

APPENDIX L

Aesthetics Technical Appendix

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Aesthetics Technical Appendices

This appendix contains a discussion and graphics describing the methodology employed to establish the building massing utilized for the visual simulations prepared for this Supplemental Draft EIS. This appendix also includes the visual simulations prepared for and included in the Draft EIS.

BUILDING MASSING METHODOLOGY

SDEIS VISUAL ANALYSIS METHODOLOGY

This document outlines the methodology employed by CollinsWoerman to prepare the building massing utilized for the visual analysis.

The building massing shown in the visual analysis reflects possible building envelope configurations to support 6.0 million square feet of development outlined for the Preferred Alternative and the Straight Street Grid. The massing configurations are derived from considerations of development density per redevelopment area, development types, proposed maximum heights, typical building floor plate configurations for building use, parking considerations, shoreline setbacks and proposed view corridors.

The massing concept was developed through a five steps process that included:

1. Defining maximum building heights within each Area.
2. Identifying view corridor opportunities through the primary right-of-way
3. Sculpting view corridors by modifying the bulk and mass of development opportunities with the use of building setbacks.
4. Identifying viewpoints that further connect the CBD to the Bay.
5. Incorporating suggested building modulation that included upper level building setbacks.

The overall massing concept utilized this five-step process listed above to develop a three-dimension computer model. This base model was then overlaid onto photographs that were taken around the City to depict the impacts to the surrounding neighborhoods, as well as view impacts that could occur within the site.

VISUALIZATION ANALYSIS

-Four height zones have been defined:

- 200'
- 150'
- 100'
- 50' (within shoreline)

-Maximum height defined adjacent to largest open space area.

- 200' Max Building Height
- 150' Max Building Height
- 100' Max Building Height
- 50' Max Building Height
- Existing Buildings

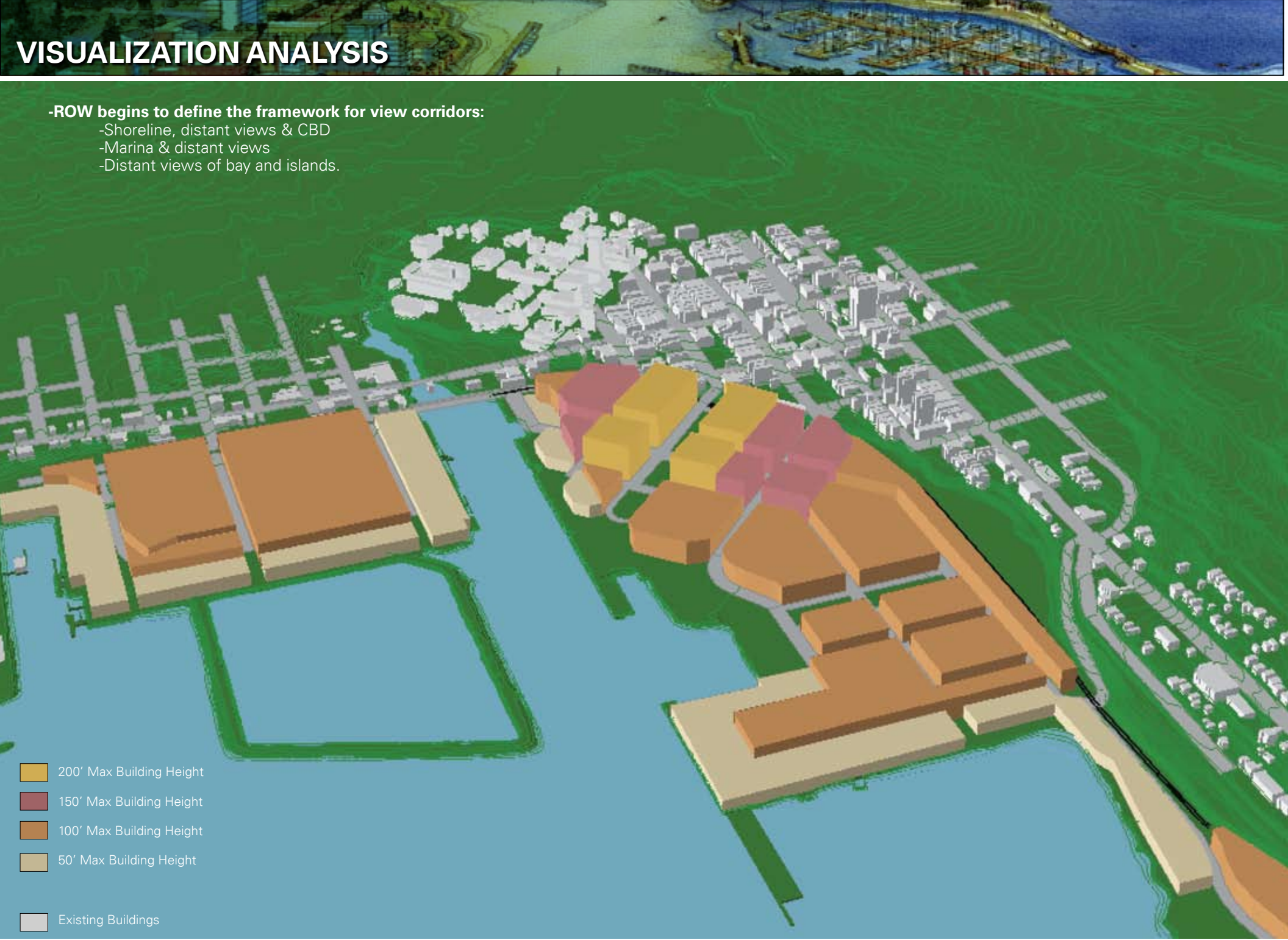


VISUALIZATION ANALYSIS

-ROW begins to define the framework for view corridors:

- Shoreline, distant views & CBD
- Marina & distant views
- Distant views of bay and islands.

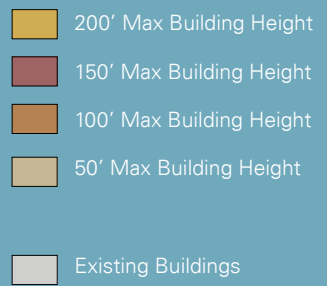
- 200' Max Building Height
- 150' Max Building Height
- 100' Max Building Height
- 50' Max Building Height
- Existing Buildings



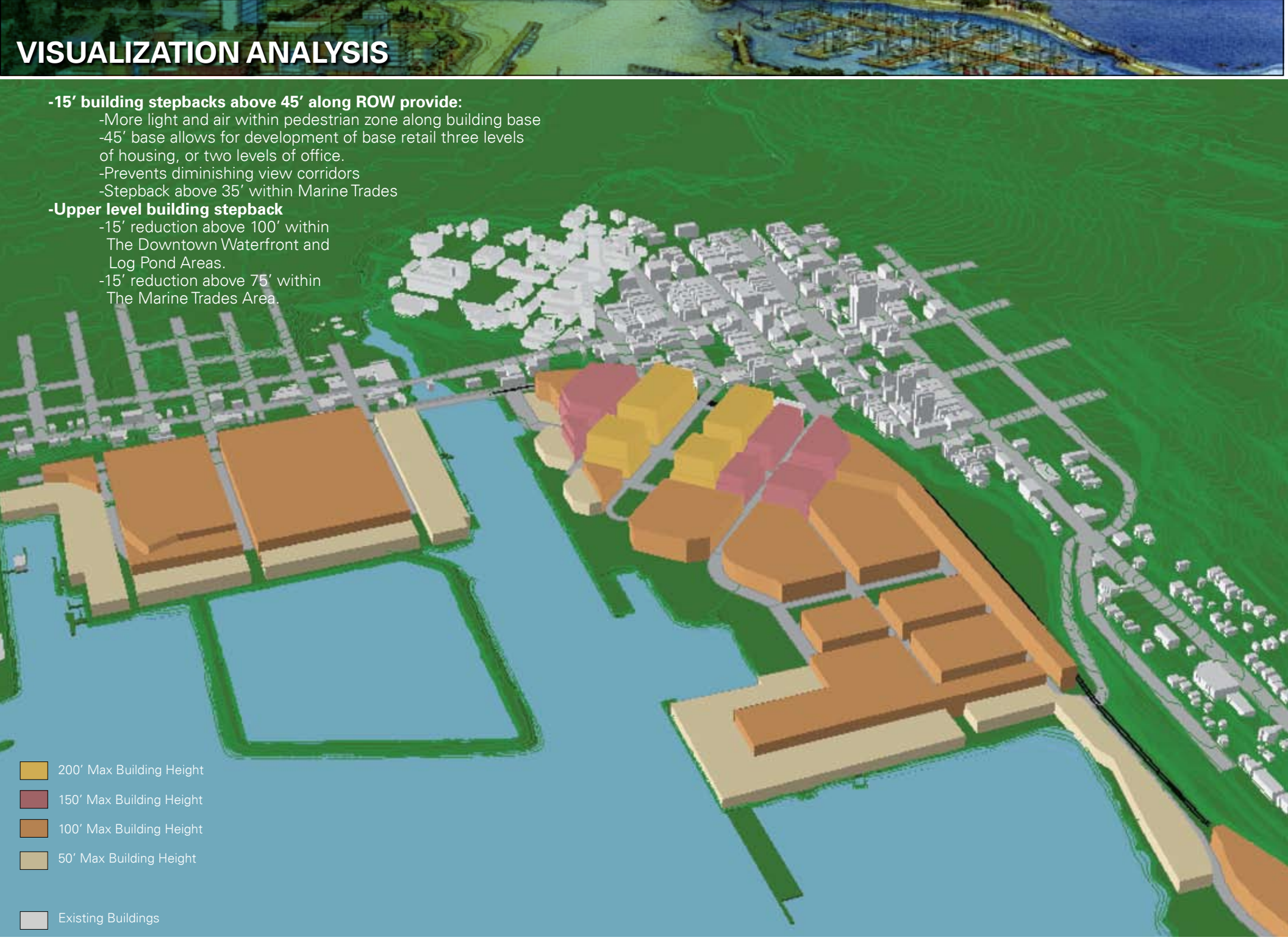
VISUALIZATION ANALYSIS

- 15' building setbacks above 45' along ROW provide:
 - More light and air within pedestrian zone along building base
 - 45' base allows for development of base retail three levels of housing, or two levels of office.
 - Prevents diminishing view corridors
 - Stepback above 35' within Marine Trades

- Upper level building setback
 - 15' reduction above 100' within The Downtown Waterfront and Log Pond Areas.
 - 15' reduction above 75' within The Marine Trades Area.



200' Max Building Height
150' Max Building Height
100' Max Building Height
50' Max Building Height
Existing Buildings








VISUALIZATION ANALYSIS

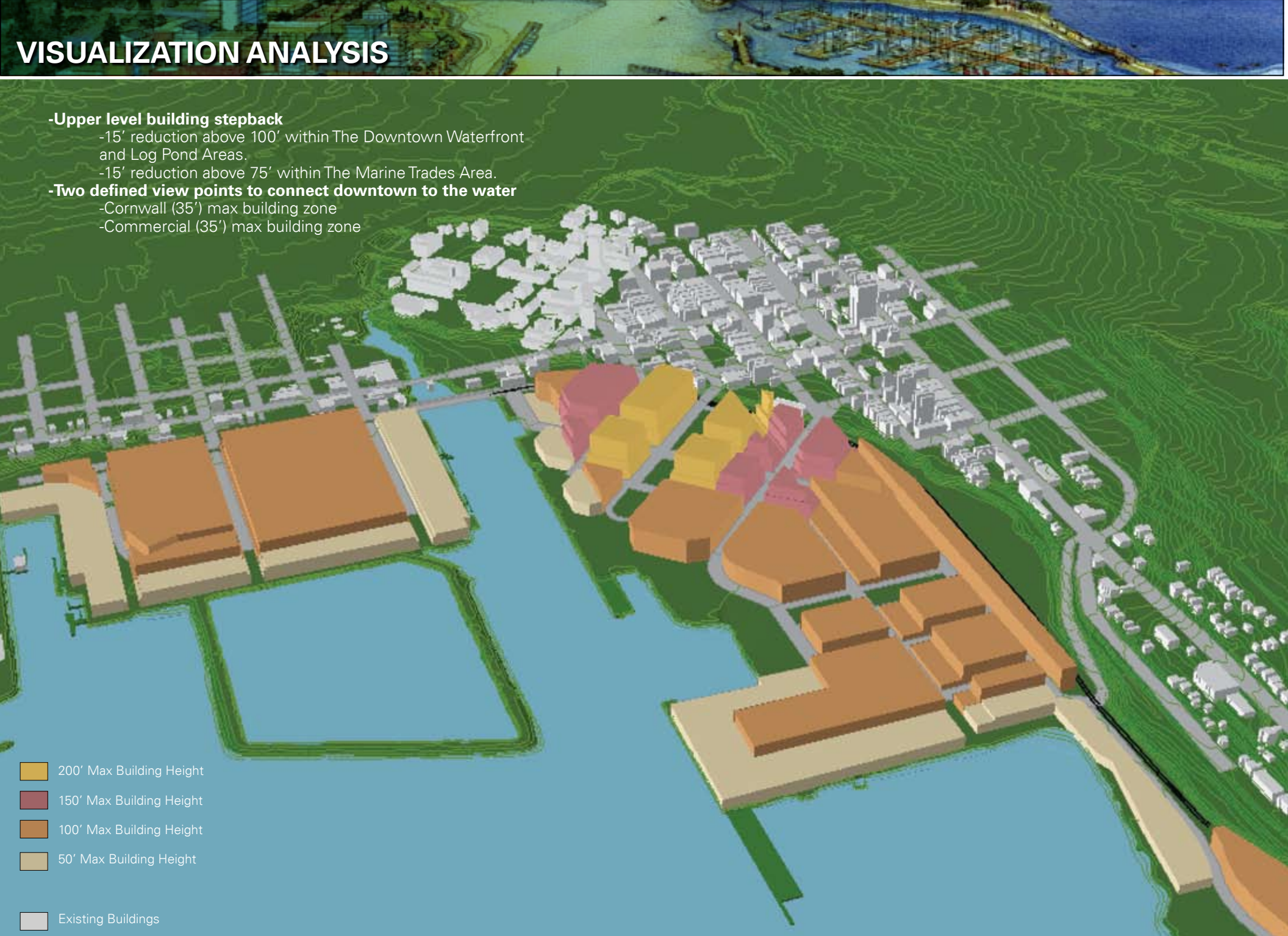
-Upper level building setback

- 15' reduction above 100' within The Downtown Waterfront and Log Pond Areas.
- 15' reduction above 75' within The Marine Trades Area.

-Two defined view points to connect downtown to the water

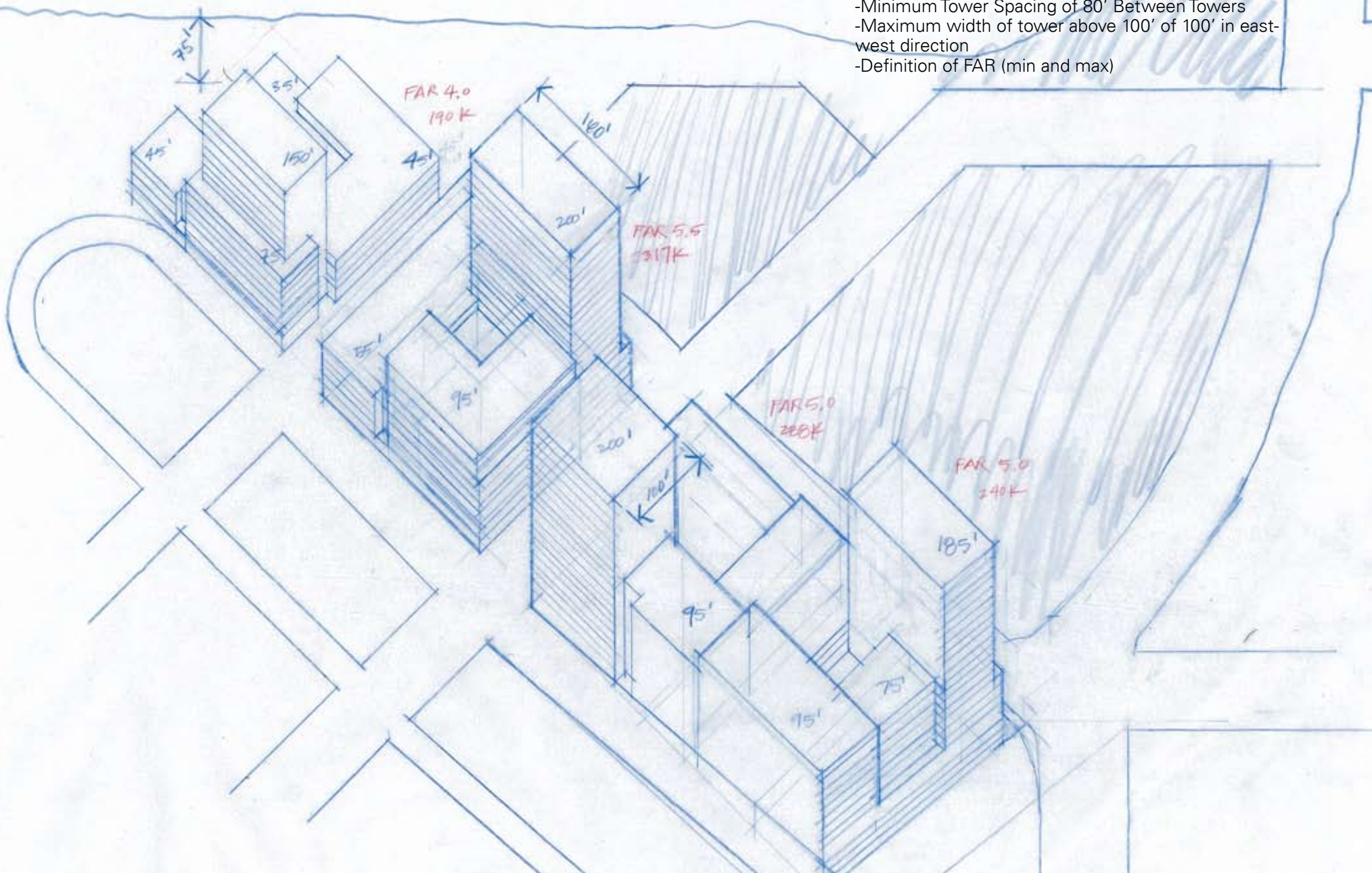
- Cornwall (35') max building zone
- Commercial (35') max building zone

-  200' Max Building Height
-  150' Max Building Height
-  100' Max Building Height
-  50' Max Building Height
-  Existing Buildings



in addition to Steps 1-4, suggested development regulations could include:

- Maximum Footprint Above 100' of 14,000 GSF
- Minimum Tower Spacing of 80' Between Towers
- Maximum width of tower above 100' of 100' in east-west direction
- Definition of FAR (min and max)



DRAFT EIS VISUAL SIMULATIONS



Viewpoints Selected

- 1 – Bellwether Park
- 2 – Broadway St. near Eldridge Ave.
- 3 – F. St. and Bancroft St.
- 4 – Maritime Heritage Park (top of steps)
- 5 – Docks
- 6 – Bay St.
- 7 – Parkade Parking Structure (Holly/Comm.)
- 8 – Chestnut St. and Cornwall Ave.
- 9 – E. Maple St. and Cornwall Ave.
- 10 – E. Laurel St. and N. State St.
- 11 – WWU Viking Union Building
- 12 - South Bay Trail
- 13 – Boulevard St.
- 14 – Boulevard Park

Source: PRIMEDIA GROUP



Figure 3.10-3
View Point Locations

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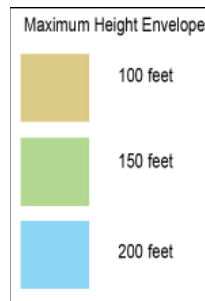


View 1_Existing



View 1_Maximum Height Envelope

This illustration is intended to represent the maximum height envelope and does not represent potential building massing. See simulation below for potential building massing.



View 1_Massing Concept

This simulation is a conceptual representation and is not reflective of a specific project design

Source: PRIMEDIA GROUP

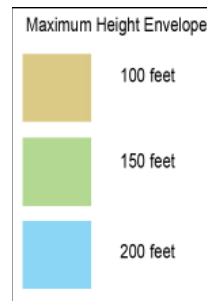


View 2_Existing



View 2_Maximum Height Envelope

This illustration is intended to represent the maximum height envelope and does not represent potential building massing. See simulation below for potential building massing.



View 2_Massing Concept

This simulation is a conceptual representation and is not reflective of a specific project design

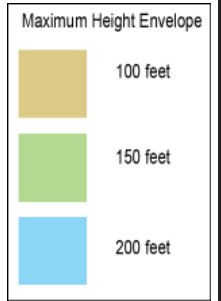
Source: PRIMEDIA GROUP



View 3_Existing



View 3_Maximum Height Envelope



This illustration is intended to represent the maximum height envelope and does not represent potential building massing. See simulation below for potential building massing.



View 3_Massing Concept

This simulation is a conceptual representation and is not reflective of a specific project design

Source: PRIMEDIA GROUP



Figure 3.10-6
View 3 - F. St. and Bancroft St.
Alternative 1

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View 4_Existing



View 4_Maximum Height Envelope

This illustration is intended to represent the maximum height envelope and does not represent potential building massing. See simulation below for potential building massing.

Maximum Height Envelope	
	100 feet
	150 feet
	200 feet



View 4_Massing Concept

This simulation is a conceptual representation and is not reflective of a specific project design

Source: PRIMEDIA GROUP

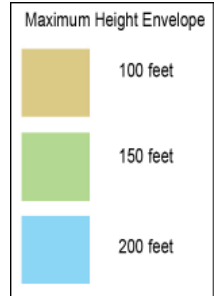
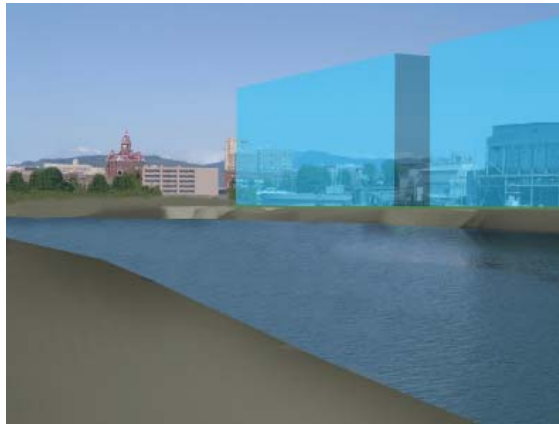


Figure 3.10-7
View 4 - Maritime Heritage Park (Top of Steps)
Alternative 1

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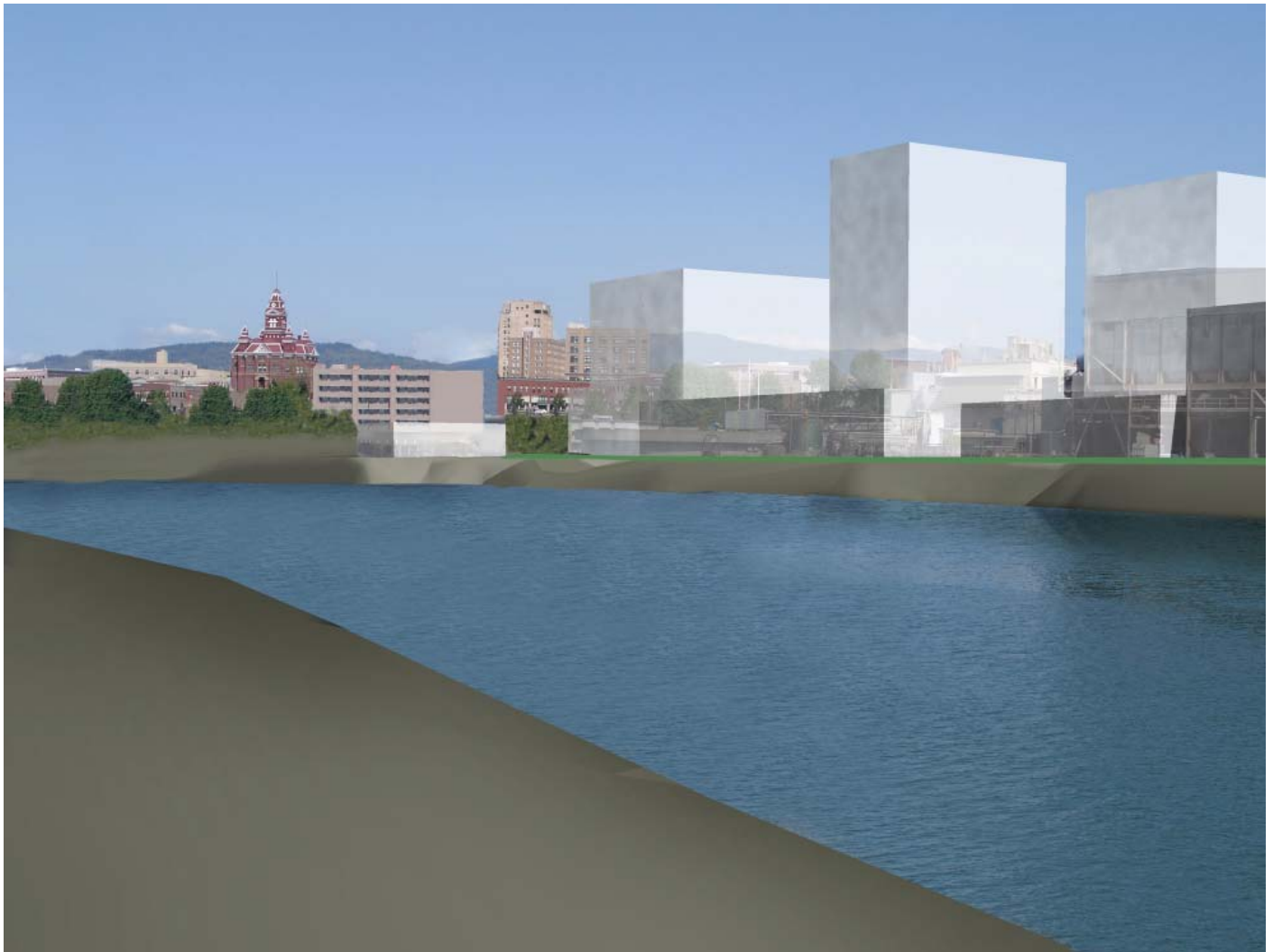


View 5_Existing



View 5_Maximum Height Envelope

This illustration is intended to represent the maximum height envelope and does not represent potential building massing. See simulation below for potential building massing.



View 5_Massing Concept

This simulation is a conceptual representation and is not reflective of a specific project design

Source: PRIMEDIA GROUP






Figure 3.10-8
View 5 - Docks
Alternative 1



View 6_Existing



View 6_Maximum Height Envelope

Maximum Height Envelope	
	100 feet
	150 feet
	200 feet

This illustration is intended to represent the maximum height envelope and does not represent potential building massing. See simulation below for potential building massing.



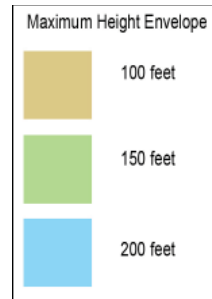
View 6_Massing Concept

This simulation is a conceptual representation and is not reflective of a specific project design

Source: PRIMEDIA GROUP



View 7_Existing



View 7_Maximum Height Envelope

This illustration is intended to represent the maximum height envelope and does not represent potential building massing. See simulation below for potential building massing.



View 7_Massing Concept

This simulation is a conceptual representation and is not reflective of a specific project design

Source: PRIMEDIA GROUP



Figure 3.10-10
View 7 - Parkade Parking Structure (Holly/Comm.)
Alternative 1

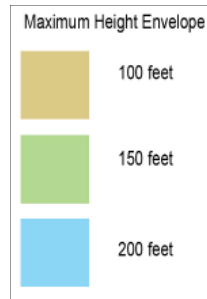


View 8_Existing



View 8_Maximum Height Envelope

This illustration is intended to represent the maximum height envelope and does not represent potential building massing. See simulation below for potential building massing.



View 8_Massing Concept

This simulation is a conceptual representation and is not reflective of a specific project design

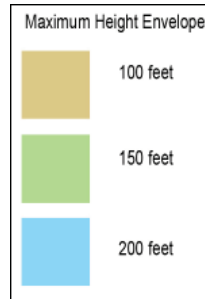
Source: PRIMEDIA GROUP



View 9_Existing



This illustration is intended to represent the maximum height envelope and does not represent potential building massing. See simulation below for potential building massing.



View 9_Maximum Height Envelope



View 9_Massing Concept

This simulation is a conceptual representation and is not reflective of a specific project design

Source: PRIMEDIA GROUP

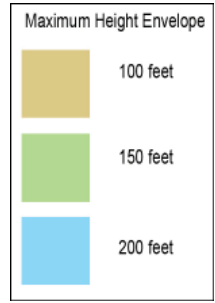


Figure 3.10-12
View 9 - E. Maple St. and Cornwall Ave.
Alternative 1

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View 10_Existing



View 10_Maximum Height Envelope

This illustration is intended to represent the maximum height envelope and does not represent potential building massing. See simulation below for potential building massing.



View 10_Massing Concept

This simulation is a conceptual representation and is not reflective of a specific project design

Source: PRIMEDIA GROUP



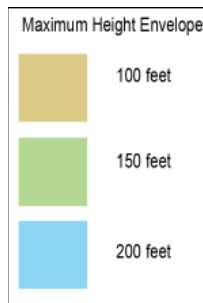
Figure 3.10-13
View 10 - E. Laurel St. and N. State St.
Alternative 1



View 11_Existing



This illustration is intended to represent the maximum height envelope and does not represent potential building massing. See simulation below for potential building massing.



View 11_Maximum Height Envelope



View 11_Massing Concept

This simulation is a conceptual representation and is not reflective of a specific project design

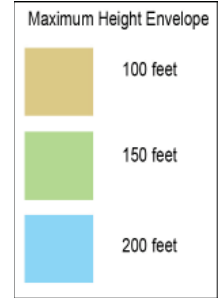
Source: PRIMEDIA GROUP



View 12_Existing



View 12_Maximum Height Envelope



This illustration is intended to represent the maximum height envelope and does not represent potential building massing. See simulation below for potential building massing.



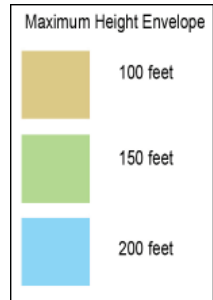
View 12_Massing Concept

This simulation is a conceptual representation and is not reflective of a specific project design

Source: PRIMEDIA GROUP



View 13_Existing



View 13_Maximum Height Envelope

This illustration is intended to represent the maximum height envelope and does not represent potential building massing. See simulation below for potential building massing.



View 13_Massing Concept

This simulation is a conceptual representation and is not reflective of a specific project design

Source: PRIMEDIA GROUP



View 14_Existing



View 14_Maximum Height Envelope

This illustration is intended to represent the maximum height envelope and does not represent potential building massing. See simulation below for potential building massing.



View 14_Massing Concept

This simulation is a conceptual representation and is not reflective of a specific project design

Source: PRIMEDIA GROUP

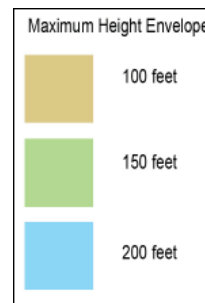


View 2_Existing



View 2_Maximum Height Envelope

This illustration is intended to represent the maximum height envelope and does not represent potential building massing. See simulation below for potential building massing.



View 2_Massing Concept

This simulation is a conceptual representation and is not reflective of a specific project design

Source: PRIMEDIA GROUP






Figure 3.10-18
View 2 - Broadway St. near Eldridge Ave.
Alternative 1 - Alternate Massing Concept



View 3_Existing



View 3_Maximum Height Envelope

Maximum Height Envelope	
	100 feet
	150 feet
	200 feet

This illustration is intended to represent the maximum height envelope and does not represent potential building massing. See simulation below for potential building massing.



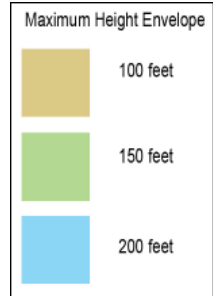
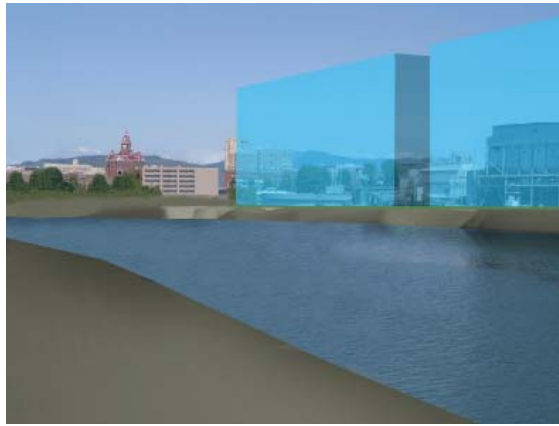
View 3_Massing Concept

This simulation is a conceptual representation and is not reflective of a specific project design

Source: PRIMEDIA GROUP

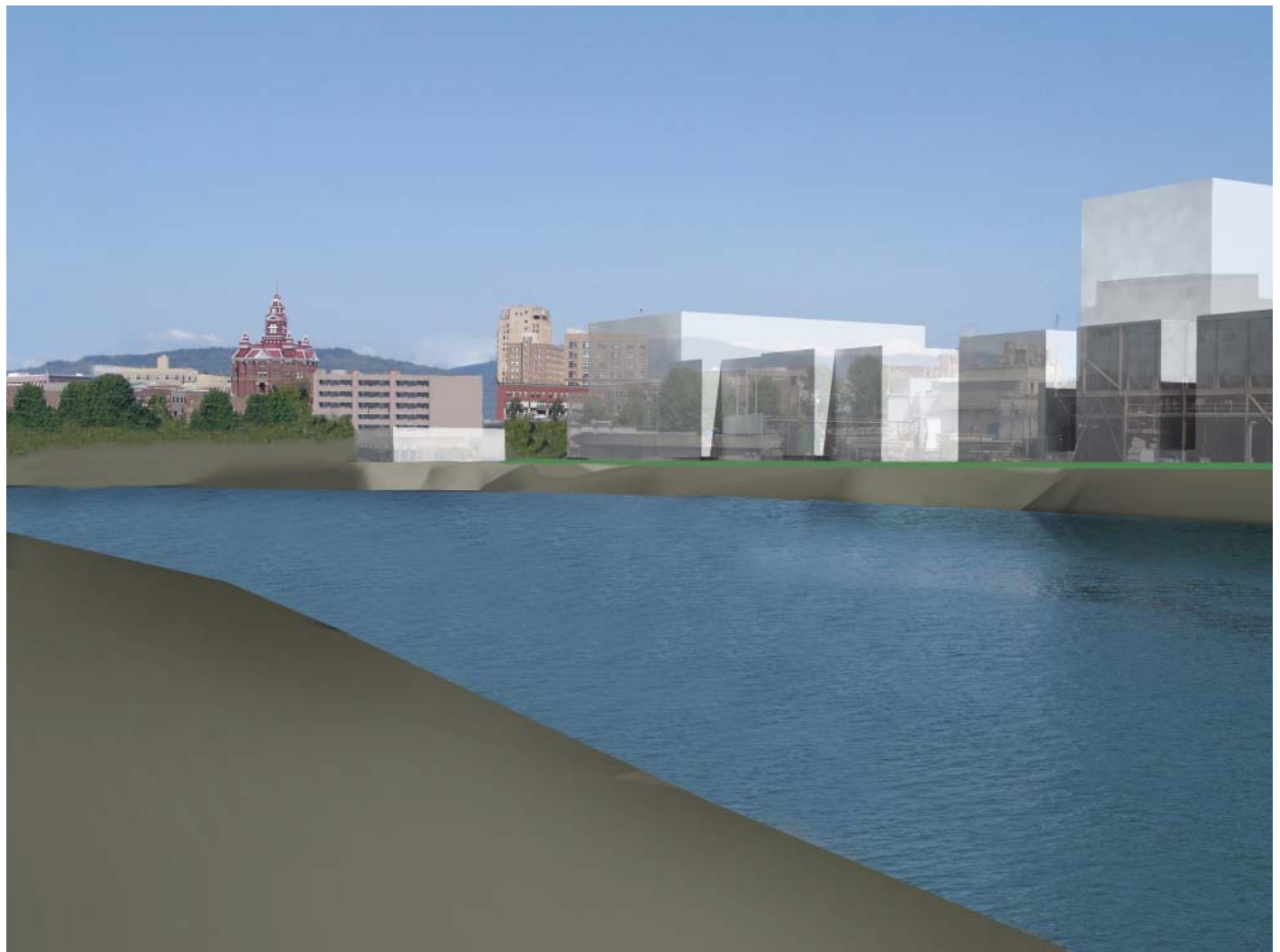


View 5_Existing



View 5_Maximum Height Envelope

This illustration is intended to represent the maximum height envelope and does not represent potential building massing. See simulation below for potential building massing.



View 5_Massing Concept

This simulation is a conceptual representation and is not reflective of a specific project design

Source: PRIMEDIA GROUP

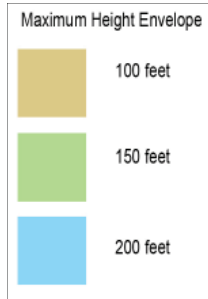


Figure 3.10-20
View 5 - Docks
Alternative 1 - Alternate Massing Concept

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View 7_Existing



View 7_Maximum Height Envelope

This illustration is intended to represent the maximum height envelope and does not represent potential building massing. See simulation below for potential building massing.



View 7_Massing Concept

This simulation is a conceptual representation and is not reflective of a specific project design

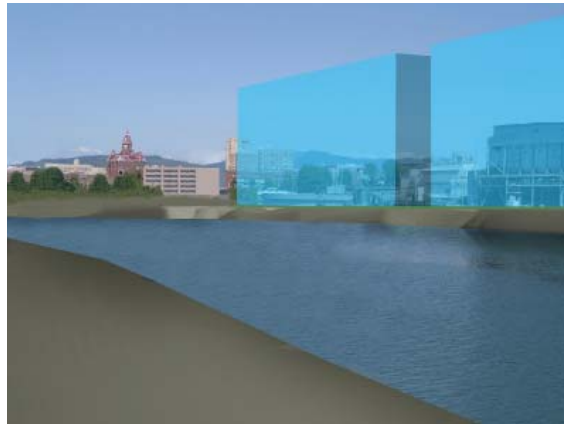
Source: PRIMEDIA GROUP






Figure 3.10-21
View 7 - Parkside Parking Structure (Holly/Comm.)
Alternative 1 - Alternate Massing Concept



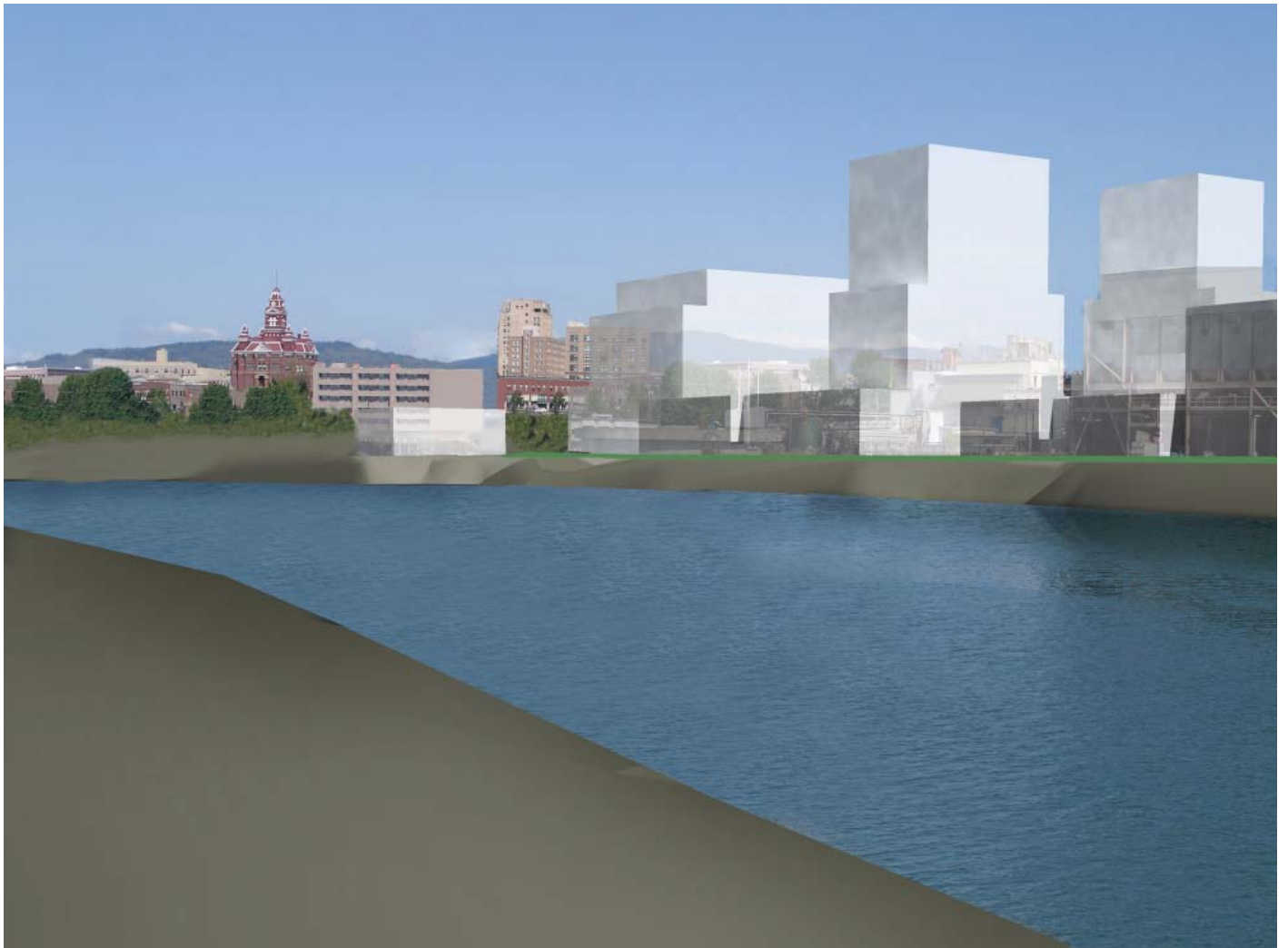
View 5_Existing



Maximum Height Envelope	
	100 feet
	150 feet
	200 feet

View 5_Maximum Height Envelope

This illustration is intended to represent the maximum height envelope and does not represent potential building massing. See simulation below for potential building massing.



View 5_Massing Concept

This simulation is a conceptual representation and is not reflective of a specific project design

Source: PRIMEDIA GROUP



Figure 3.10-22
View 5 - Docks
Alternative 1 - Building Articulation

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View 2_Existing



View 2_Massing Concept

This simulation is a conceptual representation and is not reflective of a specific project design

Source: PRIMEDIA GROUP



Figure 3.10-23
View 2 - Broadway St. near Eldridge Ave.
Alternative 2



View 3_Existing



View 3_Massing Concept

This simulation is a conceptual representation and is not reflective of a specific project design

Source: PRIMEDIA GROUP



Figure 3.10-24
View 3 - F. St. and Bancroft St.
Alternative 2

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View 4_Existing



View 4_Massing Concept

This simulation is a conceptual representation and is not reflective of a specific project design

Source: PRIMEDIA GROUP



Figure 3.10-25
View 4 - Maritime Heritage Park (Top of Steps)
Alternative 2

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View 6_Existing



View 6_Massing Concept

This simulation is a conceptual representation and is not reflective of a specific project design

Source: PRIMEDIA GROUP



Figure 3.10-26
View 6 - Bay St.
Alternative 2

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View 7_Existing



View 7_Massing Concept

This simulation is a conceptual representation and is not reflective of a specific project design

Source: PRIMEDIA GROUP



Figure 3.10-27
View 7 - Parkade Parking Structure
Alternative 2

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View 11_Existing



View 11_Massing Concept

This simulation is a conceptual representation and is not reflective of a specific project design

Source: PRIMEDIA GROUP



Figure 3.10-28
View 11 - WWU Viking Union Building
Alternative 2

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View 2_Existing



View 2_Massing Concept

This simulation is a conceptual representation and is not reflective of a specific project design

Source: PRIMEDIA GROUP



Figure 3.10-29
View 2 - Broadway St. near Eldridge Ave.
Alternative 3

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Redevelopment EIS



View 3_Existing



View 3_Massing Concept

Source: PRIMEDIA GROUP



Figure 3.10-30
View 3 - F. St. and Bancroft St.
Alternative 3

New Whatcom
Redevelopment EIS



View 4_Existing



View 4_Massing Concept

This simulation is a conceptual representation and is not reflective of a specific project design

Source: PRIMEDIA GROUP



Figure 3.10-31
View 4 - Maritime Heritage Park (Top of Steps)
Alternative 3

New Whatcom
Redevelopment EIS



View 6_Existing



View 6_Massing Concept

This simulation is a conceptual representation and is not reflective of a specific project design

Source: PRIMEDIA GROUP



Figure 3.10-32
View 6 - Bay St.
Alternative 3

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Redevelopment EIS



View 7_Existing



View 7_Massing Concept

This simulation is a conceptual representation and is not reflective of a specific project design

Source: PRIMEDIA GROUP



View 11_Existing



View 11_Massing Concept

This simulation is a conceptual representation and is not reflective of a specific project design

Source: PRIMEDIA GROUP



Figure 3.10-34
View 11 - WWU Viking Union Building
Alternative 3

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Redevelopment EIS



View 2_Existing



View 2_Massing Concept

This simulation is a conceptual representation and is not reflective of a specific project design

Source: PRIMEDIA GROUP



Figure 3.10-35
View 2 - Broadway St. near Eldridge Ave.
No Action



View 3_Existing



View 3_Massing Concept

This simulation is a conceptual representation and is not reflective of a specific project design

Source: PRIMEDIA GROUP



Figure 3.10-36
View 3 - F. St. and Bancroft St.
No Action

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Redevelopment EIS



View 4_Existing



View 4_Massing Concept

This simulation is a conceptual representation and is not reflective of a specific project design

Source: PRIMEDIA GROUP



Figure 3.10-37
View 4 - Maritime Heritage Park (Top of Steps)
No Action

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Redevelopment EIS



View 6_Existing



View 6_Massing Concept

This simulation is a conceptual representation and is not reflective of a specific project design

Source: PRIMEDIA GROUP



Figure 3.10-38
View 6 - Bay St.
No Action

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Redevelopment EIS



View 7_Existing



View 7_Massing Concept

This simulation is a conceptual representation and is not reflective of a specific project design

Source: PRIMEDIA GROUP



Figure 3.10-39
View 7 - Parkade Parking Structure
No Action

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View 11_Existing

View 11_Existing



View 11_Massing Concept

This simulation is a conceptual representation and is not reflective of a specific project design

Source: PRIMEDIA GROUP



Figure 3.10-40
View 11 -WWU Viking Union Building
No Action

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