



## Table of Contents

1	Statement of development objectives .....	2
2	Urban design analysis .....	3
3	Design guidelines .....	10
4	Site analysis .....	11
5	Three feasible alternative architectural concepts .....	16
6	Studies and Sketches at street level .....	20
7	Summary of potential development standard departures .....	22

# 1

## Statement of Development Objectives

This development proposal is to design and construct a six level 195,000 SF office building with 3 levels of below grade parking for approximately 275 cars and 3,200 SF of street level retail.

**Urban Design Analysis  
Zoning Map and Summary**



Portion of zoning map from DPD Map 101.

**Site Address:**  
400 Ninth Avenue

**Zone:** Seattle Mixed (SM) 85 feet

**23.48.004**

**Uses:** Retail and Office are permitted uses

**23.48.016B**

**Floor Area Ratio:**

4.5. The following is exempt from FAR:

- All floor area below grade and for accessory parking above grade
- Within SLU urban center, up to max 15 percent of gross floor area may be occupied by mechanical equipment

**23.48.010**

**Structure Height Limit:**

85 feet.

Since the project is located within the South Lake Union Urban Center, the height limit can be increased to 105 feet subject to the following:

- a. Minimum two floors to have at least 14 feet floor to floor height
- b. Additional Height for mechanical equipment is allowed
- c. Project has no more than 6 floors above grade

**23.48.014**

**Upper Level Setbacks:**

Upper level setbacks are to be provided along Harrison equal to 1 foot setback for every 2 feet of height above 45 feet.

**23.48.014**

**General Façade Requirements:**

- a. Building entries must be located within three feet above or below adjacent sidewalk grade.
- b. Façade height along Harrison and Republic (Class 2 Streets) minimum 25 feet
- c. Façade height along Ninth Ave (No street classification) minimum 5 feet high
- d. Along all streets, structures may be set back up to 12 feet from property line if setback area is landscaped per 23.48.024. Additional set backs are permitted for up to 30% of length of setback along street wall provided additional set back is located at a distance of 20 feet or greater from street corner.

**23.48.018A**

**Façade Transparency Requirements:**

- a. Transparency on Republican and Harrison (Class 2) Streets: minimum of 60%
- b. Transparency on Ninth Avenue: minimum of 30%

**23.48.018B**

**Blank Façade Limits:**

On Republican and Harrison Street:

- a. Blank facades limited to 15 feet except for garage doors which may be wider than 15 feet.
  - b. Total of all blank facades shall not exceed 40% of street façade
- On Ninth Avenue
- a. Blank facades limited to 30 feet wide except for garage doors which may be wider than 30 feet.
  - b. Total of all blank facades shall not exceed 70% of street façade

**23.48.024**

**Landscaping:**

Green Factor is not required in SMC zone

**23.48.031**

**Solid Waste and Recyclable Materials Storage Space:**

For commercial uses between 100,001 – 200,000 SF, minimum storage area located within property line must be minimum 275 SF with a front loading container type.

**23.54.015**

**Automobile and Bicycle Parking Requirements:**

No parking required in urban centers. SLU is an urban center. Also, office use requires 1 bike space per 2,000 SF long term in urban centers. General sales and services in urban centers require 1 bike space per 2,000 SF.

**23.54.035C**

**Loading Berth Requirements and Space Standards:**

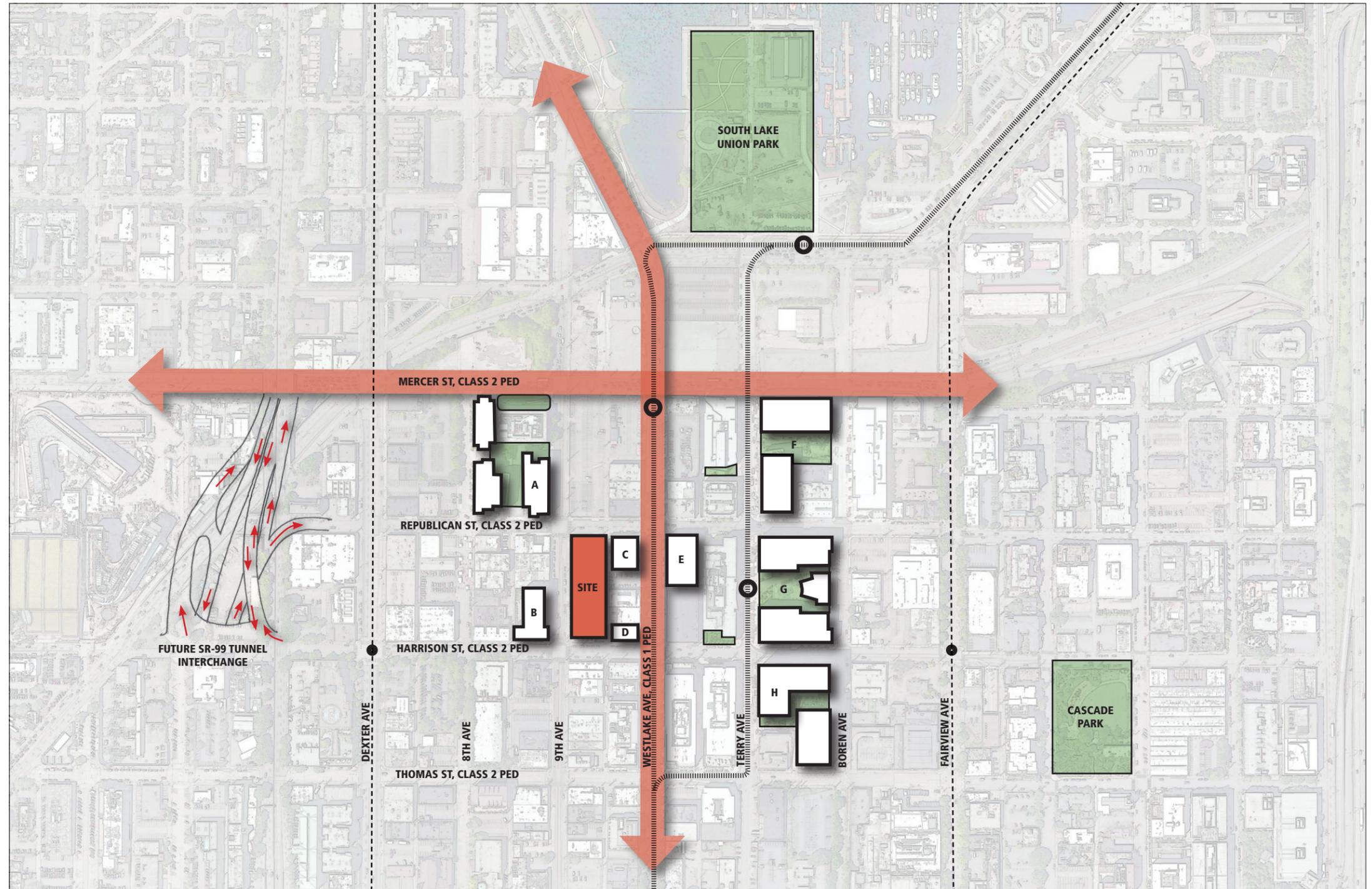
For low demand uses with gross floor area between 160,001 to 264,000 GSF, 3 loading berths are required. For low and medium demand uses, loading berths to be min 10 feet wide x 35 feet long but a request can be made to DPD Director approval to reduce length of loading berths to 25 feet long.

# 2

## Urban Design Analysis Vicinity map & Traffic flows

The site is located within the South Lake Union Urban Center. The site is on the west side of the block bounded by Ninth Ave, Westlake Ave, Republican St and Harrison St.

The site can be accessed easily by public transportation including bus and streetcar, as well as by autos and pedestrians. The streetcar line runs just half block east of the site along Westlake and the closest streetcar stop is on Westlake just south of Mercer. Regular bus services passes near the site and runs north-south along Fairview and Dexter and east-west along Denny. Bike lanes are located along Dexter Avenue. The site is also accessible to I-5 via Mercer Avenue and also SR99 which is located 3 blocks to the west. When the new SR-99 project is constructed, traffic from Pioneer Square will exit onto Republican Street. Access to North bound and South bound SR-99 will be from Harrison Street.



### Map Legend:

- Green Space
- Major building types (see next page)
- Street car and stop
- Metro bus line and stop
- Major arterials

# 2

## Urban Design Analysis Major building types



**A** UW Medicine Research Lab, 5 story office and lab research building.



**B** Veer Lofts, 6 story condo building with 99 units and retail.



**C** Tesla dealer, 2 story brick building.



**D** 401 Westlake Ave, 2 story retail.



**E** 428 Westlake, 6 story office building with retail.



**F** Amazon Phase 1-B, 5 story office building with retail.



**G** Amazon phase 1-A, 6 story office building with retail and renovated Landmark, Van Vorst Theater.



**H** Terry Avenue Building, 12-story office complex with retail and renovated Landmark, Terry Avenue Building.

# 2

## Urban Design Analysis Nine block axonometric diagram

The axonometric and following narrative provide design cues that can be gleaned to develop design alternatives.

### Sun path:

The site orients the building in a north south direction with the highest average amount of sun falling on the west side of the building throughout the work hours of a day.

### Significant Views from site:

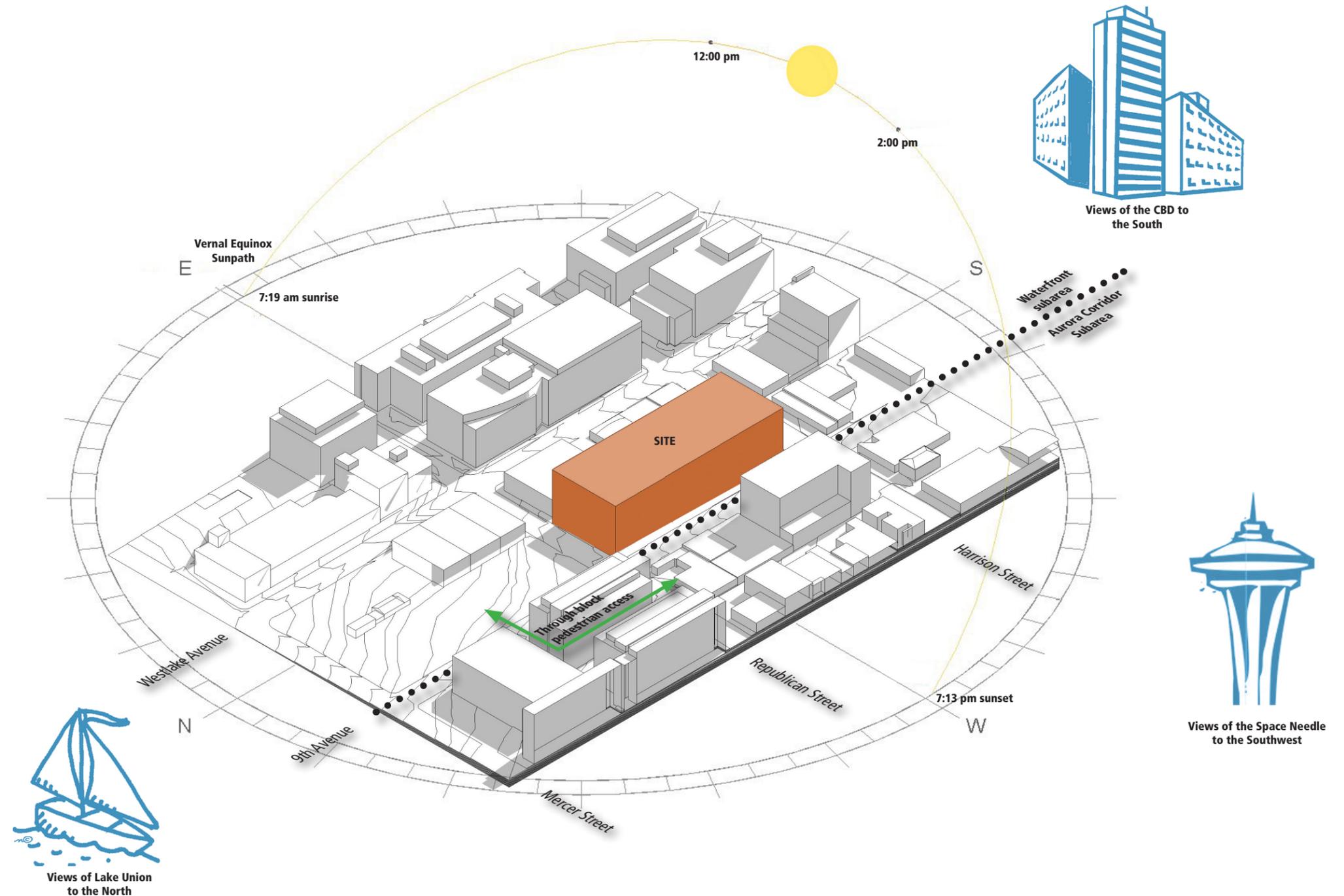
Significant Views include upper level partial views of Lake Union to the North, the Space Needle to the Southwest and the downtown CBD to the South.

### South Lake Union subareas:

9th avenue divides the South Lake Union subareas of "Aurora Corridor" to the west and 'Waterfront' to the East. The Aurora Corridor subarea is characterized by mixed use with primarily residential and retail. The Waterfront subarea is characterized by mixed use commercial, office, research and retail.

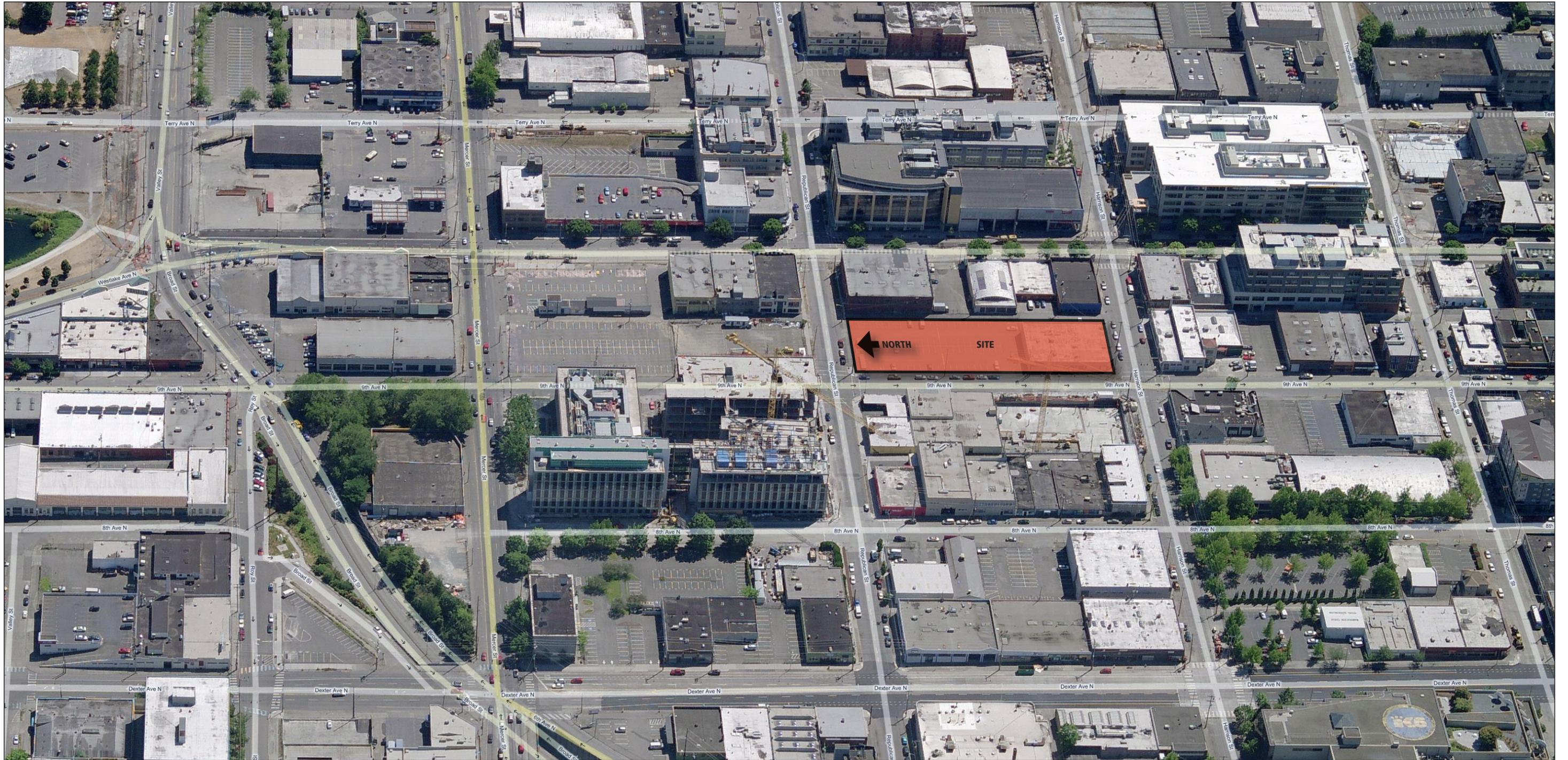
### Through block connections:

Recent developments of South Lake Union are enhanced with through block connections and alleys designed for pedestrian use, such as at the University of Washington School of Medicine Phase 2 and Amazon Phases 1A, 3 and 4.



# 2

## Urban Design Analysis Aerial photograph

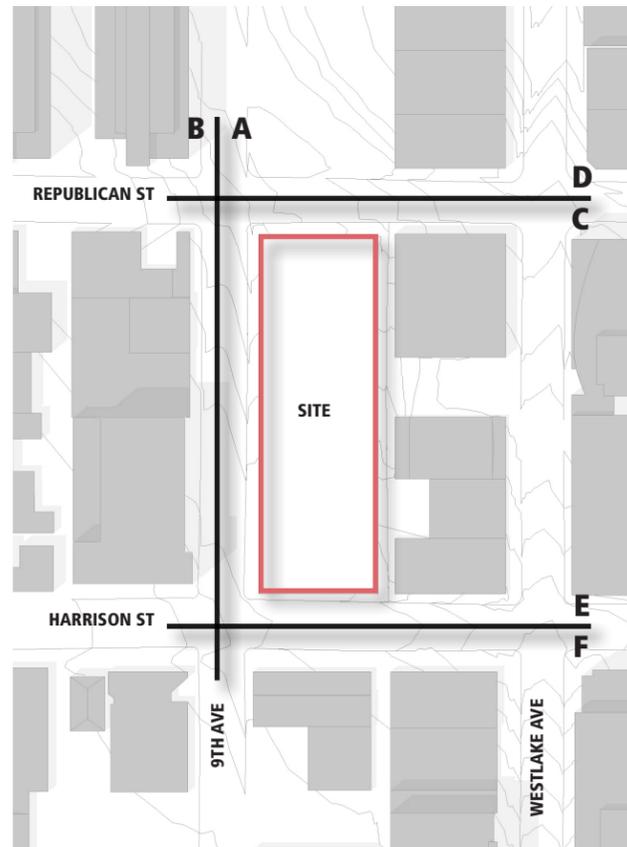


# 2

## Urban Design Analysis Photomontage of streetscape



**A** Ninth Avenue North viewing East into site



**B** Ninth Avenue North viewing West from the site

WESTLAKE  
AVE N

ALLEY

SITE

NINTH  
AVE N



C Republican St viewing South into site

NINTH  
AVE N

SITE

ALLEY

WESTLAKE  
AVE N



E Harrison St viewing North into site

NINTH  
AVE N

ACROSS FROM SITE

WESTLAKE  
AVE N



D Republican St viewing North from the site

WESTLAKE  
AVE N

ALLEY

ACROSS FROM SITE

NINTH  
AVE N



F Harrison St viewing South from the site

# 3

## South Lake Union Design Guidelines

The following design guidelines from the South Lake Union Design Guidelines Document dated May 26, 2005 are relevant to the design of this project.

### A-4 Human Activity.

- Create graceful transitions between public and private.
- Design facades to allow activity to spill out.
- Design for safe and well-lit connections to encourage human activity.

### D-1 Pedestrian Open Spaces and Entrances.

- Provide opportunities for creating lively, pedestrian-oriented open spaces.
- Curb bulbs adjacent to active retail spaces.
- Pedestrian-oriented street lighting.
- Street furniture.

### B-1 Height, Bulk and Scale.

- Encourage stepping back on upper levels taking advantage of views, and increase sunlight at street level.
- Relate proportions of building to width and scale of street.
- Consider using architectural features to reduce building scales such as landscaping, complimentary materials, detail & accent.

### D-7 Personal Safety and Security.

- Public spaces that are defensively designed with clear sight lines and opportunities for eyes on the street.
- Enhanced pedestrian and street lighting.

### A-1 Respond to Site Characteristics.

- Encourage "outlooks and overlooks".
- Sustainability goals (solar, landscape, versatile design).
- Transition between Aurora Corridor and Waterfront subarea.

### C-1 Architectural Context.

- Complement architectural character and siting of neighboring buildings.
- Respond to working class, maritime, commercial, and industrial character of South Lake Union.
- Respond to unique, grass roots, sustainable character of area.

### E-1 Reinforce Existing Landscape Character of Neighborhood.

- Support hierarchy of passive and active open space.
- Landscaping that meets LEED criteria
- Where appropriate, install indigenous trees and plants.

### A-2 Streetscape Compatibility.

- Encourage street uses that vary in size width and depth.
- Where appropriate consider reduction in required amount of retail space at ground level.
- Configure retail to spill out onto sidewalk.
- Streetscape amenities, such as tree grates, benches & Lighting.

### C-2 Architectural Concept and Consistency.

- Provide well proportioned and unified building form and exhibit an overall architectural concept.
- Design the "fifth elevation" the roofscape in addition to streetscape.

### E-3 Landscape Design to Address Special Site Conditions.

- Take advantage of special on site conditions.
- Landscaping should take advantage of views to water front and downtown Seattle.



# 4

## Site Analysis

### Zoning, existing uses and structures, topography and tree survey

#### Site area:

43,153 SF with approximately 360 feet of frontage on Ninth Avenue and 120 feet of frontage along Harrison Street and Republican Street.

#### Topography:

The site slopes from elevation 53.94' in the southwest corner down to elevation 45.6' in the northeast corner with an overall elevation difference of approximately 8 feet.

#### Tree Survey:

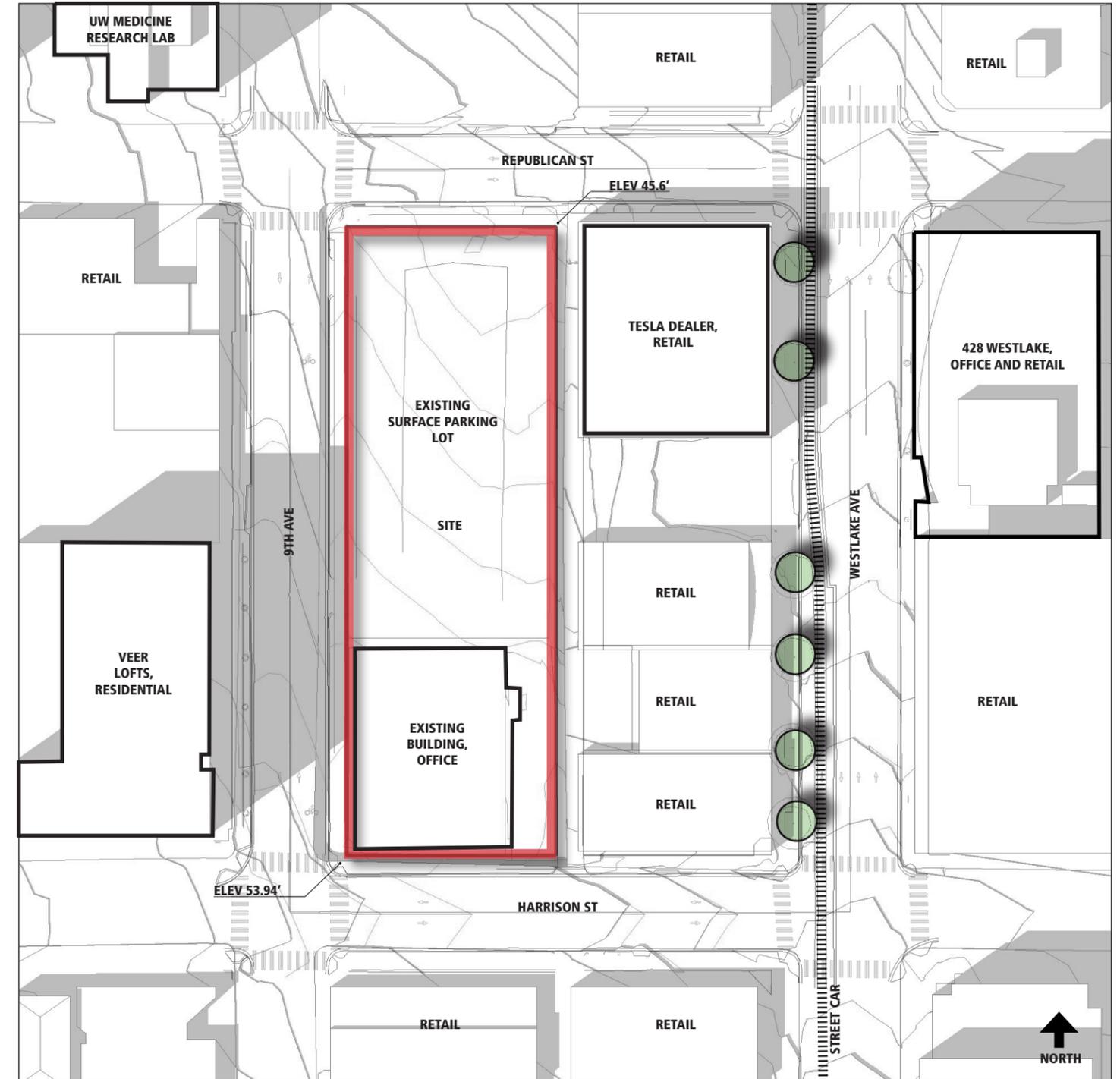
There are no significant trees on the site, or within the sidewalk ROW.

#### Existing Buildings:

There is one single story masonry building on the site which will be demolished. The building is located at the south two lots of the half block site. The rest of the block is being used as a surface parking lot.



Existing building on site (Photo taken from 9th and Harrison).



# 4

## Site Analysis Site photos

There is currently a view to the north and north-east to Lake Union above level 2 and views of Belltown to the south as well as to the space needle to the southwest. There is also a partial territorial view of the Seattle Center to the west above level 3 as well.



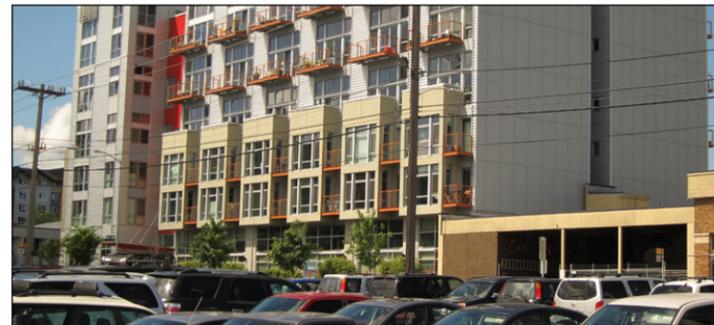
A



B



C



D

The north façade can be seen from Republican Street as well as one block north from Mercer Street. The east façade above level 2 is visible from Westlake Avenue and the south façade above level 2 can be seen from Ninth Avenue south of Thomas Street. The view of the west façade is partially constrained by the Veer Lofts located on the west side of Ninth Avenue; however, there is a good view of a portion of the west façade at the corner of Ninth and Republican.



A



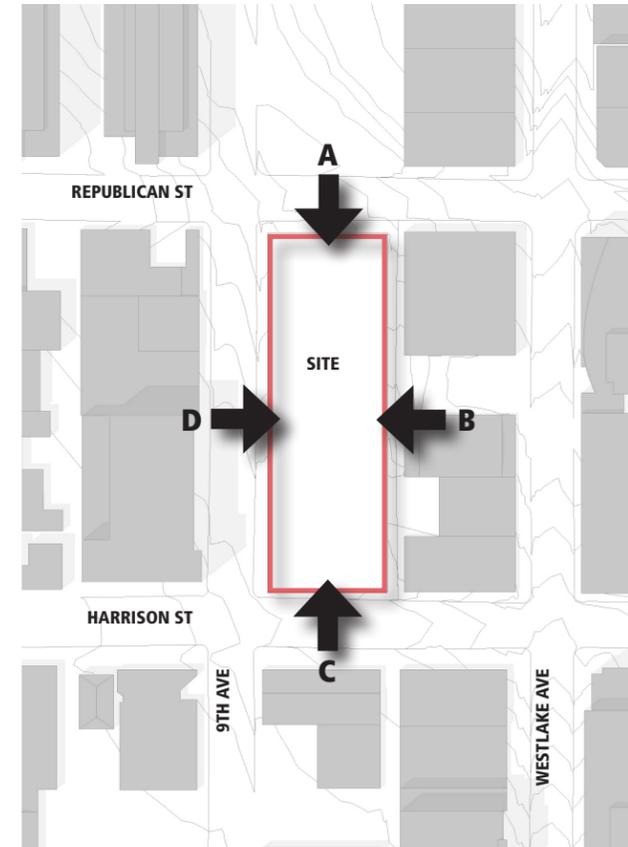
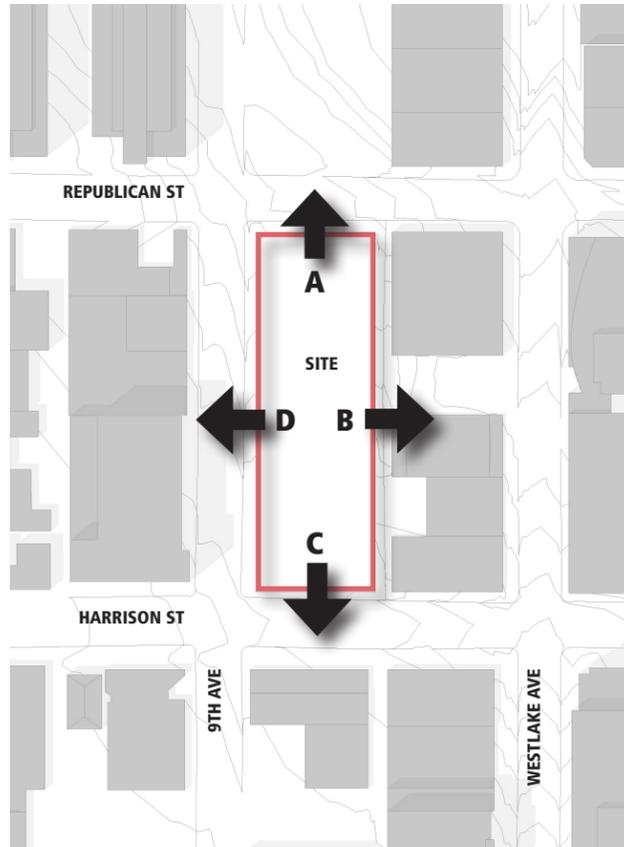
B



C



D



# 4

## Site Analysis

### Zoning envelope, access opportunities and constraints

#### Allowable height:

85 feet. Up to 105 feet with the following provisions:

- a. Minimum two floors to have at least 14 feet floor to floor height.
- b. Additional height used for mechanical equipment.
- c. Project has no more than 6 floors above grade.

#### Upper level setback:

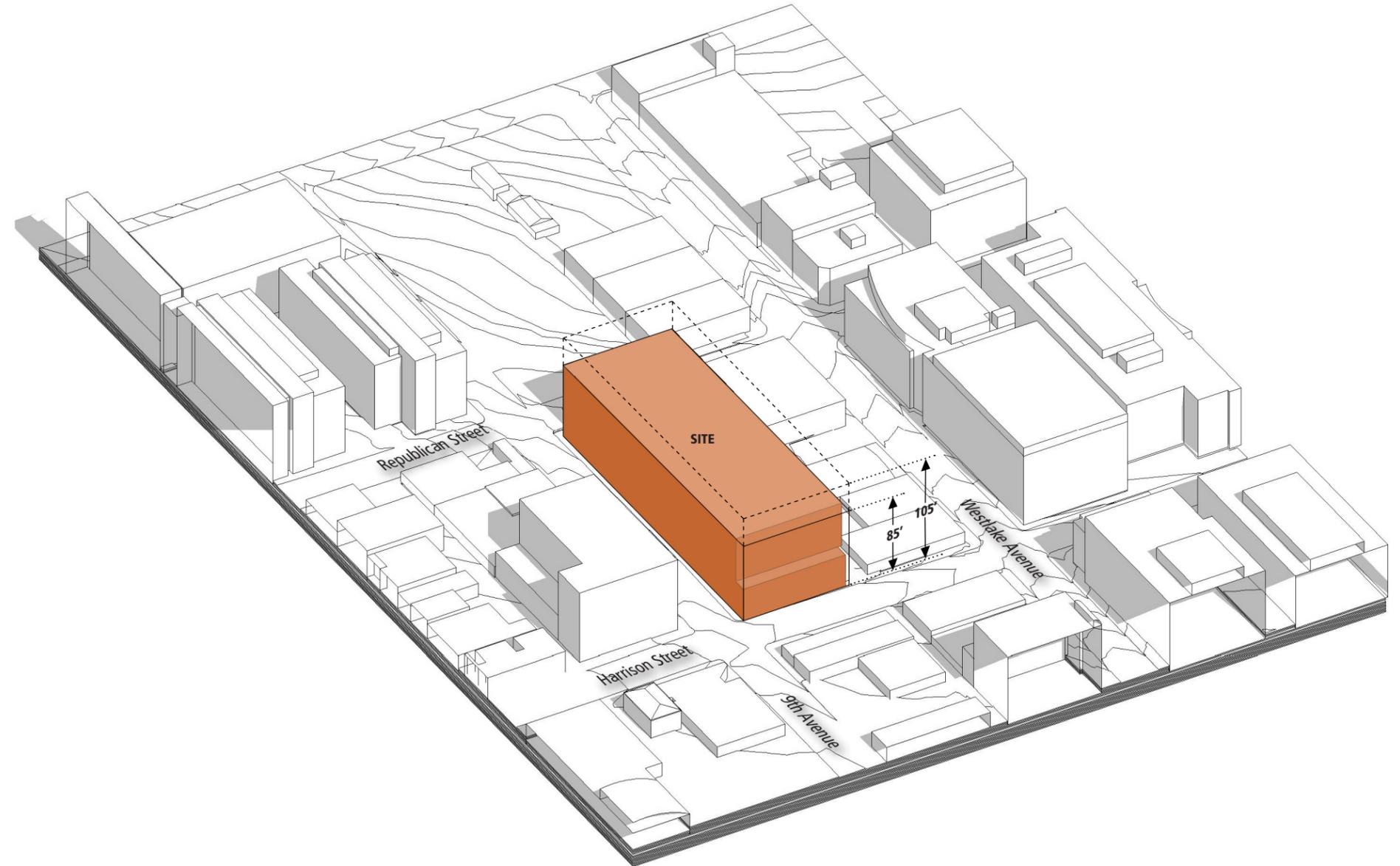
Upper-level setback for the facade facing Harrison Street. The facade shall be set back at least one (1) foot for every two (2) feet of height above forty-five (45) feet.

#### Minimum alley width:

The minimum alley width is twenty (20) feet, which requires a 2 foot dedication. Underground and overhead portions of structures that would not interfere with the functioning of the alley may be allowed by the Director of the Department of Planning and Development after consulting with the Director of Transportation.

#### Access opportunities:

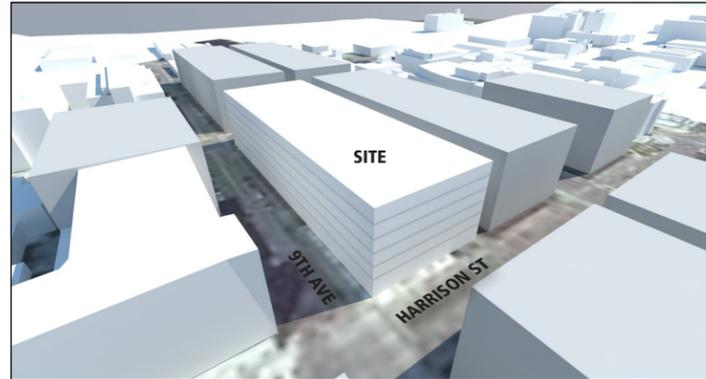
A large portion of future vehicular access to the site will be from the SR-99 interchange with entry/exits on both Republican and Harrison Streets.



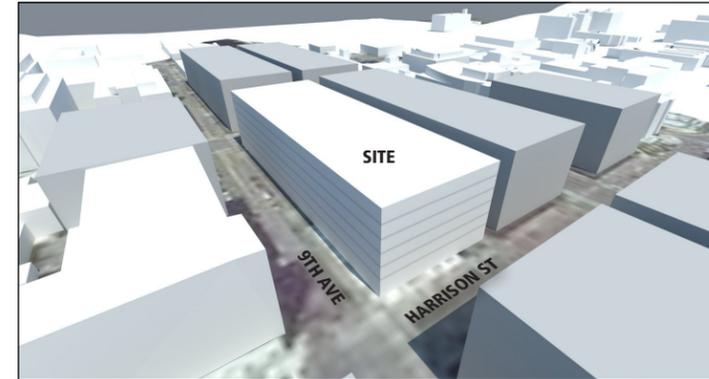
# 4

## Site Analysis Facade Solar analysis

The following images show the shadows cast from the building zoning envelope onto the street and facade. Adjacent sites are also modeled with full zoning envelope potential at 85'.



Summer 9am



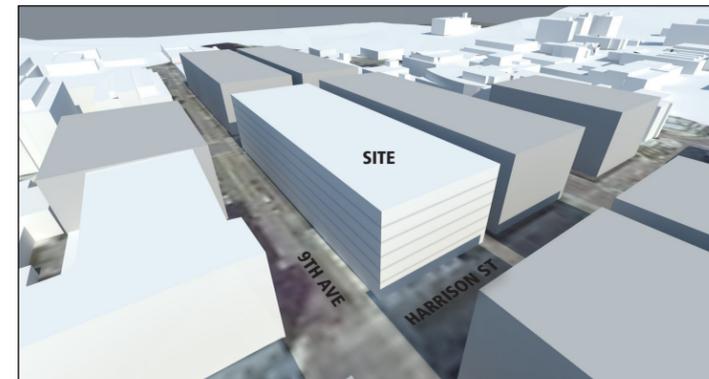
Summer noon



Summer 3pm



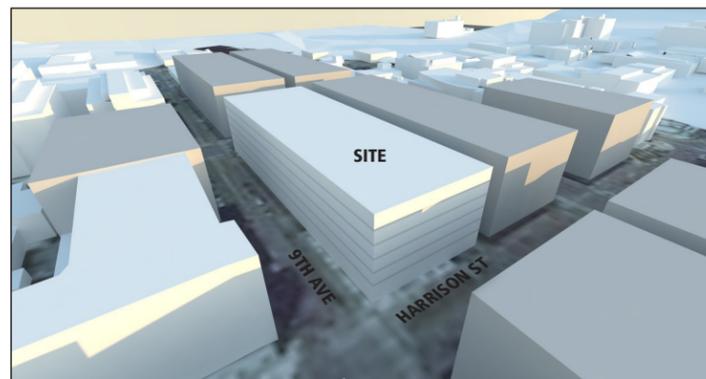
Equinox 9am



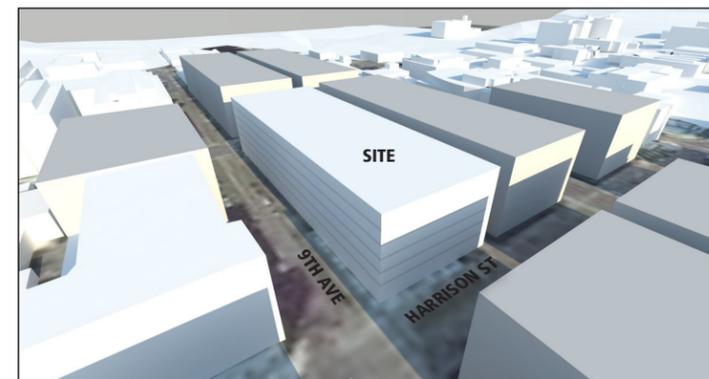
Equinox noon



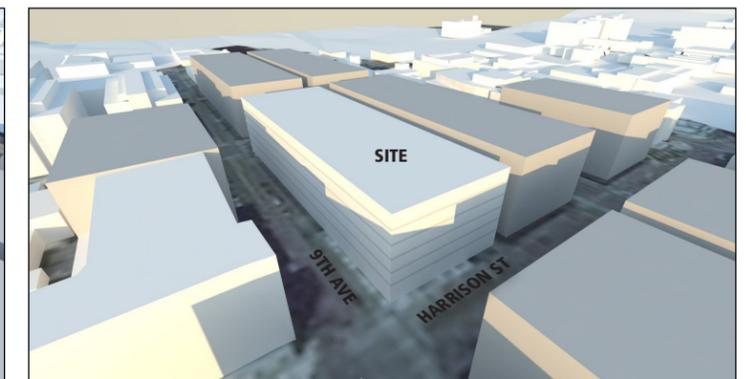
Equinox 3pm



Winter 9am



Winter noon

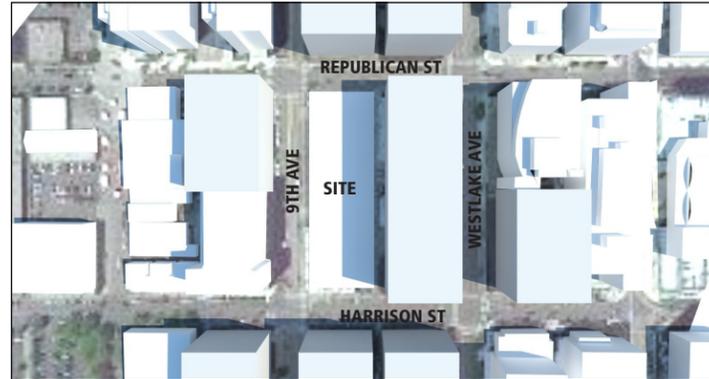


Winter 3pm

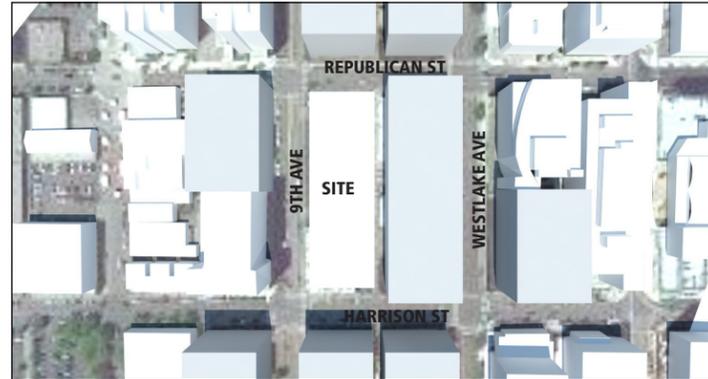
# 4

## Site Analysis Plan Solar Analysis

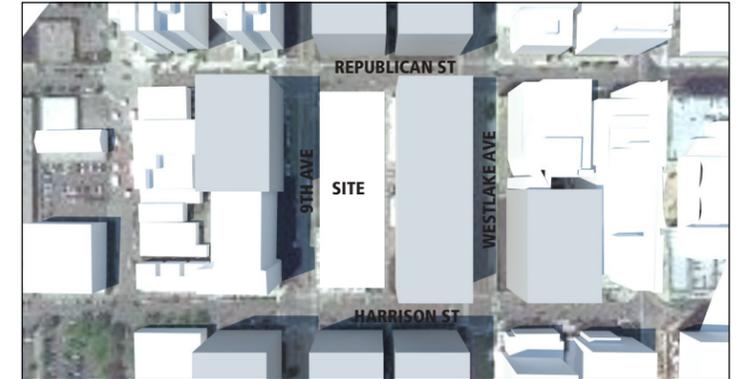
The following images show shadows that can affect the site from adjacent sites at full zoning envelope.



Summer 9am



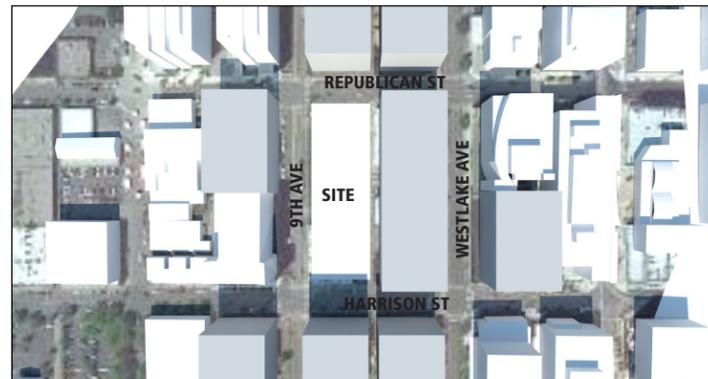
Summer noon



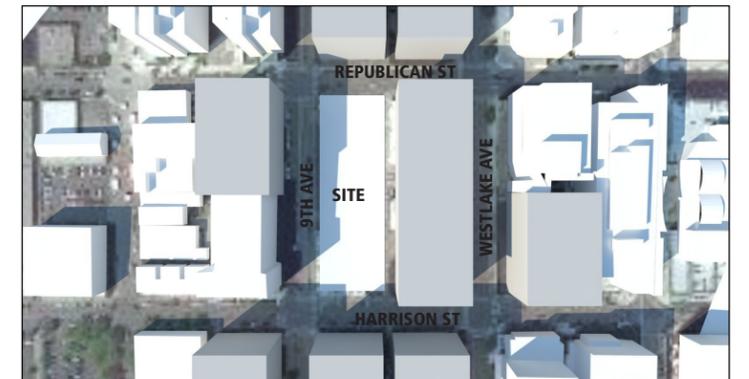
Summer 3pm



Equinox 9am



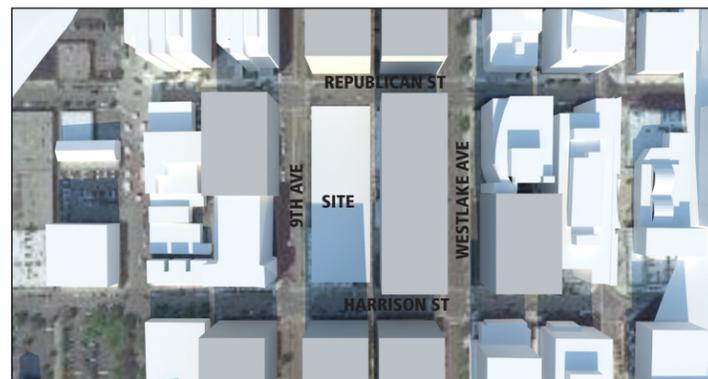
Equinox noon



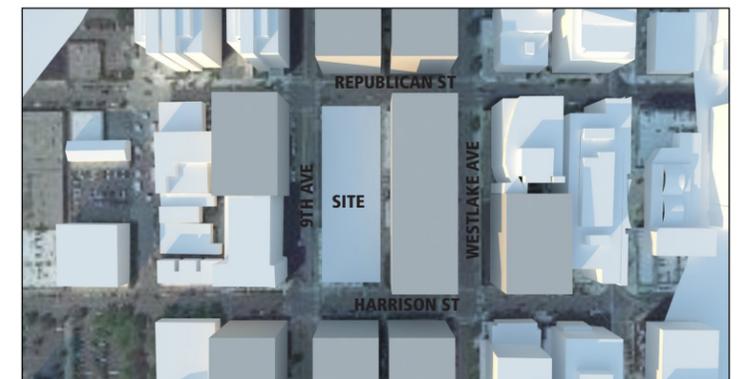
Equinox 3pm



Winter 9am



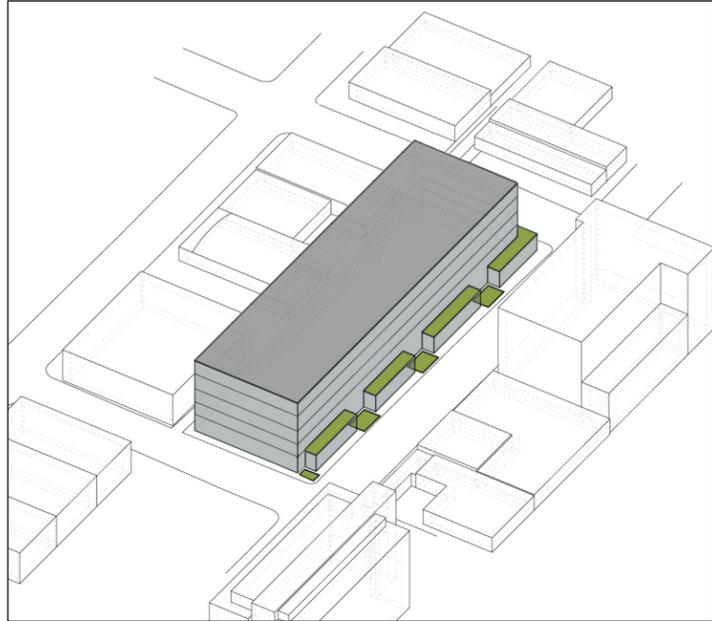
Winter noon



Winter 3pm

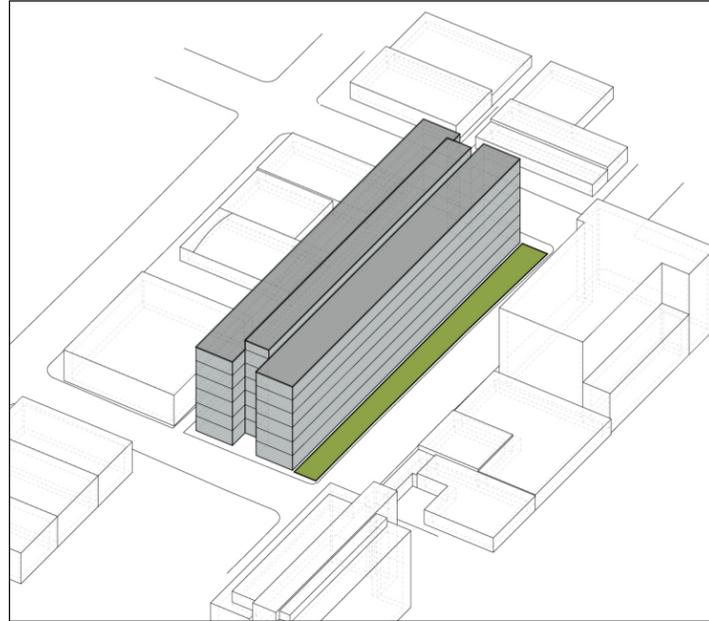
# 5

## Three Feasible Alternative Architecture Concepts Summary of alternatives



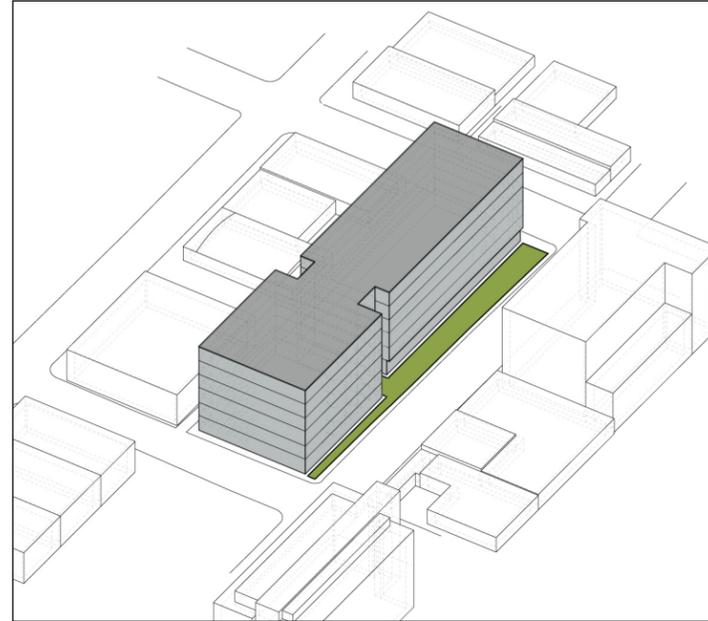
**Alternative 1 (code complying scheme)**

Alternative 1 maximizes the building floor plate on the site with a mid block entrance along Ninth Avenue and a setback above level 1. This scheme has 5 occupiable floor levels: ground floor retail/office and upper floors all office height floors. Upper level terraces are located above the ground level.



**Alternative 2**

Alternative 2 pulls the building back along Ninth Avenue creating a continuous widened sidewalk experience with three apparent volumes as seen from the end facades. This scheme has 6 occupiable floor levels: ground floor retail/office, levels 2 and 3 are office height floors and upper levels are 14' high floors.



**Alternative 3 (preferred scheme)**

Alternative 3 pulls the building back along Ninth Avenue creating a captured garden experience at the Southwest corner of the site where sun exposure is greatest. The building form creates two apparent building volumes as seen from Ninth Avenue North. The North volume responds in width to the existing brick building across the alley where the tesla dealership exists. The building entry occurs at the break between the two volumes and serves as a potential through block access. This scheme also has 6 occupiable floor levels: ground floor retail/office, levels 2 and 3 are office height floors and upper levels are 14' high floors.

# 5

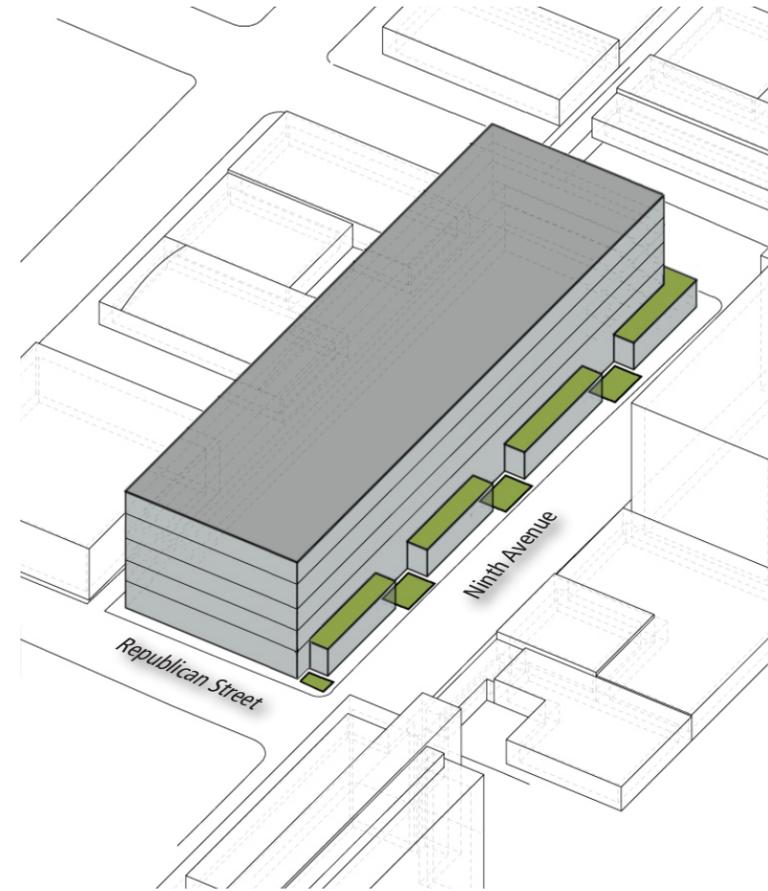
## Three Feasible Alternative Architecture Concepts Alternative 1 (code complying scheme)

### Pros:

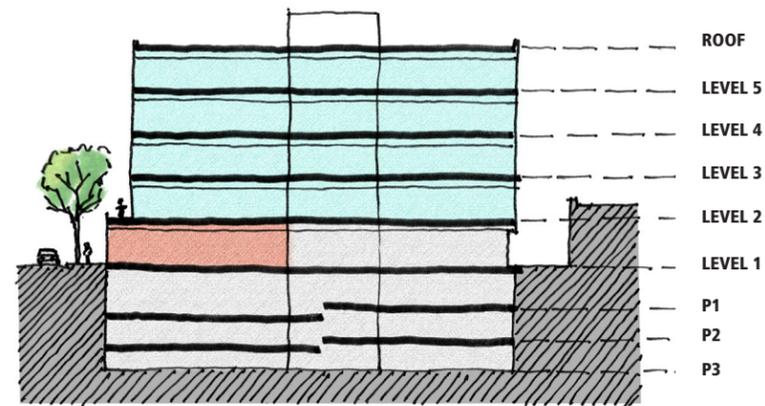
1. Five story building is less expensive to build.
2. The ground floor maximizes the site for easy access and visibility for ground floor retail.
3. Upper level terraces are provided for the tenants.

### Cons:

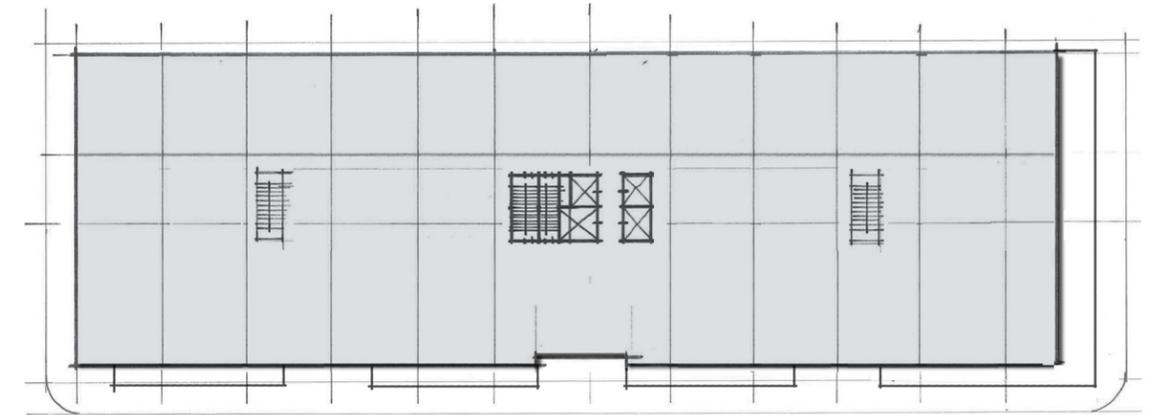
1. The scheme provides for no public space at the street level.
2. Large floor plate is not optimal for access to light and air.
3. Large massing is incongruous with surrounding context.



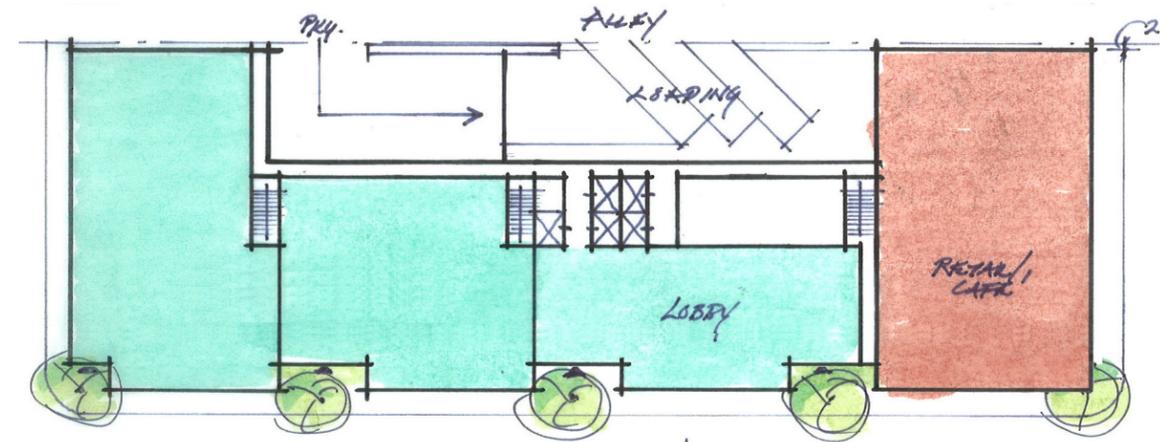
Building axon



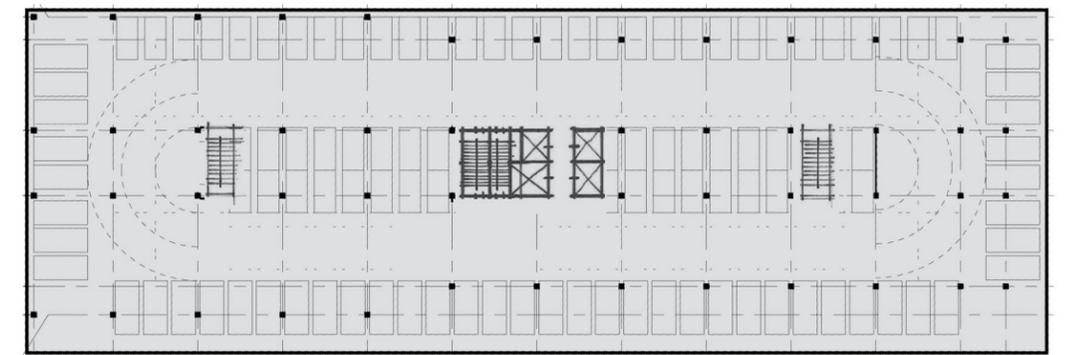
East-West Section



Typical office level



Ground floor level



Garage level

# 5

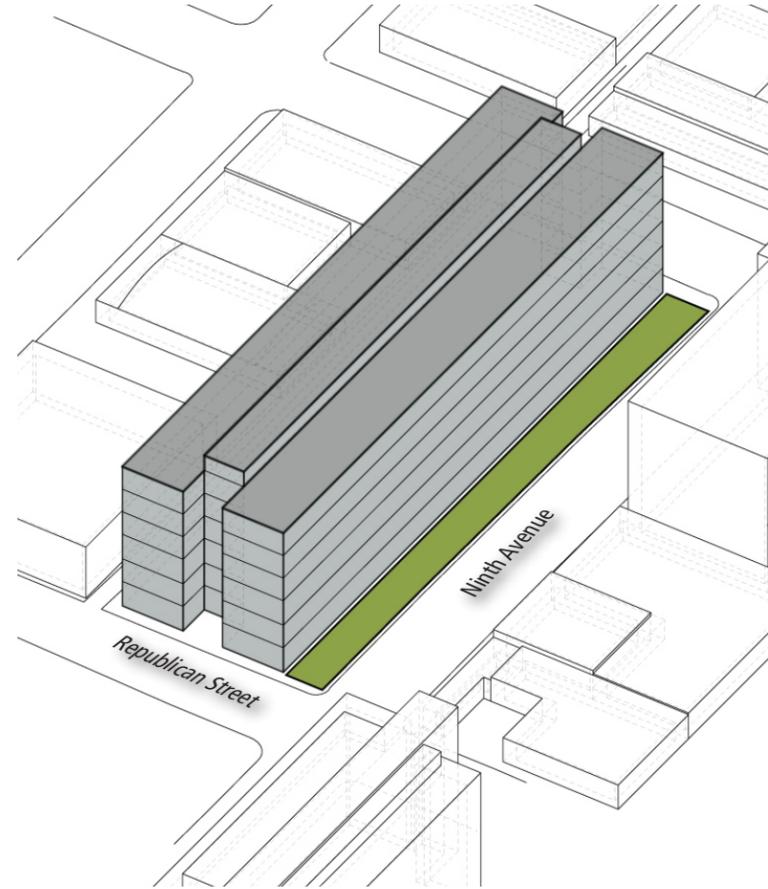
## Three Feasible Alternative Architecture Concepts Alternative 2

### Pros:

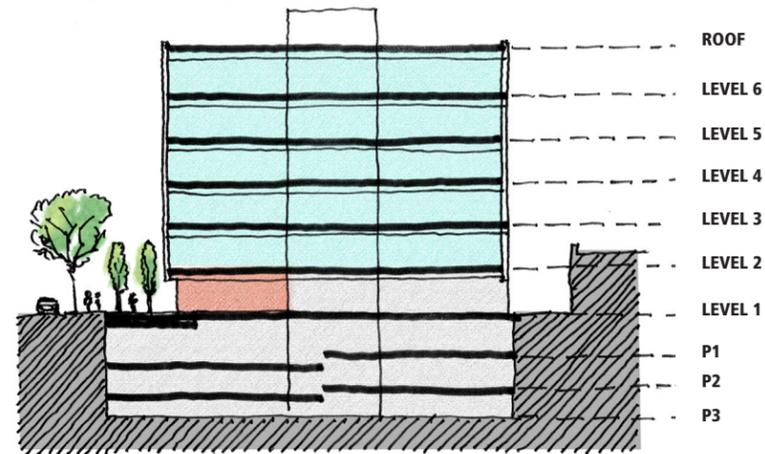
1. Six story building allows for widened street experience.
2. Building massing breaks downs scale along Republican and Harrison.
3. Narrow office bar allows for access to the light and air.

### Cons:

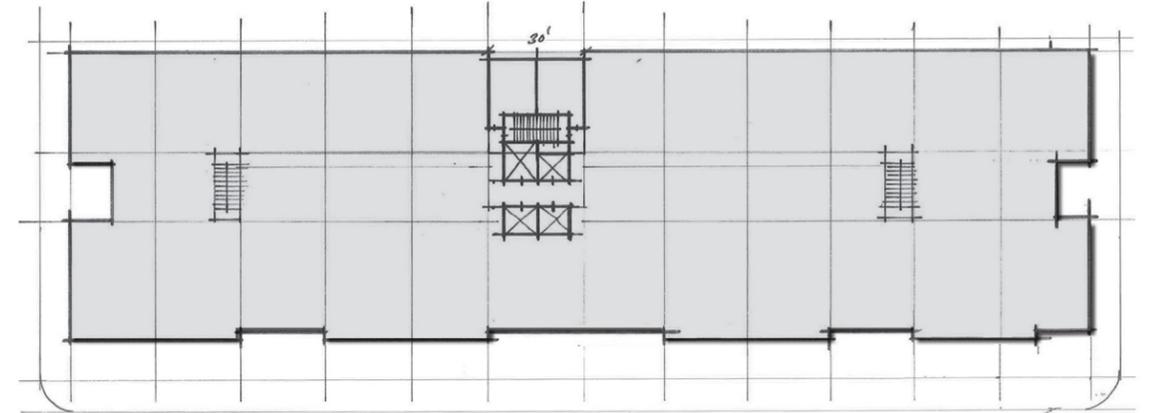
1. Scale/length of façade along ninth is challenging.
2. The large building mass is incongruous with surrounding context.



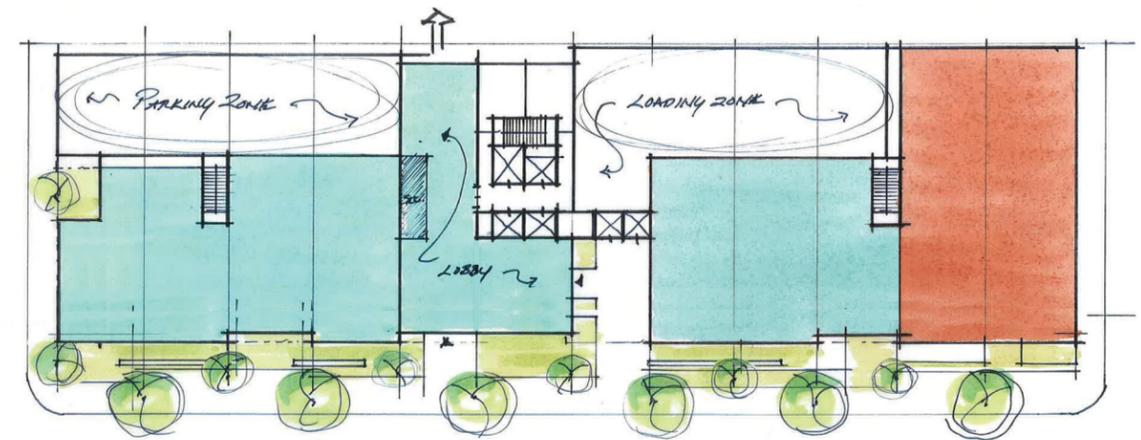
Building axon



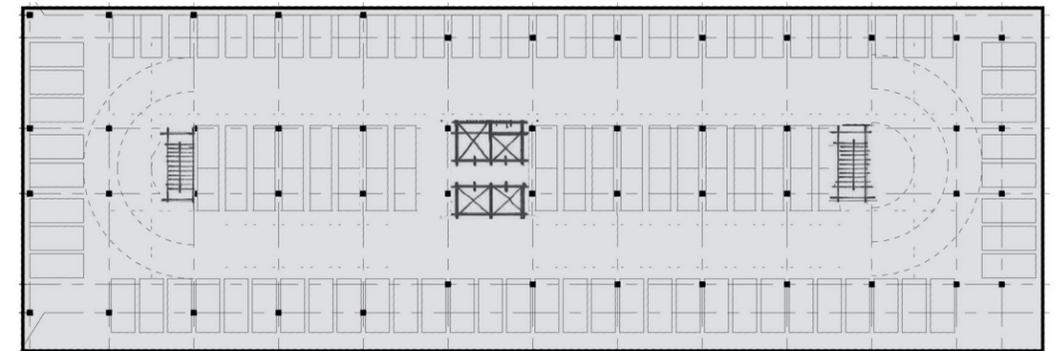
East-West Section



Typical office level



Ground floor level



Garage level

# 5

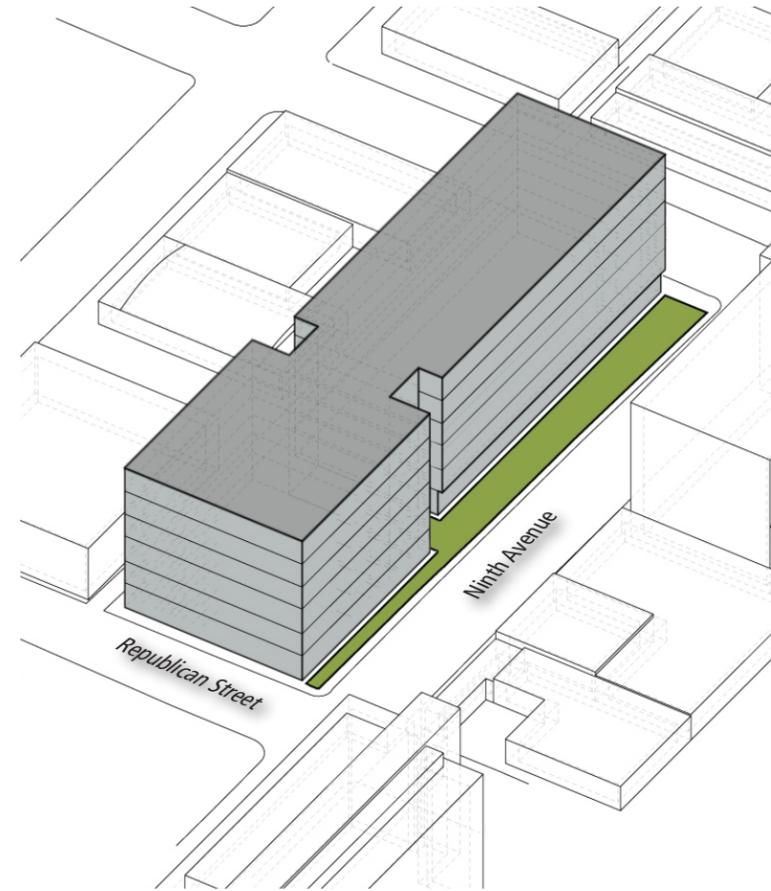
## Three Feasible Alternative Architecture Concepts Alternative 3 (preferred)

### Pros:

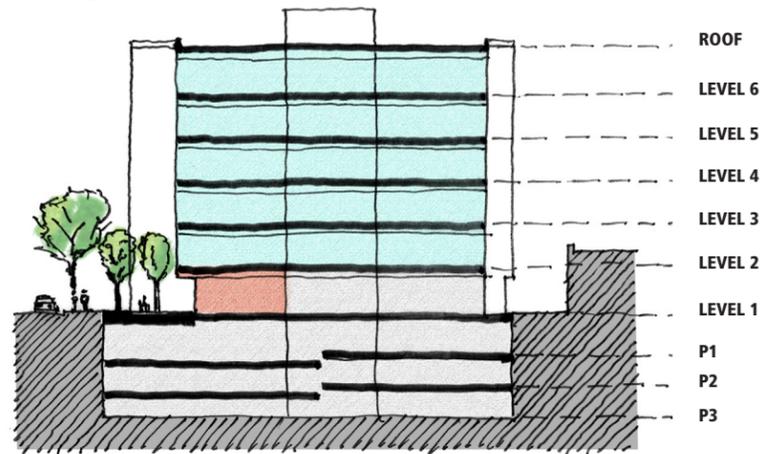
4. Six story building allows for widened street experience.
5. Building massing expressed as two volumes and breaks down the scale along Ninth and creates an urban garden.
6. Narrow office bar allows for access to the light and air.
7. The break between the two volumes allows for a possible future thru block connection to West Lake.

### Cons:

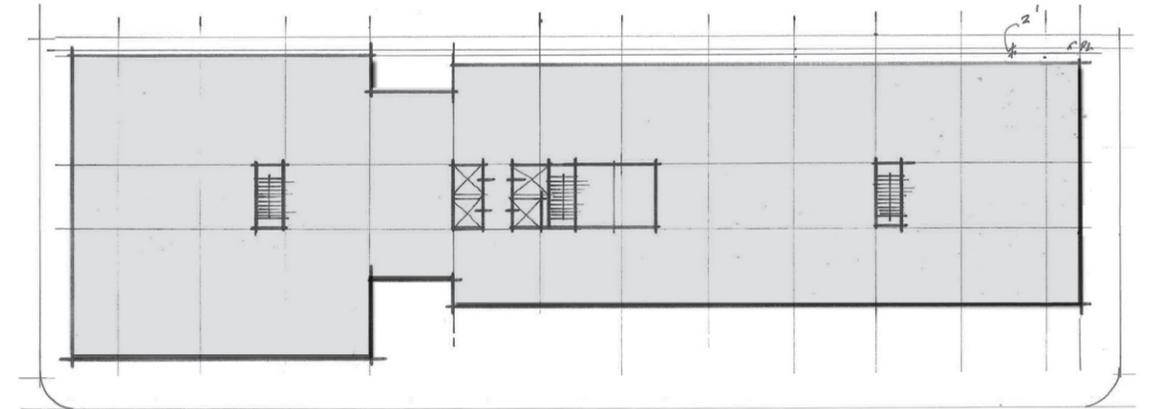
1. Scale/mass of the building along Republican is challenging



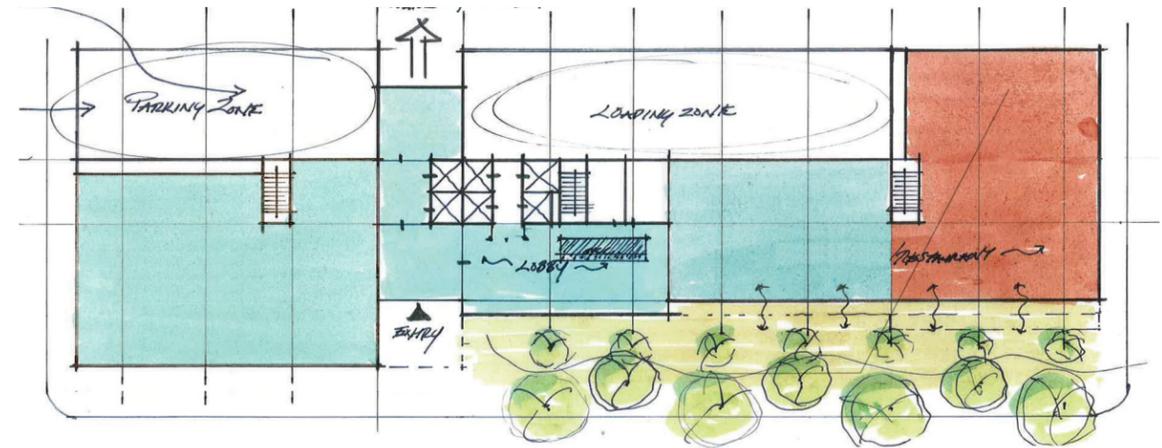
Building axon



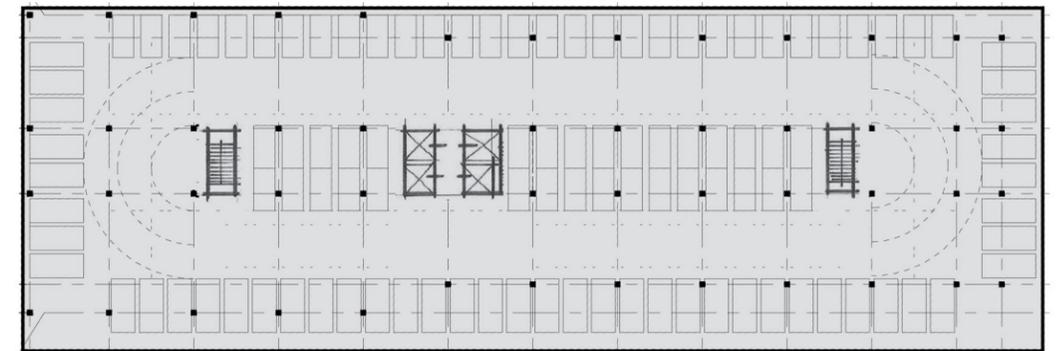
East-West Section



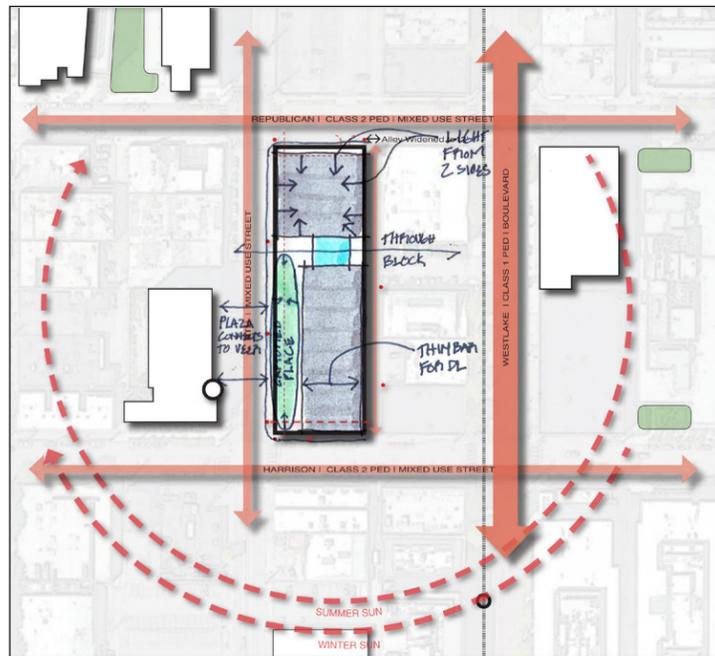
Typical office level



Ground floor level

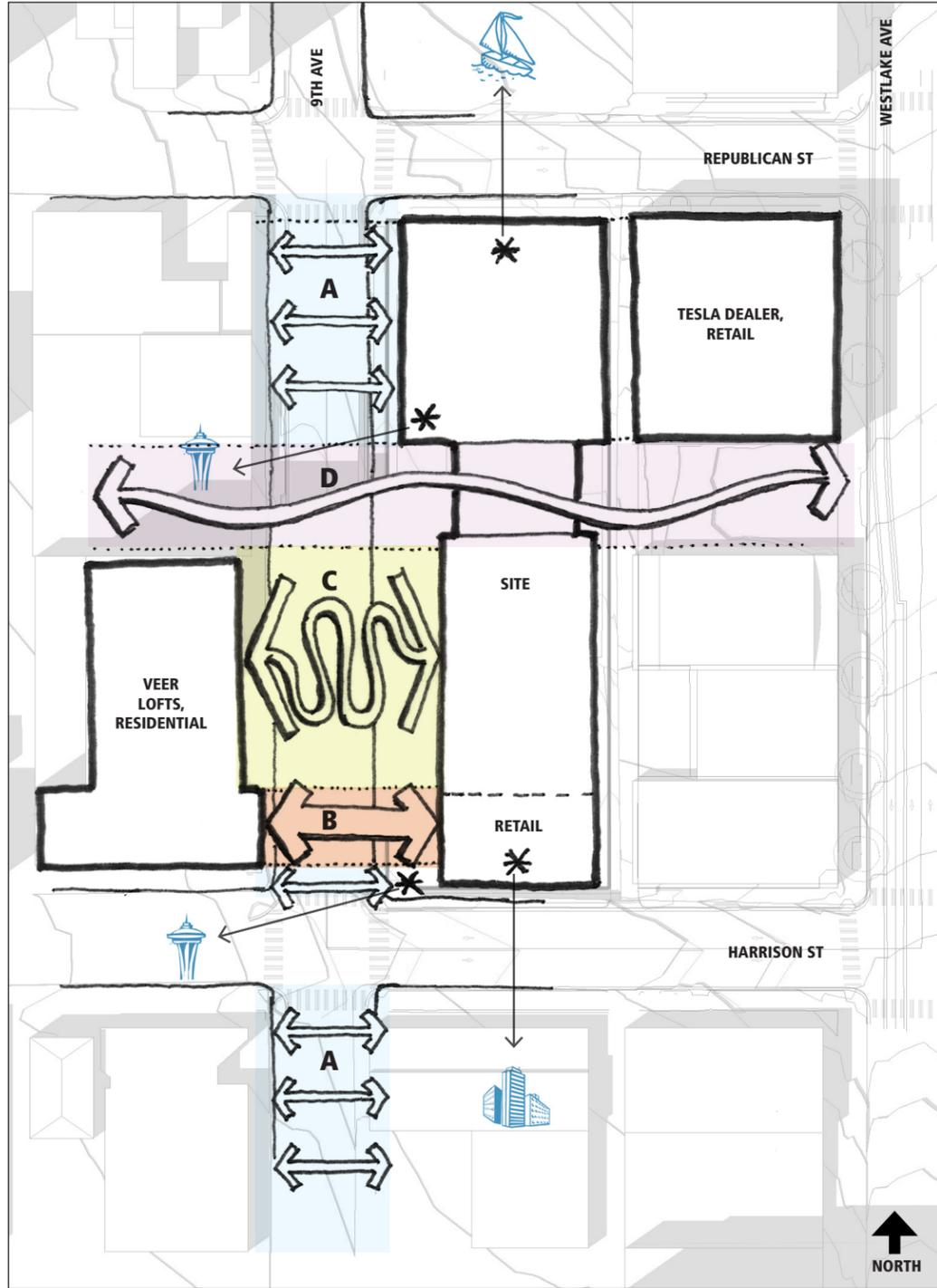


Garage level



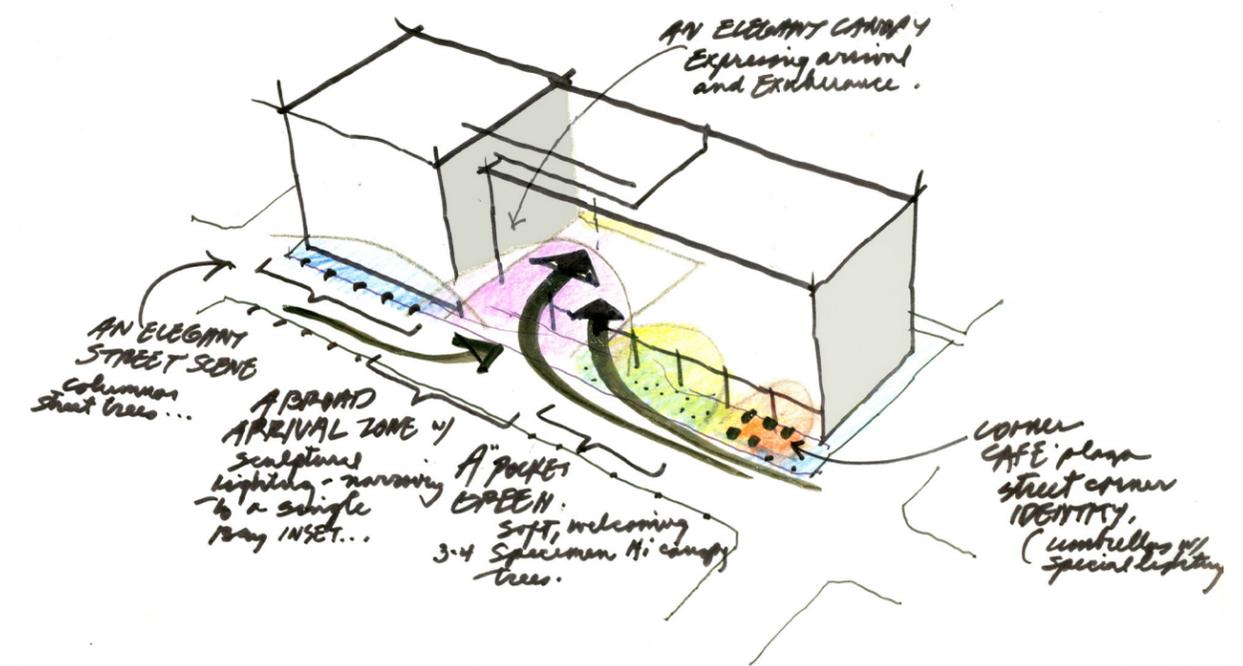
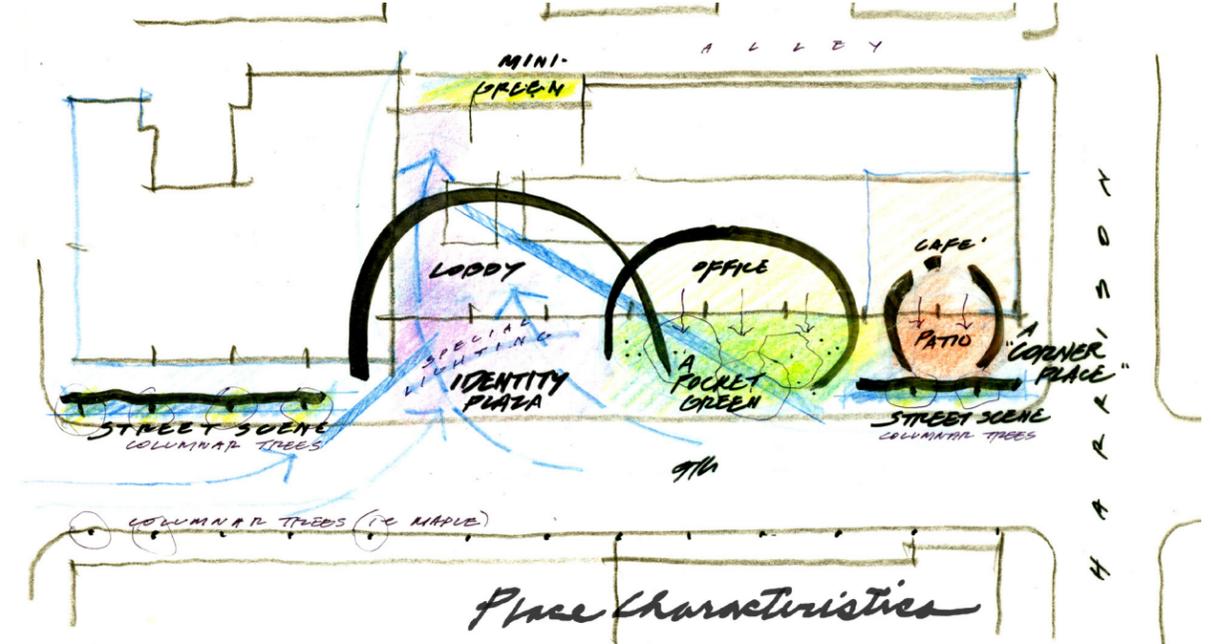
Site Response

Studies and Sketches at Street Level



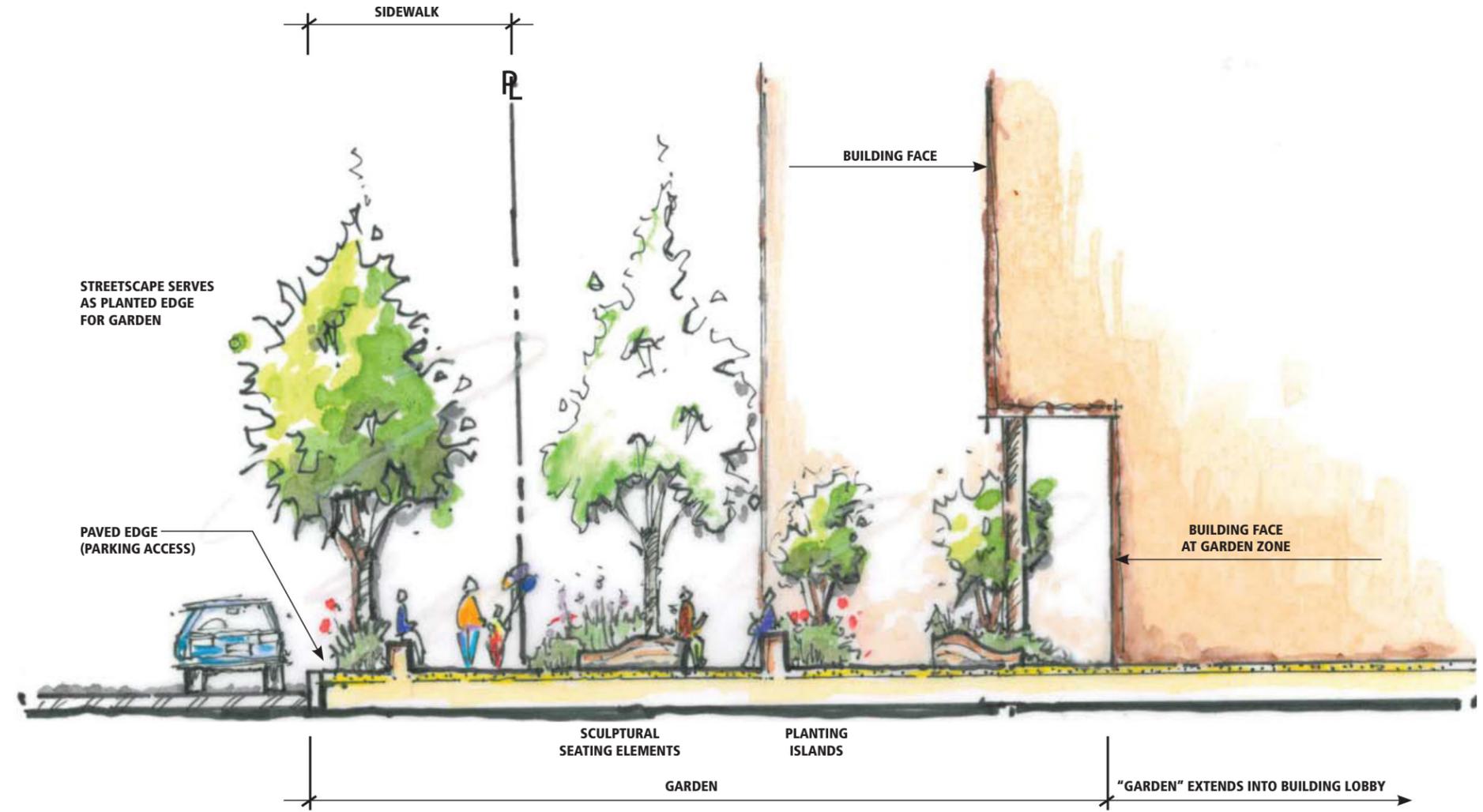
Street Section Concepts:

- A** Typical 9th avenue developed street section.
- B** Urban/Retail section.
- C** Garden street section.
- D** Entry identity and through block connection.



# 6

## Studies and Sketches at Street Level



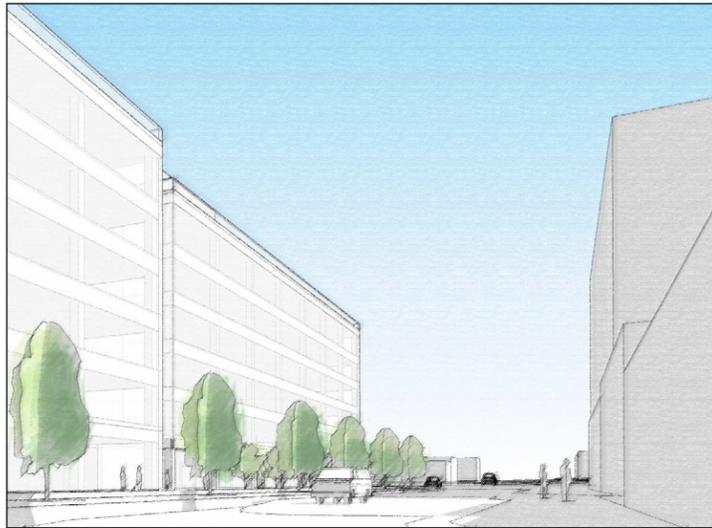
The streetscape and landscape of Block 45 has been shaped to create a more residential and human-scaled experience, in keeping with the presence of nearby residential buildings and Denny Park just down the street. The project's garden character will make it different from yet complimentary to the exterior spaces surrounding the higher traffic and more commercially active Westlake and the predominately office and commercial based Terry Avenue.

The project's 9th Avenue frontage is unique to all of South Lake Union, becoming a Street Garden. The proposed building setback allows for the creation of this garden with an enhanced streetscape that elevates the sidewalk experience and extends it from the curb line to the building's face and beyond into the lobby.

The Street Garden creates smaller, comfortably scaled spaces that serve not only the building's residents, but feel as though they belong to the neighborhood as a whole. These spaces are created with a collection of planted islands, artful seating elements and creative paving to provide a level of richness and detail that unfolds as people relax and enjoy the space, making it an attractive space to visit time and time again at different times of the day and through the different seasons.

# 6

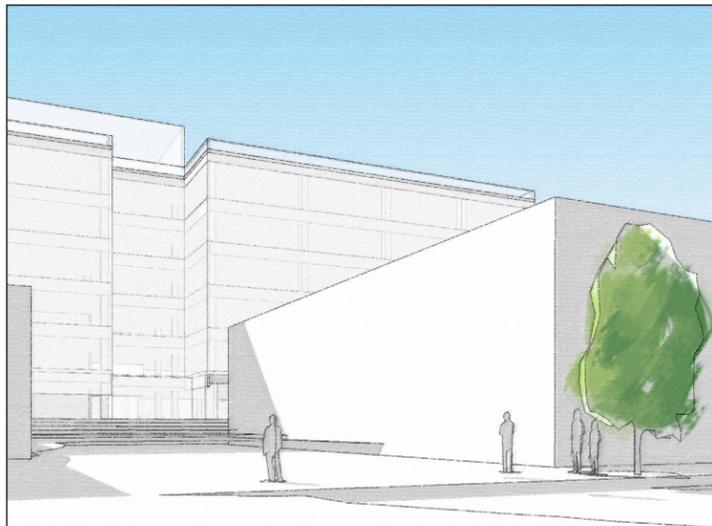
## Studies and Sketches at Street Level



Street view looking South on Ninth Avenue.



Street view looking North on Ninth Avenue.



View from Westlake through potential through block access.



View from garden space toward UW Med Research Center.

# 7

## Summary of Potential Development Standard Departures For Preferred Option

### 1. 23.48.014 General Façade

#### Requirements / Street Level Setback

We seek to create a public open space along the east side of Ninth Avenue north of Harrison Street within the project boundary in order to better fulfill the following supplemental South Lake Union Design Guidelines:

- A-2 Streetscape Compatibility –Encourage street uses that vary in size, width and depth
- A-4 Human Activity: Create graceful transitions between public and private
- D-1 Pedestrian Open Spaces and Entrances: provide opportunities for creating lively, pedestrian oriented open spaces.

To meet these supplemental design guidelines, we seek a design departure to allow the west façade of the building to be set back approximately 22 feet from the street property line for a running distance of 170 feet and for the northwest and southwest corner of the building to be set back more than 20 feet from the corner of the site. See Exhibit A.

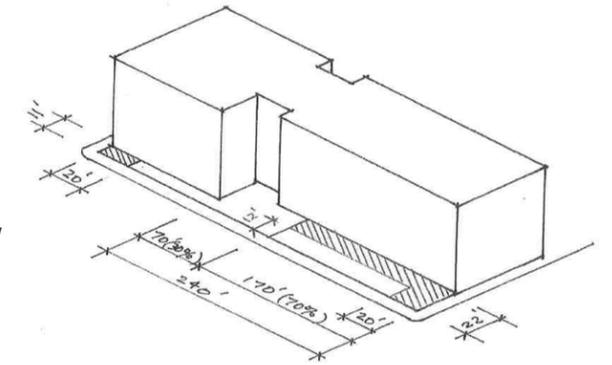


Exhibit A

### 2. 23.48.014 Upper Level Setbacks

We seek to decrease the overall bulk and scale of the building along Harrison Street to better fulfill the following South Lake Union Supplemental Design Guidelines:

- B-1 Height Bulk and Scale: Relate proportions of building to width and scale of street Consider using architectural features to reduce buildings scales such as landscaping.
- C-2 Architectural Concept and Consistency: Provide well-proportioned and unified building form and exhibit an overall architectural concept.

To meet these supplemental design guidelines, we seek a departure to permit the south wall of the building to run vertically straight up to a height of approx. 85' and not be set back 1 foot for every 2 feet above 45 feet to a maximum of 15 feet. This departure will enable the width of the south building facade to be reduced from 120 feet to approx. 93 feet to enable a wider public garden along Ninth Avenue, bring more light to the garden and street and decrease the overall height and bulk of the building along Harrison. See Exhibit B.

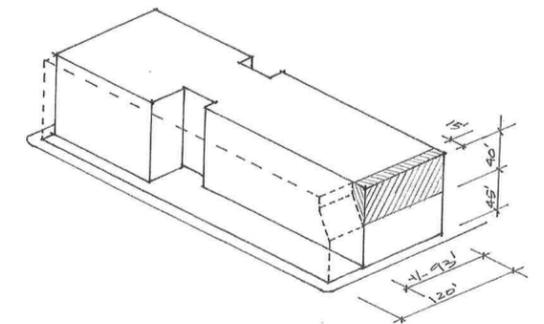


Exhibit B