



Federal Reserve Building

EDG ANALYTIC DESIGN PROPOSAL PACKET
1015 2ND AVENUE
PROJECT NUMBER 3021574
DECEMBER 15, 2015

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SPRING

MADISON



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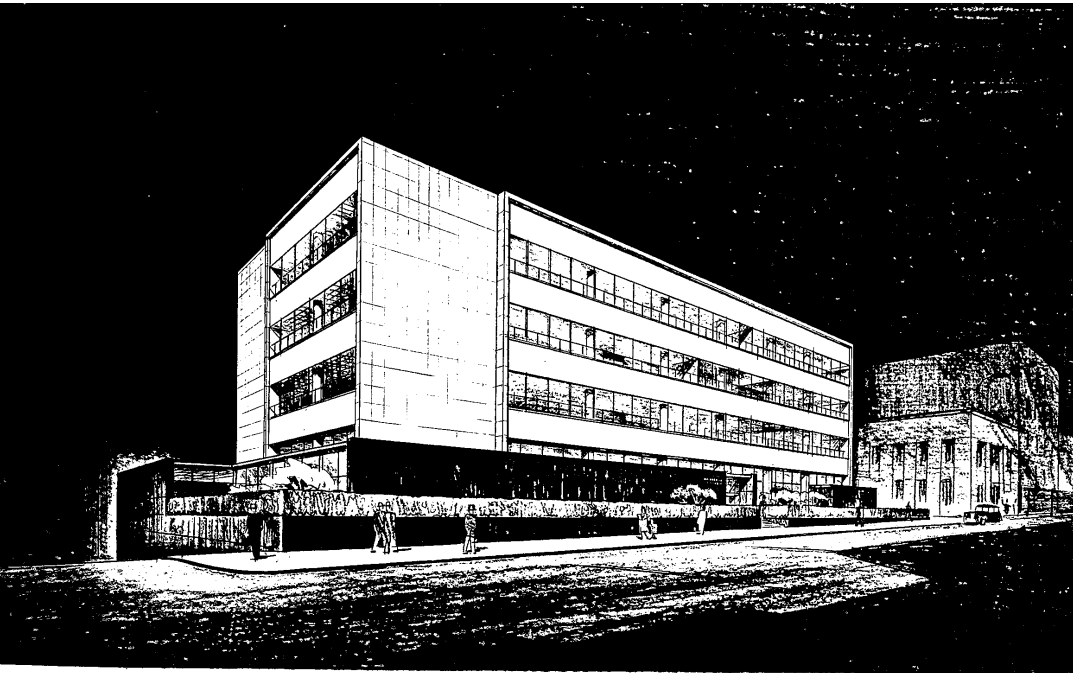
3.1
PROJECT OVERVIEW



Project Overview

The proposed development involves the adaptive reuse of the Federal Reserve Bank building (FRB) in combination with a new office/residential mixed-use tower to be constructed above the FRB. The FRB is listed in the Register for Historic Places. Review of the proposal by the Washington State Department of Historic Preservation is occurring concurrently with Seattle DPD review.

- The proposal includes approximately:
- 540,000 square feet of office on 32 levels
 - 192 residential units on 12 levels
 - 20,000 square feet of public area
 - 250 parking stalls on 5 levels below-grade



SECOND AVE. ELEVATION - SCHEME 1-A
PROPOSED BUILDING FOR THE SEATTLE BRANCH FEDERAL RESERVE BANK OF SAN FRANCISCO
NARAYAN, BAIN, BRADY, & JOHANSON ARCHITECTS & ENGINEERS SEATTLE, WASH. 8-25-97

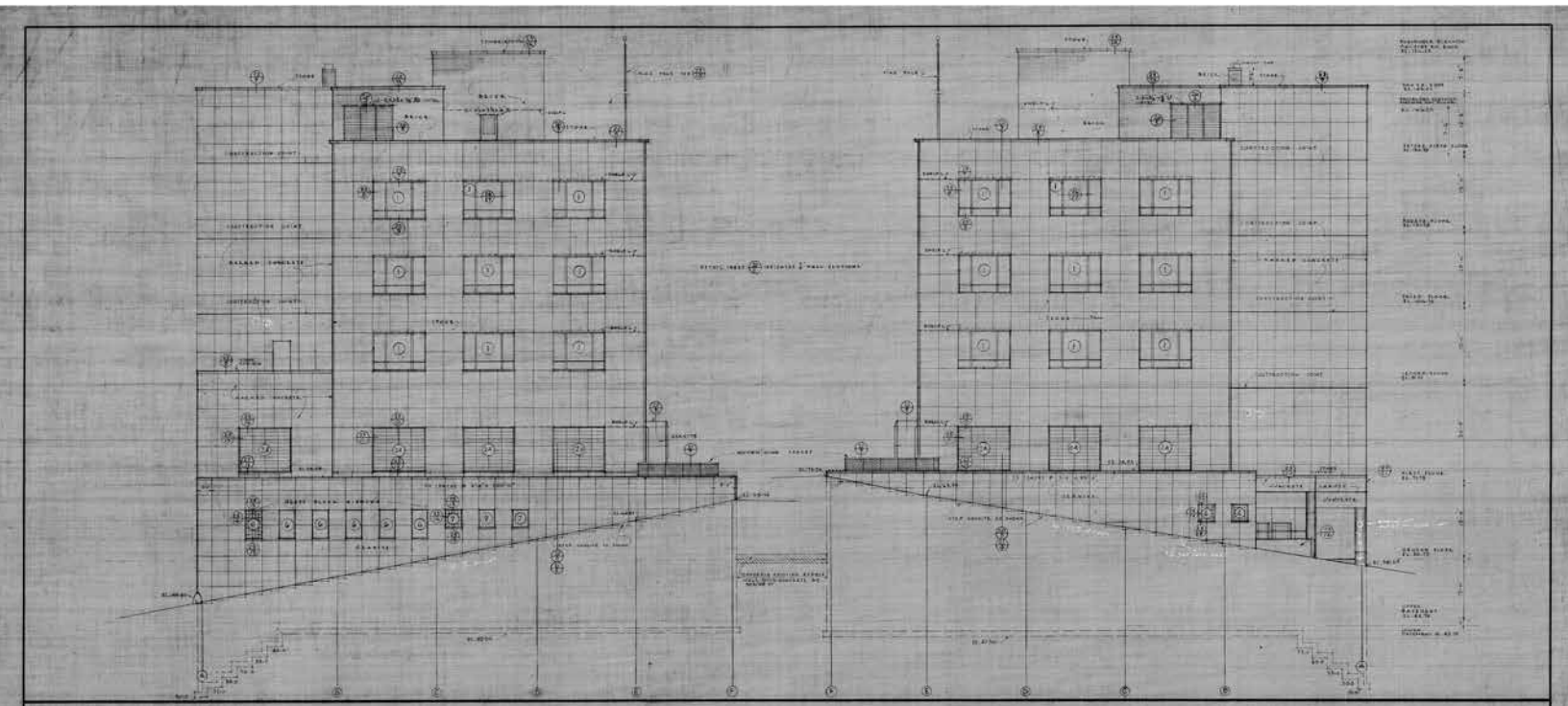
3.2 FEDERAL RESERVE BANK

Federal Reserve Bank

Constructed between 1948 and 1950, the FRB was designed by Naramore, Bain, Brady and Johanson as the Seattle branch office of the Federal Reserve Bank of San Francisco (FRB). The FRB has been unoccupied since 2008 having served one owner. The building remains largely unchanged.

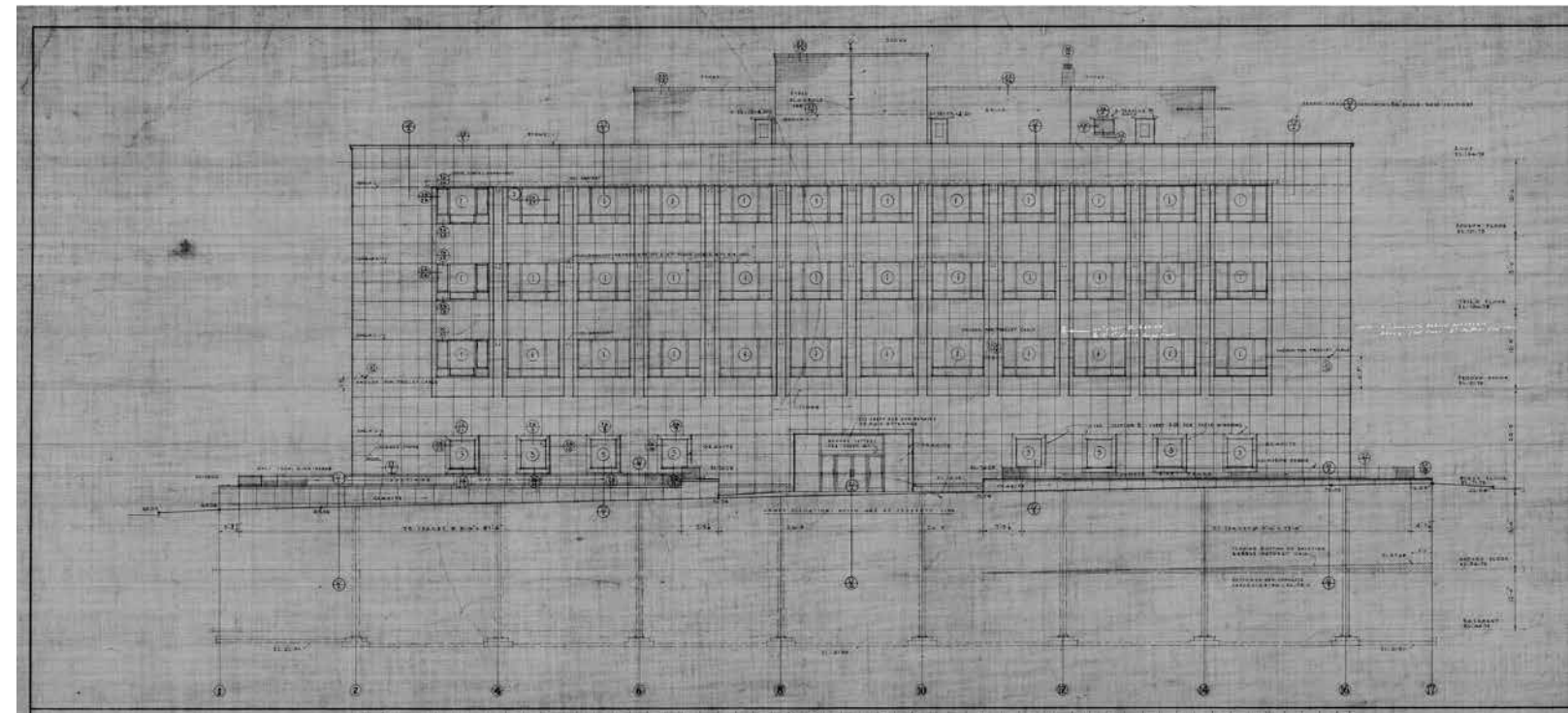
The FRB has been listed in the National Register of Historic Places since 2013. Nominated for Seattle landmark status in 2008, Seattle landmark status was denied. Landmarks Preservation Board decision pending, the FRB is currently again under consideration for Seattle landmark status.

For a total of six levels, the building consists of four levels above Second Avenue, a lower ground level accessed from the mid-block alley below and one basement level. Clad with limestone, the exterior has little ornamentation. At-grade Second-Avenue windows have granite window surrounds. Above-grade Second-Avenue windows are recessed within vertical bays. Set back on site, the building adopts a typology seen in government buildings. The setback created a distinguishing presence for the FRB among other taller buildings fronting the street when first constructed.



South Elevation

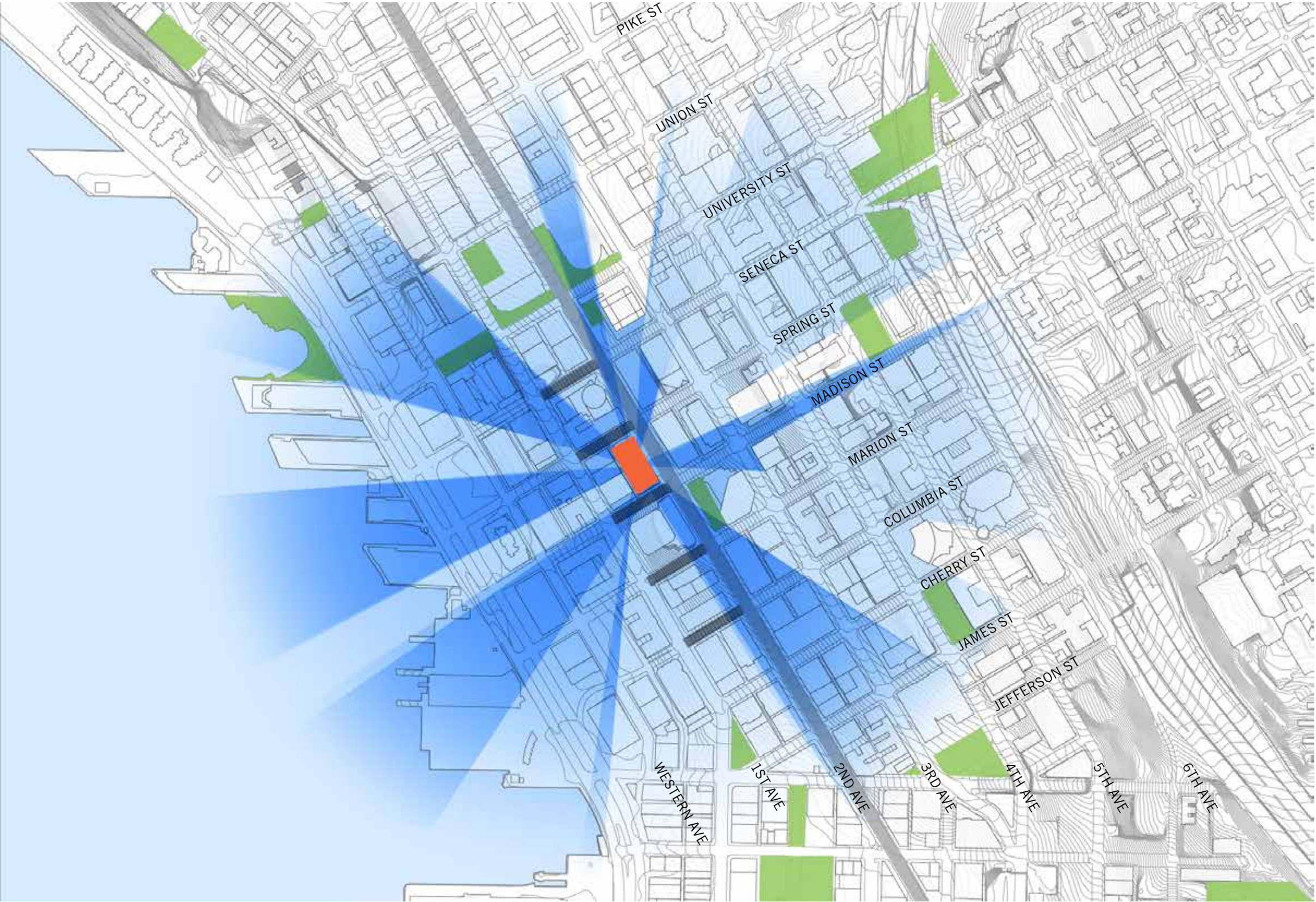
North Elevation



East Elevation

4.1
LANDFORM+TOPOGRAPHY

Sloping gradually to the south, the topography is dominated by the hillside descending westward to Elliott Bay. The change in elevation from First Avenue to Second Avenue between Seneca Street and Columbia Street is approximately 40 feet. Partial views are available at mid-rise levels, increasing to sweeping views at high-rise levels.

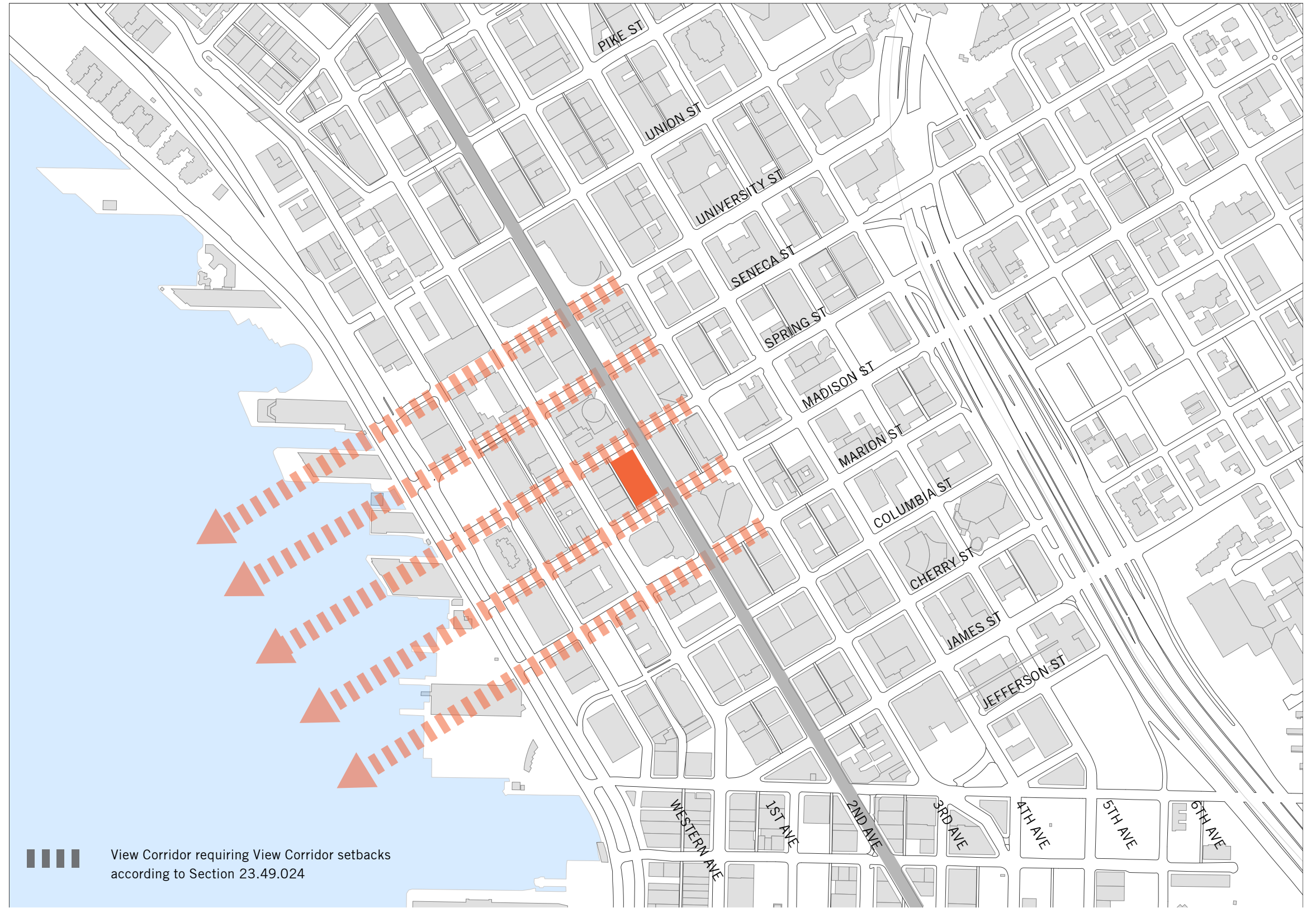
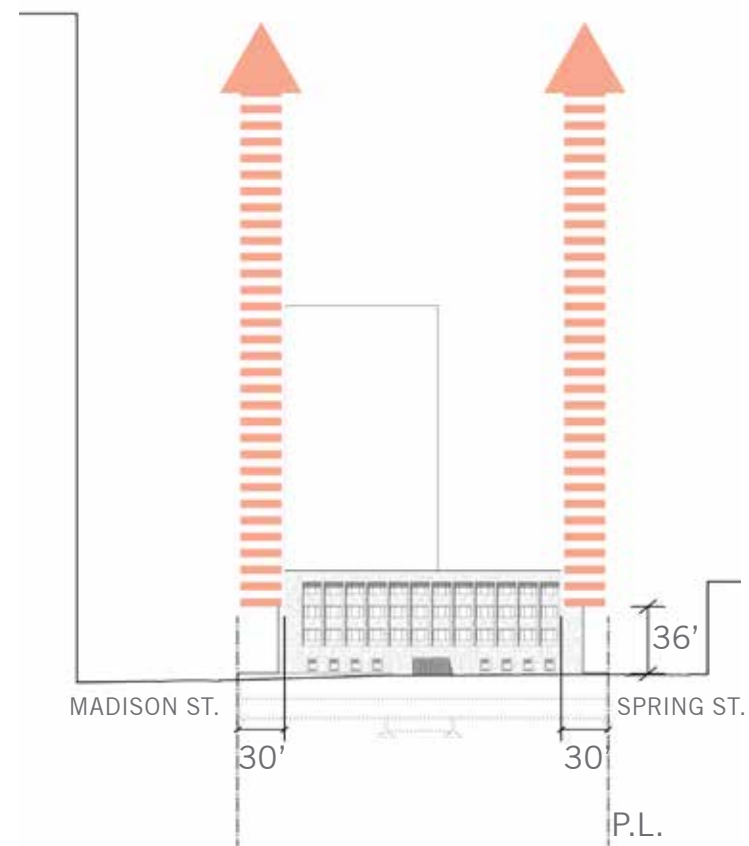


4.2 VIEW CORRIDORS

30-foot zoning view corridor setbacks are required adjacent to the site on Spring Street and Madison Street.

View Corridor Impact

The site abuts Spring Street and Madison Street view corridors extending skyward from 36' as measured from the sidewalk of Second Avenue.

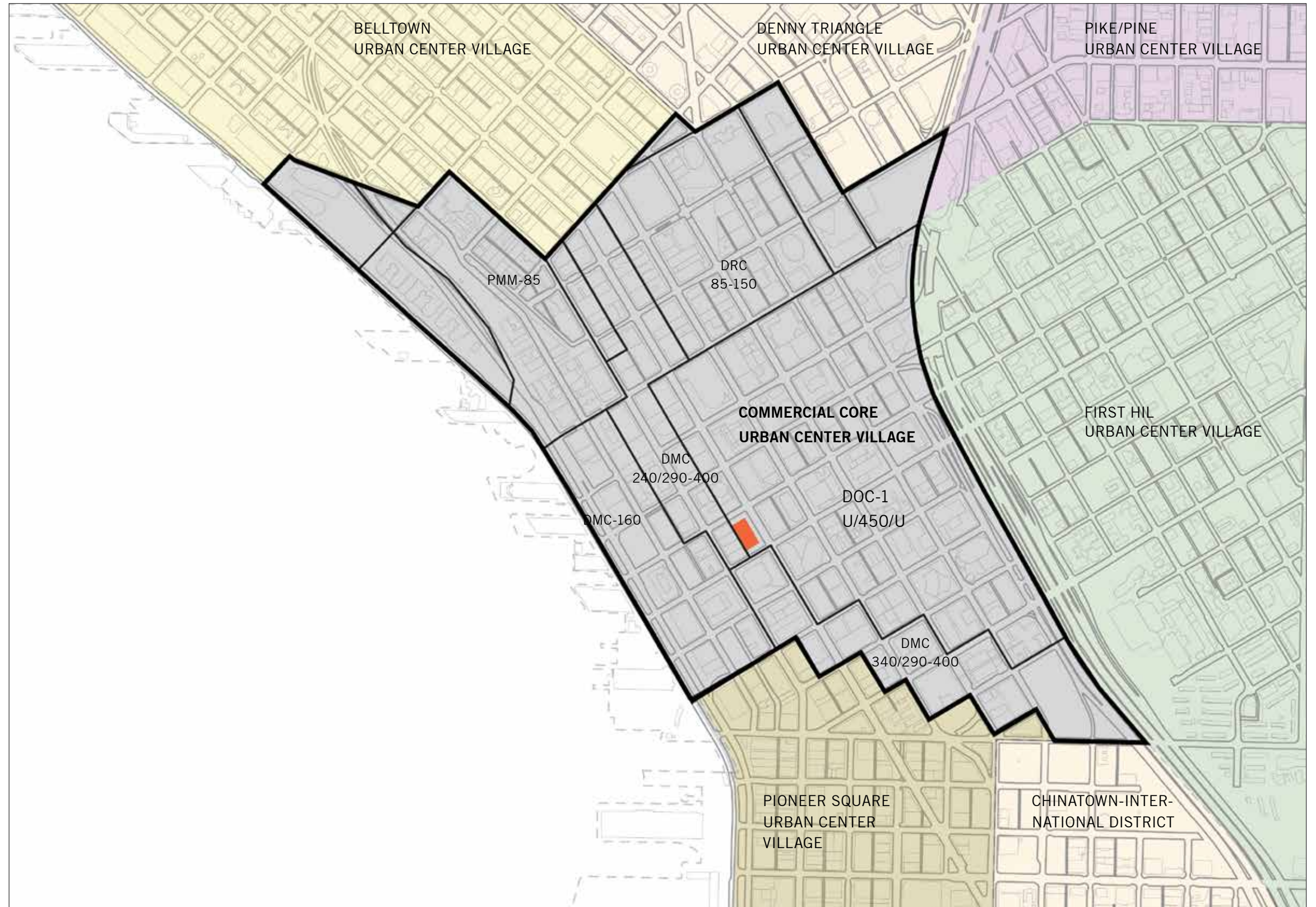


View Corridor requiring View Corridor setbacks
according to Section 23.49.024



4.3 URBAN CENTER VILLAGE

Located within the larger boundaries of the Commercial Core Urban Center Village, the site is zoned DOC1 U/450/U, adjacent to DMC 240/290-400 and DMC 340/290-400 zones.

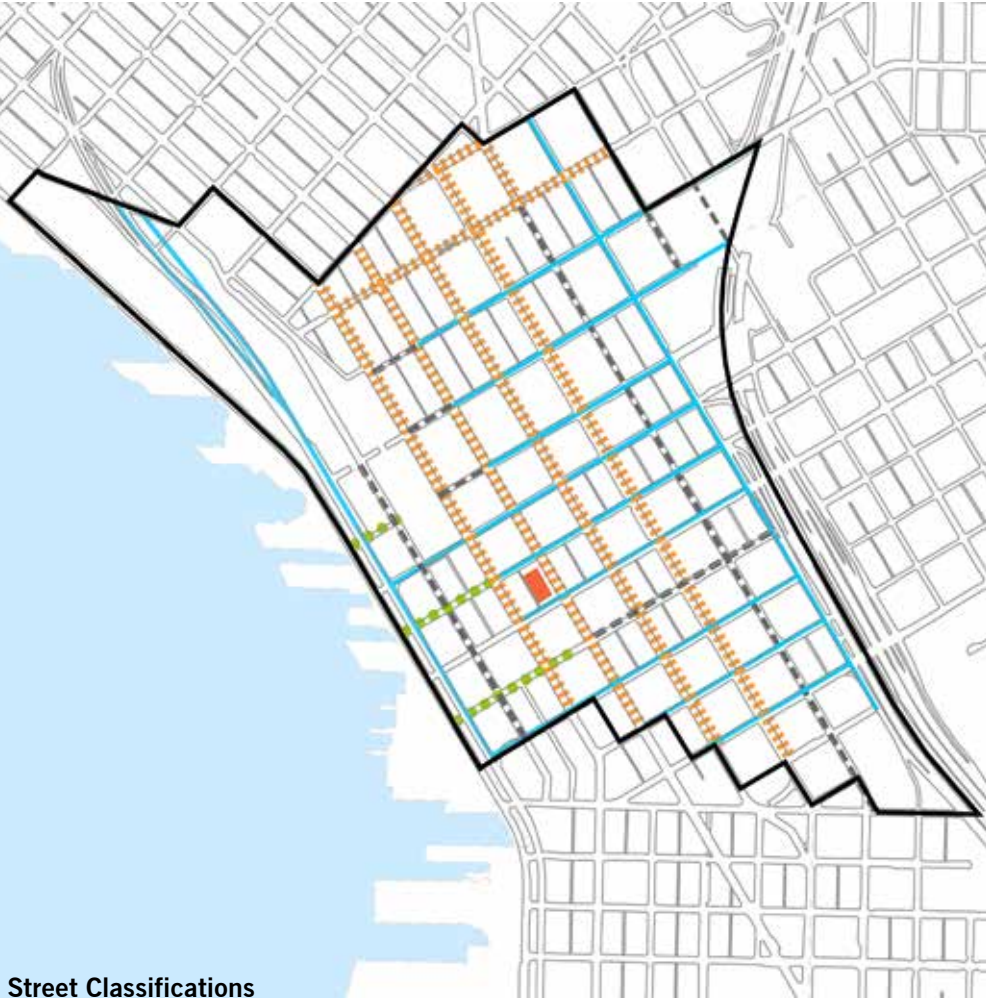


DOC1	Office Core-1
DOC2	Office Core-2
DRC	Retail Core
DMC	Mixed Com.
PMM	Pike Market Mixed



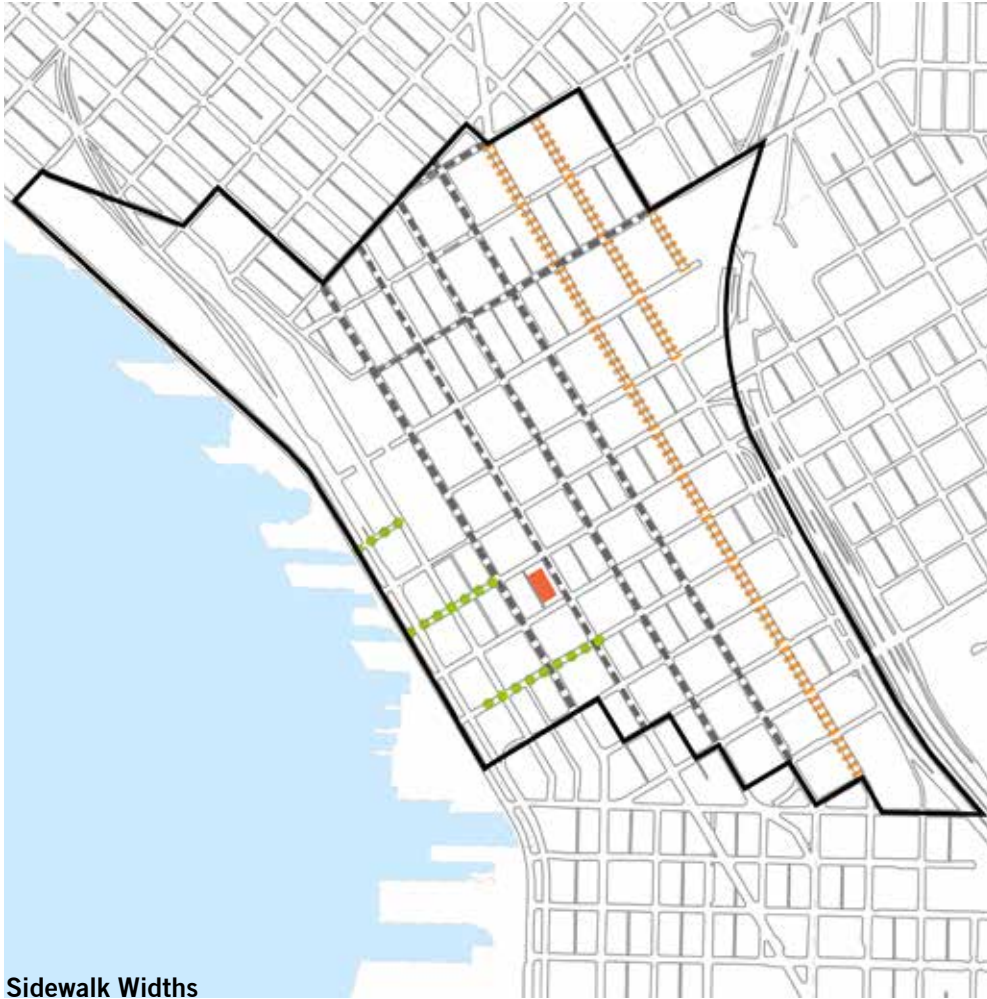
4.5
DOWNTOWN OVERLAYS

The site is located between two principal arterial streets to the north and south and fronts a principal transit street.



- Principal Arterial Street
- Minor Arterial Street
- Green Street
- Principal Transit Street

An 18' sidewalk is required along the site at Second Avenue and 12' sidewalks are required at Madison Street and Spring Street.



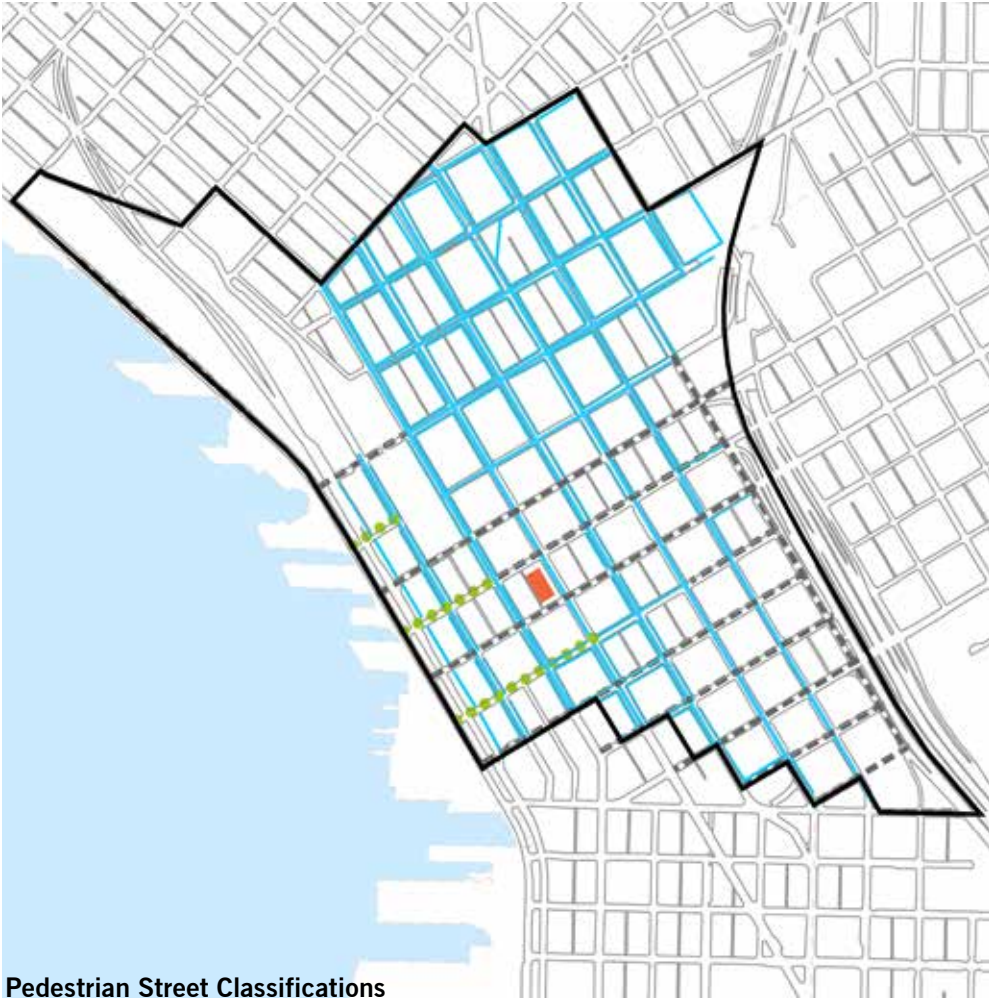
- Variable
12' applies to unmarked streets
- 15'
- 18'

Street level uses are not required at the site's street frontages.



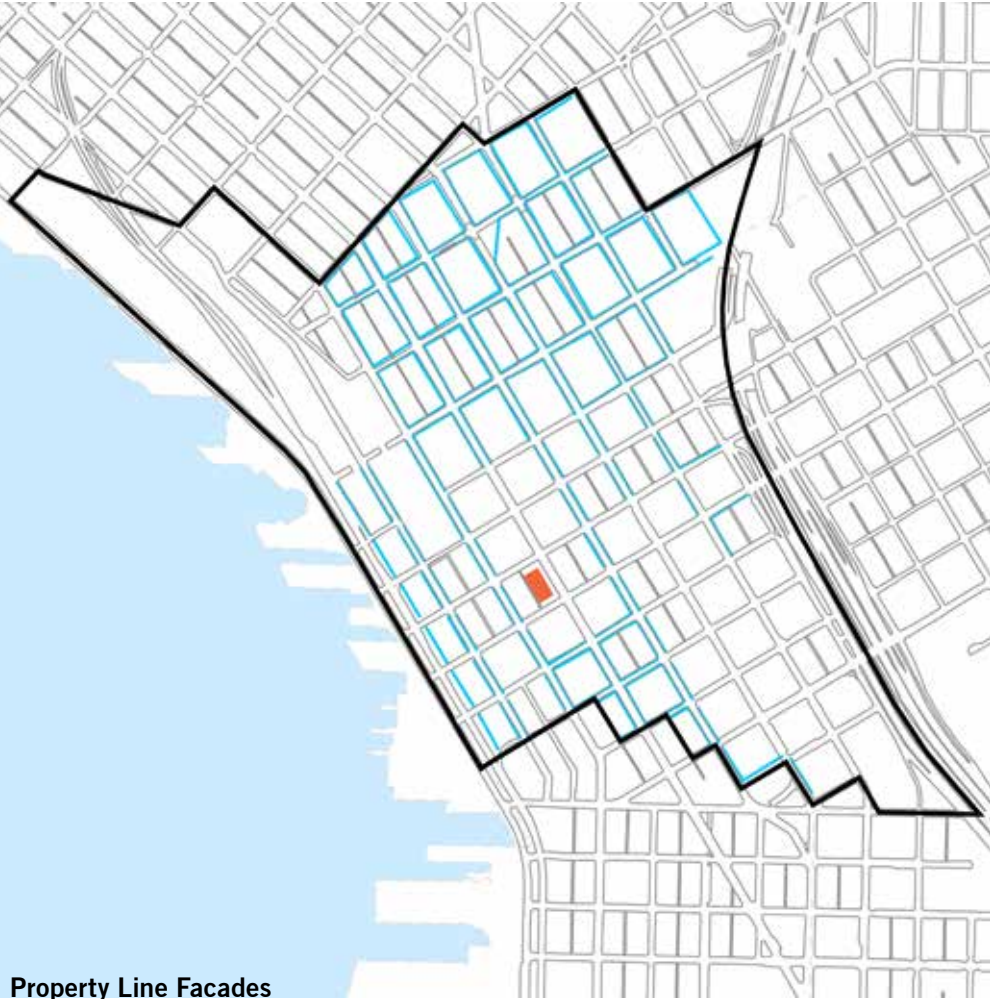
- Street Level Uses Required

The site is located between two Class II pedestrian streets to the north and south and faces a Class I pedestrian street.

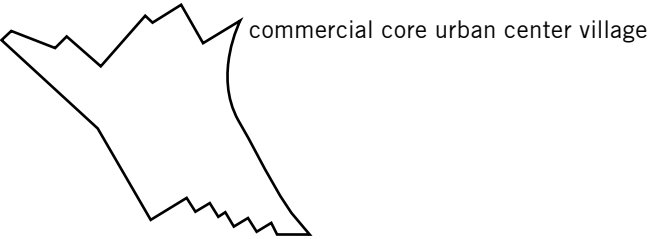


- Class I
- Class II
- Green Street

Property line facades are not required at the site's street frontages.



- Property Line Facades Required

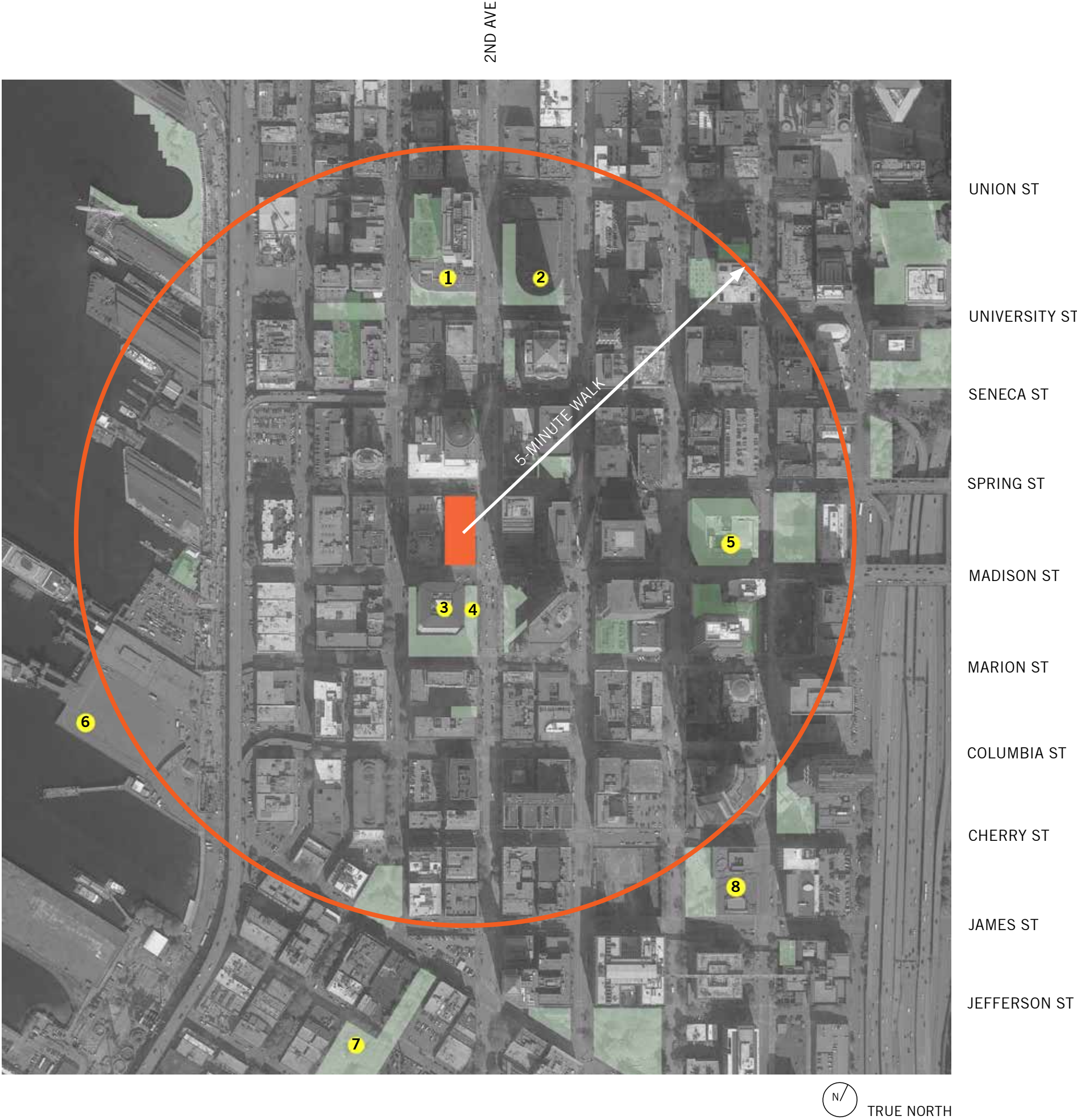


4.5
COMMUNITY NODES

The site is centrally located to nearby pedestrian destinations.

- Pedestrian Major Destinations

 - 1. Seattle Art Museum
 - 2. Benaroya Hall
 - 3. Henry M. Jackson Federal Building
 - 4. Henry M. Jackson Plaza
 - 5. Seattle Public Library
 - 6. Colman Dock Terminal
 - 7. Occidental Square
 - 8. Seattle City Hall
- Public Amenity Space



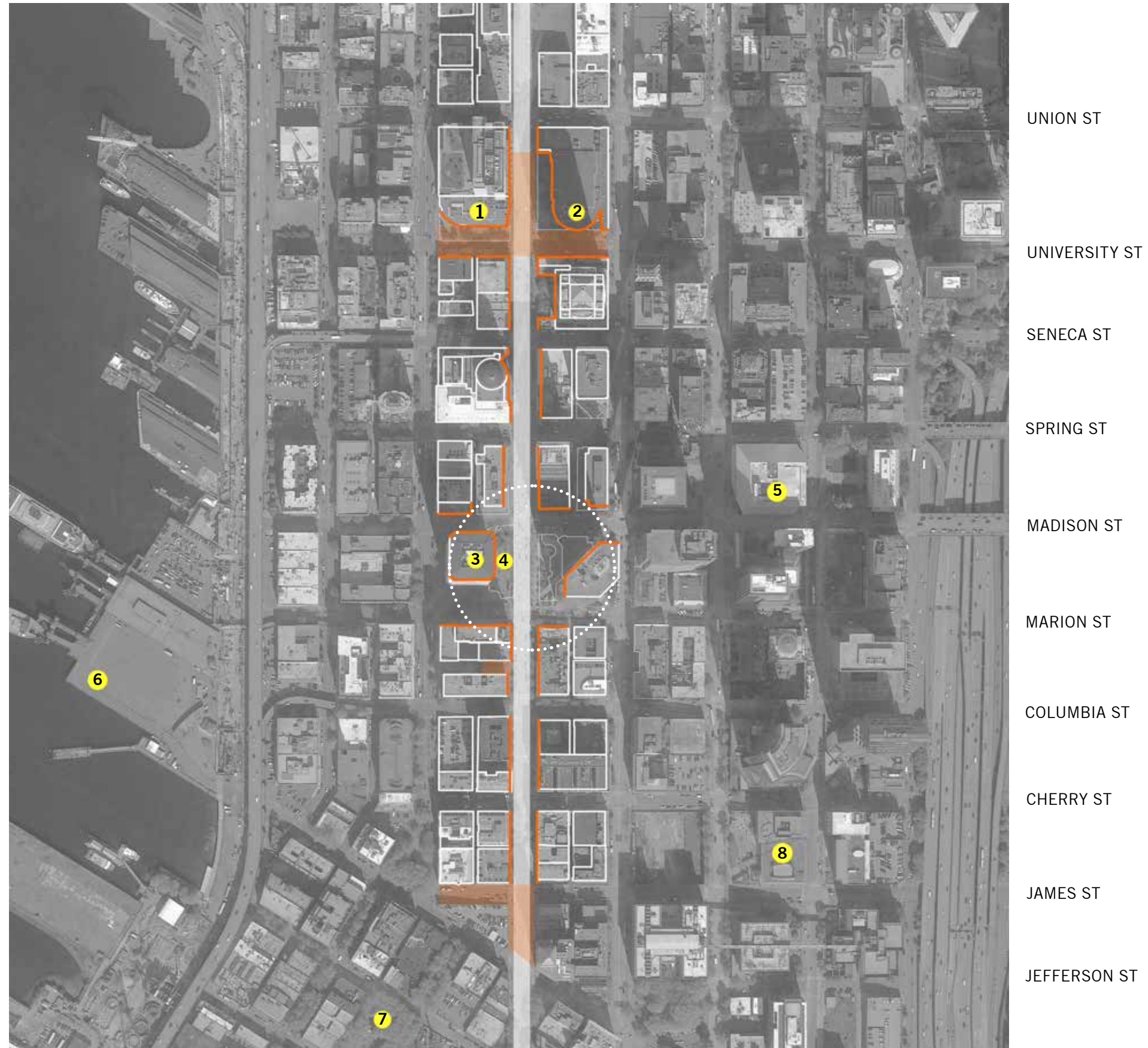
4.5 URBAN PATTERN

Centrally located between University Street and James Street on Second Avenue, the Henry M. Jackson Plaza is frequently used for gatherings. The Second Avenue Urban pattern expands at University Street and James Street.



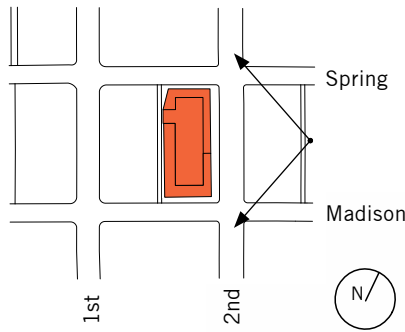
Pedestrian Major Destinations

1. Seattle Art Museum
2. Benaroya Hall
3. Henry M. Jackson Federal Building
4. Henry M. Jackson Plaza
5. Seattle Public Library
6. Colman Dock Terminal
7. Occidental Square
8. Seattle City Hall



4.6
STREETSCAPE PHOTO MONTAGE

SECOND AVENUE WEST

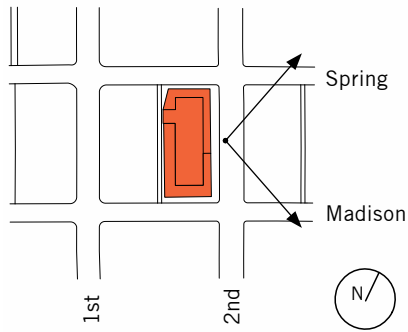


Madison Street

site

Spring Street

SECOND AVENUE EAST

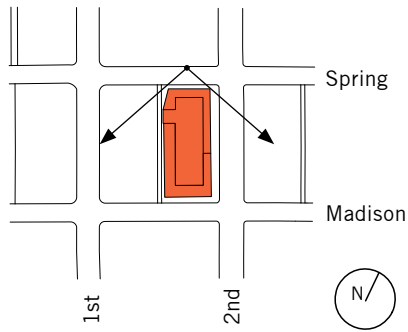


Spring Street

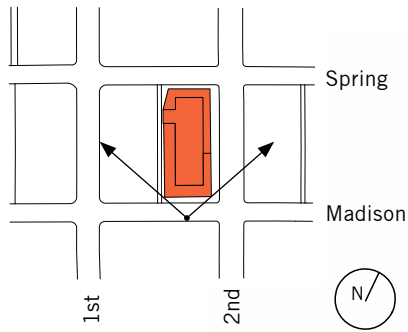
← site opposite →

Madison Street

SPRING STREET SOUTH

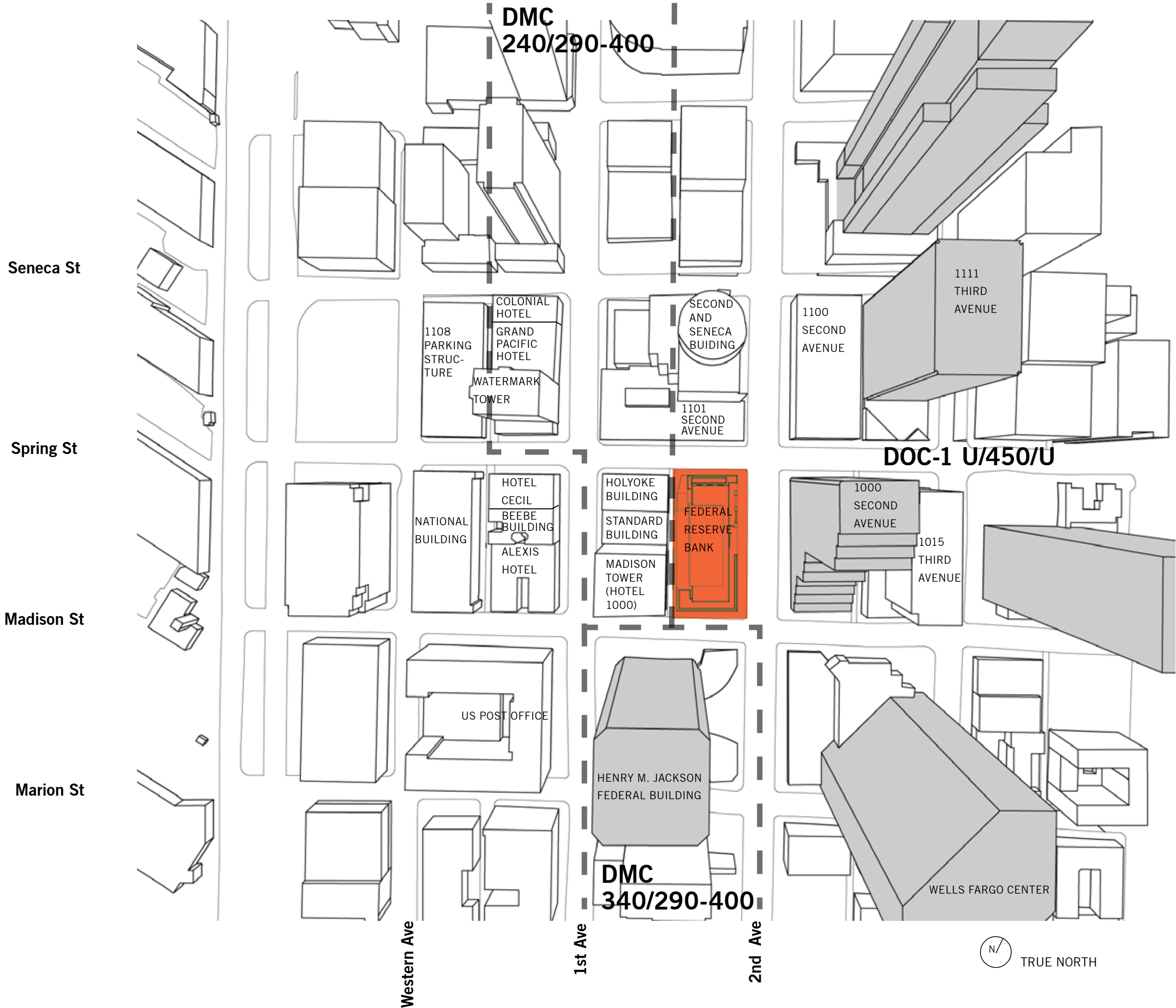


MADISON STREET NORTH



5.1
9-BLOCK EXISTING STRUCTURES

The height of existing buildings within the 9-Block Existing Structures diagram loosely correlates with the zoning map designations for the area. To the extent allowed by FAR, maximum building height in DOC1 U/450/U is unlimited. Maximum building height, with residential use, in the adjacent DMC zones is 400 feet.



5.2 SITE IMAGES

Surrounding site context as seen from around the site and the rooftop of the Federal Reserve Bank.



SECOND AVENUE LOOKING NORTH



SECOND AVENUE LOOKING SOUTH

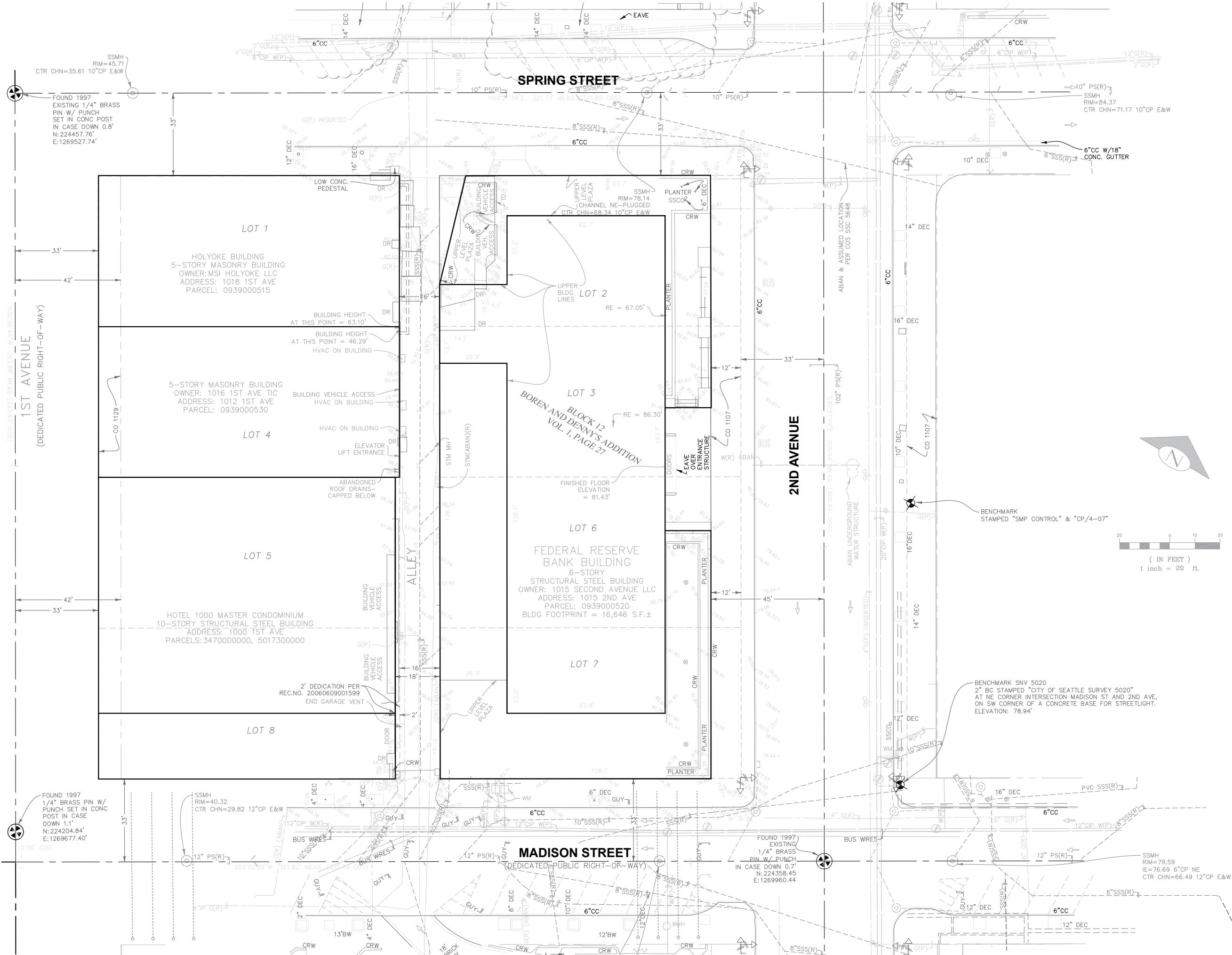


SPRING STREET LOOKING WEST



FROM WELLS FARGO CENTER

5.3
SURVEY



5.3 EXISTING SITE PLAN

Set back from the north, south and east property lines, the footprint of the FRB adopts a property line setback typology common to government buildings. The roof of the ground level surrounds the FRB. Partial-height walls, planters and elevation changes separate the FRB from sidewalk circulation and activity.



6.1
URBAN PATTERN RESPONSE



UNION ST

UNIVERSITY ST

SENECA ST

SPRING ST

MADISON ST

MARION ST

COLUMBIA ST

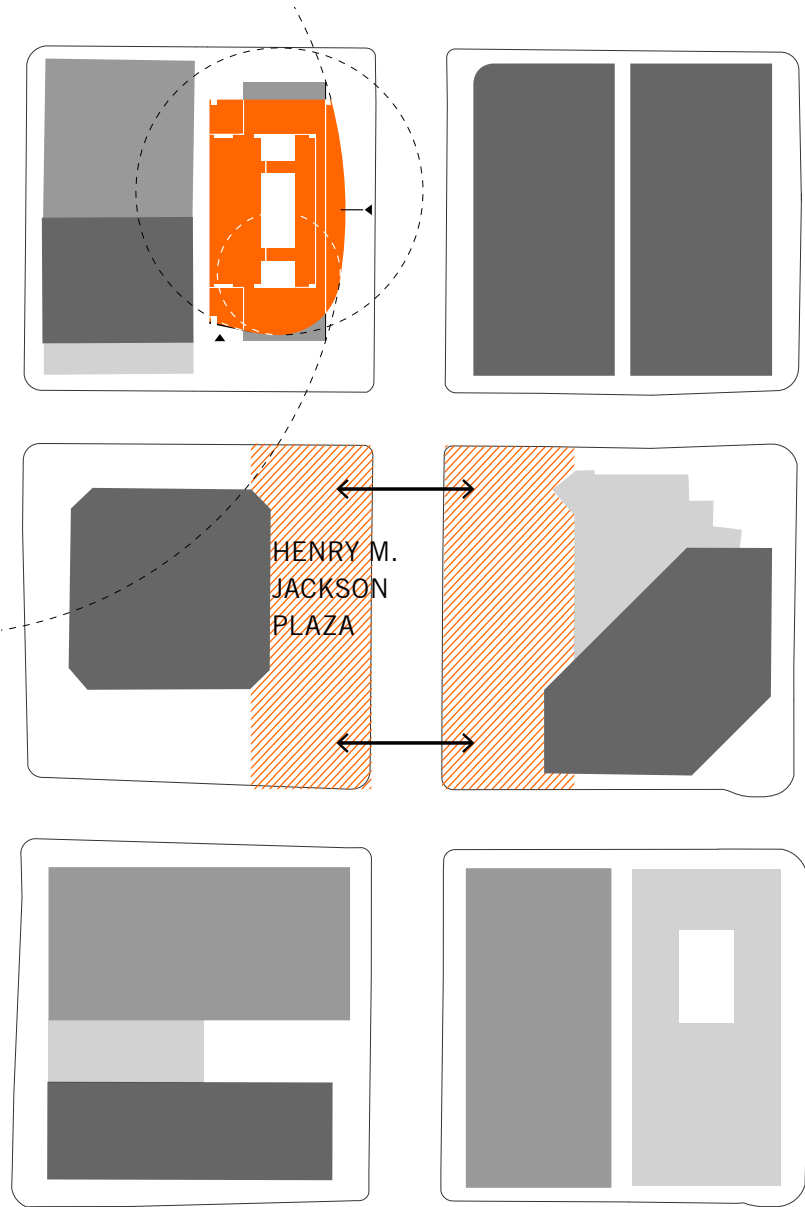
CHERRY ST

JAMES ST

JEFFERSON ST

The tower of the proposal reinforces the Henry M. Jackson Plaza edge and unifies the open expanse spanning between the Federal Building and the Wells Fargo Center as one gathering place. Reinforcing the plaza edge also establishes the Federal Building as plaza centerpiece.

The tower shape takes advantage of the visibility of the site by turning towards the plaza to become a plaza landmark and gateway to Second Avenue.



6.2 PROPOSED SITE PLAN



The site plan promotes pedestrian interaction transforming the ground level roof into a public terrace by eliminating obstacles between the terrace and the sidewalk and by locating terrace stairs where sidewalk pedestrian circulation converges at the intersection of Second Avenue and Madison Street. A terrace building entry promotes the terrace as pathway to the building lobby. Terrace seating also promotes pedestrian interaction.



7.1
ZONING SUMMARY

SEATTLE MUNICIPAL CODE (SMC)
Title 23 - Land Use Code
(Sections have been excerpted as applicable to proposed project)

Zoning Designation
Seattle Zoning Map 109

DOC-1 U/450/U
Commercial Core Urban Center Village

Permitted Uses
23.49.042

A. All uses shall be permitted outright except those specifically prohibited (Section 23.49.044), those permitted only as a conditional use (Section 23.49.046) and parking (Section 23.49.045).

Structure Height
23.49.008

A. DOC-1 U/450/U structure height is unlimited for non-residential uses. The maximum residential height is unlimited if the structure uses the bonus available under section 23.49.015

Street Level Use Requirements
23.49.009

A. Street level uses are not required per zoning Map 1G. Street level uses are not included in FAR chargeable floor area (Section 23.49.011.B).

Floor Area Ratio
23.49.011

A. Base FAR is 6 (6 x 25,920 sf = 155,520 sf), maximum FAR is 20 (20 x 25,920 sf = 518,400 sf).

Bonus Residential Floor Area
23.49.015

A. Residential development may seek bonus height by compliance with performance options or payment options or both.

Open Space
23.49.016

Open space is required at 20 sf for each 1,000 sf of gross office space. Public open space is eligible for amenity feature bonuses, private open space is not. The Owner may make payment in lieu of the open space.

Parking Quantity
23.49.019

A. Parking is not required.

C. Parking for non-residential uses is limited to 1 parking space per 1,000 sf.
E. Bicycle parking is required at 1 space per 5,000 sf gross floor area of office use for the first 50 parking spaces. Beyond 50 parking spaces at 1 space per 10,000 sf. Shower facilities are required.

G. 5 off-street loading berths are required for gross floor area between 388,001 sf and 520,000 sf (Section 23.54.035). The Director may waive or modify loading requirements.

View Corridor Requirements
23.49.024

A. At 36’ feet and above, as measured from the sidewalk of Second Avenue, 30-foot upper-level setbacks are required for Spring Street and Madison Street from Second Avenue west to the midpoint of the block between Second and First.

The existing landmark building does not conform to Spring St. and Madison St. view corridor setbacks.

Street Facade, Landscaping and Setback Requirements
23.49.056

B. Per zoning Map 1H, setbacks are not required for Second Avenue, Spring Street and Madison Street. However per Section 23.49.056.A, a 2-foot setback limit is required between the elevation of 15’ and 35’.

The existing landmark building does not conform to Spring St., Madison St. and Second Avenue façade setbacks between 15’ and 35’.

C. Transparency requirements apply to the area of façade between 2’ and 8’, or 4’ and 8’ if the frontage slopes.

The existing landmark building does not conform to Second Avenue transparency requirements.

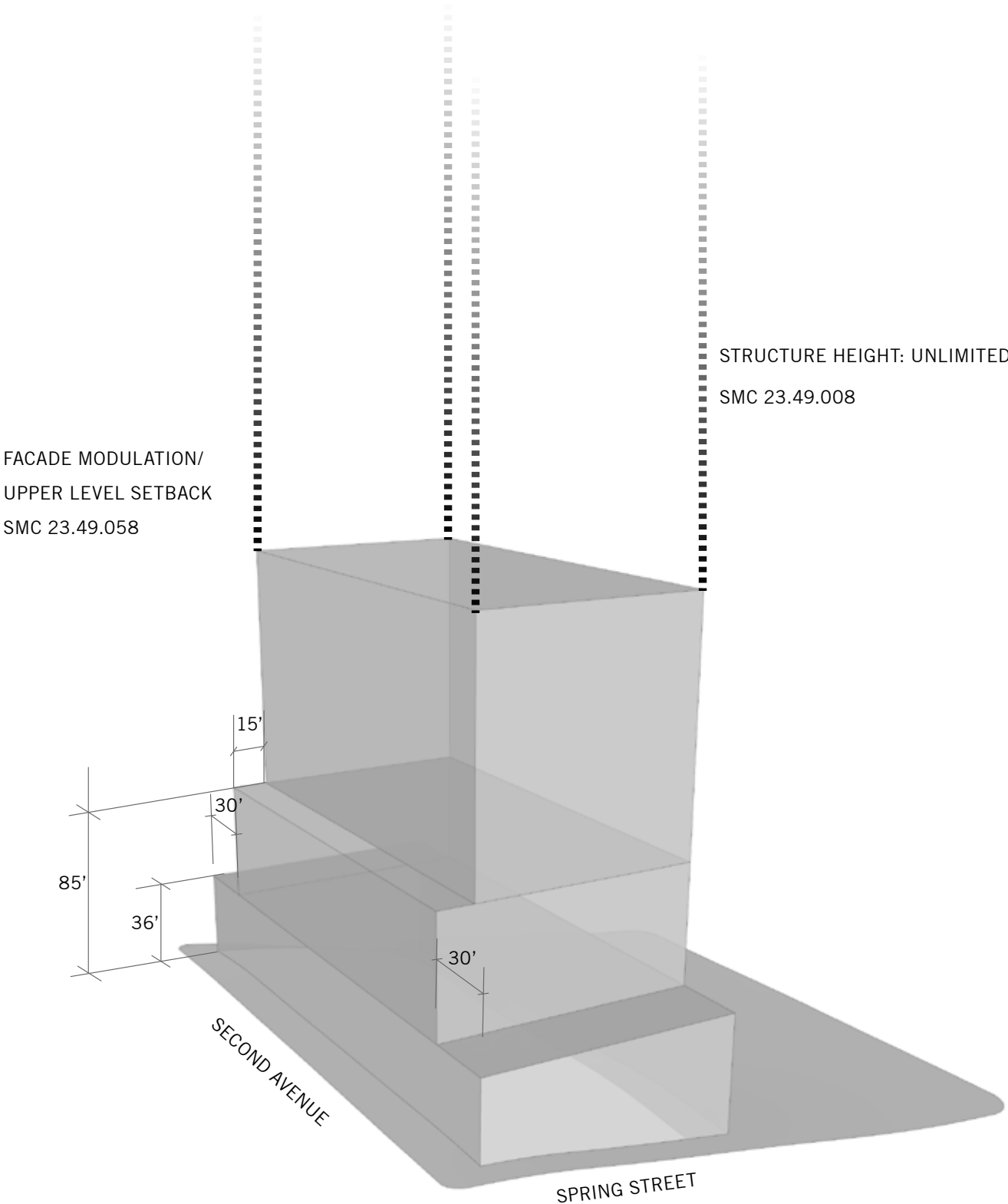
D. Blank façade limits apply to the area of façade between 2’ and 8’, or 4’ and 8’ if the frontage slopes.

The existing landmark building does not conform to Second Avenue blank façade limitations.

Upper Level Development Standards
23.49.058

C. Modulation is required above a height of 85’ and above for any portion of a structure located within 15’ of the street lot line.

D. Upper level width limit does not apply as the width and depth of lot each do not exceed 200’.



8.1
DESIGN GUIDELINE PRIORITIES

The design team believes that the following guidelines are the priorities for this project:

A-1
Respond to the Physical Environment

Develop an architectural concept and compose the building mass in response to geographic conditions and patterns of urban form found nearby.

The physical environment at the site and in the site vicinity is largely manmade. The proposed building is compatible with and enhances the surrounding built environment. The tower reinforces the north boundary of the existing Henry M. Jackson Federal Building plaza. The design helps to establish the Federal Building as a centerpiece of the plaza.

Substantial views towards downtown Seattle, Elliott Bay and the Olympic and Cascade Mountains are possible from the site. The proposed tower takes advantage of these views.

B-1
Respond to the Neighborhood Context

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

The project is located in the downtown core which is dominated by mid and high rise buildings comprised of office, commercial and residential uses. The proposed tower includes a mix of office and residential uses that are consistent with the existing buildings and uses in the area. Similar to other buildings along Second Avenue, formal access to the tower is from Second and is centrally located on the east façade.

The tower reinforces the north boundary of the existing Henry M. Jackson Federal Building plaza helping to establish the plaza as a gathering place.

The tower curvature takes advantage of the site's visibility and the building's potential to become a plaza landmark and gateway to Second Avenue.

B-2
Create a Transition in Bulk and Scale

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

The site is on the west edge of the DOC1 U/450/U zone and borders less intensive DMC zones.

The proposed building design addresses the transition to less intensive zones with the tower curvature. The curved façade decreases the perceived bulk of the building and also increases the separation between zones. At street level, the retention of the existing smaller scale FRB as a distinctly separate volume facilitates a transition in scale.

B-4
Design a Well-Proportioned & Unified Building

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

There are three distinctive components of the proposed building design: the existing FRB, the gap/hyphen, and the tower. The hyphen links together tower and FRB, so that in composition each requires the other.

C-1
Promote Pedestrian Interaction

Spaces for street level uses should be designed to engage pedestrians with activities occurring within them. Side-walk related spaces should appear safe, welcoming, and open to the general public.

The proposed building promotes pedestrian interaction by transforming the surrounding roof of the lower levels into a pedestrian terrace. Under the proposal, the terrace includes an entry stair at the corner of Second Avenue and Madison Street. An additional terrace building entry also enhances pedestrian interaction. Terrace seating is provided as the terrace's orientation to the south provides for maximum sun exposure and the terrace's elevation above the descending sidewalk enhances access to views and separation from traffic.

The proposed building form promotes pedestrian interaction along Second Avenue. The tower overhangs the terrace, providing weather protection for pedestrians below.

C-2
Design Facades of Many Scales

Building modulations and articulated structural bays establish a framework for composing facades scaled to reflect the activities performed within. Architectural elements arranged to enhance orientation, comfort, and visual interest invite pedestrian interaction.

The arc of the tower modulates the building façade by creating a dynamic, changing fenestration pattern. The façade expressed as a light, thin layer draped over the volume of the tower further enhances visual interest.

D-1
Provide Inviting and Usable Open Space

Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from principal area of the open space should be especially emphasized.

The terrace provides public open space that is designed for maximum sun exposure and access to views. The proposed building also includes a public overlook terrace at the rooftop level of the Federal Reserve Bank affording views of the surrounding cityscape and framed views of Elliott Bay and the Olympic Mountains to the west.

D-2
Enhance the Building with Landscaping

Enhance the building and site with generous landscaping which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.

The proposed building will be enhanced with landscaping provided at the street level, and the tower residential amenity level.

E-1
Minimize Curb Cut Impacts

Minimize adverse impacts of curb cuts on the safety and comfort of pedestrians.

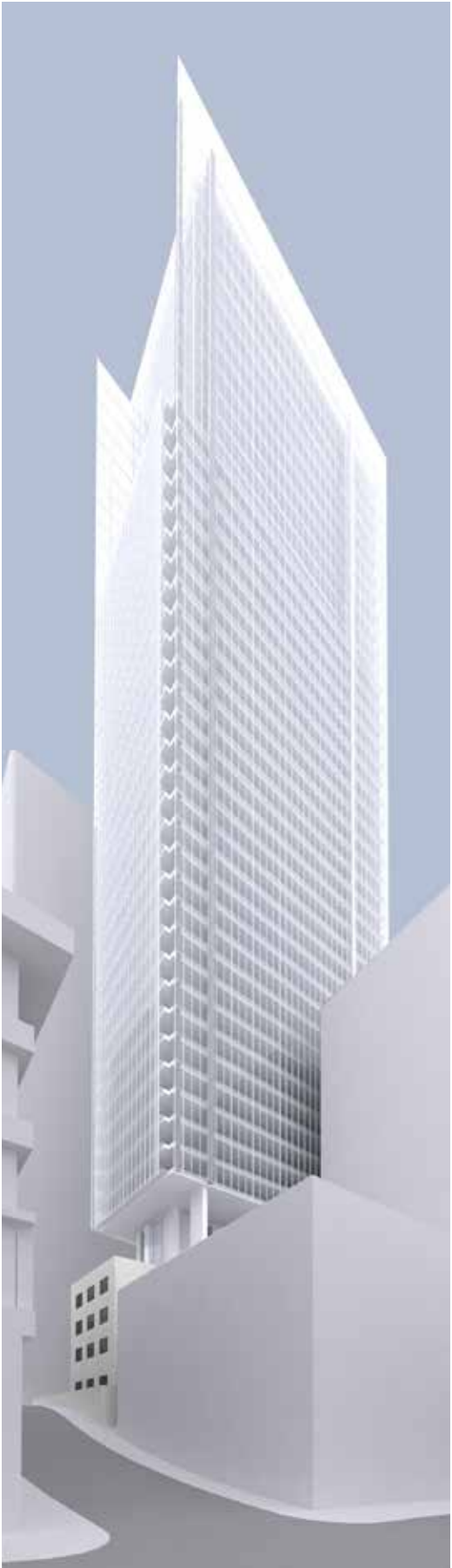
Access to the parking garage is proposed from the mid-block alley; therefore, no additional curb cuts will be required.



1. NORTHEAST



2. SOUTHEAST



3. NORTHWEST



Pros:

- The combination of orthogonal tower form and FRB in symmetrical arrangement conveys a quiet stability.
- The orthogonal tower form responds to the urban pattern.
- The presence of the tower at the intersection of Second Avenue and Madison Street reinforces the north edge of the Henry M. Jackson Federal Building plaza, helping to establish the Federal Building as the centerpiece of the plaza.
- The gap/’hyphen’ preserves the integrity of the FRB.

Cons:

- The tower does not take advantage of the site’s visibility and the building’s potential to become a plaza landmark and gateway to Second Avenue.
- The orthogonal tower form does not signify the creative nature of the plaza.
- The tower massing alone does not promote visual interaction.
- Static cubic nature of the tower is not formally differentiated enough from the exsiting building as intended by National Preservation Brief 14.

Axial Symmetry

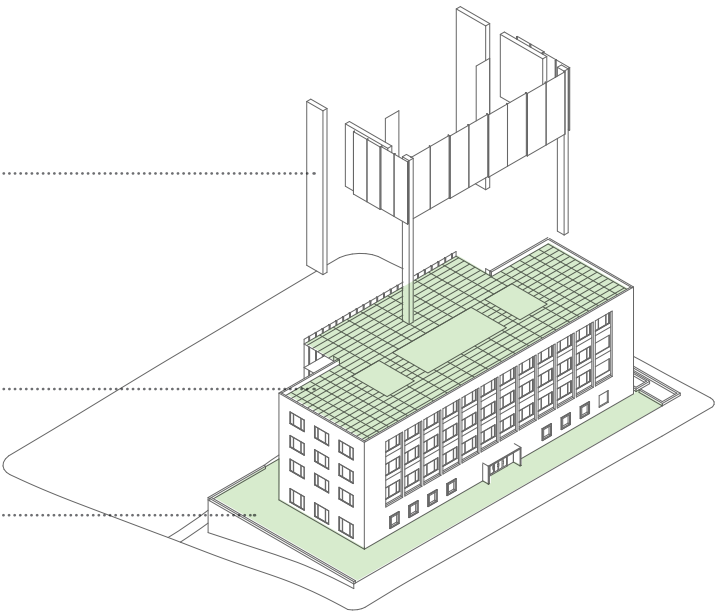
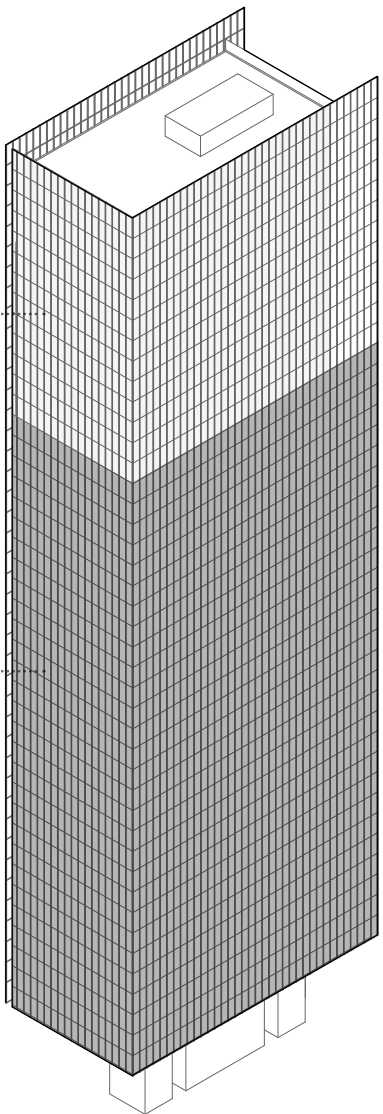
Residential

Office

Hyphen

Rooftop Terrace

Terrace



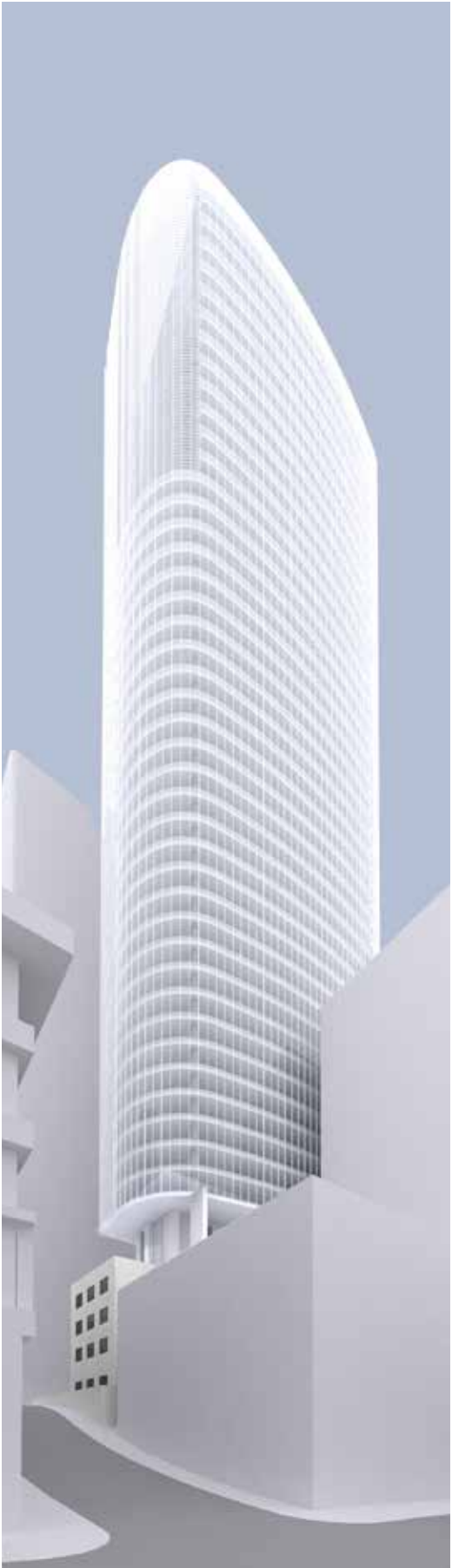
EXPANDED AXONOMETRIC



1. NORTHEAST



2. SOUTHEAST



3. NORTHWEST



Pros:

- The pinwheel arrangement of curved facades creates movement expressive of Second Avenue southbound traffic.
- The presence of the tower at the intersection of Second Avenue and Madison Street reinforces the north edge of the Henry M. Jackson Federal Building plaza, establishing the Federal Building as the centerpiece of the plaza.
- The tower form takes advantage of the site's visibility and the building's potential to become a plaza landmark and gateway to Second Avenue.
- The tower's curvature addresses the transition in scale to nearby less-intensive zones by decreasing the perceived width of the tower and increasing the width of the alley.
- The gap/'hyphen' preserves the integrity of the FRB.
- The massing is bilaterally symmetrical as a response to

Cons:

- The tower's curvature does not reflect the rectilinear urban form.
- The pinwheel arrangement of curved facades does not reflect the differing city and regional design influences surrounding the site. Tower symmetry is imposed.

Bilateral Symmetry

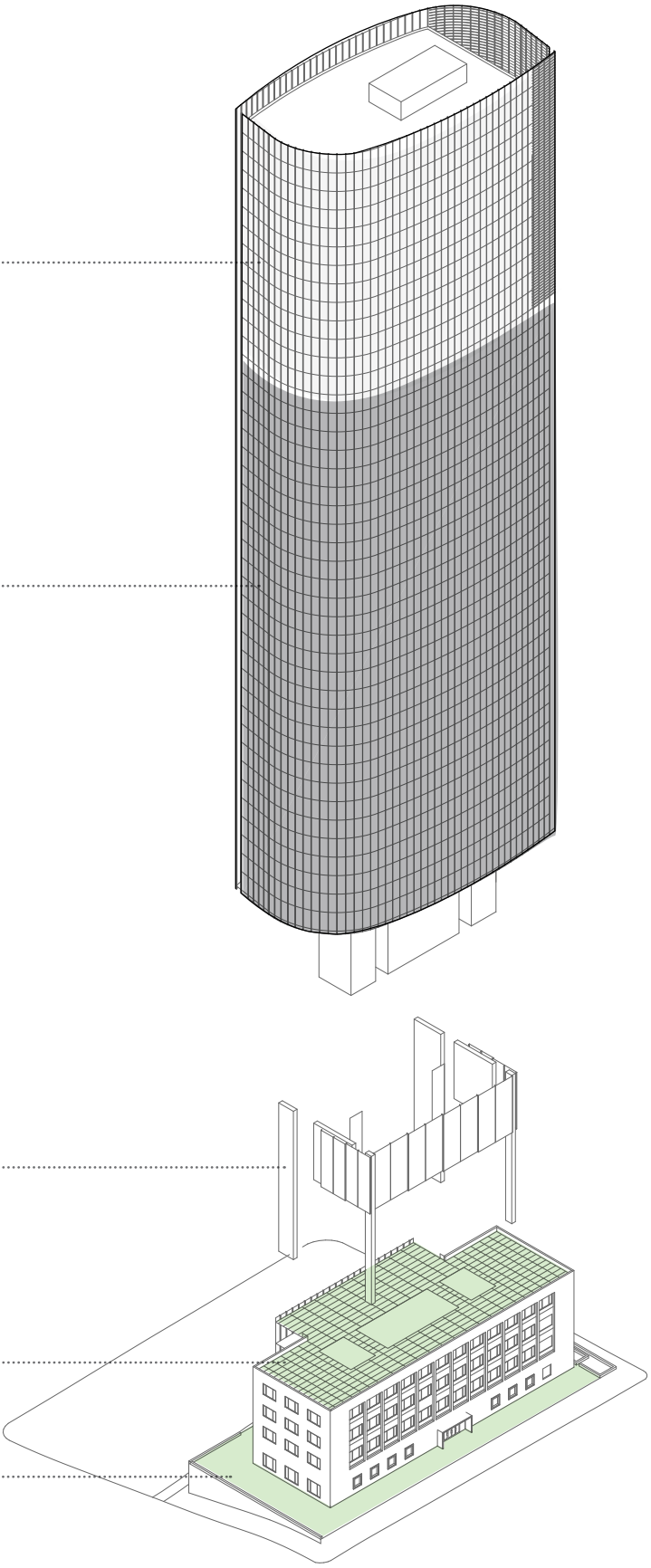
Residential

Office

Hyphen

Rooftop Terrace

Terrace



EXPANDED AXONOMETRIC

9.3
CONCEPT 3 (PREFERRED)



1. NORTHEAST



2. SOUTHEAST



3. NORTHWEST

Pros:

- The curved facade creates movement expressive of Second Avenue southbound traffic.
- The presence of the tower at the intersection of Second Avenue and Madison Street reinforces the north edge of the Henry M. Jackson Federal Building plaza, establishing the Federal Building as the centerpiece of the plaza.
- The tower form takes advantage of the site's visibility and the building's potential to become a plaza landmark and gateway to Second Avenue.
- The tower's curvature addresses the transition in scale to nearby less-intensive zones by decreasing the perceived width of the tower and increasing the width of the alley.v
- The diverse tower façades reflect the differing city and regional design influences surrounding the site imparting authenticity of place.
- The gap/'hyphen' preserves the integrity of the FRB.

Asymmetry

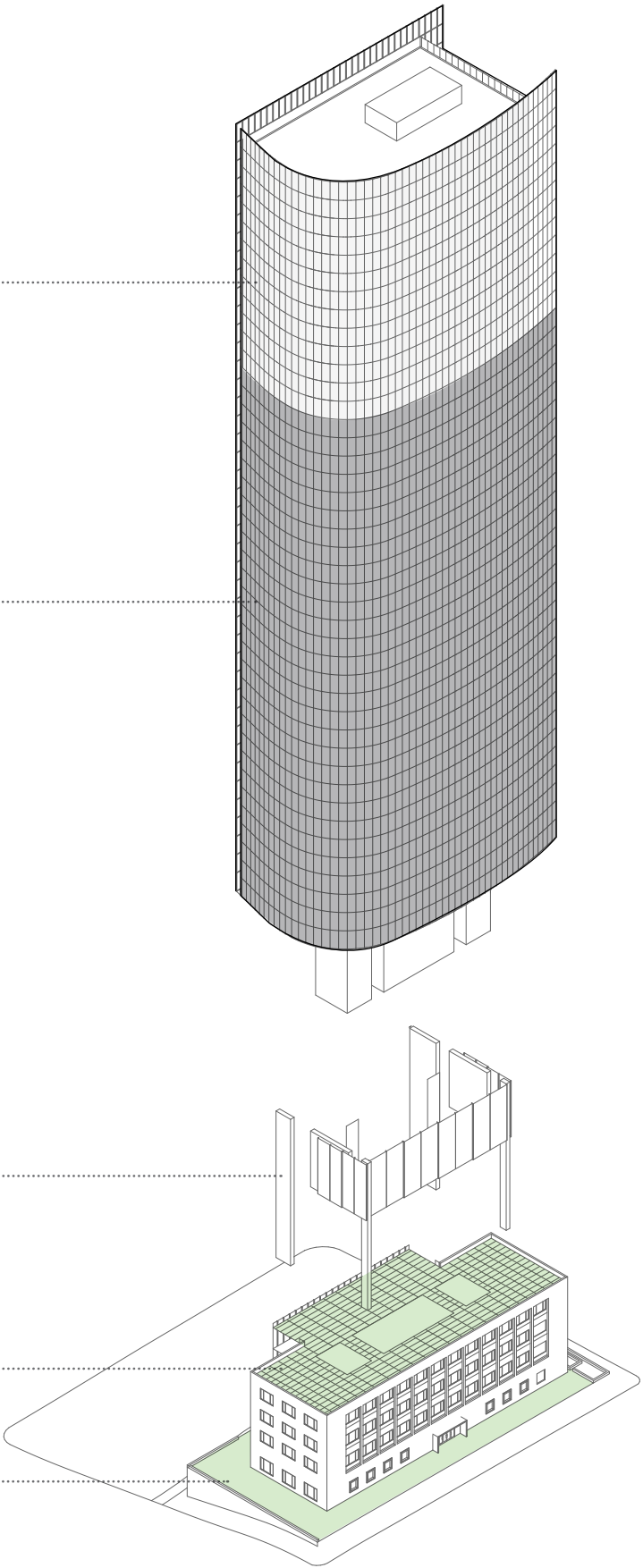
Residential

Office

Hyphen

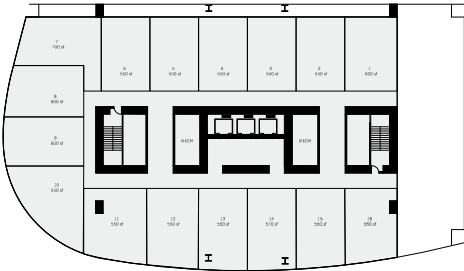
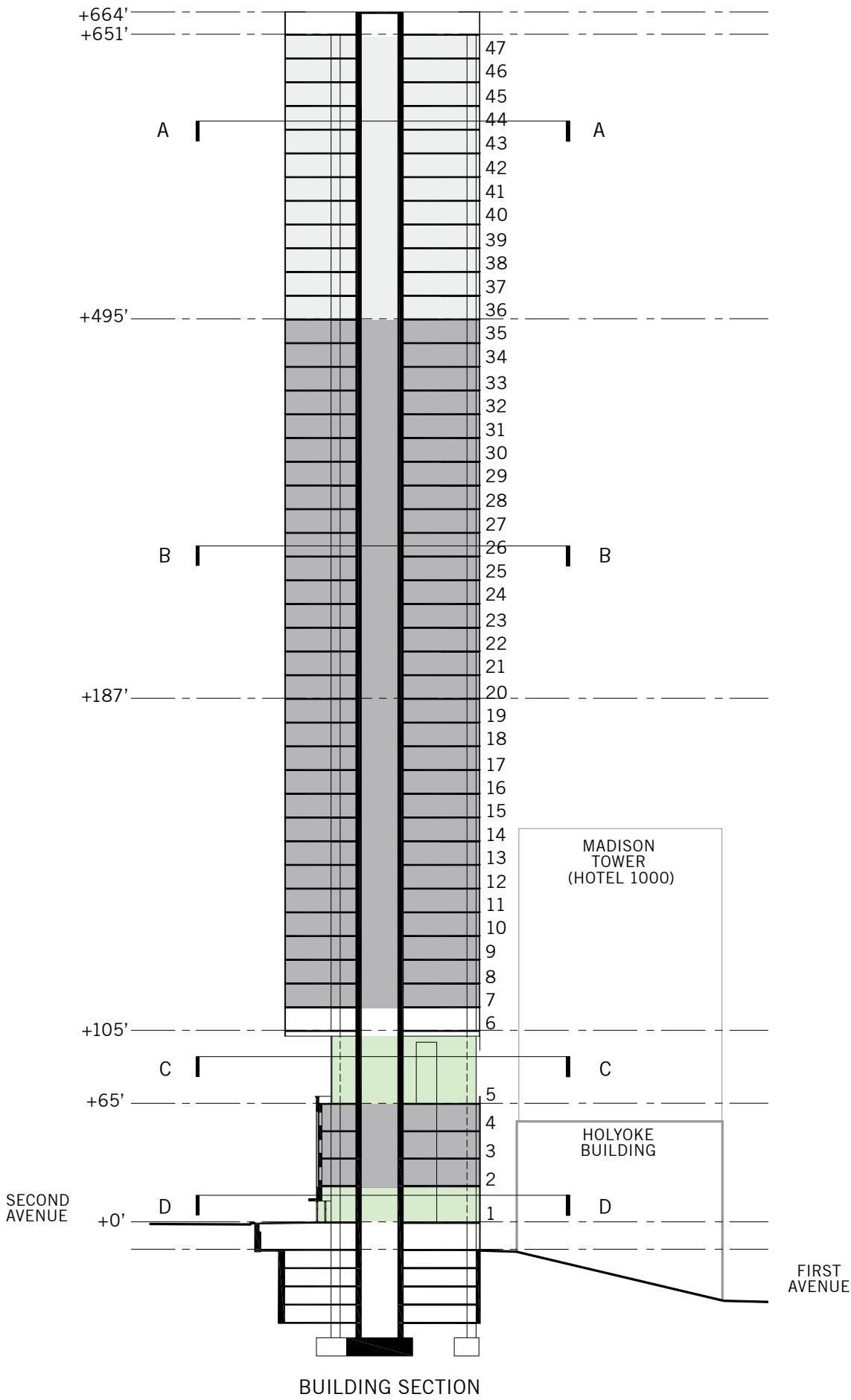
Rooftop Terrace

Terrace

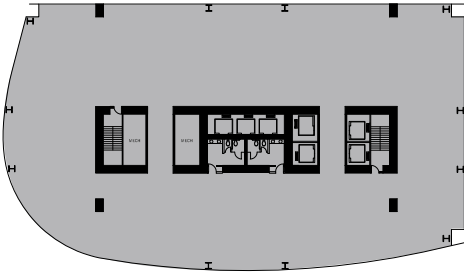


EXPANDED AXONOMETRIC

9.3
CONCEPT 3 - PLANS AND SECTIONS



A RESIDENTIAL



B OFFICE

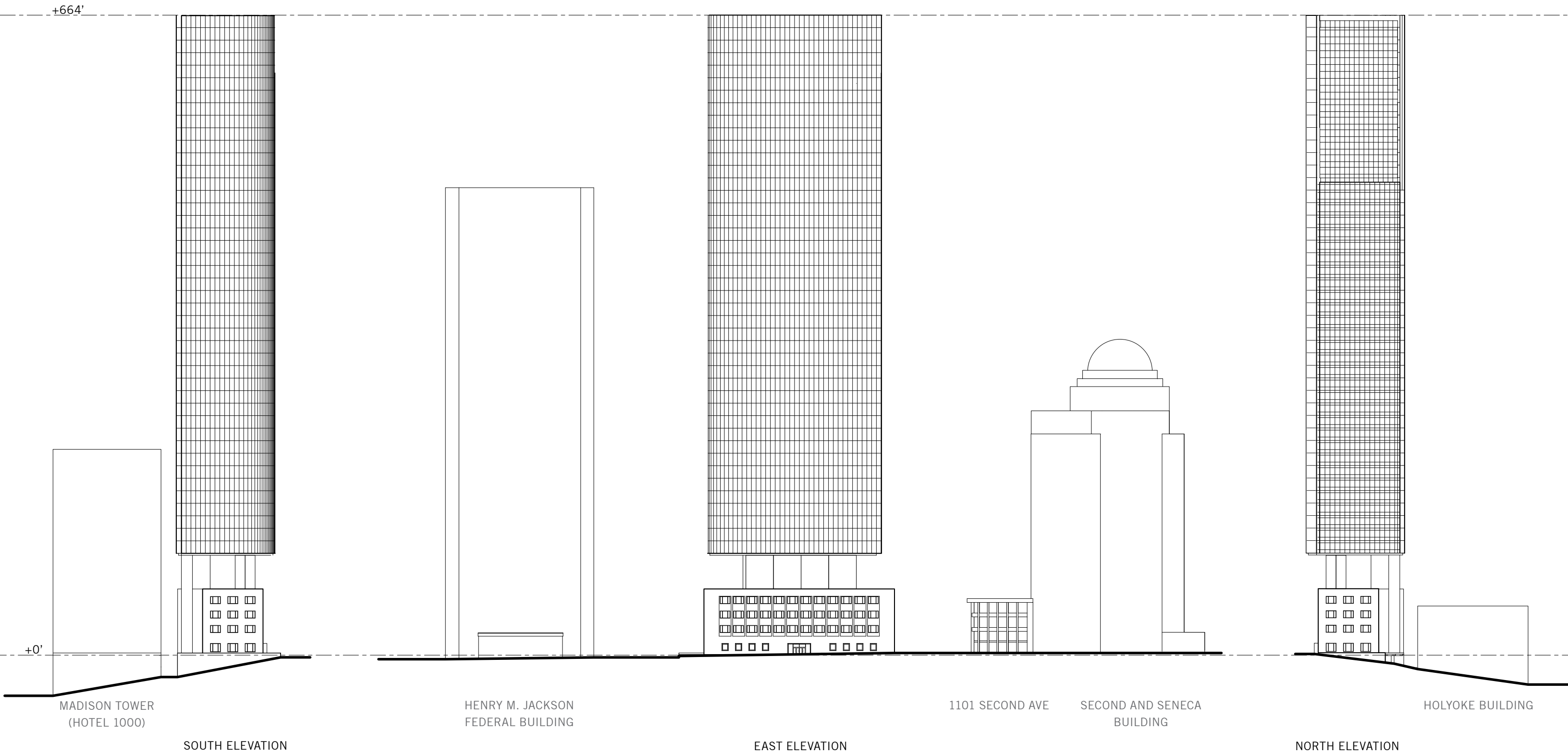


C FRB ROOF TERRACE



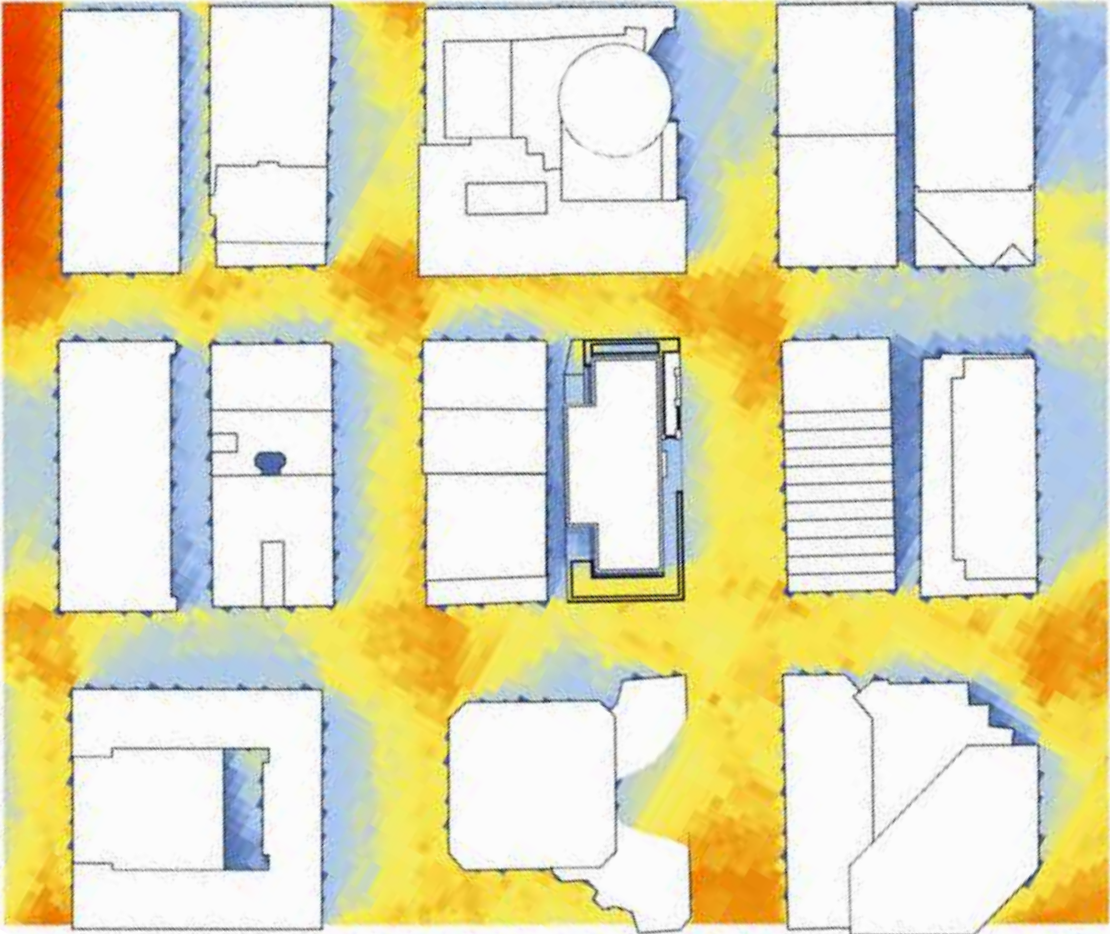
D FRB ENTRY LEVEL

FLOOR PLANS

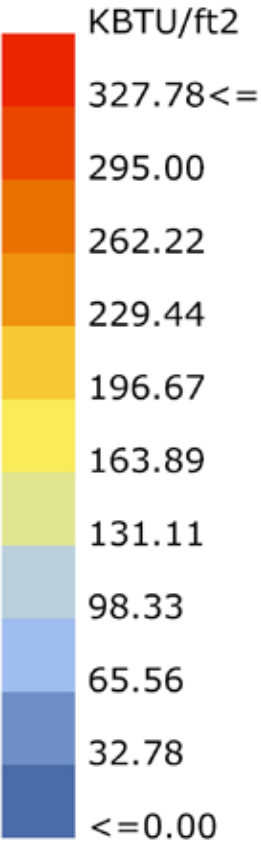
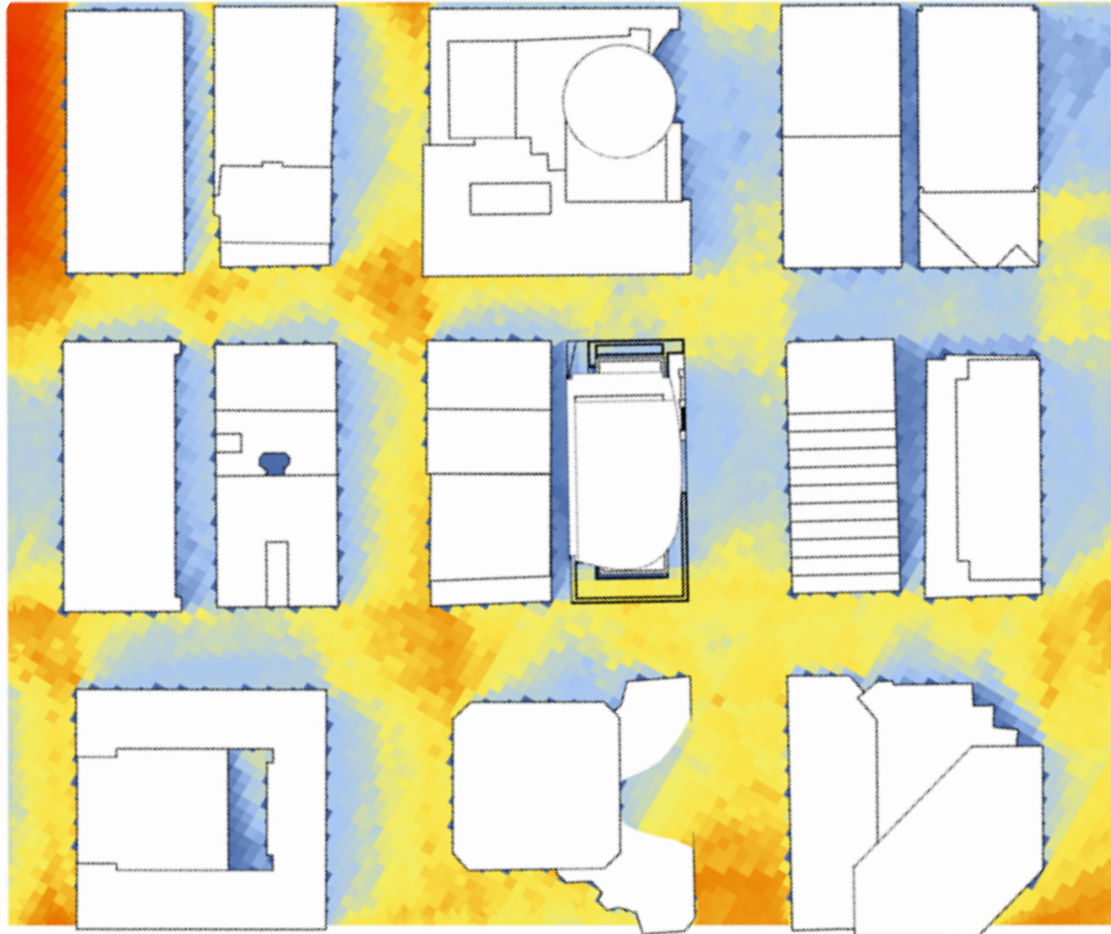


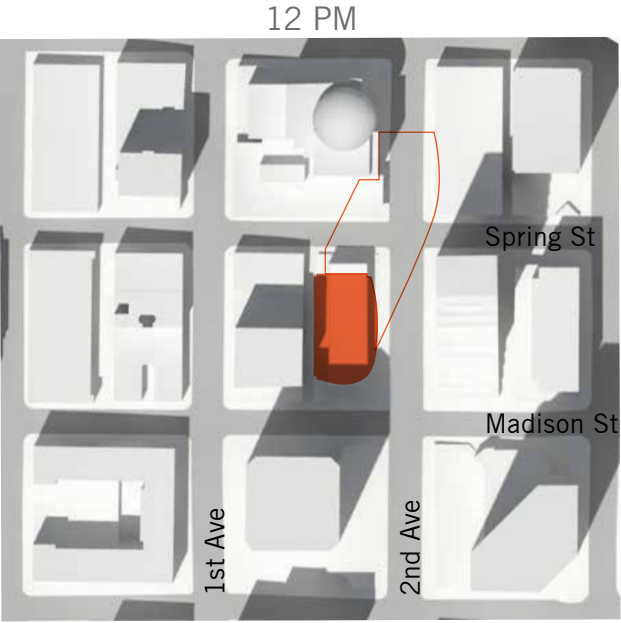
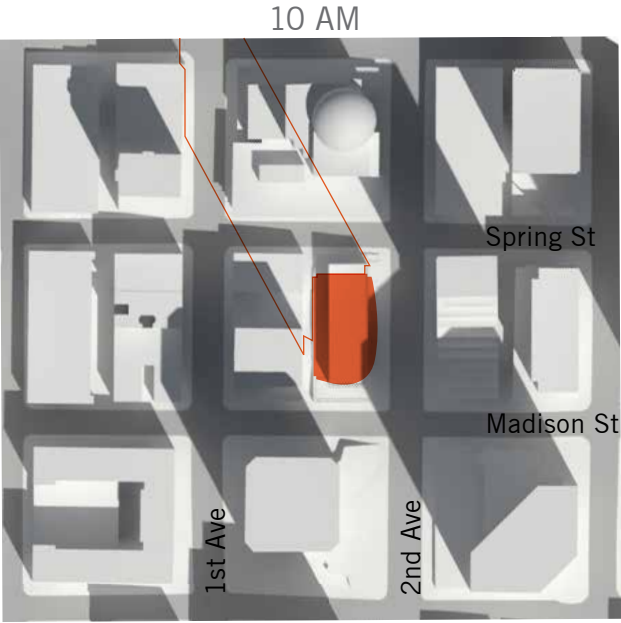
9.6
CONCEPT 3 - SOLAR ANALYSIS

EXISTING

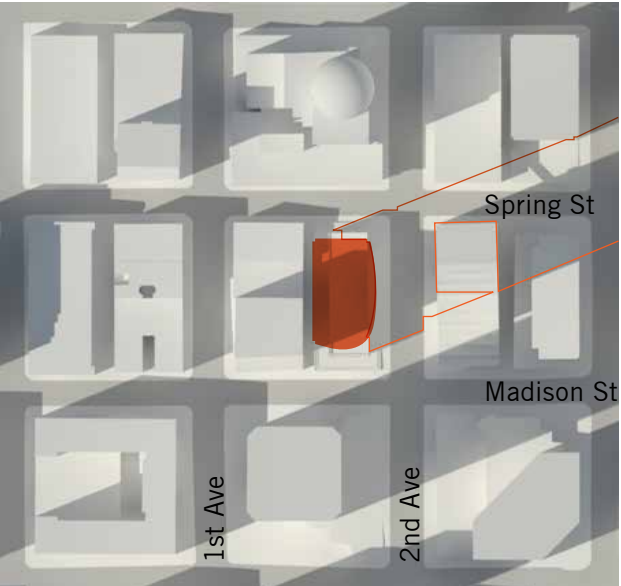
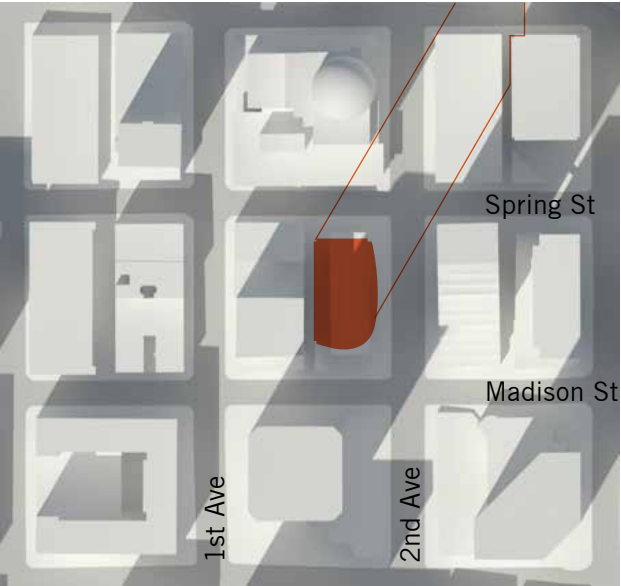
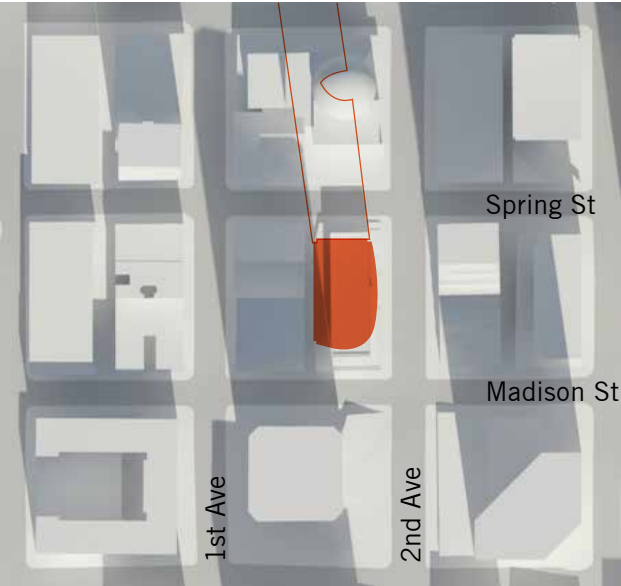


PROPOSED

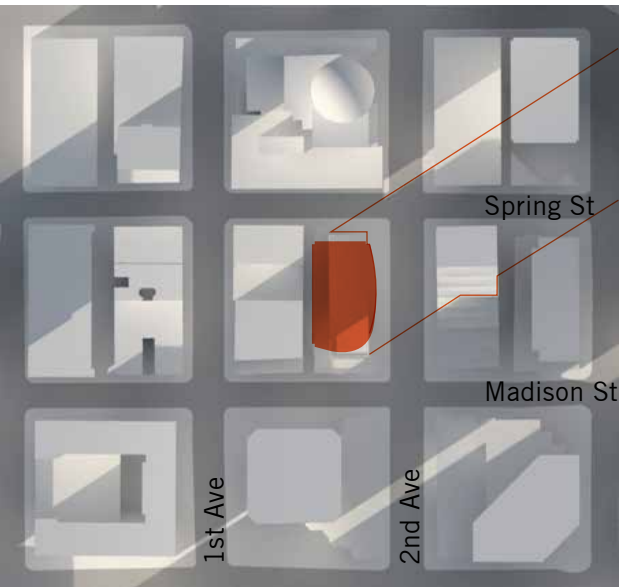
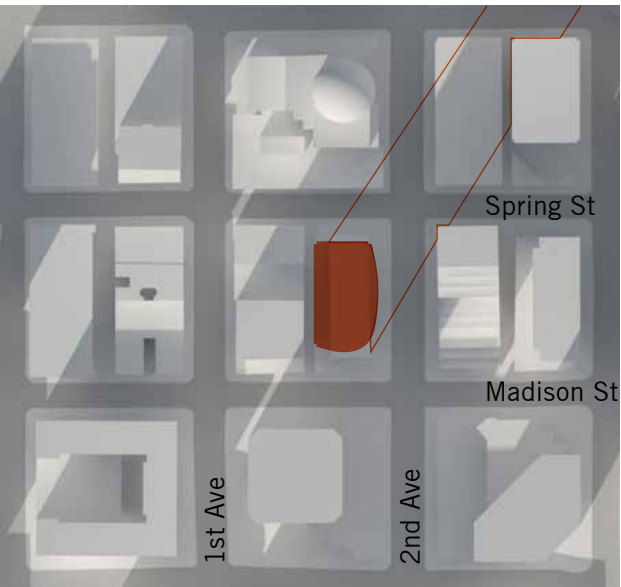




Summer Solstice
June



Equinox
March/September



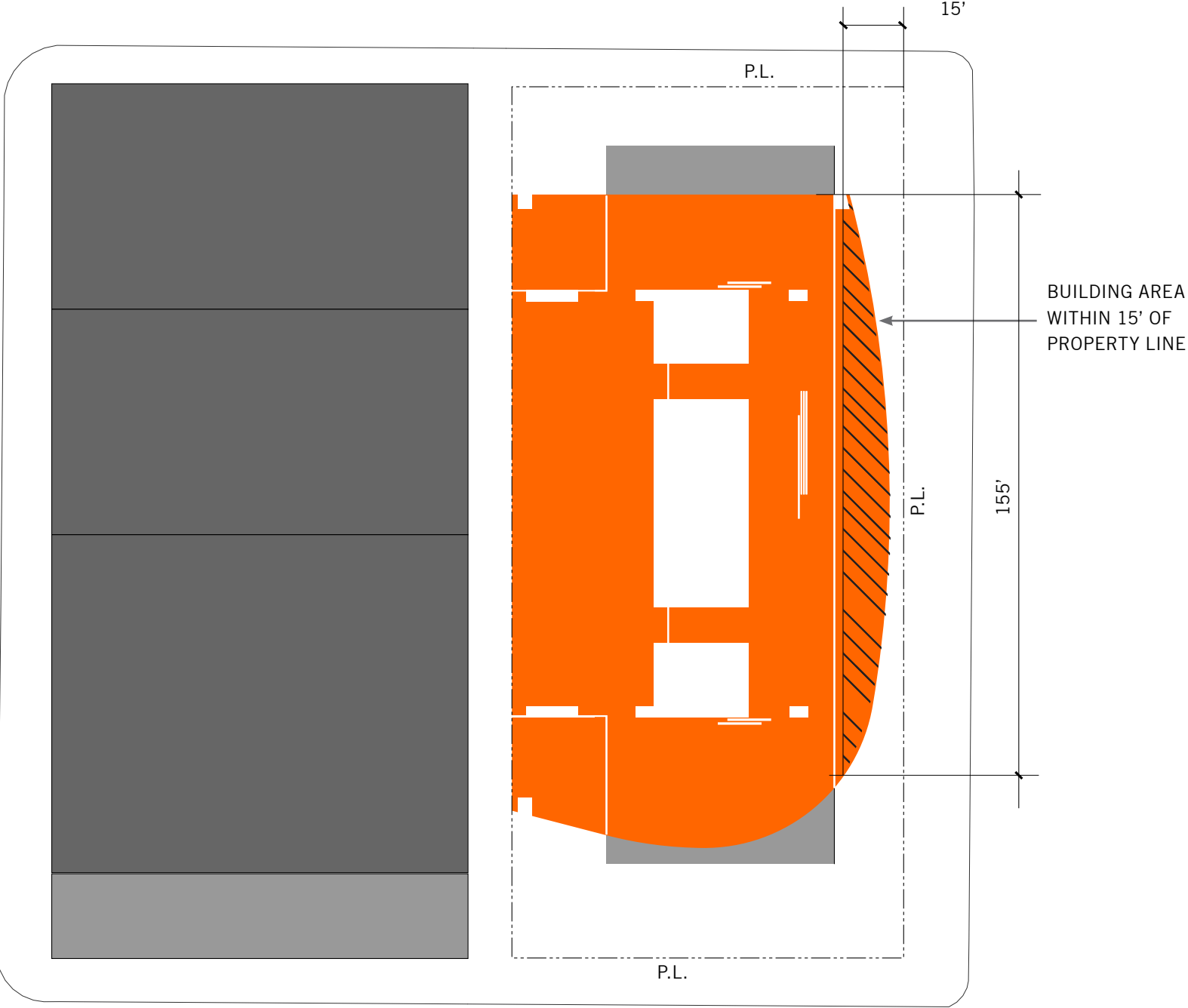
Winter Solstice
December

10.1
DEPARTURES

Proposed Departure - 1 View Corridor Requirements 23.49.024	Proposed Departure - 2 Street Facade, Landscaping and Setback Requirements 23.49.056	Proposed Departure - 3 Street Facade, Landscaping and Setback Requirements 23.49.056	Proposed Departure - 4 Street Facade, Landscaping and Setback Requirements 23.49.056	Proposed Departure - 5 DOC 1 Upper Level Development Standards 23.49.058
A. At 36' feet and above, as measured from the sidewalk of Second Avenue, 30-foot upper-level setbacks are required for Spring Street and Madison Street from Second Avenue west to the midpoint of the block between Second and First.	B. Per zoning Map 1H, setbacks are not required for Second Avenue, Spring Street and Madison Street. However per Section 23.49.056.B.2, a setback limits apply between the elevations of 15' and 35'.	C. Transparency requirements apply to the area of façade between 2' and 8', or 4' and 8' if the frontage slope exceeds 7.5%.	D. Blank façade limits apply to the area of façade between 2' and 8', or 4' and 8' if the frontage slope exceeds 7.5%.	C. Modulation is required above a height of 85' for any portion of a structure located within 15' of the street lot line.
- The upper-levels of the existing FRB do not conform to required view corridor setback.	- The existing FRB does not conform to required setback limits.	- The existing FRB area of façade transparency on Second Avenue is non-conforming.	- The existing FRB area of blank facade on Second Avenue is non-conforming.	- The length of façade on Second Avenue exceeds the maximum allowable length of façade without modulation for the building height. However, the arc of the tower addresses guideline intent for regarding neighborhood context, transitions in bulk and scale, and designing facades of many scales.
Proposed Rationale: Preservation of the FRB precludes compliance.	Proposed Rationale: Preservation of the FRB precludes compliance.	Proposed Rationale: Preservation of the FRB precludes compliance.	Proposed Rationale: Preservation of the FRB precludes compliance.	
	- The existing pedestal windows adjacent to the Spring Street and Madison Street do not promote pedestrian interaction or animate the street as these are windows are open to parking and building system spaces. To promote pedestrian interaction, we propose infilling the existing pedestal windows and cladding the pedestal walls with ashlar stonework native to the region. Having texture and pattern, Ashlar stonework lends itself to high quality detailing promoting the site for pedestrian interaction.		- The existing pedestal windows adjacent to the Spring Street and Madison Street do not promote pedestrian interaction or animate the street as these are windows are open to parking and building system spaces. See Departure – 3 for rationale.	Proposed Rationale: B1 Respond to Neighborhood Context The arc of the tower takes advantage of the site's visibility and the building's potential to become a plaza landmark and gateway to Second Avenue.
	Proposed Rationale: C1 Promote Pedestrian Interaction. Further articulate the street level façade to provide an engaging pedestrian experience via exterior finish materials having texture.		Proposed Rationale: C1 Promote Pedestrian Interaction. Further articulate the street level façade to provide an engaging pedestrian experience via exterior finish materials having texture.	B2 Create a Transition in Bulk and Scale. The arc of the tower decreases the perceived bulk of building.
			Proposed Rationale: C2 Promote Pedestrian Interaction. Further articulate the street level façade to provide an engaging pedestrian experience via exterior finish materials having texture.	C2 Design Facades of Many Scales The arc of the tower provides visual interest by providing a dynamic scale to building elevations. The arc of the tower form also satisfies the intent of building modulation in approaching/receding from the property line.

ASHLAR STONE WORK
DIAGRAM - DEPARTURE 3 & 4

10.2
DEPARTURE 5 DIAGRAMS



CONCEPT RENDERINGS

