



1101 WESTERN AVENUE
Seattle, WA

GGLO
AMLI Residential
Administrative Design Review Response
08.19.2020
SDCI Project #: 3029789-LU



GONZAGA UNIVERSITY PROJECT SITE

Alaskan Way

Spring St.

PREFACE

The waterfront has always been home.

The postindustrial reintroduction of housing to the waterfront is a movement back to nature as the waterfront was first habitat to creatures and humans alike. The dynamics of a tide line is fusion of both land and sea engaged with each other. AMLI 1101 Western is a celebration of both.

The project is front row to the waterfront redevelopment, planned in concert with the transformative demolition and removal of the viaduct. It straddles two worlds - one of the past and one of the future. It is a hybrid landscape at the intersection of technological and the natural.

Not quite a tower, yet not quite it's low slung neighbors to the west, it marks a transition zone from crystal cathedrals to an infinite horizon. A heavy dark base, eroded by lapping waves and movements of people create light filled eddies. Its shimmering scales beckon from the shore. From its core rises a glazed tower ascending willfully to the downtown core beyond.



View of Northwest Corner from the Waterfront.



View of Southeast Corner from the Waterfront.

DESIGN + DEVELOPMENT TEAM

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Perspective of Southwest Entrance parallel to Alaskan Way at sunset.



CONTEXT ANALYSIS

AERIAL OF SITE

PROJECT INFORMATION

ZONING

SURROUNDING USES

SITE WITHIN CONTEXT

FACADE STUDIES

COMPOSITE GROUND FLOOR PLAN

GONZAGA UNIVERSITY PROJECT - DRAFT CONCEPT





Perspective of Southeast Entrance parallel to Western Ave.

PROJECT INFORMATION

PROJECT ADDRESS:
1101 WESTERN AVE
SEATTLE, WA 98101

SDCI PROJECT NUMBER: 3029789-LU

DEVELOPMENT GOALS

245 RESIDENTIAL UNITS

6,417 COMMERCIAL SF

159 PARKING STALLS

- LVL 2: 80
- LVL 1 [GRADE]: 3
- LVL P1: 76

PROJECT GOALS

INTEGRATION: Fuse the building design into the fabric and patterns created by the historic waterfront warehouse buildings and the more contemporary buildings in the neighborhood.

SUSTAINABILITY: Achieve LEED gold certification or better, integrate sustainable building materials, systems, operations and learning into the everyday user experience.

PEDESTRIAN CONNECTIONS: Improve the pedestrian connection from the city core to the waterfront businesses and forthcoming waterfront promenade.

ZONING SUMMARY

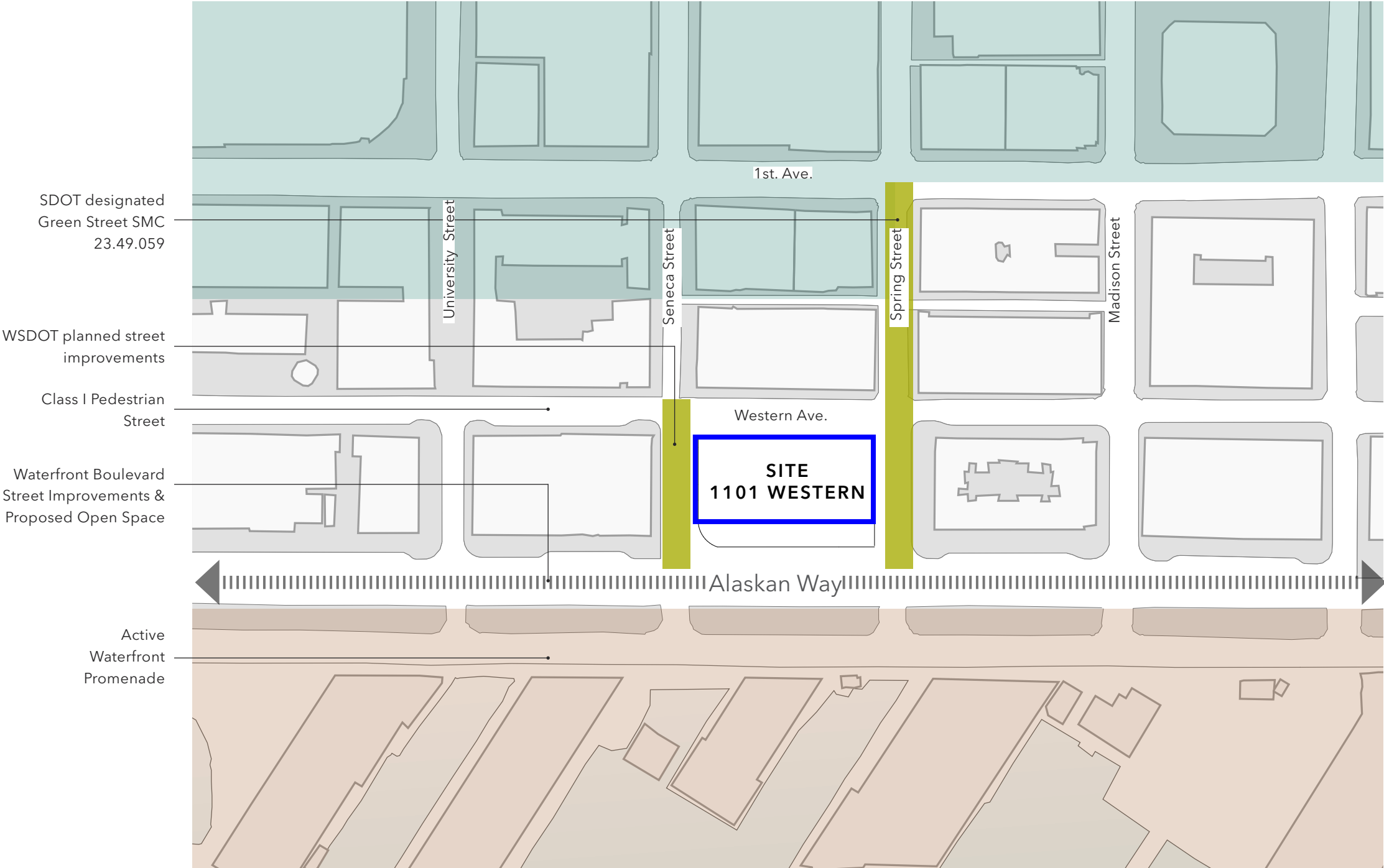
The waterfront is an ever-evolving environment of buildings, infrastructure, and open space. Of the myriad projects (existing, ongoing, or planned), the following are directly adjacent or influential to this project:

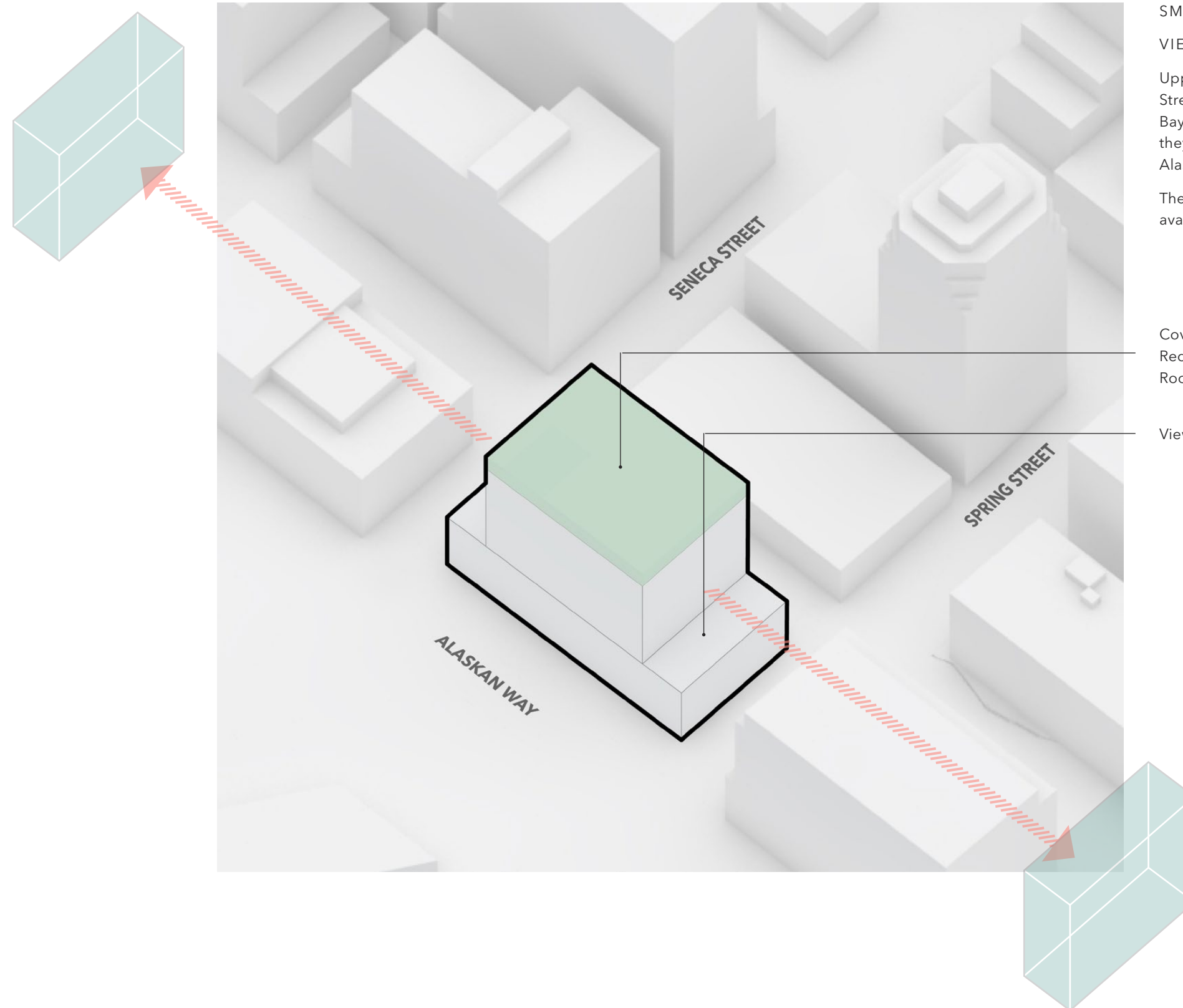
- Removal of the Viaduct (2019)
- Site lays within the DMC-170 zone, with DMC-240/290-440 to the NE and DH1/45 to the SW. This means a tall backdrop of downtown towers and adjacency to historic piers and waterfront structures.
- 13 story office and residential building to SE, Historic Building (office use) to the East, 4 story parking garage to NE, residential towers to the north, and a 6 story office building to the NW.
- Planned Alaskan Way improvements (boulevard, multi-use path, pedestrian crossings, improved lighting, GSI planters and tree canopy)
- WSDOT planned improvements to Seneca Street
- Class 1 pedestrian street designation for Western Ave
- Spring Street Green Street Designation

DMC 170

DMC 240/290-440

DH1/45





SMC 23.49.024

VIEW CORRIDOR REQUIREMENTS

Upper level setbacks are required on Spring and Seneca Streets. These view corridors protect public views of Elliott Bay from uphill locations. The view corridors get wider as they move west and are widest between Western Ave. and Alaskan Way, at 40'.

These requirements significantly limit the massing options available in the tower portion above 60'.

Covered or Enclosed Common
Recreational Area Limited to 35%
Roof Area

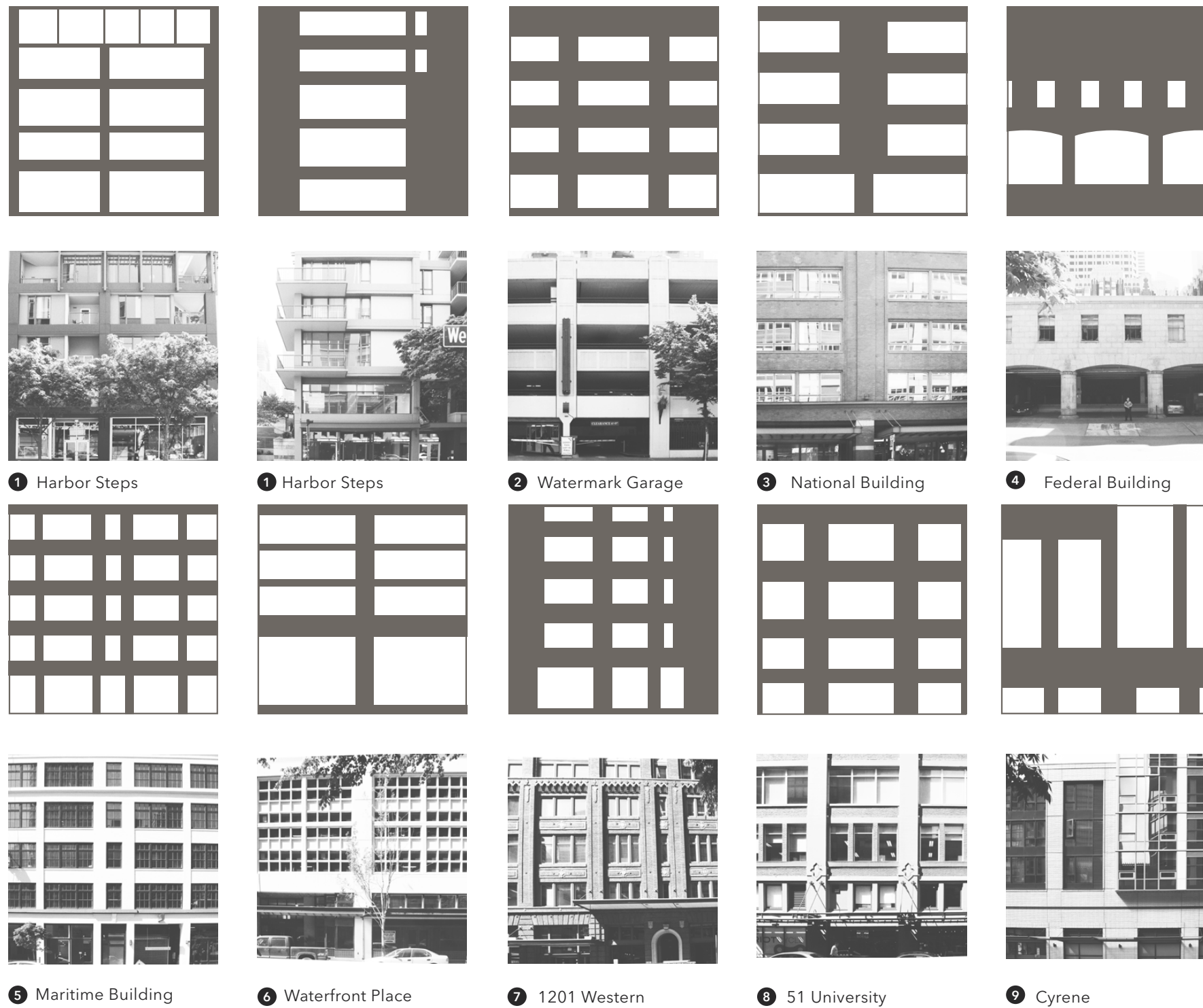
View Corridor above 60'

SURROUNDING USES

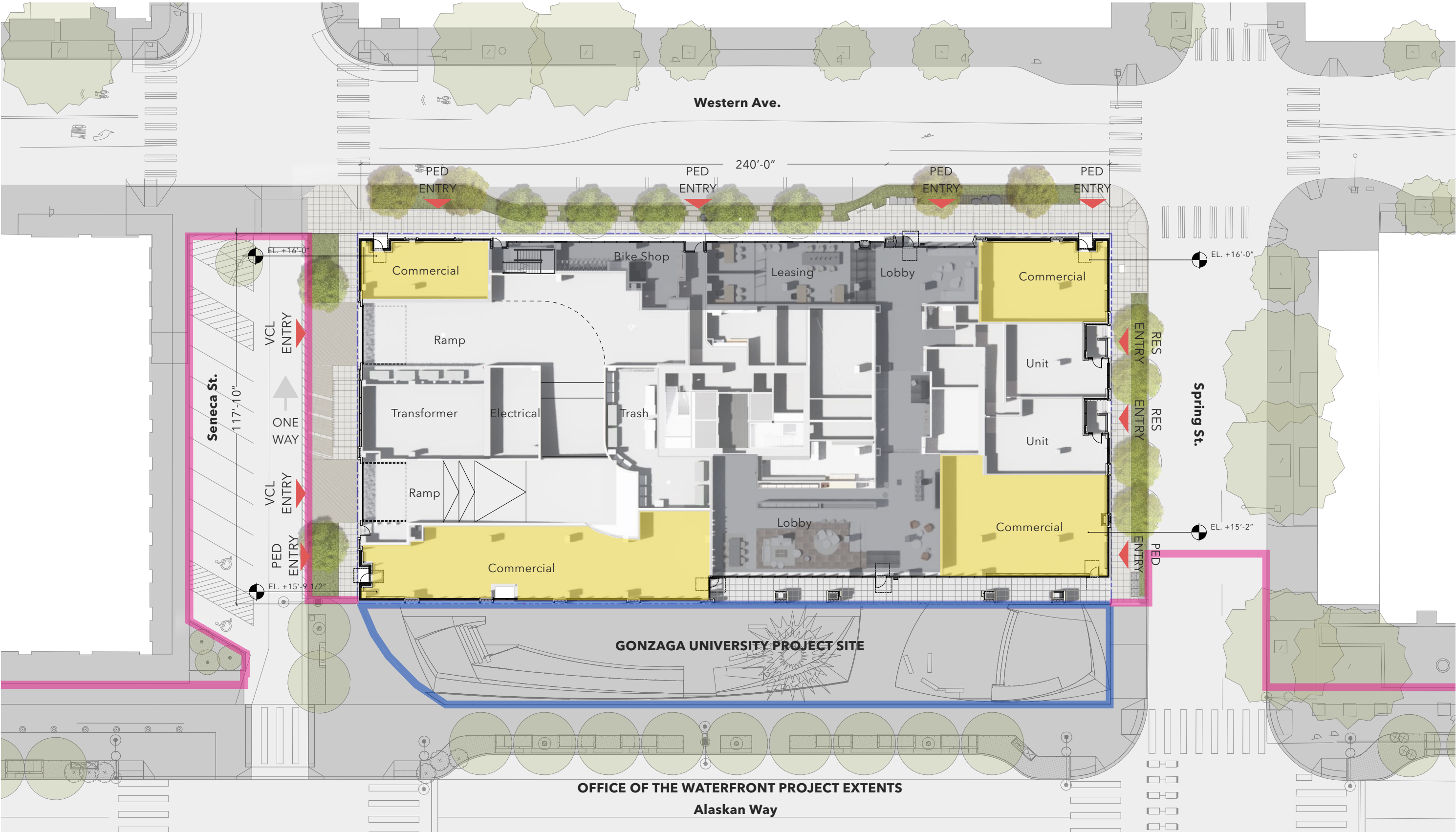








FACADE MODULATION STUDIES



COMPOSITE GROUND FLOOR PLAN
SCALE: 1" = 30'



Aerial view of Ground Floor along Western Ave.

MATERIALS PLAN

The material palette draws inspiration materials developed for the Seattle Waterfront and also materials representative of Spokane public space vernacular. The Waterfront Seattle paving is representative of local Pacific Northwest aggregates while the Spokane influence contributes Basalt and Granite.

Materials have been selected for low maintenance and longevity primarily relying on natural finishes instead of coatings. The material palettes is not extensive as the space is modest, yet must support intensive programming. Materials are used tactically to support the programing.

Materials have also been strategically utilized to provide an intuitive delineation from public to private realms.

- 1

TRENCH DRAIN
- 2

CONCRETE PAVING - TYPICAL
- 3

CONCRETE PAVING - TYPICAL R.O.W.
- 4

CONCRETE PAVING - PLAZA
- 5

CONCRETE PAVING - WATERFRONT
- 6

CONCRETE PAVING - WATERFRONT R.O.W.
- 7

BASALT PAVING
- 8

BATTERED BASALT
- 9

CURB AND GUTTER
- 10

GRANITE STEPS
- 11

GRANITE BLOCKS
- 12

LETTERING ON GRANITE
- 13

SSTL HANDRAIL
- 14

PLANT PROTECTION BARRIER
- 15

MULTIHEAD POLE LIGHTING
- 16

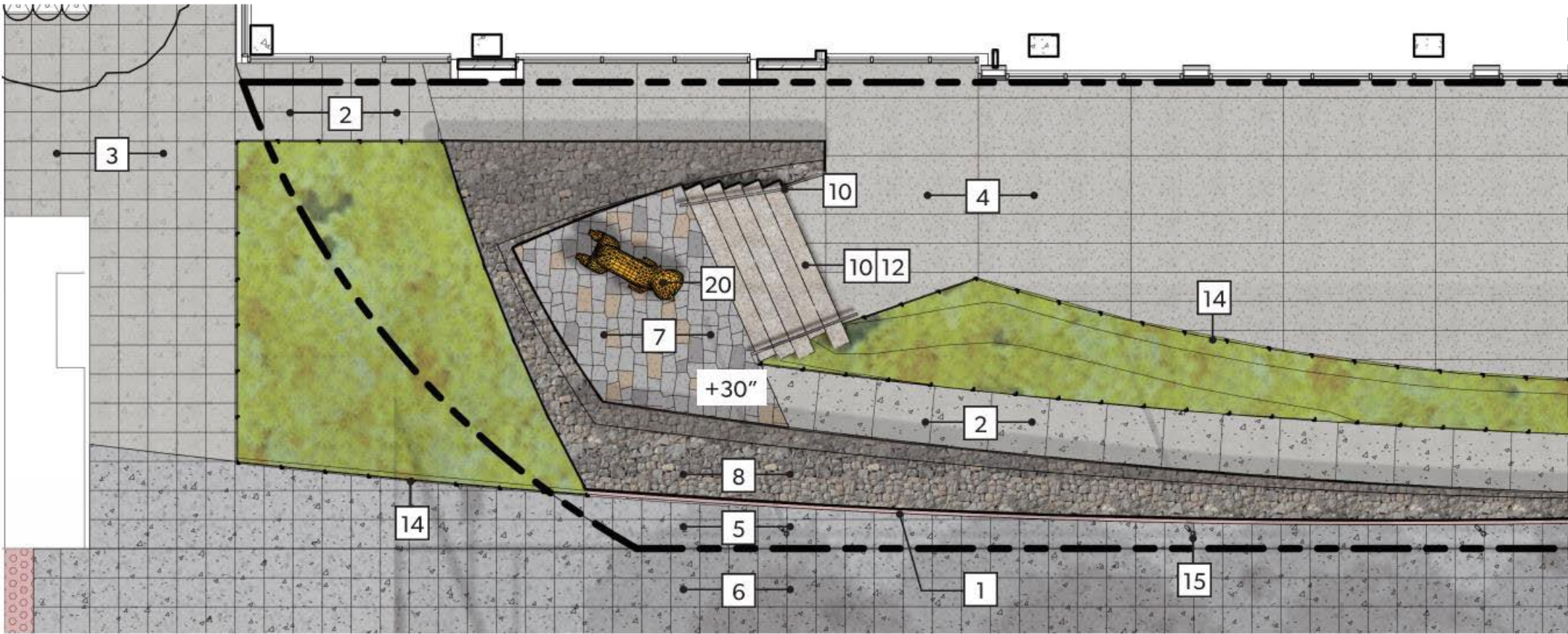
ELECTRICAL GROUND BOXES
- 17

UTILITY OUTPOST (H2O + ELEC)
- 18

NURSE LOGS
- 19

SPECIMEN CONIFER TREE
- 20

SPIKE



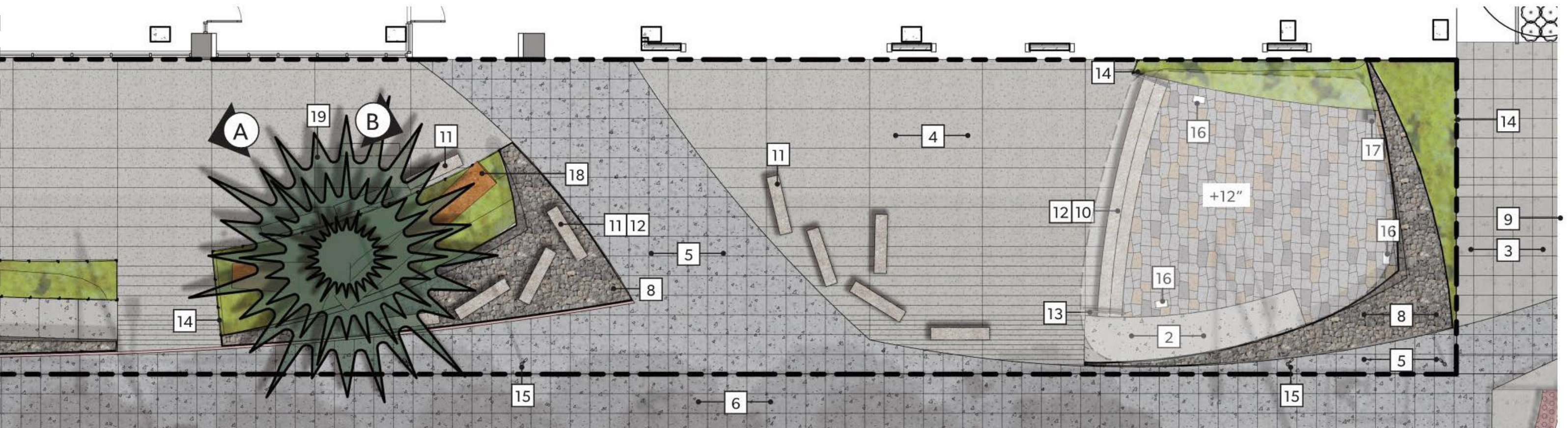
GONZAGA UNIVERSITY PROJECT SITE - DRAFT CONCEPT BY BERGER PARTNERSHIP



PERSPECTIVE A - FACING NORTHWEST



PERSPECTIVE B - FACING SOUTHWEST



GONZAGA UNIVERSITY PROJECT SITE - DRAFT CONCEPT BY BERGER PARTNERSHIP



Perspective of Southwest Entrance facing Alaskan Way midday.



RESPONSE TO ADR

SDCI PRELIMINARY RECOMMENDATIONS & CONDITIONS
MASSING, DESIGN CONCEPT, AND EXPRESSION
BUILDING TOP AND SKYLINE
ENTRY EXPRESSION

SDCI PRELIMINARY RECOMMENDATIONS & CONDITIONS

SDCI visited the site, considered the analysis of the site and context by the proponents, and considered public comment. SDCI design recommendations are summarized below.

1. Response to Context: Staff concurs with public comment and the Board’s previous guidance regarding the project’s prominent location and high visibility, the distinct and distinguished architectural character of this area, and this project’s significance in the redevelopment of the new Waterfront. Staff adds their support to the Board’s previous directive to provide a design that is of commensurately high quality, in composition, material and detail. (A-1-1., A-1.2) Composition. Material and Detail.

a. Staff notes and echoes public comment regarding this site and the presence of numerable environmental conditions and factors that are specifically identified in the Downtown Design Guidelines. Staff agrees that the combined weight of these factors serves to highlight the importance of the Board’s previous guidance. Among those conditions and factors are the following:

- i. The dramatic contrasting edge condition at the west (A-1-1.b),
- ii. Nearby buildings with distinctive and effective massing compositions (A.1.1.c, B-1.1.d)
- iii. Views from the site to Puget Sound (A-1-1.e)
- iv. Views to the site from Alaskan Way (A-1-1.f),
- v. The site’s proximity to Washington State Ferries (WSF) ferry routes, a regional transportation corridor. (A-1-1.g, B-1.1.f),

vi. The site’s close proximity to significant components in the pedestrian network, including Harbor Steps and the re-built Seneca Street (B-1.1.e)

vii. The high quality materials, detailing and composition of nearby buildings (B-1.1.a)

viii. The context of 12 Landmarked structures within two blocks of the site (B1-1.b)

ix. Views from and to the site from WSF ferries as they arrive and depart from Colman Dock to and from the site of WSF ferries traveling on a major transportation corridor (A-1.1)

x. Adjacency to a major public amenity, Waterfront Park. (B1-1.c)

xi. Access to direct sunlight from the west. (A-1.1.d)

xii. Views to and from Elliot Bay. (A-1.1.e, B-1.1.c)

b. Staff also notes the transitional nature of this environment, which is the focus of a long-running and deliberate planning effort on the part of the City and local stakeholders, and the degree to which new projects in this area will set the standard for future development. (A-1.2)

c. Staff notes that the removal of the Alaskan Way Viaduct has been completed since Early Design Guidance and agrees with public comment that the impact this change has had on the site is significant, opening up striking, wide-angle views to and from the newly accessible waterfront and Elliot Bay. (A-1, B-1)

d. Considering the Board’s previous guidance and this large assembly of synergistic conditions and factors, Staff agrees that further work to strengthen this design will be required to meet the intent of the Design Guidelines, and recommends the project return for another review with the guidance that follows.



View of Southeast Corner from the Waterfront.



800 Alaskan Way is adjacent to 1101 Western Ave. and is similar in scale and approved by the Downtown Design Review Board.

2. Massing, Design Concept and Architectural Expression

- a. Staff notes that the design concept and massing the Board supported at EDG featured a clear parti of intersecting volumes, strengthened by their contrast in expression and perceived massing offsets (B-4, A-1, B-1).
- b. As staff has noted in previous meetings, email and Correction Notices, the current design lacks the conceptual coherence, scale mitigation and contextual response indicated and supported by the Board at EDG. Staff recognizes the intent to distinguish these volumes with recessed notches between them. However, the design is not yet sufficient to create that distinction. (B-4, A-1, B-1).
- c. Echoing public comment, Staff finds the boxy form and relentless coplanarity of the design to be at odds with the existing architectural character of this neighborhood. Modify the design to reflect this context, which includes compositional order created through the use of setbacks and well-proportioned changes in massing, all of which are rendered in high-quality materials to express an overarching and coherent design concept. (B-1, B-3, B-4)
- d. There are many ways to reestablish and strengthen these aspects of the design, and staff encourages the exploration of a wide variety of solutions. Among those Staff suggests: (A-1, A-2, B-1, B-3, B-4)

i. Offsetting the faces of the massing elements to create legible modulation;

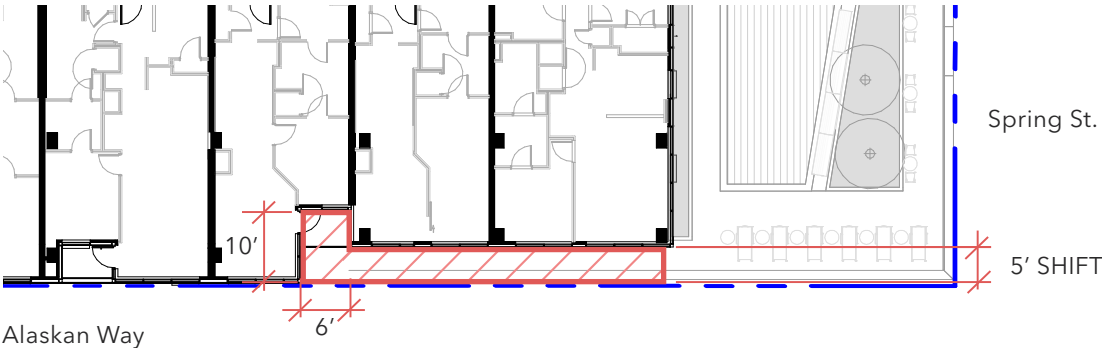
The modulation has been reconfigured and offsets have also increased at the transition between the North and the South tower. In the revised proposal, the North tower is 5' proud of the south tower. At the transition between the two towers, the balconies recess an additional 5', providing a transition gasket that is 10' from the west face of the North tower.

ii. The development of open spaces at the ground plane on the west façade;

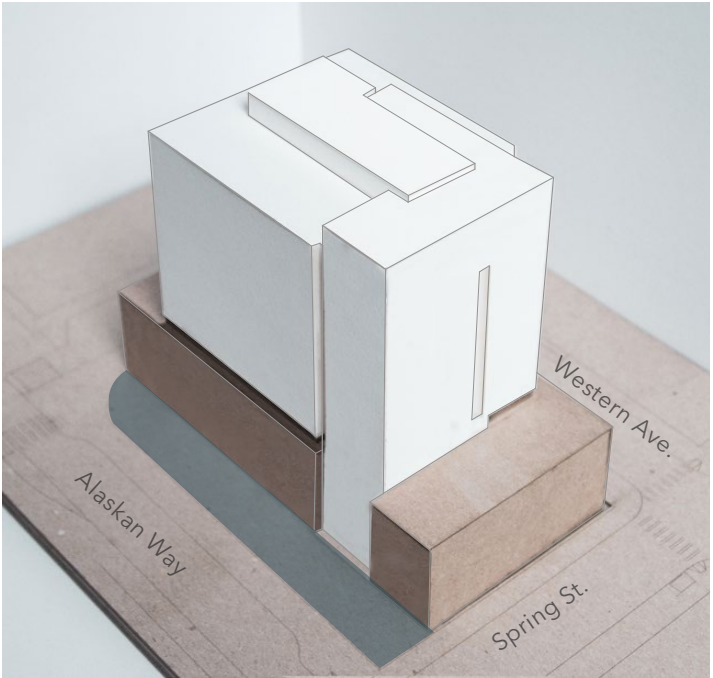
As requested, this revised package includes additional renderings that provide greater detail on the conceptual design for the improvements on the adjacent property to the west. (Please see pages 20 and 21 for a rendered draft of a conceptual site plan by The Berger Partnership as well as page 22 for a conceptual 3D rendering in full color). These improvements are by a separate owner and design team, are not within the purview of this design review, and are shown only for context.

iii. Set the brick podium back from the face of the tower to develop the principal residential entry architecturally and with a projecting awning above;

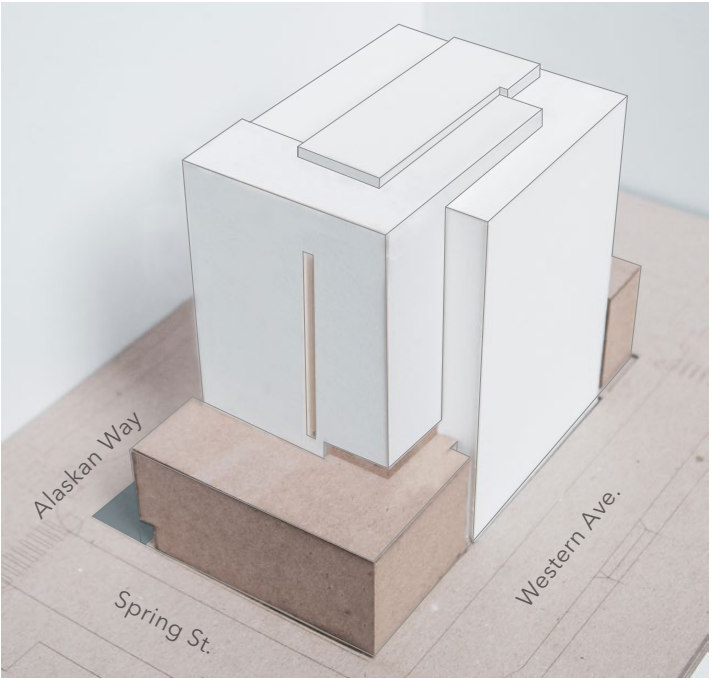
The design team chose to distinguish the entrance by both recessing at the entrance and tower volume above. This allowed the team to create a 5' deep projecting canopy that provides ample weather protection comparable to that provided at the Western Avenue façade.



Typ Tower Floor Plan
Design Proposal



Southwest Corner
Progress Model - Concept Iteration



Southeast Corner
Progress Model - Concept Iteration



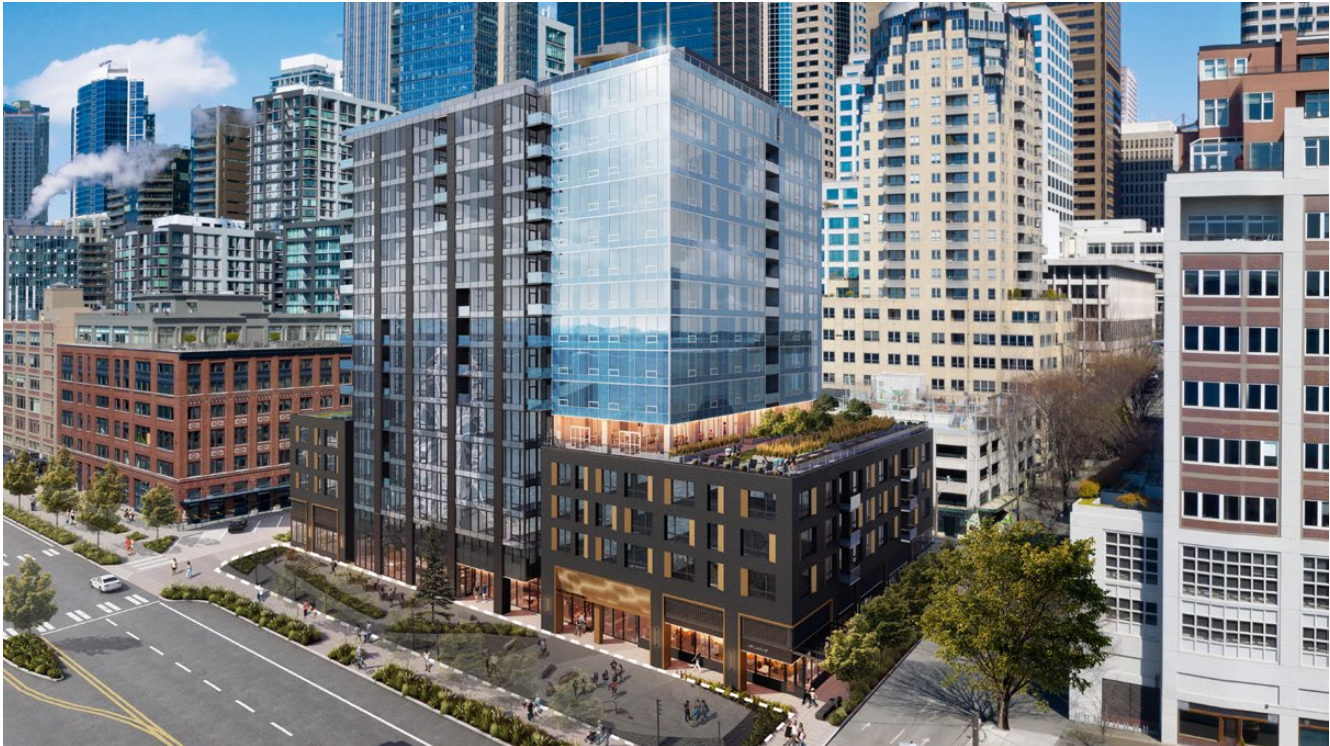
Southwest Corner
Gonzaga University Project Site



Southeast Corner



View of 1101 Western from Puget Sound - ADR



Aerial View of SW Corner - ADR



View of 1101 Western from Puget Sound- ADR Response



Aerial View of SW Corner - ADR Response

iv. The development of an additional scale element that defines the entry, links the lobby-programmed interior areas behind and knits together the vertical expressions of the tower at the center and the masonry base to the south.

The revised massing prioritizes a scaled element that both defines the entry and links the lobby programmed interior with the vertical expression of the tower. Since the initial Recommendation submittal, the design team has worked to strengthen presence of the entrance in the following ways:

1. **Revision of Overall Massing:** The reorganizing of overall massing, especially at the west façade and primarily at ground level, allows the entrance and related architectural expression to act as its own compositional element. The West entry punctuates the base of the South tower which currently presents at the west façade as the tallest compositional element in the project. Previously, this expression was punched into the brick base. The design team has simplified the architectural language that touches the ground – reducing it down to a brick podium with metal frames and glazing at the retail spaces. This language is accented with a significant entry portal at the residential lobby which helps the building materiality create a programmatic legibility at the ground level.



Aerial View of decks at Level 6 recess.



Ground Floor View of Alaskan Way Entry - ADR



Ground Floor View of Alaskan Way Entry - ADR Response

2. **Updated material expression:** A bronze portal, perforated with a pattern that emphasizes the play of light on water, spans the large void created in the masonry base for the expression of the terminus of the South Tower.
3. **Columns** - Three columns that previously flanked the entrance have been recessed into the building interior to reinforce the independent nature of the entry expression and to allow unobstructed movement from interior to exterior. Most notable is the elimination of a center column resulting in increased expression of levity that reinforces the entrance as an autonomous element.
4. **Deeper overall canopy** - By recessing the building at this location, the design team is able to provide a projecting canopy that is 5’ deep. The canopy is glass to allow for greater visibility of the perforated metal screen expression above.
5. **Rooftop revisions** - Reference page 29 for details on rooftop revisions and see page 30 for 3D views of the Rooftop revisions. The relocated rooftop spaces align with the residential entries, and signify building entry that is visible from a distance.

The reinforced singularity of the entrance creates a distinct architectural expression on the waterfront. In contrast to the previous entry expression that was punched into the masonry podium, the West entrance is now integrated with the verticality of the tower.



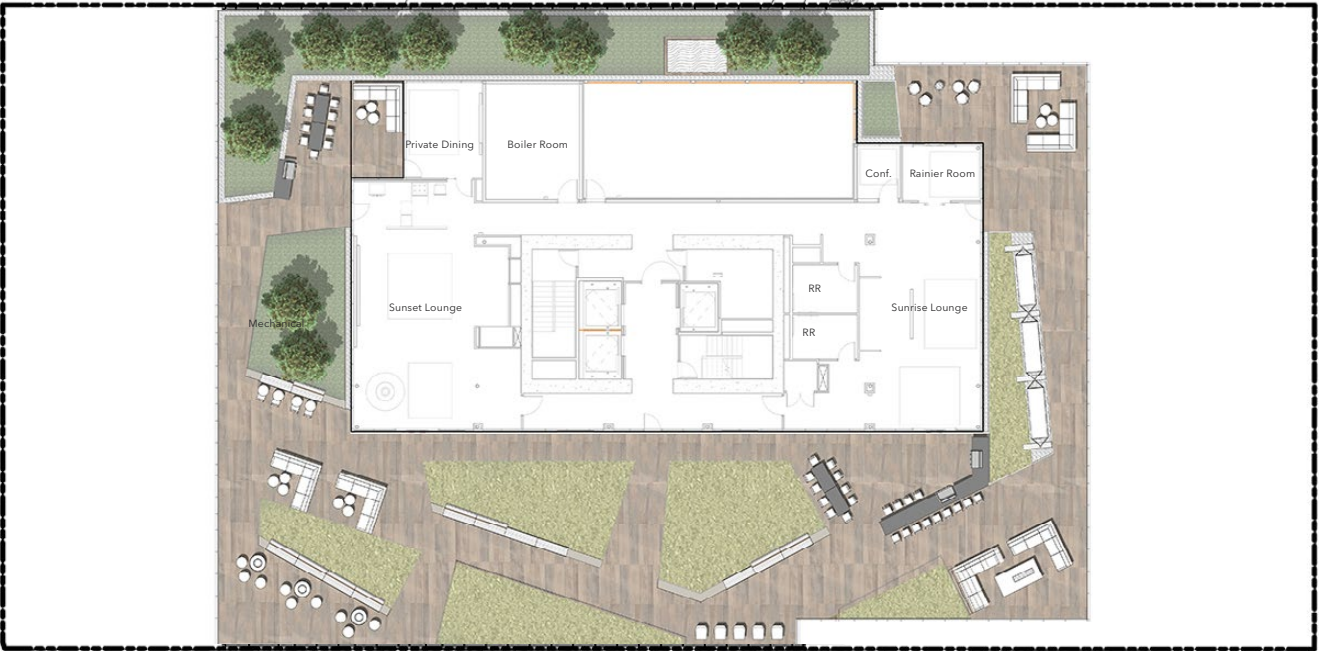
Perspective of Southwest Entrance parallel to Alaskan Way at sunset - ADR



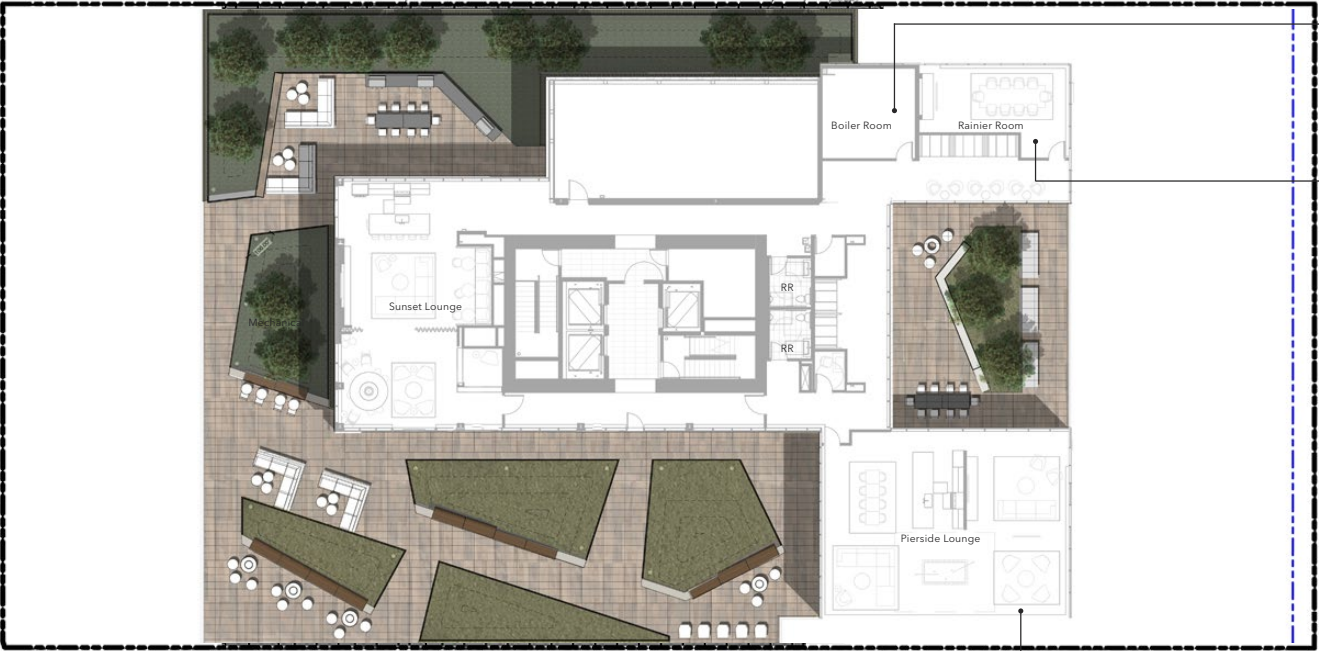
Perspective of Southwest Entrance parallel to Alaskan Way at sunset - ADR Response

v. Strengthen the expression of the top of the building per the guidance at ADR.

The team reconfigured the top level of the building to better address the goals of this guideline, which are to promote visual interest and variety in the downtown skyline. **Rather than wrapping the core in an even expression, as was done in the previous iteration, the revised rooftop has weighted the majority of the program at the South side of the building, strengthening the expression of the South tower and creating a clear distinction between the two towers.** These revisions significantly strengthen the rooftop expression, resulting in a top floor that provides visual interest and variety and enriches the skyline, while further emphasizing the entrance on Alaskan Way. This holistic expression of the massing reinforces compositional moves. Furthermore, an iconic portal at the south side of the South tower connects a south facing courtyard to the view beyond. Forming a portal around shore pine trees, the building asserts its hybrid status as part landscape and part built form. The project seeks a departure for the additional 6% of square footage required to execute this massing.



Level 17 Plan - ADR

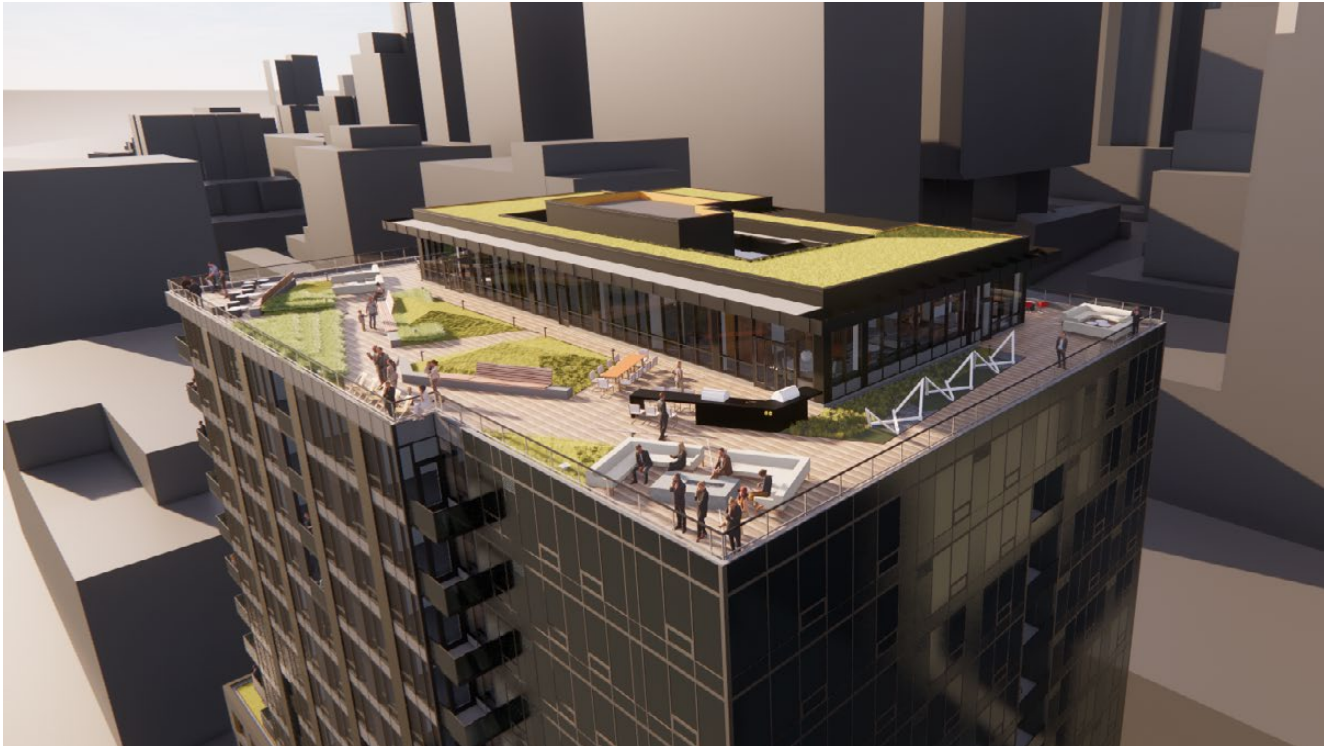


Boiler Room moved to minimize impact on north side

Program reallocated to create strong connectivity to tower below.

Program reallocated to create strong connectivity to tower below.

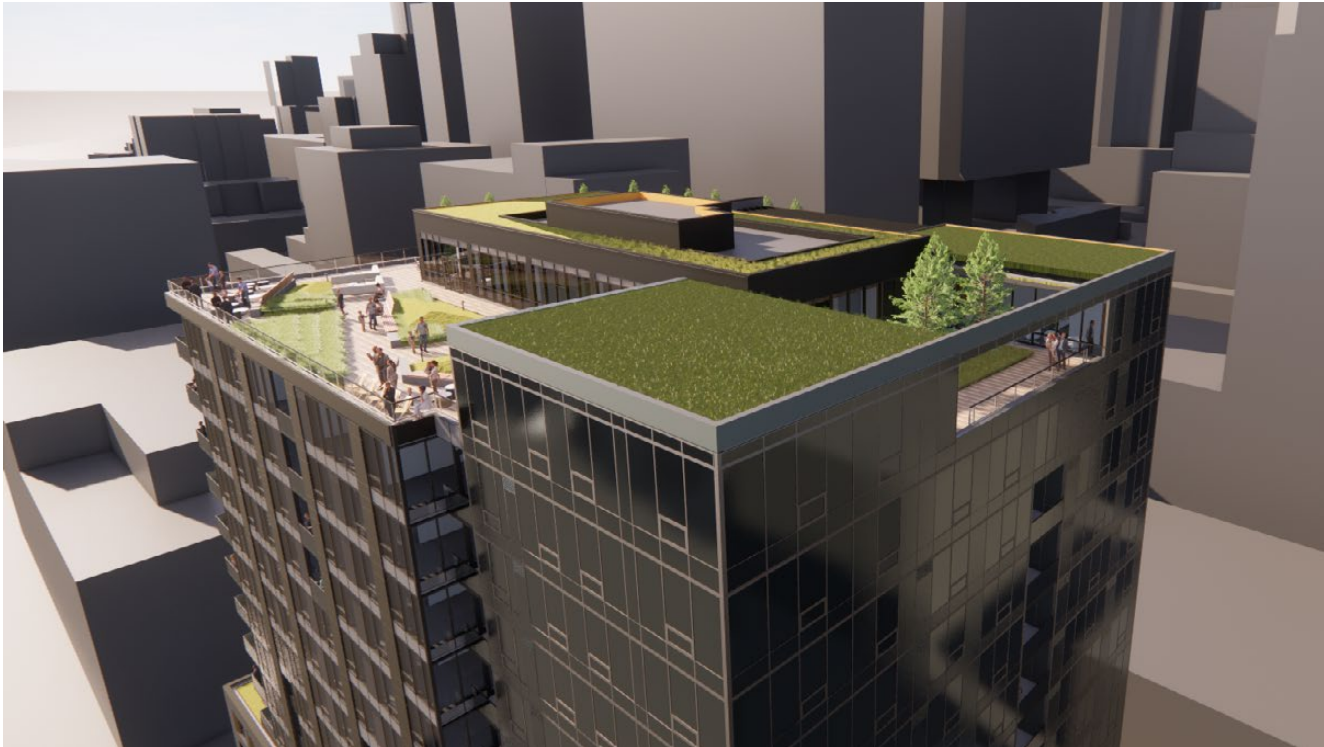
Level 17 Plan - ADR Response



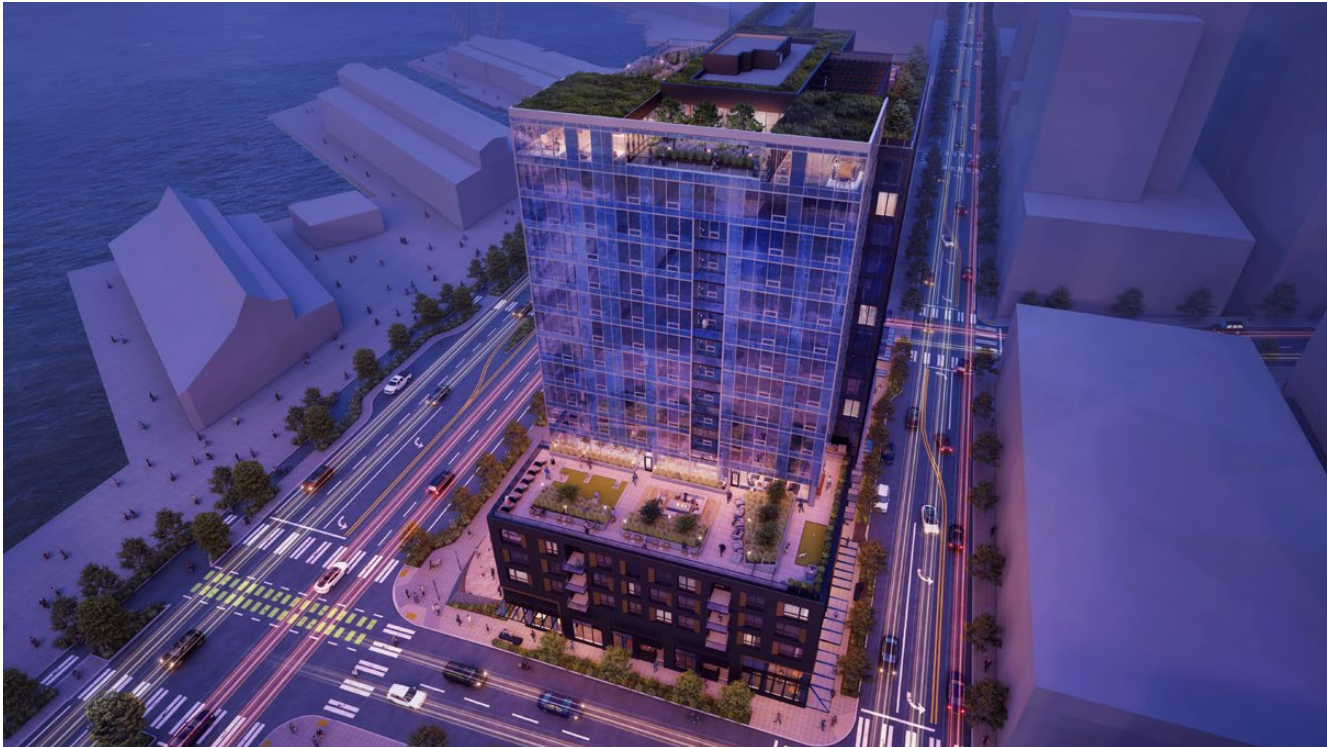
Level 17 Aerial - ADR



Aerial View of South Tower - ADR



Level 17 Aerial - ADR Response



Aerial View of South Tower - ADR Response

e. Staff recognizes many positive guideline-consistent aspects of the design, including the use of a high-quality material and the intent to respond compositionally to the existing historic context by breaking the project into multiple elements of different scales and distinct expressions. However, the choice to make the facades of these elements coplanar at the property line significantly compromises their legibility and connection to context. Modify the design to include depth between design elements and plane changes between materials at this facade. (A-1, B-1, B-4)

The overall massing has been revised significantly to reinforce the various compositional volumes of the project. Specifically, the transition from the North tower to the South tower has been strengthened significantly. **The decks at this transition have been recessed further back so that they create a 10' deep transition gasket.** The podium base has been revised to further emphasize the lobby entrance facing Alaskan Way. **In addition, a 12' tall and 5' deep recess accommodates decks at the level 6 west facing façade, further activating the upper levels of the building and creating a significant transition between the brick podium and the window wall tower above.**

f. Staff recognizes the relocation of the secondary tower element five feet to the east to create a change in plane to strengthen the design concept previously supported by the Board. However, the visual impact of this setback is less strong than anticipated. There are many options to strengthen this, among them Staff suggests increasing the offset distance between the planes, creating a strong distinction at the top between the two tower elements and the elimination of the exterior balconies in this area, which seem to obscure the change in plane. (B-4, A-1, B-3)

The design has been revised considerably since the initial Recommendation submittal. The compositional elements have been revised to further articulate the design as experienced from the ground level as well as from the planned waterfront park. Per staff recommendation, the North tower has been increasingly distinguished from the South tower by pushing the decks at this transition back an additional 5' creating an overall transitional recess that is offset 10' from the west face of the North tower. **Finally, the South tower has been extended to stretch the full height of the building, distinguishing it from the North tower at level 17 where shifted amenity programming provides reoriented vertical height.**



Aerial View of South Tower - ADR



Aerial View of South Tower - ADR Response

g. The cladding systems for the two tower elements show a high level of contrast in their appearance (p. 5, p. 56, and sim.), including the color, transparency, and reflectivity of the glass. For the recommendation review, provide photographs of the materials board including these and a complete specification for the two glazing types. (B-4)

See below and reference page 68 for full specification and photograph of proposed glass for the North and South towers.



North Tower
Manufacturer: Guardian Glass
System: Window Wall
Glass: SNX 62/27 on Clear (1" double-glazing)
Harmonizing Spandrel Color: Knoxville Gray
Example: Southport Office Complex
Location: Renton, WA

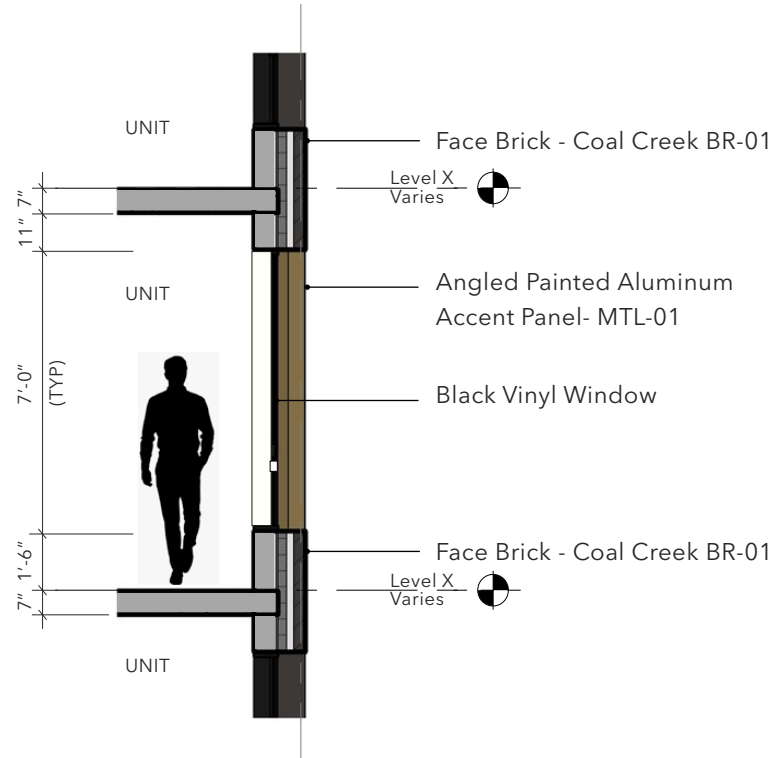


South Tower
Manufacturer: Guardian Glass
System: Window Wall
Glass: SNR 43 on Clear (#2)
Harmonizing Spandrel Color: Subdued Gray (#4)
Example: McKinney and Olive Mixed-Use Facility
Location: Dallas, TX

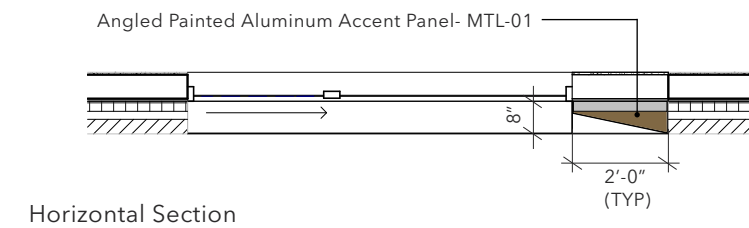


h. Staff supports the deep reveals and unique chamfered panels at the podium windows and appreciates the included details. For the next review, please include a scale and critical dimensions for these window details, as well as more complete specifications for the panel material, currently described only as "painted aluminum". (B-3, B-4, C-2)

See below for full details of the window and angled metal panel at the tower podium. Reference page 68 for full specification of painted aluminum panel.

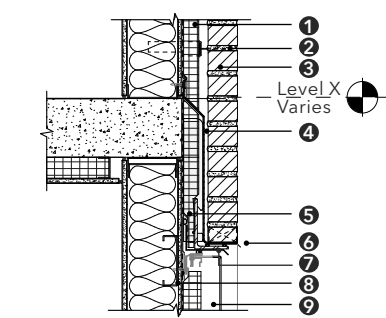


Vertical Wall Section

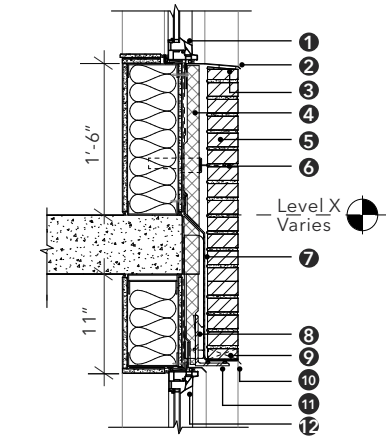


Horizontal Section

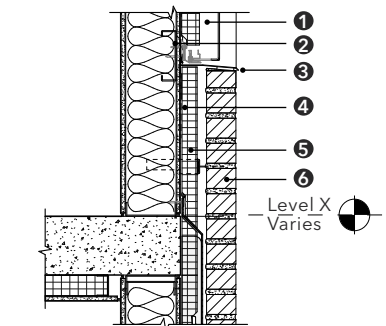
Details of Angled Panels at the Podium Windows with critical dimensions



Detail- Accent Panel Head



Detail- Vinyl Head Sill at Brick



Detail- Accent Panel Sill

- 1 R10 Semi-Rigid Insul. (TYP)
- 2 Brick Veneer Tie (TYP)
- 3 Brick- BR-01
- 4 STL. Angle Support System & Flexible SSTL. Drainage Plane Flashing
- 5 Fluid Applied Permeable Flashing over WRB & MTL Flashing
- 6 MTL. Flashing set in Sealant
- 7 STL. Angle Lintel Over MTL. Flashing-Finish to match Brick Color
- 8 Blocking/Bracing as REQ'D
- 9 Angled Painted Aluminum Accent Panel- MTL-01

- 1 TYP Vinyl Window Sill Installation
- 2 MTL Flashing W/ Drip Edge
- 3 Weep Vent over sloped Mortar
- 4 R10 Semi-Rigid Insul. (TYP)
- 5 Brick- BR-01
- 6 Brick Veneer Tie (TYP)
- 7 Flexible SSTL. Drainage Plane Flashing
- 8 STL. Angle Support System
- 9 Weep Vent Insert (Beyond)
- 10 Flashing W/ Drip Edge - Set in Sealant Atop Angle, Finish to match Brick color
- 11 STL. Angle Lintel - Finish to match Brick color
- 12 TYP. Vinyl Window Head Installation

- 1 Angled Painted Aluminum Accent Panel- MTL-01
- 2 MTL. Blocking as REQ'D
- 3 MTL. Flashing over SAM
- 4 Wrap SAM over WRB 3" MIN
- 5 R10 Semi-Rigid Insul. (TYP)
- 6 Brick- BR-01

- Brick- BR-01
- Black Vinyl Windows
- Angled Painted Aluminum Accent Panel-MTL-01
- 7'-0" TYP.
- 2'-0" TYP.



Design and Composition of Brick & Chamfered Panels at the Podium Windows

i. Staff notes a disconnection between programming and exterior expression at the west-facing Lobby area and suggests the exploration of a solution to resolve this. (B-4.2)

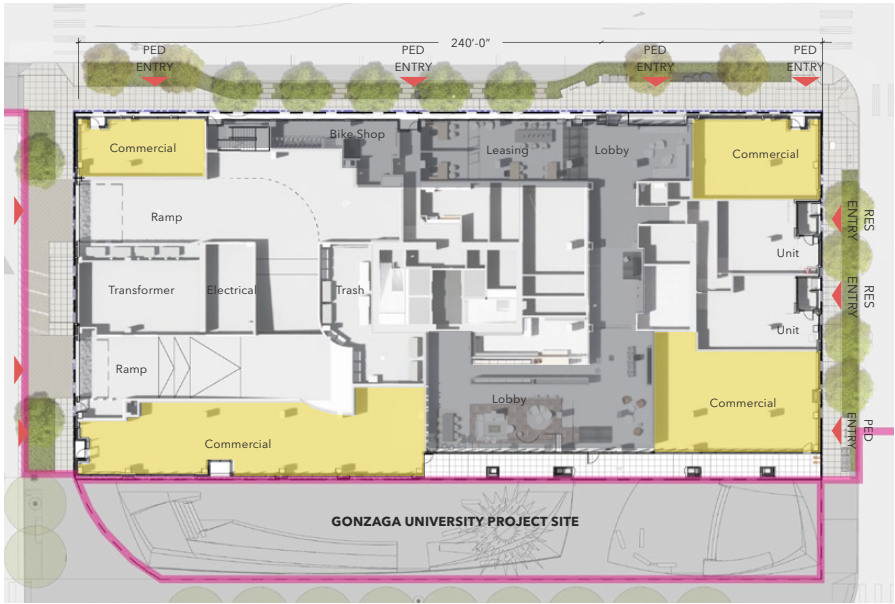
Increased programmatic legibility was the primary driver for the revision of the brick podium base. The revised diagram creates a consistent expression for retail with metal frames inset in the brick podium, a significant expression for the building entrance and a glazed expression that contains all residential amenity at Western Avenue.



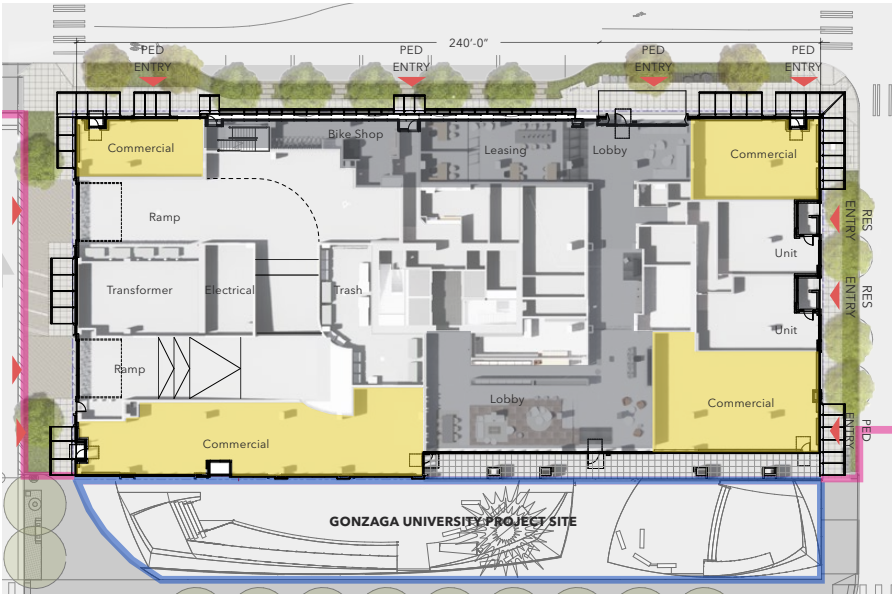
West Elevation - ADR



West Elevation - ADR Response



Level 1 - ADR



Level 1 - ADR Response

j. For the next review, please provide additional perspective images showing how the project will appear from critical points on Alaskan Way and Waterfront Park. (B-1, B-3, B-4)

Additional renderings shown on this page illustrate views from Alaskan Way and the Waterfront Park.

k. Staff assumes the material called out as “brick” in the drawings is full size hand-set masonry. If a thinner, substrate-mounted material is intended, please call out as “brick-like tile” or similar. (B-3) The assumption is correct.

The proposed brick is a full sized (3 1/2” deep by 2 1/2” high by 11” long) hand-set Norman style brick laid in a 2/3 bond pattern to produce a highly textured and woven-like appearance.

3. Building Top and Skyline

a. Staff notes that the identical height and undistinguished expression of the upper portions of the two tower elements do not provide visual interest or variety that will enhance the skyline. Develop a strong, clearly hierarchical roof expression that strengthens the legibility of the design concept and enhances the skyline.

(A-2, B-4)

The design team has reoriented the massing so that the South tower sits significantly higher than the North tower, strengthening their compositional quality but also emphasizing their autonomy. The move to emphasize the south tower helps to further highlight the importance of the entrance facing Alaskan Way.



View of Southeast Corner from the Waterfront.



View of Northwest Corner from the Waterfront.

4. Entry Expression

a. Staff notes the Board’s previous guidance that the entries on both the east and west façade were not legible and that they should be strengthened and clearly expressed. Staff agrees that the unique material application and projecting awning on Western Avenue serve to better mark this entrance but notes that the similarity in height and profile of this awning with those adjacent diminishes its effect. Explore a different expression for this conceptually very different element to strengthen the legibility of this entrance. (C-4)

The design team has revised the expression of this canopy. **The canopy has been raised above the datum created by adjacent building canopies to assert its importance and prominence on Western Avenue. The actual weather protection has been revised from a solid plate expression to glass to increase the visibility of the angled perforated panel above.** Additionally, the surrounding frame element has been raised to further assert its prominence over the adjacent expression of metal frames at the retail. Identifying signage has also been moved from the canopy edge to the face of building to increase legibility for pedestrians.



View of Entry along from the Western Ave. - ADR



View of Entry along from the Western Ave. - ADR Response

b. On the west elevation, where the field of view to this facade is much larger than from the right of way at Western Avenue, the entry bay is larger and the unique material applied, but the lack of three-dimensional expression significantly diminishes the legibility of this entrance. This is the location where legibility is most critical and requires a scaled-up solution of clear distinction. (C-4, C-2, B-1).

Prominence on the waterfront and the larger frame of view noted above were primary considerations when updating massing in service of a scaled-up solution. Both revisions to overall massing and edited roofline are in service of strengthening legibility and 3D architectural expression. **While the entrance has a portal like quality, the expression is further emphasized as the terminus of the South tower, the tower with the most significant height.** Please reference response to 2. d. iv. For details of specific features and description of evolved character.

c. Staff appreciates that under certain lighting conditions the golden scrim above these doors may

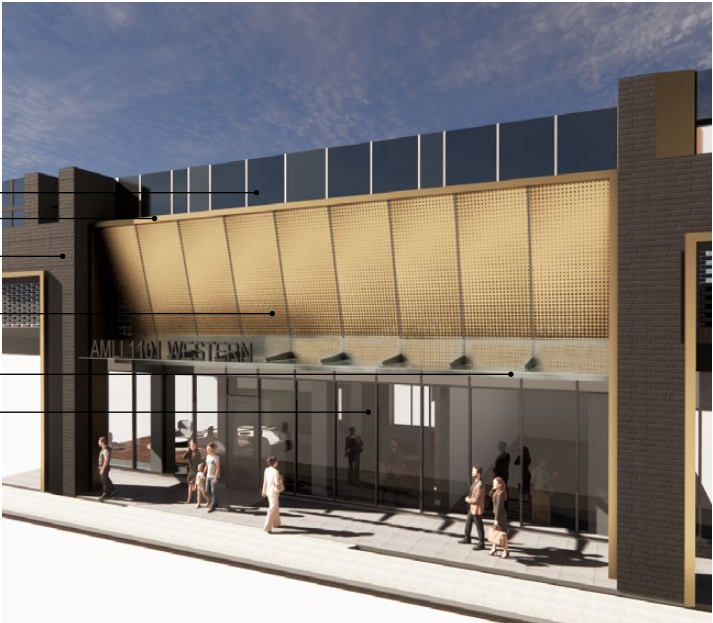
read as strongly as shown in these renderings, but notes that a three-dimensional architectural solution (rather than simply graphic) will likely be required to create the legibility called for by the Board and in the in the guidelines. Staff recognizes this unique condition and suggests the exploration of multiple approaches to create an entry that is appropriately scaled, clearly identifiable and visible, easily accessible and inviting to pedestrians. (C-4.1, C-4.2)

A number of design solutions were studied before arriving at the preferred expression. For all the reasons previously stated, **the design team believes the current entry expression is appropriately scaled, clearly identifiable and visible, easily accessible and inviting to pedestrians.** The details of this solution include back lit perforated panels in a graphic pattern as described. While changing levels of daylight will have an influence on how this is perceived, the custom perforations and internally illuminated nature of this element will ensure it stands out as unique from the adjacent materials at all times of day and night.



Aerial View of SW Corner.

- Window Wall - GL-05
- Painted Aluminum Frame- MTL-01
- Brick- BR-01
- Perforated Painted Aluminum screen - MTL-01
- Steel and Glass Canopy
- Curtain Wall



Entrance on Alaskan Way

- Brick- BR-01
- Perforated Painted Aluminum screen - MTL-01
- Steel and Glass Canopy
- Painted Aluminum Frame- MTL-01
- Exterior Lighting Sconce
- Curtain Wall



Entrance on Western Avenue

5. Above Grade Parking Level

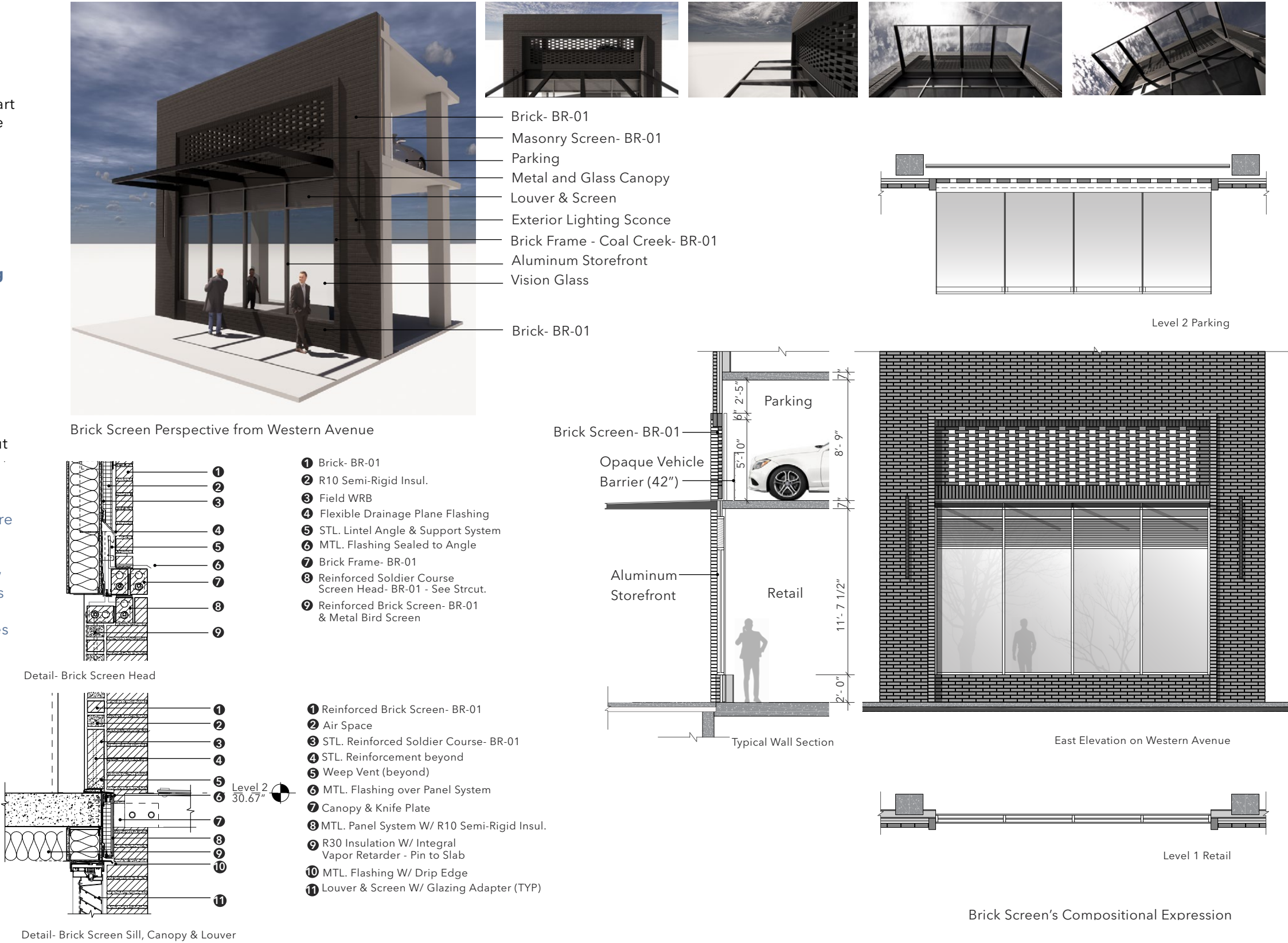
- a. Staff notes the Board’s previous concern regarding the expression of the above-grade parking level as part of the larger podium composition, but agrees that the revised design is well integrated compositionally and does not appear as a separate ‘other’ element. (B-4, E-2, B-3)
- b. For the next review, please provide details for the brick ‘screening’ element. (B-3,B-2)

Please see drawings on this page for full screening details.

6. West Edge

- a. Echoing public comment and the Board’s previous concern regarding the disposition of the 32 feet west of this project, Staff request more complete details for this area. Staff concurs with the Board’ previous note that it was difficult to evaluate the project without knowing how this area would develop. (A-1, B-1, B-4)

Please reference pages 20-22 for fully rendered imagery of the park. While it is understood that future improvements in this area will impact the expression of the building, the design for this area is not within the scope of this project and is not within the purview of this design review. The project therefore endeavors to provide a West façade expression that is successful regardless of the final design of this area. The changes proposed in this package, including changes to the entry expression and materiality achieve this.





Aerial View of SE Corner. - ADR



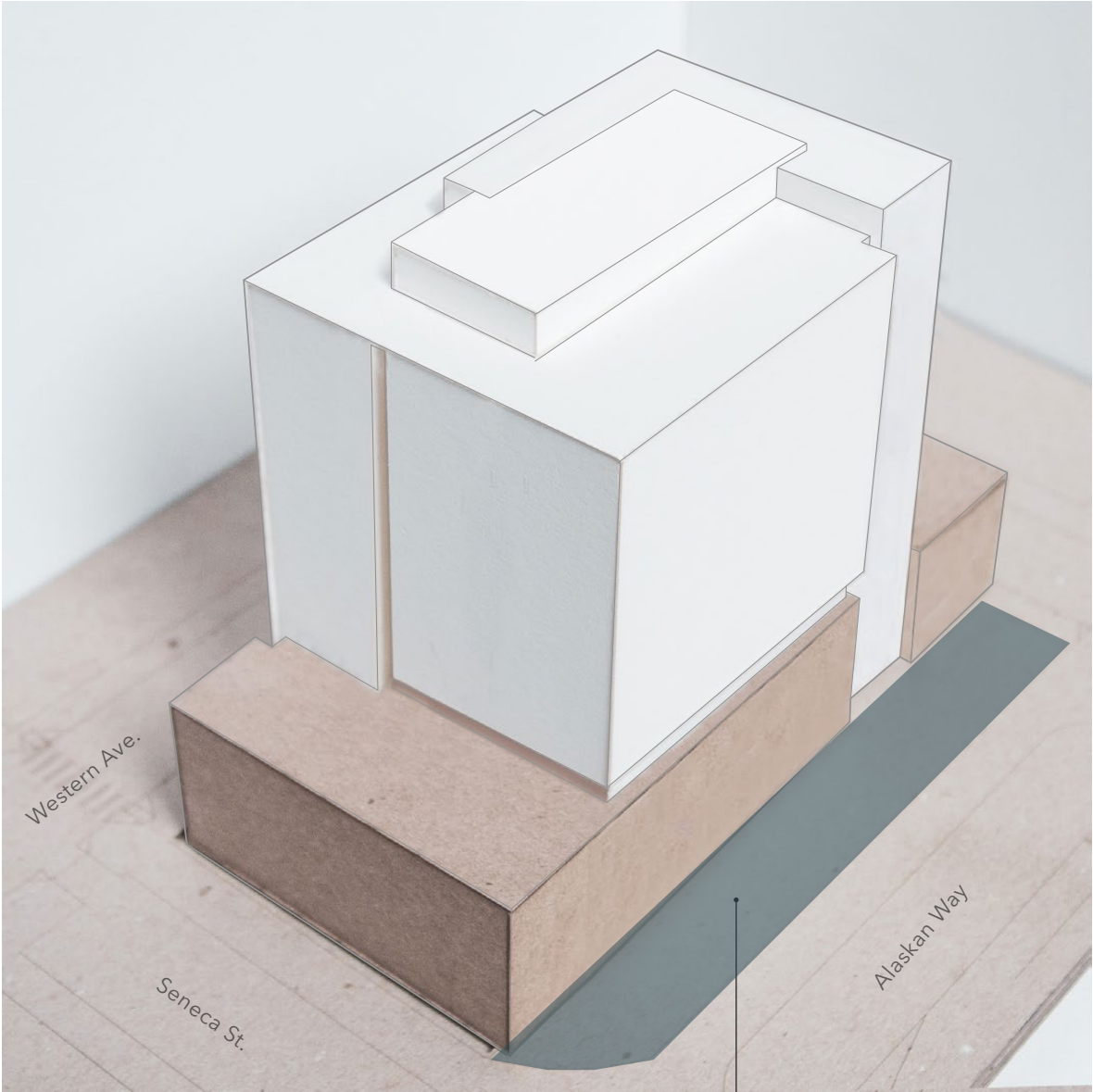
Aerial View of East facade. - ADR



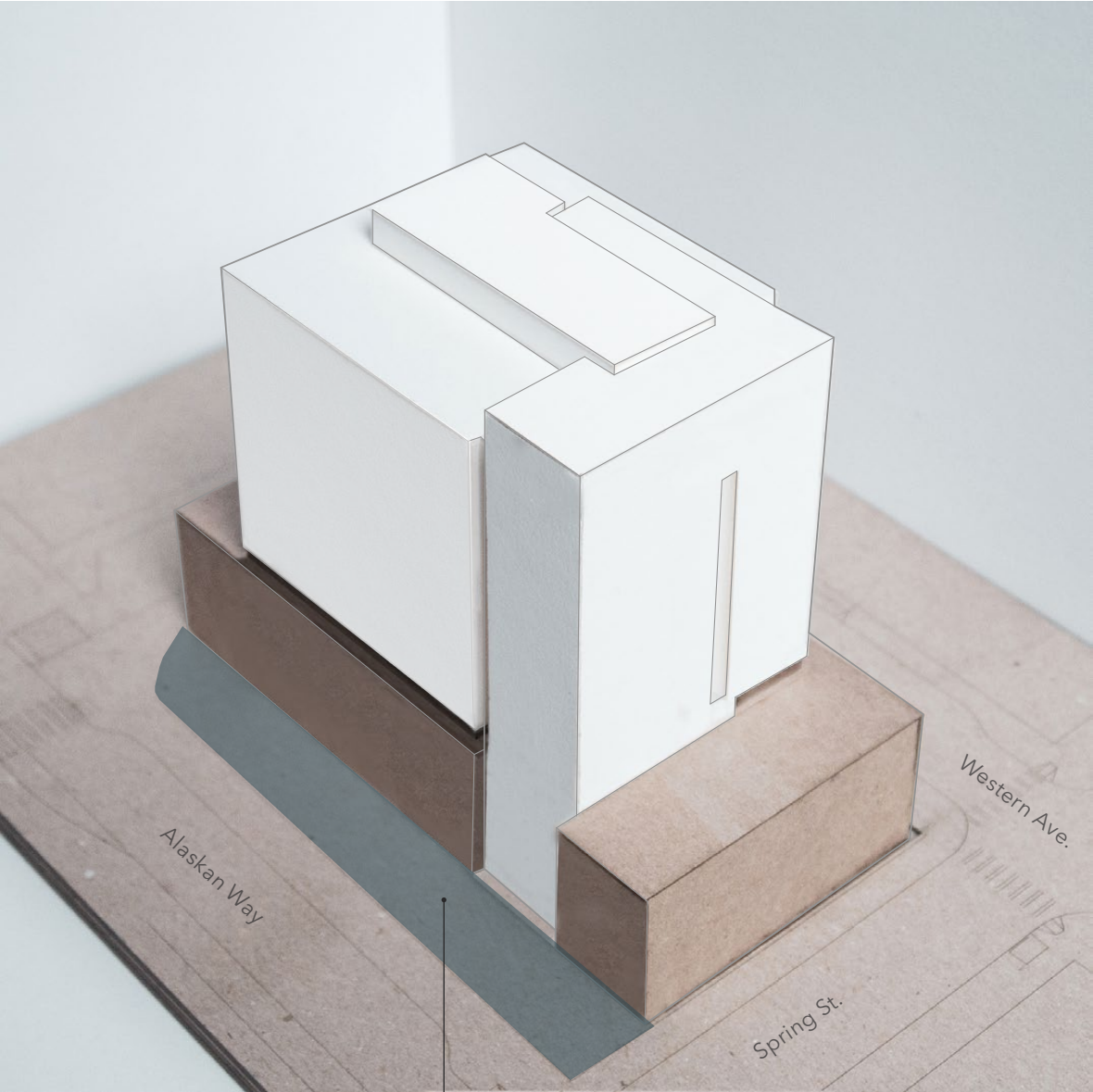
Aerial View of SE Corner. - ADR Response



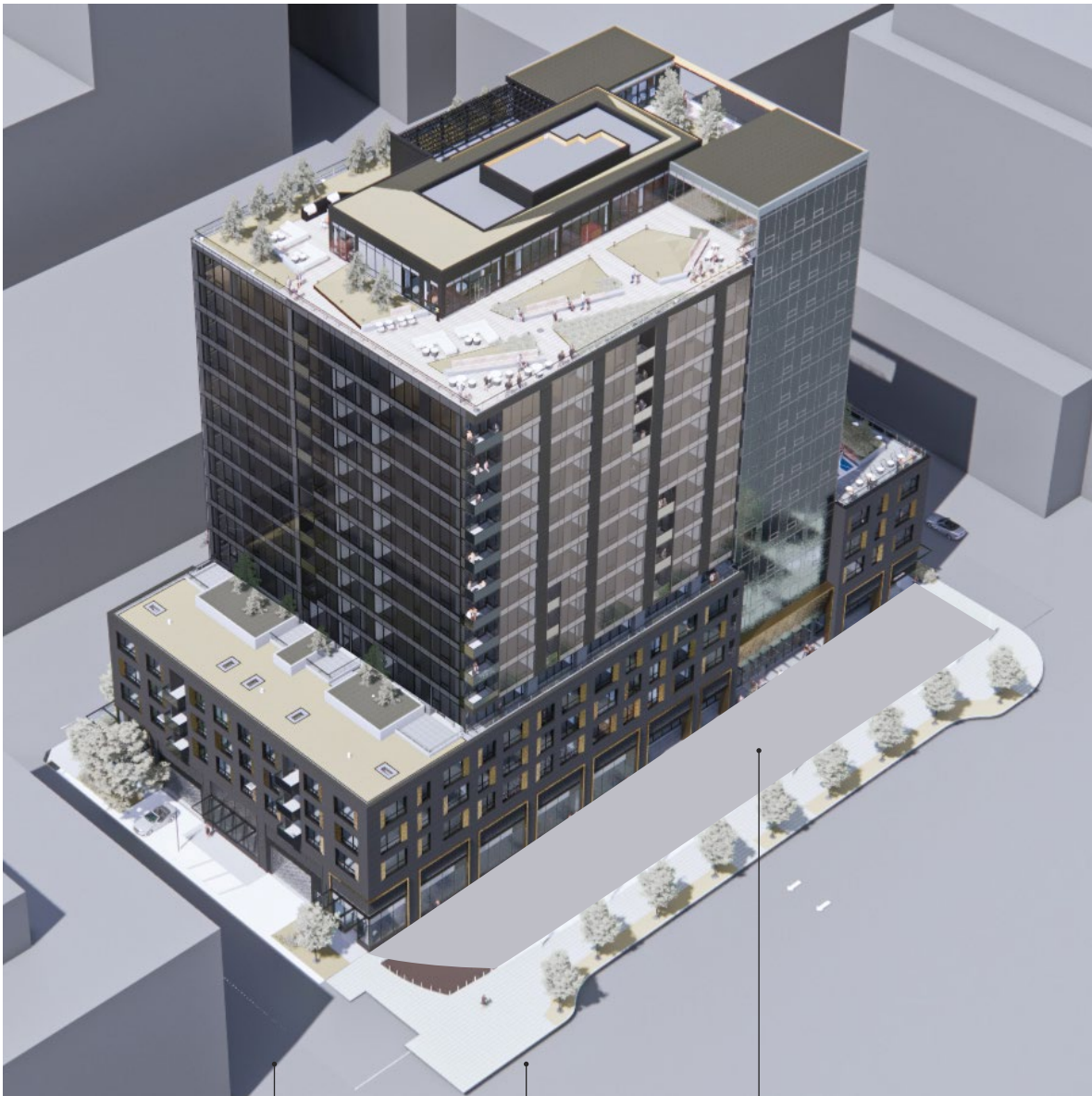
Aerial View of East facade with revised Dark Spandrel. - ADR Response



Northwest Corner
Progress Model - Concept Iteration



Southwest Corner
Progress Model - Concept Iteration



Northwest Corner

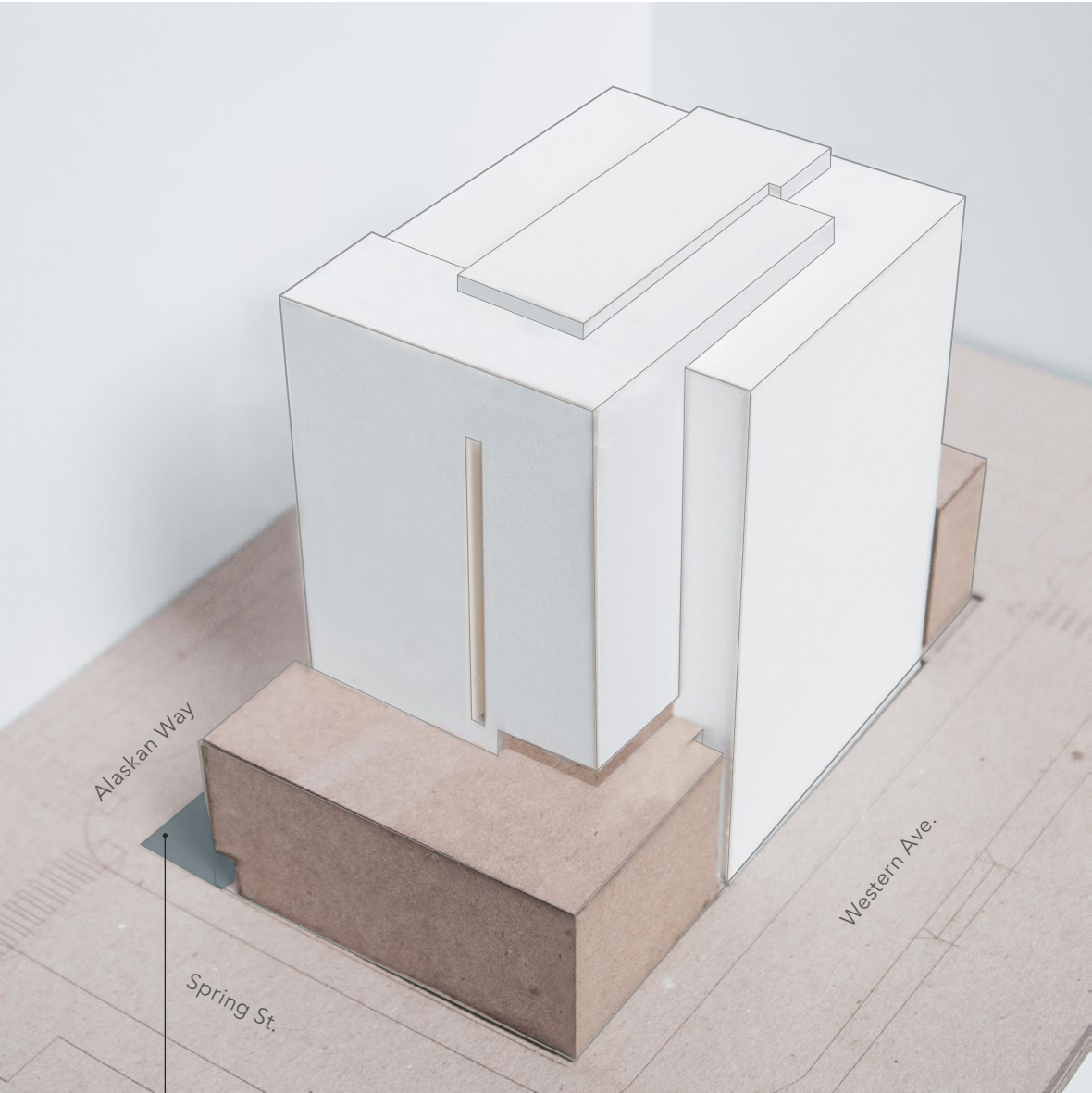


Southwest Corner



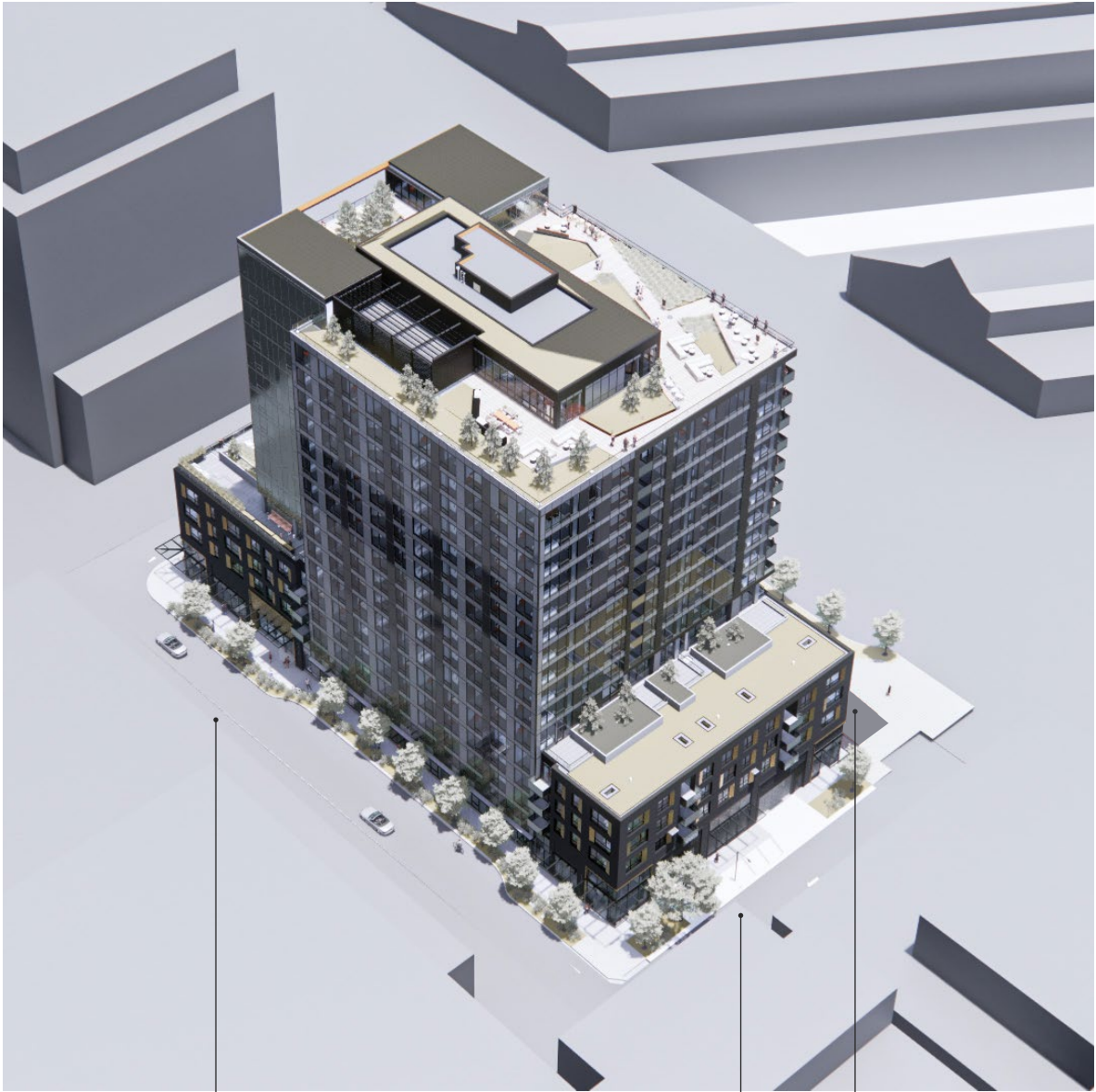
Northeast Corner
Progress Model - Concept Iteration

Gonzaga University
Project Site



Southeast Corner
Progress Model - Concept Iteration

Gonzaga University
Project Site



Western Ave.

Seneca St.

Gonzaga University
Project Site

Northeast Corner



Gonzaga University
Project Site

Spring St.

Western Ave.

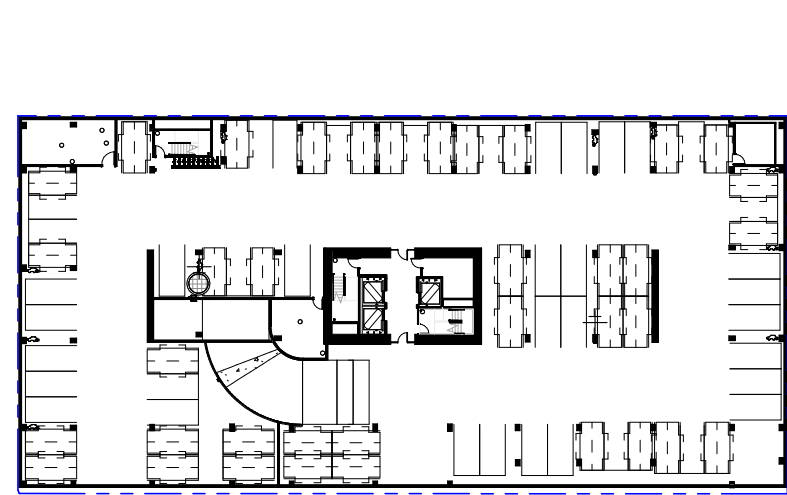
Southeast Corner



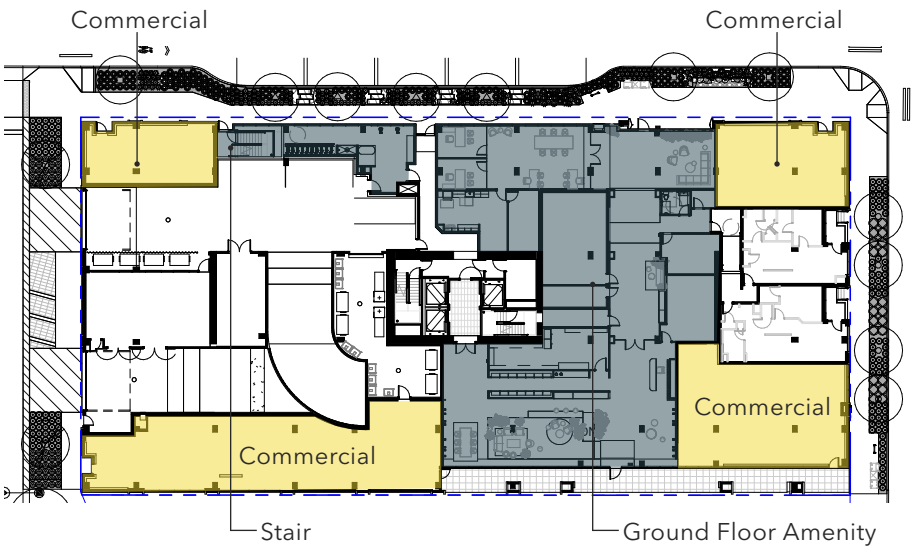
Street level view of residential units on Spring St.



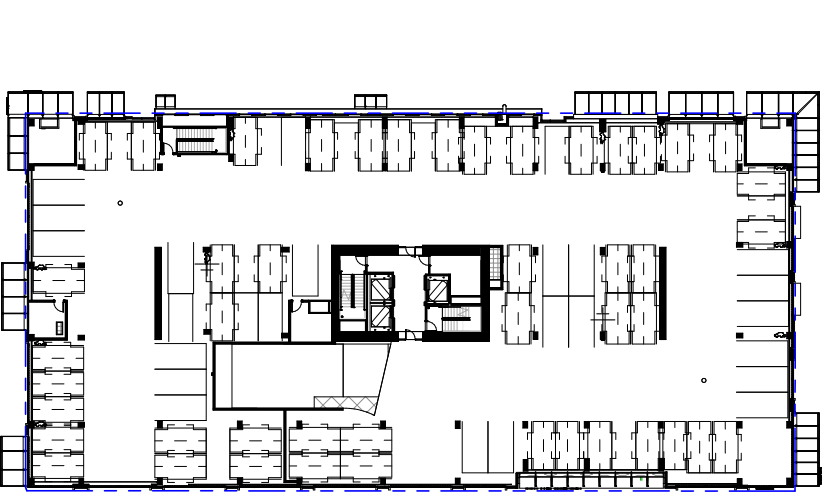
FLOOR PLANS



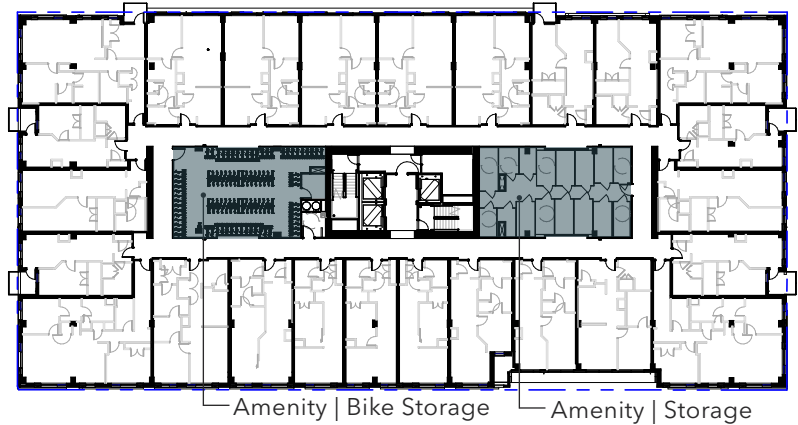
LVL P1
SCALE: 1" = 60'



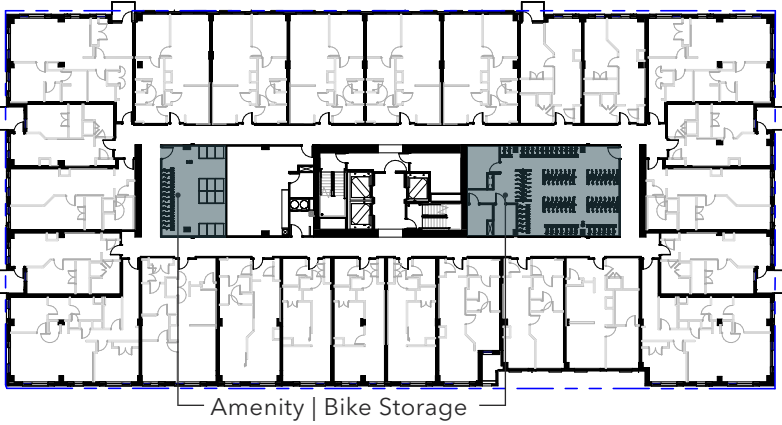
LVL 1
SCALE: 1" = 60'



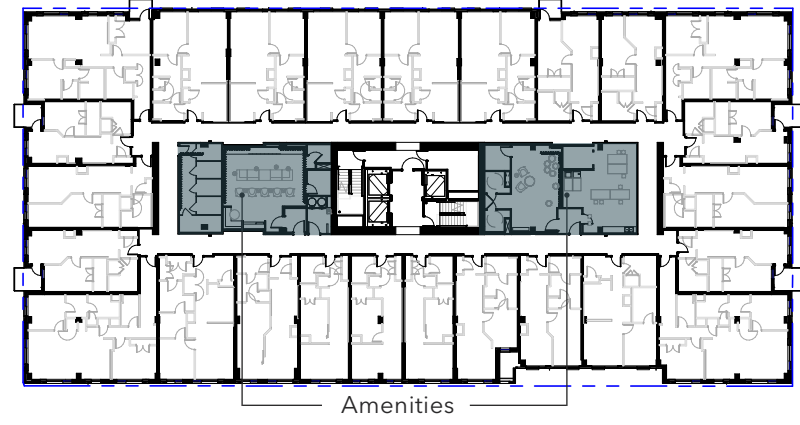
LVL 2
SCALE: 1" = 60'



LVL 3
SCALE: 1" = 60'



LVL 4
SCALE: 1" = 60'



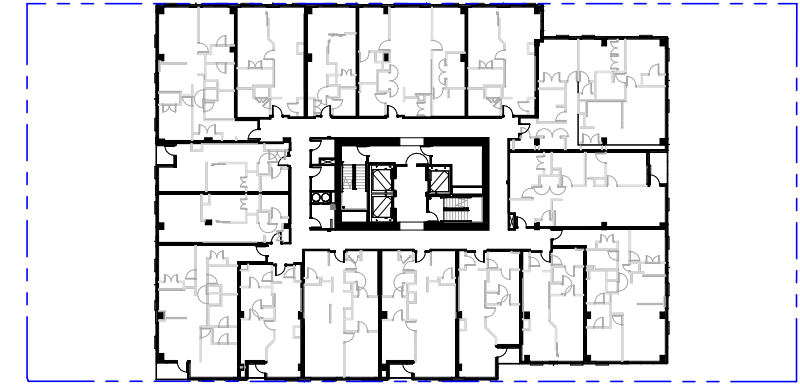
LVL 5
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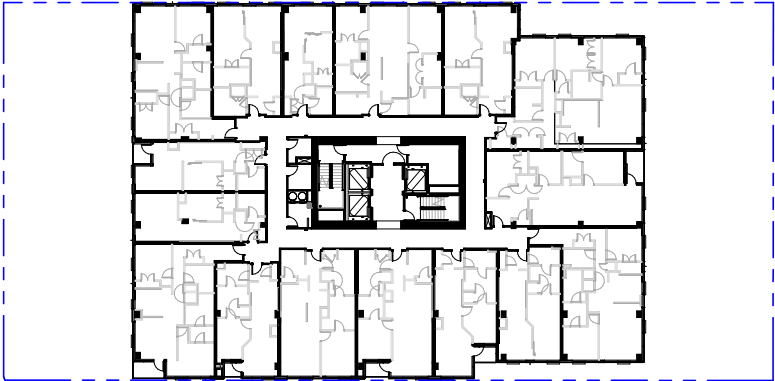
LVL 6
SCALE: 1" = 60'



LVL 7
SCALE: 1" = 60'



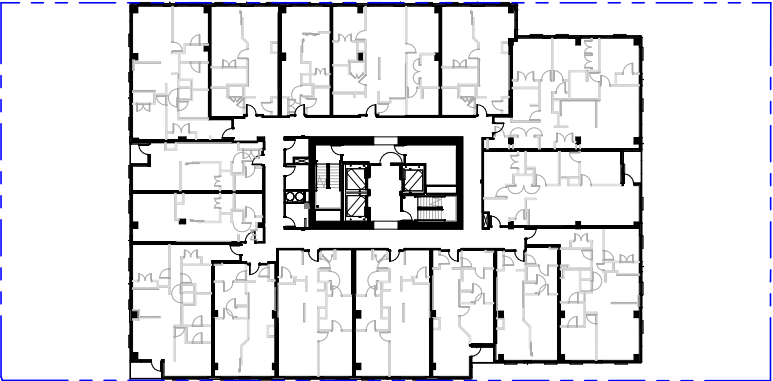
LVL 8
SCALE: 1" = 60'



LVL 9
SCALE: 1" = 60'



LVL 10
SCALE: 1" = 60'



LVL 11
SCALE: 1" = 60'



LVL 12
SCALE: 1" = 60'



LVL 13
SCALE: 1" = 60'



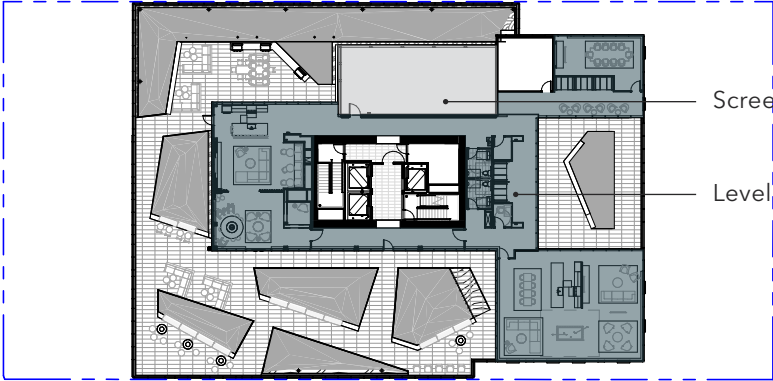
LVL 14
SCALE: 1" = 60'



LVL 15
SCALE: 1" = 60'



LVL 16
SCALE: 1" = 60'



Screened Mechanical
Level 17 Amenity

LVL 17
SCALE: 1" = 60'



View of Southeast corner from the Spring St and Western Ave. intersection.



LANDSCAPE

LANDSCAPE

GROUND FLOOR LANDSCAPE

LEVEL 6 LANDSCAPE

LEVEL 17 LANDSCAPE

LEVEL 17 MECHANICAL SCREENING

GROUND FLOOR LIGHTING

LEVEL 6 LIGHTING

LEVEL 17 LIGHTING



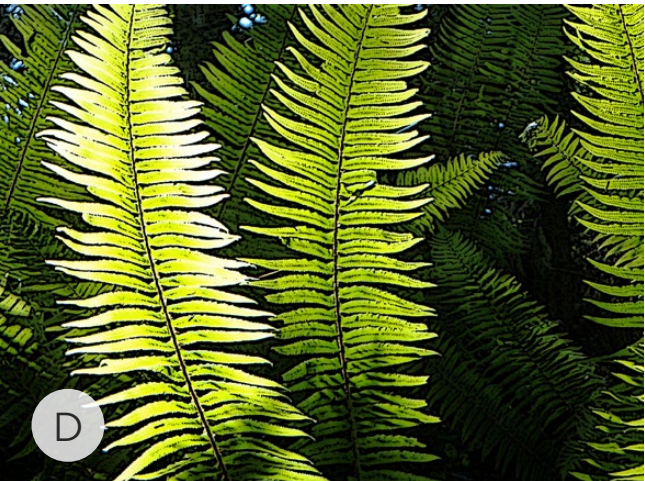
A
STREETSCAPE SEATING



B
ROOFTOP BENCH SEATING



C
GRANITE BOULDER FEATURE



D
SWORD FERN



E
SEDUM GREEN ROOF



F
CITY OF SEATTLE STANDARD SIDEWALK



G
PLANK ACCESS STEPS



H
FEATHER GRASS



I
SYNTHETIC TURF



J
AMENITY PORCELAIN PAVER



K
DECORATIVE ROCK/ BALLAST



L
KELSEYI DOGWOOD FOLIAGE



EMERALD CITY TULIP TREE



CORINTHIAN LINDEN



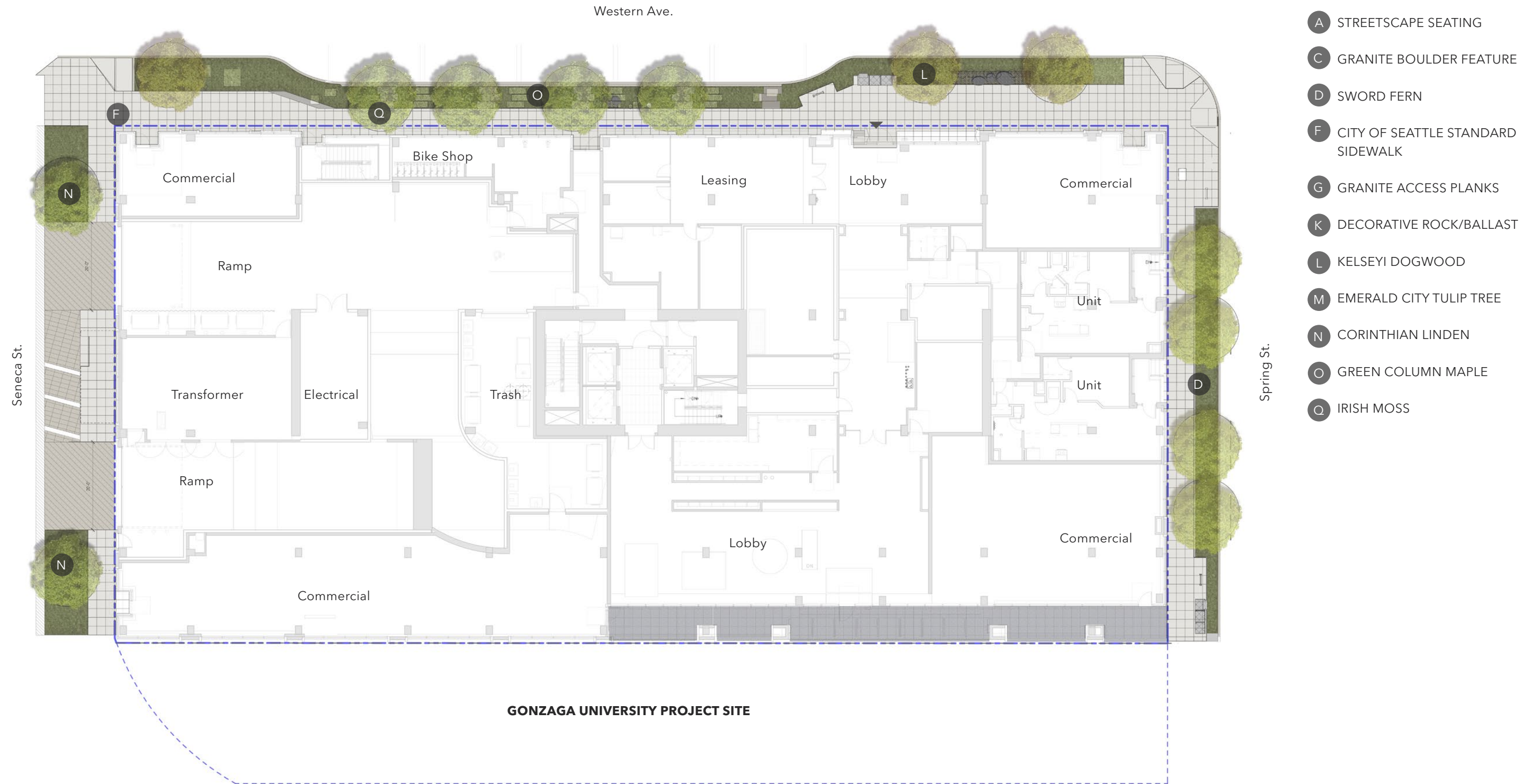
GREEN COLUMN MAPLE



SHORE PINE



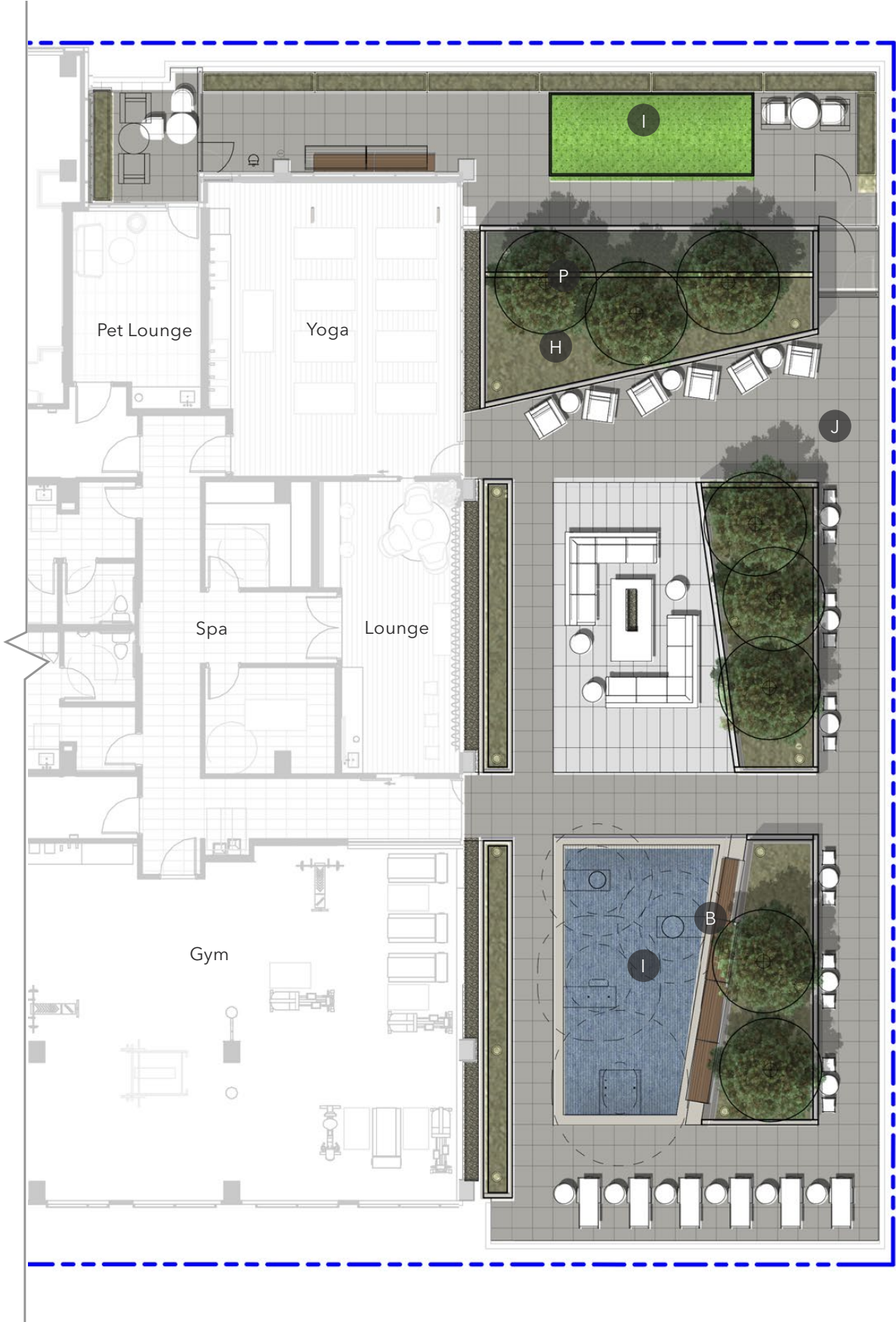
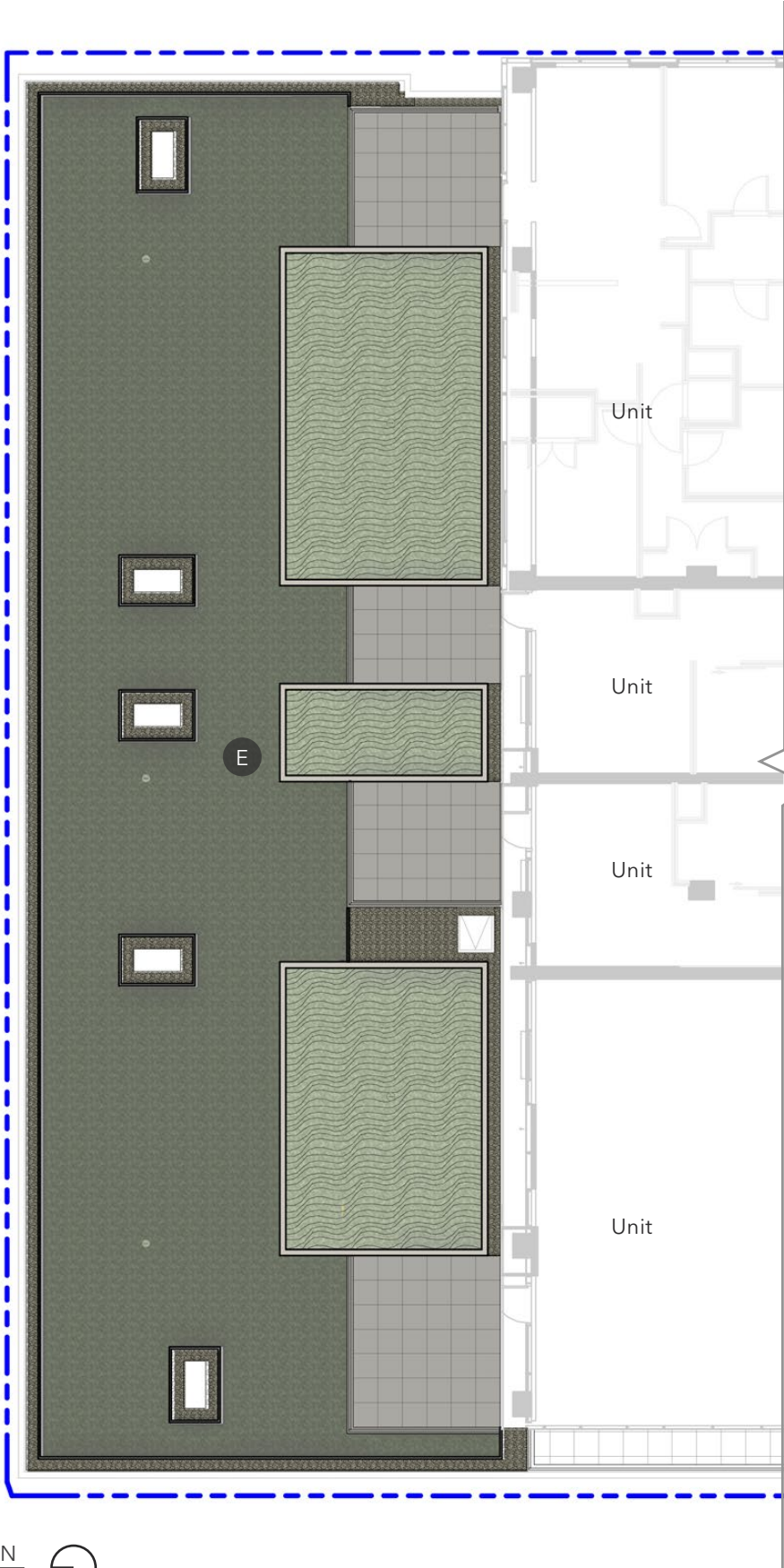
IRISH MOSS



GROUND FLOOR PLAN
SCALE: NTS



View of East Entry along Western Ave.



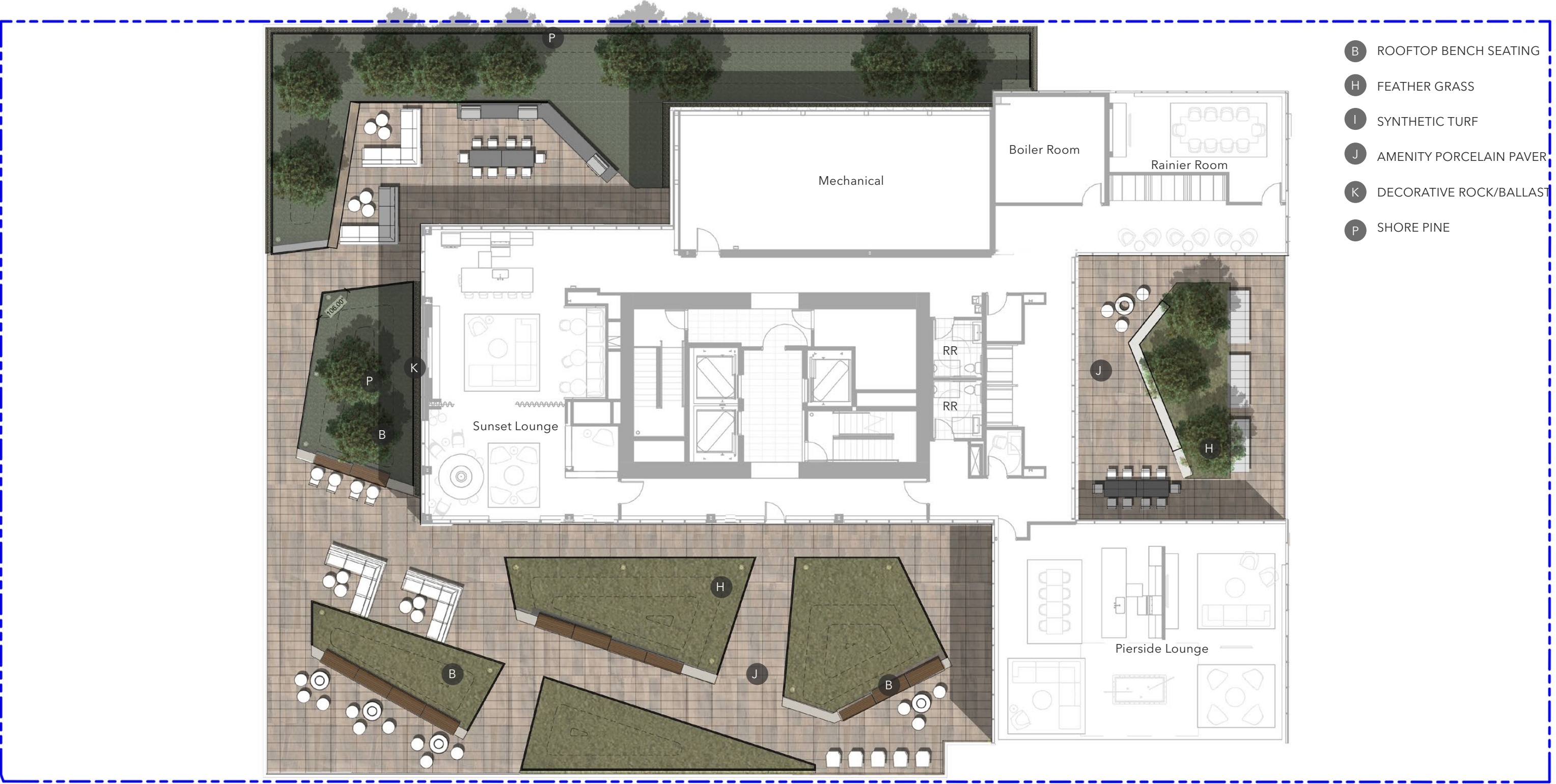
- B ROOFTOP BENCH SEATING
- E SEDUM GREEN ROOF
- H FEATHER GRASS
- I SYNTHETIC TURF
- J AMENITY PORCELAIN PAVER
- P SHORE PINE

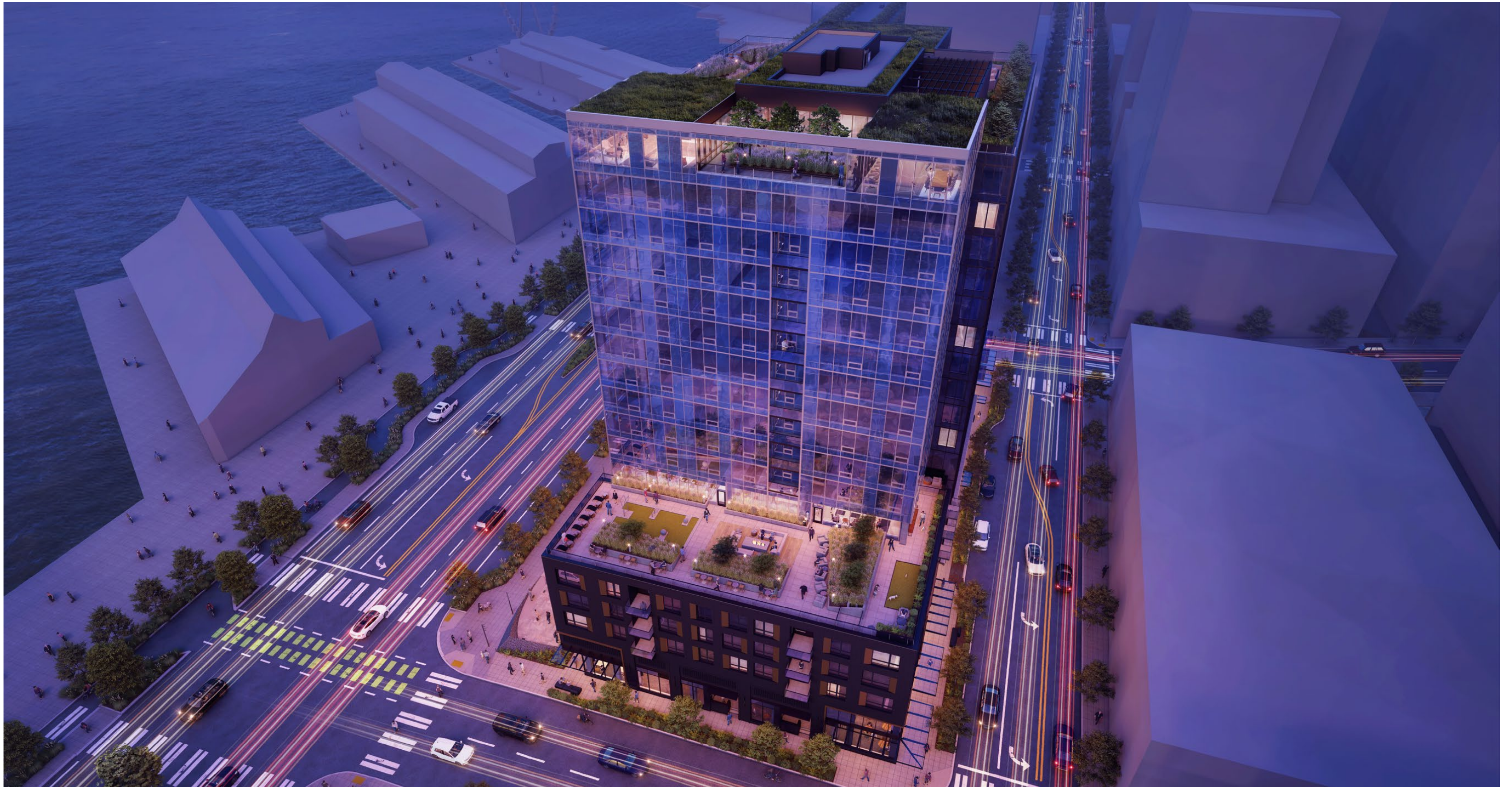
LVL 6 LANDSCAPE PLAN
SCALE: NTS



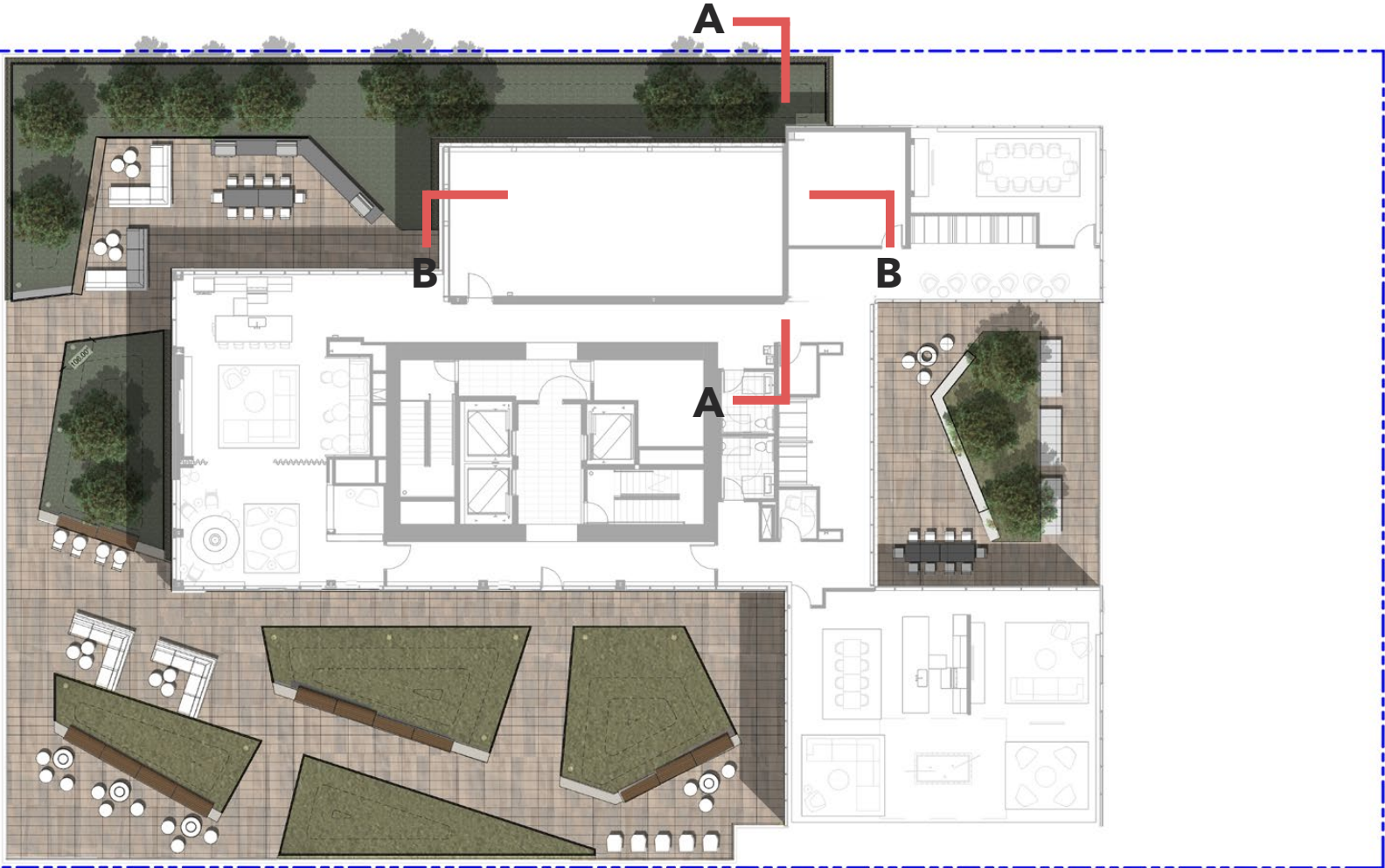


Perspective looking East of Level 6 amenity.



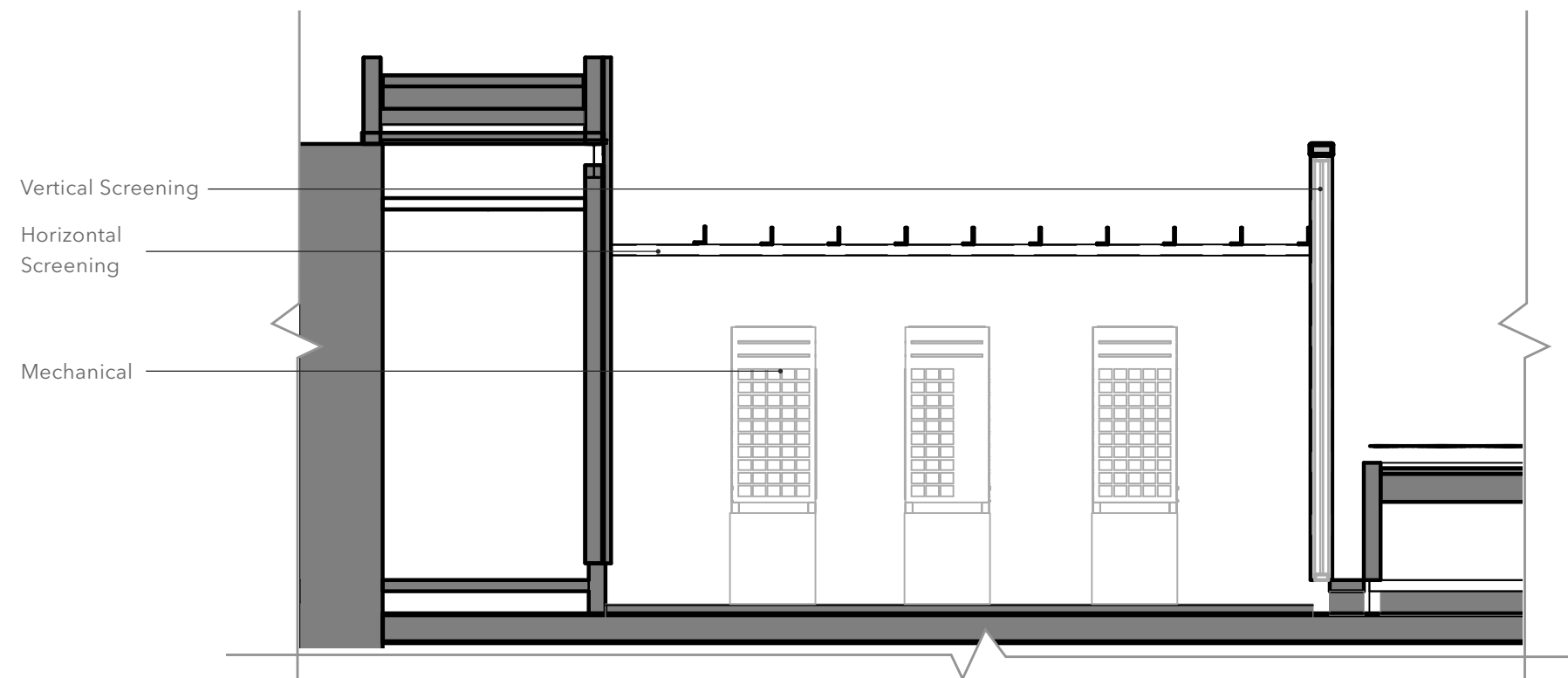


Perspective looking Northwest from rooftop amenity.

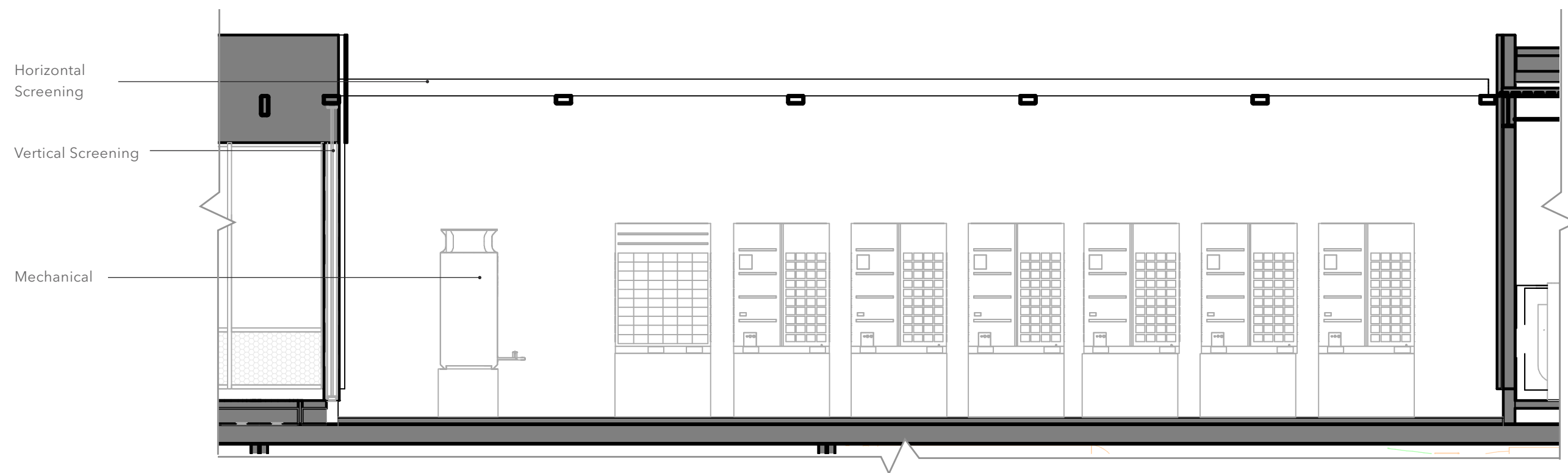


ROOF PLAN
SCALE: NTS





SECTION A-A
SCALE: NTS



SECTION B-B
SCALE: NTS



GROUND FLOOR LIGHTING



LED Stem Lights



Backlit Perforated Metal



Sconce | Black



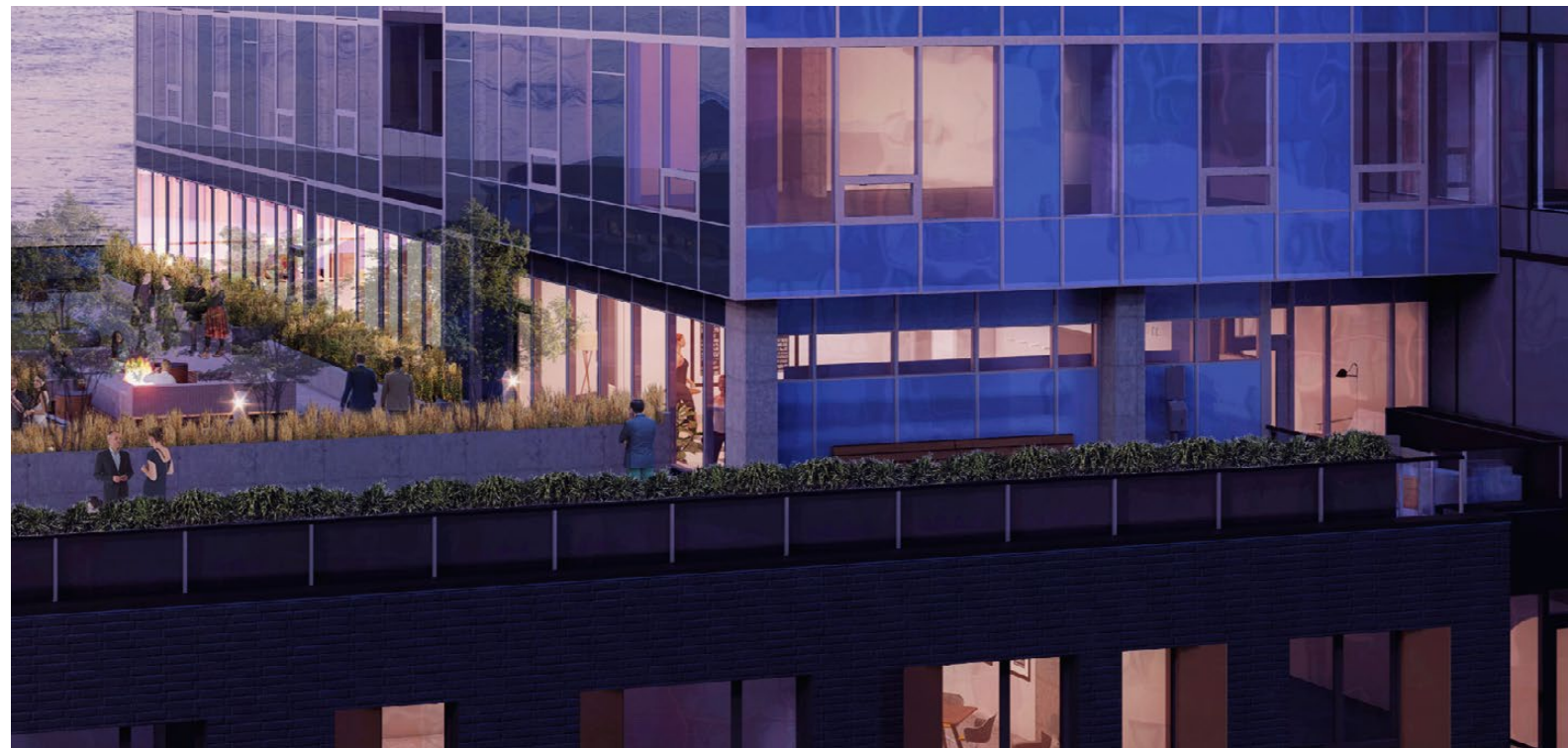
Down light



LEVEL 6 LIGHTING



LED Stem Lights



Recessed Strip Light



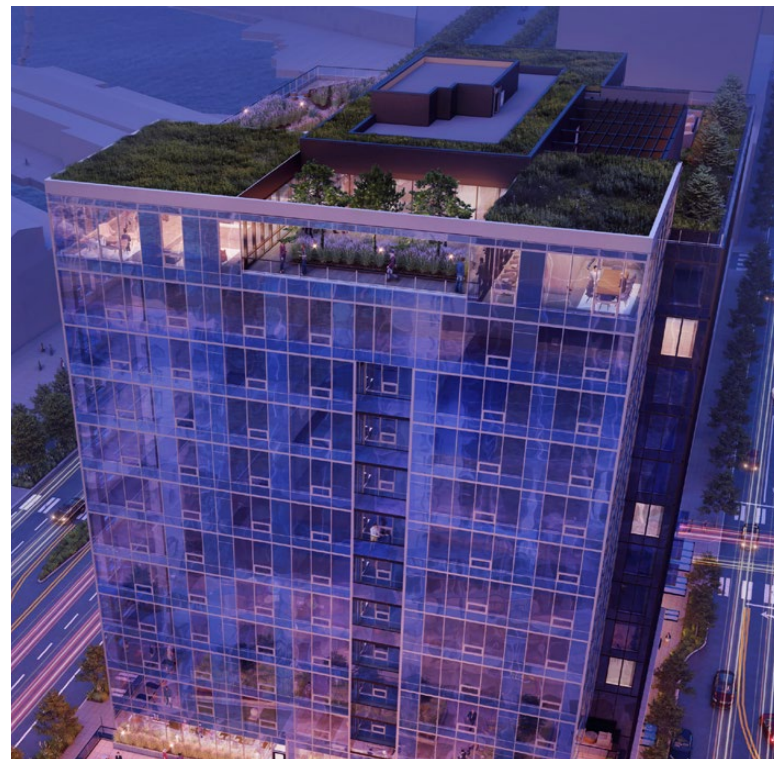
Rectangular Firepits



LEVEL 17 LIGHTING



LED Stem Lights

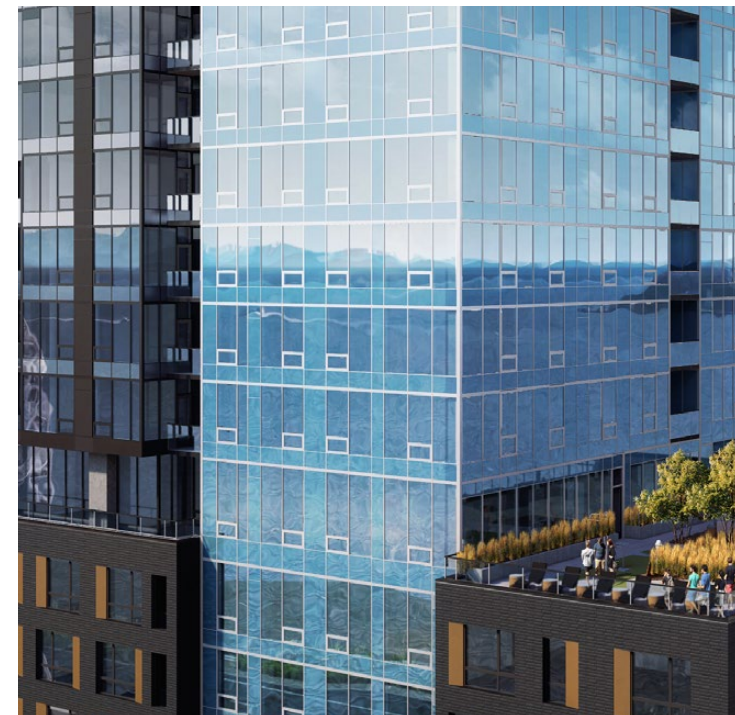


Recessed Strip Light



Firepits





ELEVATIONS AND MATERIALS

MATERIALS PALETTE

ELEVATIONS AND MATERIALS

DETAILS

NORTH TOWER



GL-01
Window Wall Glazing
Manufacturer: Guardian Glass
Glass: SNX 62/27 on Clear (1" double-glazing)



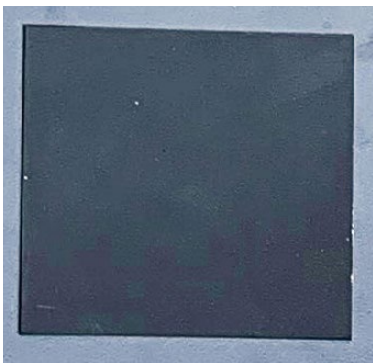
GL-02
Harmonizing Spandrel
Manufacturer: Guardian Glass
Color: Knoxville Gray



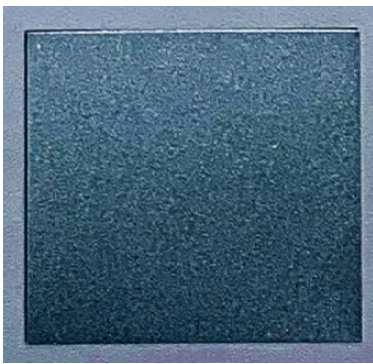
GL-03
Spandrel
Manufacturer: Guardian Glass
Color: Black



GL-04
Spandrel
Manufacturer: Guardian Glass
Color: Light Gray



MTL-02
Shift Panel
Manufacturer: Quest
Material Painted Aluminum
Color: Black

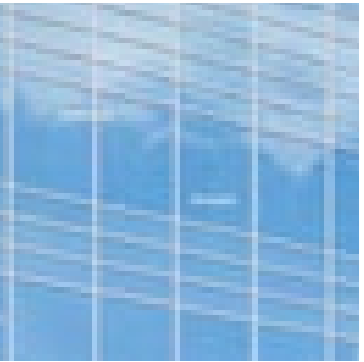


MTL-03
Mullion
Manufacturer: Quest
Material Painted Aluminum
Color: Shale

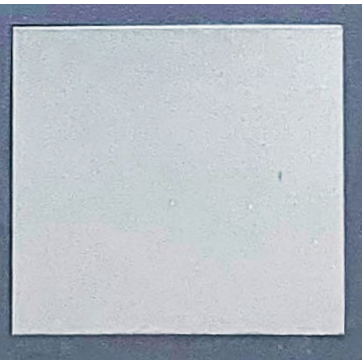
SOUTH TOWER



GL-05
Window Wall Glazing
Manufacturer: Guardian Glass
Glass: SNR 43 on Clear (#2)

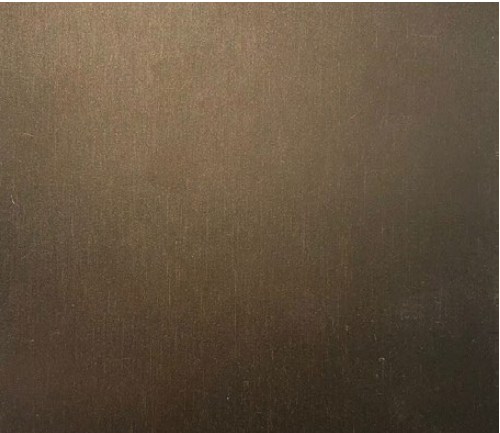


GL-06
Harmonizing Spandrel
Manufacturer: Guardian Glass
Color: Subdued Gray



MTL-04
Mullion
Manufacturer: Quest
Material Painted Aluminum
Color: Silver

PODIUM



MTL-01
Color: MEDIUM BRONZE ANODIZED
Manufacturer: Citadel Architectural Products, Inc.
Thickness: 024"
Width: 48" , 60"
Length: 96" , 120" , 144"



BR-01
Color: Coal Creek
Manufacturer: Mutual Materials
Shape: Norman
Dimensions: 3-1/2" x 2-1/2" x 11-1/2"



Perspective of Northwest corner retail along Seneca St.





NORTH TOWER



GL-01
Window Wall Glazing
Manufacturer: Guardian Glass
Glass: SNX 62/27 on Clear (1" double-glazing)



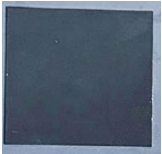
GL-02
Harmonizing Spandrel
Manufacturer: Guardian Glass
Color: Knoxville Gray



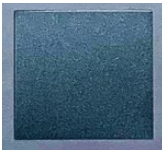
GL-03
Spandrel
Manufacturer: Guardian Glass
Color: Black



GL-04
Spandrel
Manufacturer: Guardian Glass
Color: Light Gray



MTL-02
Shift Panel
Manufacturer: Quest
Material Painted Aluminum
Color: Black



MTL-03
Mullion
Manufacturer: Quest
Material Painted Aluminum
Color: Shale

SOUTH TOWER



GL-05
Window Wall Glazing
Manufacturer: Guardian Glass
Glass: SNR 43 on Clear (#2)

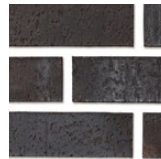


GL-06
Harmonizing Spandrel
Manufacturer: Guardian Glass
Color: Subdued Gray

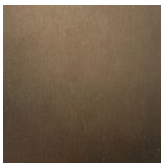


MTL-04
Mullion
Manufacturer: Quest
Material Painted Aluminum
Color: Silver

PODIUM



BR-01
Color: Coal Creek
Manufacturer: Mutual Materials
Shape: Norman
Dimensions: 3-1/2" x 2-1/2" x 11-1/2"



MTL-01
Color: MEDIUM BRONZE ANODIZED
Manufacturer: Citadel Architectural Products, Inc.
Thickness: 024"
Wi: 48", 60" L: 96", 120", 144"





0' 15' 30'

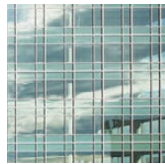
NORTH ELEVATION
SCALE: 1" = 30'

GL-01 GL-04 GL-02 GL-05 MTL-02 MTL-03 GL-02 BR-01 MTL-01

NORTH TOWER



GL-01
Window Wall Glazing
Manufacturer: Guardian Glass
Glass: SNX 62/27 on Clear (1" double-glazing)



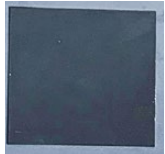
GL-02
Harmonizing Spandrel
Manufacturer: Guardian Glass
Color: Knoxville Gray



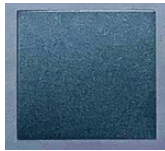
GL-03
Spandrel
Manufacturer: Guardian Glass
Color: Black



GL-04
Spandrel
Manufacturer: Guardian Glass
Color: Light Gray



MTL-02
Shift Panel
Manufacturer: Quest
Material Painted Aluminum
Color: Black



MTL-03
Mullion
Manufacturer: Quest
Material Painted Aluminum
Color: Shale

SOUTH TOWER



GL-05
Window Wall Glazing
Manufacturer: Guardian Glass
Glass: SNR 43 on Clear (#2)



GL-06
Harmonizing Spandrel
Manufacturer: Guardian Glass
Color: Subdued Gray

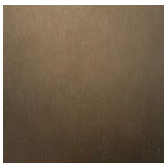


MTL-04
Mullion
Manufacturer: Quest
Material Painted Aluminum
Color: Silver

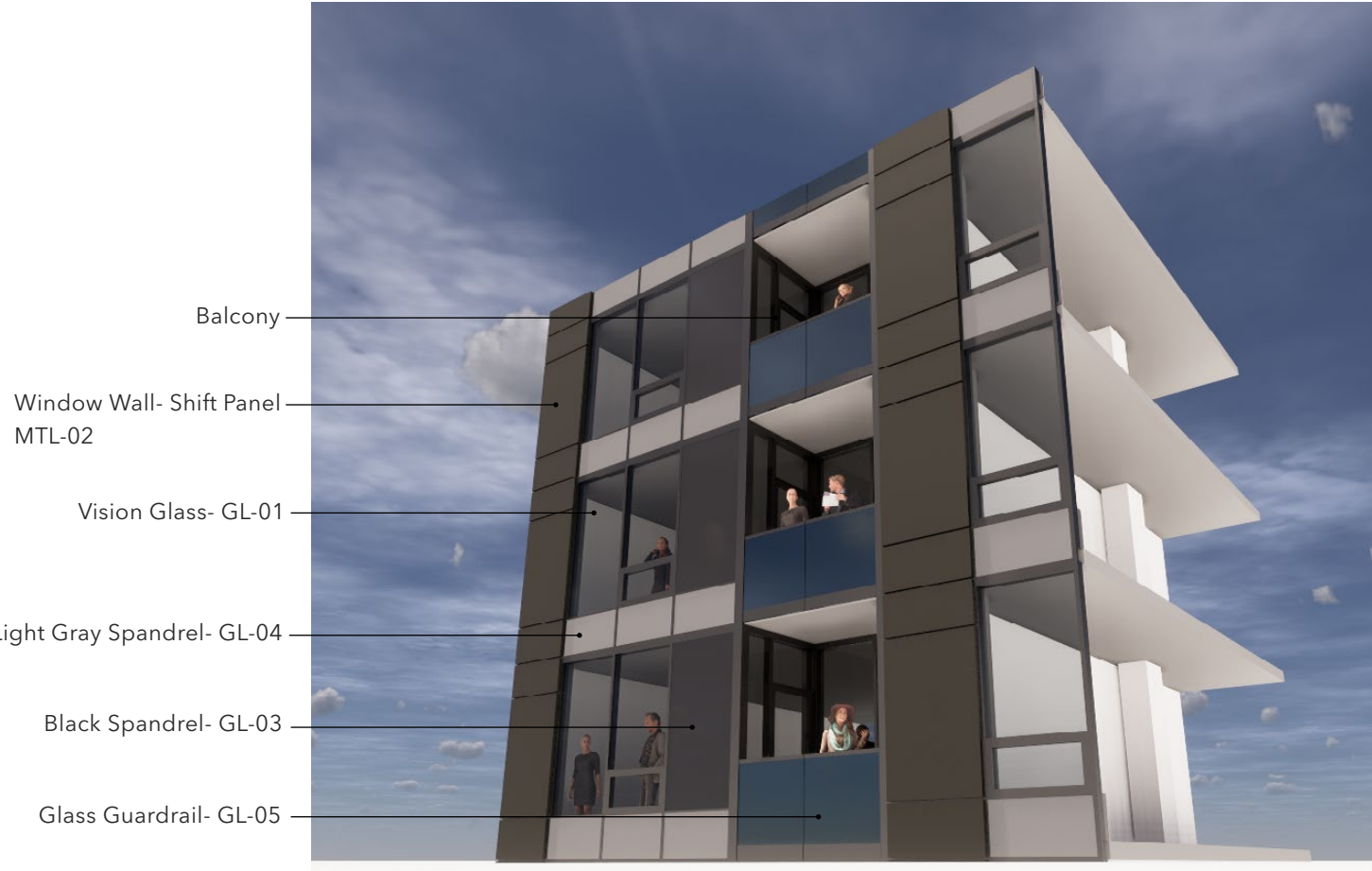
PODIUM



BR-01
Color: Coal Creek
Manufacturer: Mutual Materials
Shape: Norman
Dimensions: 3-1/2" x 2-1/2" x 11-1/2"



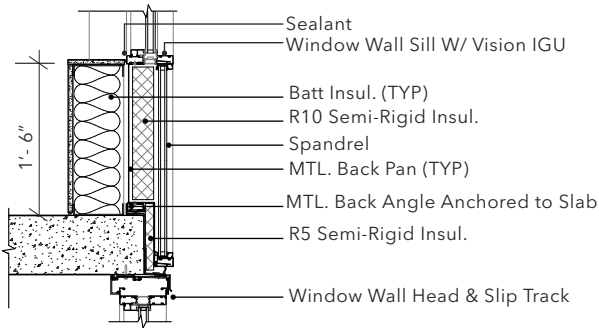
MTL-01
Color: MEDIUM BRONZE ANODIZED
Manufacturer: Citadel Architectural Products, Inc.
Thickness: 024"
Wi: 48", 60" L: 96", 120", 144"



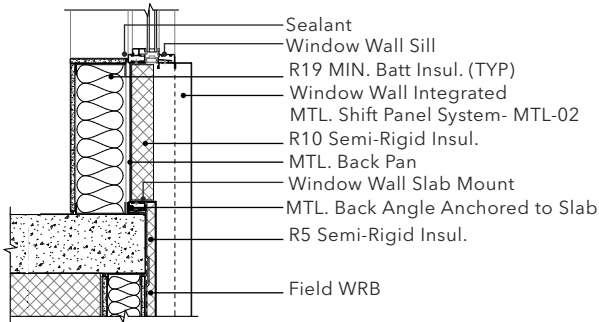
Typical Balcony Expression on Alaskan Way



Vertical View at Typical Balcony Stack on Alaskan Way



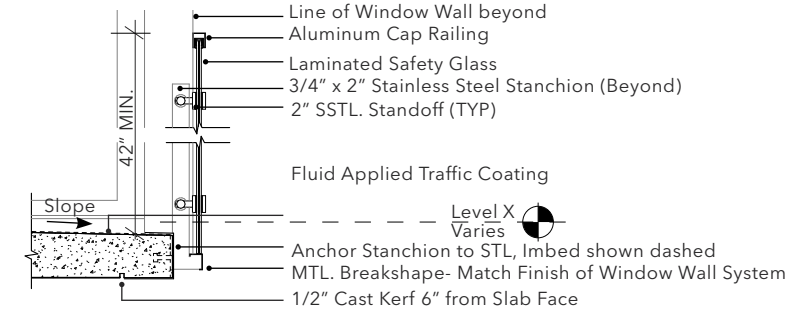
Detail- Typical Window Wall Head & Sill



Detail- Typical Window Wall & Shift Panel



Elevation of the Typical Balcony Stack on Alaskan Way.



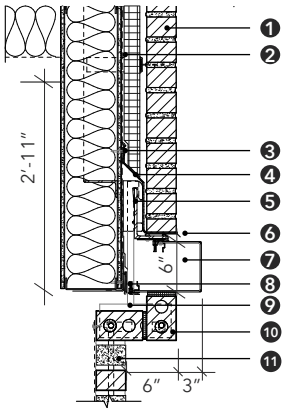
Detail- Guard Rail at Balcony



- Brick- BR-01
- Angled Painted Aluminum Accent Panel- MTL-01
- Black Vinyl Windows
- Painted Aluminum Frame- MTL-01
- Masonry Screen- BR-01 - See Detail below
- Metal Panel
- Louver
- Aluminum Storefront
- Brick- BR-01



Podium Expression Along Alaskan Way



Detail- Brick Screen with Aluminum Frame

- 1 Brick- BR-01 over R10 Semi-Rigid Insul.
- 2 Field WRB
- 3 Termination Bar sealed to Field WRB
- 4 Flexibel Drainage Plane Flashing
- 5 STL. Lintel Angle & Support System - See Struct.
- 6 MTL. Flashing sealed to Angle
- 7 Painted Aluminum Frame- MTL-01
- 8 Seal Panel Mount Clip to R.O. Membranes
- 9 GALV. STL. Horseshoe Plate Soldier Course Support (Beyond)
- 10 Reinforced Soldier Course Screen Head- BR-01 - See Struct.
- 11 Reinforced Brick Screen & Metal Bird Screen- Brick BR-01

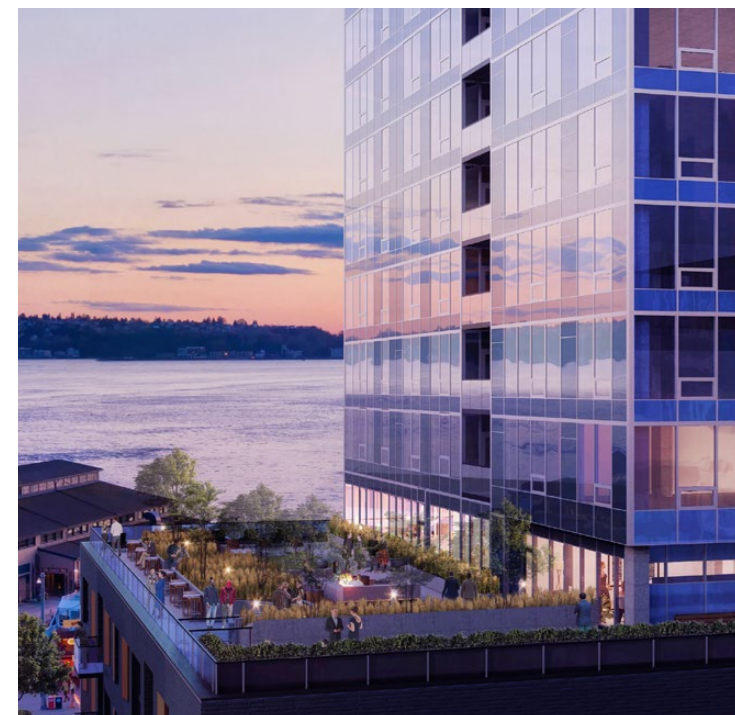


- Vision Glass- GL-01
- Louver
- Light Gray Spandrel- GL-04
- Black Spandrel- GL-03
- Metal and Glass Eyebrow canopy
- Metal and Glass Canopy
- Curtain Wall

Facade Rhythm and Composition on Western Avenue

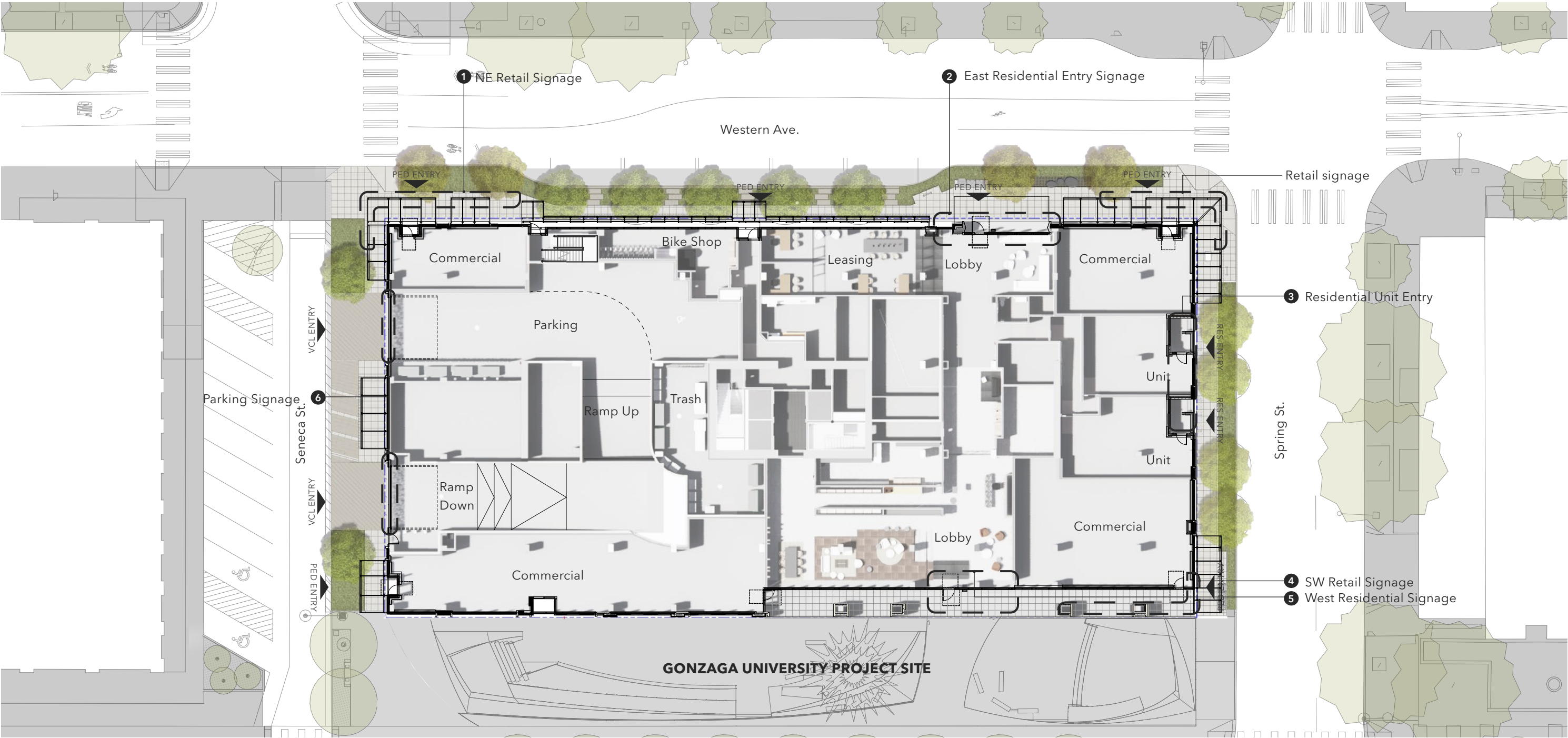


Perspective view of Alaskan Way Entry looking up.



SIGNAGE AND SECTIONS

SIGNAGE FLOOR PLAN AND RENDERINGS
BUILDING SECTIONS
GROUND FLOOR SECTIONS



0' 15' 30'

GROUND FLOOR PLAN

SCALE: 1" = 30'



1



2



3



4

Gonzaga University Project Site



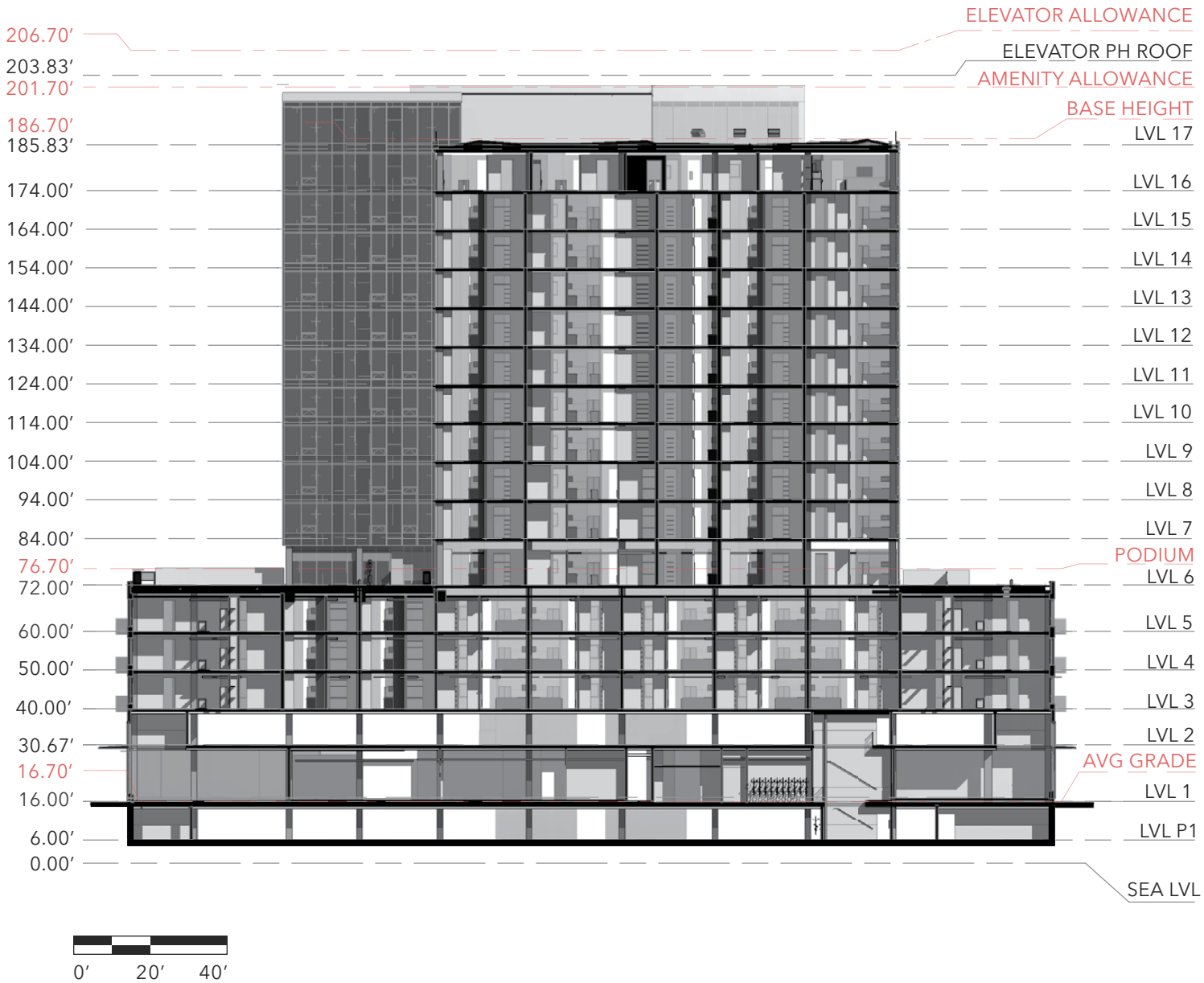
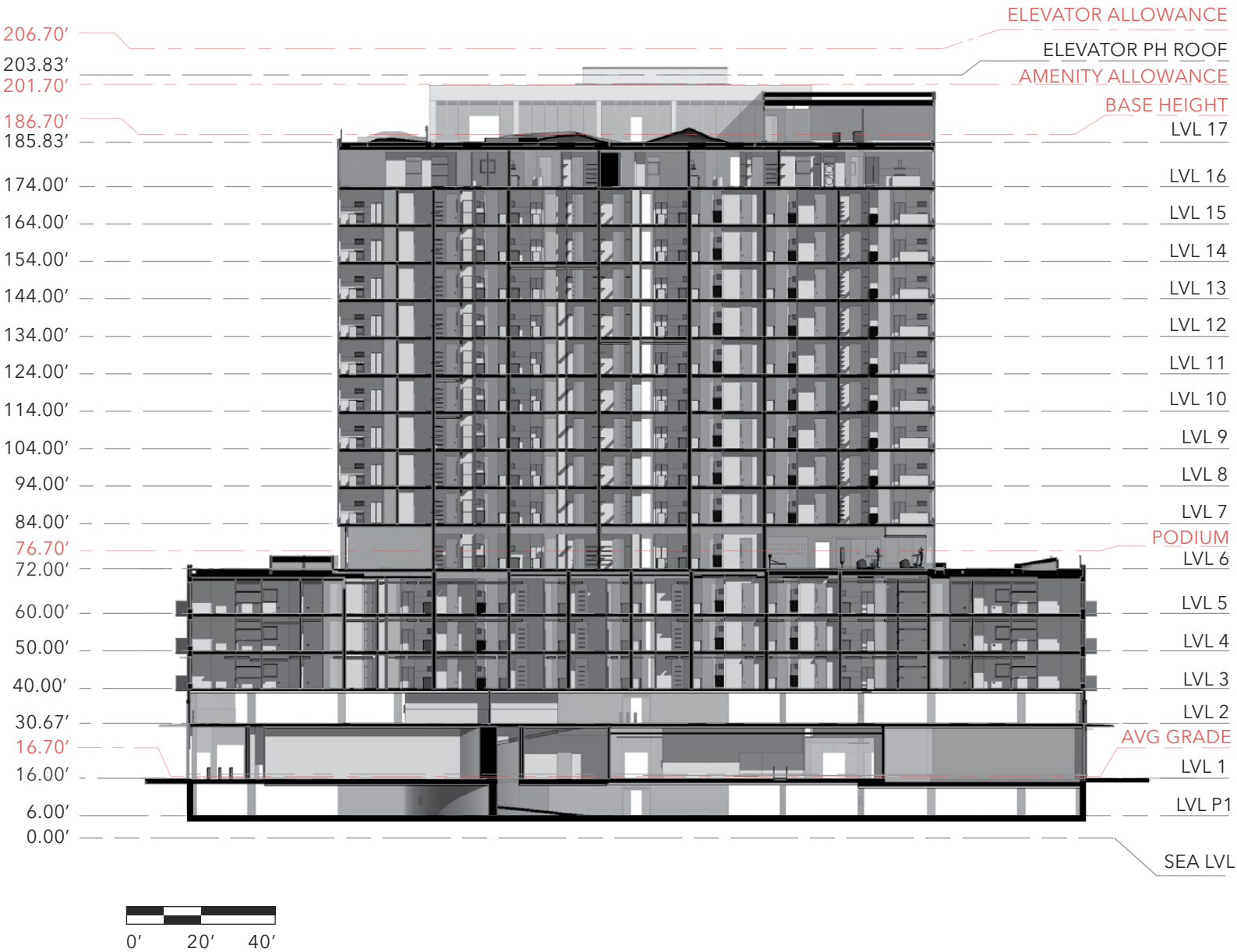
5

Gonzaga University Project Site



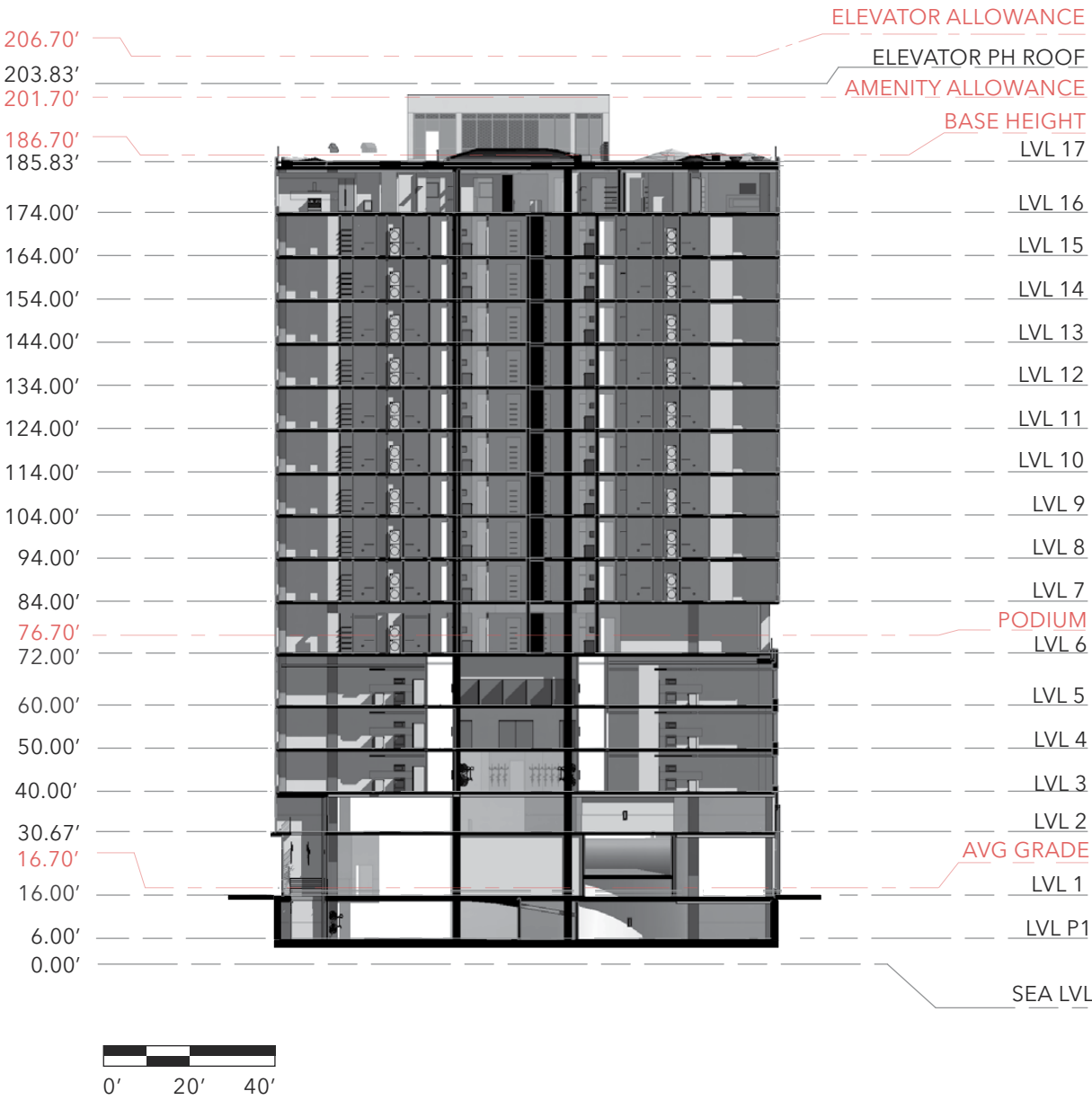
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- Allowed:
- 76.70' Podium - 60' above Grade
 - 186.70 Base Building Height - 170' above Grade
 - 201.70'+15' Per 23.49.008.D.2.a.4 (Amenity)
 - +10' Per 23.49.008.D.2.b.3 (Elevator Overrun)
 - 206.70' Total allowed - 195' above Grade

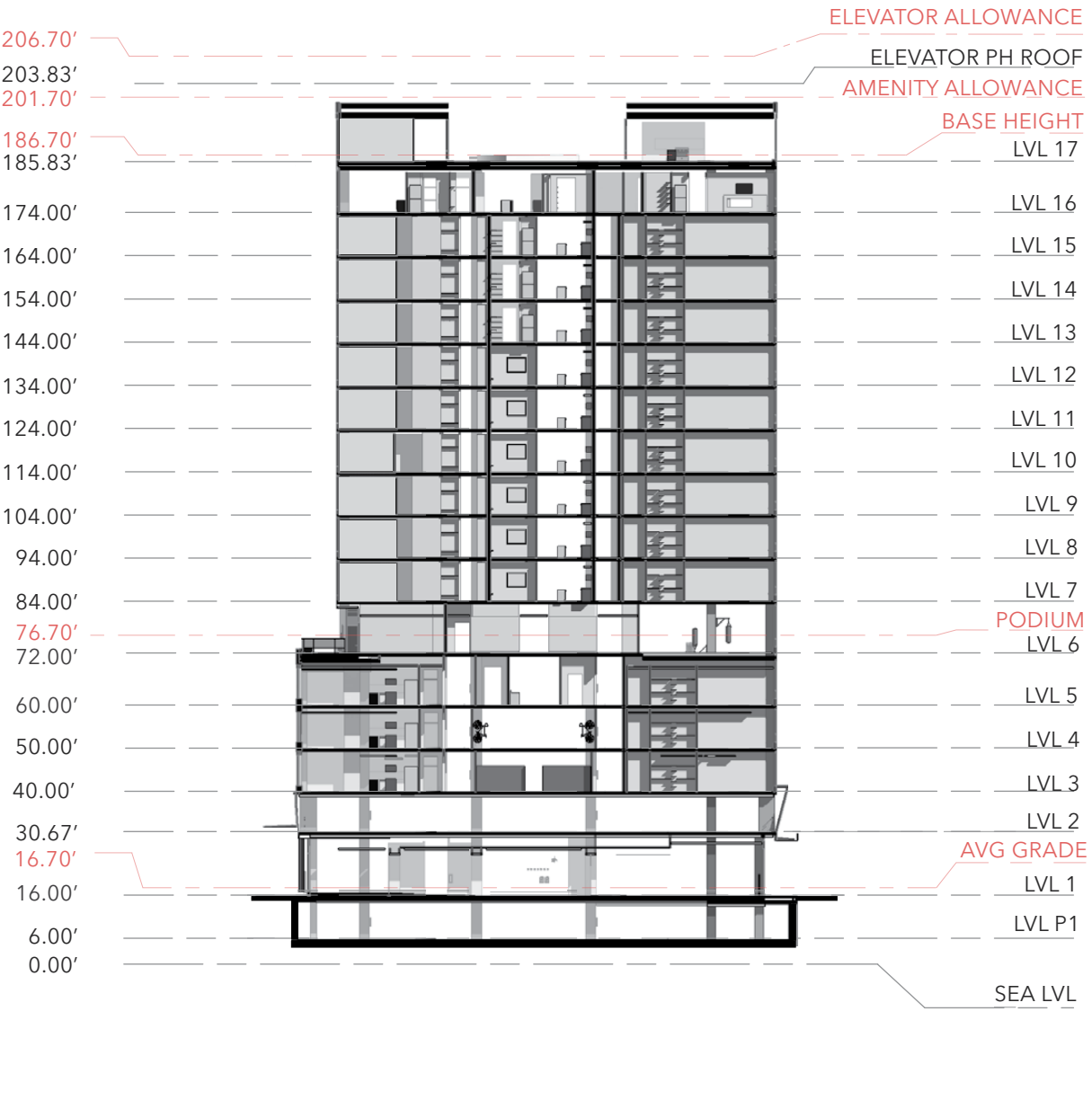


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SECTION LOOKING SOUTH
SCALE: 1" = 40'

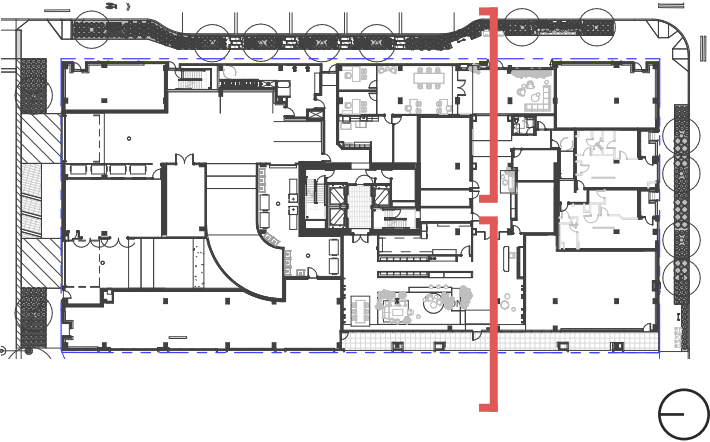


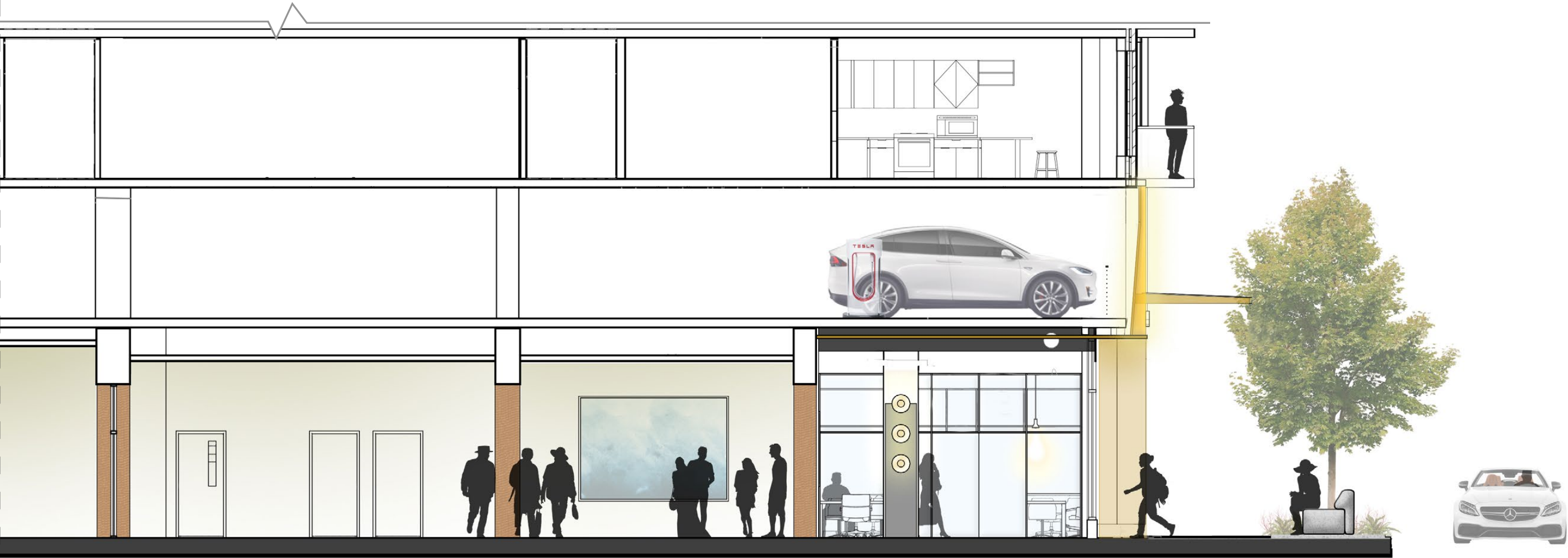
SECTION LOOKING NORTH
SCALE: 1" = 40'

RESIDENTIAL ENTRIES

The entry expression at Alaskan Way has been widened to allow for increased visibility from the new waterfront while also referencing the form of the south tower mass above. The expression of both entries has evolved to become more sculptural, informed by the angled panels at the masonry base of the building above. They bend to both catch light and indicate the direction of entry.

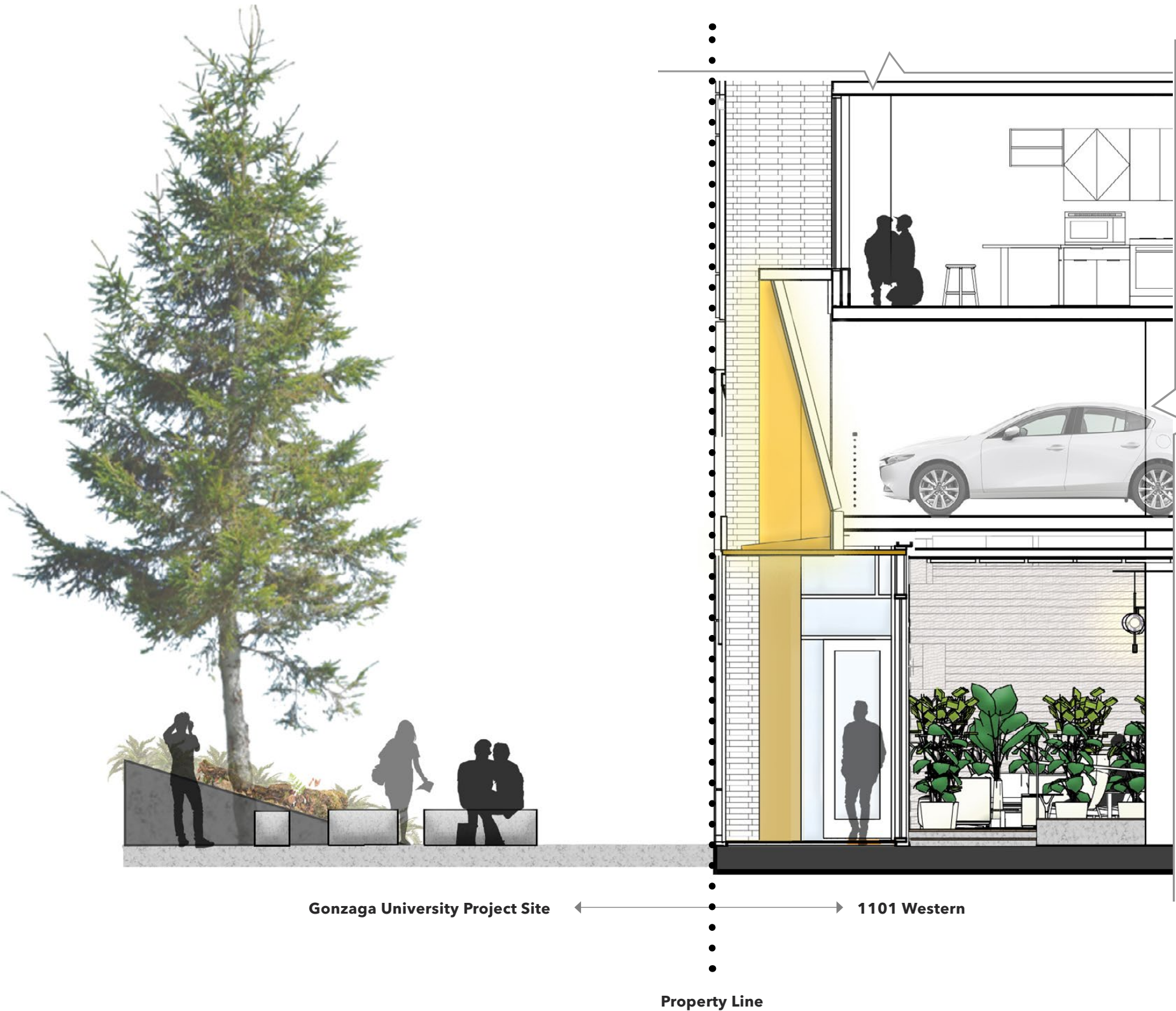
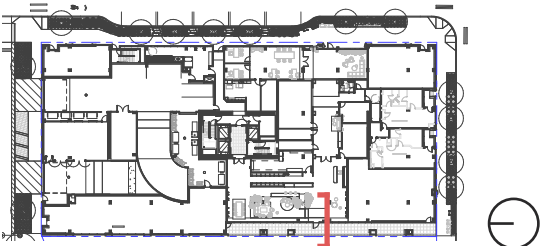
The frame elements that extend to the ground at either side further emphasize the direction of entry as well as the play of light with a 'V' shaped profile that also reference the language of the angled panels above. Perforated backlit metal panel soffit paired with the angled vertical piece help to enhance the reading to this entry portal as a volume and not merely a surface. The custom perforated pattern references the play of light as it is reflected through water.





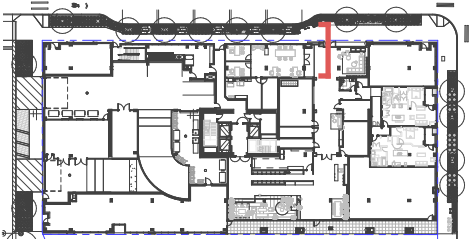


Perspective view of Alaskan Way Entry.



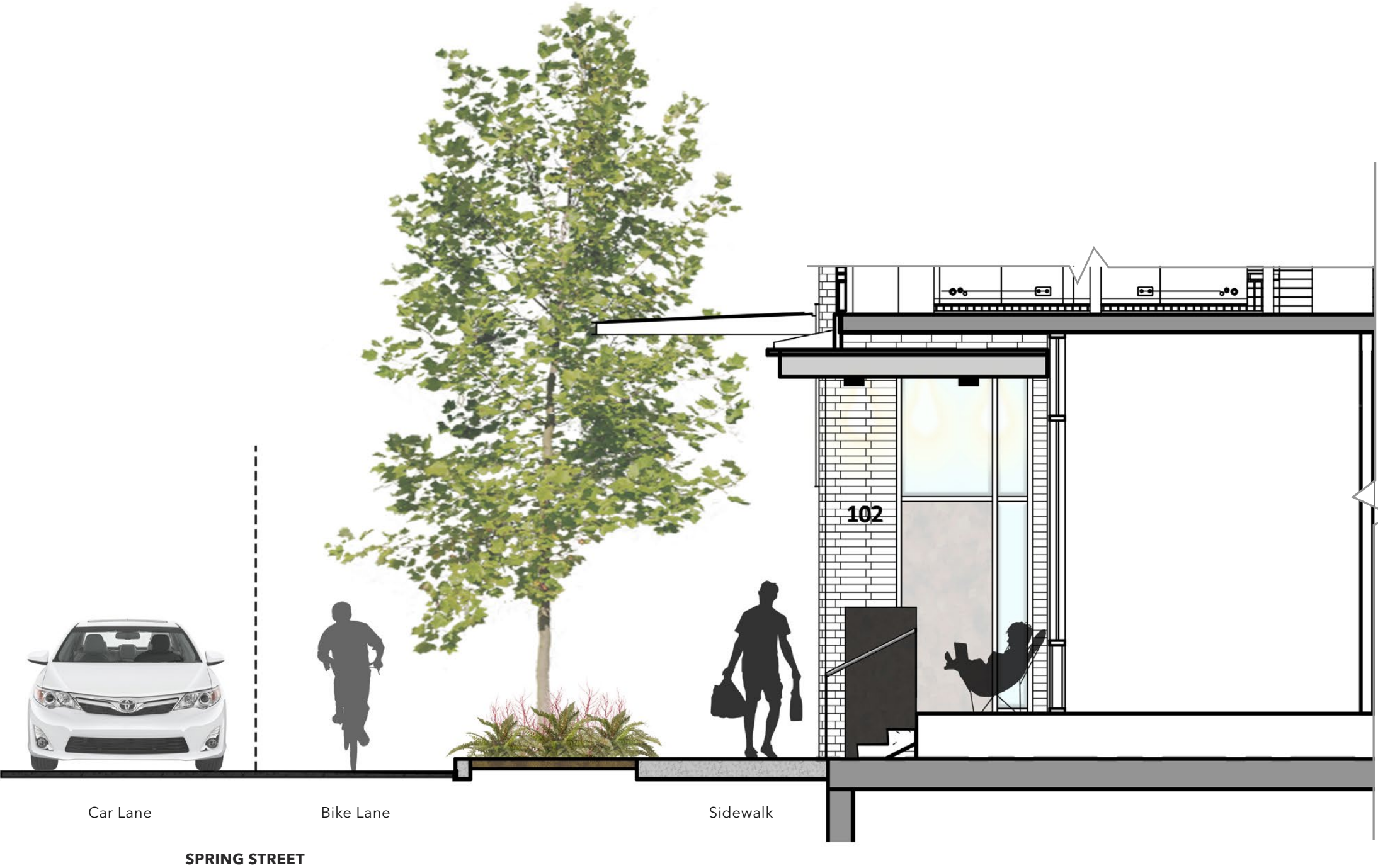
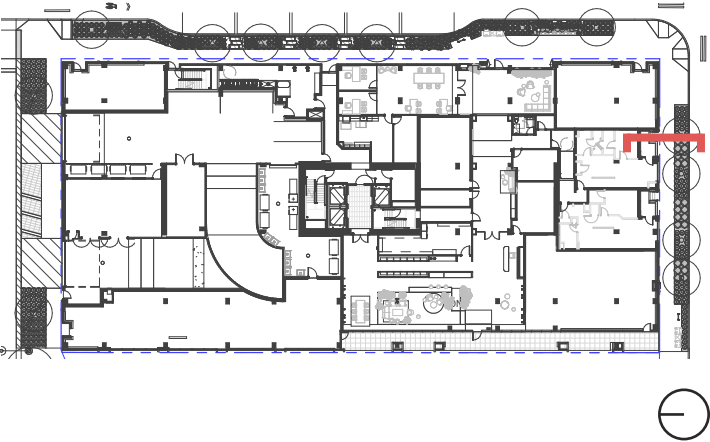


Perspective view of Western Ave. Entry.



RESIDENTIAL STOOPS

The Residential stoops on Spring street are raised above the sidewalk grade and are connected by a small stair in order to mark an important transition from the public to the private realm. Elevation change is achieved through over framing acknowledging the opportunity to adapt these units into retail in the future. Railings are solid masonry in order to add additional privacy and separation. Highly glazed and illuminated alcoves create visual interest at the proposed green street effectively supporting patterns of pedestrian linkage between strong retail corners. Adequate depth of the private patios facilitate activation by accommodating potted plant and patio furniture. A metal soffit with recessed can lighting extends to provide weather protection at the sidewalk while accommodating for the ample placement of street trees and ROW planting adjacent to the proposed bike lane. Proposed seating has been eliminated relative to safety concerns expressed at EDG 2. Residential Stoops will increase the range of “eyes on the street” with activation and presence in the evenings and mornings outside of the retail operating hours.

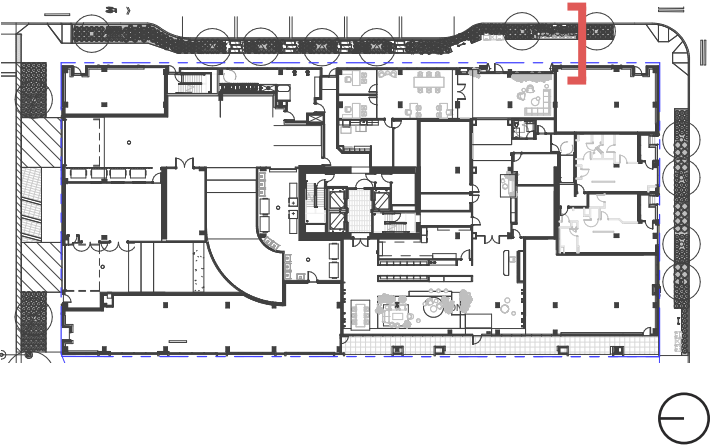




Perspective of residential entries along Spring St.

WESTERN RETAIL

The configuration of the parking garage the at level 2 provides a unique opportunity for corner retail spaces fronting Western to express grand double height entry sequences at each corner. 8' deep glass canopy expressions wrap each corner enhancing pedestrian comfort and navigability when traveling to and from the Pike Place Market along Western Ave. These corner retail spaces are carved into the masonry base of the building and announce themselves with contrasting metal frames that match angled accent panels above. They clearly distinguish themselves from both the glassy ground level expression of the residential in materiality and height. Each of the four corners of the project corners is host to retail with a slightly different expression at the Alaskan Way façade and colonnade however the metal frame elements unify the retail expression throughout the project.



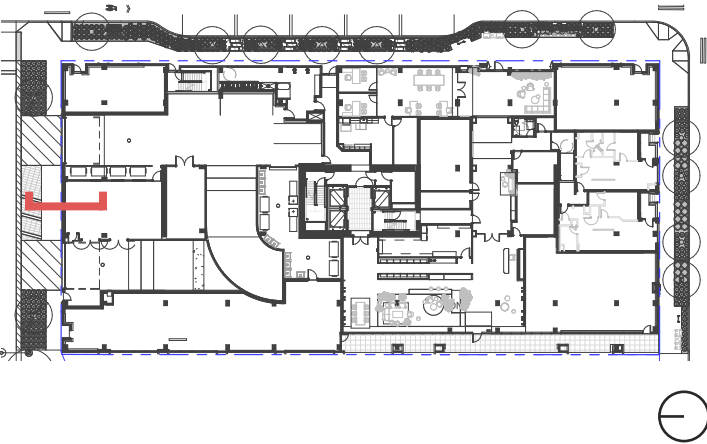
WESTERN AVE



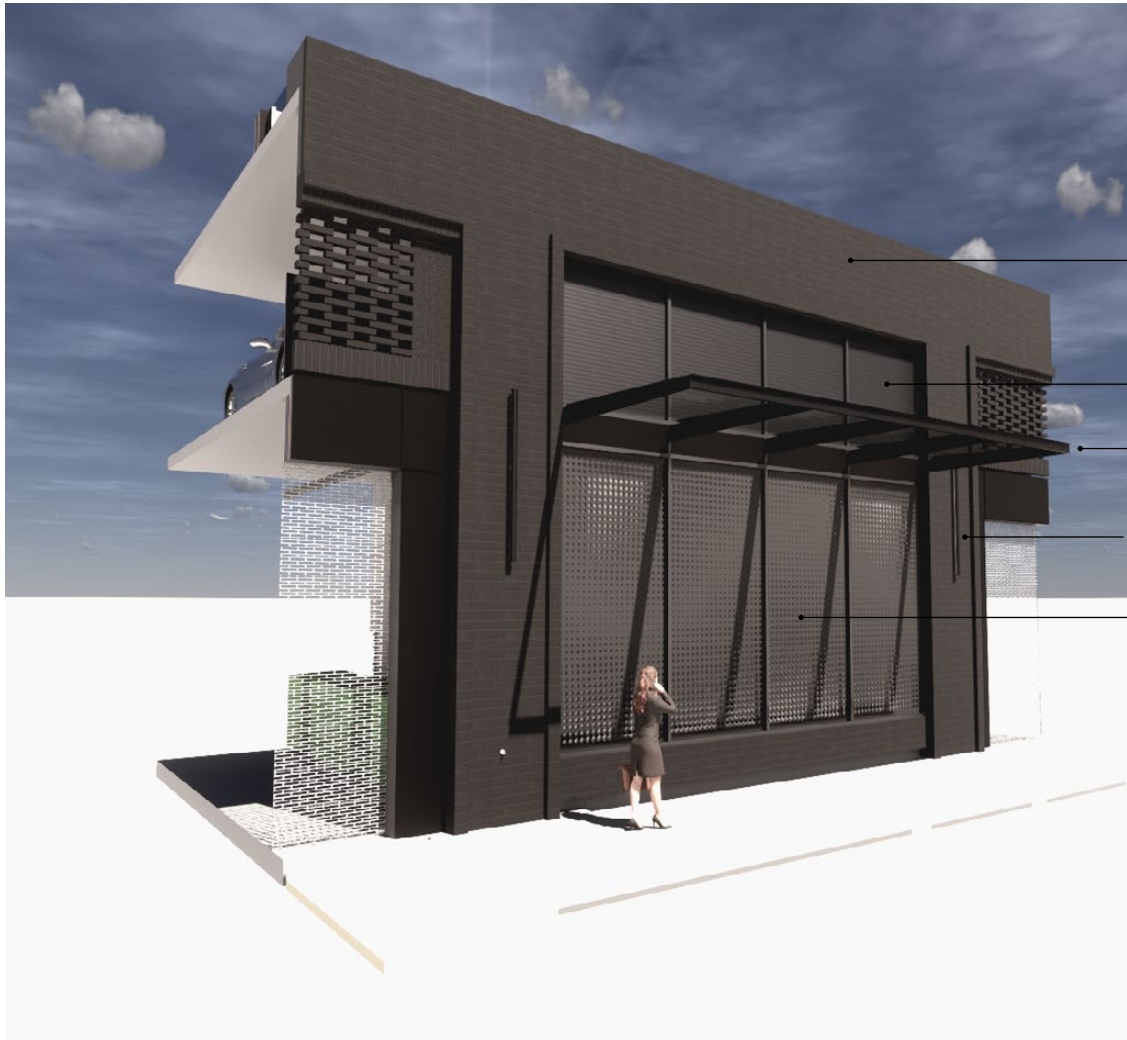
Perspective of Southeast corner retail at Western Ave. and Spring St.

SENECA STREET UTILITIES

Strong support at EDG for the concentration of services function at Seneca has fueled the development of the highly functional north side of the project. Still the architectural expression is keeping with the overall language of the project. The North façade at Seneca is flanked with highly glazed retail function that creates continuity in patterns of pedestrian linkage to and from the new Waterfront. Masonry frames with inlayed brick screens above contain garage access points. The transformer is concealed and allowed open air ventilation through a backlit perforated panel that is related to the design integrated into the entry, inspired by the way moving water reflects light. It is tonally similar to the brick but in the evening produces a soft glow that acts like an urban nightlight in combination with vertical sconces that flank each vertical masonry pillar. An ample concrete pad allows for the placement of dumpsters in the evening for pick up while ample planting beds, street trees and overhead weather protection help to shape the character of Seneca so that it feels integral to the expression of waterfront development.

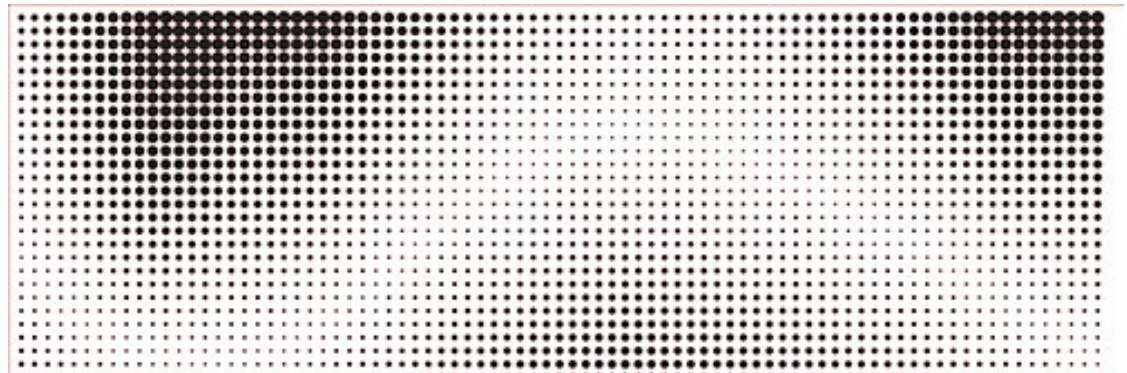


SENECA STREET



- Face Brick - Coal Creek
- Louver
- Metal Glass Canopy
- Exterior Lighting Sconce
- OPAQUE Perforated Metal at Transformer

Generator Vault with perforated Metal Screen on Seneca Street



Solid and Void diagram of the perforated metal pattern.



Perspective view of transformer screen along Seneca St.



Aerial view of podium along Western Ave.

DEPARTURE #1

Overhead weather protection and Trees
(23.49.018)

CODE REQUIREMENT

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:

B. OVERHEAD WEATHER PROTECTION SHALL HAVE A MINIMUM DIMENSION OF EIGHT (8) FEET

MEASURED HORIZONTALLY FROM THE BUILDING WALL OR MUST EXTEND TO A LINE TWO (2) FEET FROM THE CURB LINE, WHICHEVER IS LESS.

DEPARTURE REQUEST

The project seeks a modification to the code required depth of 8’ of weather protection at Western Ave. to accommodate street tree placement per the city arborist. Please reference drawing on following page for recommended variation.

DESIGN RATIONALE AND SUPPORTING GUIDELINES

Providing continuous weather protection that is 8’ deep is in direct conflict with the street tree placement directed by the city arborist. Minimizing and eliminating these trees is disruptive to the continuity of tree canopy along Western Ave, compromising habitat, migratory paths and a different kind of pedestrian comfort. The proposed design maintains 8’ of depth at prominent public entrances and at least 6’ at secondary residential entries. In this way the project is able to maintain a high level of pedestrian comfort while accommodating the street tree recommendations of the city arborist.

The proposed departure supports **Design Guideline CS2 - Urban Pattern and Form:** The design strengthens the most desirable forms, characteristics and patterns of the streets, block faces, and open spaces in the surrounding area by providing continuity in street trees that help stitch together the downtown urban fabric.

The proposed departure supports **Design Guideline PL3 - Street Level Interaction** by helping to creating a public realm that is safe, interesting, and comfortable. The proposed design mixes overhead weather protection with natural foliage in support of an urban realm that is varied and integrates nature.



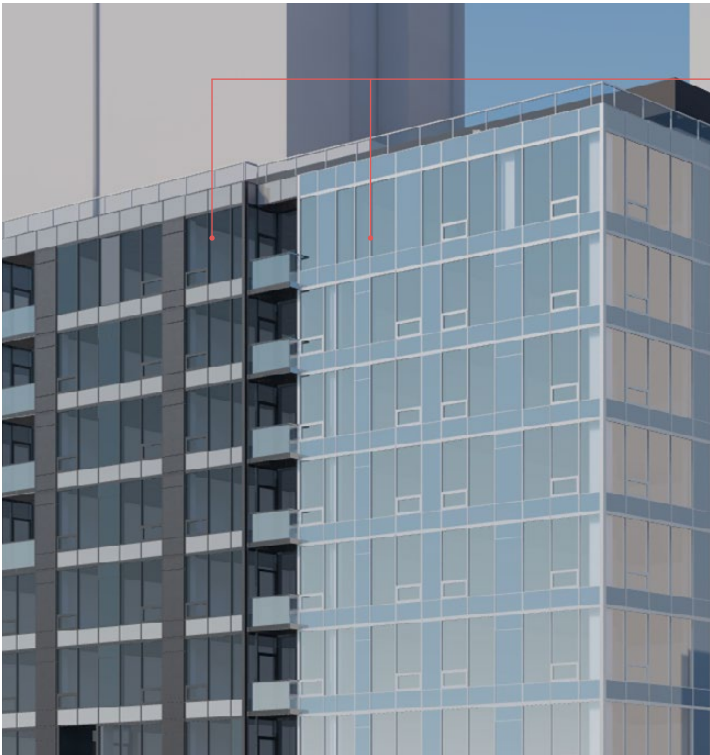
GROUND FLOOR PLAN
CODE COMPLIANT CANOPIES

Continuous weather protection at 8' of depth conflicts with street tree placement per city arborist.



GROUND FLOOR PLAN
DESIGN PROPOSAL CANOPIES

Weather protection is continuous but varies in depth to accommodate street tree placement per city arborist. Weather protection prioritizes building entries to maximize pedestrian comfort.



Aerial of EDG Approved Code Compliant design at SW Corner.



Aerial of Design Proposal at SW Corner.



Aerial of EDG Approved Code Compliant design at SE Corner.



Aerial of Design Proposal at SE Corner.

DEPARTURE #2

Massing Shift (SMC23.49.059.B.2.b)

CODE REQUIREMENT

The Code requires in the DMC 170 zone, facade modulation above a height of 60 feet above the sidewalk for any portion of a structure located within 15 feet of a street lot line. Table A allows a maximum length of unmodulated facade above 60' of 125'. Any portion of a facade exceeding the maximum length of 125' shall be set back a minimum of 15 feet from the street lot line for a minimum distance of 60 feet before any other portion may be within 15 feet of the street lot line. The applicant proposed for Option 3 a modulation depth of 8' instead of 15'. The Board indicated they did not support this departure. (A1)

DEPARTURE REQUEST

While code compliant, the initial proposal provided little relief in the Alaskan Way façade. By shifting the entire southern volume East by 5' the project still provides significant relief at the Western Ave façade in alignment with the intention of the code. In addition, this shift helps to further articulate the massing of volumes at the Alaskan way face creating a more consistent approach to massing shifts and relief in the expression of the tower overall. The revised proposal also proposes that the deck gasket recesses an additional 5' west providing an even more significant transition between the North and South Tower at the West elevation.

DESIGN RATIONALE AND SUPPORTING GUIDELINES

The proposed departure supports **Design Guideline A2 - Enhance the Skyline through unified building expressions.** By providing more consistent setbacks from the face of the podium at both faces of the South tower the project is more compositionally cohesive. Greater articulation of the West façade appropriately responds to the wide view range enabled by the waterfront park.

The proposed departure supports **Design Guideline B3 - Reinforce positive urban form** by articulating the North and South facades lending strength to the iconic vertical the highlights the project entrance on Alaskan way and encourages pedestrian legibility and interaction.

The proposed departure supports **Design Guideline C2 - Design facades of many scales.** The proposed gaskets and recesses provide appropriate transition between distinct materiality and cladding strategies that create interest and help to reduce perception of overall bulk, height and scale.



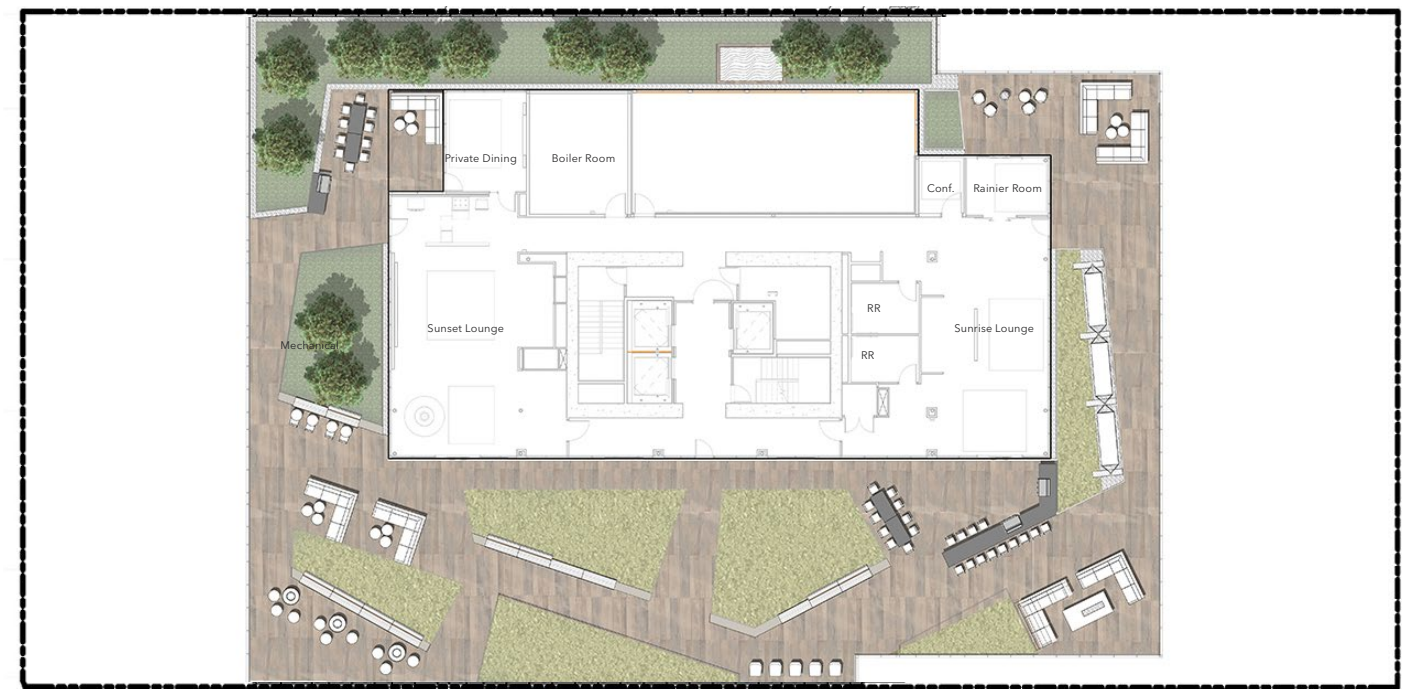
TYP TOWER FLOOR PLAN
CODE COMPLIANT



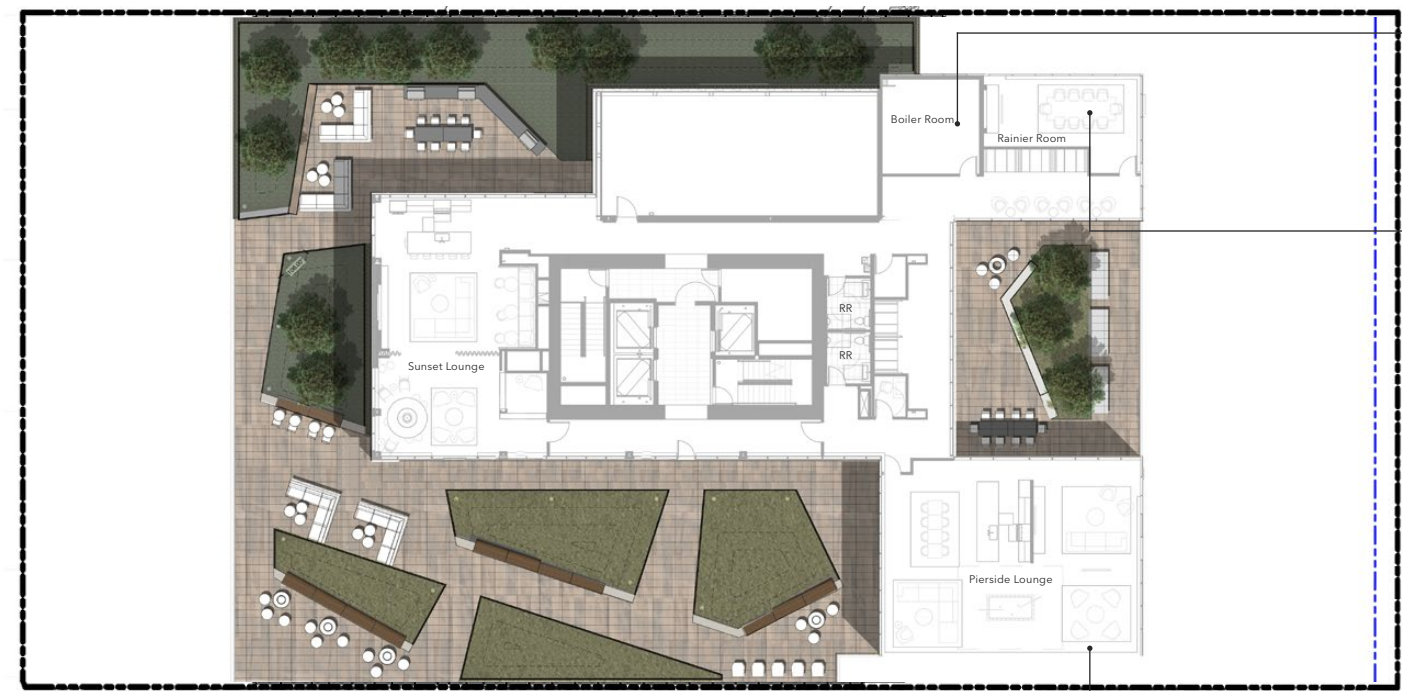
TYP TOWER FLOOR PLAN
DESIGN PROPOSAL



Aerial of Design proposal at SE Corner.



Level 17 Plan - At DRB



Level 17 Plan - ADR Response

Boiler Room moved to minimize impact n north side

Program reallocated to create strong connectivity to tower below.

Program reallocated to create strong connectivity to tower below.

DEPARTURE #3

Rooftop Coverage (23.49.008.D.2)

CODE REQUIREMENT

Covered or enclosed common recreation area is permitted to extend up to 15 feet above the applicable height limit to a limit of 35% of the total roof area.

DEPARTURE REQUEST

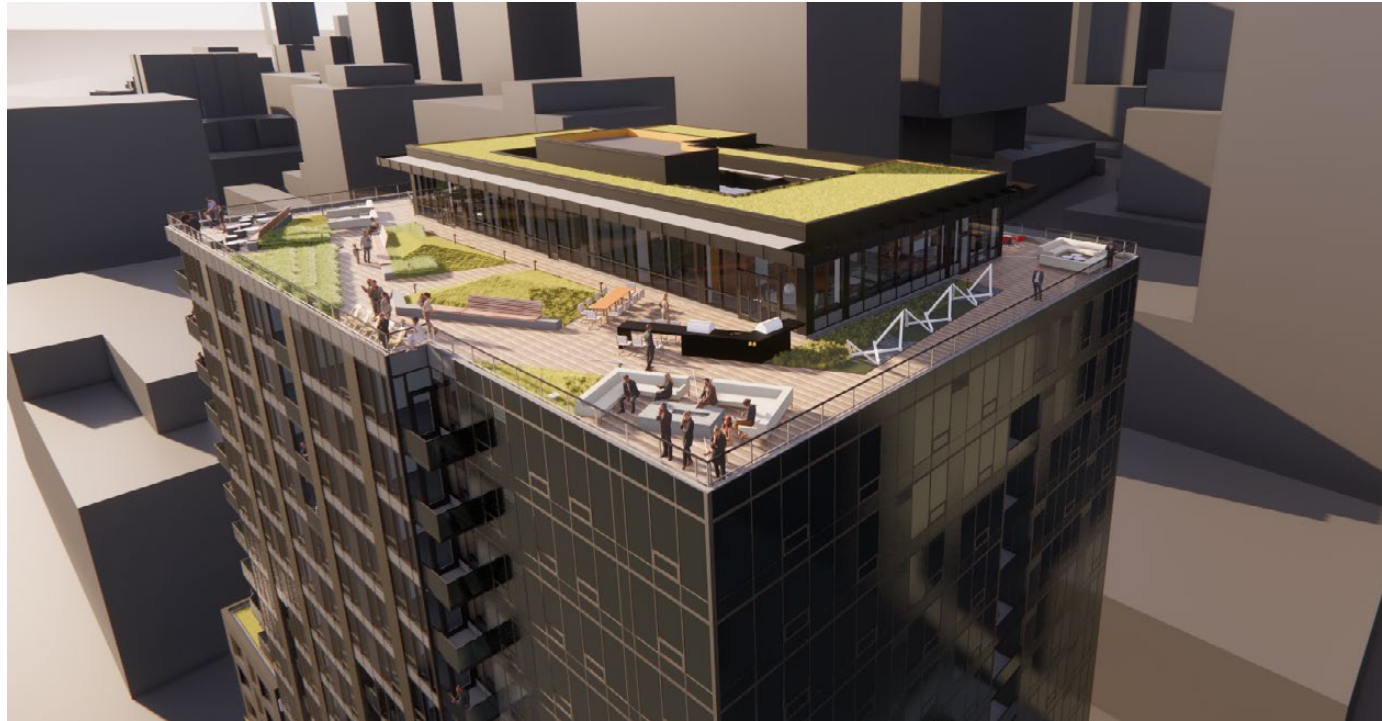
The project seeks to exceed the 35% allowable rooftop area by about 6% (1,050sf) to create more clearly distinct and articulated rooftop elements as to meet the intent of the Design Guidelines and as requested through Design Review.

DESIGN RATIONALE AND SUPPORTING GUIDELINES

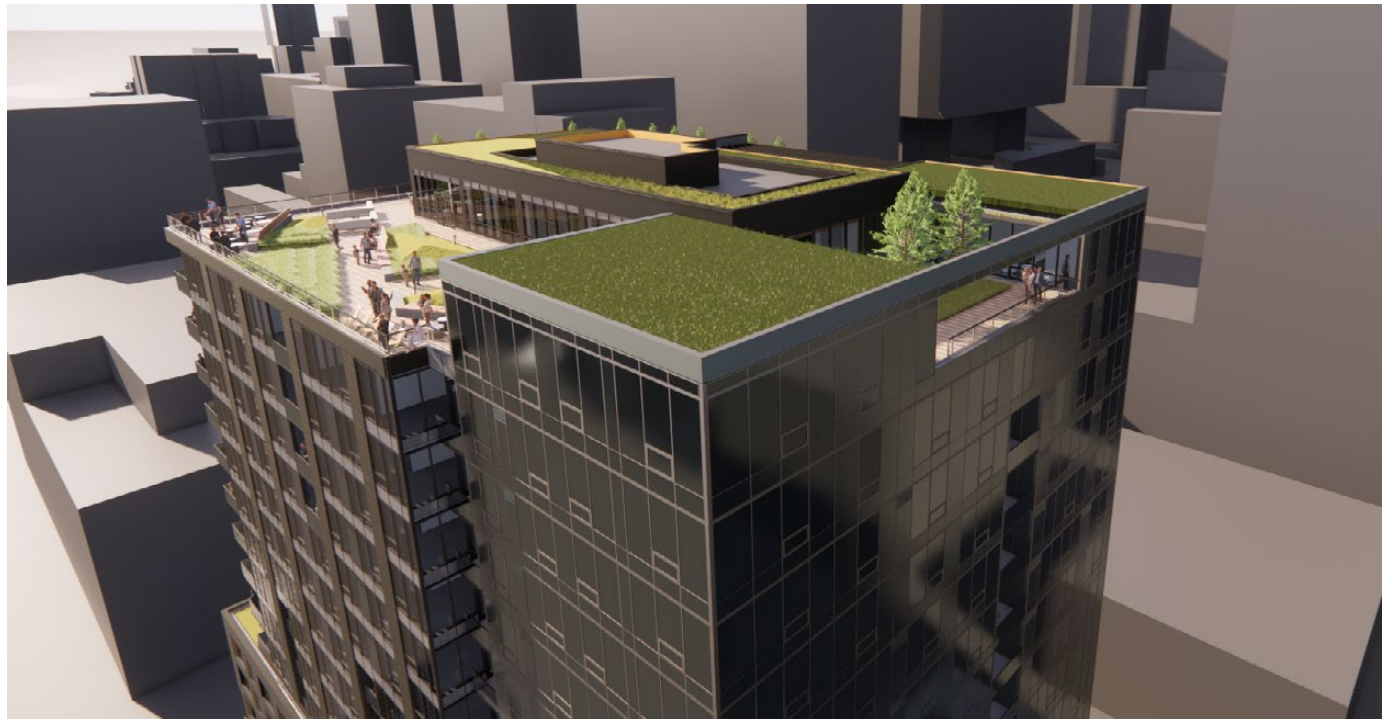
The initial design proposal met the code requirement. However, as the allowable area is limited, it is necessary to keep spaces close to the building core to allow for enclosed circulation pathways. This led to a more singular rooftop expression, with identical height and undistinguished expression of the upper portions of the two tower elements and the amenity space in the middle of the roof like the top tier of a cake.

To emphasize the importance the south massing expression, develop a strong, clearly hierarchical expression providing the varied vertical extension of the roofline, this requires expansion of the area out to the outer edges of the roof deck. This extension still needs to be internal space but as farther from the core necessitates the departure for increased area. The ask for this departure is limited by providing some exterior space in the middle of the south elevation, which also allows for a distinctive portal element along that south elevation.

The proposed departure supports **Design Guideline A-2**



Level 17 Plan - ADR



Level 17 Plan - ADR Response

The The Proposed departure supports **Design Guideline A-2 Enhance the skyline.** The updated design amplifies the expression of the south tower creating significant vertical distinction through height and singularity of materiality to promote visual interest and variety in the downtown skyline. The project proposes a new front door for the waterfront and creates a gesture appropriately scaled for encounter by land or water.

The proposed departure supports **Design Guideline B-3: Reinforce the positive urban form & architectural attributes of the immediate area.** The emphasis on the south tower strengthened by the increased volumetric presence at level 17 helps to prioritize a new type of development on the waterfront – an architecture that is decidedly pedestrian oriented by emphasizing entry and gracious reception.

The proposed departure supports **Design Guideline B-4: Design a well-proportioned & unified building.** The updated design composes the massing and organizes the publicly accessible interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept.