

August 30, 2016

Design Recommendation Meeting Packet DPD # 3020943

1200 Stewart St.

PURPOSE OF REPORT

On November 17, 2015 the Design Review Board provided Final Early Design Guidance on the 1200 Stewart Street project. The purpose of this Packet and the presentation is to illustrate to the Board at the Recommendation Meeting how our current design proposal has responded to that guidance.

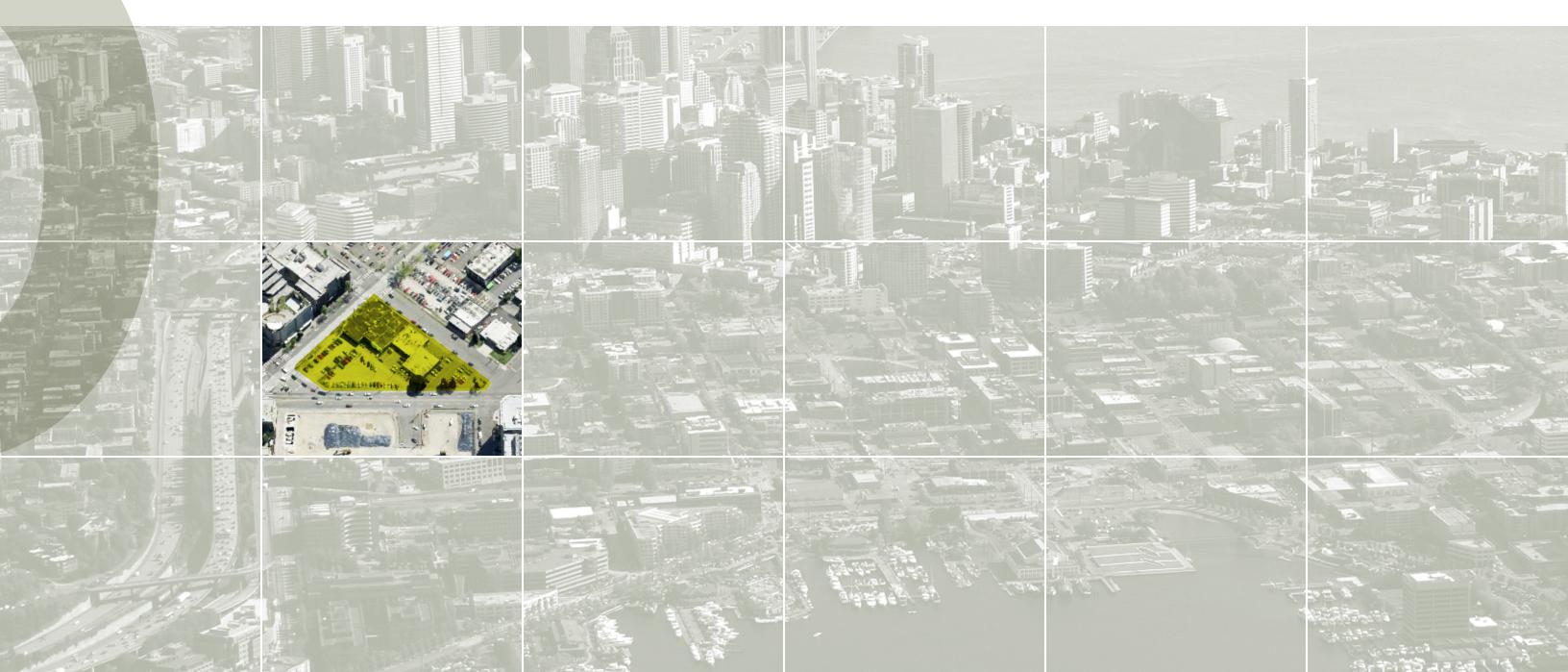


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Introduction



Project Description

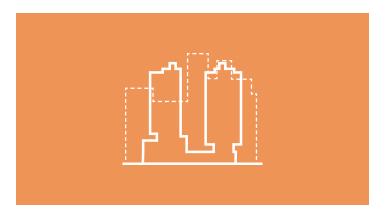
The form of development and project objectives remains consistent between the Early Design Guidance meeting and the Current design proposal as shown at the Design Recommendations meeting.

The height and massing remain the same with the only notable variation being the addition of another Residential floor level to the Tower and the Podium building, within the maximum height requirements. This was accomplished by deleting the structural transfer between the Tower and the Podium, and minor reductions in the floor-to-floor heights. All other changes are part of the evolution of the design, or in response to the Correction Notice #1. It should also be noted that the project objectives remain intact, with a renewed focus on the public realm and streetscape design.

Project Details

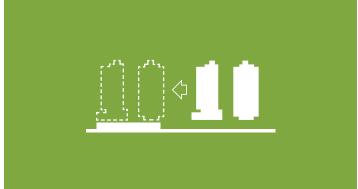
	MUP APPLICATION - DPD #3020943	CURRENT DESIGN PROPOSAL
Storeys	40	41
Height (ft)	440	440
Total Residential Area (ft²)	843,772	876,215
Total Commercial Area (ft²)	153,713	151,209
Total Mechanical Area (ft²)	16,459	23,838
Total Parking/Loading Area (ft²)	315,444	340,715
Total GFA (ft²)	1,329,388	1,391,976

Project Objectives



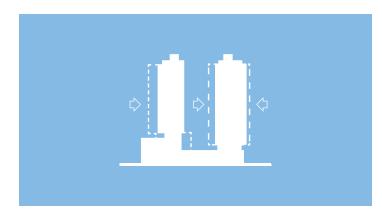
Density & Height

The form of development remains consistent between the approved MUP and the current proposal, with the primary differences being programmatic changes.



Program

The Hotel program with its complex functional and spatial requirements has been replaced with a simplified Residential program.



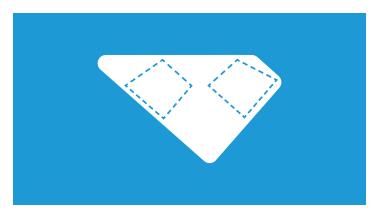
Bulk & Scale

Changes in program allow for a better transition of bulk and scale between the development in the Denny Triangle to the south and the South Lake Union to the north.



Future Development

There has been significant development activity in the neighbourhood since the original EDG submission in 2007 and the MUP application in 2009. The current proposal is responsive to this new context.



Tower Siting

The siting of the two towers along Denny Way is maintained to minimize the impact on the private views from Crescent Heights and to maximize tower separation in relation to the new developments to the south.



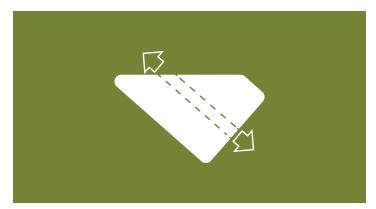
Public Benefit

The Public Benefits Package with its enhanced Public Realm of expanded landscaping, broader sidewalks and open space remains intact, leaving the approved Alley Vacation unaffected.



Curb Cuts

The Porte Cochere, with its two curb cuts onto Stewart Street and Minor Avenue has been deleted, reducing the curb cuts to just one on Minor Avenue.

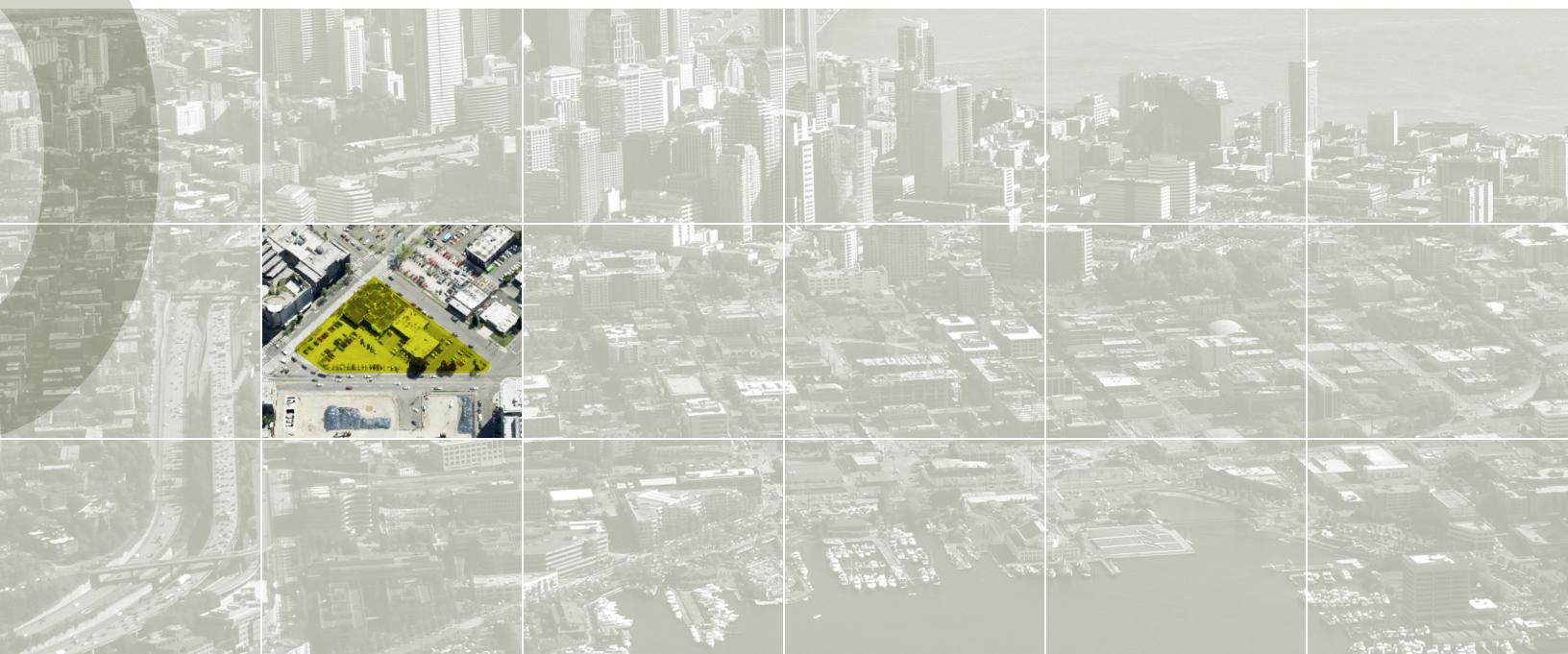


Connectivity

The memory of the vacated Alley is preserved in a new Galleria that mitigates the scale of the block, unifies the Podium vertically, and provides pedestrian connection through the site.



Urban Design Analysis



Site Context

The site is situated at the northeast edge of the Denny Triangle Urban Center Village, one of the oldest residential and commercial neighborhoods in Seattle.

It occupies an entire city block comprised of seven existing parcels of land bound by Minor Avenue to the west, Denny Way to the north, Yale Avenue to the east and Stewart Street to the south. The block is irregular in shape due to a shift in the street grid system. Existing use consists of a surface parking lot and several one-storey retail buildings.

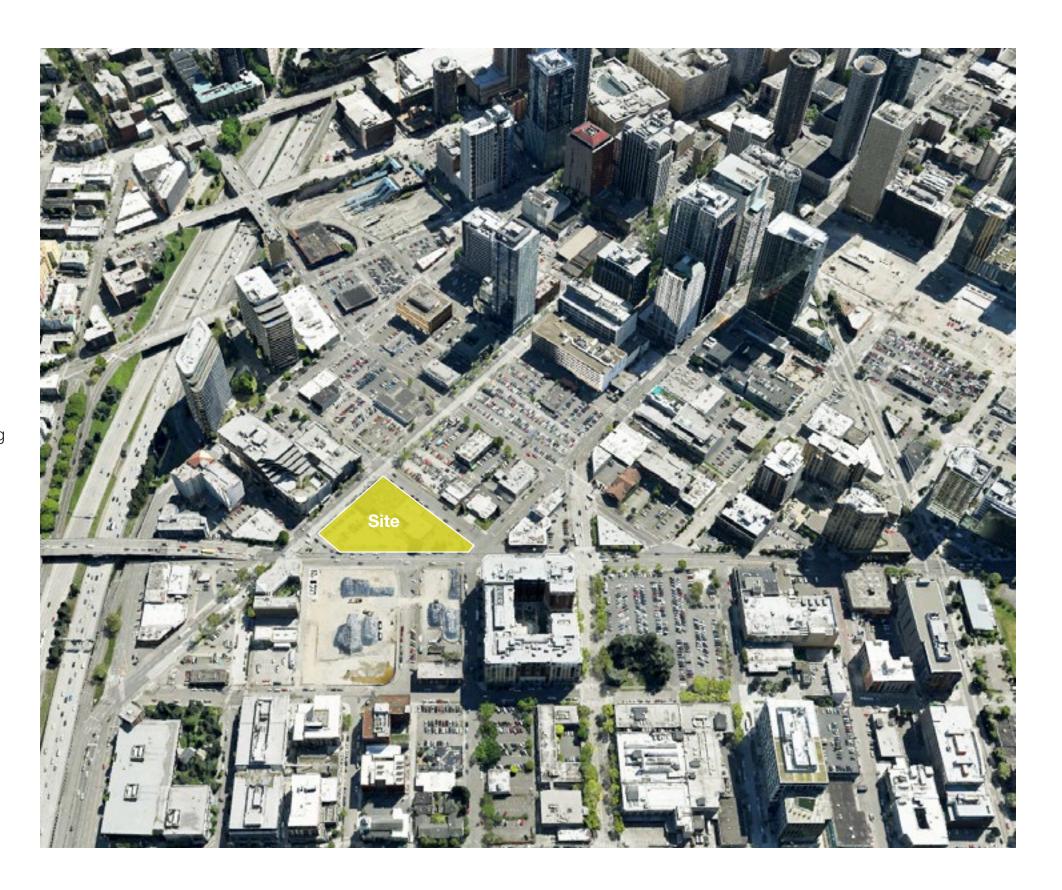
Approval has been granted to vacate an existing alley running perpendicular to Stewart St.

Civic Address

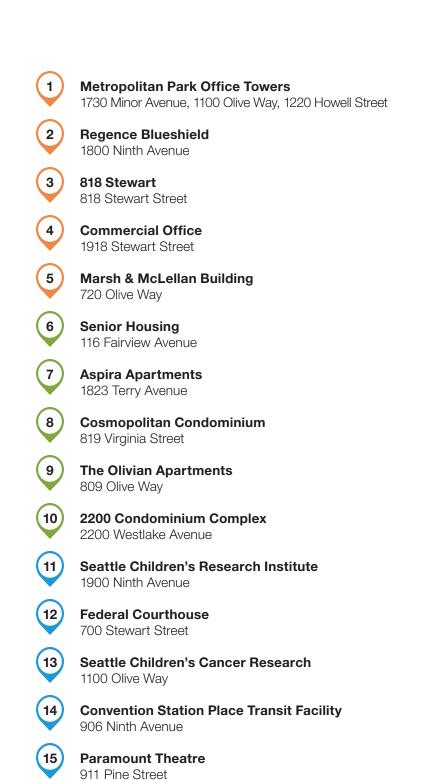
1200 Stewart Street, Seattle, Washington

Legal Description

Refer to Appendix 8.1 – Site Survey



2.1 **SITE CONTEXT**





Zoning **Summary**

Existing zoning for the site is **Downtown Mixed Commercial** (DMC 240/290-400).

Zoning in the surrounding area includes Seattle Mixed, (SM 125) to the north, Multifamily Mid-rise, (MR) east of I-5, and Downtown Mixed Commercial zones with varying heights to the west and south.



Traffic Flow & Street Class

The principal arterial street is Denny Way, (Class II), with Stewart Street as a principal transit street, (Class I), both of which support heavy traffic volumes.

In addition to Stewart, transit routes exist along Virginia, Stewart, Howell, Denny Way and Westlake. A number of green streets are designated to the north and south of the site.





Future Development

A notable number of new developments are proposed, permitted, or under construction to the north, south and west of the site.

- 1250 Denny Way

1823 Minor Avenue

- 1120 John Street
- 1121 Stewart Street
- 1901 Minor Avenue
- 1812 Boren Avenue
- 1920 Terry Avenue
- 1821 Boren Avenue
- **Future Developments**



2.4 FUTURE DEVELOPMENT



1 1250 Denny Way – Application Accepted Denny Electrical Substation Storeys: 3



2 1120 John Street – MUP Application Mixed-Use Residential & Retail Podium Storeys: 41 (North Towers), 29 & 36 (South Towers)



3 1901 Minor Avenue – MUP Application Residential Apartments and Retail Storeys: 39



4 1920 Terry Avenue – MUP Application Seattle Children's Research Institute Storeys: 13



5 1823 Minor Avenue – Under Construction Residential Tower Storeys: 40



6 1121 Stewart Street
Mixed-Use Residential and Hotel Tower
Storeys: 42



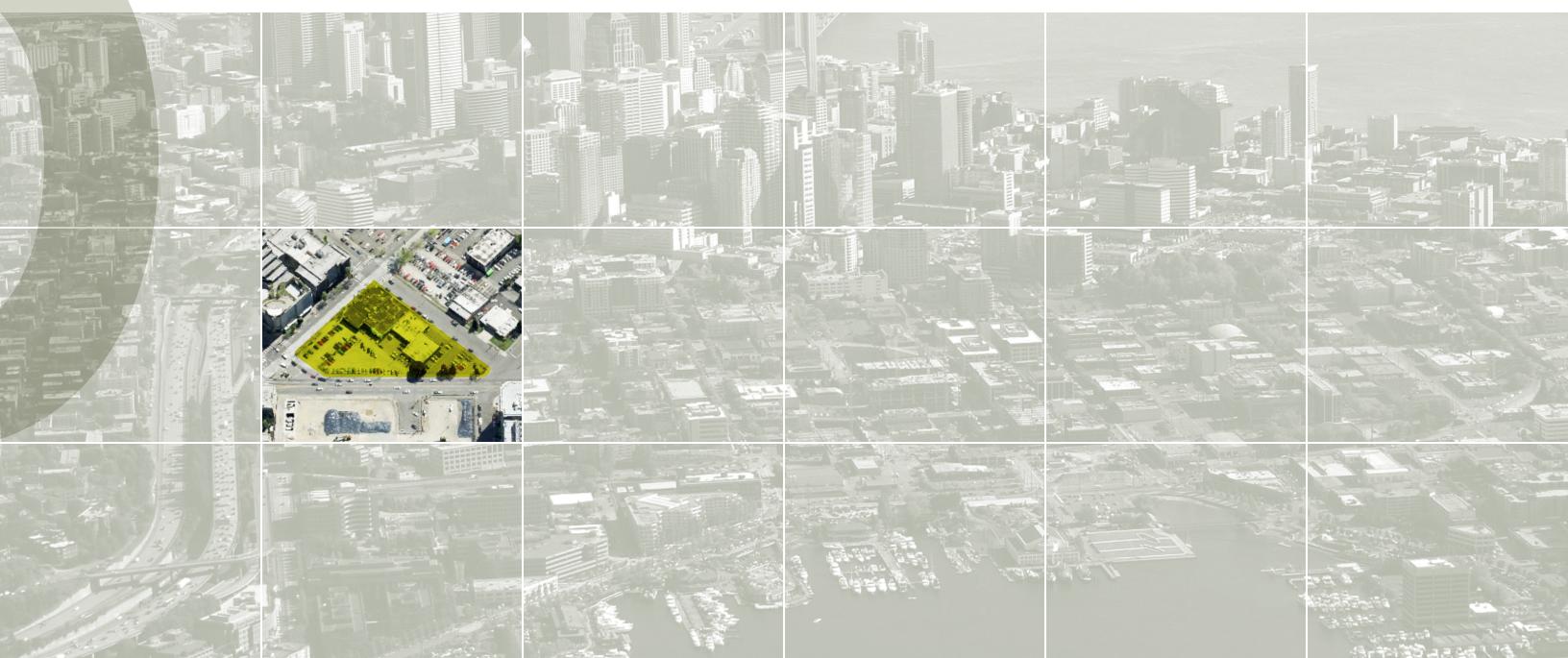
7 1812 Boren Avenue – MUP Issued Mixed-use Office and Residential Storeys: 11 (Office), 36 (Residential)



8 1821 Boren Avenue – Under Construction Technology Office and Hotel Building Storeys: 11 (Office), 13 (Hotel)



Final EDG Response



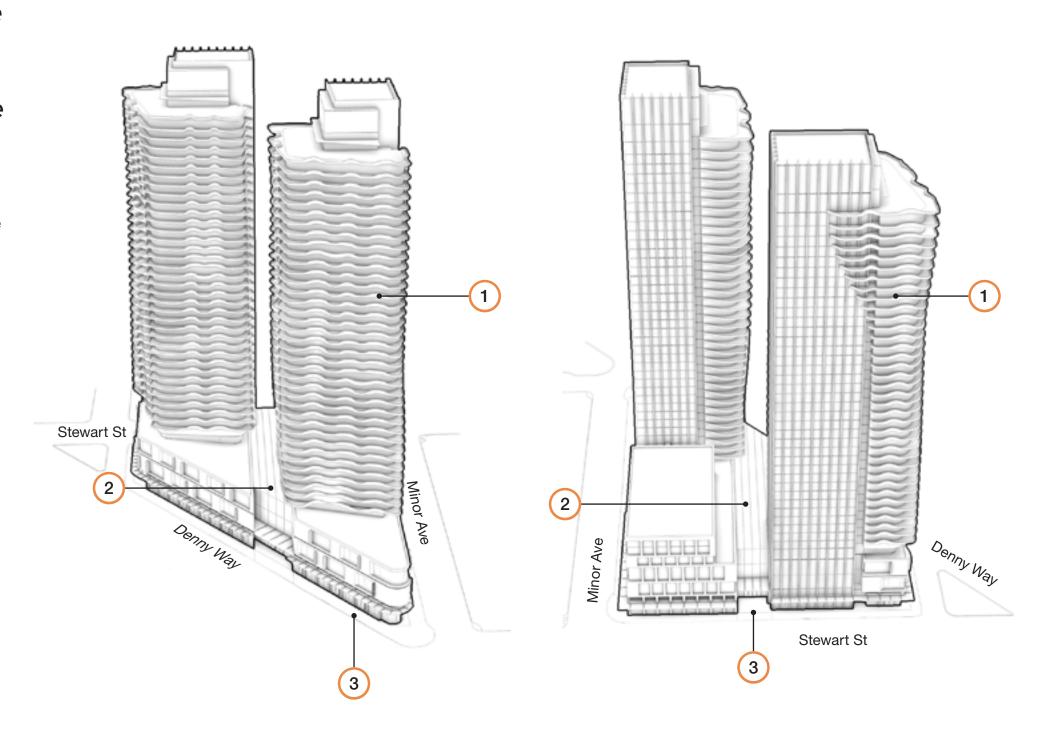
Final EDG Guidance

The majority of guidance provided by the Design Review Board centered around the Public Realm, the Streetscape, the Galleria and the Podium. There was some minor guidance surrounding the massing of the Towers.

The following Section provides a comparative analysis of the design as presented at the Early Design Guidance meeting on November 17, 2015 and the current design proposal. There are three main Final Design Guidance themes:

- 1. Massing and Towers
- 2. Podium and Galleria
- 3. Streetscape and Open Space

Each theme is explored, by comparing renderings from the Early Design Guidance with renderings from the current design proposal. One rendering shows the building in context and the other shows the building with context removed, isolating the theme and showing the extent. In some instances the themes are expanded upon to provide more detail.



Massing & Towers

The Board supported the undulating balconies and was pleased that the tower forms were sculpted and non-rectilinear. However, they noted that the horizontal curved balconies and vertical skin articulation of the 'core' were competing design elements and observed that the towers were too small for the two different tower elements to work successfully. The Board gave guidance to unify the design, remarking that the design as shown on the left graphic on page 61 of the EDG packet showed an articulated, well unified design. (A2.1, B4)

- **a.** Design the towers with a unified articulation. (B4)
- **b.** Study how the fluid shape of the balconies will terminate at the 'core'. (B4.2 & 3)
- **c.** Consider extending the undulating form around the tower with balconies, the exterior skin or a secondary element plants can grow from. (B4) [Staff note: The architect stated that they can't provide any more balconies due to energy code requirements.]
- **d.** Consider the use of light colored glass or horizontal elements as a way to merge the undulating and rectilinear planes of the tower. (B4.2 & 3)

2 Podium & Galleria

The Board stated that the lower podium was an improvement from the previous design. The Board did express that the pairing of the curved 'flat iron' at the podium and the curved tower above, at the intersection of Denny Way and Minor Ave, did not make a strong design statement. (B4.1 & 2) The following guidance was given:

- **a.** Design the podium 'flatiron' at Denny Way and Minor Ave. with greater contrasts to the tower above to provide a powerful corner design. (B4.1 & 2)
- **b.** Provide a porous edge between the commercial space and circulation space at the galleria. (B4.2, D1)
- **c.** Relocate the south tower residential entry and lobby and provide commercial space along the galleria. *(C1.1.& 2)*
- **d.** Provide more developed retail concepts. Explore a 'market type' or porous edge at the galleria. (B4.2)

Streetscape & Open Space

The Board expressed support for the evolution of the design, noting it was a much stronger scheme then the previous project, especially with the changes made on the ground floor, the added retail space and removal of the port cochere. The Board gave guidance to incorporate aspects to the previous design, which included more generous public space, and provide more area for spill out along the street edges. (C1, D1)

- **a.** Provide a more porous street edge with space for spill out of retail uses. *(C1.2)*
- **b.** Encouraged locating retail at the galleria corner and relocating the south tower residential entry. (B4.2)
- **c.** Provide a more generous outside public zone. *(C1, D1)*
- **d.** Study the use of the triangular island in the ROW to the east of the site and develop a design that integrates with the project. (D1.1 & 2)
- **e.** Provide detailing of the proposed landscaping, public art and finishes in the ROW. (D1.2)

Massing & Towers -**Early Design** Guidance

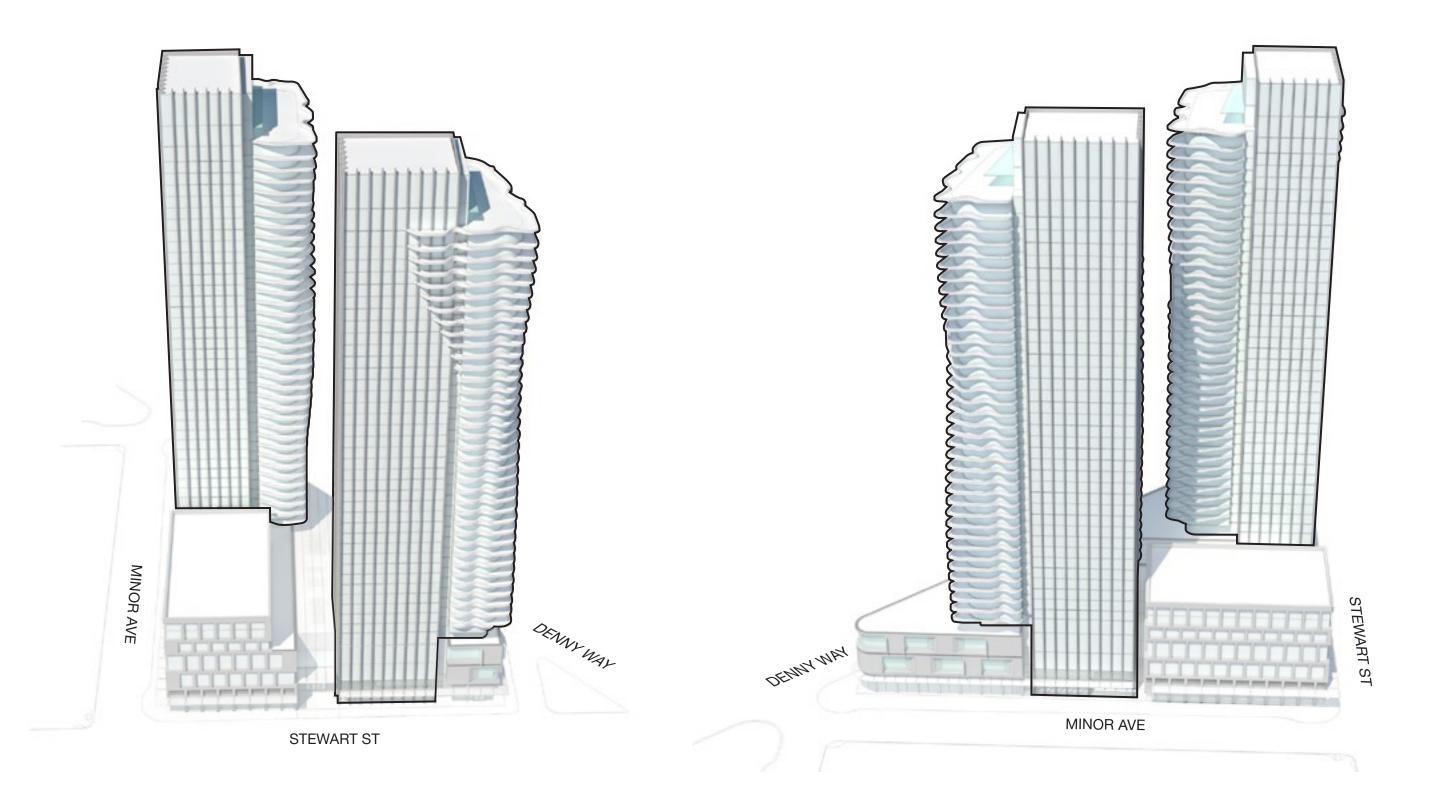
Final Early Design Guidance:

The Board supported the undulating balconies and was pleased that the tower forms were sculpted and nonrectilinear. However, they noted that the horizontal curved balconies and vertical skin articulation of the 'core' were competing design elements and observed that the towers were too small for the two different tower elements to work successfully. The Board gave guidance to unify the design, remarking that the design as shown on the left graphic on page 61 of the EDG packet showed an articulated, well unified design. (A2.1, B4)

- **1a.** Design the towers with a unified articulation. (B4)
- 1b. Study how the fluid shape of the balconies will terminate at the 'core.' (B4.2 &3)
- **1c.** Consider extending the undulating form around the tower with balconies, the exterior skin or a secondary element plants can grow from. (B4)
- 1d. Consider the use of light colored glass or horizontal elements as a way to merge the undulating and rectilinear planes of the tower. (B4.2 &3)



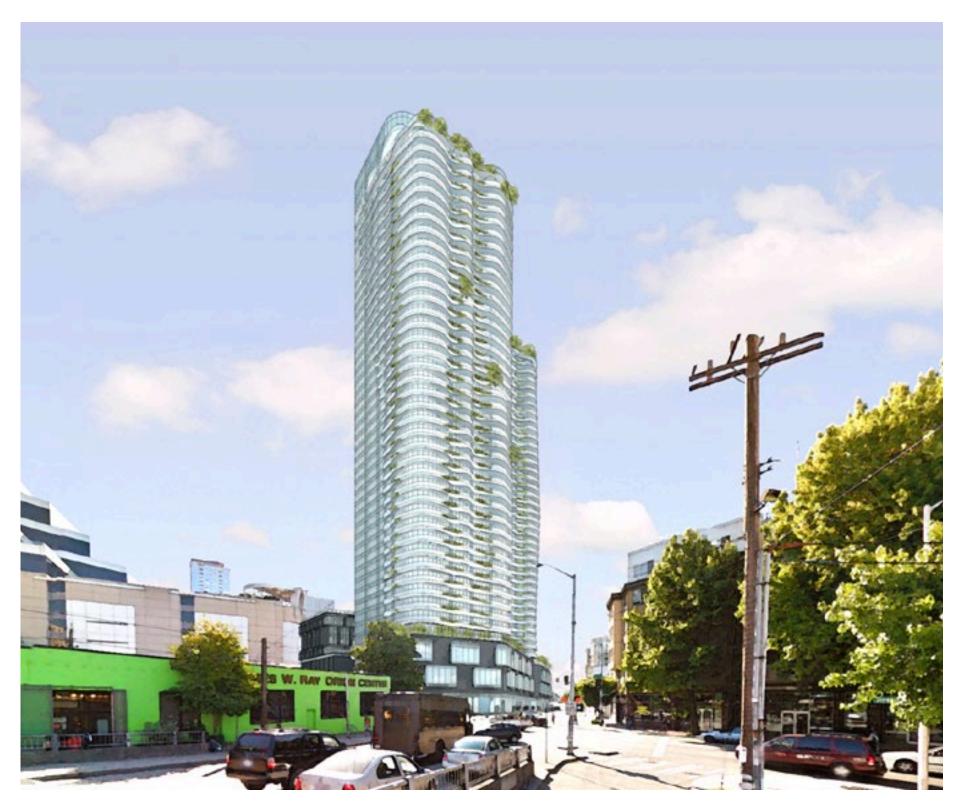
View from Denny Way Looking Southwest



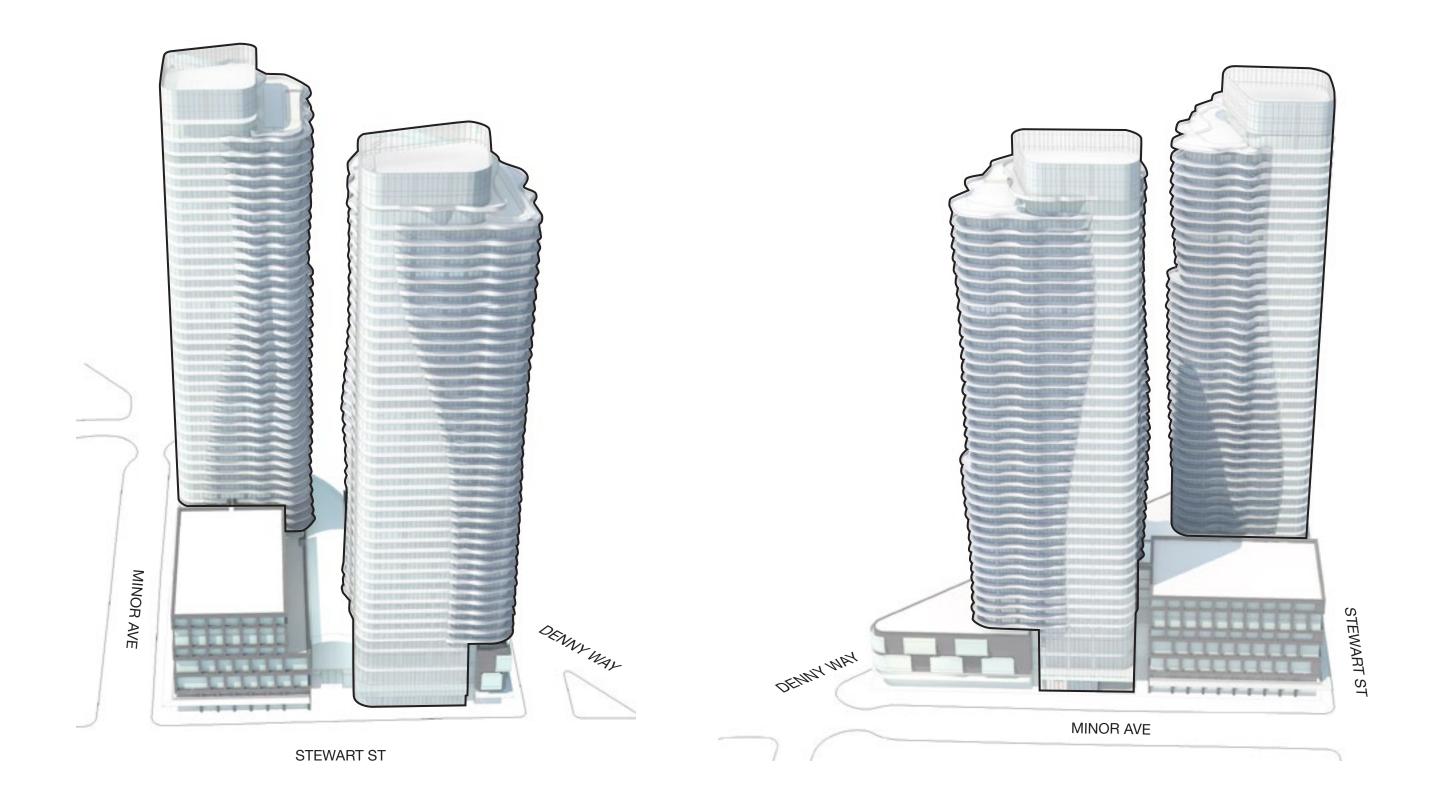
Massing & Towers -**Current Design Proposal**

Final Early Design Guidance Response:

- **1a.** Design the towers with a unified articulation. (B4) The towers have been redesigned with a unified articulation by increasing the horizontal expression.
- 1b. Study how the fluid shape of the balconies will terminate at the 'core.' (B4.2 &3) The fluid shape of the balconies now appear to
 - blend into the horizontal glass spandrel of similar colour and proportion.
- 1c. Consider extending the undulating form around the tower with balconies, the exterior skin or a secondary element plants can grow from. (B4)
 - Since the balcony slab extensions are thermal bridges, extending the undulating form of the balconies around the tower is not advisable from a sustainability perspective. A similar result can be created by blending the horizontality of the balcony with the horizontality of the glass spandrel.
- 1d. Consider the use of light colored glass or horizontal elements as a way to merge the undulating and rectilinear planes of the tower. (B4.2 &3) This was done.



View from Denny Way Looking Southwest



Podium & Galleria -**Early Design** Guidance

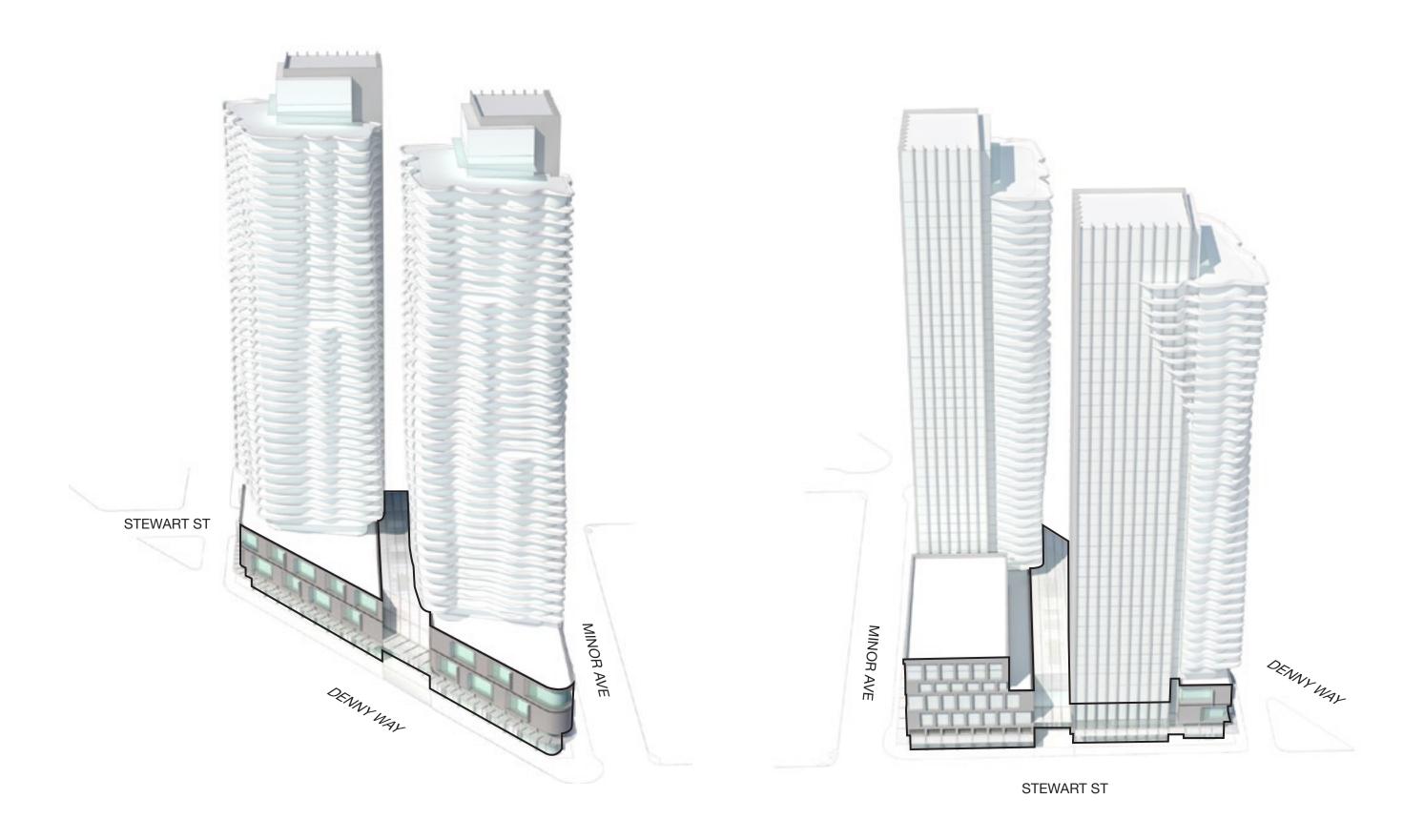
Final Early Design Guidance:

The Board stated that the lower podium was an improvement from the previous design. The Board did express that the pairing of the curved 'flat iron' at the podium and the curved tower above, at the intersection of Denny Way and Minor Ave, did not make a strong design statement. (B4.1 & 2) The following guidance was given:

- 2a. Design the podium 'flatiron' at Denny Way and Minor Avenue with greater contrasts to the tower above to provide a powerful corner design. (B4.1 & 2)
- 2b. Provide a porous edge between the commercial space and circulation space of the galleria (B4.2& D1)
- 2c. Relocate the south tower residential entry and lobby and provide commercial space along the galleria (C1.1 &2)
- **2d.** Provide more developed retail concepts. Explore a market type' or porous edge at the galleria. (B4.2)



View from Denny Way Looking East



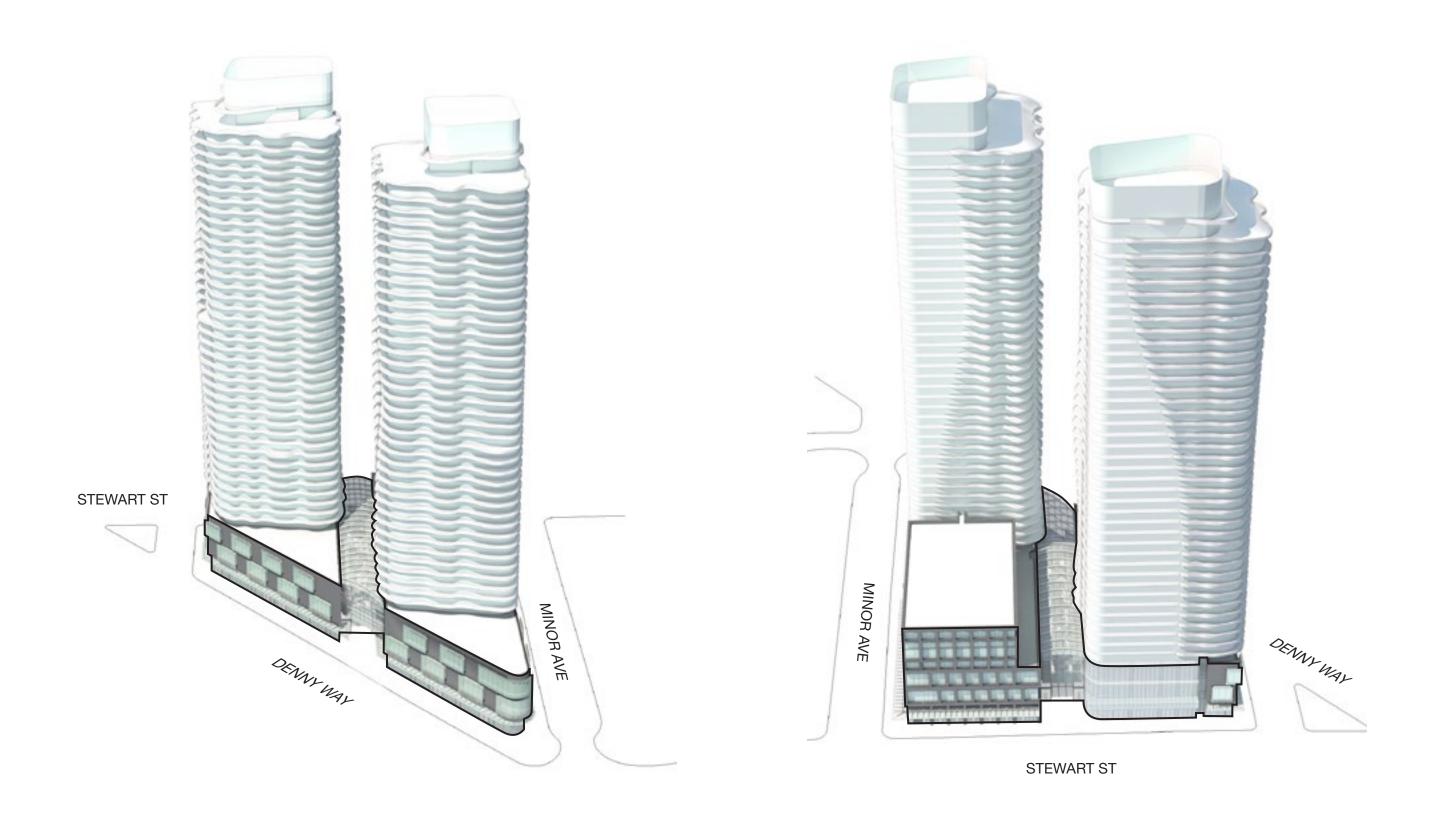
Podium & Galleria -**Current Design Proposal**

Final Early Design Guidance Response:

- 2a. Design the podium 'flatiron' at Denny Way and Minor Avenue with greater contrasts to the tower above to provide a powerful corner design. (B4.1 & 2) Greater contrast between the Tower and Podium is provided by choices in color and materiality. The juxtaposition between the charcoal glazed brick and the protruding structural glass display windows of the Podium, against the white undulating balconies and Curtain Wall of the Tower above provides a strong contrast. The addition of overlapping structural glass display windows on multiple levels of the flatiron further contributes a powerful corner design.
- 2b. Provide a porous edge between the commercial space and circulation space of the galleria (B4.2& D1) The galleria has been further developed to be an unconditioned interior street. The extensive storefront glazing providing increased porosity.
- 2c. Relocate the south tower residential entry and lobby and provide commercial space along the galleria (C1.1 &2) Both residential lobby entries have been taken off the street for more storefront continuity, and are now accessed off the Galleria for more animation.
- **2d.** Provide more developed retail concepts. Explore a market type' or porous edge at the galleria. (B4.2) Both the Retail and Galleria concepts have been developed. See Section 3.3.1 and 3.3.2.



View from Denny Way Looking East



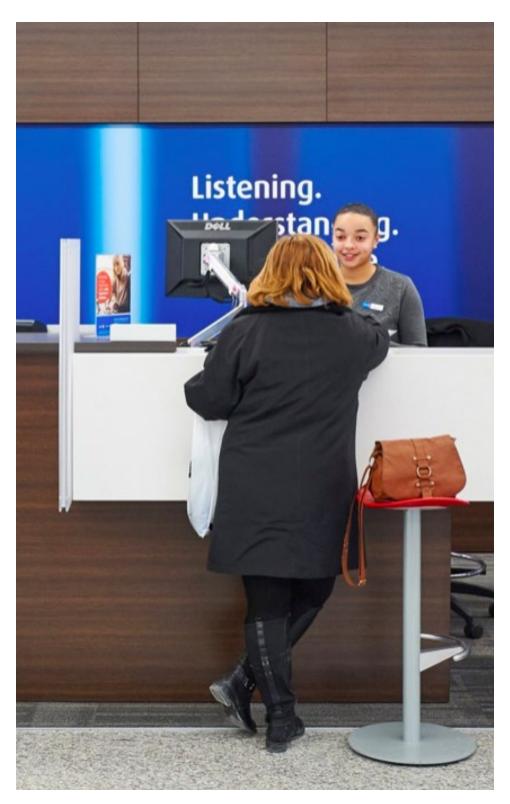
Retail Concepts

As a transitional site, the project's location is ideally situated for downtown workers, visitors and residents. The vertical stratification of the retail and the Galleria concept responds to the varied needs of this diverse clientele.

The street level retail is service orientated, with an emphasis on walk-in pedestrian clientele that live within walking distance of the project. This retail would potentially be a pharmacy, a bank, a restaurant, a coffee shop, and so on. The size of the retail would vary relative to the scale of the street and the amount of pedestrian and vehicular volume, with Stewart Street having the larger stores, Denny Way the second largest and Minor Avenue the smallest.

The second and third level retail is more challenging for walkin customers and is therefore more destination focused. Although locals would shop there, the majority of the clientele would be from drawn from a farther away. Thematically grouping the retail by level would help attract more people, by providing more options and convenience. The location of the site relative to the I-5, transit, and arterial streets will help with access and commercial exposure.

The Galleria itself, which is conceived as an extension of the public realm and a pedestrian connection through the block, will help attract and retain people with a active environment which is safe, welcoming and open, while at the same time facilitate access to the multiple levels.









Retail Precedents

Level 1 - Service Orientated



Level 2 - Destination Shopping



Level 3 - Destination Shopping



Galleria

The Galleria is the project's largest open space. It will be an active and porous space, accessible to workers, residents and visitors.

The Galleria is located in place of the current Lane. It will re-establish the through block connection between Stewart Street and Denny Way. True to the nature of the first Gallerias it will be an extension of the public realm – a glazed interior street that is protected from the elements, providing a stable, safe and quality environment. It is not a Mall.

Access will be from either end, through a large horizontal pivoting door that will remain open throughout the seasons, being closed only for inclement weather and after shopping hours. Having the Residential lobbies off the Galleria will ensure 24/7 activity, with the added benefit of on-duty concierge for security, and after hours access.

Street level kiosks will add market-like activity to the Galleria space, while the spiral stairs and catwalks will draw people to the upper levels.

Structural glass walls and skylight will blur the distinction between inside and outside, allowing natural sunlight to fill the space. Glass floors, catwalks and stairs will also contribute to bringing the light down from the upper levels while at the same time increasing the retail sightlines.



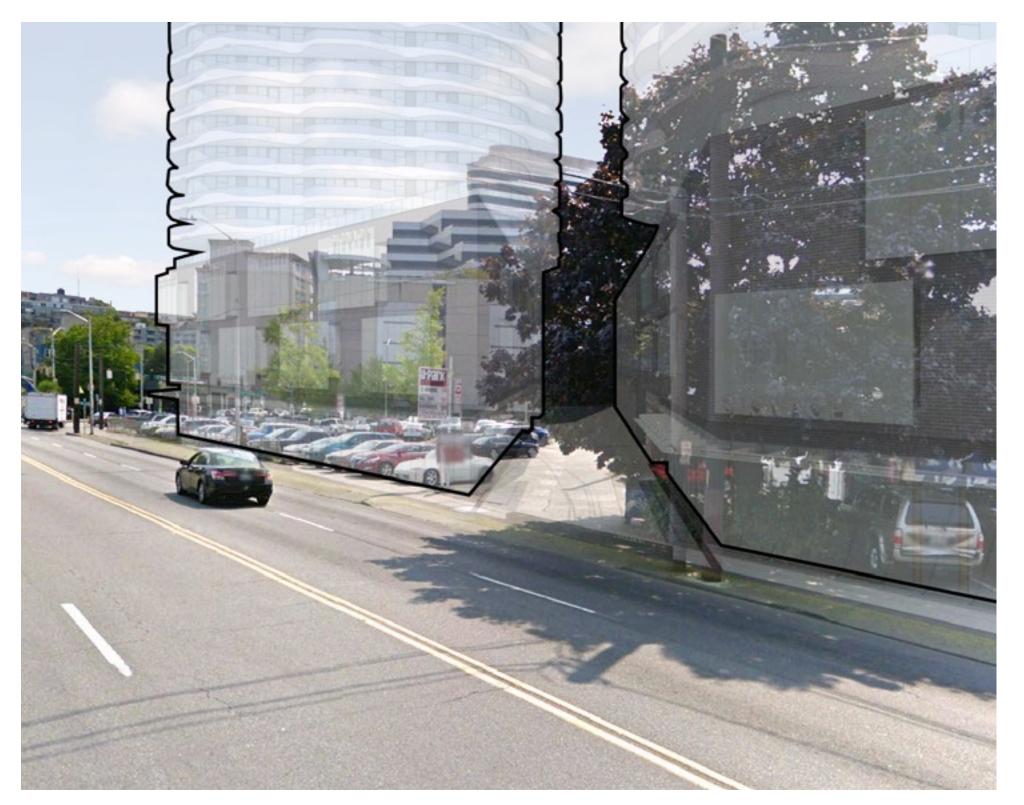




Precedent & Materiality

Memory of Lane

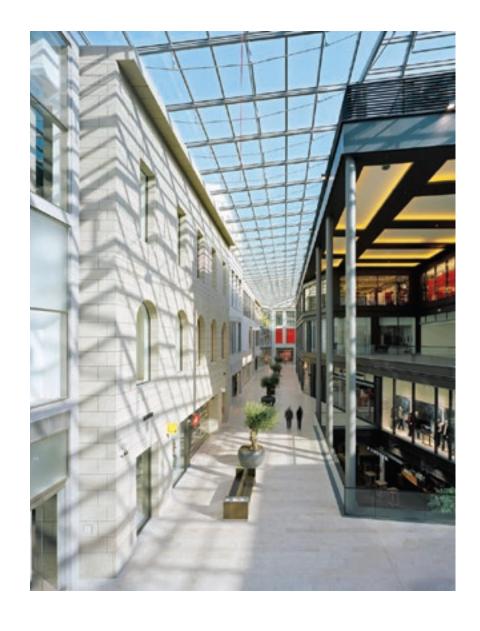
The memory of the alley is expressed as a void space between the East & West Towers.

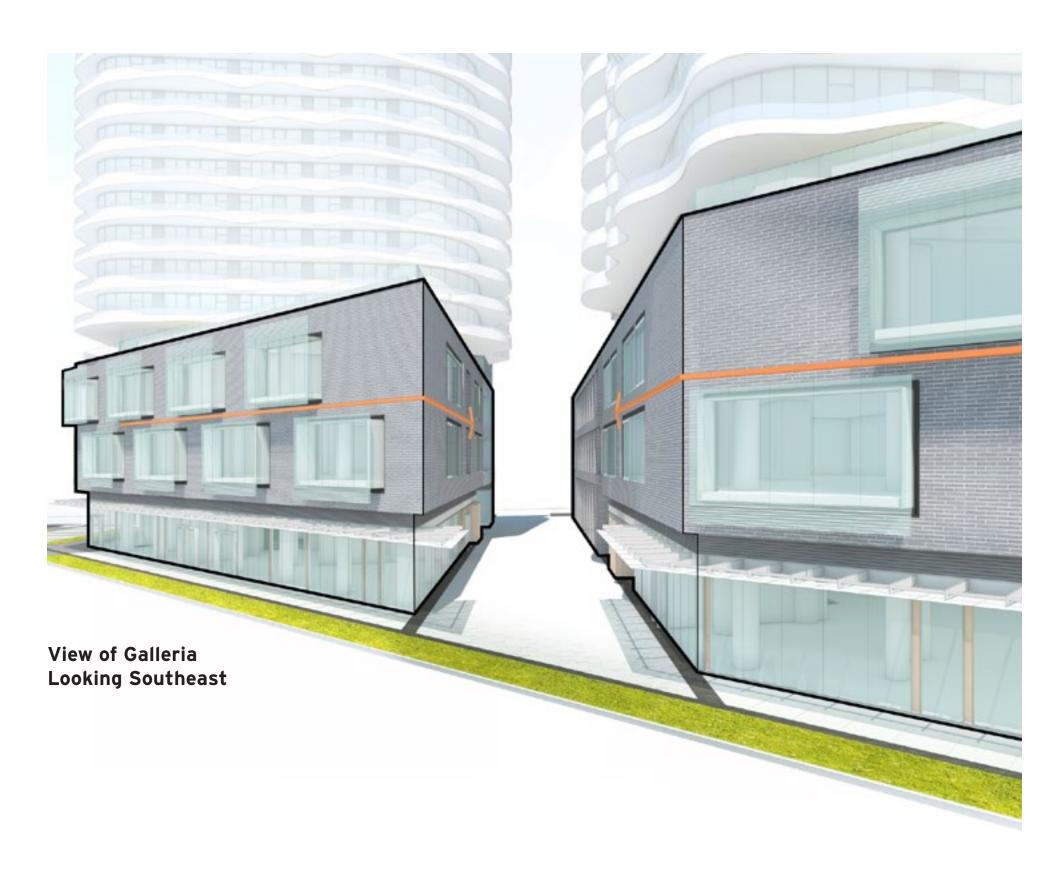


View through Lane looking Southeast

Interior Street

The street walls of the podium buildings are carried through as an interior street.



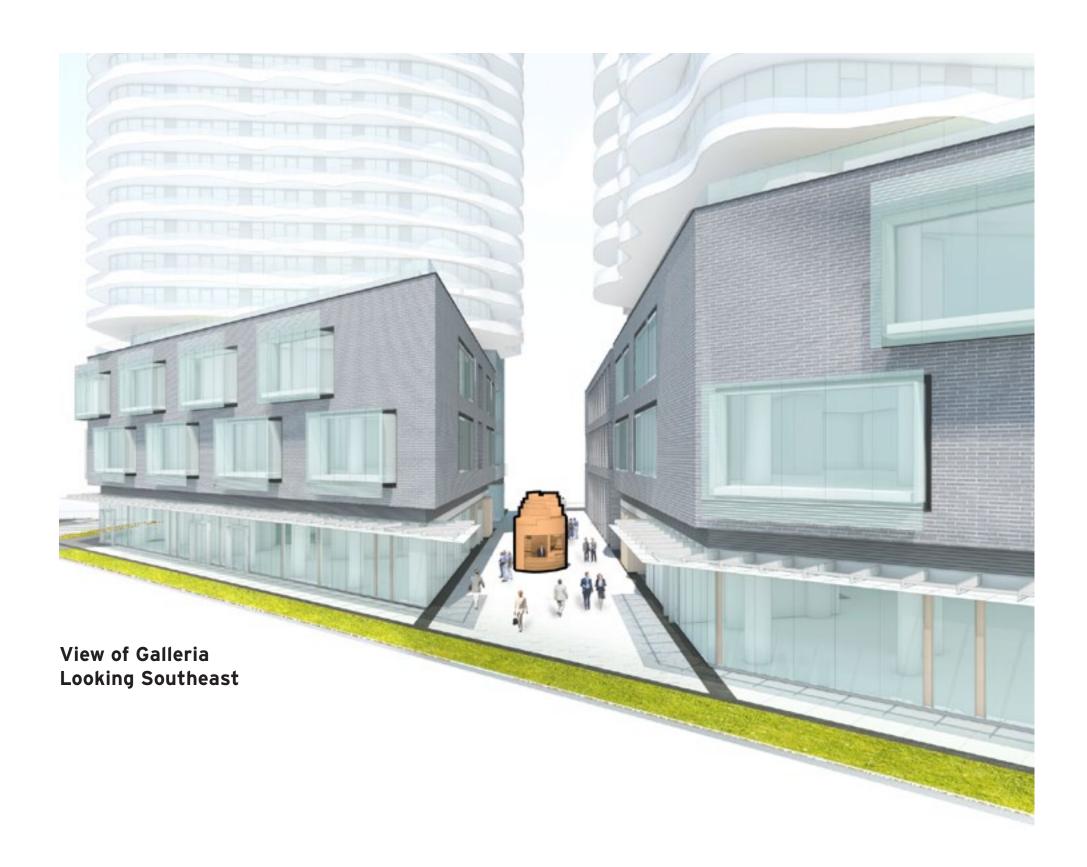


Retail Vibrancy

Kiosks will occupy the interior street to add retail vibrancy.





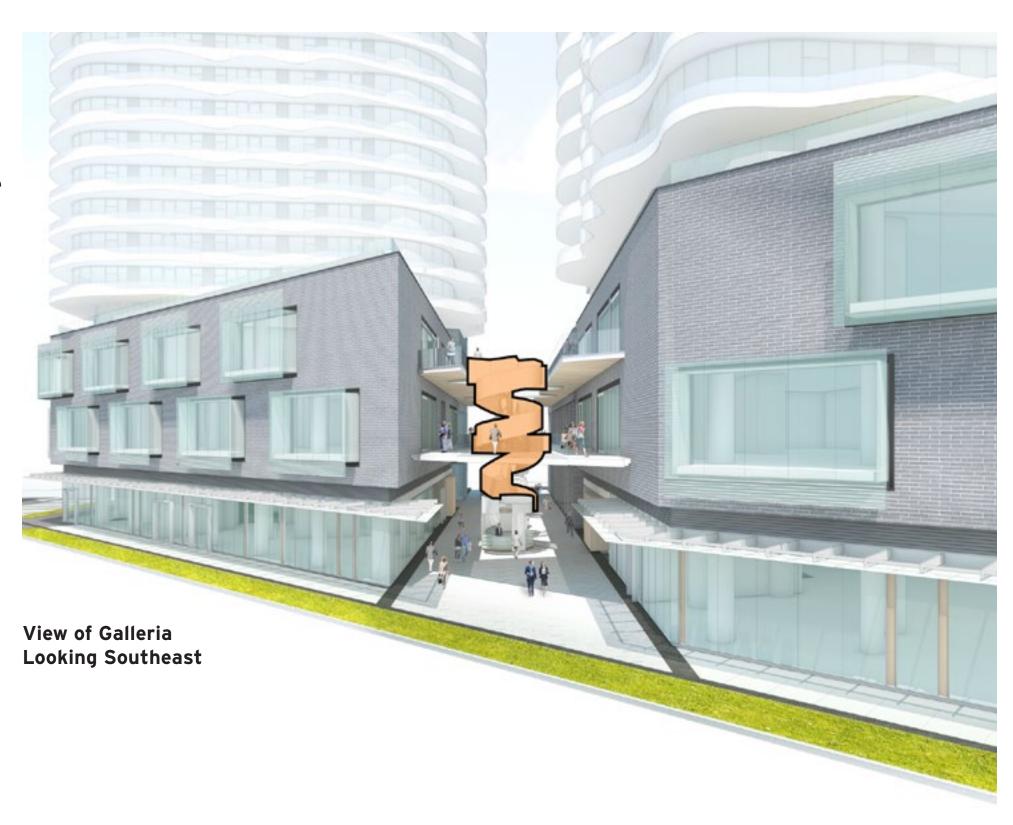


Circulation that Animates

Sculptural circulation elements will provide visual interest and draw people to the upper levels.







Transparency

A light glass structure will blur the distinction between inside and outside with glass floors providing better sight lines and retail exposure.

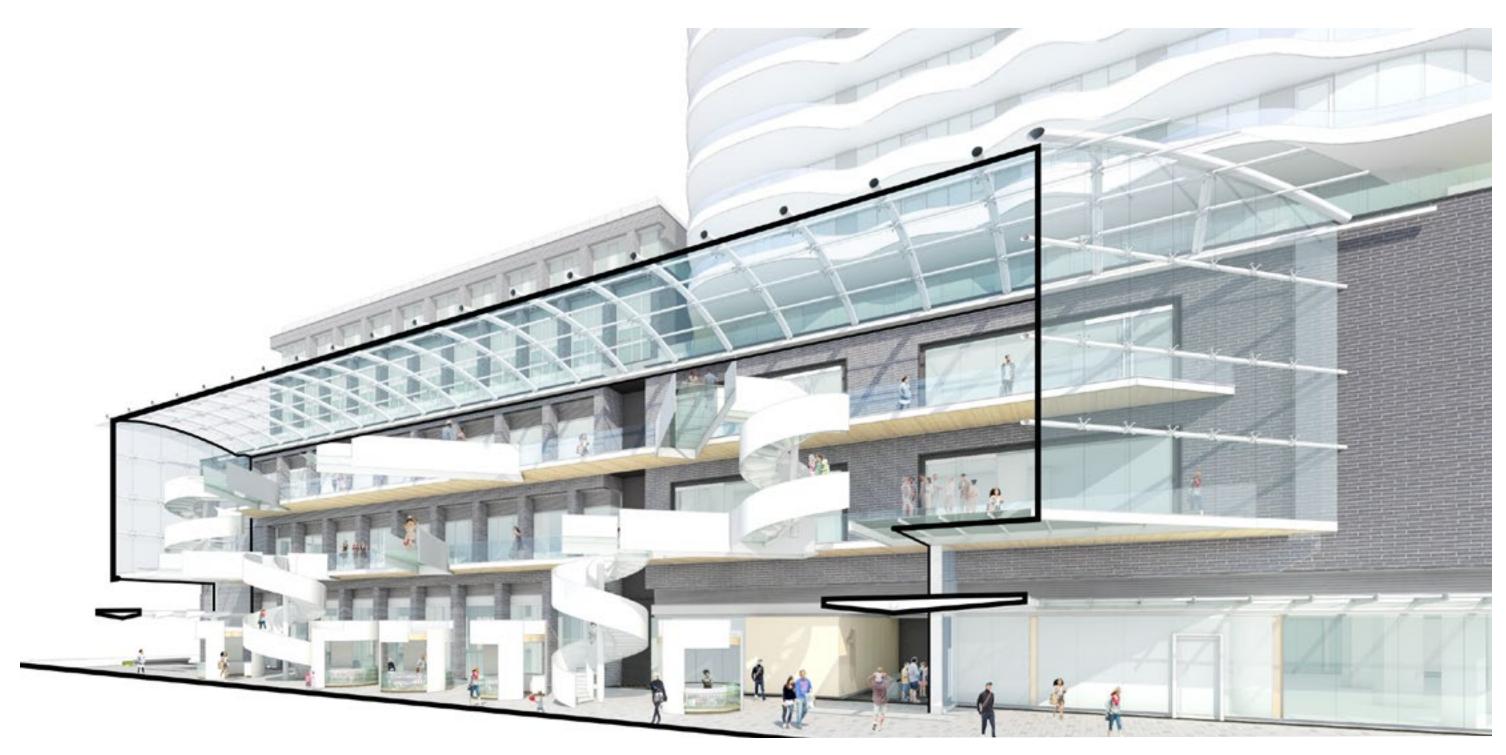








View of Galleria looking East



View of Galleria looking Southwest

3.3.2 **GALLERIA CONCEPTS**



View of Galleria Interior



View of Galleria Interior

Streetscape & Open Space -**Early Design** Guidance

Final Early Design Guidance:

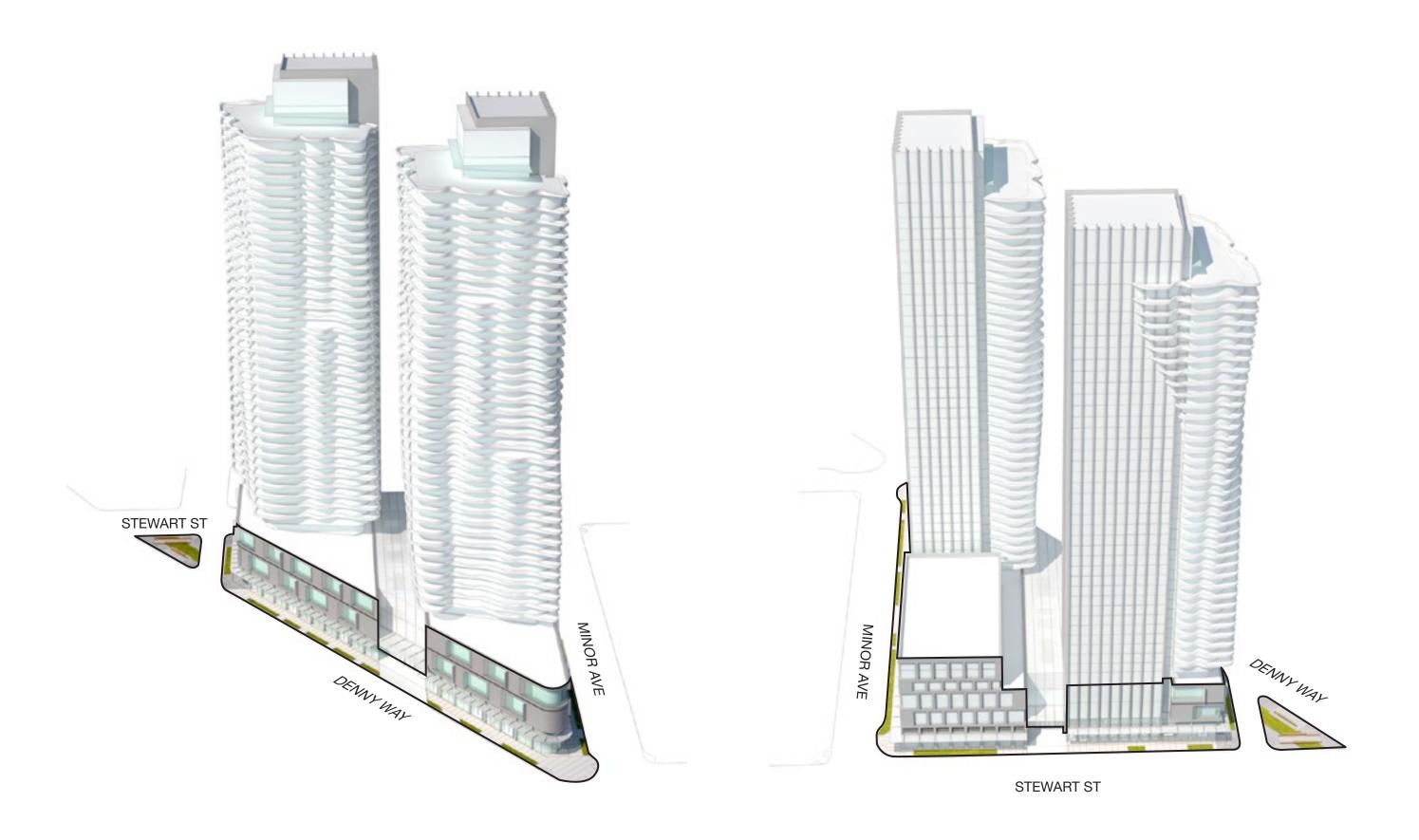
The Board expressed support for the evolution of the design, noting it was a much stronger scheme then the previous project, especially with the changes made on the ground floor, the added retail space and removal of the port cochere. The Board gave guidance to incorporate aspects to the previous design, which included more generous public space, and provide more area for spill out along the street edges. (C1, D1)

- 3a. Provide a more porous street edge with space for spill out of retail uses. (C1.2)
- 3b. Encourage locating retail at the galleria corner and relocating the south tower residential entry. (B4.2)
- **3c.** Provide a more generous outside public zone. (C1 & D1)
- **3d.** Study the use of the triangular island in the ROW to the east of the site and develop a design that integrates with the project (D1.1 & 2)
- **3e.** Provide detailing of the proposed landscaping, public art and finishes in the ROW. (D1.2)



View from corner of Stewart Street & Denny Way

3.4 STREETSCAPE & OPEN SPACE



Streetscape & Open Space -**Current Design Proposal**

Final Early Design Guidance Response:

- 3a. Provide a more porous street edge with space for spill out of retail uses. (C1.2) The pedestrian experience is enhanced by open facades, multiple building entries, display windows, street furniture and landscaping.
- 3b. Encourage locating retail at the galleria corner and relocating the south tower residential entry. (B4.2) Retail exposure on the street has been increased at the Galleria entry, by moving the residential lobby entries inside the Galleria.
- **3c.** Provide a more generous outside public zone. (C1 & D1) In addition to the generous amount of exterior public space that has been provided by the Public Benefits, the Galleria can be seen as a safe, protected extension of the public realm.
- **3d.** Study the use of the triangular island in the ROW to the east of the site and develop a design that integrates with the project (D1.1 &2) Refer to the Landscape Section 5.1 and 5.2.
- 3e. Provide detailing of the proposed landscaping, public art and finishes in the ROW. (D1.2) Refer to the Landscape Section 5.1 and 5.2.



View from corner of Stewart Street & Denny Way

3.4 STREETSCAPE & OPEN SPACE





STEWART ST

Denny Way

Although long, the Denny Way streetscape is an intimate, animated and landscaped pedestrian experience.

Denny Way has the longest and lowest street frontage of the project. The sidewalk itself is heavily planted with trees and shrubs, and there is interpretive art and seating, creating a more intimate pedestrian experience between the curb and the building. With exception of the Galleria entry, it is a continuous streetwall of storefront, glass canopies and louvers. Frameless structural glass was chosen for the storefront to maximize views into the retail space. Randomly placed vertical channels punctuate the glass, adding cadence, while providing opportunities for demising walls location and services, such as hose bibs and rainwater leaders.

Above the street level is the 2-storey masonry podium clad in charcoal colored glazed brick. Staggered structural glass display boxes project out of this brick plane providing an interesting juxtaposition of the heavy masonry with the light glass. The glass face itself extended either up or down beyond the box to provide a fritted substrate for dimensional letter signage.









Precedent & Materiality

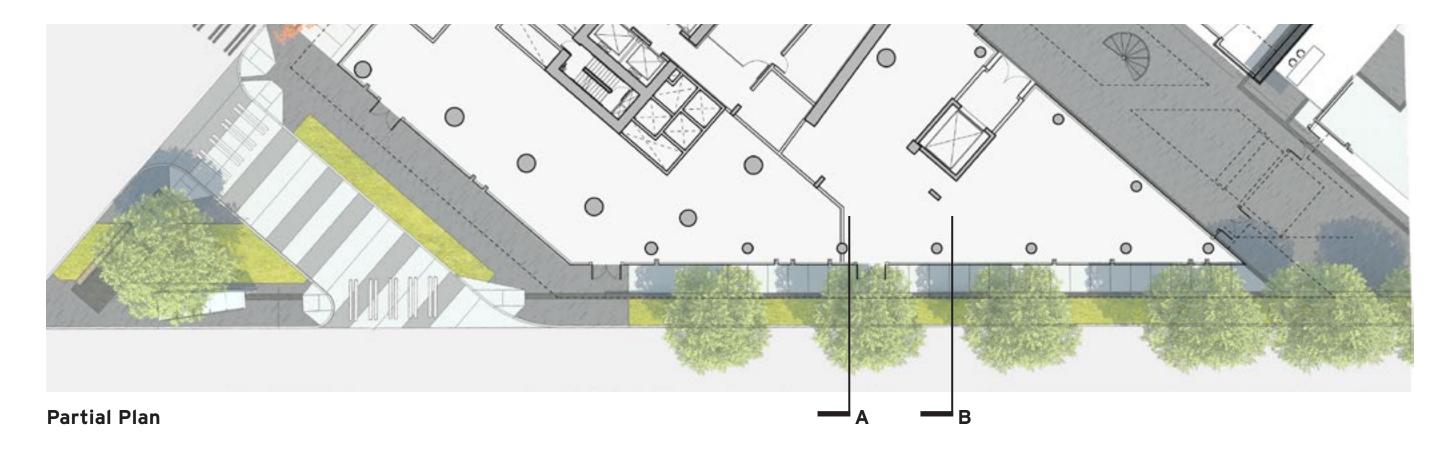


View from Denny Way looking West





Partial Elevation



Stewart Street

Stewart Street is a more urban street. busy with people on the move in cars, buses and on foot.

Stewart Street is the shortest and highest street frontage. The sidewalk is the widest and there is the least amount of trees and planting. With the transit stops and the arterial nature of the street, this will be the busiest and most populated sidewalk of the development. The streetwall, although continuous, is broken by the four architectural elements - the Podium building, the Galleria, the Tower base and the Denny Way Podium. These elements help breakdown the scale of this façade.

The Podium Building itself, although fully integrated into the development, can be read as a stand alone building, its scale reminiscent of the older buildings across the street. Similar to the Denny Way podium, this element is clad in charcoal glazed brick. Staggered punch curtain wall widows give the building a more contemporary feel, while the openings, particularly at street level provide a more human scale to the storefront experience.









Precedent & Materiality



View from Stewart Street looking Northwest



Stewart Street Section A Section B

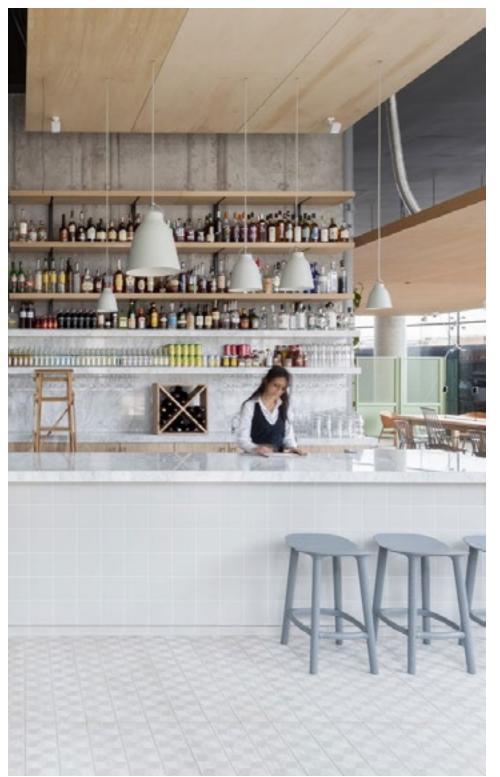


Partial Elevation Partial Plan

Minor Avenue

Minor Avenue is a secondary street, with perhaps the smallest amount of pedestrian traffic.

Minor Avenue is a hybrid of both Denny Way and Stewart Street. Like Stewart Street, the streetwall, is also comprised of three architectural elements – the Podium Building, the Denny Way Podium and the Tower base. Its streetwall is broken by the only curb-cut on the block, which provides vehicular access to below grade parking and loading. With the high streetwall of the new developments across the street, the mid-block curb-cut, and the Galleria running as an alternate pedestrian connection through the site, this sidewalk will be the least busy.



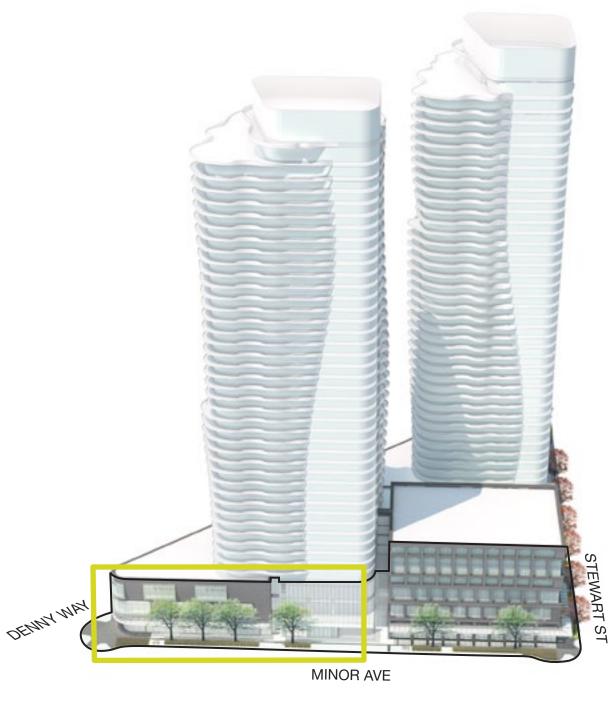




Precedent & Materiality



View from Minor Avenue looking Southeast



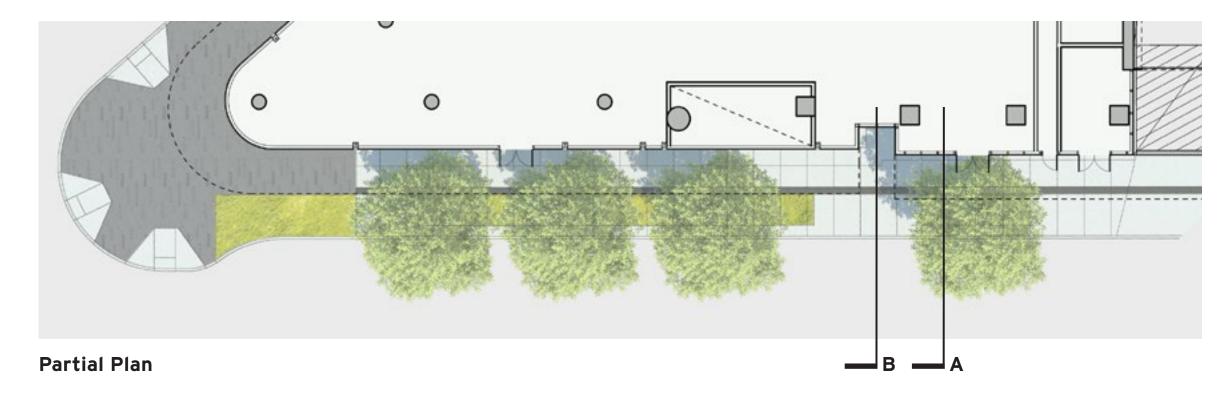
Section A

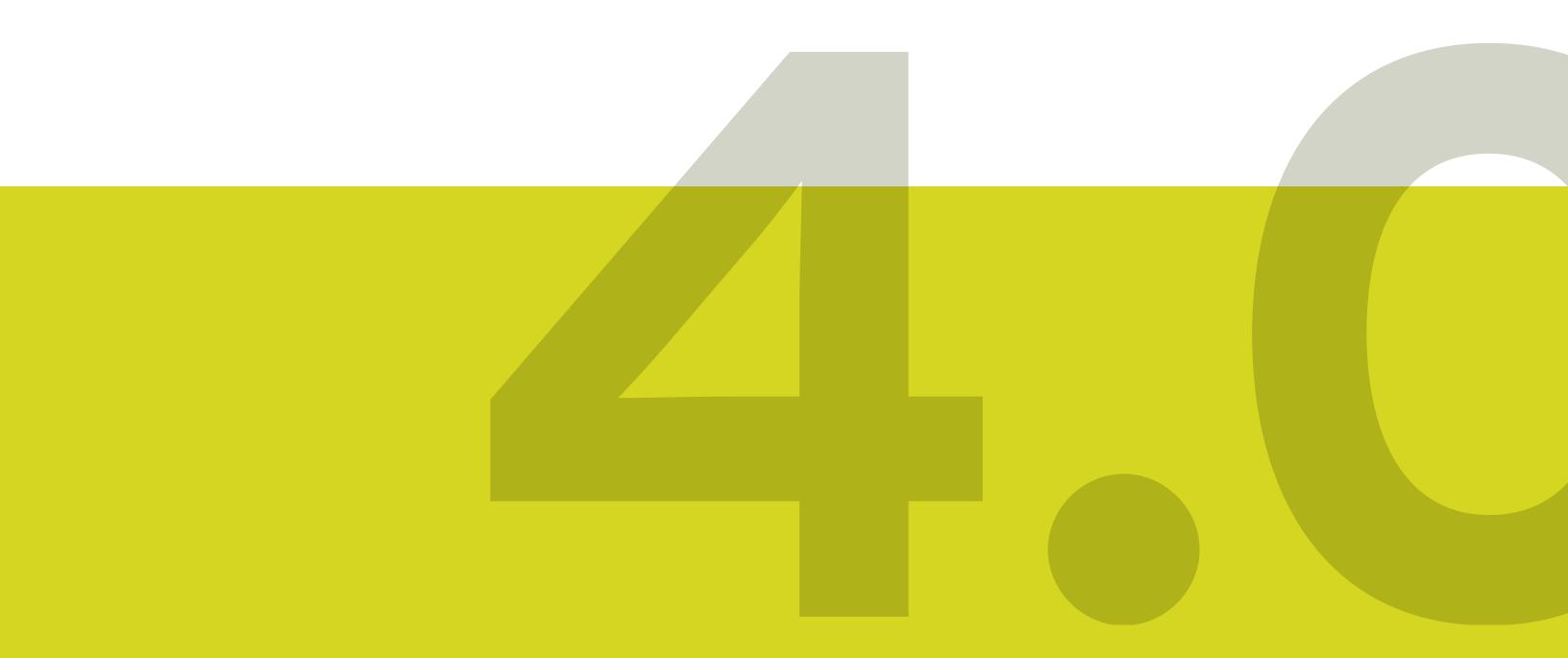
Section B

Minor Avenue

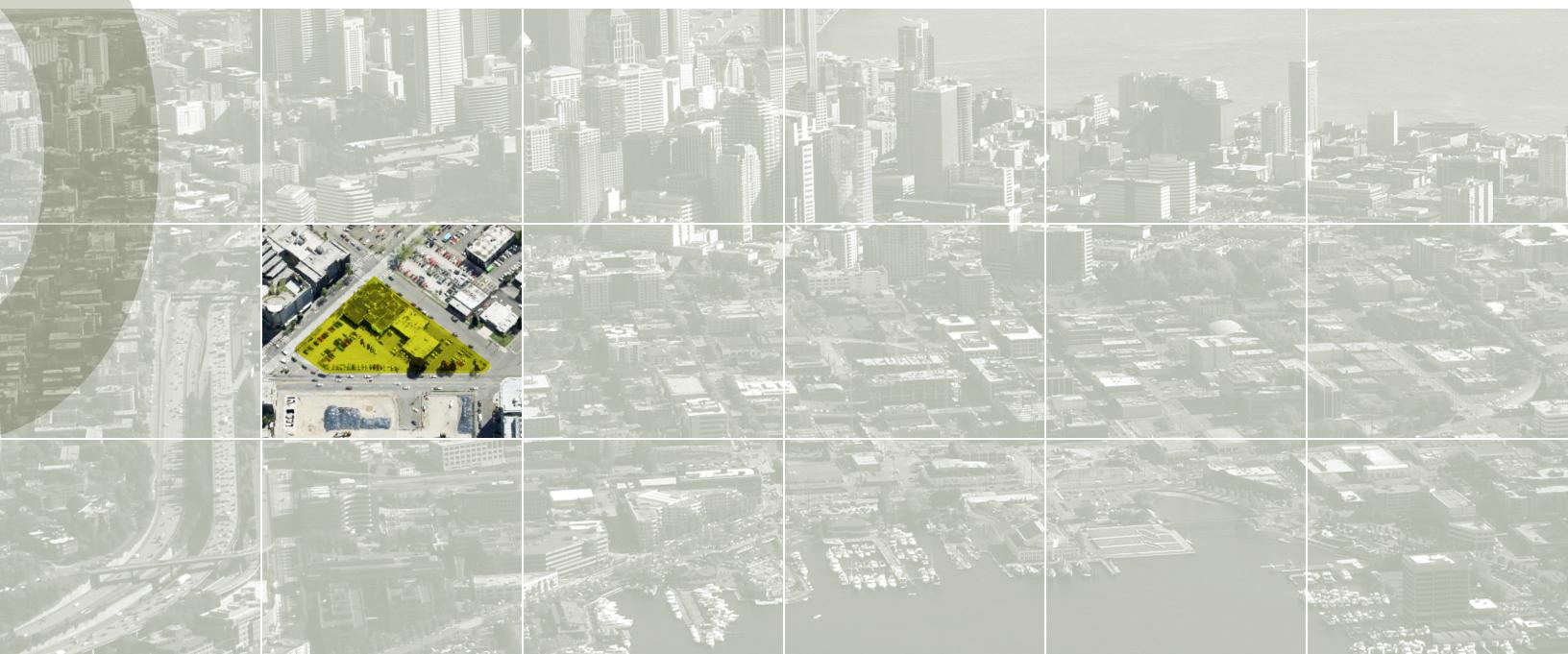


Partial Elevation





Current Design Proposal

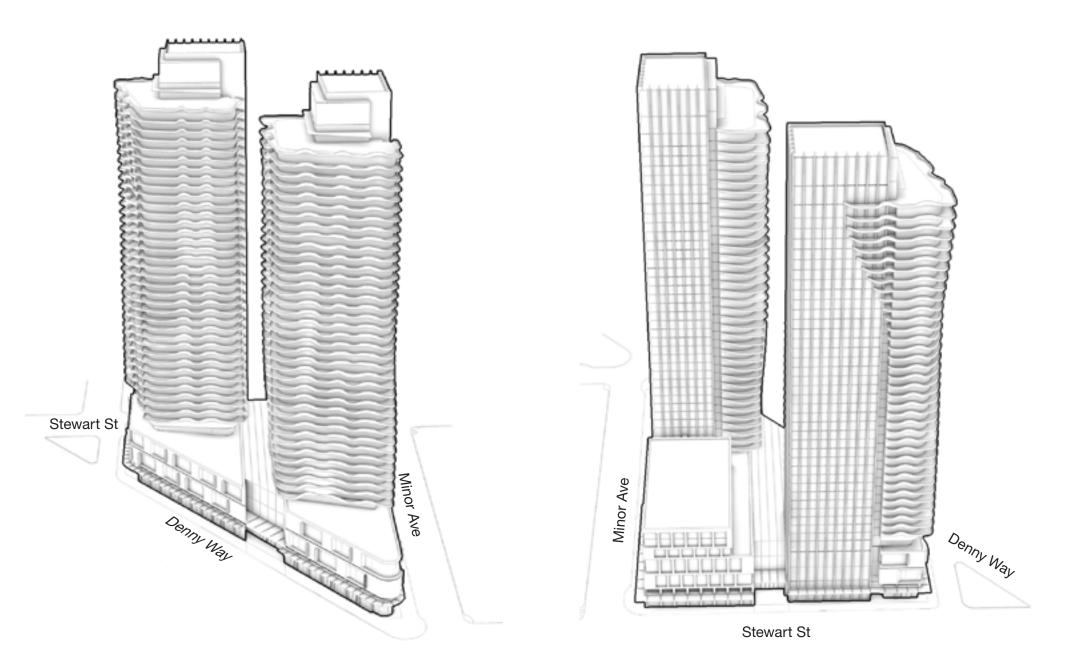


Design Change Summary

In addition to the design changes made in response to the EDG Final Design Guidance and MUP Corrections #1, there were other changes made as part of the design evolution.

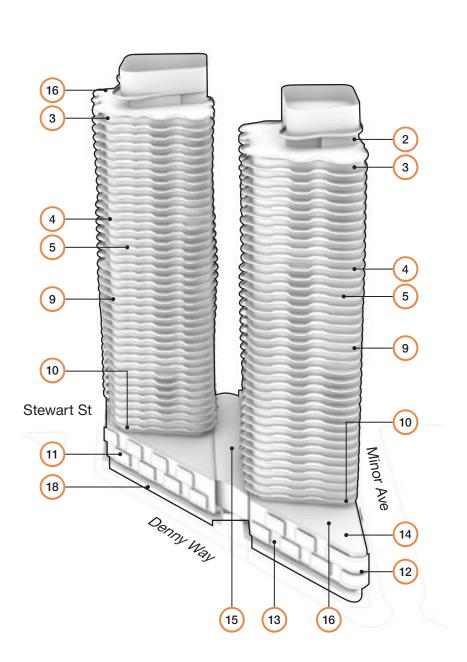
As part of the project delivery process the Schematic Design was priced and the Pro forma adjusted accordingly to make the project viable. As a result there was a need to optimize the structure, simplify and standardize the detailing, and increase the revenue generating floor area. Adjustments were also made in response to the rapidly changing residential and commercial marketplace in Seattle. As a result some of the Amenity program was changed, as was some of the unit mix and layouts. There were also changes to the Commercial areas for increased efficiencies. In the end there were a lot of little changes, but no major ones that would affect the fundamentals of the form of development.

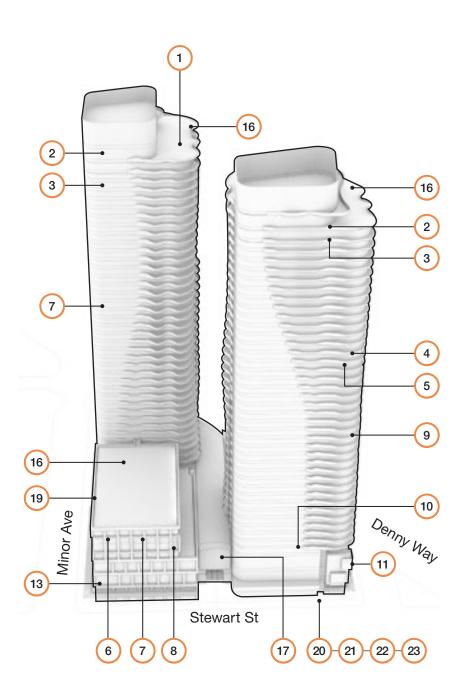
Early Design Guidance



4.1 **DESIGN CHANGE SUMMARY**

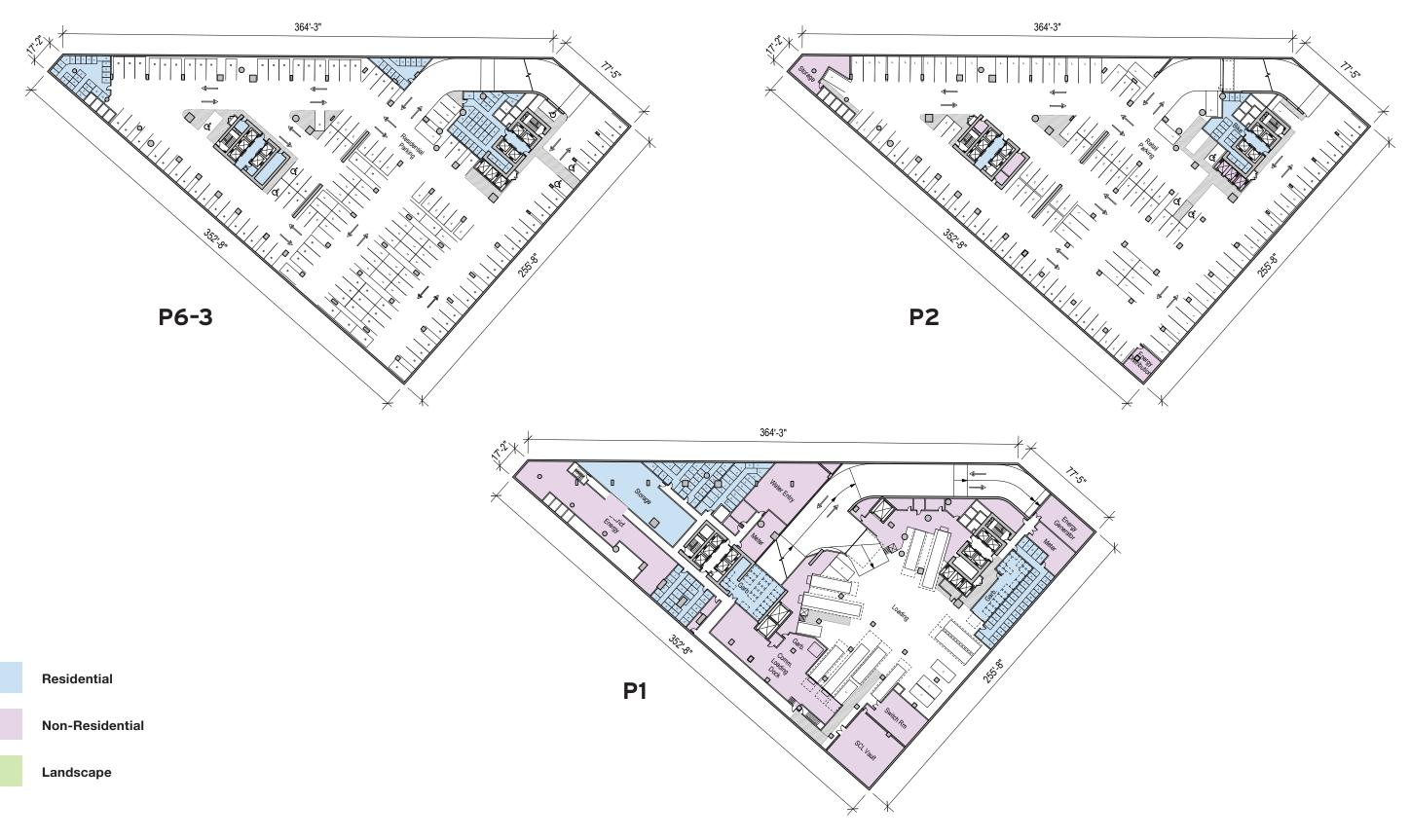
Current Design Proposal

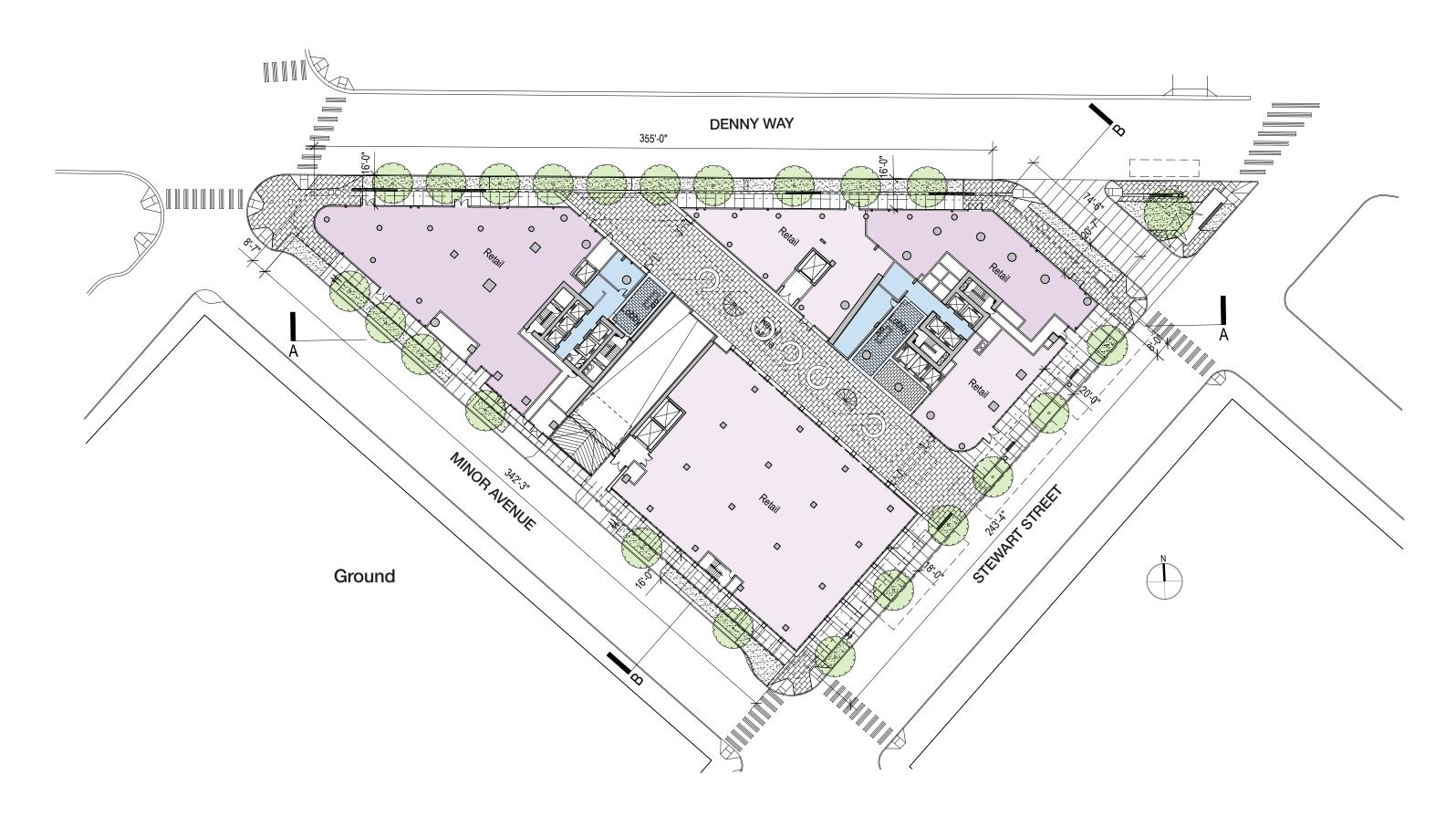




- 1 Pool re-oriented
- 2 Enlarged Amenity program
- Additional residential floor to Tower (reduced floor to floor level)
- 4 Standardization of balcony morphology and reduction of cantilevers
- 5 Planter reduction and standardization
- 6 Additional residential floor to Podium Building
- (7) Unit layout and mix change (West Tower and Podium Building)
- 8 Residential floor plate increase (4'0" to Podium Building width)
- 9 Faceting of 3 of the 4 Tower corners
- (10) Deletion of Level 4 structural transfer
- 11 Changing of Level 2 & 3 glass Display boxes from recessed to projecting
- (12) Additional glazing to Retail Flatiron corner
- (13) Podium cladding changed from zinc to glazed brick
- (14) Level 3 fitness access to Level 4 Terrace
- 15 Development of Galleria skylight
- 16 Modifications to Roof terraces
- (17) Deletion of Galleria elevator (3rd shuttle elevator and 2nd stair added)
- 18 Deletion of triangular recesses along Denny Street
- (19) Deletion of bike ramp for dedicated elevator
- 20 Addition of a P1 Mezzanine for bike storage
- 21 Deletion of the Club
- (22) Modifications to Garbage and Loading
- 23) Modifications to parking layouts

4.2 FLOOR PLANS & SECTIONS



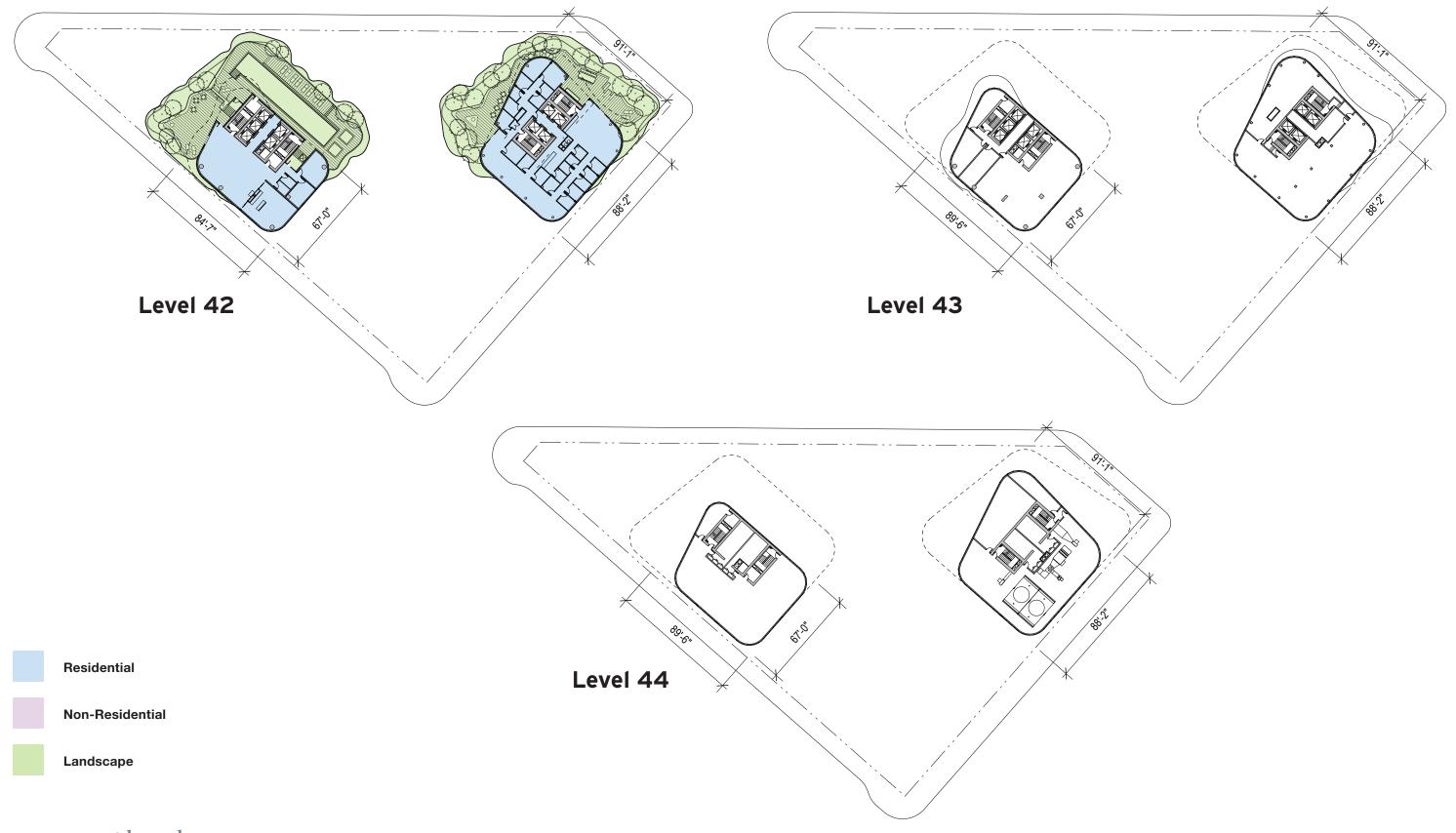


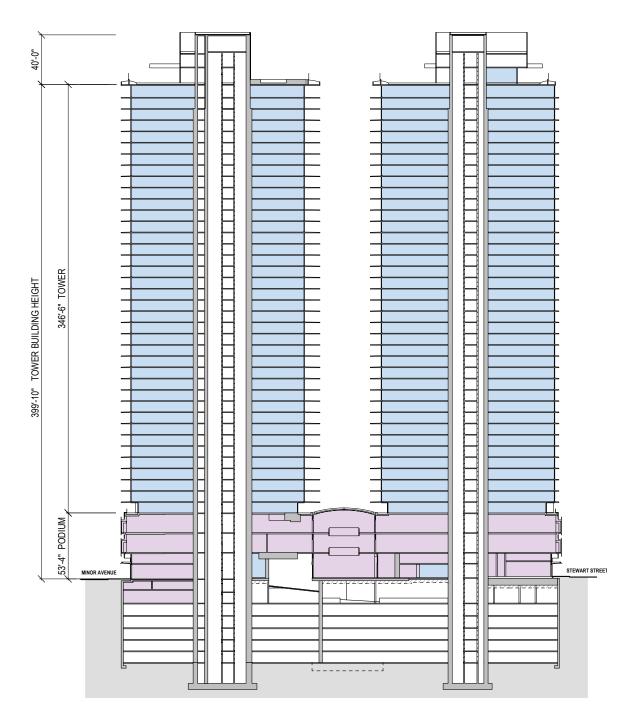
4.2 FLOOR PLANS & SECTIONS





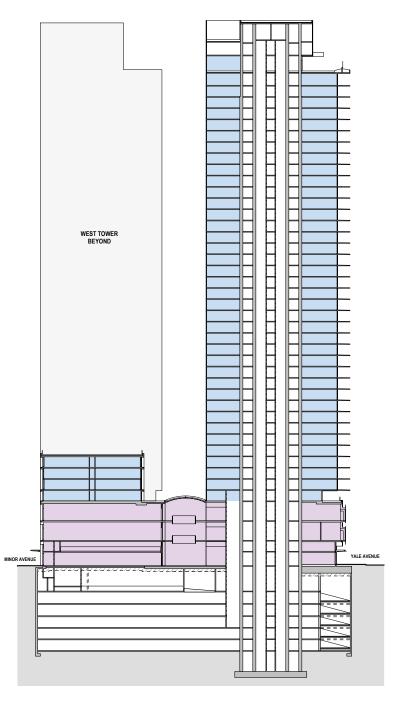
4.2 FLOOR PLANS & SECTIONS





Section A-A





Section B-B



Denny Way



Stewart Street Minor Avenue

Material Palette

The material palette for the development is restrained to allow the formal qualities of the undulating sculptural balconies to be fully appreciated.

The undulating balconies will be a white metal fascia panel, so that the subtle shadowing of the curves will be read clearly even in the low light conditions of the Pacific Northwest. The Curtain Wall frames, spandrel and steel are all within the same family of greys so that the Tower is perceived as a unified composition. The charcoal glazed brick of the Podium juxtaposes, or becomes a foil to the white balconies. Douglas Fir warms up the Galleria, and provides the Residential Lobbies a domestic touch.

- Vision Glass Curtain Wall
- Vision Glass Structural Glazing
- Spandrel Glass Color 1
- Spandrel Glass 2 Color 2
- Curtain Wall Frame Color 1
- Curtain Wall Frame Color 2

- Structural Glass Frame Finish
- Glazed Brick
- **Wood Panel Finish**
- Steel & Metal Fascia Color 1
- Steel Color 2



4.4 MATERIAL PALETTE



Signage Concepts

In addition to identifying place and assisting with wayfinding, signage should also complement the architecture.

Signage is visual communication that needs to coherently identify place and provide guidance for wayfinding. A successful signage strategy needs to work at the scale of the City, the block, the buildings and the individual commercial spaces. This is particularly true for 2nd and 3rd level retail, which is challenging to draw people up to. The signage must also be thoughtfully integrated into the architecture so that it enhances the experience, rather than detracting from it.

The signage concept is composed of five major signage types, each differing with the location and size of Retailer, the building tectonic, and the quality of the streetscape.



Dimensional Letters - Above Canopy



Dimensional Letters - Below Canopy





Canopy Suspended Blades

Dimensional Letters - Glazing Mounted

Freestanding Monuments

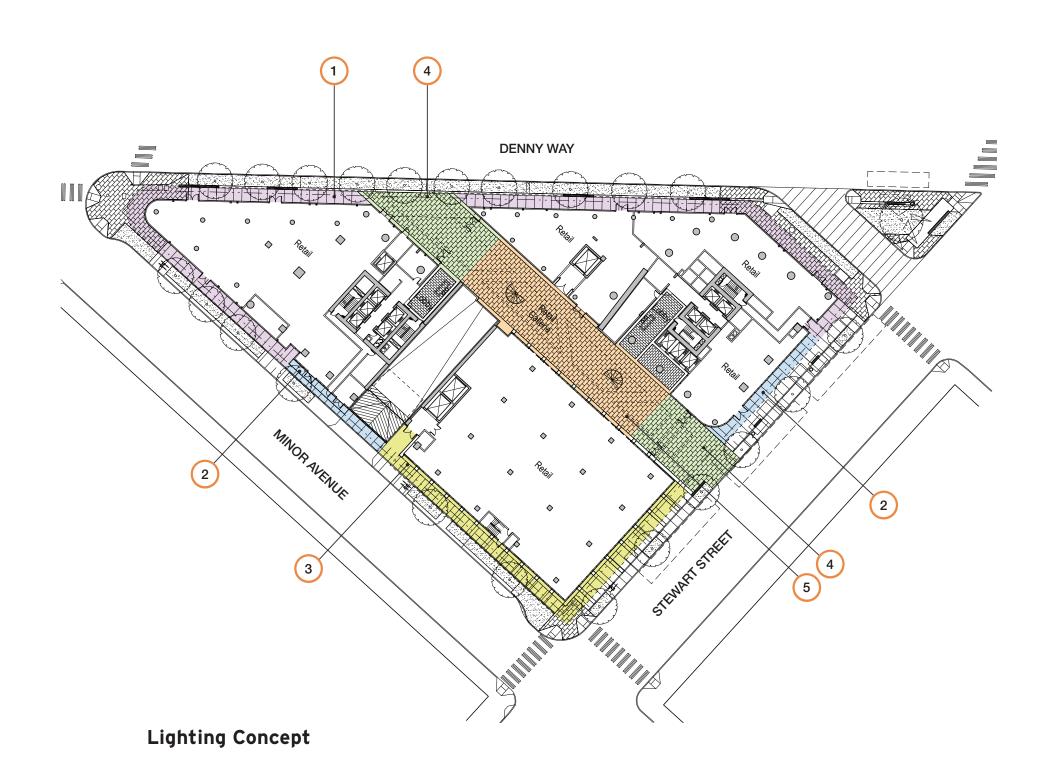
Lighting Concepts

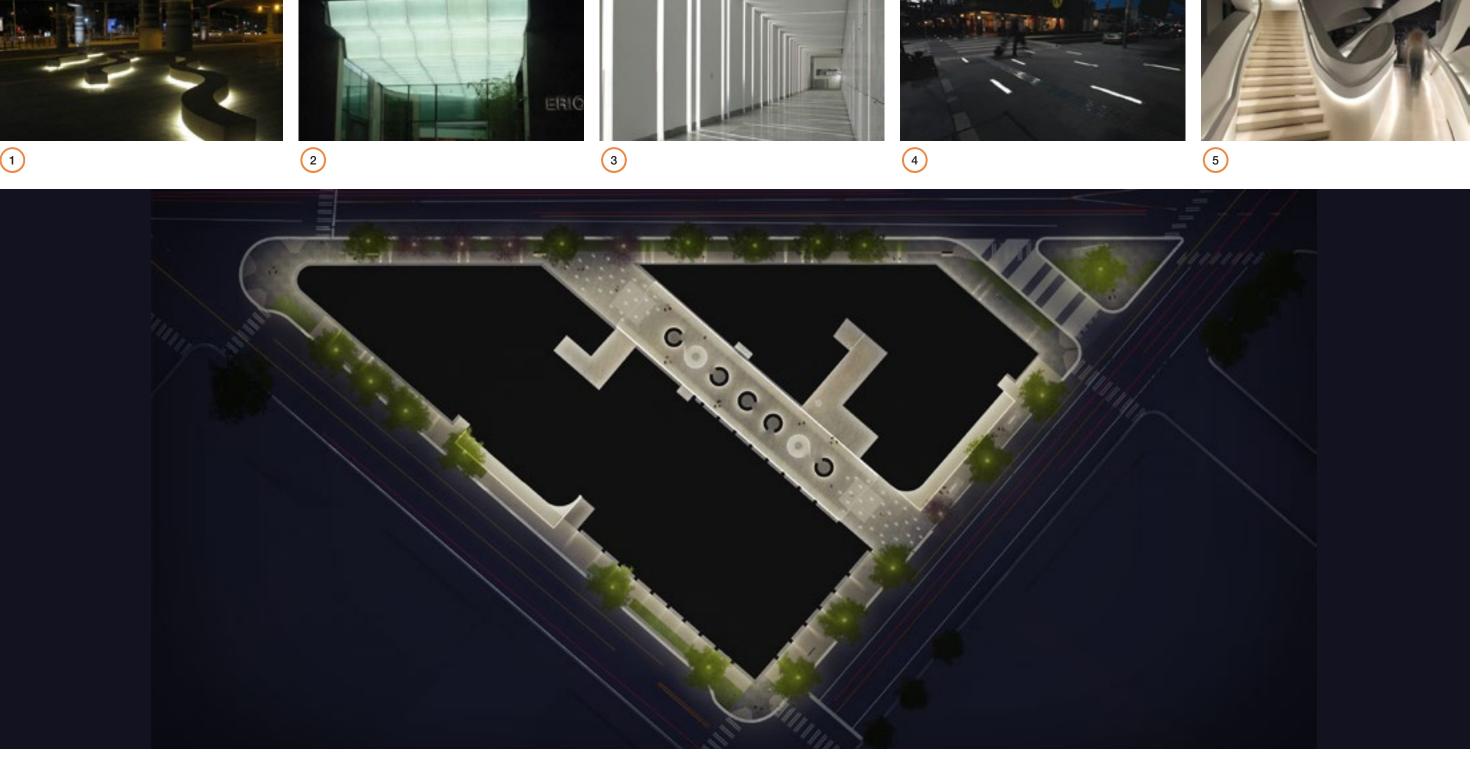
Lighting of the public realm should aim to provide a safe environment, while at the same time enhancing the appearance and emotional impact of the architecture.

The illumination provided by the street lighting is adequate enough to provide a safe public realm. The additional lighting of the public realm is tailored to the pedestrian experience; to help with wayfinding, to encourage gathering, and to enhance movement on the sidewalk.

The public realm lighting concept is composed of five major lighting events, each differing in response to the tectonic of the building and the quality of the streetscape.

- 1 Lower Podium
 - a. Under Bench Lighting
 - b. Staccato Building Accent Lighting
- (2) Tower
 - a. Glass Canopy Lighting
- 3 Podium Building
 - a. Brick Pier Accent Lighting
- (4) Galleria Entry
 - a. In-ground Linear Lighting
- 5 Galleria
 - a. In-direct Alcove Lighting
 - **b.** In-direct Object Lighting (Kiosks and Spiral Stairs)





Site Lighting



Landscape

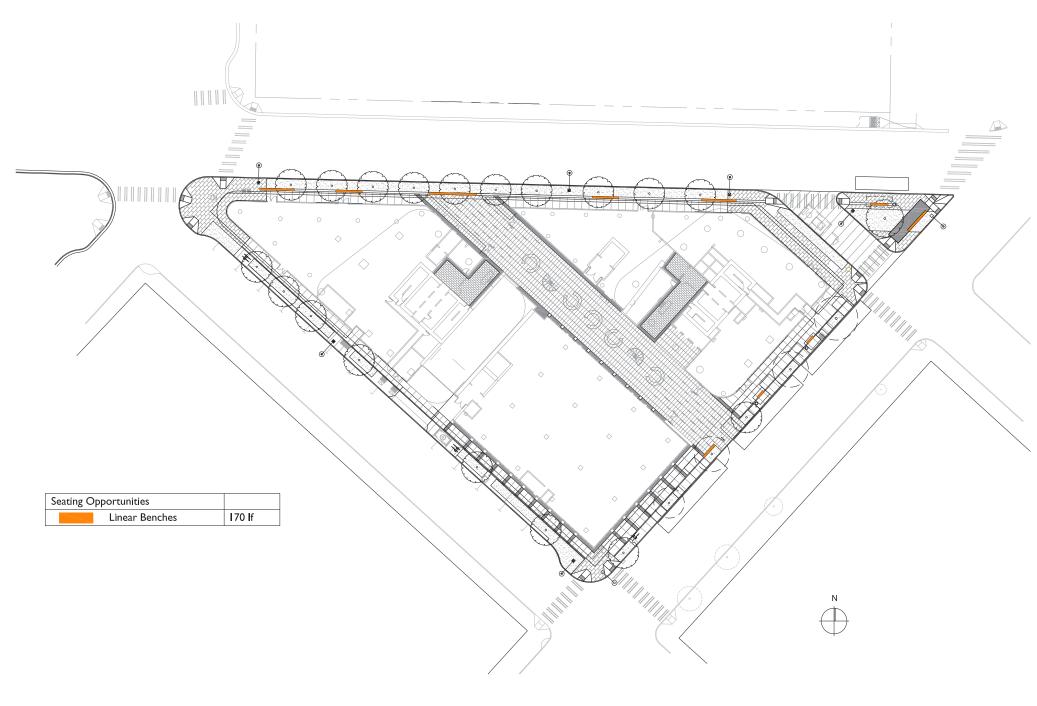




SITE PLAN

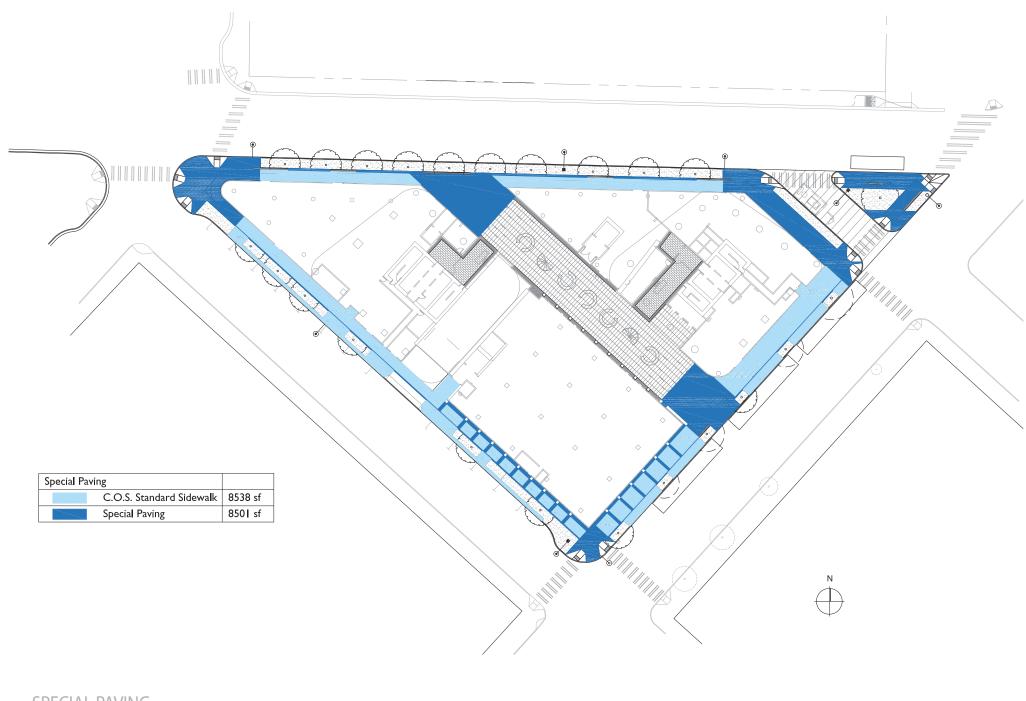






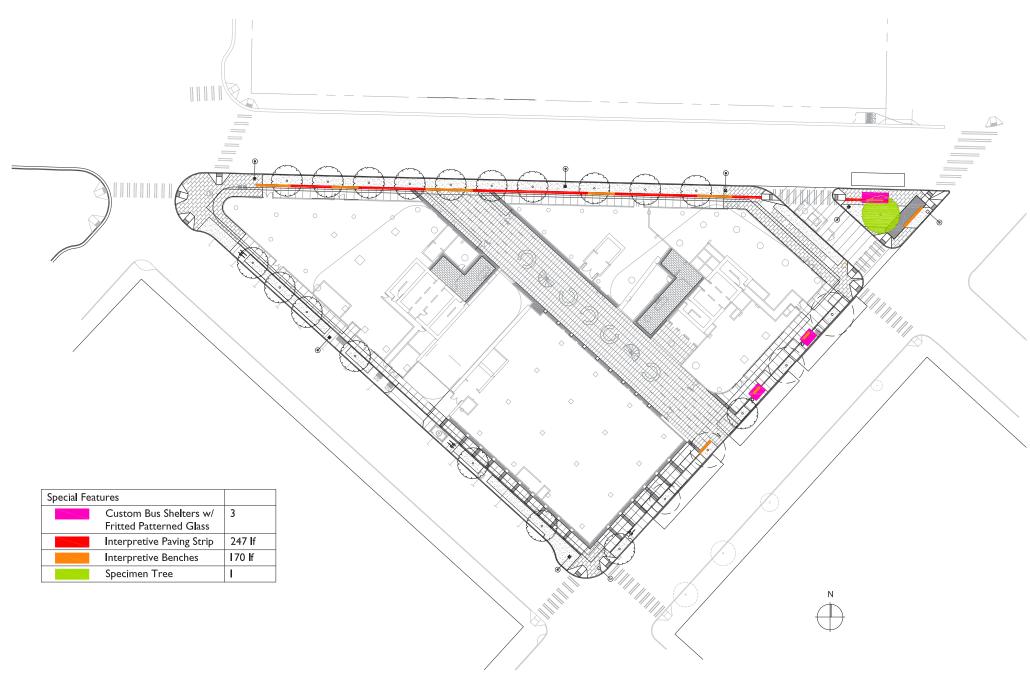
SEATING OPPORTUNITIES





SPECIAL PAVING





SPECIAL FEATURES







SITE PLAN



STREETSCAPE

The Landscape Design at 1200 Stewart creates a contemporary, high quality public realm gateway to the Denny Triangle Neighbourhood. The landscape is comprised of granite and basalt paving, underlit stone and woodtopped seat walls, strong rows of street trees with graphic plant massings, and custom designed bus shelters.

Denny Way is emphasized with ten new Zelkova trees underplanted with a continuous linear massing of Redtwig Dogwood and ornamental grasses. Special stone paving highlights the intersections of Yale and Virginia. A ribbon of interpretive stone paving lines the entire sidewalk. The urban grid of Denny Triangle is abstracted in etched granite or sandblasted concrete on this ribbon, which carries the pattern up onto five underlit stone or concrete benches. This ribbon jumps the street to the pedestrian island at Stewart and Denny, which features stone paving, a custom designed bus shelter, wood topped seating, public art, a new Horsechestnut tree and a lush garden with a stone pathway passing through it.

A midblock 'carpet' of light granite spans between buildings from Denny to Stewart, highlighting the atrium as a major public indoor/outdoor space. Along Minor Avenue are 6 new Forest Green Oak Trees with underplanted massings of ornamental grasses. CIP concrete with graphic stone banding emphasizes the Retail at the corner of Stewart and Minor. Along Stewart, four existing trees are maintained and two new Scarlet Oak trees are planted with the addition of two custom designed bus shelters between them.

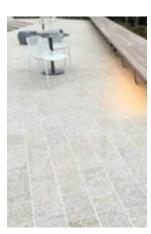






Regrade In Process







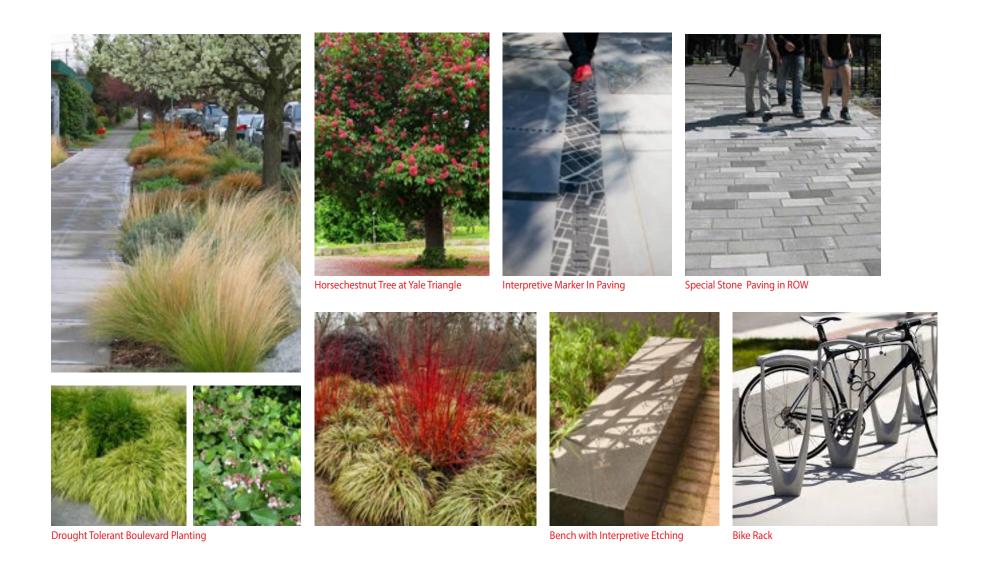
Interpretive Marker In Paving

Special Stone Paving in Galleria

Customized Bus Shelter With Wayfinding Signage

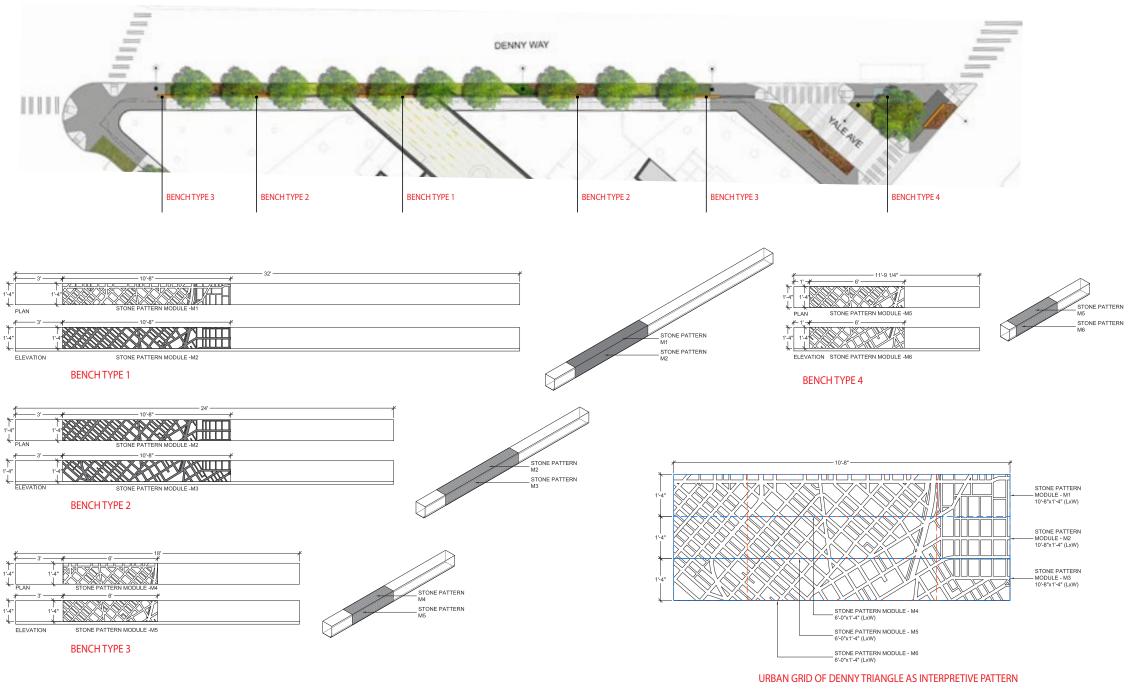
STREETSCAPE CONCEPT





STREETSCAPE





INTERPRETIVE PAVING & BENCHES







VERTICAL LANDSCAPE CONCEPT





Amelanchier Canadensis



Rooftop Fitness



Rooftop Dog Park



LEVEL 4 & 5

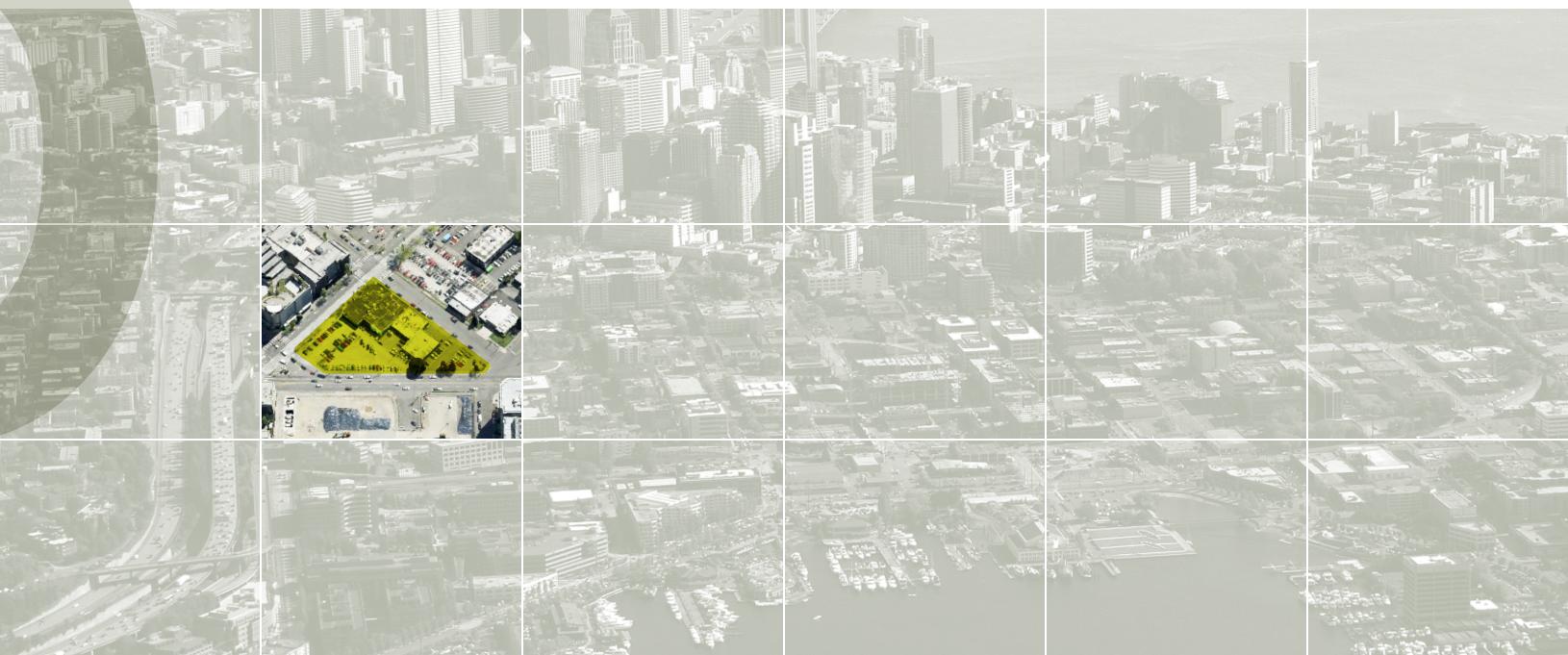




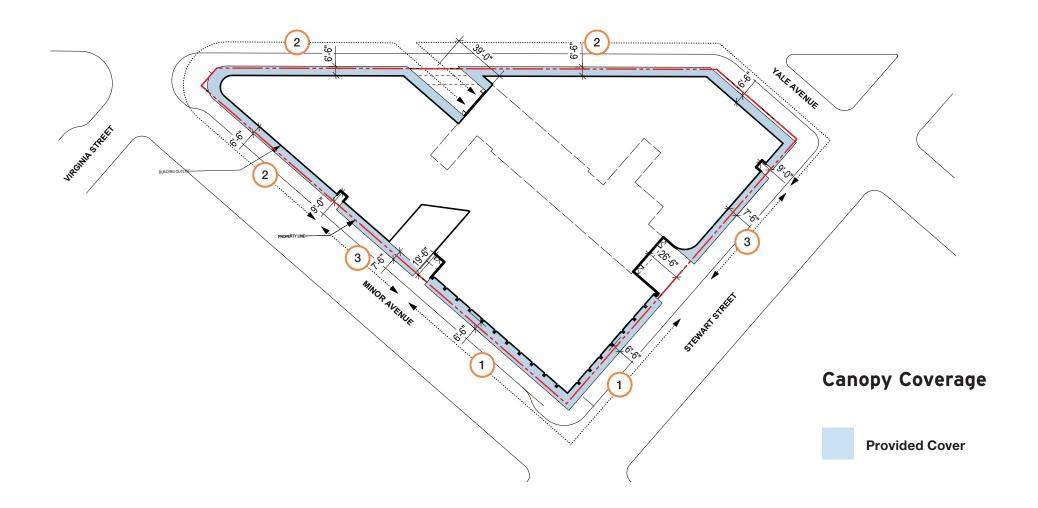




Departures



6.1 DEPARTURE REQUEST #1



23.49.018

Overhead Weather Protection & Lighting

Continuous overhead weather protection shall be required for new development along the entire street frontage of a lot except along those portions of the structure facade that:

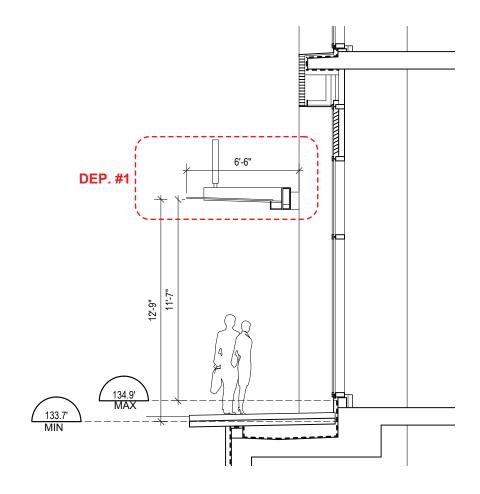
- are located farther than five (5) feet from the street property line or widened sidewalk on private property; or
- but a bonused open space amenity feature; or
- are separated from the street property line or widened sidewalk on private property by a landscaped area at least two (2) feet in width; or
- are driveways into structures or loading docks.

Request

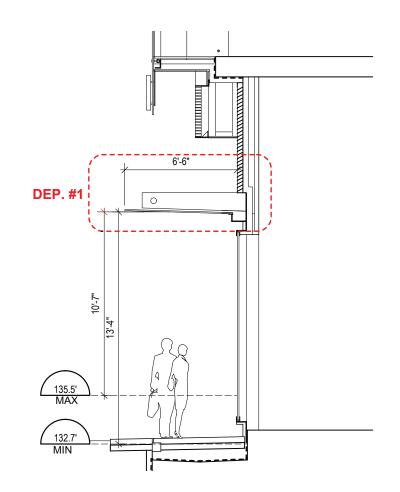
The canopy width on Denny and Minor has been reduced from a minimum of 8'0", to 6'6" and 7'6", (see diagrams), to meet the requirements of SDOT for min. 5' clearance from trees to canopy. Canopies on Stewart and Yale have been adjusted to match the required width on Denny and Minor, for a consistent architectural expression. It is proposed to have the canopy at the base of the tower on Minor Ave. extend over the parkade entry to complete the architectural composition. A slight variation in height(up to 2'2") beyond the upper limit of 15' is requested to allow clearance at the parkade entry, and to provide some hierarchy in canopy heights as a form of architectural expression. The applicant proposes a continuous canopy cover including the drive aisle entry except for a limited area adjacent to the drive aisle, and small reveals in the façade on Minor and Stewart, and entries to the galleria. Per SMC 23.49.018A.1, canopies are not required at these locations as they are greater than 5' from the property line.

How Departure Meets Guidelines

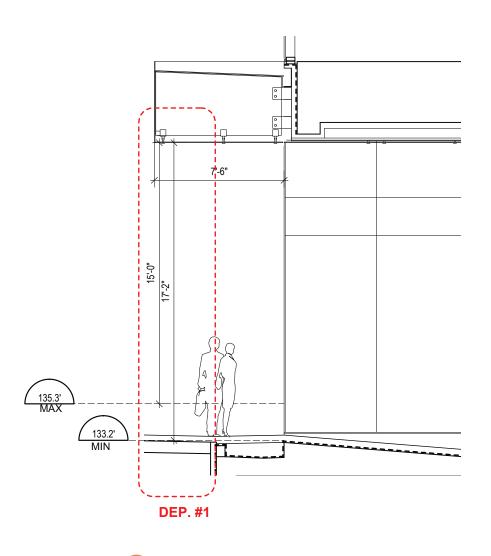
The requirements of SDOT necessitate reducing the canopy widths to provide space for site trees, on a substantial portion of the site. Some variation in height and dimension would allow a composition that meets architectural elements, hierarchy of entries, and responds to SDOT's requirements. (B4,C4).





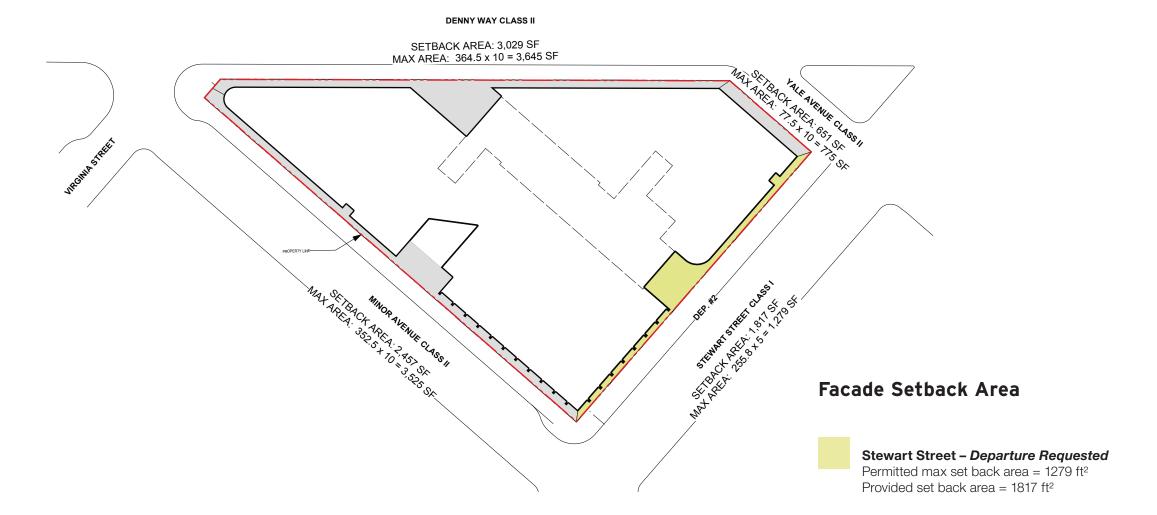


2 Canopy Type 2



3 Canopy Type 3

6.2 **DEPARTURE REQUEST #2**

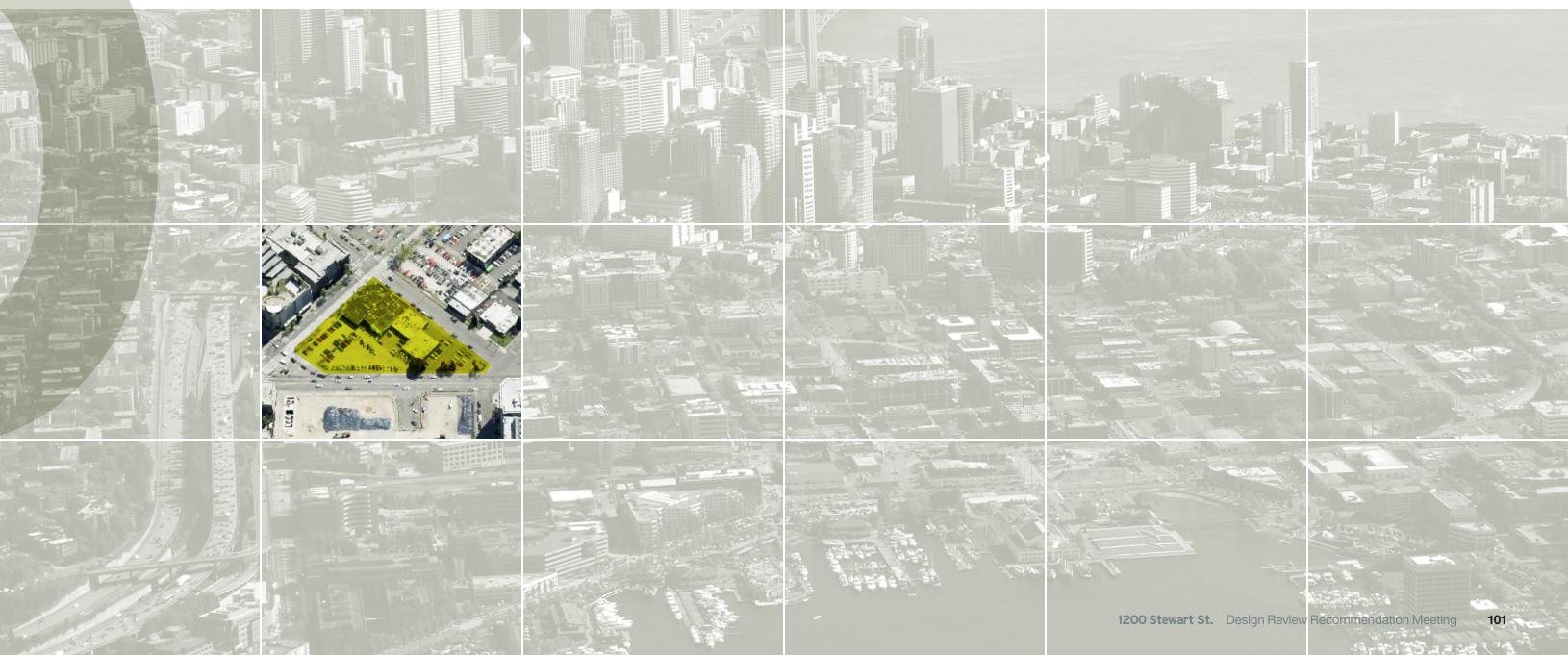


23.49.056.B.2 b Maximum Setback Area	Request	How Departure Meets Guidelines
The maximum area of all setbacks between the street lot line and facade along each street frontage of a lot shall not exceed the area derived by multiplying the averaging factor by the width of the street frontage of the structure along that street (see Exhibit D for 23.49.056). The averaging factor is five on Class I pedestrian streets and ten on Class II pedestrian streets and designated green streets.	The applicant proposes to set back facades along Stewart St. to an extent greater than the permitted area limits in order to maximize public open space, and allow the east tower to meet the ground. The Maximum setback area on Stewart st. exceeds the Maximum allowable area by 538 ft².	The entry to the galleria is set back to provide a more generous entry, public open space and additional landscape area.(B1, B3, C1, C2, C4, D1, D2, D3) tower facade is grounded at street level & is set back to suit the tower location.

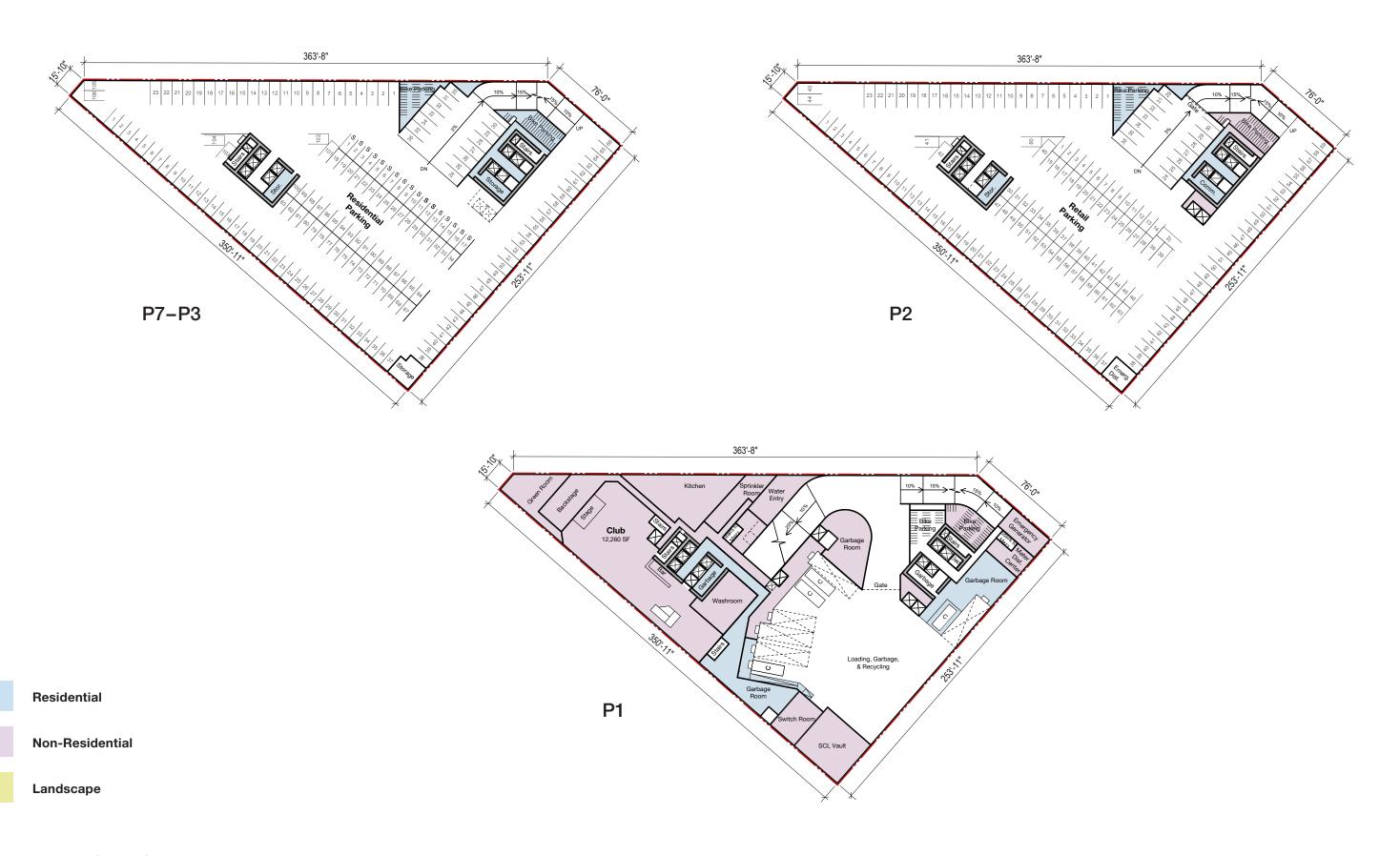


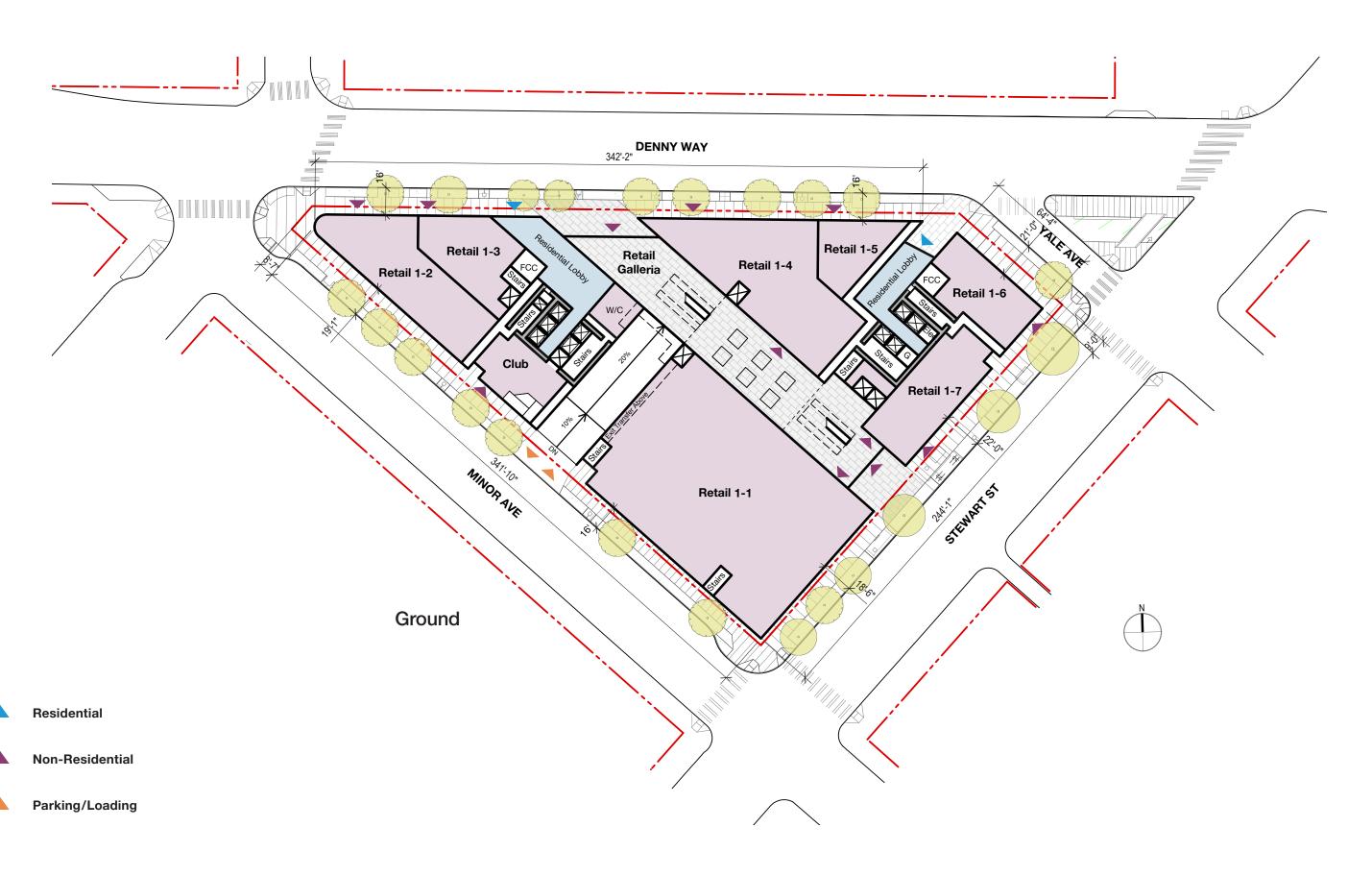


Appendix

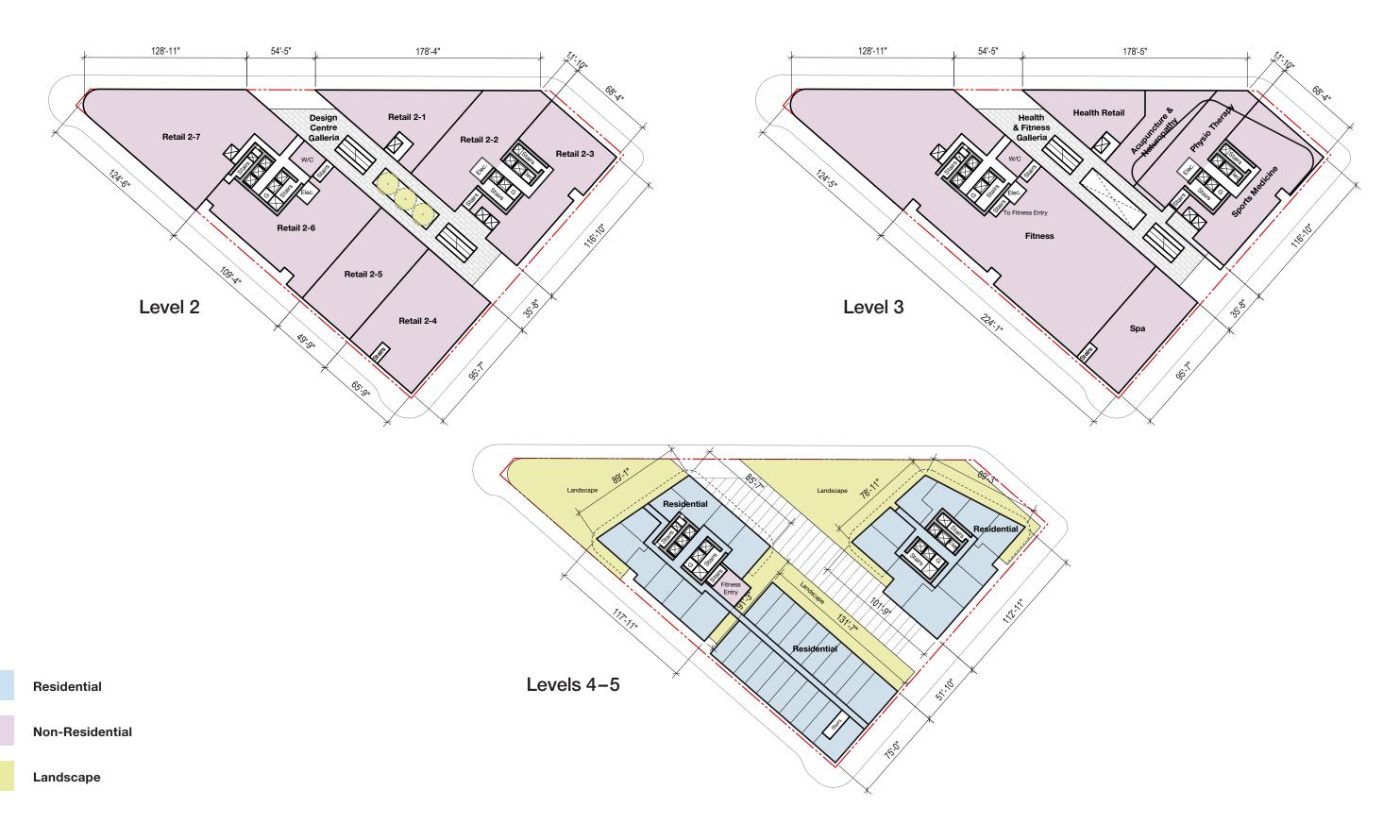


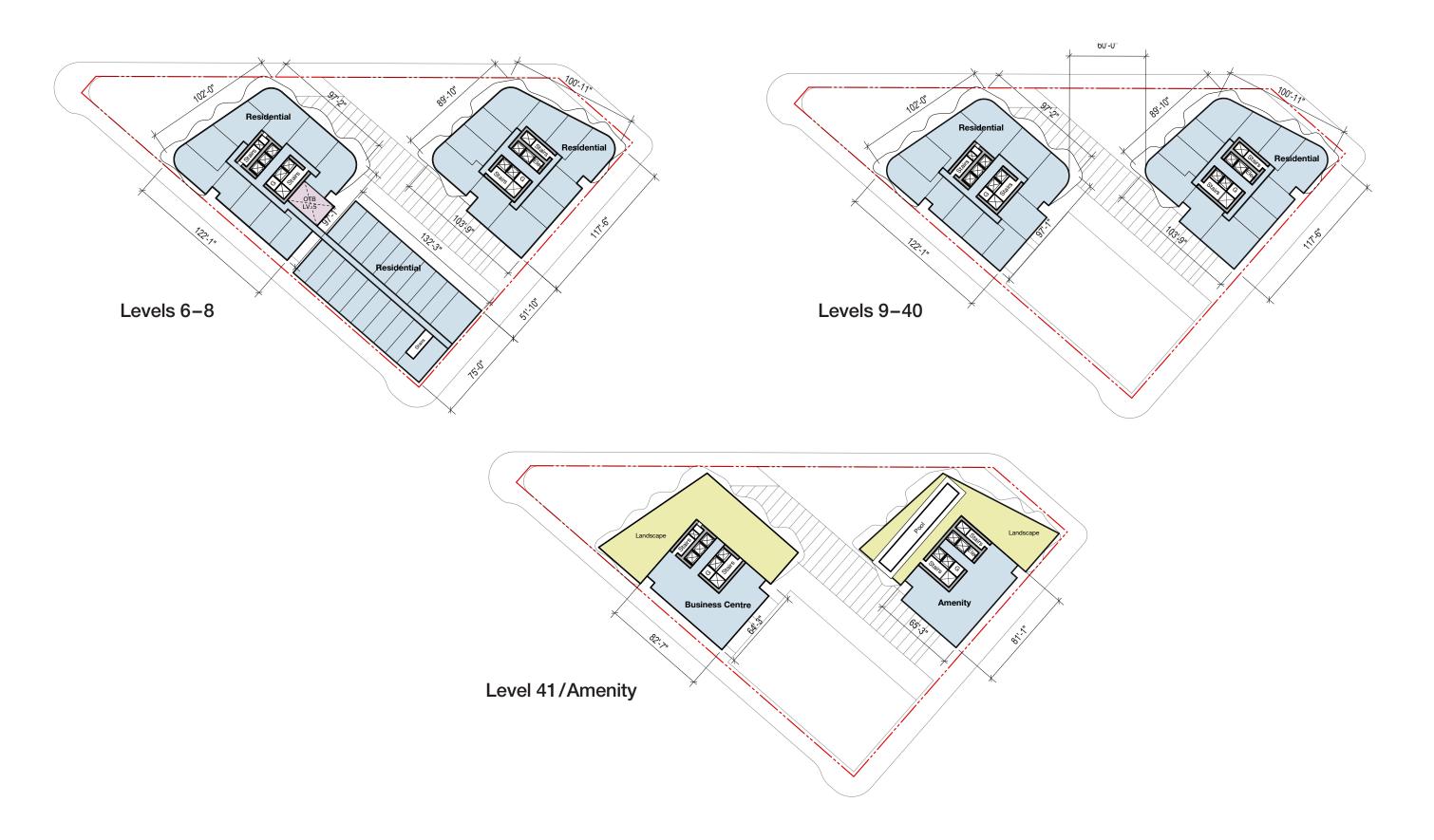
7.1 **EDG FLOOR PLANS**





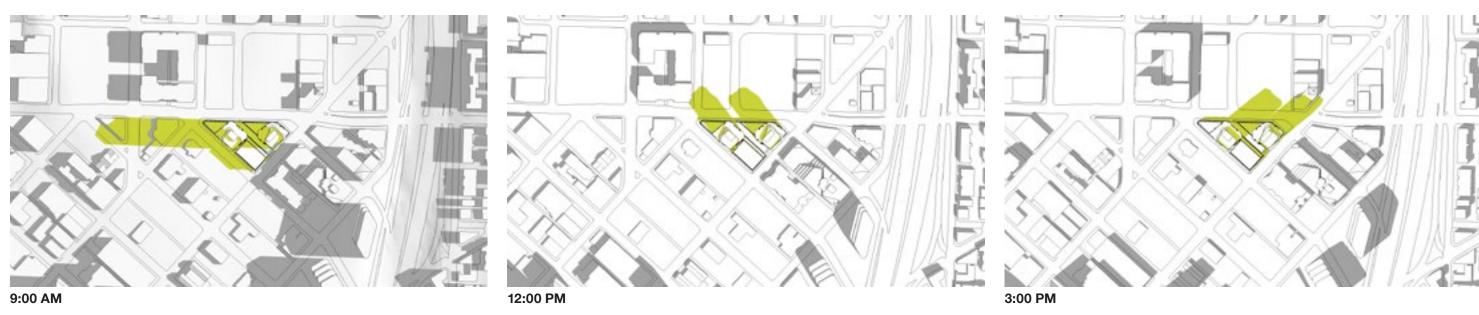
7.1 EDG FLOOR PLANS





7.2 CURRENT DESIGN PROPOSAL - SHADOW ANALYSIS

Summer Solstice - June 21



Spring Equinox - March 20



Existing Shadows Incremental Ground Plane Shadows

Fall Equinox - September 20







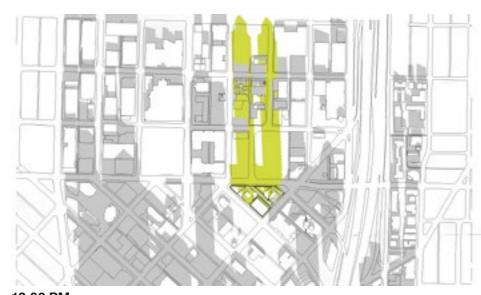
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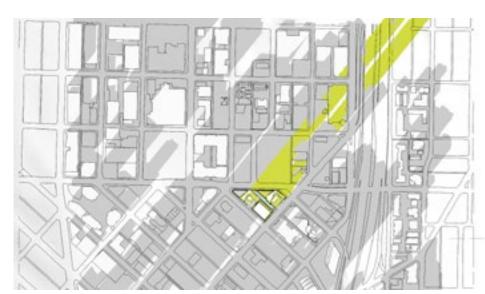
12:00 PM

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Winter Solstice - December 21







9:00 AM

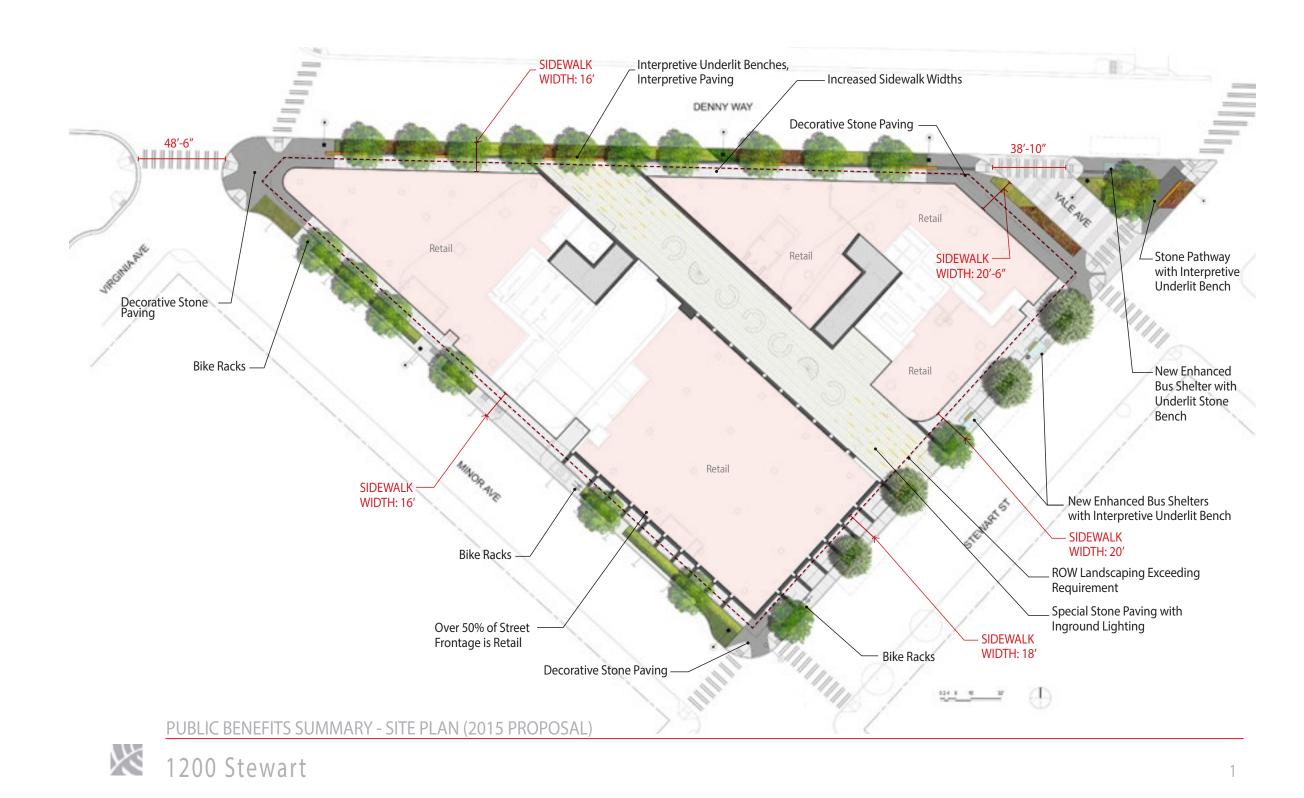
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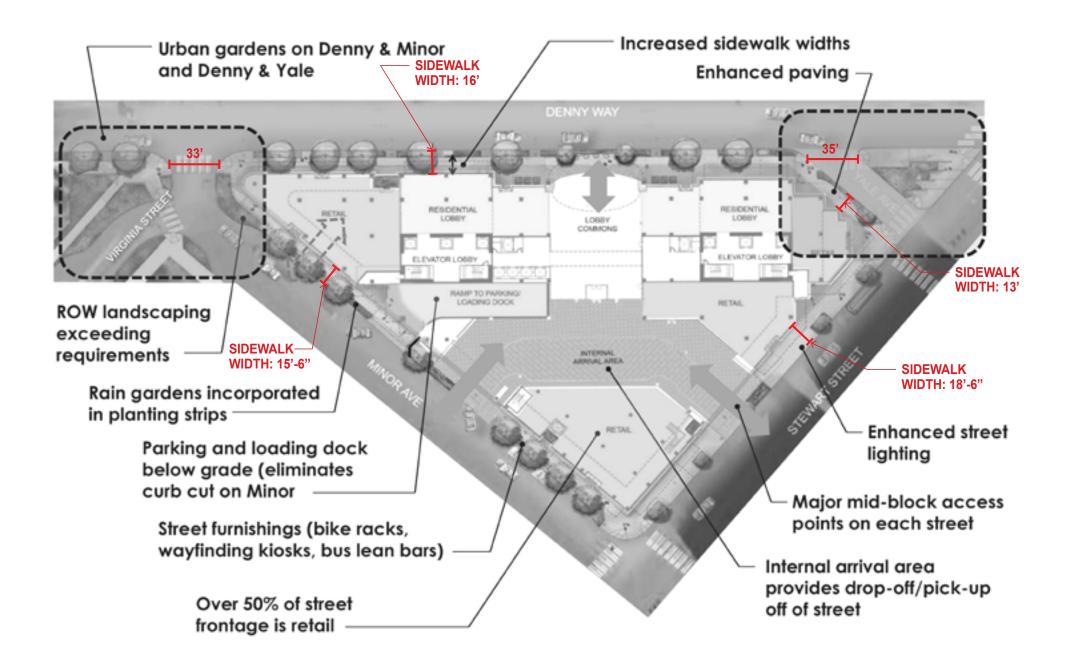
Existing Shadows



Incremental Ground Plane Shadows



westbank Henriquez Architects



PUBLIC BENEFITS SUMMARY - SITE PLAN (2010 PROPOSAL)



1200 Stewart

)

Public		Existing	City Required		Proposed (2010)			
Benefits	Description	Quantity	Quantity	Proposed (2010)	recalculated by PFS *B	Proposed (2015)	Exceeds (2015)	Comments
#1	Denny Way							
	Landscaping				942 sf *B	2,100 sf	1,158 sf *A	*A - Exceeded value based on
	Decorative Pavers				1,522 sf *B	3,046 sf	1,524 sf *A	recalculation by PFS
								4
#2	Yale Avenue		-					*B - 2010 proposed area calculations
	Landscaping		1		757 sf *B	938 sf	181 sf *A	do not match PFS's calculations of 2010
	Decorative Pavers				2,028 sf *B	1,944 sf *G		proposed areas, see Public Benefit
#3	Stewart Street		-				+	Comparison Diagram (pg. 4 & 5)
#3	Landscaping		 		593 sf *B	402 sf		-
	Decorative Pavers		1		889 sf *B	2,208 sf	1,319 sf *A	-
	Decorative Favers				009 31 B	2,200 31	1,31931 A	-
#4	Minor Avenue		1				+	-
	Landscaping				1,371 sf *B	1,523 sf	152 sf *A	*C - Three wayfinding signs
	Decorative Pavers				375 sf *B	1,303 sf	928 sf *A	incorporated with new enhanced bus
						-,		shelters
	Total Landscaping	97 sf	1,602 sf	5,987 sf	3,663 sf *B	4,963 sf	1,300 sf *A	
	Total Decorative Pavers		0 sf	1,010 sf	4,814 sf *B	8,501 sf	3,687 sf *A	1
				,			<u> </u>	1
#5	Street Amenities							1
	Street Trees	5	23	23		23		7
					7			1
	and the second	Varies (11' to	18' on Stewart,					
	Sidewalk Widths	15')	12' on Denny,	Varies (13' to 18.5')		Varies (16'-20.5')		
			Minor, Yale					
	Interpretive Stone Paving	0 If	0 If	0 If		247 If	New Addition	*D - Lean bars substituted with 2 new
	New Enhanced Bus Shelters	1 Metro	1 Metro	1 Enhanced Structure		3 Enhanced Structures	2	enhanced bus shelters
	INEW EIIIIaliceu Bus Sileiteis	Standard	Standard	I Ellianced Structure		5 Elillanceu Structures	2	
	Pedestrian Wayfinding Signage	0	0	3		3 *C		
	Bus Stop Lean Bars on Stewart	0	0	8		0 *D		
	Decorative Seating on Denny / Seat Walls	0	0	160 lf		170 lf	10 lf	_
	Benches-LED Underlighting	0	0	0		170 lf	New Addition	
	Pedestrian Light Poles at Bus Stops	0	0	7		0 *E		*E - Using LED strip lights under
	Bike Racks	0	0	5		6	1	benches instead
	Reduced Pedesrian Crossing Distance at Minor & Denny (Traffic	110 ft	110 ft	33 ft		48.5 ft *F		
	Calming Measure)				_			*F - Reduced values due to landscape &
	Reduced Pedesrian Crossing Distance at Denny & Yale (Traffic	60 ft	60 ft	35 ft		38.8 ft *G		paving designed by SCL Denny
	Calming Measure)	-	-		4			Substation and approved by SDOT
			ļ.,	lu.	4		+	4
#6	Loading Dock Located Below Grade	N/A	No	Yes	4	Yes	100 15	
#7	Retail Frontage on Property Line	240 lf	0 If	608 If	4	708 lf	100 lf	*G - Reduced values due to utility
#8	Major Mid-Block Access Points to Building (Vehicular)	2	1	3		1	Name Addition	conflict
#9	Elimination of Porte Cochere			2		Yes	New Addition	-
#10	Curb cuts along Minor & Denny	NI/A	No	No.		Vac	Novy Addition	-
#11 #12	Winter Garden Accessible to Public	N/A No	No No	No Yes		Yes Yes	New Addition	
#12	Consistency with Denny Way Corridor Study	INO	INO	162	ļ	Ties		1

PUBLIC BENEFITS QUANTIFICATION MATRIX

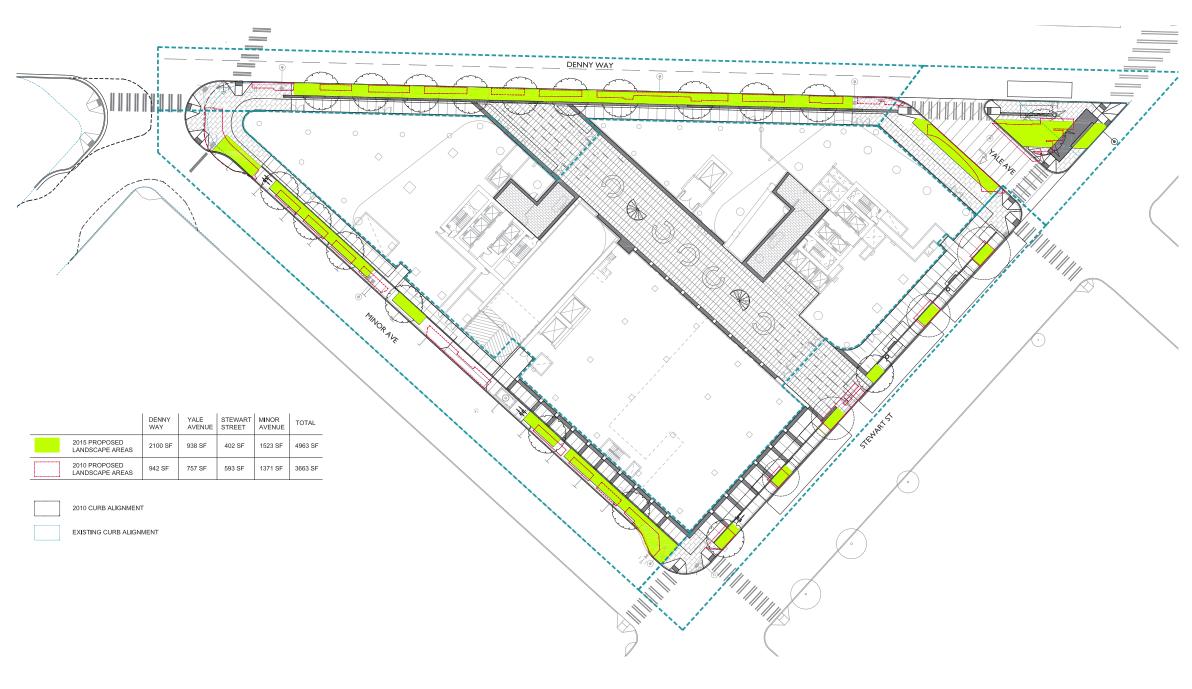


1200 Stewart

^{*}The public benefit quantification matrix summarizes the comparison between the 2010 proposed plan and the 2015 proposed plan.

*The 2015 proposal does not include rain gardens because of the flat nature and contamination on the site.

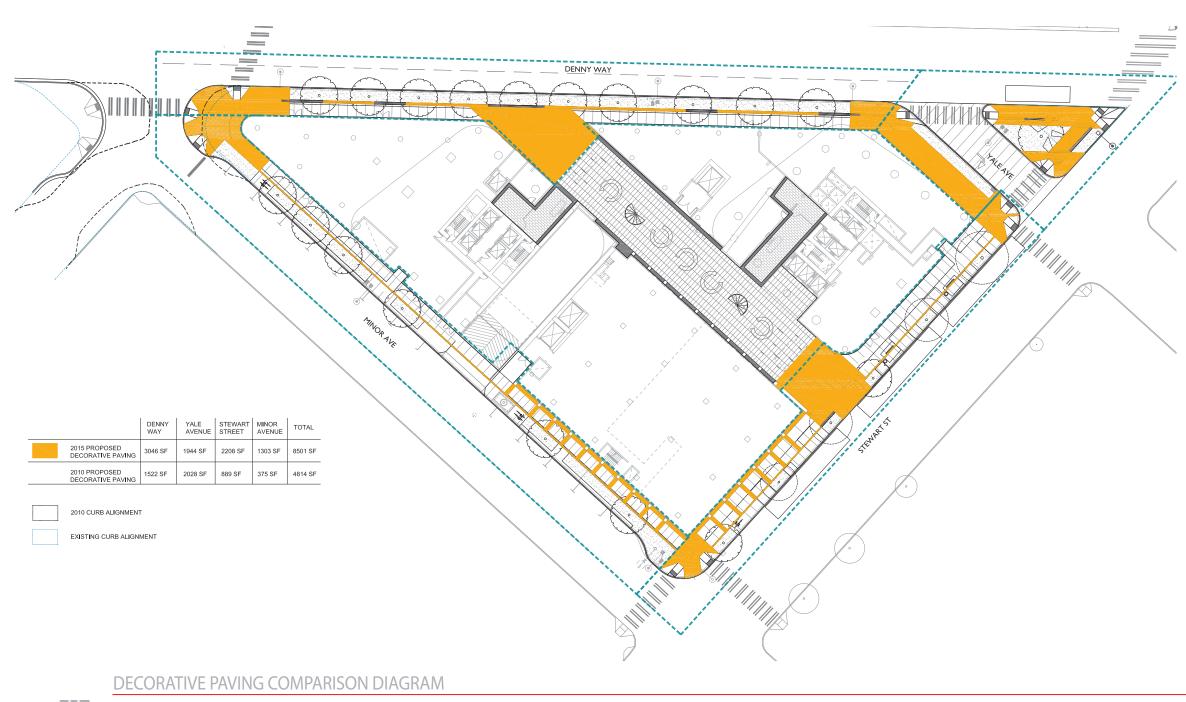
*The 2015 proposed new additions are highlighted in green.



LANDSCAPE AREAS COMPARISON DIAGRAM

1200 Stewart

4



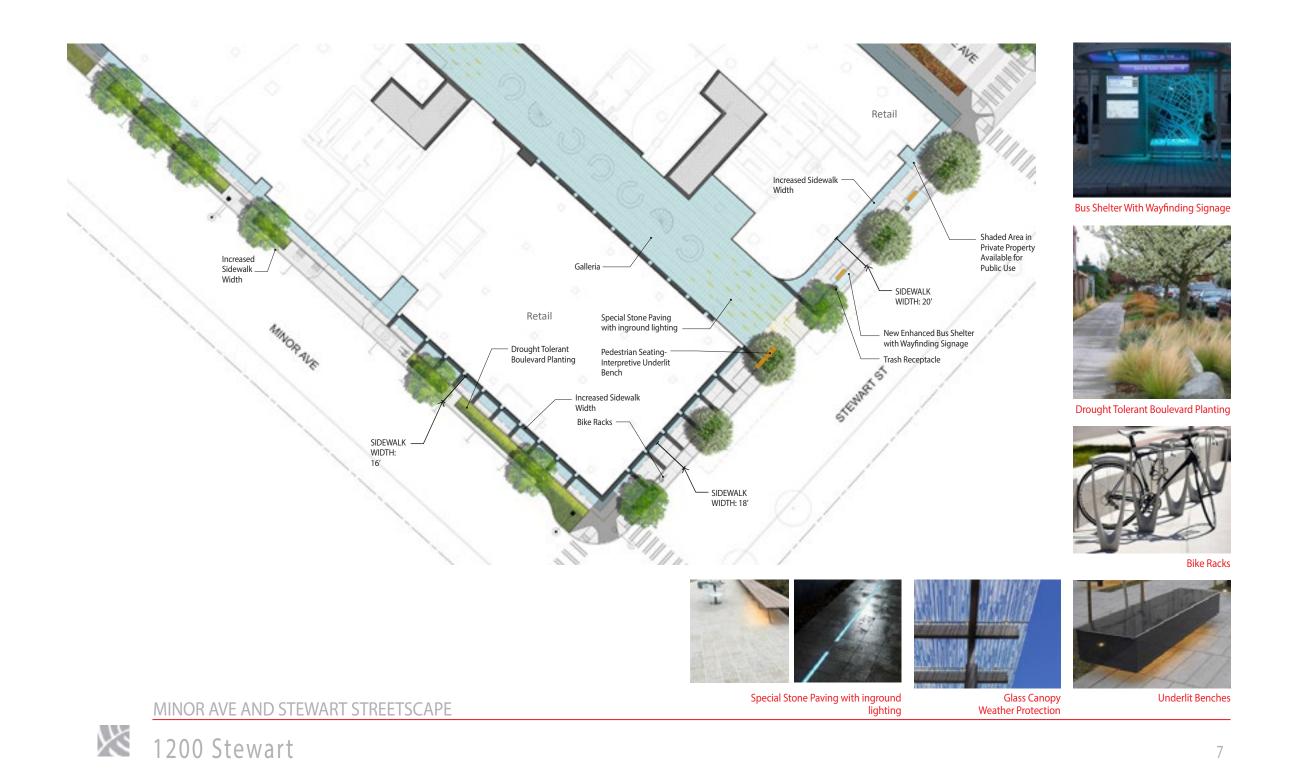
1200 Stewart



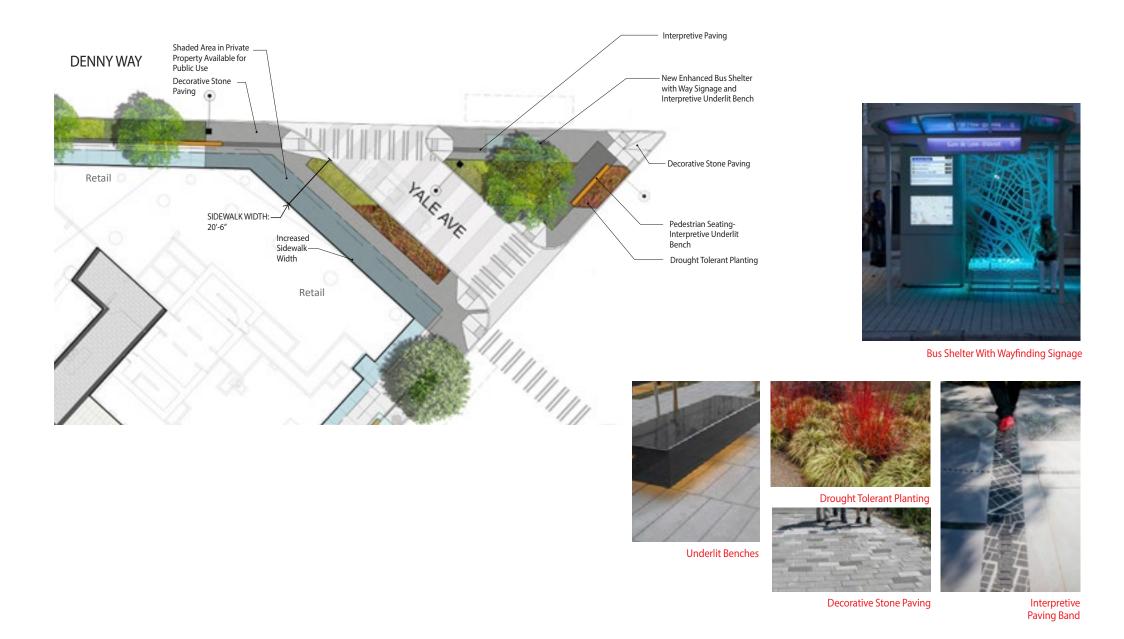


DENNY WAY AND YALE STREETSCAPE

1200 Stewart



westbank Henriquez Architects



YALE URBAN PLAZA

1200 Stewart

Q

Current Design Proposal



Stewart Street Elevation



View from Denny Way Looking Southwest

HALA Alternative

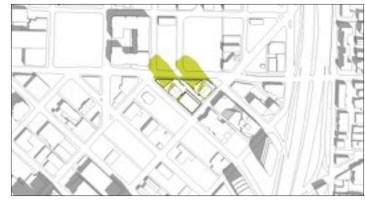




View from Denny Way Looking Southwest

Shadow Analysis **Current Design Proposal**







Equinox (Spring)

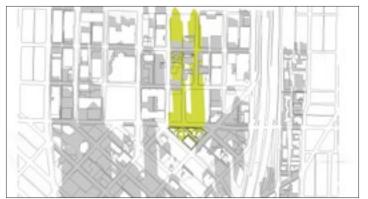






Winter Solstice







12:00 PM

Existing Shadows

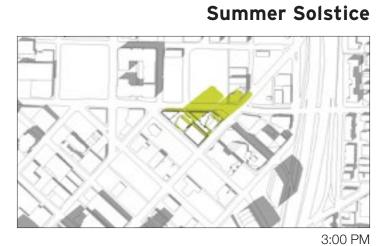
Incremental Ground Plane Shadows

7.4 HALA ALTERNATIVE

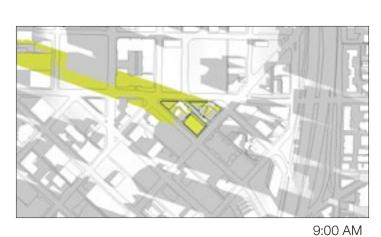
Shadow Analysis **HALA Alternative**







Equinox (Spring)





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Winter Solstice





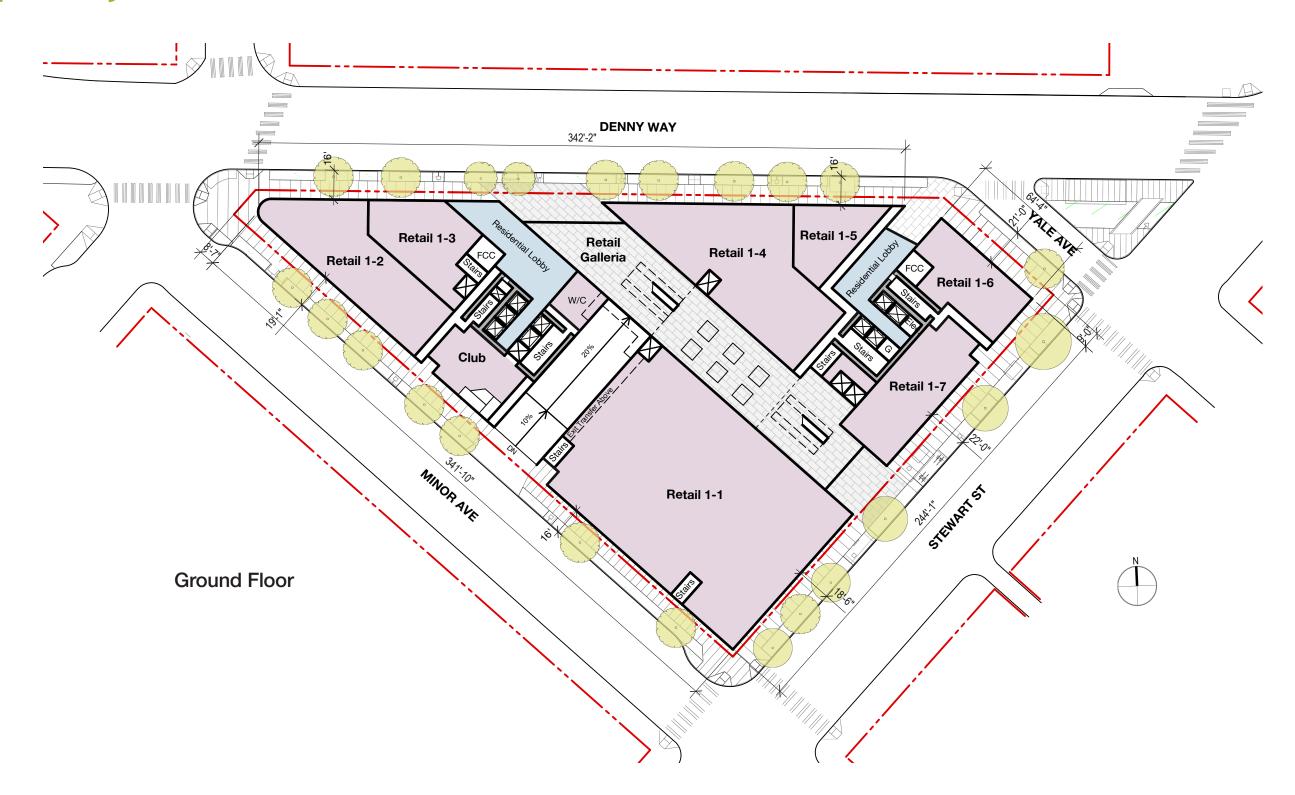


3:00 PM

Existing Shadows

Incremental Ground Plane Shadows

Early Design Guidance



Current Design Proposal

