



South Lake Union  
Urban Center

1150 Eastlake

south lake union urban center

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**Attachment A**

City of Seattle  
Application for Early Design Guidance

**PART I : CONTACT INFO**

1. Property Address: 1150 Eastlake Avenue East

2. Project number: #3010116

3. Owner: ARE – Seattle No. 27, LLC

4. Applicant: Mark Smedley, AIA  
Stock & Associates, Inc.  
109 Bell Street, Seattle, WA 98121  
(206) 443-0494  
msmedley@stockandassociates.com

4. Design Professional: Mark Smedley, AIA  
Stock & Associates, Inc.  
109 Bell Street, Seattle, WA 98121  
(206) 443-0494  
msmedley@stockandassociates.com

8. Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

**PART II: SITE AND DEVELOPMENT INFO**

*1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.*

The site is located at the corner of Eastlake Avenue East and East Nelson Place, a minor dead-end street. The site and vicinity slope down to the west toward Lake Union. The site is currently occupied by a two story warehouse. On the east side of the site there is a steep slope, heavily vegetated with a variety of deciduous trees situated on the right-of-way for State Route 5 (I-5). On Eastlake Avenue East there are existing curbs and sidewalks that are sufficient width to accommodate full sidewalk improvements. There are no existing street trees adjacent to the property along either Eastlake Avenue or Nelson Place.. There is no bus stop on the

R.O.W. at Eastlake Avenue East. Stops serving Metro routes 70 are located one block west on Fairview Avenue East. Metro currently uses curbside for bus staging on the west side of Eastlake Avenue East.

Much of the site is taken up by terraced asphalt paved parking lots. The site's atypical topography due to the pre-existing building and grading for pre-existing parking lots, is eligible for consideration under Director's Rule 12-2005. Portions of the site are designated as Environmentally Critical Areas on City maps (steep slope, potential slide). An exemption will be sought for ECA.

*2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood - Specific Guidelines.*

The site is zoned Seattle Commercial 2 with a 65' base height limit (C2-65). The site is located in the South Lake Union Urban Center and falls under the South Lake Union Design Guidelines. The site consists of 5 parcels and the northwest corner of the property falls within the Lake Union Shoreline District, specifically the Urban Stable zone.

*3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.*

Due to the sites' location in the northeast corner of the South Lake Union district many of the adjacent uses are recently built research and development laboratory/office buildings suited for the biotech industry. To the south of the site is an existing office building, 1140 Eastlake Avenue East. To the west across Eastlake Avenue East is the existing Gunn Building and a surface parking lot below at the level of Fairview Avenue East under the same ownership. To the north of the Gunn Building is the existing Hydro House, formerly housing a power generating station, and currently used as a café at street level. The Hydro House while not a designated Historic Landmark is a well-known local historical building.

Properties to the south and west of the site are also zoned C2-65. Land to the north is zoned Industrial Commercial with a 45' base height limit (IC-45).

*4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also*

*include potential requests for departure from development standards.*

The applicant proposes a 6-story, 150,000 sf +/- of research and development laboratory space. The applicant anticipates an underground parking garage for 250 vehicles in new construction. Loading, trash, recycling will be in enclosed space within the building and accessed from Eastlake Avenue East. Demolition will remove the existing building and parking lots on site.

The Owner is seeking a street Vacation for East Nelson Place, adjacent to the site. The portion of East Nelson Place from the centerline heading north is in the Industrial Commercial zone with a 45' base height limit (IC-45.)

Structure Height:

Because a portion of the site lies within the 200' shoreline setback, structure height is calculated per SMC 23.60.950. The Baseline Height is calculated by averaging the elevations at the center of walls of the proposed building. Within the Shoreline Setback the height is limited to 30' above the baseline height; and outside the setback height is limited to the underlying zone limit of 65' plus a 20' bonus.

Departures for Development Standards:

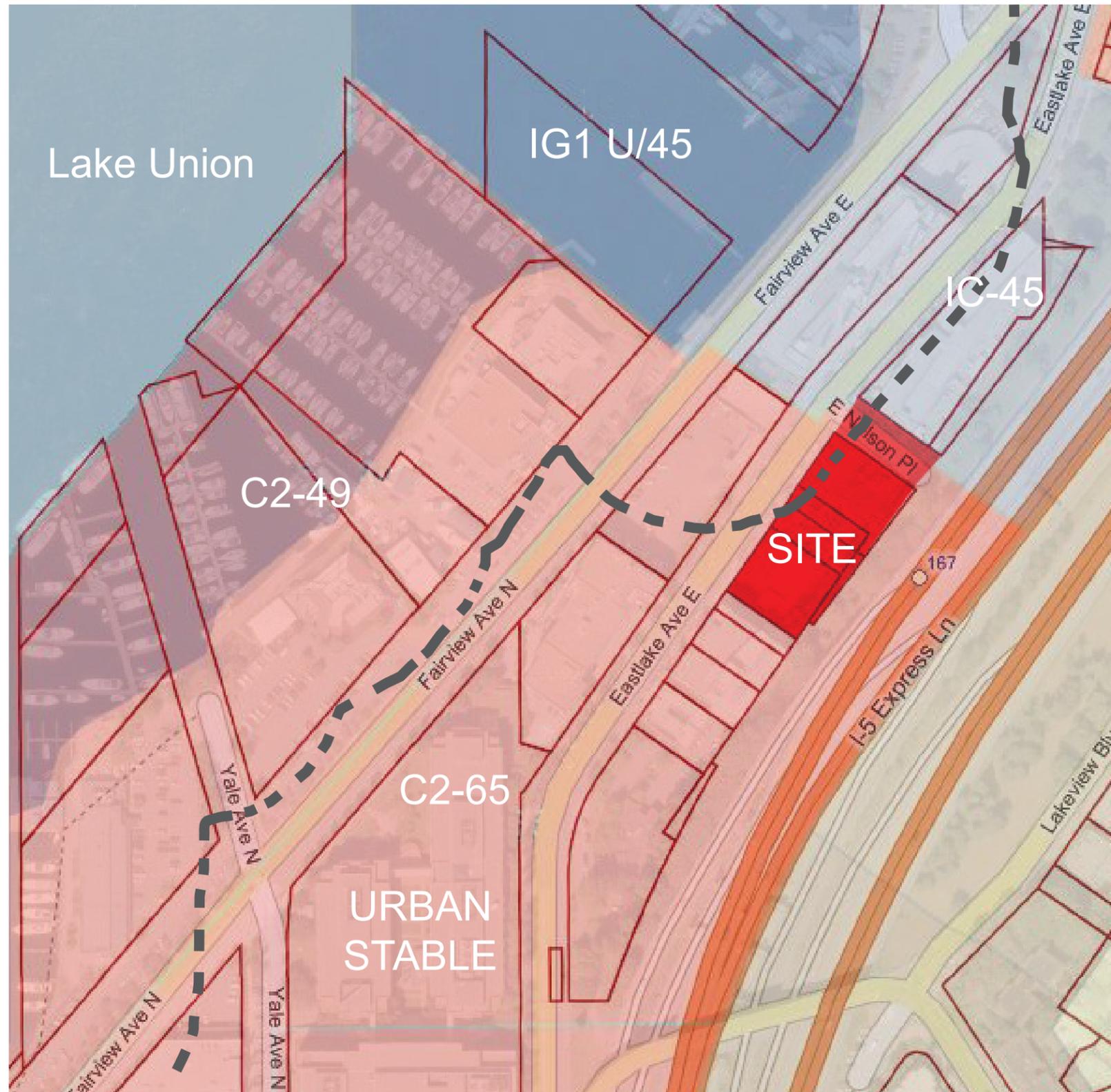
SMC 23.48.014 General Facade requirements

D. Structures may be set back up to 12 feet from the property line.

D.2 Additional setback shall be permitted for up to 30% of the length of the set-back street wall, provided that the additional setback is located a distance of twenty (20) feet or greater from any street corner.

As part of creating Public Amenity space to satisfy Street Vacation requirements for the Design Commission, we are proposing a widened sidewalk with pedestrian enhancements, and a through side connection at the north edge of the property.

NOTE: The property is not designated as a Pedestrian Street per Map B.



Shoreline Setback

<b>Site Location:</b>	1150 Eastlake Ave East
<b>Site Zoning:</b>	C2-65 (Main Property) IC-45 (with vacation area)
<b>Overlay Districts:</b>	Urban-Stable Urban-Maritime (with vacation area)
<b>SEPA Review:</b>	CAM 208 Checklist Required
<b>Permitted Uses:</b>	SMC 23.48.004 All (except those specifically prohibited)
<b>Height:</b>	SMC 23.48.010 SMC 23.48.017 SMC 23.60.952 Height measured per shoreline district. Base Elevation= 63'+65'=127'
<b>Height of Rooftop Features:</b>	SMC 23.48.010 Not counted in height limit provided they are more than 10 feet from the building edge and screened
<b>General Facade Req'mts:</b>	SMC 23.48.024 Primary Facade
<b>Max. FAR &amp; No. of Floors:</b>	SMC 23.48.017 FAR= 4.5, floors allowed above grade= 6
<b>Upper Level Setbacks:</b>	SMC 23.48.012 Not required
<b>Parking &amp; Loading Location Access &amp; Curb Cuts:</b>	Table A for Section 23.54.015 SMC 23.48.034 1 space for ea. 1500 s.f. 260 +/- stalls provided
<b>Loading:</b>	Table A for Section 23.54.035 Medium Demand
<b>Street Trees:</b>	SMC 23.48.024 Required in all planting strips
<b>Solid Waste &amp; Recyc. Stor:</b>	225 s.f. storage space

**A – SITE PLANNING****A-1 Responding to Site Characteristics**

*The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.*

**SLU-SPECIFIC SUPPLEMENTAL GUIDANCE**

- Encourage provision of “outlooks and overlooks” for the public to view the lake and cityscapes. Examples include provision of public plazas and/or other public open spaces and changing the form or facade set-backs of the building to enhance opportunities for views.
  - Minimize shadow impacts to Cascade Park. (N/A)
  - New development is encouraged to take advantage of site configuration to accomplish sustainability goals. The Board is generally willing to recommend departures from development standards if they are needed to achieve sustainable design. Refer to the Leadership in Energy and Environmental Design\* (LEED) manual which provides additional information. Examples include:
    - Solar orientation
    - Storm water run-off, detention and filtration systems
    - Sustainable landscaping
    - Versatile building design for entire building life cycle
- Gateways – N/A  
Heart Locations– N/A

**A-2 Streetscape Compatibility**

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

**SLU-SPECIFIC SUPPLEMENTAL GUIDANCE**

The vision for street level uses in South Lake Union is a completed network of sidewalks that successfully accommodate pedestrians. Streetscape compatibility is a high priority of the neighborhood with redevelopment. Sidewalk-related spaces should appear safe, welcoming and open to the general public.

- Provide pedestrian-friendly streetscape amenities, such as:
  - tree grates;
  - benches;
  - lighting.
- Encourage provision of spaces for street level uses that vary in size, width, and depth. Encourage the use of awnings and weather protection along street fronts to enhance the pedestrian environment.
- Where appropriate, *consider a reduction in the required amount of commercial and retail space at the ground level, such as in transition zones between commercial and residential areas. Place retail in areas that are conducive to the use and will be successful.*
- Where appropriate, configure retail space so that it can spill-out onto the sidewalk (retaining six feet for pedestrian movement, where the sidewalk is sufficiently wide).

**A-4 Human Activity**

New development should be sited and designed to encourage human activity on the street.

**SLU-SPECIFIC SUPPLEMENTAL GUIDANCE**

- Create graceful transitions at the streetscape level between the public and private uses.
- Keep neighborhood connections open, and discourage closed campuses.
- Design facades to encourage activity to spill out from business onto the sidewalk, and vice-versa.
- Reinforce pedestrian connections both within the neighborhood and to other adjacent neighborhoods. Transportation infrastructure should be designed with adjacent sidewalks, as development occurs to enhance pedestrian connectivity.
- Reinforce retail concentrations with compatible spaces that encourage pedestrian activity.
- Create businesses and community activity clusters through co-location of retail and pedestrian uses as well as other high pedestrian traffic opportunities.
- Design for a network of safe and well-lit connections to encourage human activity and link existing high activity areas.

**A-5 Respect for Adjacent Sites**

Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

**B. HEIGHT, BULK AND SCALE****B-1 Height, Bulk and Scale Compatibility**

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zones.

**SLU-SPECIFIC SUPPLEMENTAL GUIDANCE**

- Address both the pedestrian and auto experience through building placement, scale and details with specific attention to regional transportation corridors such as Mercer, Aurora, Fairview and Westlake. These locations, pending changes in traffic patterns, may evolve with transportation improvements.
- Encourage stepping back an elevation at upper levels for development taller than 55 feet to take advantage of views and increase sunlight at street level. Where stepping back upper floors is not practical or appropriate other design considerations may be considered, such as modulations or separations between structures.
- Relate proportions of buildings to the width and scale of the street.
- Articulate the building facades vertically or horizontally in intervals that relate to the existing structures or existing pattern of development in the vicinity.
- Consider using architectural features to reduce building scale such as:
  - landscaping;
  - trellis;
  - complementary materials;
  - detailing;
  - accent trim.

**C. ARCHITECTURAL ELEMENTS & MATERIALS****C-1 Architectural Context**

New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

**SLU-SPECIFIC SUPPLEMENTAL GUIDANCE**

- Support the existing fine-grained character of the neighborhood with a mix of building styles.
- Re-use and preserve important buildings and landmarks when possible.
- Expose historic signs and vintage advertising on buildings where possible.
- Respond to the history and character in the adjacent vicinity in terms of patterns, style, and scale. Encourage historic character to be revealed and reclaimed, for example through use of community artifacts, and historic materials, forms and textures.
- Respond to the working class, maritime, commercial and industrial character of the Waterfront and Westlake areas. Examples of elements to consider include:
  - window detail patterns;
  - open bay doors;
  - sloped roofs.
- Respond to the unique, grass roots, sustainable character of the Cascade neighborhood. Examples of elements to consider include:
  - community artwork;
  - edible gardens;
  - water filtration systems that serve as pedestrian amenities;
  - gutters that support greenery.

**C-2 Architectural Concept and Consistency**

Building design elements, details and massing should create a well proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roof line or top of the structure should be clearly distinguished from its facade walls.

**SLU-SPECIFIC SUPPLEMENTAL GUIDANCE**

Design the “fifth elevation” — the roofscape — in addition to the streetscape. As this area topographically is a valley, the roofs may be viewed from locations outside the neighborhood such as the freeway and Space Needle. Therefore, views from outside the area as well as from within the neighborhood should be considered, and roof-top elements should be organized to minimize view impacts from the freeway and elevated areas.

**C-3 Human Scale**

The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

**C-4 Exterior finish materials**

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

**C-5 Structured Parking Entrances**

The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

**D. PEDESTRIAN ENVIRONMENT****D-1 Pedestrian Open Spaces and Entrances**

Convenient and attractive access to the building's entry should be provided to ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

**SLU-SPECIFIC SUPPLEMENTAL GUIDANCE**

• New developments are encouraged to work with the Design Review Board and interested citizens to provide features that enhance the public realm, i.e. the transition zone between private property and the public right of way. The Board is generally willing to consider a departure in open space requirements if the project proponent provides an acceptable plan for features such as:

- curb bulbs adjacent to active retail spaces where they are not interfering with primary corridors that are designated for high levels of traffic flow;
- pedestrian-oriented street lighting;
- street furniture.

**D-2 Blank Walls**

Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.

**D-3 Retaining Walls**

Retaining walls near a public sidewalk that extend higher than eye level should be avoided where possible. Where high retaining walls are unavoidable, they should be designed to reduce their impact on pedestrian comfort and to increase the visual interest along the streetscape.

**D-4 Design of Parking Lots Near Sidewalks**

Parking lots near sidewalks should provide adequate security and lighting, avoid encroachment of vehicles onto the sidewalk, and minimize the visual clutter of parking lot signs and equipment.

**SLU-SPECIFIC SUPPLEMENTAL GUIDANCE**

Providing parking below grade is preferred.

**D-5 Visual Impacts of Parking Structures**

The visibility of all at-grade parking structures or accessory parking garages should be minimized. The parking portion of a structure should be architecturally compatible with the rest of the structure and streetscape. Open parking spaces and carports should be screened from the street and adjacent properties.

**D-6 Screening of Dumpsters, Utilities and Service Areas**

Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

**D-7 Personal Safety and Security**

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

**SLU-SPECIFIC SUPPLEMENTAL GUIDANCE**

Enhance public safety throughout the neighborhood to foster 18-hour public activity. Methods to consider are:

- enhanced pedestrian and street lighting;
- well-designed public spaces that are defensively designed with clear sight lines and opportunities for eyes on the street;
- police horse tie-up locations for routine patrols and larger event assistance.

**E. LANDSCAPING****E-1 Reinforce Existing Landscape Character of Neighborhood**

Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

**SLU-SPECIFIC SUPPLEMENTAL GUIDANCE**

- Support the creation of a hierarchy of passive and active open space within South Lake Union. This may include pooling open space requirements on-site to create larger spaces.
- Encourage landscaping that meets LEED criteria. This is a priority in the Cascade neighborhood.
- Where appropriate, install indigenous trees and plants to improve aesthetics, capture water and create habitat.
- Retain existing, non-intrusive mature trees or replace with large caliper trees.
- Water features are encouraged including natural marsh-like installations.
- Reference the City of Seattle Right Tree Book and the City Light Streetscape Light Standards Manual for appropriate landscaping and lighting options for the area.

**E-2 Landscaping to Enhance the Building and/or Site**

Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

**SLU-SPECIFIC SUPPLEMENTAL GUIDANCE**

- Consider integrating artwork into publicly accessible areas of a building and landscape that evokes a sense of place related to the previous uses of the area. Neighborhood themes may include service industries such as laundries, auto row, floral businesses, photography district, arts district, maritime, etc.

**E-3 Landscape Design to Address Special Site Conditions**

The landscape design should take advantage of special on-site conditions such as highbank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.

**SLU-SPECIFIC SUPPLEMENTAL GUIDANCE**

Landscaping should be designed to take advantage of views to waterfront and downtown Seattle.

**DEVELOPMENT OBJECTIVE RESPONSES**

**A-1** - The design options include plazas or landings at the north and south corners along Eastlake Avenue East in order to provide outlooks across the street into adjacent plazas or views of the lake.

**A-2** - The design options that include the vacated street (East Nelson Place) include plazas at the north and south and a widened sidewalk for most of the length of the buildings to encourage pedestrian interaction. NOTE: There will be no retail in this project.

**A-4** - The design options are seeking to connect across the street to 1165 Eastlake, a separate but related project for the same Owner. Similar design features and materials will be used to create compatibility. In addition, neighborhood groups have encouraged east-west connections to the WSDOT ROW to allow for future connections to a potential freeway park network.

**B-1** - The design options are working with the size and scale of buildings immediately adjacent and will include measures to relate the scale to pedestrians. Material changes and articulation will help to create scale shifts similar to adjacent buildings.

**C-1** - The design options will respond to the industrial character of the waterfront historical and more recent architecture. The mixture of materials and systems will be compatible with local patterns, and the landscape will employ green strategies like storm-water swales, native plantings, and local materials.

**C-2** - The design options will include terraces, decks, and green roofs.

**C-3** - The design options will incorporate details and elements to bring appropriate scale to the pedestrian level.

**C-4** - The design options will respond to existing buildings nearby and the "sister" project across the street at 1165 Eastlake Avenue with appropriate materials.

**C-5** - The design options will employ a single combined garage/loading entry to minimize the impact of traffic on the pedestrian environment.

**D-1** - The design options will incorporate input from Eastlake Community Council and South Lake Union Community Council meetings held in 2009 & 2010.

**D-4 SLU** - Providing parking below grade is preferred.

**D-7 SLU** - The design options will employ enhanced street and plaza lighting for pedestrian safety. The site will have 24 hour security.

**E-1 SLU** - A hierarchy of plazas and site amenities

**E-2 SLU** - The landscape design will situate features publicly within the pedestrian zones and build on themes from the local historical record.

**E-3 SLU** - Plaza locations will be situated to take advantage of views.



**LEED 2009 for Core and Shell Development**

1150 Eastlake - 11/9/2010

Project Checklist

**21 4 3 Sustainable Sites Possible Points: 28**

Y	N	?	Prereq	Credit	Description	Points
			Prereq 1		Construction Activity Pollution Prevention	
1			Credit 1		Site Selection	1
5			Credit 2		Development Density and Community Connectivity	5
	1		Credit 3		Brownfield Redevelopment	1
6			Credit 4.1		Alternative Transportation—Public Transportation Access	6
2			Credit 4.2		Alternative Transportation—Bicycle Storage and Changing Rooms	2
3			Credit 4.3		Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
		2	Credit 4.4		Alternative Transportation—Parking Capacity	2
	1		Credit 5.1		Site Development—Protect or Restore Habitat	1
	1		Credit 5.2		Site Development—Maximize Open Space	1
		1	Credit 6.1		Stormwater Design—Quantity Control	1
		1	Credit 6.2		Stormwater Design—Quality Control	1
1			Credit 7.1		Heat Island Effect—Non-roof	1
1			Credit 7.2		Heat Island Effect—Roof	1
1			Credit 8		Light Pollution Reduction	1
1			Credit 9		Tenant Design and Construction Guidelines	1

**4 4 2 Water Efficiency Possible Points: 10**

Y	N	?	Prereq	Credit	Description	Points
			Prereq 1		Water Use Reduction—20% Reduction	
2	2		Credit 1		Water Efficient Landscaping	2 to 4
	2		Credit 2		Innovative Wastewater Technologies	2
2		2	Credit 3		Water Use Reduction	2 to 4

**14 2 21 Energy and Atmosphere Possible Points: 37**

Y	N	?	Prereq	Credit	Description	Points
			Prereq 1		Fundamental Commissioning of Building Energy Systems	
			Prereq 2		Minimum Energy Performance	
			Prereq 3		Fundamental Refrigerant Management	
6	2	13	Credit 1		Optimize Energy Performance	3 to 21
4			Credit 2		On-Site Renewable Energy	4
2			Credit 3		Enhanced Commissioning	2
2			Credit 4		Enhanced Refrigerant Management	2
		3	Credit 5.1		Measurement and Verification—Base Building	3
		3	Credit 5.2		Measurement and Verification—Tenant Submetering	3
		2	Credit 6		Green Power	2

**8 5 Materials and Resources Possible Points: 13**

Y	N	?	Prereq	Credit	Description	Points
			Prereq 1		Storage and Collection of Recyclables	
		5	Credit 1		Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 5
2			Credit 2		Construction Waste Management	1 to 2
1			Credit 3		Materials Reuse	1
2			Credit 4		Recycled Content	1 to 2
2			Credit 5		Regional Materials	1 to 2
1			Credit 6		Certified Wood	1

**11 1 Indoor Environmental Quality Possible Points: 12**

Y	N	?	Prereq	Credit	Description	Points
			Prereq 1		Minimum Indoor Air Quality Performance	
			Prereq 2		Environmental Tobacco Smoke (ETS) Control	
1			Credit 1		Outdoor Air Delivery Monitoring	1
1			Credit 2		Increased Ventilation	1
1			Credit 3		Construction IAQ Management Plan—During Construction	1
1			Credit 4.1		Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2		Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3		Low-Emitting Materials—Flooring Systems	1
1			Credit 4.4		Low-Emitting Materials—Composite Wood and Agrifiber Products	1
1			Credit 5		Indoor Chemical and Pollutant Source Control	1
1			Credit 6		Controllability of Systems—Thermal Comfort	1
1			Credit 7		Thermal Comfort—Design	1
1			Credit 8.1		Daylight and Views—Daylight	1
		1	Credit 8.2		Daylight and Views—Views	1

**6 Innovation and Design Process Possible Points: 6**

Y	N	?	Credit	Description	Points
1			Credit 1.1	Innovation in Design: Volunteer Park Storm Overflow Re-Use	1
1			Credit 1.2	Innovation in Design: Hydro House History Display	1
1			Credit 1.3	Innovation in Design: Park Connection *Pedestrian Linkage	1
1			Credit 1.4	Innovation in Design: Specific Title	1
1			Credit 1.5	Innovation in Design: Specific Title	1
1			Credit 2	LEED Accredited Professional	1

**4 Regional Priority Credits Possible Points: 4**

Y	N	?	Credit	Description	Points
1			Credit 1.1	Regional Priority: SS Credit 4.2 Bicycle Storage	1
1			Credit 1.2	Regional Priority: EA Credit 1 Optimize Energy Performance	1
1			Credit 1.3	Regional Priority: EA Credit 1 Optimize Energy Performance	1
1			Credit 1.4	Regional Priority: EA Credit 2 On-site Renewable Energy	1

**68 16 26 Total Possible Points: 110**

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

**SUSTAINABLE DESIGN COMMITMENT**

ARE Seattle No. 27 llc and Stock & Associates are committed to utilizing USGBC LEED standards to evaluate the design features of 1150 Eastlake. The team has held a Green Charette with the design and construction team to determine initial targeting and believe that we may achieve a LEED Gold rating based on this information.

**SUSTAINABLE DESIGN STRATEGIES**

**Sustainable Sites**

- Urban infill site with access to public transportation, bicycle storage
- Green roof and landscaped deck areas reduce storm-water run-off and reduce heat islands
- Shielded Exterior light fixtures to reduce light pollution
- Tenant guidelines for interior design green practices

**Water Efficiency**

- Stormwater recycling for irrigation use
- Native plant selection for landscape – reduce water use by 50%
- Reducing water use with low flow plumbing fixtures – target 30% reduction

**Energy and Atmosphere**

- Whole building energy simulation to enhance energy performance
- Enhanced building systems commissioning for efficient operations
- Measurement and verification program

**Materials and Resources**

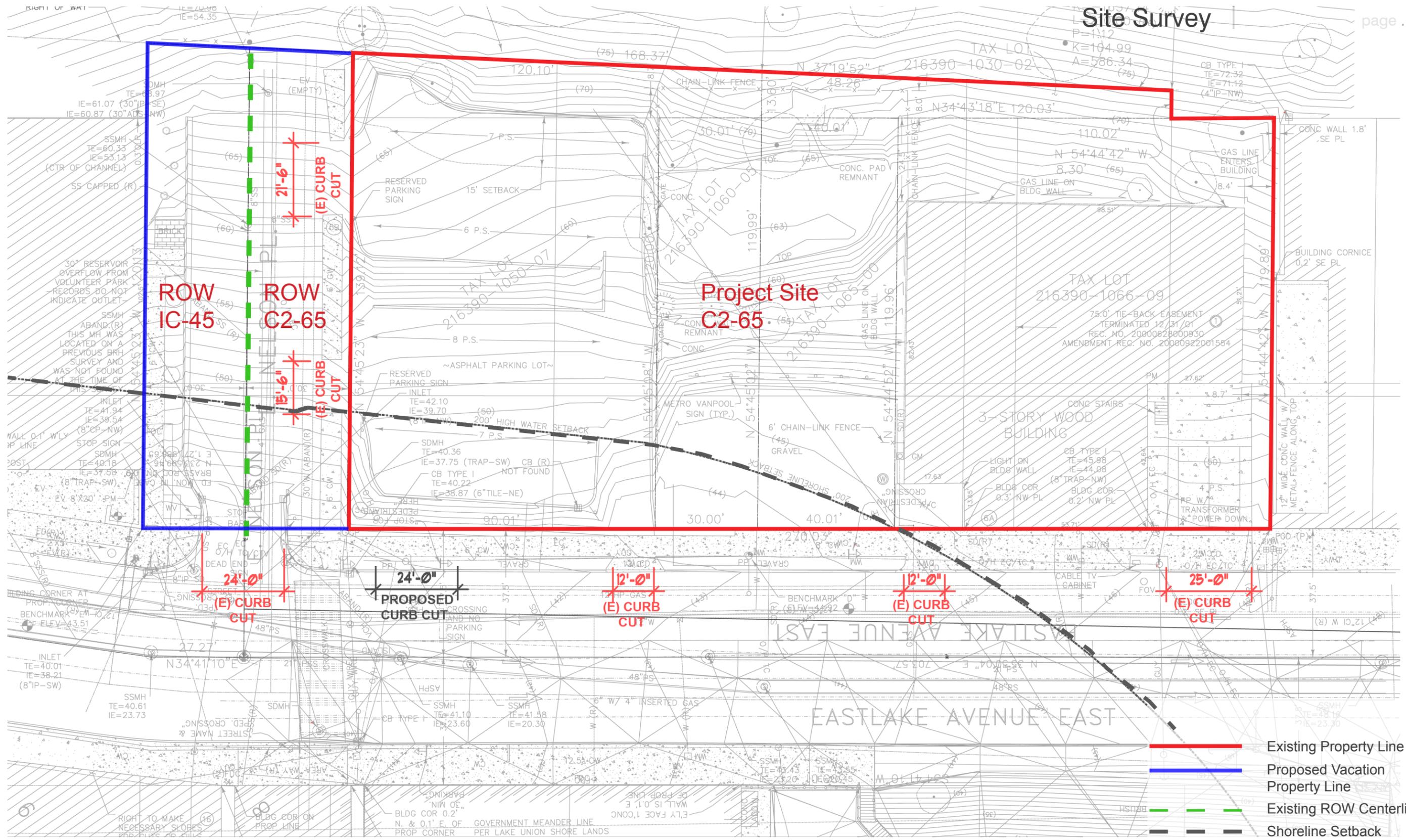
- Construction waste reduction target of 75%
- Use of recycled content materials
- Employing locally manufactured materials
- Rapidly renewable materials

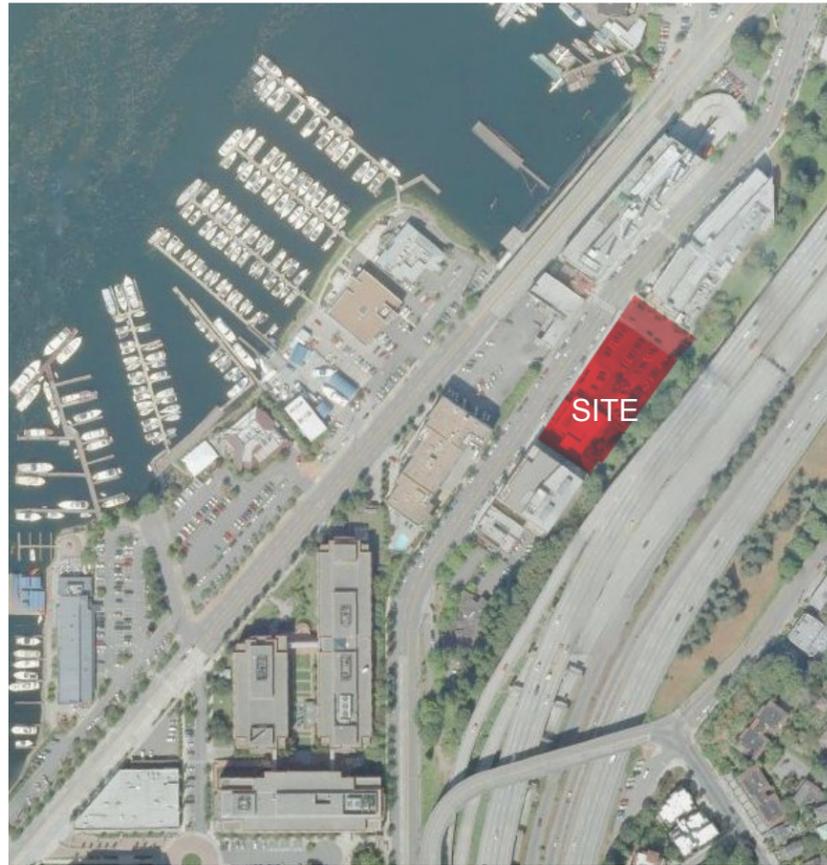
**Indoor Environmental Quality**

- Outdoor air monitoring program
- Construction phase IAQ management plan
- Low emitting material use

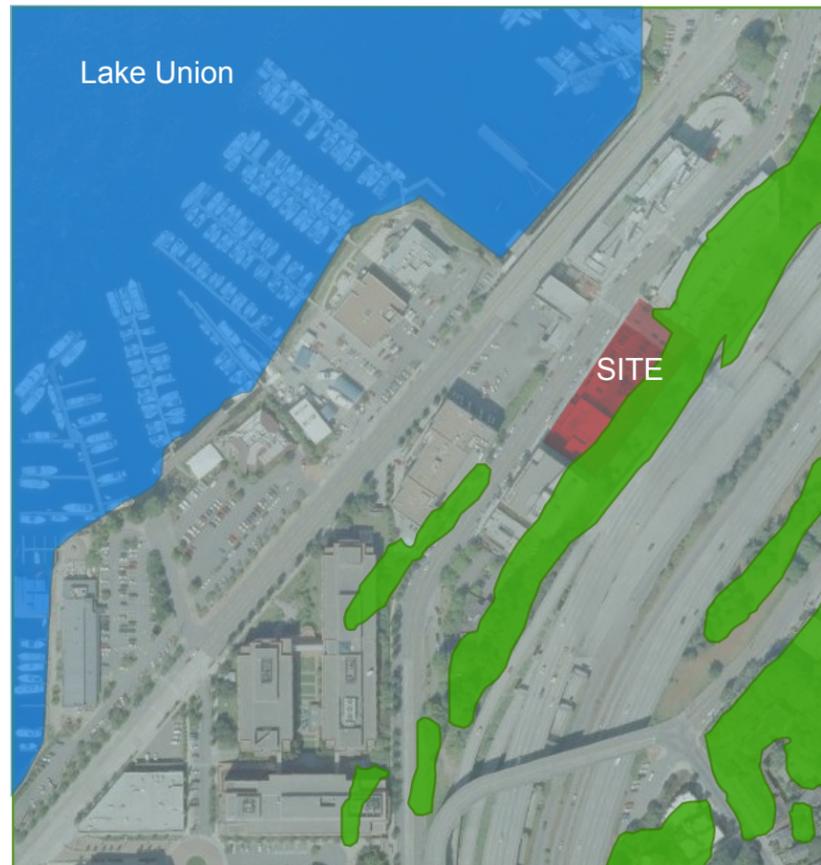
**Innovative Features**

- Exemplary Performance on credits above may take the place of innovative features
- Education display in Visitors Center & Interactive Display located in public lobby





1150 aerial site map



1150 identifying features

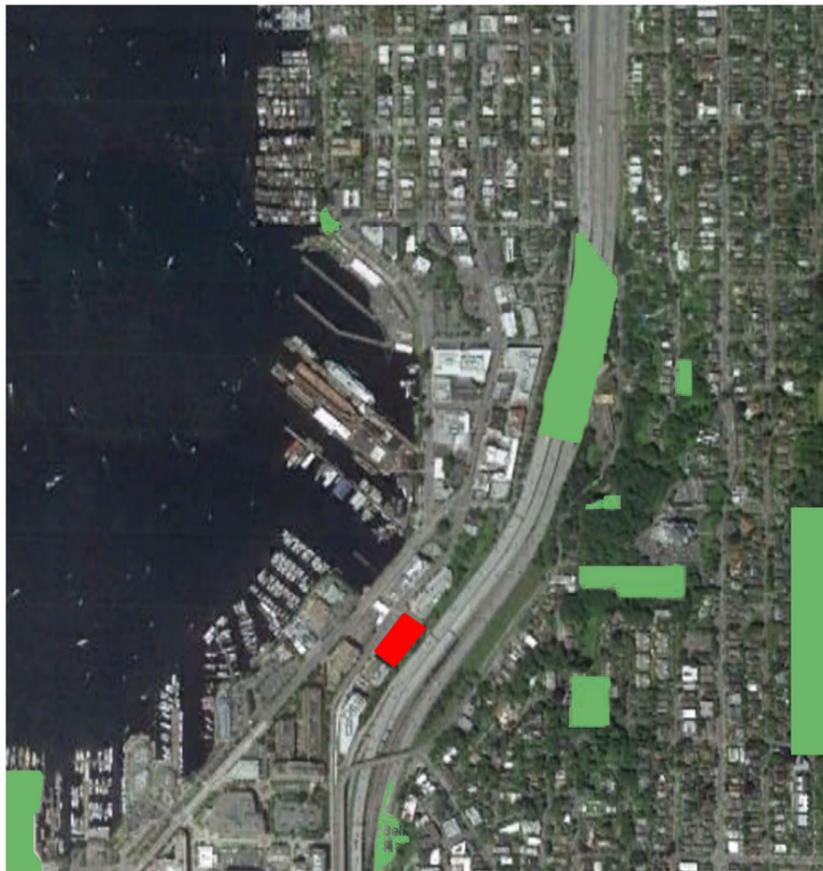
- Steep Slope
- Water



1150 traffic

- Freeway
- High Traffic
- Aerial Roads
- Seattle Streetcar Line
- Bus Stop



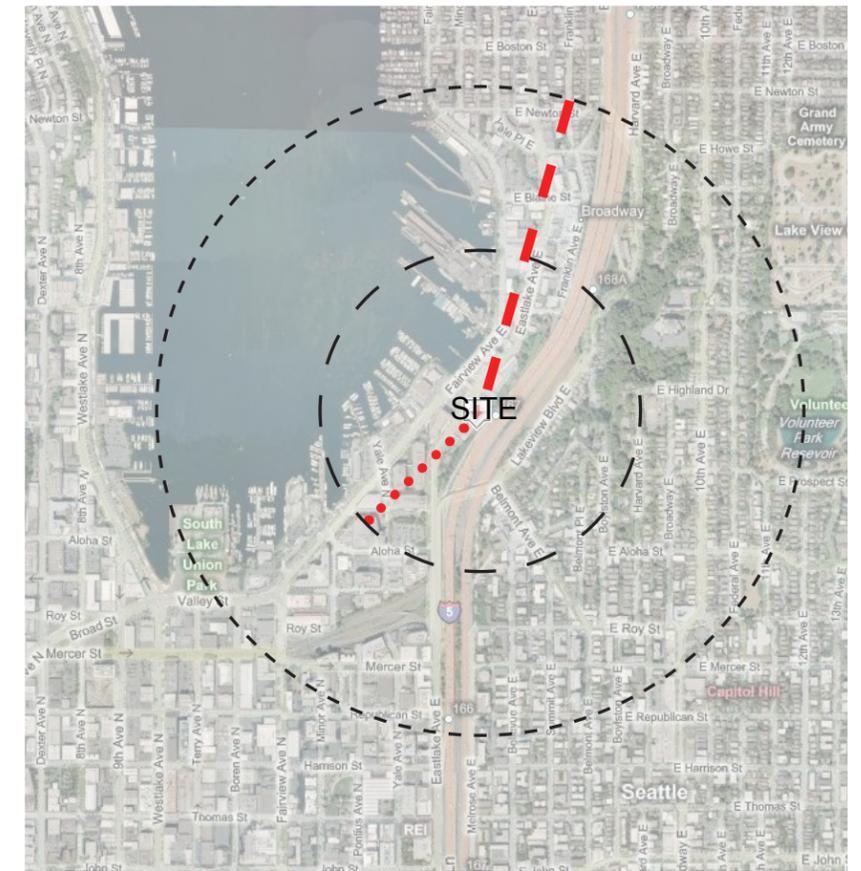


Public Parks



1150 surrounding buildings

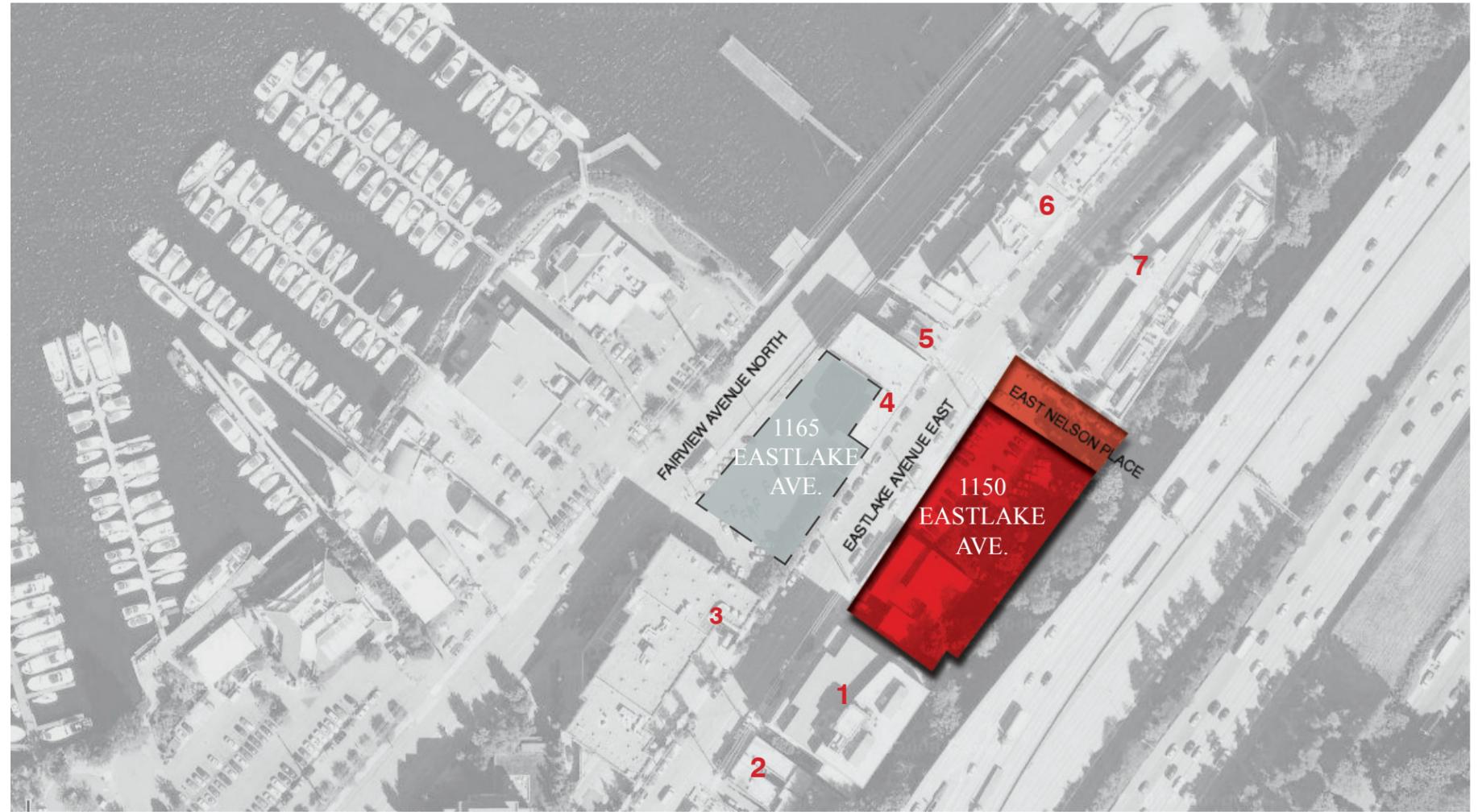
- |   |  |   |                   |
|---|--|---|-------------------|
|  | Research & Development Laboratory          |  | Hotel             |
|  | Historic Research & Development Laboratory |  | Retail/Restaurant |
|  | Office                                     |  | Residential       |



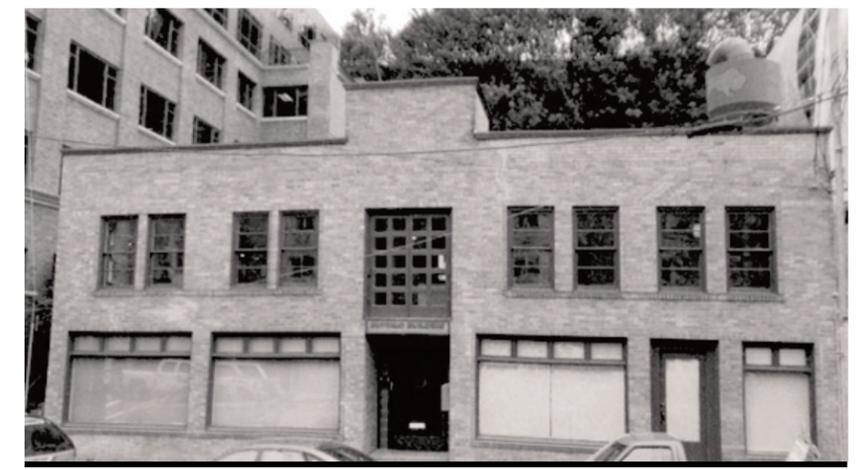
1150 walking distances

-  1/4 of mile or 5 minute walk
-  1/2 of mile or 10 minute walk





1 1144 Building



2 Buffalo Building





3a Silver Cloud Inn



3b Silver Cloud Inn



4 Gunn Building



5 Hydro House



6a 1201 Eastlake Avenue East - Steam Plant



6b 1201 Eastlake Avenue East - Steam Plant



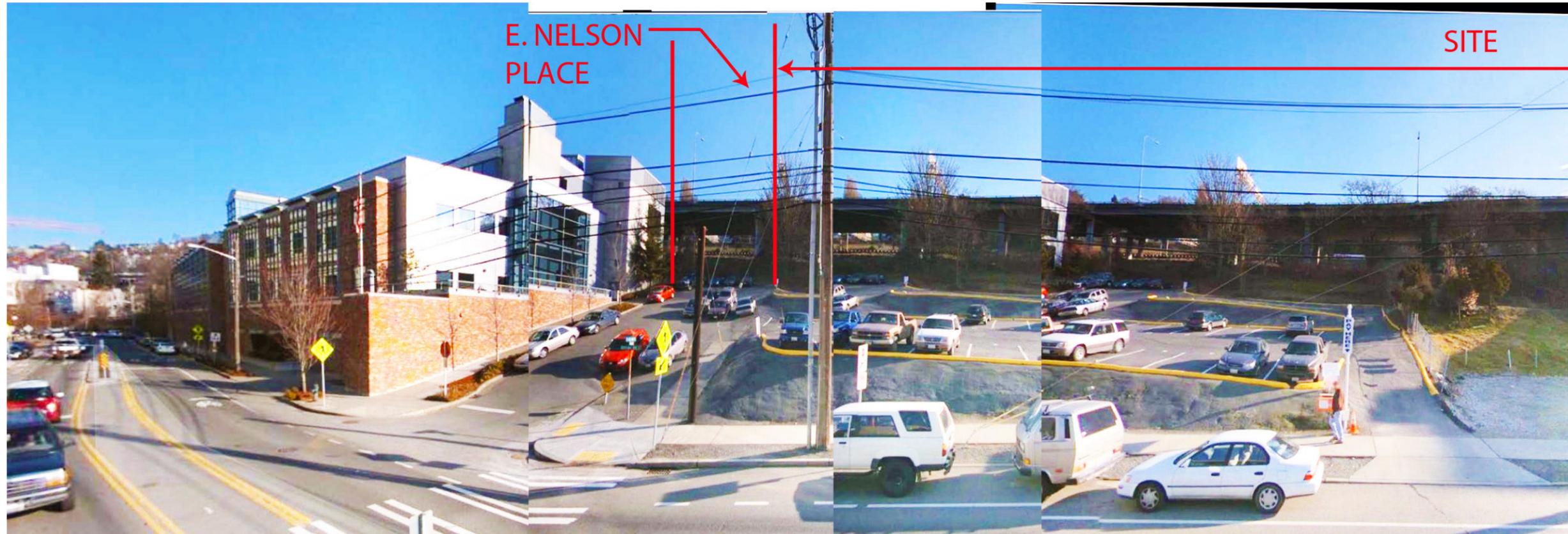
7a Earl Davies Building- 1204 Eastlake Avenue East



7b Earl Davies Building- 1204 Eastlake Avenue East



7c Earl Davies Building- 1204 Eastlake Avenue East

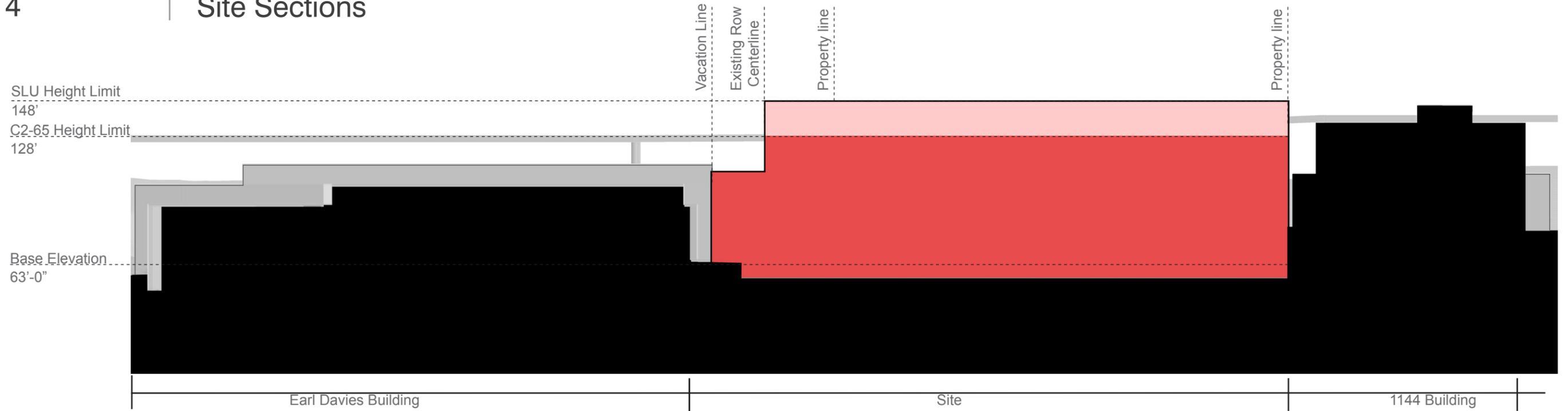


Street view looking east

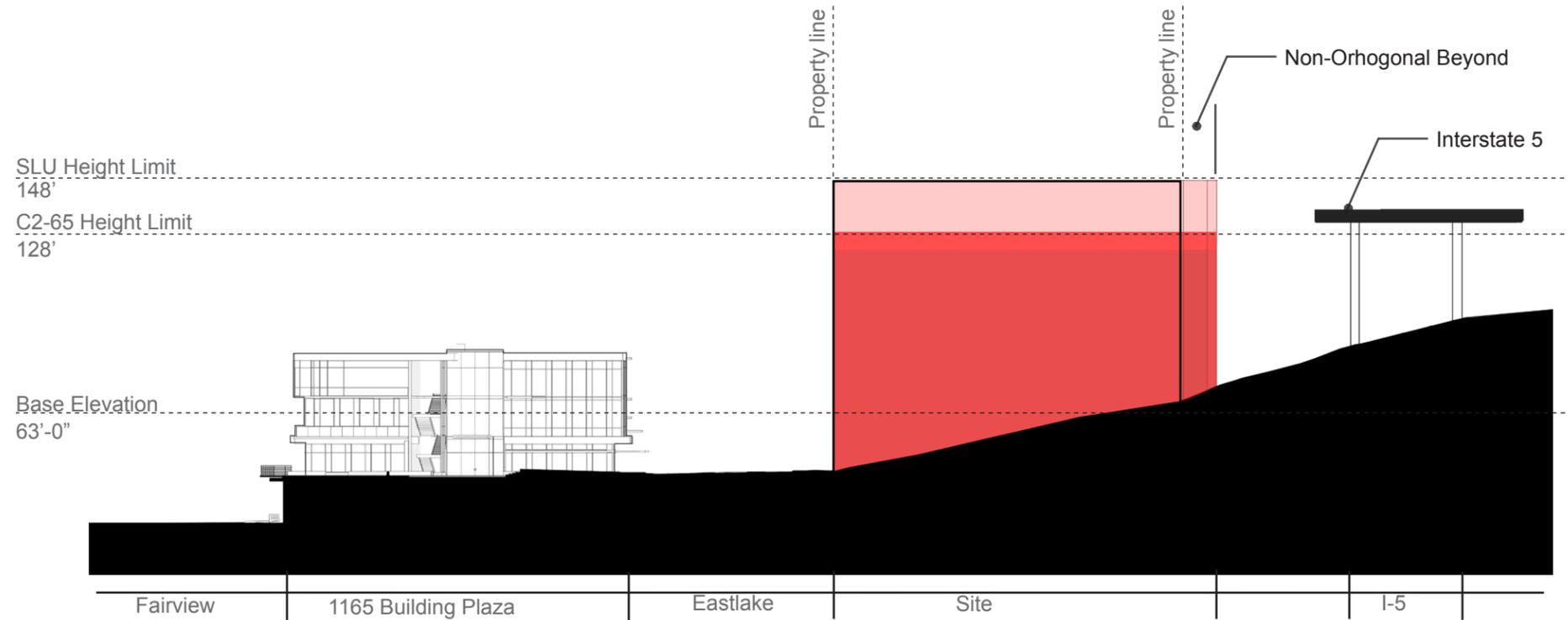


Street view looking west



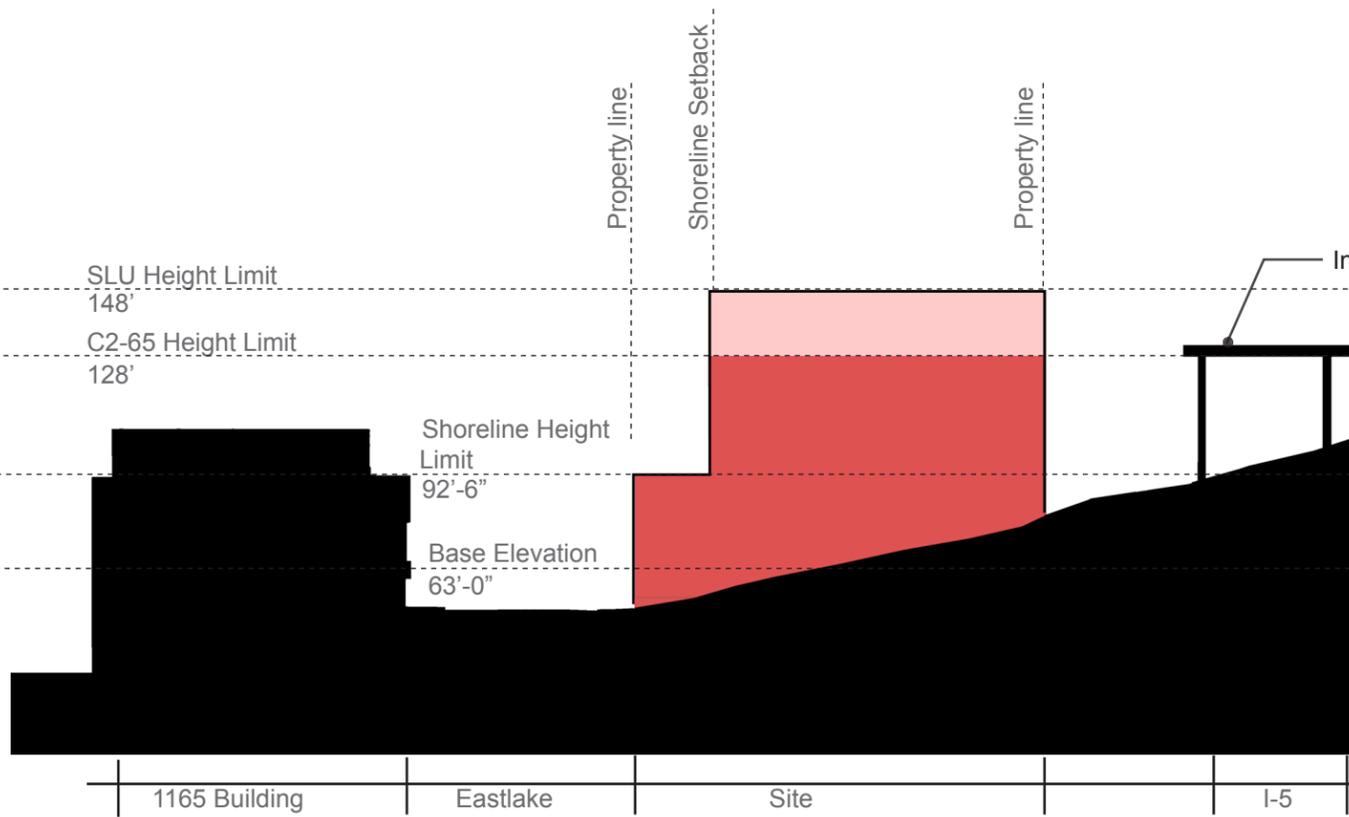
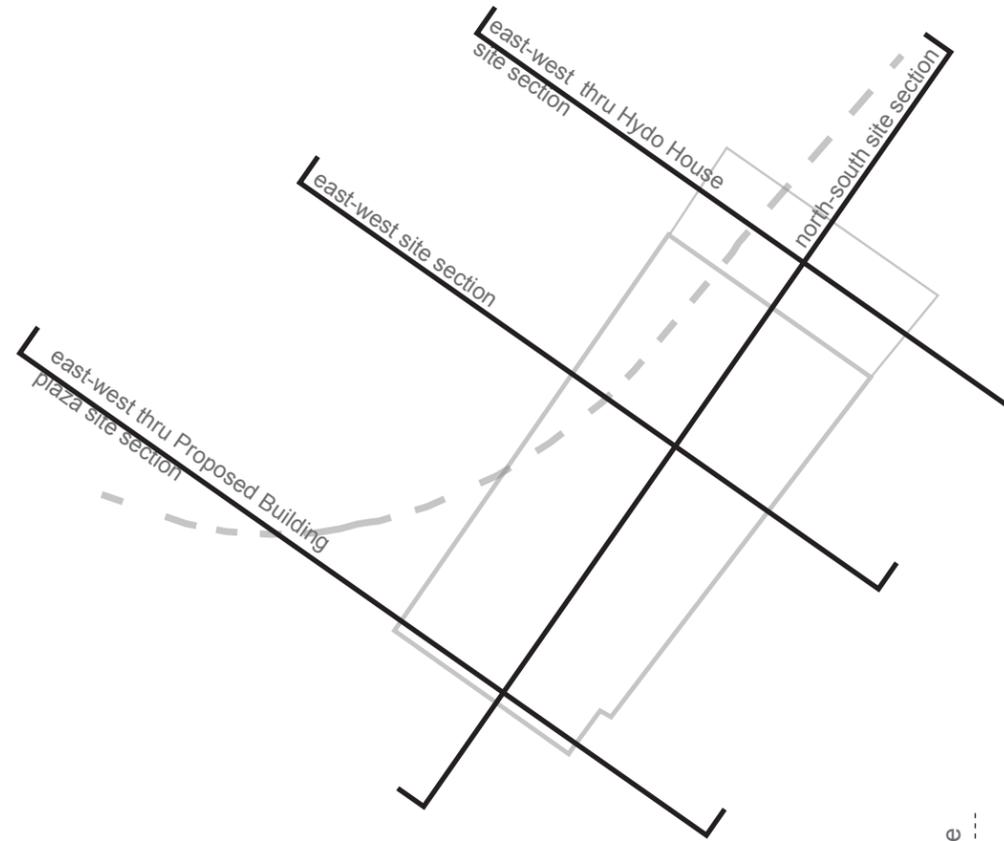


north-south site section

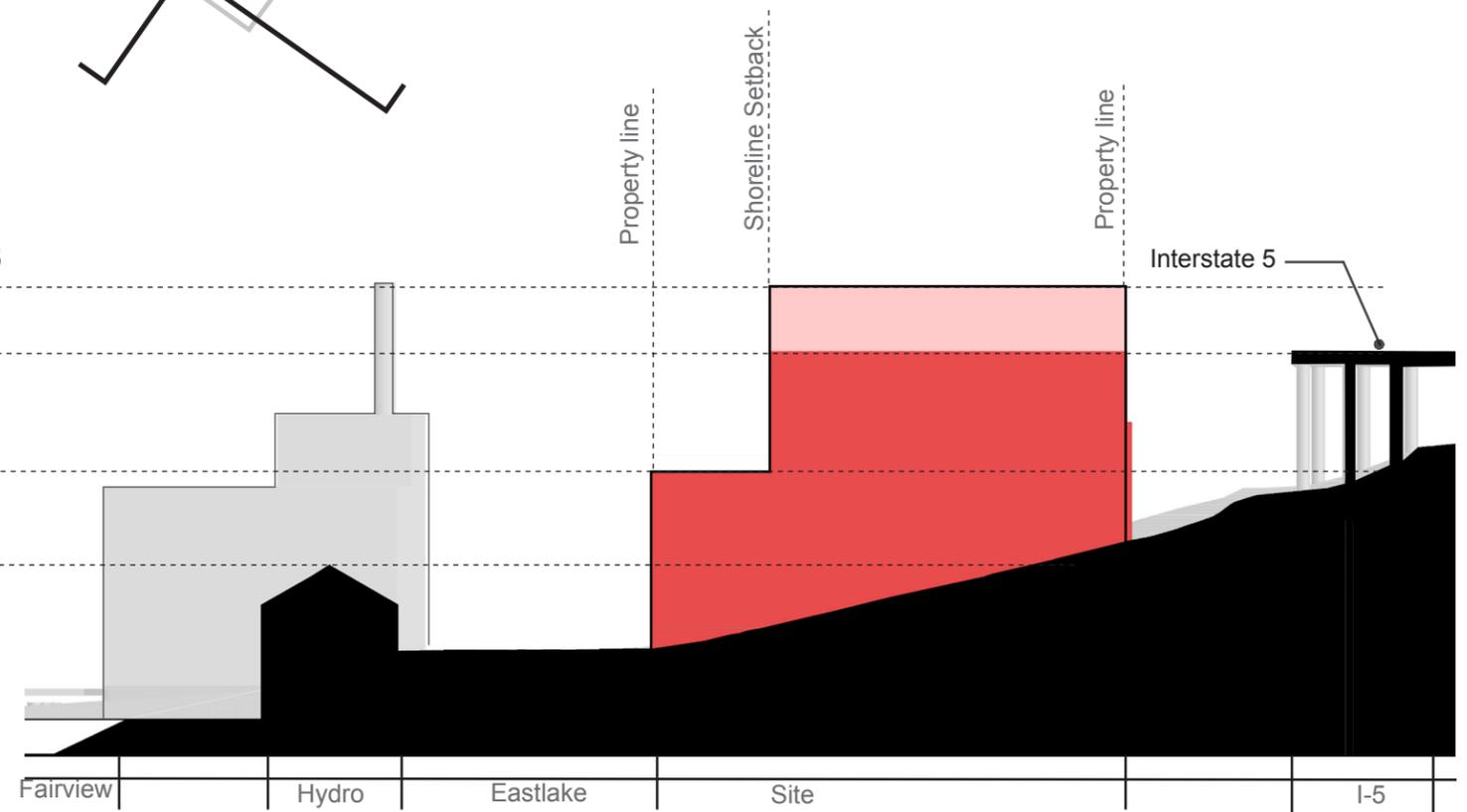


east-west thru Proposed Building plaza site section





east-west site section



east-west thru Hydro House site section





perspective from SW



perspective from NE



ground floor of 1165



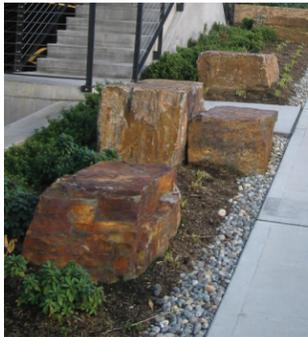
Vine Maple Trees



Ipe Decking



Birch Trees



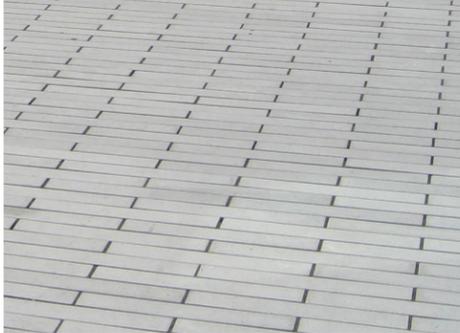
Basalt Stone Seating



Birch Trees



Wood Bench



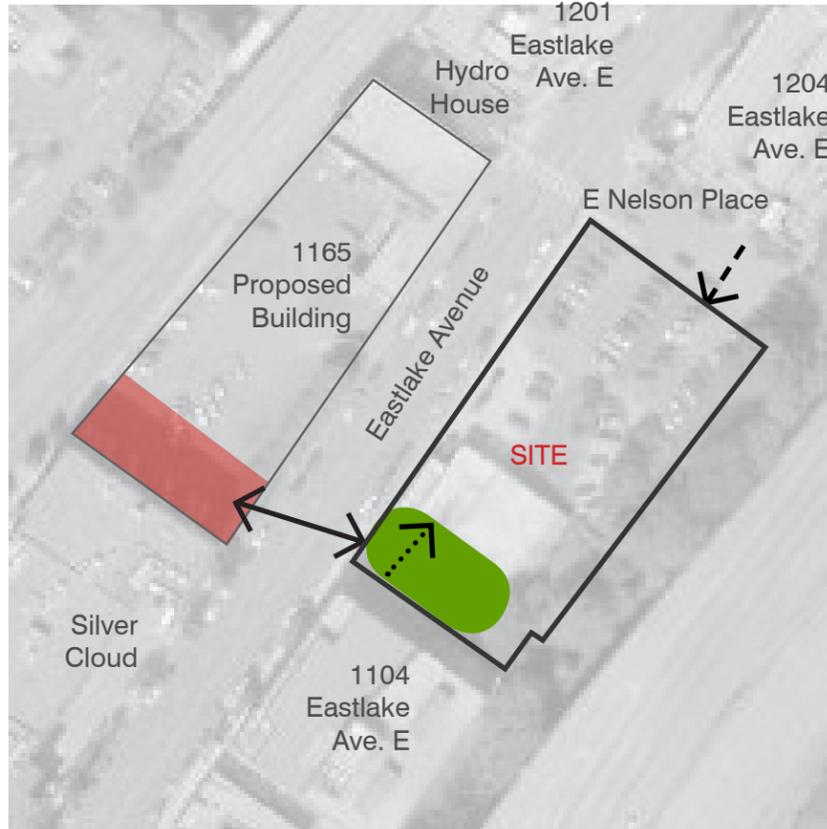
Concrete Pavers



Stepped Planters



1165 proposed public plaza schematic design



**Plaza to Plaza - without street vacation**

**Pros**

- Creates a connection on both sides of the streets
- Provides a connection to 1165 Plaza
- Increase solar access

**Cons**

- Garage entrance on a steep slope
- Building entry off plaza reduces use of plaza for public benefit



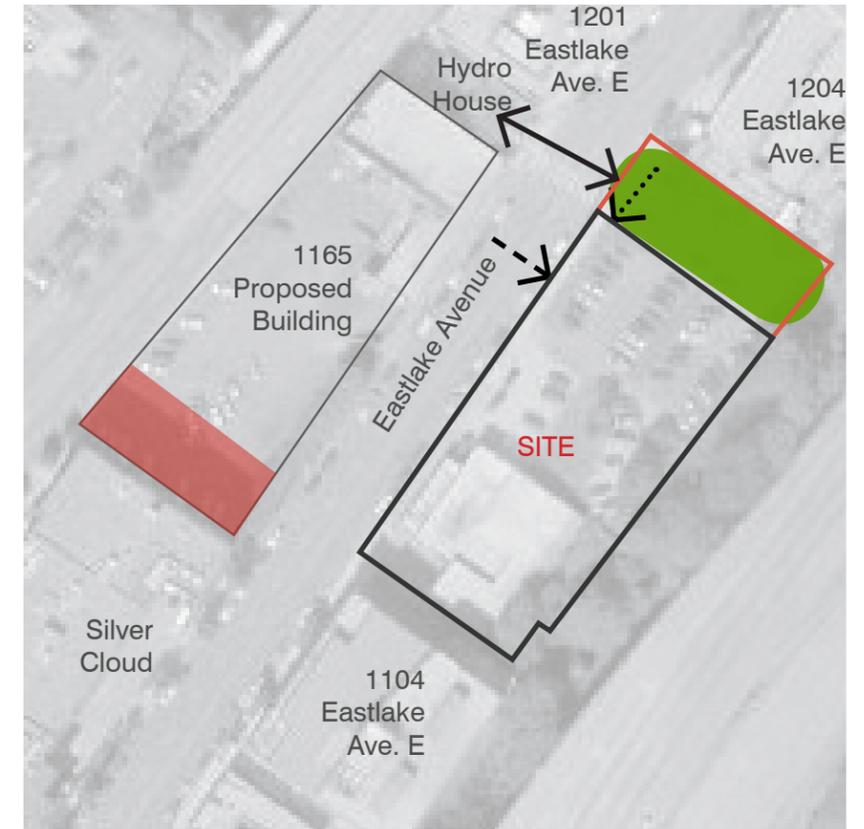
**Garage Access on Eastlake - with street vacation**

**Pros**

- Garage entrance on street level
- Provides a connection to 1165 Plaza
- Reduces amount of curbcut
- Connects to WSDOT ROW

**Cons**

- Garage entrance on a steep slope
- Reduces existing street parking on East Nelson



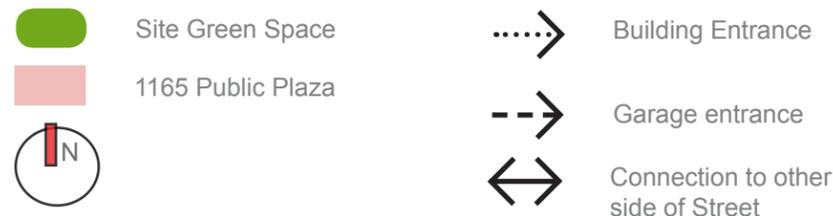
**North Plaza - with street vacation**

**Pros**

- Connection to Buildings on the North of the site
- Provides a connection to both sides of street
- Connects to WSDOT ROW
- Community Supports

**Cons**

- Garage entrance near building Entrance
- No Connection to 1165 Plaza





**Mid-Entrance - with street vacation**

- Pros**
- Creates a connection to 1165 Plaza and Hydro House
  - Widened sidewalk enhances pedestrian experience
  - Safer Sidewalk
- Cons**
- Lacks passive space
  - Building entrance not visible from 1165 Public Plaza
  - No connection to WSDOT ROW



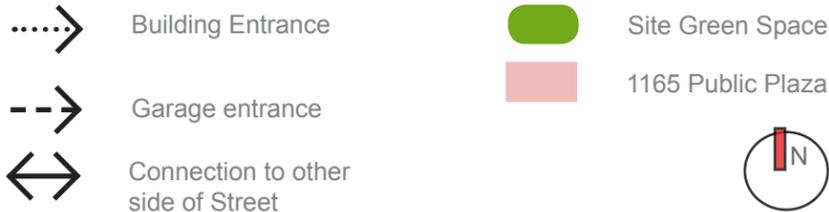
**L-plaza - with street vacation**

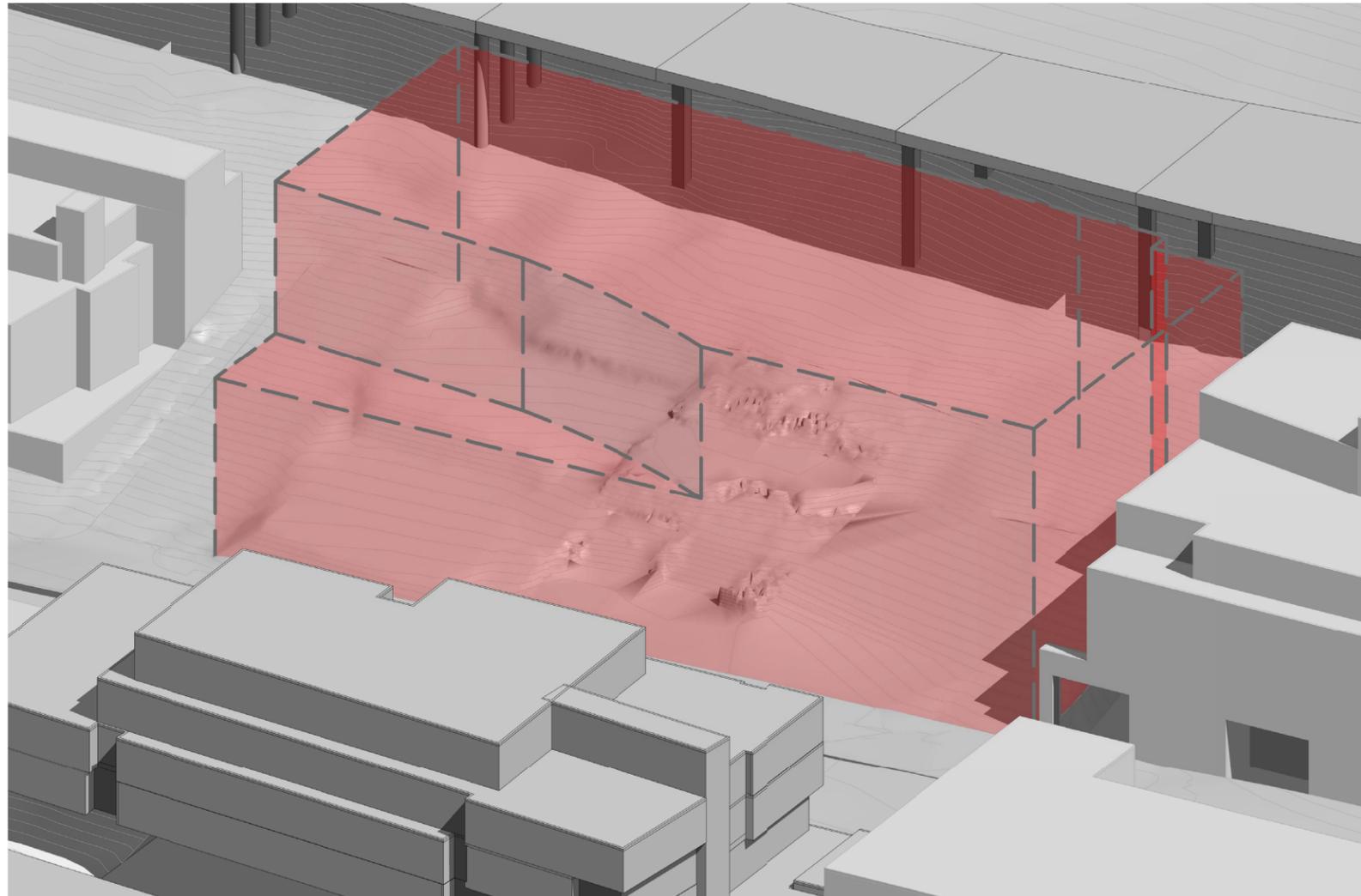
- Pros**
- Entrance of building more centrally located in context of surrounding buildings
  - Provides a connection to 1165 Plaza
- Cons**
- Garage entrance at a higher elevation



**C-Plaza - with street vacation**

- Pros**
- Connection to Buildings on the North of the site
  - Provides a connection to both sides of street
  - Garage entrance at lower elevations
- Cons**
- Entrance of building next to neighboring buildings garage





**ZONING ENVELOPE WITHOUT STREET VACATION**

**1150 Eastlake Avenue East  
Zoning Code Review  
Allowable Square Footage Analysis**

<b>1150 Eastlake Site Area (C2-65)</b>	
Site Area	35,665
Floor Area Ratio (FAR)	4.25
Allowable Area	151,576.25

<b>Vacation Area Analysis</b>	
East Nelson Place (South - C2-65)	4,190
East Nelson Place (North - IC-45)	4,242
Total Area of R.O.W.	8,432

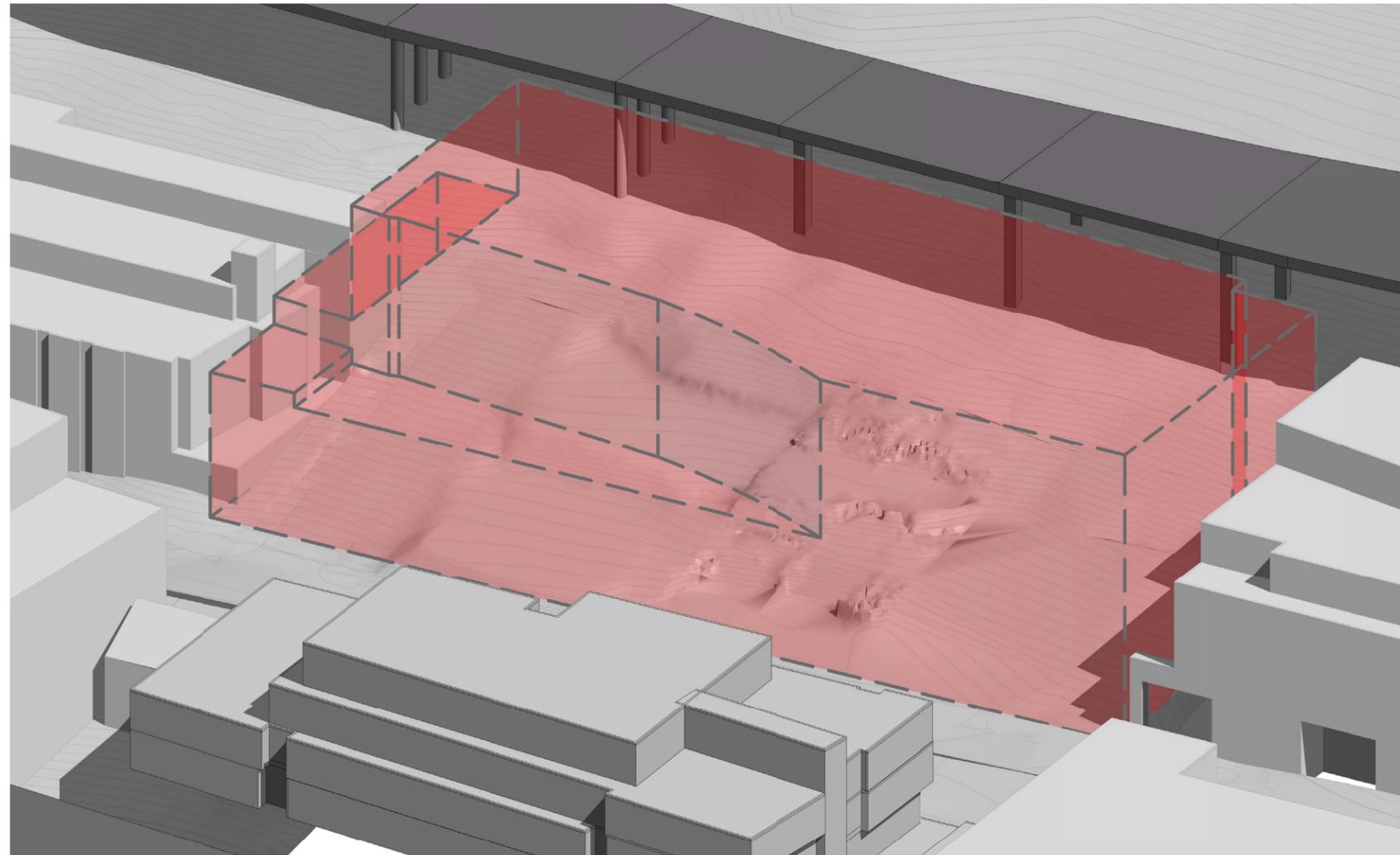
<b>East Nelson Place (South - C2-65)</b>	
Site Area	4,190
Floor Area Ratio (FAR)	4.25
Allowable Area	17,807.50

<b>East Nelson Place (North - IC-45)</b>	
Site Area	4,242
Floor Area Ratio (FAR)	2.5
Allowable Area	10,605.00

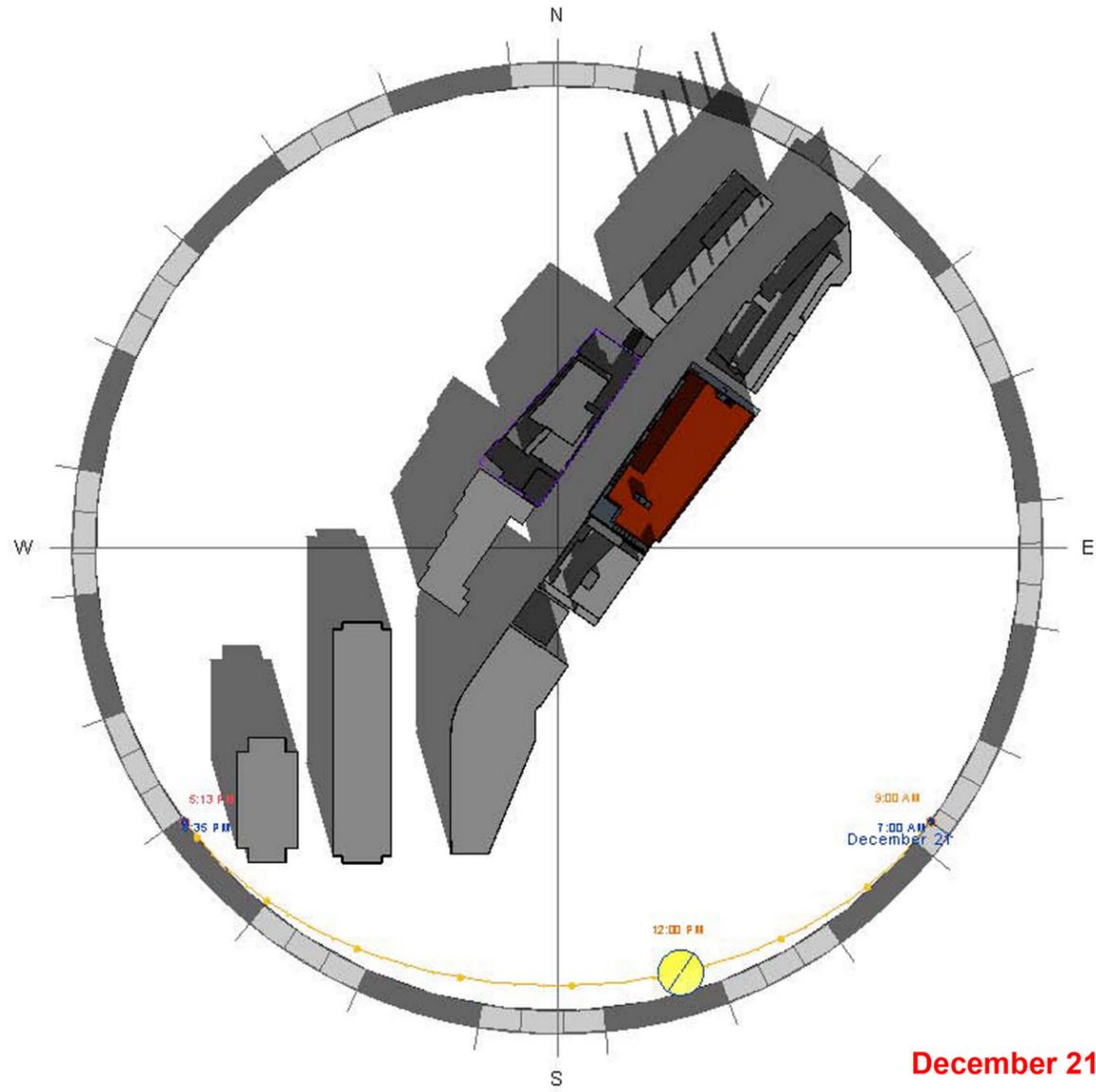
**Increased Development Potential: 28,412.50**

<b>Area Increase</b>	
Allowable Area	151,576.25
Increased Development Potential:	28,412.50
Site + Vacation Allowable Area	179,988.75

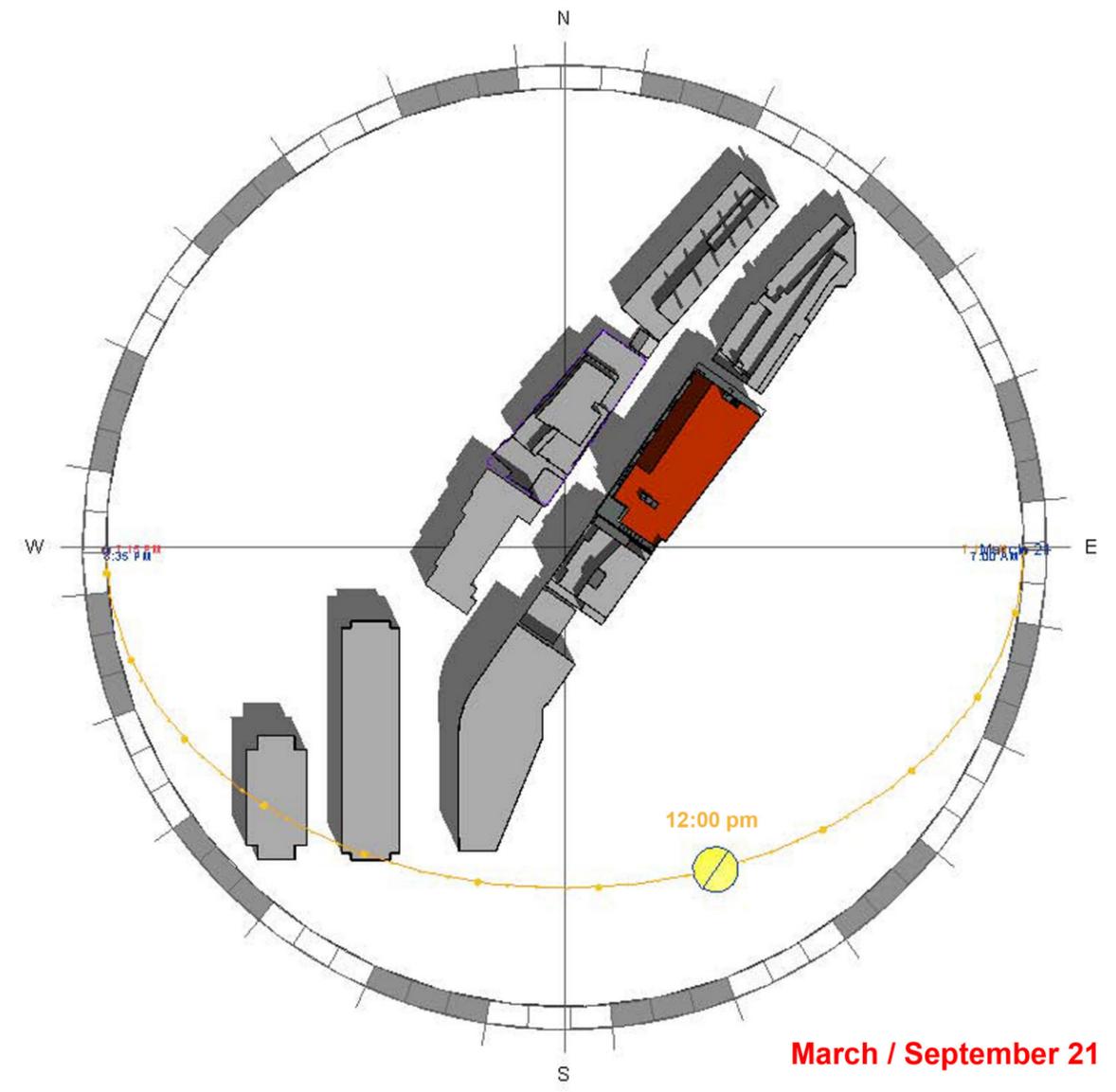
**Percentage Increase: 19%**



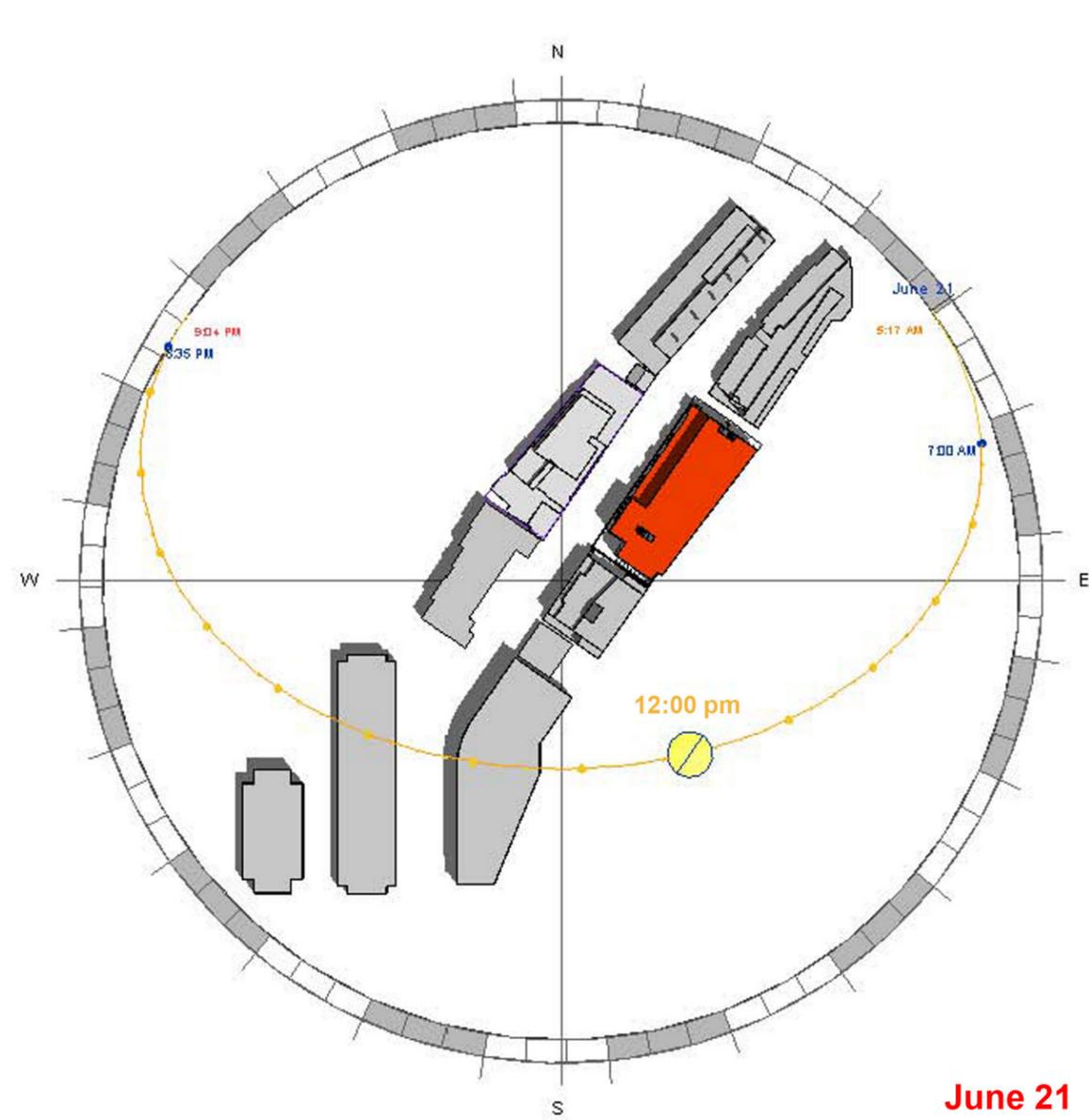
**ZONING ENVELOPE WITH STREET VACATION**



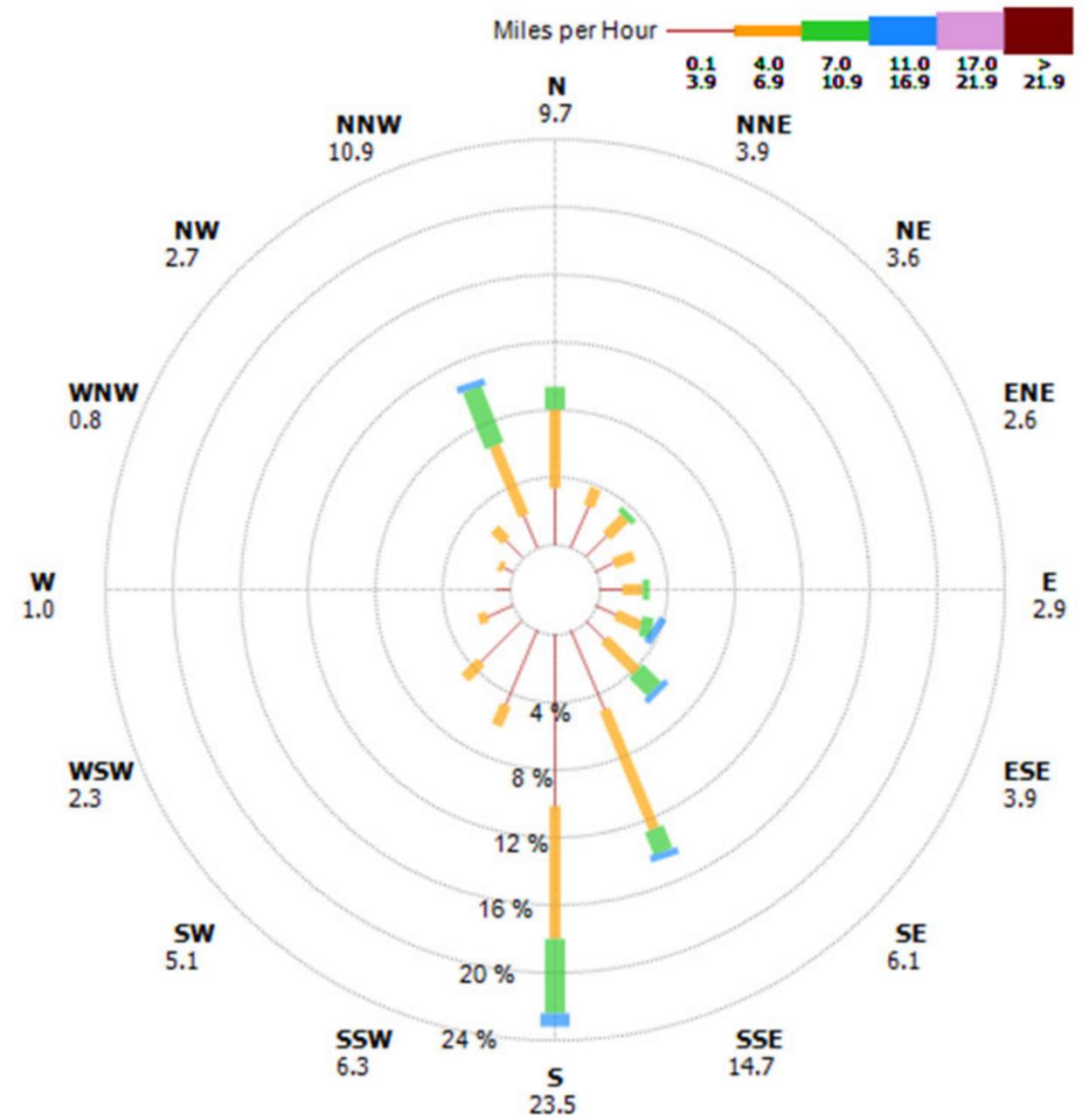
**December 21**



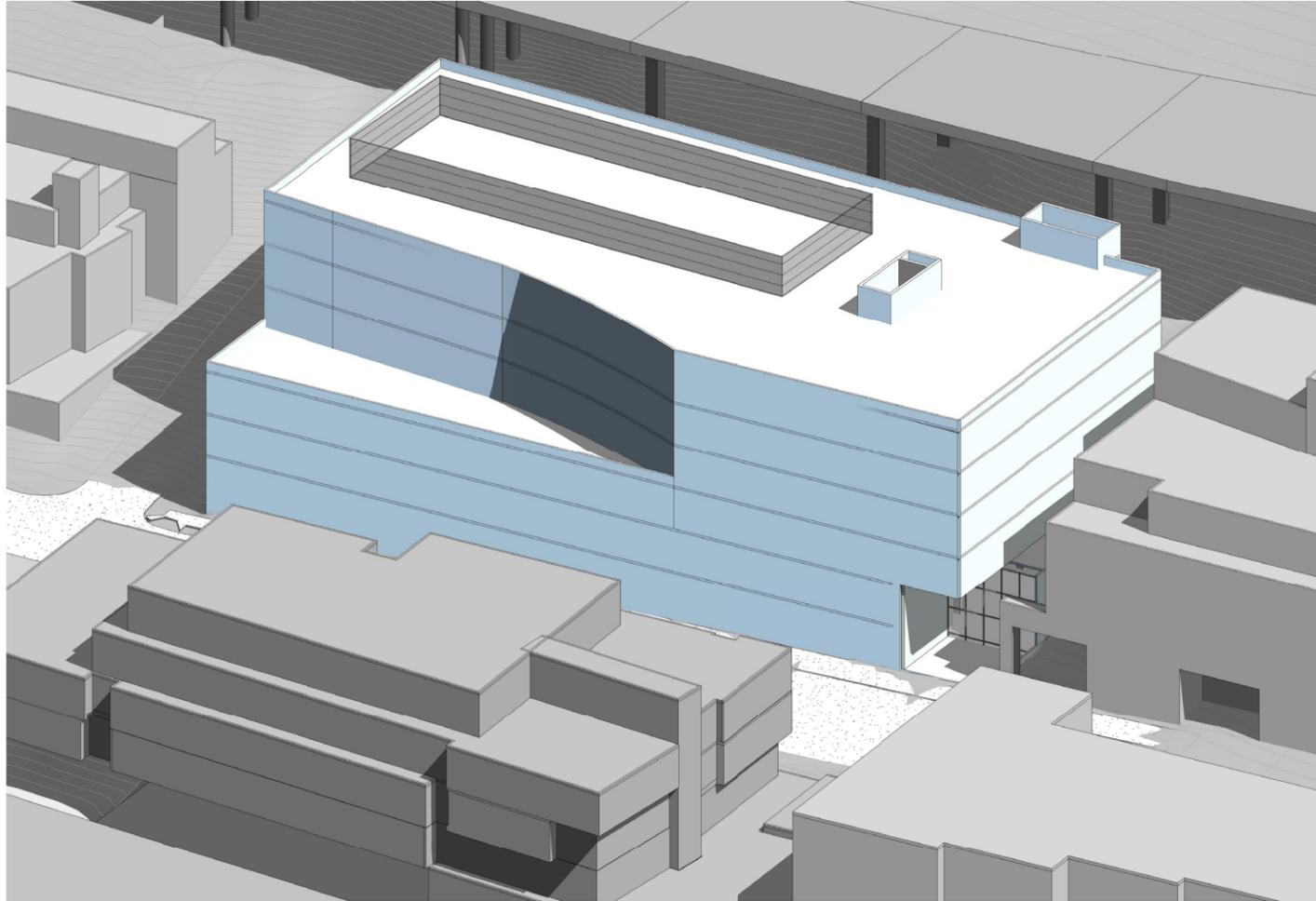
**March / September 21**



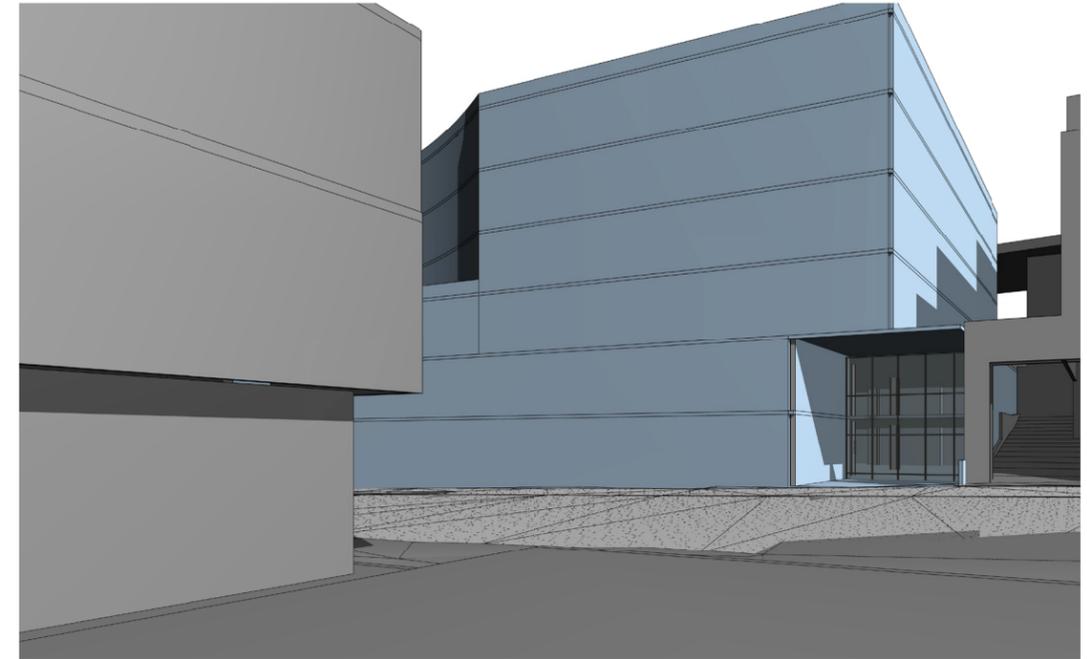
June 21



**Hour Average Wind Speed Sonic**  
 Seattle Queen Anne Hill ~ 8,713 Observations  
 01 Jan 2010 through 30 Dec 2010



west aerial



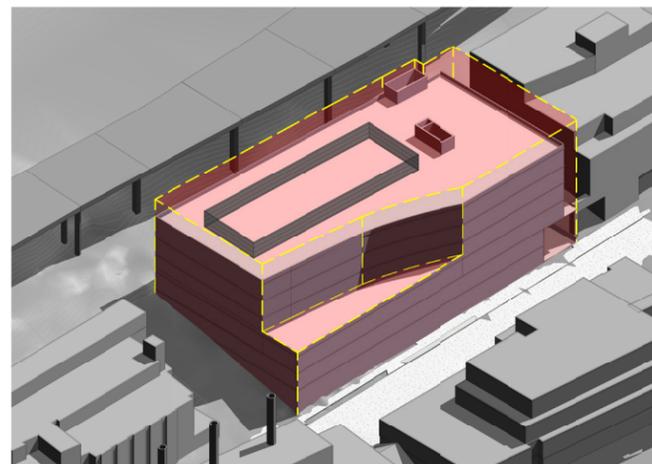
street view looking east

**Opt-1  
Pros**

- Provides for plaza connection between Site and 1165 Plaza
- Simple Structure

**Cons**

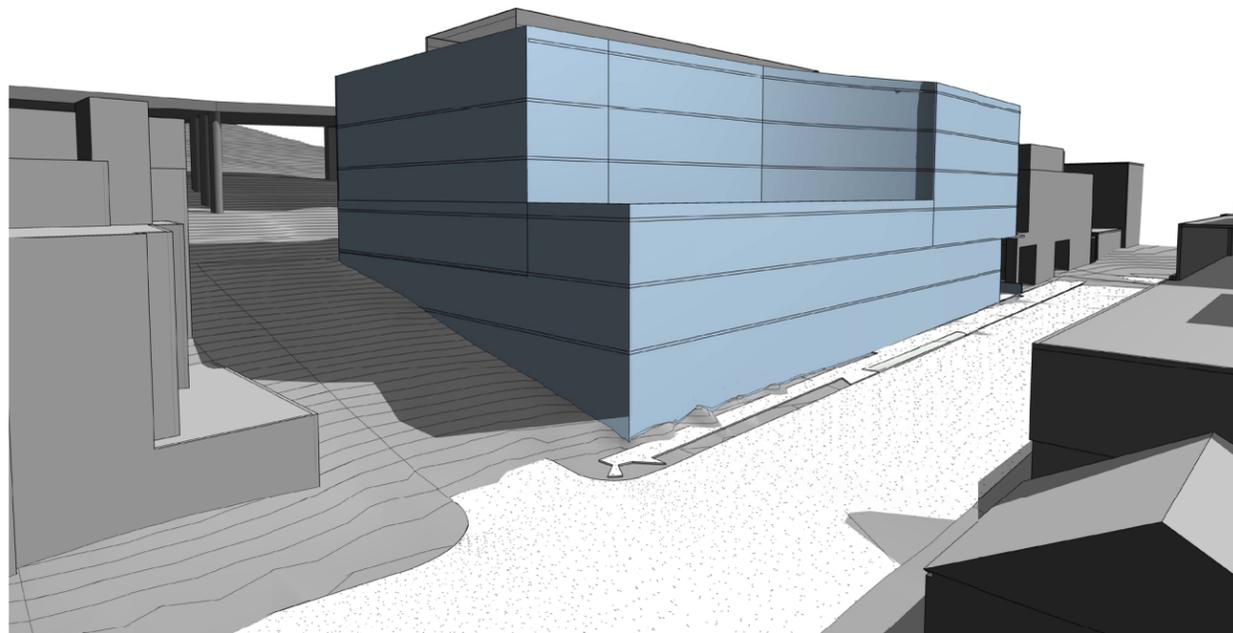
- Deep floor plate at lower floors
- Lacks pedestrian scale with large Massing
- Lacks public open space
- Lack of articulation of building facade



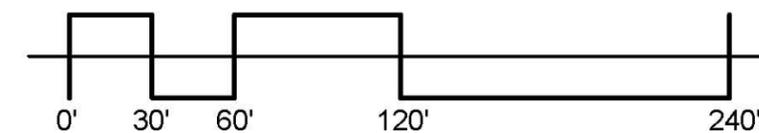
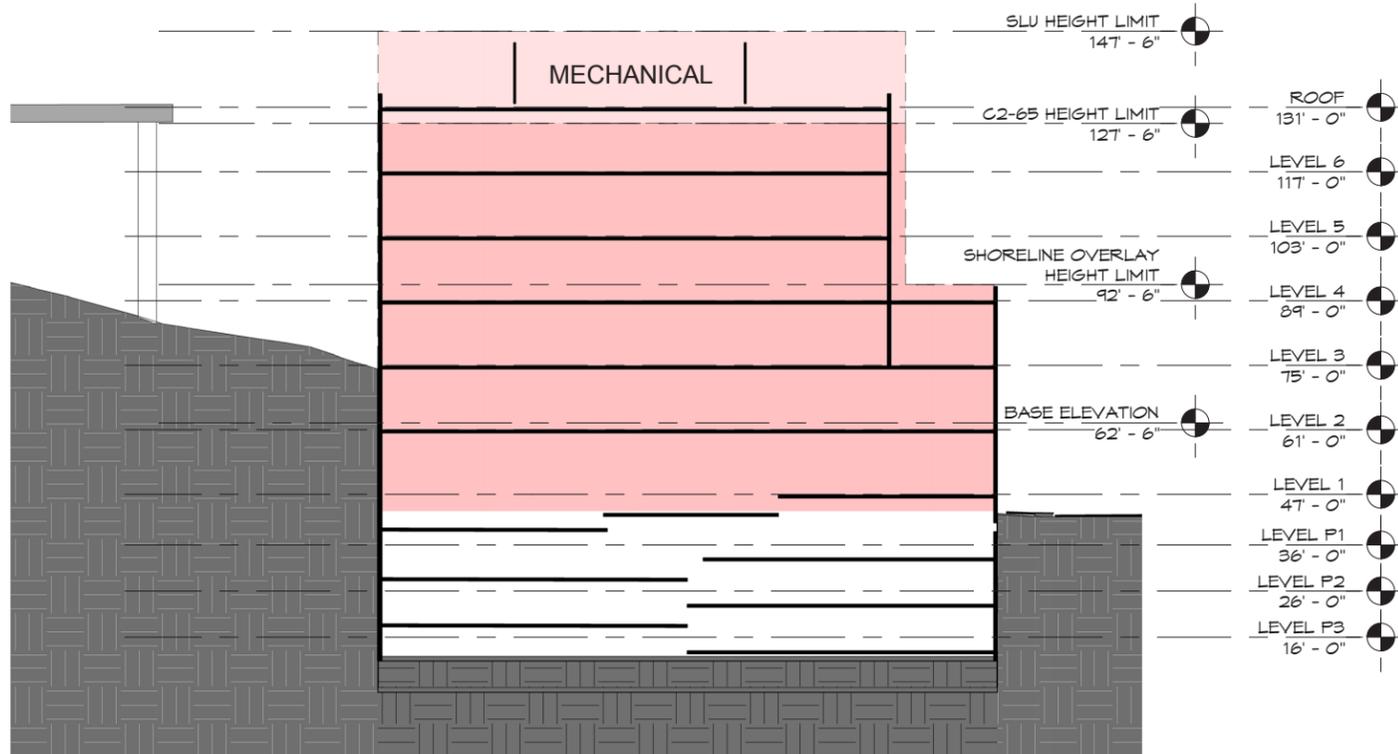
massing within zoning envelope-north aerial

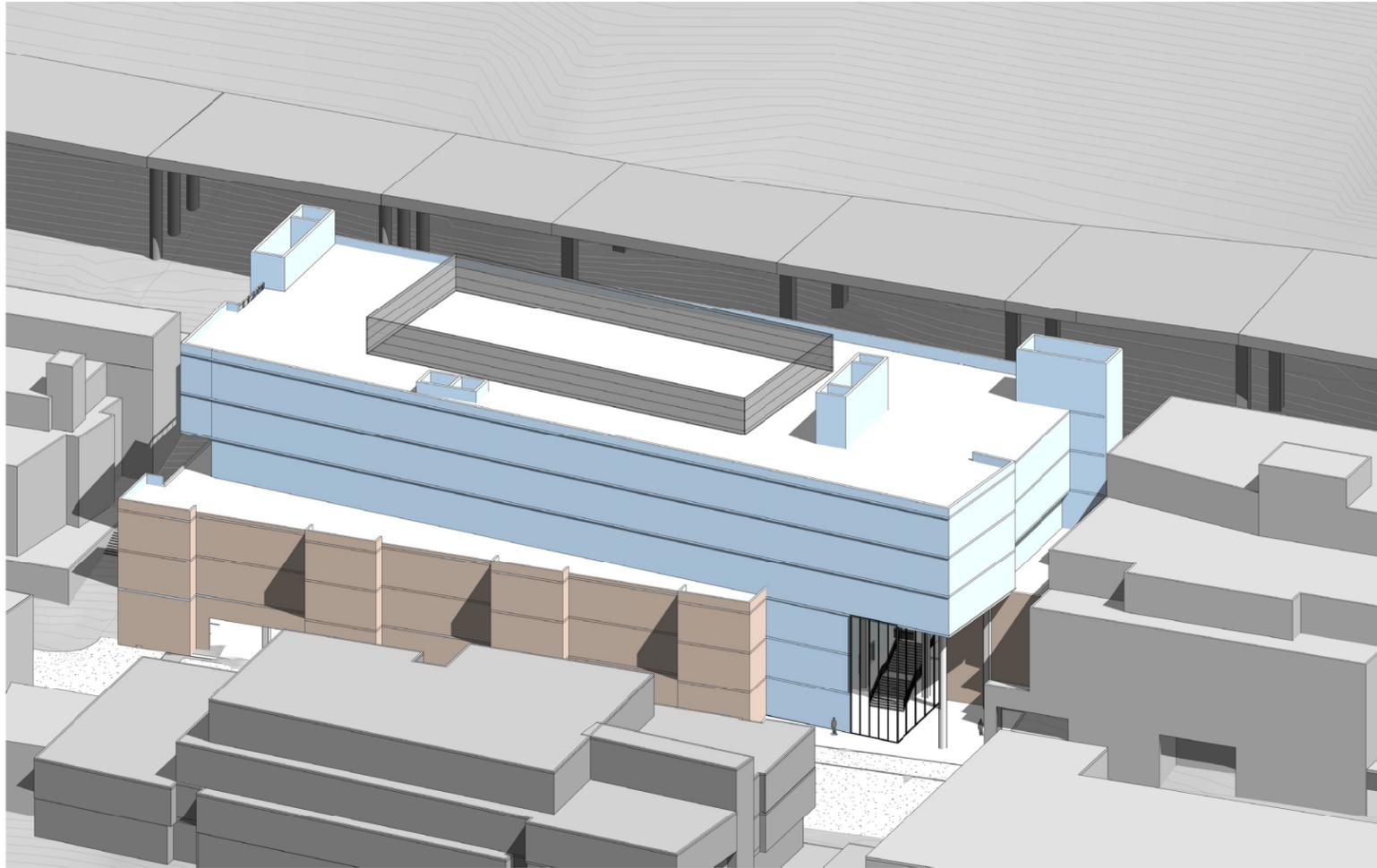


street view looking north

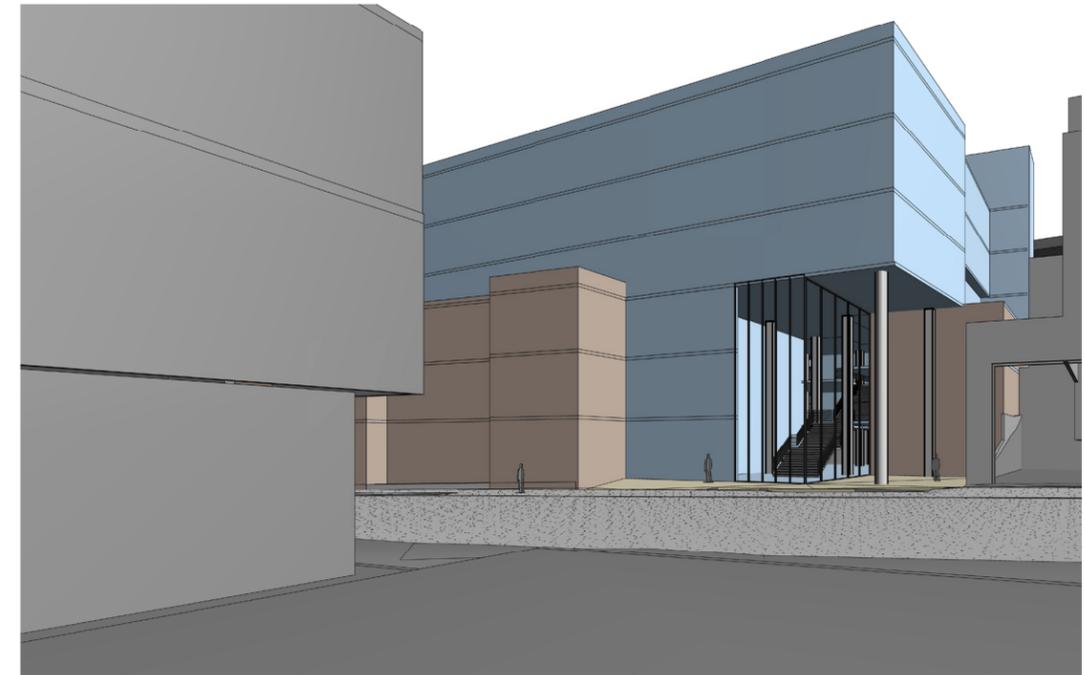


aerial view looking south-east





west aerial



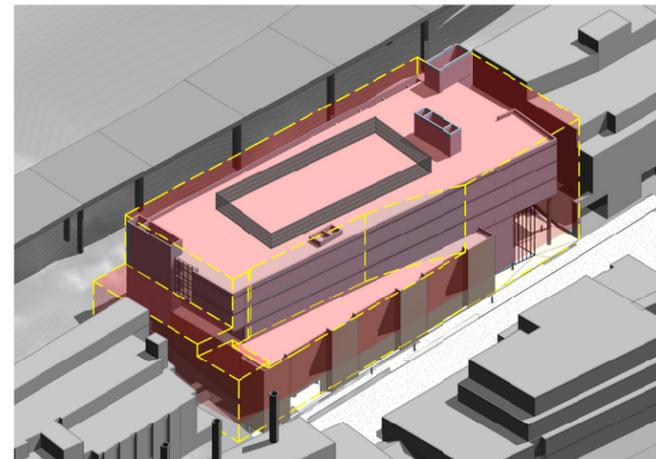
street view looking east

**Opt-2**  
**Pros**

- Provides for plaza connection between Site and 1165 Plaza
- 3-story base is better fit contextually
- Large covered entry plaza
- Straight forward core
- Simple Structure
- Greater Setback reduces mass
- Combines garage and loading
- Minimizes curb cuts.

**Cons**

- South end receives less sunlight



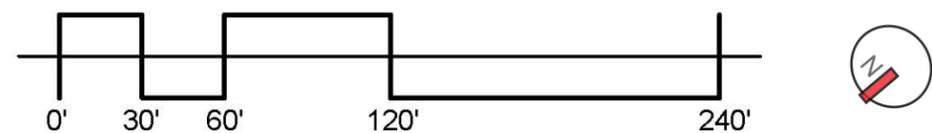
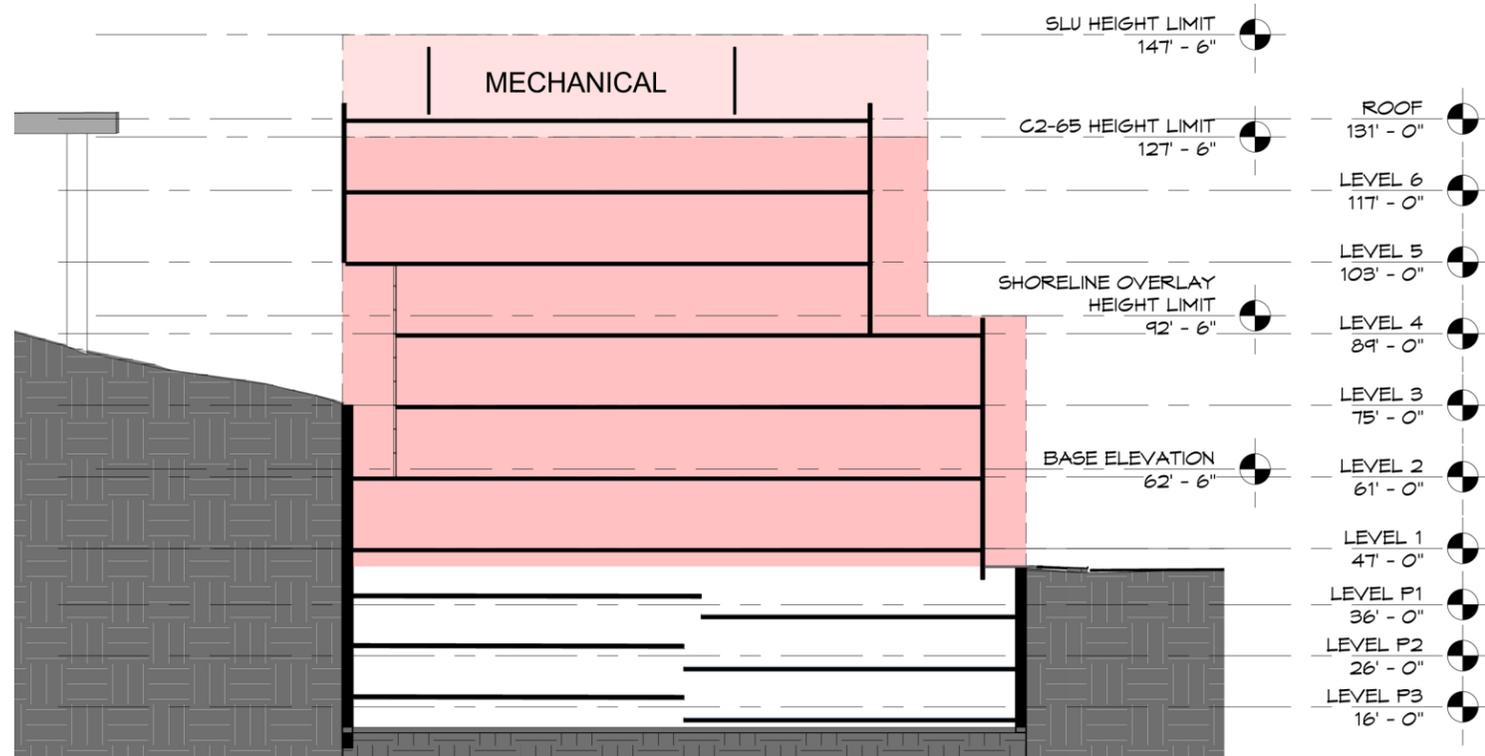
massing within zoning envelope-north aerial

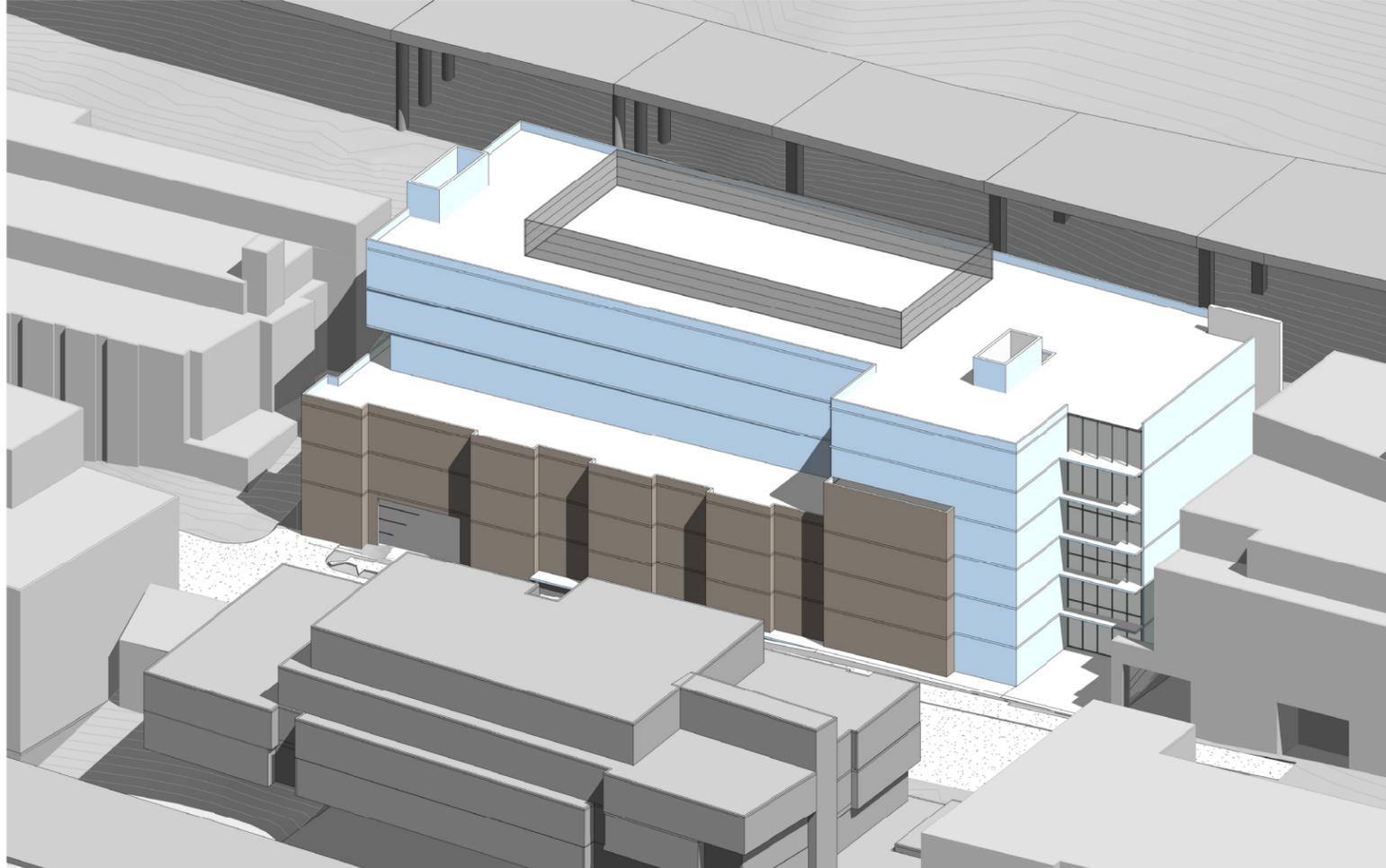


street view looking north

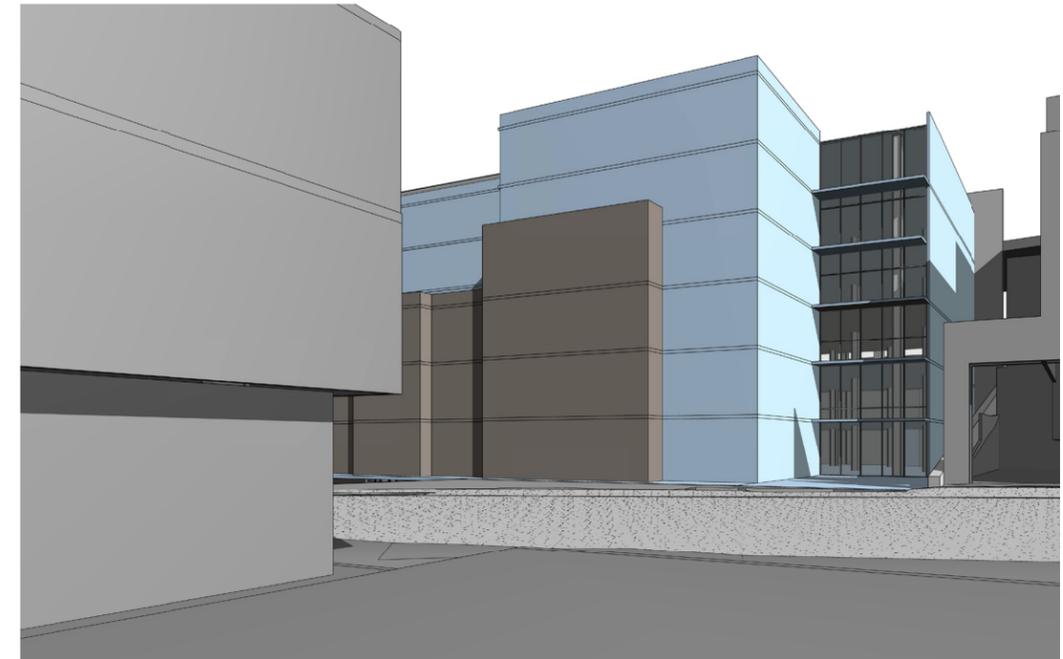


aerial view looking south-east

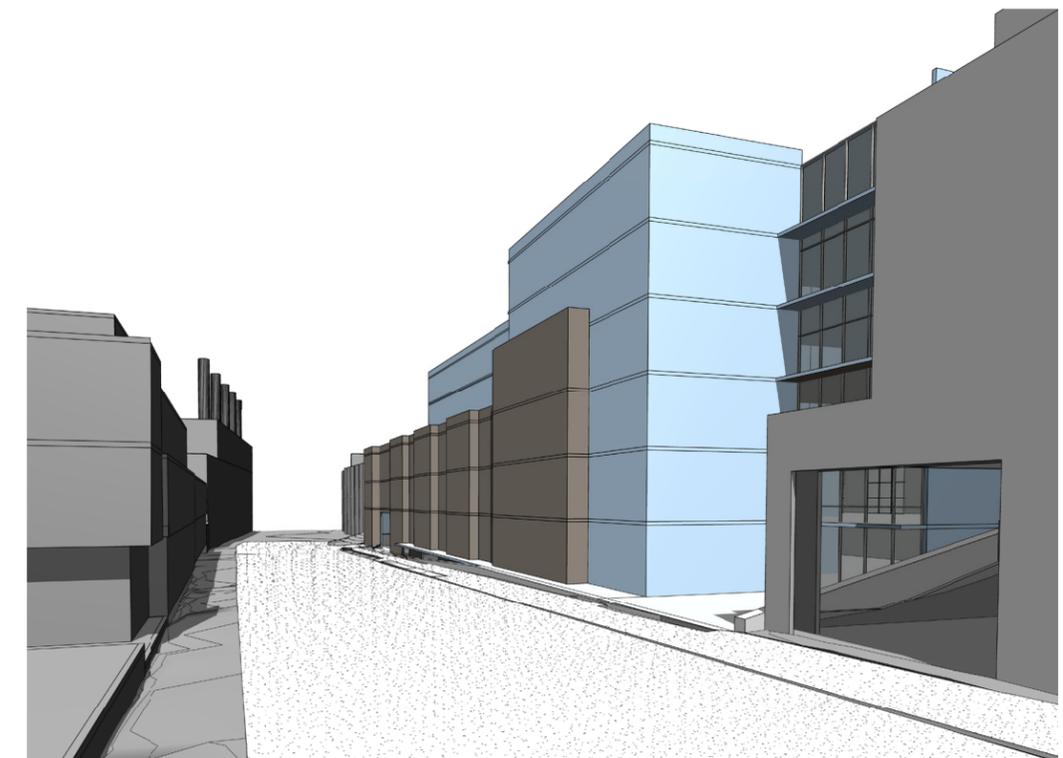




west aerial



street view looking east



entry perspective

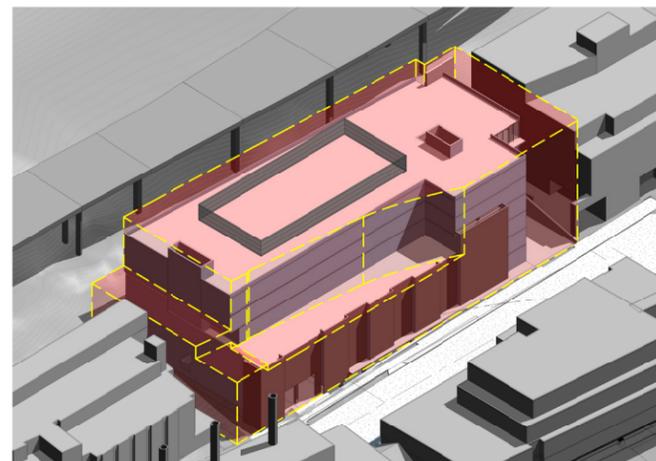
**Opt-3 L Building**

**Pros**

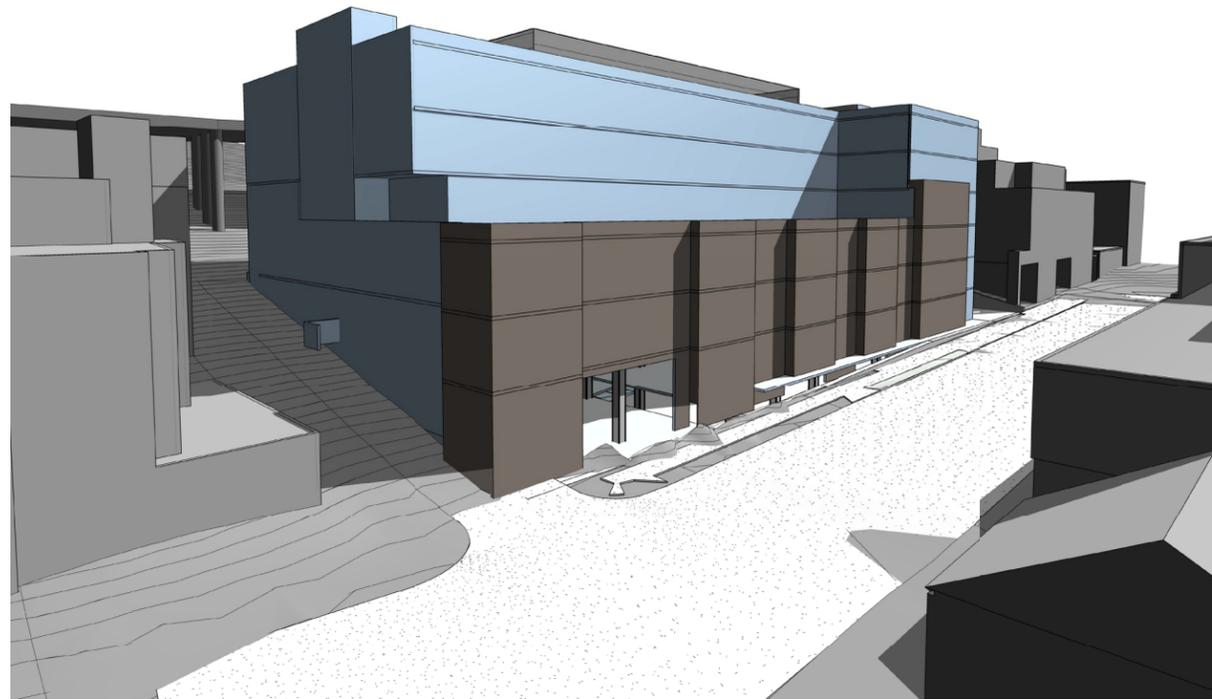
- Corner plaza connects to 1165 Public Plaza
- Better setbacks
- Straight forward core
- Simple Structure
- Greater Setback reduces mass
- Combines garage and loading
- Minimizes curb cuts.
- Better scale modulation

**Cons**

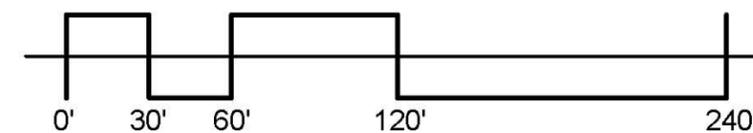
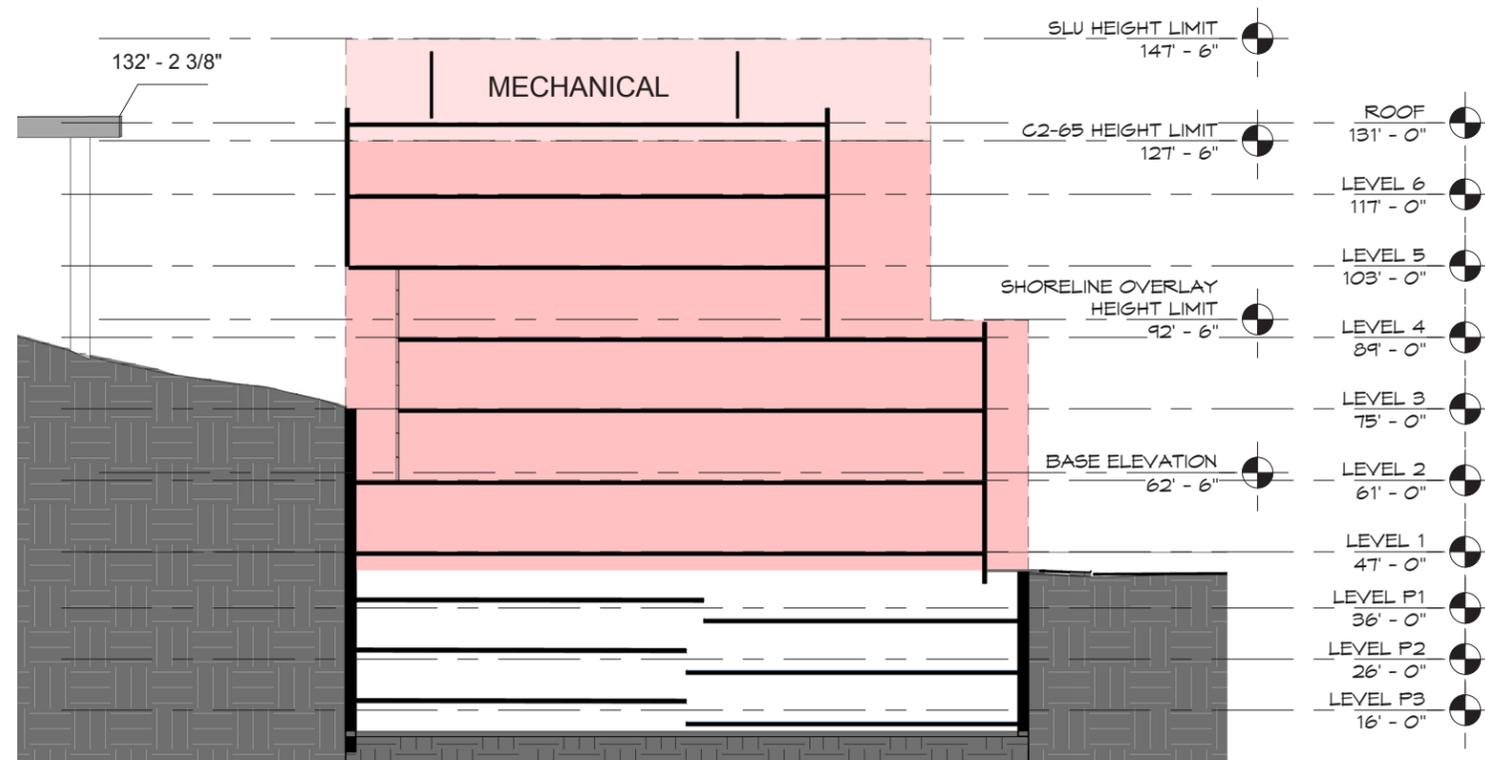
- Less overall square footage

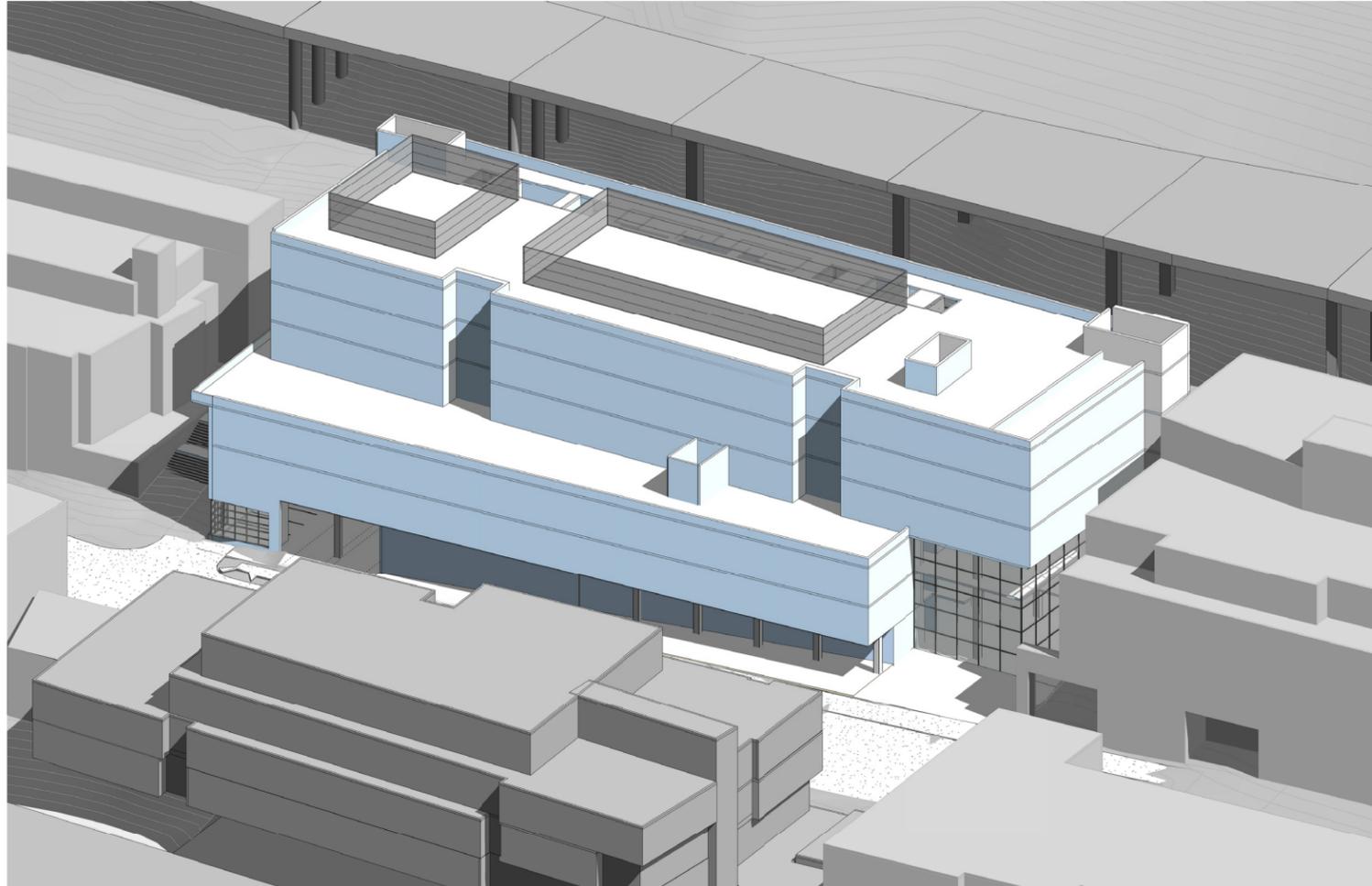


massing within zoning envelope-north aerial



aerial view looking south-east





west aerial



street view looking east



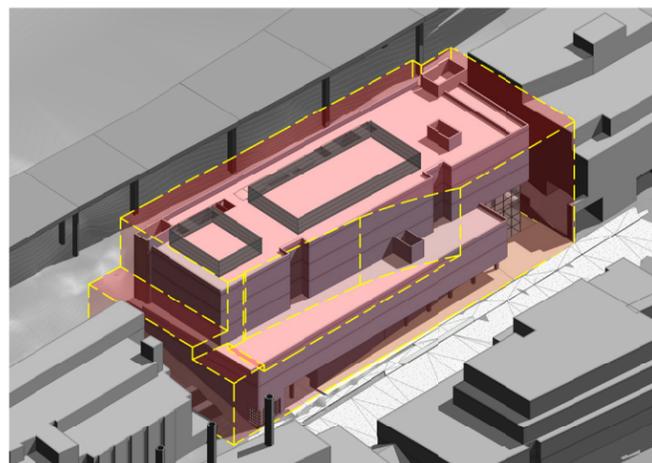
street view looking north

**Opt-4 Bar**  
**Pros**

- Provides for plaza connection between Site and 1165 Plaza
- Straight forward core
- Simple Structure
- Greater Setback reduces mass
- Combines garage and loading
- Minimizes curb cuts.

**Cons**

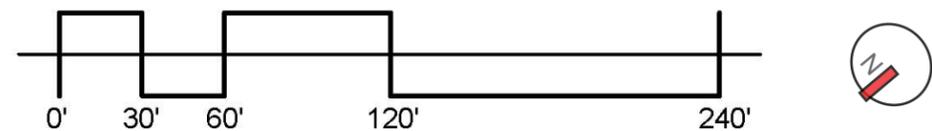
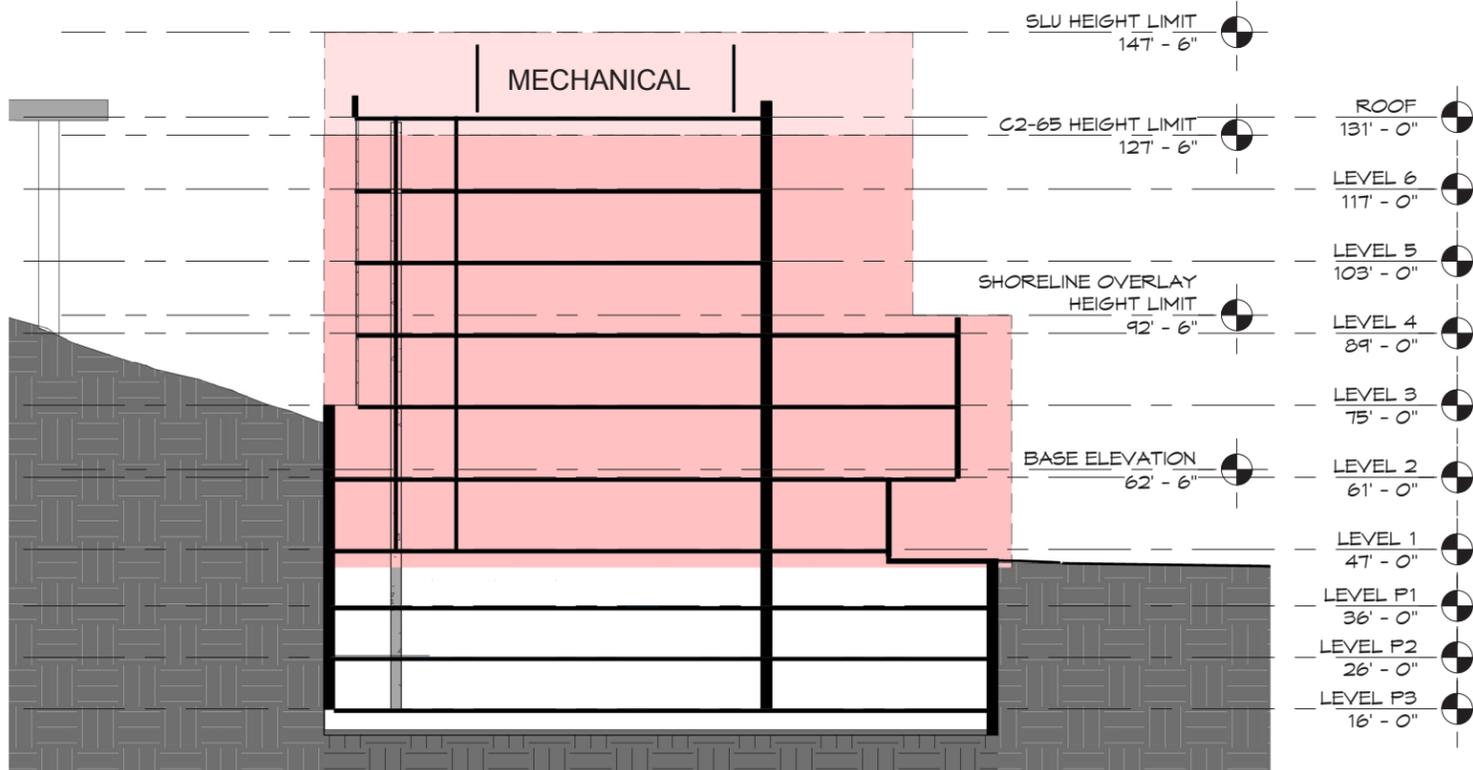
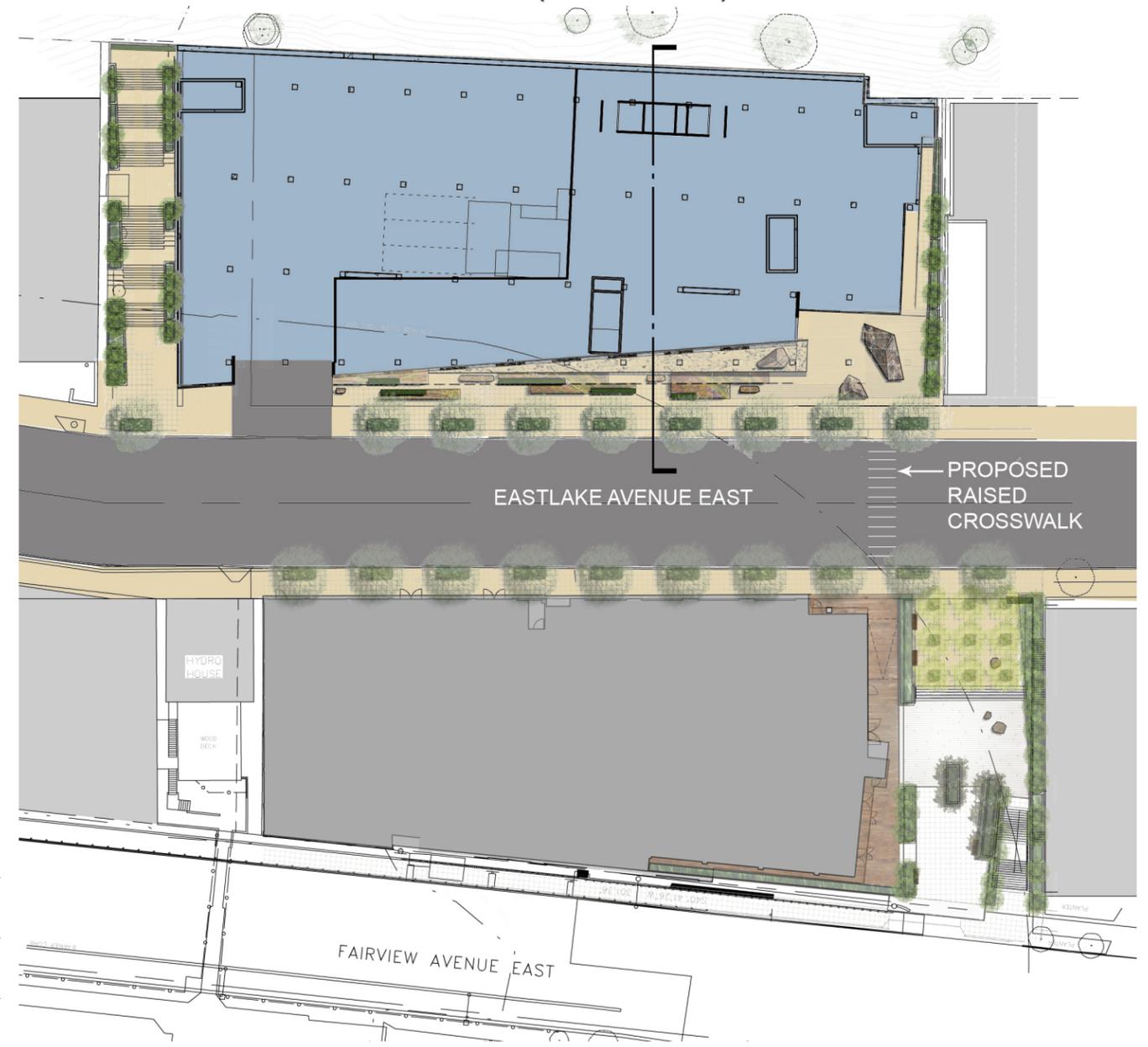
- Less leasable space
- Deep floor plate at lower floors.



massing within zoning envelope-north aerial



aerial view looking south-east



**Design Thematics:**

The following are examples from similar building types that demonstrate various themes that we are exploring in order to satisfy issues of site context, scale, program, and architectonic features.

**Strong Building Base or Plinth**

- Natural Materials
- Balancing transparency requirements
- Employing locally manufactured materials
- Pedestrian scale of elements and details





**Design Thematics:**

The following are examples from similar building types that demonstrate themes that we are exploring in order to satisfy issues of site context, scale, program, and architectonic features.

**Vertical Modulation**

- Horizontal banding of materials
- “Frames” focusing the views
- Irregular vertical mullions
- “Piloti” for structural columns



