



2ND AND VIRGINIA

CONTENTS

PROJECT OVERVIEW 03

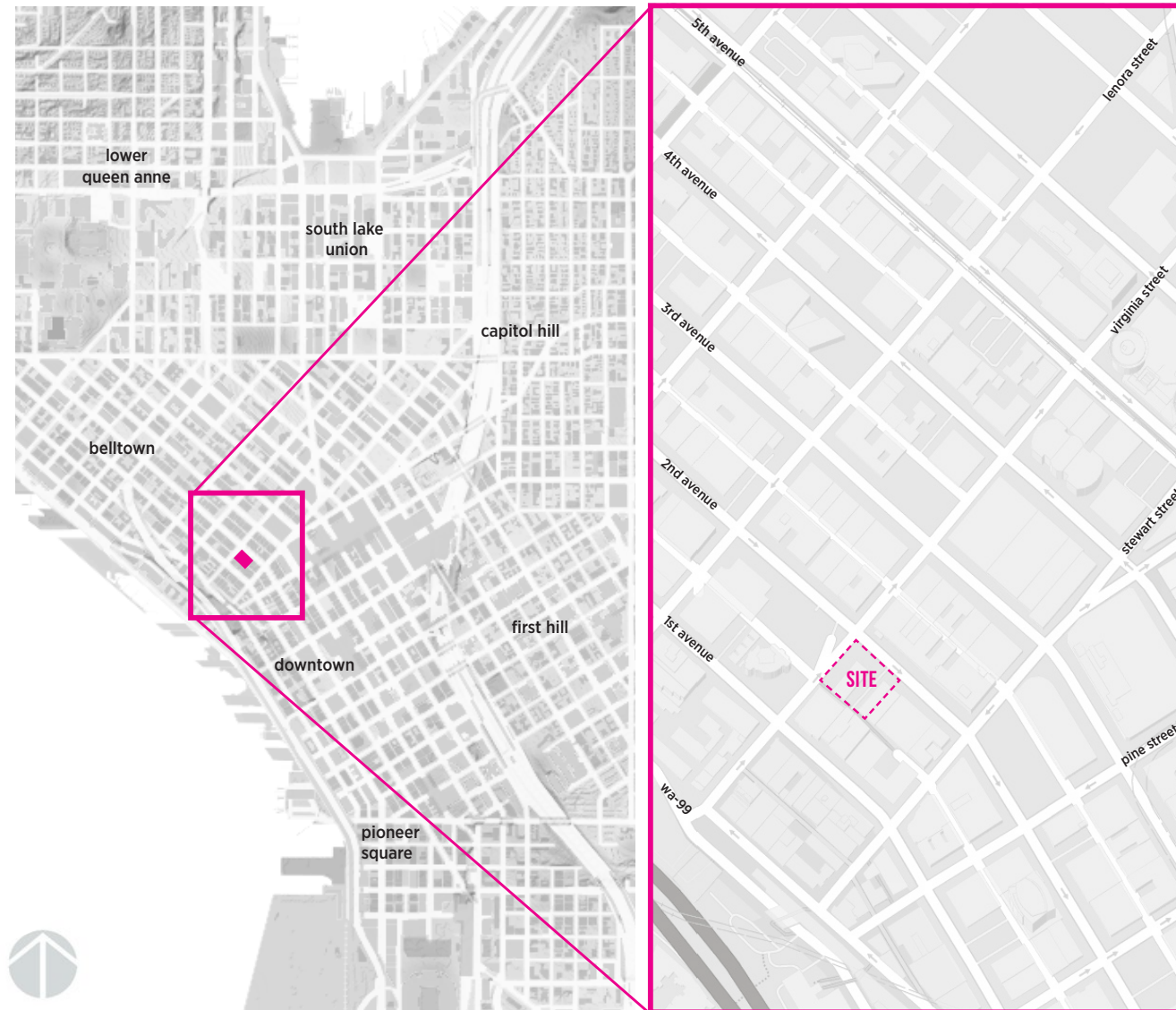
MEETINGS RECAP 12

LPB PRIORITIES 19

RESPONSE TO LPB PRIORITIES 21

APPENDIX 49

PROJECT OVERVIEW



A new mixed-use hotel and residential building will be located at the corner of 2nd Avenue and Virginia Street in downtown Seattle. The building will be a vibrant addition to this key intersection and will take design cues from the existing landmark on site and the urban patterns of buildings and pedestrian experiences that make up the Downtown Retail Core of Seattle.

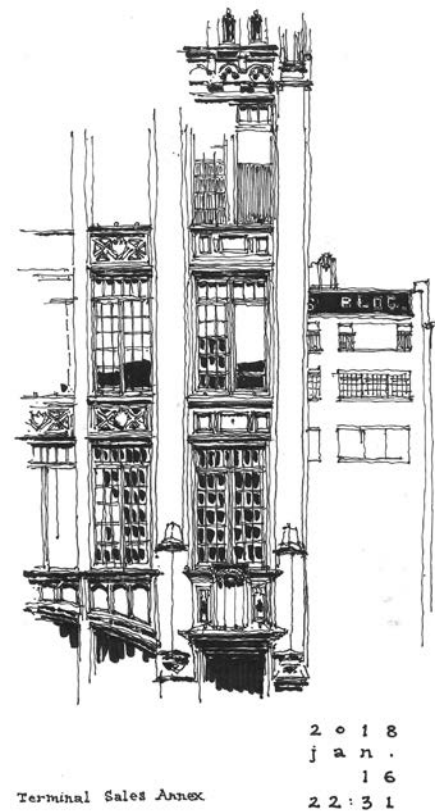
- The proposed development consists of the following:
- One 42-story structure of approximately 567,000 sq. ft. above ground
 - 14 levels of hotel with 184 keys
 - 28 levels of residential with 191 condo units
 - Separate lobbies for hotel and residential uses
 - 5 levels of below-grade parking (approx. 214 stalls)
 - 3 loading spaces will be accessed through the Alley

PROJECT OVERVIEW

The Terminal Sales Annex building is located in Seattle's Belltown neighborhood (1931 2nd Avenue) as a designated Seattle Landmark. The building was designed in the distinctive Collegiate Gothic Revival style by architect's Bebb & Gould. Charles Bebb was a leading innovator in the use of architectural terracotta in the Seattle area.

The landmark is a five-story (+72') reinforced structure that was designed as an infill building and currently is flanked by two on-grade parking lots. It holds a corner with other landmark structures, including the Palladian Hotel and Moore Theatre & Hotel.

This project aims to integrate the Terminal Sales Annex into a cohesive design which seeks inspiration from the landmark itself as well as the local surroundings.



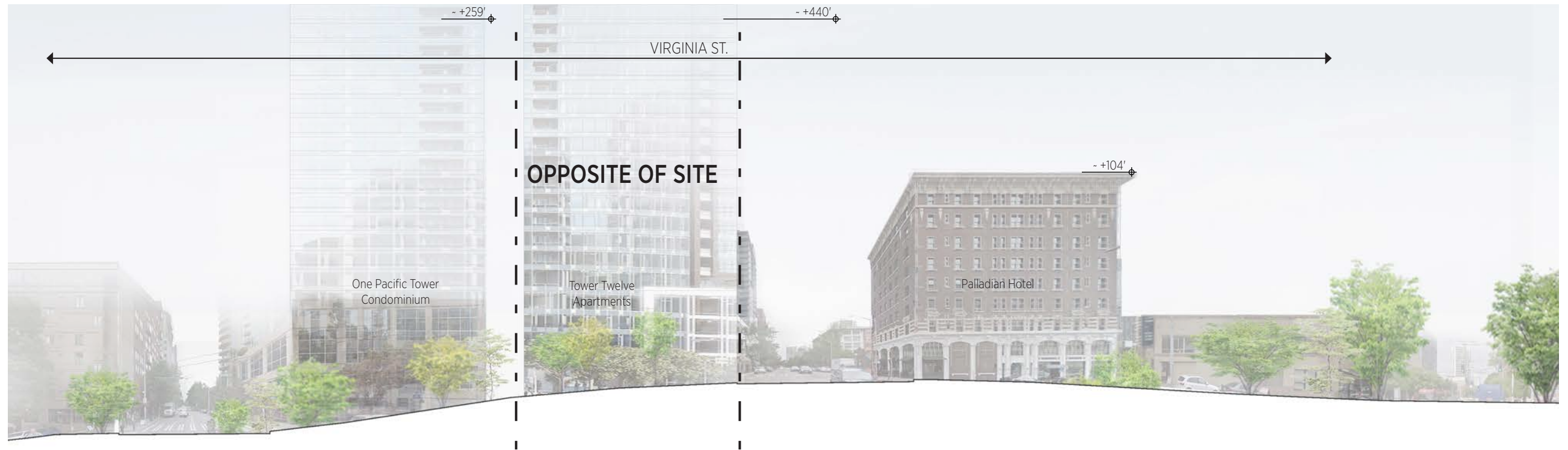
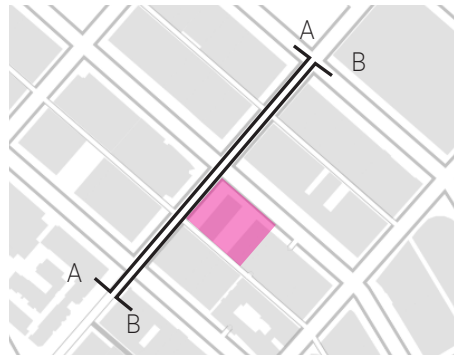
Historic Photograph



Photograph of Current Conditions

PROJECT OVERVIEW

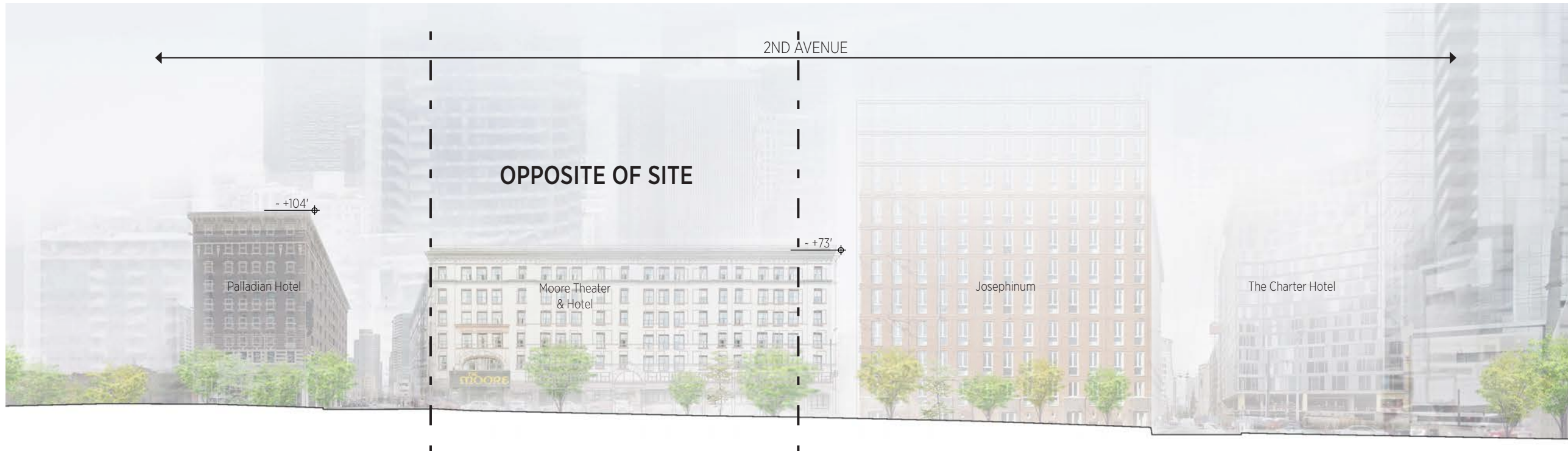
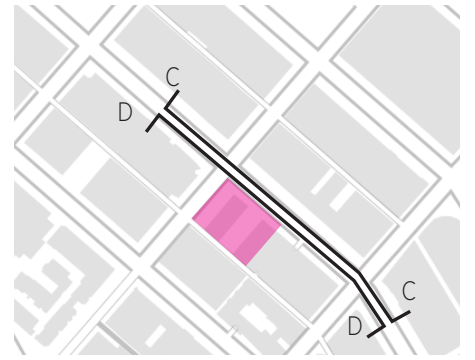
Streetscapes



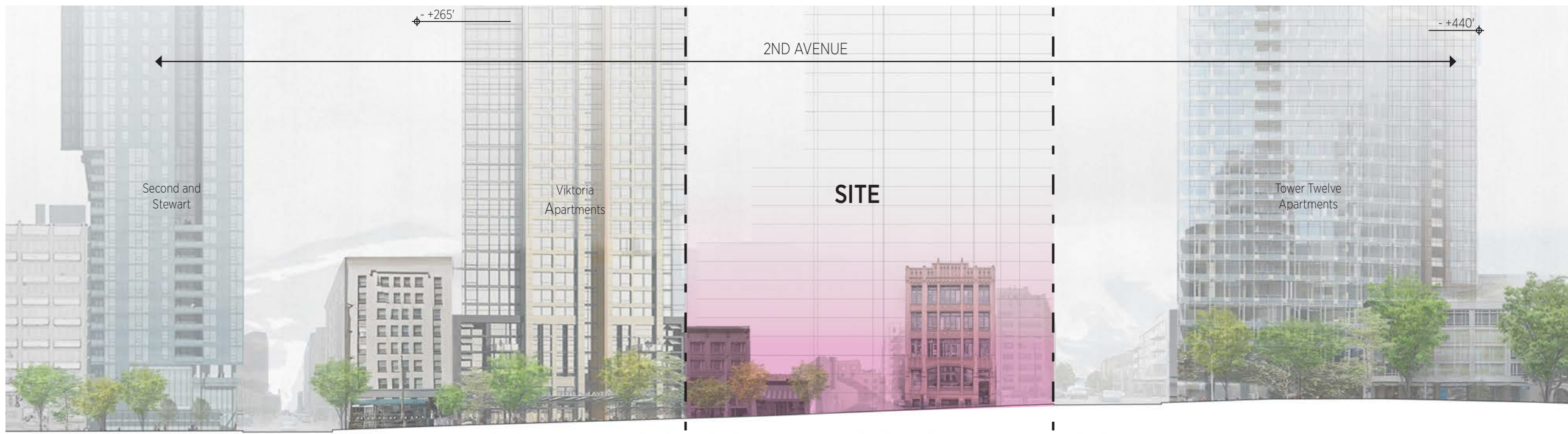
Section A-A, Virginia St., looking North



Section B-B, Virginia St., looking South



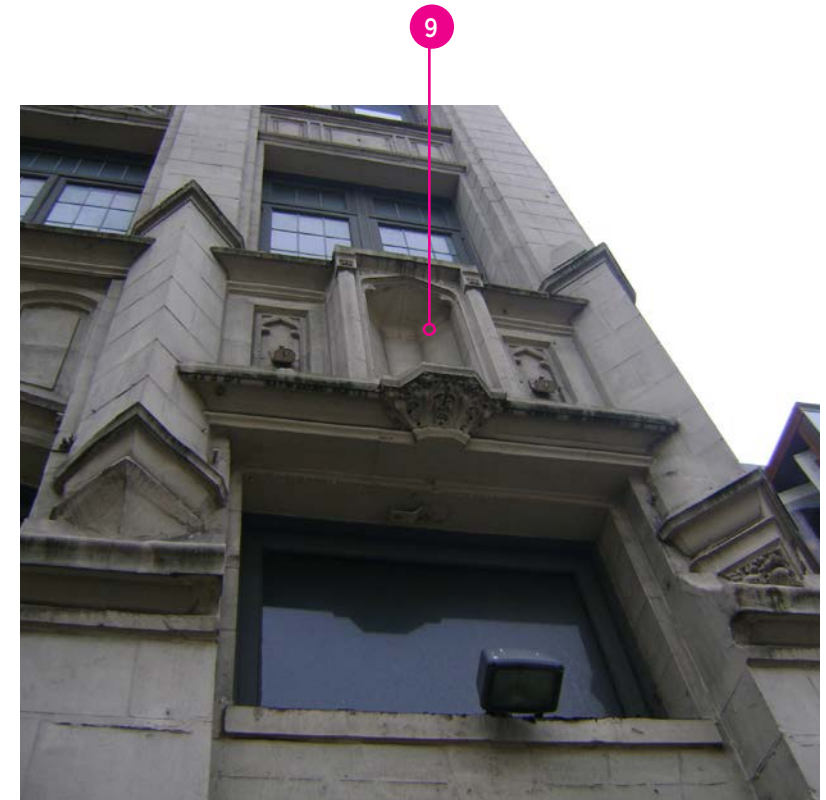
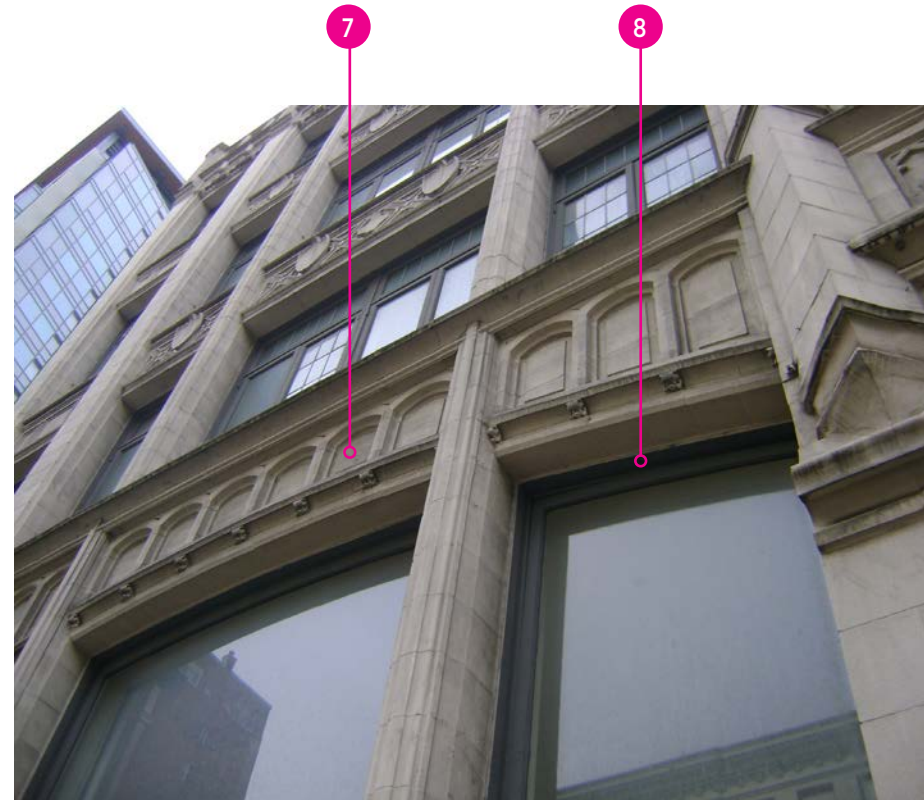
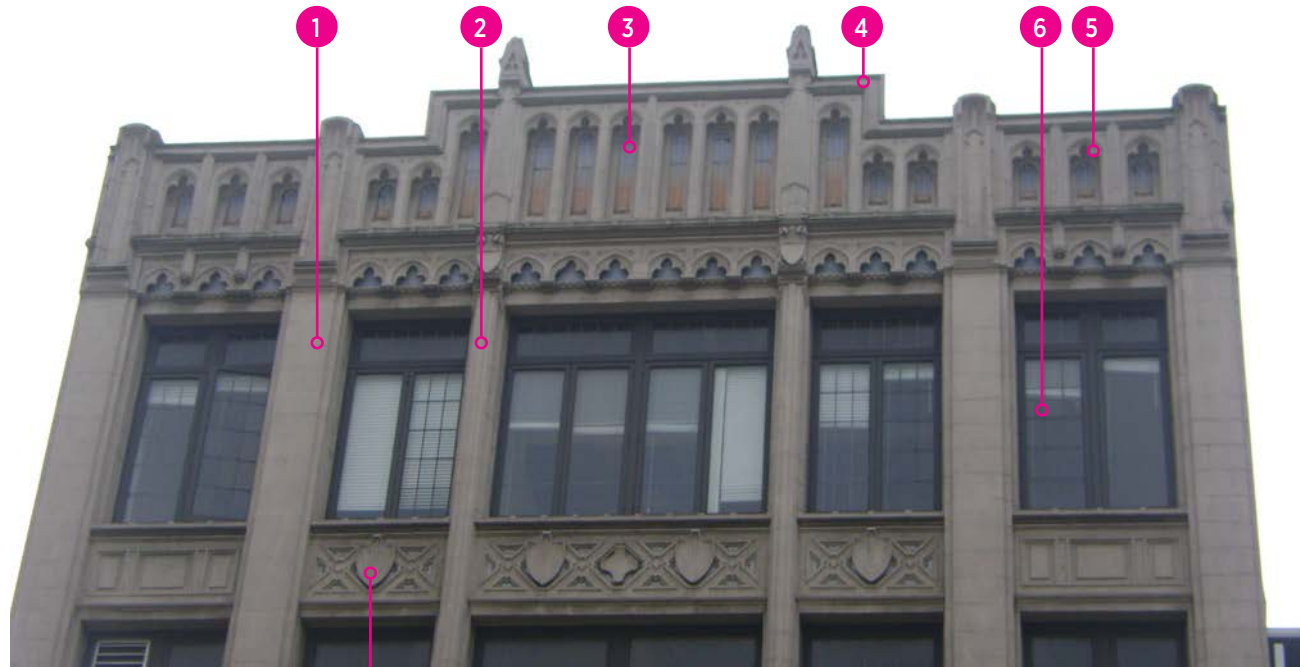
Section C-C, 2nd Ave., looking East



Section D-D, 2nd Ave., looking West

PROJECT OVERVIEW

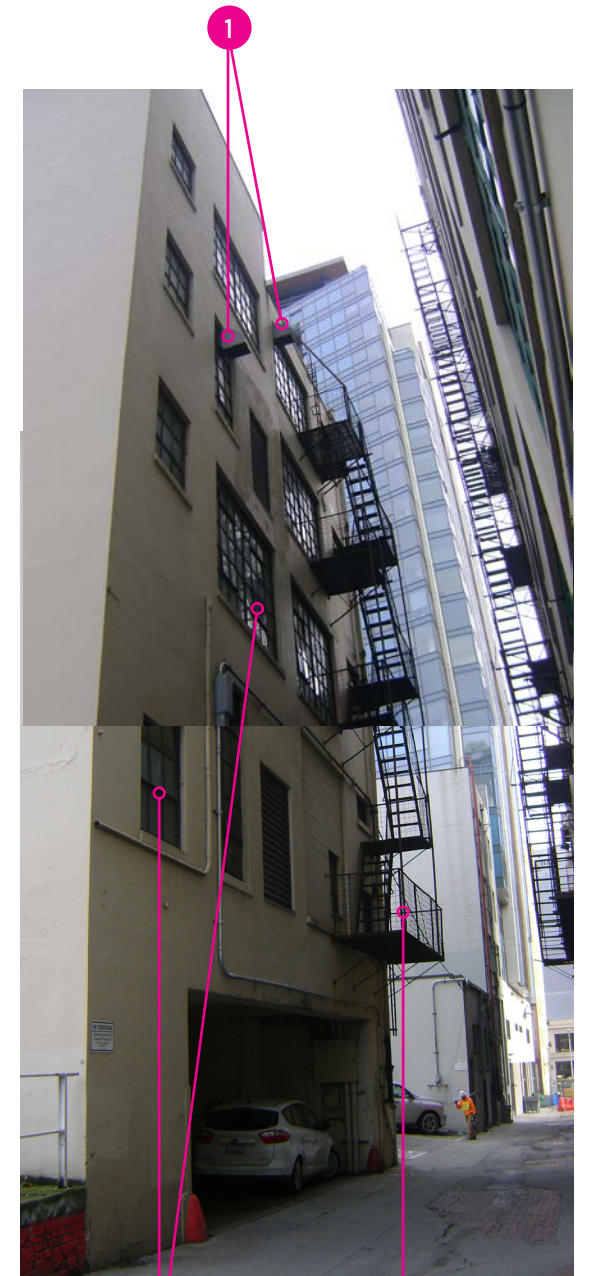
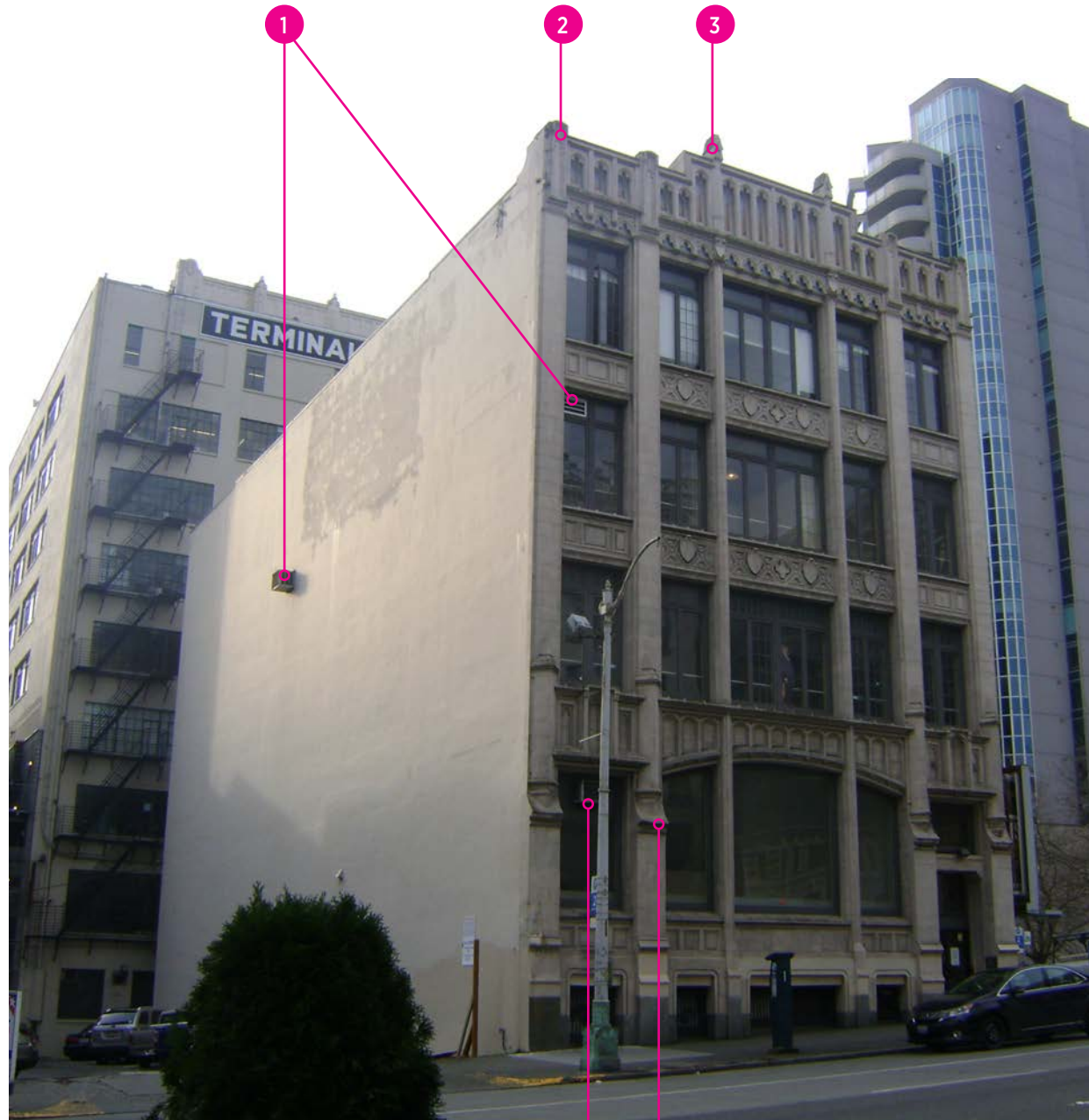
Landmark Existing Conditions



LEGEND

1. Terra cotta over concrete column
2. Terra cotta over steel column
3. Colored "diaper" background
4. Ornamental parapet, stylistically stepped like window lintels during that era
5. Trefoil motifs at parapet
6. Floor-to-ceiling Tudor-style wood windows
7. Flat arch motifs on 1st floor frieze
8. Painted metal sash @ arched windows
9. Niche (1 of 2)
10. Flush spandrel panels with Heraldry ornamentation
11. Non-original single pane plate glass
12. Original multi-paned leaded glass
13. Grilles over basement windows

Landmark Existing Conditions



1 4

1 5

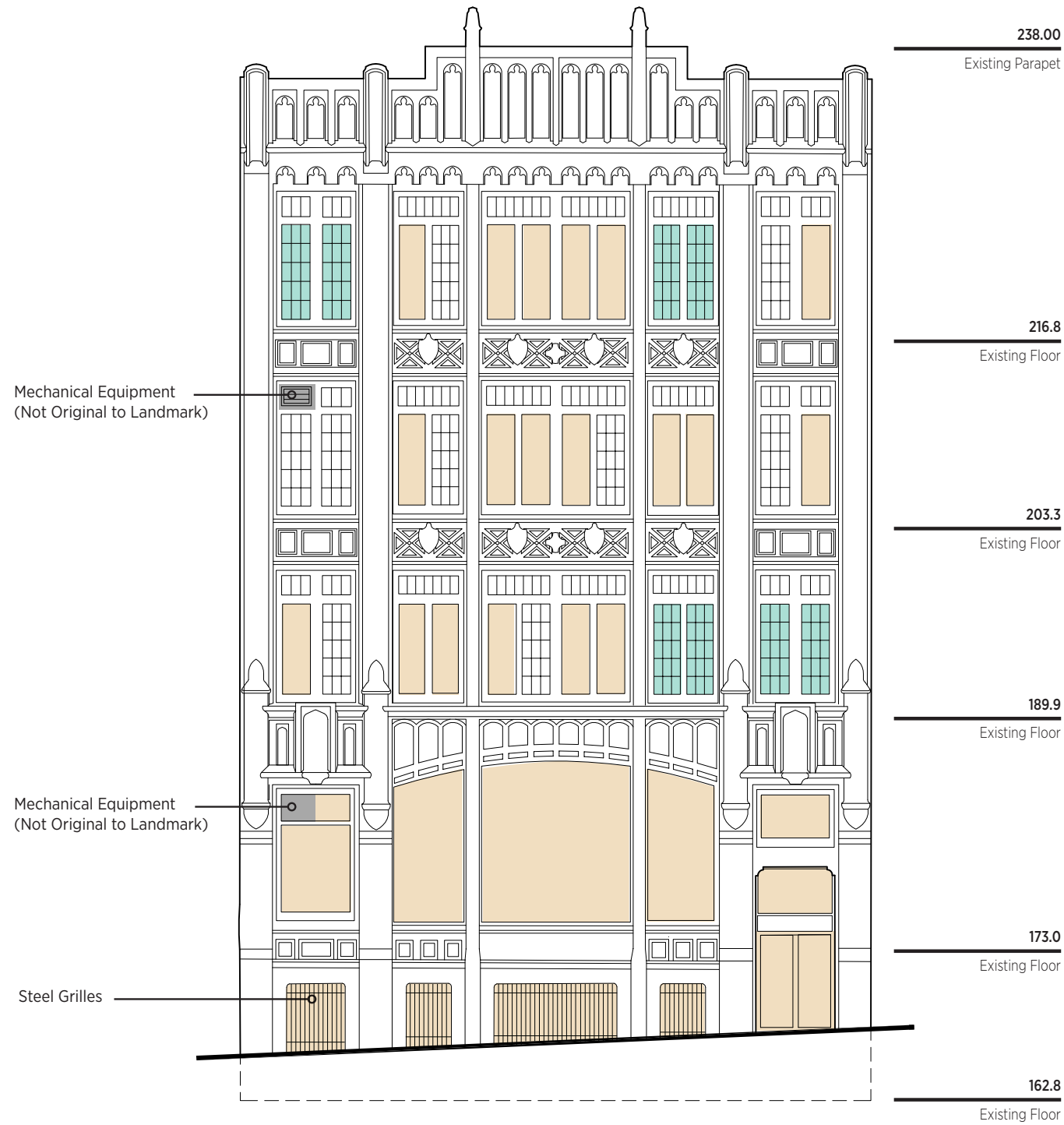
6 7

LEGEND

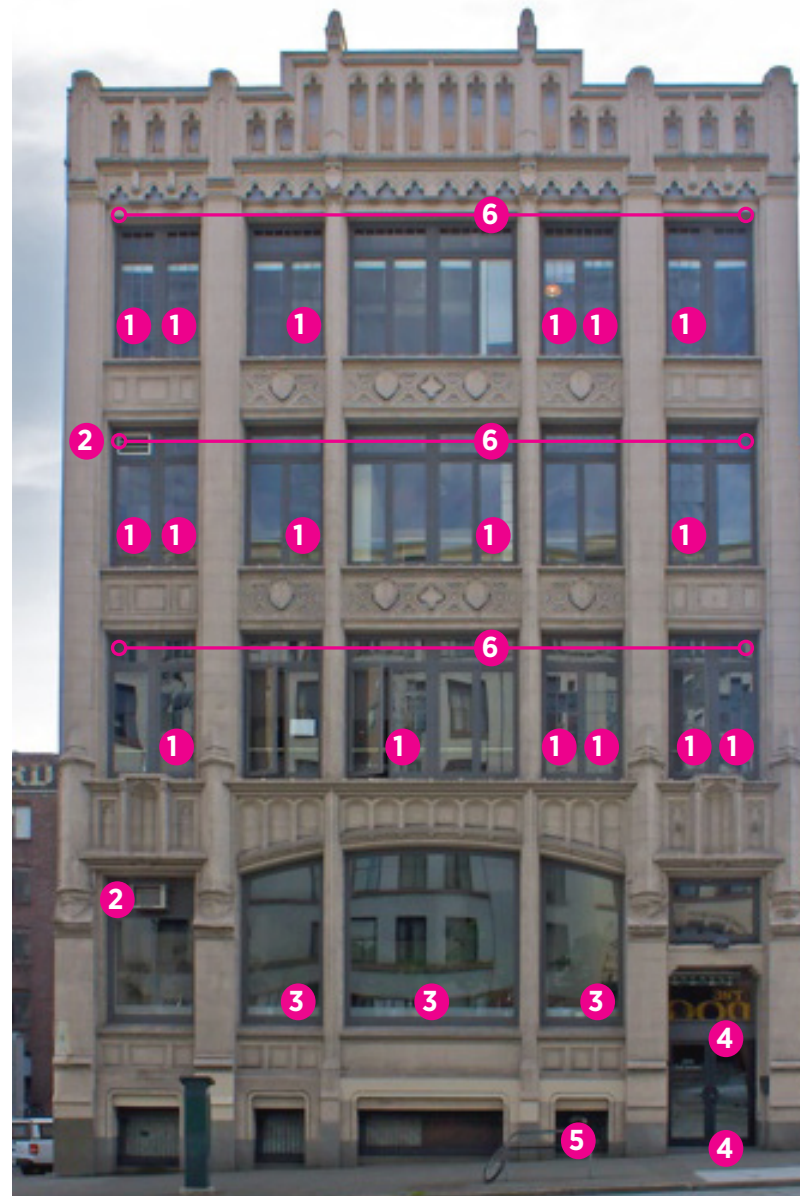
- 1. Non-original mechanical
- 2. Turret-like cap over concrete columns
- 3. Spear-like cap over steel columns
- 4. Finial over buttress
- 5. Niches
- 6. Multi-paned industrial-style windows
- 7. Fire escape

PROJECT OVERVIEW

Window Rehabilitation



EXISTING WINDOW SURVEY



LEGEND

- Single-pane Plate Glass (Not Original to Landmark)
- Windows with Original Components
- Mechanical Equipment (Not Original to Landmark)

WINDOW REHABILITATION :

A rehabilitation approach is recommended for all original windows based on their significance, condition, and quality of materials. During construction, the project team will implement the following:

- Clean and refinish the exterior/interior.
- Remove added non-original items and fill holes.
- Retain and repair original leaded glass in current locations.
- Replace non-original glazing with single-lite thin insulated glazing units.
- Repair and retain all leaded glazing in transoms above casements.
- Develop a solution to protect and reinforce the massive glass pane in center bay.
- Remove and label sash and trim from the frames and repair in a secure shop.
- Leave frames, brick moldings, outer stops, casings, stools, aprons, and sills in place is possible.
- Replicate missing window components and hardware as needed.
- Retain and reuse original leaded glazing from alley facade if possible.
- Install thin insulated glass storm windows at the interior to protect historic windows and to add to guest room comfort.

PROPOSED MODIFICATIONS:

Unless noted otherwise, glazing is to be replaced with single-lite thin insulated glazing units.

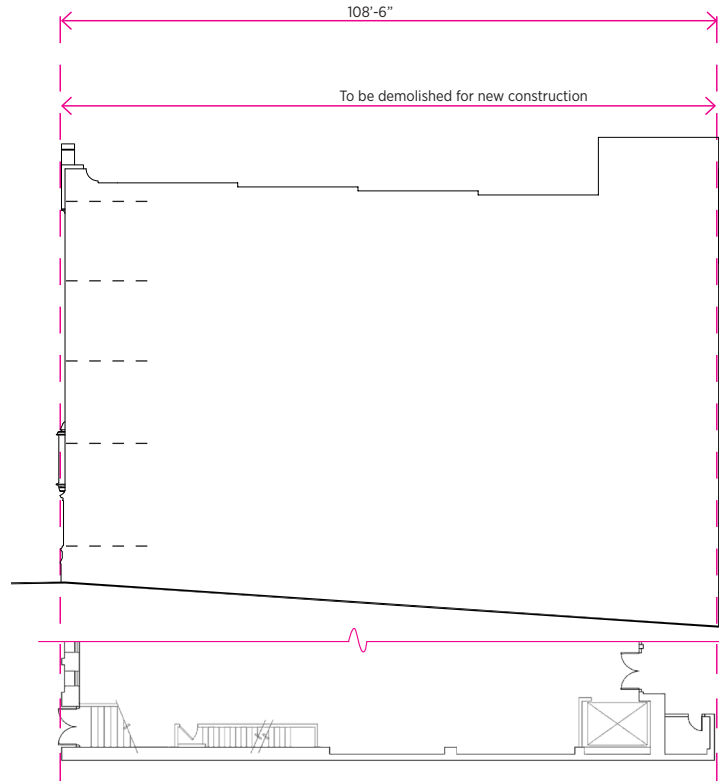
- 1** Retain original lead glazing.
- 2** Remove air-conditioning unit in retrofitted upper transom
- 3** Retain and protect original glazing.
- 4** Replace non-original aluminum storefront entry doors and upper transom window with new aluminum storefront entry.
- 5** Relocate Fire Department Connection to adjacent new construction.
- 6** Retain and repair transom windows.

Existing and Proposed Elevations

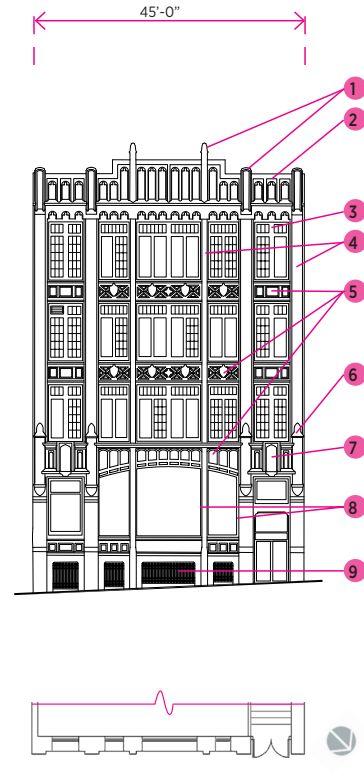
LEGEND

- | | | | |
|-------------------------------|--|--|-----------------------------|
| 1. Terra cotta caps | 7. Terra cotta statuette niche | 13. Non-original conduit | 18. Non-original CMU infill |
| 2. Terra cotta parapet | 8. Painted metal sash @ arched windows | 14. Multi-paned industrial windows, typ. | 19. Recessed loading dock |
| 3. Painted wood windows, typ. | 9. Metal grilles @ basement windows | 15. Non-original rolling door @ removed sky bridge | |
| 4. Terra cotta clad column | 10. Non-original mechanical | | |
| 5. Terra cotta frieze | 11. Existing door | 16. Steel fire escape | |
| 6. Terra cotta finials | 12. Freight elevator and roof access penthouse | 17. Painted concrete | |

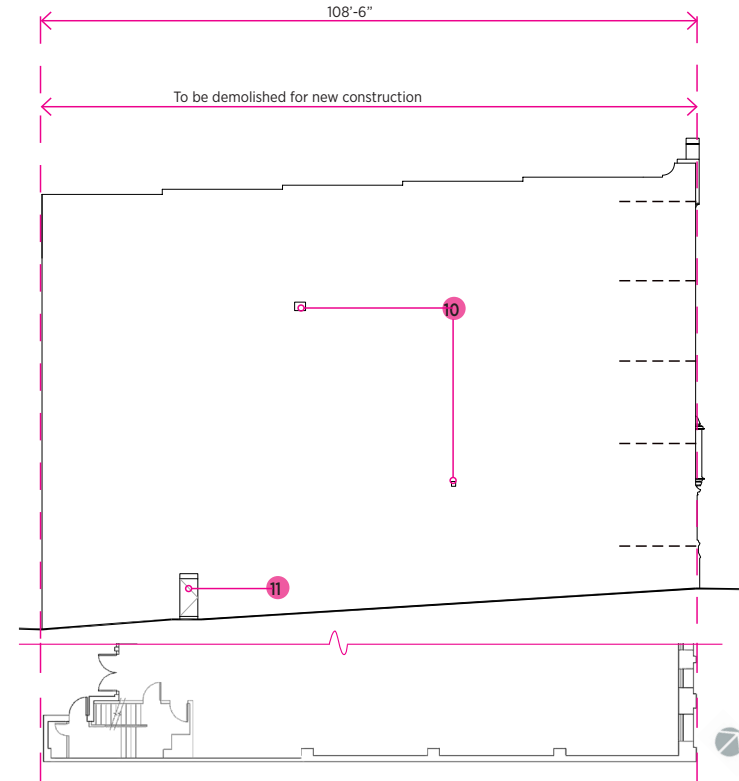
* Terra cotta to remain



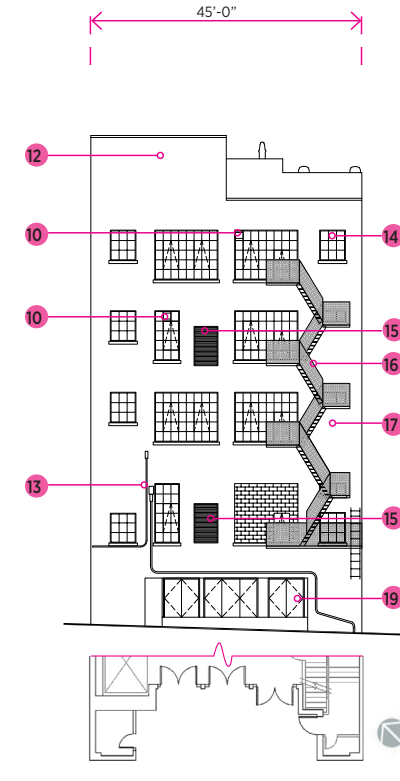
NORTH (VIRGINIA STREET) ELEVATION



EAST (2ND AVENUE) ELEVATION

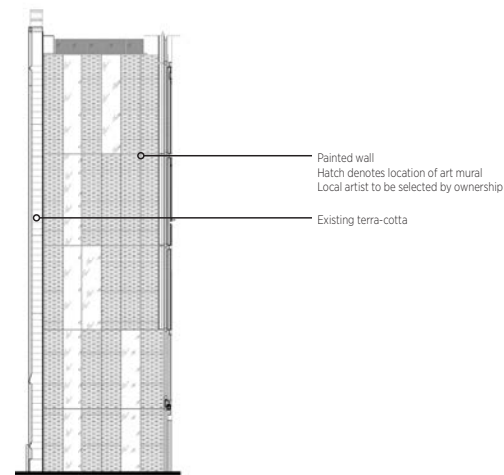


SOUTH ELEVATION



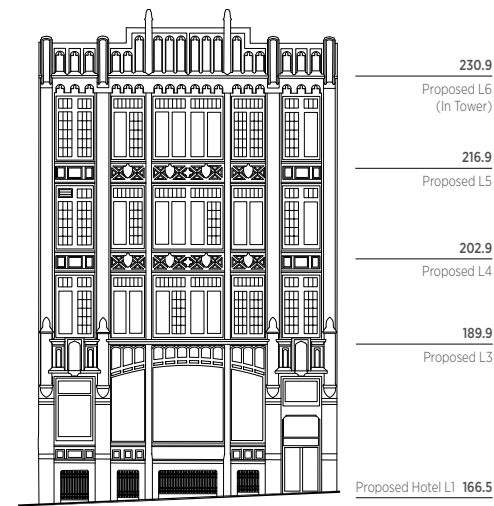
WEST (ALLEY) ELEVATION

EXISTING ELEVATIONS

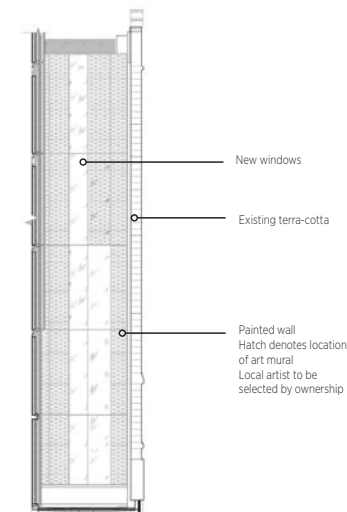


NORTH (VIRGINIA STREET) ELEVATION

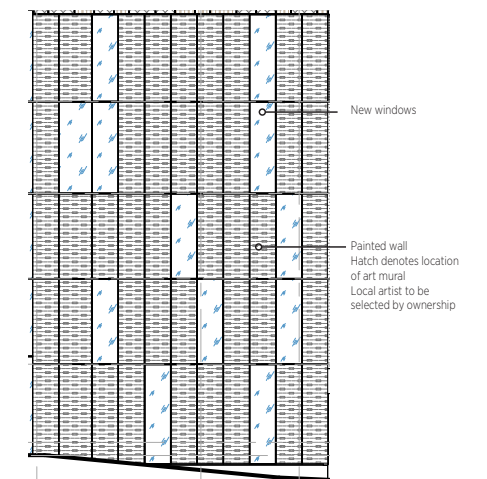
PROPOSED ELEVATIONS



UNCHANGED EAST (2ND AVENUE) ELEVATION



SOUTH ELEVATION

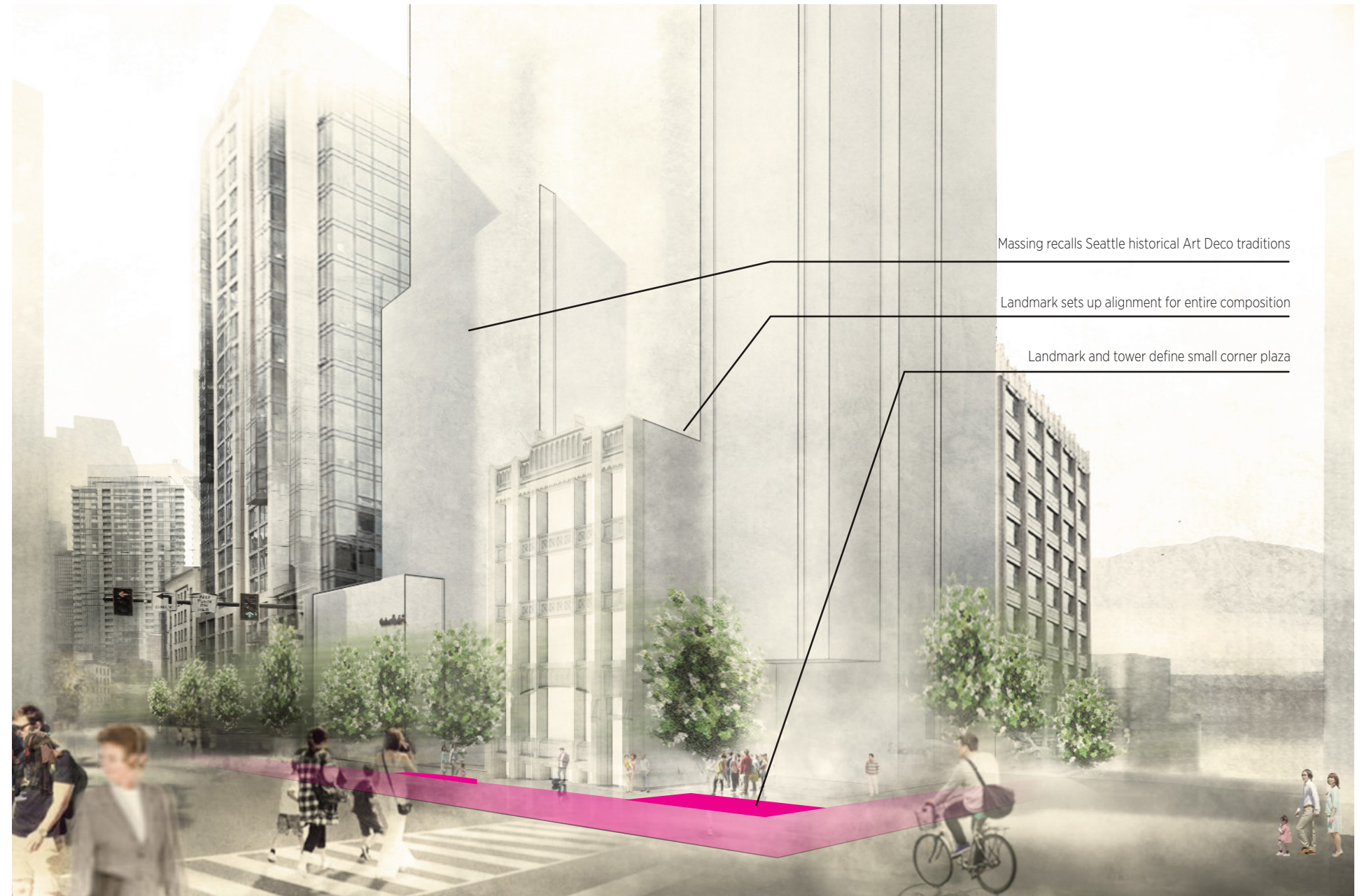
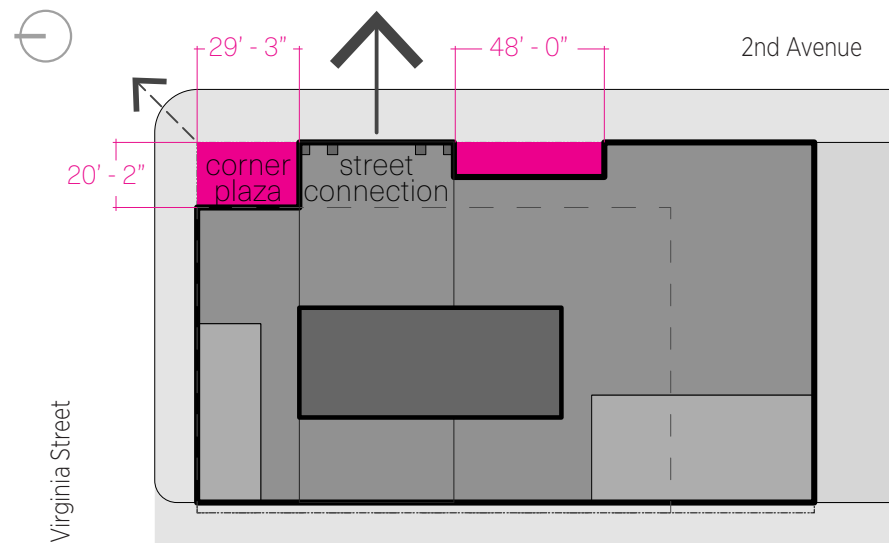


WEST (ALLEY) ELEVATION

MEETINGS RECAP

ARC Meeting 1 / June 29, 2018

- 1** **Massing:**
Main argument is how this is an improvement beyond 2015, what are we doing beyond that
- 2** **Terminal Sales Annex Volume Expression:**
Imply the sense of the building in the function of the space
- 3** **Existing Floor Levels**
Elevation is more about elevation at windows, need to look at ways to keep floor level
- 4** **Integration of Hotel Clare Comments:**
Outdoor Corner is a step forward in exposing the landmark Study Relationship at the Ground
- 5** **Architectural Style:**
Appreciates the reference to art deco massing and embracing what came before"
References to Northern Life Tower is pleasing, sculpting at the top of tower reflects some of these qualities



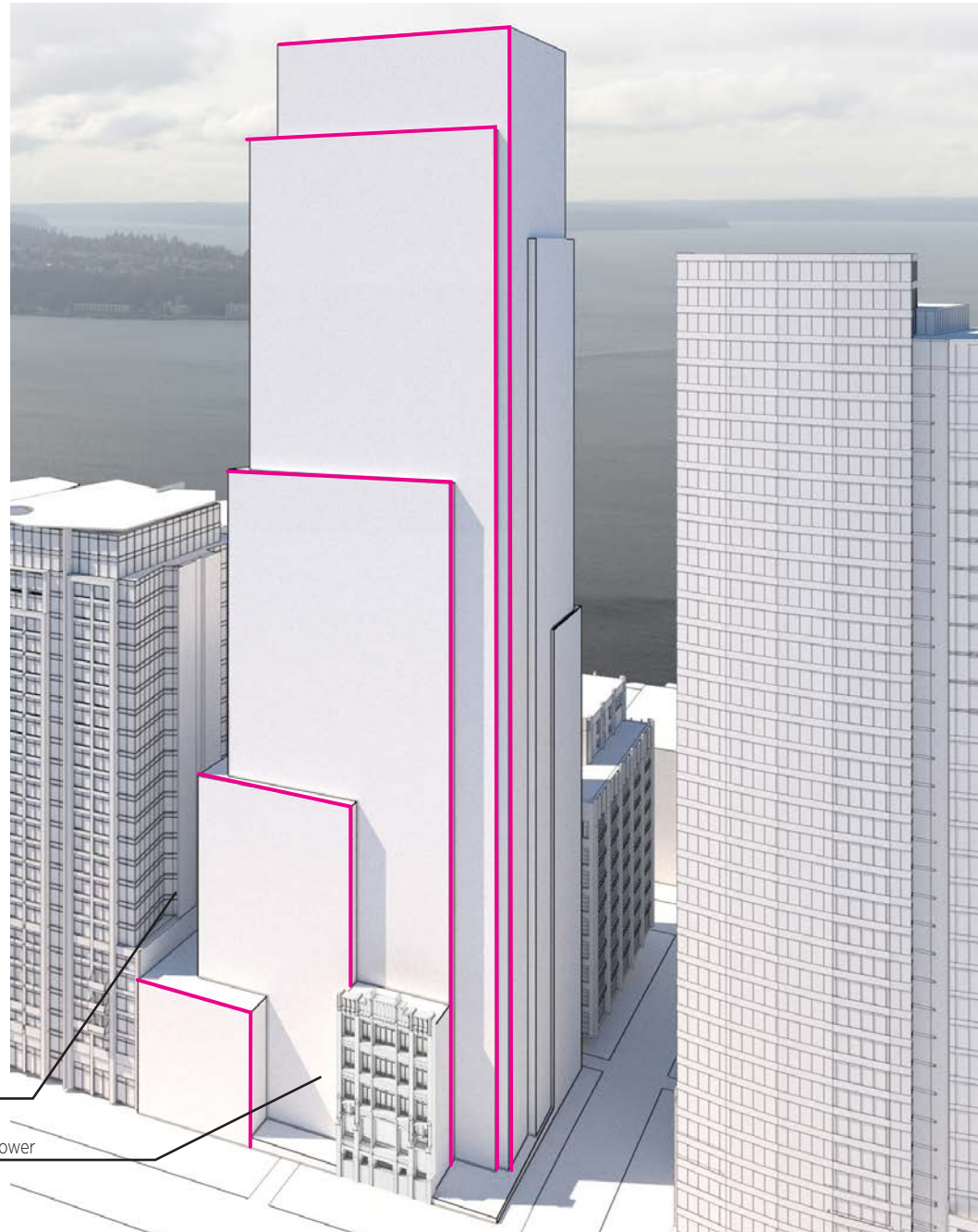
Massing presented at ARC meeting 1

MEETINGS RECAP

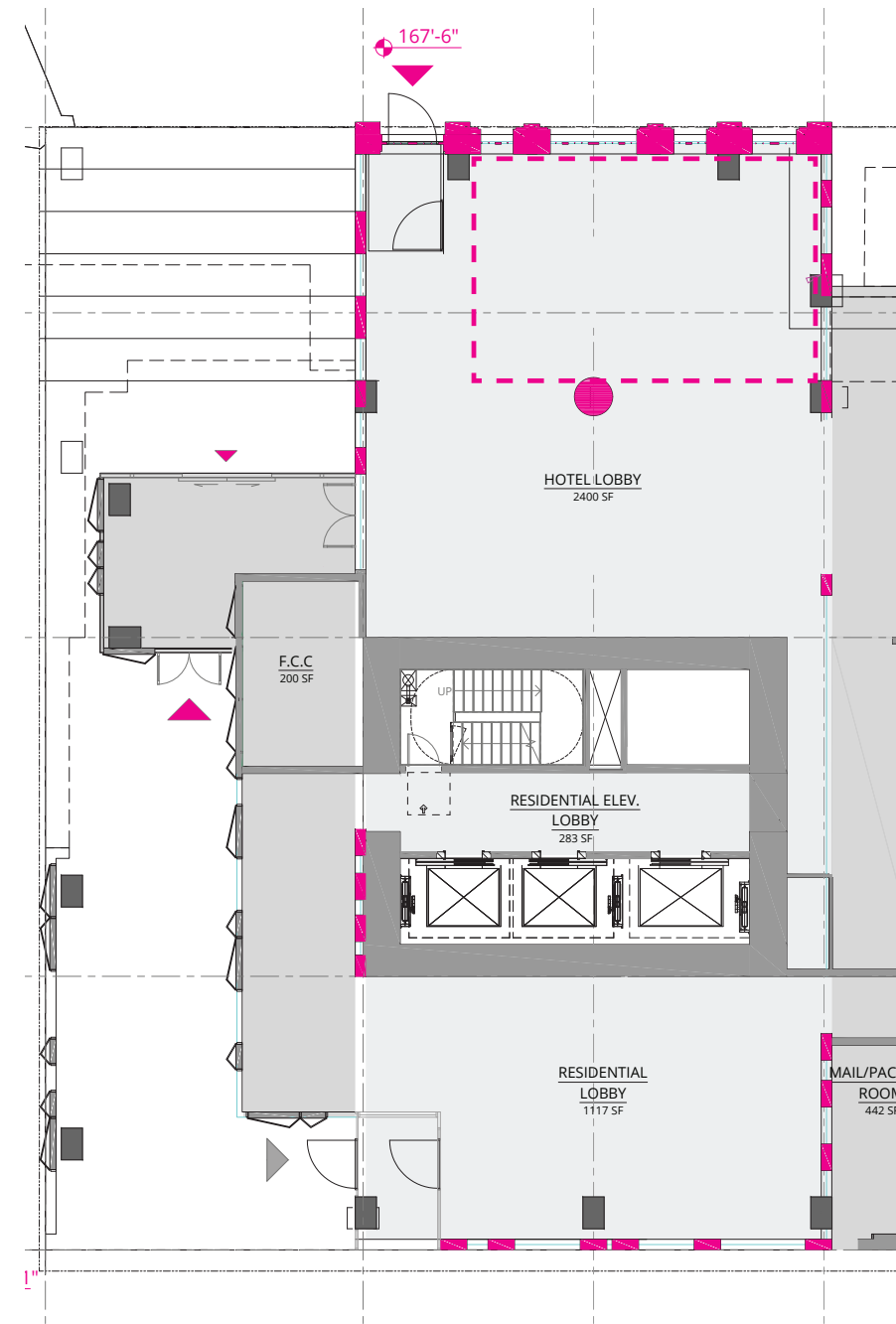
ARC Meeting #2

ARC Meeting 2 / August 31, 2018

- 1** **Massing:**
Believes the massing concept is on the right track and is appropriate to move forward to Early Design Guidance
- 2** **Vertical Alignment:**
Appreciates the Terminal Sales Annex setting up alignments of the tower above
Applauds approach for it being the growth point as it relates to the ground level pedestrian experience.
- 3** **Integration of the Terminal Sales Annex:**
Intrigued by the experiential integration of the landmark building. Recommend starting with the landmark building as the "seed" for the massing.
- 4** **Party Walls:**
Recommends the team explore how to treat the return party walls. Consider art installation.
Openings need more exploration.
- 5** **Alley Façade:**
Would like to see consideration given to the alley façade.



Massing presented at ARC meeting 2



Walls Expressing Volume of Landmark through the Building

ARC Meeting 3 / June 28, 2019

- 1 **Tower Expression**
Vertical expression of tower pulls of landmark.
In full board briefing focus on verticality of the tower and how it relates to landmark.
- 2 **Tower Floor Plates and Setbacks**
Support for setbacks from the landmark. Need
- 3 **Party Wall:**
Public art calls attention to volume and is engaging, mural seemed appropriate if its supposed to be infill. Believed mural could be toned down.
Support for glazing in new building which was proportional to old.
Need to follow Interior Secretary of Standards.
- 4 **Landmark Volume Expression:**
Show legibility of the volume through the existing building
Support to keep the alley facade
- 5 **Comparison to Active MUP**
Provide comparisons between Hotel Clare and current proposal, including analysis of floor plates and setbacks



Landmark Volume Expression at Party Walls / Art credit: "Keep Me" by Millo



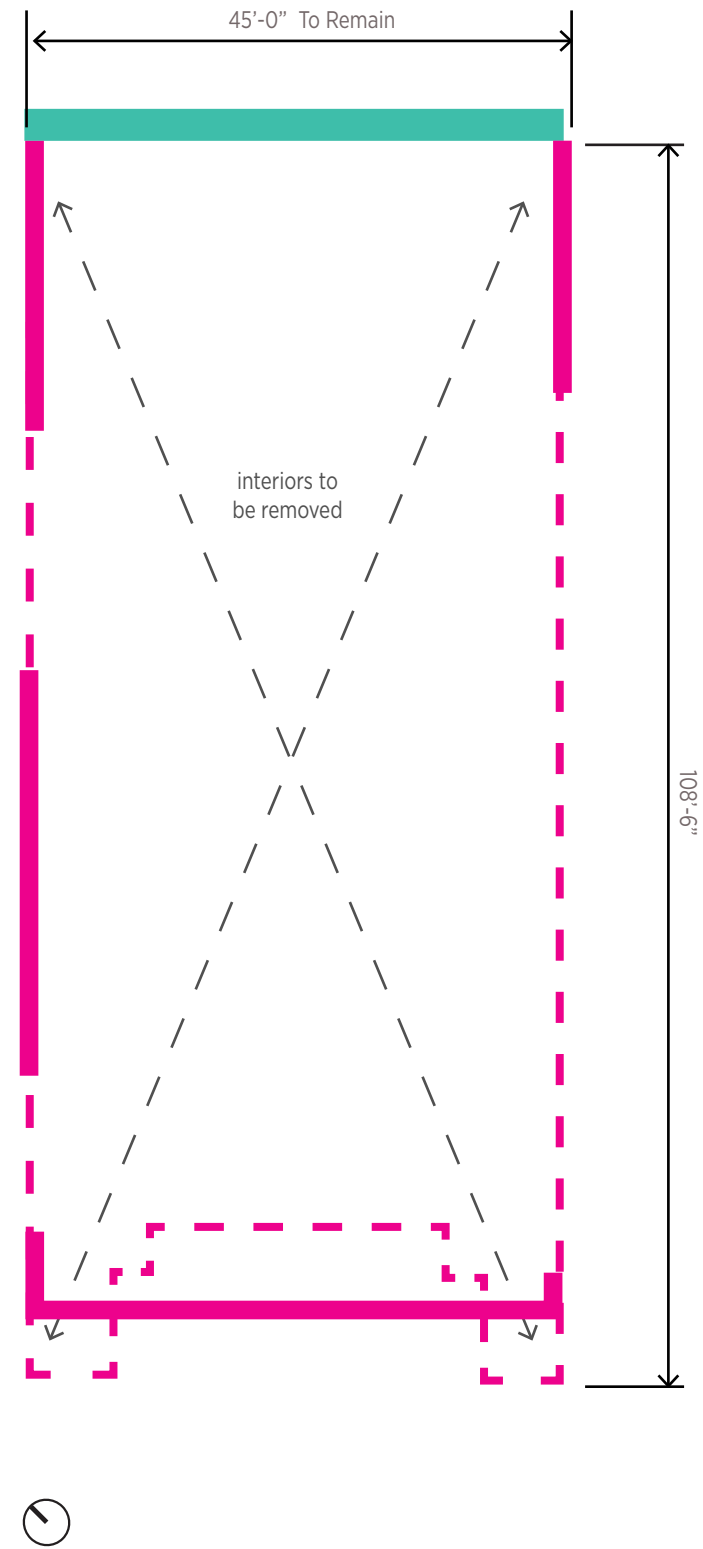
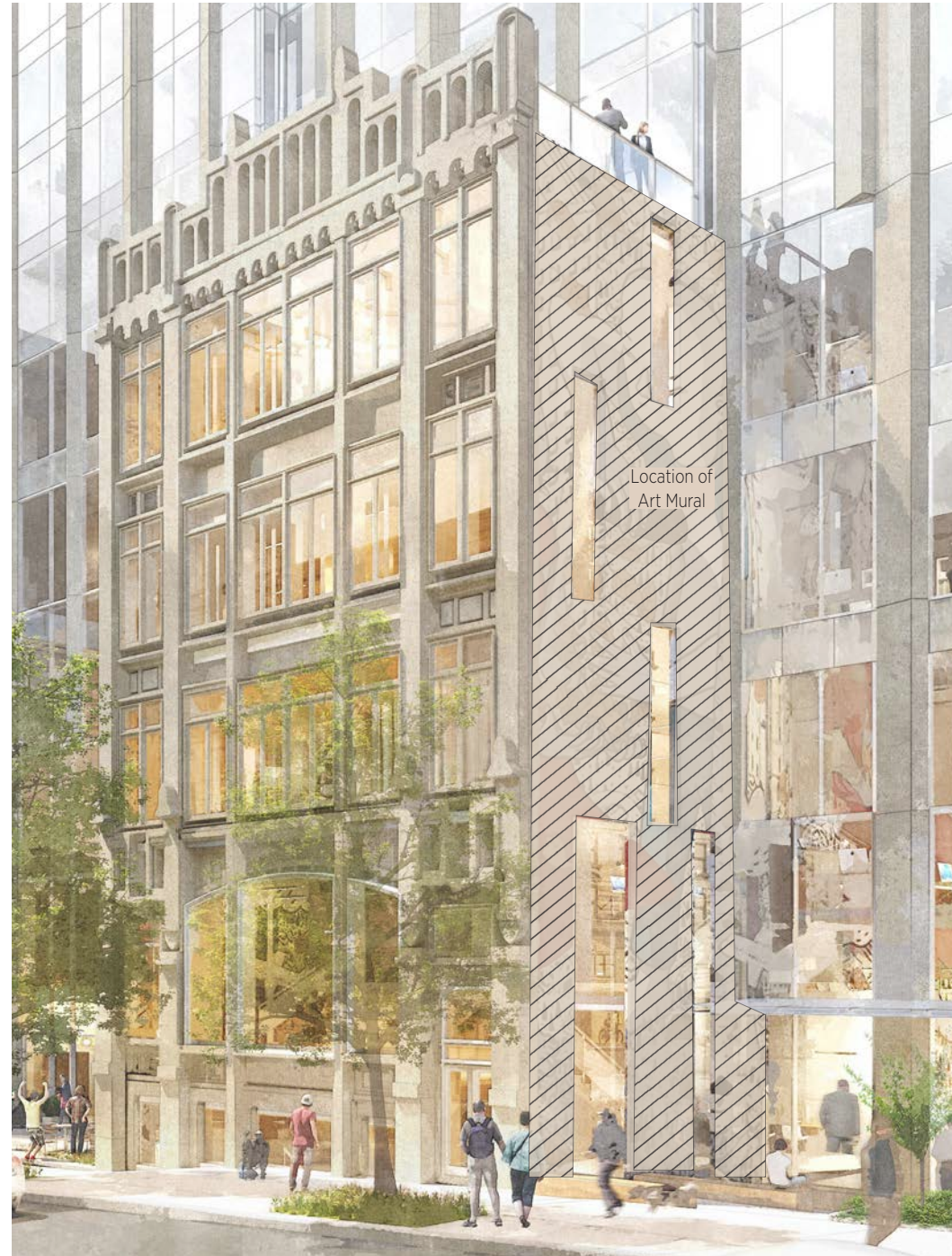
Landmark Volume Expression at Alley / Art credit: "Keep Me" by Millo

MEETINGS RECAP

ARC Meeting #4

ARC Meeting 4 / February 14, 2020

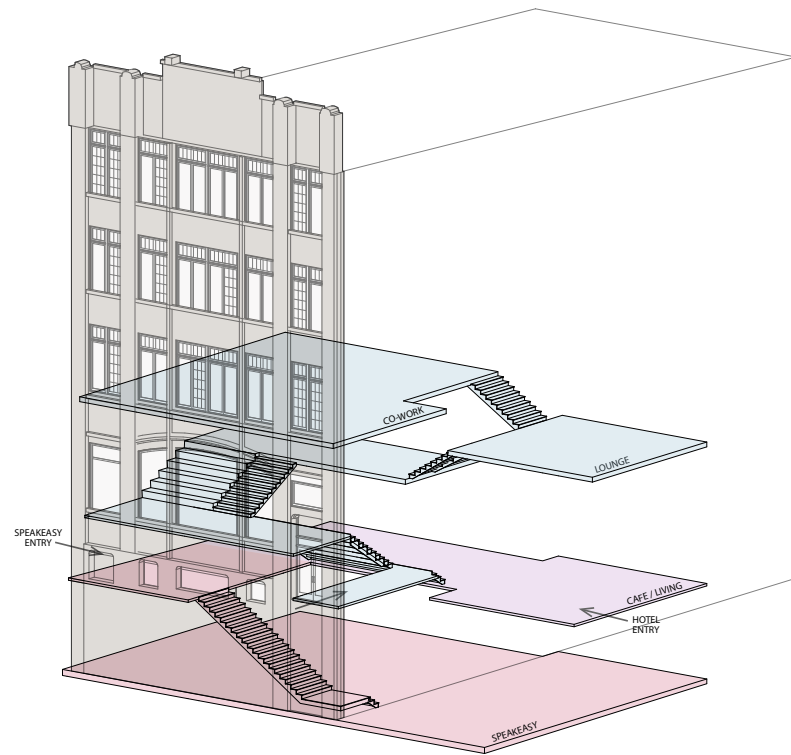
- 1 Party Wall:**
Options for regularized fenestration were requested.
- 2 Party Wall:**
Mural should be relevant to downtown.
- 3 Landmark Volume Expression:**
Show legibility of the landmarked volume through the proposed building at both the exterior and interior.
- 4 Next Step:**
ARC indicated the next step is to brief the full Board.



ARC Meeting #5

ARC Meeting 5 / January 28, 2022

- 1 **TSA Party Wall & Window Concept:**
Party wall location of art mural.
- 2 **Volume Expression:**
Explored through mural curation at party wall(s) and alley creating continuity.
- 3 **Active Uses in the TSA:**
Proposed use of hotel lobby, co-work, social stair and activated rooftop.
- 4 **Eaton Branding / Art Program Curation:**
Contextual proposal for the art program / mural artist direction.
- 5 **Next Step:**
ARC indicated the next step is to brief the full Board.



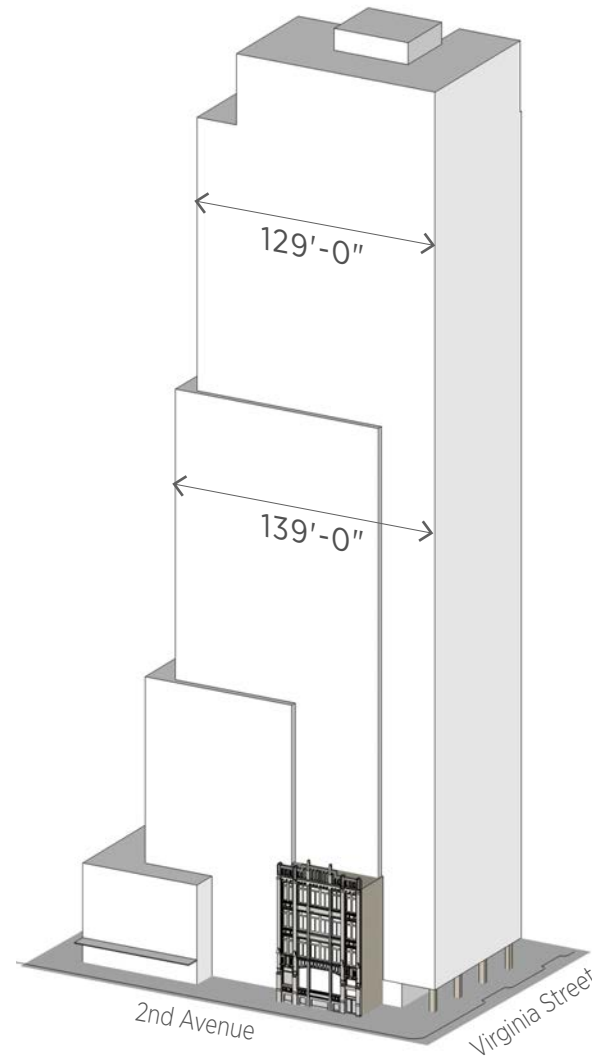
MEETINGS RECAP

EDG Meetings

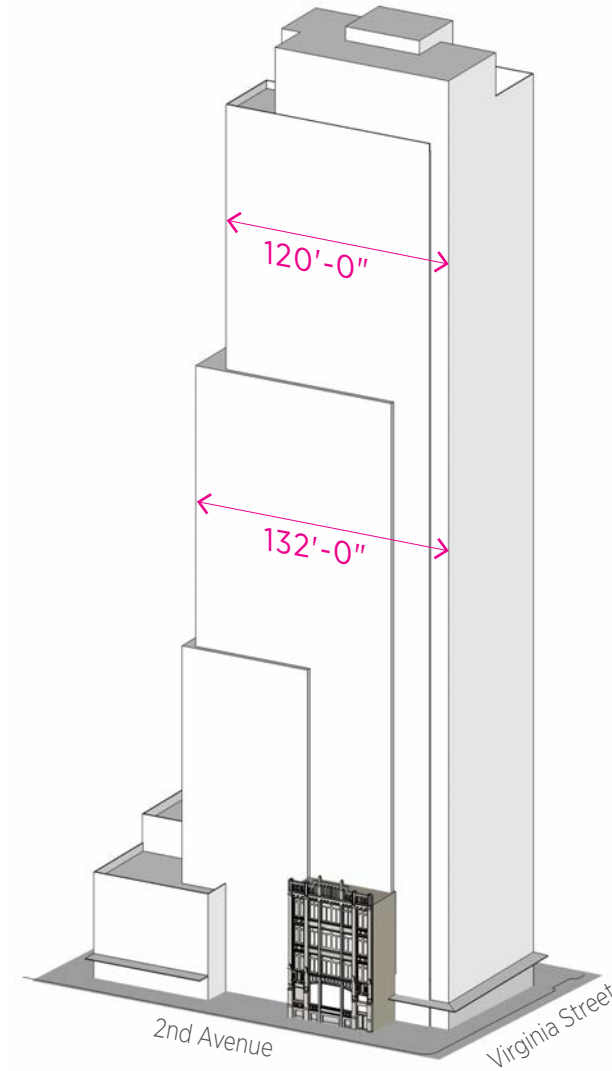
Early Design Guidance / March 5, 2019

- 1** **Massing:**
Approved preferred tower massing concept, preferred option gave "most relief to historic structure and is the strongest design concept"
- 2** **Plazas:**
Supported open plazas to the north and south of the historic structure, wants to understand how these spaces are activated.
- 3** **Party Wall:**
Landmark party wall should not be a blank wall.
- 4** **Drop off:**
Drop-off on Virginia Street was not supported.

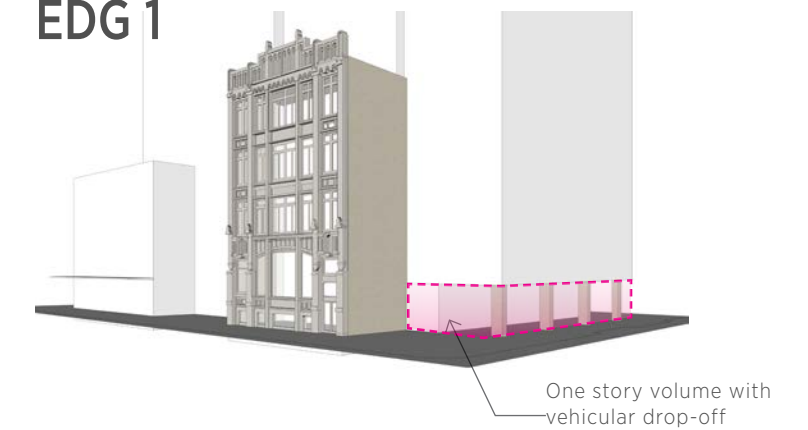
EDG #1



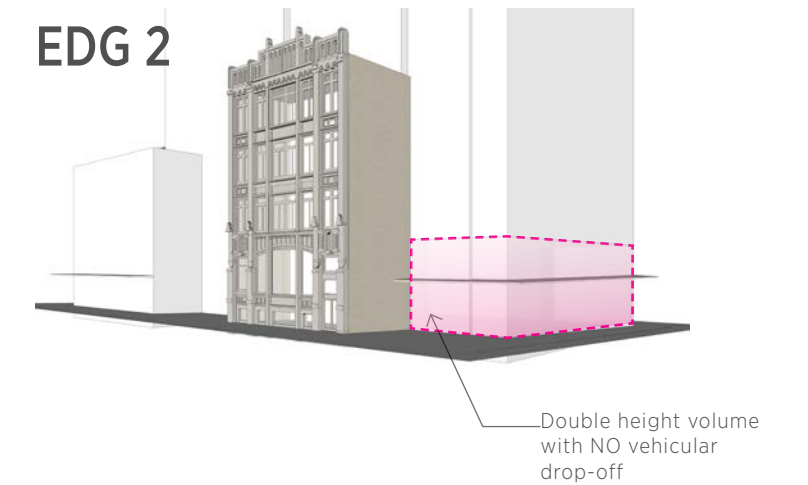
EDG #2



EDG 1



EDG 2



Early Design Guidance 2 / July 23, 2019

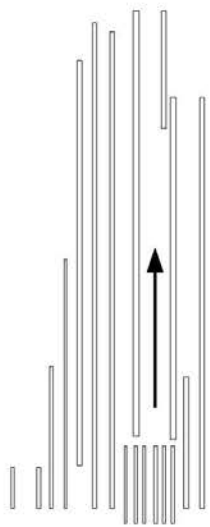
- 1** **Massing:**
The overall tower width has been reduced.
- 2** **Floor Plate:**
The average floor plate is well below the maximum average floor plate allowed.

LPB PRIORITIES

LANDMARK PRESERVATION BOARD PRIORITIES

1 Tower Expression should draw inspiration from Landmark

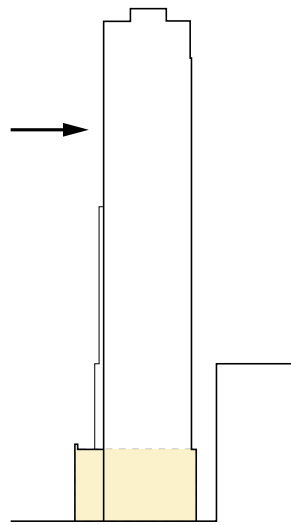
There is opportunity to reference the existing massing and embrace what came before. This can be done by using the Terminal Sales Annex to set up the alignments of the tower above.



APPROVED

2 Set Tower Back from Landmark

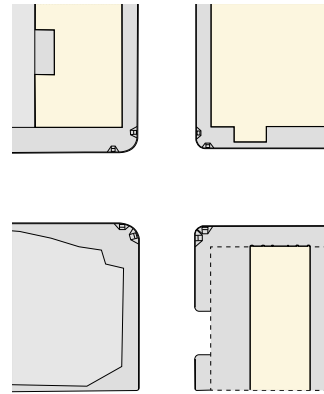
Setting the tower back highlights the Landmark Building by giving it necessary breathing room. This allows the Landmark to maintain its presence in the neighborhood.



APPROVED

3 Landmark to Complete Corner of Landmark Structures

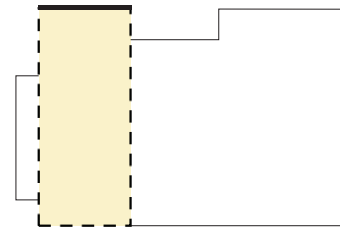
An open corner exposes the landmark to the corner which is defined by other existing landmarks, including Palladian Hotel and Moore Theater & Hotel.



APPROVED

4 Express Volume of Landmark through Building

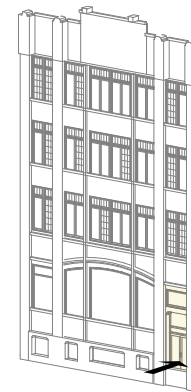
The design should imply the sense of the building in the function of the space.



APPROVED

5 Retain Existing Entry Door of Landmark

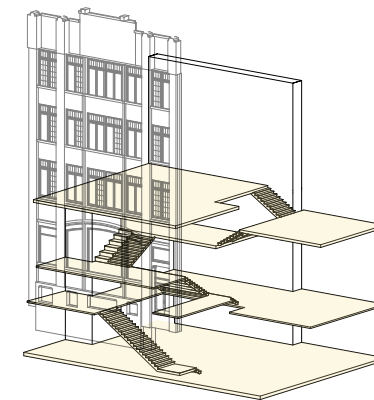
The Landmark building should retain its existing entry.



APPROVED

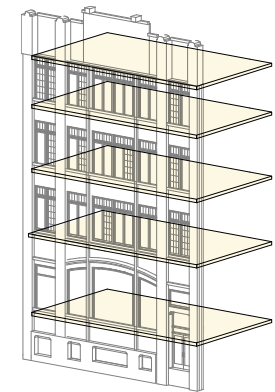
6 Create Active Uses within Landmark

There should be active uses filling the space within the Landmark.



7 Match Existing Levels of Landmark

Floors levels should remain the same behind the Landmark. These elevations are important at the windows.



APPROVED

RESPONSE TO LPB PRIORITIES

01 Tower Expression

RESPONSE TO LPB PRIORITIES

1 Tower Expression - Concept



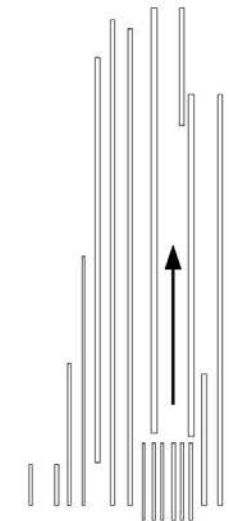
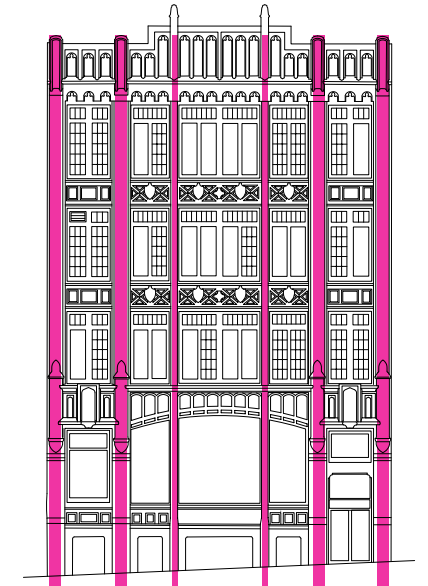
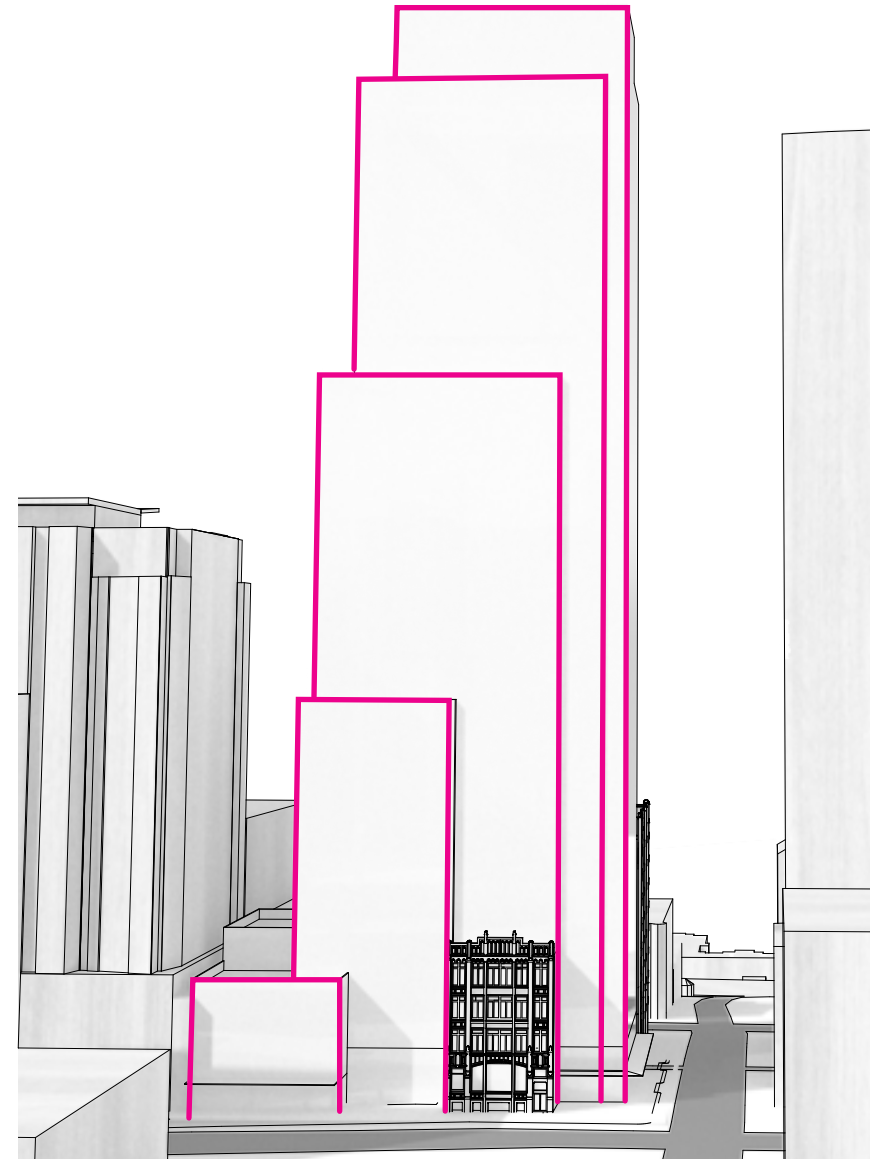
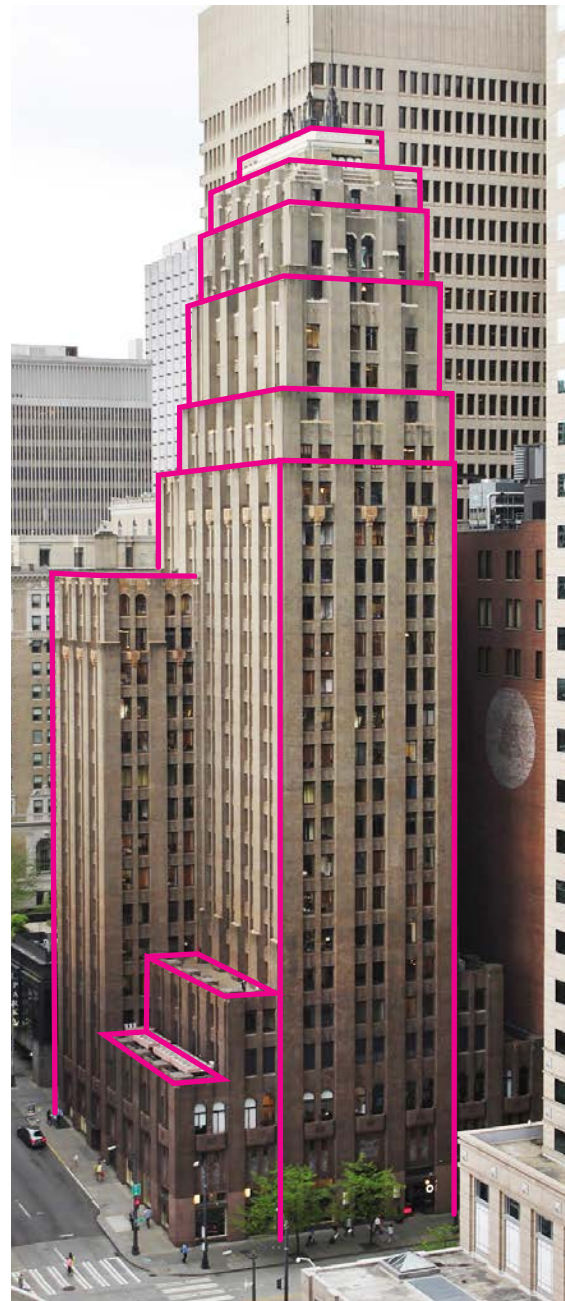
future (skyline)



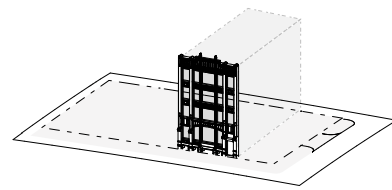
past (streetscape)

Gradation from Past to Future

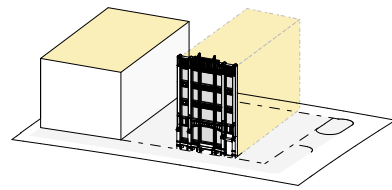
Starting down at the street level where the remains of Seattle's past exists in many historic buildings, the new tower rises upward from the historic Terminal Sales Annex landmark in a series of graded steps into the skyline where it positions itself amongst the new towers that form the future of Seattle. Bebb & Gould's use of terracotta on the Terminal Sales Annex was innovative and new to the city. Each step holds this forward-thinking approach of the Terminal Sales Annex, to a more innovative skyline reflecting the change of the city.



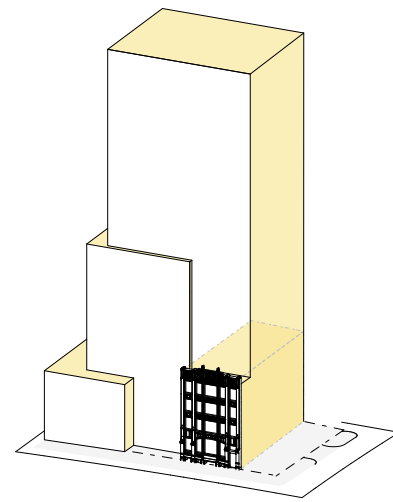
Tower Expression - Concept 1



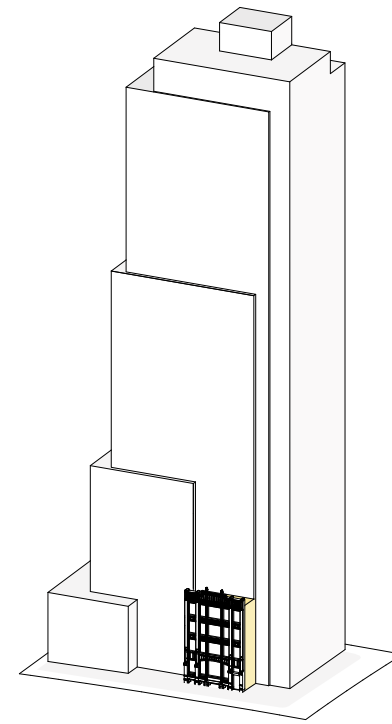
SITE



REINFORCE SCALE



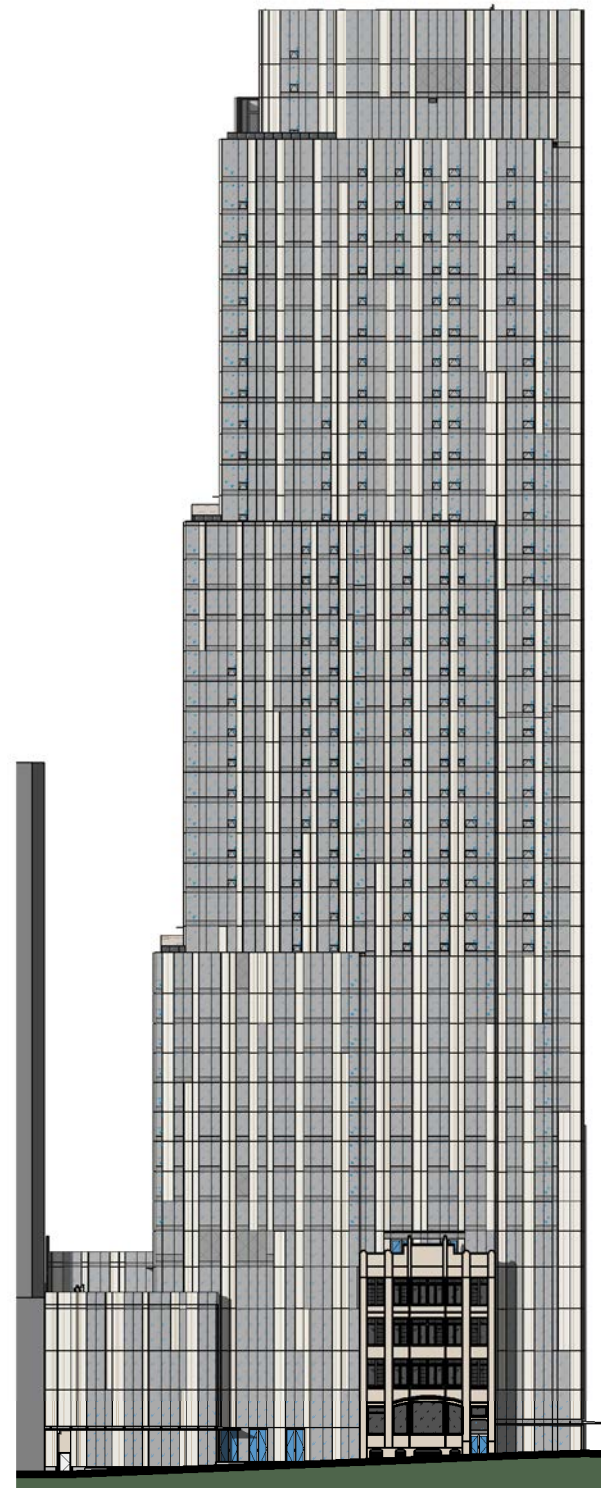
HIGHLIGHT LANDMARK



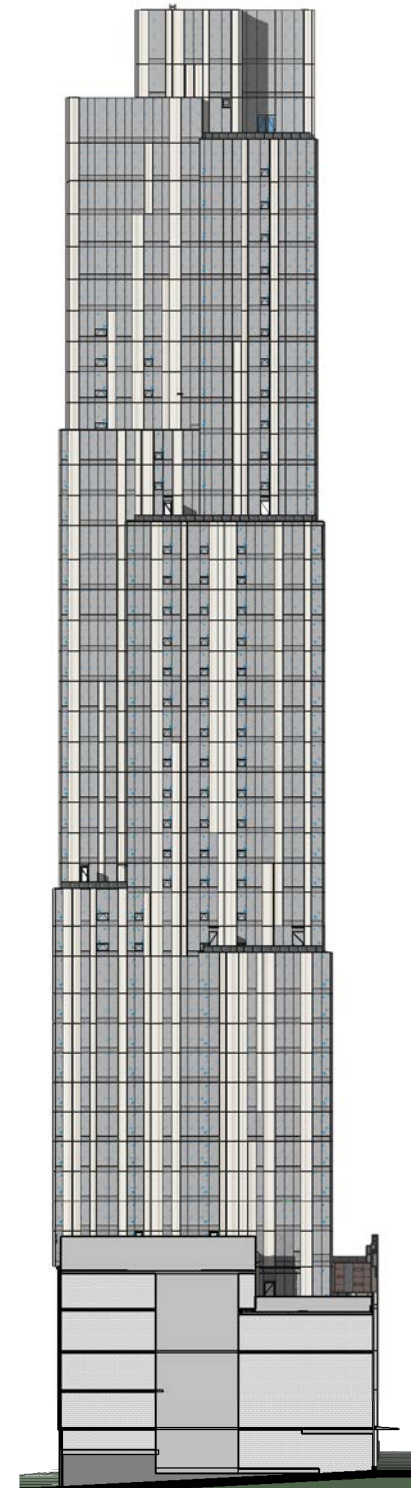
GRADATION FROM LANDMARK



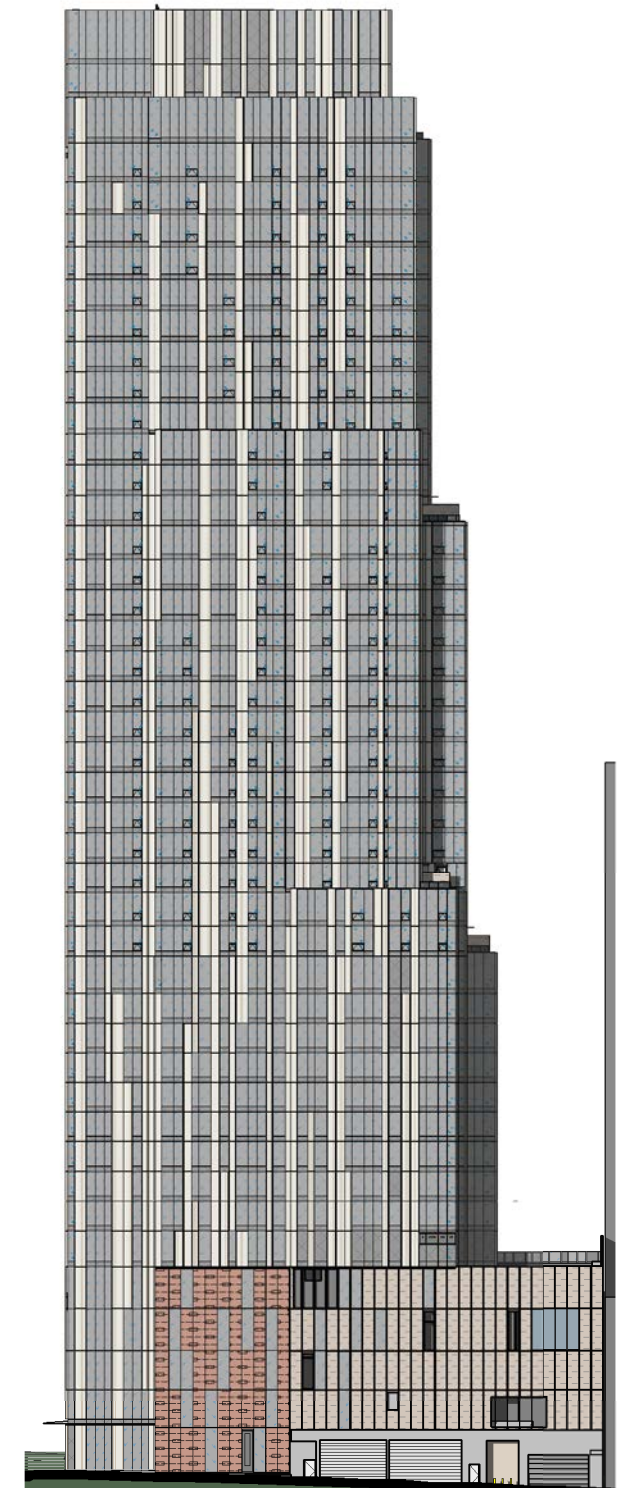
NORTH ELEVATION



EAST ELEVATION

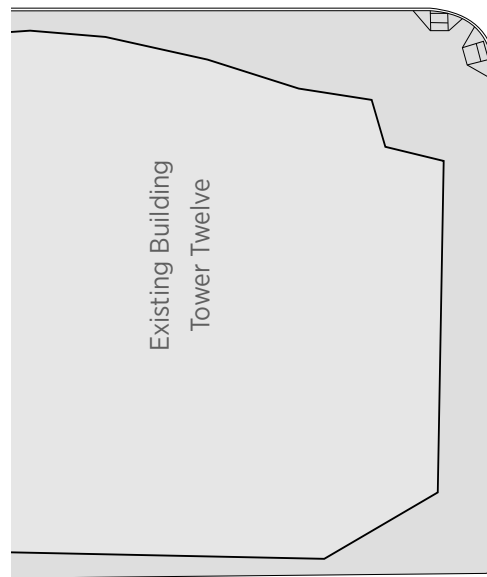
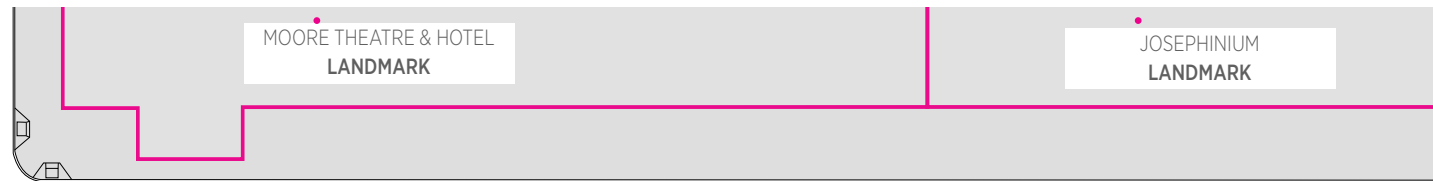


SOUTH ELEVATION

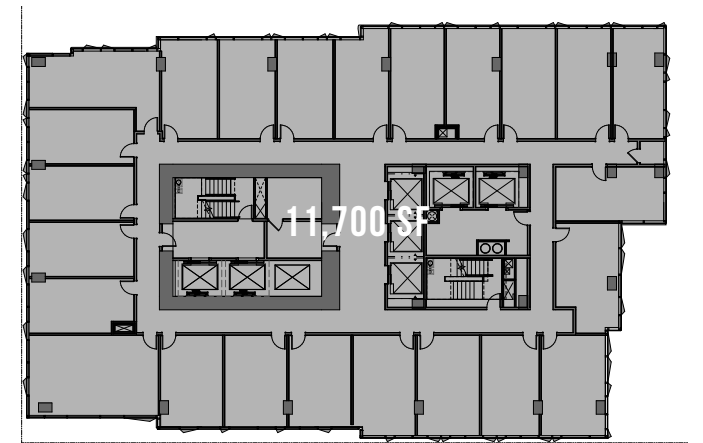
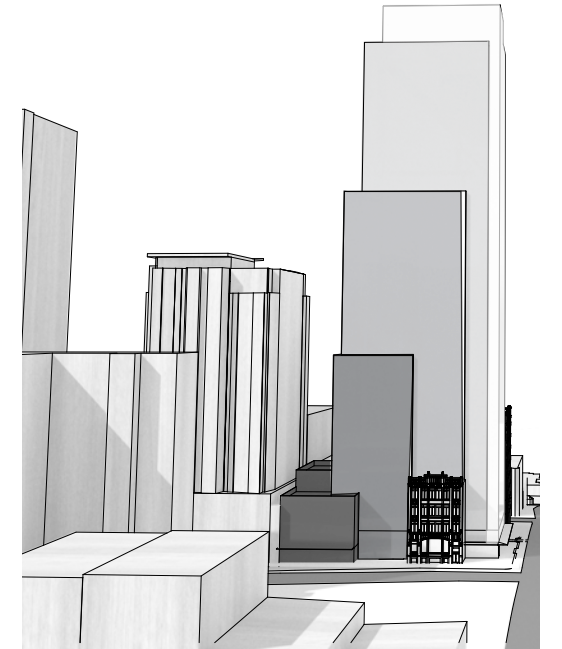
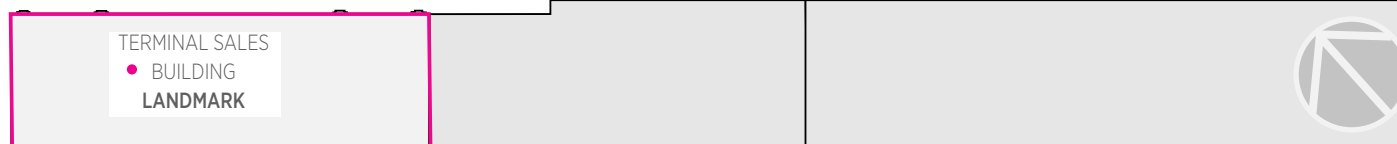
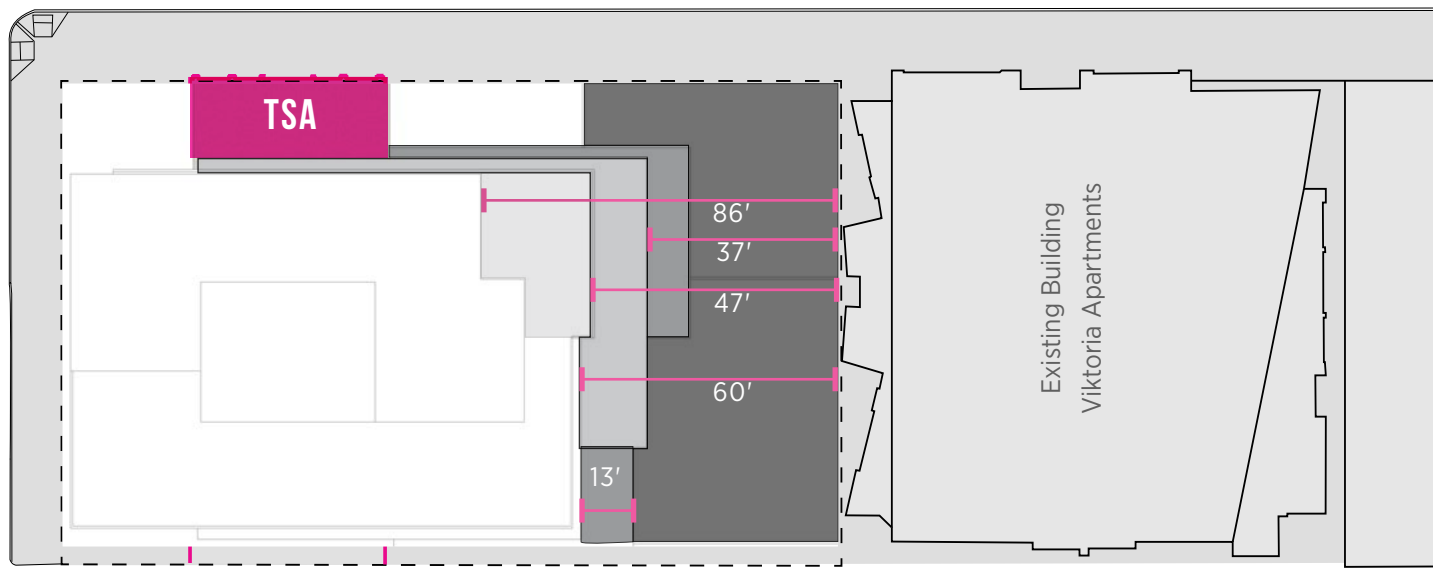


WEST ELEVATION

2 Tower Setback - Currently Approved



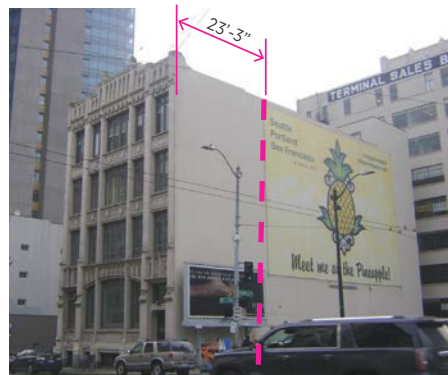
VIRGINIA STREET



Secretary of the Interiors Standards

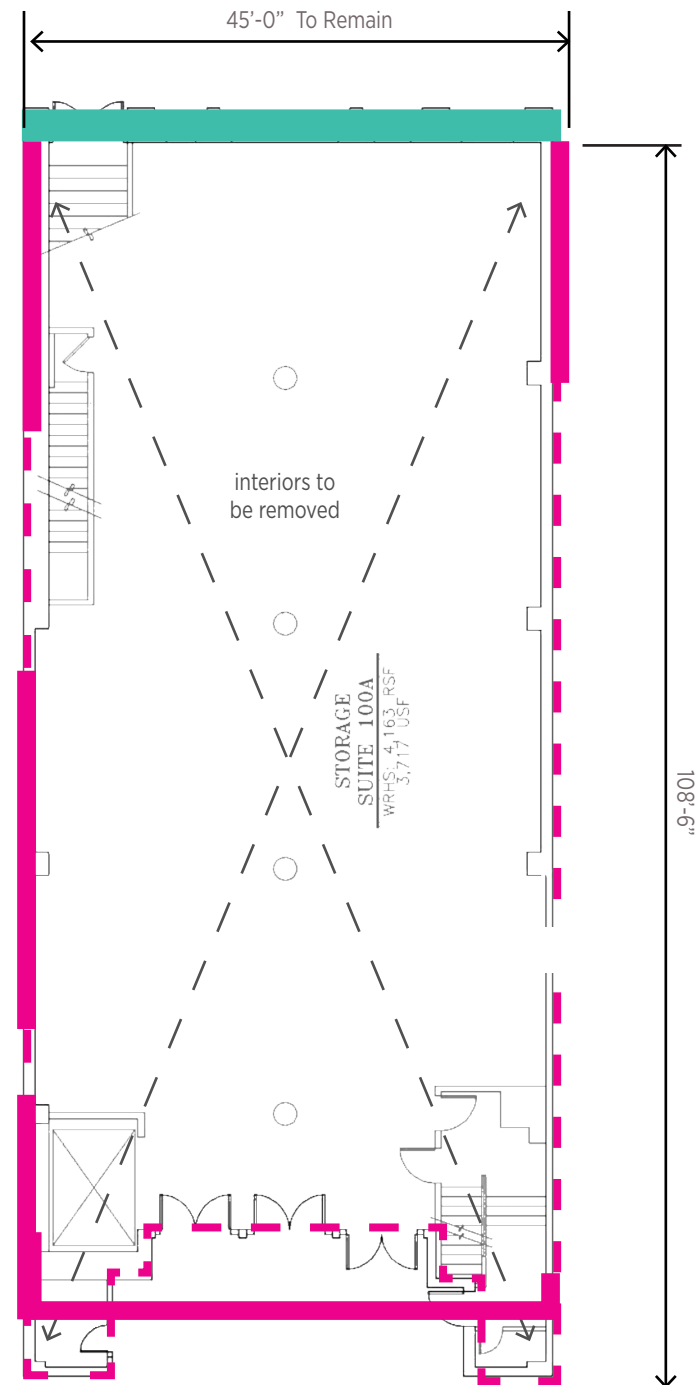
According to the National Park Service Technical Preservation Service Illustrated Guide for Rehabilitation, the following language allows new windows in secondary facades and party walls:

"Recommended: Designing and installing additional windows on rear or other-non character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation."



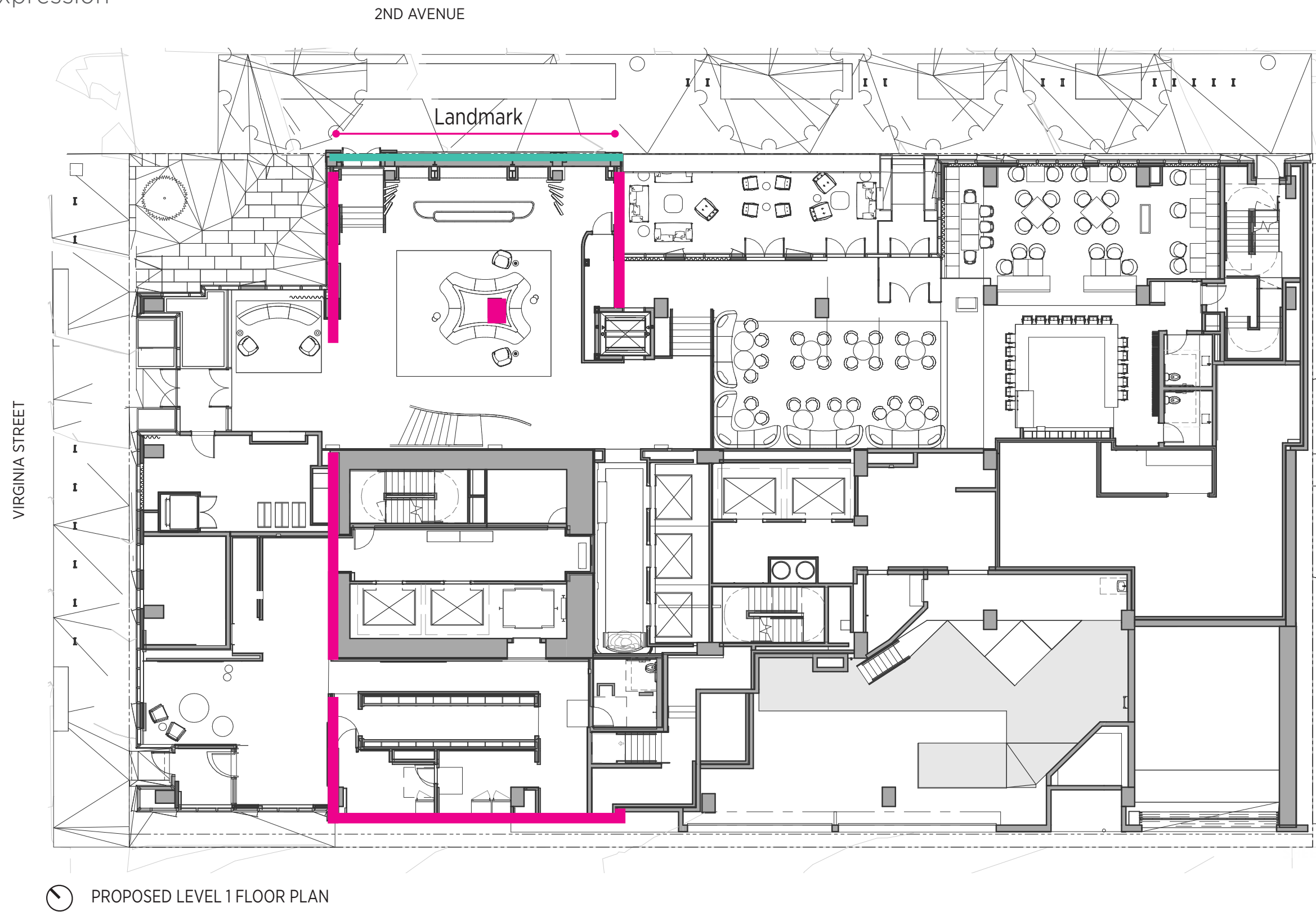
LEGEND

- Landmark Exterior to be Removed
- Existing Building Exterior to be Removed, New walls will be constructed to express volume of Landmark
- Landmark Exterior to Remain
- Landmark Exterior to be Removed and Rebuilt



CURRENTLY APPROVED

4 Volume Expression



PROPOSED LEVEL 1 FLOOR PLAN



VIEW OF HOTEL LOBBY / RECEPTION

Volume Expression 4



VIEW FROM EVENT / BREAKFAST TO TSA TERRACE

4 TSA Party Wall Mural & Window Concept

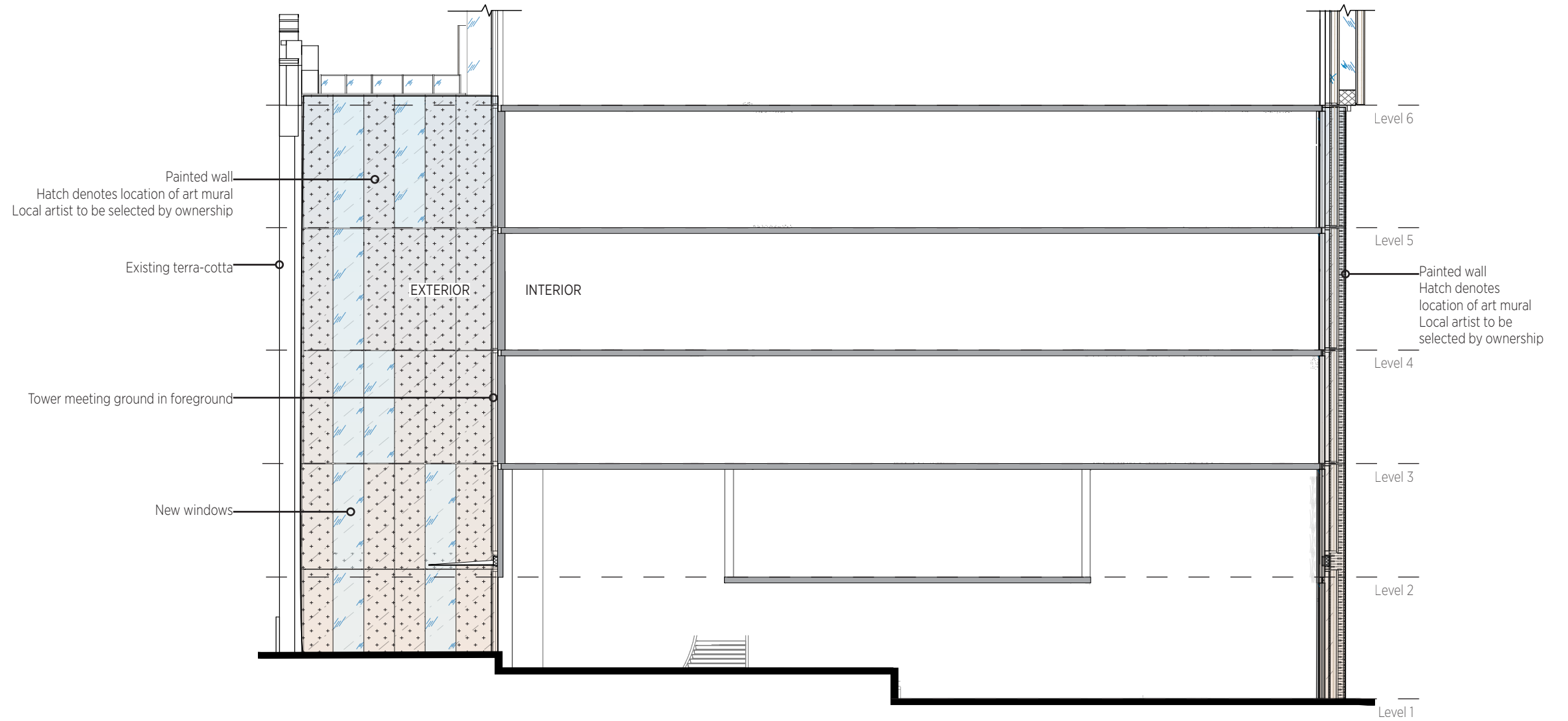


RENDERING OF PROPOSED DESIGN - SOUTH
ORIGINAL CONCEPT; NO CHANGE

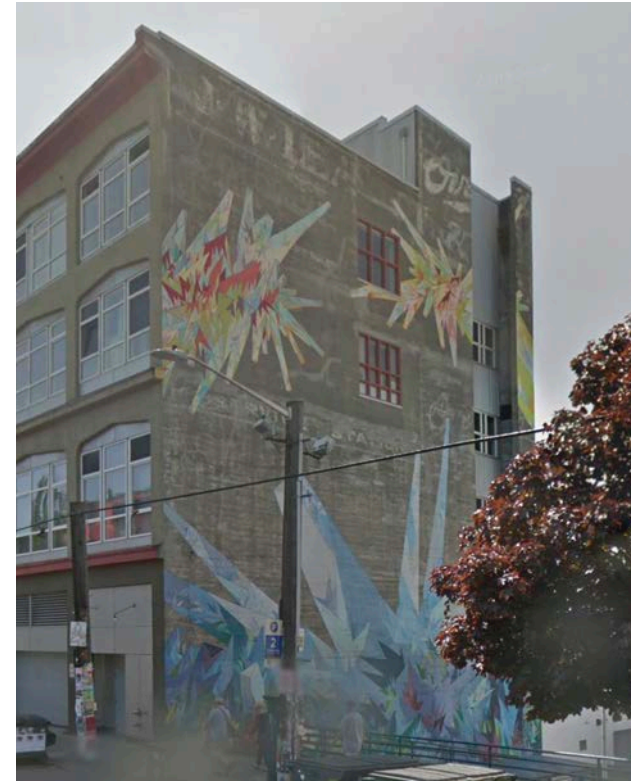
TSA Party Wall Mural & Window Concept 4



RENDERING OF PROPOSED DESIGN - NORTH



PROPOSED INTERIOR ELEVATION/SECTION SHOWING LANDMARK VOLUME EXPRESSION

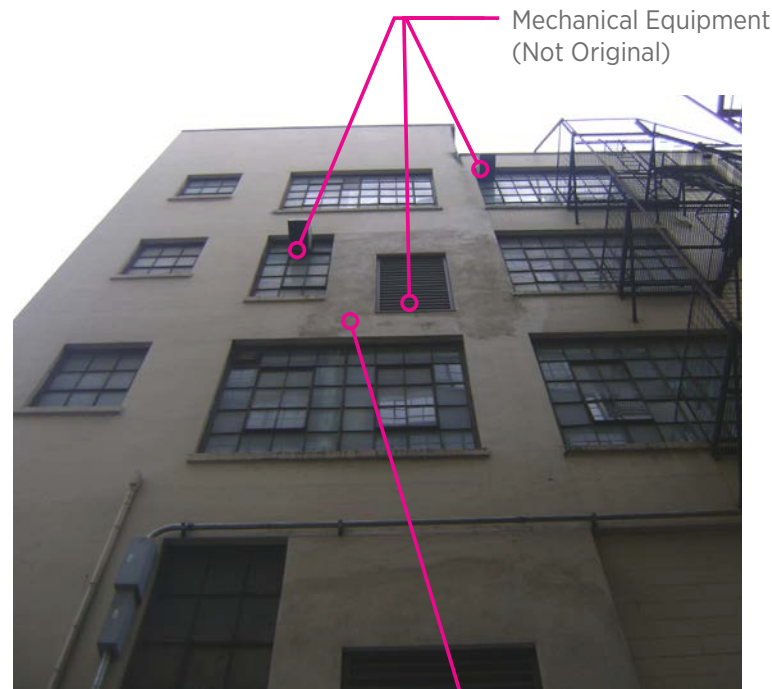
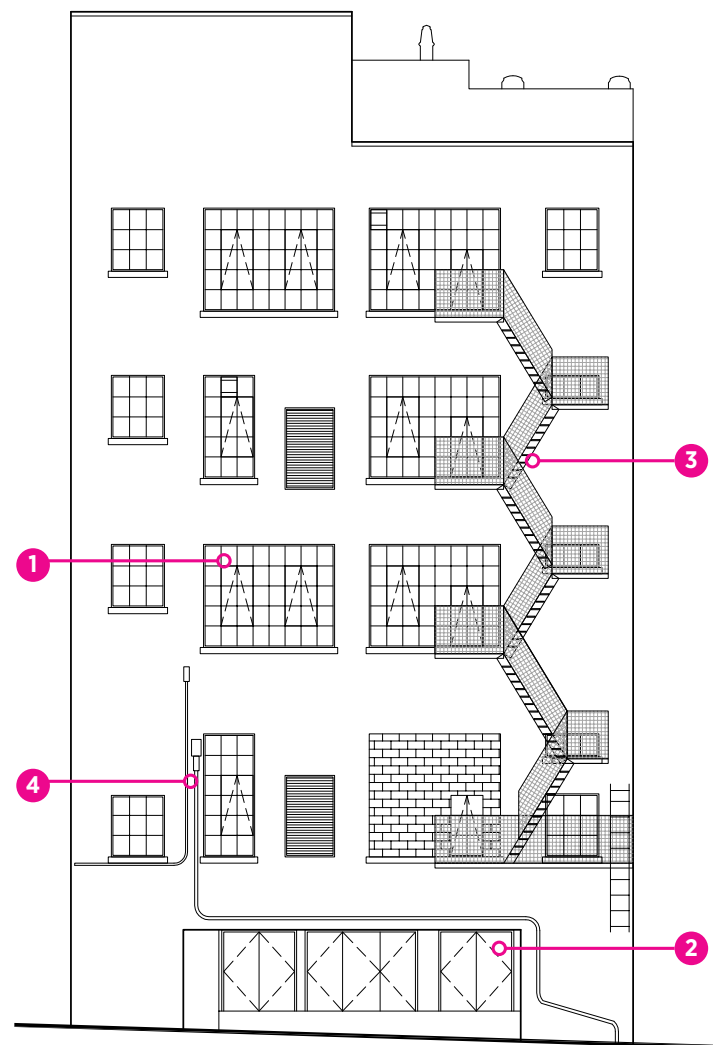


Secretary of the Interiors Standards for Rehabilitation of the Landmark facade:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Existing Conditions: Alley Wall

The current alley elevation was designated in the 2008 report as being a non-primary elevation, consisting of non-structural unreinforced hollow clay tiles susceptible to earthquake damage. The facade contains many non-original elements including CMU infill and patchwork, mechanical equipment, broken and painted windows. The team proposes to follow approved MUP #3017317 and replace the alley facade.



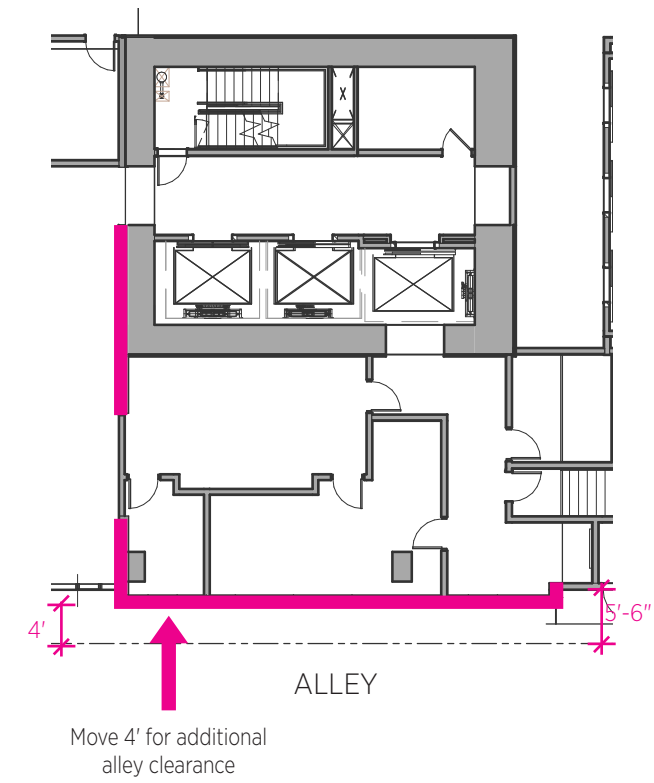


Landmark Volume Expression at Alley

Alley Wall

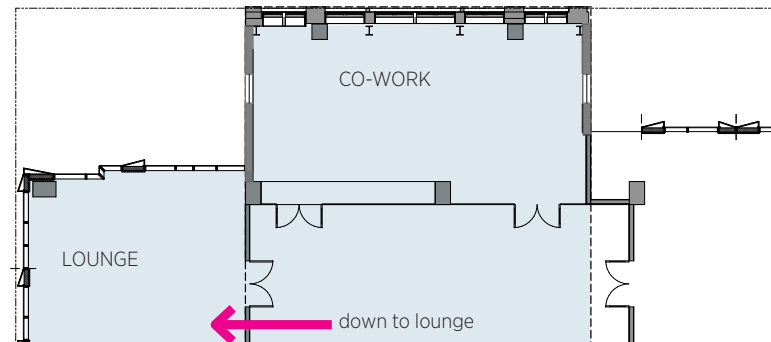
The proposed design of the alley facade is set back 4-ft from the property line to comply with the SDCI zoning requirement to have a 2-ft alley dedication and improve alley traffic control.

The openings in the alley facade have the potential to reference the historic facade openings with the varied sizes and locations.

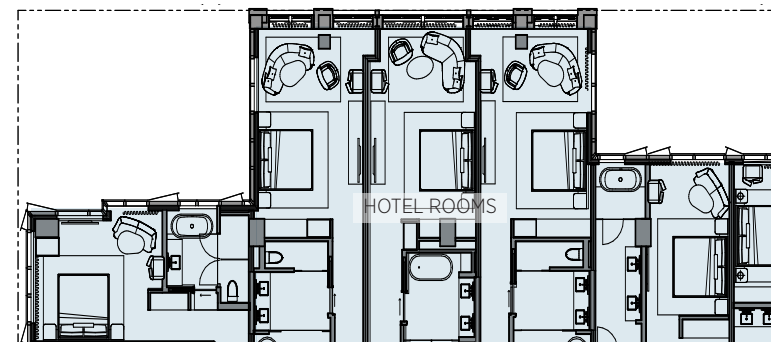


PREVIOUSLY PROPOSED

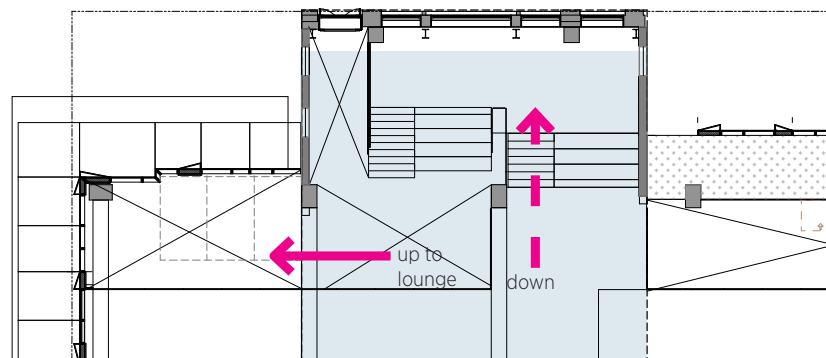
CURRENT PROPOSAL



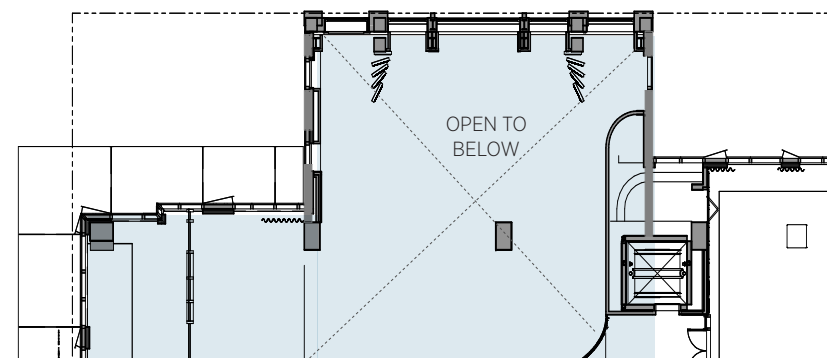
Level 3 - Current Proposal



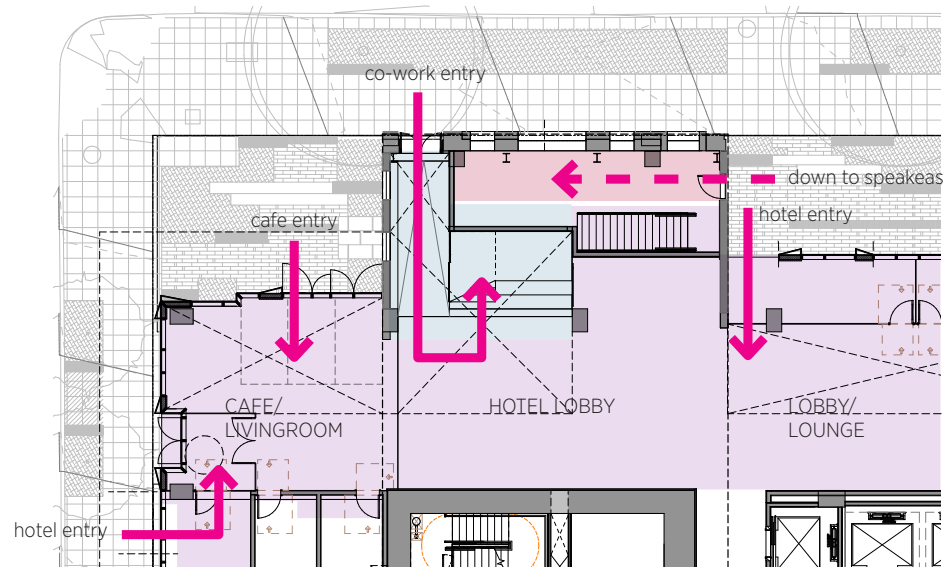
Level 3 - Current Proposal



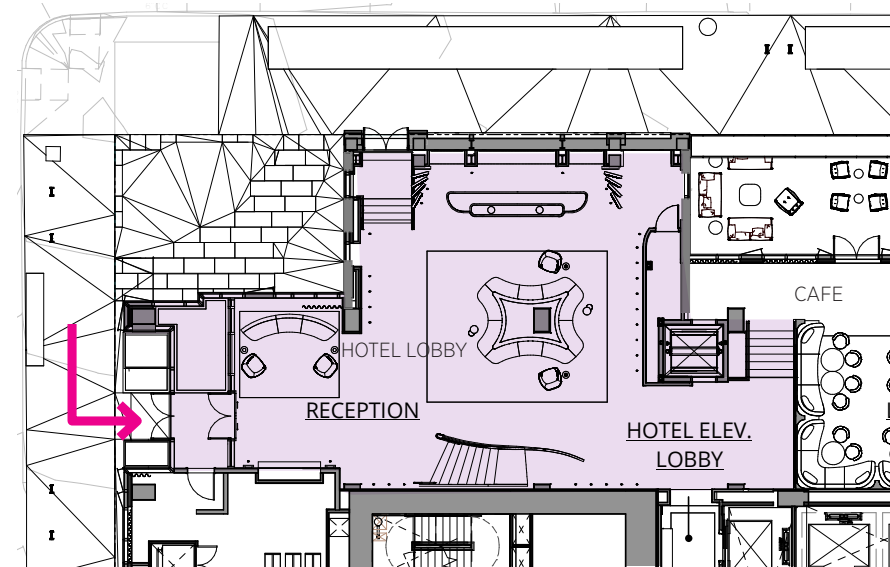
Level 2 - Current Proposal



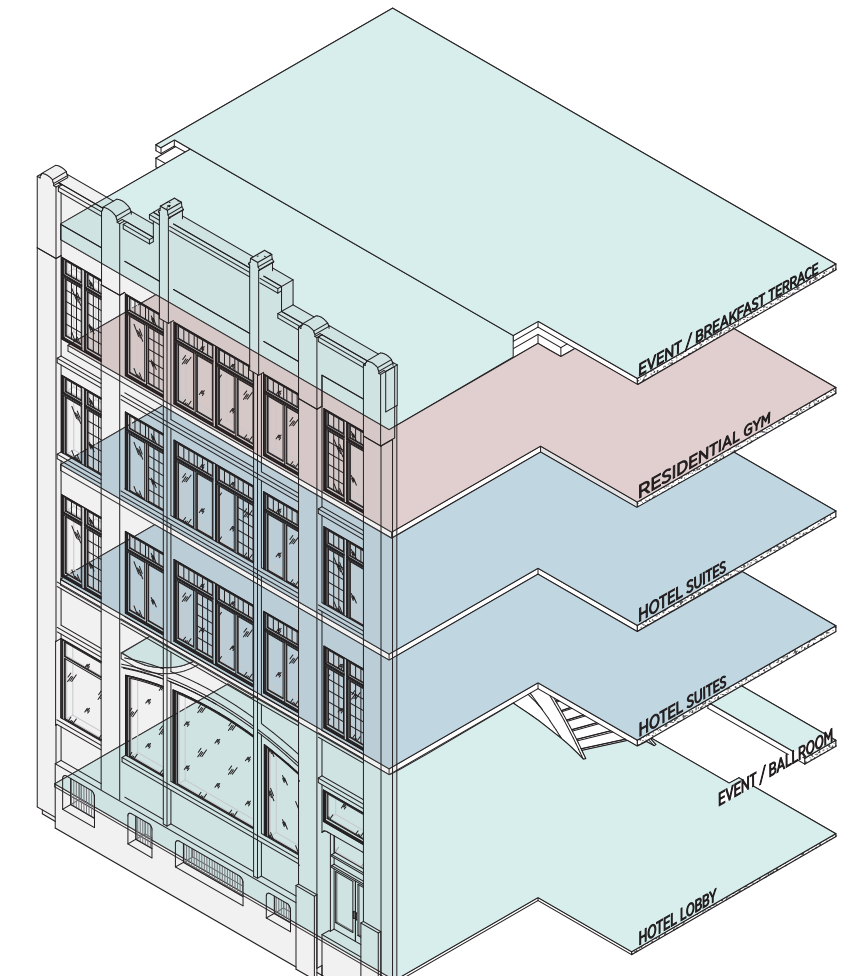
Level 2 - Current Proposal



Ground Level - Proposed Design

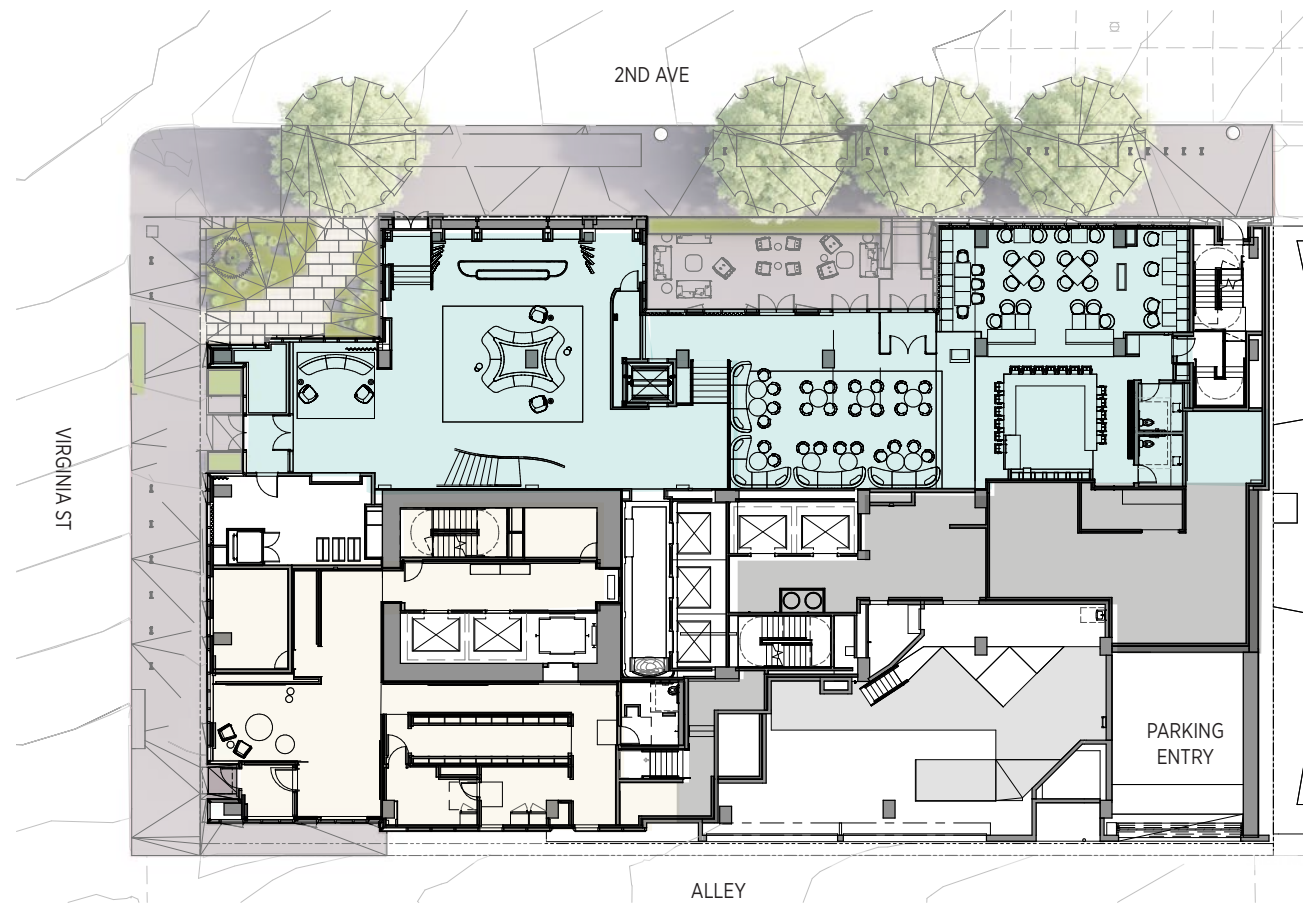


Ground Level - Proposed Design

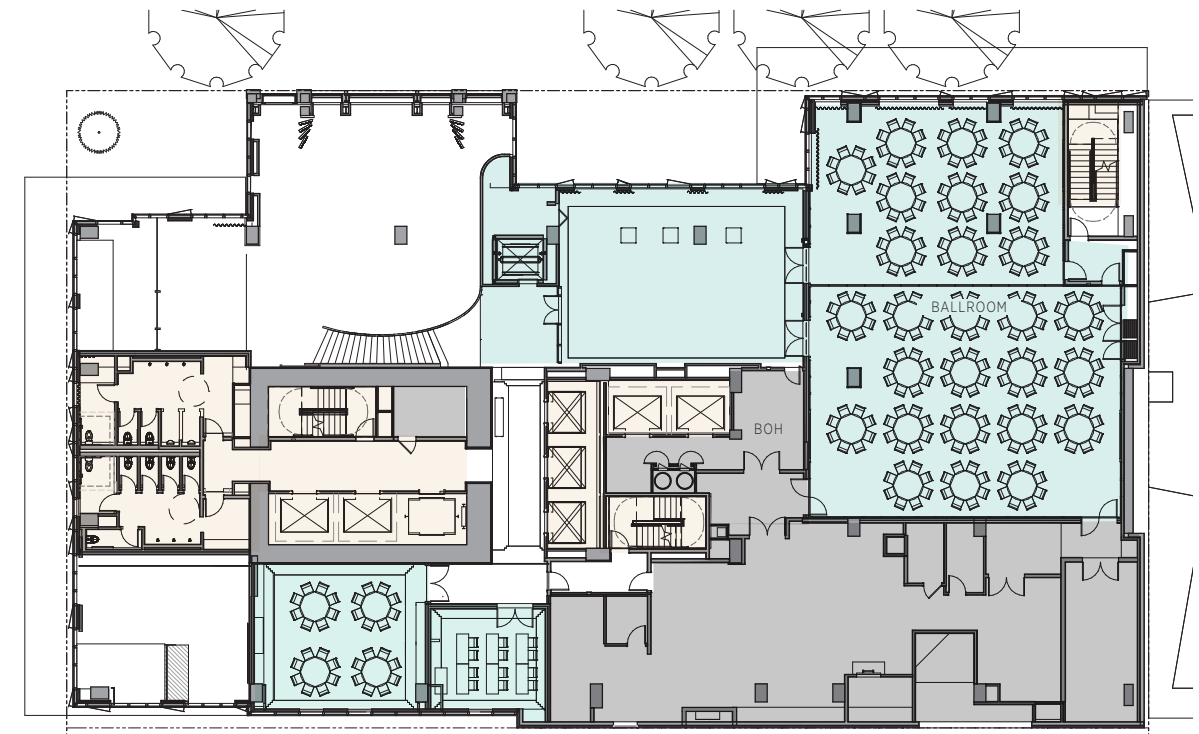


PROPOSED LANDMARK EXPERIENCE DIAGRAM

6 Active Uses



GROUND LEVEL ⌚
SCALE: 1/32" = 1'-0"

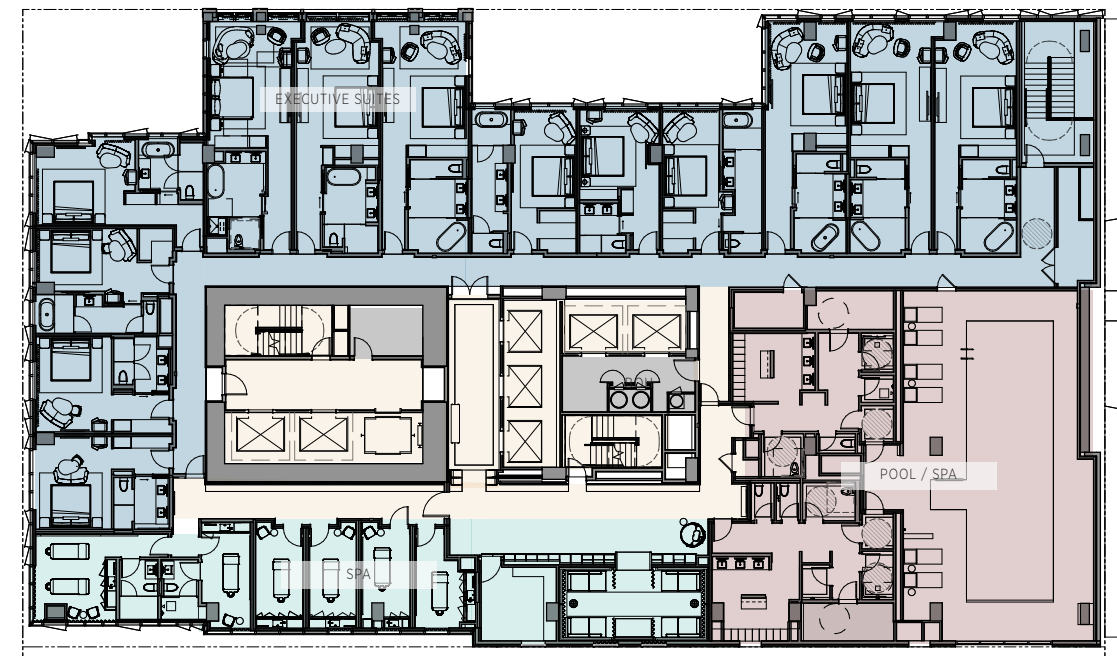


FLOOR 02 ⌚
SCALE: 1/32" = 1'-0"

- AMENITY
- RETAIL
- CIRCULATION
- HOTEL
- UNIT
- PARKING
- BOH



FLOOR 03
SCALE: 1/32" = 1'-0"




FLOOR 04
SCALE: 1/32" = 1'-0"

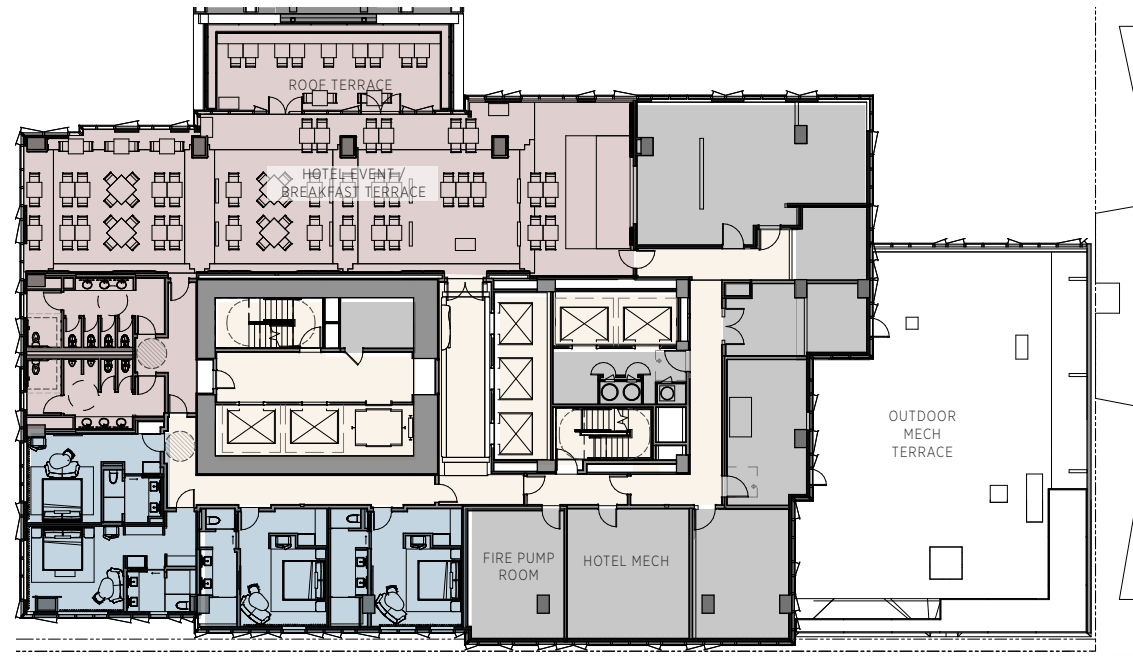



- AMENITY
- RETAIL
- CIRCULATION
- HOTEL
- UNIT
- PARKING
- BOH








6 Active Uses



FLOOR 05 
SCALE: 1/32" = 1'-0"



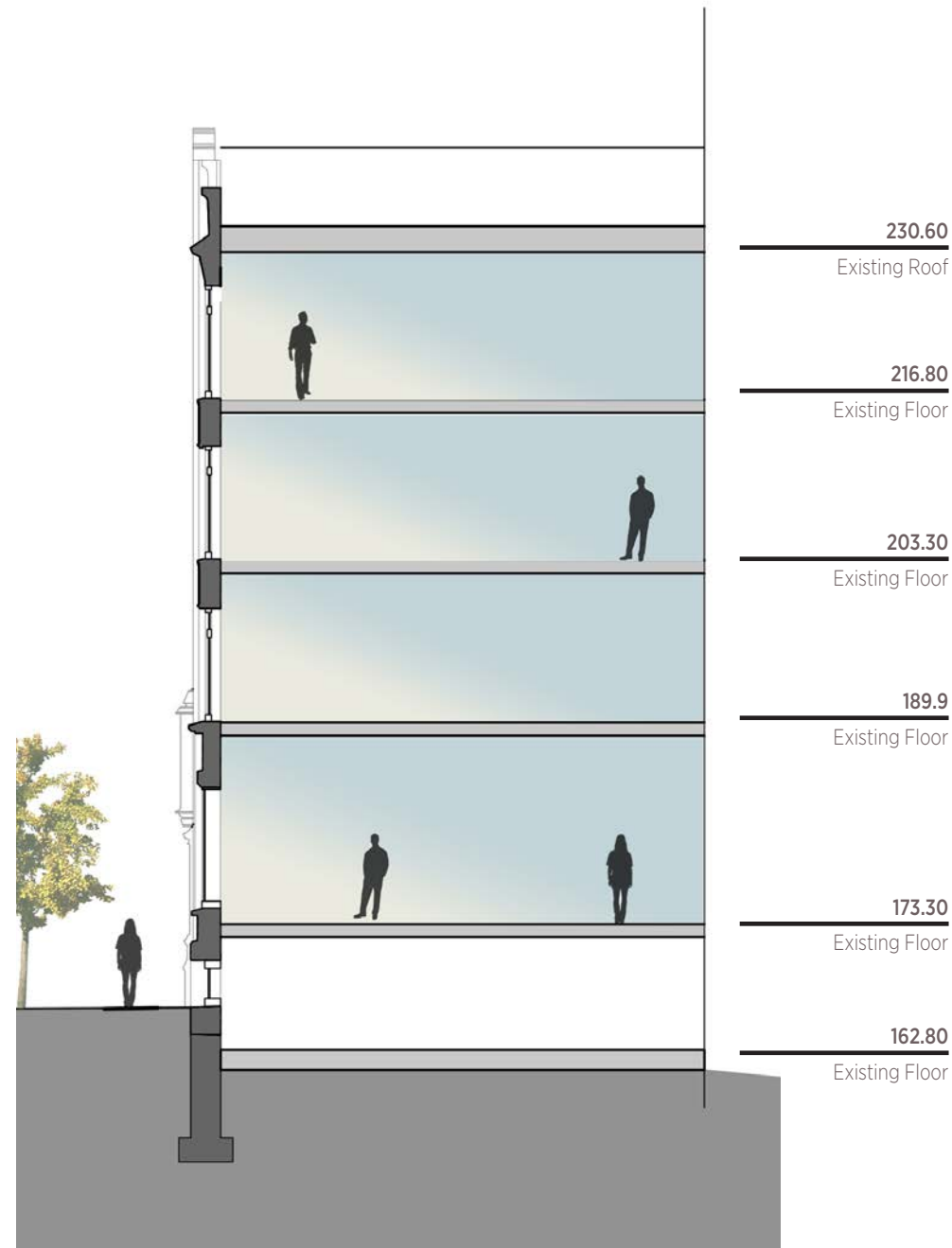
FLOOR 06 
SCALE: 1/32" = 1'-0"

-  AMENITY
-  RETAIL
-  CIRCULATION
-  HOTEL
-  UNIT
-  PARKING
-  BOH

05 Match Existing Levels

RESPONSE TO LPB PRIORITIES

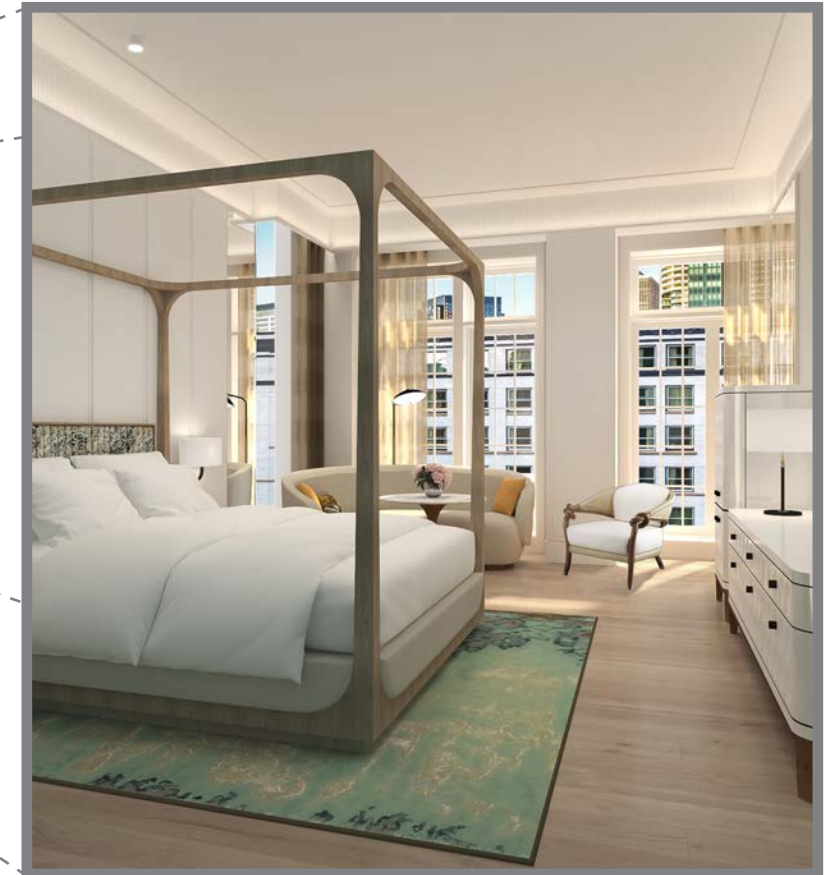
7 Match Existing Levels



Existing Building Section



Current Proposal





Proposed Design

- + Landmark sets up alignment for entire composition
- + Tower expression references existing facade verticality and historic art deco
- + Tower set back from Landmark and neighbors
- + Terminal Sales Annex and tower define small corner space completing corner of landmarks
- + Expression of Terminal Sales Annex volume through building
- + Integration of party walls and original entry into design
- + Active uses fill space within the Landmark
- + Maintains existing floor levels behind the Landmark



ART CURATION

External Mural Terminal Sales Annex Building



Maikoiyo Alley-Barnes
Curator, Artist, Art Director
born 1977
Seattle Washington



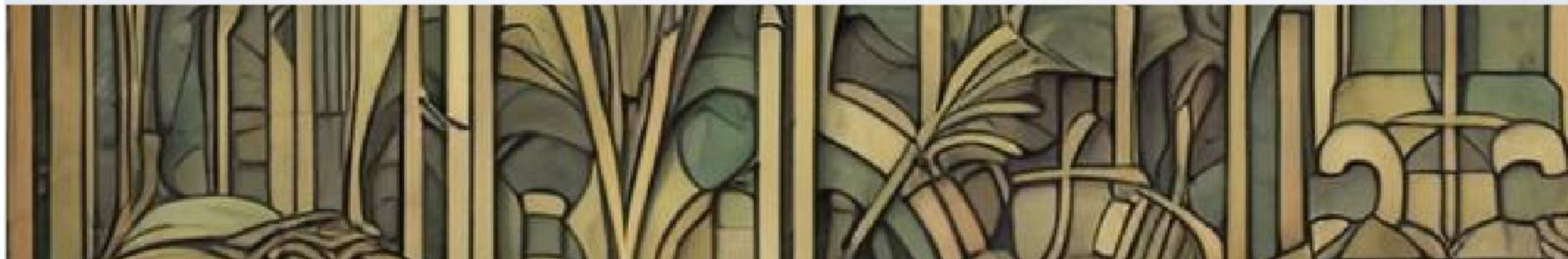
Ethos/Spirit:
Architectural Gemels

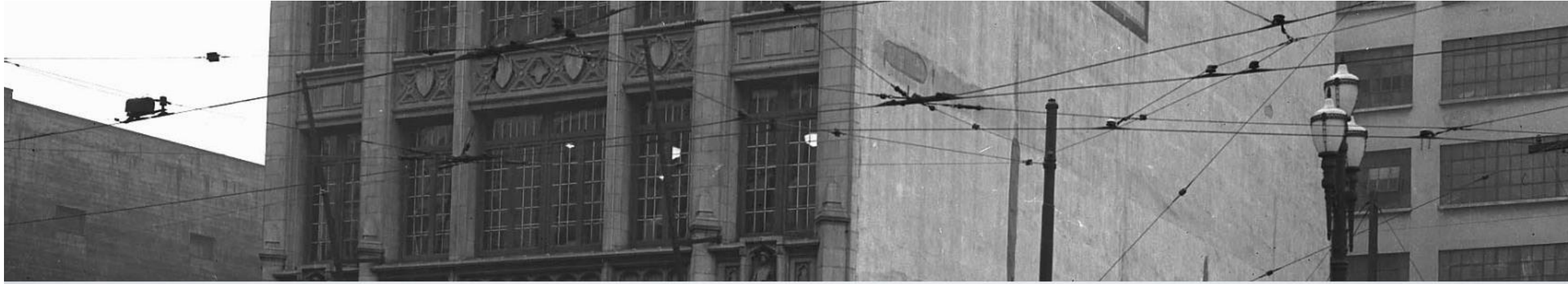
When branches or roots from different trees are in prolonged intimate contact, they often abrade each other exposing their inner tissues, which may eventually fuse. This process is called inosculation. A natural phenomenon in which trunks roots or branches of two trees grow together. It is biologically similar to grafting. Such trees are referred to in forestry as “gemels” from the Latin word gemullus meaning pair or twin.



Born out of the fervor of the gold rush, the Terminal Sales Annex holds a long history of design, commerce and exchange. It also has the distinction of being an early home to one of Seattle's greatest cultural exports: Grunge.

For this reason we are looking closely at the work of **Northwest based artists** whose visual language is an expression of **continuum, the lushness of our local habitat** and an **understanding of the intersection of architecture and industry.**





ARTIST QUALIFICATIONS

- research based practice
- deep historical knowledge base
- adept story telling
- timeless aesthetic





CALL FOR ART KEYWORDS

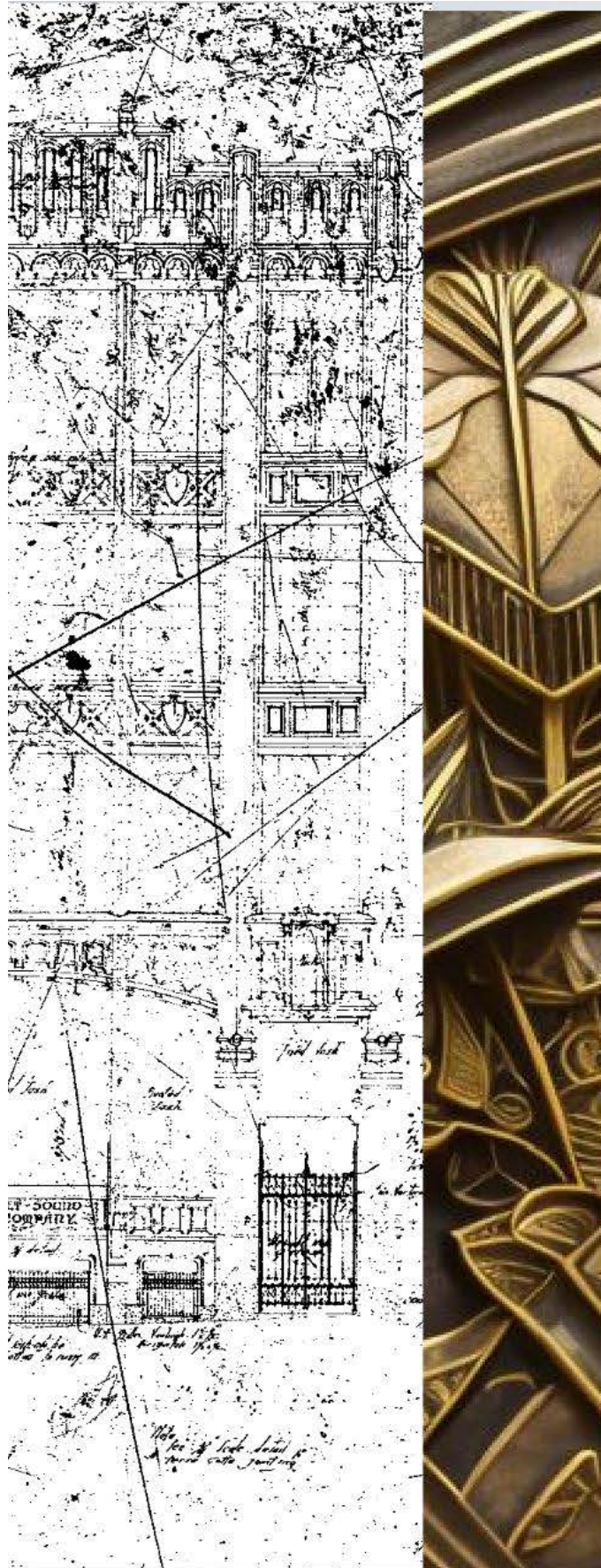
Nou/veau - “modern” in French. Additionally, a reference to the Art Nouveau movement which embraced natural forms and was all the rage in the era directly preceding and during the building of the Terminal Annex Building.

Fec/und - an adjective that means: producing or capable of producing an abundance of offspring or new growth; fertile

Dec/o -an abbreviation of Arts Decoratif, an artistic movement which started in France in the 1910's and quickly became popular in the n the United States with it's design elements lasting well in to the 1940's

“NOU-FEC-DEC”





CONCEPT

A visual and architectural gem that abrades these now intimate spaces via large scale rendering of a two dimensional work that potentially incorporates three dimensional components or extrusions. A visual inosculation that binds past, present and future.

SEATTLE

1505 5th Avenue, Suite 300
Seattle, WA 98101
T 206.576.1600

PORTLAND

38 NW Davis Street, Suite 300
Portland, OR 97209
T 503.245.7100

SAN FRANCISCO

1014 Howard Street
San Francisco, CA 94103
T 415.252.7063

ankrommoisan.com

© 2019

Nothing shown here may be reproduced in any way without the consent of Ankrom Moisan Architects.



Ankrom Moisan