

1455 SW BROADWAY



Design Review #2
April 21, 2016

AGENDA

PROJECT OVERVIEW

BUILDING DESIGN STUDIES

CENTRAL CITY MASTER PLAN



RENDERING LOOKING NW OVER SW BROADWAY



RENDERING LOOKING SOUTH ON SW BROADWAY AT SW COLUMBIA ST.



RENDERING LOOKING SOUTHEAST OVER PARK BLOCKS



GROUND FLOOR VIEW ALONG SW BROADWAY



SE CORNER AT SW BROADWAY AND CLAY

DESIGN COMMISSION COMMENTS

1. GLAZING AT GROUND FLOOR NE CORNER
 2. PARKING GARAGE ENTRANCE
 3. BALANCE OF VISION / SPANDREL GLAZING
 4. BIRD ROOSTING CONCERNS
 5. ENTRY / LANDSCAPE ALONG SW BROADWAY
- CENTRAL CITY MASTERPLAN / PUBLIC BENEFIT

AGENDA

PROJECT OVERVIEW

BUILDING DESIGN STUDIES

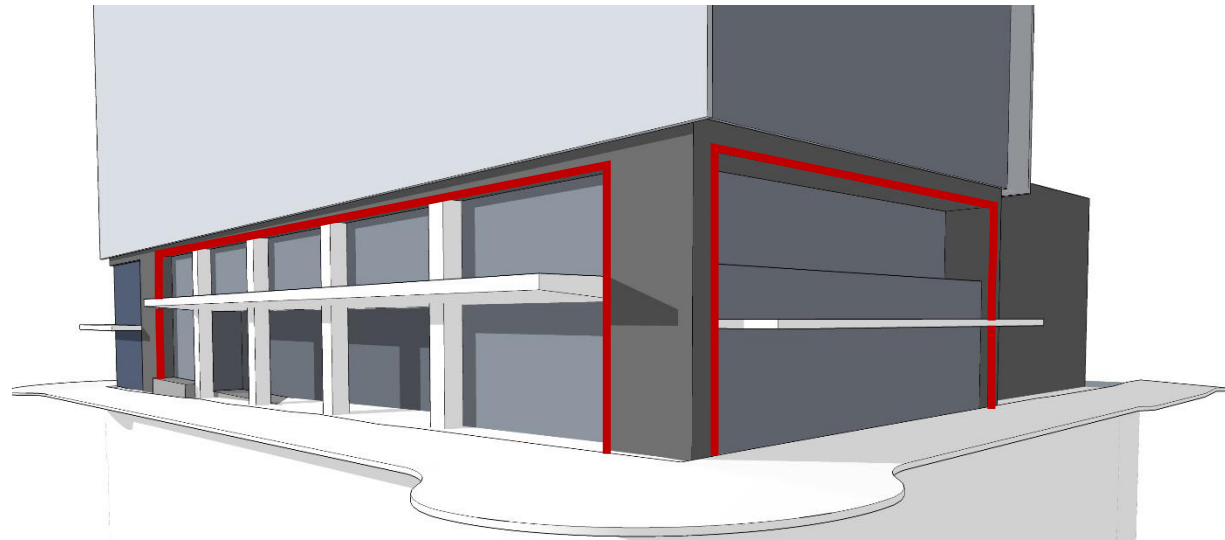
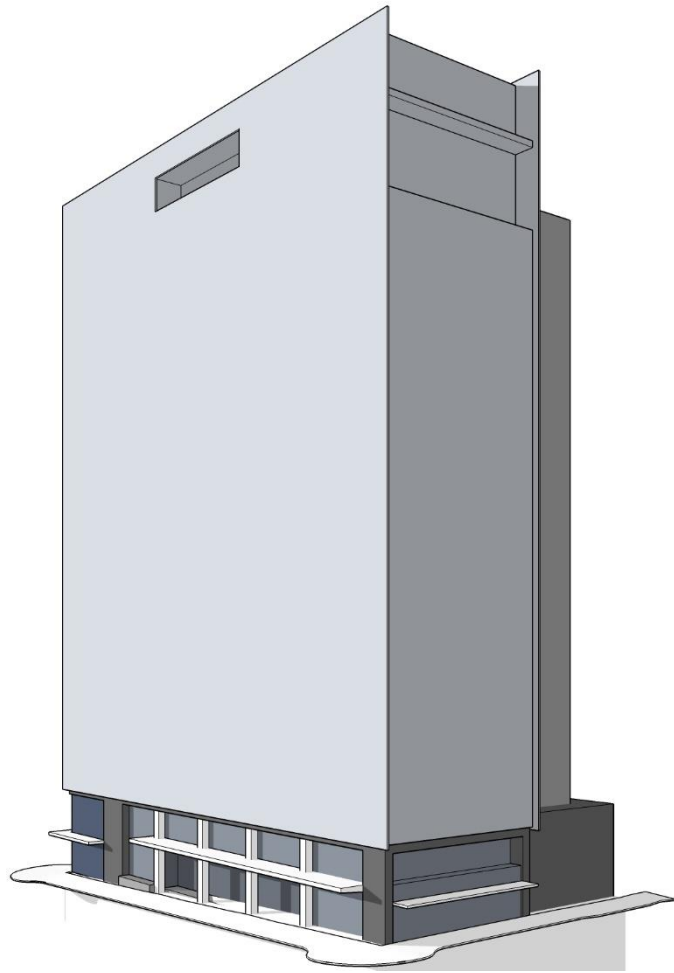
CENTRAL CITY MASTER PLAN

1. GLAZING AT GROUND FLOOR NE CORNER

Study changing the NE corner at ground floor to more glazing, by removing the terracotta corner.

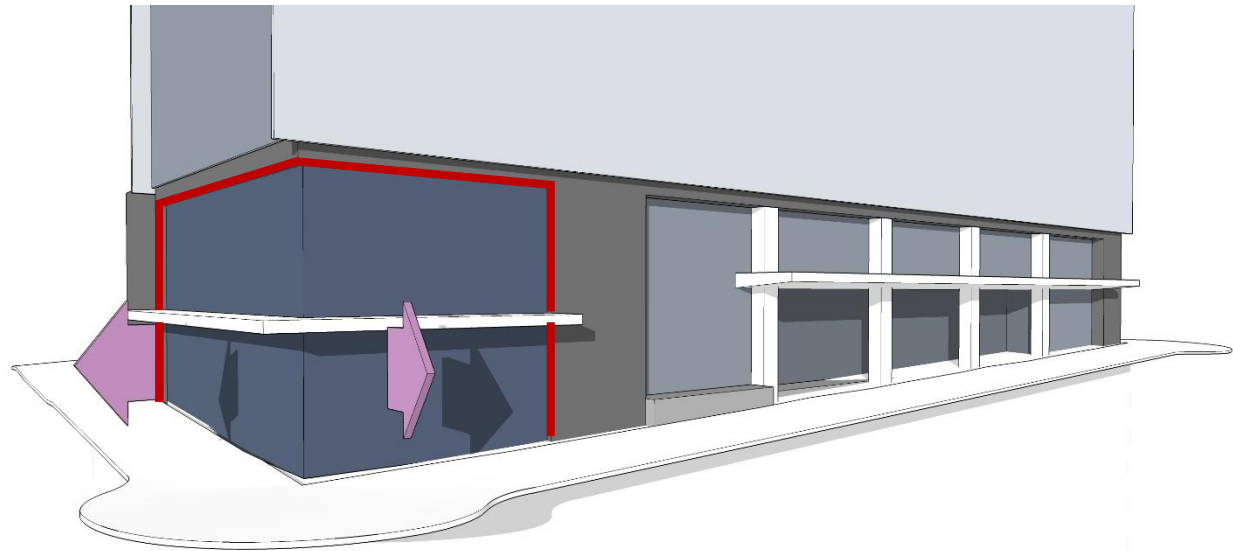
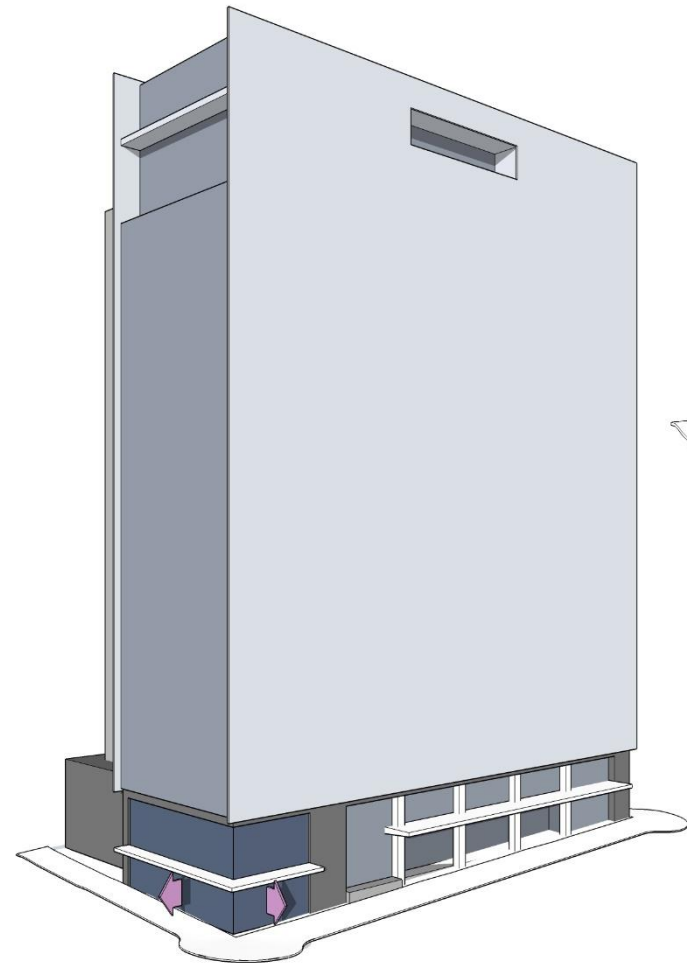


PREVIOUS NE CORNER AT SW BROADWAY AND COLUMBIA



- THE TERRACOTTA FRAMES THE SHARED BUILDING LOBBY ENTRANCES ALONG BROADWAY
- THE TERRACOTTA FRAMES THE RESTAURANT AND LOUNGE SPACES AND CAPTURES EXTERIOR CANOPIES

NE CORNER AT SW BROADWAY AND COLUMBIA

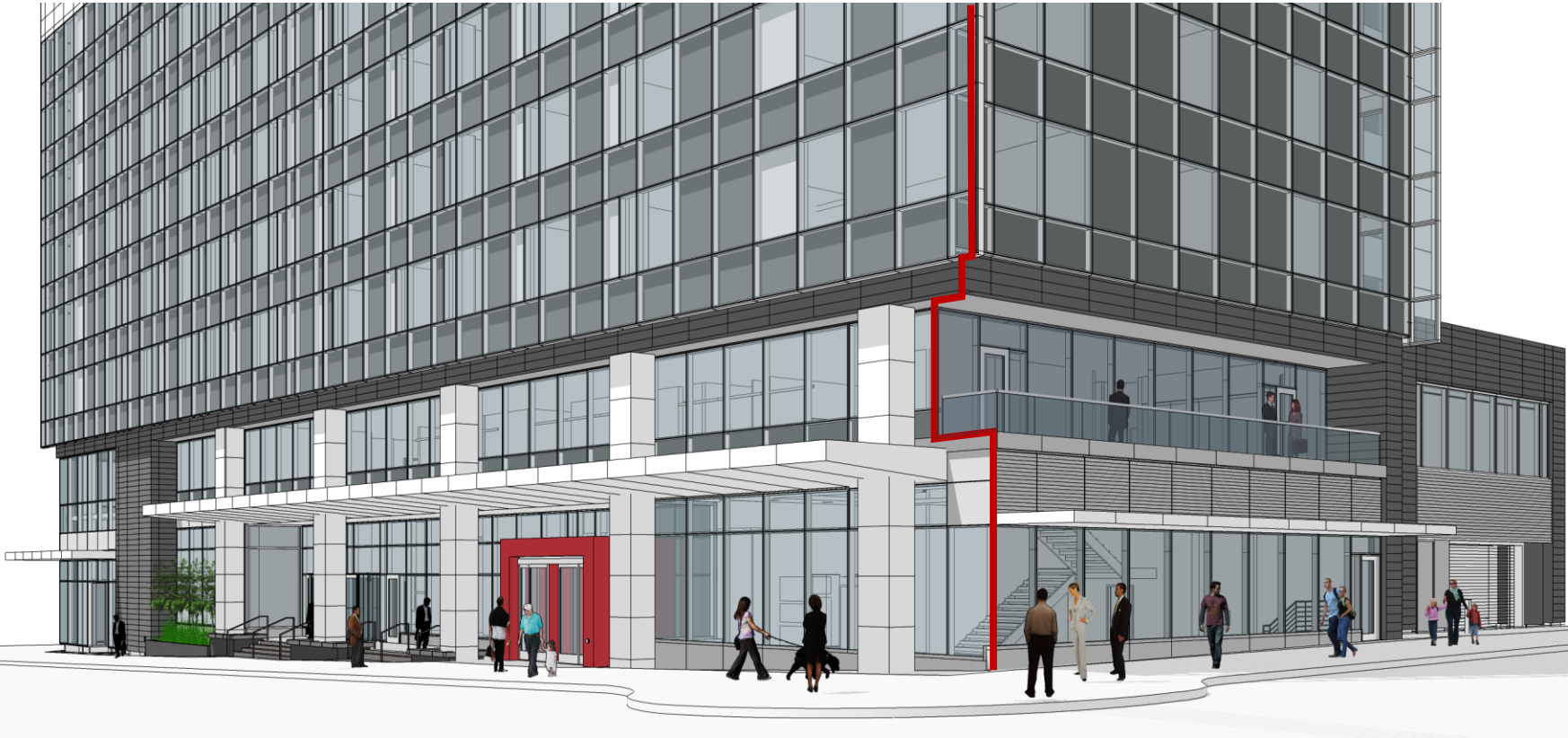


- RETAIL CORNER IS HIGHLIGHTED BY CREATING A CRYSTALLINE BOX THAT REACHES OUTWARD AT THE CORNER
- THE FRAME HELPS SEPARATE USES AND CREATES HIERARCHY AT THE STREET LEVEL

NE CORNER AT SW BROADWAY AND COLUMBIA



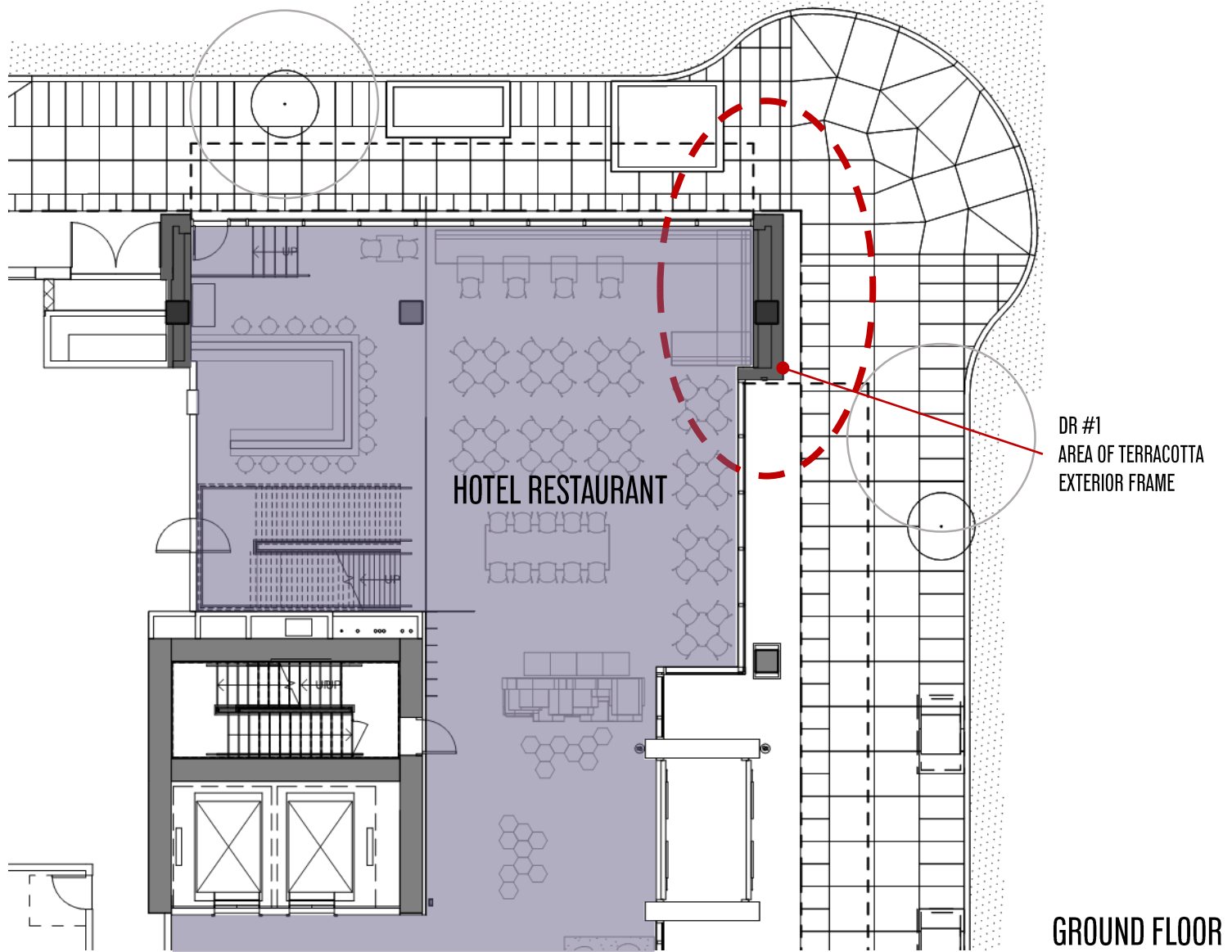
ORIGINAL NE CORNER AT SW BROADWAY AND COLUMBIA



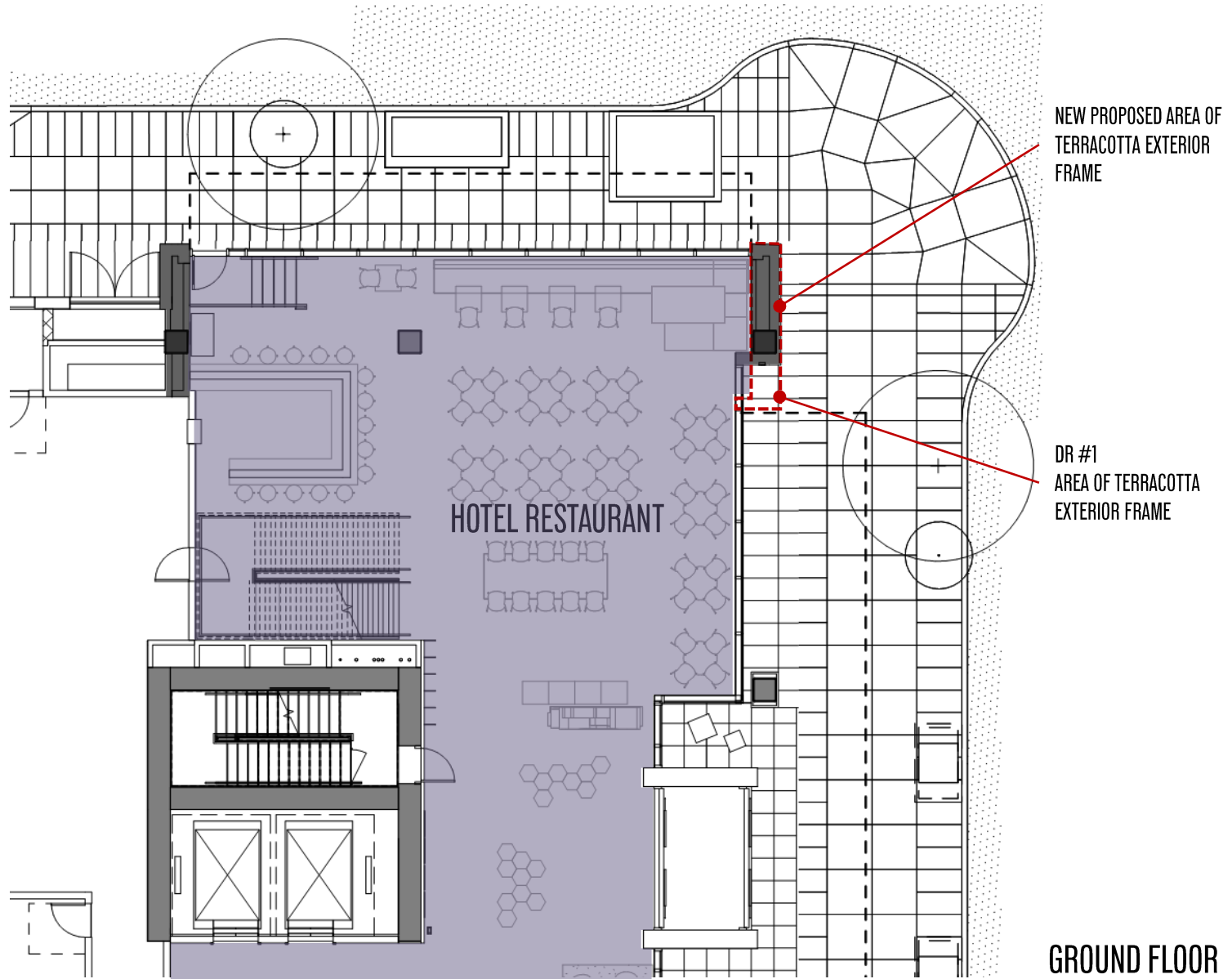
NE CORNER AT SW BROADWAY AND COLUMBIA



PROPOSED NE CORNER AT SW BROADWAY AND COLUMBIA



ORIGINAL NE CORNER AT SW BROADWAY AND COLUMBIA

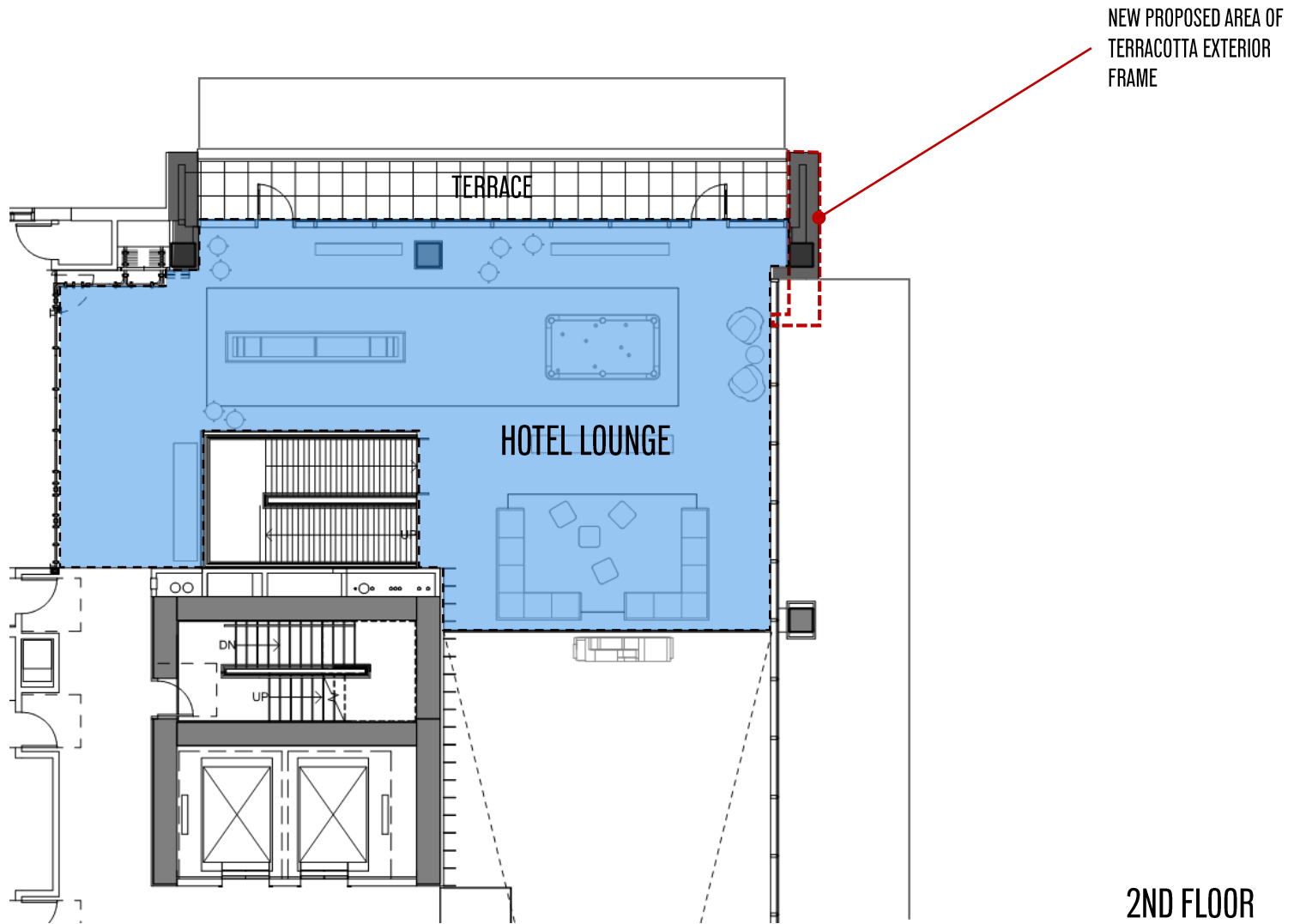


NEW PROPOSED AREA OF
TERRACOTTA EXTERIOR
FRAME

DR #1
AREA OF TERRACOTTA
EXTERIOR FRAME

GROUND FLOOR

PROPOSED NE CORNER AT SW BROADWAY AND COLUMBIA



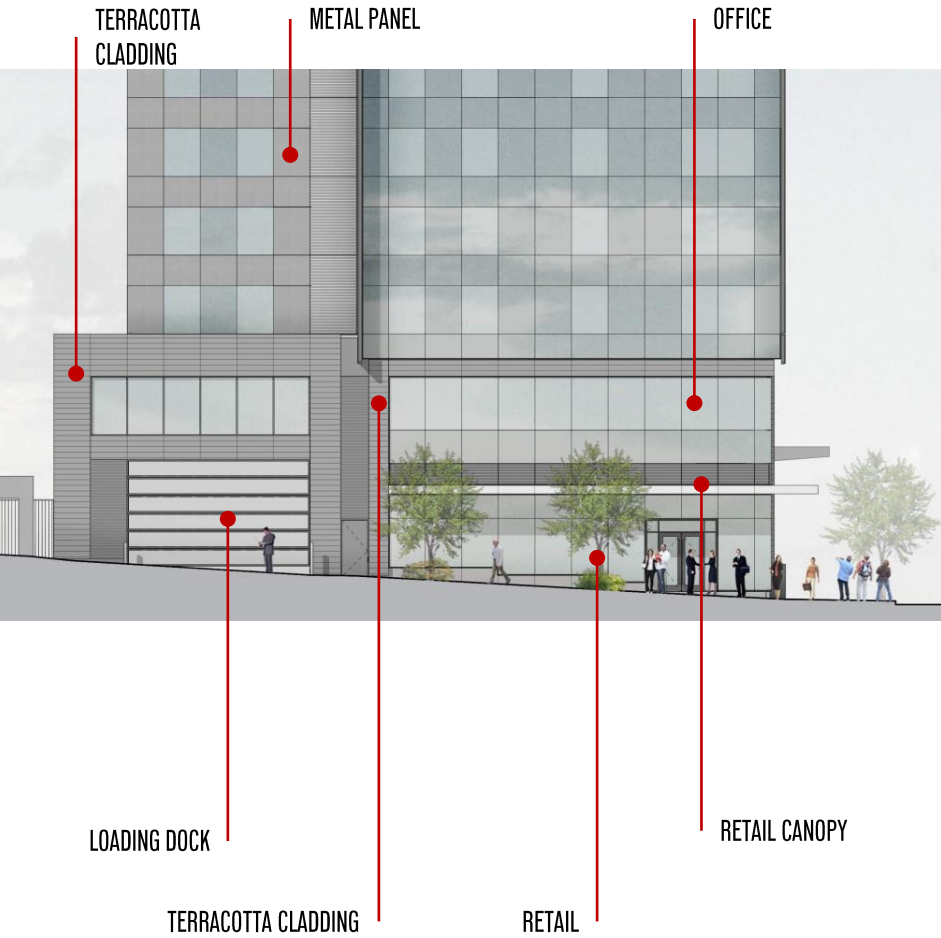
PROPOSED NE CORNER AT SW BROADWAY AND COLUMBIA

EAST ELEVATION

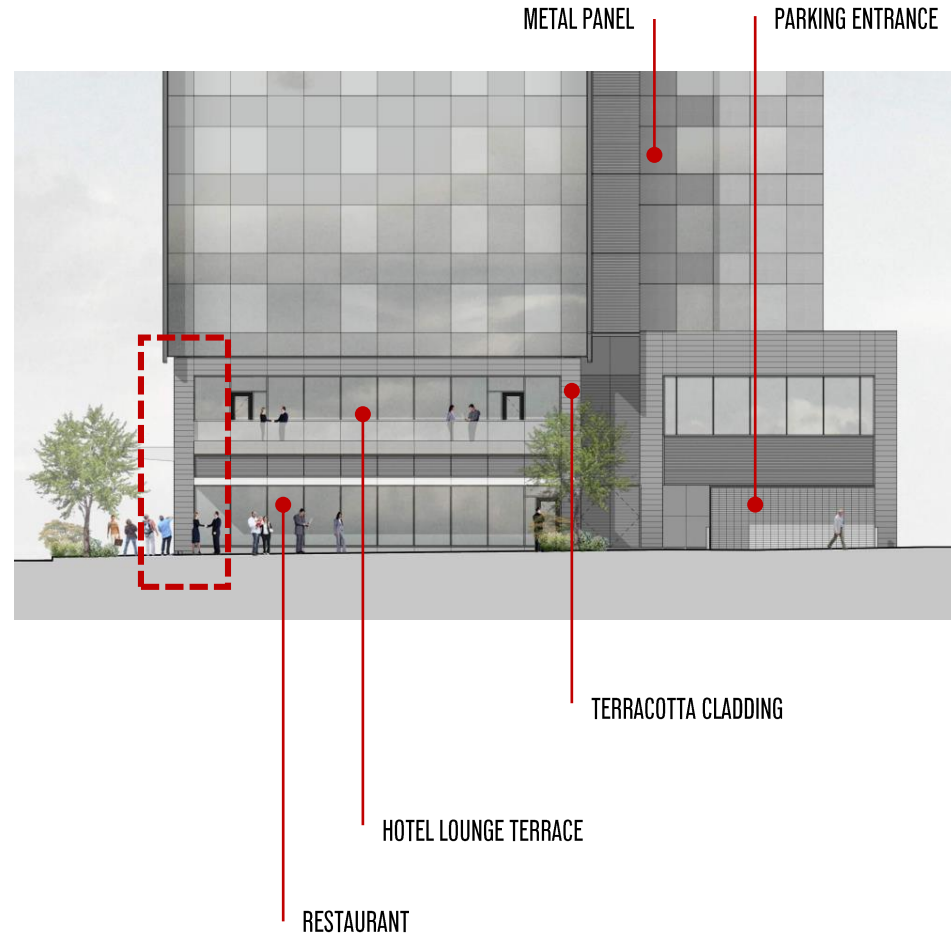


PROPOSED NE CORNER AT SW BROADWAY AND COLUMBIA

SOUTH ELEVATION



NORTH ELEVATION

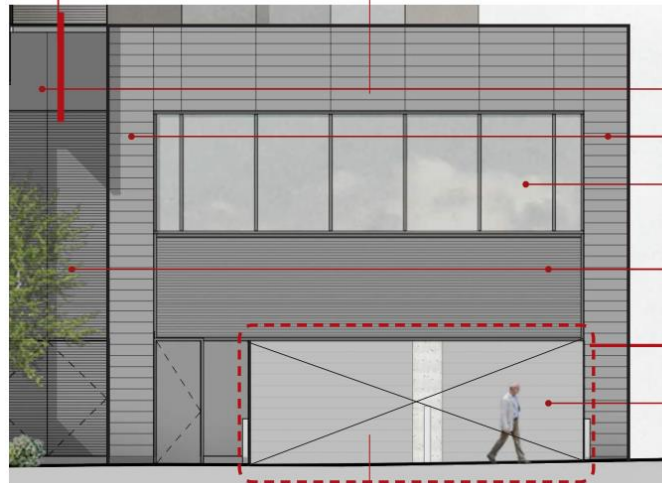


PROPOSED NE CORNER AT SW BROADWAY AND COLUMBIA

2. PARKING GARAGE ENTRANCE

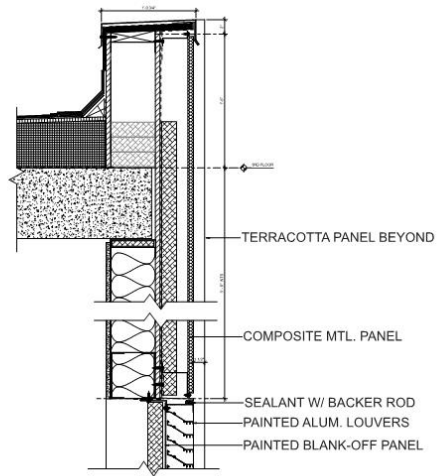
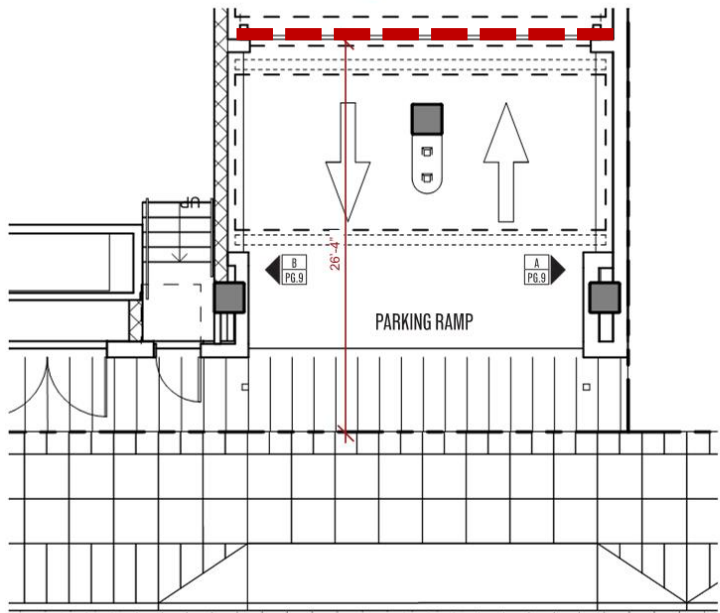
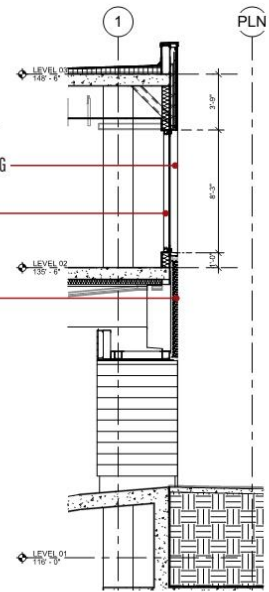
Move parking garage security gate closer to the property line.

C/26



- PAINTED COMPOSITE METAL PANEL
- TERRACOTTA RAINSCREEN CLADDING
- VISION GLASS
- PAINTED METAL LOUVER
- GARAGE ROLL-UP DOOR BEYOND

A/26

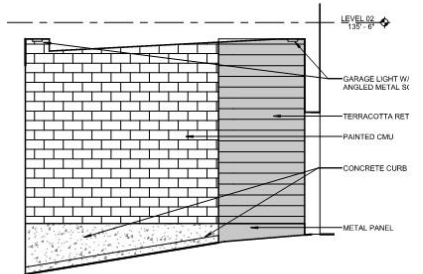


C. PARAPET @ METAL PANEL

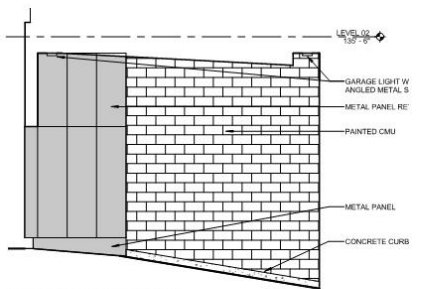
3/16"



A. REPRESENTATIVE IMAGE OF GARAGE DOOR



A. GARAGE ENTRY SIDE ELEVATIONS

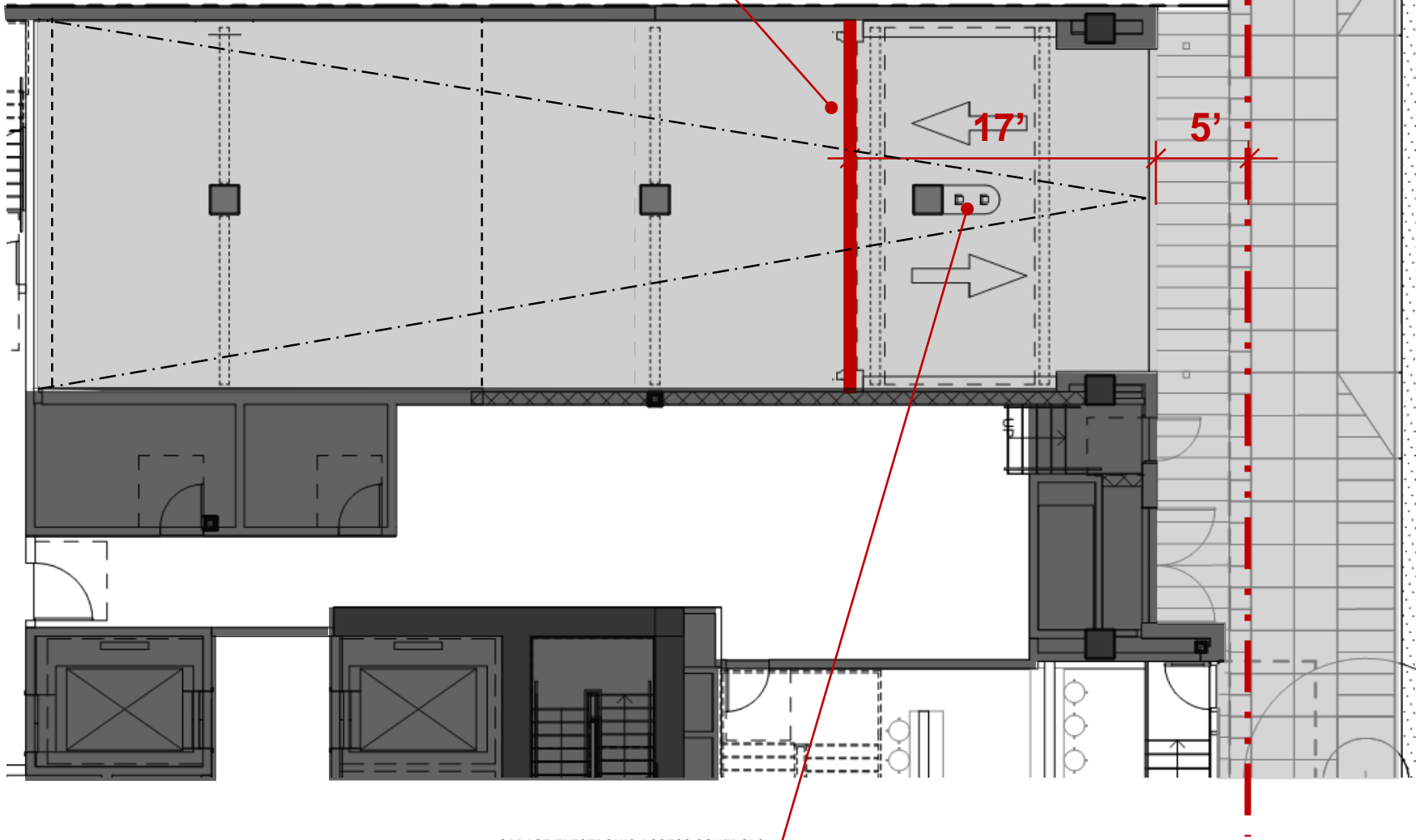


B. GARAGE ENTRY SIDE ELEVATIONS



PREVIOUS PARKING GARAGE ENTRANCE

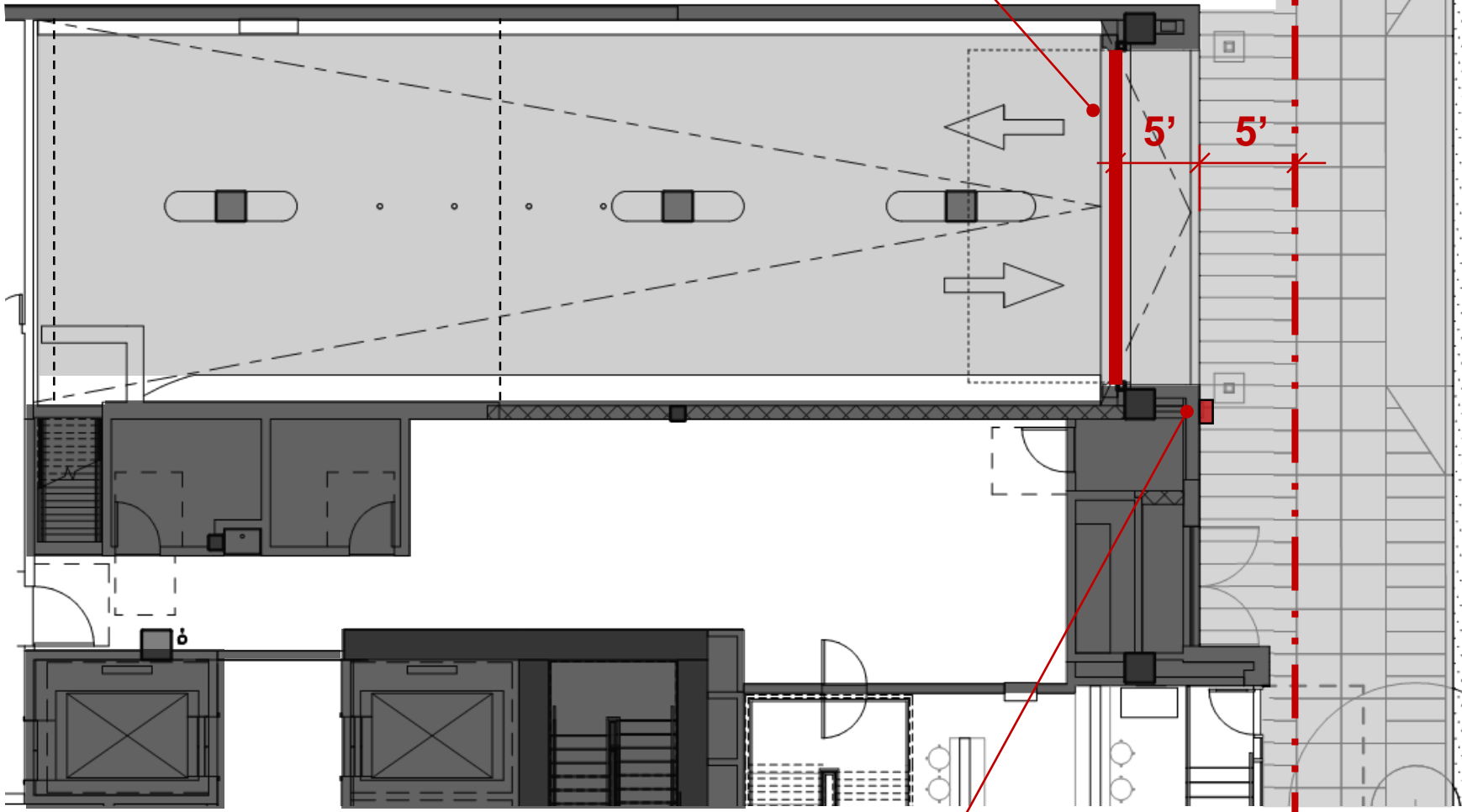
GARAGE SECURITY GRILL
OPEN HOURS 6 AM - 11 PM



GARAGE ELECTRONIC ACCESS CONTROLS

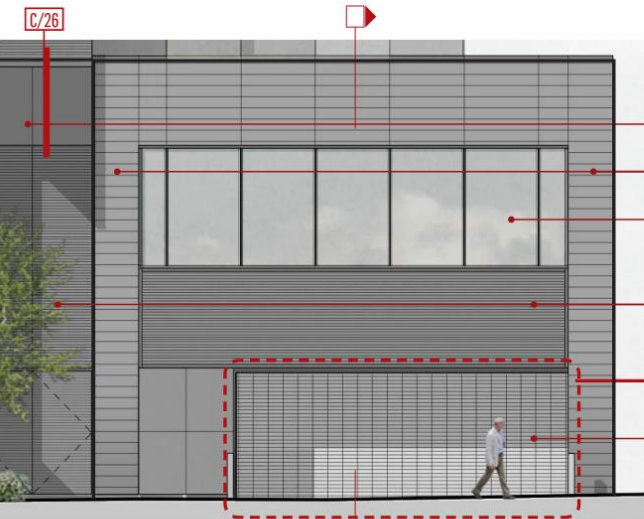
PREVIOUS PARKING GARAGE ENTRANCE

GARAGE SECURITY GRILL
OPEN HOURS 6 AM - 11 PM

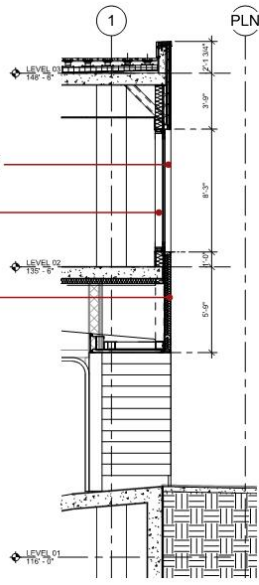


GARAGE ELECTRONIC ACCESS CONTROLS

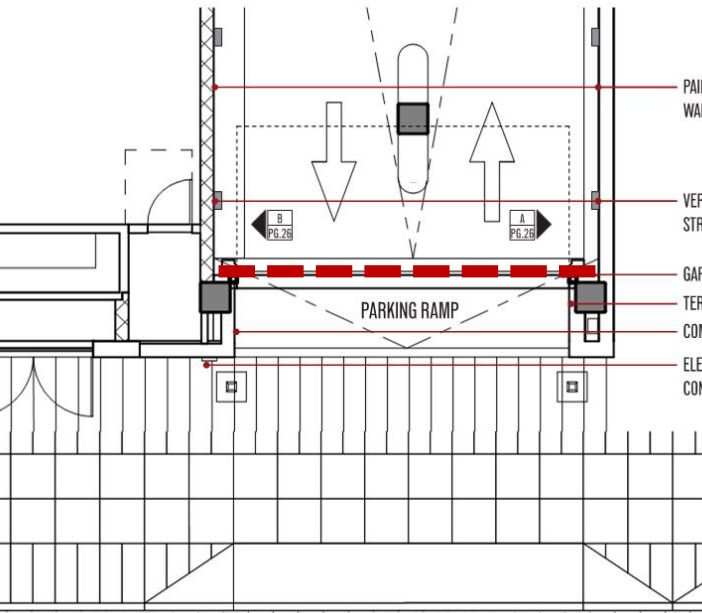
PROPOSED PARKING GARAGE ENTRANCE



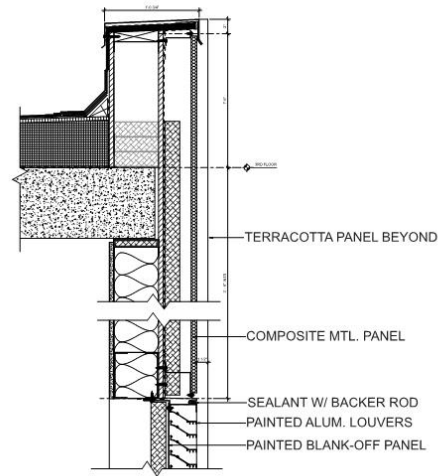
- PAINTED COMPOSITE METAL PANEL
- TERRACOTTA RAINSCREEN CLADDING
- VISION GLASS
- PAINTED METAL LOUVER
- GARAGE ROLL-UP DOOR (closed position)



A. REPRESENTATIVE IMAGE OF GARAGE DOOR

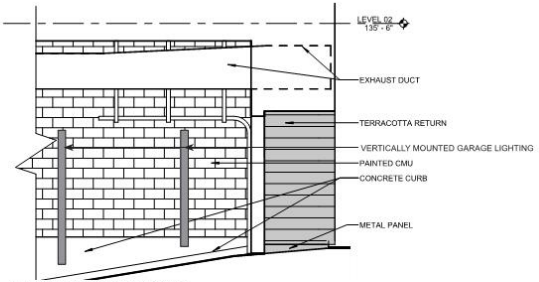


- PAINTED (WHITE) CMU SIDE WALLS
- VERTICALLY MOUNTED GARAGE STRIP LIGHTS
- GARAGE SECURITY ROLL-UP DOOR
- TERRACOTTA RETURN
- COMPOSITE METAL PANEL RETURN
- ELECTRONIC GARAGE ACCESS CONTROLS

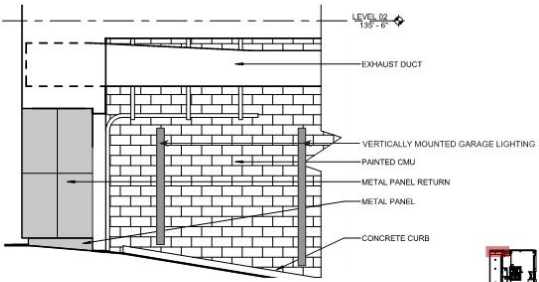


C. PARAPET @ METAL PANEL

3/4" = 1'-0"



A. GARAGE ENTRY SIDE ELEVATIONS

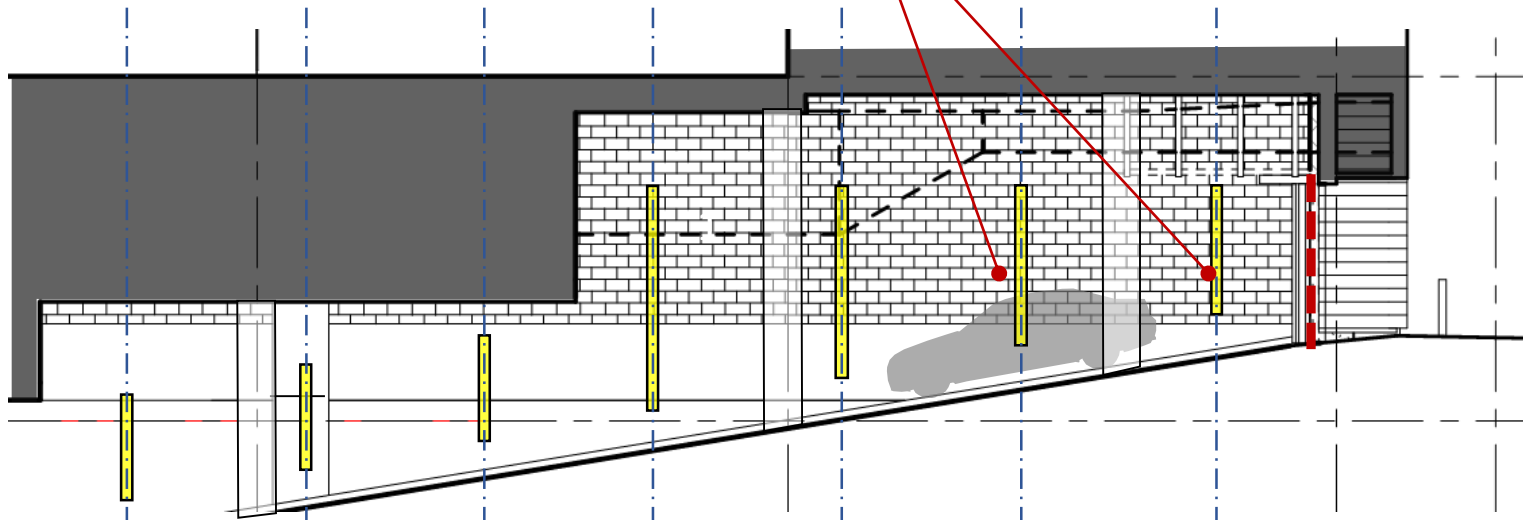
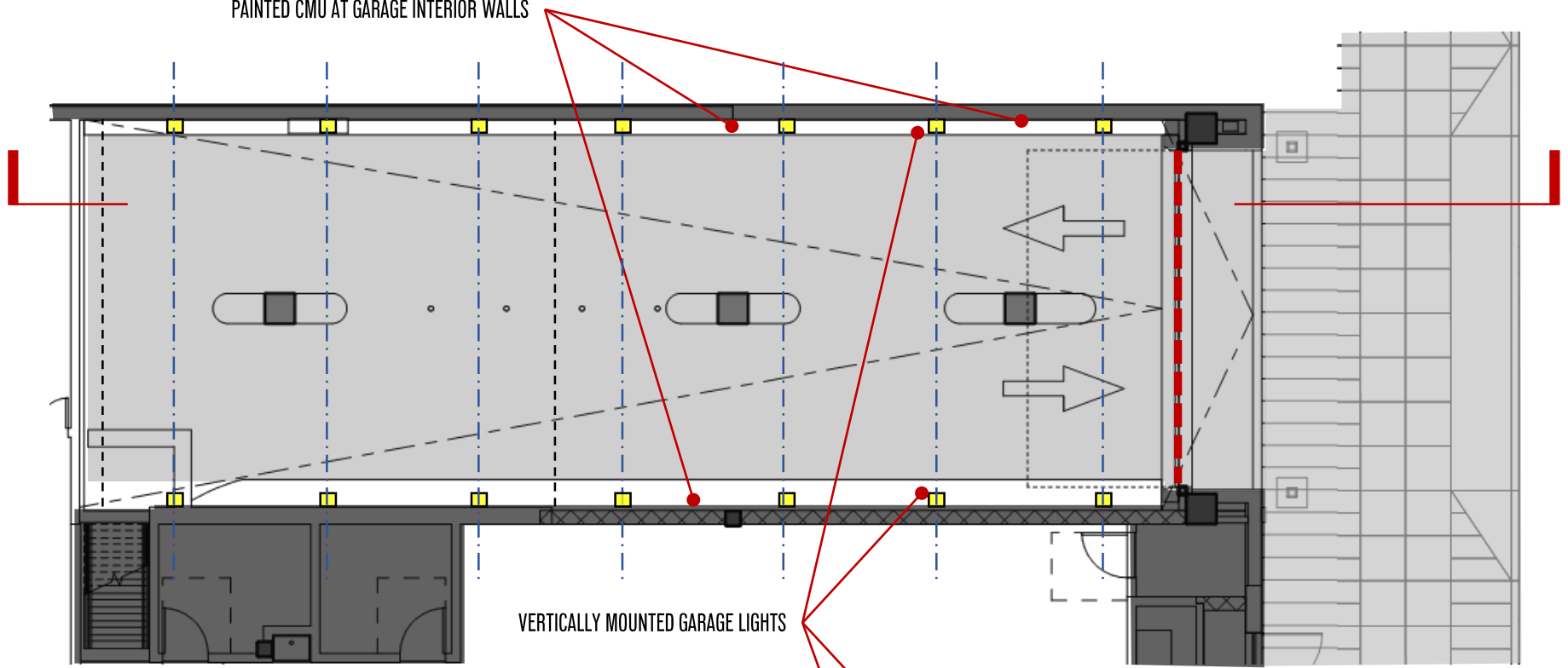


B. GARAGE ENTRY SIDE ELEVATIONS



PROPOSED PARKING GARAGE ENTRANCE

PAINTED CMU AT GARAGE INTERIOR WALLS



PROPOSED PARKING GARAGE ENTRANCE - LIGHTING

3. BALANCE OF VISION / SPANDREL GLAZING

Study the distribution of spandrel glazing on building elevations.



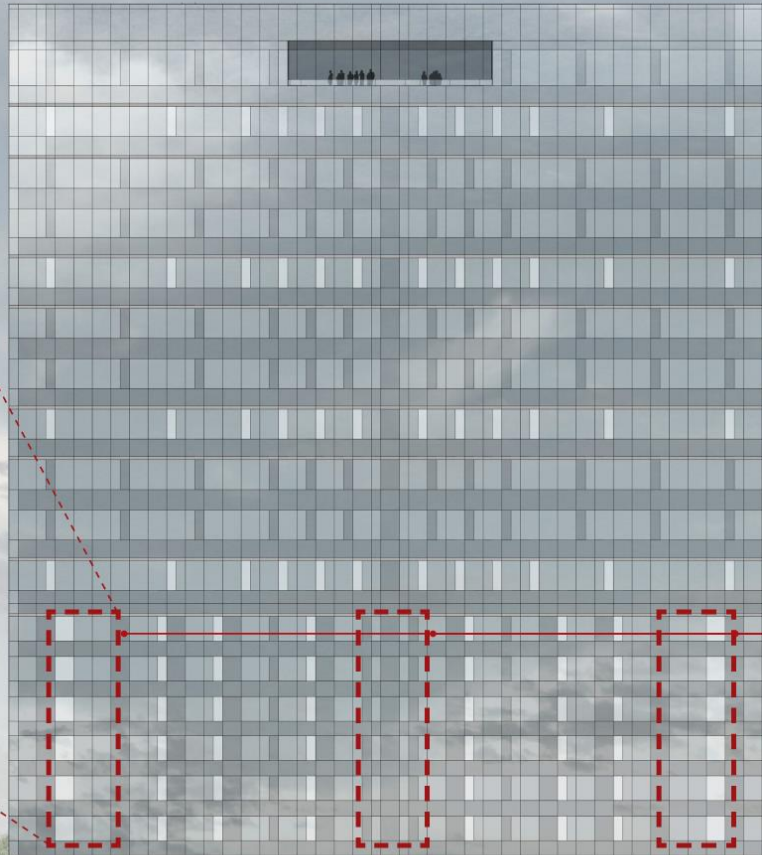
SE CORNER AT SW BROADWAY AND CLAY



VISION
SPANDREL
SPANDREL

PREVIOUS SPANDREL AND VISION PATTERN

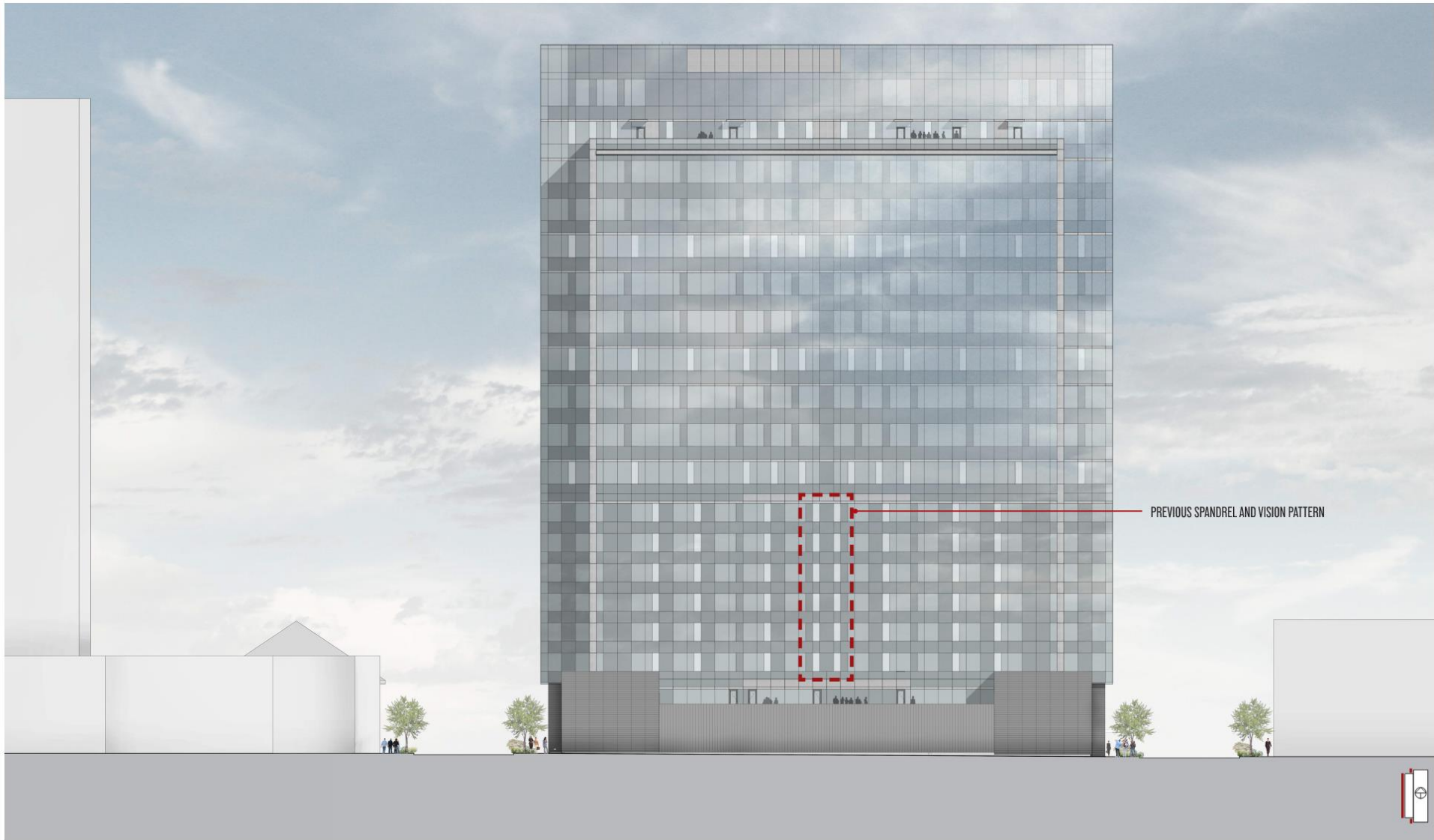
PREVIOUS SPANDREL GLAZING PATTERN



NEW SPANDREL AND VISION PATTERN

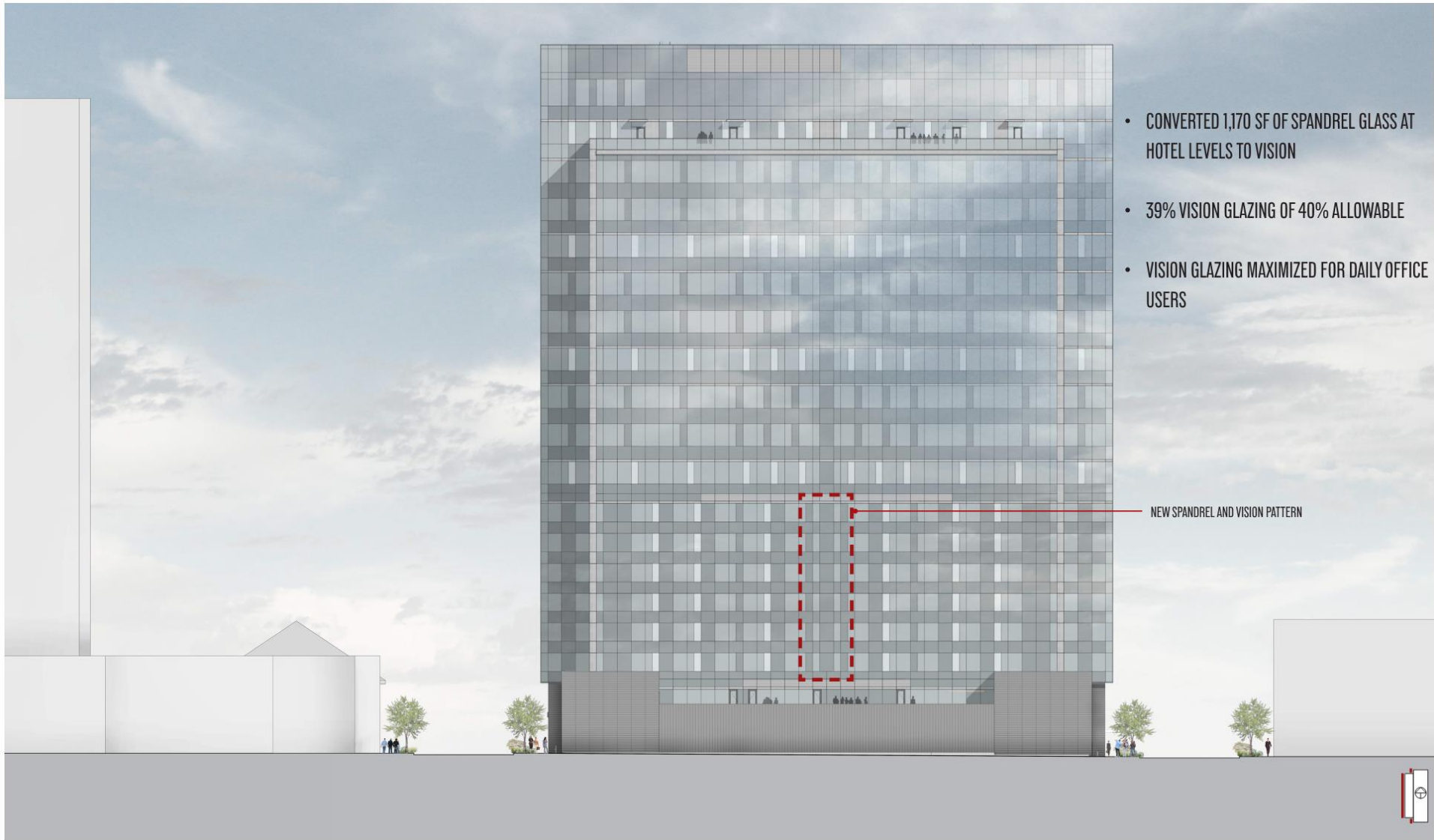
- CONVERTED 1,170 SF OF SPANDREL GLASS AT HOTEL LEVELS TO VISION
- 39% VISION GLAZING OF 40% ALLOWABLE
- VISION GLAZING MAXIMIZED FOR DAILY OFFICE USERS

PROPOSED SPANDREL GLAZING PATTERN



PREVIOUS SPANDREL AND VISION PATTERN

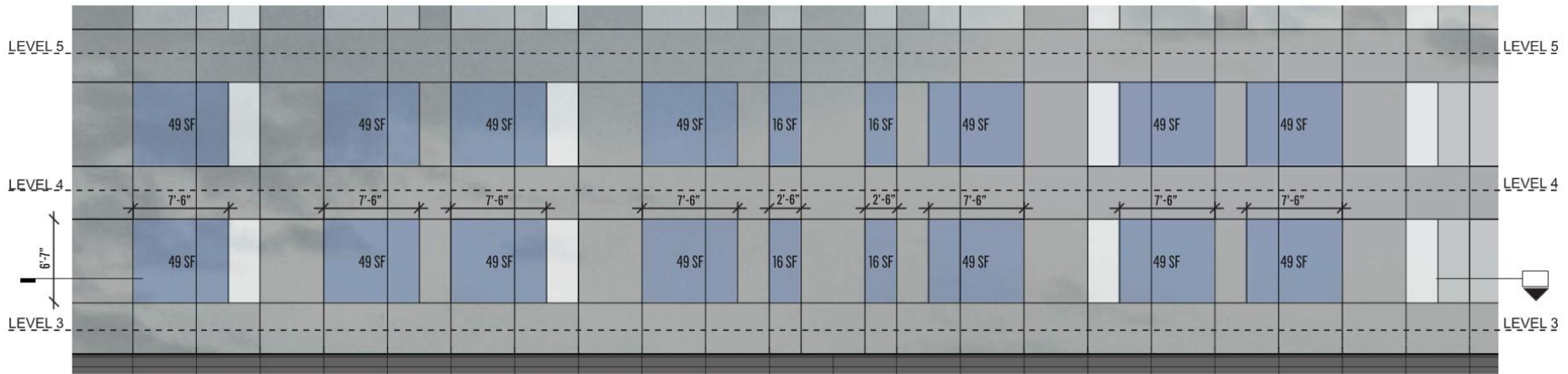
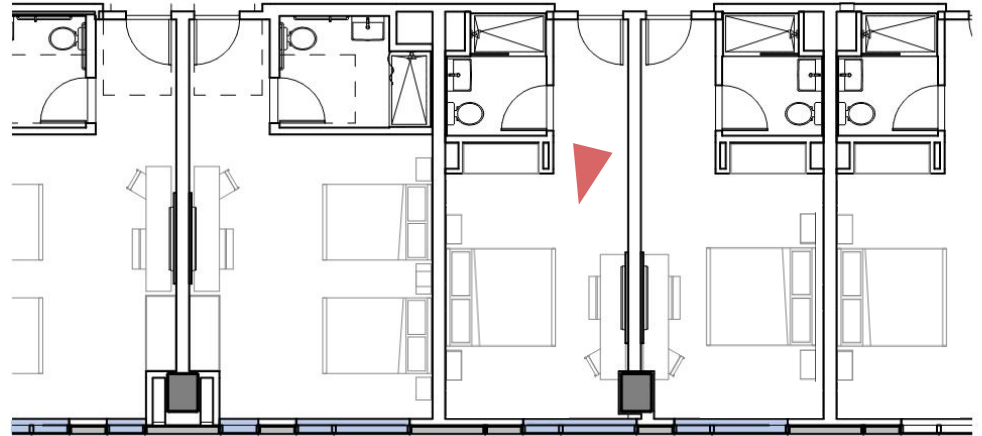
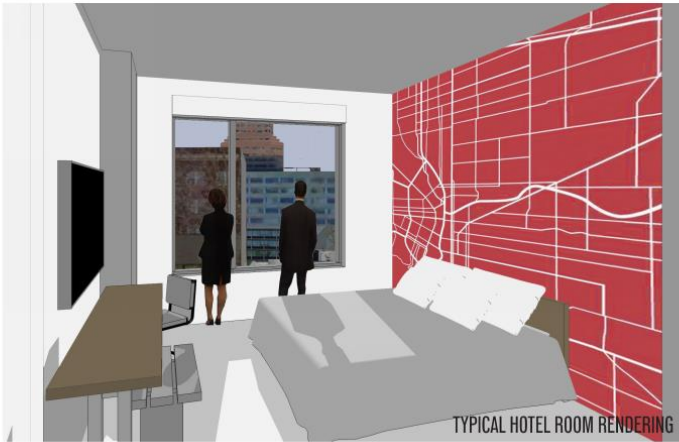
PREVIOUS SPANDREL GLAZING PATTERN



- CONVERTED 1,170 SF OF SPANDREL GLASS AT HOTEL LEVELS TO VISION
- 39% VISION GLAZING OF 40% ALLOWABLE
- VISION GLAZING MAXIMIZED FOR DAILY OFFICE USERS

NEW SPANDREL AND VISION PATTERN

PROPOSED SPANDREL GLAZING PATTERN



SILL HEIGHT: 2'-0" AFF
 HEAD HEIGHT: 8'-7" AFF

PROPOSED SPANDREL GLAZING PATTERN - HOTEL LEVELS

4. BIRD ROOSTING CONCERNS

Research the potential of birds roosting on the building, particularly at curtainwall fin locations.

BIRD ROOSTING RESEARCH

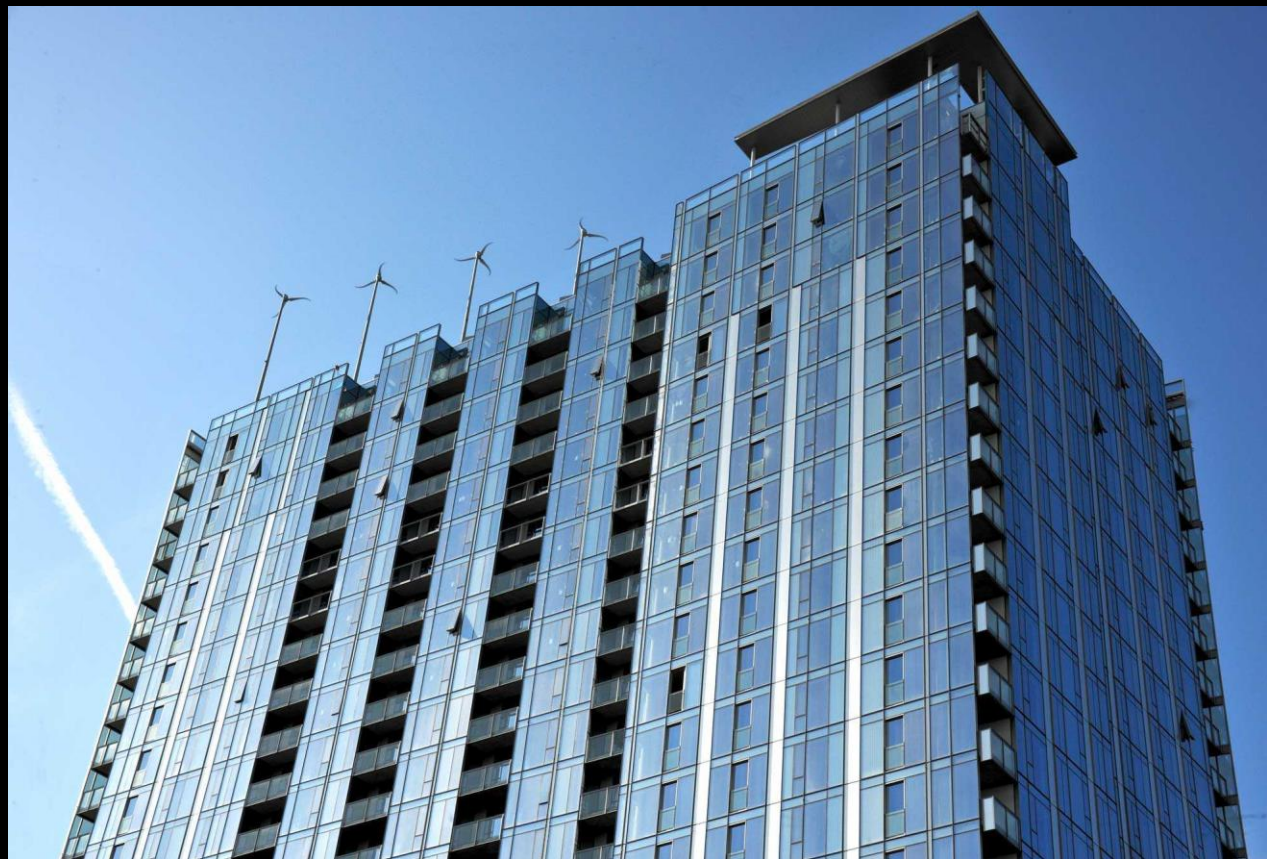
- BUILDING MANAGER OF SIMILAR BUILDING
- CURTAINWALL MANUFACTURERS
- AUDUBON SOCIETY



BIRD ROOSTING CONCERNS



INDIGO / 12W



INDIGO / 12W



INDIGO / 12W



INDIGO / 12W

INHERENT BIRD ROOSTING DETERENTS

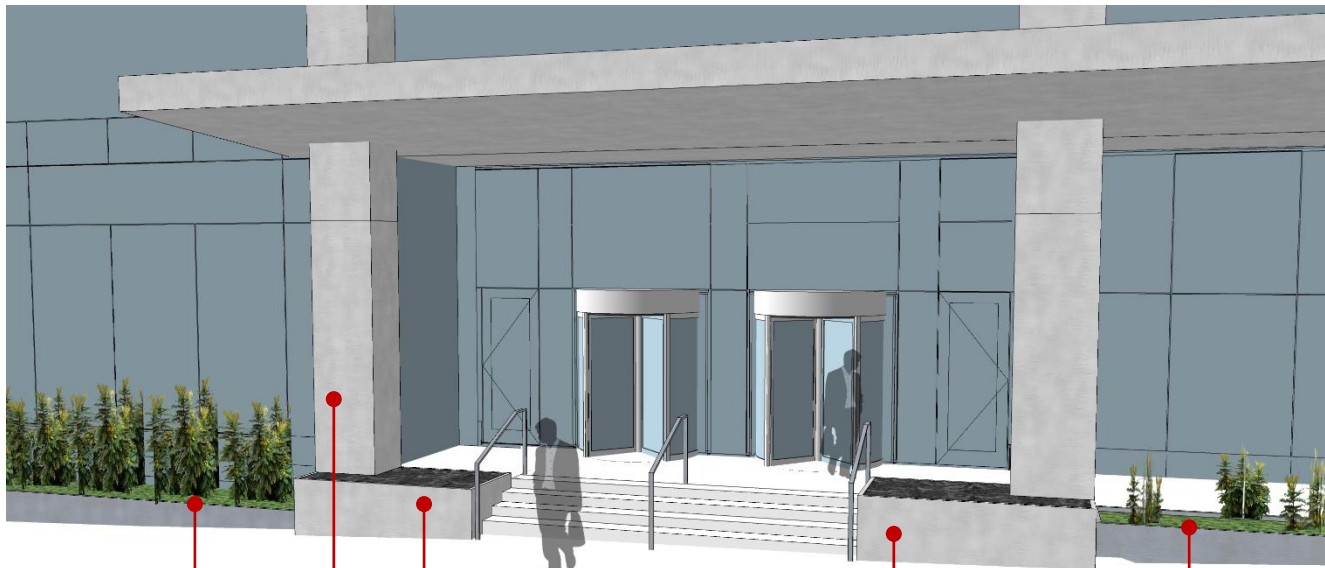
- NO OVERHEAD PROTECTION FOR BIRDS
- MOST ROOSTING LOCATIONS INVOLVE PROTECTION FROM THE ELEMENTS AND FROM PREDATORS FROM ABOVE
- HORIZONTAL EXPOSED MULLION IS A SHALLOW 6" DEPTH, SIMILAR TO MANY WINDOW SILLS
- ROOSTING POTENTIAL OFTEN CANNOT BE PREDICTED AND REMEDIATION TACTICS CAN BE MADE IN THE FUTURE

(source: Audubon Society)



5. ENTRY / LANDSCAPE ALONG SW BROADWAY

Study SW Broadway entry sequence. “Landscape planter hinders permeability of the building entry.”

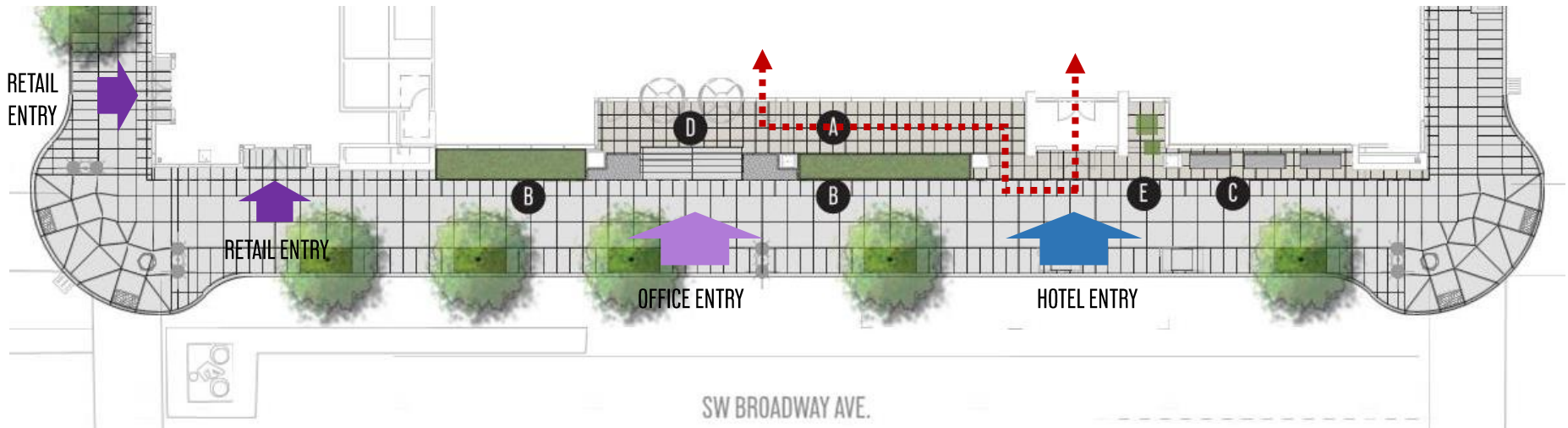


BEAD BLASTED STEEL PLANTER

PAINTED COMPOSITE METAL WITH INLAID POLISHED
PRECAST CONCRETE TOP

BEAD BLASTED STEEL PLANTER

COMPOSITE METAL
COLUMN WRAP



RETAIL
ENTRY

RETAIL ENTRY

OFFICE ENTRY

HOTEL ENTRY

SW BROADWAY AVE.

PREVIOUS GROUND FLOOR LANDSCAPE



PLANT LIST @ R.O.W.



KATSURA STREET TREES



INDIAN HAWTHORNE @ BROADWAY TREE WELLS

MATERIALS



A MORTAR-SET PRECAST PAVERS



B CONCRETE STEPS W/ SS RAILINGS



C ARCH PRECAST SEATING PLINTHS & PLANTER WALLS



D FREE-STANDING PLANTERS



PROPOSED GROUND FLOOR LANDSCAPE



PRECAST CONCRETE PLANTER

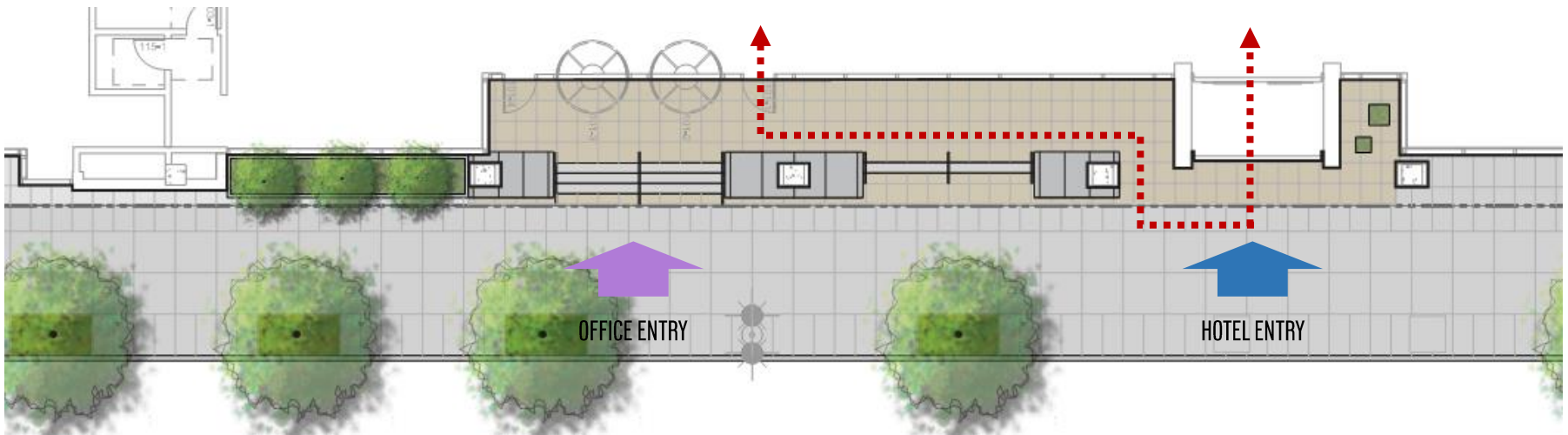
PRECAST PLINTH

ENTRY STEPS

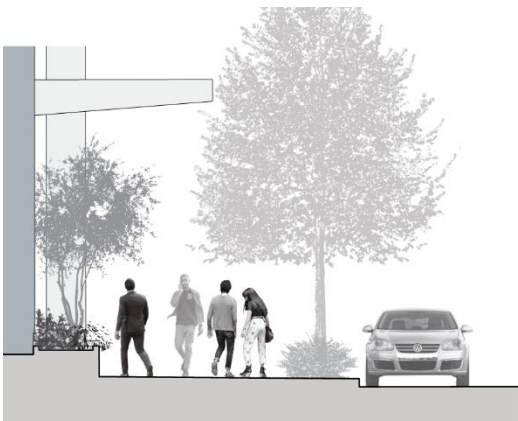
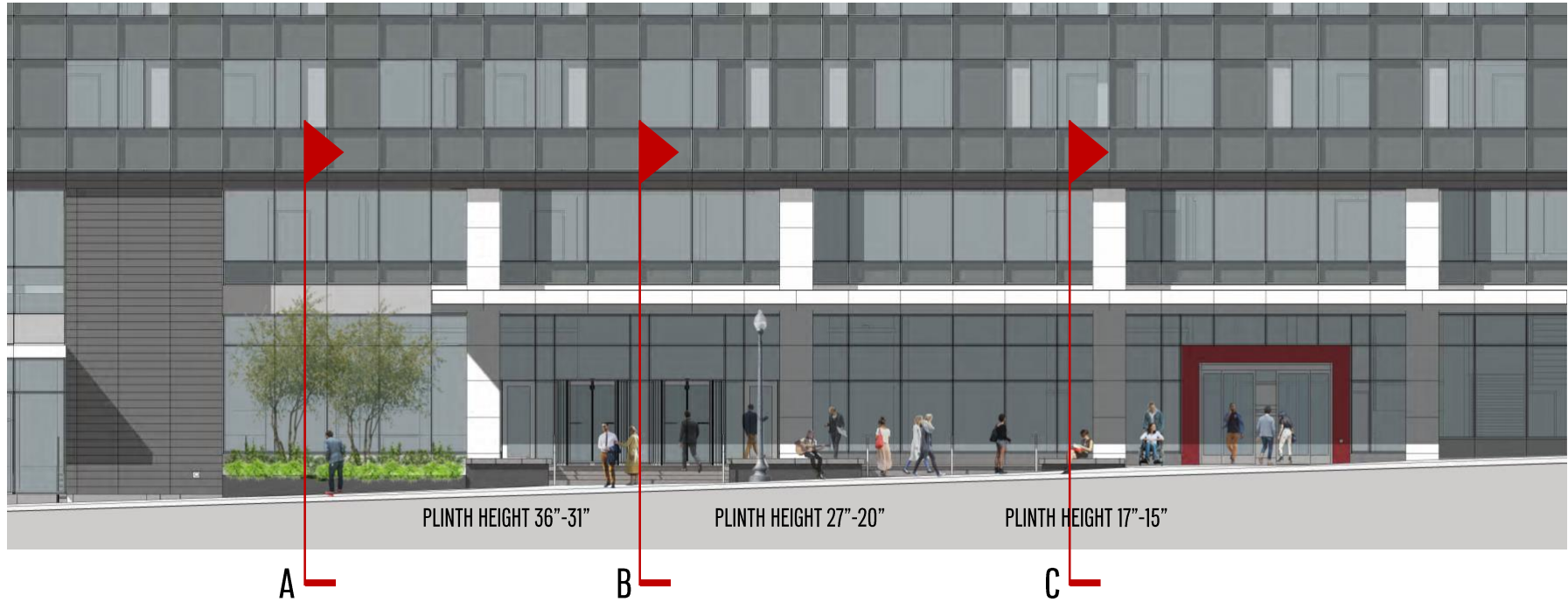
PRECAST PLINTH

ENTRY STEPS

ENTRY WALK



PROPOSED GROUND FLOOR LANDSCAPE



SECTION A

SECTION B

SECTION C

PROPOSED GROUND FLOOR LANDSCAPE



A. BROADWAY ENTRY SEQUENCE

NOT TO SCALE



GOLDEN MOON JAPANESE MAPLE

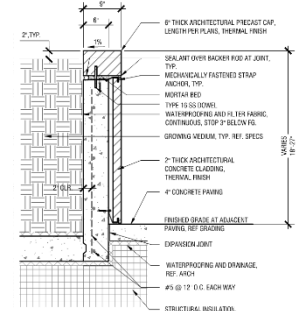


SWEET BOX



JAPANESE FOREST GRASS

B. LANDSCAPE PLANTER

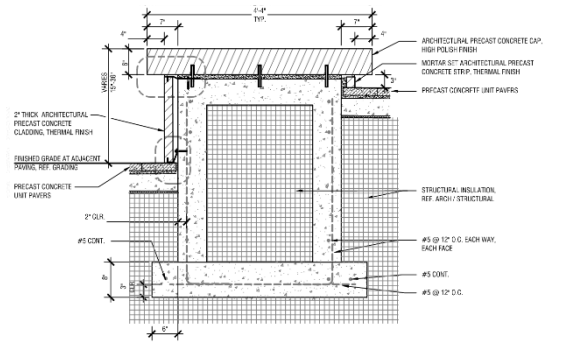


C. PLANTER WALL SECTION

NOT TO SCALE



D. SEATING INSPIRATION



E. SEATING PLINTH SECTION

NOT TO SCALE

PROPOSED GROUND FLOOR LANDSCAPE

AGENDA

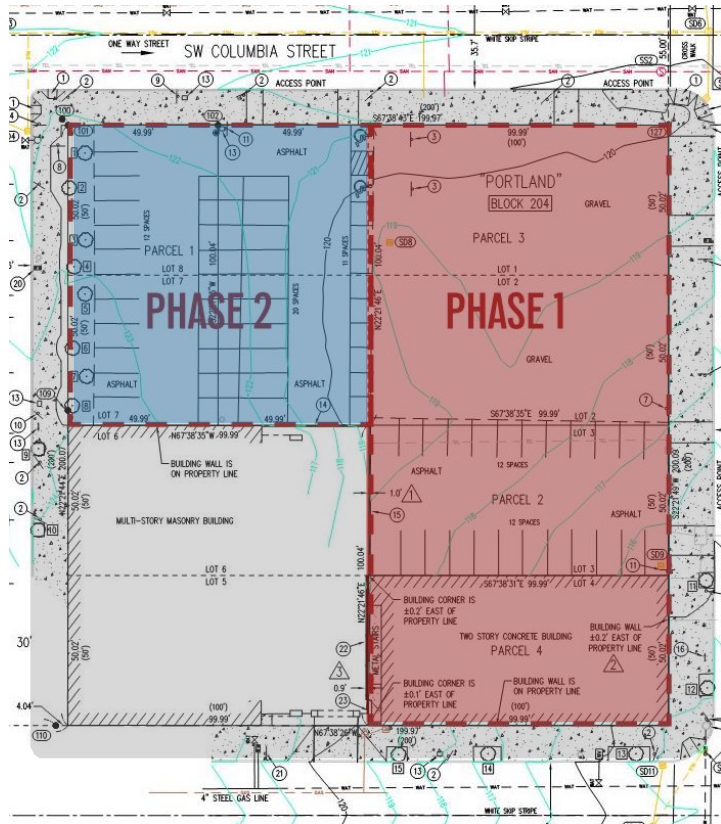
PROJECT OVERVIEW

BUILDING DESIGN STUDIES

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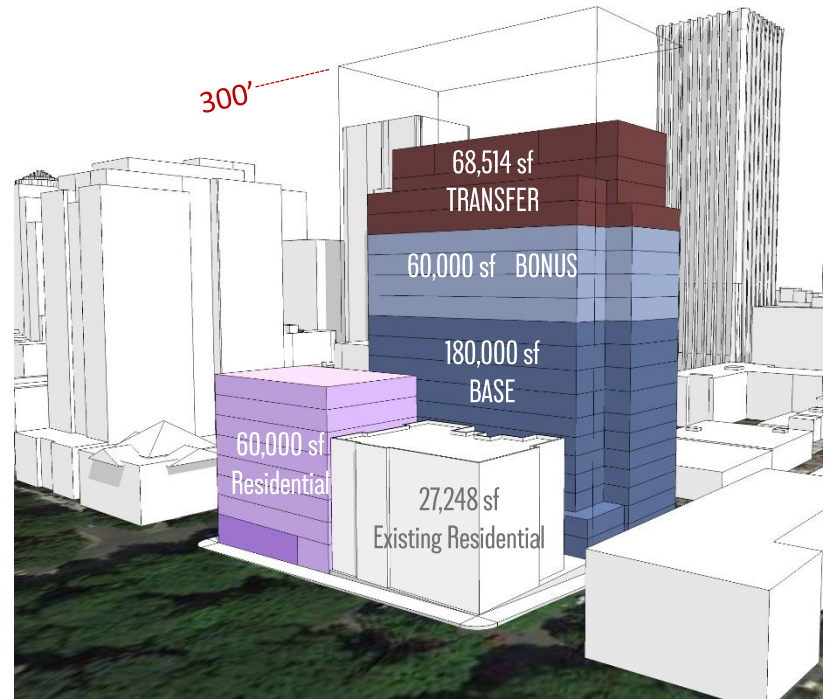
CENTRAL CITY MASTERPLAN / PUBLIC BENEFIT

Proposal for public benefit as a result of Central City Master Plan FAR transfer



RXd zone
100' height limit

CXd zone
300' height limit



What we are ASKING for:

- Allow an FAR of 15.43:1 on the half block parcel.
- Preserve full capacity for multi-family housing on the ¼ block parcel.

DR HEARING #1 PUBLIC BENEFIT OPTION :

Charitable contribution of \$375,000
to PARKS BUREAU FOUNDATION.

PROPOSED PUBLIC BENEFIT OPTION :

Charitable contribution of \$375,000
to PARKS BUREAU FOUNDATION.

- Donation to be used exclusively for the South Park Blocks master plan process. (Paid on or before June 1, 2017)
- Parks Bureau initiates master plan process (Jan. 2018). Master plan process takes approx. 1 year.
- Developer adds construction of Block 11 improvements to its contract for construction of the housing project. Contractor builds Block 11 simultaneous to or immediately following the completion of housing project. Funding sources shall be stipulated in development agreement.
- Developer dedicates the improvements to Parks Bureau.

DR HEARING #1 PUBLIC BENEFIT OPTION :

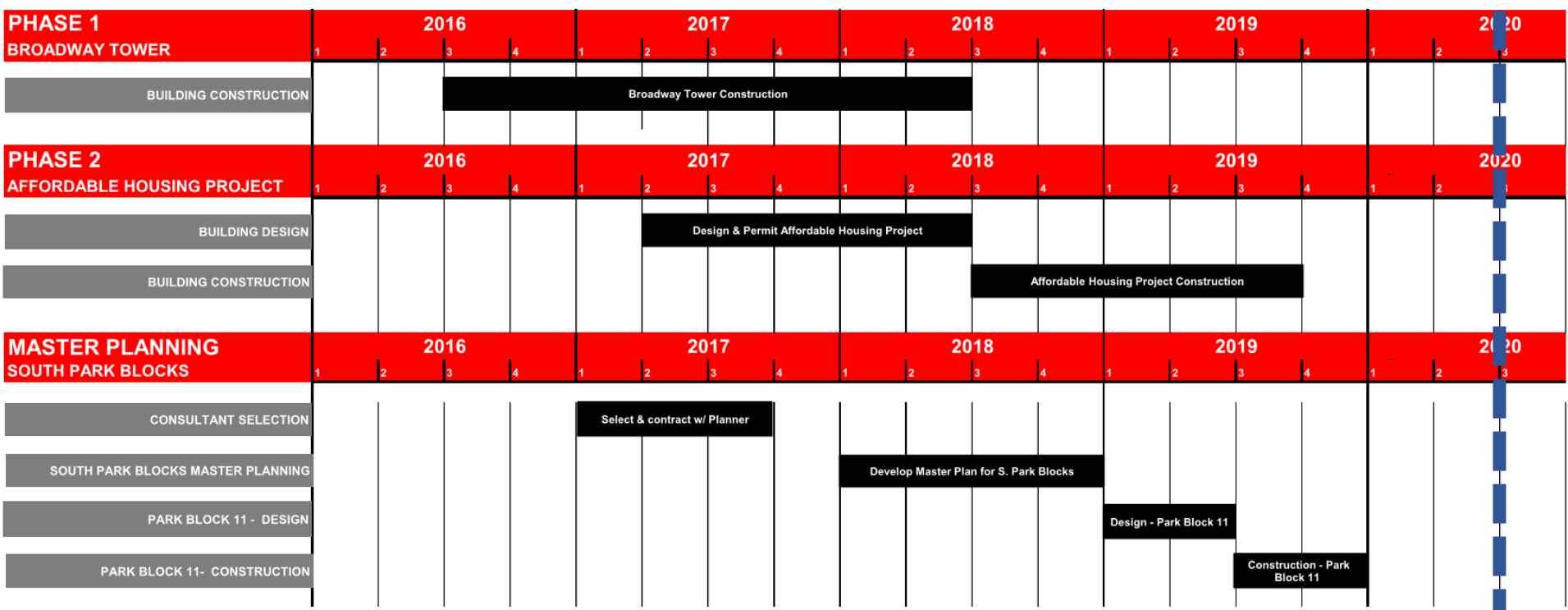
Construct affordable housing project on ¼ block

- 33% of units affordable (min. 60 unit development)
- 80% MFI
- Affordability to be held for 30 years
- Commit to permit in hand as a condition to Certificate of Occupancy for Broadway Tower.

PROPOSED PUBLIC BENEFIT OPTION :

Construct affordable housing project on ¼ block

- 33% of units affordable (minimum 60 unit development)
- 80% MFI
- Affordability to be held for 40 years
- Project would be eligible for tax abatement for 10 year period through MULTE program
- Annual check-in with PHB to insure compliance
- Execute a Type III design review application
- Developer agrees to secure entitlements and permits for Affordable housing project in advance of Certificate of Occupancy for Broadway Tower and substantial completion of the affordable housing project by June 30, 2020.



**June 2020
deadline**

PUBLIC BENEFIT

Public Benefit comparison:

2007 Park Avenue West

$$\$1,100,000 / 117,100 \text{ SF} = \mathbf{\$9.40 / SF}$$

2015 NW 11th & Hoyt

$$\$16,000,000 \times 1\% = \$160,000 / 20,000 \text{ SF} = \mathbf{\$8 / SF}$$

2016 Broadway Tower

$$\$375,000 + \$1,400,000 = \$1,775,000 / 68,514 \text{ sf} = \mathbf{\$25.90 / SF}$$

Tangible Public Benefits enabled by Broadway Tower:

1. **Contaminated soils removed from Central City - 30,000 cubic yards.**

\$3,388,440



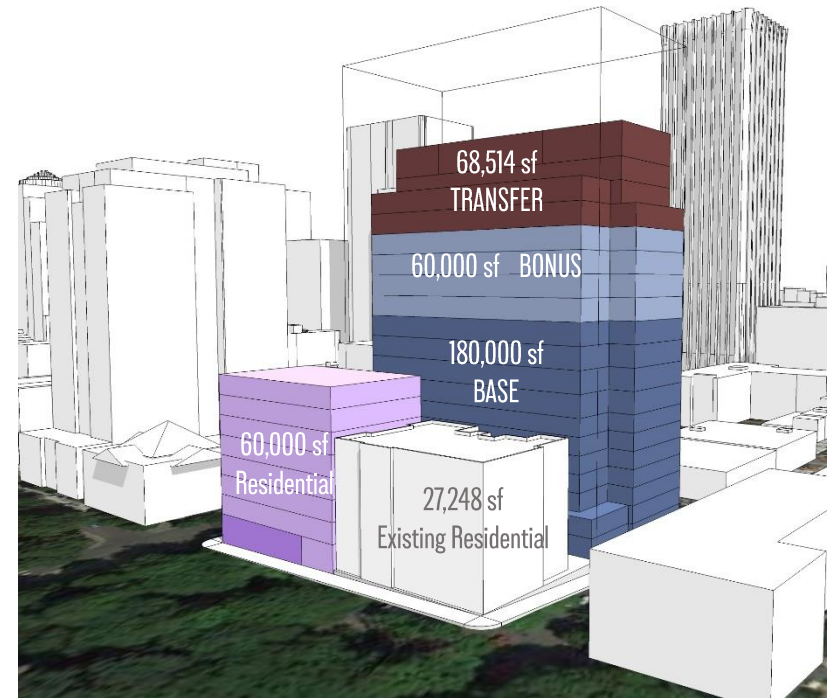
Tangible Public Benefits enabled by Broadway Tower:

**2. Annual property tax increment from
68,600 sf of additional FAR requested.**

\$289,000 per year

**Annual incremental increase in property
taxes (over current)**

\$1,020,000 per year



Tangible Public Benefits enabled by Broadway Tower:

3. New jobs created by this project

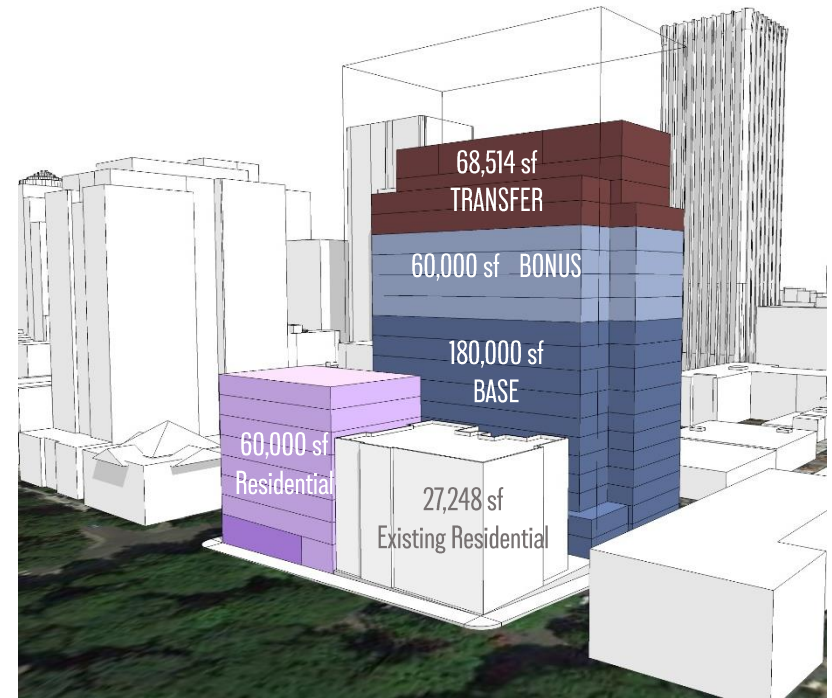
1,736 = new jobs

\$72M = annual gain in regional household earnings

\$19.4M = annual regional increase in need for business services

(Source: Wright & Johnson economic Analysis March, 2016)

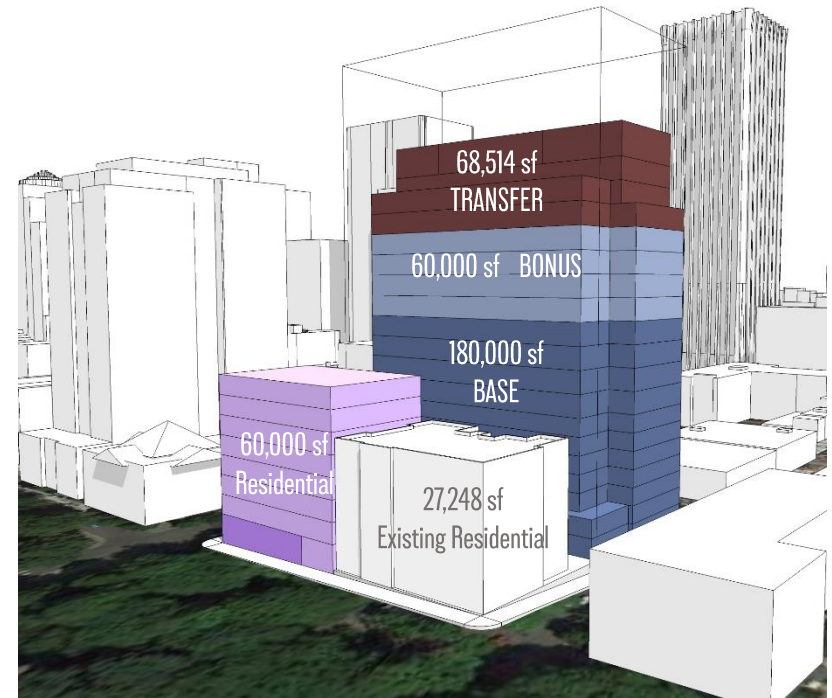
Add information re: total annual payroll and State/City taxes paid.



Tangible Public Benefits enabled by Broadway Tower:

How does our requested FAR transfer create a public benefit?

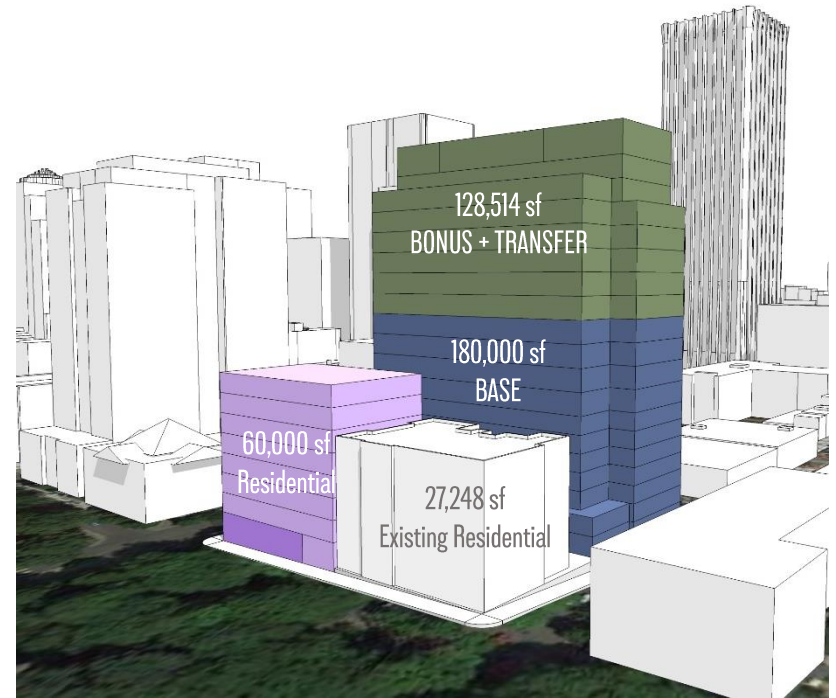
- \$1,400,000 in discounted land value on ¼ block is enabled by BT development - key to making an affordable housing project possible.
- \$6,500,000 in constructed value for 20 affordable housing units - with no public \$\$\$ spent.
- Enables working people an opportunity to live downtown - where they work - where few opportunities exist.
- Provides “Eyes on the Park” with active residents whose presence will enhance public safety.
- The benefit is tangible, permanent and immediate to the neighborhood.



Tangible Public Benefits enabled by Broadway Tower:

The zoning code is changing.

The pending changes will ultimately allow Broadway Tower to be developed as proposed without a CCMP process.



DESIGN COMMISSION COMMENTS

1. GLAZING AT GROUND FLOOR NE CORNER *Staff Approval*
 2. PARKING GARAGE ENTRANCE *Staff Approval*
 3. BALANCE OF VISION / SPANDREL GLAZING *Staff Approval*
 4. BIRD ROOSTING CONCERNS *Staff Approval*
 5. ENTRY / LANDSCAPE ALONG SW BROADWAY *Staff Approval*
-
- CENTRAL CITY MASTERPLAN / PUBLIC BENEFIT *Staff Approval*

THANK YOU

