

TROY BLOCK

EARLY DESIGN GUIDANCE FOR PROJECT #3012675

 touchstone

PERKINS
+ WILL
11.07.2012

PROJECT INFO

Contact Info:

Property Address:
307 Fairview Avenue North
Seattle, WA 98109

DPD Project Number:
3012675

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

Owner Contact/Applicant:
Paul Klansnic
206.357.2305
pklansnic@touchstonecorp.com

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

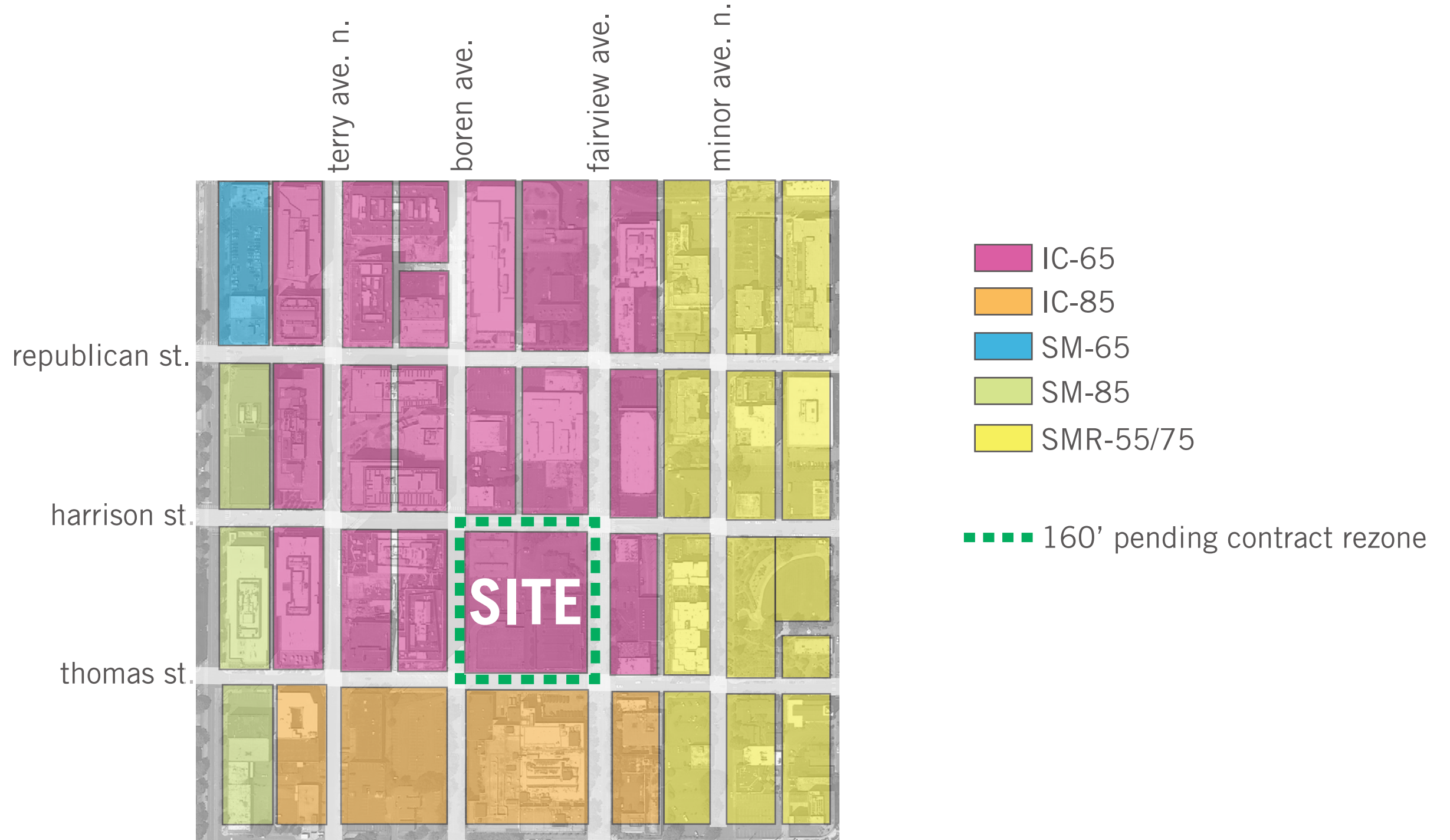
Contact:
Andrew Clinch
206.381.6000
andrew.clinch@perkinswill.com

Project Description:

The proposed development is for two office buildings approximately 12 and 13 stories, 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 800,000 gross square feet with approximately 800 parking stalls beneath.



ZONING ANALYSIS PER CONTRACT REZONE



CODE SUMMARY PER CONTRACT REZONE

Height Limit (per 23.50.051.D2):

- **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**)

Landmarks - Two landmarked buildings:

- Troy Laundry Building
- Boren Investment Building

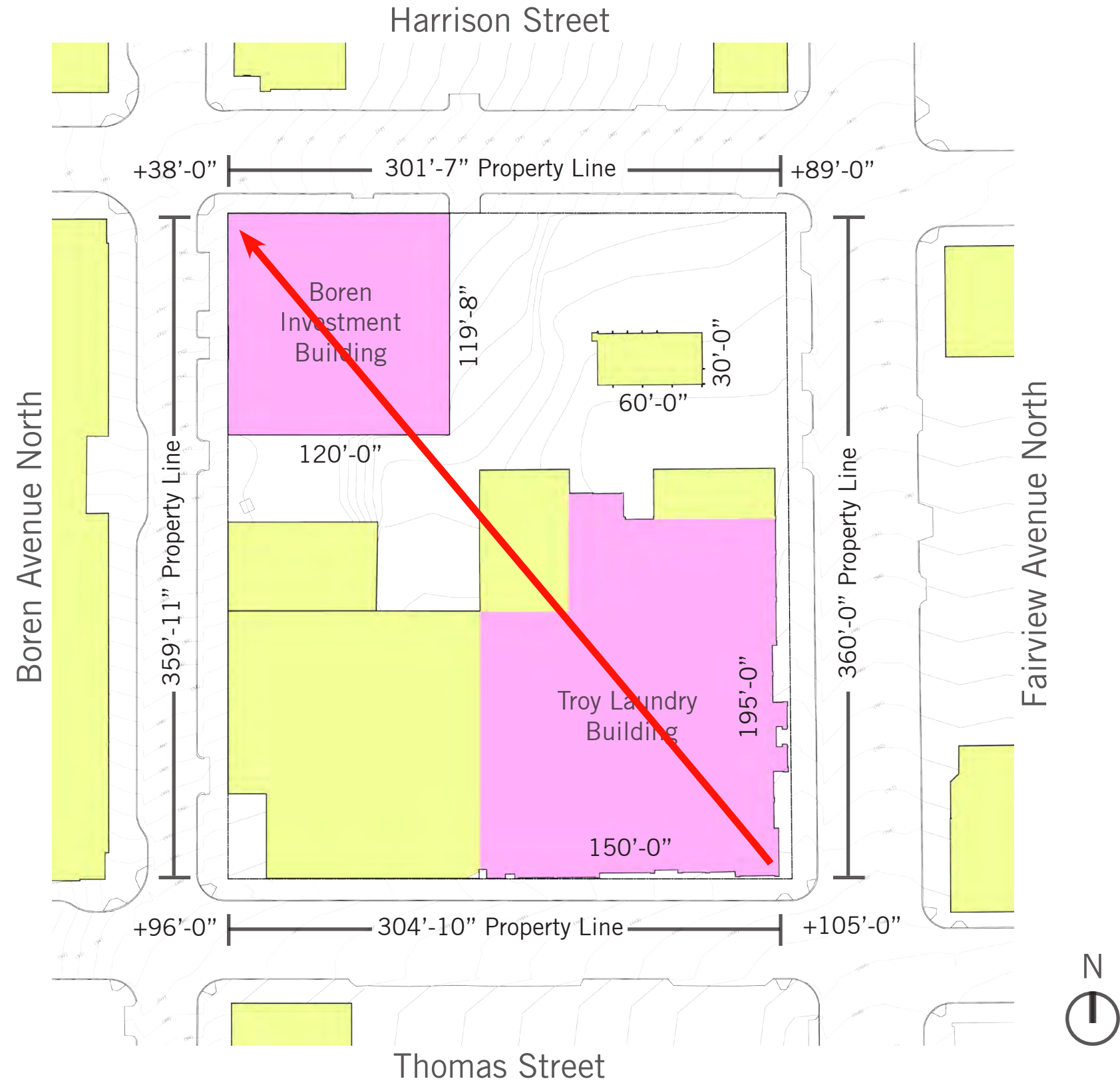
Required Parking (per 23.54.020.M):

- 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):

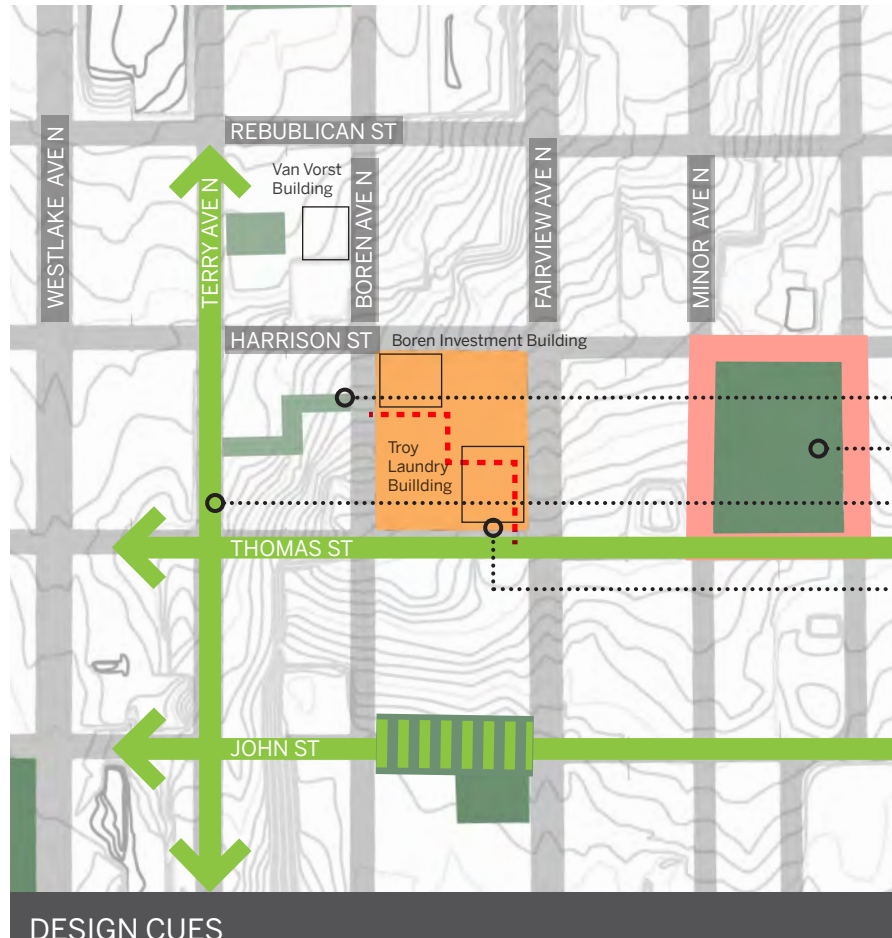
- **LEED Gold rating**
- A Transportation Management Program must be developed which allows for no more than 40% of trips to and from the the project being made in SOV's.

EXISTING CONDITIONS SITE PLAN



THE PUBLIC REALM

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

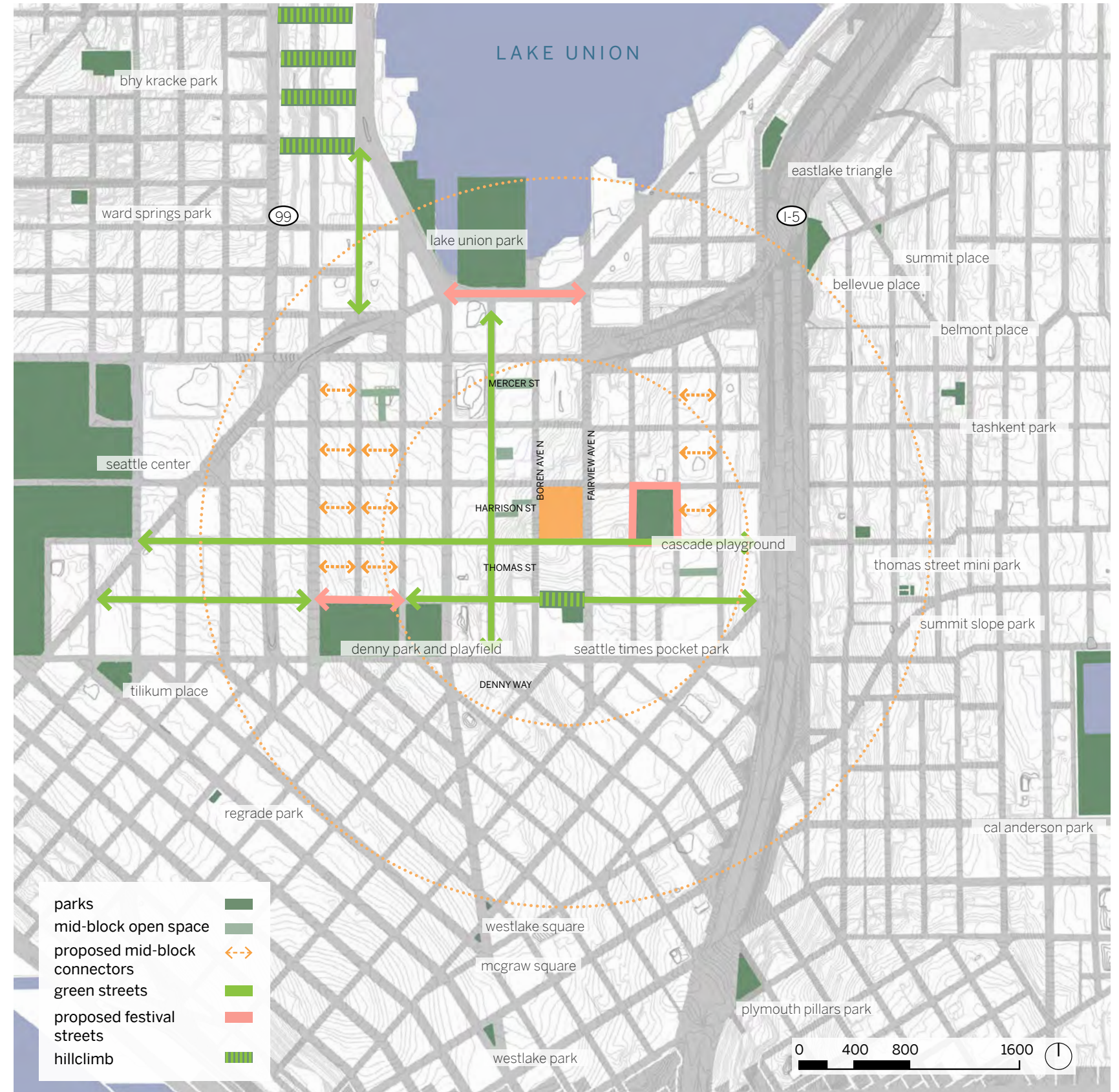


- an evolving typology: mid-block open spaces
- Cascade Park and potential festival streets
- a collection of green streets with urban linkages
- preserved historic buildings

DESIGN CUES

A significant open space typology has begun to appear in South Lake Union in recent years, with semi-public hill-climbs and mid-block connections providing alternate forms of public gathering space, pedestrian linkages, and stormwater management potentials.

The green street designation of John Street, Thomas Street, and Terry Avenue has created great potential for a generous, shared public realm.



- parks [dark green square]
- mid-block open space [medium green square]
- proposed mid-block connectors [dashed orange line]
- green streets [solid green line]
- proposed festival streets [solid red line]
- hillclimb [green hatched square]



EXISTING CONDITIONS

A Site Elevation - Boren Avenue (facing west)



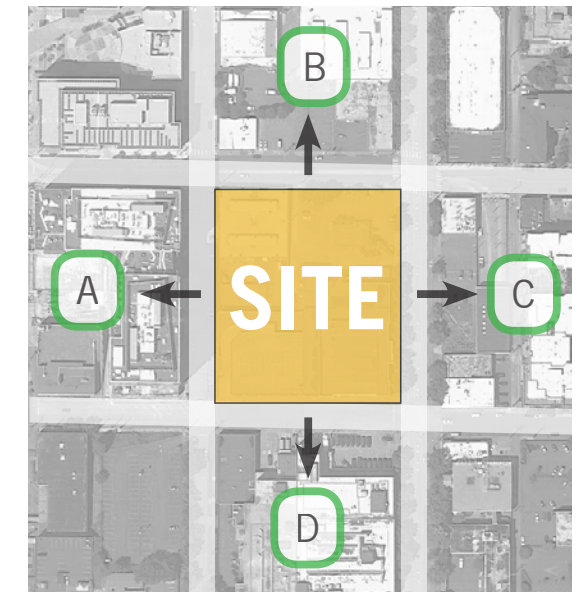
B Site Elevation - Harrison Street (facing north)



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



D Site Elevation - Thomas Street (facing south)



EXISTING BUILDING: TROY LAUNDRY BUILDING



Thomas Street



Fairview Avenue North



EXISTING BUILDING: BOREN INVESTMENT BUILDING



Boren Avenue North and Harrison Street

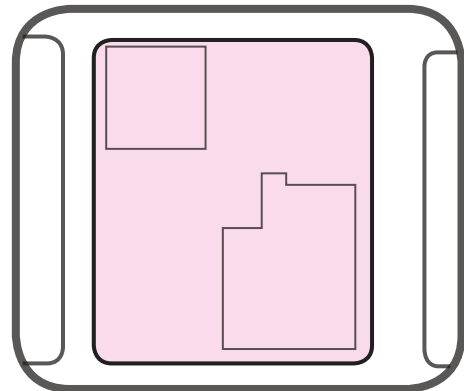


Boren Avenue North

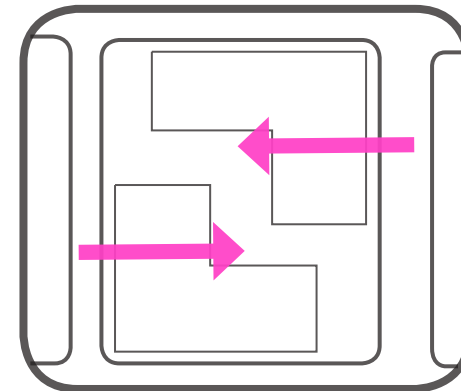


Harrison Street

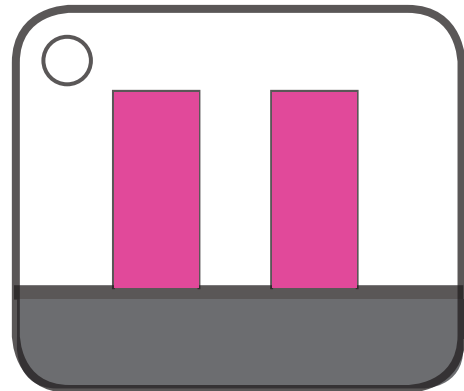
PROJECT GOALS / DESIGN GOALS



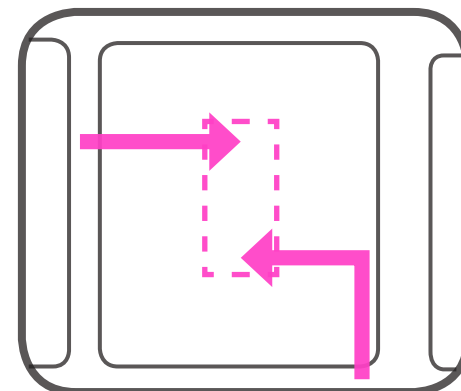
Approximately
800,000 SF project



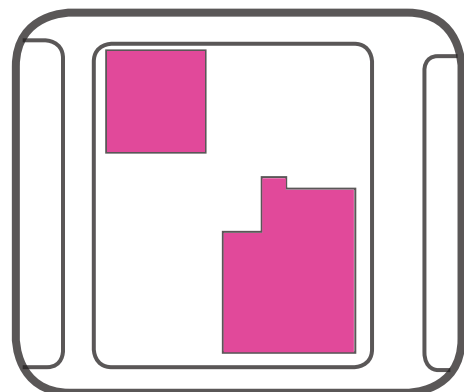
Building entrances
to central courtyard



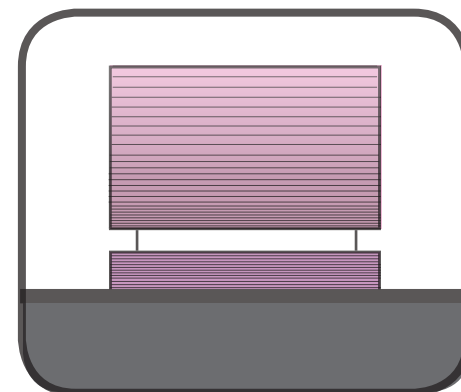
2 tower phased
development



Public/pedestrian
cross block connection
through central courtyard



Activate and integrate the
Troy Laundry and Boren
Investment buildings



Textural fabric

DESIGN GUIDELINES

Pertinent Design Guidelines
(from the **South Lake Union Design Guidelines**)

Site Planning:

- *A-1 Responding to Site Characteristics:* The siting of the buildings should respond to site conditions and **opportunities**.
- *A-2 Streetscape Compatibility:* The siting of the buildings should reinforce desirable **spatial characteristics** of the right-of-way.
- *A-4 Human Activity Supplemental Guidelines:* Create graceful transitions at the streetscape level between public and private uses; Keep **neighborhood connections** open; Design for a network of safe and well-lit connections to encourage **human activity**.

Architectural Elements and Materials:

- *C-1 Architectural Context:* New buildings proposed for existing neighborhoods with a well defined and desirable character should be compatible with the architectural character and siting pattern of neighboring buildings. **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.
- *C-2 Architectural Concept and Consistency:* Building design elements should create a well proportioned and unified building form and exhibit an **overall architectural concept**. Building form should identify functions within the building.
- *C-4 Exterior Finish Materials:* Building exteriors should be durable and attractive, with **texture, pattern**, and high-quality detailing.

Pertinent Design Guidelines (cont.)

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. Opportunities for creating **lively, pedestrian-oriented open space** should be considered.

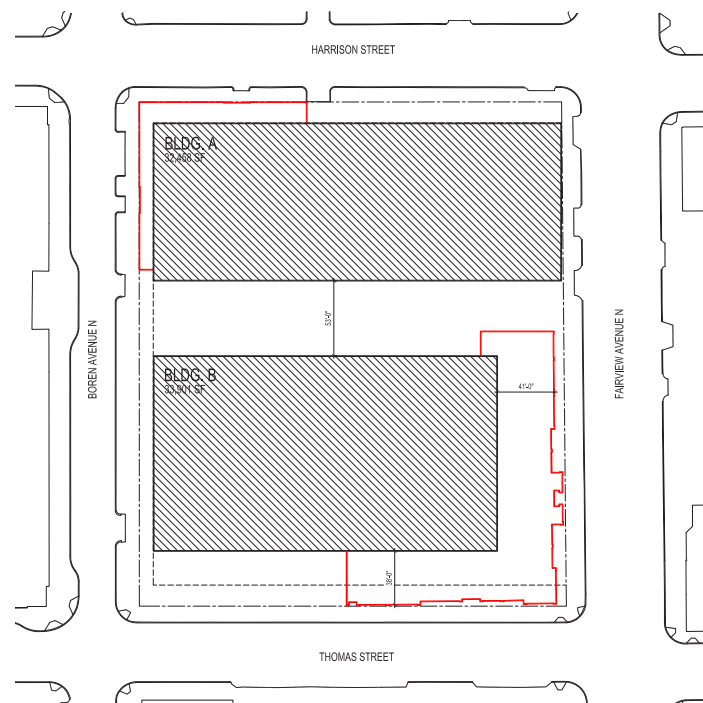
Summary - Priorities & Board Recommendations - EDG #1 (from the South Lake Union Urban Design Framework)

- The Board was generally supportive of the preferred massing scheme (Alternative 3).
- Clarify the proposed solar/shadow impacts, especially at the NE corner and on the site across the street to the north. Indicate how the proposed design will minimize those impacts. Arrange the massing to retain sun during times of high usage (Ex: Lunch time for office uses).
- Clarify massing impacts, especially to the northeast.
- Erode the massing at the northeast corner to reduce impacts.
- Hold the tower away from the historic buildings.
- The Board indicated that the massing should shift to the southwest on the site, in order to reduce shadow and bulk and scale impacts to Fairview Ave N and to the northeast.

Schemes presented at previous EDG Meeting on November 16, 2011

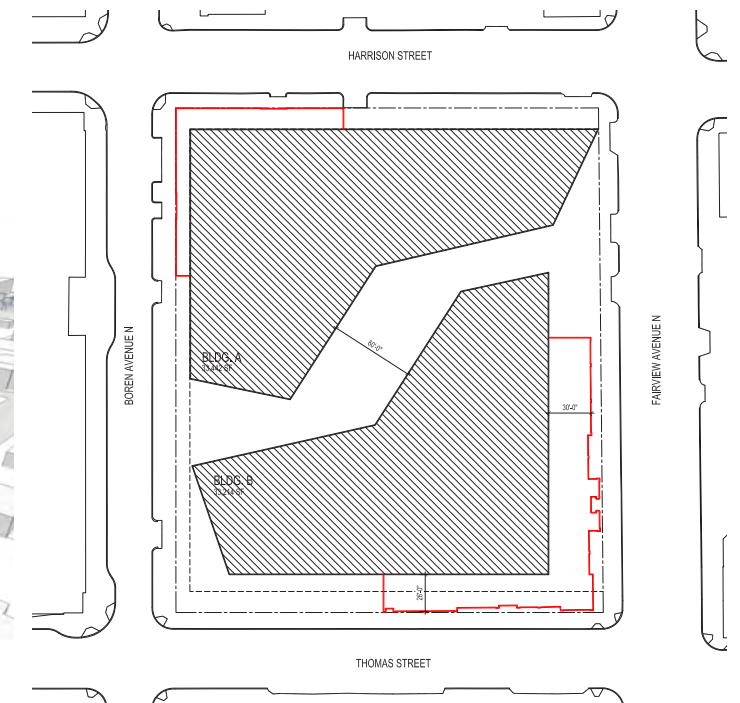
SCHEME 1

Overlapping Troy, aligns with clerestory roof.



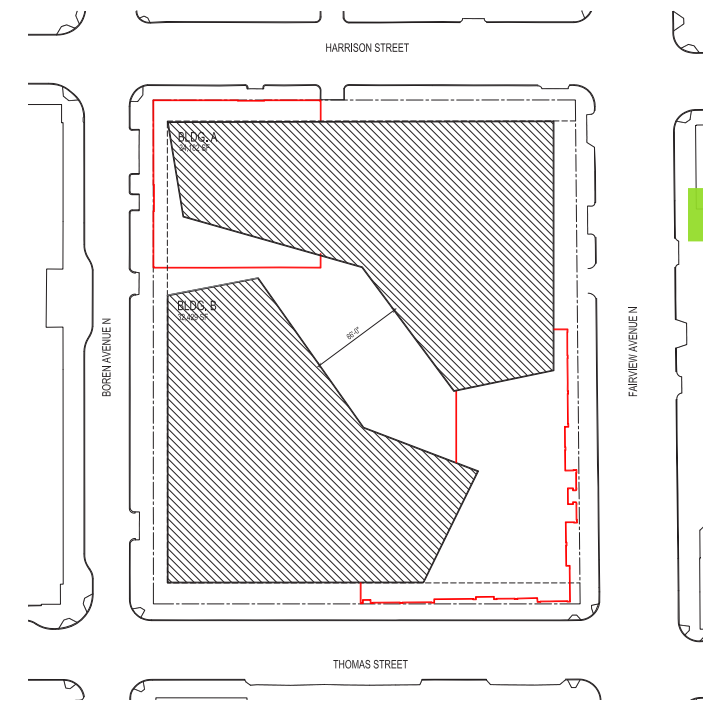
SCHEME 2

Overlapping Troy, aligns with clerestory roof, with central courtyard.



SCHEME 3

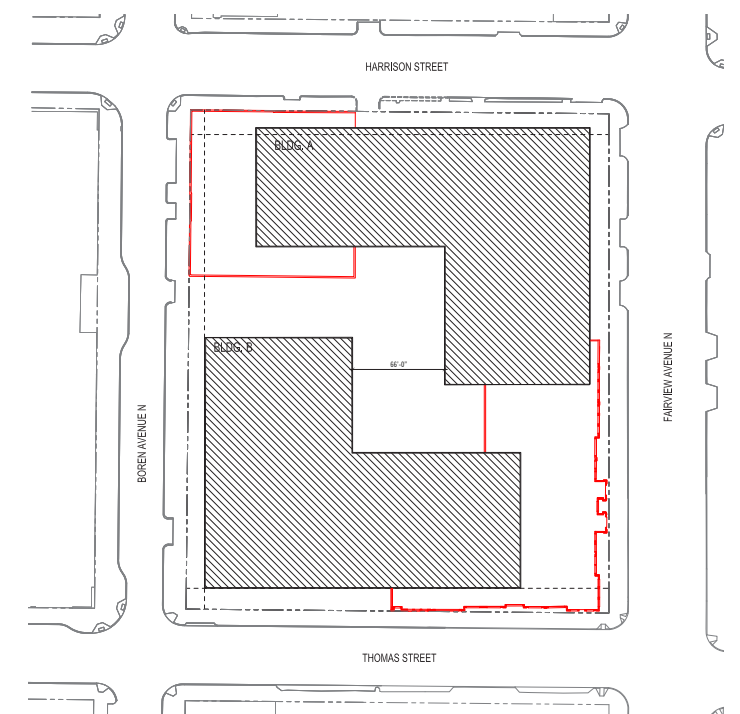
Flipped form, overlaps edges of Troy Building.



SCHEME 4

Refined Scheme

Rectilinear massing parallels historic building



SCHEME 4

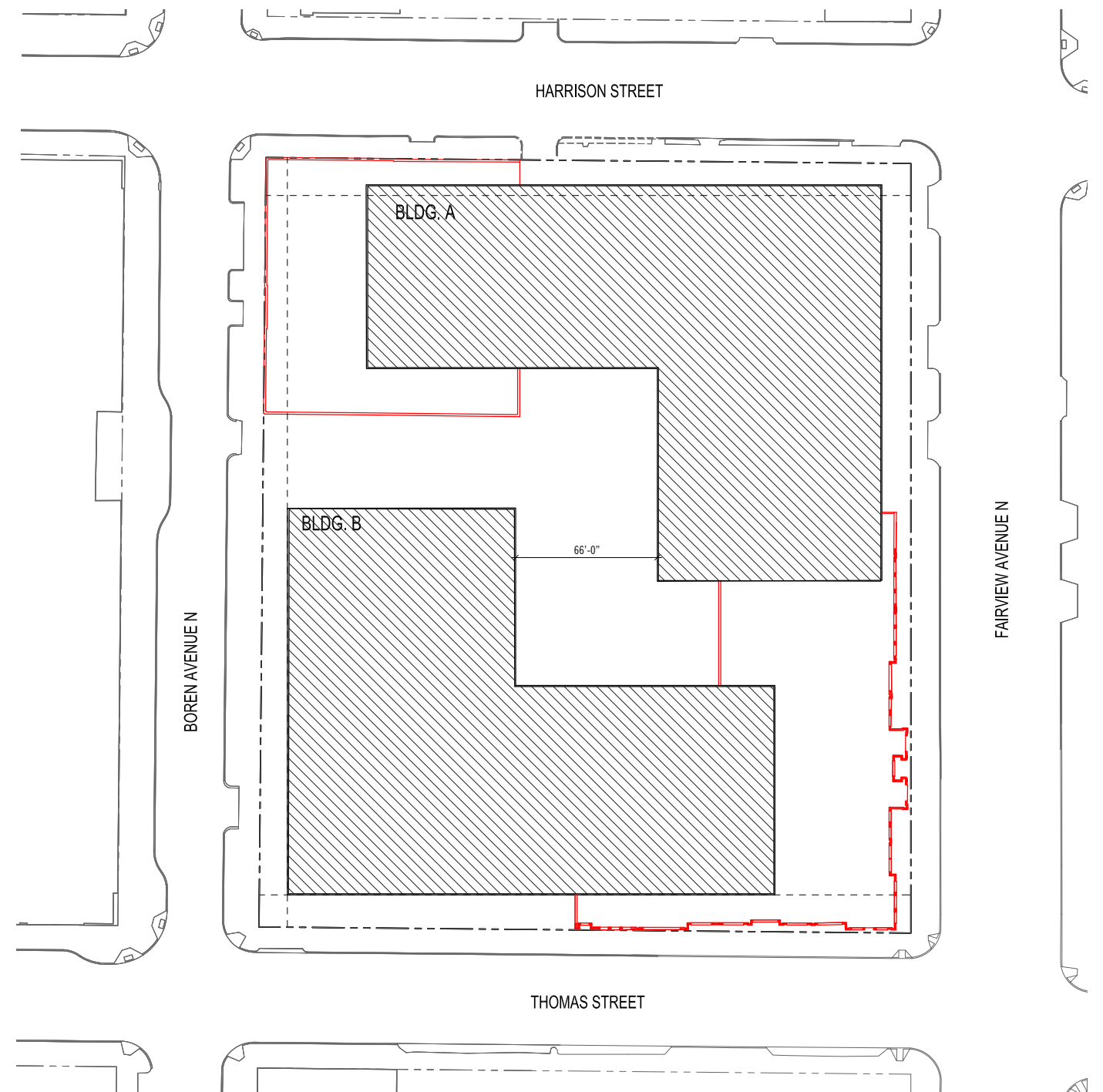


Refined Scheme

Rectilinear massing parallels historic building

Summary - Landmarks Preservation Board Architectural Review Committee comments:

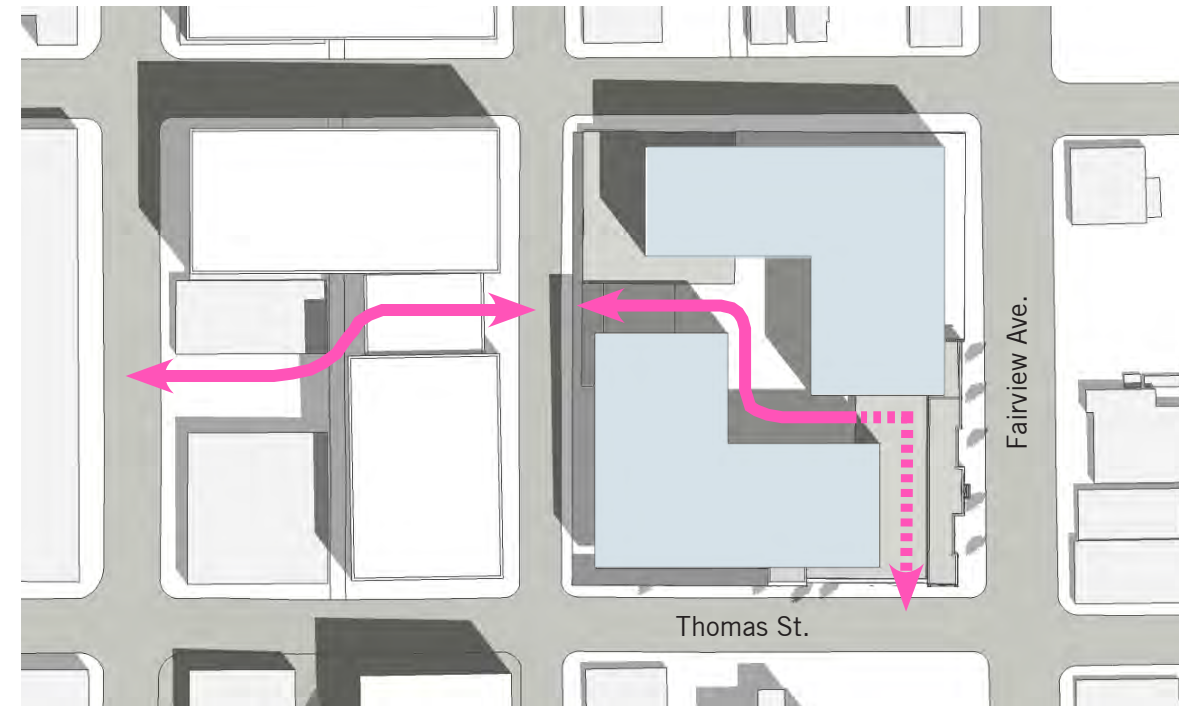
- The rectilinear massing is now more cohesive with historic buildings.
- Plane change in massing establishes a comfortable scale and relationship with historic buildings and pedestrians.
- Simple, clean and uncomplicated upper massing is non-competitive with the diminutive scale historic buildings.
- Articulation of the new massing should have a contemporary approach, versus a literal interpretation of the historic fabric.



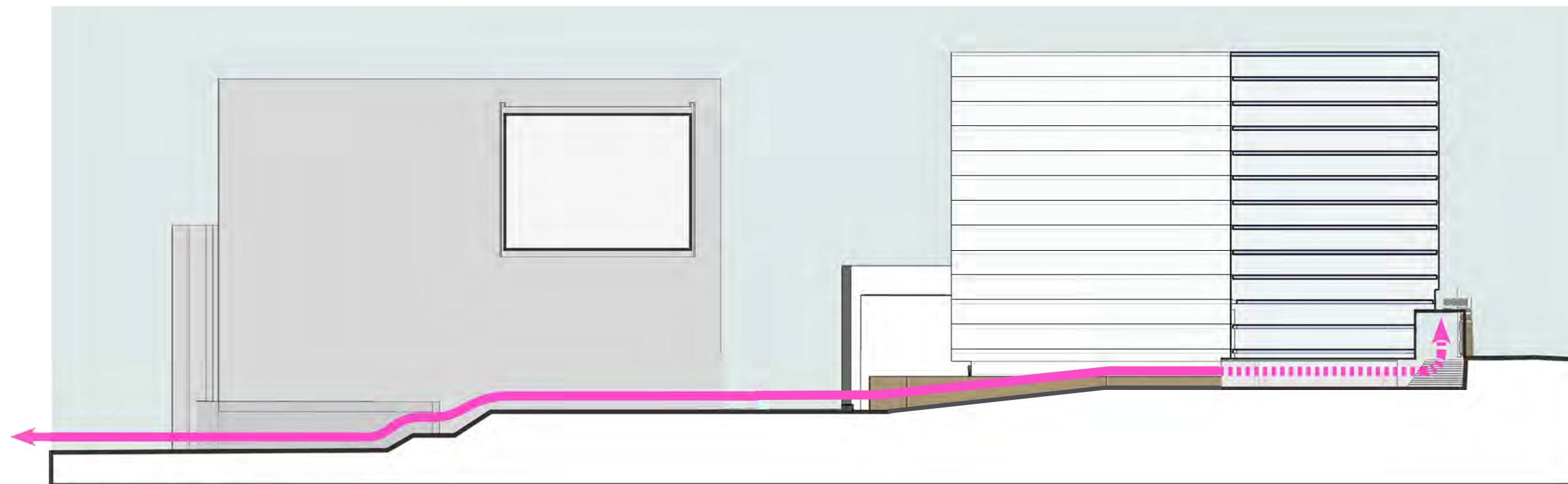
CROSS-BLOCK CONNECTION

Attributes:

- No massing above Troy Laundry Building at Fairview & Thomas
- No massing above Boren Investment Building at Boren & Harrison
- Interior courtyard connects with Troy Laundry Building
- Courtyard connects with Boren Investment Building roof
- Through-block connection

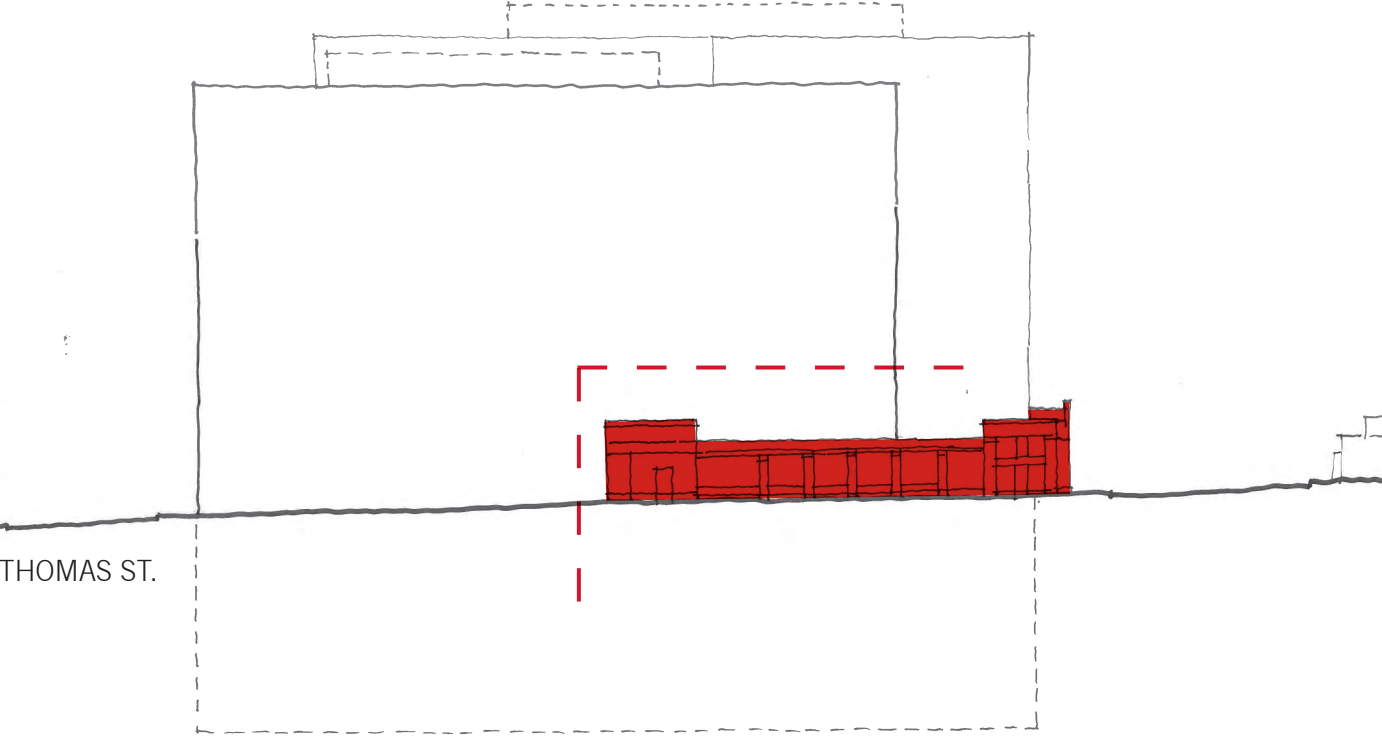
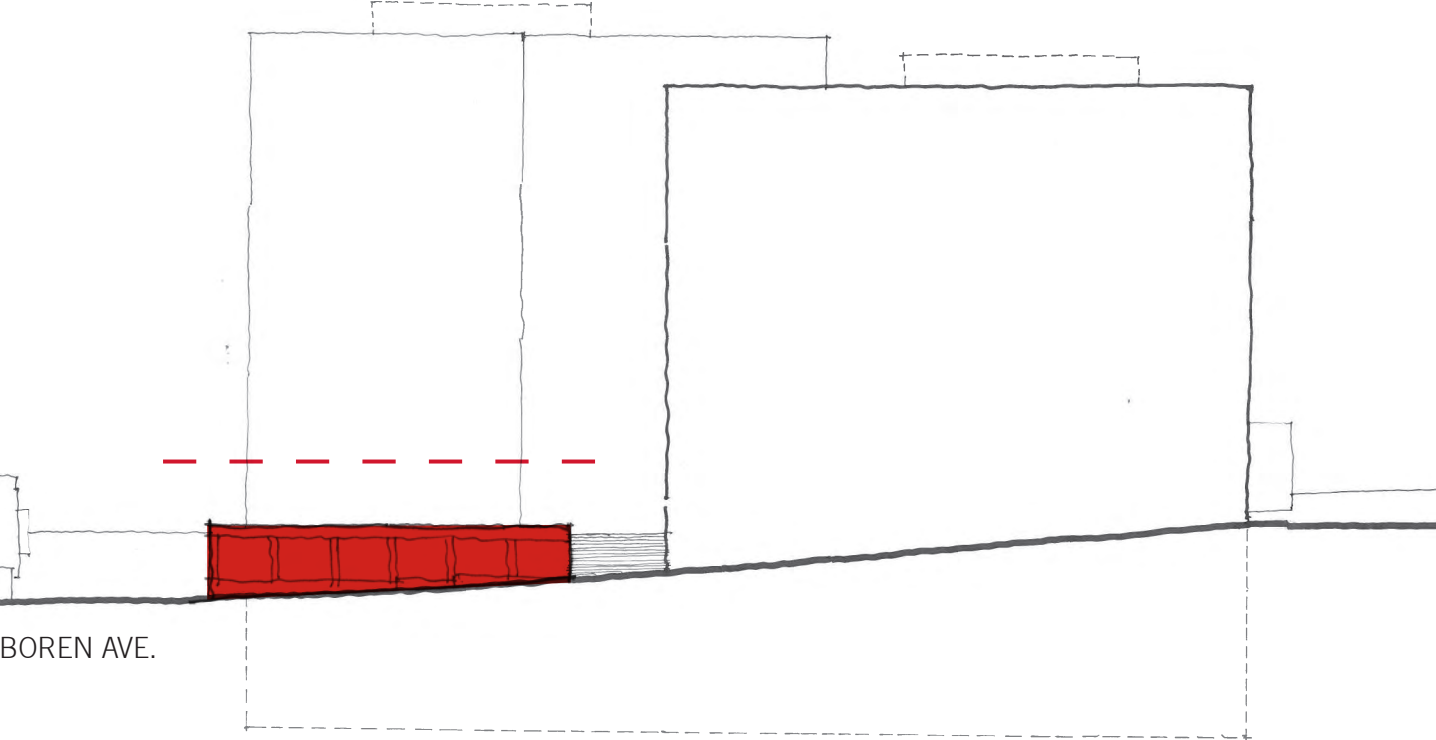
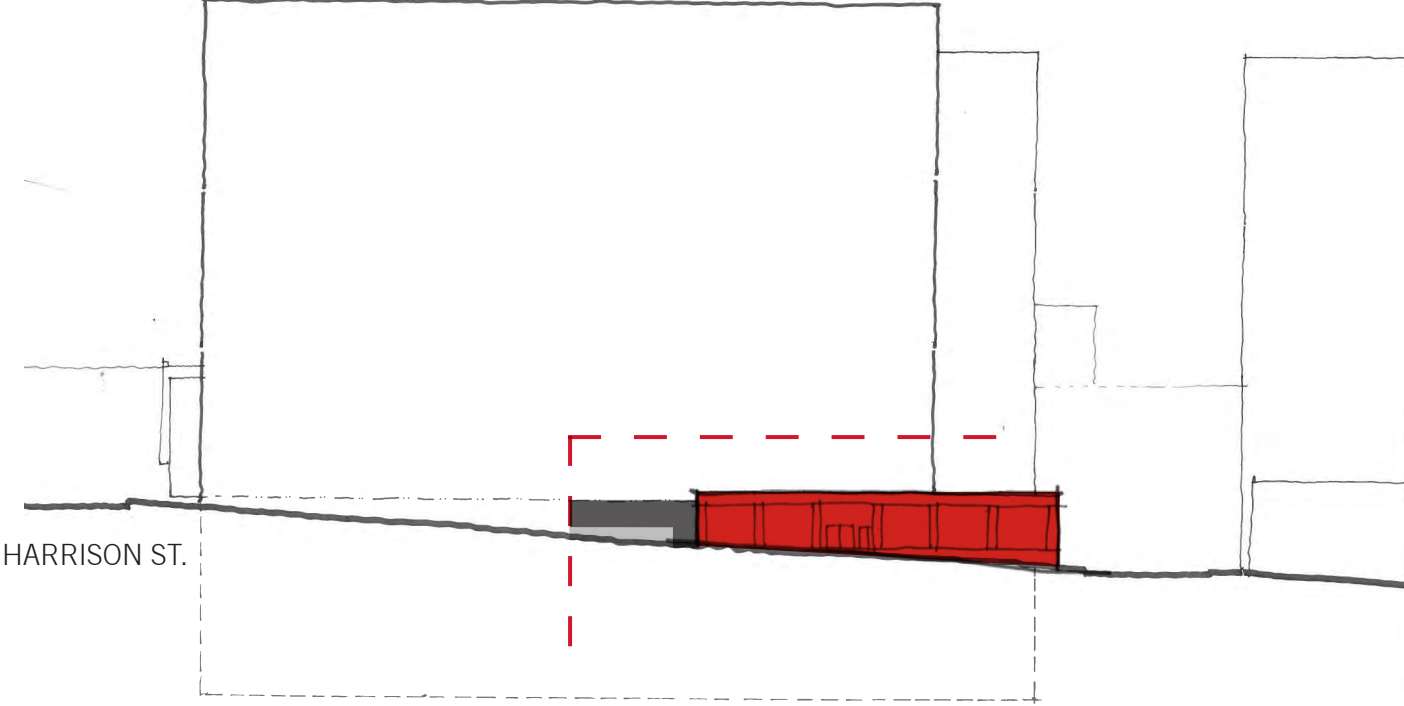
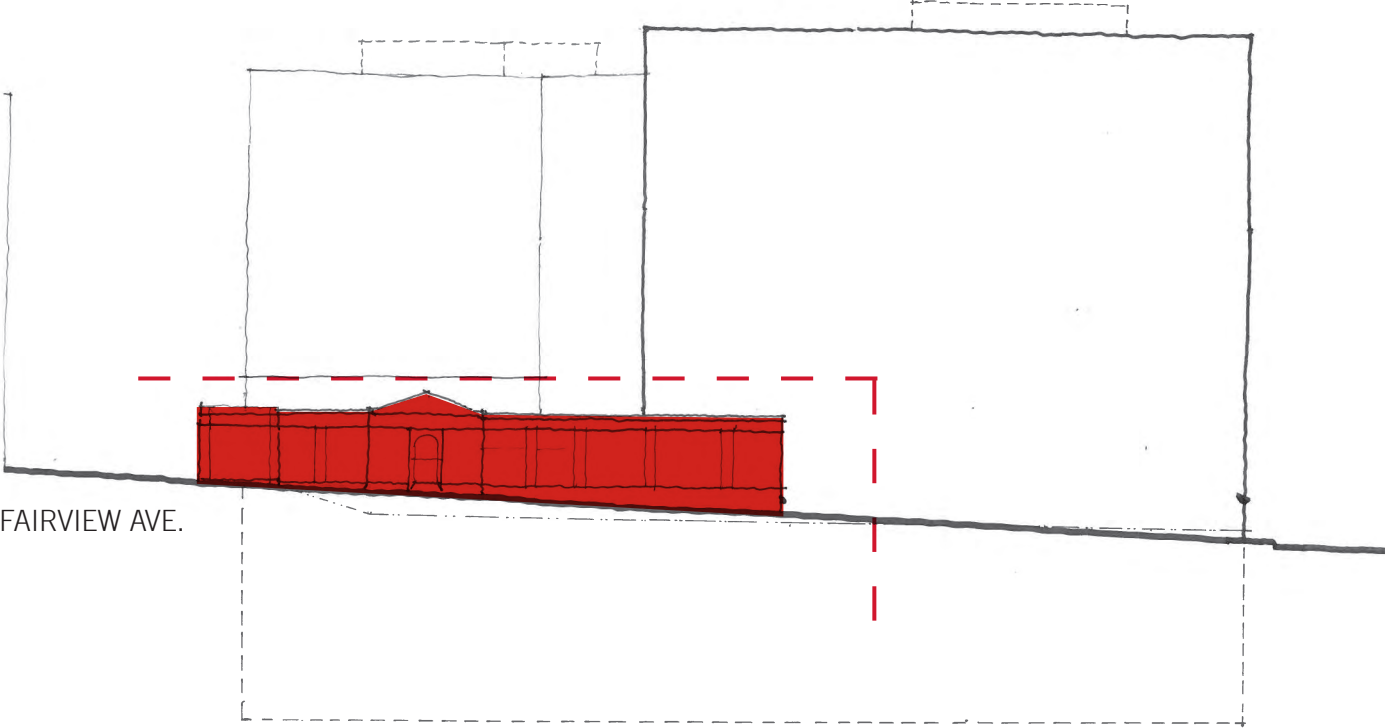


Plan View

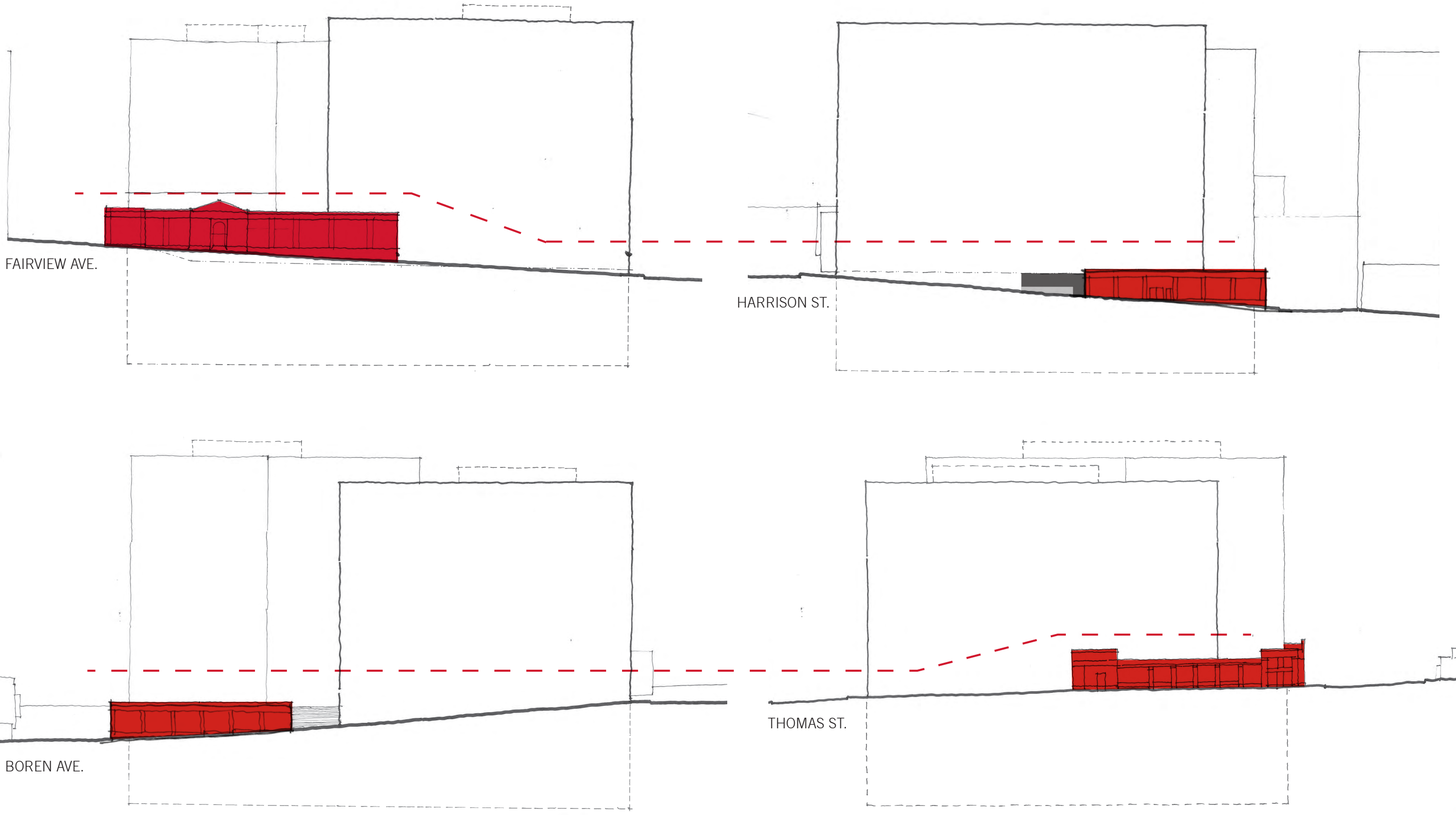


Section facing North

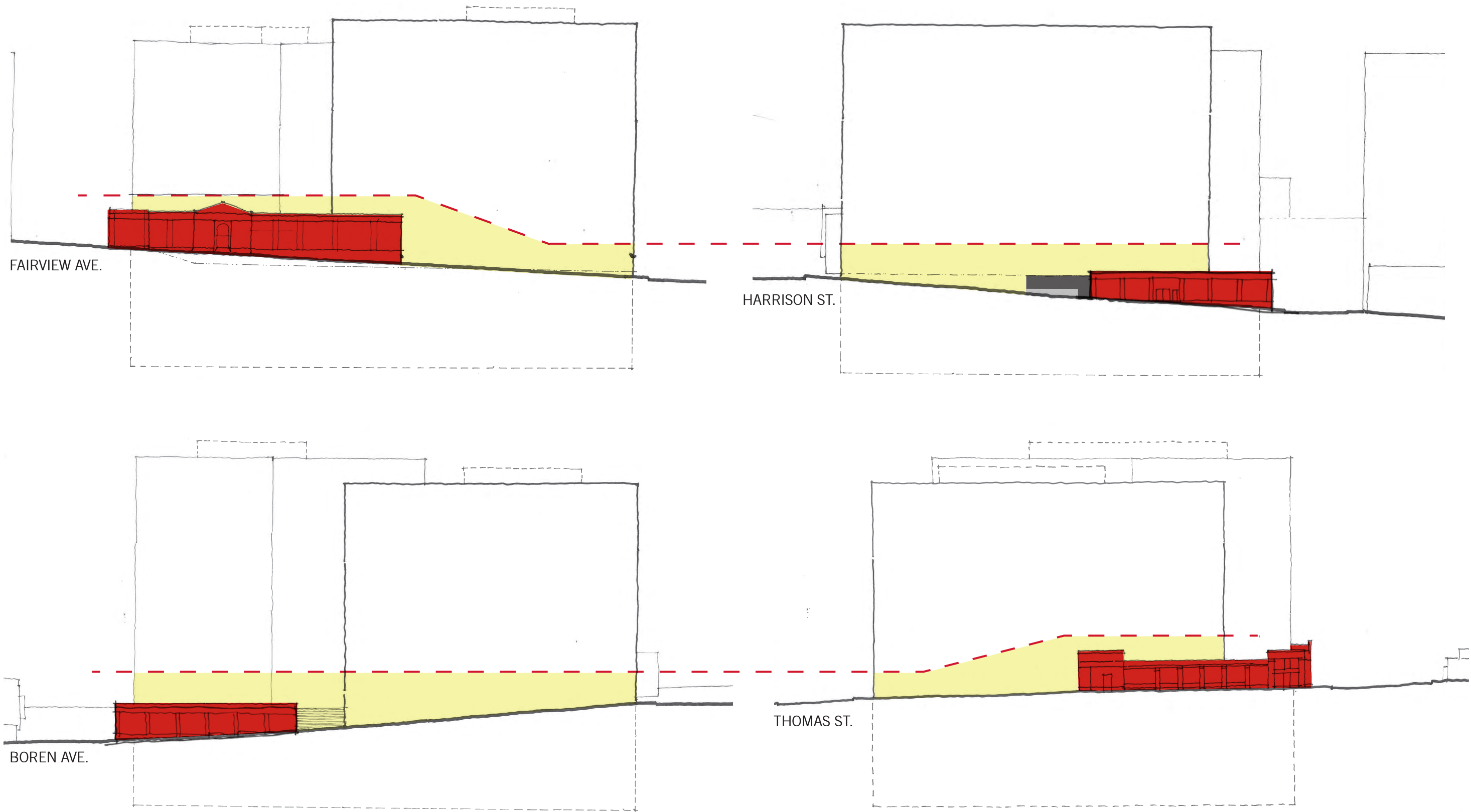
CURRENT MASSING - ELEVATIONAL ANALYSIS



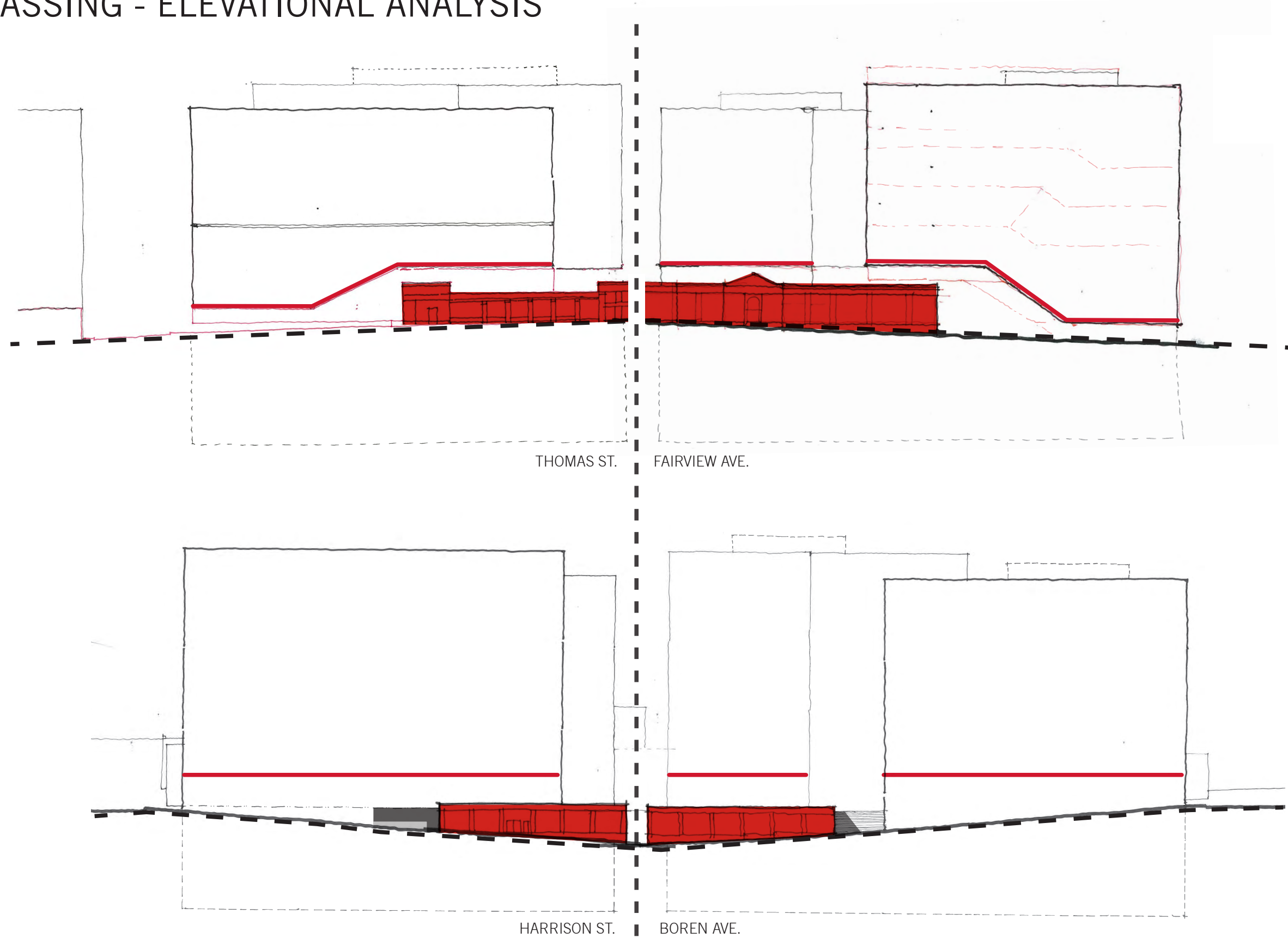
CURRENT MASSING - ELEVATIONAL ANALYSIS



CURRENT MASSING - ELEVATIONAL ANALYSIS



CURRENT MASSING - ELEVATIONAL ANALYSIS



EXISTING HISTORIC BUILDINGS - ELEVATIONAL ANALYSIS



Troy Laundry Building

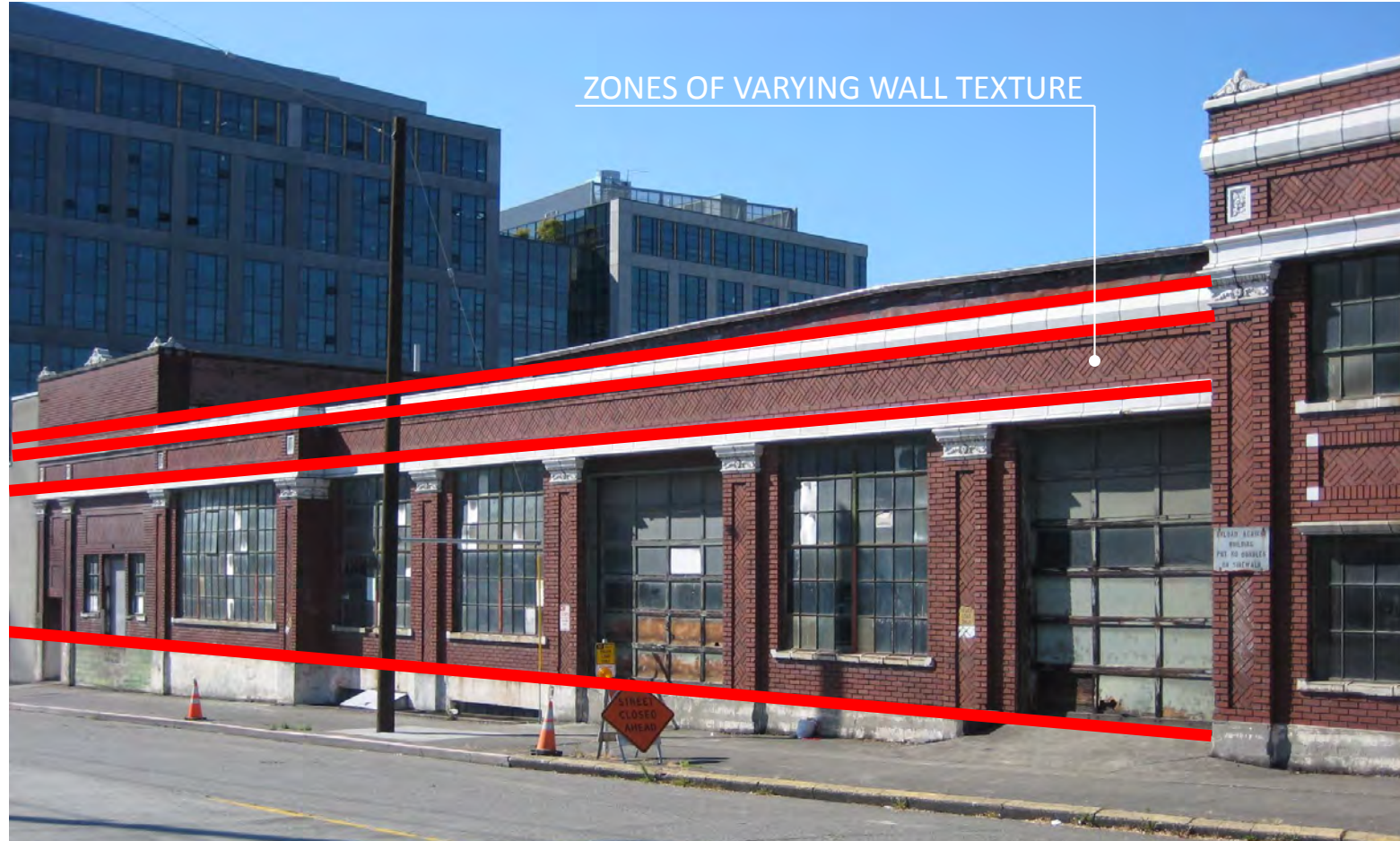


Boren Investment Building

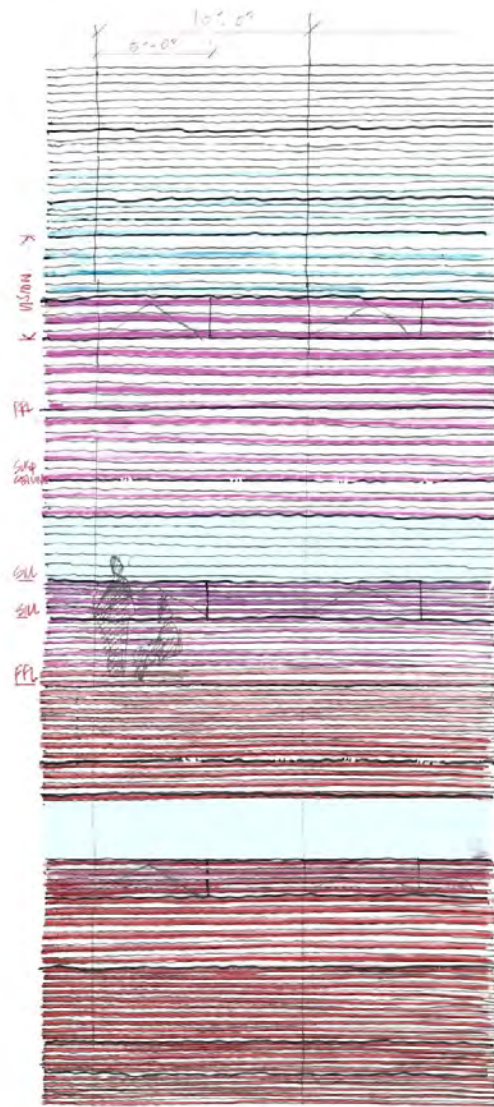
ELEMENTS OF HISTORICAL BUILDING DEFINES ELEVATION CHARACTER FOR NEW DEVELOPMENT



ELEMENTS OF HISTORICAL BUILDING DEFINES ELEVATION CHARACTER FOR NEW DEVELOPMENT



ELEMENTS OF HISTORICAL BUILDING



BANDS OF
FRITTED GLASS
VARIED IN
WIDTH AND

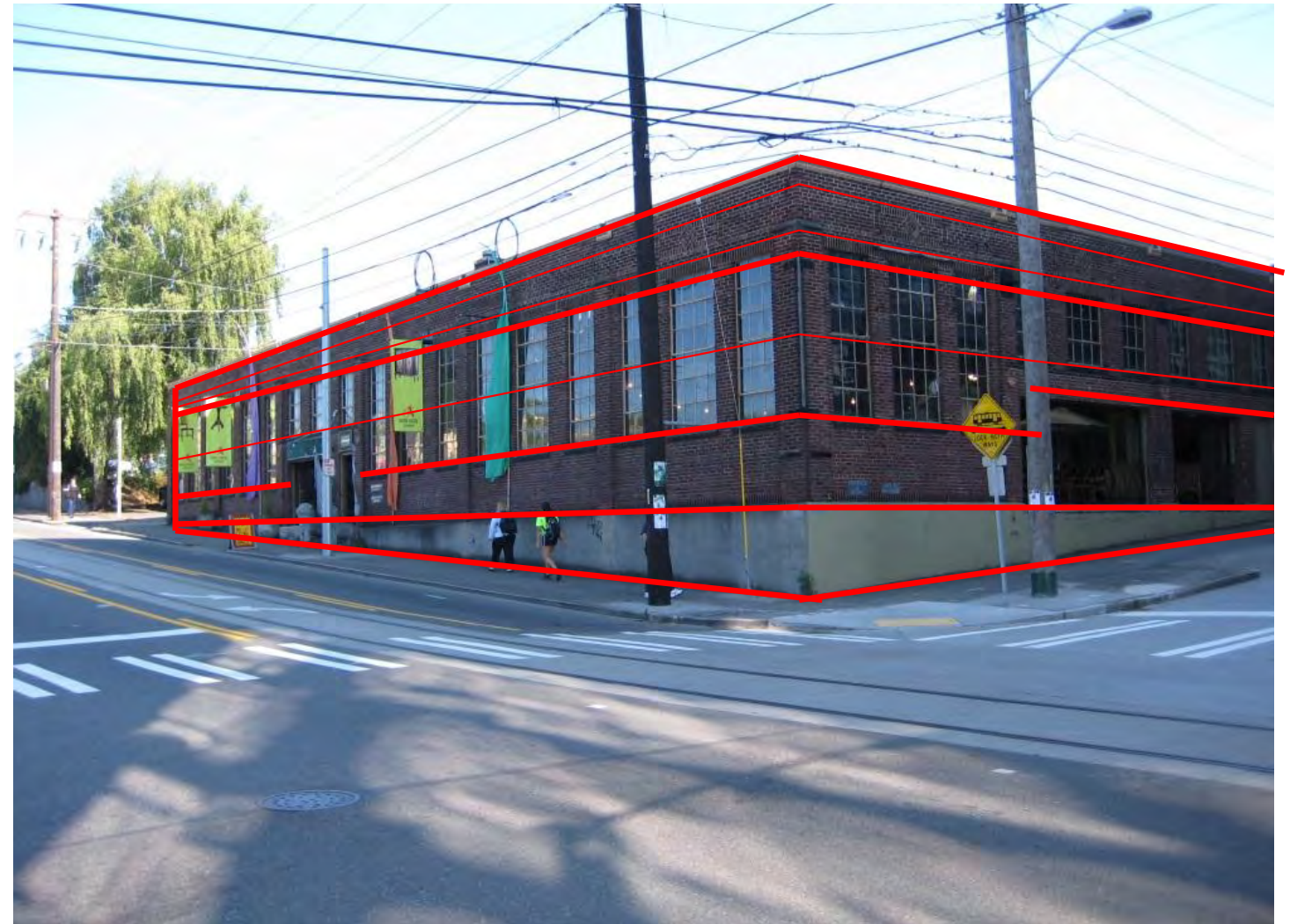


LAYERED ZONES OF BRICK
AND TERRACOTTA
TEXTURE

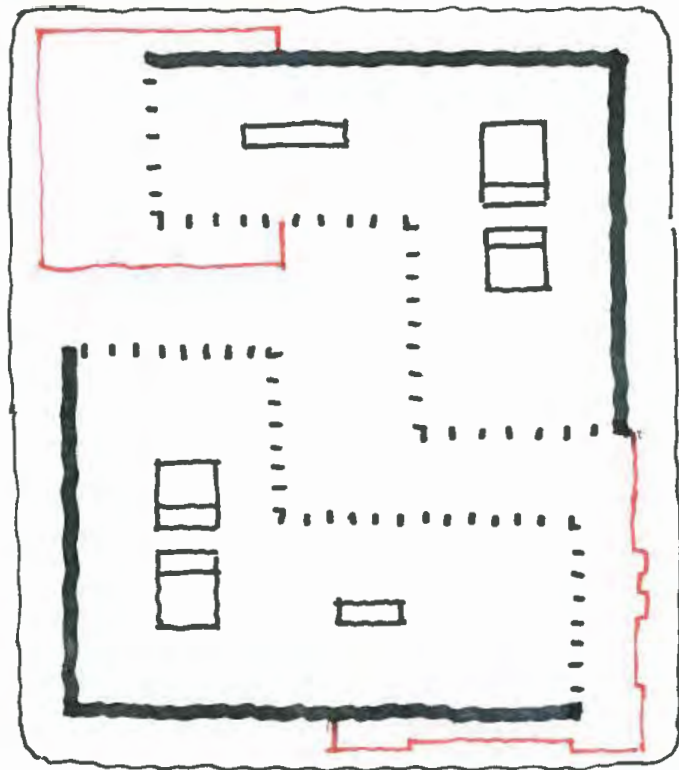


BRICK WALL SCALE AND
TEXTURE

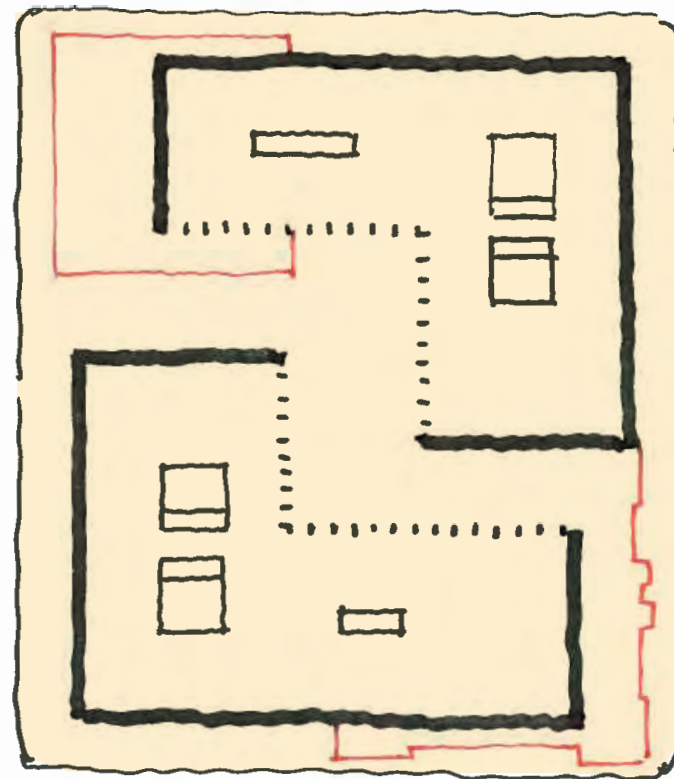
ELEMENTS OF HISTORICAL BUILDING DEFINES ELEVATION CHARACTER FOR NEW DEVELOPMENT



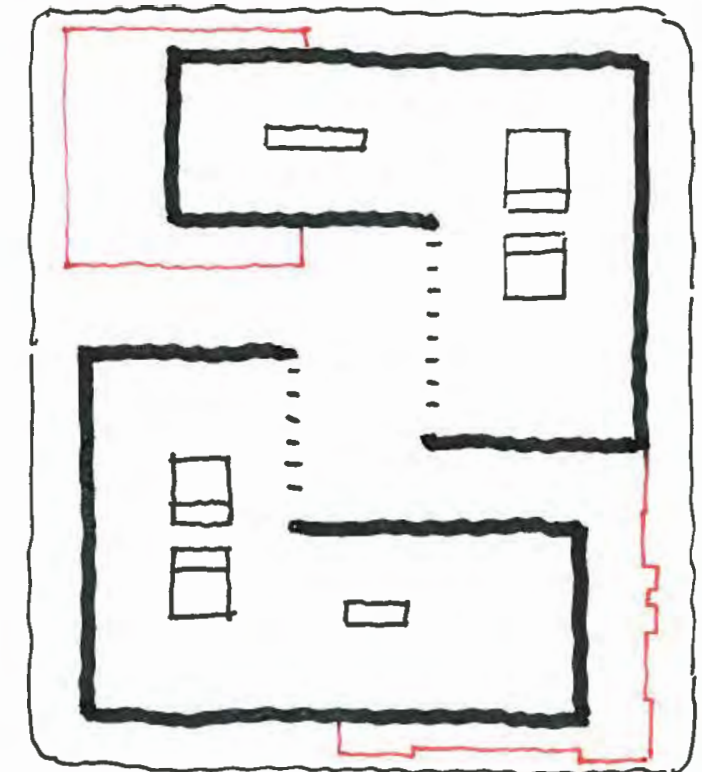
EXTERIOR ENVELOPE DIAGRAMS - "JACKET" CONCEPT



A

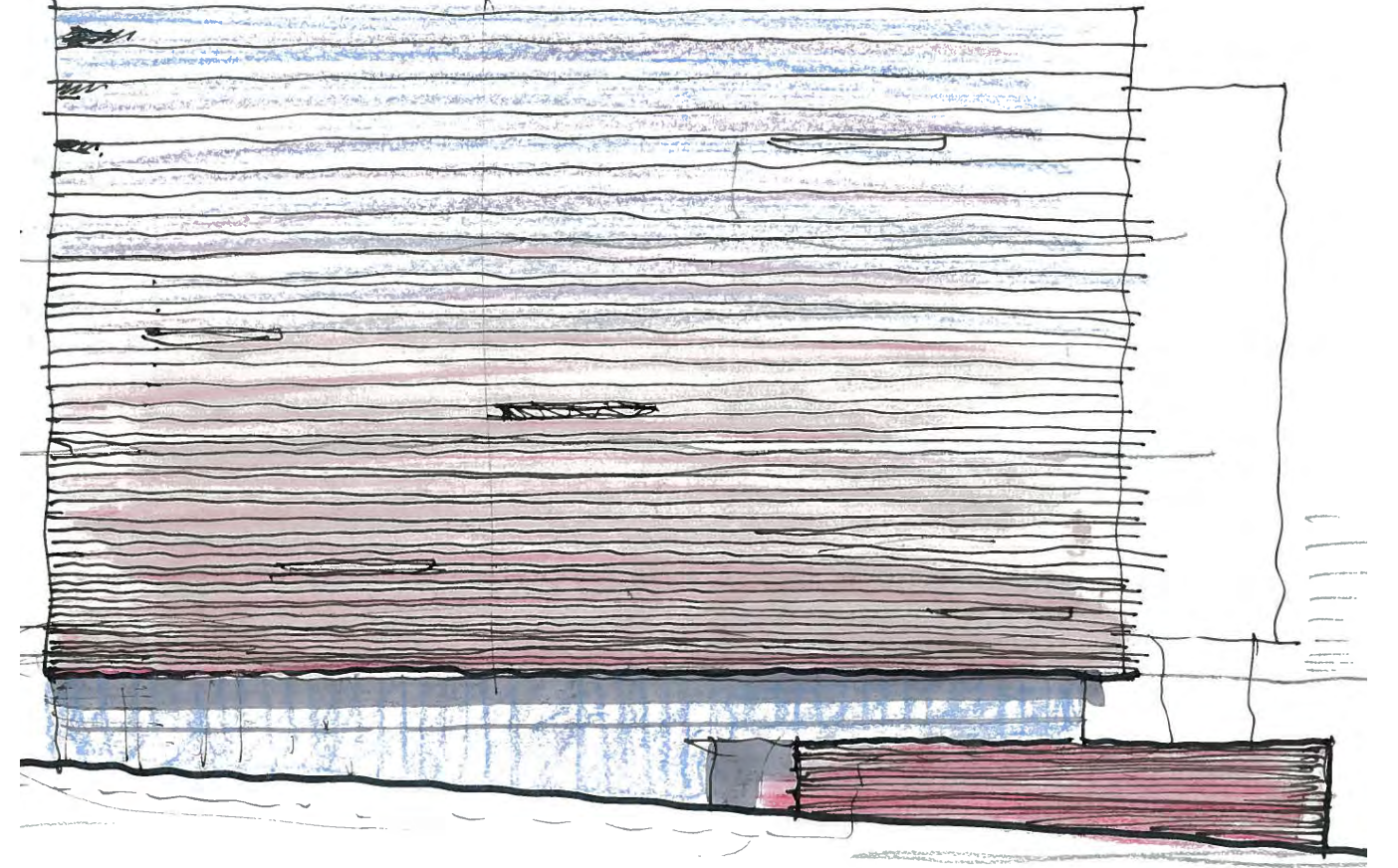
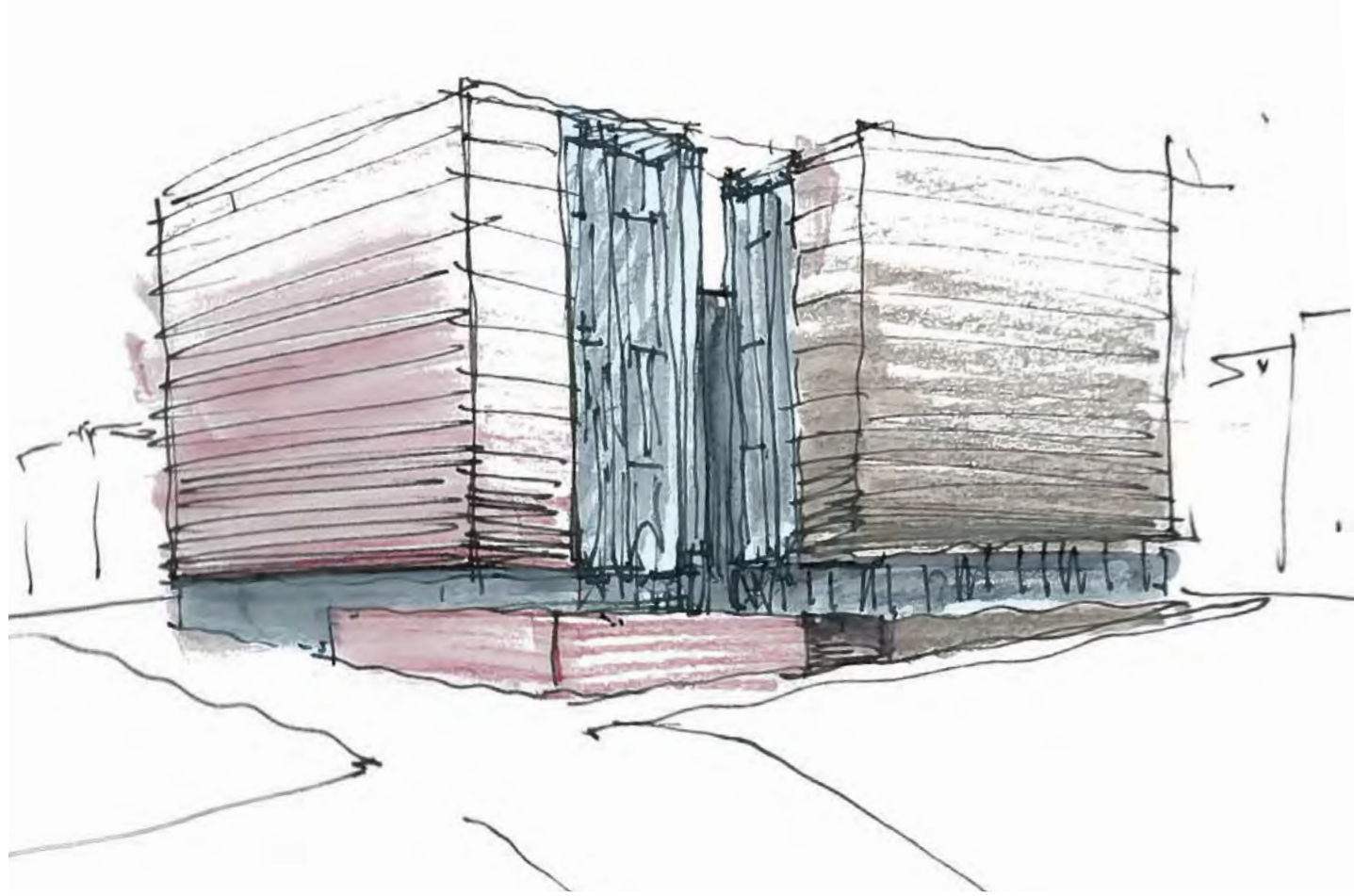


B

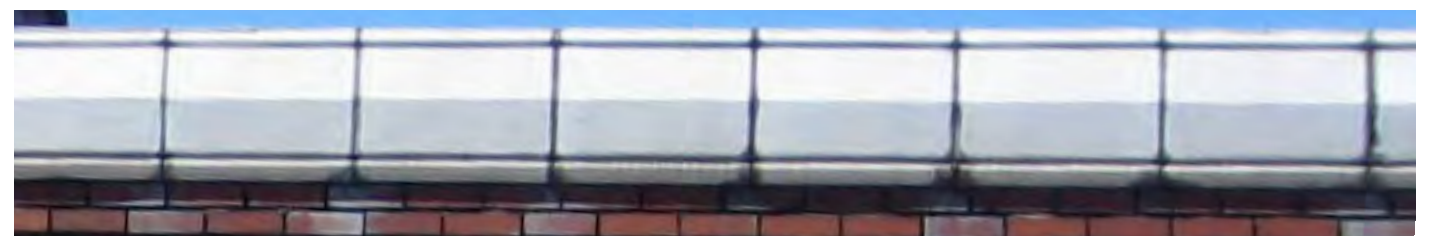


C

CONCEPT SKETCHES



Boren Investment Building brick sill



Troy Laundry Building terra cotta pattern

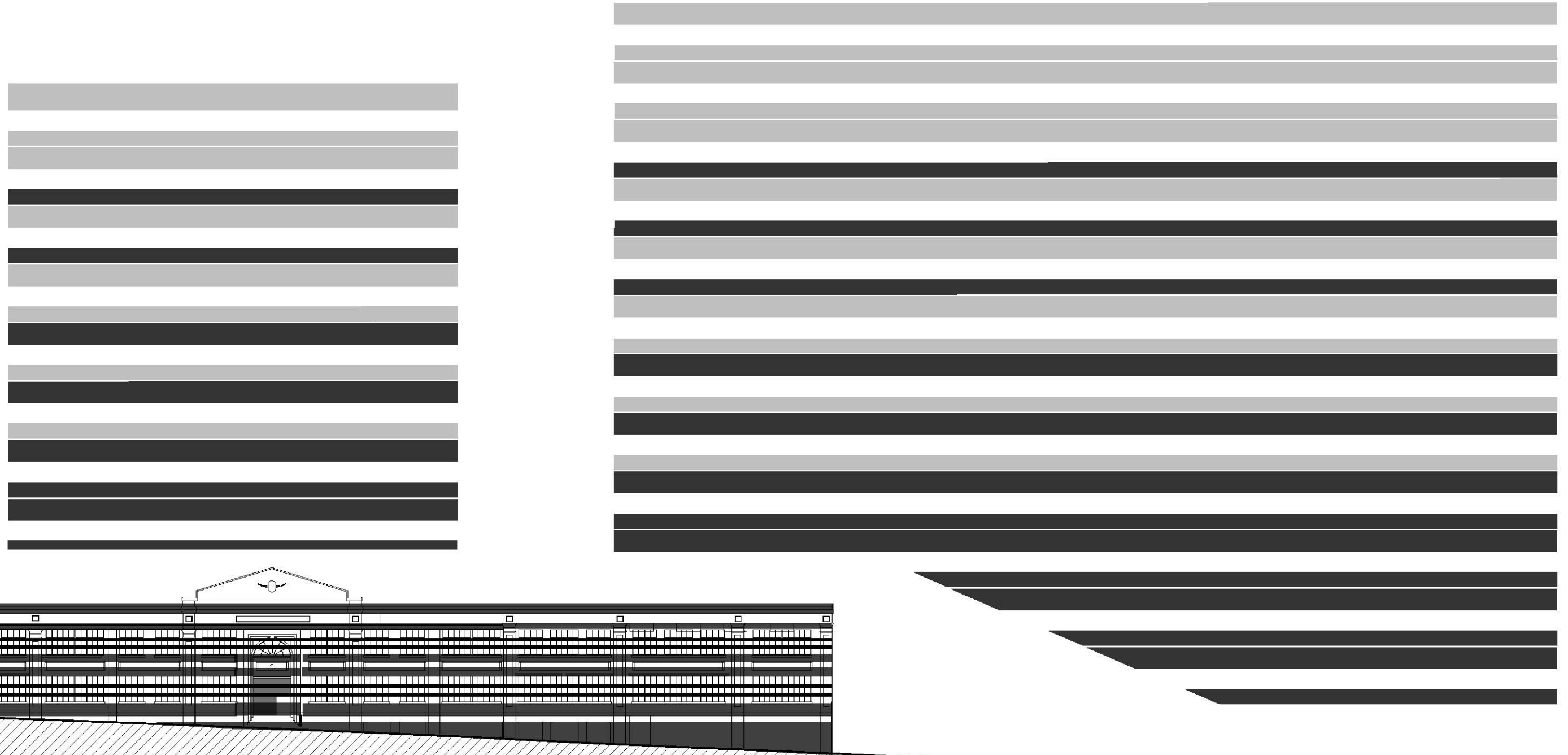


Boren Investment Building brick

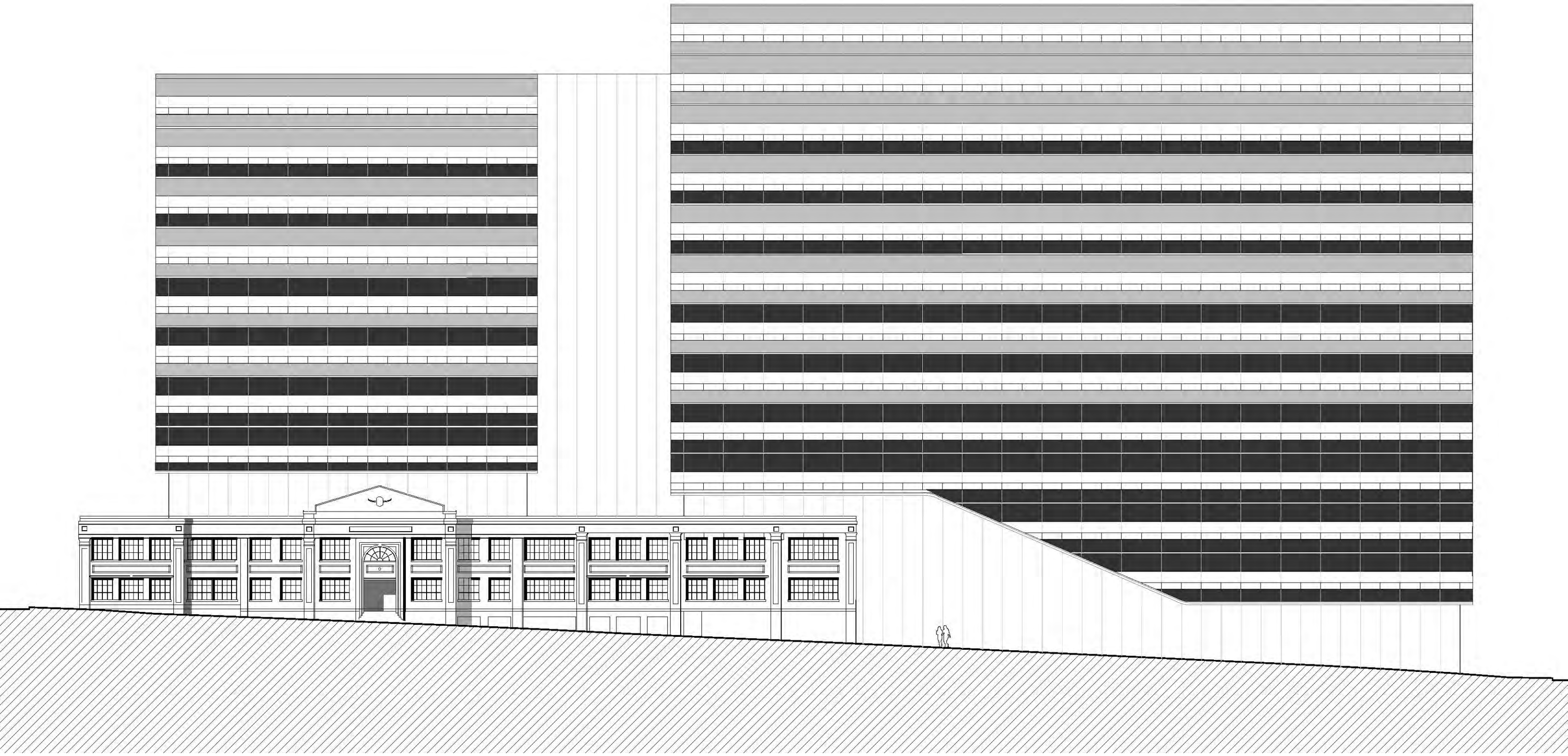


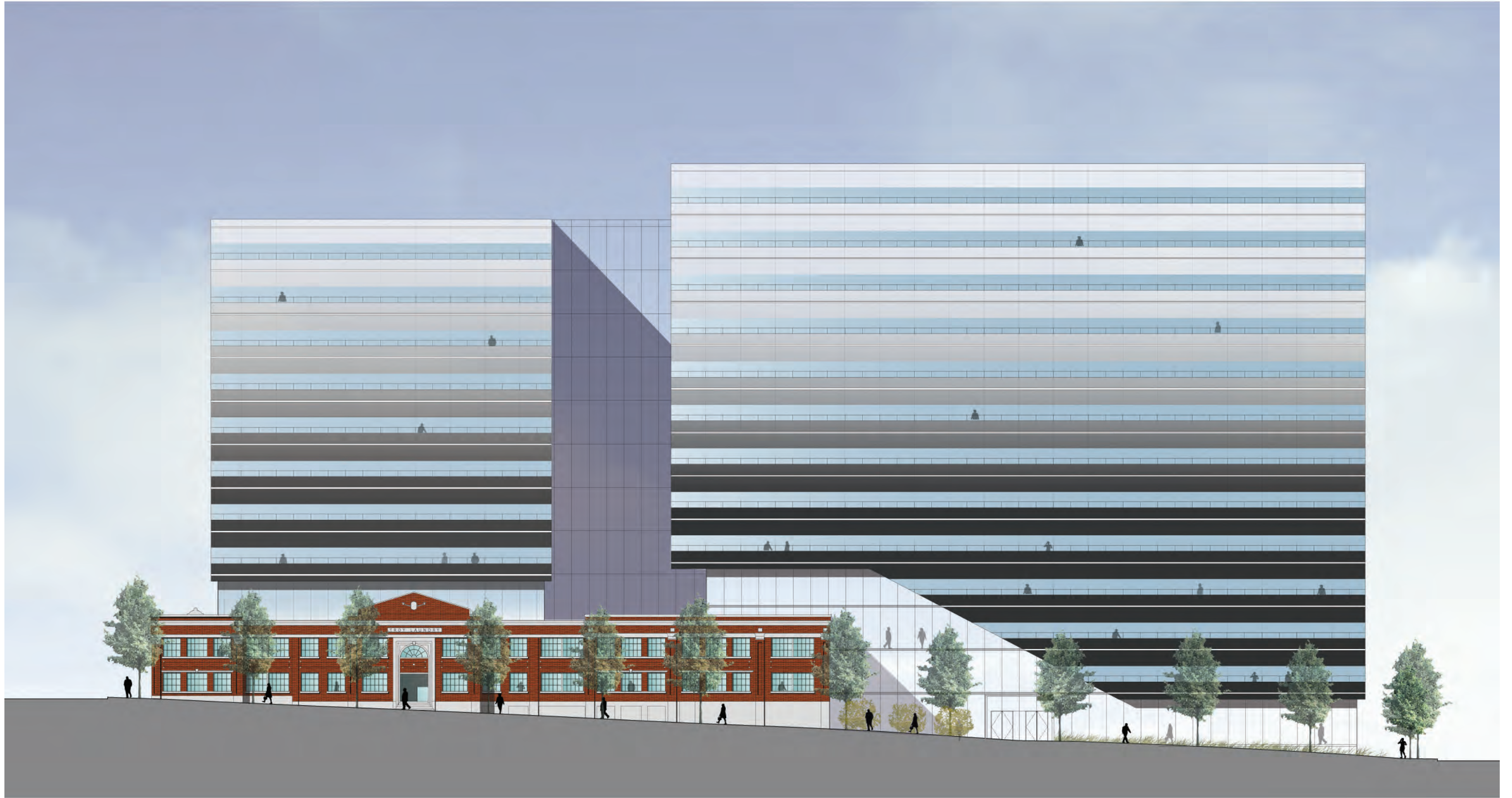
Troy Laundry Building brick pattern

HORIZONTAL GRAIN



HORIZONTAL GRAIN



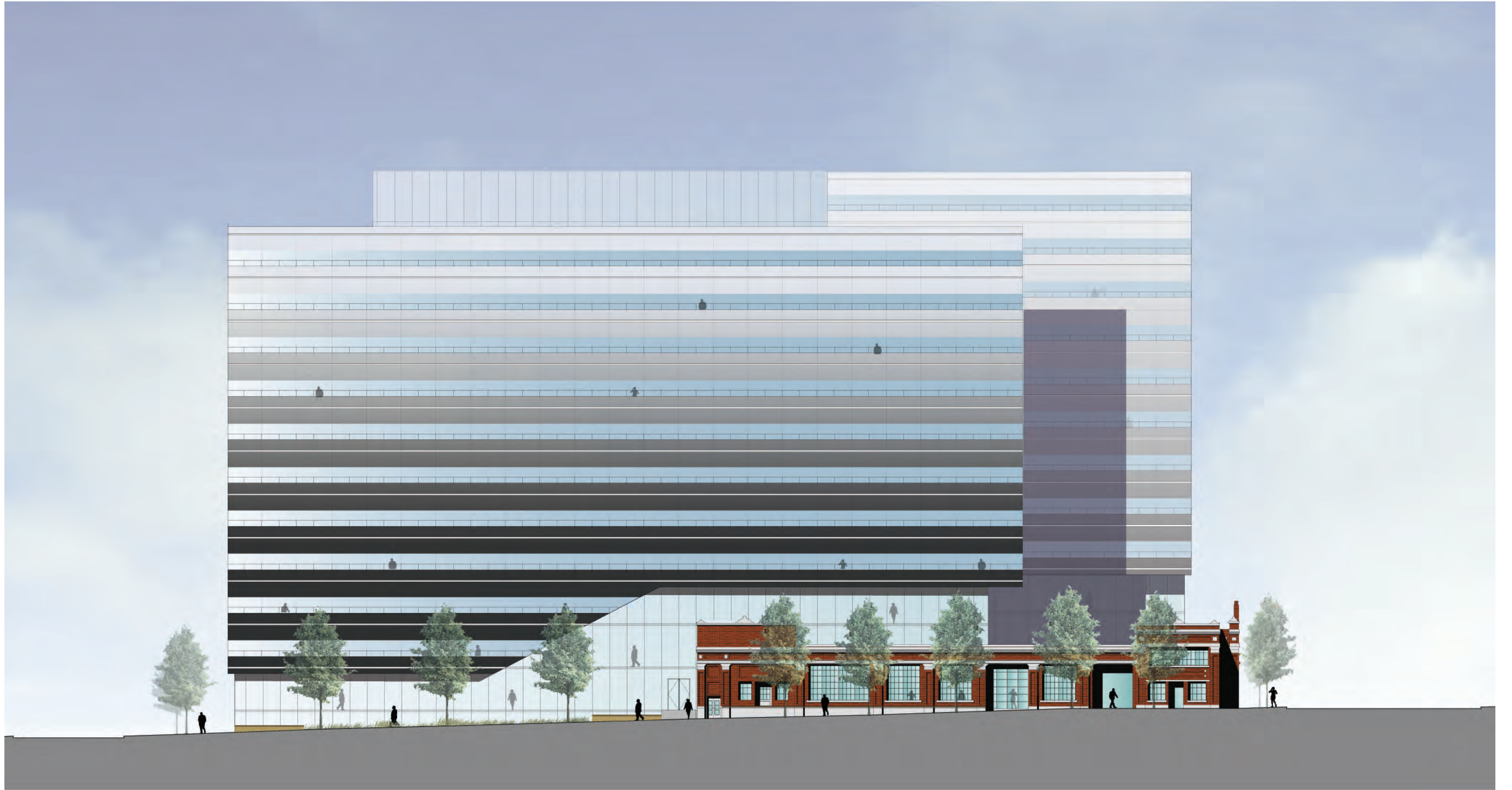


FAIRVIEW AVENUE N

troy laundry / boren investment block
south lake union dpd project #3012675

touchstone

PERKINS
+ WILL
11.07.2012 P.28

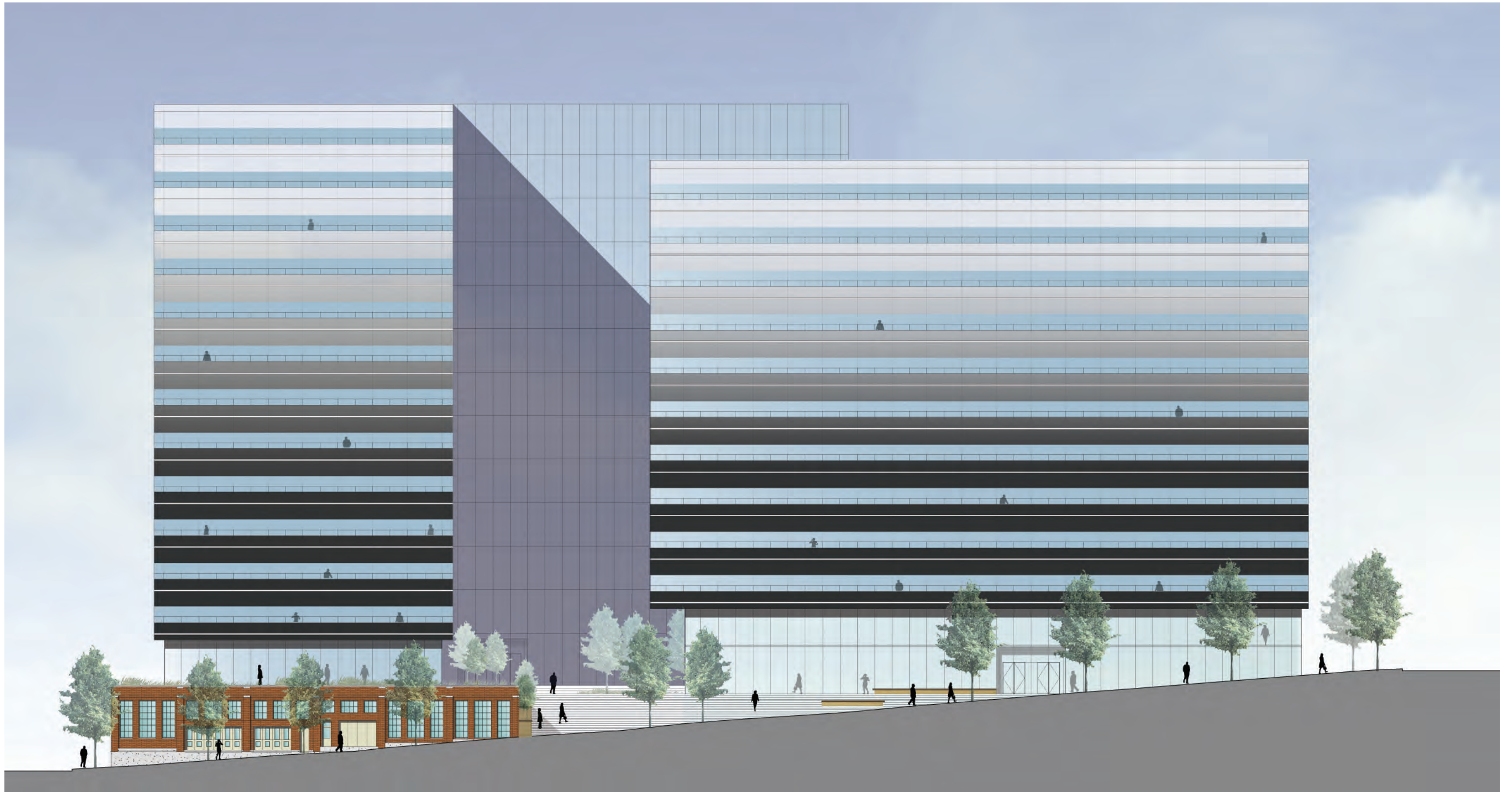


THOMAS STREET

troy laundry / boren investment block
south lake union dpd project #3012675

touchstone

PERKINS
+ WILL
11.07.2012 P.29

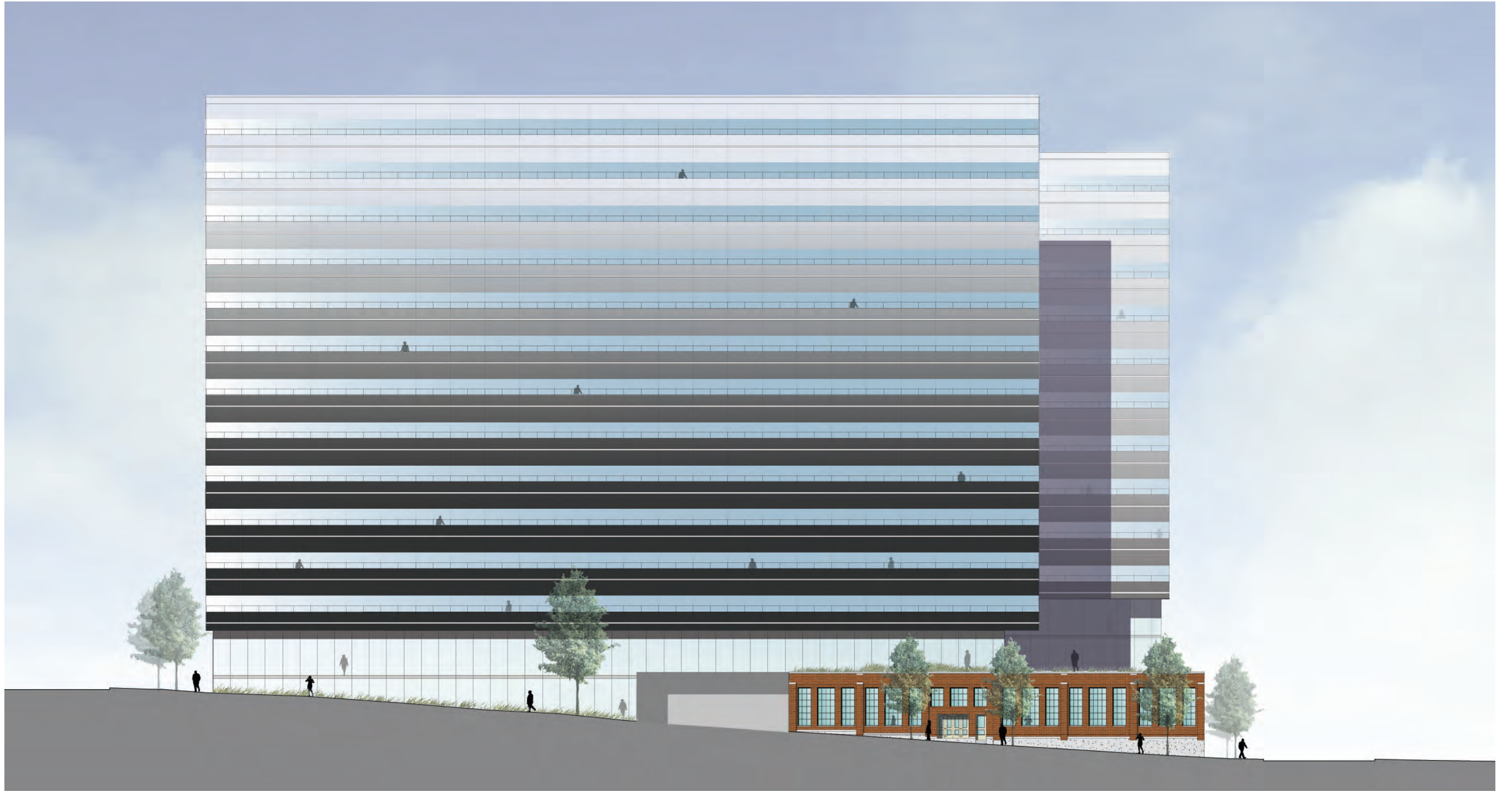


BOREN AVENUE N

troy laundry / boren investment block
south lake union dpd project #3012675

touchstone

PERKINS
+ WILL
11.07.2012 P.30

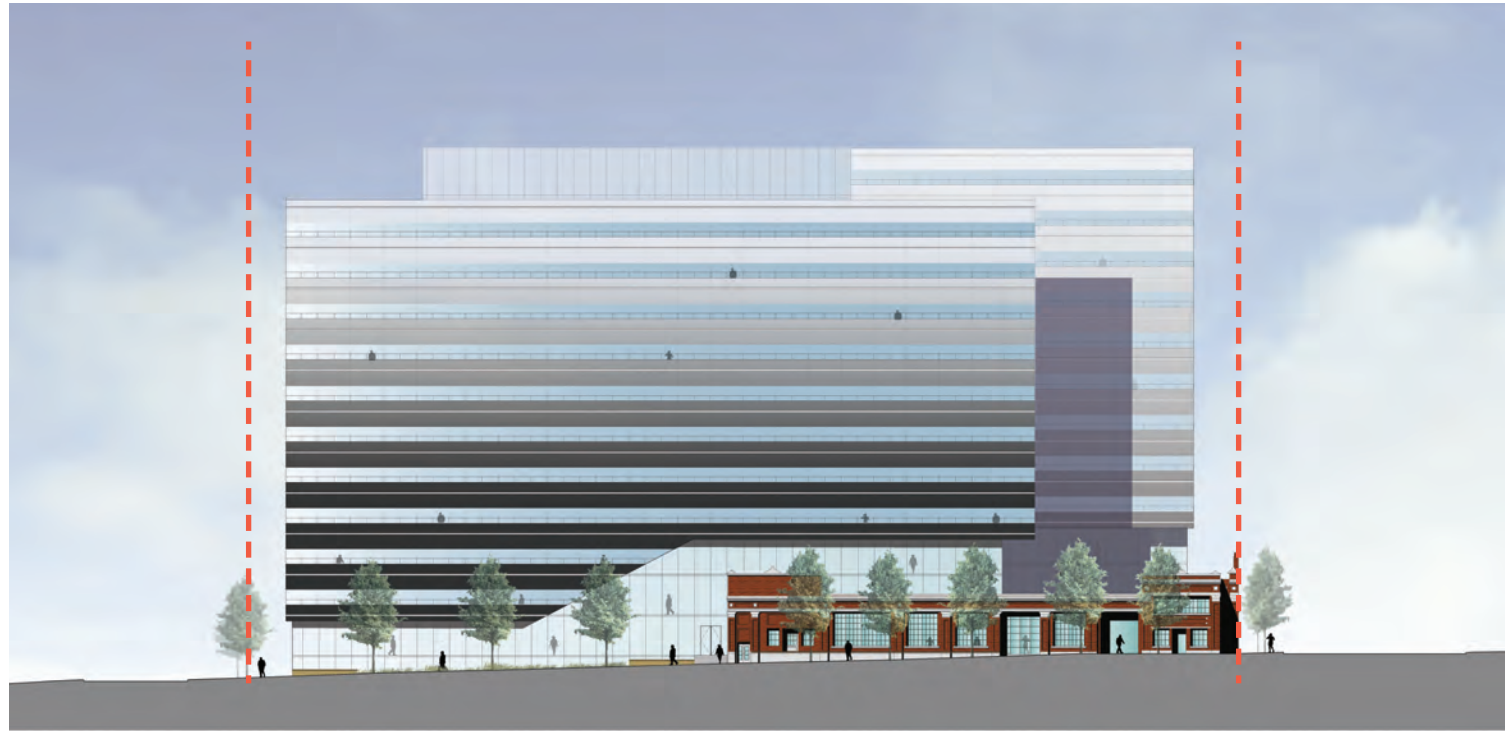


HARRISON ST

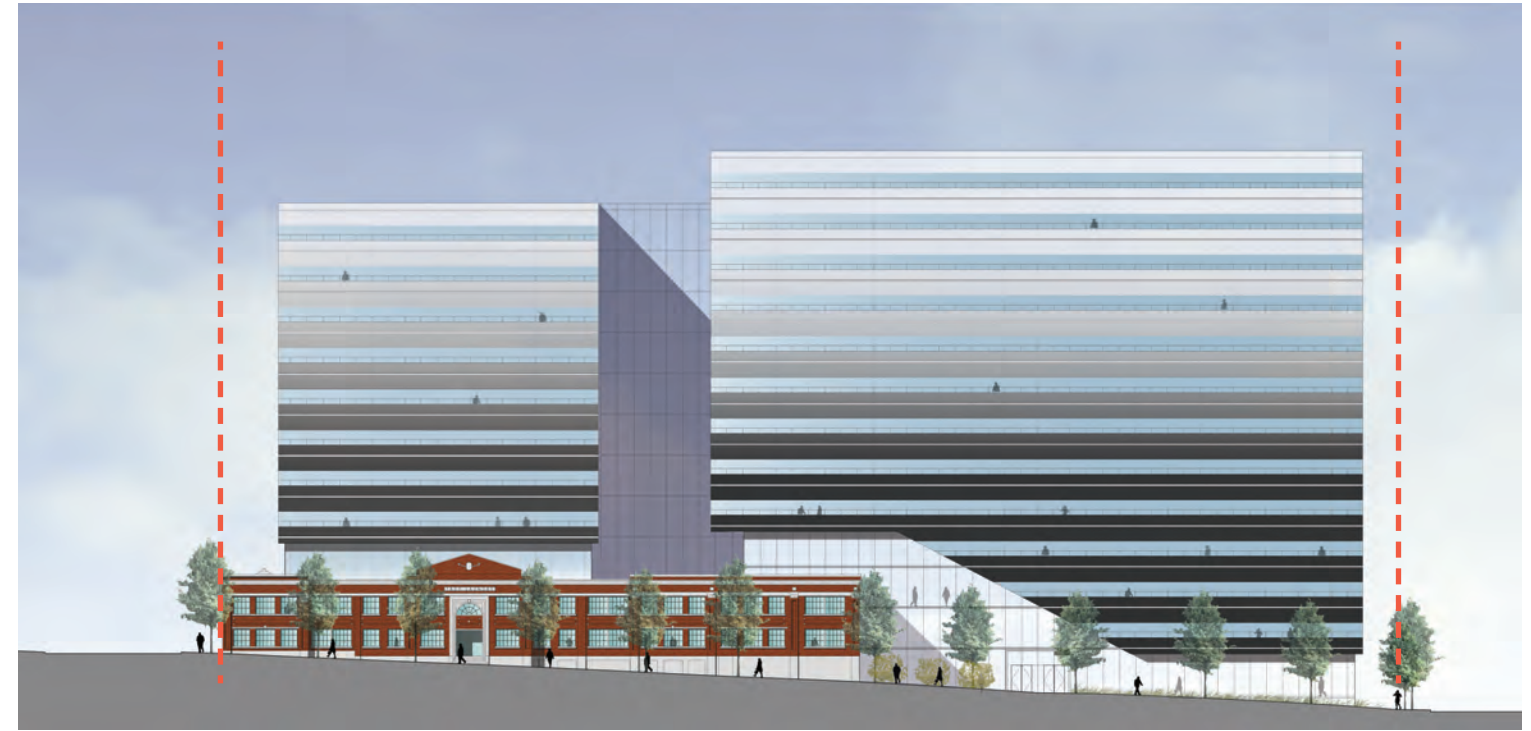
troy laundry / boren investment block
south lake union dpd project #3012675

touchstone

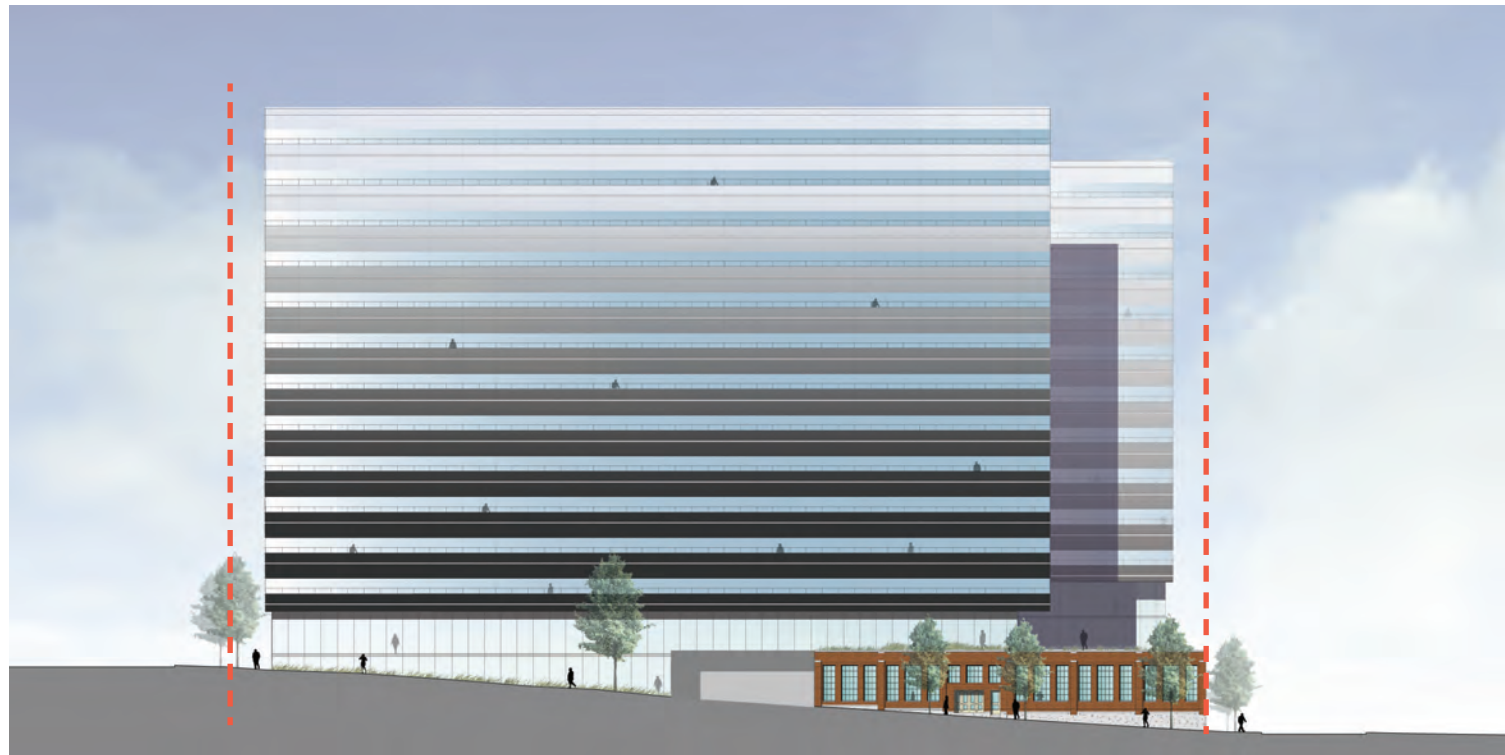
PERKINS
+ WILL
11.07.2012 P.31



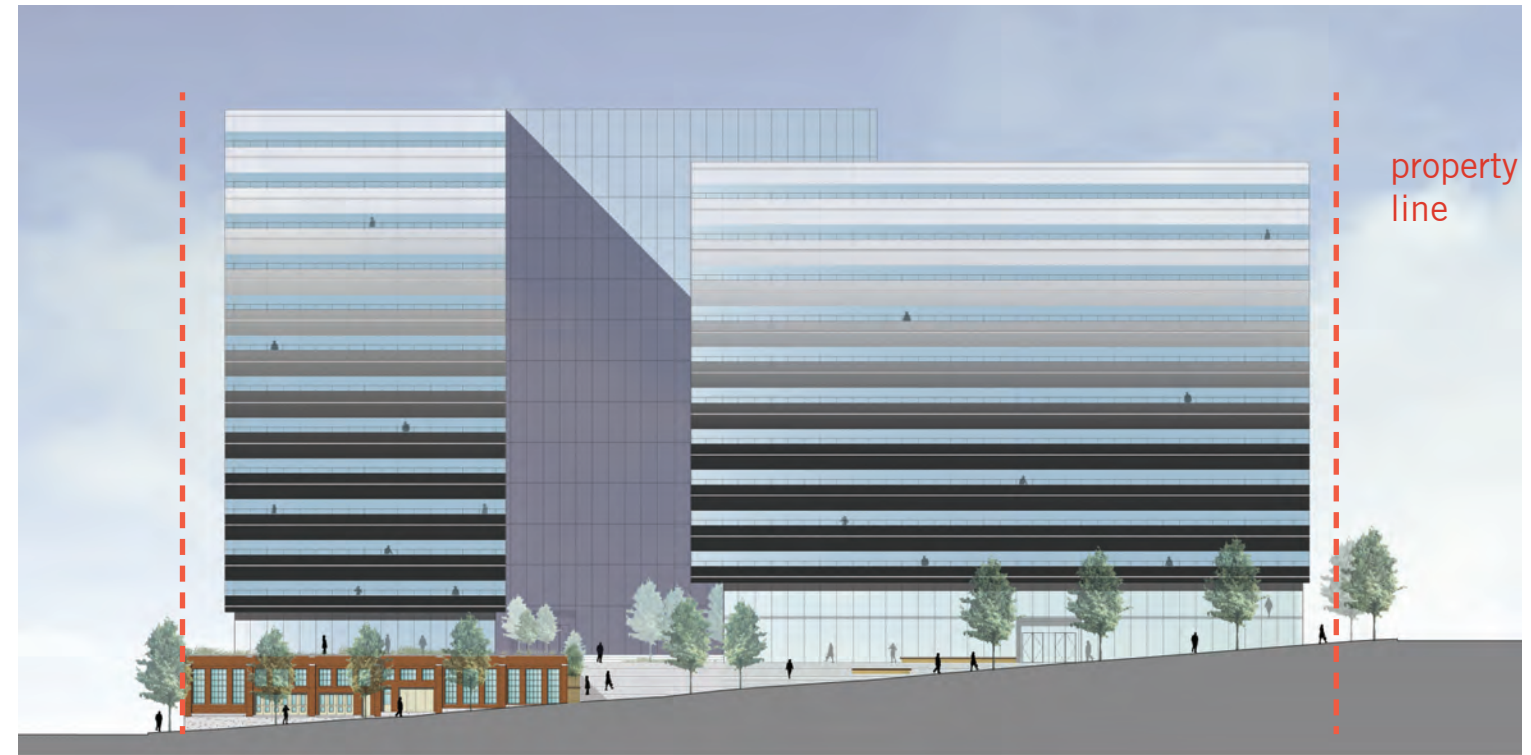
THOMAS STREET



FAIRVIEW AVENUE N



HARRISON STREET



BOREN AVENUE N

ENLARGED PEDESTRIAN ELEVATIONS



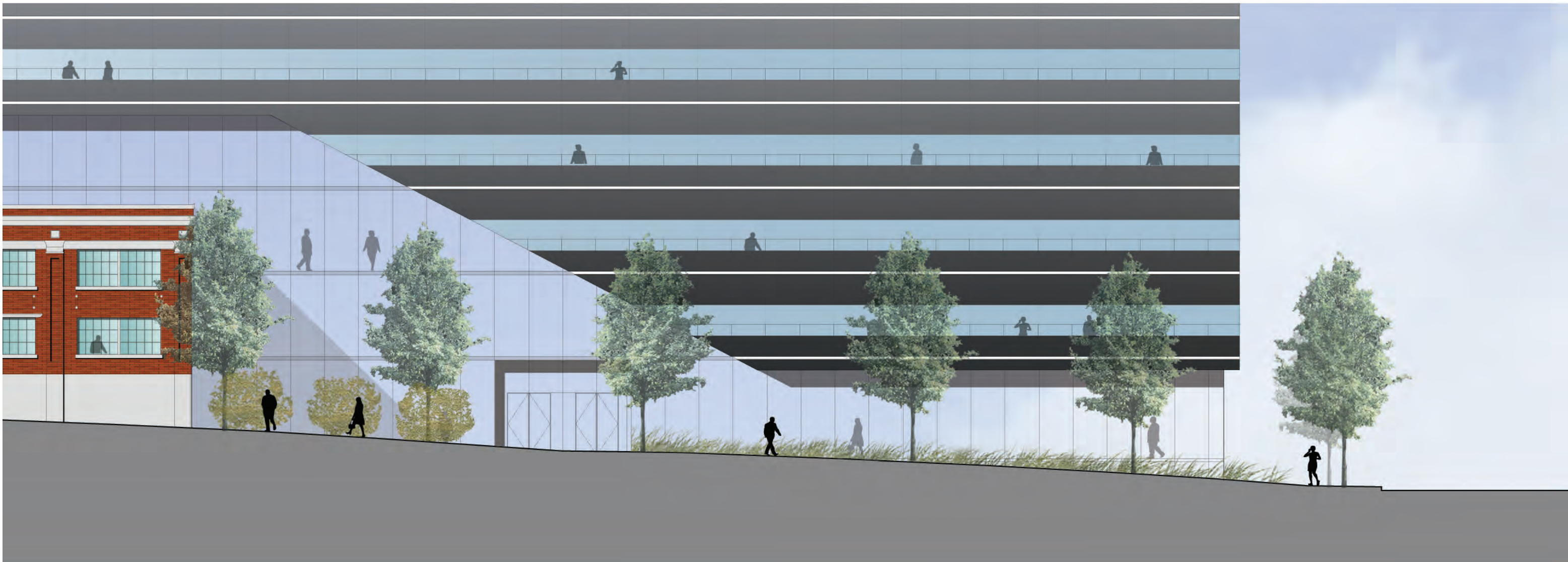
FAIRVIEW AVENUE N

troy laundry / boren investment block
south lake union dpd project #3012675

touchstone

PERKINS
+ WILL
11.07.2012 P.33

ENLARGED PEDESTRIAN ELEVATIONS



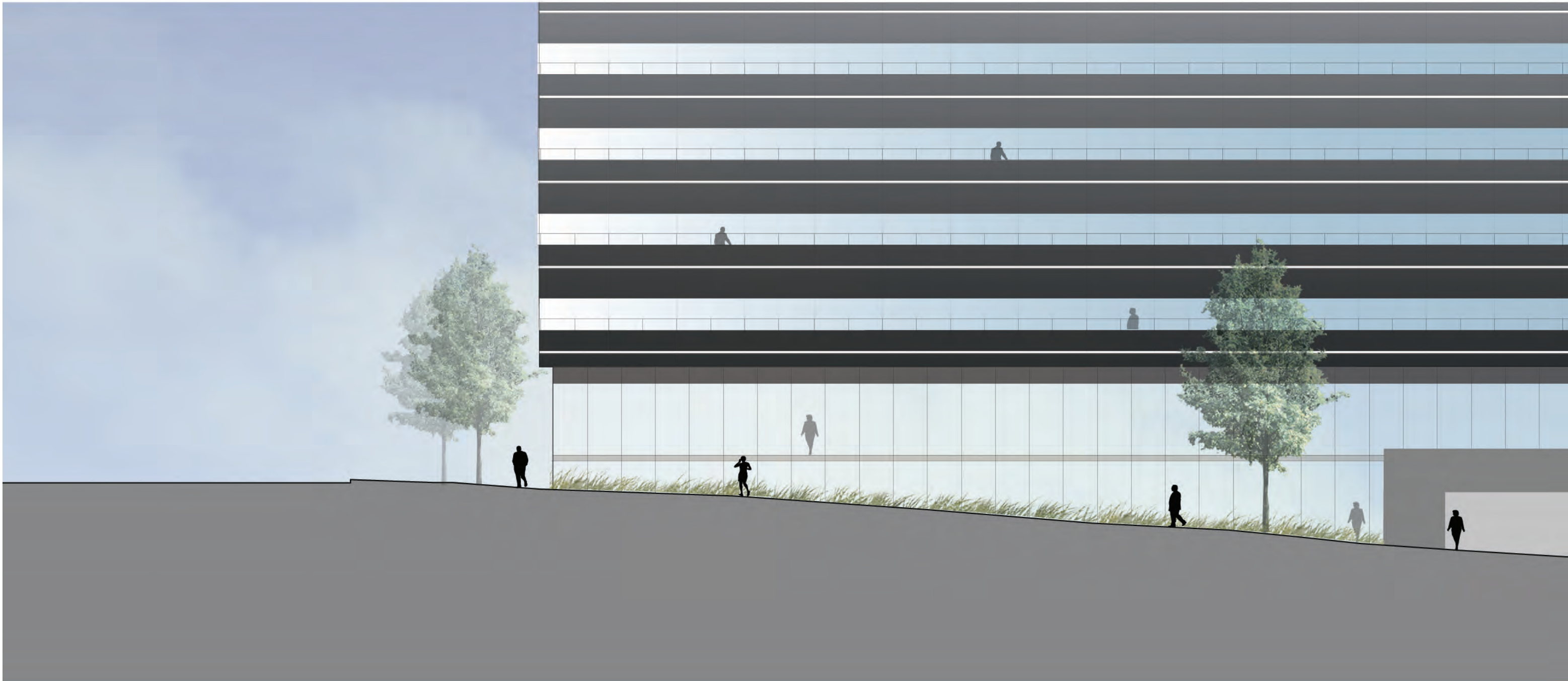
FAIRVIEW AVENUE N

troy laundry / boren investment block
south lake union dpd project #3012675

touchstone

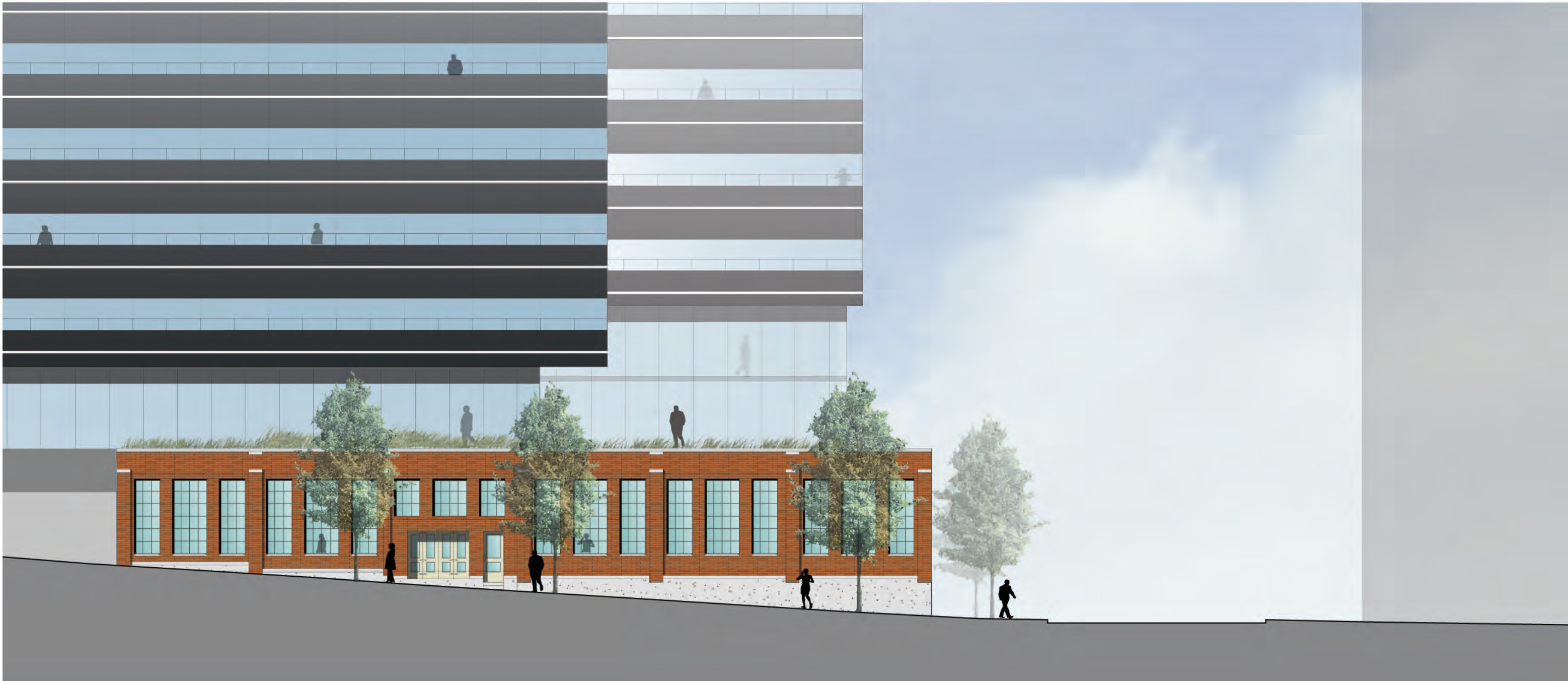
PERKINS
+ WILL
11.07.2012 P.34

ENLARGED PEDESTRIAN ELEVATIONS



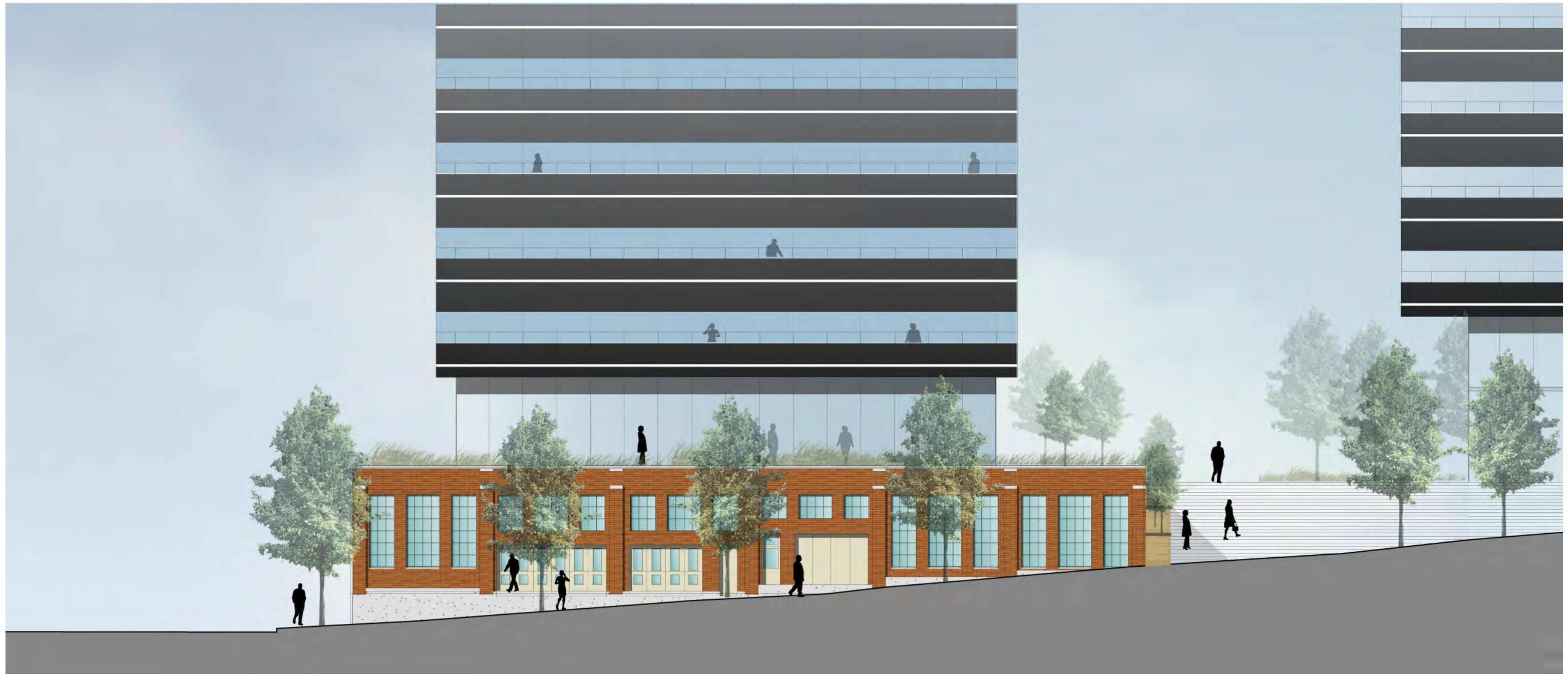
HARRISON STREET

ENLARGED PEDESTRIAN ELEVATIONS



HARRISON STREET

ENLARGED PEDESTRIAN ELEVATIONS



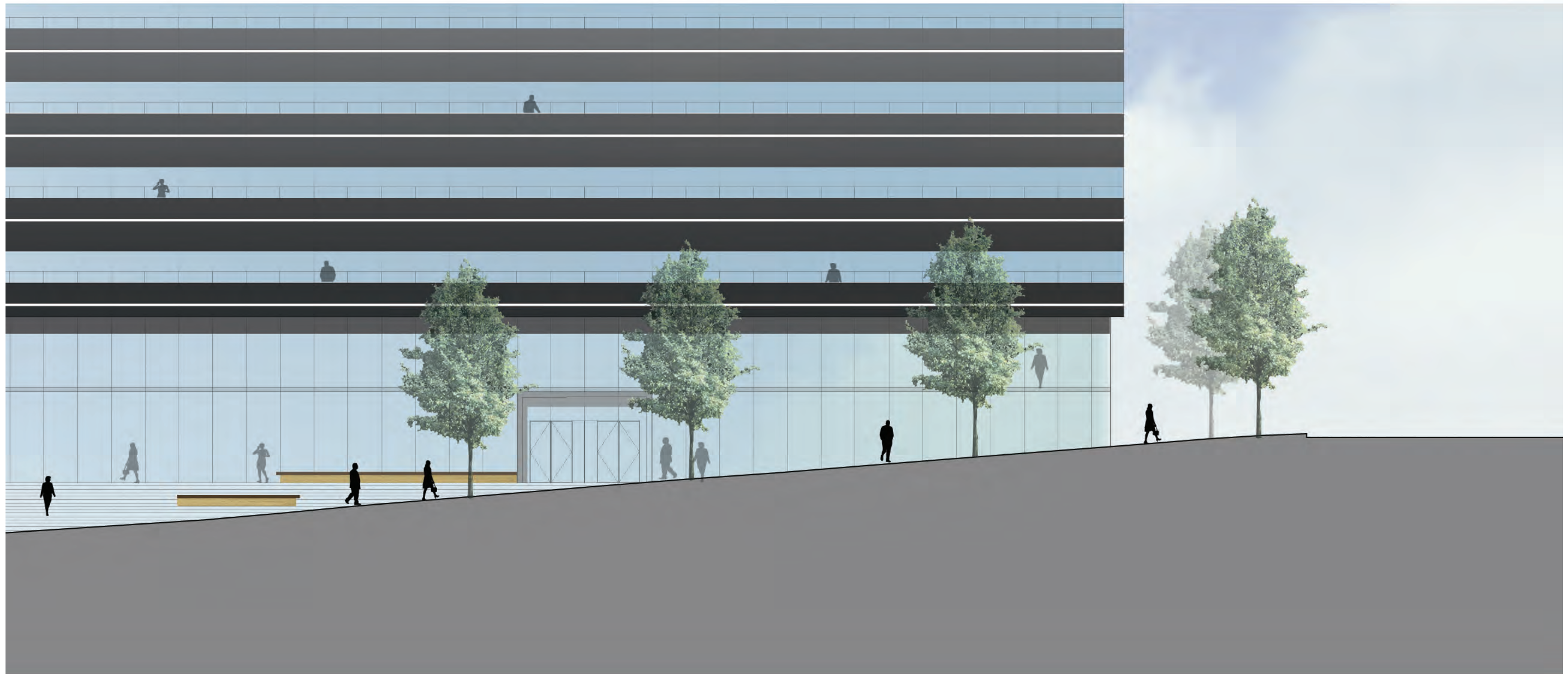
BOREN AVENUE N

troy laundry / boren investment block
south lake union dpd project #3012675

touchstone

PERKINS
+ WILL
11.07.2012 P.37

ENLARGED PEDESTRIAN ELEVATIONS



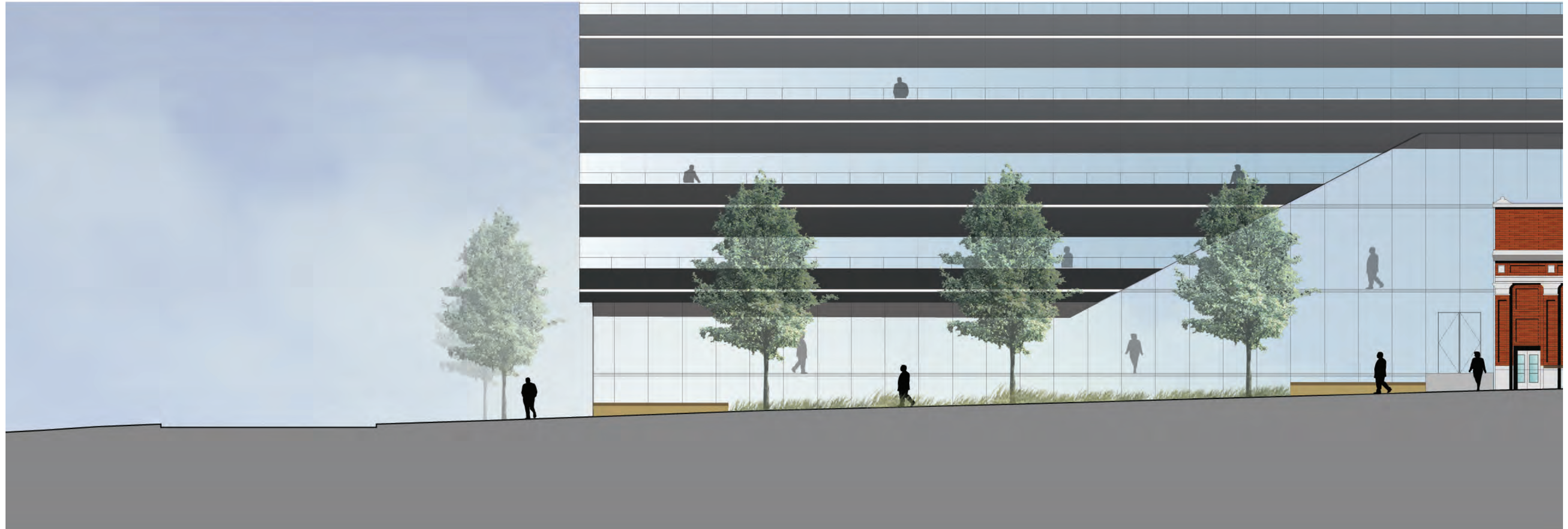
BOREN AVENUE N

troy laundry / boren investment block
south lake union dpd project #3012675

touchstone

PERKINS
+ WILL
11.07.2012 P.38

ENLARGED PEDESTRIAN ELEVATIONS



THOMAS STREET

troy laundry / boren investment block
south lake union dpd project #3012675

touchstone

PERKINS
+ WILL
11.07.2012 P.39

ENLARGED PEDESTRIAN ELEVATIONS



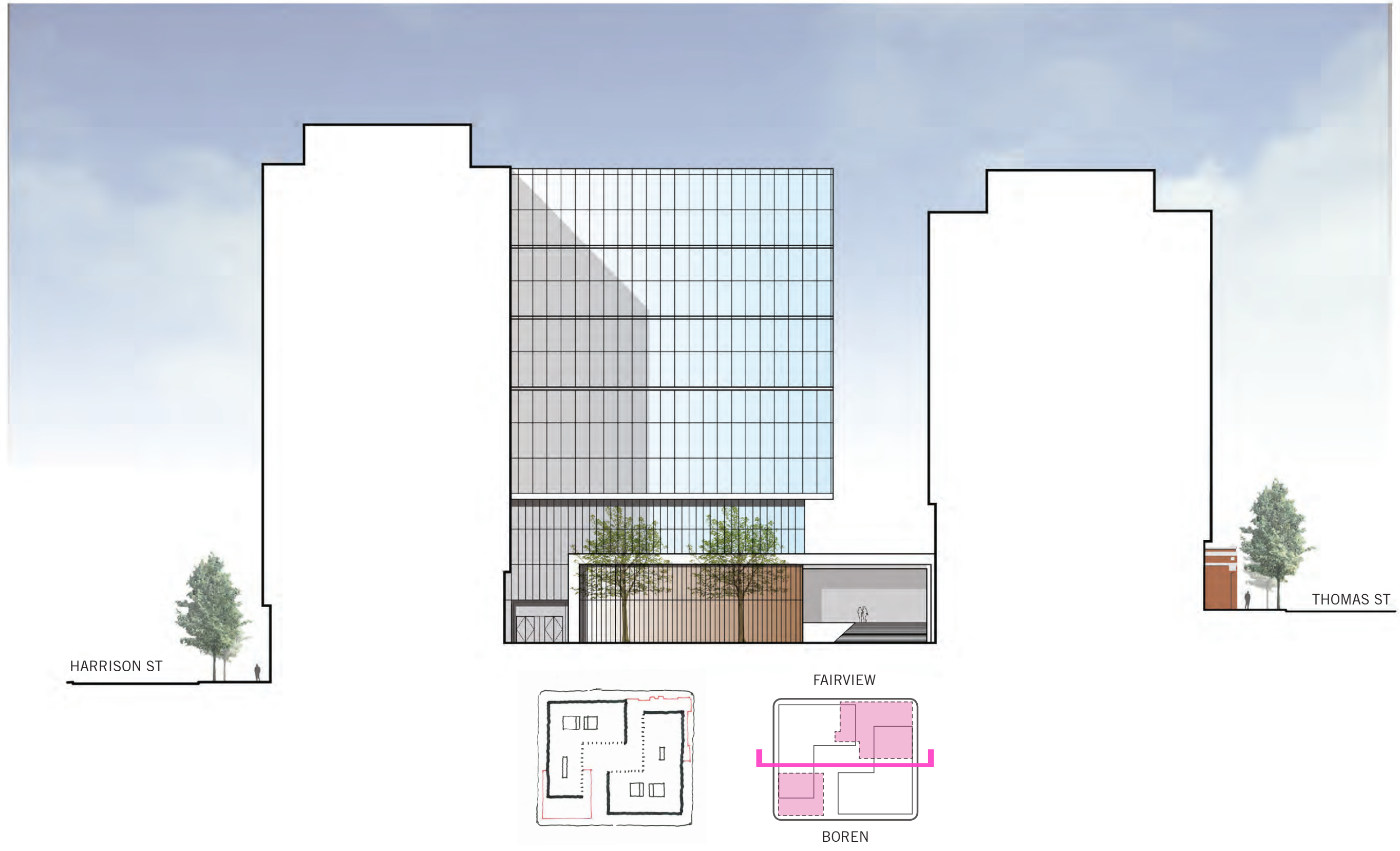
THOMAS STREET

troy laundry / boren investment block
south lake union dpd project #3012675

touchstone

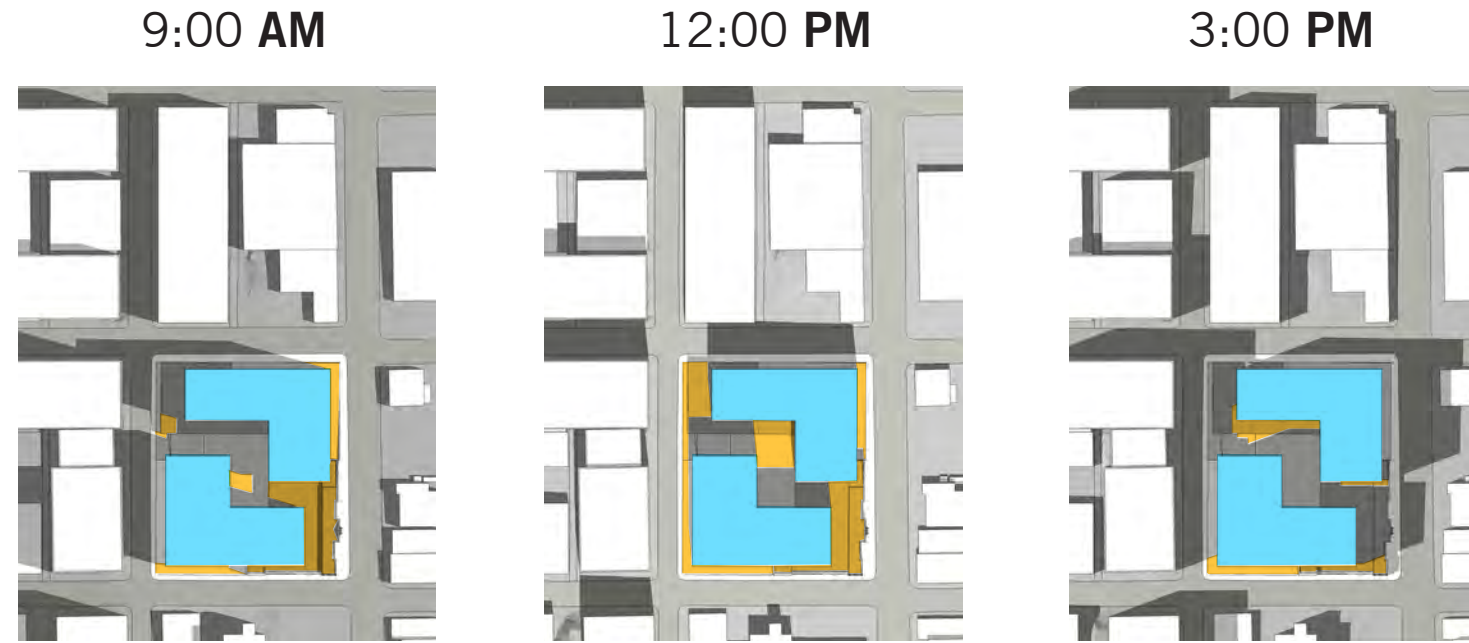
PERKINS
+ WILL
11.07.2012 P.40

INTERIOR COURTYARD - WEST FACING FACADE

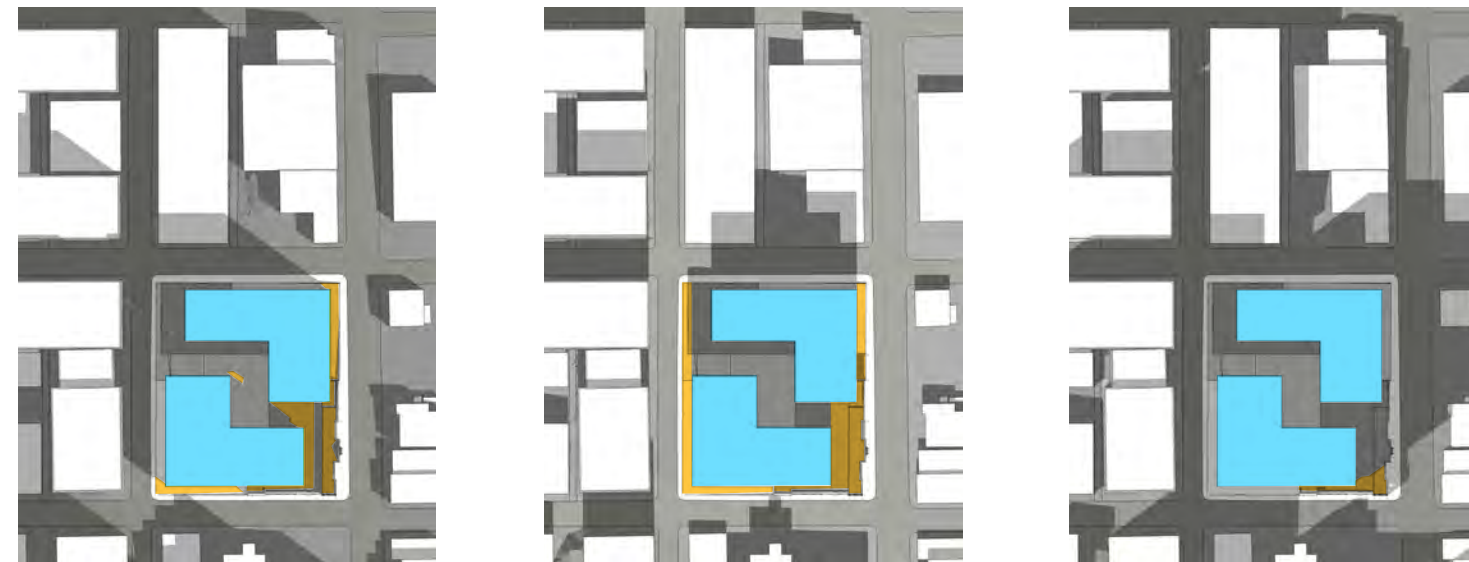


CURRENT MASSING
SUN STUDY

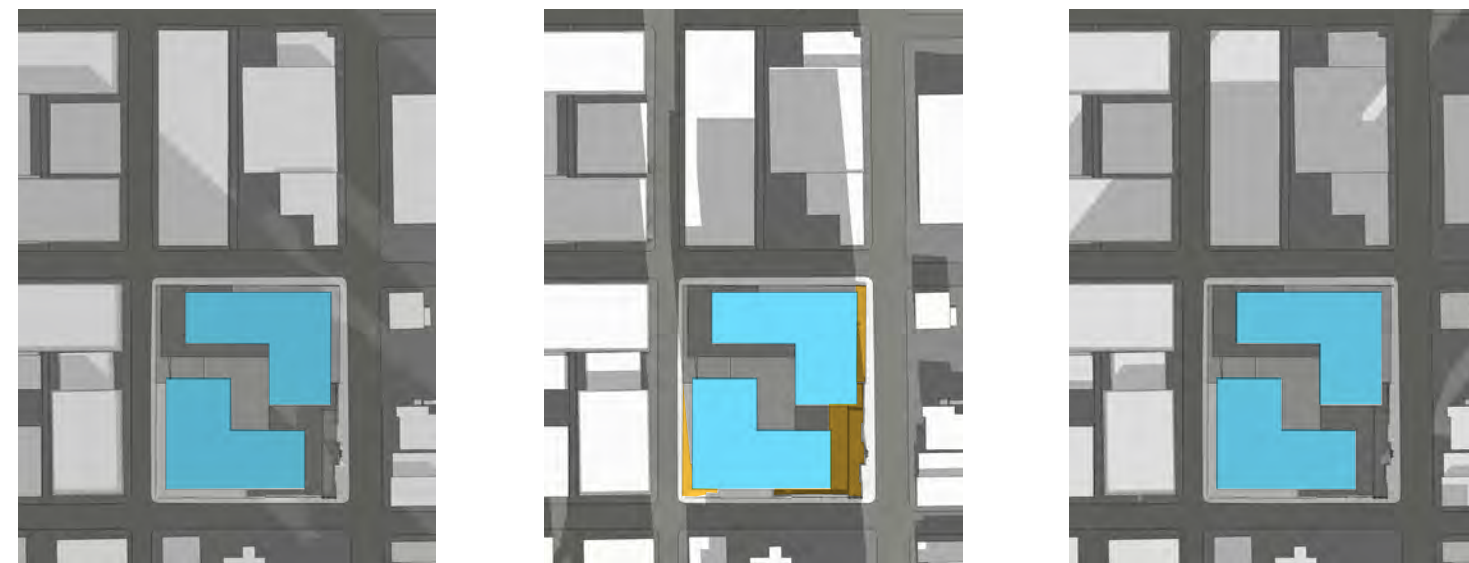
JUN 21



SEP 21

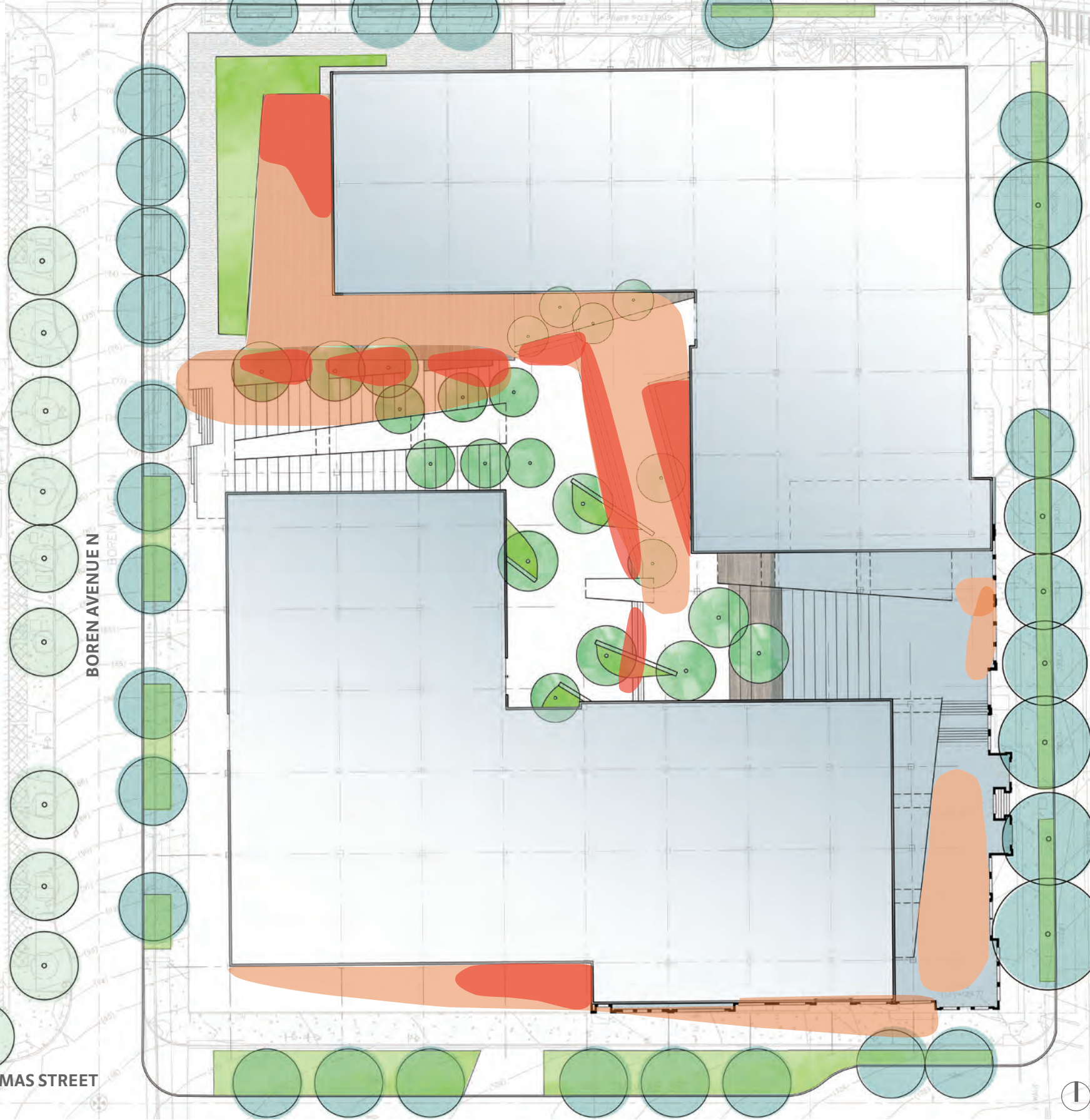


JAN 21



GATHERING ZONES

HARRISON STREET





BOREN AVENUE

FAIRVIEW AVENUE

THOMAS STREET

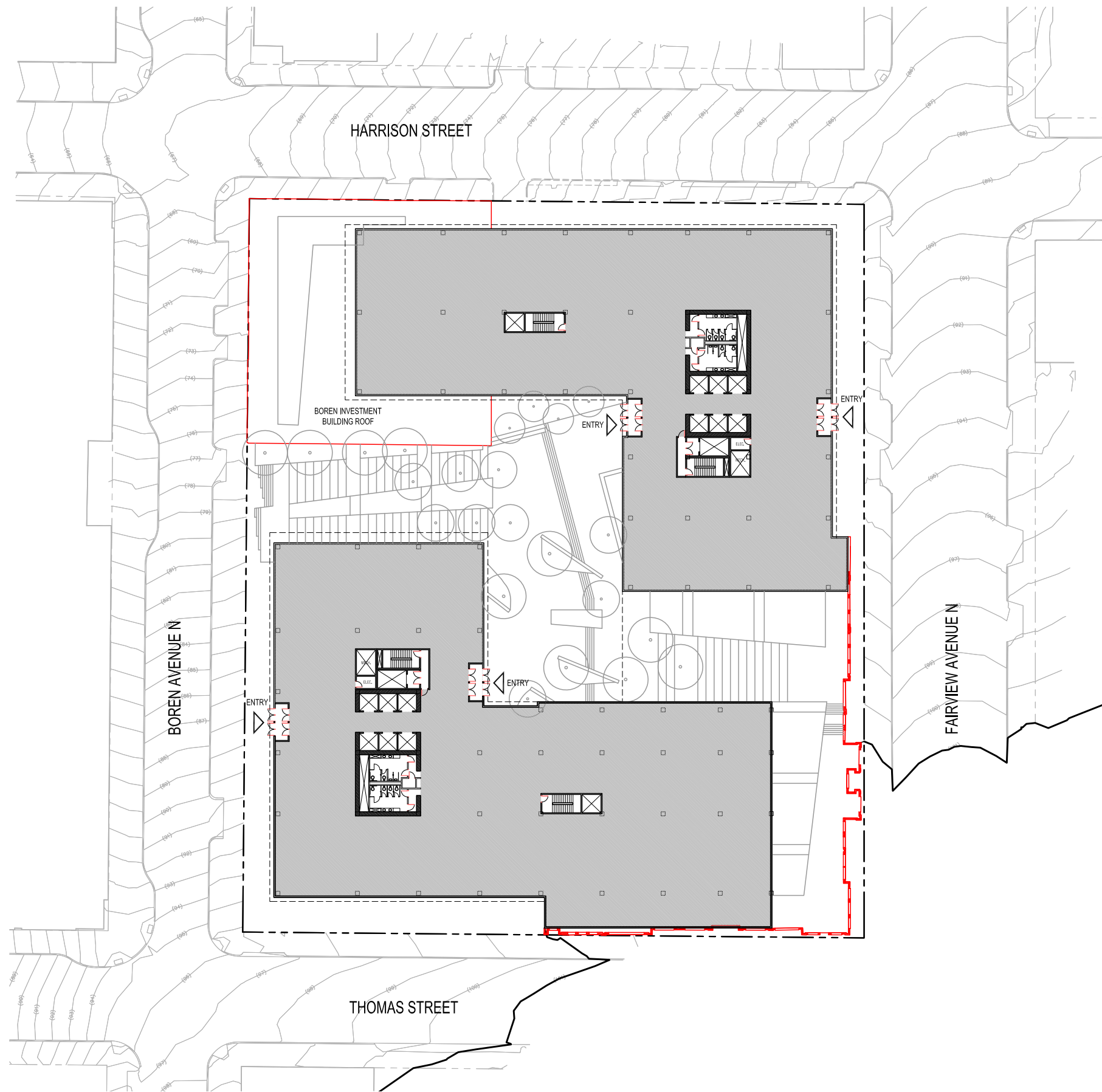
LEGEND

-  SOLAR ZONES
-  GATHERING ZONES

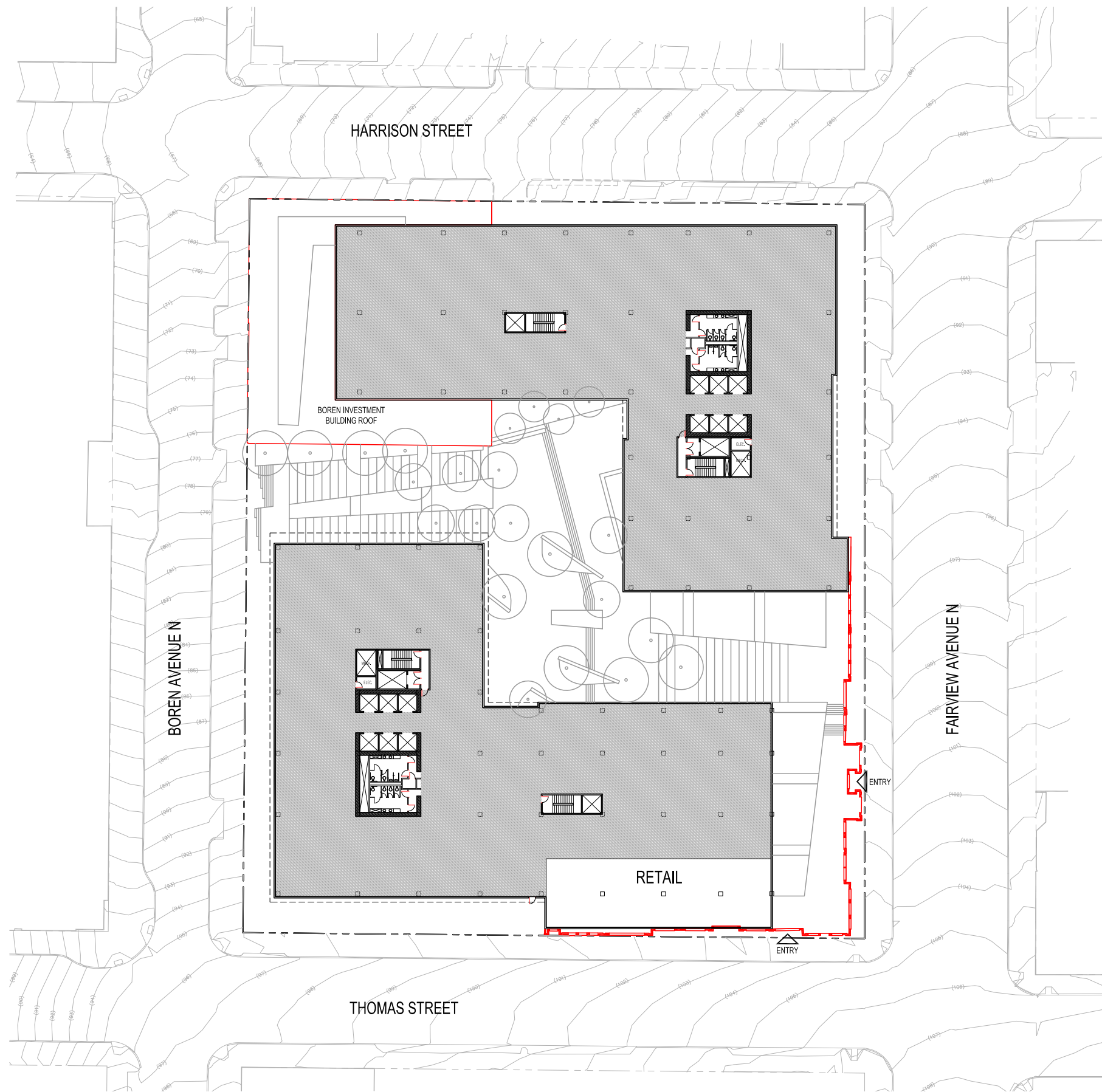


SWIFT COMPANY LLC

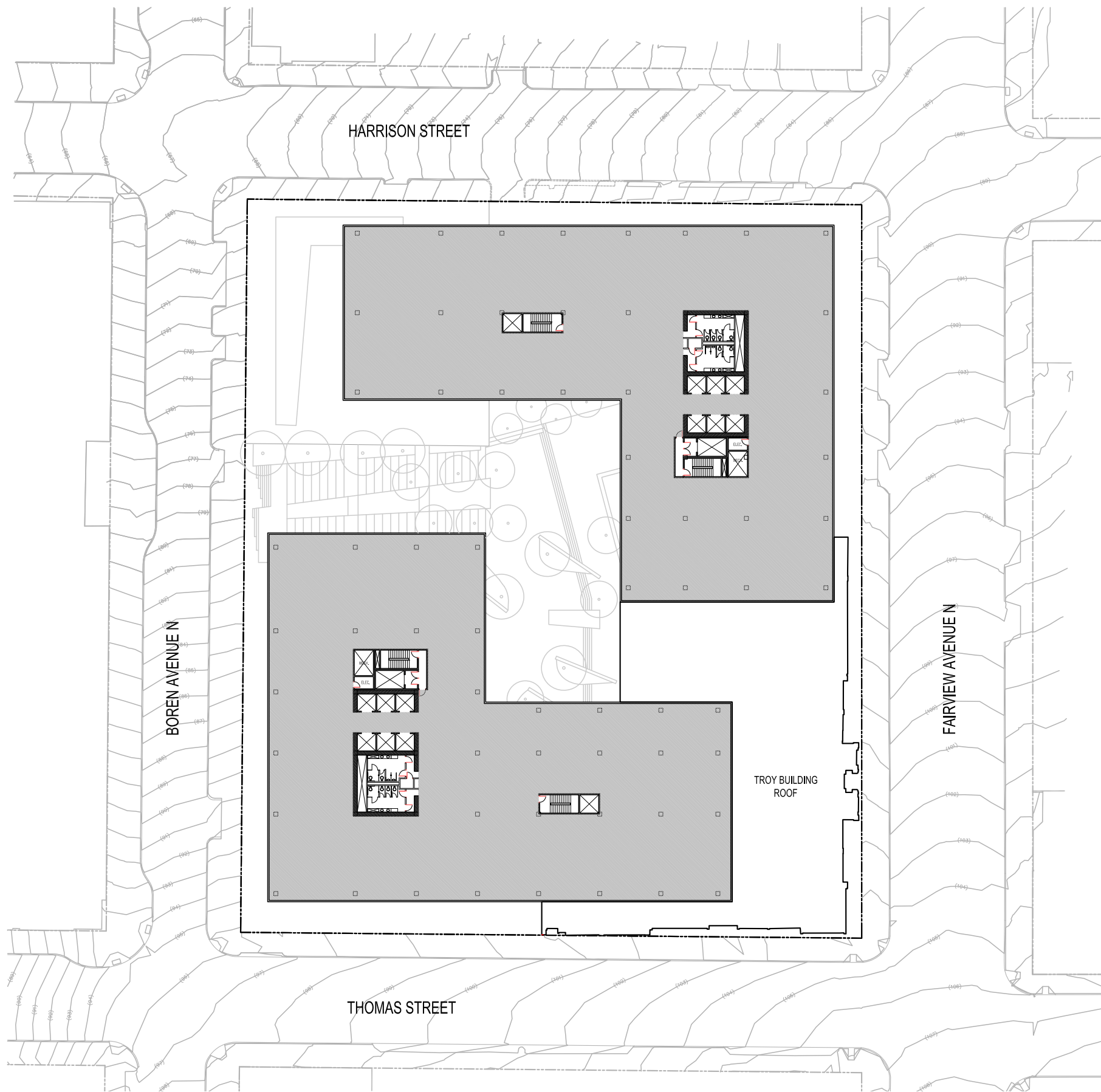
LEVEL 1



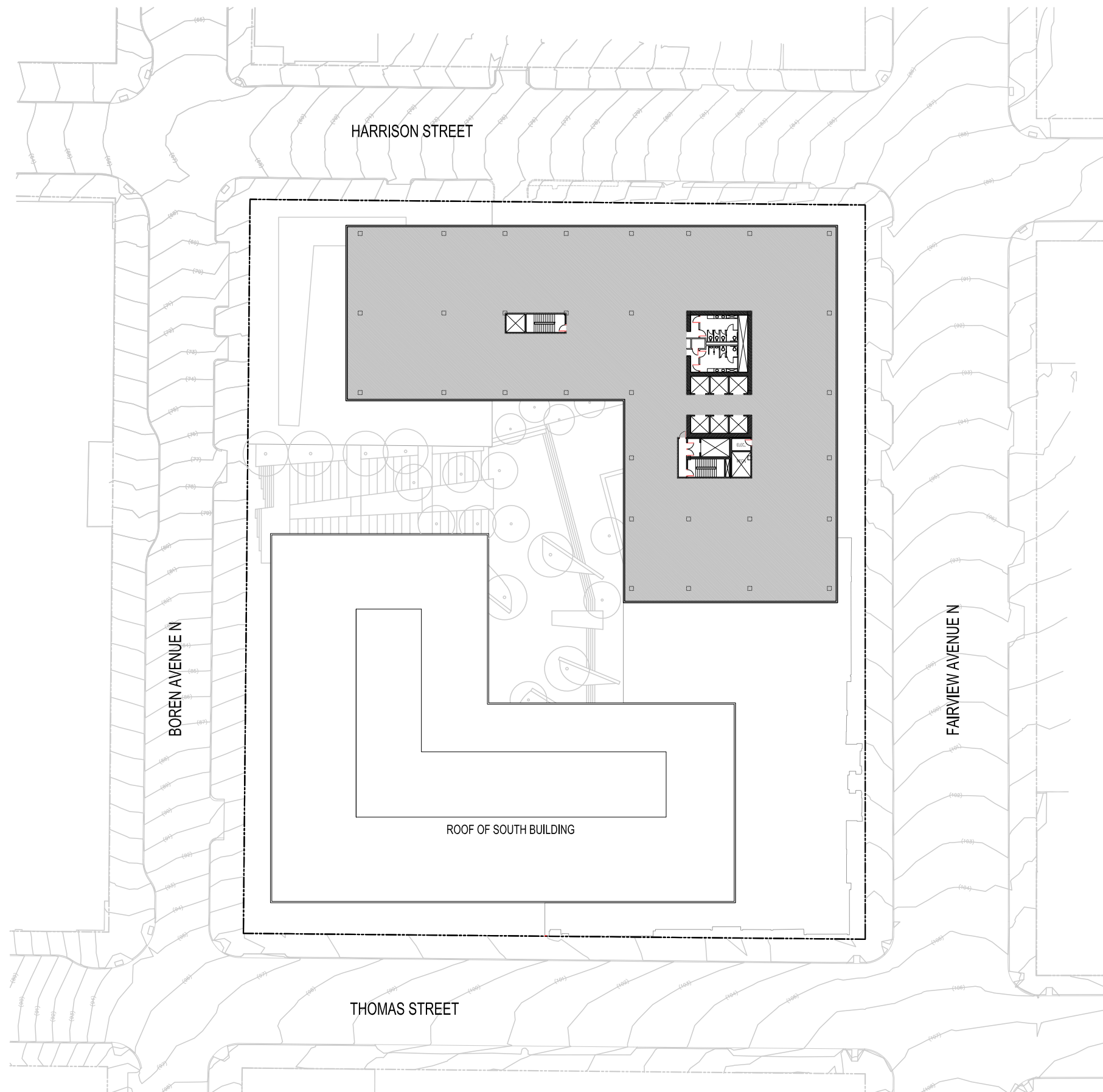
LEVEL 2



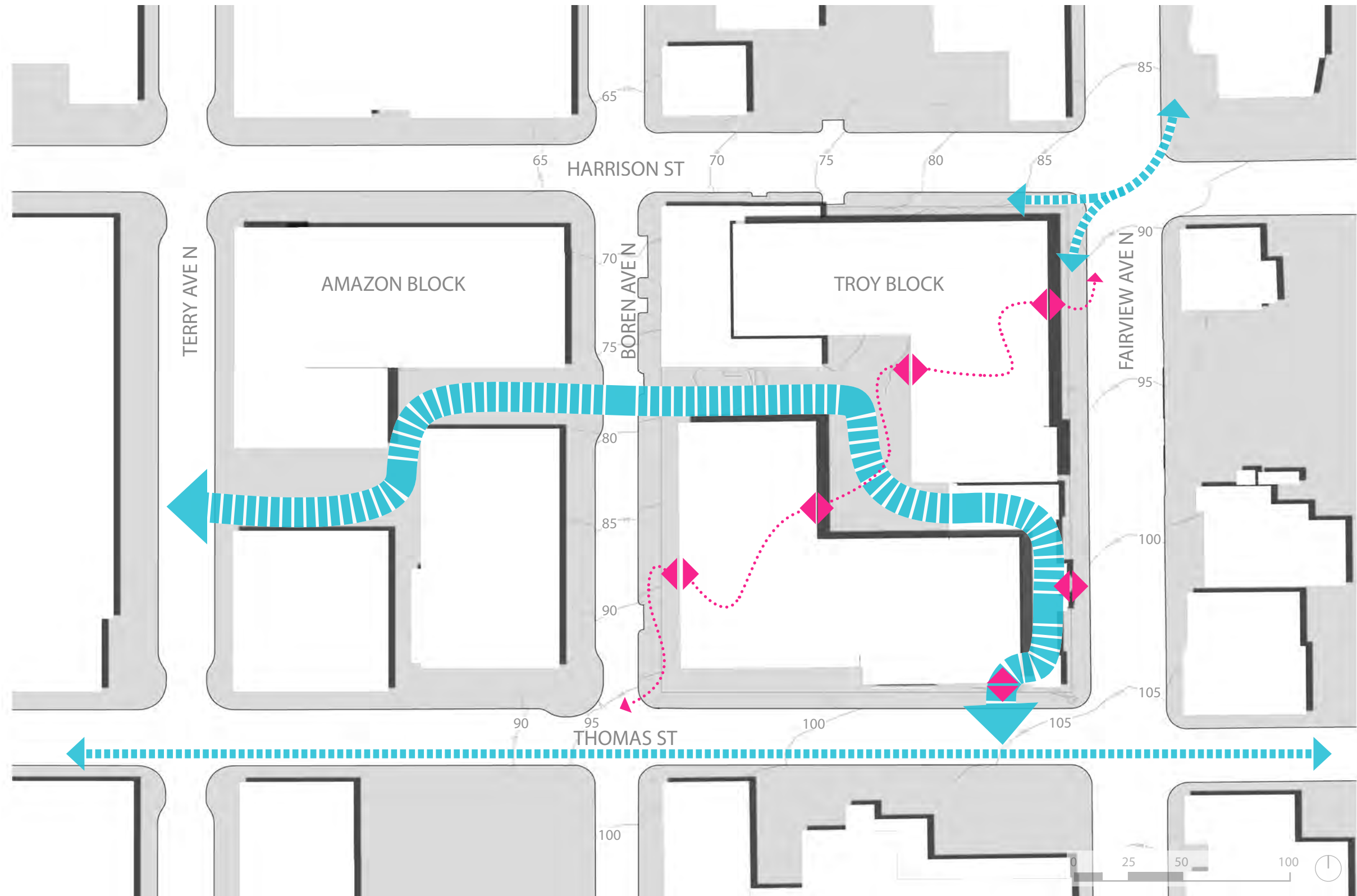
LEVEL 5-12







LEVEL 13



MID-BLOCK PEDESTRIAN CONNECTION

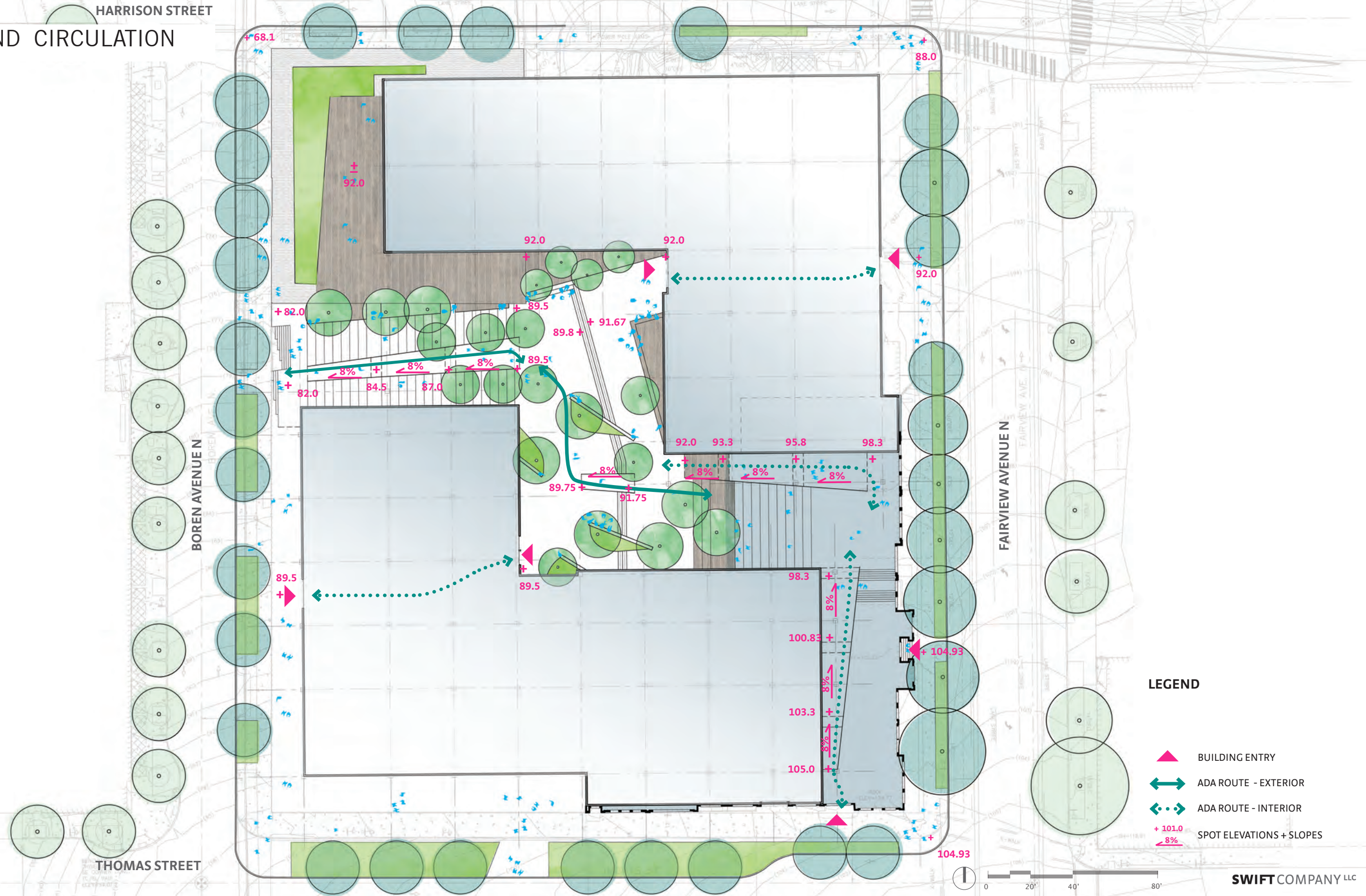






LEGEND

-  BUILDING ENTRY
-  PRIMARY PUBLIC THROUGH ROUTE
-  PRIMARY PEDESTRIAN LINKAGES
-  PRIMARY INTERIOR THROUGH ROUTE

SWIFT COMPANY LLC

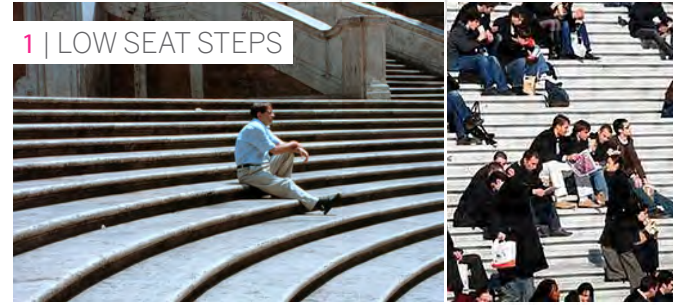
HARRISON STREET
GRADES AND CIRCULATION



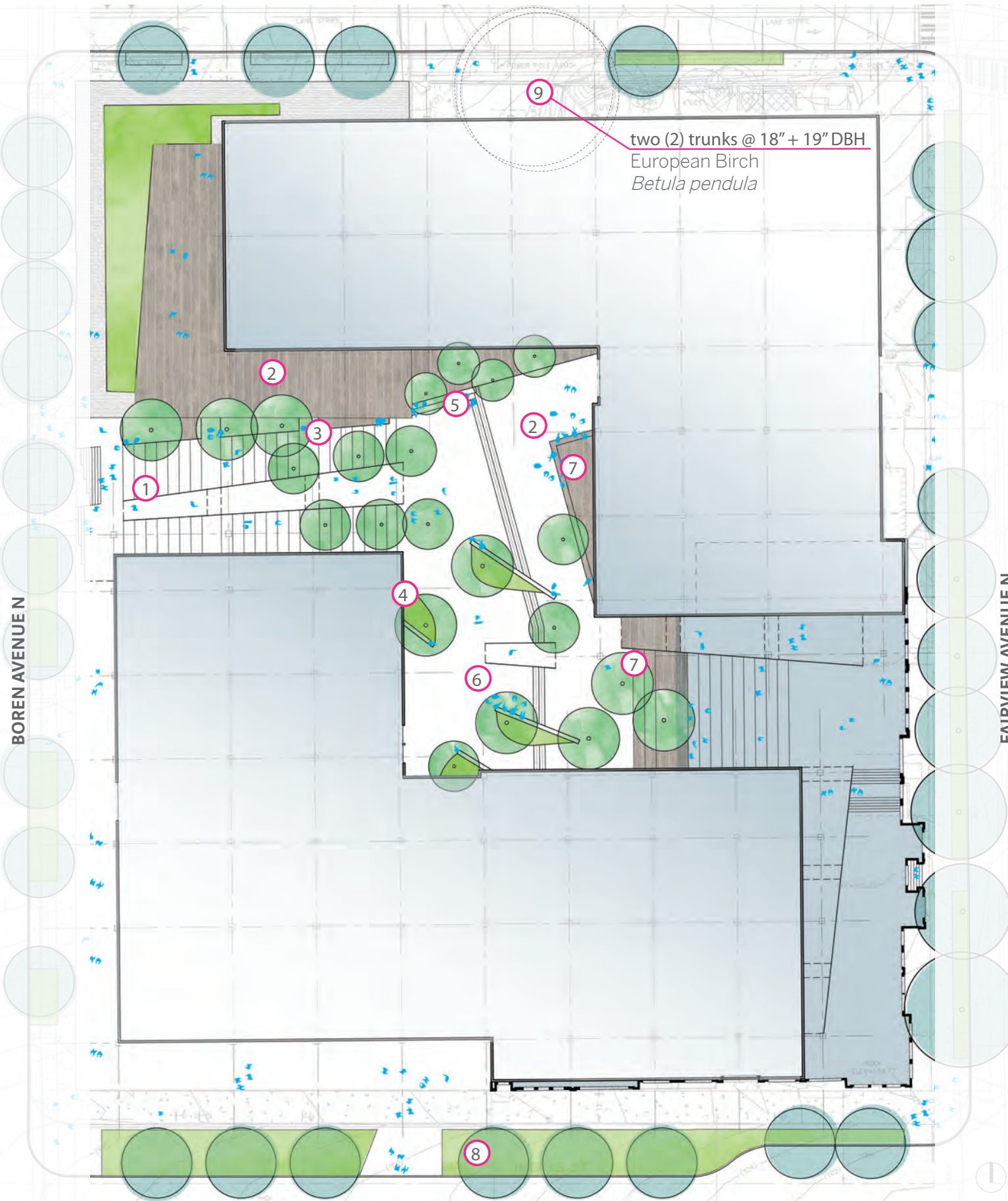
- LEGEND**
-  BUILDING ENTRY
 -  ADA ROUTE - EXTERIOR
 -  ADA ROUTE - INTERIOR
 -  + 101.0
8% SPOT ELEVATIONS + SLOPES

SWIFT COMPANY LLC

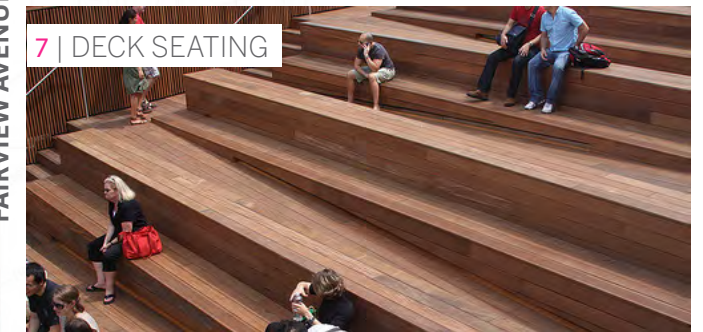
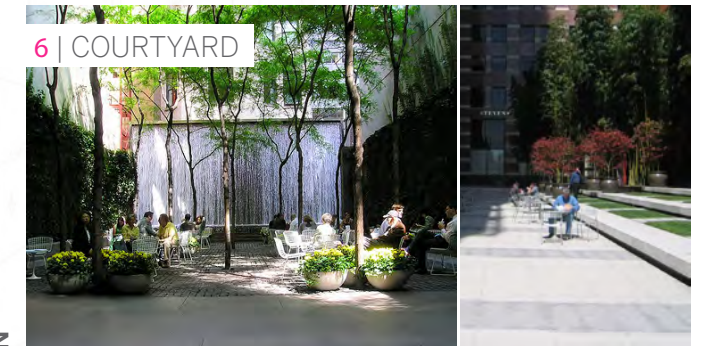
HARRISON STREET



THOMAS STREET



two (2) trunks @ 18" + 19" DBH
European Birch
Betula pendula



INTERIOR COURTYARD | LOOKING EAST FROM BOREN



INTERIOR COURTYARD | LOOKING WEST TO BOREN



INTERIOR COURTYARD | LOOKING NORTHWEST FROM ABOVE



troy laundry / boren investment block
south lake union dpd project #3012675

touchstone

PERKINS
+ WILL
11.07.2012 P.53

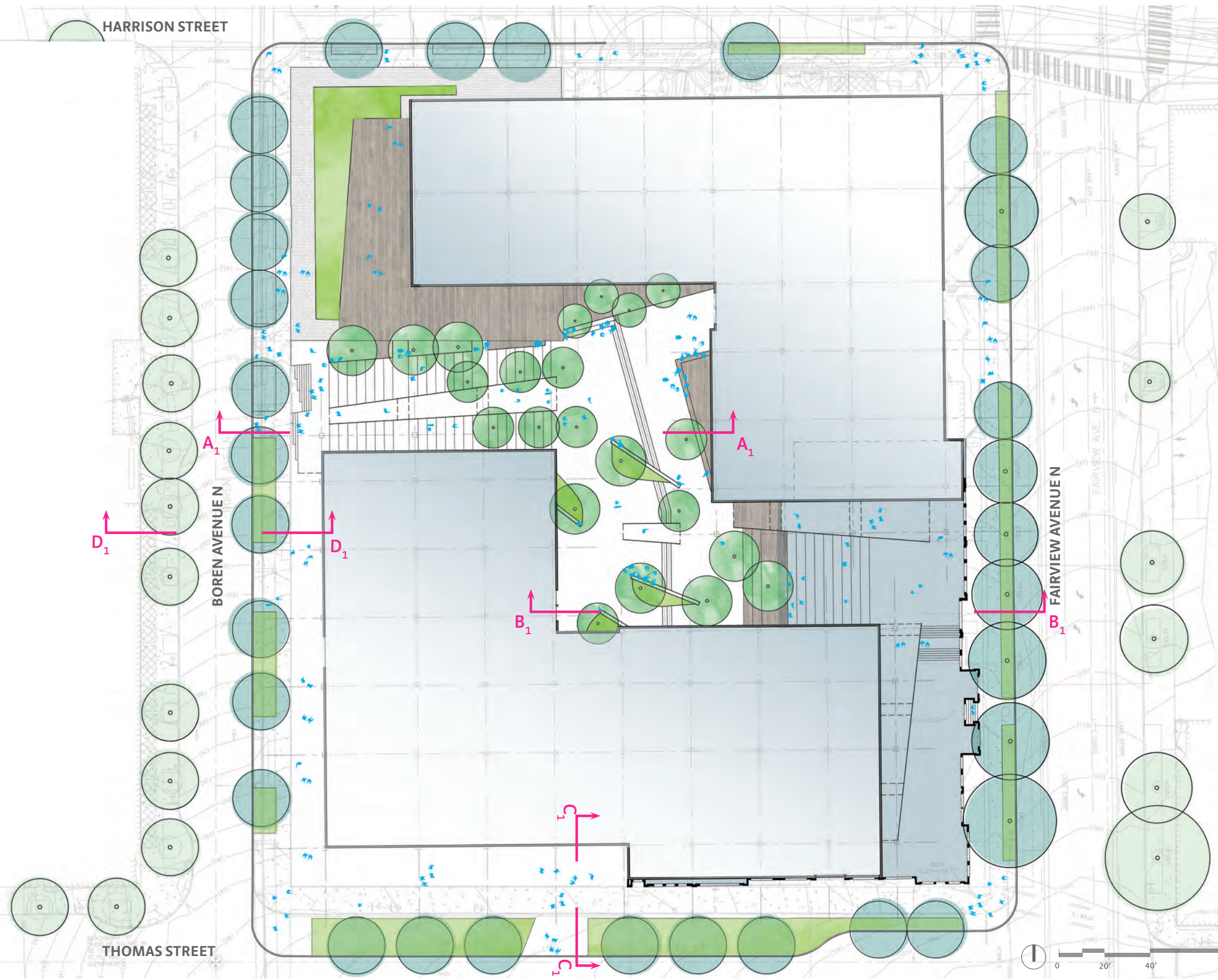
SWIFT COMPANY LLC

SIGNIFICANT TREE | VIEWS LOOKING EAST + NORTHEAST



SITE PLAN

HARRISON STREET



BOREN AVENUE N

FAIRVIEW AVENUE N

THOMAS STREET

SWIFT COMPANY LLC

COURTYARD SECTIONS I VIEW TO THE NORTH (A₁)



COURTYARD SECTIONS | VIEW TO THE NORTH (B₁)



ROW SECTIONS | THOMAS AND BOREN (C₁, D₁)

THOMAS STREET ROW LOOKING EAST



BOREN AVENUE ROW LOOKING NORTH



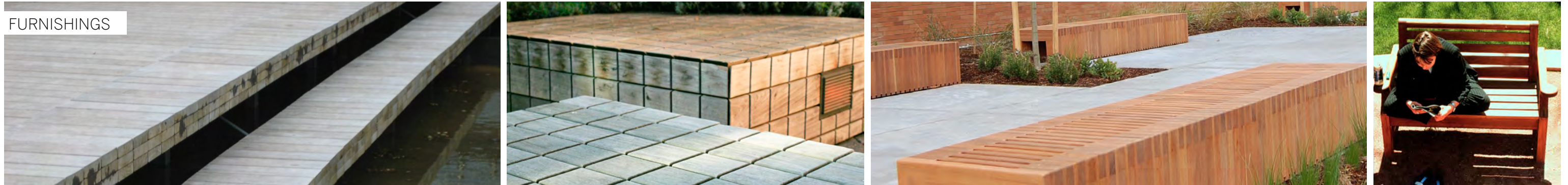
SCALE: 1/4" = 1'0"

MATERIALS + PLANTINGS

PAVING



FURNISHINGS



PLANTINGS



troy laundry / boren investment block
south lake union dpd project #3012675

touchstone

PERKINS
+ WILL
11.07.2012 P.59

SWIFT COMPANY LLC

ELEVATION CONCEPTS

