

DESIGN REVIEW RECOMMENDATION

MEETING DATE FEBRUARY 13, 2013

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

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



VIEW OF 221 MINOR AVENUE N FROM CASCADE P-PATCH

Architect:
Runberg Architecture Group PLLC
One Yesler Way, Suite 200
Seattle, WA 98104
contact: Michele Wang, AIA



Landscape Architect:
Brumbaugh & Associates
600 N 85th Street, Suite 102
Seattle, WA 98103
contact: Kristen Lundquist, ASLA



Developer:
Equity Residential
51 University Street, #200
Seattle, WA 98101
contact: Bradley Karvasek



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DEVELOPMENT OBJECTIVES & ZONING

URBAN DESIGN FRAMEWORK

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



CURRENT ZONING: SM/R 55-75’ AND IC-85’

CONTRACT REZONE: SM 160’/85-240’

SMC 23.48.004 Allowable uses:

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

SMC 23.48.010 Structure Height:

85’ Base Height

Within South Lake Union Urban Center, 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”

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.

PROPOSED CHANGES WITH SLU REZONE THAT COULD AFFECT PROPOSAL:

SMC 23.86.006.D Height Measurement Techniques in downtown zones and South Lake Union Urban Center:

Within South Lake Union Urban Center, for sites with < 7.5% slope, the height shall be measured from the elevation at the midpoint of the property line on the major street.

SMC 23.48.009 Table B - FAR limitations

In the SM160’/85-240’ zone, for structures not exceeding the base height, the base FAR shall be 6.

SMC 23.48.014 Map A

Minimum facade height on Class 1 pedestrian streets: 45’

Minimum facade height on Class 2 pedestrian streets: 25’

Minimum facade height on designated neighborhood green streets: 25’ (Thomas and John).

Minimum facade height on all other streets: 15’

Fairview Ave becomes a Class 2 Pedestrian Street. John Street and Thomas Street are designated neighborhood green streets.

On streets other than Class 1 pedestrian streets, street level setback: 12’ maximum from property line (23.48.014.A.3.b).

SMC 23.48.014 D. Transparency and blank facade

Class 1, Class 2 pedestrian streets and designated neighborhood green streets: 60% minimum transparency, 40% maximum blank facade

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

SMC 23.48.004 D.3. Permitted Uses

In SM 160’/85-240’, on a designated neighborhood green street - 10% of facade must be occupied by one of the following: general sales/service, eating/drinking establishment, entertainment uses (pending zoning technical interpretation)

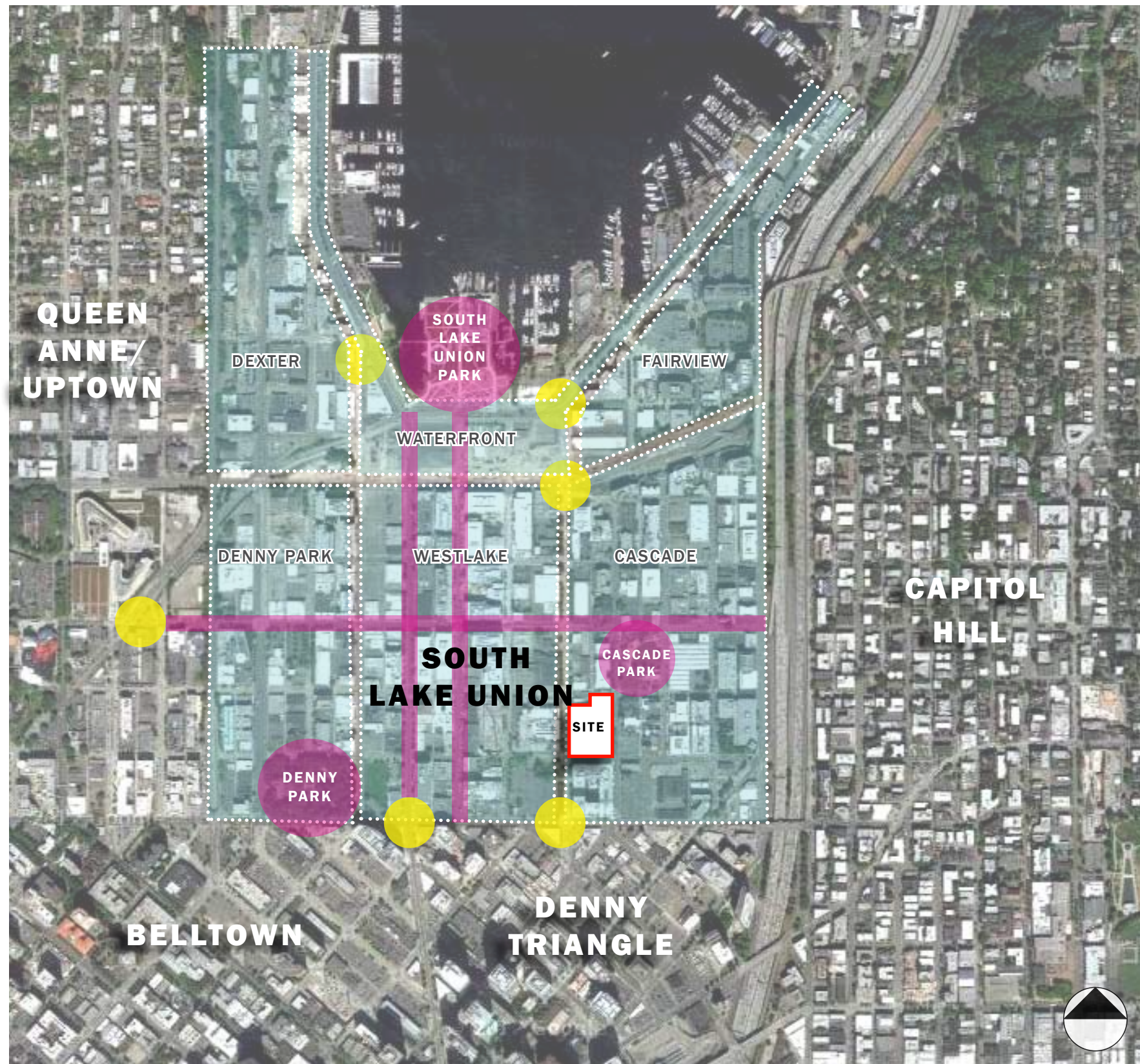
SITE CONTEXT & URBAN DESIGN ANALYSIS

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.

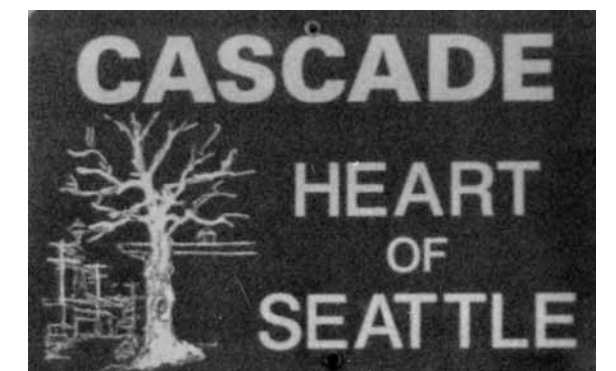


*as defined by the South Lake Union Neighborhood Design Guidelines, February 2011

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



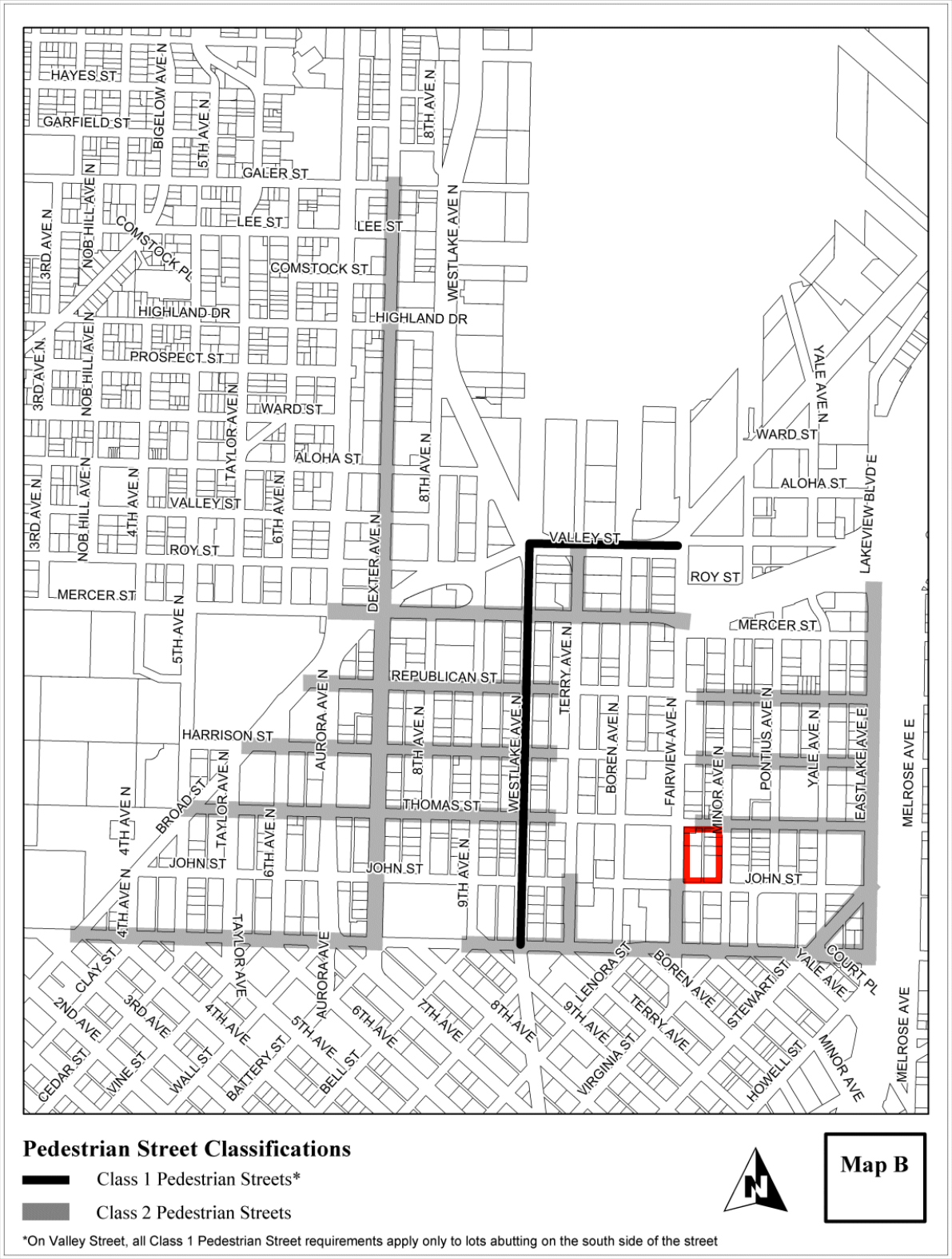
CASCADE PLAYFIELD CONSTRUCTION 1930S



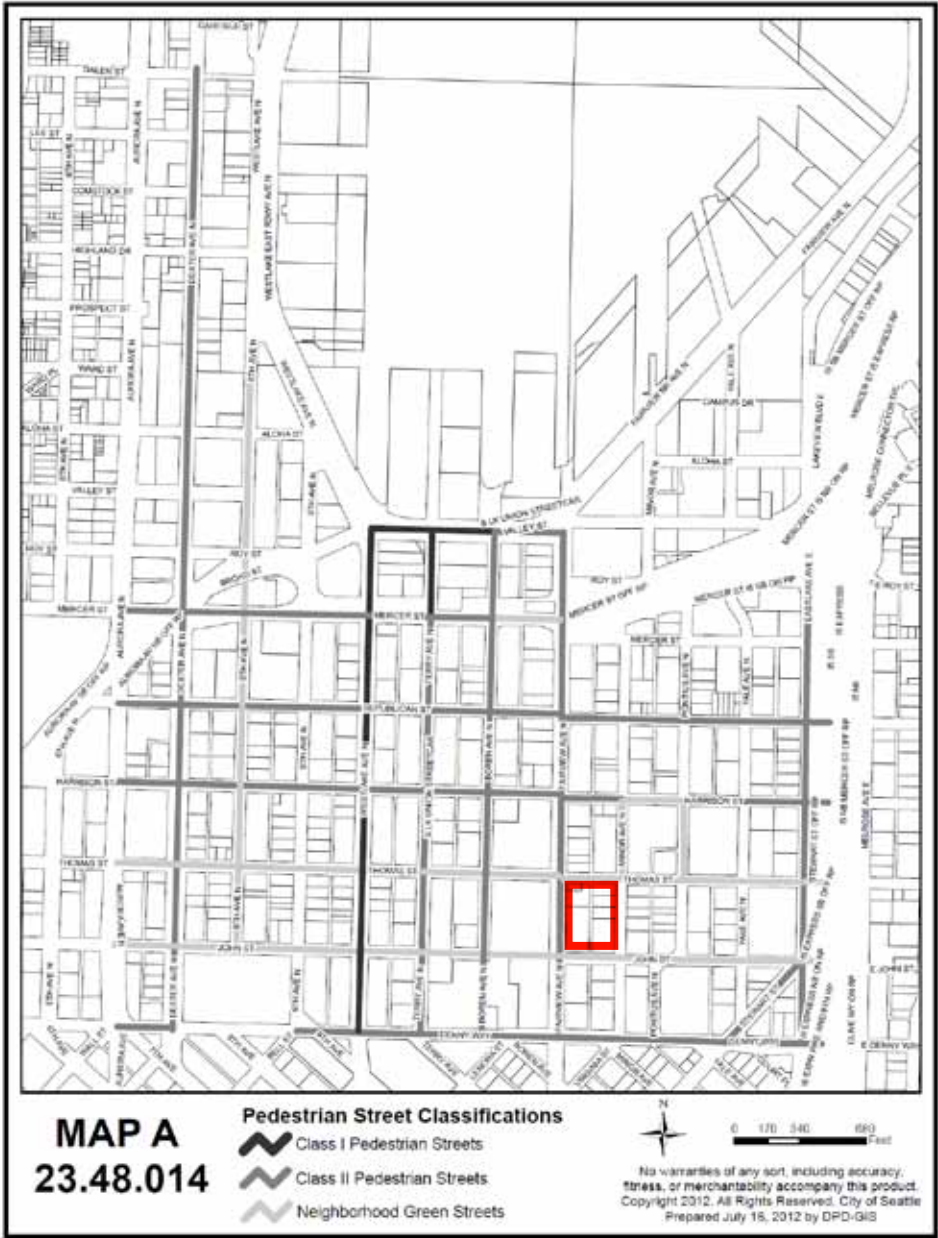
CASCADE NEIGHBORHOOD SIGN

CURRENT ZONING:

PROPOSED REZONE:



Map A for 20.48.14
Pedestrian Street Classification

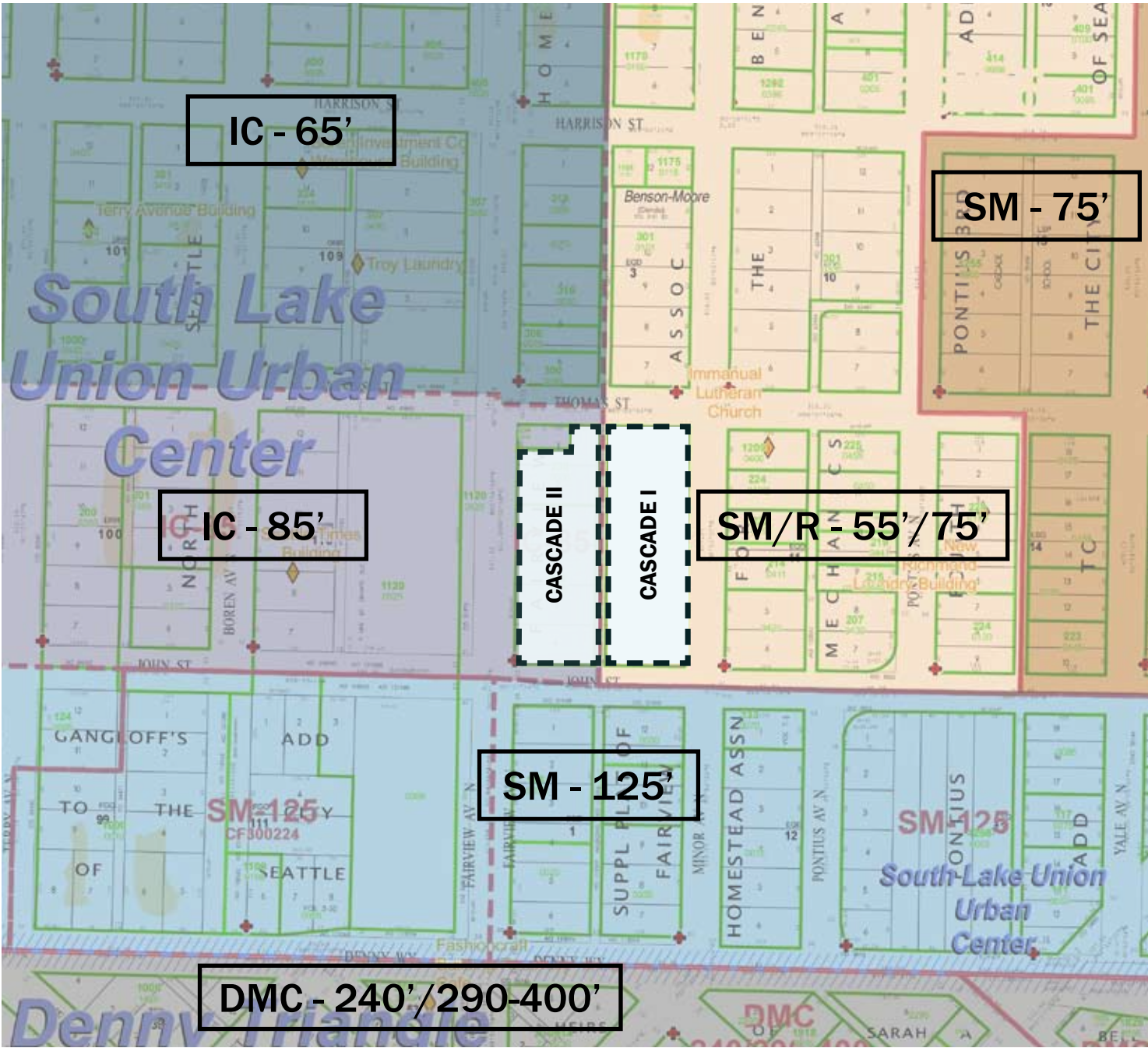








SITE CONTEXT & URBAN DESIGN ANALYSIS

ZONING MAPS

ZONING MAP - CURRENT

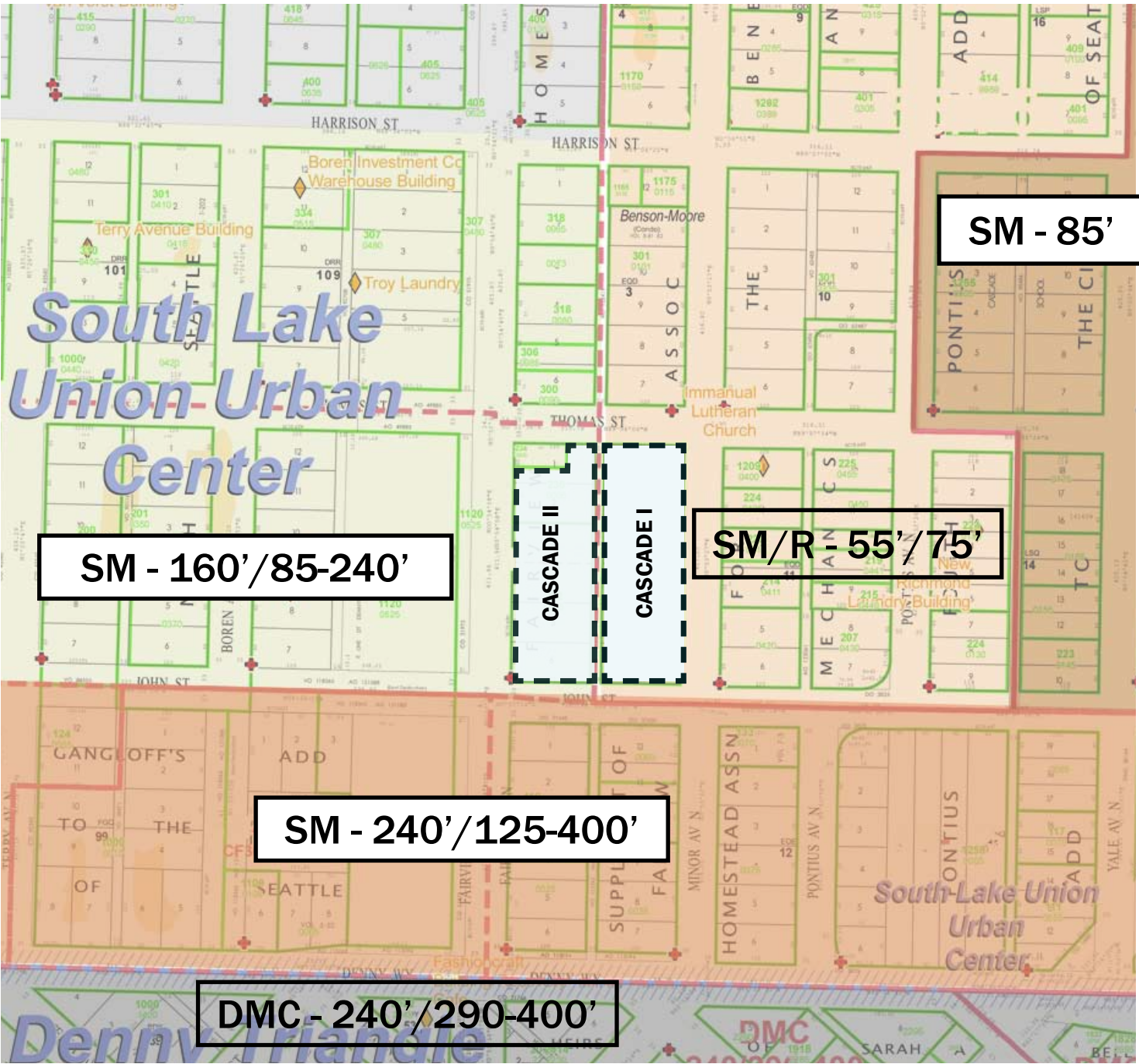
Cascade I is located within the Seattle Mixed Residential SM/R 55’/75’ zone. Cascade II is located within the IC-85’ zone. Industrial Commercial-85’ zone to the west, the Seattle Mixed-125’ zone to the south and the Industrial Commercial 65’ zone to the northwest, SM/R 55’/75’ to the northeast.








	Seattle Mixed/Residential - 55'/75'		Seattle Mixed - 125'		Industrial Commercial - 85'
	Seattle Mixed - 75'		Industrial Commercial - 65'		Downtown Mixed/Commercial - 240'/290-400'

ZONING MAP – ANTICIPATED FUTURE : FUTURE REZONE DRAFT ORDINANCE VERSION 17 9/5/2012

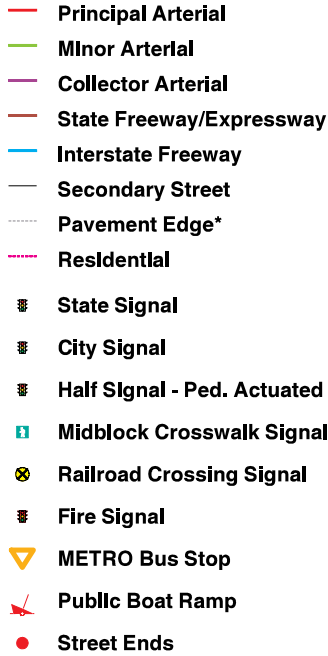
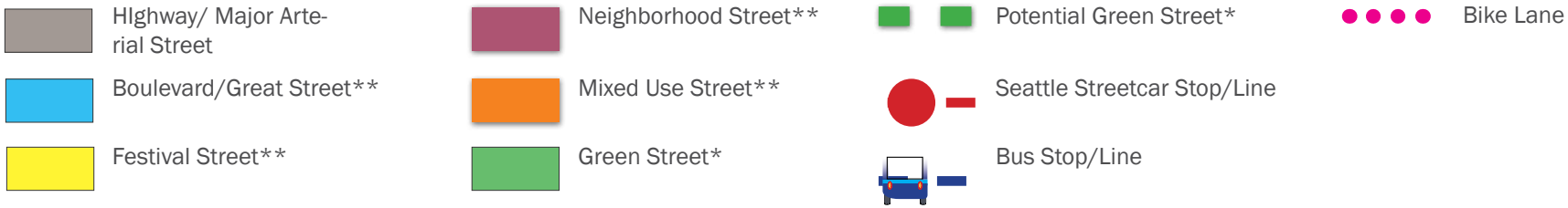
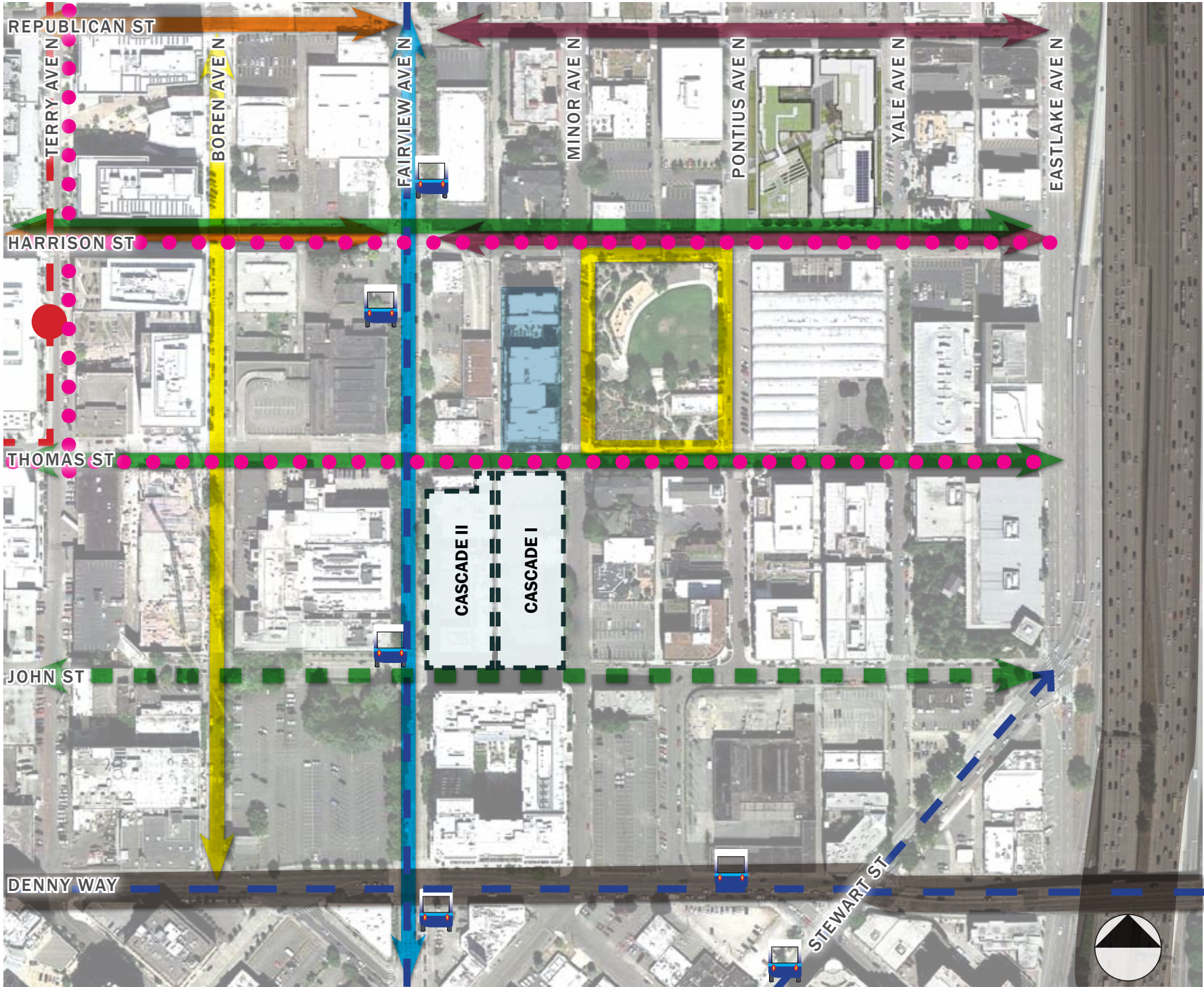
In order to meet the goals of the comprehensive plan, the City is considering a rezone for South Lake Union, including incentive zoning. This proposal includes a contract rezone for both sites to SM-160’/85-240’ (the future zoning for Cascade II).



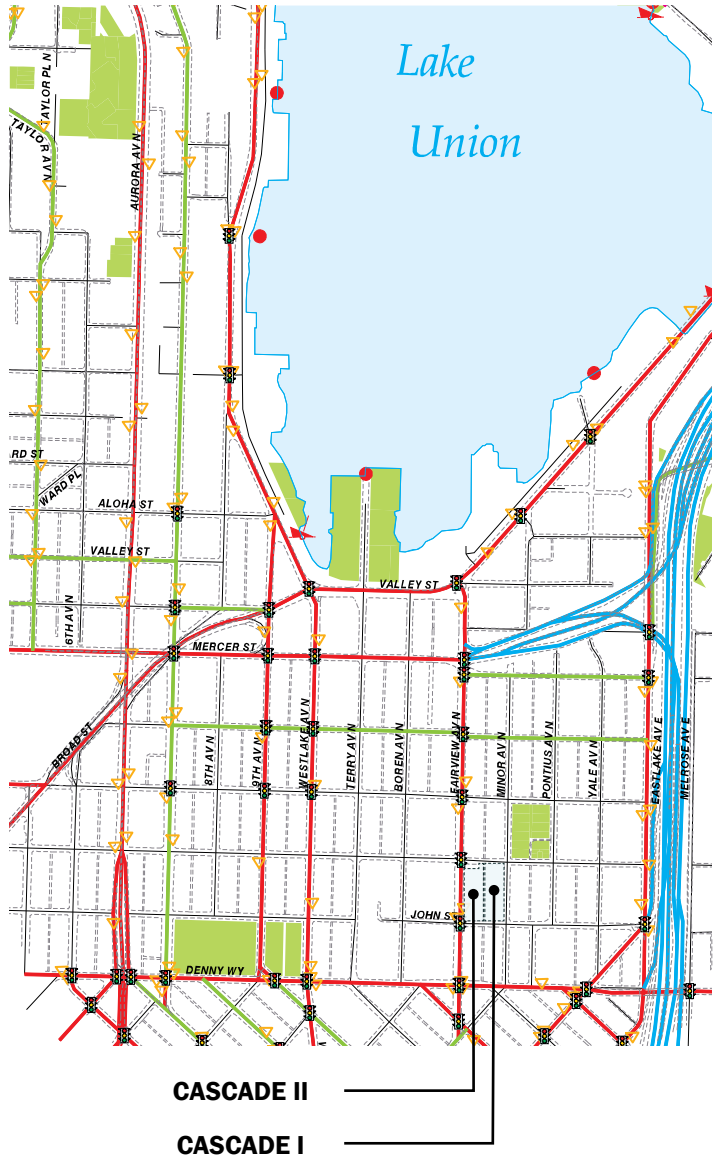
	Seattle Mixed/Residential - 85'/160'		Seattle Mixed/Residential - 240'/300'		Downtown Mixed Commercial - 240'/290-400'
	Seattle Mixed/Residential - 160'/240'		Seattle Mixed/Residential - 240'/400'		

SITE CONTEXT & URBAN DESIGN ANALYSIS

TRAFFIC, TRANSPORTATION & MOVEMENT



*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

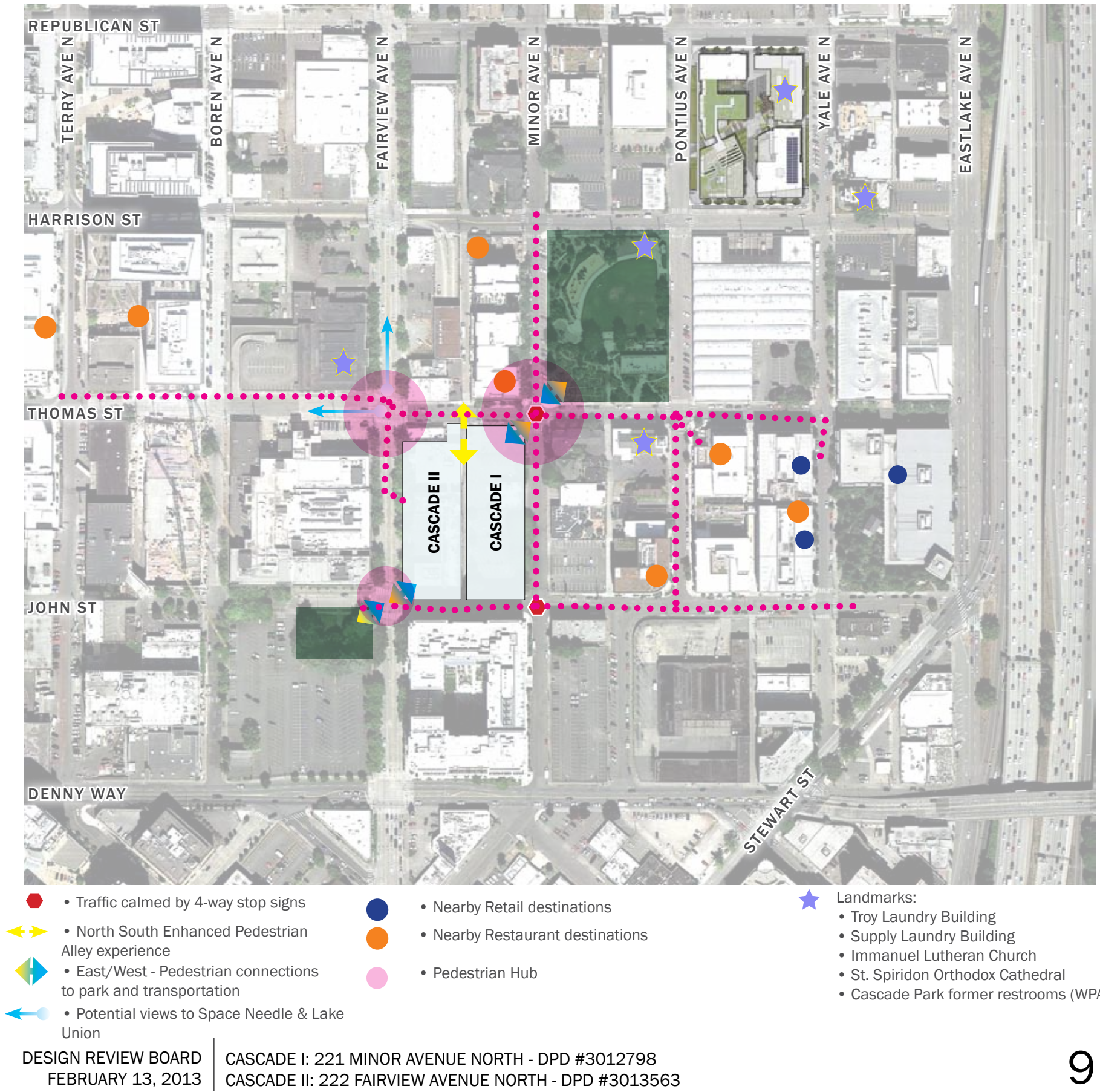


*as defined and mapped by the Land Use Code and/or designated by City Council Ordinance or Director's Rule.
**street designations as defined by the South Lake Union Neighborhood Design Guidelines, February 2011.

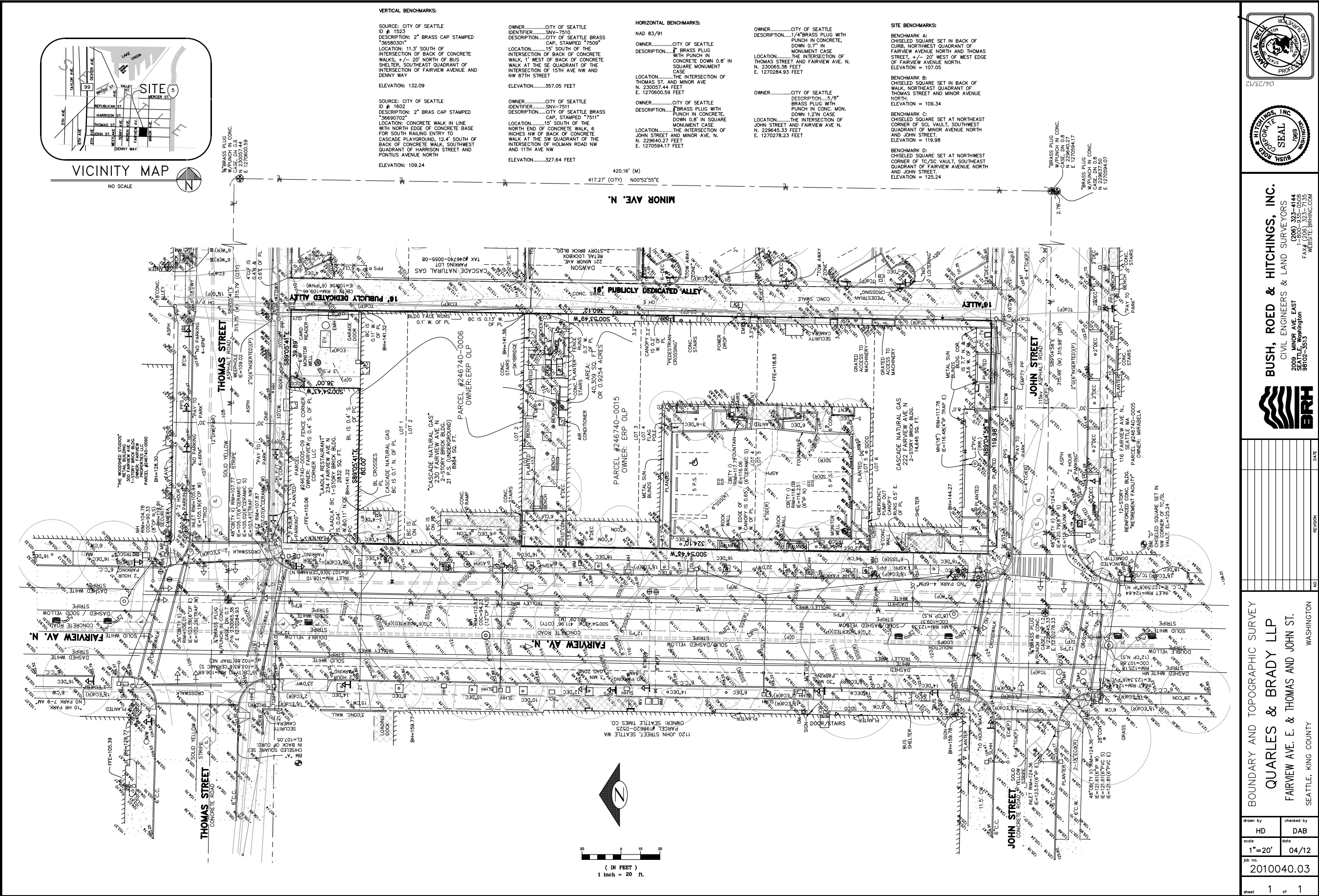


ANALYSIS

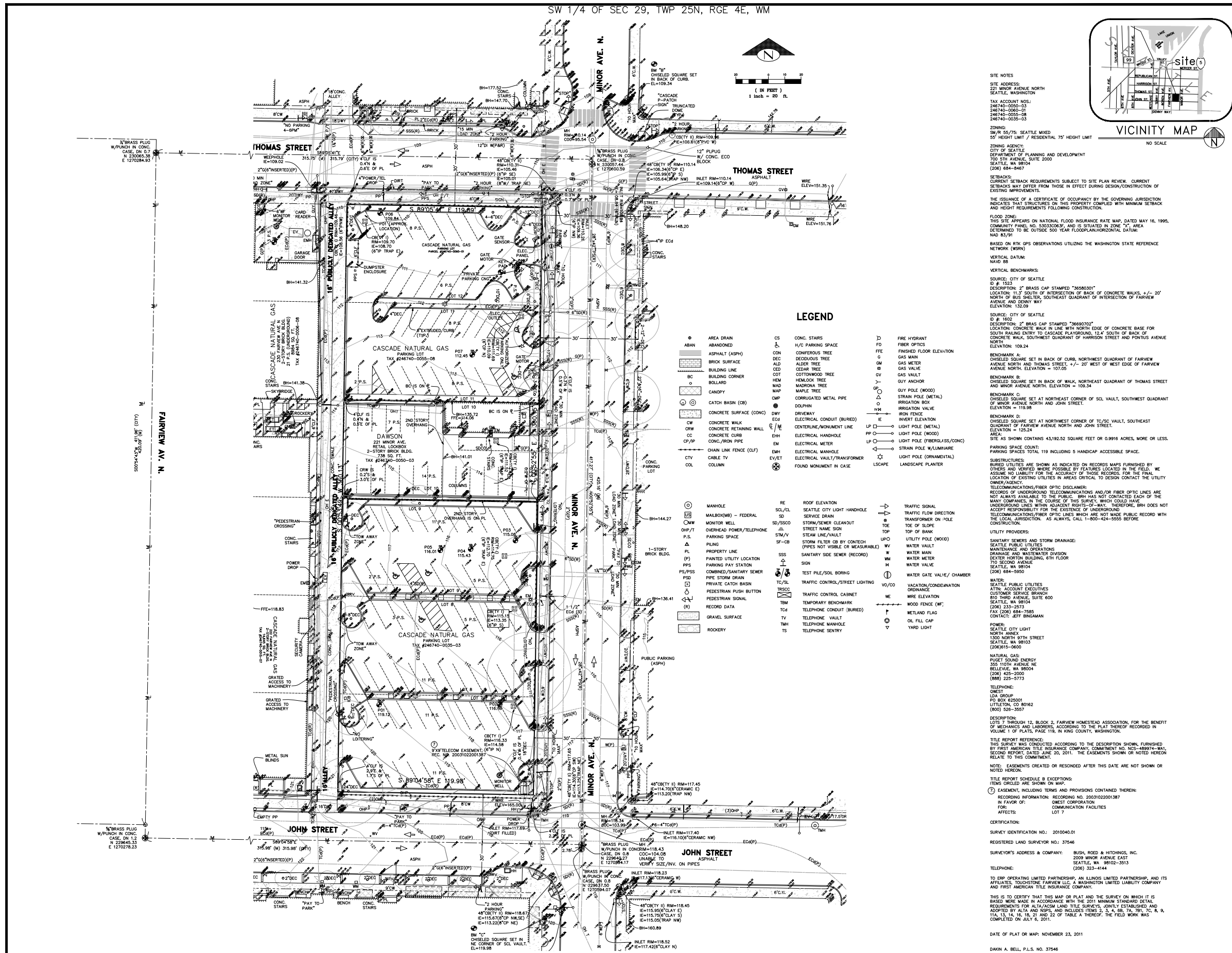
With Cascade Park to the northeast and the Seattle Times pocket park to the southwest, there is an opportunity to link the two open spaces via pedestrian passageways across the site. Flanked by Thomas street, a heavily used neighborhood street, there is the potential to create a gateway to the project,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



SURVEY
CASCADE II



SURVEY
CASCADE I



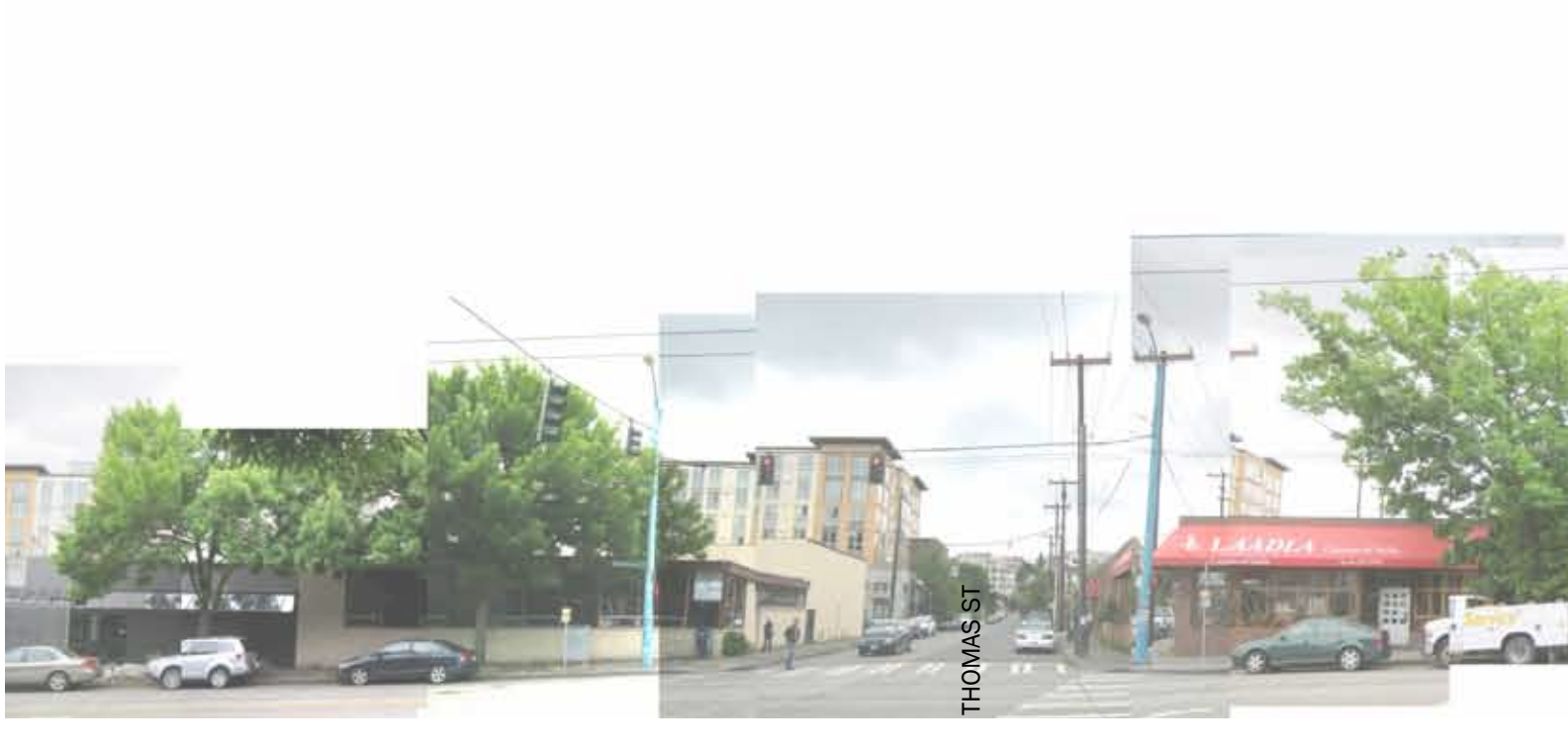
SITE NOTES
SITE ADDRESS:
221 MINOR AVENUE NORTH
SEATTLE, WASHINGTON
TAX ACCOUNT NOS.:
248740-0000-03
248740-0000-01
248740-0000-08
248740-0000-03
ZONING:
SM/R 25.75: SEATTLE MIXED
55' HEIGHT LIMIT / RESIDENTIAL 75' HEIGHT LIMIT
ZONING AGENCY:
CITY OF SEATTLE
DEPARTMENT OF PLANNING AND DEVELOPMENT
700 5TH AVENUE, SUITE 2000
SEATTLE, WA 98104
(206) 464-8467
SEBACKS:
CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW. CURRENT
SETBACKS MAY DIFFER FROM THOSE IN EFFECT DURING DESIGN/CONSTRUCTION OF
EXISTING IMPROVEMENTS.
THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE GOVERNING JURISDICTION
INDICATES THAT STRUCTURES ON THIS PROPERTY COMPLIED WITH MINIMUM SETBACK
AND HEIGHT REQUIREMENTS FOLLOWING CONSTRUCTION.
FLOOD ZONE:
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED MAY 16, 1995,
COMMUNITY PANEL NO. 53030063F, AND IS SITUATED IN ZONE "X", AREA
DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN/HORIZONTAL DATUM:
NA8 83/91
BASED ON RTK GPS OBSERVATIONS UTILIZING THE WASHINGTON STATE REFERENCE
NETWORK (WSRN)
VERTICAL DATUM:
NAVD 83
VERTICAL BENCHMARKS:
SOURCE: CITY OF SEATTLE
ID # 1523
DESCRIPTION: 2" BRASS CAP STAMPED "6580301"
LOCATION: 11.3' SOUTH OF INTERSECTION OF BACK OF CONCRETE WALKS, +/- 20'
NORTH OF BUS SHELTER, SOUTHEAST QUADRANT OF INTERSECTION OF FAIRVIEW
AVENUE AND DENNY WAY
ELEVATION: 132.09
SOURCE: CITY OF SEATTLE
ID # 1602
DESCRIPTION: 2" BRASS CAP STAMPED "3690700"
LOCATION: CONCRETE WALK IN LINE WITH NORTH EDGE OF CONCRETE BASE FOR
SOUTH RAILING ENTRY TO CASCADE PLAYGROUND, 12.4' SOUTH OF BACK OF
CONCRETE WALK, SOUTHWEST QUADRANT OF HARRISON STREET AND PONTIUS AVENUE
ELEVATION: 109.24
BENCHMARK A:
CHISELED SQUARE SET IN BACK OF CURB, NORTHWEST QUADRANT OF FAIRVIEW
AVENUE NORTH AND THOMAS STREET, +/- 20' WEST OF WEST EDGE OF FAIRVIEW
AVENUE NORTH, ELEVATION = 107.05
BENCHMARK B:
CHISELED SQUARE SET IN BACK OF WALK, NORTHEAST QUADRANT OF THOMAS STREET
AND MINOR AVENUE NORTH, ELEVATION = 109.34
BENCHMARK C:
CHISELED SQUARE SET AT NORTHEAST CORNER OF SCL VAULT, SOUTHWEST QUADRANT
OF MINOR AVENUE NORTH AND JOHN STREET.
ELEVATION = 119.89
BENCHMARK D:
CHISELED SQUARE SET AT NORTHWEST CORNER OF 10/30 VAULT, SOUTHEAST
QUADRANT OF FAIRVIEW AVENUE NORTH AND JOHN STREET.
ELEVATION = 125.24
AREA
SITE AS SHOWN CONTAINS 43,192.52 SQUARE FEET OR 0.9916 ACRES, MORE OR LESS.
PARKING SPACE COUNT:
PARKING SPACES TOTAL 119 INCLUDING 5 HANDICAP ACCESSIBLE SPACE.
SUBSTRUCTURES:
BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY
OTHERS AND VIEWED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE
ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS FOR THE FINAL
LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY
OWNER/AGENCY.
TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMERS:
RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER OPTIC LINES ARE
NOT ALWAYS AVAILABLE TO THE PUBLIC. BPH HAS NOT CONTACTED EACH OF THE
MANY COMPANIES, IN THE COURSE OF THIS SURVEY, WHICH COULD HAVE
UNDERGROUND LINES WITHIN ADJACENT RIGHTS-OF-WAY. THEREFORE, BPH DOES NOT
ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND
TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH
THE LOCAL JURISDICTION, AS ALWAYS, CALL 1-800-424-6555 BEFORE
CONSTRUCTION.
UTILITY PROVIDERS:
SANITARY SEWERS AND STORM DRAINAGE:
SEATTLE PUBLIC UTILITIES
MAINTENANCE AND OPERATIONS
DRAINAGE AND WASTEWATER DIVISION
DEXTER HORTON BUILDING, 6TH FLOOR
725 SECOND AVENUE
SEATTLE, WA 98104
(206) 464-5950
WATER:
SEATTLE PUBLIC UTILITIES
ATTN: ACCOUNT EXECUTIVES
CUSTOMER SERVICE BRANCH
810 THIRD AVENUE, SUITE 600
SEATTLE, WA 98104
(206) 233-2573
FAX (206) 464-7585
CONTACT: JEFF BINGAMAN
POWER:
SEATTLE CITY LIGHT
NORTH ANNEK
1300 NORTH 9TH STREET
SEATTLE, WA 98103
(206)615-0600
NATURAL GAS:
PUSET SOUND ENERGY
355 110TH AVENUE NE
BELLEVUE, WA 98004
(206) 425-2000
(888) 225-5773
TELEPHONE:
QWEST
IDA GROUP
PO BOX 625001
UTLUTL, CO 80162
(800) 526-5557
DESCRIPTION:
LOTS 7 THROUGH 12, BLOCK 2, FAIRVIEW HOMESTEAD ASSOCIATION, FOR THE BENEFIT
OF MECHANICS AND LABORERS, ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 1 OF PLATS, PAGE 119, IN KING COUNTY, WASHINGTON.
TITLE REPORT REFERENCE:
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED
BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-489974-WA1,
SECOND REPORT, DATED JUNE 20, 2011. THE EASEMENTS SHOWN OR NOTED HEREON
RELATE TO THIS COMMITMENT.
NOTES: EASEMENTS CREATED OR RESCINDED AFTER THIS DATE ARE NOT SHOWN OR
NOTED HEREON.
TITLE REPORT SCHEDULE B EXCEPTIONS:
ITEMS CIRCLED ARE SHOWN ON MAP.
⑦ EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: RECORDING NO. 20031022001387
IN FAVOR OF: QWEST CORPORATION
FOR: COMMUNICATION FACILITIES
AFFECTS: LOT 7
CERTIFICATION:
SURVEY IDENTIFICATION NO.: 2010040.01
REGISTERED LAND SURVEYOR NO.: 37546
SURVEYOR'S ADDRESS & COMPANY: BUSH, ROED & HITCHINGS, INC.
2009 MINOR AVENUE EAST
SEATTLE, WA 98102-3513
(206) 323-4144
TELEPHONE:
TO EMP OPERATING LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, AND ITS
AFFILIATES, TOUCHSTONE FAIRVIEW LLC, A WASHINGTON LIMITED LIABILITY COMPANY,
AND FIRST AMERICAN TITLE INSURANCE COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS
BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL
REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND
ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 AND 22 OF TABLE A THEREOF. THE FIELD WORK WAS
COMPLETED ON JULY 6, 2011.
DATE OF PLAT OR MAP: NOVEMBER 23, 2011
DARIN A. BELL, P.L.S. NO. 37546

SDOT BOUNDARY AND TOPOGRAPHIC SURVEY	
CASCADAPARTMENTS	
211 MINOR AVENUE N.	
SEATTLE, KING COUNTY	
drawn by	checked by
HD	DAB
scale	date
1"=20'	12/11
2010040.02	
sheet	1 of 1

DESIGN REVIEW BOARD
FEBRUARY 13, 2013

CASCADE I: 221 MINOR AVENUE NORTH - DPD #3012798
CASCADE II: 222 FAIRVIEW AVENUE NORTH - DPD #3013563

SITE CONTEXT
STREETSCAPES - FAIRVIEW



PROJECT SITE



A

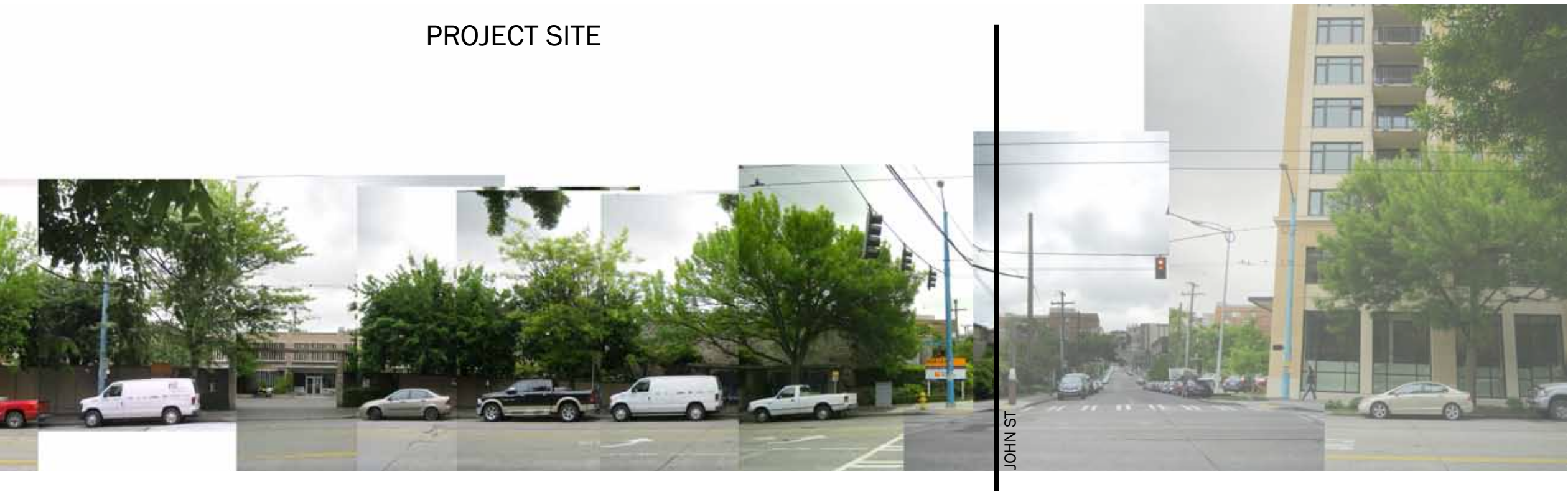


OPPOSITE PROJECT SITE

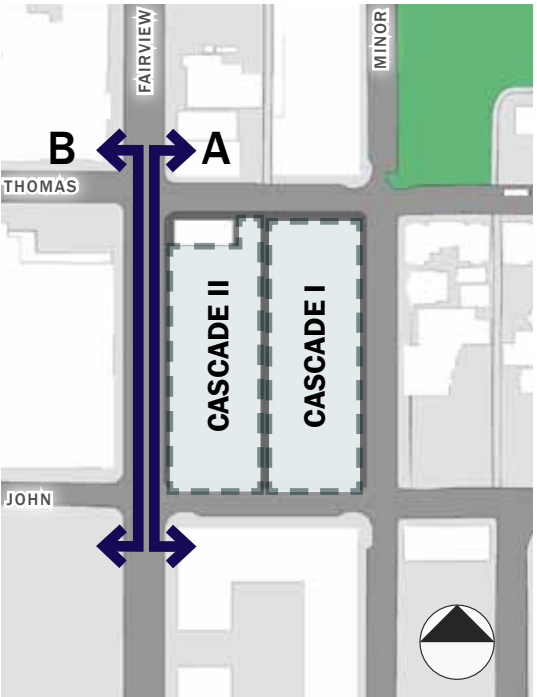
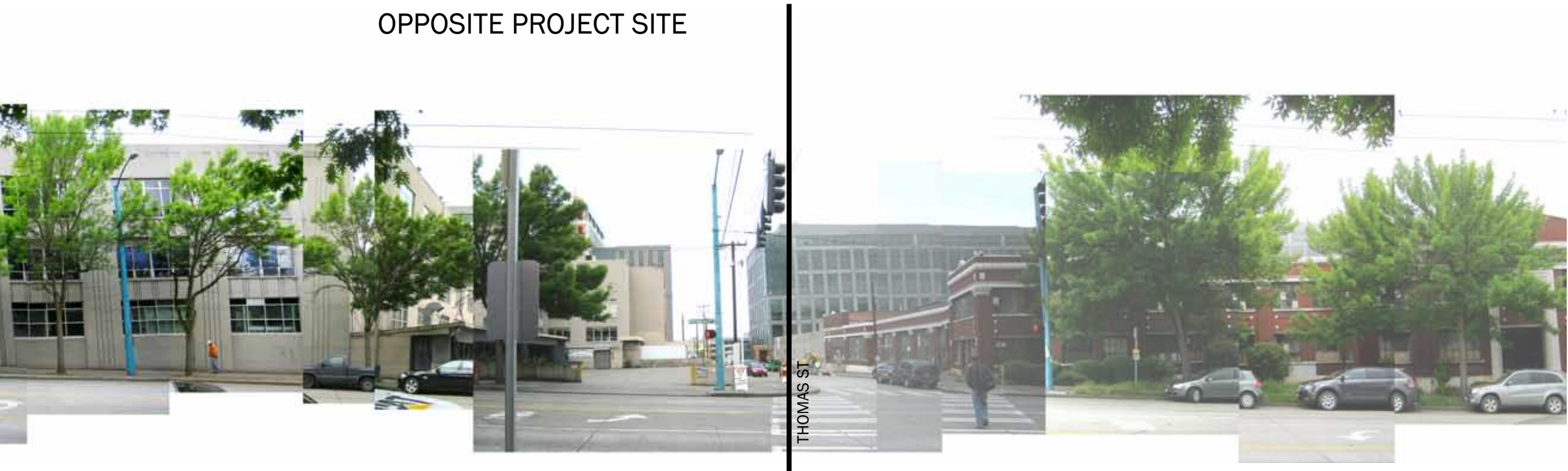


B

PROJECT SITE



OPPOSITE PROJECT SITE



SITE CONTEXT
STREETSCAPES - THOMAS



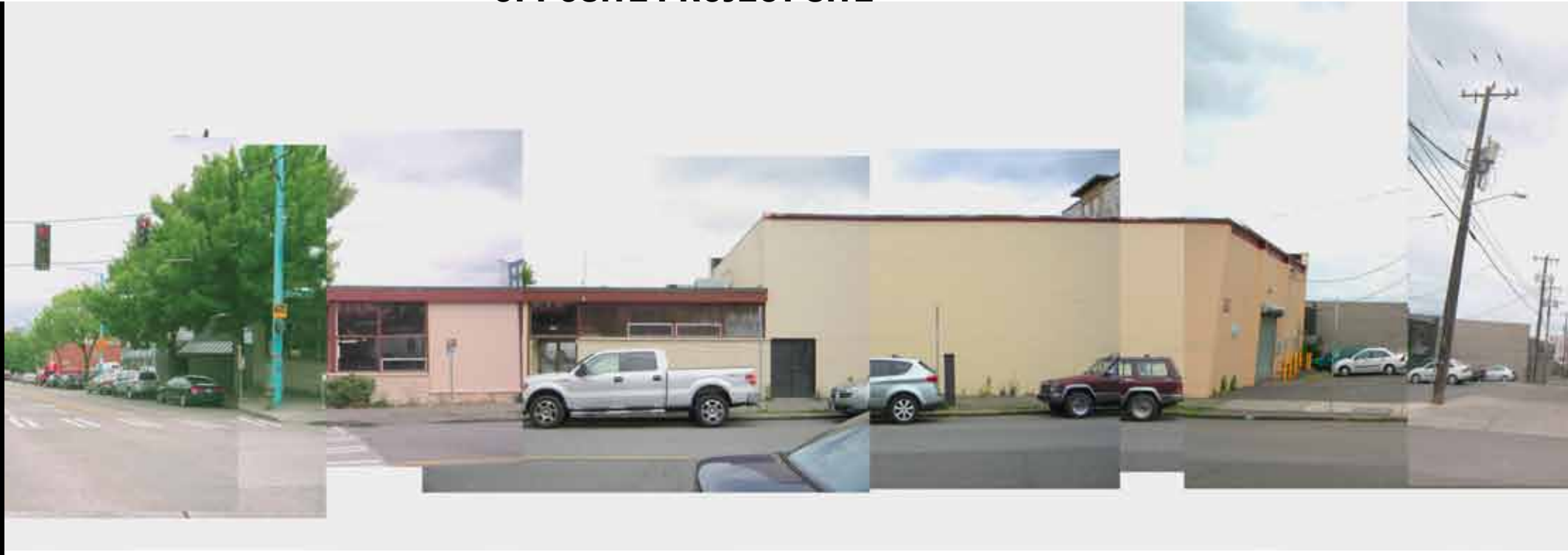
A



PROJECT SITE



B

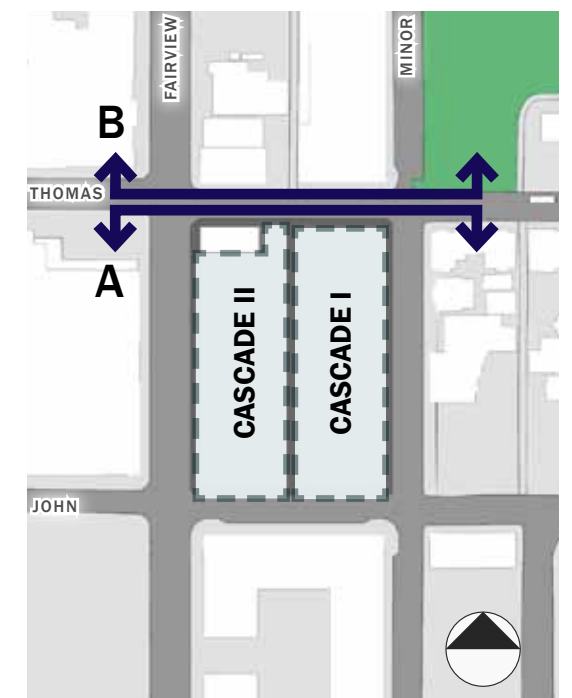


OPPOSITE PROJECT SITE

PROJECT SITE

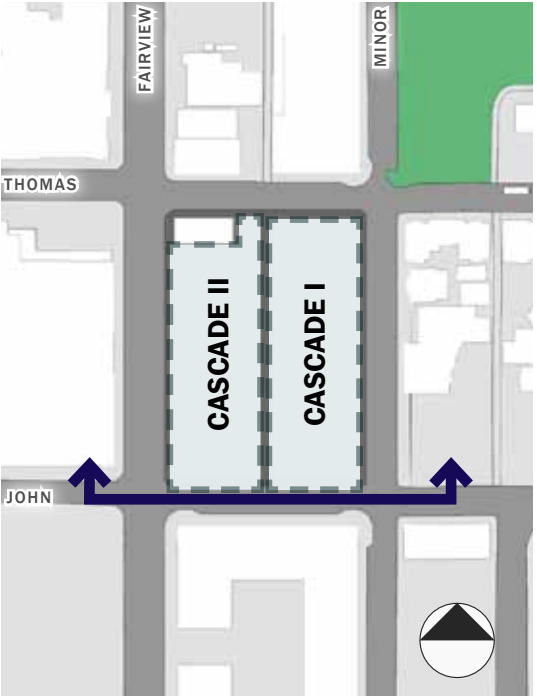


OPPOSITE PROJECT SITE





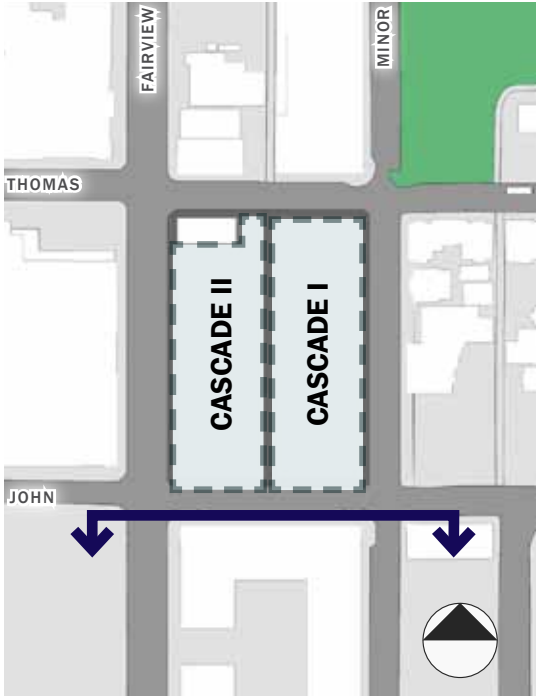
PROJECT SITE



OPPOSITE PROJECT SITE



OPPOSITE PROJECT SITE



SITE CONTEXT
STREETSCAPES - ALLEY



A

PROJECT SITE - ALLEY LOOKING WEST



PROJECT SITE - ALLEY LOOKING EAST

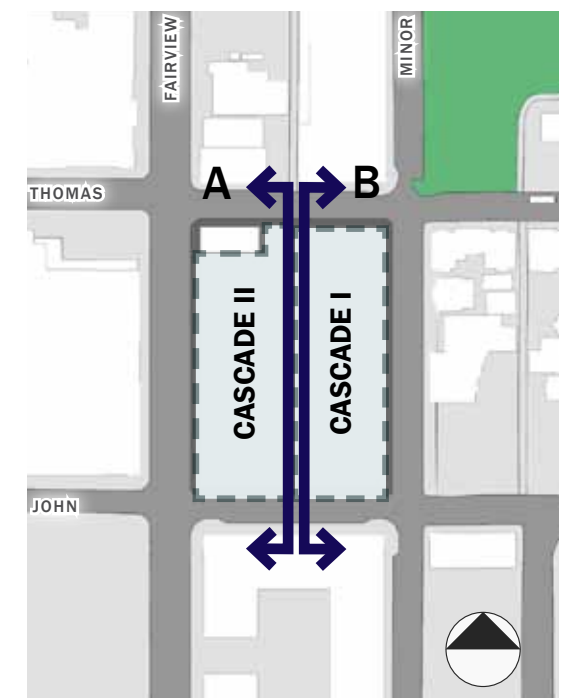


B

PROJECT SITE - ALLEY LOOKING WEST



PROJECT SITE - ALLEY LOOKING EAST



SITE CONTEXT
STREETSCAPES - MINOR



PROJECT SITE

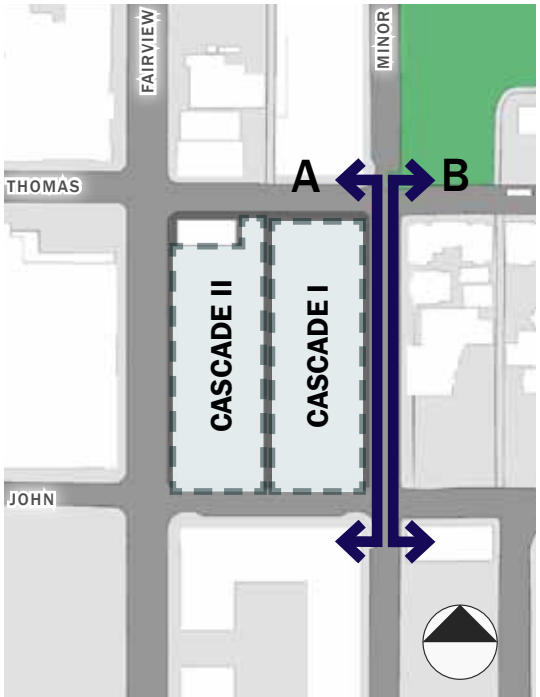


OPPOSITE PROJECT SITE

PROJECT SITE



OPPOSITE PROJECT SITE



DESIGN GUIDELINES

ATTACHMENT “B”

Attachment “B”
Application for Design Review
221 Minor Avenue N / 222 Fairview Ave N
DPD #3012798 / DPD #3013563

Please describe the proposal in detail, including types of uses; size of structure(s) location of structure(s), amount, location and access to parking; special treatment of any particular physical site features (vegetation, watercourses, slopes, e.g., etc.)

Cascade I (221 Minor Ave N):
The project is located at 221 Minor Avenue North. The proposal is to construct a 7 story mixed-use building with 16 ground-related units at grade, 248 apartments, common amenities, 4000 sf of commercial space, and below-grade parking for approximately 215-250 vehicles. Access to parking will be via the alley. The total area of the building is approximately 297,000 gsf. Construction of the project will require removal of a tree that is potential exceptional.

Cascade II (222 Fairview Ave N):
The project is located at 222 Fairview Avenue North. The proposal is to construct a 7 story mixed-use building with 8 ground-related units at grade, 12 live/work units, 205 apartments, common amenities, 2030 sf of commercial space, and below-grade parking for approximately 200-230 vehicles. Access to parking will be via the alley. The total area of the building is approximately 270,000 gsf.

The site is located in the South Lake Union Urban Center, in the Cascade Sub-Area, between Fairview and Minor Avenues and Thomas and John Streets. Fairview Avenue N is an arterial and Thomas Street is a Green Street and a Class 2 pedestrian street for the east half only (Cascade I). The project is dedicating two feet on each side to the alley, resulting in a 20-foot wide alley.

In the pending legislative rezone, Fairview Avenue N will become a Class 2 pedestrian street and John Street and Thomas Streets will become designated neighborhood green streets.

- Class 2 pedestrian Street: 60% facade transparency (elsewhere, requirement 30%)
blank facade max 40% (elsewhere, requirement 70%)
- Designated neighborhood green streets: 25 ft min facade height, retail uses in certain locations

The project includes curb bulbs at corners, sidewalk widening, street trees and planting strips.

KEY ISSUES

1. EXPAND THE USEABLE ROOF AREA, MAXIMIZE THE GREEN ROOFS AND PROVIDE MULTIPLE ROOF OVERLOOKS FOR RESIDENTS AND GUESTS.
2. CREATE A GATHERING SPACE AT THE NORTHEAST CORNER AND DEVELOP FACADE REFINEMENTS THAT ... CREATE A DISTINCTIVE COMPOSITION THAT DOES NOT DUPLICATE THE ADJACENT RESIDENTIAL WALLS.
3. DEVELOP THE MEWS AS A VALUABLE PEDESTRIAN CONNECTOR AND DEVELOP THE ALLEY TO BE SAFE, WELL-LIT AND OF QUALITY MATERIALS.
4. DEVELOP LIVE/WORK FRONTAGE ON FAIRVIEW TO BE FLEXIBLE TO ALLOW FOR COMMERCIAL USES, NOT PURELY RESIDENTIAL
5. RESIDENTIAL STOOP TRANSITIONS SHOULD PROVIDE A CAREFULLY DESIGNED COMBINATION OF LANDSCAPING, ENTRY SEQUENCE, PRIVACY LAYERING, AND USEABLE AREA FOR TABLE AND CHAIRS FOR EACH UNIT.
6. PROVIDE DESIGN RATIONALE FOR HOW FACADE TREATMENTS MIGHT VARY ALONG STREETS, COURTYARD, AND ALLEY.





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.

At the Early Design Guidance Meeting, the Board discussed expanding the usable roof area, maximizing the green roofs, and providing multiple roof overlooks for residents and guests.

Applicant’s response:

1. Building provides a setback at the northeast corner for an outdoor plaza, diagonally across from Cascade Park.
2. Massing at south (John Street) pulls back from street at upper floors to respond to concerns from adjacent residential building (Mirabella).
3. Roof decks provide opportunity for residents to enjoy views of cityscape, the Space Needle, and Lake Union. In response to the EDG, the roof deck design has been expanded to provide additional green space, pea patch planters, and an overlook on the northern end towards Cascade Park on the Minor Avenue side of the project.
4. Building massing is oriented primarily along east-west axes to maximize natural daylight opportunities while minimizing solar gain issues. Balcony decks are provided at south and west facades for additional shading.



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.

At the Early Design Guidance Meeting, the Board strongly supported creating a public gathering space at the northeast corner, and supporting this with façade refinements that make a stronger presence in the middle portion of the corner; perhaps carrying a façade treatment up from the commercial storefront, or creating a distinctive composition that does not duplicate the adjacent residential walls.

Applicant’s response:

1. A landscaped pedestrian mews at grade provides a through-block connection from Fairview Avenue to Minor. This provides an aggregate of 7500 sf of open space that will be an amenity to the neighborhood, with ground-related residential units, residential common spaces, and lobby entrances to provide human activity and is generously landscaped to provide a rich pedestrian experience.
2. Pedestrian-friendly streetscape amenities are provided.
3. The project provides a variety of setbacks around the building at the street level to accommodate a variety of uses:
 - the pedestrian mews described above, an entry courtyard for live/work uses,
 - a 7’-6” setback at other live/work spaces,
 - a 15’ setback at the retail at the NE and 10’ setback at the SW corner,
 - a 7’ and 10’ setback at townhouse units,
 - and a 6’ setback at the main lobby and adjacent four loft units.
3. The project proposes a targeted amount of retail space at the ground level, at the NE and SW corners where identified in the South Lake Union plan. These locations are the most conducive to successful retail use. Both retail spaces have generous setbacks at street level to allow activity to spill out to the sidewalk.
- * **KEY ISSUE** 4. In response to the EDG, the design of the façade of the building at the northeast corner has been developed to make it more distinct from the adjacent residential uses and to give it a stronger commercial appearance.

DESIGN GUIDELINES - EDG
CITY OF SEATTLE & SOUTH LAKE UNION

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.

At the Early Design Guidance Meeting, the Board supported the mews and alleys as valuable connectors and discussed the treatment of the alley needing to be safe, well-lit and quality materials. The Board also encouraged the live-work frontages along Fairview Avenue to be flexible for commercial uses and read as storefronts, not purely residential.

Applicant’s response:

1. The project provides a variety of setbacks at grade to encourage human activity on the street (see A-2 above). These setbacks are attractively landscaped and designed to accommodate use such as patio chairs and planters.
2. The main retail space at the NE corner is designed with garage doors to allow the space to open up in nice weather.
3. The live/work courtyard provides a focus of human activity that both provides for a cluster of commercial activity in the “work” uses and also opportunity for privacy and relief from the arterial for the “live” uses.
4. The live/work uses along Fairview are designed with a commercial storefront façade.
5. The pedestrian mews is designed for a balance of visibility and “eyes on the street” for safety and security, as well as creating defensible space and a sense of outdoor rooms with layers of landscaping. The mews will be well-lit with catenary lighting and ground-level lighting. The mews will be open during the day; after-hours it will be secured by a gate that is well-integrated into the landscape design to maintain security for residents.

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.

At the Early Design Guidance Meeting, the Board discussed at length the importance of the stoop transitions along the John, Minor and Thomas Street townhouse frontages. The Board encouraged the applicants to ensure the setback along Minor Street accommodates landscaping and a usable area for small tables and chairs for each unit, and that might require enlarging the setback to 7-8 feet wide. The Board recognized the building above may overhang the widened setback, as long as the setback is 2 stories in height, to afford adequate light and scale to the stoops.

Applicant’s response:

1. The project provides a variety of stoop setbacks around the project, described under A-2 above.
- * **KEY ISSUE** 2. In response to the EDG, the setback for most of the units along Minor has been increased to 6-7 ft.





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.



At the Early Design Guidance Meeting, the Board discussed the importance of the modulations shown in Option C , along all three streets, to moderate the bulk, improve daylight penetration, and create scale along the lengthy frontages.

Applicant's response:

1. The project uses massing and separation between structures to significantly break down the scale of the building, provide courtyards that maximize the penetration of light and air, and connections at the street level.
2. At 85 feet, the project provides a good step-down transition from the adjacent 125-foot Mirabella to the south and is well below the future zoning potential of other properties on Fairview, which will allow residential towers up to 240 feet.
3. The design does not maximize the 85 foot height envelope everywhere; rather it provides architectural penthouse features at the south and north ends where appropriate. At the south end, the penthouse provides a visible marker at the major vehicular corner of Fairview and John Street. At the north end, the penthouse addresses Cascade Park.
4. The entire project is set back from the north property line and Thomas Street to less the shadow impacts on this Green Street and to minimize shadows to Cascade Park. The penthouse elements described above are set back from the edge to lessen shadow impacts.



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.

At the Early Design Guidance Meeting, the Board discussed the importance of the modulations shown in Option C , along all three streets, and requested that the next meeting include a design rationale for how façade treatments might vary along streets, courtyards and alley, to moderate the repetition of the full-block mid zone.

Applicant's response:

1. The dynamic shape of the massing is derived from perceived patterns of movement in the neighborhood and the immediate context. The immediate context of the neighborhood contains buildings constructed over a variety of periods in a variety of styles. Most notably, South Lake Union has become host to a number of vibrant contemporary designs at the Amazon campus, the University of Washington Medicine campus. In the interplay of offset windows, the fenestration of the building takes inspiration from recent nearby projects: Alley 24 and Seattle Cancer Care Housing.
2. The project incorporates the grassroots, sustainable character of the Cascade neighborhood in the diversity of landscaped open spaces at grade, green walls, green roofs and pea patches.

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.

At the Early Design Guidance Meeting, the Board discussed expanding the usable roof deck, and the green roof area, both with an attractive “fifth elevation” design.

Applicant’s response:

- 1. The project massing is a dynamic form, drawing on perceived patterns of movement through the neighborhood. The façade design complements the horizontal movement of the form, with a consistent language of horizontally-oriented openings and offsets that give the façade a sense of movement. The façade uses two distinct architectural patterns – one with a horizontal offset pattern and one with a stacked pattern. The horizontal offset pattern is used to focus from the NE/SW corners into the through-block mews. The more quiet stacked pattern elsewhere serves as a counterpoint.
- 2. The building has clearly articulated parts of base, middle, and top, in a well-unified building form. The roofline is clearly distinguished from the façade walls.
- * **KEY ISSUE** 3. In response to the EDG, landscaping at the rooftop has been expanded as much as possible on a wood-framed structure.

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.

At the EDG meeting, the Board applauded that all proposed parking is below grade.

Applicant’s response:

- 1. The building entries are clearly identifiable and accessed from the pedestrian mews. The mews will be well lighted with catenary lighting, bollard lighting, and other low-level landscape lighting. Landscape layers provide a sense of quiet and urban refuge.
- 2. As described in A-2 above, the project provides a diversity of open spaces and entry stoops, each tailored to the adjacent use (retail space, live/work, or ground-related dwelling unit).
- 3. Curb bulbs are proposed at Thomas/Minor, John/Minor, and John/Fairview intersections to create an attractive, pedestrian-oriented street experience.
- 4. Parking is all contained in below-grade garages accessed from the north end of the alley.
- * **KEY ISSUE** 5. In response to EDG, the design has been developed to encourage pedestrian use of the southern end of the alley while keeping vehicular uses at the northern end. Additional setbacks for landscaping and catenary lighting are provided to enhance the pedestrian environment and connect the pedestrian mews to John Street.





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.

At the Early Design Guidance Meeting, the Board discussed at length the importance of the stoop transitions along the John, Minor and Thomas Street townhouse frontages. The Board encouraged the applicants to ensure the setback along Minor Street accommodates landscaping and a usable area for small tables and chairs for each unit, and that might require enlarging the setback to 7-8 feet wide. The Board recognized the building above may overhang the widened setback, as long as the setback is 2 stories in height, to afford adequate light and scale to the stoops.

Applicant response: see A-6 above



D-8 Treatment of Alleys

The design of alley entrances should enhance the pedestrian streetfront.

At the Early Design Guidance Meeting, the Board noted that the alley treatment should re-inforce pedestrian activity, and especially the south portion up to the mews should have a residential feel, with windows/eyes on the alley, and quality materials that wrap from the street into the south alley and mews.

Applicant's response:

1. The through-block pedestrian mews is designed with clear sight lines and opportunities for eyes on the street. The mews contains a careful balance of landscaping that includes layers of ornamental trees and plantings at different heights that provide a sense of an outdoor room while maintaining visibility for security. The mews is well lighted with building lighting, catenary lighting, bollards, and low-level landscape lighting. The mews will also be secured after hours by artistic gate elements that are well-integrated into the landscape design. The mews has good “eyes on the street” from the management office, main lobby, and residential amenities on the mews, as well as the residential units that have entry stoops on the mews.

2. The project itself, in bringing residential density to this block, will contribute to a quiet sense of 18-hour public activity and counteract the sense of absence that is currently experienced in the neighborhood when the office workers go home. The project perimeter includes a variety of these ground-related dwelling units that will contribute to the sense of a resident community.

*** KEY ISSUE** 3. In response to the EDG, the south end of the alley (as described above) has been developed with additional landscaping and catenary lighting, and the high quality materials continue into the alley from John Street. The uses at the intersection of the alley and the mews have been provided with windows wrapping the corner for better sightlines.



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.

At the Early Design Guidance Meeting, the Board recommended that the mews, stoop setbacks and portions of the alley provide an enhanced public realm for pedestrians, and these areas should incorporate quality, sustainable landscape features, reinforcing a special restful, residential character along the mews and in the Fairview courtyard.

Applicant’s response:

1. As described in A-2 and elsewhere, the project includes a hierarchy of open spaces and stoops at a diversity of scales, and the landscaping is appropriate to each condition.
2. Street trees have been carefully selected and are appropriate to the neighborhood context. The street trees on John Street will match those on the Mirabella side to create a balance appropriate to a street named a “festival street” in the Urban Design Framework.
3. Thomas Street is a Green Street and includes landscaping that flanks the sidewalk on two sides to create a layered effect that also provides a green edge to the plaza space along Thomas.
4. Enhanced landscaping elements such as raised planters, wooden bench seating pieces, and stone are used artfully in the landscape while also providing a functional purpose along Thomas as opportunities for respite or informal gathering of pedestrians. Street trees are proposed to match those across Thomas to provide a cohesive tree canopy.

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.

Applicant’s response:

1. The project includes generously landscaped open spaces. The western end of the pedestrian mews on Fairview is under cover of the building mass above, and as such will incorporate artistic, durable hardscaping and other sculptural elements in addition to landscaping.
2. Vertical landscape elements are integrated in the mews to contribute to a restful, urban oasis feeling.
3. Gate elements will include artistic elements that enhance the lush landscape character. Planter walls will incorporate seat tops and paving patterns will play off of the geometries within the space to create the effect of rooms along the mews.

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.

Applicant’s response:

1. The roof deck is configured to take advantage of views to the west and to Lake Union to the north.
2. As described above, Thomas Street is a Green Street, with generous landscaping.
3. Large, existing trees along Fairview will be retained. New street trees are proposed to enhance the other frontages and create cohesiveness along the streets. A second layer of flowering trees along John will provide a seasonal burst of color which will enhance the views from the Mirabella.



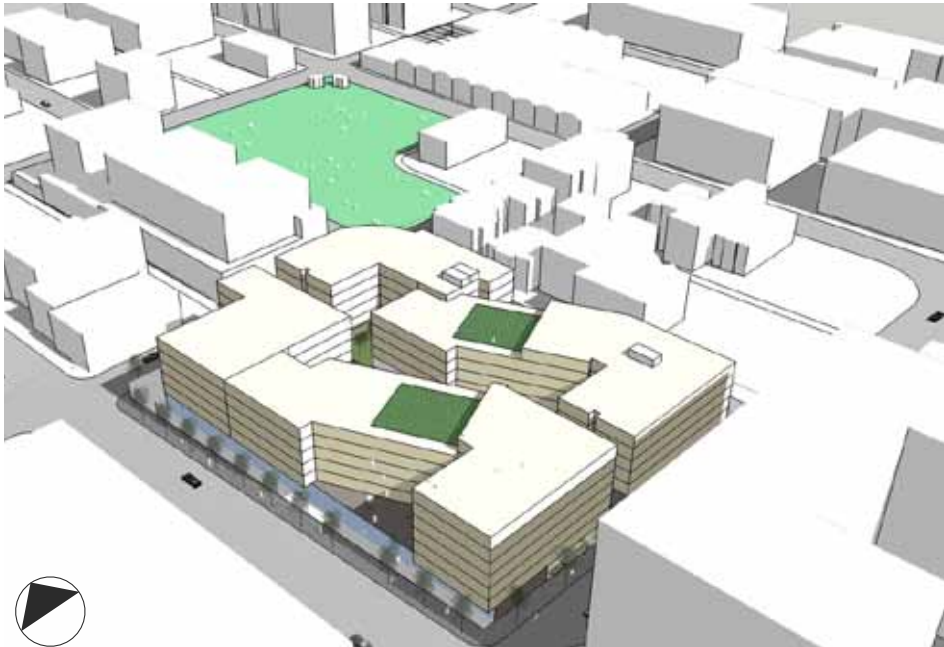


OPTION A

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 sun-light

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

SITE CONCEPT

NODE & PATH | PATCH & STRING: OPPORTUNITIES

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

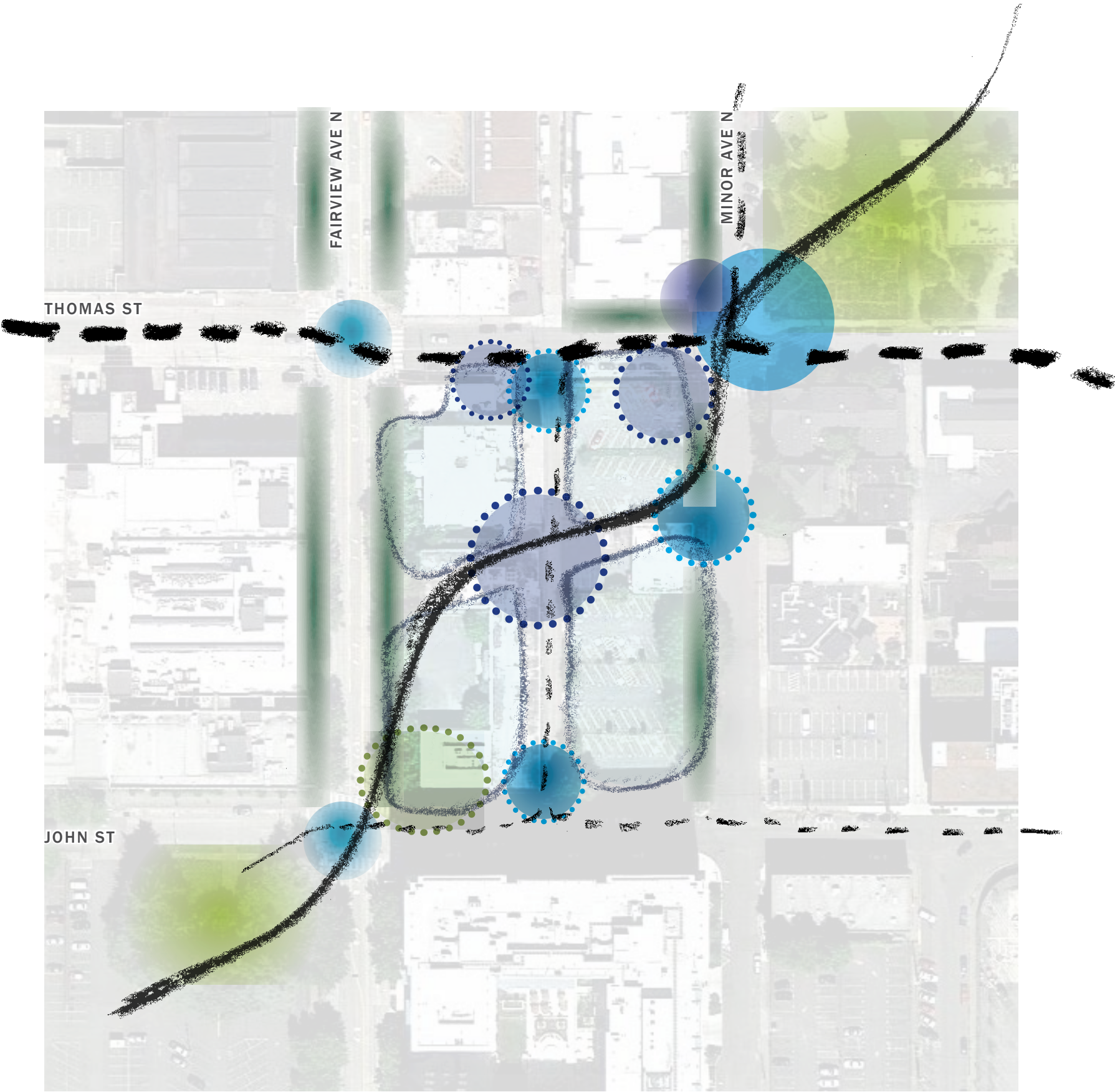
Green Space//Landscaped Streetscapes: typically amenity spaces or streets defined by trees/art/landscaping.

Public Plazas//Active Space//Open Space: typically activated by commercial/retail space.

Gateways//Crossings: typically defined by intersections of activity: mid-block crossings, entrances into patches, pedestrian intersections.

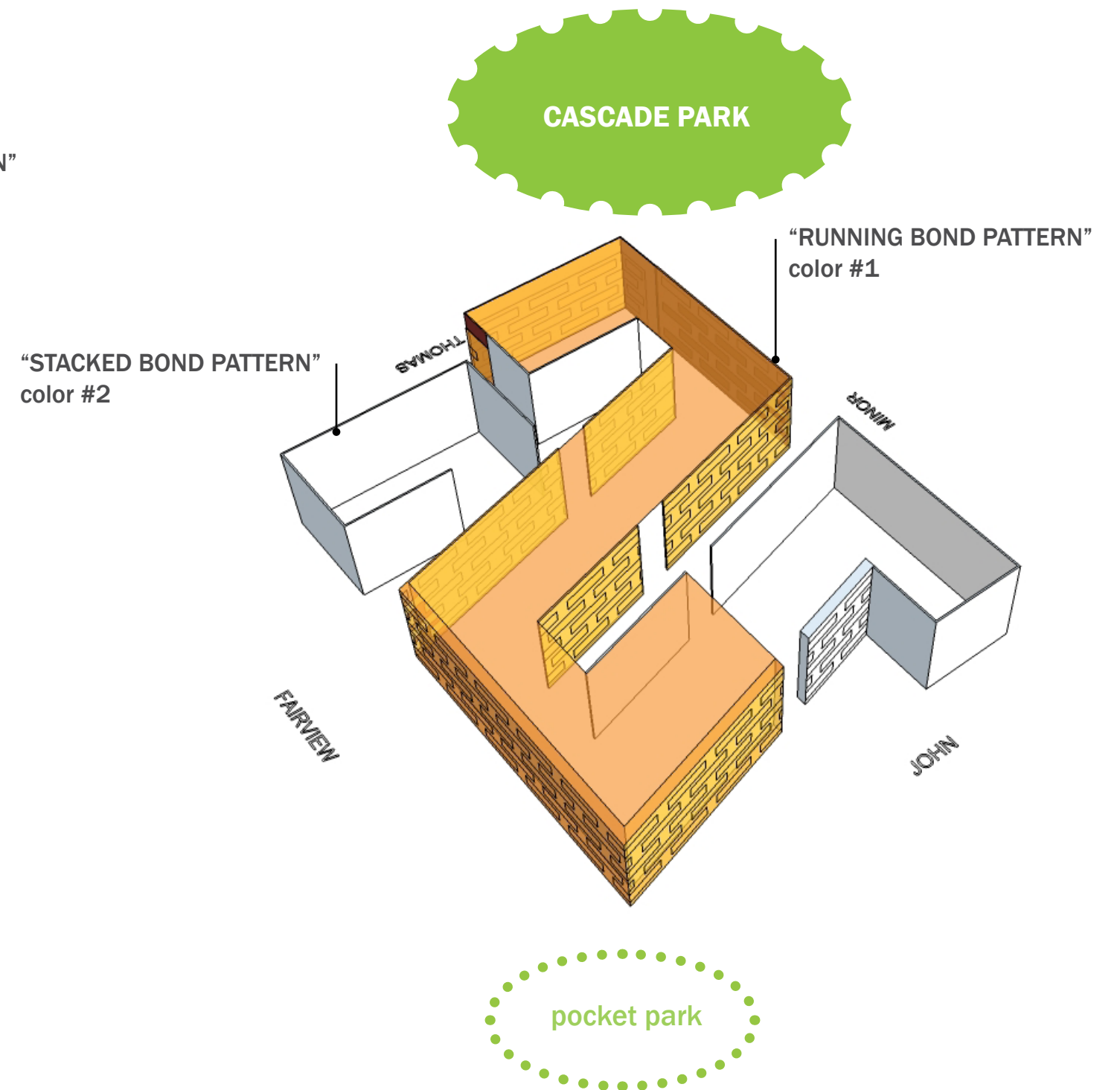
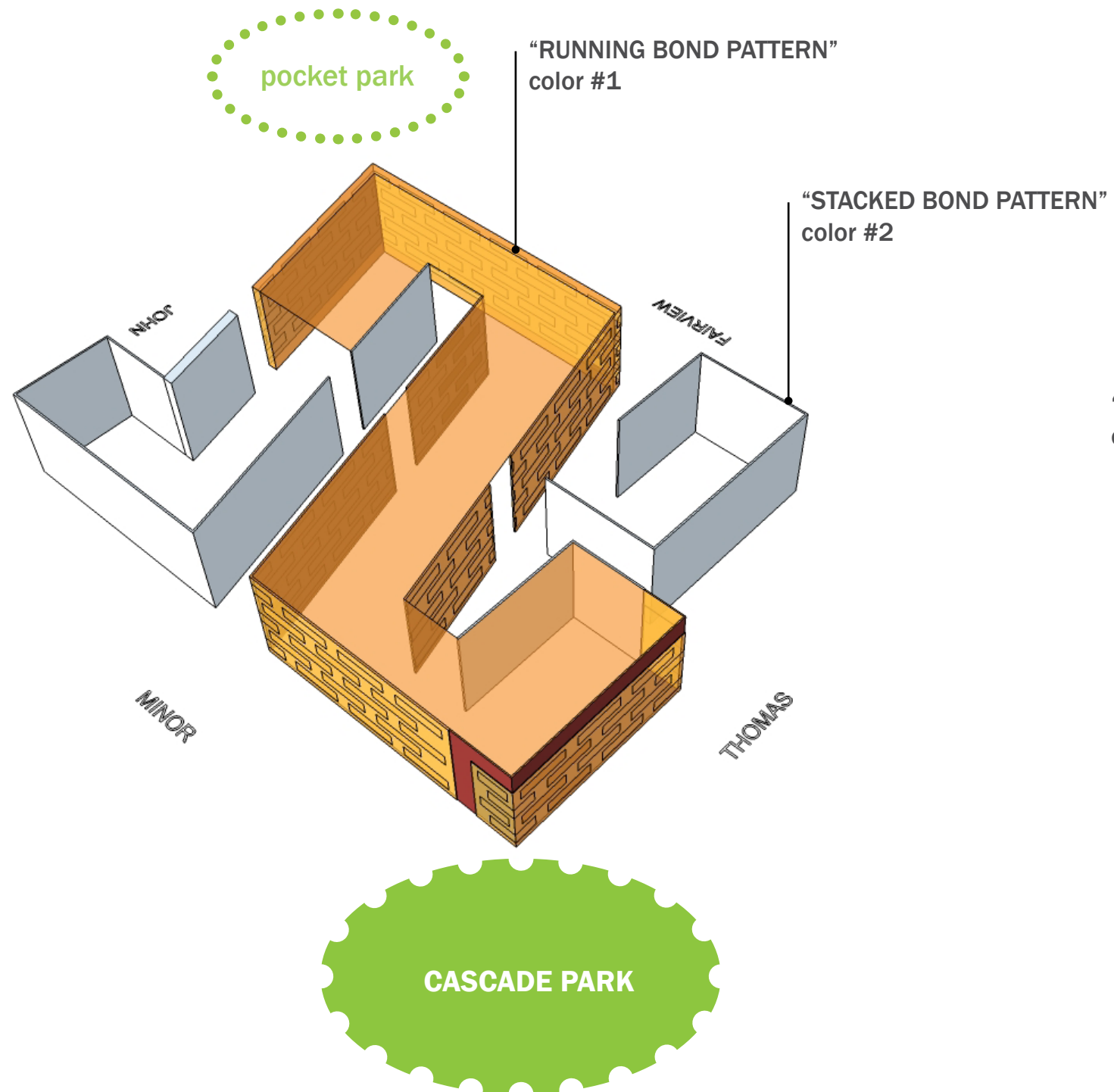
PATHS//STRINGS

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

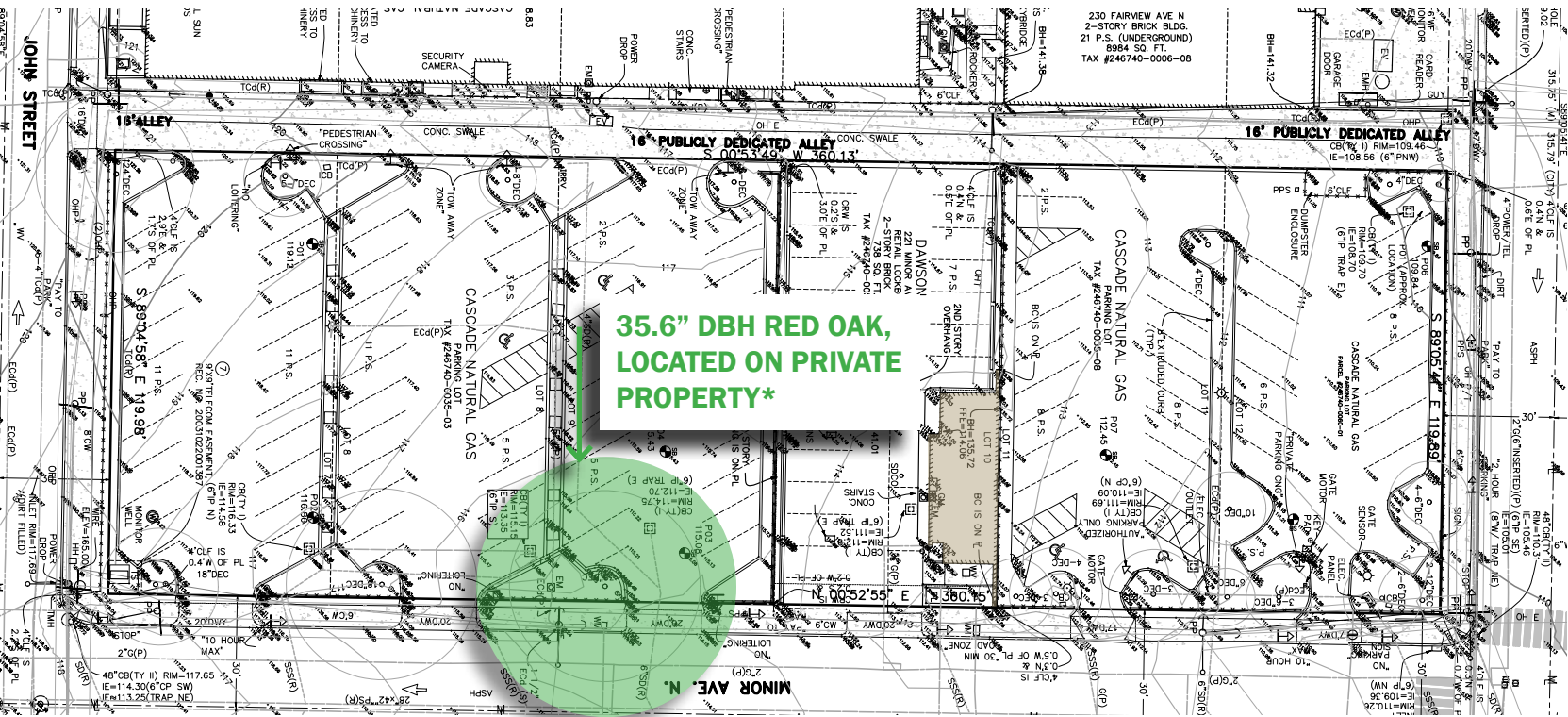


BUILDING CONCEPT

DIAGRAM FOR FACADE SKIN TREATMENT / MODULATION



EXCEPTIONAL TREE
CASCADE I



* originally identified as 30" on survey; 30" is the "exceptional" threshold

ANTICIPATED IMPACTS TO TREE DUE TO DEVELOPMENT:

- 1. CANOPY PRUNING
- 2. ROOT PRUNING
 - INCLUDING FUTURE UTILITY WORK BY SCL
- 3. DEMOLITION STRESS (REMOVAL OF ASPHALT PARKING LOT)
- 4. CONSTRUCTION STRESS

ARBORIST-RECOMMENDED TREE PROTECTION ZONE DEFINED AS FEEDER ROOT ZONE
= 84 FT DIAMETER

EXCERPT FROM ARBORIST REPORT:



Photo # 4: Summer view of the Red Oak looking south

Note that the entire top center and top left portions of the canopy have been removed for current utility line clearance

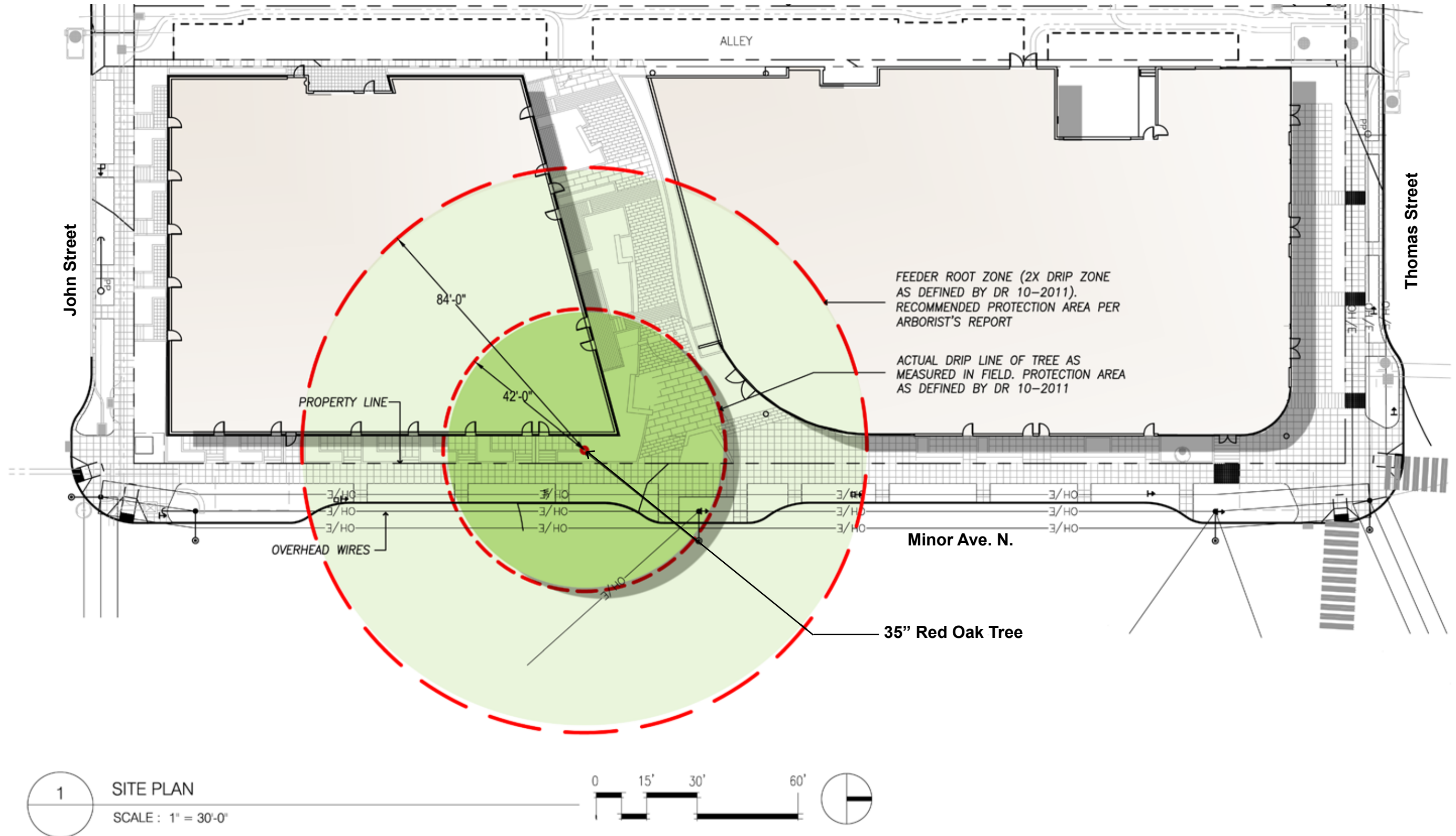
Area to be pruned for the move of the wires

Area to be pruned to conform to City Street standards

This will remove the majority of the eastern canopy.

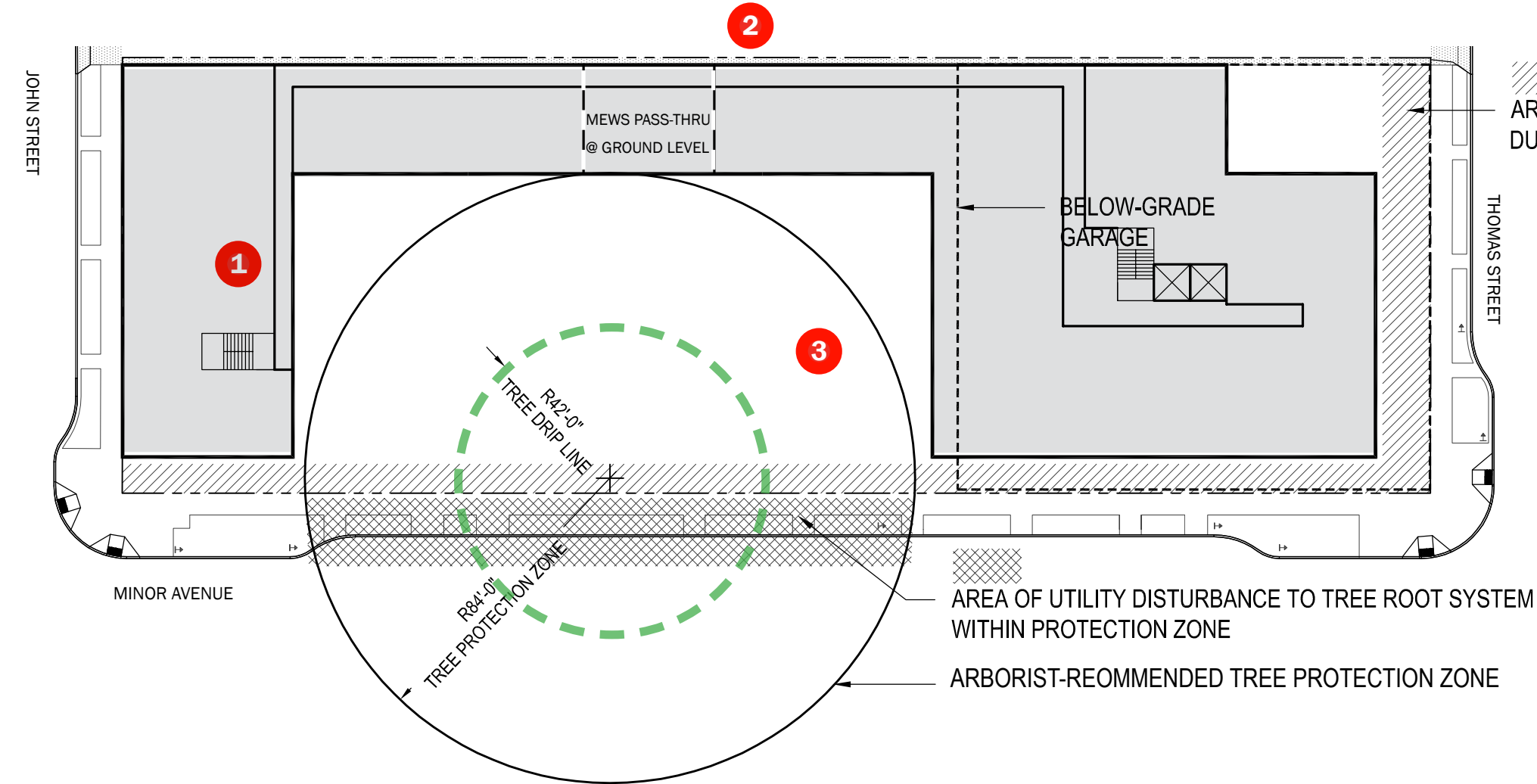


EXCEPTIONAL TREE TREE PROTECTION ZONE DIAGRAM



EXISTING TREE DIAGRAM

EXCEPTIONAL TREE
MASSING OPTION PRESERVING TREE



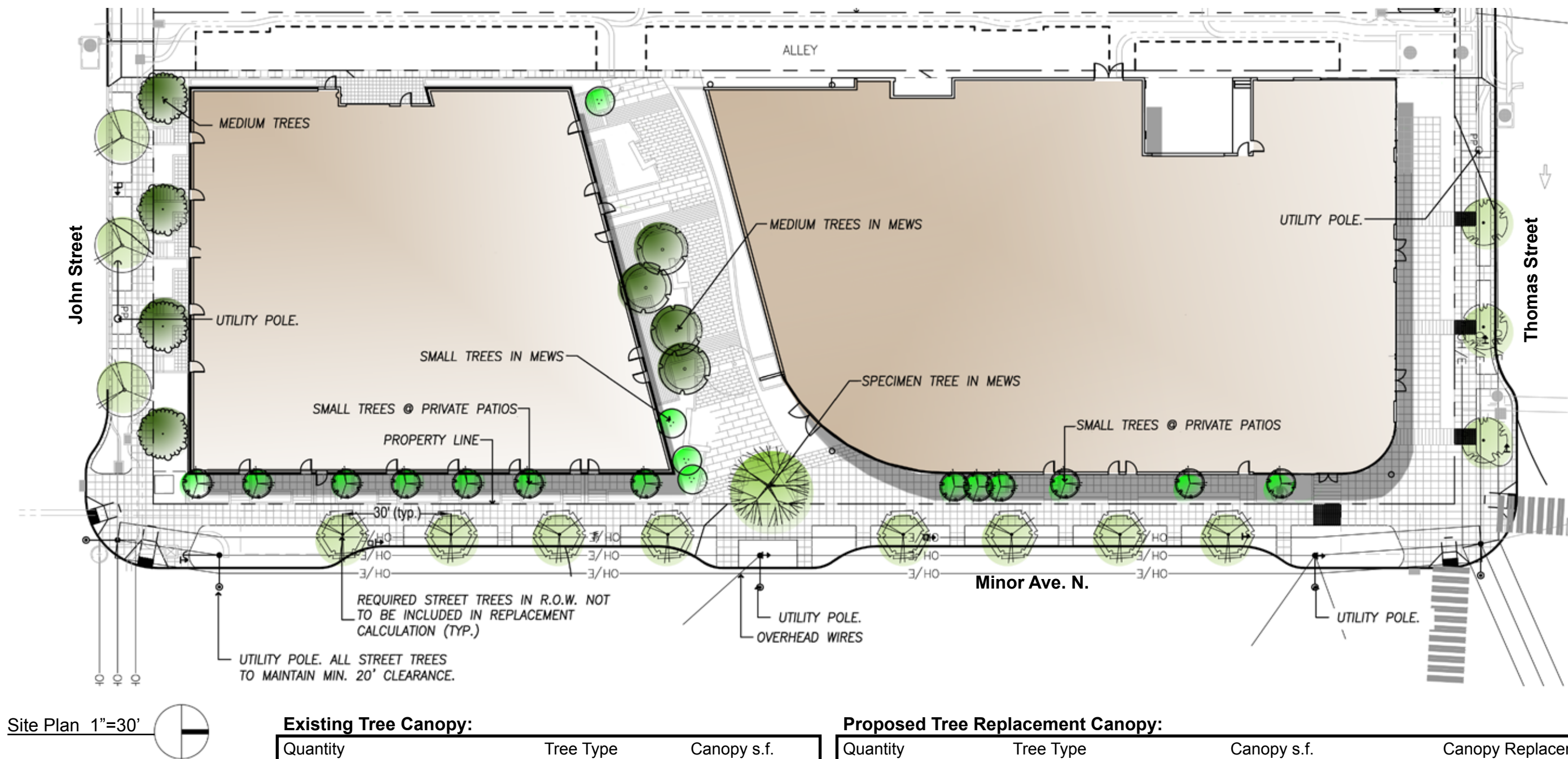
- NEGATIVE DESIGN IMPACTS IF TREE IS TO BE PRESERVED (AND SURVIVE):**
- 1 LOSE STOOPS/SETBACK ALONG JOHN STREET TO MAKE UP FOR LOST AREA
 - 2 LARGE 7-STORY MASSING WALL ALONG ALLEY WITHOUT ANY MODULATION OR RELIEF
 - 3 VERY LITTLE LANDSCAPING/HARDSCAPING CAN BE DONE IN THE TREE PROTECTION ZONE - DEMOLITION OF ASPHALT PARKING LOT WILL CAUSE STRESS TO ROOTS

Exceptional Tree - site analysis

	Generic	Proposed Scheme	%	Preserving Tree	%
1. Buildable Footprint at Grade	37,213 sf	31,797 sf	85%	21,794 sf	59%
2. Typical Upper Floor (residential)	31,631 sf	30,965 sf	98%	22,265 sf	70%
3. Below Grade Parking Garage	39,405 sf	39,405 sf	100%	15,210 sf	39%
4. TOTAL BUILDING AREA	302,328 sf	288,166 sf	95%	170,123 sf	59%

MASSING DOES NOT MEET OWNER’S DEVELOPMENT OBJECTIVE





Existing Tree Canopy:

Quantity	Tree Type	Canopy s.f.
1	Existing Red Oak	*3,878 s.f.

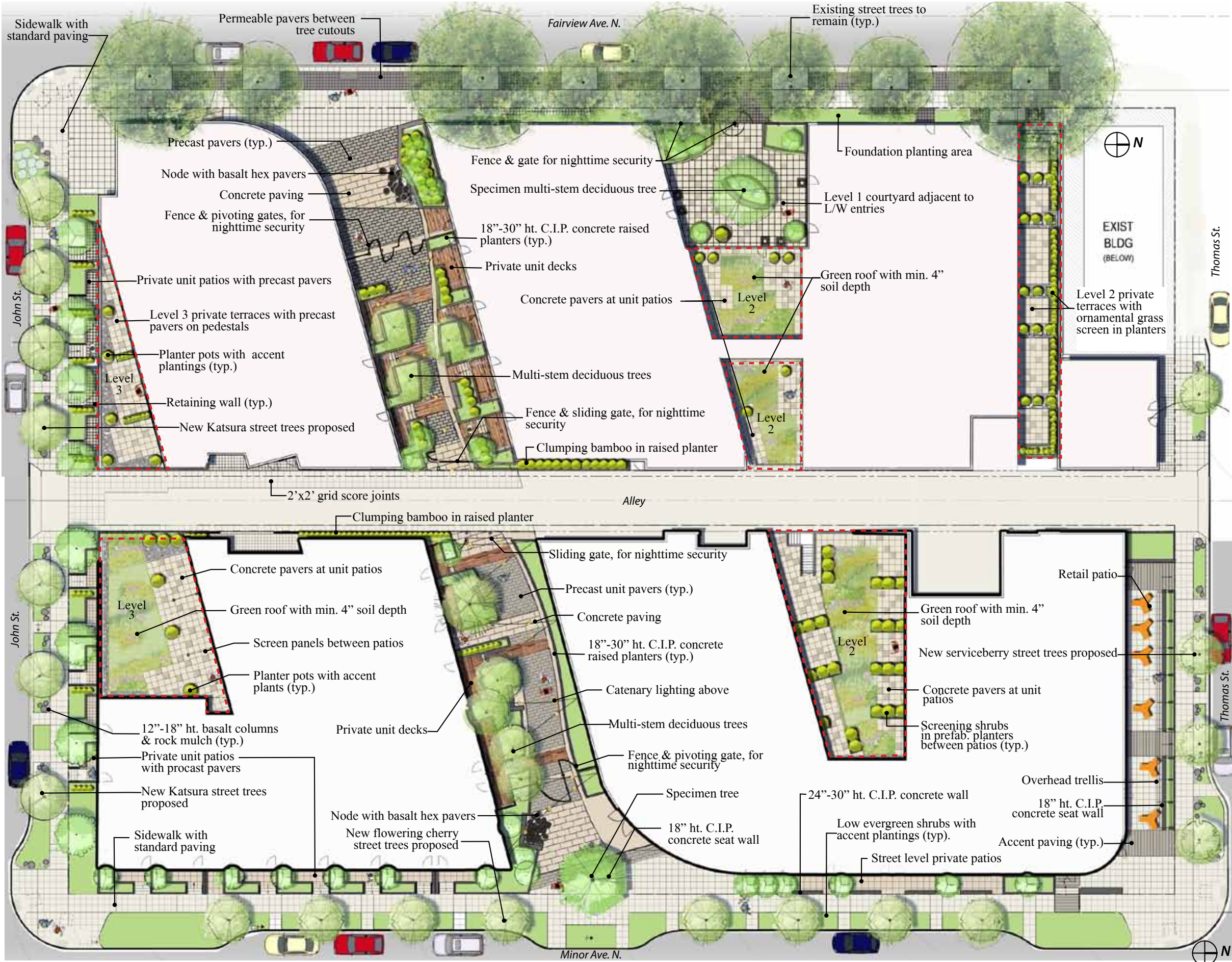
* Existing canopy remaining after pruning

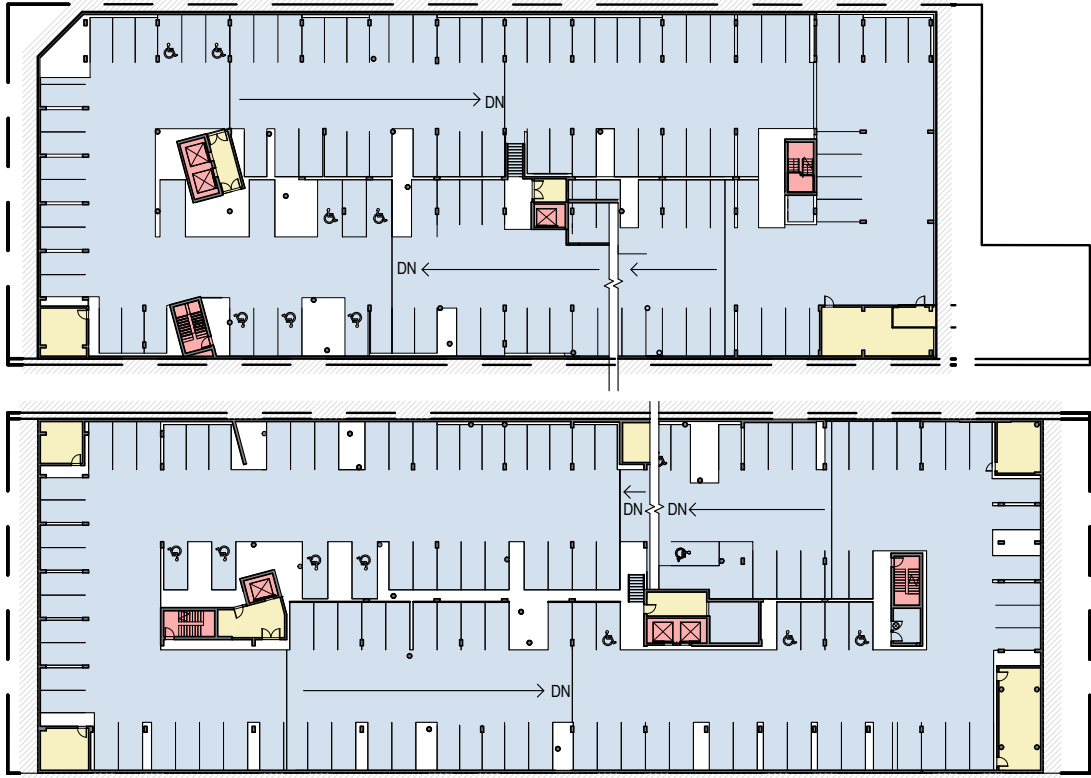
Proposed Tree Replacement Canopy:

Quantity	Tree Type	Canopy s.f.	Canopy Replacement
17	Small Deciduous Tree	80 s.f.	1,360 s.f.
8	Medium Deciduous Tree	314 s.f.	2,512 s.f.
1	Specimen Deciduous Tree	380 s.f.	380 s.f.
Total Proposed Canopy Replacement:			4,252 s.f.

PROPOSED TREE PLAN

PLANS
LANDSCAPE PLAN





P1 - LEVEL PARKING PLAN



P2 - LEVEL PARKING PLAN

- RETAIL / LW
- TOWNHOUSE
- RESIDENTIAL
- VERTICAL CIRC.
- LOBBY/CIRC/MECH
- PARKING



- RETAIL / LW
- TOWNHOUSE
- RESIDENTIAL
- VERTICAL CIRC.
- LOBBY/CIRC/MECH
- PARKING



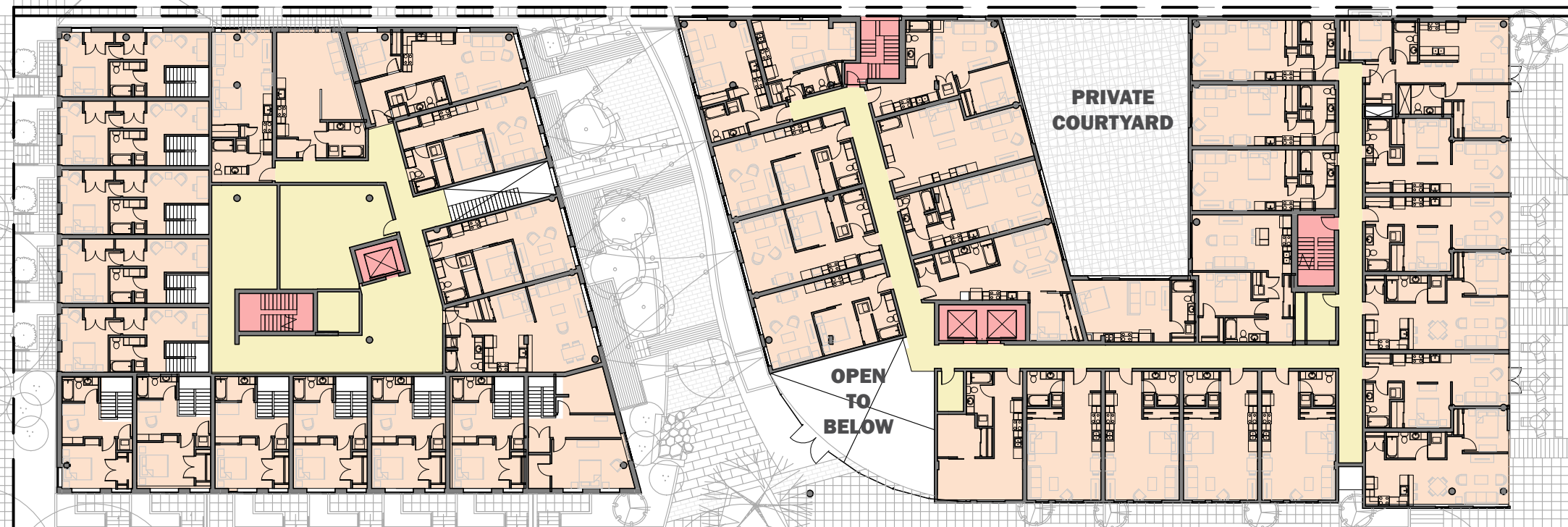
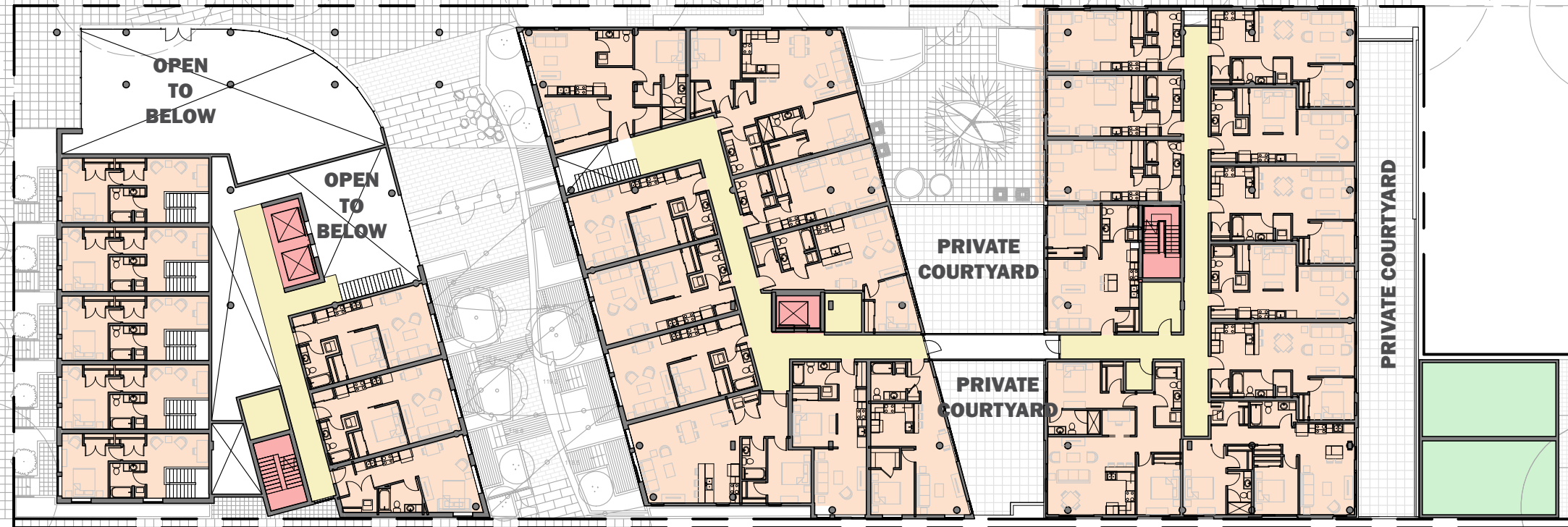
IN PROGRESS

PLANS
GROUND LEVEL



PLANS LEVEL 2

- RETAIL / LW
- TOWNHOUSE
- RESIDENTIAL
- VERTICAL CIRC.
- LOBBY/CIRC/MECH
- PARKING



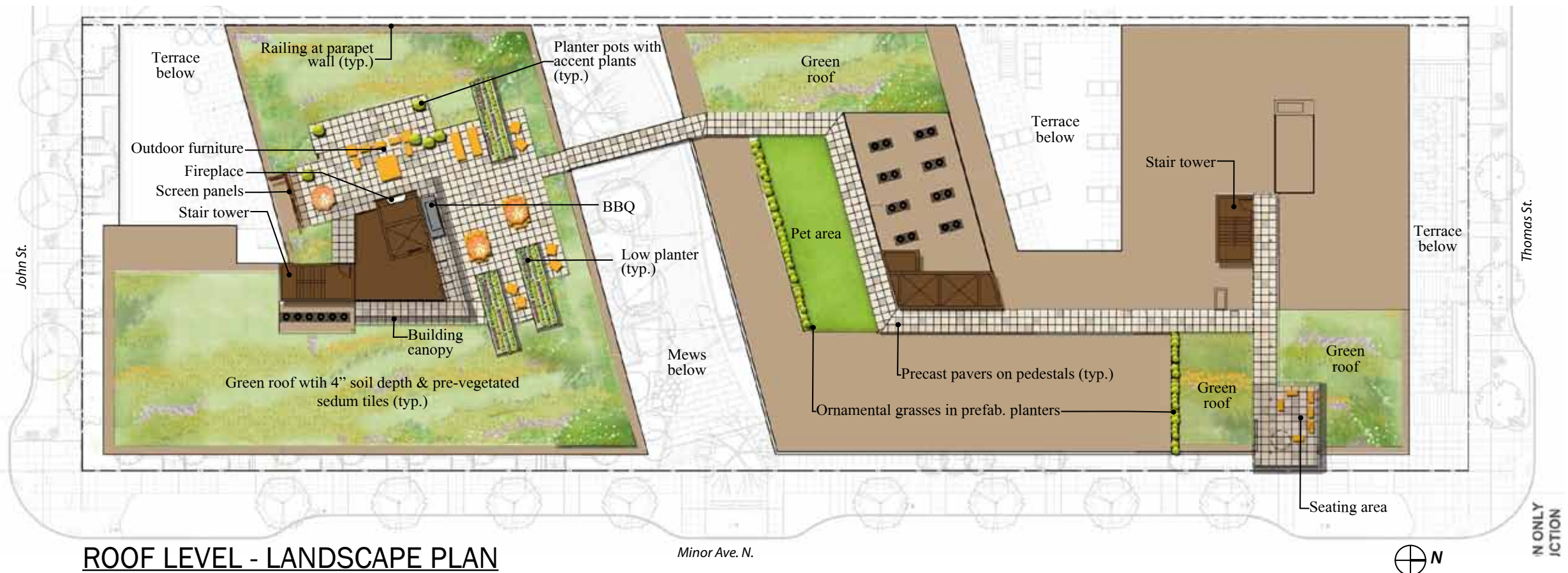
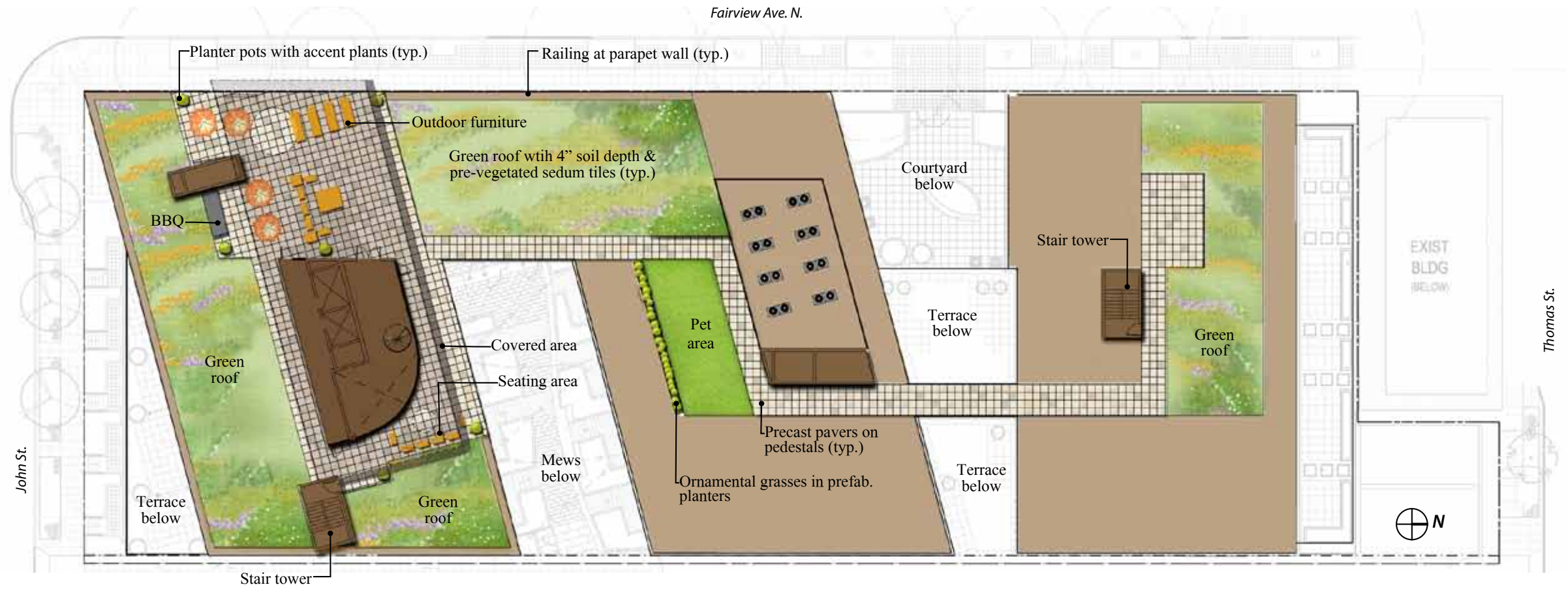
L2 - LEVEL PLAN



PLANS
TYPICAL RESIDENTIAL LEVELS



PLANS
ROOF LEVEL



ROOF LEVEL - LANDSCAPE PLAN

Minor Ave. N.

ELEVATIONS

FAIRVIEW & THOMAS



FAIRVIEW AVENUE - ELEVATION



THOMAS STREET - ELEVATION

ELEVATIONS
MINOR & JOHN



MINOR STREET - ELEVATION



JOHN STREET - ELEVATION

ELEVATIONS

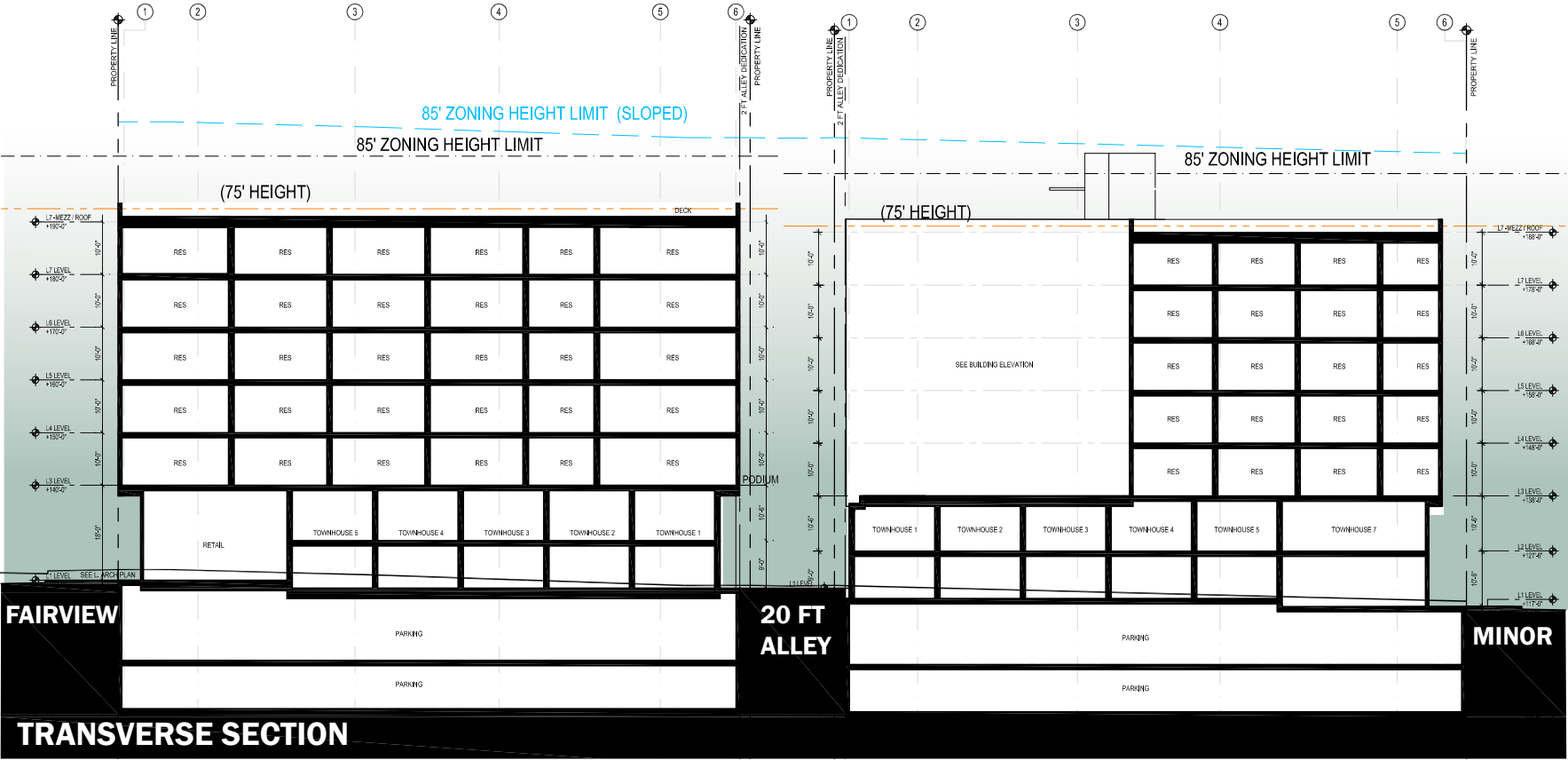
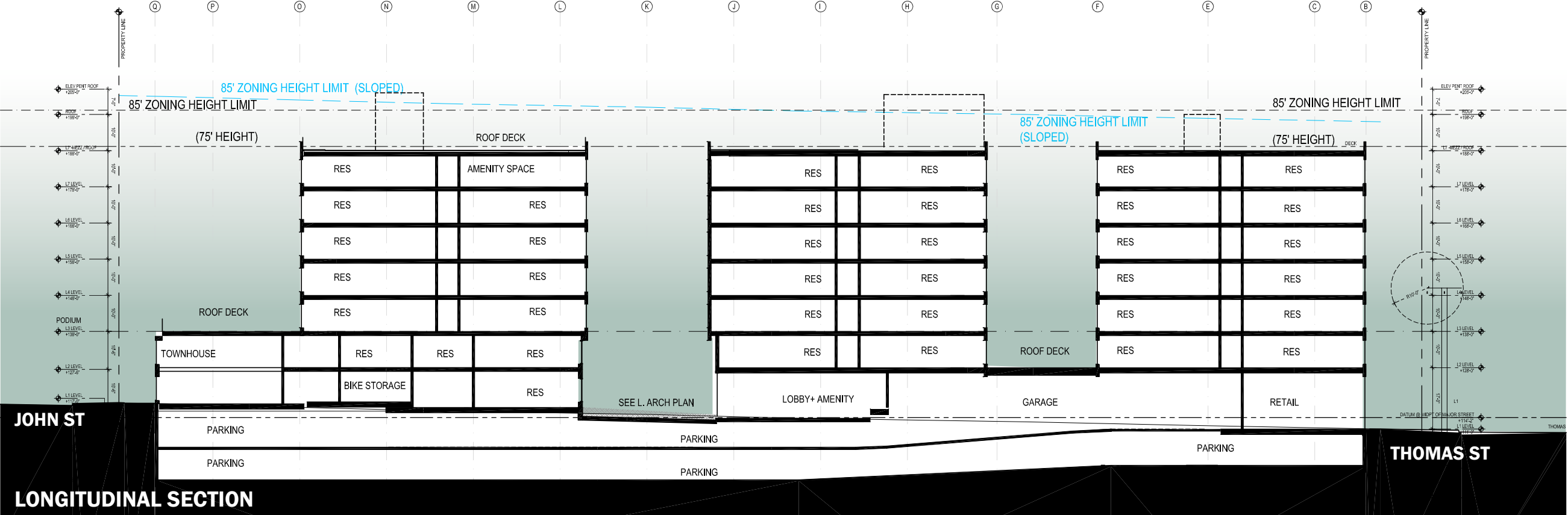
PEDESTRIAN THROUGH-BLOCK CONNECTION



PEDESTRIAN MEWS - SOUTH ELEVATION



PEDESTRIAN MEWS - NORTH ELEVATION

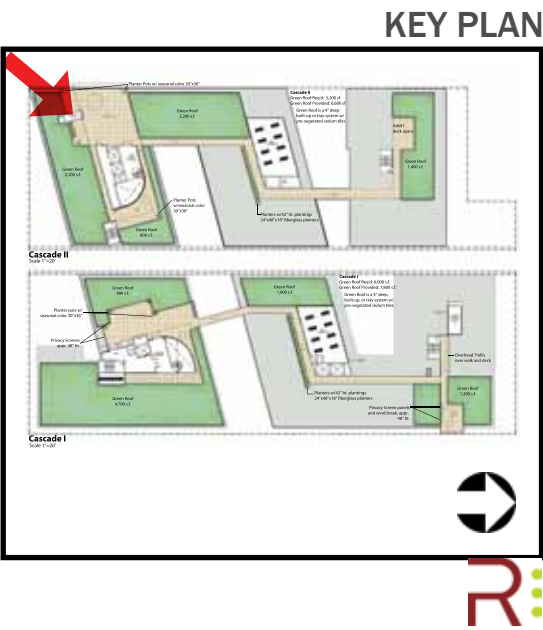


See proposed change to height measurement as part of South Lake Union Rezone, page 4.

PERSPECTIVES
AERIAL FROM SOUTHWEST



AERIAL VIEW FROM SOUTH WEST LOOKING TOWARDS CAPITOL HILL





AERIAL VIEW FROM NORTH WEST LOOKING TOWARD MIRABELLA

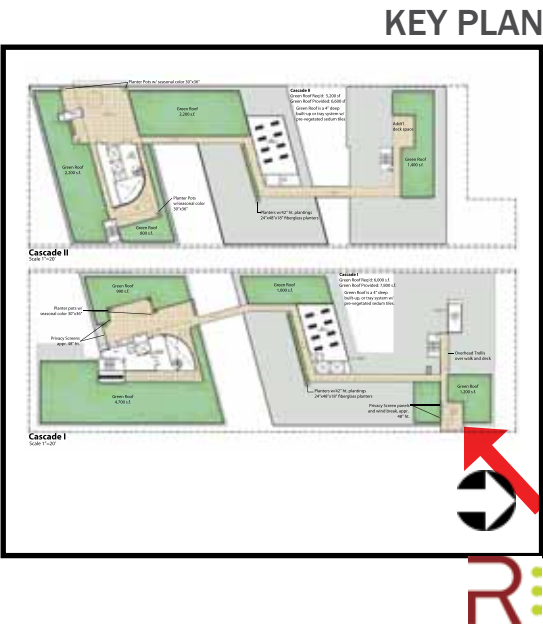
KEY PLAN



PERSPECTIVES
AERIAL FROM NORTHEAST



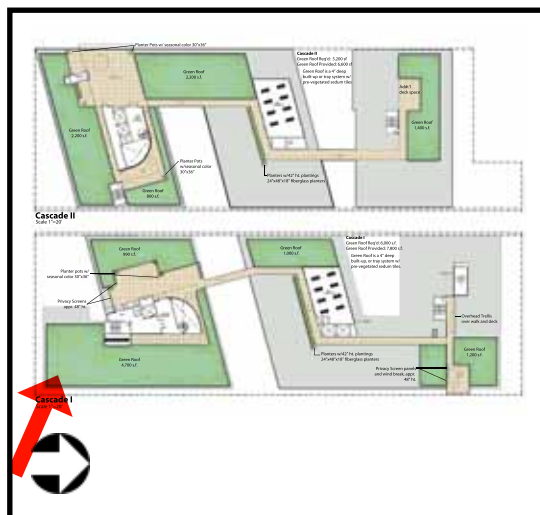
AERIAL VIEW FROM CASCADE PARK LOOKING TOWARDS BELLTOWN





AERIAL VIEW FROM SOUTH EAST LOOKING TOWARD QUEEN ANNE HILL

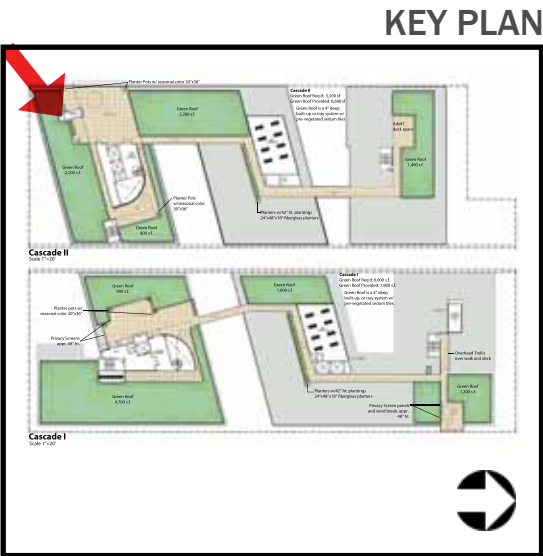
KEY PLAN



PERSPECTIVES
GROUND LEVEL - CORNER OF FAIRVIEW / JOHN



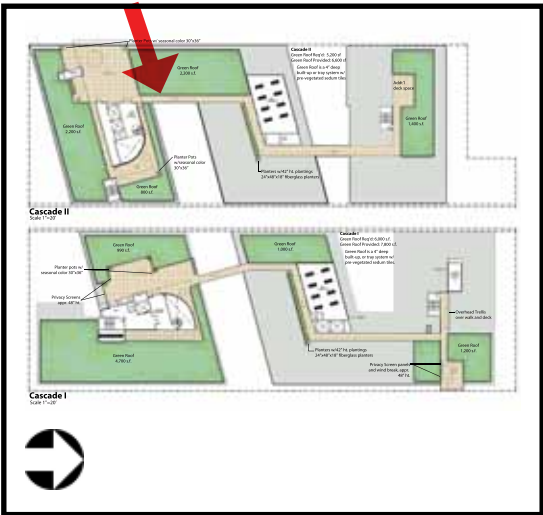
VIEW FROM SOUTH WEST CORNER LOOKING NORTH EAST





VIEW OF FAIRVIEW PEDESTRIAN MUSE ENTRY LOOKING EAST

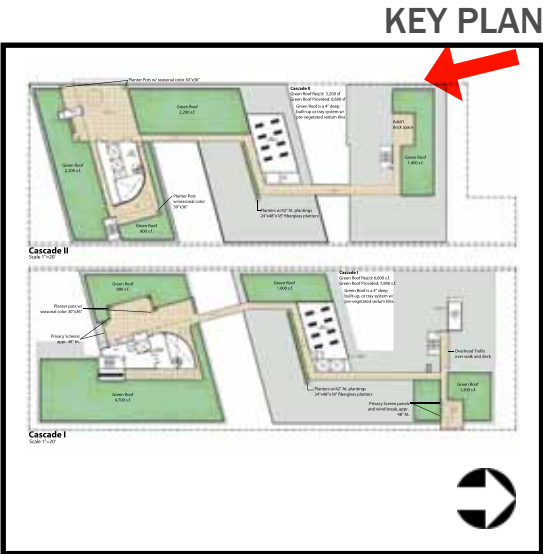
KEY PLAN



PERSPECTIVES
VIEW ALONG FAIRVIEW



VIEW FROM NORTH WEST CORNER LOOKING SOUTH EAST



PERSPECTIVES LIVE / WORK COURTYARD GATES

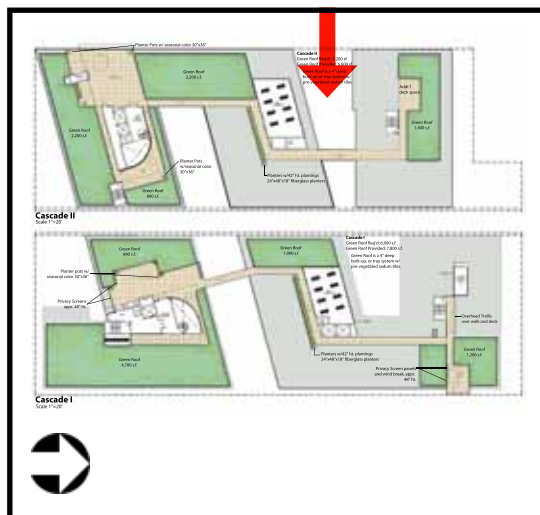


FAIRVIEW COURTYARD GATE - OPEN POSITION - PEDESTRIAN LEVEL



FAIRVIEW COURTYARD GATE - CLOSED POSITION - PEDESTRIAN LEVEL

KEY PLAN



PERSPECTIVES
MEWS GATES @ FAIRVIEW AVE

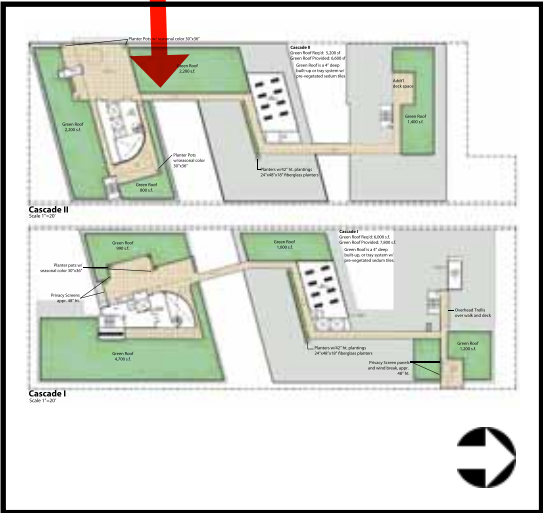


FAIRVIEW PEDESTRIAN MEWS GATE (LOOKING WEST) - CLOSED POSITION - PEDESTRIAN LEVEL



FAIRVIEW PEDESTRIAN MEWS GATE (LOOKING WEST) - OPEN POSITION - PEDESTRIAN LEVEL

KEY PLAN



PERSPECTIVES

PREFERRED SCHEME - MEWS GATES @ ALLEY

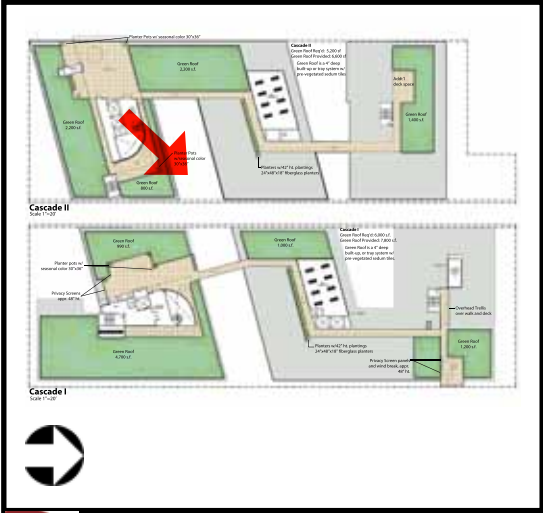


MEWS GATES @ ALLEY - PREFERRED SCHEME - CLOSED CONFIGURATION



MEWS GATES @ ALLEY - PREFERRED SCHEME - CLOSED CONFIGURATION

KEY PLAN



PERSPECTIVES

ALTERNATE SCHEME - MEWS GATES @ ALLEY

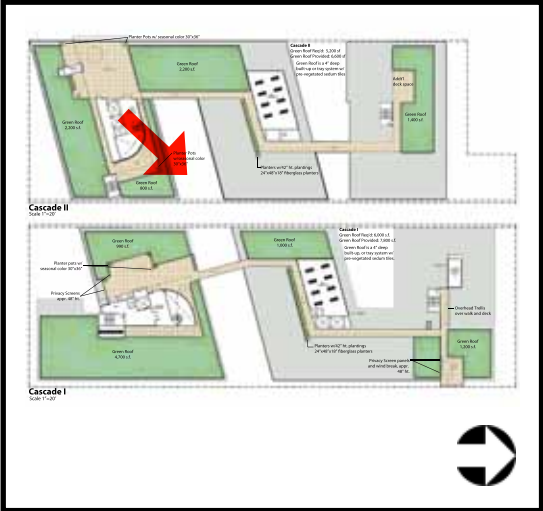


MEWS GATES @ ALLEY - ALTERNATE SCHEME - CLOSED CONFIGURATION



MEWS GATES @ ALLEY - ALTERNATE SCHEME - CLOSED CONFIGURATION

KEY PLAN



PERSPECTIVES

COMPARISON OF PREFERRED AND ALTERNATE GATES



PREFERRED SCHEME (CLOSED CONFIGURATION):

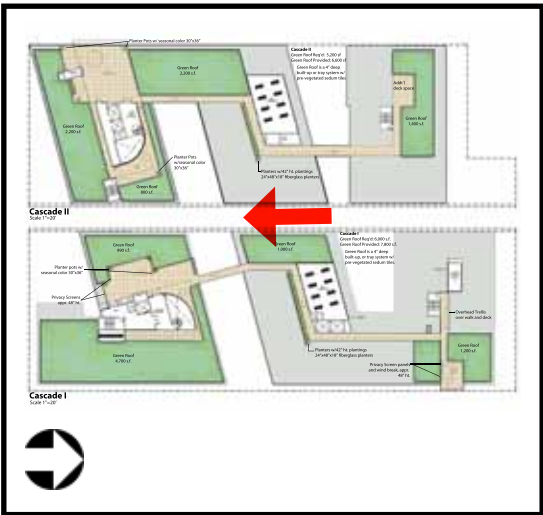
- Gate requires a smaller “pocket” allowing more greenery at alley (pocket doubles up with fixed panel)
- Smaller gates will be more durable and require less maintenance
- Wider gate does not provide greater open area since it is blocked by planters



ALTERNATE SCHEME (CLOSED CONFIGURATION):

- Larger gate required larger gate “pocket” which cannot have plantings in it
- Larger gate will block more of residents windows and also more of fitness center windows
- Wider gate does not provide greater open area since it is blocked by planters

KEY PLAN



PERSPECTIVES
MEWS GATES

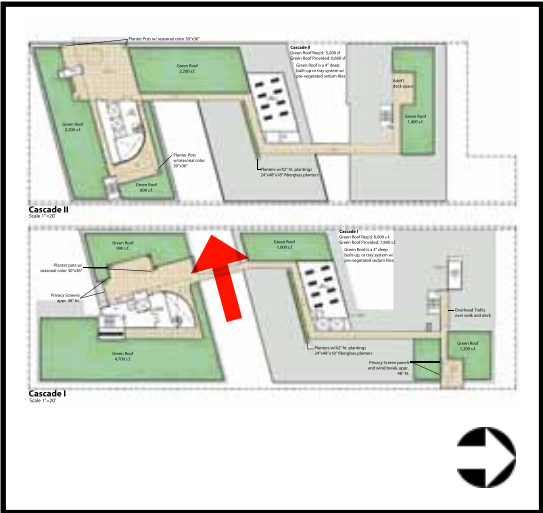


EAST ALLEY GATE (LOOKING WEST) - CLOSED POSITION - PEDESTRIAN LEVEL



EAST ALLEY GATE (LOOKING WEST) - OPEN POSITION - PEDESTRIAN LEVEL

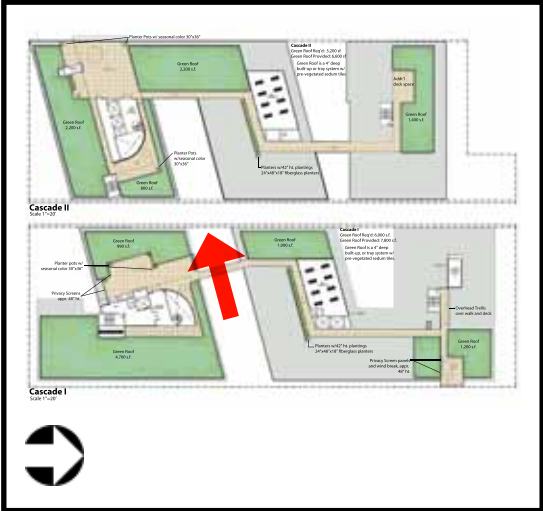
KEY PLAN





EAST ALLEY GATE (LOOKING WEST) - OPEN - ALTERNATE GATE

KEY PLAN



PERSPECTIVES

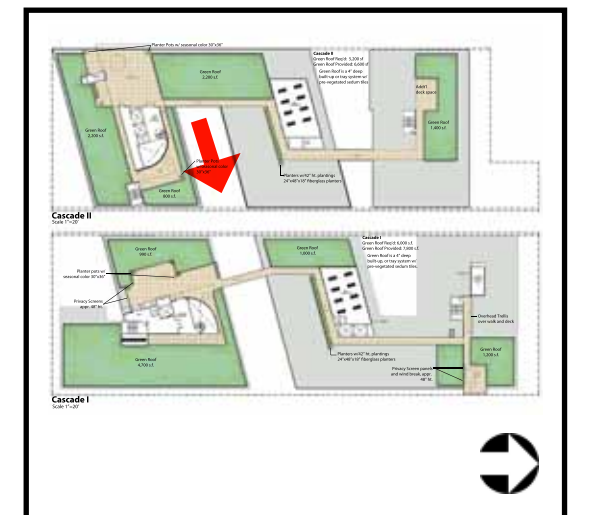


WEST ALLEY GATE (LOOKING EAST) - CLOSED POSITION - PEDESTRIAN LEVEL



WEST ALLEY GATE (LOOKING EAST) - OPEN POSITION - PEDESTRIAN LEVEL

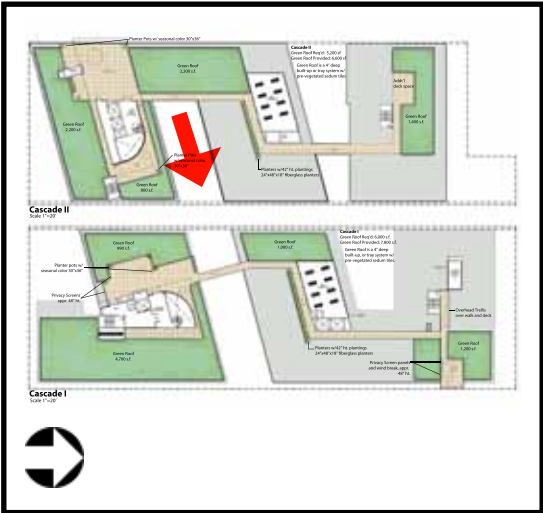
KEY PLAN





WEST ALLEY GATE (LOOKING EAST) - OPEN POSITION - ALTERNATE

KEY PLAN



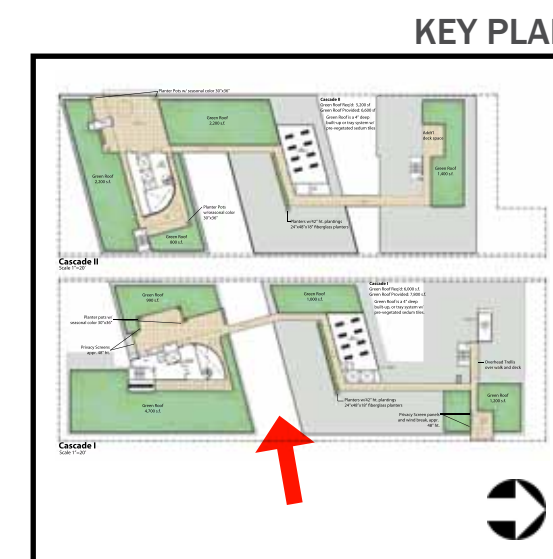
MEWS GATES



MINOR PEDESTRIAN MEWS GATE (LOOKING WEST) - OPEN POSITION - PEDESTRIAN LEVEL



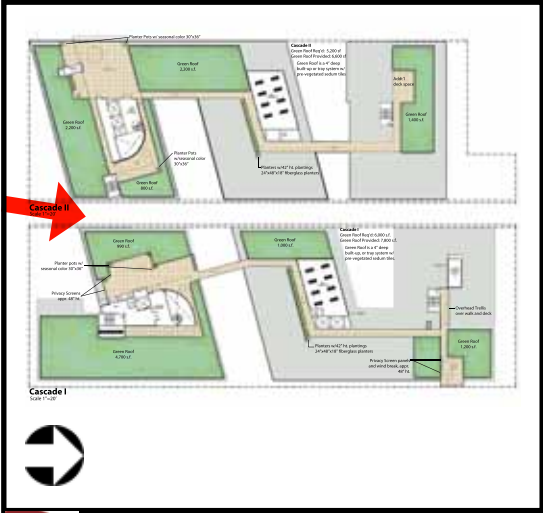
MINOR PEDESTRIAN MEWS GATE (LOOKING WEST) - CLOSED POSITION - PEDESTRIAN LEVEL





VIEW FROM SOUTH LOOKING NORTH DOWN ALLEY

KEY PLAN

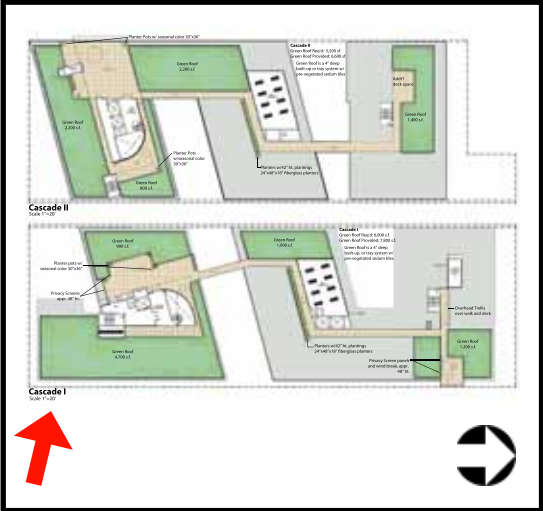


PERSPECTIVES
GROUND LEVEL - SOUTHEAST CORNER



VIEW FROM SOUTH EAST LOOKING NORTHWEST

KEY PLAN



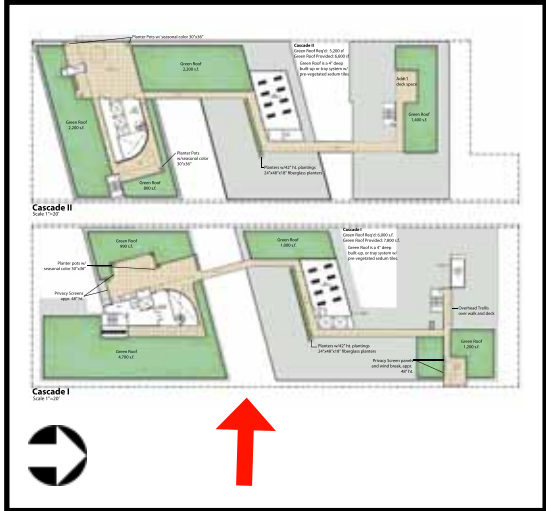
PERSPECTIVES

GROUND LEVEL - MIDBLOCK ON MINOR AVENUE N



VIEW OF PEDESTRIAN MUSE & LOBBY ENTRY OFF MINOR LOOKING WEST

KEY PLAN



PERSPECTIVES
GROUND LEVEL - NORTHEAST CORNER



DAYTIME VIEW OF CASCADE I FROM CASCADE PARK

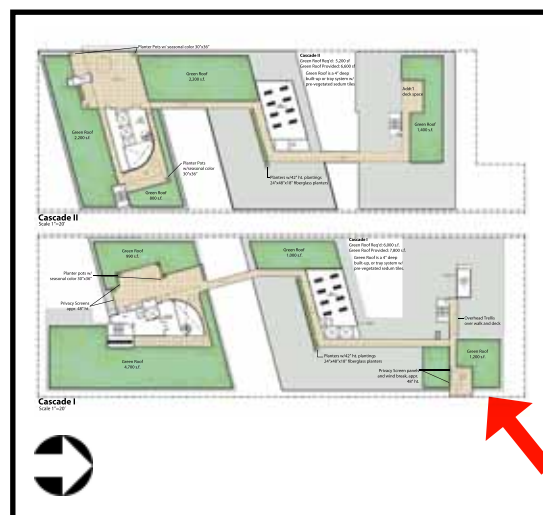


PERSPECTIVES
NIGHT VIEW - NORTHEAST CORNER



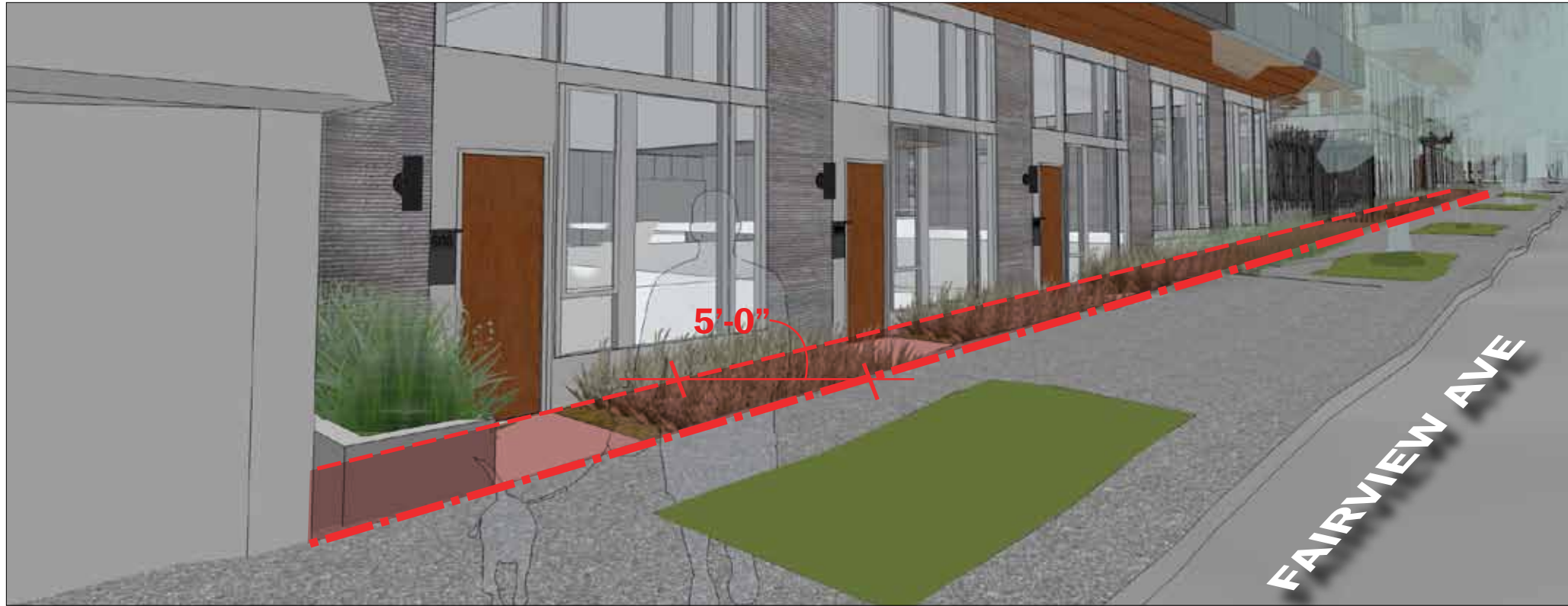
NIGHTTIME VIEW OF CASCADE I FROM CASCADE PARK

KEY PLAN



PERSPECTIVES

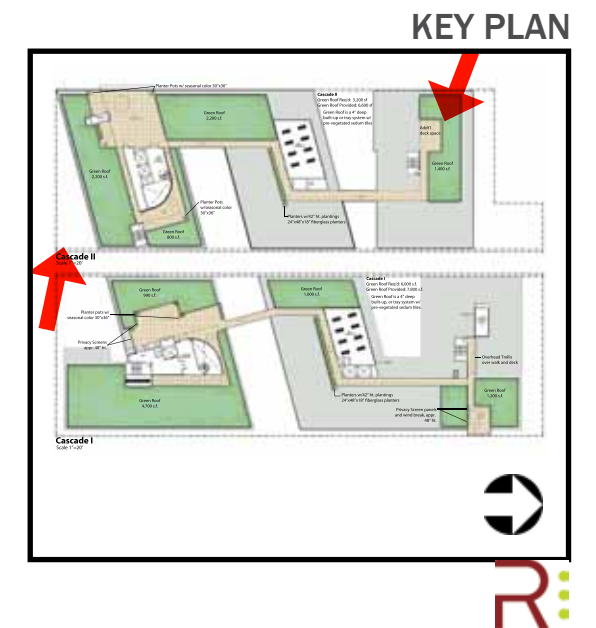
STREET LEVEL SETBACKS - FAIRVIEW, JOHN



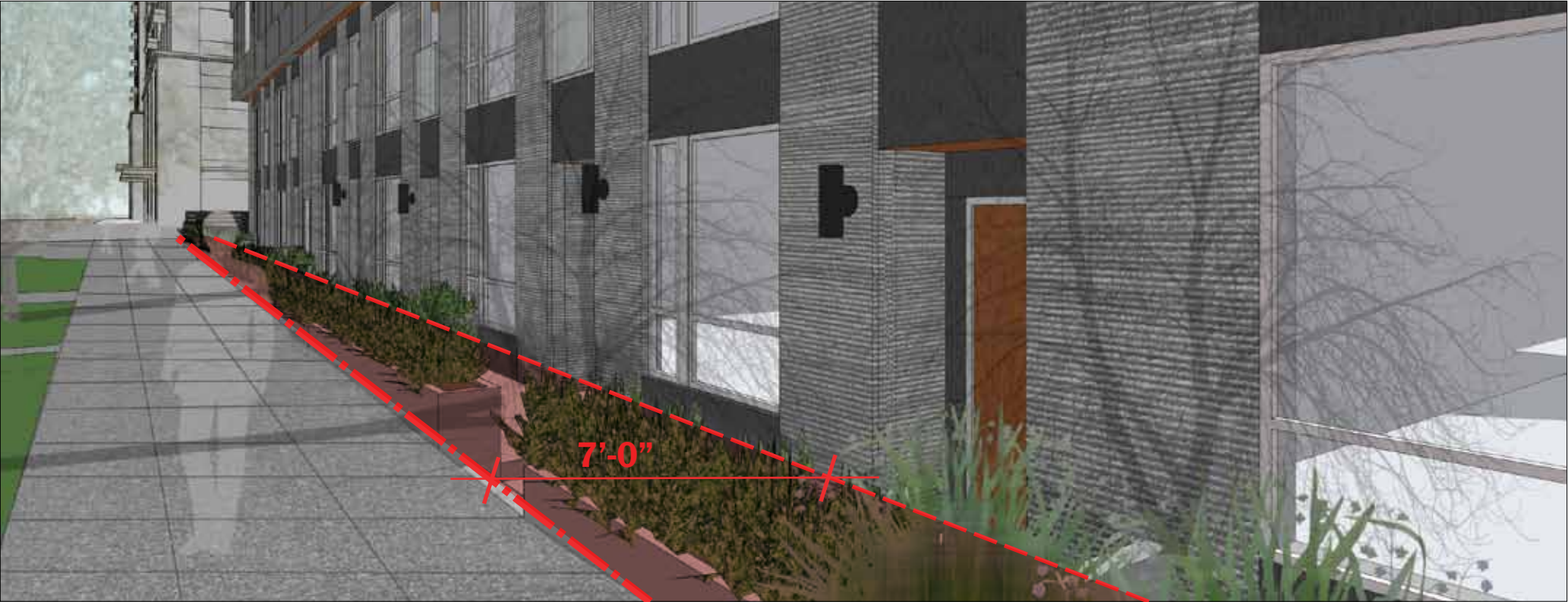
LIVE/WORK ENTRIES & BUFFER OFF FAIRVIEW AVENUE



TOWNHOUSE PATIOS & BUFFER OFF JOHN STREET



PERSPECTIVES
STREET LEVEL SETBACKS - MINOR



(1) TOWNHOUSE PATIOS SOUTH & BUFFER OFF MINOR STREET



(2) TOWNHOUSE PATIOS NORTH & BUFFER OFF MINOR STREET

KEY PLAN



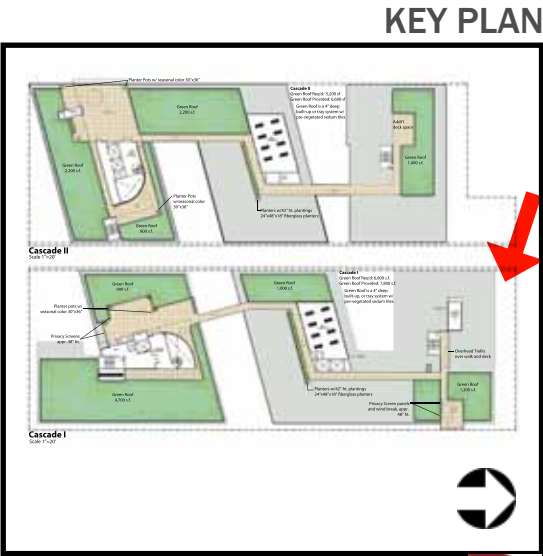
PERSPECTIVES
STREET LEVEL SETBACKS - THOMAS



VIEW OF RETAIL TERRACE OFF THOMAS STREET LOOKING EAST



VIEW THROUGH RETAIL TERRACE & BUFFER OFF THOMAS STREET





AERIAL VIEW LOOKING NORTH TO LAKE UNION FROM THE MIRABELLA DINING ROOM

KEY PLAN



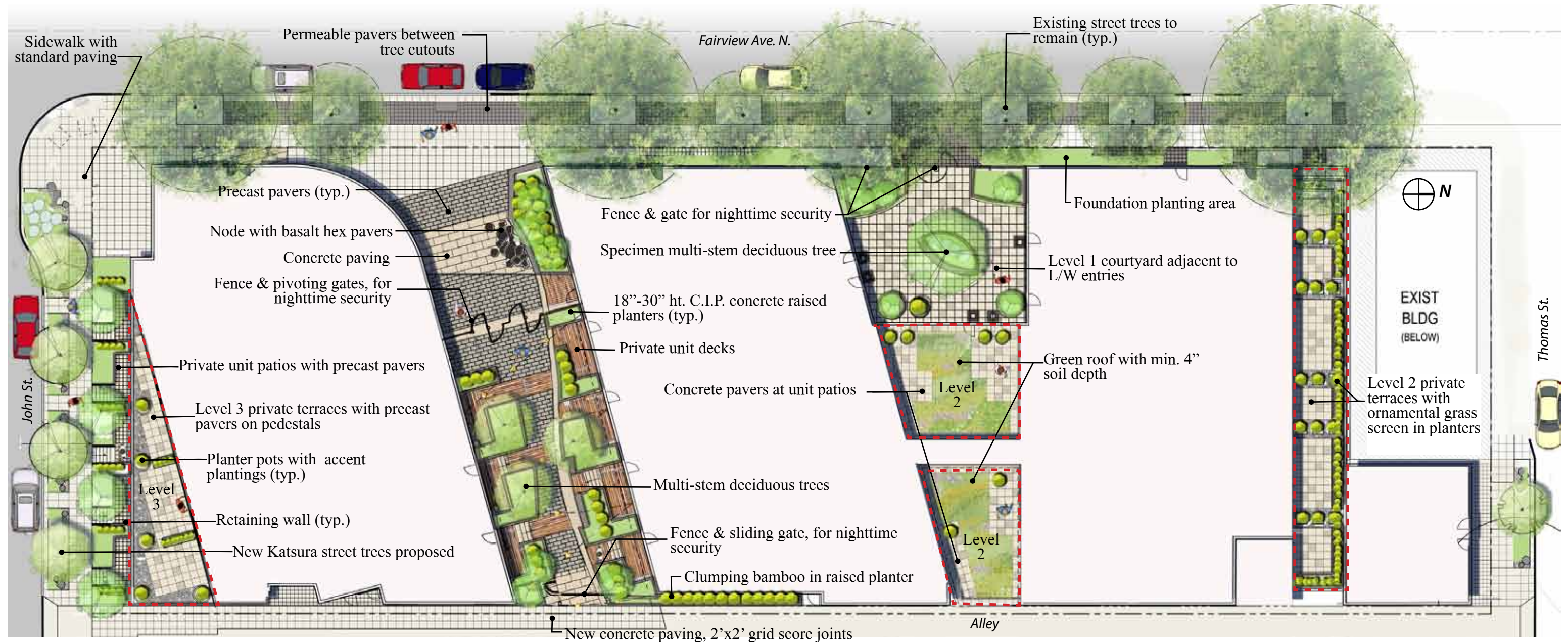
LANDSCAPE

STREET LEVEL - CASCADE I



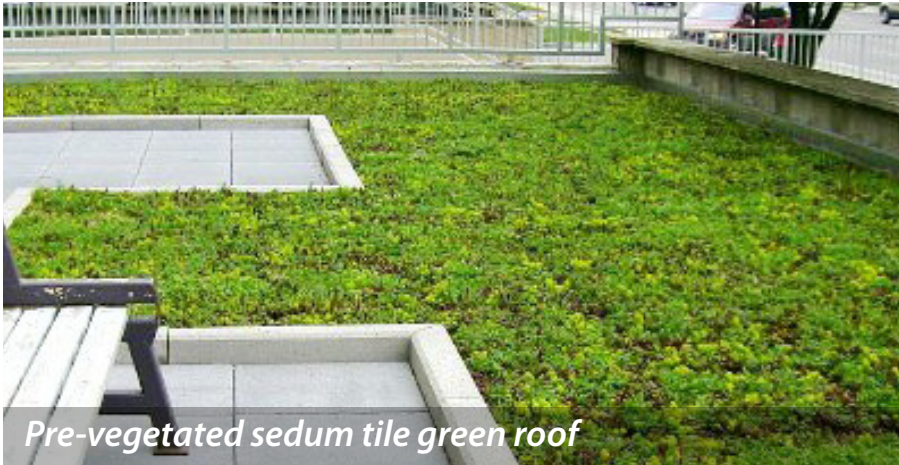
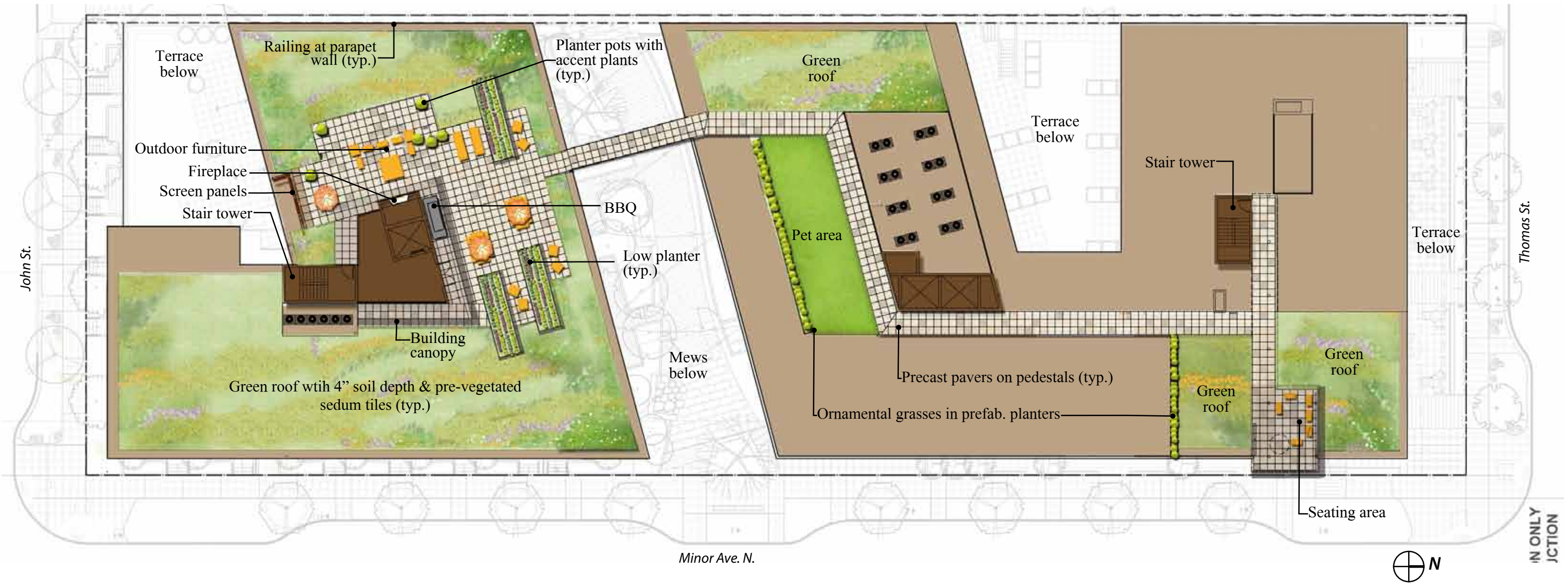
LANDSCAPE

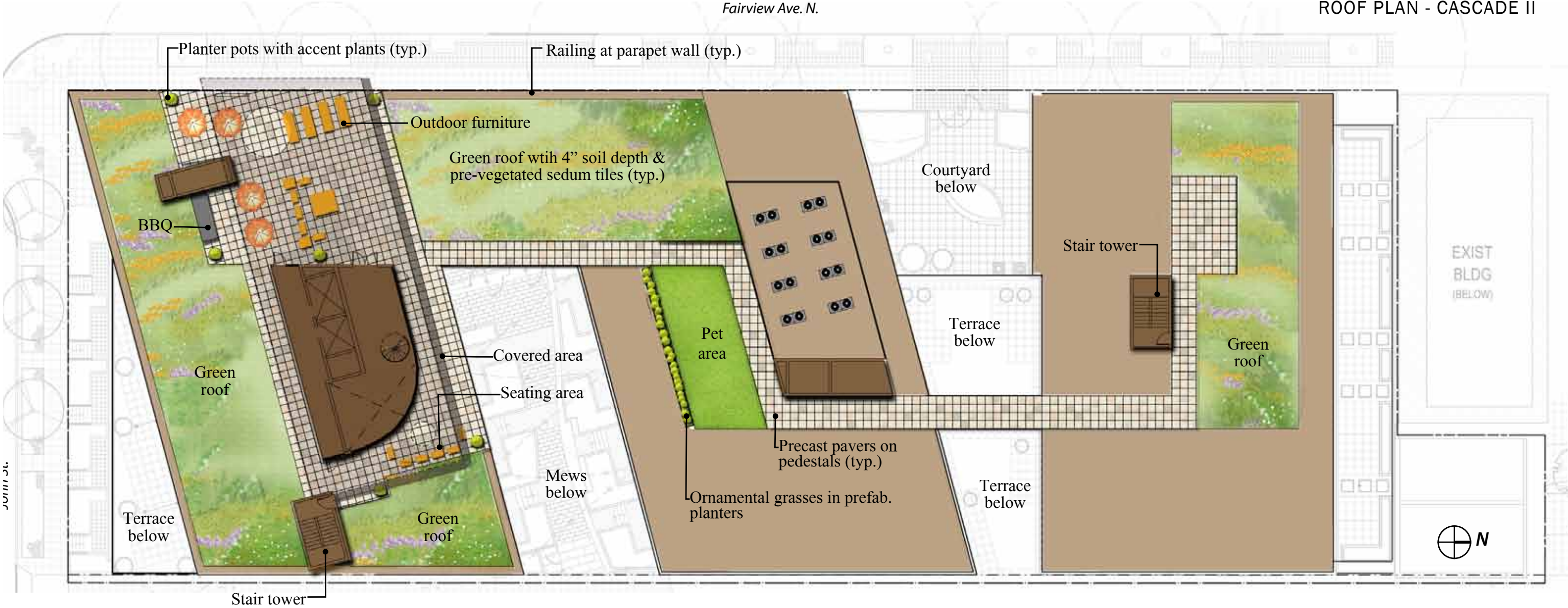
STREET LEVEL - CASCADE II



LANDSCAPE

ROOF PLAN - CASCADE I





LANDSCAPE
PLANT PALETTE

Mews



Yultide *camellia*



Wild ginger / *Asarum*



Bear's breeches / *Acanthus*



Drooping *leucothoe*



Little Lime *hydrangea*



Hellebore



Variegated *sedge*



Stewartia



David's *Viburnum*

Streetscape & Alley



Orange sedge / *Carex*



Boxwood / *Buxus* (hedged low)



Katsura tree (John St.)



Akebono cherry (Minor Ave.)



Cape fuschia & *Miscanthus*



Kinnikinnick *groundcover*



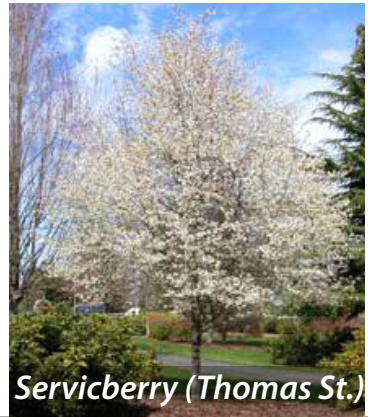
Lilyturf / *Liriope*



Heather / *Calluna*

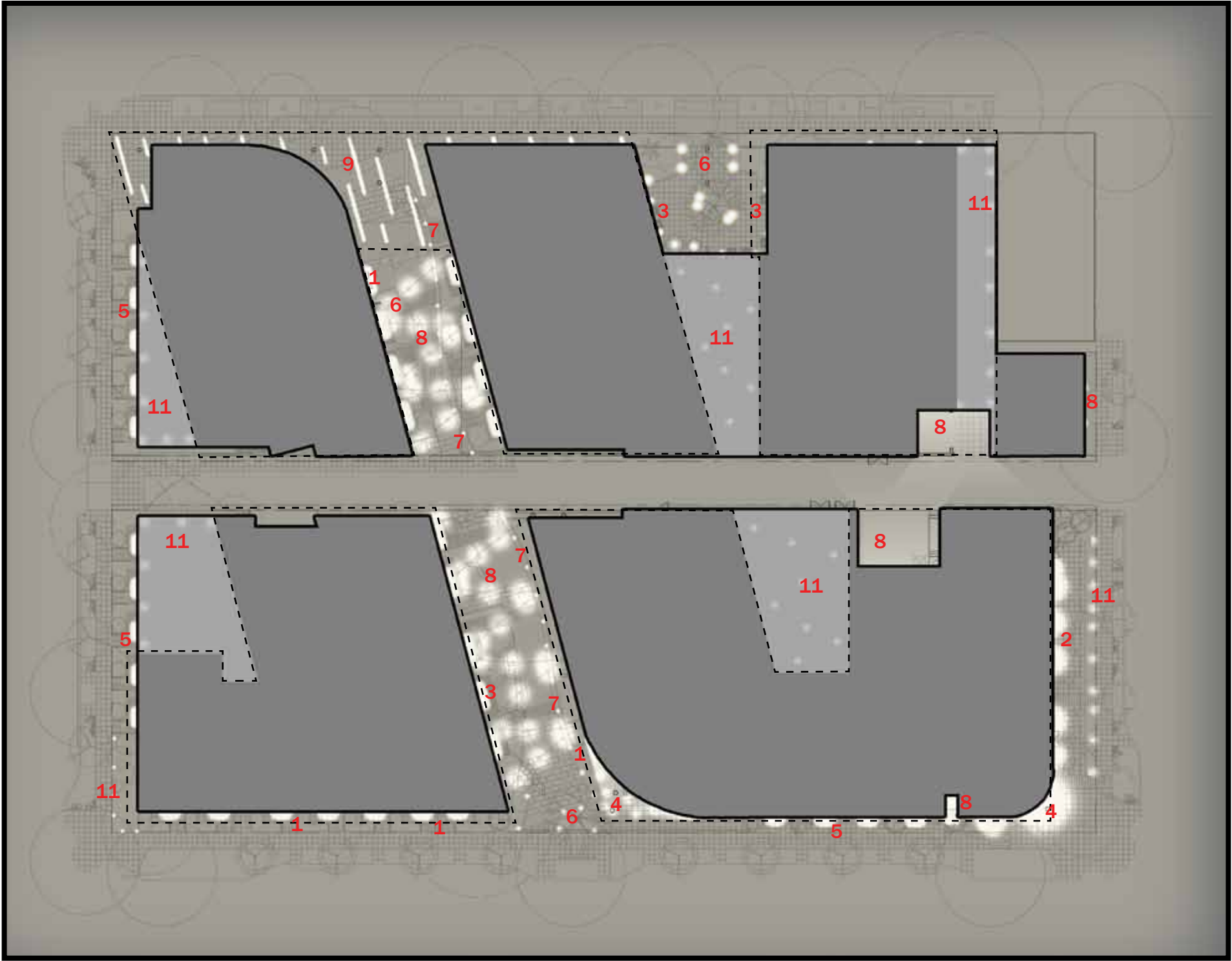


Clumping *bamboo*



Servicberry (Thomas St.)

LIGHTING
LIGHTING CONCEPT PLAN

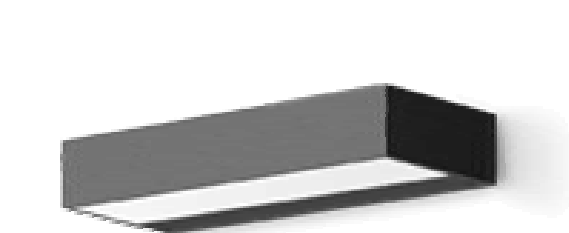




1. RES LOBBY ENTRY SCONCE



2. RETAIL WALL SCONCE



3. LIVE/WORK WALL SCONCE



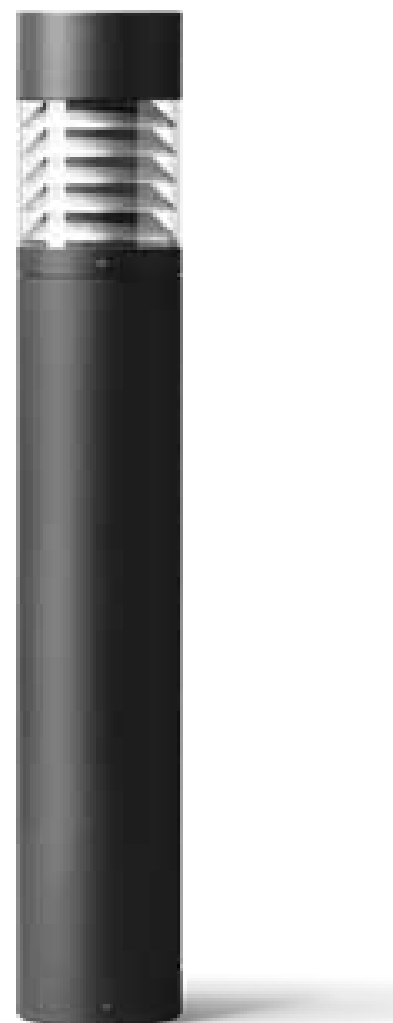
4. DOWNLIGHTS



5. TOWNHOUSE WALL SCONCE



6. LANDSCAPE SPOT UP-LIGHT



7. LANDSCAPE LIGHT BOLLARD



9. RECESSED LINEAR SOFFIT LIGHT



10. LANDSCAPE STEP LIGHT



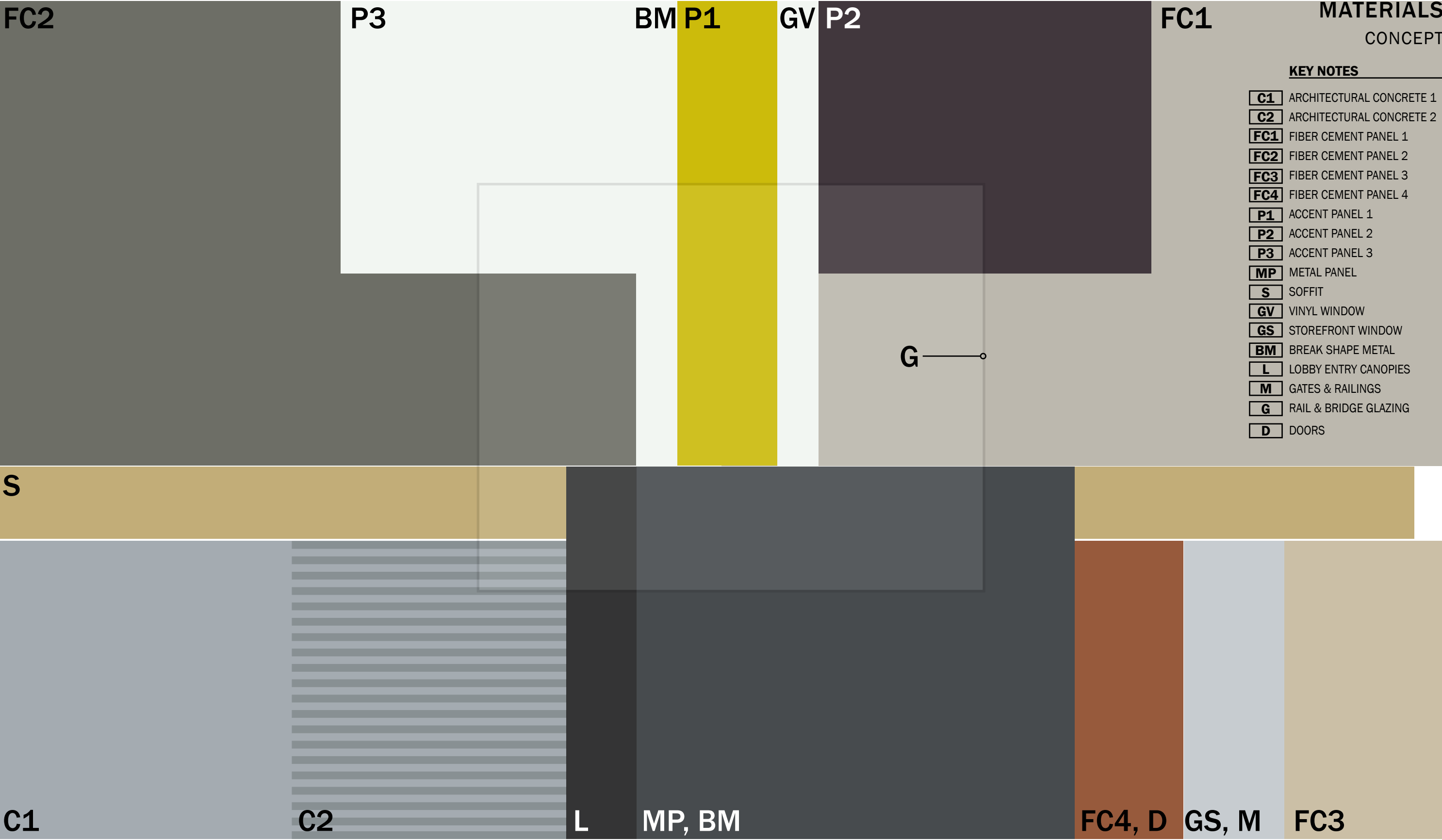
11. SIDE WALK ACCENT UP-LIGHTS



8. CATINARY LIGHTING

DESIGN
CONCEPT PRECEDENTS





DEPARTURES

#1 & #2 - STREET LEVEL SETBACKS

REQUIREMENT:

SMC.48.014 STREET-LEVEL SETBACK:

EXCEPT ON CLASS 1 PEDESTRIAN STREETS, AS SHOWN ON MAP B, STRUCTURES MAY BE SET BACK UP TO TWELVE FEET FROM FROM PROPERTY LINE, SUBJECT TO THE FOLLOWING:

1. THE SETBACK AREA SHALL BE LANDSCAPED ACCORDING TO THE PROVISIONS OF SECTION 23.48.024.
2. ADDITIONAL SETBACKS SHALL BE PERMITTED FOR UP TO THIRTY (30) PERCENT OF THE LENGTH OF THE SET-BACK STREET WALL, PROVIDED THAT THE ADDITIONAL SETBACK IS LOCATED A DISTANCE OF TWENTY (20) FEET OR GREATER FROM ANY STREET CORNER.

PROPOSAL & JUSTIFICATION:

THE PROJECT PROPOSES A VARIETY OF SETBACKS AROUND THE PROJECT THAT WERE ENCOURAGED BY THE DESIGN REVIEW BOARD AT EDG AND CONTRIBUTE TO A LIVELY PEDESTRIAN ENVIRONMENT AS WELL AS SUCCESSFUL LIVE/ WORK AND RETAIL SPACES:

- PEDESTRIAN THROUGH-BLOCK CONNECTION
- LIVE/WORK COURTYARD ON FAIRVIEW AVE
- TOWNHOUSE STOOPS
- RETAIL PLAZA ON THOMAS ST

THESE SETBACKS HAVE BEEN DESIGNED WITH THE OVERALL GOALS OF THE PROJECT IN MIND, A SERIES OF DEPARTURES AS OUTLINED IN THE TABLE ARE REQUIRED. THE FIGURES IN RED REPRESENT EITHER A SETBACK GREATER THAN 12 FT, OR A SETBACK WITH MORE THAN 30% HARDSCAPE, OR BOTH.

Cascade I - 3012798

Street	Length of street wall	Length of setback < 12 ft	Length of setback > 12 ft	% setback > 12 ft (may be up to 30%)*	Setback distance	Percentage of hardscape (max 30%)	for calculation purposes		DEPARTURE REQUEST
							Total Area	Hardscape	
Thomas	111.5 ft	n/a	111.5 ft	100%	15. ft	75%	1651	1241	#1A
Minor	334.83 ft	282. ft	55.83 ft	17%	varies		2130	1371	#1B
		282. ft	55.83 ft		> 12 ft	64% 87%	670	584	#1C
John	107.42 ft	107.42 ft		0%	10. ft	35%	1070	375	#1D

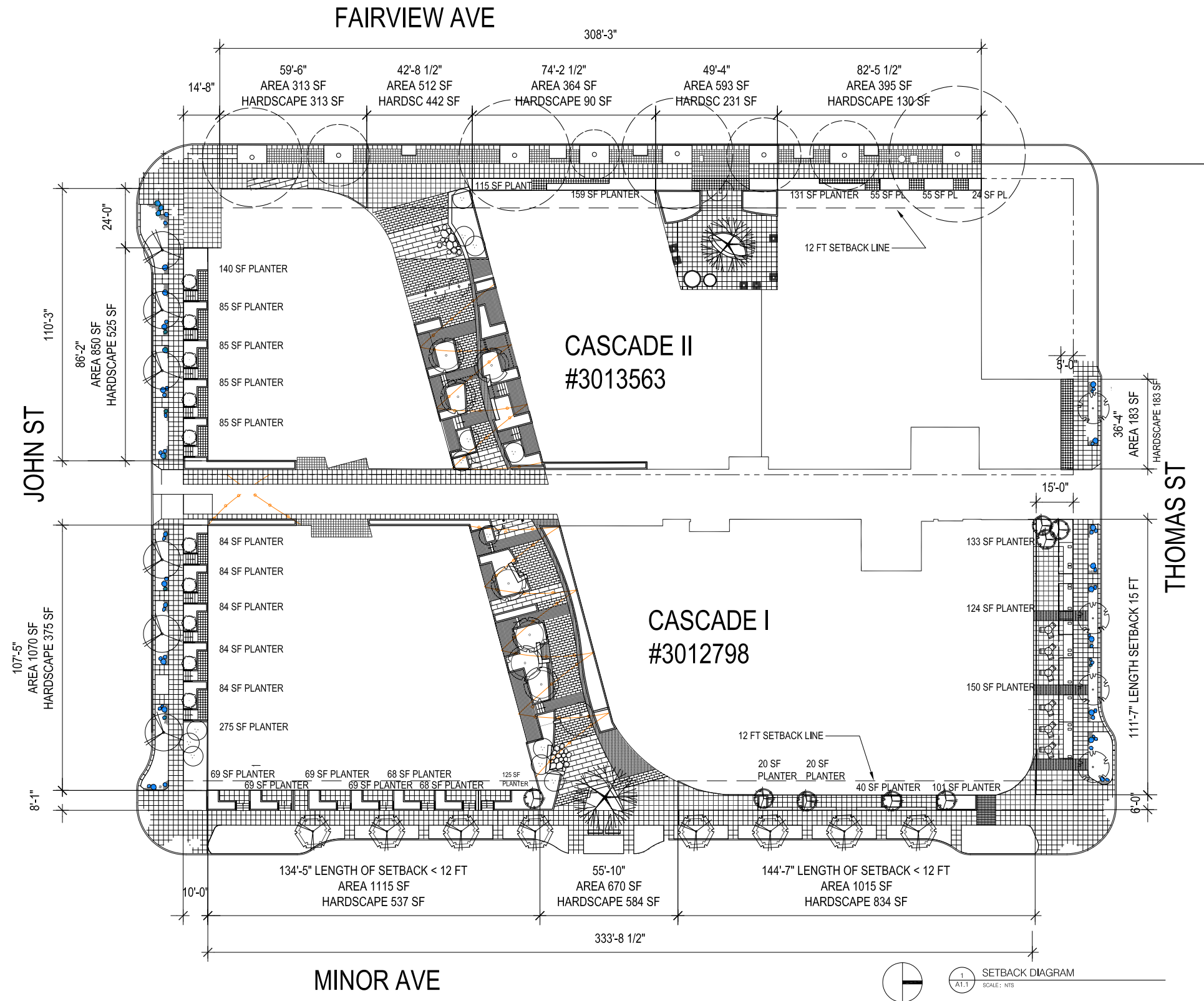
Cascade II- 3013563

John	110.25 ft	86.16 ft	24. ft	22%	varies	76%	1641	1241	#2A
		86.16 ft				44%	850	370	#2B
			24. ft		14.67 ft	100%			#2C
Fairview	308.3 ft	216.25 ft	98. ft	32%	varies				#2D
		216.25 ft				55%	2177	1206	#2E
			98. ft		> 12 ft	61%	1105	673	#2F
Thomas	36.33 ft	36.33 ft	n/a		5. ft	100%	183	183	#2G

* Percentage of setback is calculated with the length of streetwall as the denominator, not the property line

DEPARTURES

#1 & #2 - STREET LEVEL SETBACKS



DEPARTURES
REZONE DEPARTURE #3 - UPPER SETBACKS

REQUIREMENT:
SMC.48.012 UPPER LEVEL SETBACK:

STRUCTURES ON LOTS ABUTTING AN ALLEY IN THE SM/R DESIGNATED AREA SHALL PROVIDE AN UPPER LEVEL SETBACK FOR THE FACADE FACING AN ALLEY FOR ANY PORTION OF THE STRUCTURE GREATER THAN 25 FT IN HEIGHT.

PROPOSAL & JUSTIFICATION:

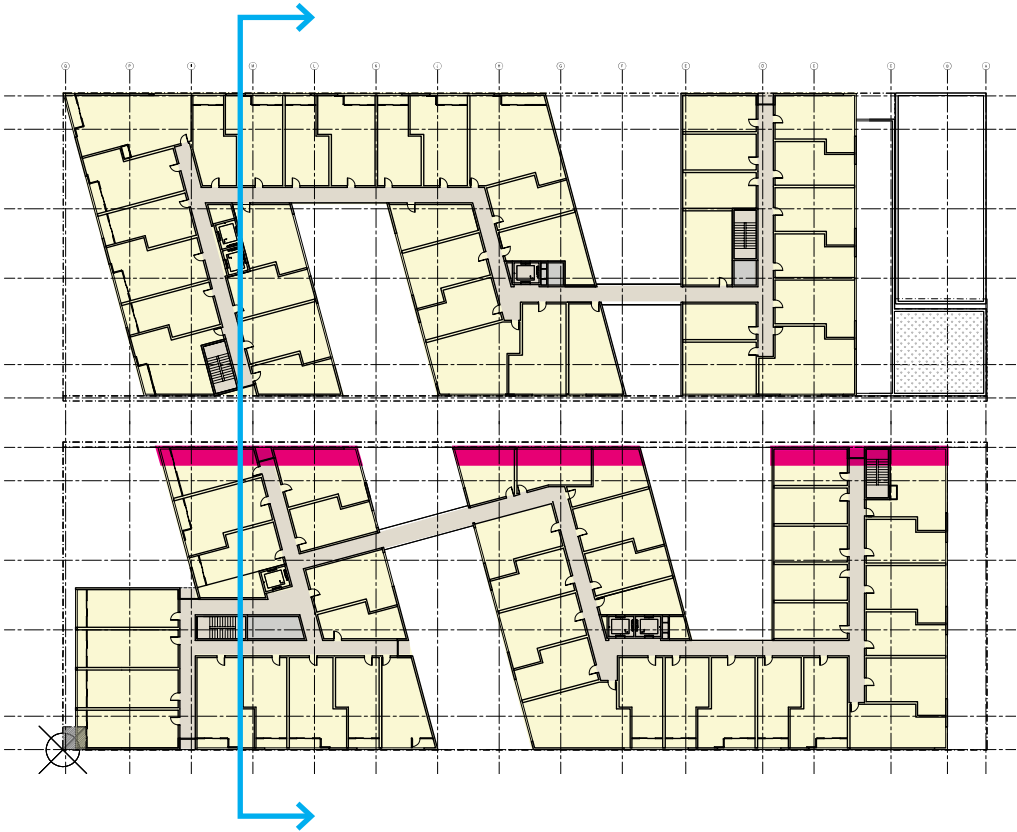
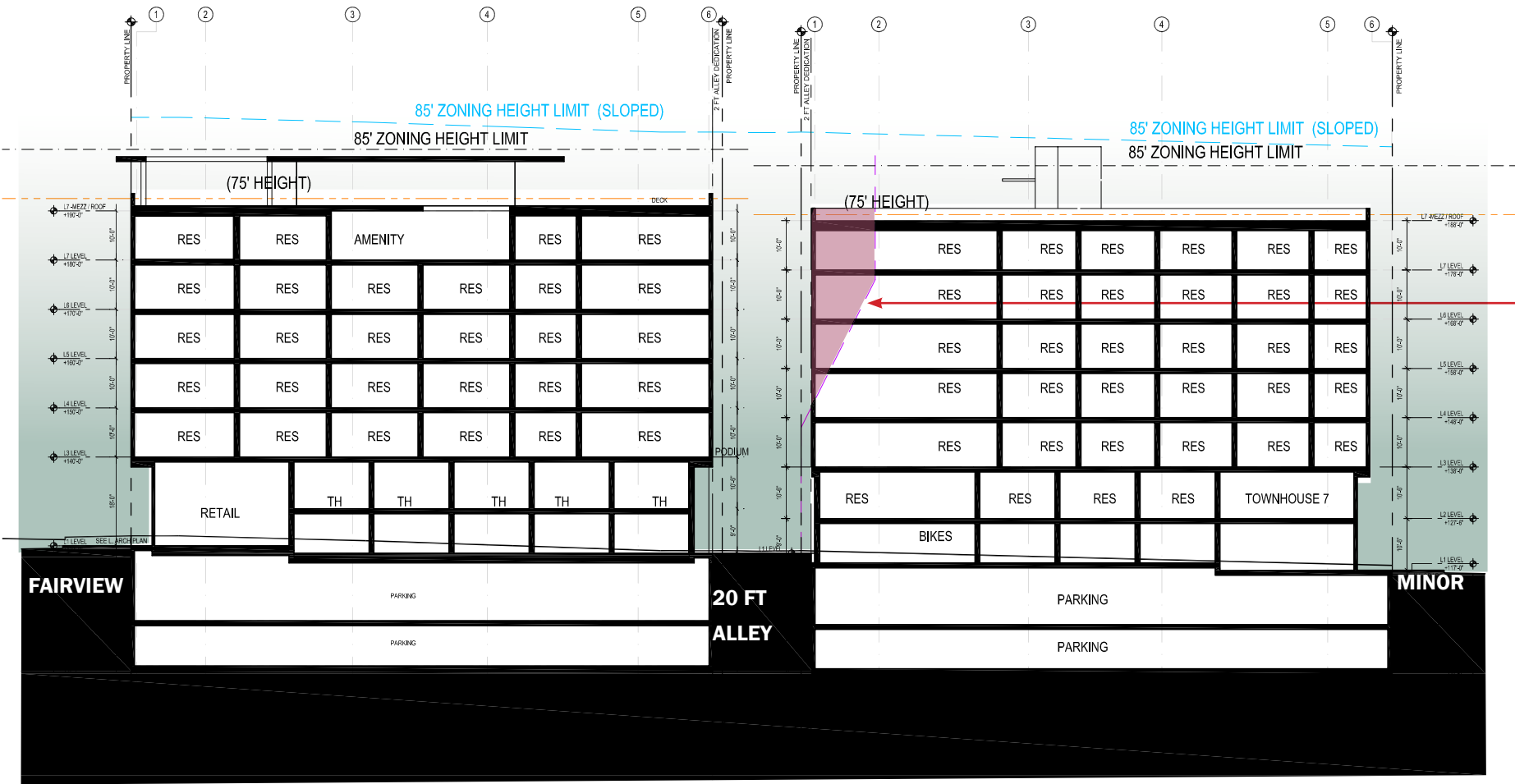
THE PROJECT PROPOSES A VARIETY OF SETBACKS AROUND THE PROJECT FOR A GREATER BENEFIT THAN THE SIMPLE ALLEY SETBACK ALONE PROVIDES. THE ALIGNMENT OF COURTYARDS AT THE ALLEY PROVIDES FOR GREATER PENETRATION OF LIGHT AND AIR INTO THE SITE.

THE LOCATION IS AT AN EDGE ACROSS FROM IC-85' (OR FUTURE SM 160'/85-240') WHERE NO SUCH CORRESPONDING DEPARTURE IS REQUIRED.

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 OF PROJECT



THERE EXISTS THE POSSIBILITY THAT THE LEGISLATIVE REZONE COULD BE PASSED SOONER THAN THE CONTRACT REZONE. IF THIS WERE TO OCCUR, THE FOLLOWING DEPARTURE COULD BECOME NECESSARY.

DEPARTURES
REZONE DEPARTURE #4 - MIN. FACADE HEIGHT

REQUIREMENT:

SMC.48.014 STREET-LEVEL DEVELOPMENT STANDARDS:

ON CLASS 2 PEDESTRIAN STREETS AND NEIGHBORHOOD GREEN STREETS, AS SHOWN ON MAP A FOR 23.48.014, THE MINIMUM HEIGHT FOR STREET-FACING FACADES IS 25 FT...

THE SLU REZONE WOULD RE-CLASSIFY JOHN STREET AS A DESIGNATED NEIGHBORHOOD GREEN STREET.

PROPOSAL & JUSTIFICATION:

THE PROJECT PROPOSES GROUND-RELATED DWELLING UNITS ALONG JOHN STREET, WITH THE BULK OF THE UPPER MASS PULLED BACK FROM THE STREET. THIS MASSING MOVE WAS SUPPORTED AT EDG AS A GESTURE THAT LETS LIGHT/AIR INTO JOHN STREET AND PROVIDE RELIEF ON ONE SIDE OF THE STREET (WITH THE 125 FT MIRABELLA ON THE OPPOSITE SIDE).

THE PROJECT SEEKS TO ALLOW A FACADE HEIGHT OF APPROX 18 FT TO 21 FT FOR THE DWELLING UNITS ON JOHN STREET.



DEPARTURES

REZONE DEPARTURE #5 - STREET LEVEL USES

THERE EXISTS THE POSSIBILITY THAT THE LEGISLATIVE REZONE COULD BE PASSED SOONER THAN THE CONTRACT REZONE. IF THIS WERE TO OCCUR, THE FOLLOWING DEPARTURE COULD BECOME NECESSARY (PENDING TECHNICAL ZONING INTERPRETATION IF THIS PROVISION APPLIES).

REQUIREMENT:

SMC.48.004.D.3 REQUIRED STREET LEVEL USES:

PROPOSAL & JUSTIFICATION:

WITHIN THE SM 160/85-240 ZONE, ... STRUCTURES WITH A STREET-FACING FACADE ALONG ... A DESIGNATED NEIGHBORHOOD GREEN STREET ... SHALL HAVE A MINIMUM OF 10 PERCENT OF THE FACADE OCCUPIED BY GENERAL SALES/SERVICES, EATING/DRINKING ESTABLISHMENTS, ENTERTAINMENT USES.

THE PROJECT PROPOSES CONCENTRATED RETAIL ACTIVITY AT THE CORNERS OF FAIRVIEW/JOHN AND ALSO MINOR/THOMAS; IN KEEPING WITH THE NEIGHBORHOOD PLAN.

THE PROJECT SEEKS TO PROVIDE NONE OF THESE REQUIRED USES FOR CASCADE I (221 MINOR) ALONG JOHN.

10% OF 107 FT = 10 FT; AN IMPRACTICAL DIMENSION.



PROPOSAL & JUSTIFICATION:

THE PROJECT PROPOSES CONCENTRATED RETAIL ACTIVITY AT THE CORNERS OF FAIRVIEW/JOHN AND ALSO MINOR/THOMAS; IN KEEPING WITH THE NEIGHBORHOOD PLAN.

THE PROJECT SEEKS TO PROVIDE NONE OF THESE REQUIRED USES FOR CASCADE II (222 FAIRVIEW) ALONG THOMAS. (10% OF THE FACADE WOULD BE 3'-7" WIDE, AN IMPRACTICAL DIMENSION).

