

5th & Union Mixed Use Hotel

414 Union Street

Seattle, WA 98115

PROJECT #3033058

Recommendation - April 17, 2020



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DEVELOPMENT OBJECTIVES

A new mixed-use Hotel, Retail and Residential building will be located at the corner of 5th Avenue and Union Street in downtown Seattle. The building will be a vibrant addition to this key intersection and will take design cues from its surroundings including the immense new Rainier Square Development and the urban patterns of buildings and pedestrian experiences that make up the Downtown Retail Core of Seattle.

- The proposed development consists of the following:
- One 14-story structure of approximately 150,000 sq. ft. above ground
 - 9 stories of hotel with 270 rooms
 - 3 levels of residential with 69 units above the hotel
 - Approximately 24,000 sf of Street-Level Uses facing both 5th Ave and Union Street at Level 1, 2 and Basement. This will include a Restaurant on Level 2 which will be open to the public.
 - Separate lobbies for hotel and residential uses, both off of Union Street
 - No automobile parking
 - Loading space will be accessed through the Alley
 - 1-2 below grade levels for Retail, Utilities, and Back of House spaces

EXISTING LOT INFORMATION

- Address: 1405 & 1409 5th Avenue, Seattle WA. 98101
- Parcel: 1975700281 & 1975700280
- Lot Area: 8,700sf & 5,100sf = 13,800sf total
- Existing Buildings: Two, 2-story buildings currently exist on the lots; Chase Bank and Turgeon Raine, both were determined to be Category 4 Non-contributors historic designations and will not require a Landmark nomination prior to demolition. All existing structures on the site will be demolished
- Topography: The site slopes from approximately +137' on the lowest NW side in the alley to +143' on the highest SE side at the corner of 5th and Union (6' total slope).

ZONE

- DRC 85-170 (Downtown Retail Core)
- Overlay: Commercial Core / Urban Center Village

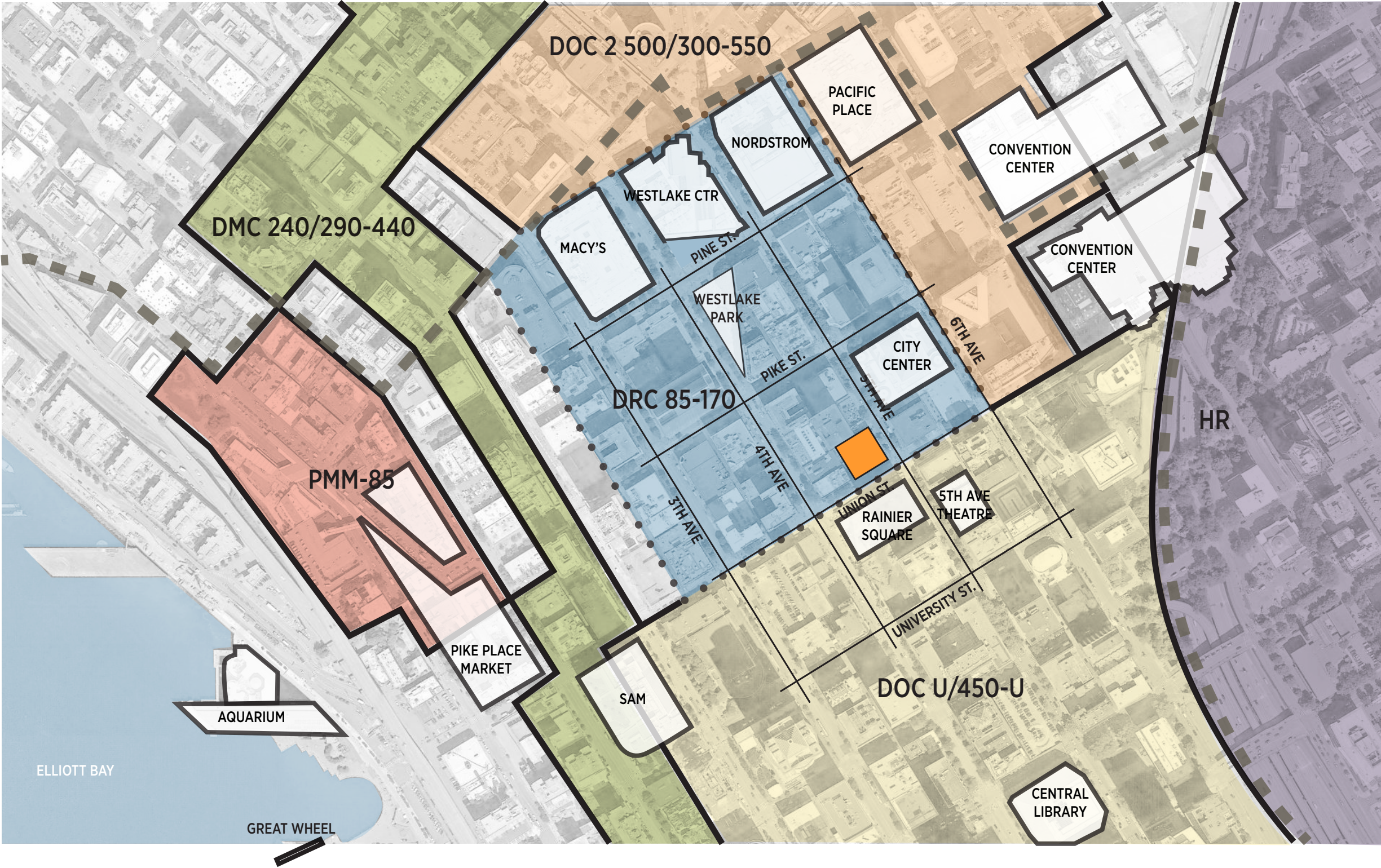
URBAN DESIGN

- The design of the new building will be shaped by its internal functions and by it response to the following key site factors:
1. A Changing Intersection: Recognizing how the Rainier Tower Block across Union Street will alter the intersection of 5th and Union.
 2. Downtown Urban Patterns: Strengthening and adding to architectural patterns of form and materials found in the vicinity.
 3. The Spirit of the Downtown Retail Core: Making pedestrian-friendly and active lower levels of the building.



Existing Building on Site

2 SURROUNDING SITE CONTEXT



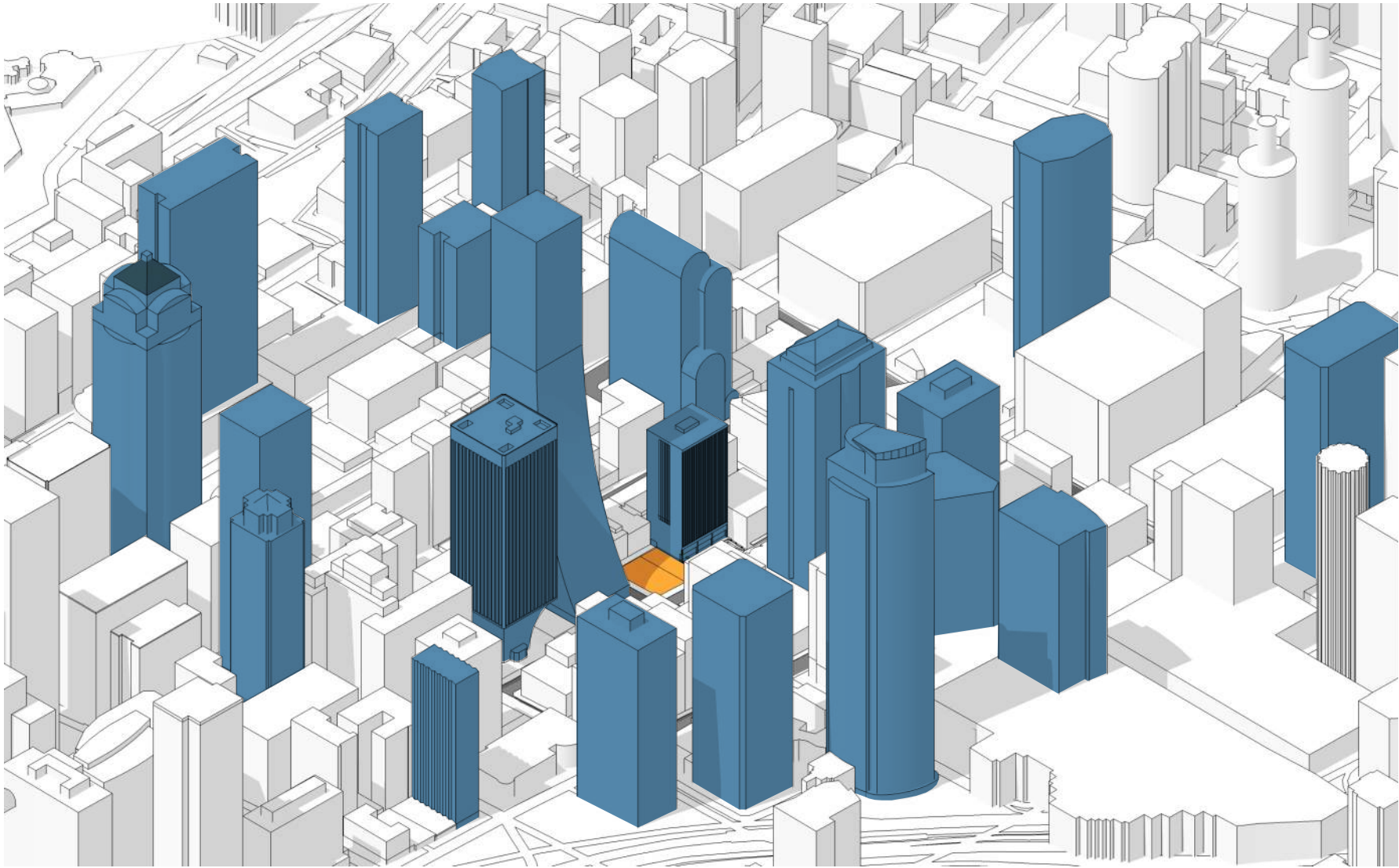
- DRC ZONE BOUNDARY
- PROJECT SITE
- COMMERCIAL CORE URBAN CTR BOUNDARY
- COMMUNITY LANDMARK

Observation

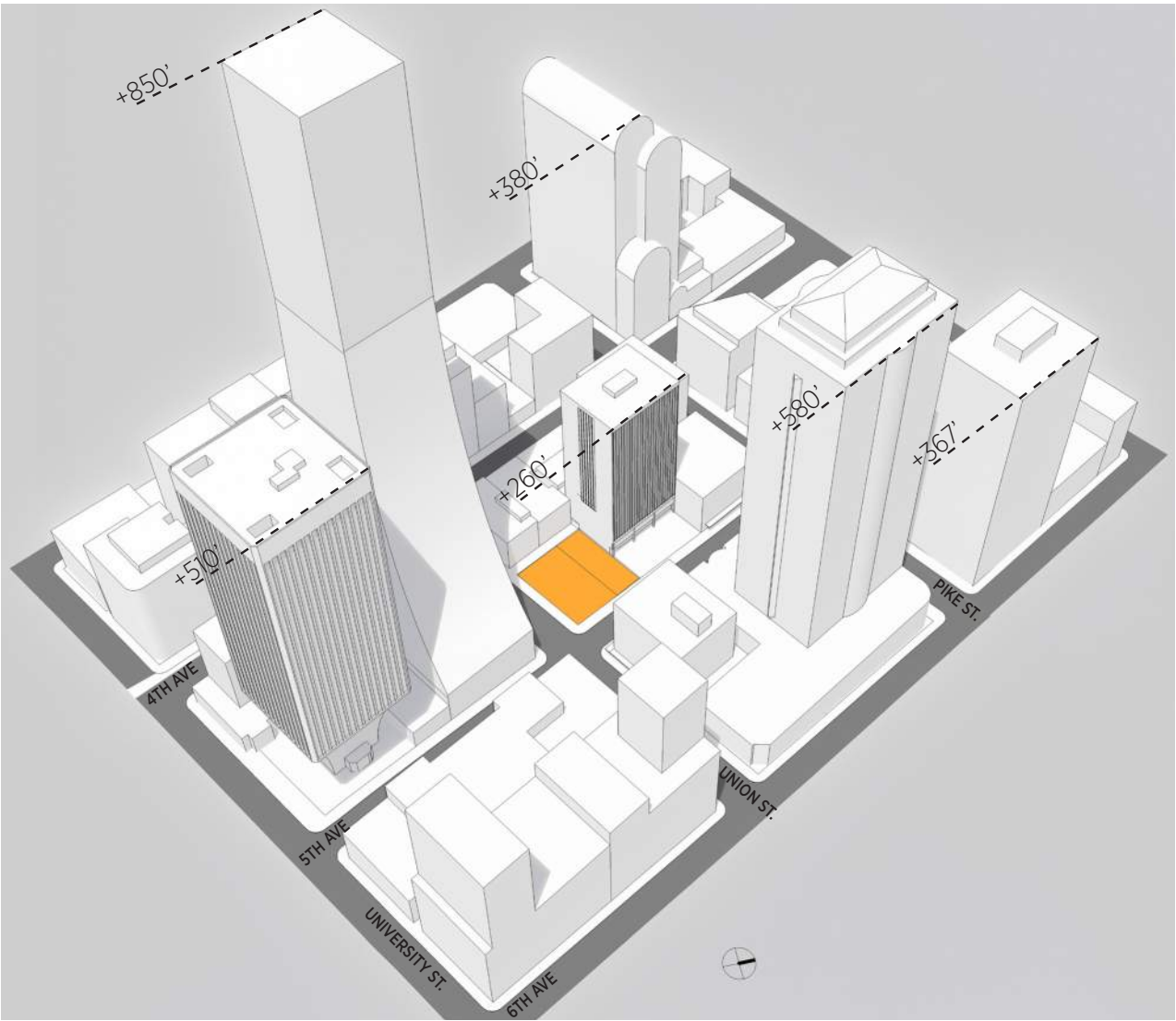
The site at 5th and Union is in the middle of the Commercial Core Urban Center and on the edge of the Downtown Retail Core and across the street from the much taller Downtown Office Core.

The site is part of an important pedestrian neighborhood and is surrounded by many shopping and other community destinations.





 HIGH-RISES TALLER THAN DRC HEIGHT LIMIT OF 170'



Observation

The 5th and Union site is surrounded by much taller buildings so the project will not have a strong impact on the skyline or on shadows at ground level. Also, there are five modern high-rises in the DRC zone which are much taller than the 170' max height for the zone, thereby preventing a uniformly-high district.

3 RESPONSE TO EARLY DESIGN GUIDANCE

EDG COMMENT #	EDG COMMENT	DESIGN GUIDELINES CITED	APPLICANT RESPONSE	REC PACKET IMAGE REFERENCE
MASSING: e.	"The Board commended the design team for collaborating with the adjacent building (Motif) to create appropriate setbacks and edge conditions along the shared property line. At the next meeting the Board requested more information on how the architectural concept and final treatment along this edge (facing North, at plaza) will resolve itself, especially where the two buildings meet. (A1 Respond to the Physical Environment, B1 Respond to the Neighborhood Context)"	<i>A1 – "Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found nearby or beyond the immediate context of the building site"</i> <i>B1 – "Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood."</i>	The north façade, fronting the existing Motif Hotel's forecourt, has a very large retail window at Levels 1 and 2, which will serve to enliven the forecourt. The façade at these two levels then transitions to an area of solid precast concrete coming down to the ground nearest the Motif's entry. Above, the contrasting punched opening portion of the massing pulls away from the Motif, revealing a gap of daylight between the two towers. At the base of this gap a glass guardrail encloses a landscaped courtyard visible beyond.	SEE PAGE 22 & 30 for images: NE perspective views showing gap between new and existing buildings. SEE PAGES 33, 36 & 37 for L3 Plan and Landscape Plans
MASSING: f.	"In addition, the Board requested sections with Motif and across the alley, as well as, window studies.	<i>A1 Respond to the Physical Environment B1 Respond to the Neighborhood Context)"</i>	Windows on the existing Motif Hotel's south façade start about mid-way up the new building's height, lessening the impact on it. Here, the north façade of the new building is pulled 15' to permit daylight to enter the existing windows. Facing the existing Men's Warehouse building to the west, the view across the alley to the new building will remain largely unchanged in that the existing bank building (to be demolished) was the main view from the MW building – of a mostly blank façade, albeit the new façade will be set back an additional 2' for increased alley width. In both the North and West cases, the white color of the new building and the limited number of openings, will serve to bounce daylight back to the existing building's windows.	SEE PAGE 26 & 52 for Renderings and window studies SEE PAGE 46, 47 & 48 for Sections and window studies SEE PAGE 33 & 34 for floor plans showing relationships btwn windows
MASSING: g.	" At the next meeting the Board requested further clarification regarding the conceptual relationship of the podium and upper volume. The Board noted their unanimous support for a highly transparent base, but commented the relationship with upper volume was not yet clear. The Board requested studies related to how the two forms meet, will they be distinct, or integrated, will a portion of the upper volume come down, does one erode into the other? These questions should be clearly illustrated with conceptual diagram at the next meeting. (B4 Design a Well-Proportioned & Unified Building)"	<i>B4 – "Compose the massing and organize the interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish detail to create a unified building, so that all components appear integral to the whole."</i>	The Base and Tower are thought of as separate, stacked parts that are combined in such a way that the result is a unified design that fits in with its surroundings. The contemporary base has a multiplicity of readings: Transparent on the public faces and opaque on the functional (alley) faces. Similarly, the relationship between base and tower is geometrically loose in order to respond to various site conditions. From the primary vantage point, at the corner of 5th and Union, it is the sharp material differences between the base and tower which emphasize their separation. However, when observed as a whole, and from different angles, the distinction between parts becomes less clear and all parts coalesce into a simple whole.	SEE PAGE 13 for Concept Diagram SEE PAGE 14-15 for physical model showing geometry SEE PAGE 21, 22, 26-30 for renderings of base-tower relationship

EDG COMMENT #	EDG COMMENT	DESIGN GUIDELINES CITED	APPLICANT RESPONSE	REC PACKET IMAGE REFERENCE
STREET LEVEL: a.	“The Board discussed the street-level (bottom two floors) commenting that supported the continuation of retail along 5th Avenue and placing the lobby along Union Street. However, the Board noted that would expect to see more information regarding programming of the lobby space which supports an activated edge, perhaps exploring the ability for a reduced lobby space and smaller retail bays. (C1 Promote Pedestrian Interaction)”	<i>“Spaces for street level uses should be design to engage pedestrian with activated occurring within them. Sidewalk-related spaces should appear safe, welcoming, and open to the general public.”</i>	Approximately 80% of the street-facing facades will be occupied by tall (approx. 16’ high) street-level active uses (50% are required). This high degree of active façade is accomplished in part by having all service zones relegated to the alley. Since EDG, the residential and hotel lobbies have been minimized in width, leaving more frontage for the ground level café/bar with a large sliding windows to front Union. There are three ground level active uses spaces (café/bar + two retail spaces along 5th) in addition to the two lobbies, which will be quite active themselves. In total this creates five active spaces on this relatively small site.	SEE PAGE 32 for image: Ground floor plan showing widened café (blue) and reduced hotel lobby (yellow) SEE PAGE 27 for rendering of sidewalk cafe/bar
STREET LEVEL: b.	‘The Board supported the pedestrian activity going up the 2nd level along Union, as the emphasized activity along Union street with the 2-story level activity pulled to the corner and wrapping the 2nd story terrace activity to 5th. At the next meeting the Board requested more information on the uses of the adjacent interior space and clarification on users of the terrace. (B4.2 Coherent Interior/Exterior Design)”	B4.2 “When organizing the interior and exterior spaces and developing the architectural elements, consider how the following can contribute to create a building that exhibits a coherent architectural concept: -façade modulation and articulation -corner features -streetscape and open space fixtures -building and garage entries -building base and top.	The corner terrace at Level 2 provides an outdoor eating, drinking and gathering space for the adjacent restaurant. Since EDG the terrace has been reshaped to enclose more of the Union St façade in order to provide year-round usability in the cold climate, but the most publicly-visible and visually impactful part of the terrace, at the street intersection, has been maintained and enlarged in depth. The terrace is surrounded by a restaurant running along the length of Union where a continuous glass roof will provide top lighting and ensure the vibrancy and outdoor quality of this space. On the north half of 5th Avenue at Level 2, a retail space will take advantage of its also-prominent NE corner glazing.	SEE PAGE 33 for image: Second floor plan showing corner terrace and adjacent restaurant SEE PAGE 27 & 28 for renderings
TERMINUS: a.	“The Board commented the roof level should be considered the 5th elevation, as this roof area will be highly visible. The Board supported the design intention to create a landscaped roof deck and amenity area. The Board also noted all mechanical equipment should be thoughtfully integrated into the overall roof plan and architectural concept. (D2 Enhance the Building with Landscaping, A2.2 Rooftop Mechanical Equipment, B4 Design a Well-Proportioned & Unified Building)”	D2 – “Enhance the building and site with generous landscaping-which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material” A2.2 – “In doing so, enclose and integrate any rooftop mechanical equipment into the design of the building as a whole.”	The amenity rooftop and mechanical space is conceived as being integrated within the main building’s massing so that it reads as part of a unified composition. Large amenity windows face out to the Sound while the roof terraces down to a lowered landscaped terrace facing 5th Avenue. Mechanical equipment is provided above the amenity space behind an 8’ high screen which is treated as a material extension of the main façade.	SEE PAGE 38 & 39 for images: Landscape plan and perspective of rooftop terrace showing top of building from above. SEE PAGE 14-15 for physical model showing geometry SEE PAGE 13 for massing diagram with roof concept SEE PAGE 19-23 for renderings showing top of building and roof from above

PART I: DESIGN CONCEPTS

- Simple Massing
- White Cladding
- Transparent Base

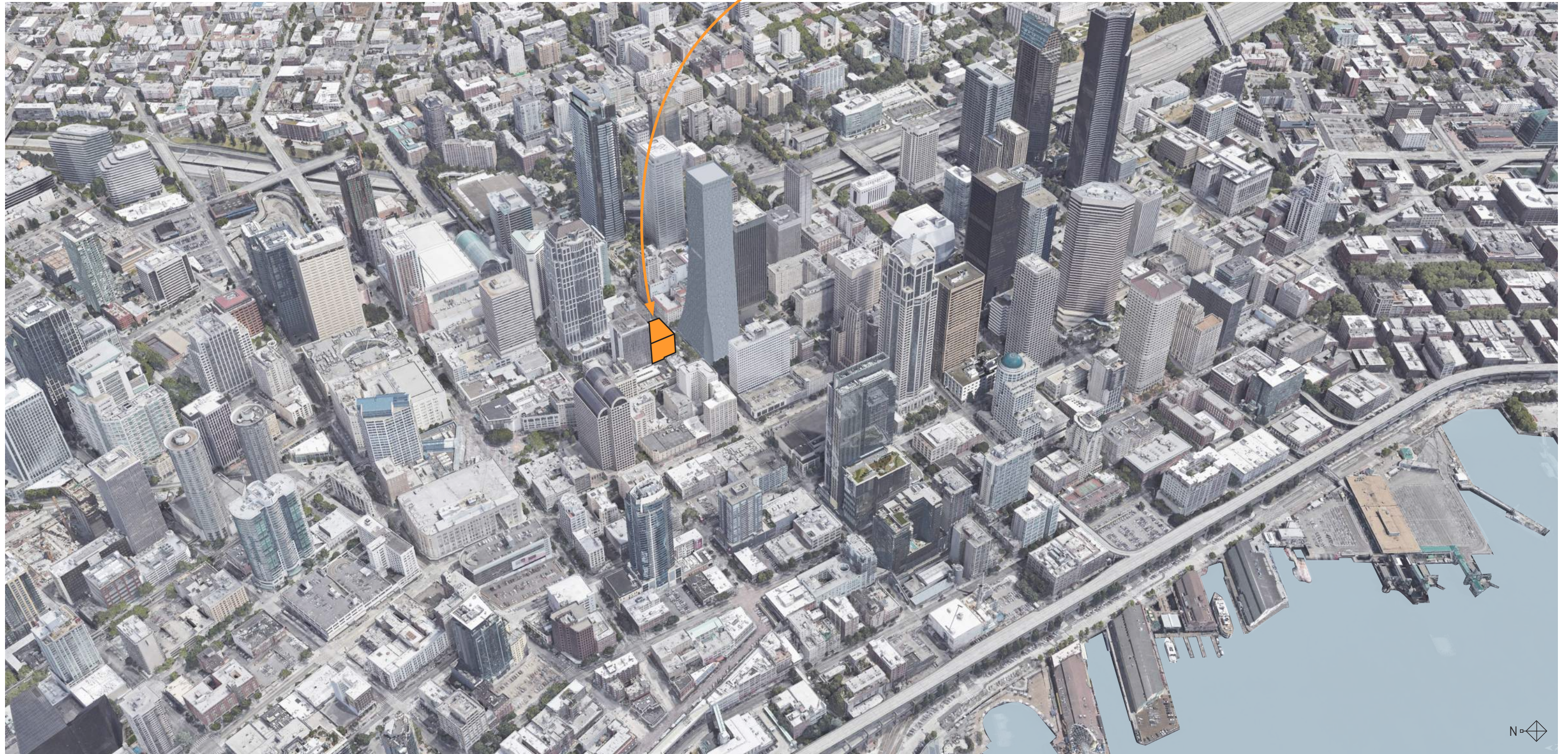
PART 1: DESIGN CONCEPTS

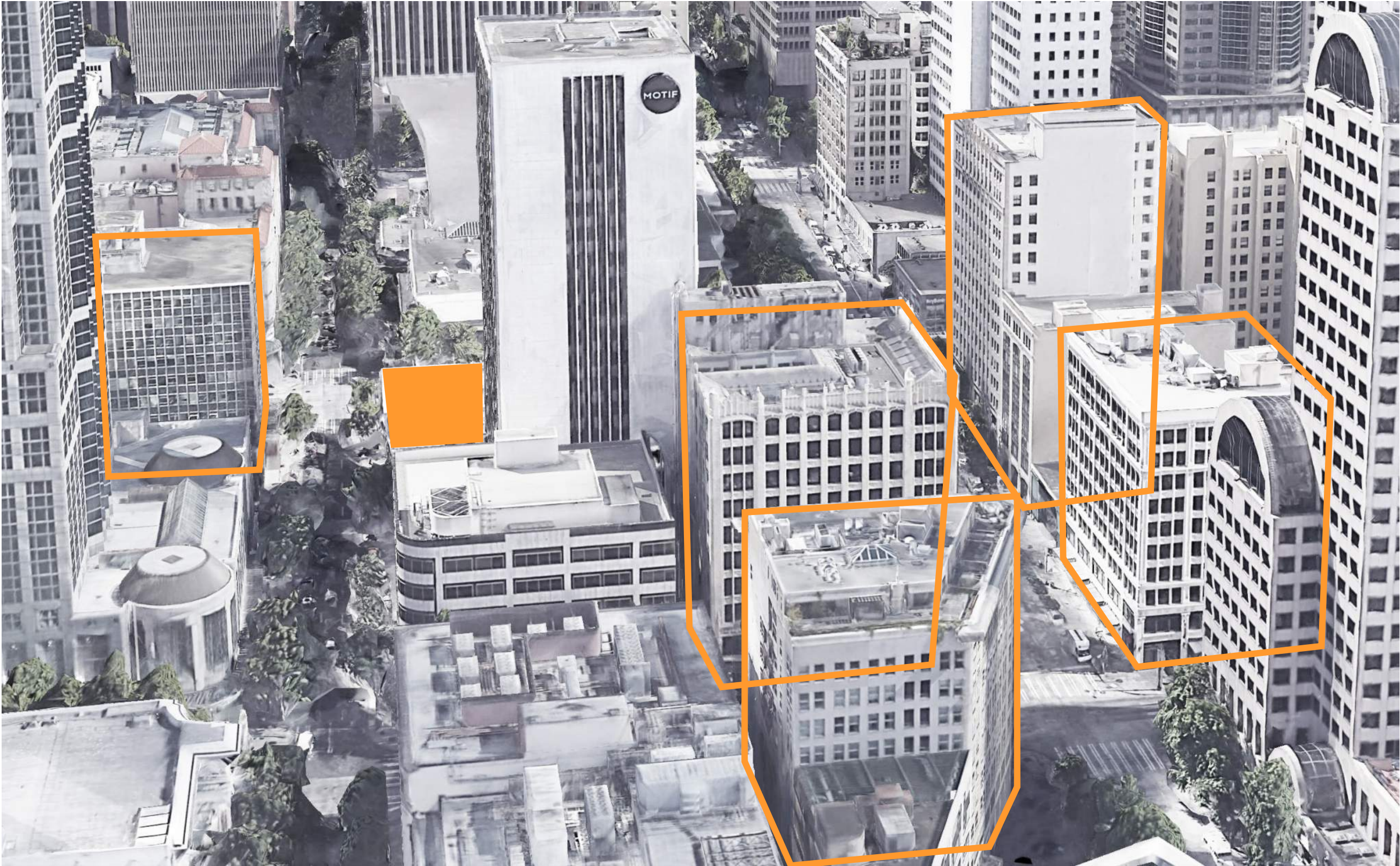
- **Simple Massing**
- White Cladding
- Transparent Base

4 SUMMARY CONTEXT ANALYSIS



URBAN DESIGN CONCEPT:
The building as a nook - A small mass
surrounded by much larger masses.

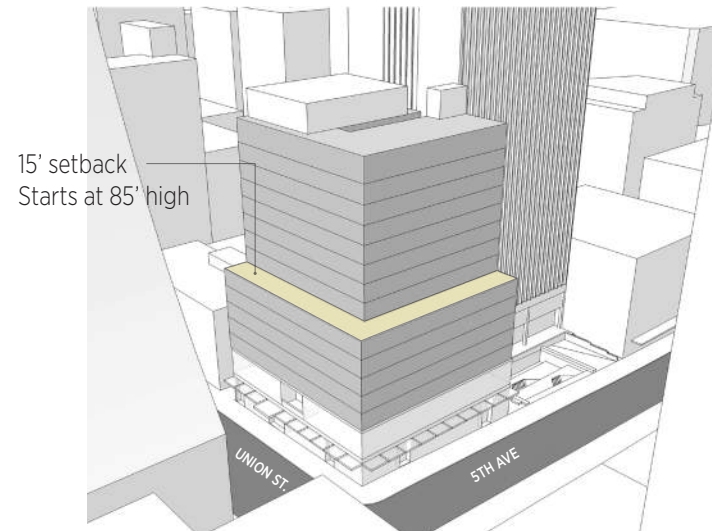




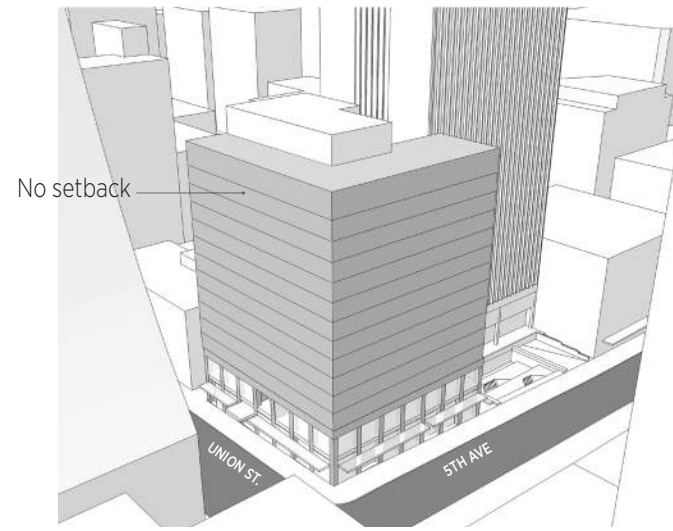
BUILDING SHAPE:
The proposed building's relatively low height suggests that the building's form should be simple to relate to the forms of the other low-height buildings of the retail core - unlike the nearby skyscrapers such as Rainier Square Tower, which tend to be more sculptural in form.

5 MASSING CONCEPT DIAGRAM (EARLY DESIGN GUIDANCE)

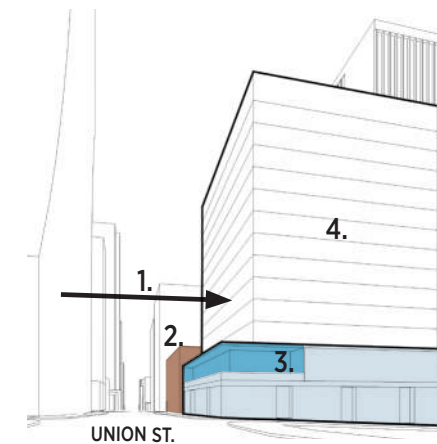
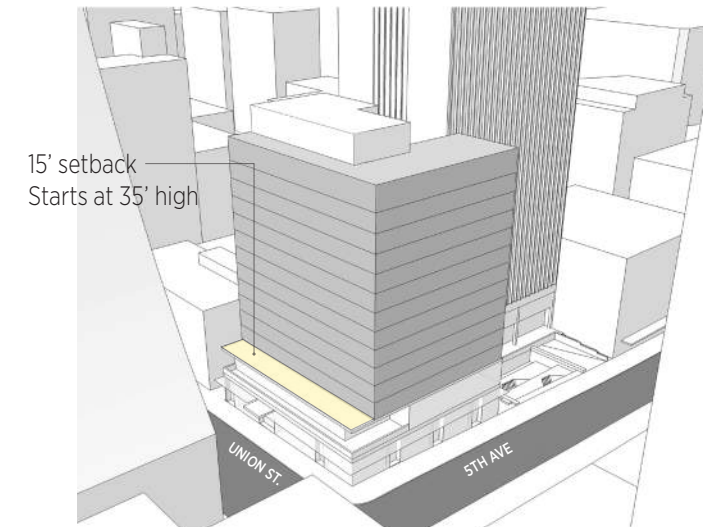
Concept 1 - Perch (Code Compliant)



Concept 2 - Compact



Concept 3 - Harmony (Preferred)

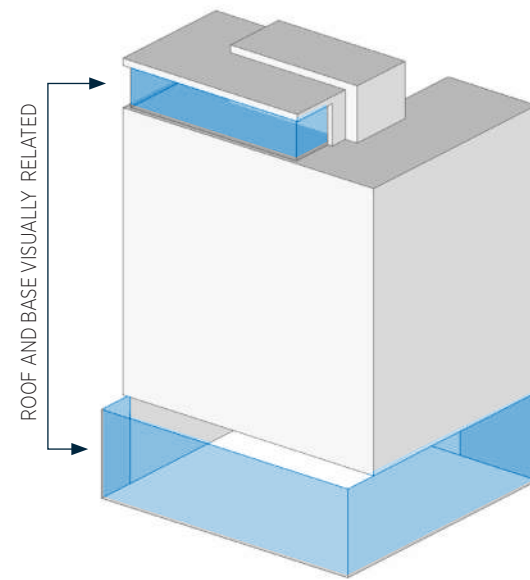
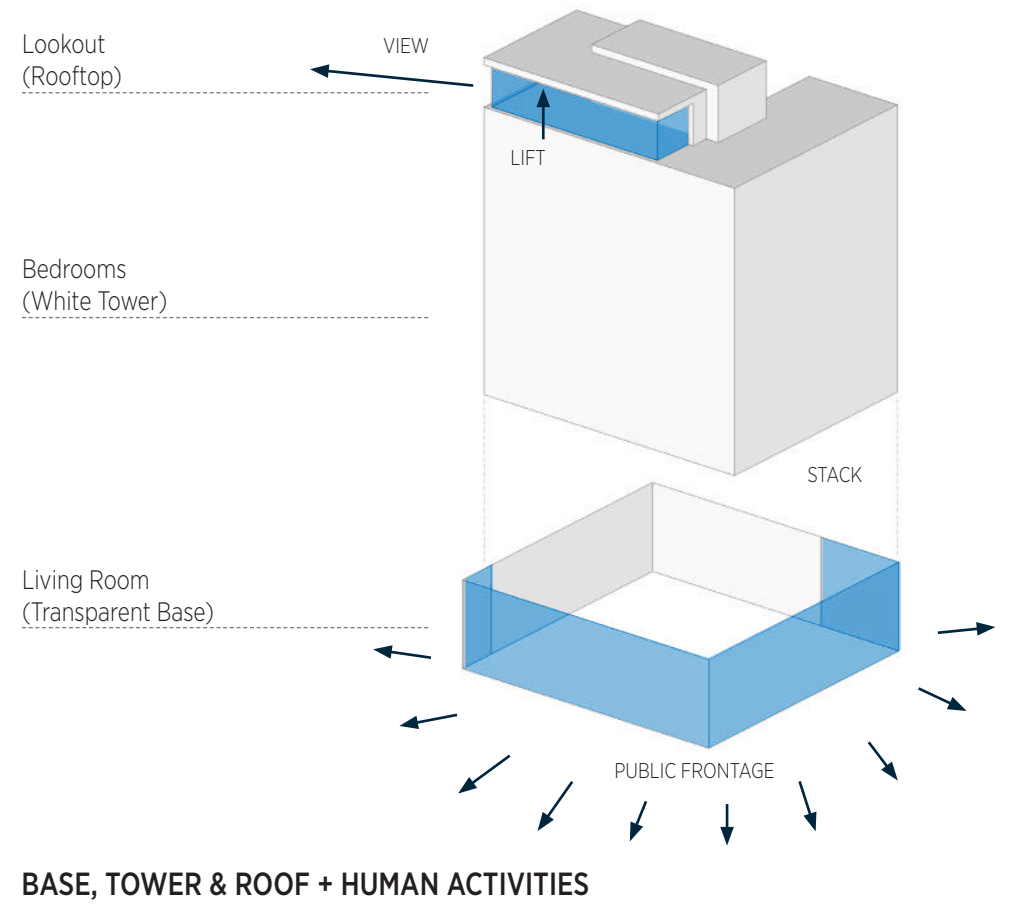


1. Massing is set back 15' from Union starting at level 3, bringing relief across from the north face of the Rainier skyscraper. By starting the setback lower than is req'd, more light is brought down to the pedestrian level.
2. The low setback defers to the Landmark 'Men's Warehouse' to the West.
3. A two level retail base with a large terrace is formed across from Rainier Square's Level 2 lobby, activating the sidewalk much more than a typical rooftop terrace.
4. The hotel facade is maintained as a simple, more solid form that contrasts the transparency below

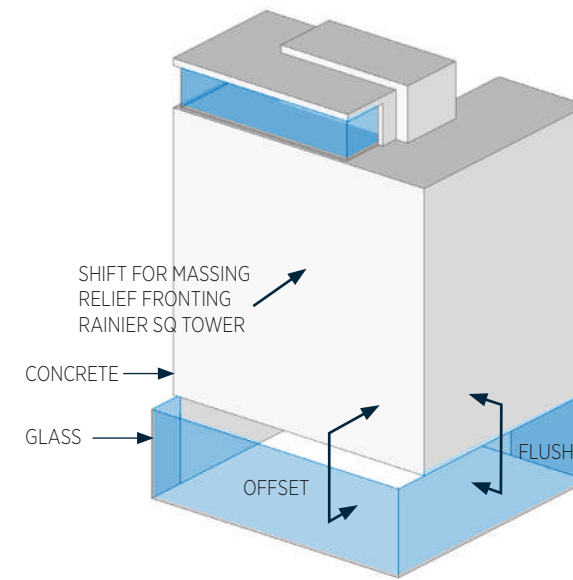
Unanimously approved to
proceed to Recommendation

MASSING CONCEPT:

A combination of simple parts which results in a unified design that fits in with its surroundings

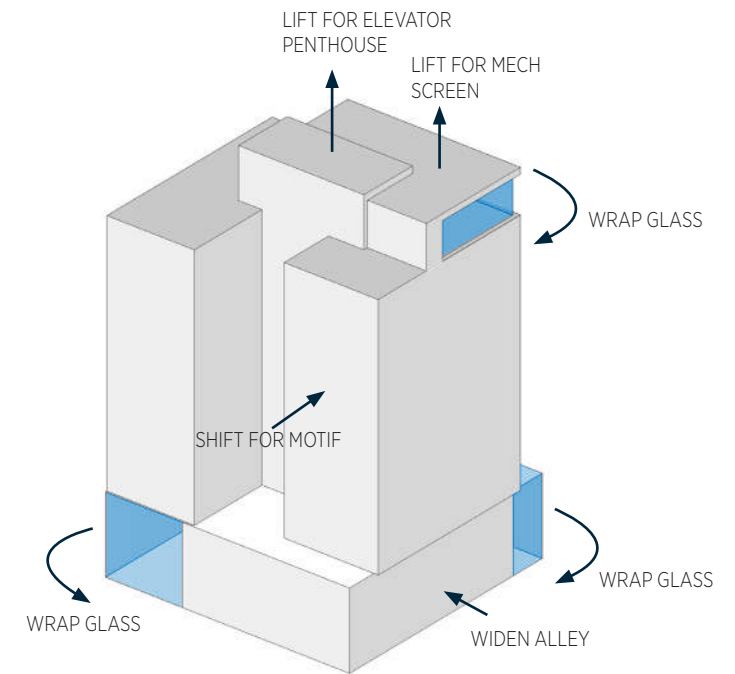


BASE AND ROOF RELATIONSHIP



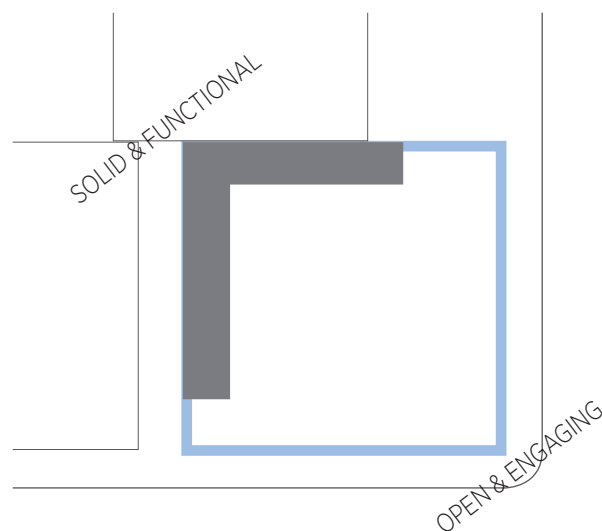
BASE AND TOWER RELATIONSHIP:

- Base and tower are materially *different* (transparent glass base and opaque concrete tower) in order to emphasize dramatic openness of base at the pedestrian realm.
- Base and tower have geometric alignments that vary per facade to allow for multiple contextual responses (ie. tower setbacks for light, base setback for alley widening, etc).



SOLID SIDE ABUTTING ADJACENT BUILDINGS

- Base and tower are materially *similar* (white metal base and white concrete tower) in order to bring unity to the less ordered back-of-house facades.



BASE CONCEPT (PLAN VIEW):

- Solid side and transparent side

6 PHYSICAL MASSING MODEL



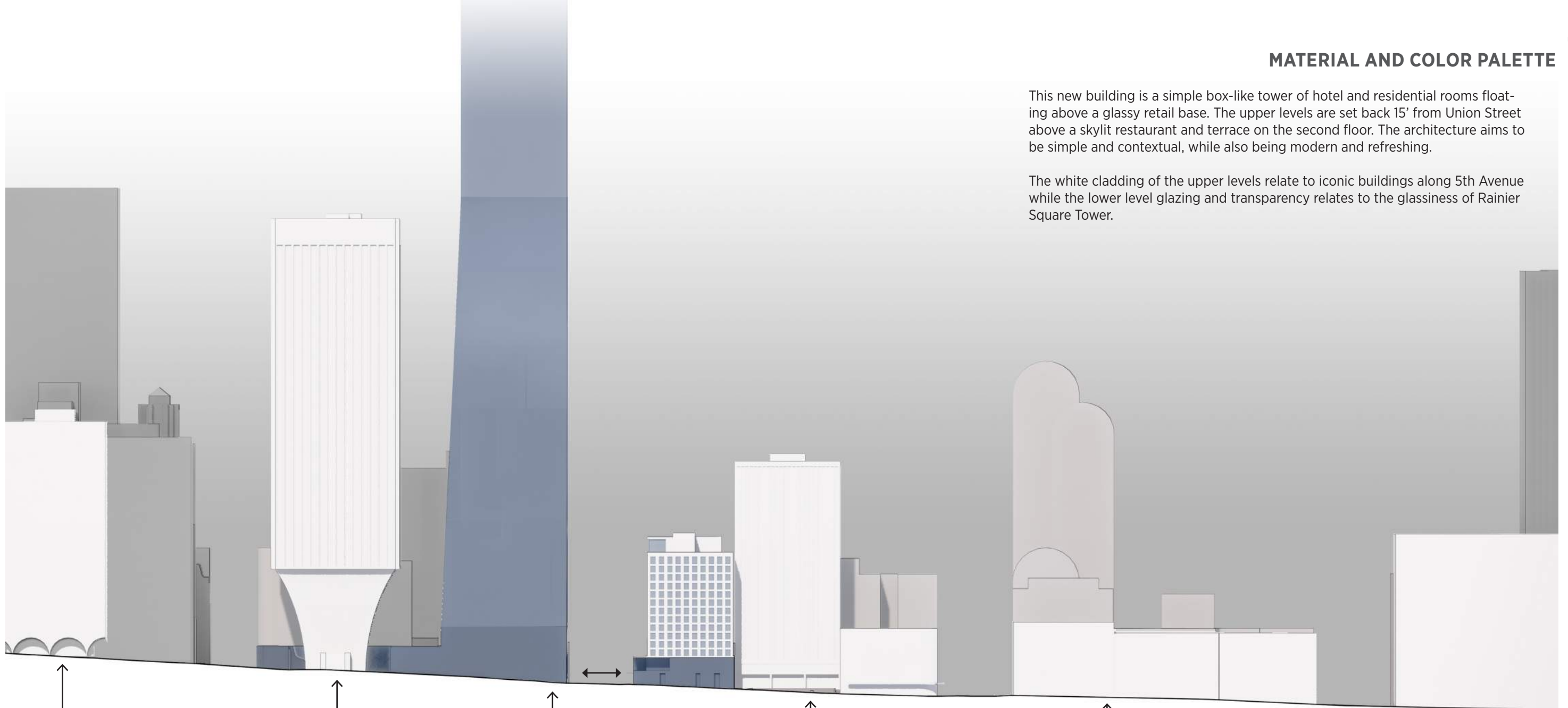


PART 1: DESIGN CONCEPTS

- Simple Form
- **White Cladding**
- Transparent Base

This new building is a simple box-like tower of hotel and residential rooms floating above a glassy retail base. The upper levels are set back 15' from Union Street above a skylit restaurant and terrace on the second floor. The architecture aims to be simple and contextual, while also being modern and refreshing.

The white cladding of the upper levels relate to iconic buildings along 5th Avenue while the lower level glazing and transparency relates to the glassiness of Rainier Square Tower.



IBM Building - 1964



Rainier Tower - 1977



Rainier Square Tower - 2020



Motif Hotel - 1973



Coliseum Theater - 1915



Nordstrom - 1918

7 MATERIAL AND COLOR PALETTE

MATERIALS - OPAQUE (SEE ELEVATIONS)

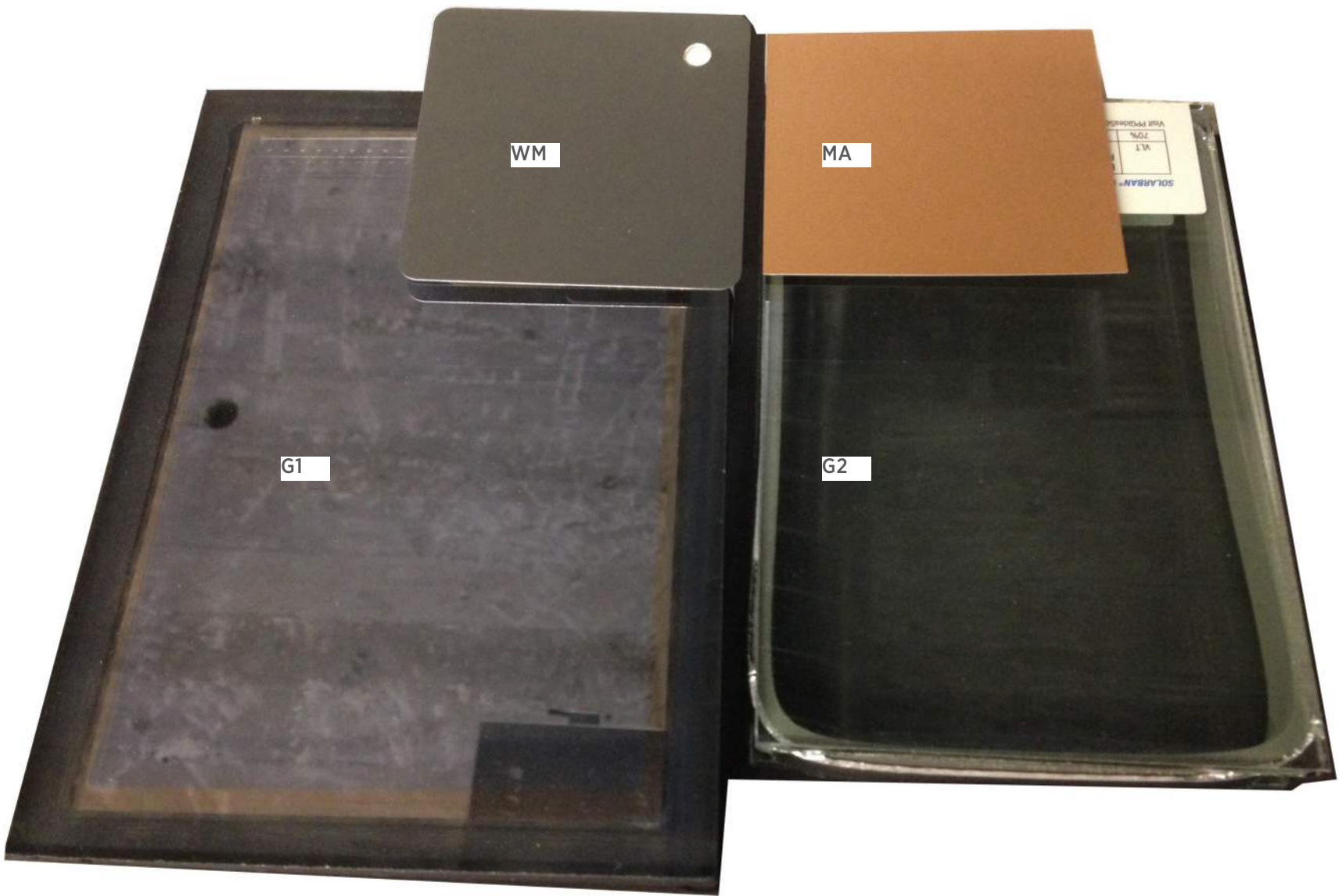
- PC** PRECAST CONCRETE PANEL. WHITE CEMENT AND AGGREGATE. HONED OR SANDBLASTED FINISH
- MP** COMPOSITE ALUMINUM METAL PANEL. HIGH FLATNESS. (WHITE)
- MA** METAL ACCENT. PAINTED STEEL TUBE @ 12" O.C. (ORANGE COLOR)
- CM** PAINTED CMU AT HIDDEN ELEVATION
- WM** ALUMINUM WINDOW MULLION (CHARCOAL GRAY COLOR)

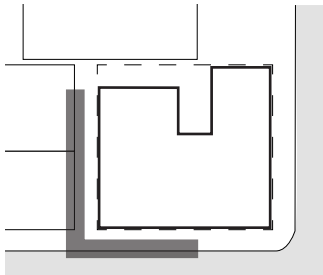
MATERIALS - GLASS (SEE ELEVATIONS)

- G1** GLASS 1. VISION GLASS IN ALUMINUM FRAME (CLEAR)
- G2** GLASS 2. VISION GLASS IN SSG CURTAIN WALL (CLEAR)
- G3** GLASS 3. INSULATED SPANDREL GLASS (TO MATCH VISION)
- G4** GLASS 4. GLASS AT GUARDRAIL (CLEAR)

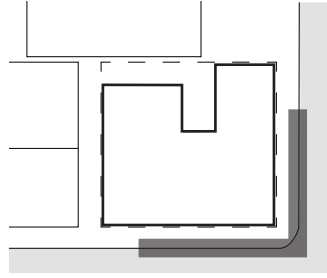
ADDITIONAL NOTES (ELEVATIONS)

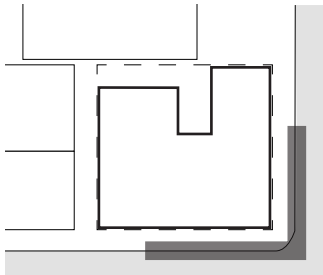
- 1** 1" SEALANT JOINT BTWN PRECAST PANELS (SEALANT COLOR TO MATCH PANEL)
 - 2** CONCRETE COLUMN AT DECK, PAINTED (WHITE)
 - 3** BUILDING SIGNAGE
 - 4** CONTINUOUS GLASS CANOPY WITH STEEL SUPPORTS (8' DEEP)
- NOTE: SEE MATERIAL SAMPLES AND MASTER USE PERMIT DOCUMENTS FOR ADDITIONAL MATERIAL INFORMATION



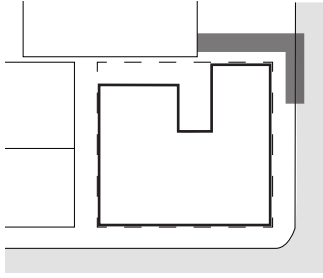


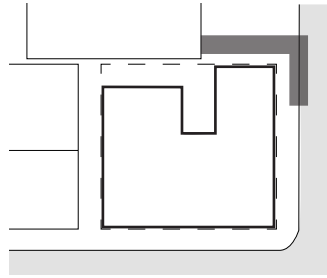
8 RENDERINGS - VIEW OF ROOFTOP AT 5TH AND UNION





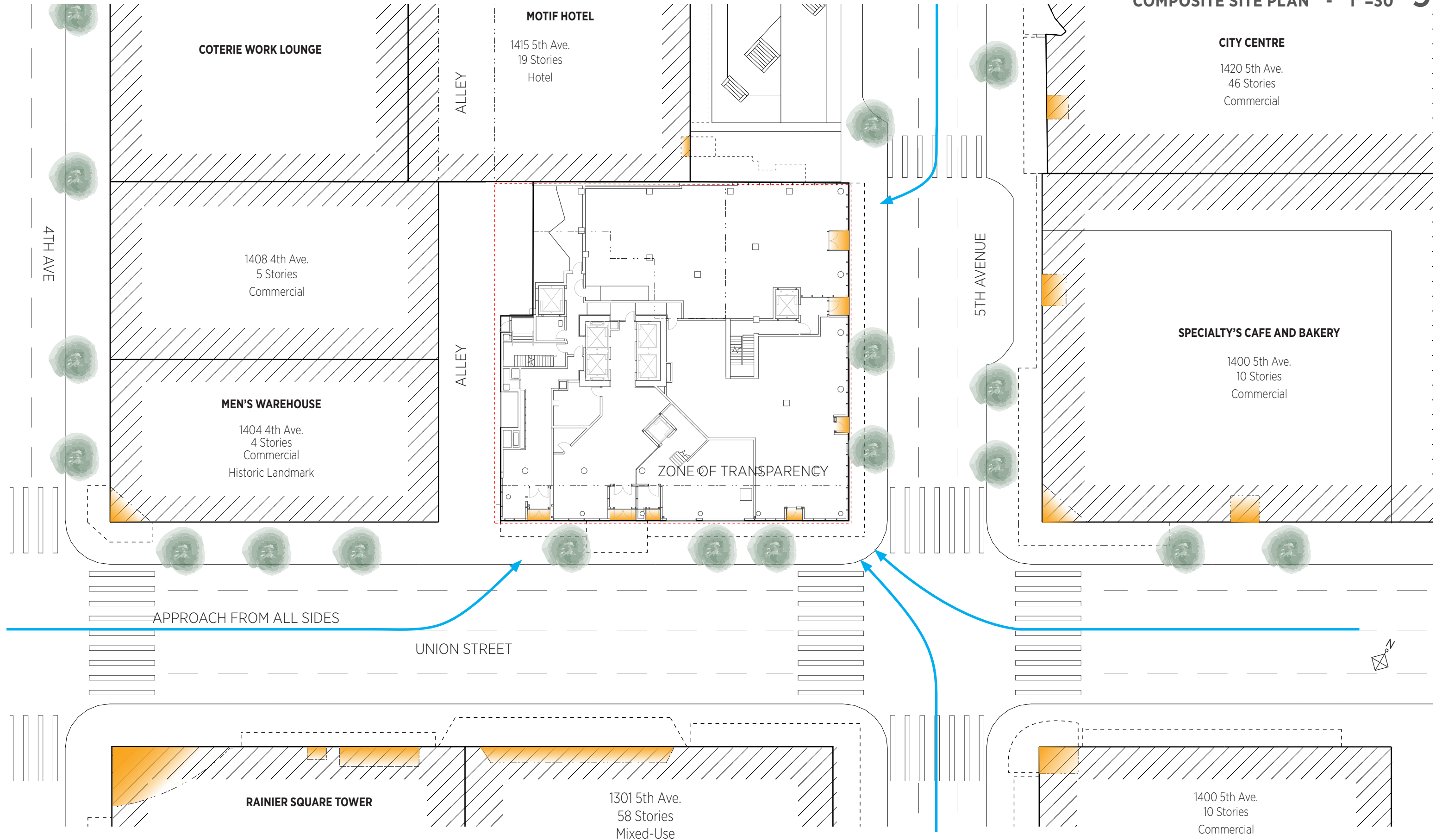
8 RENDERINGS - VIEW OF NORTH FACADE FROM 5TH AVE



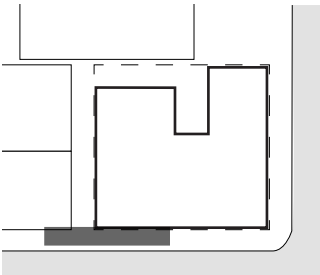


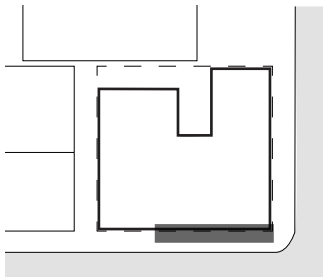
PART 1: DESIGN CONCEPTS

- Simple Form
- White Cladding
- **Transparent Base**

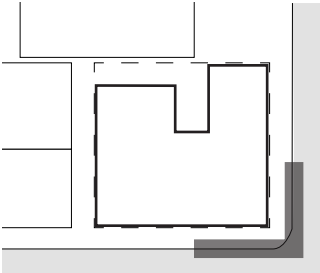


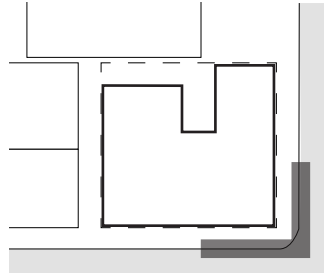
10 RENDERINGS - VIEW OF BASE FROM UNION, NEAR ALLEY



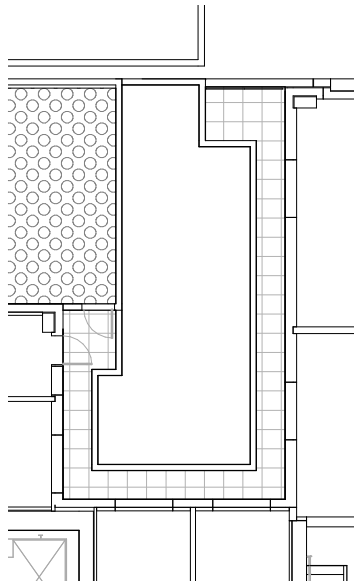
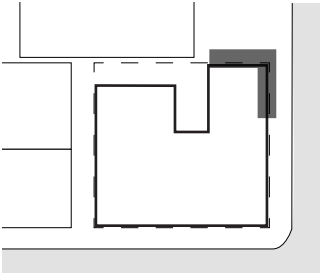


10 RENDERINGS - VIEW OF TERRACE FROM 5TH AND UNION



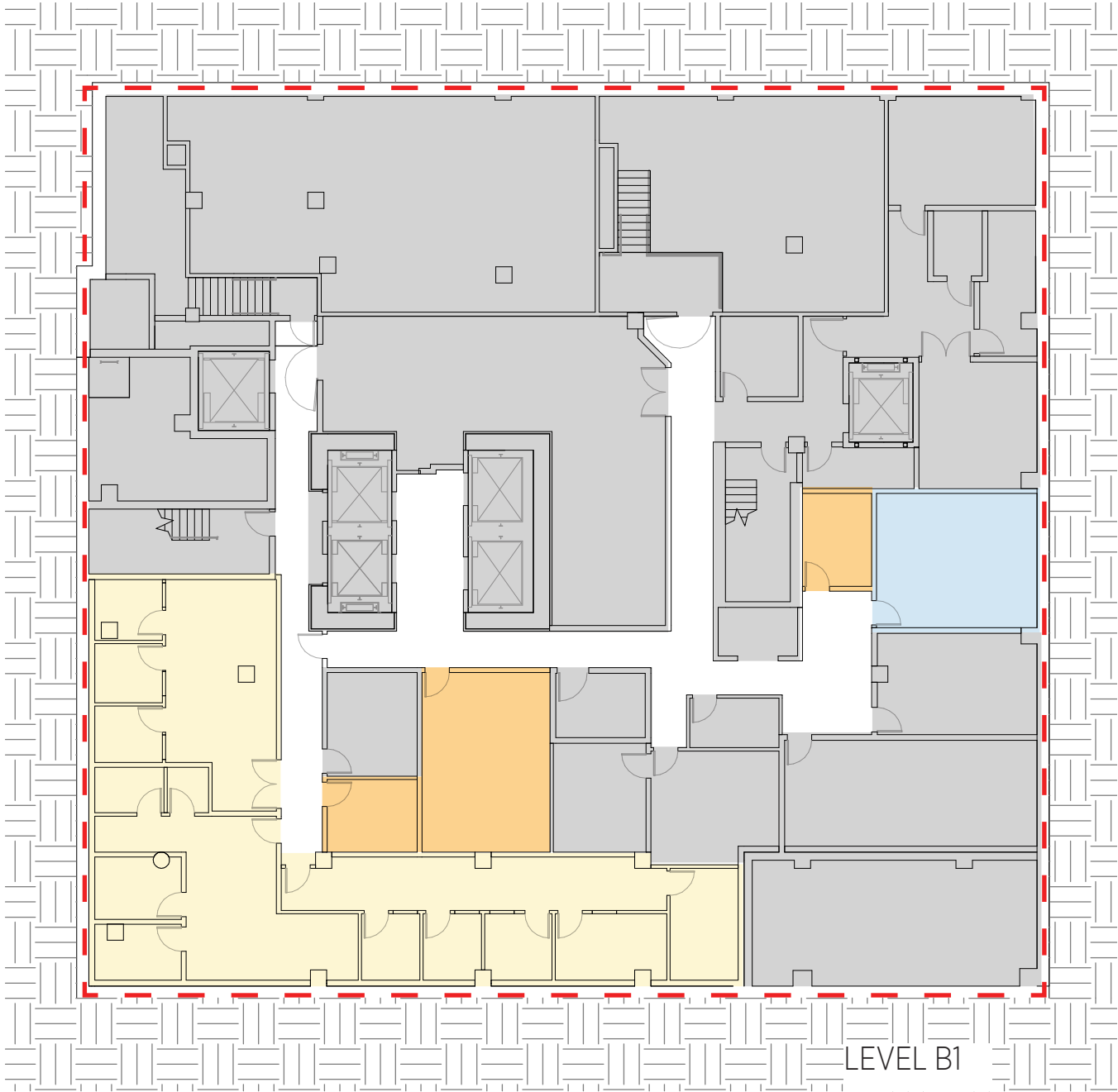


10 RENDERINGS - VIEW FROM 5TH AVE OF BASE AT MOTIF'S PLAZA



PART II: DOCUMENTATION

- Floor Plans
- Landscape Plans
- Elevations
- Sections
- Detail Views
- Lighting Plan
- Signage Plan
- Zoning Summary
- Departures



BOH

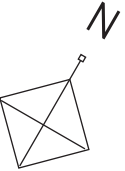
HOTEL

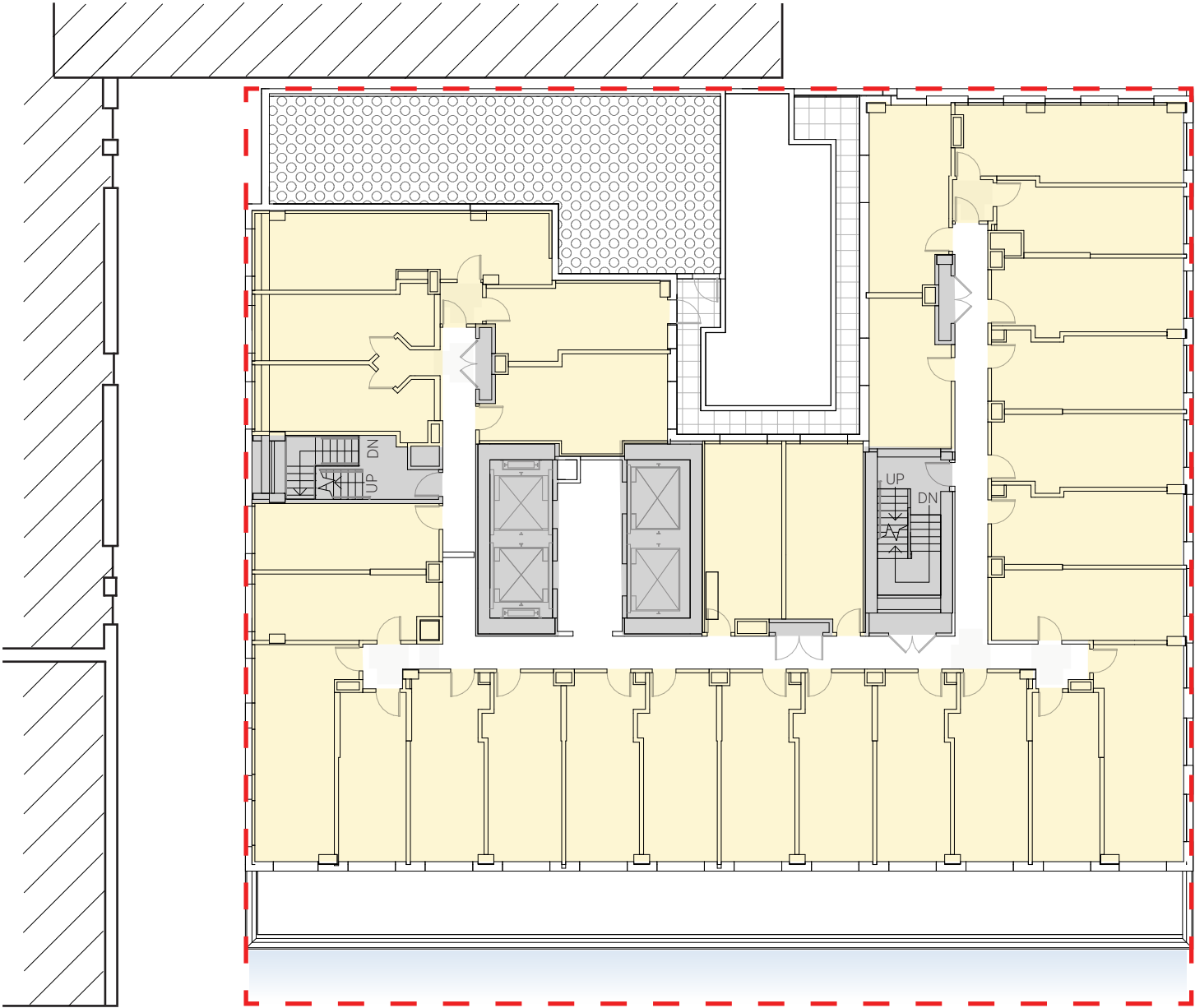
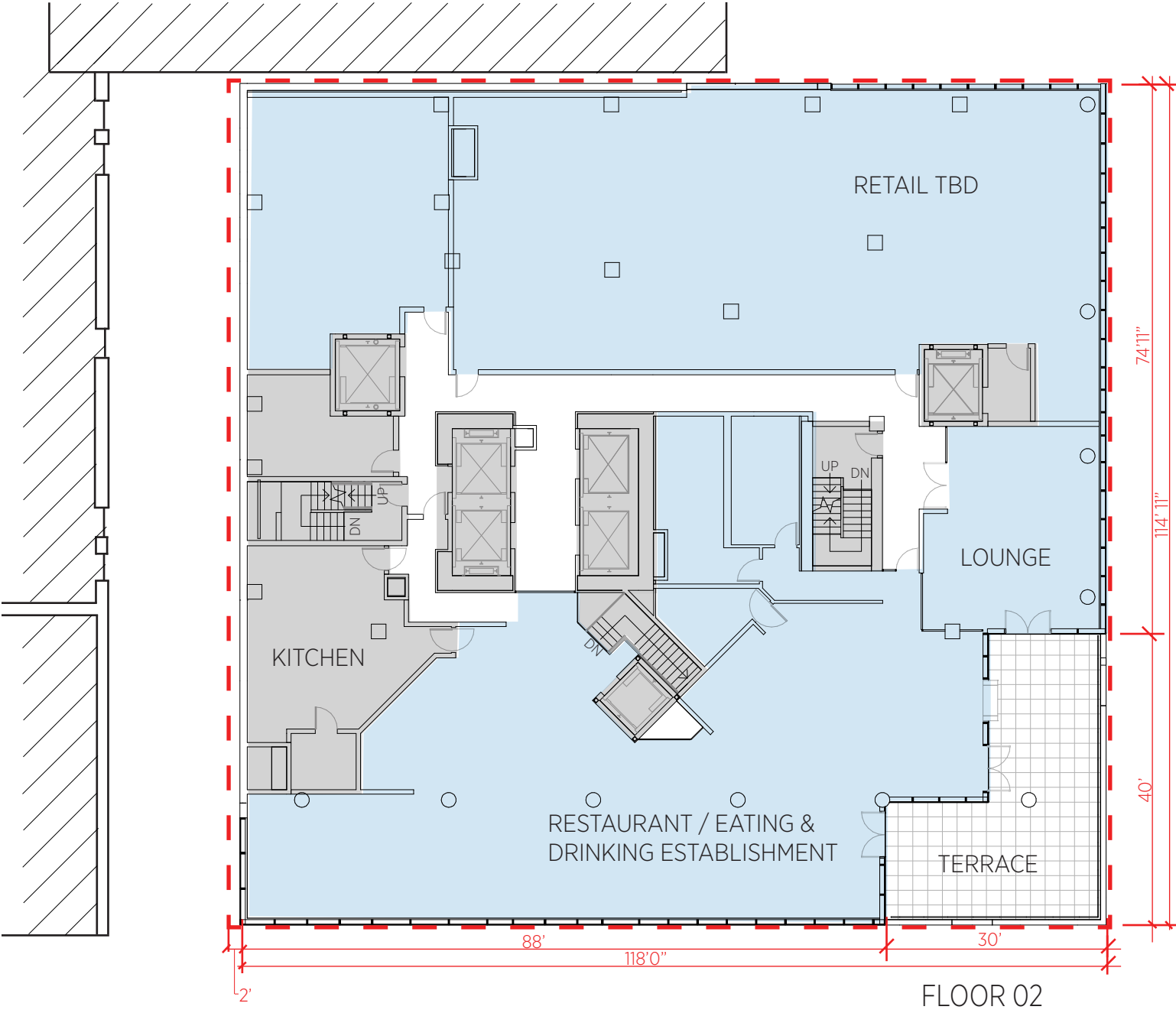
RESIDENTIAL

RETAIL/RESTAURANT

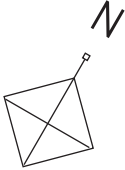
PROPERTY LINE

NOTE: ALL DIMENSIONS ON RECOMMENDATION PLANS ARE APPROXIMATE

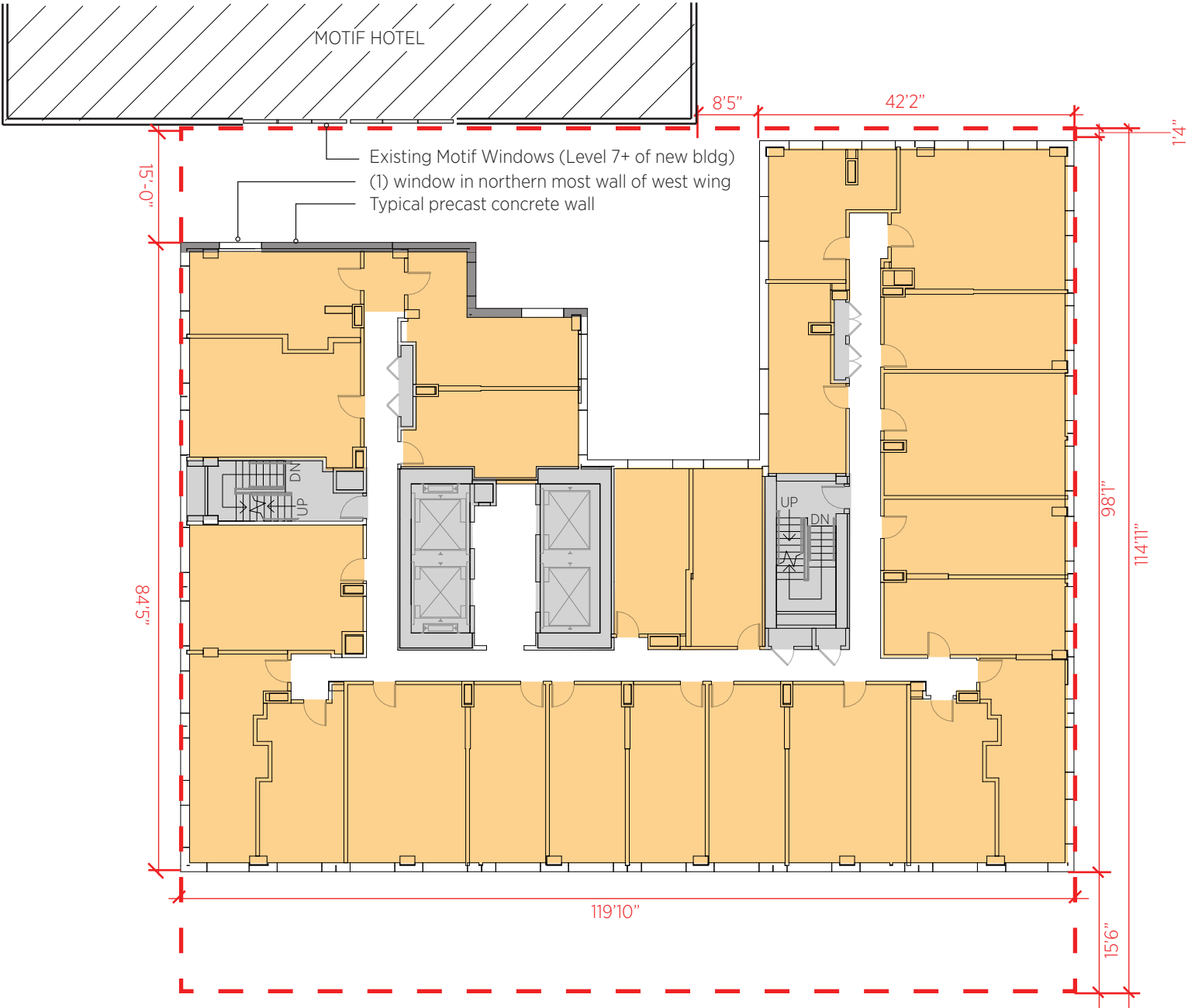




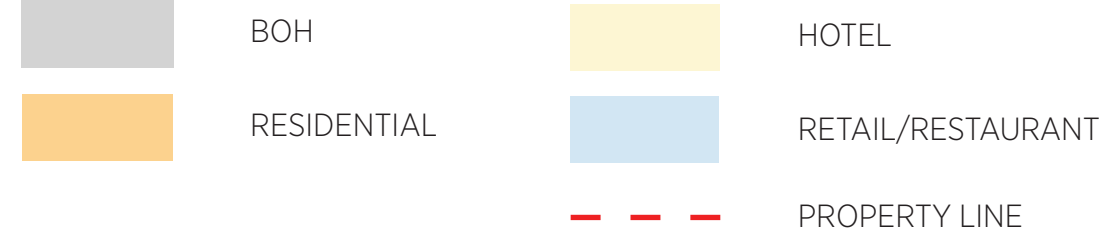
- BOH
- RESIDENTIAL
- HOTEL
- RETAIL/RESTAURANT
- PROPERTY LINE



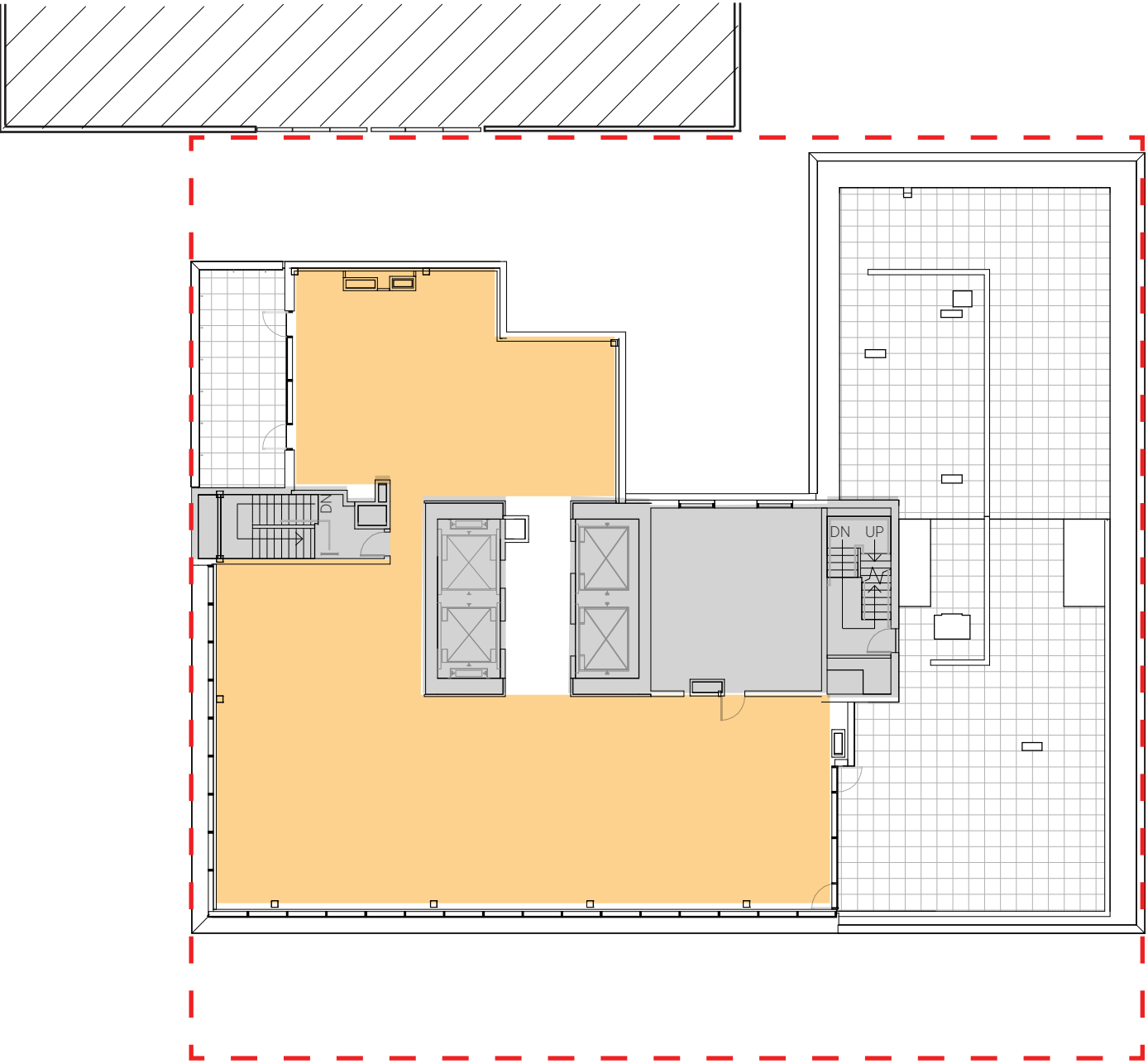
11 FLOOR PLANS



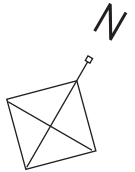
FLOOR 12-14
TYPICAL RESIDENTIAL FLOOR

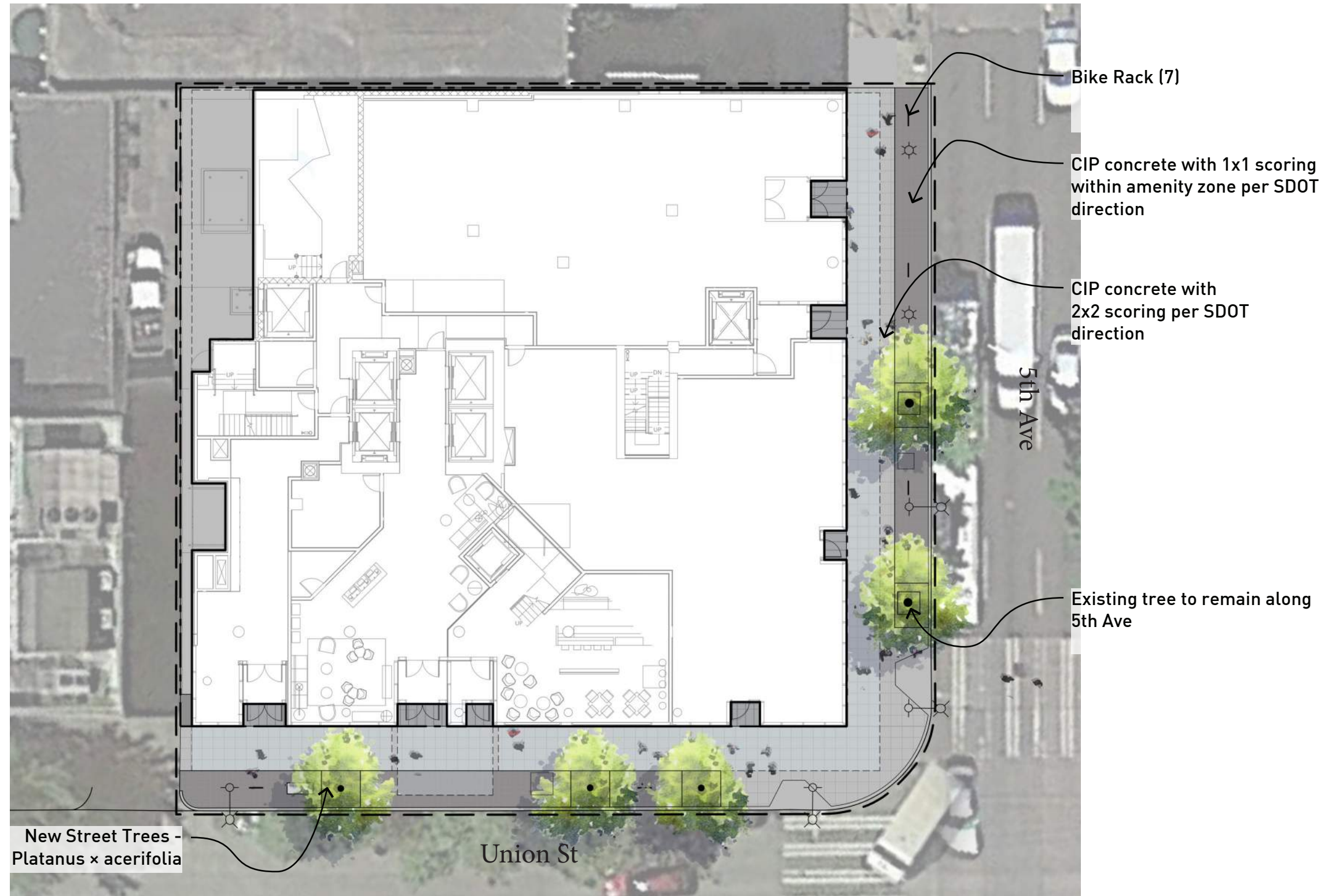


NOTE: ALL DIMENSIONS ON
RECOMMENDATION PLANS
ARE APPROXIMATE

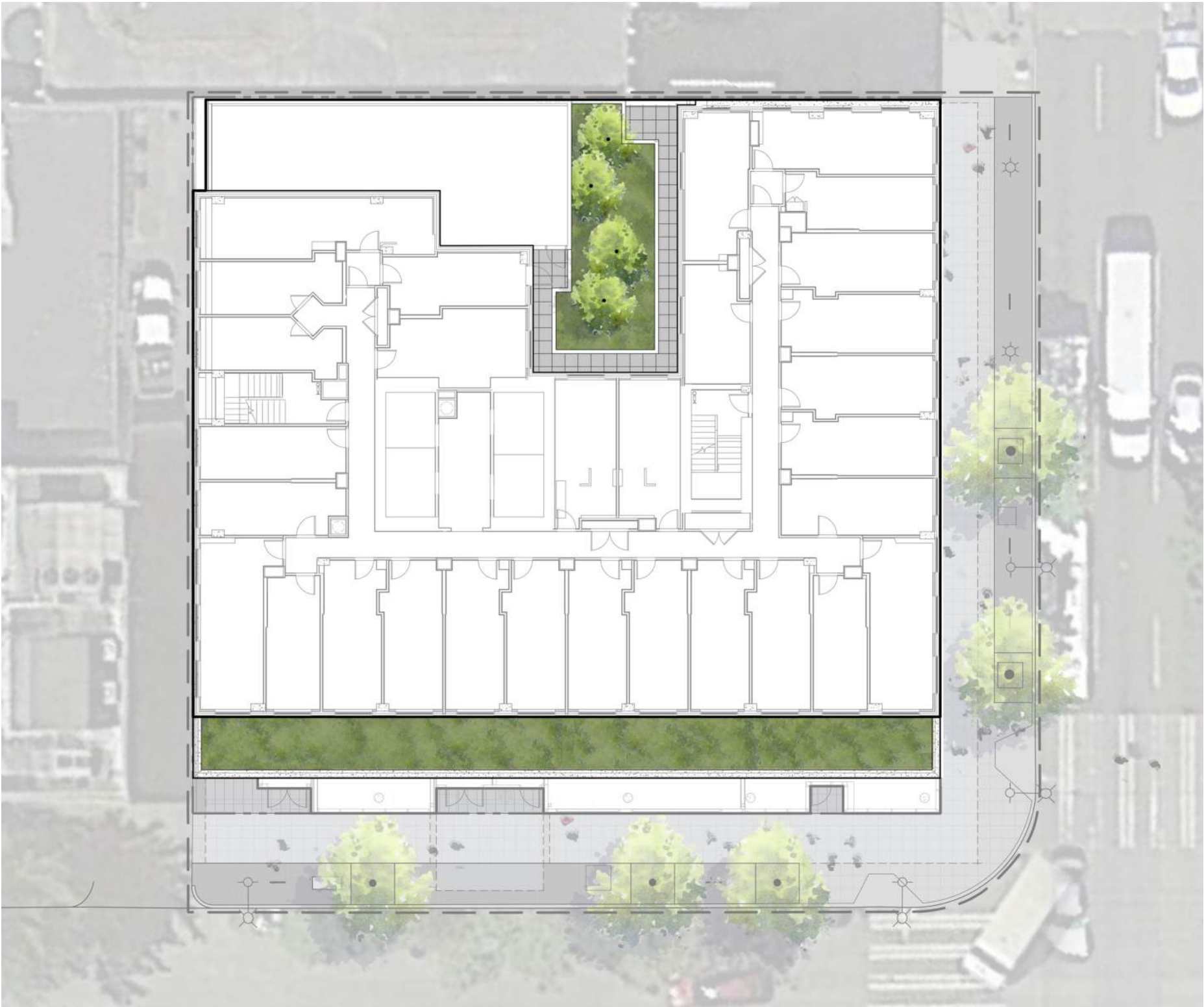


FLOOR 15
AMENITY / ROOF TOP



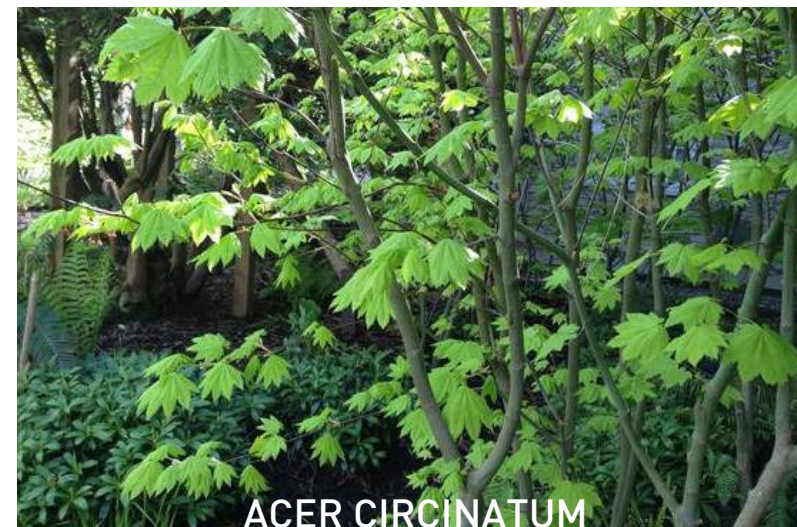
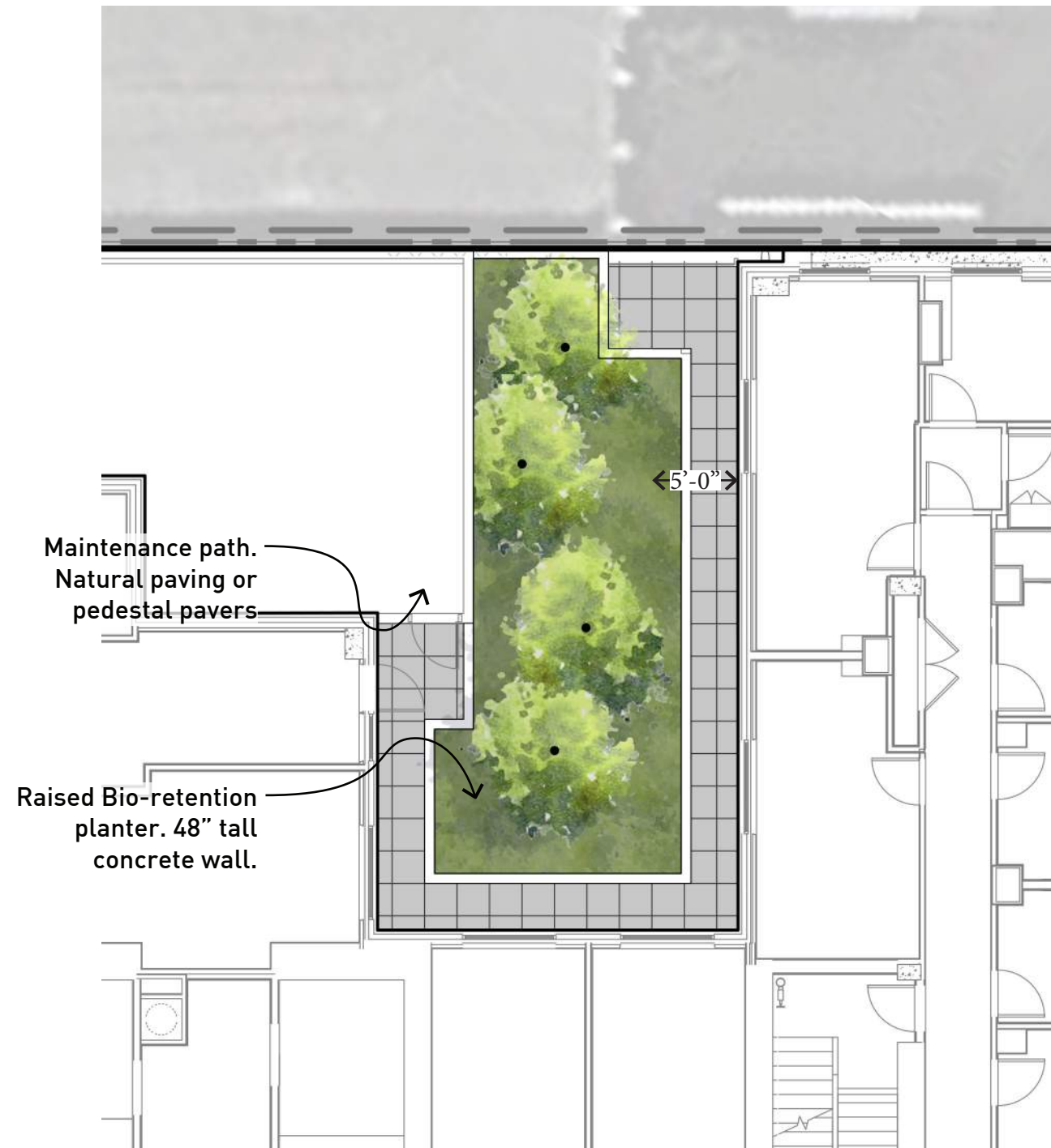


LEVEL 01



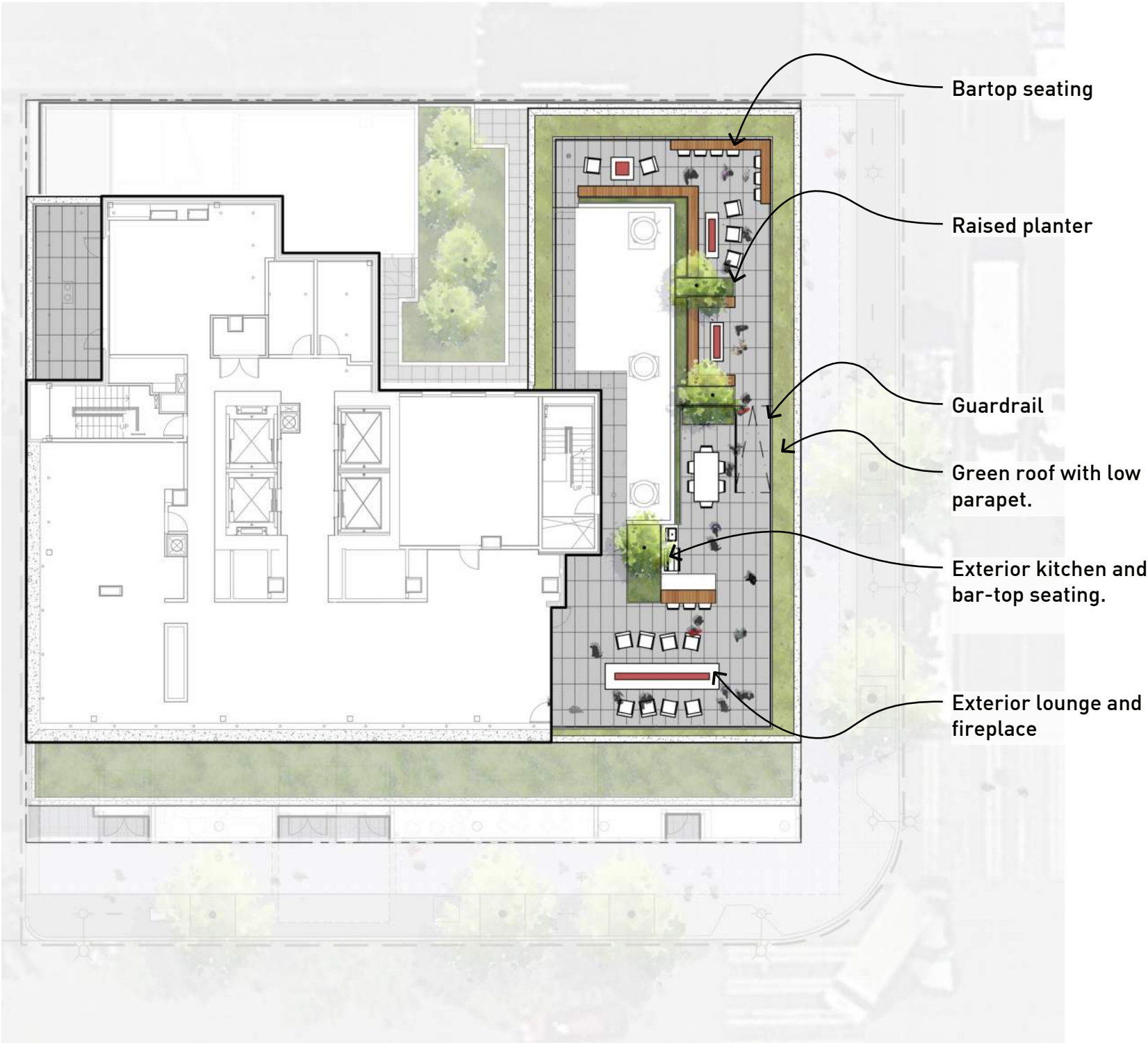
LEVEL 03

Bio-retention & Planter planting

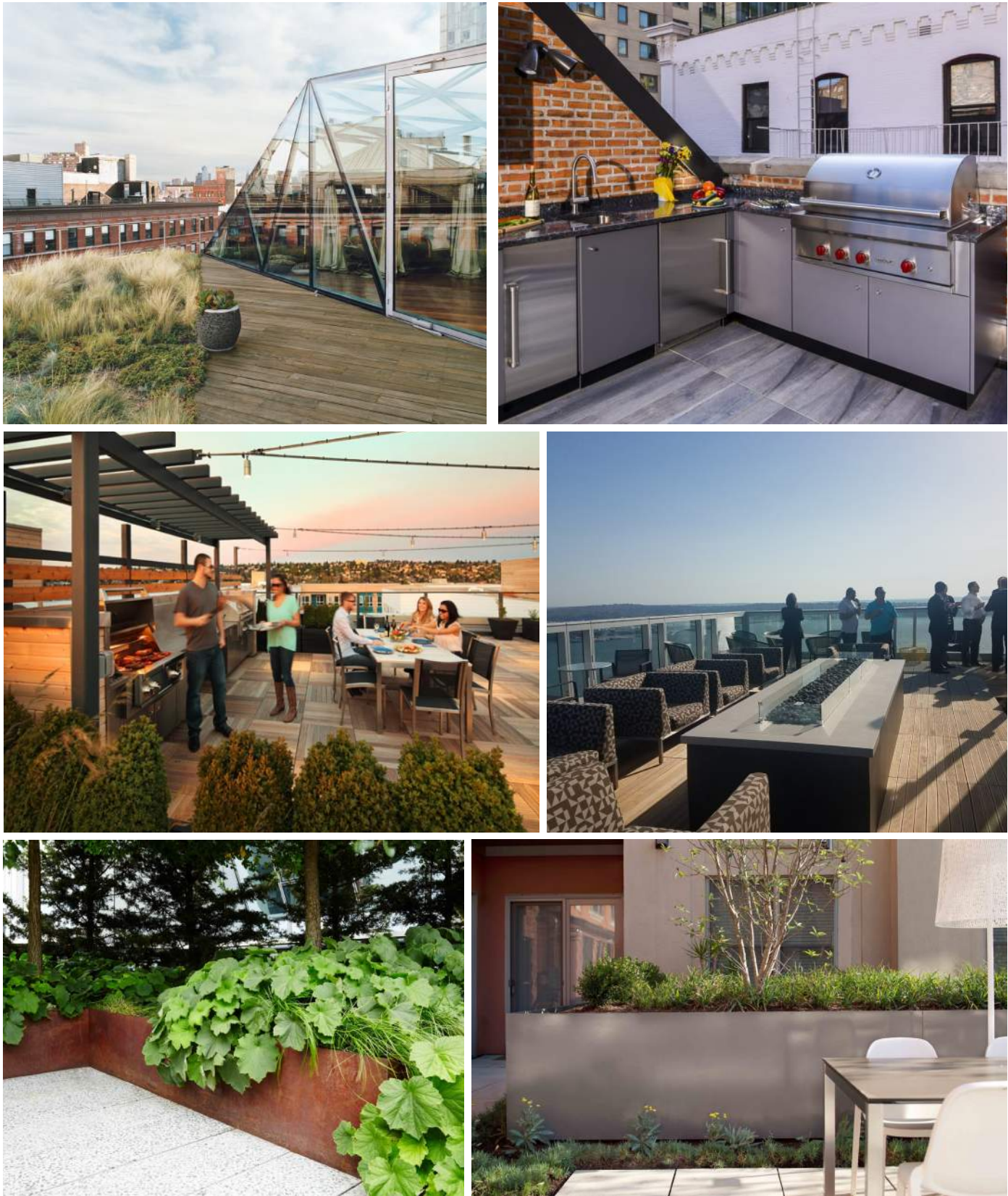


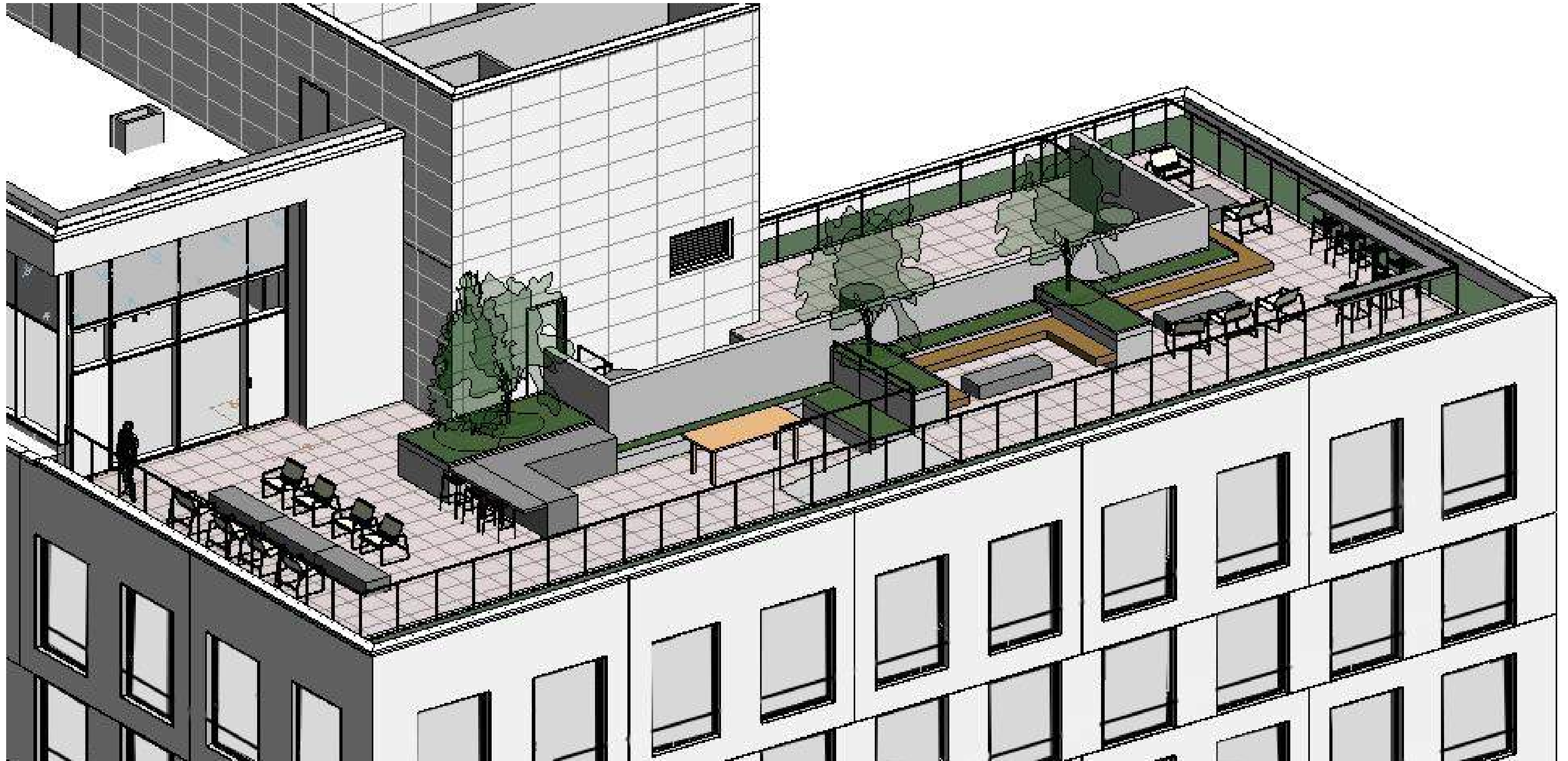
LEVEL 03





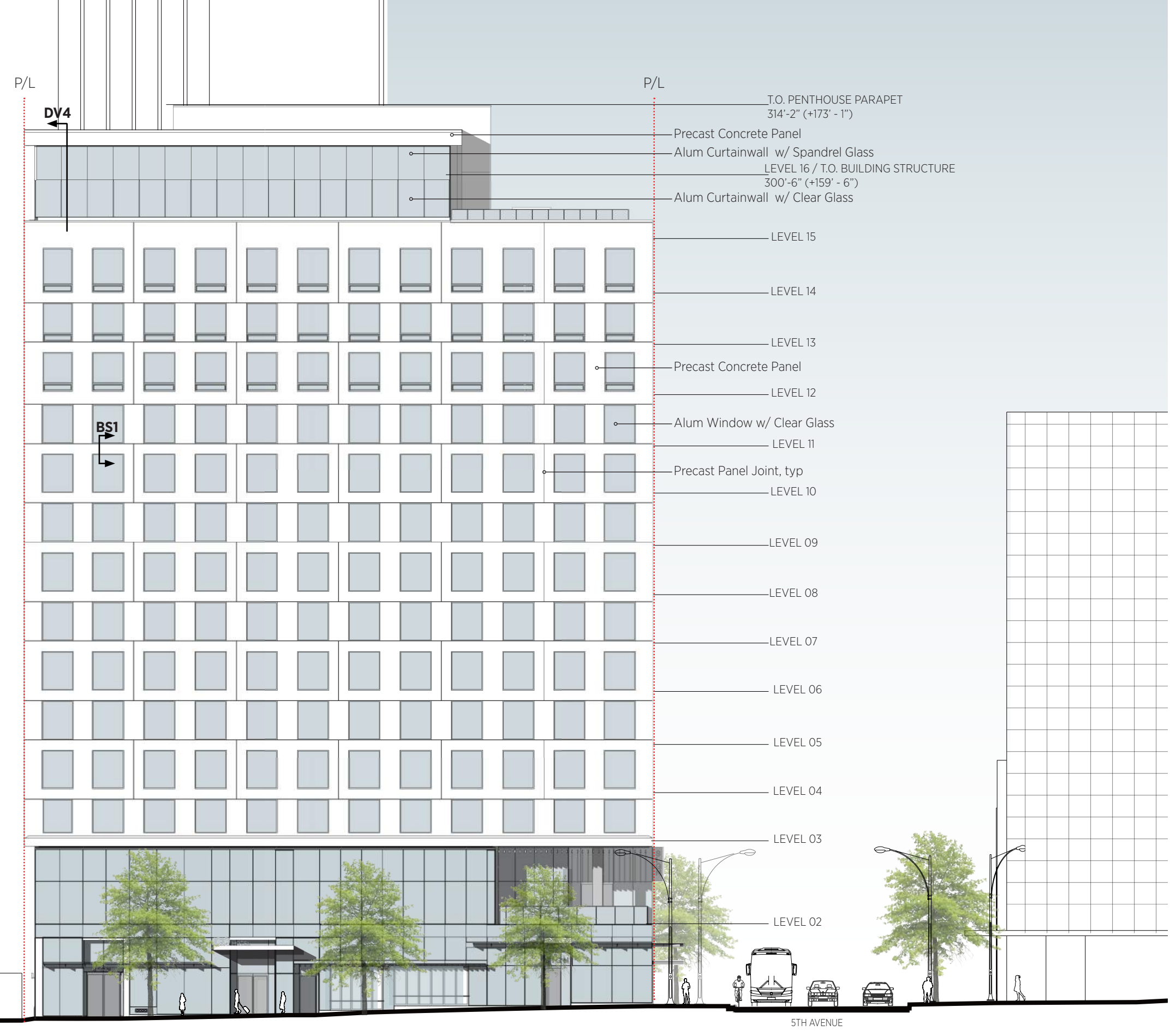
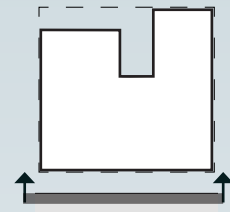
ROOF





ROOF

13 SOUTH ELEVATION 1" = 20'



South / Union St

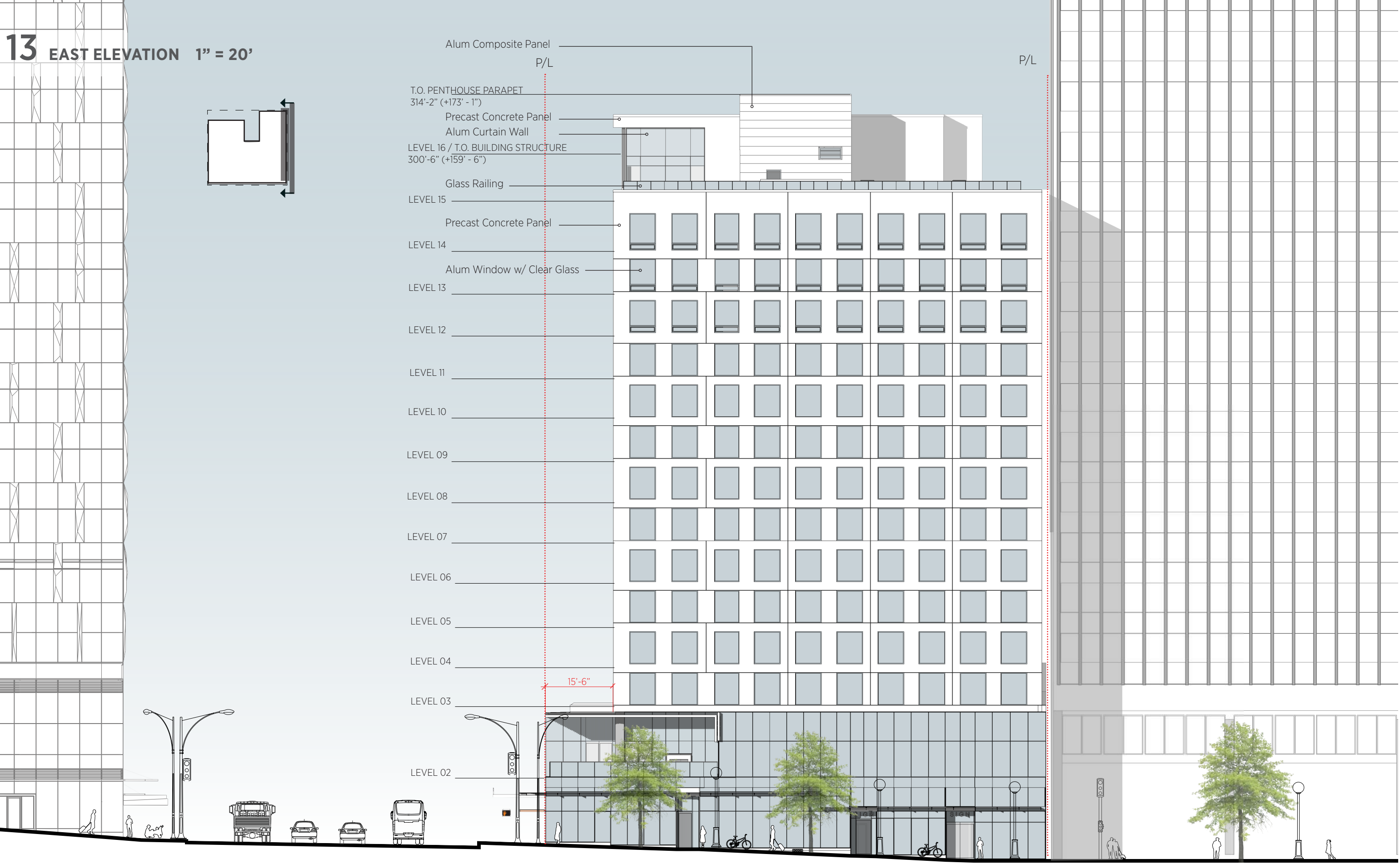
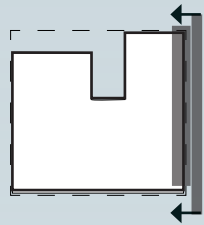
NOTE: SEE ATTACHED COLORED ELEVATIONS DATED 2020.04.10
FOR MATERIAL LEGEND & ADD'L NOTES & DIMENSIONS



South / Union St

NOTE: SEE ATTACHED COLORED ELEVATIONS DATED 2020.04.10
FOR MATERIAL LEGEND & ADD'L NOTES & DIMENSIONS

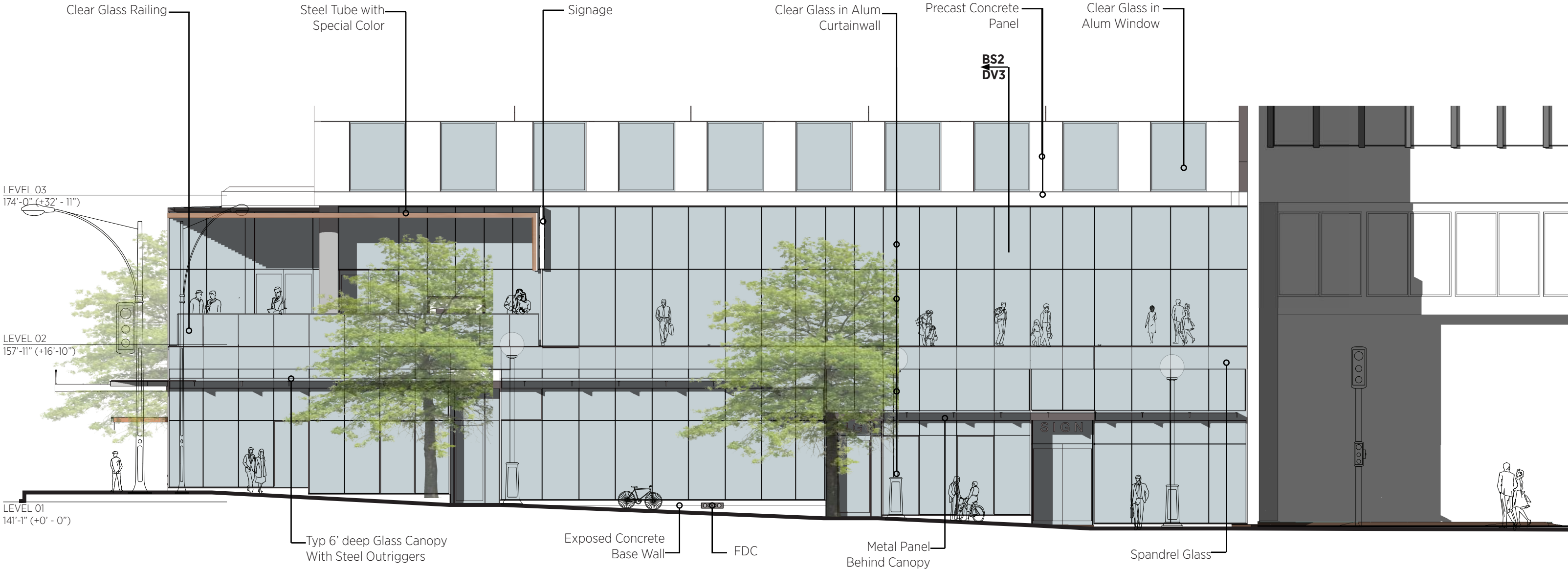
13 EAST ELEVATION 1" = 20'



UNION STREET

East / 5th Avenue

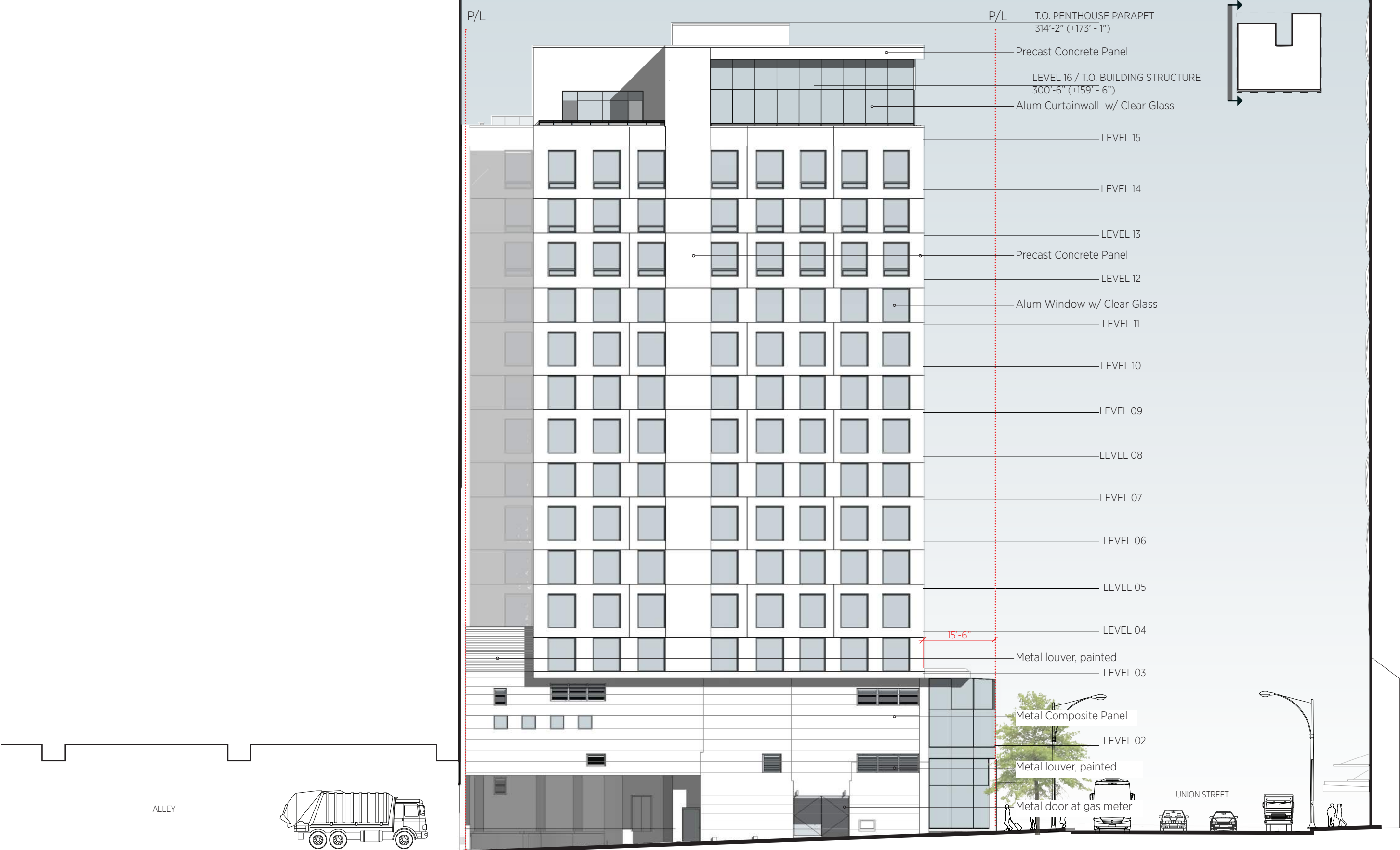
NOTE: SEE ATTACHED COLORED ELEVATIONS DATED 2020.04.10
FOR MATERIAL LEGEND & ADD'L NOTES & DIMENSIONS

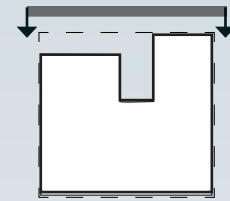


East / 5th Avenue

NOTE: SEE ATTACHED COLORED ELEVATIONS DATED 2020.04.10 FOR MATERIAL LEGEND & ADD'L NOTES & DIMENSIONS

MASTERWORKS Ankrom Moisan Architects, Inc. 43





T.O. PENTHOUSE PARAPET
314'-2" (+173' - 1")

P/L

LEVEL 16 / T.O. BUILDING STRUCTURE
300'-6" (+159' - 6")

LEVEL 15

LEVEL 14

Precast Concrete Panel

LEVEL 13

Alum Window w/ Clear Glass

LEVEL 12

LEVEL 11

LEVEL 10

LEVEL 09

LEVEL 08

LEVEL 07

LEVEL 06

LEVEL 05

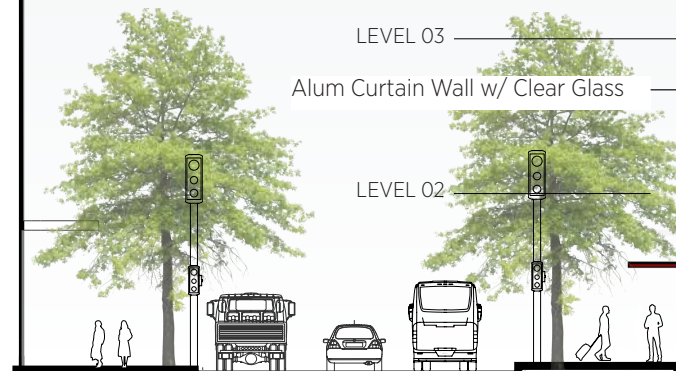
LEVEL 04

CMU wall at hidden elevation

LEVEL 03

Alum Curtain Wall w/ Clear Glass

LEVEL 02



5TH AVENUE

North / Motif Plaza

MOTIF HOTEL IN FOREGROUND

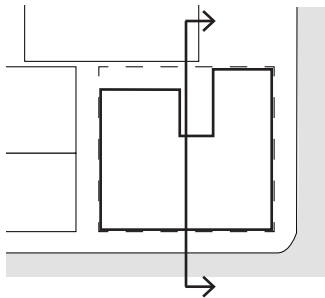
P/L

NORTH ELEVATION 1" = 20'

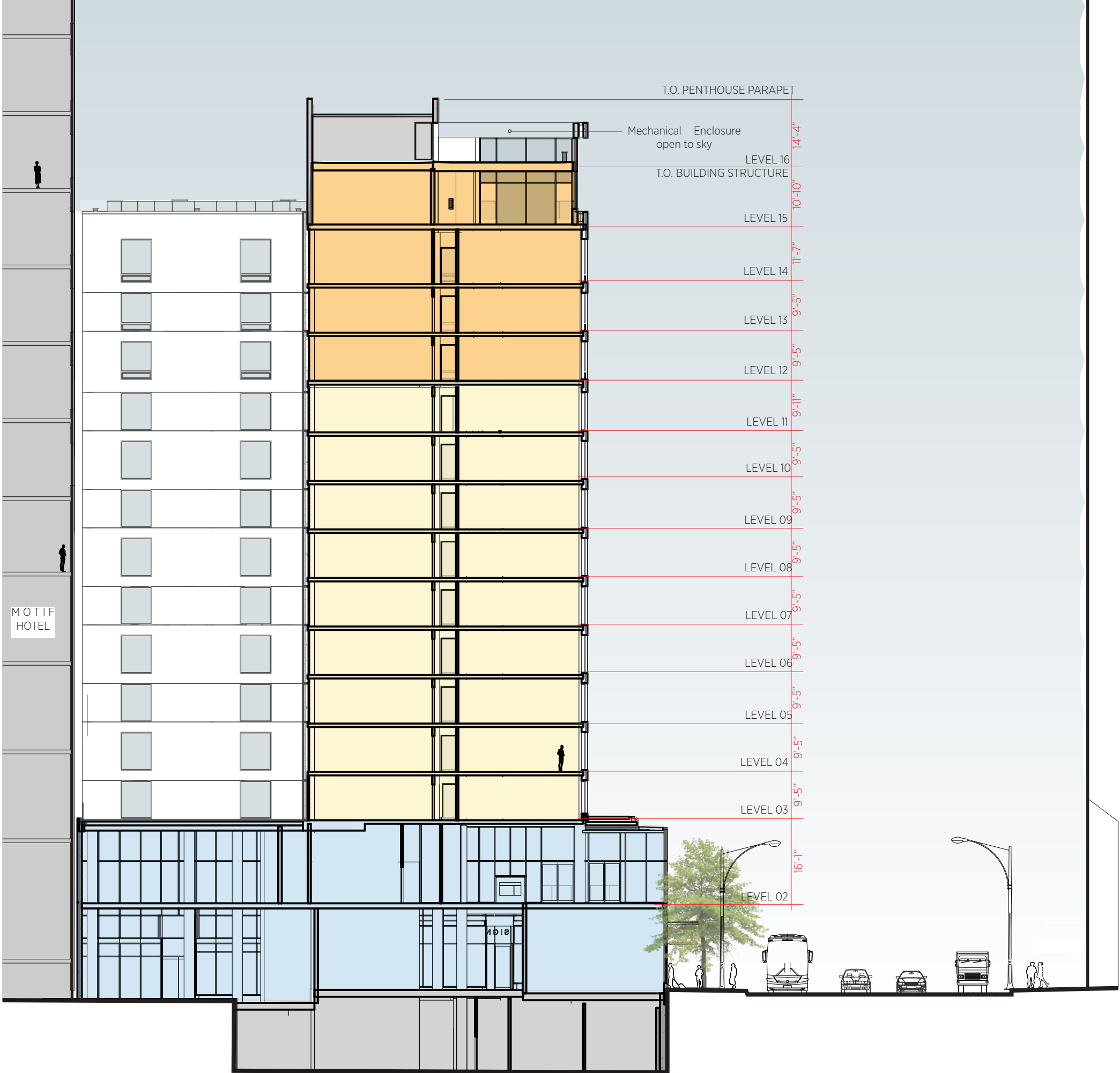
13

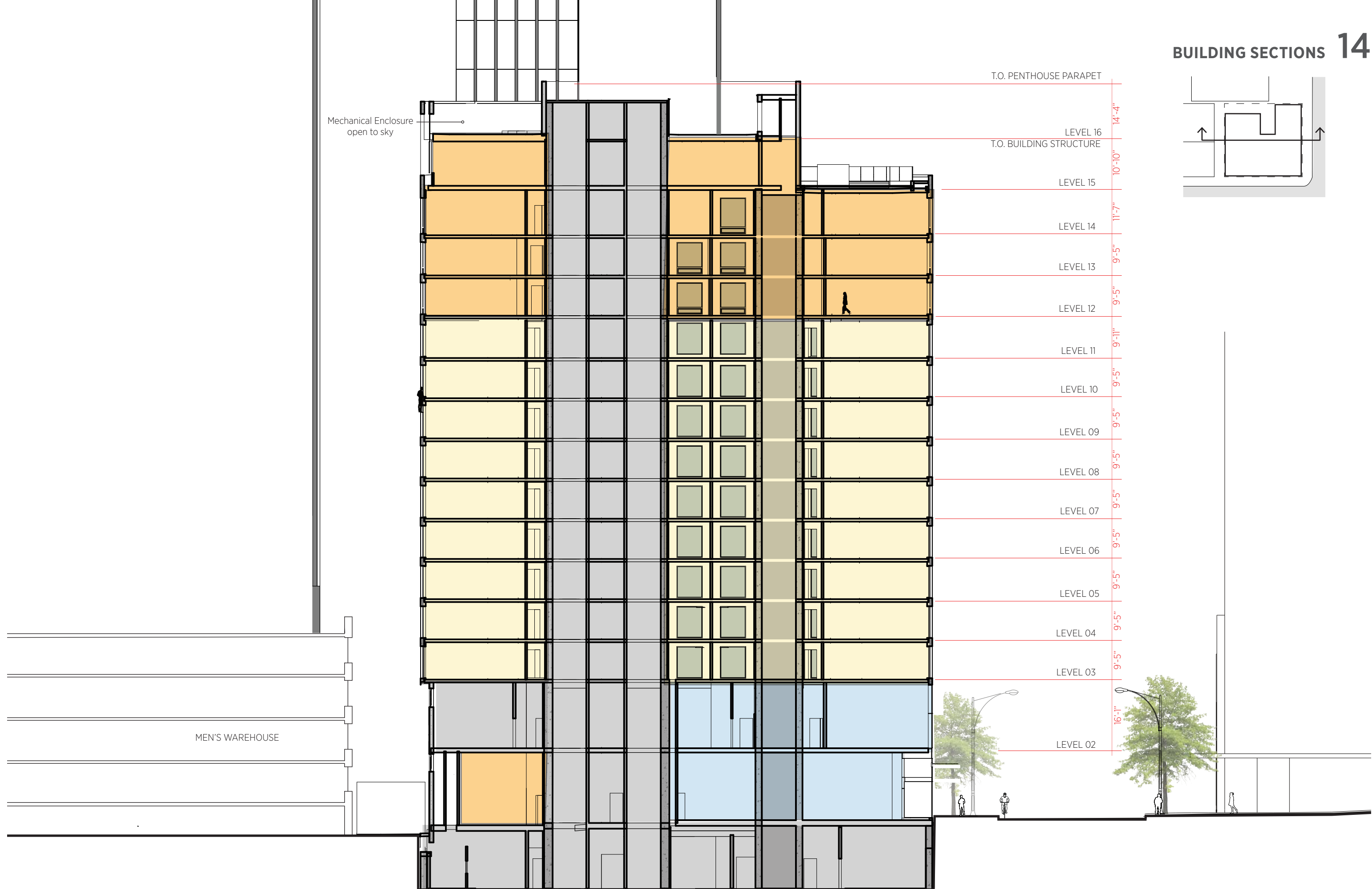
NOTE: SEE ATTACHED COLORED ELEVATIONS DATED 2020.04.10
FOR MATERIAL LEGEND & ADD'L NOTES & DIMENSIONS

14 BUILDING SECTIONS

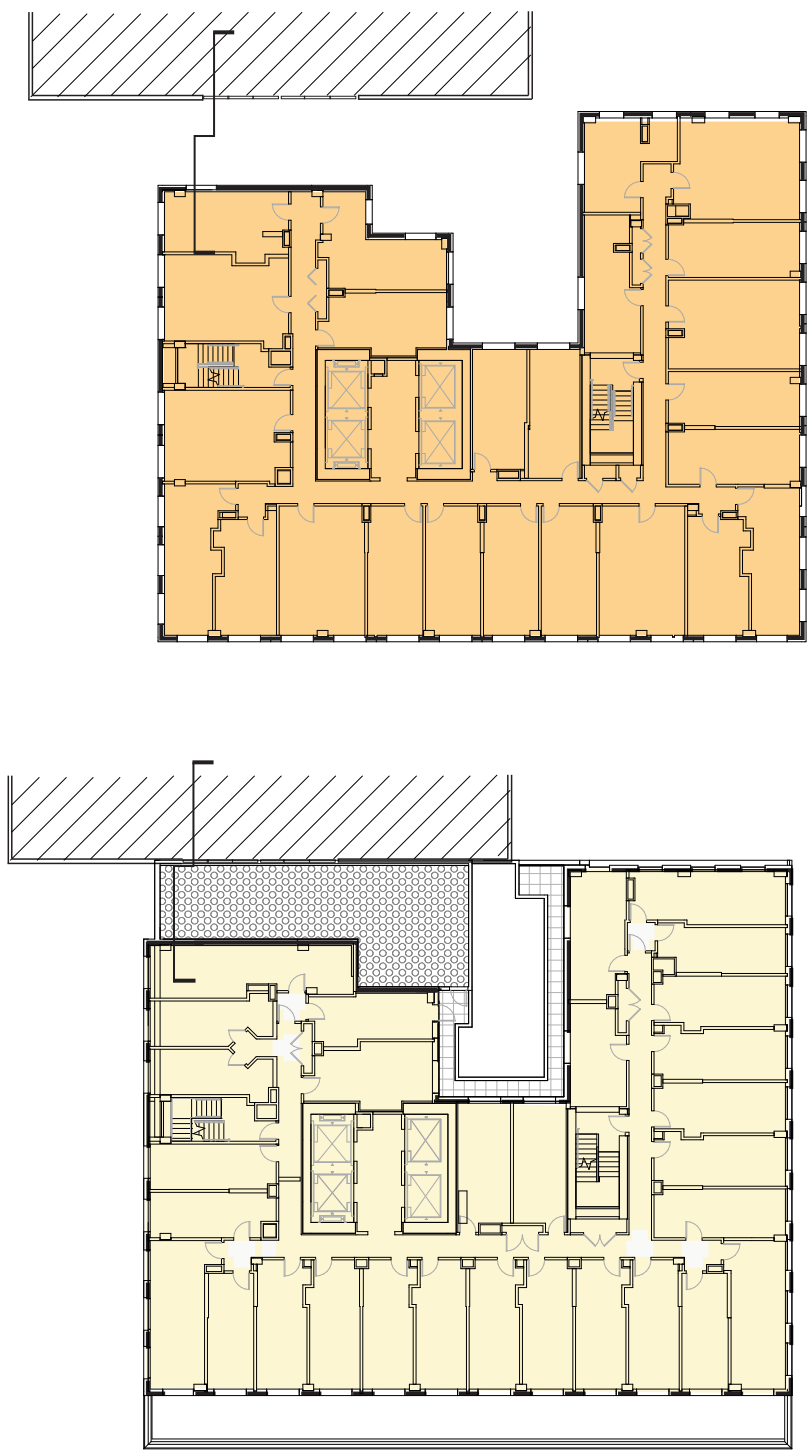
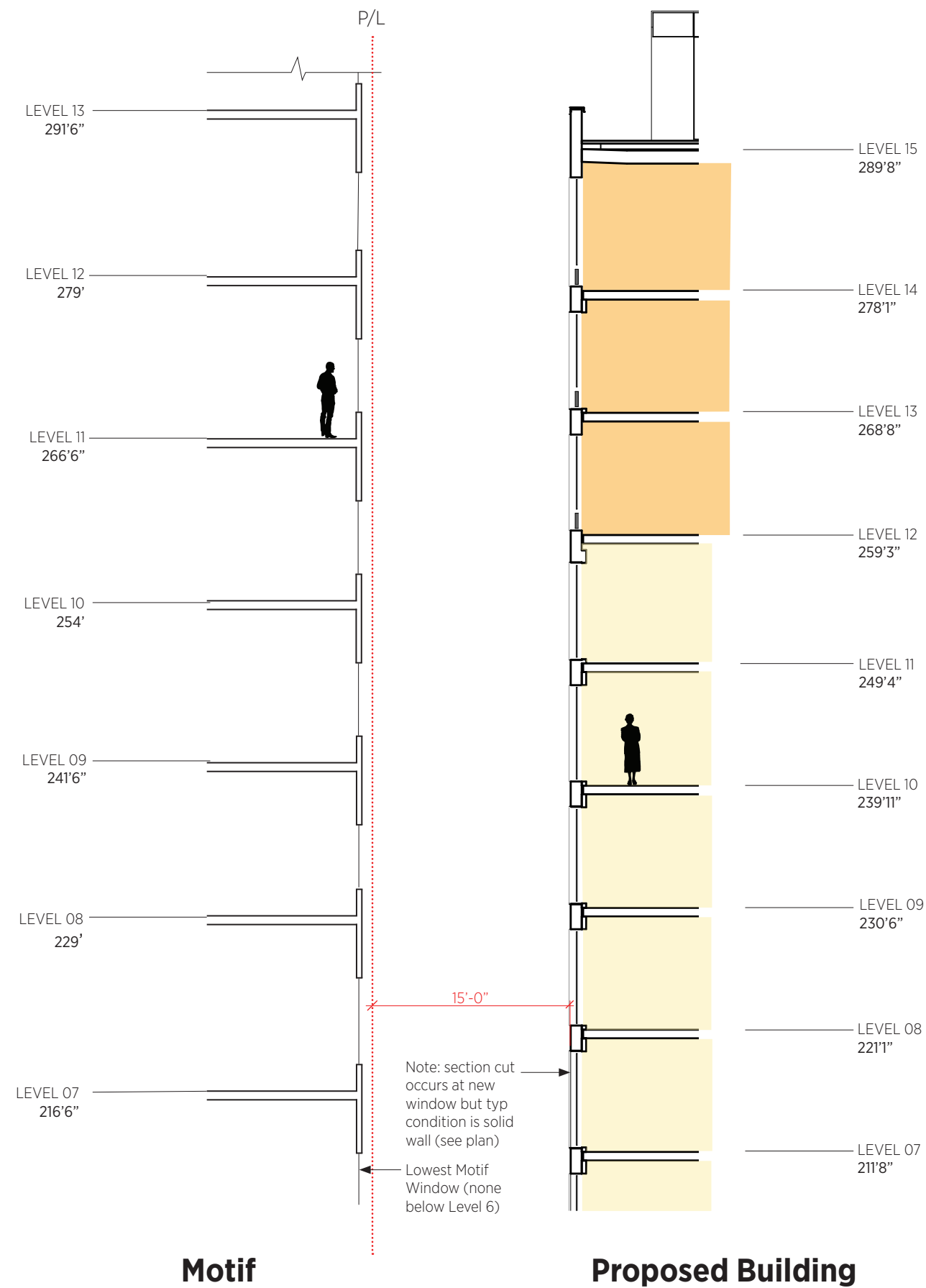


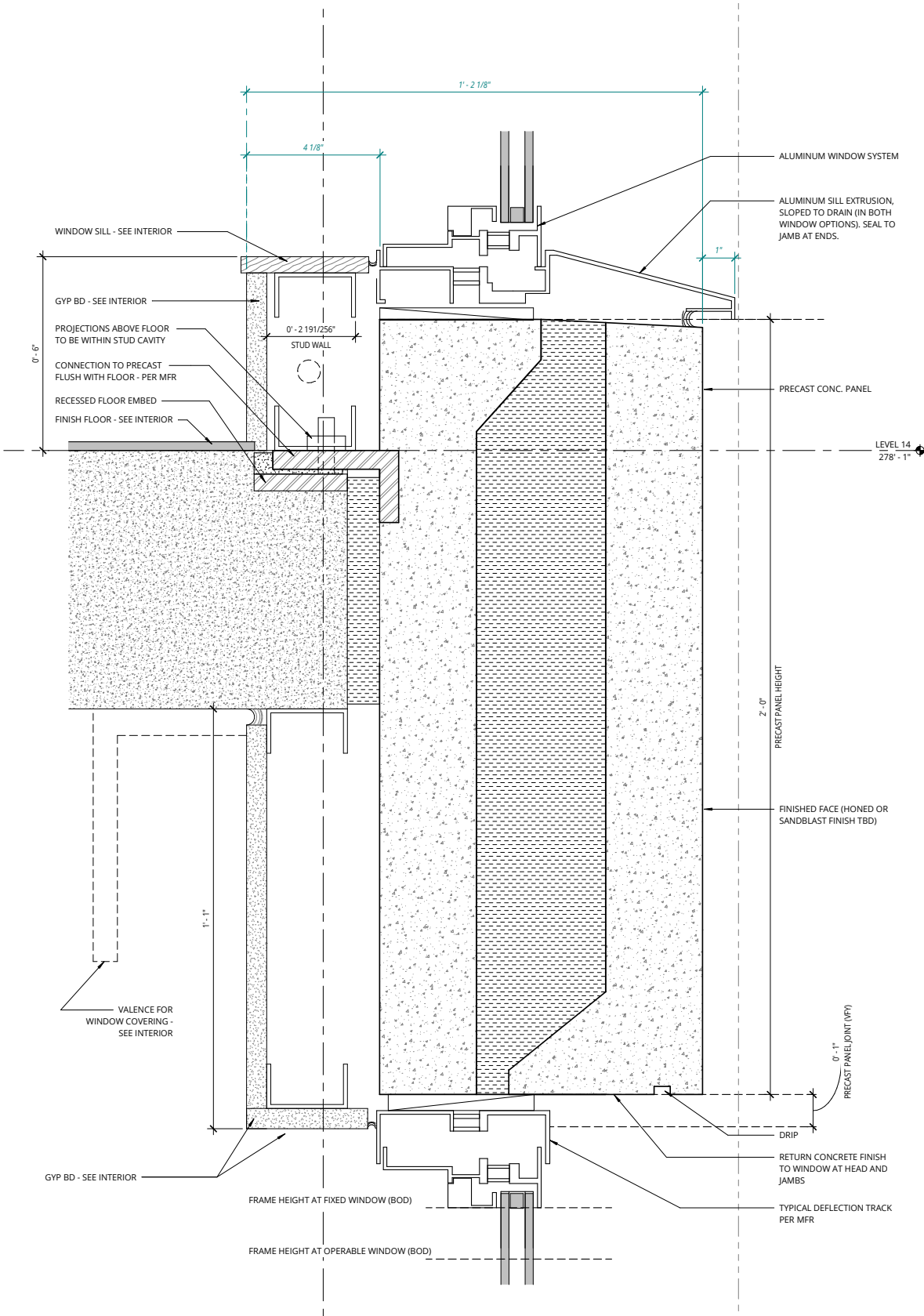
- HOTEL
- RETAIL/RESTAURANT
- BACK OF HOUSE
- RESIDENTIAL



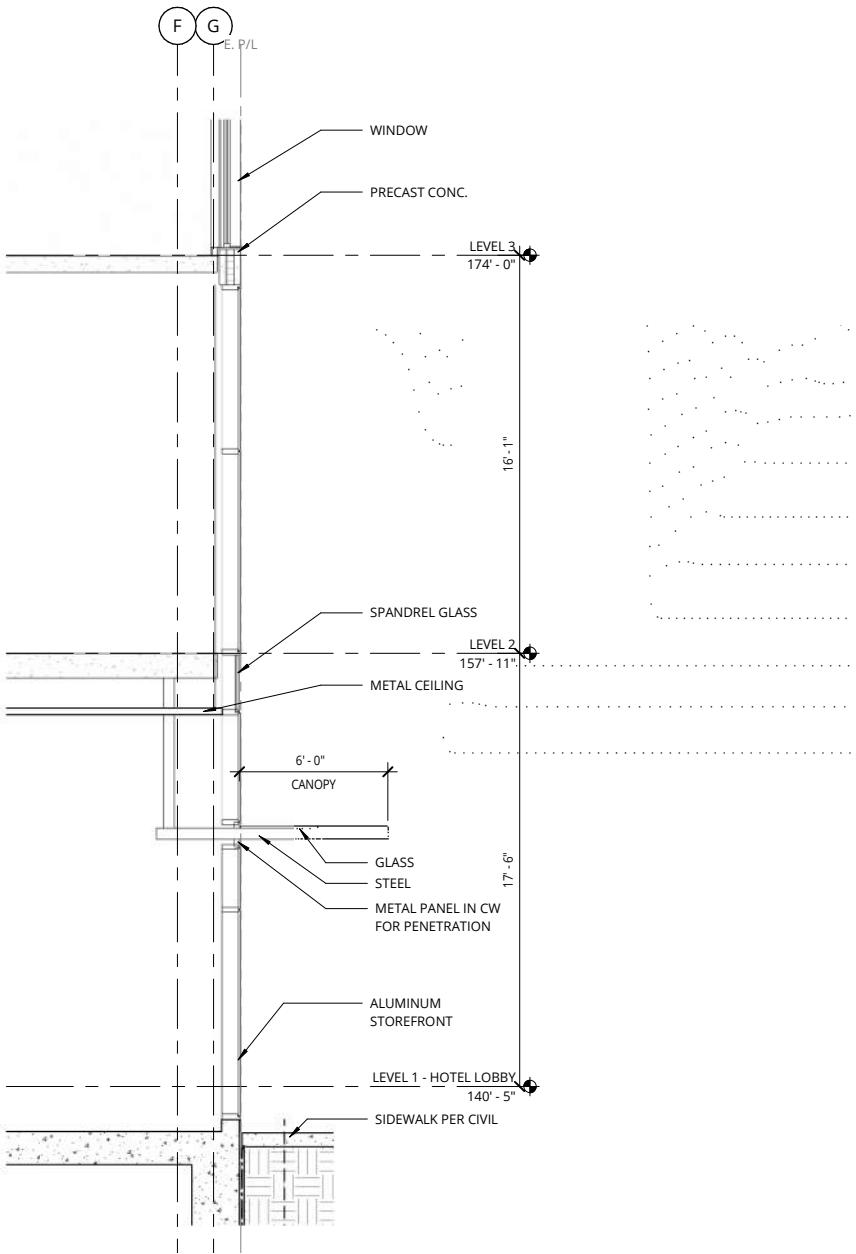


14 BUILDING SECTIONS

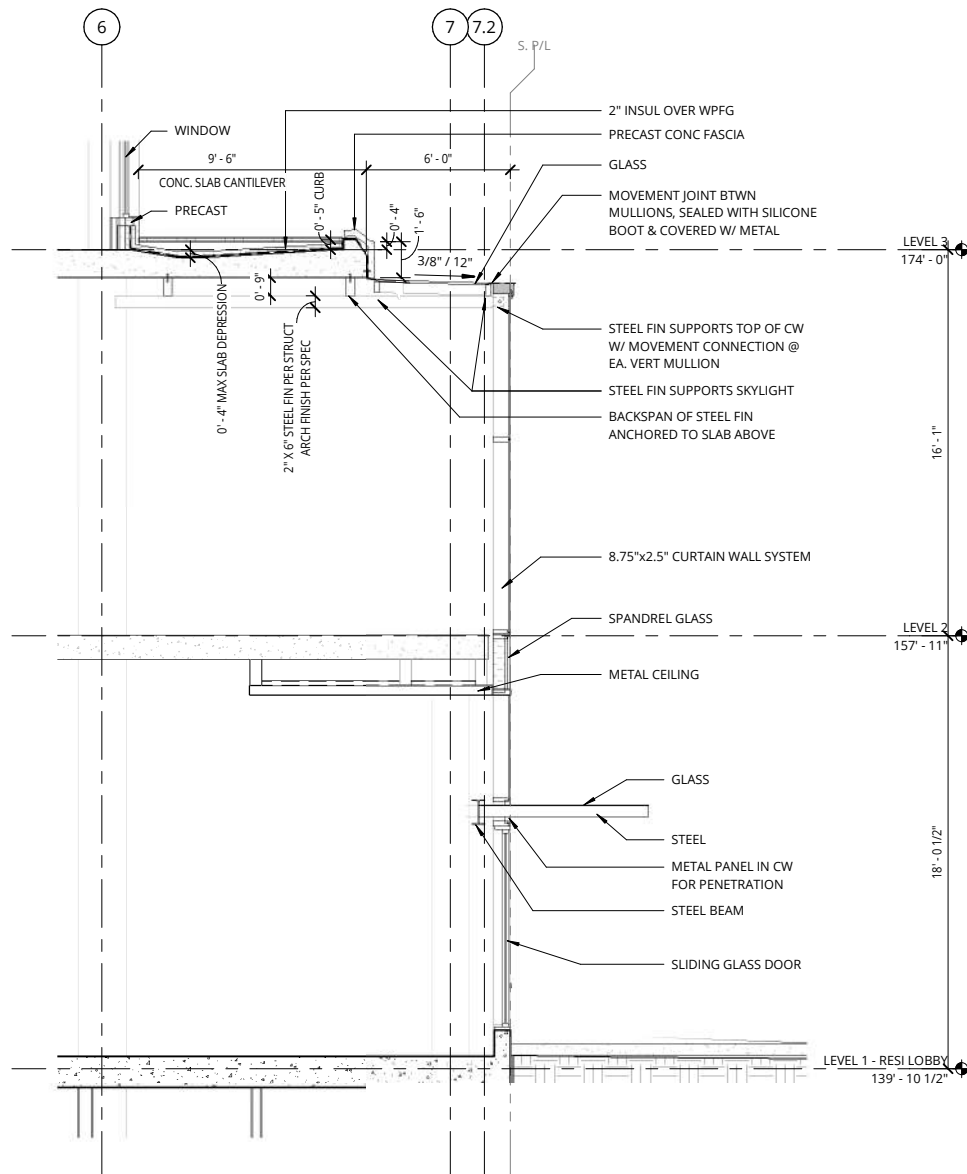




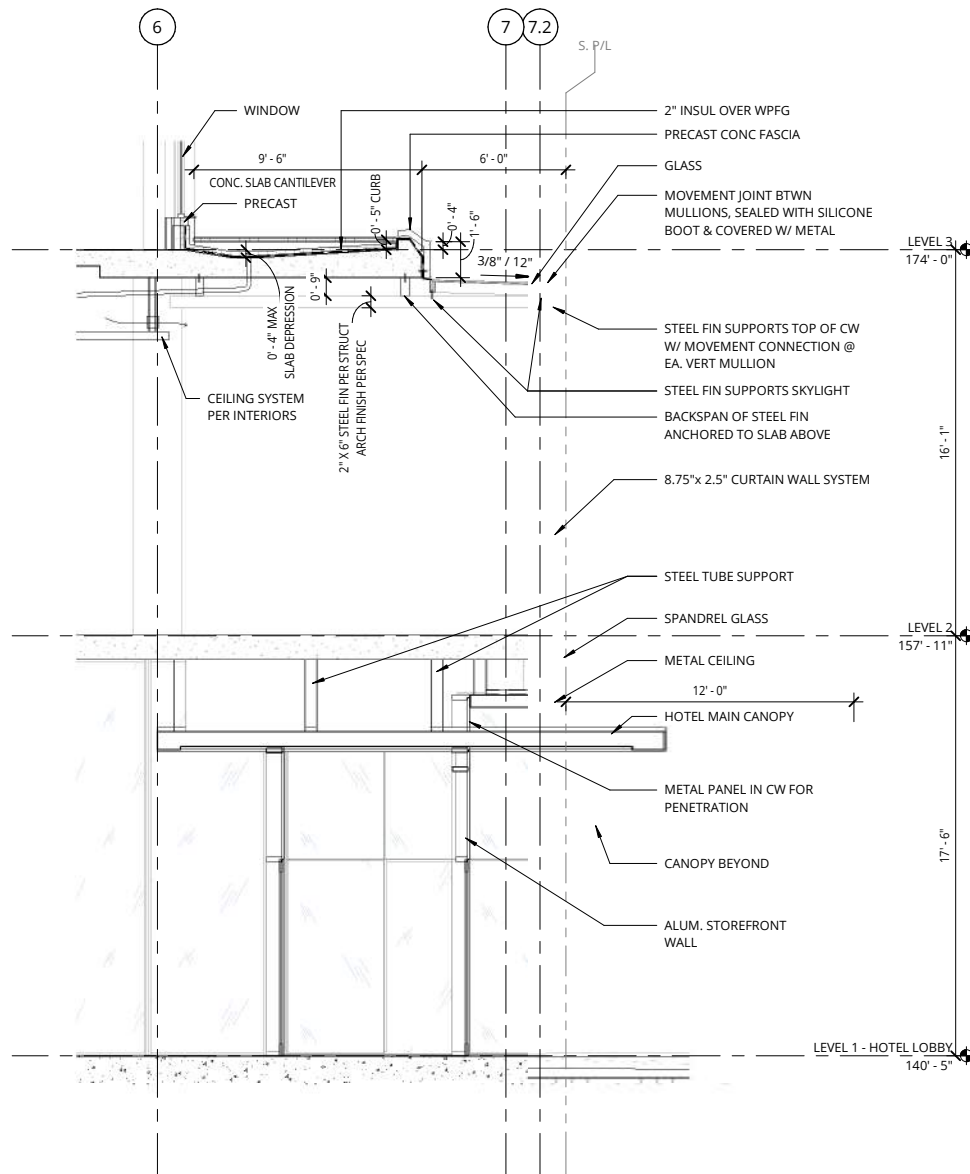
BS1 SECTION DETAIL AT TYP ALUM WINDOW AND PRECAST WALL



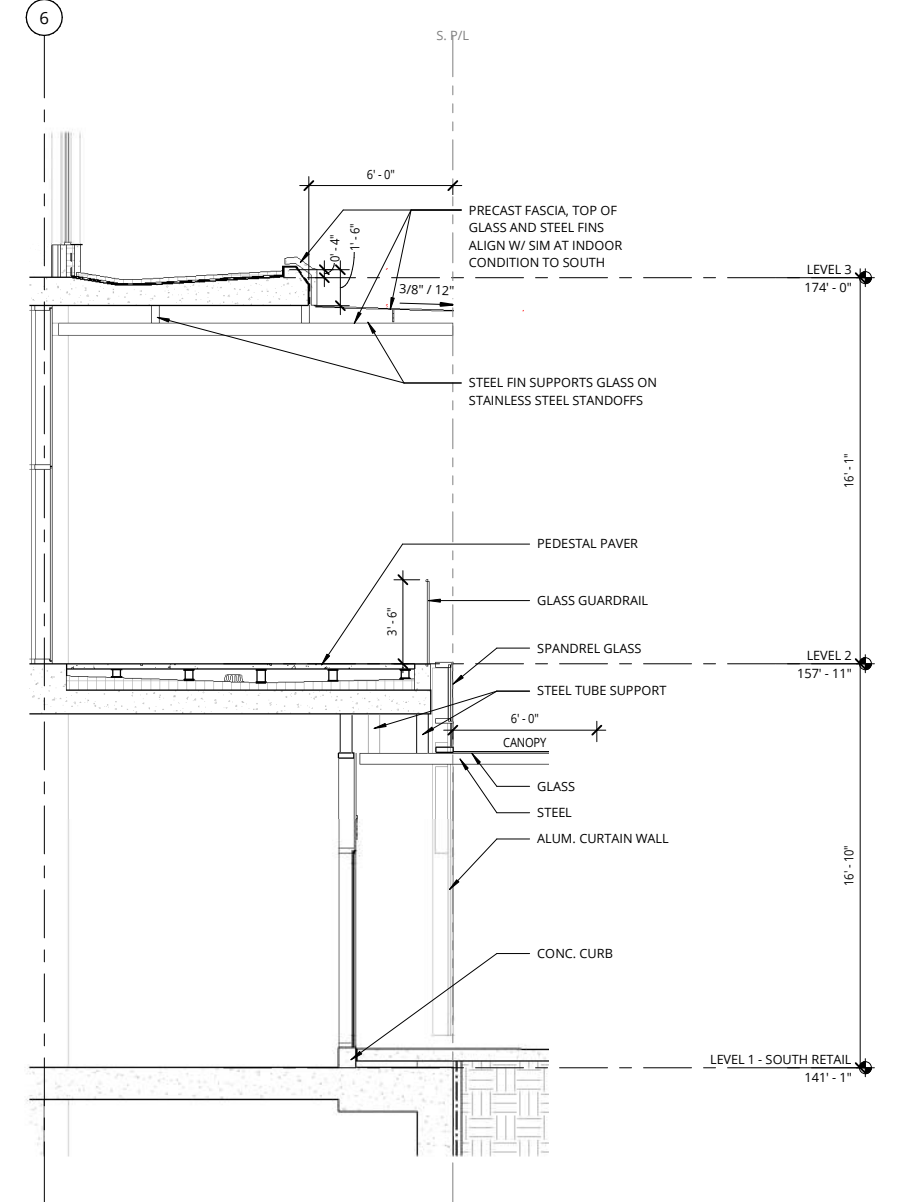
BS2 WALL SECTION AT RETAIL / 5TH AVE



BS3 WALL SECTION AT CAFE / UNION



BS4 WALL SECTION AT HOTEL ENTRY / UNION



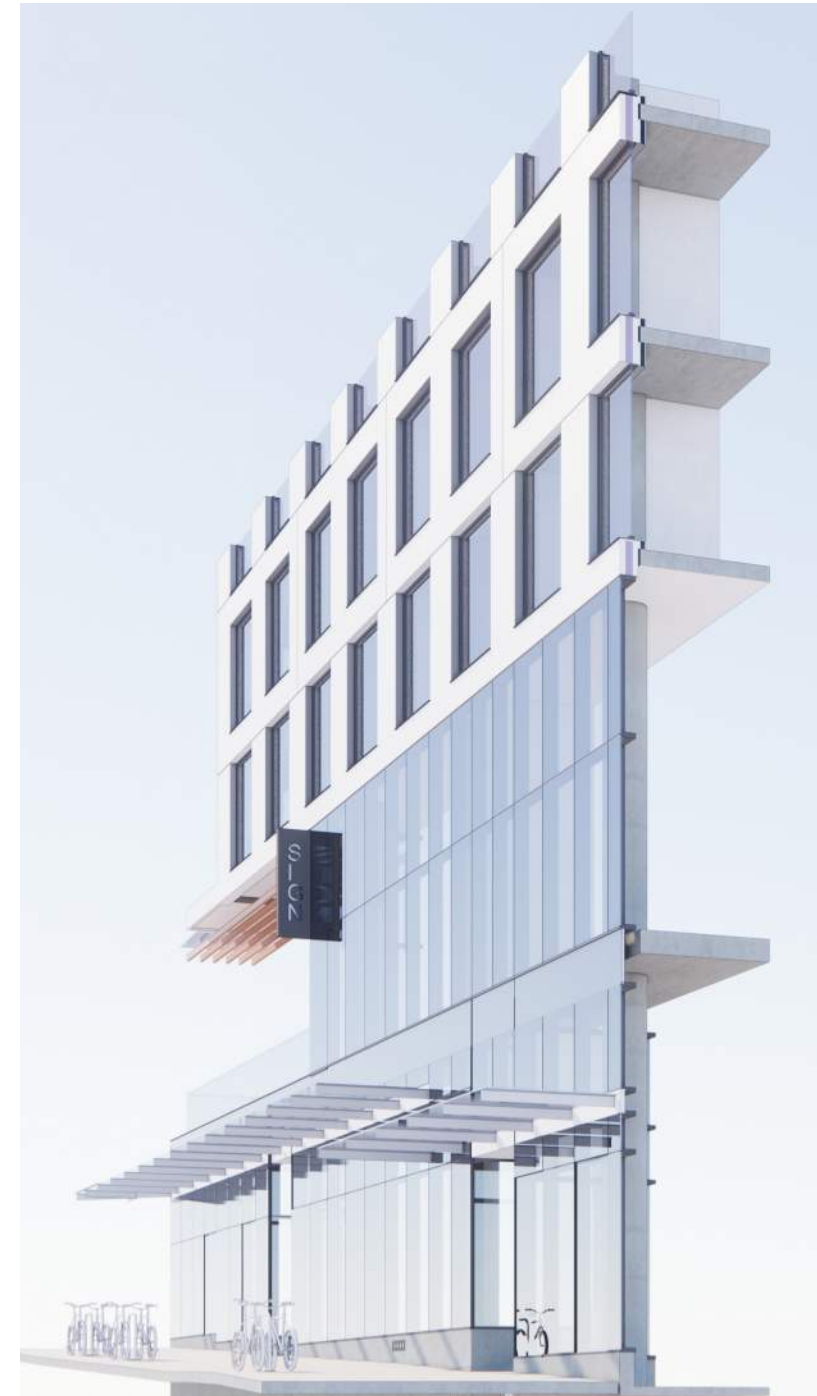
BS5 WALL SECTION AT TERRACE / UNION



DV1 3D SECTION AT CAFE / UNION



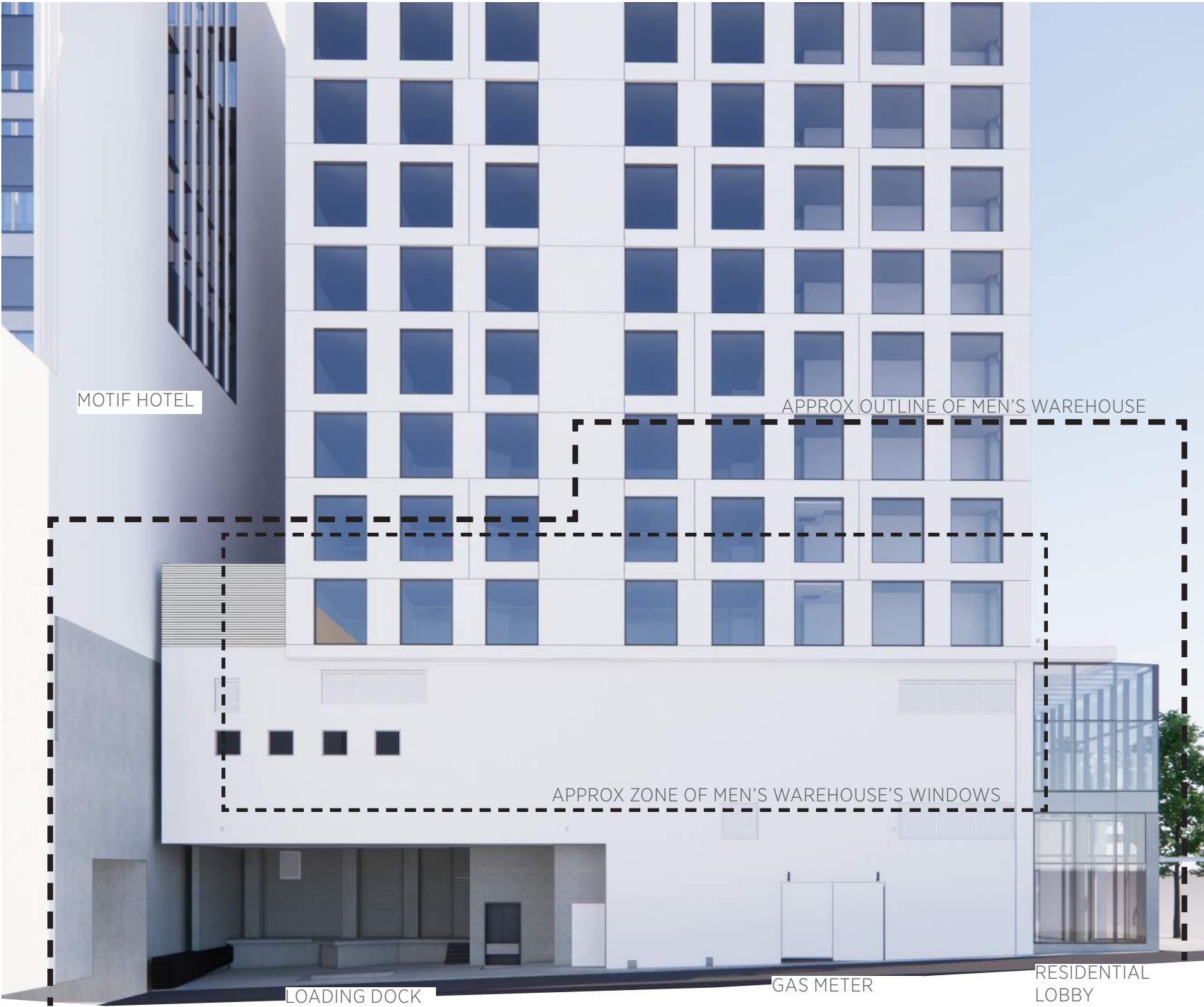
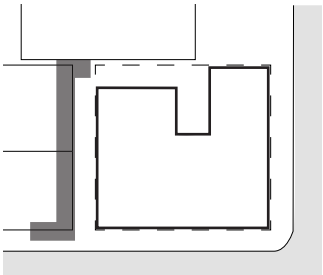
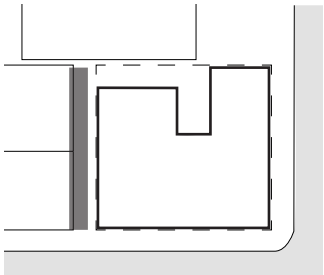
DV2 3D SECTION AT TERRACE / UNION



DV3 3D SECTION AT RETAIL / 5TH AVE



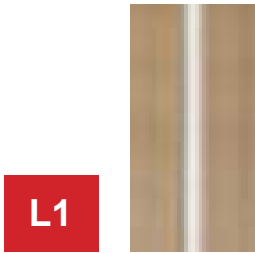
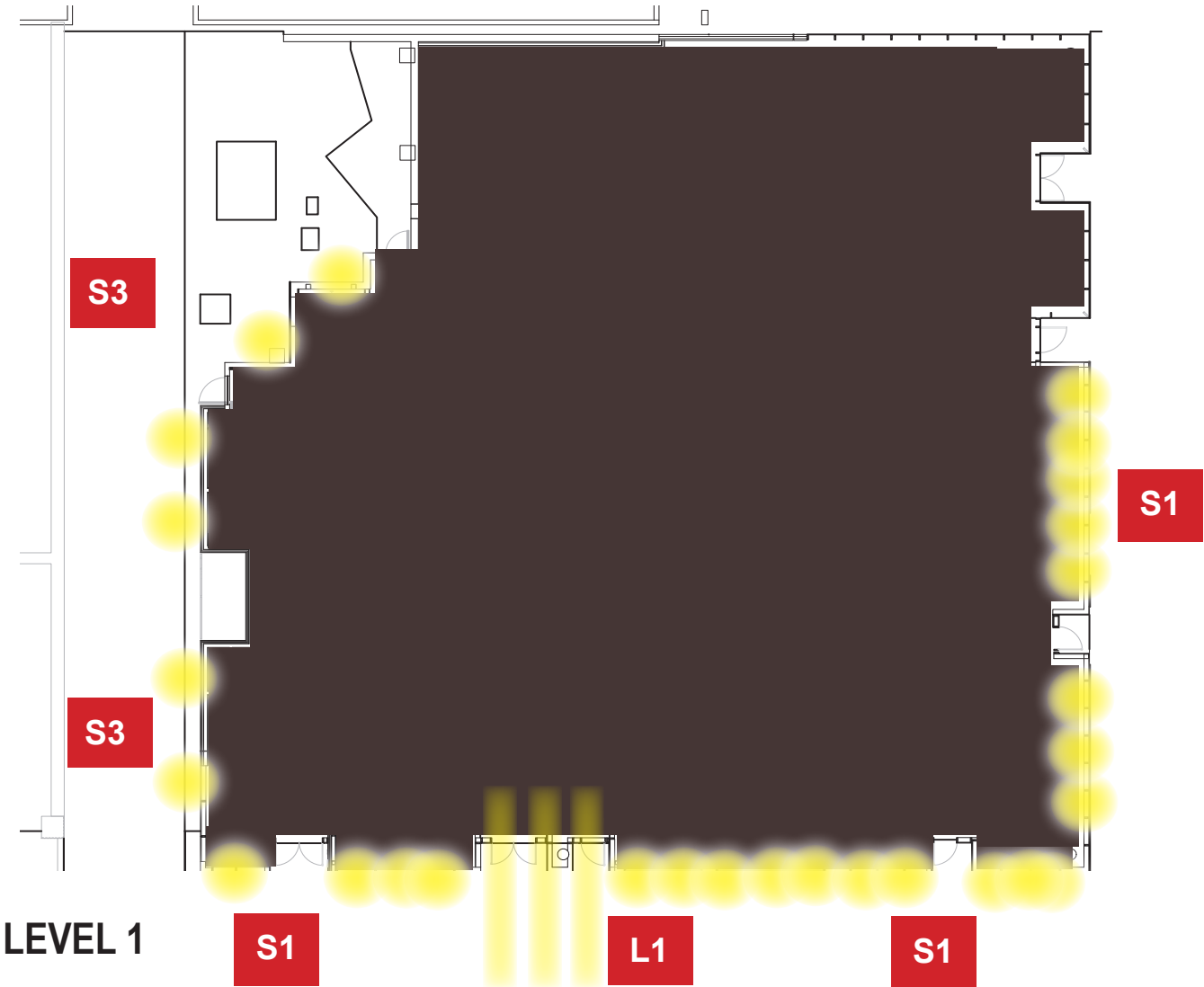
DV4 3D SECTION AT ROOFTOP



VIEW OF ALLEY FACADE AT BASE



VIEW SHOWING RELATION TO ALLEY & MEN'S WAREHOUSE



CEILING RECESSED LINEAR

3.5" WIDE CONTINUOUS RECESSED LINEAR LUMINAIRE MOUNTED IN CANOPY AT MAIN ENTRY



FIXED WALL MOUNT

2.75" SQUARE FIXED ANGLE WALL MOUNT DOWNLIGHT MOUNTED WITHIN OVERHEAD CANOPIES AT SIDEWALKS



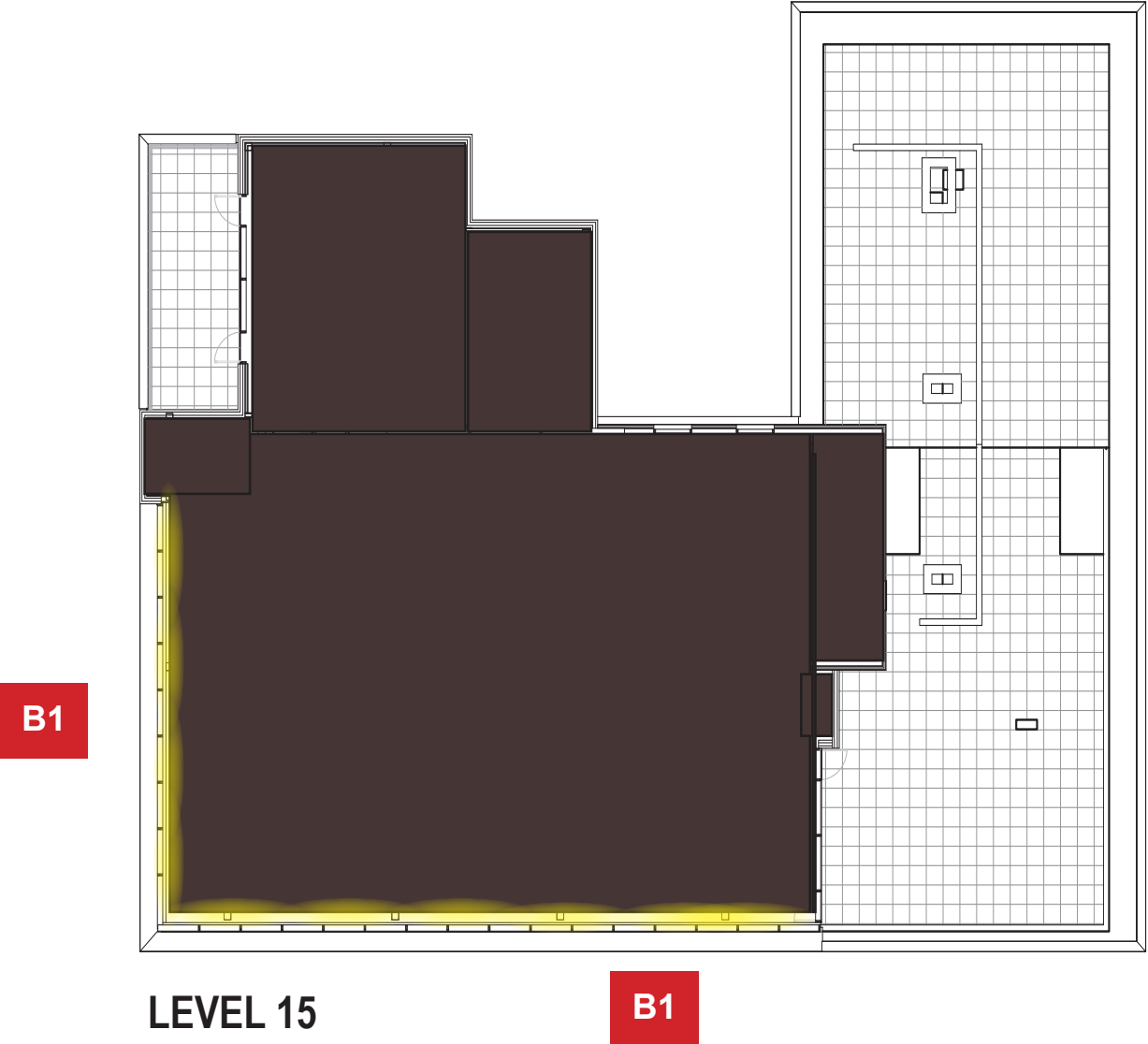
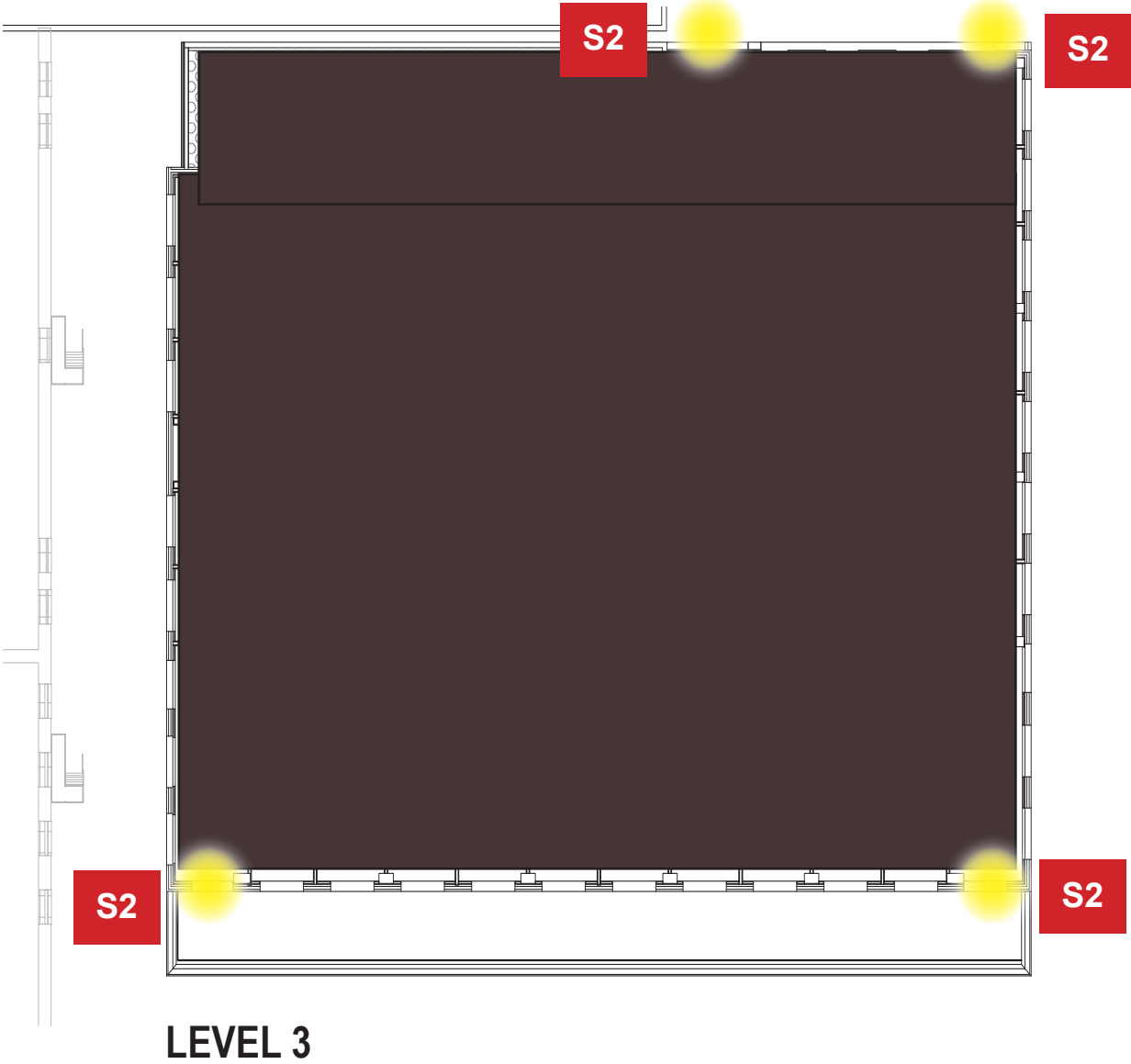
WALL PACK

16" X 5" WALL PACK MOUNTED AT ALLEY LOCATIONS



CEILING MOUNTED CYLINDER

2.25" DIAMTER CEILING MOUNTED CYLINDER DOWNLIGHT MOUNTED IN -BE-TWEEN CEILING SLATS AT OUTDOOR DINING AREA OF RESTAURANT



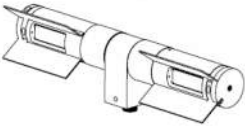
S2



ACCENT SPOT LIGHT

5" X 10" SPOTLIGHT WITH VERY NARROW SPOT BEAM TO PROVIDE ACCENT LIGHT AT CORNERS OF BUILDING

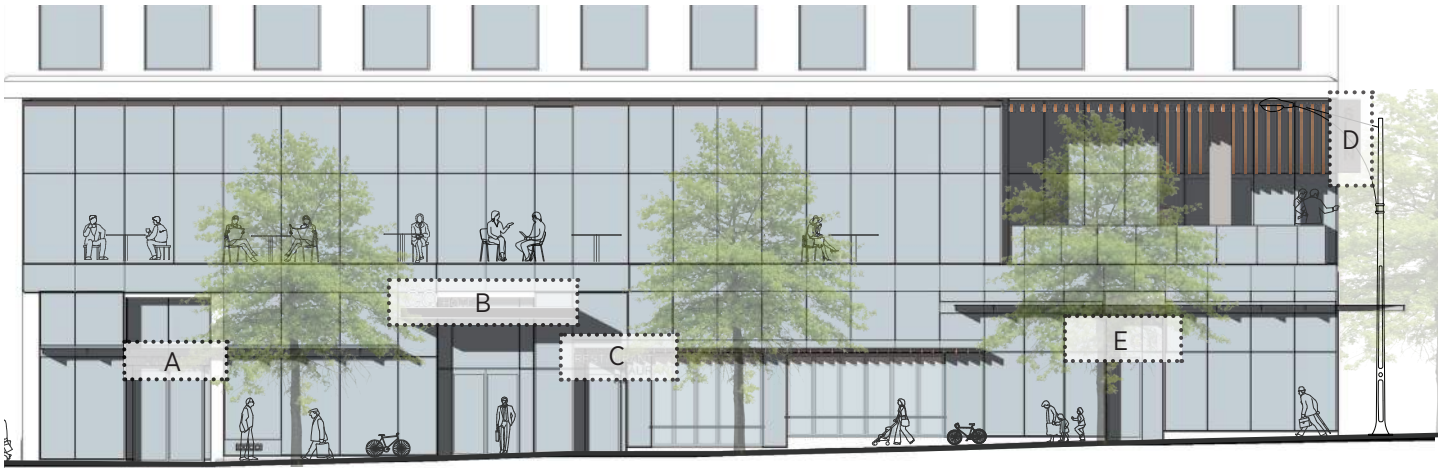
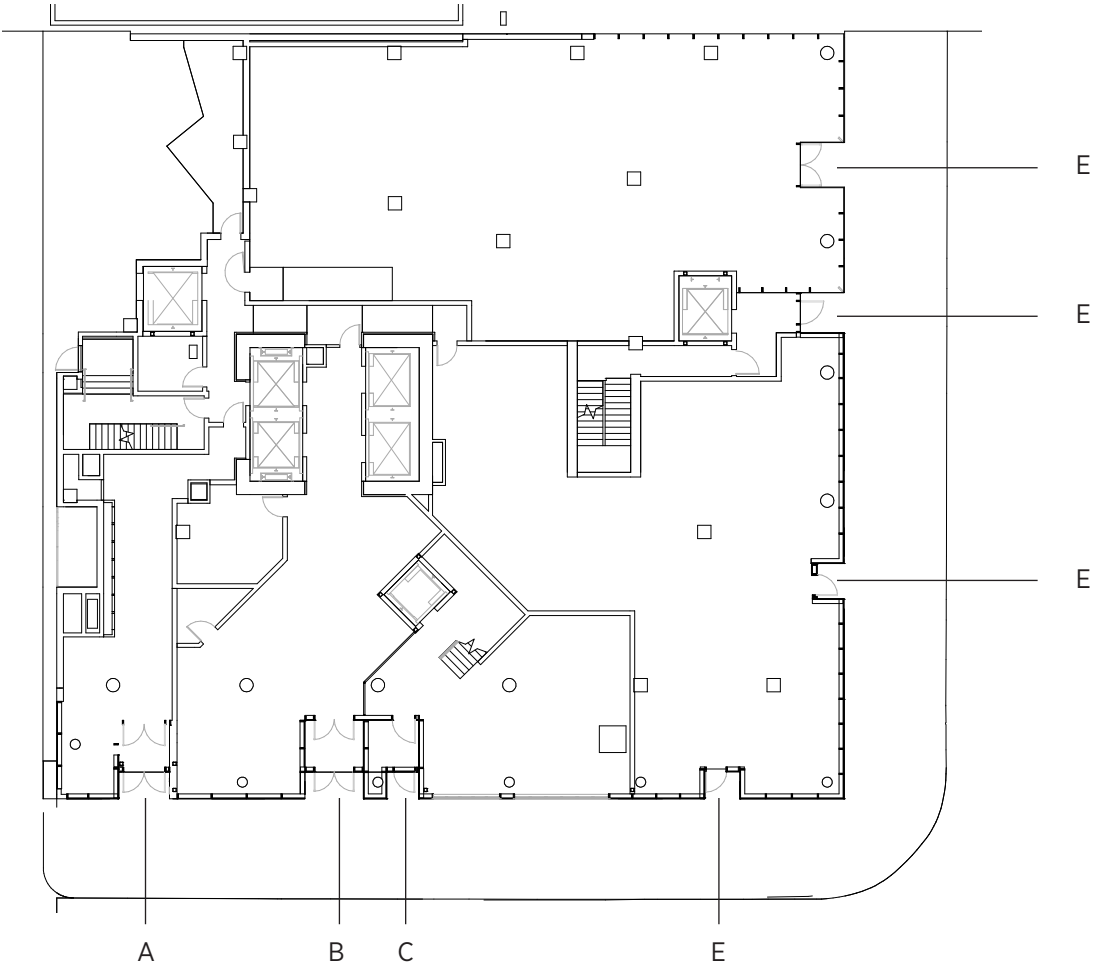
B1



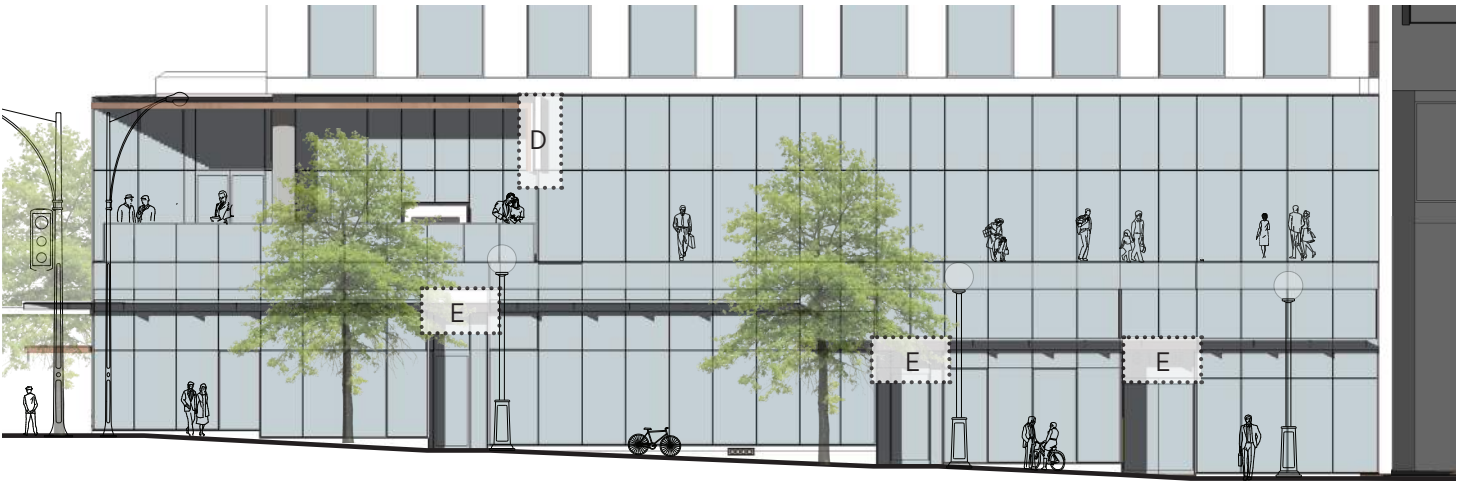
TWIN-HEAD FLOODLIGHT

FLOOR MOUNTED TWIN-HEAD FLOODLIGHT TO LIGHT UP UNDERSIDE OF ROOF EDGE OF PENTHOUSE WITH GLARE SHIELD BARN DOORS

LEVEL 01/GROUND FLOOR



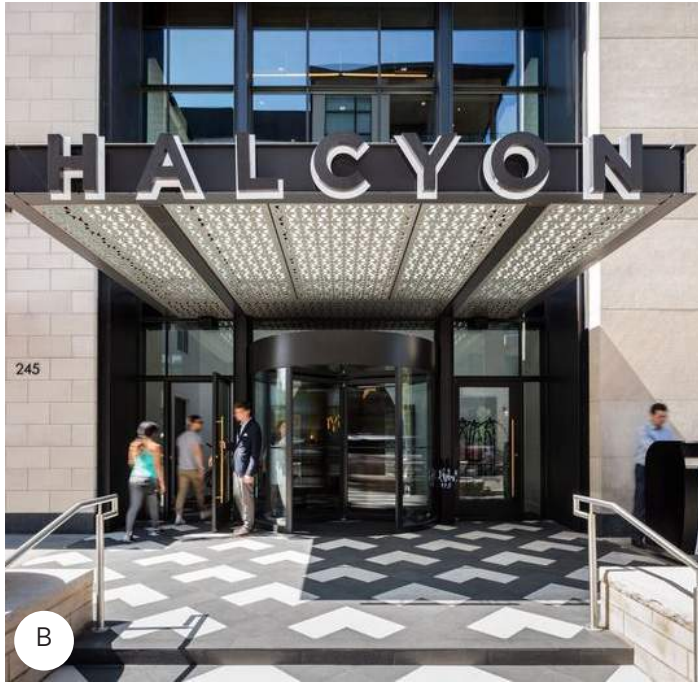
SOUTH ELEVATION/UNION STREET



EAST ELEVATION/5TH AVENUE



12” High stainless steel sign attached to underside of canopy.



Internally illuminate acrylic.



12” High stainless steel letters attached to underside of canopy



Internally illuminate acrylic.



12” High letters attached to building exterior.

Departure 1

23.49.108 - Downtown Retail Core, upper-level development standards

Requirement:
Structure setbacks of 15 feet from the street property line are required for all portions of a building at or above a height of 85 feet above the adjacent sidewalks.

Departure Requested:
The request is to not set back the structure above 85’ high on the 5th Avenue (east) façade.

Mitigating measures:
The proposed design will provide greater volumetric reductions than are required, and it will provide them in locations that will better enhance the Pedestrian experience.

The Departure asks for 96,525 cubic feet of massing to not be set back. However, the proposed design will provide an additional voluntary setting back of massing of 274,049 cubic feet (almost three times the amount of bulk will be reduced elsewhere than is being requested). This is accomplished in two steps:

- The overall building height will be lowered from 170’ maximum to 160’.
- The required 15’ deep structure/façade setback on the Union Street (south) façade will begin 50’ lower on the façade than is required (starting at 35’ high rather than 85’ high).

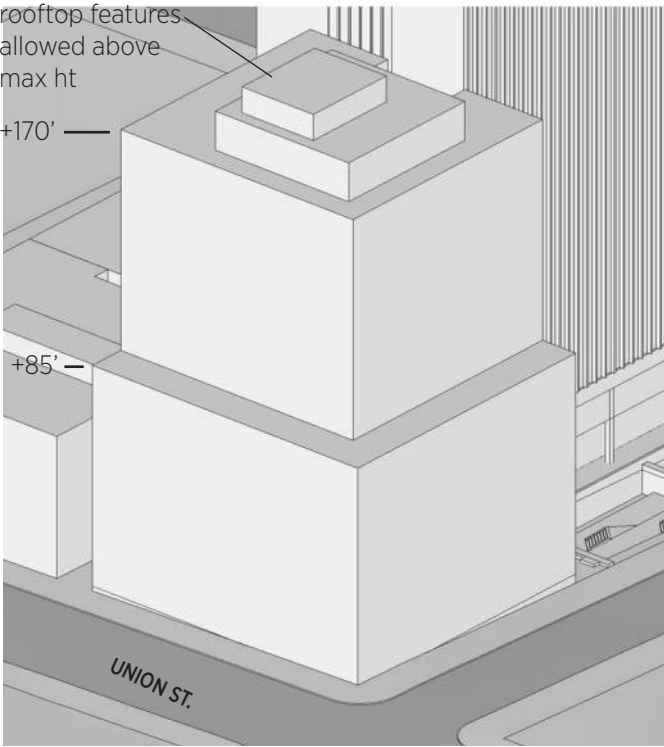
Rationale:
The purpose of the departure is two-fold:

As illustrated in previous pages, a setback half way up the building has no precedent in the DRC zone and is not contextually appropriate for a building of this small scale. The design goal is to create a clear, simple form, to match the other similar-scaled buildings in the DRC.

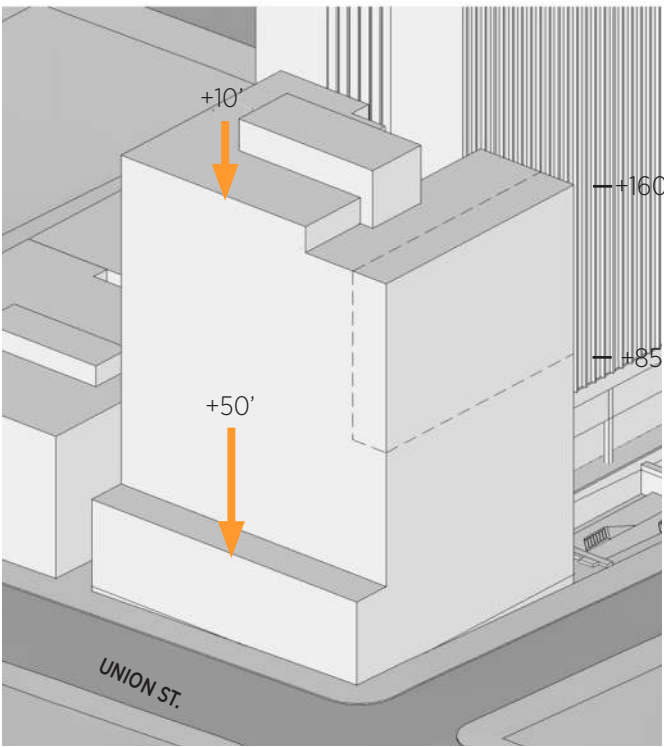
By bringing the Union Street façade setback down to a height of approximately 33’, more light and air is brought down to the pedestrian level at the vital corner of the building where pedestrians congregate. Setbacks starting at 85’ are not nearly as appreciable at the pedestrian level. This low setback also provides relief against the monumental 850’ street wall of the adjacent Rainier Square Tower and opens up the street corridor for better views west on Union Street to the water and to the 50’ high Landmarked Men’s Warehouse building

- Downtown Design Guidelines Reinforced:**
- **B-1 Respond to the neighborhood context**
 - **B-3 Reinforce Form & Character**
 - **B-4 Design a well-proportioned & unified building**

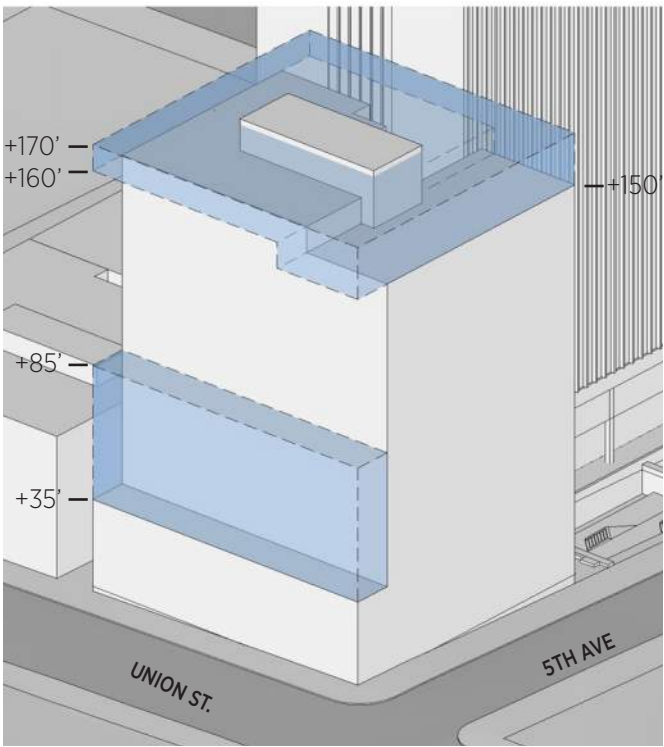
NOTE:
DEPARTURE 1 WAS INITIALLY APPROVED AT EDG



Code Compliant Massing



Proposed Massing Departure
Volume of Departure Request = Maximum of **96,525 cf.**



Proposed Voluntary setback
Voluntary Massing Reduction = Minimum of **274,049 cf.**

- Voluntary setback is almost 3X the amount of departure request.

Departure 1

Rationale (continued)

Only two buildings in the DRC zone are taller than 85' and have a 15' setback - and those two buildings only have the setback on one street facade, and not the other - so there are no existing buildings which completely comply with the code requirement. Assuming that the intent of the requirement is to enhance the pedestrian experience, there may be other measures to achieve the goal.

- DRC ZONE BOUNDARY
- PROJECT SITE
- STREET FACADES HIGHER THAN 85' THAT HAVE A SETBACK AT OR BELOW + 85' ON ONE SIDE OF BUILDING (PARTIAL COMPLY)*
- STREET FACADES HIGHER THAN 85' THAT DO NOT HAVE A SETBACK AT OR BELOW +85' (DO NOT COMPLY)*
- STREET FACADES LOWER THAN +85' HIGH

*DRC code requires structure setbacks of 15' from the street property line for all portions of a building at or above a height 85'



NOTE:
DEPARTURE 1 WAS INITIALLY APPROVED AT EDG

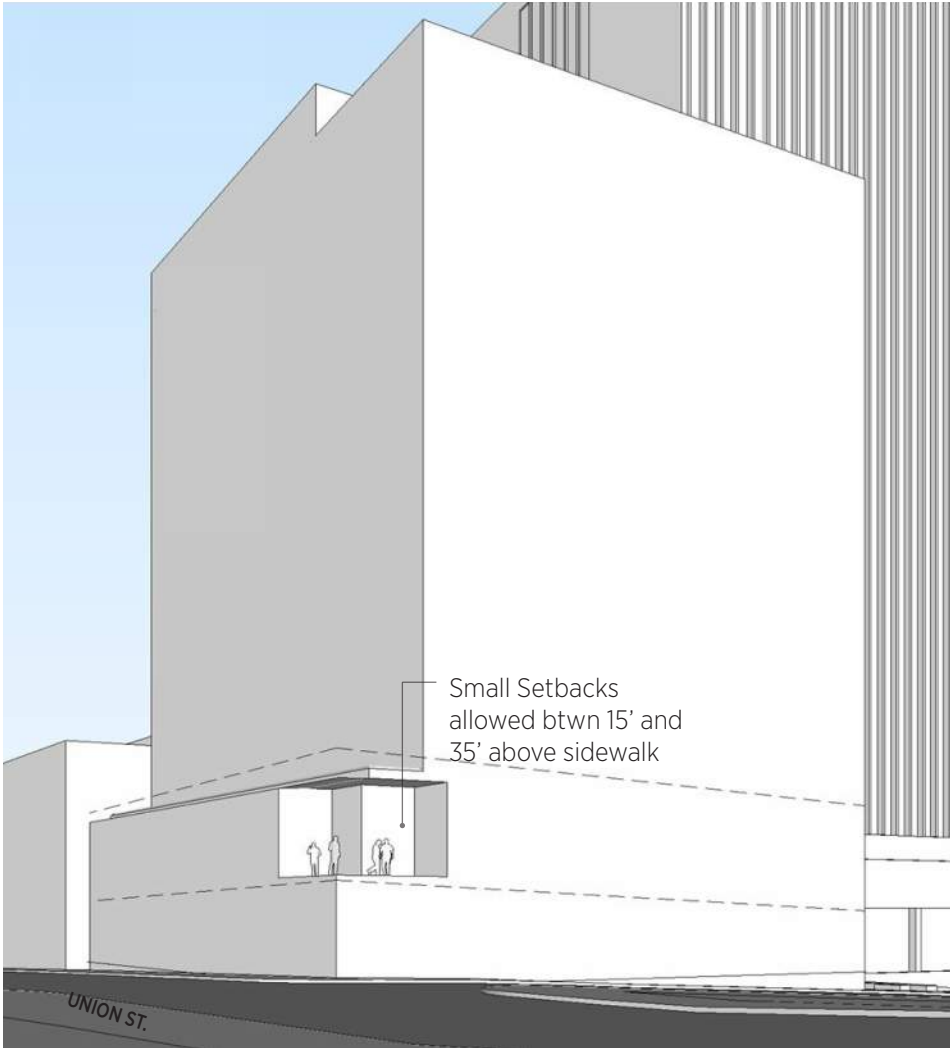
Departure 2a & 2b

23.49.106.B. Downtown Retail Core, Street Facade Requirements - Facade Setback Limits

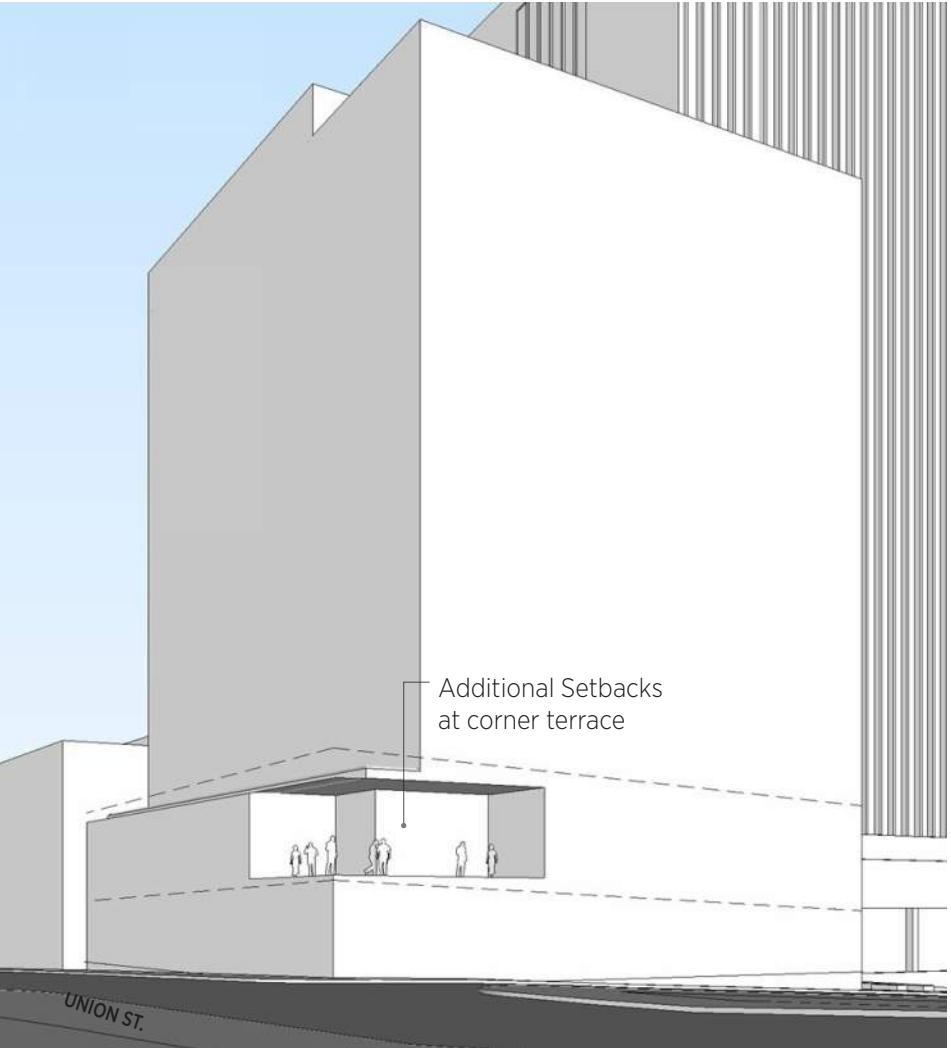
Requirement:
Facade Setback Limits. 23.49.106.B.2.b.

- Between the elevations of fifteen (15) and thirty-five (35) feet above sidewalk grade, the facade shall be located within two (2) feet of the street property line, except that setbacks between the elevations of fifteen (15) and thirty-five (35) feet above sidewalk grade at the property line shall be permitted according to the following standards (see Exhibit 23.49.106 A):

Compliance Table		
D = Does not comply, Departure req'd		
	Union St.	5th Ave.
2a. 1. The maximum setback shall be ten (10) feet.	D (17')	D (16')
2b. 2. No setback deeper than two (2) feet shall be wider than twenty (20) feet, measured parallel to the street property line.	D (30')	D (40')



Code Compliant Massing:
Minimal wall setbacks between 15’ and 35’ above sidewalk



Proposed Massing:
Add'l wall setbacks btwn 15’-35’ high

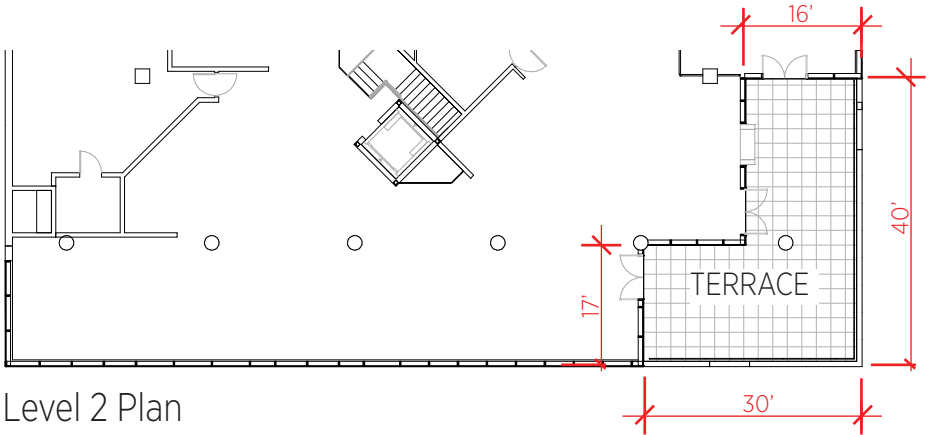
Departure Requested:
The request is to set back the façade at Level 2 (+15' to +35' high) in greater amounts than is required by this zoning section for the purpose of creating a larger semi-public corner terrace.

See the above Compliance Table for specific departures.

- Downtown Design Guidelines Reinforced:**
- A-1 Respond to the physical environment
 - C-1 Promote Pedestrian Interaction.
 - D-1 Provide inviting & usable open space.

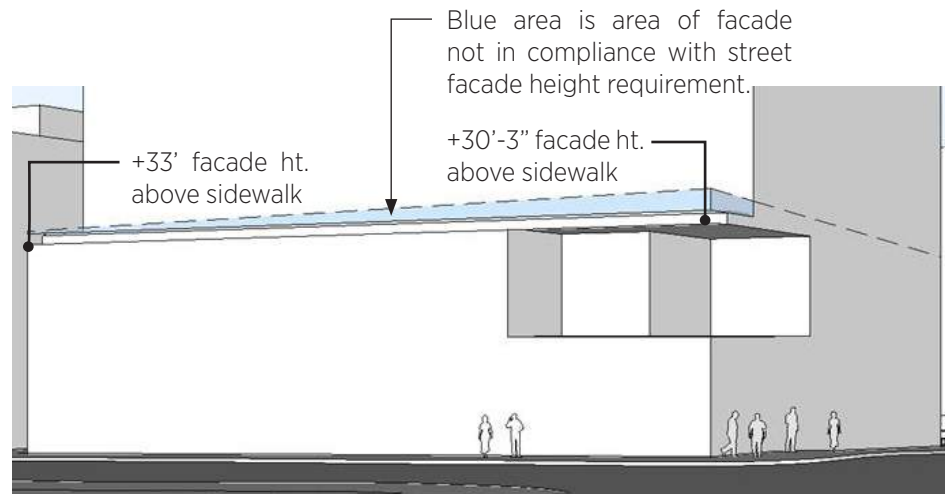
Mitigating measures:
The Level two façade setbacks for the corner terrace will not negatively affect the desired Street Façade presence which is desired for continuity on either Union or 5th due to the roof overhang above the terrace which will extend out to within 2' of the property line and form a strong sense of enclosure for the street but also provide greater inside-outside building-street interaction and transparency than would a solid wall.

Rationale:
An overriding goal of the proposed design is to enhance the pedestrian experience, and the terrace at level two is nearly unique in the city in that it will create a public yet semi-enclosed outdoor place to enjoy the city that is visible from, and thus visually accessible by, the sidewalk. Most such terraces are located on rooftops, too far above the sidewalk to affect pedestrian life and vitality. By allowing a terrace to wrap the corner at 5th and Union with generous, usable dimensions, pedestrian's eyes will be drawn up to the most vital part of the city - the street corner.



Level 2 Plan

NOTE:
DEPARTURES 2A & 2B WERE INITIALLY APPROVED AT EDG



Massing view of base at Union Street and 5th Ave

Departure 2c

23.49.106.A. Downtown Retail Core, Street Facade Requirements - Minimum Facade Height.

Requirement:

Minimum facade height shall be 35 feet, except that this requirement shall not apply when all portions of the structure are lower than an elevation of 35 feet.

Departure Requested:

The request is to have the facade immediately adjacent to Union Street 30' feet high above the sidewalk at the lowest (32' average). The main building facade, set back 15'6", will be 160' high.

Rationale and Mitigating Measures:

The sidewalk slopes upward at the corner of 5th and Union and because the facade height is measured from the sidewalk, this high corner is the lowest point on the facade.

This project focuses on high-quality materials as opposed to maximization of the building envelope (as noted in Departure 1, the overall building is staying at least 10' below the height limit for this zone). Levels 1 and 2 are each very generous in height (each averaging over 16' high), giving ample height to the retail levels and the Terrace on Level 2.

Adding a parapet wall to the top of the base's Union Street all-glass facade and skylight would serve to meet this facade height regulation but this wouldn't benefit the pedestrian experience and the parapet would detract from the elegant, transparent roof edge framed with slender metal linear elements (see images at right).

Downtown Design Guidelines Reinforced:

- **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.

- **D-3 Provide Elements that define the place**

Provide special elements on the facades...to create a distinctive, attractive and memorable sense of place associated with the building.

Code Compliant Massing:
Parapet wall added to extend facade to 35' above sidewalk



Proposed Massing:
Thin & transparent roof edges terminate top of base at Union



Type I Decision

23.54.035.A. Loading Berth Requirements.

Requirement:
Hotel Use of 85,680 sf: 2 loading berths req'd
Retail/Restaurant Use of 20,700sf: 1 loading berth req'd

3 total loading berths required, each 35' long minimum

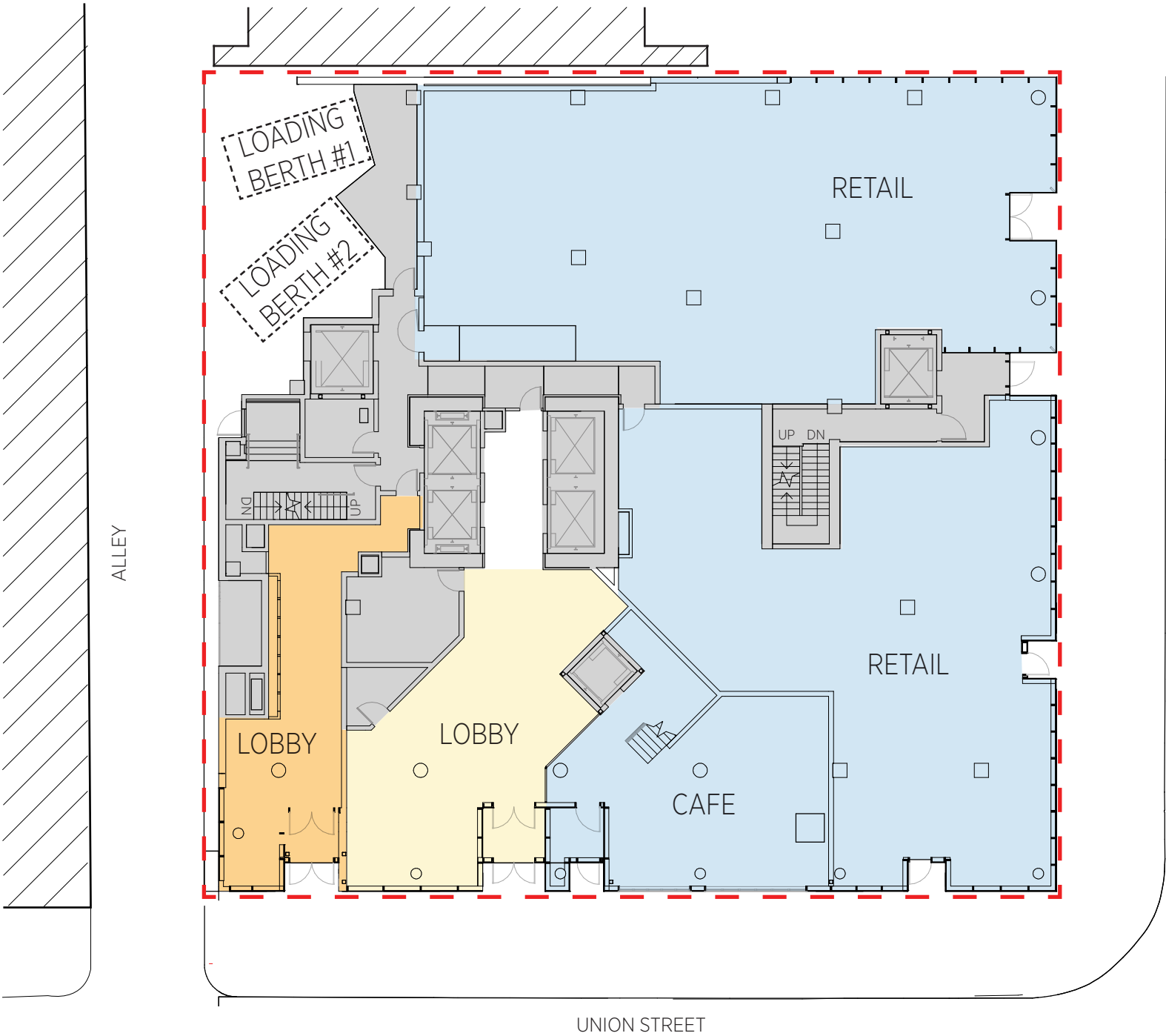
Decision Requested:
The request is to allow 2 total loading berths, each accommodating a 23' (DL-23) delivery truck.

Rationale and Mitigating Measures:
The reason for the requested Decision is because the quantity of loading required is too great for the actual need of this proposed, relatively small (in both plan and section) building. Building this additional loading area will take up considerable space on the ground level and substantially reduce the area available for retail tenants, thus being detrimental to pedestrian interaction on these Primary Pedestrian Streets.

SMC 23.54.035.B.2 allows for modification of the loading berth requirements and as such an extensive study has been proposed and is submitted for review with the Seattle Department of Transportation. Please view the following document for detailed rationale and mitigating measures:

MUP cycle 2:
414 Union Street Loading Dock Analysis - April 3 2020

- Downtown Design Guidelines Reinforced:**
- C-1 Promote Pedestrian Interaction.
 - E-3 Minimize the presence of service areas



PROPOSED LEVEL 01 FLOOR PLAN

THANK YOU