

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 3200 sf
 Concierge Lounge 1000 sf

SECOND FLOOR

Conference Center 7500 sf

HOTEL ROOM CALCULATION

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



SHEET INDEX

- 00 COVERSHEET
- 01 VICINITY MAP
- 02 AERIAL MAP
- 03 PROJECT SUMMARY
- 04 CONTEXT : ZONING
- 05 ZONING CODE SUMMARY
- 06 EXISTING SITE CONDITIONS
- 07 CONTEXT: PHOTOS / APPROACH TO SITE
- 08 CONTEXT: PHOTOS / SURROUNDINGS
- 09 CONTEXT: PHOTOS / SITE
- 10 EXISTING BUILDINGS IN GREATER CONTEXT

- 11 DESIGN GUIDELINES 1
- 12 DESIGN GUIDELINES 2
- 13 DESIGN GUIDELINES 3
- 14 DESIGN GUIDELINES 4
- 15 DESIGN GUIDELINES 5

- 16 MASSING OPTIONS SUMMARY
- 17 MASSING OPTION 4
- 18 RESPONSE GRAPHICS TO COMMENTS

- 19 SITE PLAN
- 20 LANDSCAPE: PRELIMINARY PLANTING PLAN
- 21 LANDSCAPE: PRELIMINARY PLANTING PLAN
- 22 LANDSCAPE: PLANTING PLAN RENDERING

- 23 BASEMENT FLOOR PLAN
- 24 FIRST FLOOR PLAN
- 25 SECOND FLOOR PLAN
- 26 THIRD FLOOR PLAN
- 27 TYPICAL TOWER PLAN (4TH - 15TH)
- 28 ROOF PLAN
- 29 BUILDING ELEVATIONS
- 29A NORTH ELEVATION
- 29B WEST ELEVATION
- 29C EAST ELEVATION
- 29D SOUTH ELEVATION
- 30 SECTION THRU STREET 1
- 31 SECTION THRU STREET 2

- 32 CODE SHEET / FACADE + HEIGHT REQUIREMENTS
- 33 MANEUVERING DIAGRAMS
- 34 LIGHTING PLAN
- 35 SIGNAGE PLAN
- 36 MATERIALS + COLOR
- 37 EXISTING PLAZA + REFLECTIVITY
- 38 SHADOW STUDIES 1
- 39 SHADOW STUDIES 2
- 40 RENDERING 1: OVERALL VIEW FROM CORNER OF TERRY & THOMAS
- 41 RENDERING 2: STREET VIEW AT THE CORNER OF TERRY & THOMAS
- 42 RENDERING 3: VIEW OF PLAZA AT RESTAURANT CORNER ALONG TERRY
- 43 RENDERING 4: STREET VIEW LOOKING DOWN THOMAS
- 44 RENDERING 5: OVERALL VIEW ALONG TERRY - EVENING
- 45 DEPARTMENT OF NEIGHBORHOODS
- 46 LANDSCAPE: LIGHTING PLAN
- 47 LANDSCAPE: LIGHTING PLAN

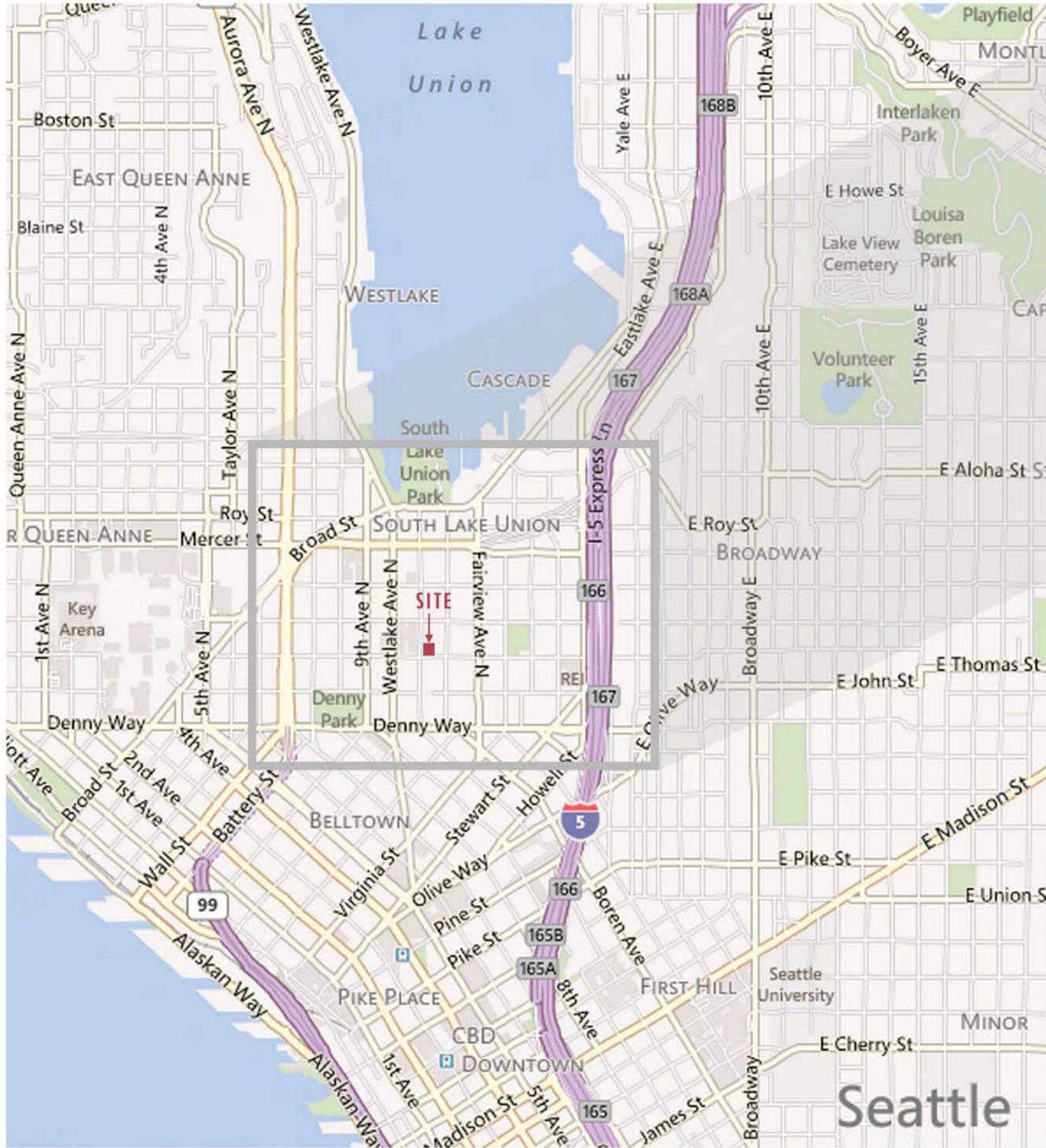
300 TERRY HOTEL

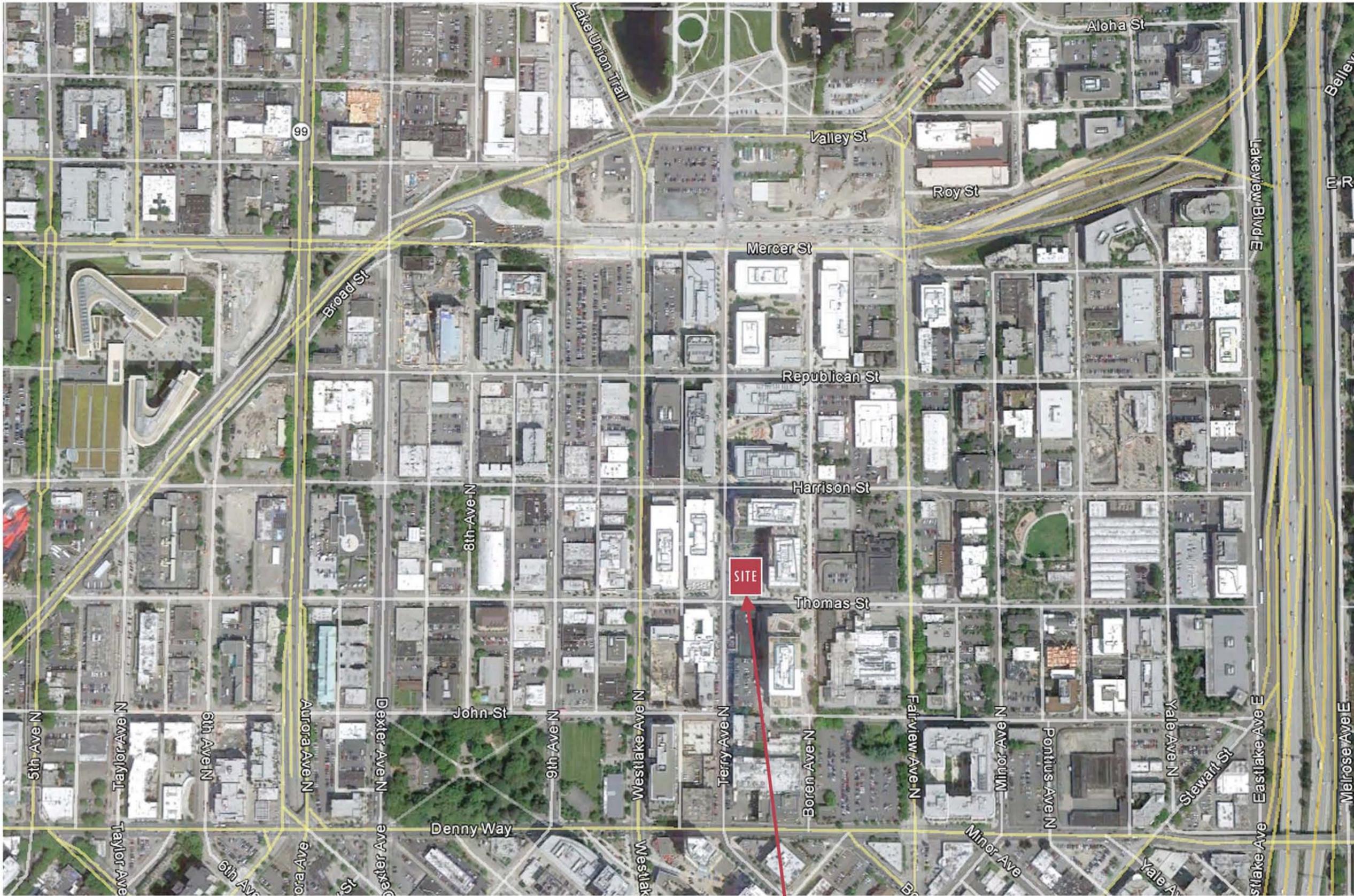
DESIGN RECOMMENDATION

JENSEN FEY ARCHITECTS
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AERIAL MAP 

**300 TERRY AVE N
SEATTLE WA 98109**

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DESIGN RECOMMENDATION - 300 TERRY AVENUE NORTH



PROJECT SUMMARY**DPD PROJECT NUMBER**

3013982

PROJECT HISTORY

The first Early Design Guidance meeting was held on January 30, 2013. At this meeting, the board requested more studies on the effects of sun and shadow on the plaza directly north of our site. The second Early Design Guidance meeting was held on March 13, 2013. The Master Use Permit was submitted on May 7, 2013

SITE INFORMATION

The size of the site is 120' x 115'; 13,800 sf.

The site is located on the southwest corner of Terry Avenue North and Thomas Street. Both Terry Ave and Thomas St are class II pedestrian streets. Our design also includes incorporation of the Terry Avenue Design Guidelines. The proposed site is zoned IC-65 and the project is vested under this zone. This site also allows for the height of the building to be 160'. The site has an approximately 18 foot slope from the high point of the site, at the south east corner, at Thomas Street and the alley, down to the northwest corner, along Terry Avenue. The site currently houses a vacated medical office building which is 2 ½ stories in height and approximately 31,000 sf. This site is the last lot on the block to be developed. Currently, most of the block is taken up with an 11 story Amazon office building. The rest of the block houses two restaurants within an historic two story brick building which is adjacent to a small pedestrian plaza.

PROJECT DESCRIPTION

The proposed project will be a 15 story hotel with approximately 283 guest rooms along with hotel amenities, including a conference center, a restaurant / lounge and hotel operations spaces. The gross square footage of the project is approximately 139,000 sf.

The basement will contain mostly back of house functions along with some MEP spaces.

The ground floor will have a 3 meal a day restaurant that is approximately 5,000 sf, the hotel lobby, concierge lounge and hotel administration offices.

The second floor will contain a 7,500 conference center, which due to the slope of Thomas Street, can be entered at street level. The loading area will also be at this level.

The third floor will be the first floor of hotel rooms and will contain 19 guest rooms. Also, on this level, the roof garden above the conference center meeting and the Thomas Street setback will be located. The fourth through the fifteenth floors will contain 22 guest rooms per floor.

Parking is not required for this project and will not be provided. Parking will be provided for guest of the hotel at nearby parking garages.

The project is also located next to a trolley stop. Loading berths for the hotel will be provided from the existing alley. The project is required to be designed and constructed to a LEED Silver Certification but the the project team will strive for LEED Gold Certification.

PROJECT DATA

Zoning: IC-65 w/ 160 height limit

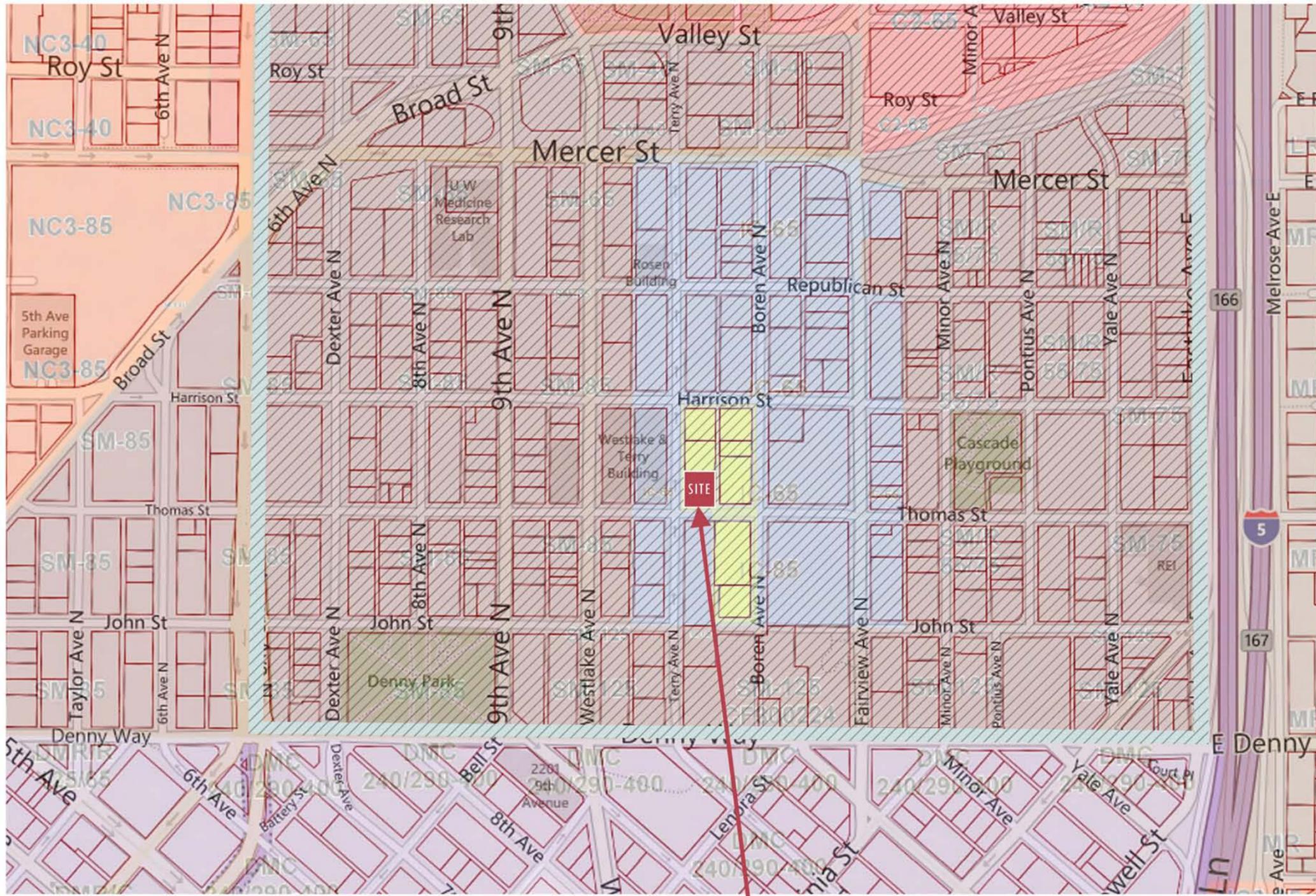
Overlay District: South Lake Union Urban Center

Occupancy: R-1 / A-2

Construction Type: 1/A

Lot Size: 13,800 sf

FAR Maximum Allowed: 7



ZONING LEGEND

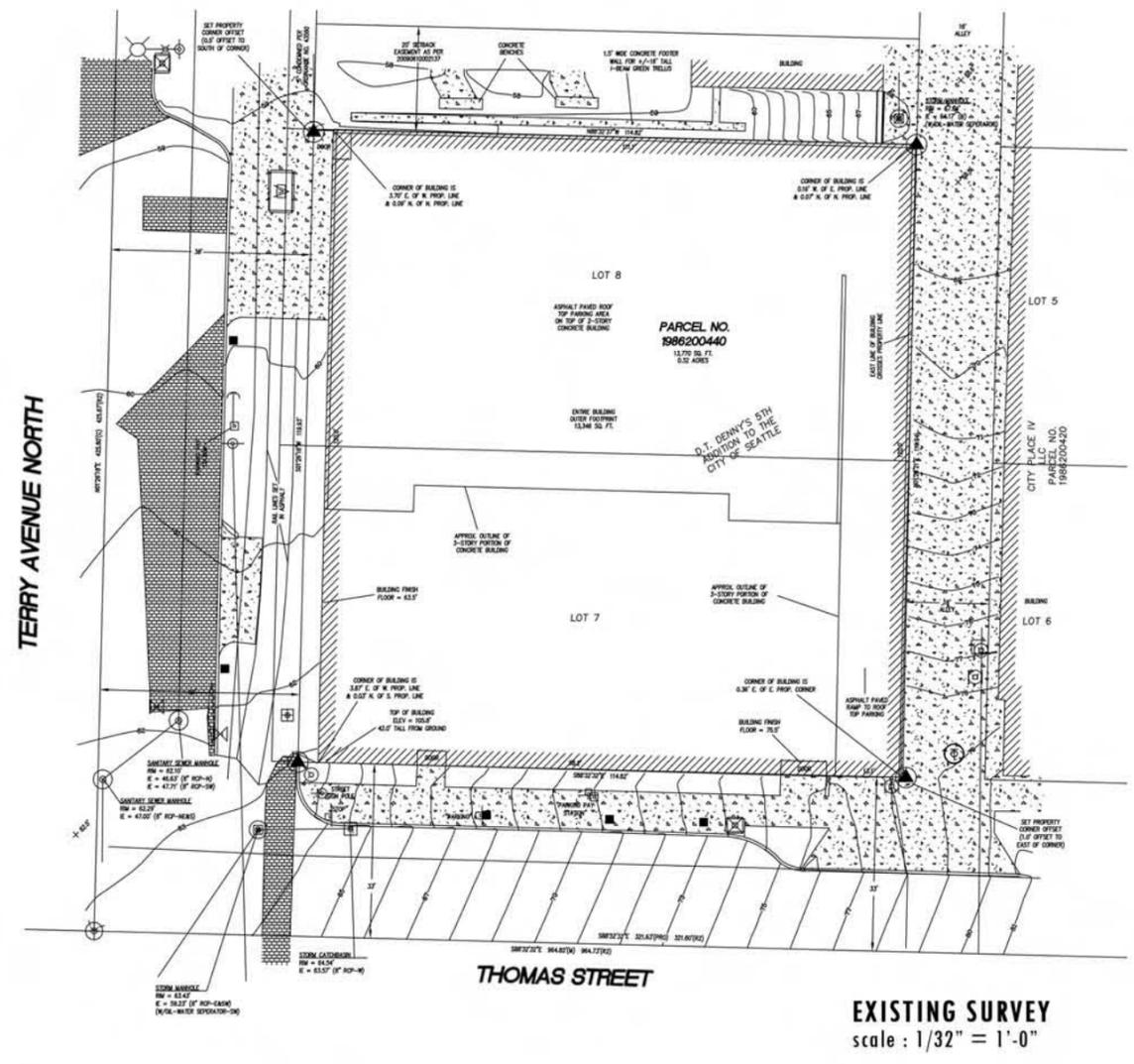
-  C2-65 COMMERCIAL
-  IC-65 INDUSTRIAL COMMERCIAL
-  SM-40/55/65/75/85/125 SEATTLE MIXED
-  NC3-40/85 NEIGHBORHOOD COMMERCIAL
-  DMC-240/290-400 DOWNTOWN MIXED COMMERCIAL
-  MR-40 MIDRISE MULTI-FAMILY RESIDENTIAL
-  IC-65 INDUSTRIAL COMMERCIAL W/ 160'-0" HEIGHT LIMIT

OVERLAY DISTRICT

-  SOUTH LAKE UNION URBAN CENTER

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

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 - Class 2 Pedestrian 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.



- 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 SITE CONDITIONS 

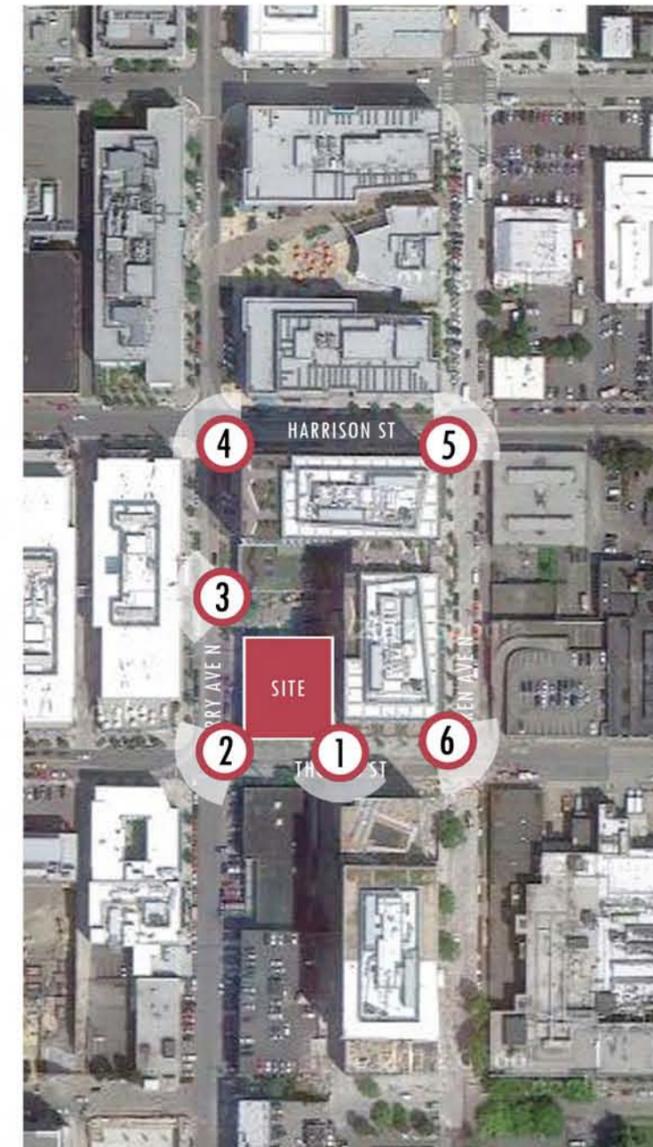
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- 1 VIEW LOOKING SOUTH DOWN TERRY AVE N FROM REPUBLICAN STREET
- 2 VIEW LOOKING WEST DOWN THOMAS STREET FROM FAIRVIEW AVE N.
- 3 VIEW LOOKING EAST DOWN THOMAS STREET FROM WESTLAKE AVE N.
- 4 VIEW LOOKING NORTH DOWN TERRY AVE N FROM JOHN STREET
- 5 VIEW LOOKING NORTH DOWN TERRY AVE N FROM DENNY WAY



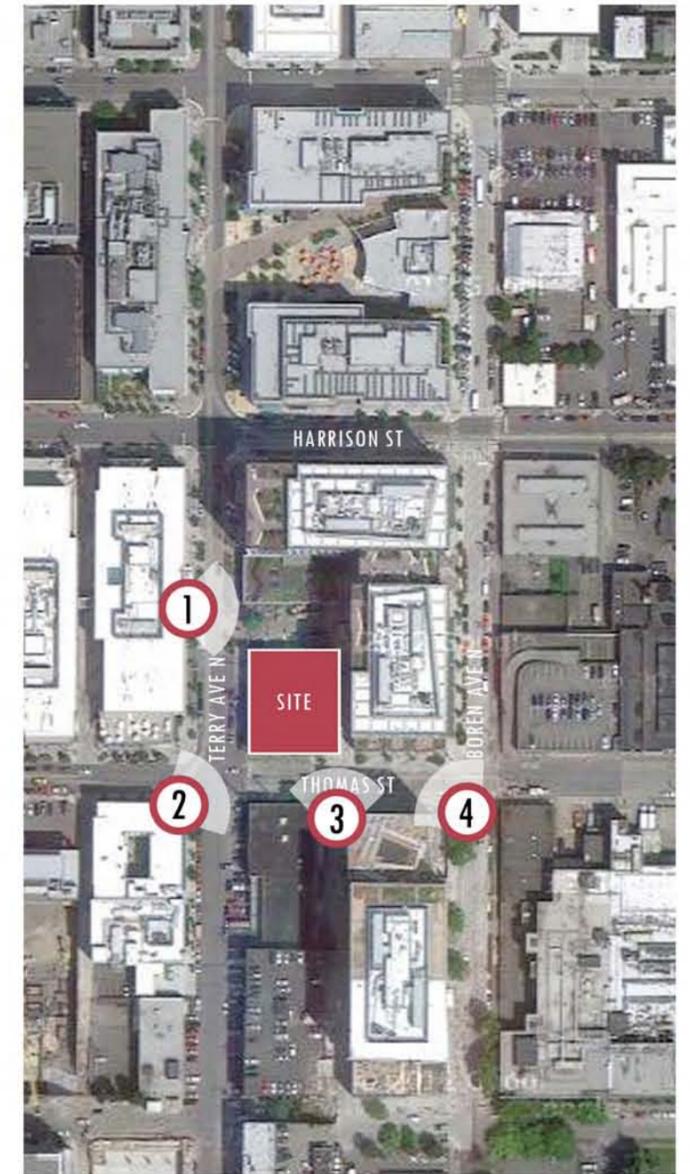
- 1 VIEW OF SURROUNDING NEIGHBORHOOD FROM MIDBLOCK THOMAS STREET
- 2 VIEW OF SURROUNDING NEIGHBORHOOD FROM CORNER OF TERRY & THOMAS
- 3 VIEW OF SURROUNDING NEIGHBORHOOD FROM MIDBLOCK TERRY AVE N.
- 4 VIEW OF SURROUNDING NEIGHBORHOOD FROM CORNER OF TERRY & HARRISON
- 5 VIEW OF SURROUNDING NEIGHBORHOOD FROM CORNER OF HARRISON & BOREN
- 6 VIEW OF SURROUNDING NEIGHBORHOOD FROM CORNER OF BOREN & THOMAS

CONTEXT : PHOTOS / SURROUNDINGS

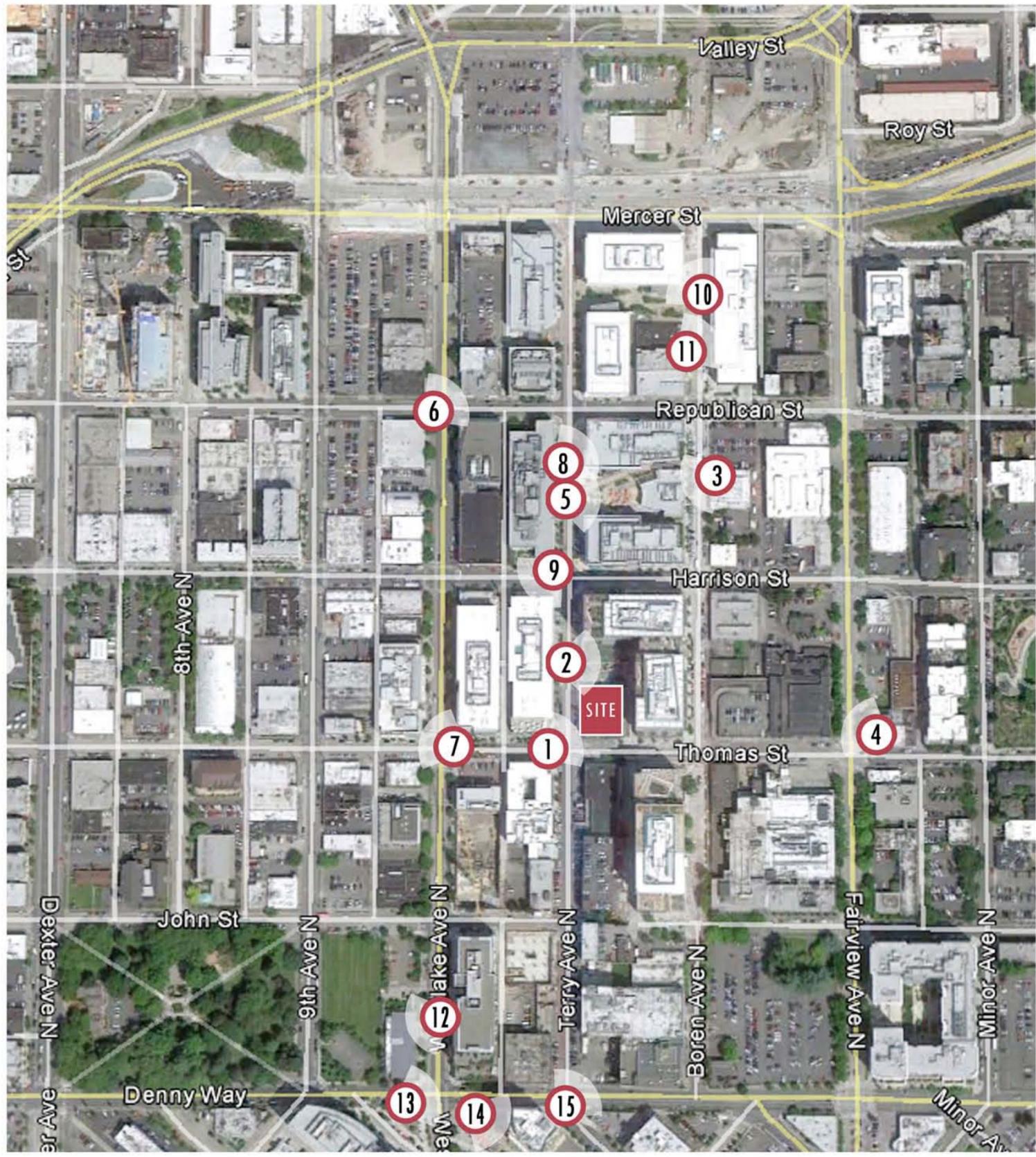
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- 1** VIEW OF PLAZA AT MIDBLOCK LOOKING EAST FROM ACROSS TERRY AVE N.
- 2** CORNER OF TERRY AVE N & THOMAS ST LOOKING NORTHEAST TOWARDS SITE
- 3** VIEW OF ALLEY AT MIDBLOCK LOOKING NORTH FROM ACROSS THOMAS STREET
- 4** CORNER OF THOMAS ST & BOREN AVE N LOOKING TOWARDS SITE



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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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 Class II Pedestrian 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, one 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 conducive 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.

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 located 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 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; 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 building will also fit into the new SM zone criteria.

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. Opportunities 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.

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.

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

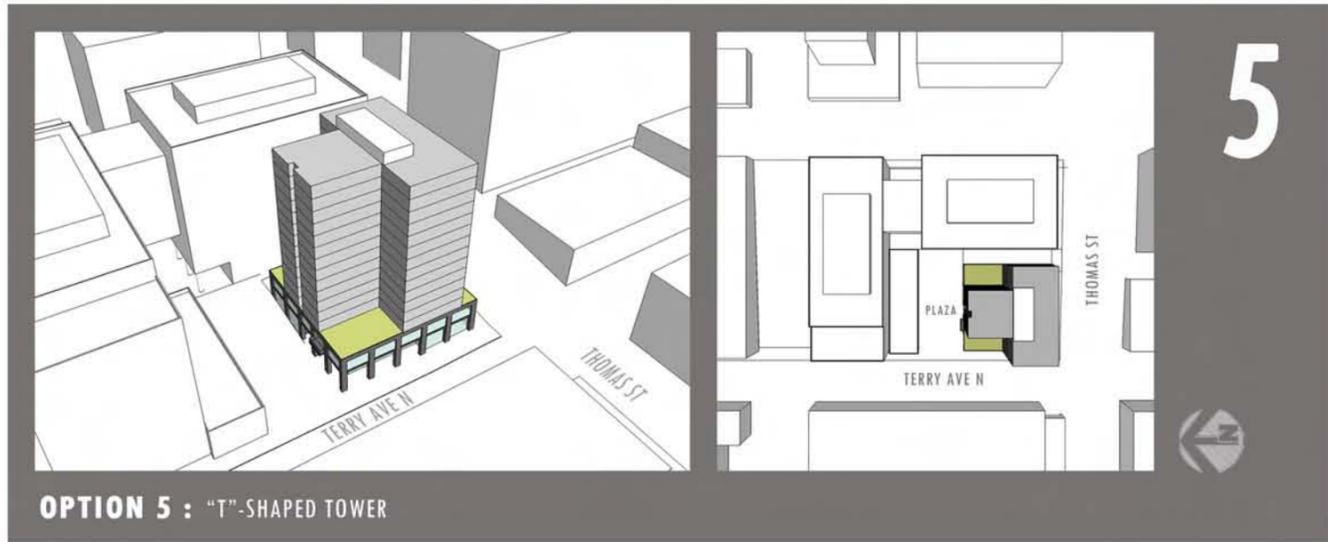
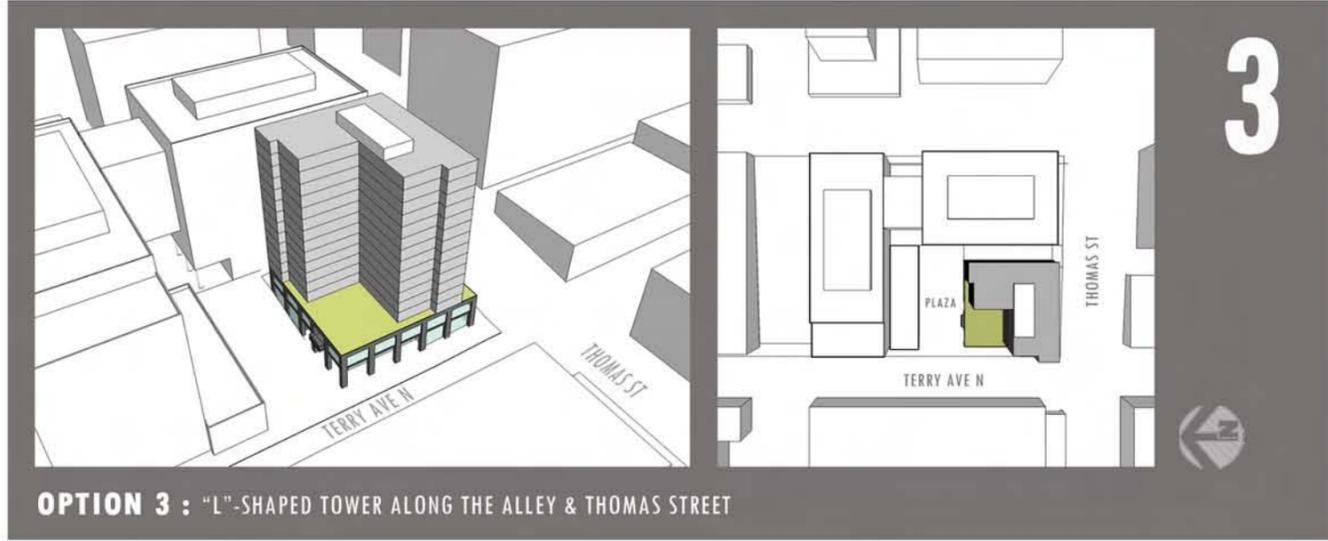
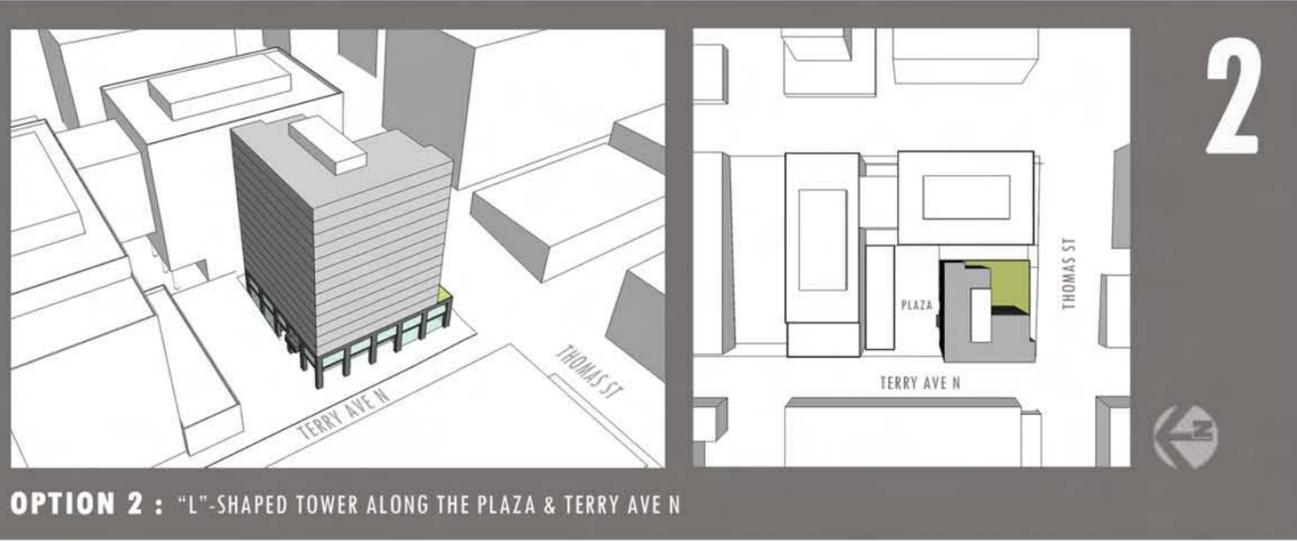
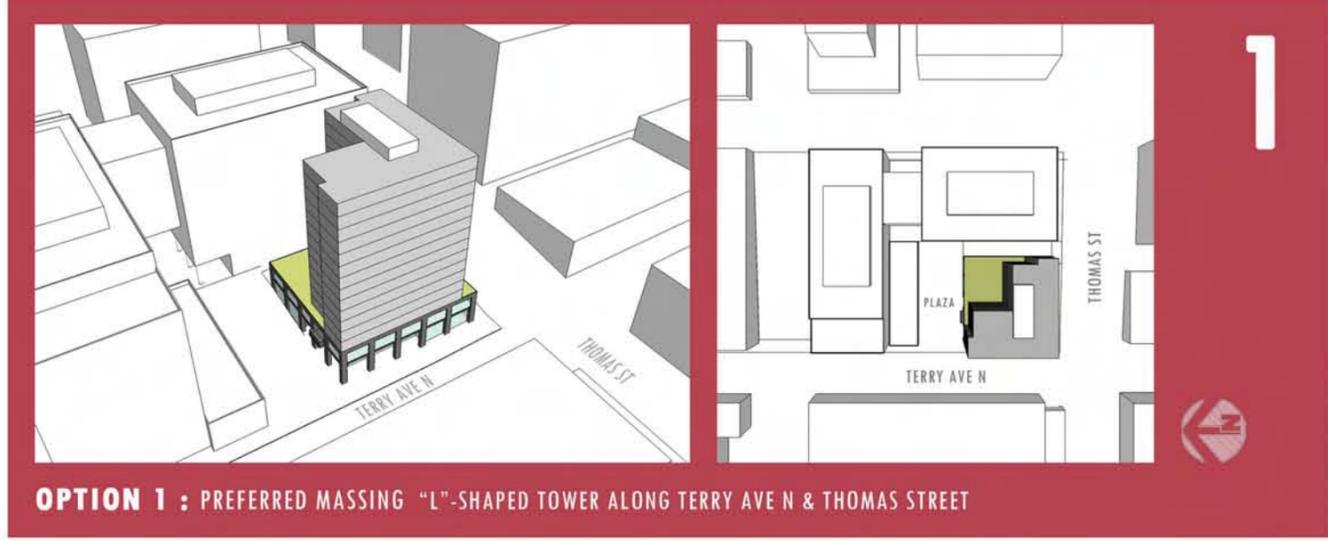
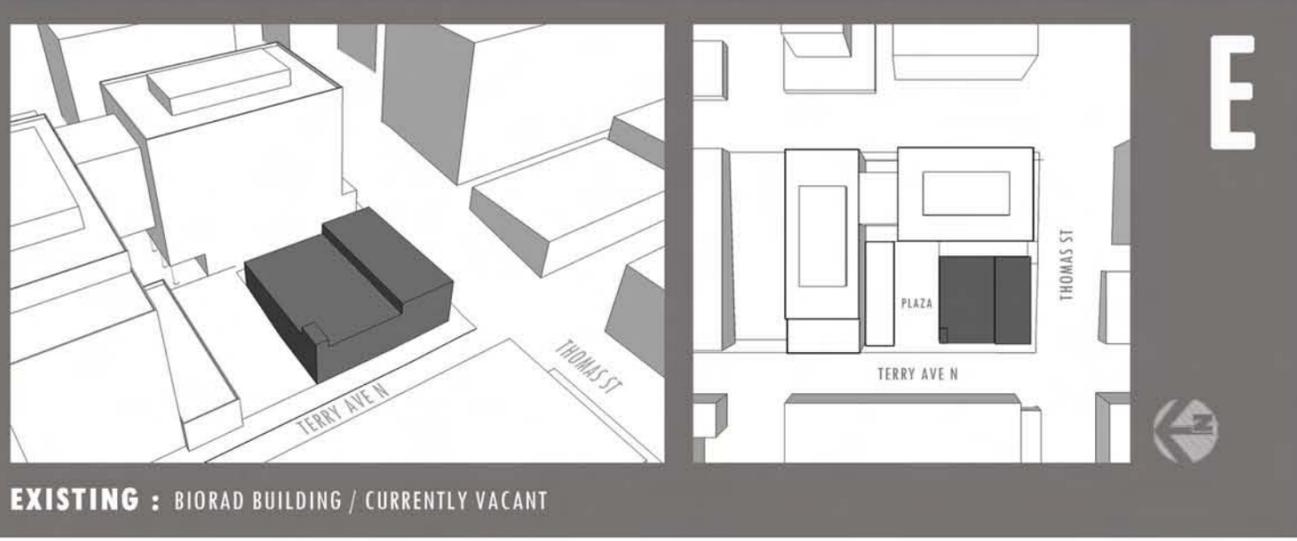
The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas and boulevards.

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.



MASSING OPTIONS SUMMARY

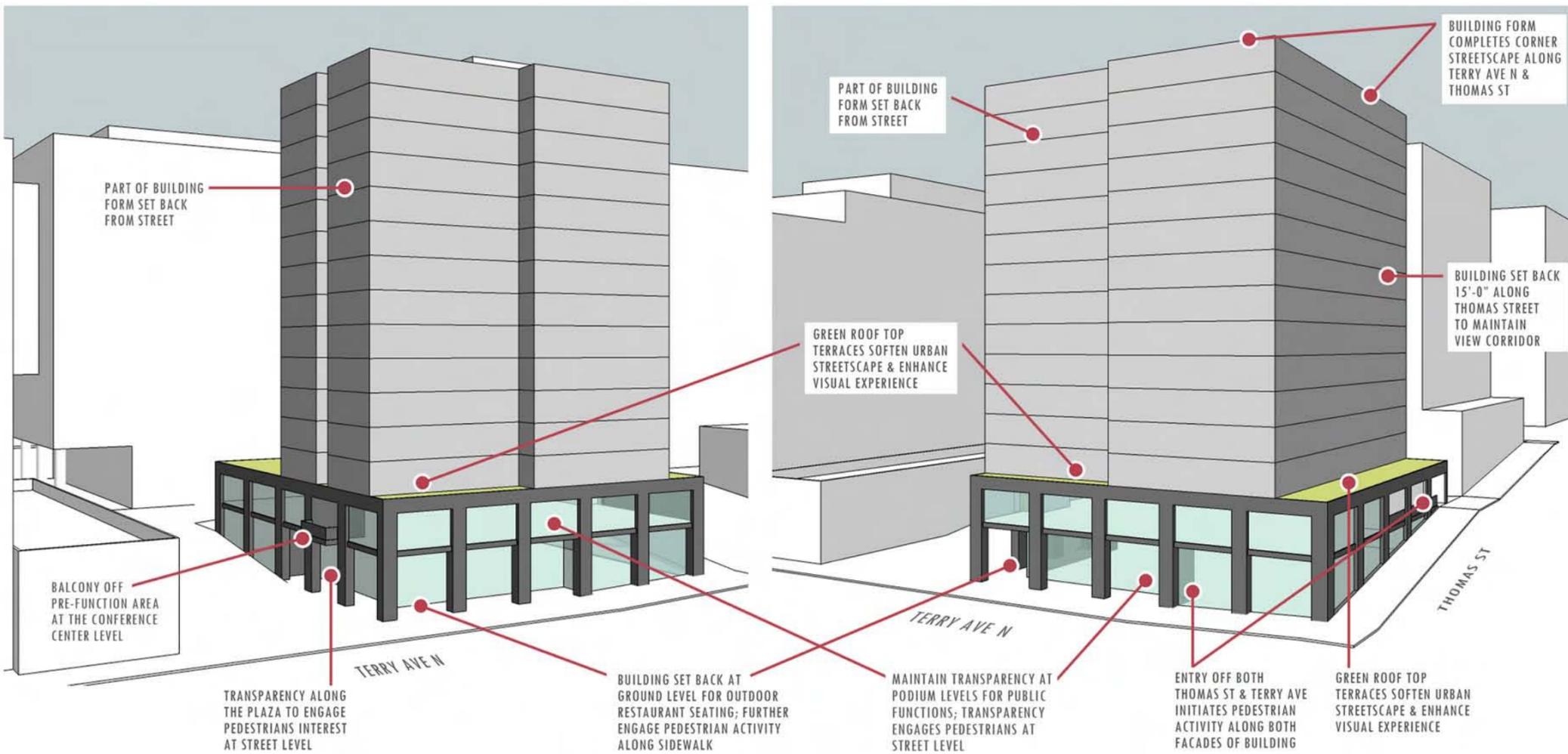
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OPTION 4 : SLIGHT SETBACK OF TOWER ALONG TERRY AVE N



PROS

- ALLOWS FOR A LIMITED GREEN ROOF ALONG TERRY
- HAS A GREEN ROOF ON THE PLAZA SIDE BUT IS SMALLER THAN OPTION 1

CONS

- ROOMS FACING AMAZON BUILDING WILL BE CLOSER TO AMAZON
- BALLROOM SPACE IS COMPROMISED AND ITS SIZE WILL BE REDUCED
- DOES NOT REDUCE AMOUNT OF BUILDING HEIGHT ON PLAZA SIDE
- IT IS A LESS DESIRABLE LAYOUT AND FLOW FOR HOTEL GUESTS FROM AN OPERATIONS POINT OF VIEW
- THERE ARE NOT ANY SIGNIFICANT SHADOW / SUN BENEFITS



VIEW ALONG THOMAS STREET LOOKING AT CONFERENCE ENTRY

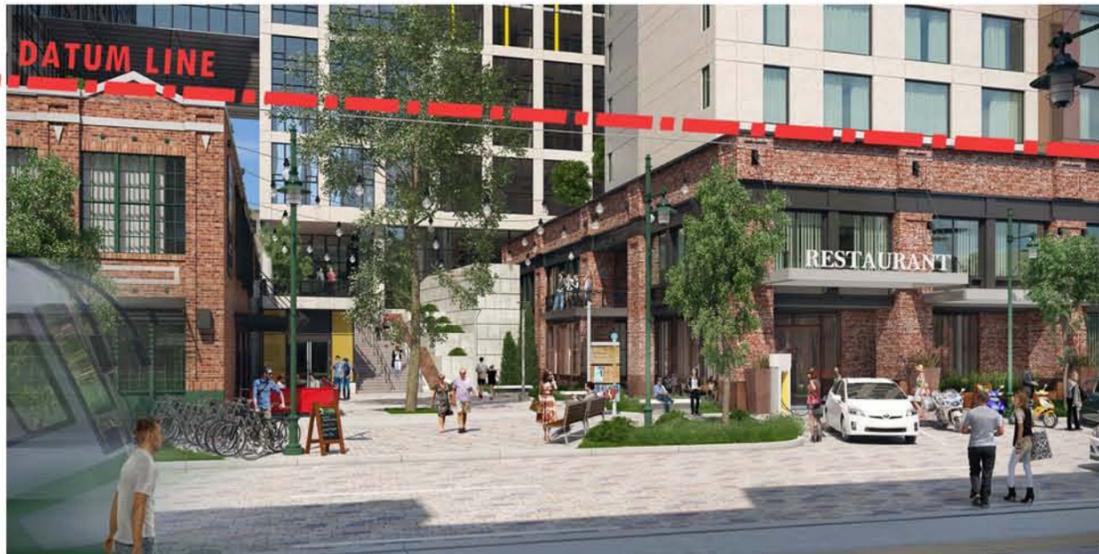
RANDOM PATTERN AT EAST WALL HAS BEEN OMITTED AND MADE TO BE COHESIVE WITH THE REST OF THE BUILDING; SEE EAST ELEVATION.

TRASH & RECYCLING WILL BE STORED IN THE LOADING AREA BEHIND THIS SOLID BRICK WALL WITH DECORATIVE METAL SCREENING AS LOUVERS FOR VENTILATION.

REVEAL ADDED AT THE UPPER LEVEL TO DIFFERENTIATE BETWEEN THE TWO DIFFERENT METAL PANEL COLORS.



VIEW OF STREET CORNER AT TERRY AVENUE & THOMAS STREET



VIEW OF PLAZA AND RESTAURANT CORNER ALONG TERRY AVENUE



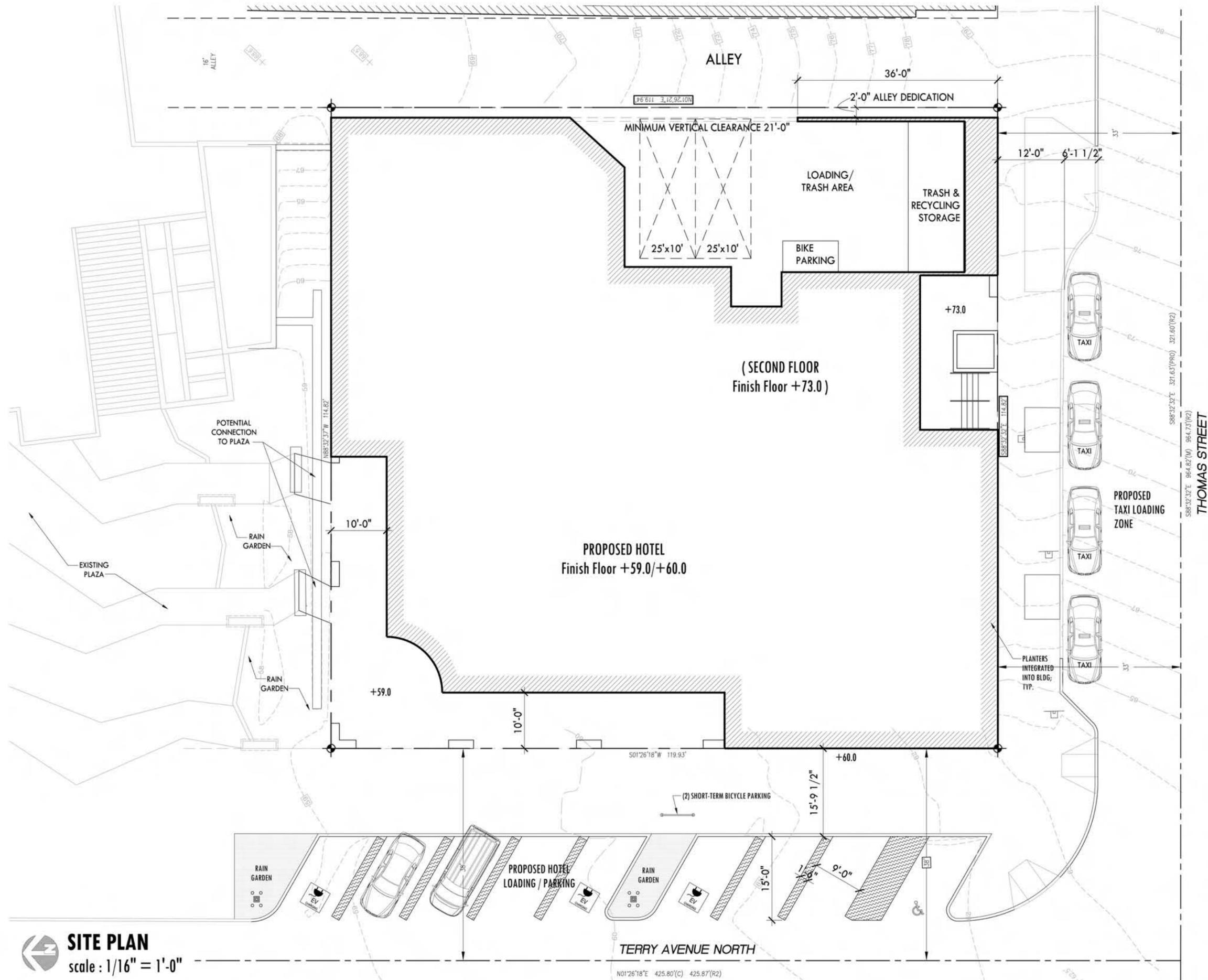
BUILDING FROM CORNER OF TERRY AVENUE & THOMAS STREET

RESPONSE GRAPHICS TO COMMENTS

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SITE PLAN
 scale : 1/16" = 1'-0"

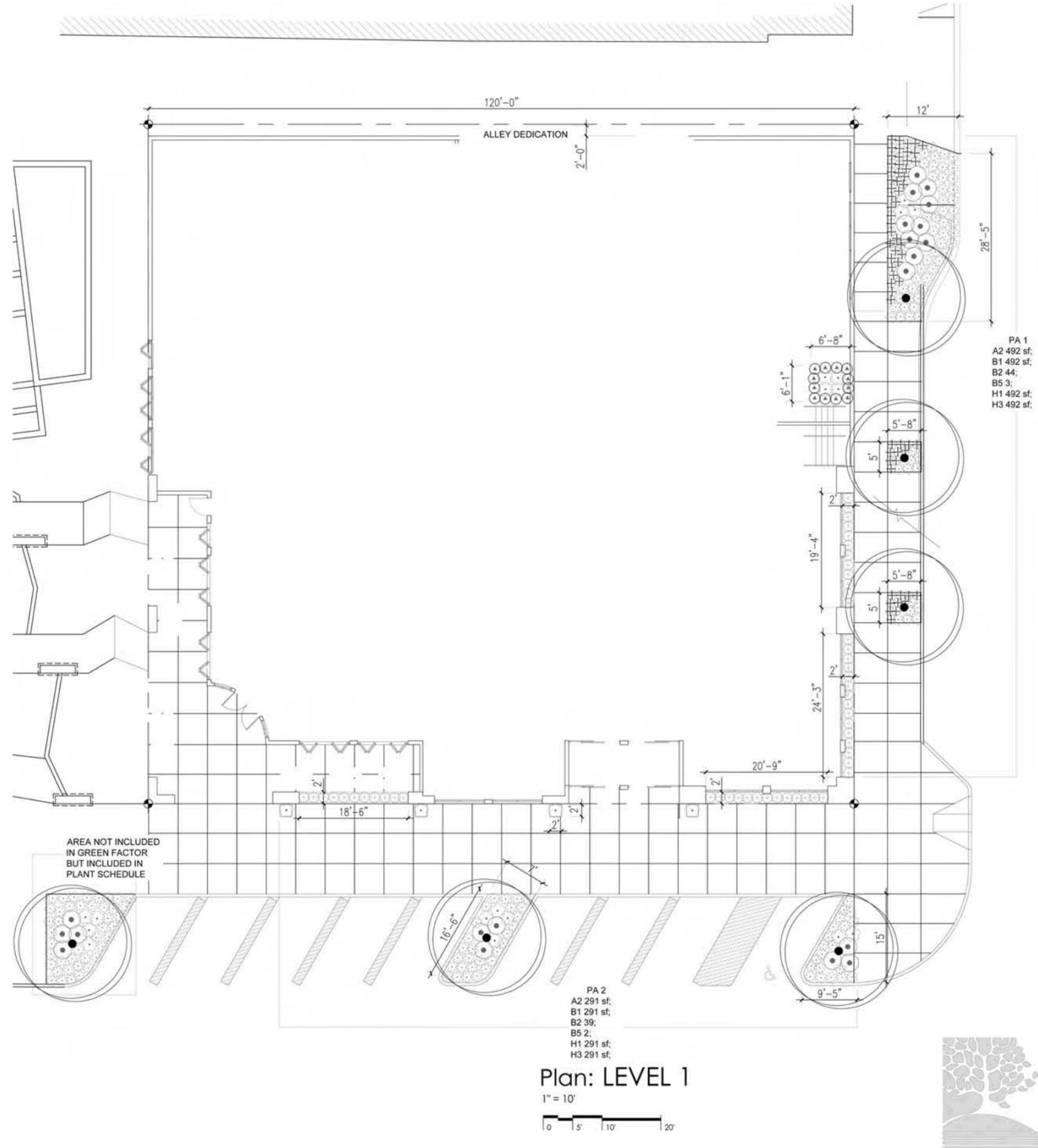
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PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY
	TREE PER CITY OF SEATTLE	STREET TREE	B & B		20' HT. MIN.	6
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	MIN HT/SPREAD	O.C. SPCG	QTY
	CAREX TESTACEA 'PRAIRIE FIRE'	PRAIRIE FIRE SEDGE	1 GAL			63
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL			150
	LAVANDULA STOECHAS	SPANISH LAVENDER	1 GAL			51
	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL	6"-12" HT		12
	LONICERA NITIDA	BOX LEAF HONEYSUCKLE	5 GAL	3.5' HT.	3'	20
	PHORMIUM TENAX 'JACK SPRATT'	NEW ZEALAND FLAX	1 GAL			21



Green Factor Score Sheet		SEATTLE green factor	
Project title:		enter sq ft of parcel	SCORE 0.324
Parcel size (enter this value first)		13,560	
Landscape Elements**	Totals from GF worksheet	Factor	Total
A Landscaped areas (select one of the following for each area)			
1 Landscaped areas with a soil depth of less than 24"	enter sq ft 0	0.1	-
2 Landscaped areas with a soil depth of 24" or greater	enter sq ft 783	0.6	469.8
3 Bioretention facilities	enter sq ft 0	1.0	-
B Plantings (credit for plants in landscaped areas from Section A)			
1 Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft 783	0.1	78
2 Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 83	0.3	299
3 Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants 4	0.3	90
4 Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants 0	0.3	-
5 Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants 5	0.4	500.0
6 Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants 0	0.4	-
7 Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH 0	0.8	-
C Green roofs			
1 Over at least 2" and less than 4" of growth medium	enter sq ft 0	0.4	-
2 Over at least 4" of growth medium	enter sq ft 3150	0.7	2,205.0
D Vegetated walls			
	enter sq ft 0	0.7	-
E Approved water features			
	enter sq ft 0	0.7	-
F Permeable paving			
1 Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0	0.2	-
2 Permeable paving over at least 24" of soil or gravel	enter sq ft 0	0.5	-
G Structural soil systems			
	enter sq ft 0	0.2	-
sub-total of sq ft =		7,262	
H Bonuses			
1 Drought-tolerant or native plant species	enter sq ft 3933	0.1	393.3
2 Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft 0	0.2	-
3 Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft 3,529	0.1	353
4 Landscaping in food cultivation	enter sq ft 0	0.1	-
Green Factor numerator =		4,389	

* Do not count public rights-of-way in parcel size calculation.
** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)

LANDSCAPE: PRELIMINARY PLANTING PLAN



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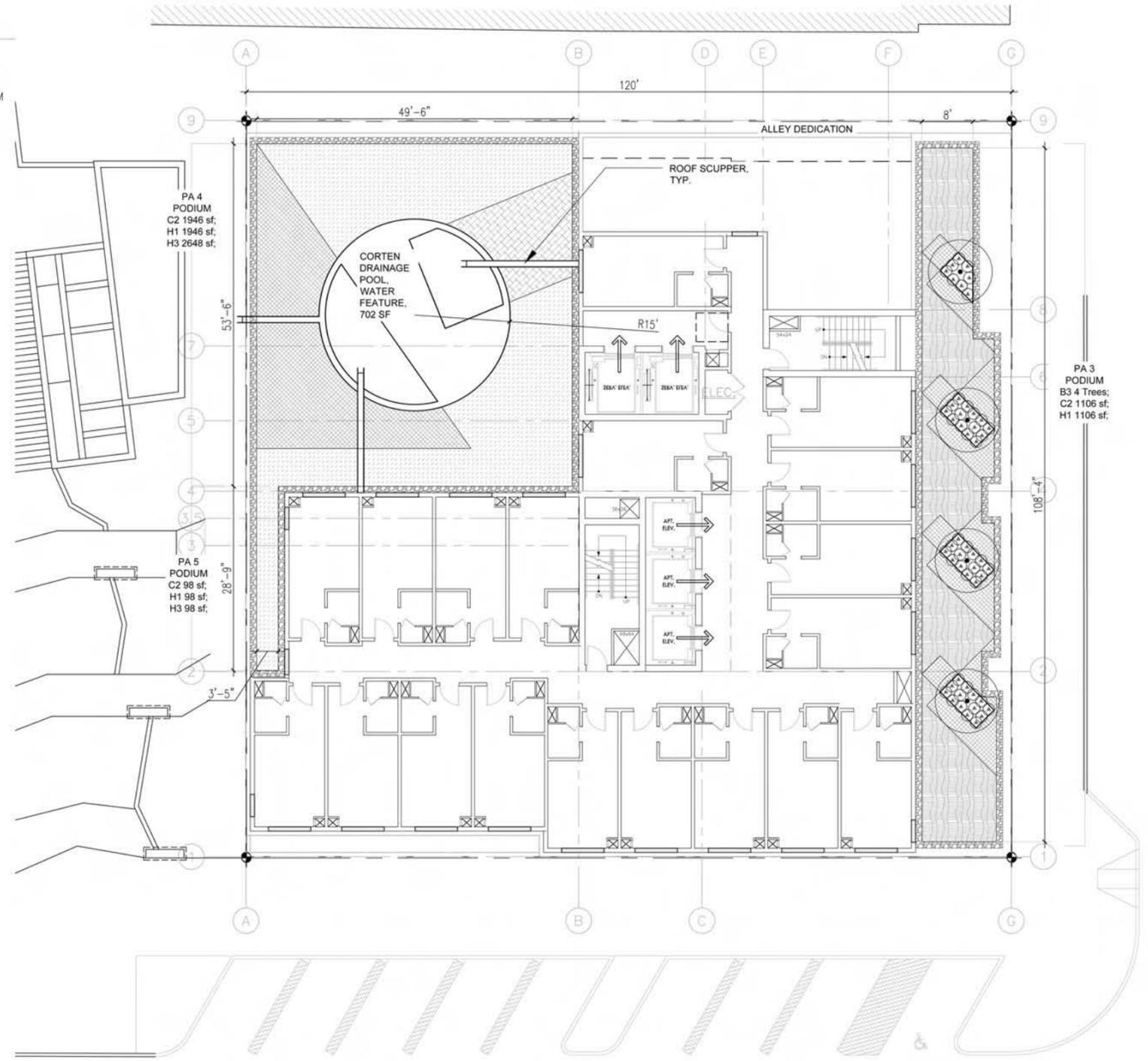
PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL
	STYRAX JAPONICUS	JAPANESE SNOWBELL	B & B	1" CAL. MULTI-STEM
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	MIN HT/SPREAD
	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL	6"-12" HT
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPCG
	4 TRAY DECIDUOUS SEDUM	EXTENSIVE GREEN ROOF	TRAY SYSTEM	
	4 TRAY EVERGREEN SEDUM	EXTENSIVE GREEN ROOF	TRAY SYSTEM	
	CAREX MORROWII 'VARIEGATA'	JAPANESE SEDGE	FLAT	
	POLYSTICHUM SETIFERUM 'PLUMOSOMULILOBUM'	SOFT SHIELD FERN	4" POT	

Revised 4/8/09
Green Factor Worksheet* SEATTLE *green factor*

	square feet	Planting Area					TOTAL**
		1	2	3 Podium	4 Podium	5 Podium	
A1	square feet						0
A2	square feet	492	291				783
A3	square feet						0
B1	square feet	492	291				783
B2	# of plants	44	39				83
B3	# of trees			4			4
B4	# of trees						0
B5	# of trees	3	2				5
B6	# of trees						0
B7	# of trees						0
C1	square feet						0
C2	square feet			1106	1946	98	3150
D	square feet						0
E	square feet						0
F1	square feet						0
F2	square feet						0
G	square feet						0
H1	square feet	492	291	1106	1946	98	3933
H2	square feet						0
H3	square feet	492	291		2648	98	3529
H4	square feet						0

* See Green Factor score sheet for category definitions
** Enter totals on the Green Factor score sheet



Plan: PODIUM LEVEL

1" = 10'
0 5 10 20

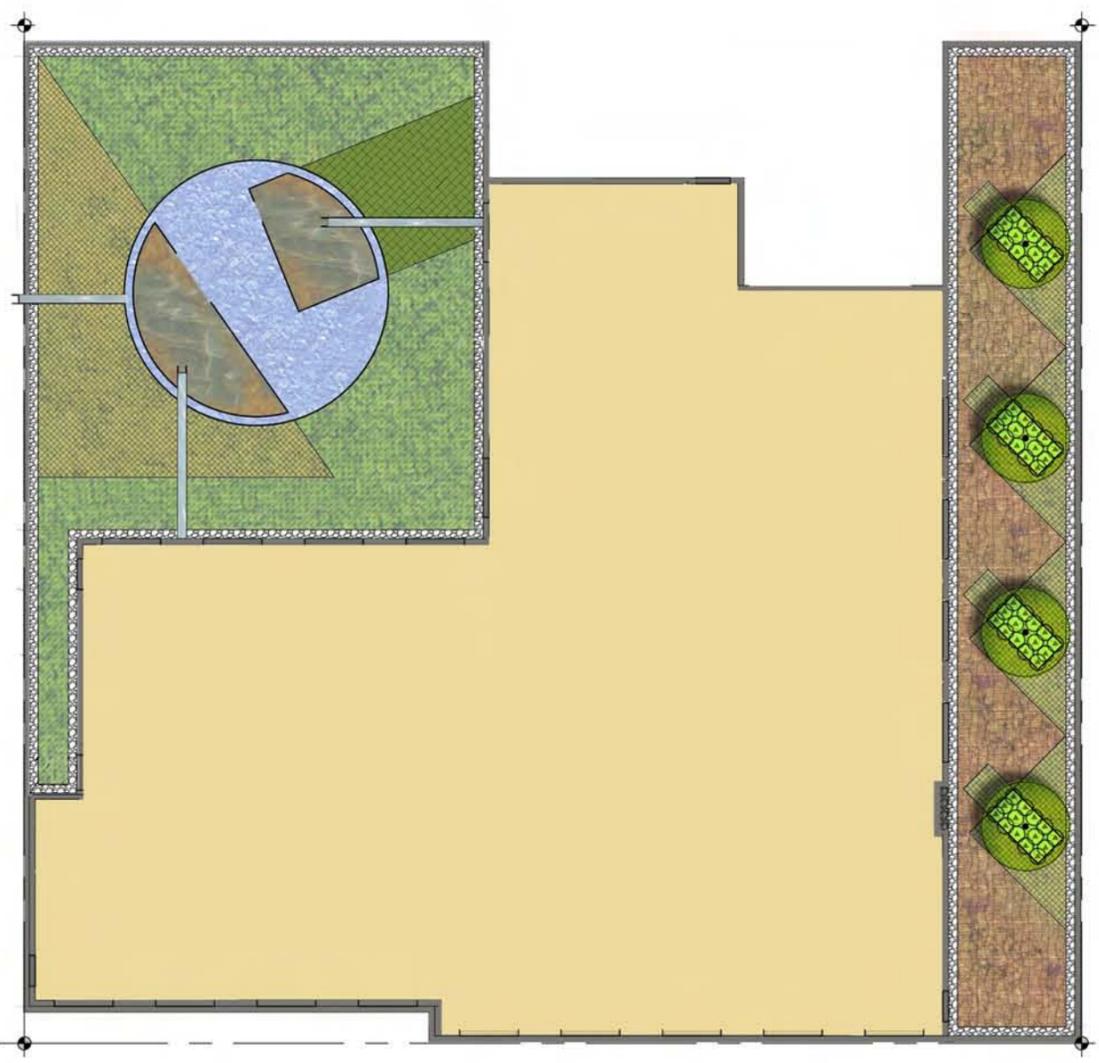


THOMAS RENGSTORF AND ASSOCIATES
LANDSCAPE ARCHITECTURE
SUITE 202, 911 WESTERN AVE., SEATTLE, WA 98104
PHONE: (206) 682-7962 FAX: (206) 682-4721

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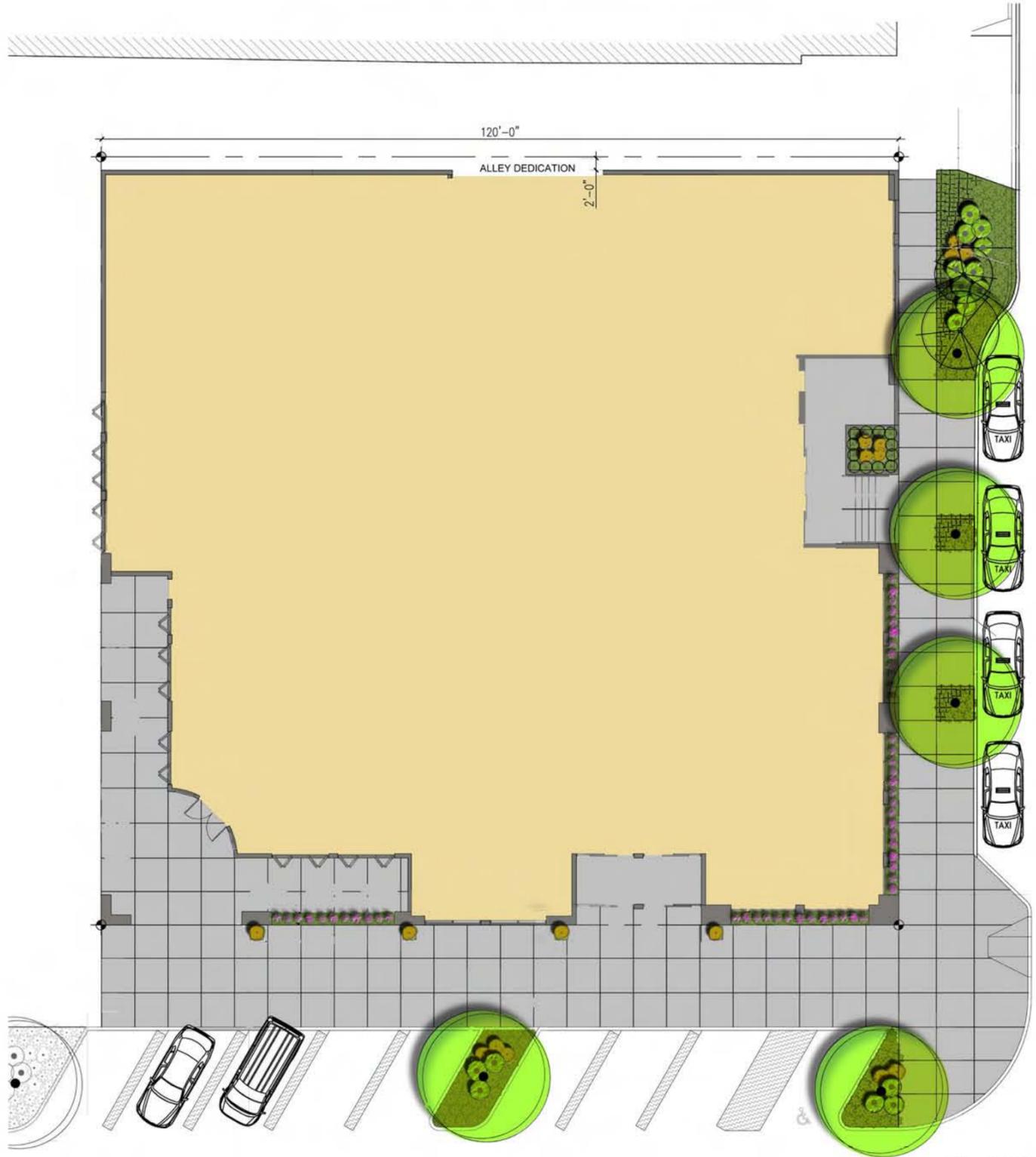
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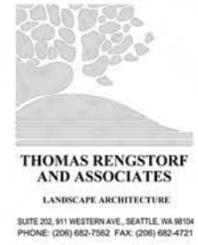
Plan: PODIUM LEVEL

1" = 10'
0 5 10 20



Plan: STREET LEVEL

1" = 10'
0 5 10 20

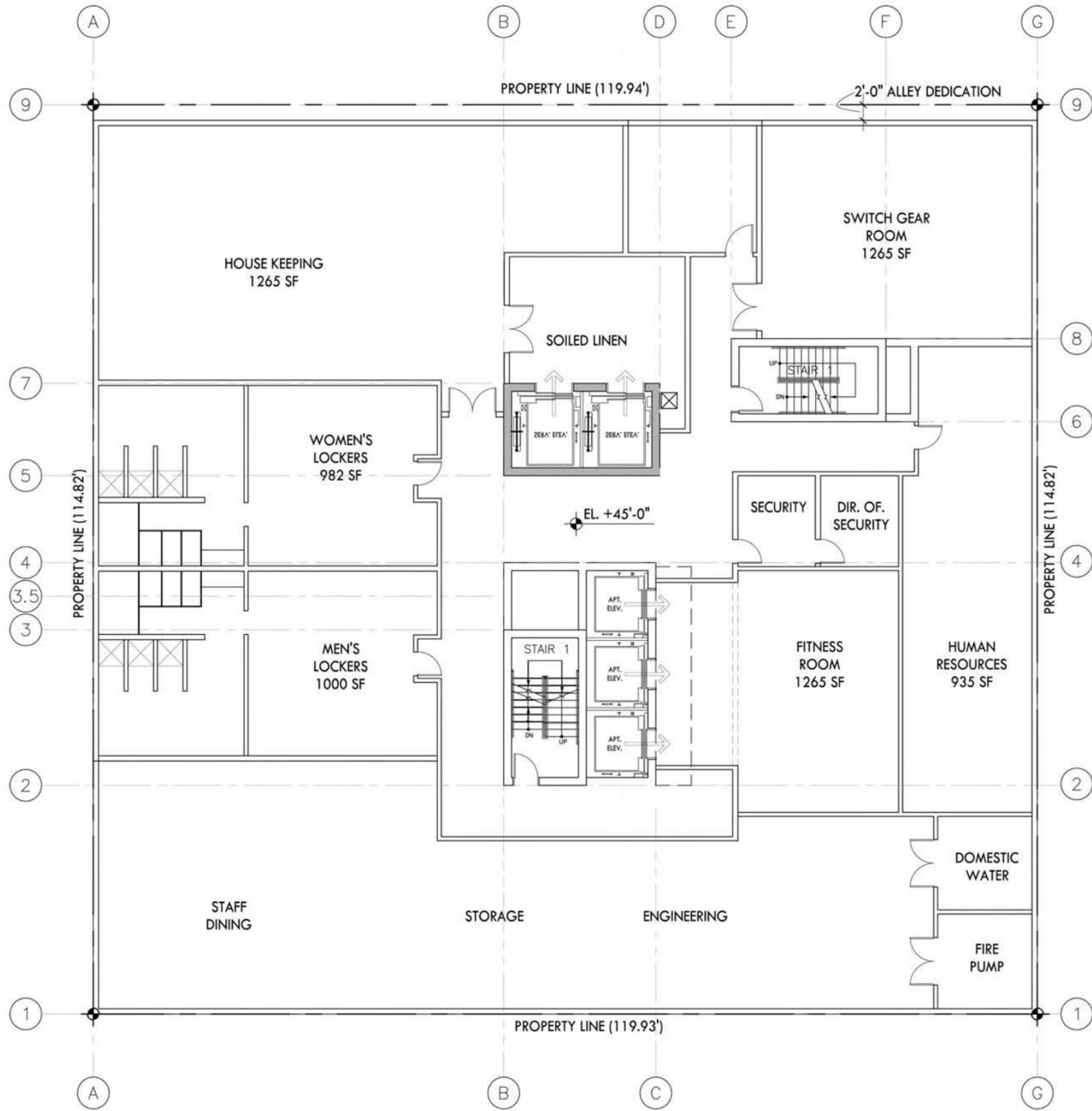


LANDSCAPE: PLANTING PLAN RENDERING

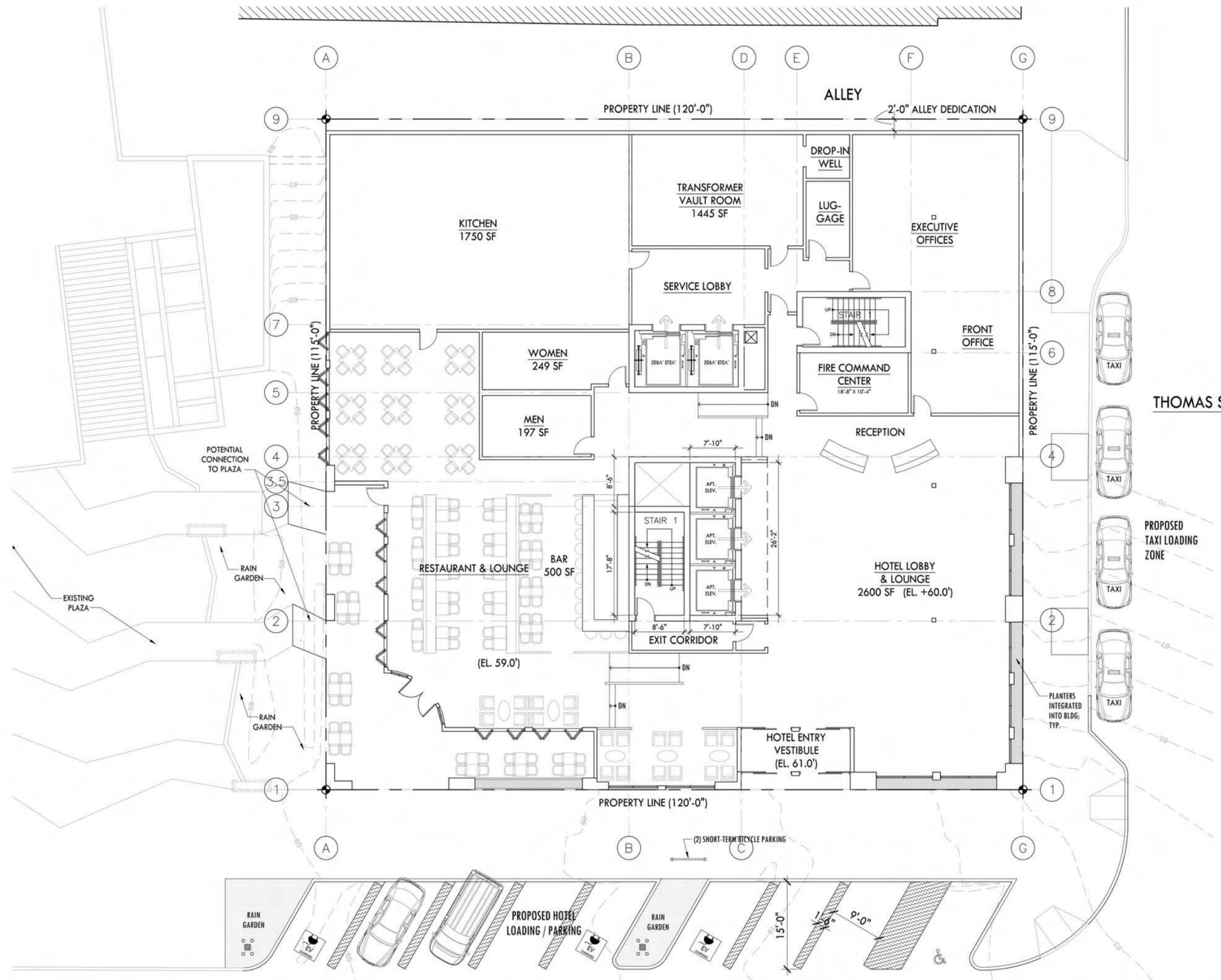
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 **BASEMENT FLOOR PLAN**
scale: 1/16" = 1'-0"

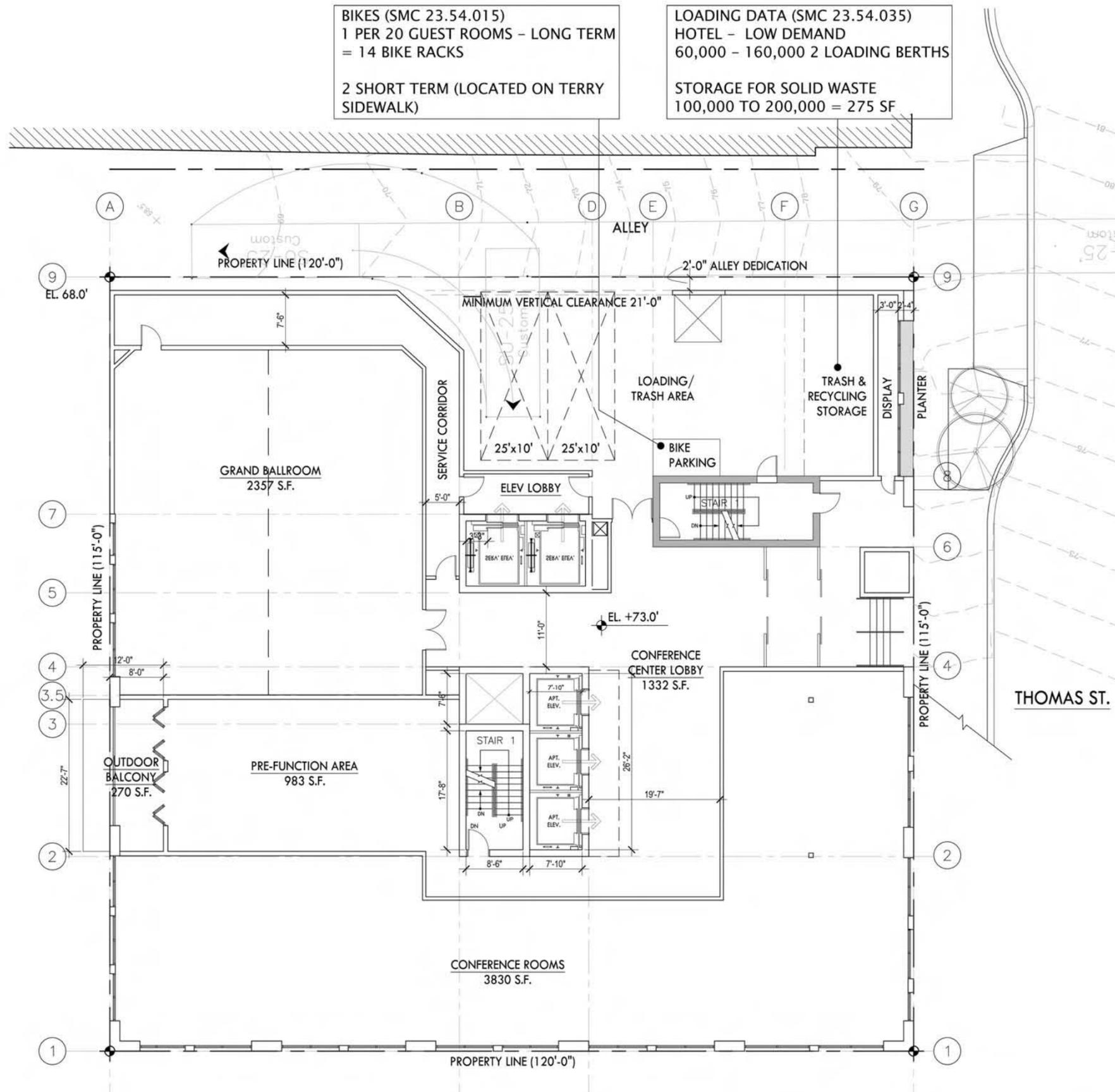


GROUND FLOOR PLAN
 scale : 1/16" = 1'-0"

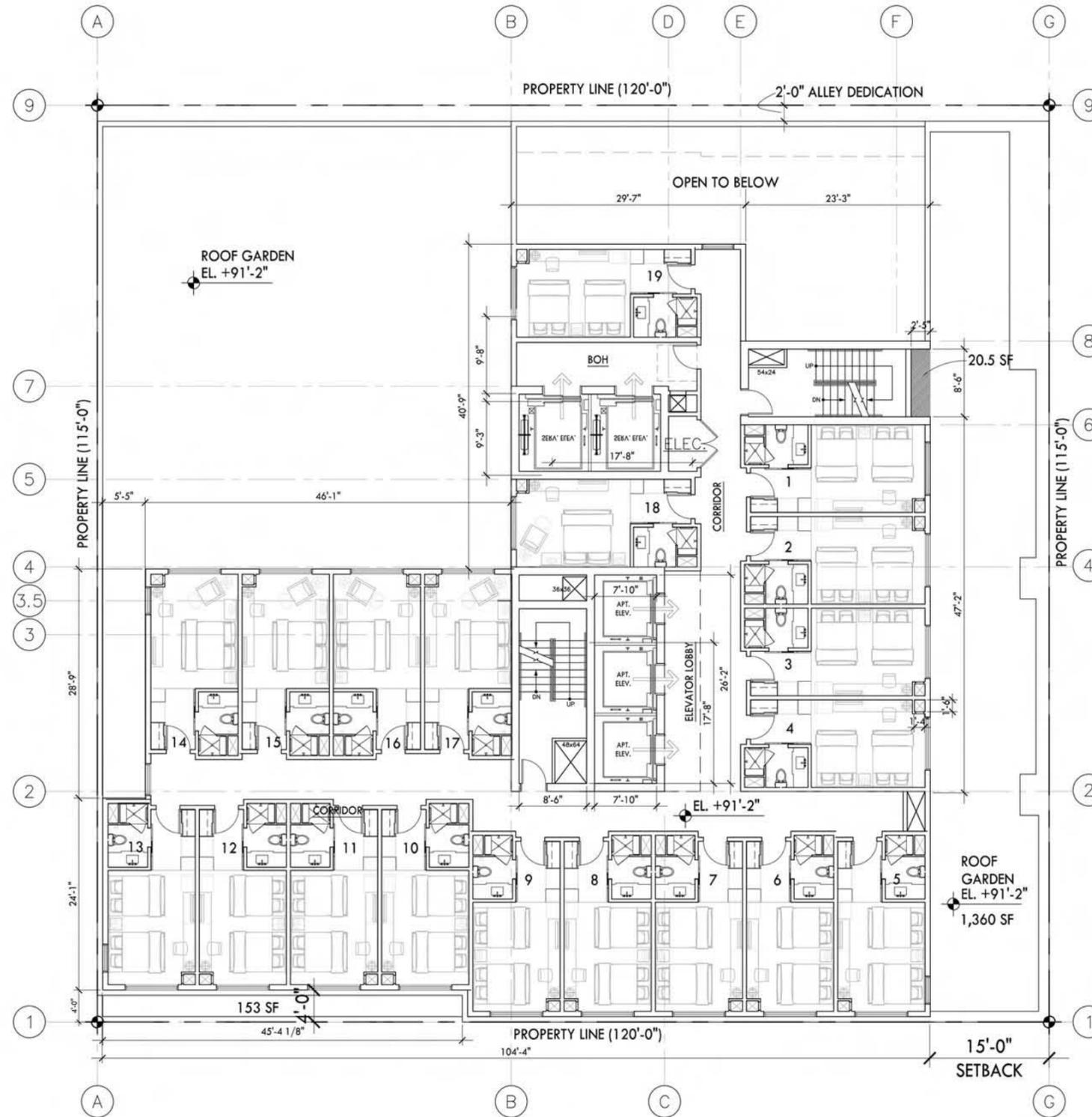
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SECOND FLOOR PLAN - CONFERENCE LEVEL
 scale : 1/16" = 1'-0"

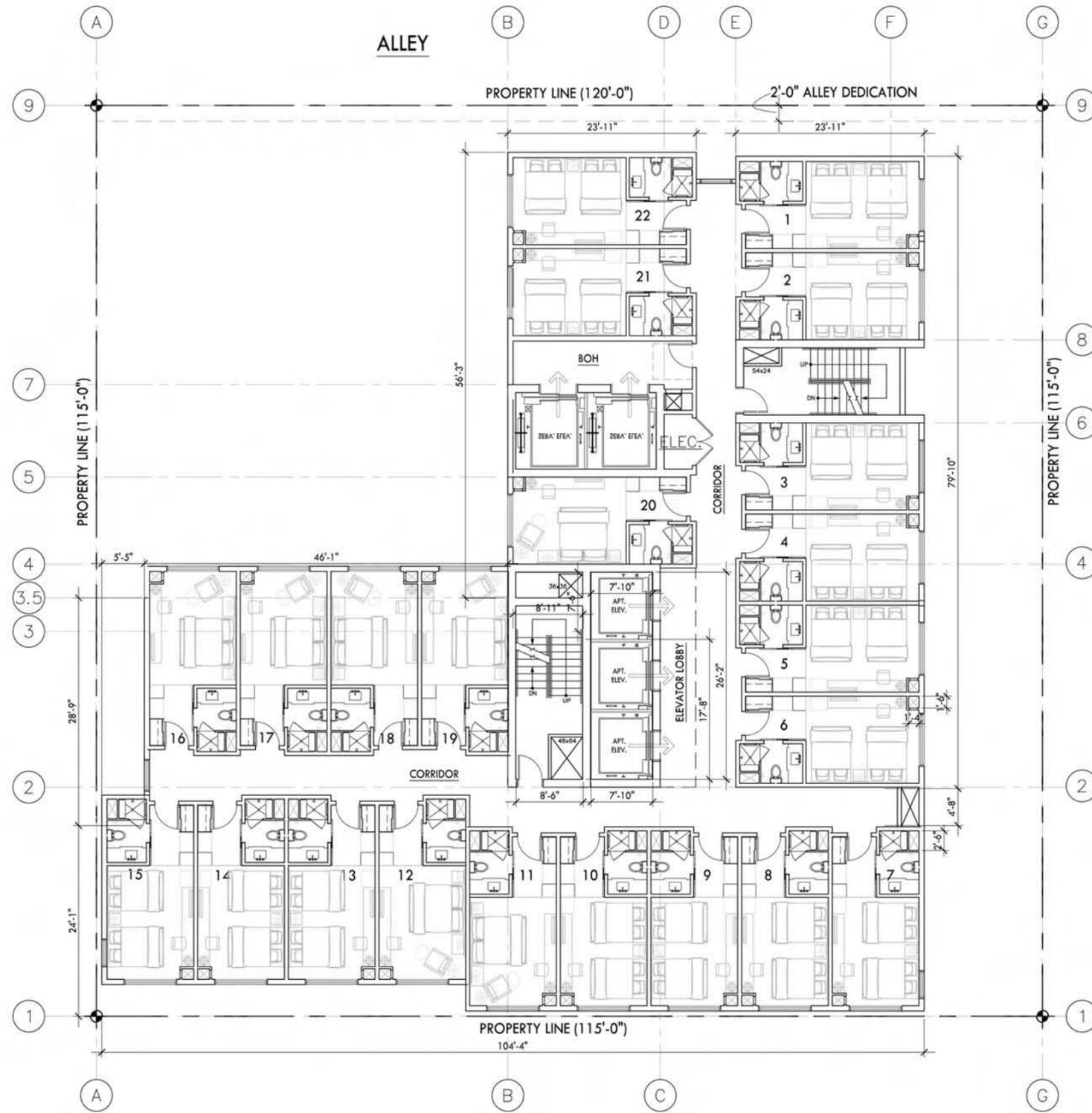


 **THIRD FLOOR PLAN**
 scale : 1/16" = 1'-0"

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TYPICAL GUESTROOM PLAN (4TH 15TH)
 scale : 1/16" = 1'-0"



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ADDITIONAL HEIGHT IS PERMITTED FOR SPECIFIED ROOFTOP FEATURES ACCORDING TO SMC SUBSECTION 23.50.020.A.4

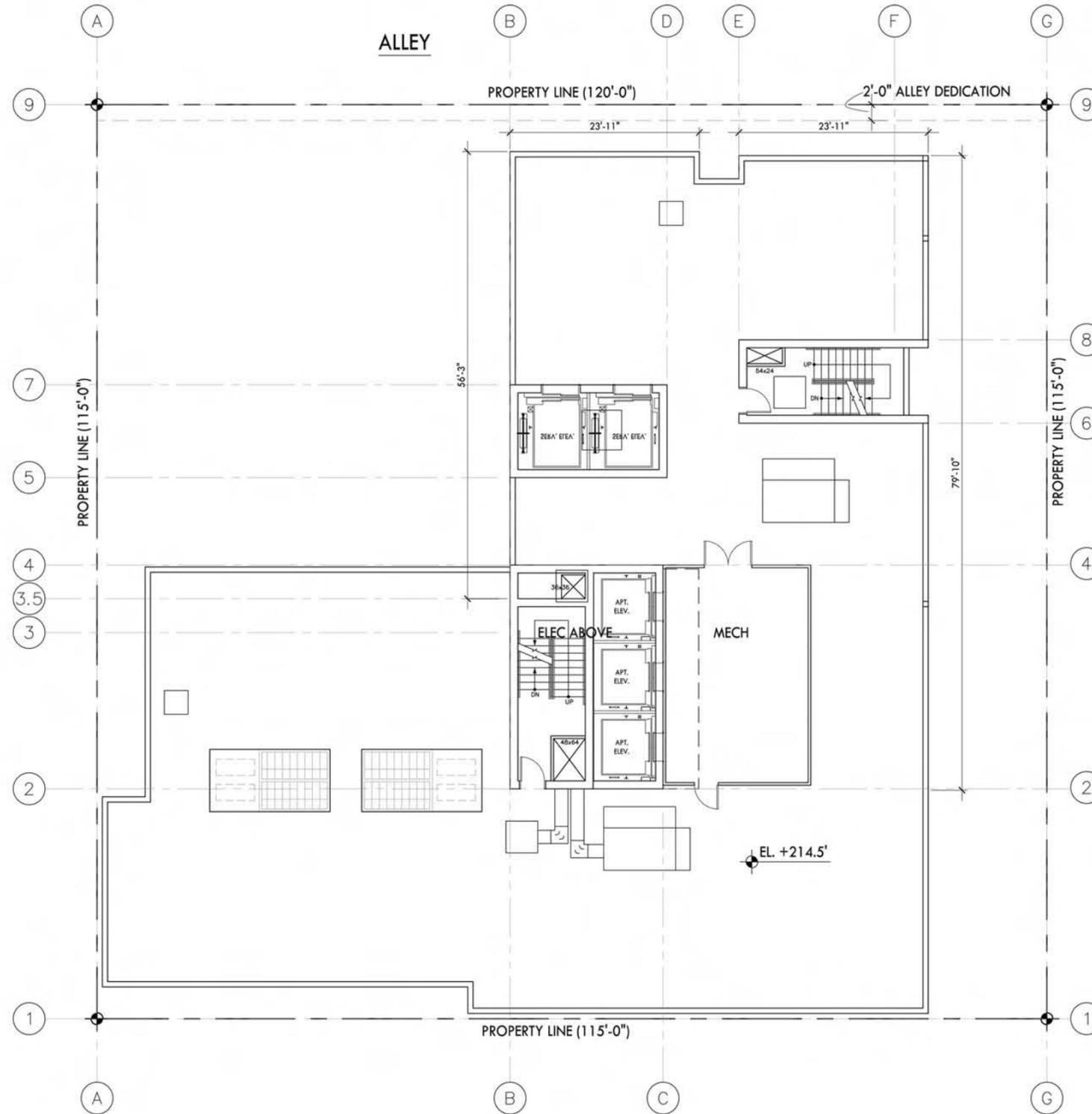
a. THE FOLLOWING ROOFTOP FEATURES MAY EXTEND UP TO 15 FEET ABOVE THE APPLICABLE HEIGHT LIMIT IN ALL INDUSTRIAL ZONES, SUBJECT TO SUBSECTION 23.50.020.A.4.c:

1. SOLAR COLLECTORS;
2. STAIR AND ELEVATOR PENTHOUSES, EXCEPT AS PROVIDED IN SUBSECTION 23.50.020.A.4.b;
3. MECHANICAL EQUIPMENT; AND
4. MINOR COMMUNICATION UTILITIES AND ACCESSORY COMMUNICATION DEVICES, EXCEPT THAT HEIGHT IS REGULATED ACCORDING TO SECTION 23.57.015.

b. IN AN IC 85-160 ZONE, ELEVATOR PENTHOUSES MAY EXTEND UP TO 25 FEET ABOVE THE APPLICABLE HEIGHT LIMIT, SUBJECT TO SUBSECTION 23.50.020.A.4.c.

c. THE COMBINED TOTAL COVERAGE OF ALL FEATURES LISTED IN SUBSECTIONS 23.50.020.A.4.a AND 23.50.020.A.4.b IS LIMITED TO 20 PERCENT OF THE ROOF AREA, OR 25 PERCENT OF THE ROOF AREA IF THE TOTAL INCLUDES SCREENED MECHANICAL EQUIPMENT.

COMBINED TOTAL COVERAGE
 GROSS ROOF AREA: 7,970 SF
 25% COVERAGE: 1,992.5 SF MAX
 ACTUAL EQUIPMENT COVERAGE: 1,974.6 SF

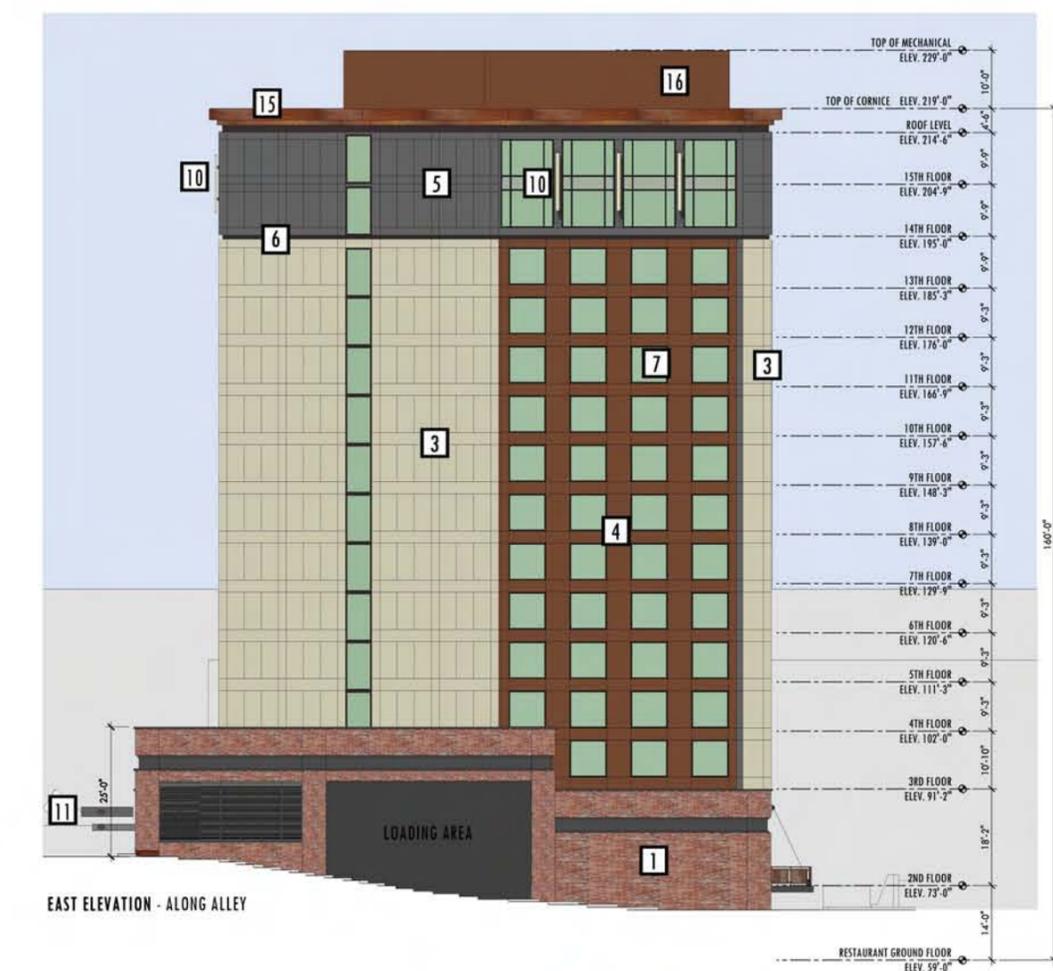
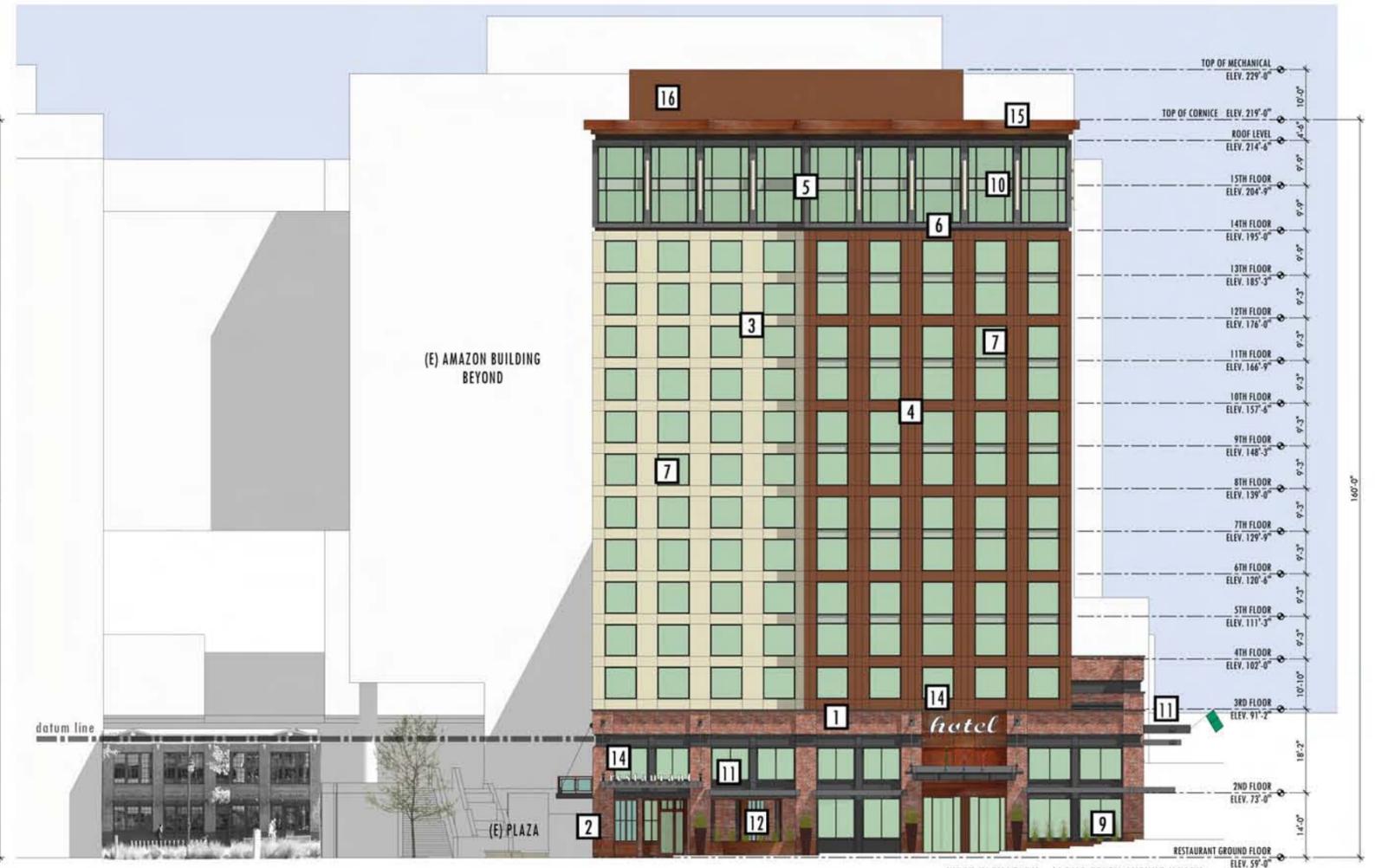
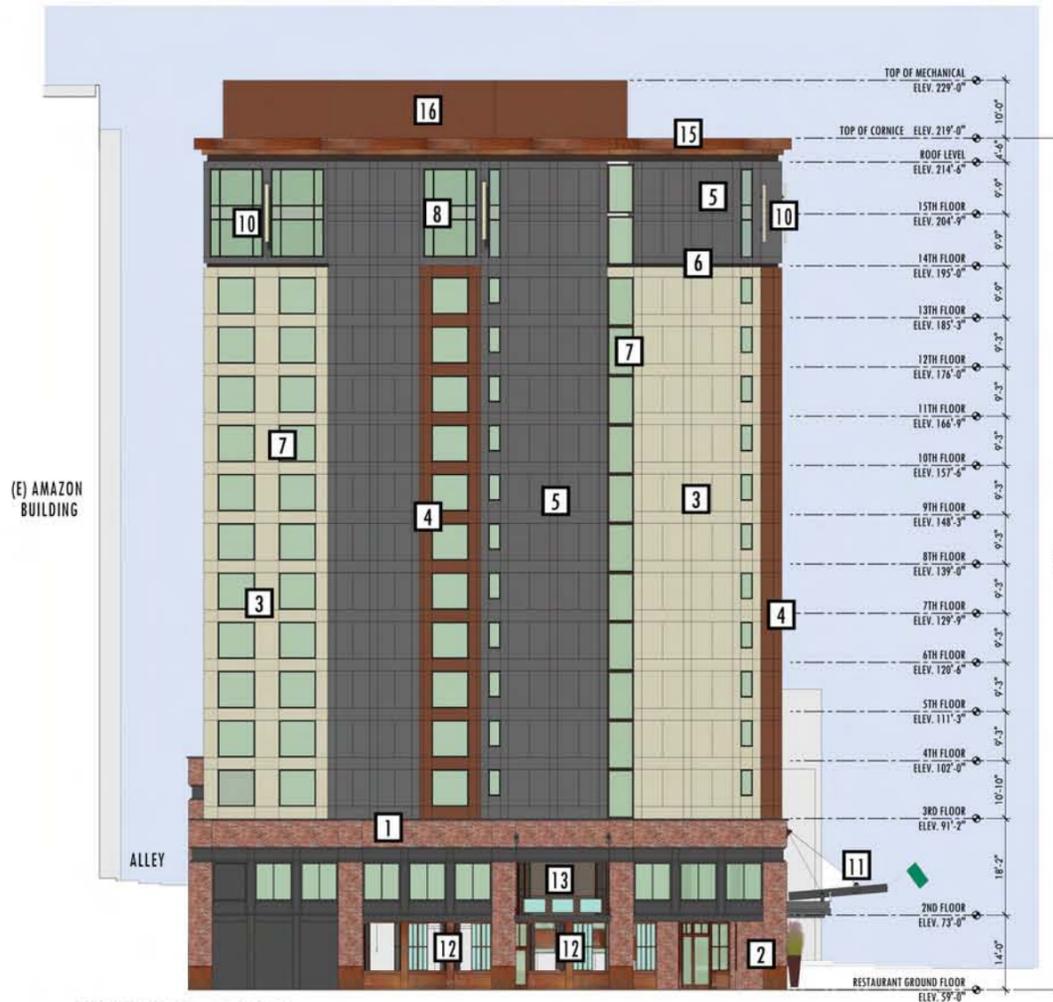


ROOF PLAN
 scale : 1/16" = 1'-0"

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- 1 ANTIQUED BRICK
- 2 BRICK COLUMNS W/ CORTEN STEEL BASE
- 3 METAL PANELS - COLOR 1 (OFF-WHITE/CREAM)
- 4 METAL PANELS - COLOR 2 (ANODIZED ALUMINUM)
- 5 METAL PANELS - COLOR 3 (GRAY)
- 6 REVEAL AT UPPER LEVELS
- 7 PICTURE WINDOW
- 8 SPANDREL GLASS (COLOR TO MATCH WINDOWS)
- 9 CORTEN STEEL PLANTERS
- 10 VERTICAL EXTERIOR WALL SCUNCES AT UPPER TWO (2) STORIES
- 11 METAL CANOPY
- 12 OPERABLE METAL WINDOWS AT RESTAURANT (COLOR TO MATCH CORTEN STEEL)
- 13 BALCONY OVERLOOKING PLAZA
- 14 SIGNAGE
- 15 METAL CORNICE
- 16 METAL SCREEN TO ENCLOSE MECHANICAL; COLOR TO MATCH CORTEN

BUILDING ELEVATIONS
scale: 1/16" = 1'-0"

(E) AMAZON BUILDING

ALLEY

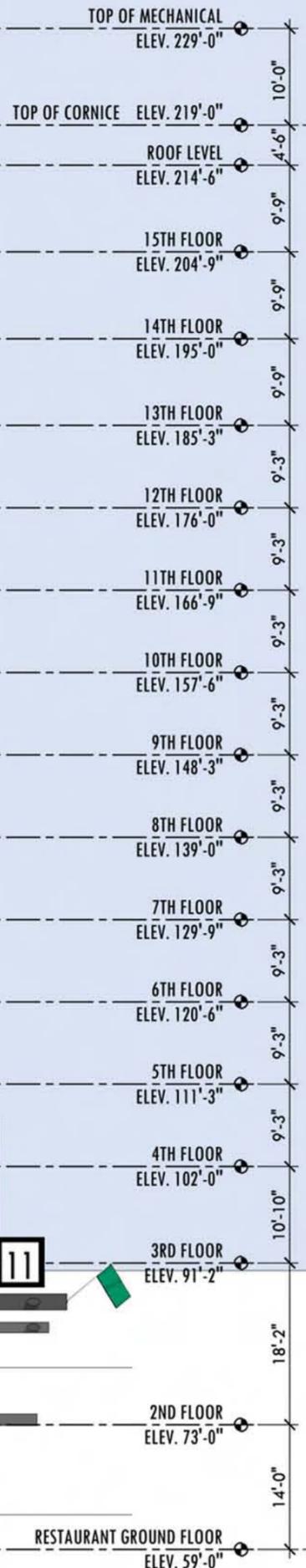
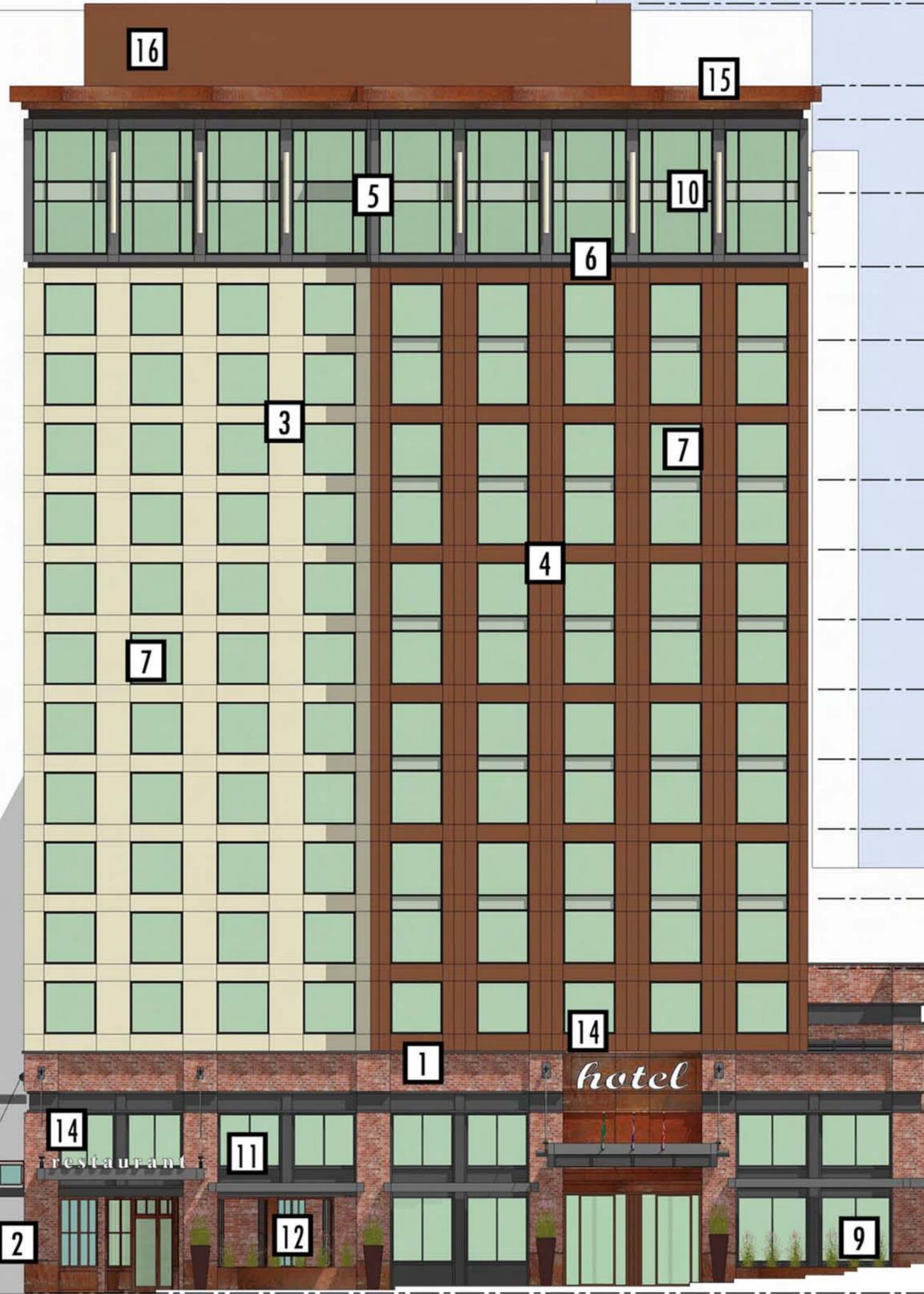


- 1 ANTIQUED BRICK
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NORTH ELEVATION - ALONG PLAZA
scale: 1/16" = 1'-0"

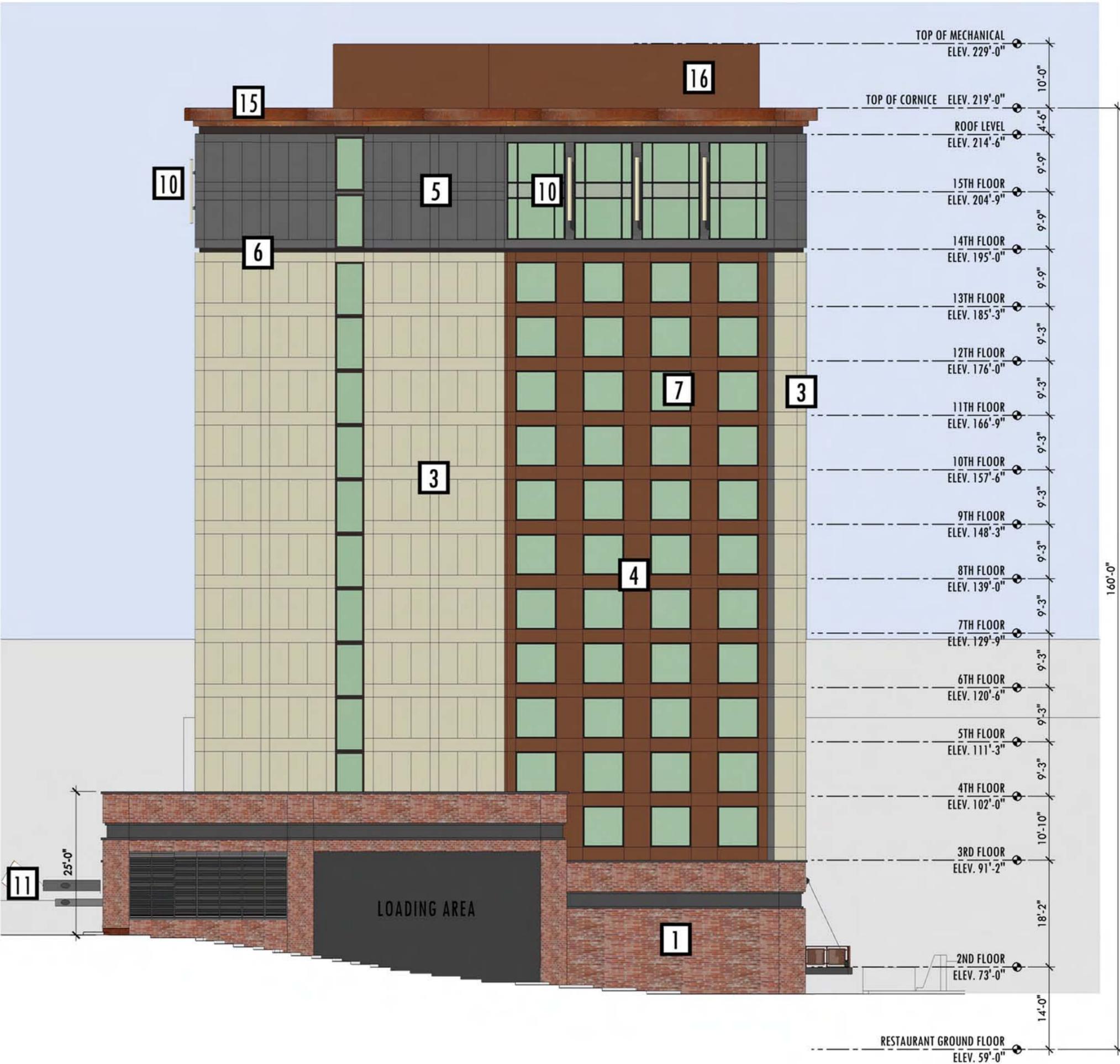


- 1 ANTIQUED BRICK
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WEST ELEVATION - ALONG TERRY AVENUE NORTH

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

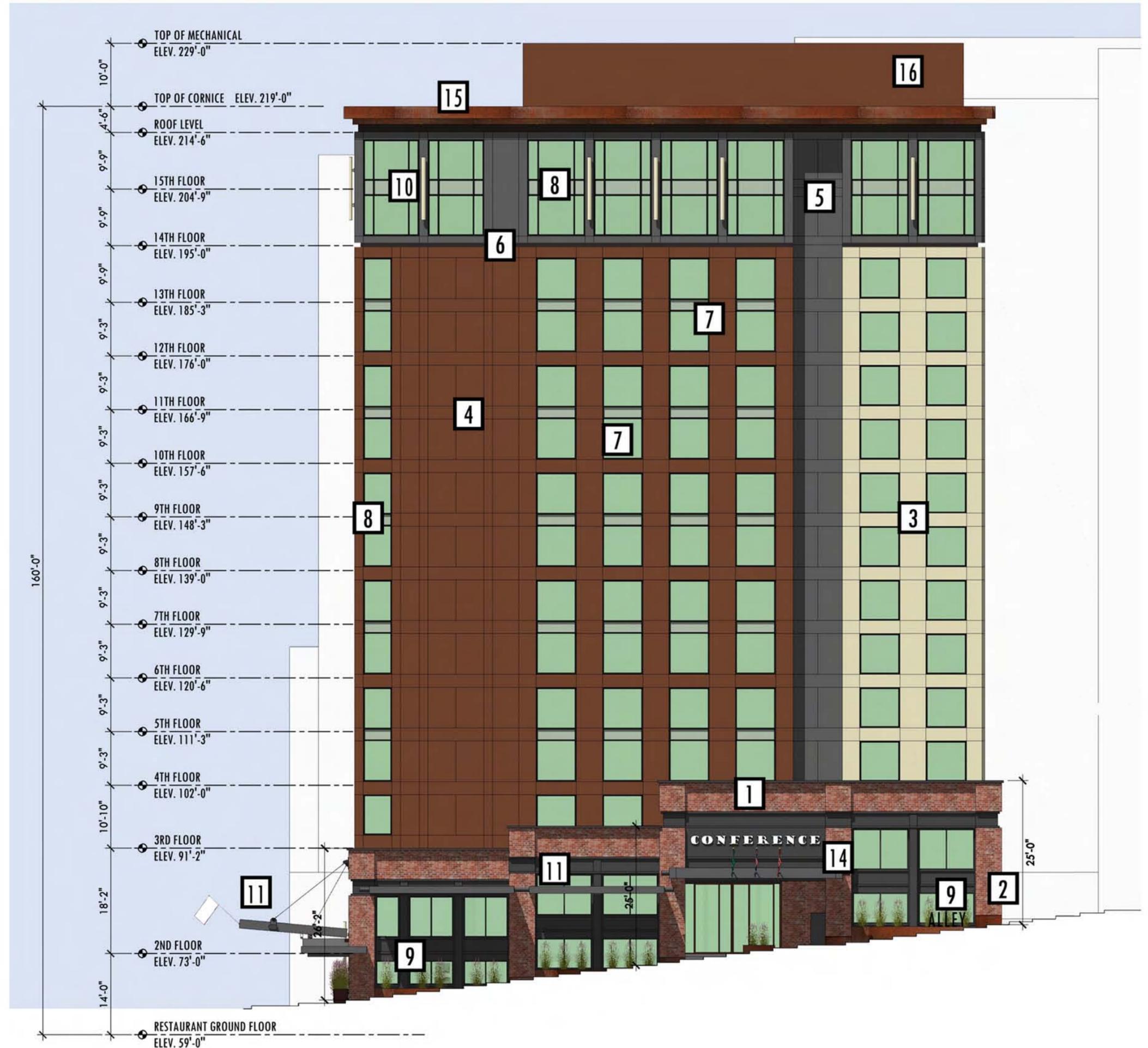


- 1 ANTIQUED BRICK
- 2 BRICK COLUMNS W/ CORTEN STEEL BASE
- 3 METAL PANELS - COLOR 1 (OFF-WHITE/CREAM)
- 4 METAL PANELS - COLOR 2 (ANODIZED ALUMINUM)
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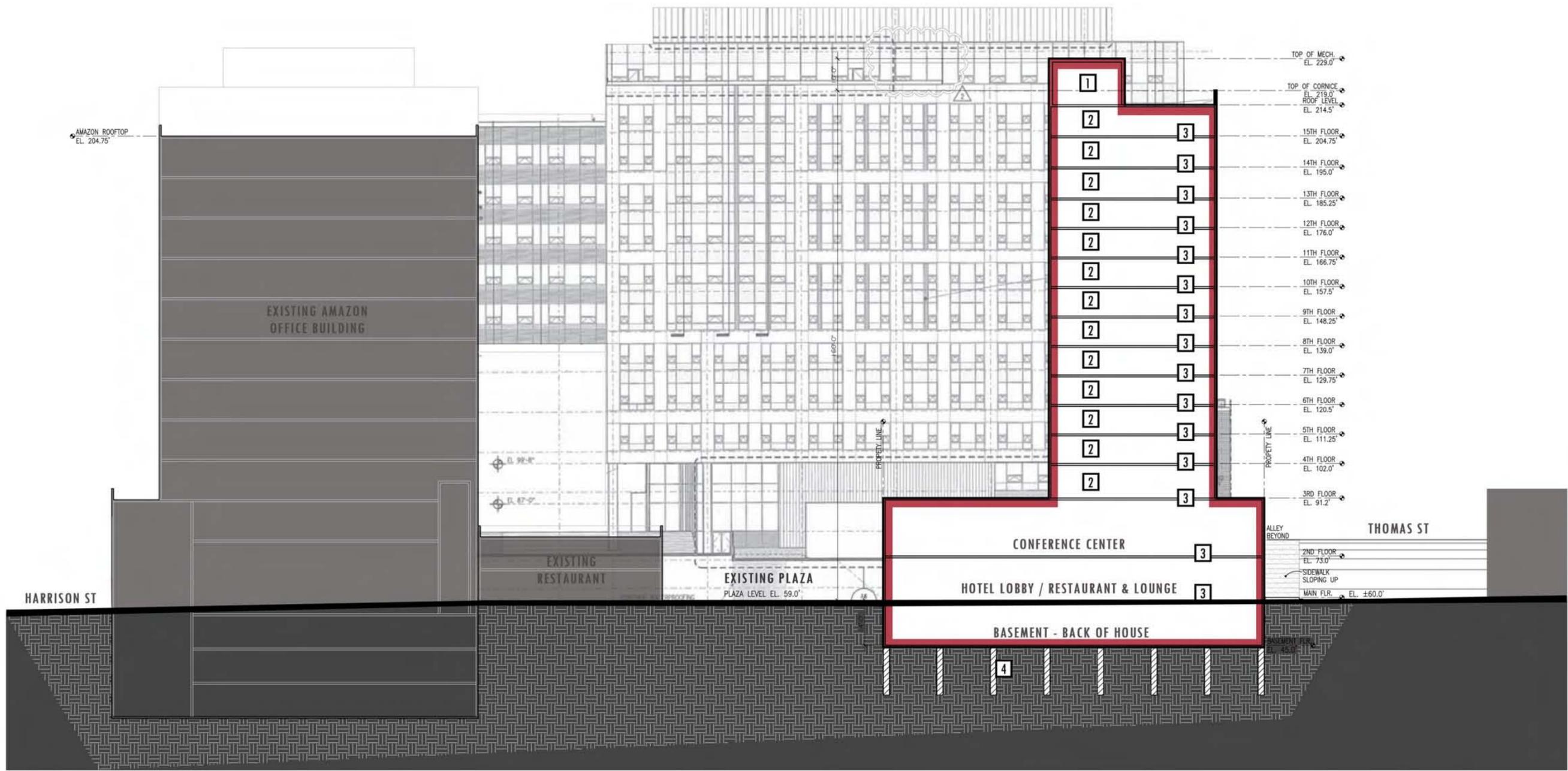
EAST ELEVATION - ALONG ALLEY
scale: 1/16" = 1'-0"



- 1 ANTIQUED BRICK
- 2 BRICK COLUMNS W/ CORTEN STEEL BASE
- 3 METAL PANELS - COLOR 1 (OFF-WHITE/CREAM)
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SOUTH ELEVATION - ALONG THOMAS STREET
 scale: 1/16" = 1'-0"



SECTION A-A : THRU PLAZA & THOMAS STREET
 SCALE: 1/32" = 1'-0"

- 1** MECHANICAL/ELEVATOR PENTHOUSE
- 2** TYPICAL GUESTROOM FLOOR
- 3** POST-TENSIONED CONCRETE SLAB
- 4** AUGER CAST PILES

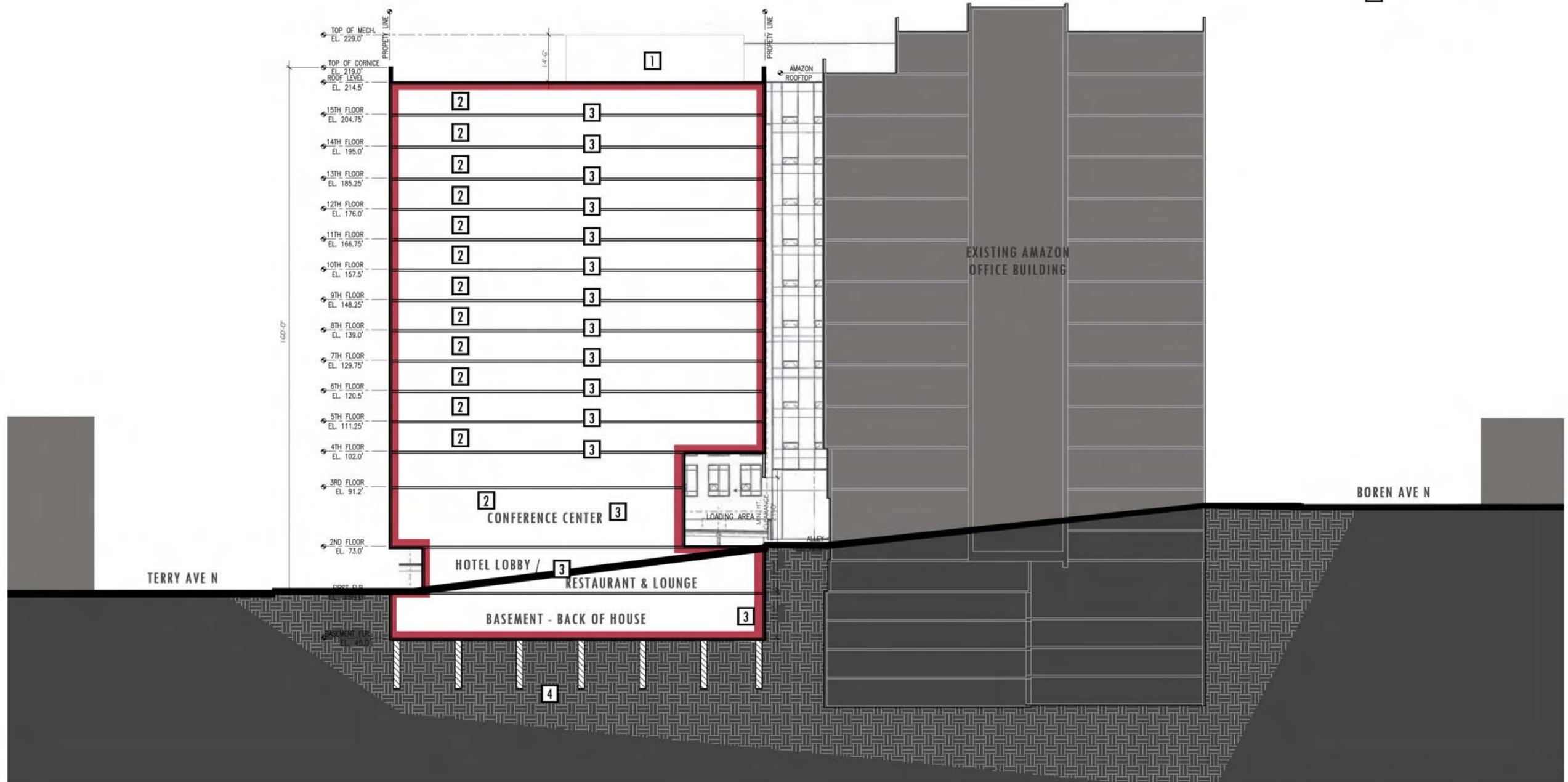
SECTION THRU STREET 1

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- 1 MECHANICAL/ELEVATOR PENTHOUSE
- 2 TYPICAL GUESTROOM FLOOR
- 3 POST-TENSIONED CONCRETE SLAB
- 4 AUGER CAST PILES



SECTION B-B : THRU TERRY AVENUE NORTH
SCALE: 1/16" = 1'-0"

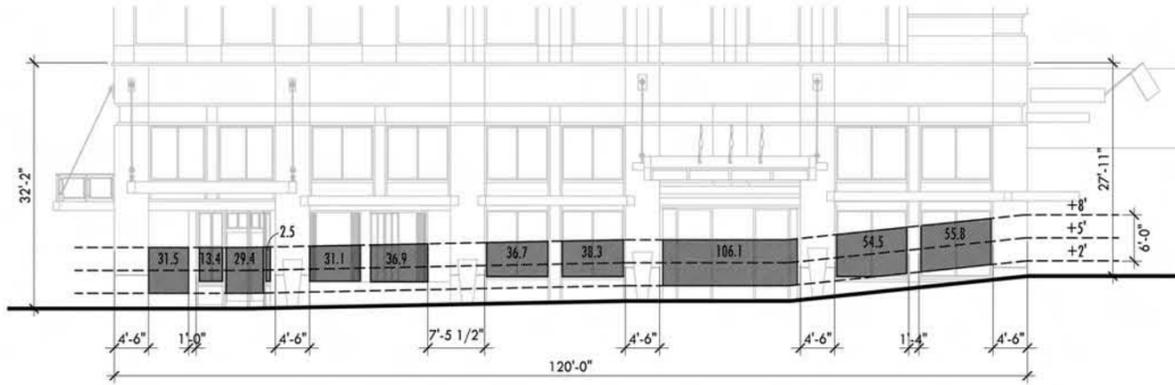
SECTION THRU STREET 2



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FACADE REQUIREMENTS DIAGRAMS:



**FACADE ALONG TERRY AVENUE NORTH
CLASS II PEDESTRIAN STREET**

(1) TRANSPARENCY REQUIREMENT:

SMC 23.48.018.A.1.a Minimum of sixty (60) percent of the width of the street level facade must be transparent, or 45% if the slope of the street exceeds 7-1/2%.

Facade area (between 2' and 8') along TERRY AVENUE NORTH : AREA = 721.1 sf
 721.1 x 60% = 432.7 sf needs to be transparent
436.3 sf (area in hatch) / 721.1 = 60.5% TRANSPARENT

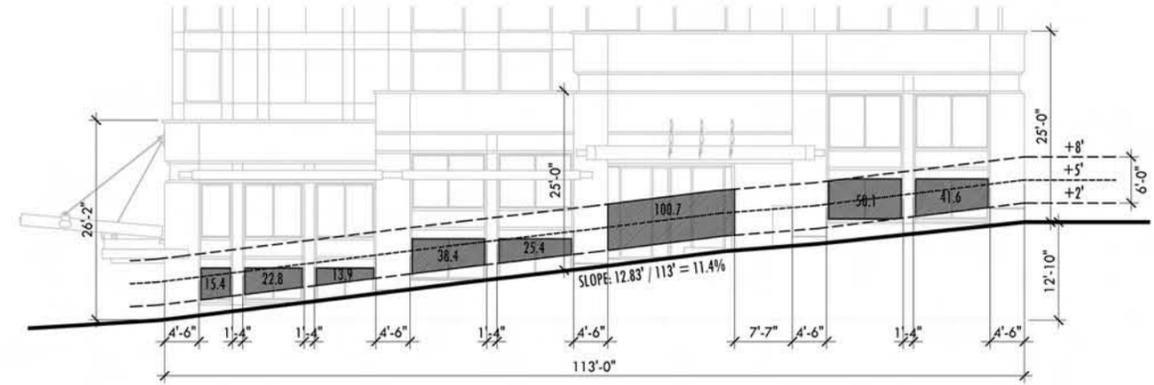
(2) BLANK FACADE REQUIREMENT:

SMC 23.48.018.B.2.a Maximum length of a blank segment is 15'.
 SMC 23.48.018.B.2.c The total length of blank segments may not exceed 40%, or 55% if the street slope exceeds 7-1/2%.

Facade length (at 5' above sidewalk grade) along TERRY AVENUE NORTH : LENGTH = 120'
 120' x 40% = 48' maximum blank walls
 32.3' (dimensioned areas) / 120' = 26.9% BLANK SEGMENTS

(3) MINIMUM FACADE HEIGHT:

SMC 23.38.014.B.2 Minimum facade height of 25'-0" along both Terry Avenue & Thomas Street.



**FACADE ALONG THOMAS STREET
CLASS II PEDESTRIAN STREET**

(1) TRANSPARENCY REQUIREMENT:

SMC 23.48.018.A.1.a Minimum of sixty (60) percent of the width of the street level facade must be transparent, or 45% if the slope of the street exceeds 7-1/2%.

Facade area (between 2' and 8') along THOMAS STREET : AREA = 682.7 sf
 682.7 x 45% = 307.2 sf needs to be transparent
308.3 sf (area in hatch) / 682.7 = 45.2% TRANSPARENT

(2) BLANK FACADE REQUIREMENT:

SMC 23.48.018.B.2.a Maximum length of a blank segment is 15'.
 SMC 23.48.018.B.2.c The total length of blank segments may not exceed 40%, or 55% if the street slope exceeds 7-1/2%.

Facade length (at 5' above sidewalk grade) along THOMAS STREET : LENGTH = 113'
 113' x 55% = 62.2' maximum blank walls
 35.4' (dimensioned areas) / 113' = 31.3% BLANK SEGMENTS

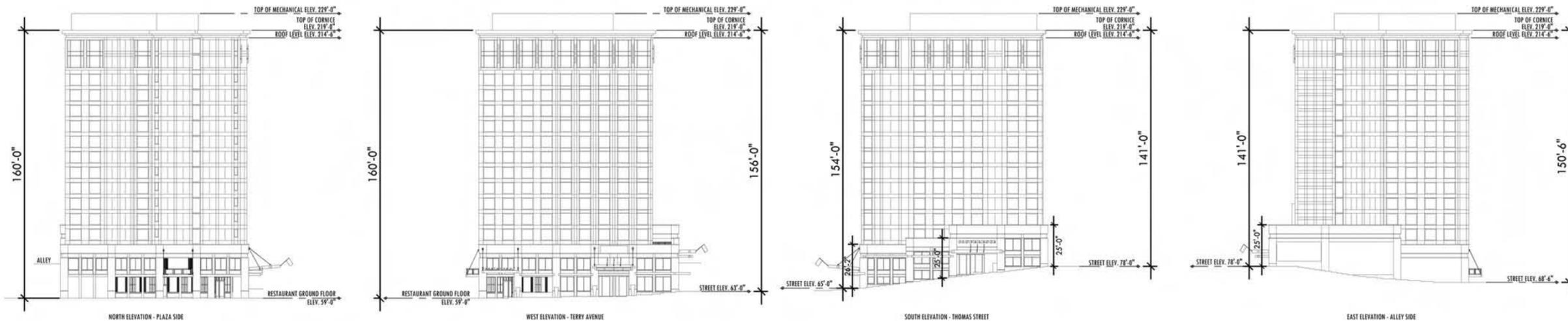
(3) MINIMUM FACADE HEIGHT:

SMC 23.38.014.B.2 Minimum facade height of 25'-0" along both Terry Avenue & Thomas Street.

STRUCTURE HEIGHT DIAGRAMS (MAXIMUM HEIGHT 160'-0") :

WITHIN THE SOUTH LAKE UNION URBAN CENTER:

STRUCTURE HEIGHT shall be measured for all portions of the structure. All measurements shall be taken vertically from existing or finished grade, whichever is lower, to the highest point of the structure located directly above each point of measurement.

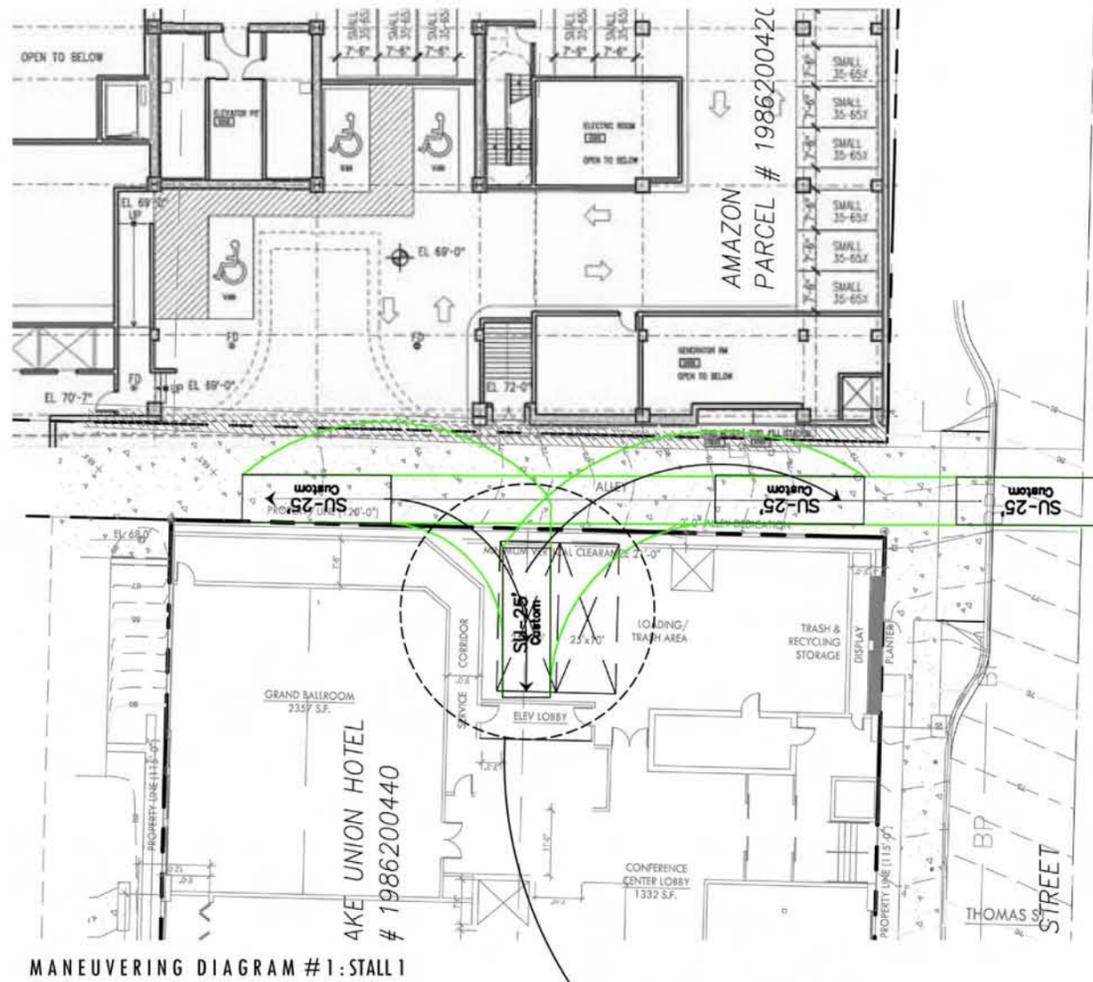


CODE SHEET / FACADE + HEIGHT REQUIREMENTS

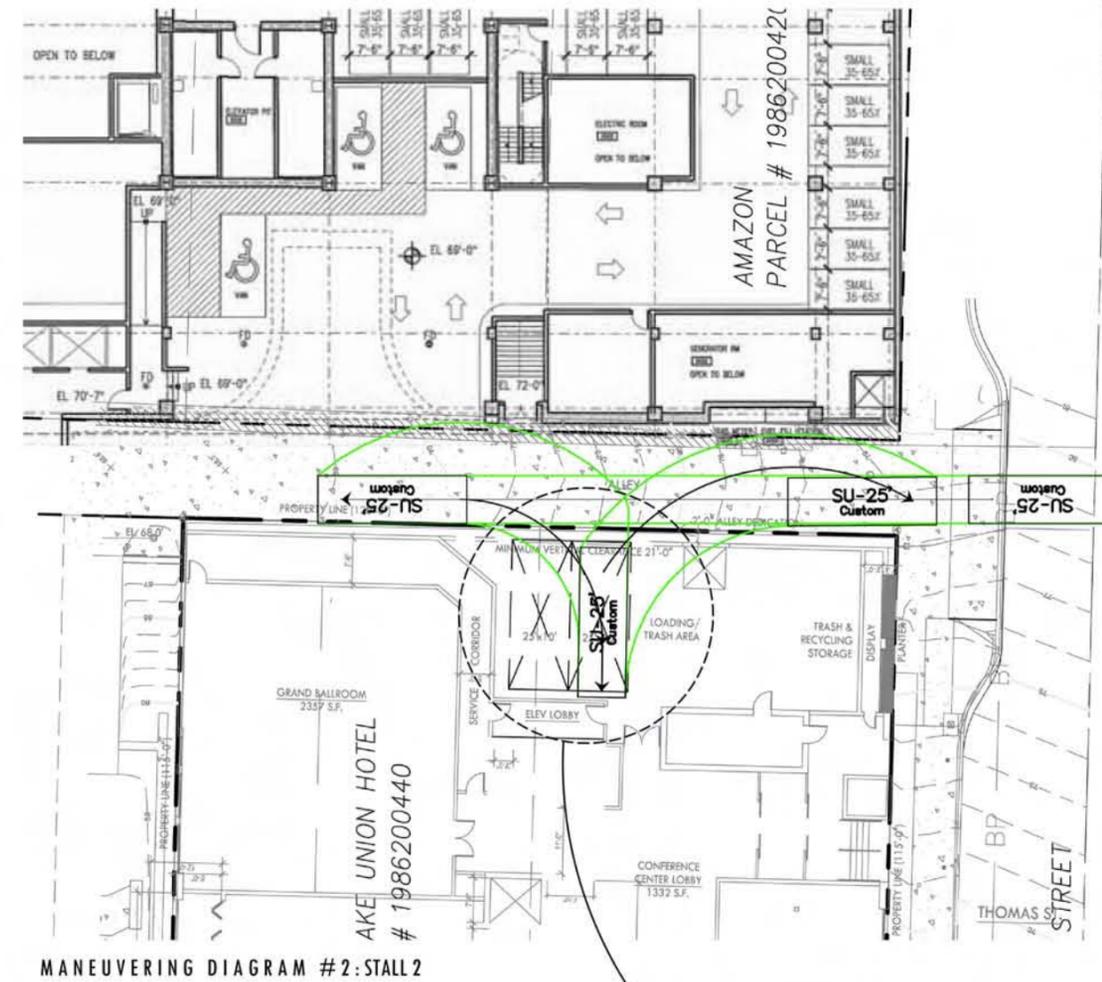
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Two (2) reduced-length (25' vs 35') loading berths at loading area.



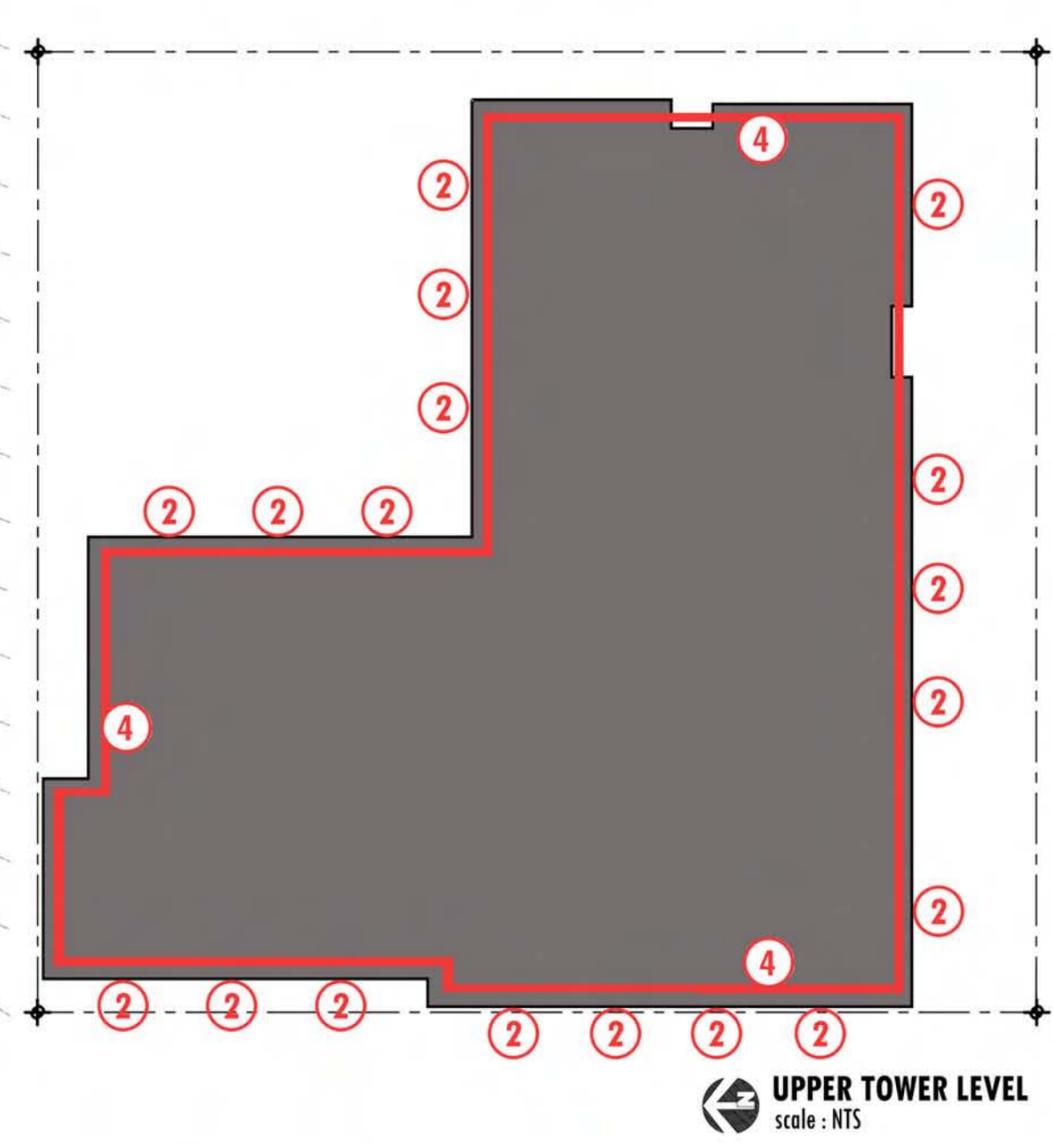
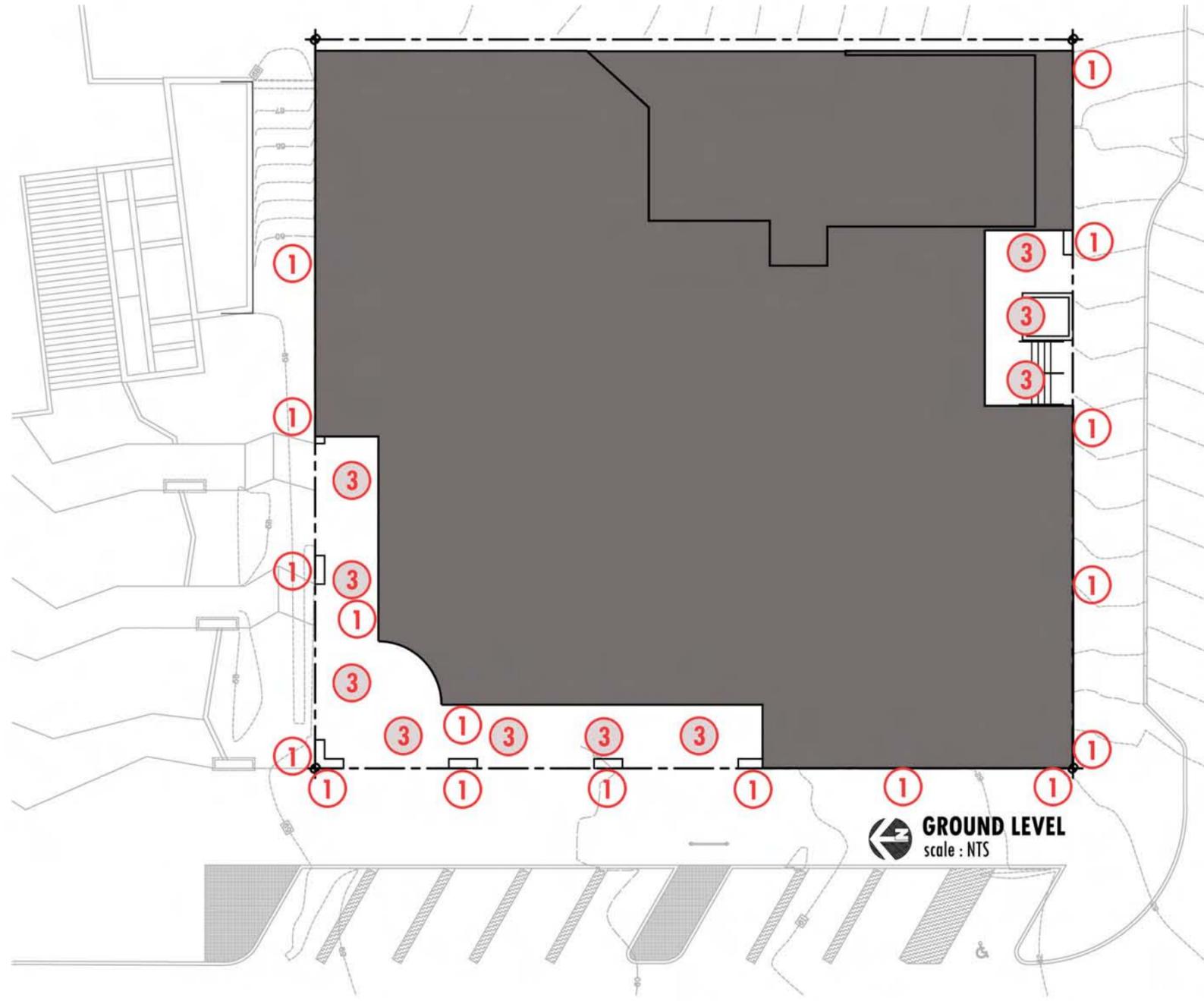
Two (2) reduced-length (25' vs 35') loading berths at loading area.

MANEUVERING DIAGRAMS
scale : NTS

LOADING AREA & MANEUVERING DIAGRAMS:

DEVELOPMENT STANDARD CODE SECTION	REQUIREMENT	PROPOSED	RATIONALE
SMC 23.54.035.C.2 LOADING BERTH REQUIREMENTS AND SPACE STANDARDS	The standard length of a loading berth shall be 10 feet x 35 feet.	We propose two (2) 10 feet x 25 feet loading berths at the loading dock off the existing alley way.	Hotel use is considered low demand per SMC 23.54.035.A.

MANEUVERING DIAGRAMS



KICHLER LIGHTING UP/DOWN TUBELIGHT
9236AZ (9") AND 9246AZ (15")



6" RECESSED LED CAN LIGHT



WATERPROOF LED RGB STRIP LIGHT



LIGHTING PLAN

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- A** SIGN @ HOTEL ENTRANCE
METAL EXTRUDED LETTERS; BACKLIT
- B** SIGN @ CONFERENCE ENTRANCE
METAL EXTRUDED LETTERS; BACKLIT
- C** SIGN @ RESTAURANT ENTRANCE
METAL EXTRUDED LETTERS; BACKLIT

SIGNAGE PLAN



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1 SPANDREL GLASS: GREEN-GRAY



2 GREEN-TINTED GLASS



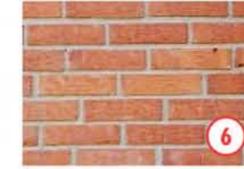
3 GRAY METAL PANEL



4 WHITE/CREAM METAL PANEL



5 ANODIZED ALUMINUM PANEL



6 ANTIQUED BRICK



7 DARK GRAY METAL CANOPY/CORNICE



8 SILVER/LIGHT GRAY METAL CANOPY



9 CORTEN BASE/PLANTERS

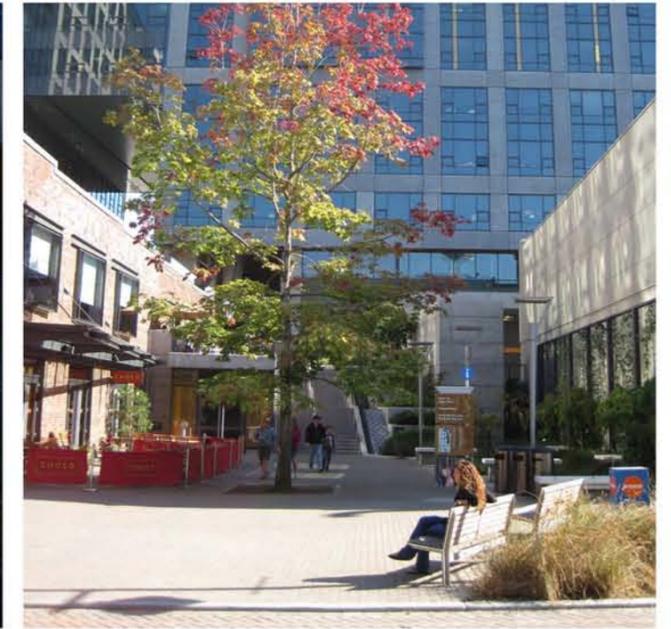


GREEN-TINTED GLASS & SPANDREL GLASS



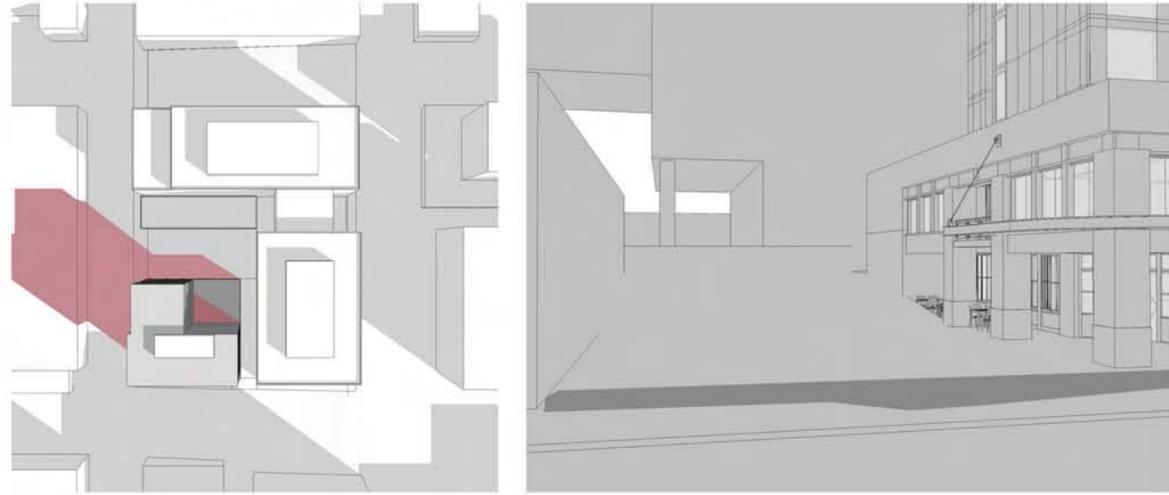
ANODIZED ALUMINUM PANEL - EACH PANEL WILL VARY SUBTLY IN COLOR

MATERIALS + COLOR

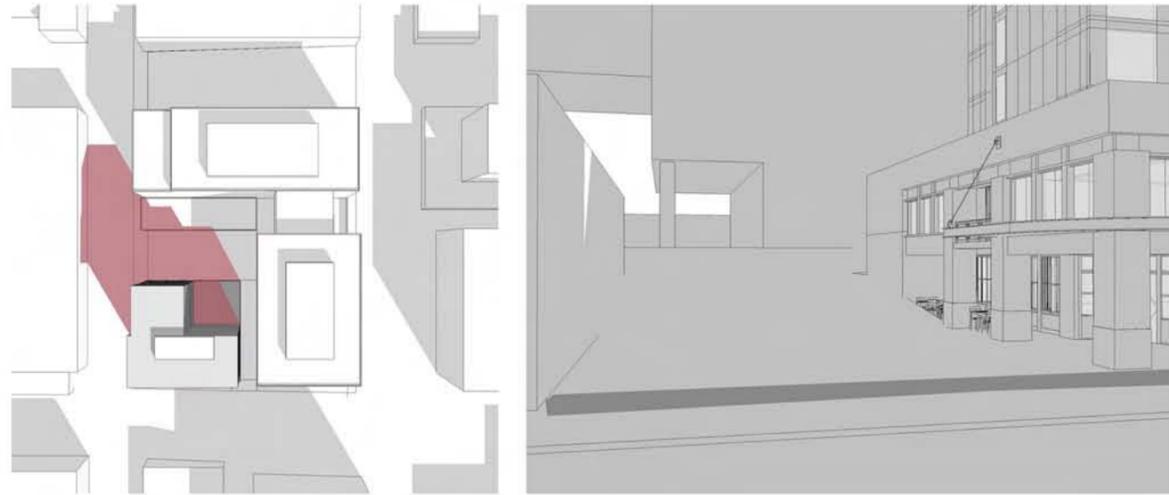


SPRING/FALL EQUINOX

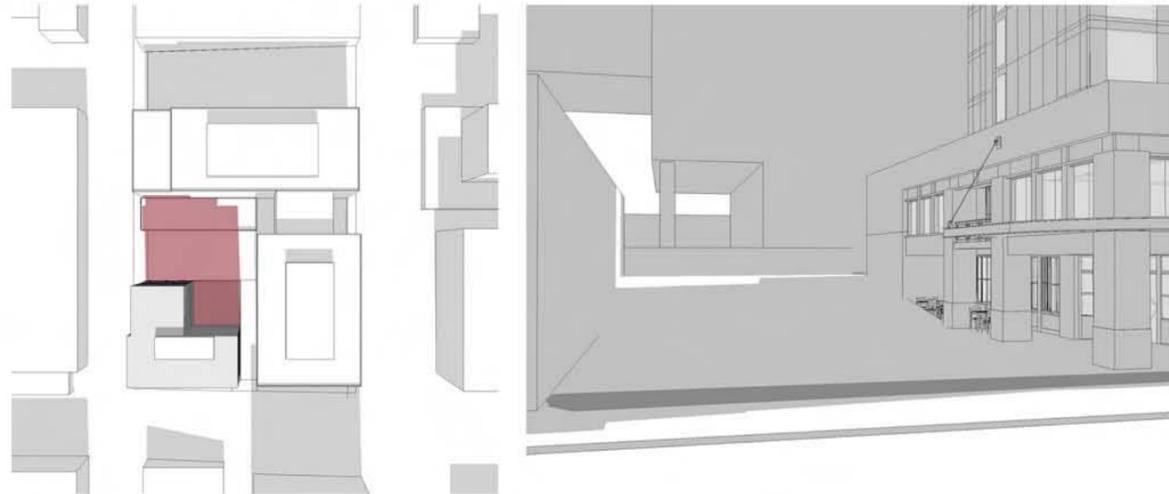
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10:30 AM

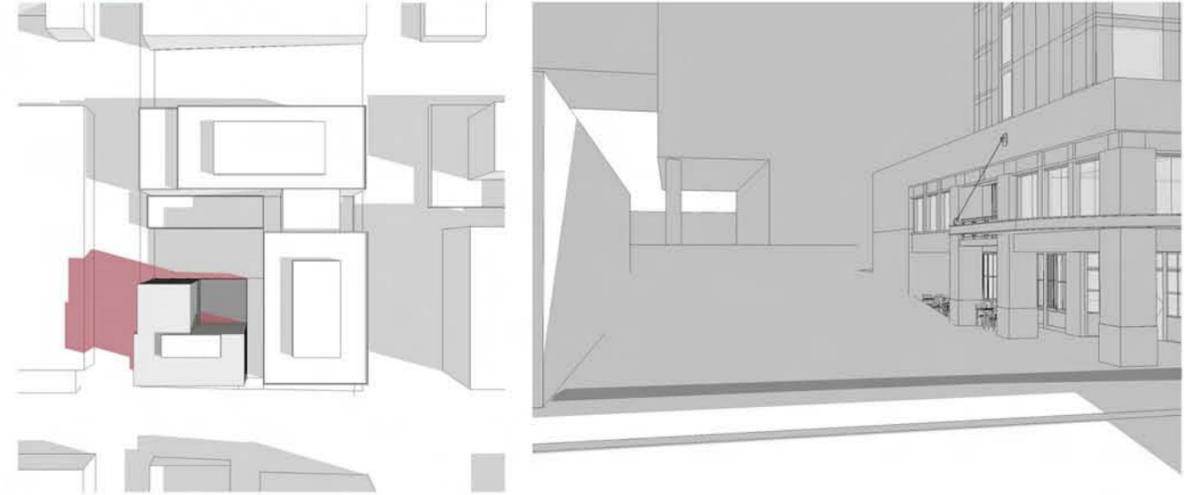


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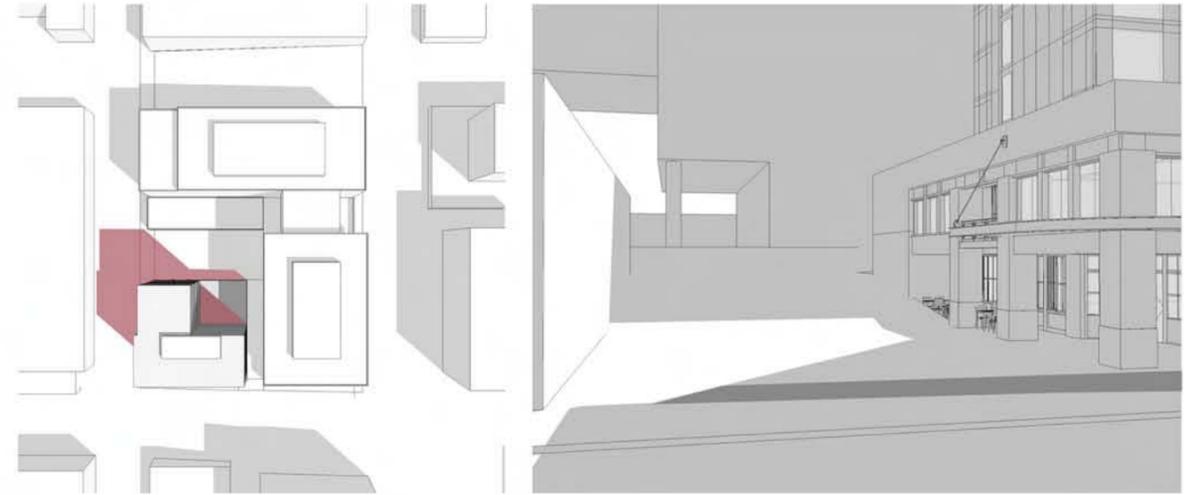


SUMMER SOLSTICE

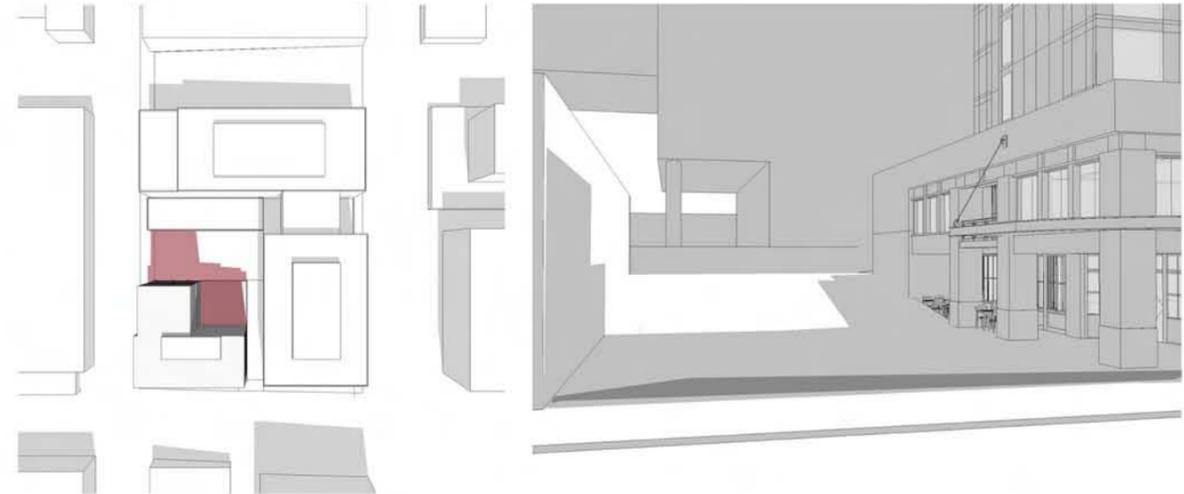
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10:30 AM



12:00 PM



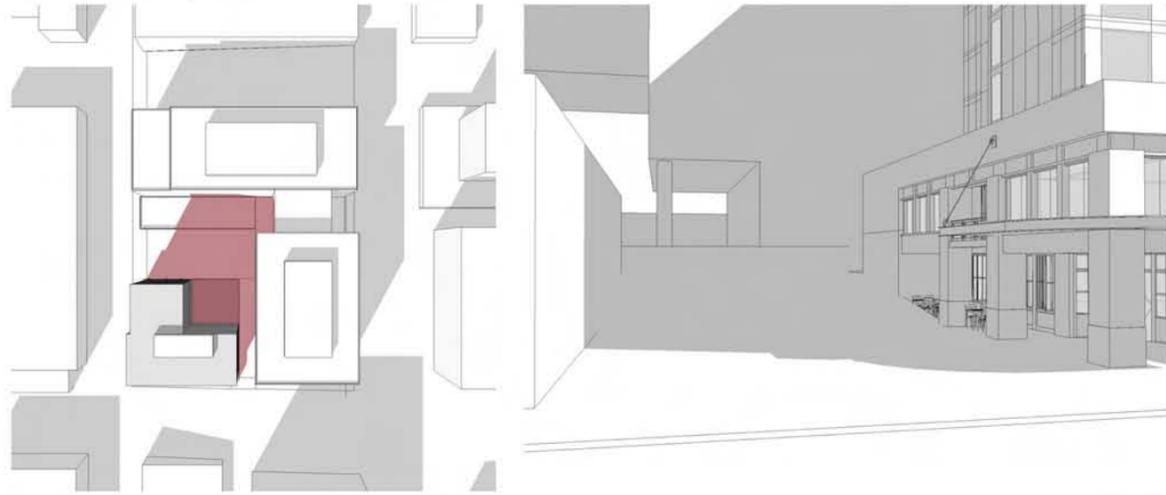
SHADOW STUDIES 1

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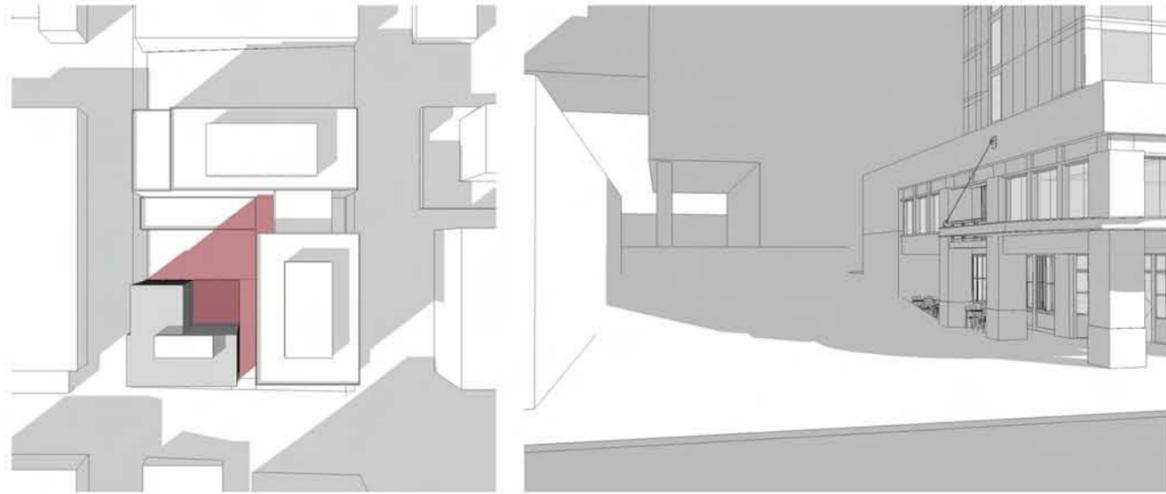
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SPRING/FALL EQUINOX

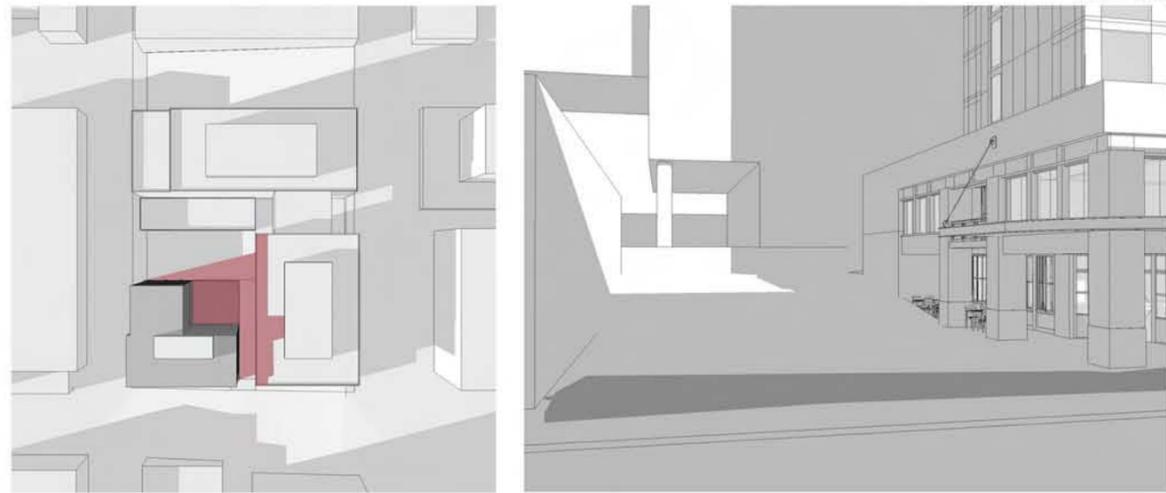
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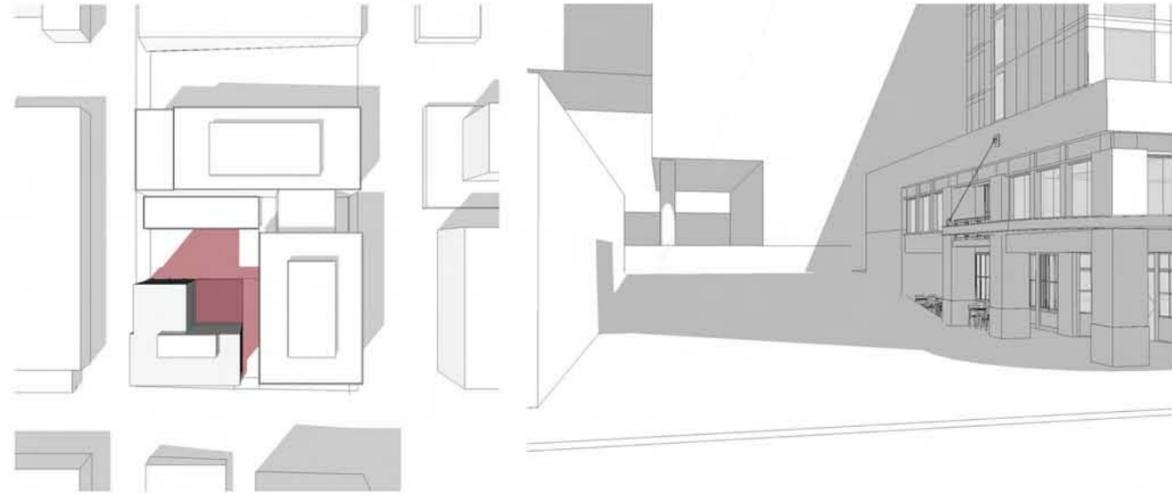


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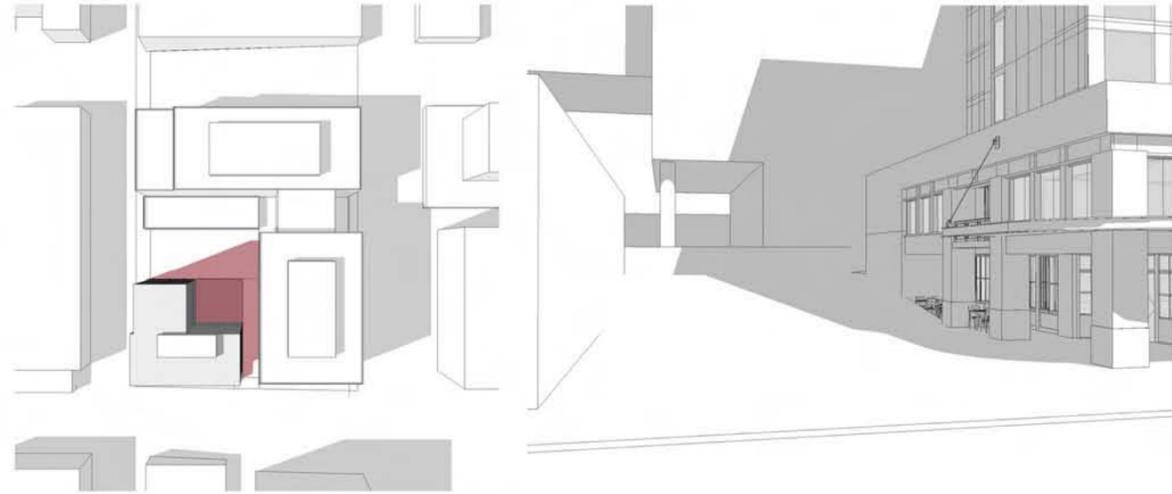


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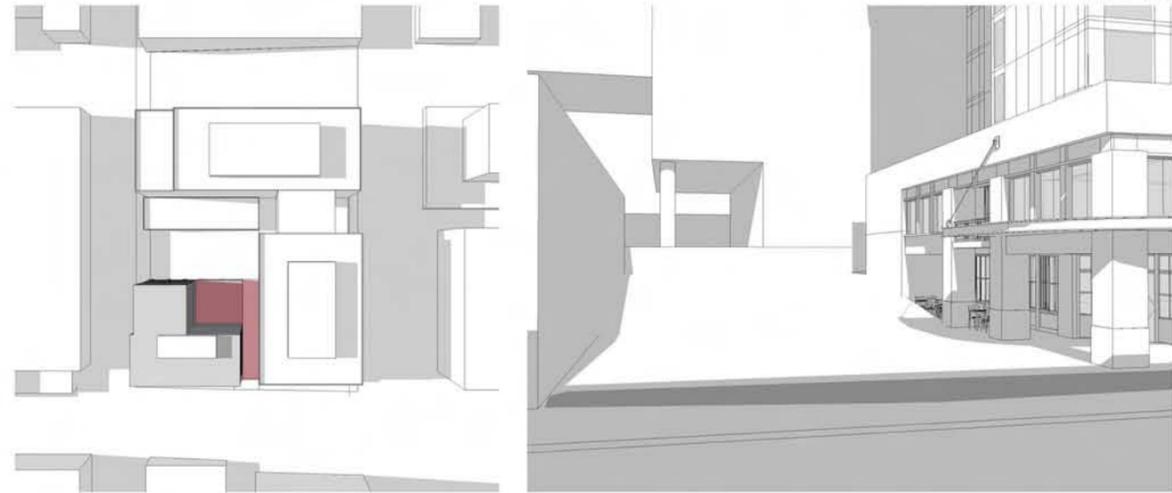
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SHADOW STUDIES 2



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OVERALL VIEW FROM CORNER OF TERRY & THOMAS

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STREET VIEW AT THE CORNER OF TERRY & THOMAS



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VIEW OF PLAZA AT RESTAURANT CORNER ALONG TERRY

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STREET VIEW LOOKING DOWN THOMAS



OVERALL VIEW ALONG TERRY - EVENING

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VIEW OF HISTORIC LANDMARK BUILDING LOOKING DOWN FROM TERRY AVENUE & THOMAS STREET



HISTORIC LANDMARK BUILDING FROM TERRY AVENUE



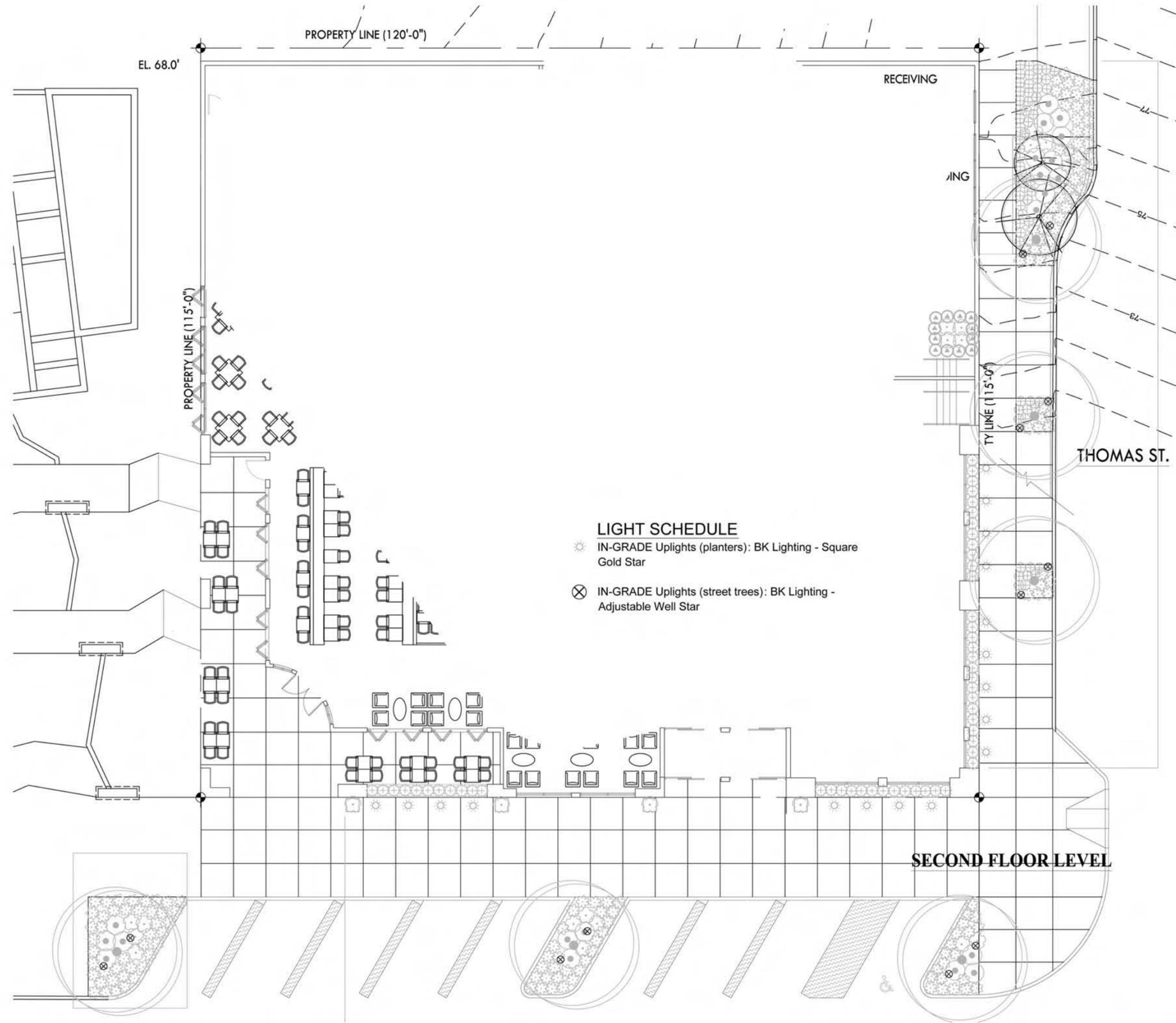
HISTORIC LANDMARK BUILDING FROM TERRY AVENUE & THOMAS STREET CORNER



PLAZA SHOWING ADJACENT HISTORIC LANDMARK BUILDING TO NORTH AND EXISTING BUILDING TO THE SOUTH



PROPOSED FINISH MATERIALS



LANDSCAPE: LIGHTING PLAN

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