



DESIGN REVIEW RECOMMENDATION MEETING
07.12.2016

SDCI PROJECT # 3021621

ZGF
COTTER

2014 Fairview Ave LLC
215 - 1100 Virginia Street
Seattle, WA 98101

20FAIR
14VIEW



PROJECT INFORMATION

SDCI PROJECT #
3021621

PROPERTY ADDRESS
2014 FAIRVIEW AVE.

MEETING TYPE
DESIGN REVIEW RECOMMENDATION MEETING

MEETING DATE
07.12.2016

OWNER
2014 FAIRVIEW AVE. LLC

ARCHITECT
ZGF COTTER ARCHITECTS

SDCI LAND USE PLANNER
LINDSAY KING

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Development Objectives

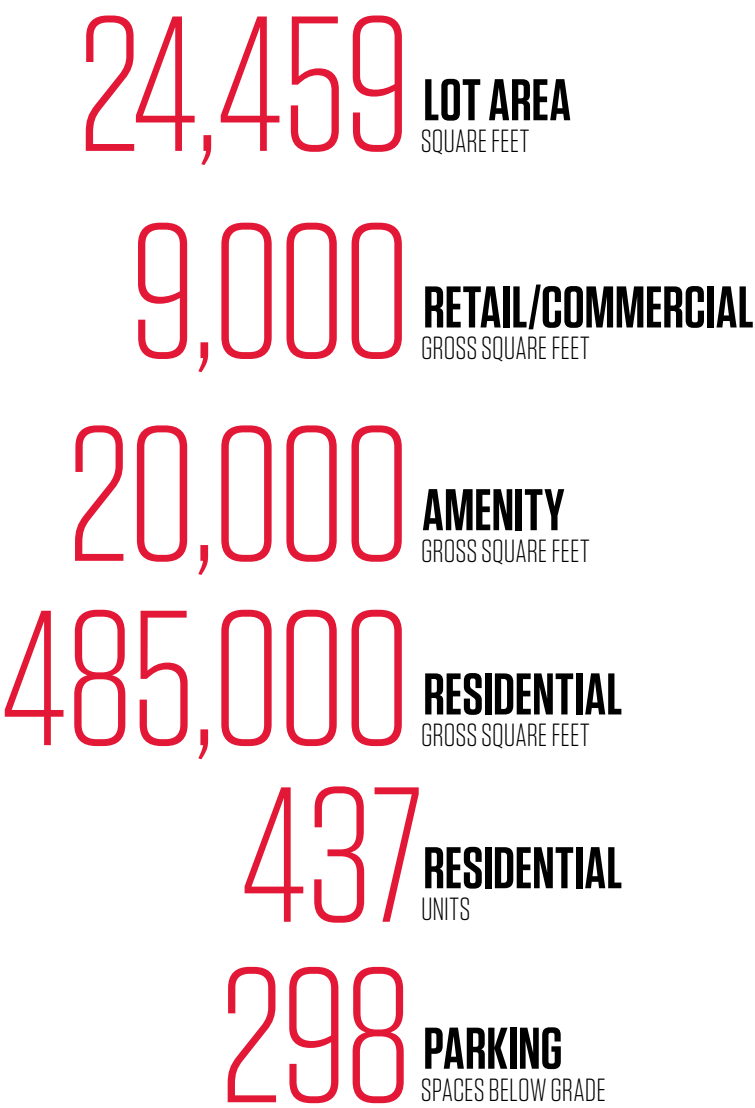
This proposal is for the design and construction of a residential tower in the Denny Triangle Urban Centre.

The aim of this project is to create thoughtful, much needed housing that will meet the city of Seattle's comprehensive plan goals.

Project Overview

The project proposed is a 41 story residential tower (plus a mechanical penthouse) with a 4 story podium along with 5 floors of below grade parking.

King County Assessor Parcel No: #066000-2230



Project Site Overview

The project site is located within the Denny Triangle Urban Center Village Neighborhood.

The site is located on the northern border of the Denny Triangle Urban Center, in zone **DMC 240/290-400**.

The project site is triangular in shape and consists of 1 block bounded by **Denny Way** to the north, **Fairview Ave.** to the west and **Virginia St.** to the southeast.

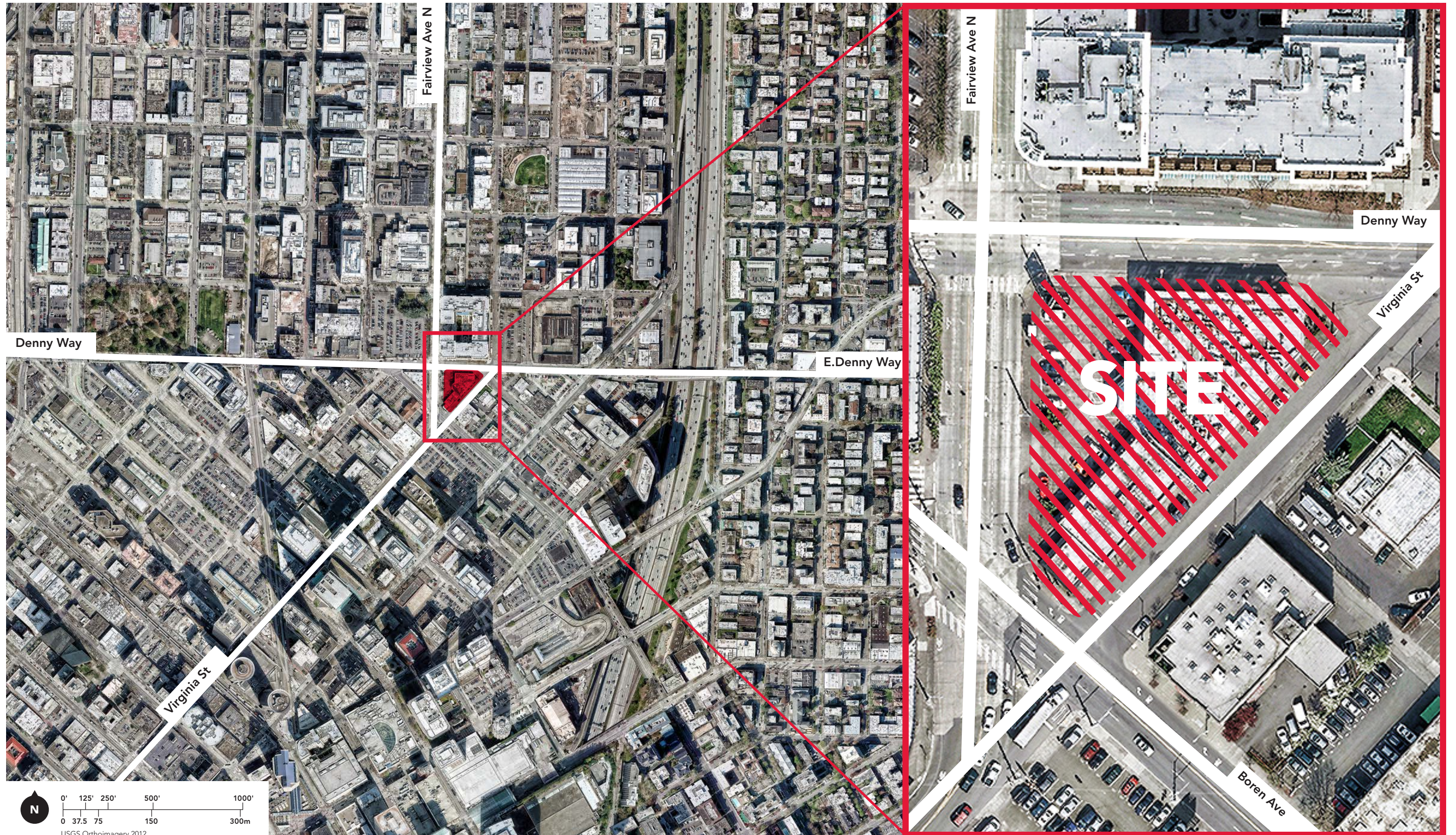
Project Goals + Objectives

The team envisions a design response that appeals to the next generation of downtown residents while still being highly efficient from planning through to construction and completion. The project presents an elegant solution to a compact and triangular shaped site. The highly distinctive design that has a strong presence on all three street frontages. Lobbies and points of public interaction with be considered with particular importance and care.

The project features contemporary interior spaces, and will maximize daylight to create a warm, open feel. Lastly, this project incorporates several compelling amenities and services such as a fitness center, lounge, business center, and a rooftop terrace featuring Seattle's best views.

Other project goals include:

- Enriching the public realm of the Denny Triangle Neighborhood
- Differentiating itself from other proposed towers while still being complimentary to the Seattle skyline
- Creating identity on Denny Way: a gateway between South Lake Union and the Denny Triangle
- Taking cues from the 2 intersecting city grids enveloping the site
- Elevating the streetscape experience
- Achieving a dynamic and cohesive development between program and massing
- Achieving clarity and elegance with intuitive spaces and familiar forms
- Taking advantage of the surrounding views of both the natural and built landscape



Site Context + Urban Analysis

The project site is located within the Denny Triangle Urban Center Village Neighborhood.

Proximity to employment, service and transit have turned the Denny Triangle into a rapidly evolving neighborhood with several new private sector developments of office and residential uses occurring in all directions.

Neighborhood Context

The Denny Triangle contains high density, residential and commercial buildings and is currently undergoing major development. This neighborhood (*and the project itself*) occupies the intersection between several rapidly evolving but distinct Seattle neighborhoods including: South Lake Union, Capitol Hill, the Downtown Retail Core, and Belltown.

South Lake Union's traditional low-rise commercial development is being supplemented with new high-rise mixed-use buildings and new, denser commercial high rises (*including the expansion of the Amazon Campus*).

Capitol Hill's traditional low rise commercial development is also being supplemented with new buildings - mid-rise and mixed-use.

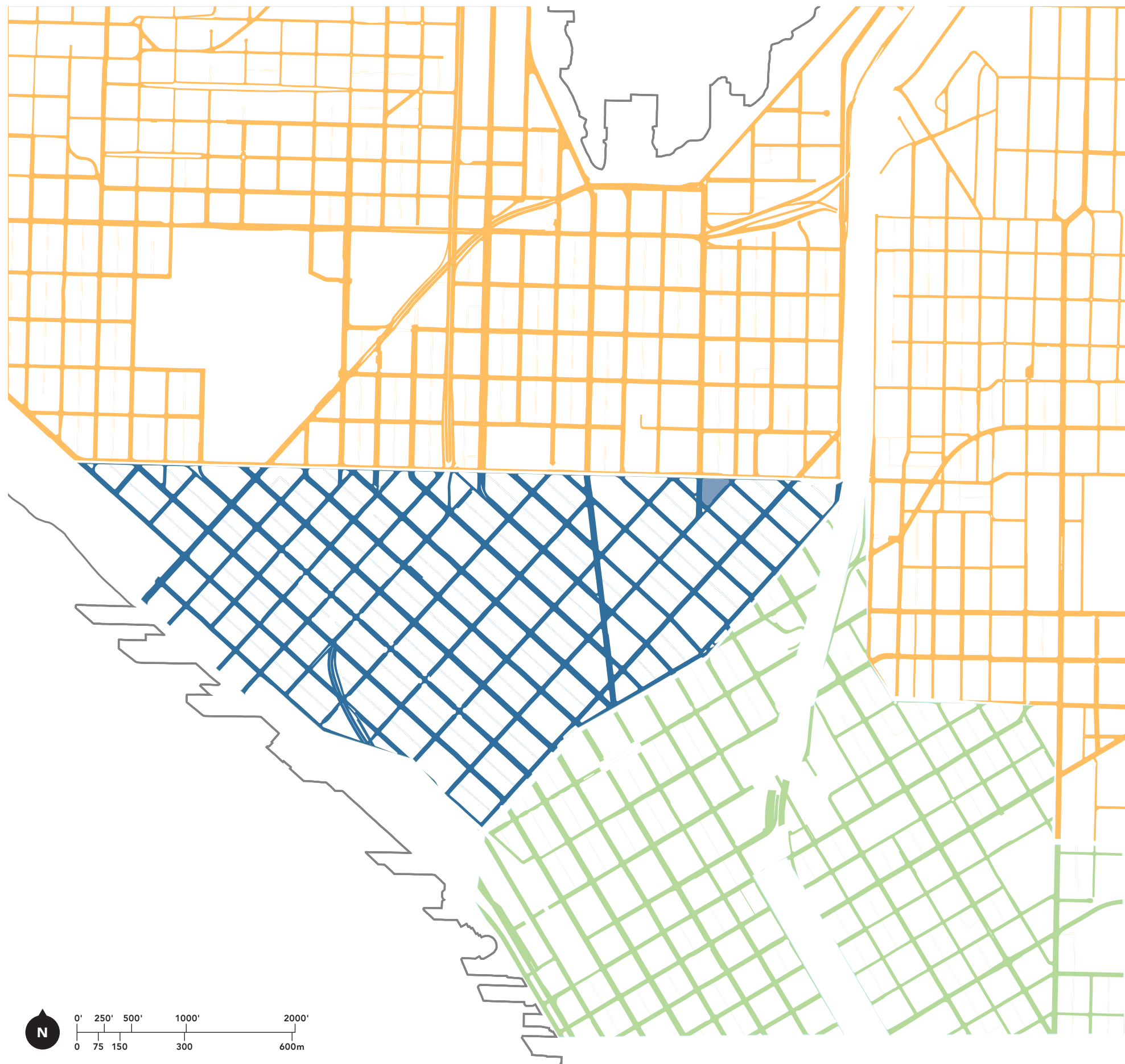
The Downtown retail core is the densest and the tallest adjacent neighborhood, containing both high-rise commercial and residential development, but also a retail and cultural center for the city.

Belltown is another densely populated residential neighborhoods in Seattle with mid-rise and high-rise mixed use buildings.

Existing Utilities / Infrastructure

The site is well served by transit, including the Seattle Streetcar serving South Lake Union and Westlake Center.





02.02 Street Grid

Street Grid

The street layout of Seattle is based on a series of disjointed rectangular street grids.

Although most streets in Seattle run either north-south or east-west (Grid Type 1) this orientation does not apply to one of the oldest and densest parts of the city (and impacts the project site). Bounded by Elliot Bay to the west, Broadway to the east, Yesler Way to the south and Denny Way to the north this area has 2 additional grid types: a grid that is oriented 32 degrees west of north in the southern portion of that exceptional area (Grid Type 2), and a grid that is oriented 49 degrees west of north in the northern portion (Grid Type 3). The two portions are divided by a line that runs along Stewart St. from Alaskan Way to 3rd, Olive Way from 3rd to 7th and Howell St. from 7th to Denny Way.

The collision of these grids impact our project site, the Denny Triangle Neighborhood, Downtown, Belltown, portions of Pioneer Square, and First Hill.

In addition to the shape of the project site being a resultant of the multiple grid typologies colliding, Seattle's systematic use of directionals is also directly apparent on the site. As a rule, Streets run east-west, Avenues run north-south, and Way is a thorough fare that runs in any direction. Street adjacencies to the site include: Denny Way (*running W-E north of the site*), Fairview Ave. (*running S-N west of the site*) and Virginia St. (*running W-E of the site*).

Key

- Grid Type 1
- Grid Type 2
- Grid Type 3

02.03 Zoning + Topography

Zoning Summary

The project site is located within the DMC 240/290-400 Downtown Mixed Commercial Zone, within the Denny Triangle Urban Center Village. The Downtown Neighborhood guidelines will apply to this project.

The site is located on a topographical plateau and serves as a gateway to the South Lake Union Neighborhood.

Site constraints include:

10,700

MAX. AVERAGE RESIDENTIAL
GROSS SQUARE FEET IN TOWER

11,500

MAX. RESIDENTIAL PLATE
GROSS SQUARE FEET IN TOWER

Bordering the project site is the **SM 240/125-400 zone** (*Seattle Mixed*) to the north and the **DMC 340/290-400** (*Denny Triangle Urban Center Village Overlay*) to the south.

Zoning Section

Both sections depict the plateau on which the site sits on.

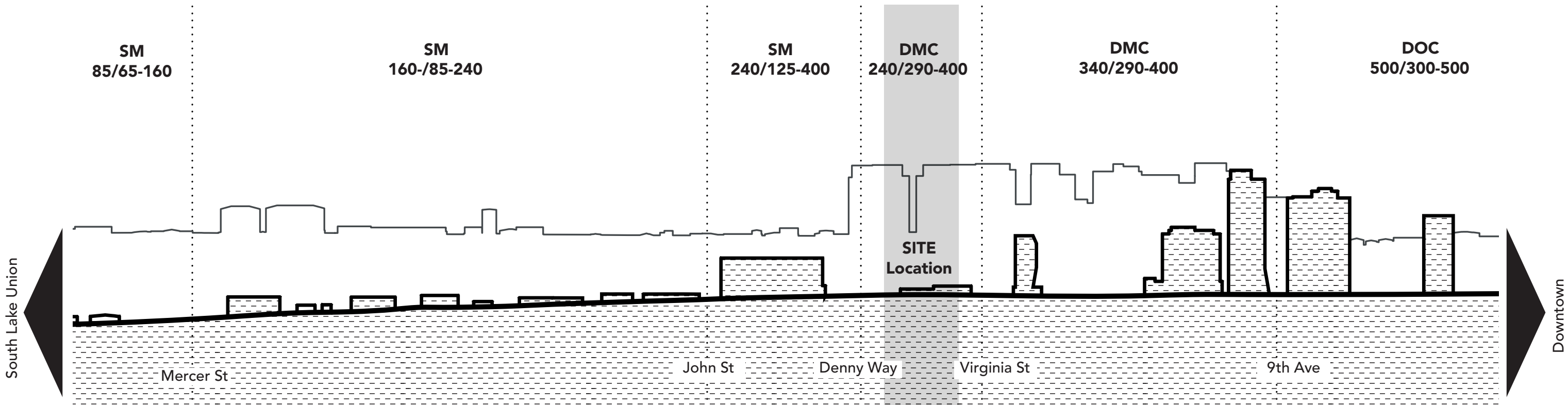
Section A-A

This section depicts the slight uphill towards the downtown core (*south*) and the gradual downhill towards Union Lake through the South Union Lake District.

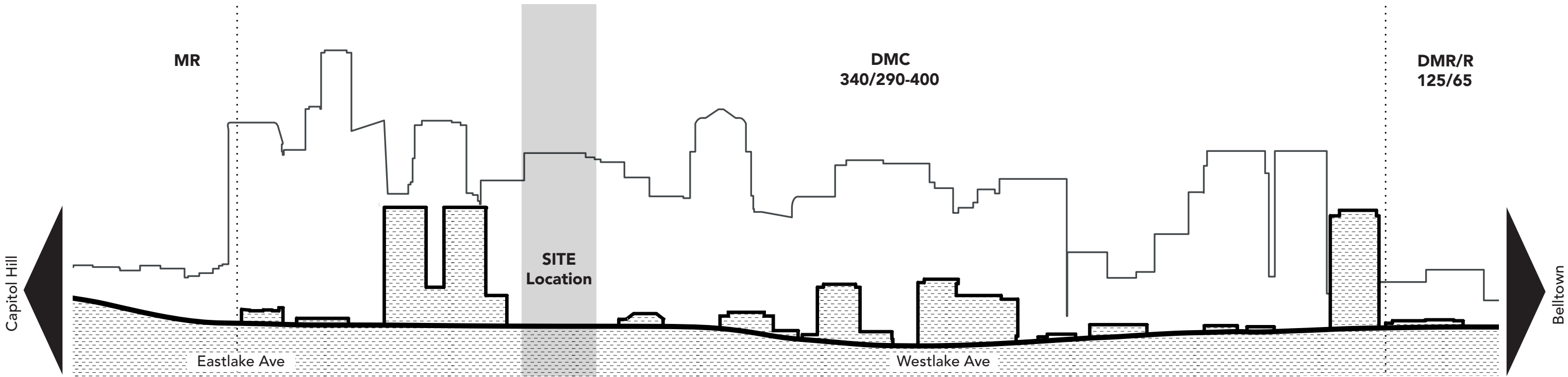
Section B-B

This section depicts the upward slope towards the I-5 and Capitol Hill and the dip the road experiences at Westlake Ave along Denny Way.

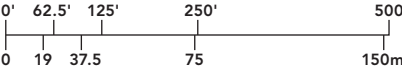




Section A-A



Section B-B



02.05 Site Aerial Views

VIEW FROM SOUTH

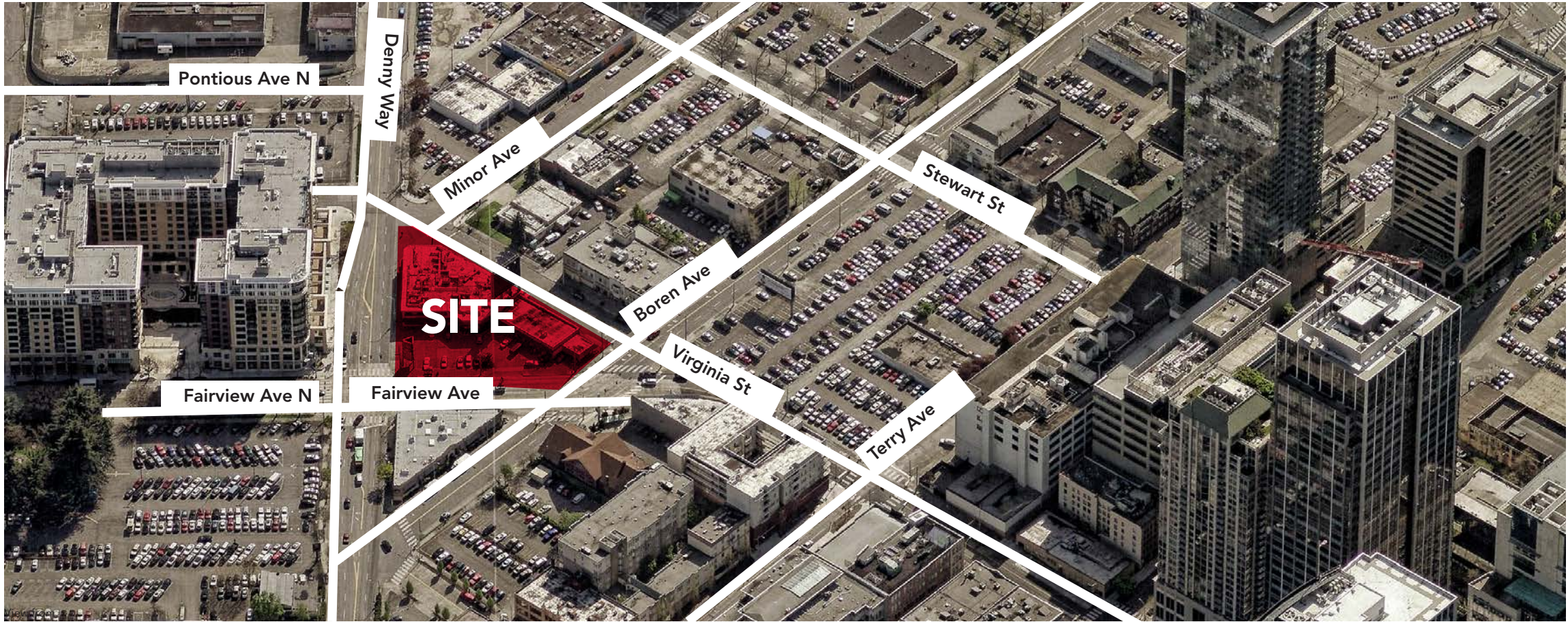


VIEW FROM EAST





VIEW FROM NORTH



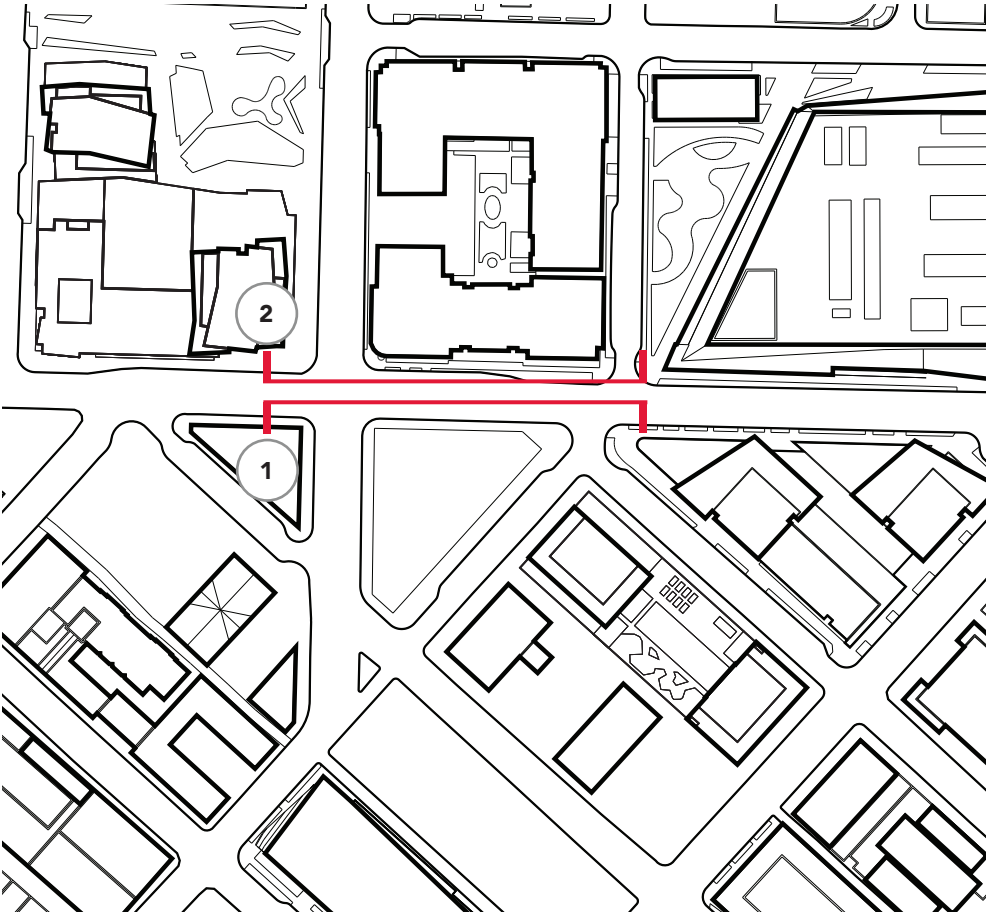
VIEW FROM WEST

02.06 Current Use + Streetscapes



1 Denny Way Looking South

Virginia Street



2 Denny Way Looking North

1120 Denny Way

Fairview Ave



1183 Denny Way - Commercial

Fairview Ave

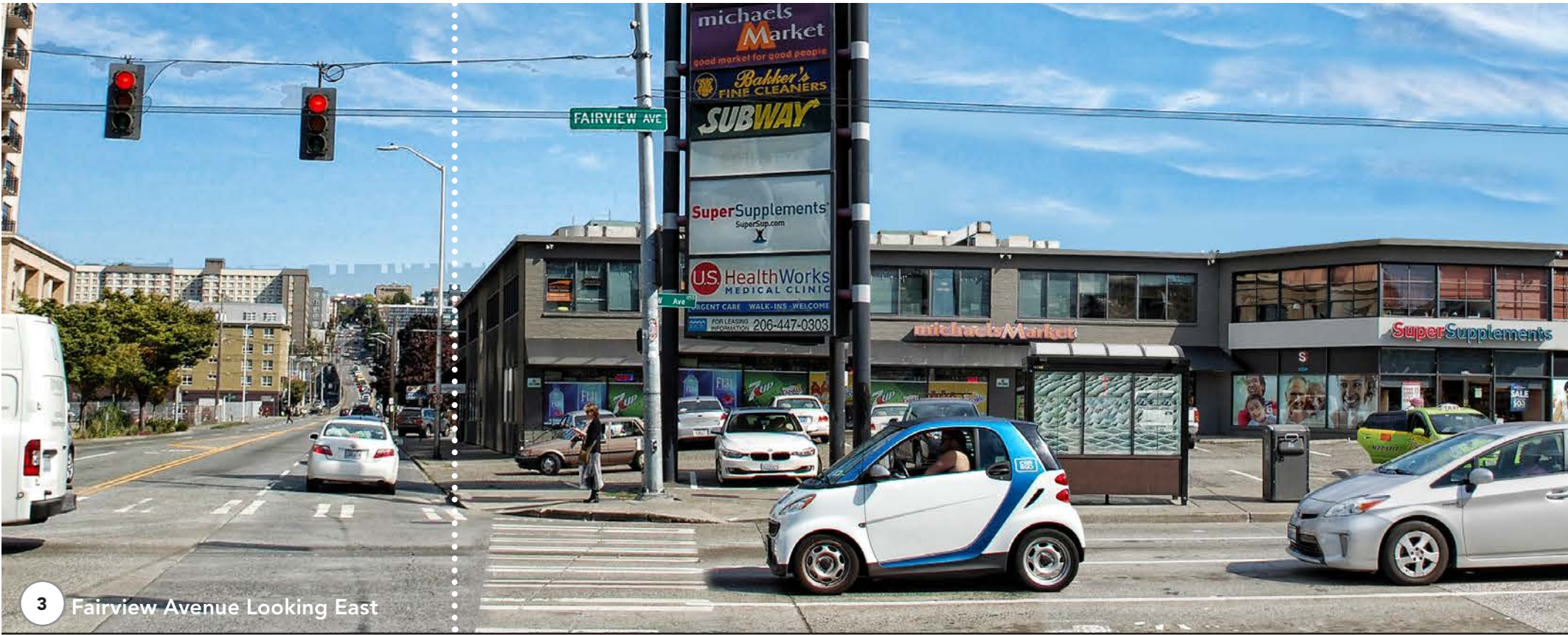


116 Fairview Ave - Residential

Minor Ave

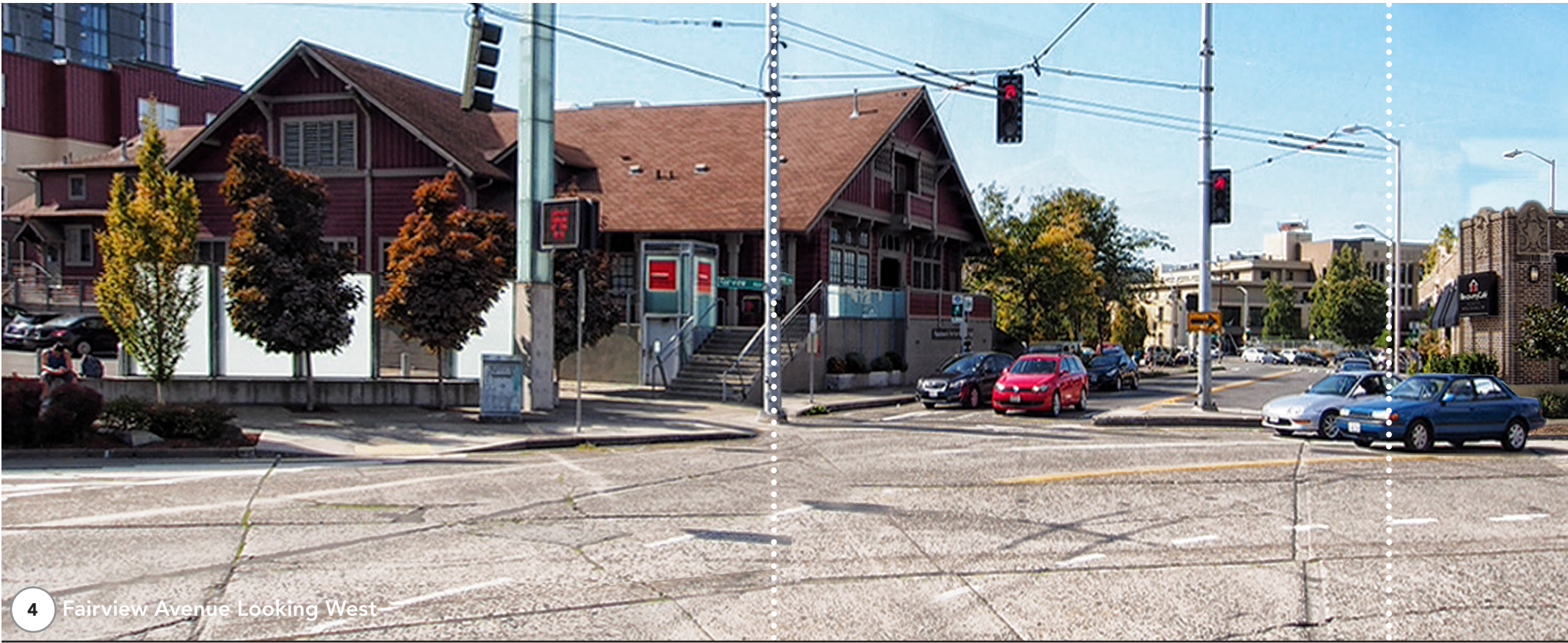
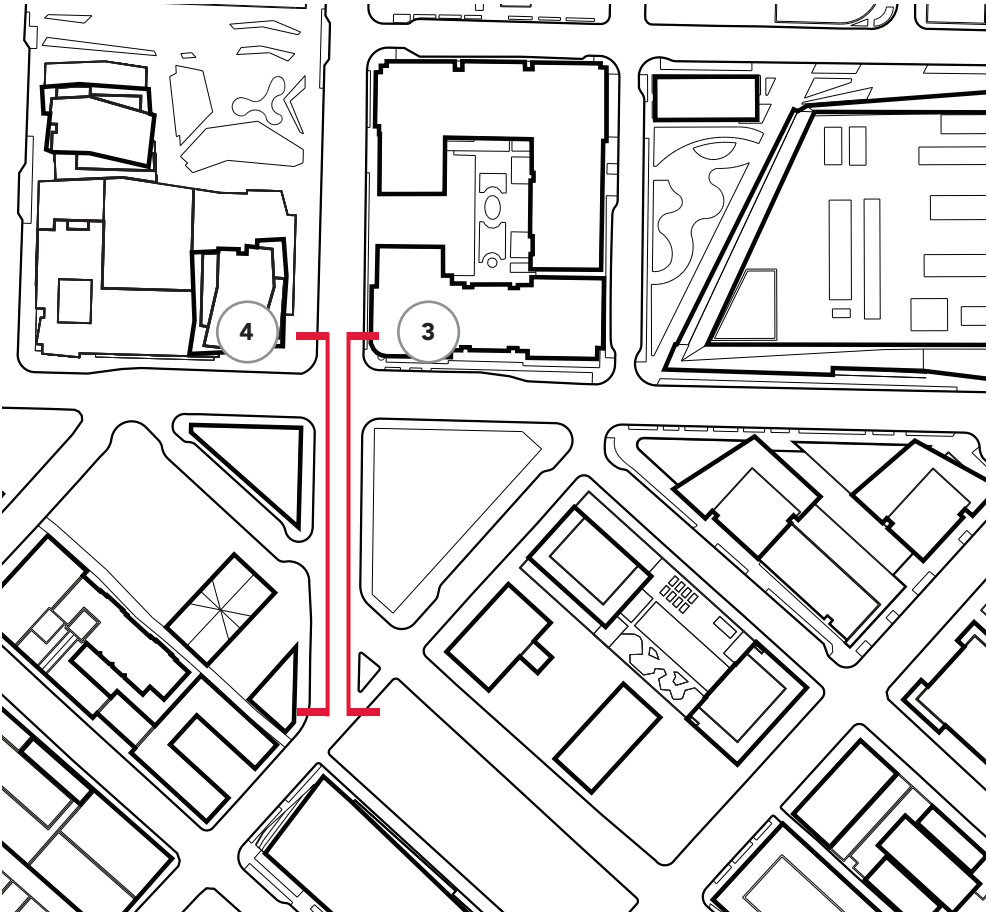
Denny Substation

02.06 Current Use + Streetscapes



3 Fairview Avenue Looking East

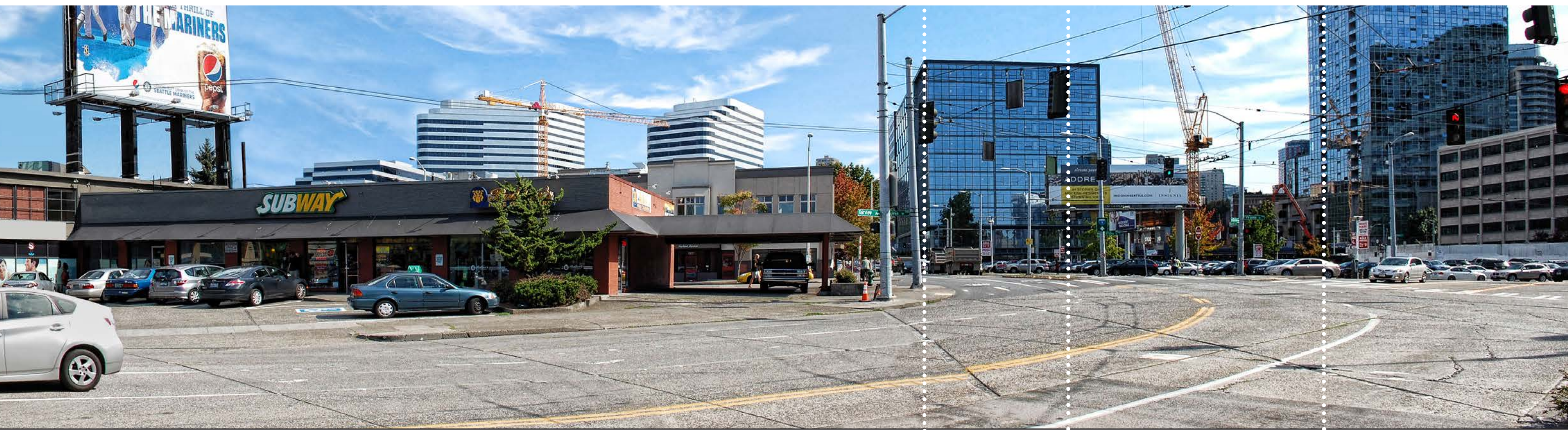
Denny Way



4 Fairview Avenue Looking West

2015 Boren Ave

Boren Ave



2000-2010 Fairview Ave - Commercial

Boren Ave

Fairview Ave



2022 Boren Ave

Denny Way

1120 Denny Way

02.06 Current Use + Streetscapes



5 Virginia Street Looking West

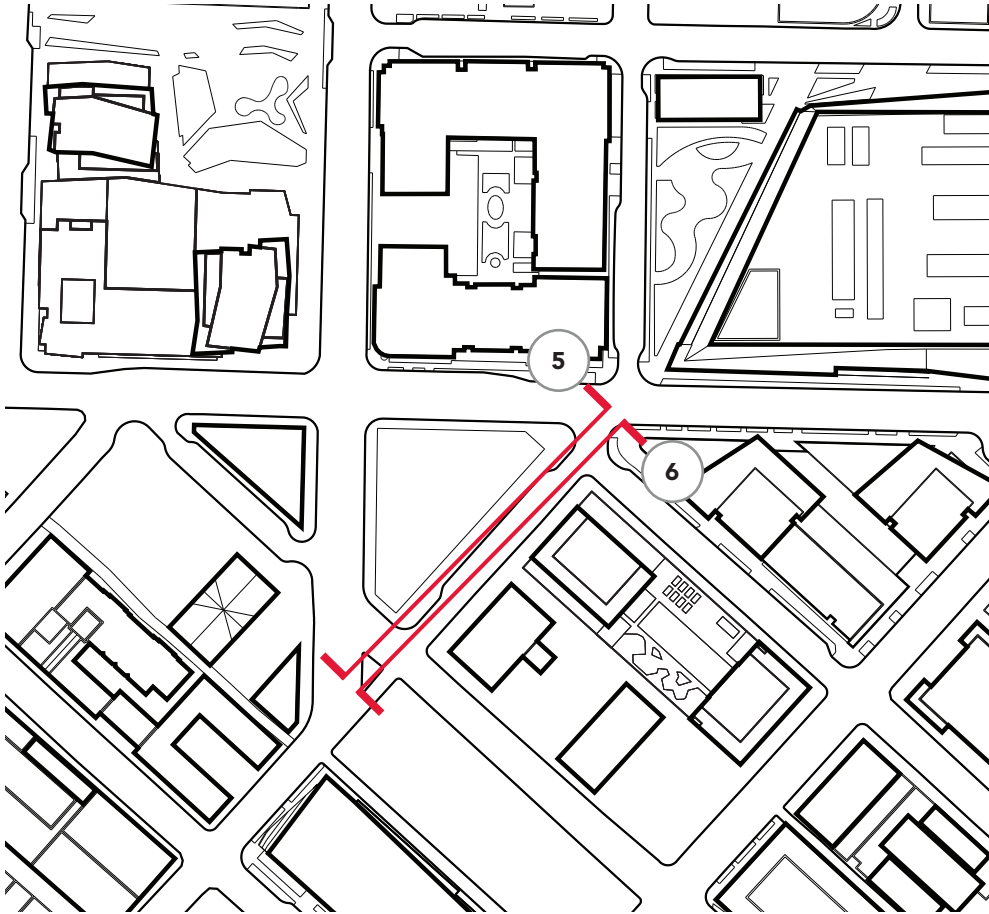
Boren Ave



6 Virginia Street Looking East

Minor Ave

1925 Minor Ave





1152 Virginia Street

Denny Way

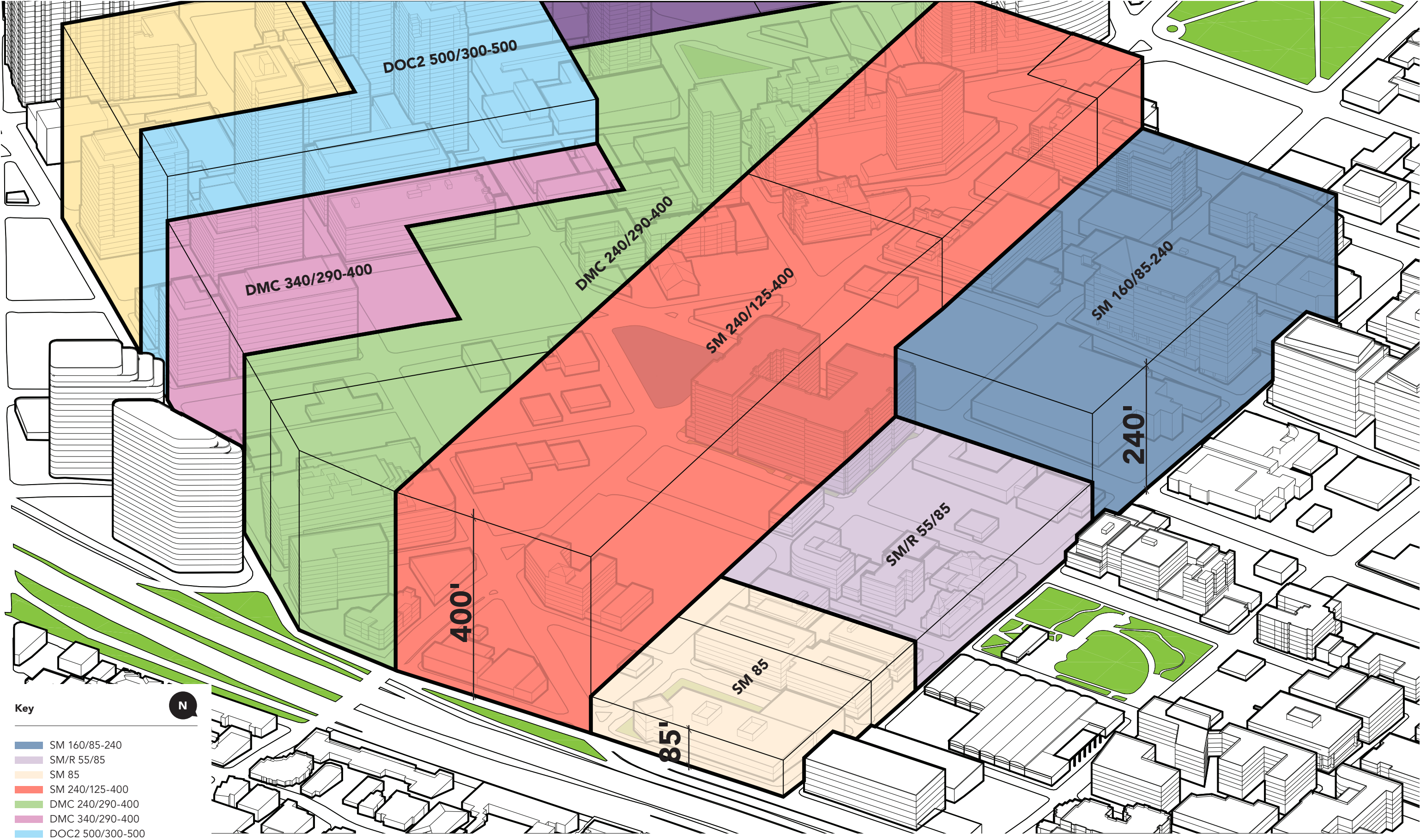


Alleyway

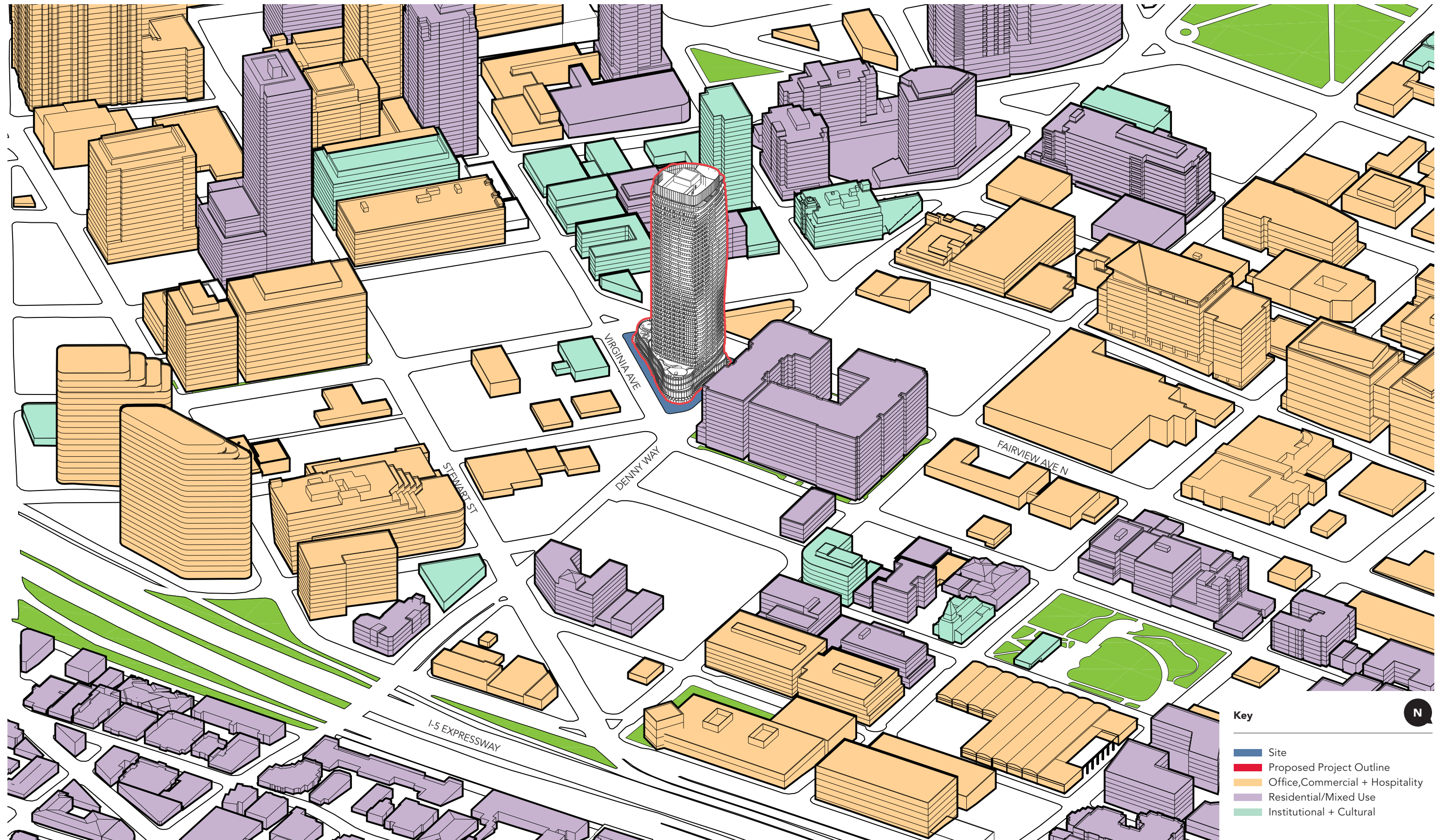
1930 Boren Ave

Boren Avenue

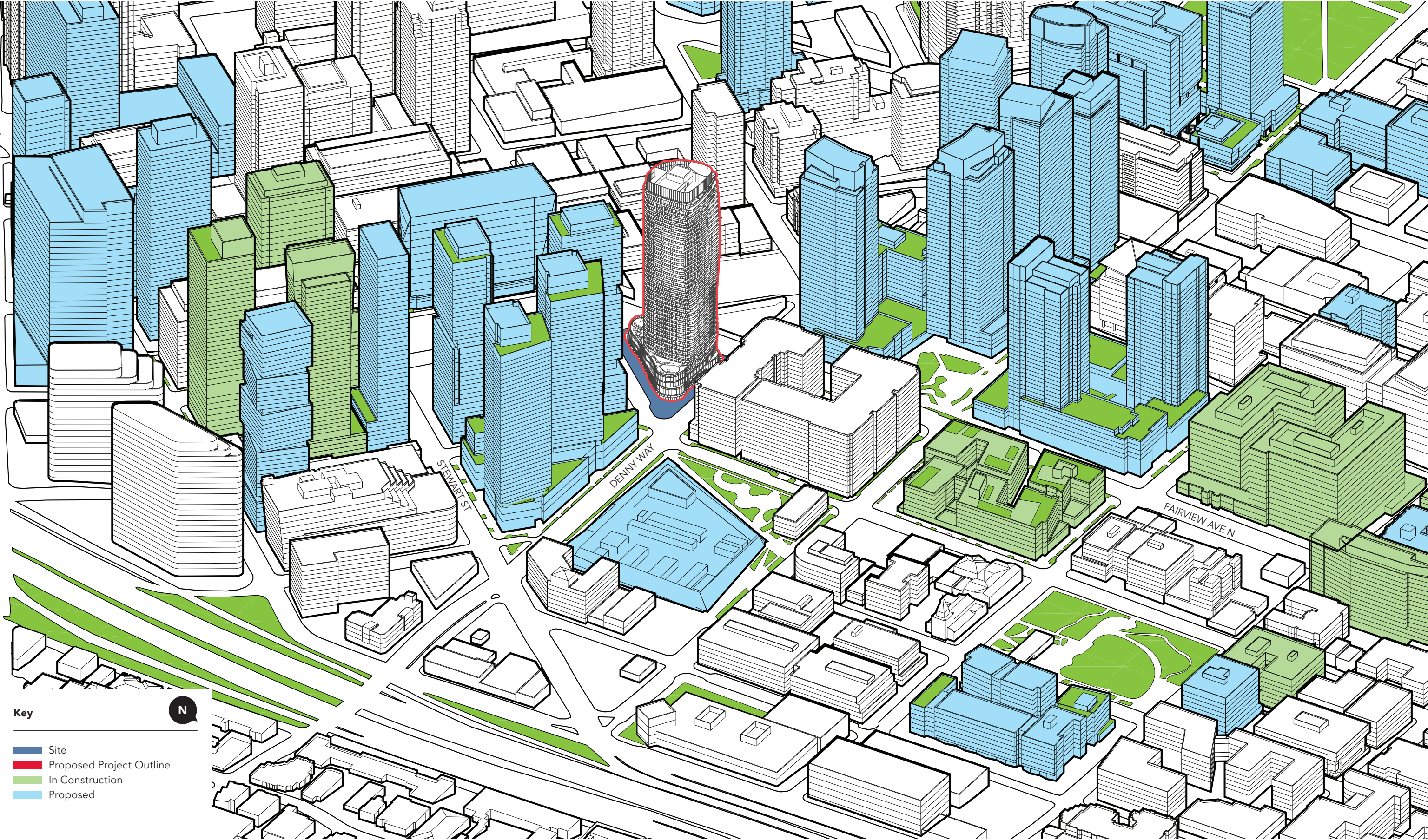
02.07 Zoning Context Massing



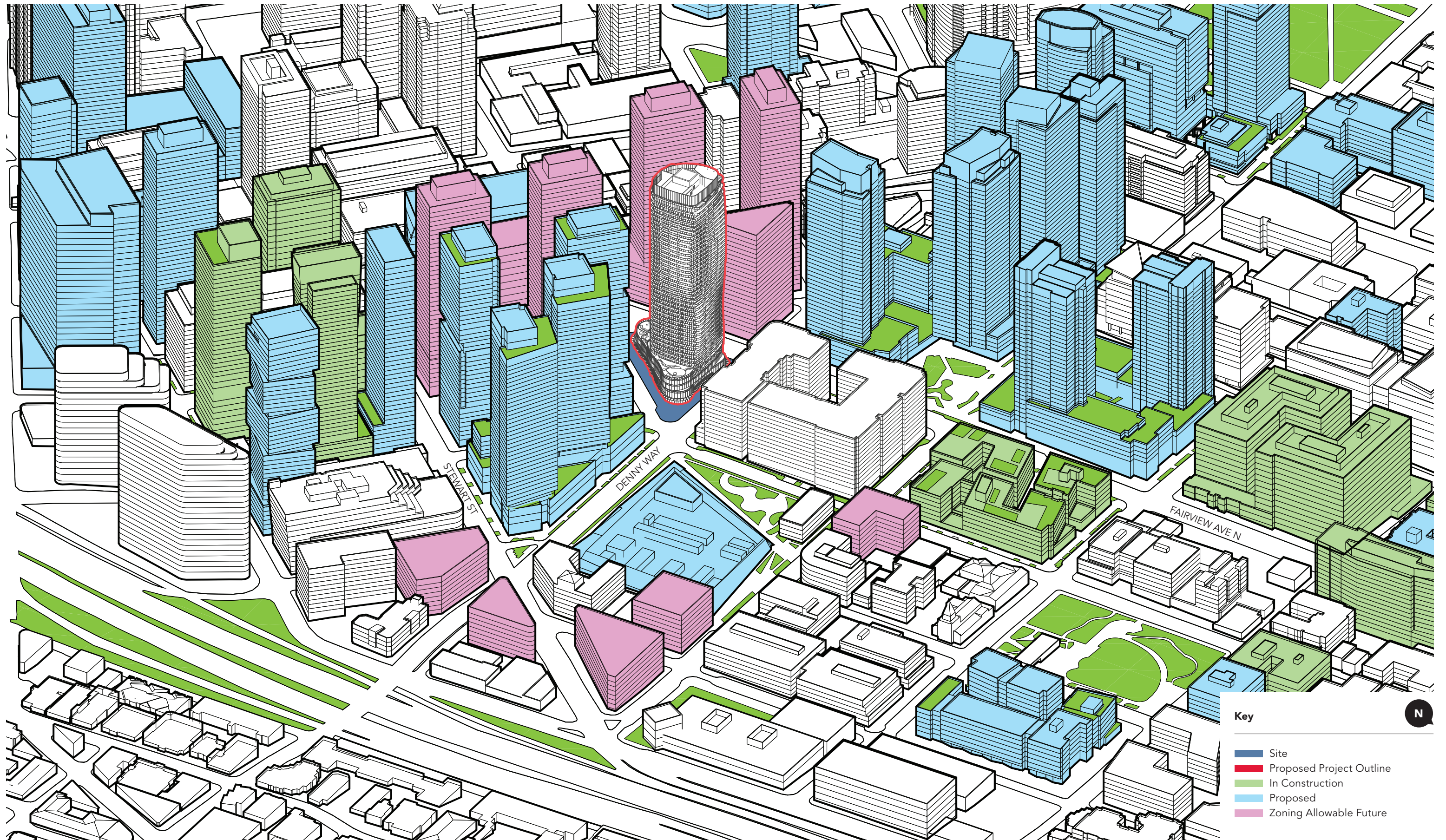
02.08 Existing Context Massing + Typology



02.09 Future Context Massing



02.10 Future Context Massing + Zoning Allowable



- Key**
- Site
 - Proposed Project Outline
 - In Construction
 - Proposed
 - Zoning Allowable Future

02.11 Landmark Structures

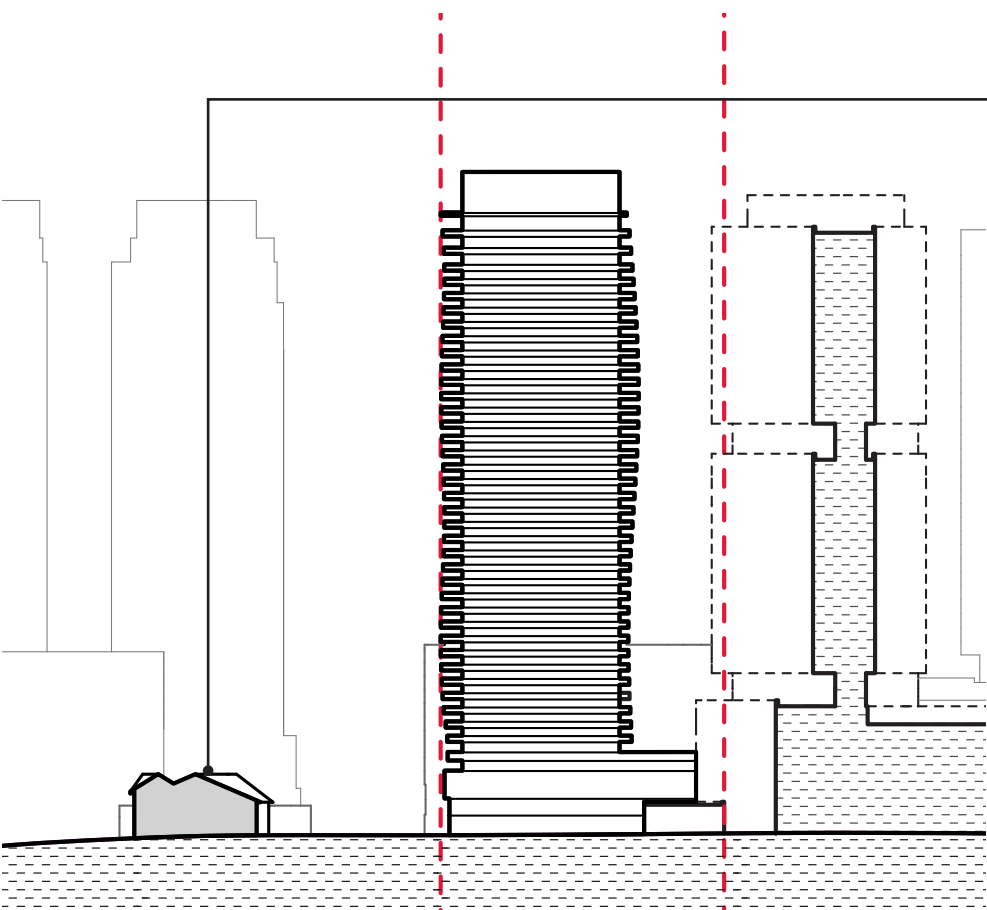
Note: For a complete list of the developing context - see Appendix A.

Landmark Structures

Adjacent to the site are two landmark structures: Raisbeck Hall (located southwest of the site) and the Recovery Cafe (located west of the site).

The proposed massing pays respect to these landmark buildings by maintaining a considerable distance from the curb. Additionally, none of the floors extend beyond the property line, maintaining important view corridors.

The building's "soft" design allows for it to respond to its neighbors gently (see Ch.6). Sinuous landscaping will also act as a pleasing buffer (see Ch.7). Although both landmark structures have distinct styles, the elegant, modern, light materials of the building will prevent any overpowering/ clashing and instead allow for both landmarks to exist in harmony with the building.

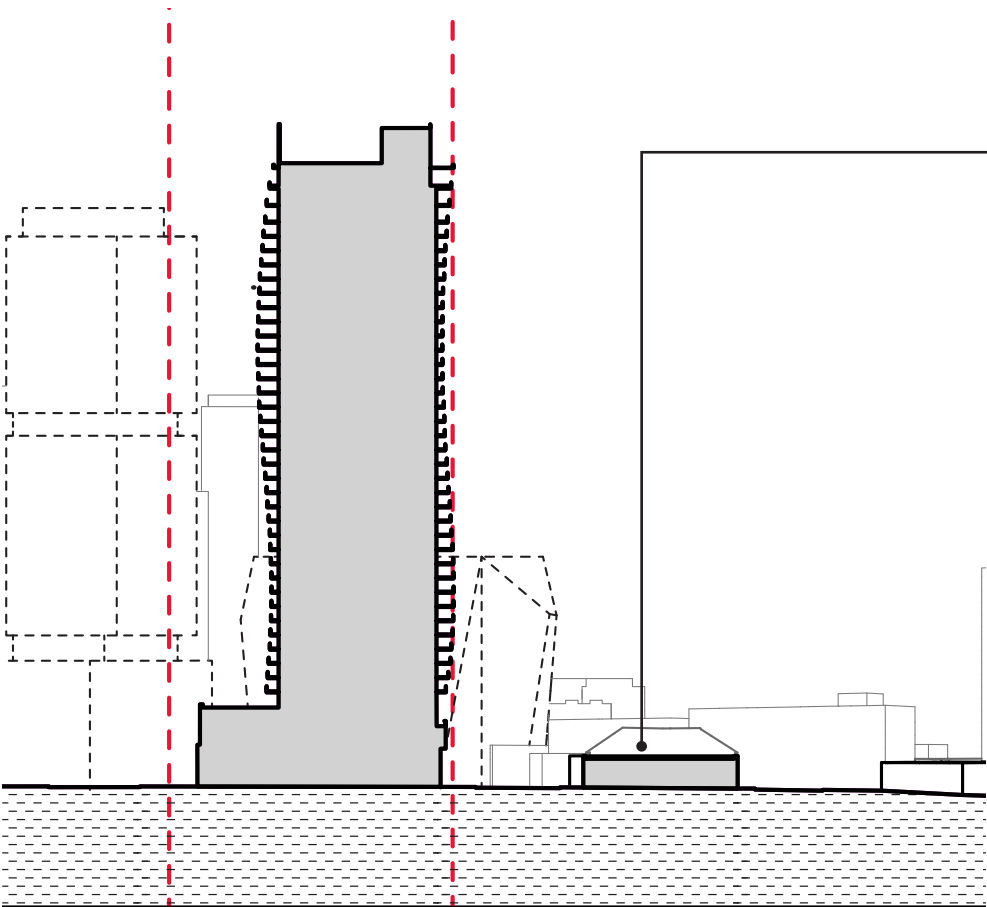


Section A-A



1 Raisbeck Hall

Located at 2015 Boren Ave, Raisbeck Performance Hall, with its Ned & Kayla Skinner Theater, is the principal performance venue at Cornish's Main Campus in downtown Seattle. Displaying the charm and craftsmanship Raisbeck is the setting for small scale theater productions.

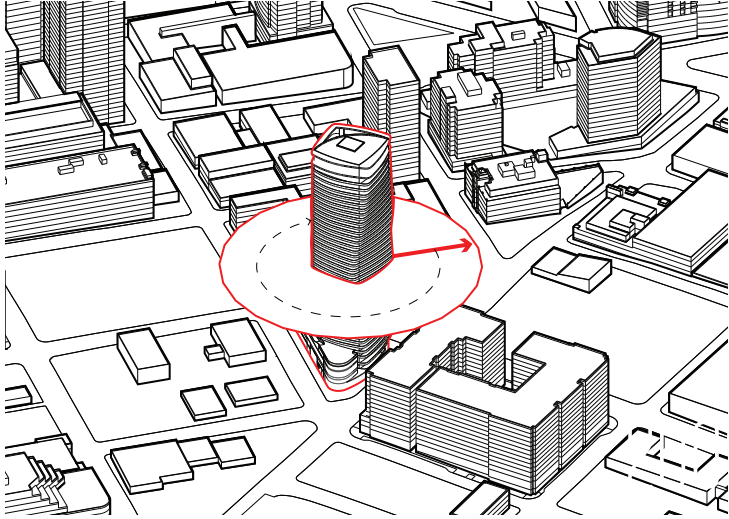
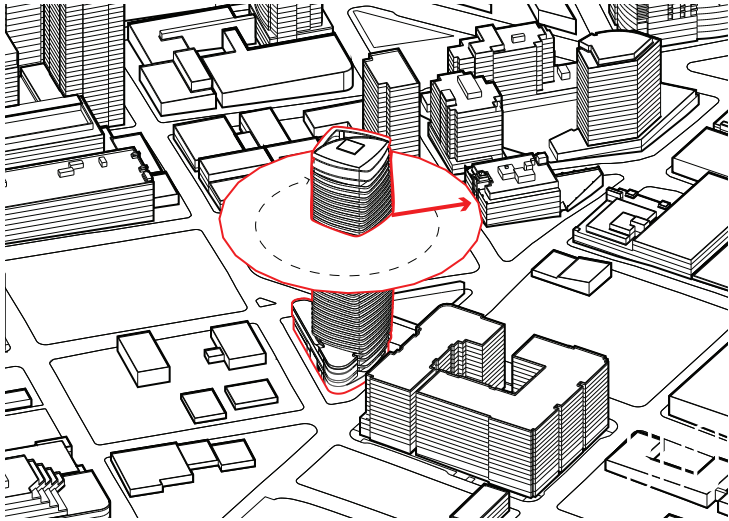
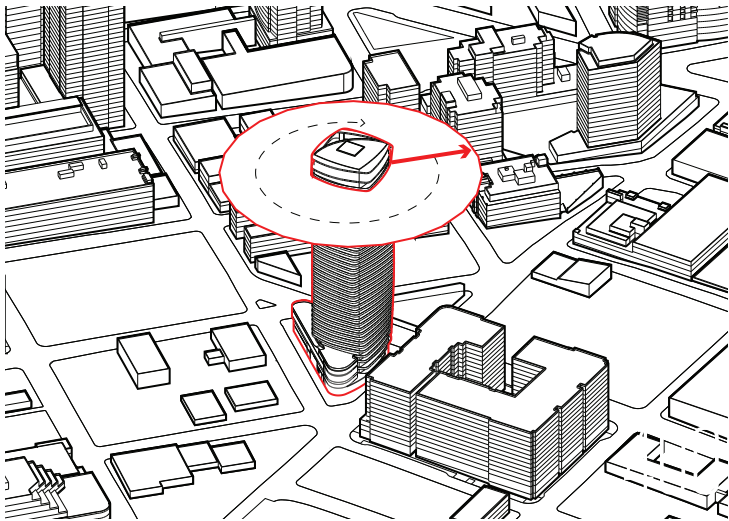


Section B-B



2 Recovery Cafe

This existing 1-story commercial building located at 2022 Boren Ave is the location of a community nonprofit center.



Design Guidelines

This project has considered all of Seattle's design guidelines for downtown development in terms of both site planning + massing and architectural expression.

This spread details the priority design guidelines for this project and includes conceptual images as part of its response.

Site Planning + Massing

A-1 Respond to the Physical Environment

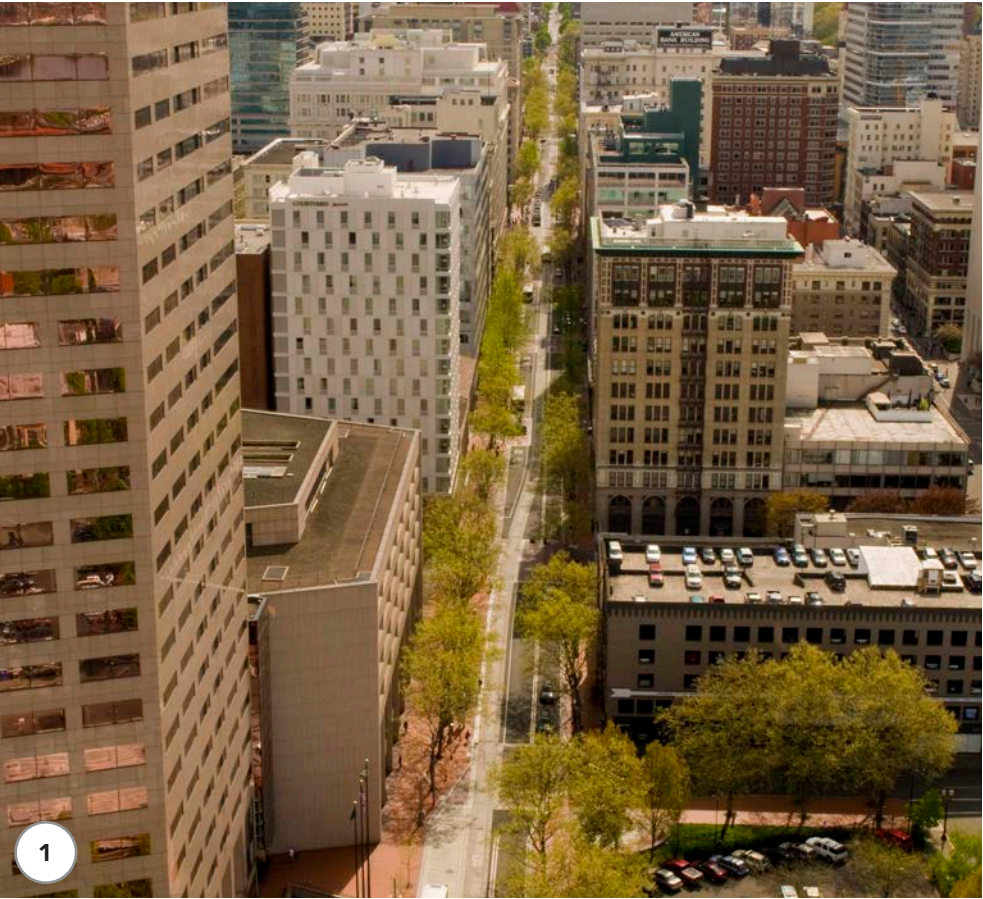
Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found beyond the immediate context of the building site.

The project will emphasize the intersection between three major streets: Fairview Avenue, Denny Way and Virginia Street. The project will also feature streetscape development along Fairview Ave in support of a dynamic pedestrian corridor between South Lake Union and the Denny Triangle. Much of the Denny Triangle area is currently covered with surface parking lots. This creates a distinct lack of meaningful context. The project is characterized by a purposefully sculpted tower, which transforms the building and neighborhood into a gateway to Downtown. Retail along Denny way will suggest a future pattern for development.

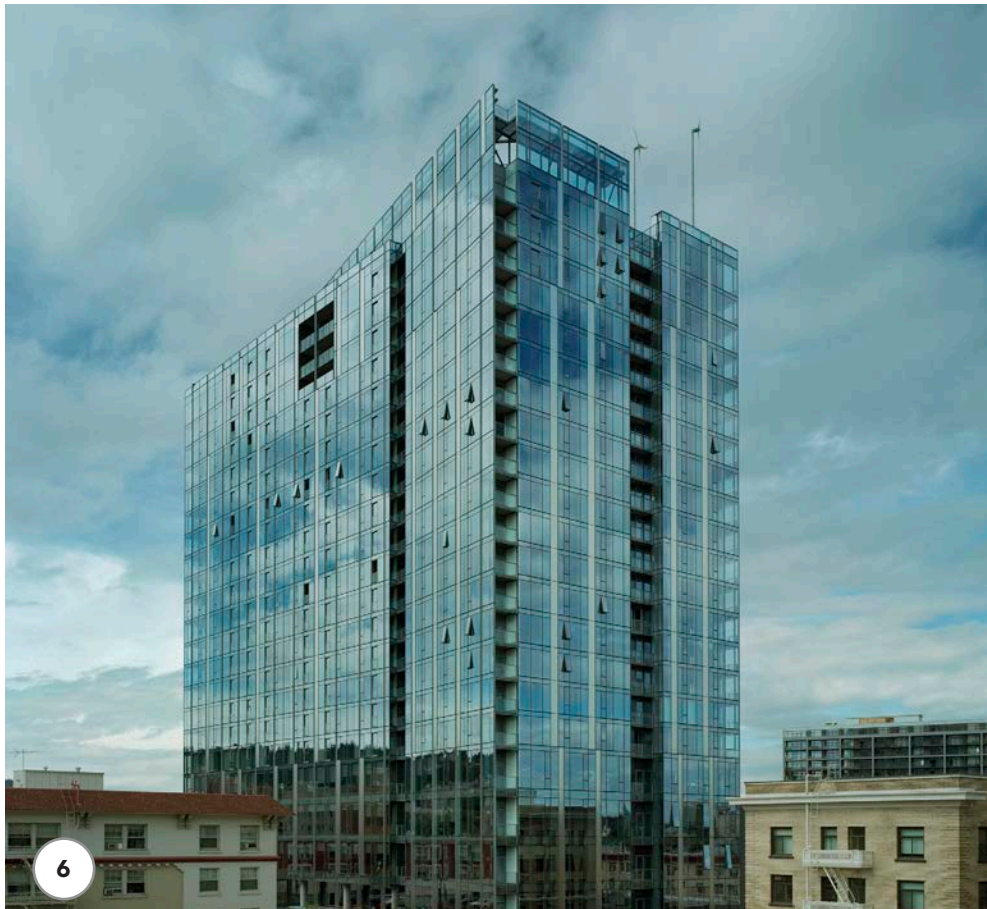
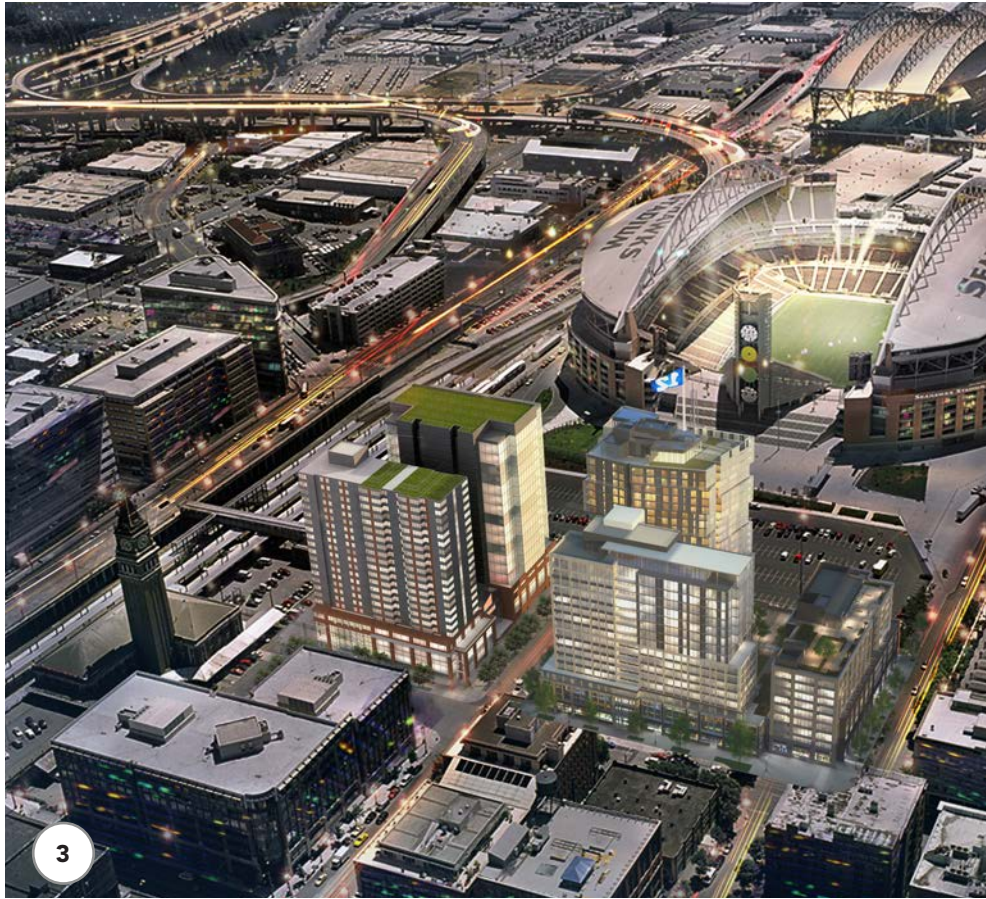
A-2 Enhance the Skyline

Design the upper portion of the building to promote visual interest and variety in the downtown skyline.

The project will maintain street edges at all three corners of the site, allowing the upper portion of the project to contribute to the downtown skyline. Amenities on the rooftop activate the skyline creating energy at an urban level.



- 1 Respond to the Physical Environment
- 2 Enhance the Skyline



Architectural Expression

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 will enhance security and human activity along Denny Way, Fairview Avenue, and Virginia Street. The project will create a pedestrian connection between South Lake Union and Denny Triangle.

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 neighboring or nearby less intensive zones.

Denny Way demarcates a change between SM 240/125-400 and DMC 240/290-400. The project, in its distribution of FAR, scale and massing will create a transition between the two zones.

B-4 Design a Well-Proportioned and Unified Building

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

The project will distinguish between the retail and amenities podium and residential tower through form and fenestration; yet the project will be perceived as a unified whole, through complimentary and cohesive materials and a consistent level of detail.

3 Respond to the Neighborhood Context

4 Create a Transition in Bulk and Scale

5 Reinforce the Positive Urban Form

6 Design a Well-Proportioned and Unified Building

The Streetscape

C-1 Promote Pedestrian Interaction

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

The proposed open space/recess at the sidewalks along Fairview Avenue, Denny Way, and Virginia Street will create a safe and inviting place for pedestrians.

C-2 Design Facades of Many Scales

Design architectural features, fenestration patterns, and material compositions that refer to the scale of human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety and orientation.

The project will utilize multiple scales in its architectural expression, arranged in such a way that creates a cohesive whole.

C-3 Provide Active - Not Blank - Facades

Buildings should not have large blank walls facing the street, especially near sidewalks.

The project will engage visitors with playful patterning and considerate materials that will create both visual interest and cohesion.

C-4 Reinforce Building Entries

To promote pedestrian comfort, safety, and orientation, reinforce the building's entry.

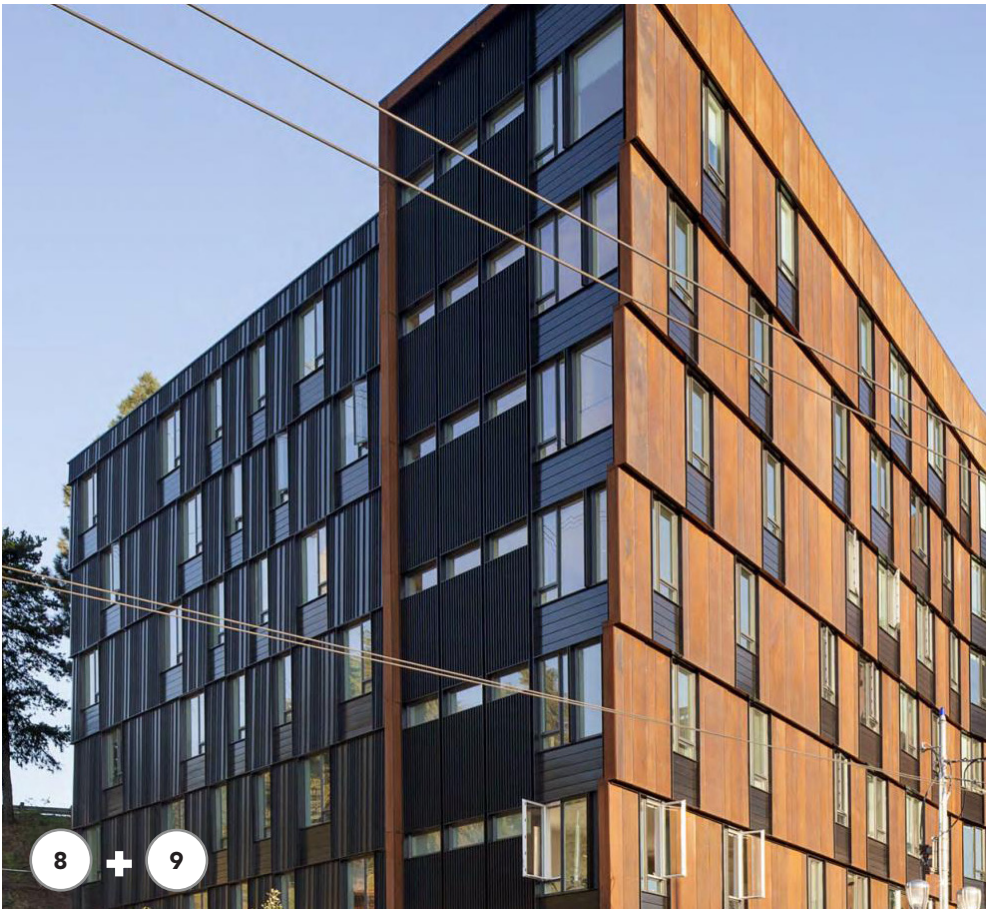
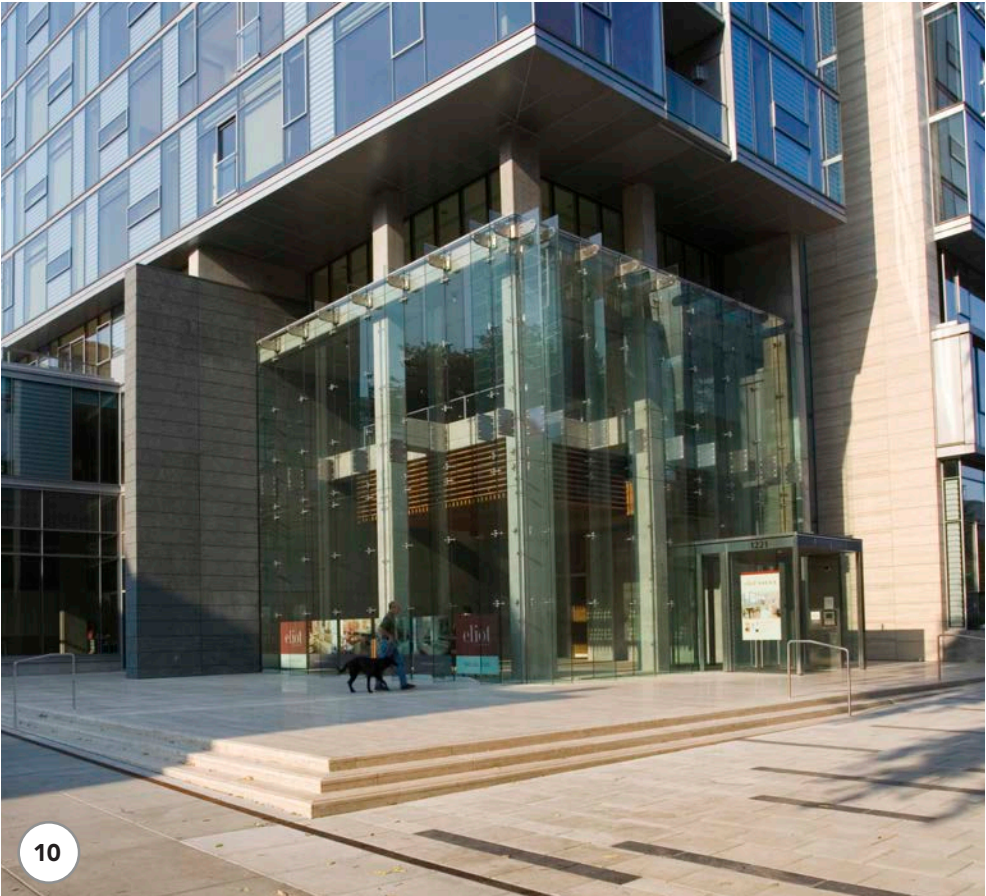
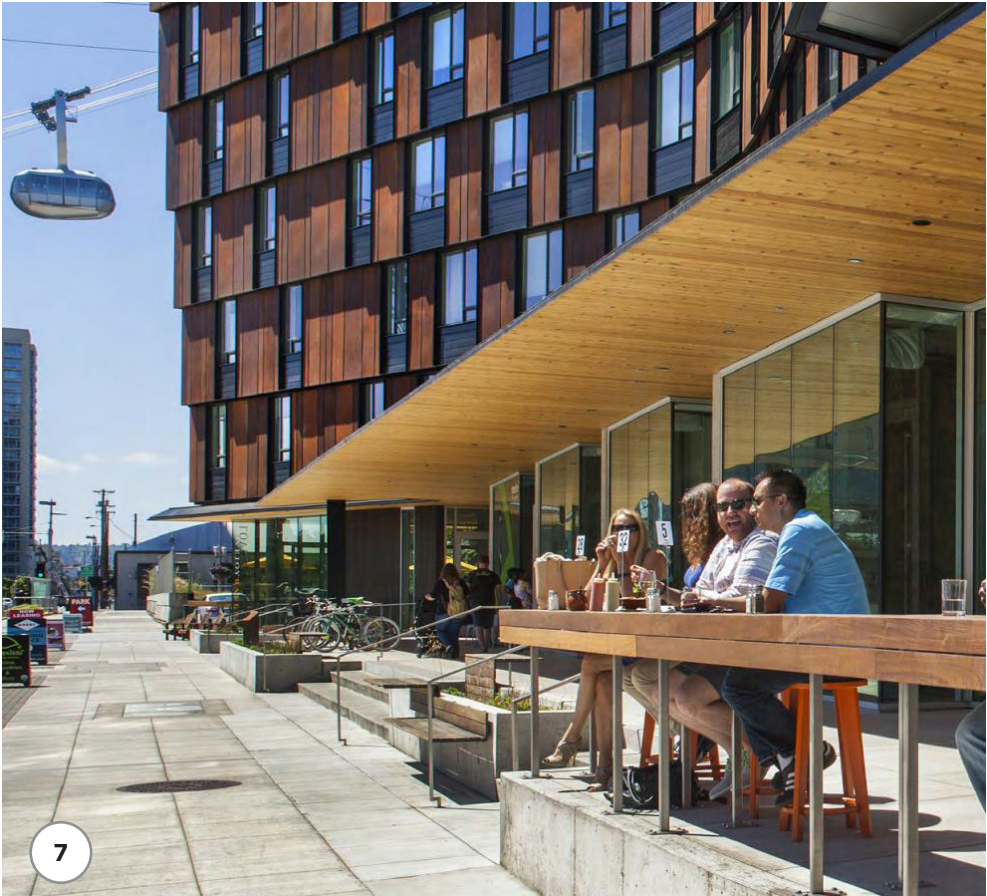
Entries will be clearly marking to create a sense of place and allow for ease of way finding. The entries will be located under canopies for pedestrian comfort and safety. The entry will be slightly pulled back from the property line creating a purposeful transition from the street to the interior.

C-5 Encourage overhead weather protection

Encourage project applicants to provide continuous, well-lit, overheard weather protection to improve pedestrian comfort and safety along major pedestrian routes.

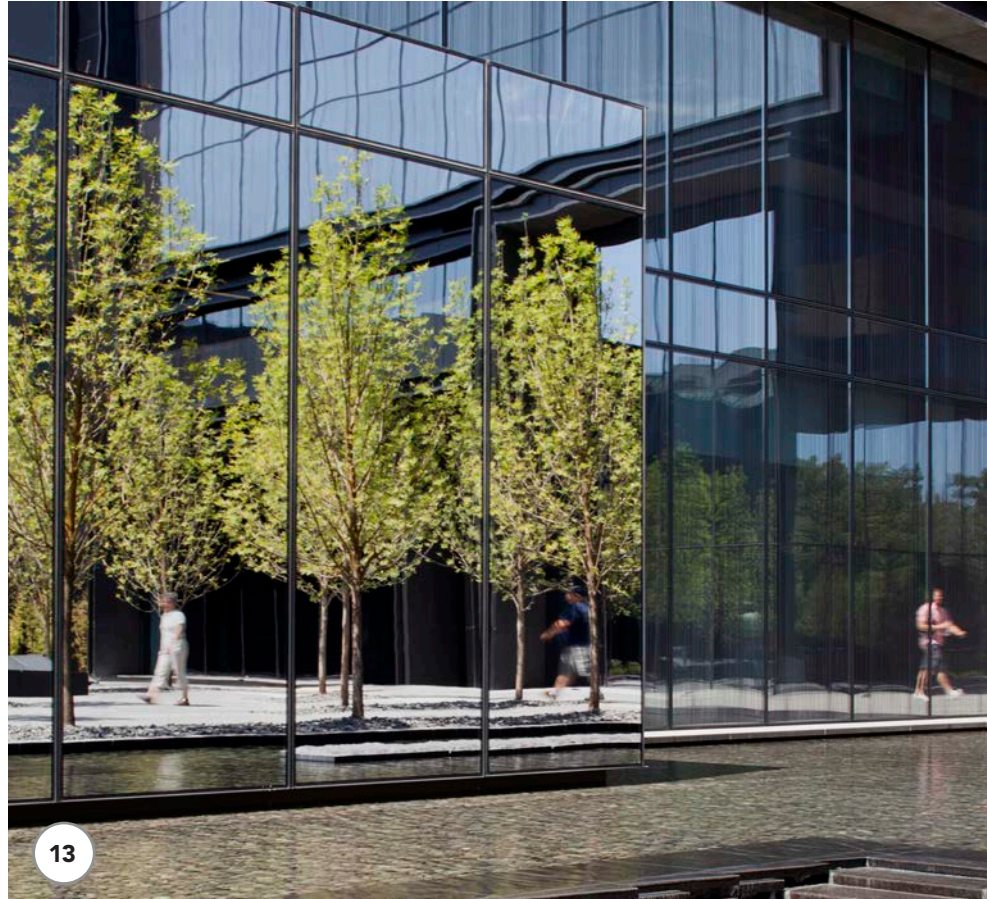
The project will employ weather protection around the entire building (on all three street frontages).

- 7 Promote Pedestrian Interaction
- 8 Design Facades of Many Scales
- 9 Provide Active - Not Blank - Facades
- 10 Reinforce Building Entries
- 11 Encourage overhead weather protection

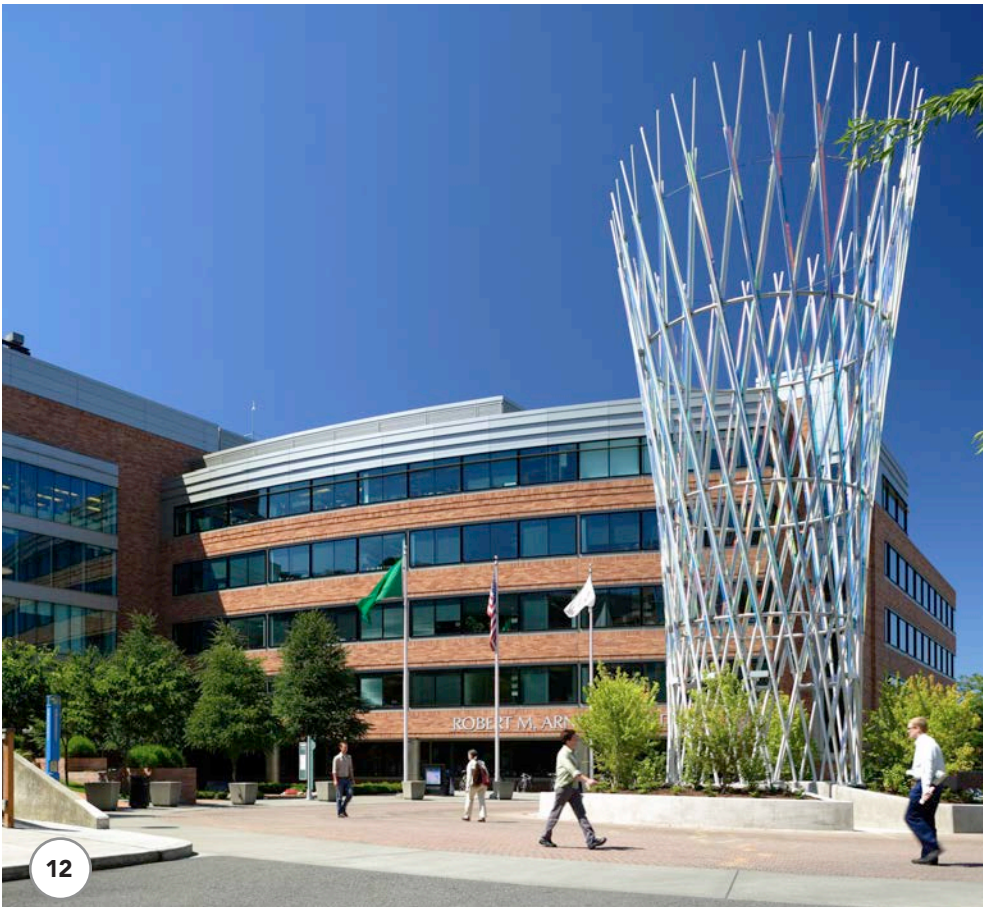




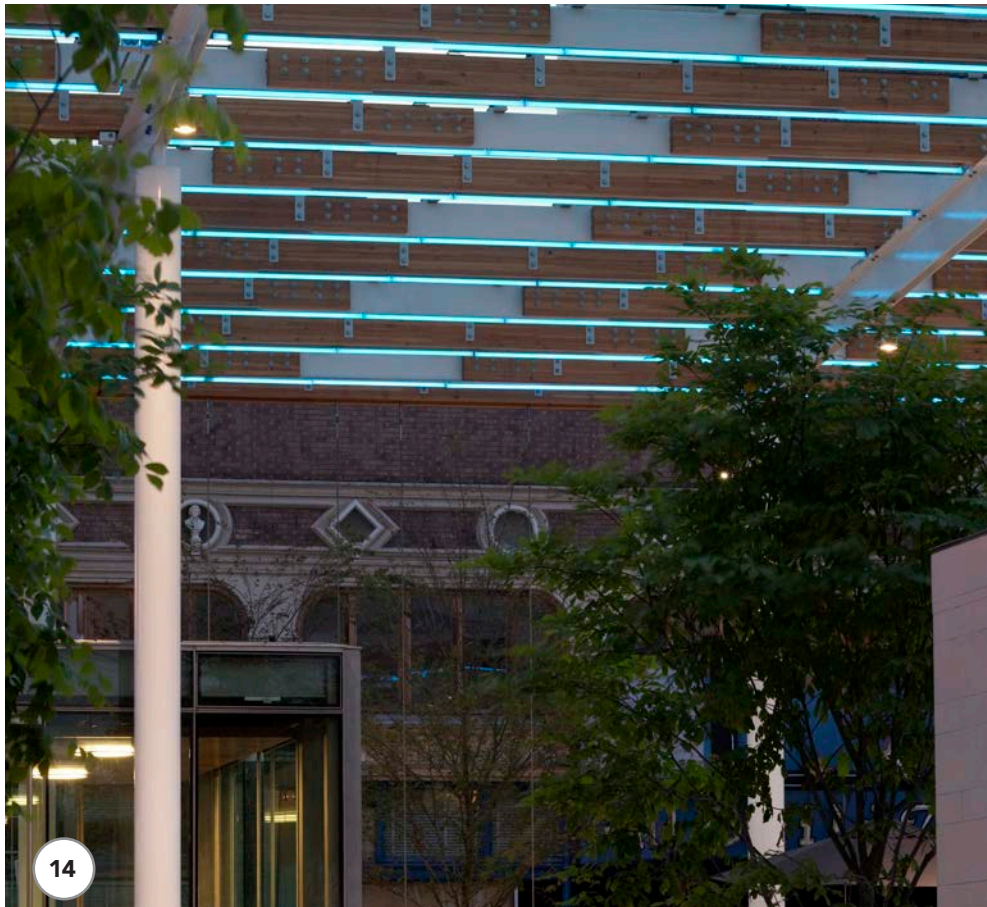
11



13



12



14

Public Amenities

D-1 Provide Inviting and Usable Open Space

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

The ground level will also benefit from expanded sidewalks and greenspace at all three corners of the site in multiple scales.

D-2 Enhance the Building with Landscaping

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

The project will use street trees, plantings and furnishings that complement the landscaping beyond the property.

D-3 Provide Elements that Define the Place

Provide special elements on the facades within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable "sense of place" associated with the building.

The proposed podium will work to create a sense of place, particularly as perceived by pedestrians.

D-5 Provide adequate lighting

To promote a sense of security for people downtown during nighttime hours, provide appropriate levels of lighting on the building facade, on the underside of overhead weather protection, on and around street furniture, in merchandising display windows, and on signage.

The project will employ adequate lighting on all three street frontages to provide comfort and security for pedestrians.

11 Provide Inviting and Usable Open Space

12 Enhance Building with Landscaping

13 Provide Elements that Define the Place

14 Provide adequate lighting + Design for personal safety and security

Zoning Overview

Property Address
2014 Fairview Avenue

King County Assessor Parcel No.
066000-2230

Design Review (SMC 23.41): Required

Zoning

DMC 240/290-400
Downtown Mixed Commercial
Downtown Fire District
Denny Triangle Urban Center Village

24,459 LOT AREA
SQUARE FEET

Structure Height (SMC 23.49.008):

240 MAX HEIGHT NON-RES.
FEET
290 RES. BASE HEIGHT
FEET
400 RES. MAX HEIGHT
FEET (Requires Voluntary Agreement for Housing per SMC 23.49.015)

Roof Features Maximum Height: 40 feet (10% of maximum structure height) above the applicable height limit (SMC 23.49.008.9.B)

Maximum Height measured from existing grade elevation at the midpoint of the major street (Fairview Avenue) property line (SMC 23.86.006.3.a)

Street-Level Use Requirements (SMC 23.49.009) Map 1G:
75% of each street frontage must be occupied by applicable commercial uses

25% of the street frontage may contain other permitted uses and/or pedestrian or vehicular entrances (driveway plus 5 feet max.)

Denny Way: not required
Virginia St: not required
Fairview Ave: not required

General Requirements for Residential Uses (SMC 23.49.010-B):

Common Recreation Area for developments with more than 20 Dwelling Units
5% of the residential floor area, exclusive of area gained through voluntary agreement for housing per SMC 23.49.015
.05 x (residential area) = 21,000 sf required.
Maximum of 50% of the area may be enclosed
Minimum dimension = 15'

Base and Maximum Floor Area Ratios (FARs) (SMC-Chart 23.49.011.A1):

DMC 240/290-400	Base: 5	Maximum: 7
Site Area	24,459 sf	
Non-residential	Chargeable	Maximum: 171,200 sf
Residential	Exempt/ no limit	
Mechanical equipment allowance	3.5% of chargeable area exempt	
Total	177,200 sf	
Below Grade Parking	Exempt	
Street level use (retail)	Exempt*	

*minimum floor to floor height is 13, Minimum depth of 15', overhead weather protection provided

Bonus Floor Area for Voluntary Agreement (SMC 23.49.012): Yes.

Office Open Space Requirements (SMC 23.49.016B): n/a

Overhead Weather Protection and Lighting (SMC 23.49.018):

Required along the entire street frontage except facade located 5 feet from street property line or at driveways into structures

Lower edge of weather protection to be a minimum of 10’ and maximum of 15’ above sidewalk height.

Parking Quantity (SMC 23.49.019-A.1):

Minimum Required: None

Non-residential Maximum Allowed: 1 per 1,000 sf

Residential Maximum Allowed: No Limit

Proposed: 298 stalls total

Accessible Parking SBC110: 7 stalls total

Bicycle Parking (Chart 23.49.019):

Residential: 1 space for every 2 dwelling units for the first 50 units
1 space for every 4 dwelling units thereafter (min. 122 provided)

Retail: 1 space per 5,000 sf of gross retail floor area (min. 2 provided)

Bicycle Commuter Shower Facilities: Not Required

Curb Cut Location (SMC 23.49.019-H.1.a):

Alley access to parking required for lot abutting alley.

23.49.020 - Demonstration of LEED Silver rating required

Minimum Sidewalk and Alley Width (SMC 23.49.022 and Map 1C.1):

Required sidewalk width:

Denny Way 12’

Virginia Street 12’

Fairview Avenue 12’

Minimum alley width: Required: N/A

Street Façade and Setback Requirements (SMC 23.49.056):

Denny Way, Boren Ave & Virginia St, Class II pedestrian street (Map 1F)

Façade Transparency (SMC 23.49.056C):

Class II Pedestrian Street, Min 30% Transparent

Blank Façade (SMC.49.056D):

Class II Pedestrian Street, Max 30’, total must be less than 70% of the Façade length

Blank Façade measured between 2 and 8’ above finished grade (Departures requested at Virginia Street)

Façade Modulation (SMC 23.49.059B):

Between 0 to 85’, no modulation required

Between 85’ and 160’, Max unmodulated façade length is 155’ (N/A)

When required, minimum façade setback is 15’ from Property Line for a min distance of 60’ (N/A)

Upper-Level Development Standards (SMC 23.49.058):

Non-Residential Use above 160 feet in height (SMC 23.49.058.B&C):

Maximum façade length within 15 feet of property line : 125 feet.

Maximum façade width: 145’ north/south above 240’

Residential use (SMC 23.49.058D):

Maximum Average Residential Gross Floor Area per Story above 290 feet: 10,700 sf

Maximum Residential Gross Floor Area of Any Story in Tower: 11,500 sf

Maximum Tower Width above 85 feet parallel with Fairview Avenue: 120 feet

Tower Separation (SMC 23.49.058E):

If tower exceeds 160’, then all portions of the Tower that exceed 125 ’ must be at least 60’ from any other Tower that is over 125’ in height.

Quantity of Loading Spaces (SMC 23.54.035):

None required. 1 Provided.

Waste and Recycling Storage Required Area (SMC 23.54.040):

Required area:	Residential	575 sf for 100 units plus 4 sf for each additional unit above 100
	Non-residential	275 sf @ 50% (mixed use development) = 138 sf

Early Design Guidance Recap & Response

The following section depicts the preliminary design presented at EDG, and describes comments by the board at the EDG meetings and the design teams response to these comments.

EDG Proposal

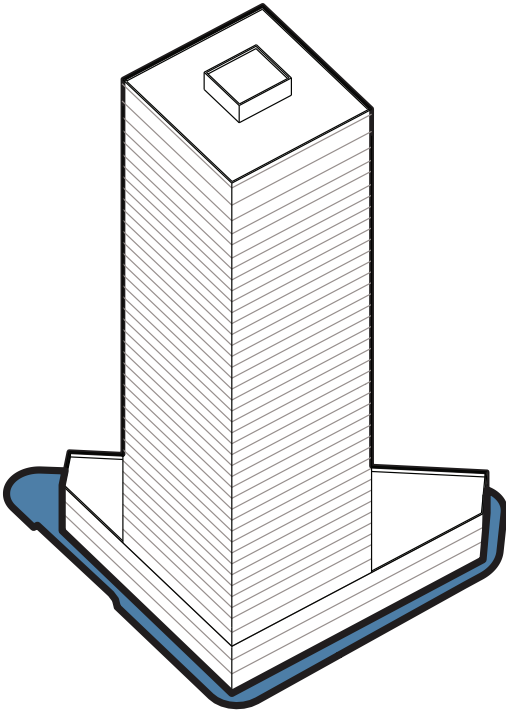
The following spread highlights the massing rational and form presented at EDG.

EDG Meeting

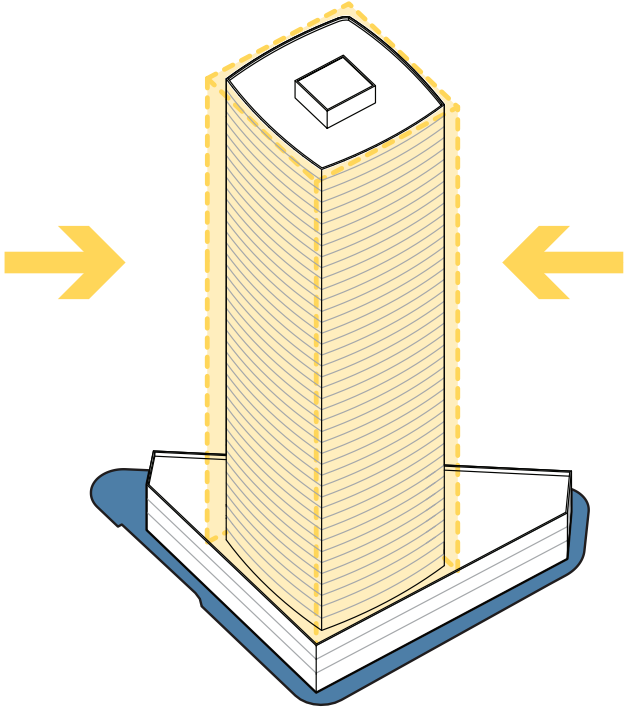
At the EDG meeting the board primarily focused on four major topics:

- Tower + Podium Form Integration
- Rooftop Form
- Ground Level
- Streetscape (including both Street Level Landscape and Weather Protection)

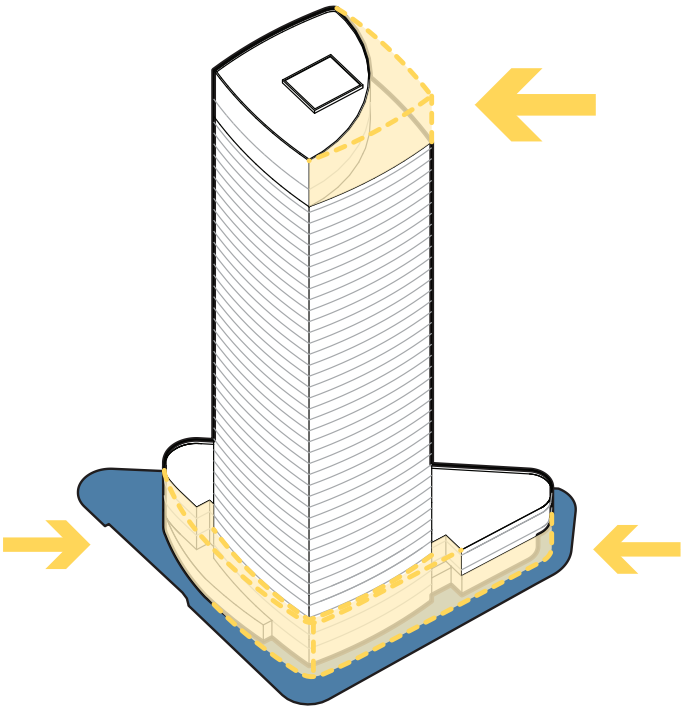
The following pages review the comments in detail and depict the response to the Board's comments.



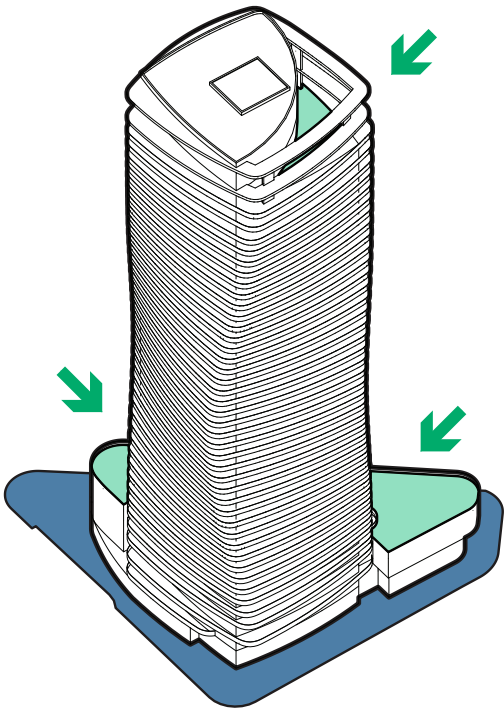
CONSIDER South Lake Union Grid



PUSH Back Residential from Street

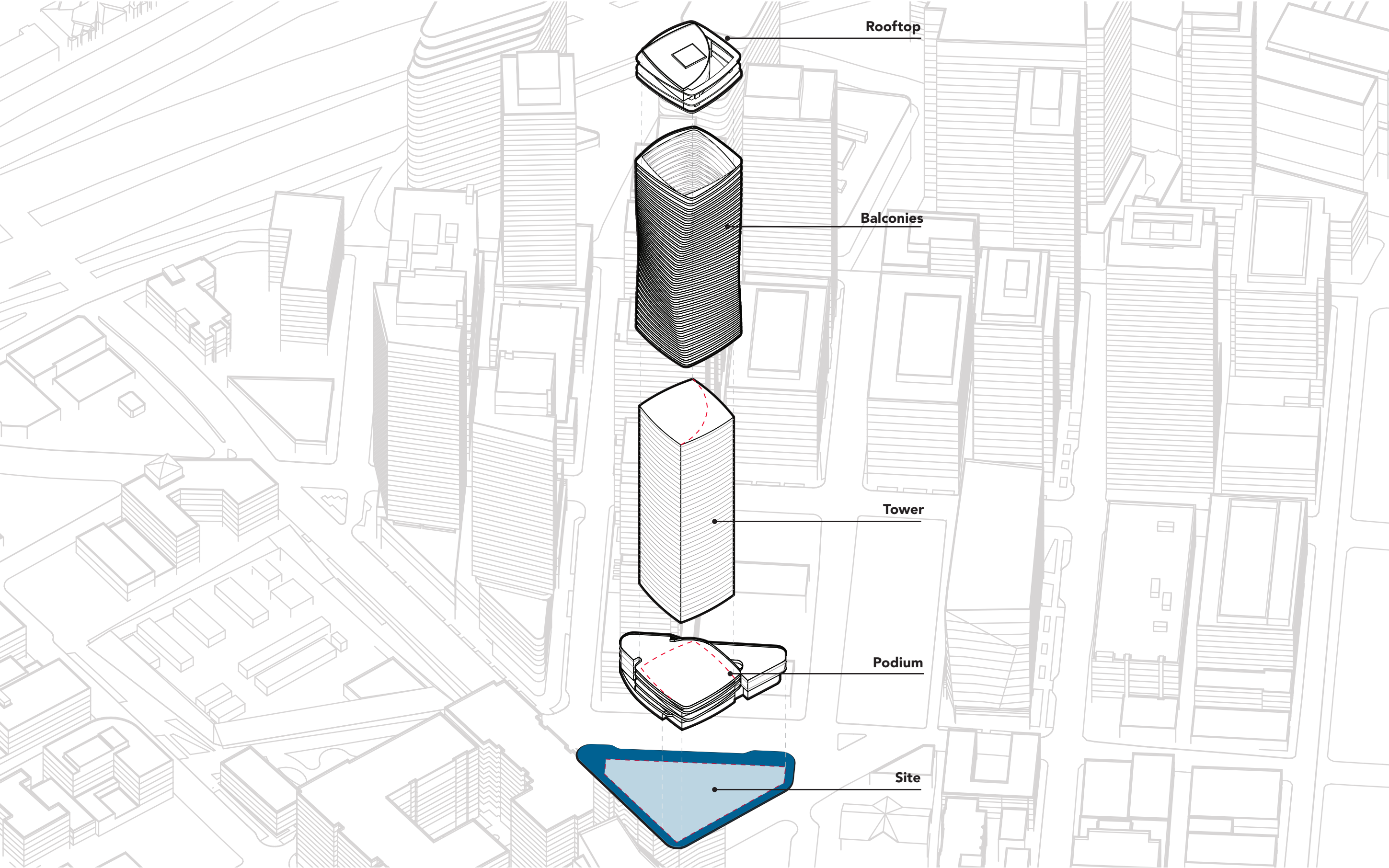


PUSH in Key Levels to Define Tower and Podium

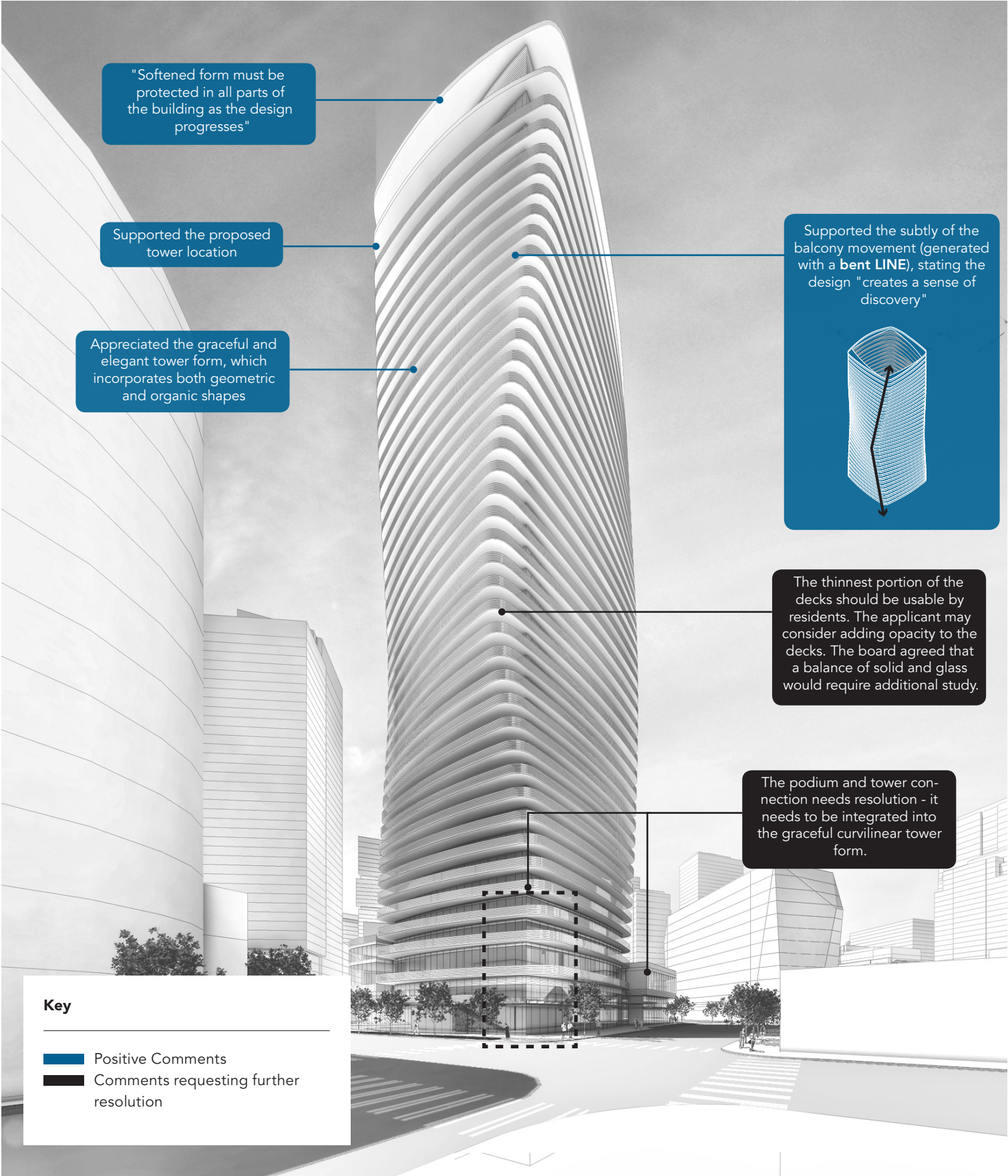


EXTEND out Balconies Landscaping to Connect to Outdoors and create Architectural Interest

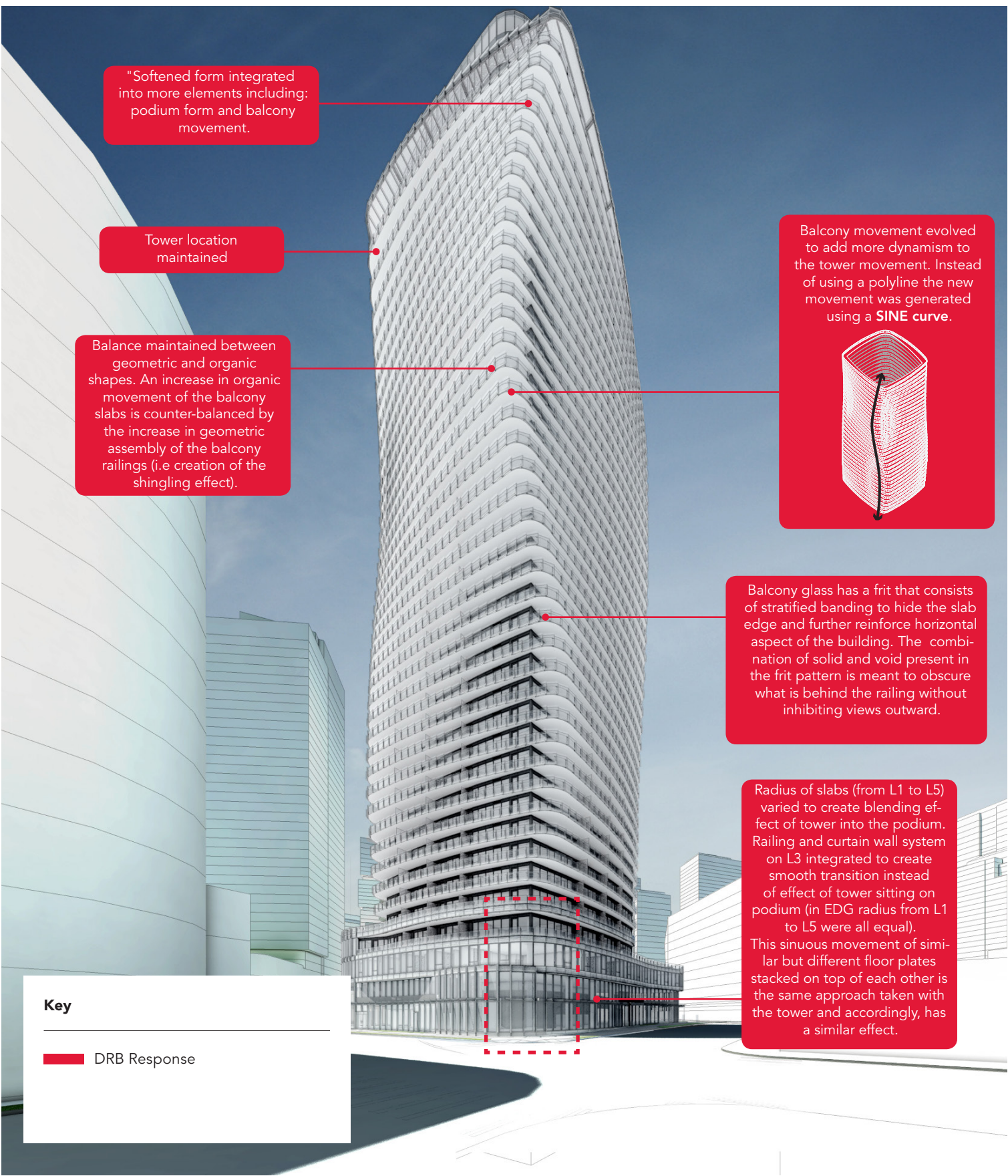
EDG Design Rationale



05.02 EDG Comments + Response: Tower + Podium Form



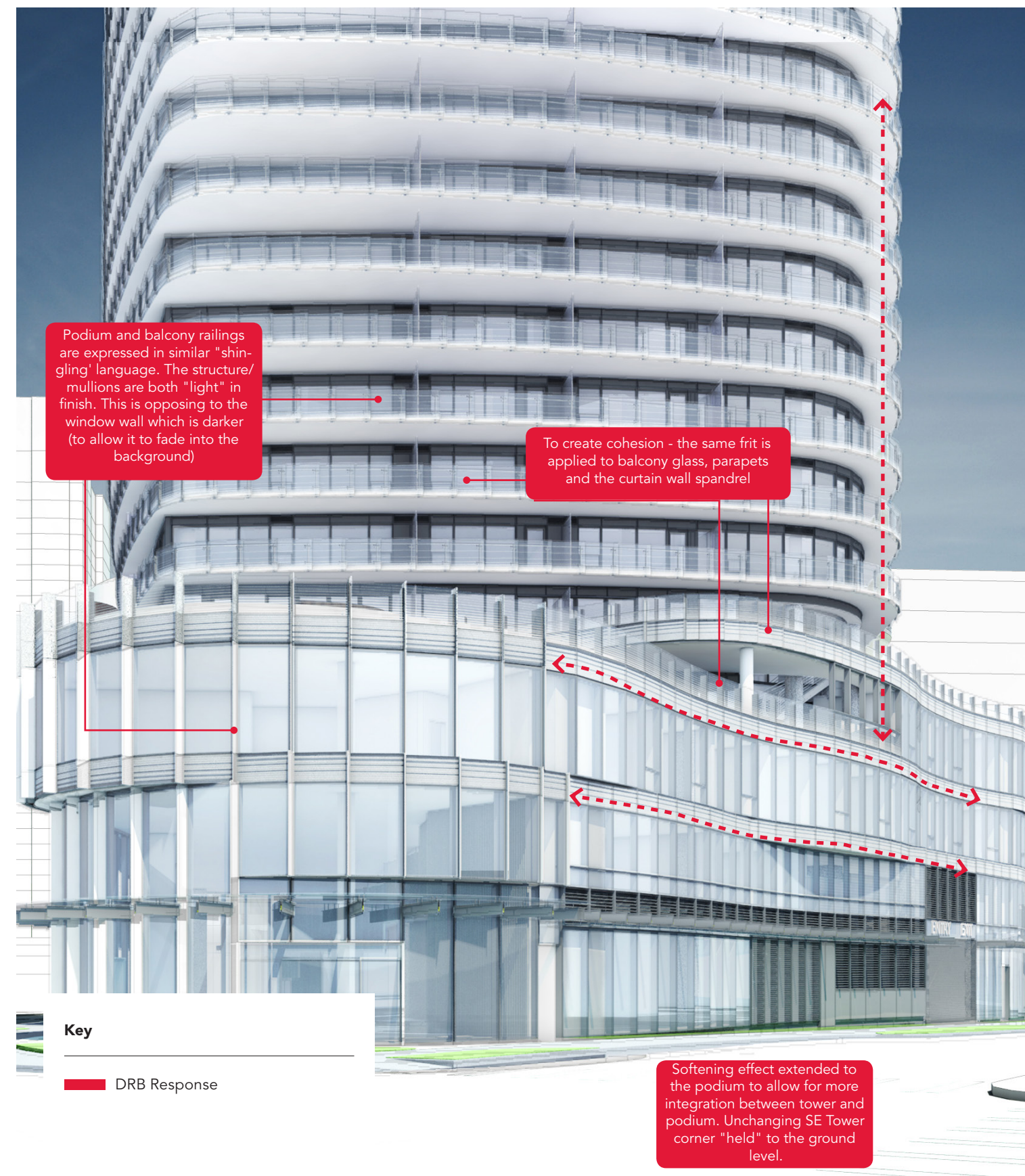
EDG Tower and Podium Render (Denny and Fairview Corner)



DRB Tower and Podium Render (Denny and Fairview Corner)

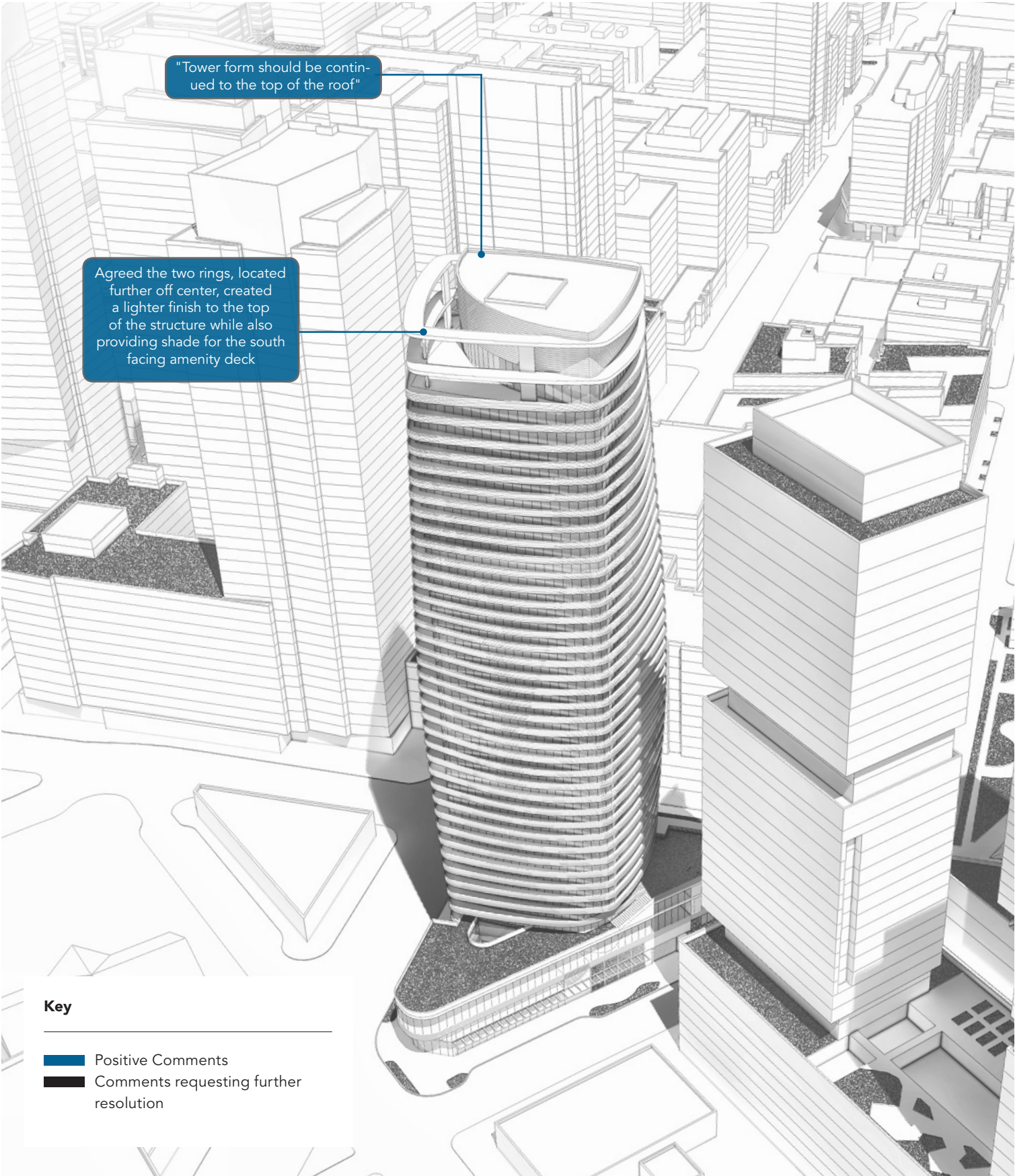


EDG Tower and Podium Render (Boren and Virginia)

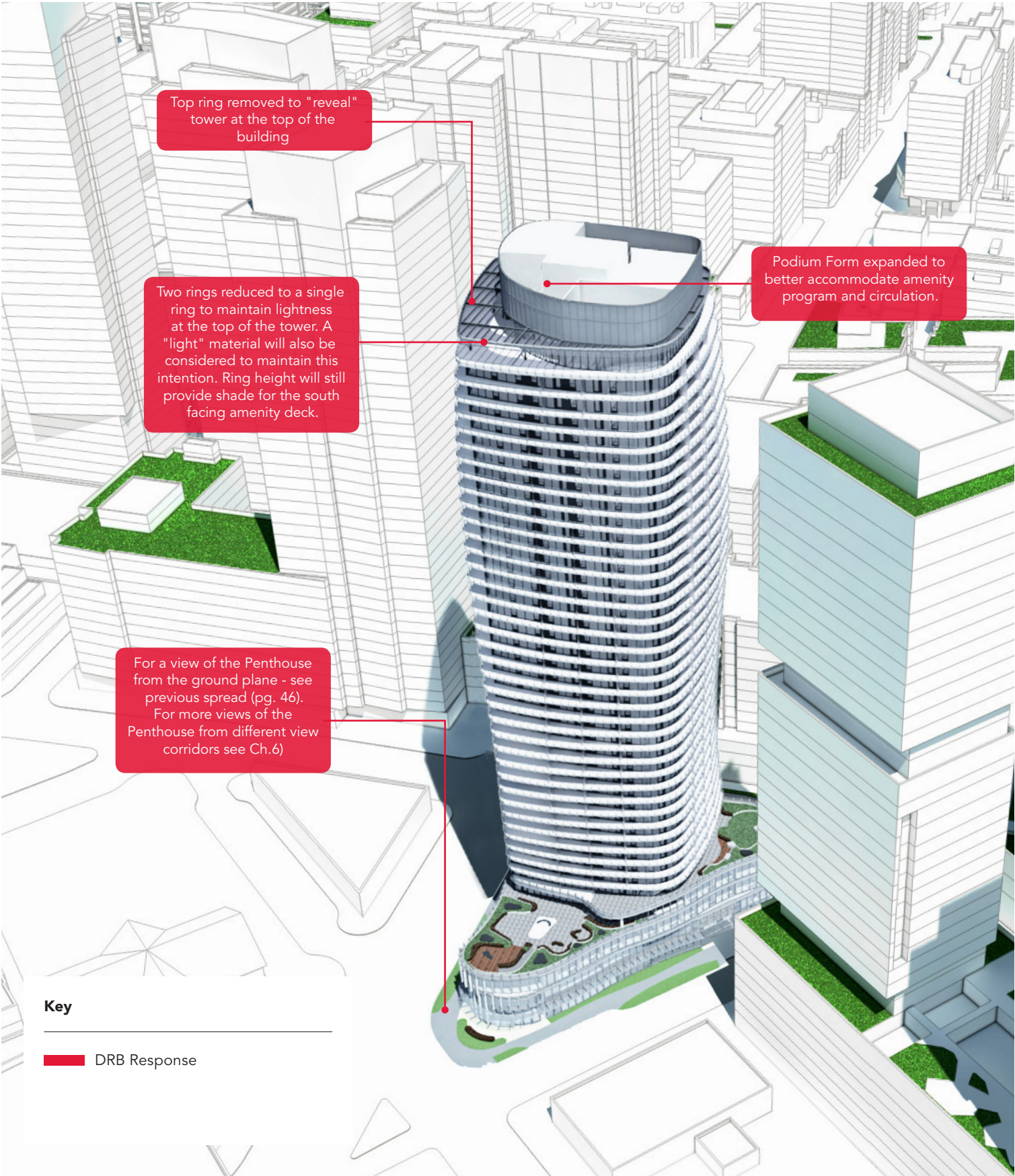


DRB Tower and Podium Render (Boren and Virginia)

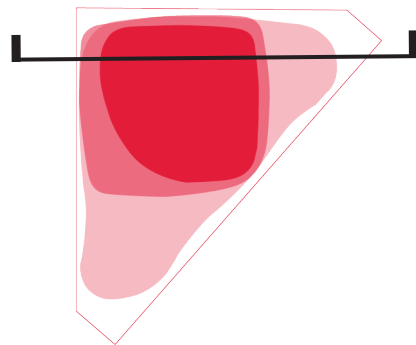
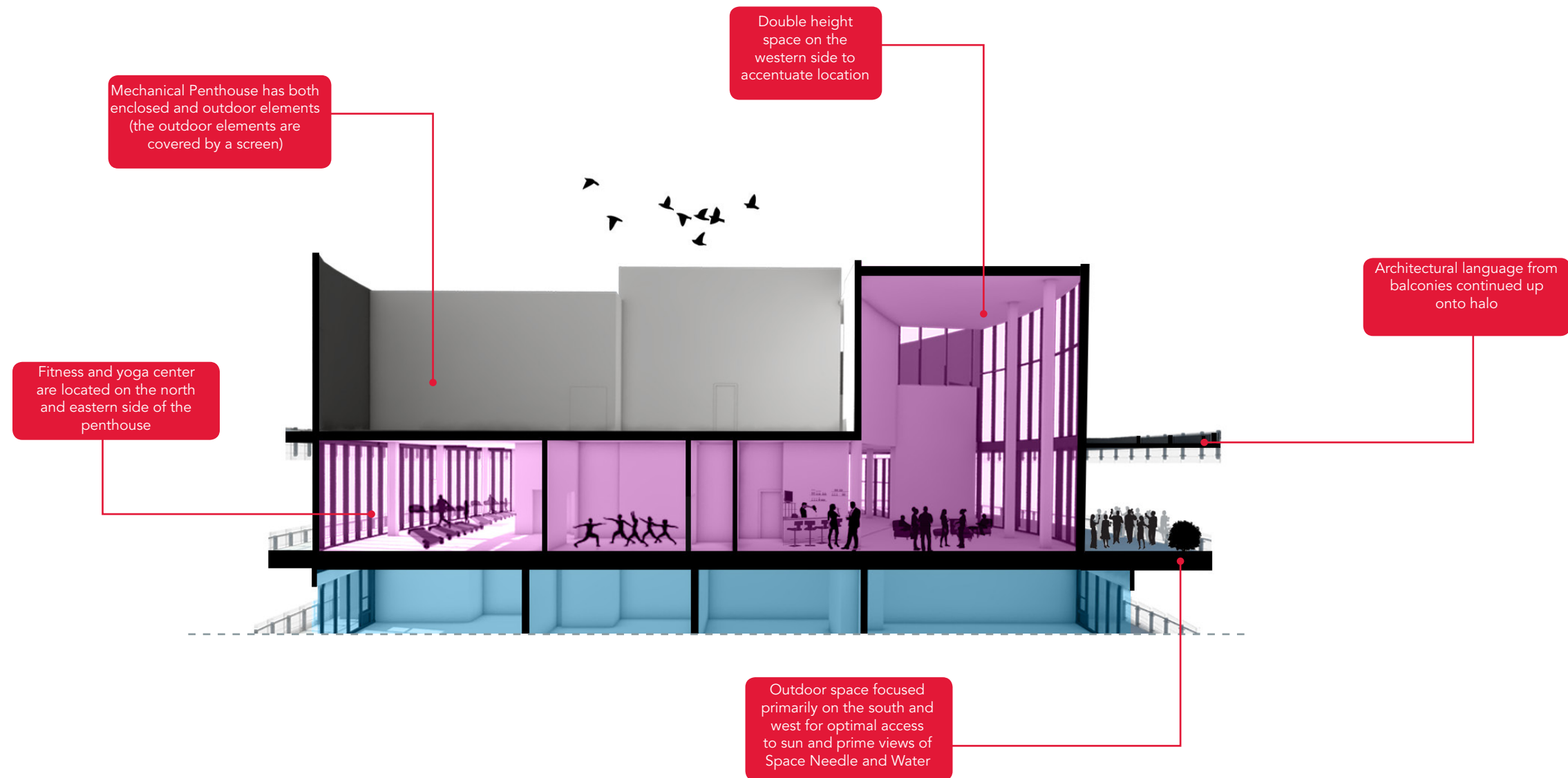
05.03 EDG Comments + Response: Roof Form



EDG Roof Penthouse Bird's Eye



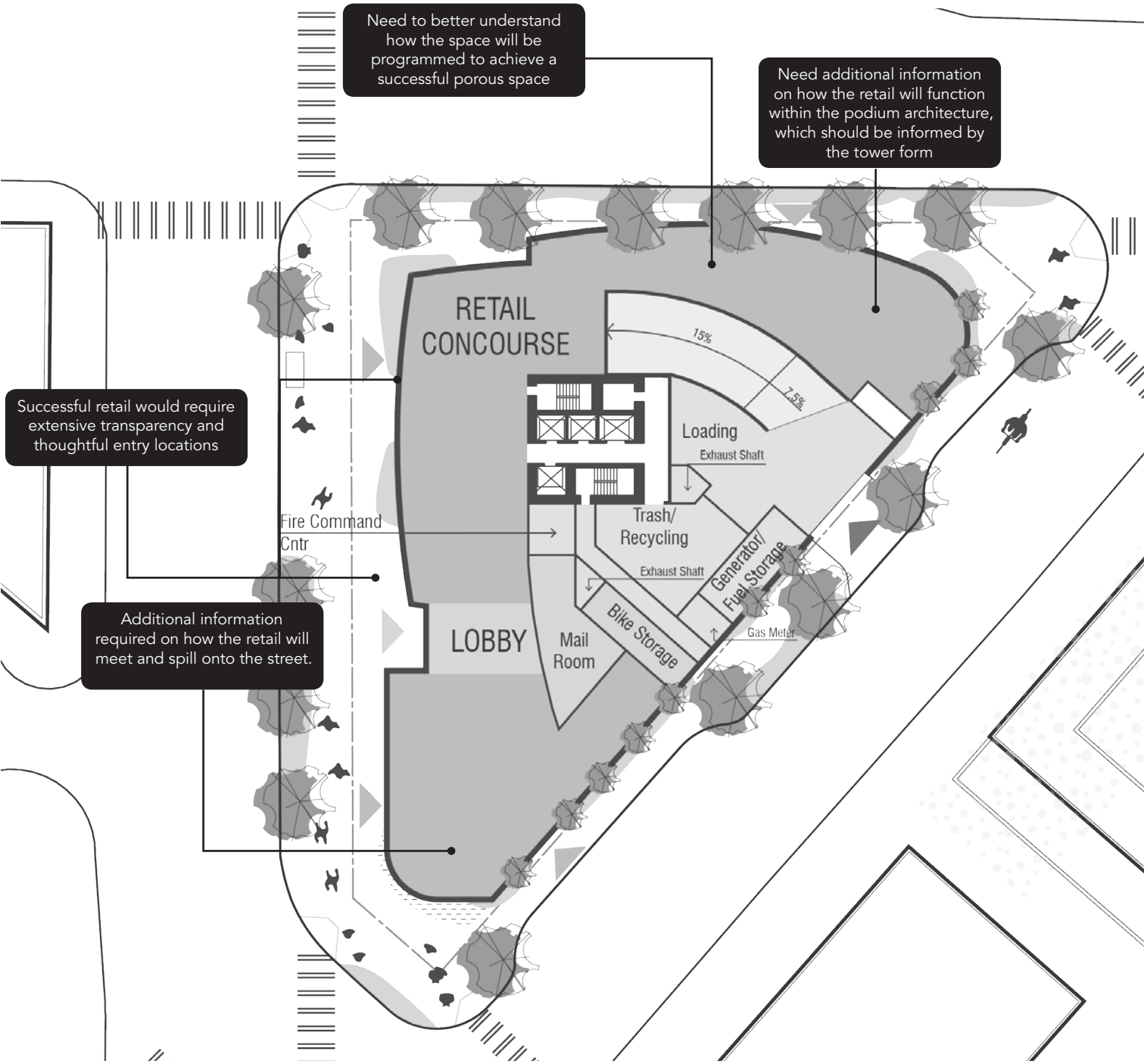
DRB Roof Penthouse Bird's Eye



Key

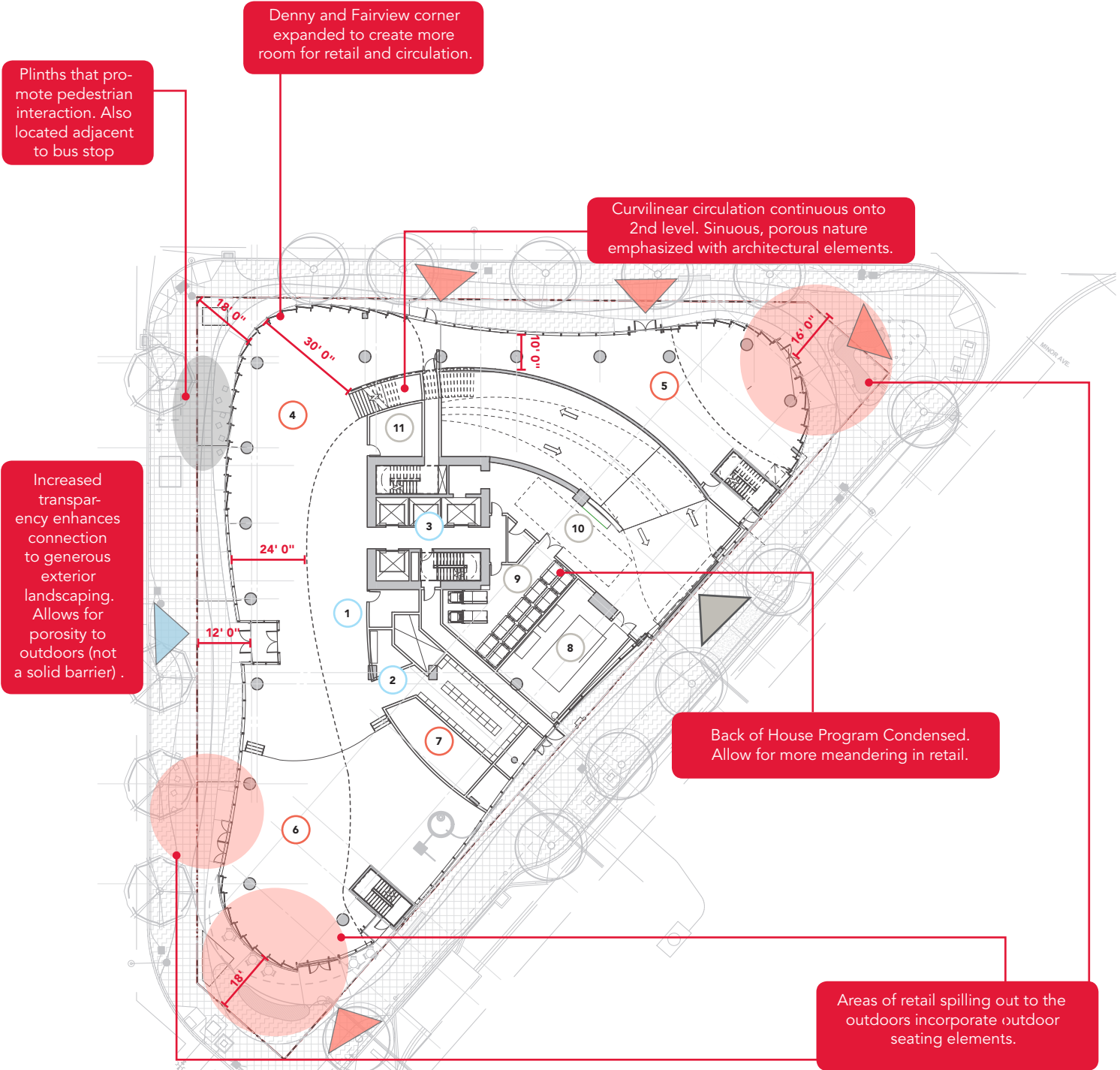
- Amenity
- Residential
- Mechanical Penthouse

05.04 EDG Comments + Response: Ground Level



Key

- Positive Comments
- Comments requesting further resolution

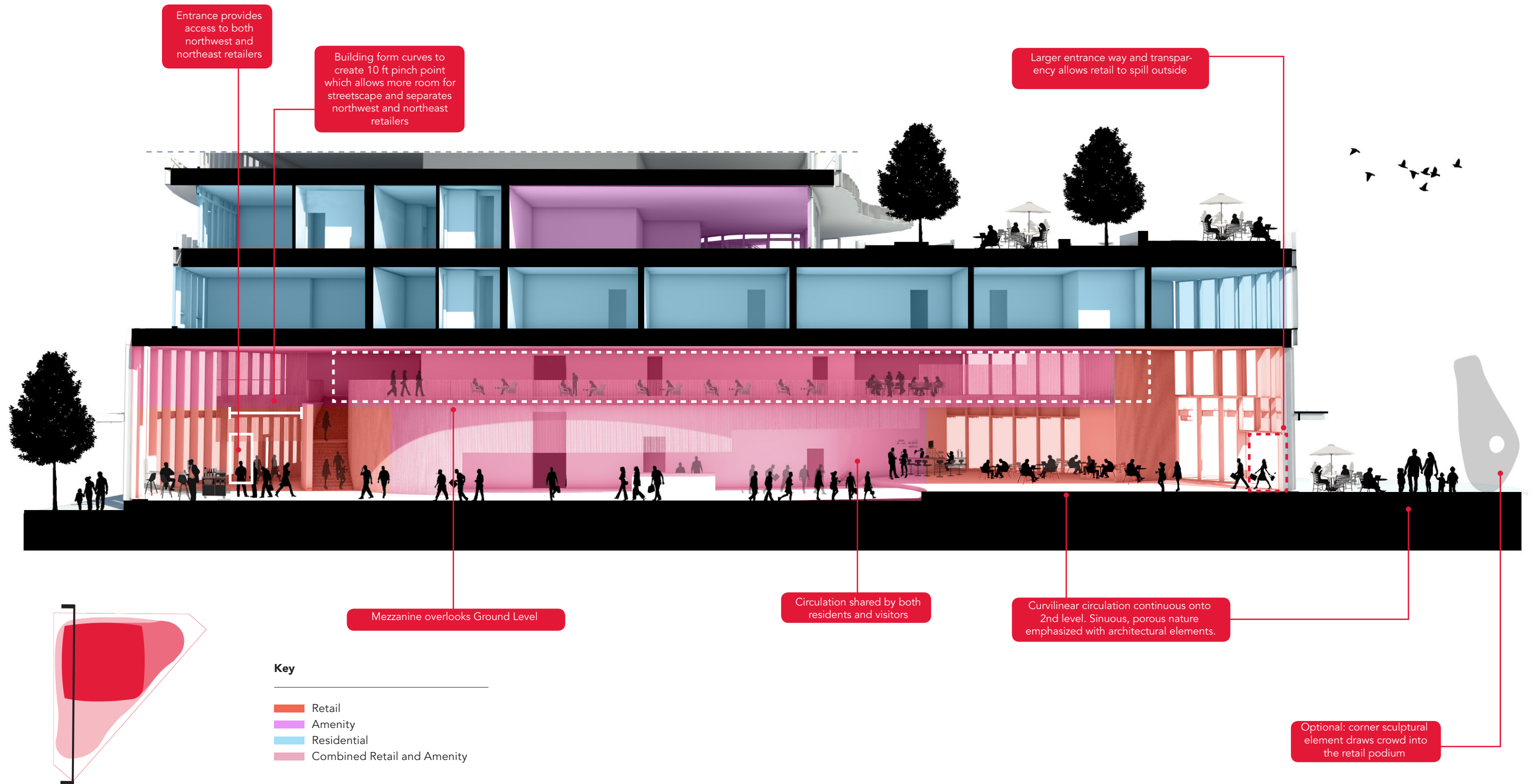


Key

DRB Response

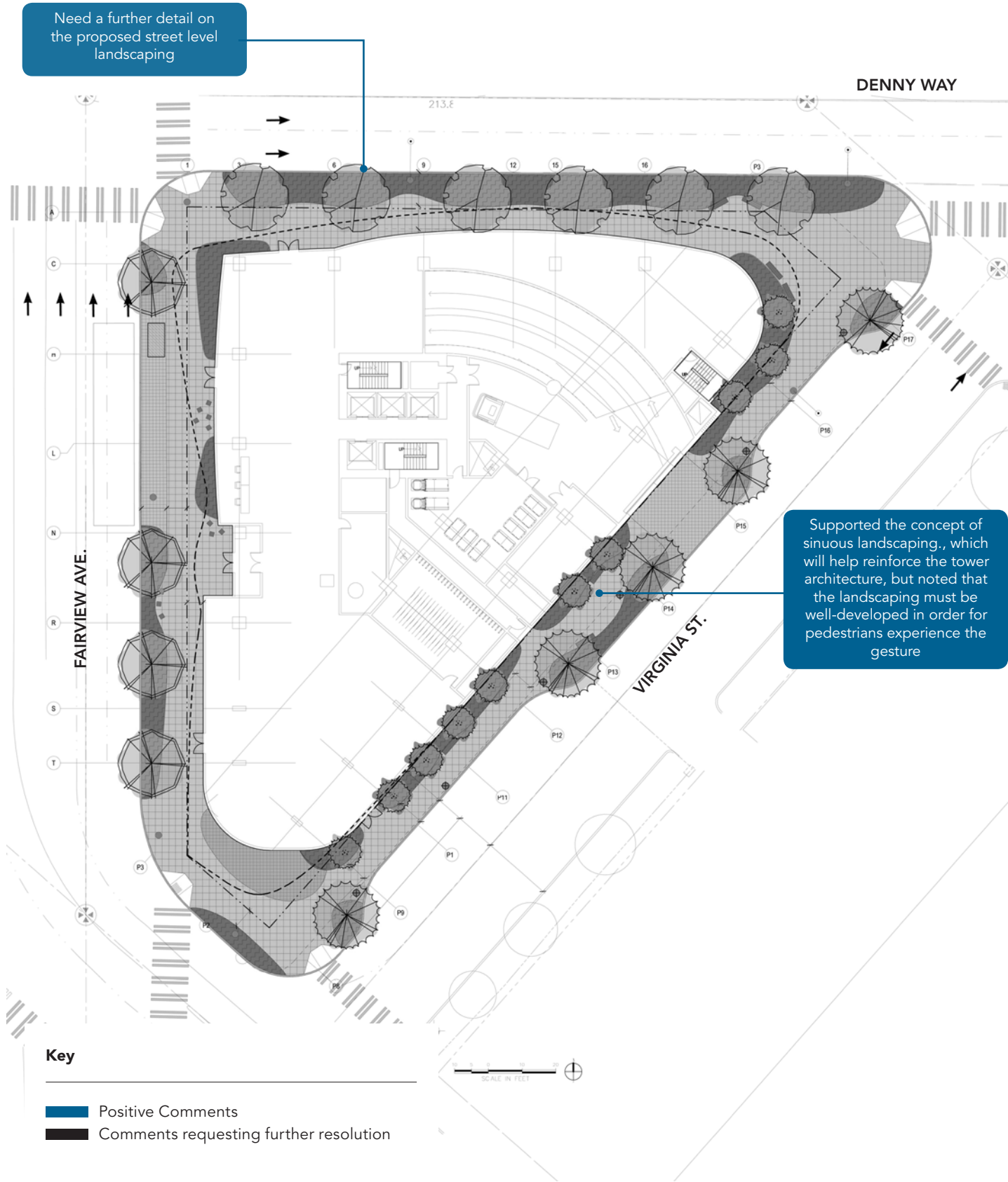
Residential Uses	Retail Uses	Back of House Uses
Residential Entry	Retail Entry	Parking Entry
1 Lobby	4 Retail Space 1	8 Generator Room
2 Mail Room	5 Retail Space 2	9 Garbage Room
3 Core	6 Retail Space 3	10 Loading
	7 Retail Space - Back of House	11 Fire Control Center

DRB Residential and Retail Uses



DRB Residential and Retail Uses

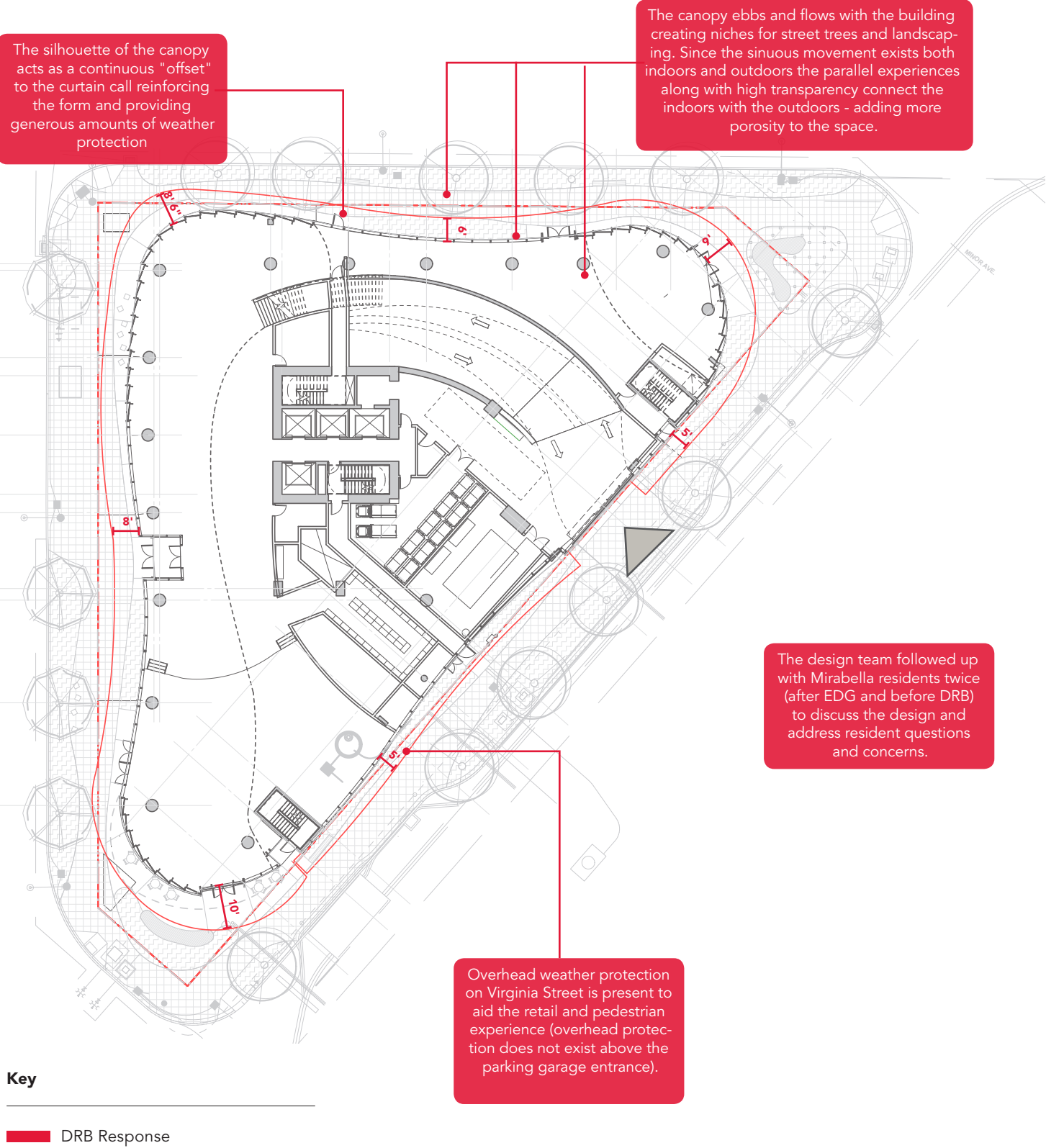
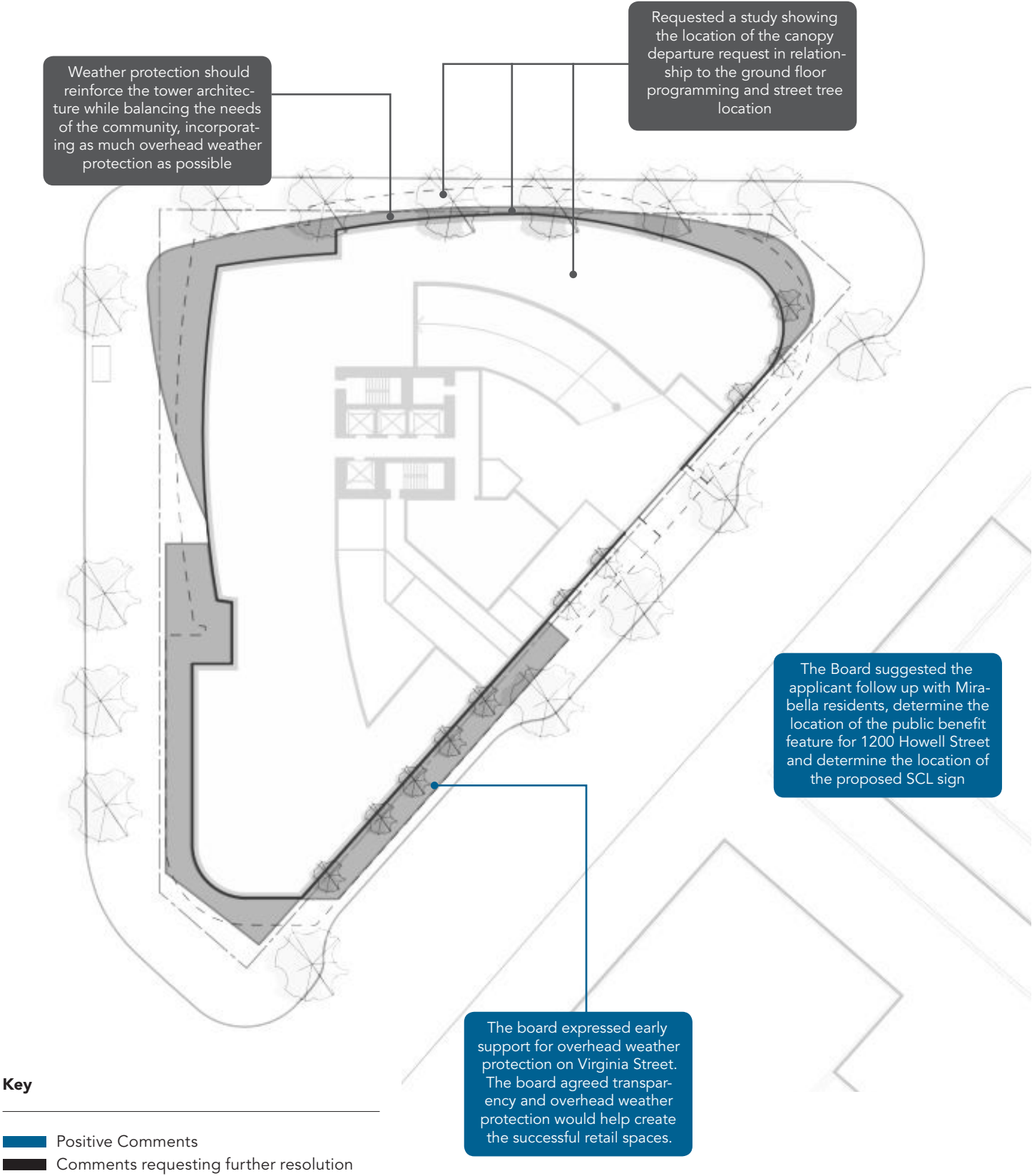
05.07 EDG Comments + Response: Street Level Landscape



EDG Landscape Site Plan

DRB Landscape Site Plan

05.05 EDG Comments + Response: Weather Protection



Design

The following section describes and depicts the revised design for Denny Centre.

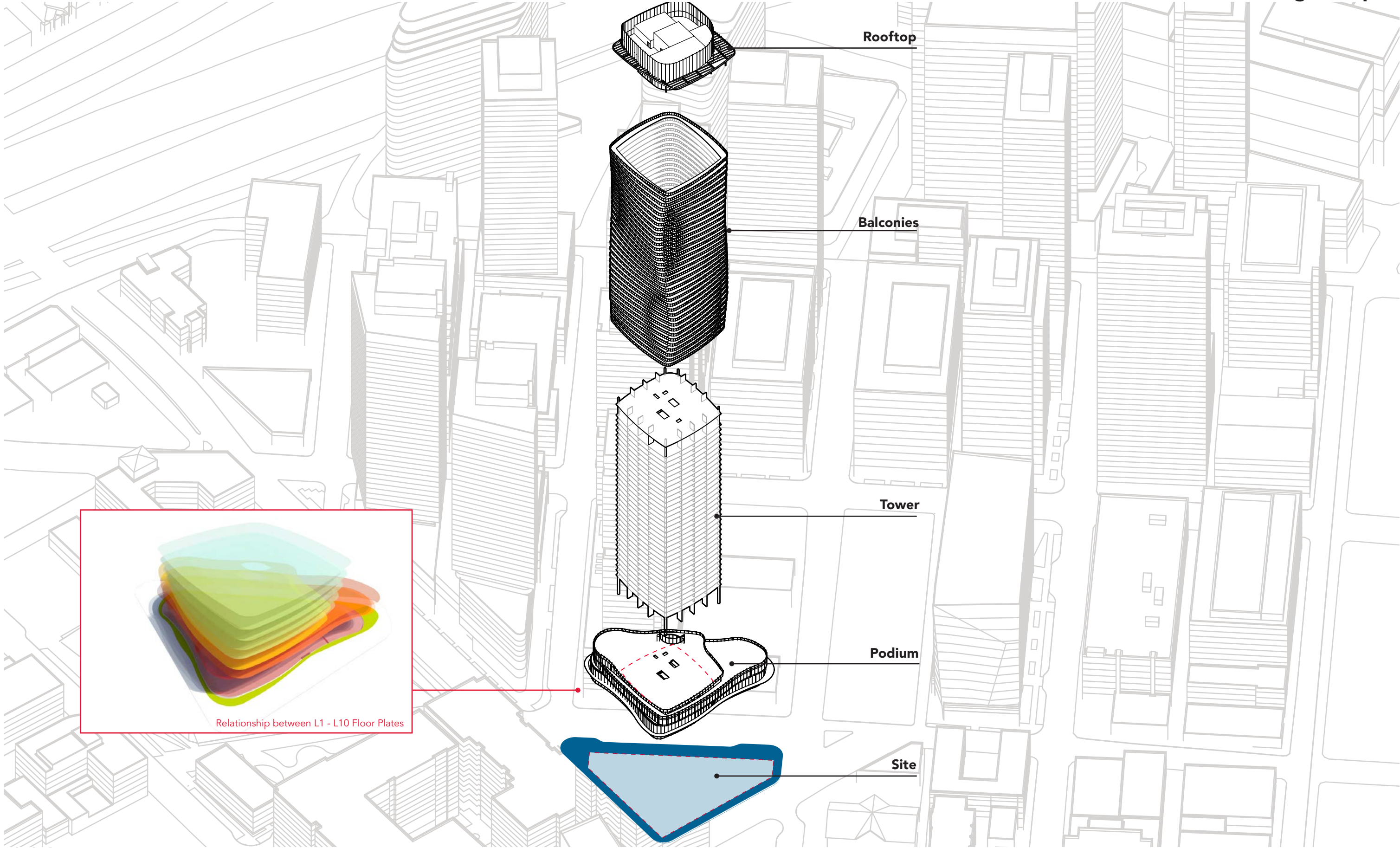
DRB Proposal

Taking into consideration the comments from the Board at EDG, the revised design of Denny Centre for DRB has evolved in the following manner:

- **Sinuous movement extends from the ground level all the way to the top of the tower form** - uniting the Podium and Tower (in the EDG the Podium and tower were not integrated)
- The **movement is further enhanced with the balcony railing system and frit** - the shingling approach in conjunction to the frit (which consists of stratified horizontal bands) accentuates the movement and adds texture to the building
 - Given the clean look, refined colour palette and generous amount of glass - glass shingling will add texture and interest without compromising the elegance and softness of the building
 - Shingling language also present at the ground plane at the entrances to the tower (in the curtain wall detailing)
 - Frit also has a practical component: adds opacity to hide slab edges while still emphasizing the horizontal banding on the tower
 - Frit pattern is present throughout the entire building - in the curtain wall spandrel and parapet. This faceted effect is also present at the ground level in the entrance detailing.
- **The fritted glass rooftop "halo" maintains the lightness** of the building in terms of material and is expressed as a sinuous form (like the rest of the tower). In order to reveal the tower - the number of halos has been reduced and it has been lowered
- **Sinuous landscaping is employed to extend the organic and softness to the outdoors**
- **The canopy also extends the organic building experience outside** to the public, promoting pedestrian interaction

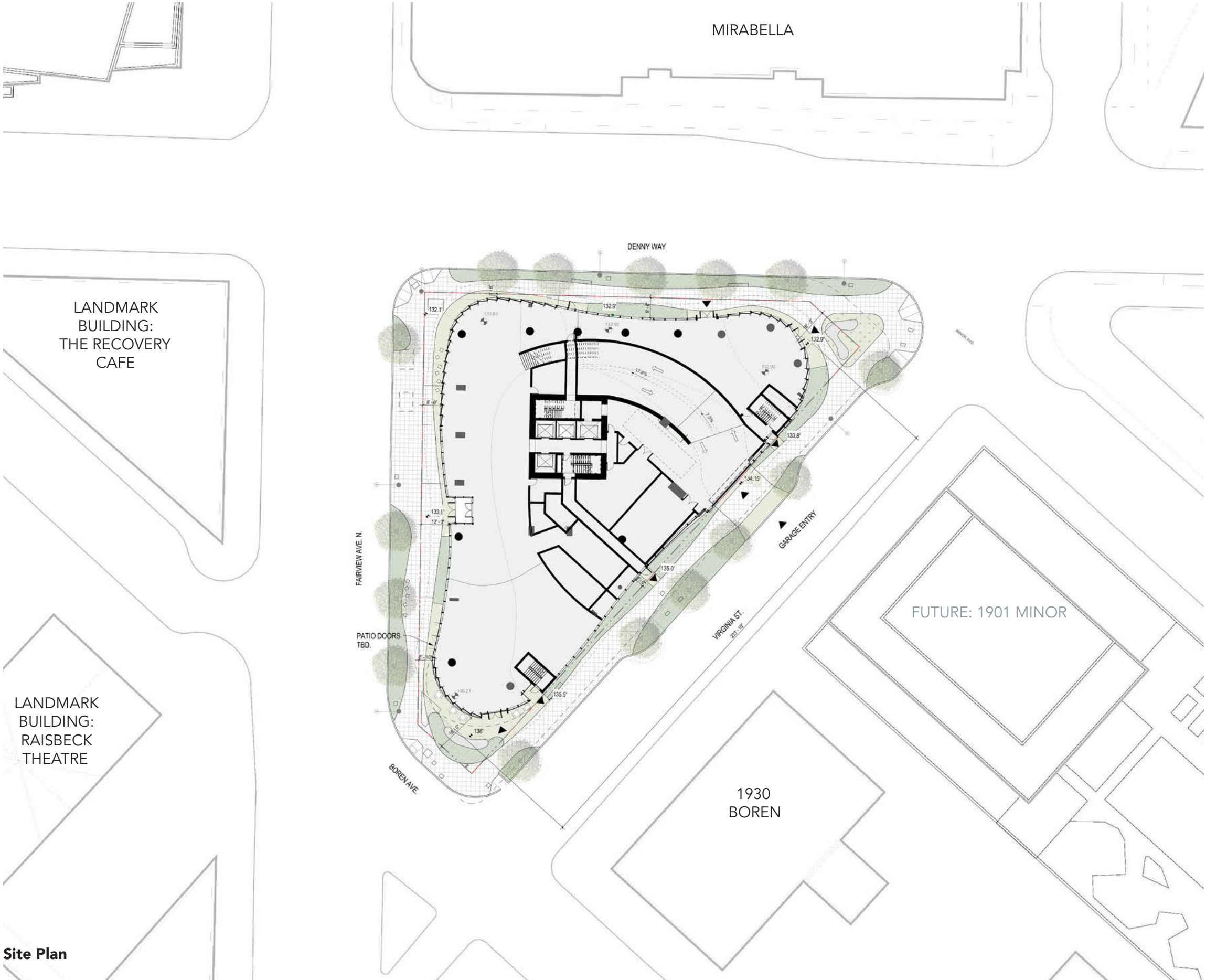


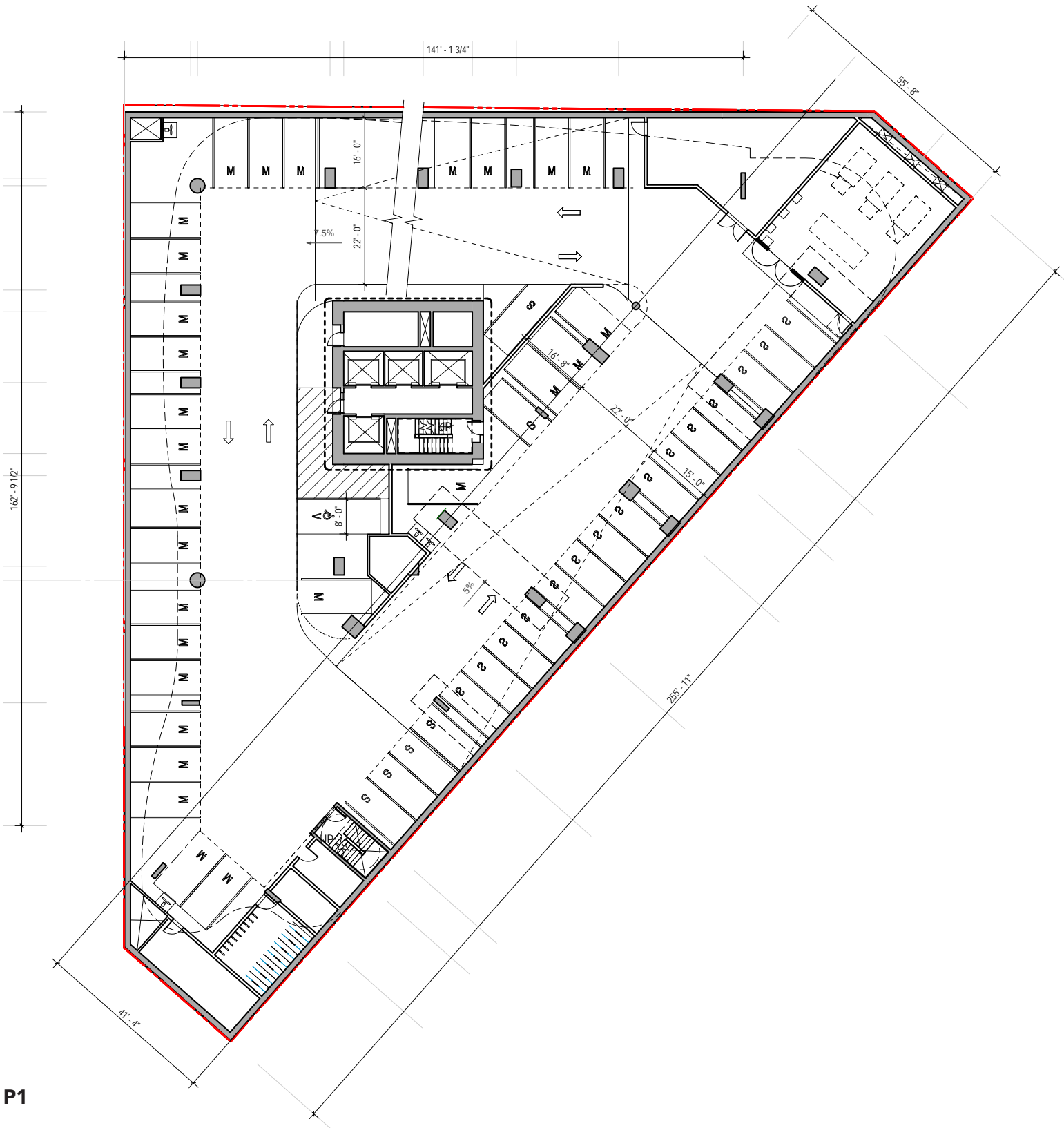
Perspective from Denny Way and Virginia



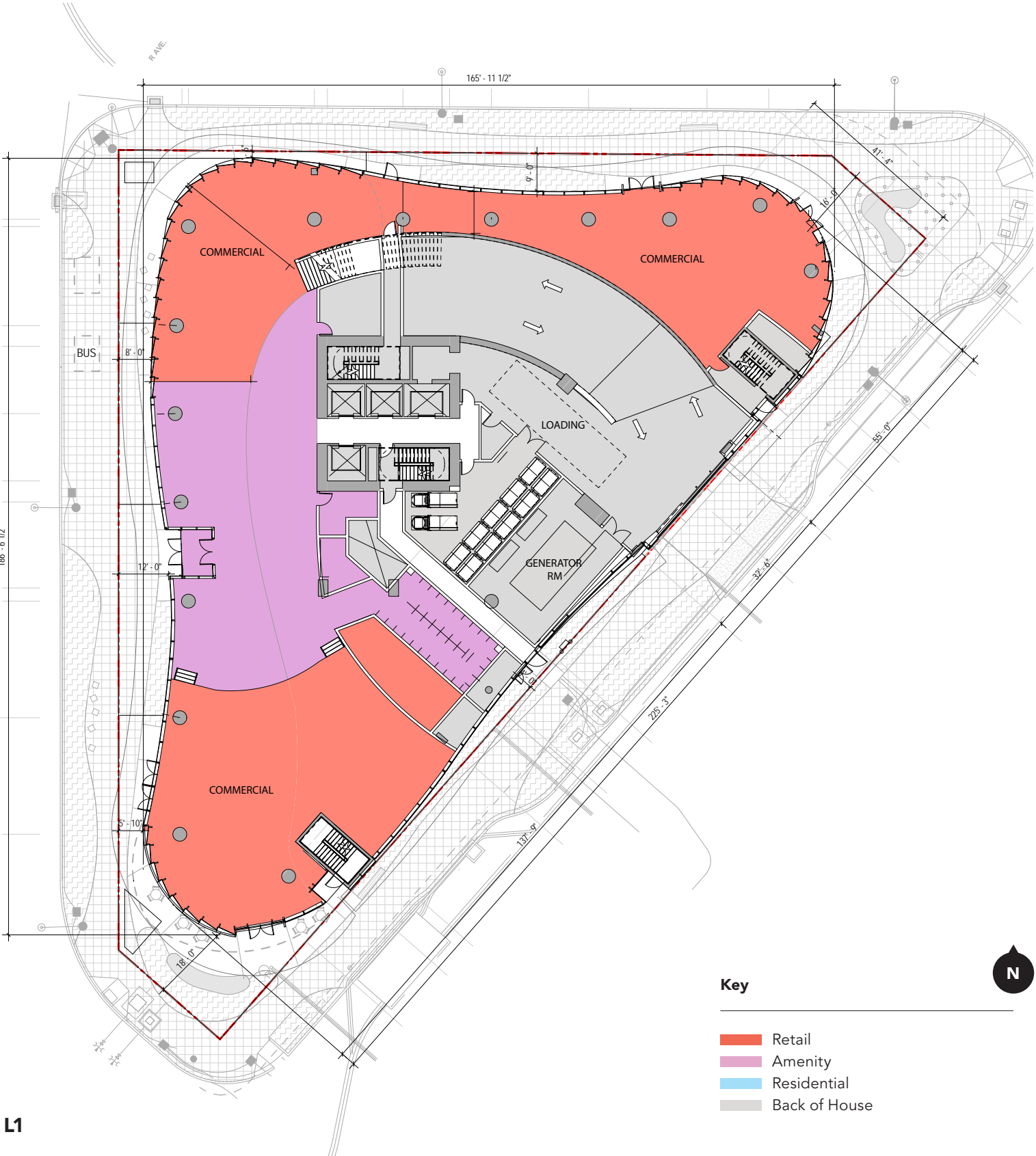
Exploded Axo

06.02 Plans





P1

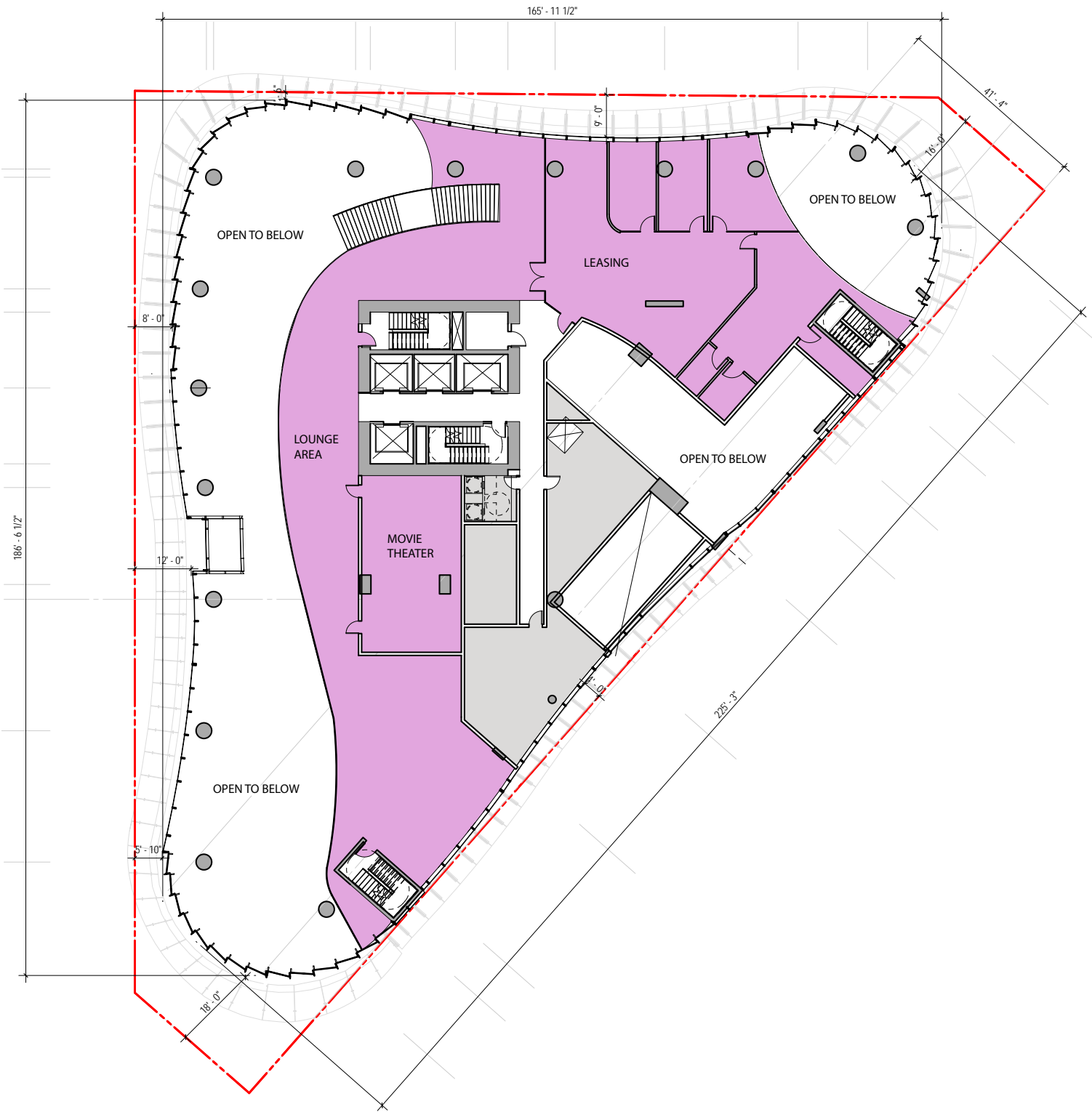


L1

Key

- Retail
- Amenity
- Residential
- Back of House

06.04 Plans



L2

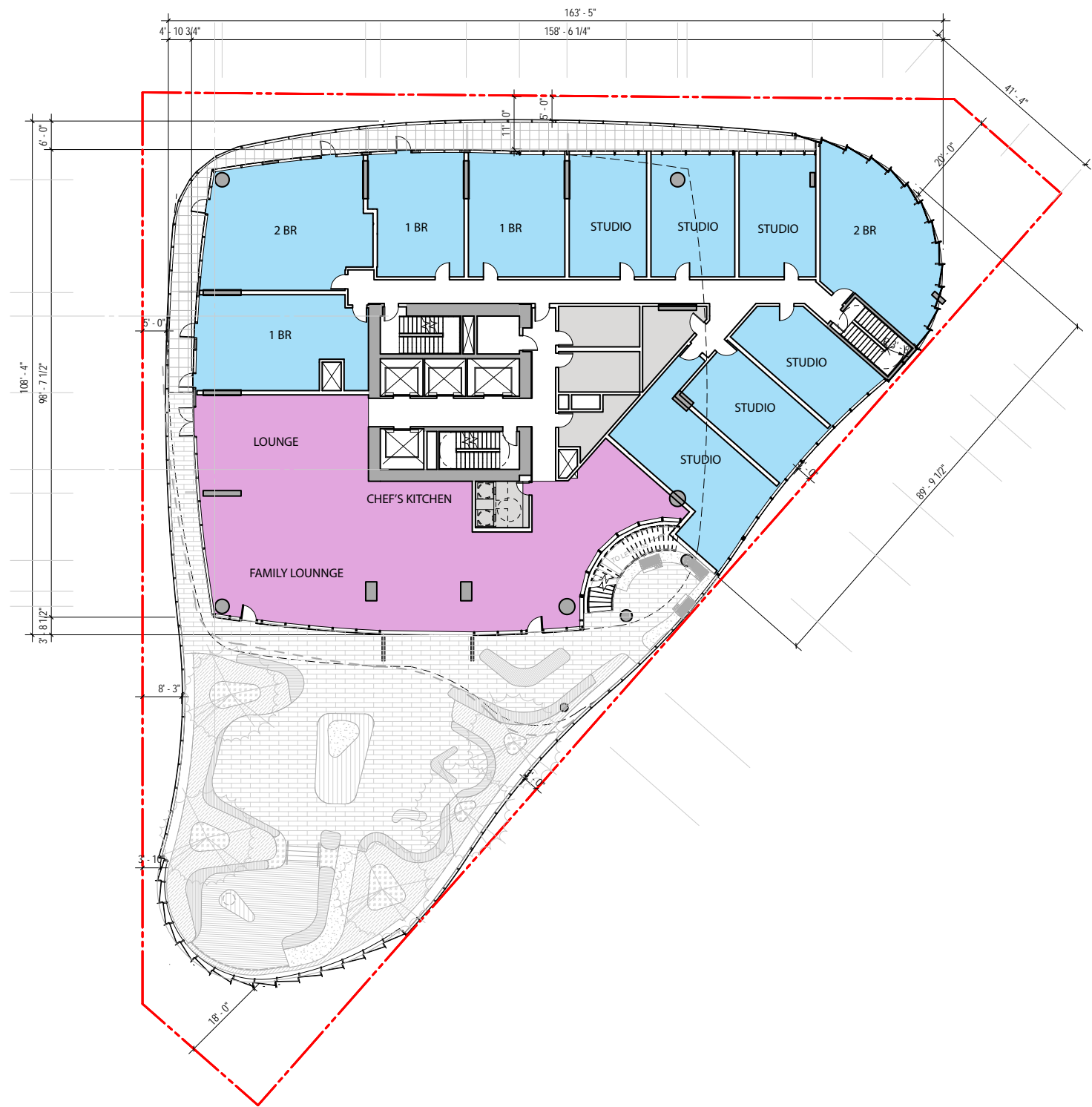


L3

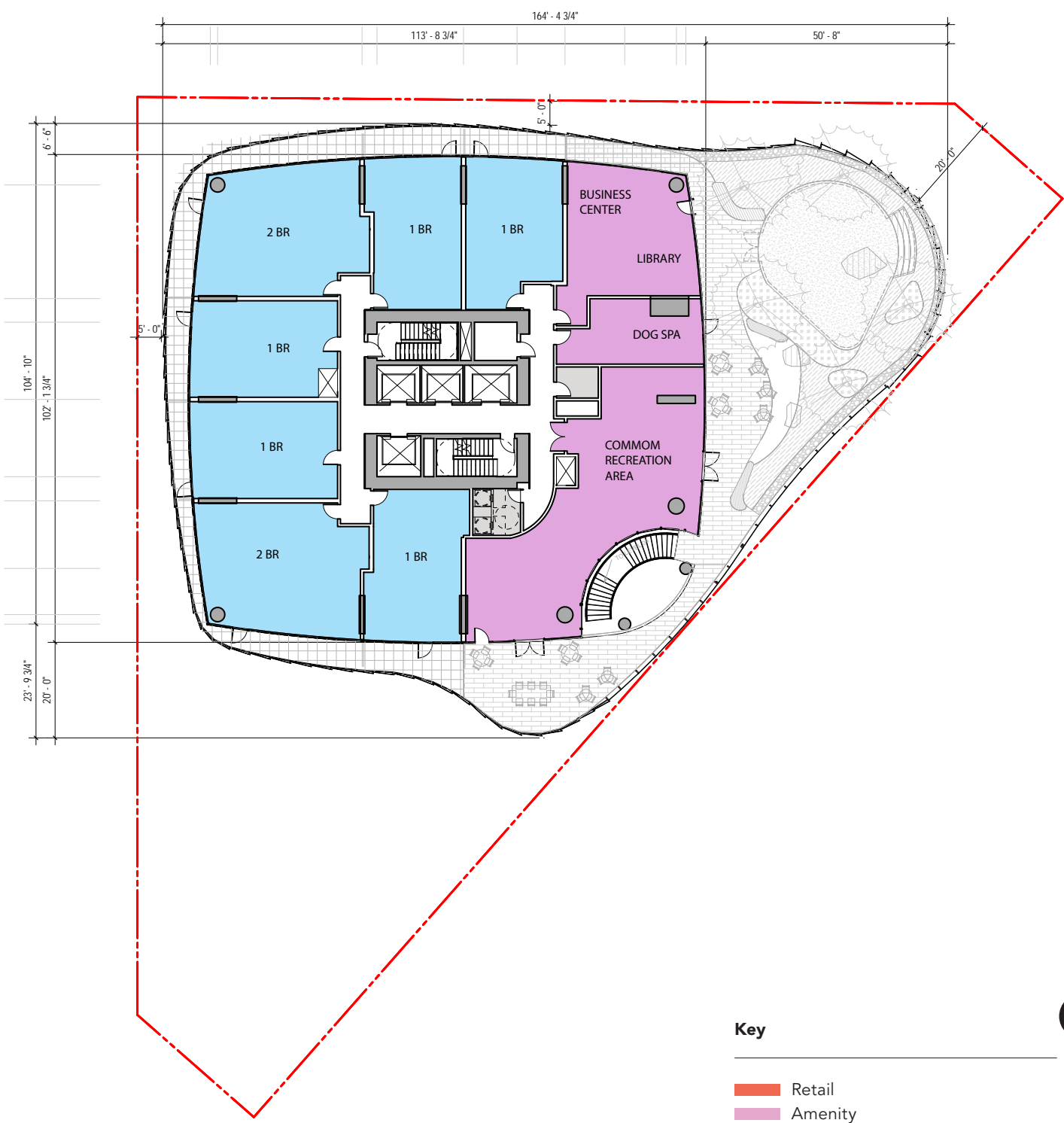
Key

- Retail
- Amenity
- Residential
- Back of House





L4



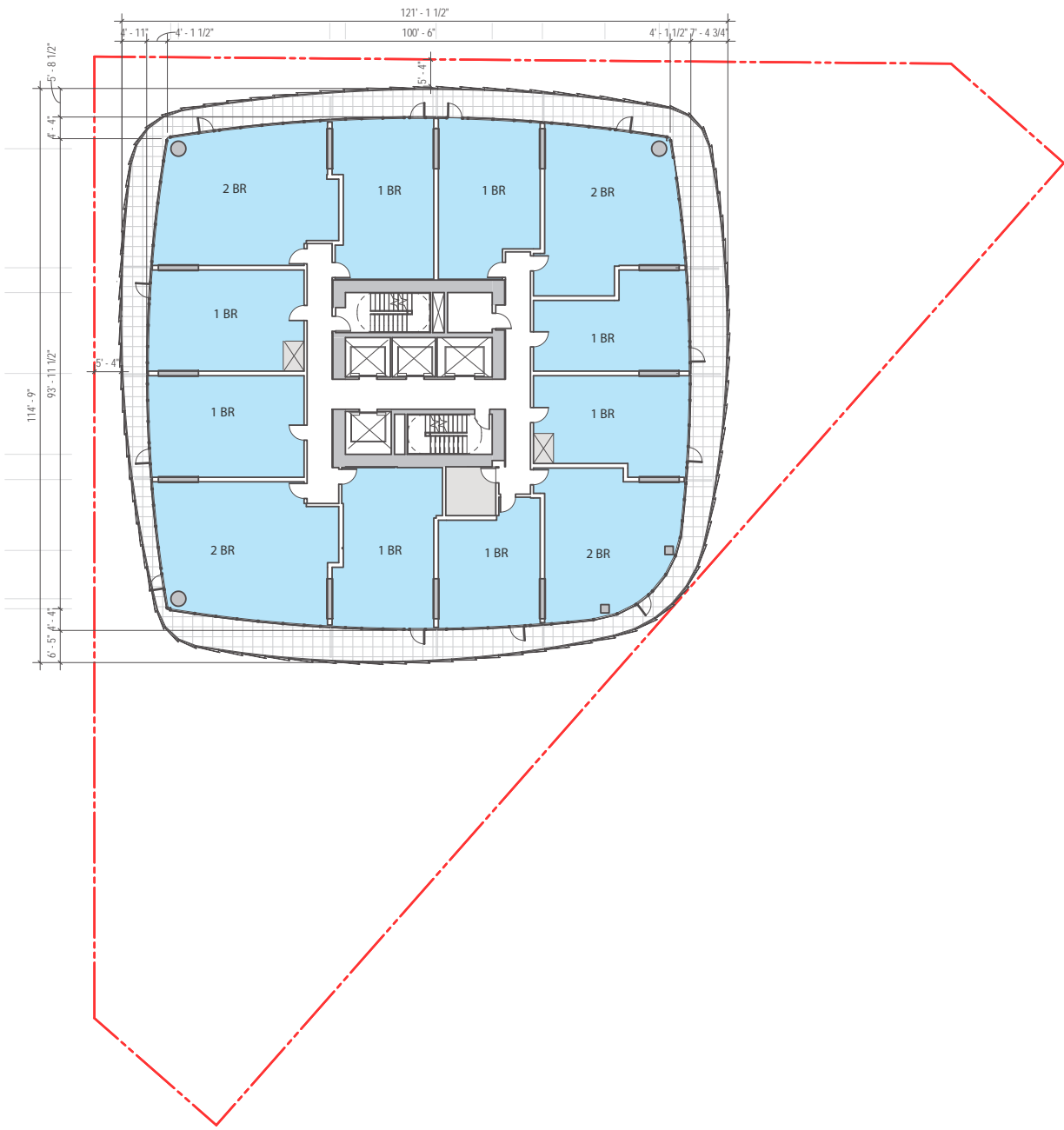
L5

Key

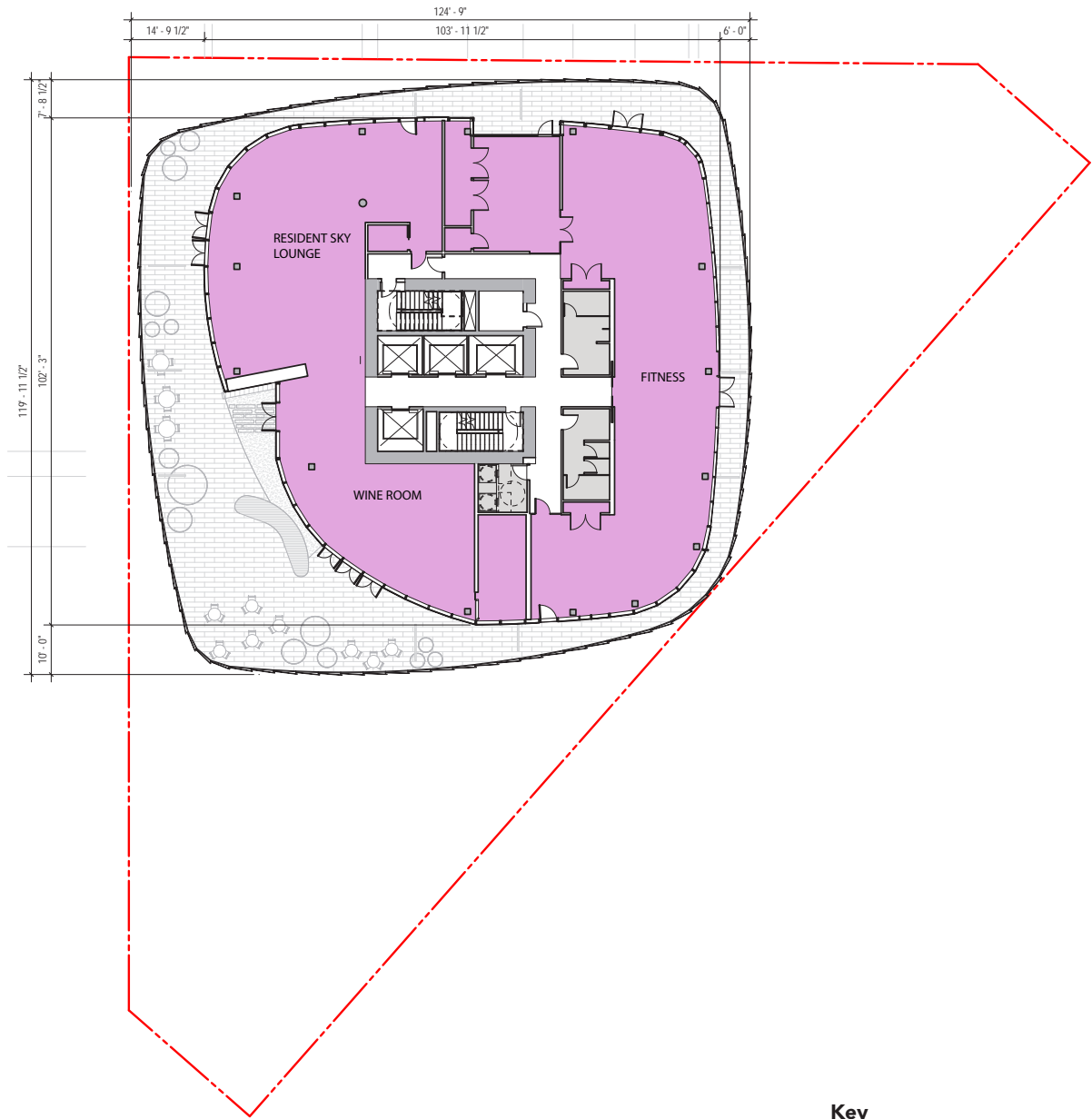
- Retail
- Amenity
- Residential
- Back of House



06.06 Plans



TYP (FLOOR)

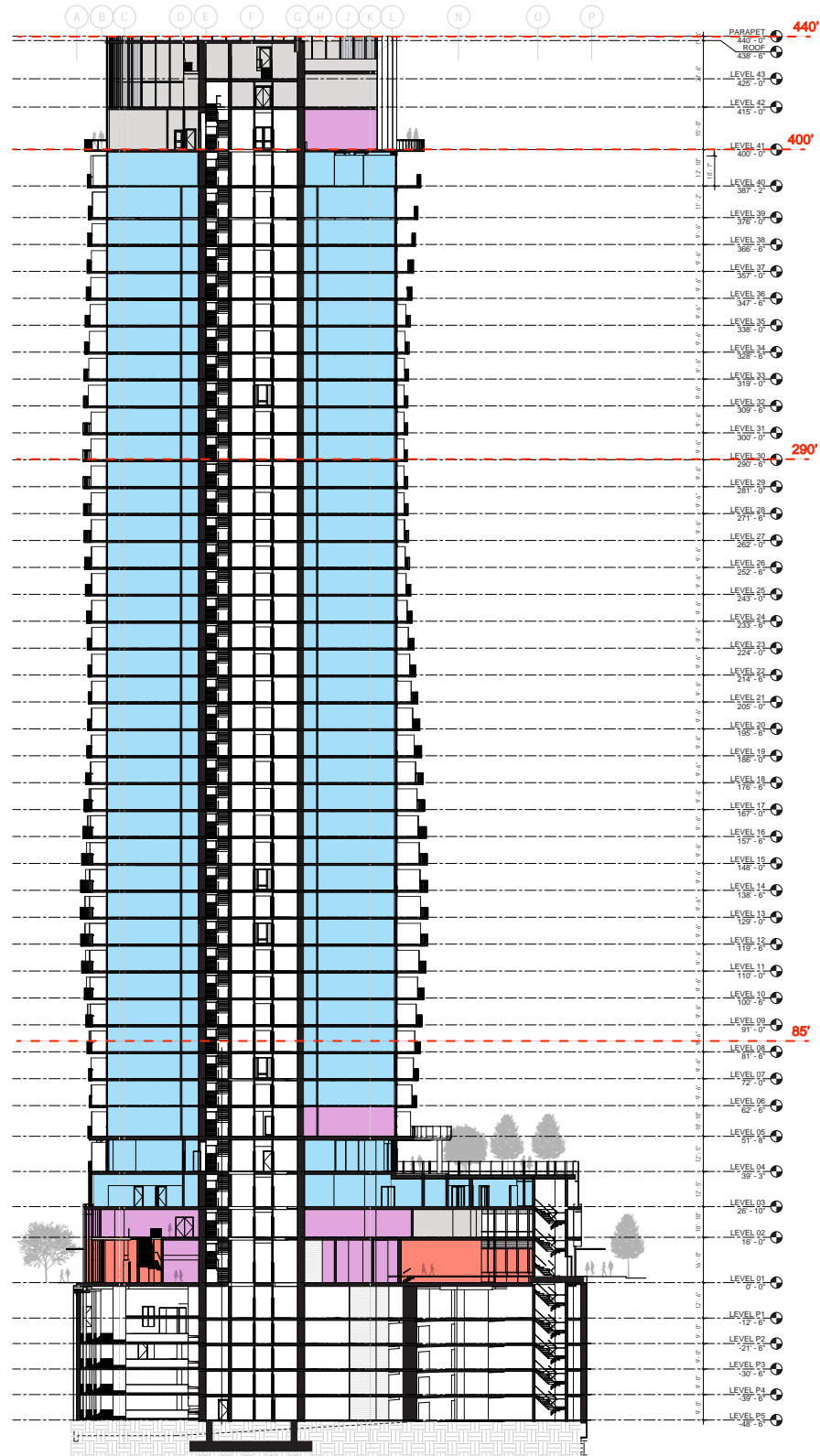


L41

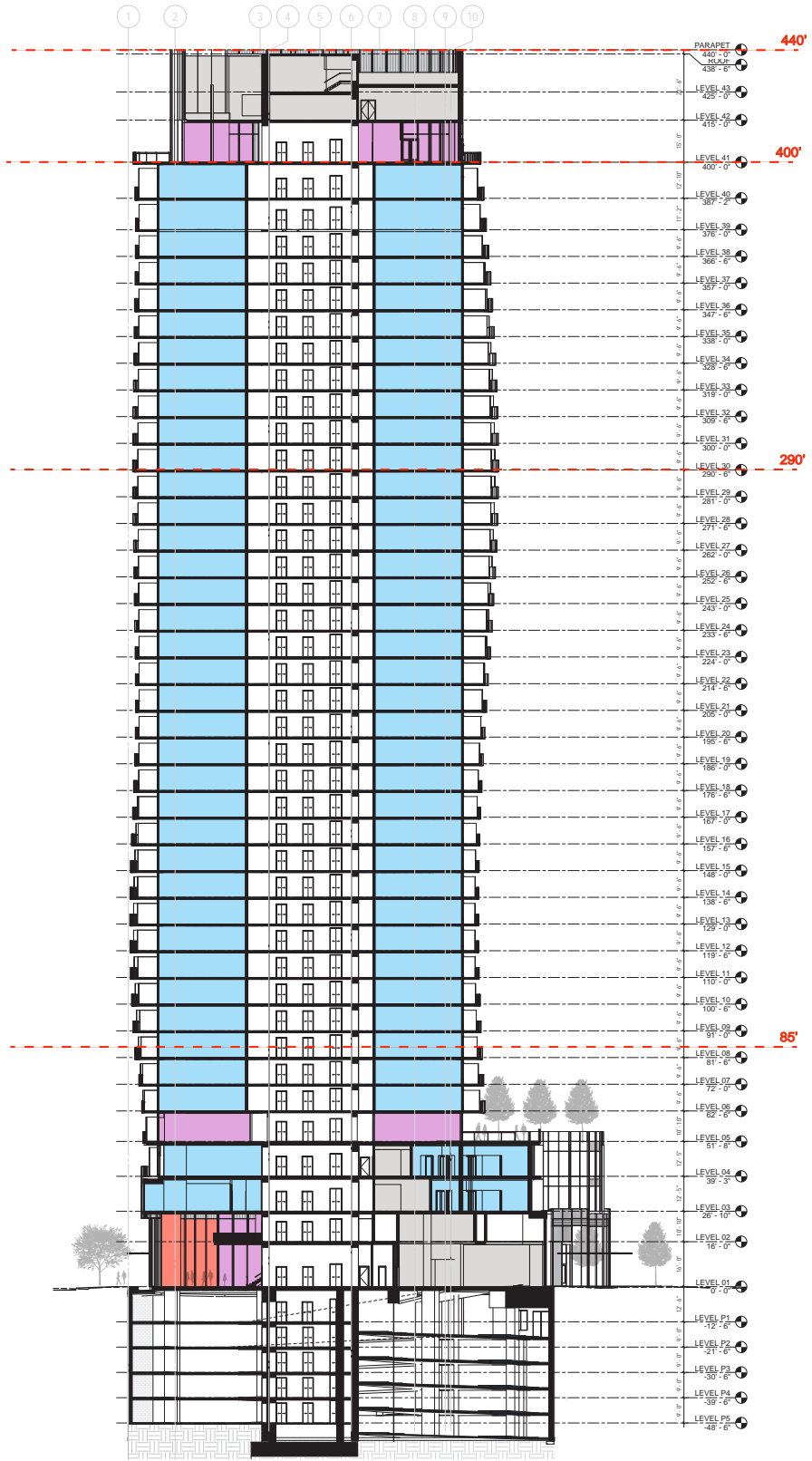
Key

- Retail
- Amenity
- Residential
- Back of House

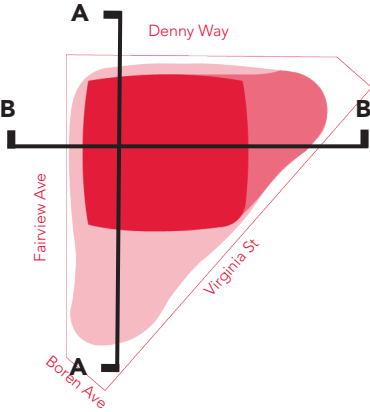




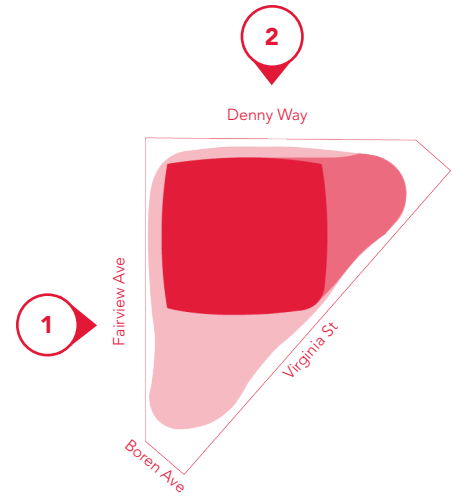
SECTION AA (North-South)



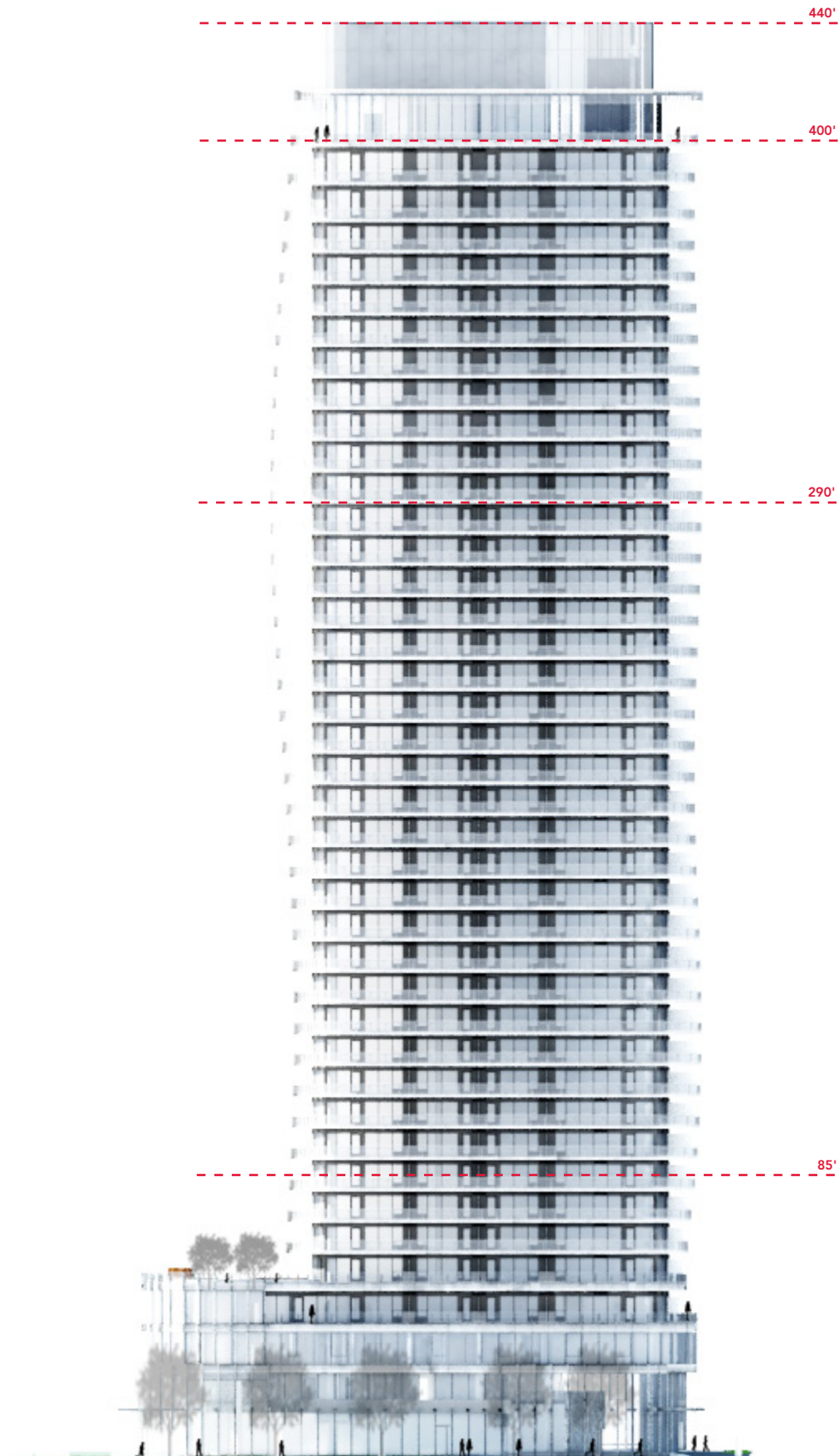
SECTION BB (E-W)



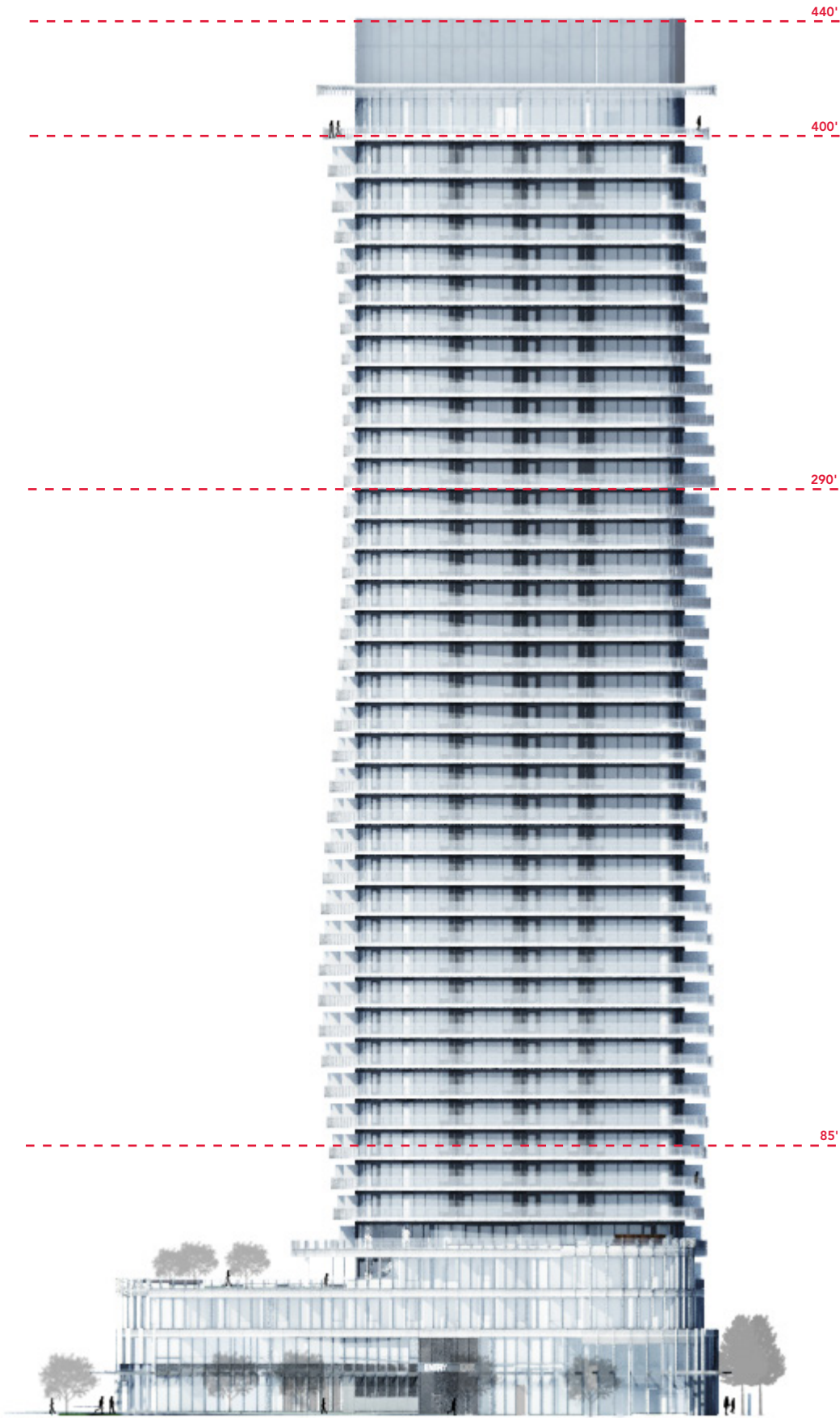
06.08 Elevations



1 WEST ELEVATION (FAIRVIEW AVE)



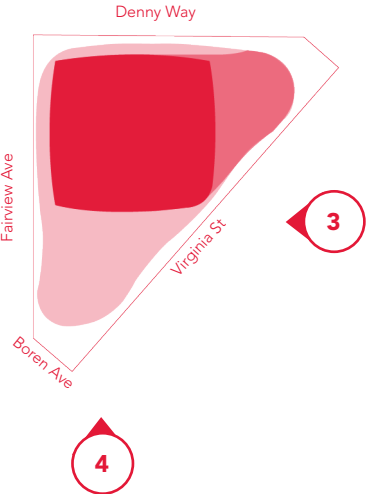
2 NORTH ELEVATION (DENNY WAY)



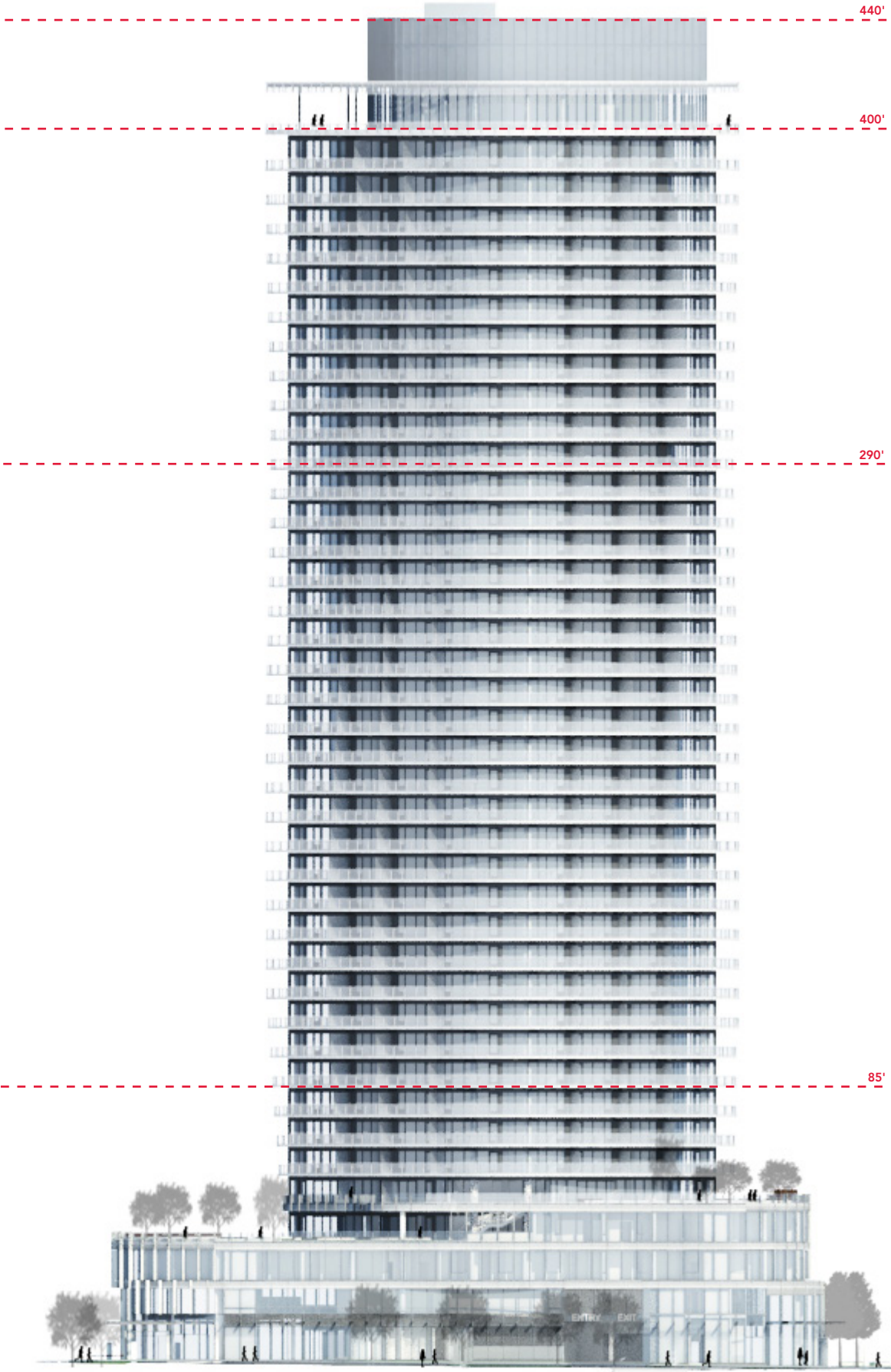
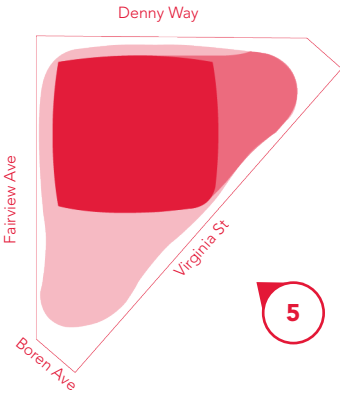
3 EAST ELEVATION (VIRGINIA ST)



4 SOUTH ELEVATION (BOREN ST)

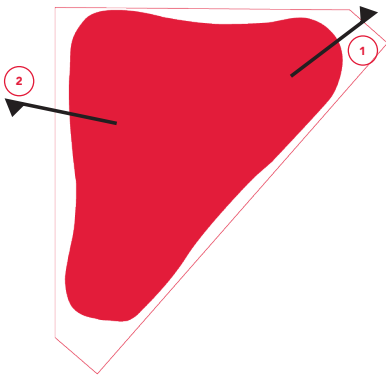
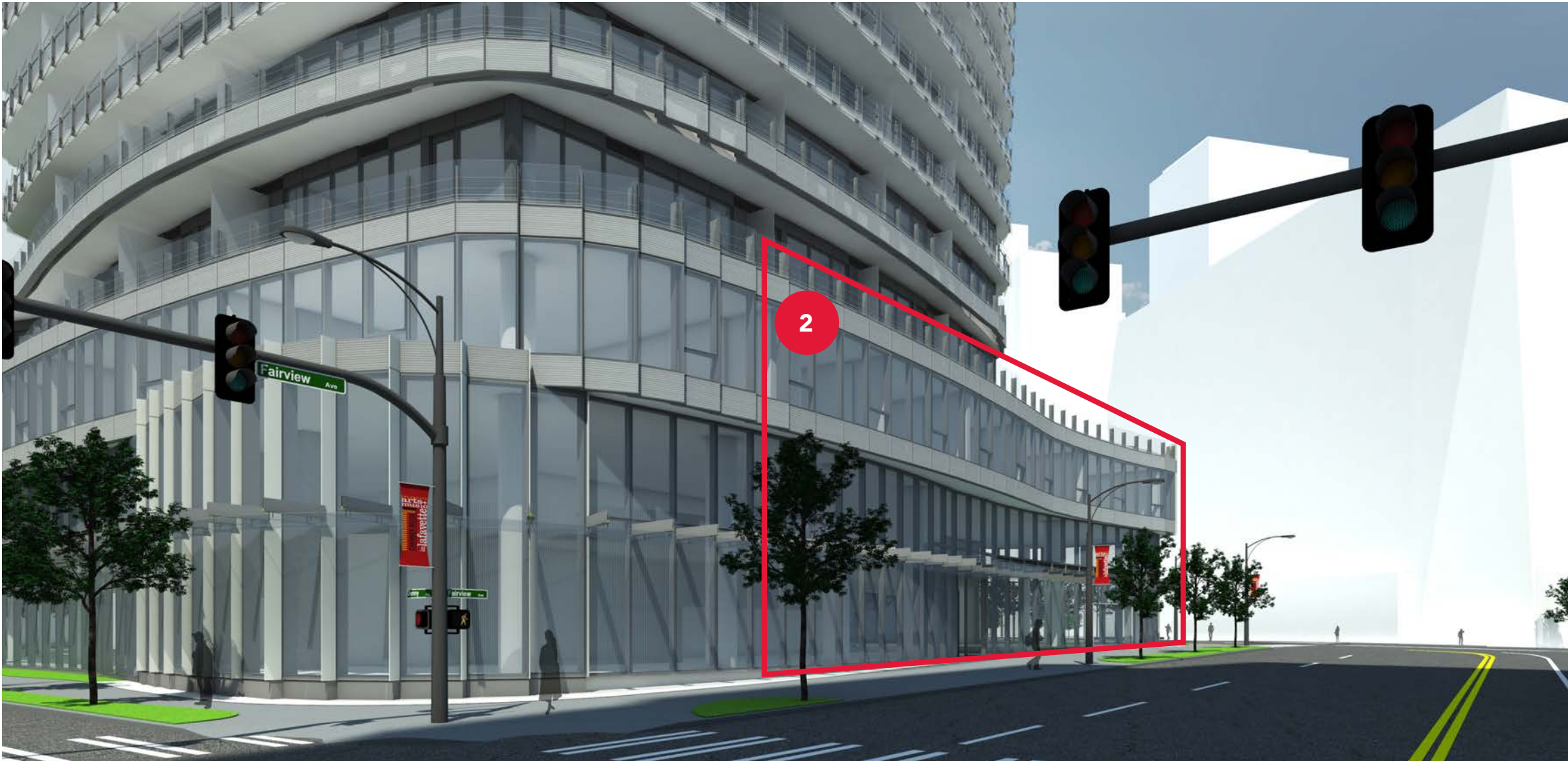


06.10 Elevations



5 SOUTHEAST ELEVATION (PARALLEL TO VIRGINIA ST)

06.11 Podium: Facade Systems at Fairview and Denny



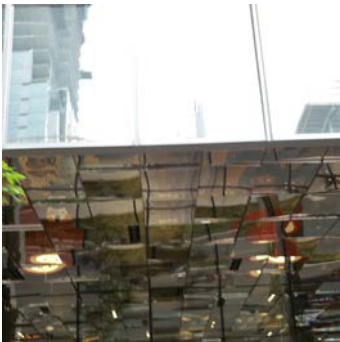
Stepped Curtain Wall



Stepped Curtain Wall



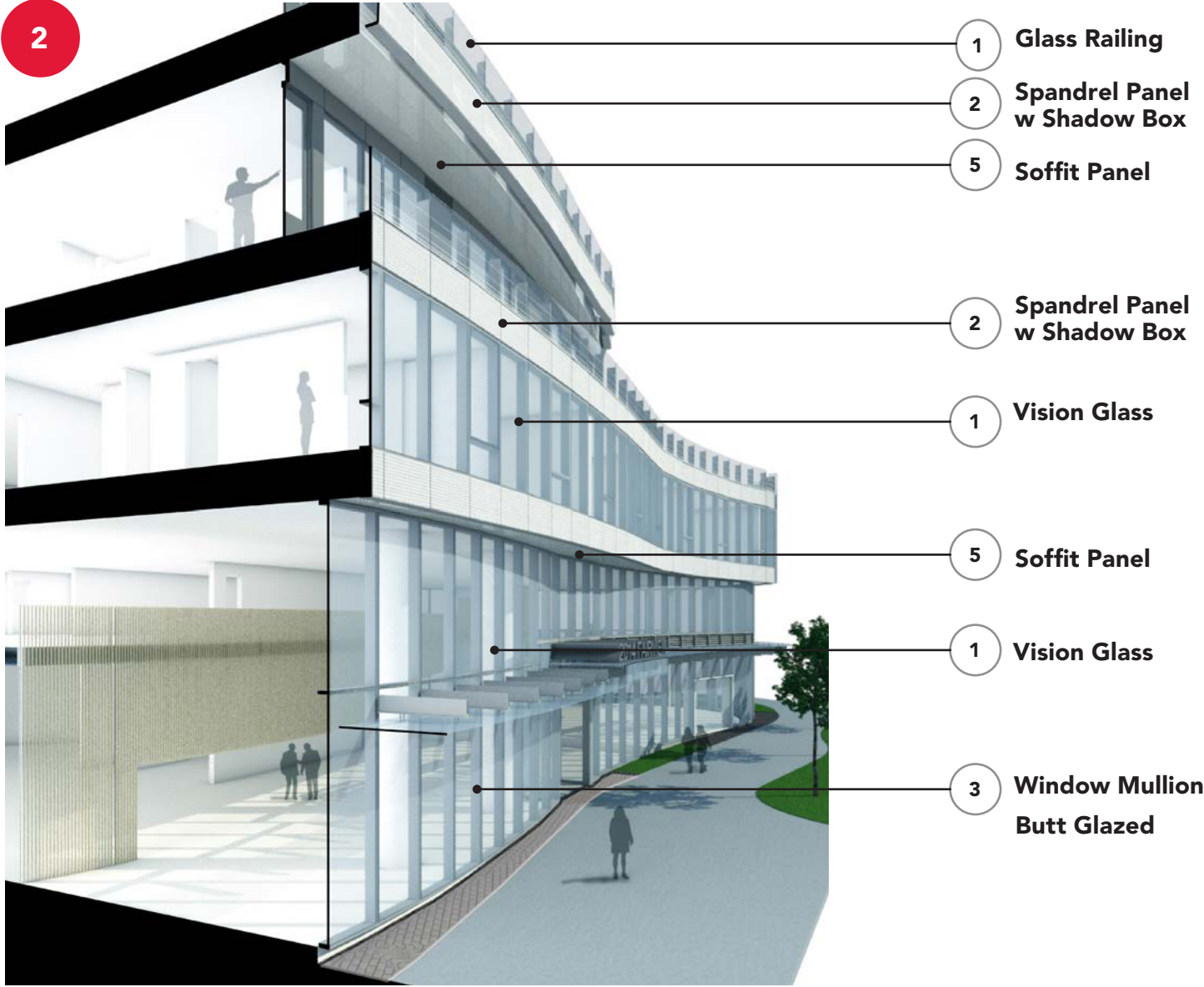
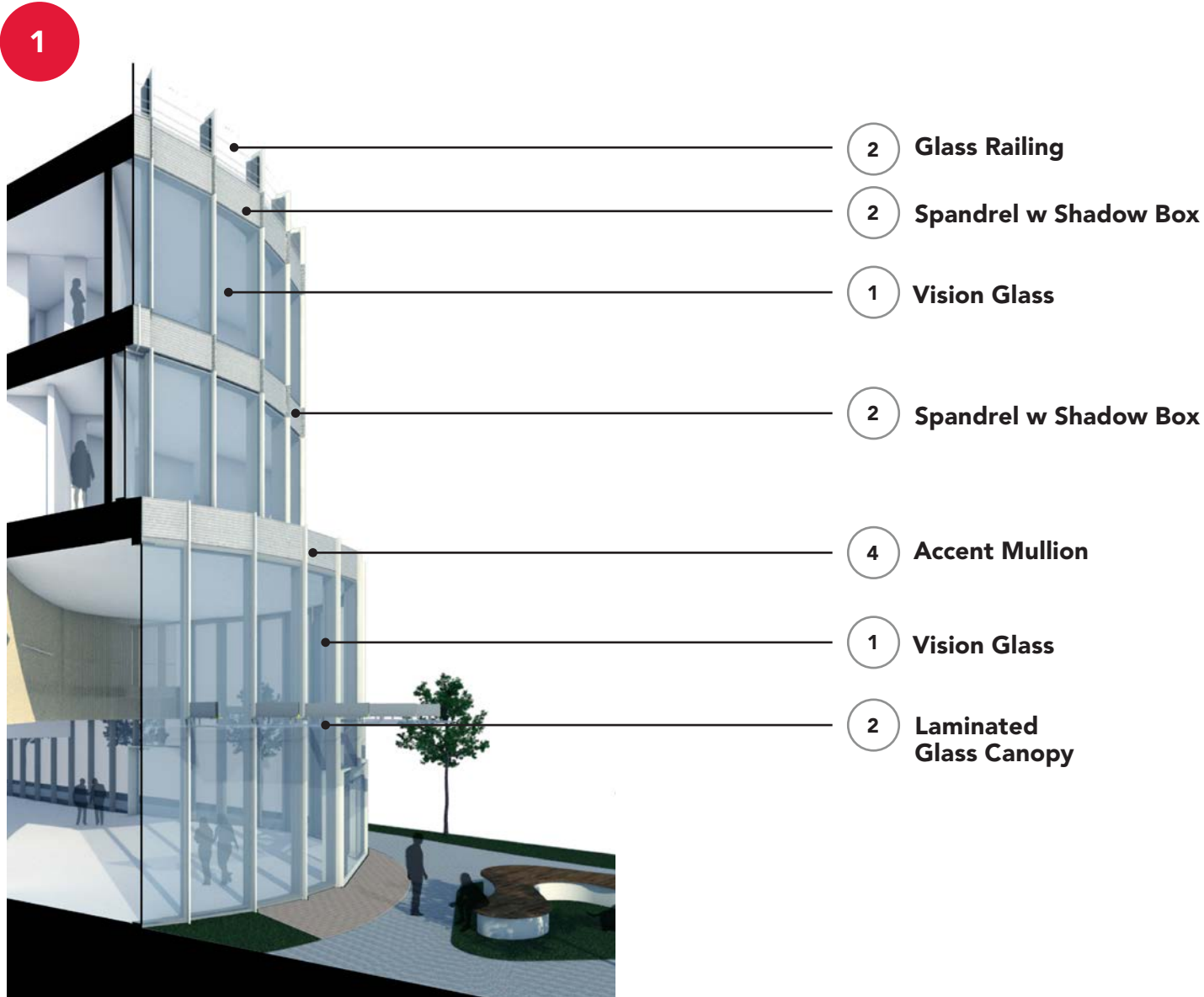
Curtain Wall



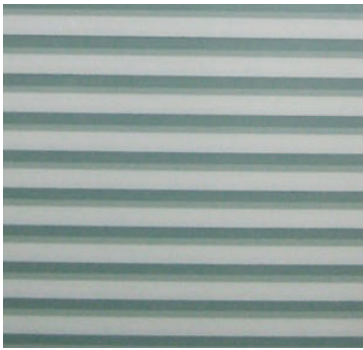
Reflective Soffit Panel



Butt Glazed Curtain Wall



1 Clear w/ Low E coating



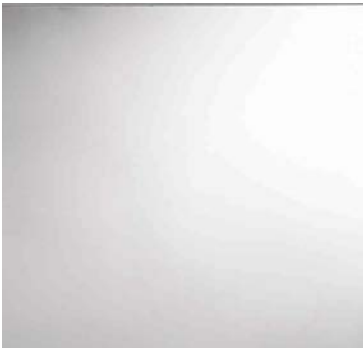
2 Glazing with Ceramic Frit



3 Clear Anodized Alum.

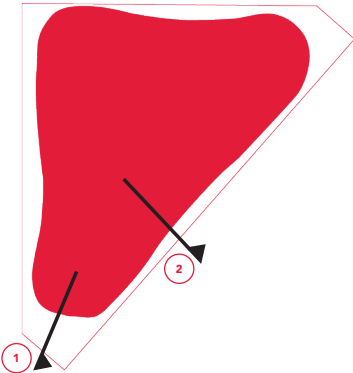
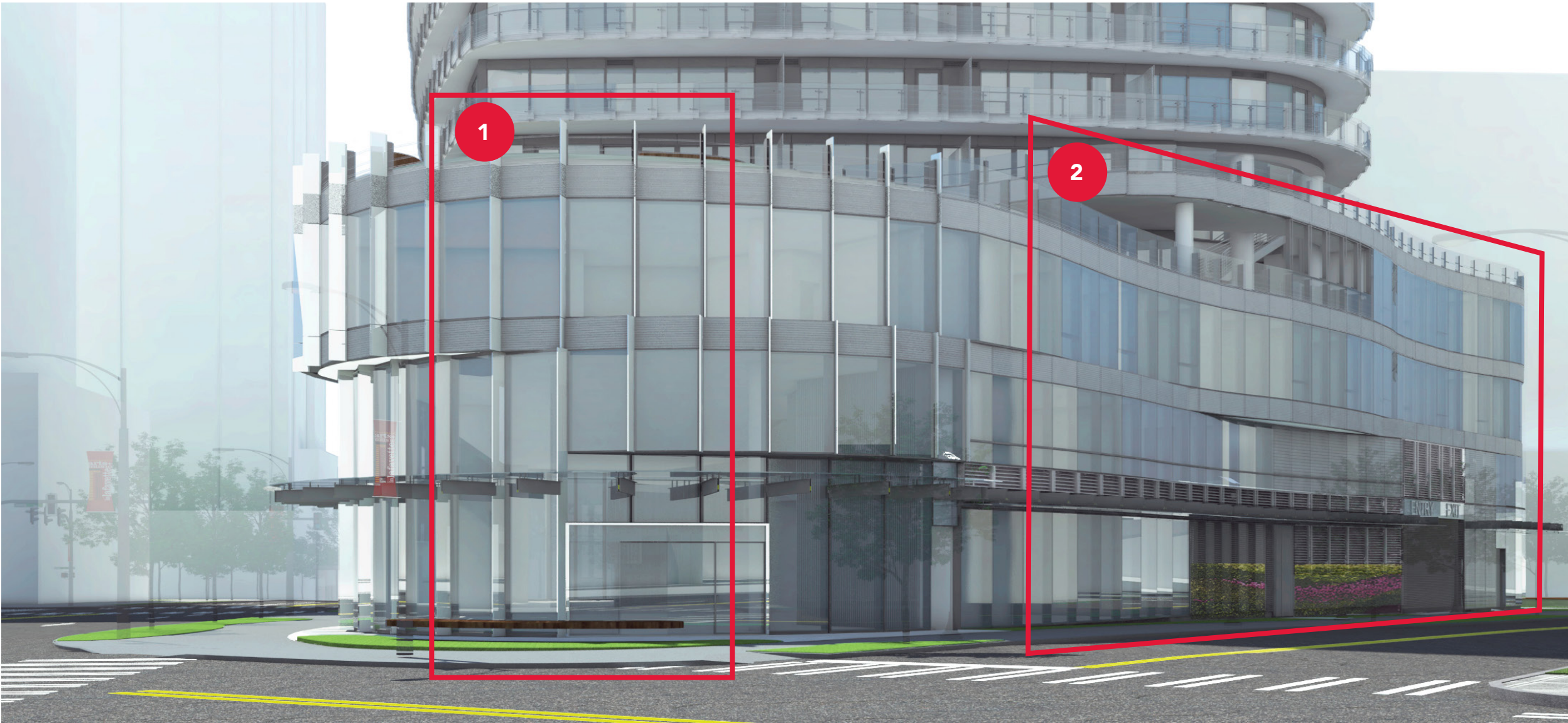


4 Stainless Steel- Linen Finish



5 Stainless steel-mirror

06.13 Podium: Facade Systems Along Boren and Virginia



Fritted Glass



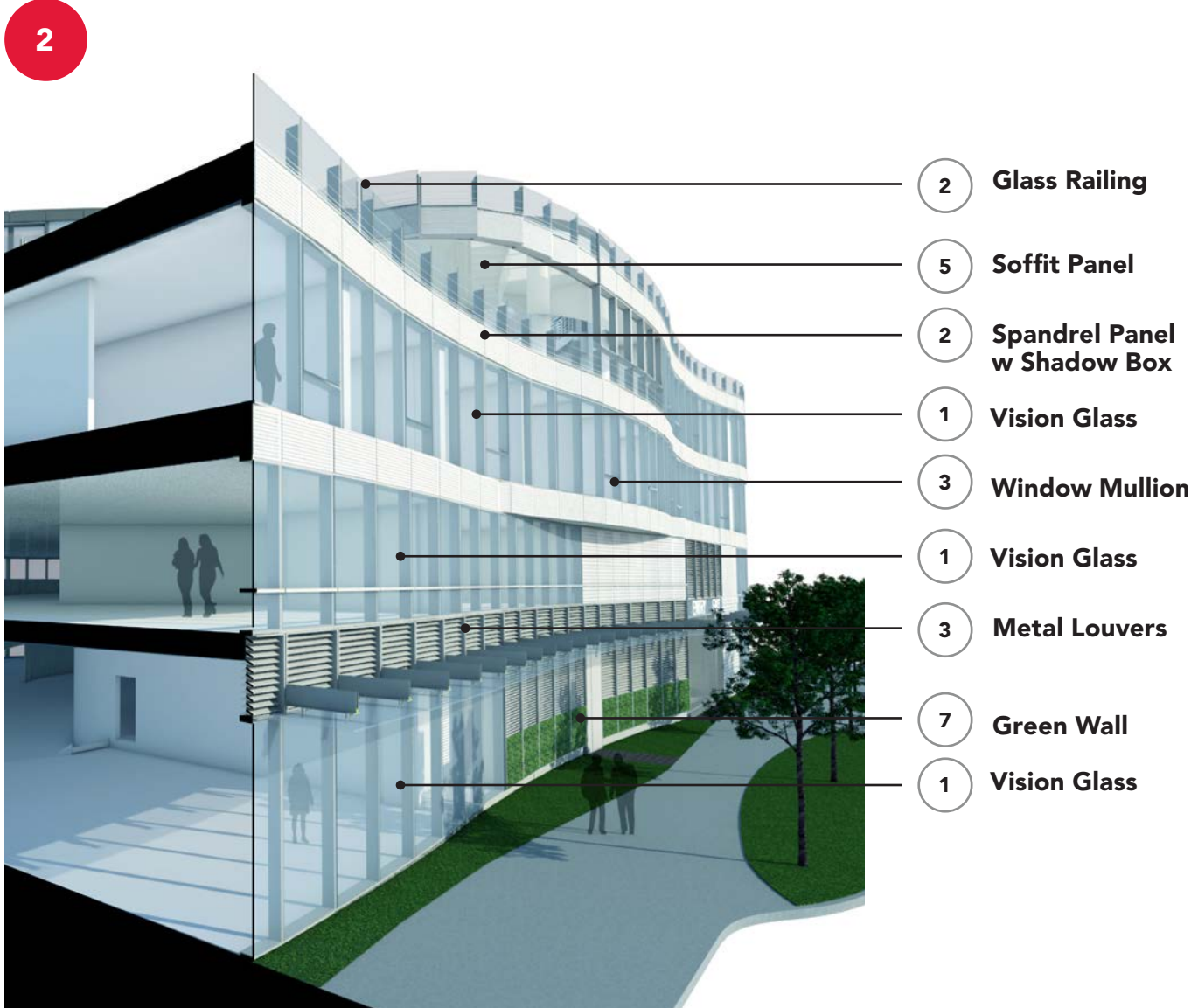
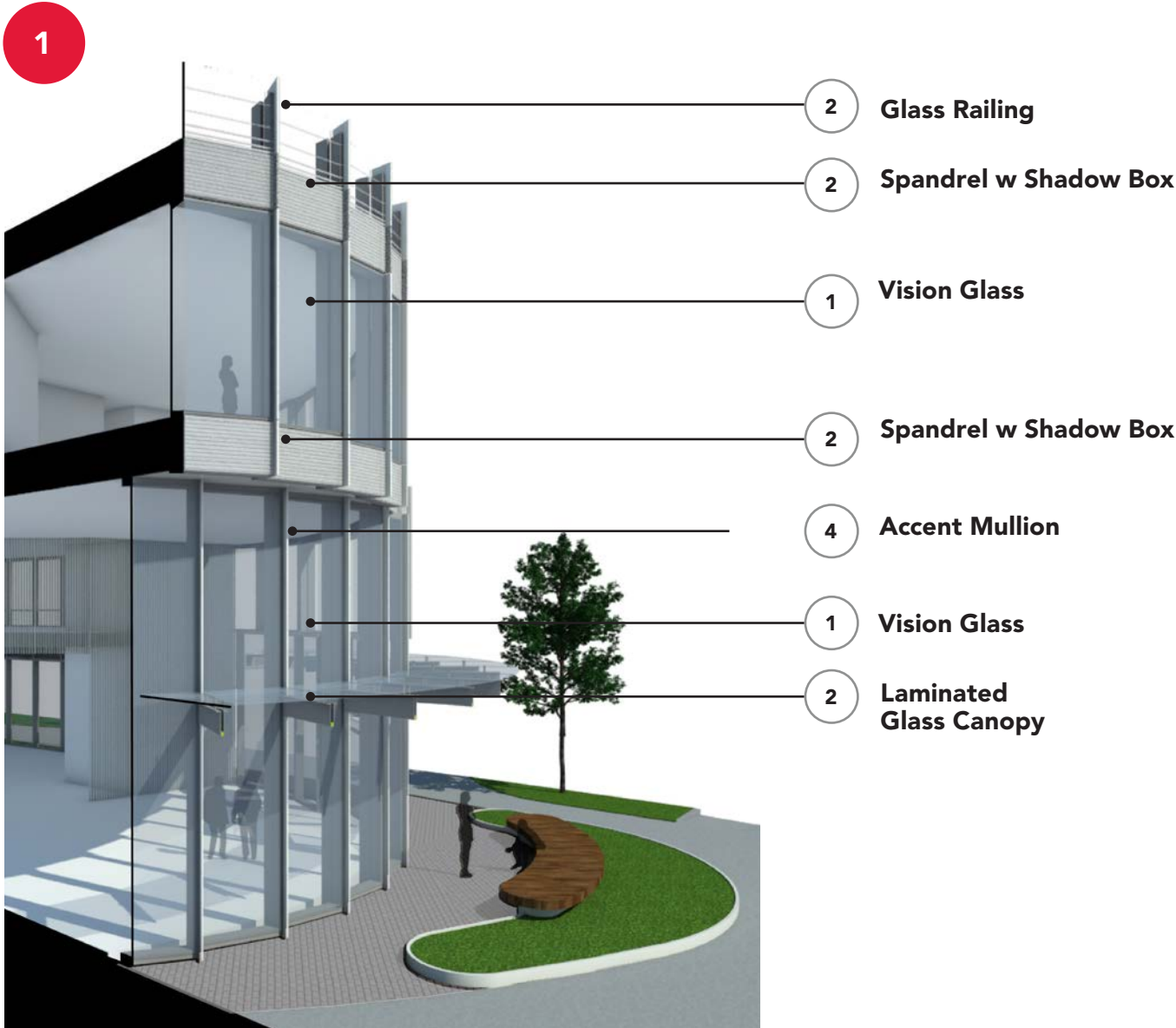
Green Wall



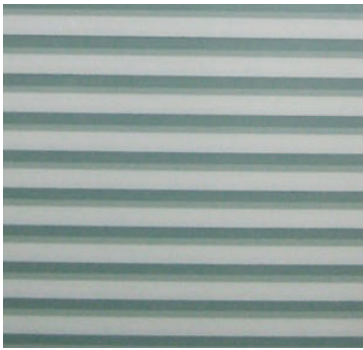
Louvers



Fritted Spandrel Pattern



1 Clear w/ Low E coating



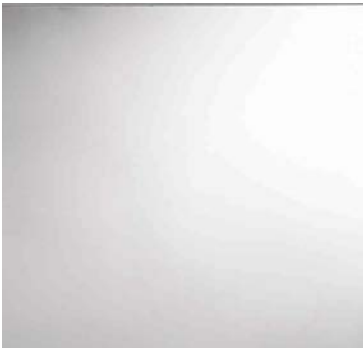
2 Glazing with Ceramic Frit



3 Clear Anodized Alum.



4 Stainless Steel- Linen Finish

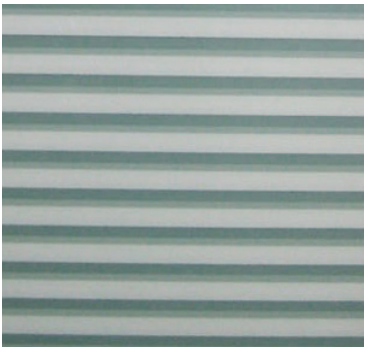
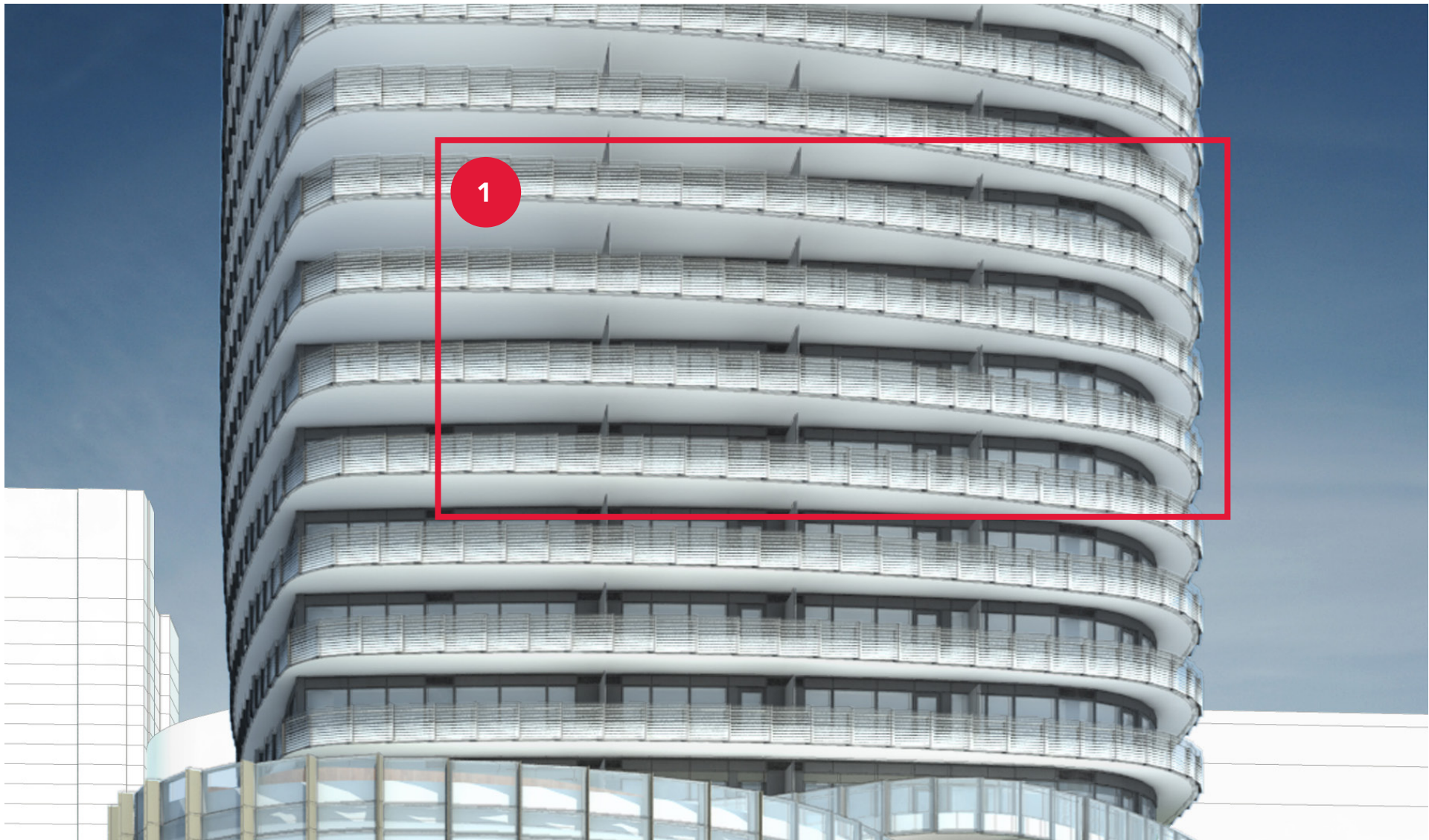


5 Stainless steel-mirror

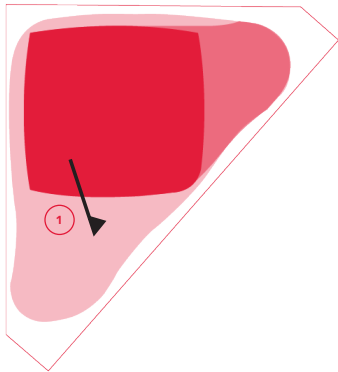


6 Green Wall

06.15 Tower: Facade Systems



6 Glazing with Ceramic Frit



1 Vision Glass



2 Painted Concrete



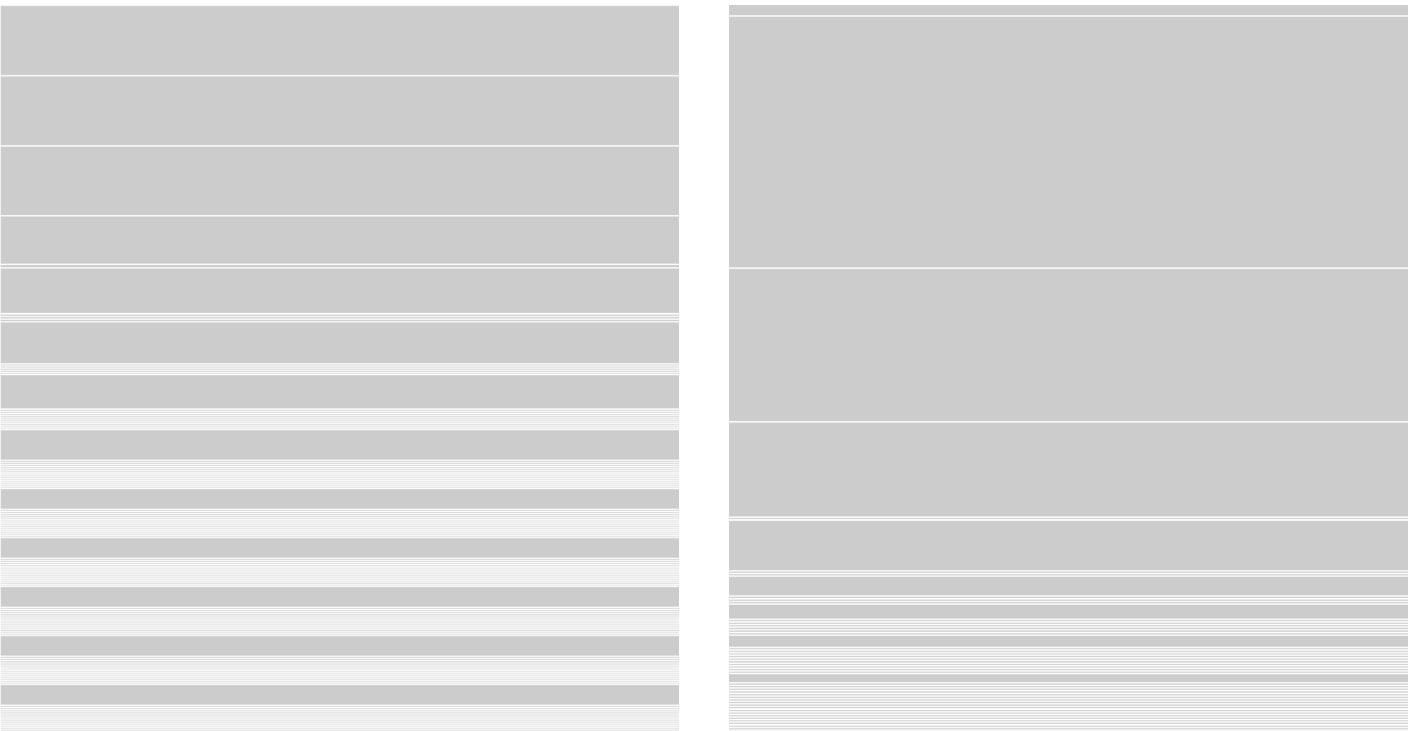
3 Medium Metallic Gray



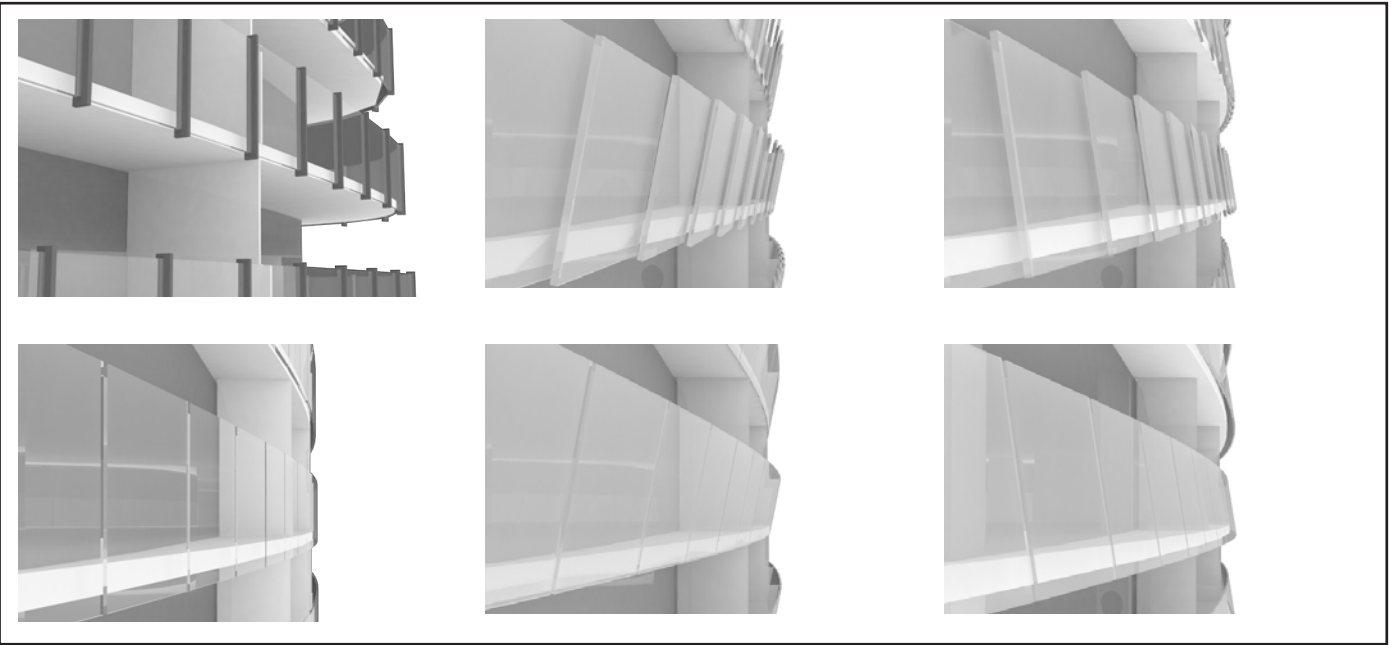
4 Light Metallic Gray



5 Frosted Glass



Frit Patterns



Rail Studies



Rail Attachment

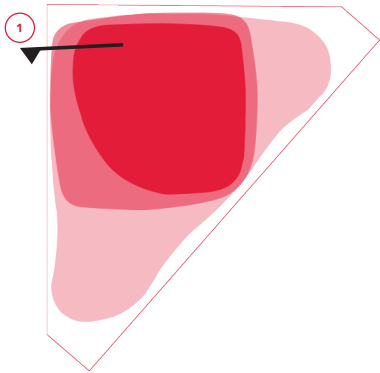
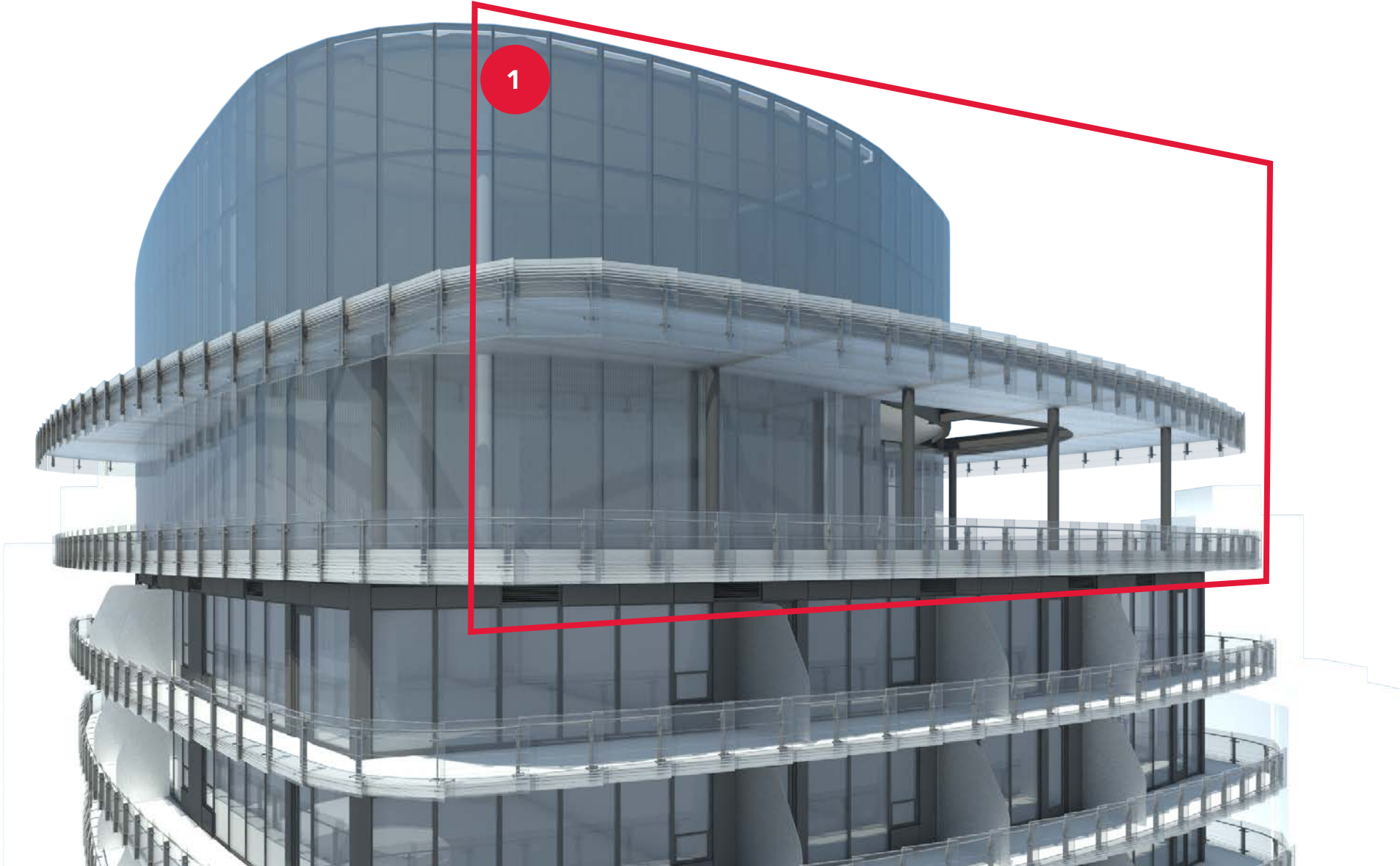


Aluminum Window System



Stancions

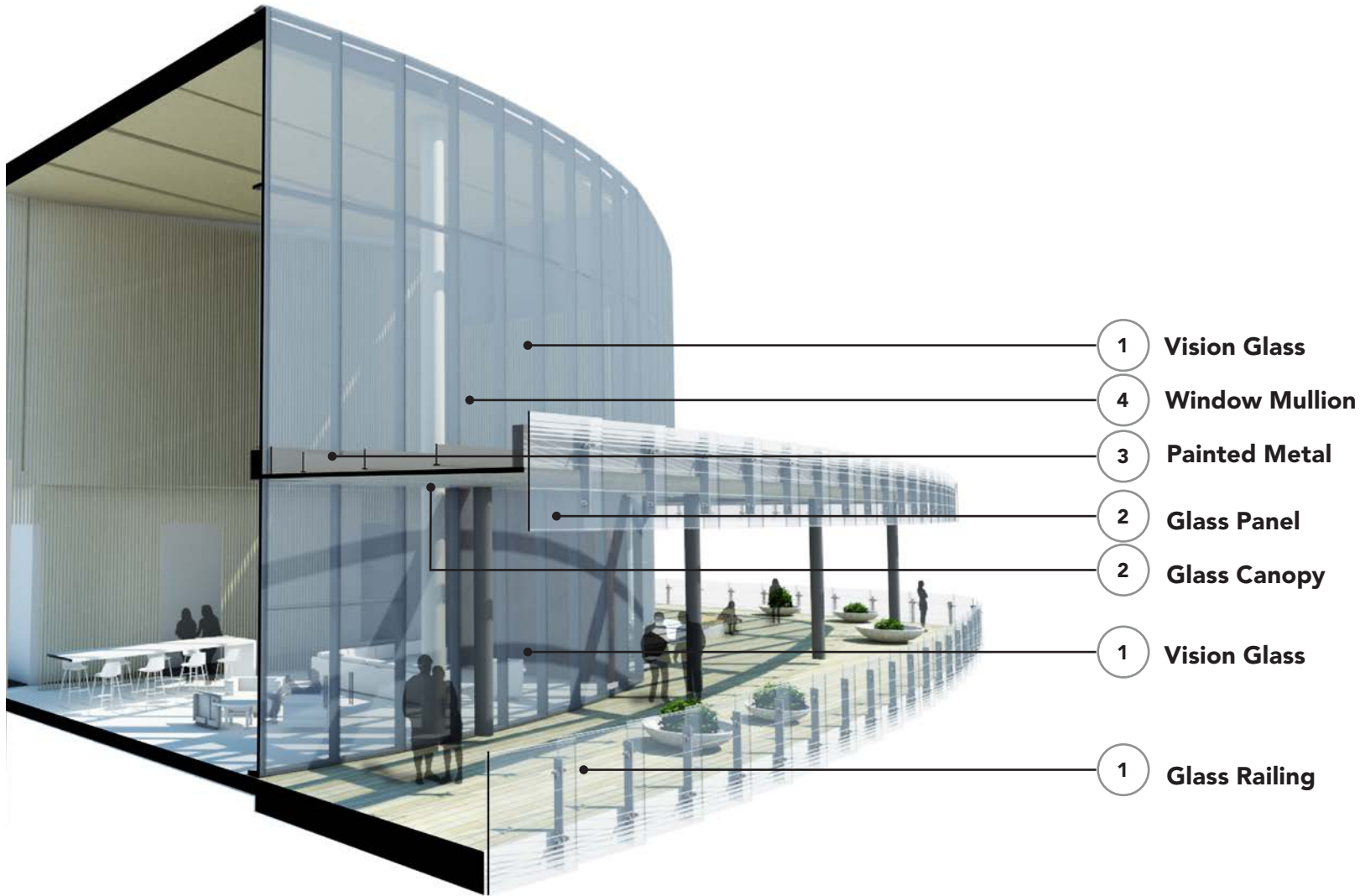
06.17 L41 Rooftop: Materials



Glass Canopy



Canopy Trellis



1 Clear w/ Low E coating



2 Glazing with Ceramic Frit



3 Light Metallic Gray



4 Medium Metallic Gray

6.19: Bird's Eye Perspective (Looking West)





6.21: Experience on Fairview Avenue (Looking Downtown)





6.23: Experience at Virginia Street and Denny Way



6.24: Experience at Denny Way and Fairview Avenue and Experience on L41 Rooftop



Landscape Concept Plan

Landscape + Conceptual Site

The landscape design compliments the architecture's soft edges and graceful curvilinear shape with a series of welcoming forms that helps integrate and buffer the tower and podium into the urban framework. Hardscape, plantings, and site furnishings will enhance the street experience for the pedestrian.

The transit shelter and bus stop along Fairview will be maintained and the sidewalk buffered from the busy street. Denny Street responds to the recommended streetscape concept plan by setting the building back and providing new street trees and ample buffering. Curb extension along Virginia Street will provide a generous "green street" tree lined streetscape transition from broad, curved planting beds, seating, pedestrian scaled lighting and walkways to street parking and the projects driveway entrance.



07.05 Fairview Avenue Landscape Overview

Fairview Avenue

- 1 Bike Racks
- 2 Concrete Seating Plinths
- 3 Sandblasted Colored Pavement W/ Carbide Silica
- 4 Cast in Place Concrete Sidewalk
- 5 Outdoor Dining Seating



1 Bike Rack



2 Concrete Seating Plinths



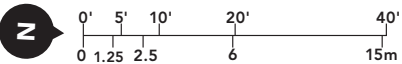
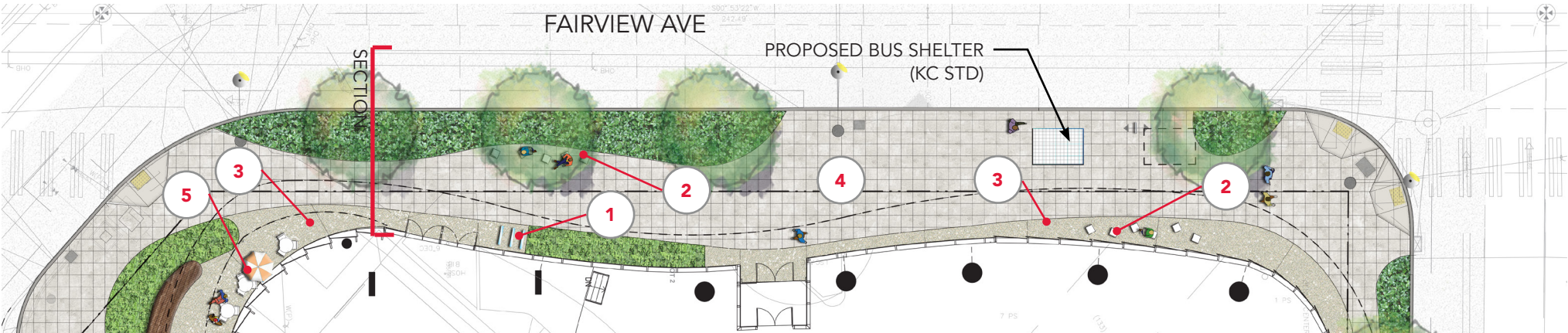
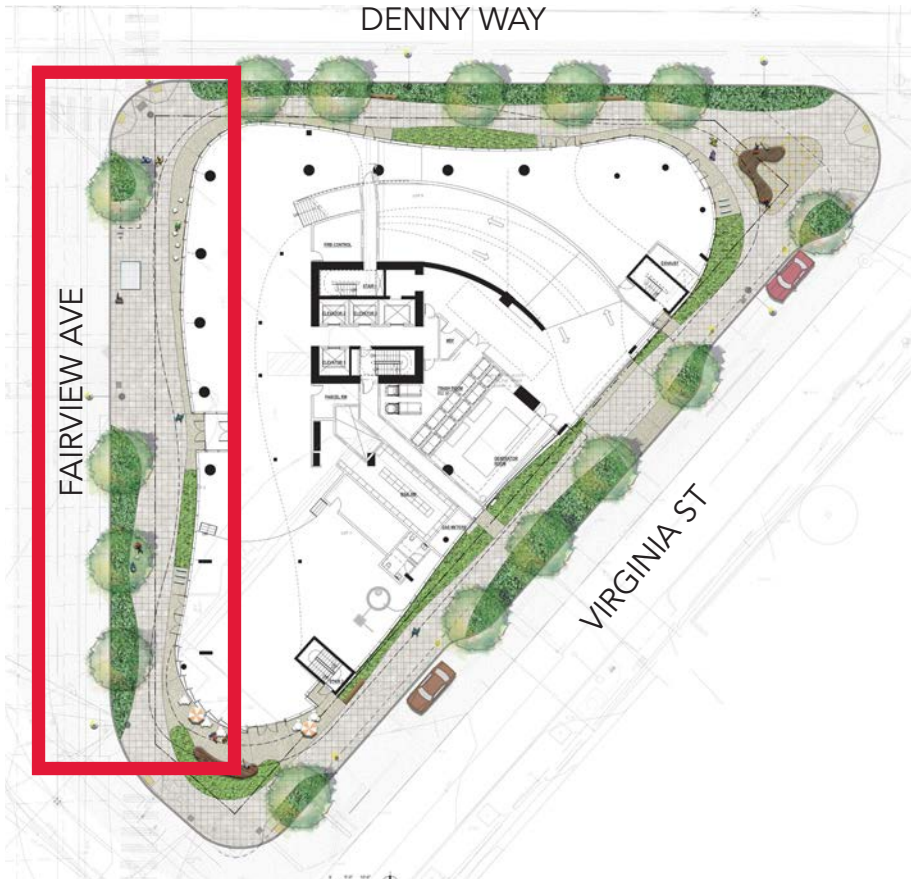
3 Sandblasted Colored Pavement



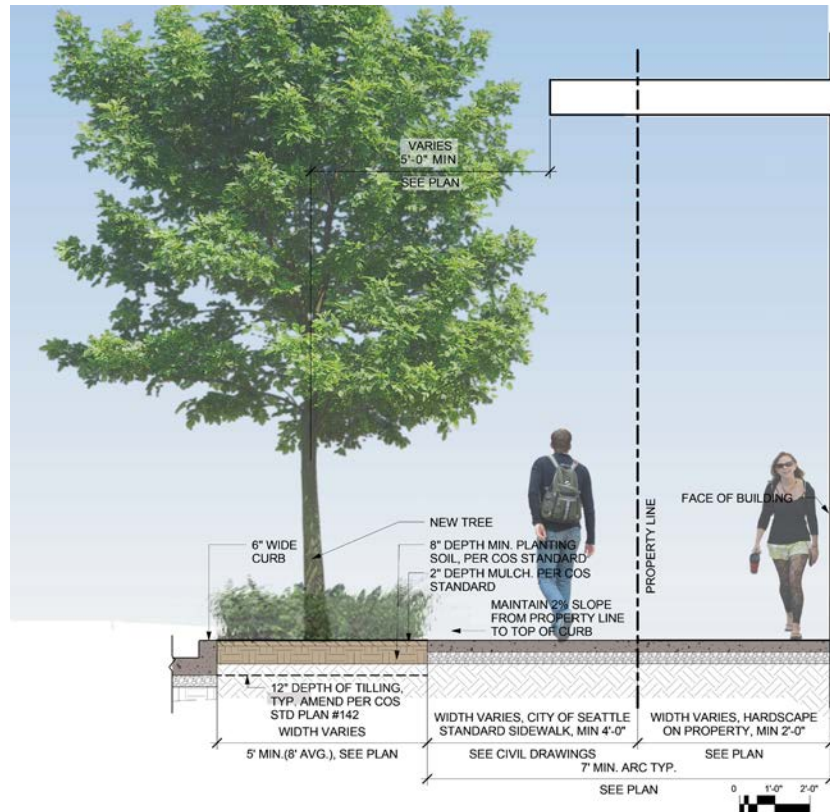
4 Cast in Place Concrete 2'x2' Sidewalk Std



5 Outdoor Dining Seating



07.06 Proposed Sidewalk Sections



SECTION

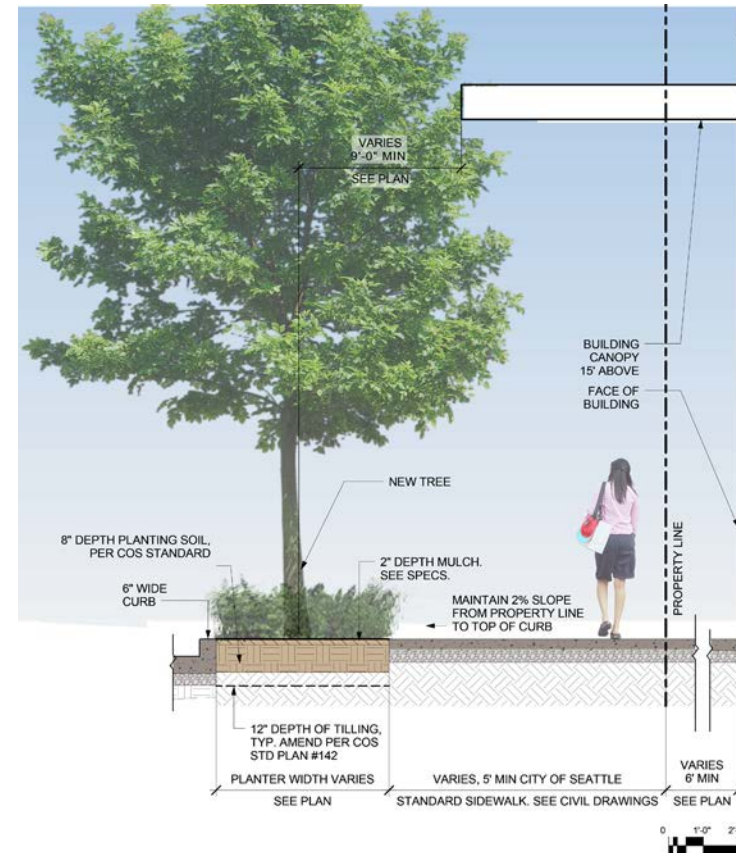


KEY PLAN

DENNY WAY - PROPOSED CONDITIONS



DENNY WAY - EXISTING CONDITIONS

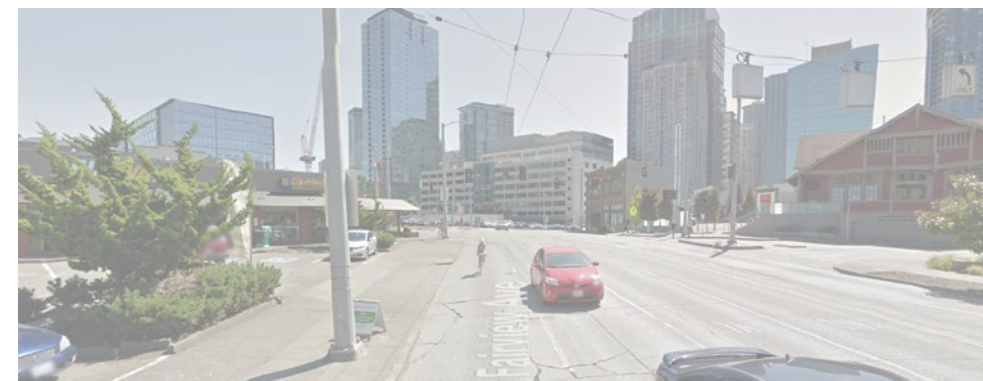


SECTION

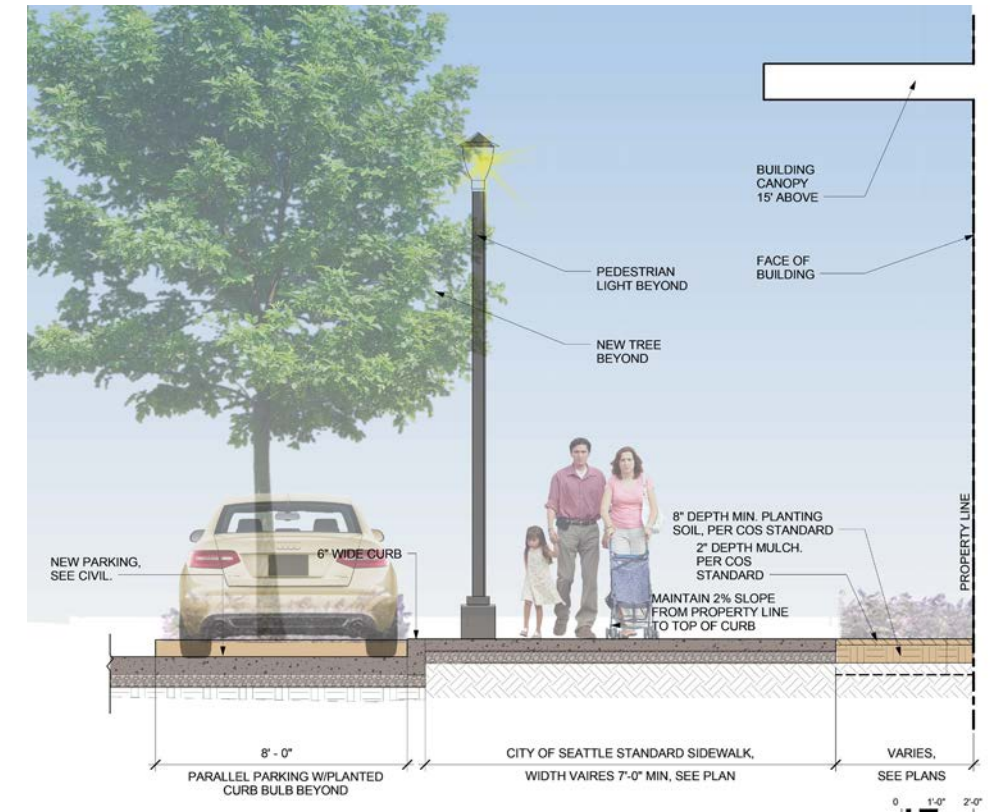


KEY PLAN

FAIRVIEW AVE - PROPOSED CONDITIONS



FAIRVIEW AVE - EXISTING CONDITIONS

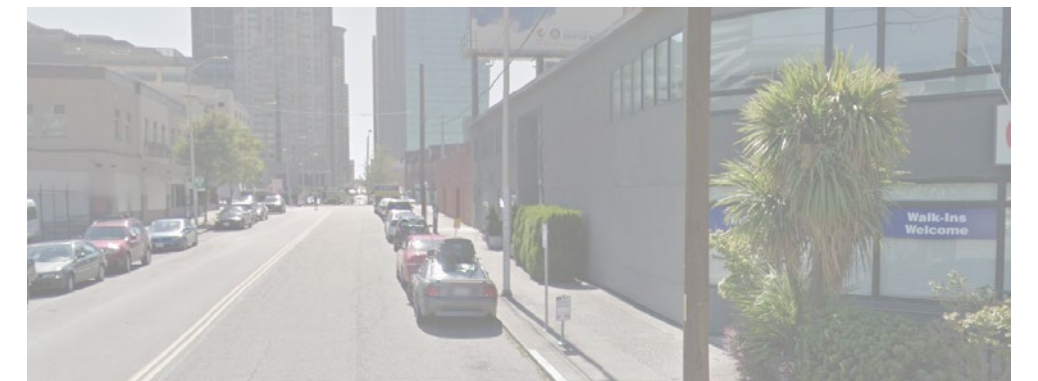


SECTION



KEY PLAN

VIRGINIA STREET - PROPOSED CONDITIONS



VIRGINIA STREET - EXISTING CONDITIONS

07.03 Denny Way Landscape Overview

Denny Way

- 1 Cast in Place Concrete Sidewalk
- 2 Sandblasted Colored Pavement W/ Carbide Silica
- 3 Seating - Bench
- 4 Raised Seating Area
- 5 LED Integrated Lighting in Pavement
- 6 Landscape Buffer Edge



1 Cast In Place Concrete 2'x2' Sidewalk Std



2 Sandblasted Colored Pavement



3 Seating - Bench



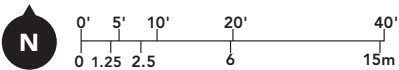
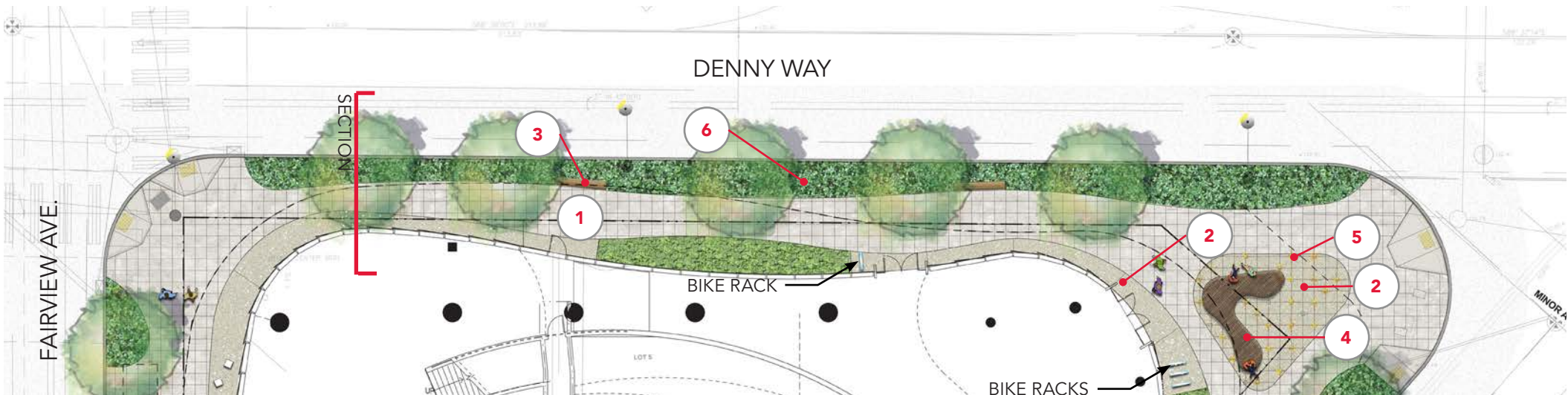
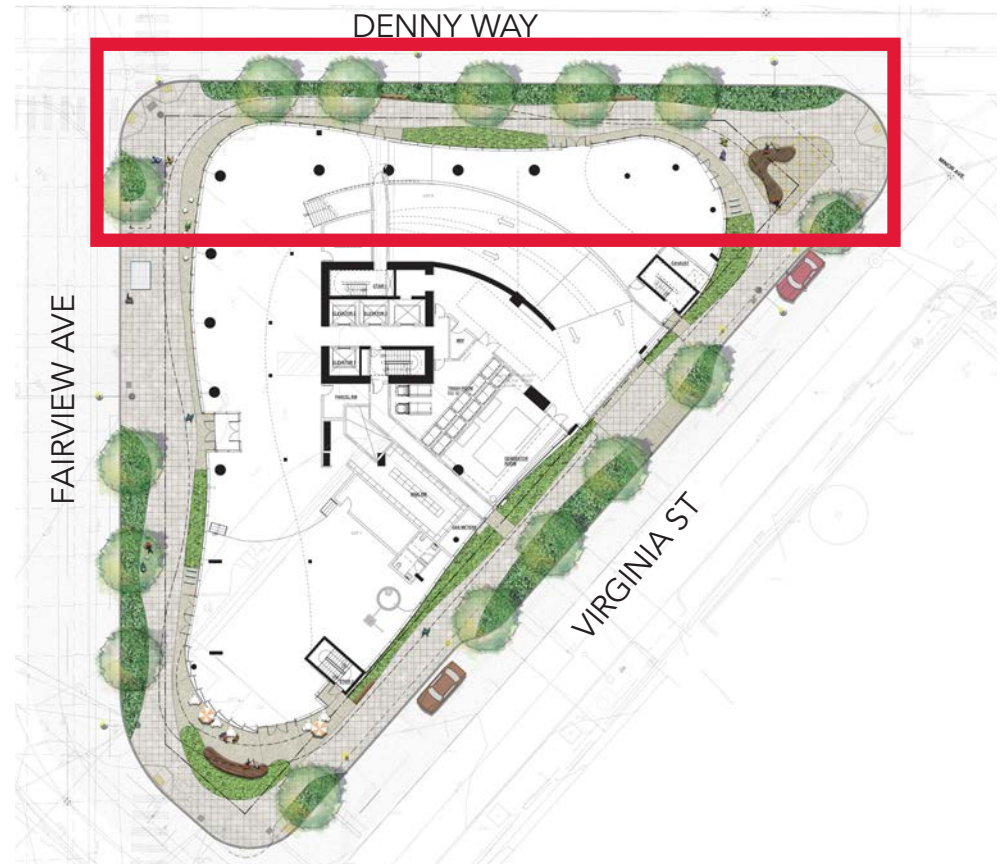
4 Raised Seating Area



5 LED Integrated Lighting in Pavement



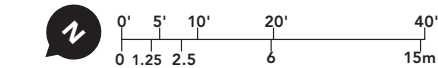
6 Landscape Buffer Edge



07.04 Virginia Street Landscape Overview

Virginia Street

- 1 Greenwall
- 2 Seating Area With Planter
- 3 Seating - Bench
- 4 Cast in Place Concrete Sidewalk Scoring 2'x2' Std. Angled
- 5 Pedestrian Light, SDOT Std.
- 6 Out Door Cafe Seating Opportunity (By Tenant)



07.07 Podium Rooftop Plan (Level 4)

Level 4 Amenity Landscape Plan

- 1 Water Feature
- 2 Fire Pit
- 3 Stairs and Accessible Sloped Walk
- 4 Integral Seating
- 5 Lounge / Seating /Counter Areas
- 6 Kitchen / BBQ
- 7 Wood Deck (L4-L5)



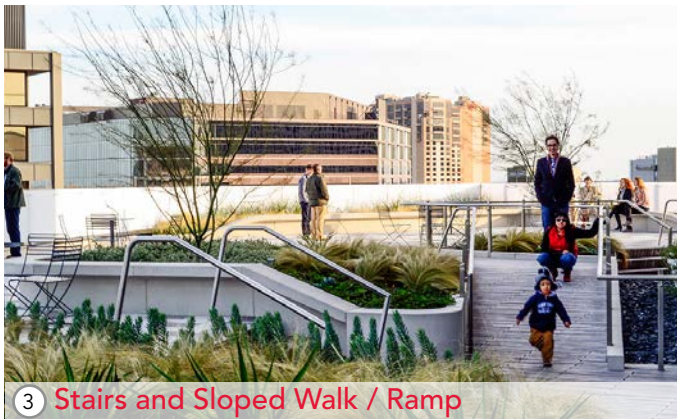
1 Water Feature - Basin



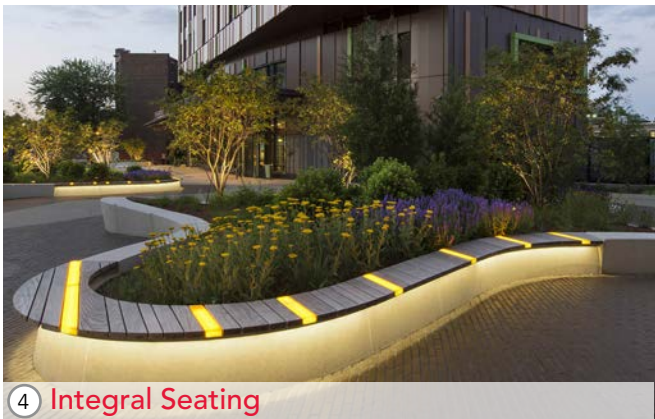
1 Water Feature - Jets



2 Fire Pit



3 Stairs and Sloped Walk / Ramp



4 Integral Seating



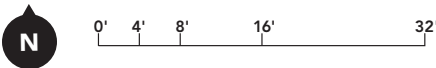
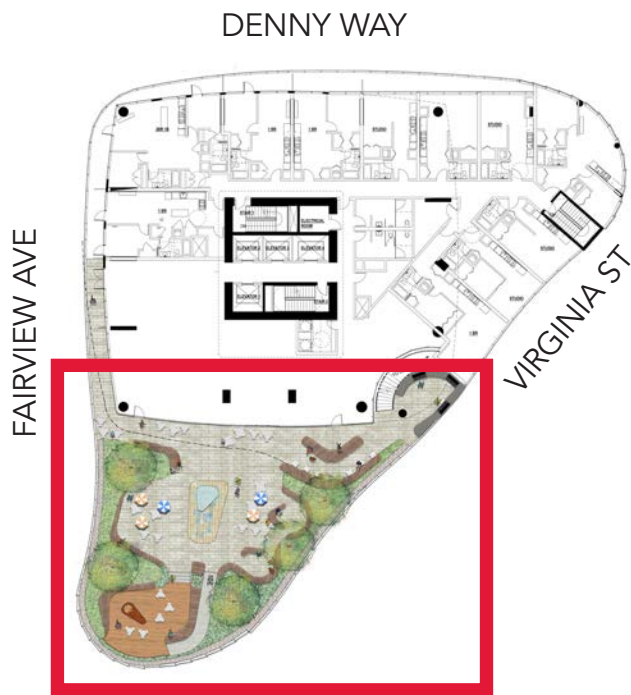
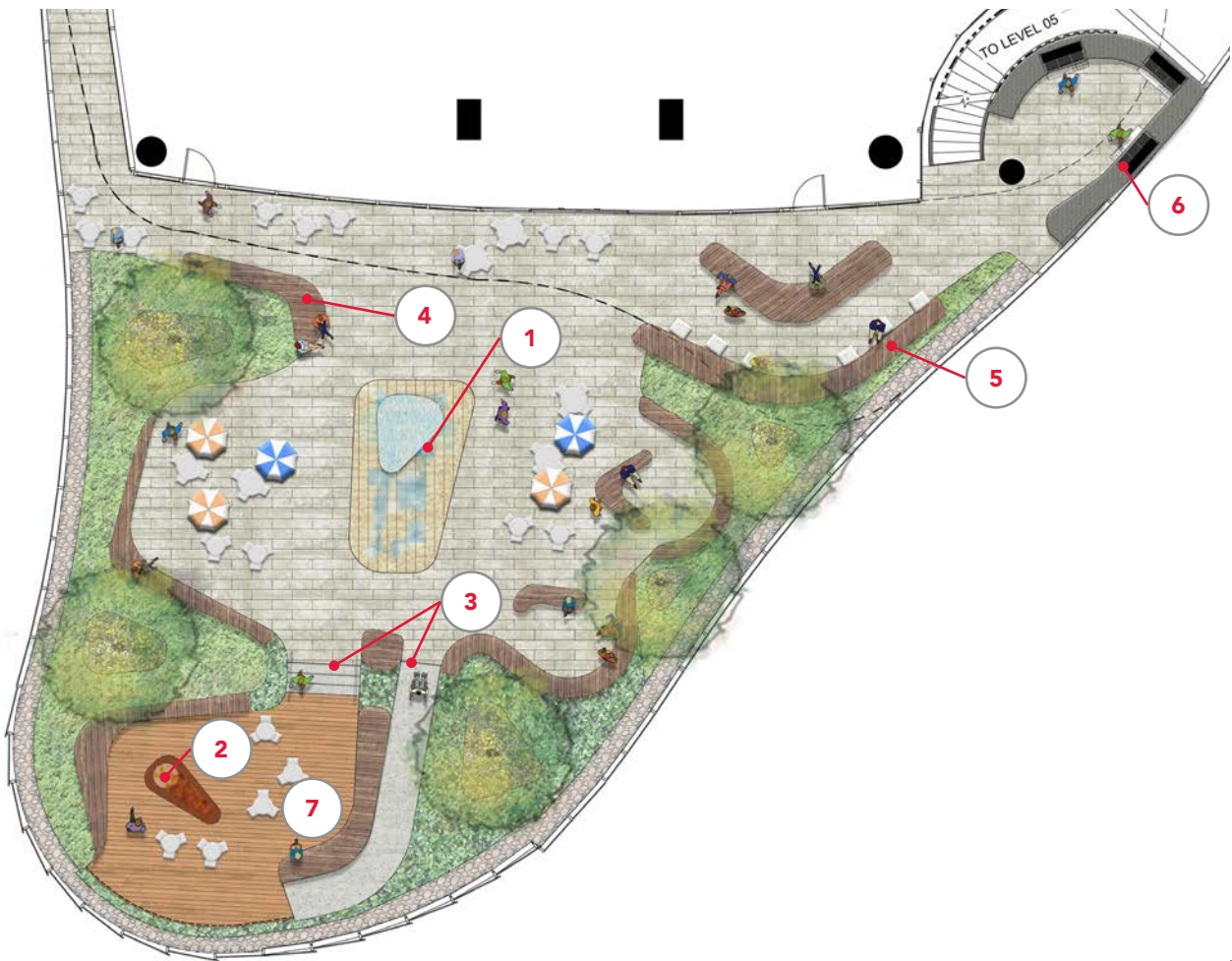
5 Lounge / Seating / Counter



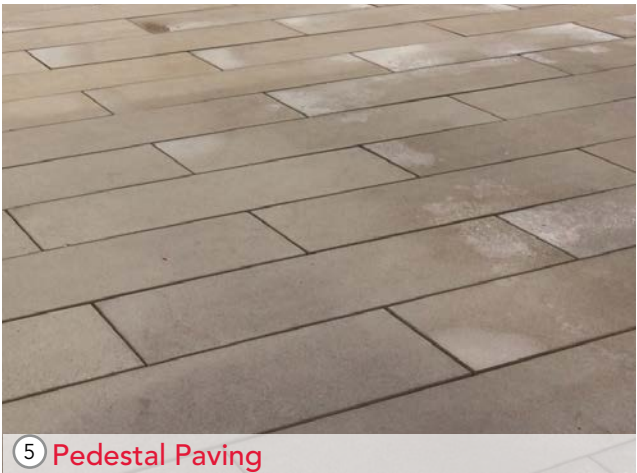
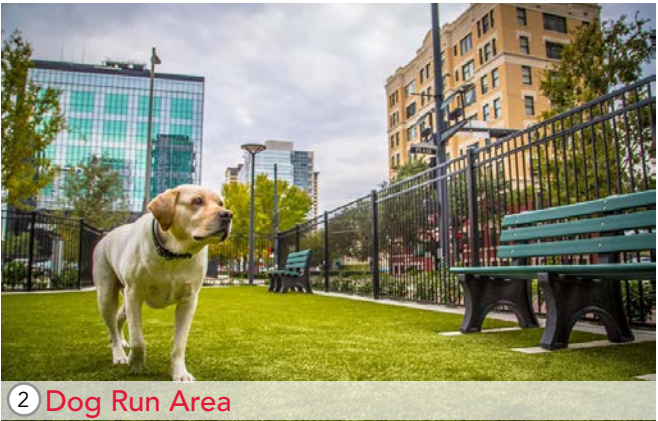
6 Kitchen - BBQ



7 Wood Decking

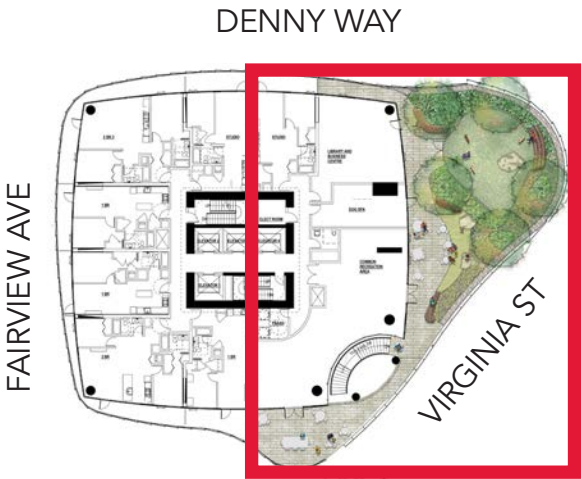


07.08 Podium Rooftop Plan (Level 5)



Level 5 Amenity Landscape Plan

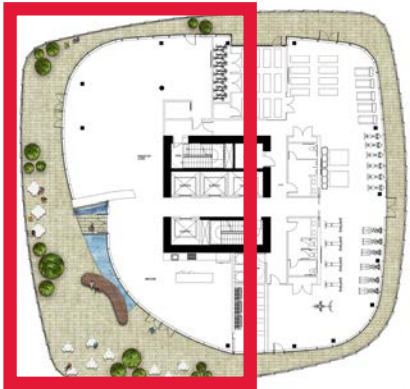
- 1 Bleacher Seating
- 2 Enclosed Dog Area
- 3 Kids Play / Rock Form
- 4 Integral Seating
- 5 Pedestal Pavers (L4-L5)
- 6 Kids Play Surfacing



07.09 Rooftop Plan (Level 41)

Rooftop Amenity Landscape Plan

- 1 Water Feature Runnels
- 2 Water Feature - Stepping
- 3 Pedestal Pavers
- 4 Integral Seating
- 5 Planters



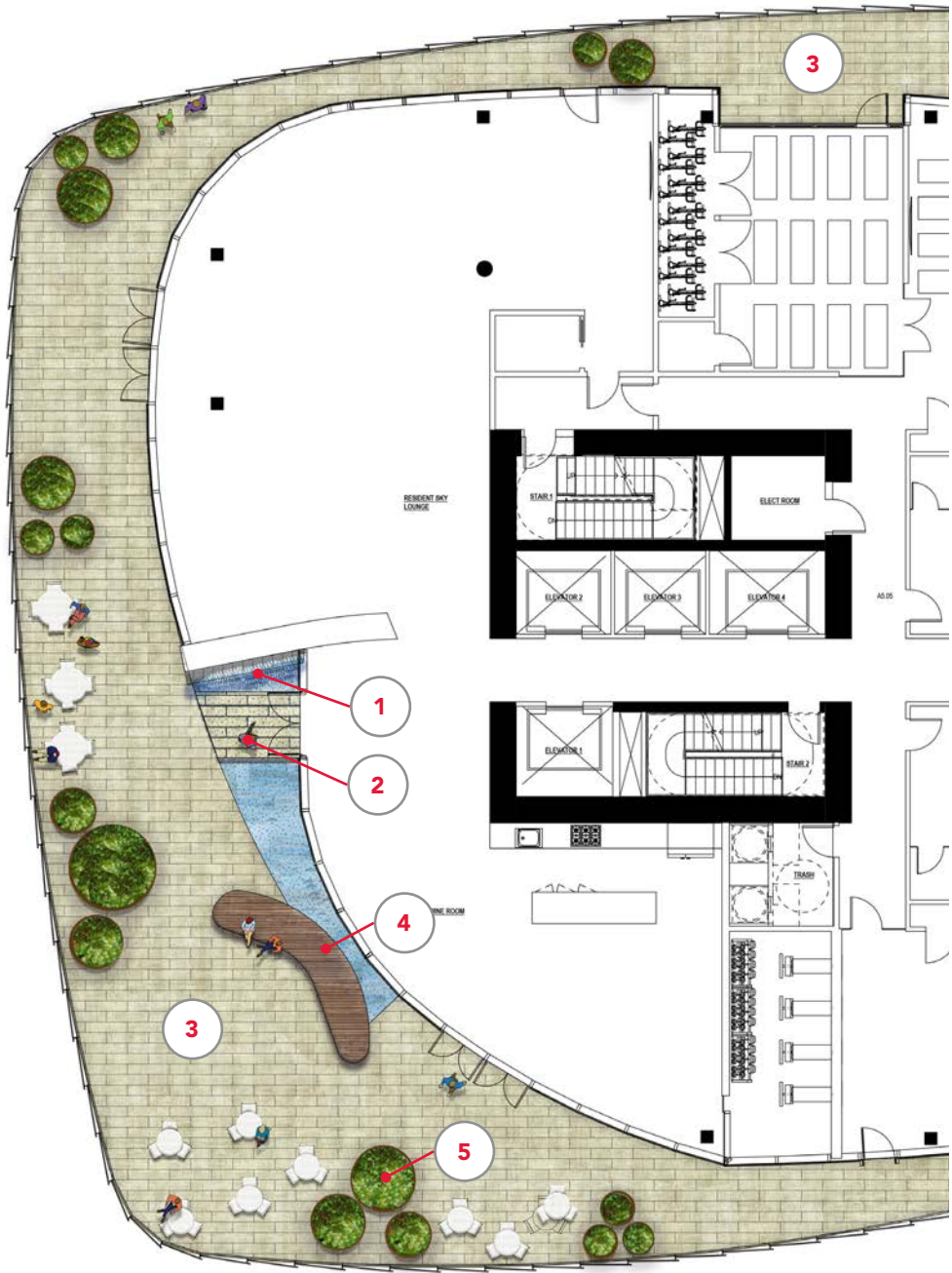
1 Water Feature Runnels



2 Water Feature Stepping



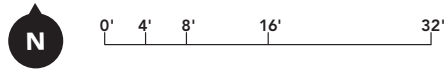
3 Pedestal Pavers



4 Integral Seating



5 Planters



Street Trees



Zelkova serrata 'Green Vase'
Chinese Elm
Denny Ave and Virginia St



Acer nigrum
Black Maple
Fairview Ave

Podium Rooftop Trees



Acer palmatum
Japanese Maple



Stewartia pseudocamellia
Japanese Stewartia



Amelanchier x grandiflora
Serviceberry

07.10 Planting Design

Street and Podium Rooftop Shrubs, Groundcovers, Perennials, and Grasses



Lonicera pileata
Box Leaf Honeysuckle



Cephalotaxus harringtonia 'Prostrata'
Spreading Japanese Plum Yew



Clethra alnifolia 'Hummingbird'
Hummingbird Summersweet



Hydrangea quercifolia 'Pee Wee'
Pee Wee Oakleaf Hydrangea



Liriope spicata
Creeping Lilyturf



Echinacea 'Magnus'
Magnus Echinacea



Calamagrostis 'Karl Foerster'
Karl Foerster Reed Feather Grass



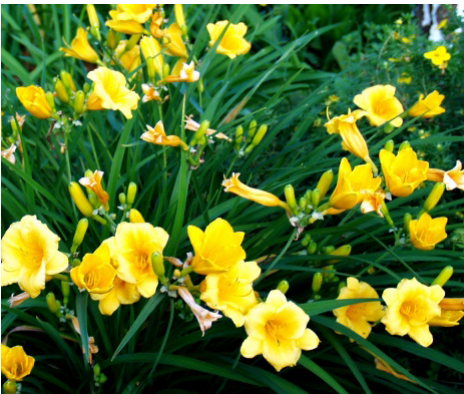
Anemanthele lessoniana
New Zealand Wind Grass



Cornus alba 'Elegantissima'
Variegated Tartarian Dogwood



Dryopteris erythrosora
Autumn Fern



Hemerocallis sp.
Daylily



Anemone 'Honorine Jobert'
Honorien Jober Anemone

Lighting

The following section depicts preliminary lighting design and fixtures being considered for the project.

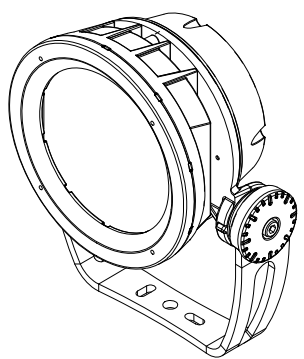
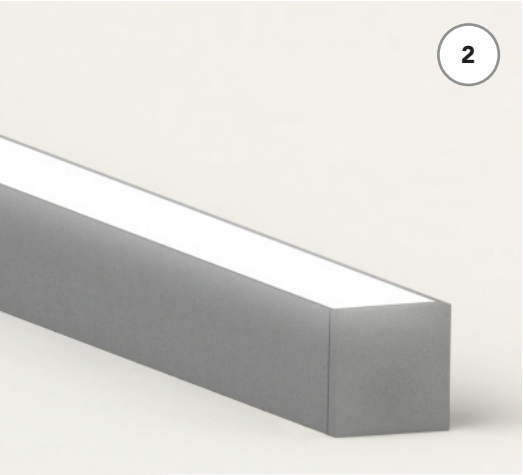
09.01 Street Level Lighting



Street Level Lighting Plan/ Street Level Illumination Map



Streetscape Lighting Precedent

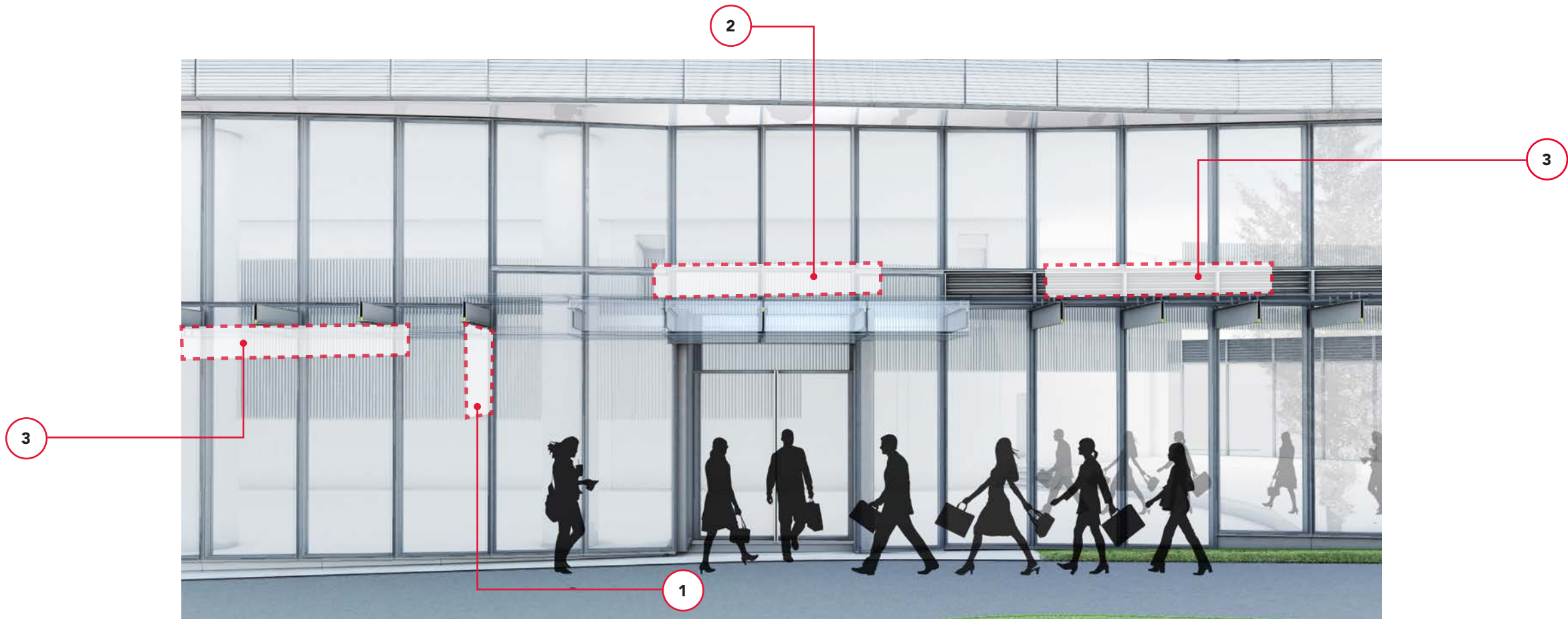


Lighting Option

- 1 Streetscape option - 1.5" LED creates continuous lines of light within hard surfaces
- 2 Streetscape option - 0.6" LED is an extruded aluminum system that provides constant illumination
- 3 L41 Rooftop Option - Halo light
- 4 Streetscape Option - Integrated paving LED accent lighting

Signage

The following section depicts the basic principles and direction surrounding the signage design.



Signage Design

The signage design for this project will promote a sculptural, light, elegant look. Due to the high level of transparency on the facade - the majority of signage will be hung from the canopy structure



1

Address Signage



2

Building Signage



3

Retail Signage



Design Departures

This project has considered all of Seattle's design guidelines for downtown development in terms of both site planning + massing and architectural expression.

This spread details the potential departures for this project, how the departure meets the design guidelines and includes conceptual image as part of its response.

23.49.018

Overhead Weather Protection & Lighting

A. 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:

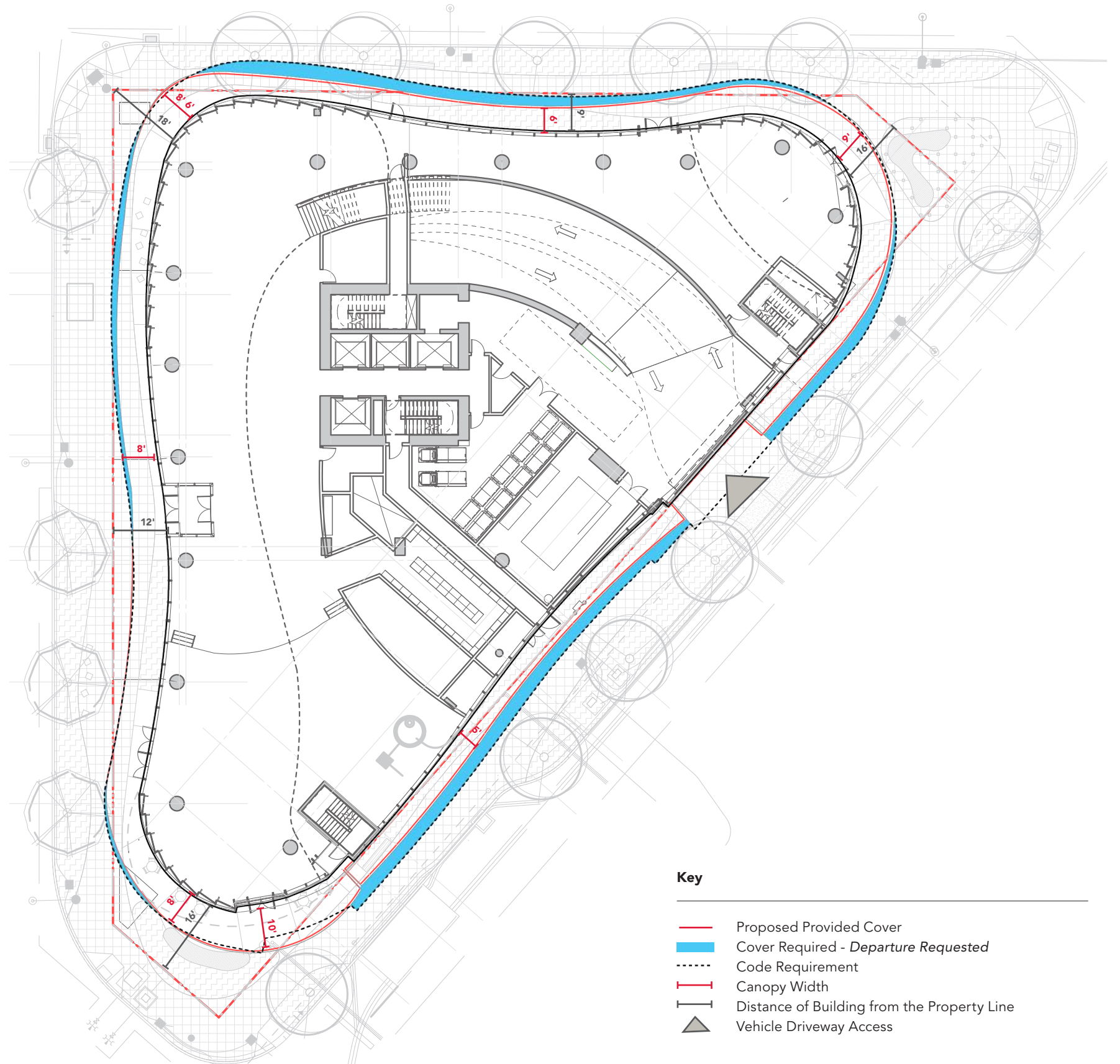
1. Are located farther than five (5) feet from the street property line or widened sidewalk on private property ; or
2. Abut a bonused open space amenity feature; or
3. Are separated from the street property line or widened sidewalk on private property by a landscaped area at least two (2) feet in width;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

Request

The applicant proposes a canopy that would be primarily continuous, composed of 2 different types of materials: a glass canopy along Fairview and Denny and a metal canopy along Virginia. The applicant also proposes a narrower canopy along Denny and Virginia to make room for street trees.

How Departure Meets Guidelines

Flexibility in the arrangement of the canopy cover would allow for stronger design composition in terms of both architectural expression (B-4 Design a Well-Proportioned and Unified Building) and streetscape design (C-4 Reinforcement of Building Entries). Narrowing the depth of the canopies along Denny way would allow room for Street Trees - as currently there is not enough room for both canopy and Street Trees (D-2 Enhance the Building with Landscaping). Lastly, the revised canopy (both in terms of form and materiality) has more cohesion with the building form. This, in conjunction with the sinuous landscaping acts to promote pedestrian interaction with the building as its sinuous and soft nature extends beyond the building walls (C-1 Promote Pedestrian Interaction).



23.49.056

Blank Facade Limits

D. Blank Facade Limits for Class II Pedestrian Streets.

- Blank facade segments shall be no more than 30 feet wide, except for garage doors, which may exceed 30 feet. Blank facade segment width may be increased to 60 feet if the Director in a Type I decision determines that the facade segment is enhanced by architectural detailing, artwork, landscaping, or similar features that have visual interest. The width of garage doors shall be limited to the width of the driveway plus 5 feet.
- Any blank segments of the facade shall be separated by transparent areas at least 2 feet wide.
- The total of all blank facade segments, including garage doors, shall not exceed 70 percent of the street facade of the structure on each street frontage; or 75 percent if the slope of the street frontage of the facade exceeds 7.5 percent.

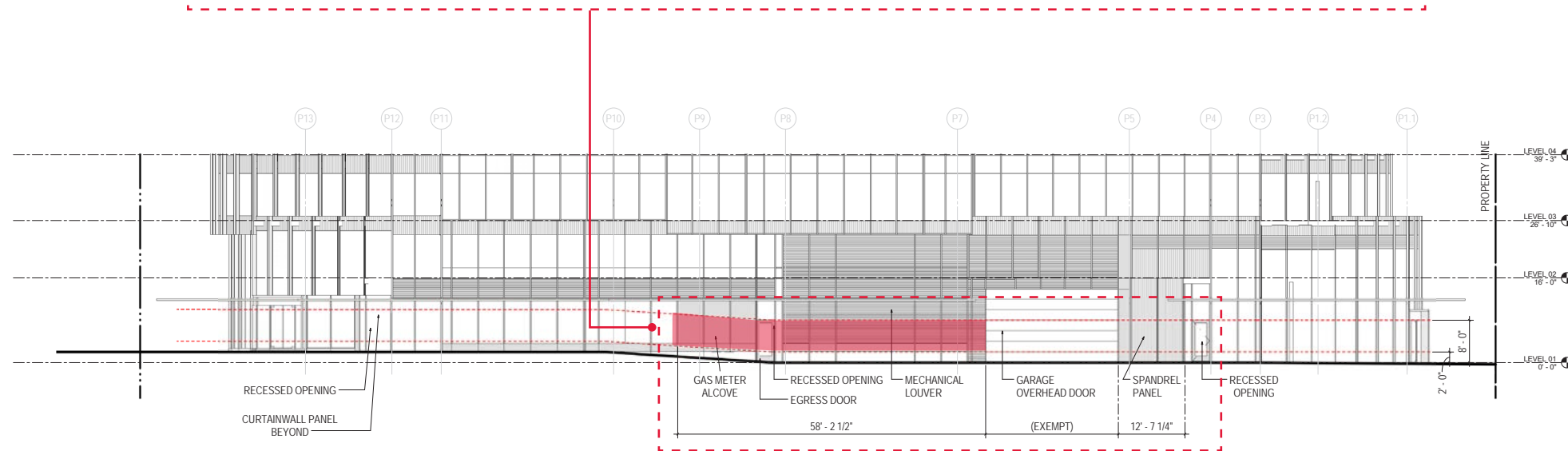
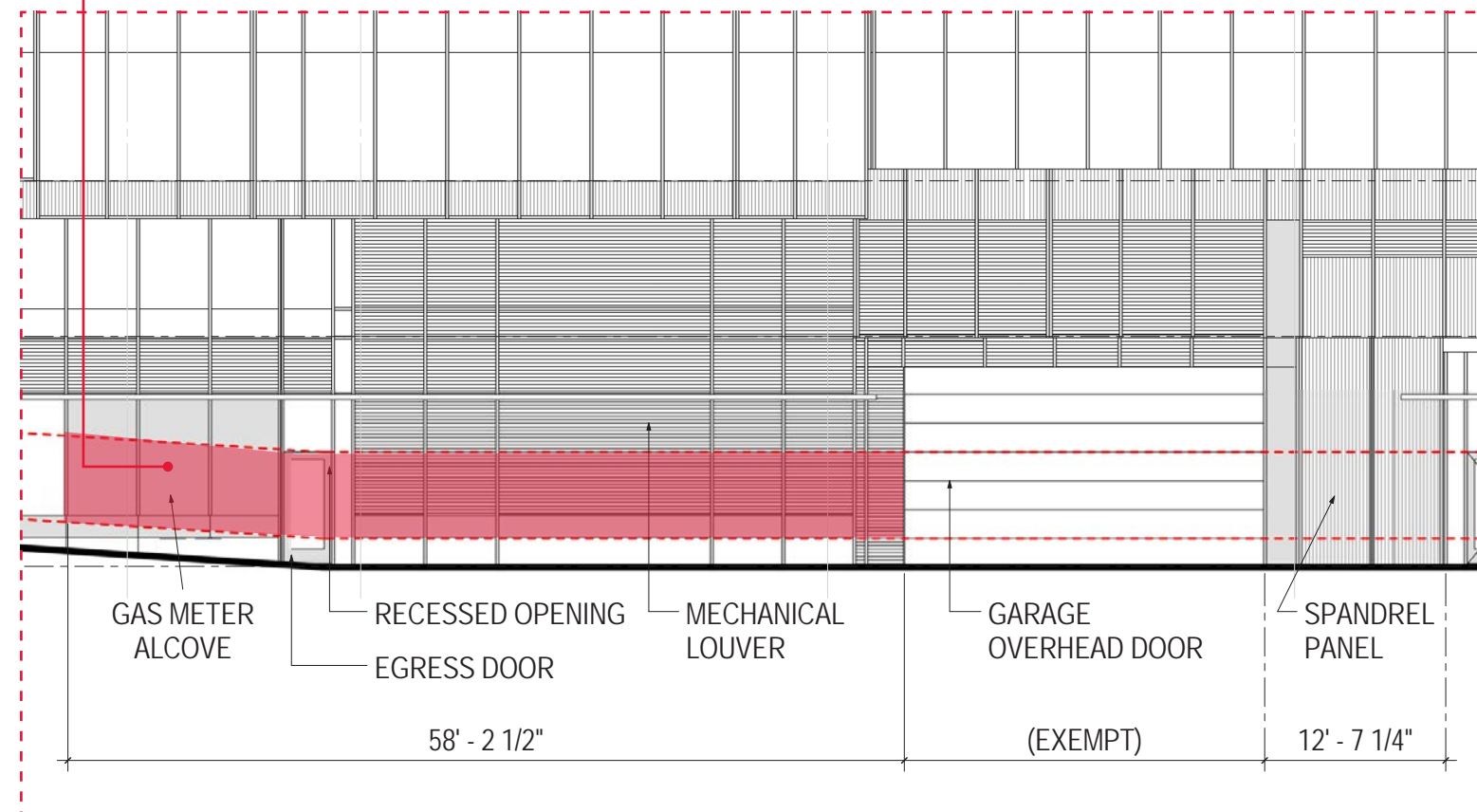
Request

The applicant requests a departure from Blank Facade Limits along Virginia Avenue to accommodate programmed service space not typically located adjacent to street facades due to the nature of the site (island site) and the lack of alleys on the site.

How Departure Meets Guidelines

Flexibility for these limits would improve overall design composition and planning, facilitating concealed elements for equipment, intake/exhaust requirements, the garage and utilities (B-4 design a well-proportioned and unified building). The blank facade segments will be enhanced with architectural design and landscaping. The design strives to achieve the maximum amount of transparency on all ground level facades when not used by service or building support elements (C1.3 Street-Level Articulation for Pedestrian Activity).

Blank Facade exceeds 30 Linear Feet per 23.49.056D(a)



Appendix A

A. Urban Analysis

A.01 Developing Context: Nine Blocks

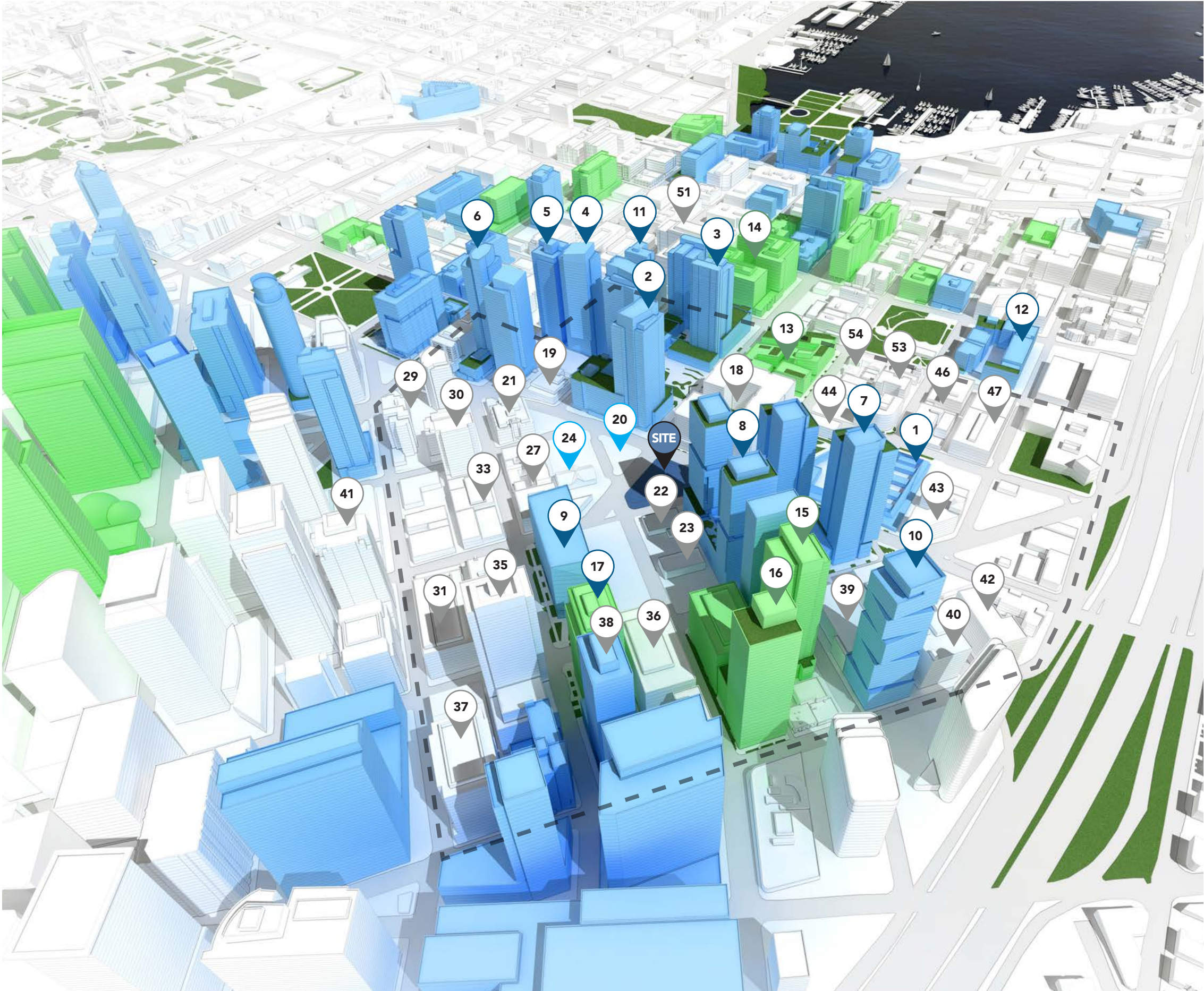
Future Development

The nine blocks surrounding the proposed site have an assortment of existing commercial uses that include surface parking lots, offices, retail and hospitality.

New developments are proposed, permitted, or under construction north, south and west of the site will soon transform the immediate area into a dynamic residential hub.

Key

- Proposed
- Under Construction
- Existing
- Landmark





1 Denny Substation

Seattle City Light's Denny Substation Project consists of a new electrical substation on Denny Way in the Cascade area of Seattle's South Lake Union neighborhood.



2 1120 Denny Way

Project #3017232: Land Use Application to allow two towers (41 stories each) containing 1,067 residential units, and 28,090 sq. ft. of retail space. Parking for 1,347 vehicles to be located below grade.



3 1120 John St

Project #3015693: Land Use Application to allow two towers (one 29 Story and one 36 story) containing 843 residential units and 17,628 sq. ft. of retail space. Parking for 1,235 vehicles to be located below grade.



4 121 Boren Ave N

Project #3021279: Design Review Early Design application proposal to allow two 42-story residential towers containing 420 units each (840 total residential units) with 3,500 sq. ft. of retail space at the street level in one tower. Parking for 350 vehicles to be provided below grade in each tower.



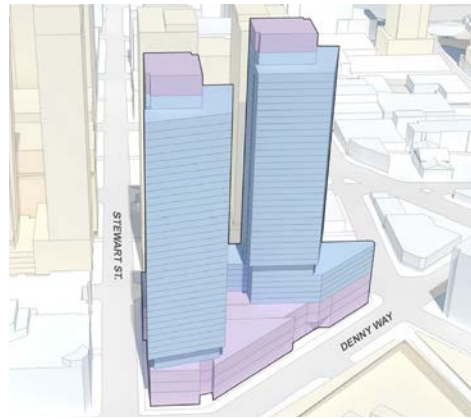
5 1001 John St

Project #3020563: Design Review, early design guidance for a 40 story podium building with 430 apartment units. Parking for 260 vehicles will be located within the structure. Existing building to be demolished.



6 970 Denny Way

Project #3018935: Land Use Application to allow a 40-story apartment building containing 468 apartment units above retail space. Parking for 367 vehicles to be provided. Existing structures to be demolished.



7 1200 Stewart

Project #3020943: Design Review Early Design Guidance proposal for two 38-story towers containing 892 residential units above a 2 story podium. Parking for 970 vehicles located below grade. Existing structures to be removed.



8 1901 Minor Ave

Project #3019625: Land Use Application to allow two, 39-story towers above an 8-story podium, containing 706 residential units above 8,936 sq. ft. of retail at ground level. Parking for 424 vehicles will be located in a below-grade garage. Existing building 4,846 sq. ft. building to be demolished.



9 1920 Terry Ave

Project #3019542: Land Use Application to allow a 13-story, 419,069 sq. ft. research building (Seattle Children's Research Institute). Parking for 201 vehicles to be provided below grade.



10 1200 Howell St

Project #3021813: Design review early design guidance application to allow a 41 story building containing 364 residential units above 2,700 square feet of commercial space. Parking for 275 vehicles to be provided in two stories above commercial space and two stories below grade.



11 300 Terry Ave N

Project #3013982: Land Use Application to allow a 15-story structure containing 283 hotel rooms with 11,000 sq. ft. of conference facilities and 7,300 sq. ft. of restaurant space. Existing structures to be demolished.



12 1255 Harrison St

Project #3019339: Land Use application to allow a 7-story apartment building containing 385 units above retail space. Parking for 317 vehicles to be provided. Existing structure to be demolished.



13 221 Minor St N

Project #3012798: Land Use Application to allow a new seven-story building with 264 residential units located above 4,234 sq. ft. of ground level retail. Parking for 264 vehicles to be provided below grade. Review includes demolition of existing 39,000 sq. ft. structure.



14 300 Boren Ave N

Project #3012675: Land Use Application to allow two office towers (one, 12-story and one, 13-story, 800,000 sq. ft.) with 4,000 sq. ft. of retail at street level. Parking for up to 1,120 vehicles will be provided below grade. Review includes demolition of 85,000 sq. ft. of existing structures.



15 1823 Minor Ave

Project #3004848: Land Use Application to allow a 40-story mixed use building containing 366 residential units, above 3,906 sq. ft. of retail at ground level. Parking for 350 vehicles to be located within the structure.



16 1812 Boren Ave

Project #3016574: Land Use Application to allow one, 37-story residential structure containing 410 units and one, 11-story office building containing 307,296 sq. ft. of office, and 2,056 sq. ft. of ground level retail. Parking for 547 vehicles to be provided below grade. Existing structure and surface parking to be demolished.



17 1007 Stewart St

Project #3016095: Land Use Application to allow a 21-story structure containing 356,289 sq. ft. of office and 5,669 sq. ft. of commercial. Parking for 309 vehicles to be provided below grade. Existing 5 story storage warehouse of 76,624 sq. ft. to remain; other existing structures to be demolished.



18 116 Fairview Ave N

This existing 13-story building consists of retirement apartments along with ground level retail.



19 1000 Denny Way

This existing 8-story building consists of offices and ground level retail.



20 2022 Boren Ave

This existing 1-story commercial building consists of a community nonprofit center called the Recovery Cafe.



21 1000 Lenora St

The MCC is a large structure containing seven floors in all. It houses the offices of the departments of Theater, Performance Production, Art, Design, and Film + Media. All these departments hold classes in the building while making use of the other structures in the Main Campus. The MCC, the former Volker Building, is on the National Register of Historic Places.



22 1930 Boren Ave

This existing 2-story commercial building consists of offices and a service center.



23 1916 Boren Ave

This existing 3-story commercial building consists of offices.



24 2015 Boren Ave

Raisbeck Performance Hall, with its Ned & Kayla Skinner Theater, is the principal performance venue at Cornish's Main Campus in downtown Seattle. Displaying the charm and craftsmanship of a bygone era, Raisbeck is the setting for small scale theater productions.



25 1020 Virginia St

Built in 1929 the 2-story building (the Annex) sits next to Raisbeck Performance Hall, and houses classrooms and design studios for the Cornish School of Art Performance Production Department.



26 1000 Virginia St

On the same Main Campus block as Raisbeck Hall (2015 Boren Ave) and the Annex (1020 Virginia St), the Centennial Lab contains Art Department facilities, including senior studios, the L-Gallery and a smaller student-curated gallery.



27 2020 Terry Ave

This existing 7-story multi-family building consists of 107 apartments.



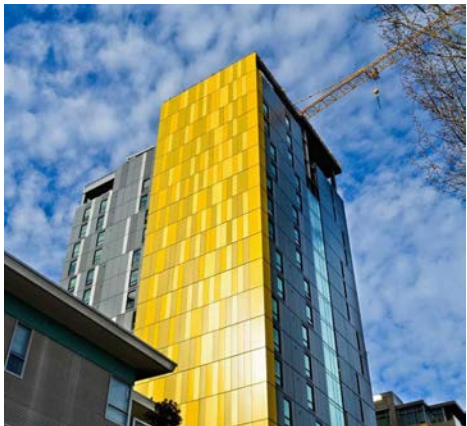
28 1001 Lenora St

This existing 3-story industrial building consists of a light industrial facility.



29 2200 Westlake Ave

This existing 18-story residential building consists of 260 condominiums.



30 2025 Terry Ave

Cornish Commons, the new 20-story residence hall and academic at the corner of Terry Ave. and Lenora St. is Cornish's first "ground up" project since the building of Kerry Hall in 1921. This building serves as a residence hall, studio spaces, a fireside lounge, and Student Life offices on the first two floors.



31 1900 9th Ave

This existing 11-story medical building consists of medical offices for the Seattle Children's Research Institute.



32 2015 Terry Ave

Carbon 56 is a 4-story concrete and steel building with 56 contemporary urban lofts with five different open floor plans.



33 922 Virginia St

This existing 1-story masonry building is a parking structure.



34 1915 Terry Ave

This existing 7-story office building consists of approx. 275,000 sq ft. of office space.



35 1823 Terry Avenue

This existing 37-story multi-family property consists of 333 apartments.



36 1821 Boren Ave

This existing 14-story structure contains 222 units of lodging (Hotel) with 285,553 sq. ft. of office space and 3,529 sq. ft. of retail space. Parking for 335 vehicles is provided below grade.



37 1800 9th Ave

This existing 16-story office building consists of approx. 480,000 sq ft of premium office space.



38 1800 Terry Ave

This existing 5-story office building consists of office space and it currently occupied by Seattle Vault Self Storage.



39 1100 Olive Way

This existing 2-story office building consists of approx. 66, 000 sq ft of office space.



40 1730 Minor Avenue

This existing 18-story office building consists of approx. 400,000 sq ft of office space.



41 819 Virginia St

This existing 33-story apartment building consists of 253 condominium units.



42 1828 Yale Ave

This existing 1-story office building consists of approx. 6,000 sq ft of space and is currently occupied by the Street Youth Legal Advocates Association.



43 111 Yale Ave N

This existing 6-story multi-family property consists of 127 apartment units.



44 133 Pontius Ave N

3 Story Residential Building built in 1916 with 35 Units (28 studios, 7 one bedroom). This building serves households earning 40% and 50% of area median income.



45 207 Pontius Ave N

This existing 6-story hotel property is tenanted by Scca House and the Seattle Cancer Care Alliance.



46 224 Pontius Ave N

This existing 6-story multi-family property consists of 172 apartment units.



47 227 Yale Ave N

This existing 6-story development includes residences, offices and retail. This building adds an intimate residential character to the community by lining the streets and alleys with townhouses at grade and 172 apartments above.



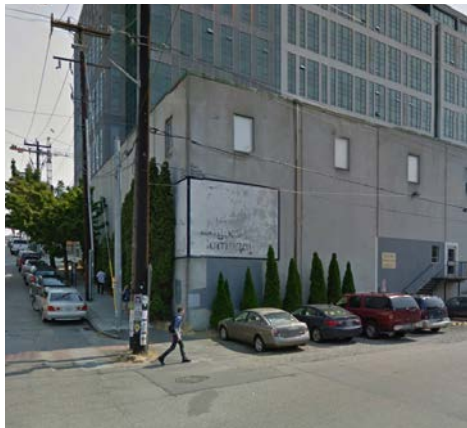
48 201 Boren Ave N

This existing 11-story building contains 6,080 sq. ft. of retail at ground level and 328,815 sq. ft. of office above in an environmentally critical area. Parking for 484 vehicles is provided within the structure.



49 1020 John St

This existing 2-story office building consists of 3,300 sq ft of office space.



50 200 Terry Ave N

This existing 3-story recreational facility consists of an auditorium.



51 333 Boren Ave N

This existing 12 story structure with 517,319 sq. ft. of office space and 16,403 sq. ft. of retail space at ground level. Parking for 772 vehicles is provided within the structure.



52 214 Minor Ave N

This existing 1-story school building consists of a nursery school and other child service organizations.



53 1215 Thomas St

This existing building is a historic church built in 1215. It is occupied by Immanuel Lutheran Church.



54 2407 1st Ave

This existing 1-story office building consists of offices including the Low Income Housing Institute.

Appendix B

Site Analysis

This project has analyzed the existing site in its existing state and context.

This chapter details this research and includes conceptual images as part of its response.

Site Area

The site contains approximately 24,459 sq ft with approx. 171 feet of frontage on Denny Way, approx. 192 feet of frontage on Fairview Ave, approx. 256 feet of frontage on and Virginia Ave, approx. 32 feet of frontage on Boren Ave, and approx. 30 feet of frontage on Minor Ave.

Topography

The site is located on a plateau. It slopes up from South to North by approx 4 feet. From East to West its slope is much less significant, at less than 1 foot.

Parking

Vehicular Access to below-grade parking levels will be located on Virginia Street.

Tree Survey

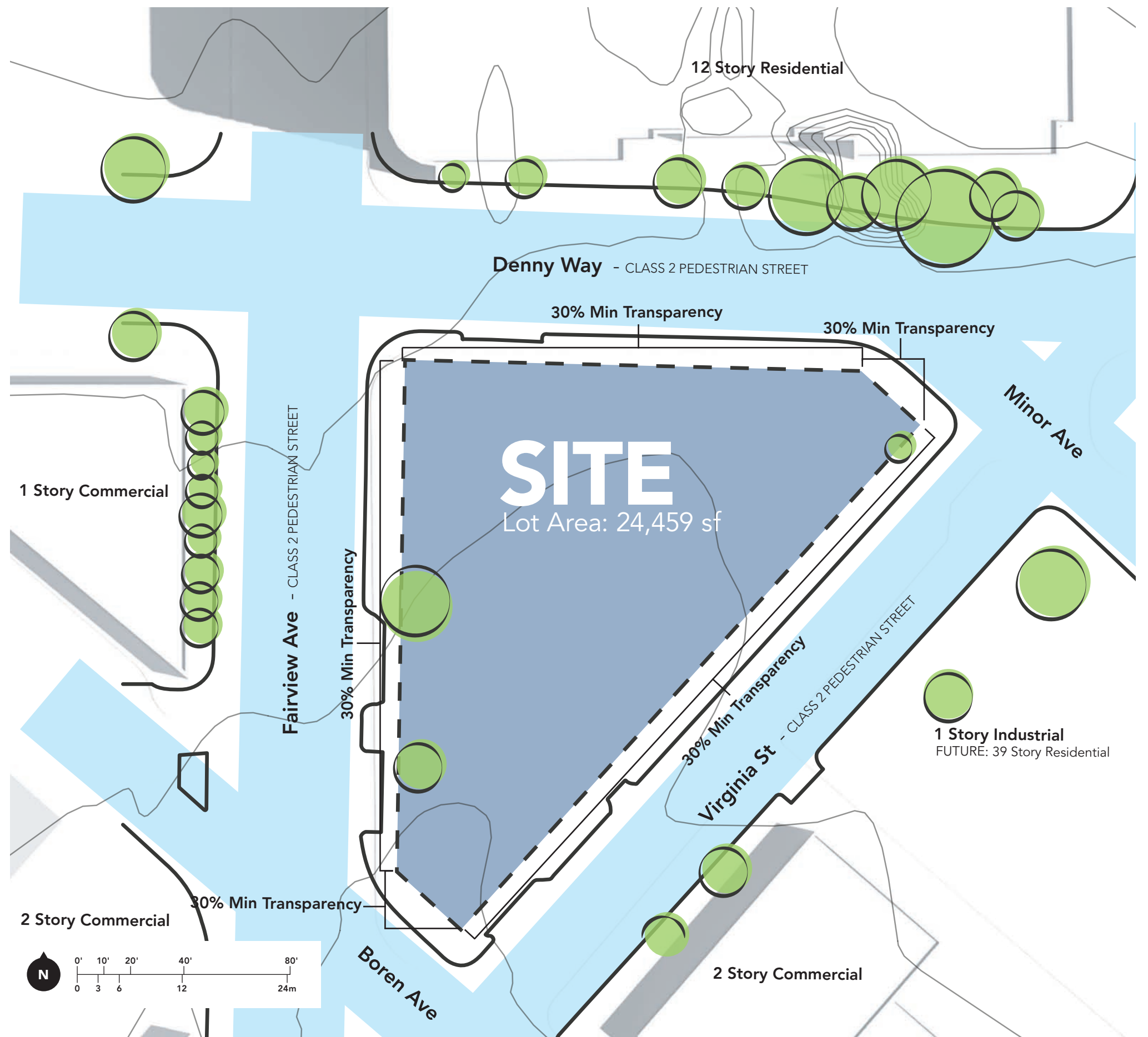
No Exceptional trees are present on the site.

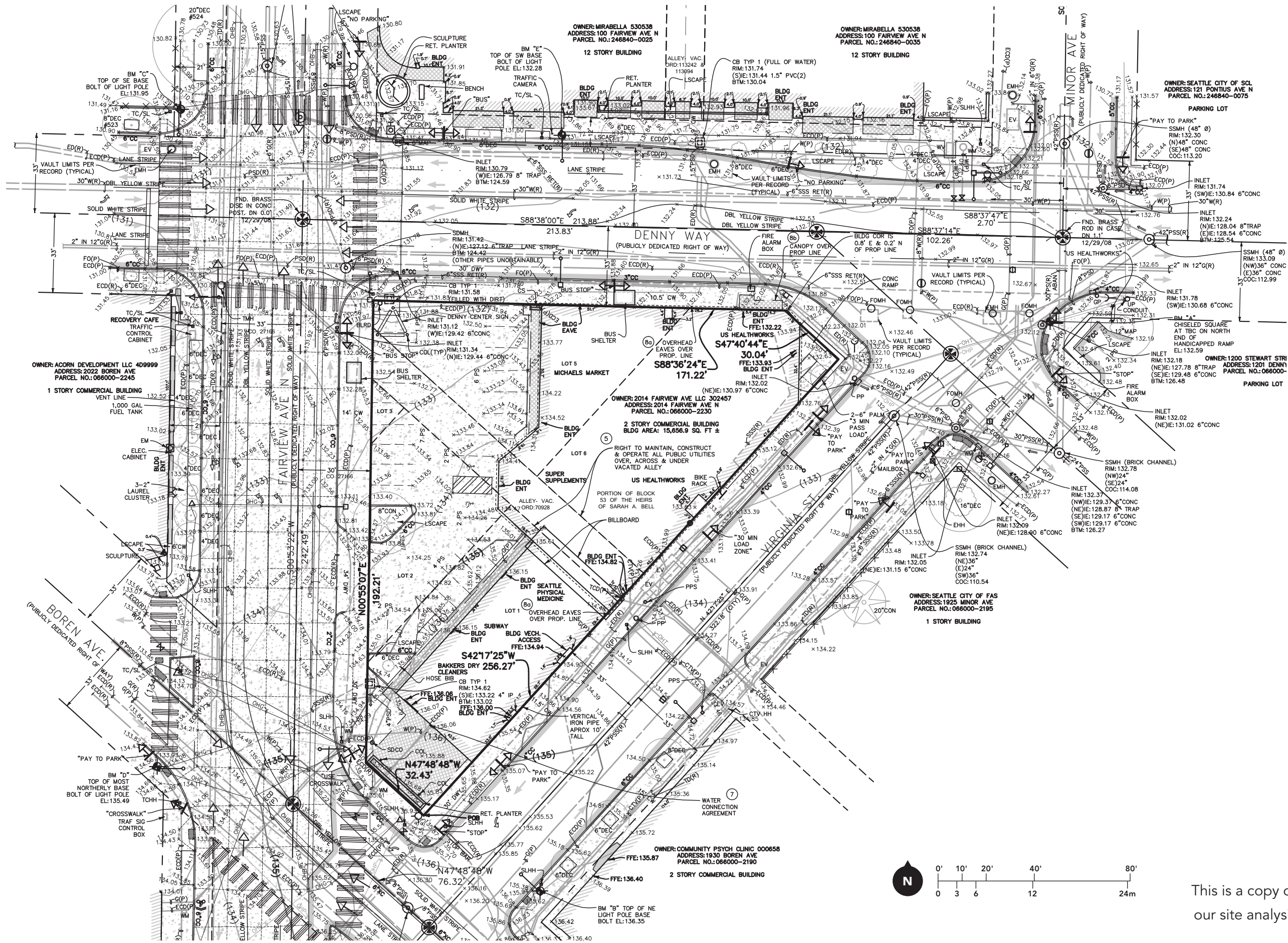
Existing Buildings

The lot is occupied by a two-storey office building with retail on and a 24 space parking lot on the west side.

Boundaries

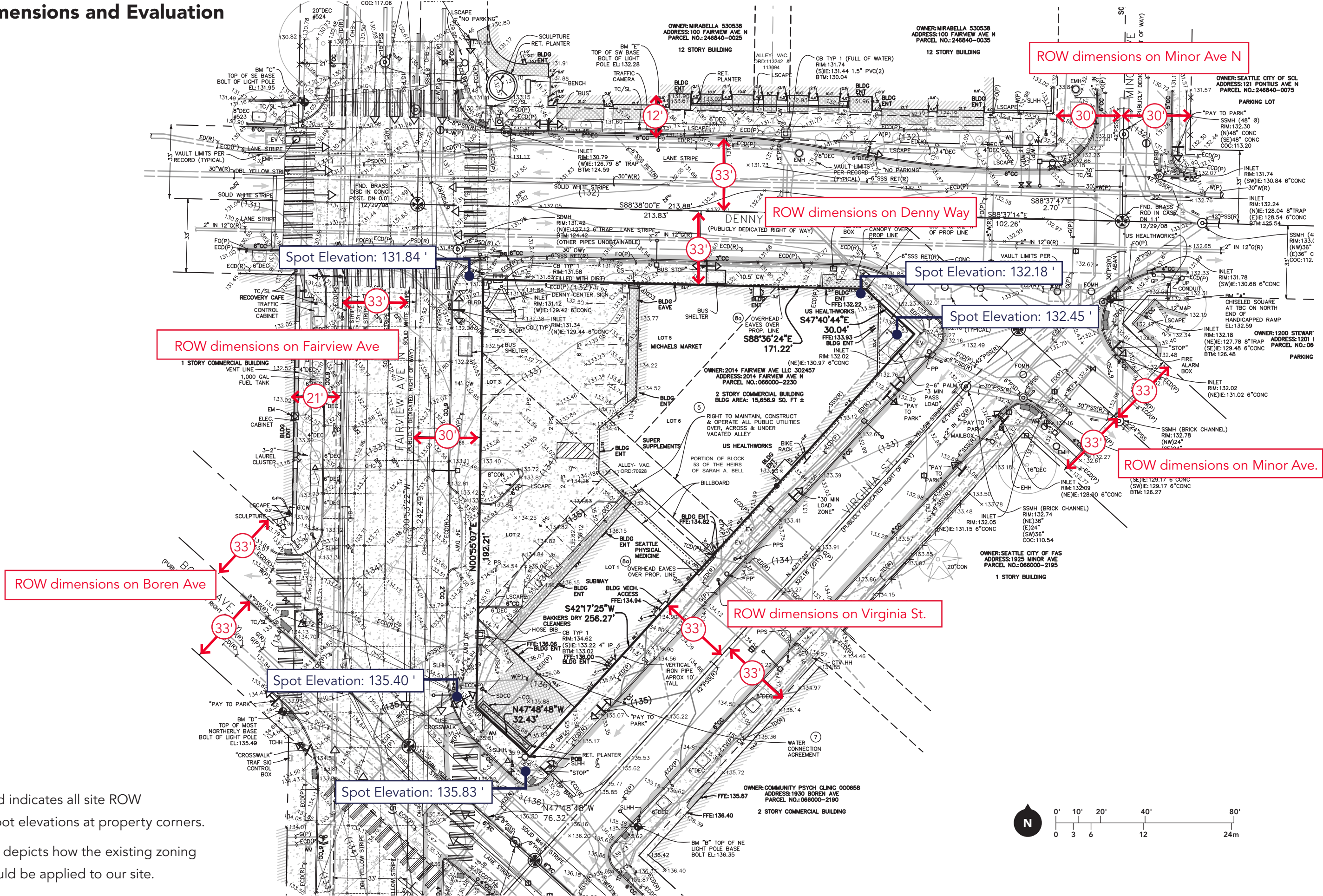
The principal arterial streets are Fairview Ave. and Denny Way (Class II Pedestrian Streets). Transit routes are along both Fairview Ave. and Denny Way.





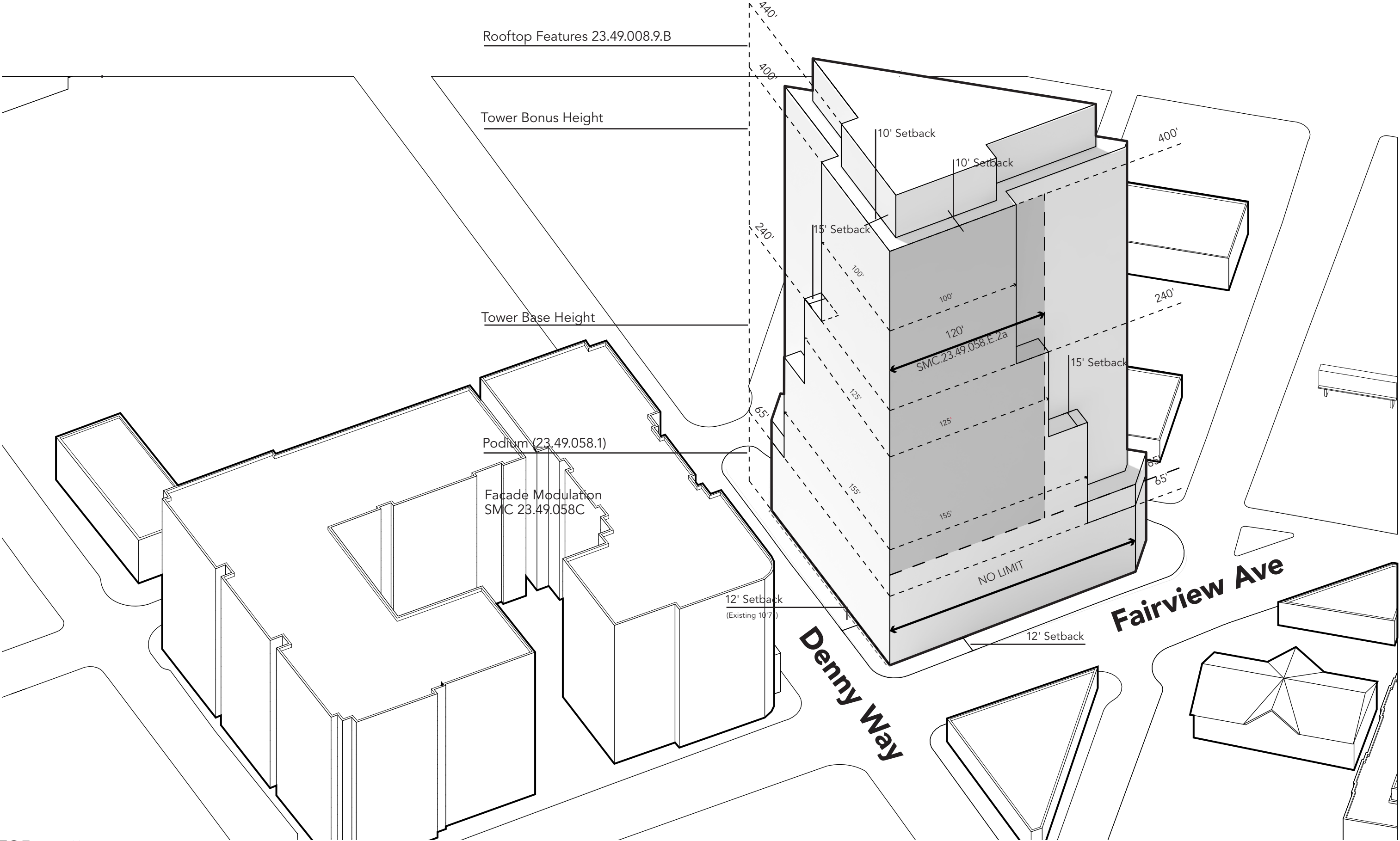
This is a copy of the site survey conducted as part of our site analysis.

B.03 Site Dimensions and Evaluation



The text highlighted indicates all site ROW dimensions, and spot elevations at property corners.

The following page depicts how the existing zoning envelope code would be applied to our site.



Appendix C

EDG Design Rationale

Prior to choosing three options several schemes were explored through modeling and drawing.

The following sketches were driven by 3 major factors: creating visual interest, efficiency of program and relationship to context.

Early Concepts

Sketches

The sketches generated for this project primarily studied the overall form and the relationship of the building to the triangular site.

Plan Studies

Various programming considerations were studied in plan to review tower placement, configuration and building efficiency.

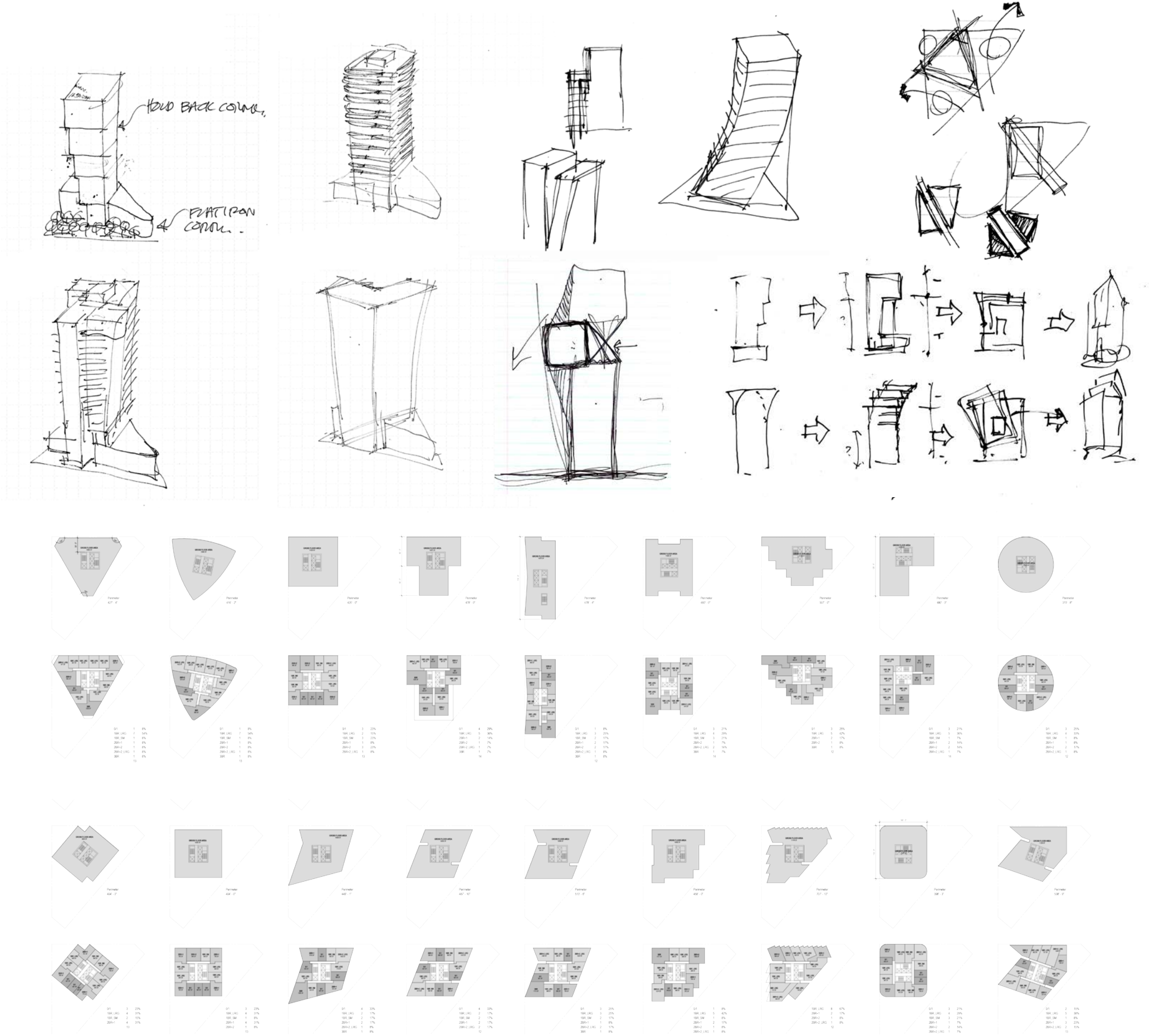
Sketch Models

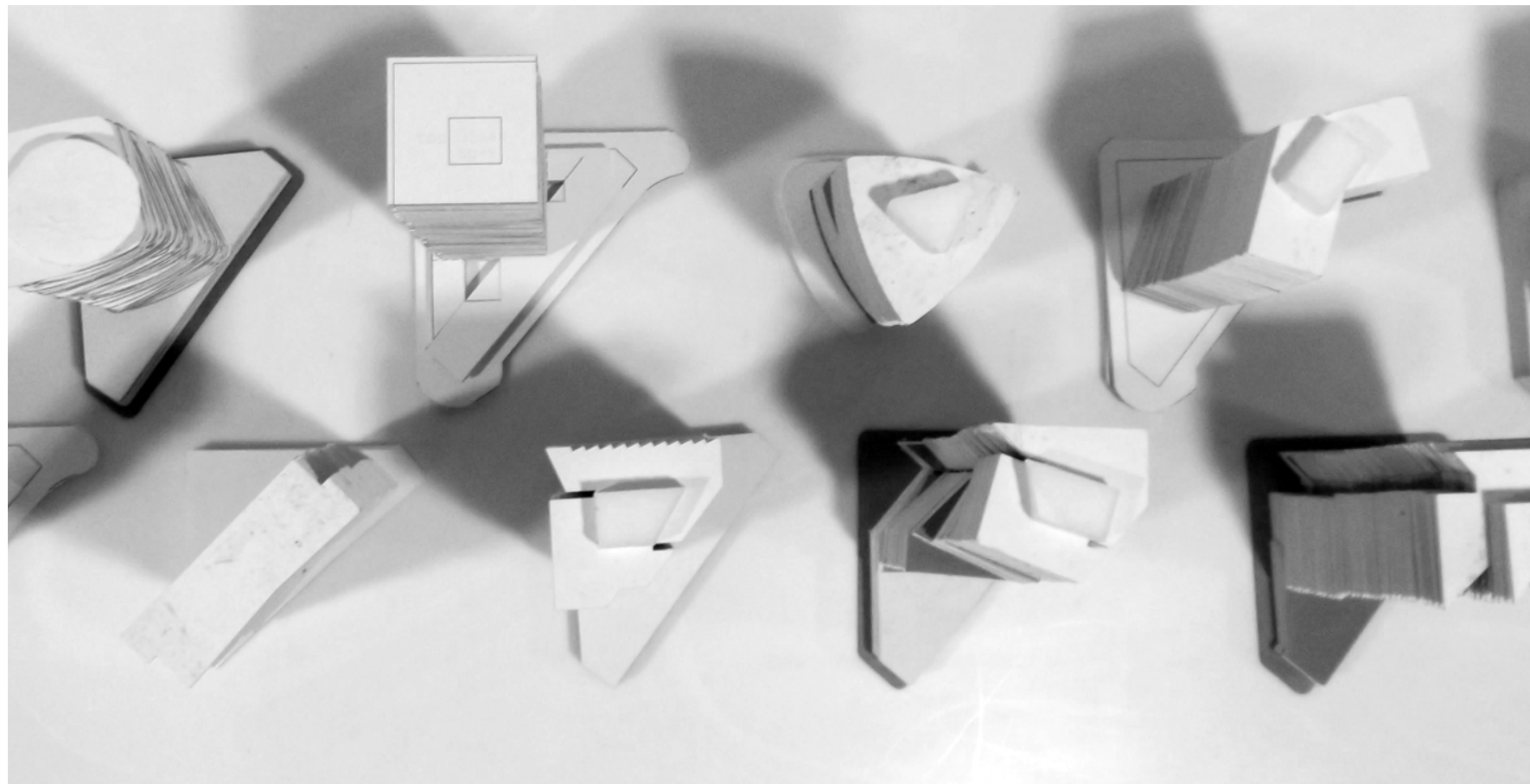
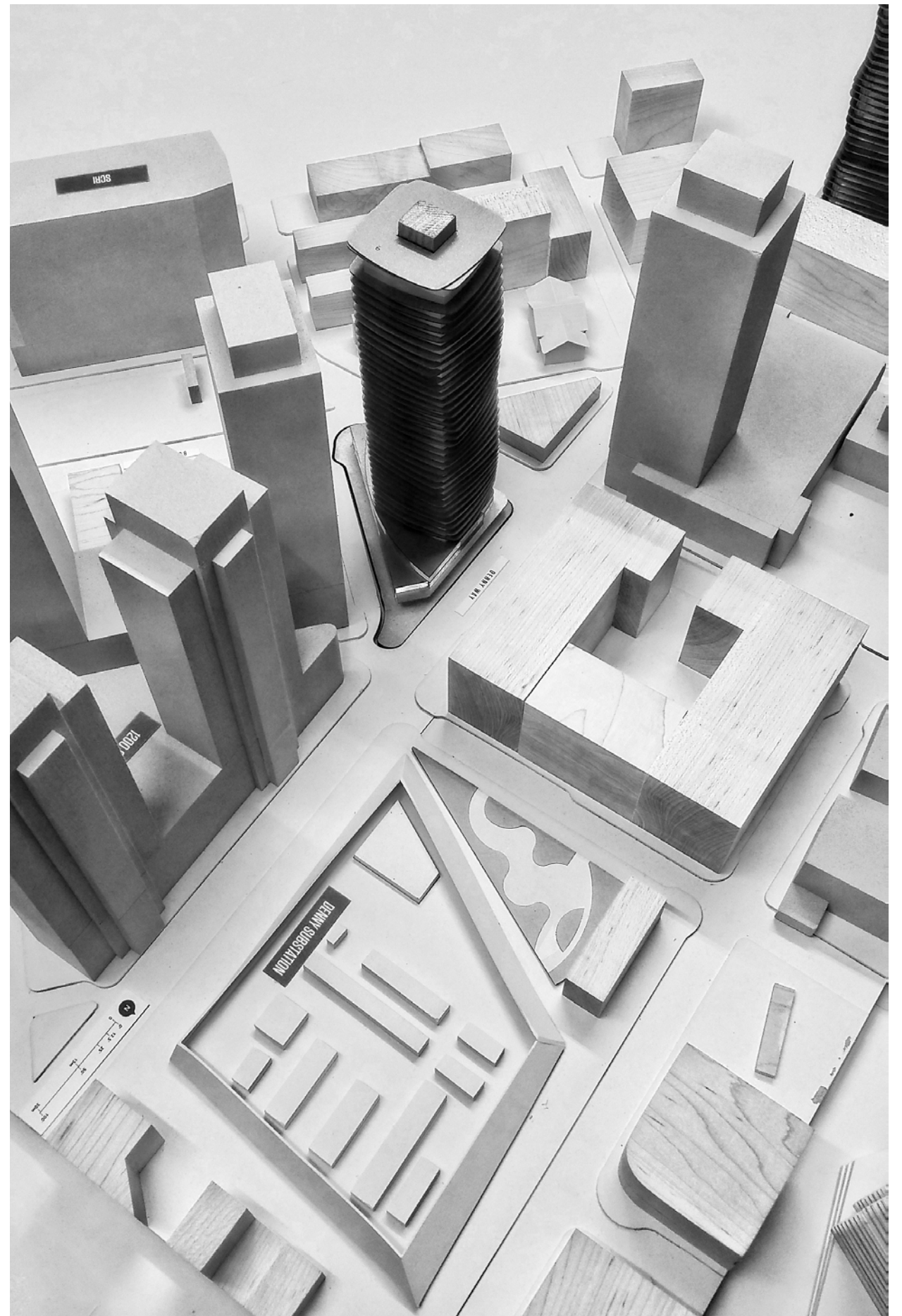
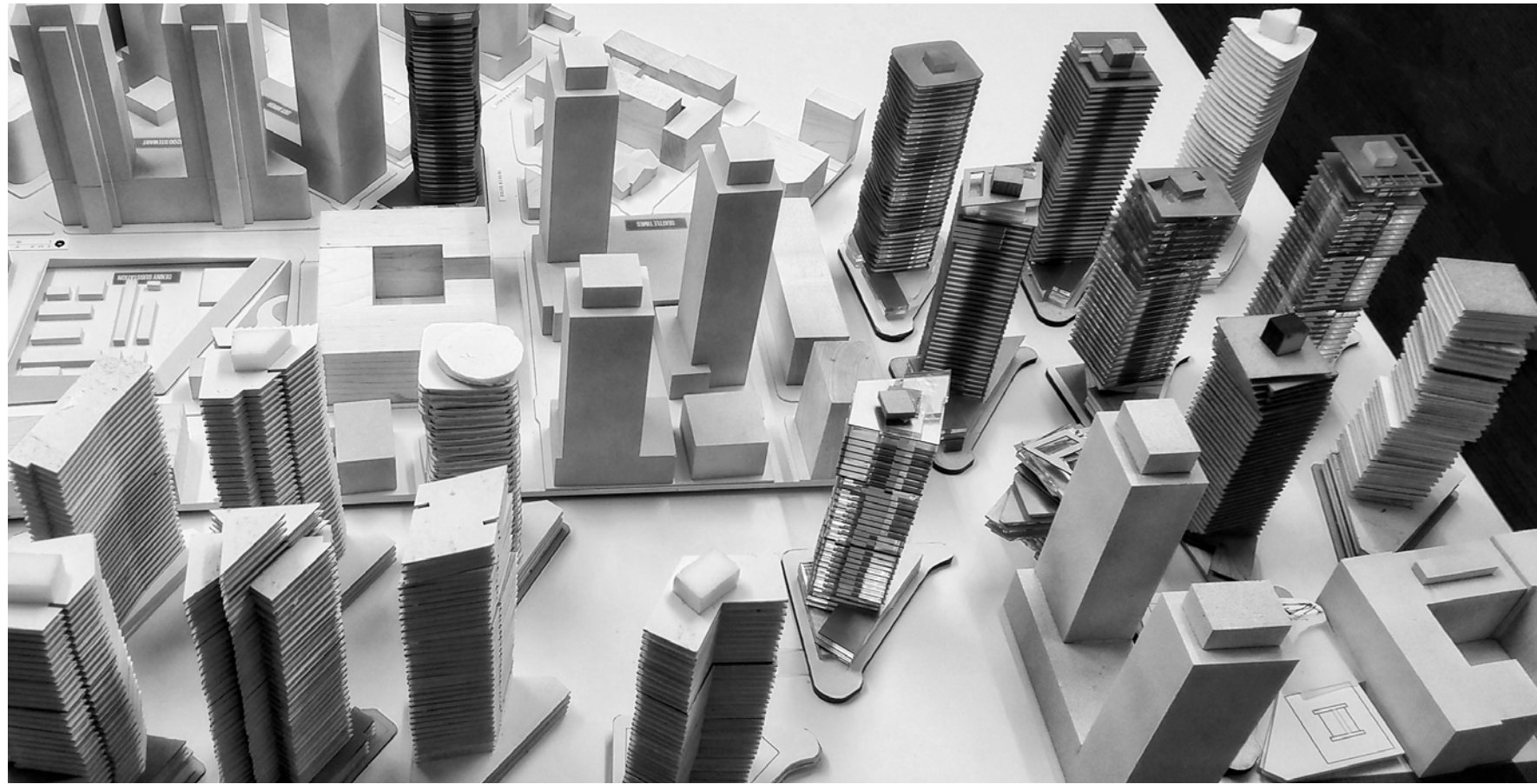
Several sketch models were produced to three dimensionally explore the concepts of form and efficiency. Additionally, a site model was built to explore themes involving the site's surrounding context and Seattle in general.

Studies

Following these 2D and 3D Studies (and our urban analysis) our team decided to focus our 3 design proposals on exploring:

- The proposal's relationship to the 2 distinct urban grids adjacent to the site
- Building a strong connection to the outdoors (through access and views)
- Generating visual interest to set a strong design precedent in an emerging area





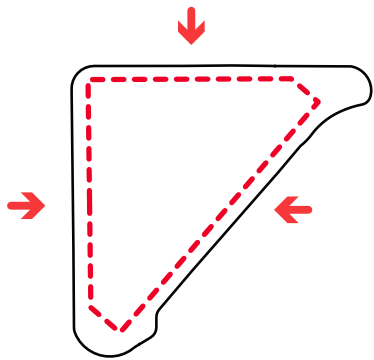
C.03 Major Influences/Themes

Design Goals

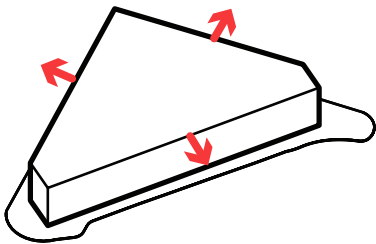
Based on the early concepts and a more rigorous exploration our team came to several design goals for the project. Although each proposal is a unique exploration - the following drivers/aspects are common among them:

- All residents should have access to ample daylight and fresh air
- Territorial Views will be exploited
- "Outdoor Experience" will be embraced by having balconies accessible to ALL units
- Distinctiveness: against SAMENESS
- Best of its class type of amenities, tailored for renters of this neighborhood (will be provided at the roof top and podium)
- Substantial landscaping at the roof top and podium
- Podium to have architectural expression derived from the tower
- Tower form will be grounded at the corner of Denny way and Fairview
- Development will be conceived as a destination in the neighborhood
- Inner form of the Tower will remain consistent
- Building will respond to the surrounding urban grid
- Ground plane (due to the rapidly developing nature of this area) will be carefully considered

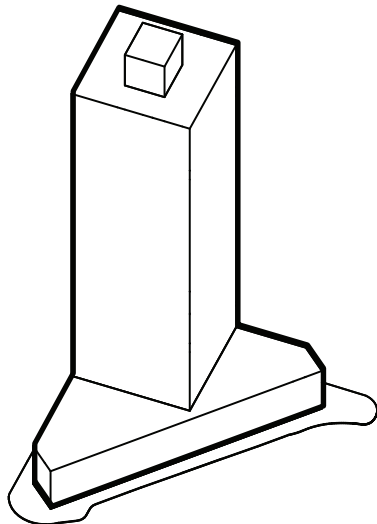
GENERATING VOLUMES



Calculate Setbacks

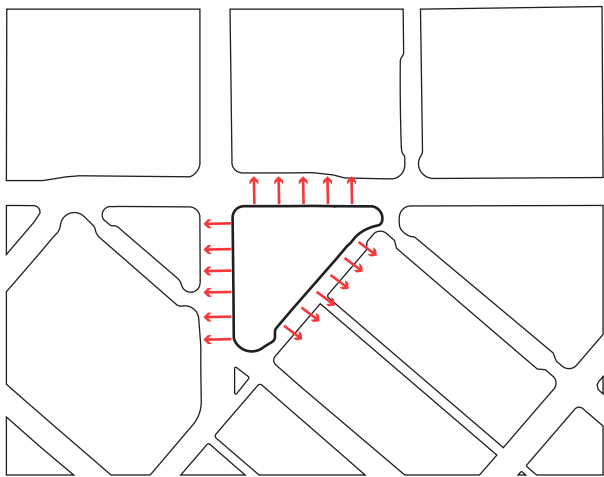


Maximize Podium to Provide Ample Amenities

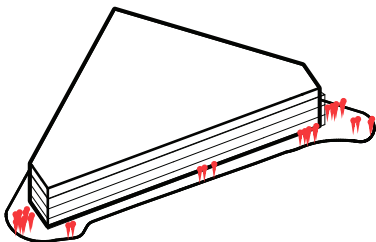


Develop Efficient Core and Tower Configuration

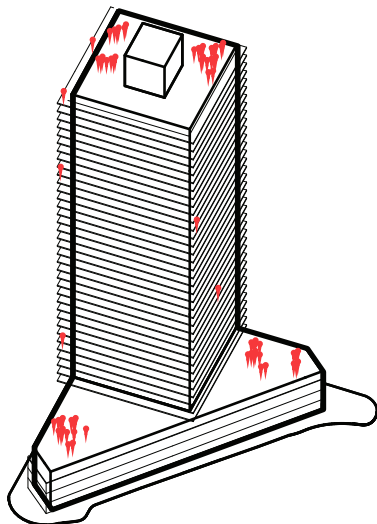
GENERATING EXPERIENCE



Consider Neighborhood

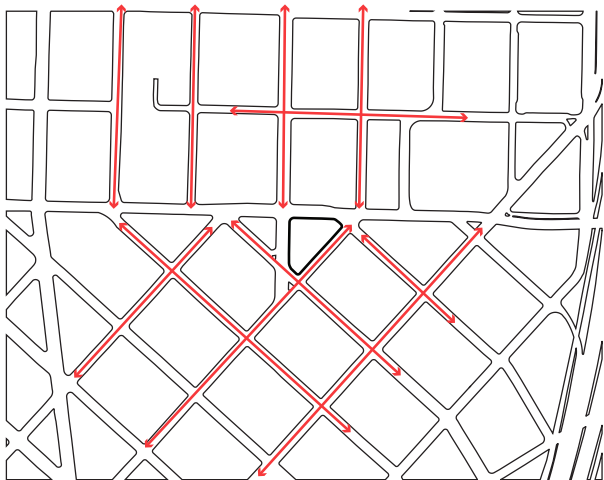


Enhance Pedestrian Experience
(Developing an Experience with Form and Program)

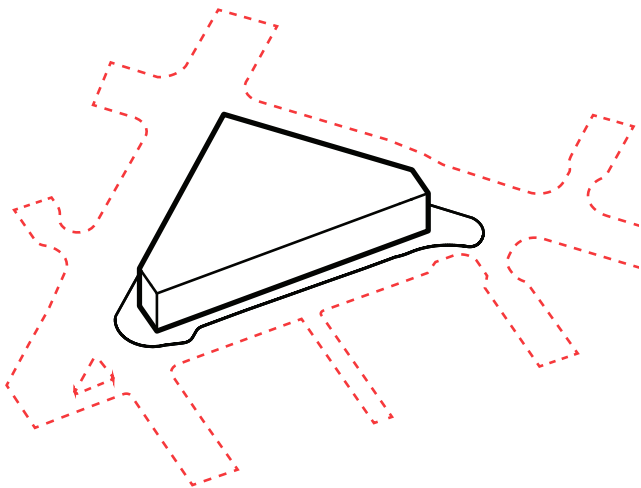


Enhance Resident Experience
(Connecting to Exterior with Balconies)

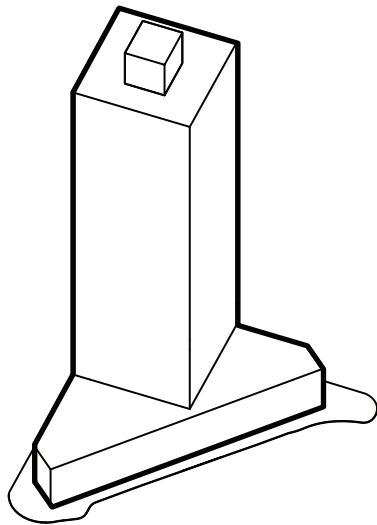
GENERATING FORM



Consider Urban Context



Highlight Urban Grid



Have Relationship to Grid Inform Form

