARGED CROSS SECTION (A) AT ALLEY CORNER

- 1 Dog walk
- 2 Kitchen Area
- 3 Back-of-house Stairwell
- 4 Perforated Metal Panel
- 5 Vision glazed curtain wall
- 6 Overhead Weather Protection with Integrated Lighting

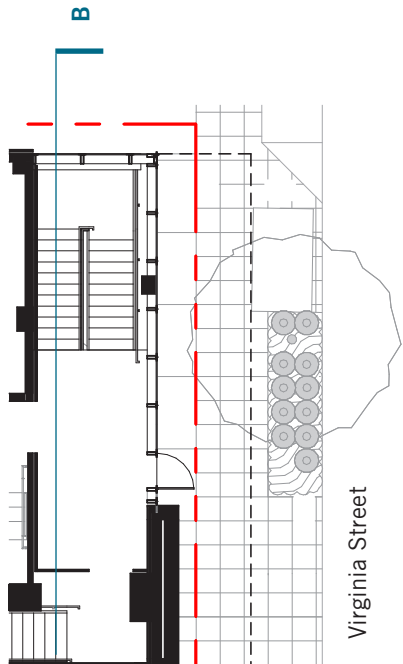






ENLARGED LONGITUDINAL SECTION (B) AT ALLEY CORNER

- 1 Dog walk
- 2 Kitchen Area
- 3 Back-of-house Stairwell
- 4 Perforated Metal Panel
- 5 Vision glazed curtain wall
- 6 Vision glazed curtain wall with Perforated Metal Panel, beyond





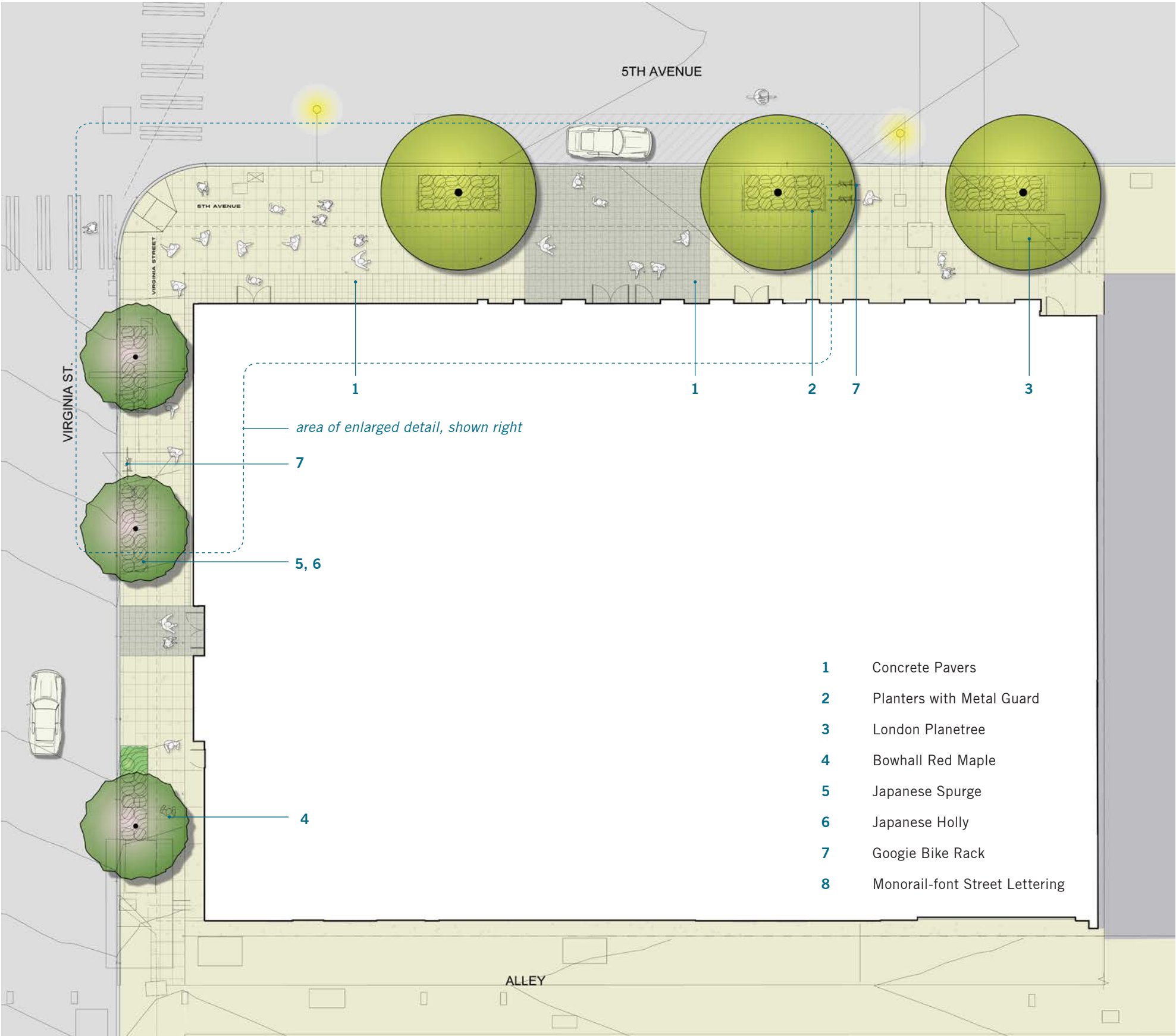
EDG2 NOTES:

The sidewalk paving and landscape design shown on page 35, appears to be downtown standard, other than one ‘googie style bike rack’ in deference to the monorail and Belltown Guideline D3.III.f. The Board supported a more complete exploration of streetscape, tree planters, lighting, signage and design elements that define place and reference the Belltown Neighborhood, the art and heritage of this specific site, and a generally more robust response to several guidelines that stipulate more than the generic, minimal streetscape shown. (D2.I, D3.I, D3.III)

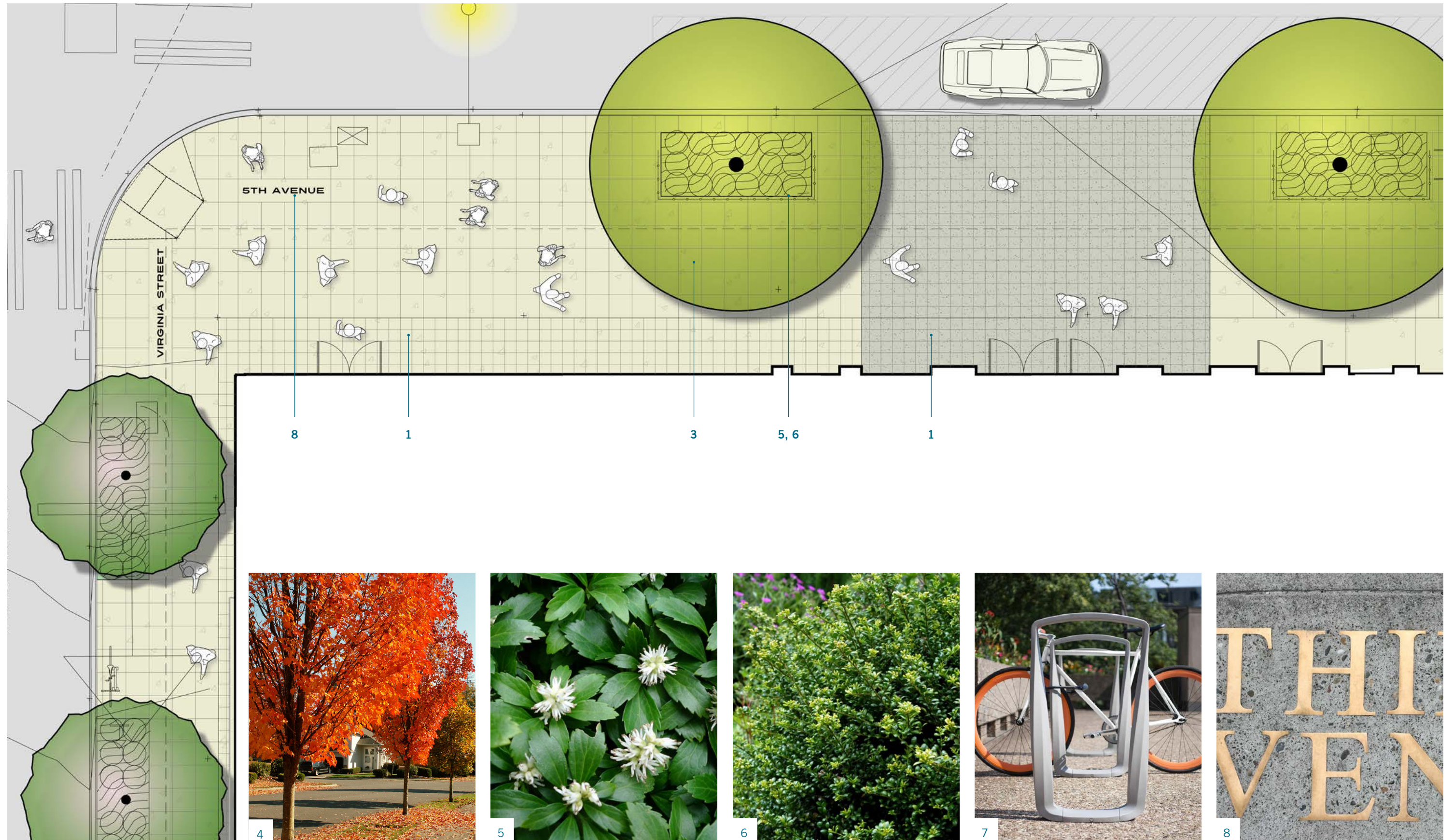
DESIGN RESPONSE:

A purposeful and restrained design approach to the public realm has been proposed and is detailed to achieve an “uncluttered” and engaging connection to street level uses via widened sidewalks, specialty paving, plantings, street trees, bronze street name sidewalk inlays at the corner, lighting, signage, “googie” bicycle racks, and “googie” tree guards.

The proposed design reinforces indoor/outdoor uses without creating barriers and is consistent with DRB support of the ground level engagement of the building. The expanse of paving at the corner of 5th Ave and Virginia provides for a future outdoor sidewalk café outside the operable Nanawall type doors, while maintaining sufficient sidewalk space in this area to foster the greater pedestrian traffic on this part of the site. Street tree locations have been coordinated with SDOT, King County Metro, Seattle Monorail Services, and other utilities requiring overhead clearances. Planter locations have been increased to the extent possible with King County Metro uses along Virginia, and a potential Valet Loading Zone along 5th Ave. Shorter planters are more appropriate in high pedestrian traffic areas, and all paving proposed is non-standard specialty scoring (SDOT acceptable) with a unique concrete mix proposed at the entrances.





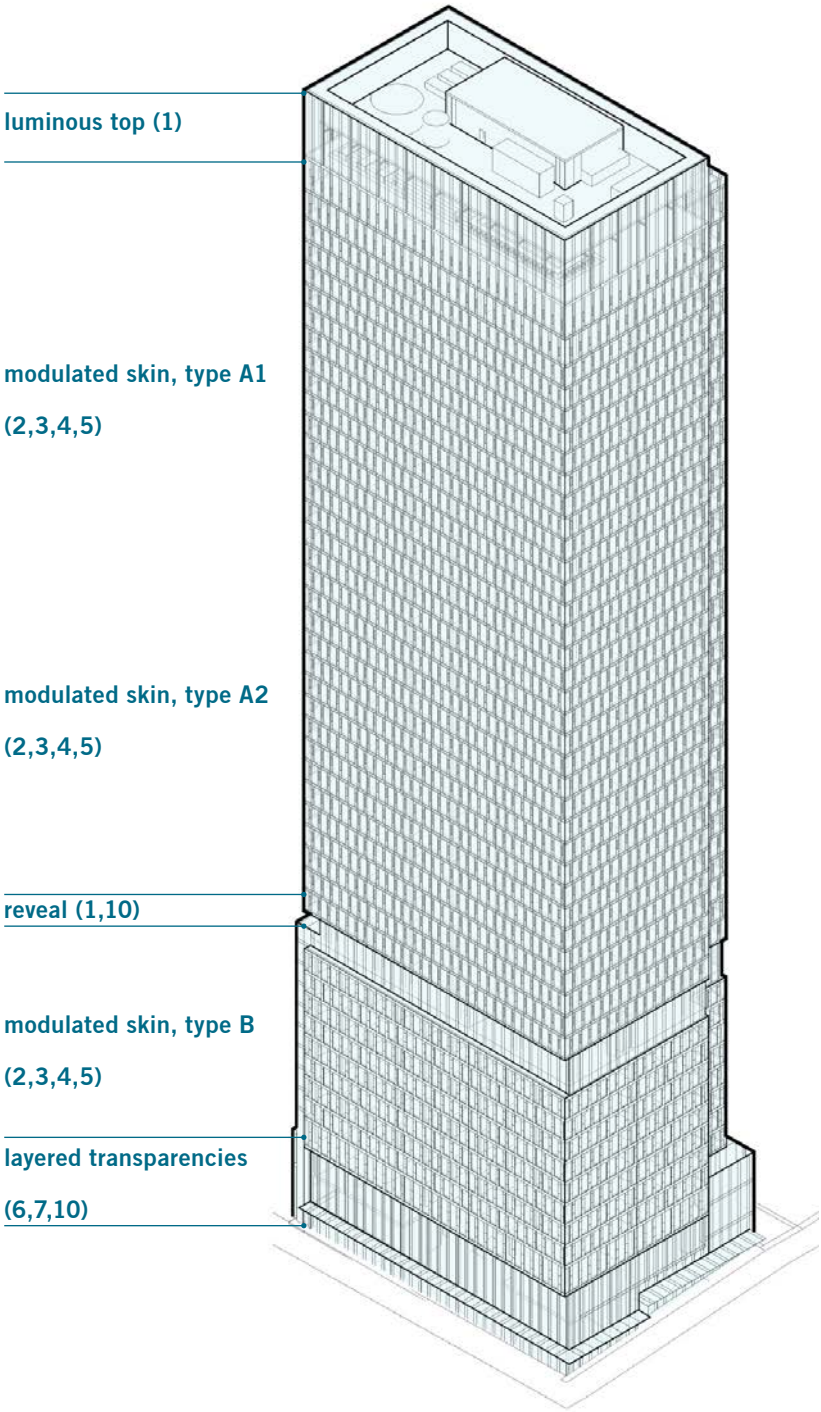




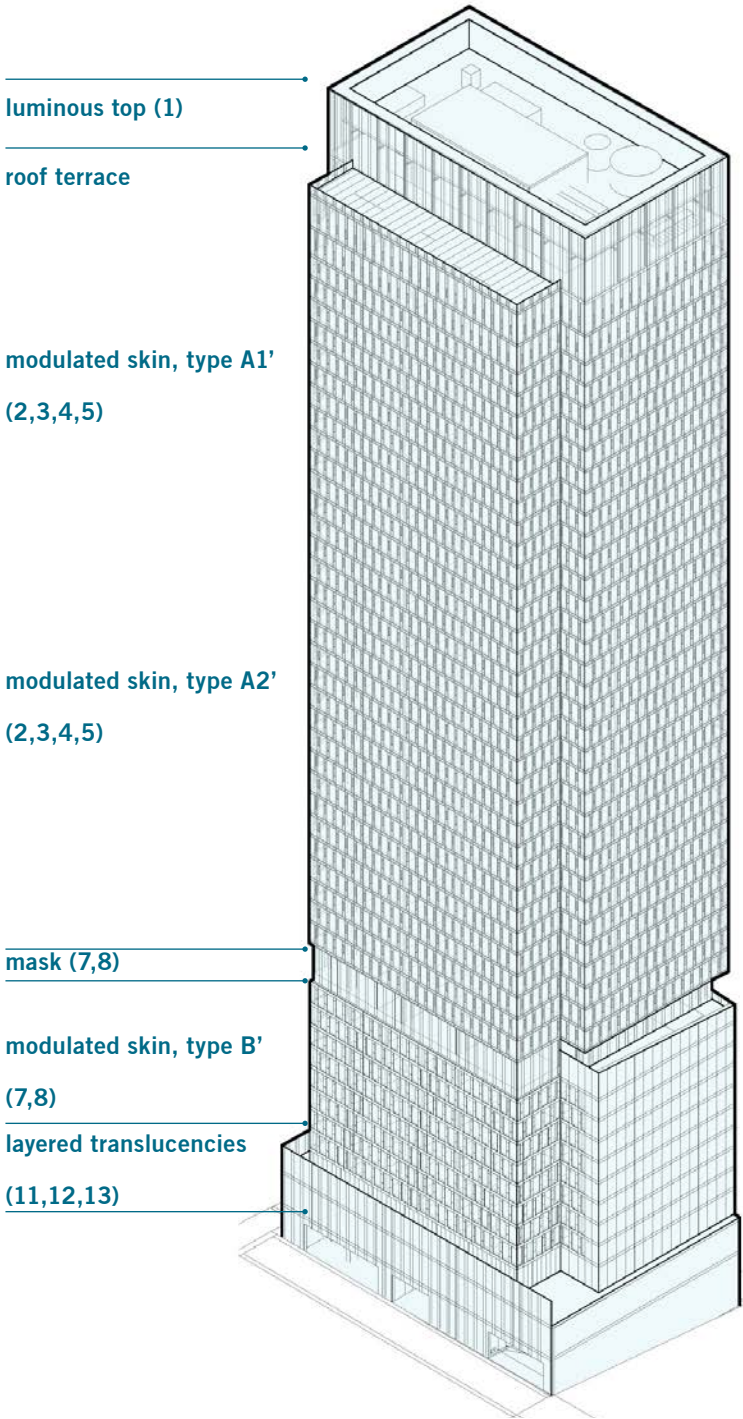
EDG2 COMMENTS;

The Board strongly endorsed the basic 3 part vertical articulation of the primary tower as diagrammed on pg 31, as a crucial context response and important to adding scale to the unchanging form. The Board agreed the cladding of floors 3-11 should be more solid and deep than shown on pg 58, be legibly distinct from the cladding above the floor 12 ‘reveal’, and reflect more compositional cues and proportions from nearby Belltown buildings. The floors above the “#4 blue line” on pg 31 should be the most transparent, but not a 100% glass box that reads as an office. The Board focused on precedent image #3 on page 55 to illustrate the degree of façade depth, composition and differentiation recommended for the base and upper portions of the east tower; the left side displays 50-60% solidity (recommended for subject base), and the right side about 10-20% solid (recommended for mid-tower). The Board also noted the less static, double story groupings and vertical proportions of that precedent. NOTE: This precedent image shows depth from typical face of cladding to face of glass of 12-16 inch minimum; this depth is the minimum required for the subject base. (B3.I)

CONCEPTUAL DESIGN INTENT PRESENTED AT EDG2



Northeast corner of 5th and Virginia



Southwest corner on alley



**DESIGN RESPONSE:**

The three part vertical articulation of the tower form has been maintained with additional setbacks at street level and development of the massing and cladding details. The material articulation of the tower and base have been developed in a manner consistent with the design intent as presented and supported at EDG2, and in accordance with the guidance of the Board albeit the Board did not mandate prescriptive dimensional directives regarding system depths or glazing percentages.

The differentiation of the tower façade by program, by level, and by orientation has been developed parametrically to add detail, enhance modulation, emphasize distinction and express differentiation within a unified concept as follows:

**UNIFYING ELEMENTS (UE):**

- 1. All glass tower with a blend of vision glass and colored opaque glass.
- 2. Horizontal ‘belt’ zone at floor slabs provides horizontal register and scale.
- 3. Mullions provide “tracery” and detail with color contrast and shadow line.

**DIFFERENTIATING ELEMENTS (DE):**

- 1. Offsets between vision glazing locations by program and orientation.
- 2. Gradient of sill heights, increasing vision glass percentage bottom to top.
- 3. Reduction in vision glass based location and orientation.
- 4. Polychrome colored glass material on eastern mass.
- 5. Duochrome colored glass material on western mass.
- 6. Depth of reveals
- 7. Sculptural forms
- 8. Materials at base.
- 9. Depth at base.

**MODULATING ELEMENTS (ME):**

- 1. Secondary mullions
- 2. Operable windows
- 3. Color
- 4. Balconies

UE-1, UE-2, UE-3

DE-1, DE-2, DE-3, DE-4

ME-1, ME-2, ME-3

DE-6, DE-7

DE-6

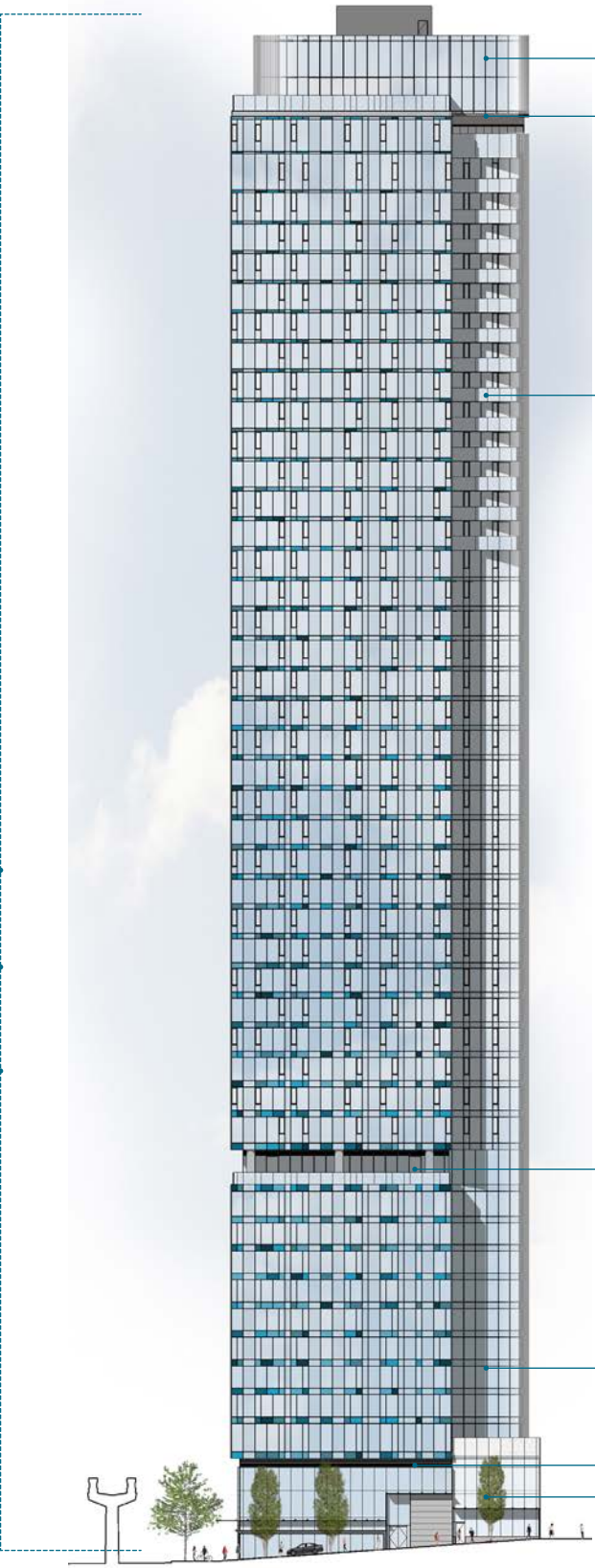
ME-4

DE-6

DE-5

DE-6

DE-8, DE-9







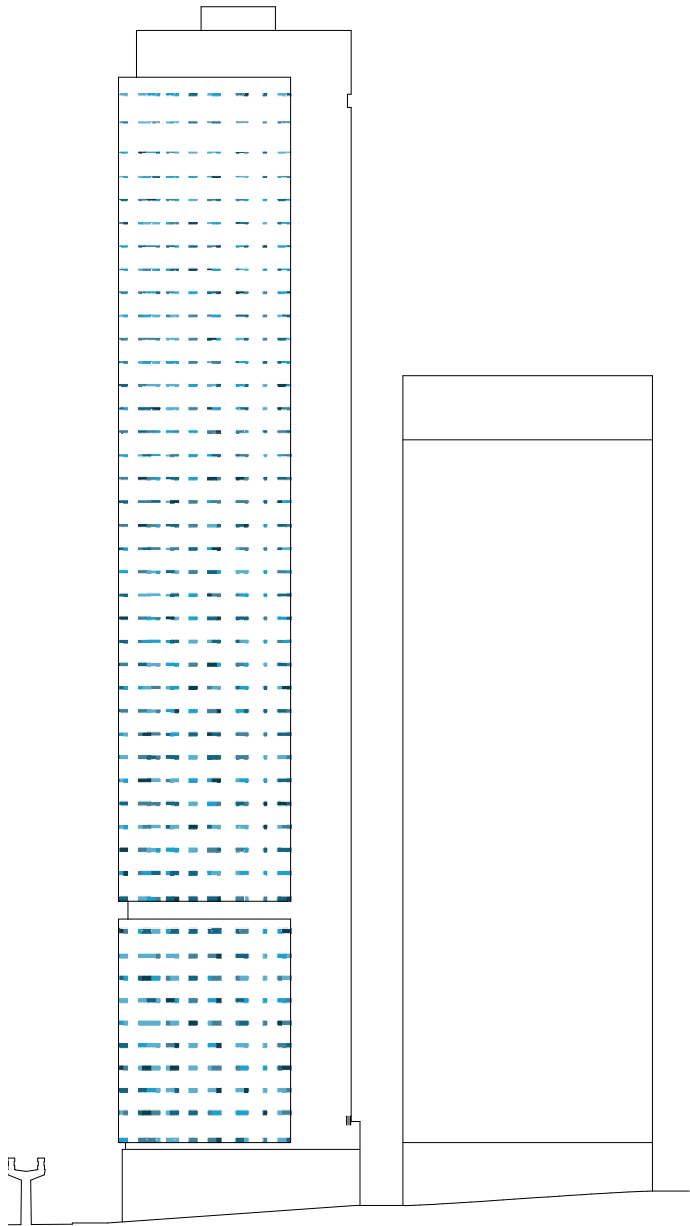
**Seattle Tower**

*Completed in 1928, the Seattle Tower... represents a dramatic shift in the appearance of Seattle's skyline... by the 1920s, architects began to favor designs that attempted to emulate the speed, efficiency and power found within technology, perceived by many as humanity's hope for the future... the building beautifully illustrates the increasing popularity of a simple, smooth, almost machine-like exterior.*

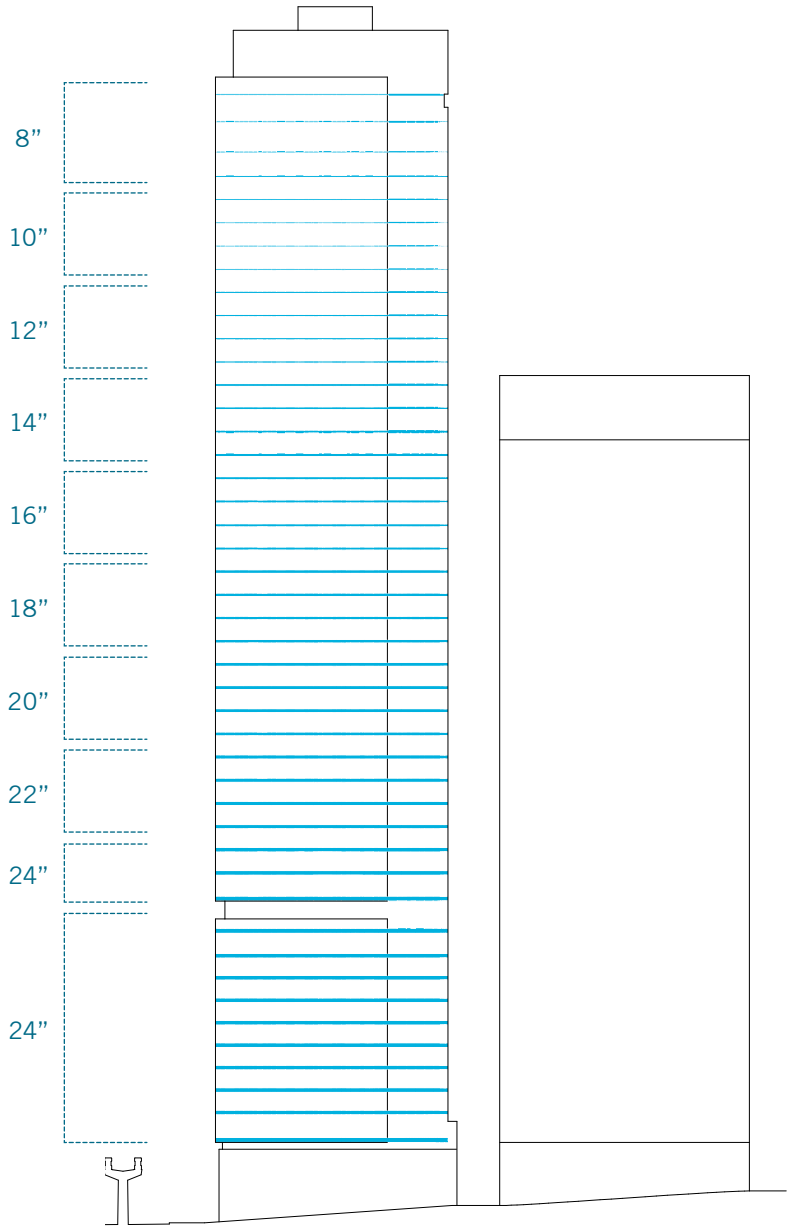
*The Seattle Tower is clad in 33 shades of brick designed to effect a gradient which lightens from the bottom to the top of the building. This is said to have been inspired by local rock formations.*

- Wikipedia

A selection of spandrel panels at slab edges of the orthogonal mass are treated with a palette of five different colors.

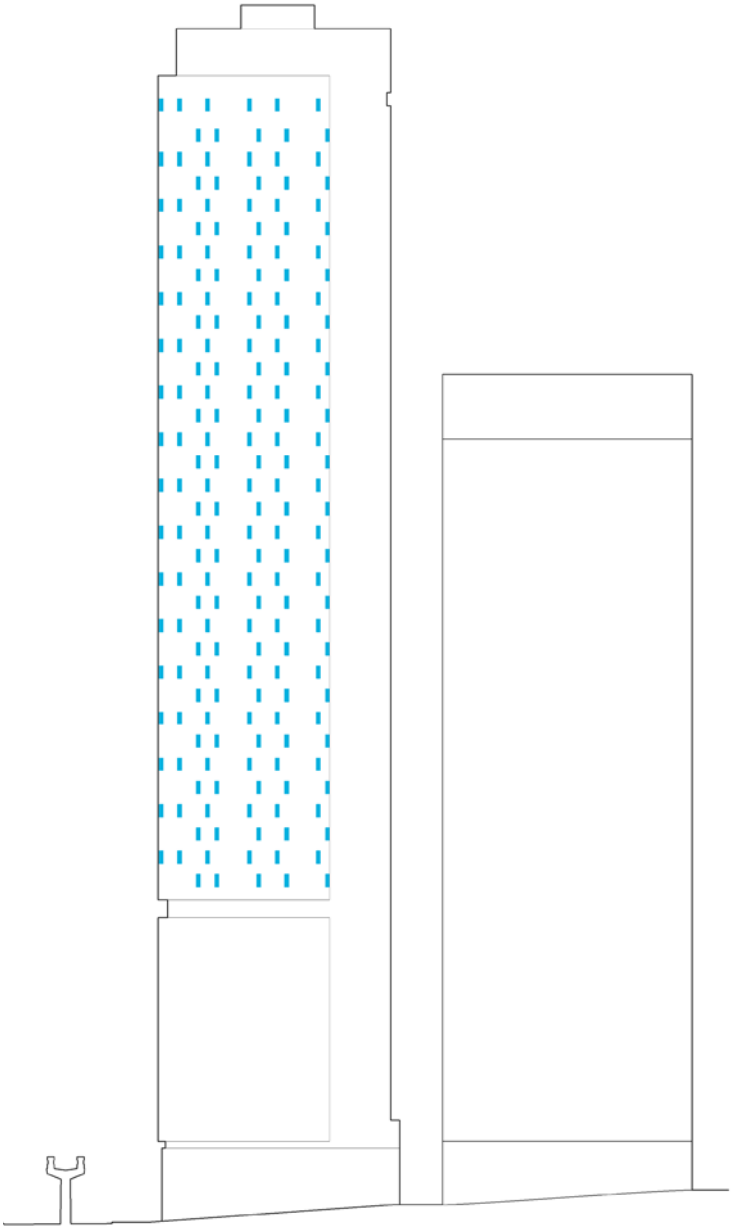


The height of the glass spandrel panels decreases as the tower extends upwards.

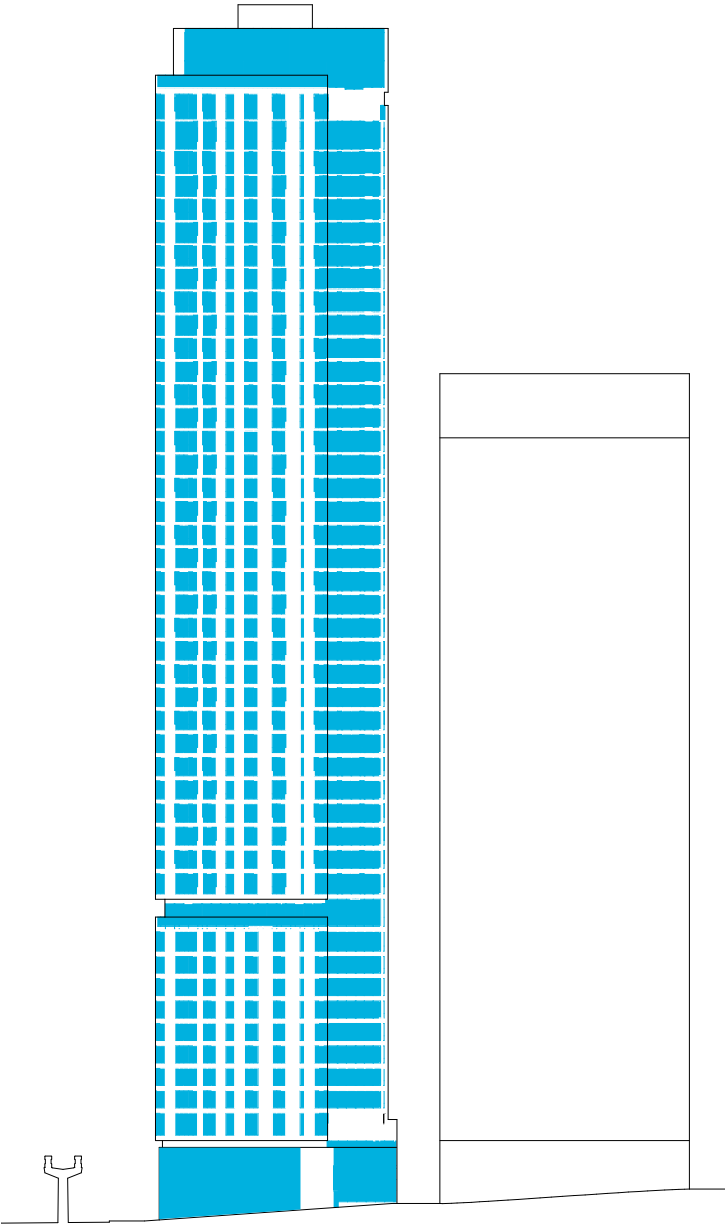




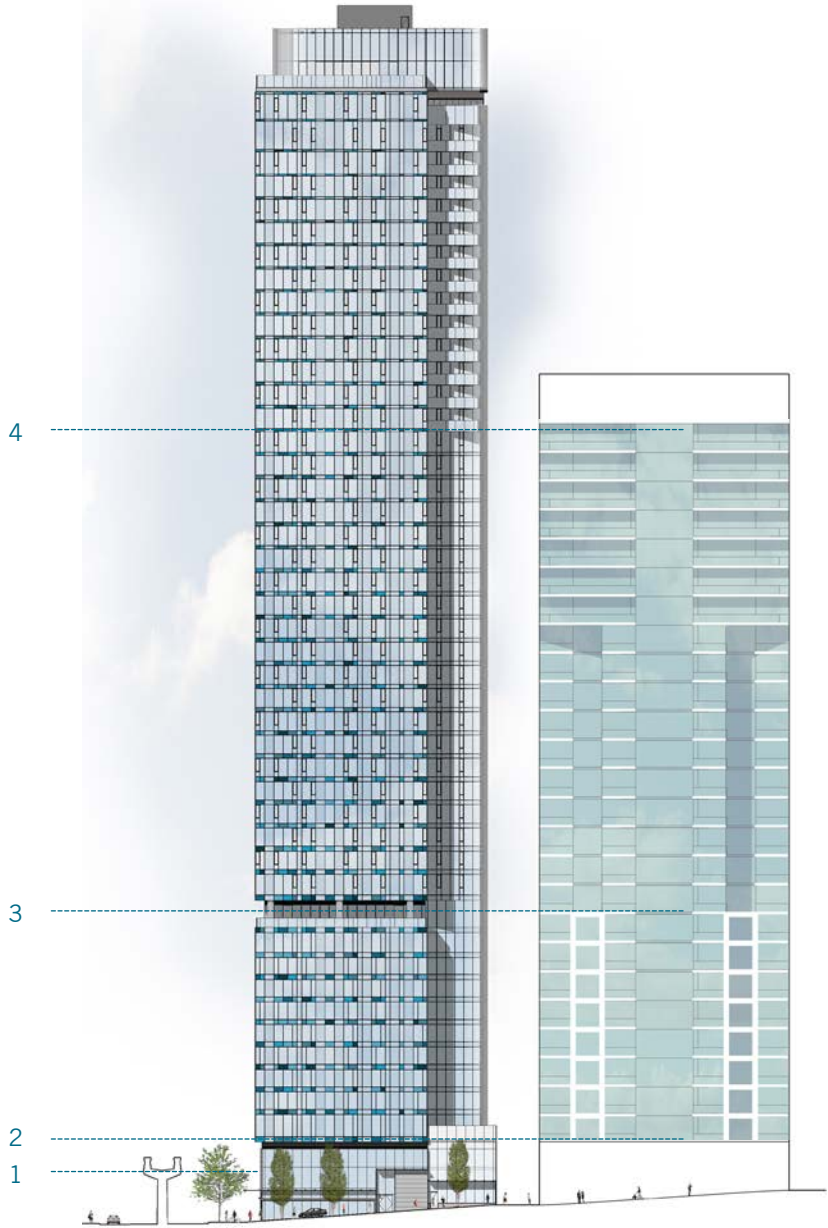
The location of operable windows is modulated at the east residential portion of the tower.



The window sizes and locations respond to use, adjacent context, and height within the tower.



Major design elements (reveals, setbacks, podium, restaurant, balconies) respond to contextual datums of Escala and Monorail.





7(A) ELEVATION COMPOSITION & MATERIAL ARTICULATION : COLOR & PATTERN CONCEPTS /

TOWER MATERIALS, COLOR, PATTERN

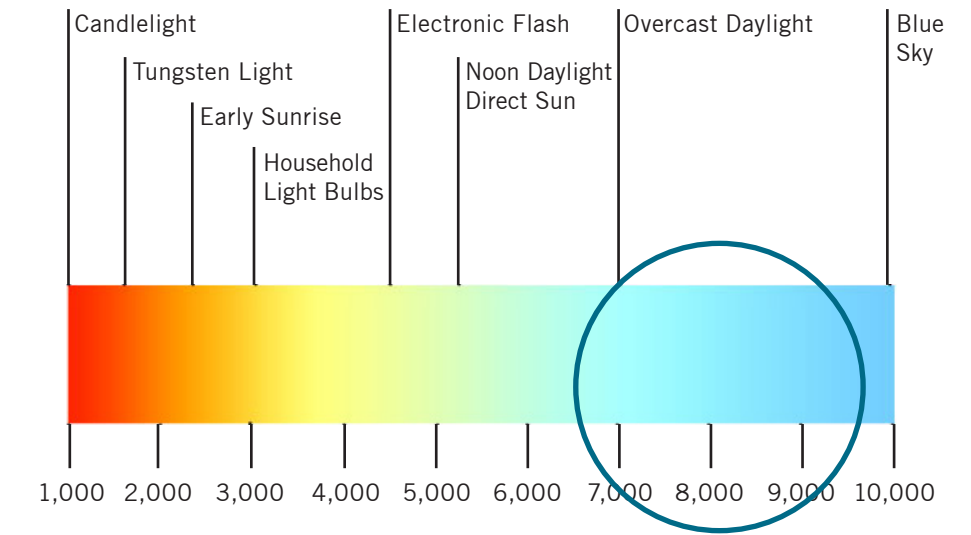
The proposed exterior material palette is inspired by our region, climate, culture, and technology and builds on these references to articulate a meaningful design statement for a high rise in Seattle in the 21st century.

Our region is surrounded by water in many forms – from rivers and lakes to glaciers and snowcapped mountains to the Puget Sound. Our maritime climate is characterized by frequent rain, clouds, and overcast days. Our culture is one of innovation and technological advancement.

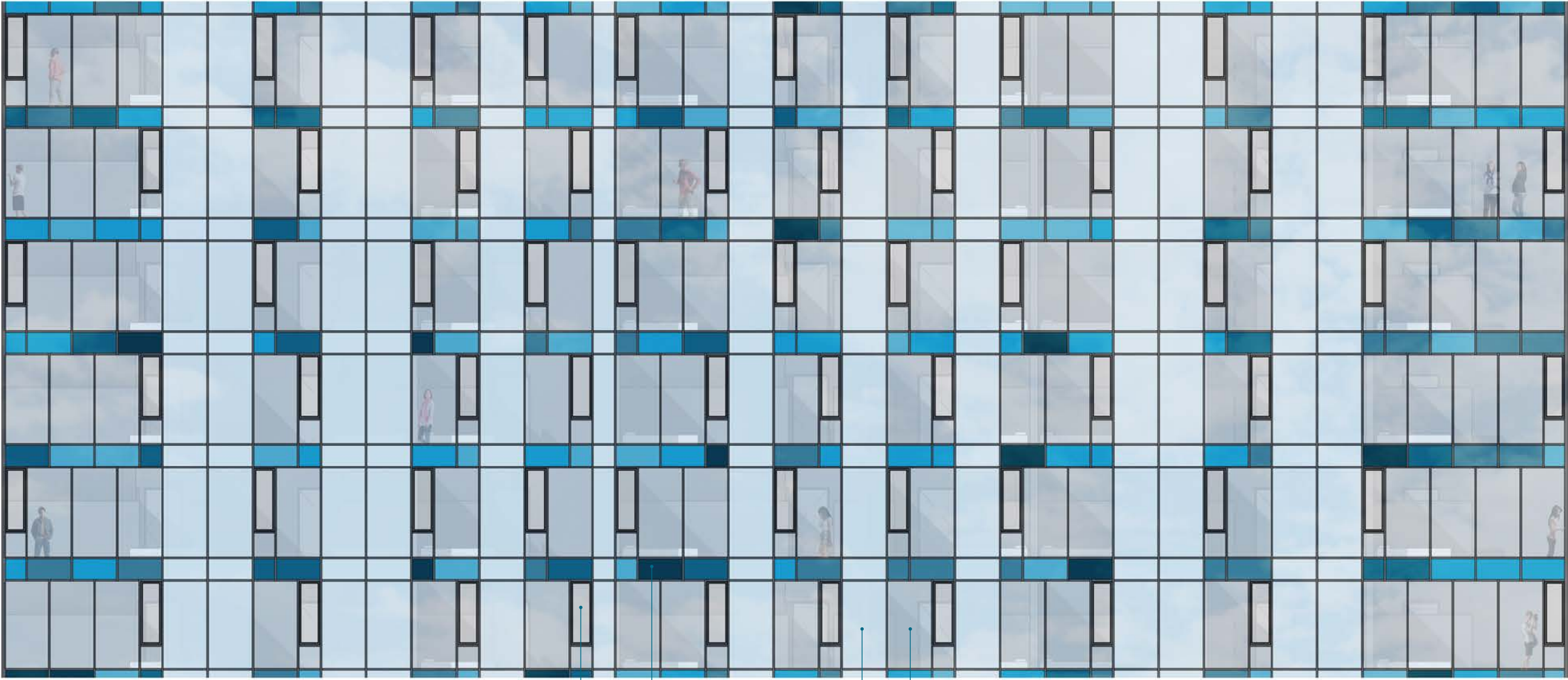
The exterior palette is inspired by the colors of water as observed in Elliott Bay, the Nisqually Glacier, and the ice caves at Mount Rainier. The cool tones of a modulated range of blue glass spandrels harmonizes visually with natural light in Seattle which is at the cool end of the color spectrum with a color temperature of around 8000k typically.

The blue glass panels are modulated within a graduated horizontal band, a visual pattern inspired by a bit stream of information and a compositional technique borrowed from the Seattle tower.

The overall impression of the building in modulated cool blue tones is meant to be refreshing, crisp, quiet, and sophisticated. Additional textures, layers, and contrasting material tones are used at the base of the tower to provide visual interest and frame the street level uses.







DETAIL AT WEST TOWER FACADE

4

3

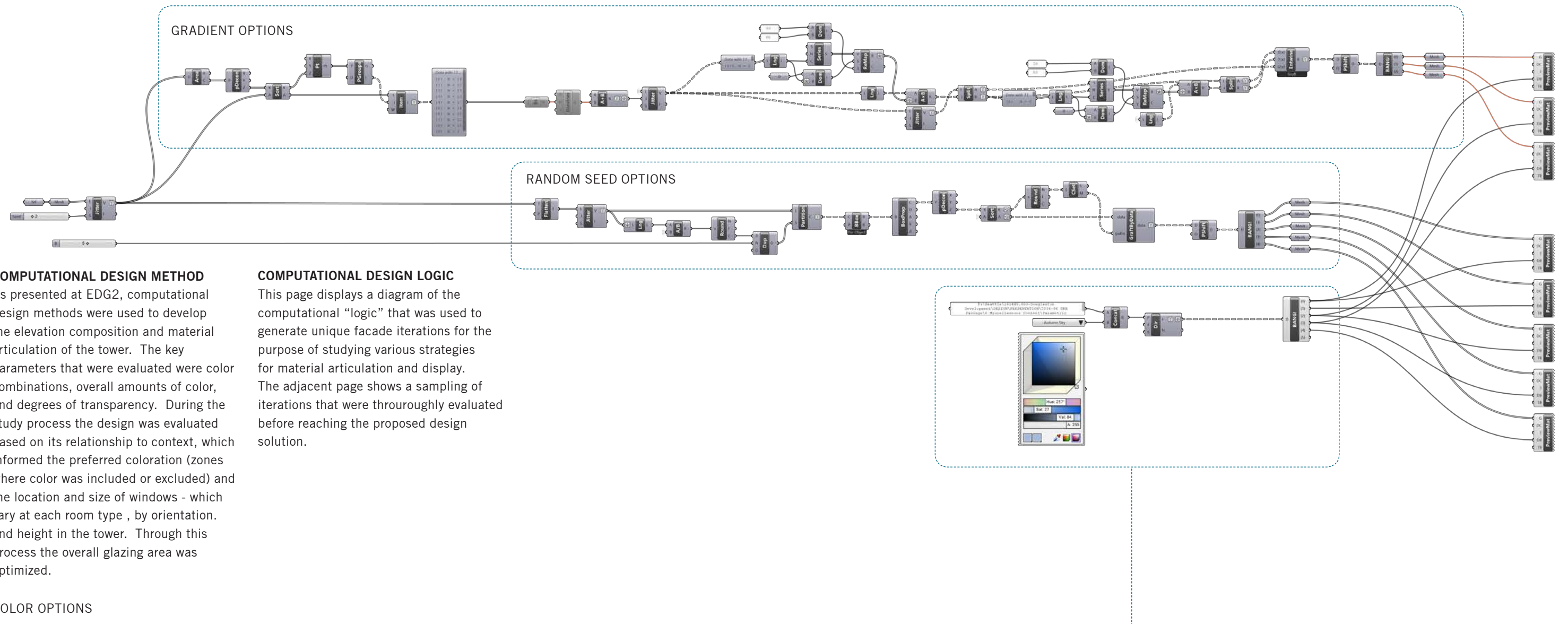
2

1

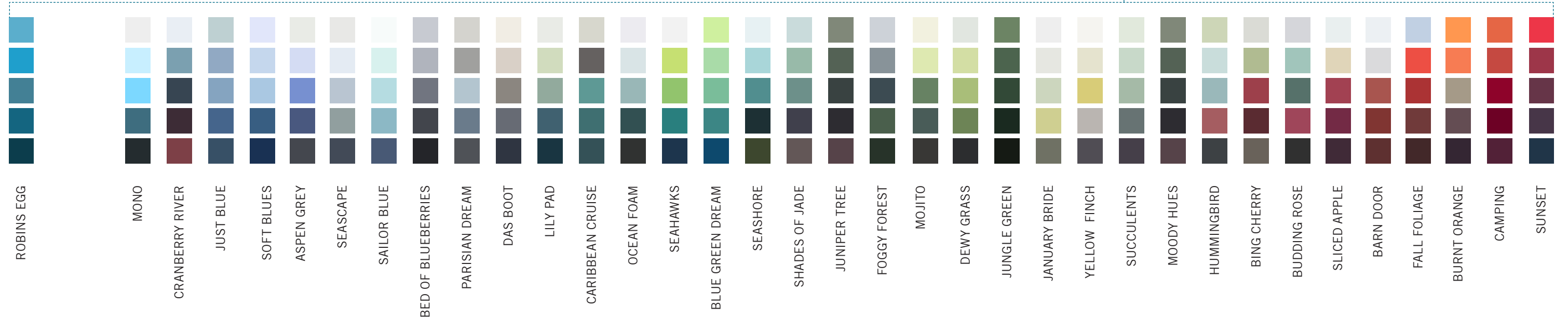
- 1 Vision glass
- 2 Vision-matched spandrel glass
- 3 Colored spandrel glass
- 4 Operable window



## 7(A) ELEVATION COMPOSITION & MATERIAL ARTICULATION : COMPUTATIONAL DESIGN - COLOR STUDIES /



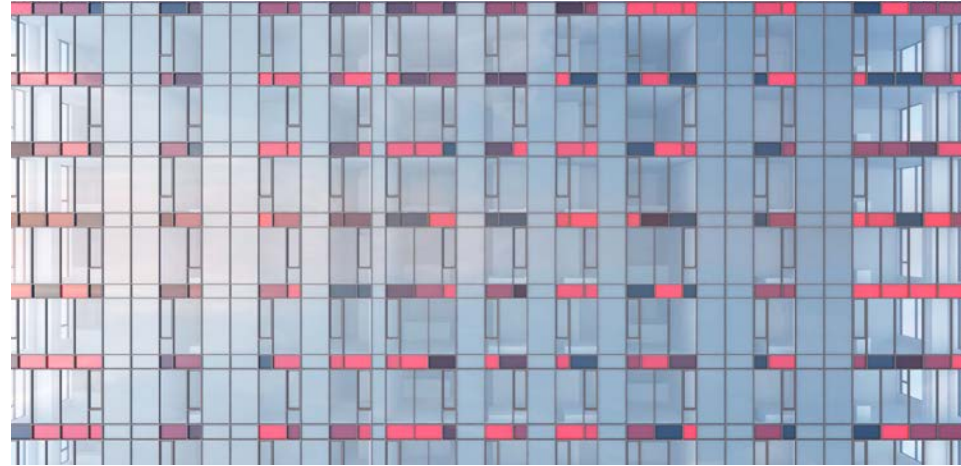
## COLOR OPTIONS







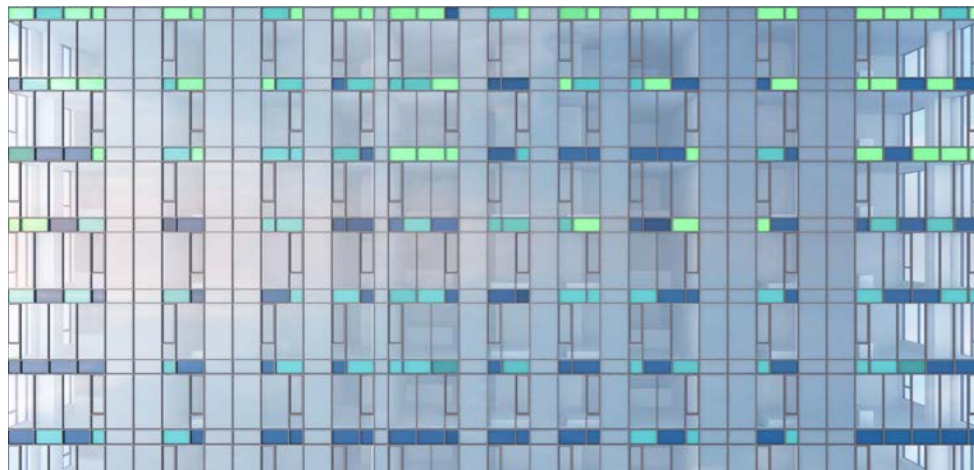
ROBINS EGG - 5 COLORS - RANDOM PATTERN - SOLARBAN z75 OPTIBLUE



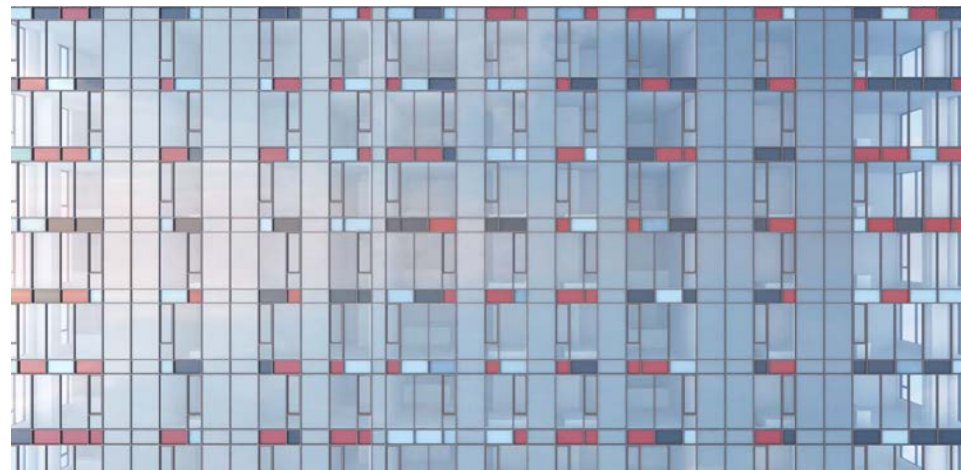
SUNSET - 5 COLORS - RANDOM PATTERN - SOLARBAN 60 OPTIGRAY



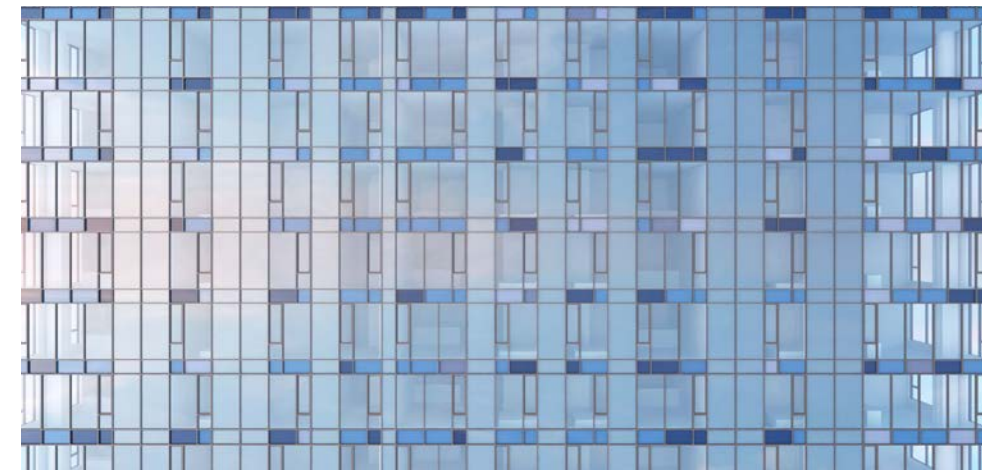
MOJITO - 5 COLORS - RANDOM PATTERN - SOLARBAN 60



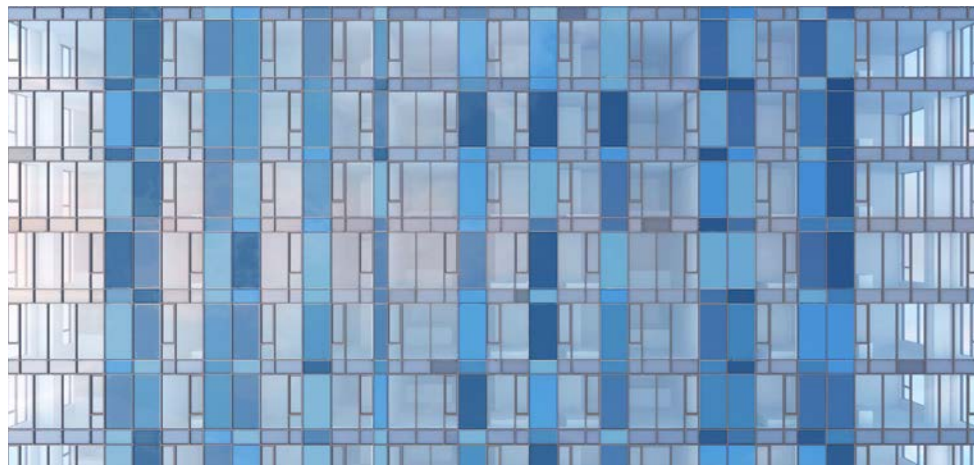
SEAHAWKS - 3 COLORS - GRADIENT - SOLARBAN z75 OPTIBLUE



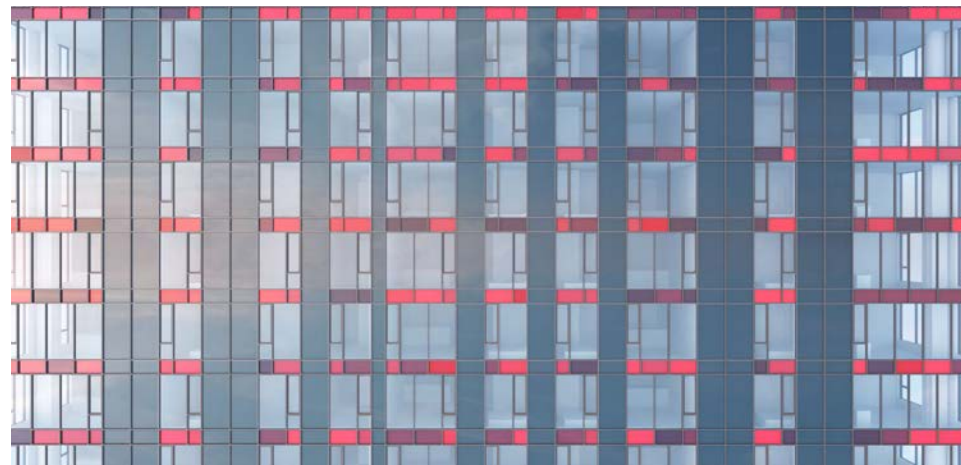
CRANBERRY RIVER - 3 COLORS - RANDOM PATTERN - SOLARBAN 60 OPTIGRAY



SOFT BLUES - 3 COLORS - RANDOM PATTERN - SOLARBAN z75 OPTIBLUE



JUST BLUE - 5 COLORS -RANDOM PATTERN - SOLARBAN z75 OPTIBLUE



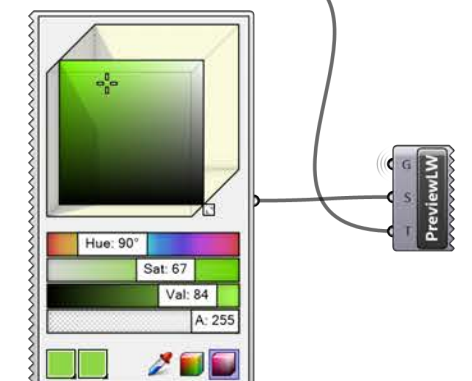
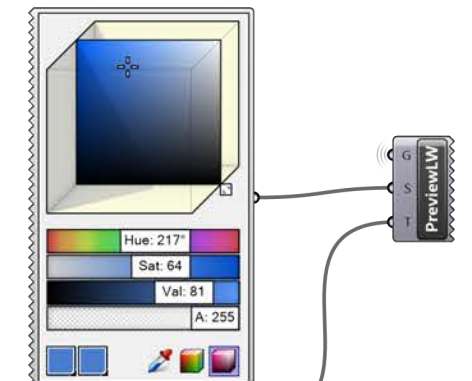
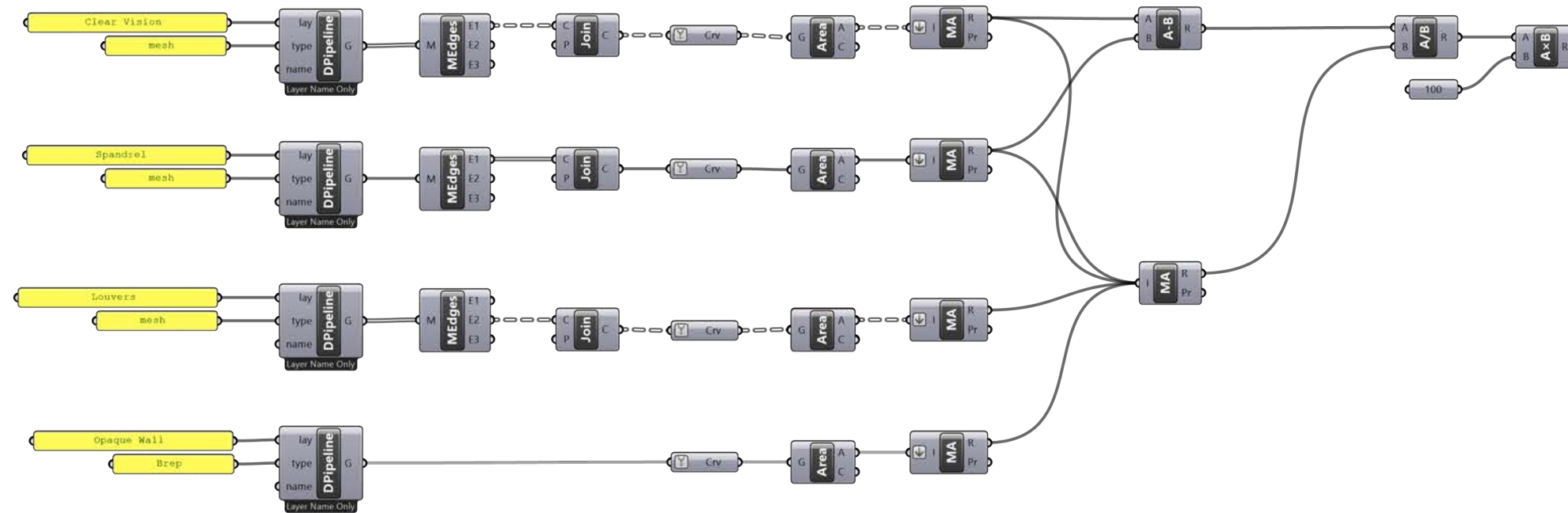
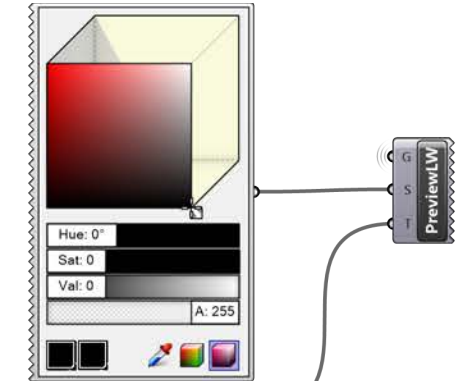
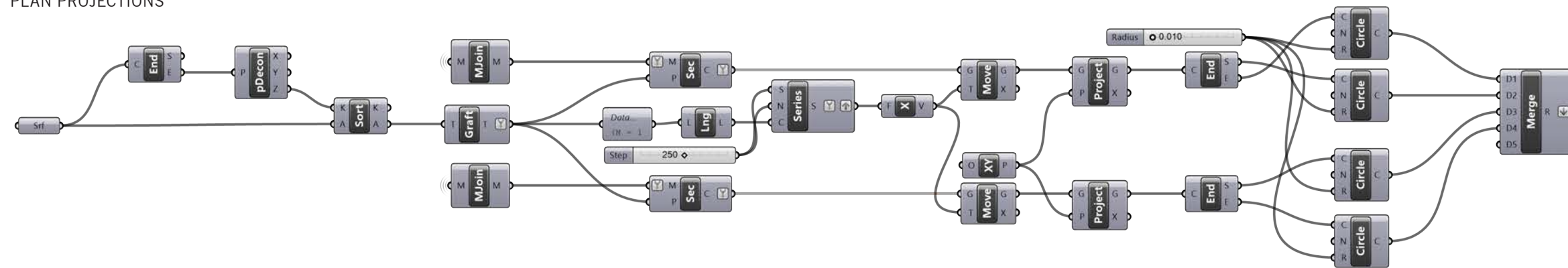
SUNSET - 4 + 1 COLORS - RANDOM PATTERN - SOLARBAN 60 OPTIGRAY



VISION AND VISION MATCHED SPANDREL ONLY - SOLARBAN z75 OPTIBLUE



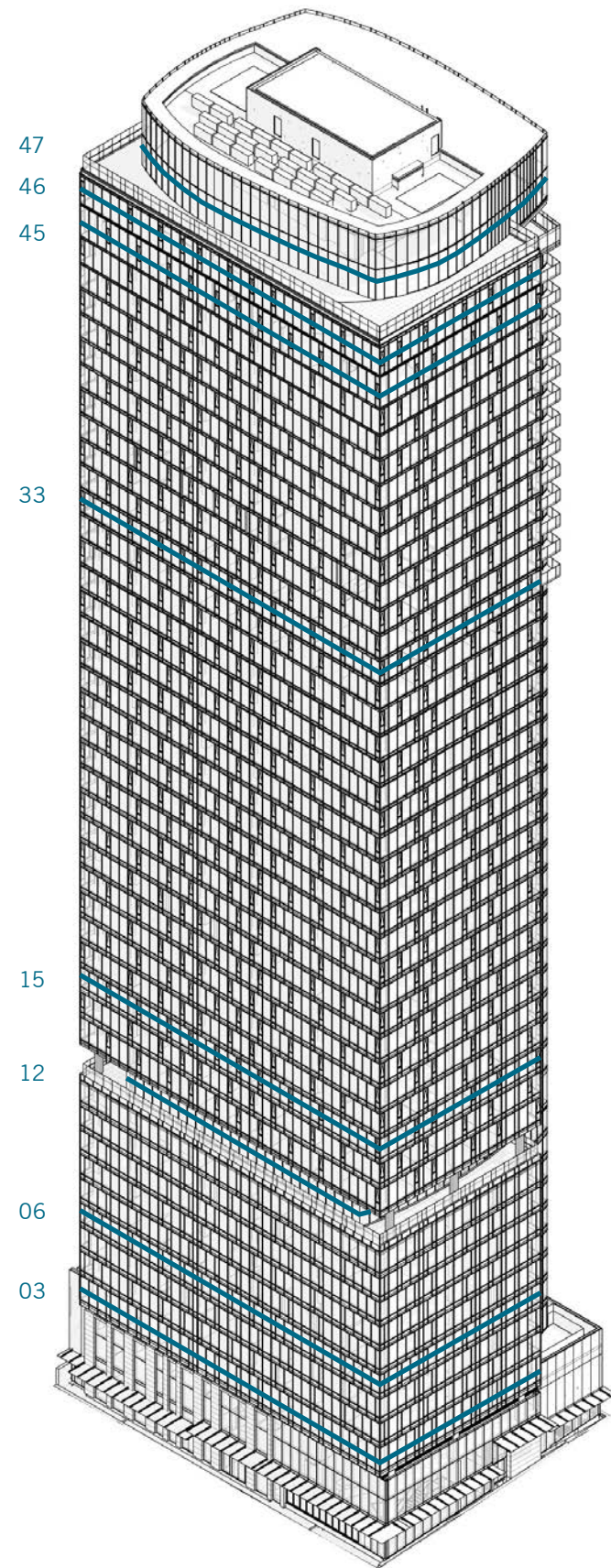
## 7(A) ELEVATION COMPOSITION & MATERIAL ARTICULATION : COMPUTATIONAL DESIGN - GLAZING STUDIES /



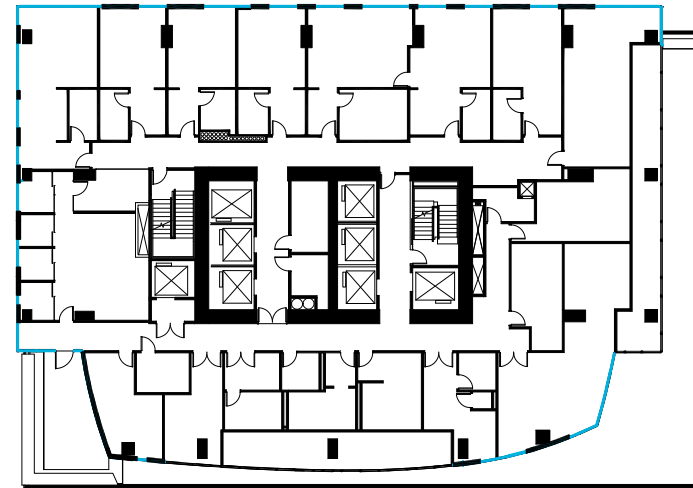
## OPTIMIZATION OF GLAZING

The glazing percentage of the design was carefully calibrated and tracked during the design process in order to respond to unique conditions of program and site. The glazing conditions at each level (window placement and overall glazing percentage) were composed to maximize daylight and views while also protecting privacy.

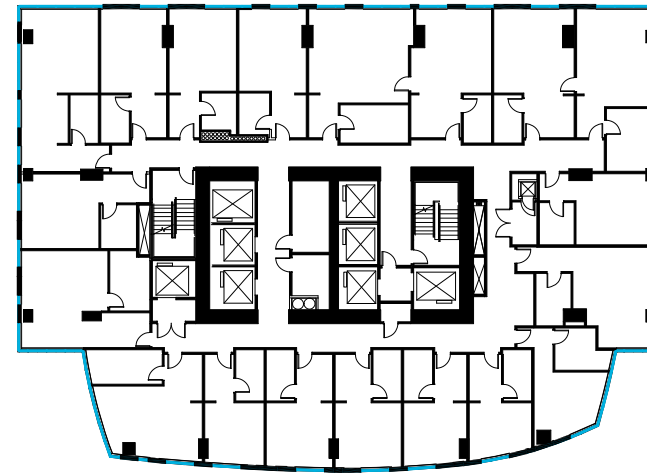




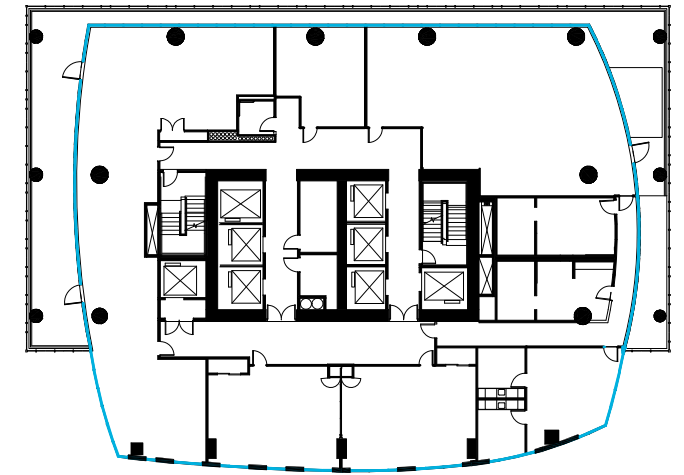
Level 03



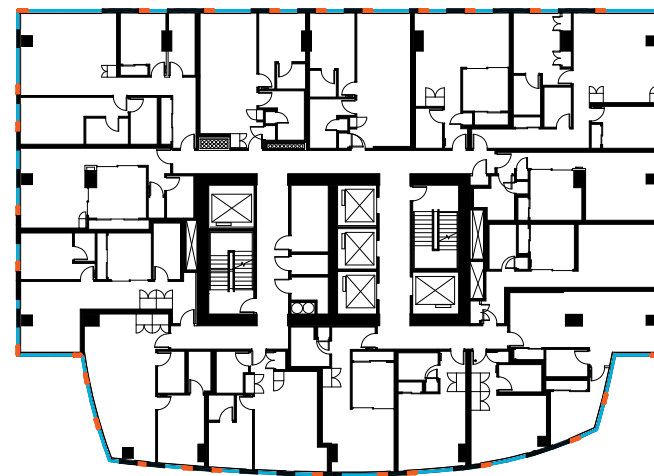
Level 06



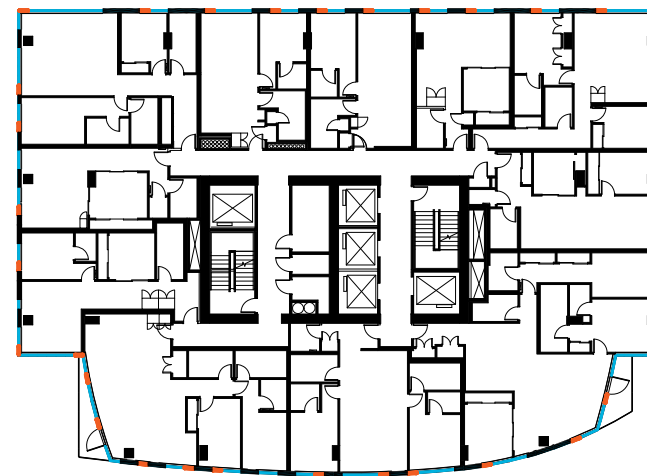
Level 12



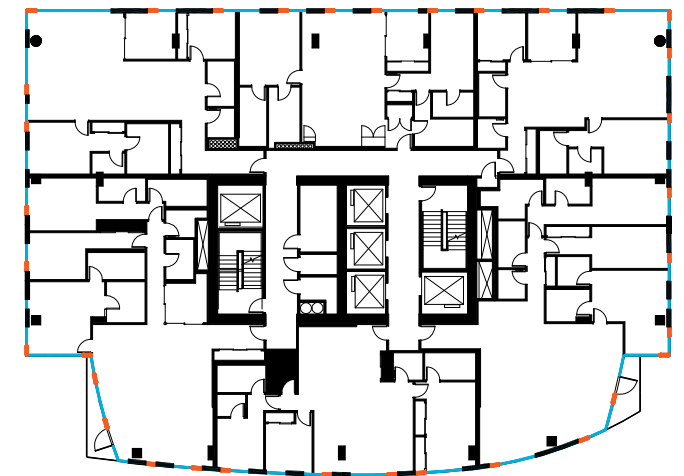
Level 15



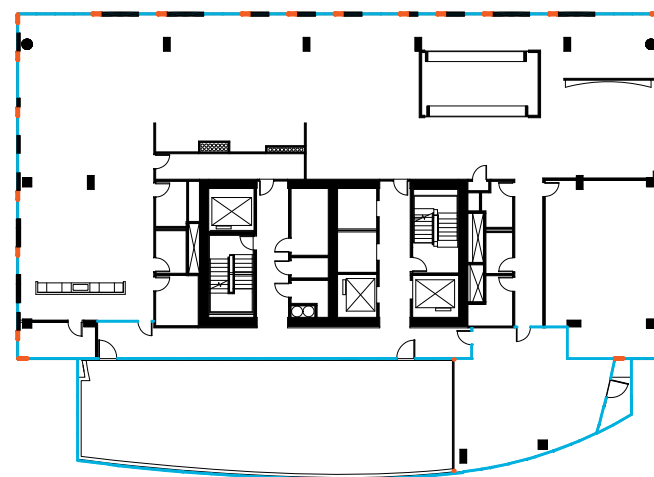
Level 33



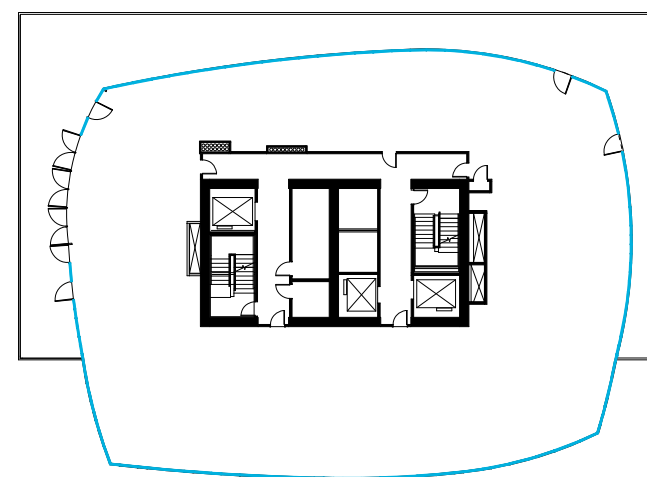
Level 45



Level 46



Level 47



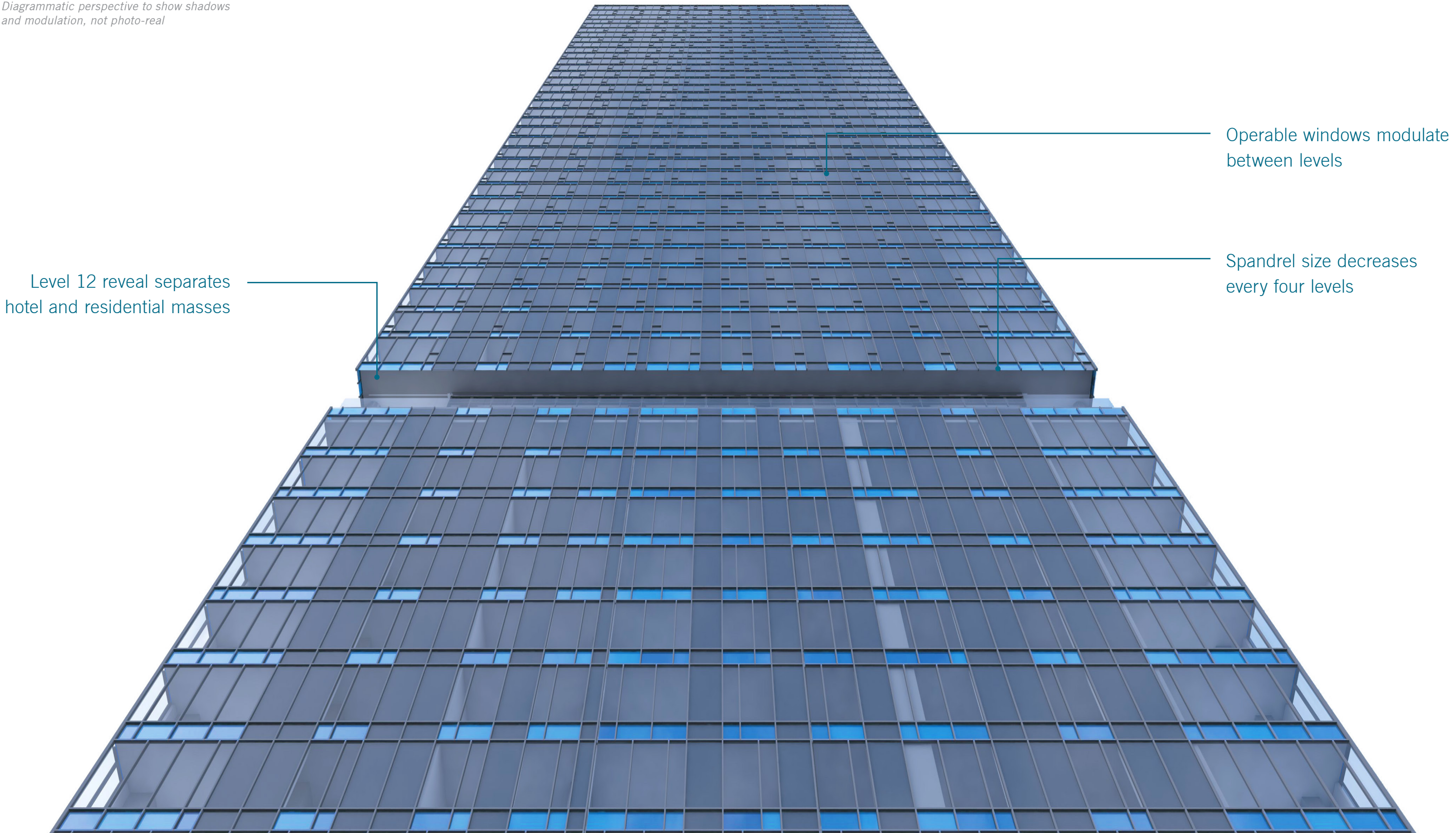
- OPAQUE PANEL OR WALL
- VISION GLAZING
- OPERABLE WINDOW

55% vision glass overall, substantially less when facing Escala, as detailed in this submittal in plan, section, elevation, and perspective.



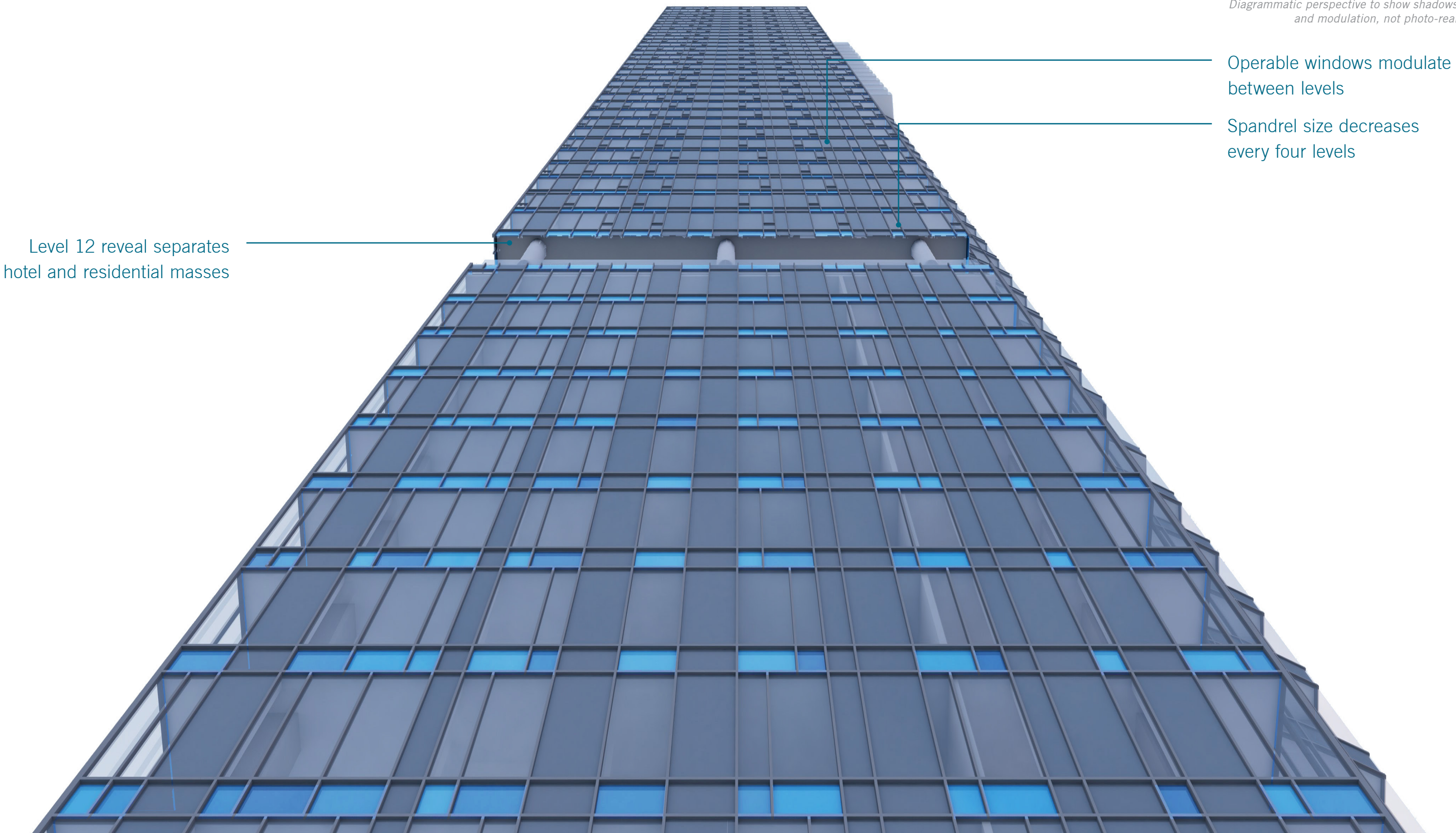
7(A) ELEVATION COMPOSITION & MATERIAL ARTICULATION : MODULATION AND ARTICULATION /

5TH AVENUE - FACADE MODULATION  
*Diagrammatic perspective to show shadows and modulation, not photo-real*





**VIRGINIA STREET - FACADE MODULATION**  
*Diagrammatic perspective to show shadows and modulation, not photo-real*



Level 12 reveal separates hotel and residential masses

Operable windows modulate between levels

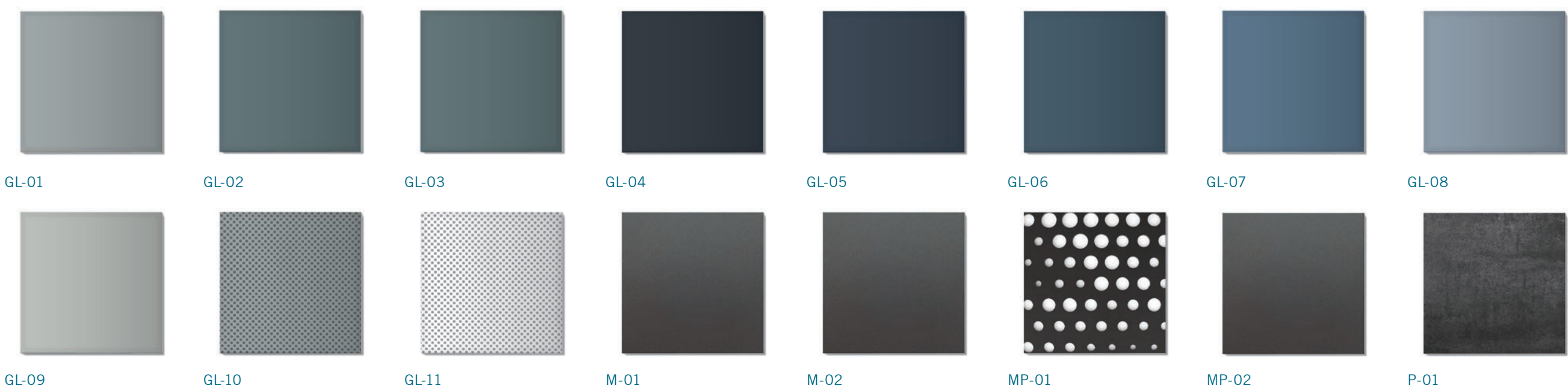
Spandrel size decreases every four levels



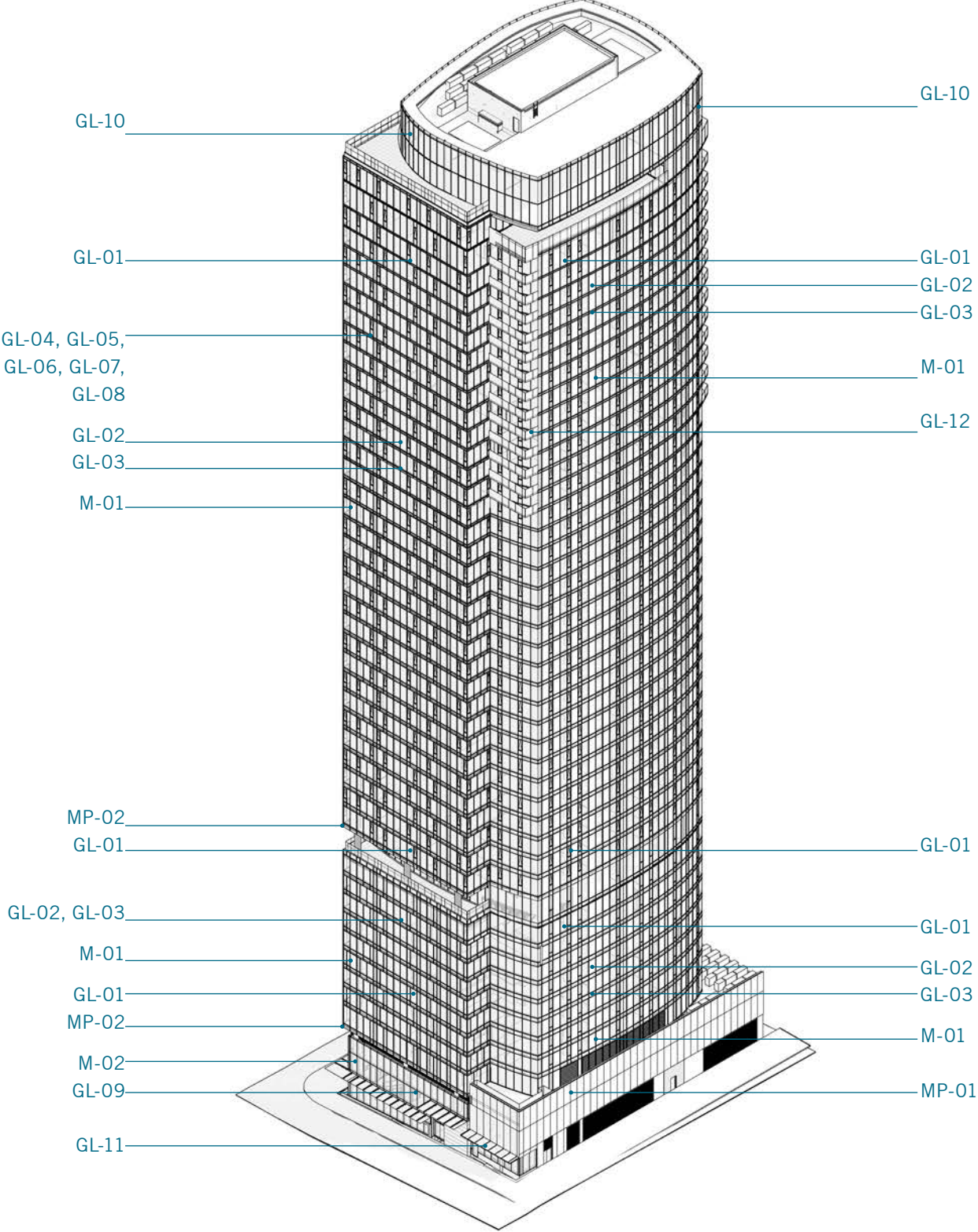
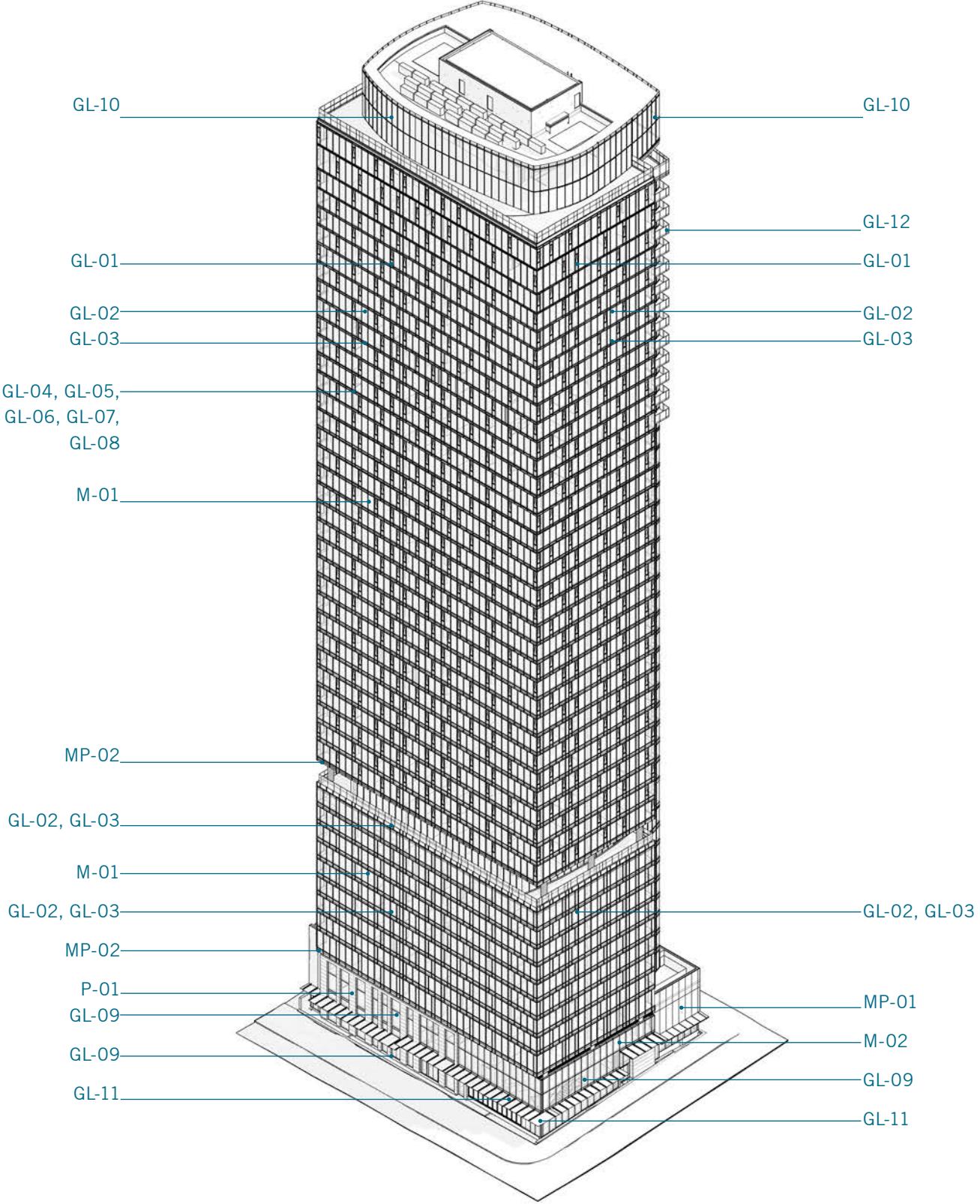
7(A) ELEVATION COMPOSITION & MATERIAL ARTICULATION : MATERIALS LEGEND /

ID	Material	Location		Specification	Notes
GL-01	Glass, vision	Tower	Vision Glass, all locations	PPG Solarban z75 (2) on Optiblu e + Clear Glass IGU	high performance, low reflectance, optimized for privacy
GL-02	Glass, opaque	Tower	Spandrel Glass, non vision vertical panels all locations	PPG 50% grey opacifier coat #4 surface of Solarban z75 IGU	visually matched to blend with vision lite
GL-03	Glass, opaque	Tower	Spandrel Glass, bypass zone, panels east mass	PPG 50% grey opacifier coat #4 surface of Solarban z75 IGU	visually matched to blend with vision lite
GL-04	Glass, opaque	Tower	Spandrel Glass, bypass zone, color 1, east mass	PPG clear monolithic plate glass w/ opaci-coat-300 on #2 surface, color #6 - 0025 "Harmony Blue"	opaque colored glass
GL-05	Glass, opaque	Tower	Spandrel Glass, bypass zone, color 2, east mass	PPG clear monolithic plate glass w/ opaci-coat-300 on #2 surface, color #6 - 3270 "Loyal Blue"	opaque colored glass
GL-06	Glass, opaque	Tower	Spandrel Glass, bypass zone, color 3, east mass	PPG clear monolithic plate glass w/ opaci-coat-300 on #2 surface, color #6 - 2294 "Georgian Bay"	opaque colored glass
GL-07	Glass, opaque	Tower	Spandrel Glass, bypass zone, color 4, east mass	PPG clear monolithic plate glass w/ opaci-coat-300 on #2 surface, color #6 - 1232 "Secure Blue"	opaque colored glass
GL-08	Glass, opaque	Tower	Spandrel Glass, bypass zone, color 5, east mass	PPG clear monolithic plate glass w/ opaci-coat-300 on #2 surface, color #6 - 1231 "Resolute Blue"	opaque colored glass
GL-09	Glass, vision	Base	Vision glass, retail and restaurant	PPG Starfire clear glass IGU	ultra-clear glass
GL-10	Glass, vision w/ frit	Tower	Vision glass at upper portion of rooftop bar "lantern"	PPG Solarban z75 (2) on Optiblu e + Clear Glass IGU, frit on #2 surface	fritted vision glass to create glowing effect of "lantern"
GL-11	Glass, canopy	Base	Canopy glass, all locations	Laminated low iron glazing with ceramic frit	fritted safety glass at canopies
M-01	Mullion	Tower	Mullions, tower	Window wall system profile with Valspar Dove Metallic finish	exterior mullion with shadow line
M-02	Mullion	Base	Mullions, base	Window wall system profile with Valspar Dove Metallic finish	interior mullion with flush SSG glazing
MP-01	Perforated metal	Base	alley and portion of Virgina above glazed zone	3/16" thick plate metal with Valspar Dove Metallic finish	layered rainscreen system, open joints
MP-02	Metal panel	Soffits	soffits at tower below levels 4 and 13	Metal Panel with Valspar Dove Metallic finish	with integral lighting
P-01	Panel material	Base	panel elements along Fifth Avenue and Virgina	NeoLith strongfix ventilated façade system	iron gray

Materials specifications indicate aesthetic and performance characteristics of the proposed design and are not intended to be proprietary specifications and do not preclude alternate products with equivalent aesthetic and performance characteristics.

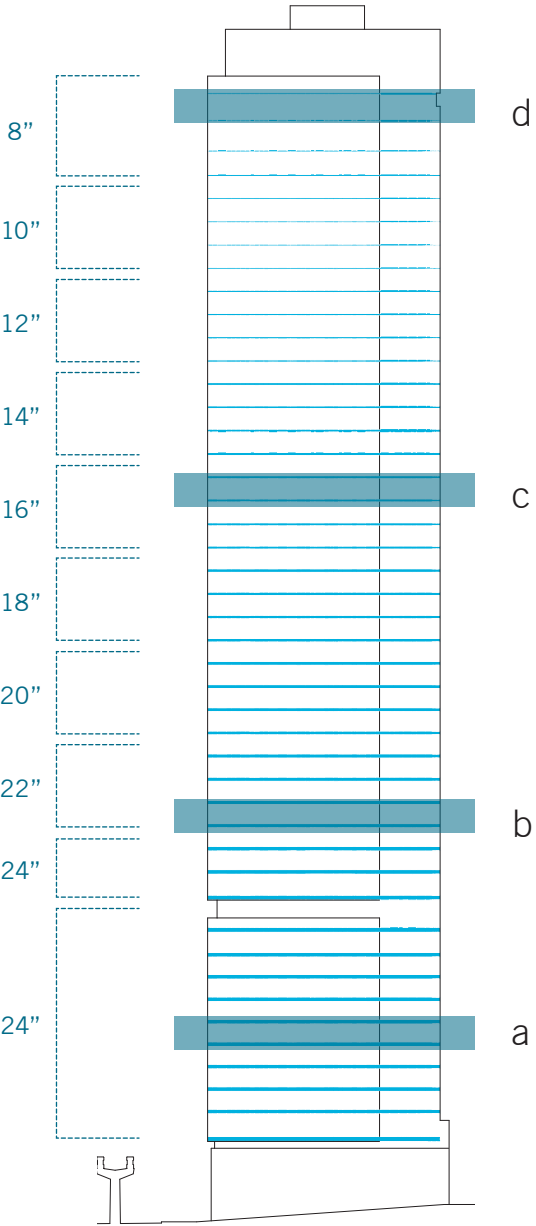
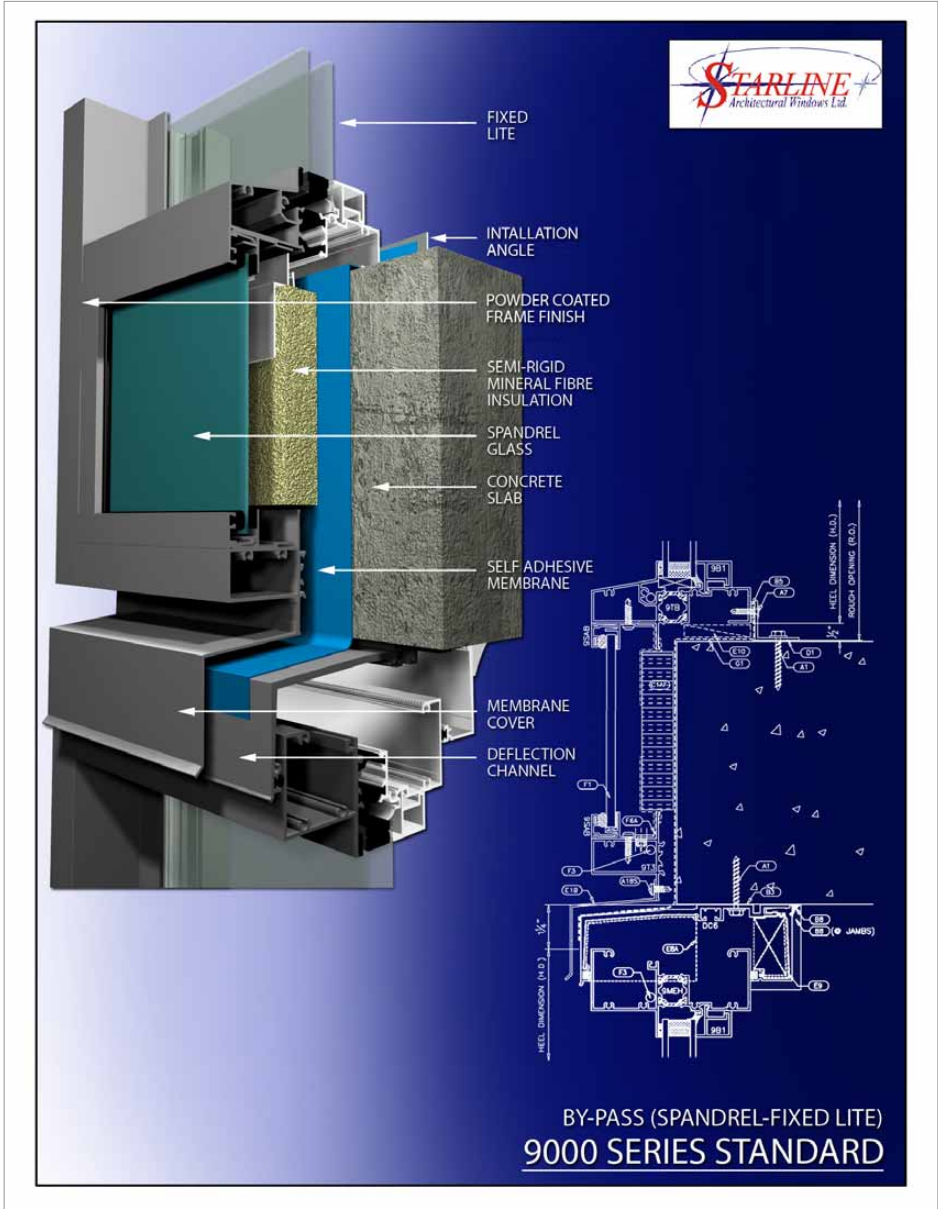
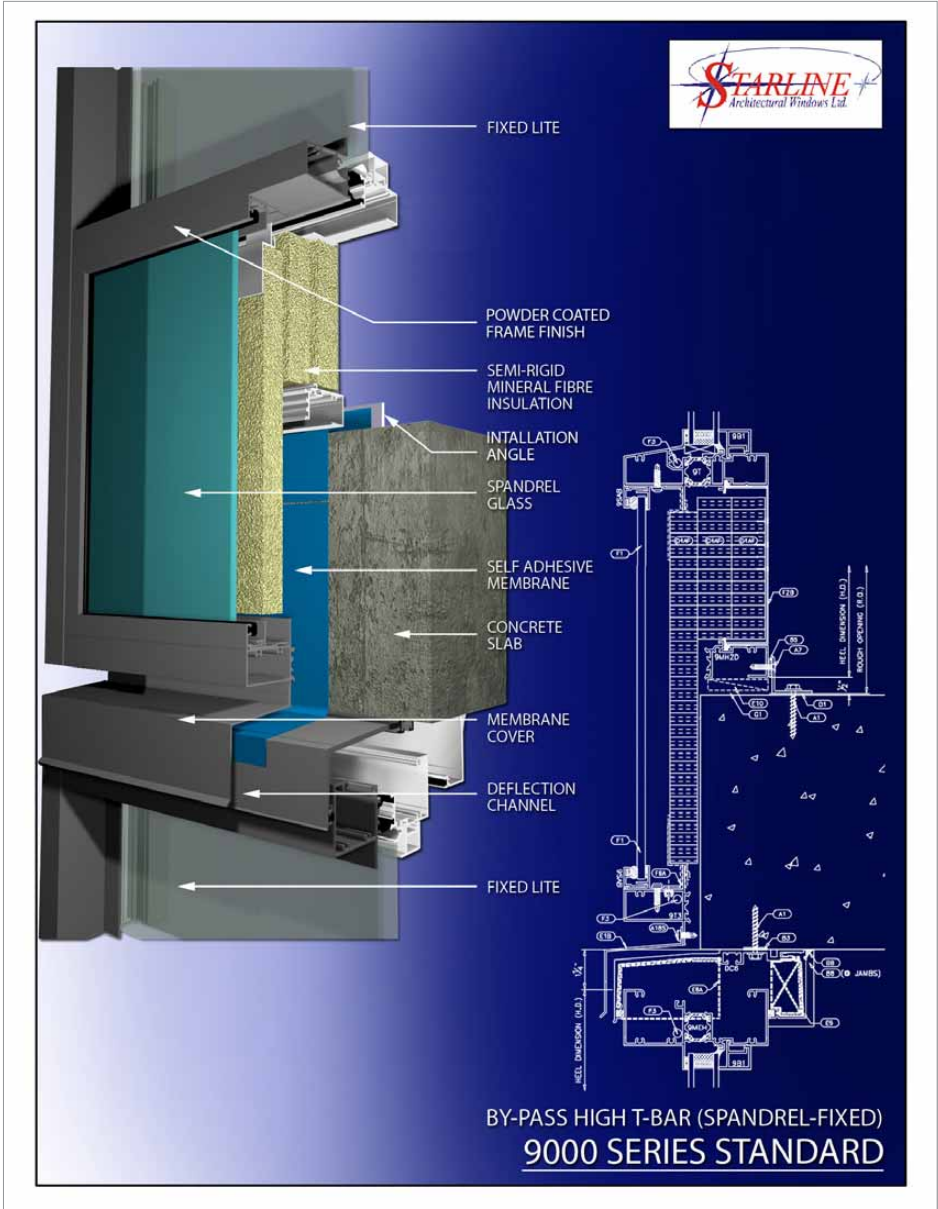








7(A) ELEVATION COMPOSITION & MATERIAL ARTICULATION : SHADOW LINE, GRADIENT OF SPANDREL DEPTH /

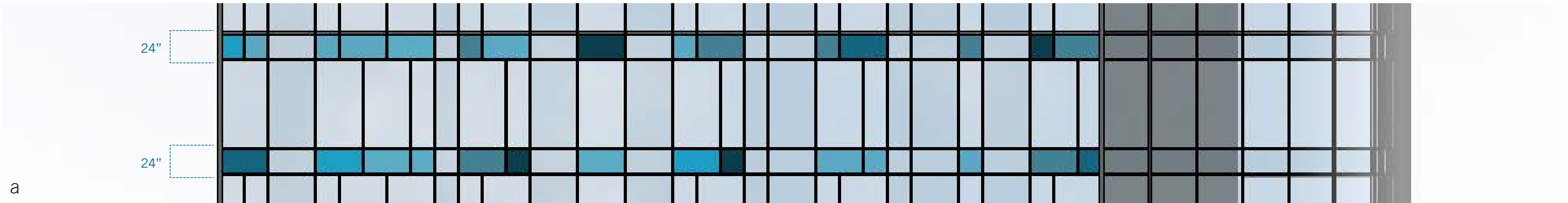
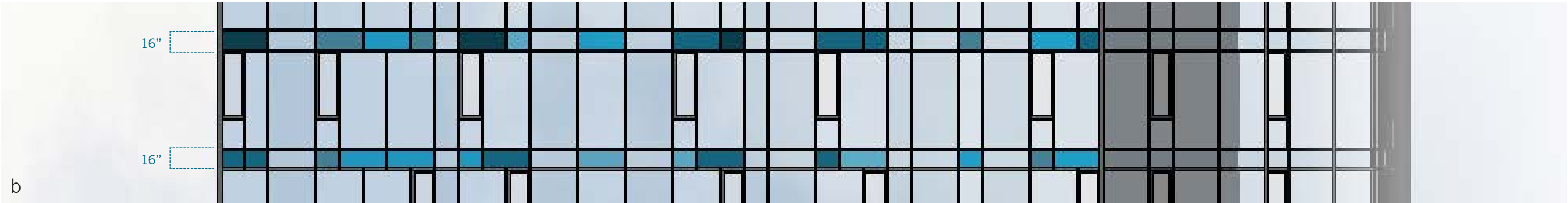
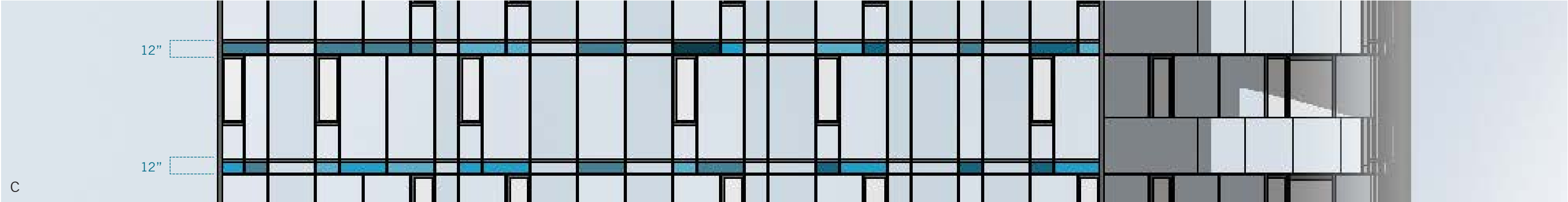
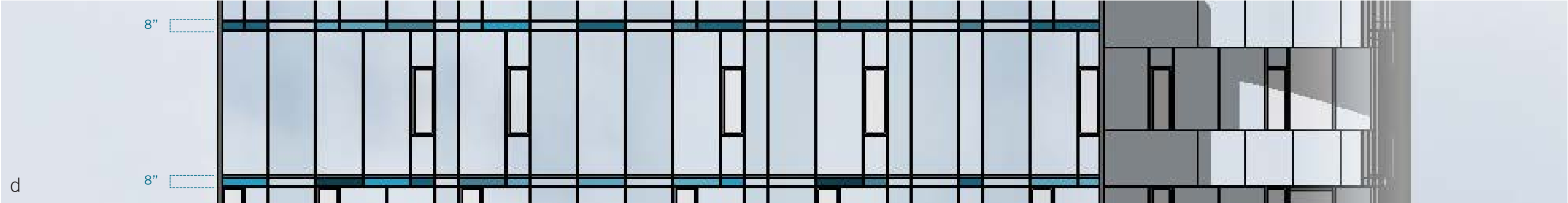


Wall Assembly Details, illustrating variable sill height and depth of shadow line

Key to colored spandrel panel sizing



7(A) ELEVATION COMPOSITION & MATERIAL ARTICULATION : SHADOW LINE, GRADIENT OF SPANDREL DEPTH /

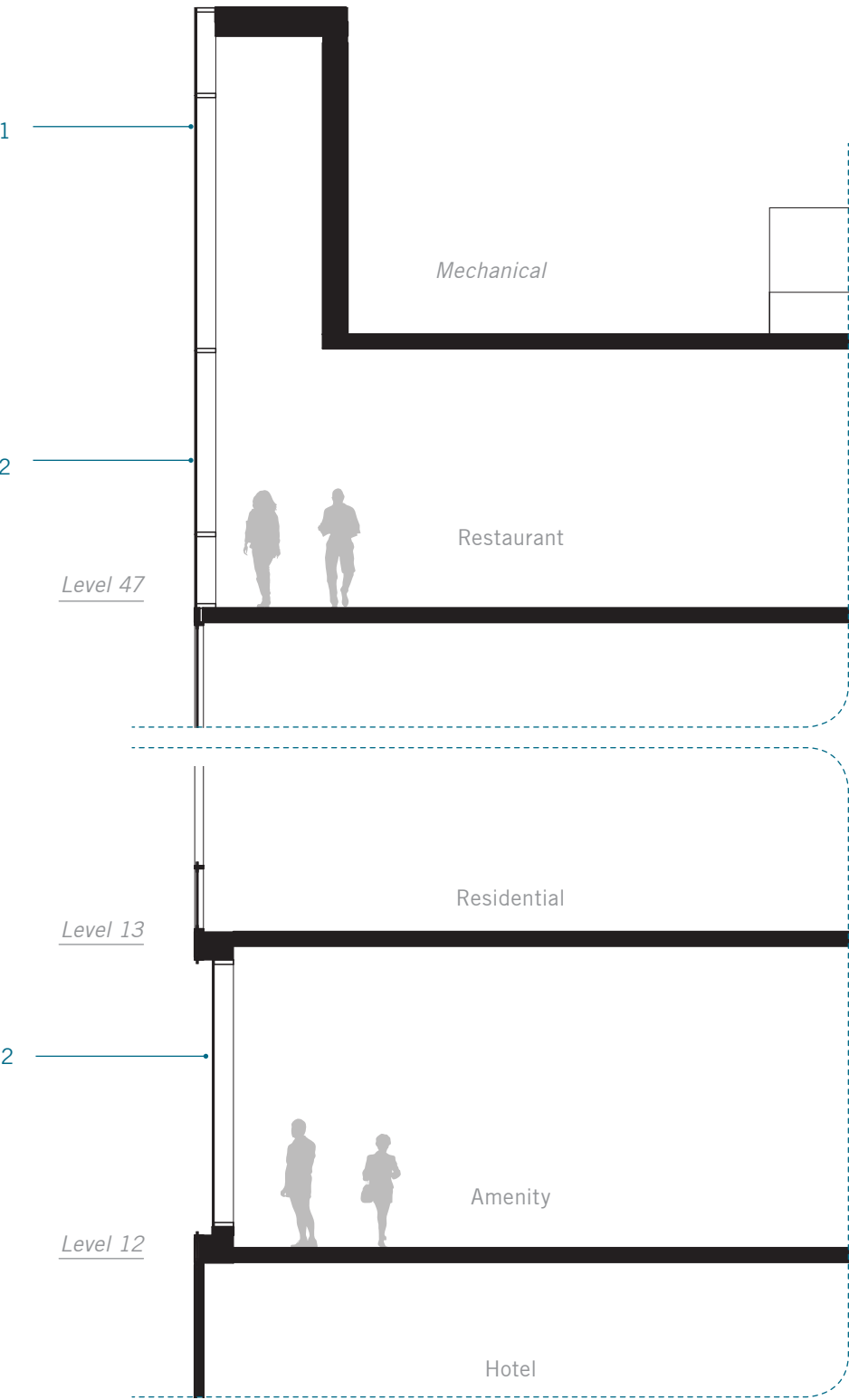




7(B) LEVEL 12 & ROOFTOP REVEALS /

EDG2 COMMENTS:

The Board supported the 14ft tall (more is encouraged) and recessed reveal on 3 sides of level 12, as well as its overhang and columns on the south; this provides critical relief to the form and should not be reduced from the stated 3 foot depth (more is encouraged to ensure legibility). The Board agreed the day and night legibility of this reveal is critical, and recommended the 2 layer approach described for the “luminous top” mechanical screen of the building (pg 54/56) also be executed at this reveal. To ensure this legibility, special lighting details and large scale sections of all layers will be required. Expressing the reveal is not needed on the west ‘saddlebag’, given the recommendations under 5d. (A2.1)



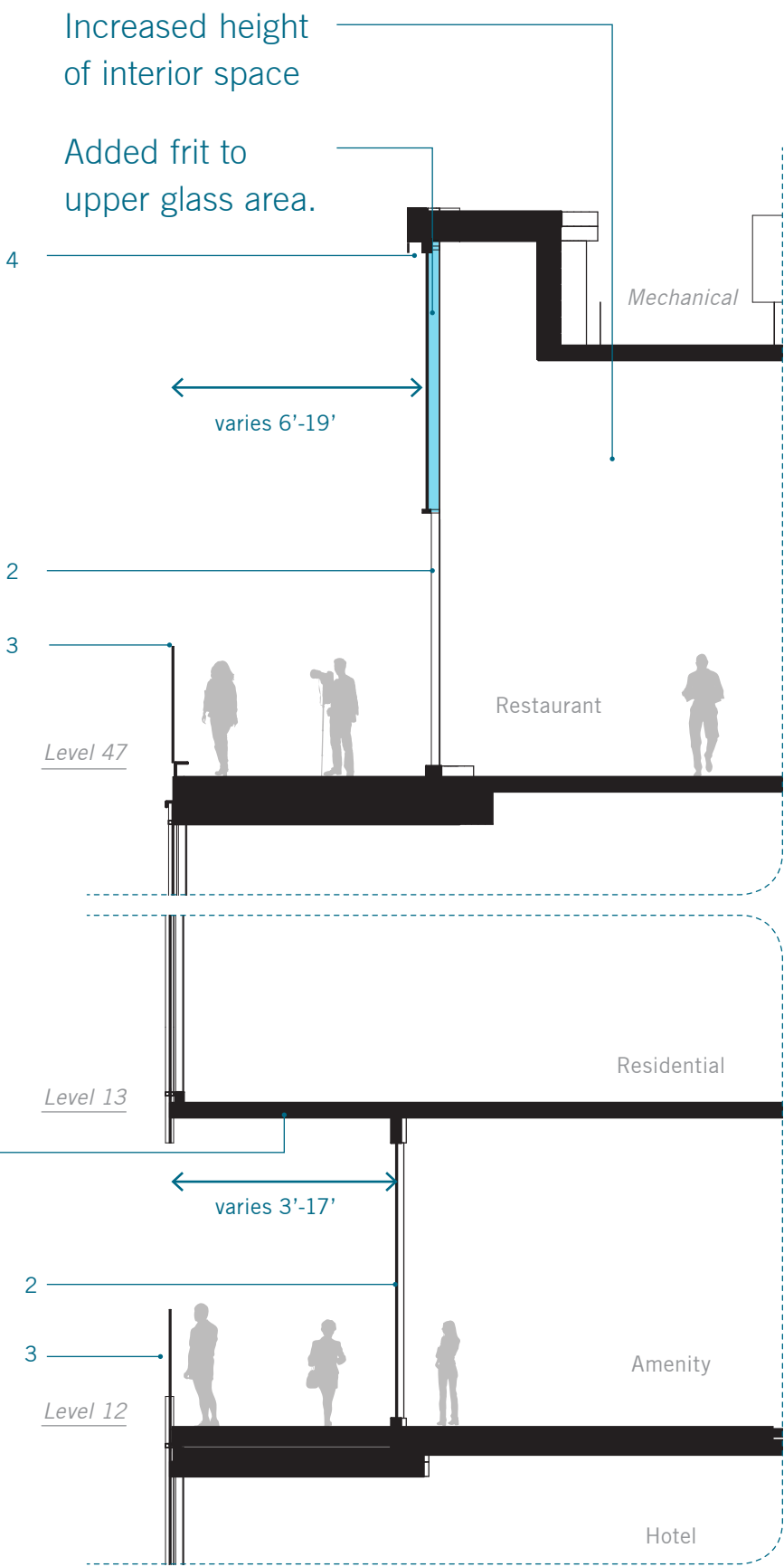
- 1 Two layer mechanical screen
- 2 Vision glass
- 3 Glass guardrail/windscreen
- 4 Lighting integrated with fascia

DESIGN RESPONSE:

The level 12 reveal depth has been increased dramatically in dimension to ensure legibility, while retaining the tall height alignment along 5th Avenue. The lighting details and material treatment of the “luminous top” have been developed to include fritted treatment of the glass to enhance the glowing effect of light on this surface, as well as the specification of luminaires for this purpose.

The 2-layer day/ night approach is maintained at Level 12, with interior partitions generally held back from the exterior wall and interior ceilings illuminated consistently around the perimeter of the western mass. Small point light fixtures are arranged at the underside of the exterior soffit to provide definition of the eastern mass above, at this mid-level reveal.

Increased depth of setbacks dramatically at north, south, east. Continued curved west form “interlock”, and maintained cantilever along fifth avenue.





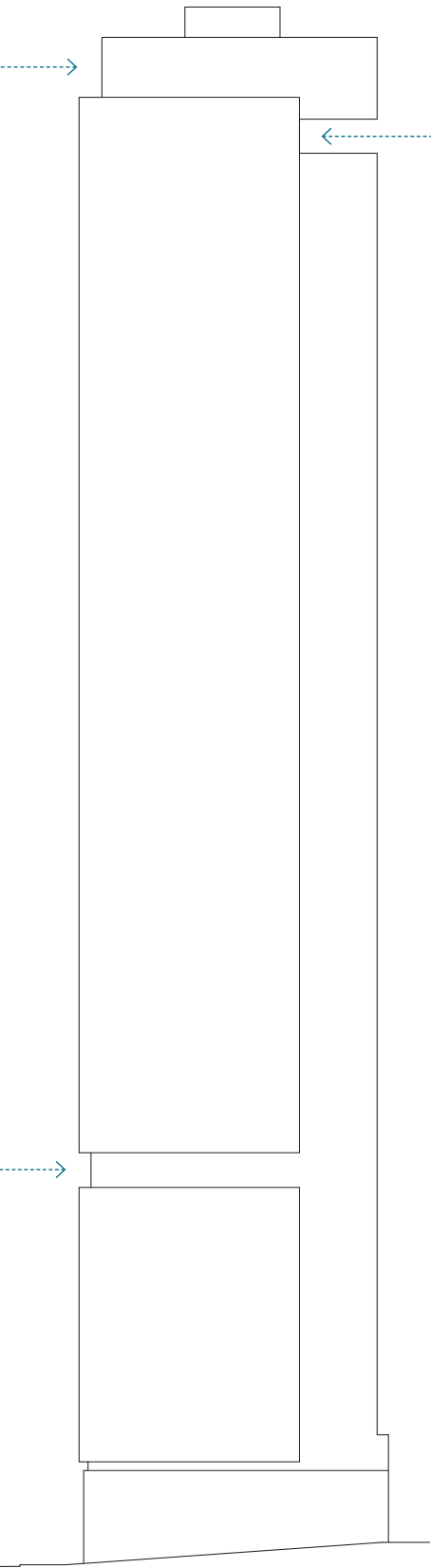
KEY TO BUILDING REVEALS

LEVEL 47  
6' TO 19' DEPTH



LEVEL 46  
21' TO 25' DEPTH

LEVEL 12  
3' TO 17' DEPTH





EDG2 COMMENTS:

Consistent with the comments under 5d above, The Board agreed the entire west ‘saddlebag’ projection, should be a different cladding from the adjacent east tower portion, and that cladding should be as solid as the base (as described under 7a) or more. That cladding material should be lighter in color (but not reflective) to amplify light in the alley zone, and be high quality and attractive to regularly see from the close proximity of the adjacent building across the alley. (B1)

DESIGN RESPONSE:

The entire west façade projection has been reduced in length, curved across its reduced extents, and is designed with a cladding that is different than and more solid (less transparent) than the east mass. The western mass as a ‘duotone’ glass window wall comprised of vision glass and color matched spandrel glass which is lighter than and more regular than the typical ‘polychrome’ pattern of colored glass on the eastern mass.

The west façade wall is predominantly and markedly less transparent where it is opposite the Escala (as compared to the other facades of the proposed design, or to The Escala). The material qualities of glass and color matched spandrel glass along the curved western façade will produce changing and ephemeral effects of light and are deemed the most appropriate ‘solid’ material in this context in lieu of a less refractive solid material.

The glass and spandrel specified on the west façade are selected to maximize visual uniformity and unity, minimize the immediately discernible pattern of vision and non-vision glass, and thus best exploit the optical phenomenon of the curve. All combined, these articulations create a gently receding, faceted surface upon which the canted window planes change with different environmental conditions, viewing positions, and degrees and conditions of natural light.

The differences that have been designed into the west façade are summarized as follows:

- 1. Curvilinear vs. rectilinear at the east.
- 2. Significantly shorter in length than the east (and shorter than west face at EDG1 and EDG2)
- 3. Aligned vertical mullions vs. modulated offset mullions at the east.
- 4. Aligned operable vs. modulated offset mullions at the east.
- 5. Substantially less vision glass than the east and less than EDG1 and EDG2.
- 6. Duotone color palette vs. polychrome color palette at the east.
- 7. Balconies above adjacency zone
- 8. No reveal at level 12





TRANSPARENCY COMPARISON/  
ALLEY FACADES

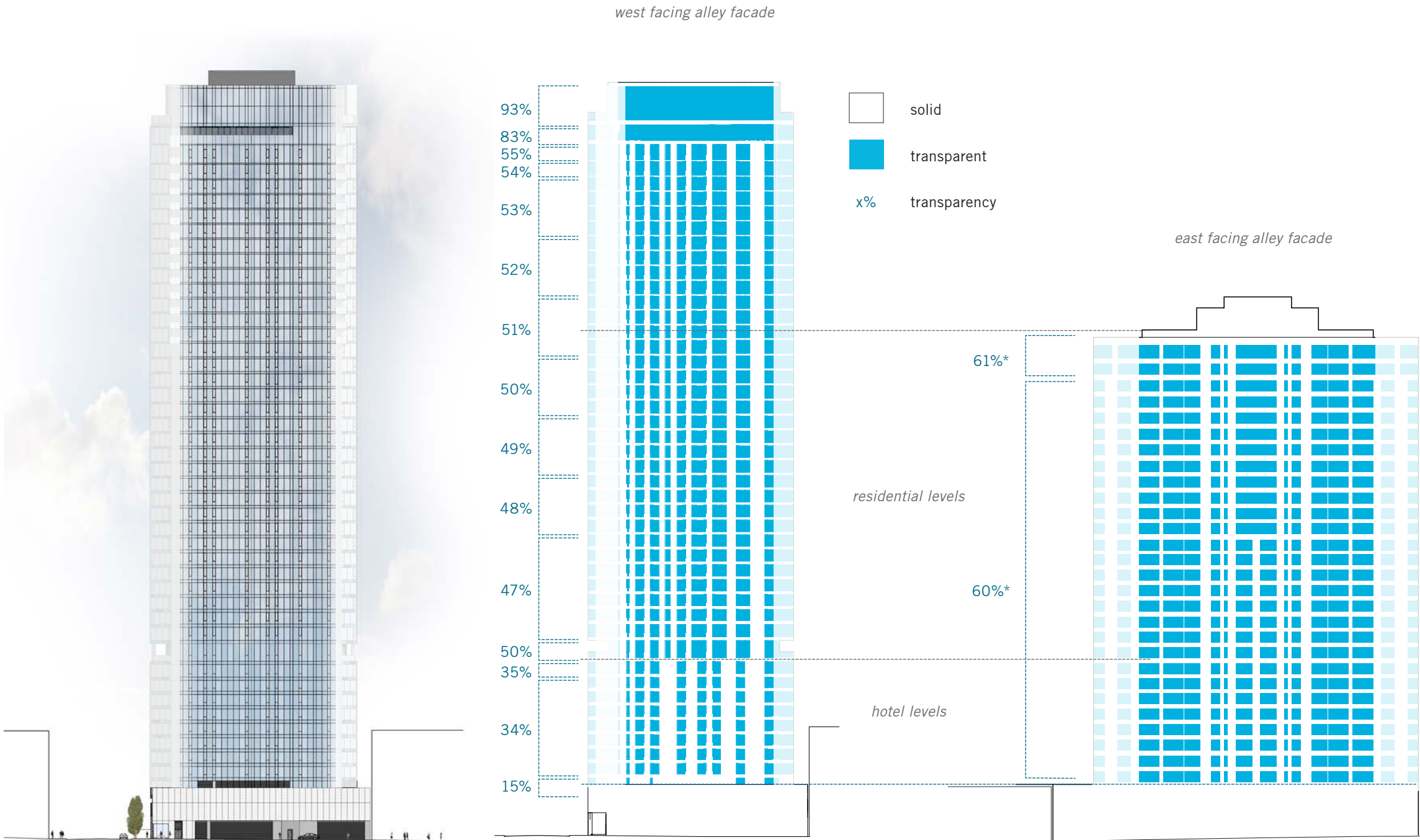
As a point of comparison, it should be noted that the amount of transparency proposed on the western alley facing façade of 5th and Virginia is dramatically less than the eastern alley facing transparency of the Escala.

Specifically, the east alley façade of the Escala has 1.8 times (60%/33%) the percentage of transparency of the west facing western hotel rooms of the proposed design and 1.3 times (60%/46%) the percentage of transparency as the west facing western apartment units below the Escala roofline.

The glazing reductions between EDG2 and the proposed design are substantial and result in transparencies that are unusually low for hotel and residential uses. Further reductions of vision glass area would unfairly deprive the residents and guests of Fifth and Virginia of light and view or would not be permissible by building code.

Facade segments at distances that exceed 60' of separation (comparable to a downtown street right of way) are excluded from both buildings, although the average glazing percentage of the proposed development is 55% in the aggregate with the exceptions noted on this page at the west facing facade of the western mass.

*\*Escala glazing values from Phase 4 Permit submittal sheet G2.05, DPD# 6083915*





Aesthetic Description

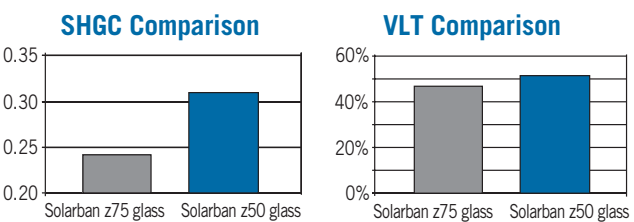
**Solarban®** z75 and **Solarban®** z50 solar control, low-e glasses provide a steel blue-gray appearance with high levels of visible light transmittance. While the two glasses have a similar appearance, the coatings for each are tuned to provide different levels of solar control performance, enabling architects to specify the optimal choice for local climate and building code demands. Their cool, neutral aesthetic is designed to complement surrounding building materials, including other high-performance glazings.

Performance Characteristics

Neutral, cool-gray **Solarban®** z75 and **Solarban®** z50 glasses excel at controlling glare while offering superior daylighting and solar control properties to support sustainable design. The result is a pair of products that complement a wide range of design scenarios with visible light transmittance (VLT) and solar heat gain coefficients (SHGC) that are as good as or better than competing architectural glasses with the same aesthetic.

In a standard 1-inch insulating glass unit (IGU) with clear glass, **Solarban®** z75 glass has a SHGC of 0.24 and VLT of 48 percent, which combine to yield a light to solar gain (LSG) ratio of 2.00. These exceptional solar control characteristics make **Solarban®** z75 glass an excellent choice for warmer climate zones with high air-conditioning demands.

In the same configuration, **Solarban®** z50 glass registers a SHGC of 0.32 and VLT of 51, producing an LSG ratio of 1.59. Consequently, **Solarban®** z50 glass may be better suited to climate zones that are more equally balanced between heating and cooling seasons.



With varying levels of solar control performance and comparable daylighting characteristics, **Solarban** z75 and **Solarban** z50 glasses offer architects two options for multiple climate zones featuring the same cool-gray aesthetic.

With interior reflectance levels below 12 percent, **Solarban®** z75 and **Solarban®** z50 glasses provide building occupants with clear, natural outdoor views. Similarly, because of their neutral color, **Solarban®** z75 and **Solarban®** z50 glasses harmonize well with other clear and color-neutral solar control, low-e glasses such as **Solarban®** 67 and **Solarban®** R100 glasses.

Z75 glass properties, from manufacturer’s literature



GLASS AND TRANSPARENCY

Vision glass is a unique architectural material that has an extraordinary range of potential characteristics depending on its specifications including color, transparency, reflectance, and other performance attributes.

The vision glass specified has been selected to maximize privacy by exploiting the optical phenomenon of transparency being dependent upon the angle of the incident view. The glass is oriented in a manner that minimizes views at 90 degrees to the surface of the glass thereby maximizing the range of incident views that are progressively less transparent.

This effect of the optical qualities of the glass enhanced by curvature of the west facade, the canting of each glass plane across this curved surface, the reduction of window areas and the careful alignment of living spaces in plan and offset of floor elevations in section address potential adjacency concerns.

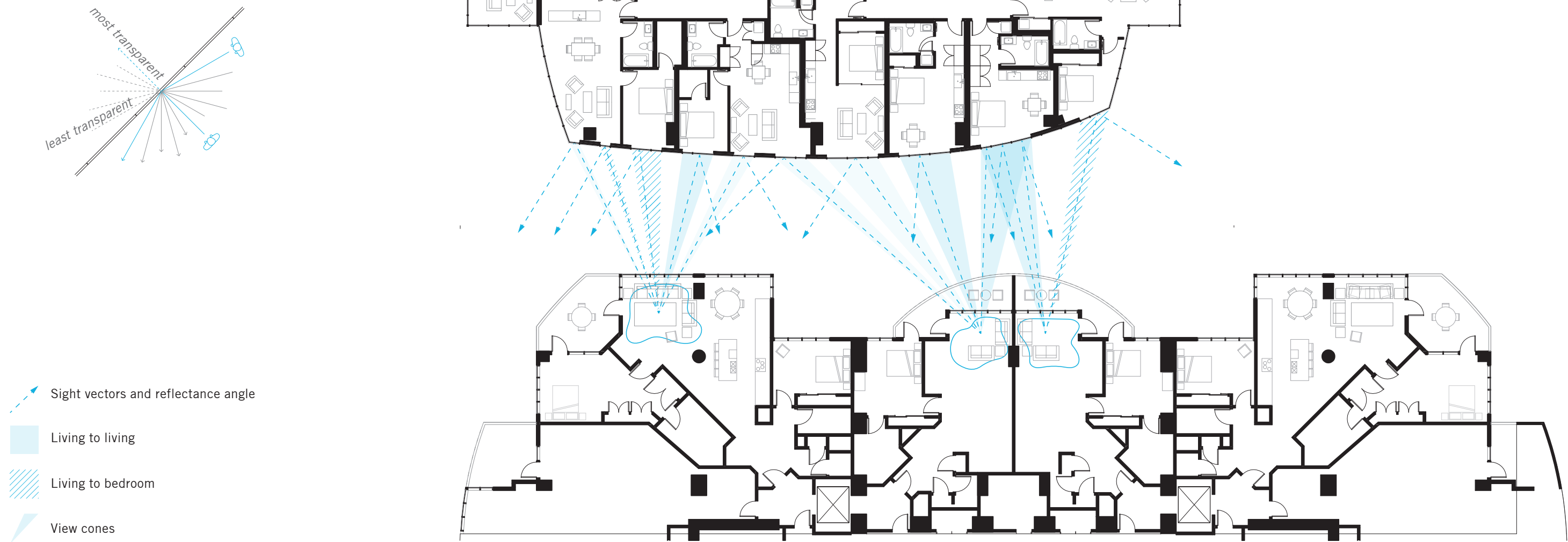
Solarban® z75 and Solarban® z50 Glass Performance — Commercial Insulating Glass Unit Comparisons Using 1/4" (6mm) Glass											
Insulating Vision Unit Performance Comparisons 1-inch (25mm) units with 1/2-inch (13mm) airspace and two 1/4-inch (6mm) lites											
Glass Type	Transmittance			Reflectance		U-Value (Imperial)		European U-Value	Shading Coefficient	Solar Heat Gain Coefficient	Light to Solar Gain (LSG)
	Ultra-violet %	Visible %	Total Solar Energy %	Visible Light %	Total Solar Energy %	Winter Night-time	Summer Day-time				
SOLARBAN z75 (2) OPTIBLUE + Clear	6	48	19	9	29	0.28	0.26	1.5	0.28	0.24	2.00
SOLARBAN z50 (2) OPTIBLUE + Clear	14	51	25	8	23	0.29	0.27	1.6	0.36	0.32	1.59

All performance data calculated using LBNL Window 6.3 software except European U-Value, which is calculated using WinDat version 3.0.1 software. For detailed information on the methodologies used to calculate the aesthetic and performance values in this table, please visit [www.ppgideascape.com](http://www.ppgideascape.com) or request our Architectural Glass Catalog.


Z75 glass properties, from manufacturer’s literature



The degree of transparency for glass is a function of the glass properties (color, VLT, reflectance) and the viewers angle to the glass - the more oblique the viewing angle, the less transparent the glass appears. The specified glass and curved facade work in tandem to amplify this effect.







**GUARDIAN  
SUNGUARD®**  
ADVANCED ARCHITECTURAL GLASS

### How To View & Evaluate Glass Samples

Coated glass is normally selected based on reflected color, as this is typically seen in outdoor/natural lighting conditions. To see the reflected color of glass, it is best to view samples with a black background. Position the sample so that someone can look at an image that is reflected from the glass surface. This is the true reflected color of the sample.

*Example:* Place a piece of black paper, or other low-gloss black material, on a desktop or other flat surface. Position the glass sample on the paper with the exterior side up, so that you can see the image of the overhead lights being reflected from the glass surface. To view the transmitted color, it is best to view samples using a white background. Evaluating glass samples with a white background will not give a true indication of the exterior appearance of the sample. This instead projects the transmitted color and is not what you will see once the glass is installed in the building.

Guardian recommends that samples be viewed in outdoor/natural lighting conditions, preferably in a slightly overcast condition, for the most accurate rendering of transmitted and reflected color. Also, architects are encouraged to consider angle of observation, interior lighting conditions and potential effects of glare when choosing glazing products.

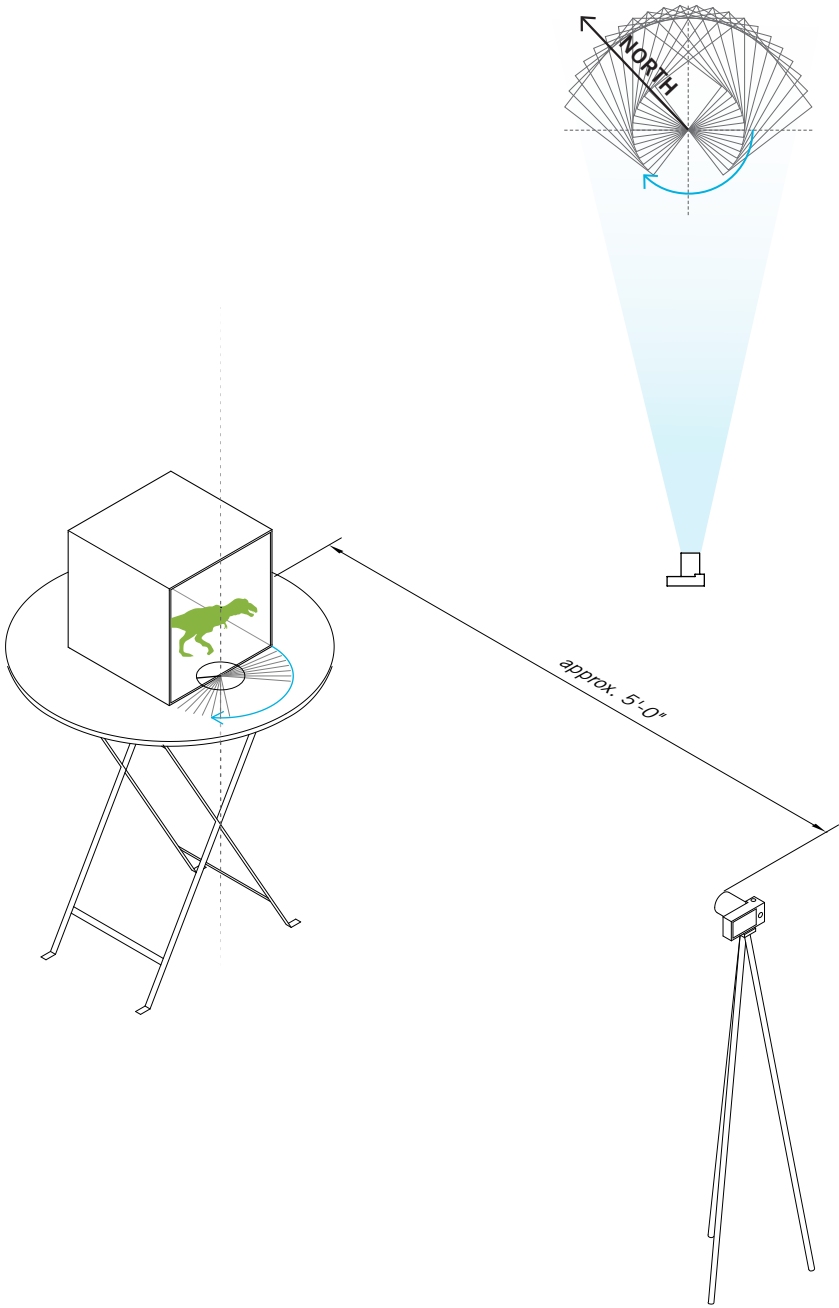
When evaluating samples outdoors, we recommend viewing them during various time of the day and under varying lighting conditions, e.g., cloudy versus sunny conditions. This will provide a truer indication of what the glass will look like, as well as give you the opportunity to see how varying light conditions impact your design intent. After removing the glass from the sample box, place it in a vertical or slightly angled position. Viewing the glass with a black background in the distance is preferred to replicate lighting once installed in the structure. Then look through the glass to provide the best indication of the appearance of installed glass.

Recommended method for evaluating glass, by industry experts.

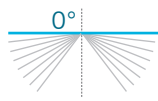


Proposed glass installed on a curved facade (actual photo)

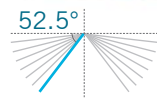
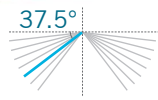
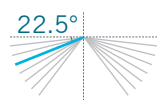
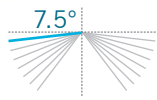
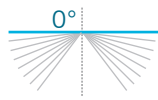
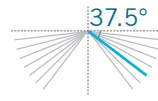
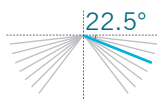
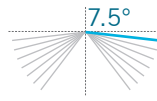
**SPECIFIED GLASS/PRIVACY EVALUATION**  
The proposed glass vision was placed in a test box with T-Rex and photographed at various angles in daylight conditions to evaluate and demonstrate the effects of the angle of view and the transparency of the proposed glass as seen from the exterior. Photographs at orientations true to the proposed installed condition and angles of view from Escala. One can see the degree of privacy provided, even at close proximity (much closer than real world installation) T-Rex virtually disappears.







control image : T-Rex with no glass



**EMPIRICAL OBSERVATIONS**

Date: June 13, 2016  
Time: 12:40 pm - 1:00 pm  
Conditions: Partly Sunny  
Location: Westlake Plaza



EDG2 NOTES:

Whatever the final shape of the west wall (5d above), the Board strongly reiterated the guidance under EDG#1, item 2b, and further recommended the following to ensure reasonable privacy between the two buildings: First- the proposed hotel rooms and units at the west corners of the tower should have windows mostly - if not entirely- oriented to the south or north. Second - the west wall depth should be substantial (14-24” advised) to provide for canted windows and other techniques to ensure unit to unit privacy, especially between living rooms and at the central portions of floors 4-19, where corner re-orientation is not possible. Other techniques such as louvered privacy windows, one-way films, vertical slot windows, etc should also be considered. (B1.I)

RELATIONSHIP AT ALLEY

The relationship to the residences at the Escala has been carefully considered in the design of the proposed development. Every unique floor condition has been taken into account in a detailed analysis to optimize access to light and air while maximizing privacy for occupants of both buildings. Particular attention has been taken in placement of hotel and residential living room windows of the proposed development to minimize alignment with living areas at the Escala in addition to massing and material treatments to designed to respond to context.

ESCALA UNITS ON ALLEY:

The Escala is comprised of 270 residential units. A total of 100 (37%) of the Escala units face the east alley frontage to some degree. The 100 Escala units with some degree of alley exposure have varying amounts of shared alley frontage with the proposed development - for example, the southernmost Escala unit ‘overlaps’ the proposed development for a mere 11 inches at a blank wall in the Escala bedroom, while the northernmost Escala unit has substantial exposure other than the alley. In fact, of the alley facing units at Escala, 56 units (56% of the alley facing units, or 20% of the total units in Escala) have multiple frontages with significant non-alley exposures to Virginia Street and/or to the southeast.

There are 44 centrally-located alley facing units (44% of the alley facing units, or 16% of the total units in Escala) that are centrally located with predominantly alley frontage. At levels 19-30 these central units are ‘double wide’, and extend beyond the profile of the western mass of the 5th and Virginia Tower. All of these units are separated from the proposed development by a minimum of 30’, ranging up to 60’, affording zones of unlimited views and substantial access to daylight and air.

The remaining 16 central alley facing units at floors 3-18 (16% of the total alley facing units, or 6% of the total units in Escala) are separated from the proposed development by a minimum of 30’, ranging up to 34’-9”, and have ample access to light and air as demonstrated in the submittal.

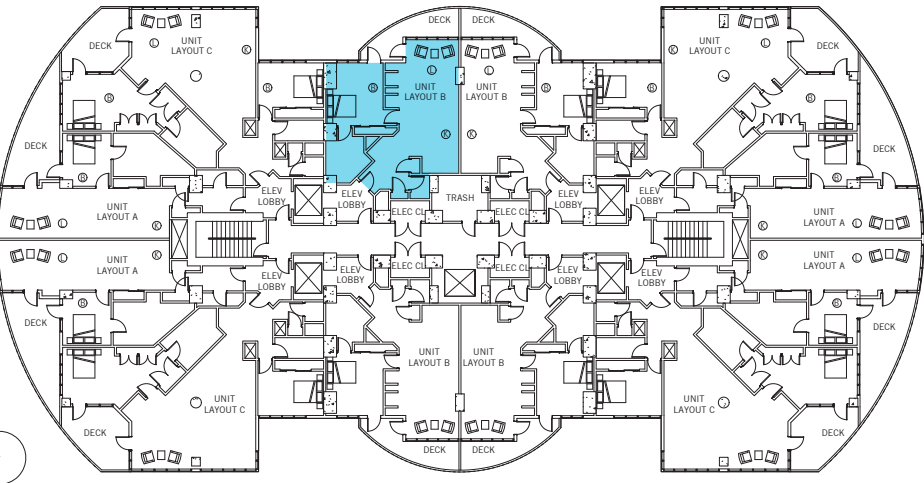
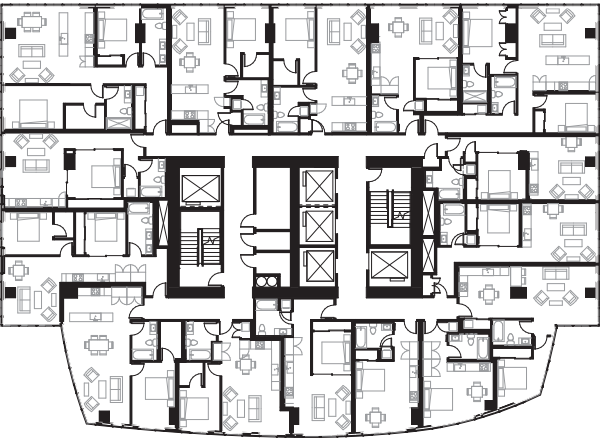
Of these 16 central alley facing units, 9 of them (on Escala floors 3-11) are adjacent to the hotel portion of the proposed development (with periodic occupancy and limited windows) and only 7 of 270 units (2.5% of the total units in Escala) are centrally located on the alley adjacent to the residential portion of the proposed development.

DESIGN RESPONSE

The design has been substantially modified in response to DRB guidance to address adjacency concerns. Numerous significant changes have been made as follows:

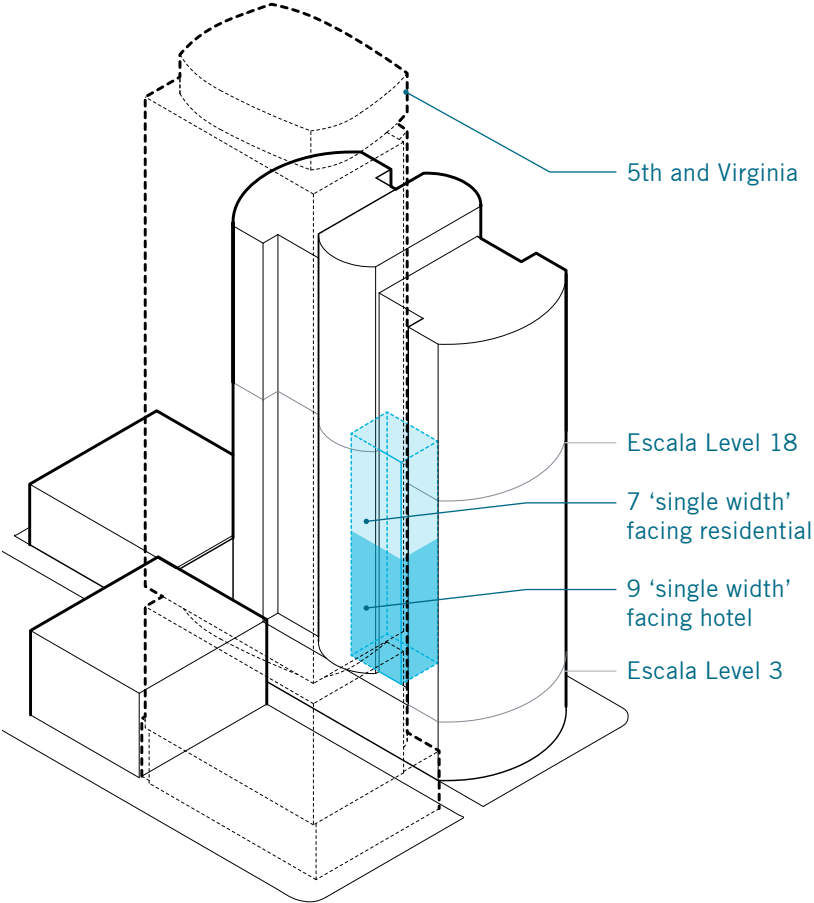
- 1. Vision glazing at corner units has been oriented mostly north or south, per Board guidance.
- 2. West facing windows have been canted via the introduction of a curve across the west façade.
- 3. The northwest and southwest corners of the west façade of the western mass have been set back further east to be 9’ and 15’-9” from the alley property line.
- 4. The length of the western-most façade of the western mass has been reduced from 111’ to 105’.
- 5. A high performance glass with appropriate shading coefficient, visible light transmittance, and other performance characteristics selected to maximize privacy has been specified.

- 6. Privacy shades will be provided at all west facing windows.
- 7. Interior layouts have been modified with special care taken to locate living spaces and window locations to minimize overlaps with living spaces in the neighboring building.
- 8. The amount of vision glass at the west façade of the western mass has been significantly decreased between EDG2 to the current MUP submittal. For example, at each hotel level, the current submittal reflects a reduction from 51% glazing (as a percentage of glazing to exterior wall area) at EDG 2 to 33% glazing (as a percentage of glazing to exterior wall area). In other words, there was 1.5 times as much vision glass shown in these levels at EDG2.
- 9. The west facing residential apartment’s vision glazing has been reduced to as low as 46%, a degree of transparency which is substantially less than at EDG2 and is below the goal of 50% vision glass overall, as stated in the EDG2 submittal.



Escala Floor Plan, Levels 3-18 - plans and adjacency relationship shown to scale

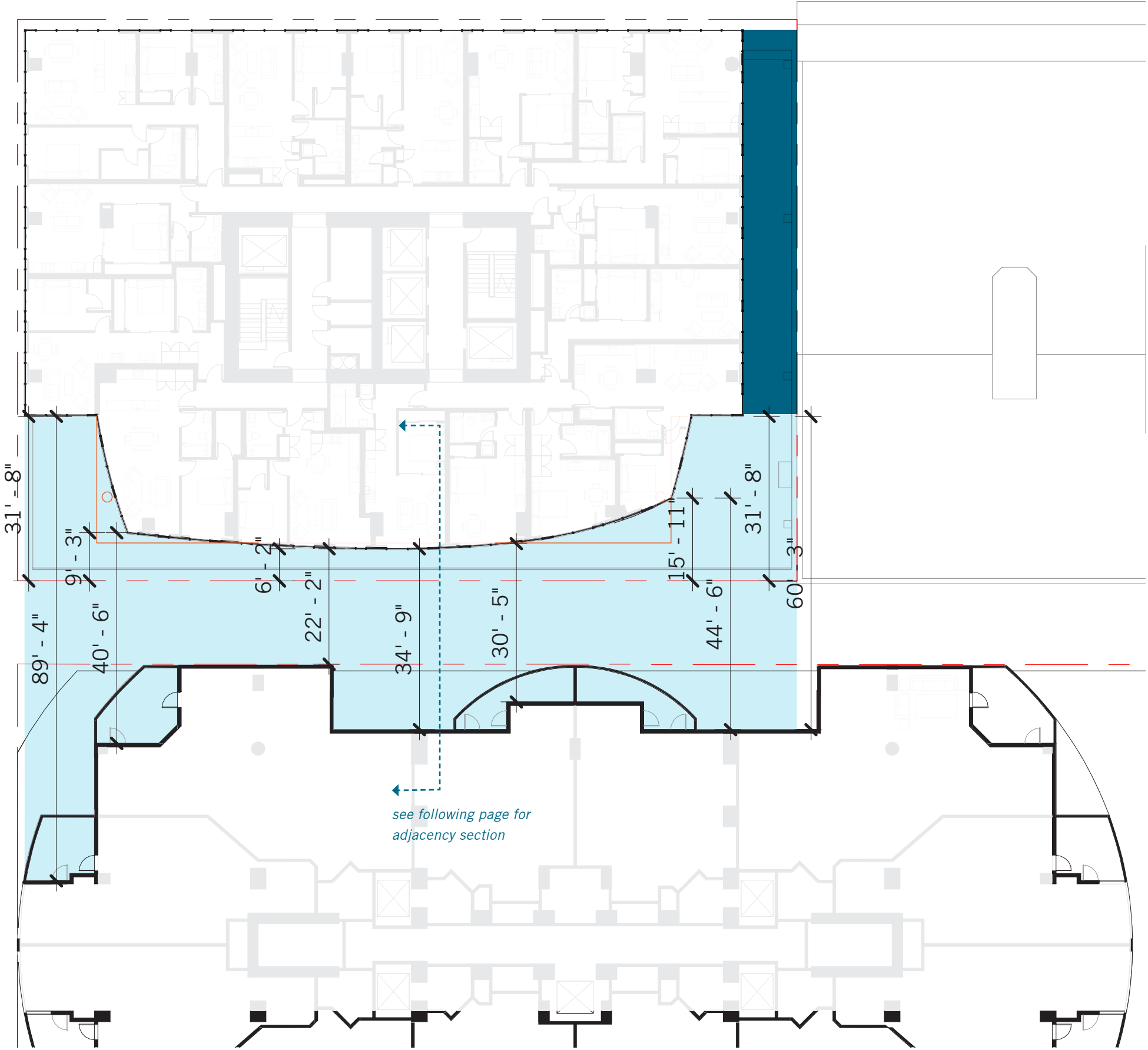




ADJACENCY SUMMARY:

Minimum	Maximum	Average
22.16'	89.33'	41.06'

- Unbuilt above level 3 podium
- EDG2 tower footprint





7(D) LIGHT & AIR IN ALLEY /

Perspective from Escala Balcony, Level 18, Facing North

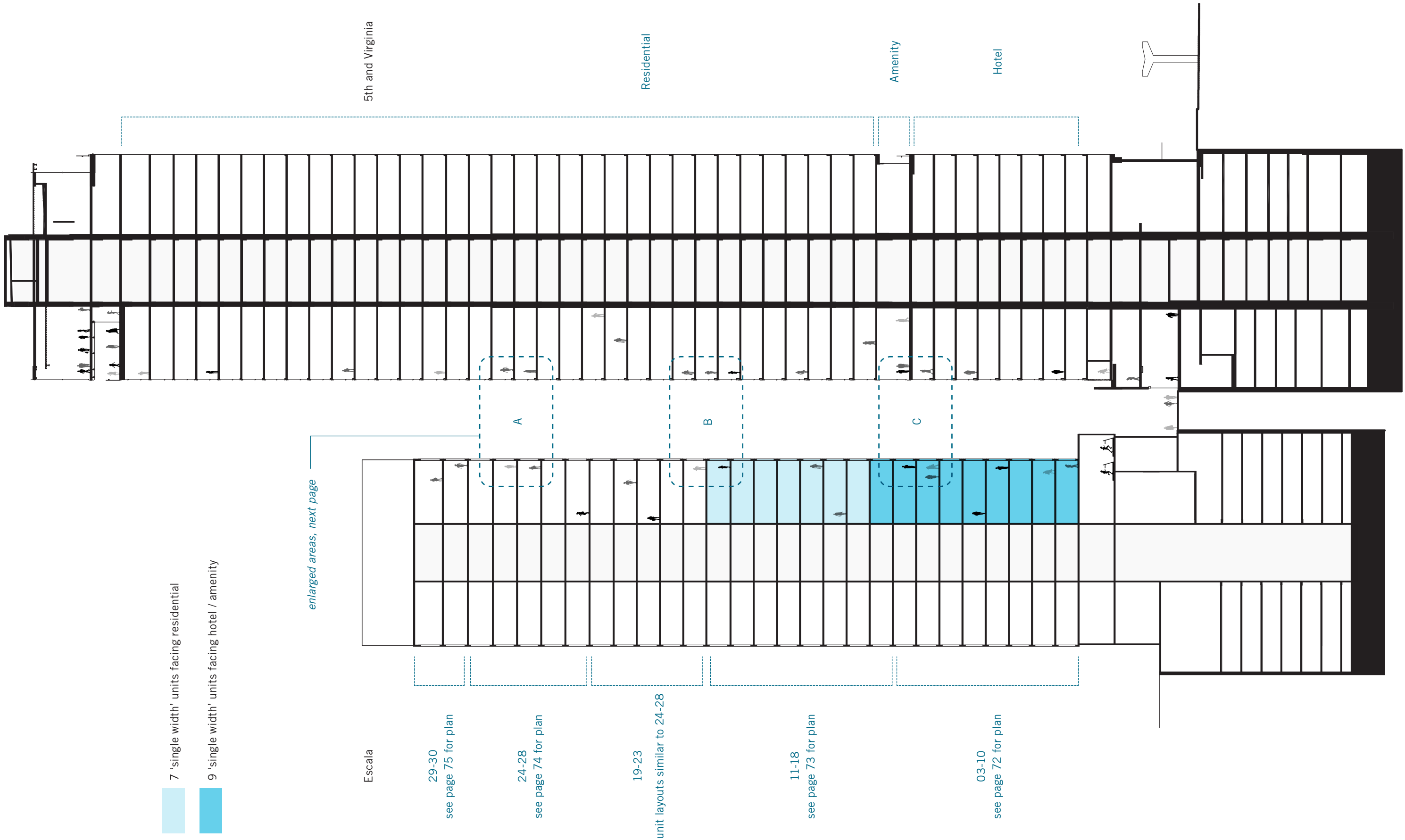




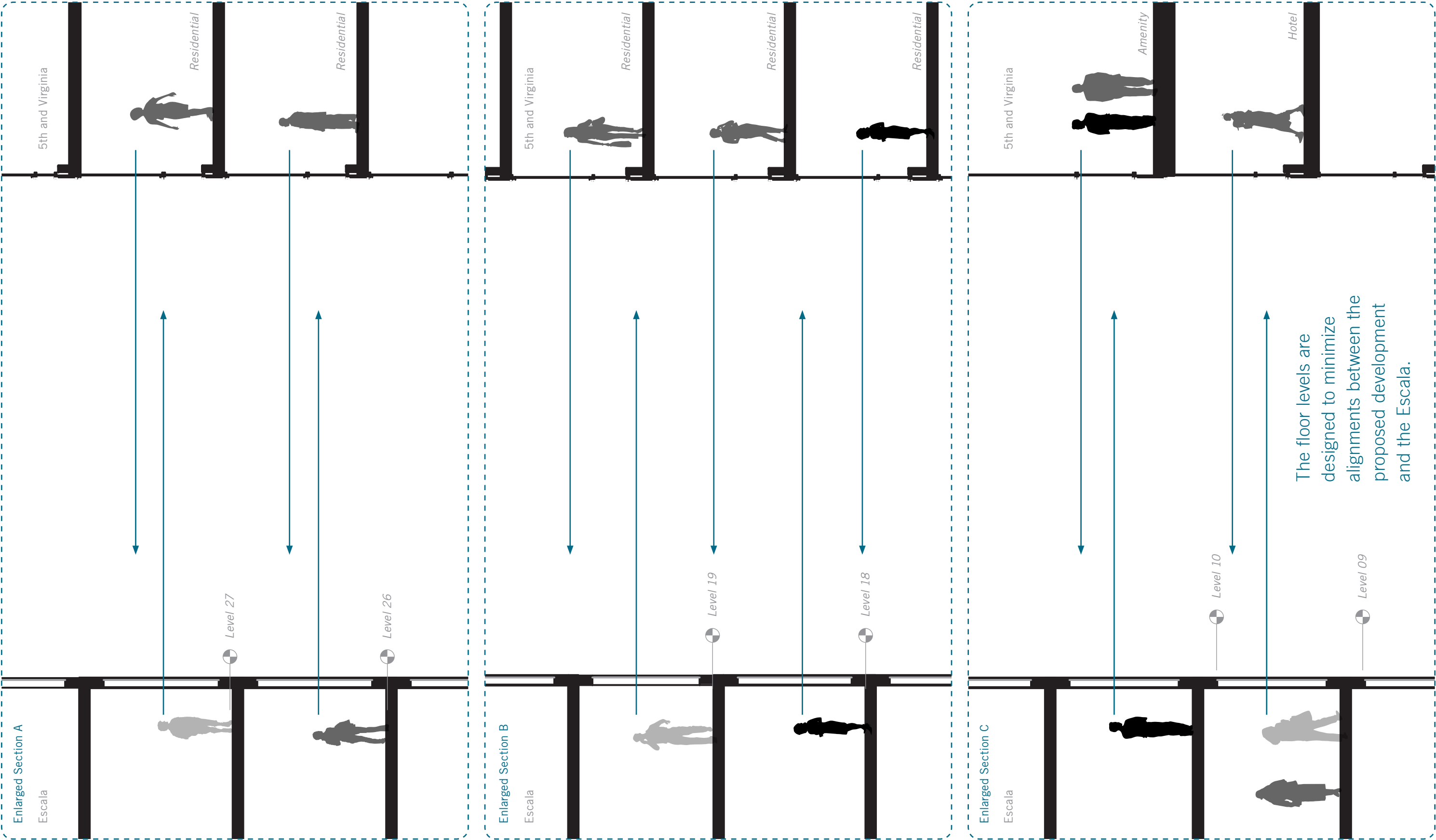
Perspective from Escala Balcony, Level 18, Facing South







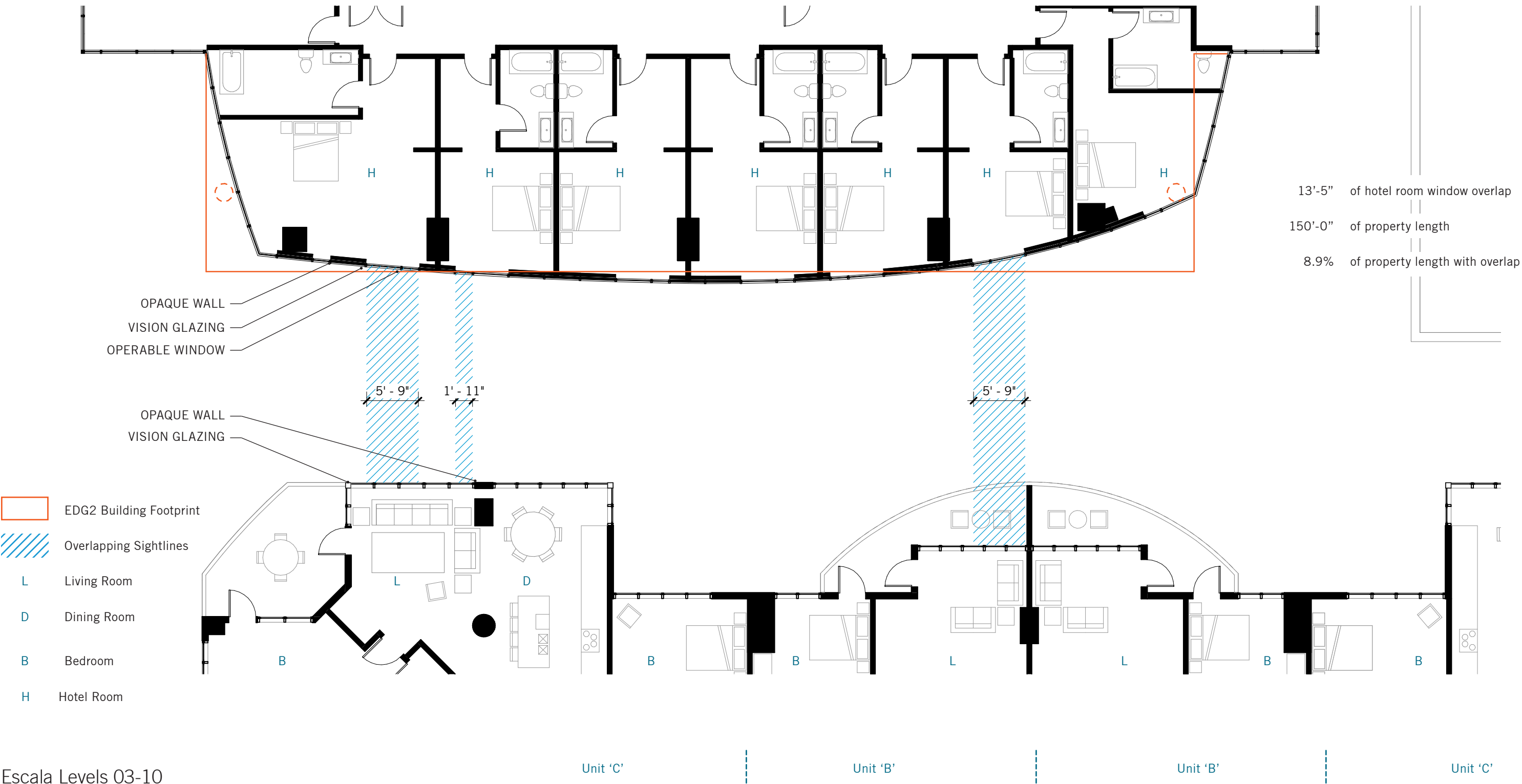






7(D) LIGHT & AIR IN ALLEY /

Zones of overlap between Escala living room vision glass and hotel room vision glass are identified. The amount of overlap between areas of hotel vision glass and Escala living spaces has been greatly reduced from EDG1 and EDG2 and hotel room planning and layout has been modified to address adjacency concerns.



Escala Levels 03-10



Zones of overlap between Escala living room vision glass and apartment living room (or studio) vision glass are identified. The amount of overlap between areas of proposed development living room (or studio) vision glass and Escala living spaces has been greatly reduced from EDG1 and EDG2 and apartment room planning and layout has been modified to address adjacency concerns.



Escala Levels 11-18



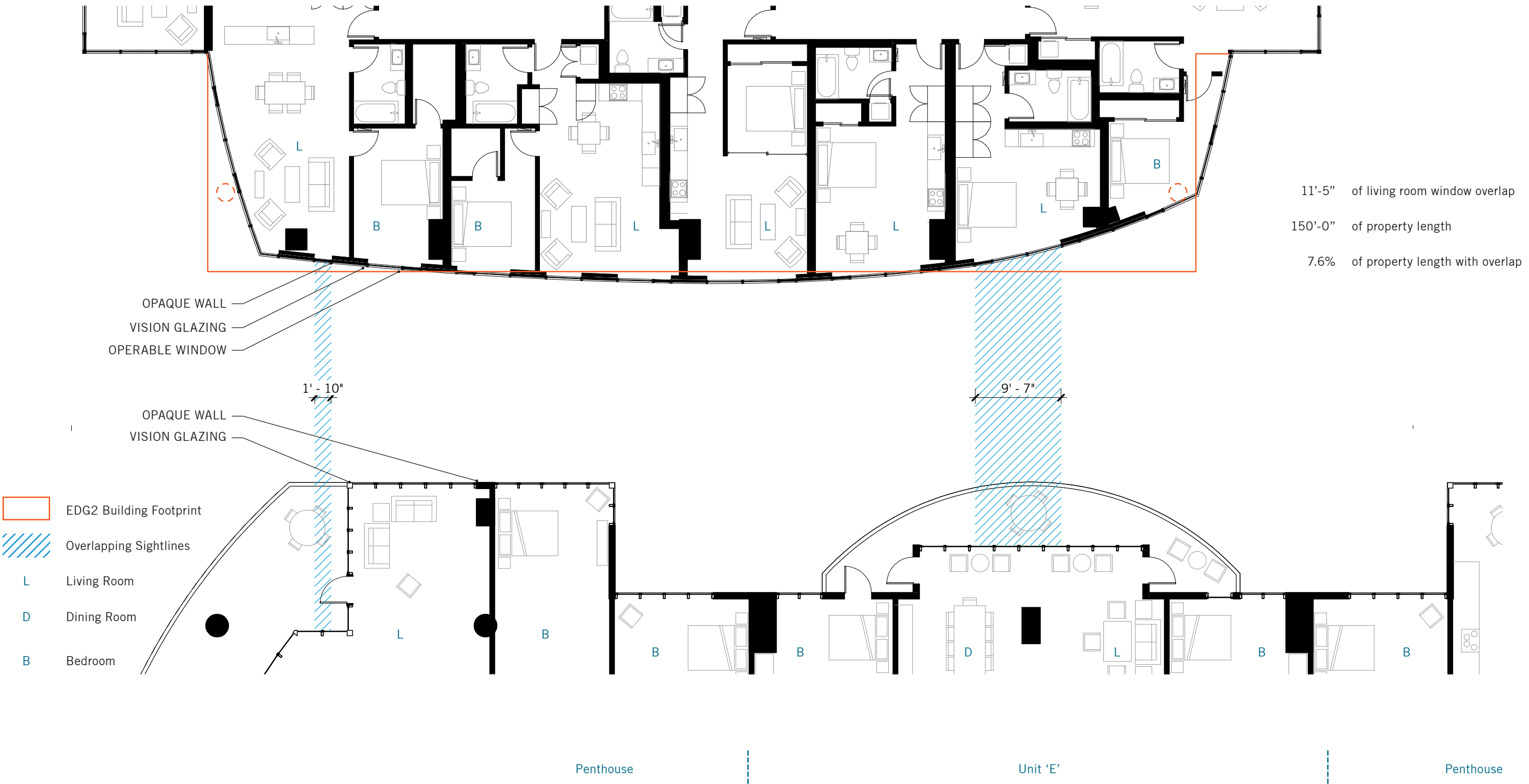
7(D) LIGHT & AIR IN ALLEY /

Zones of overlap between Escala living room vision glass and apartment living room (or studio) vision glass are identified. The amount of overlap between areas of proposed development living room (or studio) vision glass and Escala living spaces has been greatly reduced from EDG1 and EDG2 and apartment room planning and layout has been modified to address adjacency concerns.





Zones of overlap between Escala living room vision glass and apartment living room (or studio) vision glass are identified. The amount of overlap between areas of proposed development living room (or studio) vision glass and Escala living spaces has been greatly reduced from EDG1 and EDG2 and apartment room planning and layout has been modified to address adjacency concerns.





7(D) LIGHT AND AIR IN ALLEY /

ORIENTATION AND MASSING:

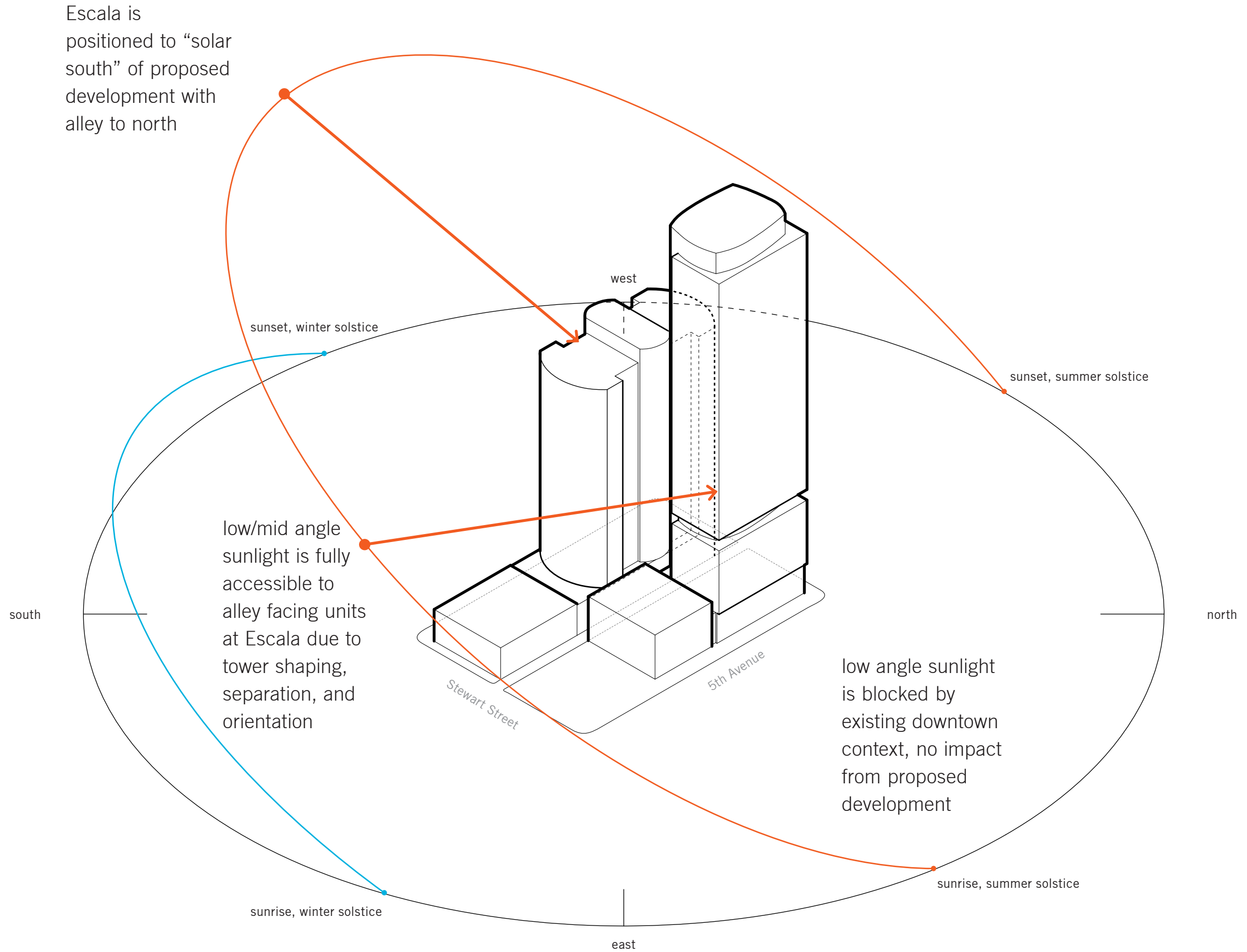
The proposed development is located to solar north of the alley and the adjacent Escala. The alley is oriented northwest/northeast at approximately 45 degrees from solar north/south. The sun path is shown in plan and three dimensions to illustrate this relationship and reflect the fact that the proposed development siting, orientation, and massing are designed to maximize opportunities for light and air in the alley for the Escala tower and for the proposed development.

The existing surrounding urban environment in the DOC2 downtown core is dense and tall, meaning that early morning low angle direct sunlight to the northeastern alley face of Escala is impacted by existing development, not the proposed development.

When the sun has risen above the existing adjacent development it is at an azimuth and altitude that provides daylight to the alley along a vector that does not intersect the proposed tower due to the proposed development's massing, orientation, and position relative to the sun and to the Escala.



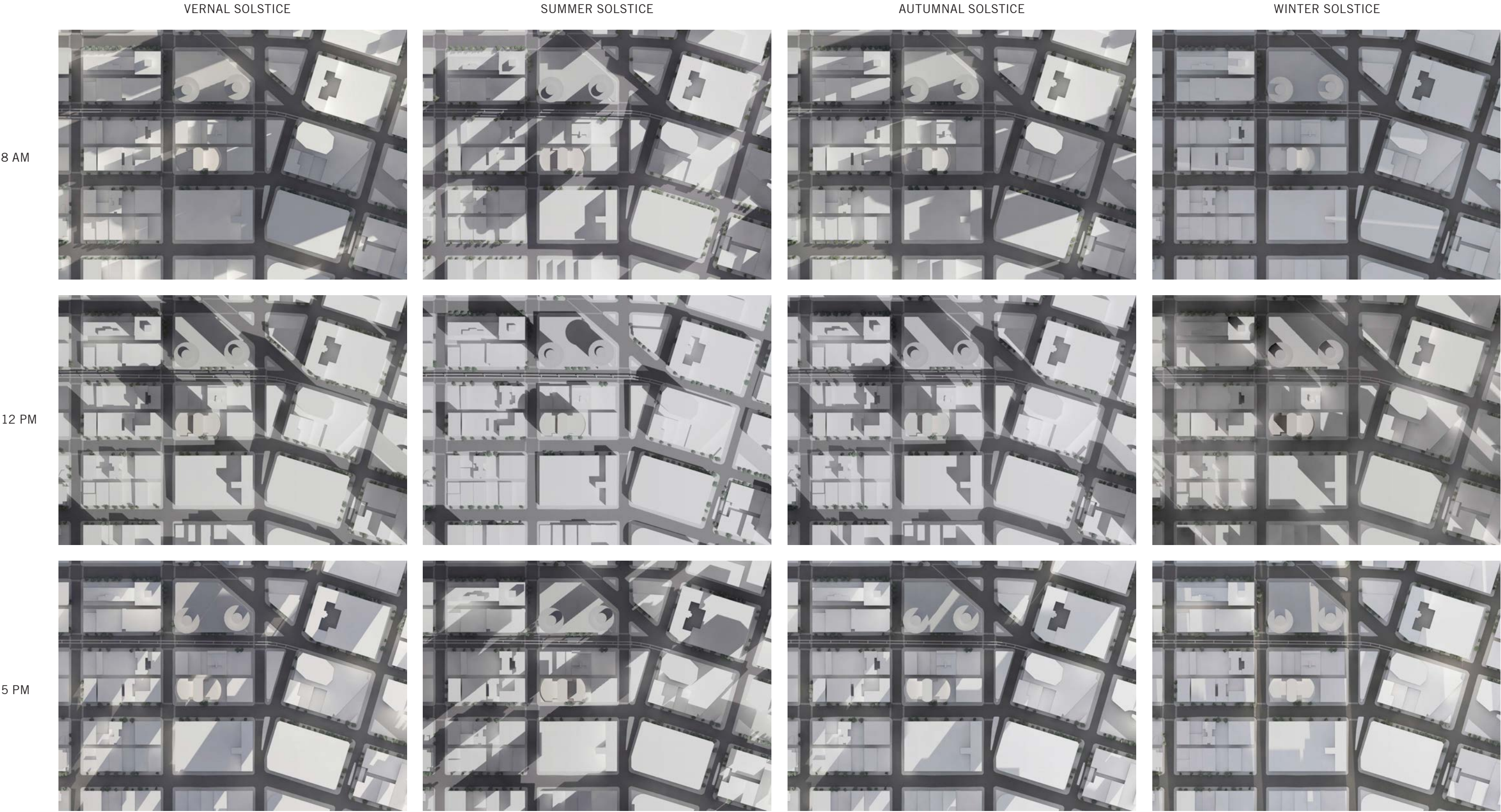






7(D) LIGHT AND AIR IN ALLEY /

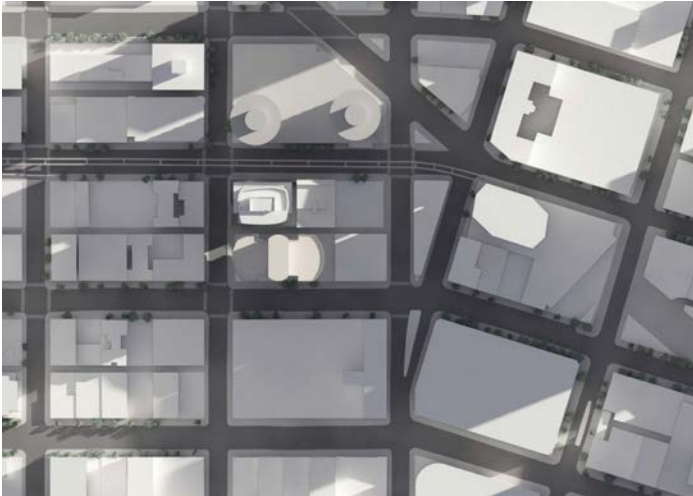
SITE SHADOWS, NO DEVELOPMENT



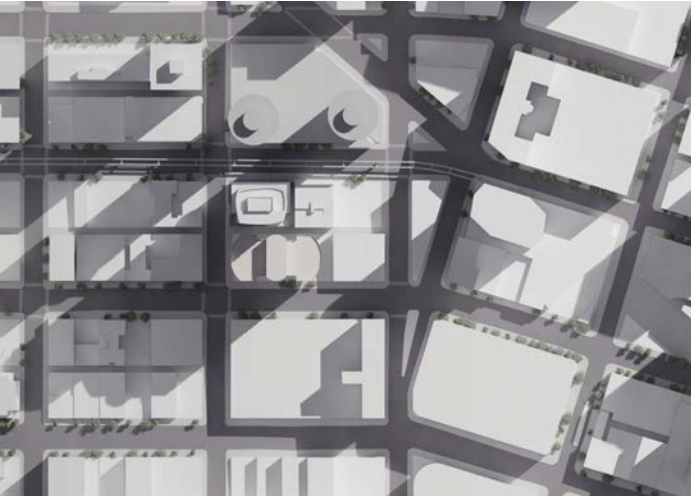


SITE SHADOWS, WITH DEVELOPMENT

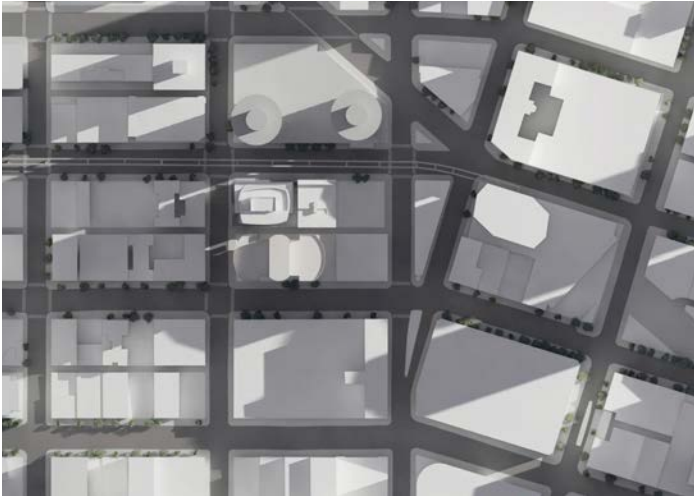
VERNAL SOLSTICE



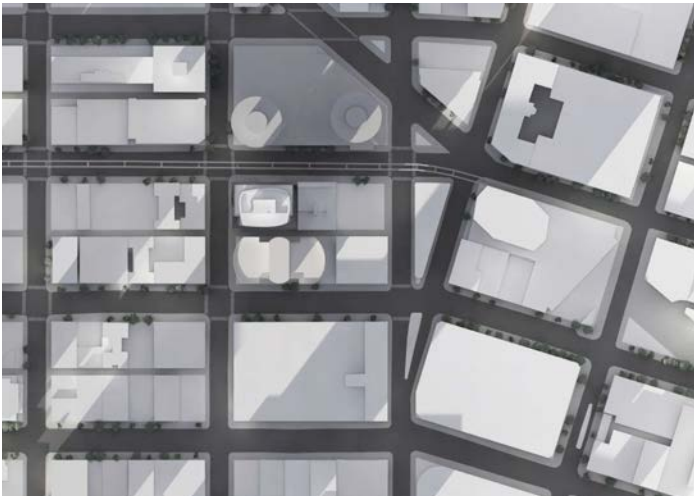
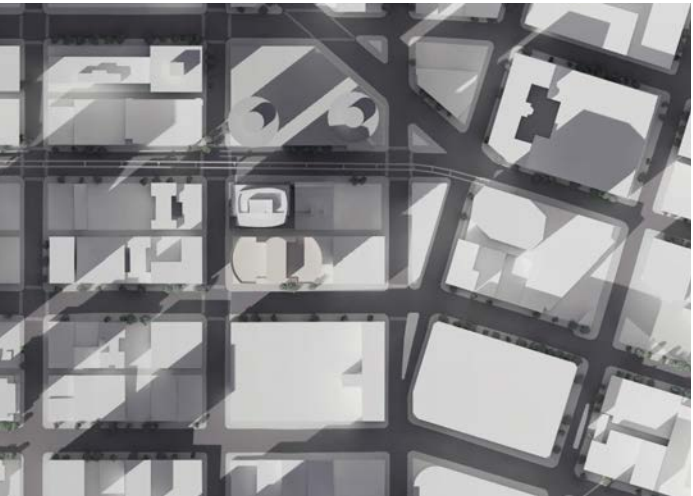
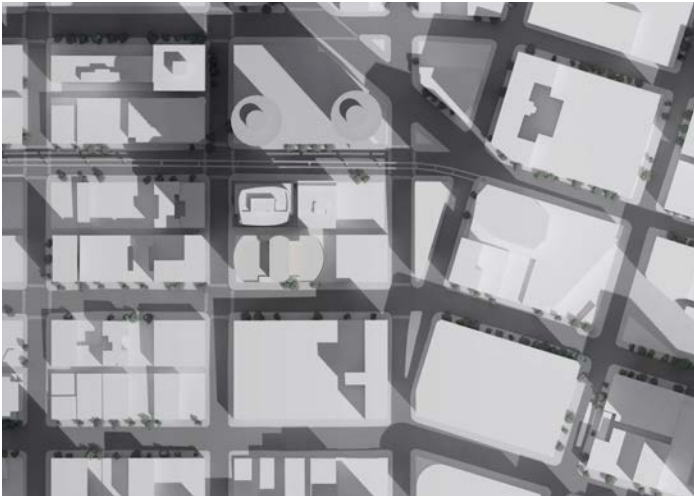
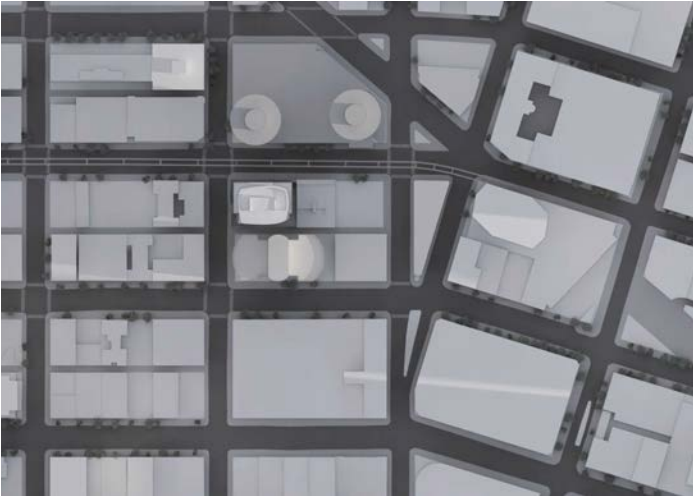
SUMMER SOLSTICE



AUTUMNAL SOLSTICE



WINTER SOLSTICE

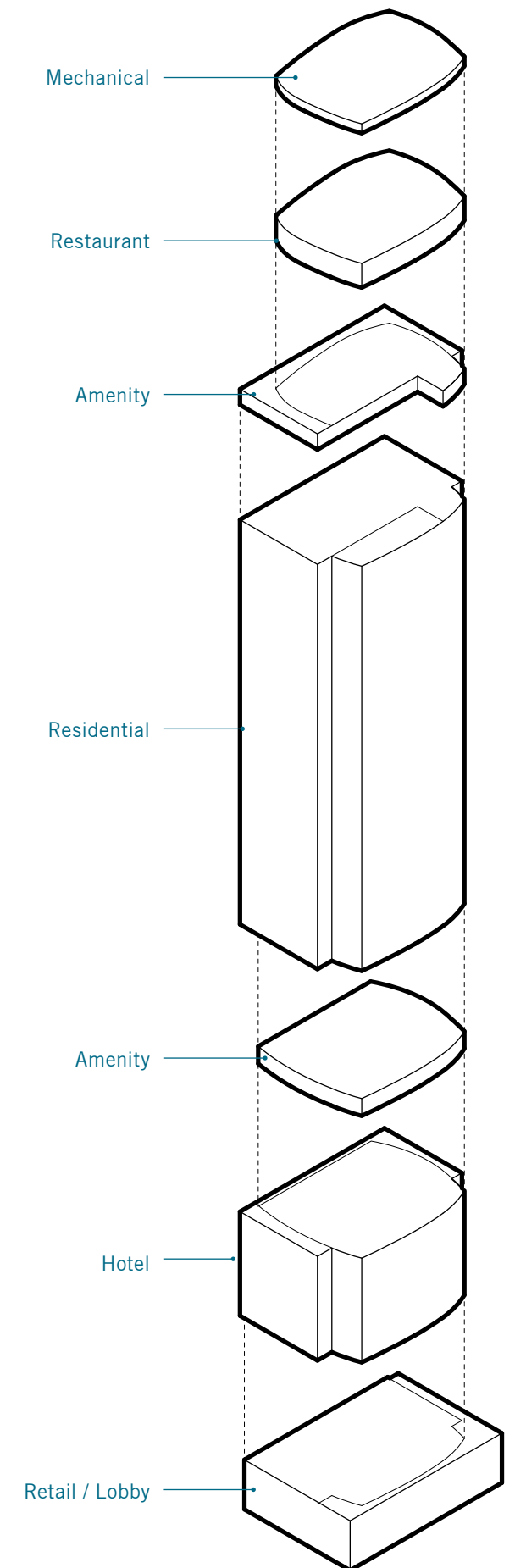






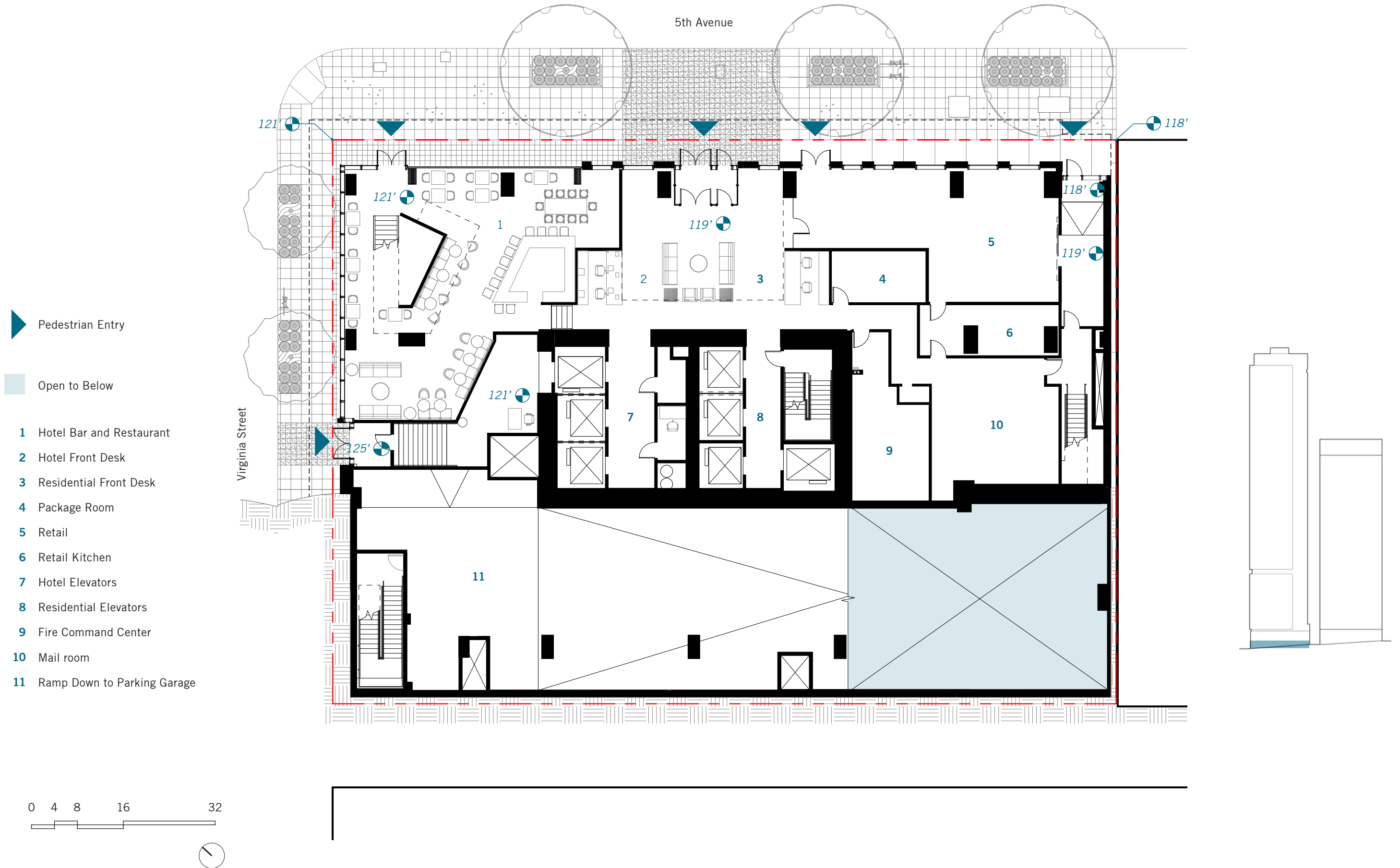


# SECTION 03. DESIGN PLANS, ELEVATIONS, SECTIONS

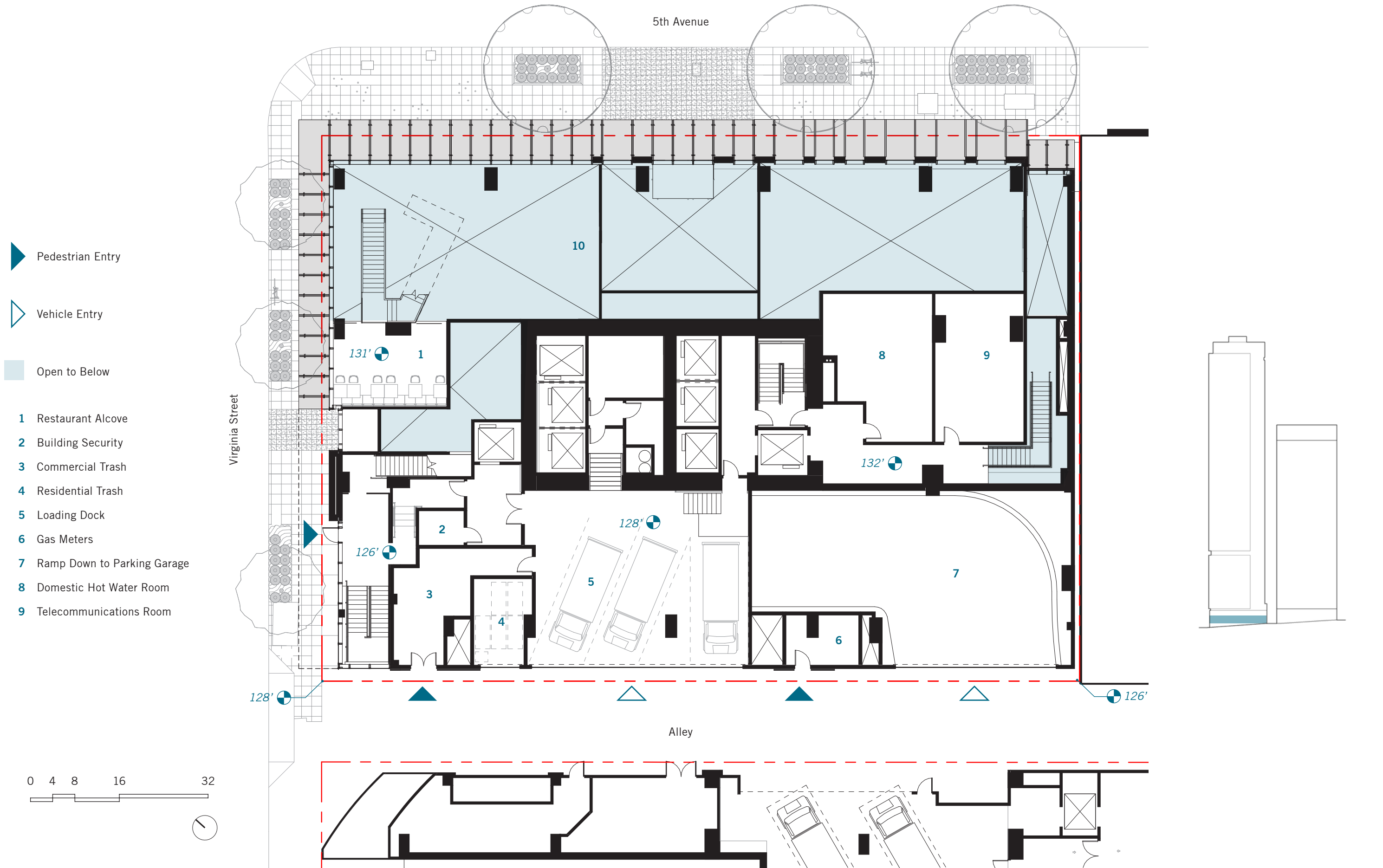




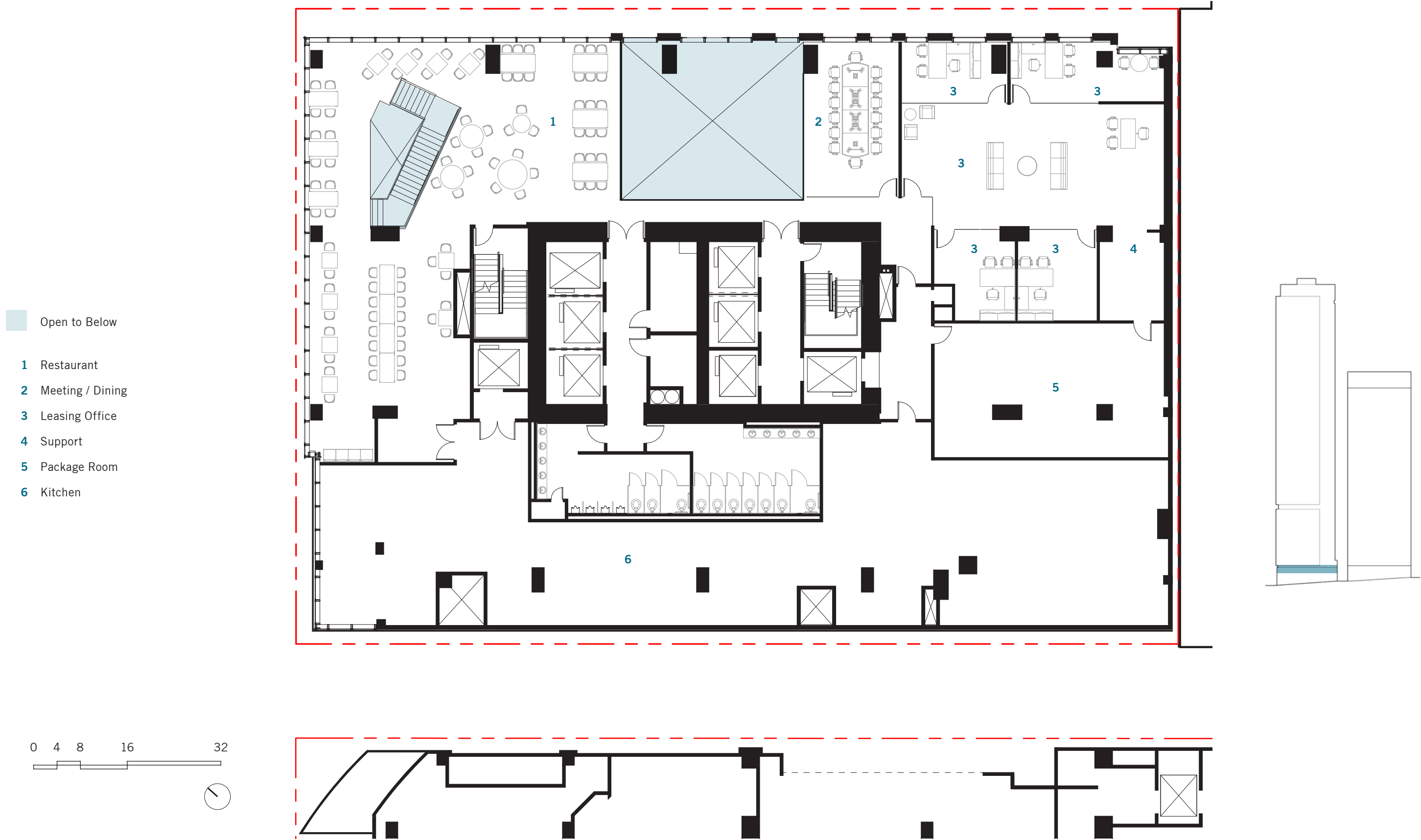
## PLAN, LEVEL 01, FIFTH AVENUE ENTRY LEVEL /



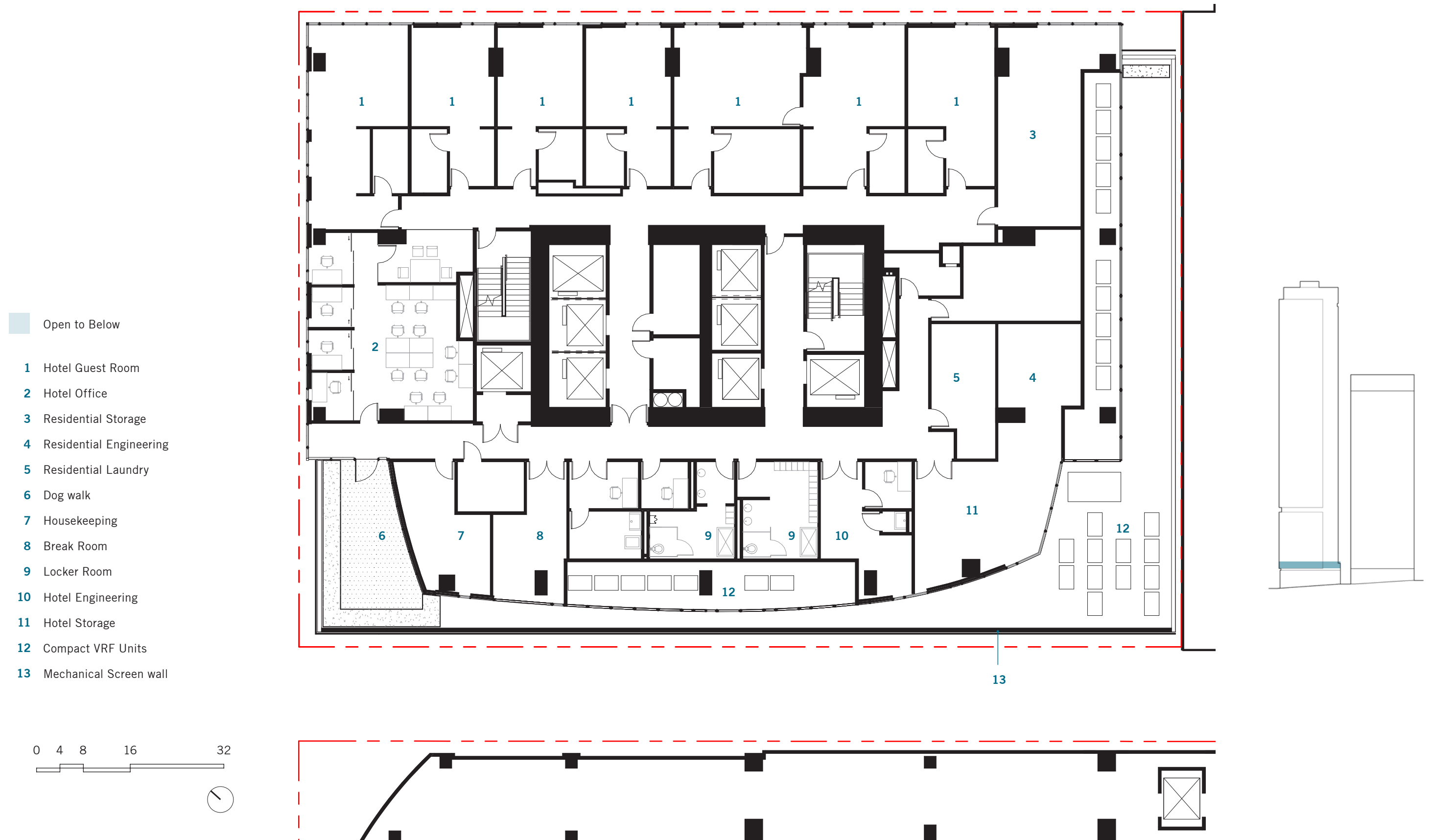






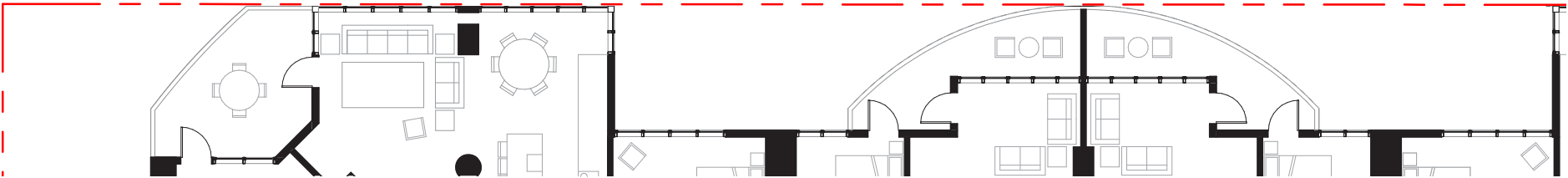
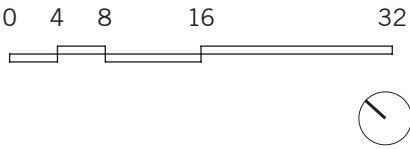
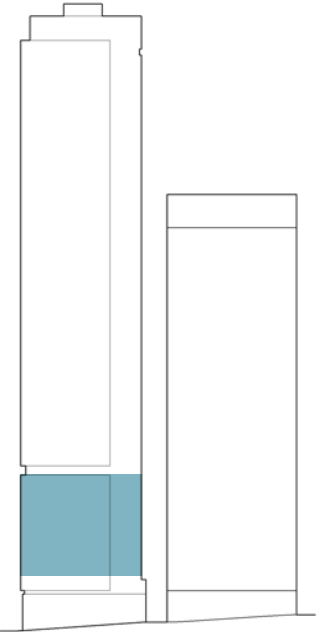
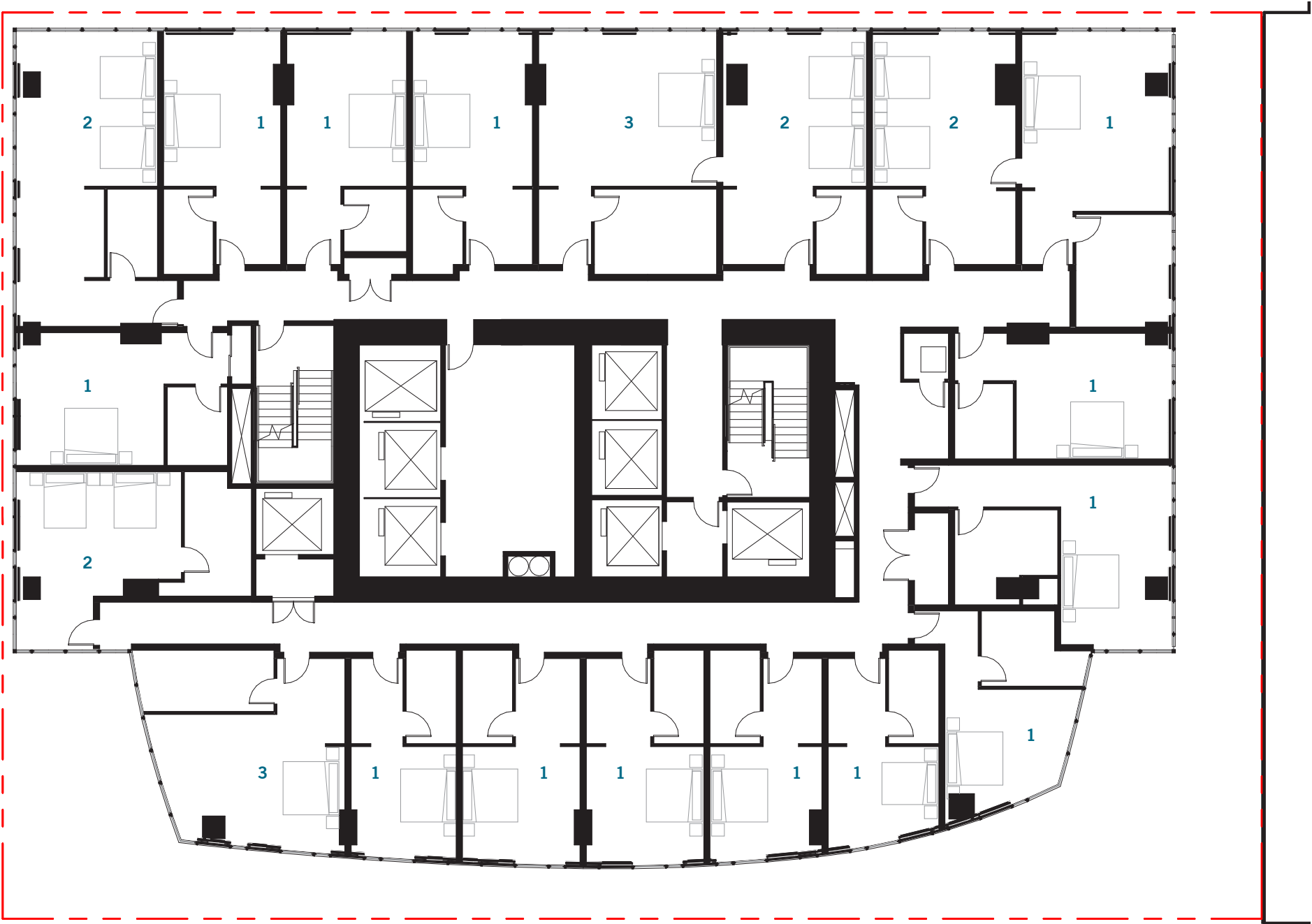






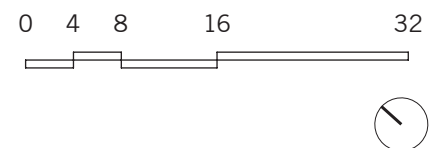
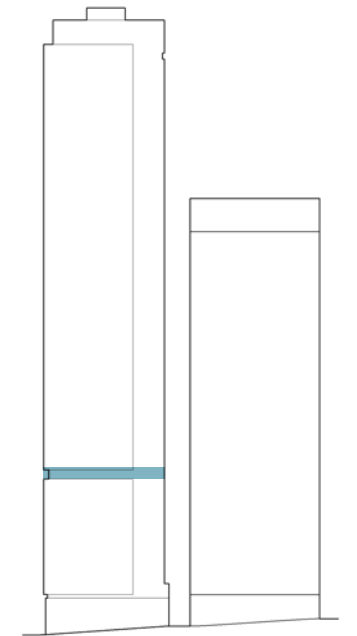
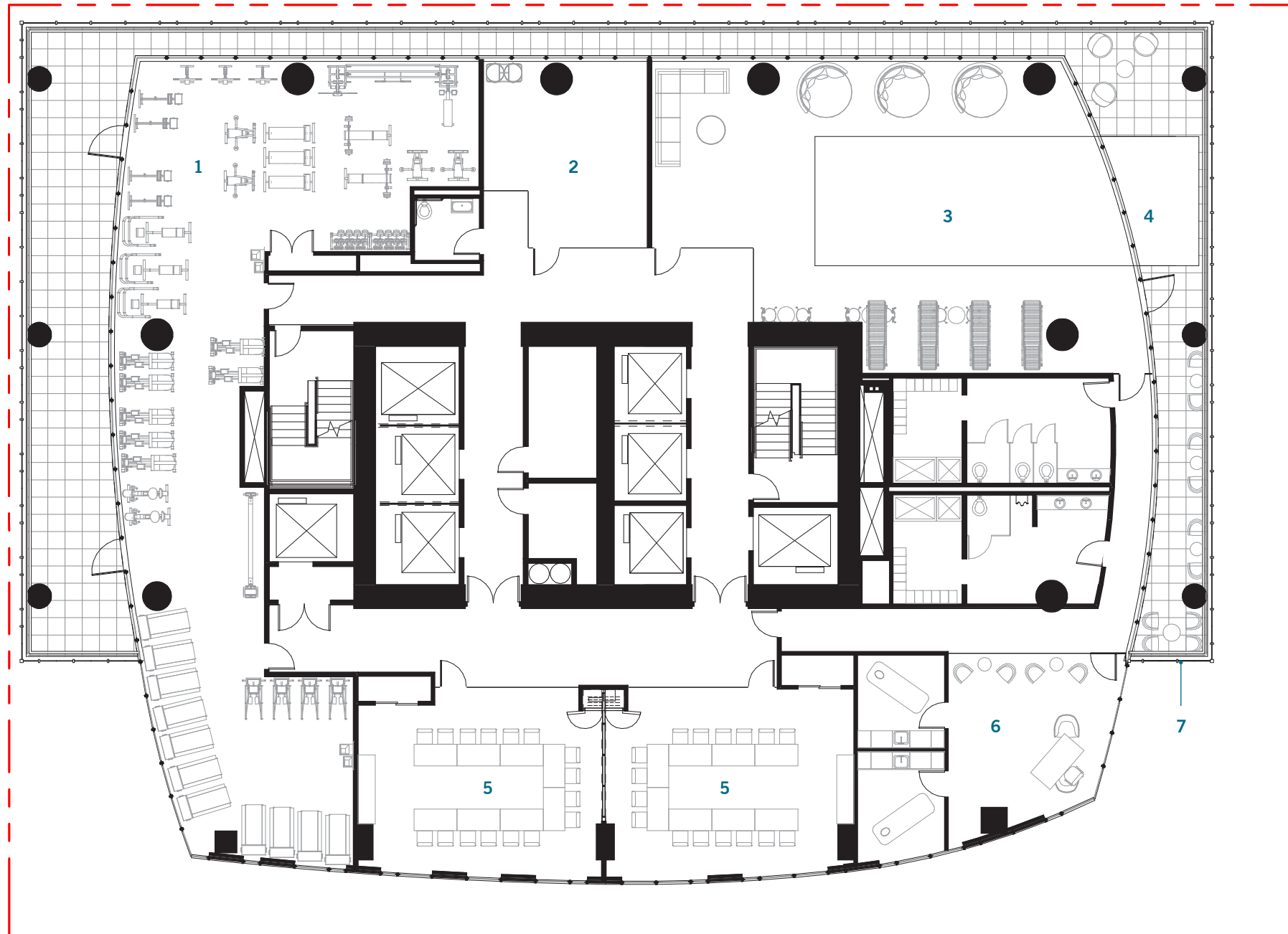


- 1 King Bed Hotel Room
- 2 Queen / Queen Hotel Room
- 3 Suite Hotel Room



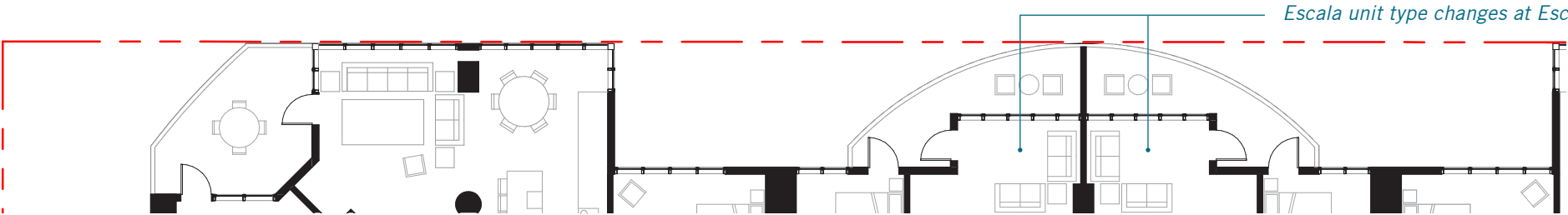
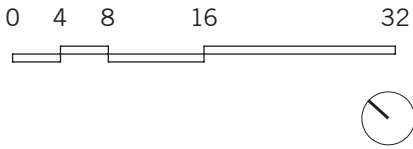
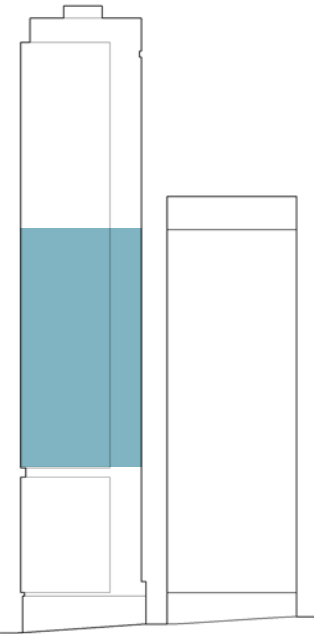
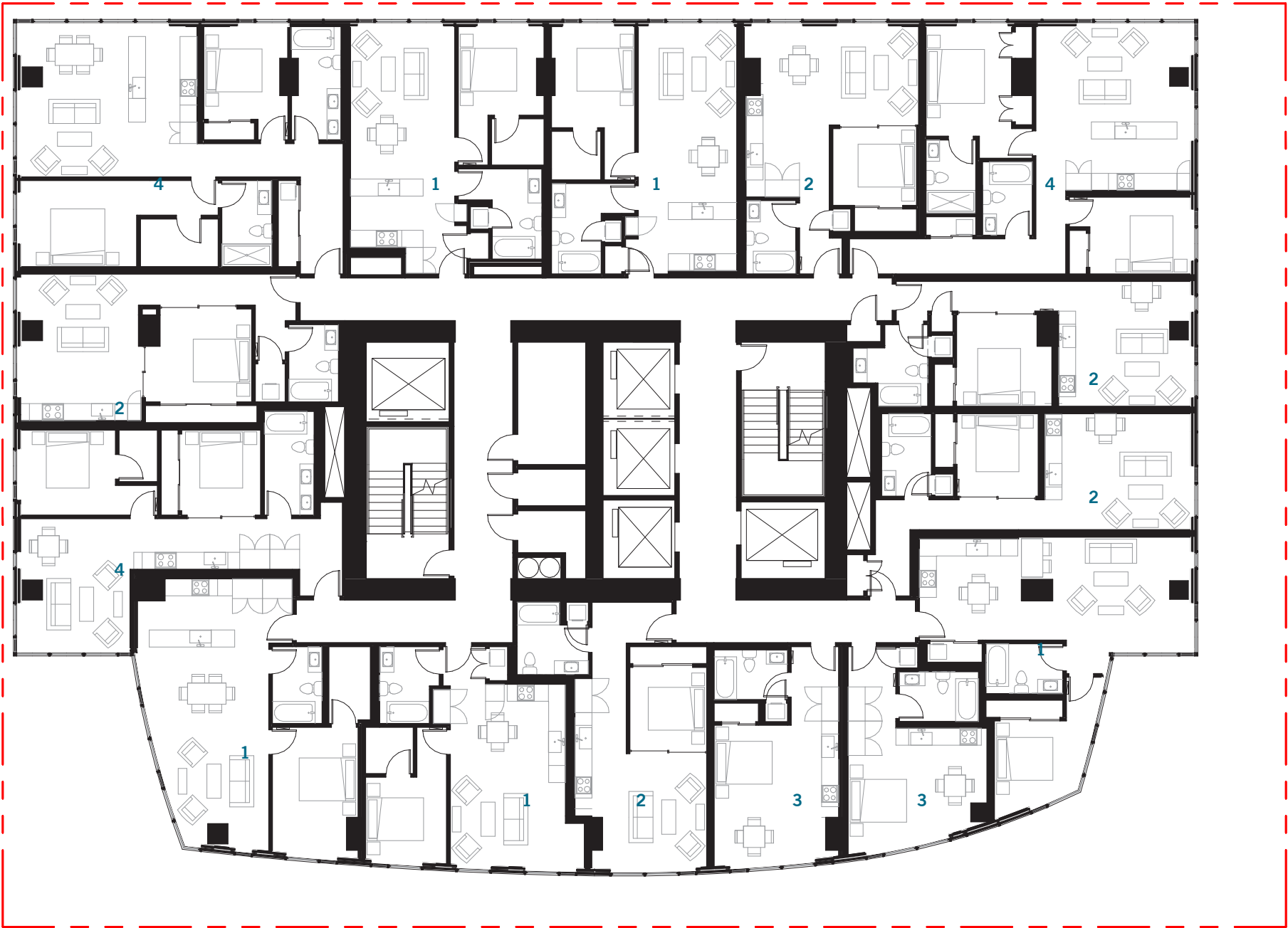


- 1 Fitness Room
- 2 Yoga Room
- 3 Pool
- 4 Hot Tub
- 5 Meeting Room
- 6 Spa
- 7 6' Glass Privacy Wall



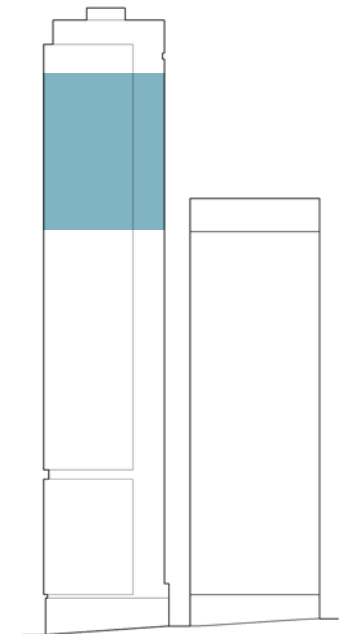
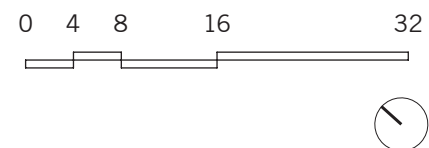
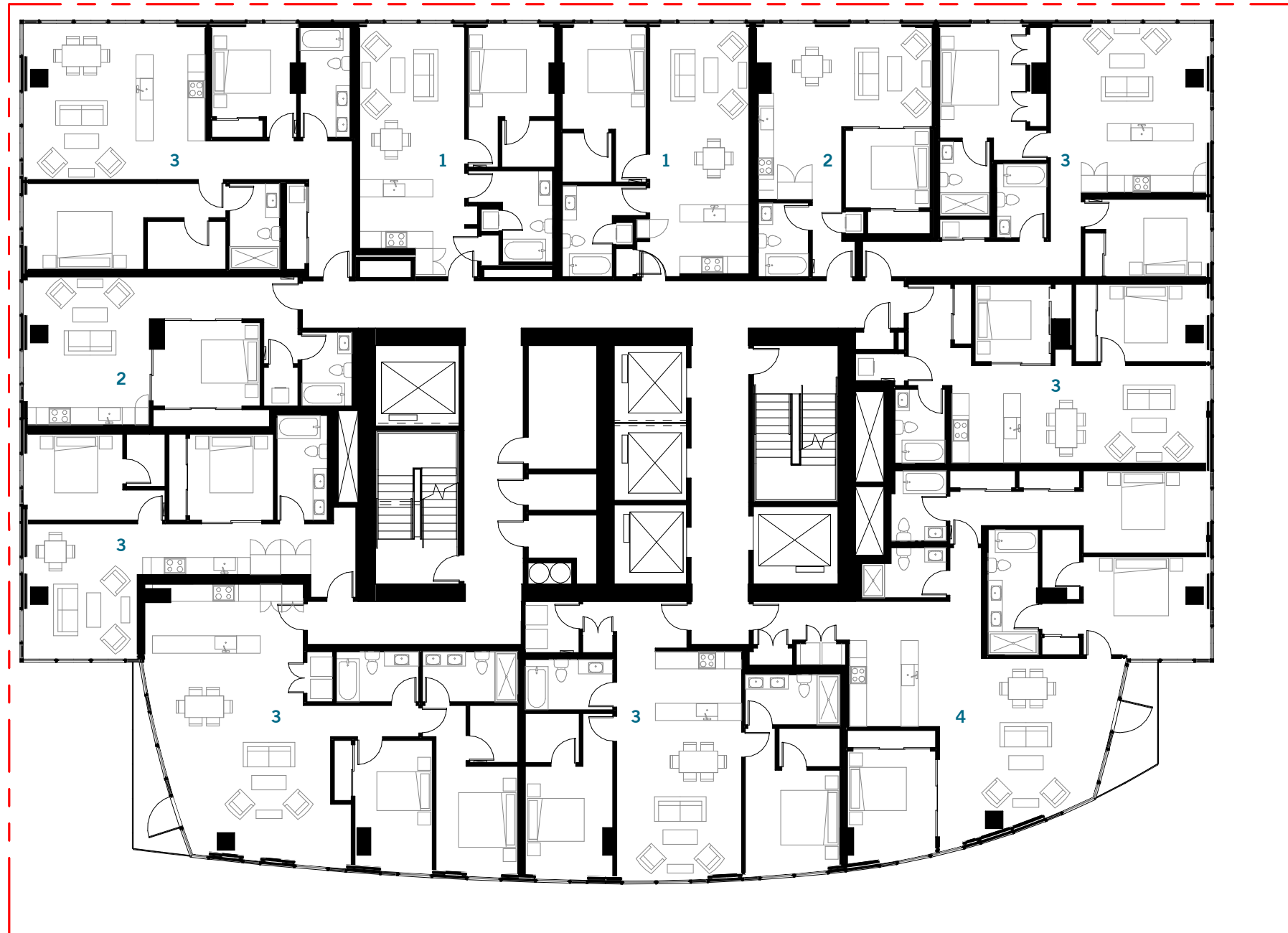


- 1 One Bedroom Unit
- 2 Open One Bedroom Unit
- 3 Studio
- 4 Two Bedroom Unit



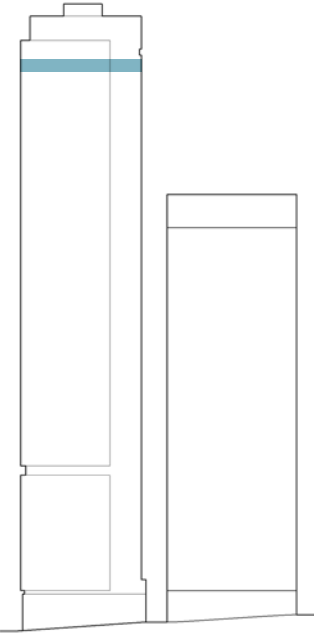
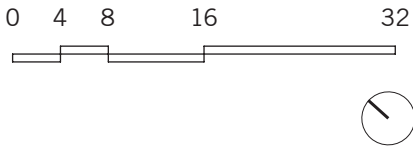
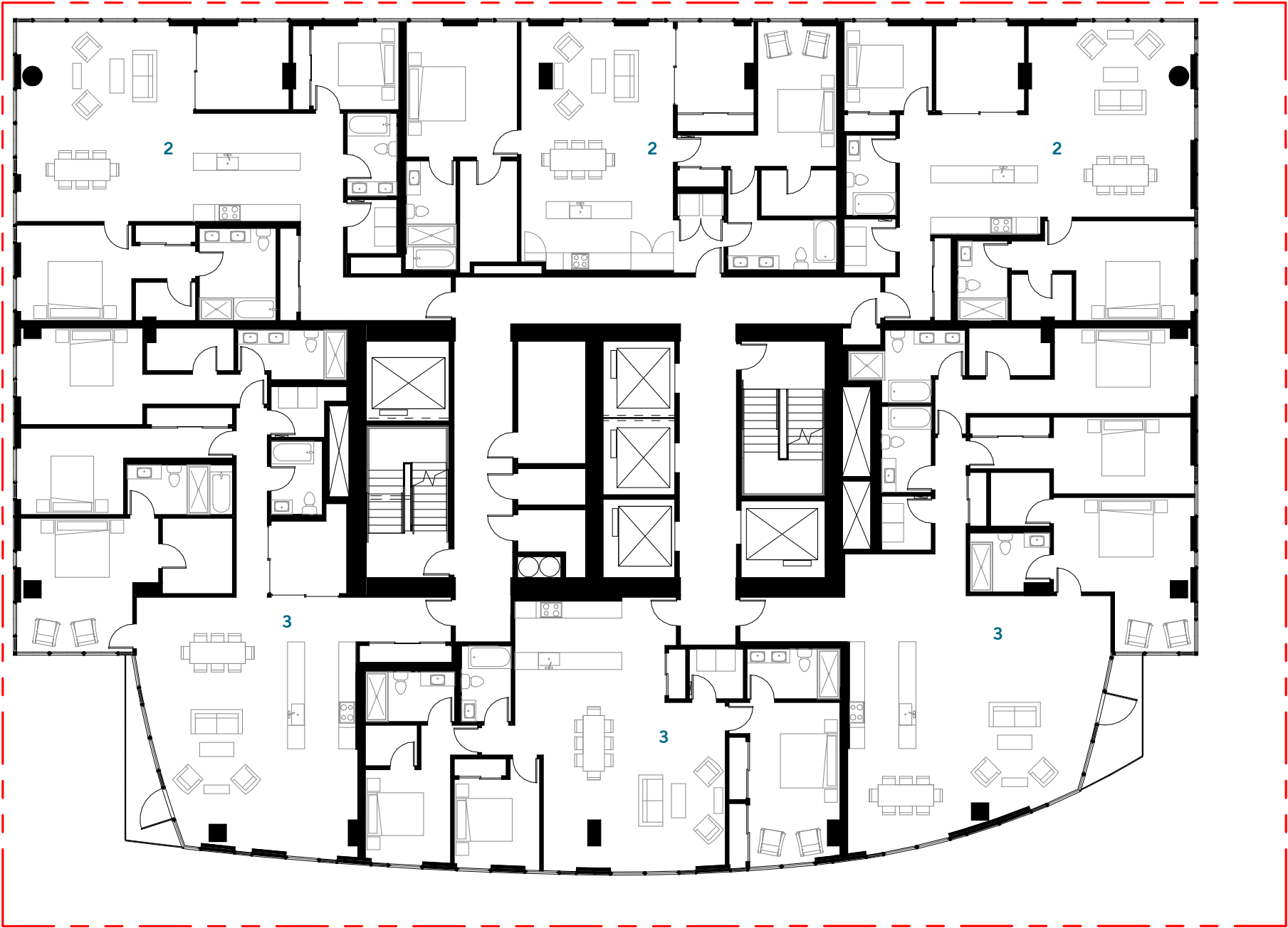
Escala unit type changes at Escala level 19

- 1 One Bedroom Unit
- 2 Open One Bedroom Unit
- 3 Two Bedroom Unit
- 4 Three Bedroom Unit

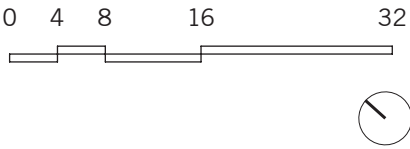
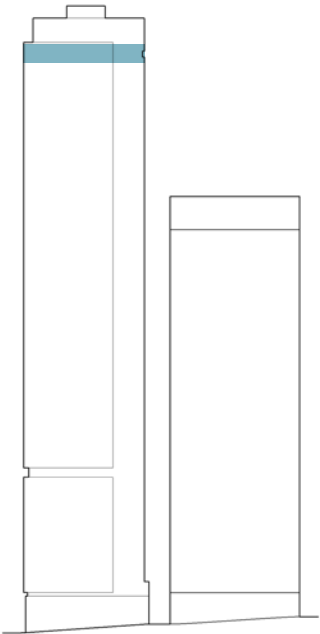
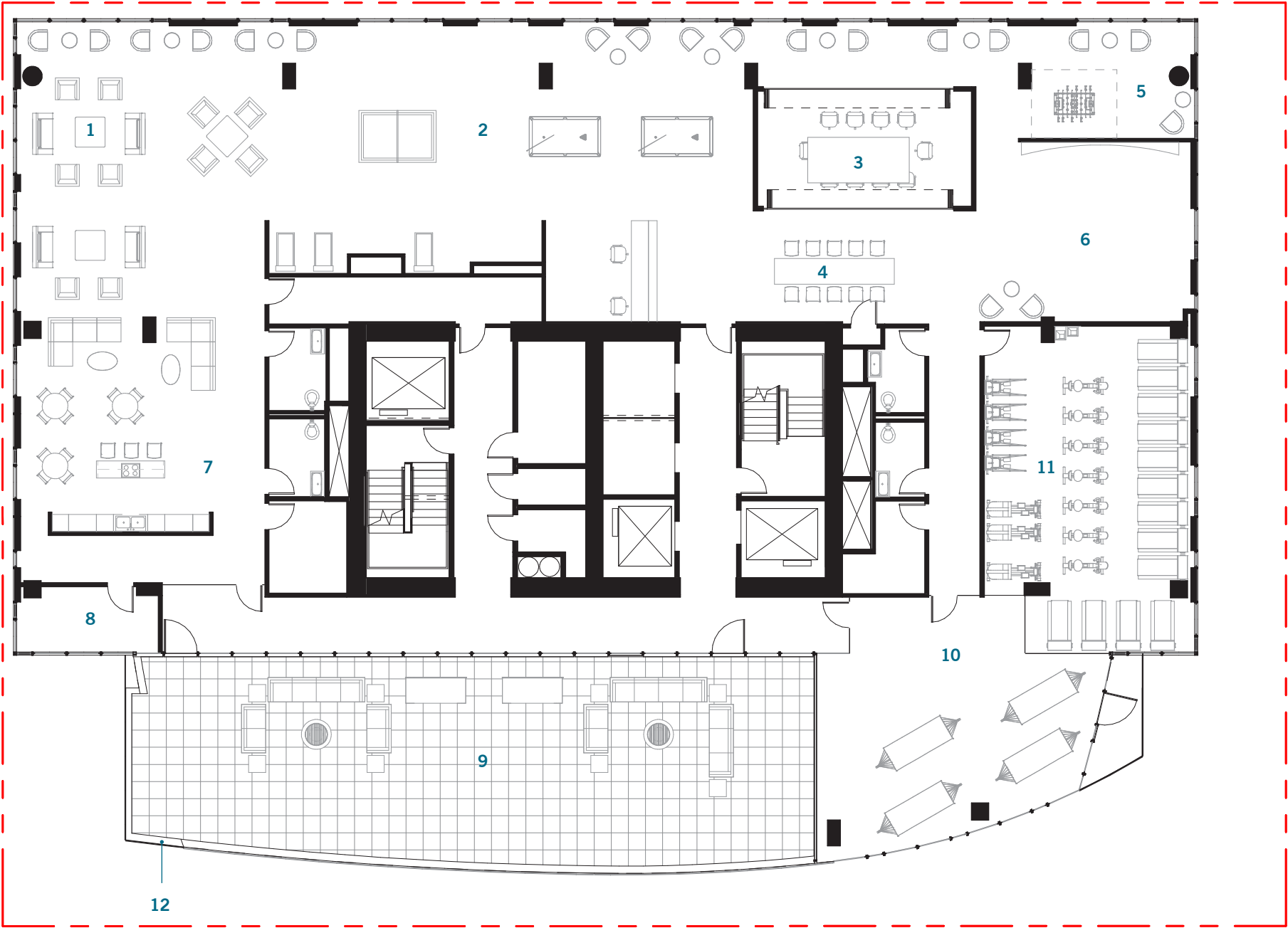




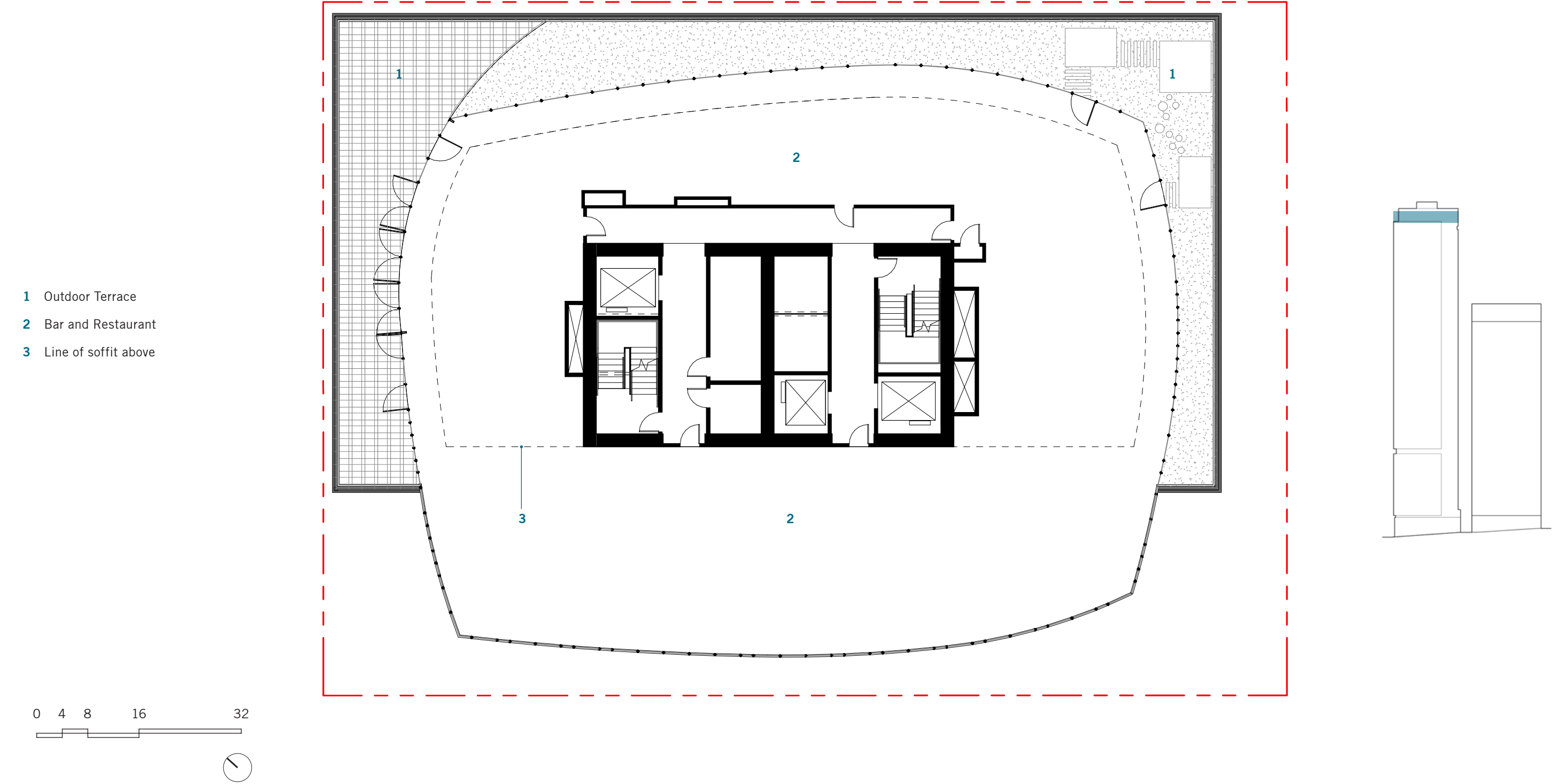
- 1 One Bedroom Unit
- 2 Two Bedroom Unit
- 3 Three Bedroom Unit



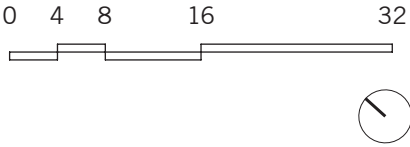
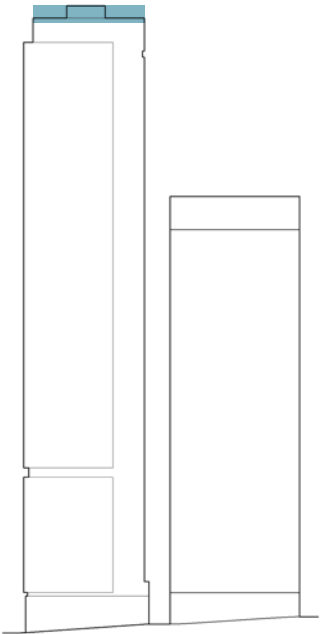
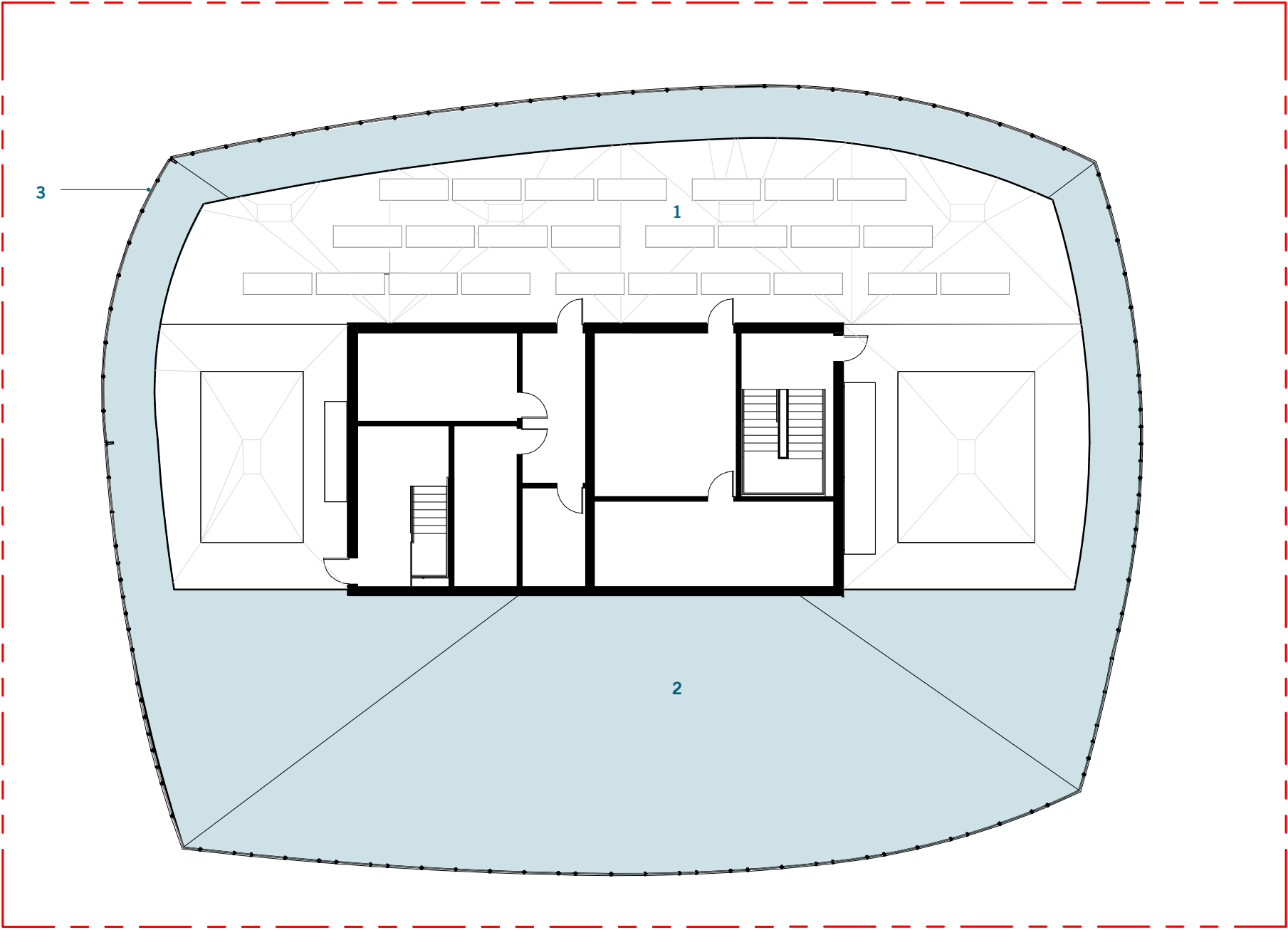
- 1 Lounge
- 2 Game Area
- 3 Meeting Room
- 4 Bar Seating
- 5 Foosball
- 6 Golf Simulator
- 7 Demo Kitchen
- 8 Catering Kitchen
- 9 Outdoor Terrace
- 10 Meditation Hammock Park
- 11 Cardio
- 12 6' Glass Privacy Wall



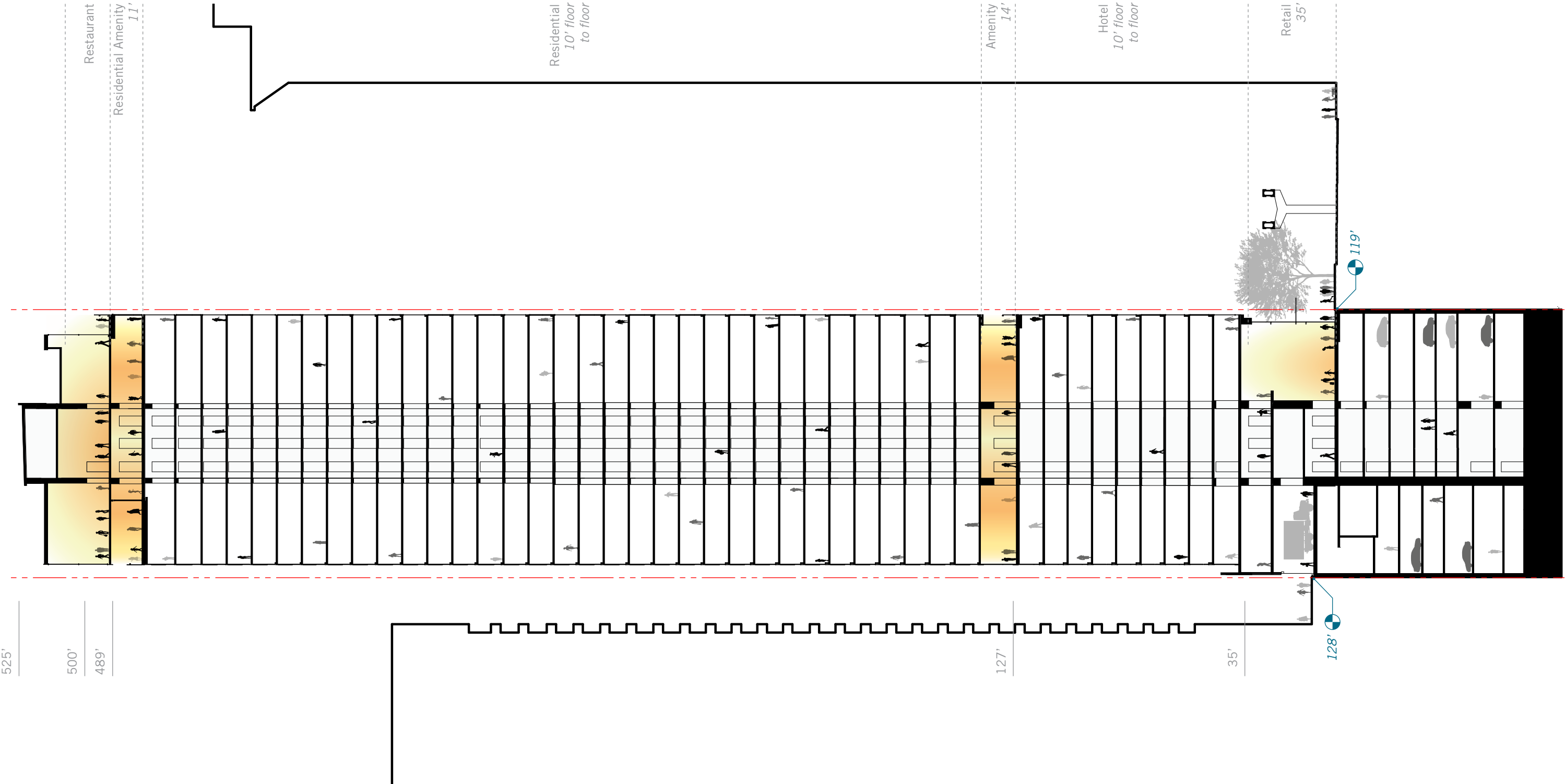


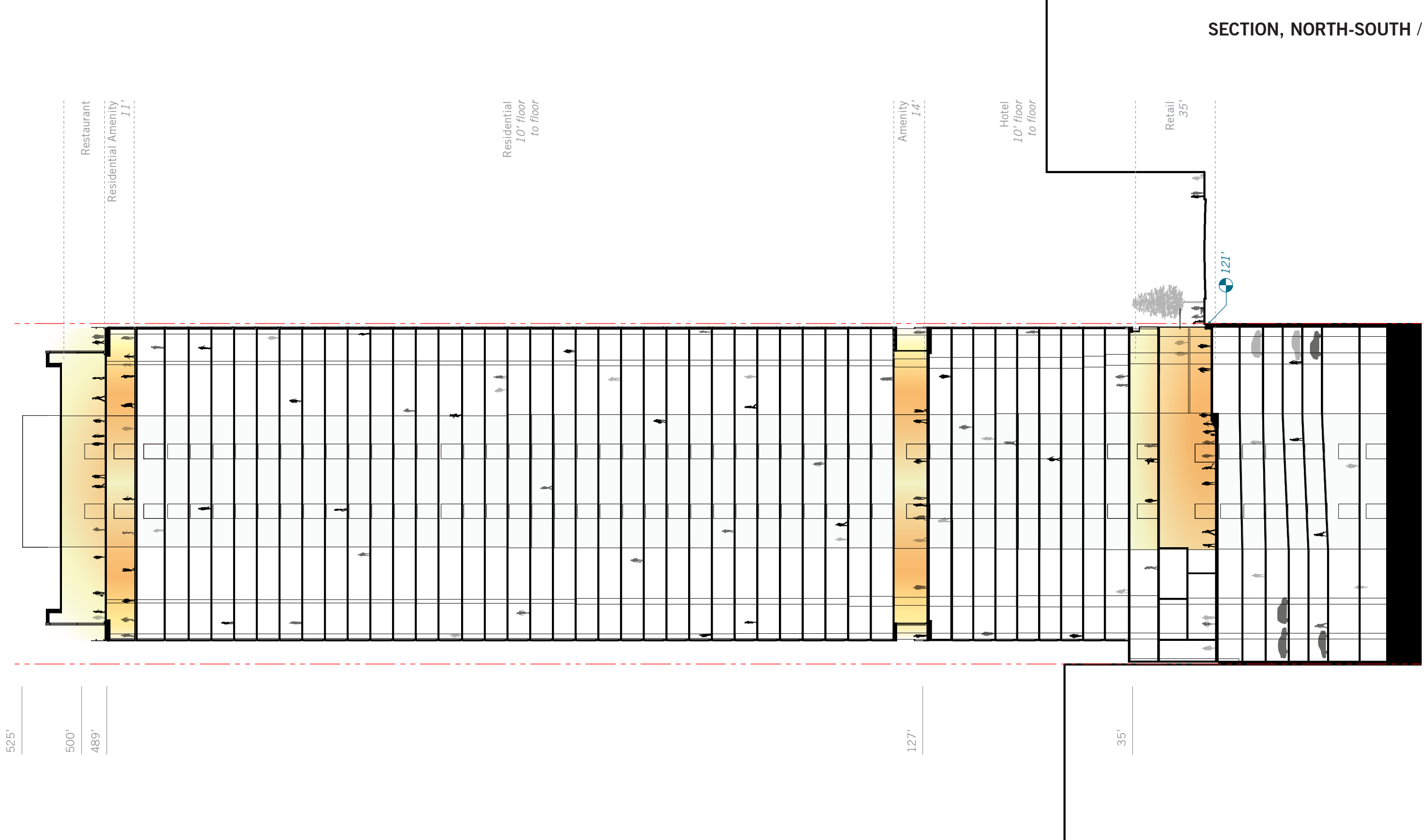


- 1 Screened mechanical equipment
- 2 Open to below
- 3 Two-layer mechanical enclosure

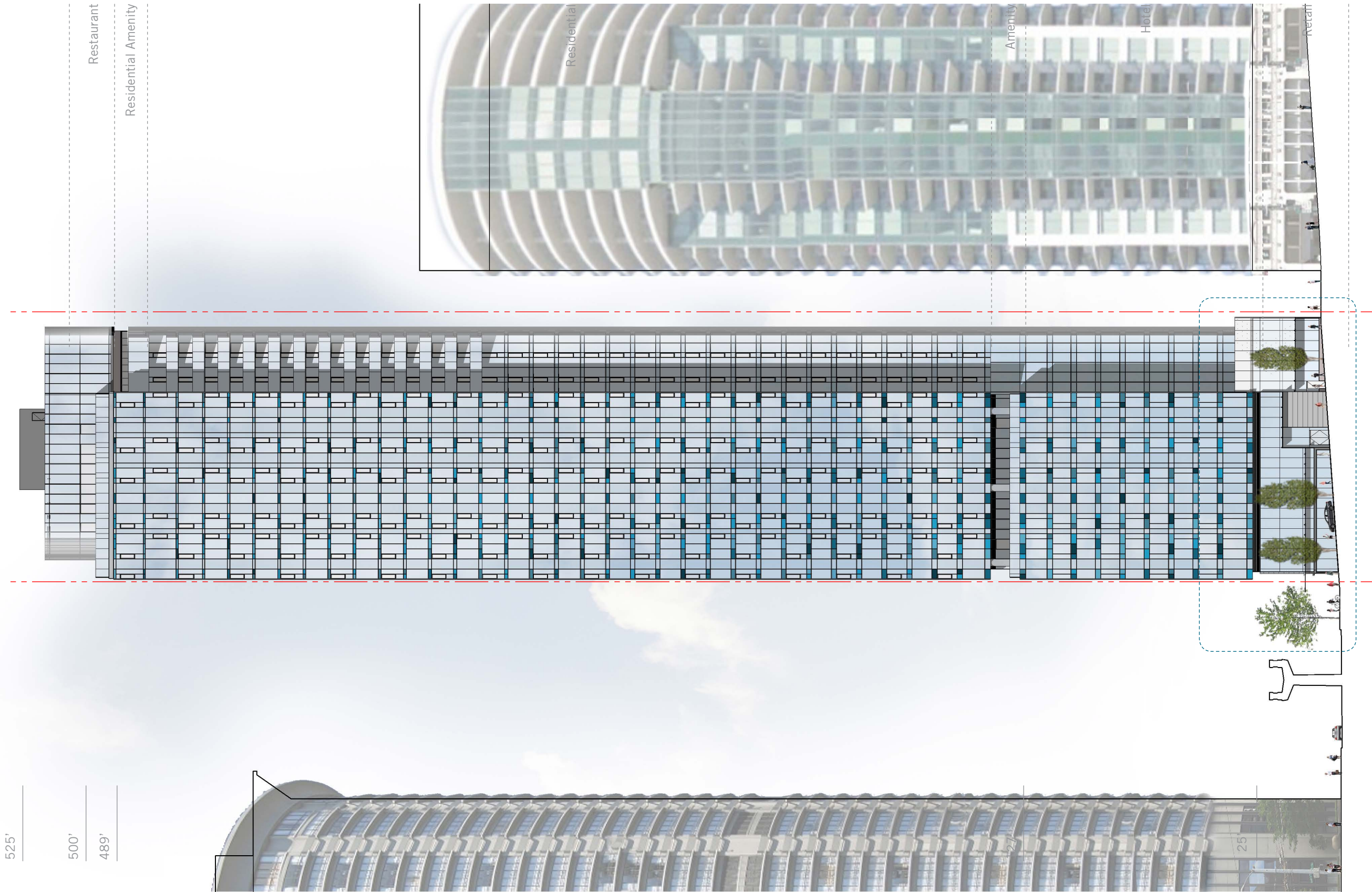












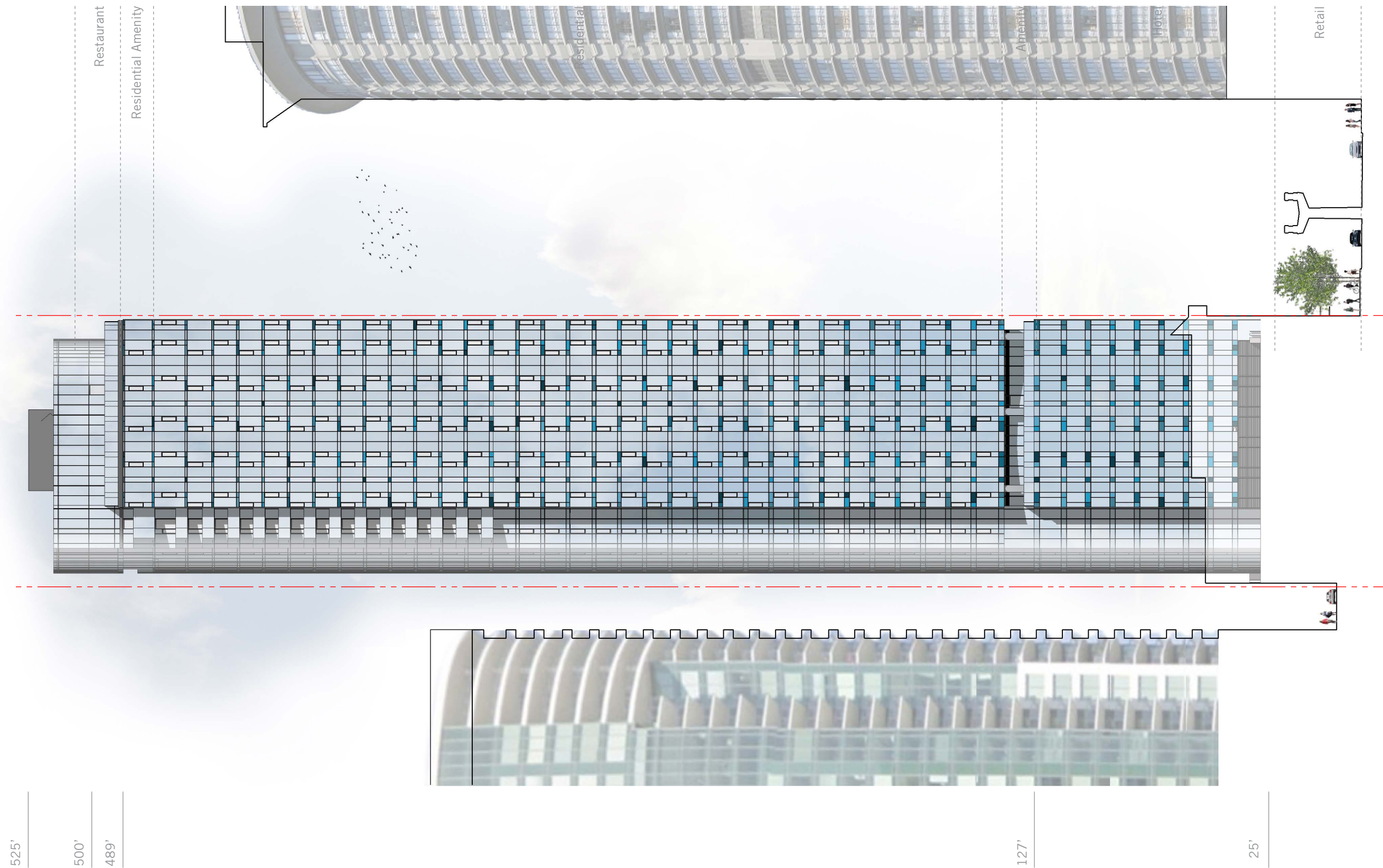
— see page 104 for enlarged elevation

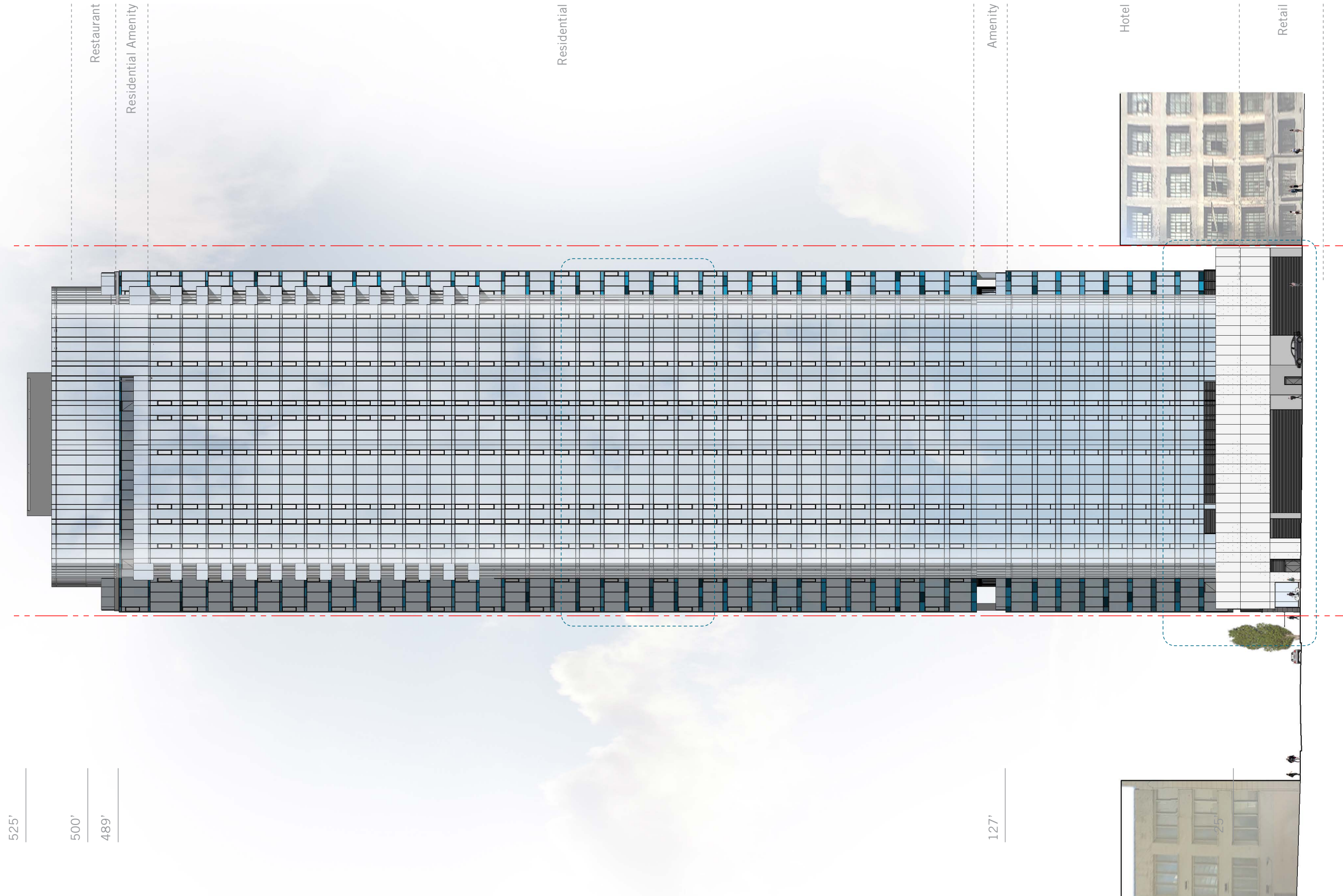




— see page 100 and 106 for enlarged elevations



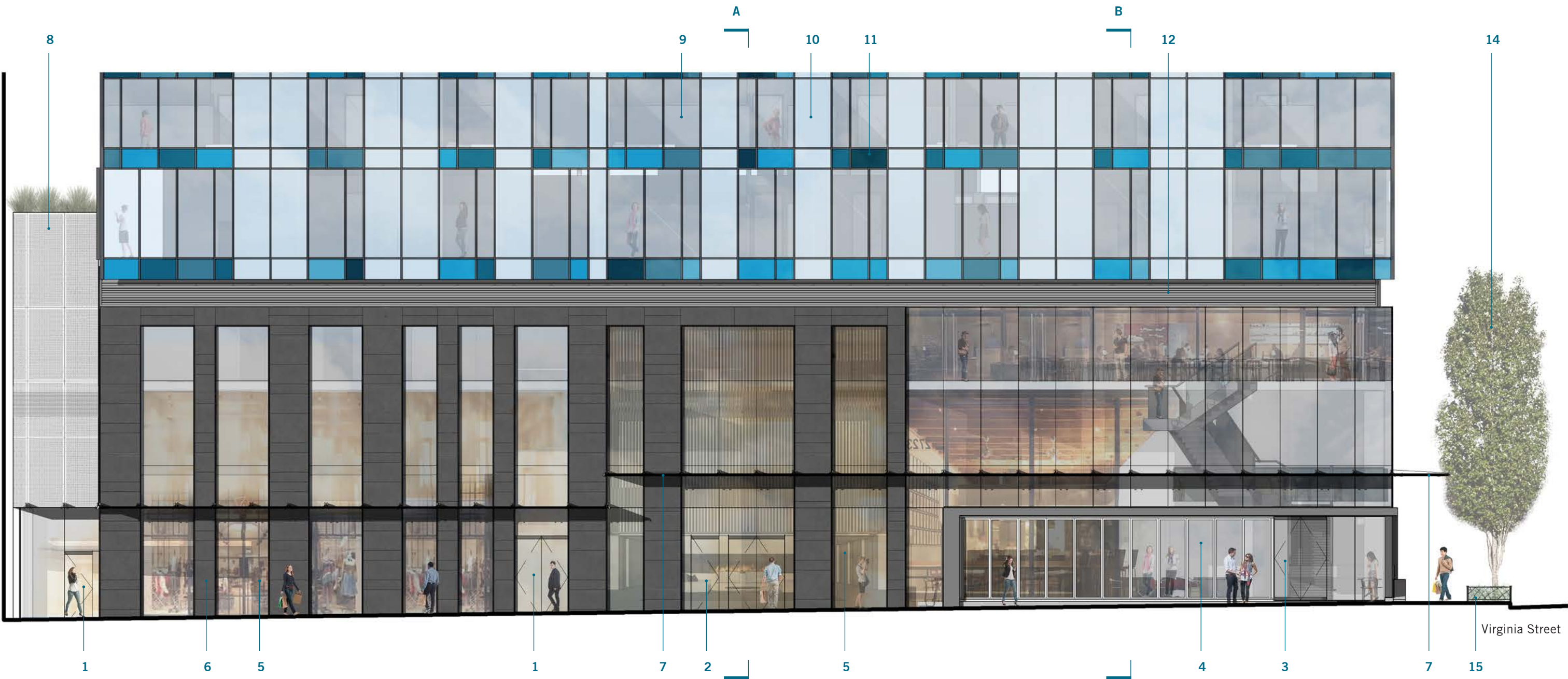




— see page 105 and 107 for enlarged elevations



ELEVATION, EAST (5TH AVENUE) /



- |   |                             |    |                               |    |                   |
|---|-----------------------------|----|-------------------------------|----|-------------------|
| 1 | Retail entry                | 7  | Continuous weather protection | 13 | London Planetree  |
| 2 | Lobby entry                 | 8  | Perforated metal screen       | 14 | Bowhall Red Maple |
| 3 | Restaurant entry            | 9  | Vision glass                  | 15 | Landscape Planter |
| 4 | Operable Nanawall           | 10 | Vision-matched spandrel glass |    |                   |
| 5 | Curtain wall vision glazing | 11 | Colored spandrel glass        |    |                   |
| 6 | Rainscreen panels           | 12 | Mechanical louver             |    |                   |

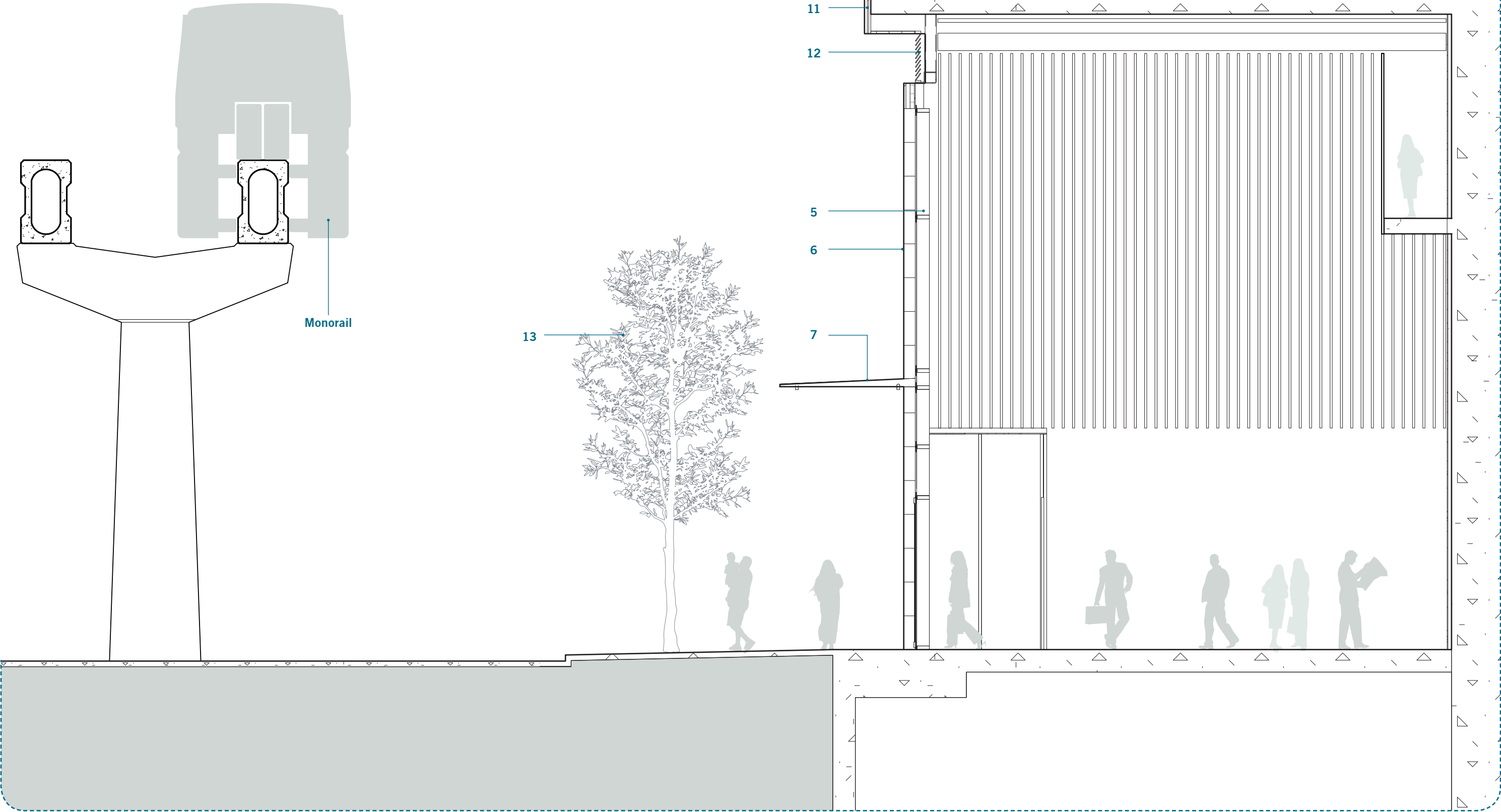
see following page for enlarged section details and lobby and restaurant

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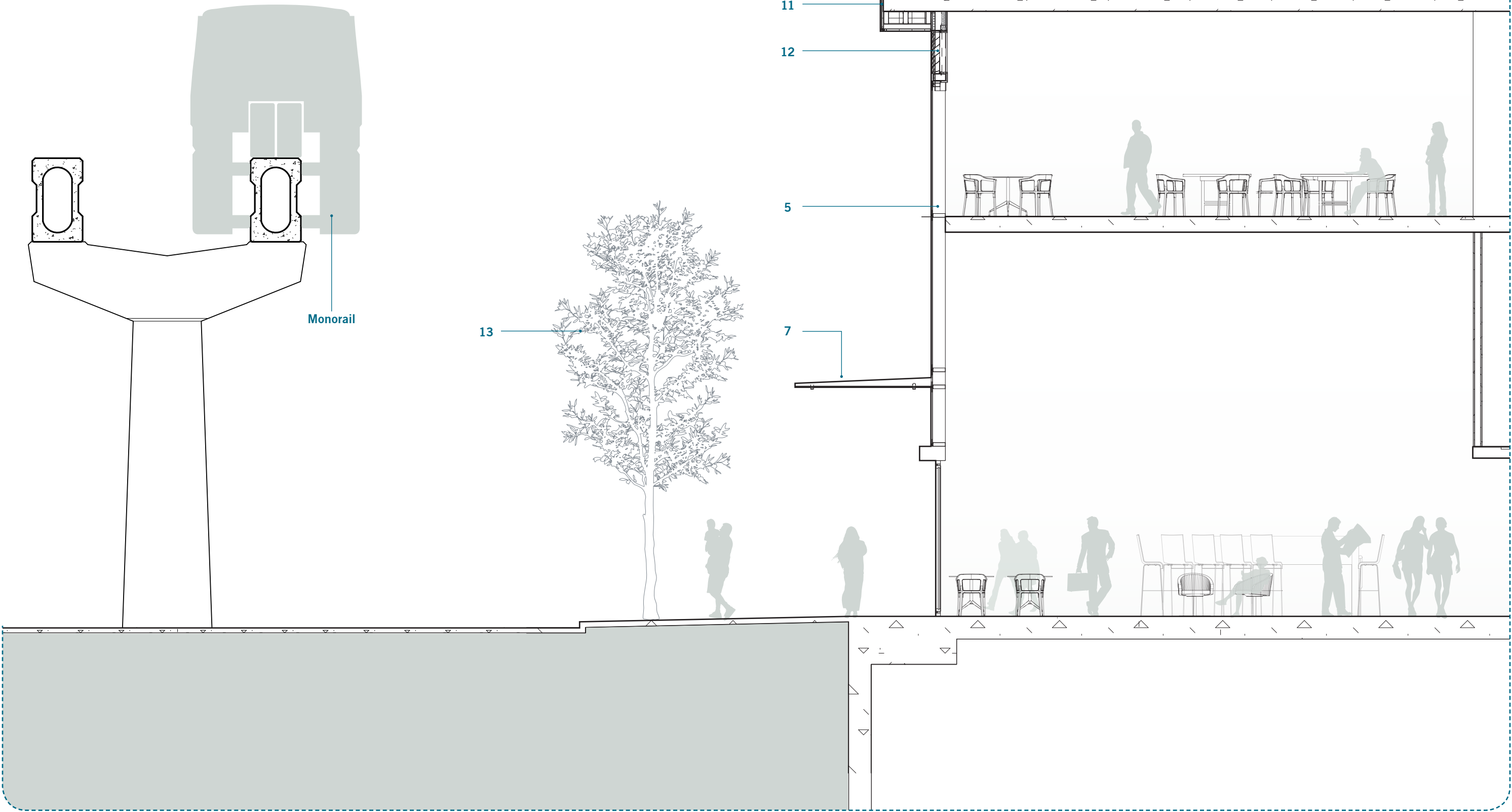


Wall Section A, Entry Lobby

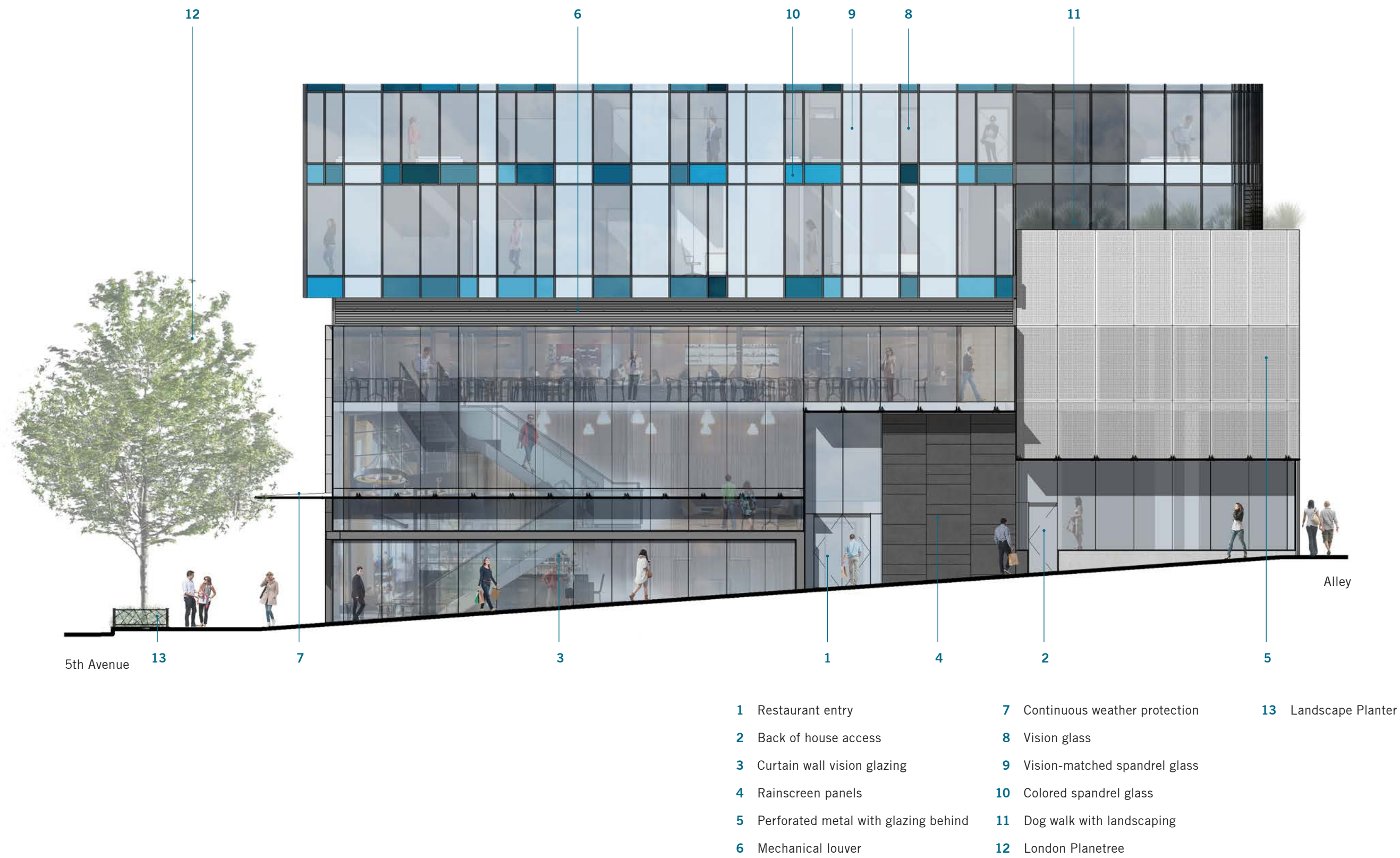
see previous spread for legend

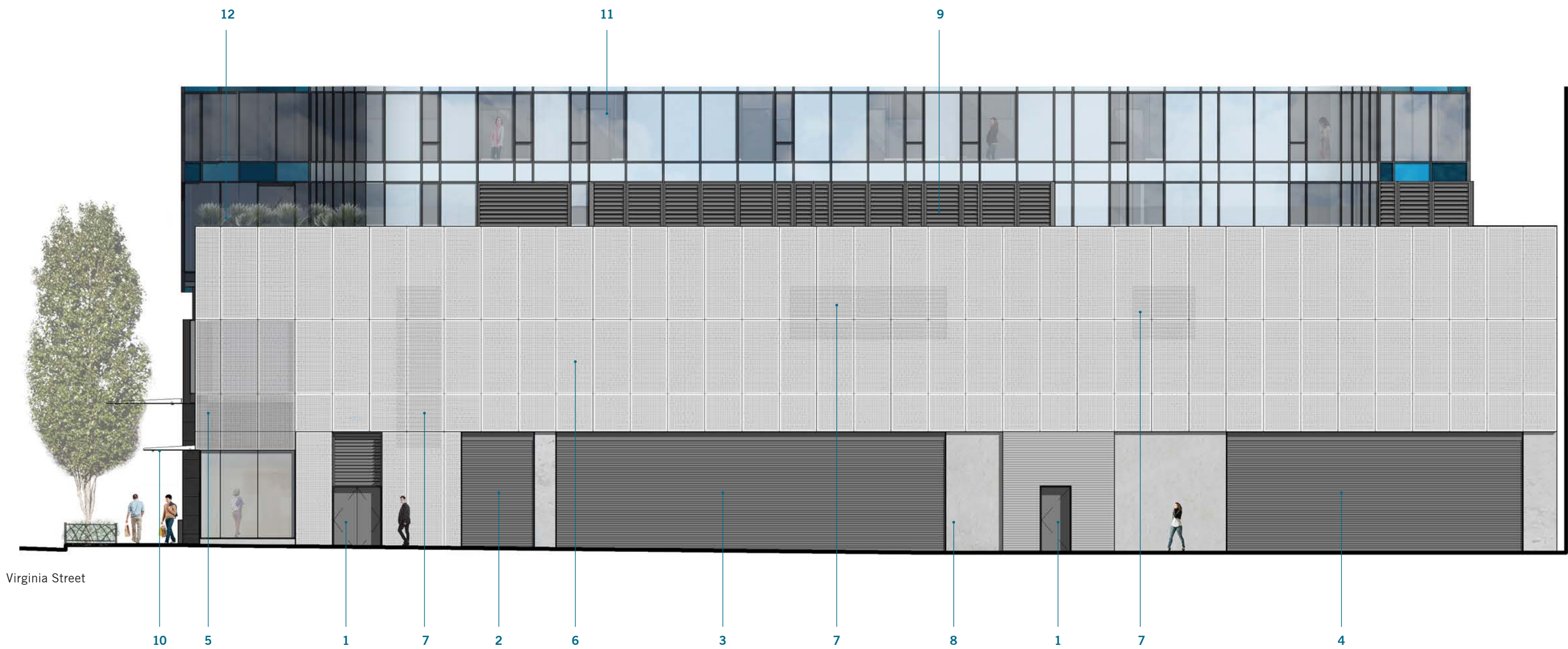


Wall Section B, Restaurant  
see previous spread for legend



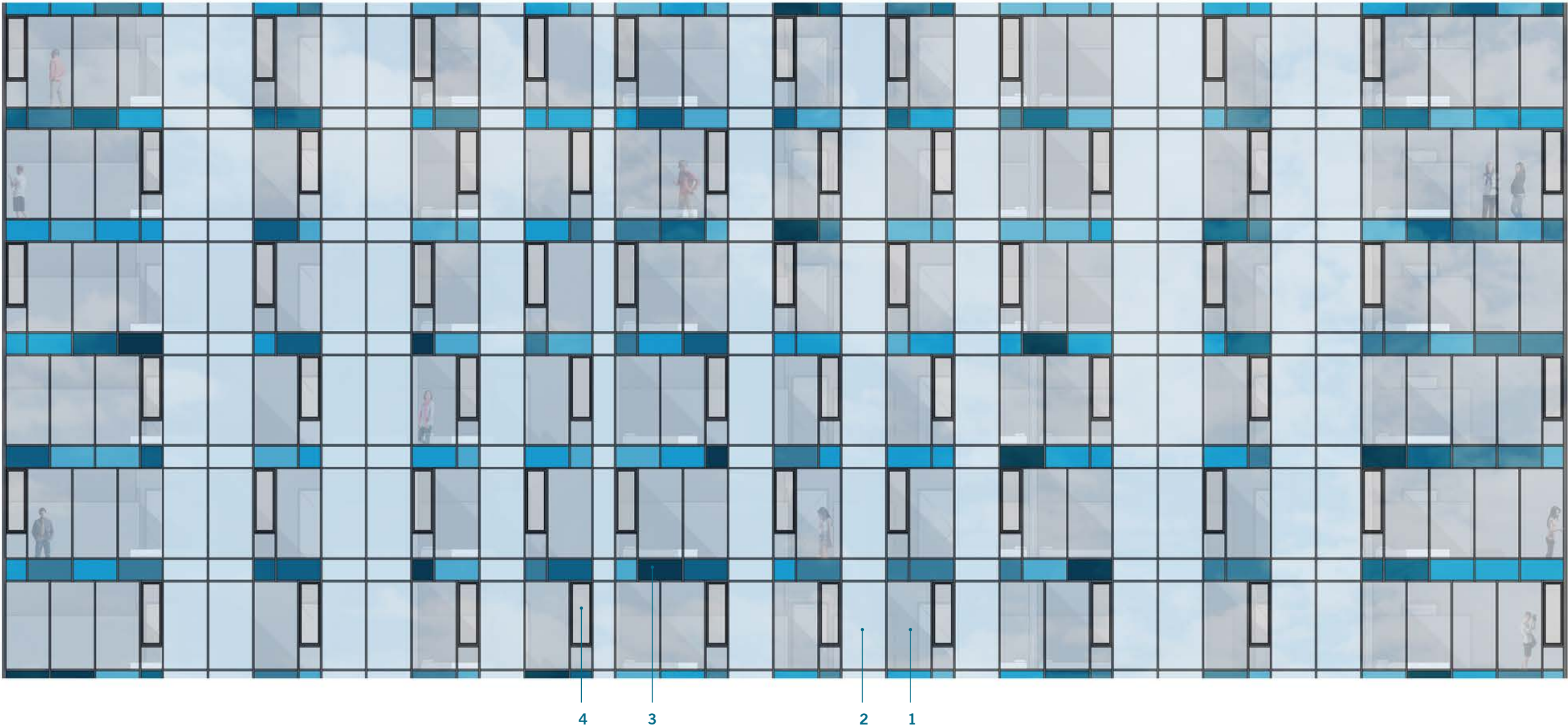




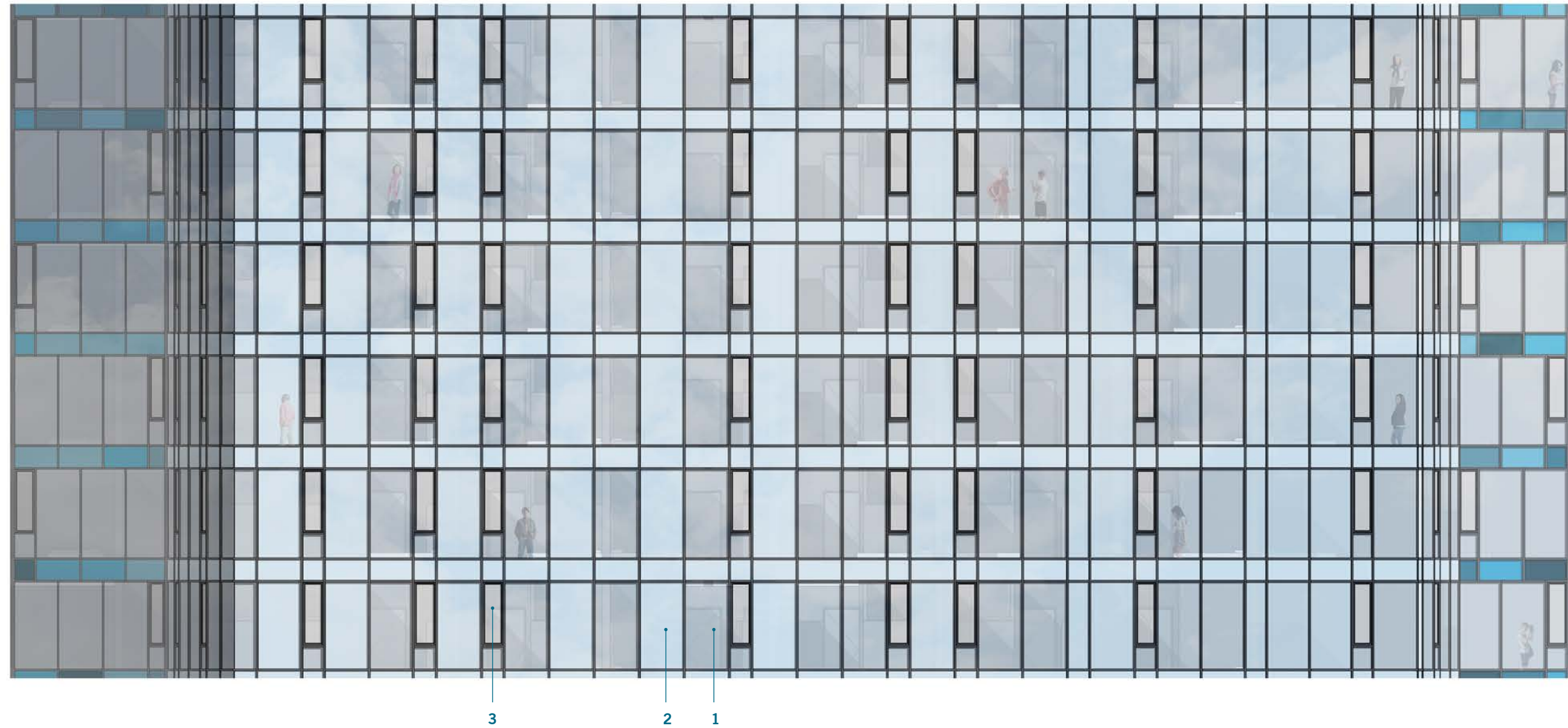


- 1 Back of house access
- 2 Residential trash
- 3 Loading dock
- 4 Parking garage entry
- 5 Perforated metal with glazing behind
- 6 Perforated metal with wall behind
- 7 Perforated metal with louver behind
- 8 Architectural concrete
- 9 Mechanical louver
- 10 Weather protection
- 11 Vision glass
- 12 Dog walk with landscaping



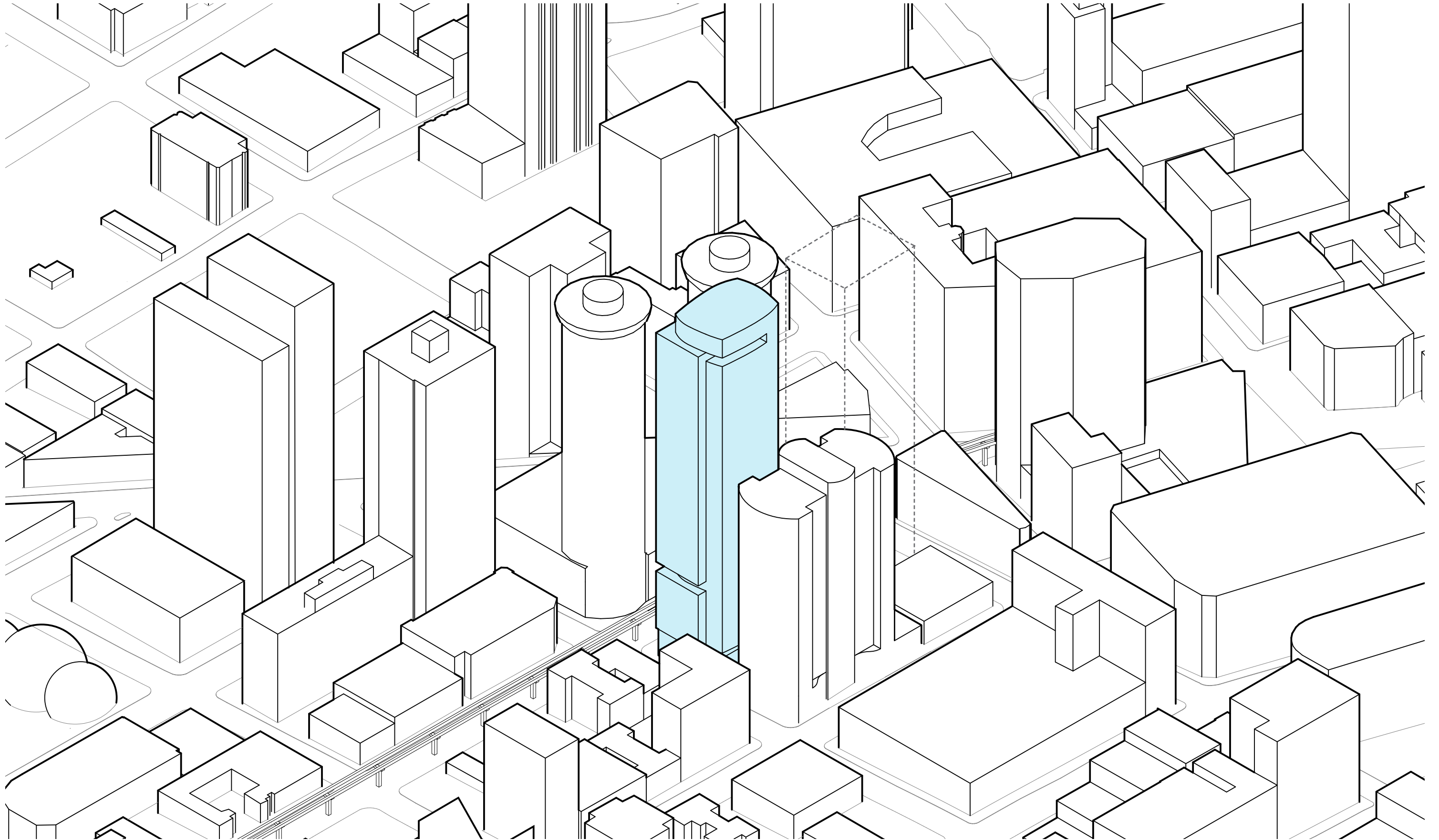


- 1 Vision glass
- 2 Vision-matched spandrel glass
- 3 Colored spandrel glass
- 4 Operable window



- 1 Vision glass
- 2 Vision-matched spandrel glass
- 3 Colored spandrel glass





# SECTION 04.

# DESIGN

# PERSPECTIVES























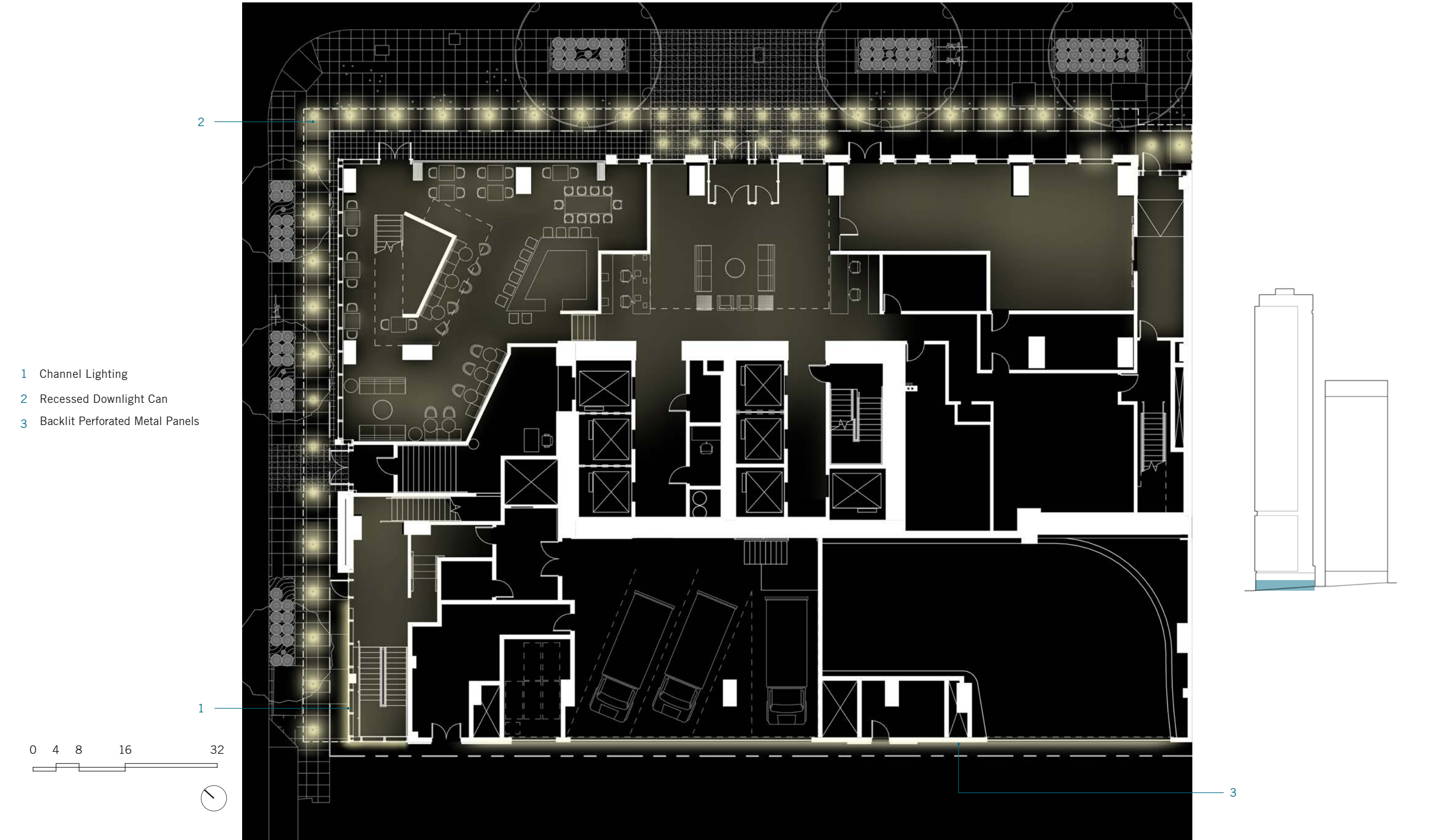






# SECTION 05. LIGHTING & SIGNAGE







'Lumenpulse LumenFacade' Channel Lighting



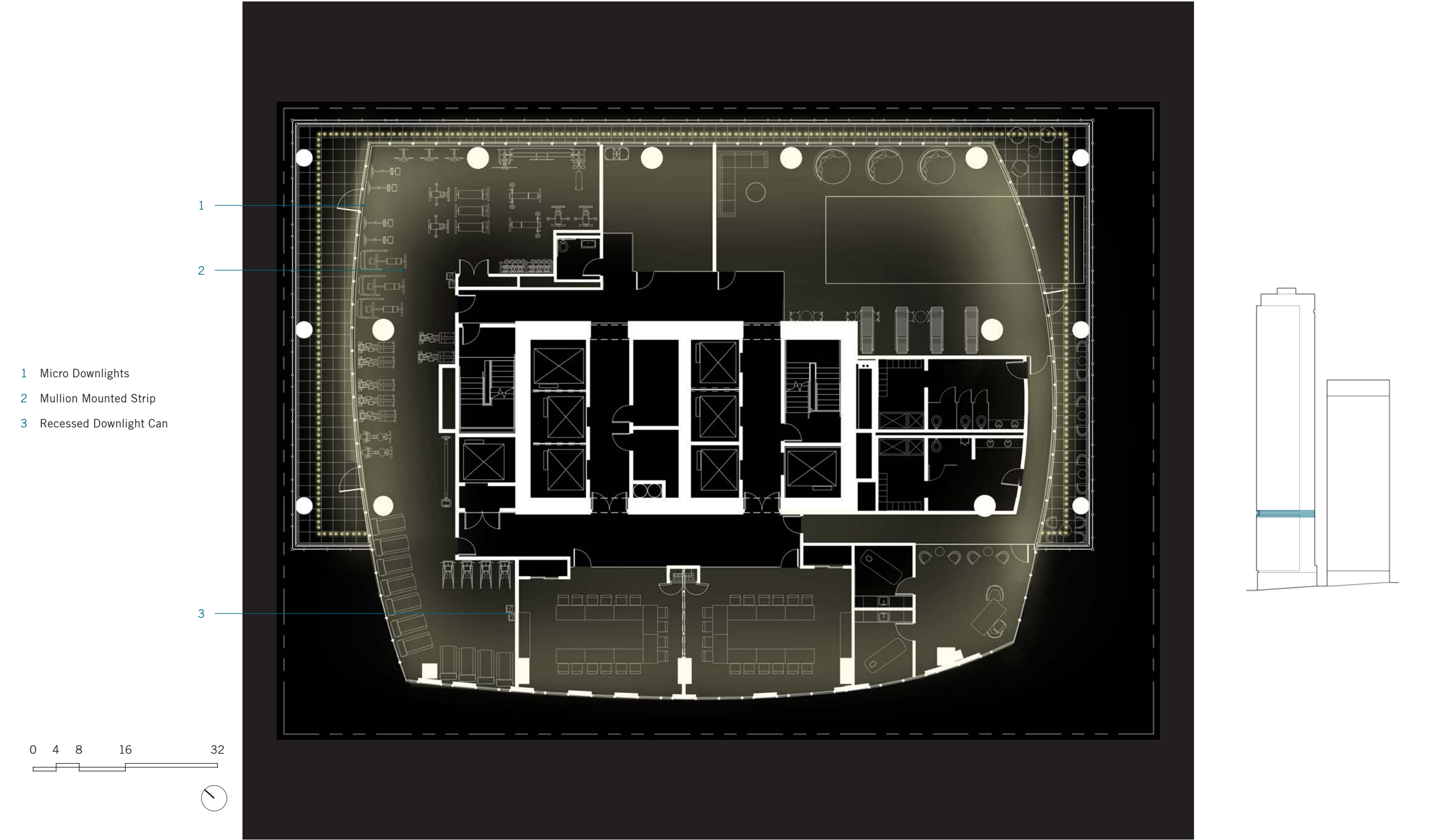
'Hevi Lite' Surface Cylinder Downlight



'Ecosense' Grazer behind Perforated Metal Panels









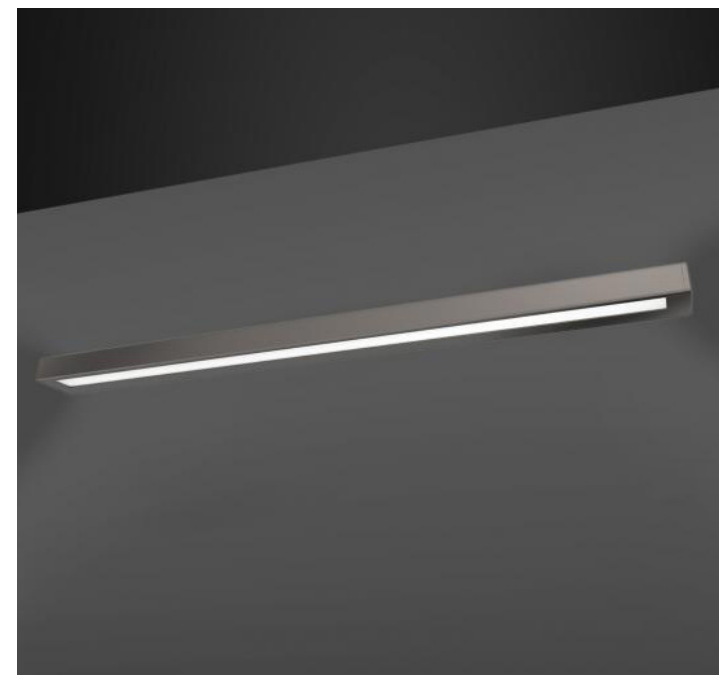
'ACDC Lighting' Micro Exterior Recessed Downlights



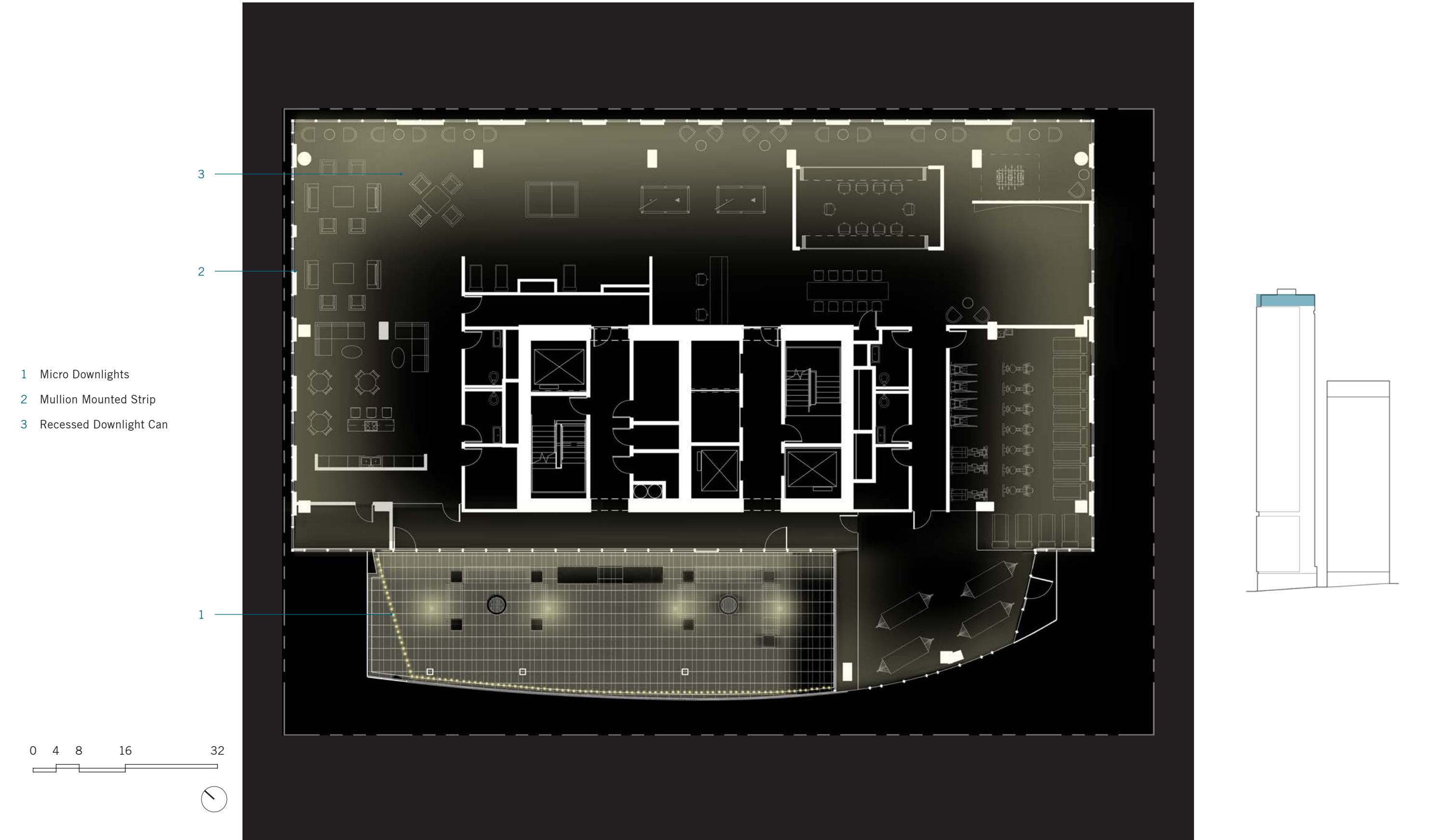
'A Light' Mullion Mounted Indirect



'Kurt Versen' Recessed Downlight









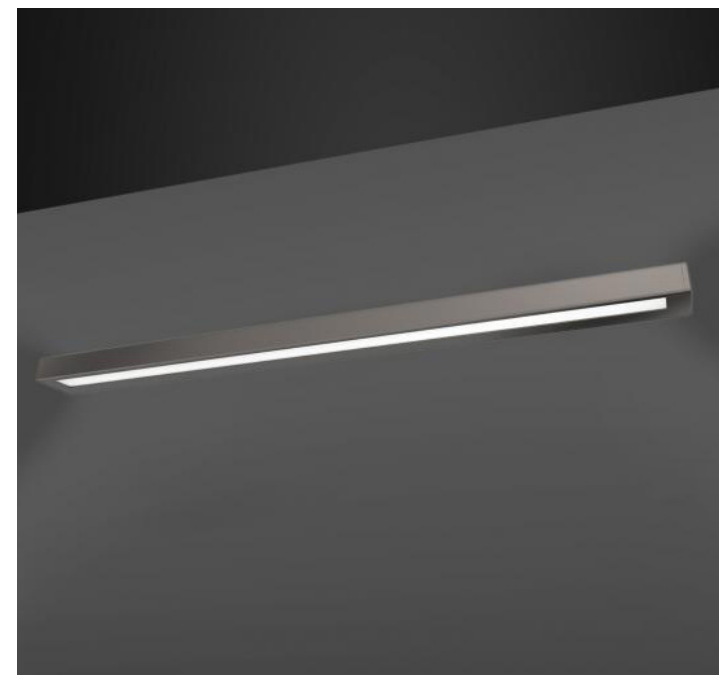
'ACDC Lighting' Micro Exterior Recessed Downlights



'A Light' Mullion Mounted Indirect



'Kurt Versen' Recessed Downlight







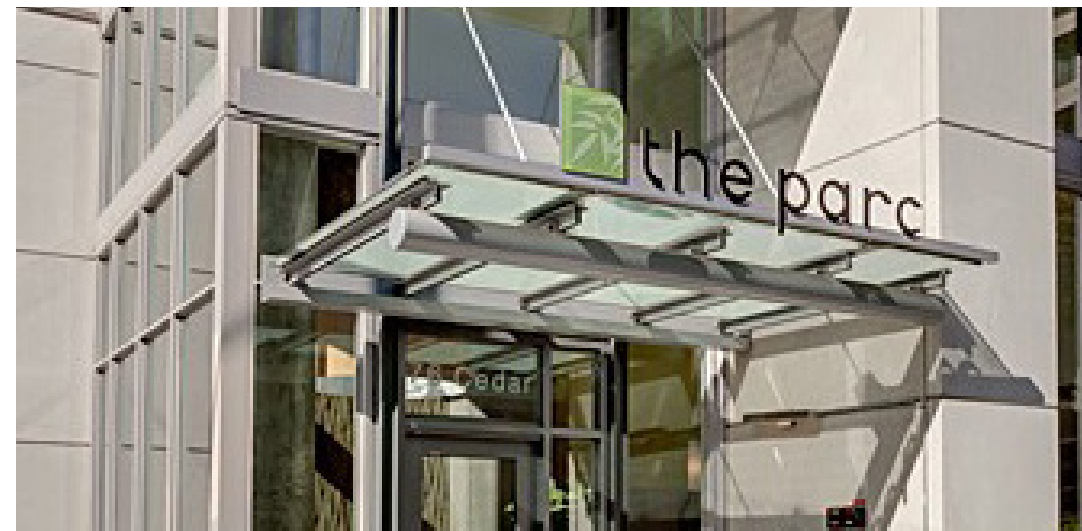
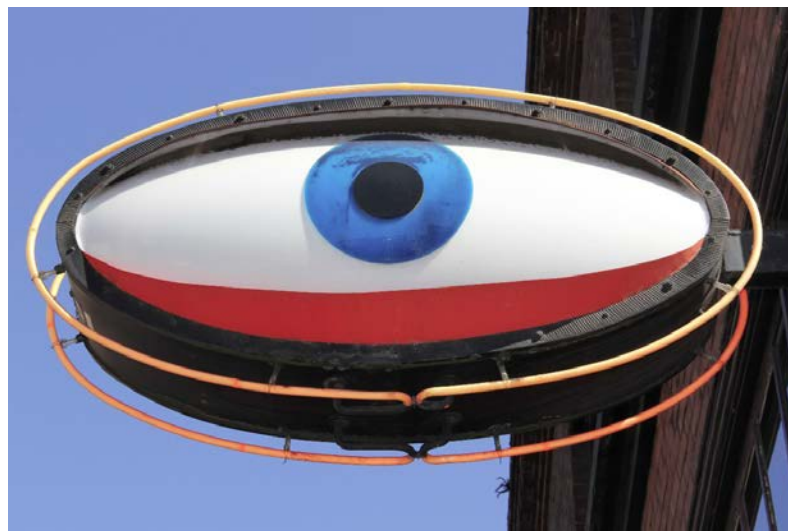
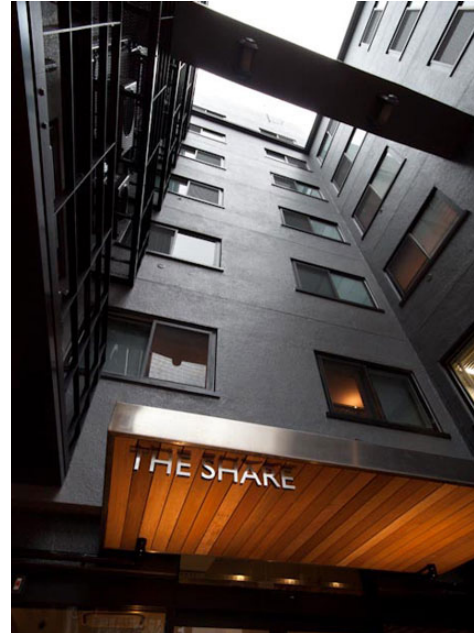




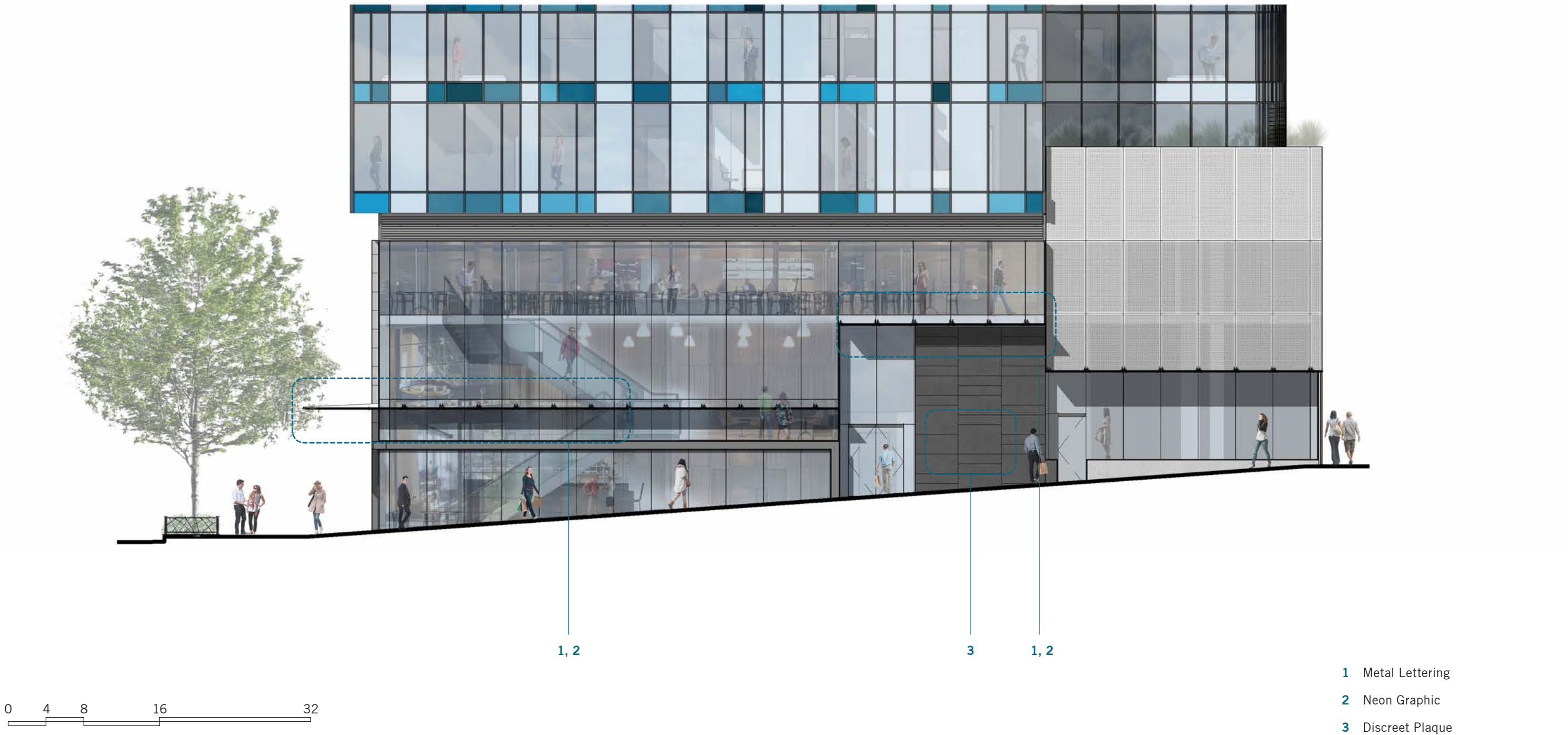




















# SECTION 06. DEPARTURES



Code Citation & Requirement	Proposed Departure	Rationale
<p>SMC 23.49.056.B</p> <p>FACADE SETBACK LIMITS:</p> <p>1. Setback limits for property line facades. The following setback limits apply to all streets designated on Map 1H as requiring property line facades, except as specified in subsection 23.49.056.B.1.d.</p> <p>b. Structures greater than 15 feet in height are governed by the following criteria:</p> <p>1) No setback limits apply up to an elevation of 15 feet above sidewalk grade.</p> <p>2) Between the elevations of 15 and 35 feet above sidewalk grade, the facade shall be located within 2 feet of the street lot line, except that:</p> <p>a) Any exterior public open space that satisfies the Downtown Amenity Standards, whether it receives a bonus or not, and any outdoor common recreation area required for residential uses, is not considered part of the setback.</p> <p>b) Setbacks between the elevations of 15 and 35 feet above sidewalk grade at the street lot line are permitted according to the following standards, as depicted in Exhibit B for 23.49.056:</p> <p>i. The maximum setback is 10 feet.</p> <p>ii. The total area of a facade that is set back more than 2 feet from the street lot line shall not exceed 40 percent of the total facade area between the elevations of 15 and 35 feet.</p> <p>iii. No setback deeper than 2 feet shall be wider than 20 feet, measured parallel to the street lot line.</p> <p>iv. The facade of the structure shall return to within 2 feet of the street lot line between each setback area for a minimum of 10 feet. Balcony railings and other non-structural features or walls are not considered the facade of the structure.</p>	<p>Request departure to allow the 5th Avenue facade to be setback beyond the dimensions set forth by code.</p> <p>Departed setback for the 5th Avenue facade, from grade to an elevation of 35' above grade, is proposed as follows:</p> <p>One (1) face of the facade, measuring 9' 4", would be setback 6' 10" from the property line. This length amounts to 6.3% of the total facade length. This setback would create a 24' 4" wide sidewalk.</p> <p>One (1) face of the facade, measuring 91' 10", would be setback 4' 2" to 4' 10" from the property line. This length amounts to 62.3% of the total facade length. This setback would create a 21' 8" to 22' 10" wide sidewalk.</p> <p>One (1) face of the facade, measuring 46' 4", would be setback 4' 10" from the property line. This length amounts to 31.4% of the total facade length. This setback would create a 22' 10" wide sidewalk.</p>	<p>Per direction from the Board and Early Design Guidance Meeting Notes, dated November 3, 2015:</p> <p>6B: "The Board strongly supported the 3 ft setback shown (more encouraged)..."</p> <p>The departure would provide for between 4'-2" to 6'-10" of additional building setback and sidewalk width for a total dimension of between 21'-8" to 24'-4" between building and curb and thus would provide approximately 728 SF of sidewalk area to enhance opportunities for outdoor restaurant and retail.</p>



Dimensional Clarifications



Code Citation & Requirement	Proposed Departure	Rationale
<p>SMC 23.49.018.D</p> <p>OVERHEAD WEATHER PROTECTION</p> <p>D.The lower edge of the overhead weather protection must be a minimum of ten (10) feet and a maximum of fifteen (15) feet above the sidewalk.</p>	<p>Request departure to allow a portion of the Virginia Street continuous overhead weather protection to be higher above the sidewalk than the dimensions set forth by code.</p> <p>One (1) segment of continuous overhead weather protection, measuring approximately 22’ in length, would be approximately 17’ 8” above the sidewalk at the west side and 18’ 11” above grade at the east side. As proposed, the continuos overhead weather protection would be 2’ 8” to 3’ 11” above the height prescribed by code.</p>	<p>The unique conditions of the program and site suggest this slight departure. A double height bar and restaurant space with mid-level mezzanine is provide in this area, and the Virginia Street entry to the express rooftop bar elevator is here. By elevating the canopy to the proposed height, these interior uses are made more visible to activate and engage at the street level. Additionally, the higher canopy creates increased visibility and signifies entry more clearly from the corner of 5th and Virginia and from the uphill approach along Virginia from the west.</p>



Dimensional Clarifications

