

# 2ND AND VIRGINIA

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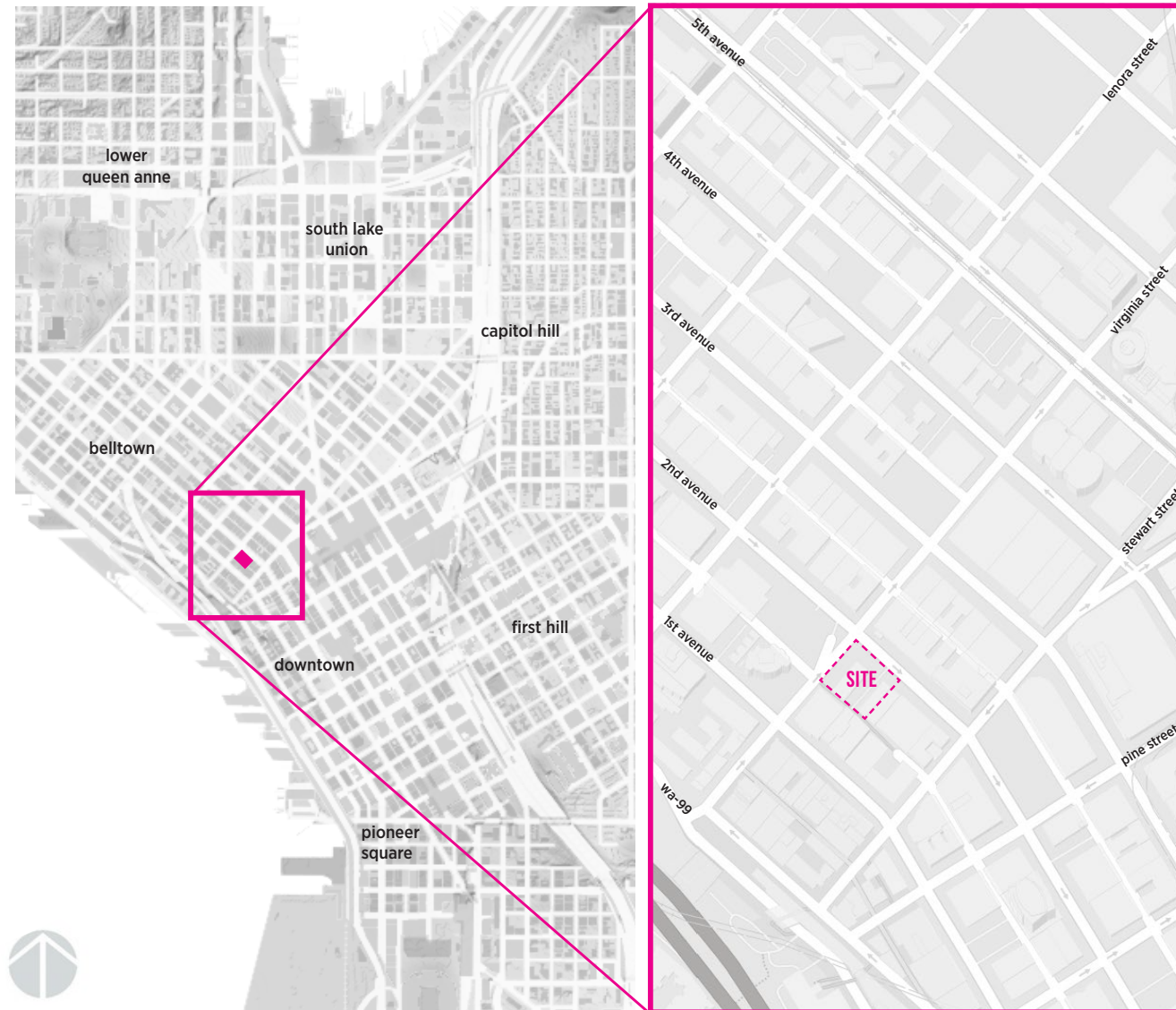
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# PROJECT OVERVIEW



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.

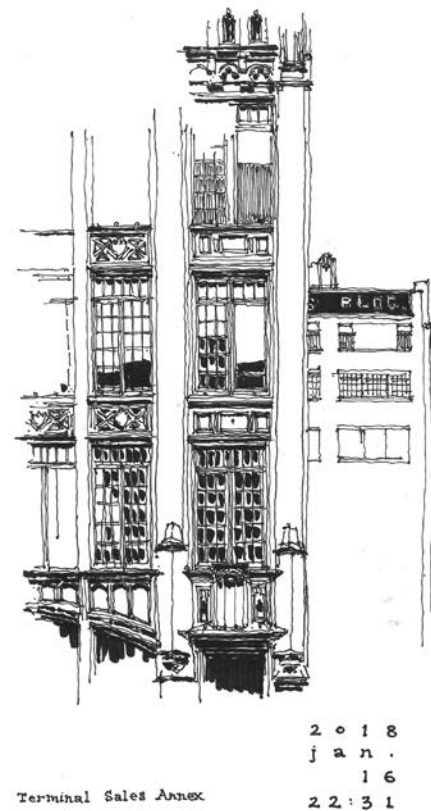
- The proposed development consists of the following:
- One 42-story structure of approximately 467,400 sq. ft. above ground
  - 15 levels of hotel with 184 keys
  - 27 levels of residential with 191 condo units
  - Separate lobbies for hotel and residential uses
  - 5 levels of below-grade parking (approx. 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



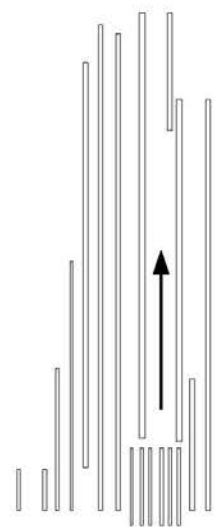
Photograph of Current Conditions

# MEETINGS RECAP + RESPONSES

LANDMARK PRESERVATION BOARD PRIORITIES

1 Tower Expression should draw inspiration from Landmark

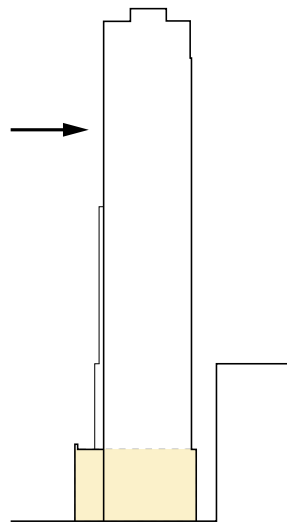
There is opportunity to reference the existing massing and embrace what came before. This can be done by using the Terminal Sales Annex to set up the alignments of the tower above.



APPROVED  
ARC #3

2 Set Tower Back from Landmark

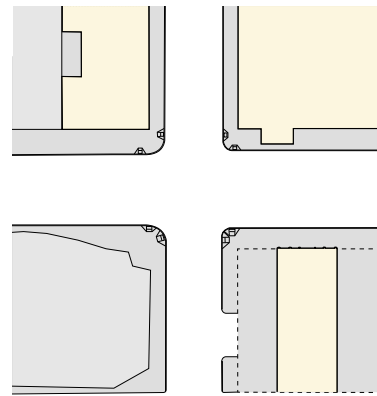
Setting the tower back highlights the Landmark Building by giving it necessary breathing room. This allows the Landmark to maintain its presence in the neighborhood.



APPROVED  
ARC #3

3 Landmark to Complete Corner of Landmark Structures

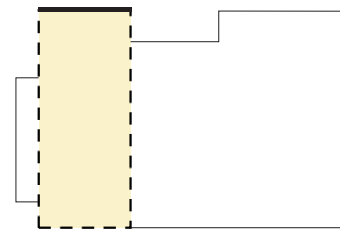
An open corner exposes the landmark to the corner which is defined by other existing landmarks, including Palladian Hotel and Moore Theater & Hotel.



APPROVED  
ARC #3

4 Express Volume of Landmark through Building

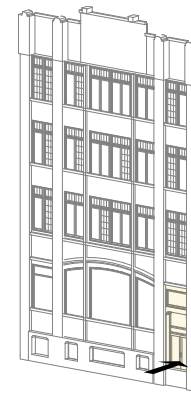
The design should imply the sense of the building in the function of the space.



APPROVED  
ARC #4

5 Retain Existing Entry Door of Landmark

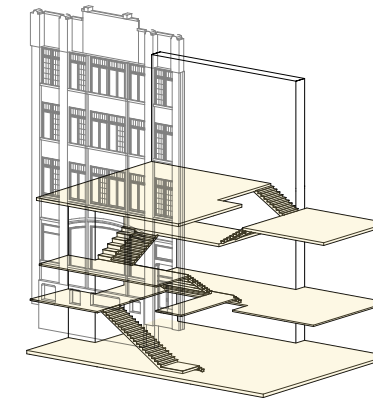
The Landmark building should retain its existing entry.



APPROVED  
ARC #3

6 Create Active Uses within Landmark

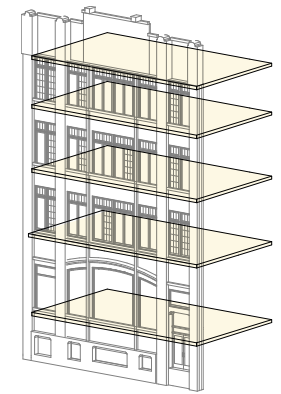
There should be active uses filling the space within the Landmark.



APPROVED  
ARC #5  
ARC #6

7 Match Existing Levels of Landmark

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



APPROVED  
ARC #5  
ARC #6

Meetings Responses



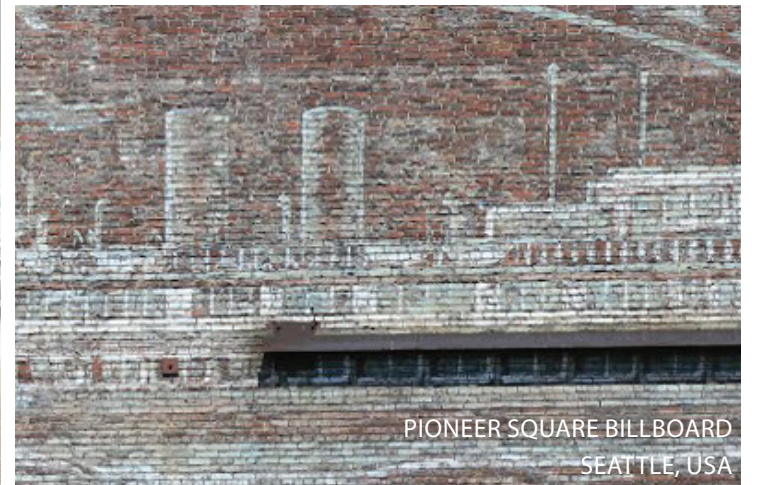
TERMINAL SALES ANNEX - EXISTING CONDITIONS



WATERHOUSE NERI&HU  
SHANGHAI, CHINA

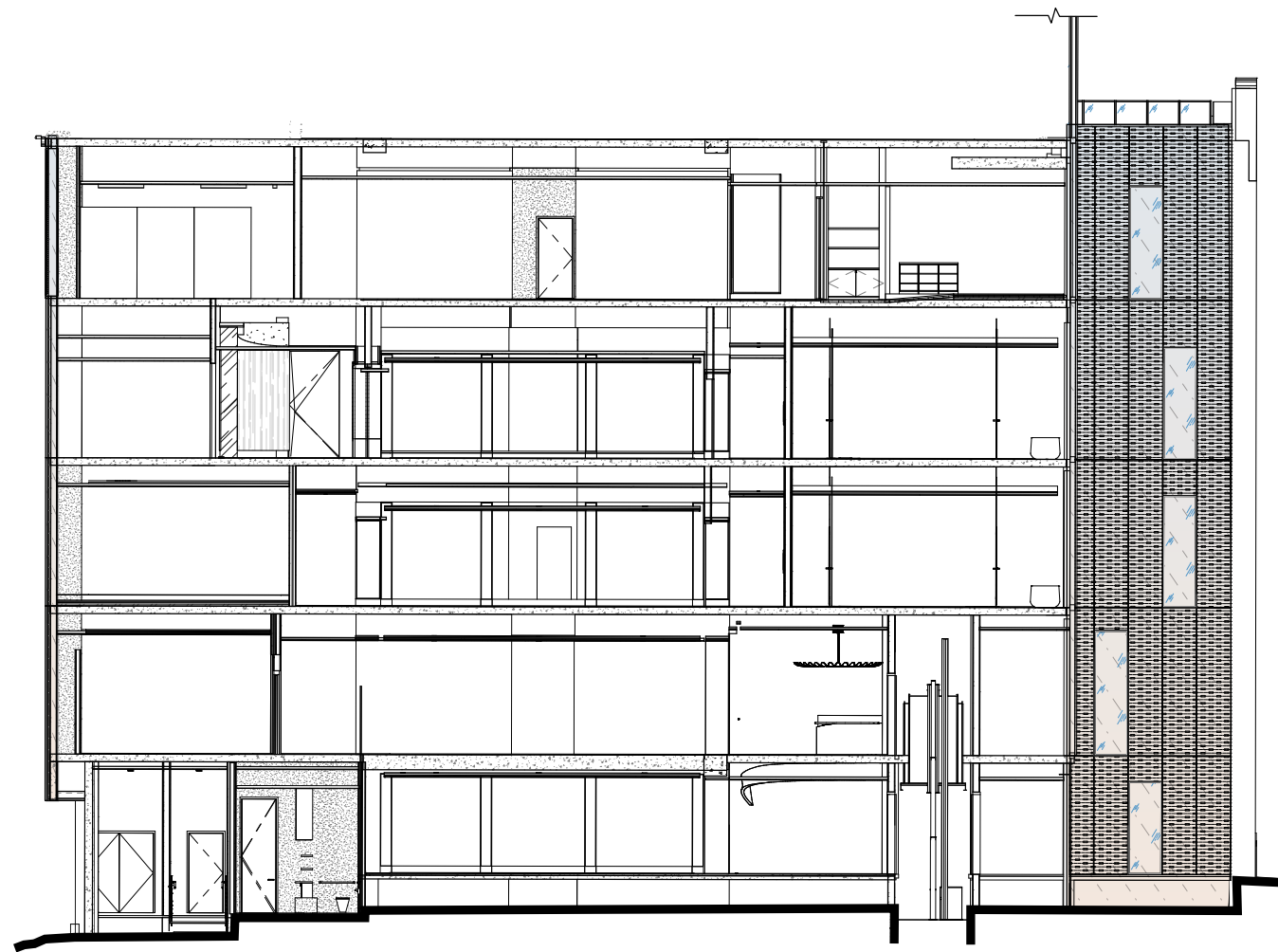


LVMH OFFICES, KKA  
OSAKA, JAPAN

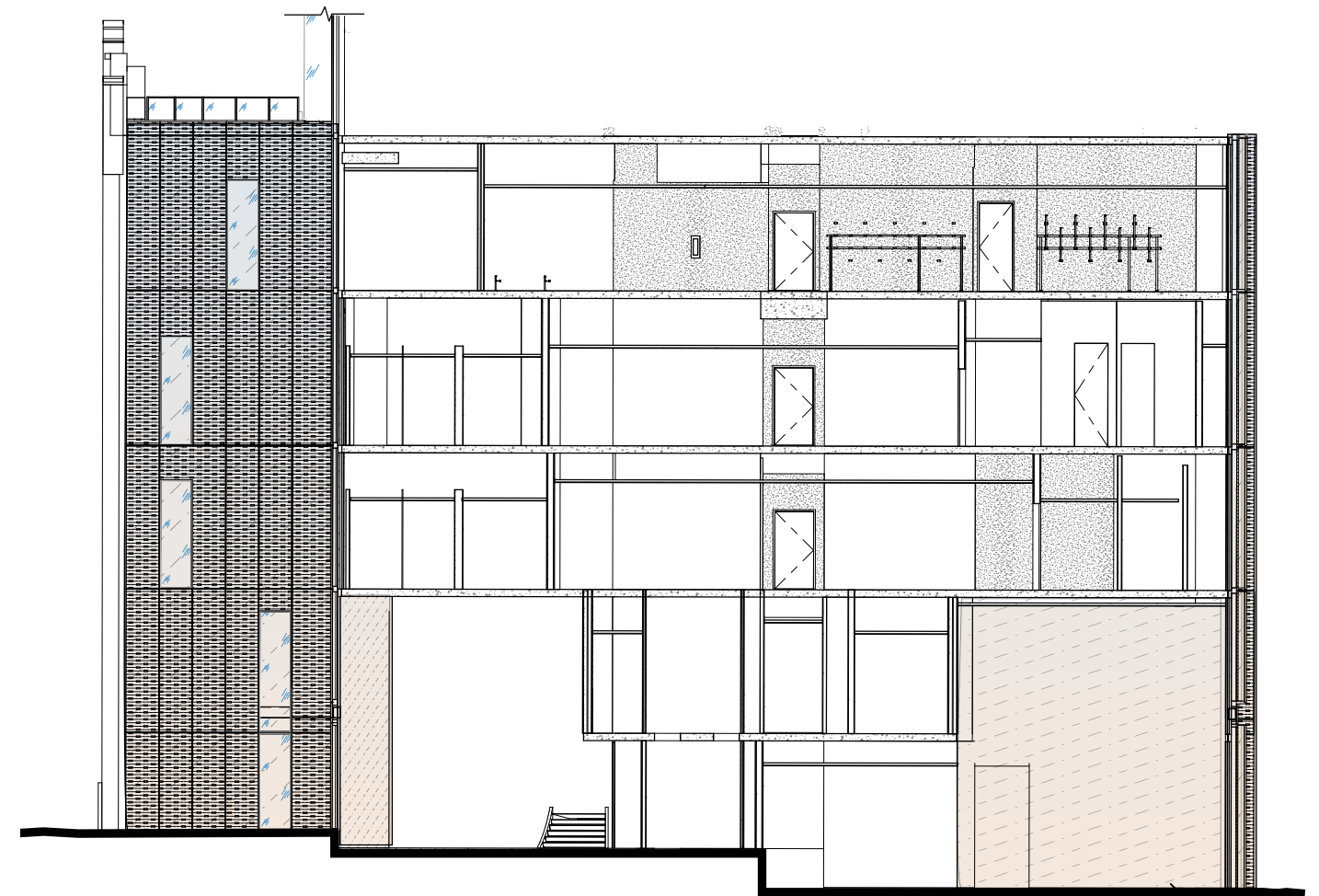


PIONEER SQUARE BILLBOARD  
SEATTLE, USA





TSA PARTY WALL SOUTH SECTION / ELEVATION

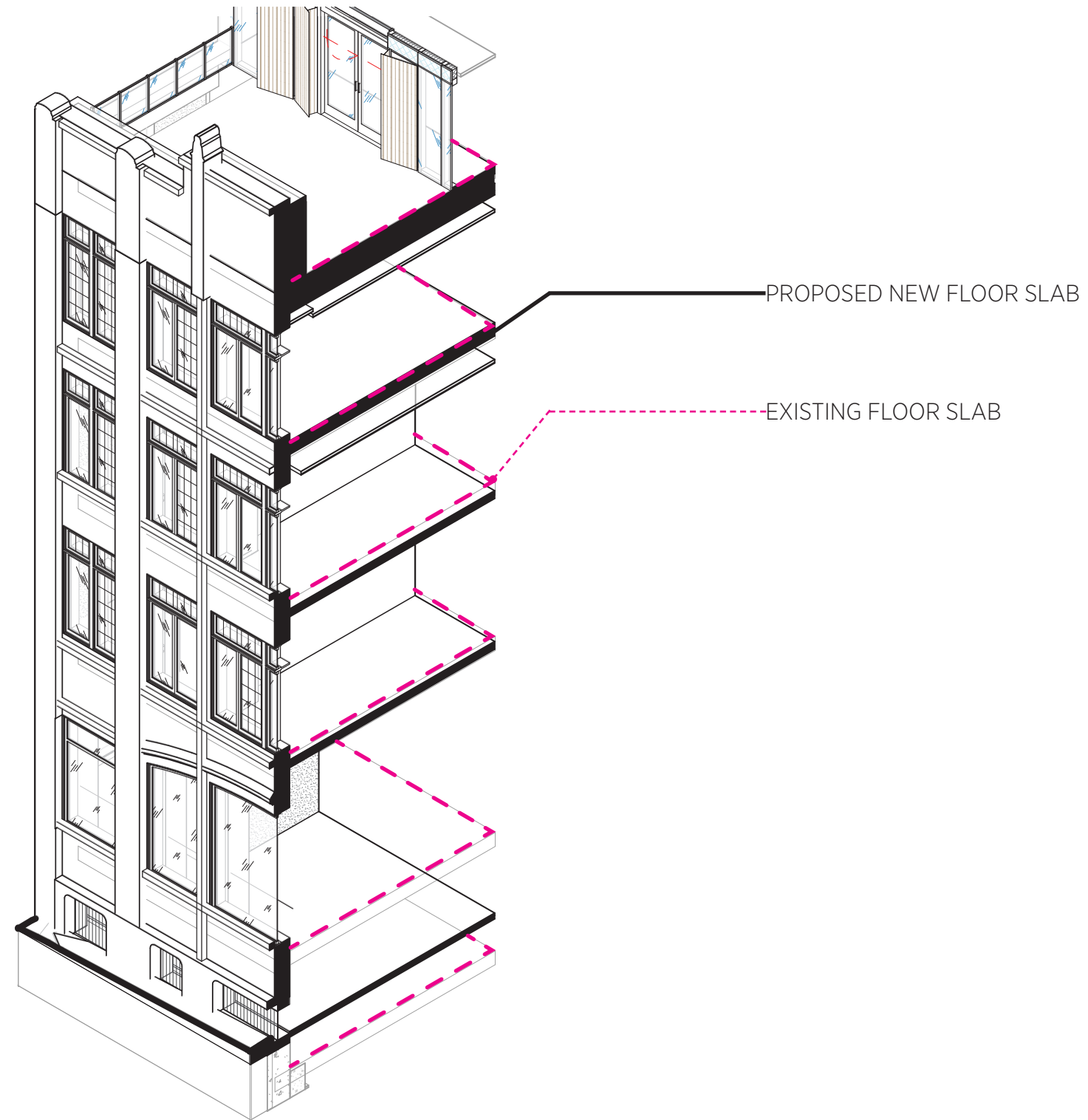


TSA PARTY WALL NORTH SECTION / ELEVATION

TSA PARTY WALL ELEVATION CHANGES  
RE-WORKED WINDOW PATTERNING + SCALE

# Technical Detailing

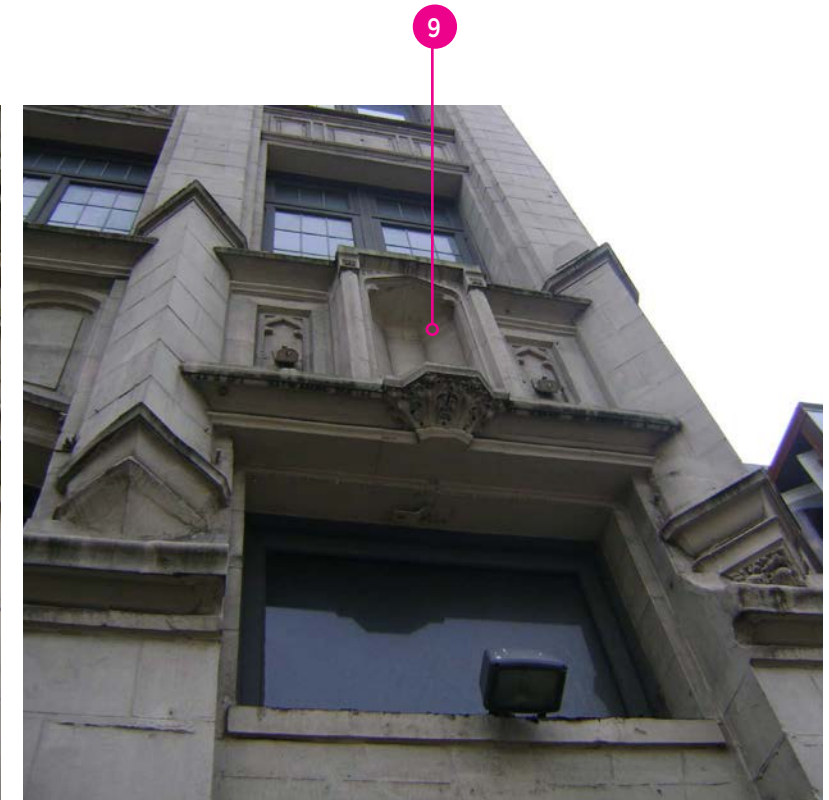
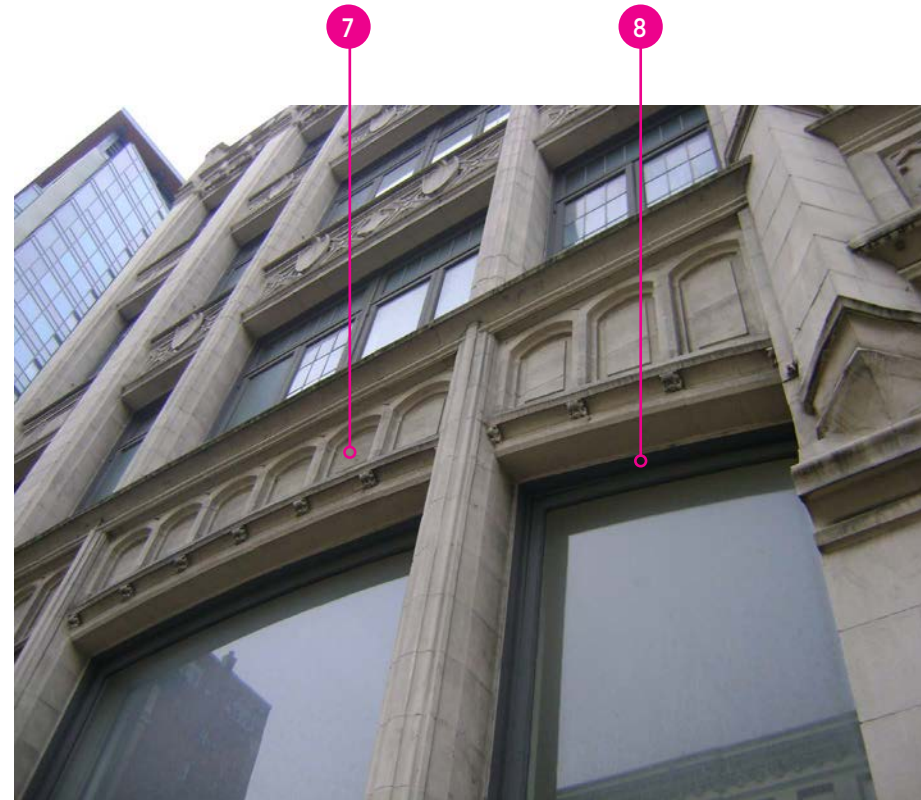
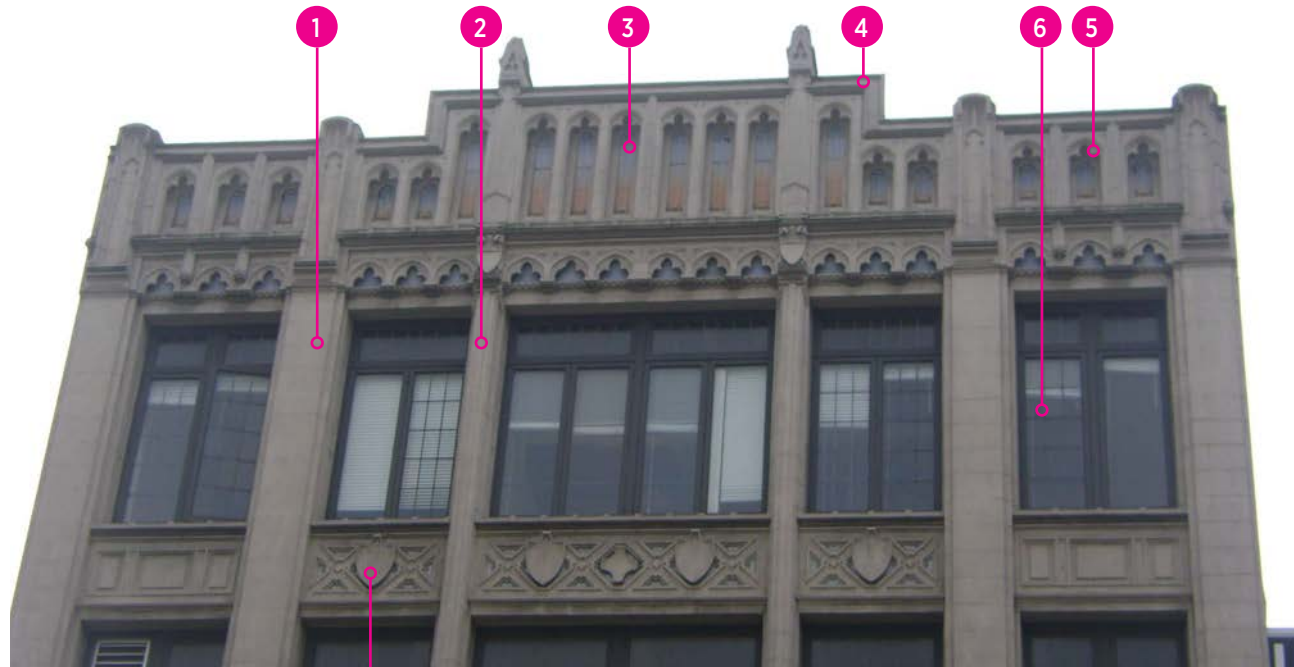
EXISTING LEVELS RE-ARTICULATION



# FACADE RESTORATION

# Facade Restoration

# Landmark Existing Conditions



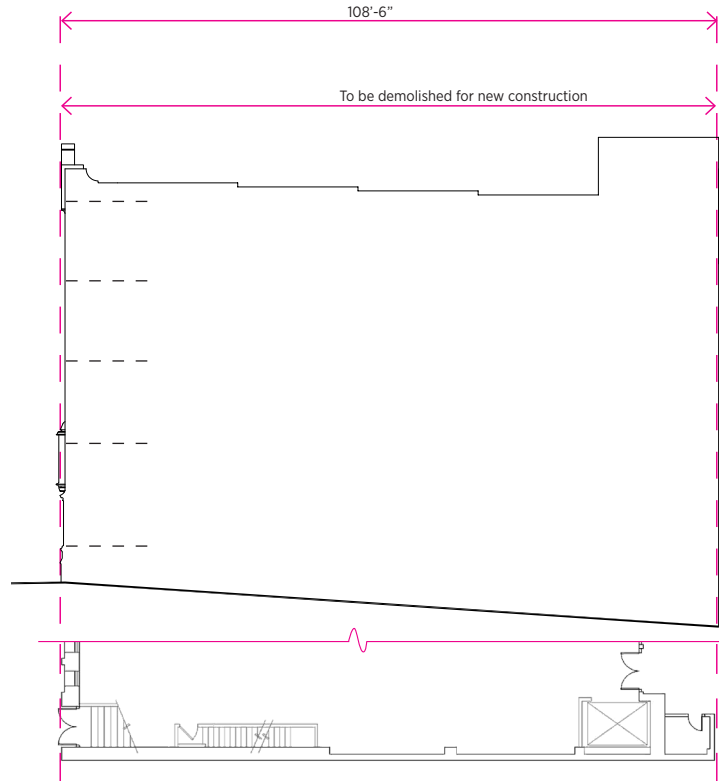
- LEGEND**
1. Terra cotta over concrete column
  2. Terra cotta over steel column
  3. Colored "diaper" background
  4. Ornamental parapet, stylistically stepped like window lintels during that era
  5. Trefoil motifs at parapet
  6. Floor-to-ceiling Tudor-style wood windows
  7. Flat arch motifs on 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



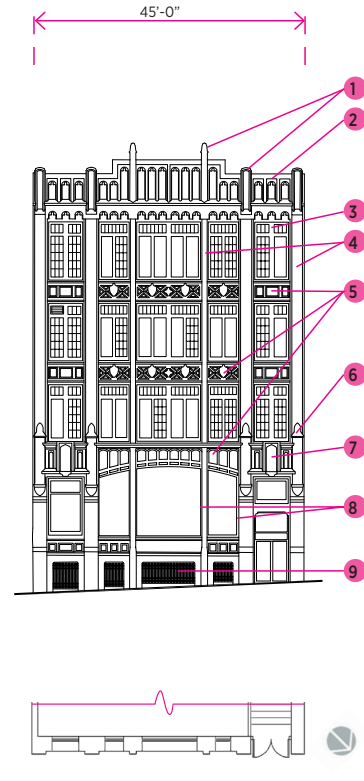
LEGEND

- |                               |  |  |                             |
|-------------------------------|--|--|-----------------------------|
| 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                    | 16. Steel fire escape                              |                             |
| 5. Terra cotta frieze         | 11. Existing door                              | 17. Painted concrete                               |                             |
| 6. Terra cotta finials        | 12. Freight elevator and roof access penthouse |  |                             |

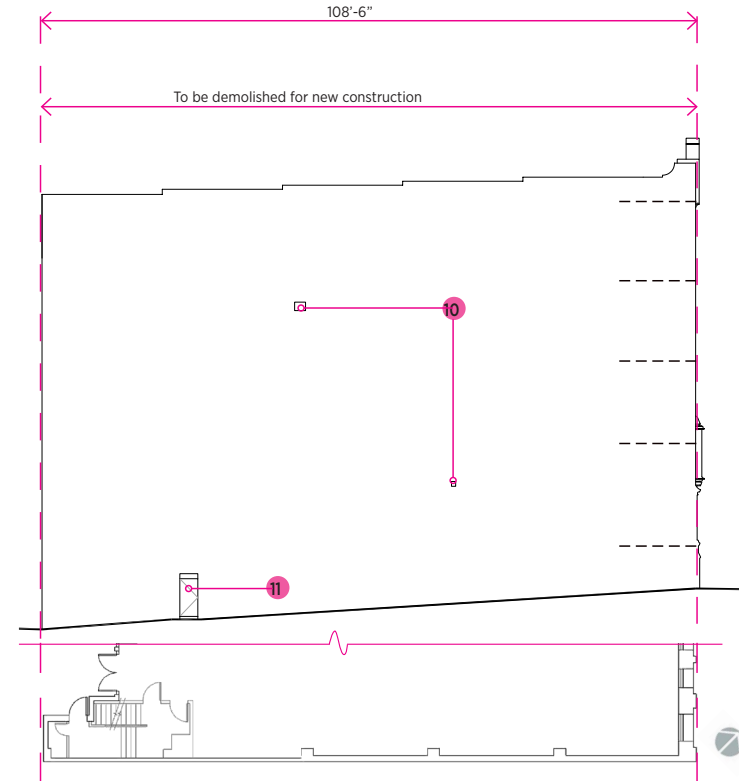
\* Terra cotta to remain



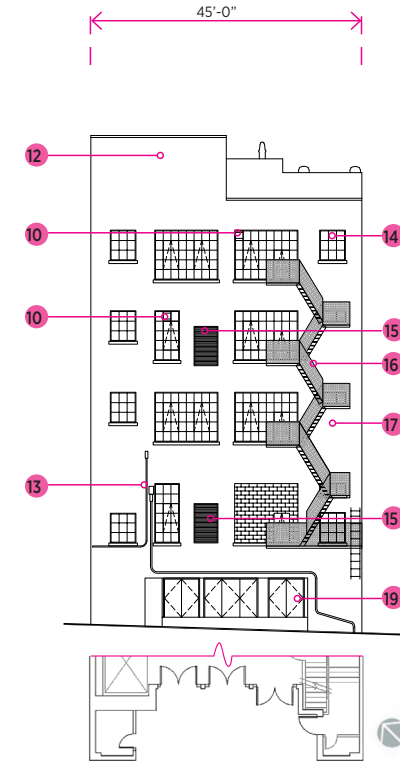
NORTH (VIRGINIA STREET) ELEVATION



EAST (2ND AVENUE) ELEVATION

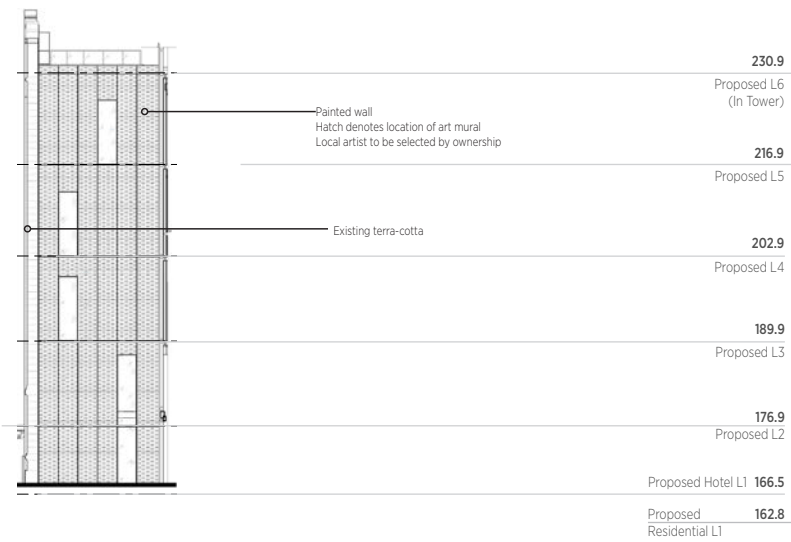


SOUTH ELEVATION

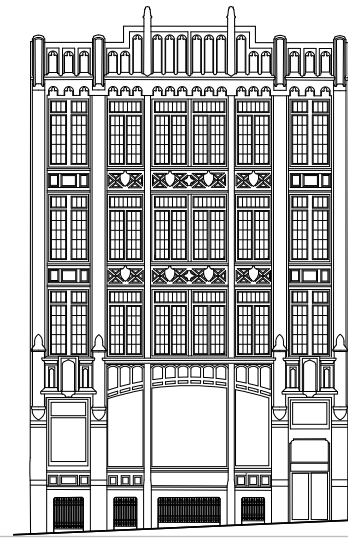


WEST (ALLEY) ELEVATION

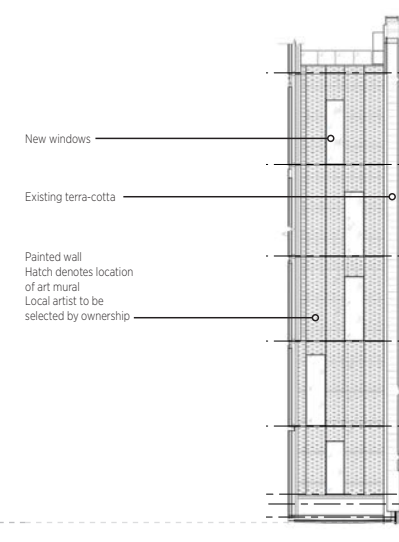
EXISTING ELEVATIONS



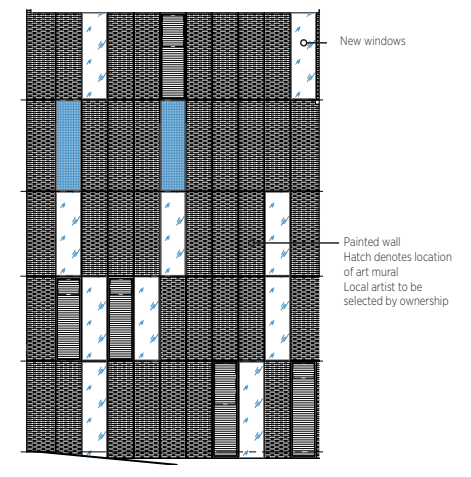
NORTH (VIRGINIA STREET) ELEVATION



UNCHANGED  
EAST (2ND AVENUE) ELEVATION



SOUTH ELEVATION



WEST (ALLEY) ELEVATION

PROPOSED ELEVATIONS



# Facade Restoration

Facade restoration will be completed in the following phases:

## Phase I: Prior to temporary bracing or demolition

- a. paint strip the terra cotta façade
- b. inspection of terra cotta and façade components
- c. protection of the façade and shoring

## Phase II: 'Shine & Polish' after facade shoring is removed

- a. terra cotta salvage and repair
- b. terra cotta replacement
- c. possible structure repairs needed
- d. tuckpointing and final wash



## Joseph Vance Building

- Selective Paint Removal at Entire Facade
- Stone Removal
- Stone Repair
- Stone Replacement
- Steel Repair or Replacement at Repair Areas
- Facade Cleaning
- Tuck Pointing
- Sealant Replacement



## Nordstrom Store 1

- Terra Cotta Patching
- 100% Tuck Pointing
- Terra Cotta Replacement with GFRC, Floors 2-5 at E, S and W Elevations Between Columns
- Facade Cleaning
- Sealant Replacement
- Window Restoration and Anchoring



## Coliseum Theater

- Selective Paint Removal
- Stone Removal
- Stone Patching
- Stone Replacement
- Steel Repairs
- Facade Cleaning
- Tuck Pointing
- GFRC Panels at Storefront

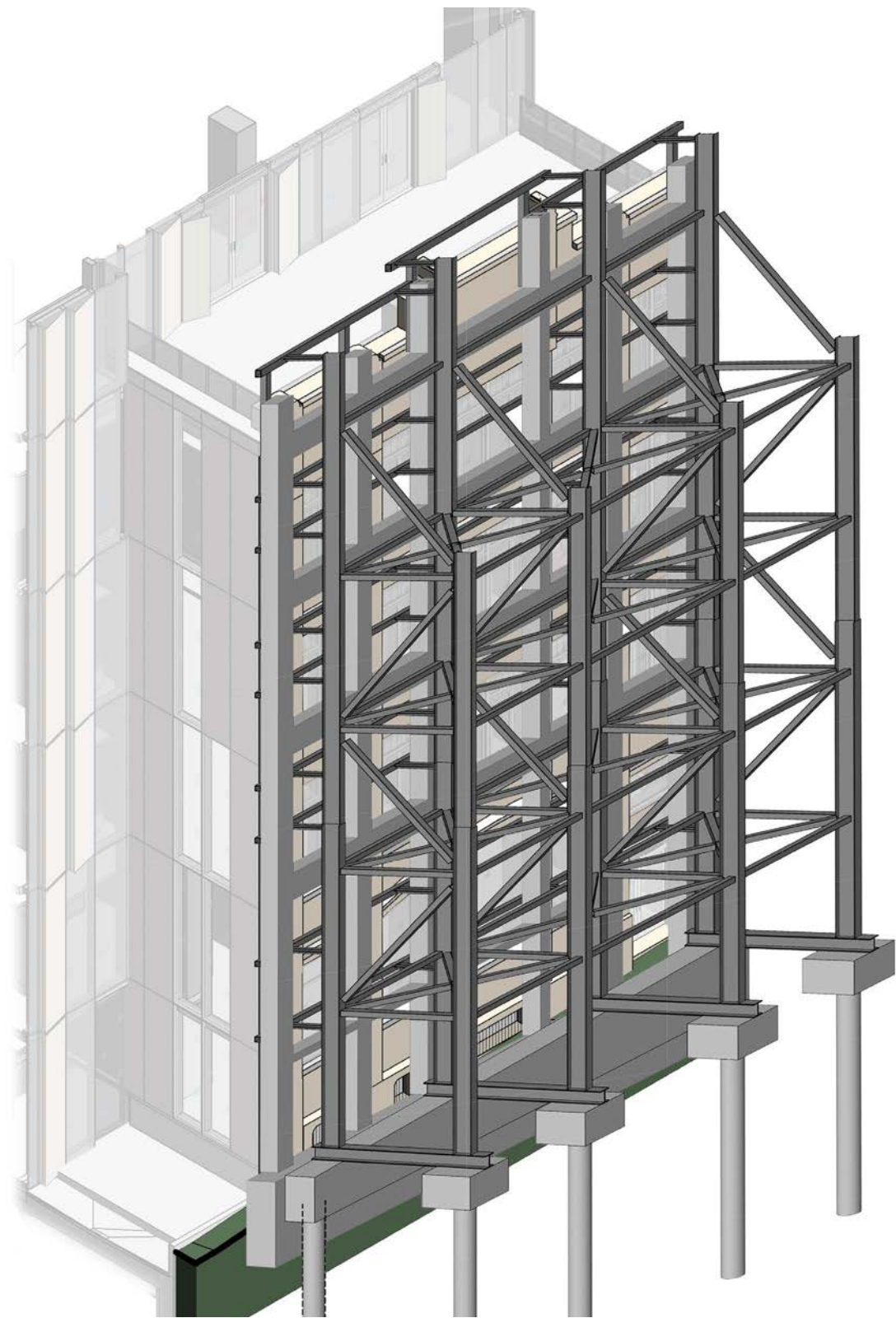


## Terminal Sales Building

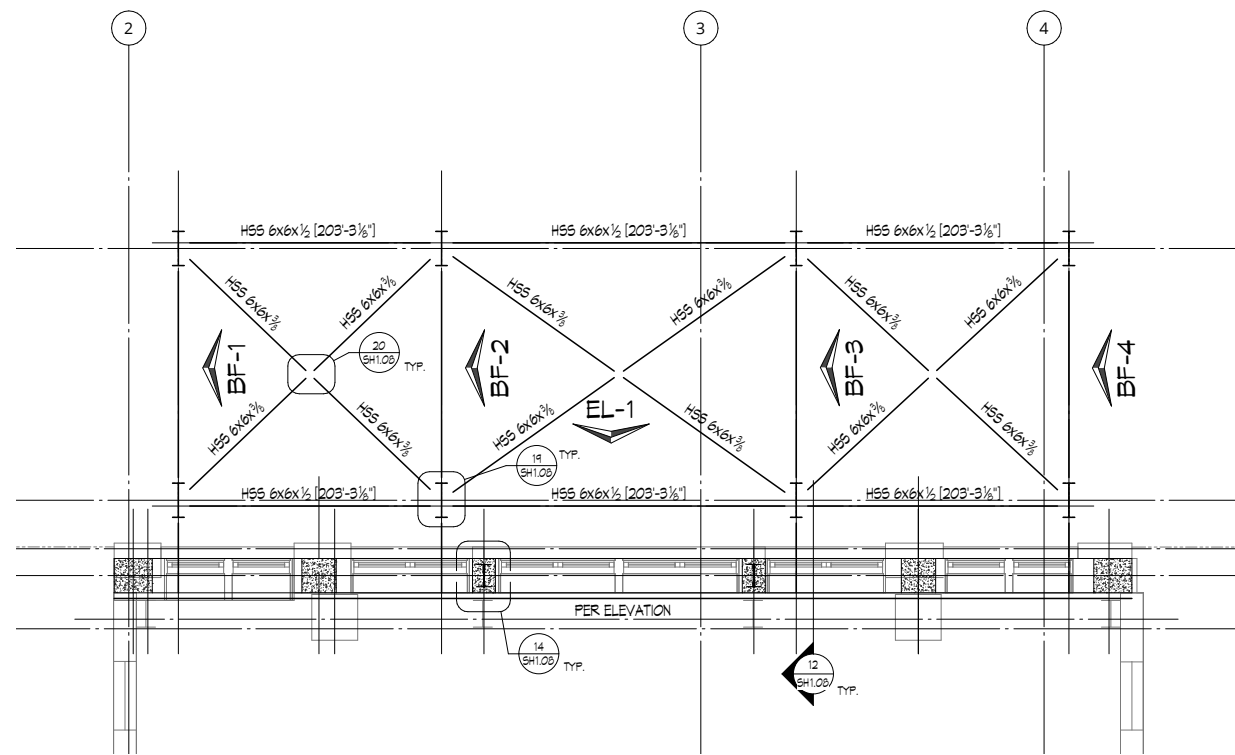
- Terra Cotta Patching
- Terra Cotta Repair
- Tuck Pointing
- New Lintels Above Windows at West Elevation
- Facade Cleaning
- Sealant Replacement



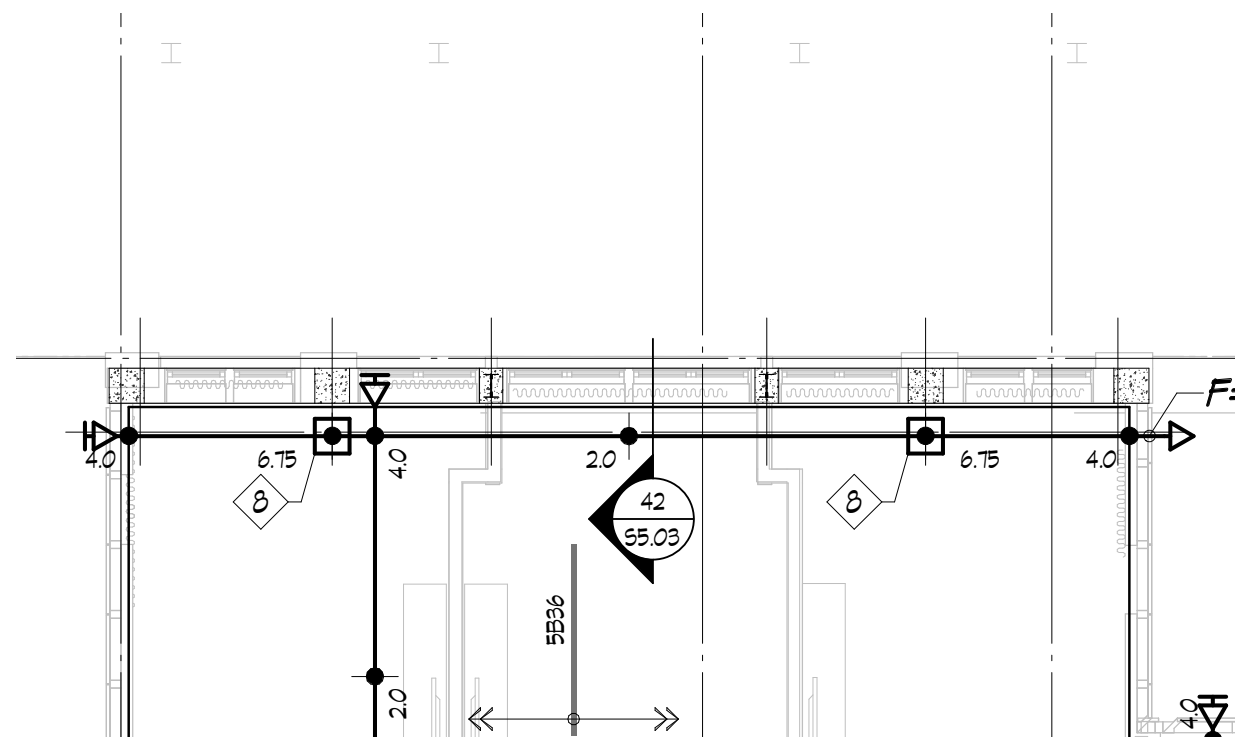
# TECHNICAL DETAILING



PERSPECTIVE VIEW - TEMPORARY BRACING



LEVEL 4 PLAN VIEW - TEMPORARY BRACING



LEVEL 4 PLAN VIEW - PERMANENT STRUCTURE

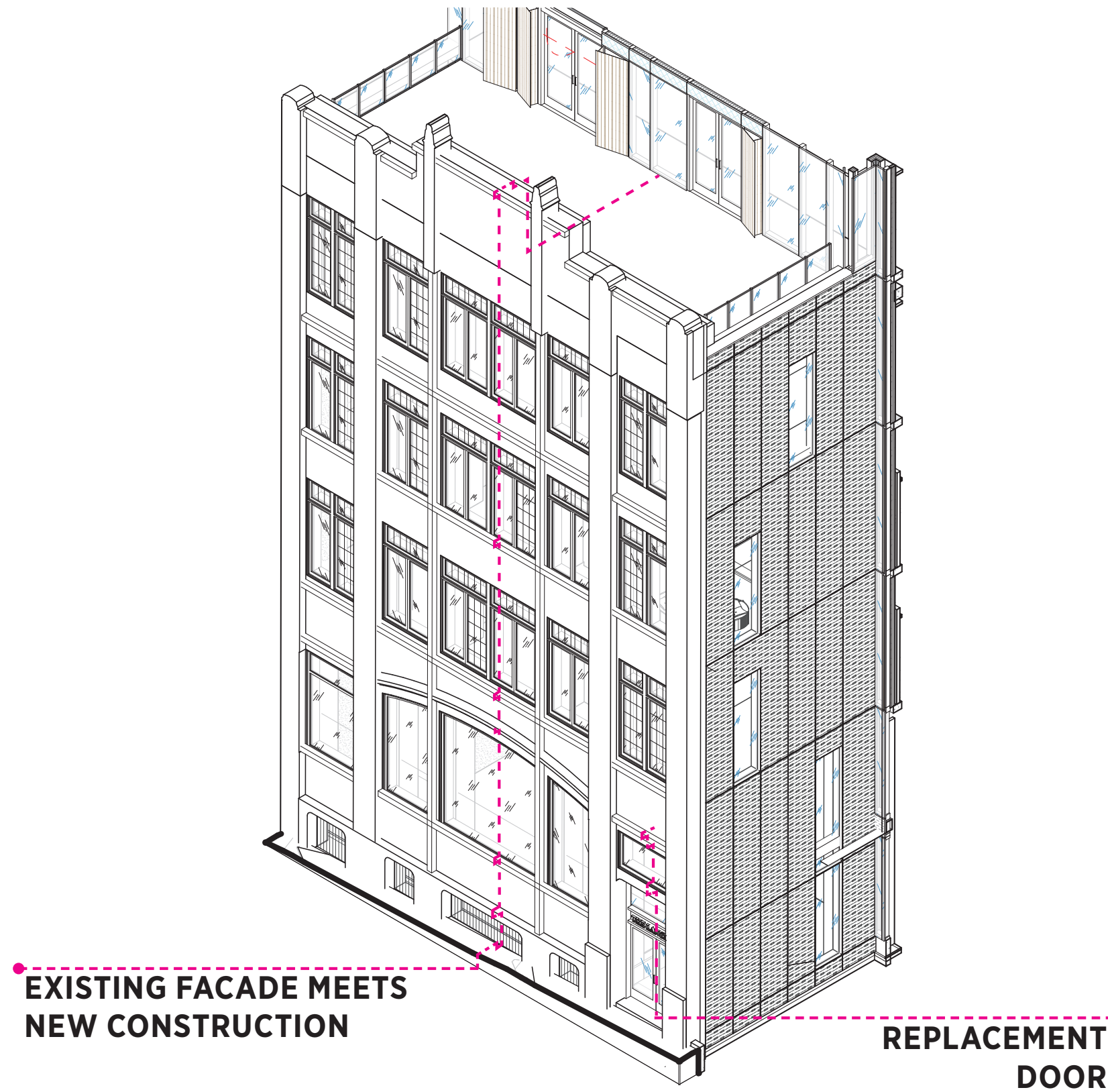
**Prior to demolition:**

- a. remove existing windows, protect and store for later re-installation
- b. all column, beam and brace locations to be coordinated with the existing conditions / through window openings
- c. horizontal steel members 'sandwich' TSA facade without any attachments to the facade itself, and connects to the external shoring framework.

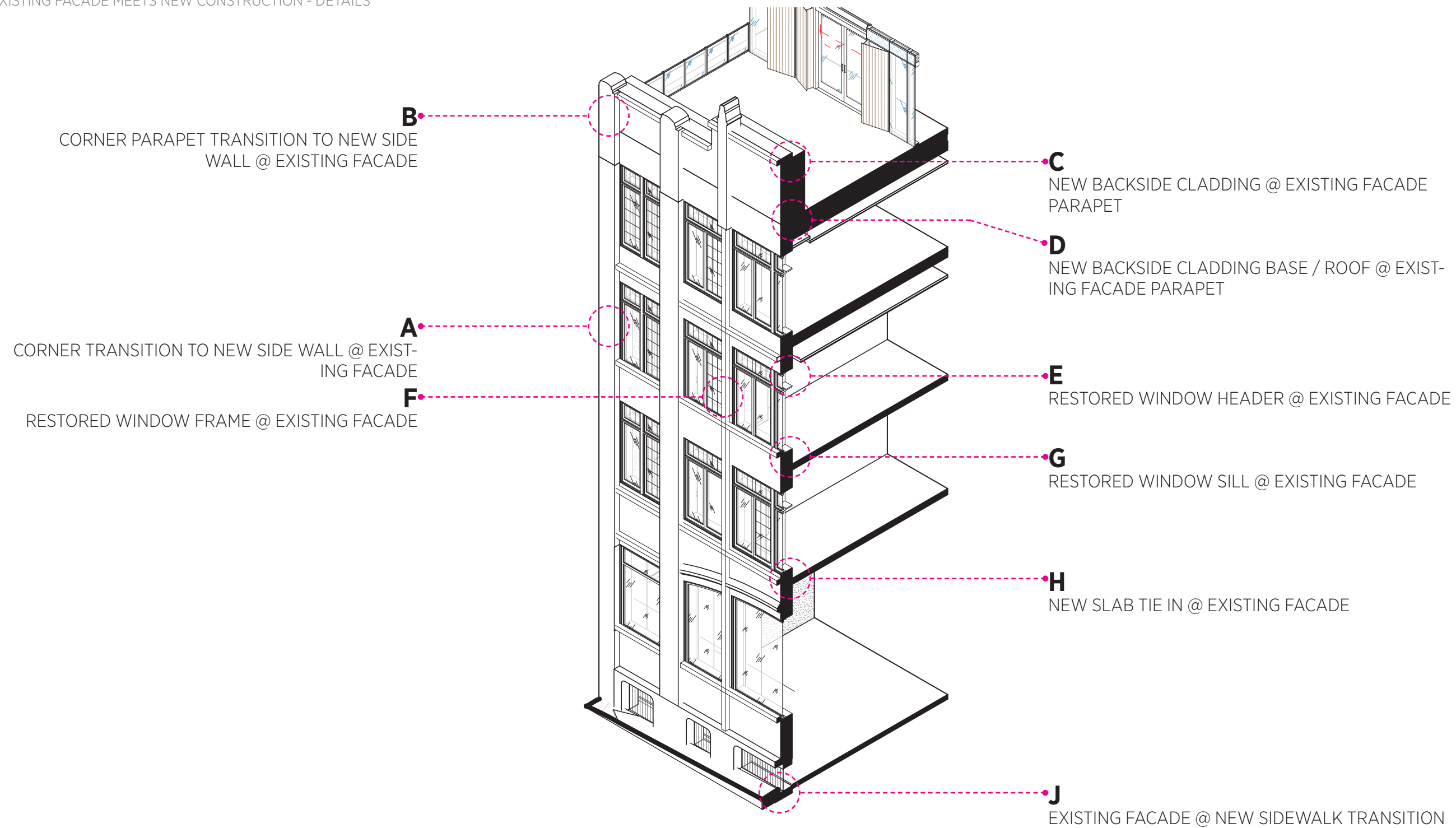
**After partial demolition / new construction:**

- a. new steel columns support TSA facade from the interior side, and tie in with the horizontal steel members from the temporary bracing to become permanent support.
- b. existing windows are re-installed (see architectural detailing)

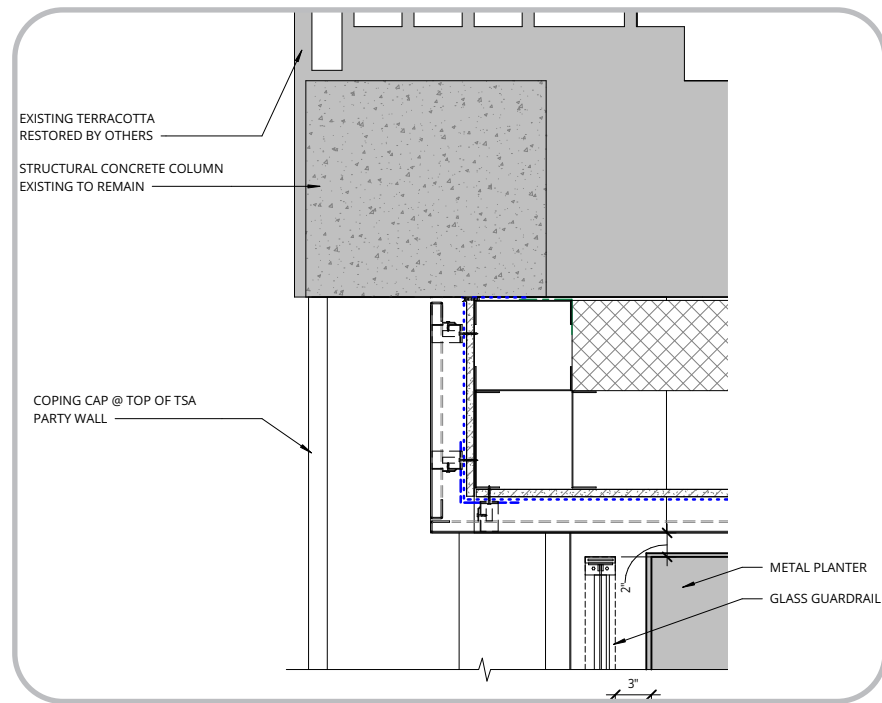




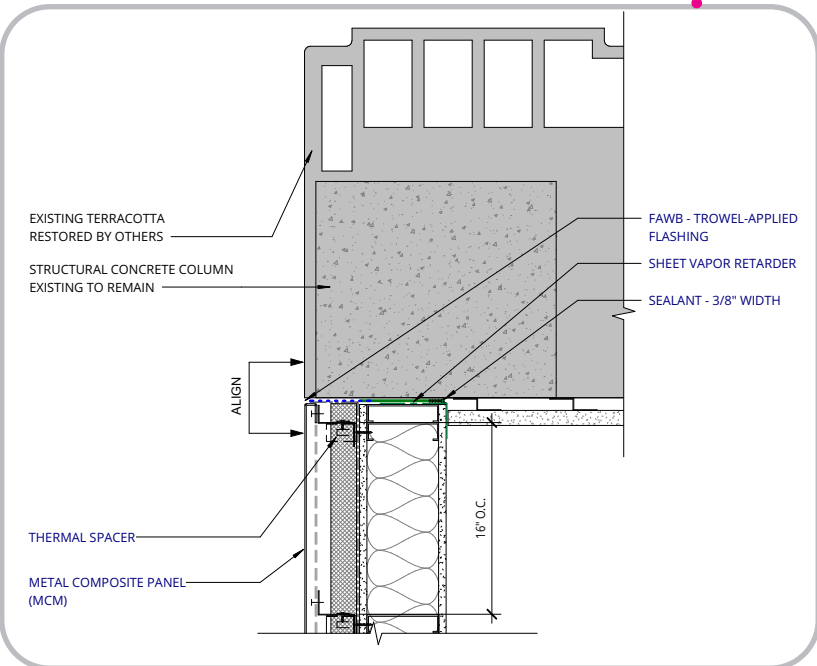
EXISTING FACADE MEETS NEW CONSTRUCTION - DETAILS



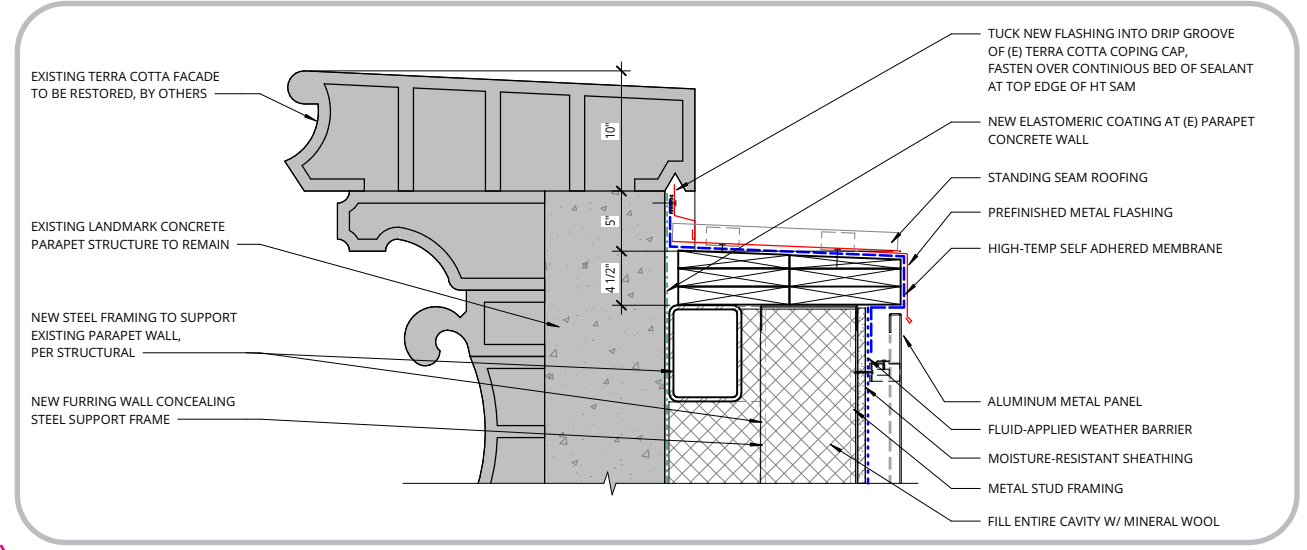
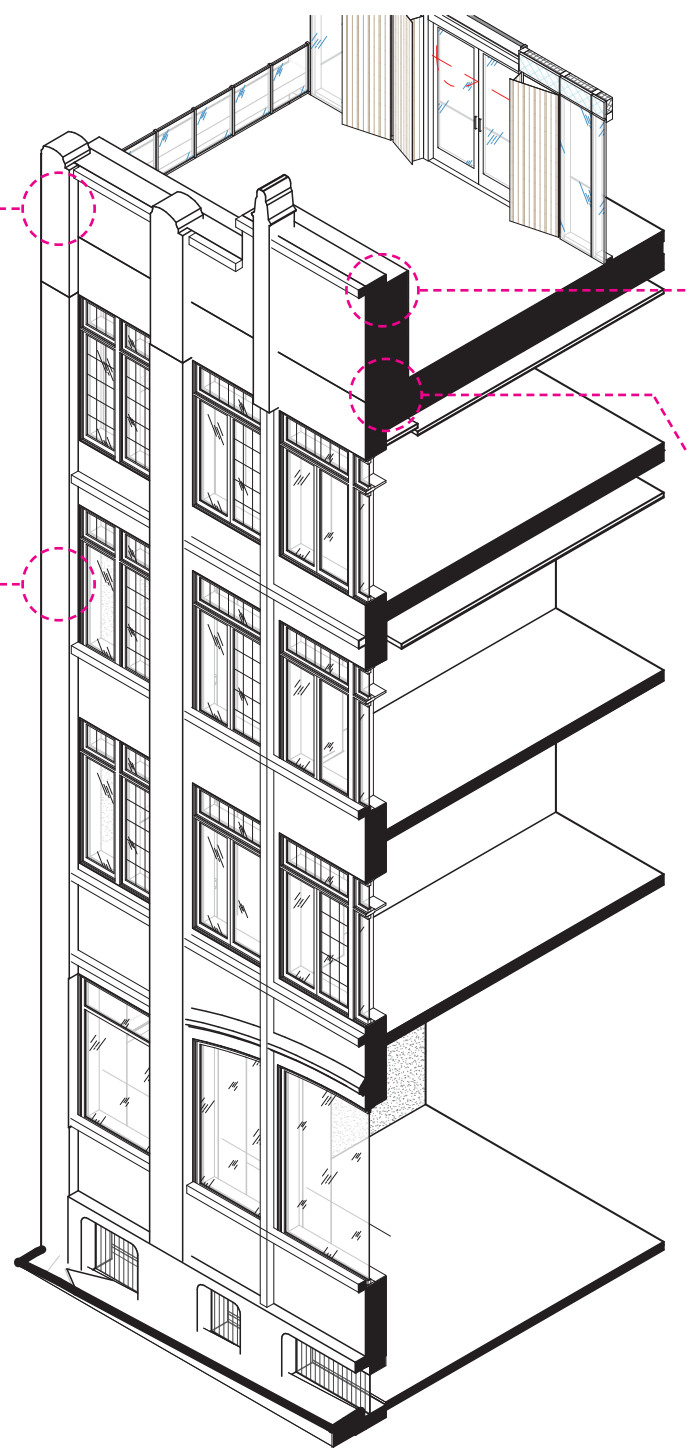
# Technical Detailing



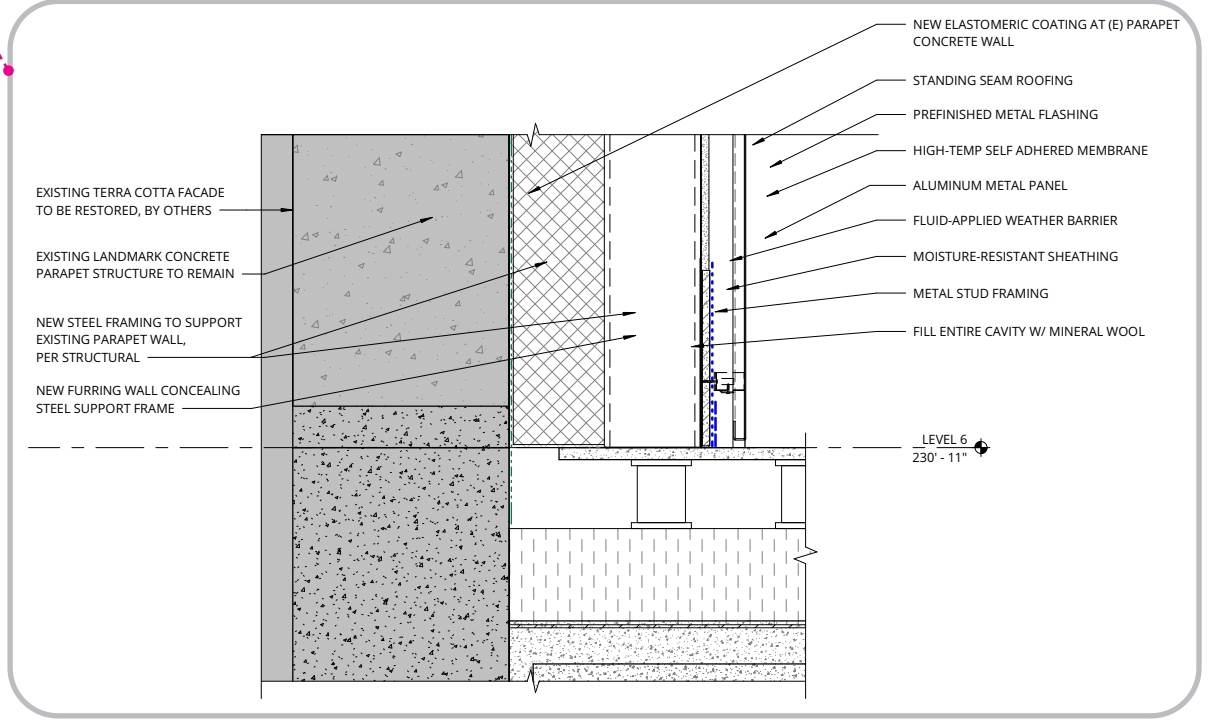
**B** Corner parapet



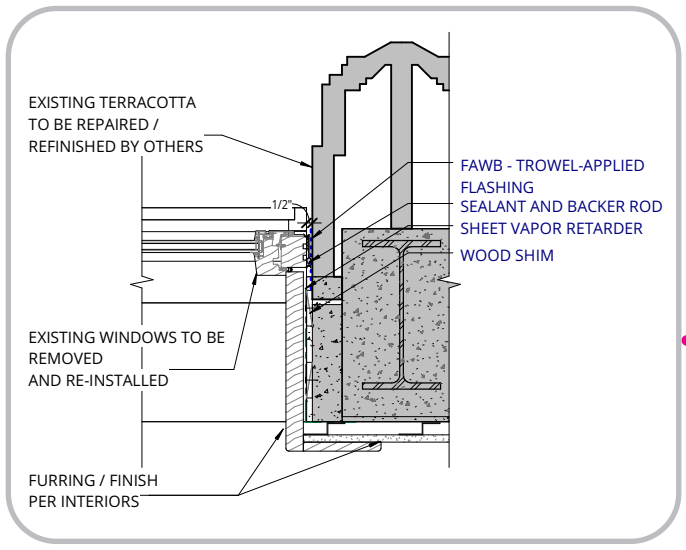
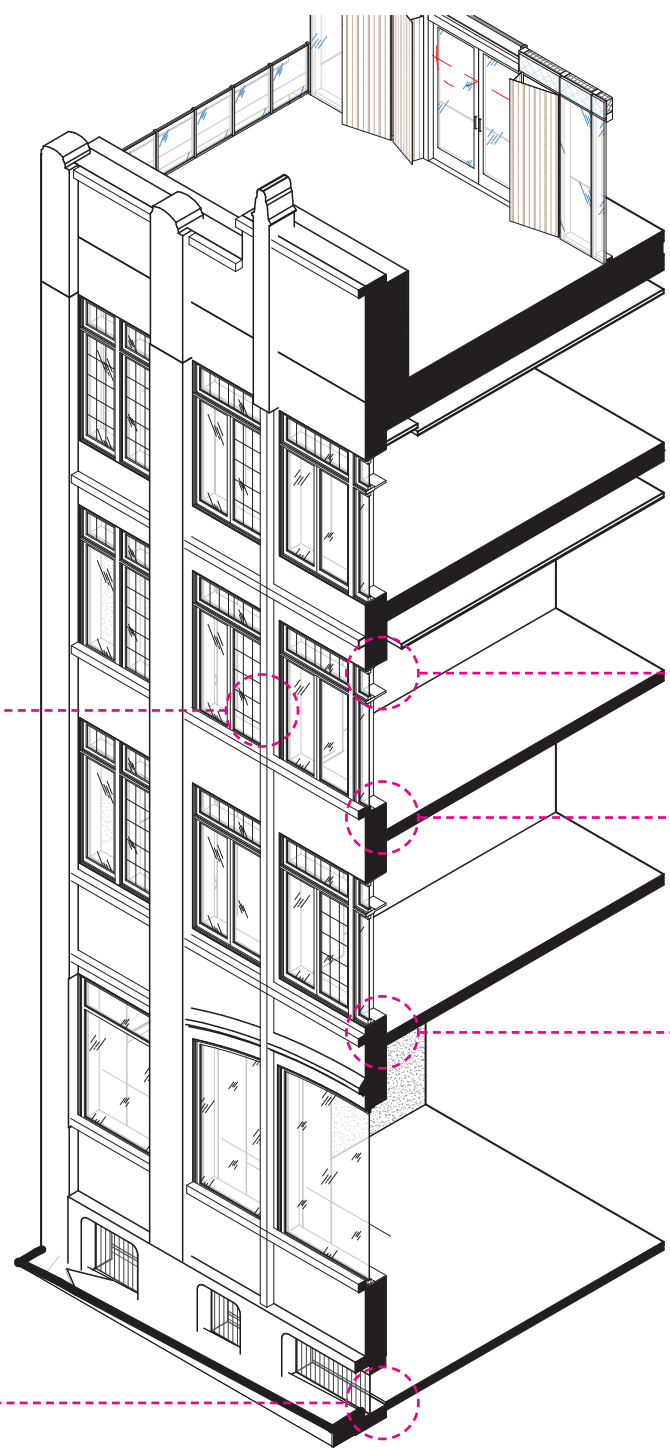
**A** Corner transition



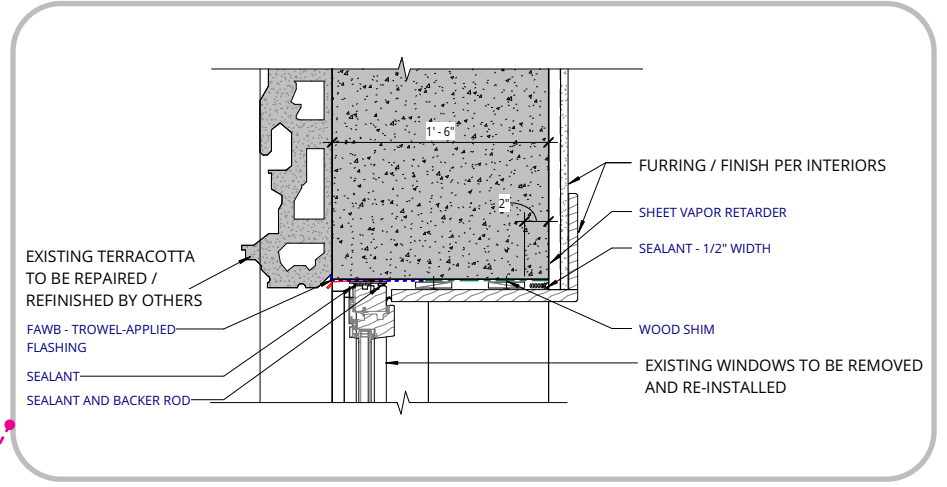
**C** New backside



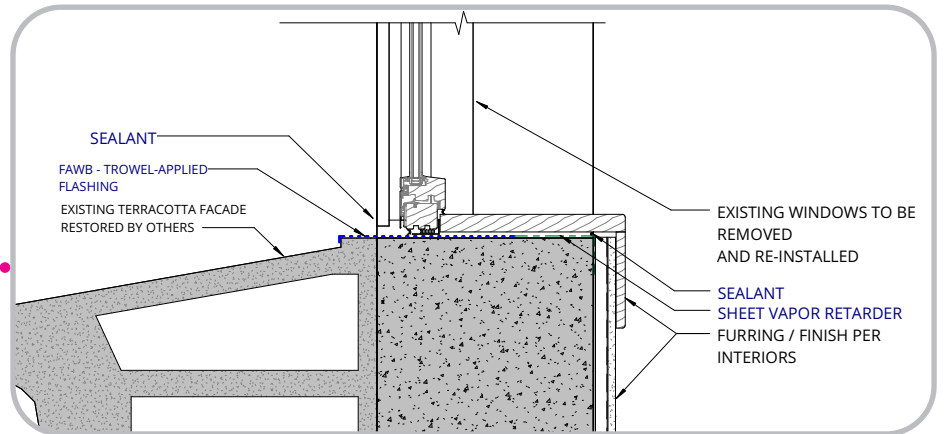
**D** New backside clad-



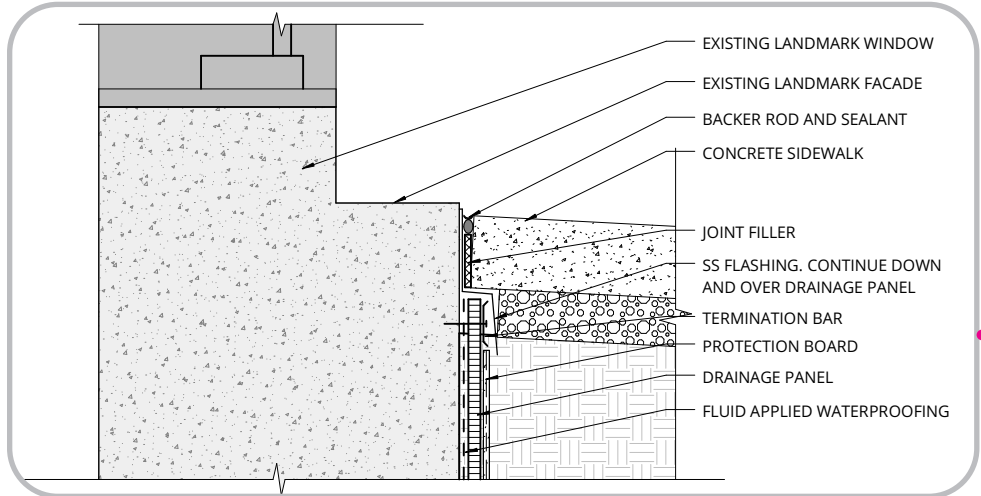
**F** RESTORED WINDOW FRAME @ EXISTING FACADE



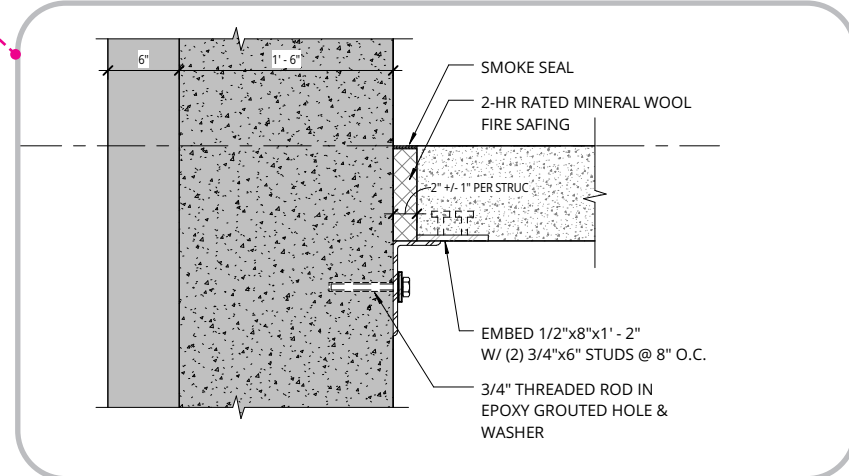
**E** RESTORED WINDOW HEADER @ EXISTING FACADE



**G** RESTORED WINDOW SILL @ EXISTING FACADE

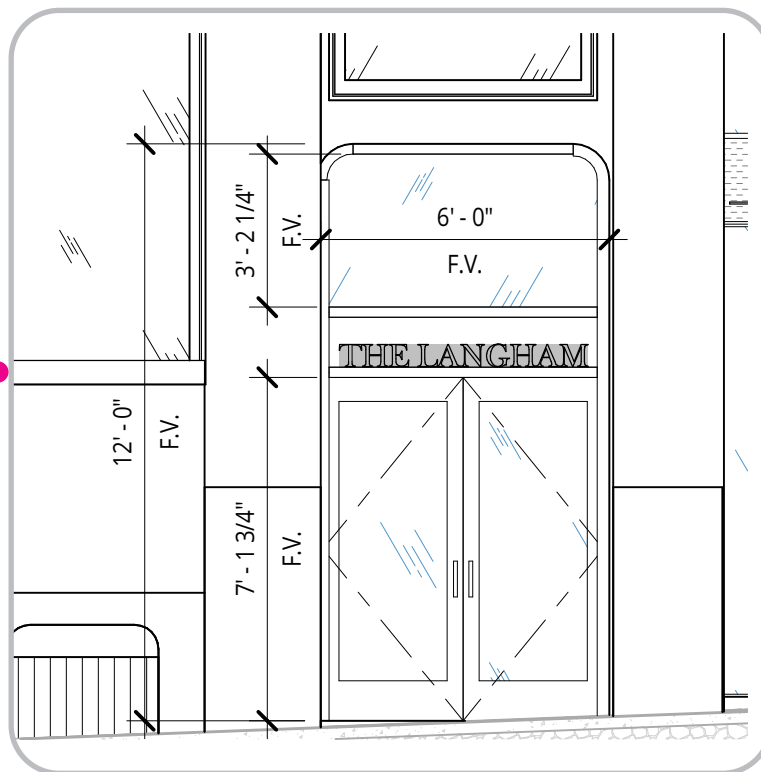
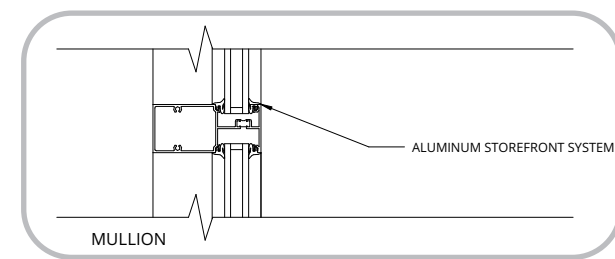
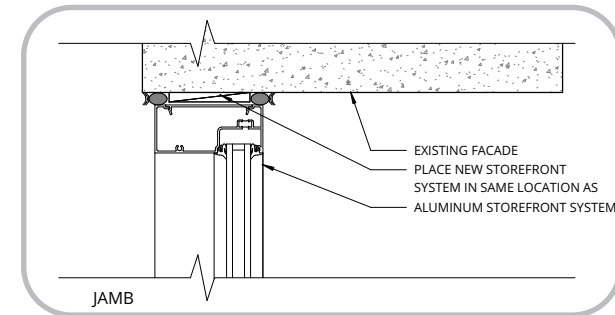
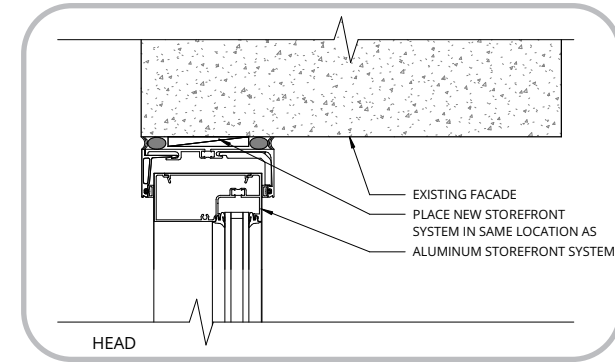
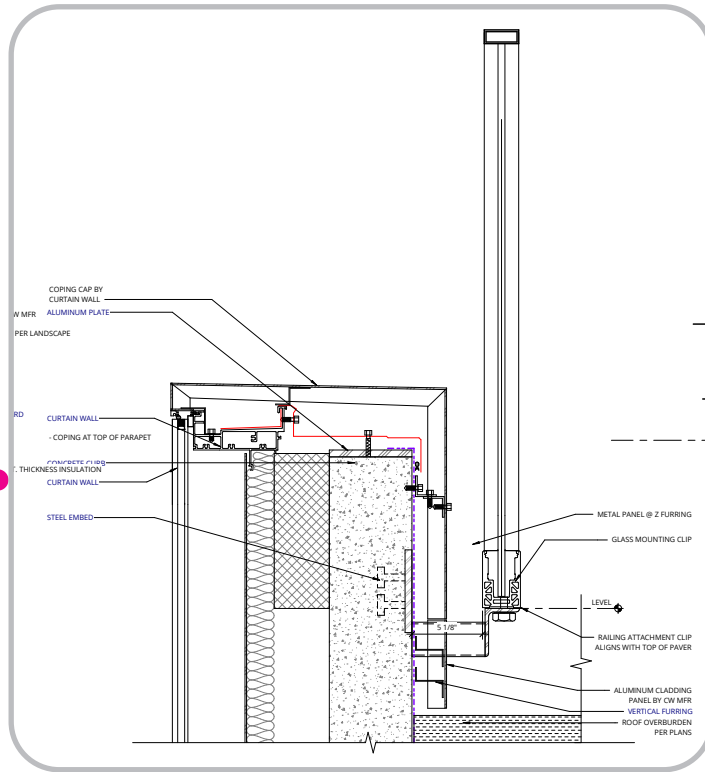
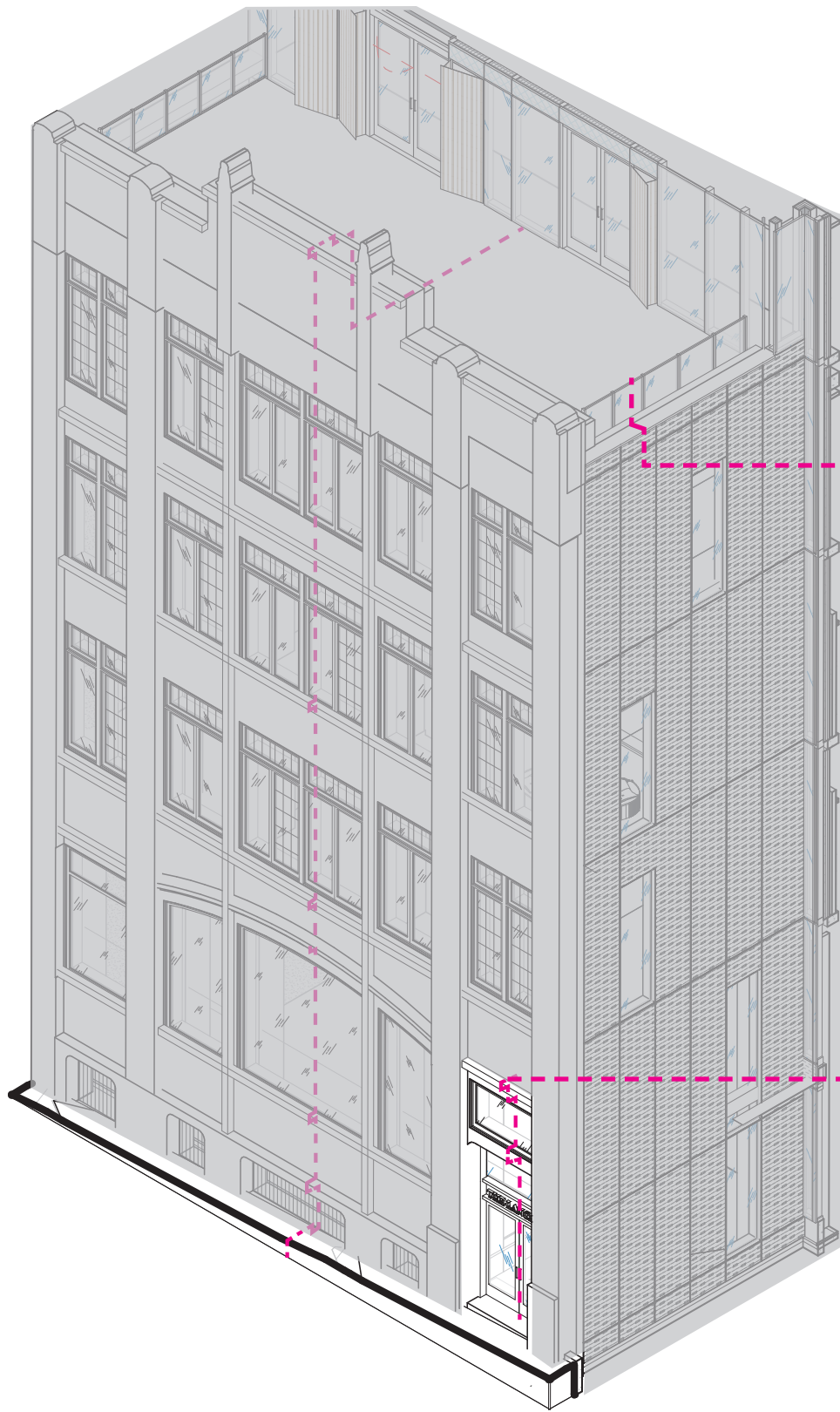


**J** EXISTING FACADE @ NEW SIDEWALK TRANSITION



**H** NEW SLAB TIE IN @ EXISTING FACADE

# Technical Detailing





THANK YOU.