

## EARLY DESIGN GUIDANCE MEETING

AUGUST 15, 2012

CASCADE I  
DPD #3012798  
221 MINOR AVE N  
SEATTLE, WA 98109

CASCADE II  
DPD #3013563  
222 FAIRVIEW AVE N  
SEATTLE, WA 98109

### CONTENTS

Attachment A.....	2
Neighborhood History .....	3
Development Objectives & Zoning.....	4
SITE CONTEXT & URBAN DESIGN ANALYSIS	
-South Lake Union Urban Center.....	5
-Zoning Maps .....	6
-Nodes & Paths   Patch & String.....	7
-Neighborhood Development.....	10
-Traffic, Transportation & Movement.....	12
-Pedestrian Uses & Movement .....	13
SITE OPPORTUNITIES & CONTSTRAINTS .....	
URBAN PRECEDENTS	
-Alleys, Mews & Plazas.....	15
SITE CONTEXT	
-Streetscapes - Fairview .....	20
-Streetscapes - Thomas.....	22
-Streetscapes - John .....	24
-Streetscapes - Alley .....	28
-Streetscapes - Minor .....	30
-Existing Conditions .....	32
DESIGN GUIDELINES .....	
MASSING ALTERNATIVES	
-Summary.....	37
-Option A.....	38
-Option B.....	42
-Option C - Preferred .....	46
Section.....	53
Precedent Images.....	54
Potential Departures.....	56

# ATTACHMENT A

## CITY OF SEATTLE | APPLICATION FOR EARLY DESIGN GUIDANCE

### PART I: CONTACT INFO

1. Property Address: CASCADE I: 221 Minor Avenue North (#3012798)  
CASCADE II: 222 Fairview Avenue North (#3013563)

2. Project number:

Additional related project number(s):

4. Owner/Lessee Name Equity Residential

5. Contact Person\* Name Michele Wang  
Firm Runberg Architecture Group  
Mailing Address 1 Yesler Way Suite 200  
City State Zip Seattle, WA 98104  
Phone (206) 956-1970  
E-mail address michelew@runberg.com

6. Applicant's Name Bradley Karvasek  
Relationship to Project Owner's Representative

7. Design Professional's Name Brian Runberg, AIA  
Runberg Architecture Group PLLC  
Address 1 Yesler Way Suite 200, Seattle, WA 98104  
Phone (206) 956-1970  
Email address brianr@runberg.com

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

\*Only the contact person will receive notice of the meeting. The contact person is responsible for informing other pertinent parties.

### 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 in the South Lake Union Hub Urban Village (in the Cascade "Sub Area" per the South Lake Union Design Guidelines). The site is approximately 4 blocks west of Interstate 5, and approximated 1/3 mile south of Lake Union. The Cascade I site measures approximately 120' x 360' while the Cascade II sites measures approximately 120' x 360', with a notch of approx. 35' x 80' cut out of the northwest corner of the site. The two sites are separated by an alley that runs north/south between Thomas and John. The site is bounded by Thomas and John Streets and Fairview and Minor Avenues. The site slopes gently from the south to the north +/- 10 feet. The Cascade I site is currently occupied by a two-story commercial building, approximately 50' x 130', located near the mid-point of Minor Avenue. The Cascade II site is occupied by a small midcentury office building, formerly occupied by the Social Security Administration, as well as the former Cascade Natural Gas Corporation building. The two buildings are connected by a skybridge, added sometime in the 1980s. The midcentury office building is a steel-frame building resting on a poured-in-place concrete foundation. The Cascade Gas building is a concrete

masonry building. A small one-story brick masonry building sits at the northwest corner of the block and is currently occupied by a restaurant.

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

The Cascade I site zoning is SM/R 55'/75' (Seattle Mixed/Residential). It is located within the SLU Hub Urban Village, which is an Urban Center. The Cascade II site zoning is IC-85' (Industrial Commercial). Thomas Street is a Class 2 pedestrian street and a neighborhood Green Street along which upper level setbacks are required. Fairview Avenue is considered a principal arterial street and a minor transit street; SDOT classifies Fairview Avenue as an Industrial Access Street. Please refer to EDG packet for relevant Design Review Guidelines.

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

Existing zoning to the west is IC-85', to the south is SM-125', to the north is IC-65 and SM/R 55-75', and to the east is SM/R 55-75'. The neighborhood slopes down to the west and north, creating a trough towards Lake Union. Neighborhood landmarks include, the Seattle Times Building to the west, the Troy Laundry Building to the northwest, and Immanuel Lutheran Church to the east. Community landmarks include Cascade Park and People's Center to the northeast. The neighborhood offers views to the Space Needle and upper floors may capture views of Lake Union. Existing surrounding uses include market-rate housing, affordable housing, commercial office space as well as a smattering underutilized light industrial and light commercial uses. There are also several restaurants within a short walking distance in the neighborhood. New office/retail development is planned for the properties to the north at 400 Fairview (Skanska Campus) as well as to the east at Terry and John (Amazon Campus). The neighborhood is well-served by buses and also the South Lake Union Streetcar. South Lake Union is currently undergoing a rezone process, the EIS has been issued and recommendations to City Council are expected within months. Proposed zoning changes would rezone the Cascade II site to SM-160'/85-240' and leave the Cascade I site unchanged. Proposed zoning changes to the south would result in SM-160'/240'.

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.

Cascade I: The applicant proposes a 7-story mixed-use development consisting of approximately 264 residential units, 5,000 sf of commercial use, and parking for approximately 260 vehicles in new construction. The project may also include live-work units.

Cascade II: The applicant proposes a 7-story mixed-use development consisting of approximately 213 residential units, 12 live/work units, 2500 sf of commercial use, and parking for approximately 210 vehicles.

Departures: (1) minimum setback from the alley in an SM/R zone (Cascade I)  
(2) maximum 12' setback from street level

Project will seek a Contract Rezone to allow residential uses up to 85'.

# NEIGHBORHOOD HISTORY

## NEIGHBORHOOD HISTORIC CONTEXT

Cascade's first inhabitants, the young immigrant workers of the late 1800s and early 1900s came to support the growing number of industries/factories in the area. With the workers, came local business to sustain them—the grocers, butchers and their families. Several houses of worship were also built to serve the growing neighborhood and have landmark status today (St. Spiridon Orthodox Cathedral and Immanuel Lutheran Church). At one time, the neighborhood's namesake, the Cascade School, had the second highest enrollment in Seattle. The Cascade neighborhood was slowly growing into a mixed residential and commercial area. However, in 1949, a major earthquake severely damaged the Cascade school which was in many ways the heart and center of the neighborhood. The school was subsequently demolished in 1955. In the 1950s, the construction of Interstate-5 and the new zoning ordinance of 1957, which limited new residential uses, pushed the neighborhood further into the realm of commercial.

By the 1960s, the new freeway completely severed the relationship to Capitol Hill: more housing was demolished and a greater number of businesses took their place. The people who did decide to call Cascade their home, an "affordable no-man's land," were often a mix of culture creatives, adding a vibrancy to the industrial, blighted neighborhood. This area remained mostly the same during the period until a major land acquisition took place in the 1990s, prompted by the Seattle Commons proposal. With the influx of new development and construction, it is imperative that the character of this beloved neighborhood is not lost. Cascade, now considered a subarea of the larger South Lake Union neighborhood, is still very much the "Heart of Seattle." Cascade Park has replaced the old Cascade School in many ways as the neighborhood's heart and center. Grounded in this context of a historically mixed-use neighborhood are our goals for the site.



STACKHOUSE APTS & LAUNDRY BLDG- PROPOSED



WORKERS HOMES 1930S



400 FAIRVIEW - PROPOSED



SEATTLE TIMES BUILDING



IMMANUEL LUTHERAN CHURCH

# DEVELOPMENT OBJECTIVES & ZONING

The South Lake Union Rezone EIS states the following objectives which are applicable to this project:

- Use limited land resources more efficiently, pursue a development pattern that is economically sound, and maximize the efficiency of public investment in infrastructure and services.
- Ensure capacity for long-term growth consistent with the designation of South Lake Union as one of the City's six urban centers.
- Provide for a more diverse and attractive neighborhood character by providing a mix of housing types, uses, building types, and heights.
- Promote a land use pattern that provides for a balanced mix of residential and employment opportunities.
- Enhance the pedestrian quality at street level by providing amenities, taking into consideration light and air as well as public view corridors and providing for retail activity at key locations.

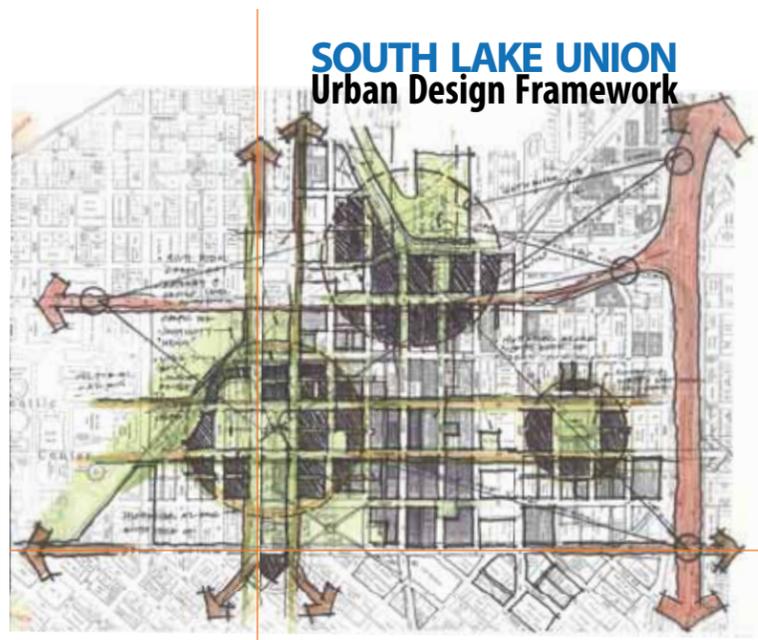
The proposal seeks to provide a mixed-use building on the site that will provide the highest and best use, providing much desired residential units and ground-floor commercial space.

The project intends to include live/work or townhouse (multistory) units at the street level, commercial space and exterior plaza space, with apartments above, plus a roof deck amenity space. Parking will be provided in a below-grade garage.

## SOUTH LAKE UNION Height and Density Alternatives



Prepared by:  
City of Seattle  
Department of Planning and Development



## ZONING REQUIREMENTS: SM ZONE

### SMC 23.48.004 Allowable uses:

- residential
- live/work
- general sales / services
- restaurants
- office

### SMC 23.48.010 Structure Height:

- SM/R 55'/75' = 75' allowed for mixed use/residential uses | IC-85' = 85'
- SM 85' (possible contract rezone) = 85'

Within South Lake Union Urban Village, structure height shall be measured at all portions of the structure above existing/finish grade (whichever is lower), interpolated between the perimeter of the structure.

### SMC 23.48.012 Upper Level Setbacks

Along Green Streets (Thomas Street), upper level setback required above 45'

Setback shall be one foot for every two feet of height with a maximum setback of 15'-0"

Structures on lots abutting alley in SM/R shall provide setback above 25'

Setback shall be one foot for every two feet of height with a maximum setback of 15'-0"

### SMC 23.48.014 General Facade Requirements

Minimum facade height on Class 1 pedestrian streets: 45'

Minimum facade height on Class 2 pedestrian streets: 25' (Thomas)

Minimum facade height on all other streets: 15'

Street level setback: 12' maximum from property line

### SMC 23.48.018 Transparency and blank facade:

Class 2 pedestrian streets: 60% minimum transparency, 40% maximum blank facade

Other streets: 30% minimum transparency, 70% maximum blank facade

### SMC 23.48.020 Residential Amenity Area

5% of building area in residential use, no more than 50% shall be enclosed, 15' min dimension

### 23.54.015B Required Parking

No parking required residential uses in commercial zones in this urban center.

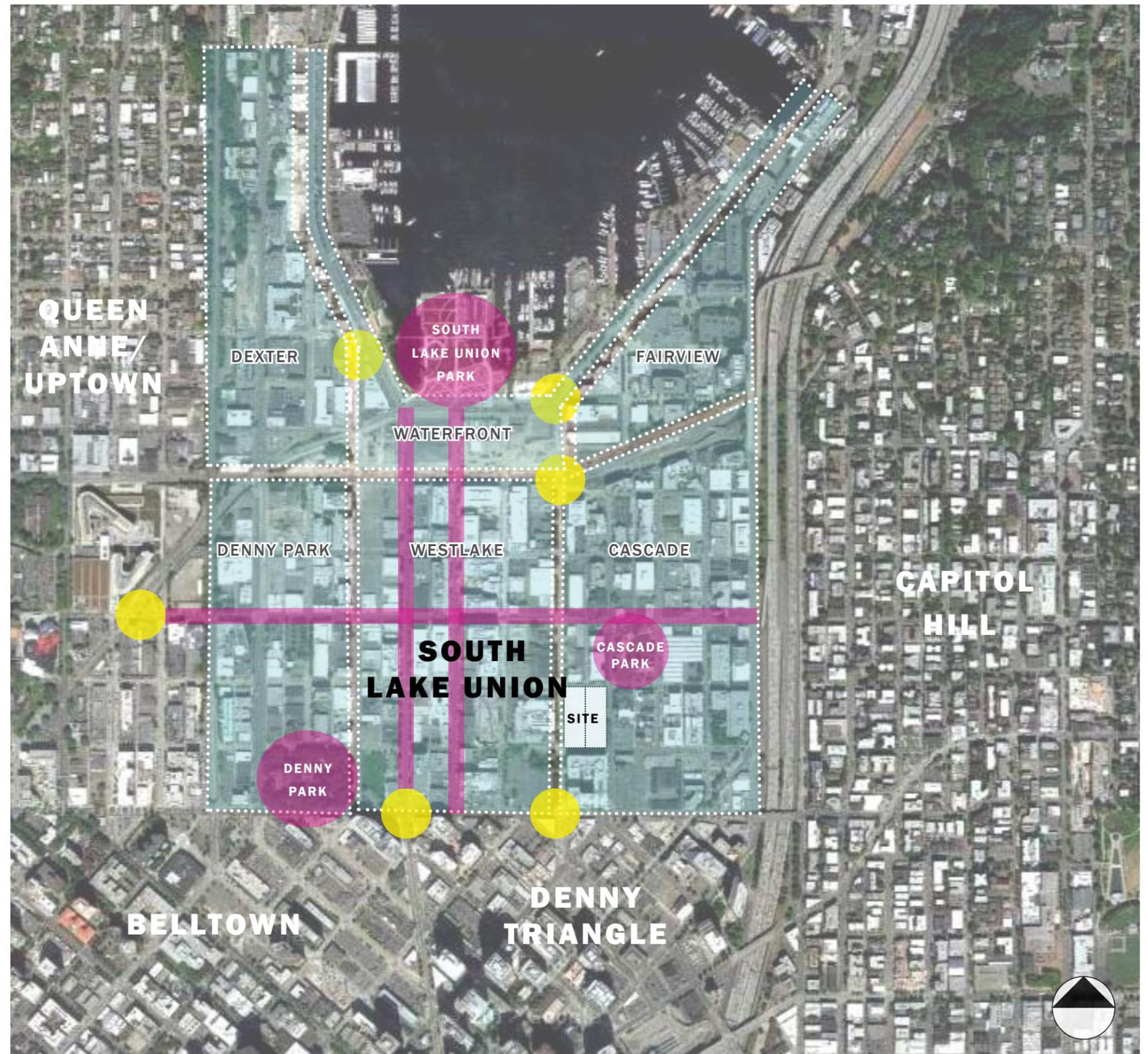
# SITE CONTEXT & URBAN DESIGN ANALYSIS

## SOUTH LAKE UNION URBAN CENTER

IN CONTEXT: GATEWAYS, HEARTS & EDGES

According to the SLU Urban Design Framework, gateways are the notable passages into and out of the neighborhood, hearts are the centers of community life, and edges are the boundaries that define SLU.

Our site is located one block north of the Fairview and Denny gateway—one of two main defined neighborhood entrances. It is also located adjacent to Cascade Park, one of SLU's hearts. Our goal is to further strengthen these areas through appropriate development of the facades, massing and form.



-  Gateways\*
-  Hearts\*
-  South Lake Union Neighborhood Subareas\*\*

\*as defined by the South Lake Union Neighborhood Design Guidelines, February 2011

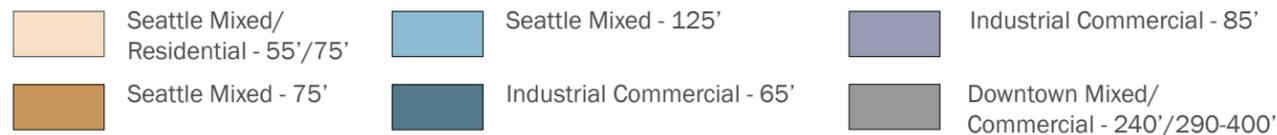
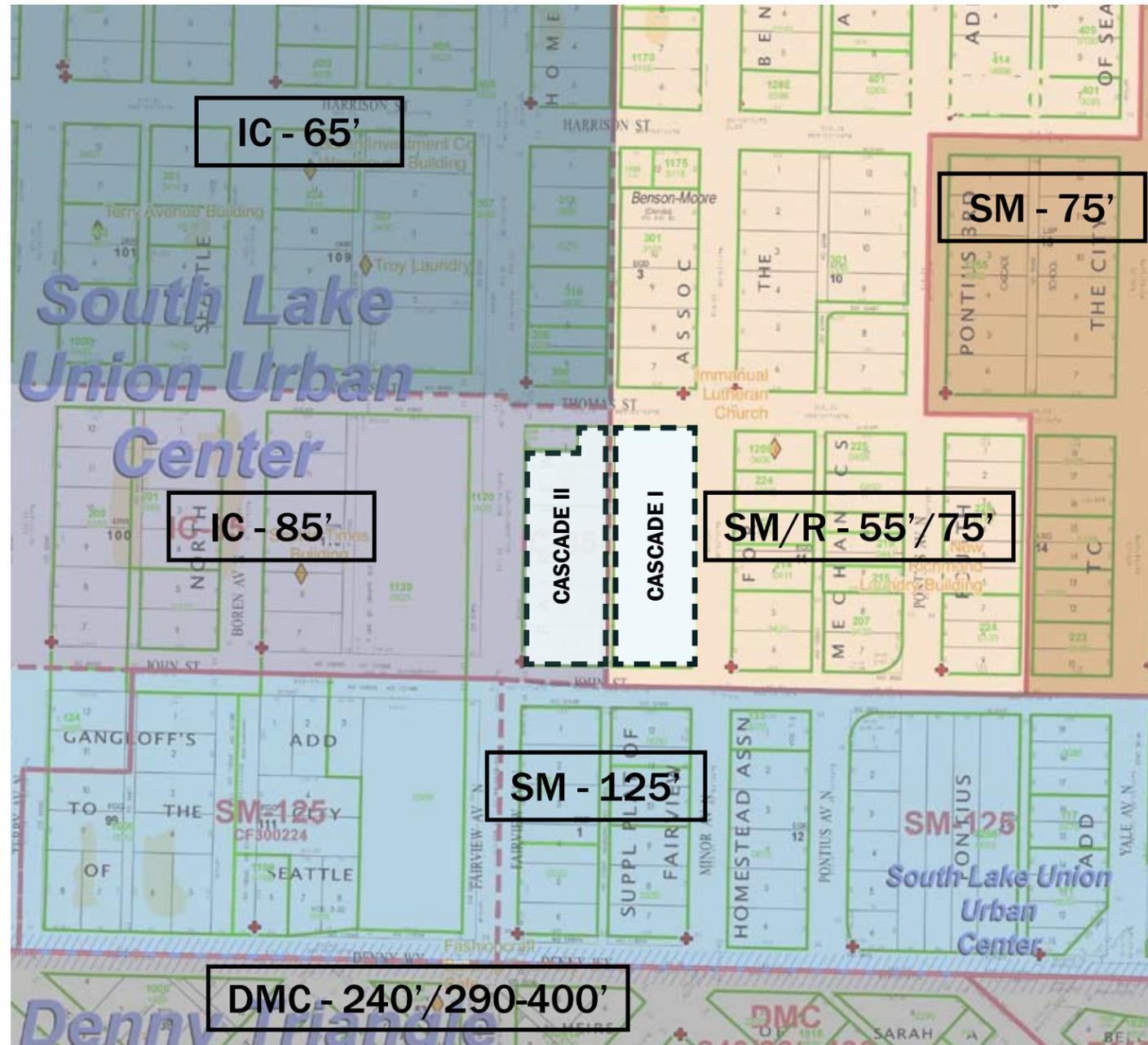
\*\*as defined by the South Lake Union Neighborhood Plan, September 2007

# SITE CONTEXT & URBAN DESIGN ANALYSIS

## ZONING MAPS

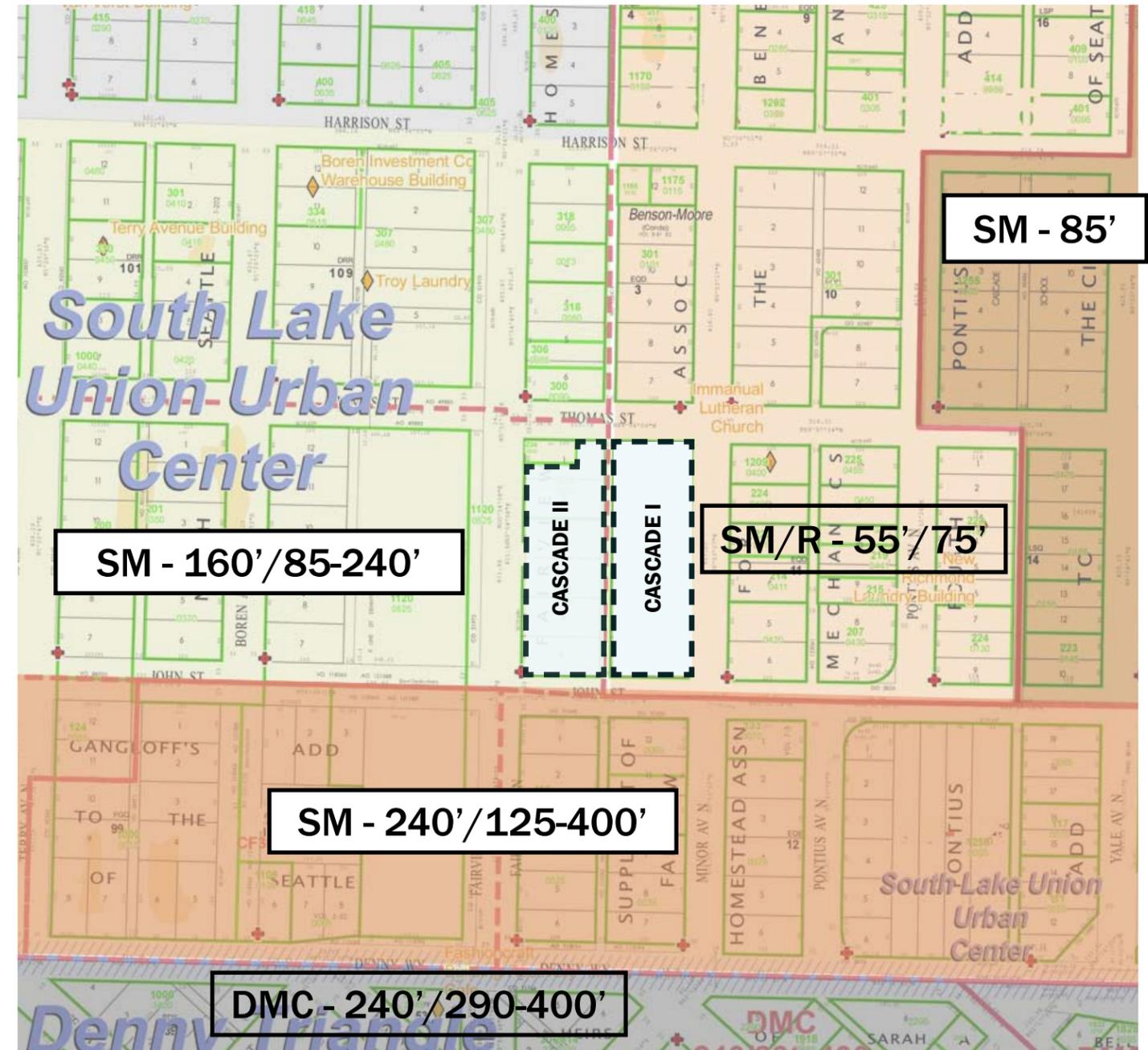
ZONING MAP - CURRENT

Cascade I is located within the Seattle Mixed Residential SM/R 55'/75' zone. Cascade II is located within the IC-85' zone. Industrial Commercial-85' zone to the west, the Seattle Mixed-125' zone to the south and the Industrial Commercial 65' zone to the northwest, SM/R 55'/75' to the northeast.



ZONING MAP - ANTICIPATED FUTURE : FUTURE REZONE PER DIRECTOR'S REPORT 6/25/12

In order to meet the goals of the comprehensive plan, the City is considering a rezone for South Lake Union, including incentive zoning.



# SITE CONCEPTS

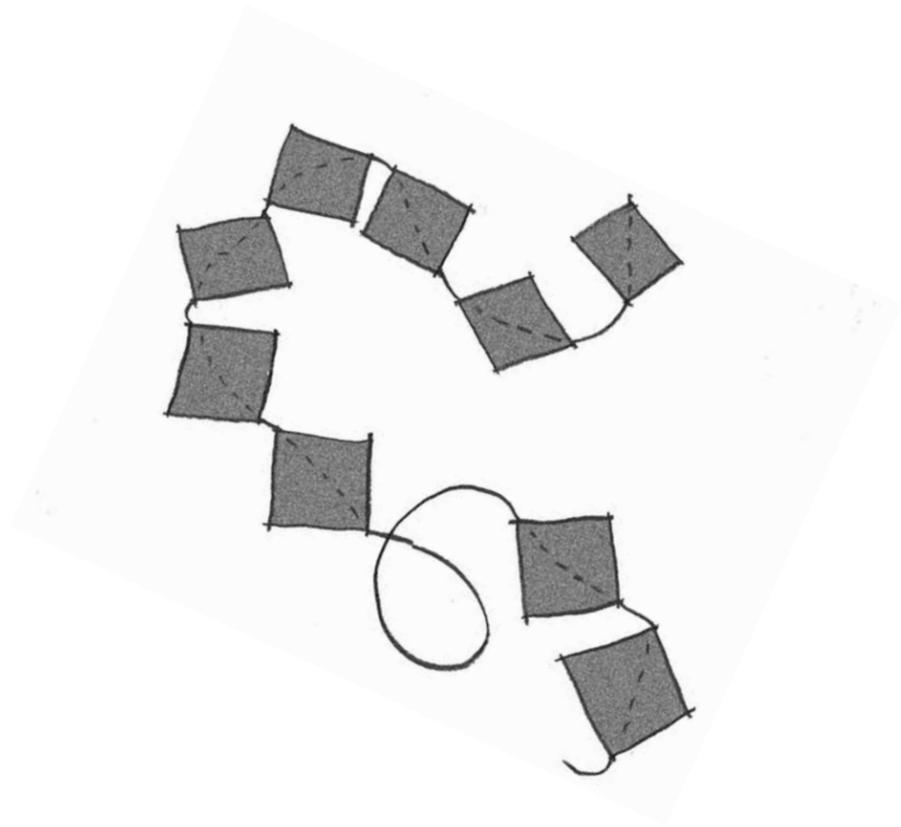
## NODES & PATHS | PATCH & STRING

*IN CONTEXT: NODES & PATH | PATCH & STRING*

We found Cascade/South Lake Union's neighborhood open spaces, and the pathways by which they are connected can be conceived in two ways:

NODES//PATCHES and PATHS//STRINGS

Our task is to bring these neighborhood-defining elements of patch and string into the fold of our project: active ground-floor commercial/retail spaces, exterior plaza space for residents and neighbors to enjoy and use as well as enhance the streetscape that connects these elements of the public realm.



# SITE CONCEPT

## NODES & PATHS | PATCH & STRING



01



02



03



04



05



06



07



08



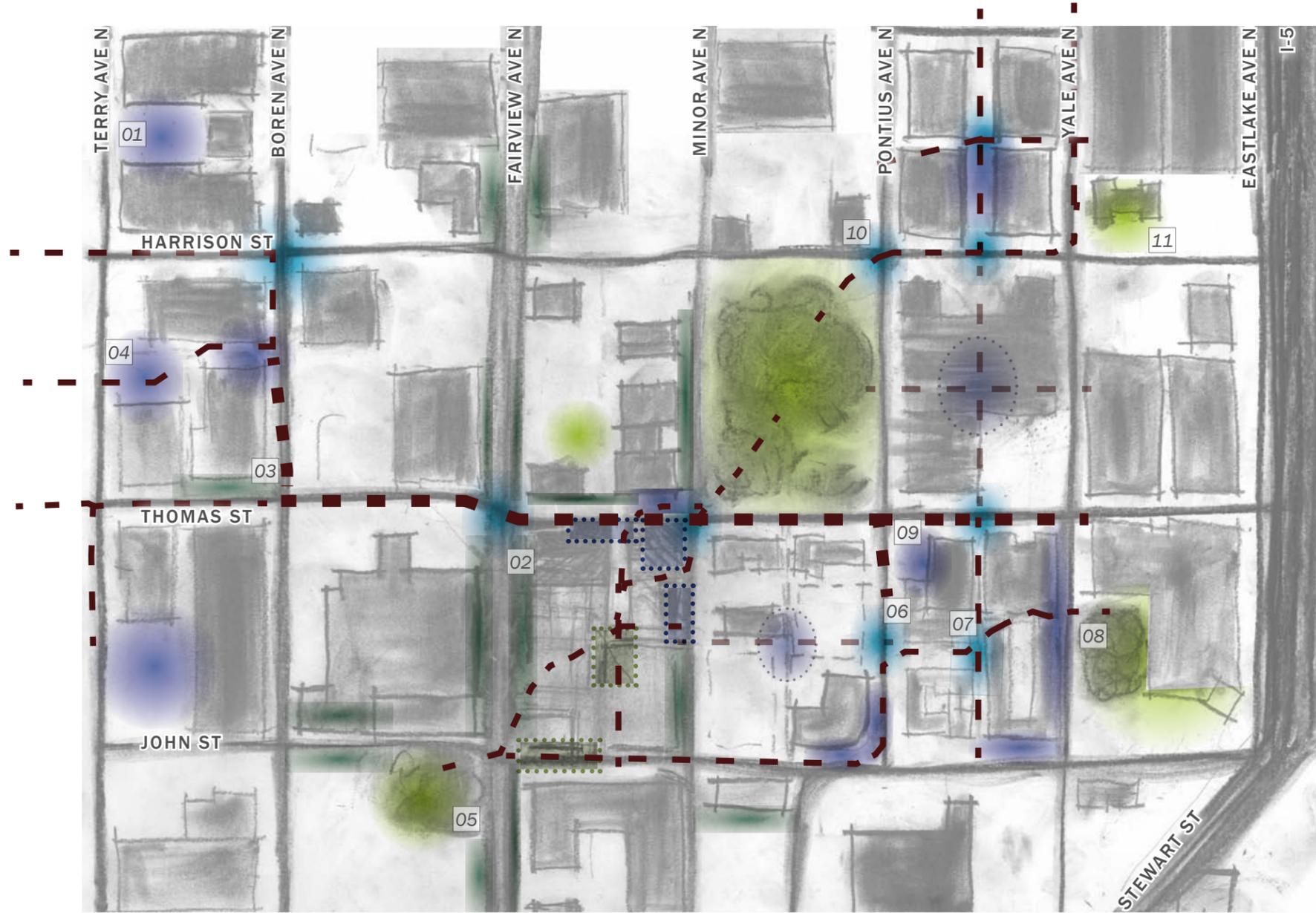
11



10



09



SITE CONTEXT: NODES & PATH | PATCH & STRING

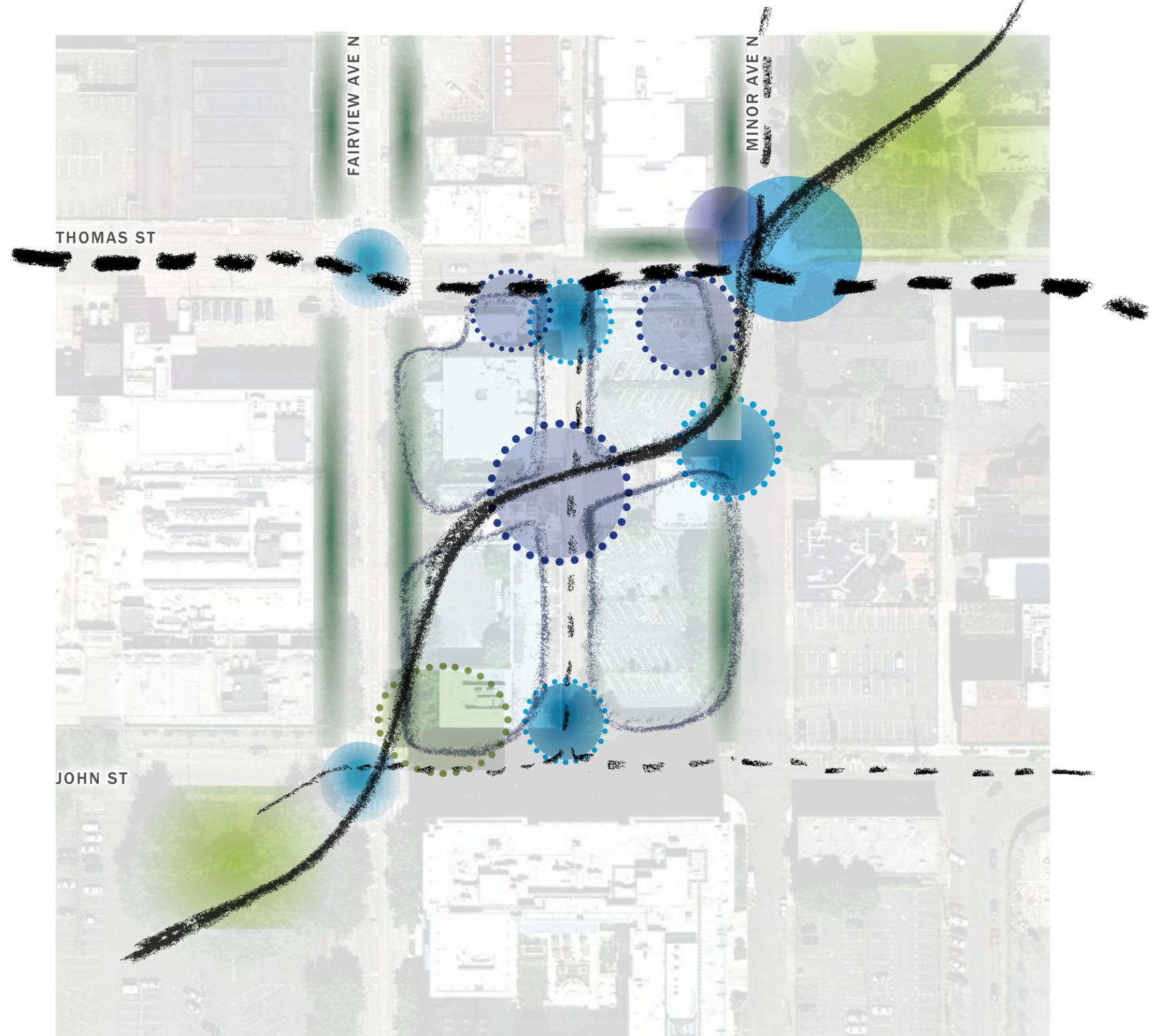
Cascade/South Lake Union neighborhood open spaces, and the pathways by which they are connected, are found in several forms:

NODES//PATCHES

1. Green Space//Landscaped Streetscapes: typically amenity spaces or streets defined by trees/art/landscaping.
2. Public Plazas//Active Space//Open Space: typically activated by commercial/retail space.
3. Gateways//Crossings: typically defined by intersections of activity: mid-block crossings, entrances into patches, pedestrian intersections.

PATHS//STRINGS

1. Pedestrian pathways and connections. Strings connect patches and are key passageways in and around the neighborhood.



# SITE CONTEXT & URBAN DESIGN ANALYSIS

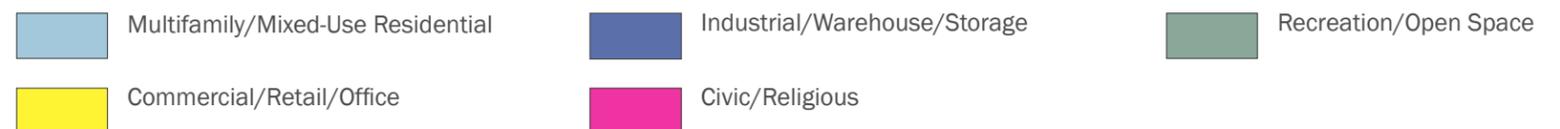
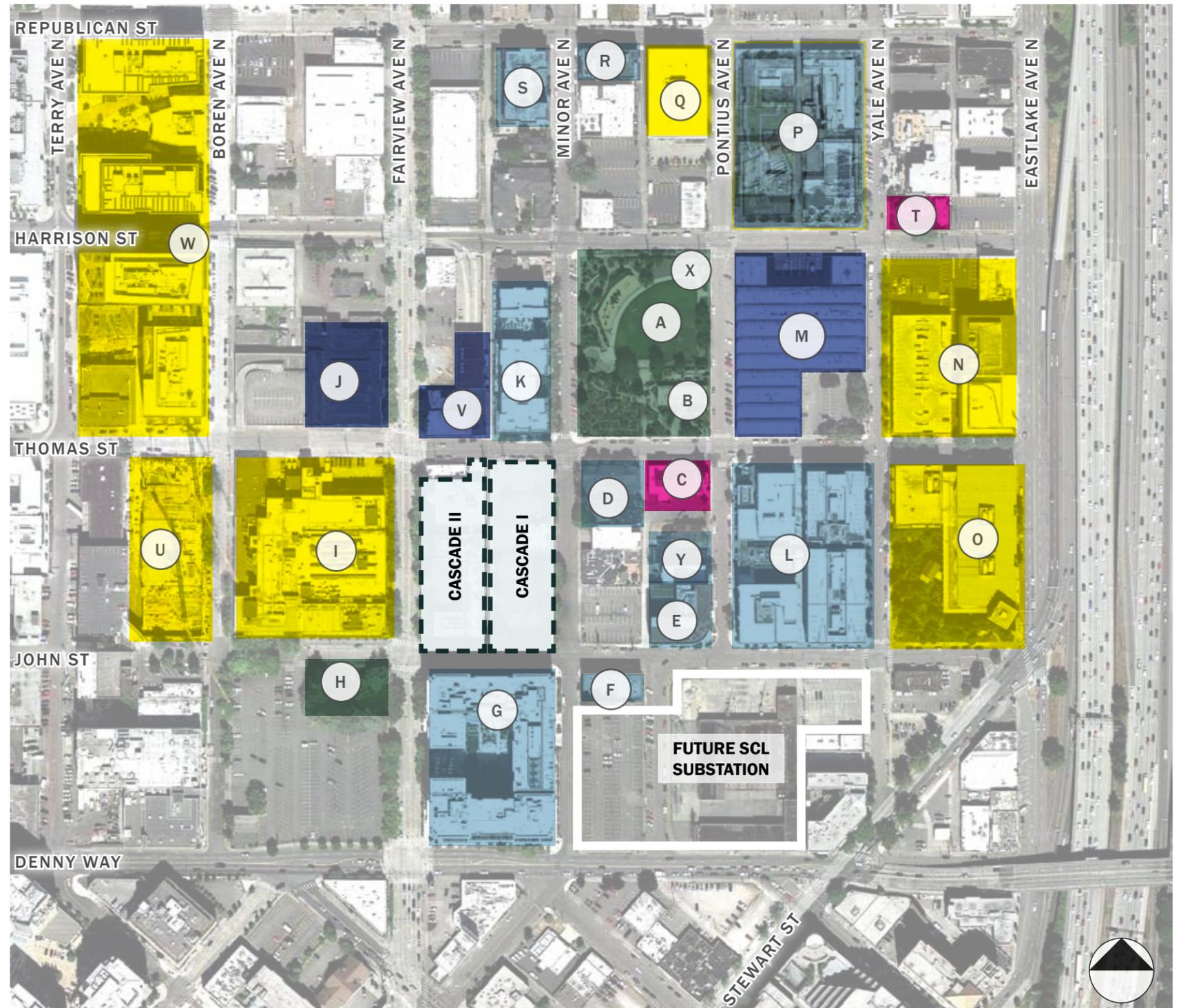
## NEIGHBORHOOD DEVELOPMENT & USES

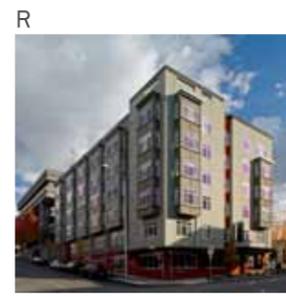
### SURROUNDING USES

The project is located in the heart of the Cascade neighborhood in South Lake Union.

- A Cascade Park
- B Cascade People's Center
- C Immanuel Lutheran Church\*
- D Cascade Women's Compass Housing
- E Seattle Cancer Care Alliance House
- F Brewster Apartments
- G Mirabella
- H Pocket Park
- I Seattle Times Building\*
- J Troy Laundry Building\*
- K Alcyone Apartments
- L Alley 24
- M Seattle School District Warehouse
- N Pemco
- O REI Flagship Store
- P Stackhouse Apartments & Supply Laundry Building\*
- Q Cortiva School
- R Bart Harvey
- S Casa Pacifica
- T St. Spiridon Orthodox Cathedral\*
- U Amazon Office Tower (under construction)
- V SLU Streetcar Maintenance Facility
- W Amazon HQ
- X WPA-era Restrooms
- Y Williams Apartments
- Z Restaurant

\*City of Seattle Historical Landmark





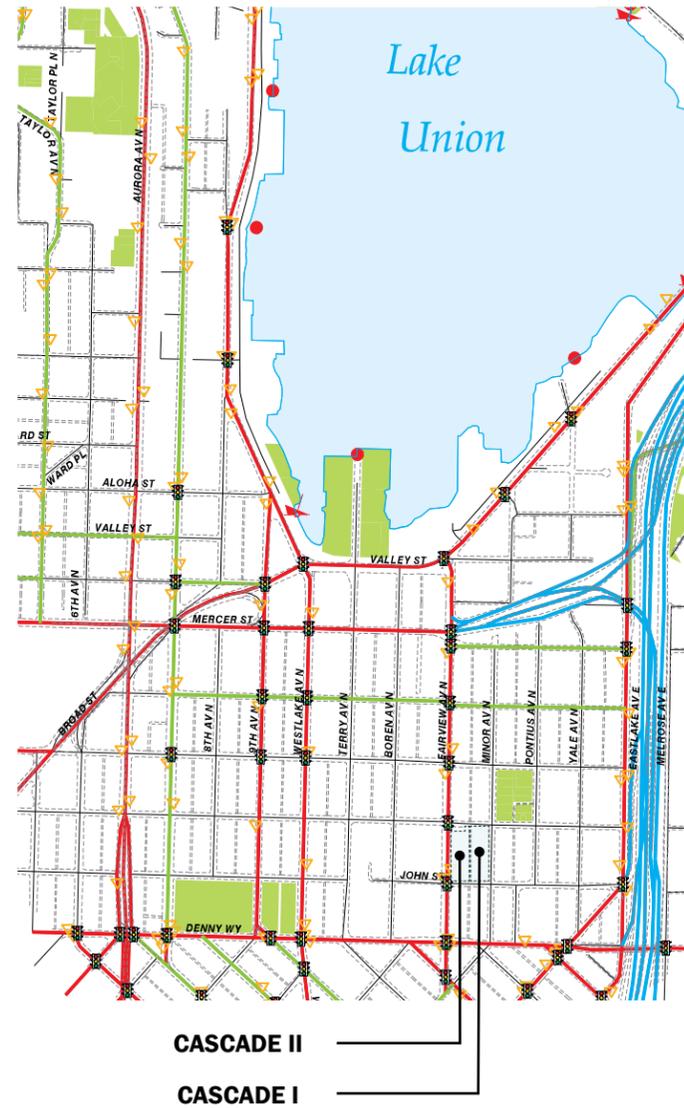
# SITE CONTEXT & URBAN DESIGN ANALYSIS

## TRAFFIC, TRANSPORTATION & MOVEMENT

- Principal Arterial
- Minor Arterial
- Collector Arterial
- State Freeway/Expressway
- Interstate Freeway
- Secondary Street
- Pavement Edge\*
- - - Residential
- State Signal
- City Signal
- Half Signal - Ped. Actuated
- Midblock Crosswalk Signal
- Railroad Crossing Signal
- Fire Signal
- METRO Bus Stop
- Public Boat Ramp
- Street Ends

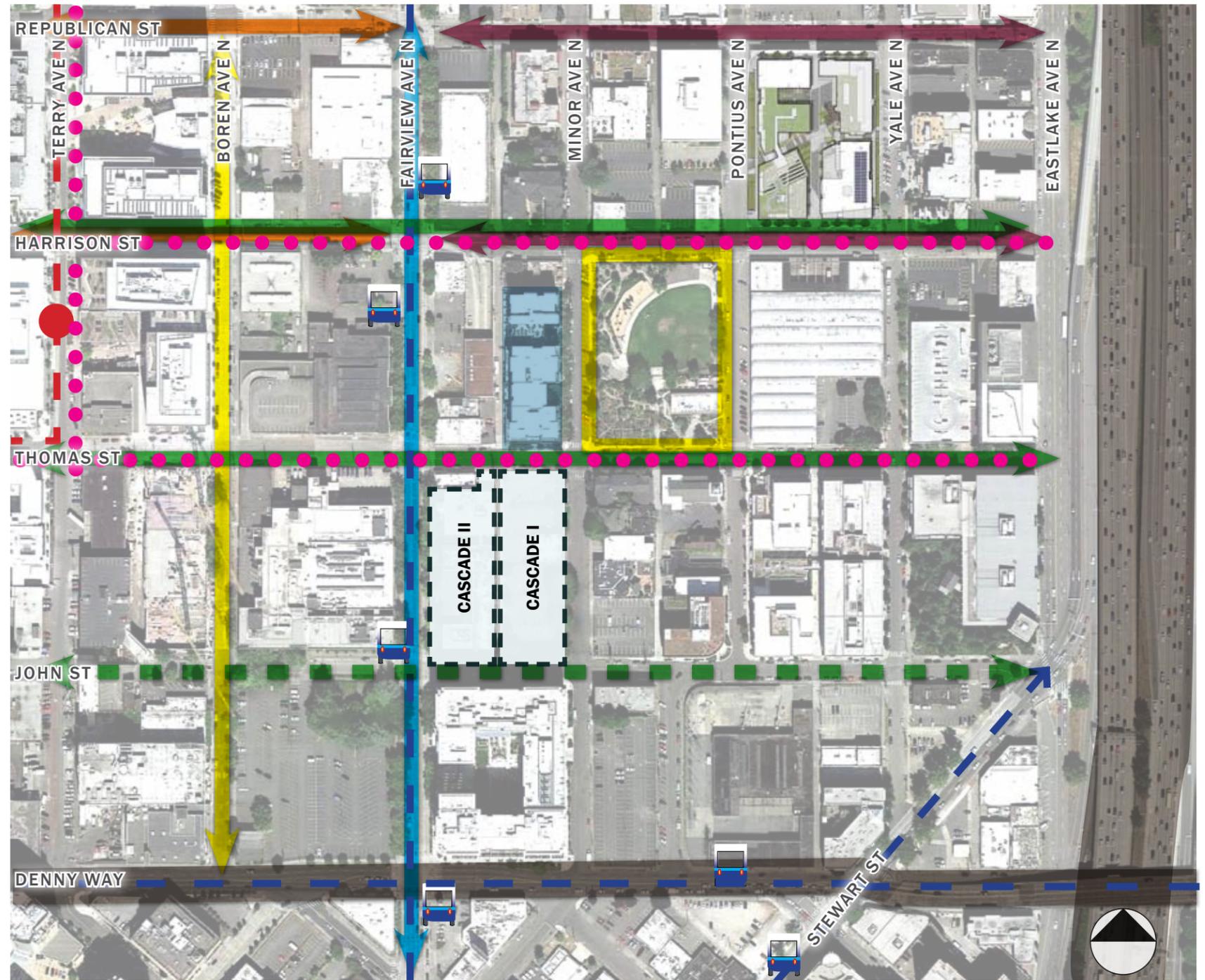
\*Pavement Edge coverage within city limits only.

DATA SOURCES  
 Transportation Routes:  
 The City of Seattle's  
 Street Network Database  
 Parks & Playgrounds:  
 The City of Seattle Department  
 of Parks & Recreation



\*as defined and mapped by the Land Use Code and/or designated by City Council Ordinance or Director's Rule.

\*\*street designations as defined by the South Lake Union Neighborhood Design Guidelines, February 2011



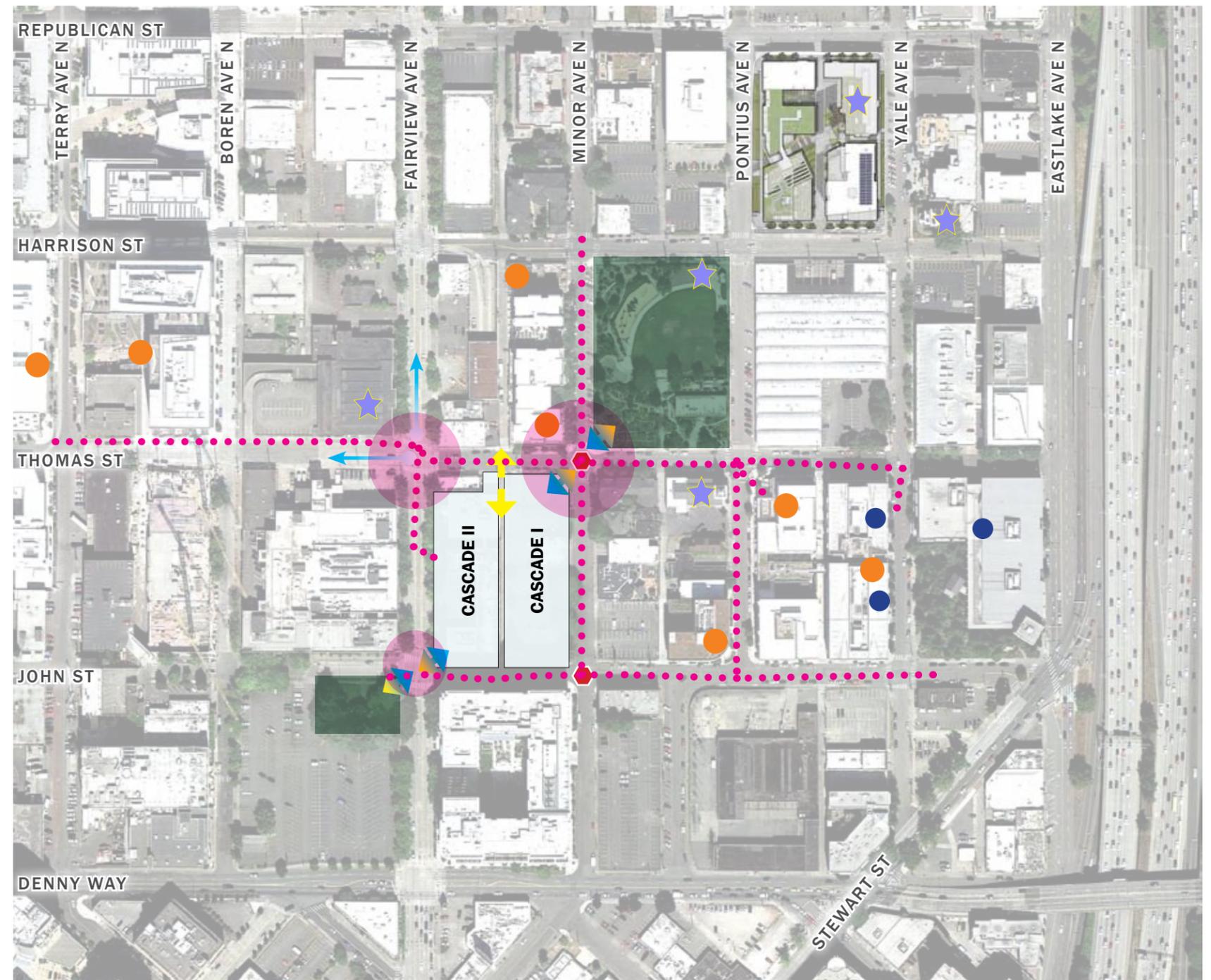
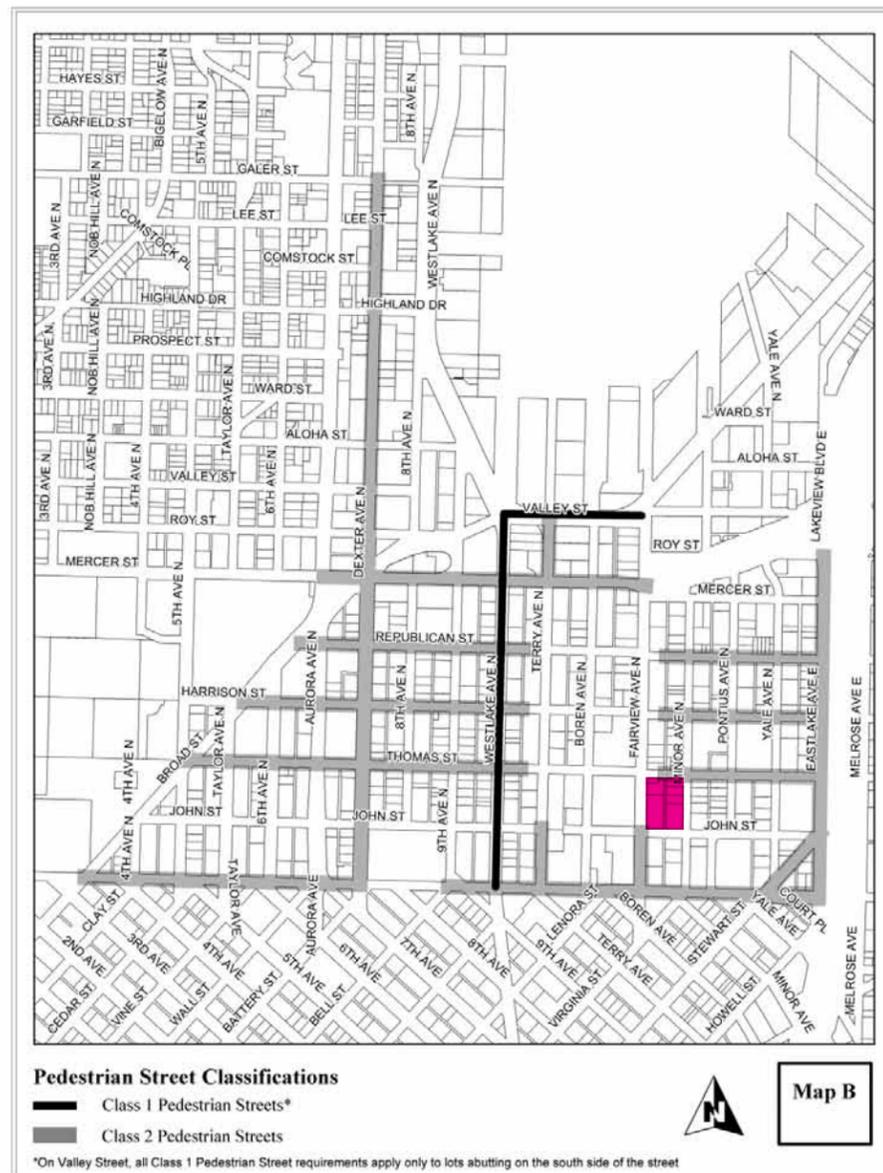
- |                                |                       |                             |               |
|--------------------------------|-----------------------|-----------------------------|---------------|
| Highway/ Major Arterial Street | Neighborhood Street** | Potential Green Street*     | Bike Lane     |
| Boulevard/Great Street**       | Mixed Use Street**    | Seattle Streetcar Stop/Line | Bus Stop/Line |
| Festival Street**              | Green Street*         |                             |               |

# SITE CONTEXT & URBAN DESIGN ANALYSIS

## PEDESTRIAN USES & MOVEMENT

### ANALYSIS

With Cascade Park to the northeast and the Seattle Times pocket park to the southwest, there is an opportunity to link the two open spaces via pedestrian passageways across the site. Flanked by Thomas street, a heavily used neighborhood street, there is the potential to create a gateway to the project, anchored by welcoming commercial spaces.



- Traffic calmed by 4-way stop signs
- North South Enhanced Pedestrian Alley experience
- East/West - Pedestrian connections to park and transportation
- Potential views to Space Needle & Lake Union
- Nearby Retail destinations
- Nearby Restaurant destinations
- Pedestrian Hub
- Landmarks:
  - Troy Laundry Building
  - Supply Laundry Building
  - Immanuel Lutheran Church
  - St. Spiridon Orthodox Cathedral
  - Cascade Park former restrooms (WPA)

# SITE CONTEXT & URBAN DESIGN ANALYSIS

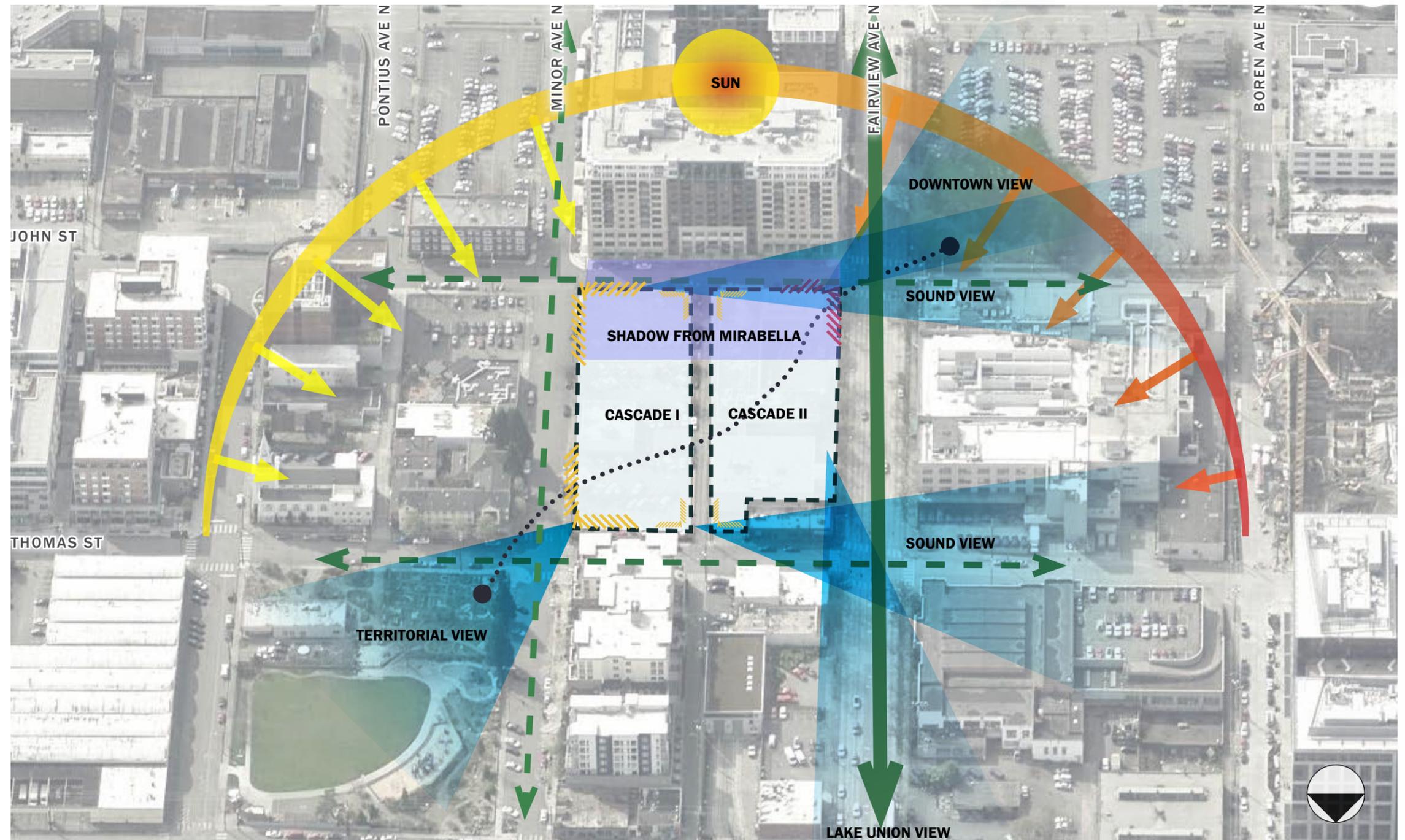
## SITE OPPORTUNITIES & CONSTRAINTS

### OPPORTUNITIES

1. Strengthen connections between Seattle Times Pocket Park to Cascade Park via pedestrian mews.
2. Provide natural light to interior courtyards.
3. Create a pedestrian-friendly alley.
4. Maximize views of Space Needle, Downtown and Queen Anne.

### constraints

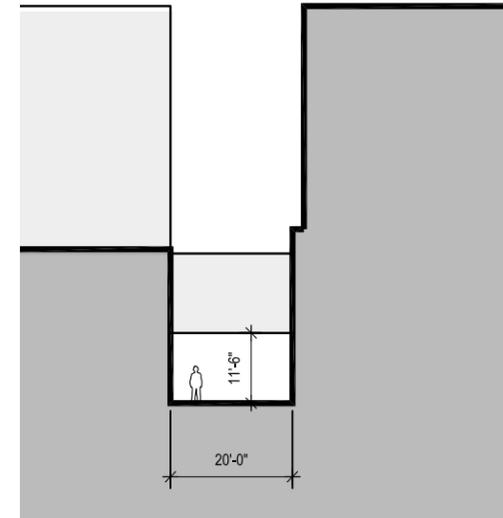
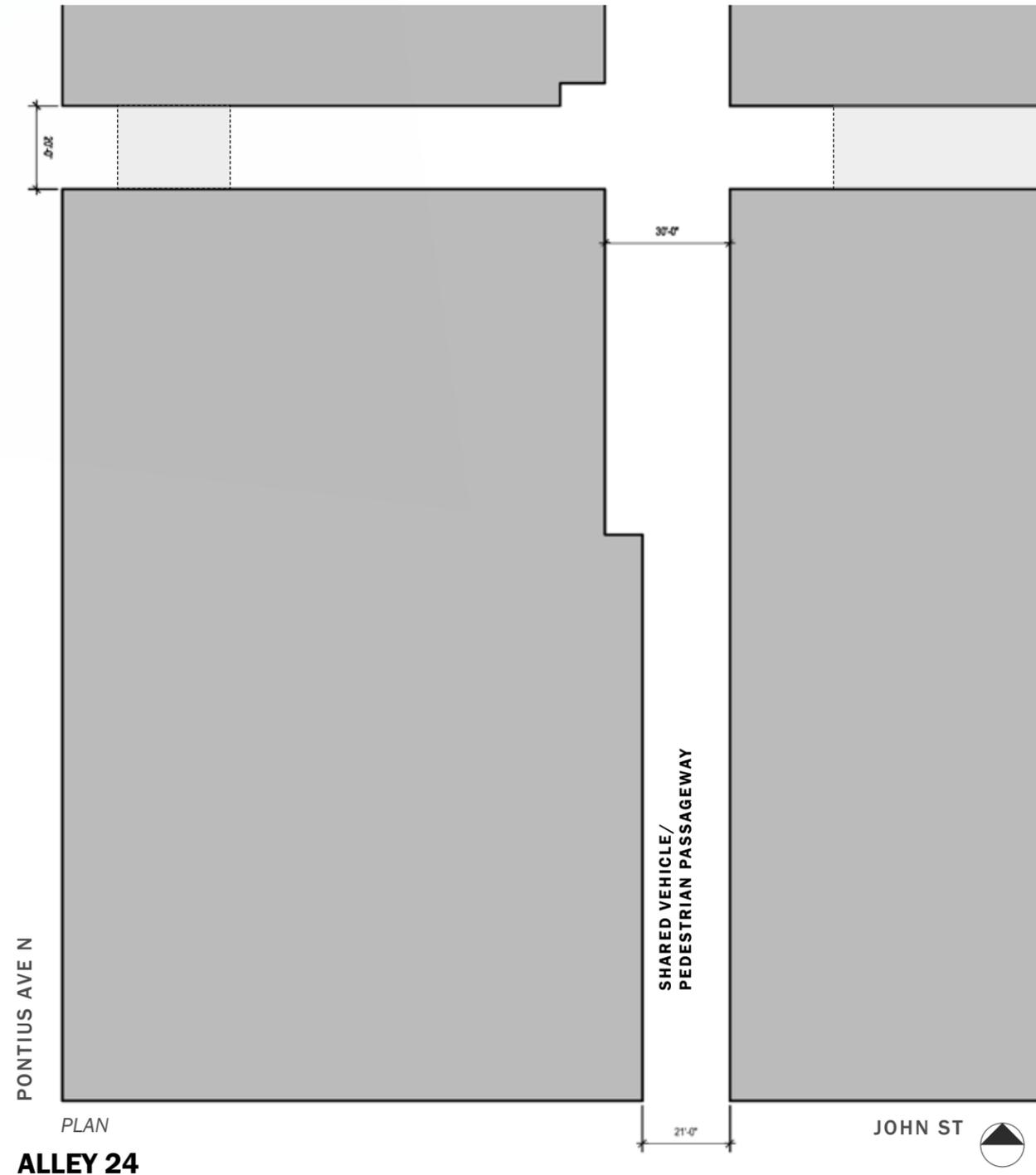
1. Heavy vehicular traffic on Fairview Avenue North.
2. Loss of natural light to the south due to height of Mirabella.



# URBAN PRECEDENTS ALLEYS, MEWS & PLAZAS

MEWS (PATHS = "STRINGS") & PLAZAS (NODES = "PATCHES")

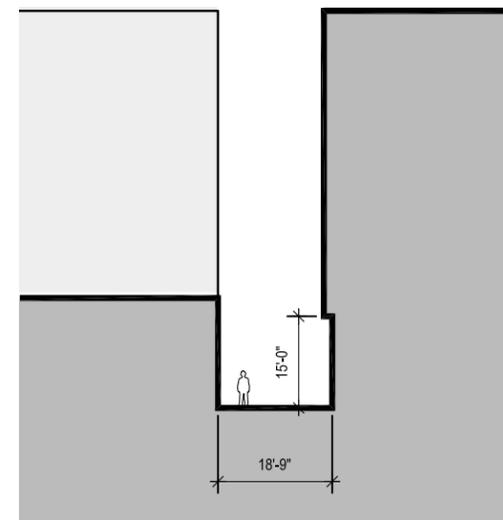
Alley 24, Amazon Campus Headquarters and the Stackhouse Apartments/Supply Laundry Building (under construction) are just a few of the pedestrian passageways/open spaces that make up the network of strings and patches in the South Lake Union neighborhood. We seek to bring this network of successful spaces into our project's fold.



LOOKING WEST TOWARD PONTIUS



MIDBLOCK - LOOKING WEST TOWARD PONTIUS

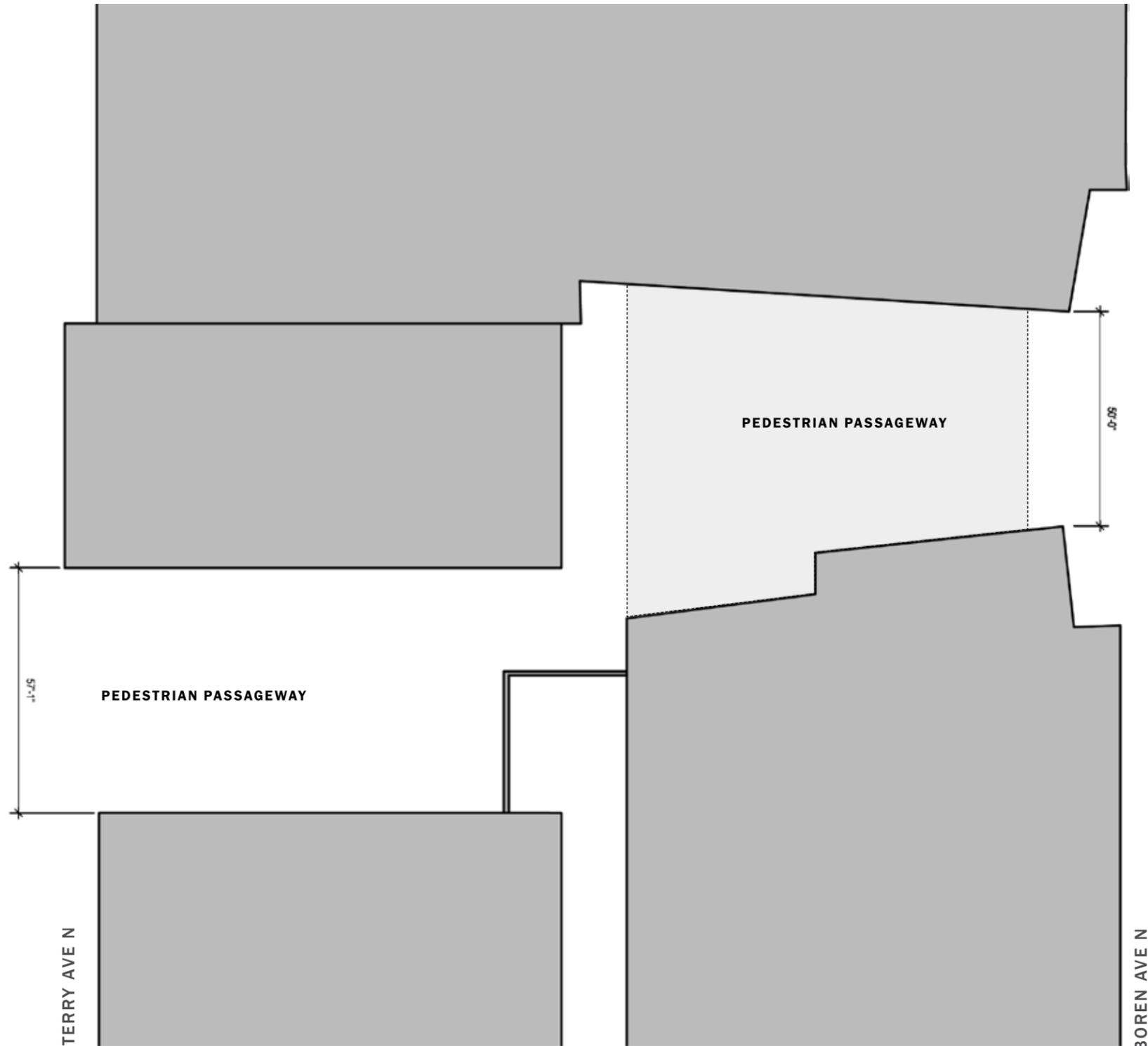


MIDBLOCK ENTRANCE AT JOHN, LOOKING NORTH

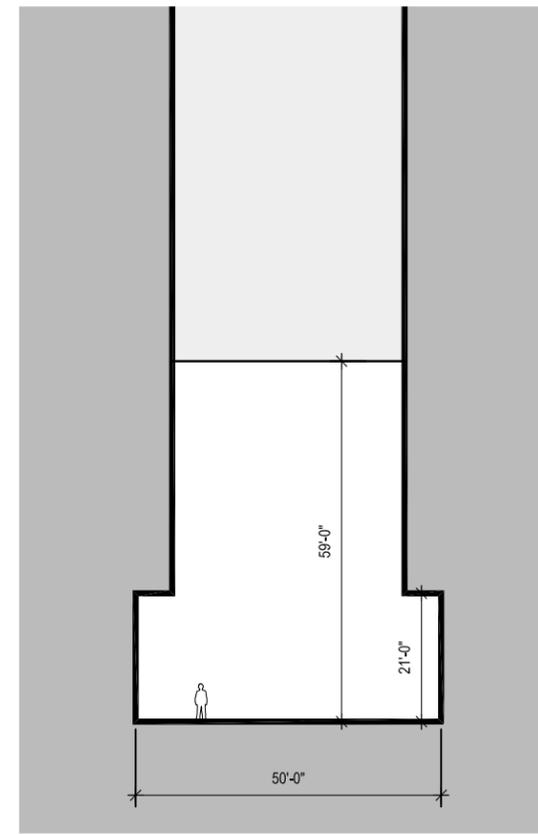


MIDBLOCK ENTRANCE AT JOHN - LOOKING NORTH

**URBAN PRECEDENTS**  
ALLEYS, MEWS & PLAZAS



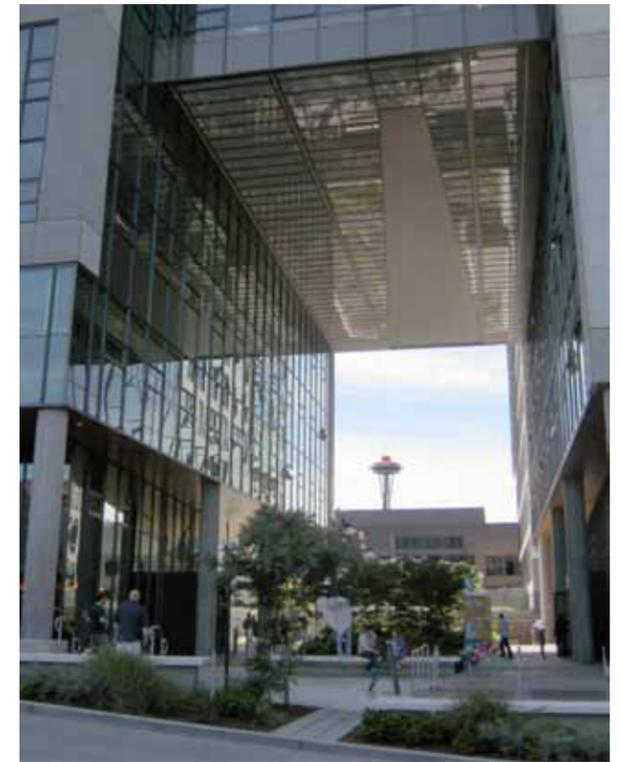
PLAN



SECTION



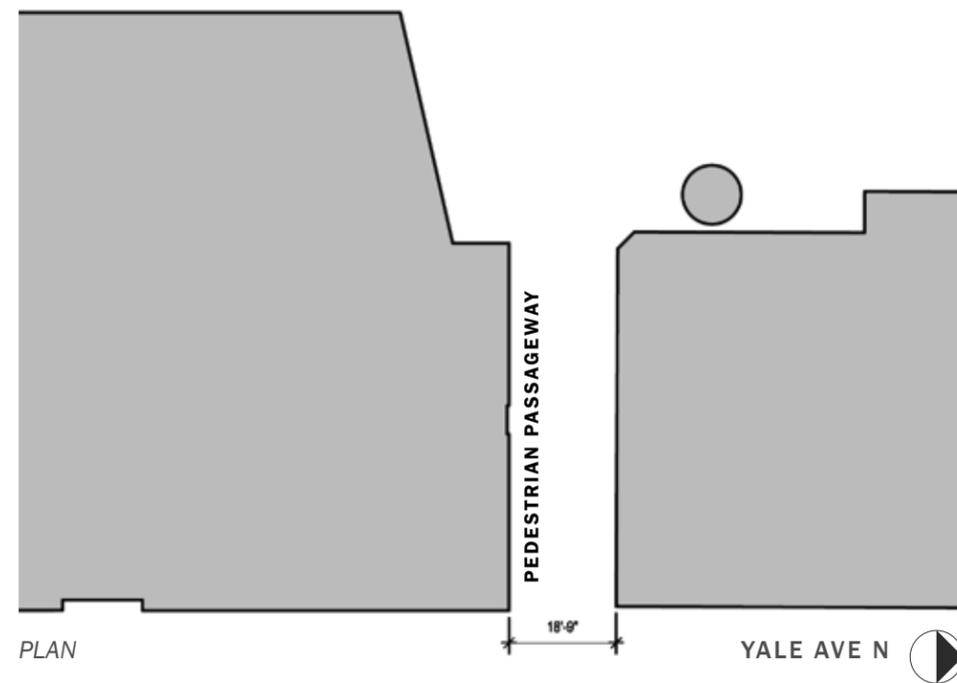
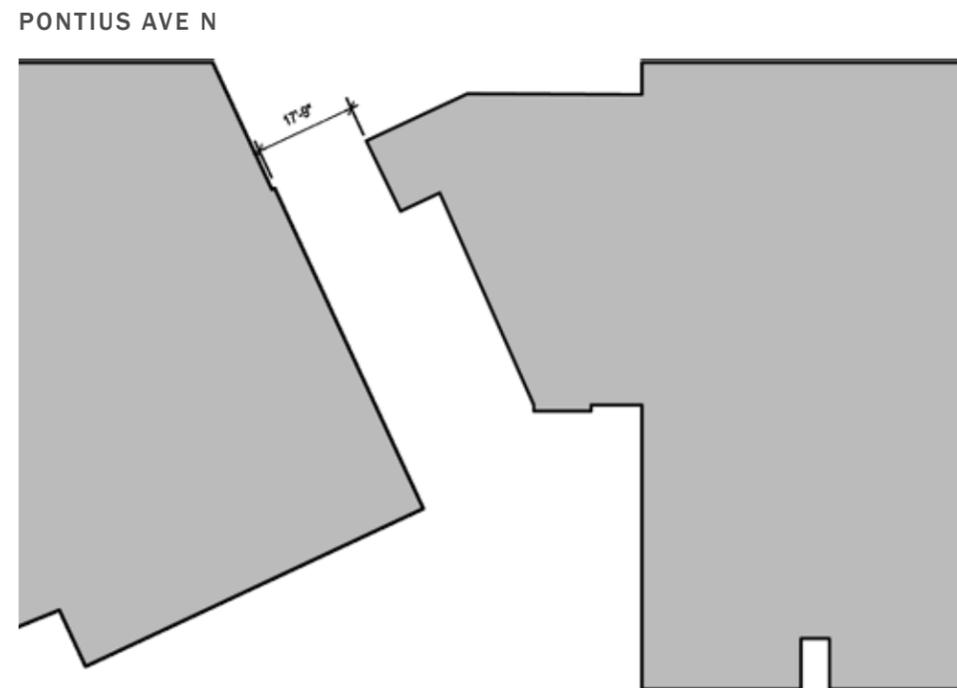
AMAZON HQ - COVERED PLAZA - LOOKING EAST



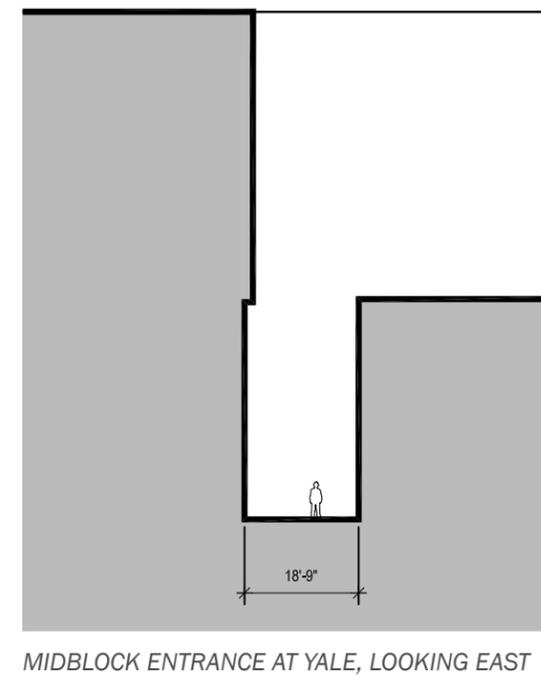
AMAZON HQ - COVERED PLAZA - LOOKING WEST

**AMAZON CAMPUS**

# URBAN PRECEDENTS ALLEYS, MEWS & PLAZAS



## STACKHOUSE APARTMENTS & SUPPLY LAUNDRY BUILDING



OPEN SPACE PLAZA, LOOKING NORTH TOWARD REPUBLICAN



MIDBLOCK ENTRANCE AT YALE, LOOKING EAST

# URBAN PRECEDENTS

## ALLEYS, MEWS & PLAZAS

### MEWS

Mews originally described a row of stables, usually with carriage houses below and living quarters above, built around a paved yard or court, or along a street, behind large London houses of the 17th and 18th centuries. The word may also refer to the lane, alley or back street onto which such stables open. It is sometimes applied to rows or groups of garages or, more broadly, to a narrow passage or a confined place. Today most mews stables have been converted into dwellings, some greatly modernized and considered highly desirable residences. The idea behind the mews is to bring a closer connection between people, integrating pedestrian and car traffic, and creating a space with qualities inviting, functional and interesting.

### ALLEYS

These images show alleyways from European cities that range in character from more service oriented to more active and commercial. All of these examples achieve a sense of human scale through their small-scale proportions and placement of doors and windows at the level of a pedestrian. These images show how commercial uses activate the alley spaces and create transitions from the alleys into larger open spaces. This helps draw people into and through the alley, creating a vibrant space.



URBAN PRECEDENTS  
EDGES



**SITE CONTEXT**  
**STREETSCAPES - FAIRVIEW**



**PROJECT SITE**

THOMAS ST

**A**



**OPPOSITE PROJECT SITE**

JOHN ST

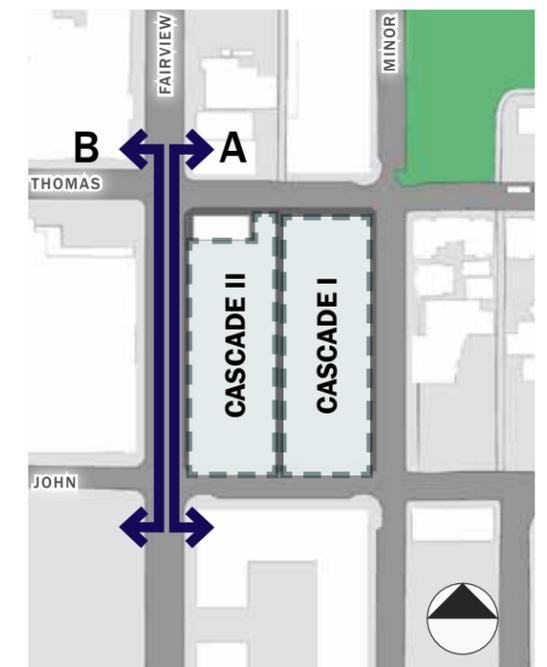
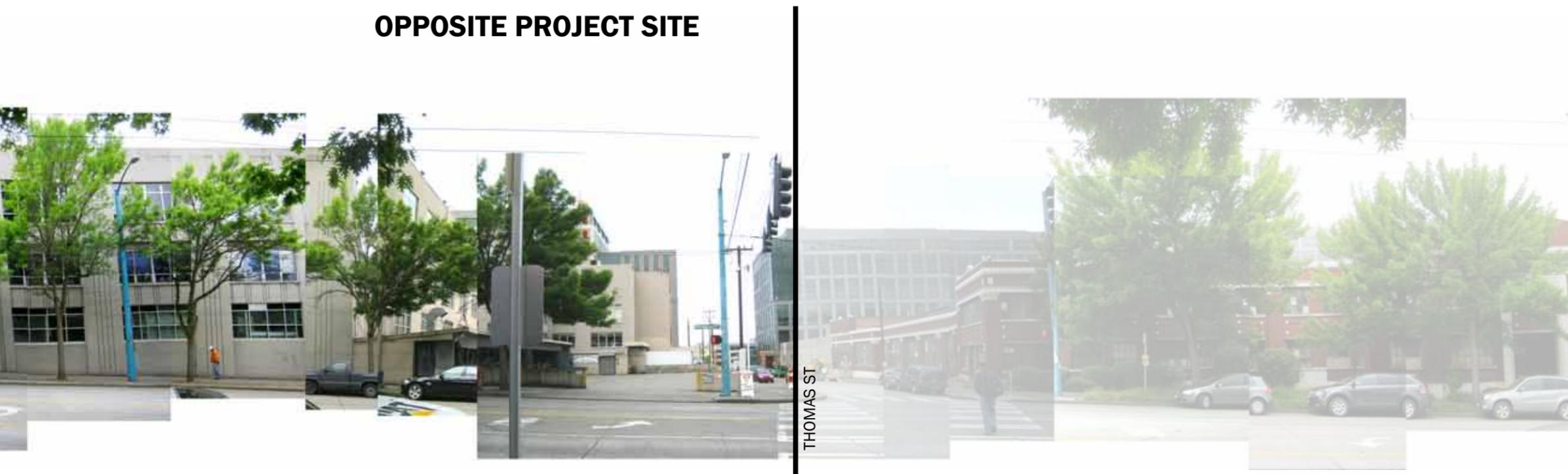
**B**

**SITE CONTEXT**  
**STREETSCAPES - FAIRVIEW**

**PROJECT SITE**



**OPPOSITE PROJECT SITE**



**SITE CONTEXT**  
**STREETSCAPES - THOMAS**



A

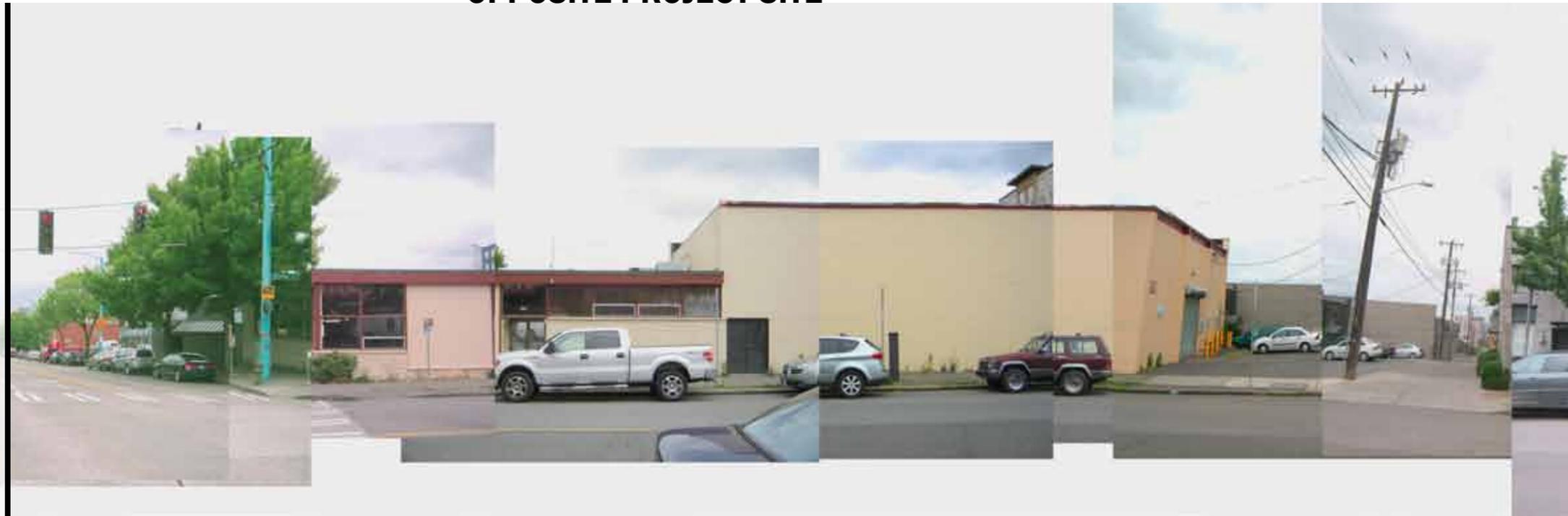
**PROJECT SITE**



**OPPOSITE PROJECT SITE**



B

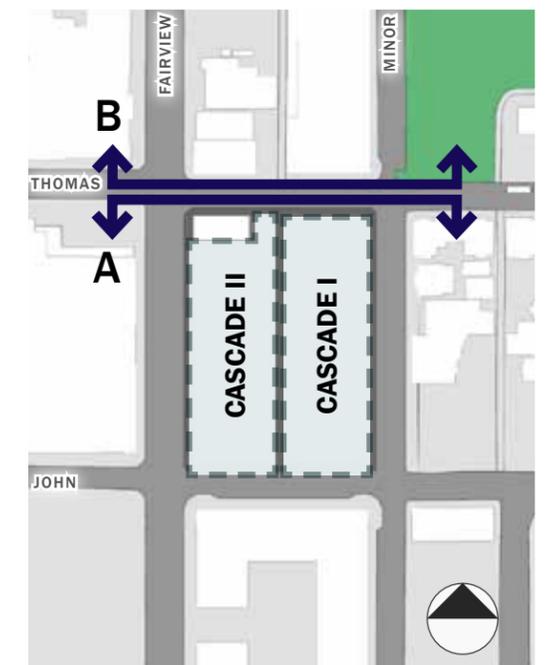


**SITE CONTEXT**  
**STREETSCAPES - THOMAS**

**PROJECT SITE**



**OPPOSITE PROJECT SITE**

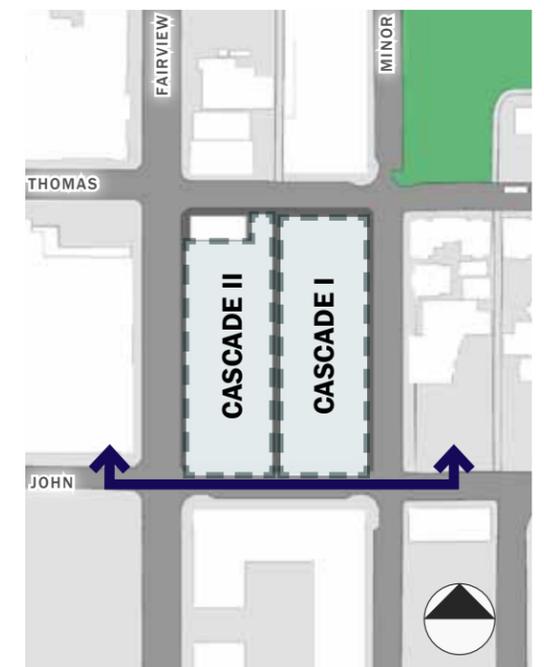


**SITE CONTEXT**  
**STREETSCAPES - JOHN**



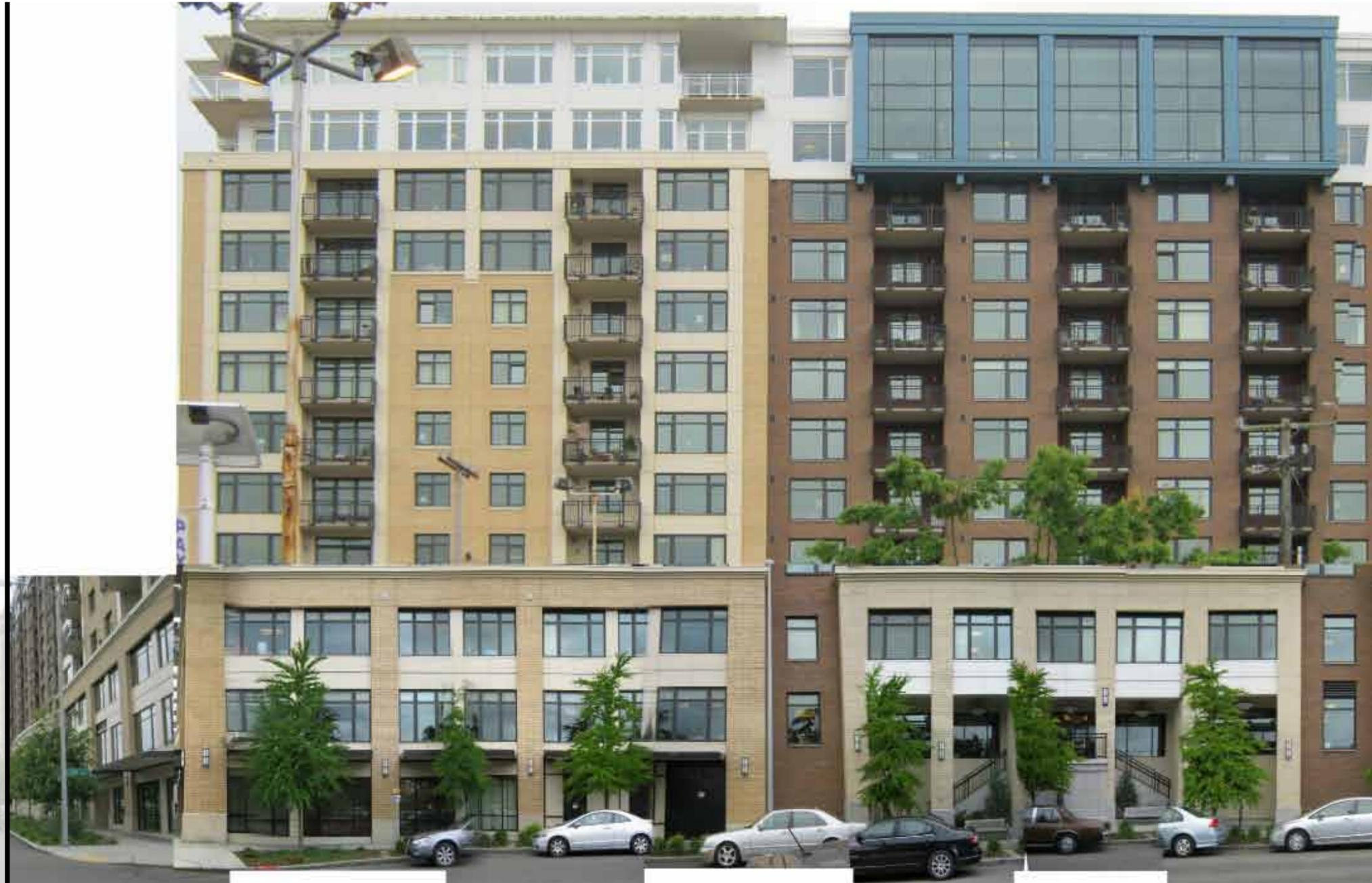
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**STREETSCAPES - JOHN**

**PROJECT SITE**

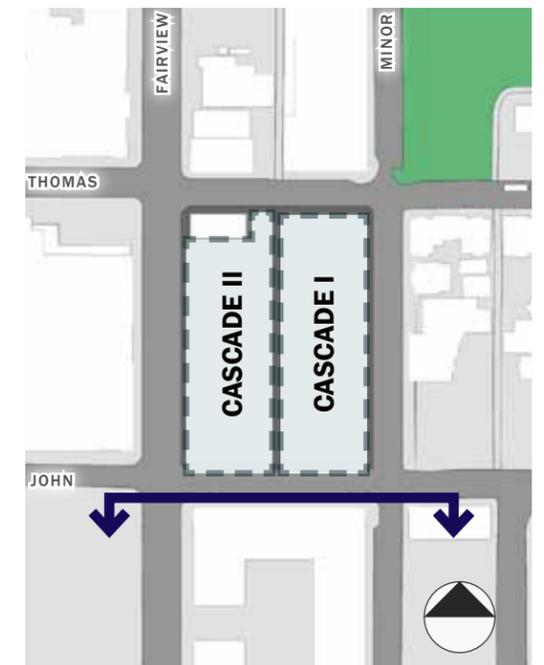


**SITE CONTEXT**  
**STREETSCAPES - JOHN**

**OPPOSITE PROJECT SITE**



OPPOSITE PROJECT SITE



**SITE CONTEXT**  
**STREETSCAPES - ALLEY**



**PROJECT SITE - ALLEY LOOKING WEST**



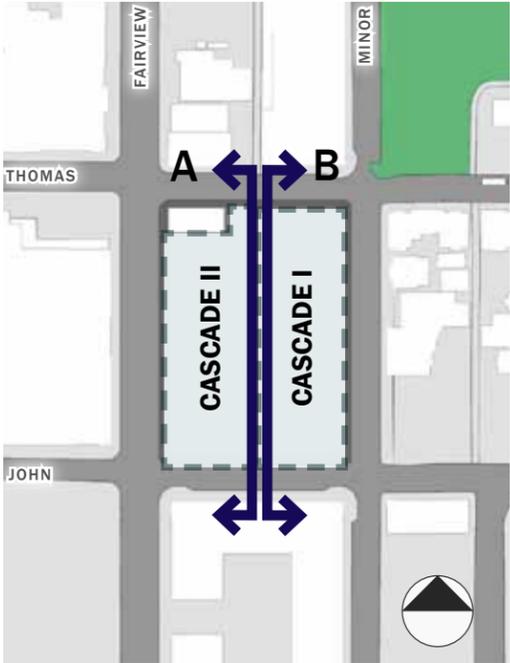
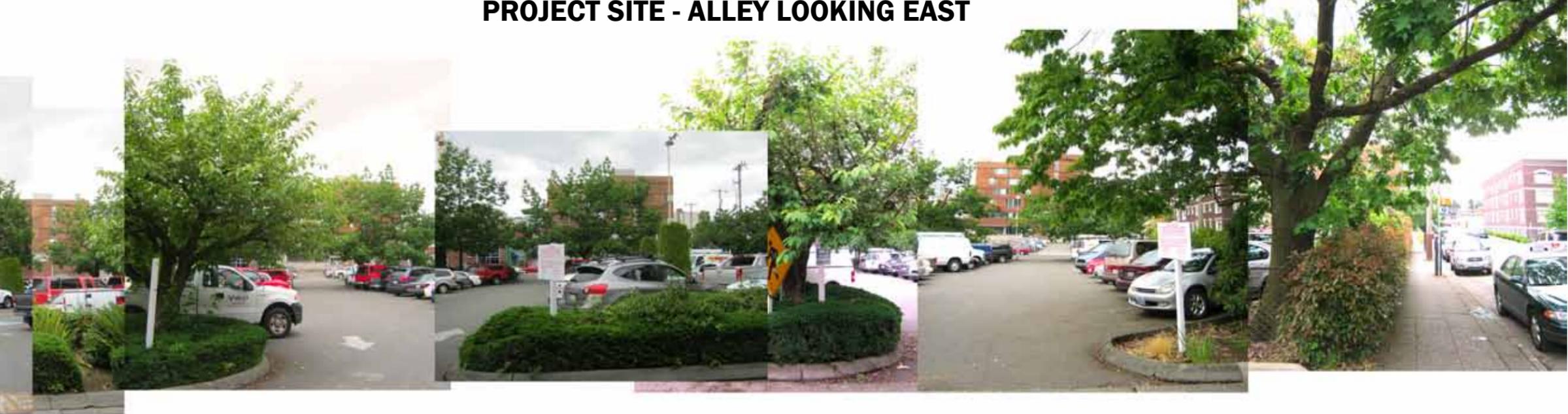
**PROJECT SITE - ALLEY LOOKING EAST**

**B**

**PROJECT SITE - ALLEY LOOKING WEST**



**PROJECT SITE - ALLEY LOOKING EAST**



**SITE CONTEXT**  
**STREETSCAPES - MINOR**



JOHN ST



**PROJECT SITE**



THOMAS ST

**OPPOSITE PROJECT SITE**

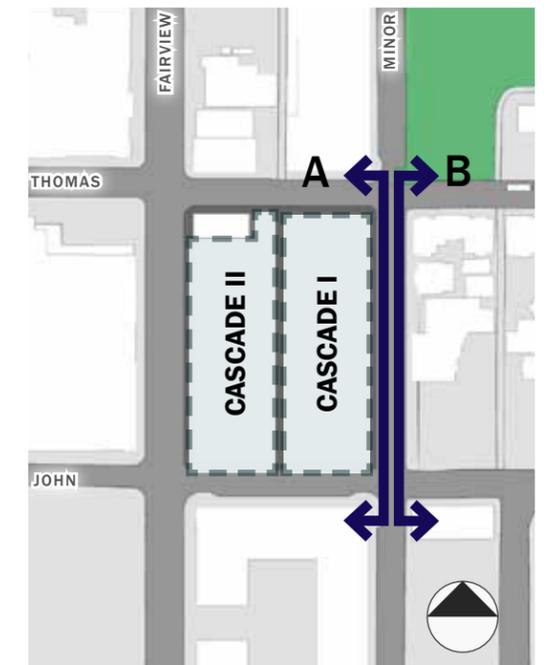


**SITE CONTEXT**  
**STREETSCAPES - MINOR**

**PROJECT SITE**



**OPPOSITE PROJECT SITE**



**SITE CONTEXT**  
**EXISTING CONDITIONS**



VIEW OF SITE FROM SOUTHWEST - AT POCKET PARK AT FAIRVIEW & JOHN )



VIEW OF SITE FROM EAST - FACING MINOR



VIEW OF SITE FROM MIRABELLA



VIEW OF SITE FROM SOUTHEAST - AT JOHN & MINOR



*VIEW OF SITE FROM SOUTHEAST - AT JOHN & MINOR*

# DESIGN GUIDELINES

## CITY OF SEATTLE & SOUTH LAKE UNION

### 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 setbacks of the building to enhance opportunities for views.

- Minimize shadow impacts to Cascade Park.
- New development is encouraged to take advantage of site configuration to accomplish sustainability goals. For example, solar orientation, storm-water systems, sustainable landscaping, etc.

##### Urban Design Framework: Gateways and Hearts

Gateways are transition locations that mark entry or departure points to SLU. They provide a physical marker for the community to notice they are entering a special place. SLU Design Guidelines suggest: “Reinforce community gateways through the use of architectural elements, streetscape features, landscaping and/or signage.” Facing the site, Fairview Avenue has been identified as one of two main neighborhood entrances from the south.

Heart locations are the centers of commercial and social activity within the neighborhood. They provide anchors for the community and give form to the neighborhood. Development in these locations should enhance their central character through appropriate uses and architecture. Adjacent to the site, Cascade Park has been identified as one of two of SLU’s hearts.

#### A-2 Streetscape Compatibility

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

##### SLU-specific supplemental guidance

- The vision for the street-level uses in South Lake Union is a completed network of sidewalks that successfully accommodates pedestrians. Streetscape compatibility is a high priority in 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 and lighting
- Encourage provision of spaces for street level uses that vary in size, width and depth. Encourage use of awnings/weather protection along street fronts to enhance pedestrian environments.
- Where appropriate, configure retail space so that it can spill out onto the sidewalk.

#### A-3 Entrances Visible from the Street

Entries should be clearly identifiable and visible from the street.

We have identified certain Citywide Design Guidelines and South Lake Union-specific guidelines (as applicable) of highest priority for this project. We also seek to uphold the guiding principles and recommendations of the South Lake Urban Design Framework.

#### 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.
- 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 exiting 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.

#### A-6 Transition Between Residence and Street

For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

##### SLU-specific supplemental guidance

Consider designing the entries of residential buildings to enhance the character of the streetscape through the use of small gardens, stoops and other elements to create a transition between the public and private areas. Consider design options to accommodate various residential uses, i.e., townhouse, live-work, apartment and senior-assisted housing.



# DESIGN GUIDELINES

## CITY OF SEATTLE & SOUTH LAKE UNION



### B. HEIGHT, BULK & SCALE

#### B-1 Height, Bulk & 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; and accent trim.

#### Urban Design Framework: Views

*South Lake Union already has several SEPA-protected public viewpoints and landmarks, including two SEPA-designated scenic route view corridors to the lake, one on Westlake and one on Fairview.*



### 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.



#### 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; and street furniture.

# DESIGN GUIDELINES

## CITY OF SEATTLE & SOUTH LAKE UNION

### D-2 Blank Walls

Buildings should avoid large blank walls facing the street, especially near sidewalks.

### 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.

### 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 sightlines and opportunities for eyes on the street; and police horse tie-up locations for routine patrols and larger event assistance.

### D-8 Treatment of Alleys

The design of alley entrances should enhance the pedestrian streetfront.

### D-9 Commercial Signage

Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.

### D-10 Commercial Lighting

Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building facade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas and/or signage.

### D-11 Commercial Transparency

Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of the building. Blankswall should be avoided.

### D-12 Residential Entries and Transitions

For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting streetfront for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.

## E. LANDSCAPING

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

#### 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

#### SLU-specific supplemental guidance

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

#### Prior Guidance:

An Early Design Guidance meeting for this project was held on January 4, 2012 (with a different architect).

At that time, the following issues were identified as deserving careful consideration:

Roofscape design - sensitivity to neighboring properties, design with good solar access in mind

Review uses along John Street

At-grade plaza diagonally-across from Cascade park

Concern that 5' stoops are not sufficient

Consider means of softening entrance to alley at John Street.





**OPTION A**

Code compliant scheme:  
Alley setbacks provided at Cascade I side  
Courtyards face west for afternoon light

Pros:

- code-compliant scheme

Cons:

- 85' high building mass along alley with little relief
- John Street facade provides little modulation



**OPTION B**

Departure needed for alley setbacks at Cascade I side  
Courtyards aggregated into larger north/south courtyard

Pros:

- 25' garage podium at alley allows greater light/air

Cons:

- garage podium at alley does not provide a beneficial pedestrian experience
- John Street facade provides little modulation



**OPTION C - PREFERRED**

Departure needed for alley setbacks at Cascade I side  
Courtyards aligned across both properties to maximize penetration of sunlight

Pros:

- better penetration of sunlight
- building masses are oriented closer to east-west access more in keeping with passive solar design principles
- pedestrian connections across site
- visual connections through site
- mass of building set back from John Street, keeping more of mass out of shadow of adjacent building to south and providing a townhouse-scale at the street

Cons:

- alley "pinch points" of massing

# MASSING ALTERNATIVES

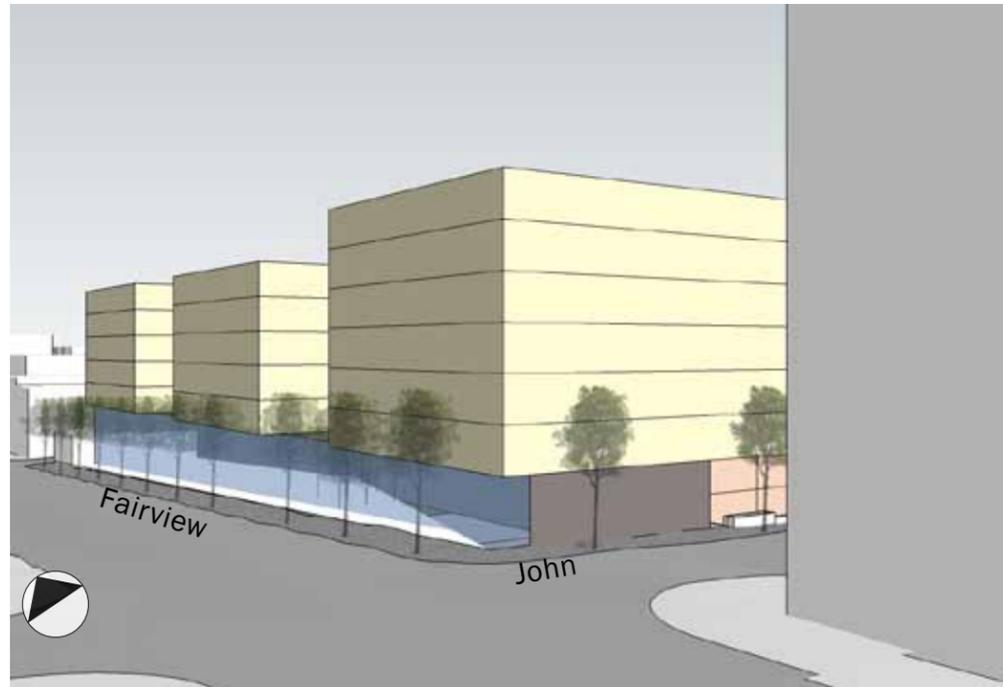
## OPTION A



Massing sun studies, looking south:  
equinox - 9 am, 12 pm, 3 pm



overall view from SW



view looking north on Fairview



view from Mirabella looking North

# MASSING ALTERNATIVES

## OPTION A



view looking west on John



view looking west on Thomas



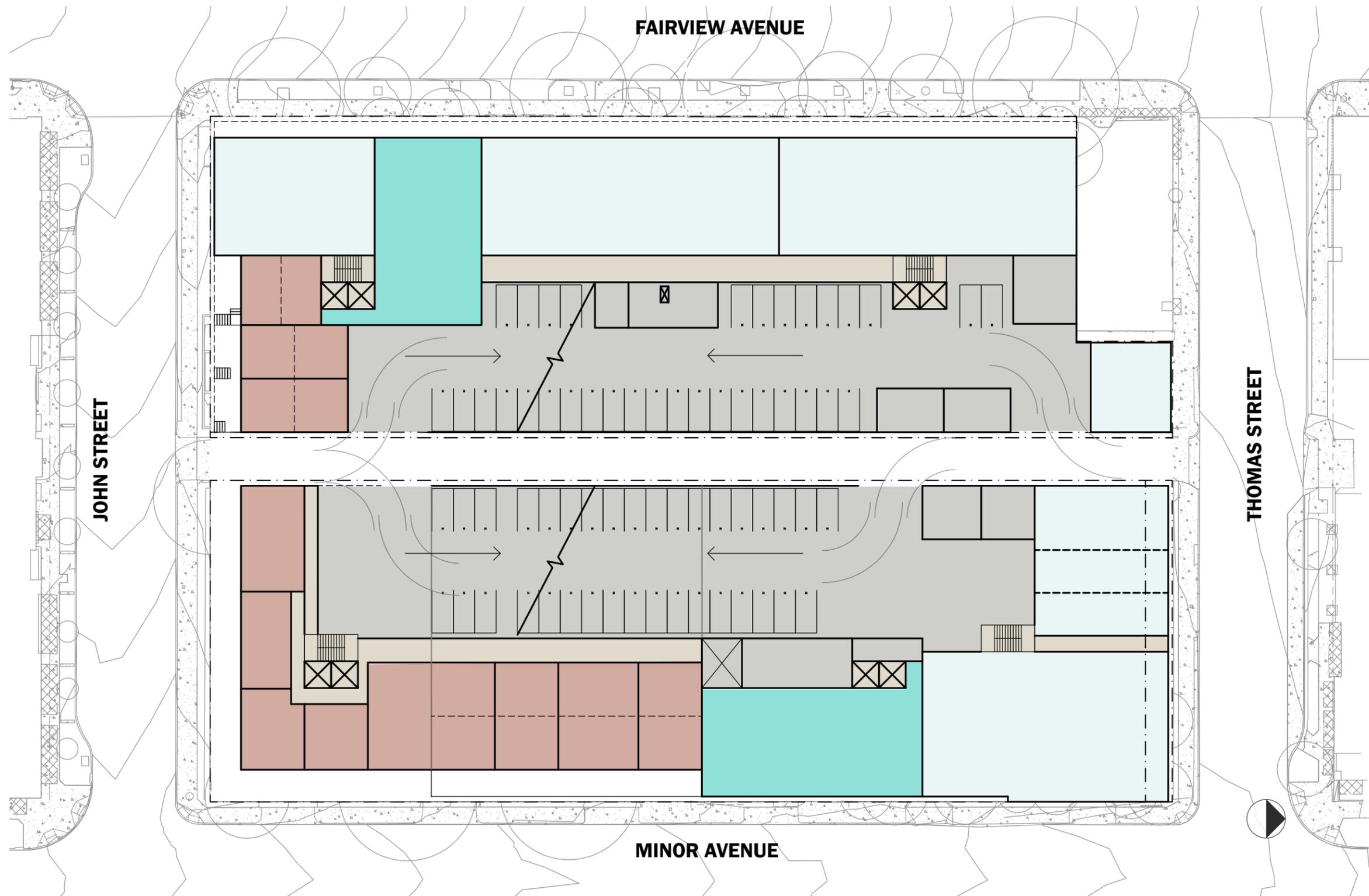
view looking north down alley



view of massing at Minor, midblock

# MASSING ALTERNATIVES

## OPTION A

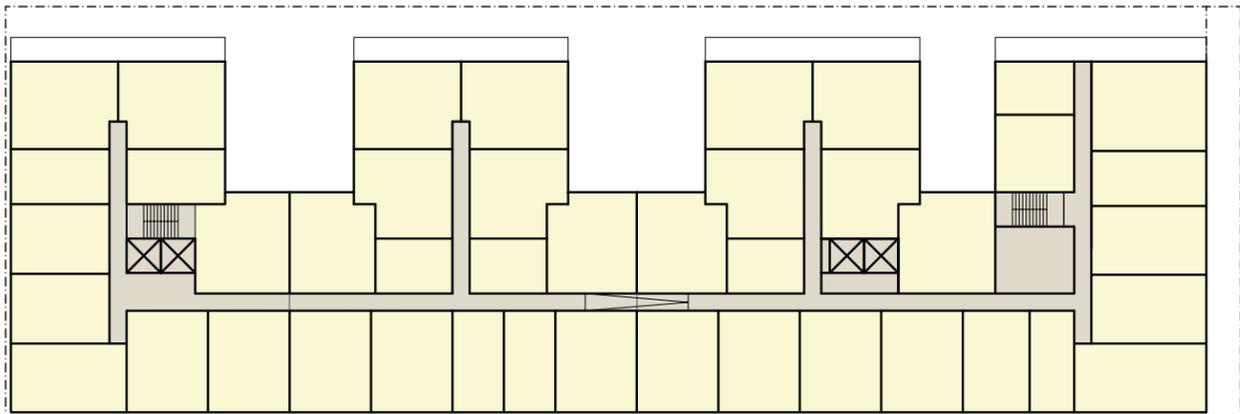
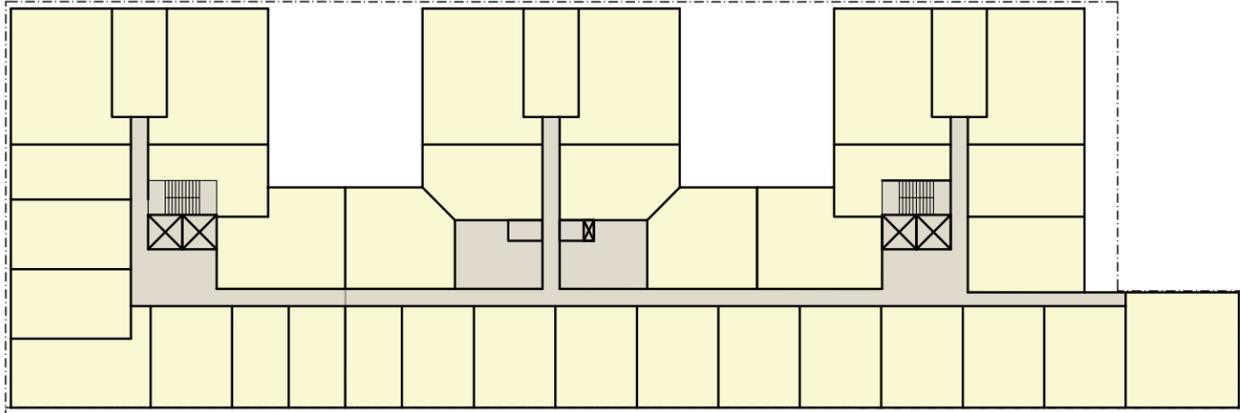


L1 PLAN

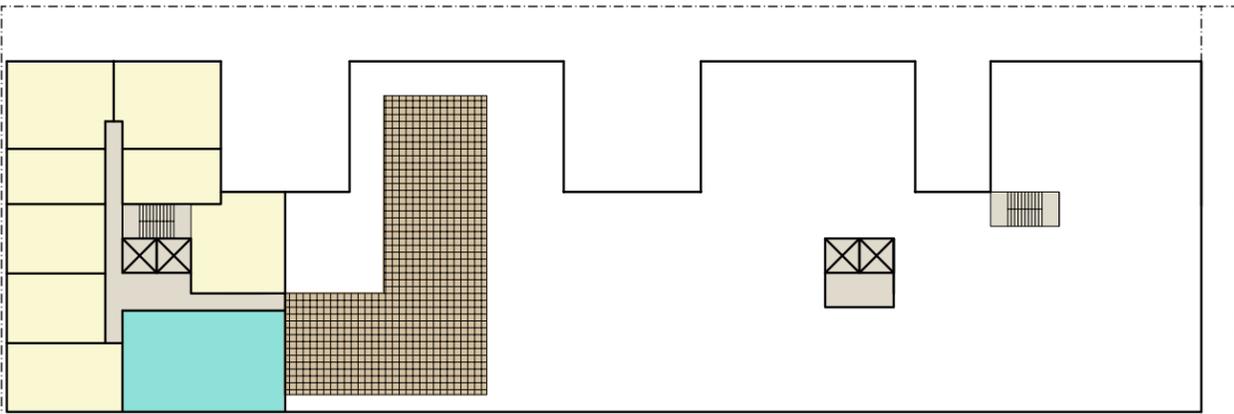
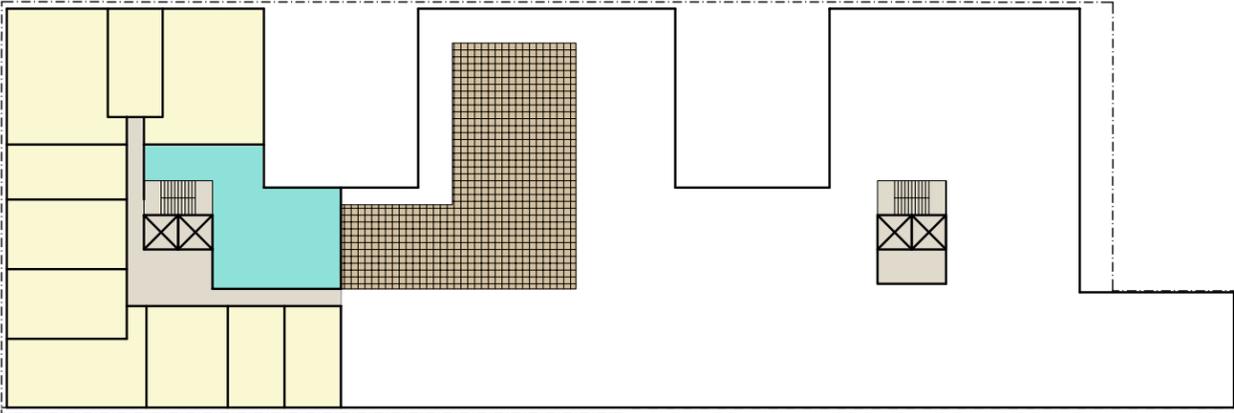
**MASSING ALTERNATIVES**

**OPTION A**

- RESIDENTIAL
- LIVE-WORK | TOWNHOMES
- CIRCULATION
- PARKING | MECH
- COMMERCIAL
- LEASING | COMMON
- PEDESTRIAN MEWS
- ROOFTOP



TYPICAL UPPER LEVEL FLOOR PLAN

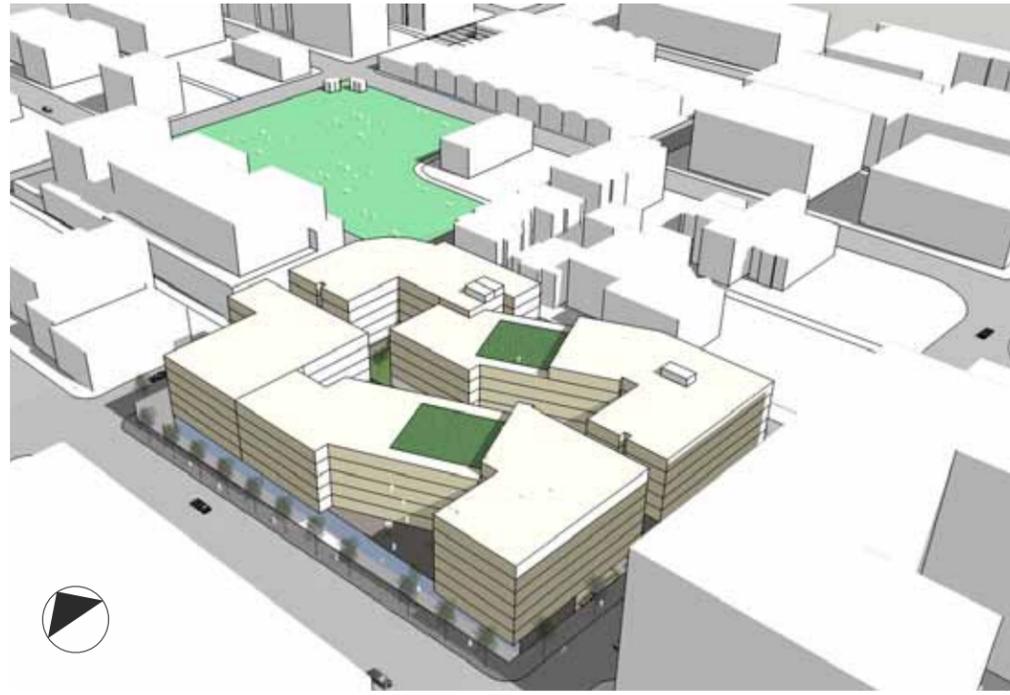


ROOF PLAN

**MASSING ALTERNATIVES**  
**OPTION B**



Massing sun studies, looking south:  
 equinox - 9 am, 12 pm, 3 pm



overall view from SW



view looking north on Fairview



view from Mirabella looking North

# MASSING ALTERNATIVES OPTION B



view looking west on John



view looking west on Thomas



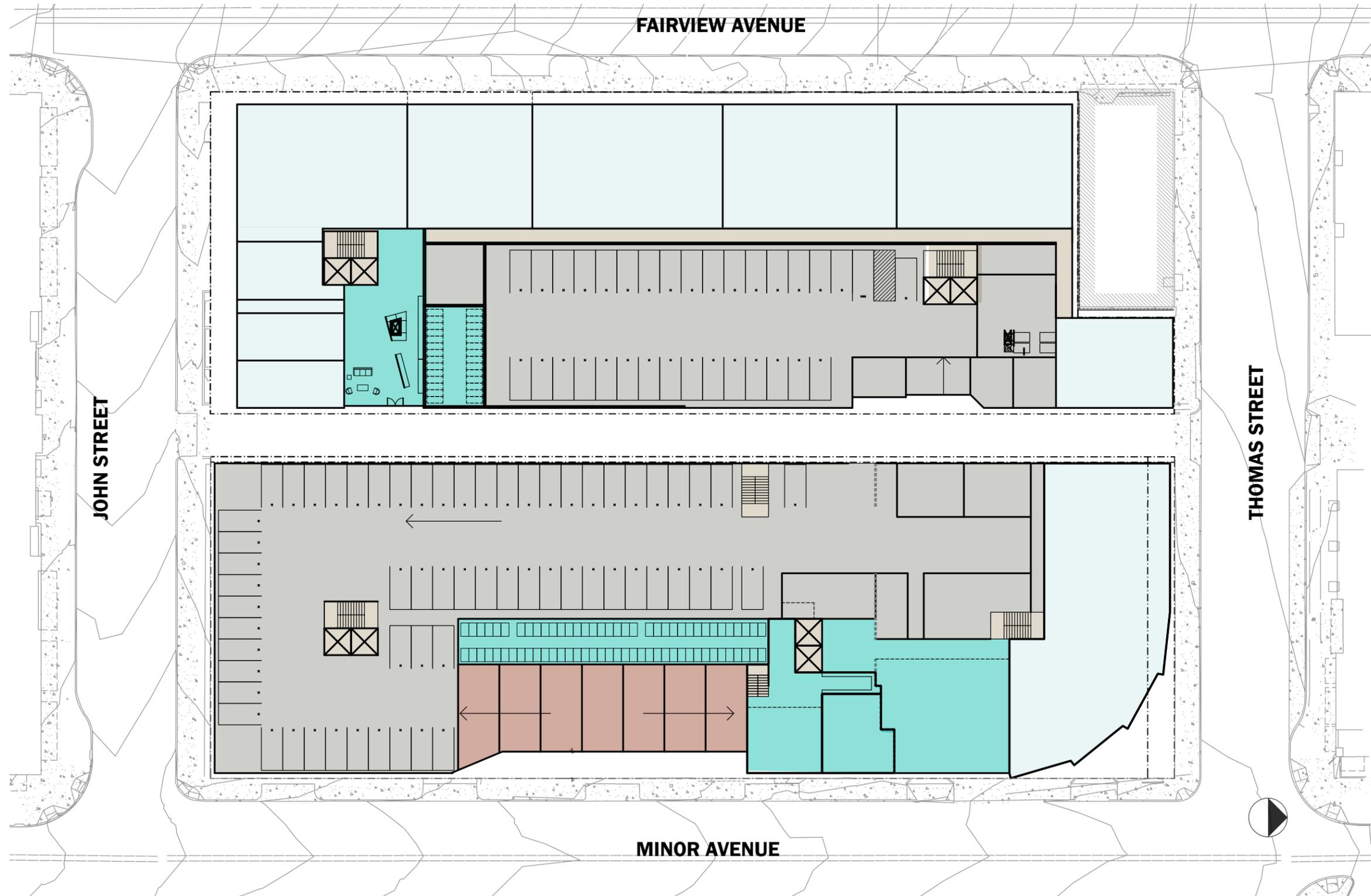
view looking north down alley



view of massing at Minor, midblock

# MASSING ALTERNATIVES

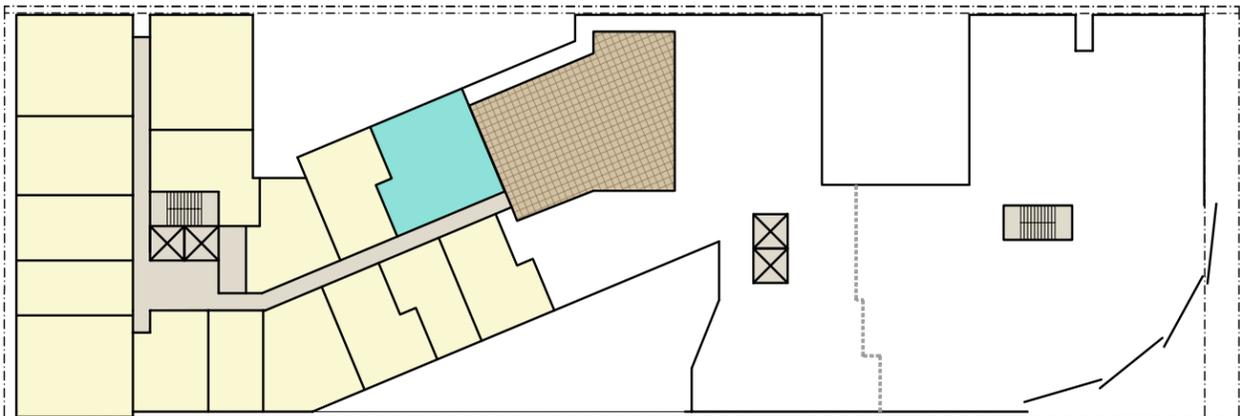
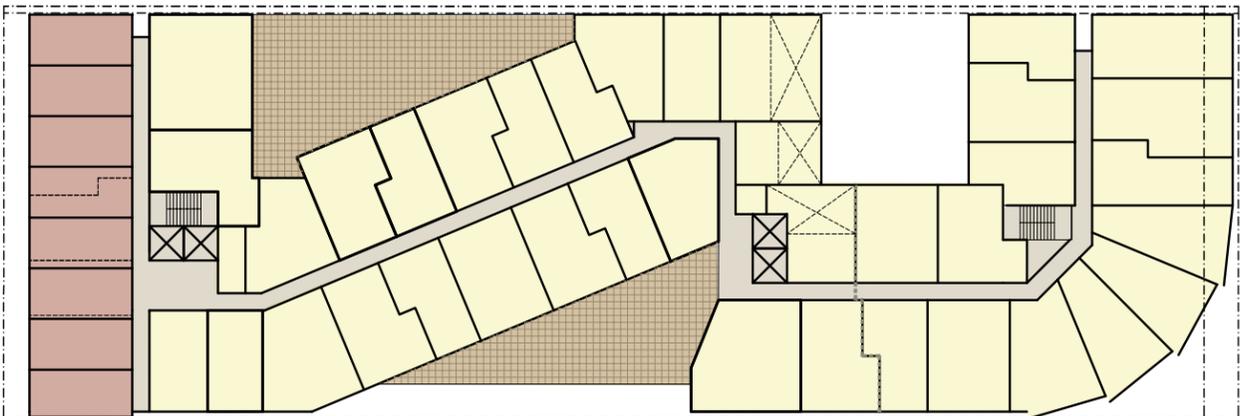
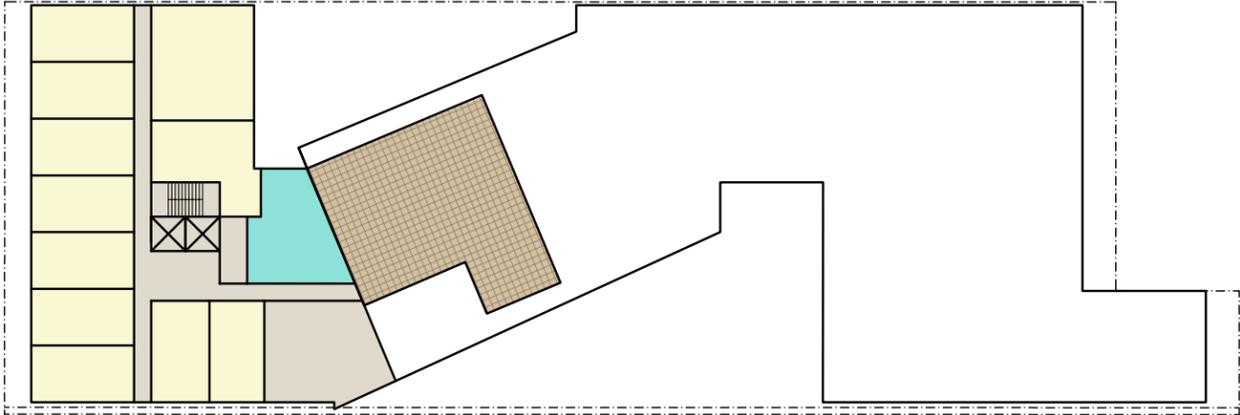
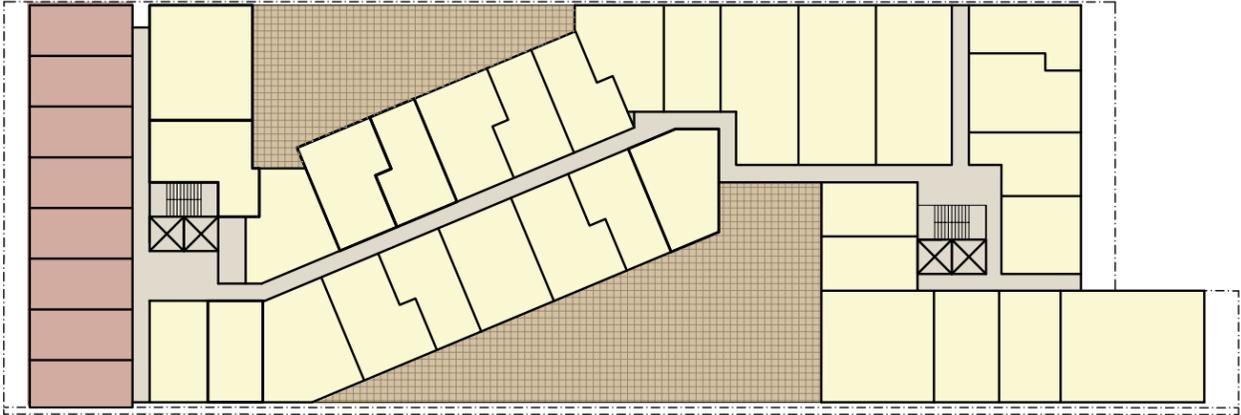
## OPTION B



L1 PLAN

# MASSING ALTERNATIVES OPTION B

- RESIDENTIAL
  - LIVE-WORK | TOWNHOMES
  - CIRCULATION
  - PARKING | MECH
- COMMERCIAL
  - LEASING | COMMON
  - PEDESTRIAN MEWS
  - ROOFTOP



TYPICAL UPPER LEVEL FLOOR PLAN

ROOF PLAN

# MASSING ALTERNATIVES

## OPTION C - PREFERRED



Massing sun studies, looking south:  
equinox - 9 am, 12 pm, 3 pm



overall view from SW



view looking north on Fairview

Response to direction given at previous EDG on 1/4/2012 (different architect):

- street-level mid-block crossing
- step back massing at south end of alley to provide a more gracious feeling
- locate roof decks at south end
- provide attractive roofscape for views from Mirabella and other future anticipated high-rise development
- plaza with vibrant human activity at street level on Thomas & Minor to address park



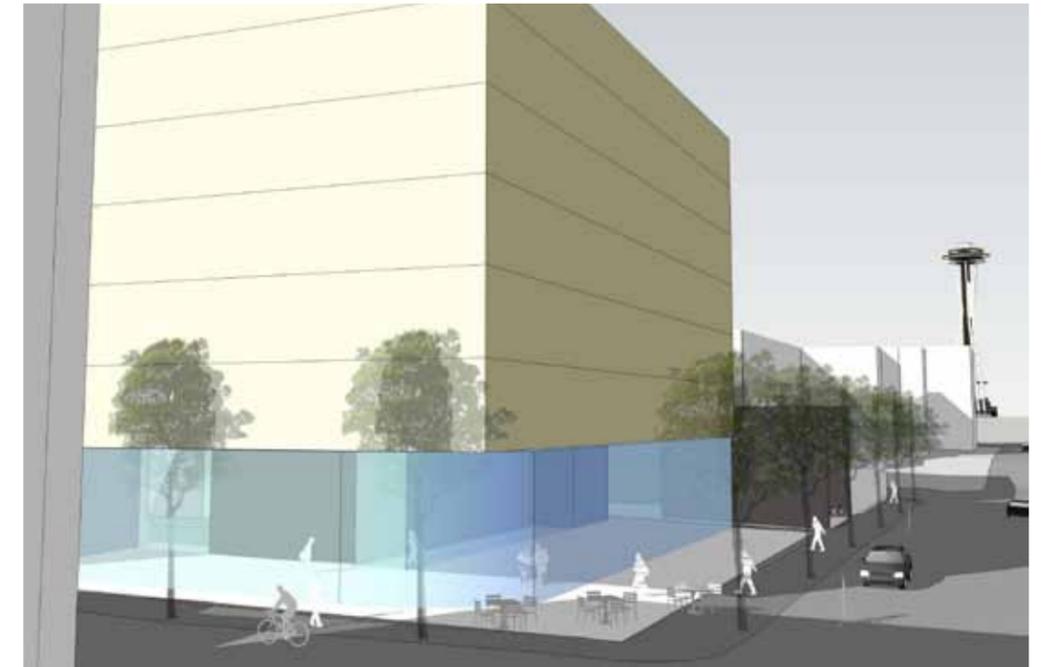
view from Mirabella looking North

# MASSING ALTERNATIVES

## OPTION C - PREFERRED



view looking west on John



view looking west on Thomas

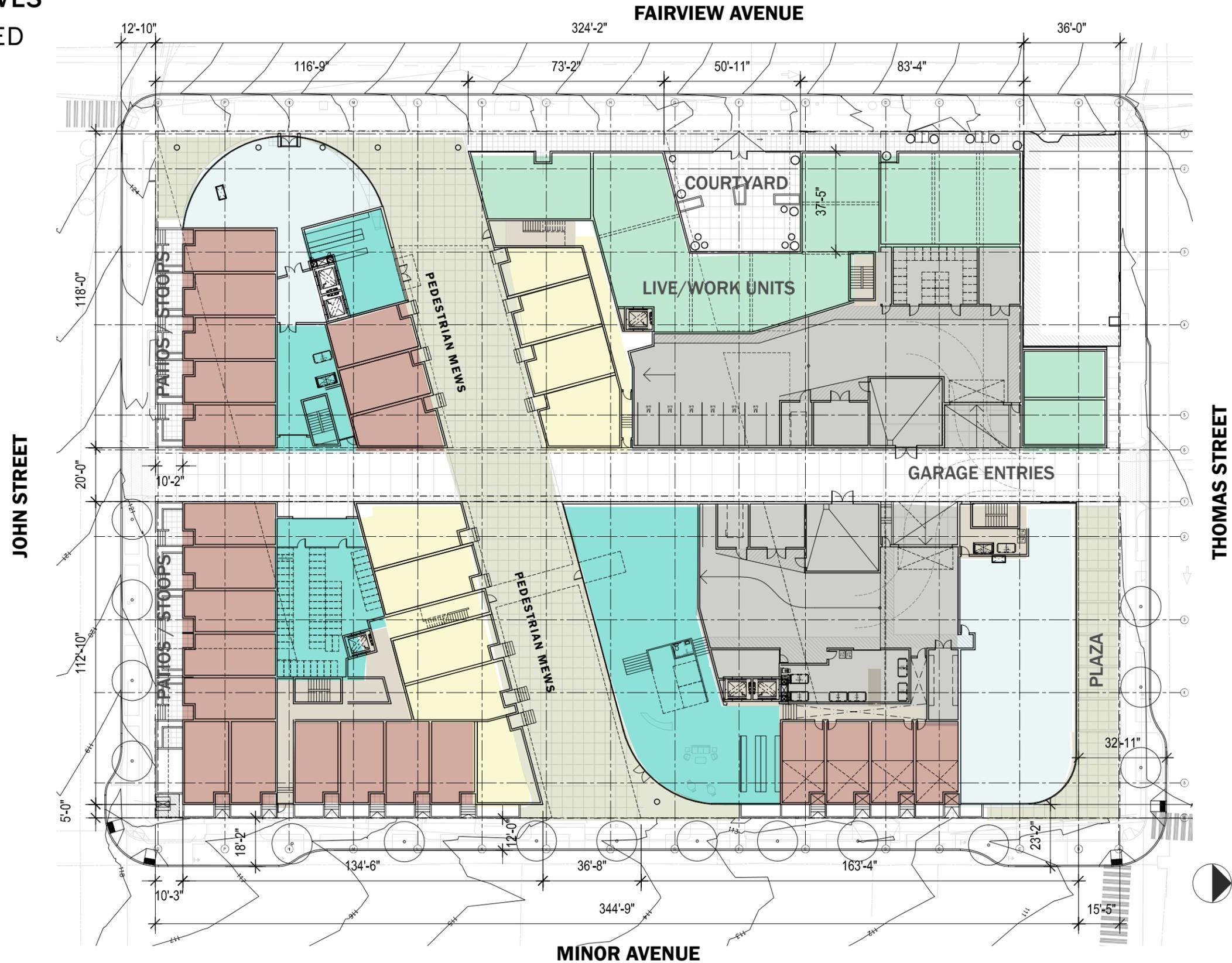


view looking north down alley



view of massing at Minor, midblock

**MASSING ALTERNATIVES**  
**OPTION C - PREFERRED**



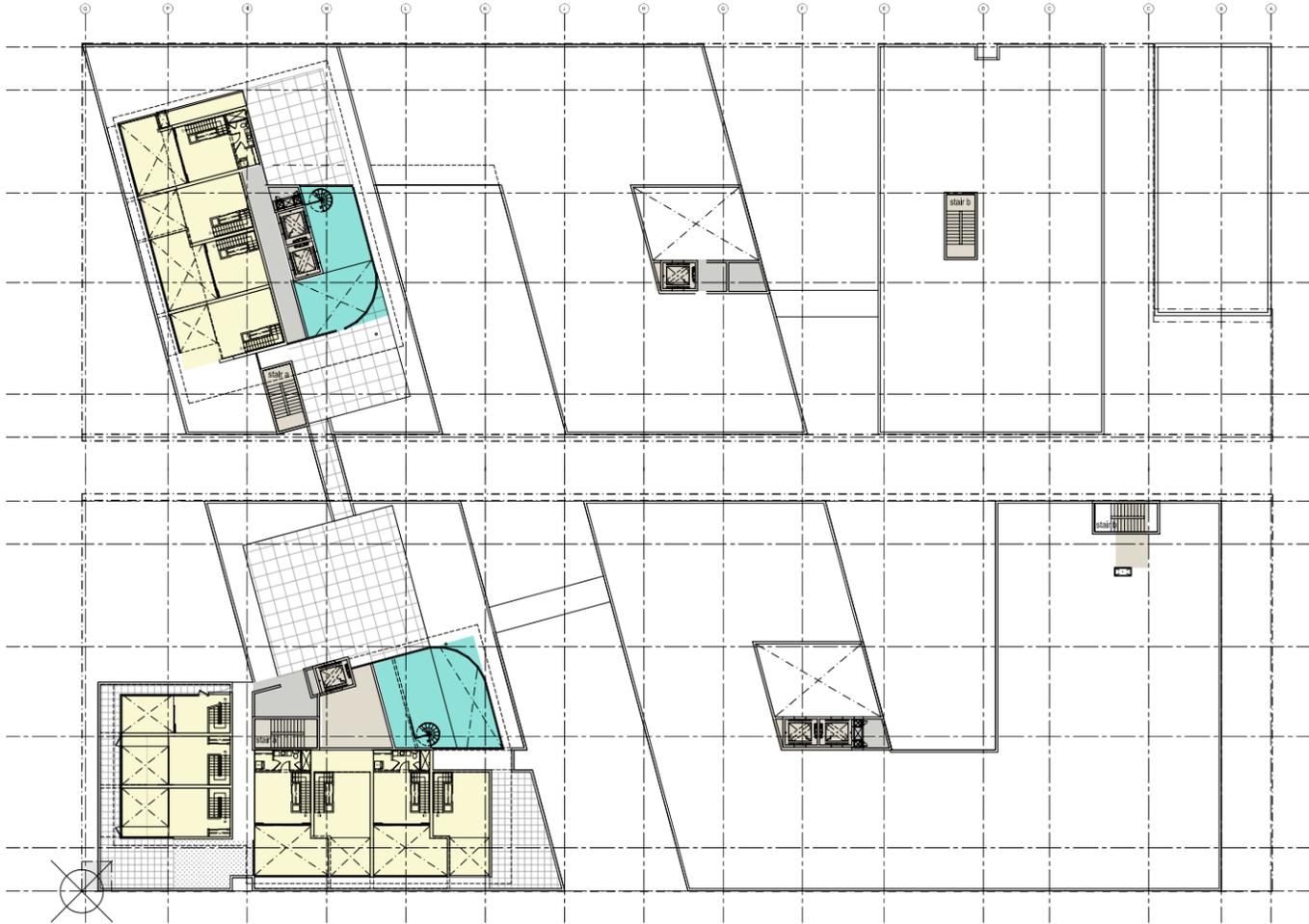
L1 PLAN

**MASSING ALTERNATIVES**  
**OPTION C - PREFERRED**

- RESIDENTIAL
- PEDESTRIAN MEWS
- COMMERCIAL
- TOWNHOMES
- CIRCULATION
- LEASING | COMMON
- LIVE-WORK
- PARKING | MECH



TYPICAL UPPER LEVEL FLOOR PLAN



ROOF PLAN

**MASSING ALTERNATIVES**  
**OPTION C - PREFERRED**



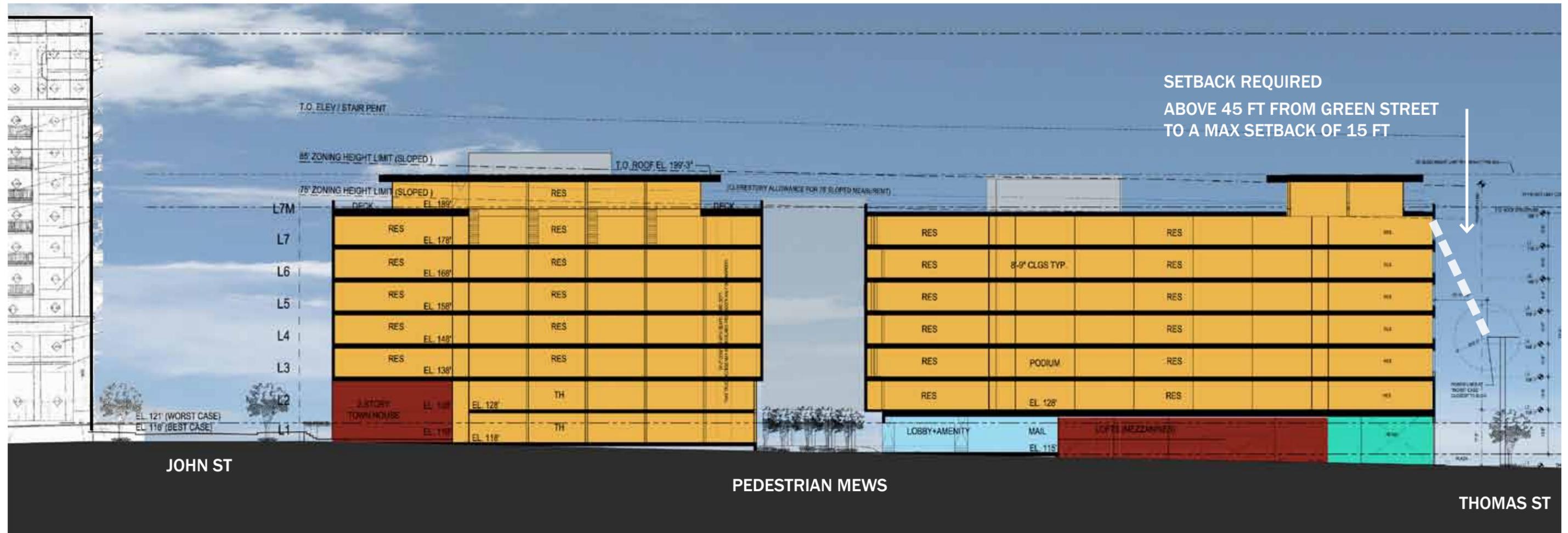
**MASSING ALTERNATIVES**  
**OPTION C - PREFERRED**



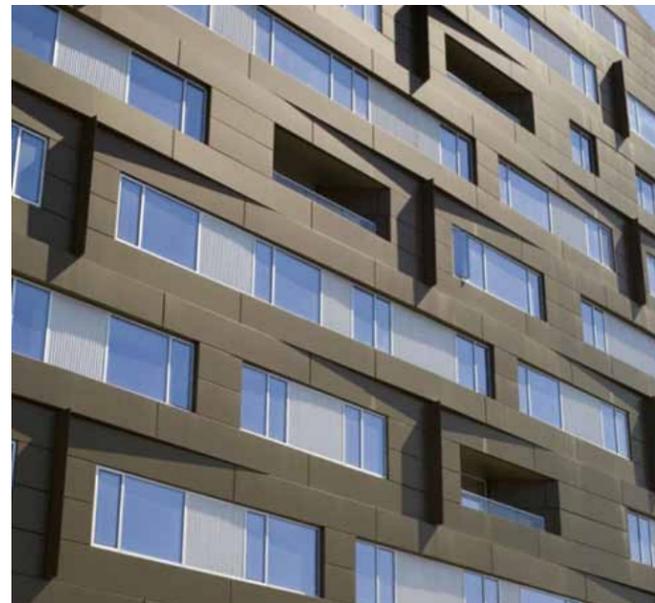
**MASSING ALTERNATIVES**  
**OPTION C - PREFERRED**



# SECTION - LONGITUDINAL



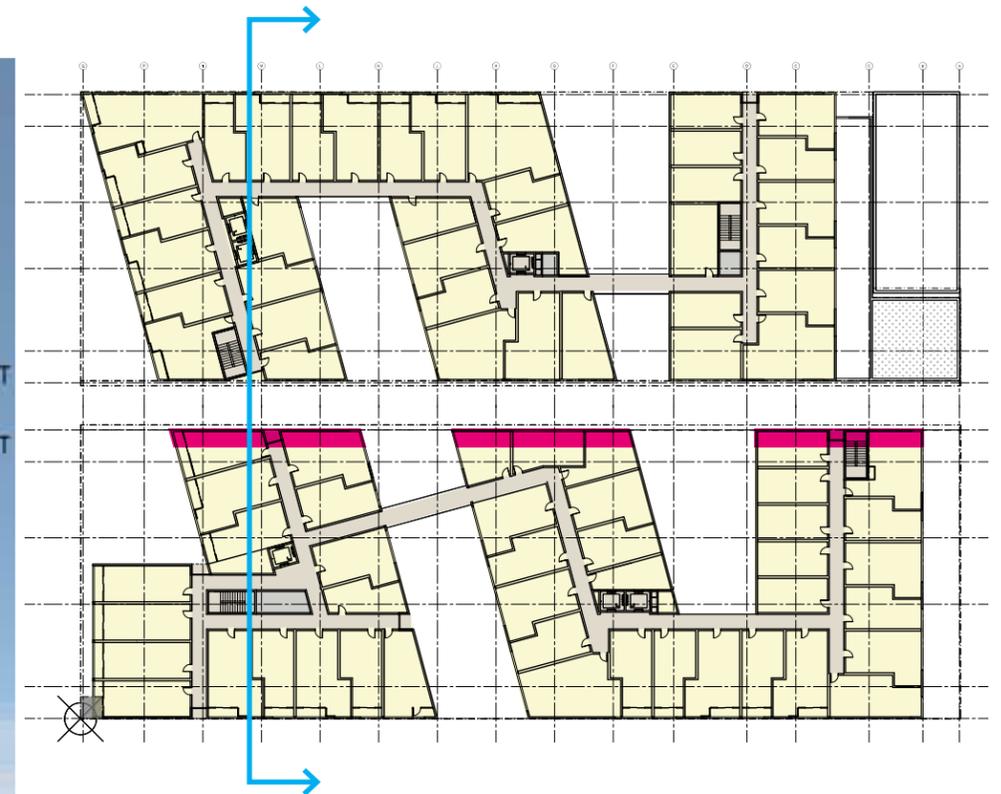
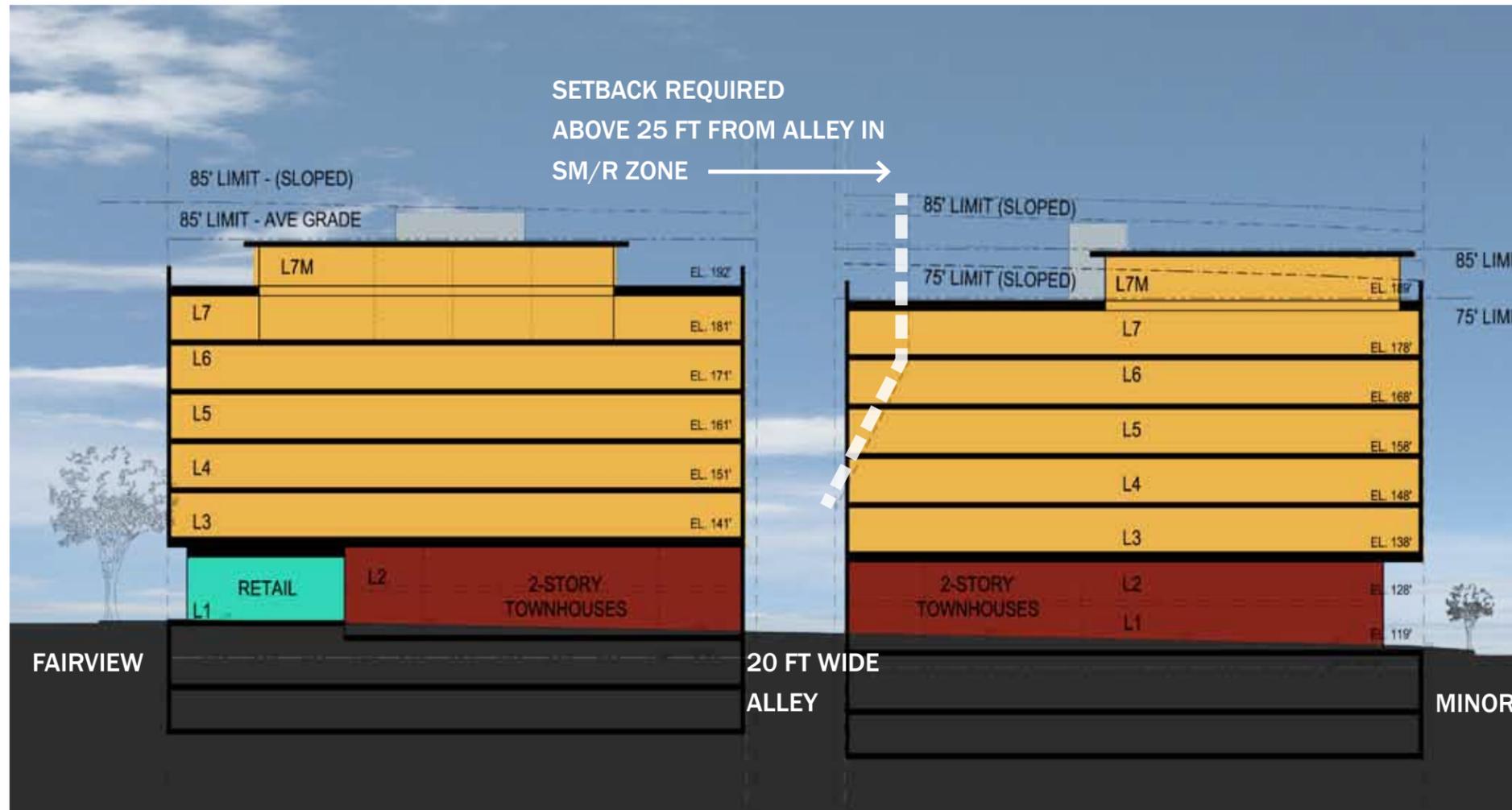
**PRECEDENT IMAGES**  
**BUILDING CHARACTER**



PRECEDENT IMAGES  
LANDSCAPING



**POTENTIAL DEPARTURE REQUEST #1 - SETBACKS ABOVE 25' AT ALLEYS IN SM/R 55'/75' ZONE (SMC 23.48.012)**



**ZONES WHERE DEPARTURE IS REQUESTED**

- 15'-0" WIDE AT L7
- 13'-6" WIDE AT L6,
- 8'-6" WIDE AT L5,
- 3' WIDE AT L4

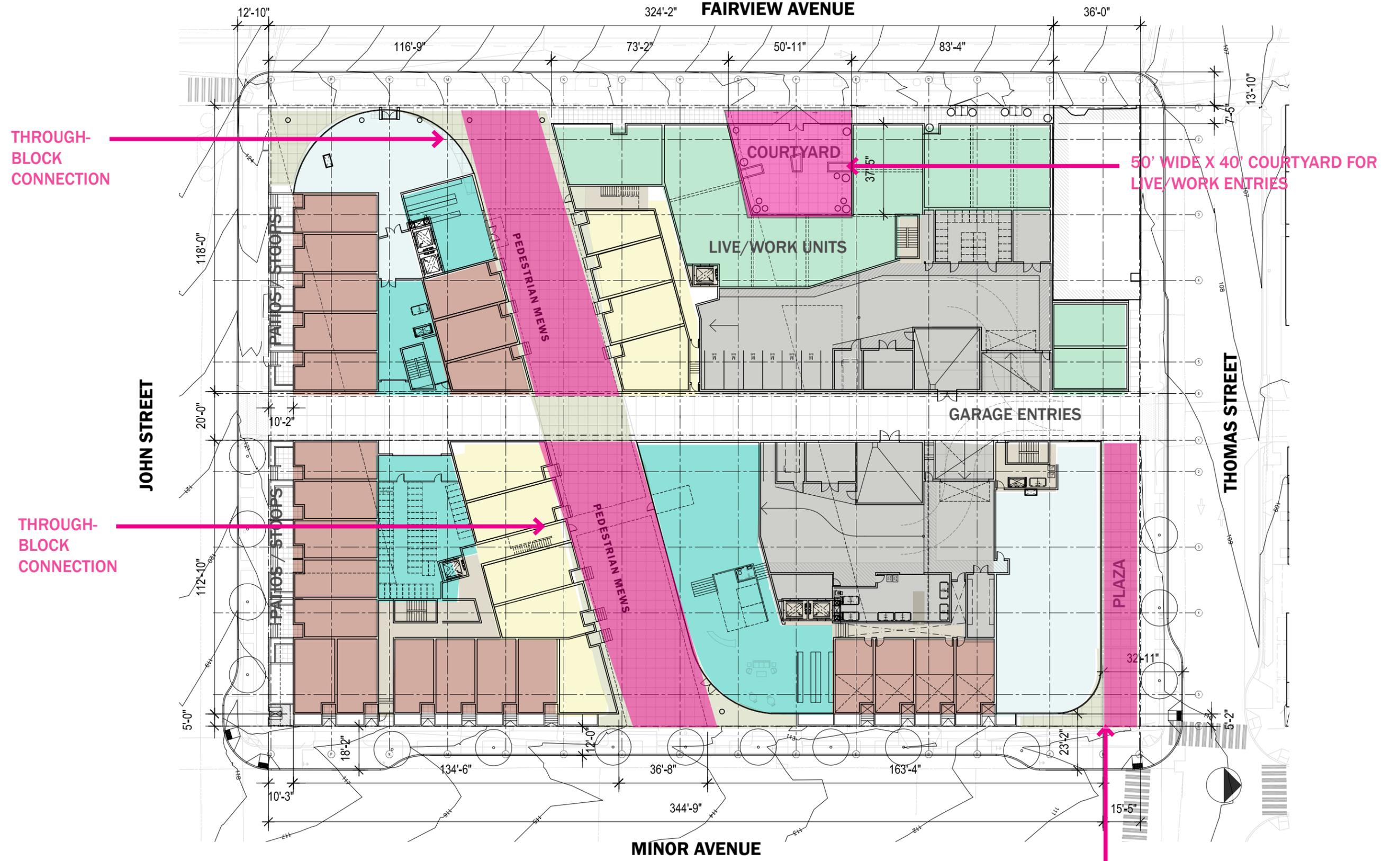
FOR APPROX 70% OF LENGTH

**RATIONALE: UNIQUE CONDITION OF ZONE EDGE ADJACENT TO IC-85' ZONE WHERE NO SUCH REQUIREMENT EXISTS.**

**PROJECT PROVIDES A SERIES OF SETBACKS AROUND THE PERIMETER OF THE SITE, FOR GREATER BENEFIT THAN ALLEY SETBACK PROVIDES.**

**PROJECT PROVIDES MUCH GREATER THAN REQUIRED SETBACK AT THROUGH-BLOCK CROSSING AND COURTYARDS.**

# POTENTIAL DEPARTURE REQUEST #2 - MAXIMUM 12 FT SETBACK FROM STREET (SMC 23.48.014)



L1 PLAN

15' WIDE LANDSCAPED PLAZA FOR RETAIL ACTIVITY TO SPILL OUT AND ADDRESS PARK