



9th & Thomas

EARLY DESIGN GUIDANCE SUBMITTAL
June 14, 2013

ADDRESS 234 9th Avenue N Seattle, WA 98109

PROJECT NO. 3014207

R2H2, LLC

OLSON KUNDIG ARCHITECTS

Point³²

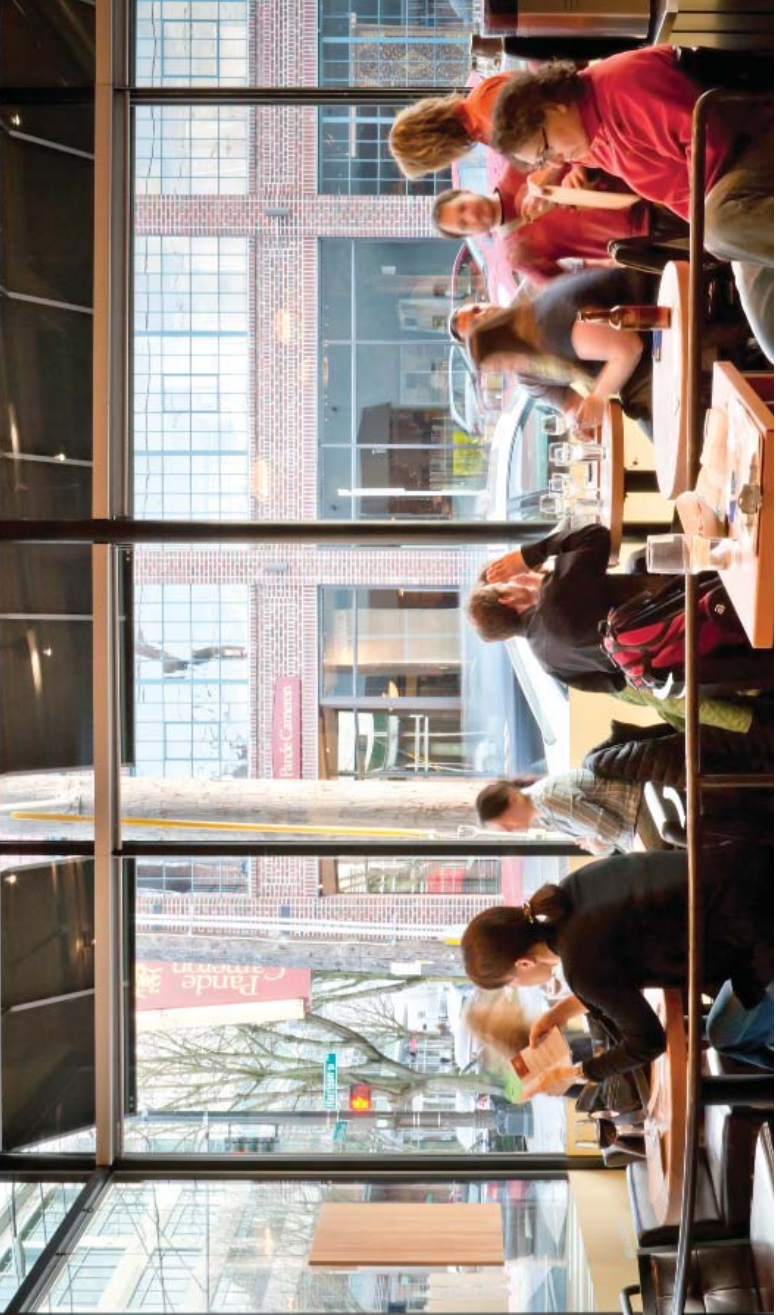


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	OWNERS REP POINT32 1501 East Madison Street, Suite 400 Seattle, WA 98122 P 206 805 3232 CONTACT Chris Rogers crogers@point32.com	4	KEY SOUTH LAKE UNION DESIGN GUIDELINES RESPONSE TO GUIDELINES	16
	ARCHITECT OLSON KUNDIG ARCHITECTS 159 South Jackson Street, Suite 600 Seattle, WA 98104 P 206 624 5670 CONTACT Kirsten Murray kirsten@olsonkundigarchitects.com	5	MASSING OPTIONS OPTION 1: THE BLOCK OPTION 2: THE “L” OPTION 3: THE BAR Preferred (Office Alternative) OPTION 3: THE BAR Preferred (Hotel Alternative) MASSING OPTION SUMMARY PREFERRED APPROACH	20 20 22 24 26 28 30

1 DEVELOPMENT OBJECTIVES

PROJECT VISION AND PROGRAM

The Ninth and Thomas project is a proposed 12–story mixed–use project featuring commercial, retail and residential use within the rapidly evolving South Lake Union neighborhood. The project is designed to serve the increasing population of the neighborhood, contribute to the improving quality of the pedestrian environment, and maximize sustainability performance within a multi–use building.

The site is a quarter–block in size. Programmatically, the development will contain 2.5 levels of below–grade parking, one level of street–level retail space, an accessible lobby conceived as a ‘living room’, a three–story podium with mid–level roof garden, a tower for office or hotel use, and residential on the top two floors. Under hotel use, there would be no reduction in FAR, but a reduction in building height due to lower floor–to–floor heights.

The project will extend the pedestrian oriented retail from Westlake Avenue North to the west. Through design, scale, and selection of distinct building materials, the project will create intimate and pedestrian friendly retail on both street frontages on 9th Avenue and Thomas Street (1). The primary entry to the building lobby will be located on 9th Avenue to gain the maximum benefit of solar exposure at the entry and bring daylight to the interior lobby (2).

Green streetscape improvements, seating, and street level building awnings will be used to highlight multiple entry points to the building and the potential for a mid–block connection from Westlake Avenue North (3). Transparent building facades will extend along the northernmost portion of the alley to increase visibility between outside and inside, and further activate the streetscape (4, 5).

Vehicle garage entry and loading facilities will be accessed from the alley that lies parallel and between 9th Avenue North and Westlake Avenue North. Garage and loading entries will be co–located at the southern end of the site to maximize the potential for a safe and pleasant mid–block pedestrian entry off the alley.

Through its scale, modulation and material choices, the project will reflect the contextual characteristics of the neighborhood’s past and current commercial, light industrial, and maritime uses (6,7,8). The building’s 3–story podium provides a horizontal datum in keeping with the scale of smaller buildings in the surrounding neighborhood (9). Articulated structural elements, sidewalk awnings and covered entries, and operable windows and doors on the building’s exterior that provide for seasonally mutable storefronts will establish vibrant and attractive urban spaces within the transition between interior and exterior (8). The tower will be set back from both Ninth Avenue North and Thomas Street to preserve solar access to existing and planned open space to the north, and to minimize the impact of massing on the pedestrian experience (4).

Natural materials such as brick, concrete, metal and wood will be selected to provide visual interest, and to gracefully weather with time (6, 7,8). In the same way that early commercial buildings have been repurposed over time, all aspects of the building’s design will be developed with an eye to long–term usefulness, durability and flexibility to serve the evolving needs of future generations of building occupants.

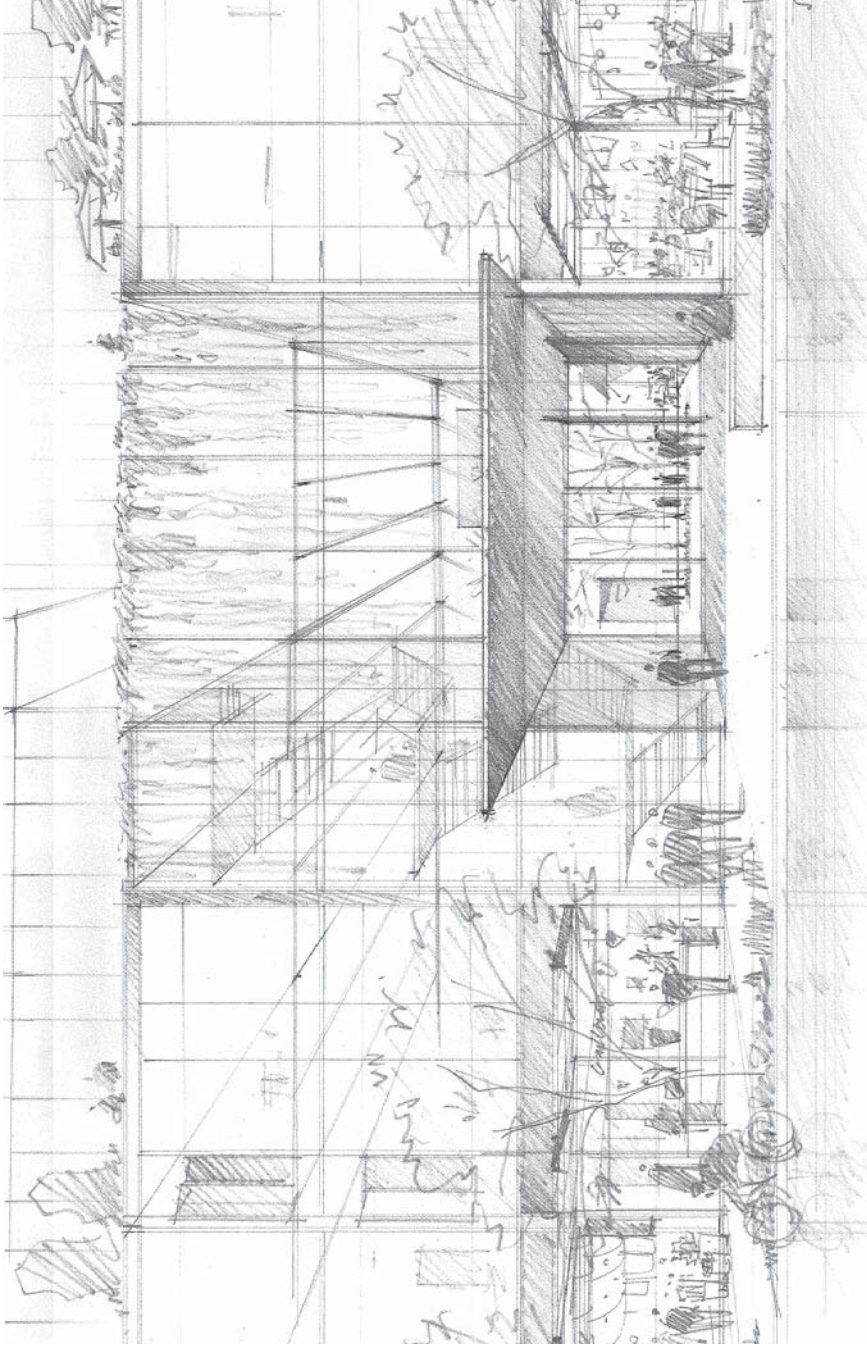
The project has established ambitious goals for energy performance, the use of locally sourced and non–toxic building materials, and the potential for innovative capture and use of on–site storm water. The building’s massing and orientation have been designed to maximize natural ventilation and interior daylighting to reduce long–term energy use and provide an equitable work environment for all. Non–structural sun screening will inform the building’s exterior. Rooftop green terraces and sidewalk plantings (2) will be viewed as opportunities to capture, store and reuse storm water, as well as further the health and environmental benefits of plants, trees and green space within the urban environment.

BUILDING PROGRAM – OPTION 3 (PREFERRED)

Site Area	21,600 sf
Residential Units	4
Hotel Rooms (Option 3 Alternative)	167
Parking Stalls	137
Residential	14,400 sf
Commercial (Office or Hotel)	136,800 sf
Retail	19,000 sf
Parking (Below grade)	55,700 sf

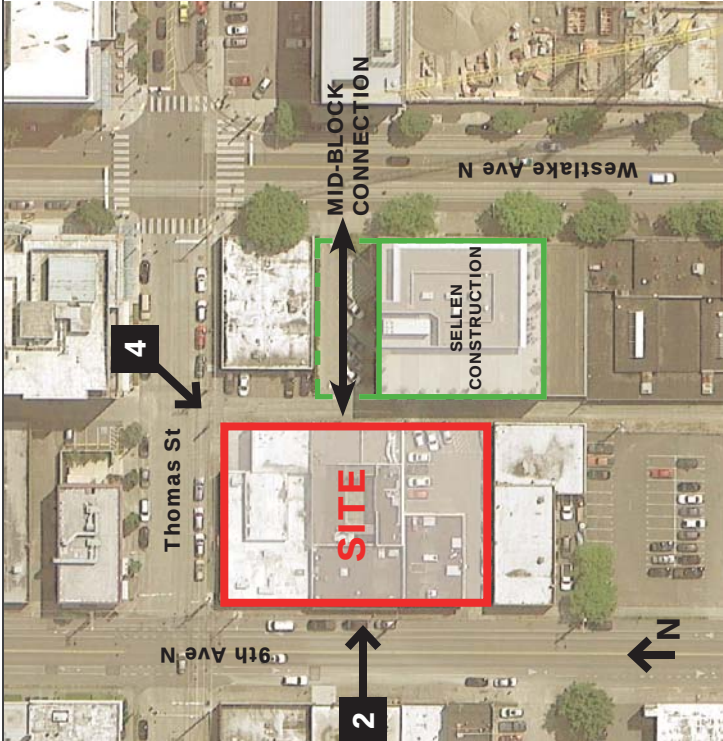


1 The street level will be designed to an appropriate pedestrian scale and house retail uses.

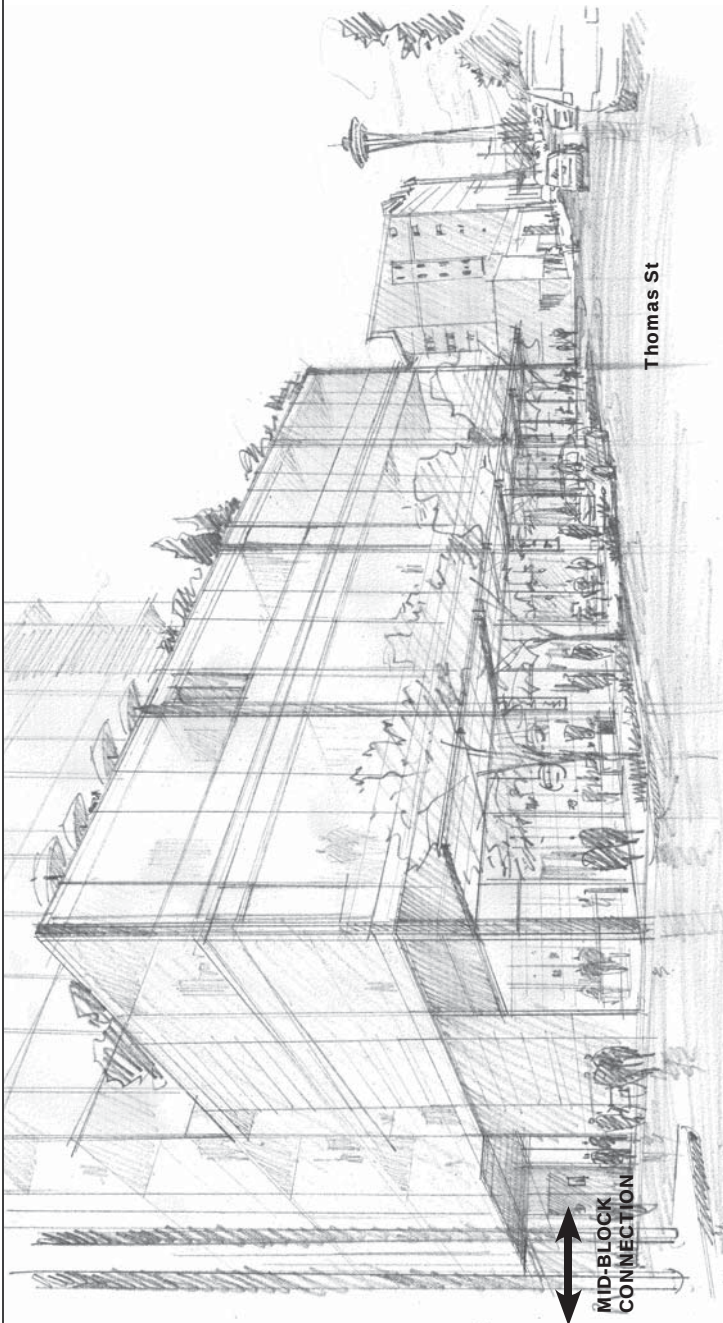


2 The building will feature a visually prominent main entry lobby on 9th Ave N, with green terraces above the podium and lush street level plantings.

1. Urban Design Analysis



3 Potential mid-block connection from Westlake Ave N



4 Podium level terraces and tower setbacks along Thomas Street



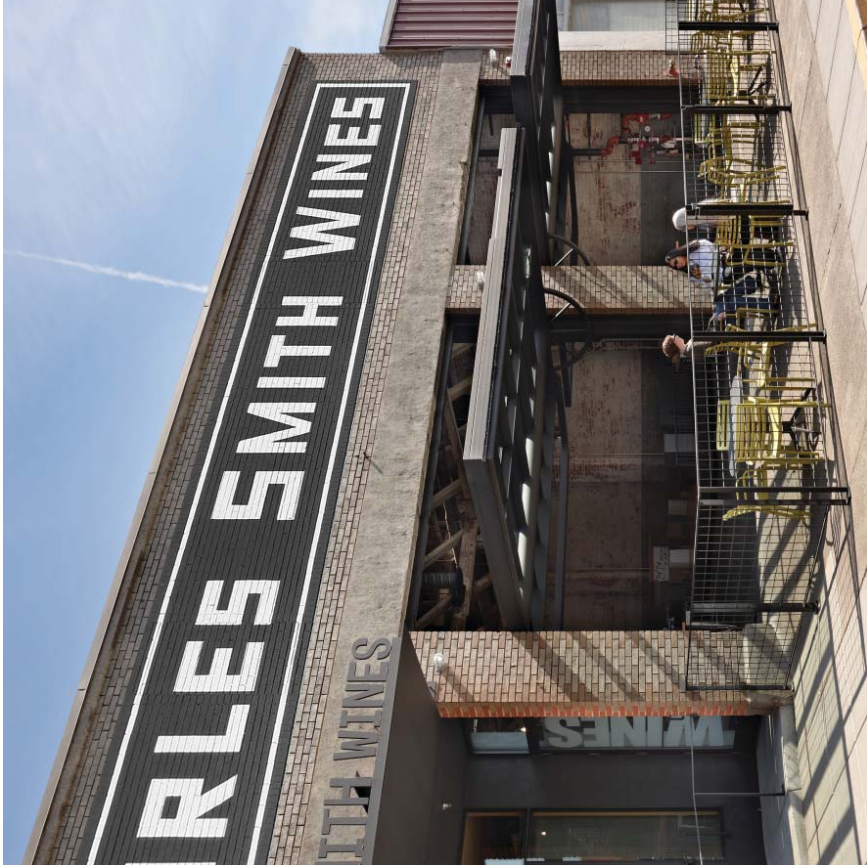
5 Transparent street level retail



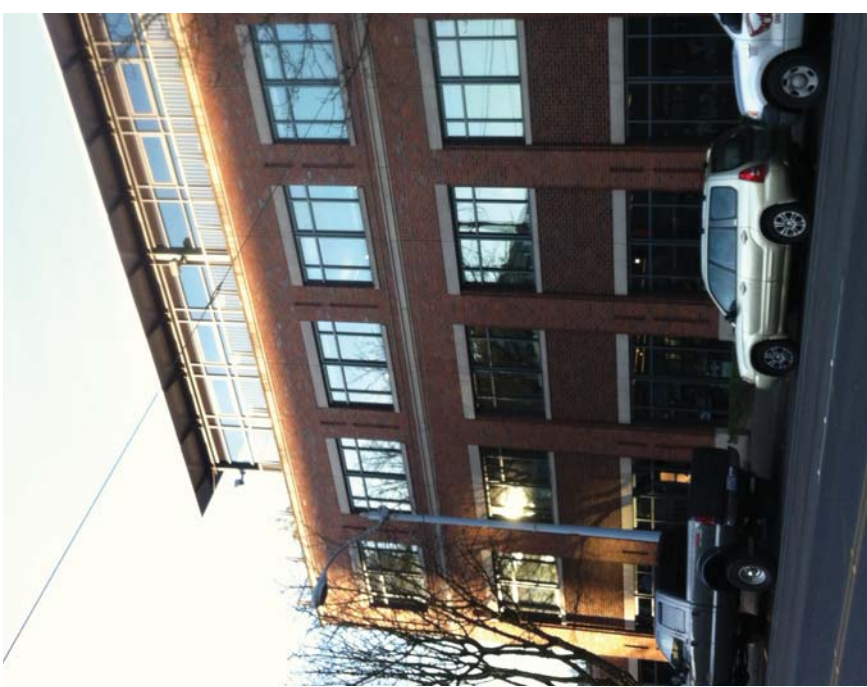
6 Warehouse-like windows & building elements



7 Materials selected to reflect the neighborhood's industrial past



8 Operable windows and doors will blur the typical separation between inside and out



9 3-story podium fits in with context of mid-rise buildings

2 URBAN DESIGN ANALYSIS

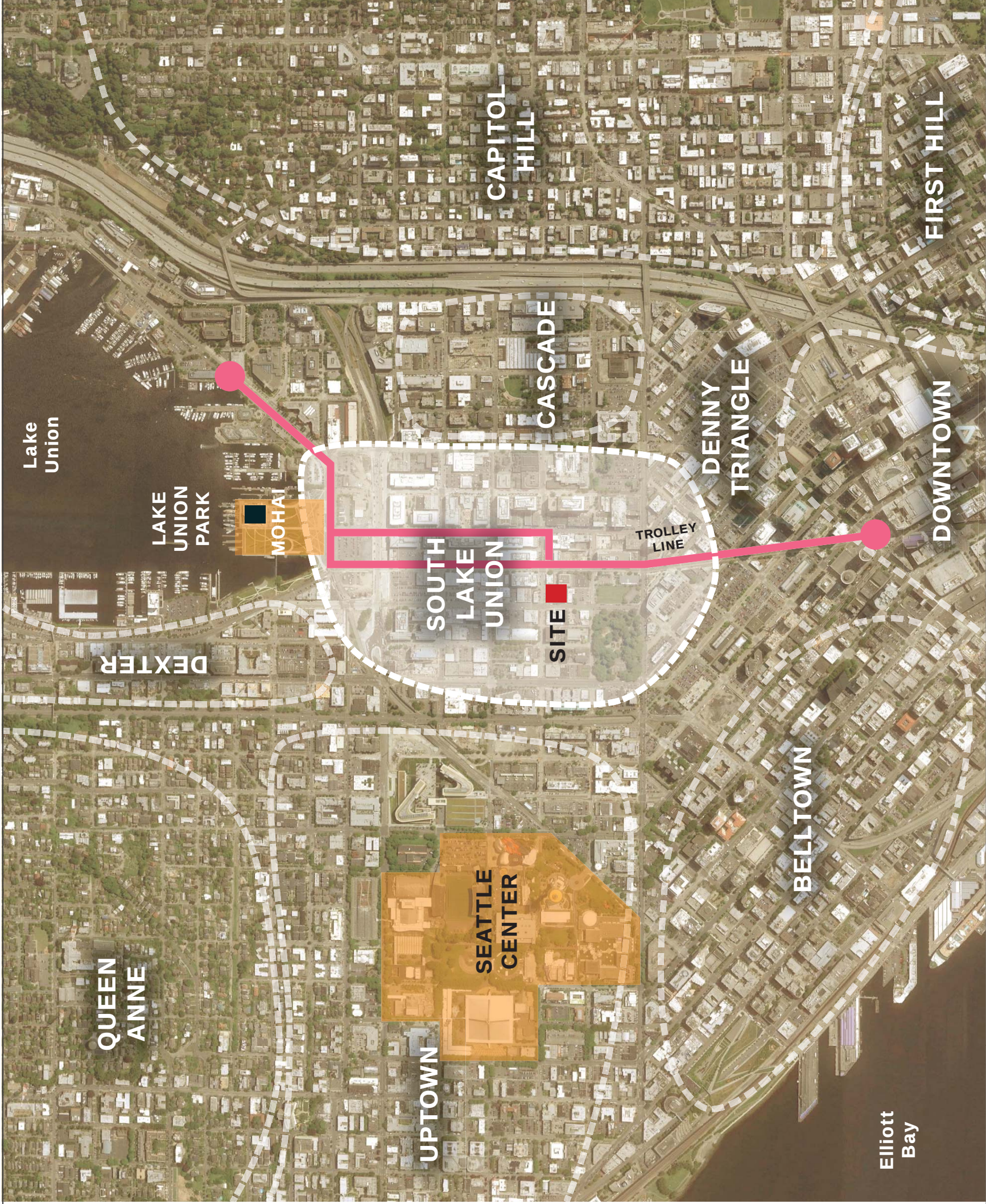
URBAN CONTEXT

South Lake Union is a growing neighborhood between downtown and Lake Union.

The neighborhood is close to major tourist centers such as Seattle Center, MOHAI, Lake Union Park, and is close to Capitol Hill and Belltown.

Recent neighborhood development reflects growth in the internet, high-tech and bio-medical sectors, as well as residential and retail to support a growing population.

The Mercer corridor project and the SR-99 Tunnel project will continue to connect the neighborhood to the surrounding city. The Mercer corridor will improve pedestrian and vehicular access between Seattle Center, Lake Union, and South Lake Union. The SR-99 Tunnel will allow for the east-west streets in the area to extend west to Seattle Center, greatly expanding the walkability of the area and opening up new links to Seattle Center and the Uptown neighborhood. The South Lake Union trolley provides a link to downtown.



NEIGHBORHOOD CONTEXT

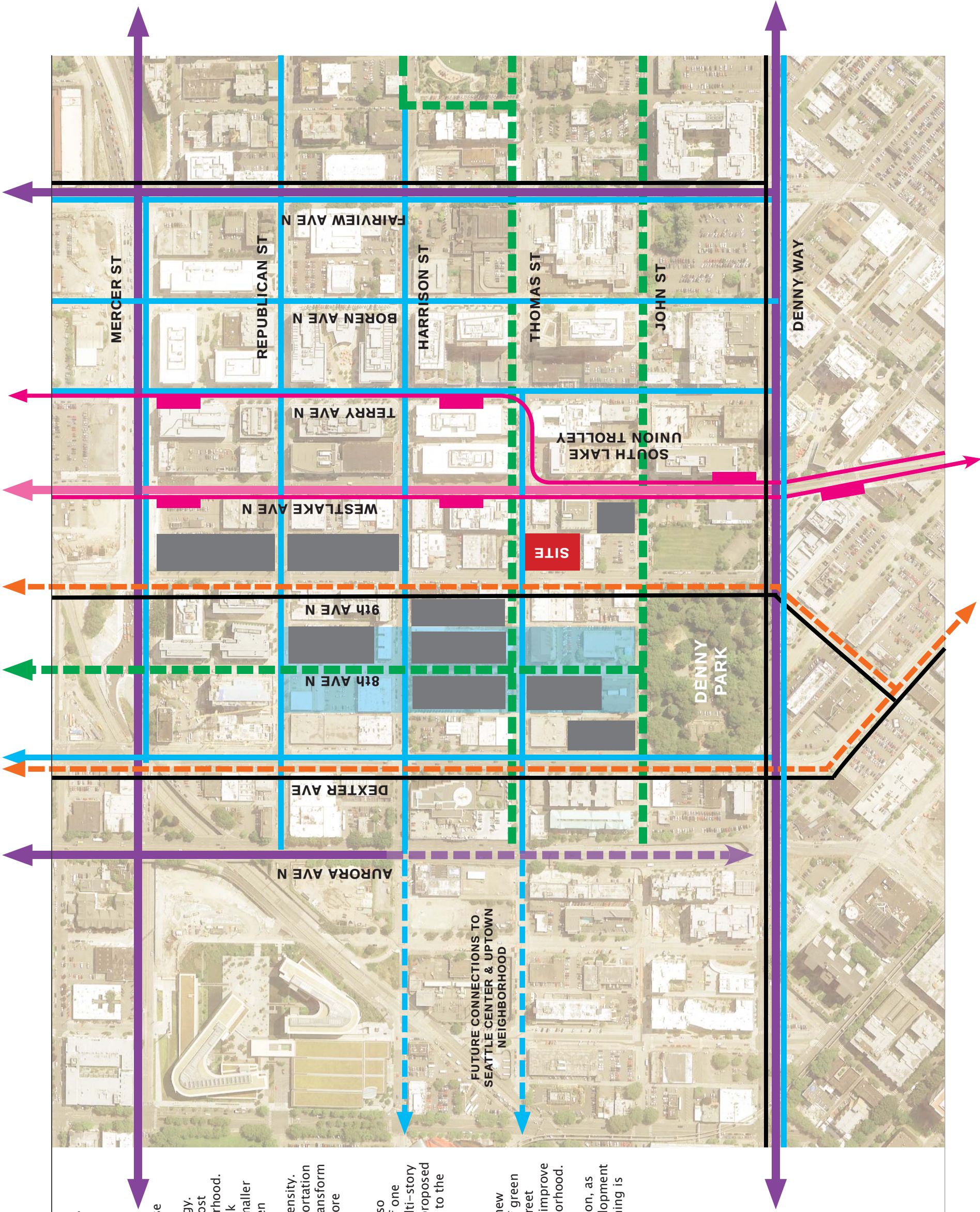
The site's immediate neighborhood consists of a diverse mixture of building types at multiple scales, including residential, retail, commercial, industrial, and technology. To the east, Westlake Avenue North functions as the most established retail and commercial spine of the neighborhood. Along this street are numerous newer half and full block mid-rise commercial buildings, and a few remaining smaller scale light industrial buildings, many of which have been converted to retail and office use. The general trend of development is towards larger buildings with greater density. Increased pedestrian activity and investments in transportation infrastructure and other urban amenities are helping transform the area from one dominated by through-traffic to a more cohesive mixed-use and 24-hour neighborhood.

Blocks to the west (although slower to develop) have also followed this pattern of development, with a number of one and two-story light industrial buildings set amidst multi-story office and residential projects. There are a number of proposed office and residential developments on blocks adjacent to the project site in all directions.

Nearby Denny Park, privately-owned open space and courtyards, and proposed open space associated with new developments all contribute to an emerging network of green space within the immediate neighborhood. Required street trees and enhanced sidewalk vegetation are helping to improve the pedestrian and environmental quality of the neighborhood.

The proposal will utilize new zoning for South Lake Union, as approved by the City Council in May 2013. Future development will likely be of greater height and scale as the new zoning is utilized.

- TROLLEY
- MAJOR ARTERIAL
- BIKE ROUTE
- NEIGHBORHOOD GREEN STREET
- CLASS 1 PEDESTRIAN STREET
- CLASS 2 PEDESTRIAN STREET
- BUS ROUTE
- PROPOSED (IN DESIGN REVIEW)
- RESIDENTIAL CORRIDOR



ZONING SUMMARY

Project Address: 234 9th Ave N., Seattle, WA 98109

King County Parcel: 198620–0110, 198620–0115, 198620–0129

Zoning: SM–160/85–240

Overlay: Urban Village: South Lake Union Urban Center

Requested Departure

Departure for dimensional standards of loading berths: The quarter–block site limits the amount of storefront and program at ground level. The project proposes to reduce (1) of the 2 required berth lengths from 35’ to 25’ to increase program at grade and to accommodate more typical deliveries from smaller vehicles.

23.48.004.D.3 – Required street–level uses NA this location

23.48.009 – FAR Table B

FAR Limits for Specified Zones in South Lake Union Urban Center

SM 85/65–160

Base FAR: 4.5

Max FAR: 7

23.48.009.3.b. For SM160/85–240 residential uses allowed above the base height limit (85’) in structures having nonresidential uses that exceed 85’, if the following conditions are met:

1. All uses are subject to the max FAR, including residential

2. Residential and nonresidential uses combined on same story must meet floor area limits in 23.48.013.B.3.

3. Stories occupied by only residential uses may exceed the max height limit for nonresidential uses (160’) & residential stories above 85’ are subject to the floor area limits of 23.48.013.B.2 and max façade width of 23.48.013.E.

23.48.009.D. Exempt from FAR

- All gross floor area underground.
- As an allowance for mechanical equipment, in any structure 65 feet in height or more, 3.5 percent of the total chargeable gross floor area
- All gross floor area for solar collectors and wind–driven power generators
- Street–level uses: general sales and service, eating and drinking establishment, or entertainment use is exempt if street level development standards in 23.48.014.E are met

23.48.010 Structure Height designated on Official Land Use Map

- Height Limit (Non–residential): 160’
- Base Height Limit (Residential): 85’
- Max. Height Limit (Residential): 240’

Additional height permitted

- Open railings, planters, skylights, clerestories, greenhouses, parapets and firewalls may extend up to 4 feet above the maximum height limit with unlimited rooftop coverage.
- Solar collectors may extend up to 7 feet above
- The following rooftop features may extend up to 15 feet above:
 - Solar collectors;
 - Stair and elevator penthouses;
 - Mechanical equipment;
 - Atriums, greenhouses, and solariums;
 - Play equipment and open–mesh fencing that encloses it, as long as the fencing is at least 15 feet from the roof edge
- Covered or enclosed common amenity area for structures exceeding a height of 125 feet.

23.48.011.E Extra floor area in Seattle Mixed Zones

Developments containing extra floor area shall meet LEED gold or equivalent

23.48.013 Upper–level development standards for specific building types in SM zones in South Lake Union

A. Upper–level coverage limit:

Residential: 50 percent of the lot area

B. Floor area limits and podium heights.

Non–residential max area 24,000sf per story above podium

3. Floor area limit for mixed use area

- Non–residential or mixed residential/nonresidential stories; Max area 24,000 sf per story above podium
- Residential stories in structures above 160’;
- 10,500sf or the floor size established by upper level coverage limit in 23.48.013.A, whichever is less

4. Podium standards

- Area limit for podiums if 3 Stories; 100 percent lot coverage is permitted

23.48.013 MAP A – Podium Heights: 45’

C. Upper–level setbacks

- Thomas Street, south side, between 9th Ave N and alley:
- Height above which setback is required: 45’
- Minimum setback from street property line : 30’

D. Facade modulation.

- Non–residential; Required within 15 feet of a street lot line above podium
- Not required ; For facade 15 feet from a street lot line.

23.48.013 Table B for Façade Modulation

Maximum length of un–modulated façade within 15 feet of street lot line:

- For stories above the podium height up to 125 feet: 150’
- For stories above 125 feet: 120’

E. Maximum façade width

- Height <160’
- Average Floor size >10,500
- Max façade width on east/west axis of site 120’

F. Limit on towers per block. Only one nonresidential tower per block in this location.

G. Tower separation. 60’

23.48.014 – MAP A

Pedestrian Street: Thomas Street – Neighborhood Green Street

Class 1 & 2: N/A

23.48.014 – Street–level development standards

A. General façade requirements

1. Primary pedestrian entrance

- From the street or street–oriented courtyard. No more than 3’ above or below sidewalk

2. Façade height

- Neighborhood Green Streets (Thomas St): 25’
- All other streets (9th Ave N): 15’

3. Permitted setbacks from street lot lines.

- Street–facing façade: 12’ from the street (amenity or open space area may extend within and beyond the setback limit from the street)

Transparency Requirements

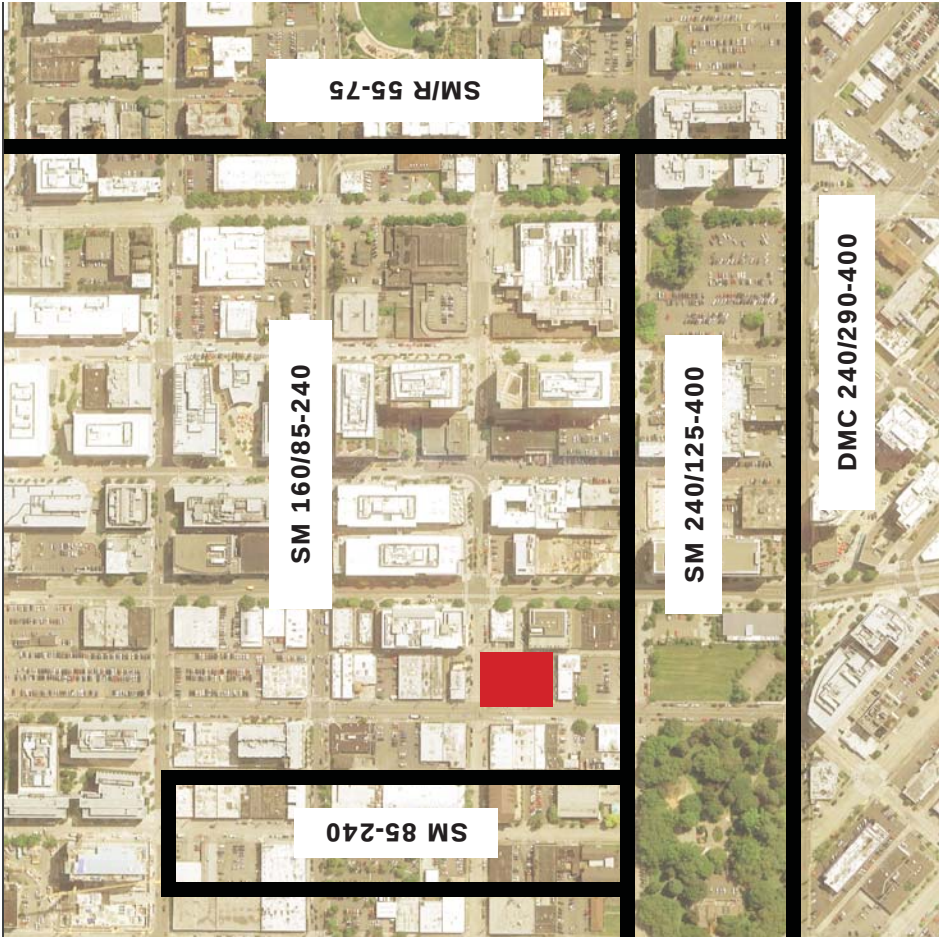
- Thomas Street: 60 percent of the street–facing facade
- 9th Ave N: 30 percent of the street facing facade

Blank facade requirements

- Thomas Street – Blank facade limit: 15 feet wide segments
- The total of all blank facade segments: 40% Max
- 9th Ave N – Blank facades limit: 30 feet wide segments
- The total of all blank facade segments: 70% Max

23.48.014.E.1. Development standards for required street–level uses or street–level FAR exemption

- Required: 75% of each street frontage
- Green Street: 10% min street frontage
- Min. floor height: 13’
- Depth of from street façade: 30’



The frontage of any outdoor common amenity area required for residential uses or other required open space shall not be counted in street frontage.

G. 15% Required usable open space: NA as site does not exceed 30,000 sf

23.48.020 Amenity area for residential. NA as only applies if more than 20 units

23.48.022 Open Space requirement for Office

Office: 20sf for each 1,000sf of gross office floor area; must meet standards of 23.48.014.G:

- Average horizontal dimension 20’;
- minimum horizontal dimension 10’
- 45% minimum required open to the sky
- 20% may be covered for weather protection & widened sidewalk
- 35% may be enclosed space, public atrium, through–block connection
- 10% may be provided as area abutting the sidewalk that extends pedestrian or landscaped area

23.48.024 Screening and Landscaping standards

Green Factor: .30 Score

23.48.032 Maximum parking limit for nonresidential uses: Limit of 1 space per 1,000 sf of gross floor area in nonresidential use.

23.48.034 Parking and loading location: Access from the alley required

23.54.035 Table A – Loading berth requirements

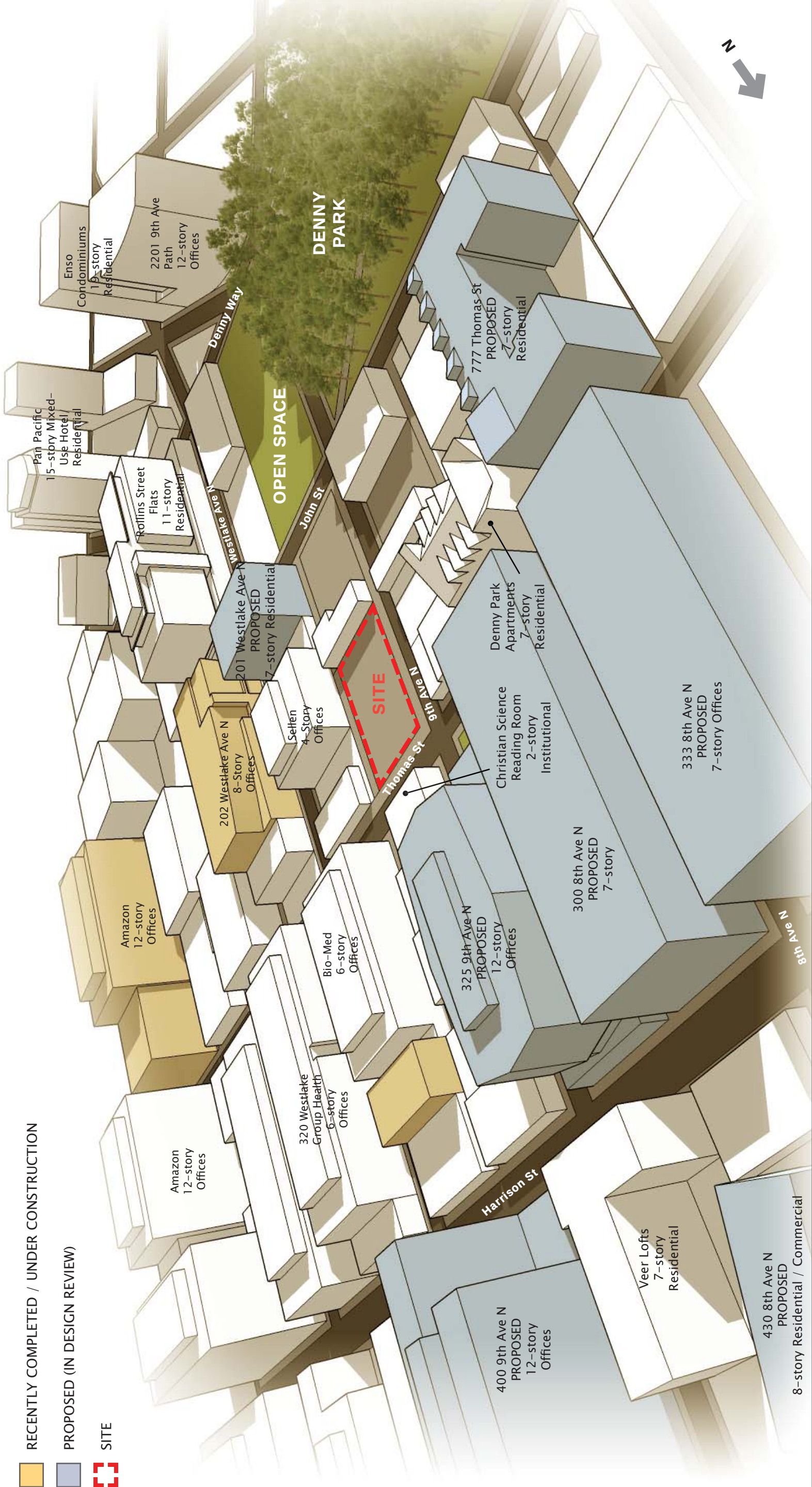
Required Number of Loading Berths:

- Lodging or Offices – Low Demand: 2 (60,001 to 160,000sf)
- Retail – Medium Demand: 0 (<10,000)

Berth Size: 10 width X 35’ length X 14 vertical clearance

23.54.015 Required parking: None required as site is within an Urban Center.

9-BLOCK BIRDS-EYE VIEW OF NEIGHBORHOOD – EXISTING AND PROPOSED BUILDINGS



STREETSCAPE ELEVATIONS

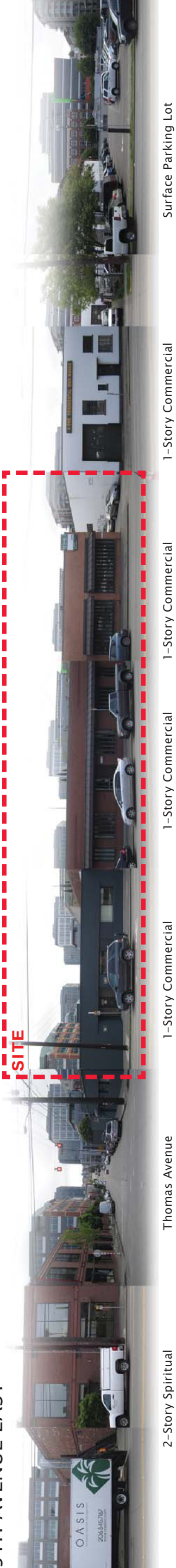
THOMAS AVENUE SOUTH



THOMAS AVENUE NORTH



9TH AVENUE EAST



9TH AVENUE WEST



STREETSCAPE PANORAMAS



3 SITE ANALYSIS

SITE CONTEXT

The site is located at the Southeast corner of Ninth Avenue North and Thomas Street.

Neighboring projects include recently constructed 5–7 story housing and office buildings, as well as older smaller scaled buildings, as well as older smaller scaled 1–2 story buildings that house retail and office uses. New projects are under development near the site. Adjacent to the north end of the site is Thomas Street which is designated as a Neighborhood Green Street.

The South Lake Union Trolley stops a block and a half from the site, and 9th Avenue North has dedicated bike lanes that connect to downtown. Denny Park and privately-owned open space next to the South Lake Union Discovery Center are just one block to the south.

- COMMERCIAL
- OFFICE BUILDING
- RESIDENTIAL
- INSTITUTIONAL
- STREET LEVEL RETAIL FRONTAGE
- PROPOSED (IN DESIGN REVIEW)



There is a view of the Space Needle to West on Thomas Street.



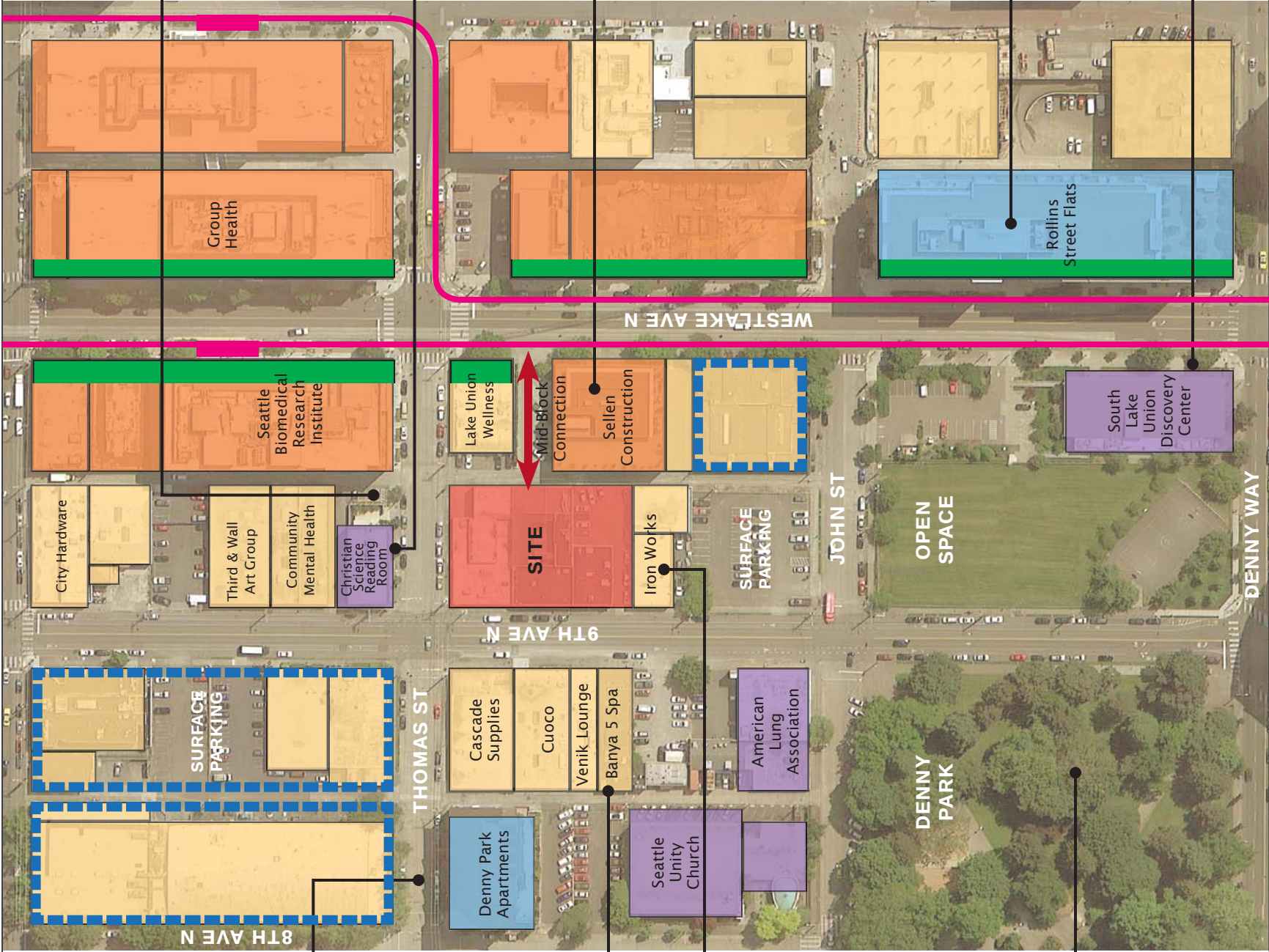
Banya 5 Spa has an activated street-front.



A-One Ornamental Iron Works references the neighborhood's manufacturing past.



Denny Park is an important green space in the neighborhood.



The Christian Science Reading Room incorporates green space on site and has interesting material choices.



The Christian Science Reading Room is a medium-scaled building.



Sellen Construction has a 3-story base.



Rollins Street Flats have a street oriented base with setbacks above.



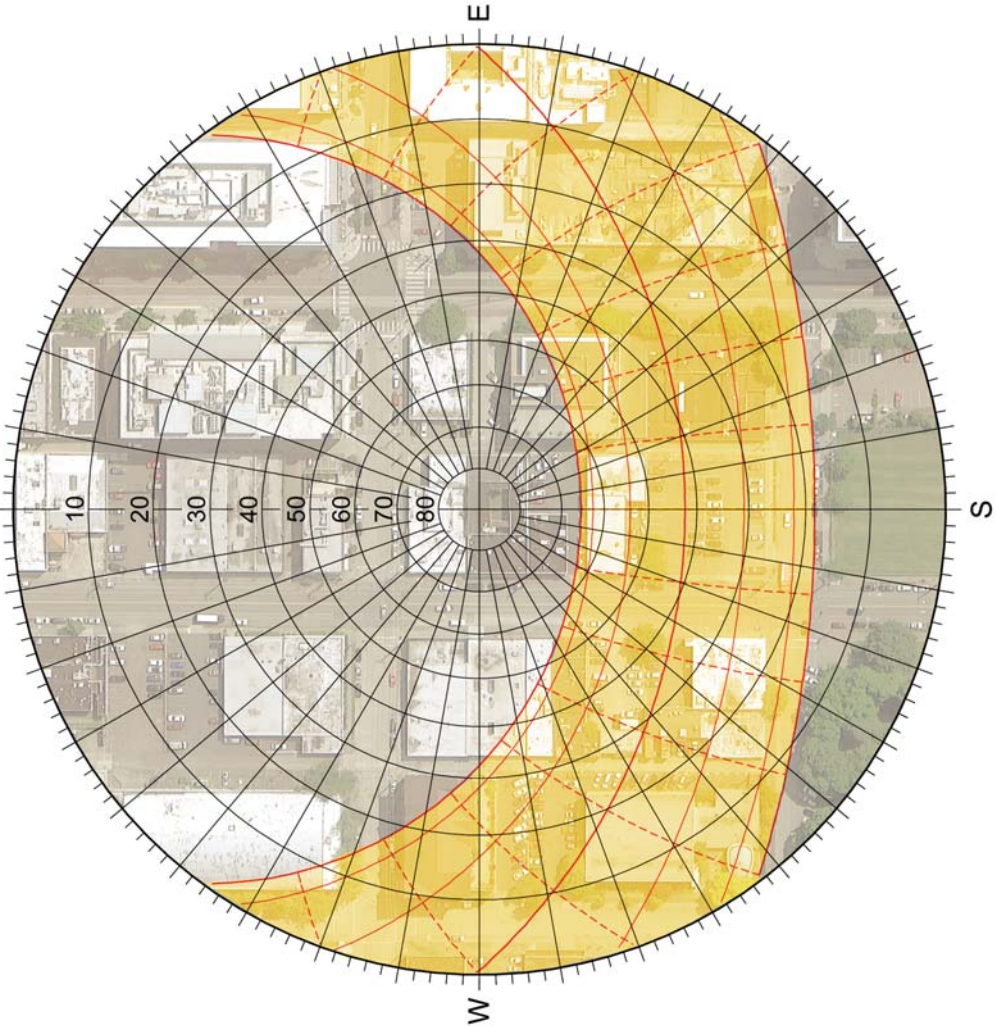
The Discovery Center is an active hub in the community.

SOLAR STUDIES

Southern solar exposure and views would be impacted by any future development to the south, but diagonal views of Denny Park may be attainable. North facing uses at upper floors will likely enjoy some partial views towards Lake Union, the Seattle Center, and oblique views of the downtown skyline.

Stereographic Sunpath Diagram

Latitude: 48N
Hour lines are shown in solar time.



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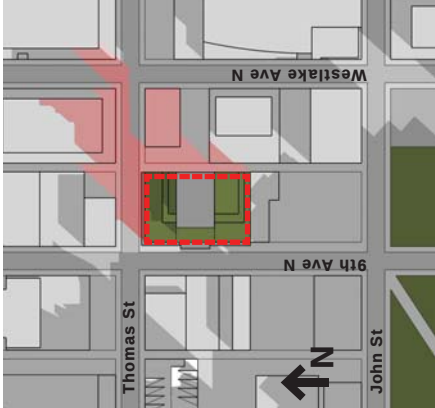
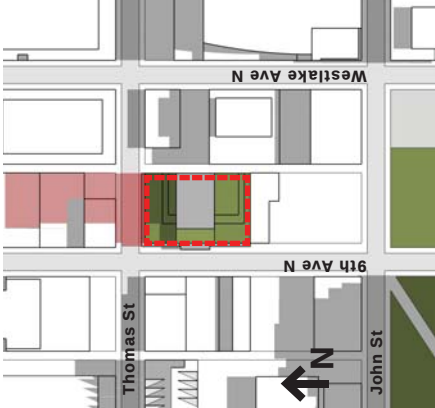
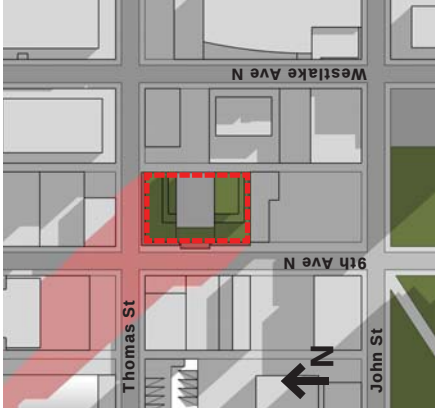
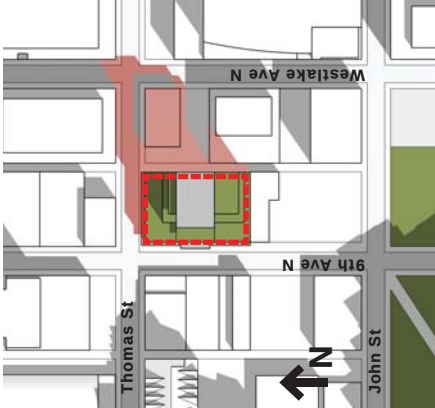
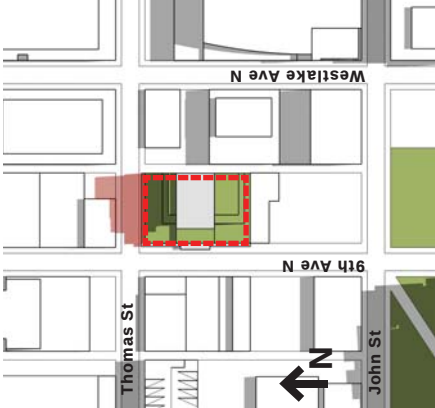
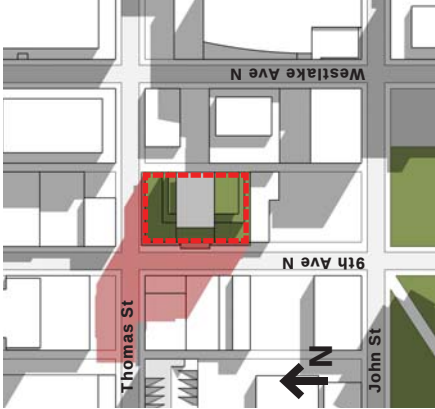
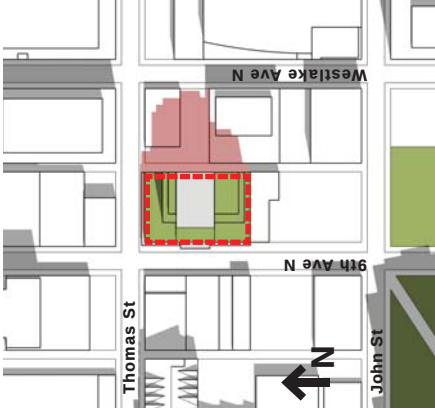
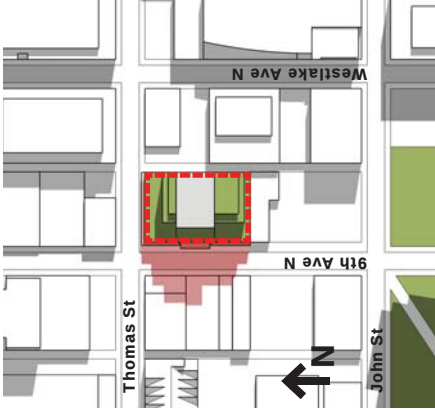
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SITE DESCRIPTION EXISTING CONDITIONS

The 21,600 sf quarter block site has a 120’ E/W frontage on Thomas Street and a 180’ N/S frontage on Ninth Avenue North. The site is relatively flat and contains no street trees or sidewalk plantings.

The existing site contains two 1 and 2 story buildings, formerly a construction office and manufacturing warehouse with loading dock (recently Jones Soda). The older buildings are in fair condition, and based on a recent historical review, are not considered to be of historic significance. The buildings are built to all property lines with the exception of the recessed loading area on Thomas Street.

The site’s narrow shape provides an opportunity for long east and west facing facades with good solar access, and the potential to maximize interior daylighting and natural ventilation.

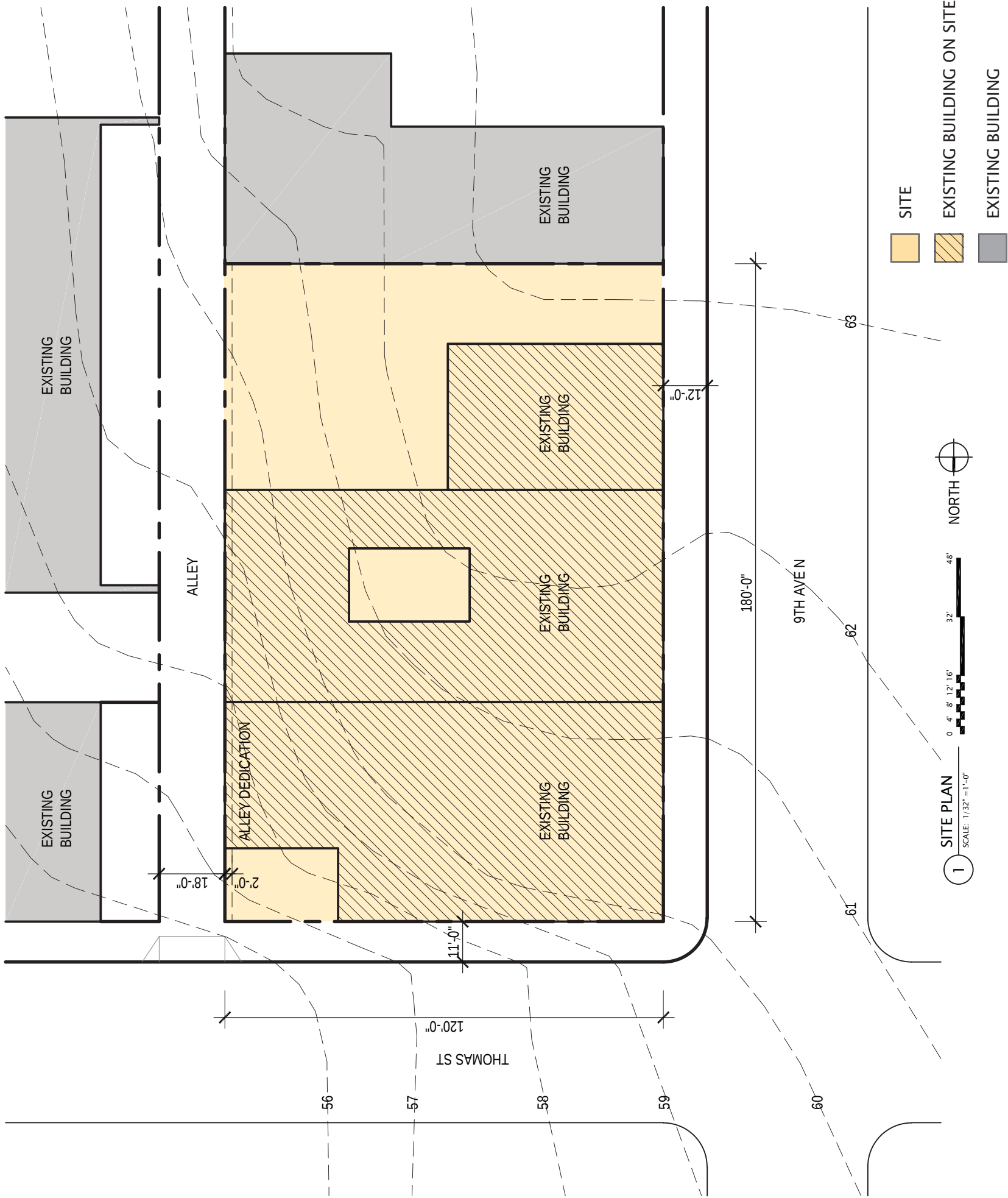
The site slopes down to the north, from 64’ at the southwest corner to 56’ at the northeast corner.



View of the northwest corner of the site at 9th & Thomas



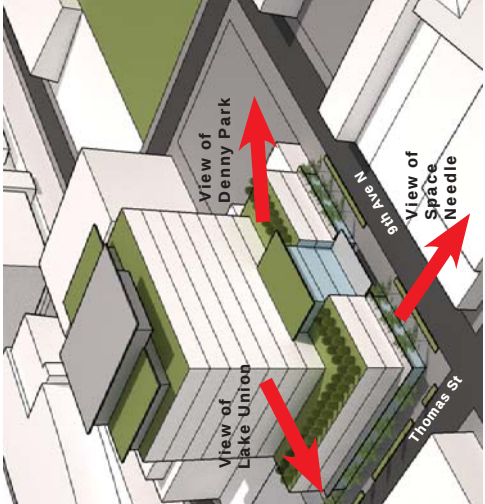
SITE PLAN



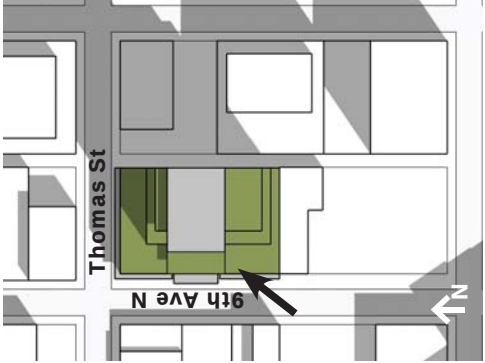
4 KEY SOUTH LAKE UNION DESIGN GUIDELINES

The design of the preferred development scheme responds to the following South Lake Union Design Guidelines.

A. SITE PLANNING



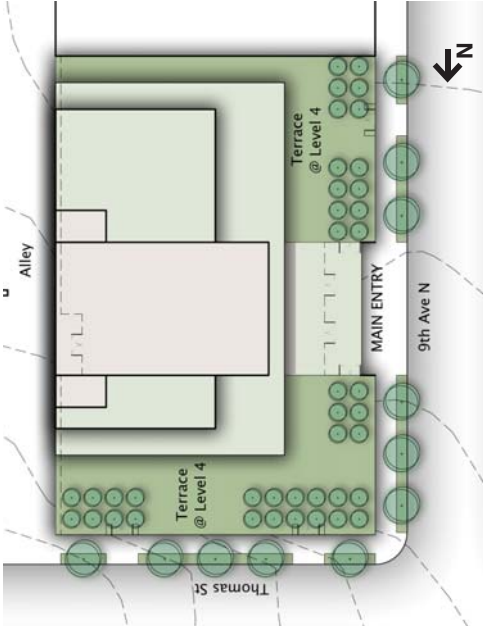
Birds-eye view showing setbacks and views



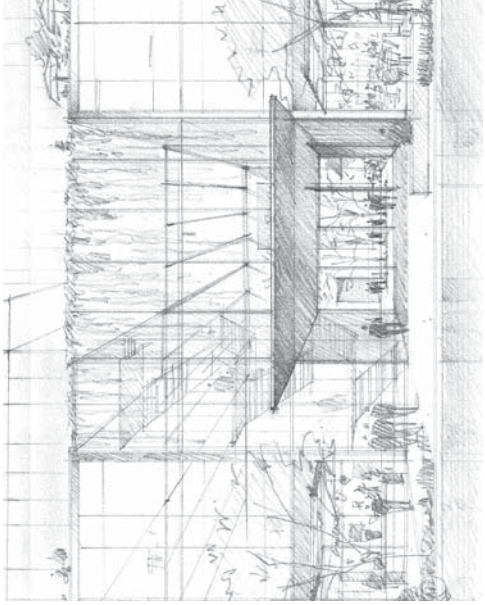
Solar access from the west and south.



Mid-block connection



Trees at street level; landscaped terrace on top of podium



View of lobby entry at west facade on 9th Ave N



Atrium stairs

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 includes: “encourage provision of outlooks and overlooks” for the public to view the lake and cityscapes.....changing the form or façade setbacks of the building to enhance opportunities for views...Take advantage of site configuration to accomplish sustainability goals...solar Orientation, storm water run-off, detention and filtration systems, sustainable landscaping, Versatile building design for entire building life cycle”

A-2

Streetscape Compatibility:

“The siting of buildings should acknowledge and reinforce the existing desirable spatial 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.....sidewalk-related spaces should appear safe...tree grates; benches; lighting...weather protection....place retail in areas that are conducive to the use and will be successful...spill out onto sidewalk.”

The upper floors in the preferred scheme are also organized in an elongated north/south axial bar to take advantage of east and west solar orientation, and to provide thin floor plates to maximize daylighting and ventilation.

Designing for flexibility and changes in use to extend the building’s life cycle will be central to decisions made in the layout, construction and assembly of the building. Simple ‘loft like’ floor plate geometries, infill walls separated from structure, and building and glazing systems that can be upgraded with future technological advances will be considered.

While not identified as a ‘community gateway’ or ‘heart location’ this property will become an active and identifiable location in the context of an evolving neighborhood.

There is a potential mid–block connection to Westlake Ave N on the east side of the site, which will connect to a secondary lobby entrance.

A-3

Entrances Visible from Street:

“Entries should be clearly identifiable and visible from the street”

Response:

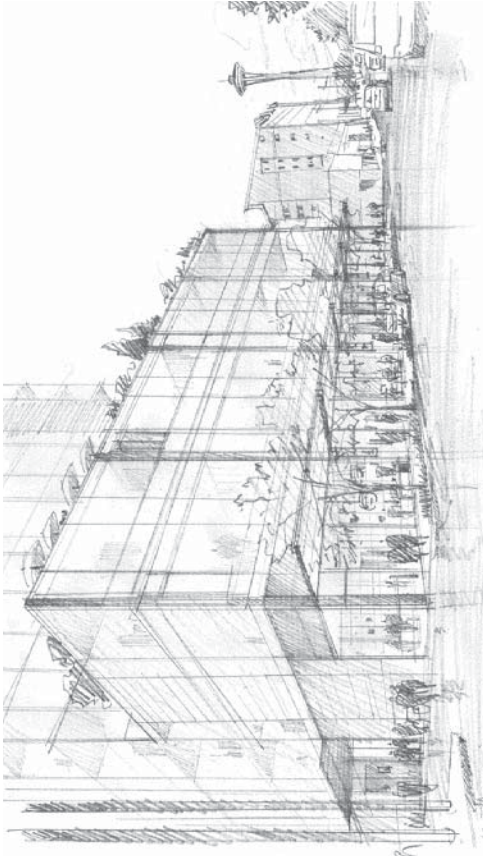
Two types of entries will be at the street. There will be numerous entries to a number of retail enterprises along Thomas Street, and the main entry will be located on Ninth Avenue North. This entry point will be visible by a recess in the building façade, and a considerable amount of glazing will offer views of the activities within the building and an interior stair that will lead to the 2nd floor podium.

Response:

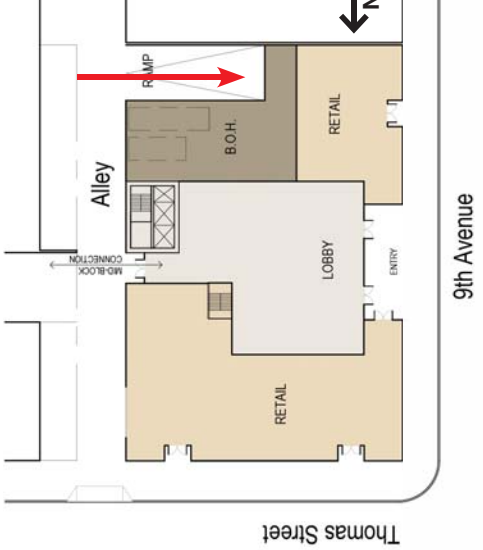
The proposed project will advance the developing pedestrian character of the immediate site and larger neighborhood. The existing light industrial buildings lack exterior fenestration, and will be replaced by transparent uses (retail and lobby) that will improve the visual quality and street life of both 9th Avenue North and Thomas Street.

Operable street level storefronts are envisioned to blur the boundary between inside and outside, and to allow interior uses to flow to the public right–of–way. And, the expansive recess of the main entry will provide an inviting access point for building occupants and visitors.

B. HEIGHT, BULK AND SCALE



Retail uses wrap around the corners



Parking access from the alley



Overall building height transitions from existing to new



3-story podium fits in with context of smaller buildings

A-4

Human Activity:

“New development should be sited and designed to encourage human activity on the street” SLU-Specific supplemental guidance includes: “keep neighborhood connections open, discourage closed campuses...design facades to encourage activity to spill out...reinforce pedestrian connections within the neighborhood...create business and community activity clusters through co-location of retail and pedestrian uses...network of safe and well-lit connections to encourage human activity and link existing high activity areas.”

Response:

Retail uses and associated pedestrian amenities (including weather protection, outdoor seating, and street trees) will extend along both building frontages. This will help to extend daytime pedestrian traffic west of the current commercial and retail core on Westlake Avenue North, and support local businesses that exist today on both Thomas Street and Ninth Avenue North. Under consideration is a new mid-block connection from Westlake Avenue via an undeveloped plaza and parking space north of the existing Sellen Construction office building. This connection could provide direct access to the interior lobby of the proposed structure via the alley, and introduce transparency along the alley façade.

A-8

Parking and Vehicle Access:

“Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety”.

Response:

The existing loading dock on Thomas will be relocated to the alley, and will be co-located with a below-grade parking entry. The entries to both parking and loading will be located on the site’s southern edge so as not to interfere with pedestrian activity along Thomas or emanating to the alley from Westlake.

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.”

Response:

We have located retail at the corner to activate and enliven the streetfront. We have also focused retail on the northeast corner near the alley, helping to connect to Westlake Ave N and the mid-block connection. Operable windows will blur the line between interior and exterior, connecting the active interiors to the pedestrian realm.

B-1

Height, Bulk and Scale Compatibility:

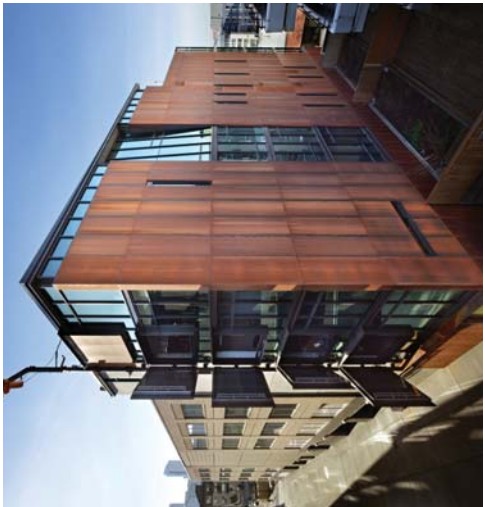
“Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in the perceived height, bulk and scale between the anticipated development potential of the adjacent zones” SLU-Specific supplemental guidance: “encourage stepping back at elevation at upper levels for development taller than 55 feet to take advantage of views and increase sunlight at street level...relate proportions of buildings to width and scale of the street...articulate building facades vertically or horizontally in intervals that relate to ...existing patterns of development in the vicinity....using architectural features to reduce building scale such as landscaping, complementary materials, detailing.”

Response:

The site’s relatively small size and current zoning regulations will relate in a well-proportioned tower that will effectively function as a transition between smaller buildings in the neighborhood and larger structures under construction or recently proposed.

The building’s three-story podium will align with other planned development to create a unified scale and mass within the “pedestrian oriented” realm. The upper floors will be set back from the lower building facades, and modulated to reduce their impact on the streetscape. Within the modulation, vegetated terraces will help soften the impact of the new structure. At the street level, the horizontal and vertical scale of facades will be similar to those historically found in the neighborhood. Building scale will be further reduced through design detailing specific to retail uses, through modulation at retail entries, and the use of material variation.

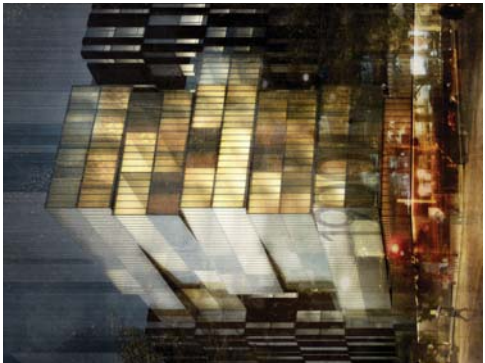
C. ARCHITECTURAL ELEMENTS AND MATERIALS



Operable elements activate the building and provide visual interest.



Rooftop garden on podium offer view gathering spaces.



24-hour mixed-use buildings will contribute to growing SLU vitality.



Pedestrian scaled storefronts will feature new retail.



Proposed materials: Raw concrete, wood, glass, metal cladding, and brick



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 neighborhood buildings". SLU-specific supplemental guidance includes: support the existing fine-grained character of the neighborhood with a mix of building styles....respond to working class, maritime, commercial and industrial character...include window detail patterns, open bay doors..."

Response:

The project will be compatible with neighborhood context and utilize design features that evoke exposed structural framing, warehouse-like windows and functional building elements (e.g. oversized doors and window walls) that are still relevant today. All of these elements will be interpreted in a contemporary way, and designed to a high level of performance in keeping with the over arching sustainability goals for the project.

C-2

Architectural Concept and Consistency:

"Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roof line or top of the structure should be clearly distinguished from its façade walls". SLU-specific supplemental guidance: design roofscape...roofs may be viewed from locations outside the neighborhood..."

Response:

The building will be a composition of two complementary elements, the podium and the tower. While the entire project is intended as a unified structure, each of these elements will adopt a material language and form expressive of their use and function. The tower element will be lighter and have a more transparent skin and shading system that will modulate light and air within interior spaces. The podium or base will incorporate a mixture of glazed storefronts and solid framing walls, and expressed structural elements to create a strong spatial rhythm and edge definition along the street.

The building program features an accessible green terrace above the podium, creating an attractive and distinct separation (or connection) between the podium and tower elements. The tower's uppermost stories (designed to accommodate residential use) will also feature strong articulation and landscape elements.

C-3

Human Scale:

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

Response:

Architectural features such as canopies/awnings, signage, pedestrian amenities, retail entries, and landscape improvements at street level will provide added detail for visual interest and in support of good urban design.

C-4

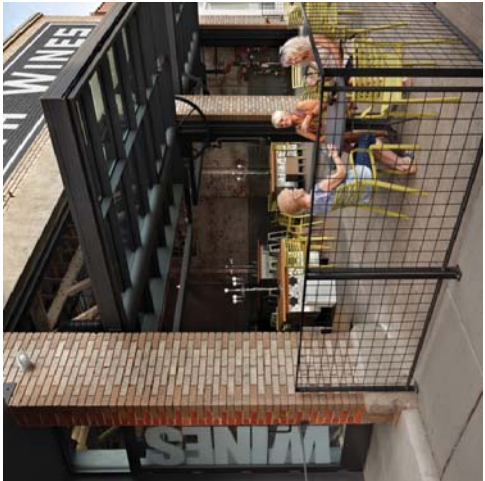
Exterior Finish Materials:

"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."

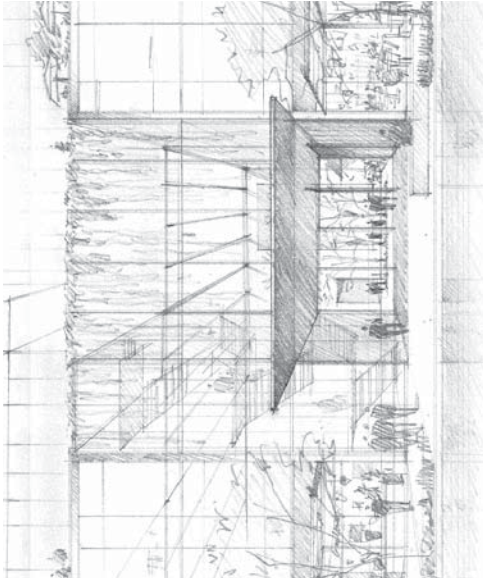
Response:

The material palette of the building will feature natural materials that age gracefully and provide a high level of detail and texture. The expression of the buildings structural framework will ground the building in authenticity, while connecting to the neighborhood's warehouse traditions and industrial past. The means and methods of construction apparent in how natural materials are assembled; the joints, reveals, connections, layers and intersections of brick, steel and wood elements used in their optimal ways, will lead to a timeless and high quality design.

D. PEDESTRIAN ENVIRONMENT



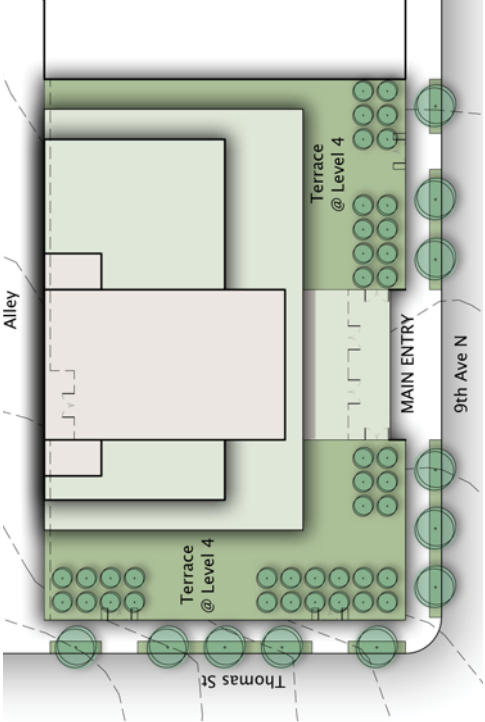
The building will feature operable window walls and doors at retail.



A recessed lobby entry on 9th Ave N will become a new neighborhood gathering place.



New retail will serve residential and office communities.



Street trees and planting strips will contribute to neighborhood greening.

E. LANDSCAPING



Sidewalk plantings will feature seasonal interest and create new habitat.

D-1

Pedestrian Open Spaces and Entrances:

“Convenient and attractive access to the building’s entry should be provided to ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.” SLU-specific supplemental guidance: provide features that enhance...transition zone between private property and public right of way...

Response:

An architectural awning/canopy system will be a major design element and offer protection for people circulating into or by the building. A recessed entry plaza will be designed with seating and vegetation to create an inviting open area for arrival and departure from the building’s main lobby, as well as places for informal gathering and enjoyment for building tenants. Operable window walls and doors in adjacent retail spaces will allow for uses to spill out and further activate the space.

E-1

Reinforce Existing Character of Neighborhood:

“Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.” SLU specific guidance: landscaping that meets LEED criteria... indigenous trees and plants....water features.”

Response:

The project’s enhanced landscape edge will provide continuity along both street frontages, and will continue the pattern of landscape improvement desired in the neighborhood including Green Street requirements such as street trees and planting strips.

E-2

Landscaping to Enhance the Building and/or Site:

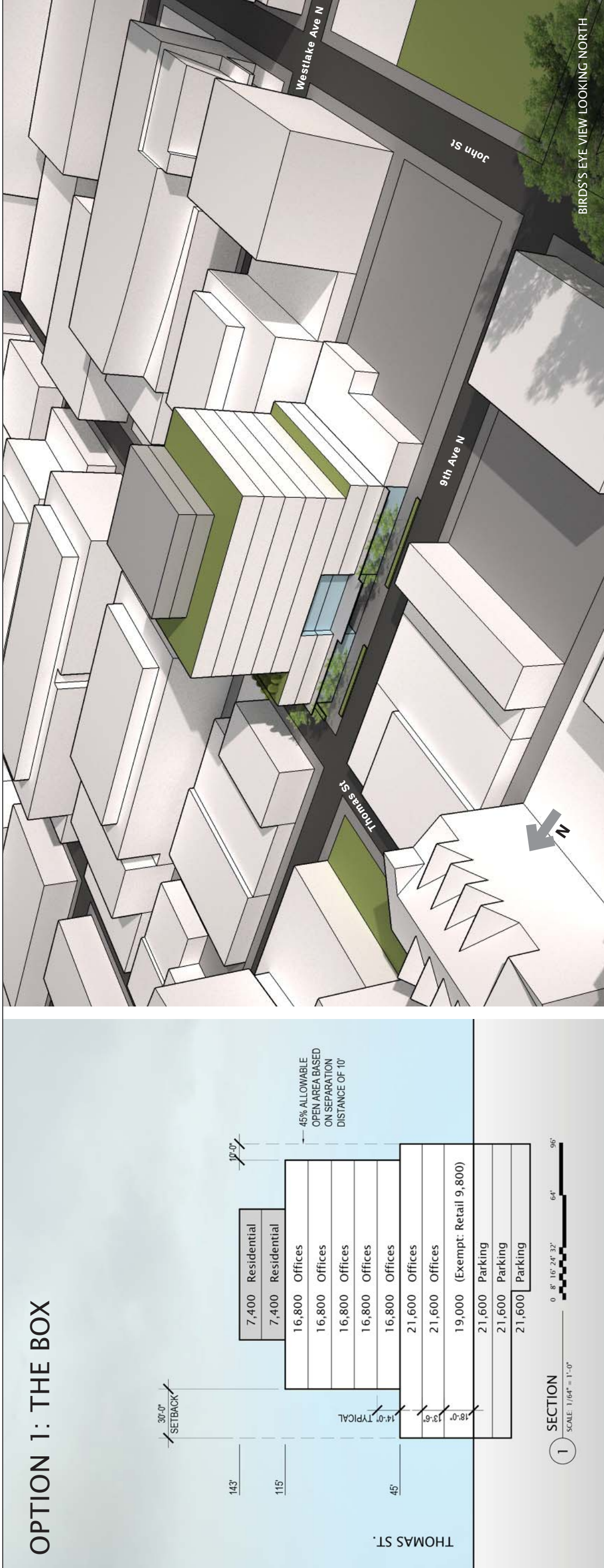
“Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.” SLU specific supplemental guidance: ...landscape that evokes a sense of place related to the previous uses of the area...”

Response:

The project will introduce street trees and other planting material to the previously non-vegetated site. Plants will be selected for year-round interest, color, and texture. All plantings will be selected to thrive in xeric conditions, and for long term durability in the urban context. Landscape development will meet high standards for sustainability.

5 MASSING OPTIONS

Option 1: The Box



This option fully utilizes the total allowable FAR in the least number of floors resulting in a square squat tower or 'Box'. The required setback on Thomas Street is maintained above the podium.

A small setback on the southern end of the podium anticipates future development on the abutting property.

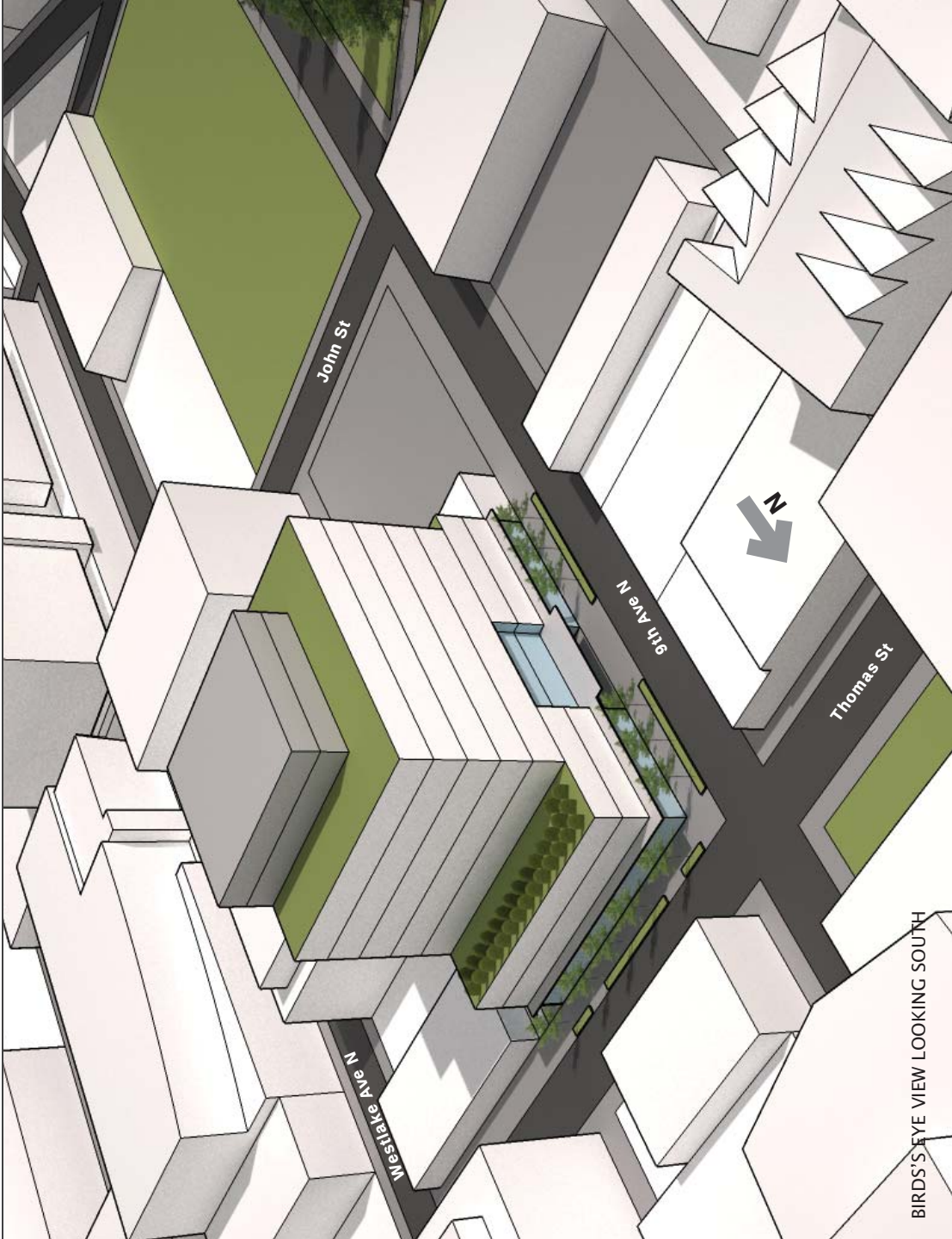
The mass of the building provides for approximately 16,800 square-foot floor-plates which can accommodate a wide variety of users looking for continuous floor area.

The street level is activated by retail uses. The building's main entry is located on 9th Avenue, and the garage entry is located off of the alley.

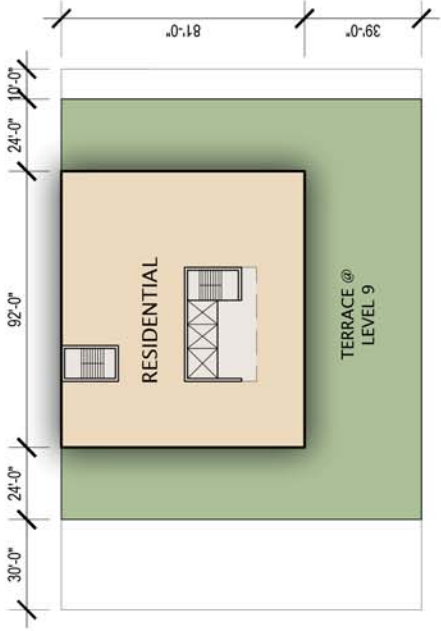
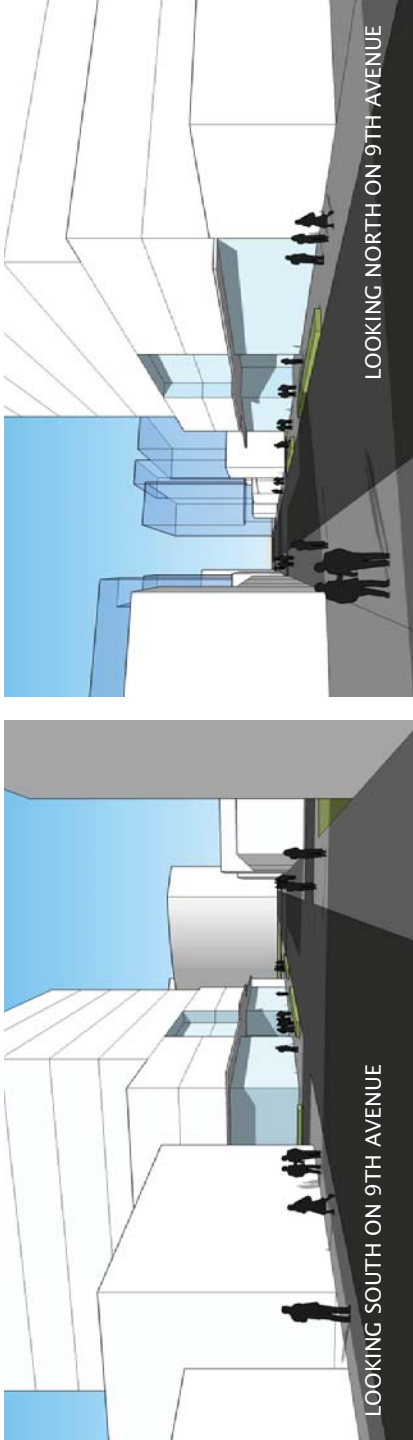
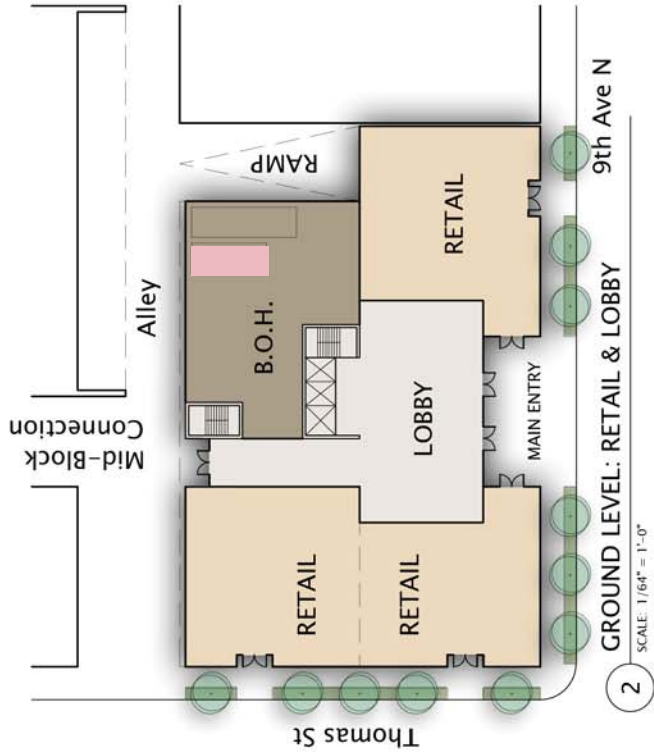
- PROS

 - Articulated building entry located on 9th Avenue to allow human activity to spill out onto the most sun lit sidewalk adjacent to the property.
 - Street level retail use is oriented at the building corner to activate and enliven the public street front.
 - Lowest building height of all schemes
- CONS

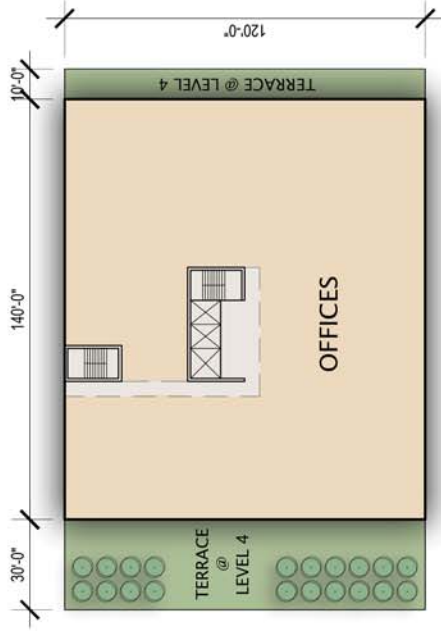
 - Imposing mass oriented on 9th Avenue does not relate to the pedestrian scale.
 - Minimal articulation between the podium and tower results in a bulky massing.
 - Natural day-lighting and ventilation strategies will be limited due to deeper floor-plates above the podium



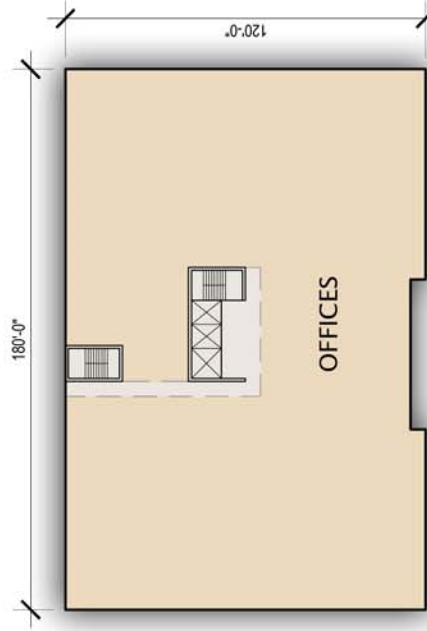
Requested Departure
Departure for dimensional standards of loading berths:
The quarter-block site limits the amount of storefront and program at ground level. The project proposes to reduce (1) of the 2 required berth lengths from 35' to 25' to increase program at grade and to accommodate more typical deliveries from smaller vehicles.



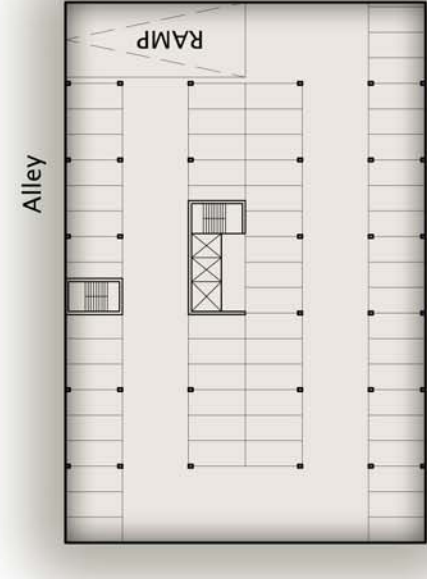
5 UPPER LEVEL: RESIDENTIAL
SCALE 1/64" = 1'-0"



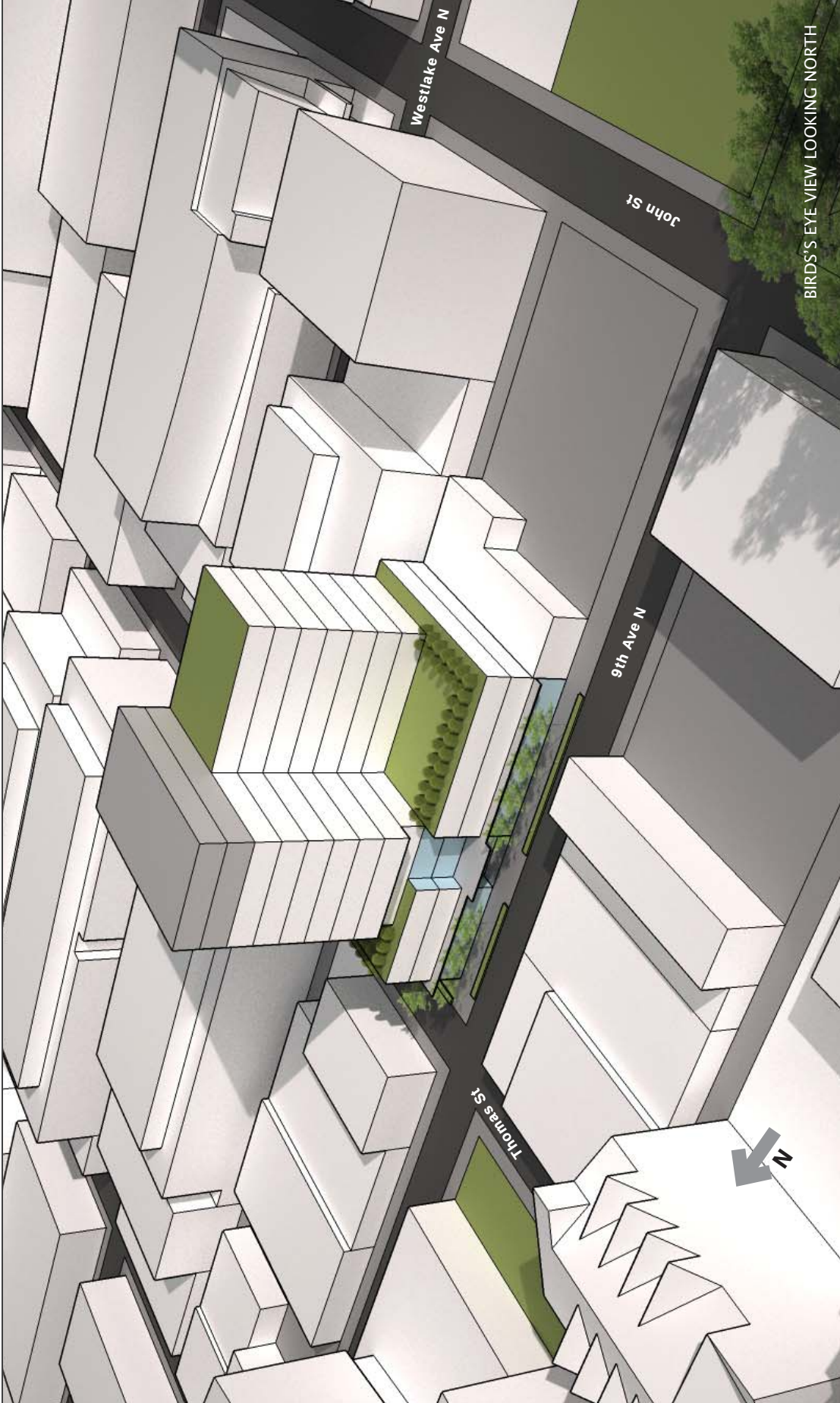
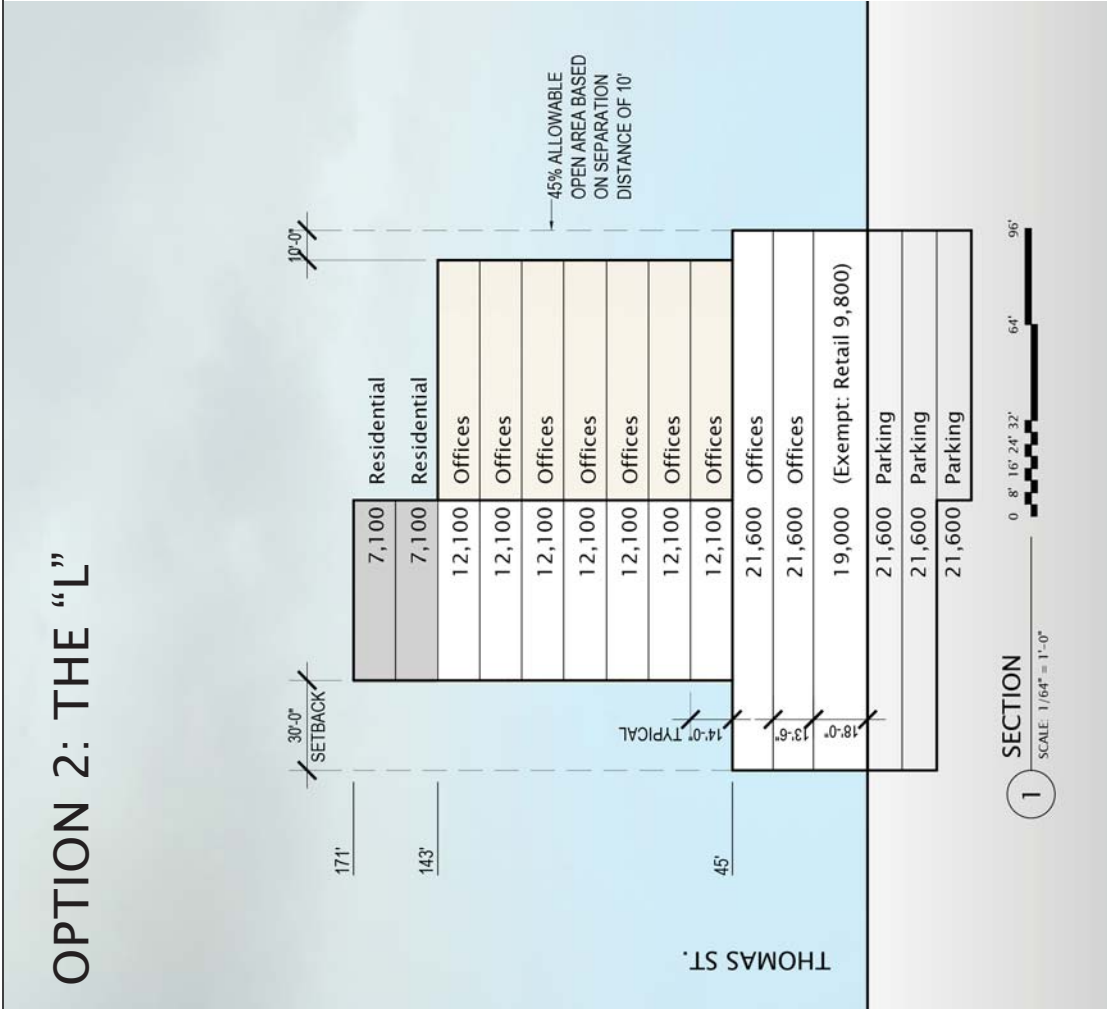
4 TYPICAL MID-LEVEL (LEVELS 4-10): OFFICES
SCALE 1/64" = 1'-0"



3 TYPICAL PODIUM (LEVELS 2-3): OFFICES
SCALE 1/64" = 1'-0"



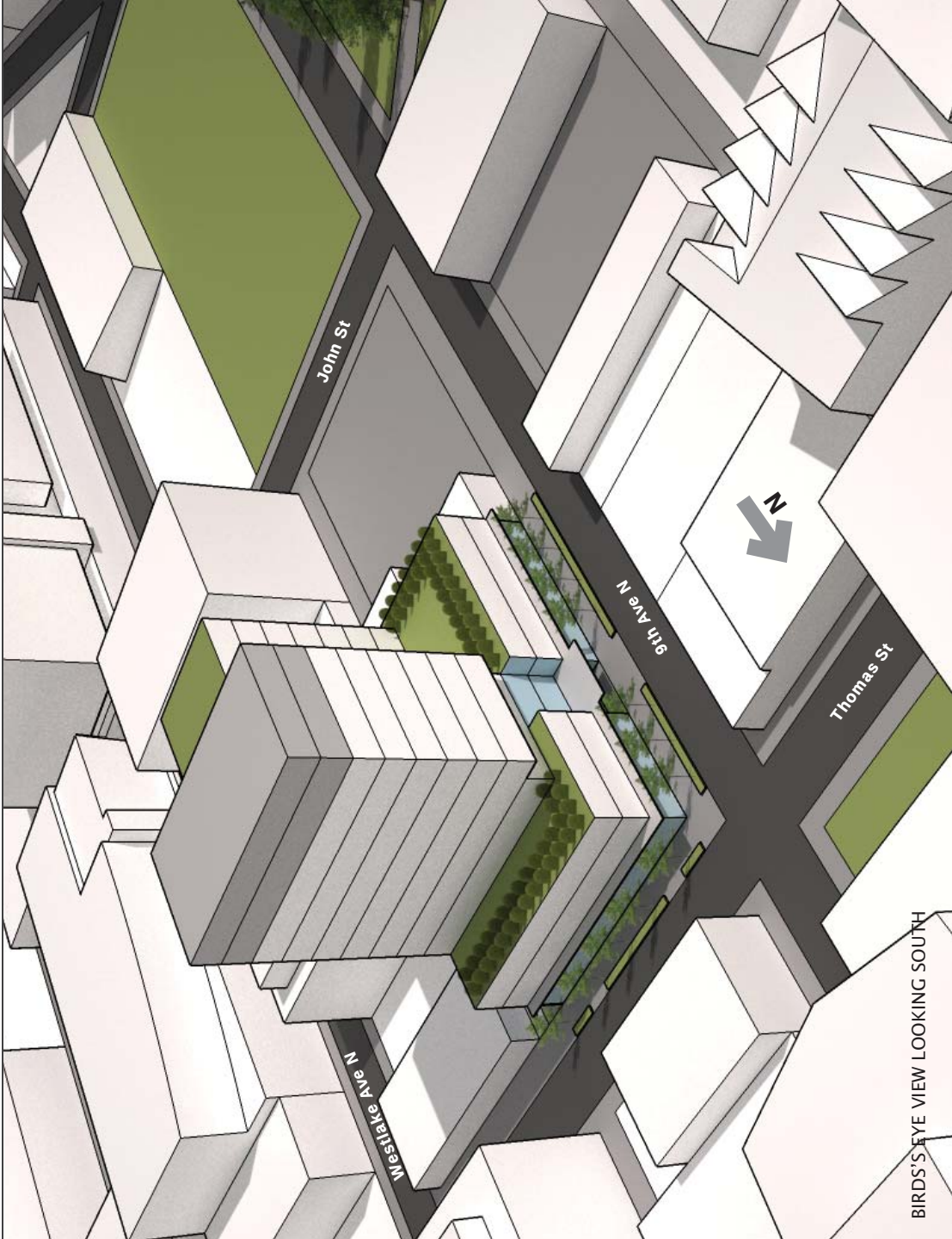
1 BELOW GRADE: PARKING
SCALE 1/64" = 1'-0"



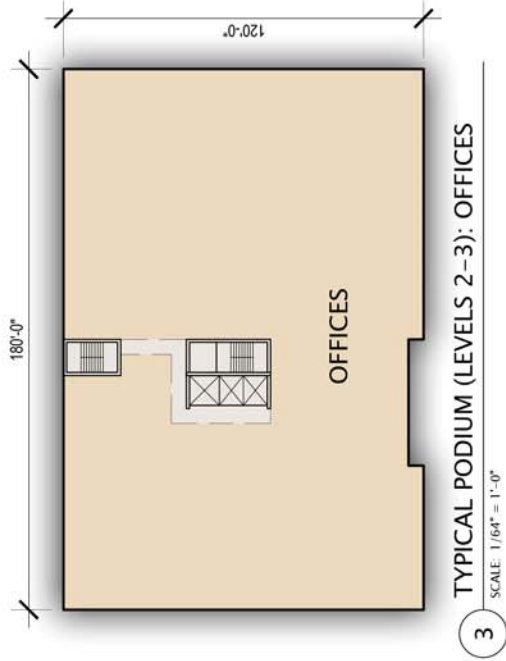
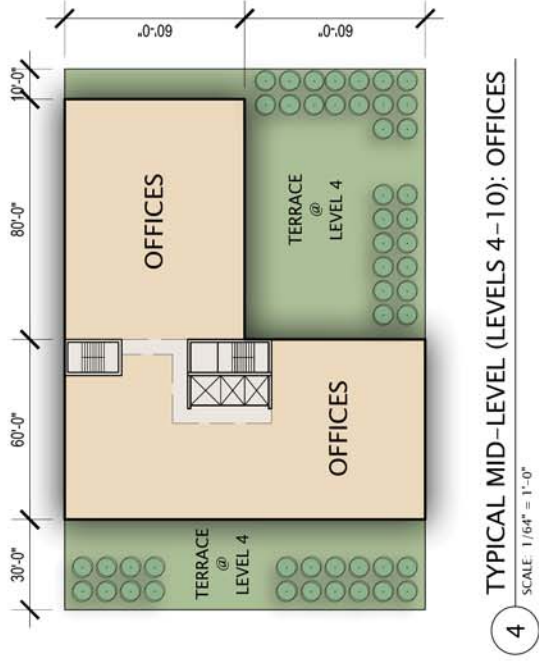
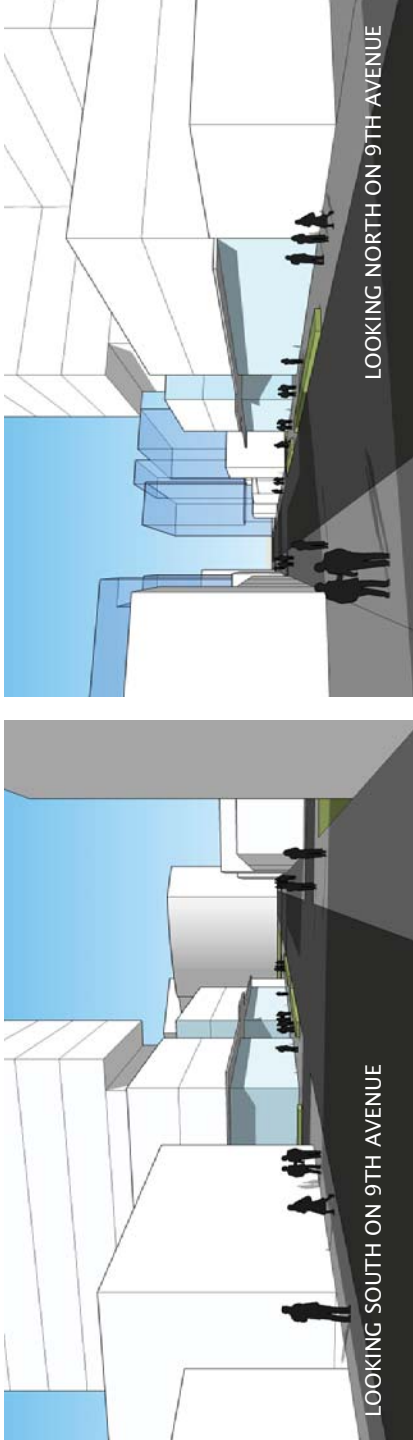
This alternate narrows the tower above the podium with a setback of 30’ from Thomas Street just like the others. The slimmer floor-plate dimensions offer the potential for more day-lighting and ventilation. The scheme introduces the potential for a larger roof terrace and green elements on top of the podium. This more articulated base and tower offer varied views from different locations within the building.

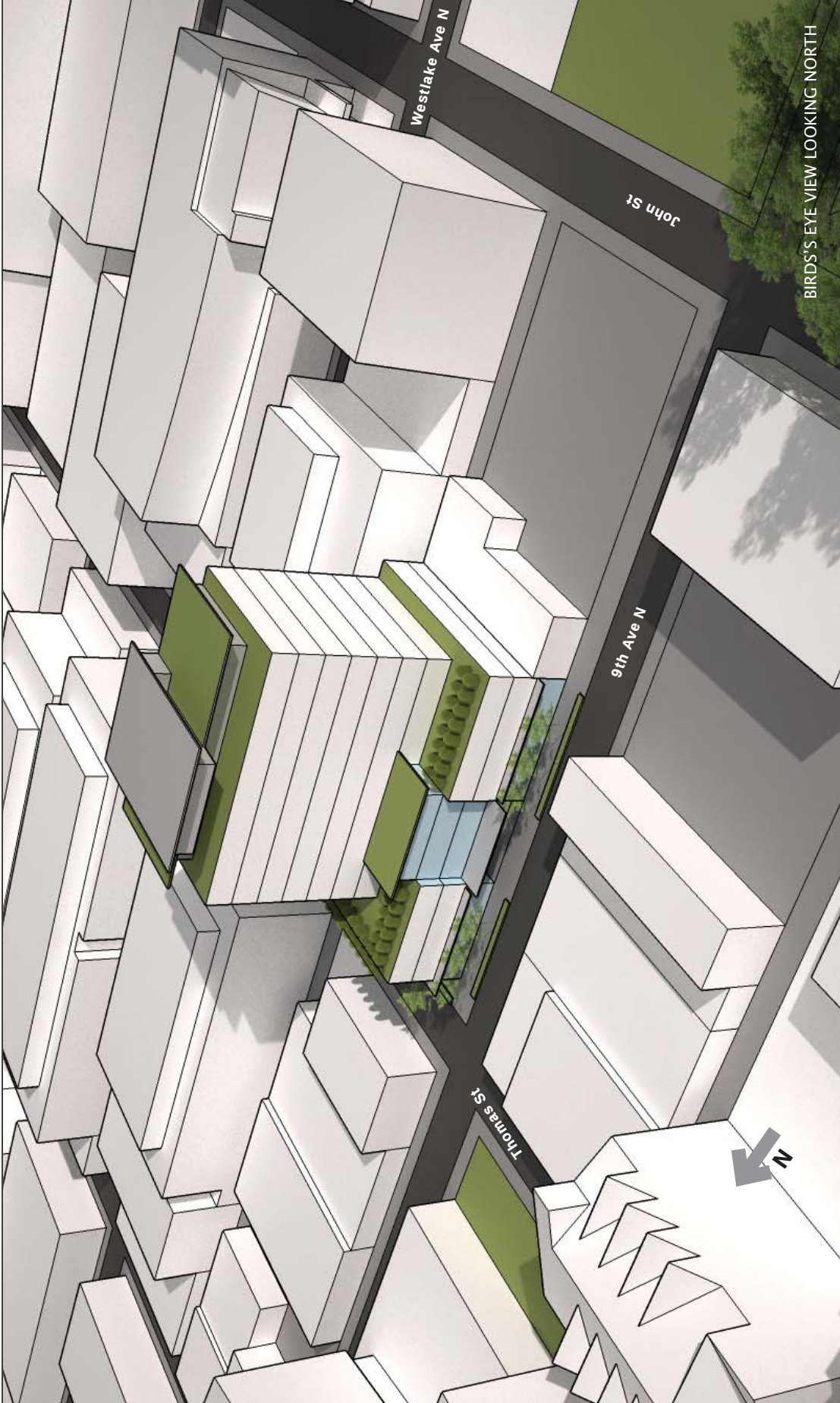
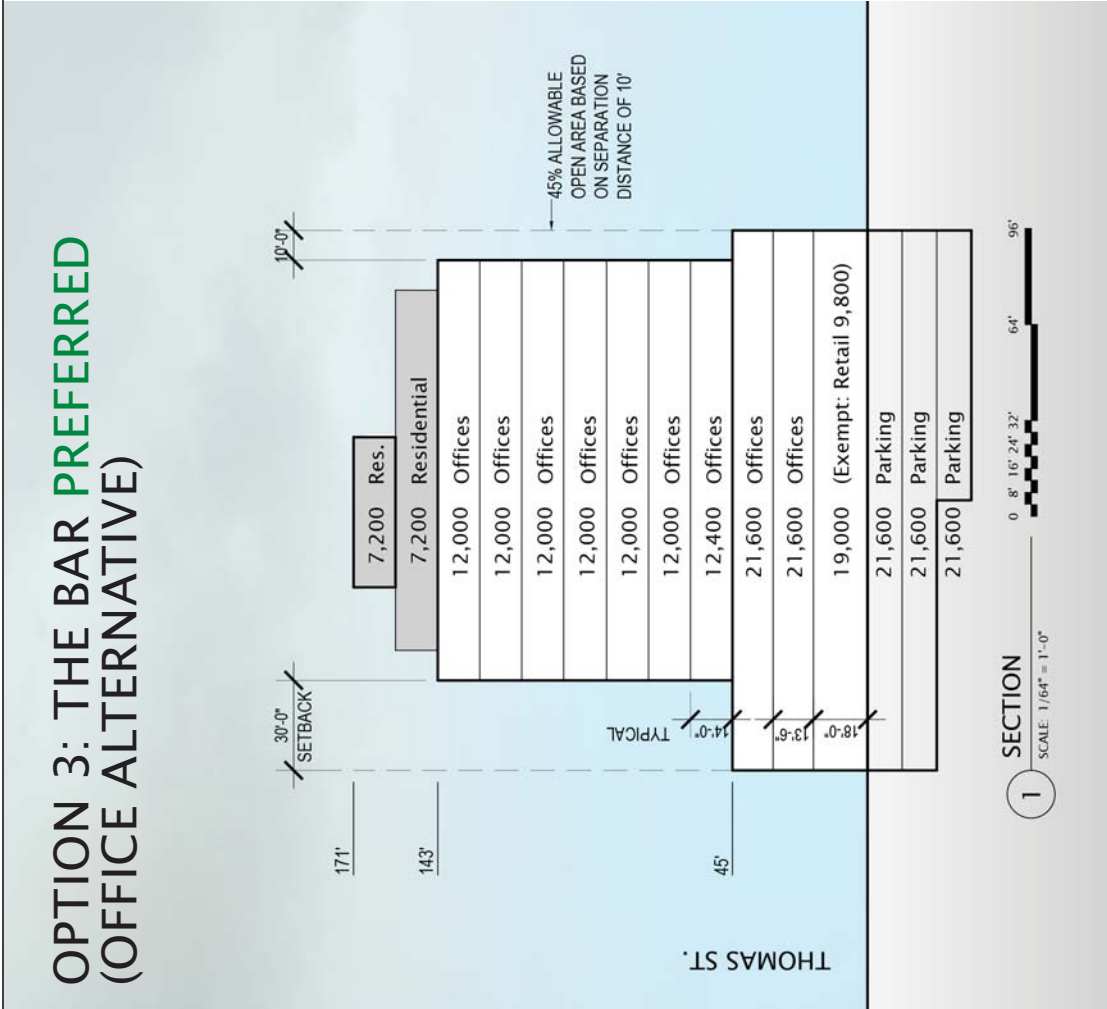
- PROS
- Articulated building entry located on 9th Avenue to allow human activity to spill out onto the most sun lit sidewalk adjacent to the property.
 - Street level retail use is oriented at the building corner to activate and enliven the public street front.
 - Narrow floor-plates increase potential for natural daylight and ventilation.
 - L-shape configuration creates potential for multi-tenanted floors.
 - The configuration allows for the dedication of considerable green space on the podium roof, both for occupant use and on-site storm-water management.

- CONS
- The east west orientation of the ‘L’ mass limits solar penetration to the north.
 - The building mass does not offer the most favorable transition to low-rise buildings to the north (along Thomas Street), impacting both perception of scale and solar access.
 - The configuration results in an inefficient interior layout and loss of usable space due to required circulation.
 - South facing glazing would be maximized, as would north. This might result in the need to create multiple environmental zones within the building and introduce challenges to natural ventilation.



Requested Departure
Departure for dimensional standards of loading berths:
The quarter-block site limits the amount of storefront and program at ground level. The project proposes to reduce (1) of the 2 required berth lengths from 35' to 25' to increase program at grade and to accommodate more typical deliveries from smaller vehicles.





The preferred option 3 building concept is a simple composition of a three story base or podium, with a linear tower located to the eastern edge of the site along the alley in a north-south orientation. Retail uses wrap both street facades, and the lobby/entry to upper floors is centrally located on Ninth Ave. The garage entry is located on the alley. The tower is capped with two residential floors above the office floors.

Option 3 includes a small glazed pavilion located at the fourth floor podium level, and anticipated to serve a variety of functions – whether meeting or event space – that take advantage of the large green terrace. The ample terrace is large enough to house a series of garden ‘rooms’ or zones both for occupant use and storm-water management.

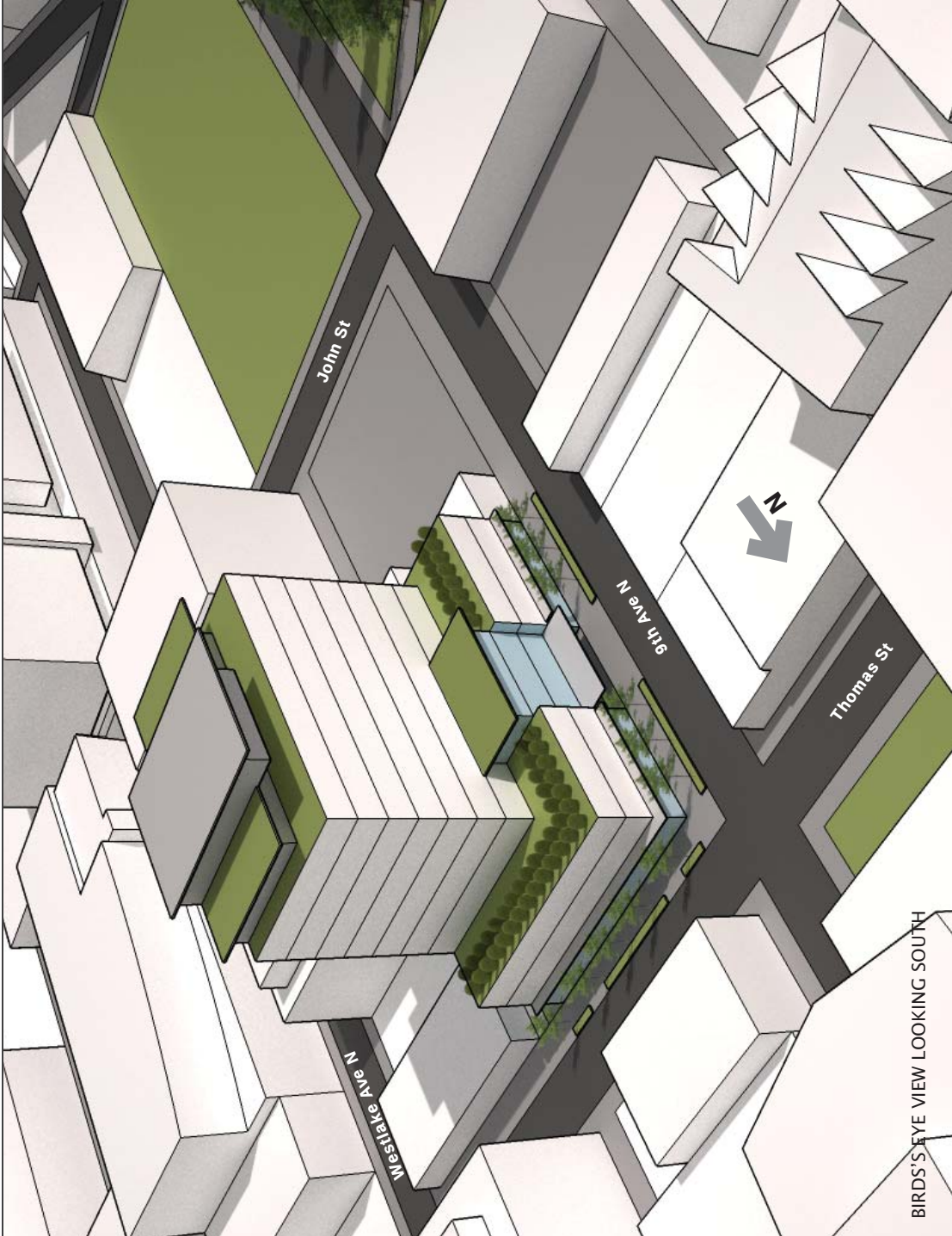
The tower in Option 3 is positioned away from 9th Avenue to maximize solar exposure on the rooftop terrace, and to create an appropriate transition of building scale to existing structures on Thomas Street. A small setback to the south anticipates future development on the adjoining property.

PROS

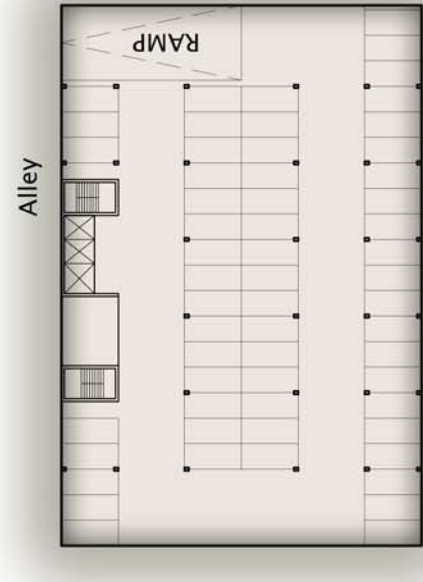
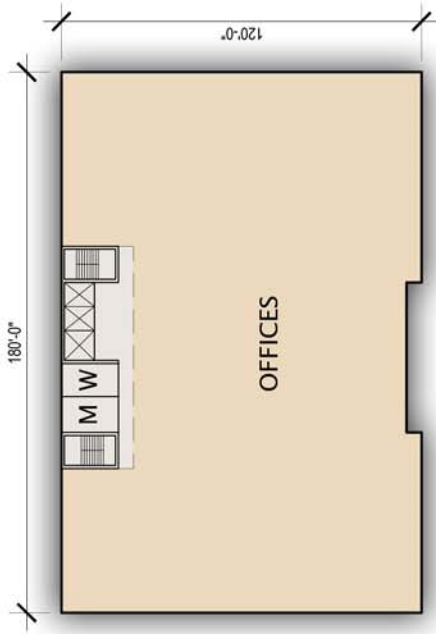
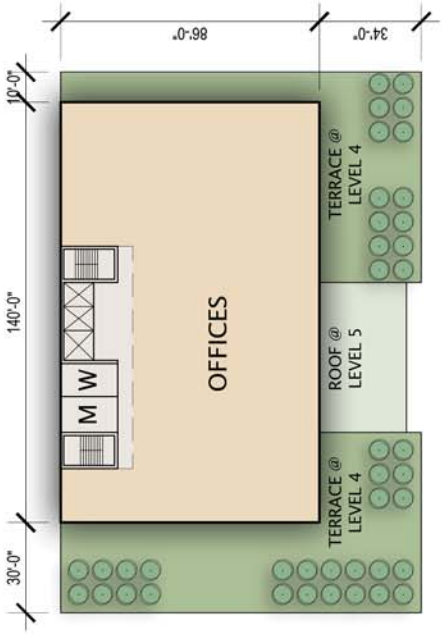
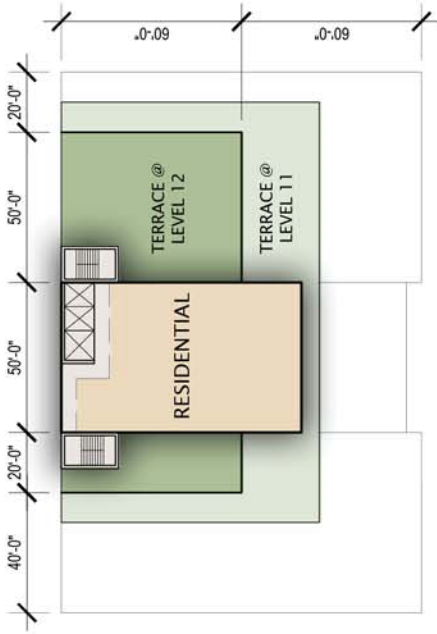
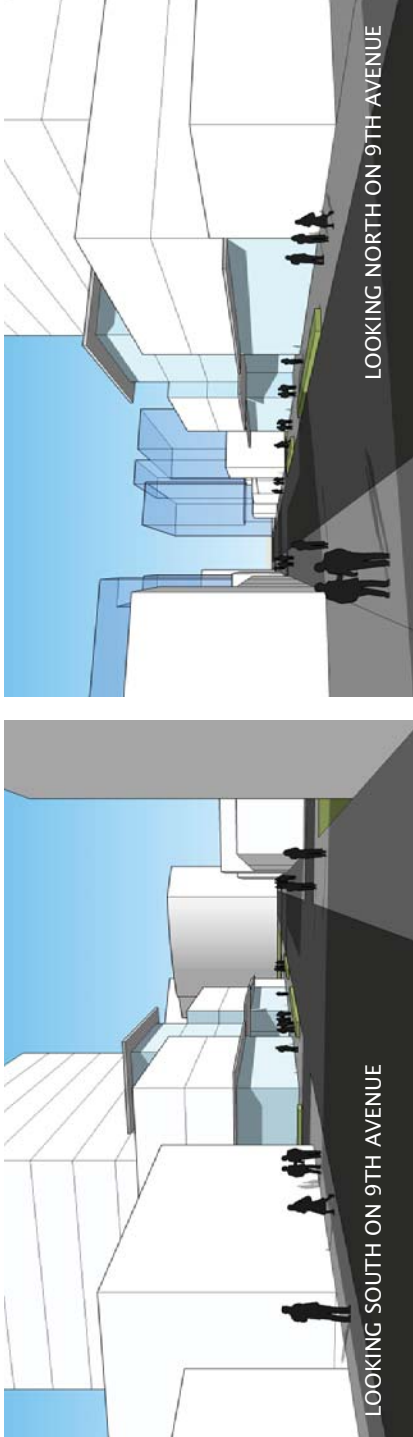
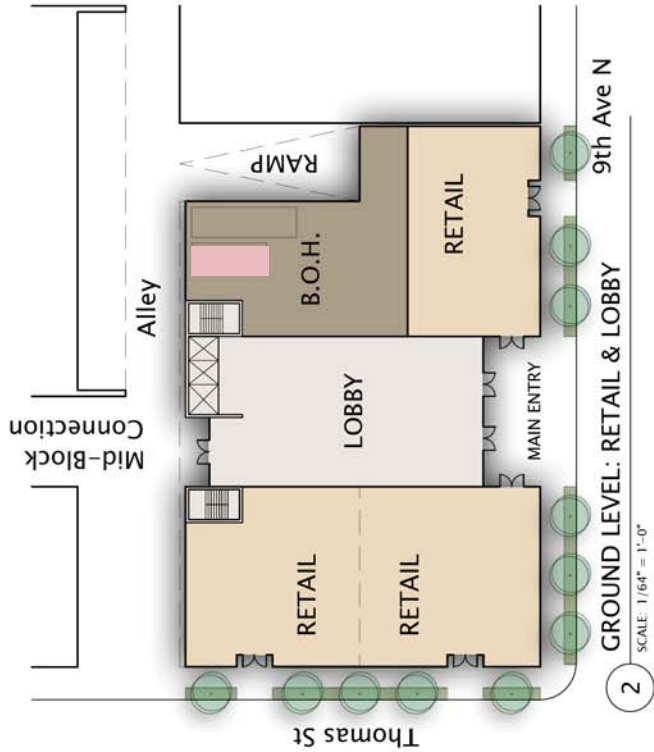
- Articulated building entry located on 9th Avenue to allow human activity to spill out onto the most sun lit sidewalk adjacent to the property.
- Street level retail use is oriented at the building corner to activate and enliven the public street front.
- The narrow floor-plate provides the best opportunity of-all options to maximize day-lighting and natural ventilation, and improve the building’s overall energy performance.
- The orientation provides an efficient floor-plate for single floor tenants and also creates the opportunity for multi-tenanting on single floors.
- The configuration results in a slender, tall tower that minimizes impact on the street, and reduces the overall sense of bulk and mass of the project.
- The podium can be articulated as a distinct form, at a transitional scale between the smaller and larger projects in the area.

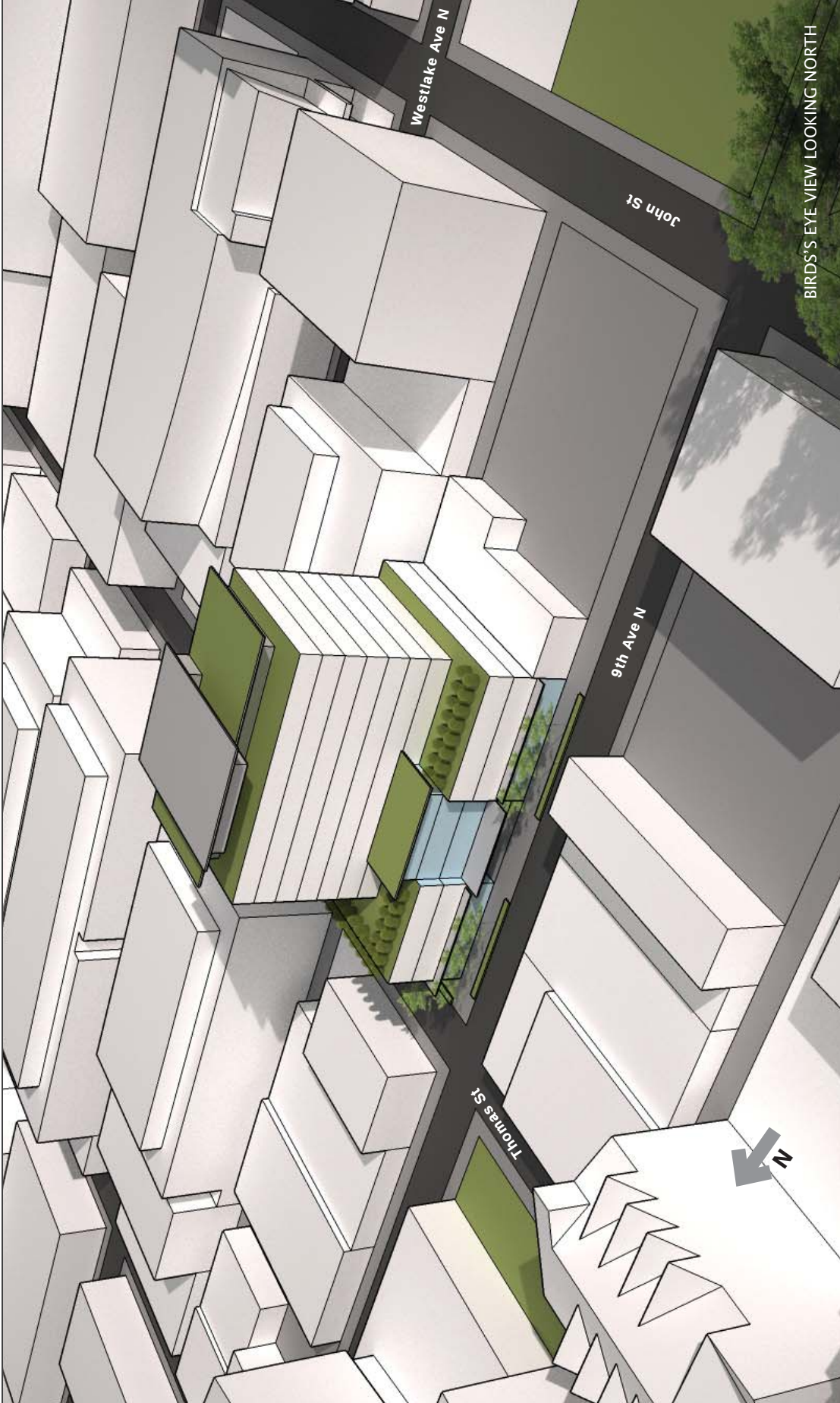
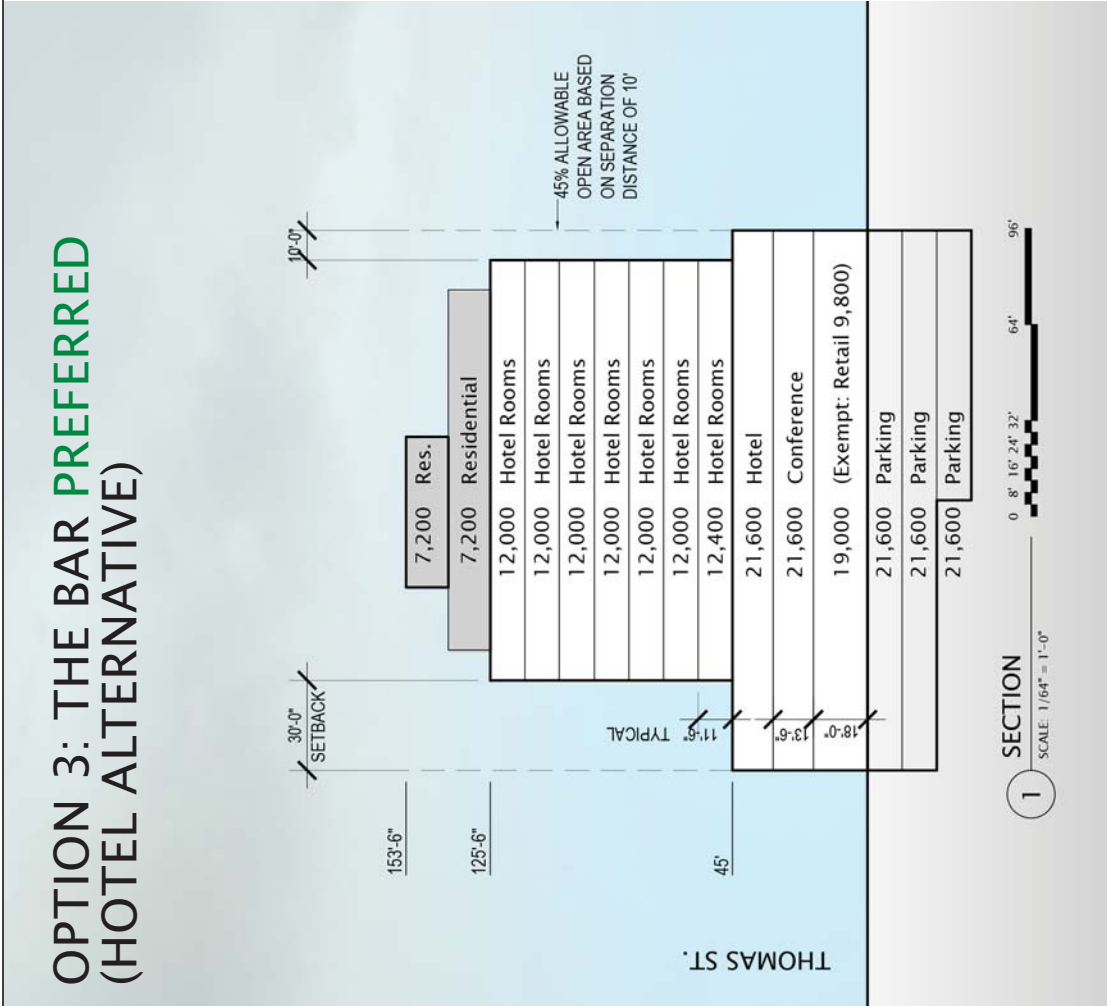
CONS

- The scale of building articulation is less than the L-shaped scheme, although the opportunity exists for stronger articulation at the podium level (glazed pavilion).

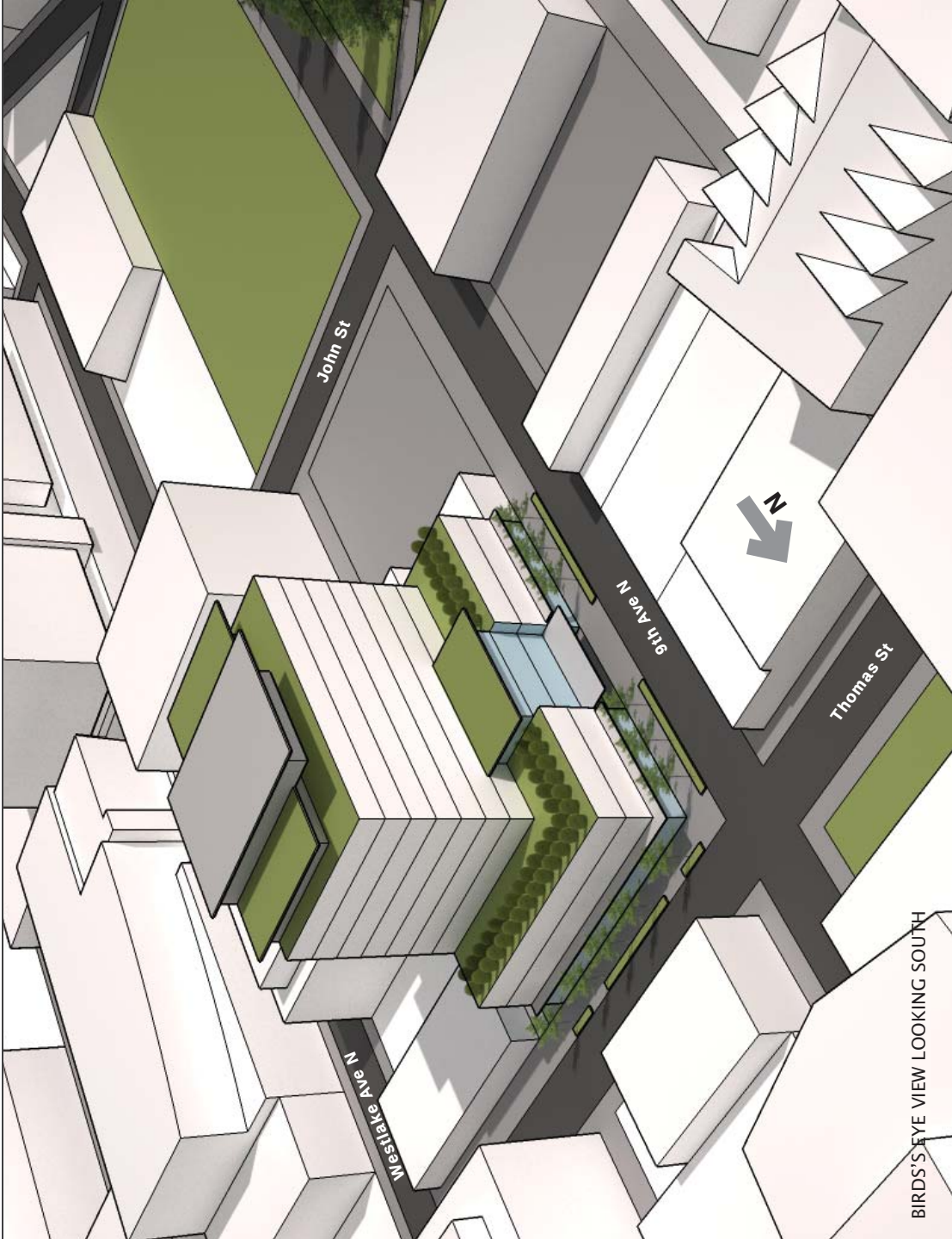


Requested Departure
Departure for dimensional standards of loading berths:
The quarter-block site limits the amount of storefront and program at ground level. The project proposes to reduce (1) of the 2 required berth lengths from 35' to 25' to increase program at grade and to accommodate more typical deliveries from smaller vehicles.

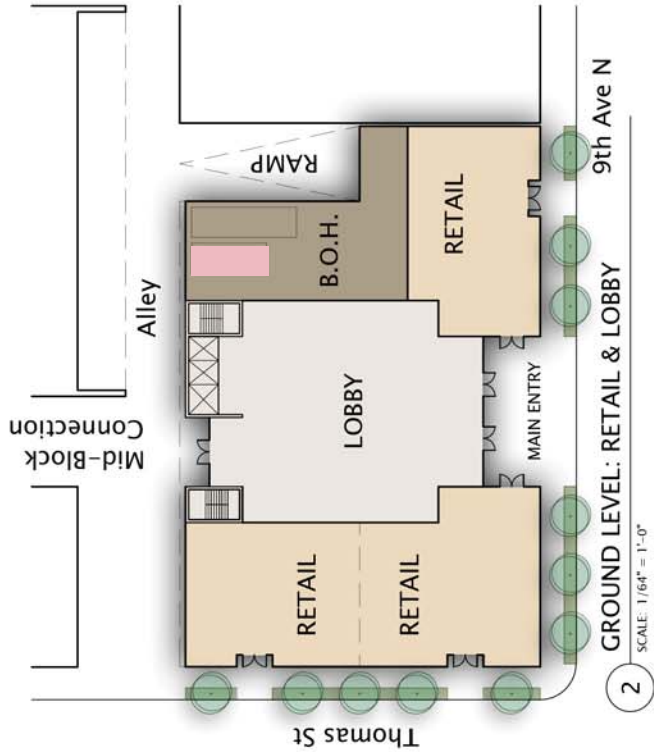




The design is identical to the Bar for Office Alternative, but to achieve appropriate proportions for interior hotel rooms, the floor-to-floor heights are reduced to 11'6" resulting in an overall shorter tower.

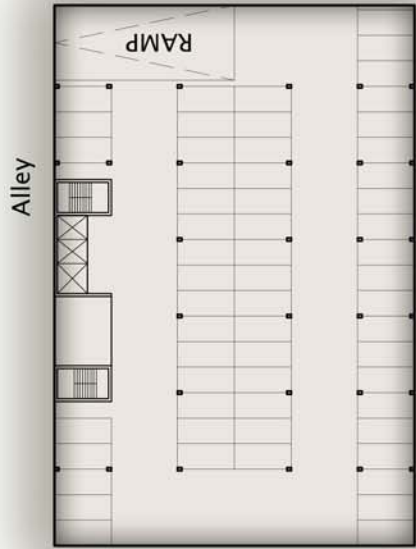
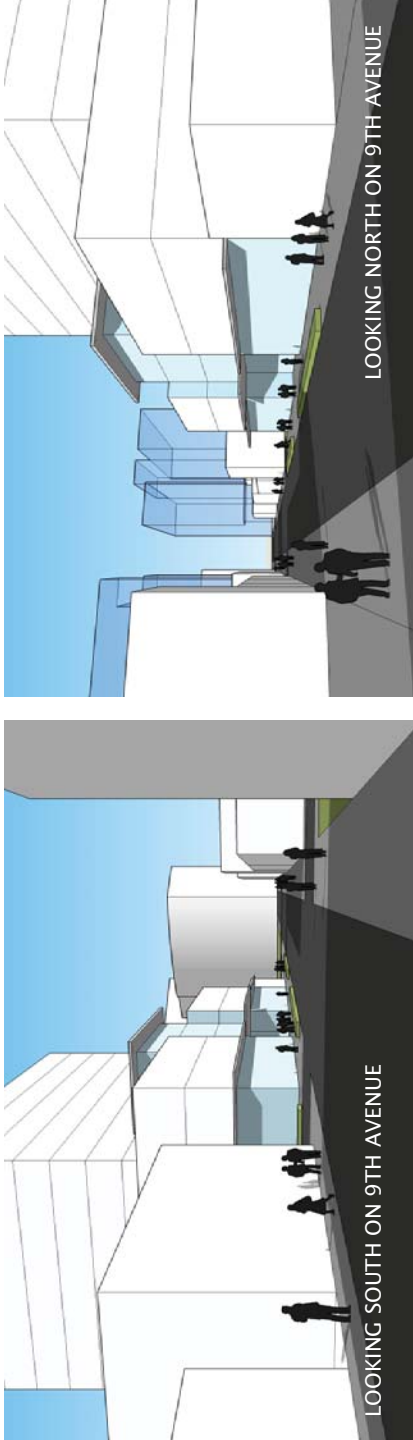


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The quarter-block site limits the amount of storefront and program at ground level. The project proposes to reduce (1) of the 2 required berth lengths from 35' to 25' to increase program at grade and to accommodate more typical deliveries from smaller vehicles.



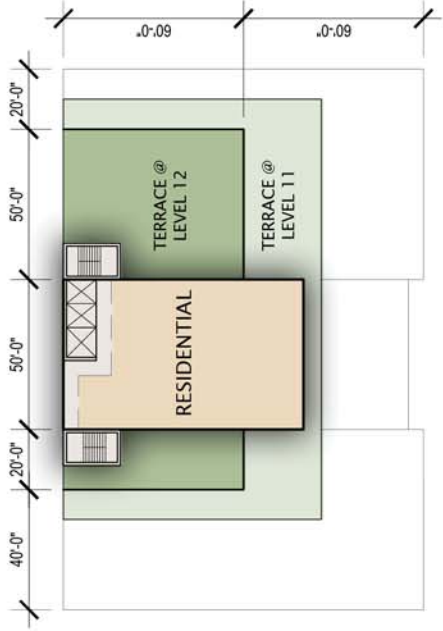
2
SCALE 1/64" = 1'-0"

GROUND LEVEL: RETAIL & LOBBY



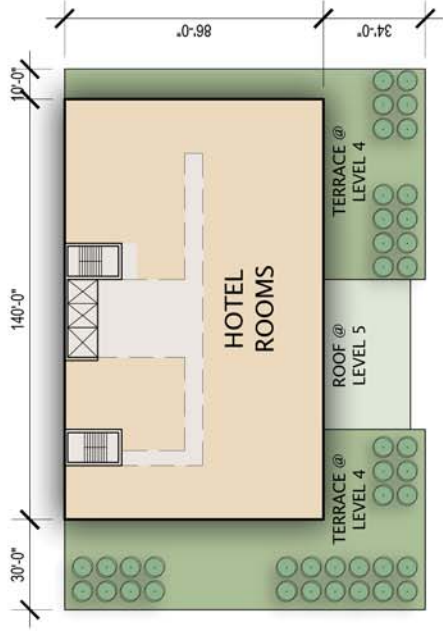
1
SCALE 1/64" = 1'-0"

BELOW GRADE: PARKING



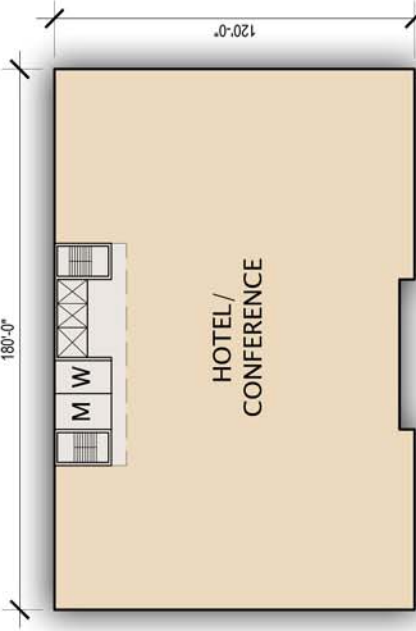
5
SCALE 1/64" = 1'-0"

UPPER LEVEL: RESIDENTIAL



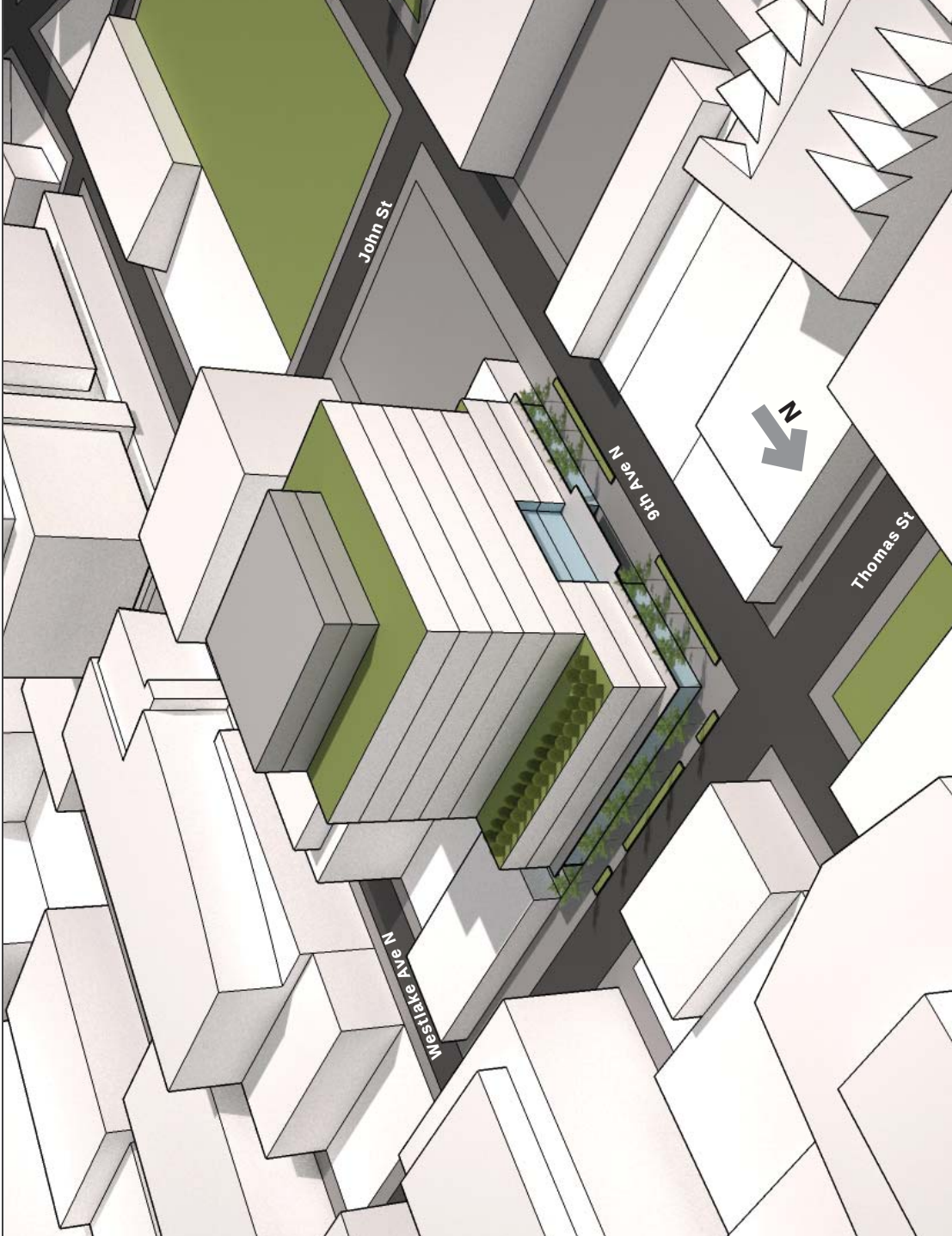
4
SCALE 1/64" = 1'-0"

TYPICAL MID-LEVEL (LEVELS 4-10): HOTEL ROOMS



3
SCALE 1/64" = 1'-0"

TYPICAL PODIUM (LEVELS 2-3): HOTEL & BANQUET



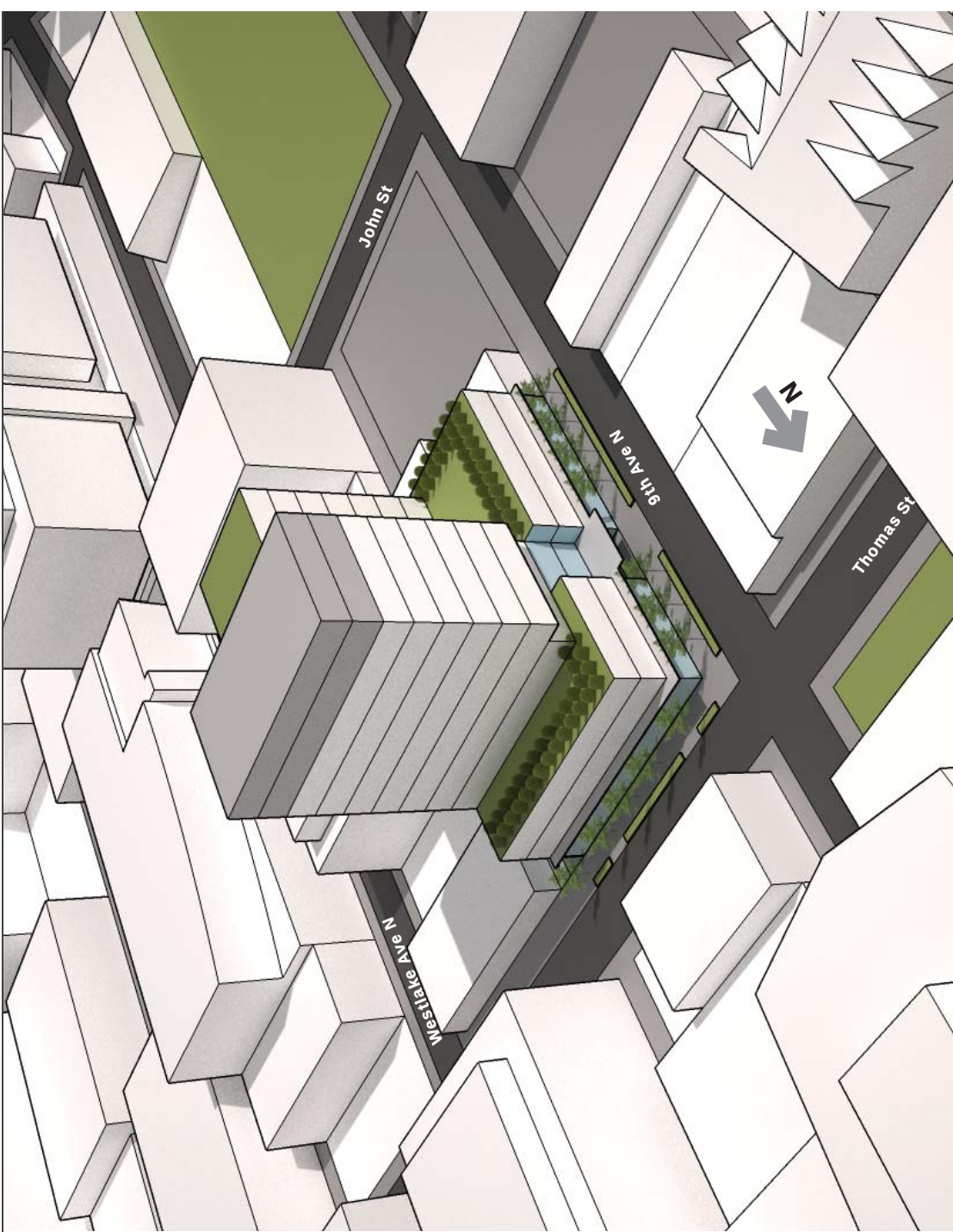
OPTION 1: THE BOX

PROS

- Articulated building entry located on 9th Avenue to allow human activity to spill out onto the most sun lit sidewalk adjacent to the property.
- Street level retail use is oriented at the building corner to activate and enliven the public street front.
- Lowest building height of all schemes

CONS

- Imposing mass oriented on 9th Avenue does not relate to the pedestrian scale.
- Minimal articulation between the podium and tower results in a bulky massing.
- Natural day-lighting and ventilation strategies will be limited due to deeper floor-plates above the podium



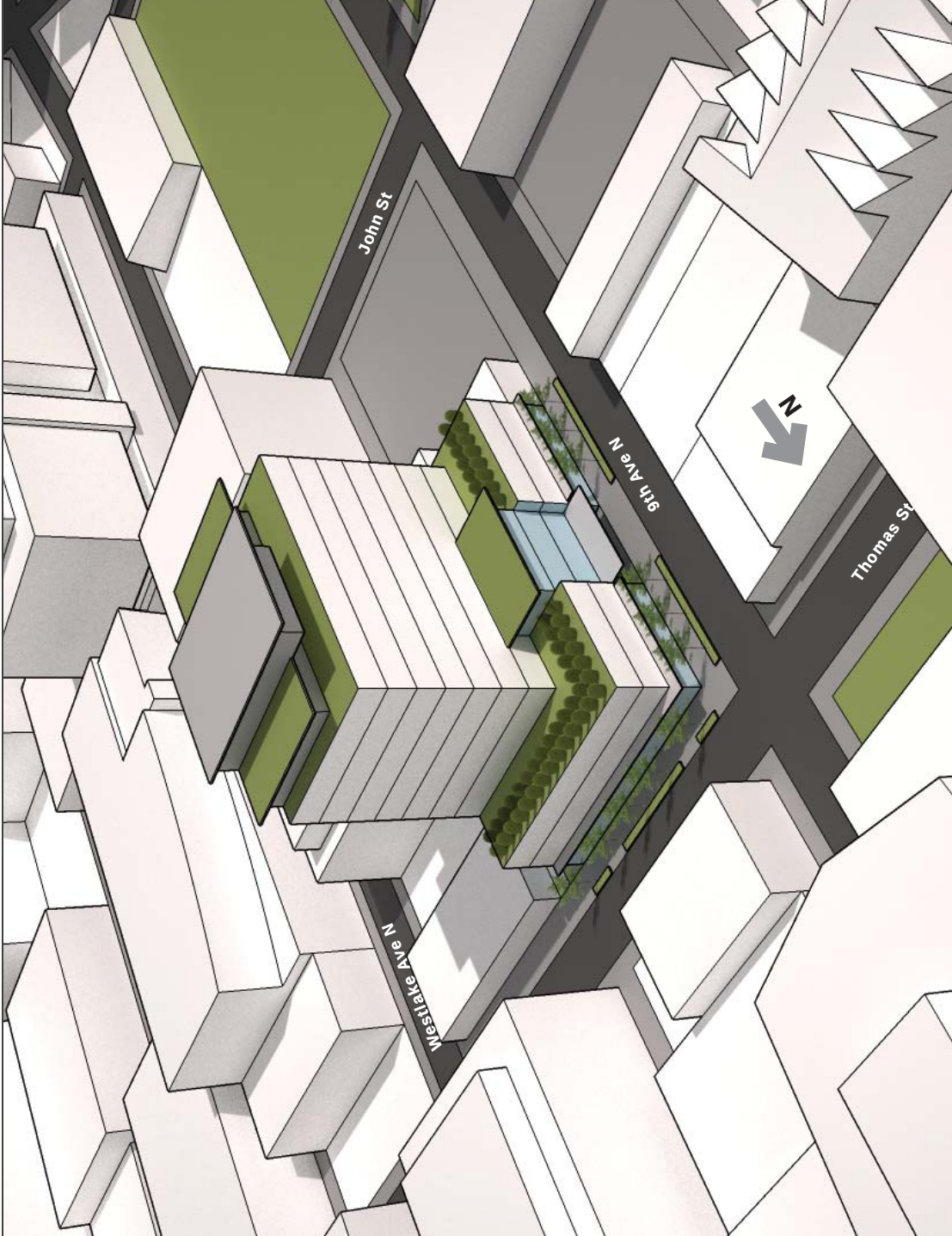
OPTION 2: THE “L”

PROS

- Articulated building entry located on 9th Avenue to allow human activity to spill out onto the most sun lit sidewalk adjacent to the property.
- Street level retail use is oriented at the building corner to activate and enliven the public street front.
- Narrow floor-plates increase potential for natural daylight and ventilation.
- L-shape configuration creates potential for multi-tenanted floors.
- The configuration allows for the dedication of considerable green space on the podium roof, both for occupant use and on-site storm-water management.

CONS

- The east west orientation of the ‘L’ mass limits solar penetration to the north.
- The building mass does not offer the most favorable transition to low-rise buildings to the north (along Thomas Street), impacting both perception of scale and solar access.
- The configuration results in an inefficient interior layout and loss of usable space due to required circulation.
- South facing glazing would be maximized, as would north. This might result in the need to create multiple environmental zones within the building and introduce challenges to natural ventilation.



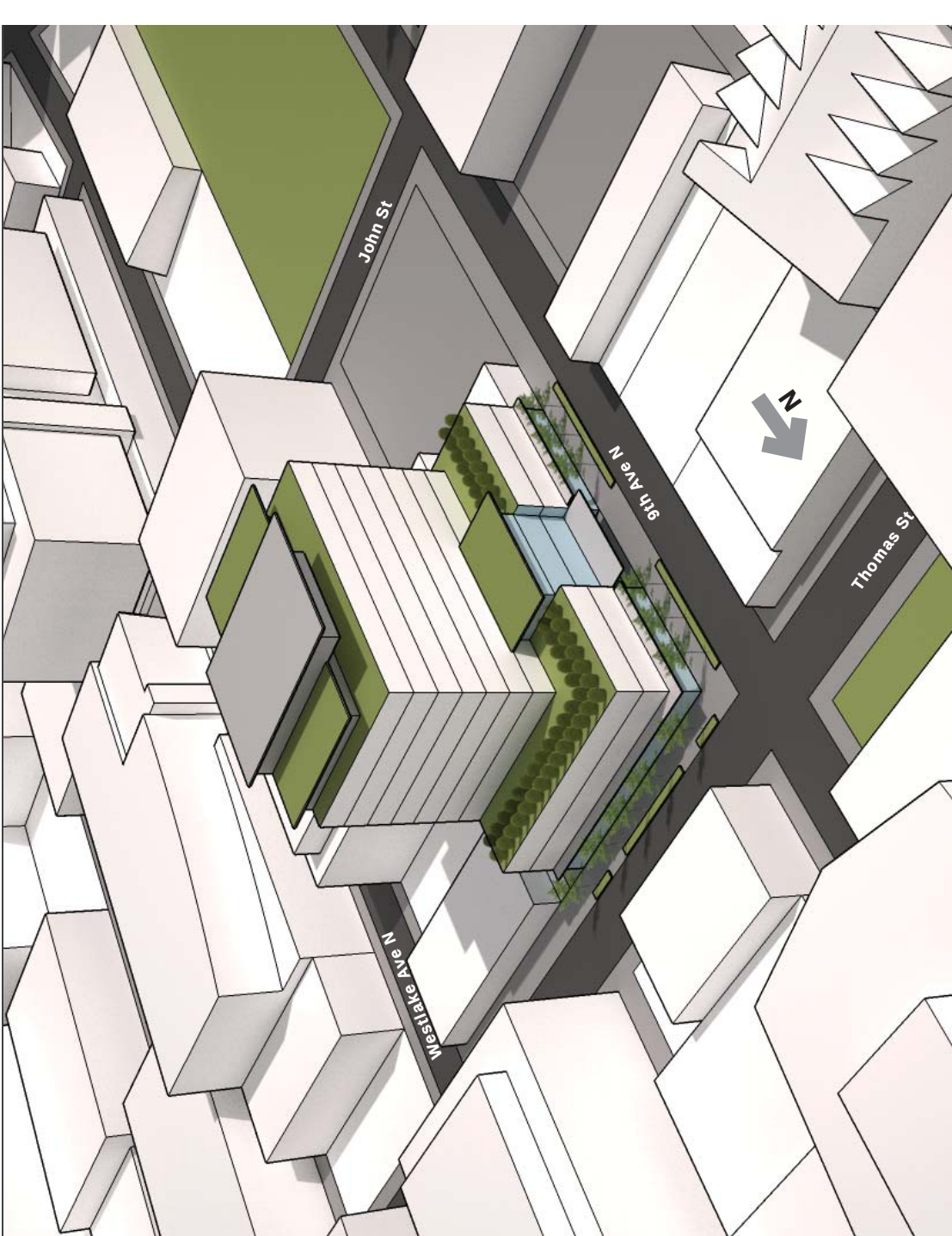
OPTION 3: THE BAR **PREFERRED** (OFFICE ALTERNATIVE)

PROS

- Articulated building entry located on 9th Avenue to allow human activity to spill out onto the most sun lit sidewalk adjacent to the property.
- Street level retail use is oriented at the building corner to activate and enliven the public street front.
- The narrow floor-plate provides the best opportunity of-all options to maximize day-lighting and natural ventilation, and improve the building's overall energy performance.
- The orientation provides an efficient floor-plate for single floor tenants and also creates the opportunity for multi-tenanting on single floors.
- The configuration results in a slender, tall tower that minimizes impact on the street, and reduces the overall sense of bulk and mass of the project.
- The podium can be articulated as a distinct form, at a transitional scale between the smaller and larger projects in the area.

CONS

- The scale of building articulation is less than the L-shaped scheme, although the opportunity exists for stronger articulation at the podium level (glazed pavilion).



OPTION 3: THE BAR **PREFERRED** (HOTEL ALTERNATIVE)

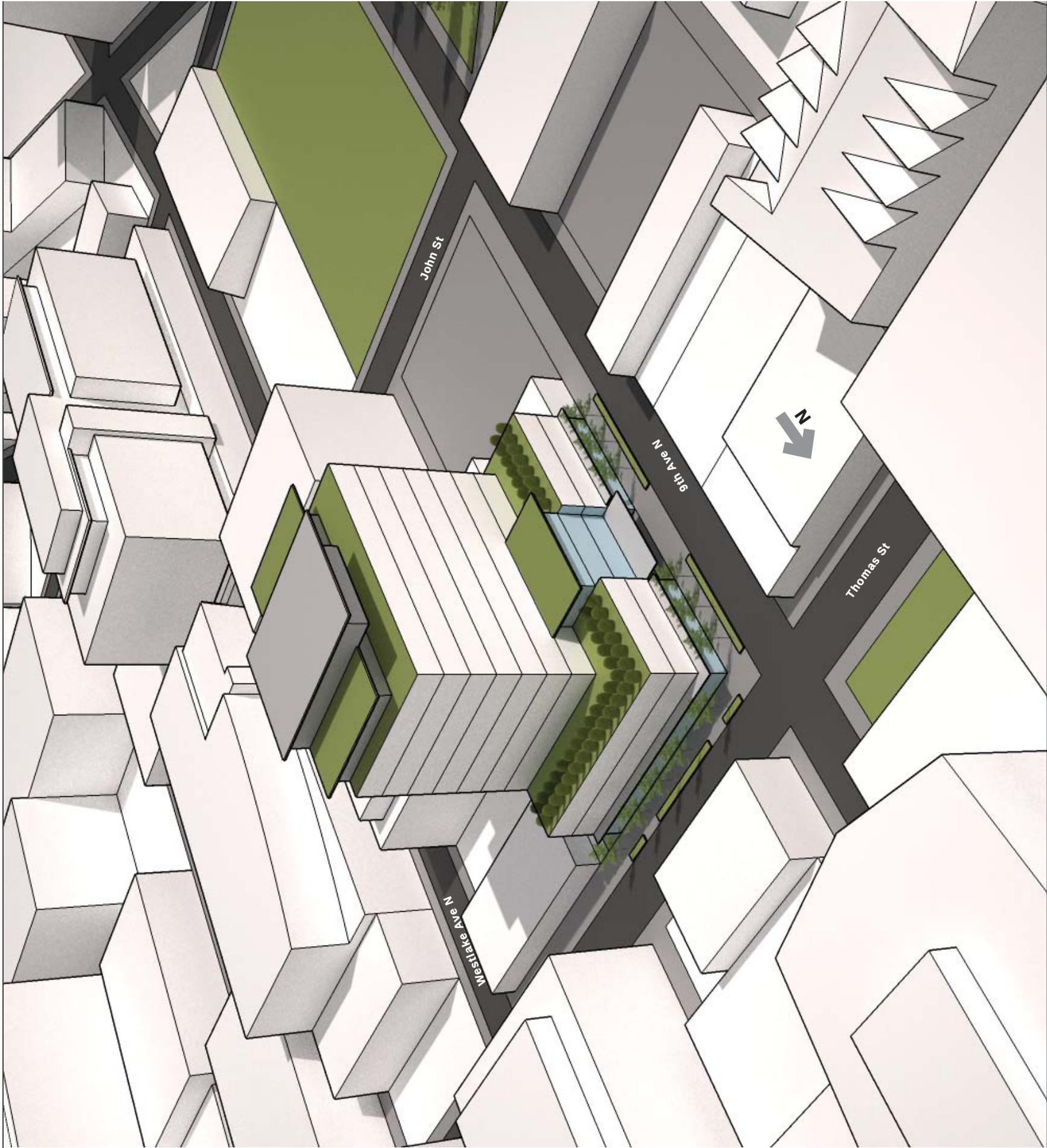
PREFERRED APPROACH

The project is inspired by the lessons learned in the warehouse, in keeping with the nature of the industrial South Lake Union neighborhood—a building that provides graceful functionality, flexibility, and acts as a platform for the businesses, residences and shops that will inhabit it over time. It will be these uses that activate the neighborhood and make the project a true place and neighborhood anchor.

Like a warehouse, the building is an open framework for activity, expressive of its structural and material elements, while adapting easily to changing uses and users. Materials will be chosen based on their performance as well as their ability to age gracefully over time, and will anticipate the fact that some elements may be renovated and re-imagined over the longer life of the structure. Indoor and outdoor relationships will be varied through the use of transitional spaces such as a planted courtyard, indoor/outdoor rooms, terraces and roof gardens.

The base of the building creates a highly permeable pedestrian scaled environment, with numerous activating elements including retail storefronts, as well as public gathering spaces, and transitional spaces between indoors and outdoors, the public and private realms. An elevated podium roof garden and terrace provides another transition between the neighborhood and the workplaces within the project, while offering a vantage point to the neighborhood and nearby focal landmarks like Denny Park, Lake Union and the Seattle Center.

The upper floors of the building will be articulated to maximize views, and light and air for users. In doing so, the building’s orientation and configuration also anticipates future development and maintains distances and setbacks to allow similar benefits to other properties. The configuration of the various slender tower form options not only benefits users by providing the most optimal spaces, but results in reduced bulk and mass impacts on the surrounding neighborhood.



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