801

BLANCHARD

2115 / 2121 WESTLAKE AVE
SEATTLE, WA 98121
PROJECT # 3037037 - EG

EARLY DESIGN GUIDANCE 2
DATE: 7/6/2021



SILVERSTEIN PROPERTIES
SILVERSTEIN WESTLAKE OWNER LLC

HANDEL ARCHITECTS LLP

MAGNUSSON KLEMENCIC ASSOCIATES
RUSHING
PARTNERSHIP berger

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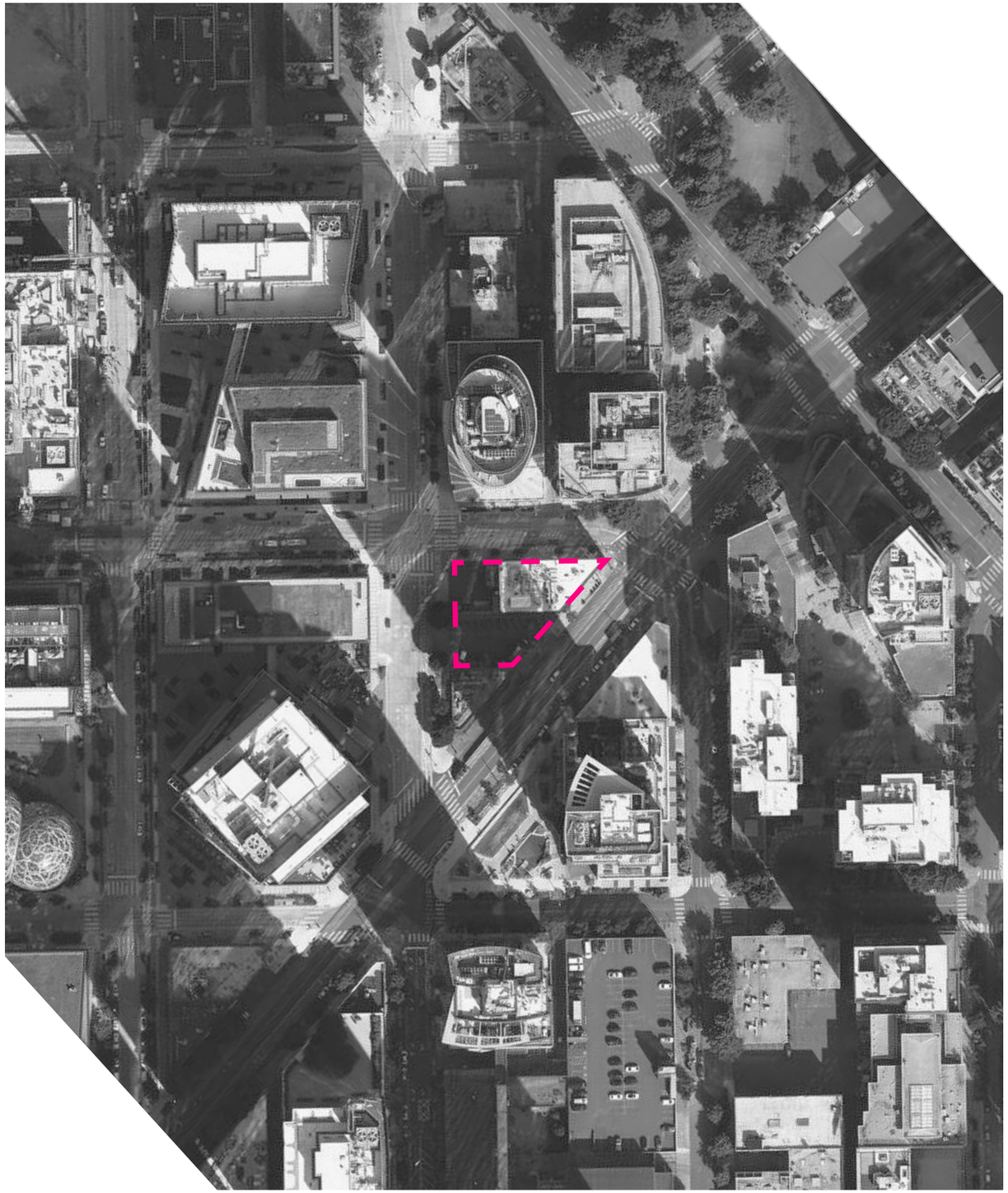
APPENDIX OF EXHIBITS FROM EDG 1 *For Reference* *A-1*

Development Objectives

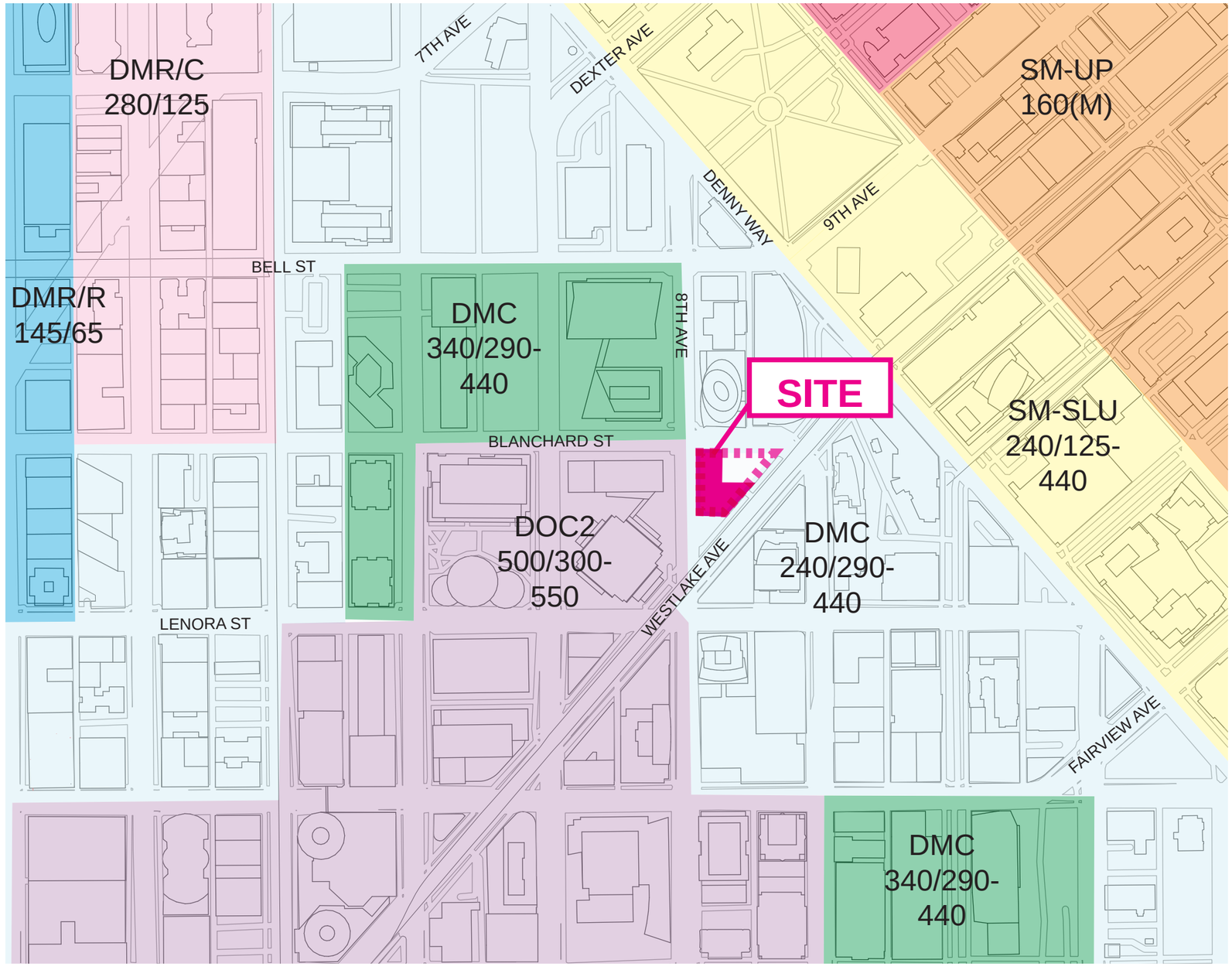
The development at 2115 & 2121 Westlake Ave (aka 801 Blanchard) proposes a new high-rise of approximately 46 stories and 484' in height, with several below-grade floors for parking and mechanical, and with an approximate total area of 525,000 gross square feet. The program is primarily residential, with approximately 400 residential units planned, plus amenity space, lobby, back-of-house space, and street-level retail.

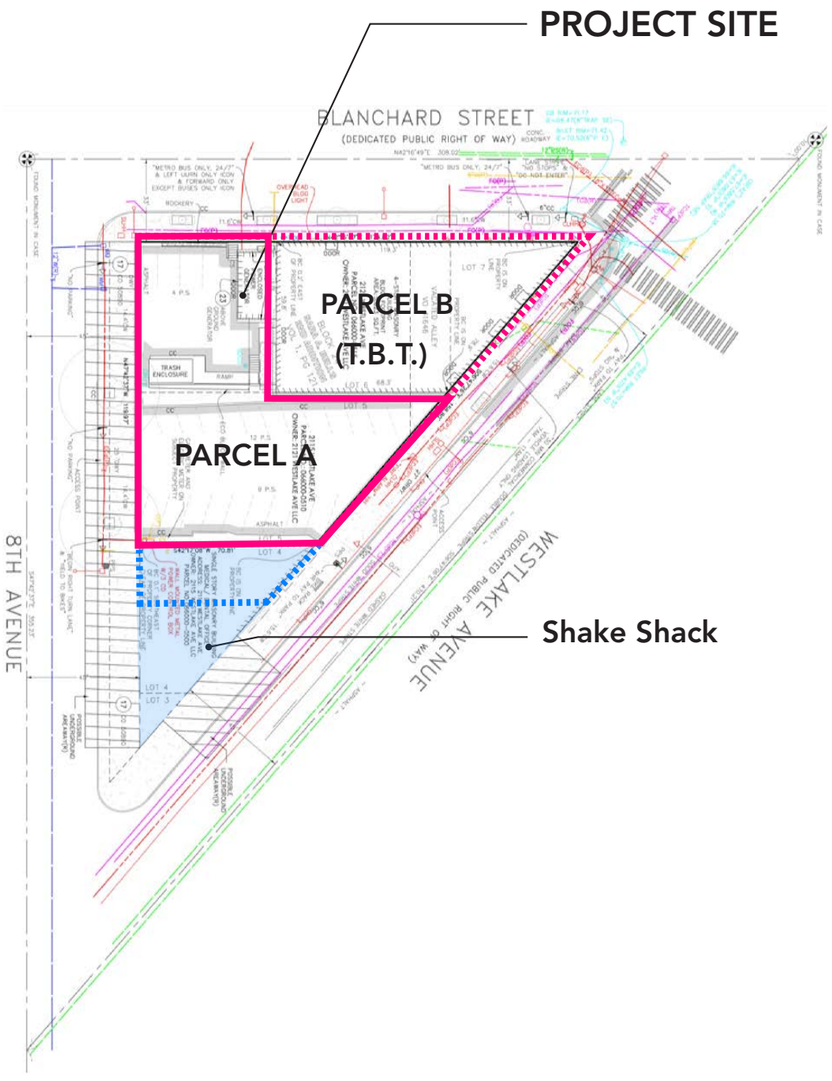
The project aims to creatively infill an under-utilized downtown parcel which currently supports surface level parking only. The parcel has a challenging "L" shaped plan; therefore the project will be designed around, and partially cantilevered over, the existing 4 story Butcher's Table building to the north and the existing 1 story Shake Shack building to the south. The development team has secured agreements for air easements with the neighboring parcels on the block through outreach and financial partnerships. The objective is to preserve the neighboring structures in continuous operation while enhancing the form and vitality of the block with high density housing and retail services.

Urban residential and retail service are the character defining uses of the vicinity, which support the expanding mixed-use office habitat to the south and west. The position and use of the project will enrich and activate the urban environment in several ways. The location and streetscape improvements will promote pedestrian commuting. The development will complete the Green Street improvements on Blanchard St. creating a gateway connection between the green street and Westlake Ave, a transit corridor. The project will also infill Westlake providing continuity of active use retail at the street front.



ZONING AND PARCEL





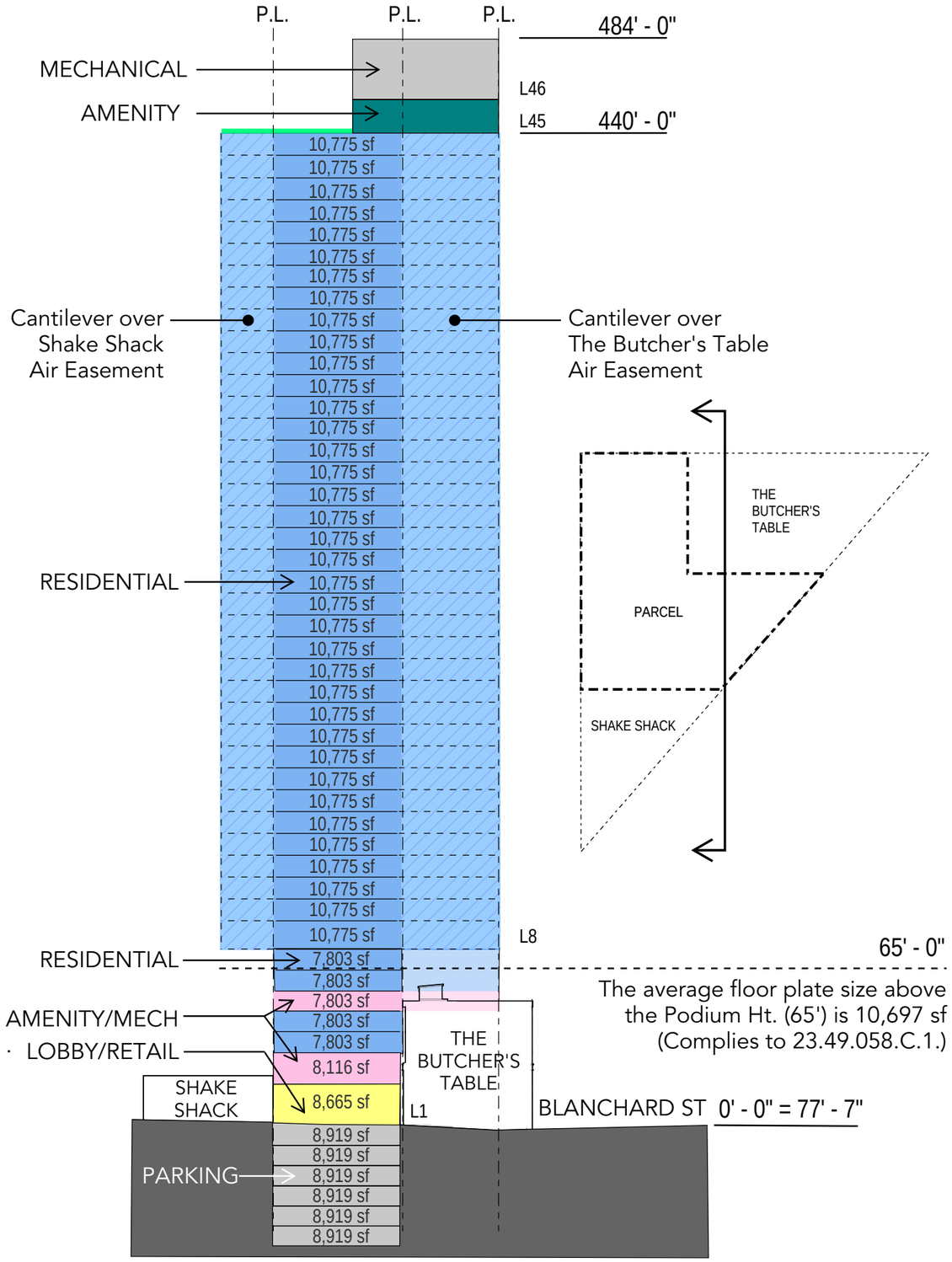
ZONING:
DOWNTOWN
MIXED COMMERCIAL
(DMC 240/290-440)

USE:
MIXED RESIDENTIAL
AND COMMERCIAL

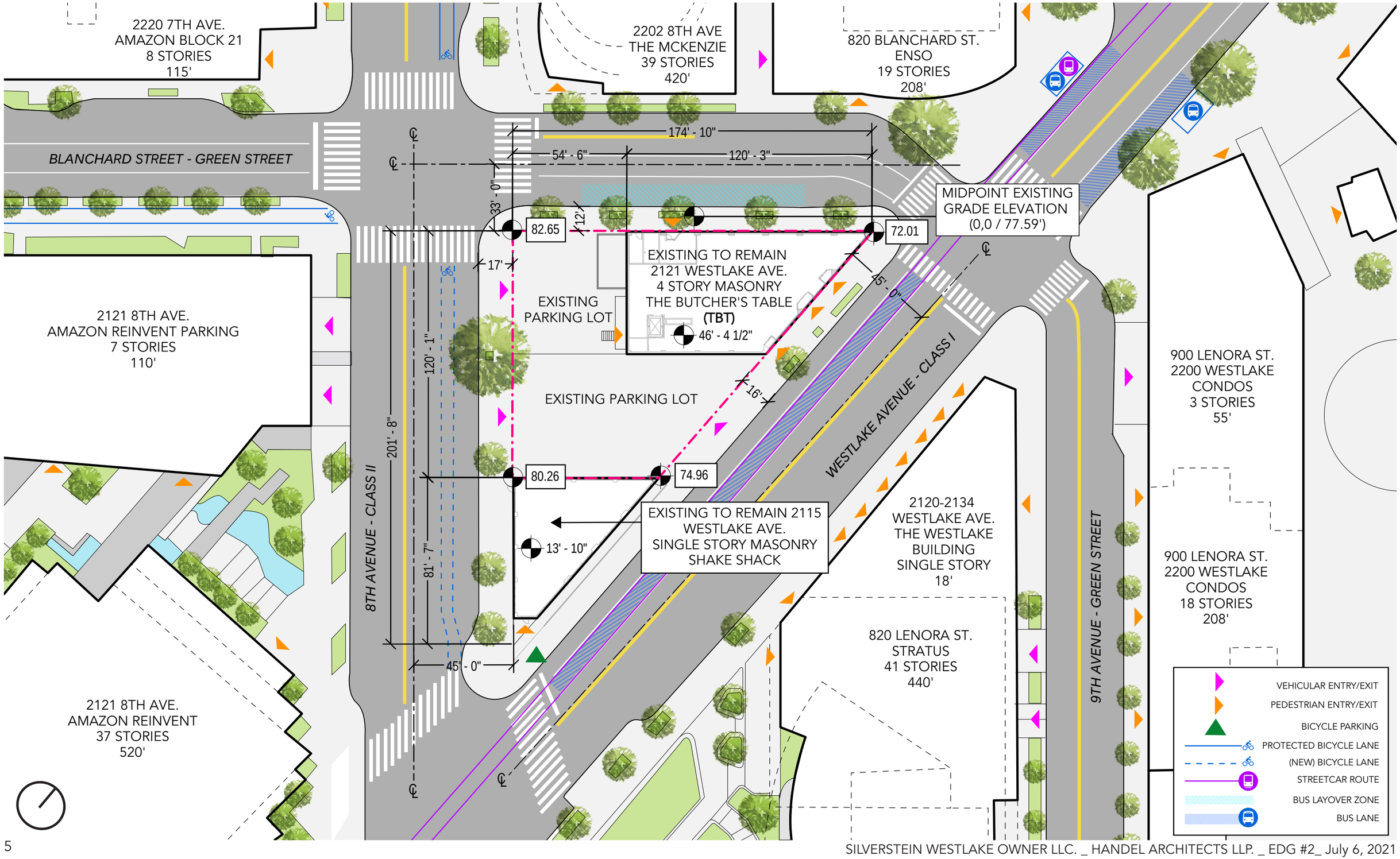
HEIGHT:
RESIDENTIAL:
290 - 440 FT MAX.

PROJECT SUMMARY

ADDRESS:	2115 / 2121 Westlake Avenue ; a.k.a: 801 Blanchard St.
PLOT AREA:	9,111 sf / 5,623 sf
ZONING:	Downtown Mixed Commercial (“DMC”) 240/290-440
PROJECT TYPE:	Mixed-Use Residential Apartments / Retail
HEIGHT:	440’ (484’ with 10% bonus (23.49.008))
TOTAL GSF:	525,000 sf
NUMBER OF UNITS:	400-415 units
RESI SQUARE FOOTAGE:	425,900 sf
AMENITY SQUARE FOOTAGE:	9,325 sf
RETAIL SQUARE FOOTAGE:	2,200 sf
PARKING STALLS:	Approximately 100 Spaces
BIKE PARKING STALLS:	Approximately 325 Long Term Spaces Approximately 20 Short Term Spaces



EXISTING SITE PLAN



ITEMIZED RESPONSE TO EDG #1 - BOARD RECOMMENDATIONS

	Guidance	
	MASSING AND ARCHITECTURAL CONCEPT	
1. a.	After considering the three massing options, architectural concepts, site constraints and response to context, the Board ultimately recommended the project return for a second EDG meeting. The Board requested that two or three massing options be prepared in response to guidance. (A-1, B-1, B-3, B-4)	Following the board' guidance, the design team has prepared two revised massing options, which are referred to as Concept 4, the Revised Diamond, and Concept 5, Fulcrum.
b.	The Board evaluated the merits of each architectural concept, but did not support the execution of any singular concept in its entirety. The Board specifically prioritized Downtown Design Guidelines A-1, Respond to the Physical Environment, and B-1, Respond to the Neighborhood Context. i. The Board noted that the Option 2 "plate shift" concept results in the most geometrically simple form and creates the perception of a slender tower from several vantage points along Westlake Ave, whereas Option 1 and Option 3 are too bulky; in part because Option 1 appears to be an expression of the zoning envelope. ii. The Board noted that the Option 3 "diamond" concept has potential, but was concerned that it broadens the mass and contributes to the perception of bulk. (A-1, B-1)	The intent of Concept 4 is to improve upon Concept 3 by incorporating the merits of Concept 2 as noted by the board- geometric simplicity creating the perception of a slender tower from several vantage points along Westlake Ave. Concept 4 proposes a faceted plan shape as a response to the nonstandard shape of the block and the predominance of adjacent tower plan forms that are curved, faceted or pivoted with the street grid caused by Westlake Ave. (A-1.1.a.; B-1,d.) McKenzie, Enso, Stratus and Amazon Re-invent are such influential buildings. The massing has been modified to have 2 building skin expressions. These skins alternate and emphasize the tower as a series of vertical segments, rather than as a monolith. An additional vertical offset has been added at the 8th Street elevation which was previously bulky in appearance. The modifications are intended to reduce the perception of bulk and create the appearance of slender vertical forms (B4.1), especially from significant vantage points along Westlake Avenue (A-1.1.f.) Concept 5 is a entirely new massing proposal. The concept seeks to incorporate merits of the previous schemes, address priority Guidelines raised by the Board, and to fully comply with the Upper-Level Setback along the Blanchard Green Street. Concept 5 equally distributes the tower mass on each side of the triangular block. The non-standard shape of the block and the intersection of 3 streets is echoed in the building form which is characterized by 3 vertical masses interlocked in a triangle or 'pinwheel'. (A-1.1.a.) The massing yields slender vertical profiles from multiple vantage points. (B-1,d.)
c.	The Board directed further study of the scale of the overhang above the existing 4-story building (Butcher's Table) and the negative space between the two structures. The Board stated that the resolution of the architecture of the overhang should inform the development of a well-proportioned building and consistent overall architectural expression, and specifically prioritized Downtown Design Guideline B-4, Design a Well-Proportioned & Unified Building. i. The Board admired the simplicity of the overhang of Option 1; however, they would like to see more relief granted to the existing building, but not necessarily to the extent of the angled overhang of Option 2 or the faceted overhang of Option 3. ii. The Board appreciated that the overhang of Option 2 contributed to a more slender form. iii. The Board generally supported the unique expression of the faceted overhang of Option 3, but was concerned that the language of the facet was not repeated elsewhere. The Board recommended further study of reducing the scale of the facets by half – so as to not detract from the adjacent buildings – and incorporating the language of the facet into other aspects of the design for a uniform architectural expression. (B-1, B-4, B-4.1)	In Concept 4, The architectural language of the overhangs has been unified to a simple vertical fabric, which is integral to the whole of the building – base, middle, and top. (B-4.b) for a more unified building. This approach is intended to be an elegant transition that does not compete with the existing buildings on the block (B-1.b). In Concept 5 the scale of the overhang has been reduced using a concept of terraced setbacks. The terrace setbacks are articulated in an 'interlocking' pattern to be unified with the larger massing concept. (B-4) For coherence with the adjacent buildings, the size of the individual setback facets reflects the window bay size of the existing buildings on the block. (B-4.1.b.) The approach provides a scale modulation that is compatible with the existing buildings and also provides adequate relief. (B-1.b)
d.	d. The Board acknowledged the possibility of future redevelopment on the adjacent site to the south (Shake Shack) and questioned how the proposed tower would relate to that mass. The Board requested a study in the second EDG packet that visualizes the tower in the context of the potential building envelope that could be achieved on the adjacent site. (B-1)	The height and slope of the southern overhang over the Shake Shack is designed to accommodate a potential future development of an approximate 65 ft. height at the site, which would also closely match the horizontal datum of The Butchers Table building. In this package, the mass of the potential future development is indicated in half-tone in the massing images. (B-1)
e.	e. The Board noted that the base of Option 1 and Option 3 better responds to the horizontal datums and scale of existing development along Westlake Ave and at the west corner, whereas Option 2 reads as a continuous flat plane from top to bottom. The Board recommended further study of how the scale of the base responds to the neighborhood context, is informed by the overall concept, and highlights the corner entry. (B-1, B-2.2, B-3, B-4)	In both Massing Concepts, the base building shape is aligned to horizontal intervals of the existing buildings on the block. (B2.2) The western facade features a roof line aligned to the Butchers Table cornice and a belt course which continues the Shake Shack 1-story datum. (B-2.2.h.; B-3.2) In Concept 5, to further mitigate the bulk of the tower at the base, the facade is gradually modified with deeper recesses and expressed frames (B2.2h.; B-2.3.n.) modulated in sizes similar to the existing buildings.

ITEMIZED RESPONSE TO EDG #1 - BOARD RECOMMENDATIONS

f.	f. The Board stated that overhead weather protection should be informed by the architectural concept and fit into the overall design, and specifically prioritized Downtown Design Guideline C-5, Encourage Overhead Weather Protection. (B-3.3,C-5)	In both concepts, overhead weather protection is provided at pedestrian entries on 8th and Blanchard, and over the retail frontage at Westlake at a height to align with the Shake Shack's adjacent canopy feature. (B3.3 C-5)
	SITE DESIGN & ACCESS	
2.a.	a. The Board acknowledged the constraints of the site size and configuration, and appreciated the restrained approach to vehicular access through the proposed use of the port cochere and car elevators. In agreement with SDOT and SPU comments, the Board supported vehicular and service access from 8th Ave. The Board, however, was concerned that each massing option proposed the same site plan. (E-2)	In keeping with the Board's request, the design team has prepared two ground floor options, Option A is designed with Concept 4 and Option B with Concept 5. The plans are distinct. Both options retain the port cochere and car elevators located as supported by SDOT, SPU, and Board, on 8th Avenue. Operation is by full time Valet via the Porte Cochere. Effort is taken to minimize and integrate the facility through architectural integration, glazed and active waiting area, specialty lighting and finishes such as distinctive paving. (C-4, E-1, E-2) Loading dock access is located mid-block on 8th as supported by SPU to provide residential waste service to the new building and commercial service to The Butchers Table through an internal connection. The Shake Shack is separate property and independently serviced in accordance with Clear Alley Program staging, adjacent to the proposed loading dock, and will not be affected by this Project. (E-3)
b.	b. The Board was concerned about the impacts of vehicular and service access on pedestrian and bicyclist safety, and did not support the location of the primary residential entry and lobby between two curb cuts on 8th Ave. The Board indicated a preference for the corner residential lobby – as depicted in the top left alternative layout on page 34 (PDF page 35) of the EDG packet – as it reduces impacts on the residential entry experience. The Board directed further study shifting pedestrian and bicyclist access points north away from the vehicular and service access as much as possible. If a corner residential lobby is not proposed, provide detailed studies demonstrating why it is not feasible. (C-1, C-4, E-1, E-1.1, E-1.2, E-2, E-3)	In accordance with the Board's recommendation, the corner residential lobby has been implemented in the preferred option (B). Option A offers the lobby entrance mid-block on 8th which is the most convenient passenger pick up and drop offs, and is expected to be a frequent method of travel for a building with a low parking ratio. The location provides the most direct route for residents to access their elevators and offers retail at the corner of 8th and Blanchard bringing life and activity to the intersection. Option B enlivens the intersection by placing the primary Residential Entrance at the Corner of 8th Street near Blanchard. This links residents directly to the pedestrian experience of Blanchard, the Green Street, and without crossing curb cuts. (C-1.c) The entrance will be marked by extra height lobby space, a distinctive, recessed entrance bay and canopy. (C-4.1)
c.	c. In response to SDOT comments, the Board stated the site plan should accurately depict the required sidewalk widths on each frontage. The Board directed further study of SDOT recommendations for wider sidewalks or pedestrian clear zones and the Westlake & 7th Ave Design Concept Plan. (C-1, C-1.1)	Per Map 1C of SMC 23.49, and the Westlake & 7th Design Concept Plan, an 18-foot wide sidewalk is required along Westlake Avenue. Survey data indicates that the sidewalk width along Westlake Avenue adjacent to the project site is approximately 16-feet wide on average to face of curb. As the project boundary represents only 30% of the block frontage on Westlake with the remaining 70% occupied by existing buildings, an exception request has been filed with SDCI, requesting the required sidewalk width be the existing sidewalk width, with no additional setback, easement, or dedication. In accordance with the recommendations outlined in the Westlake and 7th Ave. Design Concept Plan, to enhance the public realm and improve pedestrian experience, new bike racks, expanded planting, and new street trees are proposed within the ROW frontage along Westlake Ave., Blanchard St., and 8th Ave. where possible in coordination with other streetscape elements. Additionally, a new curb bulb is proposed at the 8th Ave. and Blanchard St. Intersection, providing an improved pedestrian crossing at this location.

ITEMIZED RESPONSE TO EDG #1 - BOARD RECOMMENDATIONS

d.	d. The Board considered the preliminary ground level landscape concept plan and supported the fact that it is generally consistent with the existing urban design language along each frontage. The Board encouraged further consideration of how the landscape plan can be designed to embrace entries and the residential lobby. (D-2)	Landscape plans have been revised and made unique for each ground floor option. As previously appreciated by the board, the plans aim to continue and complete the existing urban design language along each frontage. As a response to comments, paving pattern and color has been utilized to distinguish and emphasize building entrances. (D-2, C-1, C-4)
e.	e. Regarding the design of the site, access and pedestrian realm, the Board specifically prioritized Downtown Design Guidelines C-1, Promote Pedestrian Interaction; C-4, Reinforce Building Entries; and E-3, Minimize the Presence of Service Areas. (C-1, C-4, E-3)	C-1 Pedestrian Interaction is promoted with a new curb bulb proposed at the 8th Ave. C-4 Building Entries are reinforced with additional projections to canopies, monumental doorways, change in sidewalk paving pattern, and in scheme 5 double height a double-height lobby space at the corner of Blanchard and 7th. E-3 Services Areas have been minimized through the use of a private car elevator, which will be finished as a front of house area. Its use will be more controlled and less frequent compared to typical buildings of this size. Effort is taken to minimize and integrate the facility through architectural integration, glazed and active waiting area, specialty lighting and finishes such as distinctive paving. (C-4, E-1, E-2) Loading dock access is located mid-block on 8th as supported by SPU to provide residential waste service to the new building and commercial service to The Butchers Table through an internal connection.
	DEPARTURES: At the time of the First Early Design Guidance meeting, the following departures were requested:	
1.a.b.	1. Common Recreation Area (SMC 23.49.010.B.2): The Code requires a minimum of 50-percent of the required common recreation area to not be enclosed; a maximum of 50-percent may be enclosed. a. For Option 2, the applicant proposes to allow 6,463 sf of exterior, unenclosed common recreation area, which is 44-percent of the total required common recreation area (14,734 sf) – a deficiency of 6-percent. b. For Option 3, the applicant proposes to allow 5,099 sf of exterior, unenclosed common recreation area, which is 35-percent of the total required common recreation area (14,734 sf) – a deficiency of 15-percent. The Board indicated preliminary support for the design rationale for the requested departure from common recreation area requirements, provided that interior common recreation areas are designed to open up to adjoining exterior common recreation areas, such as through the use of roll up doors. (B-4.2)	Concept 4 requests a departure for exterior Common Recreation Area: The concept has been revised with a slight increase in the Exterior Area proposed at EDG #1. 191 sq.ft. of exterior space has been added across levels 5 and 44. Concept 5 requests a departure for exterior Common Recreation Area. The concept offers 176 sq.ft. more exterior Common Recreation Area than proposed in Concept 4, and the areas are detailed in the presentation booklet. The Interior rectification Area will be designed to upon up to the adjoining exterior common recreation area.
2.a.b.	2. Upper-Level Setbacks (SMC 23.23.49.058.E.2): Along designated Greet Streets, the Code requires a continuous upper-level setback of 15-feet above 45-feet. a. For Option 2, the applicant proposes to allow the building to encroach 7 to 15-feet into the required setback for a width of up to 59-feet for the full height of the building above 45-feet. b. For Option 3, the applicant proposes to allow the building to encroach 8 to 15-feet into the required setback for a width of up to 68-feet for the full height of the building above 45-feet. The Board was not inclined to support the design rationale for the requested departure from upper-level setbacks – and stated that relief and a sense of openness along Green Streets is important. The Board heard public comment, but noted that reduced shadow impacts and structural limitations do not justify the departure request. (A-1, B-1, B-3)	Concept 4 requests a departure for Upper Level Setback at the Green Street and the request remains the same as for Concept #3 presented at EDG #1. Concept 5 (the preferred) is fully compliant with Upper Level Setbacks.

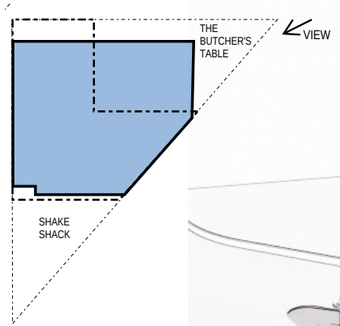
PREVIOUS 3 MASSING CONCEPTS - EDG 1

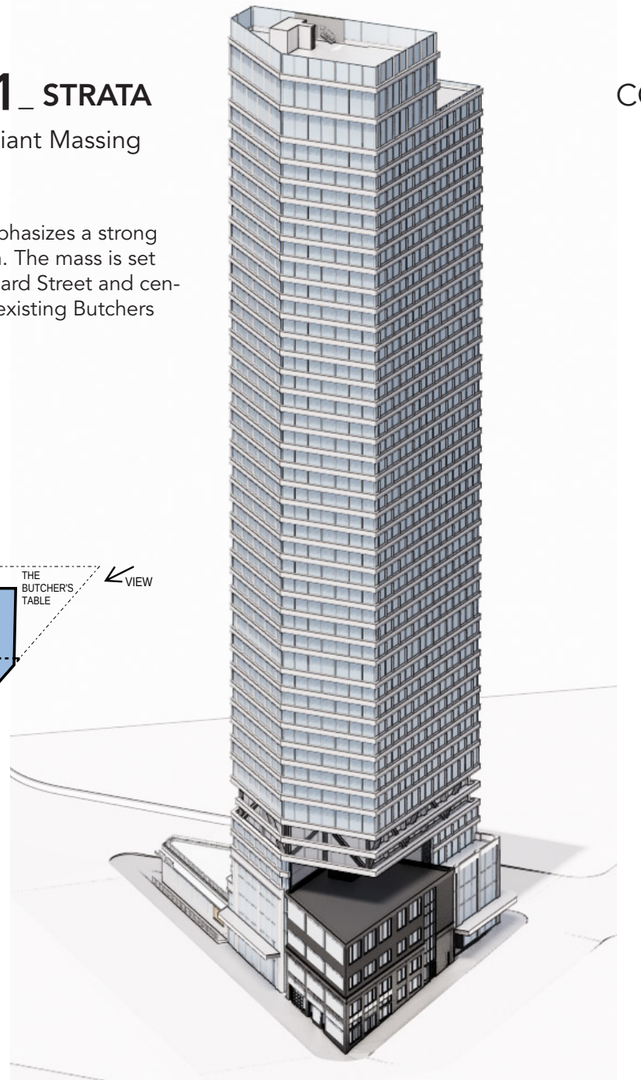
CONCEPT **1**_ **STRATA**

Zoning Compliant Massing

The Concept emphasizes a strong horizontal rhythm. The mass is set back from Blanchard Street and centered above the existing Butchers Table Building.

DEPARTURES:
None

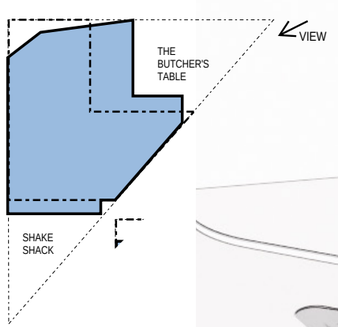


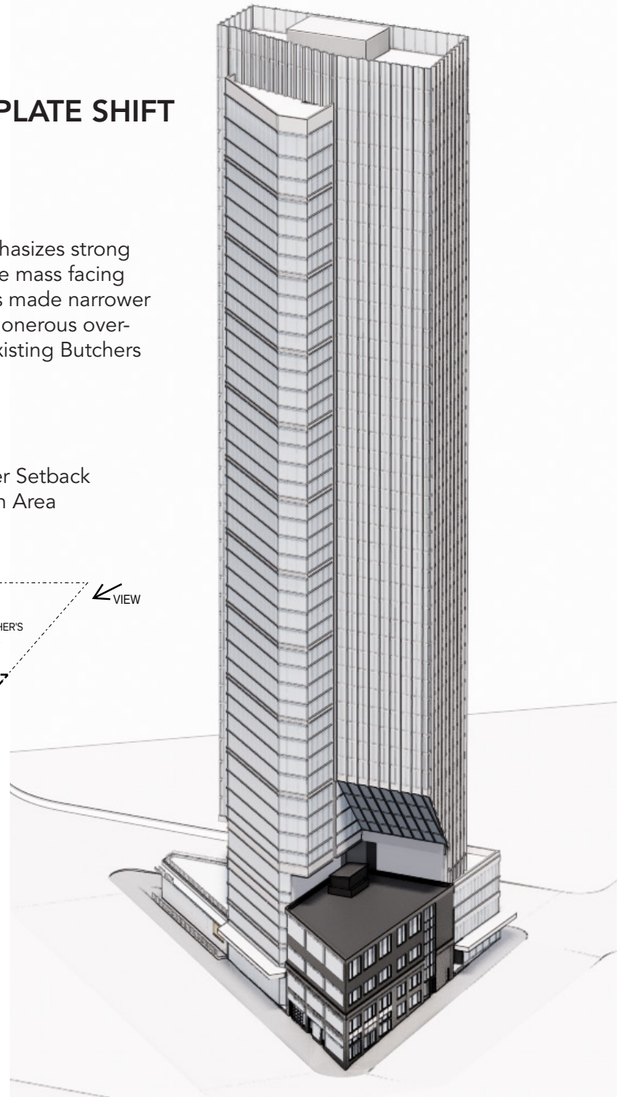


CONCEPT **2**_ **PLATE SHIFT**

The Concept emphasizes strong vertical planes. The mass facing Blanchard Street is made narrower and there is a less onerous overhang above the existing Butchers Table Building.

DEPARTURES:
Green Street Tower Setback
Exterior Recreation Area



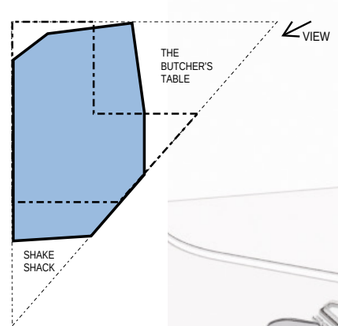


CONCEPT **3**_ **DIAMOND**

Preferred

The Concept is a unified prismatic form. The mass is most slender from the perspective of Blanchard Street offering the most air and light to the green street and to the existing Butchers Table Building.

DEPARTURES:
Green Street Tower Setback
Exterior Recreation Area



EDG 1 **Summary of What We Heard From the Review Board:**

Summary of March 16, 2021 EDG 1 Review and March 29, 2021 Meeting Report:

1 Massing

-Board recommended preparing multiple options that respond to Guidance #1.
-Board appreciated Option 2 “Plate Shift” for creating the perception of a slender tower from several vantage points.
-Board appreciated potential of Option 3 “Diamond”; but concerned that it broadened the mass and perception of bulk in north south direction.

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2 Tower Overhang

-Directed further study of the scale of the overhang above the existing 4-story building (Butcher’s Table) and space between the two structures.
-Resolved architecture of the overhang should inform the development of a well-proportioned building and consistent overall architectural expression

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3 Base & Street

-Indicate potential future development at adjacent Shake Shack site. (With max. height equal to The Butcher’s Table)
-Preference for horizontal datums matching existing buildings on the block
-Priority Guidelines: C-5, Overhead weather protection; C-1, Promote Pedestrian Interaction; C-4, Reinforce Building Entries

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4 Ground Floor

-Agreed with SDOT / SPU for vehicular and service access on 8th Ave; however, concerned with entrance located between curb cuts
-Board was concerned that each massing option proposed the same site plan, and requested study of an option with a corner lobby
-Board acknowledged the constraints of the site, and appreciated restrained parking approach through use of port cochere and car elevators

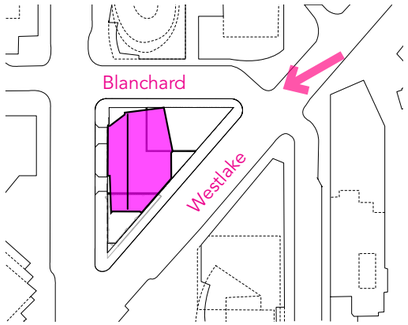
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EDG 2:
-Two massing options in response to the Board’s guidance: Concept 4 and Concept 5, which is preferred.
-Two ground floor options; Option A is designed with Concept 4 and Option B with Concept 5.

EDG 2 Revised Architectural Massing Concepts

CONCEPT **4**

_ REVISED DIAMOND





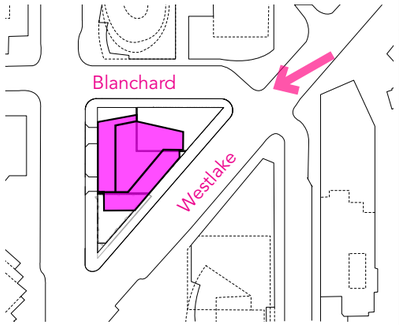
A faceted plan shape as a response to the nonstandard shape of the block and the predominance of adjacent tower plan forms that are curved, faceted or pivoted with the street grid caused by Westlake Ave.

OPPORTUNITIES
-Vertical facade articulation for slender appearance
-Coherent architectural concept
-Enhanced skyline with crystalline crown

CONSTRAINTS:
-Glazing of sloped overhanging floors dissimilar to existing buildings
-Departure on exterior recreation area
-Requires support for Green Street Upper Tower setback Departure.

CONCEPT **5** _ *FULCRUM*

Preferred





A building form characterized by 3 vertical masses interlocked in a triangle 'pinwheel' in response to 3 streets bordering the block. The massing yields slender vertical profiles from multiple vantage points.

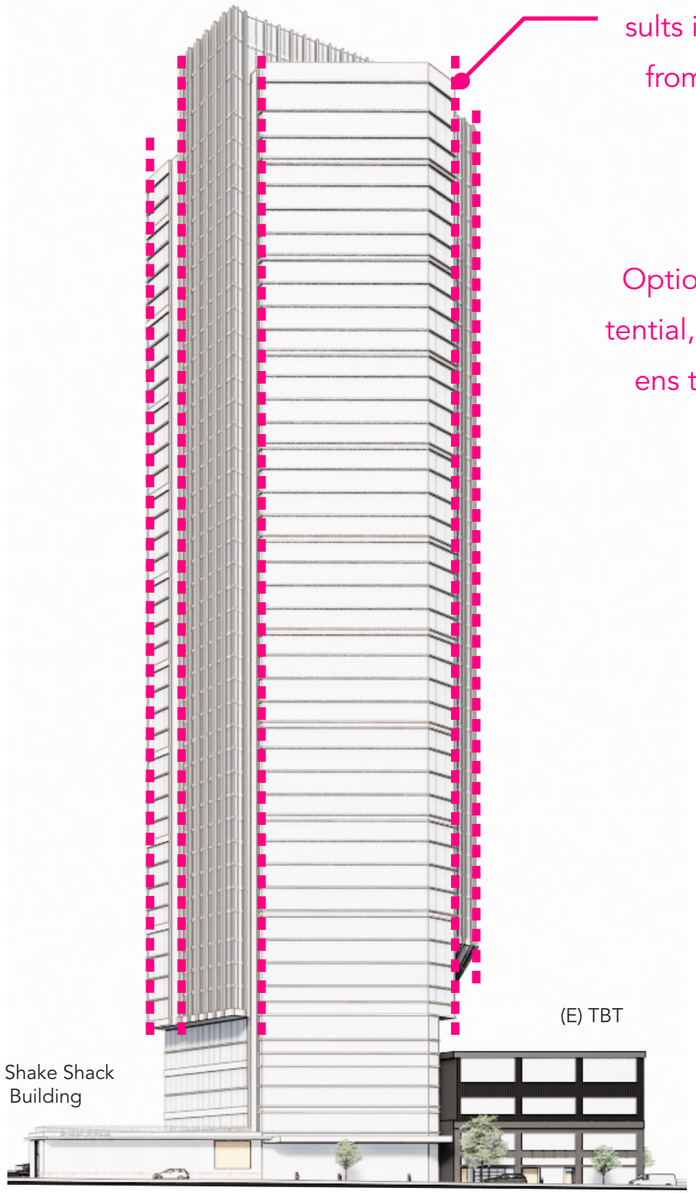
OPPORTUNITIES
-Appropirate scale transition at overhanging floors using terrace setbacks.
-Interlocking pattern used to unify building at base top and in plan.
-Full Compliance to Green Street Upper Tower Setback
-Dynamic form at street level and skyline

CONSTRAINTS
-Departure on exterior recreation area

CONCEPT **4**_ Response to EDG1 Comments

① Massing Resolution

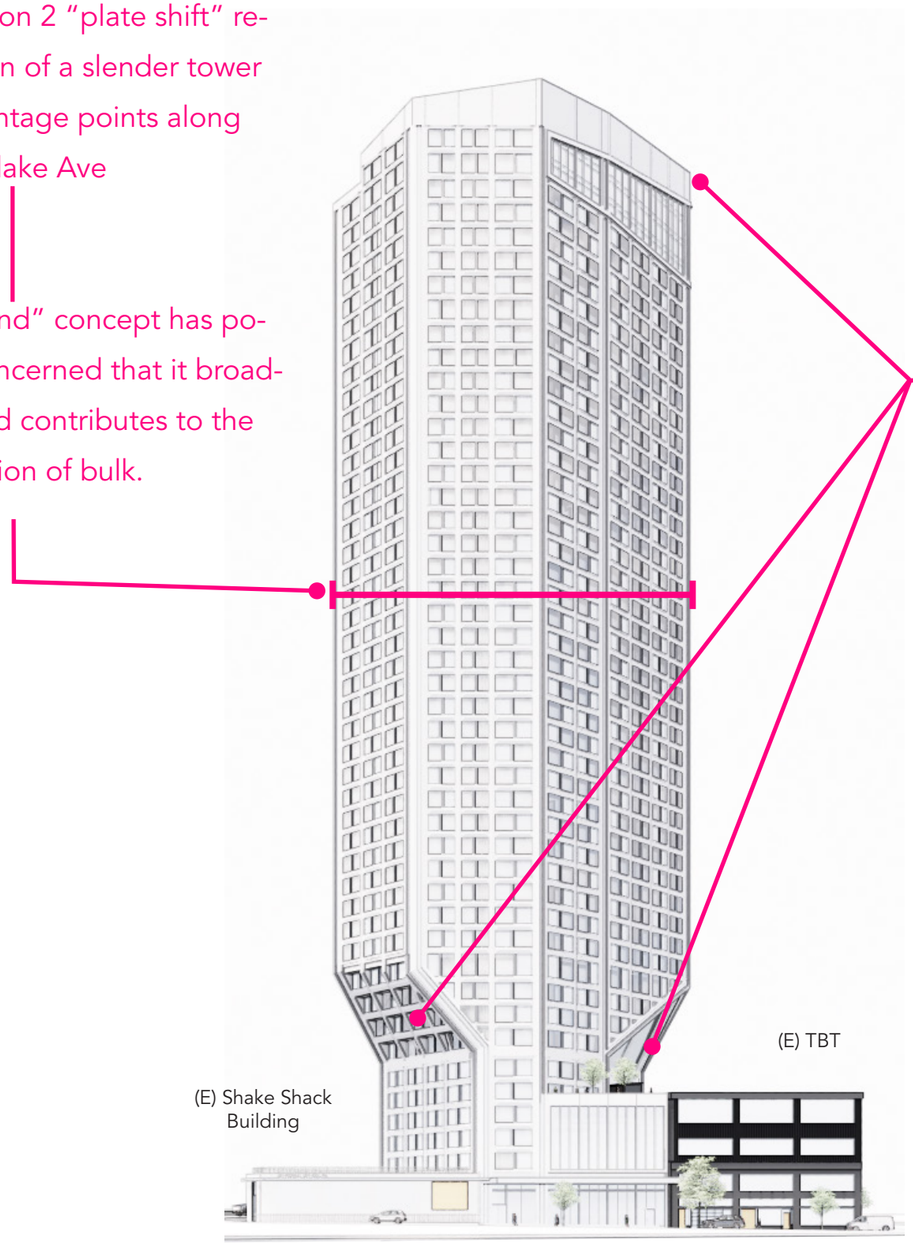
Concept 4 will incorporate comments and merits of previous Concepts 2 and 3



Previous Concept 2

Appreciated Option 2 "plate shift" results in perception of a slender tower from several vantage points along Westlake Ave

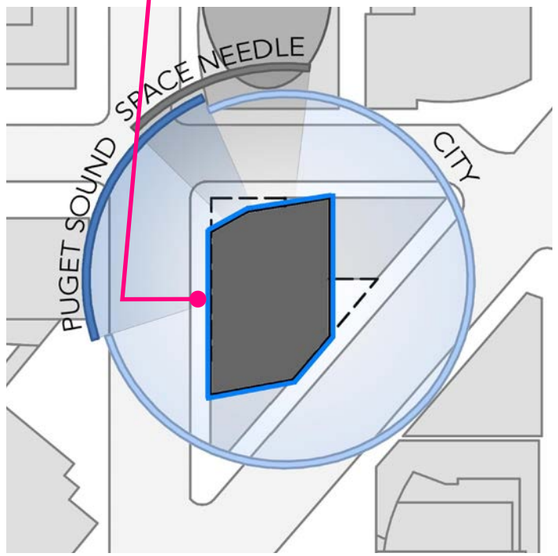
Option 3 "diamond" concept has potential, but was concerned that it broadens the mass and contributes to the perception of bulk.



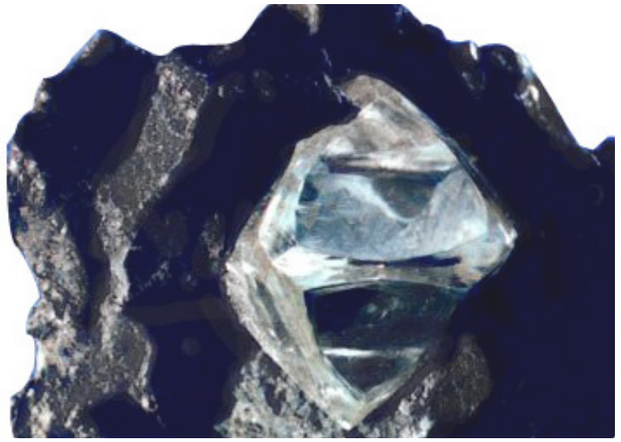
Previous Concept 3

Unify the language of the overhangs and repeat elsewhere

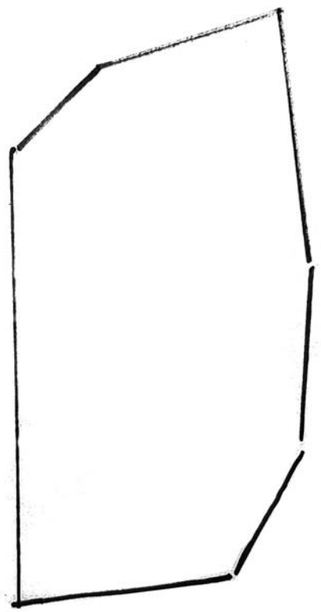
Study reducing the scale of the facets by half



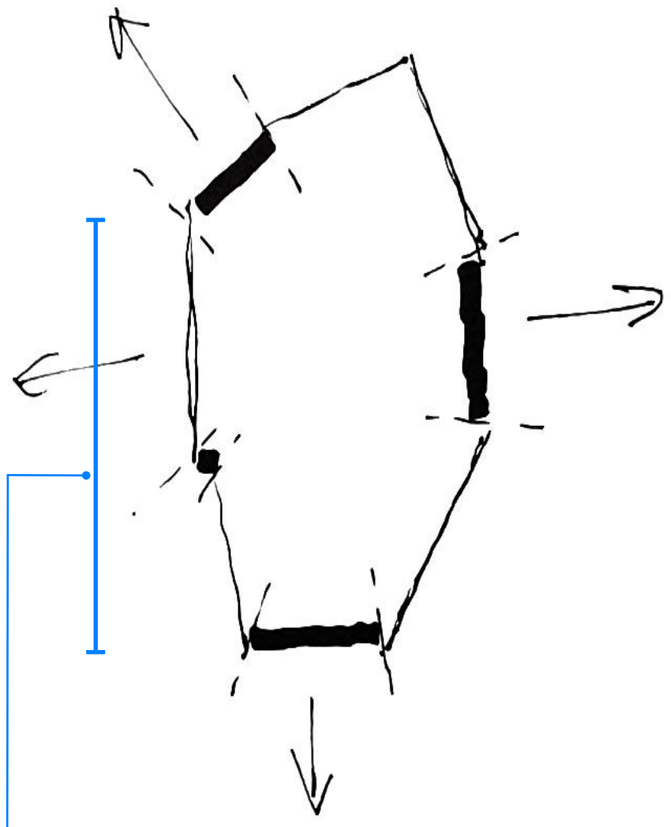
① Massing Resolution

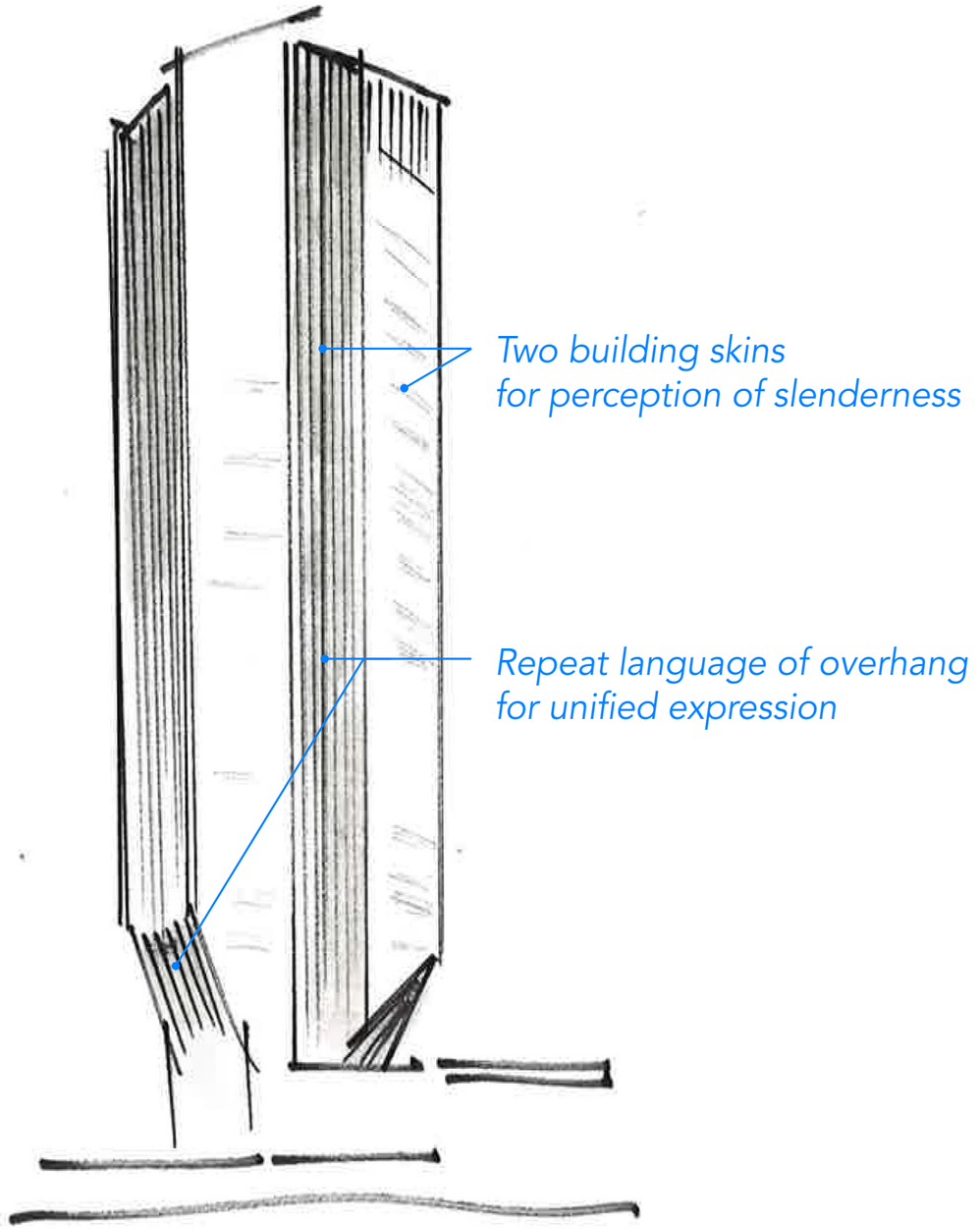






ORIGINAL FACETED PLAN





CONCEPT **4**_ Revised Diamond Concept

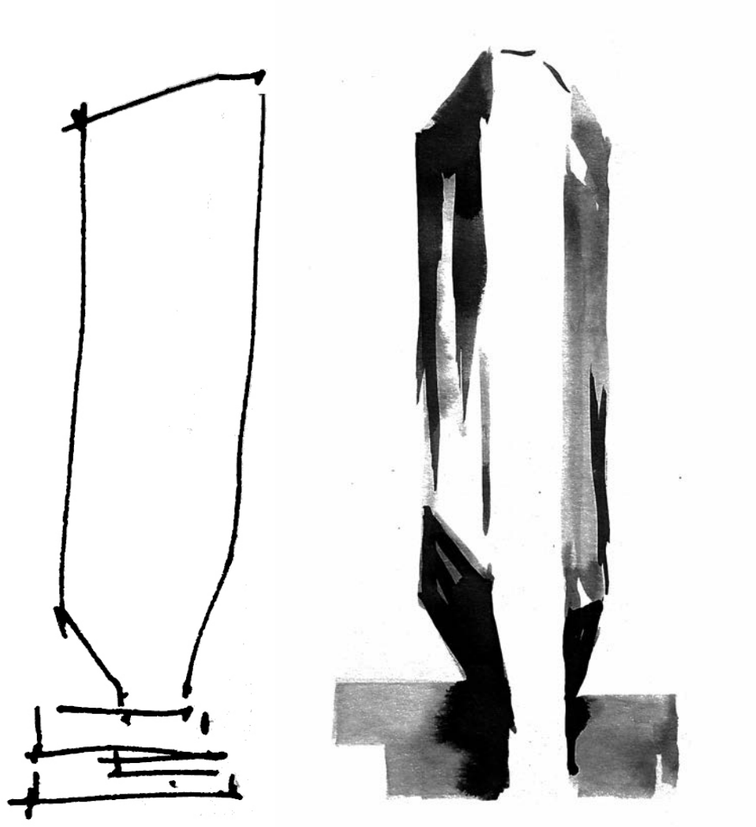




Emphasize vertical plate shift with breaks in facade

Unify crown and base

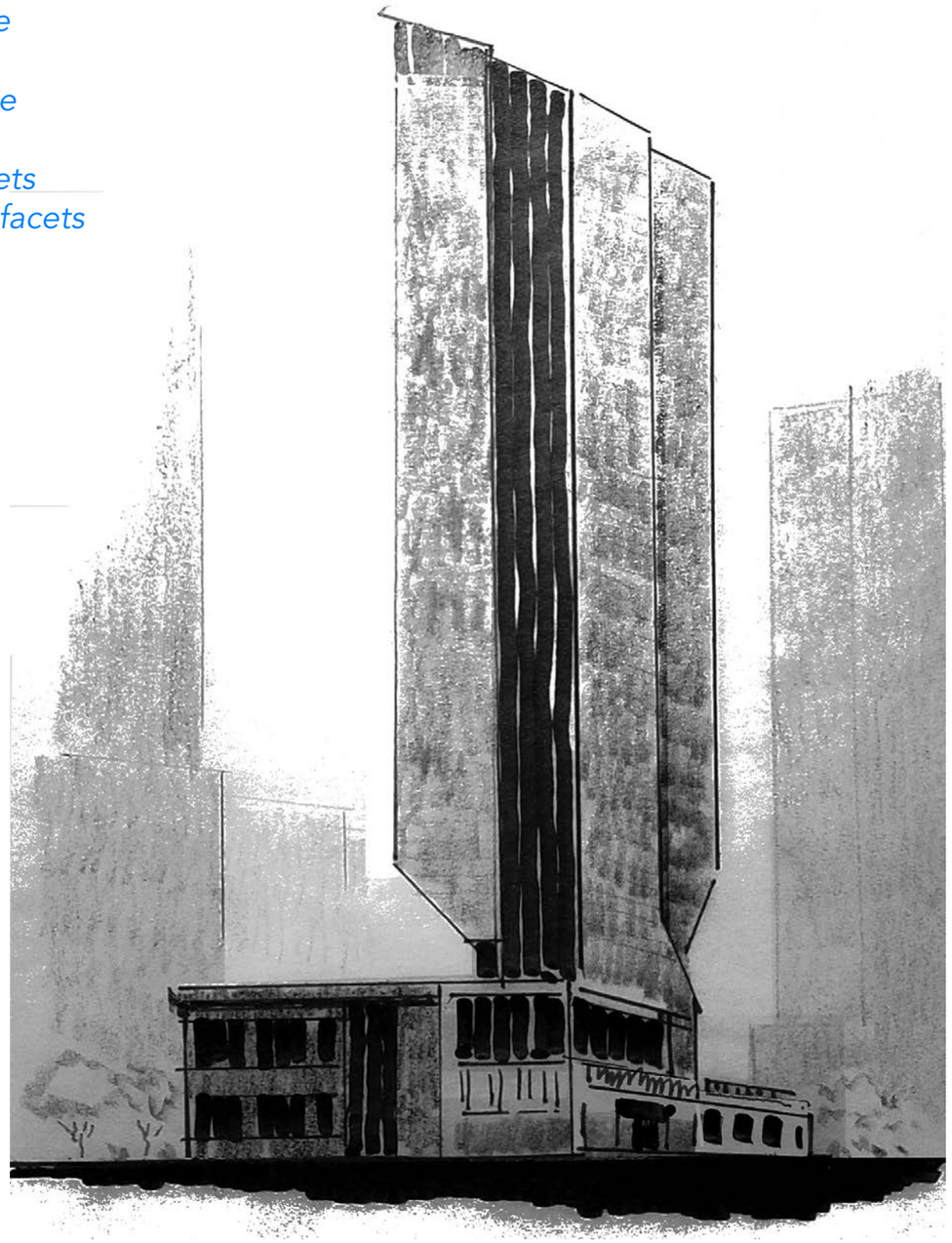
Decrease size of facets
Increase quantity of facets





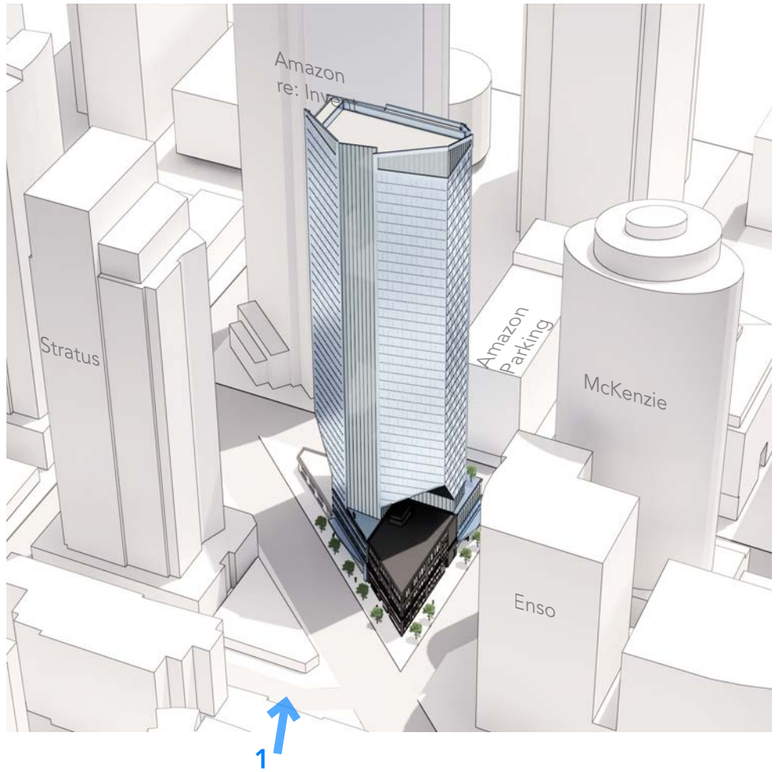
Previous Concept 3

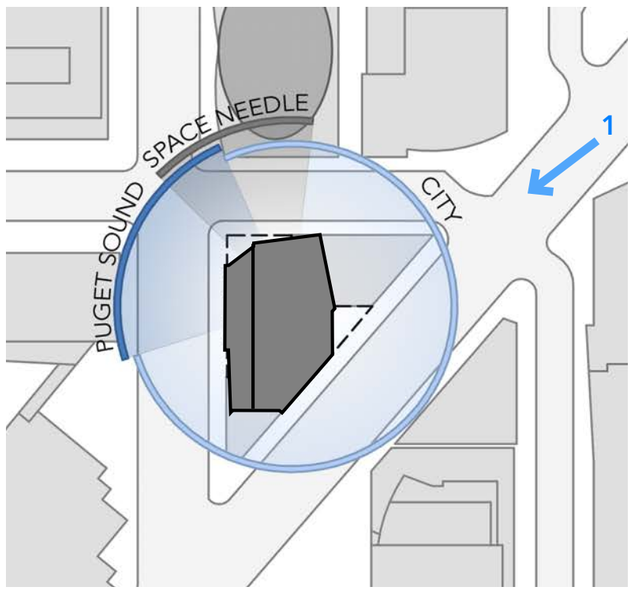
① Massing Resolution



Previous Concept 3

CONCEPT **4**_





A-1 & B- 4 Context Response:

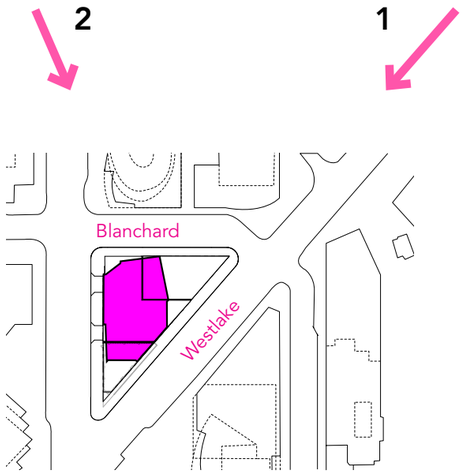
Concept 4 proposes a faceted plan shape as a response to the nonstandard shape of the block and the predominance of adjacent tower plan forms that are curved, faceted or pivoted with the street grid caused by Westlake Ave. **(A-1.1.a.)**

The massing has been modified with two building skin expressions emphasizing the facets. An additional vertical offset has been added at the 8th Avenue elevation which was the broadest side. The modifications are intended to reduce the perception of bulk and create the appearance of slender vertical forms **(B4.1.2)**, especially from significant vantage points along Westlake Avenue **(A-1.1.f.)**



View 1

CONCEPT 4_



View Key

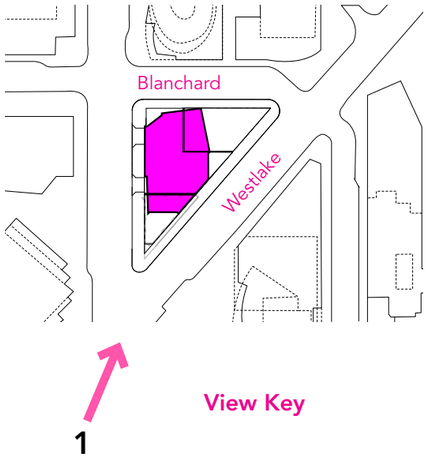


1. View from North on Westlake



2. View from North on 8th Avenue

CONCEPT **4**_



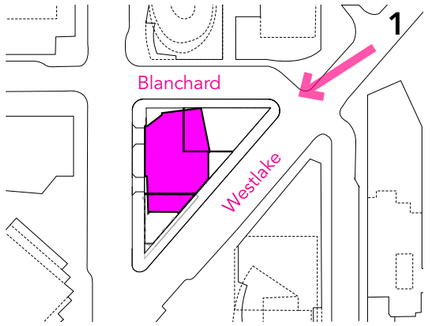
View Key

1

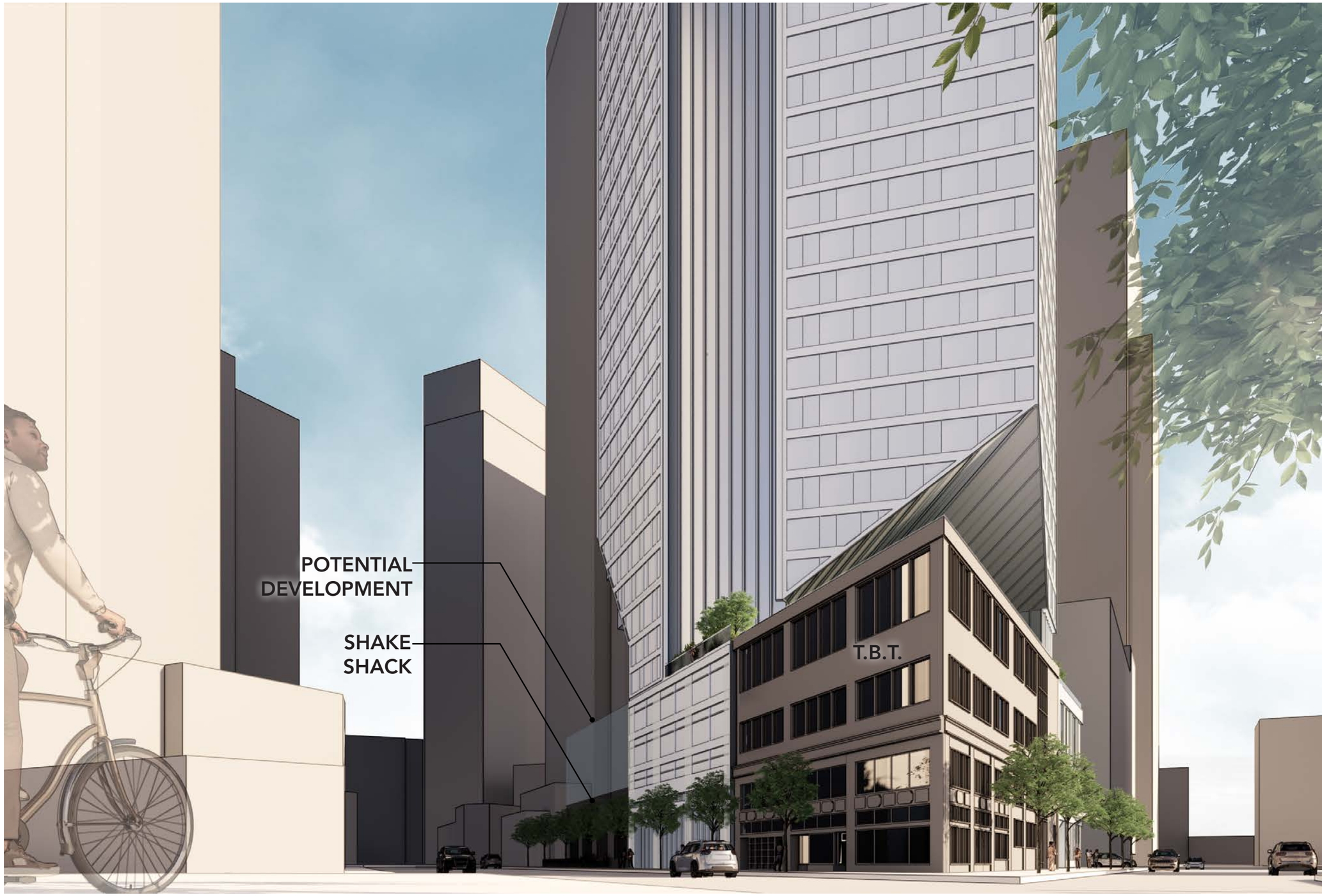


1 View from South on Westlake Avenue

CONCEPT 4_ ② Tower Overhang

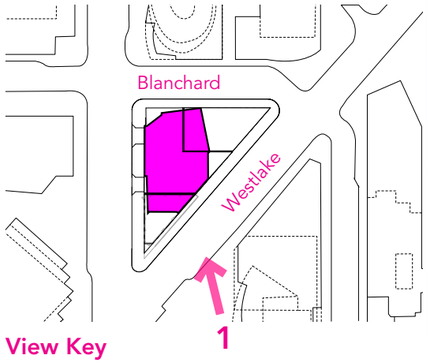


View Key

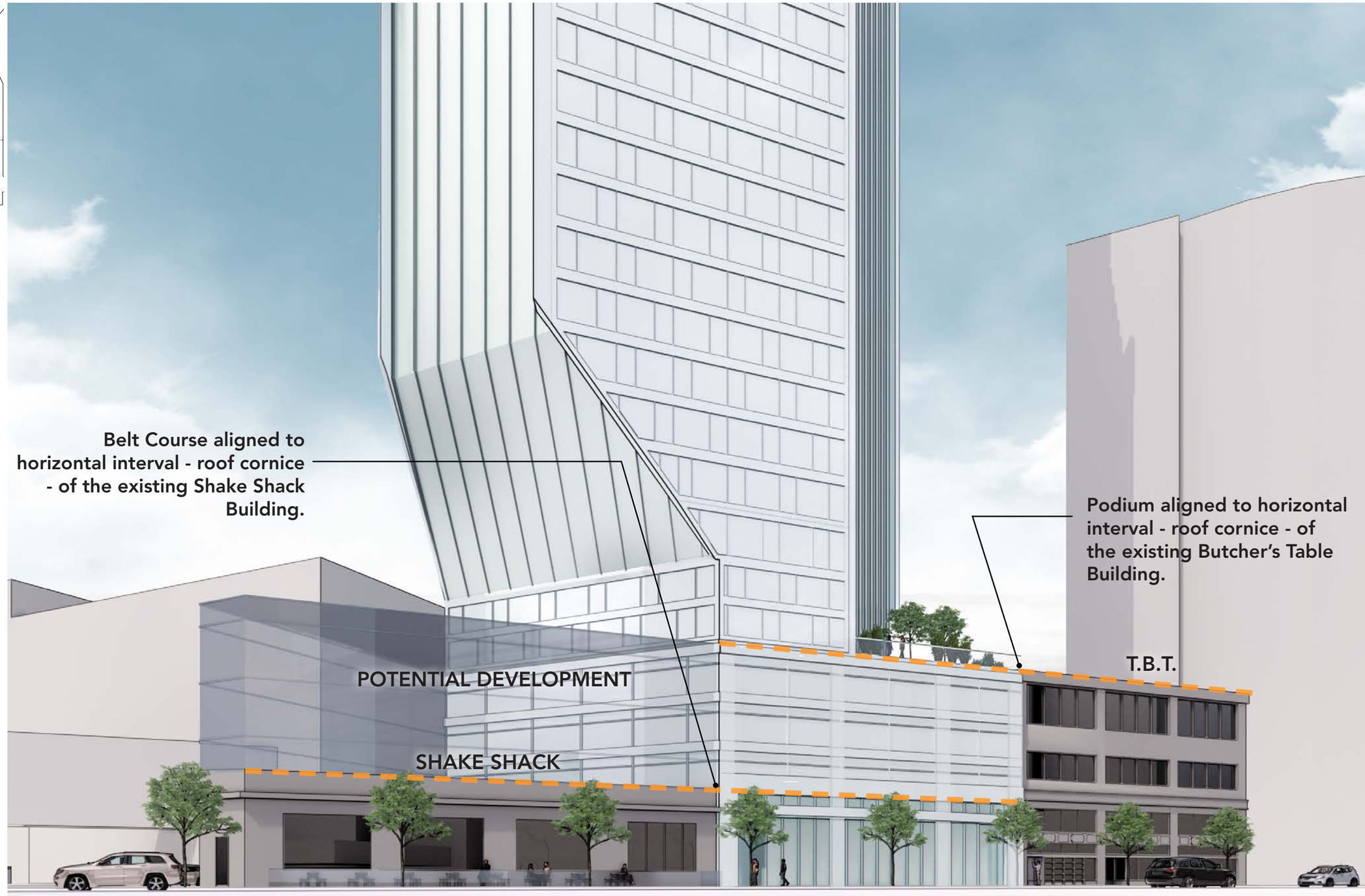


1

CONCEPT 4_ ② Tower Overhang

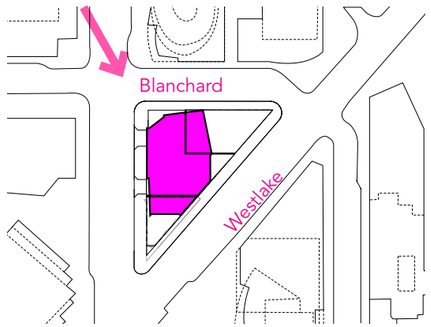


View Key



1

CONCEPT 4_ ③ Base and Street



View Key

B-2, B- 3, C-5 Response:

The base of the building emphasizes horizontal intervals relating to the existing buildings on the block. **(B2.2)** The western facade features a roof line aligned to the Butchers Table cornice and a belt course which continues the Shake Shack 1-story datum. **(B-2.2.h.; B-3.2)**

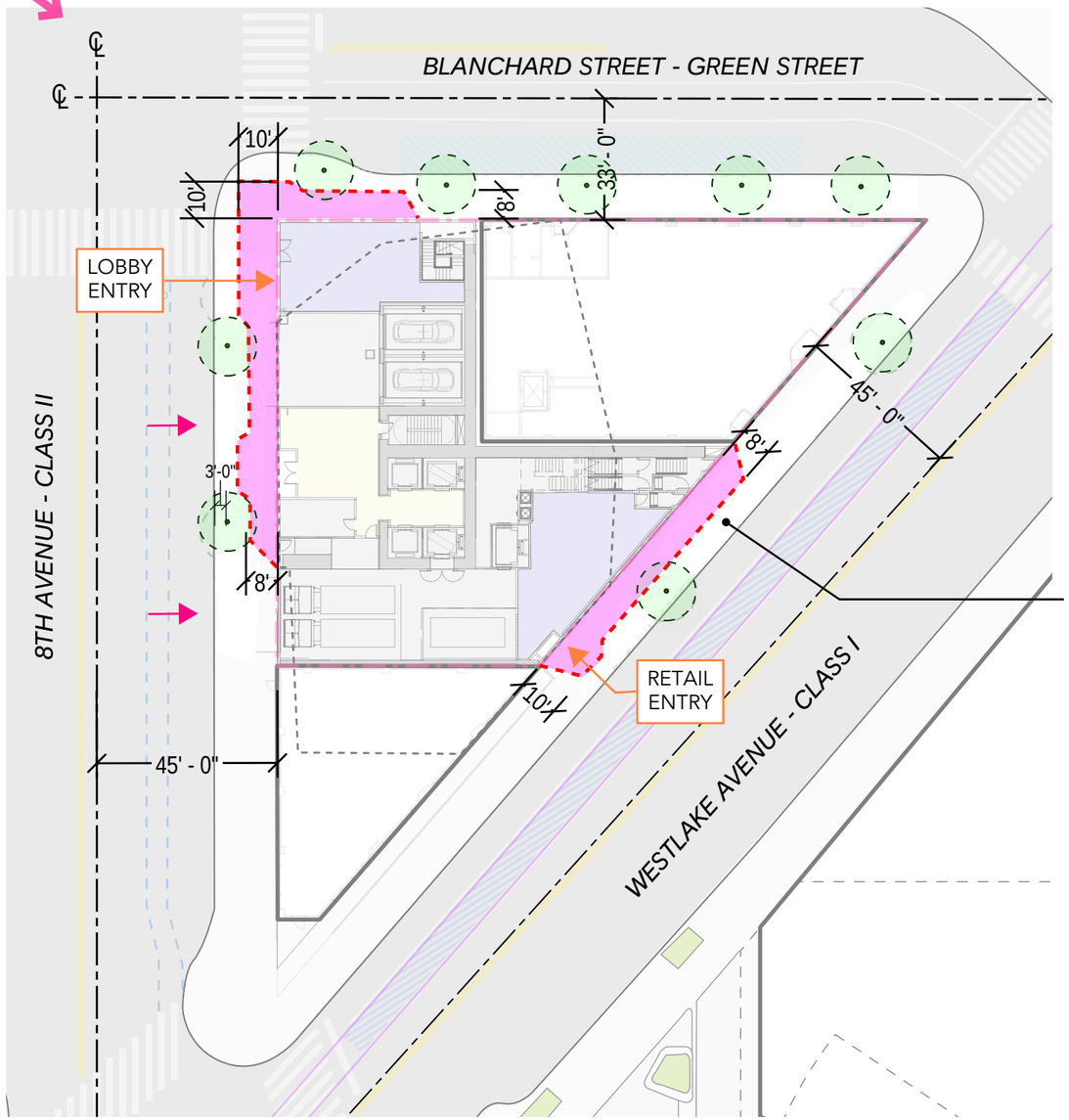
Overhead weather protection is provided at pedestrian entries on 8th and Blanchard, and on Westlake to align with the Shake Shack's adjacent canopy feature. **(B3.3 C-5)**



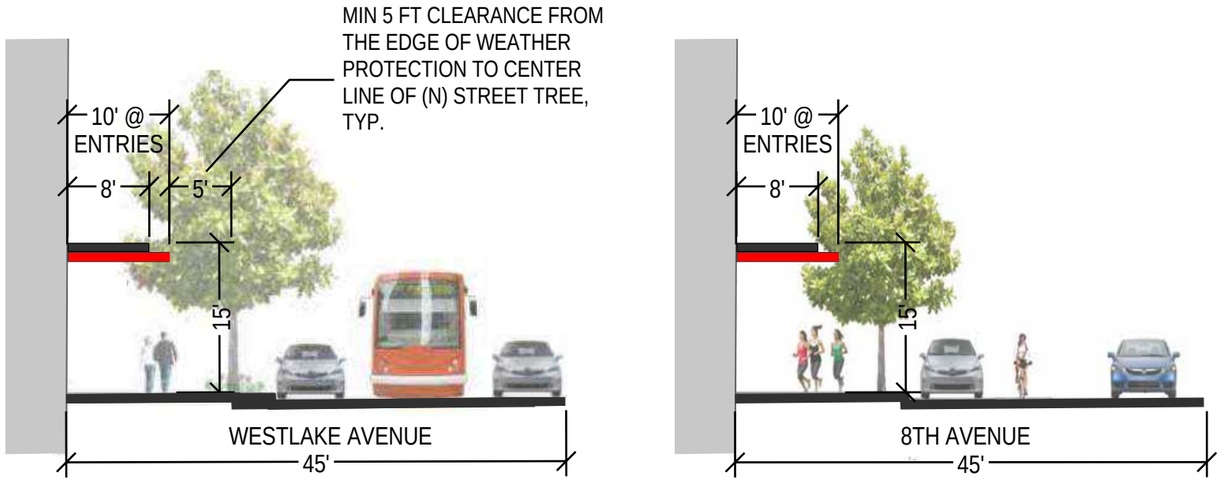
CONCEPT 4_Overhead Weather Protection

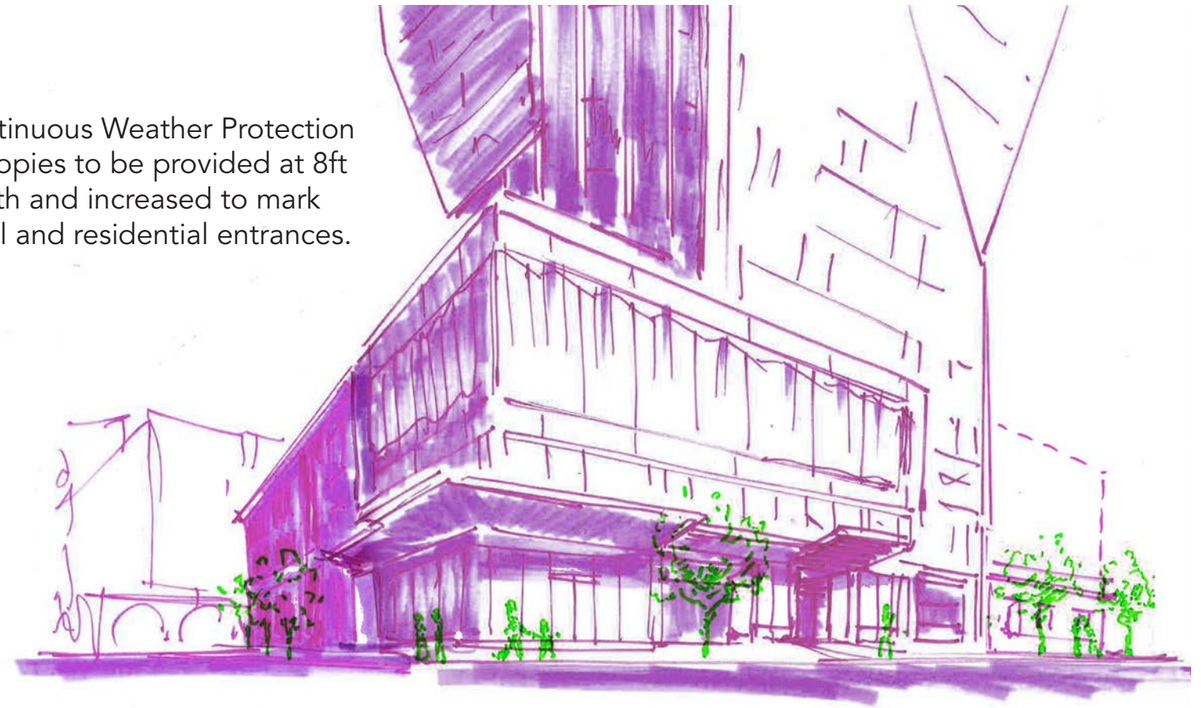
③ Base and Street

1



Continuous Weather Protection Canopies to be provided at 8ft depth and increased to mark retail and residential entrances.





1

CONCEPT **4**_The Westlake Streetscape

③ Base and Street

Response to
DESIGN GUIDELINES & CONTEXT

Triple window bay modulation in pattern of T.B.T.

Repeat Modulation of Clerestory Storefront windows; C-2.1

POTENTIAL DEVELOPMENT

Decorative lighting on pilasters marking entry

Overhead Weather Protection canopy in blackened steel materiality similar to Shake Shack canopy and T.B.T. Storefronts

T.B.T.

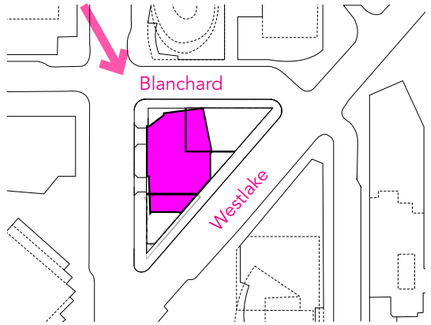
Bulkhead storefront base established by retail patterns

Lush Streetscape elements promoting pause and interaction





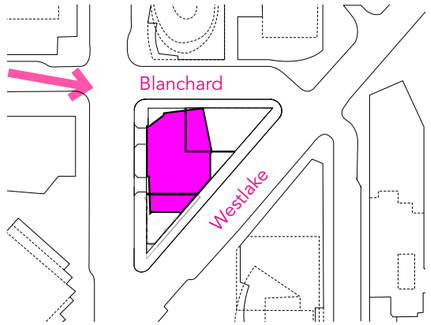
CONCEPT 4_ Corner Lobby ③ Base and Street



View Key



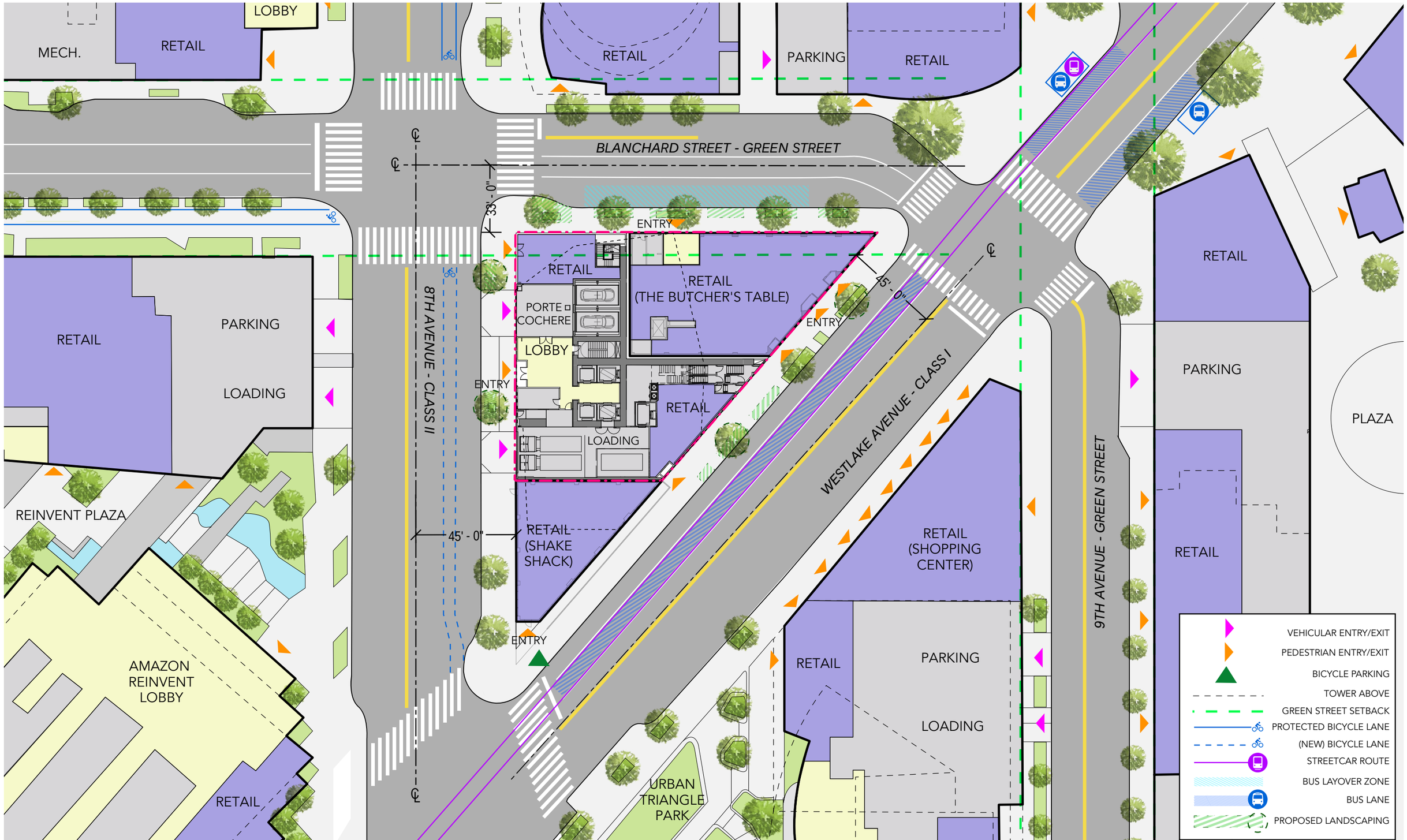
CONCEPT 4_ ③ Base and Street



View Key



CONCEPT **4**_Ground Floor Site Plan



CONCEPT **4**_Ground Floor Planning Diagrams

40' : CORNER TO CURB CUT

- PARKING ELEVATORS

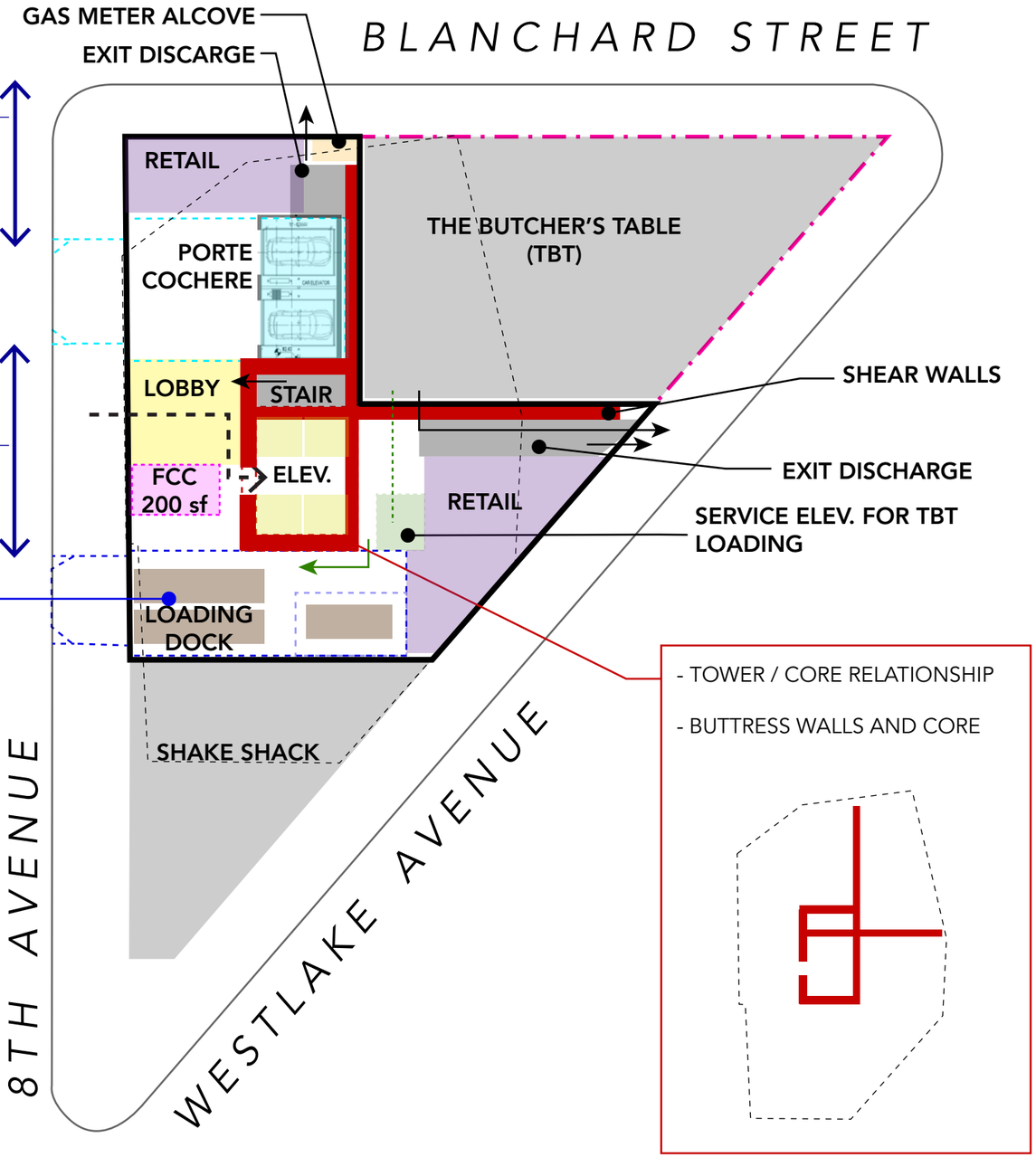
- PARKING ACCESS PREFERRED FOR 8TH AVE (CLASS II) [SMC: 23.49.019]

46' : BETWEEN CURB CUTS

- TRASH & LOADING

- SDOT MANDATE ON 8TH

[+ SMC: 23.49.019]

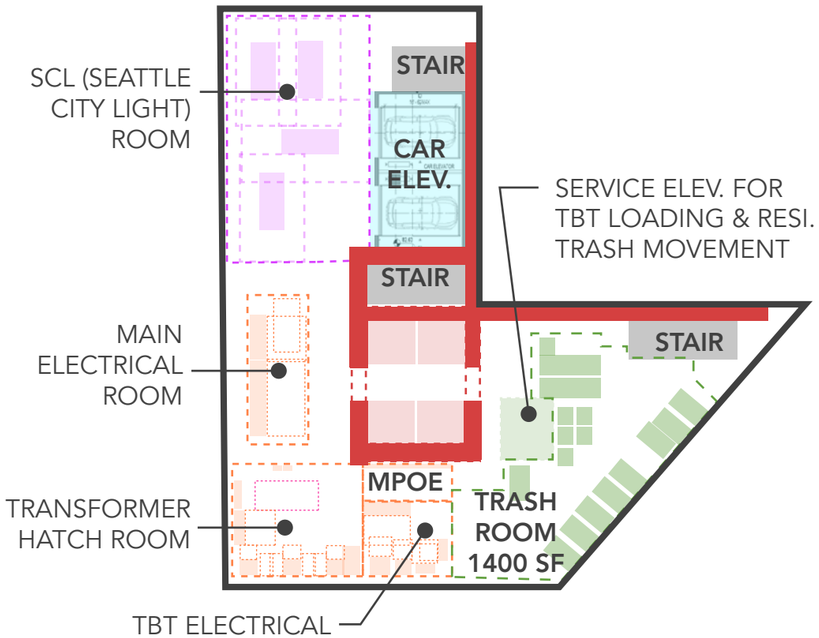


- TOWER / CORE RELATIONSHIP

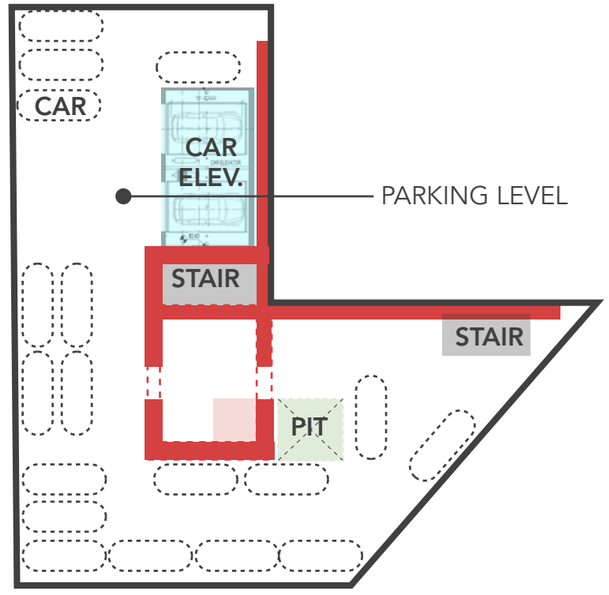
- BUTTRESS WALLS AND CORE

LEVEL 1

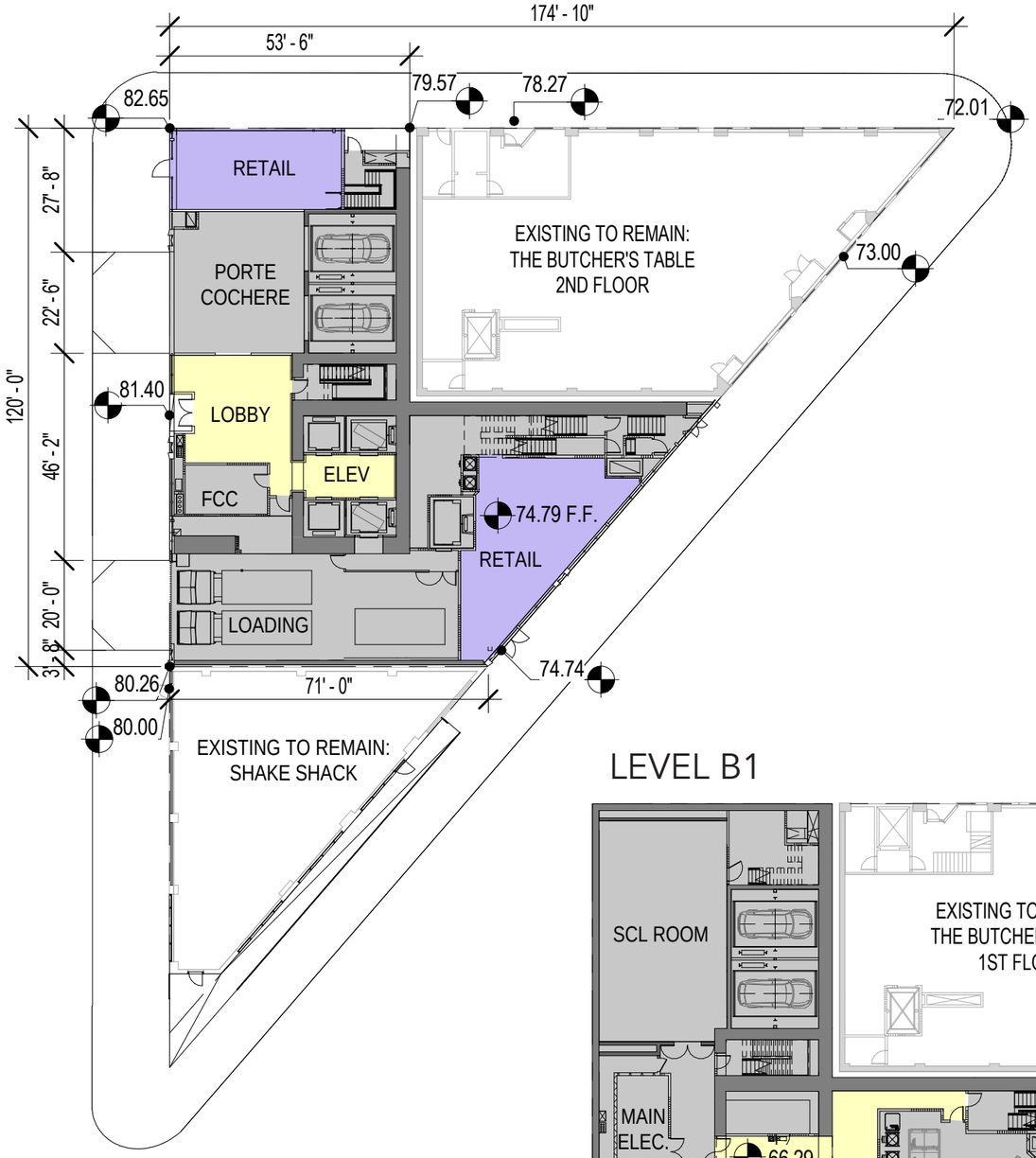
LEVEL B1



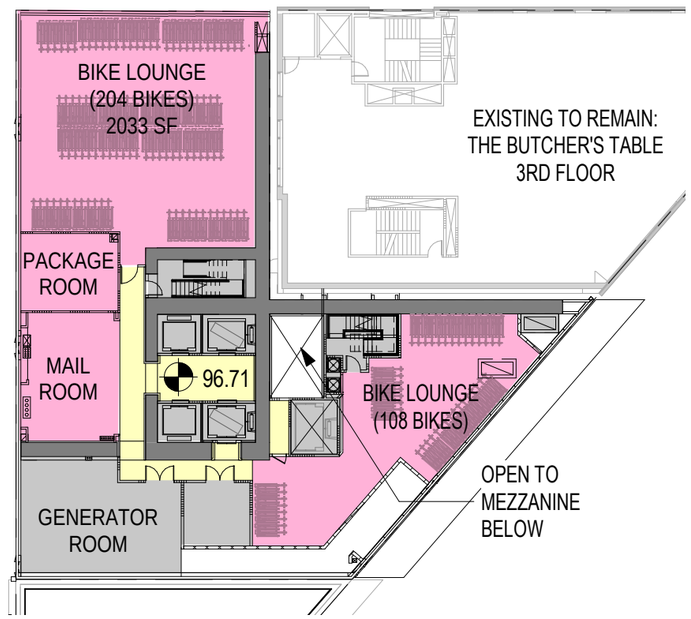
LEVEL B2



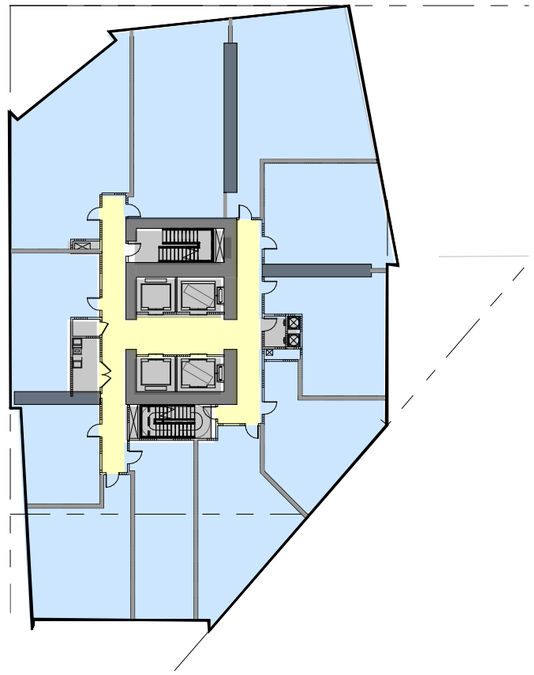
CONCEPT **4**_Floorplans



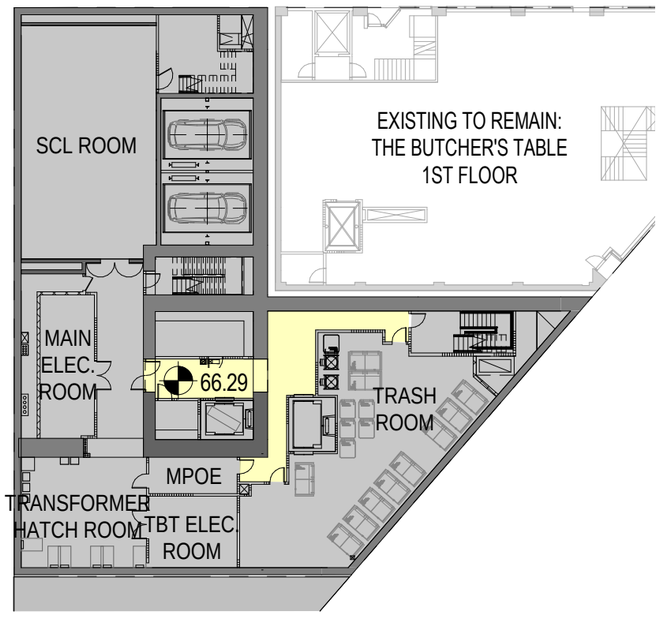
LEVEL 1



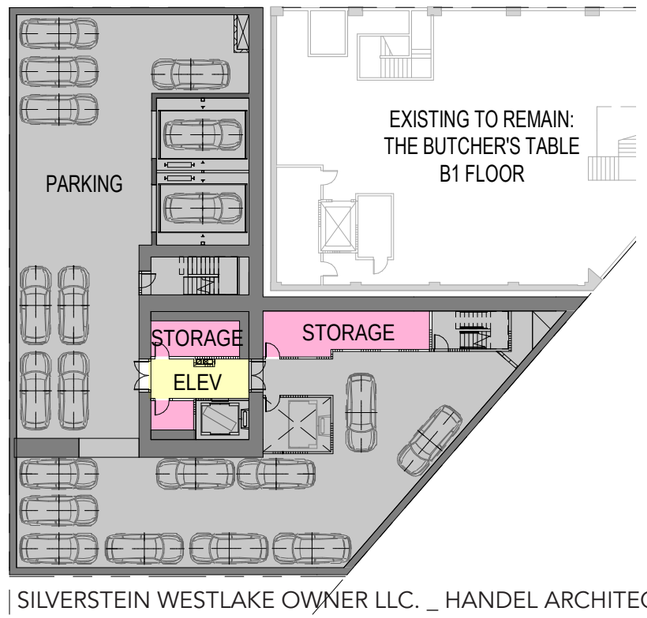
LEVEL 2



TYP. RESIDENTIAL



LEVEL B1



LEVEL B2

CONCEPT **4**_Ground Floor Landscape Concept

PARTNERSHIP berger



STREET LEVEL

enhancements

Blanchard Street

- engage 8th and Blanchard corner with potential bulb-out
- add planting strip with paved openings for drop-off & bike racks
- keep existing street trees and enhance with bigger planters

8th Avenue

- add new street planters
- remove existing street trees to open views of lobby entrance, add two new street trees
- create smaller paving pattern through unique scoring at retail and residential frontages
- distinguish building entries from driveway zones with change to paving jointing pattern, color, finish

Westlake Avenue

- expand and enhance planters to create strong green edge
- add bike racks
- add street trees where possible

VEHICULAR ENTRY / EXIT

LOBBY ENTRY

RETAIL ENTRY

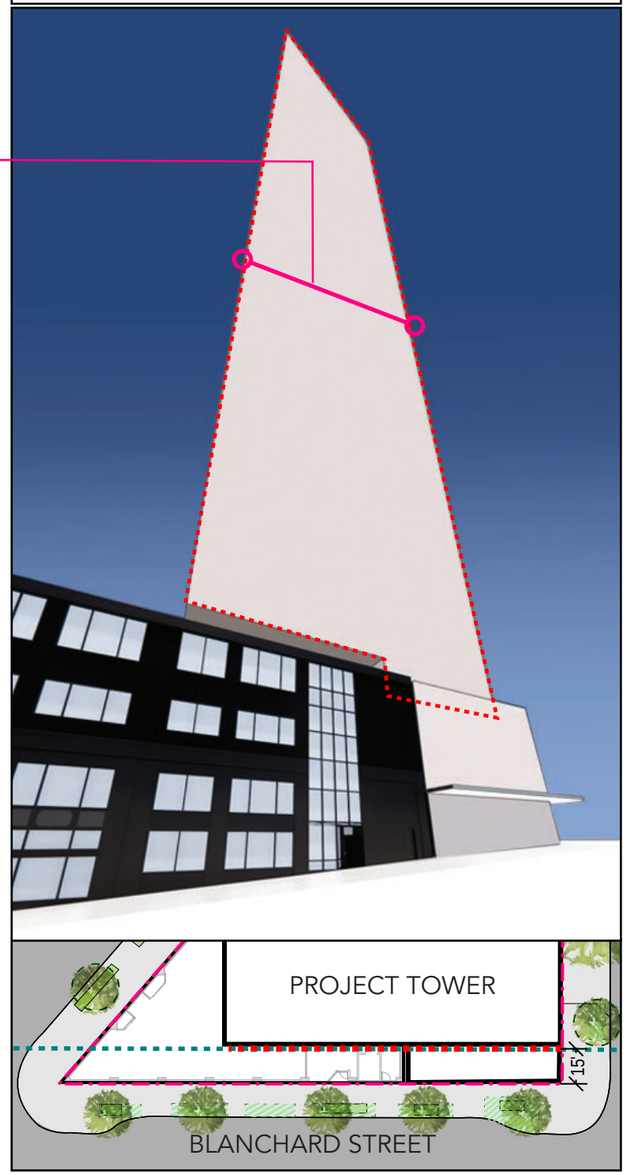
0 10 20 80

1" = 20'-0"

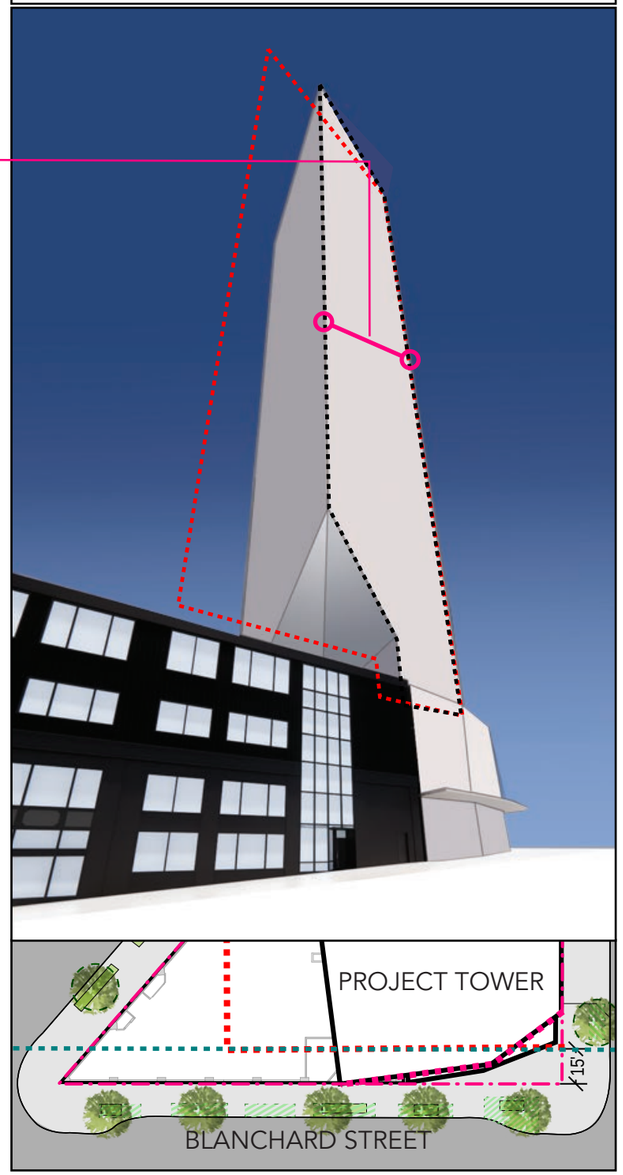
MASSING CONCEPT 4

CONCEPT **4**_Departure Upper-Tower Setback at Green Street

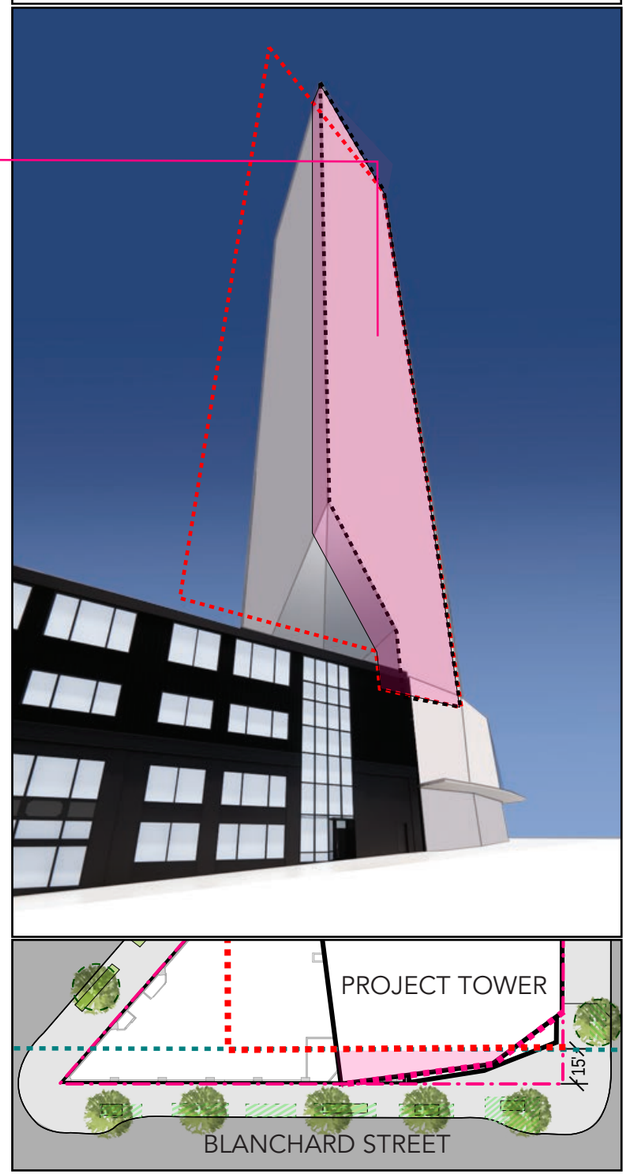
Compliant Tower
Setback 15ft from Blanchard
Tower Width Adjacent to Blanchard:120ft



Concept 4 Proposal
Various Setbacks from Blanchard
Tower Width Adjacent to Blanchard: 84ft



Encroachment, *see Dimensions on following page.*



DESIGN GUIDELINE RATIONALE: D1 Provide inviting & usable open space. Concept 4 provides a more narrow building form from the perspective facing south from Blanchard, the Green Street. This provides more solar access to the pedestrian on Blanchard than the 120 ft wide compliant tower form.

CONCEPT **4**_Departure

Upper-Tower Setback at Green Street

DEVELOPMENT STANDARD

DMC 23.49.058.E.2
Upper Level Setbacks

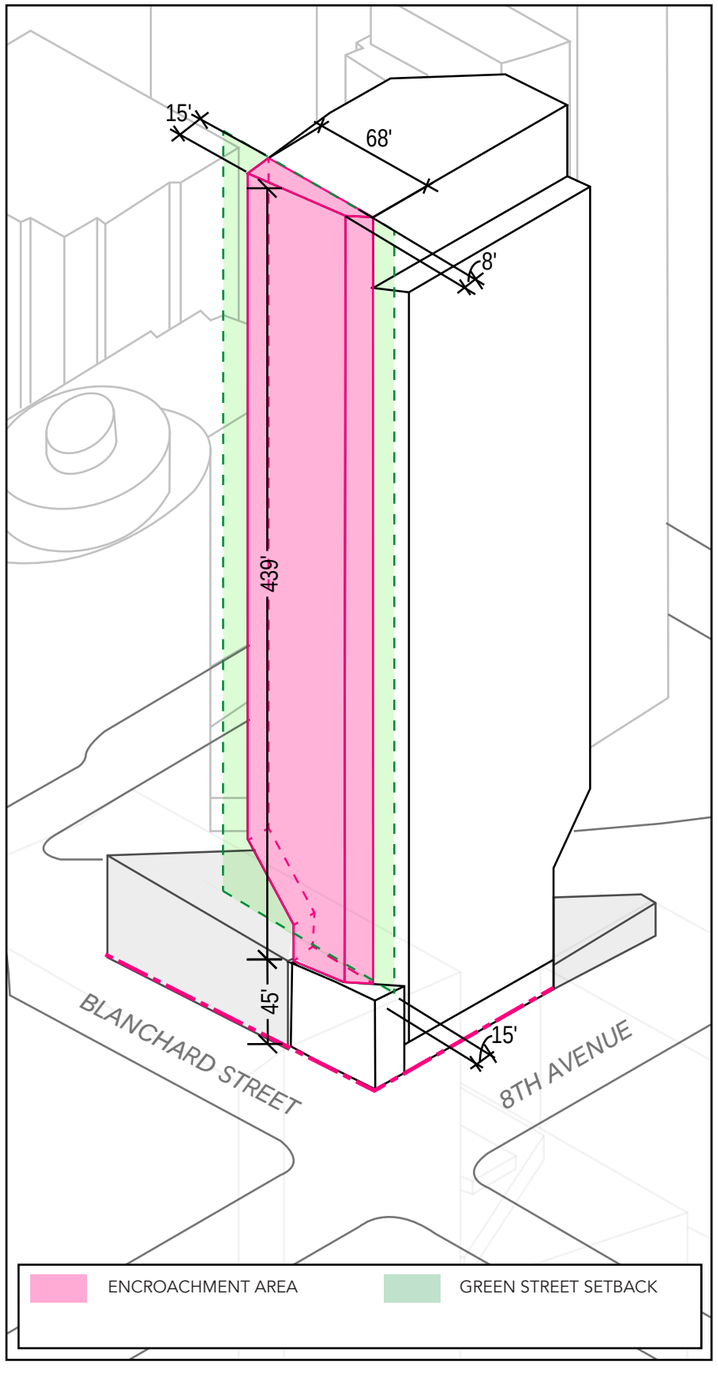
REQUIREMENT

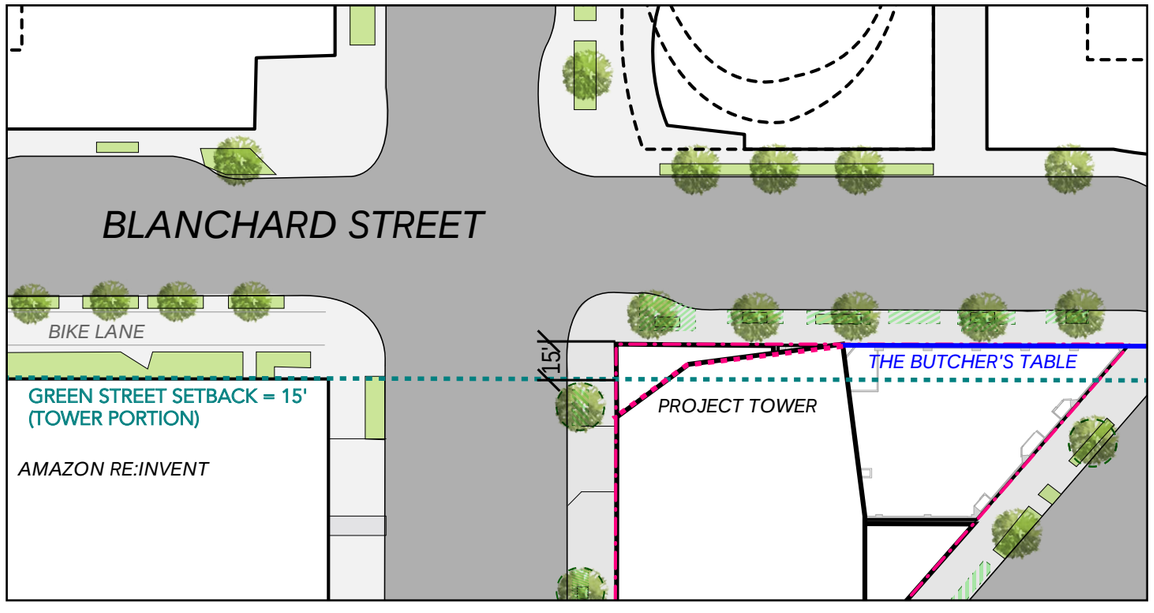
Blanchard Street (designated Green street) requires continuous upper-level setback of 15', measured from abutting green street lot line, above 45' (as shown in green)

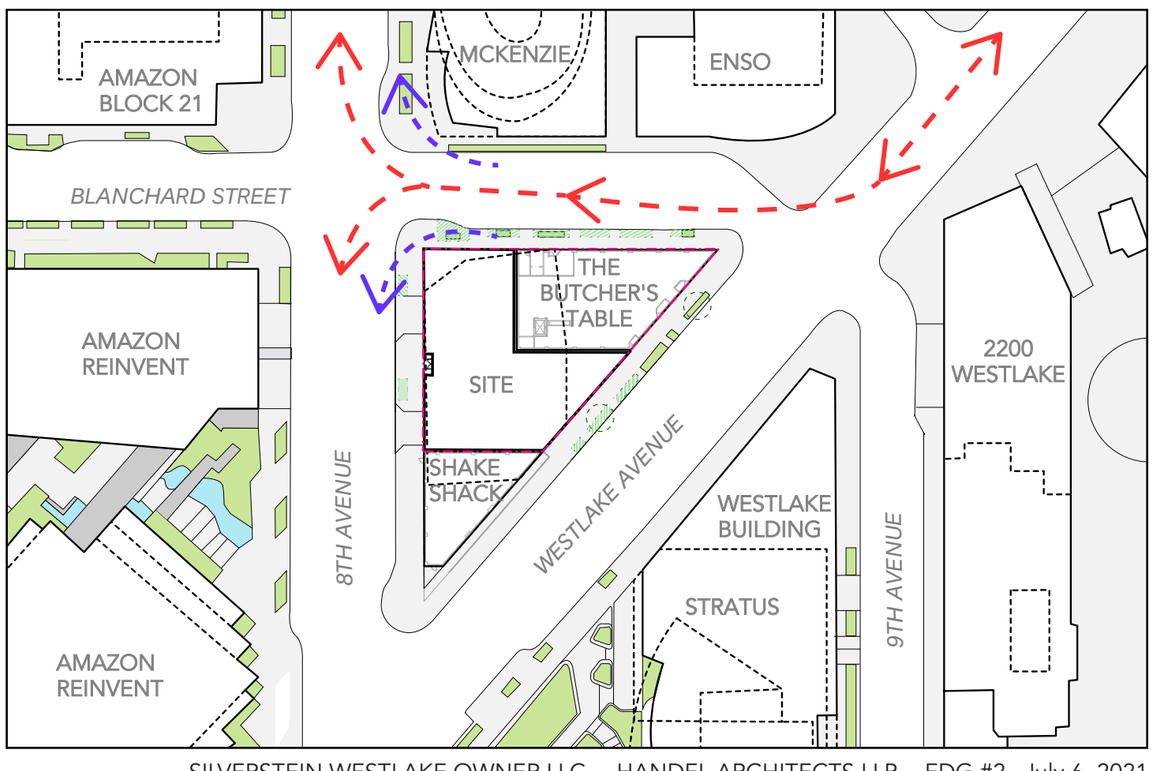
PROPOSED

In Concept 4, the applicant proposes to allow the building to encroach 8 to 15-feet into the required setback for a width of up to 68-feet for the full height of the building above 45-feet.

DESIGN GUIDELINE RATIONALE:
B3 Reinforce Positive Urban Form & Architectural Attributes of the Immediate Area: Chamfering the corner of the plan form echos the curve of the McKenzie building across the street and accentuates the funneling shape of Blanchard St. toward Westlake.



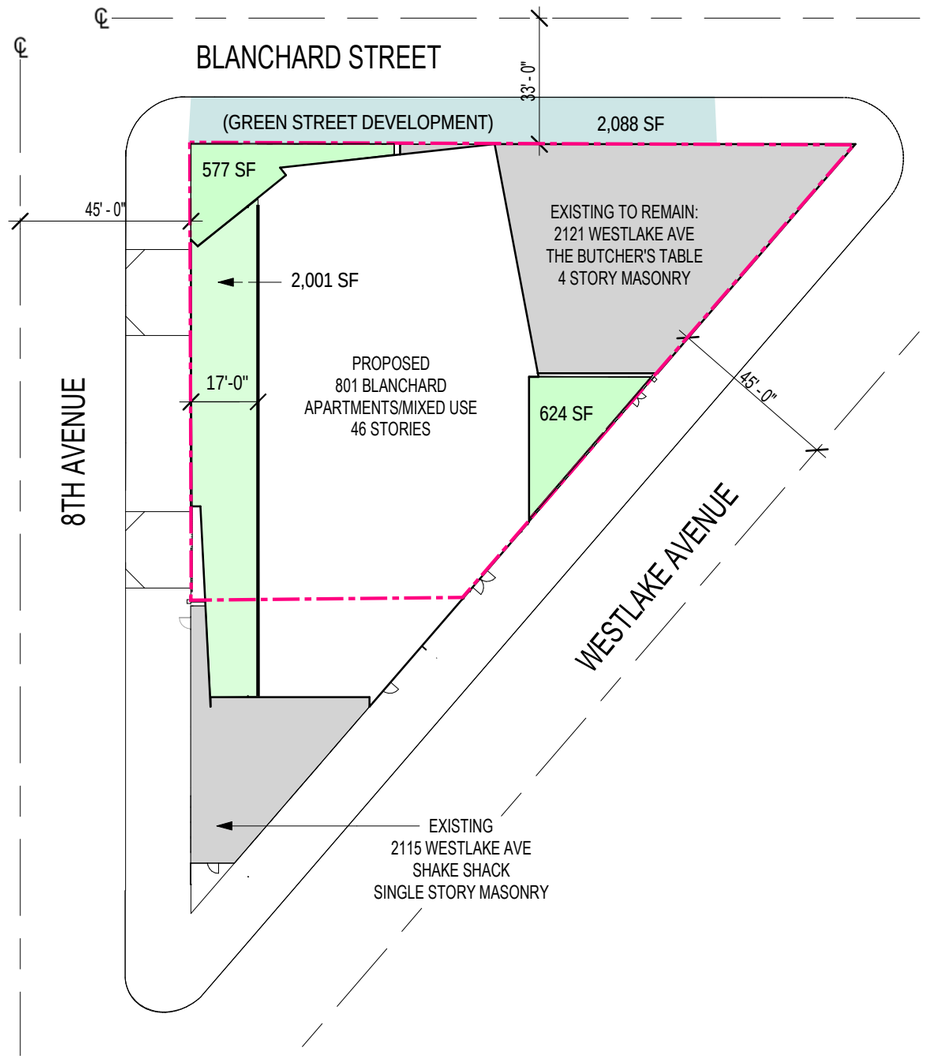


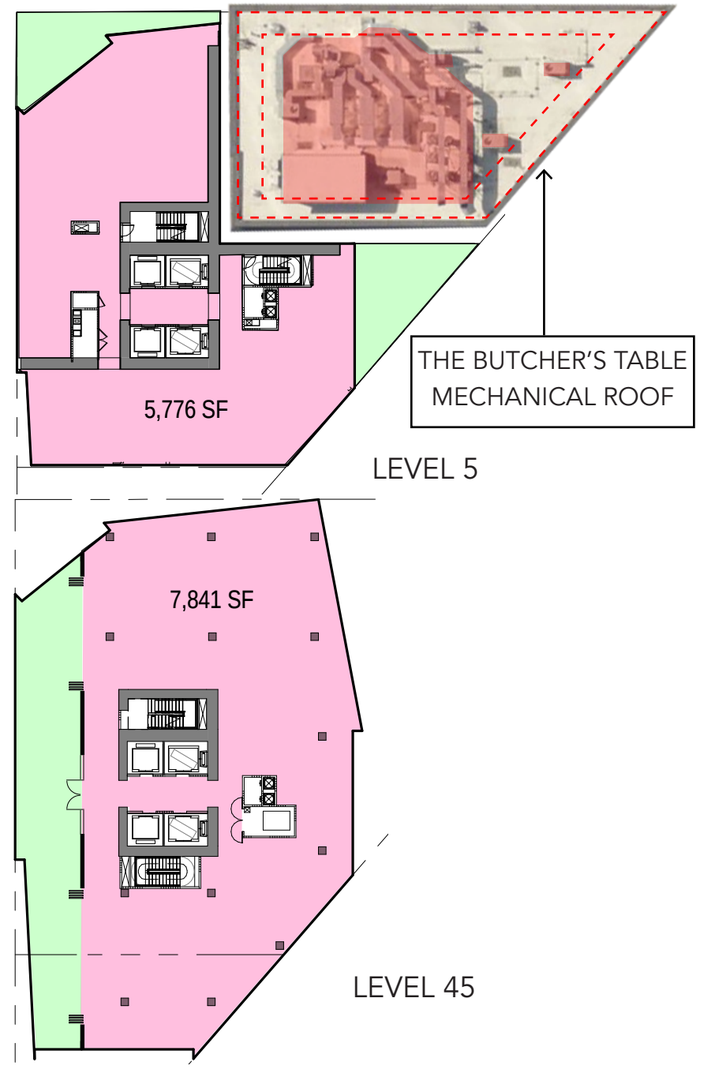


CONCEPT **4**_Departure

Exterior Recreation Area

COMMON RECREATION CALCULATION
Required Common Recreation Area: (plot area) < 5% GSF 14,734 sf (Combined Plot Area) < 21,345 sf (5% of 426,000 sf) Total Common Recreation Area required: 14,734 sf **50% Exterior Requirement = 7,367 sf** **50% Interior Requirement = 7,367 sf**
Provided Exterior Common Recreation: at L5 Roof Terrace = 624 + 577 = 1,201 sf at L44 Roof Terrace = 2,001 sf Green Street Development = 2,088 sf **TOTAL Provided Exterior Area = 5,290sf < 7,367 sf**
Provided Interior Common Recreation: Provided at Level 5 = 5,776 sf Provided at Level 45 = 7,841 sf **TOTAL Provided Interior Area = 13,617 sf > 7,367 sf**
TOTAL Provided Combined Common Recreation Area = 18,907 sf > 14,734 sf





SPACE	REQUIRED	PROPOSED	DIFFERENCE
Exterior	7,367 sf	5,290 sf	- 2,077 sf
Interior	7,367 sf	13,617 sf	+ 6,250 sf

TOTAL DIFFERENCE

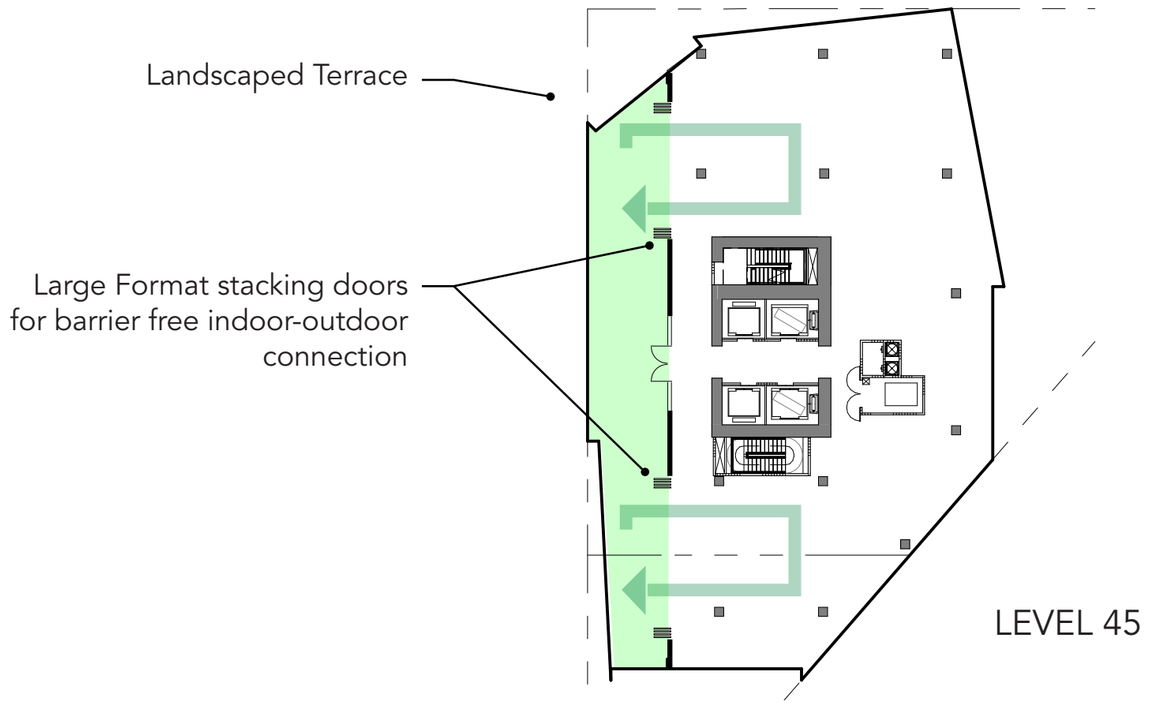
+ 4,173 sf

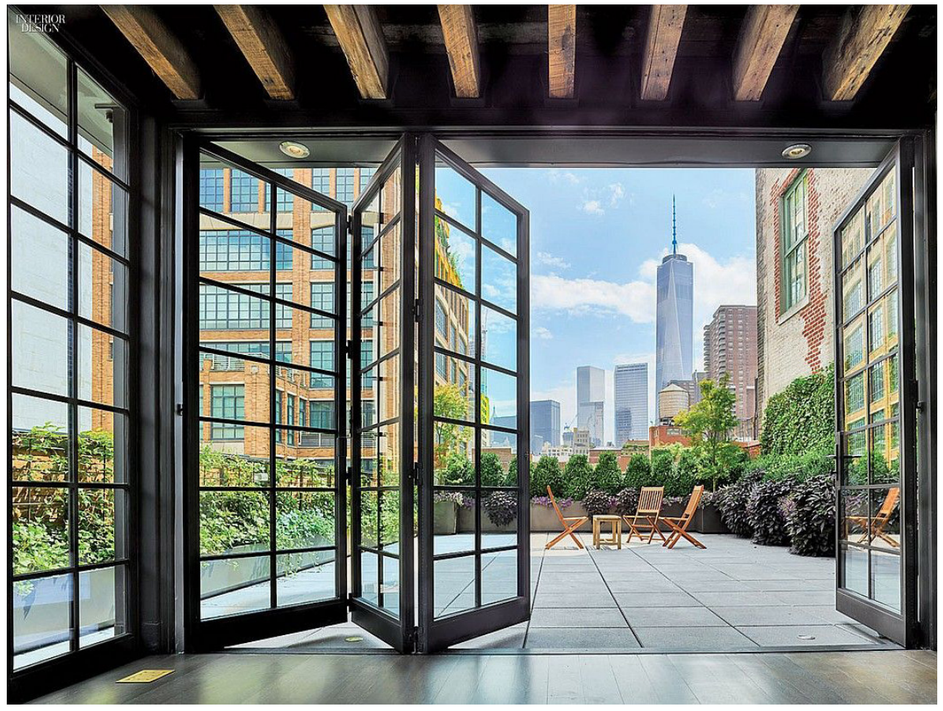
CONCEPT **4_Departure** Exterior Recreation Area

DESIGN GUIDELINES
Rational:
D-2 Enhance the Building with Landscaping
The proposal brings the experience of landscaping to a larger variety of recreation activities.

D-3 Provide Elements that Define the Place
Large format doors provide barrier free exposure to the skyline.
Sense of place is defined by the open panorama.

D-6 Design for Personal Safety & Security
Indoor-Outdoor continuity of this proposal provides:
-Access to the wellness of the outdoor experience during all seasons
-Weather and wind protection when required
-Increased ventilation







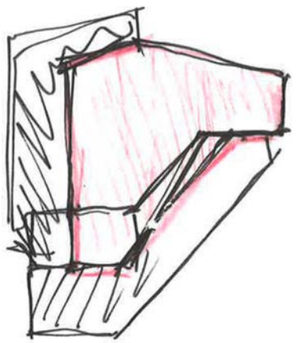
CONCEPT 5_ FULCRUM

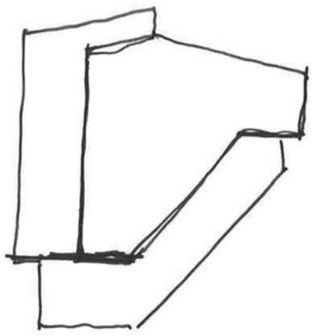
Preferred





pinwheel massing in response to 3 streets of the triangular block

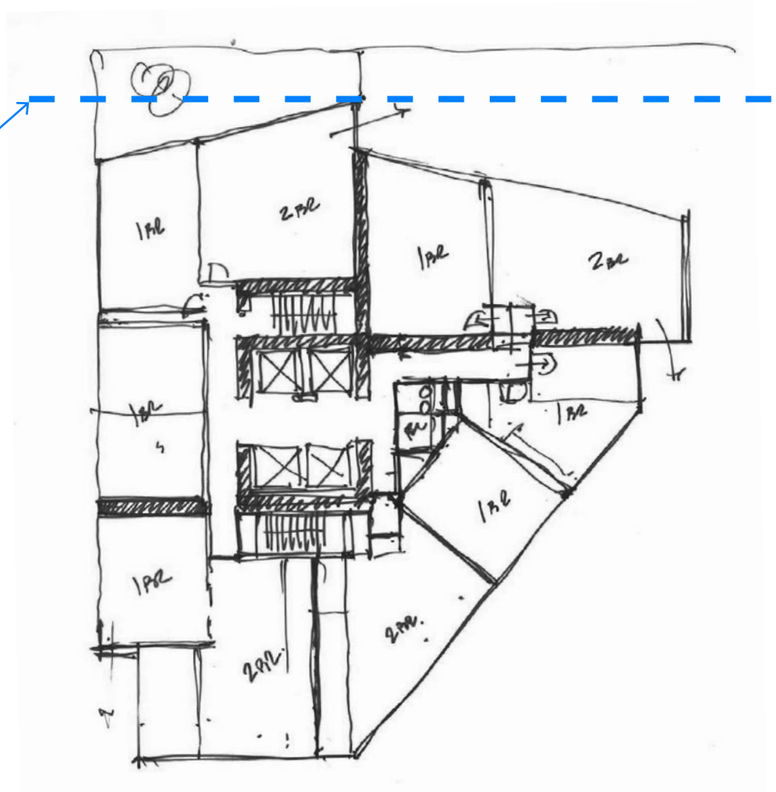


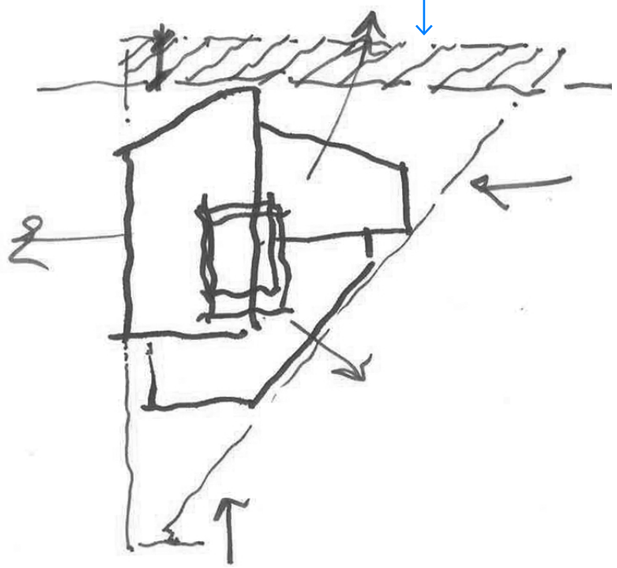


breakdown of form for slenderness from each street and vantage point

① Massing Resolution

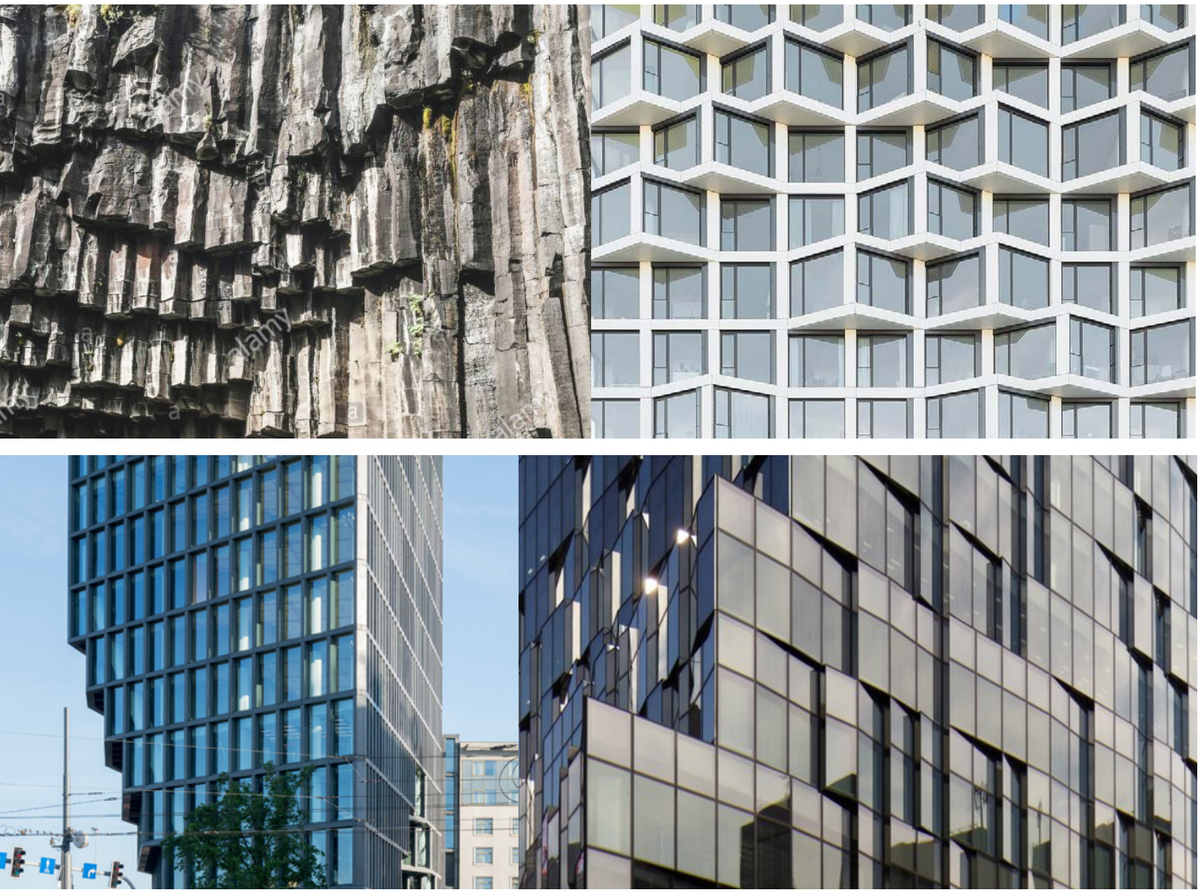
Compliance with 15' upper building setback on Blanchard Green Street





CONCEPT 5 _ FULCRUM

Preferred



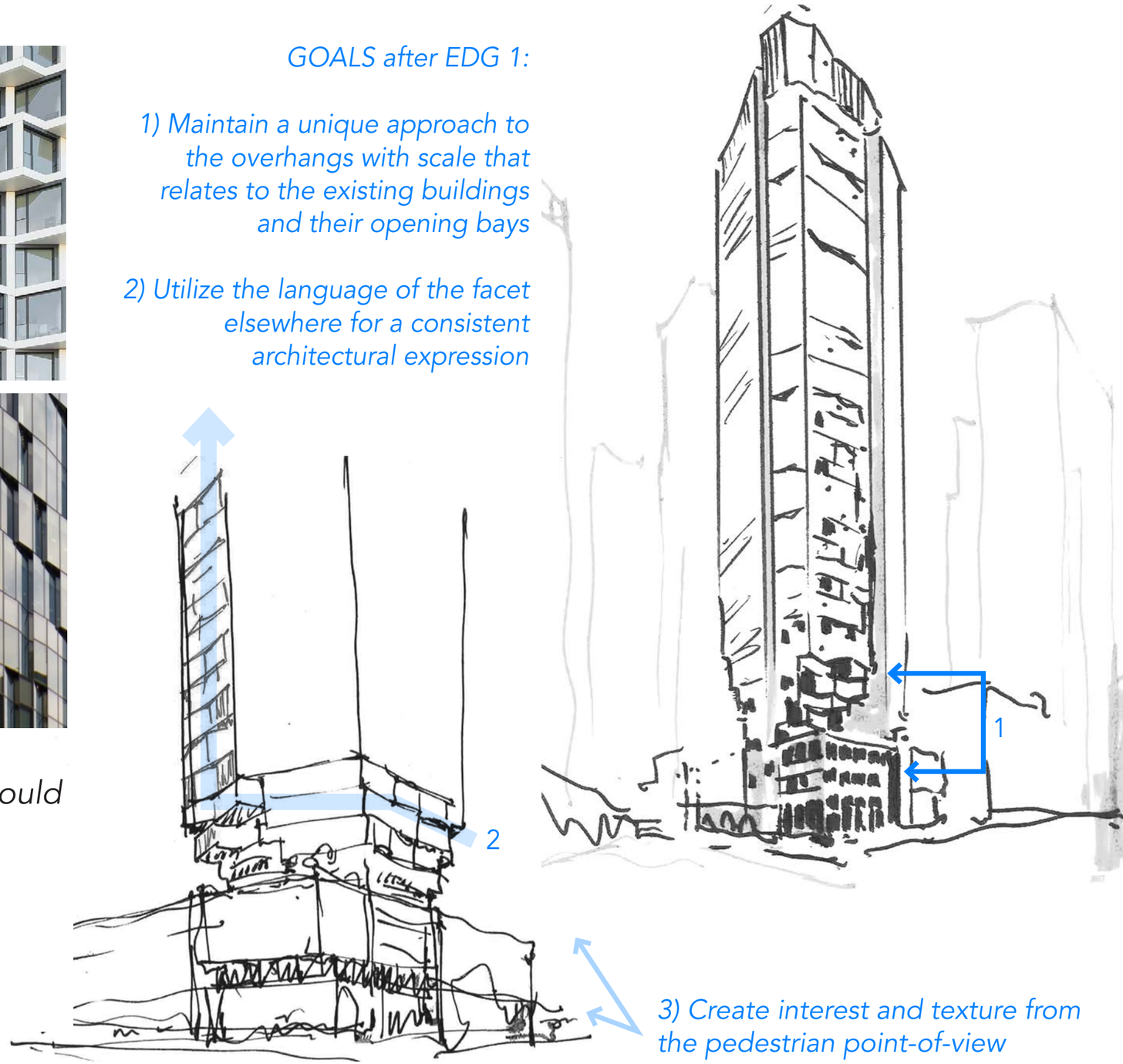
EGD1: *"resolution of the architecture of the overhang should inform the development of a well-proportioned building and consistent overall architectural expression"*

① Massing Resolution

GOALS after EDG 1:

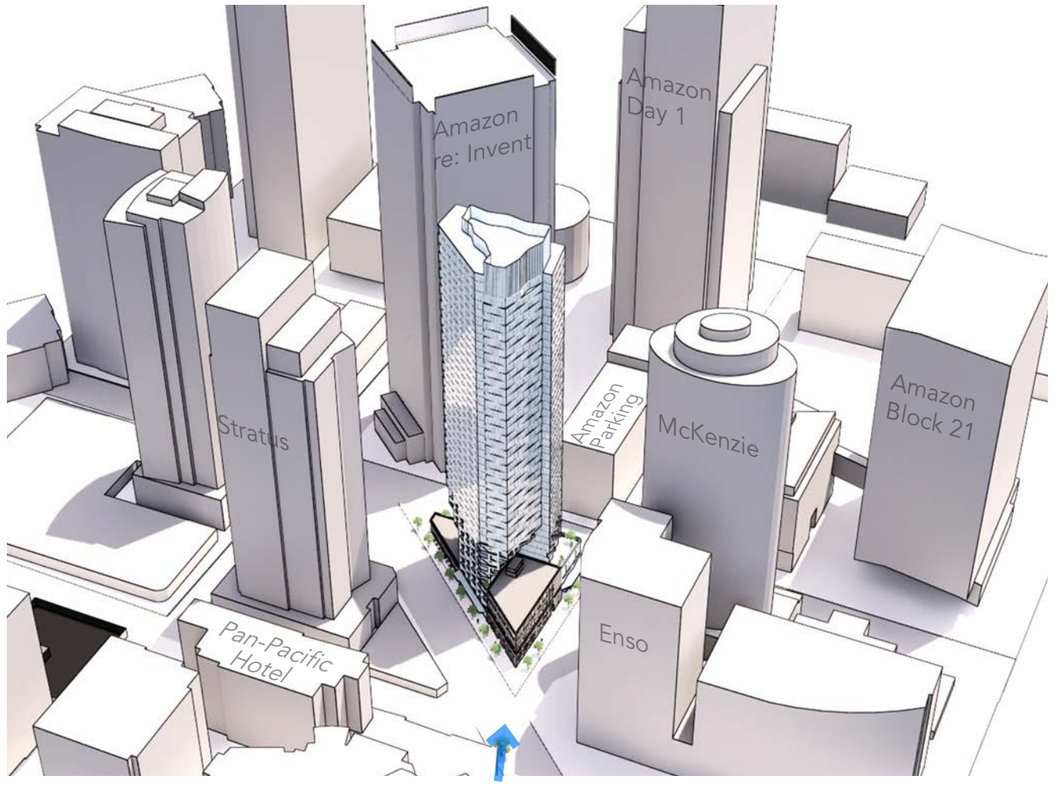
1) Maintain a unique approach to the overhangs with scale that relates to the existing buildings and their opening bays

2) Utilize the language of the facet elsewhere for a consistent architectural expression



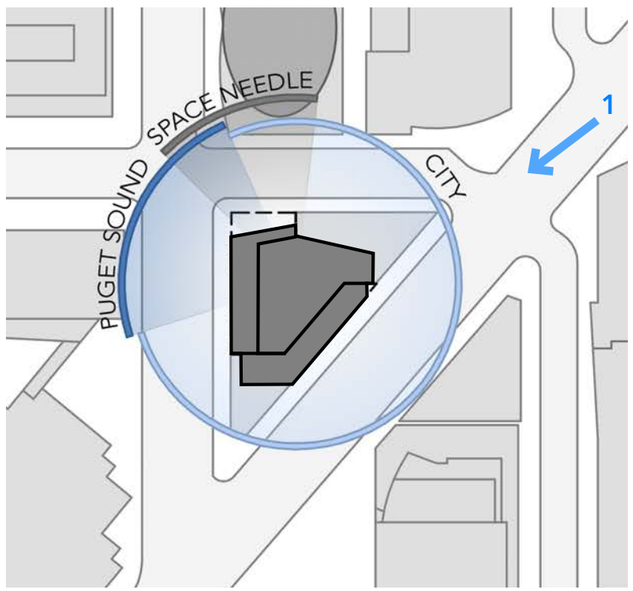
3) Create interest and texture from the pedestrian point-of-view

CONCEPT **5**_ FULCRUM



A-1 & B- 1 Context Response:

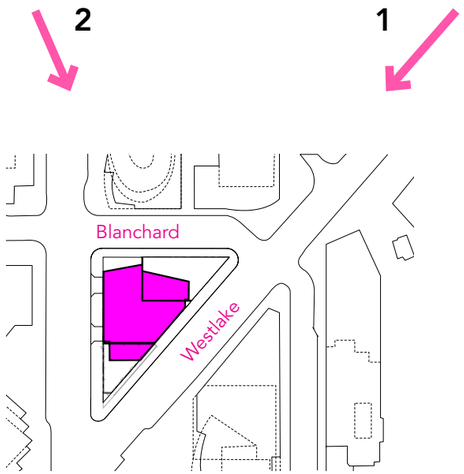
Concept 5 equally distributes the tower mass on each side of the triangular block. The non-standard shape of the block and the intersection of 3 streets is echoed in the building form which is characterized by three vertical masses interlocked in a triangle or 'pinwheel'. **(A-1.1.a.)** The massing yields slender vertical profiles from multiple vantage points. **(B-1,d.)**





View 1

CONCEPT 5_



View Key

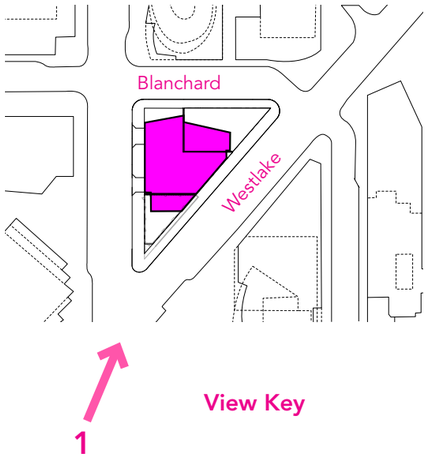


1. View from North on Westlake



2. View from North on 8th Avenue

② Tower Overhang

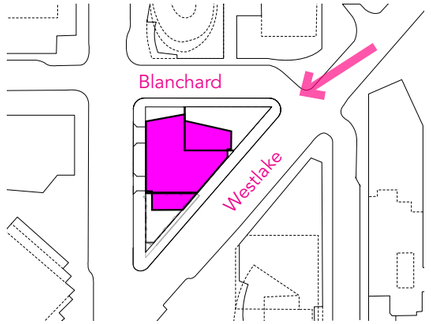




1 View from South on Westlake Avenue

CONCEPT 5_

② Tower Overhang

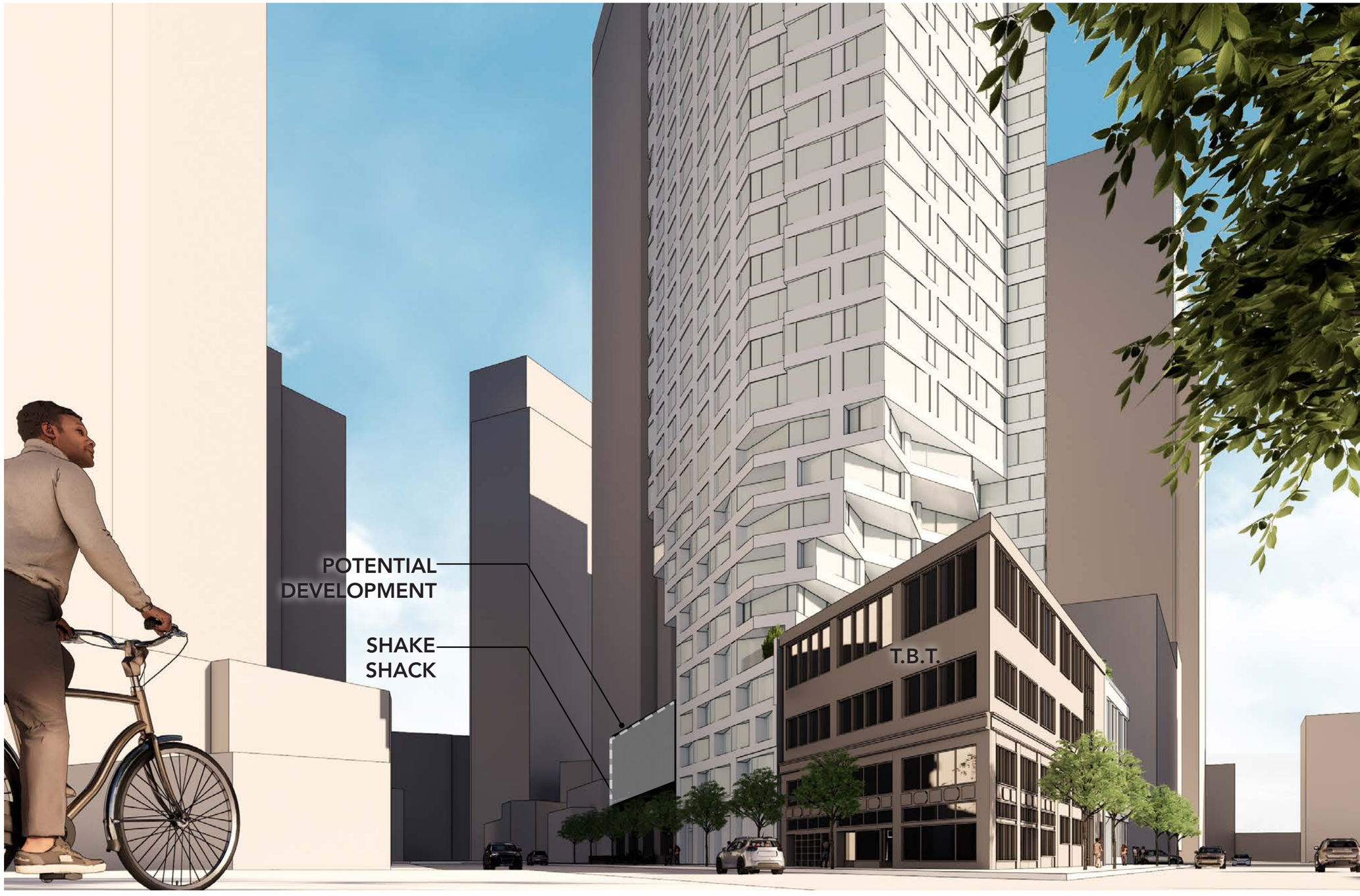


View Key

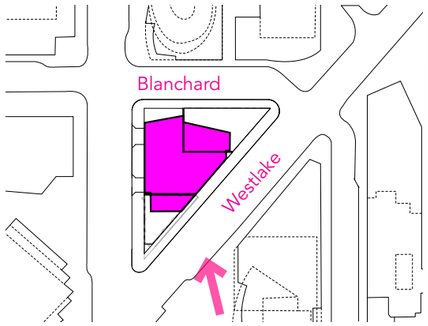
B-1 & B- 4 Response:

In Concept 5 the scale of the overhang is reduced through a concept of terraced setbacks which are articulated in an 'interlocking' pattern to be unified with the larger massing concept. **(B-4)** For coherence with the adjacent buildings, the size of the individual setback facets reflects the window bay size of the existing buildings on the block. **(B-4.1.b.)**

-The approach provides a scale modulation that is compatible with the existing buildings and also provides adequate relief. **(B-1.b)**



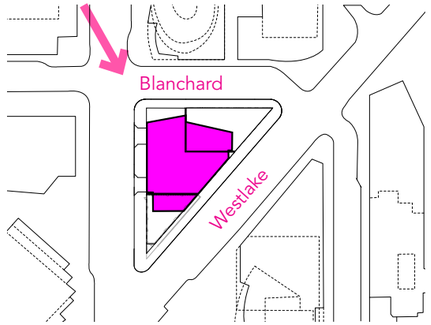
CONCEPT 5_ ② Tower Overhang



View Key



③ Base and Street



View Key

B-2, B- 3, C-5 Response:

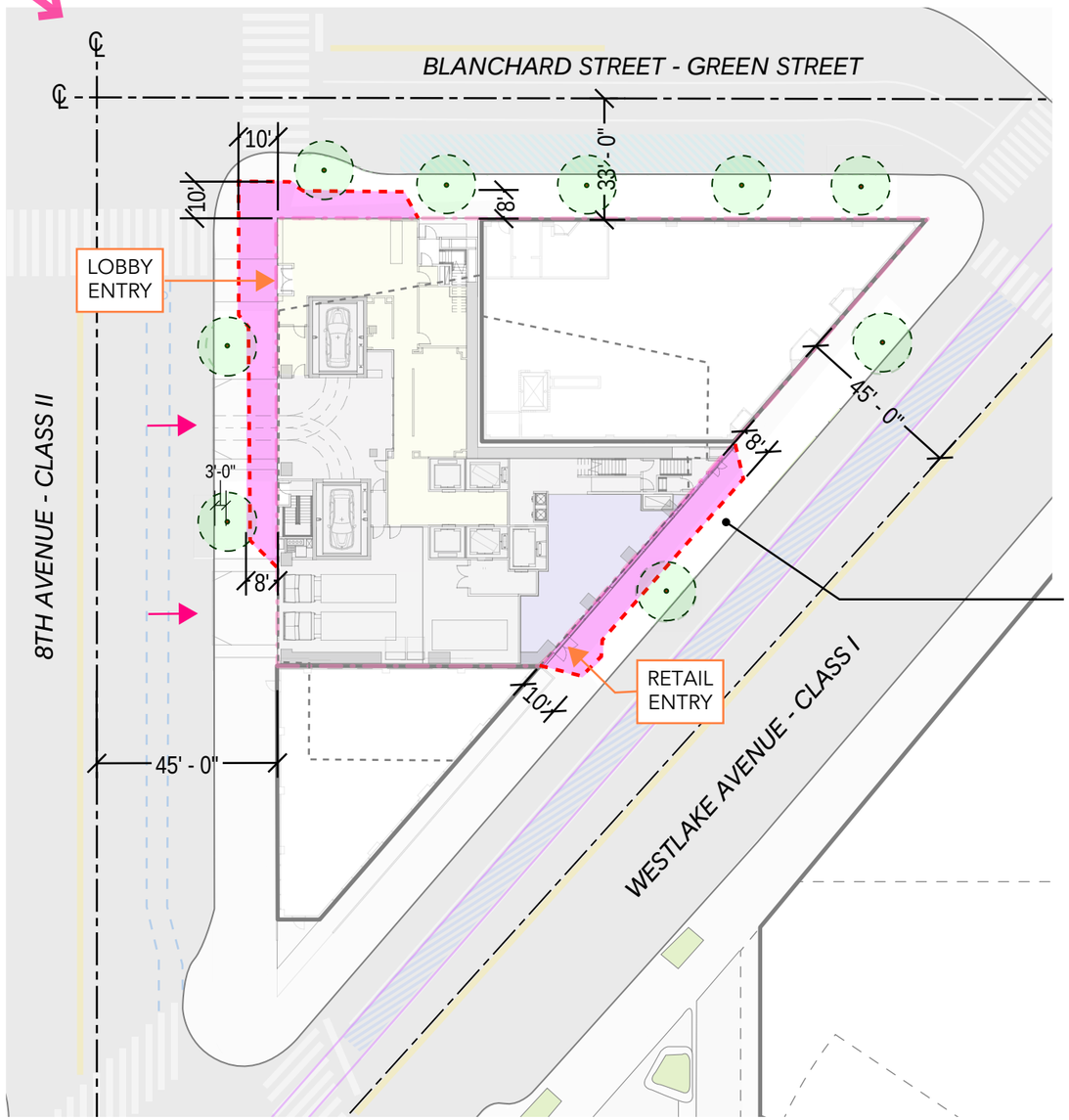
The base of the building emphasizes horizontal intervals relating to the existing buildings on the block. **(B2.2)** The western facade features roof line aligned to the Butchers Table cornice and a belt course which continues the Shake Shack 1-story datum.
(B-2.2.h.; B-3.2) To further mitigate the bulk of the tower at the base, the facade is gradually modified with deeper recesses and expressed frames **(B2.2h.; B-2.3.n.)** modulated in sizes similar to the existing buildings.

Overhead weather protection is provided at pedestrian entries with on 8th and Blanchard, and on Westlake to align with the Shake Shack's adjacent canopy feature. **(B3.3 C-5)**



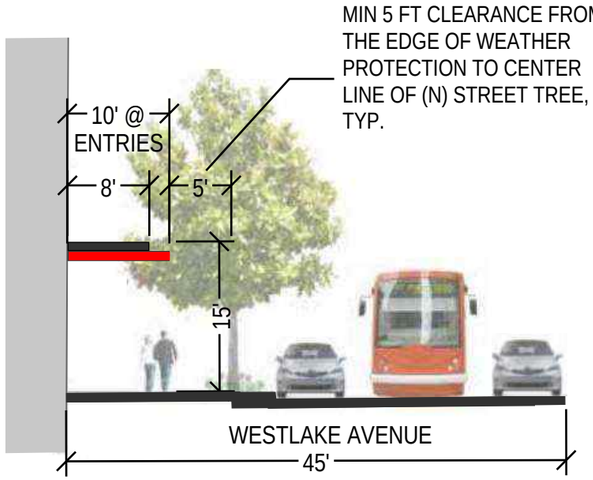
CONCEPT **5** _Overhead Weather Protection

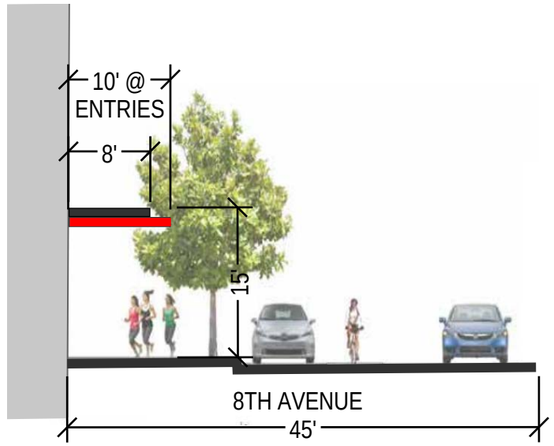
1



Continuous Weather Protection Canopies to be provided at 8ft depth and increased to mark retail and corner residential entrance.

③ Base and Street







1

CONCEPT **5** _The Westlake Streetscape

③ Base and Street

Response to
DESIGN GUIDELINES & CONTEXT



Compliment formed metal geometry in cladding concept

Repeat concept of decorative medallion at spandrels or clerestory; C-2.1

POTENTIAL DEVELOPMENT

Decorative lighting on pilasters marking entry

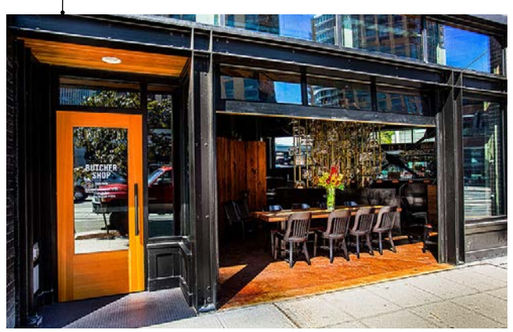
Overhead Weather Protection canopy in blackened steel materiality similar to Shake Shack canopy and T.B.T. Storefronts

T.B.T.

Bulkhead storefront base established by retail patterns

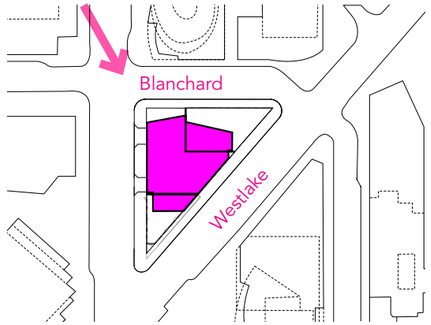
Lush Streetscape elements promoting pause and interaction





CONCEPT 5_ Corner Lobby

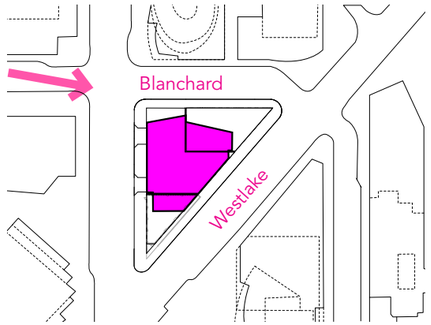
③ Base and Street



View Key



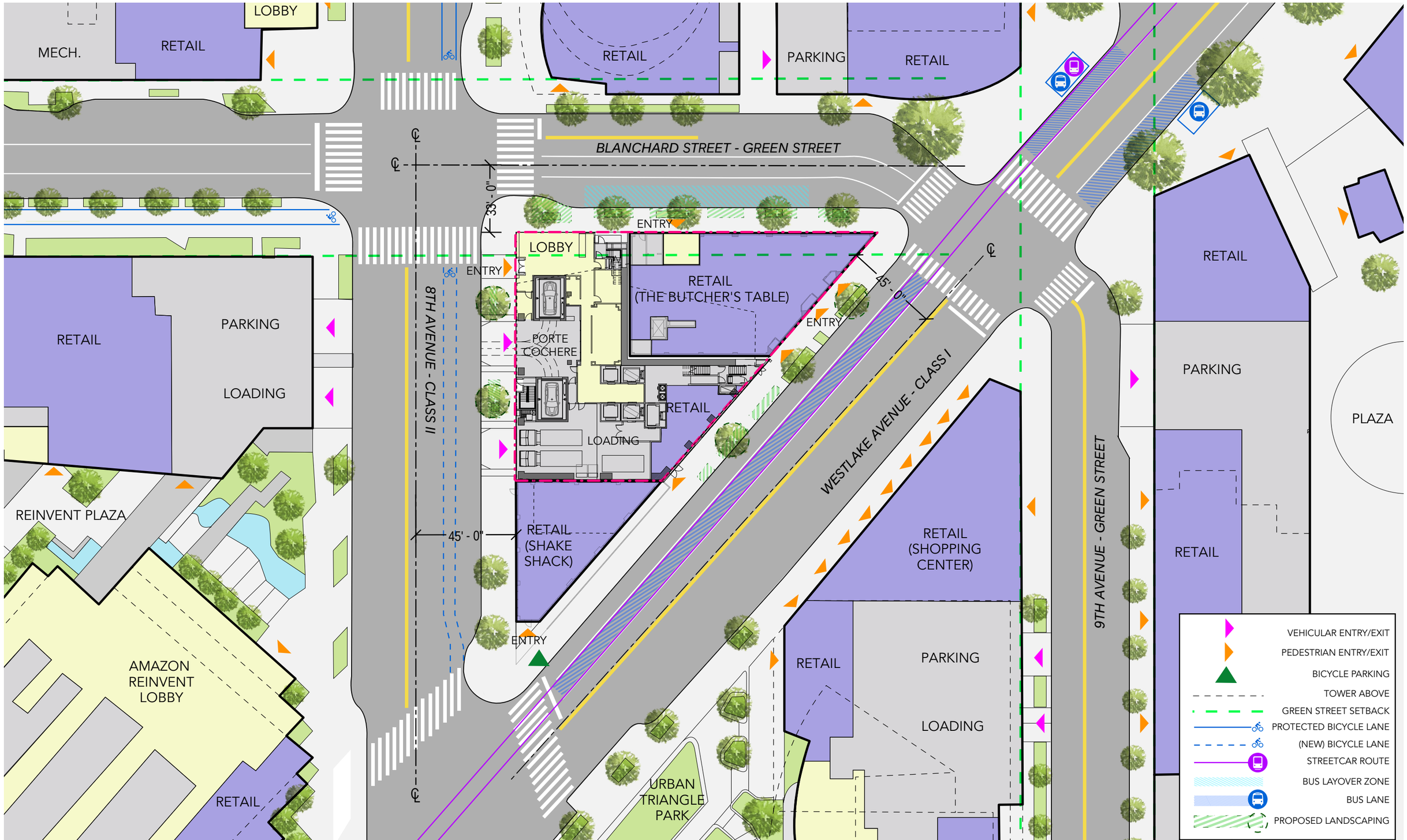
CONCEPT 5_ ③ Base and Street



View Key



CONCEPT **5**_Ground Floor Site Plan



CONCEPT **5**_Ground Floor Planning Diagrams

54' : CORNER TO CURB CUT

- PARKING ELEVATORS

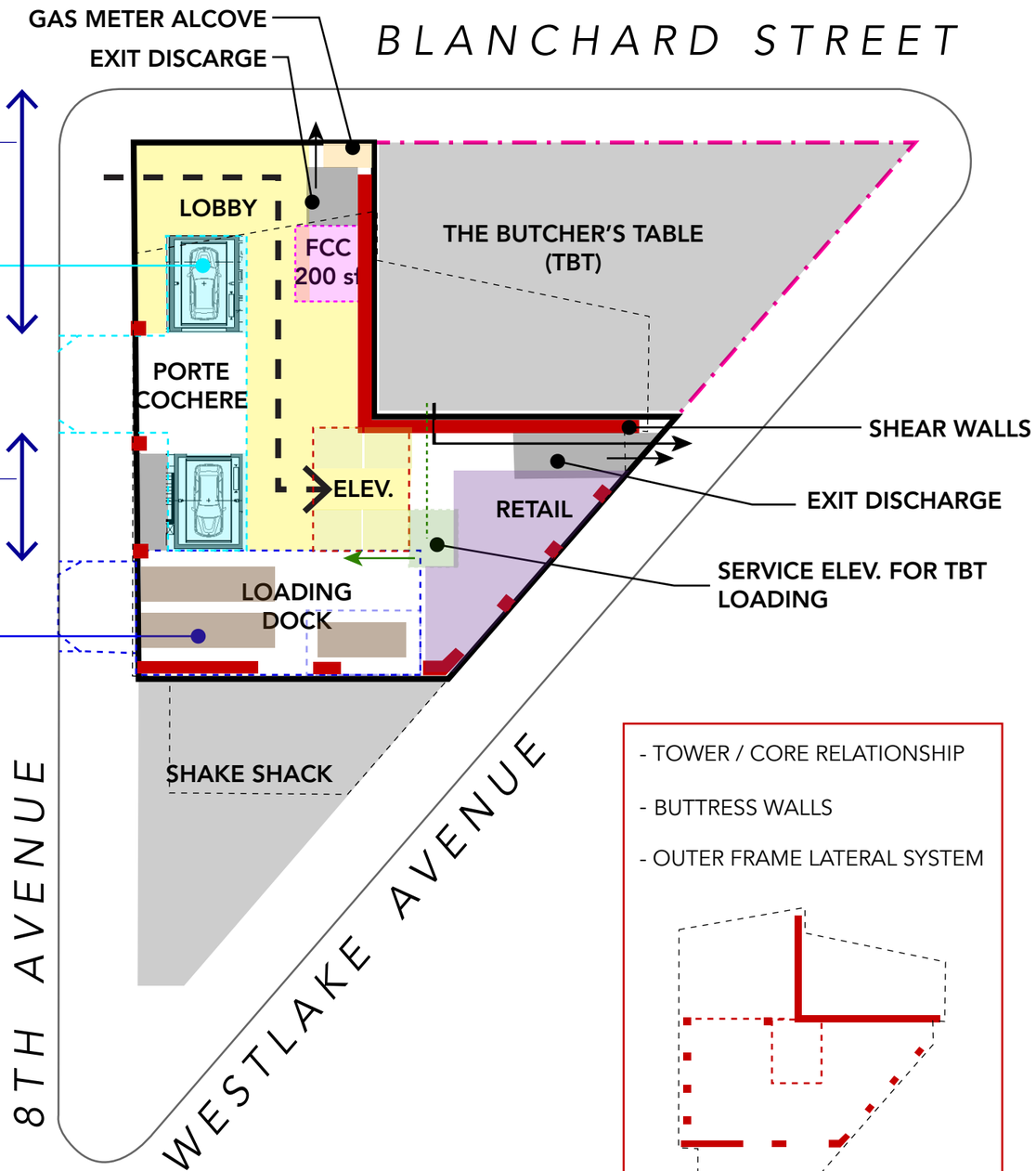
- PARKING ACCESS PREFERRED FOR 8TH AVE (CLASS II) [SMC: 23.49.019]

30' : MIN SEPERATION BETWEEN CURB CUTS

- TRASH & LOADING

- SDOT MANDATE ON 8TH

[+ SMC: 23.49.019]



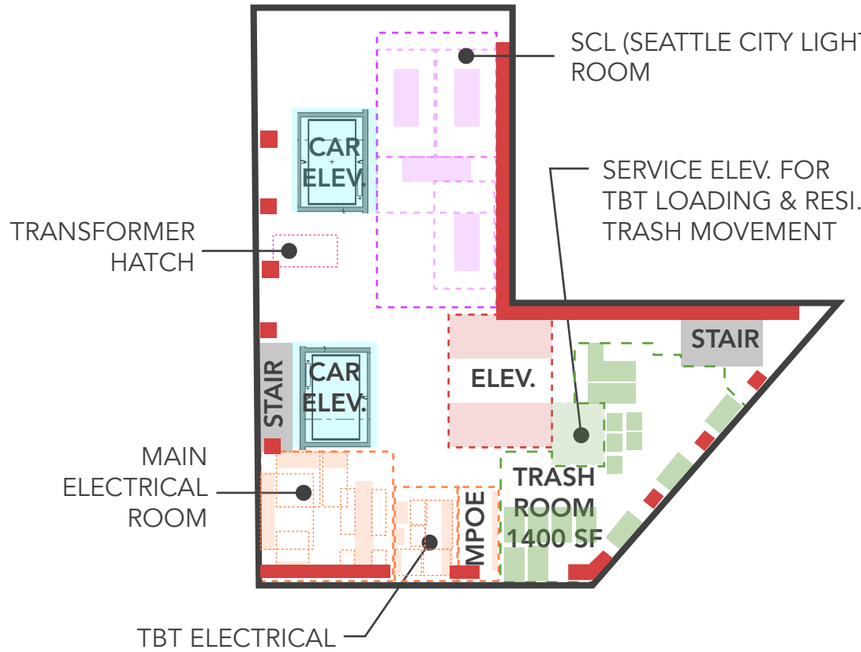
LEVEL 1

- TOWER / CORE RELATIONSHIP

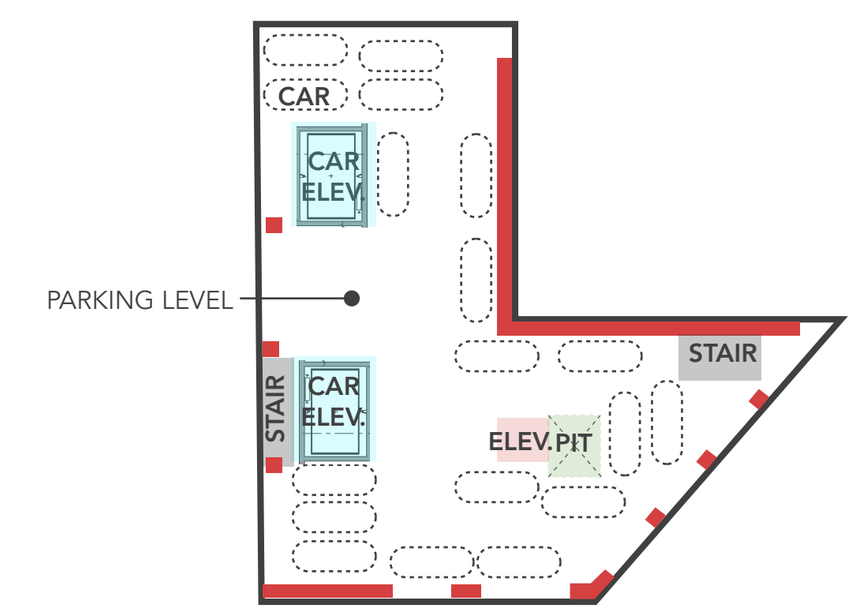
- BUTTRESS WALLS

- OUTER FRAME LATERAL SYSTEM

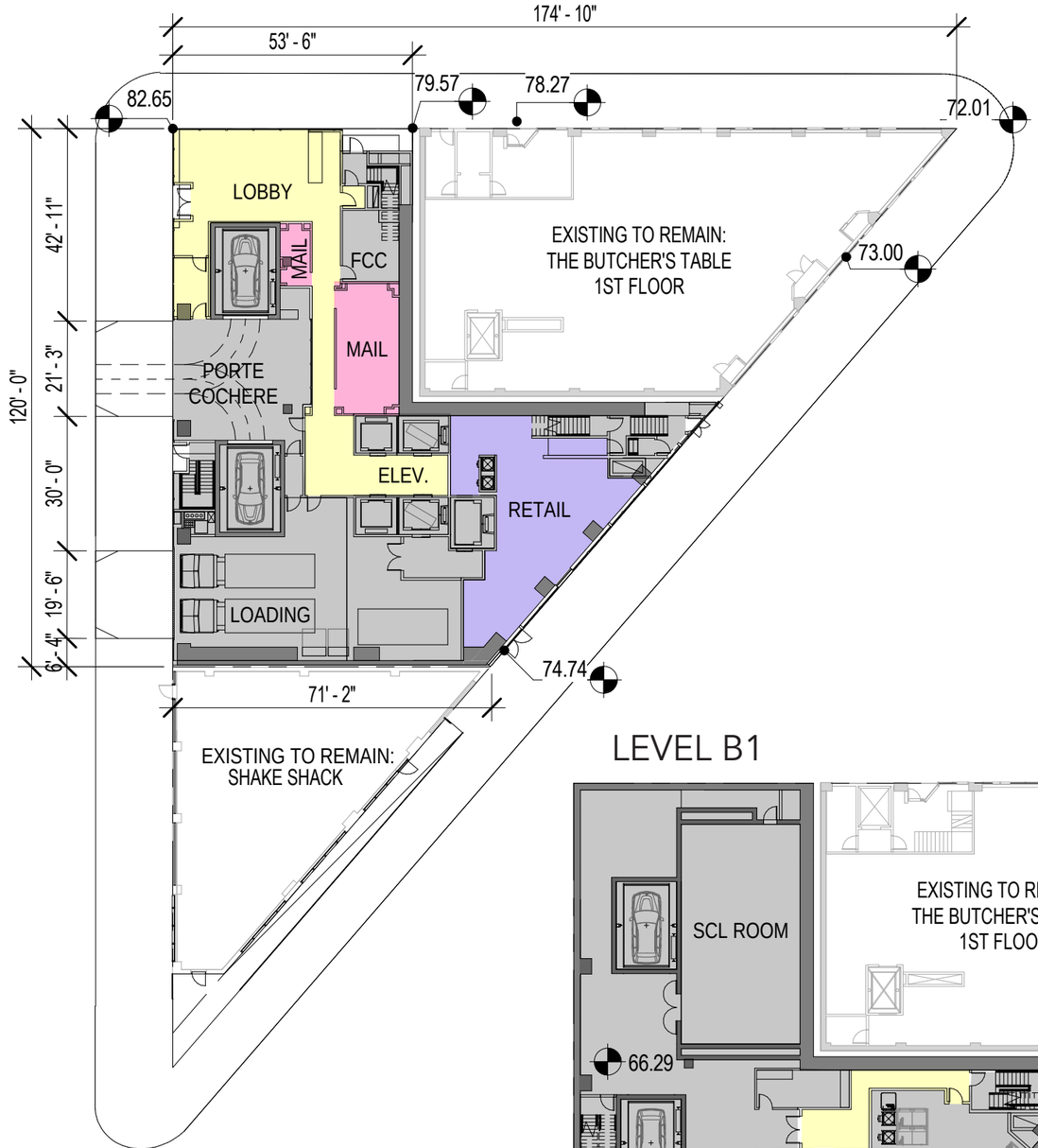
LEVEL B1



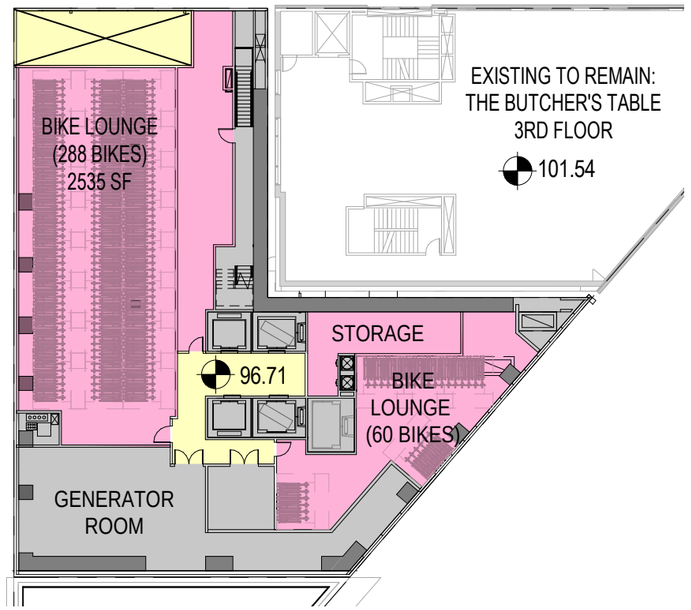
LEVEL B2



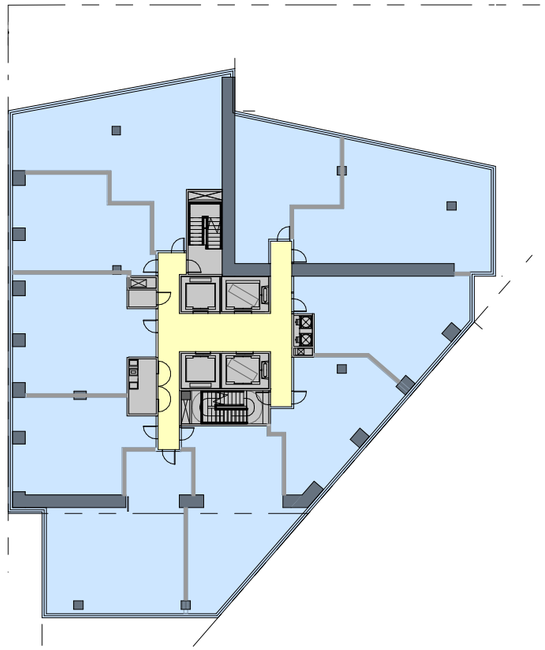
CONCEPT **5**_Floorplans



LEVEL 2



TYP. RESIDENTIAL



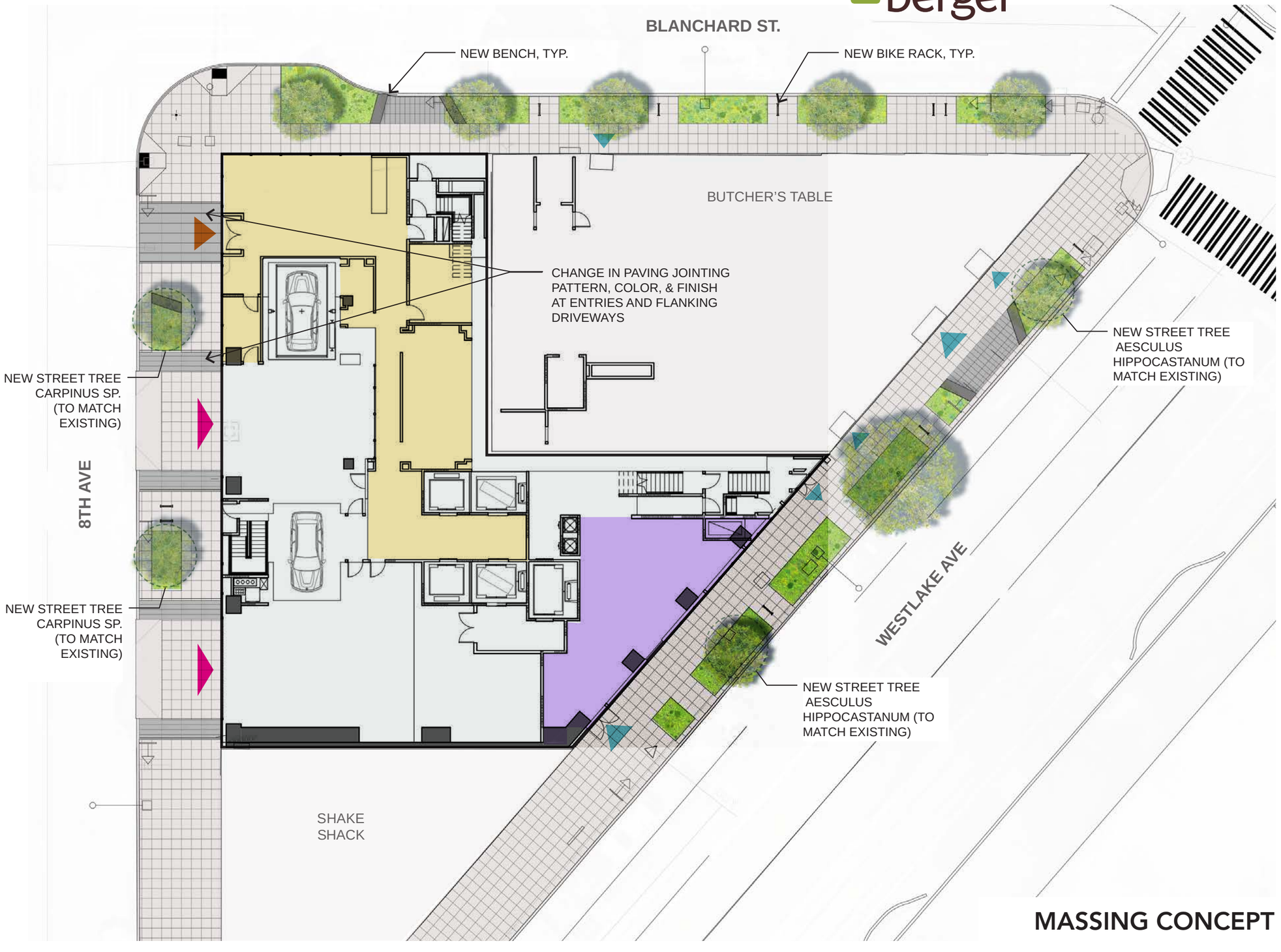
LEVEL B1

LEVEL B2



CONCEPT 5_ Ground Floor Landscape

PARTNERSHIP berger



STREET LEVEL

enhancements

Blanchard Street

- engage 8th and Blanchard corner with potential bulb-out
- add planting strip with paved openings for drop-off & bike racks
- keep existing street trees and enhance with bigger planters
- add two new streetscape benches proximate to entry/exits

8th Avenue

- add new street planters
- remove existing street due to new driveways; add two new street trees
- distinguish residential lobby entry with unique scoring patternand paving finish
- utilize a smaller paving pattern through unique scoring to flank driveways, acting as a textural and visual cue to pedestrians
- add two new streetscape benches proximate to entry/exits

Westlake Avenue

- expand and enhance planters to create strong green edge
- add bike racks
- add street trees where possible
- add two new streetscape benches proximate to entry/exits

VEHICULAR ENTRY / EXIT

LOBBY ENTRY

RETAIL ENTRY

0 10 20 80

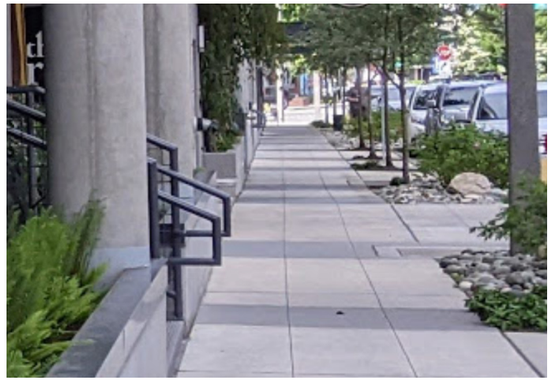
1" = 20'-0"

MASSING CONCEPT 5

Ground Floor Landscape Character

Streescape Paving & Amenities

- Differentiation of paving to help define building entry points and vehicular zones
- Bike racks
- Benches



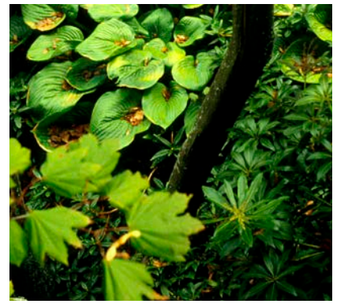




Blanchard Planting Character

- shade oriented planting character
- pacific northwest native focus
- fall color





Westlake Avenue & 8th Ave Planting Character

- sunnier orientation for planting palette
- pollinator species
- ornamental grasses and flowering color

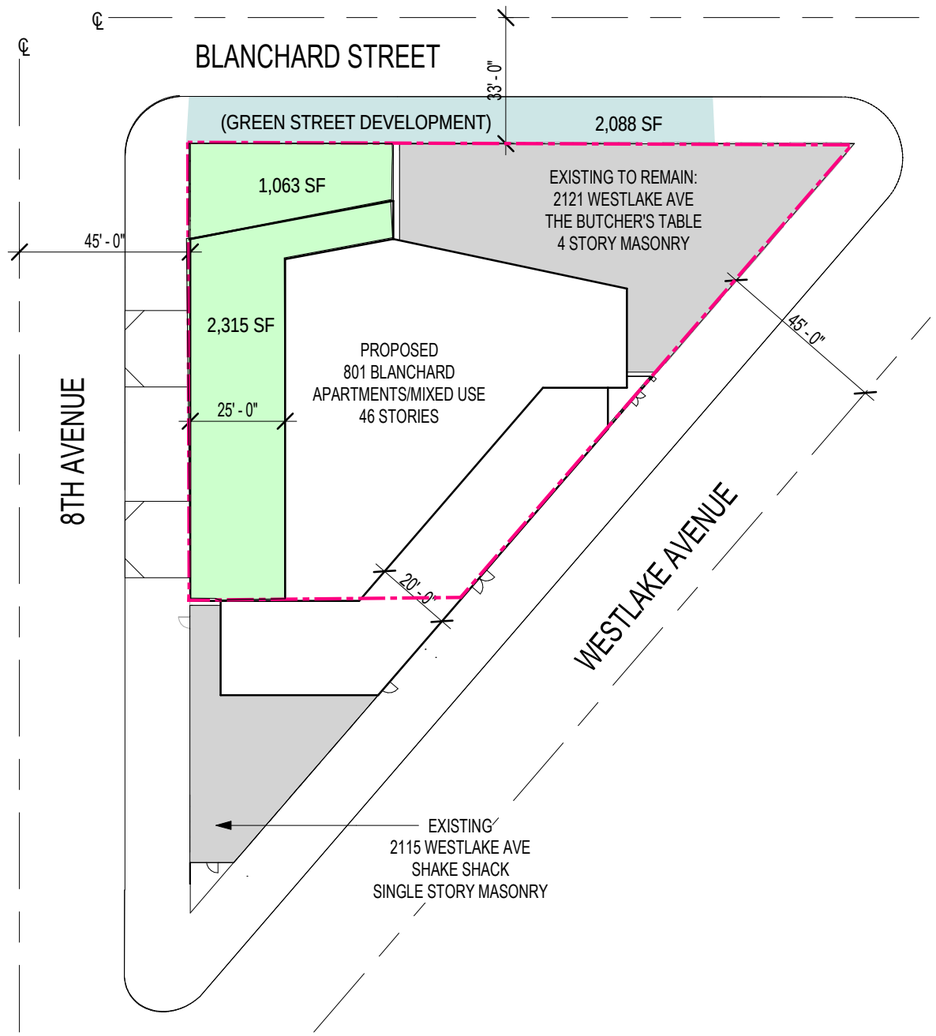


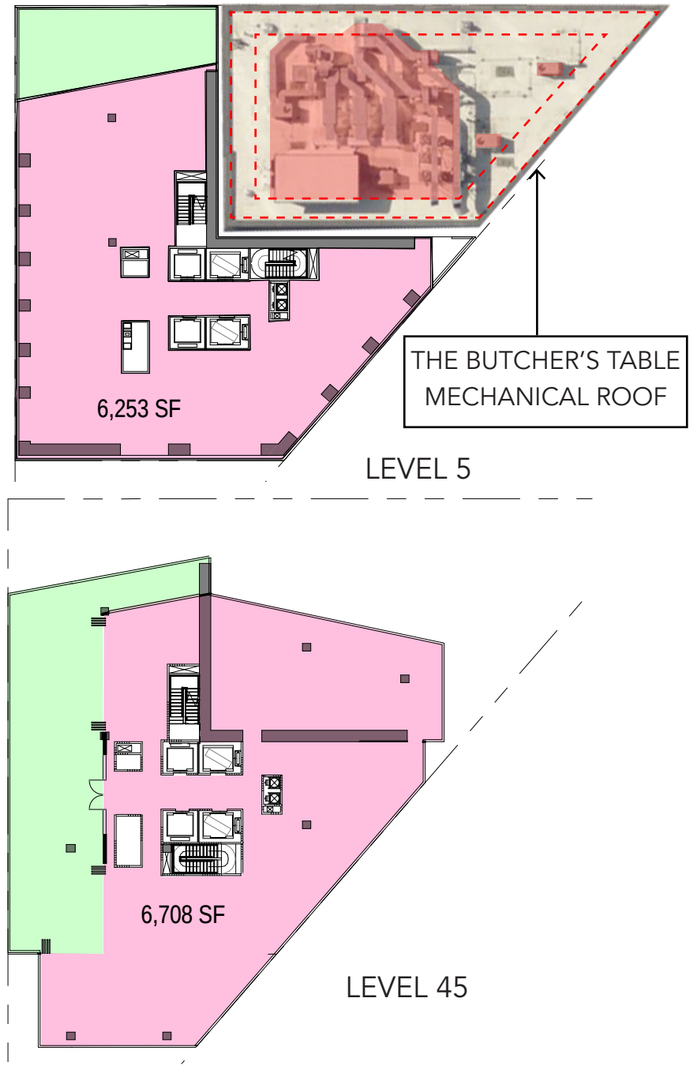



CONCEPT **5**_Departure

Exterior Recreation Area

COMMON RECREATION CALCULATION
Required Common Recreation Area: (plot area) < 5% GSF 14,734 sf (Combined Plot Area) < 21,345 sf (5% of 426,000 sf) Total Common Recreation Area required: 14,734 sf **50% Exterior Requirement = 7,367 sf** **50% Interior Requirement = 7,367 sf**
Provided Exterior Common Recreation: at L5 Roof Terrace = 1,063 sf at L44 Roof Terrace = 2,315 Green Street Development = 2,088 sf **TOTAL Provided Exterior Area = 5,466 sf < 7,367 sf**
Provided Interior Common Recreation: Provided at Level 5 = 6,253 sf Provided at Level 45 = 6,708 sf **TOTAL Provided Interior Area = 12,961 sf > 7,367 sf**
TOTAL Provided Combined Common Recreation Area = 18,427 sf > 14,734 sf





SPACE	REQUIRED	PROPOSED	DIFFERENCE
Exterior	7,367 sf	5,466 sf	- 1,901 sf
Interior	7,367 sf	12,961 sf	+ 5,594 sf

TOTAL DIFFERENCE

+ 3,693 sf

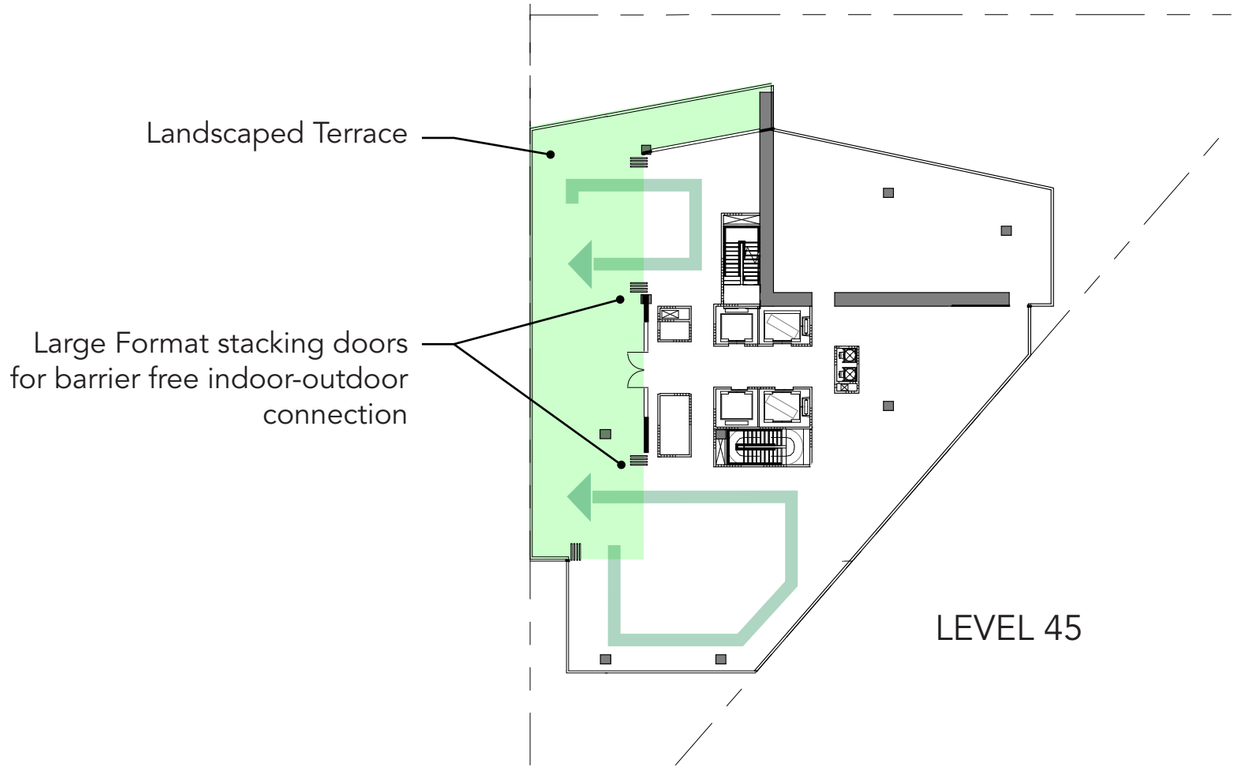
CONCEPT **5**_Departure

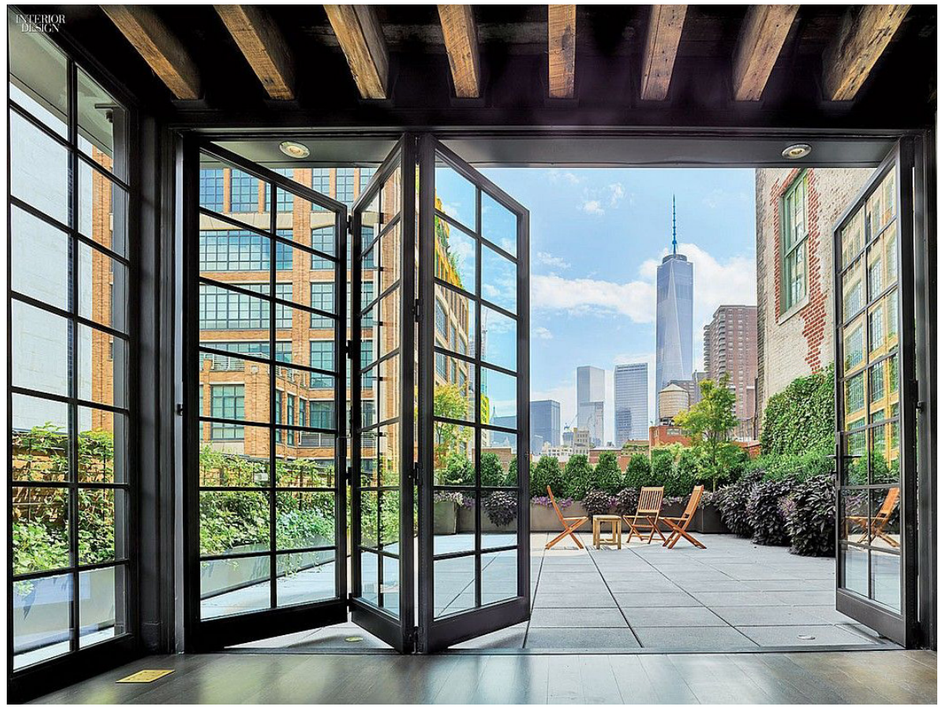
Exterior Recreation Area

DESIGN GUIDELINES
Rational:
D-2 Enhance the Building with Landscaping
The proposal brings the experience of landscaping to a larger variety of recreation activities.

D-3 Provide Elements that Define the Place
Large format doors provide barrier free exposure to the skyline.
Sense of place is defined by the open panorama.

D-6 Design for Personal Safety & Security
Indoor-Outdoor continuity of this proposal provides:
-Access to the wellness of the outdoor experience during all seasons
-Weather and wind protection when required
-Increased ventilation



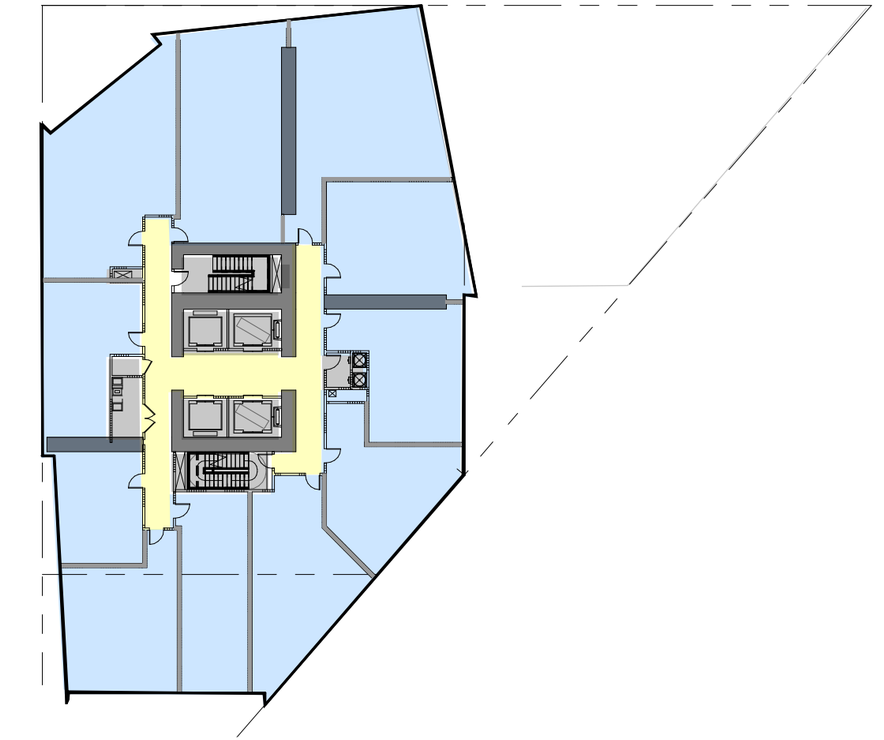




SUMMARY COMPARISONS

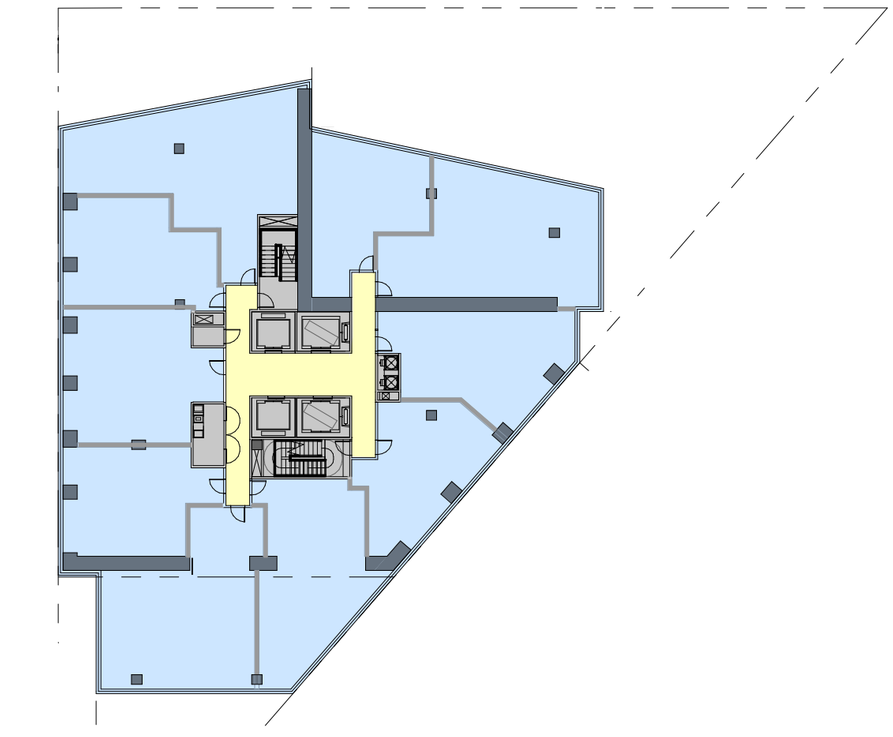
COMPARISON - Plans

CONCEPT **4**

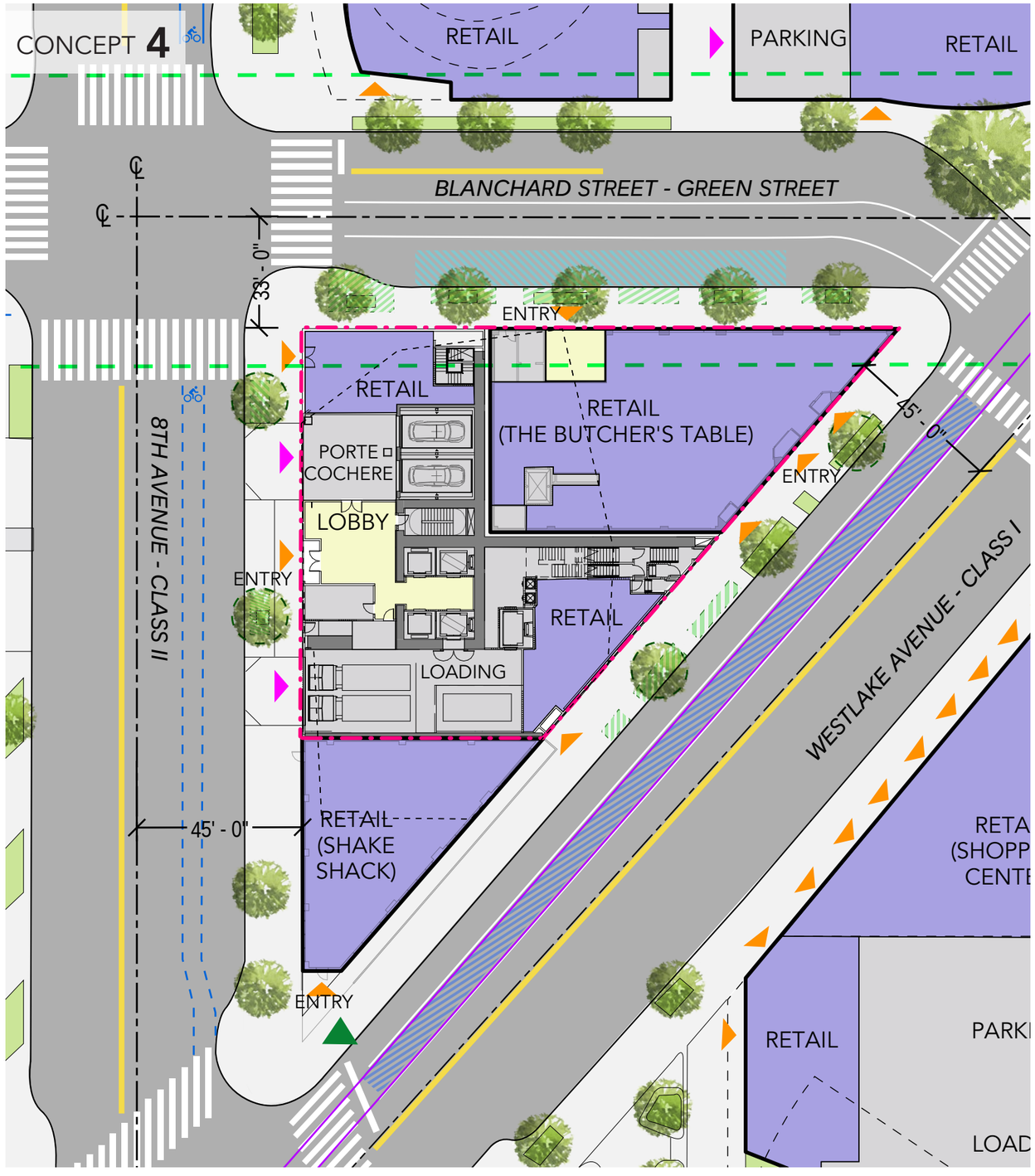


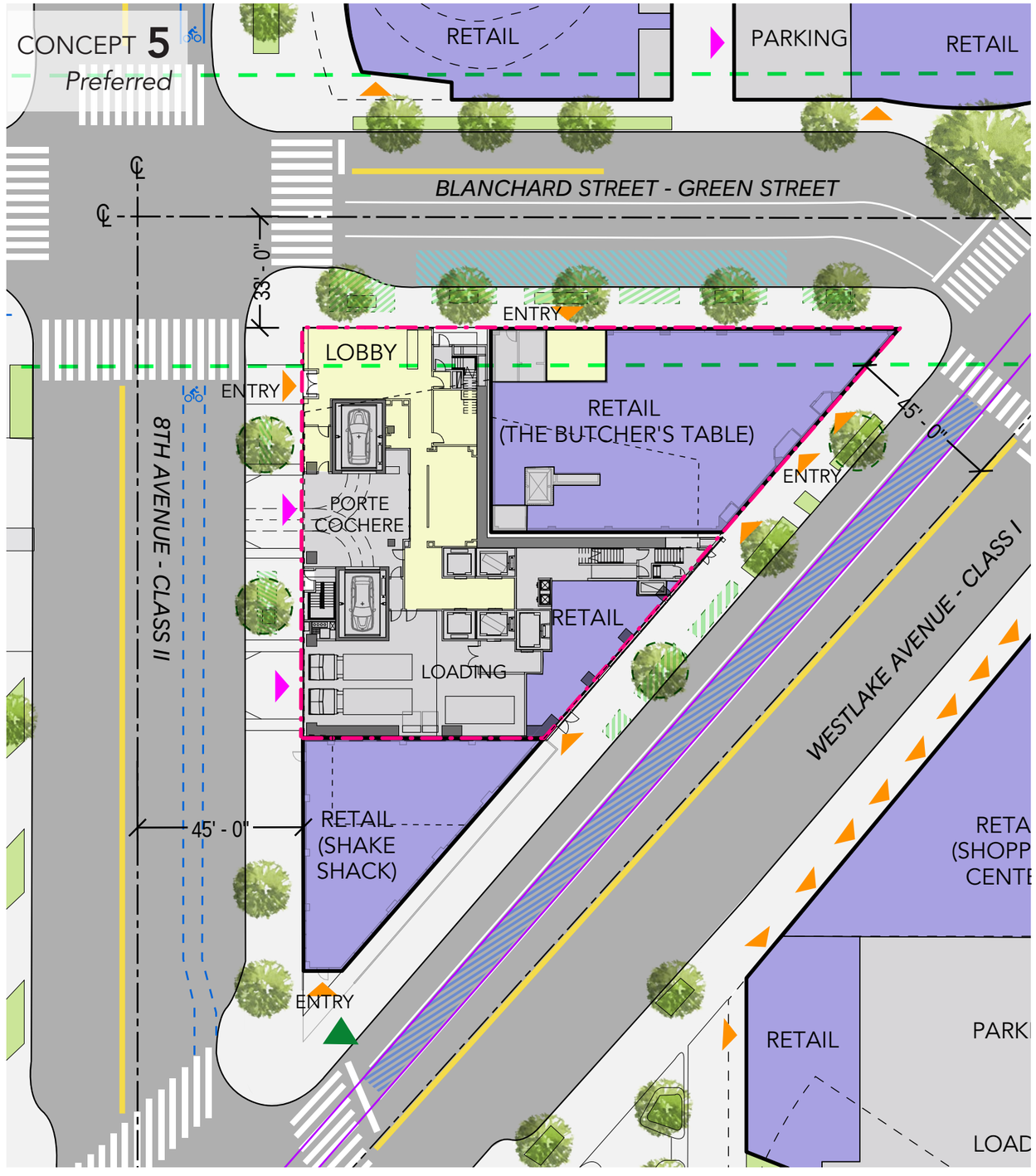
CONCEPT **5**

Preferred



COMPARISON - Site Plan





COMPARISON - Westlake Streetscape

CONCEPT **4**_ REVISED DIAMOND



CONCEPT **5**_ FULCRUM

Preferred



COMPARISON - Westlake





Thank You

SILVERSTEIN PROPERTIES

HANDEL ARCHITECTS LLP

MAGNUSSON KLEMENCIC ASSOCIATES

RUSHING

PARTNERSHIP berger



APPENDIX OF EXHIBITS FROM EDG 1 *For Reference*

Select Exhibits:

/ CONTEXT ANALYSIS

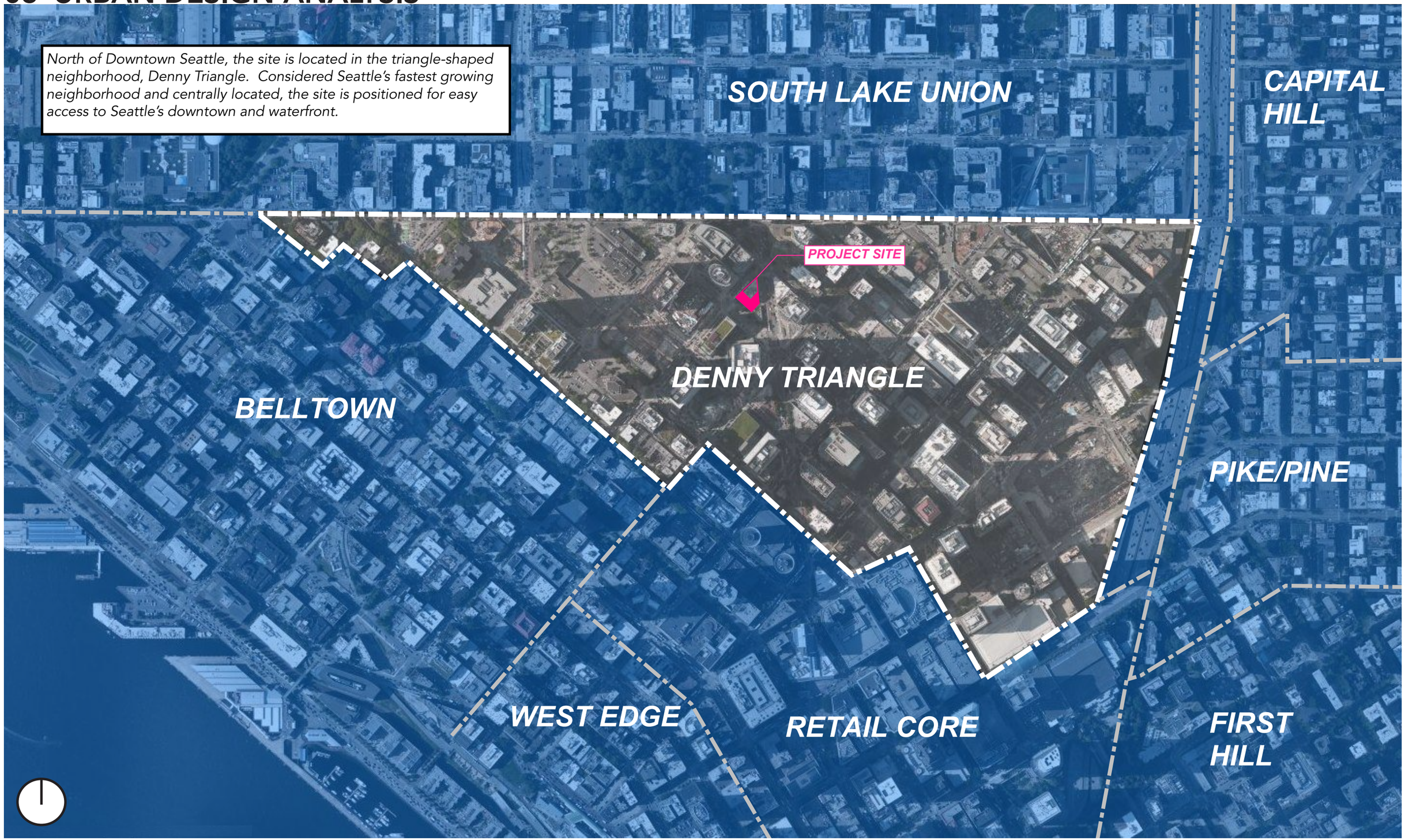
/ ZONING

/ DESIGN GUIDELINES

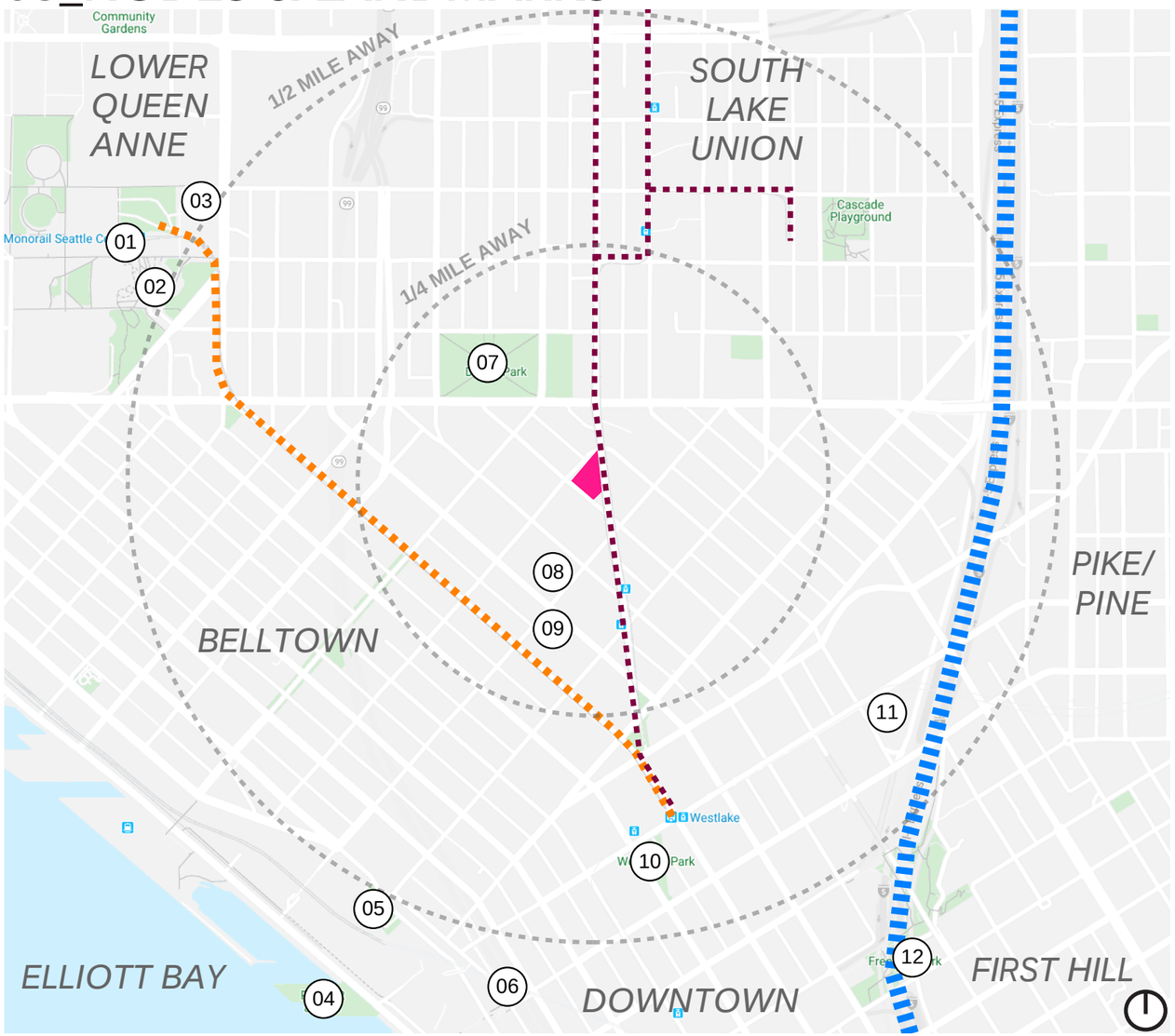
CONTEXT ANALYSIS

03 URBAN DESIGN ANALYSIS

North of Downtown Seattle, the site is located in the triangle-shaped neighborhood, Denny Triangle. Considered Seattle's fastest growing neighborhood and centrally located, the site is positioned for easy access to Seattle's downtown and waterfront.



03_NODES & LANDMARKS



1 Chihuly Garden & Glass

2 Space Needle

3 Museum of Pop Culture

4 Seattle Waterfront

5 Victor Steinbrueck Park

6 Pike Place Market

7 Denny Park

8 Amazon Spheres

9 Dimitriou's Jazz Alley

10 Westlake Park

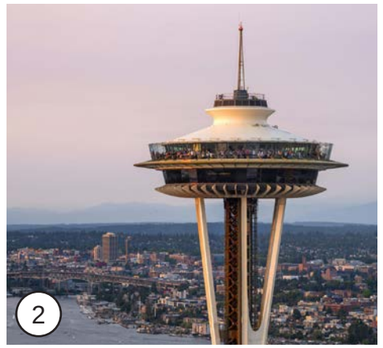
11 Paramount Theatre

12 Freeway Park









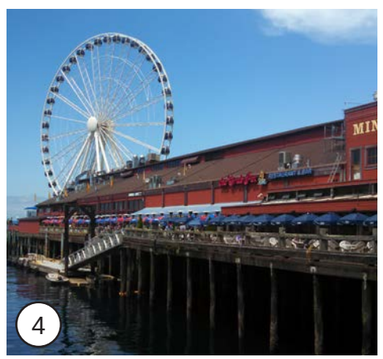








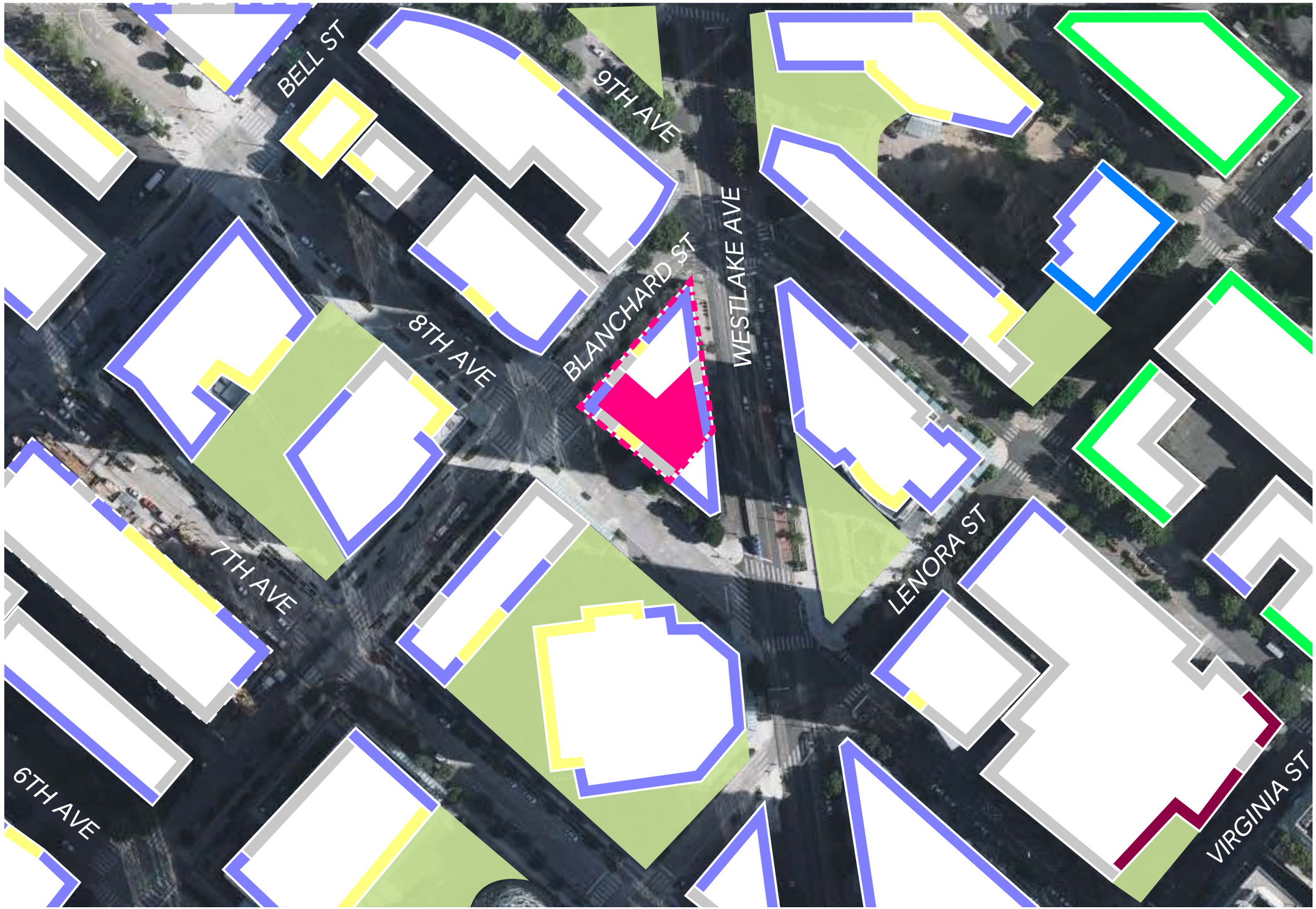








03_URBAN ANALYSIS - GROUND FLOOR USES



SITE

RETAIL/ SERVICE

LOBBY

MECH/PARKING

EDUCATION

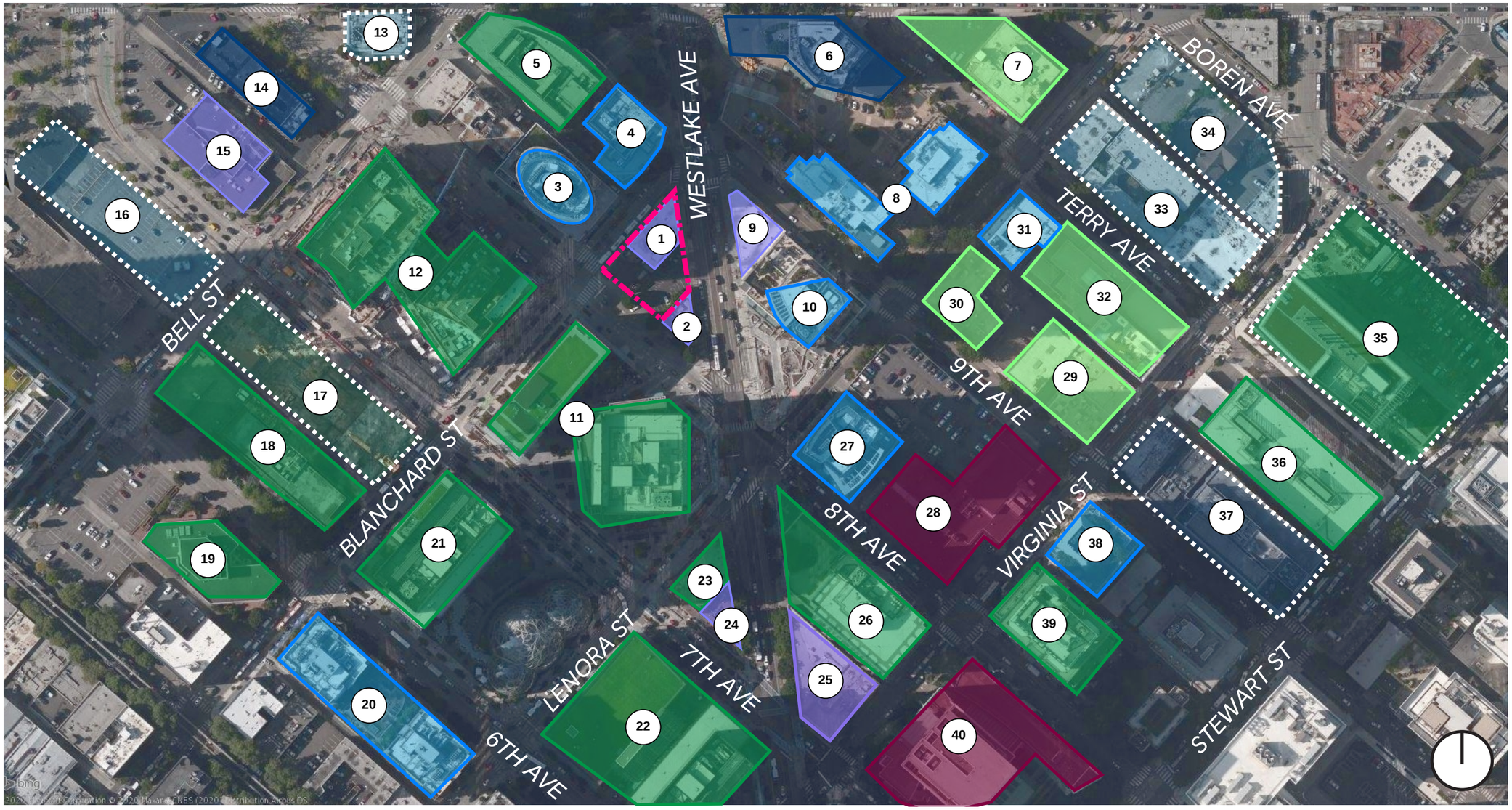
CIVIC/ COMMUNITY

RESIDENTIAL

OPEN SPACE

* White dashed line is proposed or in progress

_URBAN ANALYSIS - PRIMARY BUILDING USES



- SITE
- RESIDENTIAL
- OFFICE
- EDUCATION
- RETAIL/ SERVICE
- HOTEL
- CIVIC/ COMMUNITY

* White dashed line is proposed or in progress

1. The Butcher's Table
2. Shake Shack
3. McKenzie
4. Enso Condos
5. 2201 Westlake
6. Pan-Pacific Hotel
7. Cornish College
8. 2200 Westlake
9. Westlake Building
10. Stratus
11. Amazon ReInvent
12. Amazon Block 21
13. The 8 Tower
14. The Loyal Inn
15. 2300 7th
16. 2301 7th
17. Block 18
18. Denny Building
19. Blanchard Plaza
20. Via 6 Towers
21. Amazon Day 1
22. Amazon Doppler
23. Dentist Downtown Seattle
24. 2027 Westlake
25. 700 Virginia
26. West 8th
27. Cirrus
28. West Precinct
29. Cornish College
30. Morningside Academy
31. Cornish Commons
32. Cornish College
33. 1000 Virginia
34. 2019 Boren
35. 1024 Stewart
36. 1915 Terry
37. Tommie Hotel
38. Cosmopolitan
39. 1918 8th
40. US Federal Courthouse

03_VICINITY



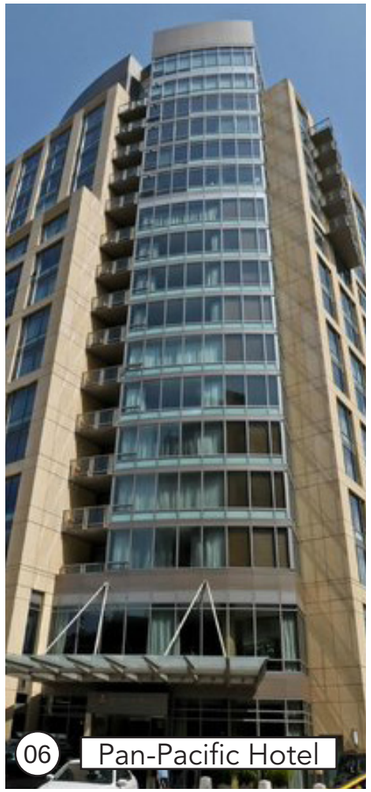
KEY MAP

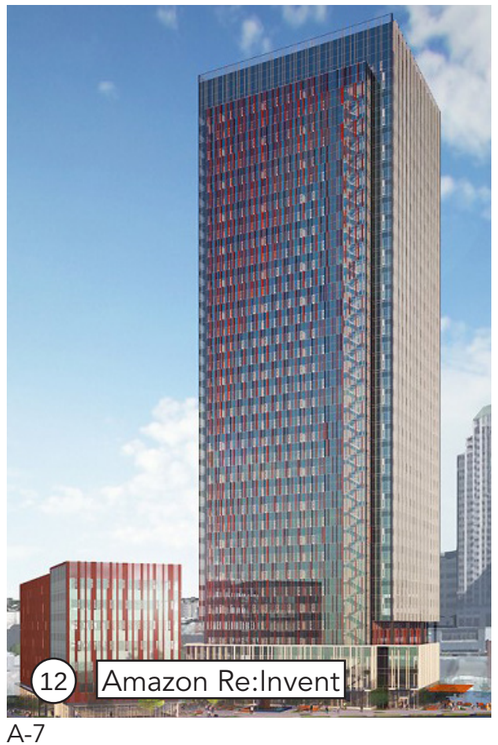


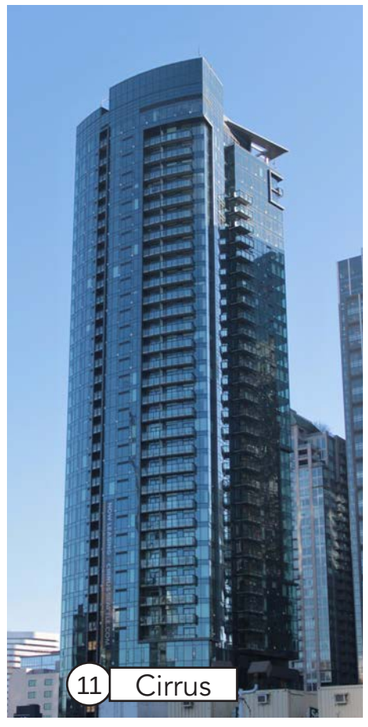














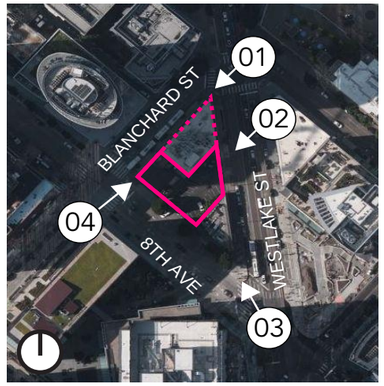


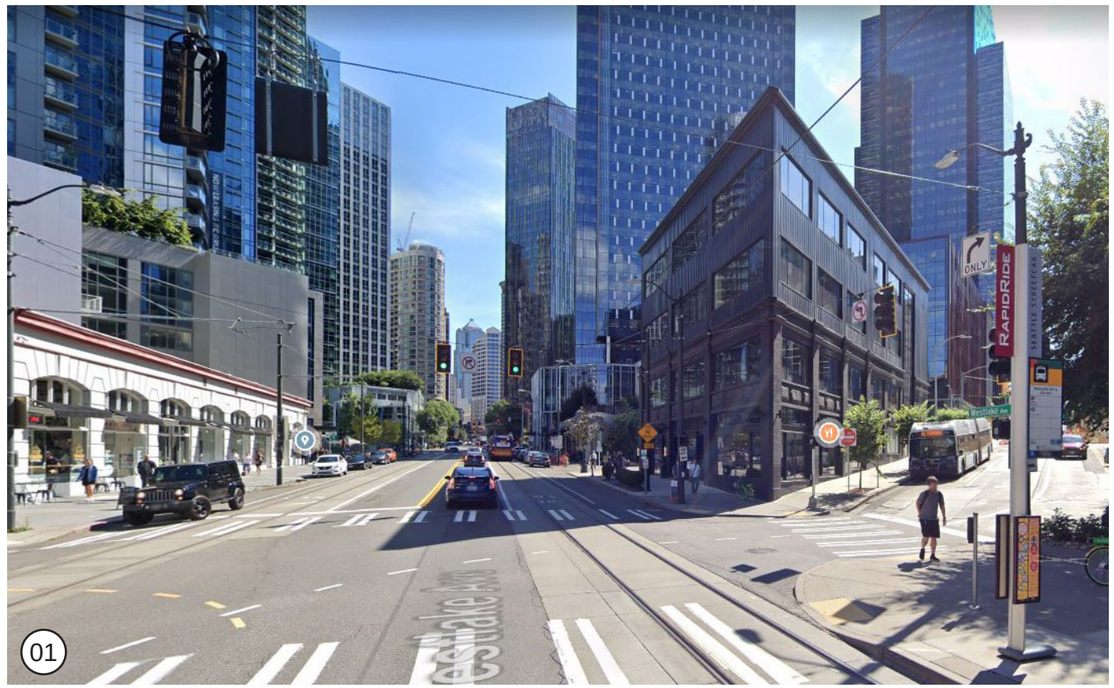


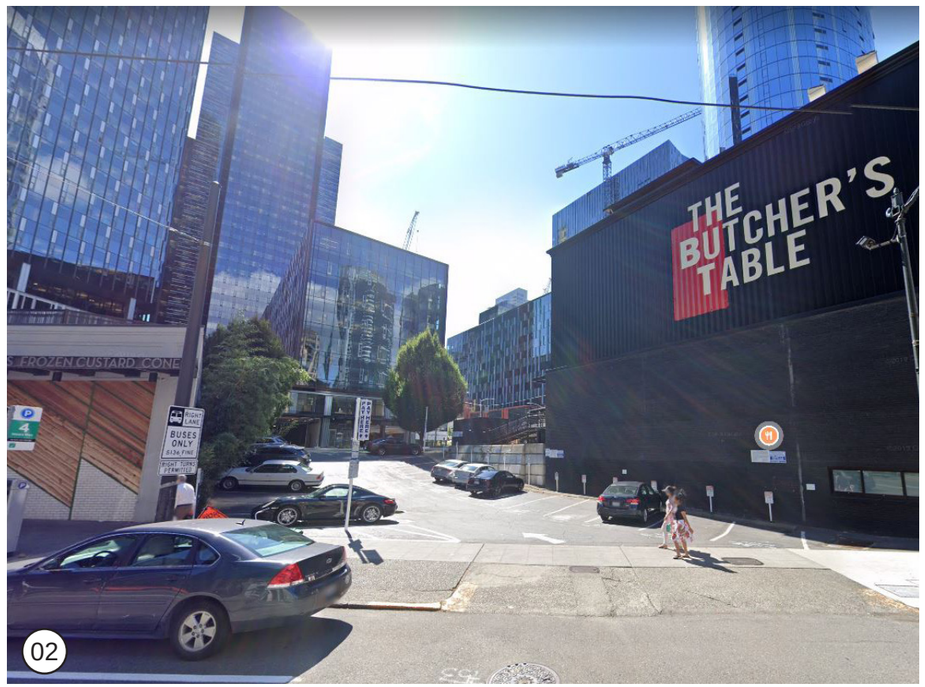


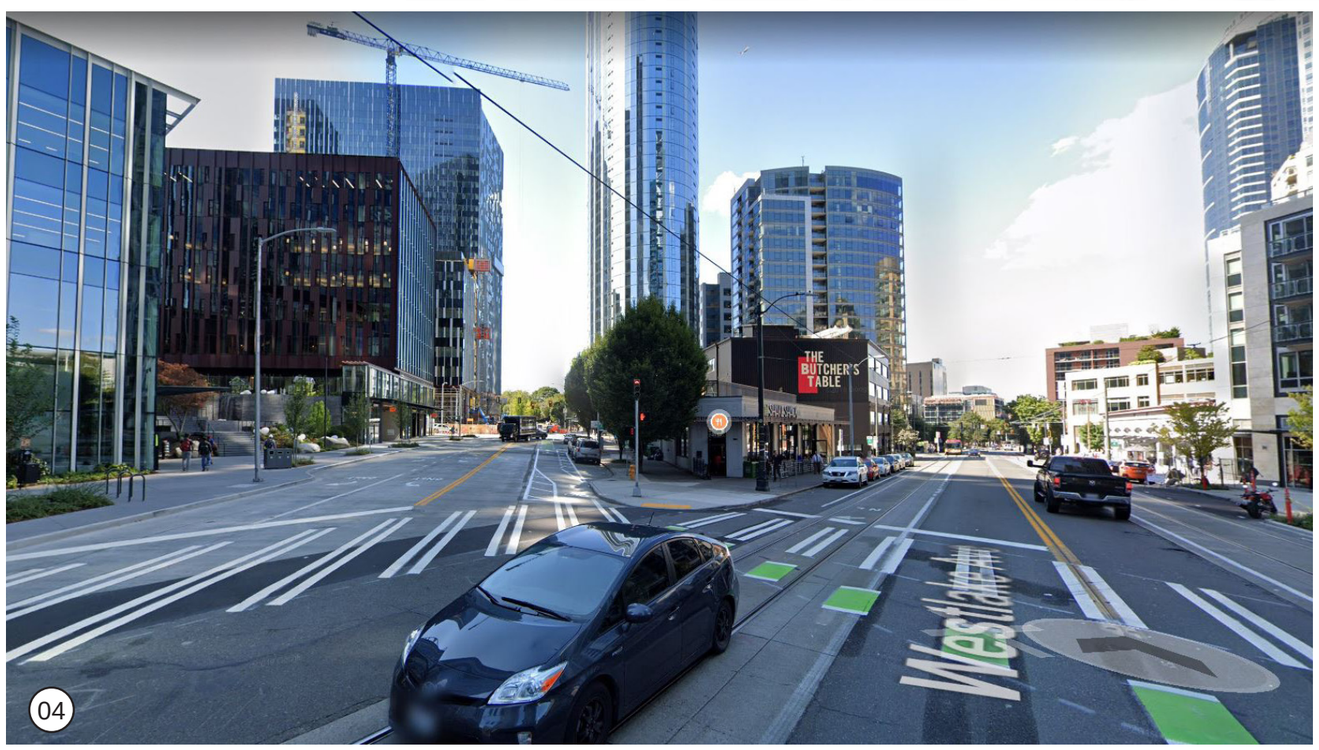


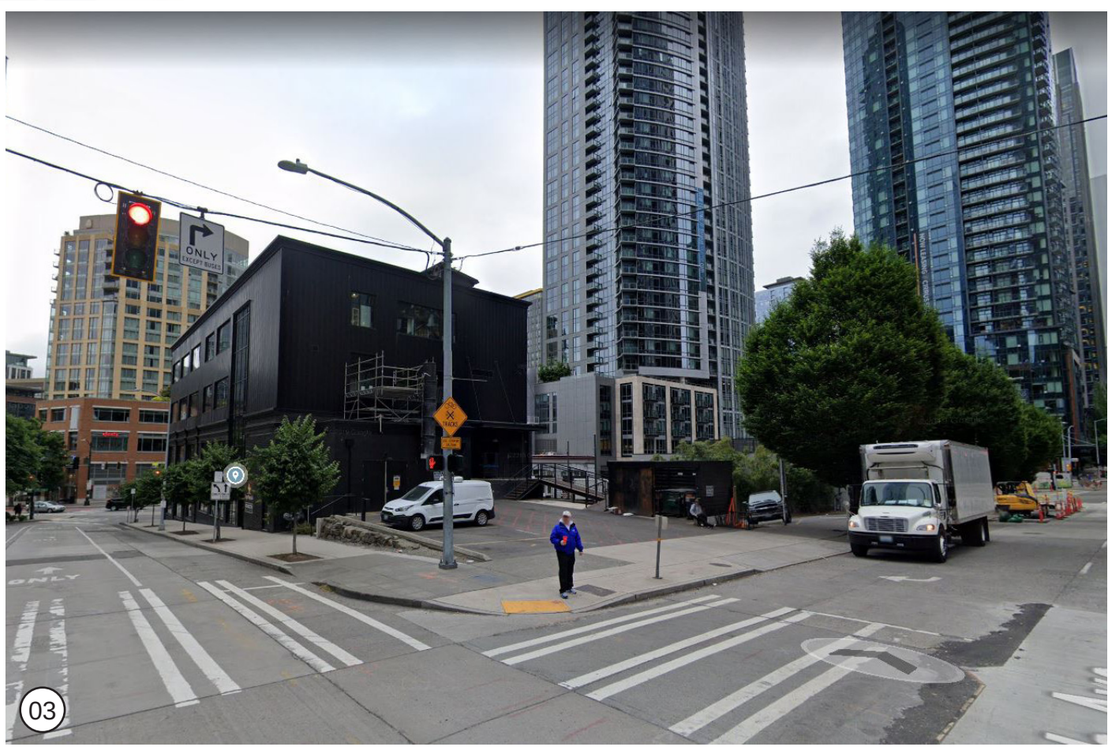
03_STREETSCAPE VIEWS





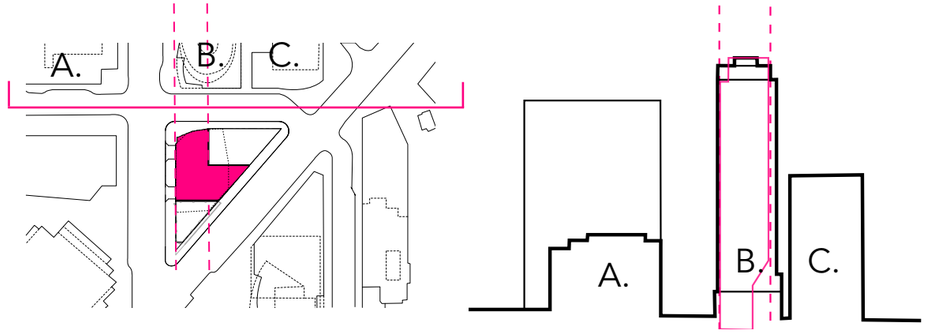






REFERENCE SLIDES FROM _ EDG #1_ March 16, 2021

03_STREETSCAPE MONTAGE - BLANCHARD STREET



2 STORY DATUM

OVERHEAD WEATHER PROTECTION DAUTM

A. AMAZON BLOCK

B. MCKENZIE

C. ENSO CONDOS

SPILL OUT RETAIL CORNER

8TH AVENUE

GREEN STREET PARK-WAY

RETAIL ENTRY

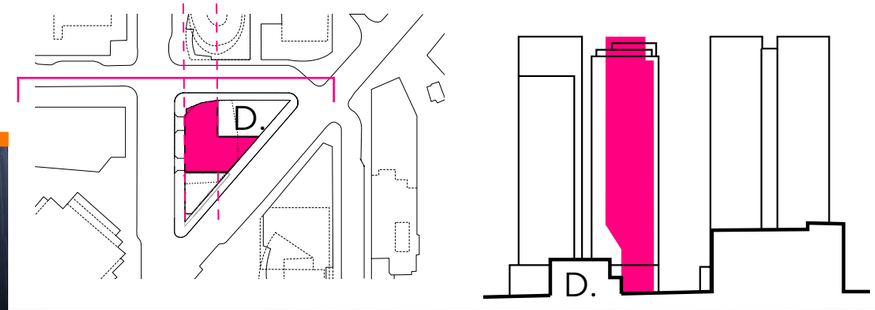
PARKING

RETAIL ENTRY

ACROSS THE STREET FROM PROJECT

4 STORY PODIUM DATUM

46 - 4 1/2" (THE BUTCHER'S TABLE)



D. THE BUTCHER'S TABLE

WESTLAKE AVENUE

RETAIL ENTRY

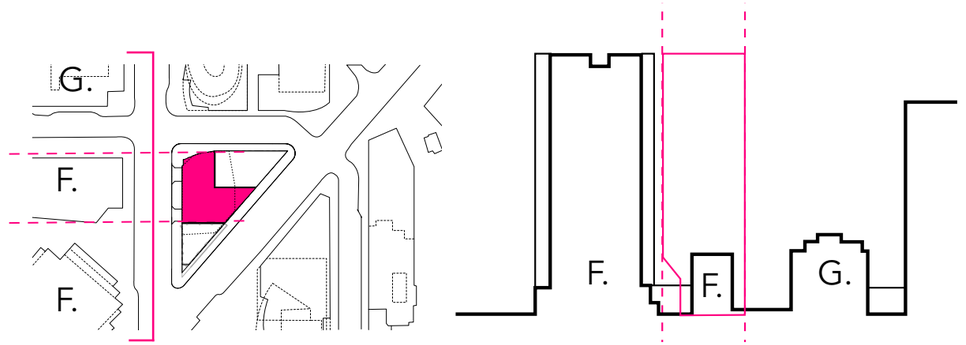
2 STORY DATUM

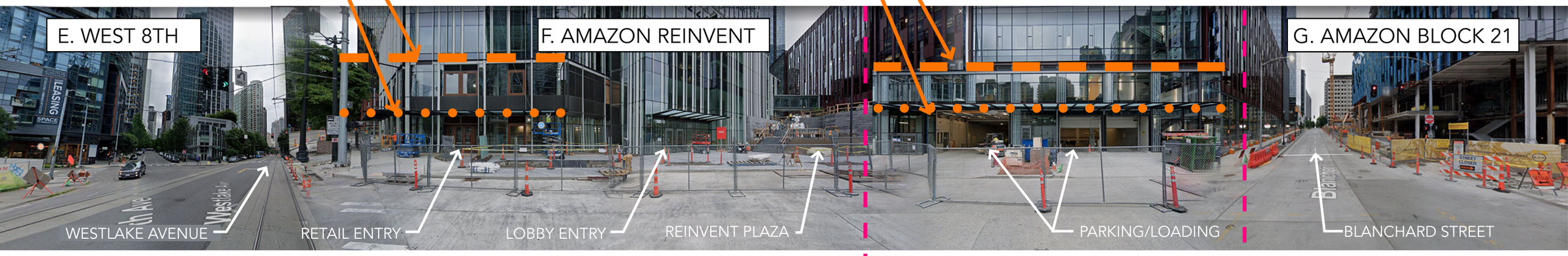
RETAIL ENTRY

PROJECT LOCATION

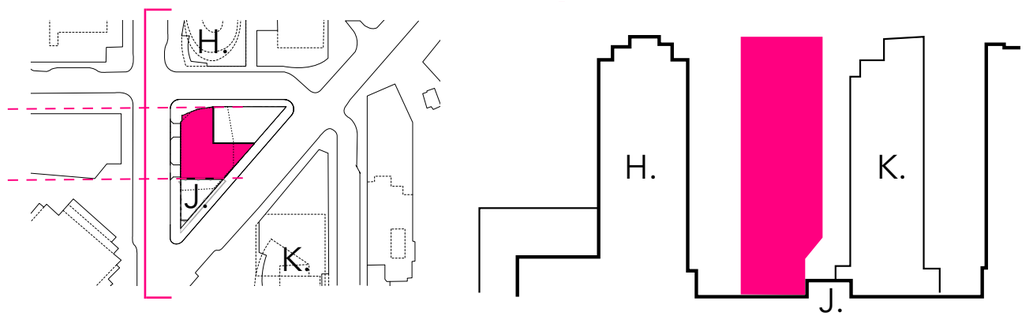
8TH AVENUE

03_STREETSCAPE MONTAGE - 8TH AVENUE



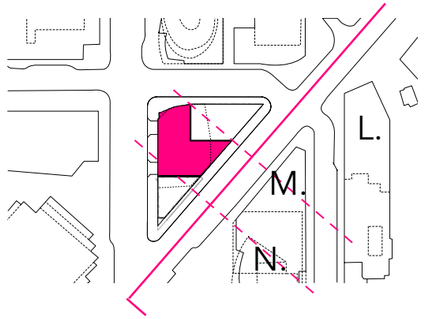


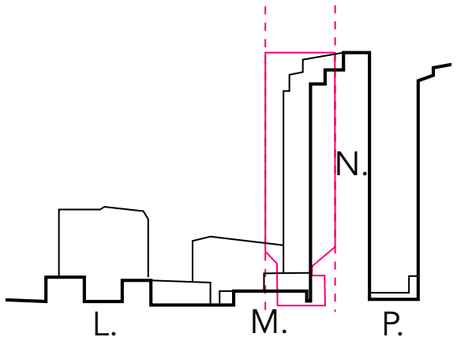
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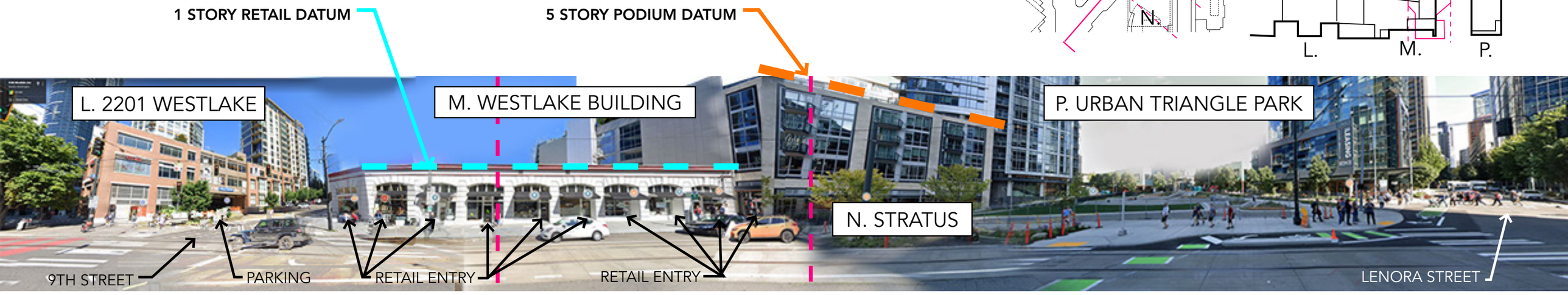




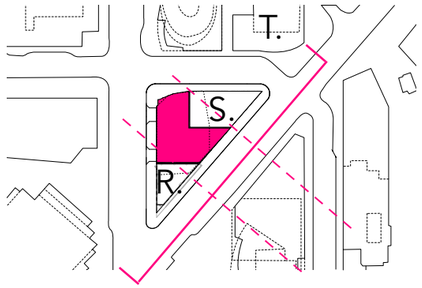
03_STREETSCAPE MONTAGE - WESTLAKE AVENUE

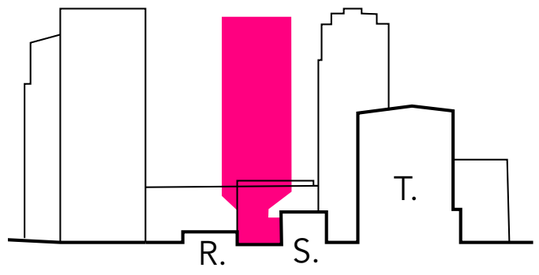






ACROSS THE STREET FROM PROJECT



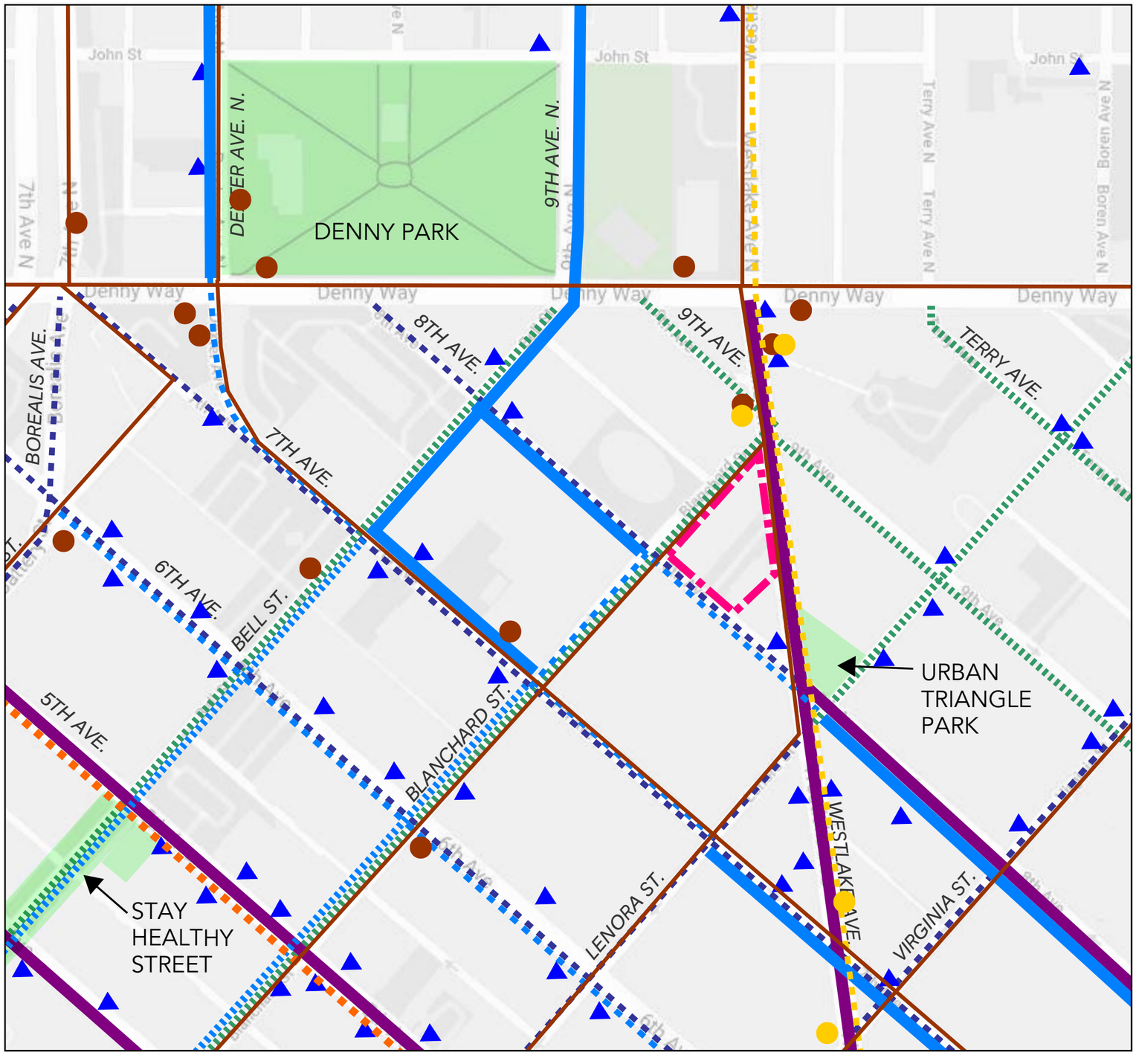


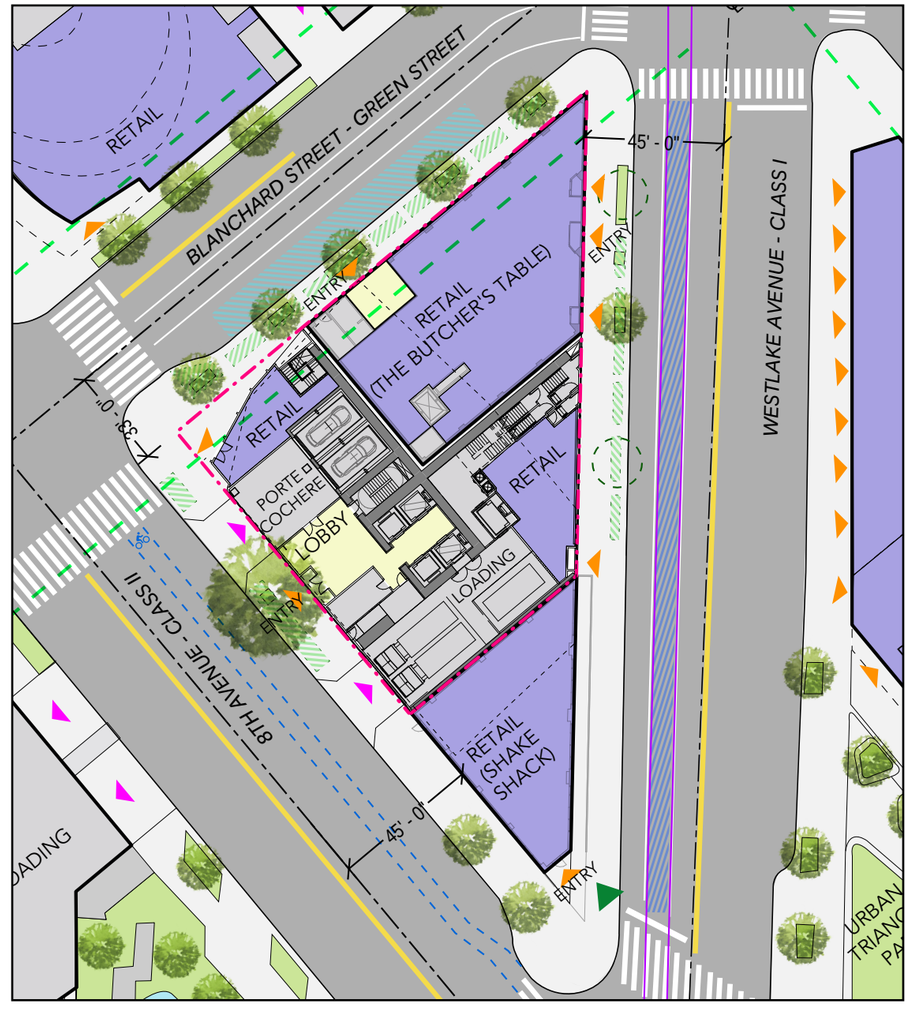


PROJECT LOCATION

2 STORY DATUM

03_PEDESTRIAN/BIKE/TRANSIT





SITE
CLASS I
CLASS II
GREEN
GREEN SPACE
BICYCLE PARKING
PROTECTED BIKE LANE
BIKE LANE
SHARROW (SHARED LANE)
BUS STOP
BUS ROUTE
STREETCAR STATION
STREETCAR
MONORAIL

ZONING DATA

04_ZONING MATRIX

ADDRESS: 2121 Westlake Avenue
Parcel 0660000515 (Area = 5,623 sf)

2115 Westlake Avenue
Parcel 0660000510 (Area = 9,111 sf)

ZONING: Downtown Mixed Commercial ("DMC")
240/290-440

23.49.042: Permitted Uses
- All uses are permitted outright, except those prohibited by SMC 23.49.046, and parking, which shall be regulated by 23.49.045.

23.49.008 Structure Height
- Height Limit for DMC 240/290-440
- Residential Base Height Limit Requirement = 290'
- Residential Maximum Height Limit = 440' (without bonuses)
- 10% allowed to max height limit for Residential, if enclosed portion is 9,000 sf or below and occupied by uses permitted in Section 23.49.008 (Height with added 10% = 484')

23.49.009 Street-Level Use Requirements
- Applies to lots abutting streets on Map1G (Westlake Avenue)
- Uses permitted in Section 23.49.009A
- Minimum of 75% of street frontage

23.49.010 Common Recreation Area
- Required for new developments with over 20 dwelling units
- 5% of total gross floor area required (shall not exceed size of lot)
- Up to 50% can be enclosed, minimum horizontal dimension of 15', cannot be less than 225 sf
- Open space on ground floor is counted as twice amount
- Up to 50% can come from Green Street development

23.49.011 Floor Area Ratio
- DMC 240/290-440: Base FAR = 5 / Maximum FAR = 8
- Residential Use - **Exempt**

23.49.016 Open Space
- 20 sf per 1,000 sf of gross office floor square footage for projects with 85,000 sf gross floor area (Residential - **Exempt**)

23.49.018 Overhead Weather Protection and Lighting
- Continuous overhead weather protection required for Blanchard St., 8th Ave., Westlake Ave.
-Provide adequate lighting on facade or overhead protection
- Exceptions: open space, driveways, loading docks

23.49.019 Parking quantity, location, and access requirements, and screening and landscaping of parking areas
- No parking is required in Downtown zones
- Parking not at street level, within structures must be located below street level or separated from street level by other uses
- Bicycle Parking required according to 23.54.015K
- Off-street loading if meeting standards in 23.54.035
- Curb cut location most preferred on 8th Avenue, then Westlake Avenue, and lastly Blanchard Street
- Curb cut width and number to comply with 23.54.030

23.49.056.A. Minimum Facade Heights
Westlake Ave. (Class I) & Blanchard St. (Green St.) = 25' min.
8th Ave. (Class II) = 15' min.

23.49.056.B.1 Facade Setback Limits
- Westlake Avenue is a street with a property line facade
- Structures greater than 15' in height:
  - No setback limits above 15', max. setback is 10'
  - Between 15'-35' above sidewalk grade, facade shall be located within 2 feet of street lot line
  -Balcony railings, non structural features exempt

23.49.056.B.2. General Setback Limits
- General Setback Limits apply to Blanchard St. and 8th Ave.
- Blanchard st. (Green st.): Applies to up to 15' height (25' facade min.)
- 8th Ave. (Class II): Applies to entire facade height (15' facade min.)
- Maximum setback at intersection is 10' for 20' along each street

23.49.056.C. Facade Transparency Requirements
- Applies to area 2' - 8' facade above sidewalk
- Does not apply to portions of structures in residential use
- Westlake Ave. (Class I) & Blanchard St. (Green St.) = 60% required
- 8th Ave. (Class II) = 30% required

23.49.056.D. Blank Facade Limits
- Blank facades apply to 2' - 8' of facade above sidewalk
- Does not apply to facades with residential uses
- Garage doors width permitted to be doors + 5'
- Blank facades must be separated by transparent areas of 2' wide
- Westlake Ave. and Blanchard St.: Cannot be more than 15' wide and cannot exceed 40% of facade
- 8th Ave.: Cannot be more than 30' wide and cannot exceed 70% of facade

23.49.056.E. Street Tree Requirements
- Street trees are required on Westlake Ave., Blanchard St., and 8th Ave. (According to standards in Right-of-Way Improvements Manual)
- Areaways are located beneath sidewalk on 8th street, so, street trees shall be planted in below-grade containers with provisions for watering trees

23.49.056.F. Setback and Landscaping Requirements for lots located within the Denny Triangle
- Provide landscaping on Westlake Ave. and 8th Ave.
- Exception for vehicular driveways and entrances (cannot be over 50% of length)
- Blanchard st. must comply to the 'Green Street Plan'

23.49.058.A. Downtown Office Core 1 (DOC1), Downtown Office Core 2 (DOC2), and Downtown Mixed Commercial (DMC) upper-level development standards
- Podium height = maximum 65'

23.49.058.C.1. Tower Floor Area Limits
- Average residential gross floor area per story of a tower if height exceeds base height limit for residential use = 10,700 sf
- Maximum residential floor area of any story in a tower = 11,500 sf

23.49.058.C.2. Maximum Tower Width
- Maximum Tower Width of a building above 85' along the general north/south axis of a site (8th Avenue) shall be 120' or 80% of width of lot measured on the Avenue, whichever is less.

23.49.058.D.Tower Spacing in DMC Zones
- Applies to structures over 160' in height, except listed on 23.49.058.D.
- If mapped height limit of more than 170' located in Denny Triangle, as shown on Map A (23.49.056), if any part of tower exceeds 160' in height, all portions of tower above 125' feet by 60'

23.49.058.E.2 Upper Level Setbacks
- Blanchard Street (designated Green street) requires continuous upper-level setback of 15', measured from abutting green street lot line, above 45'

23.54.015 Bicycle Parking
- Required Residential Bike Parking:
- Long Term: 1 per dwelling unit / Short Term: 1 per 20 dwelling units
- After 50 spaces, additional spaces are required at 3/4 ratio from table 23.54.015
- Required Retail (Eating & Drinking) Bike Parking:
- Long Term: 1 space per 5,000 sf / Short Term: 1 space per 2,000 sf

23.054.030 Parking Space and Access Standards
- Attendant parking spaces = 8' x 15'
- Sections A,B,C,D, E do not apply for attendant parking
- 2 curb cuts permitted on 8th Ave. (Minor Arterial)
- Exception for 20' curb cut to match driveway width for two-way traffic
- Distance between curb cuts must be 30'
- EV Parking garages for multiple residences = 20% required to be EV ready (round up)

23.054.035 Loading Berth Requirements and Space standards
- Serving Medium Demand (eating/drinking establishments, utilities): 10,000-60,000 is minimum with 1 loading berth requirement
- Could be waived having less than 16,000 sf
- Min. width of loading berth is 10' and 14' in vertical clearance
- Min. length is 35'

23.054.040 Solid Waste and Recyclable Materials, Storage, Access
- More than 100 dwelling units: 575 sf plus 4 sf for each additional unit above 100 required; required min. area can be reduced by 15%, if min. horizontal dimension is 20'
- Non-residential development (GFA):
  - 0-5000 sf: 82 sf/5001-15000: 125 sf
- Mixed use development shall meet the storage spaces requirements shown in Table A for 23.54.040 for residential development, plus 50% of the requirement for non-residential development

04_ZONING ANALYSIS

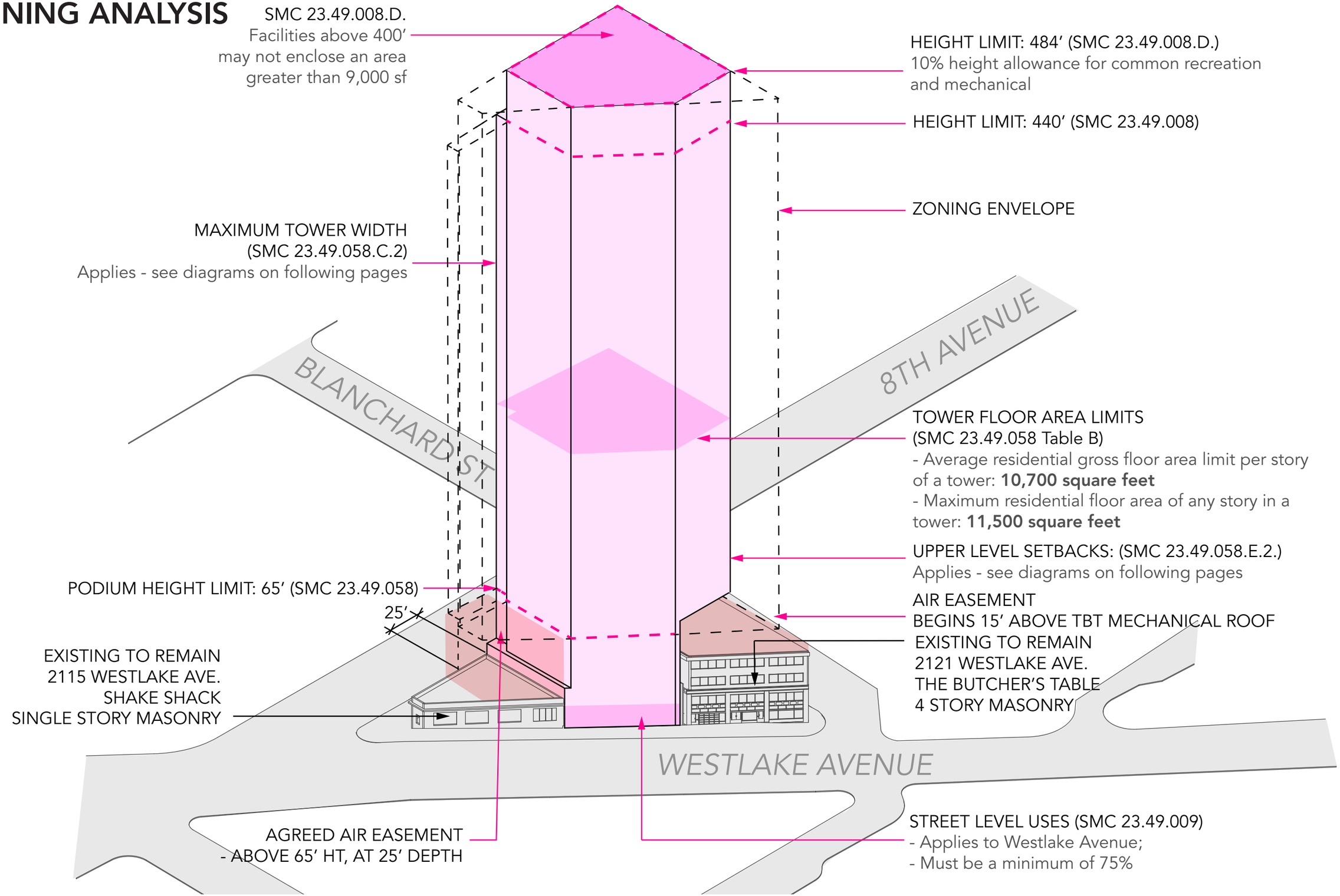
SMC 23.49.008.D.
Facilities above 400' may not enclose an area greater than 9,000 sf

HEIGHT LIMIT: 484' (SMC 23.49.008.D.)
10% height allowance for common recreation and mechanical

HEIGHT LIMIT: 440' (SMC 23.49.008)

ZONING ENVELOPE

MAXIMUM TOWER WIDTH
(SMC 23.49.058.C.2)
Applies - see diagrams on following pages



TOWER FLOOR AREA LIMITS
(SMC 23.49.058 Table B)
- Average residential gross floor area limit per story of a tower: **10,700 square feet**
- Maximum residential floor area of any story in a tower: **11,500 square feet**

UPPER LEVEL SETBACKS: (SMC 23.49.058.E.2.)
Applies - see diagrams on following pages

PODIUM HEIGHT LIMIT: 65' (SMC 23.49.058)

25'

AIR EASEMENT
BEGINS 15' ABOVE TBT MECHANICAL ROOF

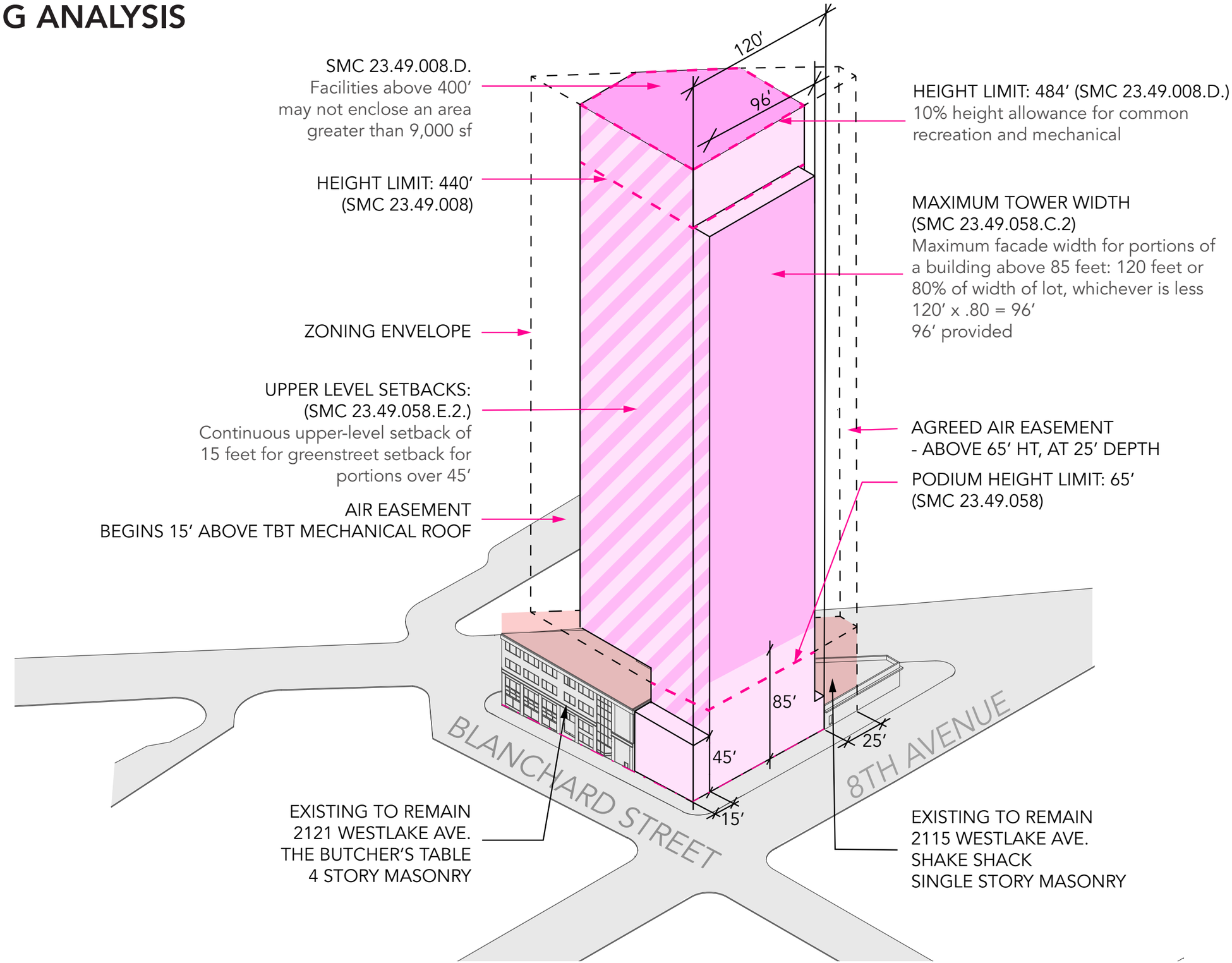
EXISTING TO REMAIN
2115 WESTLAKE AVE.
SHAKE SHACK
SINGLE STORY MASONRY

EXISTING TO REMAIN
2121 WESTLAKE AVE.
THE BUTCHER'S TABLE
4 STORY MASONRY

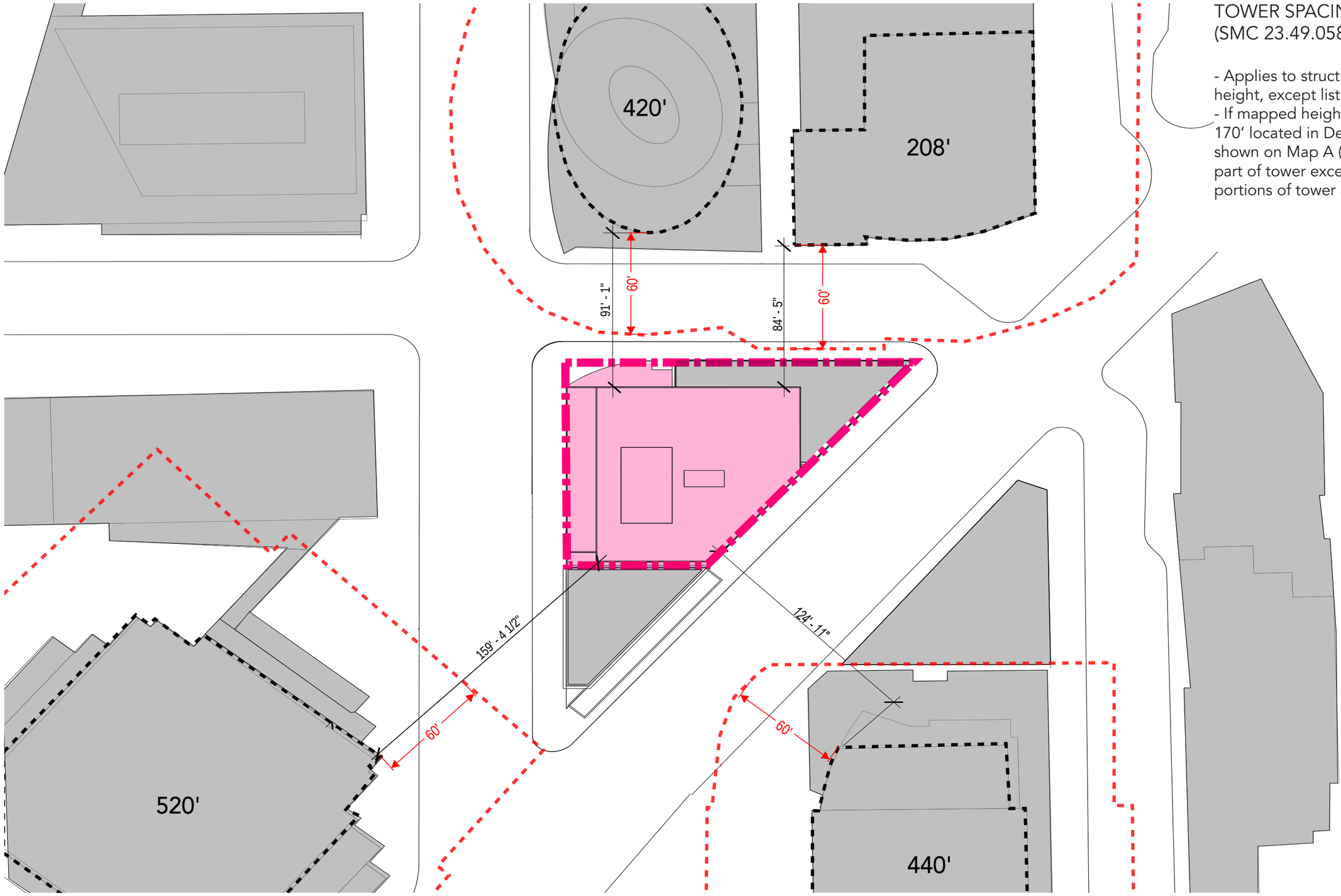
AGREED AIR EASEMENT
- ABOVE 65' HT, AT 25' DEPTH

STREET LEVEL USES (SMC 23.49.009)
- Applies to Westlake Avenue;
- Must be a minimum of 75%

04_ZONING ANALYSIS



04_ZONING ANALYSIS



TOWER SPACING IN DMC ZONES
(SMC 23.49.058.D.)

- Applies to structures over 160’ in height, except listed on 23.49.058.D.
- If mapped height limit of more than 170’ located in Denny Triangle, as shown on Map A (23.49.056), if any part of tower exceeds 160’ in height, all portions of tower above 125’ feet by 60’

DESIGN GUIDELINES

_SUMMARY OF PUBLIC OUTREACH

Early Community Outreach held between 09/01/2020 and 10/09/2020 & Documented with updated requirements via Ordinance #126072
Outreach Methods: DON Communication, Direct Mail, Project Website, Project Survey
Design-Related Comments Summarized Here.

What We Heard From the Community	How the Project Responds
DESIGN RELATED COMMENTS	
What is most important about a new building on this property?: 74 % of respondents said integration into the neighborhood 31 % said environmentally-friendly features; 29 % said interesting & unique design; 29 % percent said attractive materials.	The applicant proposes that project will integrate into the neighborhood with: -Street level uses which complete and compliment the existing use patterns -Continuation of Green Street and pedestrian Improvements on Blanchard and 8th. The project will have high Sustainability goals currently in the planning stage. -The project proposes distinct architectural concepts, unique in form and with potential for interesting attractive materials.
Many respondents encouraged the project team to think about how to integrate into the neighborhood and reflect its character; and contribute to the flow of the area instead of adding to its complexities.	The layout of the Ground floor and building access has been tailored to the character of the existing block and the vision of the street designations and Downtown Guidelines. Please see **06_Ground Floor Planning**
Additional respondents supported using quality finishes, creating an attractive and timeless / modern and contemporary look and not building another tall black box with excessive reflectivity and glazing.	With initial design guidance on the Site Plan and Massing of the project, the applicant intends to refine building materials in detail. The team's intent is to create a building of high quality solid materials in pattern and depth so that glazing and reflectivity is secondary and subdued. The team considered Concept 3 to have exemplary potential in this regard.
When asked what the most important consideration for designing the exterior space is: 58 % of respondents said lighting & safety features 48 % said seating options & places to congregate. Several respondents encouraged creating a well-designed plaza with an open, walkable design at street level including many pass-through areas; incorporating lush landscaping, open space and greenery into the building; creating public areas to dine or congregate; and having active frontages on Westlake Ave and 8th Ave.	The project proposes active uses on street frontages which will be transparent and well lit. The project proposes a bulb-out at the corner of Blanchard and 8th which will create planing and seating opportunities and explores an additional open space on-property adjacent to this bulb-out for spill-out retail and enhanced pedestrian circulation .

05_DESIGN GUIDELINES

A. SITE PLANNING & MASSING

A-1 Respond to the physical environment.
Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found beyond the immediate context of the building site.

Response:
The project is a small triangular block created by the diagonal disruption of orthogonal grid with diagonal movement.

The block site is a small, island-like node within a pattern of larger blocks that have more density. All sides are exposed to views and movement, prompting a dynamic response honed by the flow of circulation and public spaces around the site.

The plot at ground level is a challenging "L" shape. Project feasibility relies on extending the building into air easements over the 2 existing buildings on the block. Replacing a void, a surface parking lot, the project physically ties the built forms on the block together, and benifits from three dimensional eposure

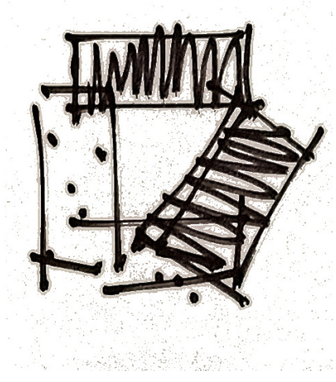
Dominant tower forms in the vicinity are the McKenzie and RE:Invent towers which contrast in shape. The proposed project would create an intermediate and complimentary form to both buildings at the upper floors and a pedestrian transition between the two at ground level

3 WAYS TO CREATE RESPONSIVE MASSING ON THE SITE



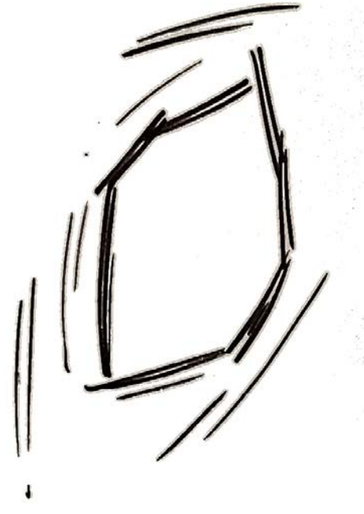
Edges

Planar Response



Forms

Volumetric Response

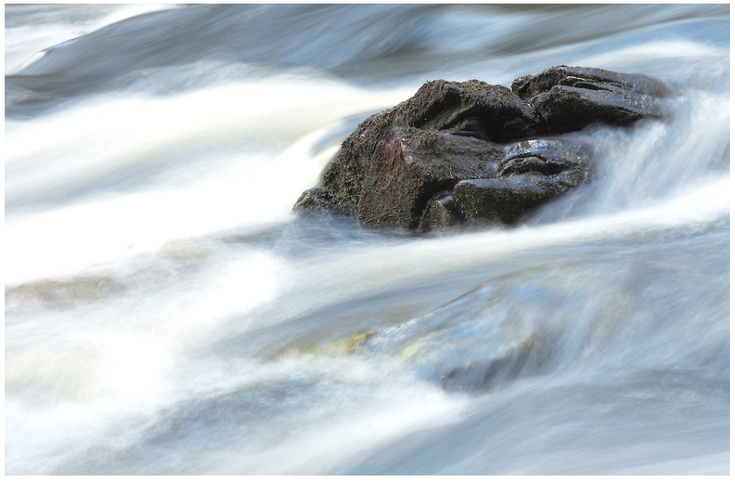


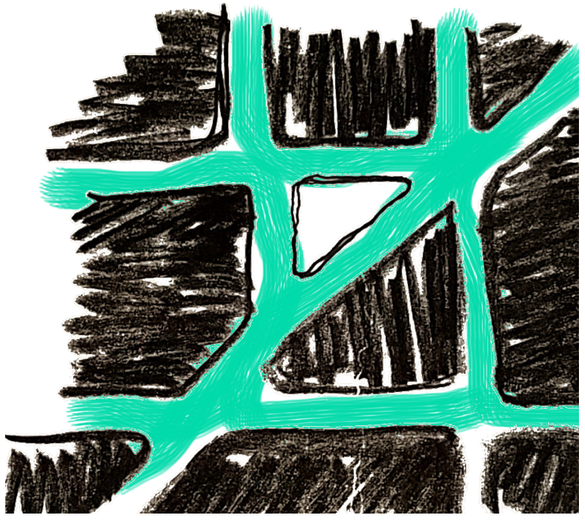
Character and Movement

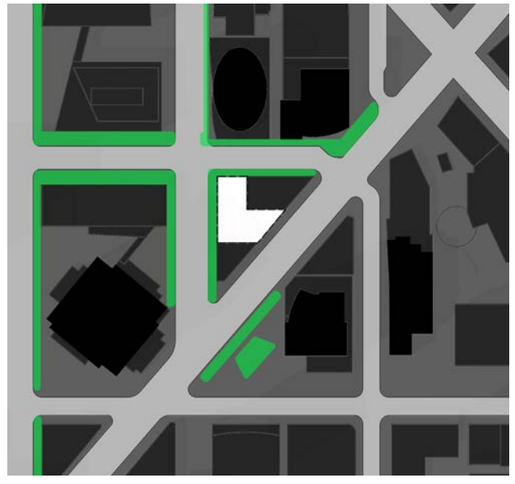
Dynamic Response

SITE EXPOSURE

FLOW & INTERFERENCE







05_DESIGN GUIDELINES

`B. ARCHITECTURAL EXPRESSION

B-1 Respond to the neighborhood context.
Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

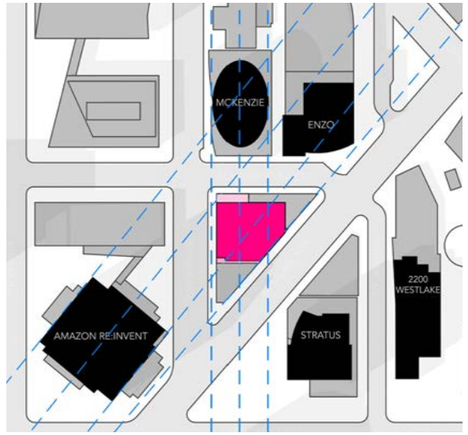
Response: Buildings in the immediate surrounding are eclectic in plan form. There is a predominance of glassy reflective towers as seen in the Vicinity Photos. Community Outreach found sentiment against reflective black-box buildings. As a response, the proposed architectural expression is a cohesive building with substantial and elegantly expressed solid elements. Energy code requirements often drive glass selection to be more reflective and have darker coatings. Our intent is to utilize solid wall elements and form based measures to meet energy and sustainability requirements rather than reflective glass. A static box shape is not preferred, rather we propose a faceted shape to transition from a challenging site at ground level to a clean and unified form at the sky.

B-2 Create a transition in bulk & scale.
Compose the massing of the building to create a transition to the height, bulk, and scale of development in neighboring or nearby less-intensive zones.

Response: The size contrast between the existing 1 to 4 story buildings on the block and the new tower presents one of the most important challenges of the project. A code compliant massing (Concept 1) will require the most amount of building mass to be suspended above the Butcher's Table building and also requires an onerous cantilever and multi story truss element. In Concept 2 and especially Concept 3, a gradual transition in scale has been created by 1) reducing the amount of mass directly over the Butcher's Table building and 2) creating an uplifting transition in bulk and scale using a sloped cantilever. In this manner the structure is expressed but not abrupt or overpowering.

B-4 Design a well-proportioned & unified building.
Compose the massing and organize the publicly accessible interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.

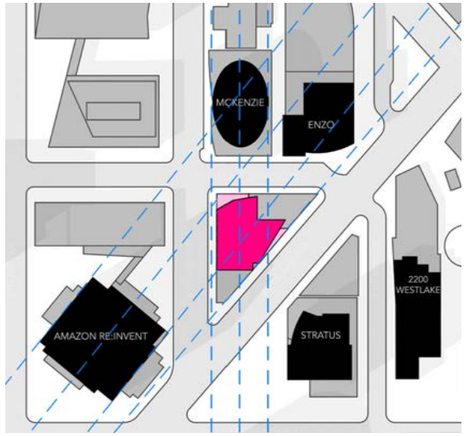
Response: Concept 3 integrates the structural principle of balance with all sides of the architectural form. The approach offers the most gradual transition in scale. And as the project is highly visible at the center of a small block, this approach delivers the most cohesive urban form from all vantage points.

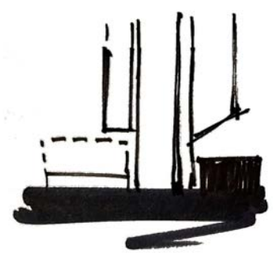




B1- Respond to neighborhood context.
Although Concept 1, the compliant concept, adheres to the required 15ft setback on Blanchard; the tower is stands alone in orientation, responding neither to the Innovation Building or McKenzie.

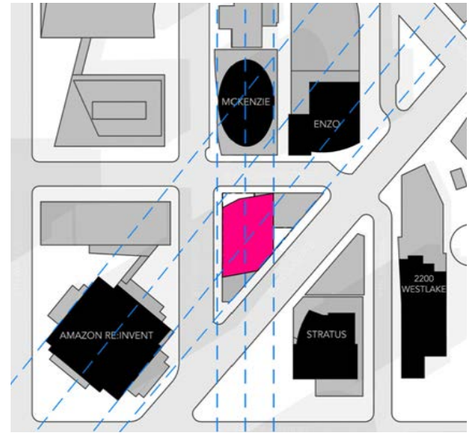
B-4 Design a well-proportioned & unified building.
The building makes a robust transition from the bulk of the tower to the existing building below through a mega-cantilever.





B1- Respond to neighborhood context.
In Concept 2, the northern side of the tower responds to the distinctive forms of the neighboring Innovation Building and McKenzie Tower.

B-4 Design a well-proportioned & unified building.
The scale relationship between the new tower and the existing Butchers Table building is softened through a gradual upward sloping transition rather than an abrupt cantilever.





B1- Respond to neighborhood context.
Concept 3 offers the green street hybrid setback from the tower down to grade further enhancing the pattern of chamfered corners.

B-4 Design a well-proportioned & unified building.
The composition is made comprehensive by utilizing the same upward sloping transition at the south over the Shake shake building.
The complete expression is more elegant and cohesive in Concept 3.

05_DESIGN GUIDELINES

C. THE STREETSCAPE

C-1 Promote pedestrian interaction.
Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should be open to the general public and appear safe and welcoming.

Response: Due to the small and triangular block size the street corners and intersections are very close to the project frontages, and the block is highly utilized by pedestrians re-orienting, and traversing, and connecting. The project proposes to enhance this utilization by spacing the ground floor program across the block to fill the frontage with active uses and by siting the lobby with visual connection to the amazon re-invent mid-block passage & green-space.

D. PUBLIC AMENITIES

D-1 Provide elements that define the place.
Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable "sense of place" associated with the building.

Response: Another pedestrian transition which is observed on the site is the flow along Blanchard from the green street improvements to the southeast to the narrower intersection with Westlake to the northwest. We intend to improve this transition and create a 'gateway' moment with a new corner bulb out at Blanchard and 8th with a pedestrian pause zone adjacent to spill out retail, and in the case of Concept 3 an additional chamfered corner aligning to the widened sidewalks of Amazon Day 1 and re:Invent and easing the flow southward to the amazon re-invent mid-block passage.
Refer to the Site plan on page 34, and Landscape plan on page 35.

E. VEHICULAR ACCESS & PARKING

E-2 Integrate parking facilities.
Minimize the visual impact of parking by integrating parking facilities with surrounding development. Incorporate architectural treatments or suitable landscaping to provide for the safety and comfort of people using the facility as well as those walking by.

Response: Care has been taken to site the project parking entrance on the calmer-traffic street of 8th Avenue and directly across the street from the parking entrance of Amazon re:Invent for safe sight-lines. A separate bicycle entrance is provided adjacent to the lobby, also on 8th Avenue as it is the projects bike lane route. Loading, drop-off, and new curb cuts have been avoided on the bus and streetcar transit routes of Westlake and Blanchard.

