

TROY BLOCK

EARLY DESIGN GUIDANCE FOR PROJECT #3012675

 touchstone

PERKINS
+ WILL
11.09.2011

PROJECT INFO

Contact Info:

Property Address:
307 Fairview Avenue North
Seattle, WA

DPD Project Number:
3012675

Owner:
Touchstone SLU LLC
2025 1st Avenue, Suite 1212
Seattle, WA 98121

Owner Contact/Applicant:
Kristin Jensen
206.357.2303
kjensen@touchstonecorp.com

Architect:
Perkins+Will
1221 2nd Avenue, Suite 200
Seattle, WA 98101

Contact:
Andrew Clinch
206.381.6000
andrew.clinch@perkinswill.com

Larry Leland
206.381.6015
larry.leland@perkinswill.com

Project Description:

The proposed development is for two office buildings approximately 12 stories each, over below-grade structured parking beneath the entire site. The buildings would contain primarily technology office space with some accessory retail at street level. Commercial uses would total approximately 770,000 gross square feet with approximately 1100 parking stalls beneath.

Departures:

1. Building setback requirements may be needed to achieve the floor area allowed while working around existing City Light power infrastructure and preservation of Troy Laundry.

2. Code 23.48.018.B2: Blank Facade



PROJECT GOALS / DESIGN GOALS

- Approximately 800,000 SF project
- 2 tower phased development
- Activate and integrate the Troy Laundry and Boren Investment buildings
- Mid-block connection at Boren
- Pedestrian connection to courtyard

CODE SUMMARY PER MAP ADJUSTMENT TO SMC 23.50.051

Height Limit (per 23.50.051):

- 160' (measured from adjacent grade).

Rooftop Features (per 23.50.020):

- Rooftop features may extend 15' above the height limit and may cover up to 65% of the penthouse area.

FAR (per 23.50.051):

- Site area is 109,129 sf.
- Maximum FAR of 7 (= max gross floor area of 763,903 sf)

Building Setbacks (per 23.48.012):

- Upper level setbacks (15' wide) required along Thomas and Harrison streets for portions of the building above 45' in height.
- Power line maintenance setbacks (10' wide) required along Boren and Harrison.

Required Parking (per 23.54.020.M):

- No parking is required.
- A maximum number of parking stalls may be established per expected occupancy and the Director's review of the Transportation Management Program (per 23.50.051).

Additional Requirements (per 23.50.051):

- LEED Silver rating (and 'strive for Gold').
- A Transportation Management Program must be developed which allows for no more than 40% of trips to and from the project being made in SOV's.

LANDMARK REVIEW BOARD

TROY LAUNDRY BUILDING:

- Original Structure: 1927 (Victor W. Voorhees, Architect)
- Additions: 1944 & 1948 (Henry Bittman, Architect), 1964, 1966

BOREN INVESTMENT BUILDING (DAVID SMITH BUILDING):

- Original Structure: 1925

LANDMARK MEETING #1 / SEPTEMBER 30, 2011 TROY LAUNDRY BUILDING



Scheme A

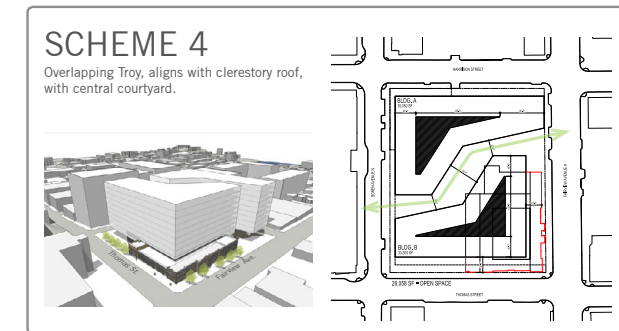
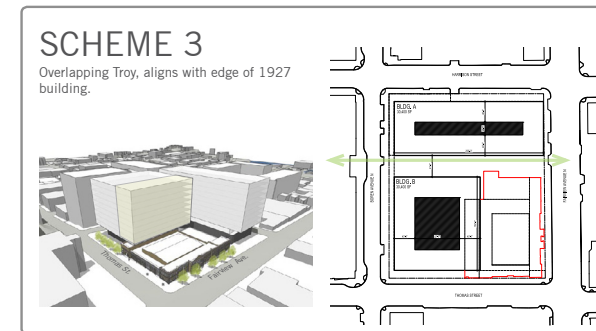
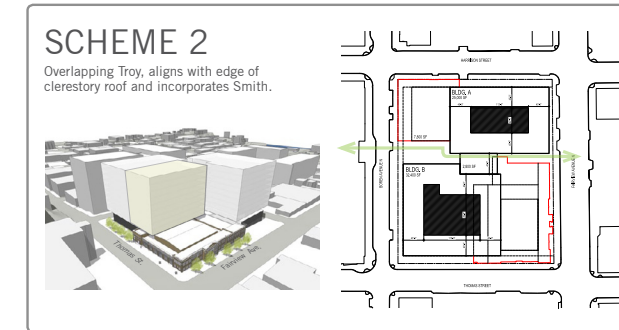
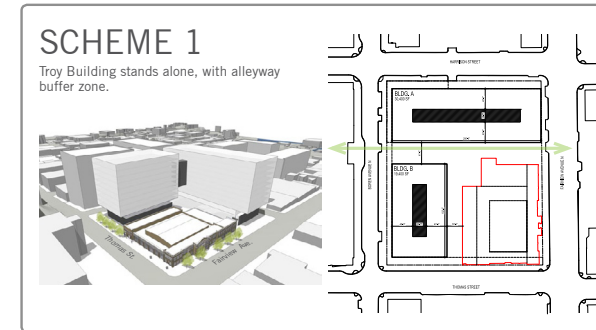


Scheme B

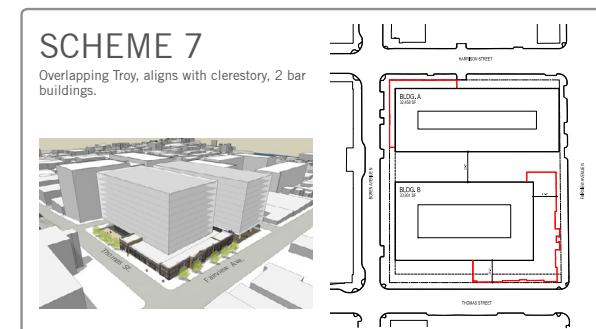
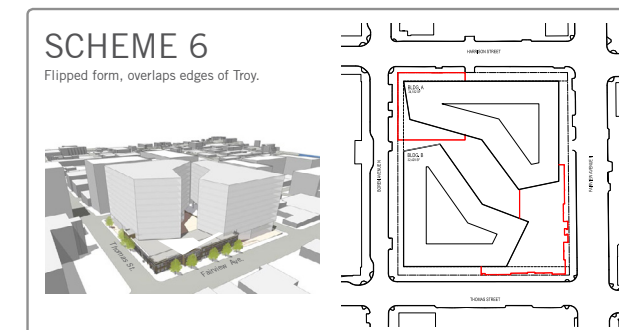
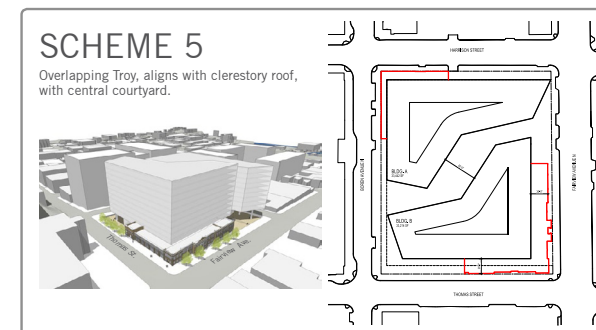


Scheme C

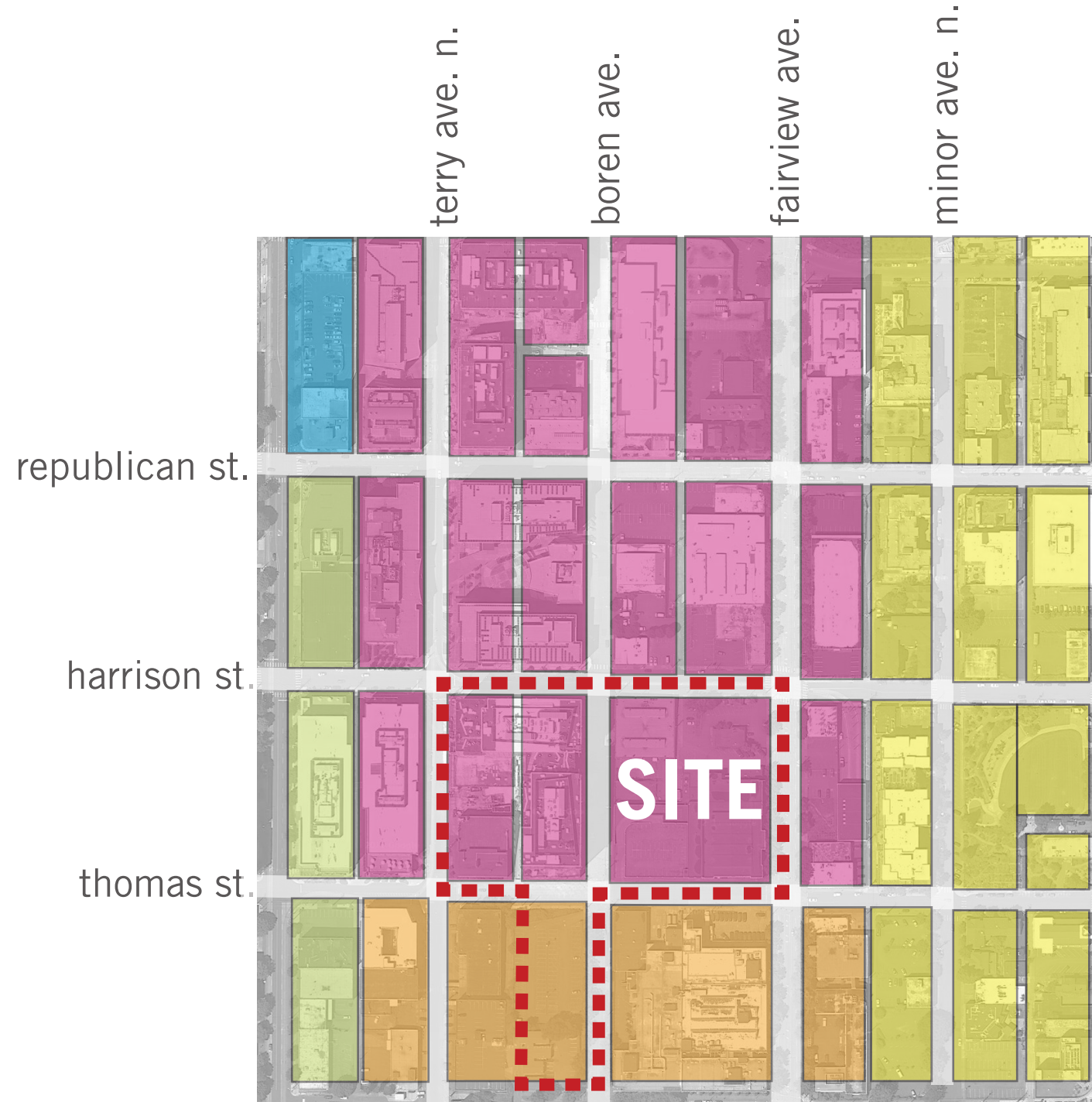
LANDMARK MEETING #2 / OCTOBER 14, 2011 TROY LAUNDRY BUILDING



LANDMARK MEETING #3 / NOVEMBER 10, 2011 TROY LAUNDRY AND BOREN INVESTMENT BUILDINGS

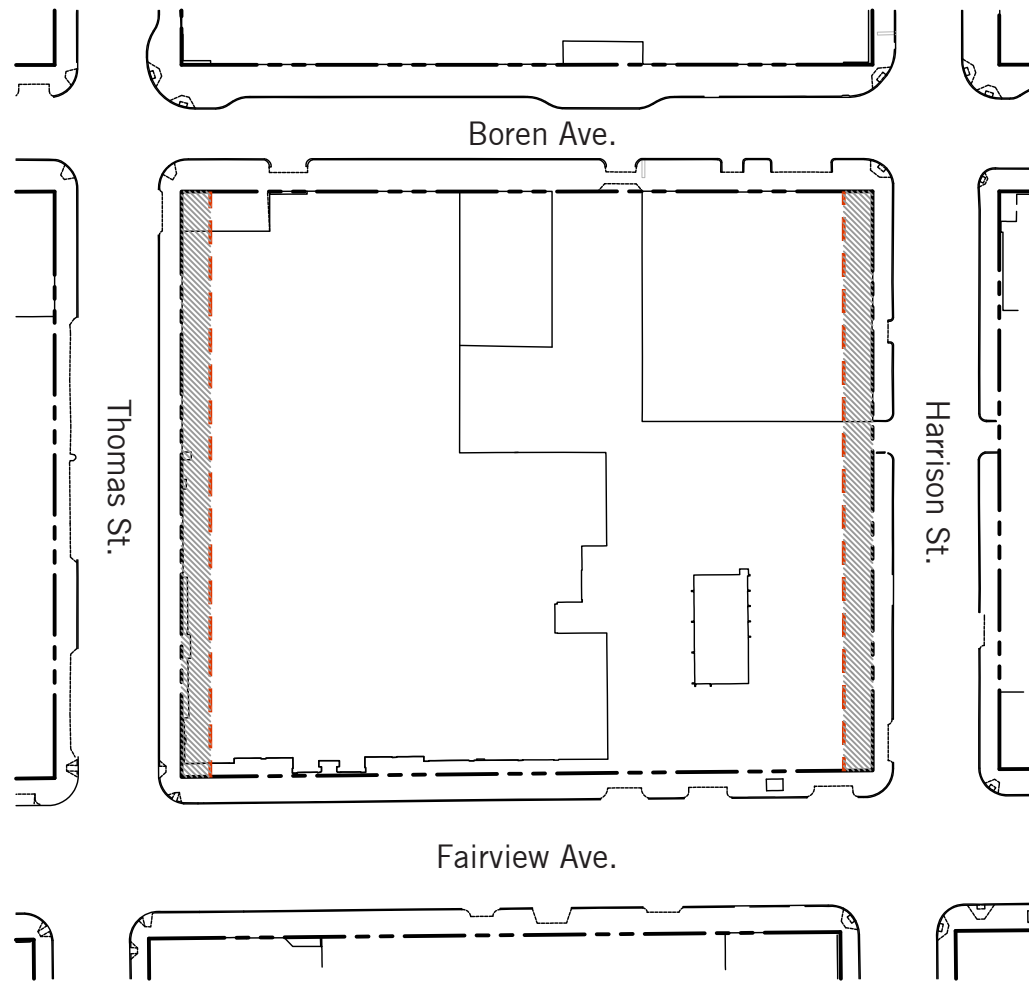


ZONING ANALYSIS PER MAP ADJUSTMENT

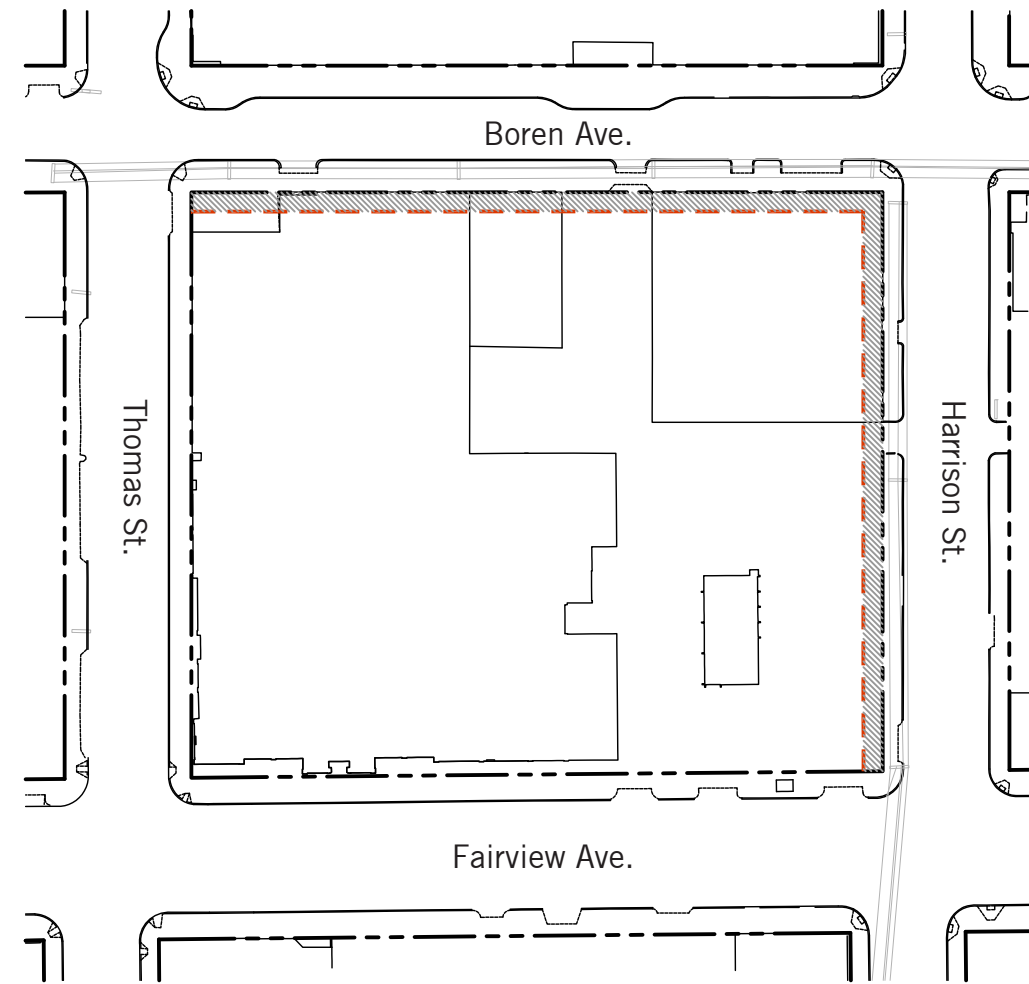


- IC-65
- IC-85
- SM-65
- SM-85
- SMR-55/75
- 160' map adjustment

ZONING ANALYSIS PER MAP ADJUSTMENT

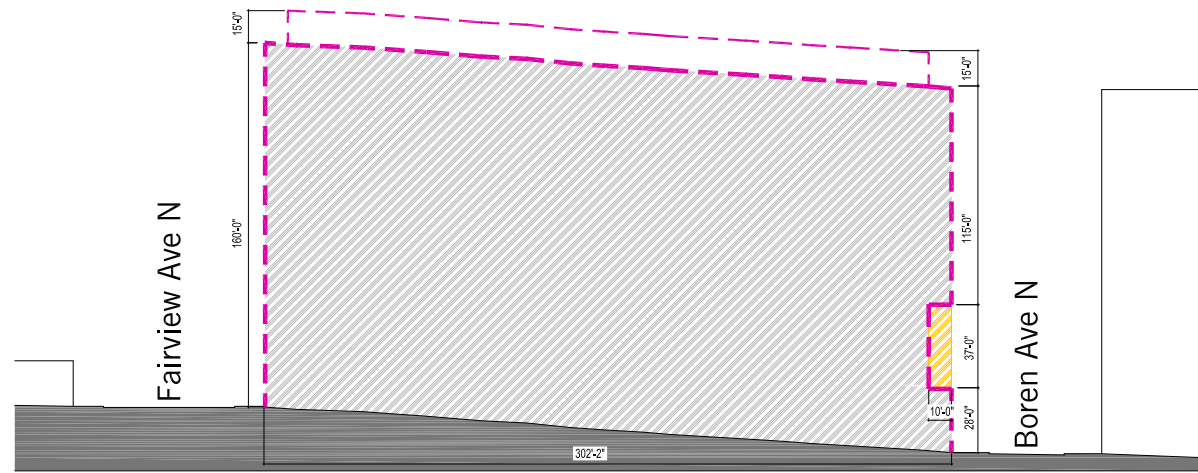


Upper Level Setback:
15' wide, above 45' in height, along Harrison and Thomas streets.

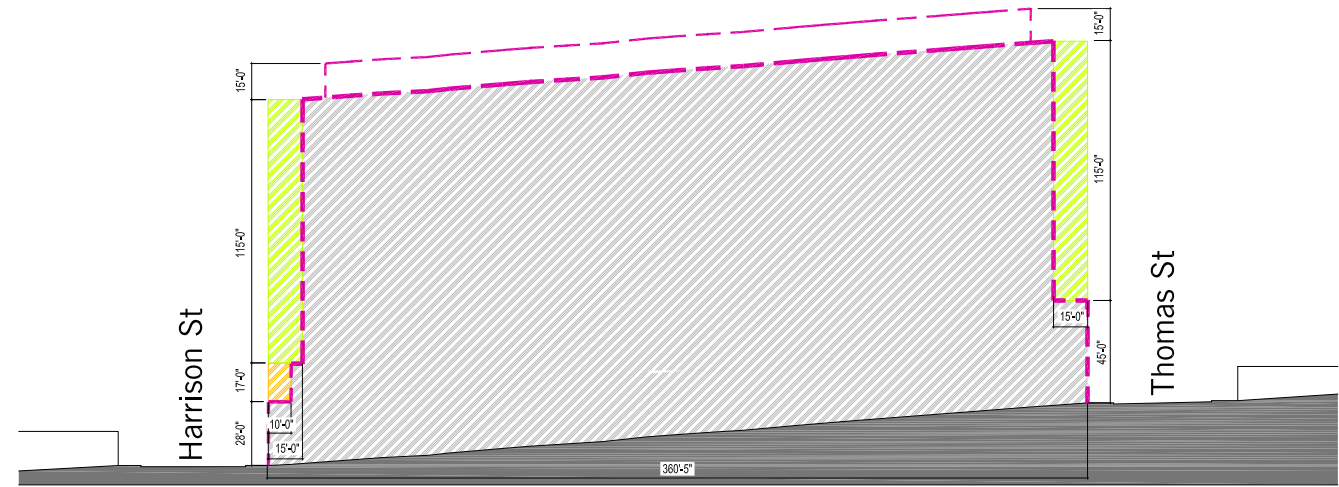


Power Line Setback:
10' wide, between 28' and 65' in height, along Boren and Harrison streets.

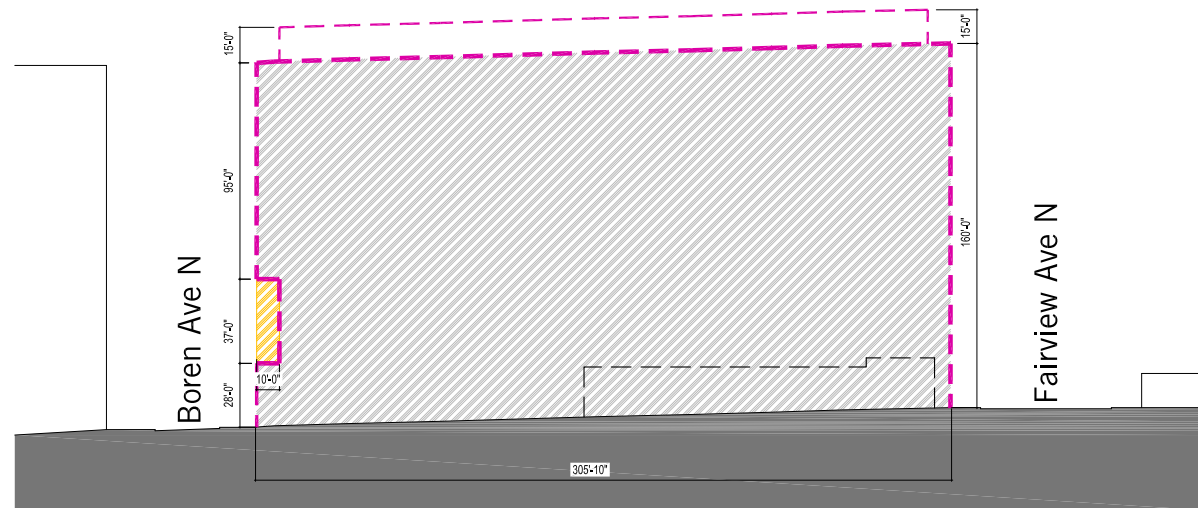
ZONING ANALYSIS PER MAP ADJUSTMENT



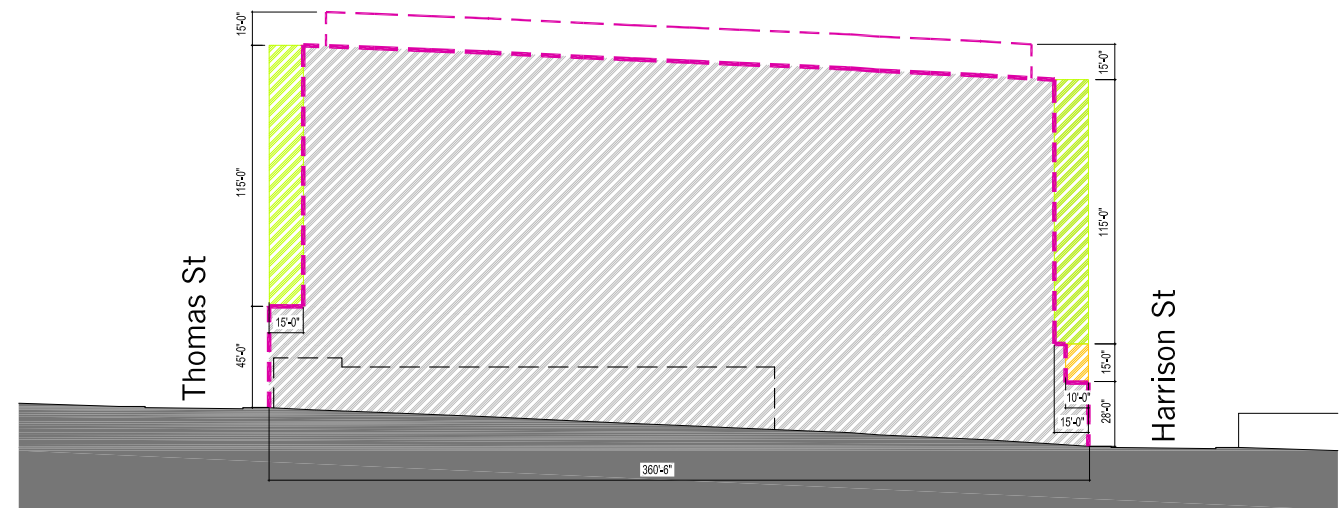
section along Harrison Street







section along Boren Ave N



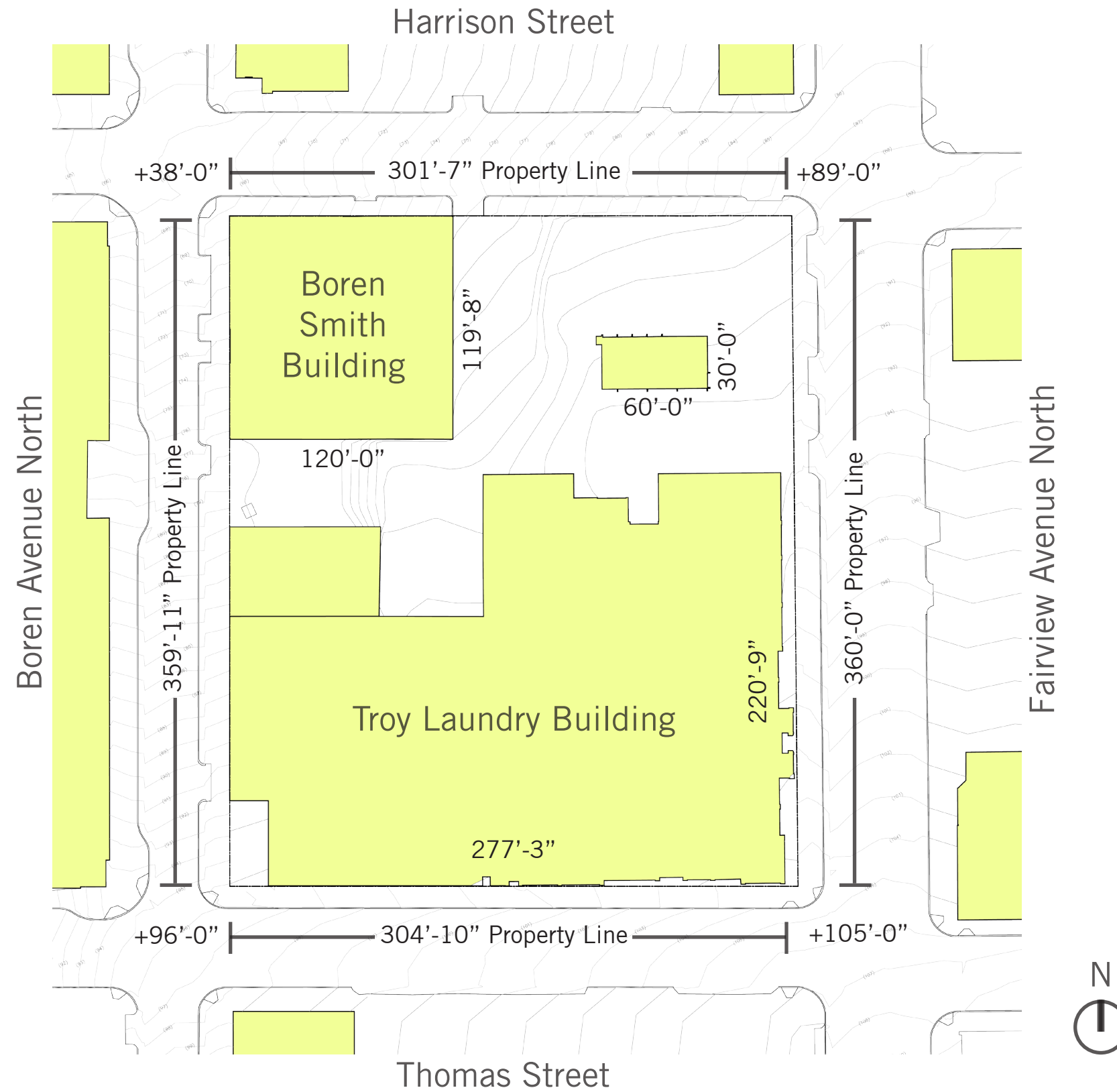
section along Thomas Street



section along Fairview Ave N

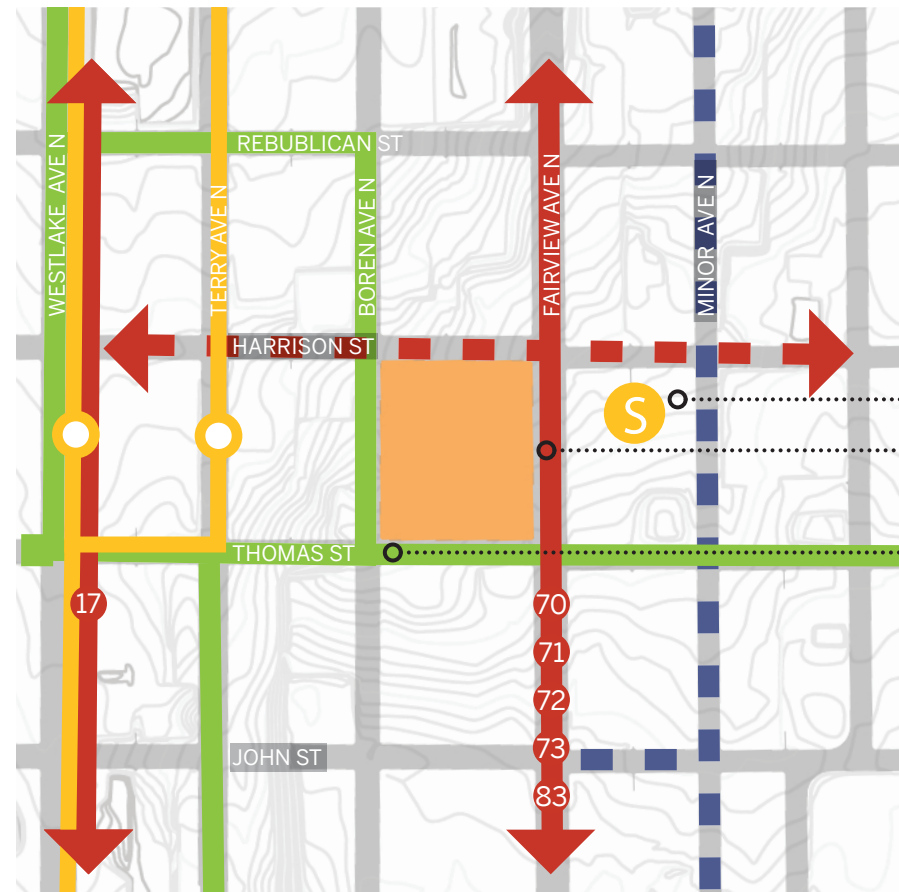
-  building limits
-  penthouse limits
-  zoning setbacks
-  power line setbacks

EXISTING CONDITIONS SITE PLAN



MOVEMENT PATTERNS

source: Seattle Bicycle Master Plan, South Lake Union Urban Design Framework, Seattle 2010 Bicycle Map, South Lake Union Transportation Study



- street car maintenance facility at block adjacent to site
- Fairview Avenue as major city-wide bus corridor
- significant improvements to Thomas Street will expand east-west connectivity

DESIGN CUES

The site lies at a crossroads between a number of existing and proposed transit networks, with an emphasis on pedestrian, bicycle, bus, and street car facilities.

Fairview Avenue is a key bus corridor, with rapid linkages to both northern and southern Seattle. A proposed transit hub on Dexter Avenue will support both bicycle and bus facilities, including proposed regional express buses traveling north and south on route 99.

The re-development of the route 99 corridor will facilitate the development of new at-grade street crossings at John, Harrison, and Thomas streets, leading to a significant improvement in pedestrian and bike connections to Seattle Center and the waterfront.



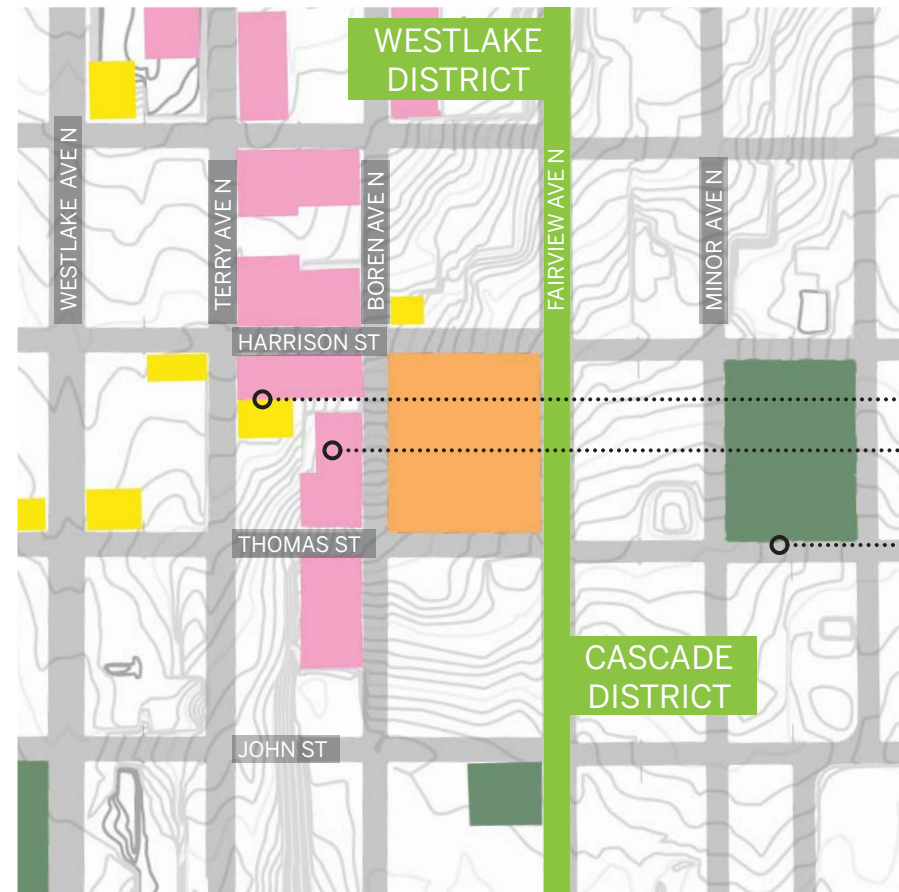
LANDFORM + TOPOGRAPHY

source: South Lake Union Urban Design Framework



NEIGHBORHOOD CONTEXT

source: City of Seattle Parks and Recreation, South Lake Union Urban Design Framework



- westlake characterized by cluster of retail and business
- amazon as major generator of activity
- cascade: low-level residential with neighborhood character

DESIGN CUES

Troy Block lies at the border between the Westlake and Cascade areas of the South Lake Union Neighborhood. Cascade is characterized by lower residential buildings, as well as historic landmarks such as the Immanuel Lutheran Church and the St. Spiridon Russian Orthodox Cathedral, while Westlake is a hub of business and retail.

Amazon is a major tenant to the area just west of Troy Block, and thus has a significant impact on pedestrian patterns and flows through the site and surrounding street network.

The north-south spine of Fairview Avenue creates a significant physical boundary to the east of the site.



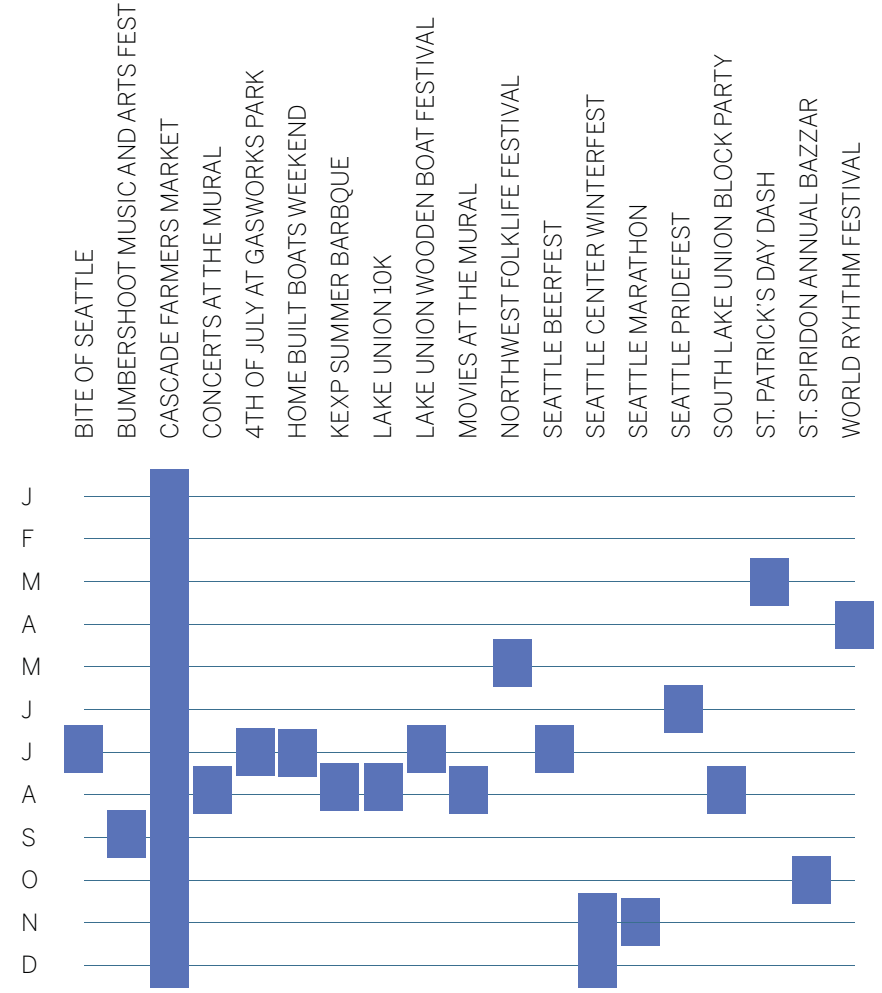
THE PUBLIC REALM

source: City of Seattle Parks and Recreation, South Lake Union Urban Design Framework

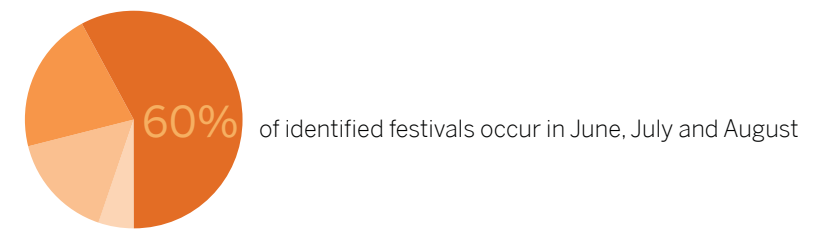


COMMUNITY + EVENTS

source: South Lake Union Urban Design Framework, City of Seattle Parks Department



SUMMER IN THE CITY

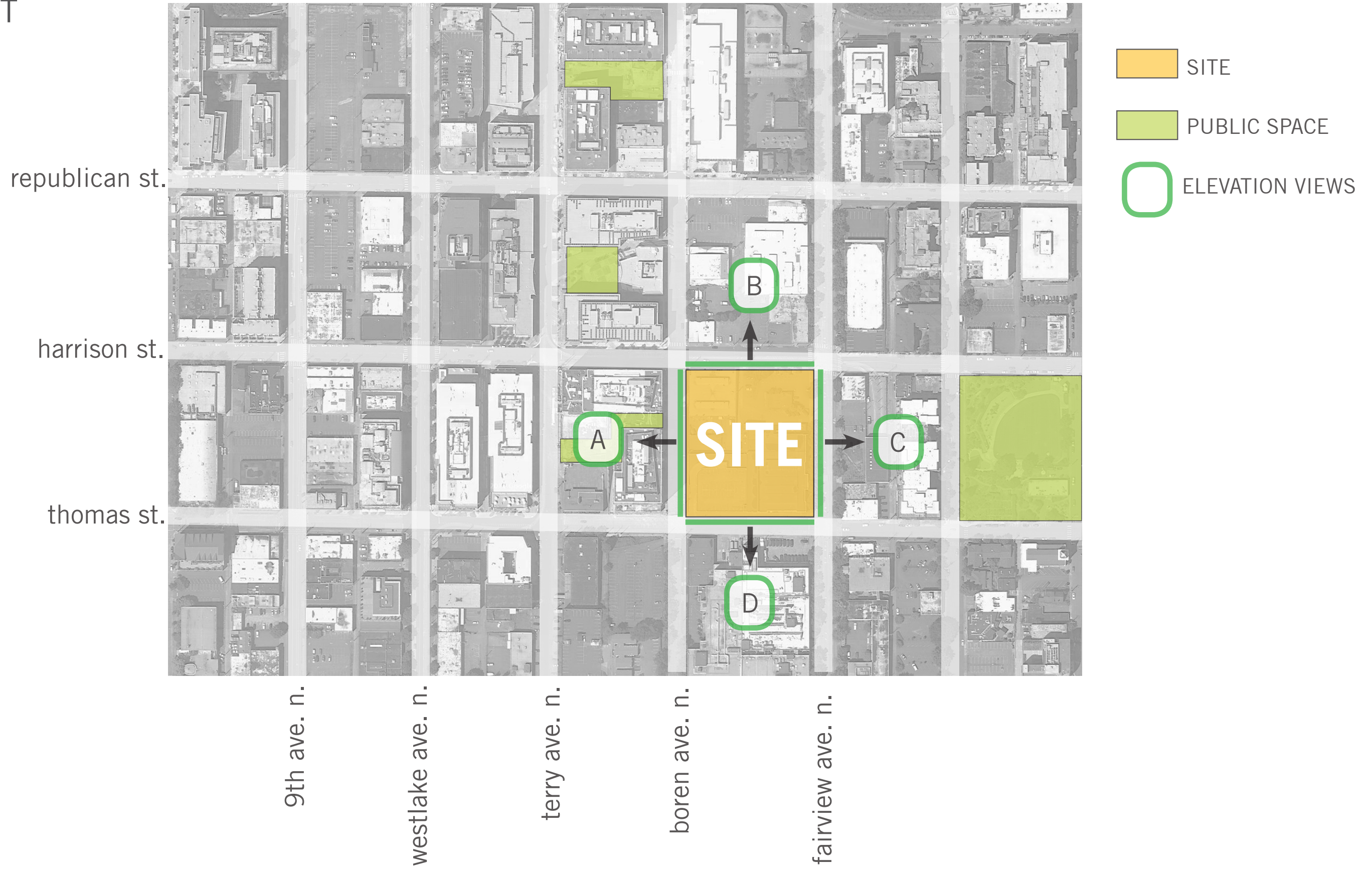


MAJOR GENERATORS OF ACTIVITY

- Seattle Center
- Lake Union Park
- Cascade Park
- Cornish College of the Arts



SITE CONTEXT



EXISTING CONDITIONS

A Site Elevation - Boren Avenue (facing west)



B Site Elevation - Harrison Street (facing north)



C Site Elevation - Fairview Avenue (facing east)
Troy Laundry Building
Original 1927 Structure Addition 1948



D Site Elevation - Thomas Street (facing south)



EXISTING BUILDING: TROY LAUNDRY



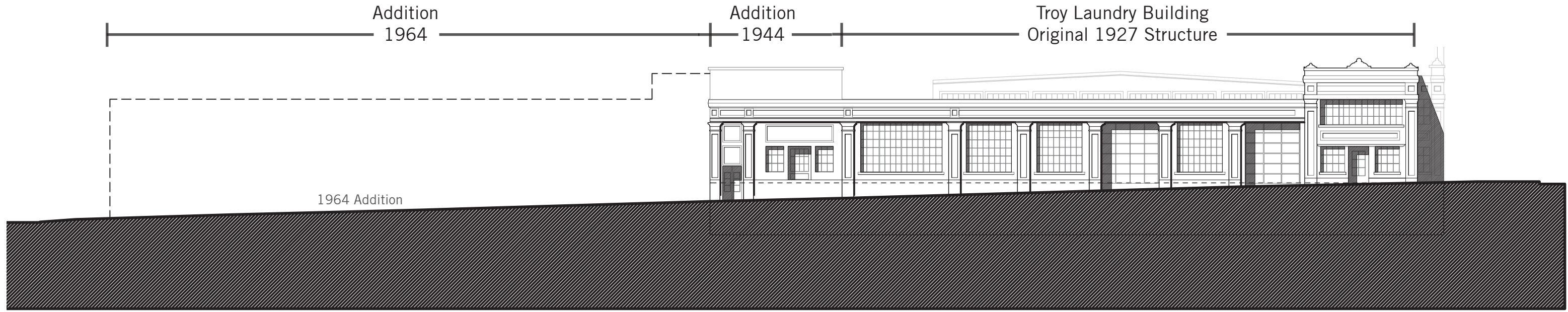
Thomas Street



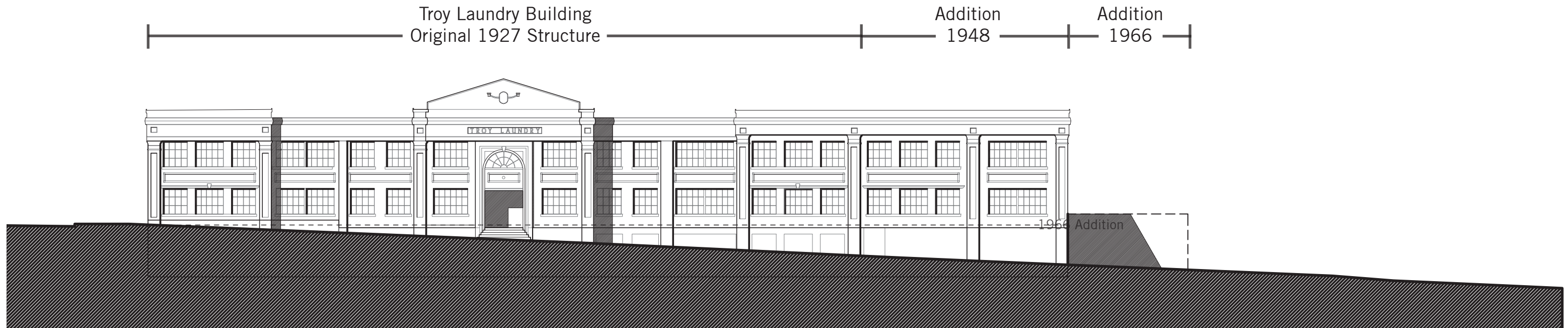
Fairview Avenue North



EXISTING BUILDING: TROY LAUNDRY



elevation along Thomas Street



elevation along Fairview Avenue North

EXISTING BUILDING: BOREN SMITH



Boren Avenue North and Harrison Street



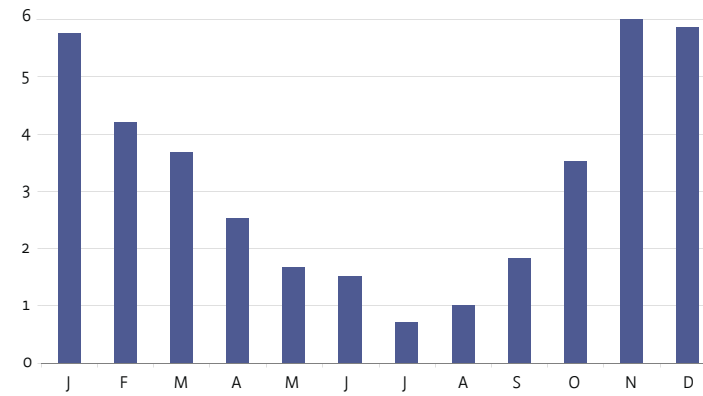
Boren Avenue North



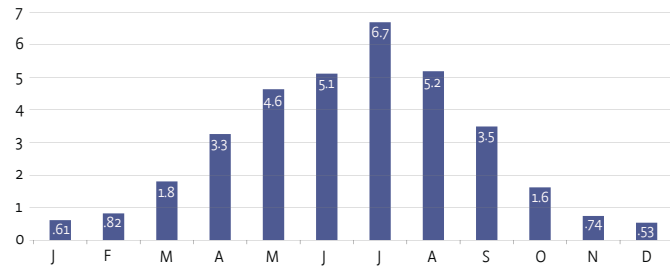
Harrison Street

RESPONSE TO CLIMATE

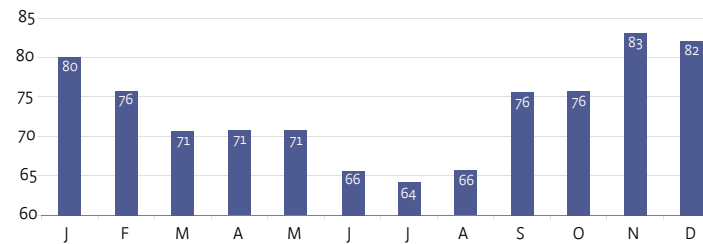
source: City of Seattle Parks and Recreation, South Lake Union Urban Design Framework



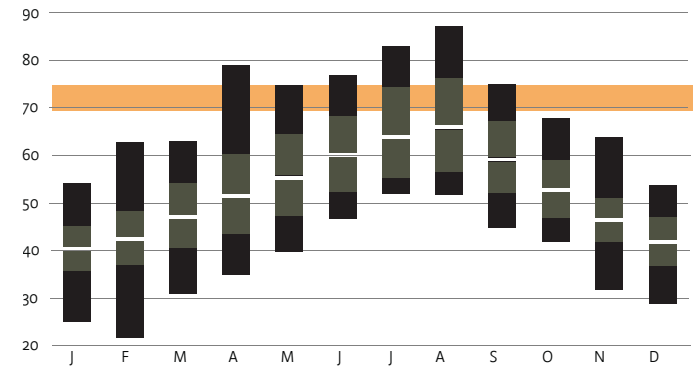
AVERAGE ANNUAL PRECIPITATION
in inches
US Department of Energy



EVAPOTRANSPIRATION
in inches
Western Regional Climate Center



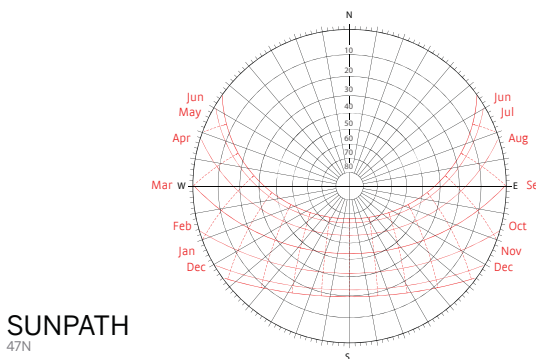
AVERAGE HUMIDITY
in percent
US Department of Energy



TEMPERATURE RANGE
US Department of Energy

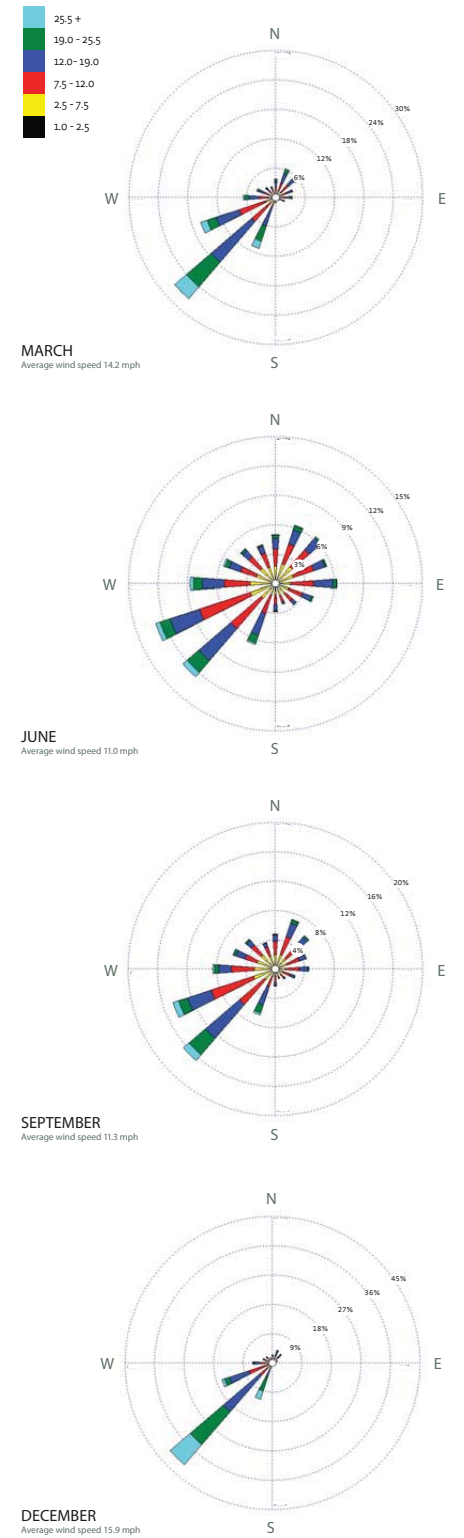


ZONE 5 CLIMATE PROFILE
Sunset Western Garden Book, 2001

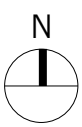
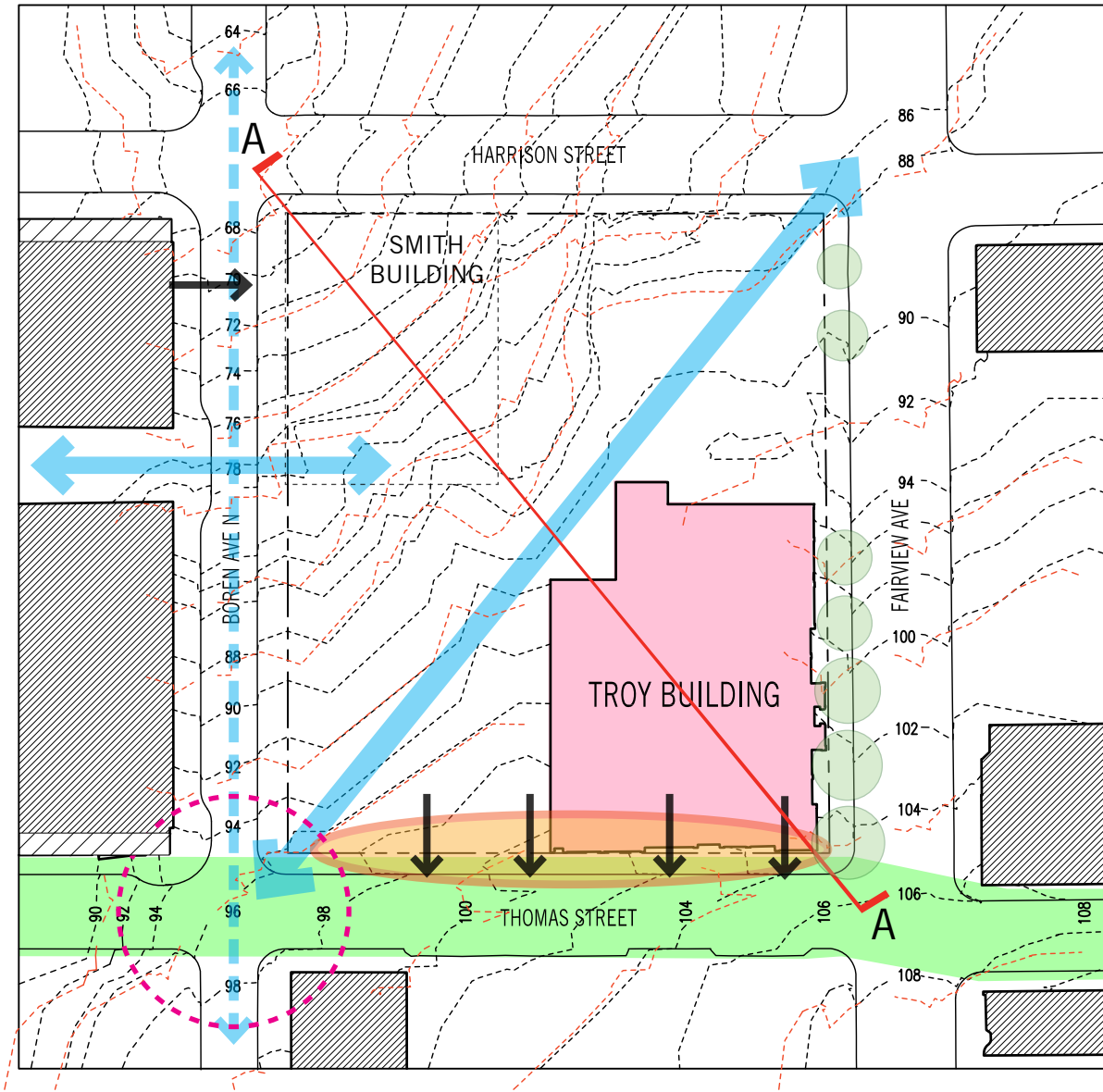


WIND PATTERNS

in miles/hour
USDA Natural Resource and Conservation Service



DESIGN OPPORTUNITIES: STREETSCAPE



Low point:
Boren Ave. &
Harrison St.

68'

SECTION AA

TROY

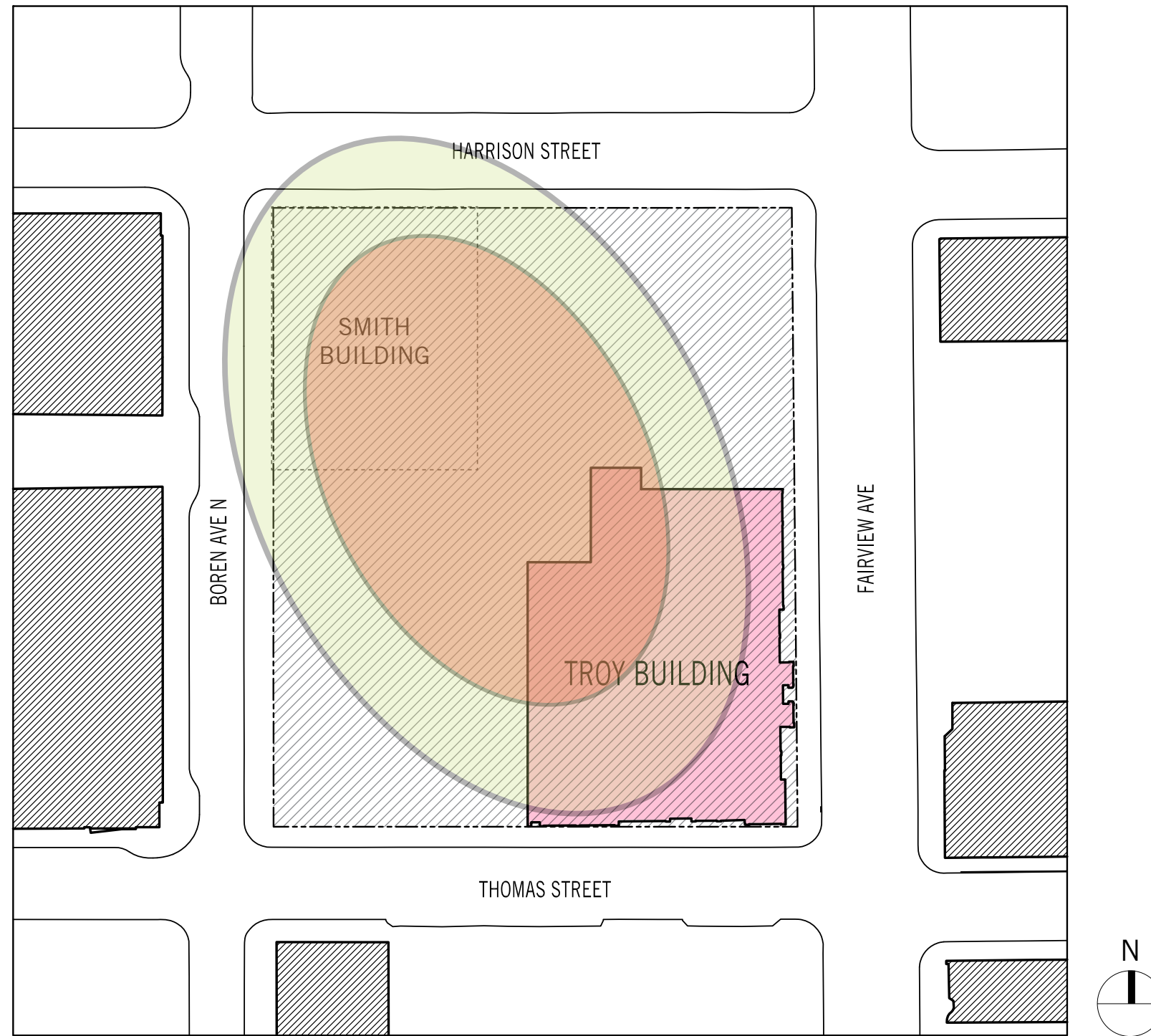
105'

High point:
Fairview Ave.
& Thomas St.



Outdoor Spaces: Precedent Images

DESIGN OPPORTUNITIES: SITE REMEDIATION



100% of site contamination to be remediated

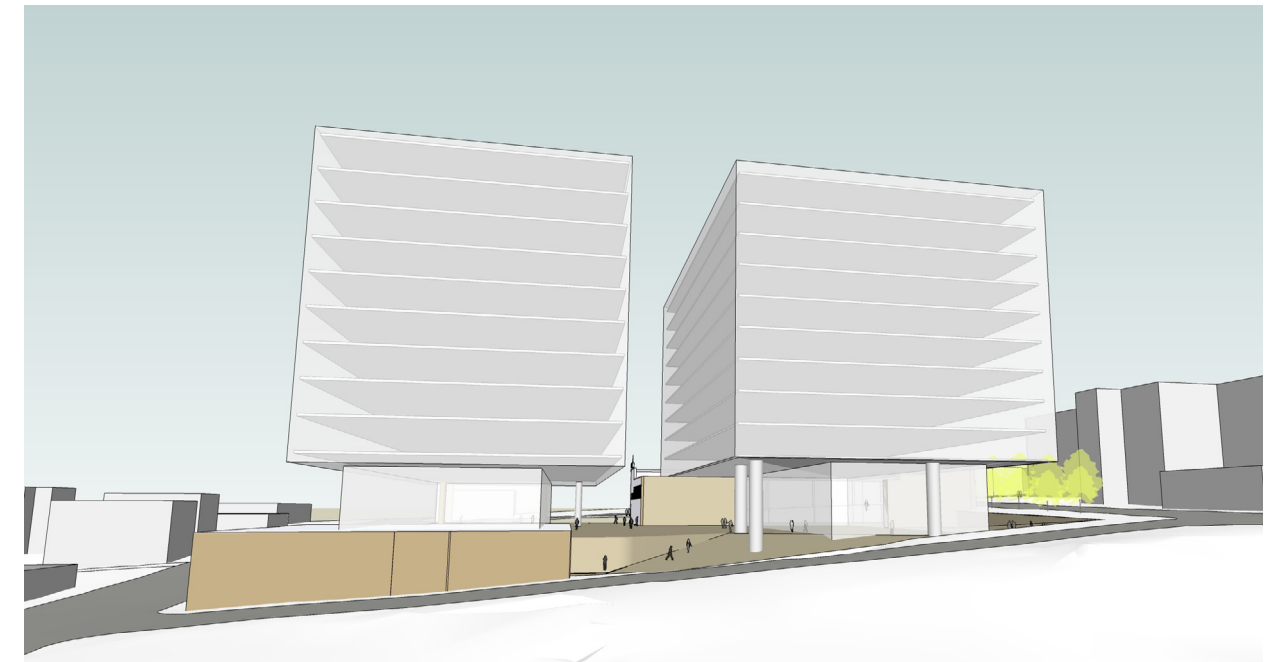
MASSING ALTERNATIVE 1

Attributes:

- Form aligns with Troy Laundry and Boren Investment building
- Massing is set back from Thomas St.
- Connection at mid-block
- Allows daylight into Southwest corner



Plan View



View from NW



Aerial view from Fairview & Thomas

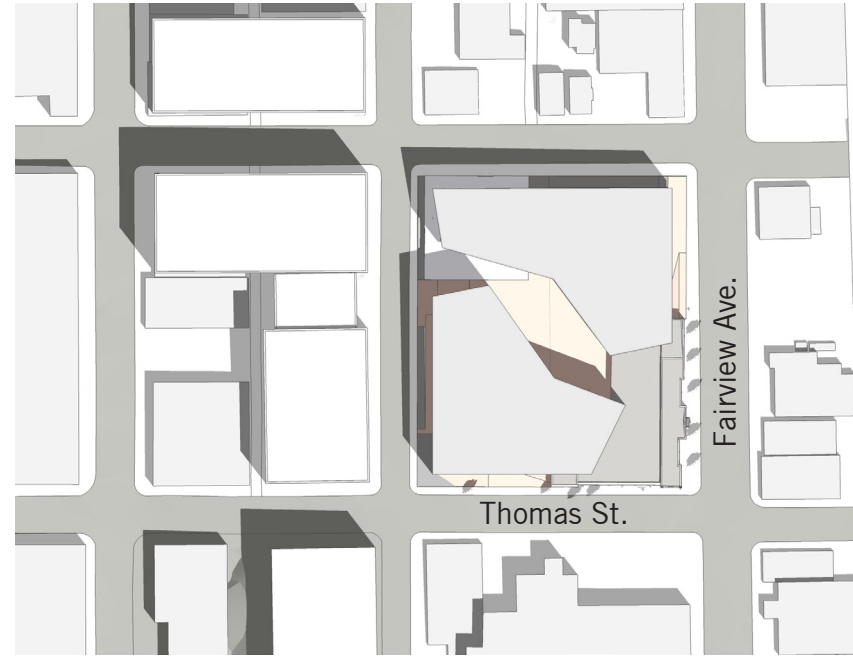


View from SE

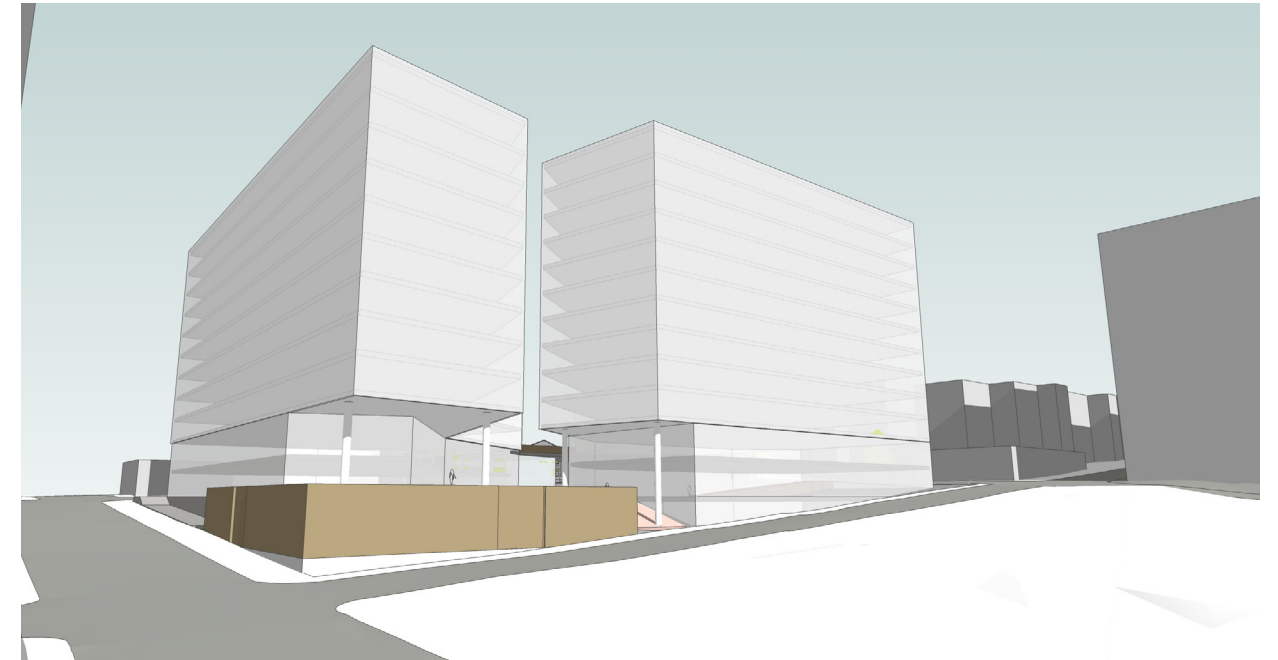
MASSING ALTERNATIVE 2

Attributes:

- No massing above Troy Laundry Building at Fairview & Thomas
- Interior courtyard connects with Troy Laundry Building
- Connection at mid-block
- Courtyard intersects with Boren Investment Building



Plan View



View from NW



Aerial view from Fairview & Thomas



View from SE

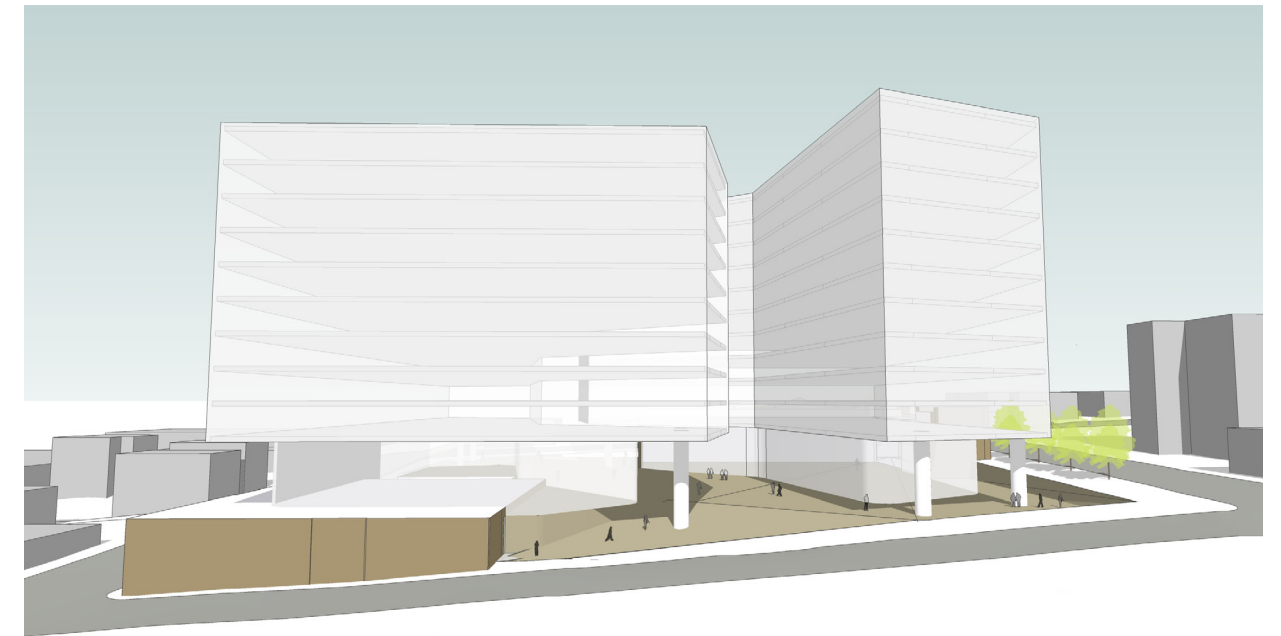
MASSING ALTERNATIVE 3

Attributes:

- Form aligns with Troy Laundry and Boren Investment Building
- Better use of FAR to work with site slope
- Allows better daylight into courtyard and southwest corner
- Interior courtyard connects Fairview Ave. and Boren Ave.
- Form allows fluid movement through site
- Framed view through site at mid-block
- Connection at mid-block



Plan View



View from NW



Aerial view from Fairview & Thomas



View from SE