# CONTENTS

## INTRODUCTION
- Project Info, Development Details & Project Goals .................................................. 3
- Vicinity map .................................................................................................................. 4

## PROJECT OVERVIEW
- Programatic axonometrics ................................................................. 6
- Proposed site plan ......................................................................................... 7
- Sections ................................................................................................................. 8

## CONCEPT PARTI
- Neighborhood Analysis .................................................................................. 10
- View types ........................................................................................................... 12
- Material palate ..................................................................................................... 13

## SUPPORTED AT EDG2
- Supported by the board at EDG2 ................................................................. 18
- EDG2 Guidance ................................................................................................. 20

## THEME 1 | TOWER LEVEL
- Theme 1, tower level ............................................................................................ 22

## THEME 2 | MID-LEVEL
- Theme 2, mid-level ............................................................................................... 32

## THEME 3 | PEDESTRIAN LEVEL
- Theme 3, pedestrian level .................................................................................... 32

## DRAWING INDEX

### PLANS
- Roof - Level 24 ......................................................................................... 23
- Penthouse Levels 21-23 .................................................................................. 23
- Tower Levels 14-20 ...................................................................................... 23
- Mid-Level Roof - Level 13 ................................................................. 23
- Mid-Levels 8-12 ............................................................................................. 33
- Podium Roof - Level 7 .............................................................................. 33
- Podium Levels 3-6 .......................................................................................... 41
- Podium Levels 2 ............................................................................................. 41
- Site Level 1 ...................................................................................................... 7

### OVERALL ELEVATIONS
- South Elevation ............................................................................................... 24
- West Elevation ................................................................................................. 25
- North Elevation ............................................................................................... 26
- East Elevation ................................................................................................ 27

### OVERALL SECTIONS
- N-S Section ...................................................................................................... 8
- E-W Section ....................................................................................................... 9

## DEPARTURE REQUESTS
- Departure requests ............................................................................................ 65

## LANDSCAPE & LIGHTING
- Landscape & lighting ....................................................................................... 65

## SIGNAGE
- Signage ............................................................................................................. 76

## APPENDIX
- Appendix ........................................................................................................... 79
PROJECT INFORMATION

ADDRESS: 210 WALL STREET
DPD PROJECT #: 3020932

ARCHITECT: ANKROM MOISAN ARCHITECTS
1505 5TH AVE, STE 300
SEATTLE, WA 98101
206.576.1600
CONTACT: DAVID KELLEY

LANDSCAPE ARCHITECT: BRUMBAUGH & ASSOCIATES
600 N 85TH STREET, STE 102
SEATTLE, WA 98103
206.782.3650
CONTACT: MARK BRUMBAUGH

DEVELOPER: AVALONBAY COMMUNITIES
600 108TH AVE, STE 840
BELLEVUE, WA 98004
425.468.9463
CONTACT: DEREK BOTTLES

DEVELOPMENT DETAILS

The proposed project is 24-story mixed-use building with below-grade parking. The basic program includes:

- Approximately 275 apartments
- Approximately 10,000 gsf of street-level commercial area
- Approximately 250 below-grade parking stalls

PROJECT GOALS

- Create a vibrant pedestrian and retail street experience for the neighborhood
- Develop a residential community appropriate for its place, that is “of the Belltown neighborhood”, and provides a playful, active environment for the local community to engage
- Reinforce concepts from the ‘growing vine street’ movement, emphasizing vine street as a pedestrian-oriented green street
The project site is in Belltown on 2nd Avenue, between Wall Street and Vine Street. It is near the crest of the hill that slopes westward down to Elliott Bay, and in close proximity to South Lake Union and the main downtown core.
The site is currently vacant.

It is relatively flat, with about 2' upward slope north to south, and west to east.

A planting strip containing no significant trees, and fence surround a gravel field. Gate access is provided at the alley and 2nd Avenue.

Metro Transit buses wait curbside along Wall Street for layover, and a bike-share station is located on 2nd Avenue.

There is good site access. Three sides are bordered by one way streets, with a two-way alley in the rear, and no topographic or natural barriers.
PROPOSED SITE PLAN

LEGEND
- RETAIL ENTRY
- RESIDENTIAL ENTRY
- PROPERTY LINE
- AMENITY
- APARTMENTS
- BACK OF HOUSE
- RESIDENTIAL LOBBY
- RETAIL

SDOT approved ROW tree and streetscape layout.

EXISTING CURB LINE
GROWING VINE STREET
STREETSCAPE IMPROVEMENT AND ART FEATURE

2ND AVENUE

PROJECT OVERVIEW
PROJECT OVERVIEW

N-S SECTION LOOKING EAST

TYPICAL TOWER (LEVELS 13-25)

TYPICAL MID-LEVELS (LEVELS 8-12)

AMENITY LEVEL

AMENITY LEVEL

AMENITY LEVEL

TYPICAL PODIUM (LEVELS 2-6)

RESIDENTIAL LOBBY/LEASING

RETAIL

MAINTENANCE ONLY

AMENITY

APARTMENTS

TERRACE

TERRACE

TERRACE

NEIGHBORHOOD NW AERIAL

N-S SECTION

SOUTH TOWER LOCATION

 Allows the most air and light to Vine Street green street. Least impact to neighboring towers’ views.
 Neighborhood Support expressed at community meetings and EDG 1 Public Comment Period.
 Board support at EDG 2.
 Continues the existing neighborhood tower spacing rhythm.

REINFORCES NEIGHBORHOOD’S TOWER SPACING PATTERN AND RHYTHM

POTENTIAL FUTURE TOWER

ALLOWS THE MOST AIR AND LIGHT TO VINE STREET GREEN STREET.

LEAST IMPACT TO NEIGHBORING TOWERS’ VIEWS.

NEIGHBORHOOD SUPPORT EXPRESSED AT COMMUNITY MEETINGS AND EDG 1 PUBLIC COMMENT PERIOD.

BOARD SUPPORT AT EDG 2.

CONTINUES THE EXISTING NEIGHBORHOOD TOWER SPACING RHYTHM.
Early studies of the project site revealed that the project would be visible from the bay, and would provide grand vistas for residents, along with beautiful sunsets and playful reflectivity of light off the water.
PROJECT OVERVIEW

VIEW ANALYSIS
Analysis of view opportunities inform different design strategies to be employed for apartment views, and exterior materiality. Water views to the west are given a “panoramic” treatment. City views allow a unique opportunity to be “framed” or “discovered”. These themes guided the design, from apartment layout to exterior materiality and window placement.

VIEW TYPES

PANORAMA
Provides sweeping views of the water immediately visible upon entering a space.

FRAMED
Views that highlight a particular landmark or perspective.

DISCOVERY
Where a panoramic view is slowly revealed as one moves further into a space.
This led to a play of reflective and absorptive facade treatments based on the view opportunities for particular portions of the building.
Apartments with the best opportunity for panoramic views—mainly those with unobstructed water views—are detailed to fully capture those views.

The exterior wall is treated with floor-to-ceiling windows, and a glassy, transparent appearance from the exterior.
PROJECT OVERVIEW

PROJECTED METAL PANEL WINDOW WALL SYSTEM

Apartments without panoramic view opportunities are detailed to provide framed-view and discovery-view treatment.

A window-wall system with projected metal panel is used in the tower to create depth around windows, picking up on the depth of framed and discovery apartments in the podium and mid-level brick.

Perspective of Framed & Discovery Tower Treatment

Projected Metal Panel at Slab Edge

Projected Metal Panel Provides Extra Depth at Windows

Projected Metal Panel in Window-Wall System

Spandrel Glass Slab Edge By-Pass

Projected Metal Panel Slab Edge By-Pass

Spandrel Glass at Slab Edge

Punched Window Appearance for Framed and Discovery Apartments

Projected Metal Panel Typical at Slab Edge By-Pass

Every 3rd Floor Is Grouped with Spandrel Glass Slab Edge By-Pass
BALCONIES AT “FRAMED” & “DISCOVERY” APARTMENTS

7" AND 20" DEEP RECESSES ADD DEPTH TO WINDOWS CREATING MASS, AND DEVELOPS OFF THE “FRAMED” AND “DISCOVERY” DESIGN CONCEPT

AMENITY SLICE AND REFLECTIVE SOFFIT PROVIDE ACTIVITY AND LIVELINESS VISIBLE FROM PEDESTRIAN REALM BELOW

LOUVERS INTEGRATED INTO THE FACADE ADD TO CONSISTENT RHYTHM ALONG 2ND AVENUE AND PROVIDE APARTMENT VENTING

RECESSSED STEEL BALCONIES WITH GLASS GUARDRAIL

GRADIENT FRIT PROVIDES PRIVACY SCREENING WHILE ALLOWING VISIBILITY FROM WITHIN APARTMENTS

METAL PANEL DIVIDERS AT DOUBLE BALCONIES

STRUCTURE AND GUARD RAIL SPAN ACROSS DOUBLE BALCONIES FOR VISUAL CONSISTENCY WITH LARGE BALCONIES AT MIDLEVEL CUBE ABOVE

FRIEDTED GLASS EXTENDS TO SCREEN FASCIA AND STEEL STRUCTURE OF BALCONY

Apartments without panoramic view opportunities are detailed to provide framed-view and discovery-view treatment.

Depth around windows for a punched-window treatment expresses framed views.

Detailing at the brick massing is modern while relating to the industrial mass warehouse character from Bell Town’s past.

OPEN TO BELOW

FRITTED GLASS AT FRONT OF BALCONIES

CLEAR GLASS GUARD RAILS AT SIDES

METAL PANEL DIVIDERS SEPARATE UNIT BALCONIES

BOLT-ON BALCONY PLAN

PERSPECTIVE OF PODIUM BOLT-ON BALCONIES

FRAMED & DISCOVERY AT PODIUM AND MID-LEVELS

Metal Panel Dividers at Double Balconies

Structure and Guard Rail Span Across Double Balconies for Visual Consistency with Large Balconies at Midlevel Cube Above

Apartment Plan - Type B (Bolt-on @ Brick)

Apartment Plan - Type C (Bolt-on @ Brick)
PROJECT OVERVIEW

FRAMED & DISCOVERY AT PODIUM AND MID-LEVELS

7" INSETS TYPICAL AT BRICK WINDOWS

20" INSETS AT BRICK BALCONIES

HEAD AND SILL SECTION DETAIL

JAMB PLAN DETAIL

TYPICAL WINDOW JAMBS INCLUDE EXTRA HALF BRICK FOR MORE DEPTH THAN A TYPICAL BRICK VENEER

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

BALCONY
The following items were supported by the Design Review Board at the second Early Design Guidance meeting.

1. a) Massing, floor plate, & south tower location.
2. 1b) Reduced floor plate size & facade length.
3. 1b) Verticality & tower modulations.
4. 1b) Mid level cube.
5. 1b) SE corner element that wraps corner.
6. 1c) Rooftop forms & decks.
7. Canopies

8. Departure #1: Mid Level Coverage

9. Departure #2: Facade Width & Separation
The below order will be used to respond to the EDG 2 comments and recommendations shown on the following page.

### TOWER COMMENTS

1. The Board recommended more complete elevations and perspectives of all tower sides.

2. The Board supported the rooftop forms and decks shown. The screened mechanical portions must be well integrated with the tower composition and materiality.

3. The facade treatment of the “notch” between the cube and the tower should read as a minor “background material”.

### MID-LEVEL COMMENTS

4. The level 13 green roof top requires further study of the stair overrun to better integrate it into the North wall of the mid-level ‘cube’.

5. Reduce the level 13 stair overrun height.

6. Level 7 amenity deck should include canopy trees along the North and Northeast alley to buffer neighbors and provide texture visible from the Green Street below.

7. The L7 reveal should not be interrupted by privacy screens or other interruptions.

### PEDESTRIAN LEVEL COMMENTS

8. Residential lobby entrance (on South side, not shown in this image) should shift East and be composed as a legible, distinctive address under the tower form.

9. Ground floor retail should wrap the SW corner with doors accessing onto Wall Street.

10. The Southwest corner should include a wrapping canopy.

11. The Board endorsed the deeply recessed storefronts, and supported a consistent rhythm of pier widths rather than the two widened piers along 2nd Avenue.

12. The Board supported the Southeast corner element, and recommended studying the materiality of the Northeast corner which has a similar condition.
a). APPLICANT PREFERRED SOUTH TOWER LOCATION
The Board supported the massing and applauded how it had evolved from EDG 1.

b). SUPPORT FOR PLATE SIZE & VERTICALITY
The Board strongly supported the reduced plate size, and the verticality and modulation proposed.

The Board strongly endorsed the mid-level ‘cube’ and the horizontal slot/reveal at level 7. The facade treatment between the cube and the tower should read as a minor “background material”

The Board supported the SE corner element, and agreed it should wrap the alley facade. A similar condition occurs at the NE corner, study it in relation to the entire east facade.

RECOMMENDATION 1:
EAST ELEVATION
“Provide complete alley/east elevations, and continue the plane changes, modulation and verticality composition shown on the South, West and North elevations; include the ‘mass wall’ material at the Southeast corner and indicate materials on the Northeast corner.”

b). ROOFTOP AMENITIES
The Board supported the basic designs shown for the 3 rooftops, with the following refinements:

RECOMMENDATION 5:
LEVEL 7 AMENITY
“Provide more detailed plans of the residential lobby and adjacent lease space, and the level 7 amenity interior, to verify how the uses interface with the exterior.”

RECOMMENDATION 10:
LEVEL 7 LANDSCAPING
“Add trees on the North and East edges of the level 7 amenity deck, and consider light pergolas, feature walls or other non-vegetative elements to provide cover and define rooms.”

RECOMMENDATION 8:
LEVEL 13 STAIR
“Integrate the stair element better on the North elevation and reduce its visible over-run height; consider shifting the stair element south to be off the North wall plane, at the level 13 parapet at minimum.”

c). TOWER ROOFTOP
The Board supported the rooftop forms and decks shown. The screened mechanical portions must be well-integrated with the tower composition and materiality.

RECOMMENDATION 6:
ARTICULATION
“Provide large scale, dimensioned upper floor plans to verify the massing shifts and reveals will be as legible as the perspectives suggest.”

a). STOREFRONT VARIETY AND ARTICULATION
The Board endorsed the setbacks and ground floor articulation, in particular the deeply recessed storefronts between mass wall piers.

RECOMMENDATION 3:
RETAIL BAYS
“Generally follow the setbacks and ground level plan shown on pg 23, but revise the two wide piers shown on 2nd Avenue to match the typical pier width and rhythm.”

b). RESIDENTIAL LOBBY LOCATION
The Board agreed the ground floor retail should wrap the southwest corner, and the residential lobby entrance should shift east and be composed as a legible, distinctive address under the tower form.

RECOMMENDATION 2:
CORNER OF 2ND AND WALL
“Wrap the retail use and access doors onto the Wall Street corner at the Southwest corner.”

RECOMMENDATION 4:
RESIDENTIAL ENTRY
“Shift the South residential lobby entrance East and compose it with a distinctive, identifiable character to the street, scaled to the tower above.”

RECOMMENDATION 5:
RESIDENTIAL LOBBY
“Provide more detailed plans of the residential lobby and adjacent lease space, and the level 7 amenity interior, to verify how the uses interface with the exterior.”

c). [comment excluded, only applicable to preferred design presented at EDG 1]

d). CONTINUOUS WEATHER PROTECTION
The Board supported the canopies as shown, but given the recommendations under 3b above, the southwest corner should include a wrapping canopy.

RECOMMENDATION 7:
BALCONIES
“Provide large scale sections, materials and details of the proposed balconies, to verify they do not detract from the clear reading of the mid-level cube.”

RECOMMENDATION 9:
CORNER OF 2ND AND VINE
“Study the specific materiality of the gray background planes that recess behind the northwest ‘glass cube’, the cube has a generally supported character.”
THEME 1
TOWER LEVELS

TOWER COMMENTS

1. The Board recommended more complete elevations and perspectives of all tower sides.

2. The Board supported the rooftop forms and decks shown. The screened mechanical portions must be well integrated with the tower composition and materiality.

3. The facade treatment between the cube and the tower should read as a minor ‘background material’.

RESPONSE

1. Complete elevations and perspectives of all tower sides are provided in this packet.

2. The rooftop massing has remained the same as shown in EDG #2. Herein, detailed information is provided to show programming for the upper levels. The mechanical screen is made of the same exterior wall system as the tower, and is a seamless continuation of the massing below.

3. The facade treatment between the mid-level brick cube and the glassy tower is a subdued grey metal panel. It reads as background allowing the two masses to read as independent from each other while not calling attention to itself.

DESIGN GUIDELINES

1. A-1 RESPOND TO THE PHYSICAL ENVIRONMENT
   B-2 CREATE A TRANSITION IN BULK & SCALE
   B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING

2. A-2 ENHANCE THE SKYLINE
   B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING
THEME 1: TOWER LEVELS

LEVELS 21-23 - PENTHOUSE APARTMENTS

LEVEL 24 - TOWER AMENITY & MECHANICAL

LEVELS 14-20 - TYPICAL TOWER PLAN

TOWER PLANS

LEVEL 13 ROOF BELOW
THEME 1: TOWER LEVELS

SOUTH ELEVATION

GUIDANCE

1. The Board recommended more complete elevations and perspectives of all tower sides.

RESPONSE

Complete elevations and perspectives of all tower sides are provided in this packet.

DESIGN GUIDELINES

A-1 RESPOND TO THE PHYSICAL ENVIRONMENT
The West facade of the tower responds to the panoramic views provided by Elliott Bay. This has informed the materiality of the two sides of the tower.

B-2 CREATE A TRANSITION IN BULK & SCALE
Modulation that breaks down the bulk & scale of the building is provided with pop-outs and reveals.

B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING
The tower massing extends to ground level, integrating it with the mid-levels and podium. Exterior treatments are balanced throughout the project, and the tower top is integrated with the tower massing below.

SOUTH ELEVATION - WALL STREET

SILVER WINDOW WALL
CLEAR VISION & MATCHING SPANDREL GLASS

GLASS SPANDREL
METALLIC COPPER BACK-PAINT

BALCONY GLASS
METALLIC COPPER FRIT GRADIENT FROM SOLID TO TRANSPARENT

STACK BOND BRICK
DARK IRON SPOT STACKED BOND

METAL PANEL SIDING

WINDOW WALL PROJECTED METAL PANEL THREE GREY FINISHES

BALCONY GLASS
METALLIC SILVER FRIT GRADIENT FROM SOLID TO TRANSPARENT

WINDOW WALL WITH BLACK FRAME

Complete elevations and perspectives of all tower sides are provided in this packet.
1.b. The Board recommended more complete elevations and perspectives of all tower sides.

**RESPONSE**
Complete elevations and perspectives of all tower sides are provided in this packet.

3. 1b. The facade treatment between the cube and the tower should read as a minor ‘background material’.

**RESPONSE**
The facade treatment between the mid-level brick cube and the glassy tower is a subdued grey metal panel. It reads as background allowing the two masses to read as independent from each other while not calling attention to itself.

**DESIGN GUIDELINES**

_A-1 RESPOND TO THE PHYSICAL ENVIRONMENT_

The West facade of the tower responds to the panoramic views provided by Elliott Bay. This has informed the materiality of the two sides of the tower.

_B-2 CREATE A TRANSITION IN BULK & SCALE_

Modulation that breaks down the bulk & scale of the building is provided with pop-outs and reveals.

_B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING_

The tower massing extends to ground level, integrating it with the mid-levels and podium. Exterior treatments are balanced throughout the project, and the tower top is integrated with the tower massing below.
THEME 1: TOWER LEVELS

GUIDANCE
1.1b. The Board recommended more complete elevations and perspectives of all tower sides.

RESPONSE
Complete elevations and perspectives of all tower sides are provided in this packet.

DESIGN GUIDELINES
A-1 RESPOND TO THE PHYSICAL ENVIRONMENT
The West facade of the tower responds to the panoramic views provided by Elliott Bay. This has informed the materiality of the two sides of the tower.

B-2 CREATE A TRANSITION IN BULK & SCALE
Modulation that breaks down the bulk & scale of the building is provided with pop-outs and reveals.

B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING
The tower massing extends to ground level, integrating it with the mid-levels and podium. Exterior treatments are balanced throughout the project, and the tower top is integrated with the tower massing below.
THEME 1: TOWER LEVELS

GUIDANCE
1) The Board recommended more complete elevations and perspectives of all tower sides.

RESPONSE
Complete elevations and perspectives of all tower sides are provided in this packet.

GUIDANCE
2) The Board supported the rooftop forms and decks shown. The screened mechanical portions must be well integrated with the tower composition and materiality.

RESPONSE
The rooftop massing has remained the same as shown in EDG #2. Detailed information is provided to show programming for the upper levels. The mechanical screen is made of the same exterior wall system as the tower, and is a seamless continuation of the massing below.

GUIDANCE
3) The facade treatment between the cube and the tower should read as a minor “background material”.

RESPONSE
The facade treatment between the mid-level brick cube and the glassy tower is a subdued grey metal panel. It reads as background allowing the two masses to be perceived as independent from each other while not calling attention to itself.

DESIGN GUIDELINES
A-1 RESPOND TO THE PHYSICAL ENVIRONMENT
B-2 CREATE A TRANSITION IN BULK & SCALE
B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING
THEME 1: TOWER LEVELS

PERSPECTIVE FROM NORTHWEST
THEME 1: TOWER LEVELS

COVERED AMENITY TERRACE AT LEVEL 24 VIEWED FROM SOUTHWEST

MECHANICAL SCREEN: AN EXTENSION OF MASSING BELOW

REFLECTIVE CANOPY SOFFIT: VISIBLE FROM PEDESTRIAN LEVEL

FLOOR-TO-CEILING WINDOWS AT LEVEL 24 AMENITY: ENHANCES THE SKYLINE

TOWER MASSING FROM RESIDENTIAL LEVELS FORMS THE MASSING OF THE AMENITY LEVEL
THEME 1: TOWER LEVELS

1. The Board supported the rooftop forms and decks shown. The screened mechanical portions must be well integrated with the tower composition and materiality.

2. The rooftop massing has remained the same as shown in EDG #2. Herein, detailed information is provided to show programming for the upper levels. The mechanical screen is made of the same exterior wall system as the tower, and is a seamless continuation of the massing below.

GUIDANCE

RESPONSE
The rooftop massing has remained the same as shown in EDG #2. Herein, detailed information is provided to show programming for the upper levels. The mechanical screen is made of the same exterior wall system as the tower, and is a seamless continuation of the massing below.

DESIGN GUIDELINES

A-2 ENHANCE THE SKYLINE
The amenity space projecting light, and feature canopy reflecting that light, will provide active visual interest to the building top. This departure greatly improves the positive impact of the tower top, and its ability to improve the skyline.

B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING
The proposed design follows this guideline by enclosing mechanical equipment behind screening, which integrates this area with the tower form below. The result is a tower top that appears as a uniform massing, rather than as a roof level with mechanical penthouse and elevator overrun.
MID-LEVEL COMMENTS

4 2.b). The level 13 green roof top requires further study of the stair overrun to better integrate it into the north wall of the mid-level ‘cube’.

5 2.b). Reduce the level 13 stair overrun height.

6 2.b). Level 7 amenity deck should include canopy trees along the north and northeast alley to buffer neighbors and provide texture visible from the Green Street below.

7 1.b). The L7 reveal should not be interrupted by privacy screens or other interruptions.

RESPONSE

4 After several studies, the stair facade has been wrapped in brick, integrating it into the ‘cube’ form. A reveal in the brick highlights an expressed downpipe that brings rainwater from the green roof down to the level 7 deck where it passes through a decorative water feature. Another visible downpipe will transfer this water from the Level 7 terrace down to an art feature at Vine Street. These elements work with the goals of “gorwing” Vine Street by celebrating water and water flow.

5 The stair overrun has been removed. Roof access is now provided with a hatch. Additionally, the mechanical area associated with the stair has been shifted to the middle of the roof, concealing it from pedestrian view, and is the lowest height possible.

6 Trees visible from the north and east have been added to the amenity deck.

7 At the south end of the L7 reveal, (3) 42” privacy screens designate the individual apartment’s decks. The screens are no taller than the adjacent parapet and are not visible from the street.

DESIGN GUIDELINES

4 B-2 CREATE A TRANSITION IN BULK & SCALE

B-2 CREATE A TRANSITION IN BULK & SCALE

D-2 ENHANCE THE BUILDING WITH LANDSCAPING

B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING
THEME 2: MID-LEVELS

PLANS

TYPICAL MID-LEVEL PLAN - LEVEL 8-12

AMENITY TERRACE - LEVEL 7

SEE PG 36 FOR LEVEL 7 ROOF TERRACE LANDSCAPE PLAN

DOG RUN

PET WASH

LOUNGE

FITNESS

YOGA 1

YOGA 2

2 BR

1 BR

1 BR

2 BR

1 BR

2 BR

1 BR

2 BR

1 BR

2 BR

1 BR

1 BR

2 BR

1 BR

2 BR
2.b). The level 13 green roof top requires further study of the stair overrun to better integrate it into the north wall of the mid-level 'cube'.

5. 2.b). Reduce the level 13 stair overrun height.
After several studies, the stair facade has been wrapped in brick, integrating it into the ‘cube’ form. A reveal in the brick highlights an expressed downpipe that brings rainwater from the green roof down to the level 7 deck where it passes through a decorative water feature. Another visible downpipe will transfer this water from the Level 7 terrace down to an art feature at Vine Street, embracing the City’s goals of celebrating water and water flow along Vine Street.

The stair overrun has been removed. Roof access is now provided with a hatch. Additionally, the mechanical area has been shifted to the middle of the roof, concealing it from pedestrian view, and is the lowest height possible.

**GUIDANCE RESPONSE**

4. B-2 CREATE A TRANSITION IN BULK & SCALE

The brick cube helps break down the mass at the mid-levels, giving the appearance of being separate from the tower.
GUIDANCE

1. Level 7 amenity deck should include canopy trees along the north and northeast alley to buffer neighbors and provide texture visible from the Green Street below.

RESPONSE

Trees visible from the north and east have been added to the amenity deck.

DESIGN GUIDELINES

D-2 ENHANCE THE BUILDING WITH LANDSCAPING

Terrace landscaping that is visible from the public realm below adds to the Green Street experience.

LEVEL 7 LANDSCAPING
LEVEL 7 LANDSCAPING

GUIDANCE
7.1.b. The L7 reveal should not be interrupted by privacy screens or other interruptions.

RESPONSE
At the south end of the L7 reveal, (3) 42” privacy screens designate the individual apartment’s decks. The screens are no taller than the adjacent parapet and are not visible from the street.

DESIGN GUIDELINES
B-2 CREATE A TRANSITION IN BULK & SCALE
The “slice” breaks down the massing by creating a lightness as the upper levels appear to float above the podium.

B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING
The amenity slice creates an identifiable feature for the building, that highlights the project’s mid-level amenities.
THEME 3
PEDESTRIAN LEVEL

PEDESTRIAN LEVEL COMMENTS

8 3.b). Residential lobby entrance should shift east and be composed as a legible, distinctive address under the tower form.

9 3.b). Ground floor retail should wrap the SW corner with doors accessing onto Wall Street.

10 3.d). The southwest corner should include a wrapping canopy.

11 3.a). The Board endorsed the deeply recessed storefronts, and supported a consistent rhythm of pier widths rather than the two widened piers along 2nd Avenue.

12 3.b). The Board supported the southeast corner element, and recommended studying the materiality of the northeast corner which has a similar condition.

RESPONSE

8 The main entry doors have been shifted to the east. The entry massing aligns with the tower pop-out above, and has a vestibule made of a distinct materiality that draws pedestrians to the doors.

9 The Zoning Code determines use requirements, and does not require retail use at this corner. Without a retail tenant contracted for the space, the design team is meeting the design guidelines by activating this corner with a unique art installation and feature wall in the lobby. However, the storefront is designed to accommodate doors and the space is easily converted to retail. The developer is committed to a rich, active, urban environment.

10 The design team explored adding a canopy to the SW corner. In the end, we feel the corner and separate architectural masses meet the design guidelines to a greater extent than when no canopy wraps the SW corner. Removing the canopy allows better visibility of the double-height lobby feature wall and art piece, and helps the entry be more clearly distinguished. The design meets zoning code requirements as proposed; the building steps back from the property line more than five feet.

11 All piers have been revised to be a consistent width, and the retail bay rhythm simplified. Consistency has also been applied to retail bay setbacks, and opportunities for more retail doors has been provided.

12 The design team studied the composition and materiality of the northeast corner, intersection of Vine and the alley. This element wraps the corner, providing a mass and a “grounding” to that part of the building. After studying various materials and shifts in massing, brick was found to be the most suitable and elegant choice. The brick extends 68’ down the alley.

DESIGN GUIDELINES

8 B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING

9 C-1 PROMOTE PEDESTRIAN INTERACTION

10 B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING

C-2 DESIGN FAÇADES OF MANY SCALES

C-3 PROVIDE ACTIVE--NOT BLANK--FAÇADES

C-4 REINFORCE BUILDING ENTRIES

B-3 REINFORCE THE POSITIVE URBAN FORM & ARCHITECTURAL ATTRIBUTES OF THE IMMEDIATE AREA

C-2 DESIGN FAÇADES OF MANY SCALES

C-3 PROVIDE ACTIVE--NOT BLANK--FAÇADES

C-4 REINFORCE BUILDING ENTRIES
THEME 3: PEDESTRIAN LEVEL

PROPOSED SITE PLAN

LEGEND
- RETAIL ENTRY
- RESIDENTIAL ENTRY
- PROPERTY LINE
- AMENITY
- APARTMENTS
- BACK OF HOUSE
- RESIDENTIAL LOBBY
- RETAIL

SDOT approved ROW tree and streetscape layout.

EXISTING CURB LINE
GROWING VINE STREET
STREETSCAPE IMPROVEMENT AND
ART FEATURE

2ND AVENUE

SDOT approved ROW tree and streetscape layout.
THEME 3: PEDESTRIAN LEVEL

DOUBLE-HEIGHT RESIDENTIAL LOBBY

DOUBLE HEIGHT LOBBY & LEASING OFFICE

DISTINCTIVE ENTRY VESTIBULE MADE OF BLUE GLASS

BLUE GLASS CONTINUES TO ELEVATOR LOBBY

RESIDENTIAL LOBBY SECTION
PEDESTRIAN VIEW FROM SOUTHEAST
THEME 3: PEDESTRIAN LEVEL
Theme 3: Pedestrian Level

Guidance

3.b. Residential lobby entrance should shift east and be composed as a legible, distinctive address under the tower form.
The residential lobby entrance has been relocated 28’ to the east. Held within a copper frame aligned with the tower above, the vestibule itself will be a distinctive blue-glass feature element, clearly demarcated as the main building entry.

**LEVEL 1 PLAN AT SW CORNER**

**ENTRY LOBBY AT SW CORNER**

**RELOCATED ENTRY VESTIBULE**

**ART FEATURE**

**RECOMMENDATION MEETING | SEPTEMBER 20, 2016**

**LEVEL 3: PEDESTRIAN LEVEL**

**RESIDENTIAL ENTRY**

**REVISED DESIGN**

**RESPONSE**

**DESIGN GUIDELINES**

B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING

The expression of residential uses in the tower is brought down to the ground, unifying the residential entry both conceptually and physically for a coherent architectural concept.

C-4 REINFORCE BUILDING ENTRIES

The entry is clearly identifiable, following C-4 considerations of providing an “extra-height lobby space; distinctive doorways; projected entry bay; artwork integrated into the facade; ornamental glazing.”
THEME 3: PEDESTRIAN LEVEL

STRUCTURAL GLASS STUDY

RESIDENTIAL ENTRY SW AXON

SPIDER CLIP STUDY

RESIDENTIAL ENTRY SW AXON

RESIDENTIAL ENTRY SE PERSPECTIVE

RESIDENTIAL ENTRY SE PERSPECTIVE

STRUCTURAL GLASS FIN SUPPORTS

GLASS SUPPORTED BY STEEL FRAME WITH SPIDER FITTINGS
The project continues to explore the detailing of the entry vestibule. The main criteria is that the distinctive blue glass entry be visibly intersecting the larger entry-massing.
Tower massing brought to ground level, expressing connection between main lobby and residential uses above.

Brick podium massing designed for small-scale retail expression along 2nd Avenue.

9 b). Ground floor retail should wrap the SW corner with doors accessing onto Wall Street.

RESPONSE

The Zoning Code determines use requirements, and does not require retail use at this corner. Without a retail tenant contracted for the space, the design team is meeting the design guidelines by activating this corner with a unique art installation and feature wall in the lobby. However, the storefront is designed to accommodate doors and the space is easily converted to retail. The developer is committed to a rich, active, urban environment.

DESIGN GUIDELINES

C-1 PROMOTE PEDESTRIAN INTERACTION

The well-lit lobby will increase safety after business hours, and the combination of art, feature wall, and corner setbacks provide both a place for pedestrian repose and place of interest to help draw people to the building. The double-height lobby also meets this guideline by providing variation in size of the corner facade as compared to the retail corridor.

D-3 PROVIDE ELEMENTS THAT DEFINE THE PLACE

The feature wall and art piece provide special attractions that help distinguish the lobby and enhance the pedestrian realm.

FEATURE WALL & SCULPTURE CONCEPTS
Programmatic requirements for project feasibility, and design preference for a building form that is cohesive with interior functions, has led to a preference for the project to activate the SW corner with a feature wall and art sculpture in the residential lobby. However, flexibility to change to future retail use has been provided for—the feature wall is non-structural and can be modified to convert the lobby to retail space, and storefront doors will be provided for corner retail.
GUIDANCE
10.3.3. The southwest corner should include a wrapping canopy.

RESPONSE
The design team explored adding a canopy to the SW corner. In the end, we feel the corner and separate architectural masses meet the design guidelines to a greater extent than when no canopy wraps the SW corner. Removing the canopy allows better visibility of the double-height lobby feature wall and art piece, and helps the entry be more clearly distinguished. The design meets zoning code requirements as proposed, because the building steps back from the property line more than five feet.

DESIGN GUIDELINES
B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING
A canopy at the southwest corner interrupts the expression of the tower coming down to the base as a unified mass.

C-2 DESIGN FACADES OF MANY SCALES
A canopy at the southwest corner removes the diversity of pedestrian experiences on this project.

C-4 REINFORCE BUILDING ENTRIES
A canopy at the southwest corner detracts from the double-height lobby expression which helps clearly differentiate the residential lobby from retail portions of the project.
THEME 3: PEDESTRIAN LEVEL

Explore place-making recesses at the street corners.

At EDG meeting #2, the design team provided a design that met guidance provided at EDG #1. The Board wanted to see ground-level articulation, in particular, recesses at street corners. This guidance was followed, and the Board supported the overall massing, including how the tower form was expressed all the way down to street level.

With the design keeping the same big-picture massing that was approved at EDG meeting #2, the design team still proposes a clean tower base at the SW Corner, unbroken by a canopy. This helps provide a distinct lobby entry, promotes pedestrian activation with high visibility of the double-height lobby feature wall and art piece, and meets zoning code.

PROJECT HISTORY RECAP

GUIDANCE FROM EDG #1
Explore place-making recesses at the street corners.

RESPONSE AT EDG #2
At EDG meeting #2, the design team provided a design that met guidance provided at EDG #1. The Board wanted to see ground-level articulation, in particular, recesses at street corners. This guidance was followed, and the Board supported the overall massing, including how the tower form was expressed all the way down to street level.

RATIONALE FOR PROPOSED DESIGN
With the design keeping the same big-picture massing that was approved at EDG meeting #2, the design team still proposes a clean tower base at the SW Corner, unbroken by a canopy. This helps provide a distinct lobby entry, promotes pedestrian activation with high visibility of the double-height lobby feature wall and art piece, and meets zoning code.

SMC 23.49.018 - OVERHEAD WEATHER PROTECTION EXEMPTION A.1:
OVERHEAD WEATHER PROTECTION IS NOT REQUIRED WHERE PORTIONS OF THE STRUCTURE FACADE ARE LOCATED FARTHER THAN FIVE FEET FROM THE PROPERTY LINE
THEME 3: PEDESTRIAN LEVEL

2ND AVENUE PEDESTRIAN EXPERIENCE

PERSPECTIVE FROM NORTHWEST
THEME 3: PEDESTRIAN LEVEL

20" INSETS

GROUPED INSETS AT BALCONIES PROVIDE WIND PROTECTION AND FACADE DEPTH

BRICK

WINDOW WALL CLEAR VISION GLASS

VENT LOUVER

SILVER REFLECTIVE METALLIC FRIT WITH GRADIENT

COPPER REFLECTIVE METALLIC FRIT WITH GRADIENT

WINDOW WALL CLEAR VISION GLASS

WINDOW WALL SILVER PROJECTED METAL PANEL

BUTT GLAZED STOREFRONT AT NW CORNER RETAIL

WEST ELEVATION

LEVEL 1 PLAN

TYPICAL PODIUM PLAN
3.a. The Board endorsed the deeply recessed storefronts, and supported a consistent rhythm of pier widths rather than the two widened piers along 2nd Avenue.

**GUIDANCE**

All piers have been revised to be a consistent width, and the retail bay rhythm simplified. Consistency has also been applied to retail bay setbacks, and opportunities for more retail doors have been provided.

**DESIGN GUIDELINES**

B-3 REINFORCE THE POSITIVE URBAN FORM & ARCHITECTURAL ATTRIBUTES OF THE IMMEDIATE AREA

The rhythm of thickened brick piers and regularized retail bays follows existing projects in the neighborhood.

C-2 DESIGN FACADES OF MANY SCALES

The retail portion of this project is designed with modulation that alternates retail display windows with recessed entries. Variation in height is also expressed to correspond with bay widths.

**PLAN KEY**

- **LOCATION OF RETAIL DISPLAY WINDOWS**
- **LOCATION OF WIDE PIERS**
- **COMPARISON OF BAY WIDTHS**
THEME 3: PEDESTRIAN LEVEL

REVISED DESIGN

2ND AVE RETAIL BAYS

CURRENT 2ND AVENUE ELEVATION

CURRENT LEVEL 2 PLAN

CURRENT LEVEL 1 PLAN

ELEVATION KEY
- Height of retail bays consistent with width of bays

PLAN KEY
- All retail display windows pushed out to sidewalk
- Comparison of bay widths
- Pedestrian level setbacks

SECTION AT RECESSED RETAIL

PERSPECTIVE VIEW
ON PAGES 56-57
THEME 3: PEDESTRIAN LEVEL

FORWARD DISPLAY WINDOWS MAKES RETAIL MORE VISIBLE AND STREETSCAPE MORE ACTIVE

RECESSED BAYS AT ENTRIES PROVIDE AREA FOR DOOR SWING, VARIATION, AND MODULATION

The proposed design offers a simplified bay rhythm through consistency of wide, double-height display-window bays contrasted with narrow, single-height entry bays.
A study in recessing the wide display-window bays revealed a decrease in perceived active-storefront, as the brick piers hide the recessed windows.
THEME 3: PEDESTRIAN LEVEL

PERSPECTIVE FROM NORTHWEST
THEME 3: PEDESTRIAN LEVEL

TYPICAL PODIUM PLAN

WINDOW WALL
PROJECTED METAL PANEL

BRICK

VENT LOUVER

WATER FEATURE - SCULPTURAL ART PIECE

NORTH ELEVATION

LEVEL 1 PLAN

WATER WALL
ACCENT SPANDREL GLASS AT SLAB BYPASS

BALCONY & CANOPY GLASS COPPER METALLIC FRIT WITH GRADIENT PATTERN

VENT LOUVER

WATER FEATURE - SCULPTURAL ART PIECE

LEVEL 1 PLAN

WATER WALL
ACCENT SPANDREL GLASS AT SLAB BYPASS

BALCONY & CANOPY GLASS COPPER METALLIC FRIT WITH GRADIENT PATTERN
THEME 3: PEDESTRIAN LEVEL

VINE STREET

The project team has had several meetings with the Growing Vine Street neighborhood group to develop a streetscape plan sensitive to the goals of the group. The landscape architects and a commissioned artist have been working on creating vibrant plantings and art features that display water conveyance, with water collected at the building’s roofs.
PEDESTRIAN VIEW LOOKING DOWN VINE STREET FROM NORTHWEST CORNER
THEME 3: PEDESTRIAN LEVEL

ALLEY
PEDESTRIAN
EXPERIENCE

EXISTING BUILDING ACROSS ALLEY

PERSPECTIVE FROM NORTHEAST
**GUIDANCE**

1. The Board supported the southeast corner element, and recommended studying the materiality of the northeast corner which has a similar condition.

**RESPONSE**

The design team studied the composition and materiality of the northeast corner, intersection of Vine and the alley. This element wraps the corner, providing a mass and a “grounding” to that part of the building. After studying various materials and shifts in massing, brick was found to be the most suitable and elegant choice. The brick extends 68' down the alley.
DEPARTURE REQUESTS

DEPARTURE REQUEST #1
SUPPORTED BY THE BOARD AT EDG 2

CODE SECTION:
SMC 23.49.158
DOWNTOWN MIXED RESIDENTIAL, COVERAGE AND FLOOR SIZE LIMITS

REQUEST:
The proposal requests to depart the tiered coverage percentages from 65'-125'. The proposal distributes an average of the total allowed floor area to all floors between 65'-125'.

RATIONALE:
The proposed design embraces the intent of this code section by including a deep inset notch between massing elements, and stepping back the tower, which allows the building to read as two separate structures from street level.

ENHANCES DESIGN GUIDELINES:
B-3 REINFORCE THE POSITIVE URBAN FORM & ARCHITECTURAL ATTRIBUTES OF THE IMMEDIATE AREA
B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING

DEPARTURE REQUEST #2
SUPPORTED BY THE BOARD AT EDG 2

CODE SECTION:
SMC 23.49.164.C.2
DOWNTOWN MIXED RESIDENTIAL, MAXIMUM WIDTH, DEPTH AND SEPARATION REQUIREMENTS

REQUEST:
The maximum width and depth for portions of a structure between 65-feet and 125-feet in height is 120-feet and this portion of the structure shall be separated horizontally from any other portion of a structure on the same lot above 65-feet in height by 20-feet at all points.

RATIONALE:
The proposed design embraces the intent of this code section by including a deep inset notch between massing elements, and stepping back the tower, which allows the building to read as two separate structures from street level.

ENHANCES DESIGN GUIDELINES:
B-2 CREATE A TRANSITION IN BULK & SCALE
B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING

DEPARTURE REQUEST #3
NOT REQUESTED AT EDG 2

CODE SECTION:
SMC 23.49.008.D
DOWNTOWN ZONES, ROOFTOP FEATURES

REQUEST:
The proposal requests that indoor mechanical area be considered an exterior screened rooftop feature and exempt from coverage calculations (SMC 23.49.008.D.3.b) due to it being located behind mechanical screens, with no discernible visual difference to building massing compared to it being outdoor screened mechanical equipment.

RATIONALE:
The proposed rooftop design includes active amenity spaces, indoor and outdoor mechanical equipment areas, and a feature roof overhang. The intent is that the tower top appears integrated with the overall building massing. This departure request allows for necessary indoor mechanical space to be provided on the roof without diminishing an amenity space that enhances the skyline. The two enclosed mechanical areas will have an identical appearance whether they are enclosed or not.

ENHANCES DESIGN GUIDELINES:
A-2 ENHANCE THE SKYLINE
B-4 DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING
DEPARTURE REQUEST 1
SUPPORTED BY DRB AT EDG 2

SMC 23.49.158: Downtown Mixed Residential, coverage and floor size limits
Table A: For lot sizes between 25,001 – 38,000 SF, portions of structures below 65-feet may have 100% coverage. For the lot size of this site, coverage is limited to 55% of the site area for portions of the structure between 65-feet and 85-feet; and 50% for portions between 85-feet and 125-feet. Portions of the structure above 125’ are limited to 8,000 SF.

REQUEST:
The proposal requests to depart the tiered coverage percentages from 65’-125’. The proposal distributes an average of the total allowed floor area to all floors between 65’-125’.

RATIONALE:
The proposal does not gain additional floor area in this departure request, but redistributes the allowable area within 65-125’, providing a unified massing and additional podium rooftop open space along Vine Street.

B-3 Reinforce the positive urban form & architectural attributes of the immediate area
By unifying the mid-level “step” in the building form to a singular move, the massing is read as clean and intentional, reinforcing the common massing form found in this area.

B-4 Design a well-proportioned & unified building
Averaging the floor area allows the mid-levels of the building to have the same floor plate shape. This simplifies the design into a more unified and intentional massing.

---

**TABLE A:**

<table>
<thead>
<tr>
<th>Lot Size Range</th>
<th>Coverage %</th>
<th>Floor Area Limits</th>
</tr>
</thead>
<tbody>
<tr>
<td>65’-85’</td>
<td>55%</td>
<td>Portions below 65’-85’ have 100% coverage.</td>
</tr>
<tr>
<td>85’-125’</td>
<td>50%</td>
<td>Portions below 85’-125’ have 50% coverage.</td>
</tr>
<tr>
<td>Above 125’</td>
<td>8,000 SF</td>
<td>Portions above 125’ are limited to 8,000 SF.</td>
</tr>
</tbody>
</table>

**REQUEST:**

The proposal requests to depart the tiered coverage percentages from 65’-125’. The proposal distributes an average of the total allowed floor area to all floors between 65’-125’.

**RATIONALE:**

The proposal does not gain additional floor area in this departure request, but redistributes the allowable area within 65-125’, providing a unified massing and additional podium rooftop open space along Vine Street.

B-3 Reinforce the positive urban form & architectural attributes of the immediate area
By unifying the mid-level “step” in the building form to a singular move, the massing is read as clean and intentional, reinforcing the common massing form found in this area.

B-4 Design a well-proportioned & unified building
Averaging the floor area allows the mid-levels of the building to have the same floor plate shape. This simplifies the design into a more unified and intentional massing.
REQUEST:
The proposal requests to depart the 20' horizontal separation at all points between portions of a structural along the 2nd Avenue street lot line between 65'-125'.

RATIONALE:
The proposed design embraces the intent of this code section by including a deep inset notch between massing elements, and stepping back the tower, which allows the building to read as two separate structures from street level.

B-2 Create a transition in bulk & scale
The proposed design reduces bulk and scale by providing two massing elements - the tower and the mid-rise. These elements are perceived as separate structure portions and create a stepping transition in scale from the Vine Street toward downtown.

B-4 Design a well-proportioned & unified building
The scale of the two masses are complimentary and work together in scale. While the building reads as two volumes, the floor plates being unified benefits the wayfinding and efficiency of the building.

SMC 23.49.164.C.2
Downtown Mixed Residential, maximum width, depth and separation requirements
The maximum width and depth for portions of a structure between 65-feet and 125-feet in height is 120-feet and this portion of the structure shall be separated horizontally from any other portion of a structure on the same lot above 65-feet in height by 20-feet at all points.
**DEPARTURE REQUEST 3**

SMC 23.49.008.D: Downtown Zones, Rooftop Features

Certain rooftop features are permitted to exceed the allowable zoning height as long as the combined coverage of all rooftop features does not exceed 55% of the roof area subject to maximum floor area limits per story per SMC 23.49.058.

**REQUEST:**

The proposal requests that enclosed mechanical area be considered similar to an exterior screened rooftop feature and exempt from coverage calculations (SMC 23.49.008.D.3.b) due to it being located behind mechanical screens, with no discernible visual difference to building massing compared to it being outdoor screened mechanical equipment.

**RATIONALE:**

The proposed rooftop design includes active amenity spaces, indoor and outdoor mechanical equipment areas, and a feature roof overhang. The intent is that the tower top appears integrated with the overall building massing. This departure request allows for necessary indoor mechanical space to be provided on the roof without diminishing an amenity space that enhances the skyline. The two enclosed mechanical areas will have an identical appearance from the exterior whether they are enclosed or not.

A-2 Enhance the skyline

The amenity space projecting light, and feature canopy reflecting that light, will provide active visual interest to the building top. This departure greatly improves the positive impact of the tower top, and its ability to improve the skyline.

B-4 Design a well-proportioned & unified building

The proposed design follows this guideline by enclosing mechanical equipment behind screening, which integrates this area with the tower form below. The result is a tower top that appears as a uniform massing, rather than as a roof level with mechanical penthouse and elevator overrun.

*SEE FOLLOWING PAGES FOR ADDITIONAL INFORMATION*
DEPARTURE REQUEST 3

PROPOSED COVERAGE (WITH DEPARTURE)

MECHANICAL AREA
CONCEALED BY CONTINUOUS SCREEN OF CONSISTENT APPEARANCE

OUTDOOR MECHANICAL AREA 1,765 SF
INDOOR MECHANICAL AREA 480 SF
GLAZED EXTERIOR WALL 179'-5" TOTAL

COVERAGE PLAN

LEVEL 24 PLAN

COVERAGE CALCULATIONS

PROPOSED: MECH ROOMS EXEMPT

INDOOR AMENITY 2,285 SF
CIRCULATION/BOH 1,520 SF
COVERED AMENITY DECK 595 SF
TOTAL 4,400 SF

55% COVERAGE (CODE COMPLIANT)

PROPOSED: MECH ROOMS INCLUDED

INDOOR AMENITY 2,285 SF
CIRCULATION/BOH 1,520 SF
COVERED AMENITY DECK 595 SF
INDOOR MECHANICAL ROOMS 1,035 SF
TOTAL 5,435 SF

68% COVERAGE (13% OVER CODE)

DEPARTURE REQUEST:
Enclosed Area = 1,035 sf of indoor mechanical area located behind rooftop screens.
Request this area to be exempt from calculations per SMC 23.49.008.D.3.b

PROPOSED COVERAGE PLAN KEY

- Mechanical screen of same wall construction as tower massing below.
- Code Compliant: Covered area = 4,400 sf (includes indoor and outdoor amenity, and circulation)
- Code Compliant: Area enclosed by rooftop screening (may exceed maximum percentage of combined coverage of rooftop features per SMC 23.49.008.D.3.b)

POSITIVE RESULTS OF PROPOSED DESIGN:

- Activated skyline with light and visible activity on south, west, & north facades.
- Larger amenity space allows more flexibility of uses and better provisions for residents.
- Enclosed mechanical rooms allow for use of more efficient mechanical equipment.
- Visual appearance of mechanical screen is the same as code compliant design.
**PROPOSED COVERAGE**

**SW CORNER VIEW OF AMENITY**
Three sides of floor-to-ceiling glass activate the skyline.

**CODE-COMPLIANT COVERAGE**
**EXACT SAME MASSING, VIBRANCY IS DIMINISHED.**

**SW CORNER VIEW OF AMENITY**
The majority of the exterior walls are solid, resulting in a dead tower top.

**SW CORNER VIEW OF AMENITY**
Soffit of feature canopy receives no light from interior space to reflect.

**SW CORNER VIEW OF FEATURE CANOPY**
Light and activity within amenity space is reflected on the feature canopy soffit, providing interest visible to pedestrians below.

---

**DEPARTURE REQUEST 3**

**ENHANCE THE SKYLINE**
The proposed project is located on a prominent site in Seattle. We have the opportunity to enhance the skyline, while meeting the needs of the residents in a comparable manner to other projects in the city.

**PROVIDE A GREAT AMENITY**
Rooftop amenity spaces have become the norm, expected by renters. The types of amenity spaces have become more varied, with multiple options being provided within a single building in order to meet the diverse needs of city-dwellers.

**PUBLIC BENEFIT**
Consistent with other prominent, well designed high rise buildings, the project seamlessly integrates screening of the mechanical equipment into the facade without exposure to the public eye.
The table below compares amenities provided at the top of towers in various projects in Seattle.

### Coverage Calculations

<table>
<thead>
<tr>
<th>Category</th>
<th>Coverage (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Indoor Amenity</td>
<td>1,210</td>
</tr>
<tr>
<td>Circulation/BOH</td>
<td>1,555</td>
</tr>
<tr>
<td>Covered Amenity Deck</td>
<td>595</td>
</tr>
<tr>
<td>Indoor Mechanical Rooms</td>
<td>1,045</td>
</tr>
<tr>
<td><strong>Total W/ Mech Rooms</strong></td>
<td><strong>4,400</strong></td>
</tr>
</tbody>
</table>

**55% Coverage (Code Compliant)**

### Negative Results of Code Compliant Design:

- 50% reduced length of glazed walls at rooftop which diminishes ability to enhance the skyline.
- Greatly reduced amenity area and functionality - can only fit a small, awkward-shaped lounge.
- Terraces disconnected from indoor amenity.
- Challenging mechanical room shapes.
- Oversized outdoor mechanical area, with no visual change from proposed option.

### AMENITY COMPARISON

<table>
<thead>
<tr>
<th>Project</th>
<th>Coverage</th>
<th>% Coverage</th>
<th>% Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cirrus</td>
<td>77%</td>
<td>2.1%</td>
<td></td>
</tr>
<tr>
<td>Luma</td>
<td>73%</td>
<td>2.3%</td>
<td></td>
</tr>
<tr>
<td>Viktoria</td>
<td>67%</td>
<td>2.3%</td>
<td></td>
</tr>
<tr>
<td>210 Wall w/ Departure</td>
<td>68%</td>
<td>1.2%</td>
<td></td>
</tr>
</tbody>
</table>

### Coverage Without Departure

- **Indoor Amenity:** 1,210 SF
- **Circulation/BOH:** 1,555 SF
- **Covered Amenity Deck:** 595 SF
- **Indoor Mechanical Rooms:** 1,045 SF
- **Total W/ Mech Rooms:** 4,400 SF

**55% Coverage (Code Compliant)**
LANDSCAPE & LIGHTING

SDOT APPROVED ROW TREE AND STREETSCAPE LAYOUT

VINE STREET PLANT SELECTION
1. PANICLE HYDRANGEA
2. BEAR'S BREECHES
3. SEDGE
4. HOSTA
5. SWORD FERN
6. SOLOMON'S SEAL
7. TUFTED HAIR GRASS
8. PRIVET HONEYSUCKEL
9. COMMON SAGE
10. LILY TURF

2ND AVENUE / WALL STREET PLANT SELECTION
1. PANICLE HYDRANGEA
2. BEAR'S BREECHES
3. SEDGE
4. HOSTA
5. SWORD FERN
6. SOLOMON'S SEAL
7. TUFTED HAIR GRASS
8. PRIVET HONEYSUCKEL
9. COMMON SAGE
10. LILY TURF

GROWING VINE STREET ART CONCEPT IMAGERY
LANDSCAPE & LIGHTING

RECESSED LINEAR DOWN LIGHTS AND WALL WASHERS

PEDESTRIAN LIGHTING

IN-GRADE LINEAR GRAZER

RECESSED LINEAR WALL WASHER

RECESSED LINEAR DOWN LIGHT

TYPICAL CANOPY GRAZER
A unique podium rooftop amenity level provides residents with views of the water down Vine Street, a wood terrace which can be used for yoga, and lounge with connection to outdoor spaces.
The level 13 greenroof is the beginning source of stormwater collection for the art feature downspouts that convey water down to level 7, and eventually down to the Vine Street Green Street art feature.

The low-maintenance plantings will provide visible greenery for residents in the tower, as well as for neighboring residents.
ENTRY SIGNAGE CONCEPTS

1. BACKLIT AND WALL-MOUNTED

2. TOP-MOUNTED TO CANOPY
RETAIL SIGNAGE CONCEPTS

BLADE SIGNAGE MOUNTED TO UNDERSIDE OF CANOPY
THANK YOU!
VINE STREET FACING NORTH

VINE STREET FACING SOUTH

DIRECTLY ACROSS STREET FROM PROJECT SITE

APPENDIX
EXISTING STREETSCAPES
2ND AVENUE

2ND AVENUE FACING EAST

2ND AVENUE FACING WEST

PROJECT SITE

DIRECTLY ACROSS STREET FROM PROJECT SITE
TOWER LOCATION ANALYSIS

EDG MEETING 1 GUIDANCE
- All three massing options shown in EDG Meeting 1 located the tower on the south end of the site.
- The Board wanted to see more exploration of tower placement.

RESPONSE
Tower to north:
- Very close to Seattle Heights, lessening privacy
- Creates canyon effect on Vine Street green street
- Blocks views from neighboring towers
- Is contrary to established tower spacing pattern in neighborhood

Tower in center:
- Blocks views from neighboring towers
- Is contrary to established tower spacing pattern in neighborhood

PREFERRED TOWER POSITION:
- Allows the most air and light to Vine Street green street
- Least impact to neighboring towers’ views
- Neighborhood Support expressed at community meetings and EDG Meeting 1 public comment period
- Continues the existing neighborhood tower spacing rhythm

DESIGN GUIDELINE
B1 Respond to the Neighborhood context