PROJECT INFORMATION

Property: 300 Terry Avenue North
Address Seattle, WA 98109

Project #: 3013982

Owner: South Lake Union Hotel LLC
433 California Street
7th Floor
San Francisco, CA 94104

Architect: Jensen Fey Architects
7730 Leary Way NE
Redmond, WA 98052

Contact: Kurt Jensen
425.216.0318 ext.304
kurtj@jensenfey.com

WORKING PROGRAM

Zoning:	IC-65
Height Limit:	160'-0"
FAR:	Base 3.0 Max 7.0
Parking:	None proposed
LEED:	Silver

GROUND FLOOR

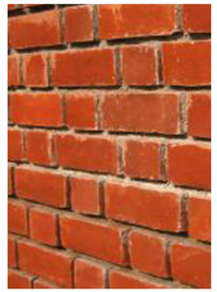
Hotel Lobby/Lounge	2600 sf
Restaurant/Kitchen	4485 sf
Concierge Lounge	1000 sf

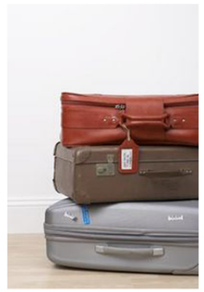
SECOND FLOOR

Conference Center	8125 sf

HOTEL ROOM CALCULATION

3rd Floor	19 rooms
4th - 15th Floors	22 x 12 = 264 rooms
TOTAL	**283 rooms**

















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EARLY DESIGN GUIDANCE - 300 TERRY AVENUE NORTH

300 TERRY HOTEL

EARLY DESIGN GUIDANCE PACKET

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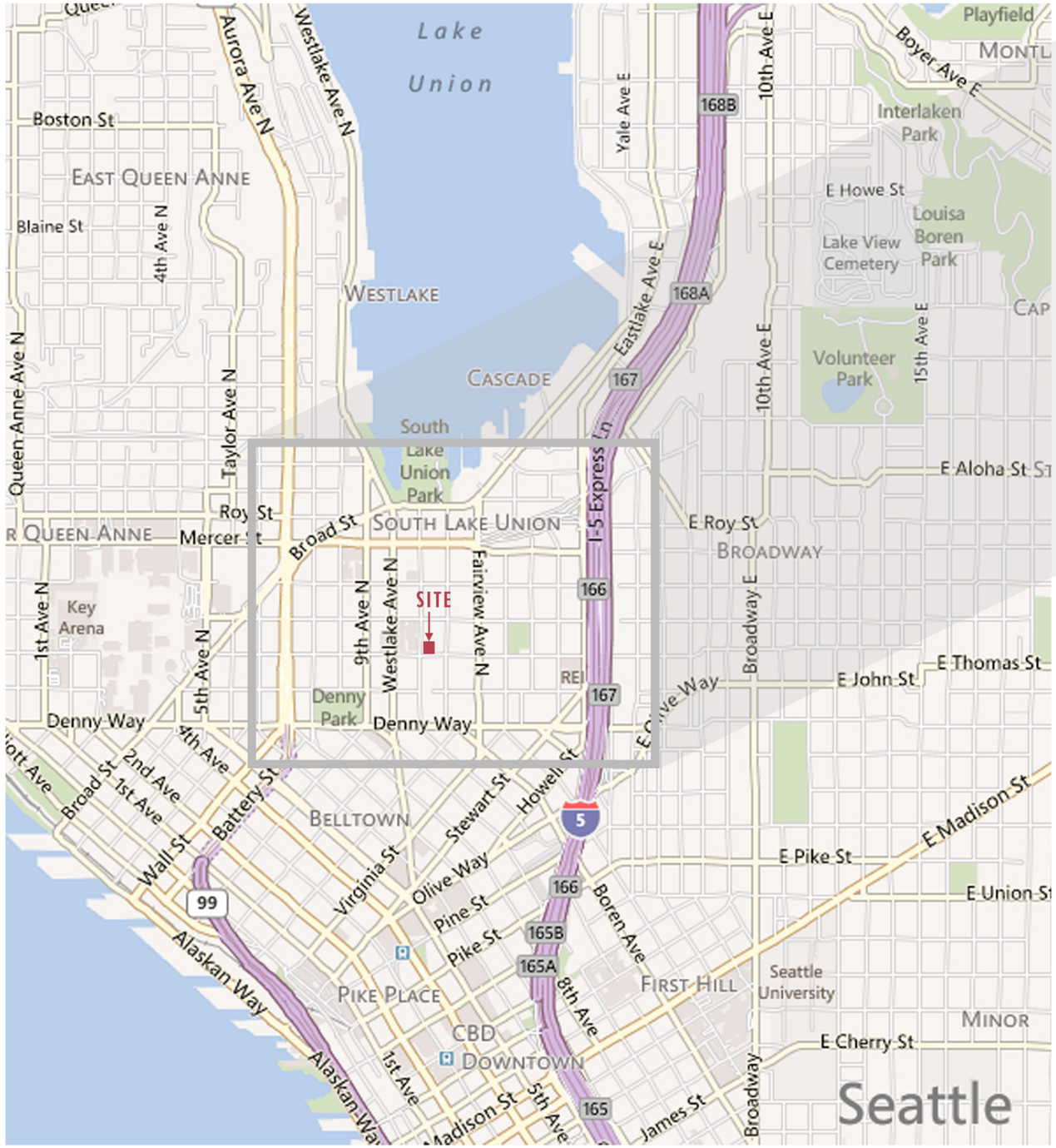
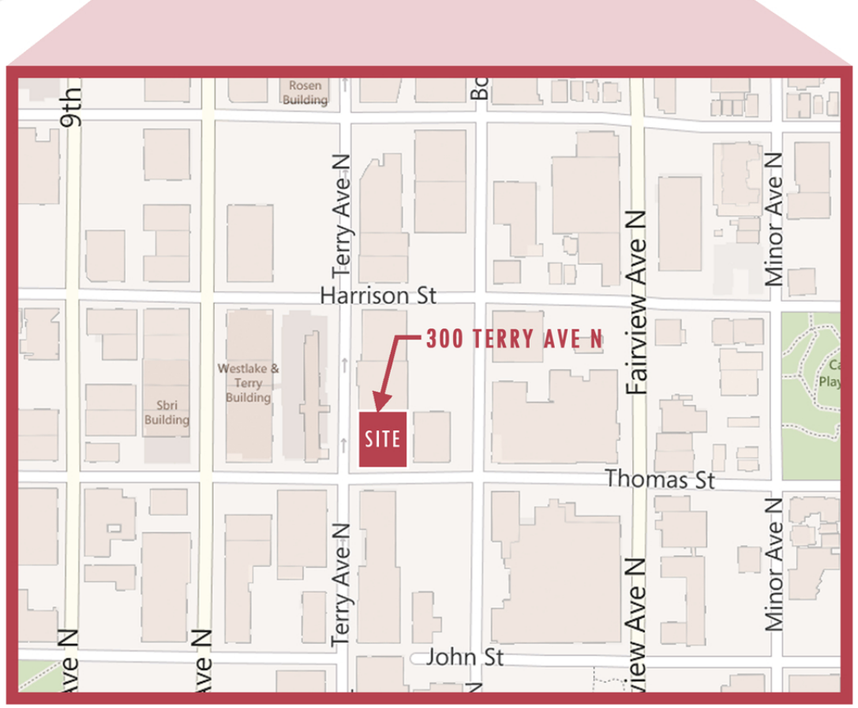
1.18.2013







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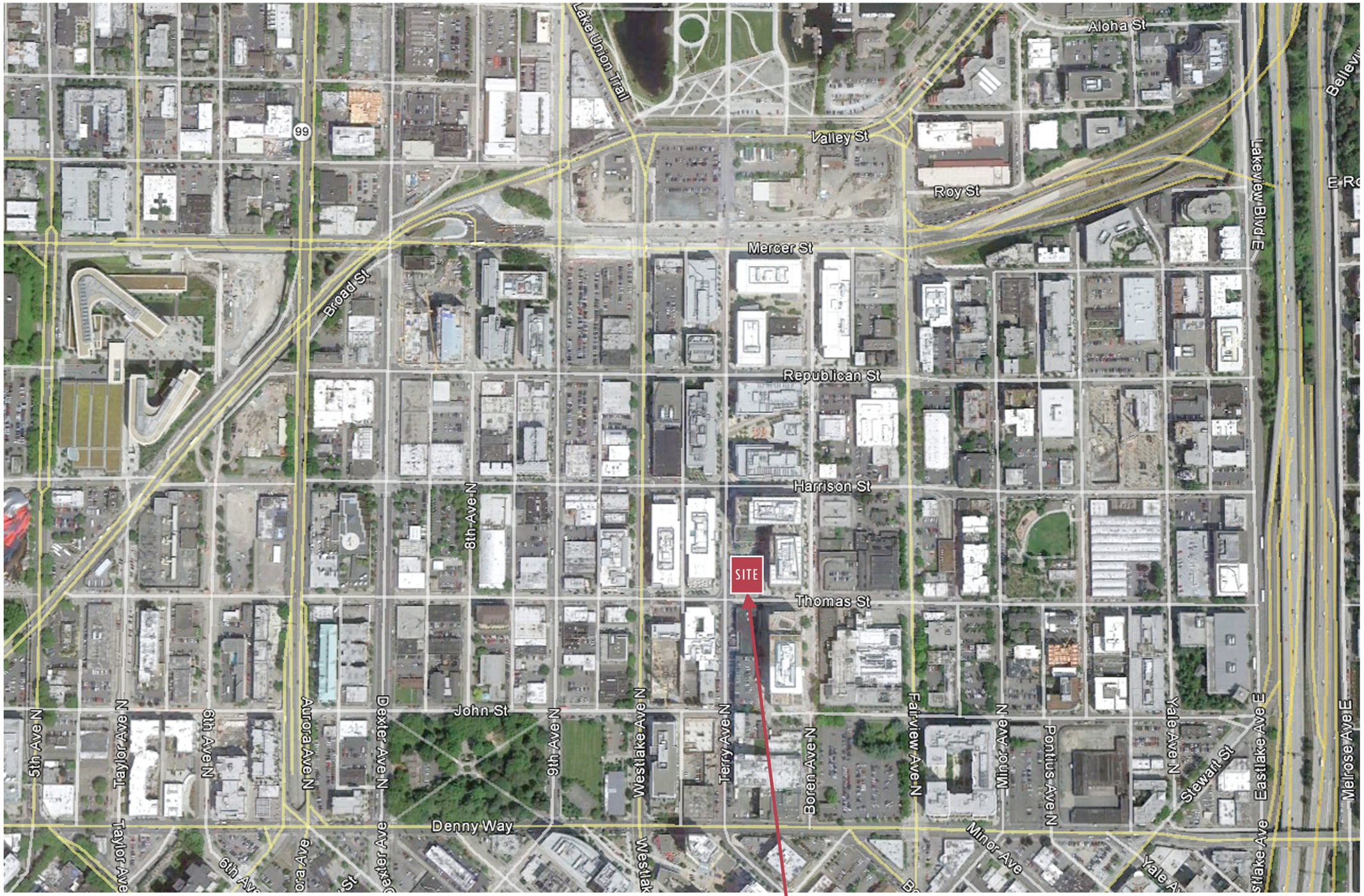
VICINITY MAP



300 TERRY AVE N
SEATTLE WA 98109

AERIAL MAP

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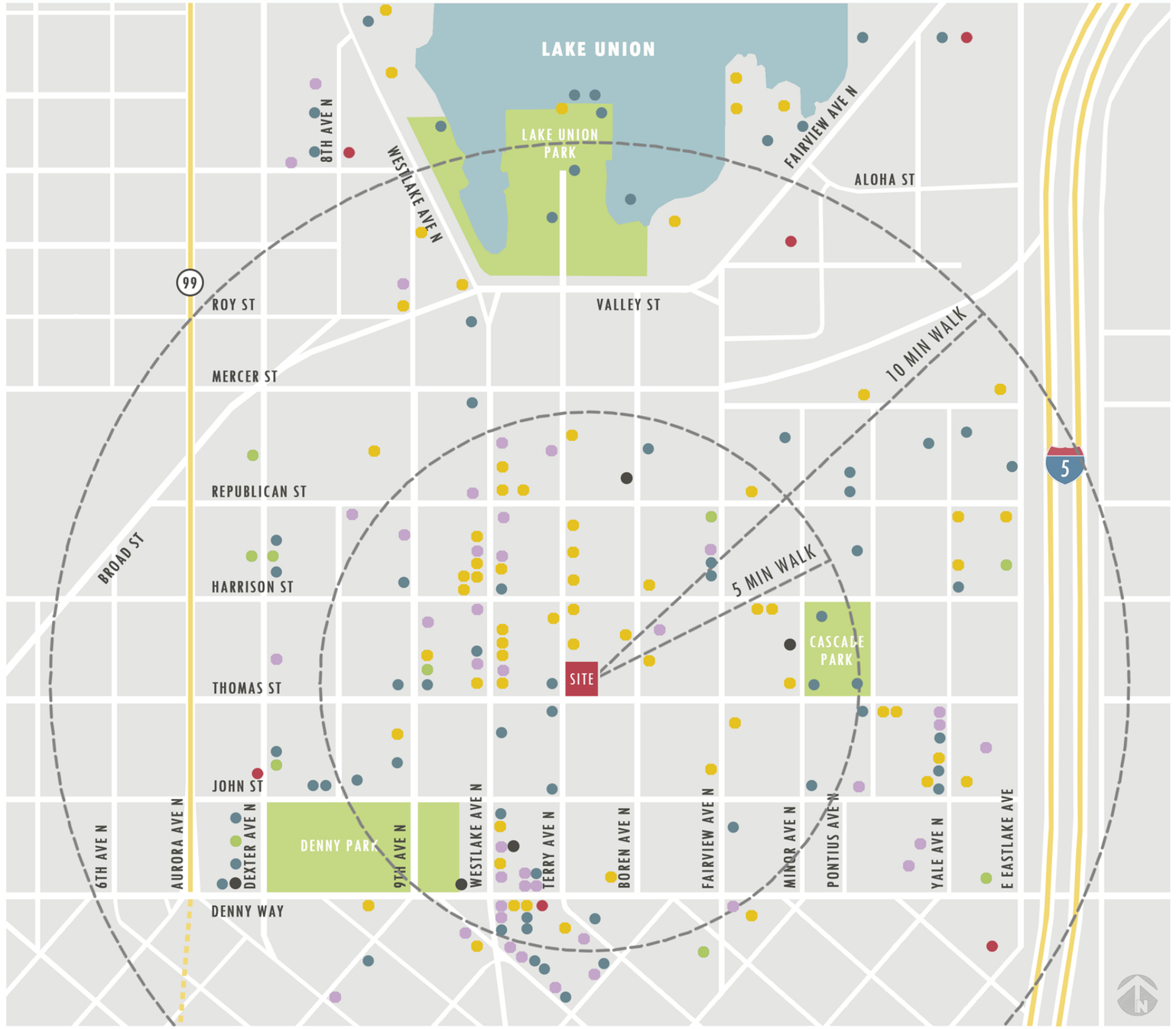
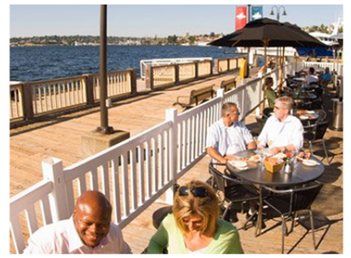
LEGEND

- SHOPPING
- EAT & DRINK
- LIFESTYLE
- ARTS & ENTERTAINMENT
- HOTEL
- LIVING
- WALKING TIMES









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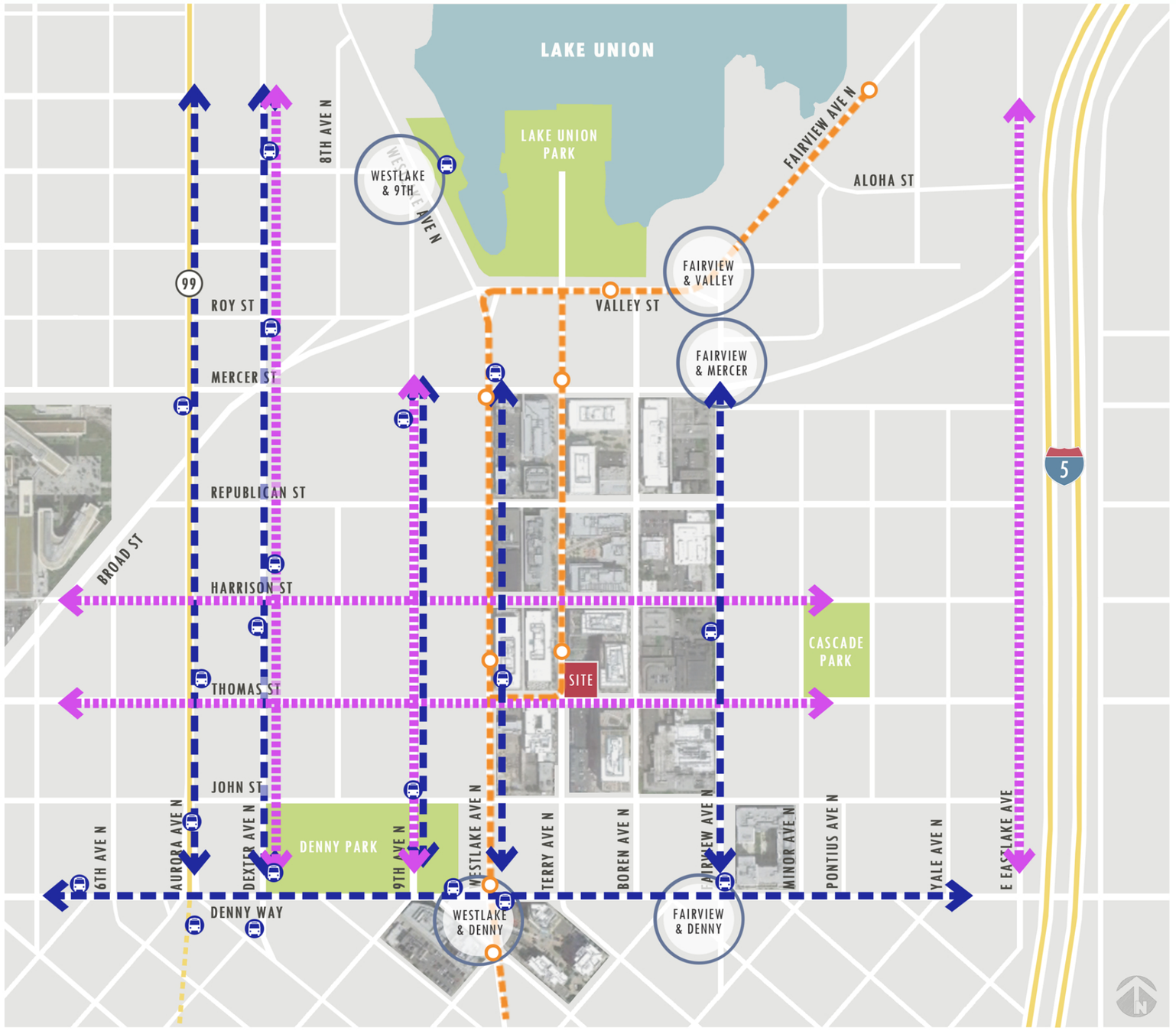
CONTEXT : AMENITIES











LEGEND

- SLU STREETCAR
- METRO BUS ROUTE
- BIKE ROUTES
- PRIMARY SLU ENTRY NODES
- STREETCAR STOPS
- BUS STOP

CONTEXT : TRANSPORTATION

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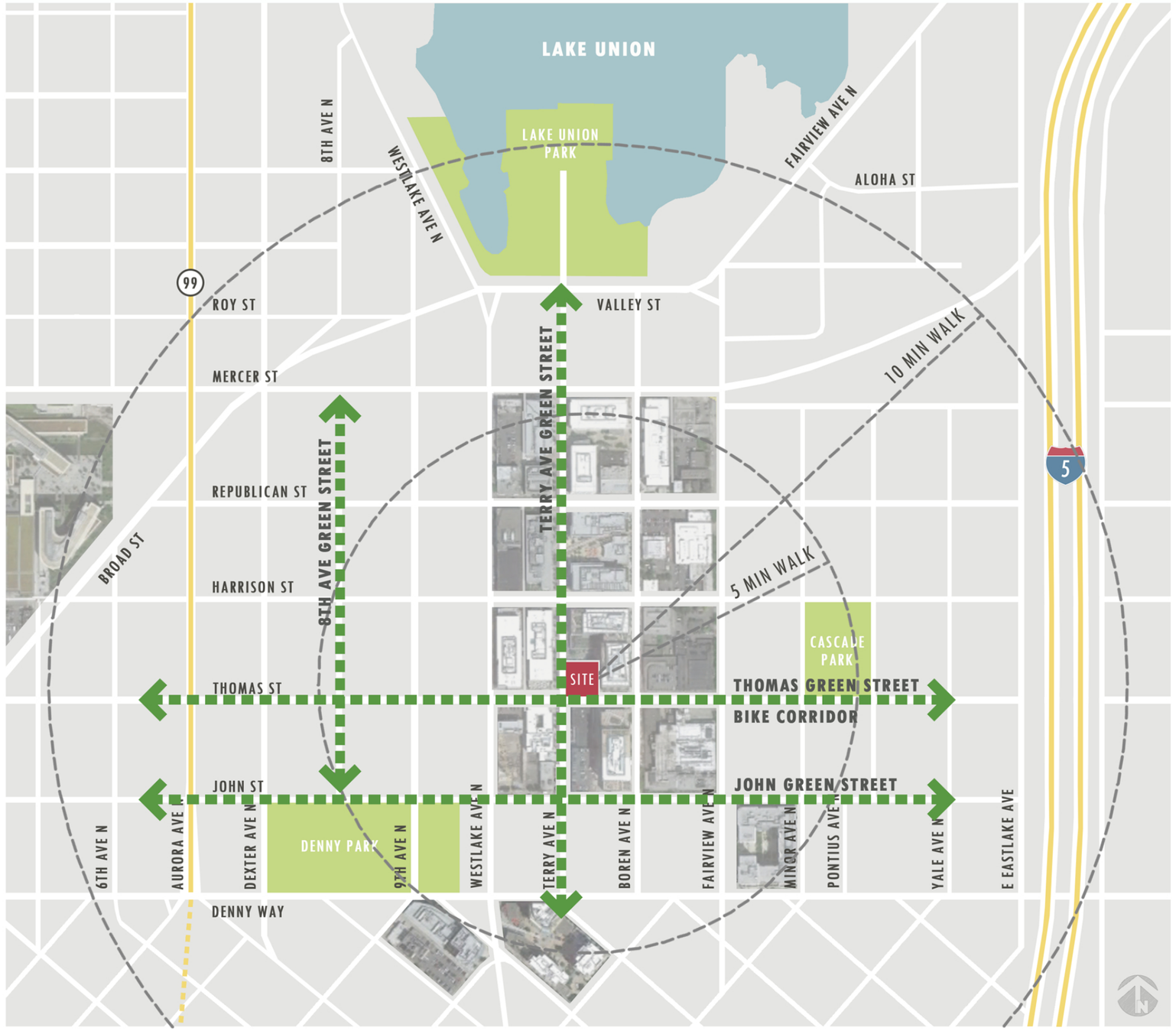
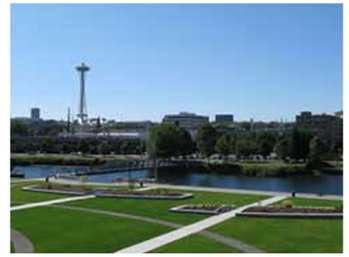
LEGEND

PARKS

GREEN STREETS

WALKING TIMES









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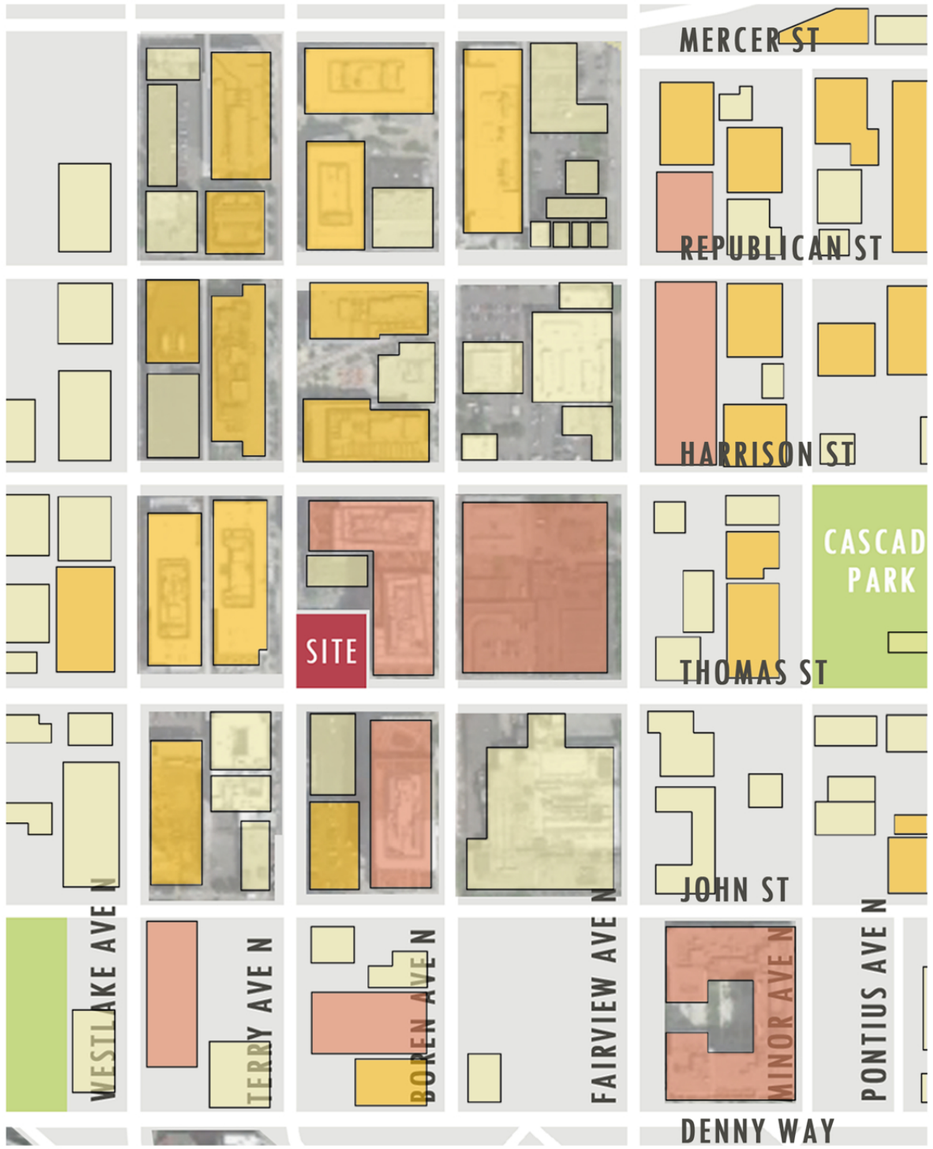
CONTEXT : GREEN SPACE

A VIEW FROM LAKE UNION LOOKING SOUTH TOWARDS SITE





SURROUNDING BUILDING HEIGHTS
(existing & proposed projects)

- 0 TO 50 FEET HIGH
- 50 TO 100 FEET HIGH
- 100+ FEET HIGH

CONTEXT : HEIGHT

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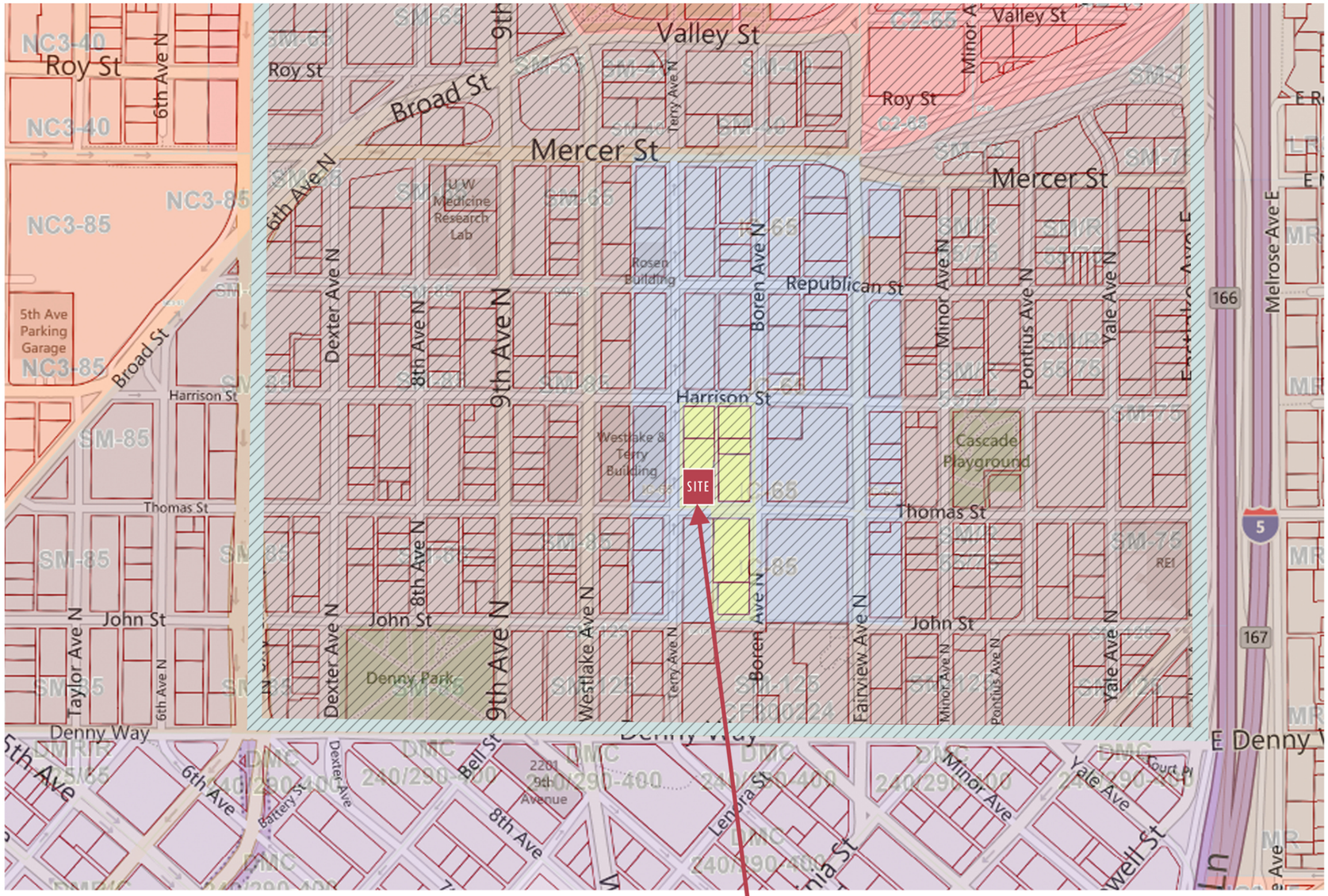
ZONING LEGEND

- C2-65 COMMERCIAL
- IC-65 INDUSTRIAL COMMERCIAL
- SM-40/55/65/75/85/125 SEATTLE MIXED
- NC3-40/85 NEIGHBORHOOD COMMERCIAL
- DMC-240/290-400 DOWNTOWN MIXED COMMERCIAL
- MR-40 MIDRISE MULTI-FAMILY RESIDENTIAL
- IC-65 INDUSTRIAL COMMERCIAL W/ 160'-0" HEIGHT LIMIT

OVERLAY DISTRICT

- SOUTH LAKE UNION URBAN CENTER



300 TERRY AVE N

ZONE IC-65 W/ 160'-0" HEIGHT LIMIT
SOUTH LAKE UNION - URBAN CENTER

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ZONING CODE SUMMARY

SITE LOCATION:	300 Terry Avenue N. Seattle, WA 98109 13,800 SF
PROJECT NUMBER:	3013982
SITE ZONING:	INDUSTRIAL COMMERCIAL IC-65
PERMITTED USES: Table A for 23.50.012	Lodging -- Conditional Use
DESIGN GUIDELINES:	City of Seattle Design Guidelines South Lake Union Design Guidelines South Lake Union Urban Center Neighborhood Plan
STRUCTURE HEIGHT: 23.50.026	160'-0" above average existing grade
ROOFTOP FEATURES: 23.50.020	Rooftop features may extend up to 15'-0" above the height limit for stair, mechanical and elevator penthouses.
STREET CLASSIFICATION:	Terry avenue north - Green Street / Class 2 Pedestrian Street Thomas Street - Green Street
UPPER LEVEL SETBACKS: 23.48.013	15'-0" setback above 45' along Thomas Street
FACADE HEIGHTS: 23.48.014	25'-0" on Class 2 Pedestrian Streets (B2) 15'-0" on all other streets (B3)
FLOOR AREA RATIO: 23.50.051	Base 3.0 / Maximum 7.0 = 96,600 SF Bonus FAR to include the following requirements: - LEED Silver Certification - Traffic Management Plan - Energy Management Plan - Payment in lieu for affordable housing
PARKING:	No parking is required
LANDSCAPING:	Landscaping will meet or exceed a Green Factor of 0.30.

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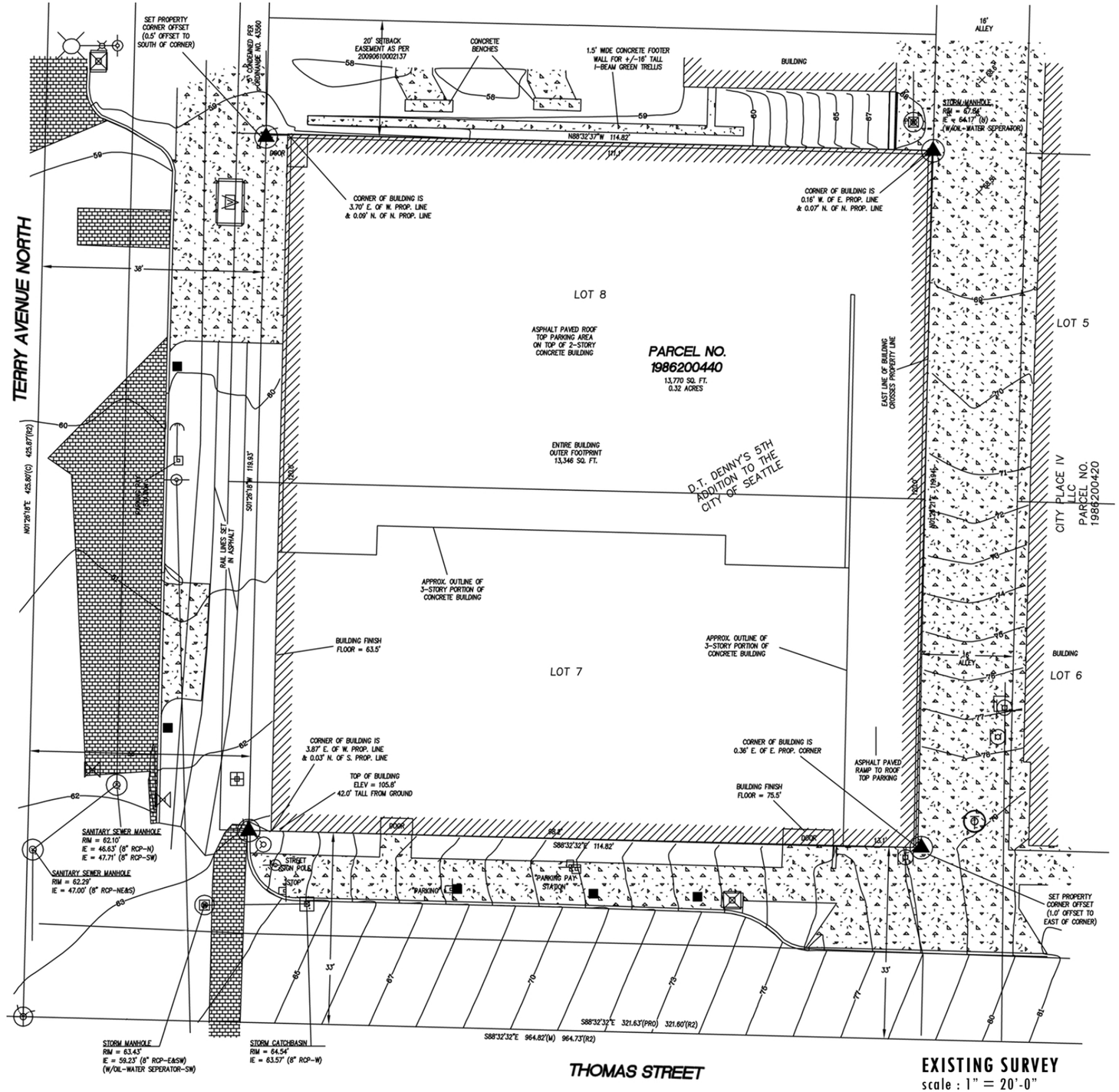
Site 300 Terry Avenue North (our site) is located on the corner of Terry Avenue North and Thomas Street. The dimensions of the property are 120 feet north-south and approximately 115 feet east-west.

Uses The existing lot contains an abandoned 3-story office building that will be demolished to build a new hotel.

Topography The site is mostly flat along Terry Avenue North, sloping just 2 feet from the corner to the existing plaza to the north. The slope is more substantial along Thomas Street, sloping upwards approximately 18 feet from the corner to the existing alleyway at midblock.



EXISTING SURVEY
scale : 1" = 20'-0"

EXISTING SITE CONDITIONS

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1 VIEW LOOKING SOUTH DOWN TERRY AVE N FROM REPUBLICAN STREET

2 VIEW LOOKING WEST DOWN THOMAS STREET FROM FAIRVIEW AVE N.

3 VIEW LOOKING EAST DOWN THOMAS STREET FROM WESTLAKE AVE N.

4 VIEW LOOKING NORTH DOWN TERRY AVE N FROM JOHN STREET

5 VIEW LOOKING NORTH DOWN TERRY AVE N FROM DENNY WAY

CONTEXT : PHOTOS / APPROACH TO SITE

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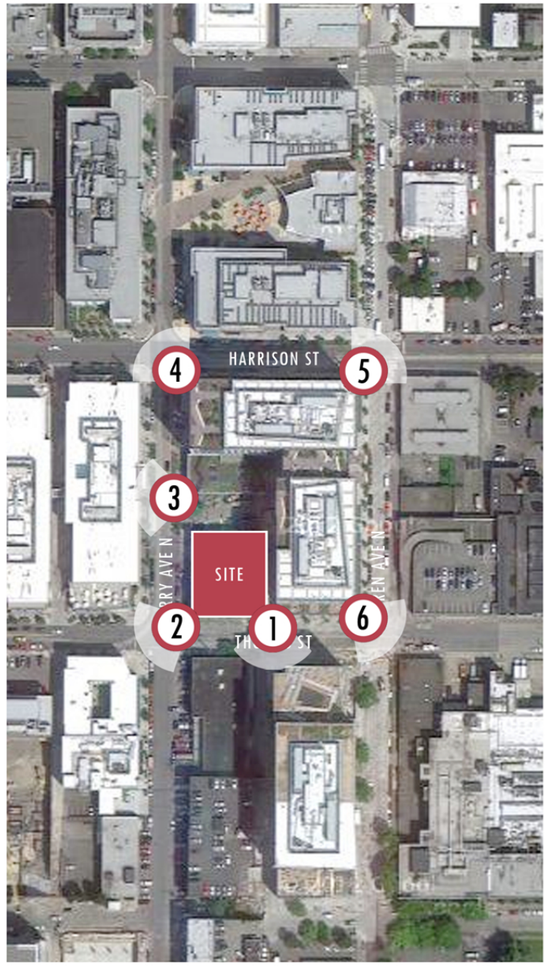

1 VIEW OF SURROUNDING NEIGHBORHOOD FROM MIDBLOCK THOMAS STREET

2 VIEW OF SURROUNDING NEIGHBORHOOD FROM CORNER OF TERRY & THOMAS

3 VIEW OF SURROUDNING NEIGHBORHOOD FROM MIDBLOCK TERRY AVE N.

4 VIEW OF SURROUNDING NEIGHBORHOOD FROM CORNER OF TERRY & HARRISON

5 VIEW OF SURROUNDING NEIGHBORHOOD FROM CORNER OF HARRISON & BOREN

6 VIEW OF SURROUNDING NEIGHBORHOOD FROM CORNER OF BOREN & THOMAS













CONTEXT : PHOTOS / SURROUNDINGS

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1 VIEW OF PLAZA AT MIDBLOCK LOOKING EAST FROM ACROSS TERRY AVE N.

2 CORNER OF TERRY AVE N & THOMAS ST LOOKING NORTHEAST TOWARDS SITE

3 VIEW OF ALLEY AT MIDBLOCK LOOKING NORTH FROM ACROSS THOMAS STREET

4 CORNER OF THOMAS ST & BOREN AVE N LOOKING TOWARDS SITE

CONTEXT : PHOTOS / SITE

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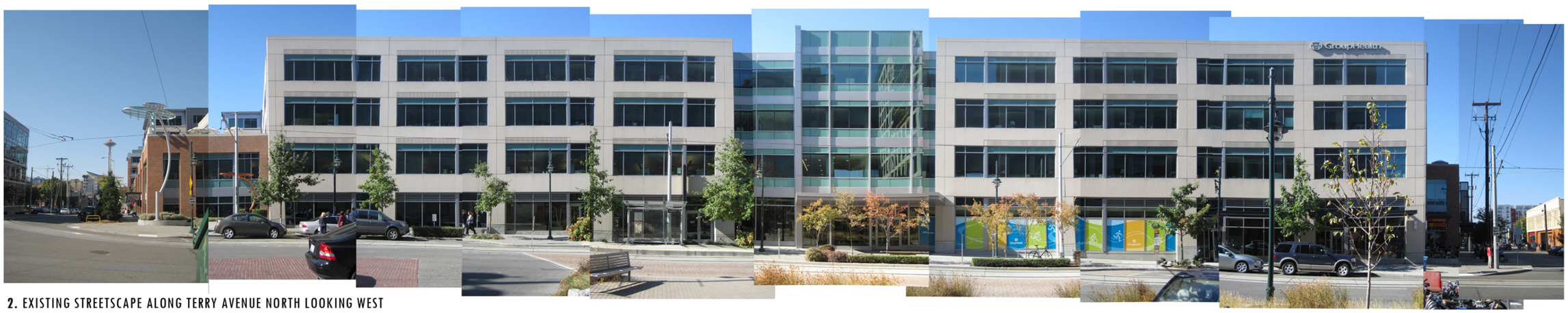
1. EXISTING STREETSCAPE ALONG TERRY AVENUE NORTH LOOKING EAST



2. EXISTING STREETSCAPE ALONG TERRY AVENUE NORTH LOOKING WEST

EXISTING STREETSCAPE 1

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3. EXISTING STREETSCAPE ALONG THOMAS STREET LOOKING SOUTH



4. EXISTING STREETSCAPE ALONG THOMAS STREET LOOKING NORTH

EXISTING STREETSCAPE 2

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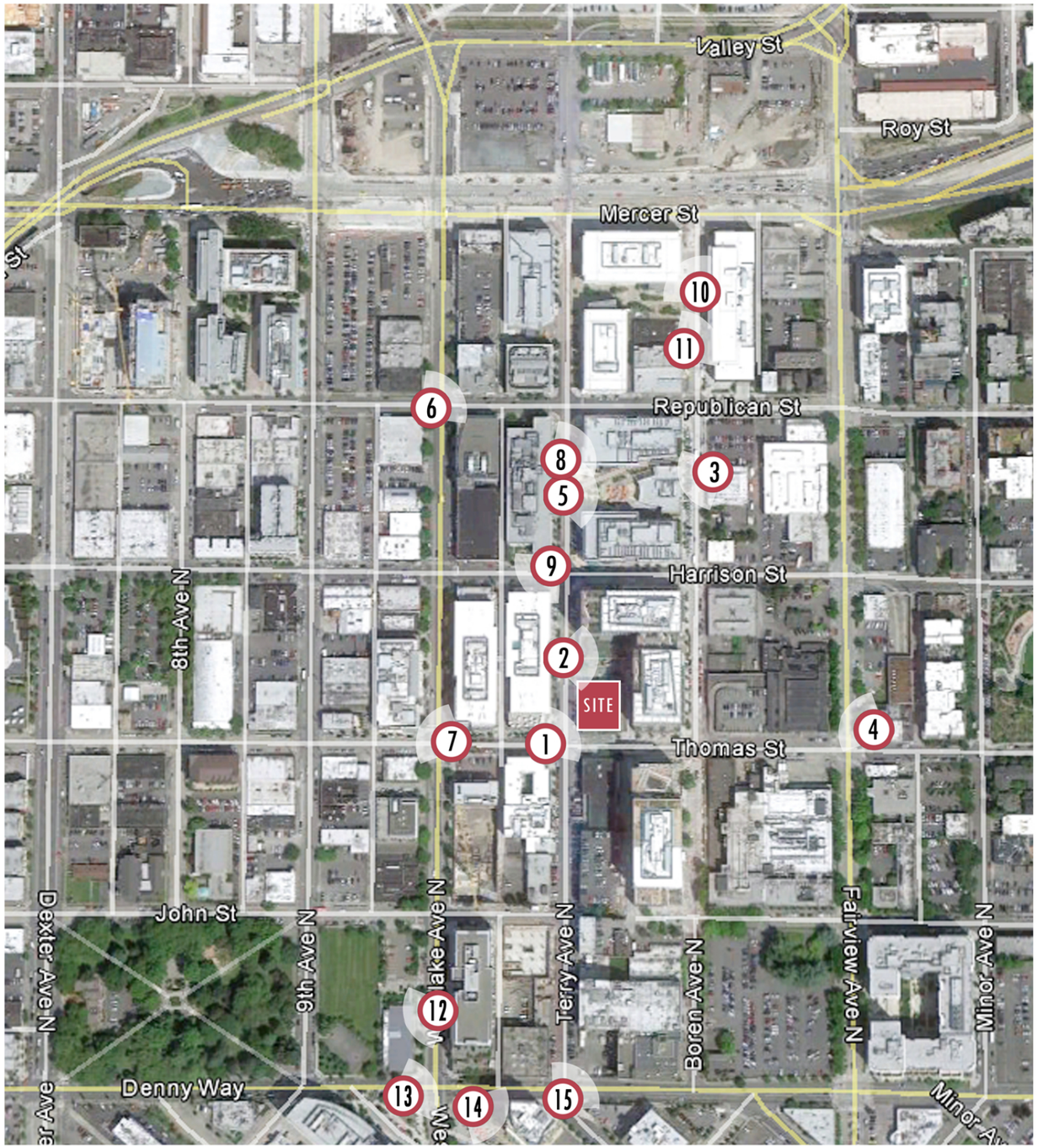


1. SITE - 300 TERRY AVENUE NORTH


2. ADJACENT PLAZA TO NORTH OF SITE


3. HISTORICAL FACADE ALONG BOREN AVE N


4. TROY LAUNDRY HISTORIC BUILDING


5. PLAZA LOCATED ONE BLOCK NORTH


6. UPTOWN ESPRESSO


7. SEATTLE BIOMED RESEARCH INSTITUTE


8. STARBUCKS COFFEE


9. GROUP HEALTH BUILDING


10. AMAZON - OBIDOS BUILDING


11. AMAZON - FIONA BUILDING


12. SLU DISCOVERY CENTER


13. ROLLIN STREET FLATS


14. DENNY WAY & WESTLAKE AVE N


15. SEATTLE TIMES BUILDING FROM DENNY

EXISTING BUILDINGS IN GREATER CONTEXT

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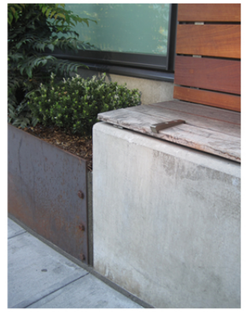




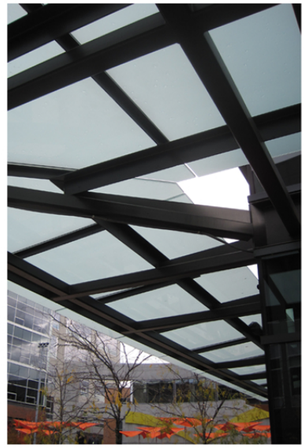


INTEGRATED SEATING COMPONENTS PROVIDE PLACES FOR PEDESTRIANS TO LINGER AND ENJOY THEIR SURROUNDINGS



TIERED, MULTI-LAYERED LANDSCAPING FOR VISUAL INTEREST FROM STREET LEVEL

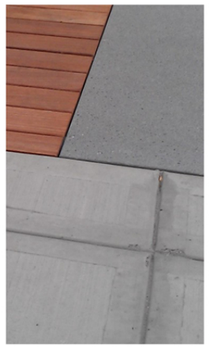




PROVIDE PROTECTION FROM THE ELEMENTS AT STREET LEVEL



CARVE OUT SPACES AT SIDEWALK FOR DINING





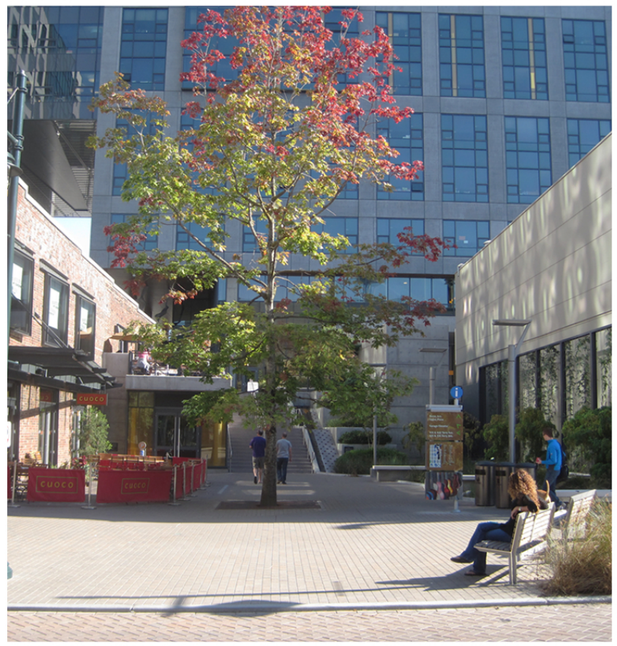
DIFFERENT PAVING MATERIALS TO BREAK UP SCALE AND TO DELINEATE DIFFERENT FUNCTIONS



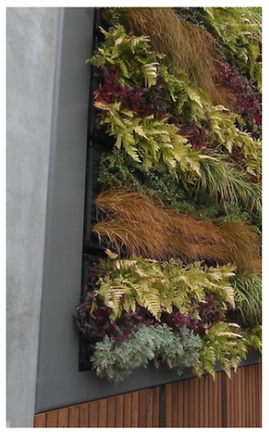




PUBLIC ART ADDS INTEREST & CHARACTER



ACTIVATE STREET LEVEL WITH PEDESTRIAN-ORIENTED SPACES & ACTIVITIES





GREEN WALLS / PLANT SCREENS ADD VERTICAL INTEREST



LANDSCAPING INTEGRATED INTO BUILDING

NEIGHBORHOOD PEDESTRIAN ANALYSIS

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MIXED-USE COMMERCIAL BUILDING AT TERRY & HARRISON





AMAZON BUILDING FARTHER DOWN THE STREET





MULTI-COLORED PANELS AT BUILDING FACADE









HISTORIC FACADE IN NEIGHBORHOOD





TEXTURED CONCRETE AND PUNCHED OPENINGS



AMAZON BUILDINGS IMMEDIATELY ADJACENT TO PROJECT SITE



CORRUGATED METAL & GLASS BUILDING AT ADJACENT CORNER



GROUP HEALTH BUILDINGS ACROSS THE STREET FROM SITE

SURROUNDING BUILDING & ROOFSCAPE ANALYSIS

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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 provisions of public plazas and/or other public open spaces and changing the form or facade setbacks of the building to enhance opportunities for views.

New development is encouraged to take advantages of site configuration to accomplish sustainability goals.

Heart Locations / Several areas have been identified as "heart locations." Heart locations serve as the perceived center of commercial and social activity within the neighborhood. These locations provide anchors for the community as they have identity and give form to the neighborhood. Development at heart locations should enhance their central character through appropriate site planning and architecture. These sites have a high priority for improvements to the public realm. A new building's primary entry and facade should respond to the heart location. Special street treatments are likely to occur and buildings will need to respond to these centers of commercial and social activity. Amenities to consider: pedestrian lighting, public art, special paving, landscaping, additional public open space provided by curb bulbs and entry plazas.

PROJECT RESPONSE:

This site is located on the corner of two Green streets. Along Thomas, the site slopes from the alley down towards Terry Ave approximately 18 feet. This slope creates an opportunity for two street level entries, on at Thomas and one at Terry. The existing alley dead ends just past the north end of the site and will serve as access to the service and loading areas for the project. Terry Avenue is a very active pedestrian street and the project will take advantage of this by locating both the restaurant/lounge and hotel uses there. The project will also take advantage of the existing plaza with access from the project proposed to the plaza. The project will be designed to meet a LEED Silver Certification along with a Green Factor of 0.30.

A-2 STREETSCAPE COMPATIBILITY

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

SLU-SPECIFIC SUPPLEMENTAL GUIDANCE:

The vision for street level uses in South Lake Union is a completed network of sidewalks that successfully accommodate pedestrians. Streetscape compatibility is a high priority of 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 the use of awnings and weather protection along street fronts to enhance the pedestrian environment.

Where appropriate, consider a reduction in the required amount of commercial and retail space at the ground level, such as in transition zones between commercial and residential areas. Place retail in areas that are conductive to the use and will be successful.

Where appropriate, configure retail space so that it can spill-out onto the sidewalk (retaining six feet for pedestrian movement, where the sidewalk is sufficiently wide.

PROJECT RESPONSE:

The project is sited on the corner of two pedestrian streets. While Thomas Street is mostly improved, further improvements will include updated street trees, planters that slope with the street with a varied hardscape being proposed at the Conference Center entry. The project site along Terry Avenue is not improved at all. This project will propose to compliment the existing hardscape and landscaping on the improved north end of the block along Terry Ave, which will add new landscaping, varied hardscapes, benches, bike racks and street trees. The project's restaurant/lounge will take advantage of outdoor sidewalk dining along Terry Avenue.

A-3 ENTRANCES VISIBLE FROM THE STREET

Entries should be clearly identifiable and visible from the street.

PROJECT RESPONSE:

Both street level entries will be visible from both streets to encourage patrons and the public to the uses within the project. The proposed restaurant and hotel entries off of Terry Avenue will be off a wide sidewalk and landscaped area. Furthermore, the entries to the main uses, restaurant/lounge, hotel and conference center will be highly identified by larger awnings, recessed entries, lighting and varied hardscape.

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. Transportation infrastructure should be designed with adjacent sidewalks, as development occurs to enhance pedestrian connectivity.

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 existing high activity areas.

PROJECT RESPONSE:

The main entry of all uses within the project will be sited to minimize wayfinding and to encourage pedestrian activity near the entries and especially the public plaza to the north.



Slope along Thomas Street



Maintain connection to existing plaza



Prominent entrances



Promote pedestrian activity

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Minimize disruption to adjacent plaza



Pedestrian-oriented functions at corners of buildings



Scale & massing of surrounding area



Consistency in architectural character

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 or residents in adjacent buildings.

PROJECT RESPONSE:

The proposed site is located next to a very active plaza that is mostly used by the adjacent restaurants and office workers in the adjacent Amazon buildings. The proposed restaurant and lounge will be placed next to the plaza and Terry Avenue with the purpose of creating enhanced street activities.

A-10 CORNER LOTS

Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

PROJECT RESPONSE:

The project intends to have all of its public functions along the street frontage along both Terry Avenue and Thomas Street. Back of house functions will all be ocated towards the back (opposite the street corner). There is no parking proposed for this project so there will be no vehicular access points at either street.

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 near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between anticipated development potential of the adjacent zones.

SLU-SPECIFIC SUPPLEMENTAL GUIDANCE:

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 building 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 the building scale such as: landscaping; trellis; complementary materials; detailing; and accent trim.

PROJECT RESPONSE:

The project's scale and massing will reflect the existing IC-65 zone with the 160' height limit for this block. The existing Amazon buildings to the north, east and south have similar heights but due to the hotel use, it will require smaller floor plates. The "L" shaped tower will also create a green roof area located on the 2nd floor roof. The surrounding buildings have commercial office uses where as this project will be a hotel which has a residential style to the facade. The design of the lower levels of the project will include complimentary materials and style of the historic brick buildings of the restaurants directly north of our site and the Troy Laundry site one block east of the site. The upper level setback along Thomas will also create a green roof area.

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.

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 exmple 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; and sloped roofs.

PROJECT RESPONSE:

The project will use the materials, scale and style of the historic architecture of the neighborhood along the lower levels of the building massing along with complimenting the contemporary design of the adjacent office buildings at the tower. The project will be sited in the middle of the upcoming zoning change to SM and the bulding will also fit into the new SM zone criteria.

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C-2 ARCHITECTURAL CONCEPT & 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 roofline 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.

PROJECT RESPONSE:

The building will incorporate design elements of the nearby historic buildings along with the adjacent contemporary buildings to join together the different eras of design into one project. By the nature of a hotel use along with the upper level setback along Thomas Street, the building will have several opportunities for roof top gardens or green roofs that will be visible from the hotel and nearby office buildings. The upper portion of the project will be set off by different heights and materials to distinguish the top of the buildings from the lower facade.

C-3 HUMAN SCALE

The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

PROJECT RESPONSE:

The building design will be very respectful of the human scale and the pedestrian experience especially on Terry Avenue, which will have creative hardscapes and landscapes that are represented at the north end of the block. Outdoor dining, benches, bike racks and landscaping will keep the scale respectful of the pedestrian.

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.

PROJECT RESPONSE:

The building will be clad with brick at the base with both brick and metal panels at the upper levels. The brick used at the podium will be rich in color and textural. All materials used on the building will be durable and further help to break up the mass of the building.

D-1 PEDESTRIAN OPEN SPACES & 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. Opportunites for creating lively, pedestrian-oriented open space should be considered.

SLU-SPECIFIC SUPPLEMENTAL GUIDANCE:

New developments are encouraged to work within 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
- street furniture.

PROJECT RESPONSE:

The main entries to the three main uses of the project: hotel, restaurant/lounge and conference center will be both convenient and visible. The restaurant/lounge and hotel entries will be located on Terry Ave, an active pedestrian street that will have benches, planters, street trees and lighting. The location of the conference center entry will be off of Thomas Street, a street that has a discernable amount of slope. The project will also include adding street trees and a curb bulb at the Terry/Thomas intersection. To accommodate the slope along Thomas, the entry will be recessed and will have stepped planters and ramps as needed. All main entries will have enlarged awnings for weather protection and to help identify the entry.



Existing roofscape around site



Maintain human scale at street level



Durable & aesthetic materials



Pedestrian-friendly entrances

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Special treatment at blank walls



Minimize height of retaining walls & create interest along streetscape



Loading & back functions off existing alley - away from street fronts



Maximize pedestrian safety

D-2 BLANK WALLS

Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatments to increase pedestrian comfort and interest.

PROJECT RESPONSE:

There will be no blank walls along Terry Avenue or along Thomas Street. Back of house functions will for the most part be located along the back of the property along the alleyway.

D-3 RETAINING WALLS

Retaining walls near a public sidewalk that extend higher than eye level should be avoided where possible. Where higher retaining walls are unavoidable, they should be designed to reduce their impact on pedestrian comfort and to increase the visual interest along the streetscapes.

PROJECT RESPONSE:

All retaining walls that are part of the proposed project will not extend above eye level.

D-6 SCREENING OF DUMPSTERS, UTILITIES & SERVICE AREAS

Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

PROJECT RESPONSE:

The existing alley is already improved and the location of the existing service and loading area for the Amazon buildings will be directly across the alley from the proposed service and loading area allowing for a large area for maneuvering of larger trucks.

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 sight lines and opportunities for eyes on the street;
- police horse tie-up locations for routine patrols and larger even assistance.

PROJECT RESPONSE:

The project is sited along two major streets. The rest of the block has already been improved and this project will include overhead weather protection that is well-lit and larger canopies at the building entries.

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E-1 LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES

Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

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 nature 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.

PROJECT RESPONSE:

Thomas Street is a Green Street and the east end of the street on this block has already been developed. This project will continue the hardscape and street trees on a sloping site in a complementary style. Terry Avenue is a Green Street and also a Class 2 Pedestrian Street. It is an active and pedestrian-friendly street with a streetcar stop located across on the west side of Terry Avenue. There is also an active pedestrian plaza directly north of the site. The Terry Avenue sidewalk is a mixture of different patterns, landscaping, benches and bicycle parking. This project will continue that theme across the south end of the block where now there is only asphalt.

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.

PROJECT RESPONSE:

Landscape and hardscape areas will be designed to complement the already existing outdoor areas of the block. The emphasis will be along Terry Avenue with its wide sidewalks and plaza at midblock. The slope of Thomas Street will incorporate the use of stepped planters and new street trees. Roof decks will be used for green roofs to help mitigate roof drainage and enhance views to the adjacent office buildings.

E-3 LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas and boulevards.

SLU-SPECIFIC SUPPLEMENTAL GUIDANCE:

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

PROJECT RESPONSE:

The site is located along Thomas Street, a pedestrian street that has an approximate slope of 15%. The project will propose stepped planters, stepped walls, overhead protection and lighting to help mitigate this grade. Thomas Street also has a view corridor to help protect views to the west, which is incorporated into the design in an upper level setback. The setback also creates a green roof area.



Continuity of landscape design



Landscaping to enhance site



Stepped planters along sloped street

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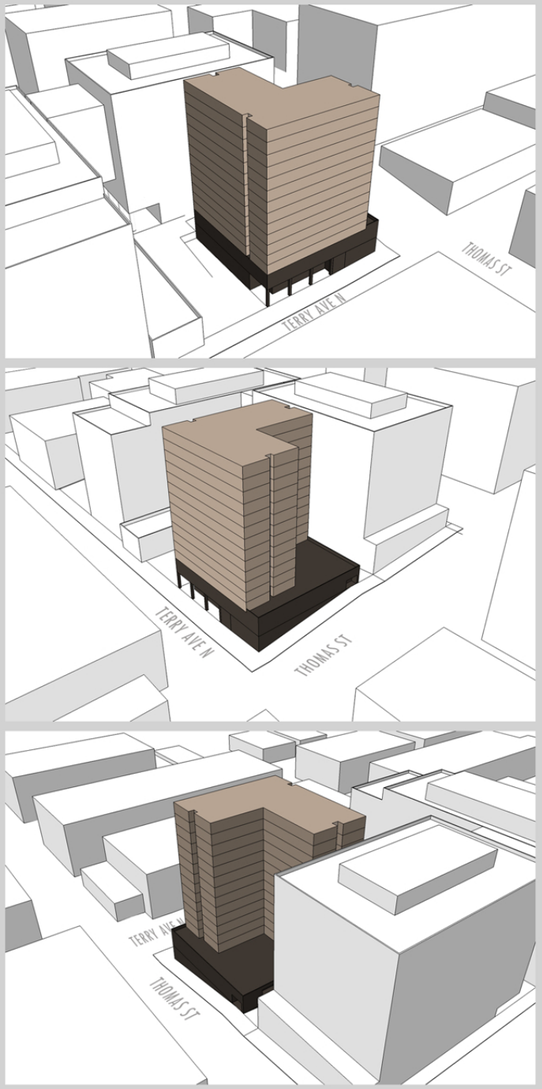
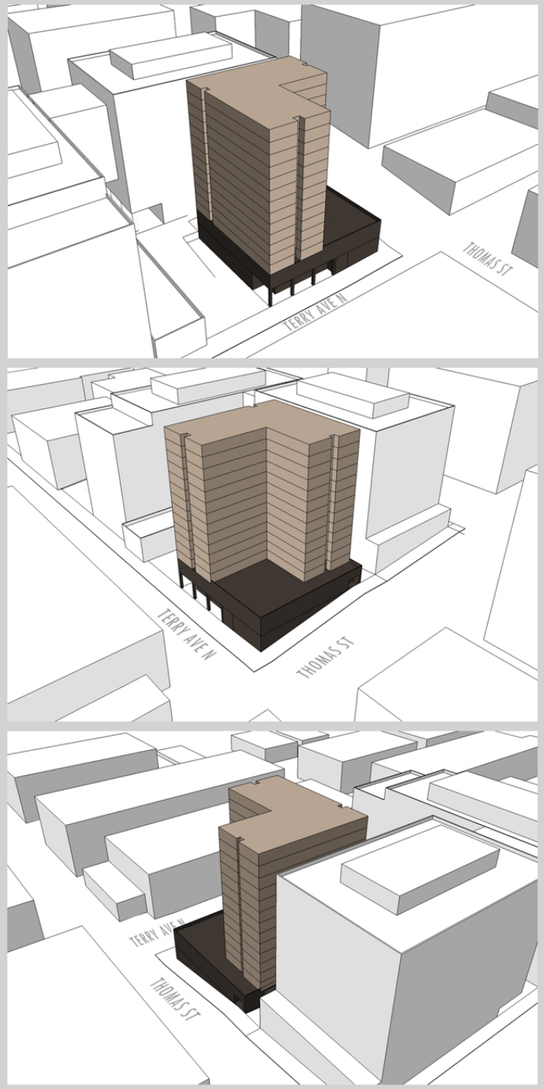


ALTERNATE 1 :
"L"-SHAPED TOWER ALONG TERRY AVE N & PLAZA

PROS
- REDUCES THE NUMBER OF ROOMS ALONG ALLEY
- GREATER SETBACK AT THOMAS STREET

CONS
- TOWER WOULD CAST SHADOW ONTO PLAZA
- MASSING MIGHT BLOCK VIEWS FROM OTHER SURROUNDING BUILDINGS

1

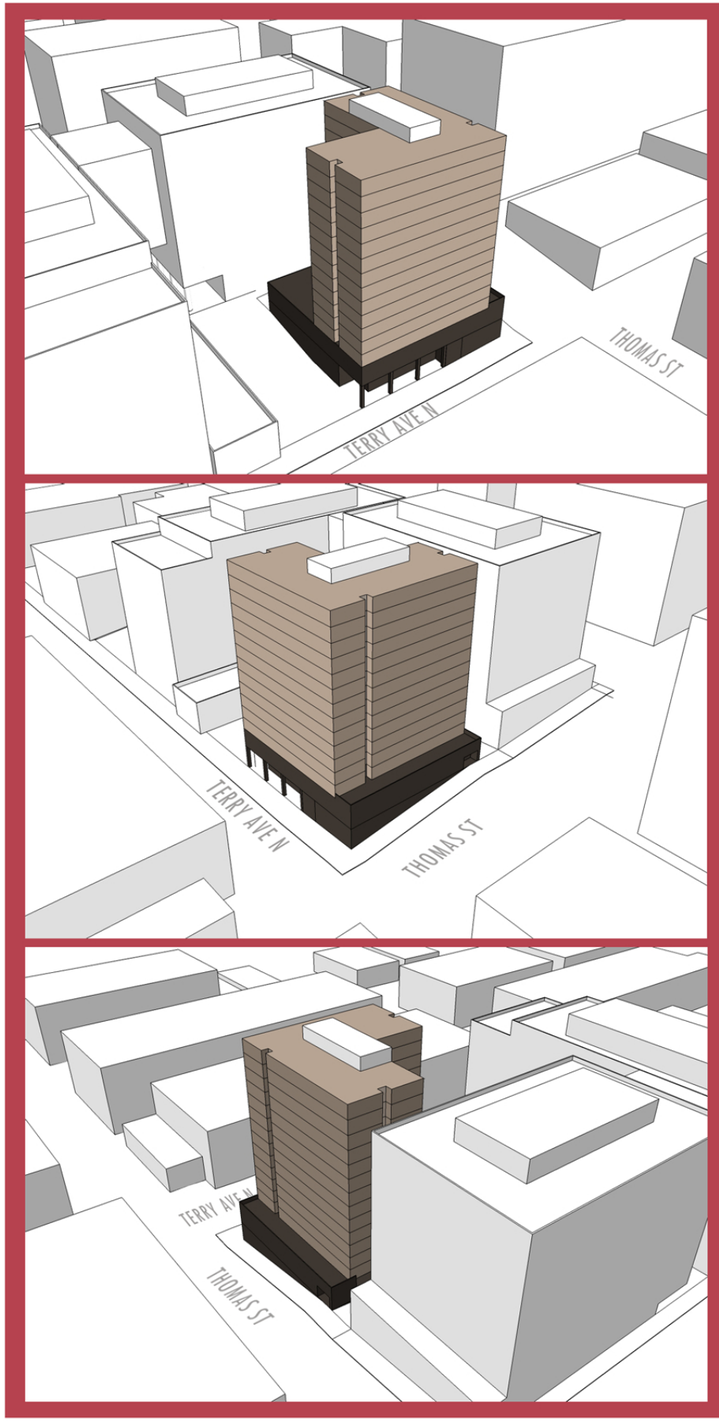


ALTERNATE 2 :
"L"-SHAPED TOWER ALONG PLAZA & ALLEY

PROS
- GREATER SETBACK AT TERRY AVE & THOMAS ST
- OPEN CORNER KEEPS VIEWS FOR OTHER BLDGS

CONS
- TOWER WOULD CAST SHADOW ONTO PLAZA
- MASSING MIGHT BLOCK VIEWS FROM OTHER SURROUNDING BUILDINGS

2



ALTERNATE 3 :
PREFERRED MASSING

"L"-SHAPED TOWER ALONG TERRY AVE N & THOMAS STREET

PROS

- LESS SHADOW CAST BY TOWER ON TO THE EXISTING ADJACENT PLAZA TO NORTH
- MAXIMIZES THE NUMBER OF ROOMS WITH VIEWS AND MAINTAINS VIEW CORRIDOR WITH SETBACK ALONG THOMAS STREET
  - A-1: ENCOURAGE PROVISION FOR THE PUBLIC TO VIEW THE LAKE & CITYSCAPES...CHANGING THE FORM OR FACADE SETBACKS OF THE BUILDING TO ENHANCE OPPORTUNITIES FOR VIEWS.
- MINIMIZES THE NUMBER OF ROOMS FACING THE ALLEY AND ADJACENT AMAZON BUILDING
- MASSING CONTINUES THE STREETSCAPE ALONG BOTH TERRY AVE & THOMAS ST WITH SAME SCALE
  - B-1: RELATE PROPORTIONS OF BUILDING TO THE WIDTH & SCALE OF THE STREET.

CONS

- MASSING MIGHT BLOCK VIEWS FROM OTHER SURROUNDING BUILDINGS

3

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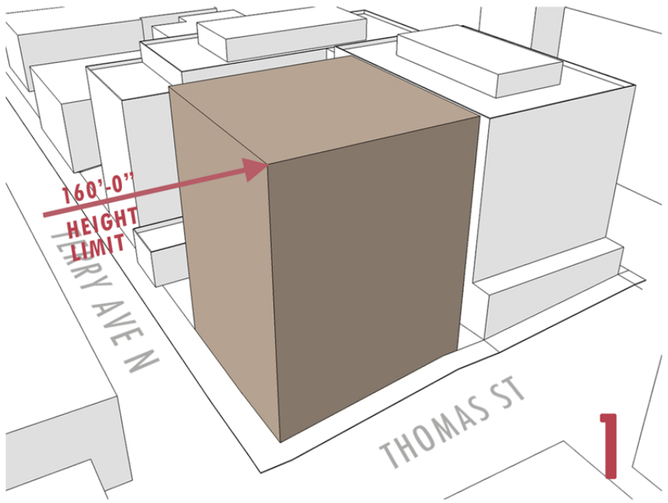
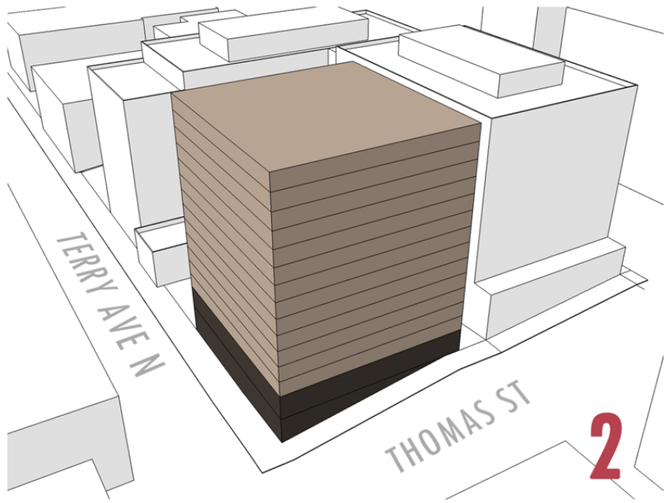
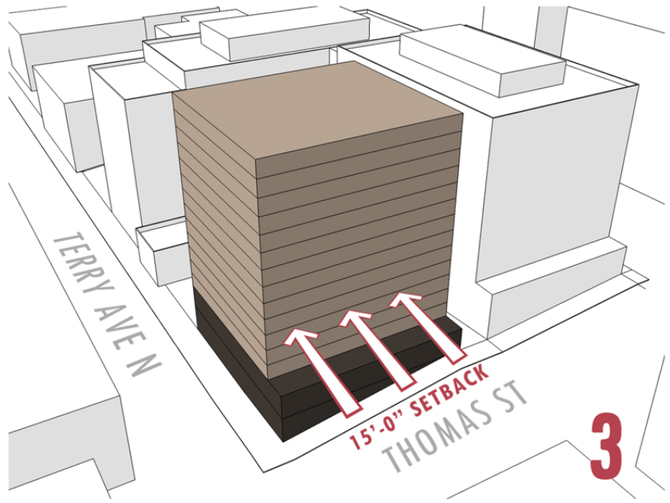
MASSING : COMPARISON OF ALTERNATES



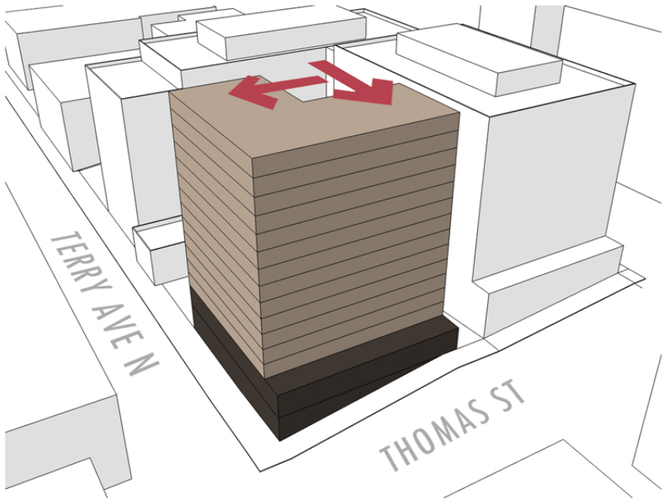
ZONING ENVELOPE



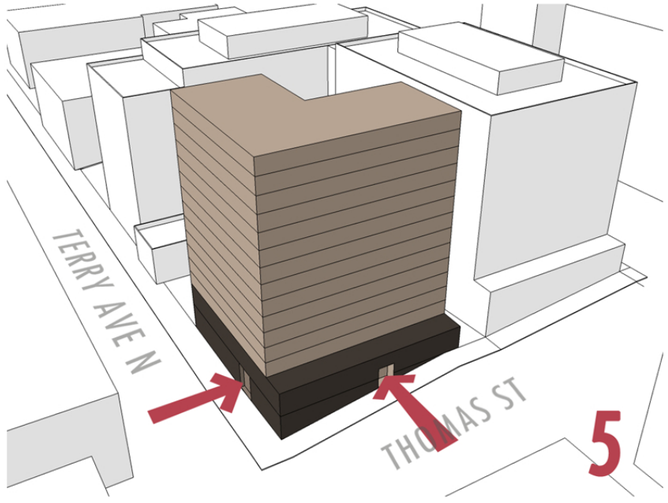
PODIUM AT LOWER TWO LEVELS - PUBLIC FUNCTIONS;
HOTEL GUESTROOMS ON UPPER LEVELS



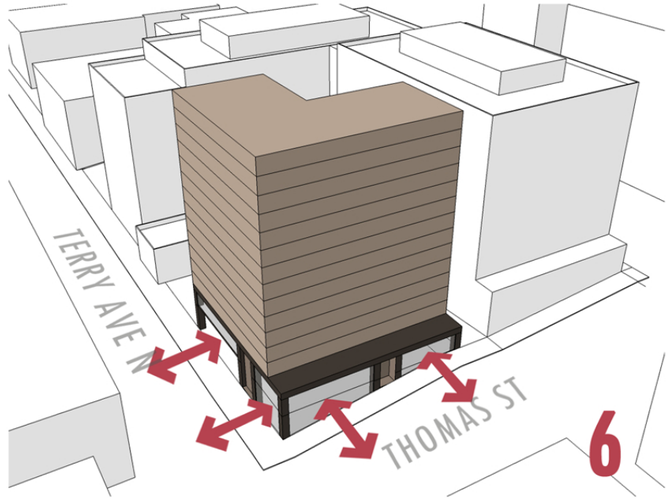
SET BACK HOTEL GUEST LEVELS 15' ALONG THOMAS STT FOR VIEW CORRIDOR



GUEST LEVELS FURTHER SET BACK FOR MOST EFFICIENT FLOOR PLATE



LOWER PODIUM LEVELS EACH HAVE ENTRY OFF RESPECTIVE STREET



MAINTAIN TRANSPARENCY AT PODIUM LEVELS FOR PUBLIC FUNCTIONS;
TRANSPARENCY ENGAGES PEDESTRIAN AT STREET LEVEL

PREFERRED MASSING : THE PROCESS

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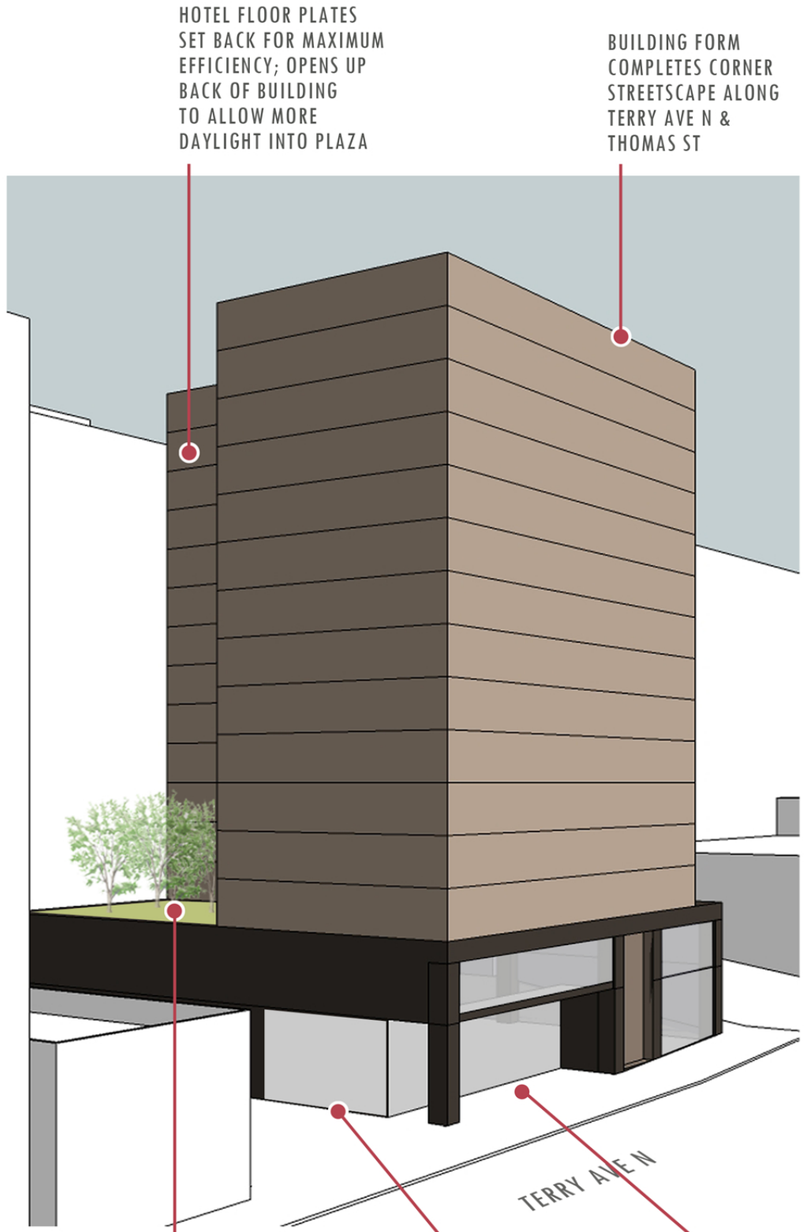

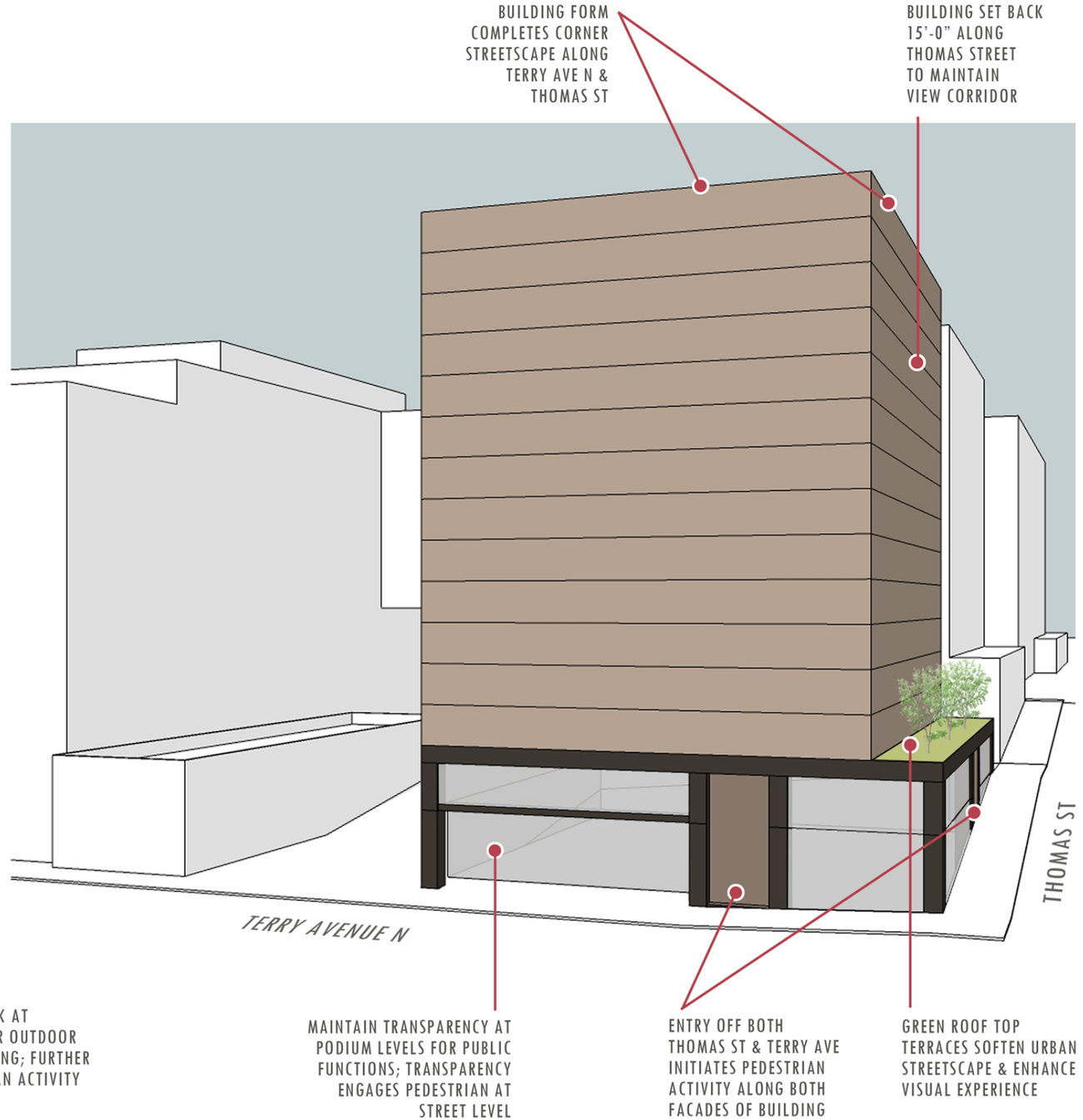

PREFERRED MASSING : THE LOGIC

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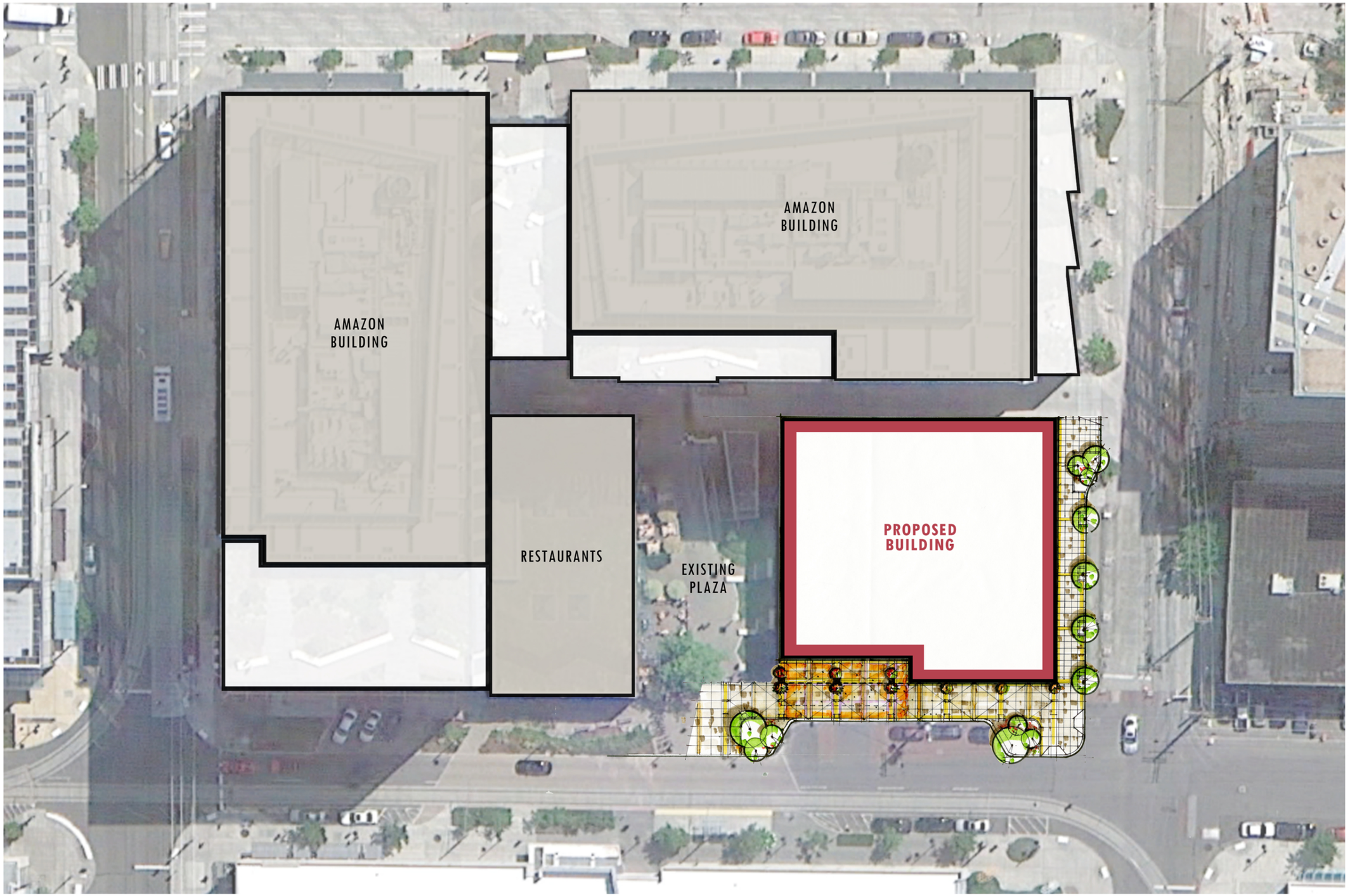

PREFERRED MASSING : AT STREET LEVEL

NOT TO SCALE

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PREFERRED MASSING : GREEN ROOF TERRACES

NOT TO SCALE

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SUMMER SOLSTICE



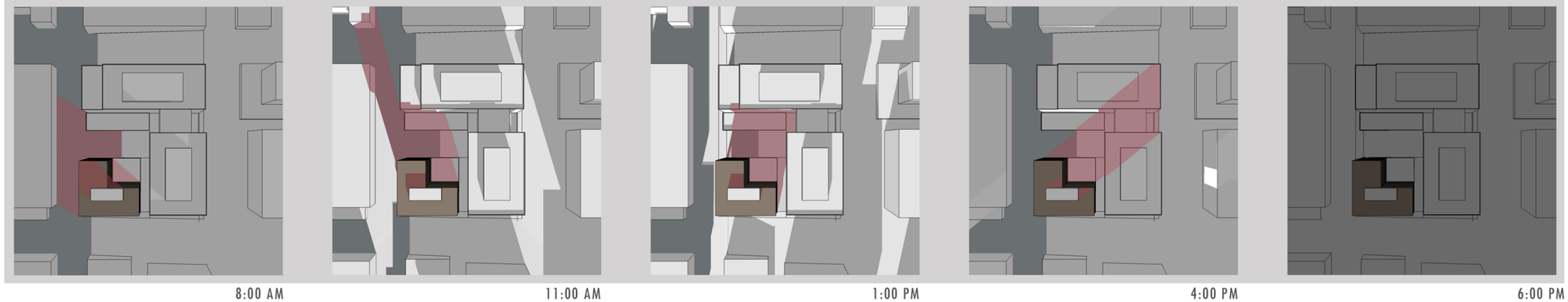
8:00 AM | 11:00 AM | 1:00 PM | 4:00 PM | 6:00 PM

SPRING / FALL EQUINOX



8:00 AM | 11:00 AM | 1:00 PM | 4:00 PM | 6:00 PM

WINTER SOLSTICE



8:00 AM | 11:00 AM | 1:00 PM | 4:00 PM | 6:00 PM

PREFERRED MASSING : SUN & SHADOW STUDY

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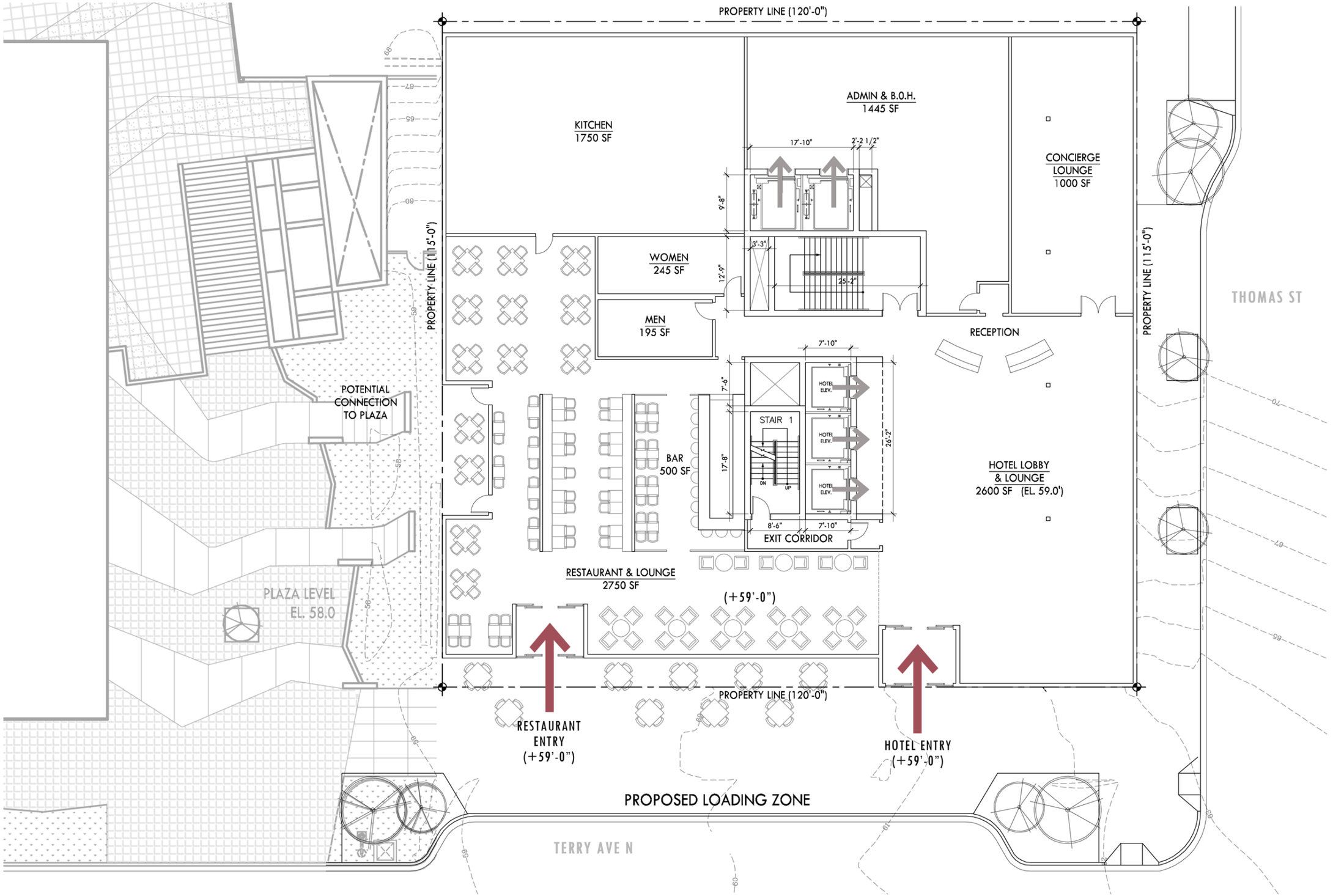

PREFERRED MASSING : CONCEPT GROUND LEVEL PLAN

SCALE : 1/16" = 1'-0"

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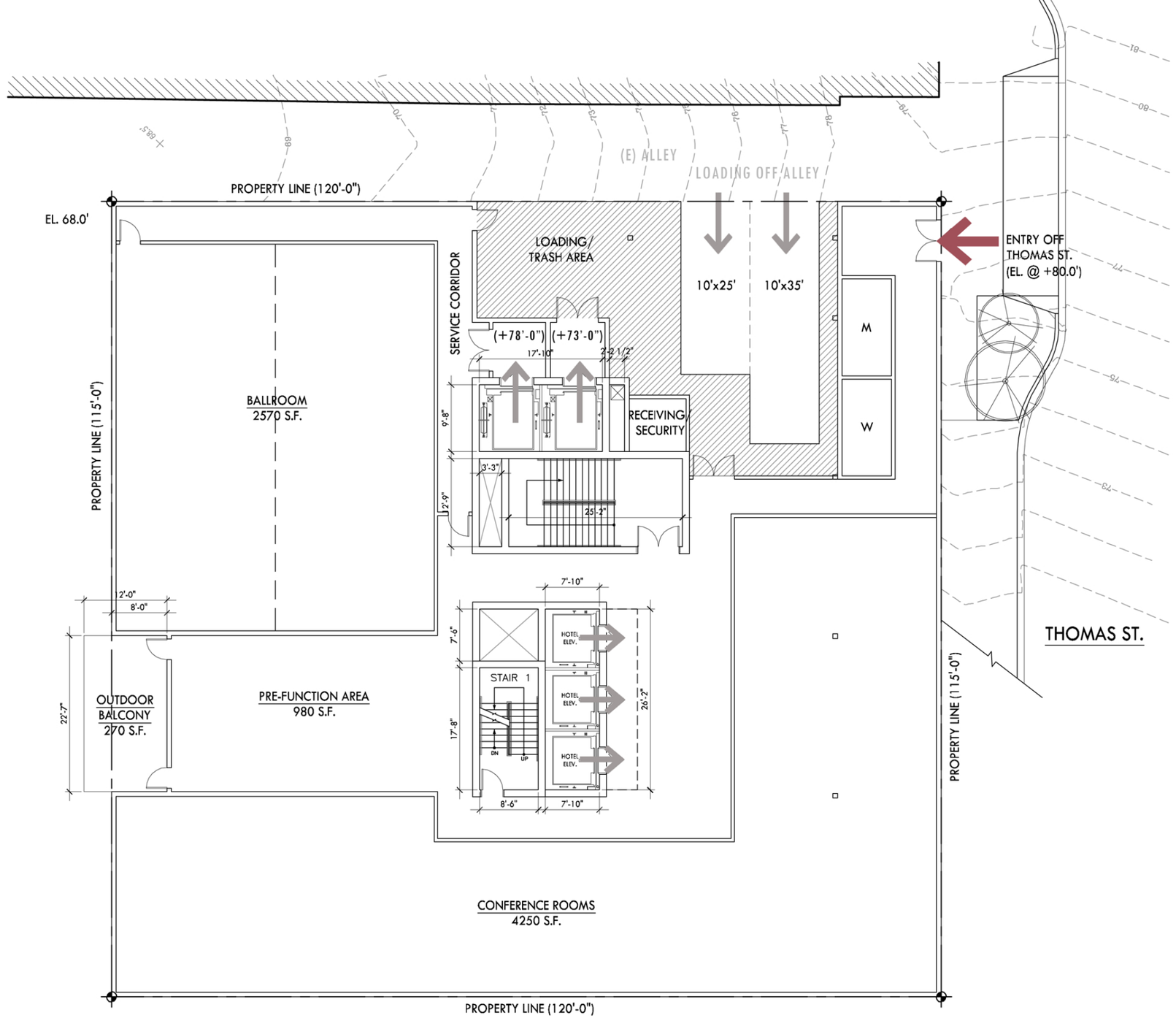

PREFERRED MASSING : CONCEPT 2ND LEVEL PLAN

SCALE : 1/16" = 1'-0"

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