

1516

1516 2ND AVE

SEATTLE WA, 98109
DPD# 3019673

DOWNTOWN DESIGN REVIEW BOARD:
EARLY DESIGN GUIDANCE MEETING
JUNE 16, 2015

W
OLLINS
C
ERMAN

UrbanVisions
SUSTAINABLE REAL ESTATE

PROJECT INFORMATION

ADDRESS	1516 + 1526 2nd Ave Seattle, WA 98101
PARCELS	197570-0435 197570-0440
DPD PROJECT #	3019673
OWNER	Urban Visions Greg Smith 816 2nd Ave, Suite 300 Seattle, WA 98104 206.909.5009 greg@urbanvisions.com
ARCHITECT	CollinsWoerman 710 2nd Ave Seattle, WA 94107-1710 James Walker 206.245.2050 jwalker@collinswoerman.com
LANDSCAPE DESIGN	Site Workshop 222 Etruria St Seattle, WA 98109 Jim Keller 206.285.3026 jimk@siteworkshop.com

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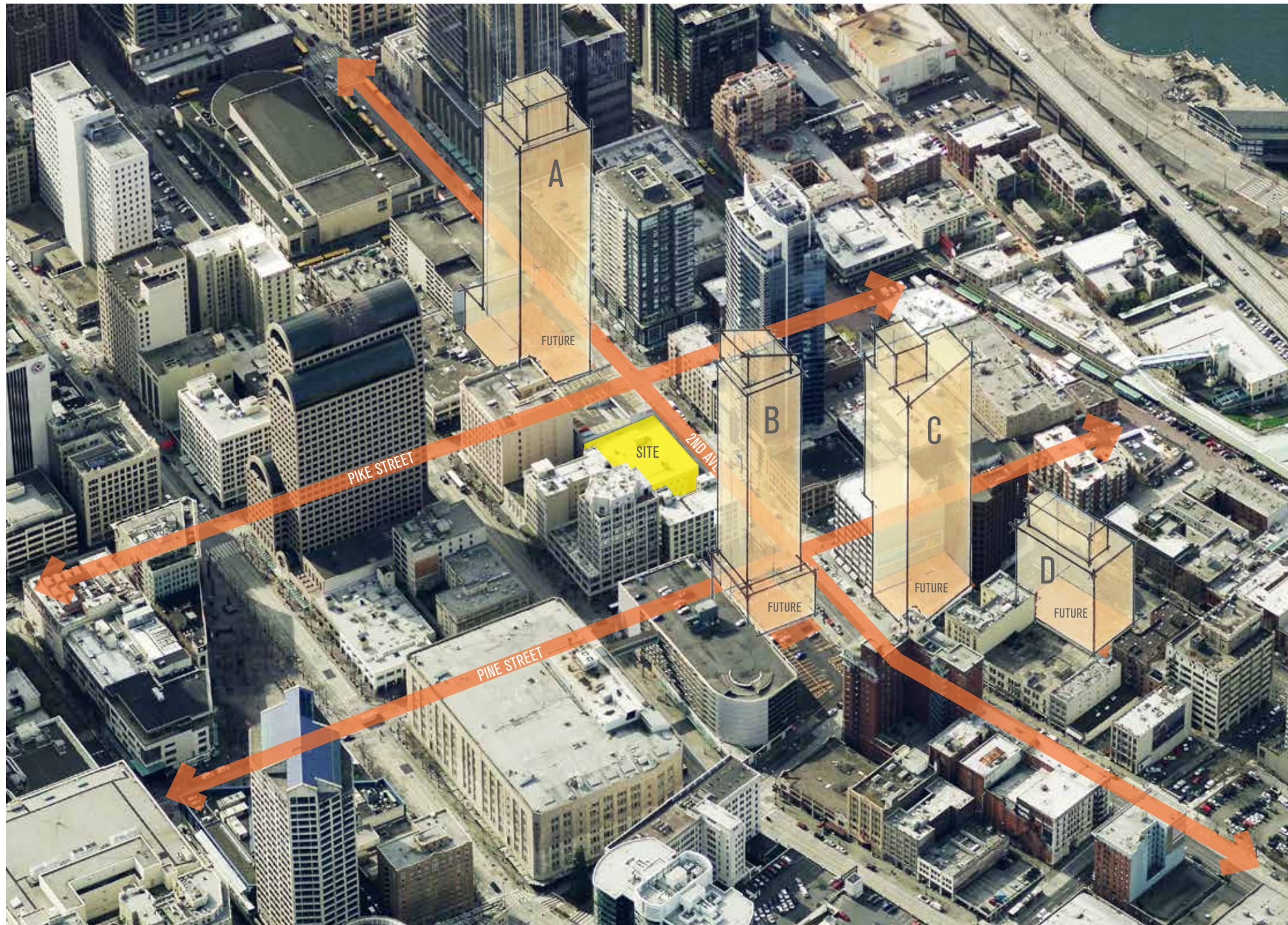
PROJECT DESCRIPTION

The design of an eleven story building of approximately 184,000 GSF over 3-1/2 levels of below-grade garage for 130 cars.

The structure will contain primarily office use (9 floors) over street-level retail (2 floors). Additionally, the roof will provide outdoor open space for building occupants.

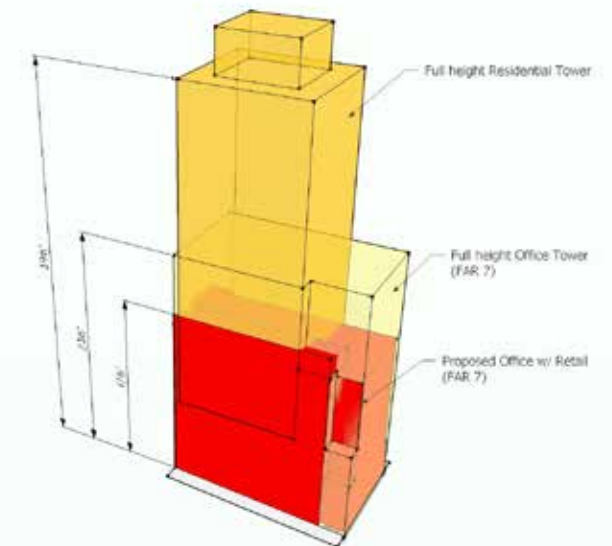
The site is directly adjacent to the west edge of the Downtown Retail Core.

PROJECT SITE



DEVELOPMENT OBJECTIVES

- Successfully create an appropriately scaled mid-block, mid-rise office and retail **tower** design which assists in bringing life to a somewhat tired, critically located downtown tourist block.
- Design a grade-level urban location that accommodates 2-story Retail which both brings vitality to the sidewalk and economically thrives.
- Create a unique worker environment that provides multiple indoor/outdoor spaces to each office floor plate helping to further activate the 2nd Avenue and the alley.
- Utilize the roof platform for building tenant open space.



- Design intent is to establish a building height *with appropriate floor to floor dimension for the use and internal layout*. With core elements located to the edges, dimension to the glass line favors a taller ceiling height than the convention. The proposed design will be approximately 180' tall- well below the allowances for office projects in this zone.

For future project information, see p.10-12

04 CONTEXT ANALYSIS

Zoning

MAP KEY

- DOC2 500/300-500**
Downtown Office Core 2
- DOC1 U/450/U**
Downtown Mixed Commercial
- DMC 240/290-400**
Downtown Mixed Commercial
- DMC 125**
Downtown Mixed Commercial
- DRC 85-150**
Downtown Retail Core
- PMM-85**
Pike Market Mixed
- Pike Place Market Historic District
- Urban Center Village Boundary

ZONING + OVERLAY DESIGNATIONS



04 CONTEXT ANALYSIS

Surrounding Uses

SURROUNDING USES



MAP KEY

- SURFACE + GARAGE PARKING
- RESIDENTIAL/MIXED USE
- OFFICE/COMMERCIAL
- HOTEL/HOSPITALITY
- PUBLIC PARK
- CULTURAL/ARTS/ENTERTAINMENT

In the immediate surrounding 9 block footprint building uses today are primarily office / commercial and structures (or surface lots) for parking cars. Two buildings on the Pike/Pine stretch of 2nd Avenue are residential. One of these -- The 1521 Tower -- a 400' residential structure with 5 level above-grade garage is situated directly across the Avenue from our site. Note that 3 similarly sized residential towers are in design for near future and will significantly impact the character of the neighborhood.

04 CONTEXT ANALYSIS

Traffic Flow

MAP KEY

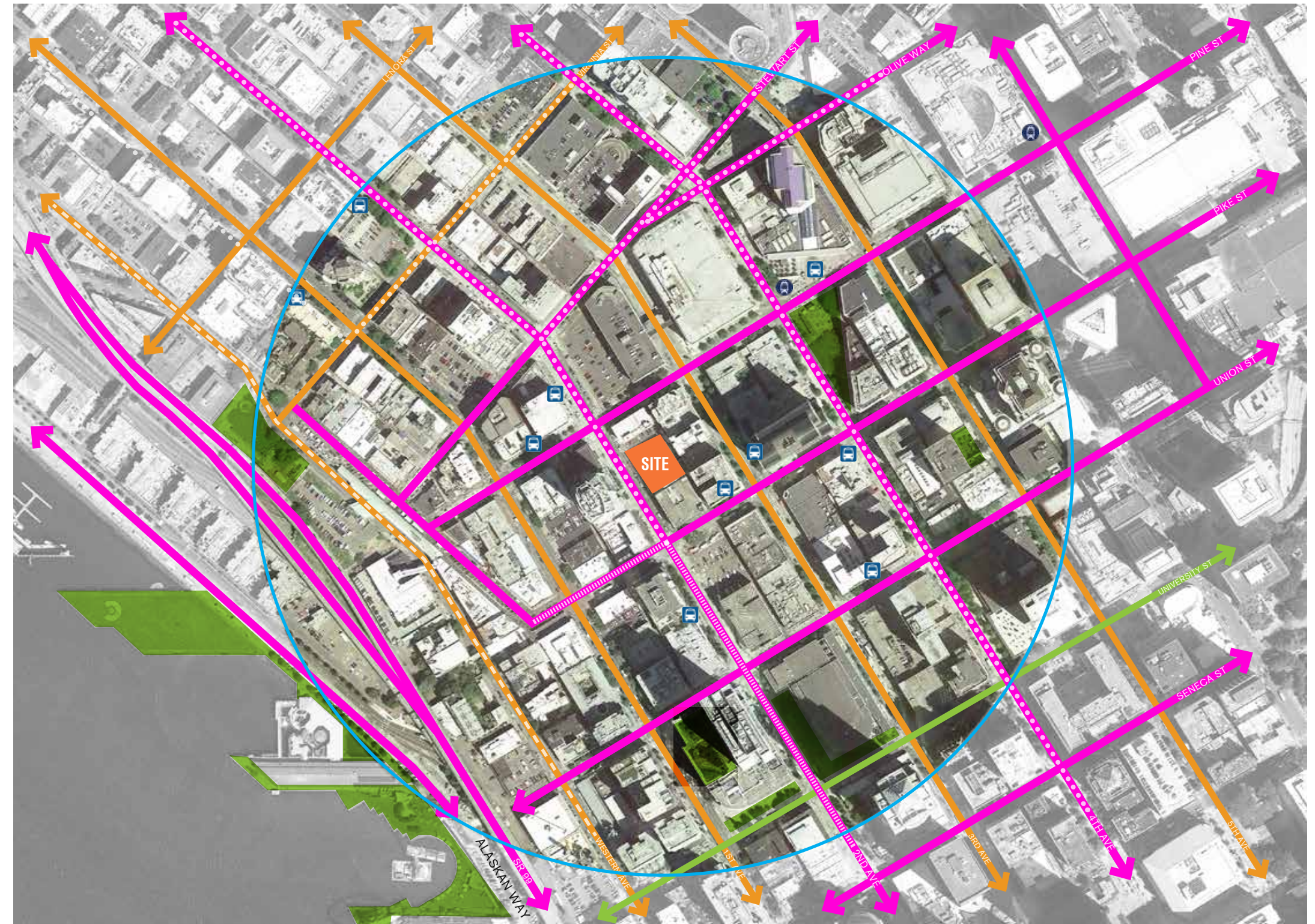
- Principal Arterial
- Minor Arterial
- Green Street
- Bus Stop / Light Rail Stop
- Protected Bike Lane
- In-Street Bike Lane
- Sharrows with Uphill Bicycle Lane
- 5-Minute Walk Radius
- Open Space

ADJACENT STREET CLASSIFICATIONS

- Pine Street** Principal Arterial / Transit Street
Class 1 Pedestrian
On-Street Bike Lane
- Pike Street** Principal Arterial / Transit Street
Class 1 Pedestrian
- 2nd Avenue** Principal Arterial / Transit Street
Class 1 Pedestrian
Bike Lane Planned

Fourth Avenue is a one way (northwest) directional street with associated Retail in this sector. Third Avenue has 2-way flow and is a principal bus routing thoroughfare, also primarily with Retail uses. Second Avenue has substantial week day southbound, one-way bus, truck car and bike traffic. Building types almond 2nd in this area are office/commercial, some residential and numerous parking lots or structures. Pike, Pine and Stewart all provide direct pedestrian conduits to Pike Place Market with Pine also saving as a direct link between people gathering locations of Westlake Plaza and the Market. Pine has 1-way vehicular flow to the West while Stewart and Pike are 1-way east-bound.

TRAFFIC FLOW + SITING PATTERNS



04 CONTEXT ANALYSIS

Prominent Surrounding Buildings

IMPORTANT LOCATIONS



MAP KEY

- 00 1521 2nd Ave
- 01 Eitel Building
- 02 Newmark Tower
- 03 City Target
- 04 Russell Investments Tower
- 05 Benaroya Hall
- 06 1402 3rd Ave
- 07 Melbourne Tower
- 08 301 Pike
- 09 Gibraltar Tower
- 10 Joshua Green Building
- 11 Century Square
- 12 Fischer Studio Building
- 13 Westlake Center
- 14 Macy's (Bon Marche)
- 15 Olympic Tower
- 16 3rd + Stewart Garage / Columbia Sportswear
- 17 Broadacres Building
- 18 A.E. Doyle Building
- 19 Haight Building
- A 2nd + Pike (Olson Kundig Architects)
- B 2nd + Pine (WTGBD Architects)
- C 2nd + Stewart (Hewitt Architects)
- D 1900 1st Ave (Olson Kundig Architects)



04 CONTEXT ANALYSIS

Prominent Surrounding Buildings

00 1521 2ND AVE



2008 / 440' / 38 Floors /
143 Units / Residential

01 EITEL BUILDING



1926 / 90' / 7 Floors / Office & Retail (primarily vacant)
LANDMARK

02 NEWMARK TOWER



1991 / 260' / 25 Floors / 190 Units /
Residential

03 CITY TARGET



1991 (2012) / 65' / 4 Floors / Retail

04 RUSSELL INVESTMENTS



2010 / 600' / 42 Stories / Office

05 BENAROYA HALL



1998 / 65' / 2,500 seats / Performance Hall

06 1402 3RD AVE



1929 / 160' / 14 floors / Office &
Retail

07 MELBOURNE TOWER



1928 / 125' / 11 floors / Office & Retail

04 CONTEXT ANALYSIS

Prominent Surrounding Buildings

08 301 PIKE



1940 / 45' / 3 Floors / Office & Retail

09 GIBRALTAR TOWER



1910 / 102' / 8 Floors / Office

10 JOSHUA GREEN BLDG



1910 / 120' / 10 Floors / Office
LANDMARK

11 CENTURY SQUARE



1986 / 380' / 30 Floors / Office

12 FISCHER STUDIO BUILDING



1912 / 100' / 8 Floors / Residential

13 WESTLAKE CENTER



1988 / 335' / 25 Floors / Retail / Office

14 MACY'S



1928 / 80' / 7 Floors / Retail
LANDMARK

15 OLYMPIC TOWER



1931 / 148' / 12 Floors / Office
LANDMARK

Significant buildings in the vicinity range in era from the early 20th C to today; from Art Deco / Moderne to early 21st C Modern. Primarily mid-rise structures of 50-160' with residential and office towers of 200-600'.

Four Landmark-designated buildings are within 100' of the site.

04 CONTEXT ANALYSIS

Surrounding Buildings

18 A.E. DOYLE BUILDING



1909 / 50' / 4 Floors / Residential / Retail
LANDMARK

19 HAIGHT BUILDING



1909 / 80' / 7 Floors / Office

16 COLUMBIA SPORTSWEAR // 3RD + STEWART GARAGE



1960 / 100' / 9 Levels / 845 stalls / Garage & Retail

17 BROADACRES BUILDING



1907 / 133' / 10 Floors / Office

FUTURE NEIGHBORING PROJECTS



- A** 2nd + Pike (Olson Kundig Architects)
- B** 2nd + Pine (WTGBD Architects)
- C** 2nd + Stewart (Hewitt Architects)
- D** 1900 1st Ave (Olson Kundig Architects)

04 CONTEXT ANALYSIS

Surrounding Buildings (Future Development)

A 2ND + PIKE // OLSON KUNDIG ARCHITECTS // #3009156



35 story residential tower / 290 residential units / 11.5k GSF retail and food service / 389 stall garage

PROJECT SITE

B 2ND + PINE // WTGBD ARCHITECTS // #3014773



39 story residential tower / 398 residential units / 193 stall garage

PROJECT SITE

04 CONTEXT ANALYSIS

Surrounding Buildings Types (Future Development)

C 2ND + STEWART // HEWITT ARCHITECTS // #3016702



40 story residential tower / 196 residential units / 2.6k retail / 145 stall garage

D 100 STEWART // OLSON KUNDIG ARCHITECTS // #3013196



12 story residential tower / 97 residential units / 4.8k retail / 325 stall garage

TOTALS FOR ALL 4 PROPOSED SCHEMES

981 Residential Units

23,000 SF Retail

1,220 Parking Stalls

04 CONTEXT ANALYSIS

Neighborhood Character



NOTICE OF PROPOSED LAND USE ACTION

Master Use Project # 3016702
 Address: 1613 Second Avenue
 Applicant Contact: Sean Ludviksen Phone: (206) 624-8154

DPD IS CONDUCTING AN ENVIRONMENTAL REVIEW OF THE FOLLOWING PROJECT:

TO CONSTRUCT A 40-STORY RESIDENTIAL STRUCTURE CONTAINING 196 DWELLING UNITS AND 2561 SQ. FT. OF COMMERCIAL (RETAIL) SPACE AT GRADE. PROPOSED PARKING FOR 145 VEHICLES TO BE PROVIDED ABOVE AND BELOW GRADE. EXISTING COMMERCIAL/OFFICE STRUCTURE TO REMAIN.

ADDITIONAL APPROVAL REQUIRED: DESIGN REVIEW

The comment period ends _____ but may be extended to _____ by written request. To submit written comments or to obtain additional information, contact Seattle's Department of Planning and Development (DPD), 700 5th Ave Ste 2000, PO Box 34019, Seattle, WA 98124-4019. Contact by phone (206) 684-8467 or email PRC@seattle.gov. Project #3016702.

The good news is the neighborhood is changing.

The conditions today are less than ideal. This area unfortunately possibly represents the least-positive Seattle face to an unfamiliar, tourist population.

Remarkably unwelcoming, tired, dirty and thus unpleasant street scape. Sidewalks are multi-textured, uneven, unfriendly environments. This nature is largely contributed to by the vast expanses of opaque sidewalk level facades. Many of those facades are non-transparent because of they either house: a) vacant buildings, b) semi-disguised parking garages, c) real parking garages and/or d) retail environments which favor interior display space over windows. Alleys are nasty, unkept, potentially unsafe zones which are a collection of narrow, lumpy pavement, greasy-spoon exhaust ducts, industrial kitchen fans, refuse containers, rodent traps, security grilles and barricaded back doors. Basically, they are urban alleys.

Weekend denizens are a mix of tourists, some residents, bus-stop riders, shoppers, panhandlers and down & out types.

Workday inhabitants add a small portion of downtown workers to the sidewalk population. Traffic density of cars and buses increases significantly on those days.

This will be changing significantly as new planned development takes shape. Potentially 3 residential towers offering 900+ units and this development will positively influence this important Seattle neighborhood.



06 EXISTING SITE CONDITIONS

Neighborhood Public Spaces

The density of this urban core neighborhood presents limited but popular options of civic gathering places. Westlake Plaza, Pike Place Market and adjacent Steinbrueck Park are heavily trafficked through daylight hours by shoppers and tourists. The lesser known roof garden at the Russell Investments Tower offers a quiet respite from downtown activity. The Parklet currently occupying the east side of 2nd Avenue at the site will be removed.

01 PIKE PLACE MARKET PORTAL @ 1ST + PIKE



02 PARKLET @ 1516 2ND AVENUE



LOCATION MAP



03 VICTOR STEINBRUECK PARK



04 WESTLAKE PLAZA @ 4TH AND PINE



05 RUSSELL INVESTMENTS ROOF DECK



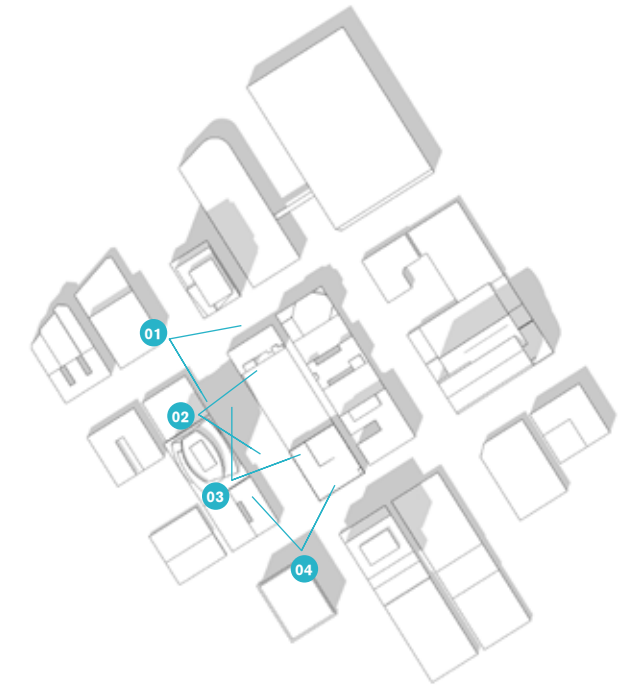
01 FROM 2ND + PINE LOOKING SOUTHEAST



02 MIDBLOCK LOOKING SOUTHEAST



LOCATION MAP



03 FROM 2ND + PIKE LOOKING NORTHEAST



04 MIDBLOCK LOOKING NORTHEAST



The existing four-story masonry office building (previously The Columbia Building) was built in 1906 and renovated in 1984. The surface parking lot to the north of the building completes the 108' deep x 180' wide site. See page 25 for survey information.

04 CONTEXT ANALYSIS

Views from the Site

PROJECT SITE



At lower levels, as is indicative of a mid-block downtown core site, views off the site are short range and restricted. Alley-side, views are very limited. Along 2nd Avenue views obviously expand in-line with the 90' right-of-way. To the south, as 2nd descends downhill, they are longer range than to the northwest as the Avenue bends north of Stewart. Views off the shorter property lines dimensions are obstructed by adjacent buildings, the residential Haight Building to the north and the Pike Street garage to the south.



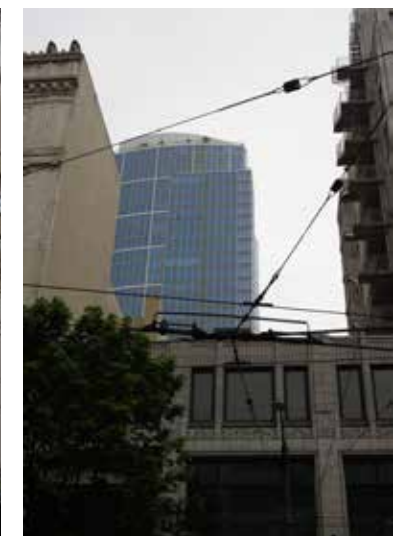
Haight building south facade



Lower west (alley side) facade of Fischer Studio Building

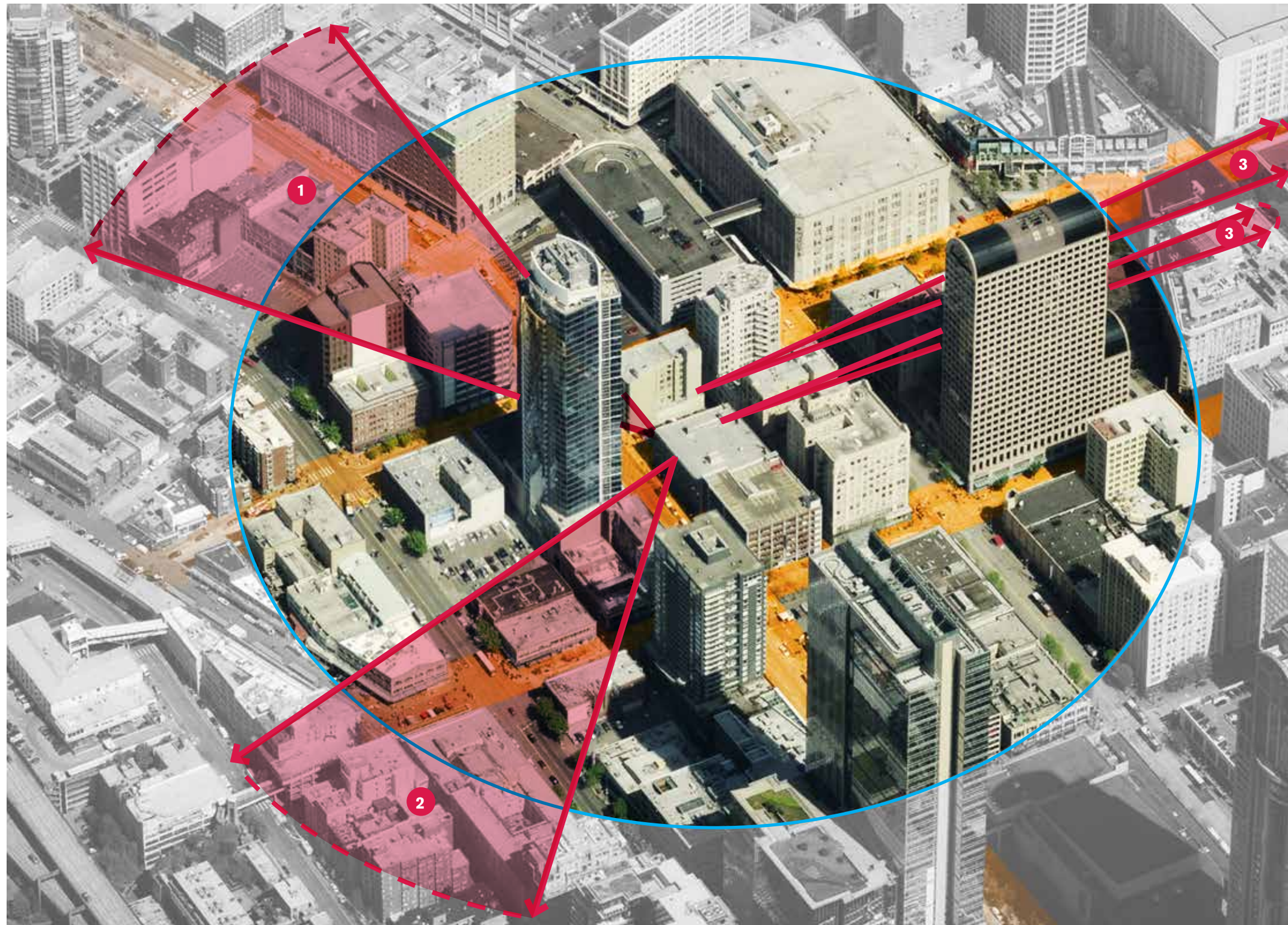


South "view slot" from 3rd Ave



North "view slot" from 3rd Ave

LONGER RANGE VIEW APERTURES

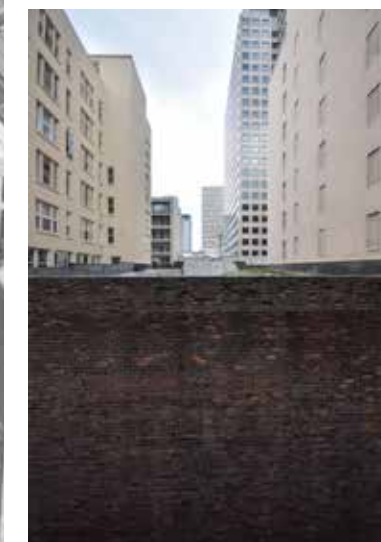


ANALYSIS OF VIEWS TODAY

- 1 View above 125' +/- to NW & Space Needle
- 2 View above 90' +/- to SW & Elliot Bay
- 3 Views above 40' +/- to NE & Westlake Plaza

Upper level perspectives begin above 40' and expand above 90'. Still limited by nearby architecture, there are corridors as illustrated in the adjacent diagram. Greatly impacted by the 440' residential tower immediately across 2nd, there are opportunities nevertheless to see limited territorial views to the west / southwest (Elliott Bay and beyond). These exist today via the openings above low and mid-rise structures on the western side of 2nd Avenue.

Additionally there are unusual cross-town view opportunities to the east thru 2 slots above the 40' high buildings along 3rd Avenue. These will remain for some time given the Olympic Tower landmark status and current ownership of 1535 3rd Avenue.



North view slot looking East

04 CONTEXT ANALYSIS

Streetscape Photo Montage / Second Ave Facing East



Top of Haight Building

PINE STREET

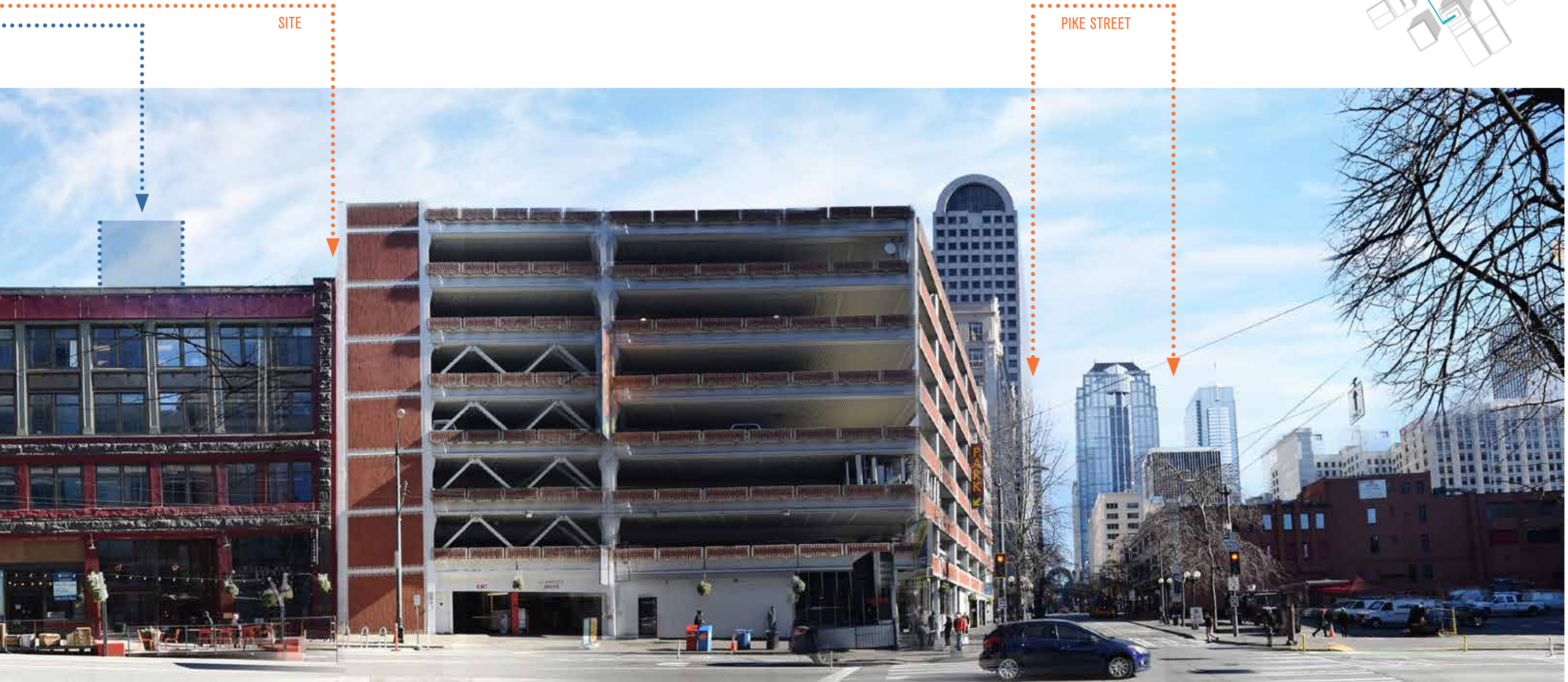
ALLEY SIDE VIEW SLOTS BEYOND



16 2nd + Pine Future Tower Site
3rd Ave. Garage/Columbia Sportswear Beyond

19 Haight Building

Chromer Building (to be removed)



SITE

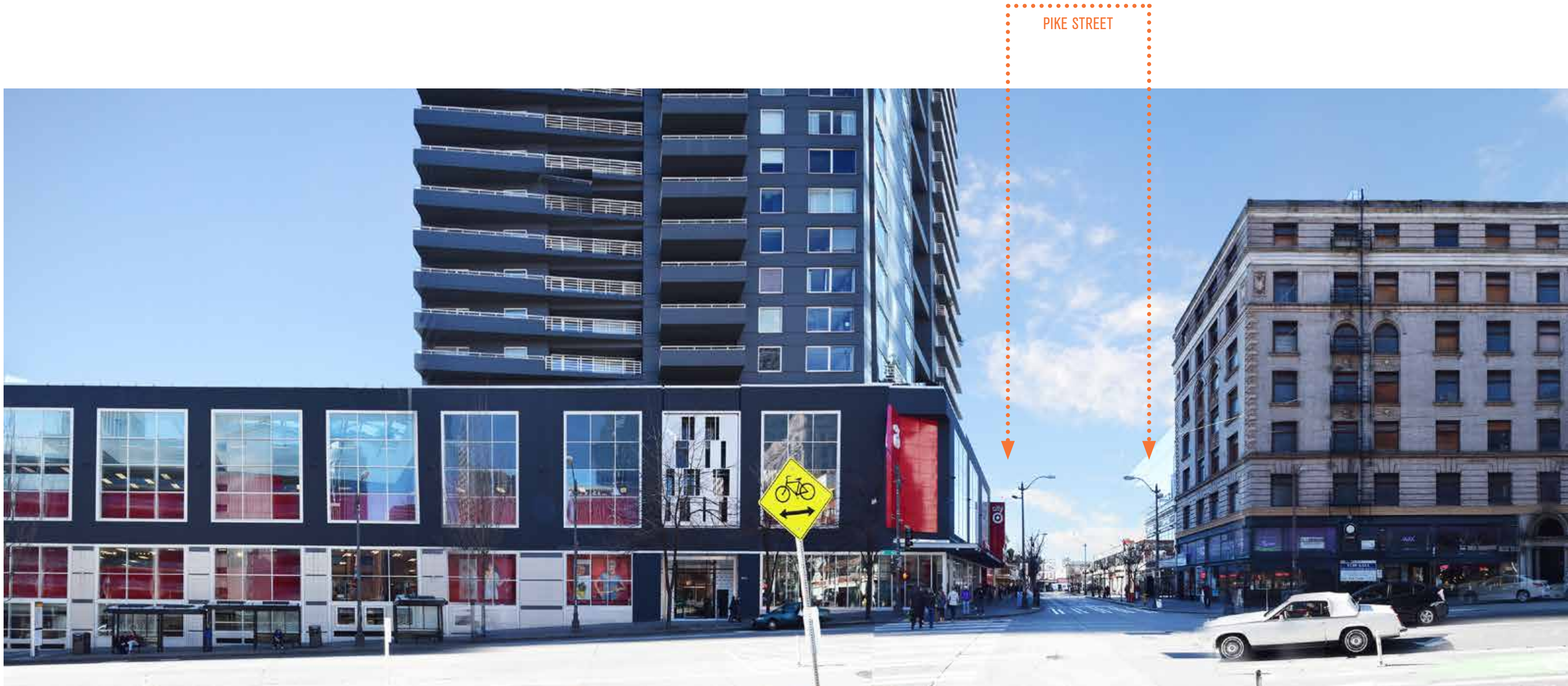
PIKE STREET

West Edge Garage

A 2nd + Pike Future Tower Site

04 CONTEXT ANALYSIS

Streetscape Photo Montage / Second Ave Facing West



PIKE STREET

- 03 City Target
- 02 Newmark Tower

Eitel Building



OPPOSITE MIDBLOCK SITE

PINE STREET



01 1521 2nd Ave.

18 A.E. Doyle Building

17 Broadacres Building

04 CONTEXT ANALYSIS

2nd Ave: Pike to Pine West Side



The 440' tall, taut glass skin tower looms over the block. Transparency is not apparent from street perspective as glazing is reflective and blue tint is pronounced.



Sidewalk is mix of materials and textures including concrete, asphalt, moss and pigeon droppings.



Lower levels of tower houses a small amount of low-volume retail, the Residential lobby and 5 levels of parking garage.



The port cochere and associated curb cut interrupt sidewalk pedestrian flow...



as well as provide an unfortunate link to the alley...



and back door of adult establishment beyond.

04 CONTEXT ANALYSIS
2nd Ave: Pike to Pine East Side



Protruding signage and unusually oriented masonry adorns both west & south facades.



Unsafe, dismal recessed exit from Haight Building.



In this case, may only be overhead plant irrigation spillage.



Typical urban core alley: refuge containers, exhaust ducts, drainage pipes, pest traps, etc.



Limited street-level transparency at the garage. The curb cut, with in-and-out traffic interrupts pedestrian flow along 2nd. The architecture of the garage presents limited design cues to work with.

05 ZONING SUMMARY

Relevant Development Standards

LAND USE CODE SUMMARY

ZONE: DMC 240/290-400

23.49.008 STRUCTURE HEIGHT

- Non-Residential: 240' / Residential: 290-400'
- Additional height above limit: Penthouses and covered Common Recreational Areas: +15' (stair) / +25' (elevator) with max rooftop coverage of 35%.
- Screening of Rooftop Equipment: 15' or 10% of height limit (whichever greater)

23.49.009 - STREET-LEVEL USE REQUIREMENTS

- Minimum street frontage (street-level): 75%
- Located within ten (10) feet of the street property line.
- Pedestrian entrances shall be located no more than three (3) feet above or below sidewalk grade

23.49.011 - FLOOR AREA RATIO EXEMPTIONS

- Street-level uses with minimum floor to floor height of 13' and depth of 15' with overhead weather protection satisfying Section 23.49.018
- Residential use
- Shower facilities for bicycle commuters;
- Mechanical equipment allowance (3.5% CFA)
- Note: Rooftop mechanical equipment (enclosed or not) calculated as part of total gross floor area.

23.49.016 - OPEN SPACE

- Office open space: 2% of Office area
- Open to the sky and accessible to all tenants and employees of the building

23.49.018 - OVERHEAD WEATHER PROTECTION

- Minimum length: 180' (the entire street frontage with adequate lighting for pedestrians)
- Minimum horizontal dimension: 8'
- Vertical dimension above sidewalk: 10-15'

23.49.019 PARKING / LOADING

- No parking, either long-term or short-term, is required for uses on lots in Downtown zones
- Bicycle parking: OFFICE @ 1/5000sf of office GFA / RETAIL (over 10,000sf) @ 1/5000sf of Retail GFA
- Required loading berths: 3 (2 Office, 1 Retail)

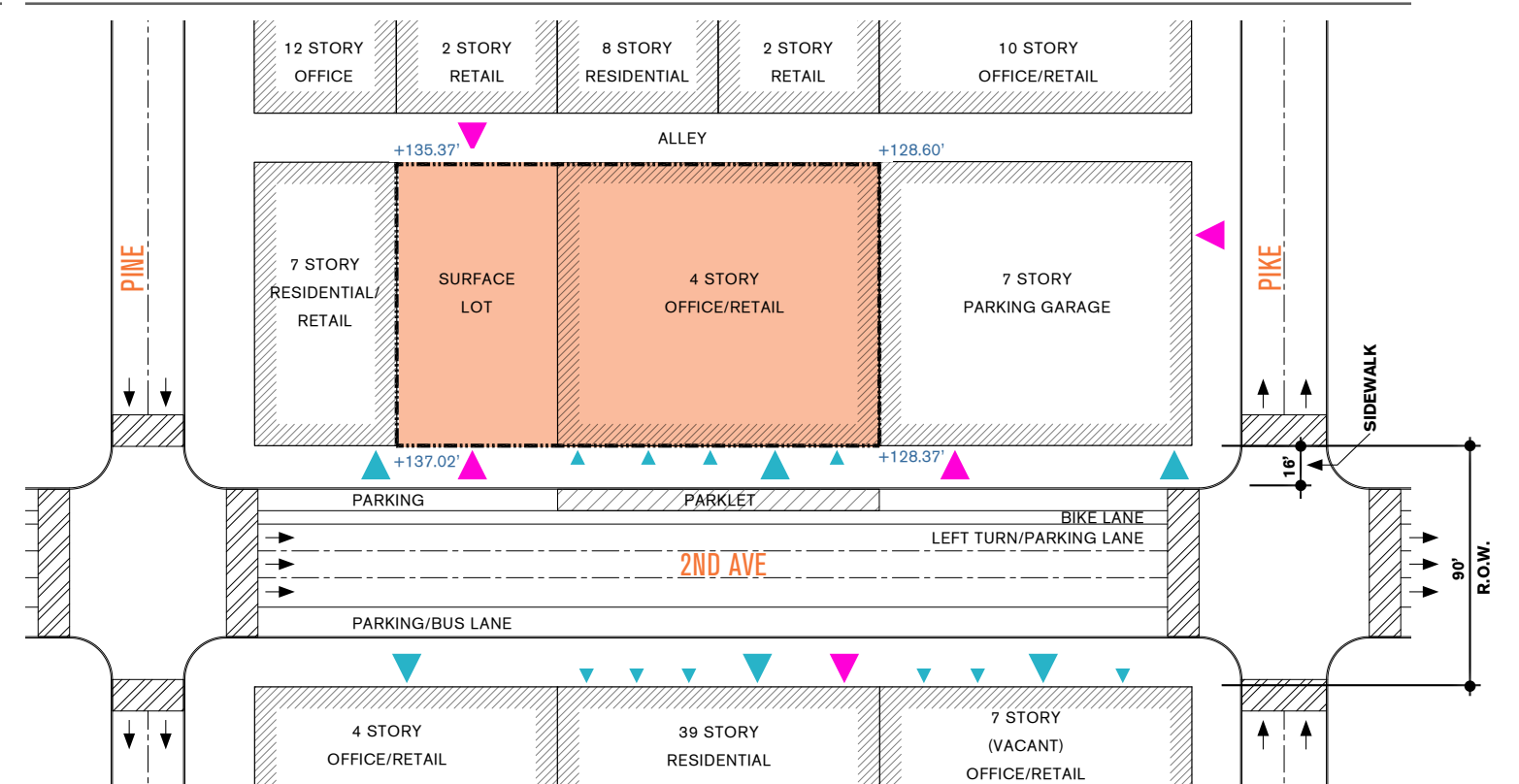
23.49.056 STREET FAÇADE / LANDSCAPING / STREET SETBACKS

- PROPERTY LINE FAÇADE required
- Minimum Facade Height: 35'
- Setback limits to 15' above sidewalk: None / 15-35': 10' for 20' max and 40% of façade total
- Facade Transparency between 2-8': 60%.
- Blank Facades: 15' max
- Street Trees: required (to standards of Right-of-Way Improvements Manual)

23.49.058 UPPER-LEVEL DEVELOPMENT STANDARDS

- Facade Modulation 86-160': 155' (max length within 15' of street property line) / 161-240': 125'
- Max Tower floor area (structures with residential use above 160'): 11,500sf max

2ND AVE / PIKE TO PINE: ENTRY POINTS



MAP KEY

- ▲ Vehicular Entrance
- ▲ Primary Building Entrance
- ▲ Secondary Building Entrance

EXISTING SITE OBSERVATIONS

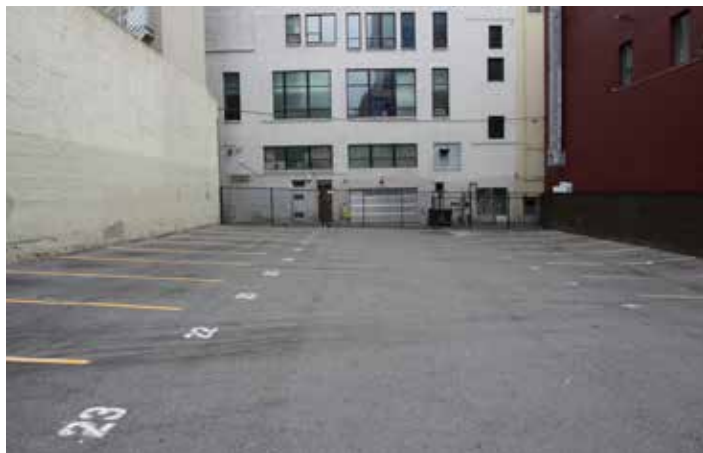
The masonry south facade of the Haight Building is generally in good shape and shows a degree of texture in morning light. The recessed center portion has repetitive fenestration for the upper six levels.

The site slopes downward to the south approximately 8.5'.

There are no Street Trees nor any vegetation on the site.

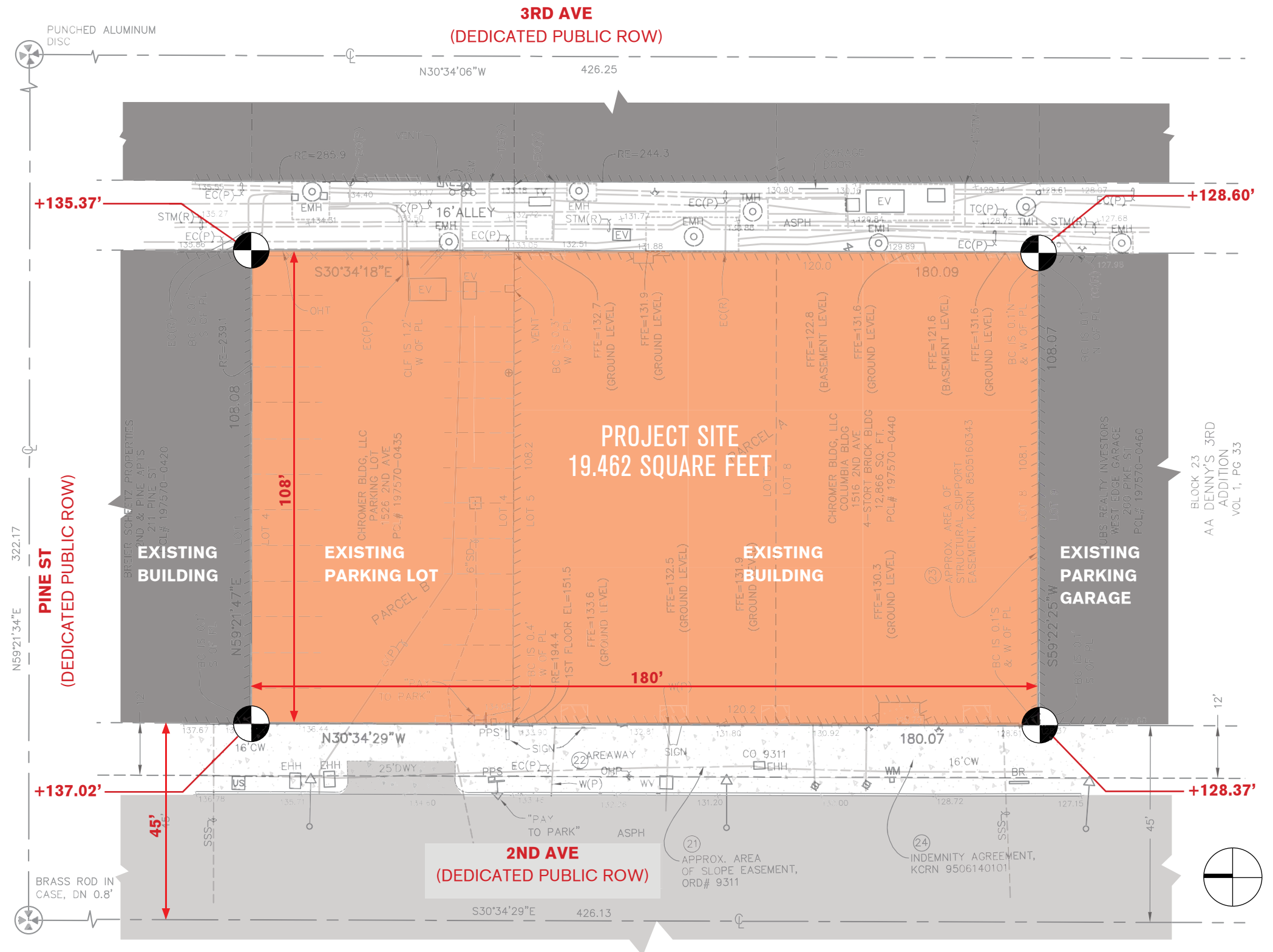


Existing void at Haight Building (north site edge)



Looking east across existing surface parking lot

SITE SURVEY



06 EXISTING SITE CONDITIONS

Shadow Patterns

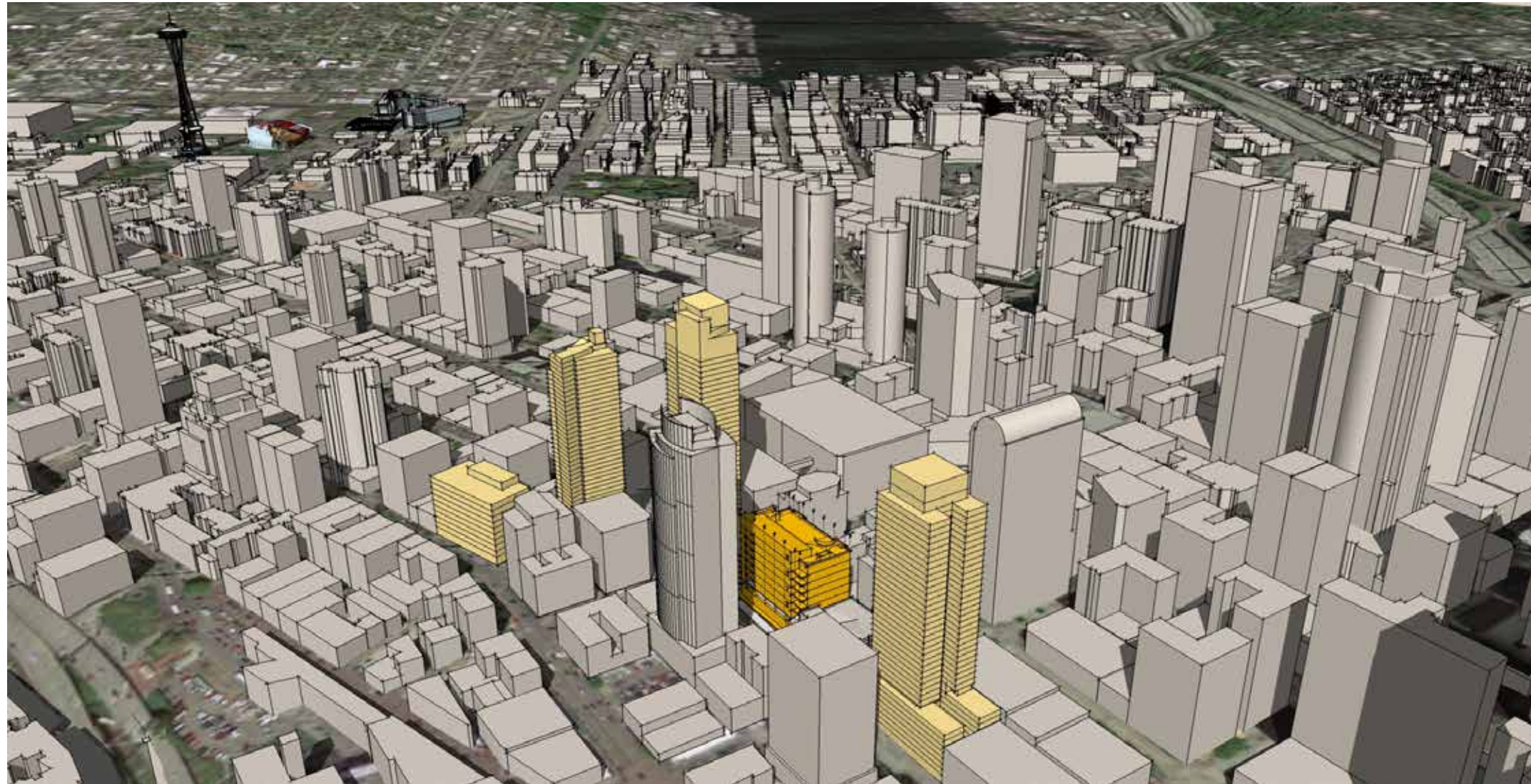


Nearby towers casts shadows onto the site at certain times during the year. The greatest impact is from the 440' tall **1521 Tower** positioned just to the west/southwest. The 280' **Landmark Tower** has lesser effect (winter only).

▲ Significant shadowing impact from neighboring structures

06 FUTURE SITE CONDITIONS

Planned / Current Tower Projects



The 3 additional +400' towers will significantly change the sunlight conditions on the street level of the neighborhood as well as our site.

Approximately 900 new residential units will add large numbers of residents to local sidewalks mornings, evenings and weekends.



7.0 DESIGN GUIDELINES

High Priority Selections

CONTEXT + SITE

CS2 Urban Pattern and Form



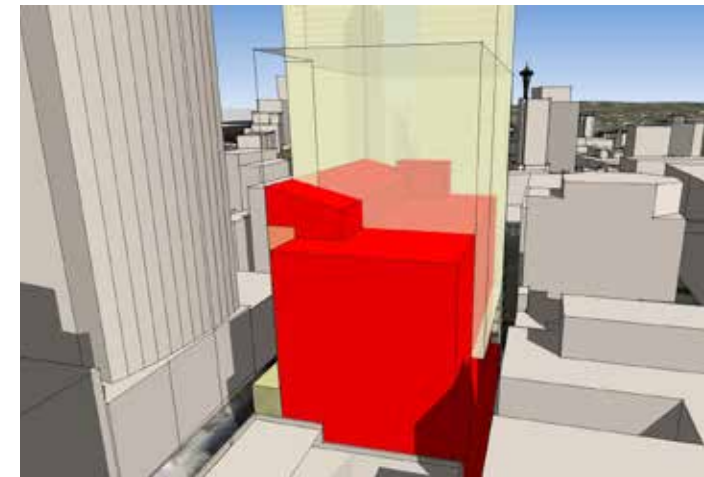
B2 CONNECTION TO THE STREET

Ground level retail, high transparency and multiple entry points will promote strong interactivity with the public realm.



C2 MID-BLOCK SITES

The design seeks to continue the sidewalk building edge line between adjacent buildings and pay attention to visible, upper level party walls .



D1 HEIGHT, BULK & SCALE

The proposed mixed use design is for a significantly smaller volume and height than what the zoning envelop allows.



D3 ZONE TRANSITIONS / D5 RESPECT FOR ADJACENT SITES

Located on the edge (an alley) of a taller zone and adjacent to smaller, lower buildings the design places the majority of the alley façade an additional 5' back from the property line providing more space and eases the transition.

PUBLIC LIFE

PL2. Walkability



B3 STREET LEVEL TRANSPARENCY

The design intent is to provide as transparent a façade as possible at both the Retail and Office Lobby portions of the ground floor along the public sidewalk.

PL3 Street-Level Interaction



C1 POROUS EDGE / C2 VISIBILITY

Multiple recessed entry points off the 2nd Avenue sidewalk and the potential for glazed, operable walls open-able to the street will expand the public space and promote connectivity.

DESIGN CONCEPT

DC2 Architectural Concept



**A2 REDUCING PERCEIVED MASS
B1 FAÇADE COMPOSITION
C1 VISUAL DEPTH AND INTEREST**

Both of the exposed facades (street and alley) will utilize indentations, recesses, projecting bays, canopies and/or balconies to break down the mass of the 160'+ tall by 180' long building.

08 ARCHITECTURAL CONCEPTS

Summary of Alternatives

FUNDAMENTALS TO ALL SCHEMES

OPPORTUNITIES

- Edge, rather than central core and vertical circulation placement along either north or south party walls provides open floor plates and maximizes east / west facade glass potential.
- Opaque party walls will allow for increased glazing and high transparency at east / west facades while still complying with Washington State Energy Code.
- Taller floor to floor heights than market standard assist in amplifying daylight penetration and help to differentiate the workplace design product.
- Two levels of retail take advantage of non FAR classification in this DMC zone.
- Generous floor heights allow for floor by floor mechanical units located high in the space which both preserves internal usable area and allows for greater rooftop open space.

CHALLENGES

- Second floor retail presents a challenge in spontaneously drawing users up and into space from the public sidewalk.
- Lower levels will be somewhat direct daylight challenged as taller towers are built on adjacent blocks.
- Grade change along the length of frontage will probably require stepped floor plate at the ground level to appropriately correspond with sidewalk and may dictate small areas per step.
- Adjacent building property walls will require attention at areas left exposed.

OPTION 3: PREFERRED SCHEME



OPTION 1



OPTION 2

OPTION 1



OPTION 2



OPTION 3 - PREFERRED OPTION



Scheme Metrics

Gross SF (Above Grade)	:	183,500
Chargeable SF / FAR	:	137,500 / 7.0
Floors (Above/Below Grade)	:	11 / 4
Height (Above/Below Grade)	:	180' / 37'-40'
Automobile Stalls	:	130 +/-
Bicycle Stalls	:	30 +/-
Loading Berths	:	3 req'd / 2 proposed
LEED Rating Goal	:	Gold
2% Open Space (Req'd/Provided)	:	2,750 / 3,300+

Proposed Use by Floor

L11	:	Office Open Space
L3-10	:	Office
L2	:	Retail
L1	:	Lobbies / Retail / Building Support

Approximate GSF Totals by Use

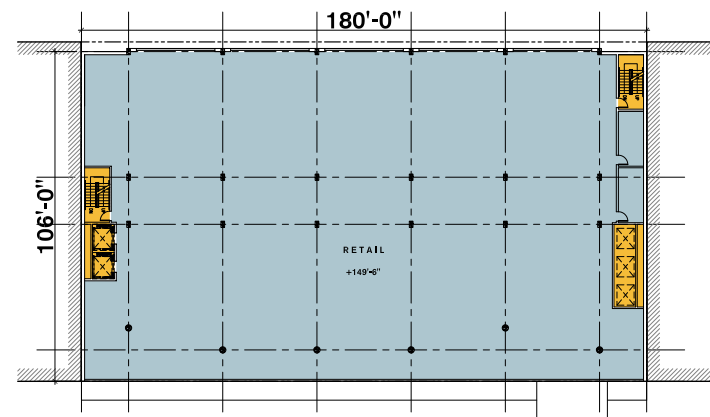
Office	:	150,000
Retail	:	30,000
Building Support	:	3,500

08 ARCHITECTURAL CONCEPTS

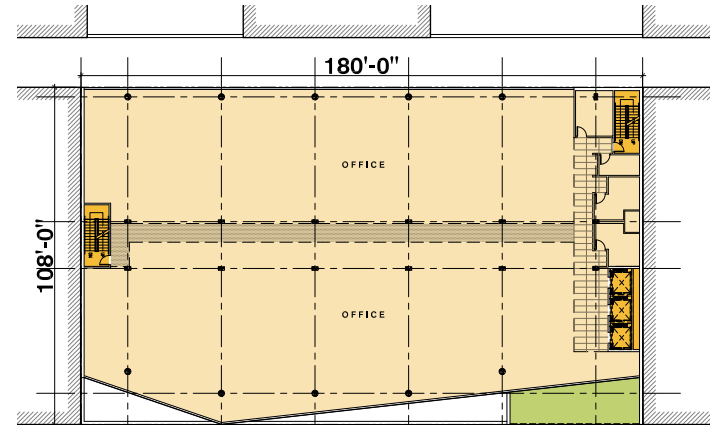
Option 1

Retail
 Office
 Circulation
 Outdoor Room
 Garage

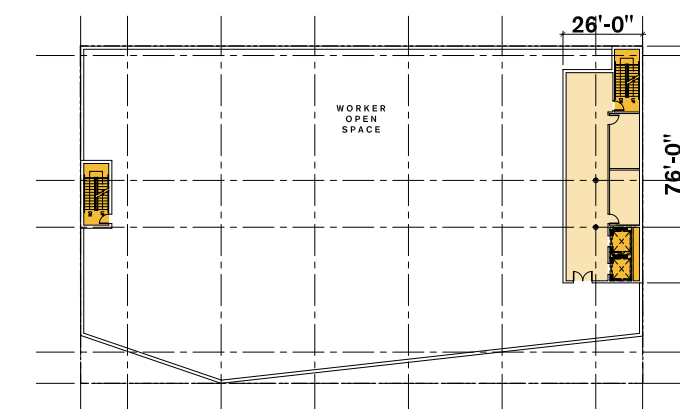
LEVEL 2: RETAIL



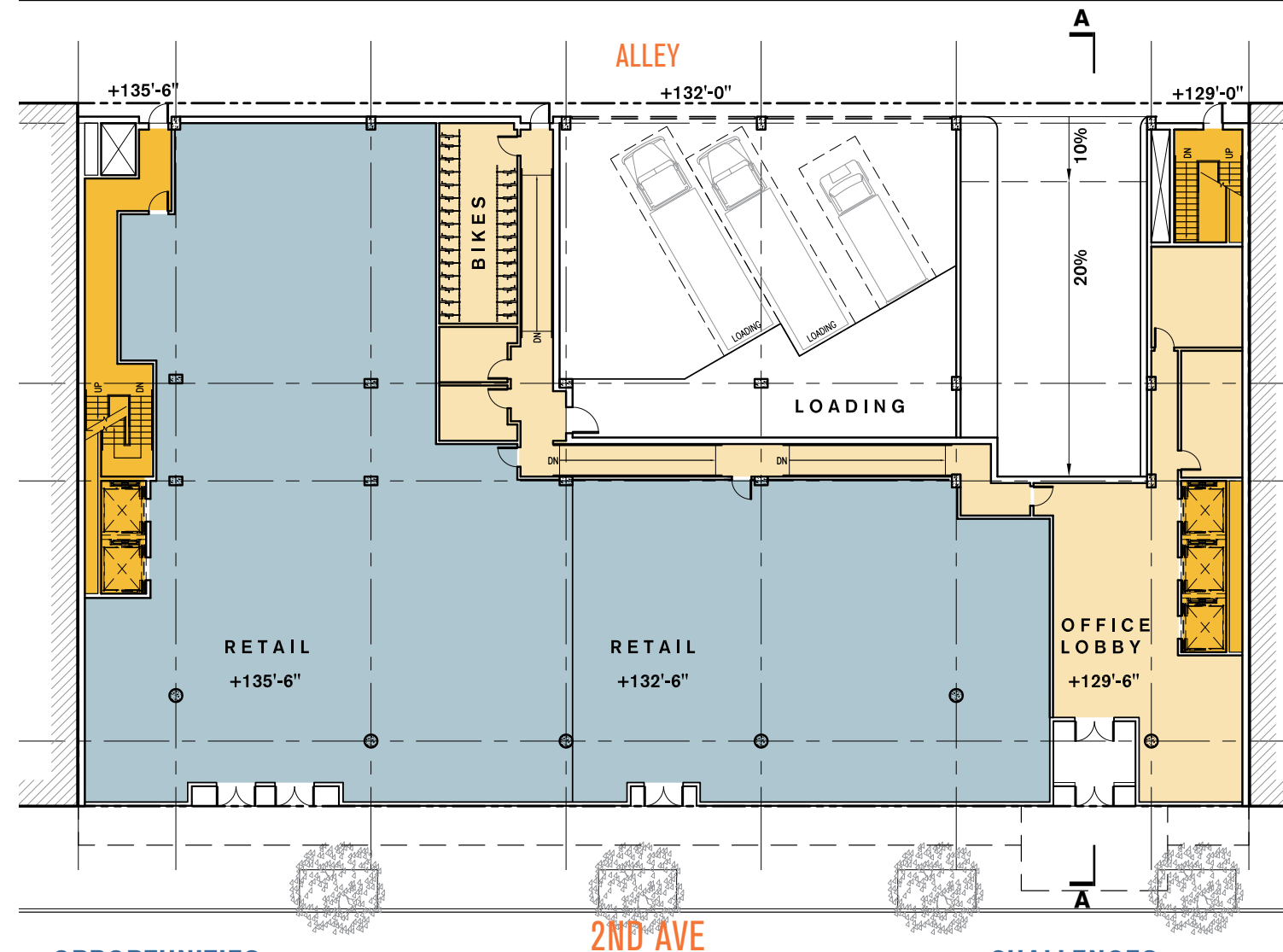
LEVEL 4-10: TYPICAL OFFICE



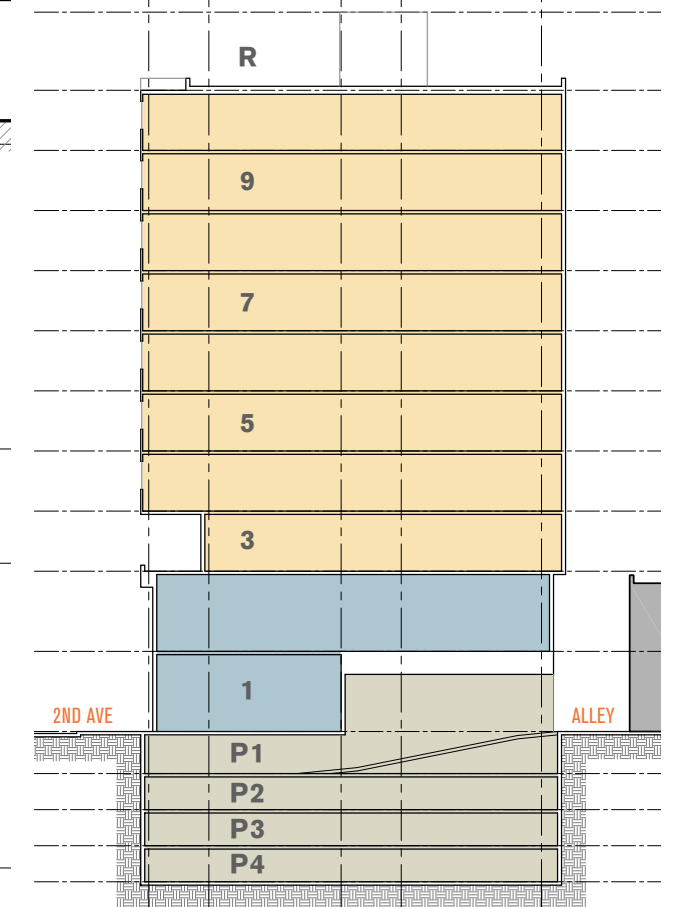
LEVEL 11/ROOF: OPEN SPACE



LEVEL 1: RETAIL / OFFICE LOBBY / BUILDING SUPPORT



SECTION AA



OPPORTUNITIES

- Eight virtually full-site floor plate office floors achieve maximum FAR efficiently without needing a partial floor.
- Faceted street side facade creates distinctive massing along 2nd Avenue and implies a less direct orientation into the mid-block 1521 Tower across the street.
- Outdoor Rooms are consolidated at the southwest corner which has upper level views to Elliott Bay and is away for the 1521 Tower

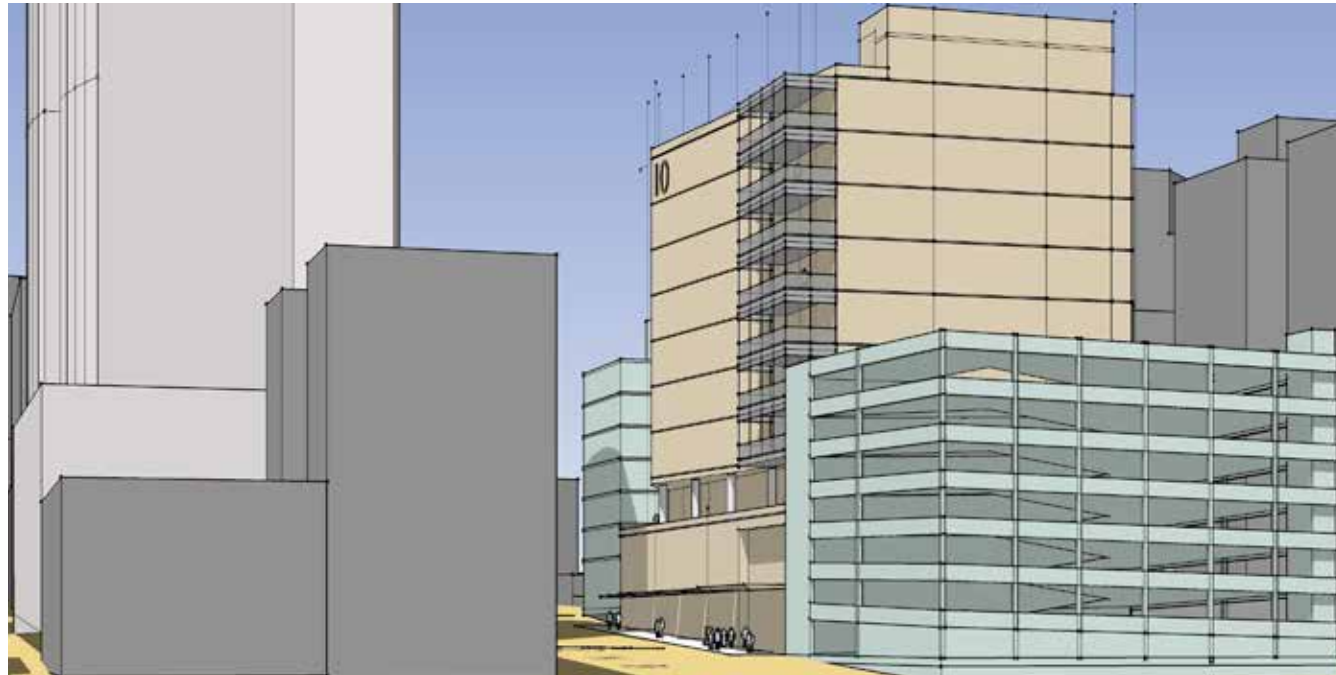
CHALLENGES

- Office elevator shafts are located to the south and limit view and sunlight to rooftop open space.
- Some structural design inefficiencies to achieve deeply recessed 3rd floor
- Bent facade creates significant exposed party walls of neighboring buildings at street side and pulls prime interior real estate further off the street, limiting views accordingly.
- Alley facade is at property line -- 18' from existing residential Fischer Studio Building.

08 ARCHITECTURAL CONCEPTS

Option 1

01 LOOKING NORTH



02 LOOKING WEST



Massing of 10 story building expresses a division of upper office and lower retail portions with a recessed 3rd floor and exposed column structure. Street facade at upper levels is pulled back from property line and is beveled. The angled faces are oriented to west view opportunities.

Projecting *Outdoor Rooms* are stacked to the SW and aligned above main office entry. Primary core is positioned to the south at party wall.

Alley facade in contrast is simple and planar, located at the east property line, maximizing usage of the site width.

03 LOOKING NORTHEAST



04 LOOKING SOUTHEAST



05 LOOKING SOUTH

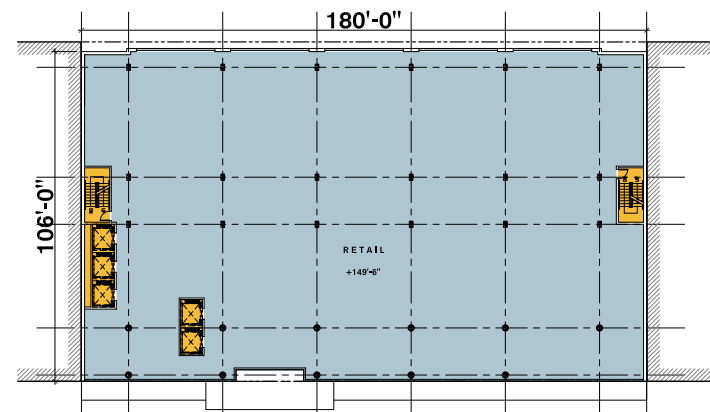


08 ARCHITECTURAL CONCEPTS

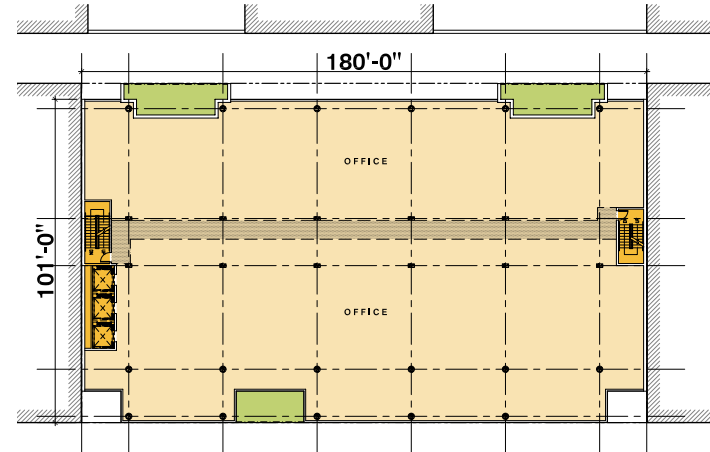
Option 2

■ Retail
 ■ Office
 ■ Circulation
 ■ Outdoor Room
 ■ Garage

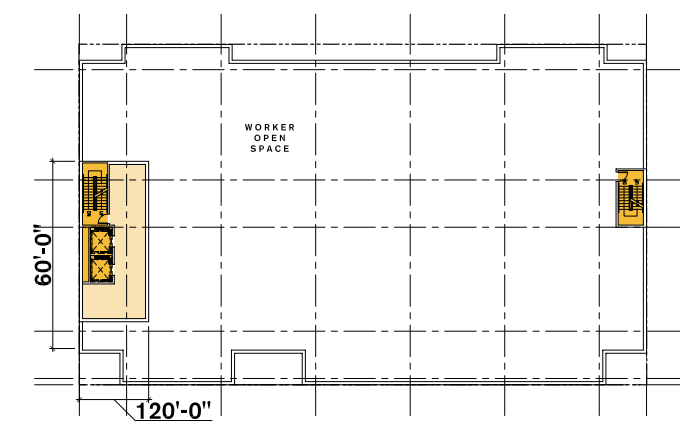
LEVEL 2: RETAIL



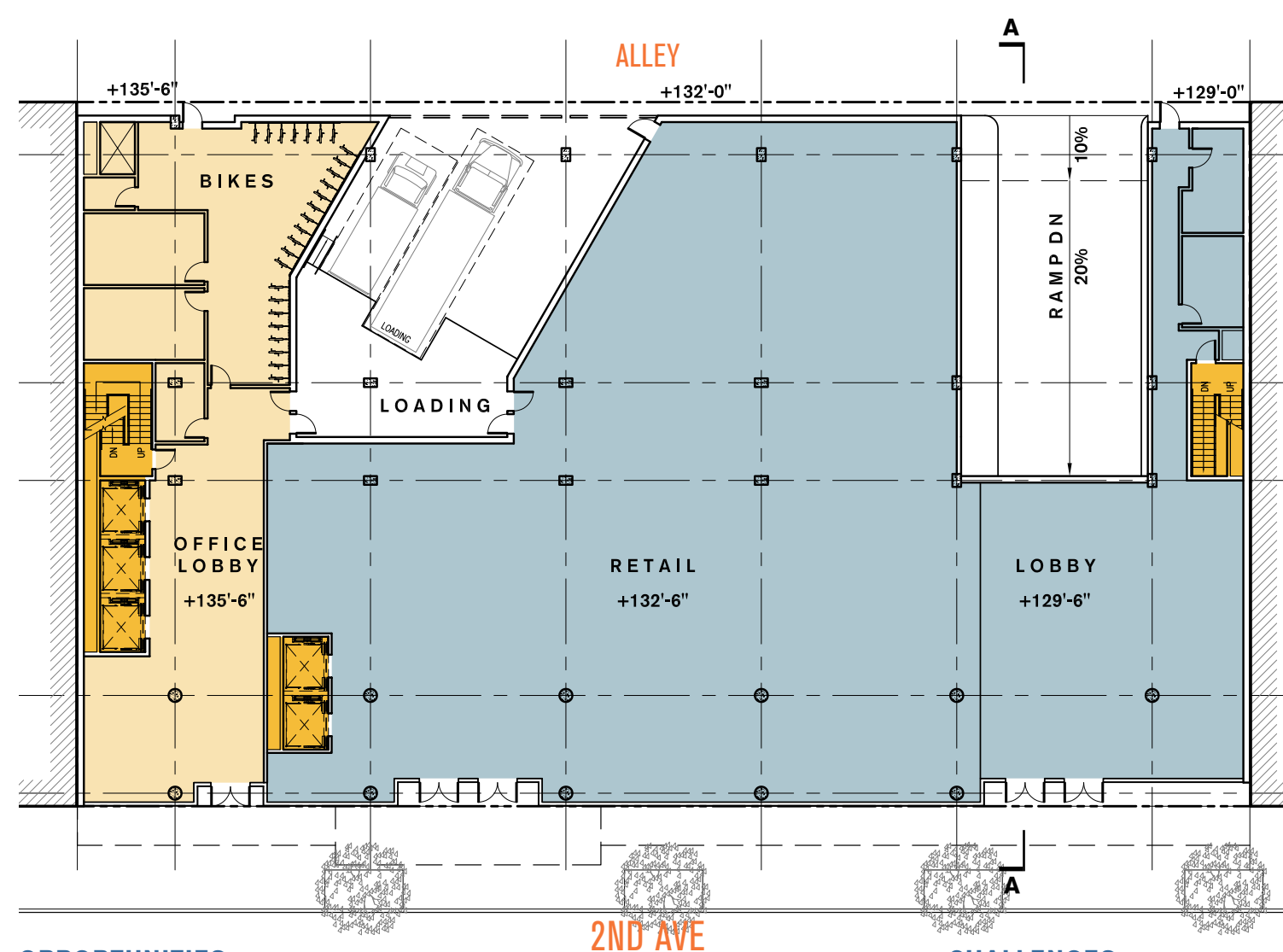
LEVEL 4-10: TYPICAL OFFICE



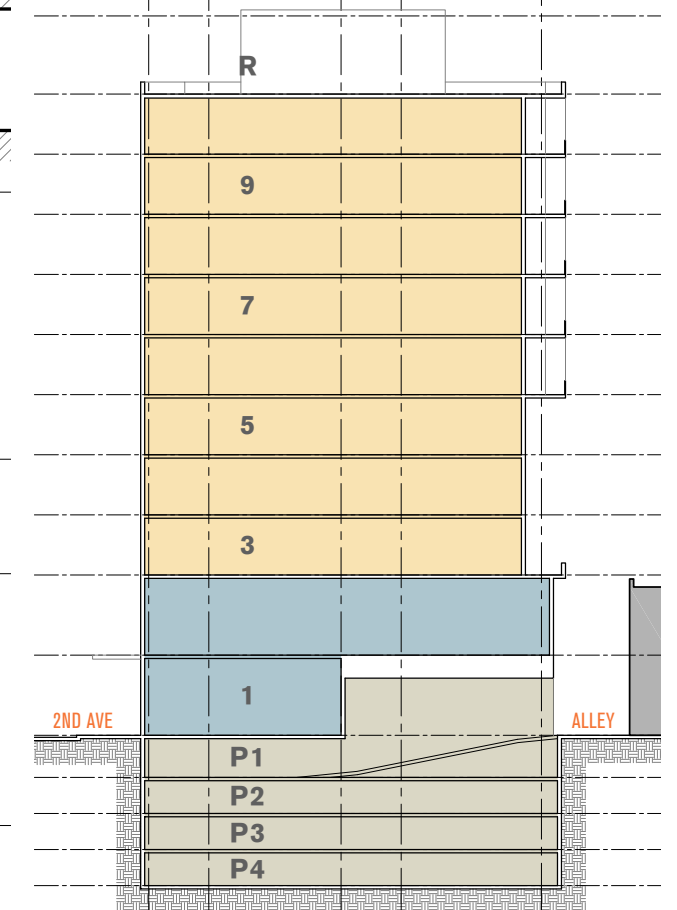
LEVEL 11/ROOF: OPEN SPACE



LEVEL 1: RETAIL / OFFICE LOBBY / BUILDING SUPPORT



SECTION AA



OPPORTUNITIES

- Eight virtually full-site floor plate office floors achieve maximum FAR efficiently without needing a partial floor.
- Notched 2nd Avenue facade corners achieve upper level modulation requirements allowing center notch at Outdoor Rooms depth to be less than 15'.
- Stack of Outdoor Rooms aligns with main Retail entry point creates strong organization to main facade
- Office elevator shafts are located to the north and do not limit sunlight to rooftop open space.

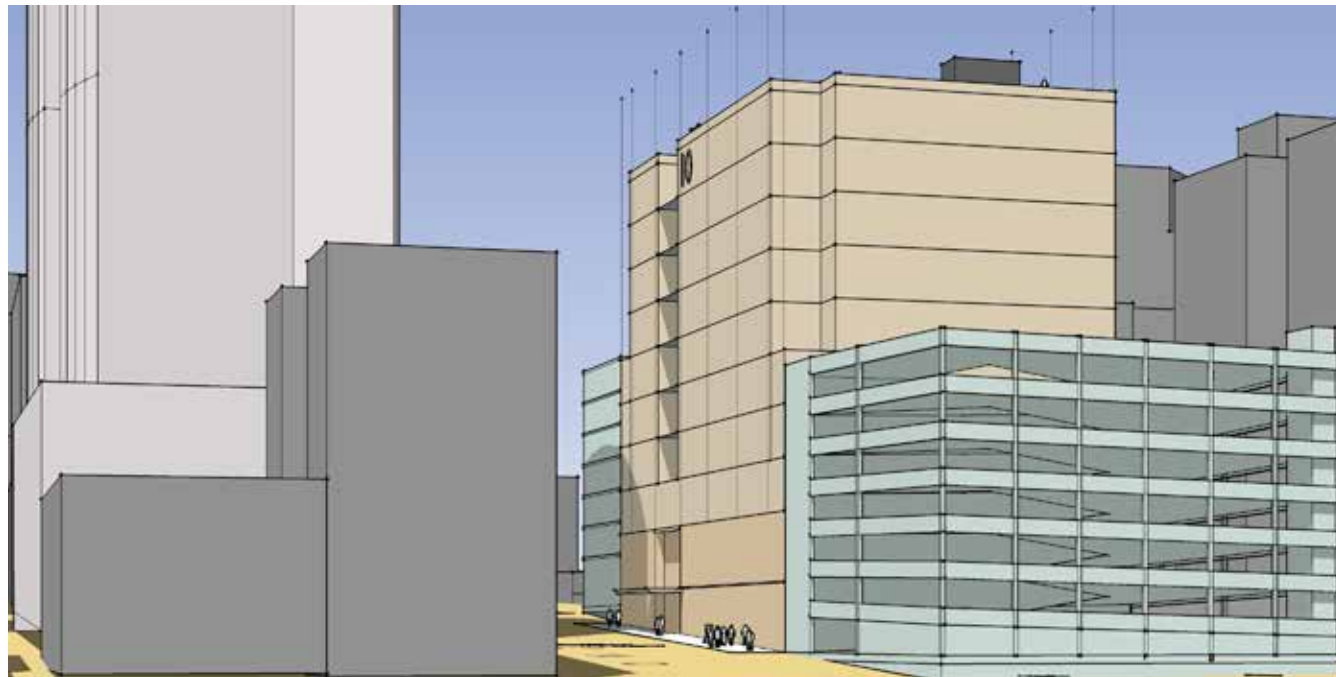
CHALLENGES

- Stack of Outdoor Rooms focuses an importance on the Retail entry but may present issues with multiple small tenant entry scenarios.
- Outdoor Rooms are positioned directly across from 1521 Tower.
- Both Office and Retail entries (along with elevator banks) are adjacent and to the North, centralizing activity rather than spreading it along frontage.
- Second Avenue facade massing is relatively flat and vertical at property line.
- Alley facade is at property line -- 18' from existing residential Fischer Studio Building.

08 ARCHITECTURAL CONCEPTS

Option 2

01 LOOKING NORTH



02 LOOKING WEST



Massing of 10 story building presents a very upright facade positioned along the street-side property line. Upper office and lower retail portions are cleanly stacked and use articulation would be expressed through skin variation. Upper level facade limits articulate corner recesses at neighboring edges.

Second Avenue *Outdoor Rooms* are centralized, aligned above main retail entry and recessed into the facade. Primary core is positioned along the north at party wall.

Main alley facade is pulled back 7' from property line with projecting bays or *Outdoor Rooms* aligned with view slots to the east.

03 LOOKING NORTHEAST



04 LOOKING SOUTHEAST



05 LOOKING SOUTH

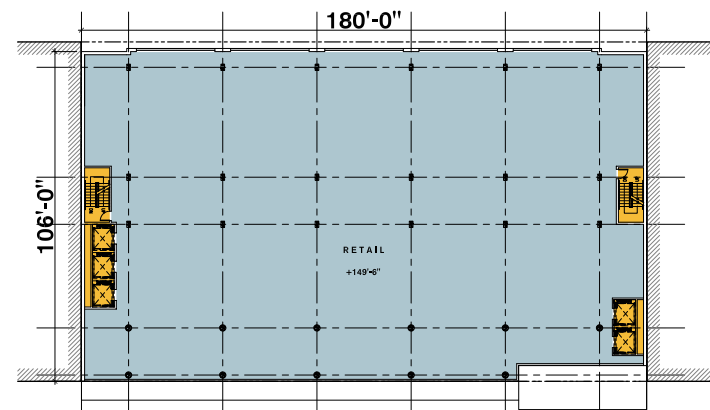


08 ARCHITECTURAL CONCEPTS

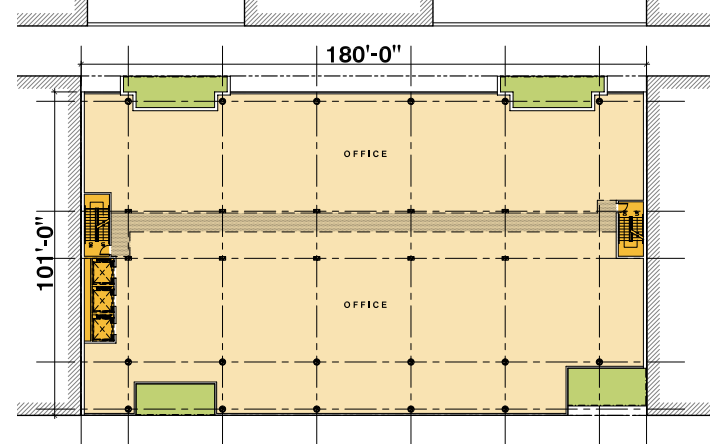
Option 3; Preferred Option

■ Retail
 ■ Office
 ■ Circulation
 ■ Outdoor Room
 ■ Garage

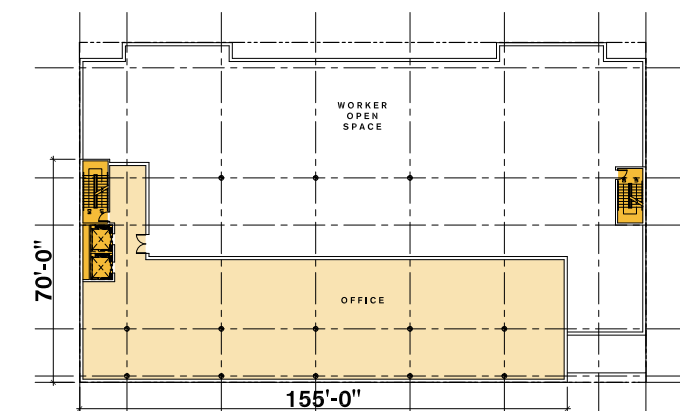
LEVEL 2: RETAIL



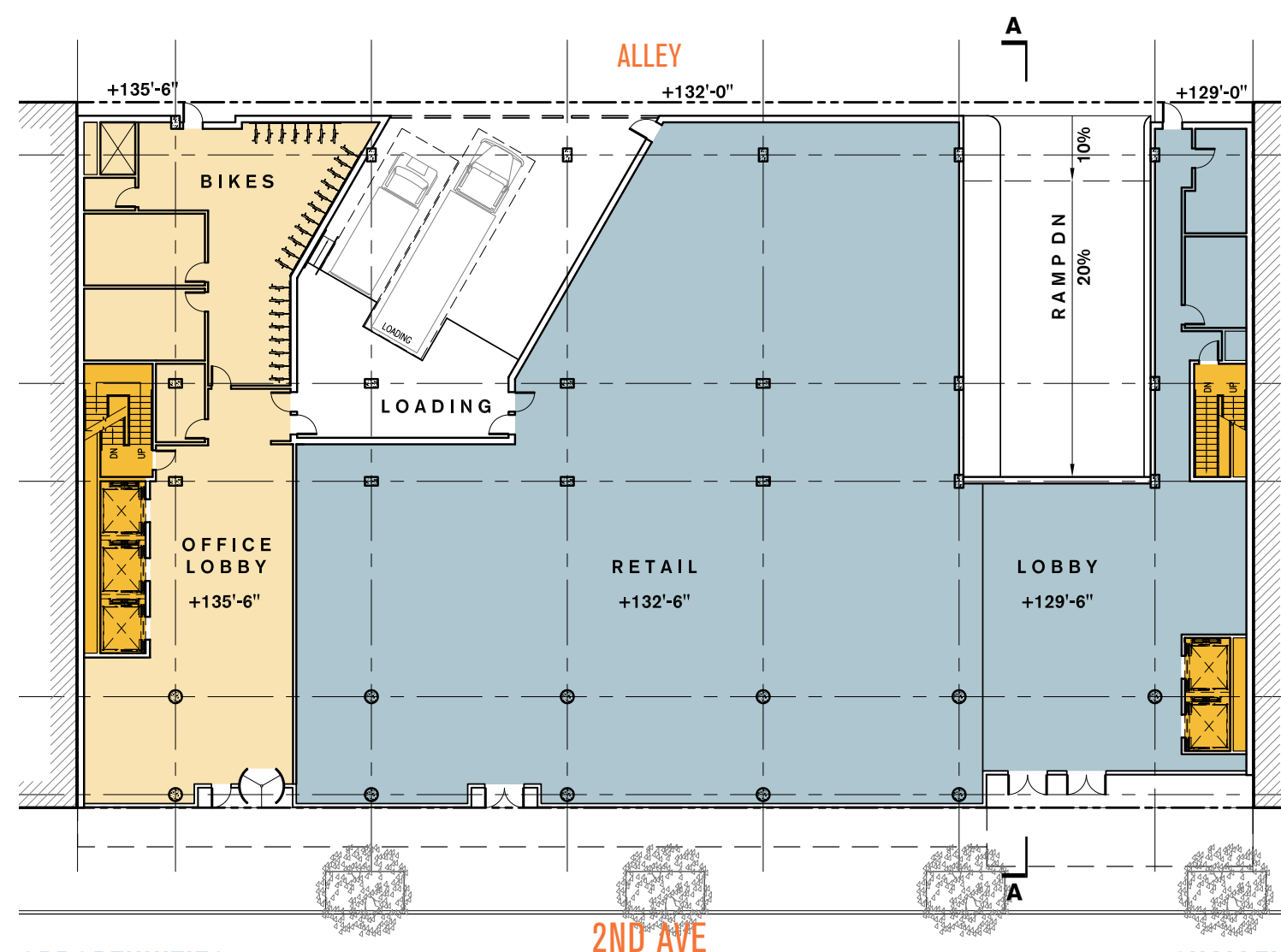
LEVEL 4-10: TYPICAL OFFICE



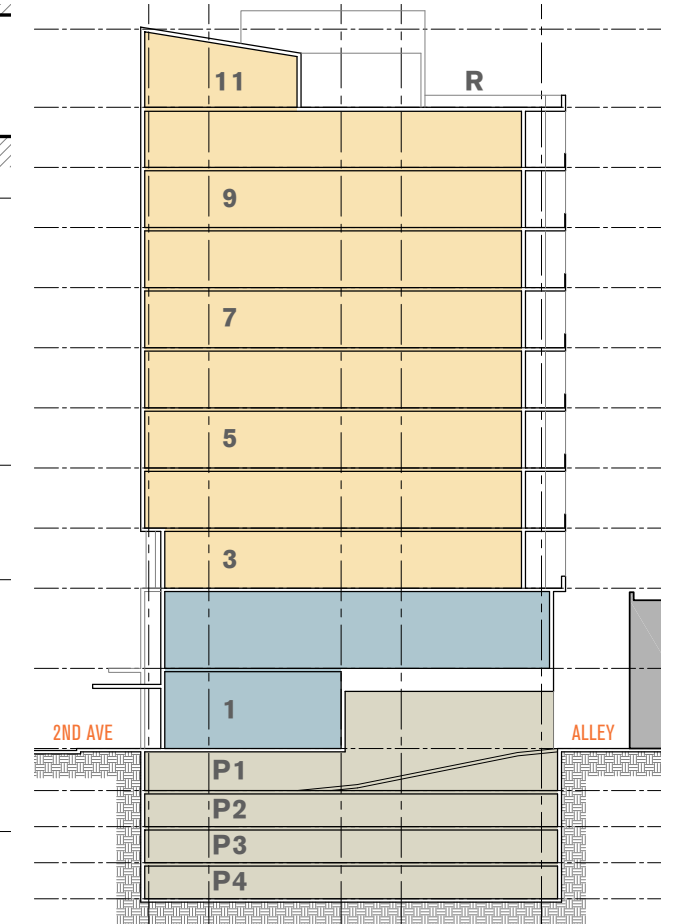
LEVEL 11/ROOF: OPEN SPACE



LEVEL 1: RETAIL / OFFICE LOBBY / BUILDING SUPPORT



SECTION AA



OPPORTUNITIES

- Overall composition of 2nd Avenue facade and building massing is strong.
- Narrower 101' design depth creates an additional buffer distance (25') from residential Fischer Studio Building across the alley.
- Stack of Outdoor Rooms aligns with main Retail entry point creates strong organization to main facade.
- Office and Retail entries (along with elevator banks) are at opposite ends of the building, allowing for different identities and spreading egress activity along frontage.
- Office elevator shafts are located to the north and do not limit sunlight to rooftop open space.
- Outdoor Rooms are provided at the rate of 4 per floor generally and dispersed around the floor plate.

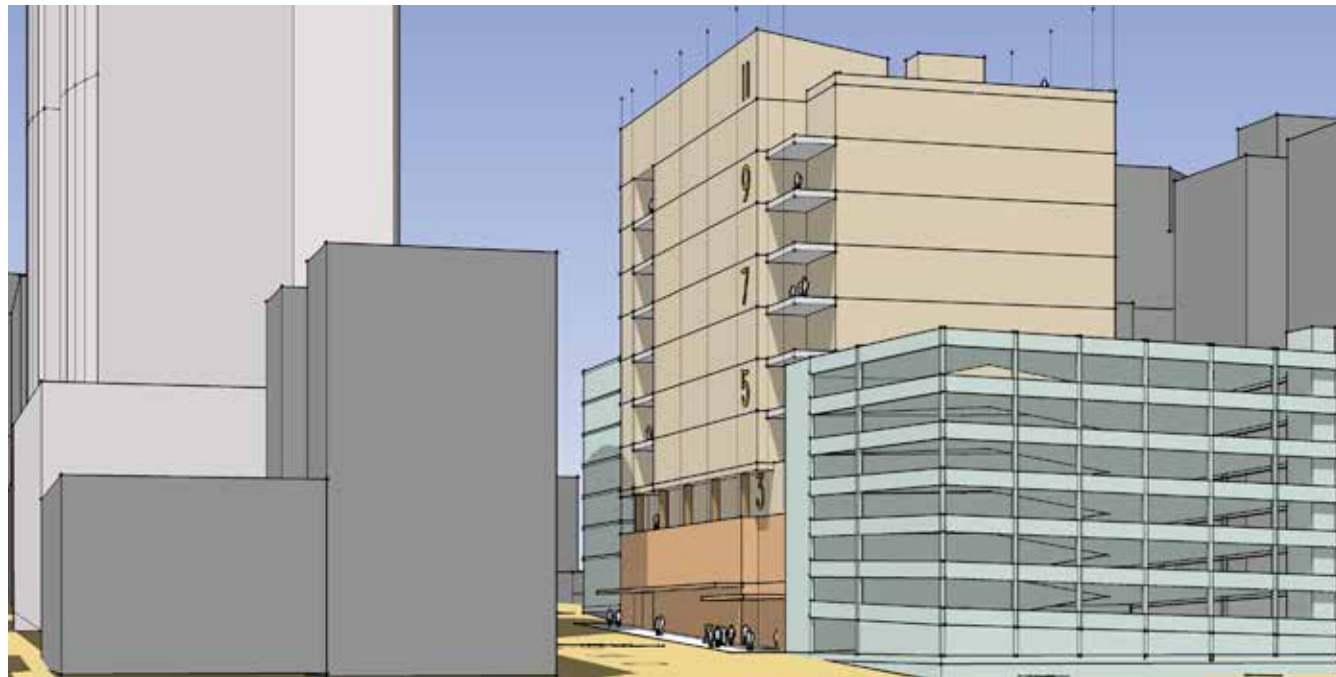
CHALLENGES

- Stack of Outdoor Rooms focuses an importance on the Retail entry but may present issues with multiple small tenant entry scenarios.
- Full FAR is achieved with 10 full floors @ 17.3k gsf and a smaller, partial floor @ 7k gsf.
- Top floor is shared between the small L11 office plate and worker open space.

08 ARCHITECTURAL CONCEPTS

Option 3; Preferred Option

01 LOOKING NORTH



02 LOOKING WEST



Eleven story building massing presents a strong facade positioned along the street-side property line. Upper office and lower retail portions are differentiated with a recessed 3rd floor and exposed column structure. Upper level facade limits define a corner recess at southwest.

Second Avenue *Outdoor Rooms* are aligned above main retail entry and integrated into the facade at the SW. Primary core is positioned along the north at party wall.

Main alley facade is pulled back 7' from property line with projecting *Outdoor Rooms* stacked and aligned with view slots to the east.

03 LOOKING NORTHEAST



04 LOOKING SOUTHEAST



05 LOOKING SOUTH



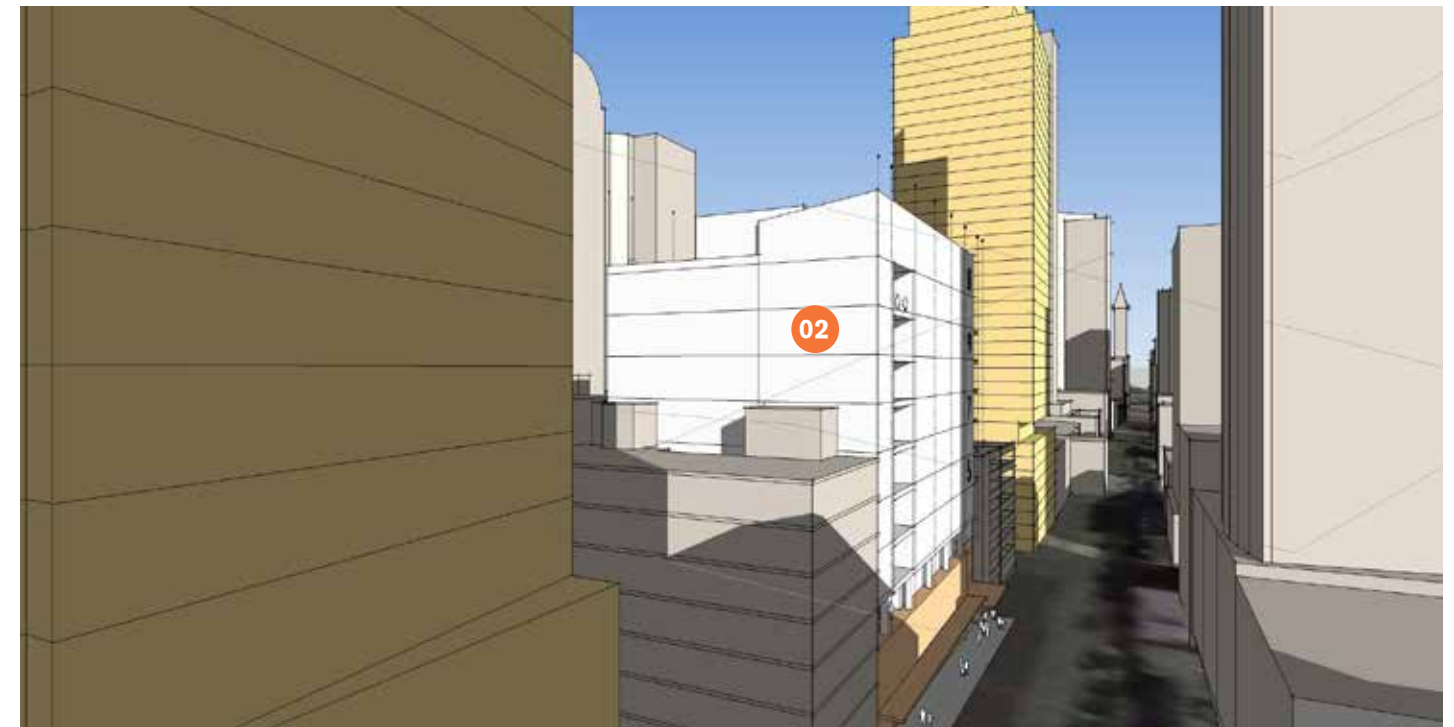
08 ARCHITECTURAL CONCEPTS

Option 3: Street-side Views

NOTE: Future towers are displayed in yellow



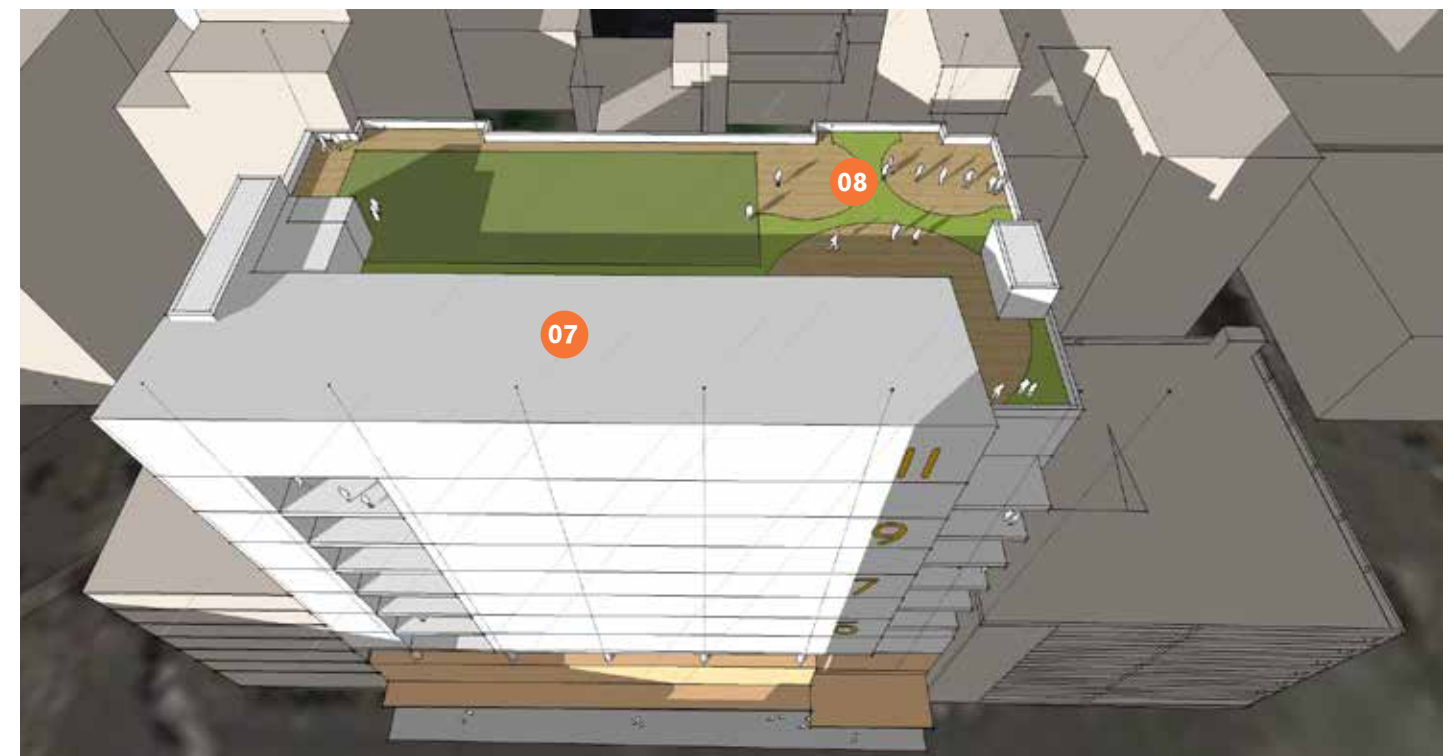
Two stacks of 25' x 12' outdoor rooms at West Facade. South party wall facade will be opaque. 01



Late afternoon sun reaches West Facade. North Party Wall Facade will be opaque. 02



03 Office Entry 04 Continuous Canopy 05 Primary Retail Entry



07 Office 08 Worker Open Space (decks in garden environment)

08 ARCHITECTURAL CONCEPTS
Option 3: Alley-side Views



Present and future tall neighbors: 09 2nd + Pike 10 1521 2nd Ave 11 2nd + Pine



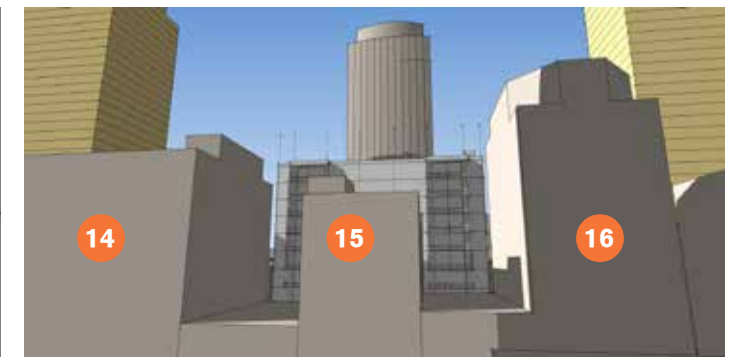
Buildings at east side of alley removed for clarity



Two stacks of outdoor rooms at east facade align with stacks. Fischer Studio Building, Olympic Tower.



L3 Terrace as Upper East Facade Steps Back 5'



North and South view slots between buildings:

- 14 Melbourne Tower
- 15 Fischer Studio Building
- 16 Olympic Tower

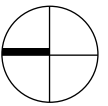
09 SITE PLAN & LANDSCAPE CONCEPTS



PHOTOS LOOKING SOUTH ALONG SECOND AVENUE



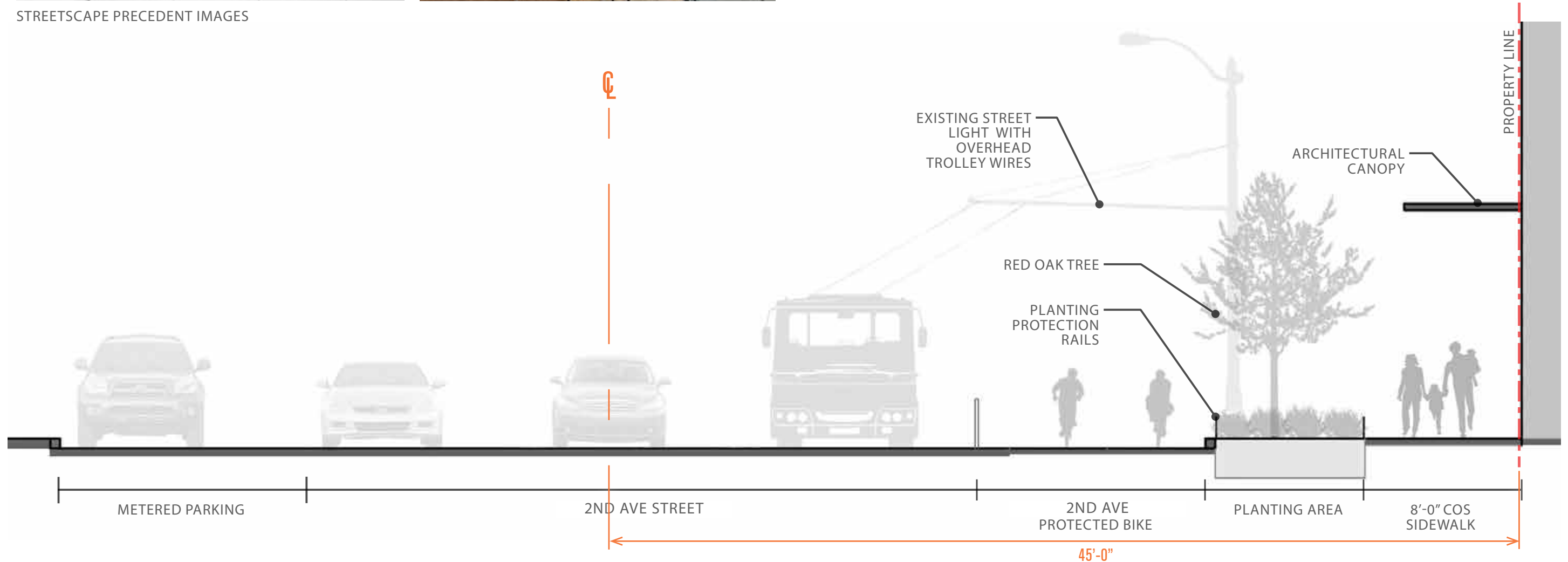
PHOTOS LOOKING NORTH ALONG SECOND AVENUE



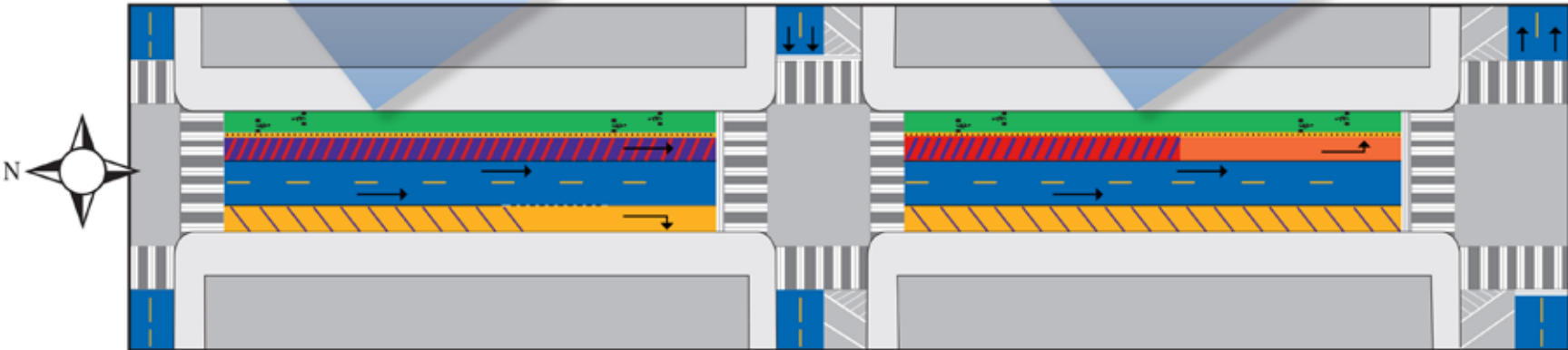
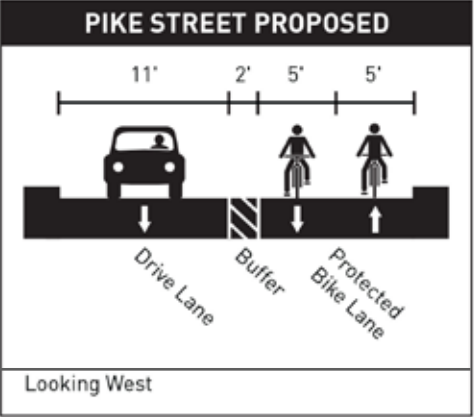
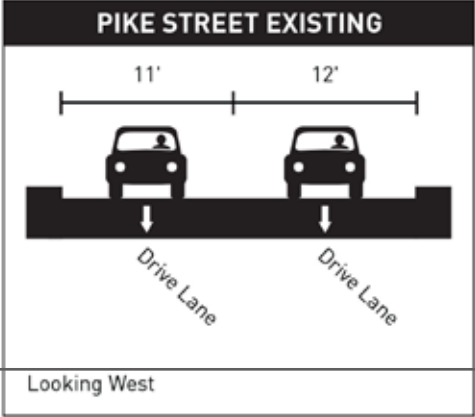
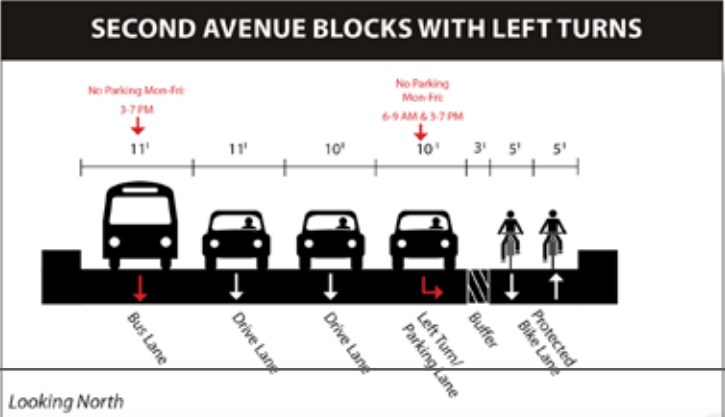
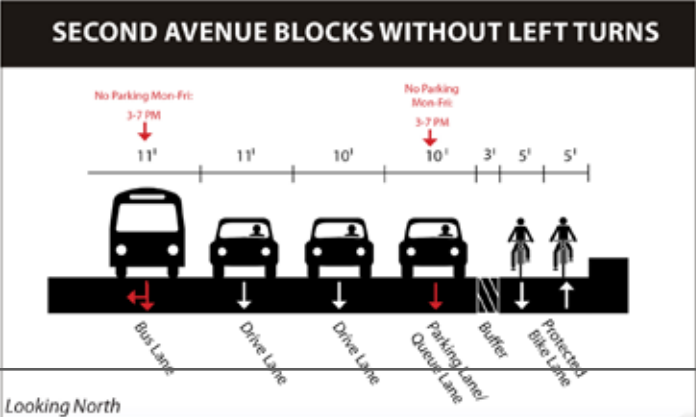
09 SITE PLAN & LANDSCAPE CONCEPTS



STREETSCAPE PRECEDENT IMAGES



STREET SECTION DIAGRAMS



- Protected Bike Lane
- Through Lane
- Bus Lane Only Monday - Friday 3 - 7 PM
Parking permitted all other times
- Left Turn Lane
- Buffer
- Parking permitted at all times except weekdays, 3 - 7 PM
- Parking permitted at all times except weekdays, 6 - 9 AM and 3 - 7 PM



- Protected Bike Lane
- Buffer
- Through Lane

10 POTENTIAL DESIGN DEPARTURES

No anticipated departures at this time.

W
COLLINS
O
W
E
R
M
A
N

ARCHITECTURE PLANNING INTERIORS SUSTAINABILITY

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