



# 9<sup>th</sup> & Thomas

DESIGN REVIEW BOARD  
RECOMMENDATION PROPOSAL  
NOV 12, 2014

ADDRESS 234 9th Avenue N Seattle, WA 98109

PROJECT NO. 3014207

9th & Thomas Partnership, LLC  
**OLSON KUNDIG ARCHITECTS**  
**SiteWorkshop**  
LANDSCAPE ARCHITECTURE



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PROJECT ADDRESS 234 9th Avenue N  
Seattle, WA 98109

PROJECT NO. 3014207

PROJECT TEAM

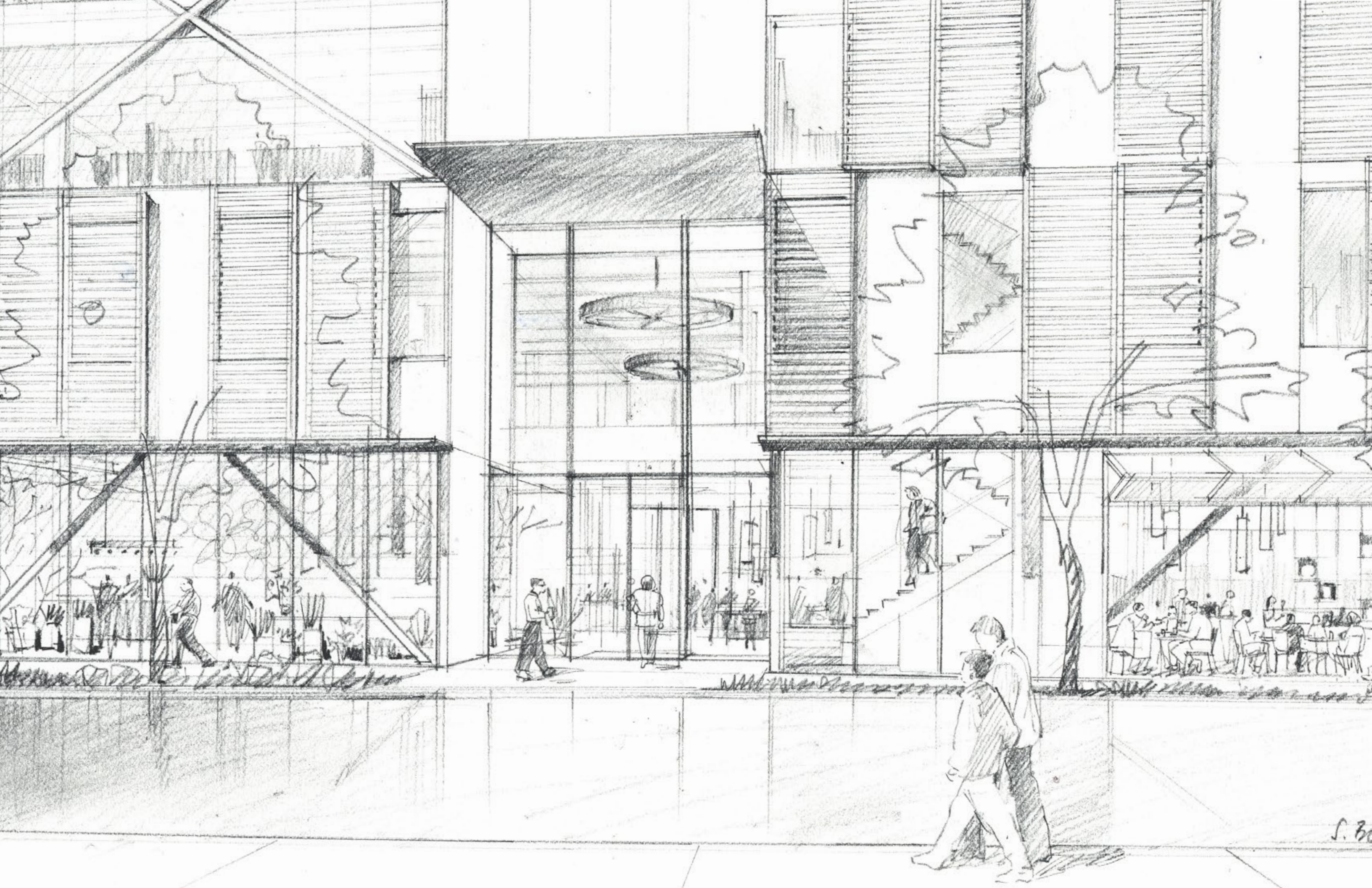
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# DEVELOPMENT OBJECTIVES VISION

The Ninth and Thomas project is a proposed 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.

Programmatically, the development will contain 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 commercial tower and a residential component.

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 (9th Avenue and Thomas Street). 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 daylight to the interior lobby.

Green streetscape improvements, seating, and street-level building awnings will be used to highlight multiple entry points to the building, including the potential for a secondary lobby entry on Thomas Street and a mid-block connection via the alley and Westlake Avenue North. Transparent building facades will extend along the northernmost portion of the alley to increase visibility between outside and inside and further activate the streetscape.

Vehicle garage entry and loading facilities will be accessed from the alley that lies parallel 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, and simultaneously minimize the overall massing. The building's 3-story podium will function as a horizontal datum in keeping with the historic scale of smaller buildings in the surrounding neighborhood. 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. 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.

Natural materials such as concrete, metal, and wood will be selected to provide visual interest and to gracefully weather with time. 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 aesthetic and is designed for periodic replacement without impact to the building structural life cycle. Rooftop green terraces and sidewalk rain gardens 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.

# PROGRAM

## OVERVIEW

Total Stories	12 Above Grade 3 Below Grade
Total Height	160'-06" Above Grade + 18'-0" Penthouse
Total Lot Area	21,582 SF
Total Parking Spaces	155
Floor-to-Floor Height	LVL 1      17'-0" LVL 2-3    13'-8" LVL 4-12   14'-4"

## GROSS AREA

Total Square Feet	234,945 SF
Residential	2,432 SF
Below Grade	57,244 SF

## TOTAL RENTABLE AREA

Above Grade	167,059 SF
Office	152,769 SF
Retail	11,859 SF

## FLOOR TO AREA RATIO

FAR Area	150,952 SF
150,952 / 21,582 =	6.99

# CONTEXT ANALYSIS

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 situated near other neighborhoods such as Capitol Hill and Belltown.

There has been substantial development by internet, high-tech and bio-medical companies, as well as residential apartments and condos. Solidifying South Lake Union's emergence is the trolley line that provides a quick link to downtown.

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.



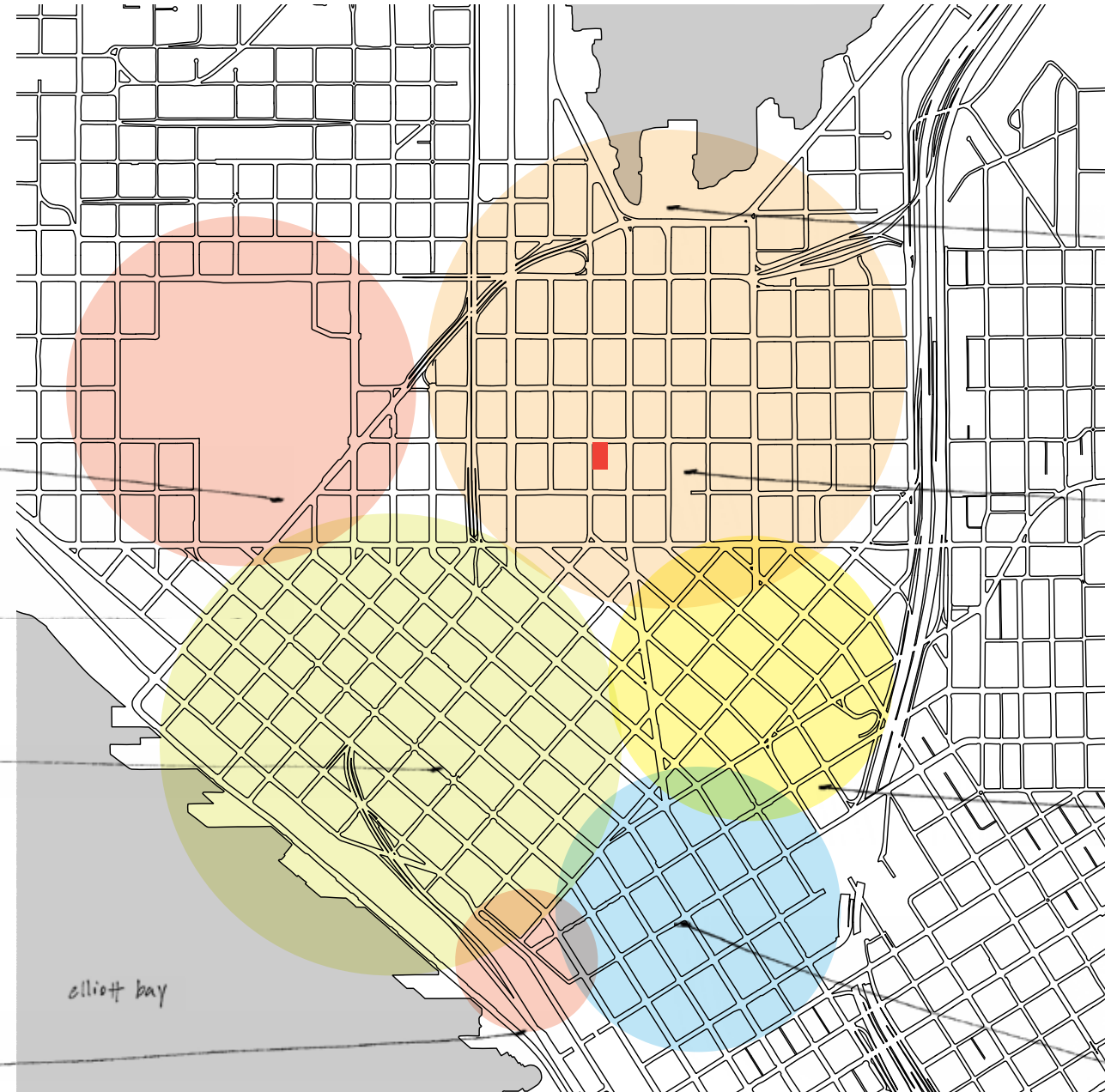
seattle center



belltown



pike place market



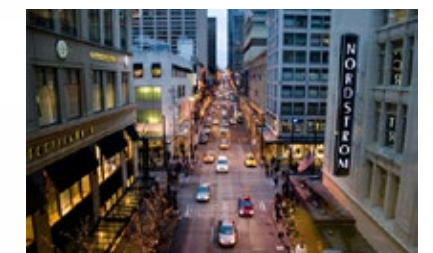
lake union



south lake union



denny triangle



retail core



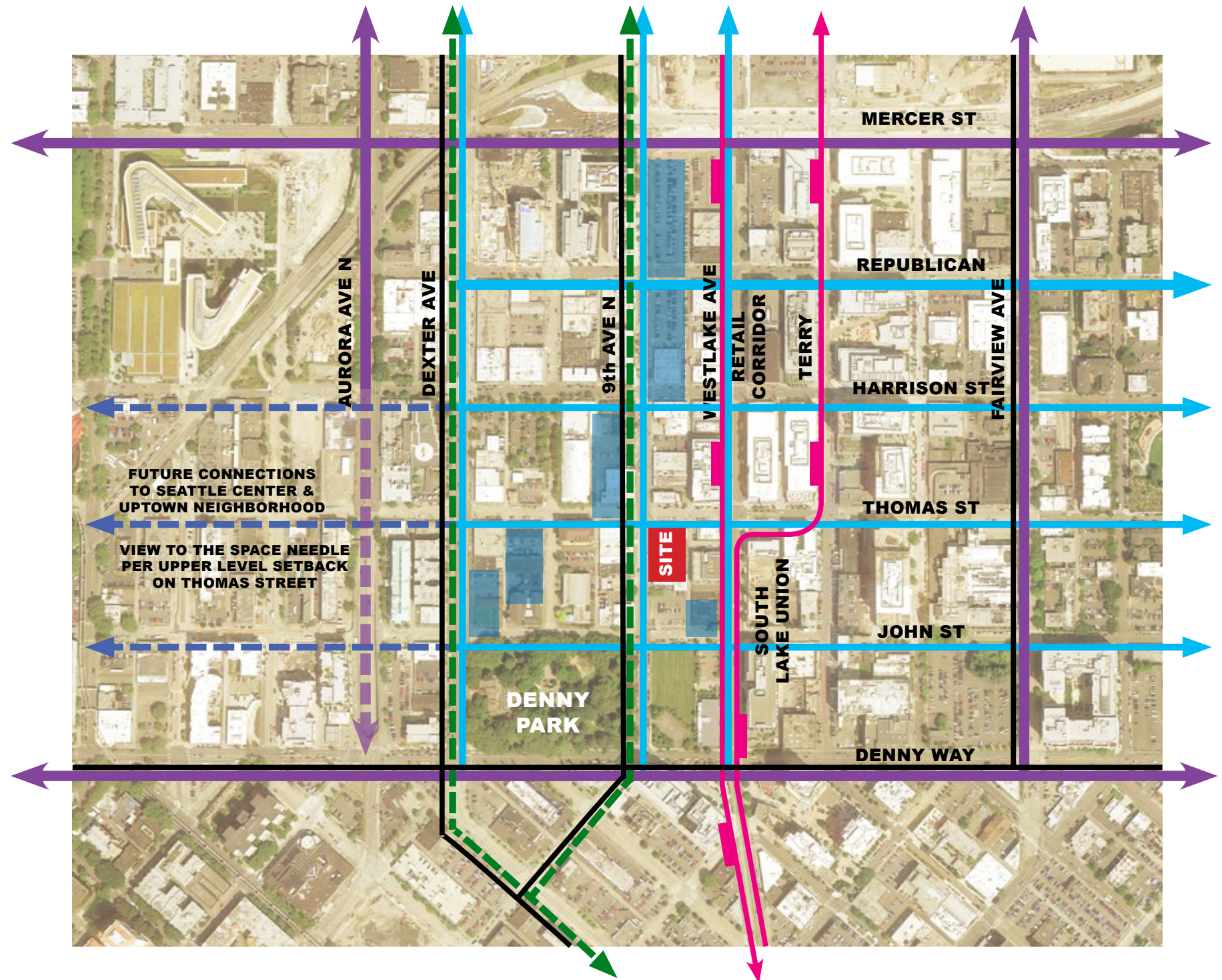
# SITE ANALYSIS

The site's immediate neighborhood consists of a diverse mixture of building types at multiple scales, including residential, retail, commercial, industrial, and technology labs. 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 and Playfield, privately-owned courtyard 'parks', 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.

- TROLLEY
- MAJOR ARTERIAL
- - - BIKE ROUTE
- CLASS 2 PEDESTRIAN STREET
- BUS ROUTE
- PROPOSED (IN DESIGN REVIEW)





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 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 streetcar stops a block and a half from the site, and 9th Avenue North has dedicated bike lanes that connect to downtown. Denny Park and playfields next to the South Lake Union Discovery Center are just one block to the south.

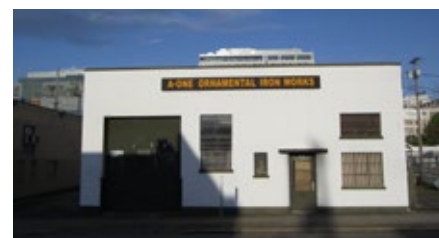
- COMMERCIAL
- OFFICE BUILDING
- RESIDENTIAL
- INSTITUTIONAL
- STREET LEVEL RETAIL FRONTAGE
- PROPOSED (IN DESIGN REVIEW)



Banya Grill



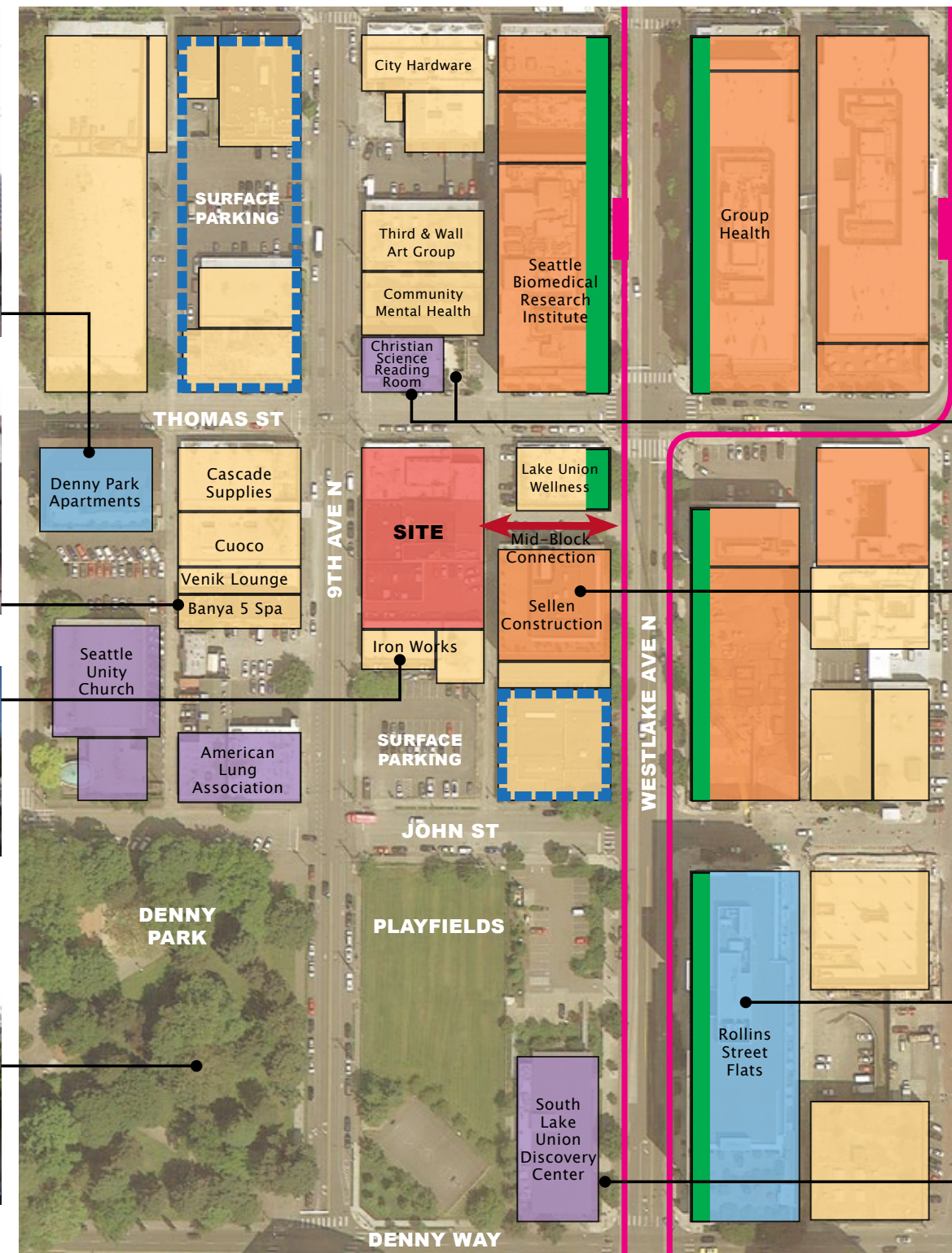
Banya 5 Spa



Iron Works



Denny Park



Christian Science Reading Room



Sellen Construction



Rollins Street Flats



Discovery Center

## EXISTING SITE 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 site is located adjacent to a one-story early 20th century commercial building, with a surface parking lot further to the south. Early and mid-20th century commercial structures are located across the street to the west. An early 20th century 2 story commercial structure is located to the north, with a multi-story newer biotech building located to the northeast. Across the alley is the 14-year old Sellen Construction building.

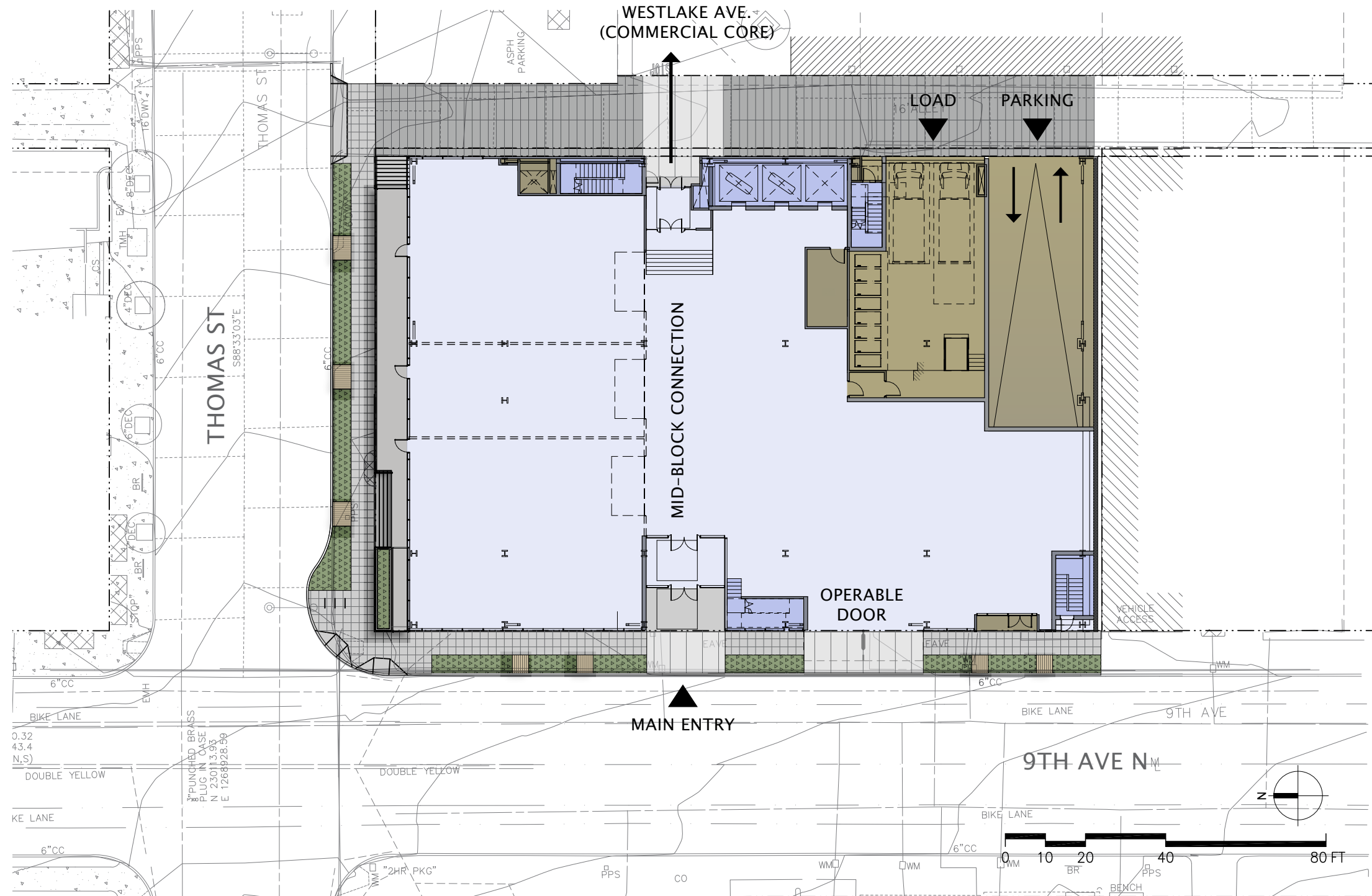
The site slopes down to the north, from 64' at the southwest corner to 56' at the northeast corner.



VIEW OF THE NORTHWEST CORNER OF THE SITE AT 9TH & THOMAS



# SITE PLAN



## DESIGN GUIDANCE RESPONSE

### 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”*

#### Response:

In keeping with SLU-specific guidelines, the upper floors of the building are set back at both street facades. This provides unique opportunities for an occupiable green roof terrace from which views of nearby Lake Union, Denny Park and the Seattle Center are anticipated. Planted roofs will provide opportunities for storm water collection, retention, and on-site reuse. The project will also preserve solar access to low-rise buildings to north.

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.

The site has a unique opportunity to connect to Westlake Ave by providing a mid-block connection through the alley. 9th Ave N will be linked through the lobby to the commercial core to the east.

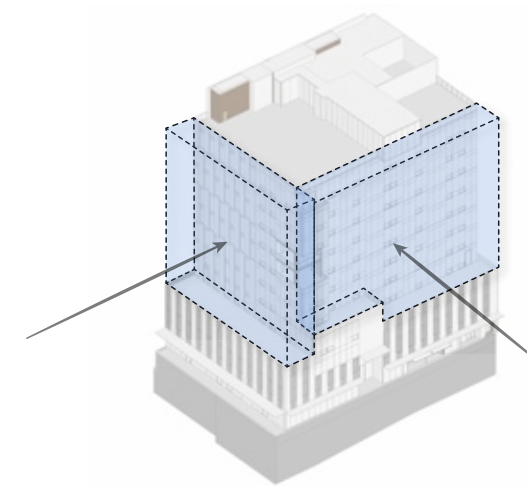
### A-2 Streetscape Compatibility:

*“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.”*

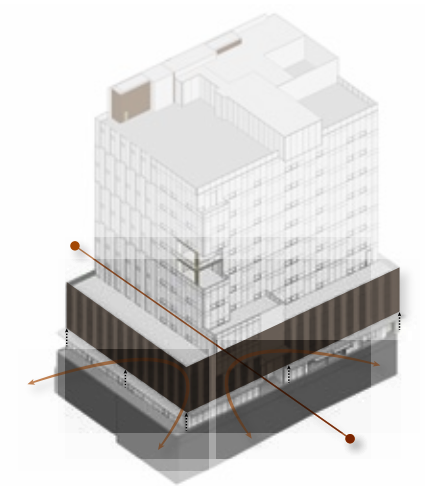
#### Response:

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.

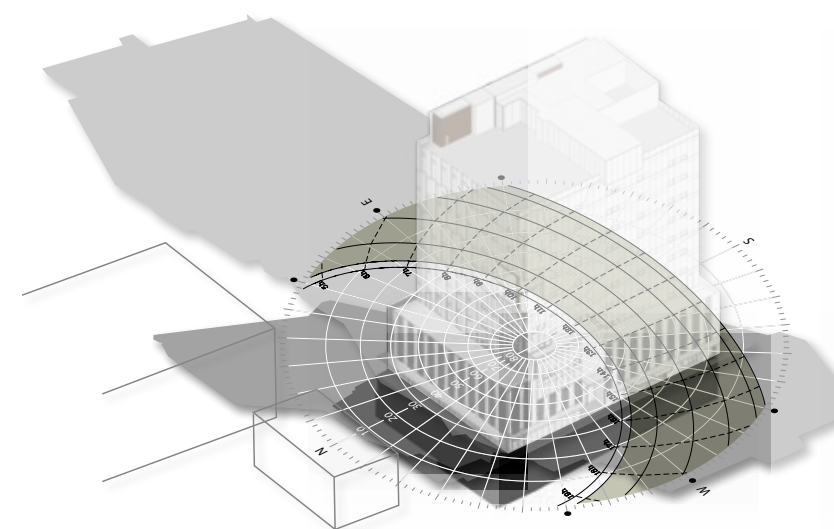
Operable street level storefronts are envisioned to blur the boundary between inside and outside, and to allow interior uses to flow to the public right-of-way. And, the expansive recess of the main entry will provide an inviting access point for building occupants and visitors.



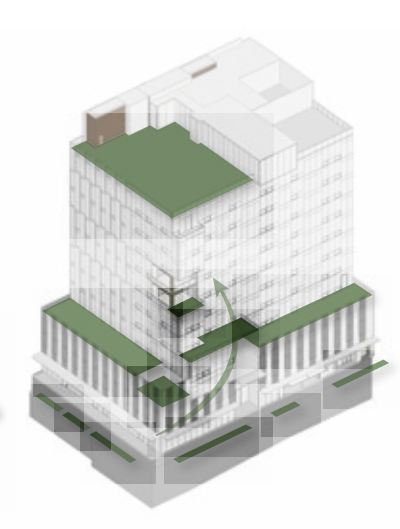
VOLUME SETBACK



PERMEABILITY OF ACCESS



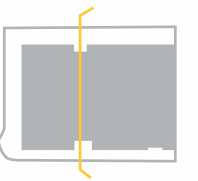
MINIMIZED SHADOW IMPACT TO NORTH



TERRACING



SECTION THROUGH MID-BLOCK CONNECTION



**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.

**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.



CORNER RETAIL AT 9TH AND THOMAS



## HEIGHT, BULK, AND SCALE



VIEW LOOKING EAST ON THOMAS ST.

### 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.”*

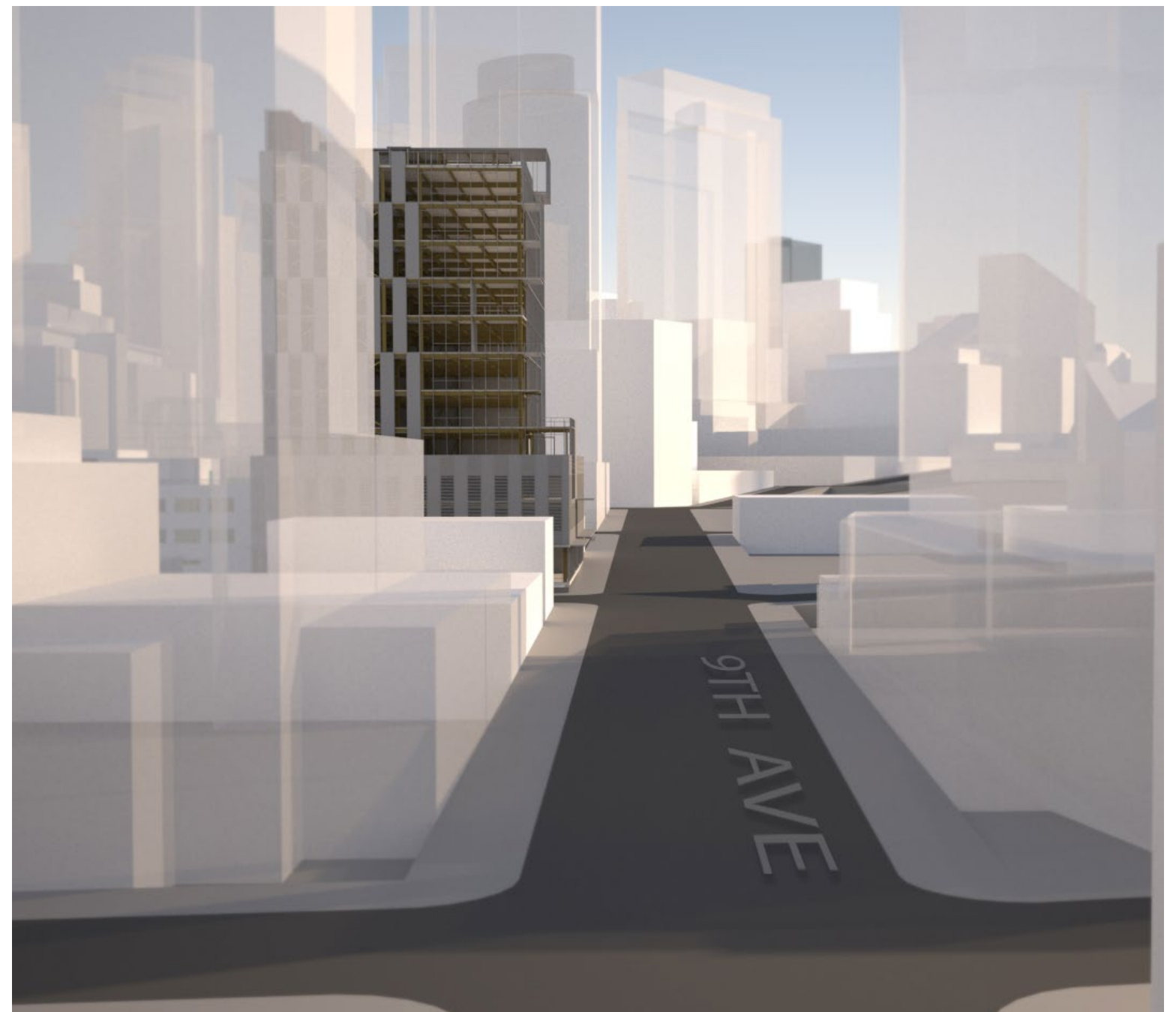
### Response:

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.





VIEW LOOKING WEST ON THOMAS ST.



VIEW LOOKING SOUTH ON 9TH AVE

**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 overarching sustainability goals for the project.

**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-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 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 a 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.

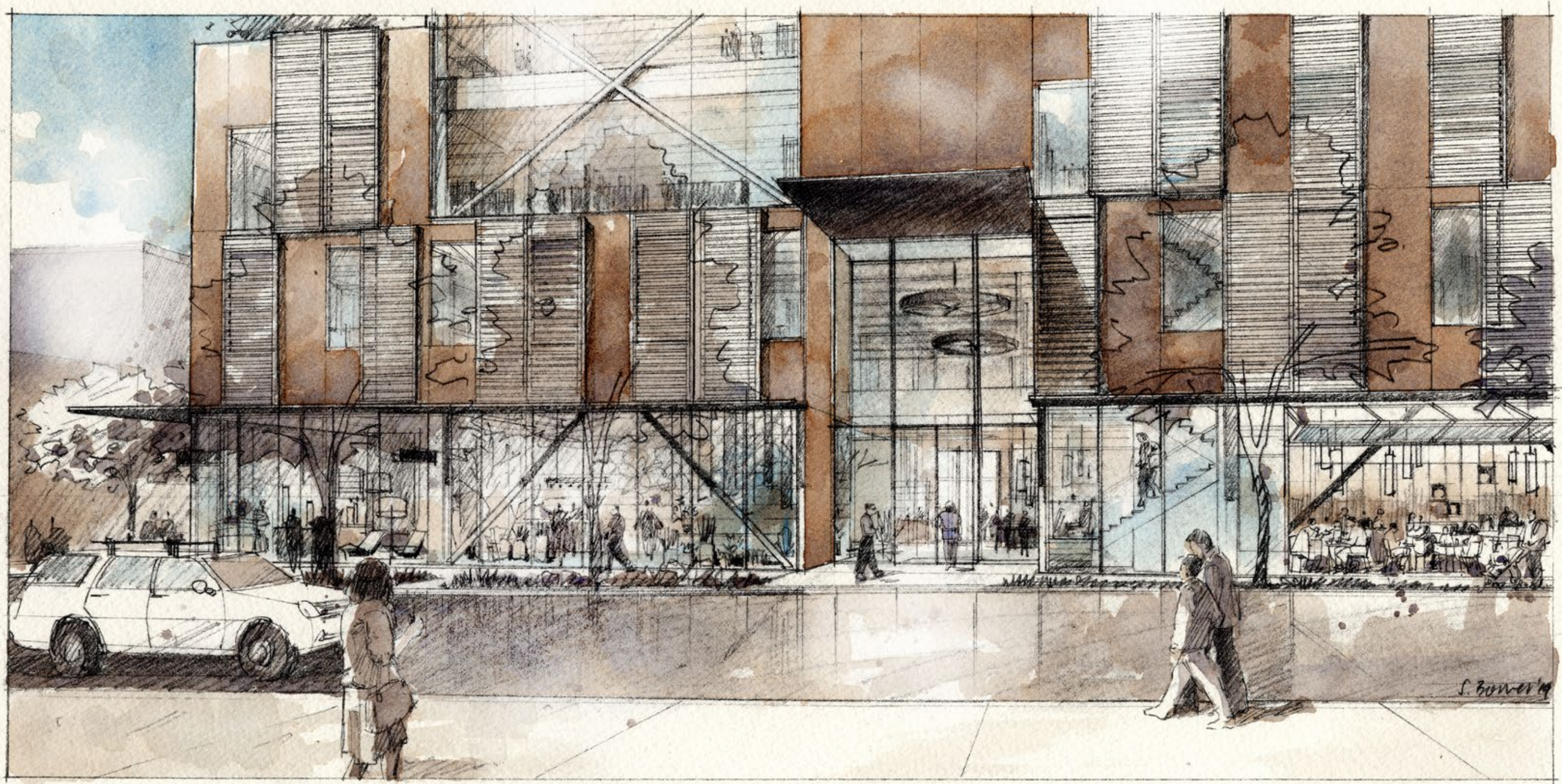
**C-4 Exterior Finish Materials:**

*“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 neighborhoods 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 steel and wood elements used in their optimal ways will lead to a timeless and high quality design.





STREET VIEW ON 9TH AVE





VIEW FROM WESTLAKE AVE ACROSS SELLEN PARKING LOT

**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.

**D-8 Treatment of Alleys**

*“The design of alley entrances should enhance the pedestrian street front.”*

**Response:**

The project will activate the alley by extending the storefront fenestration into the alley to the midblock connection.

**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:**

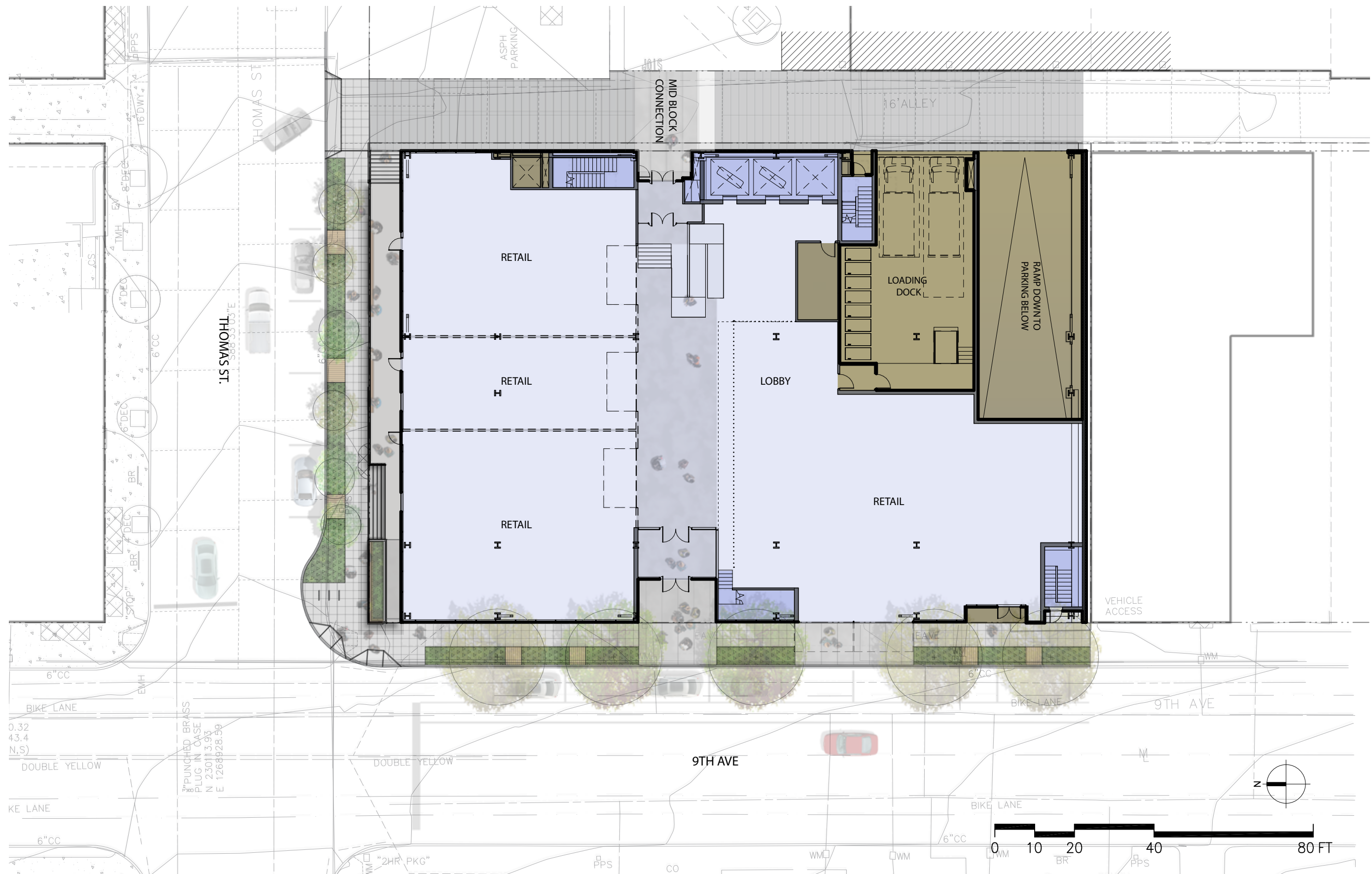
*“Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.” SLU specific supplemental guidance: ...landscape that evokes a sense of place related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

**Response:**

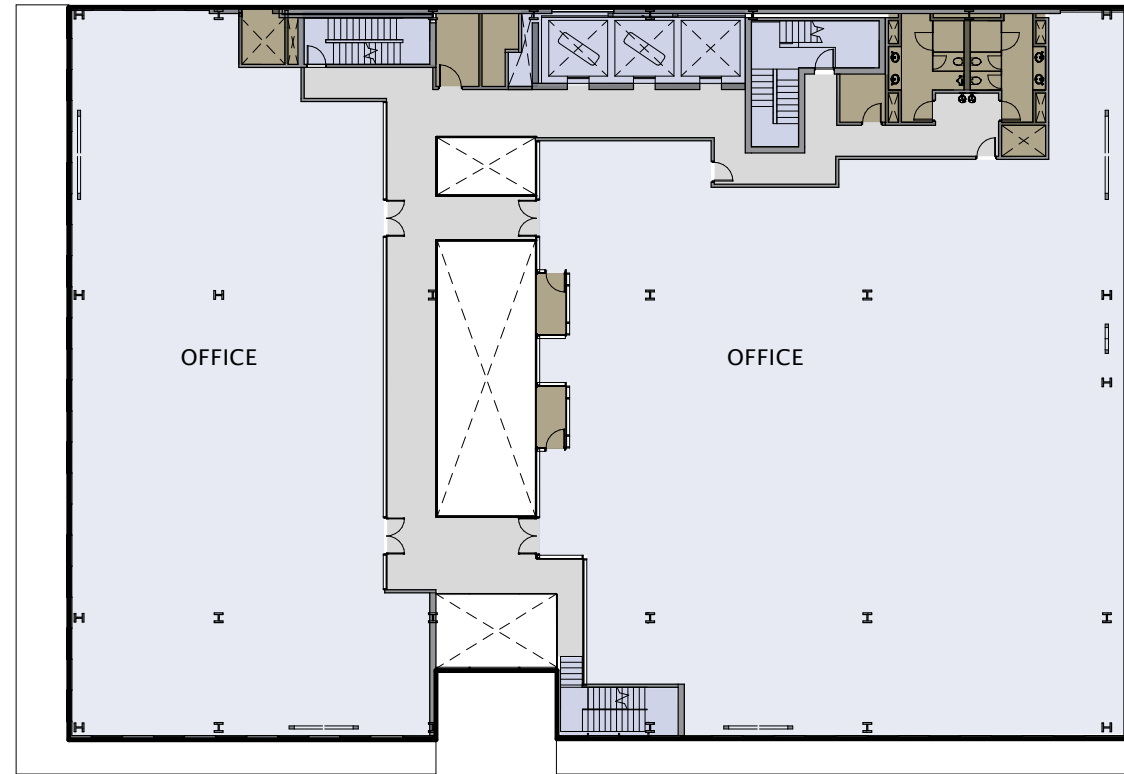
The project will introduce street trees and other planting material to the previously non-vegetated site. Plants will be selected for year-round interest, color, and texture. All plantings will be selected to thrive in xeric conditions, and for long term durability in the urban context. Landscape development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



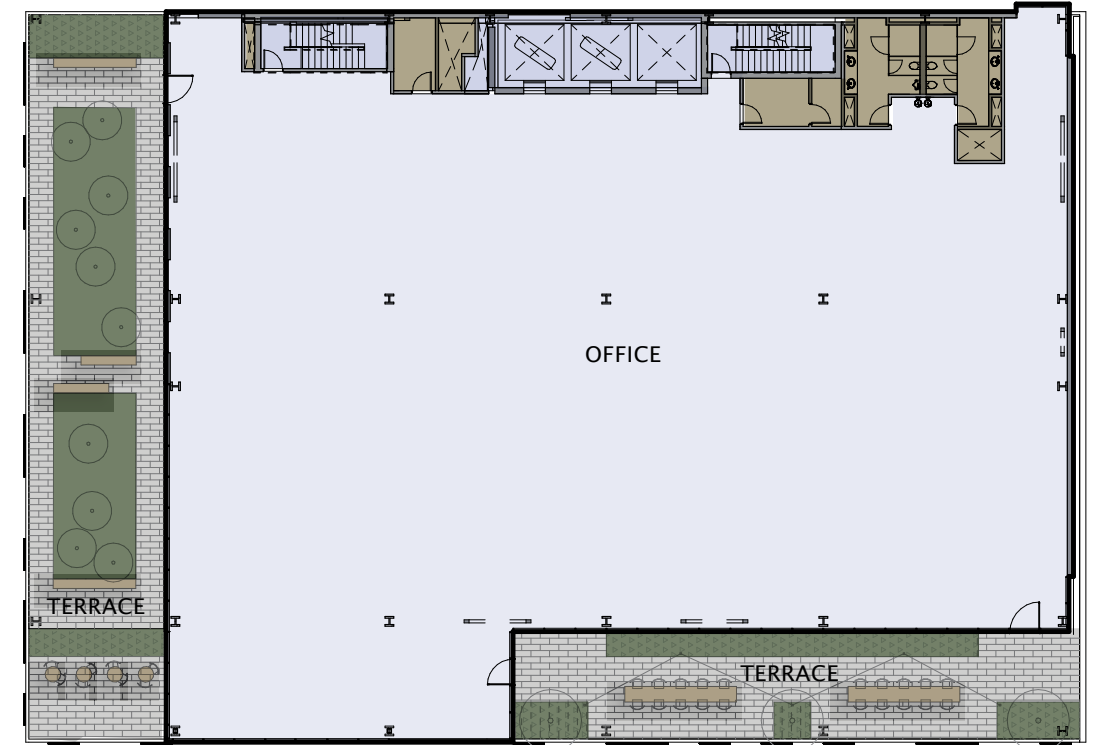




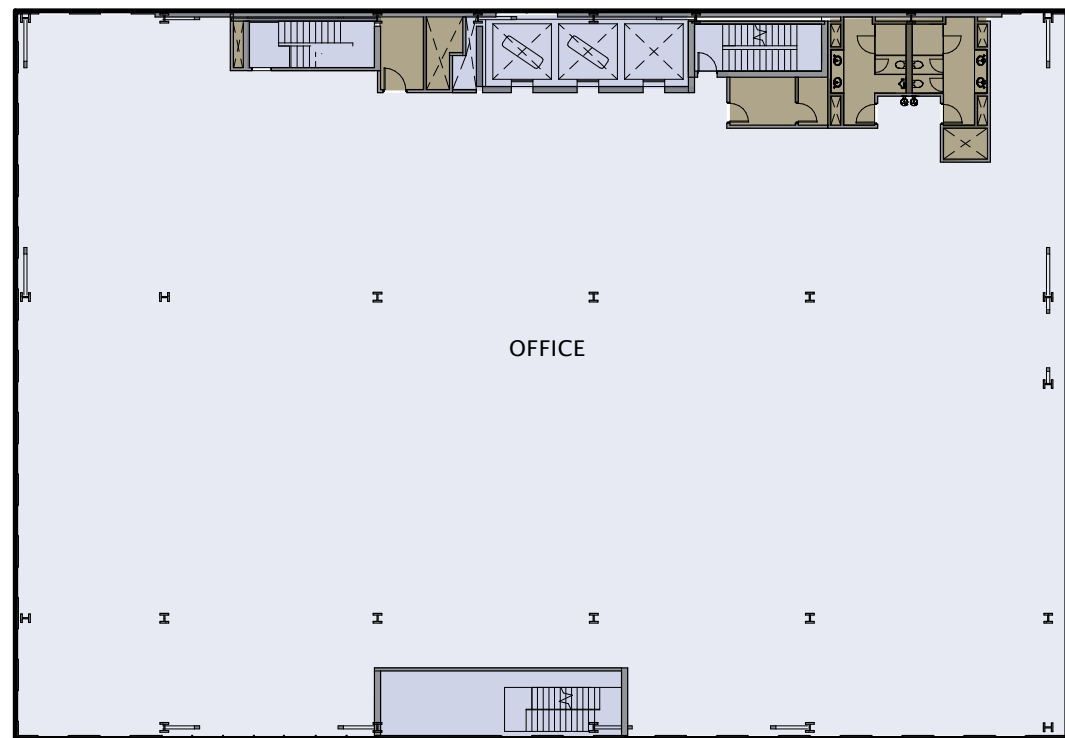
# PLANS



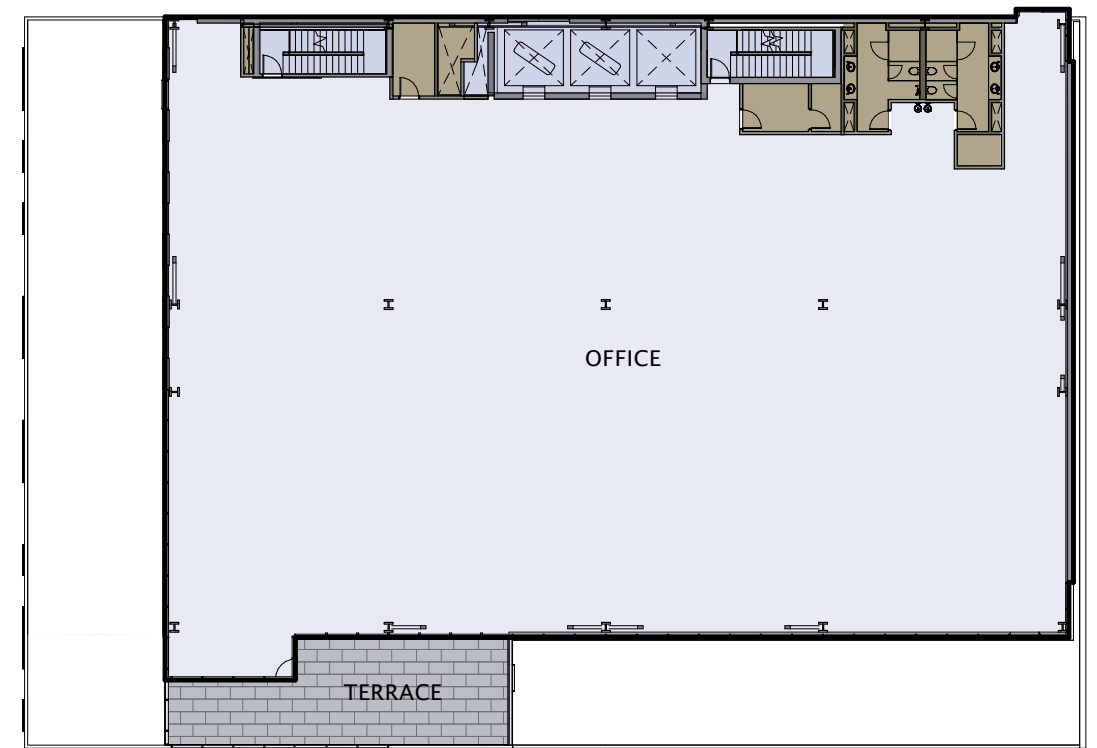
LEVEL 2 PLAN



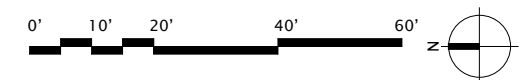
LEVEL 4 PLAN



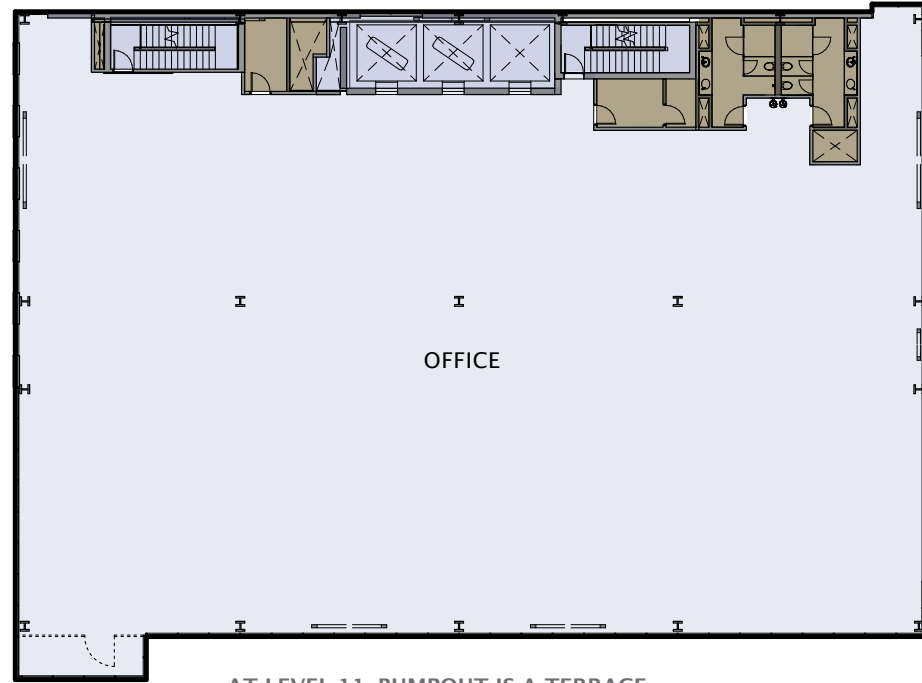
LEVEL 3 PLAN



LEVEL 5 PLAN

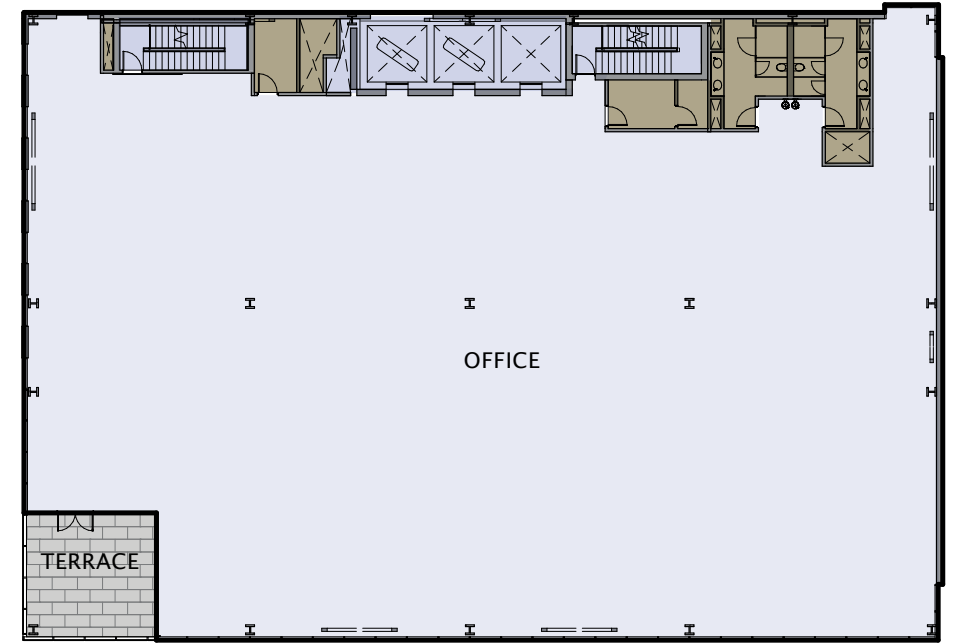




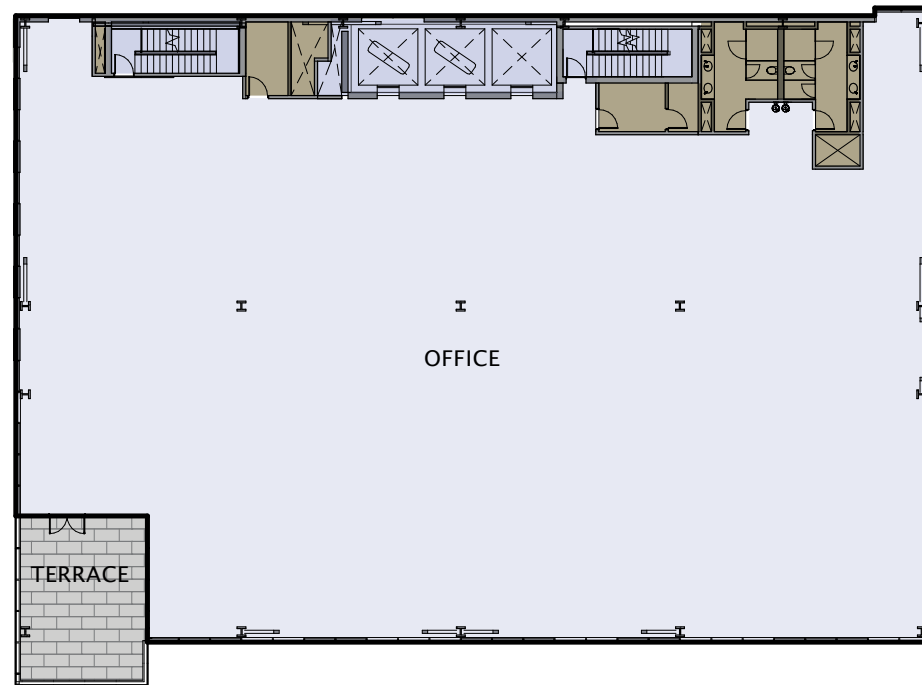


AT LEVEL 11, BUMPOUT IS A TERRACE

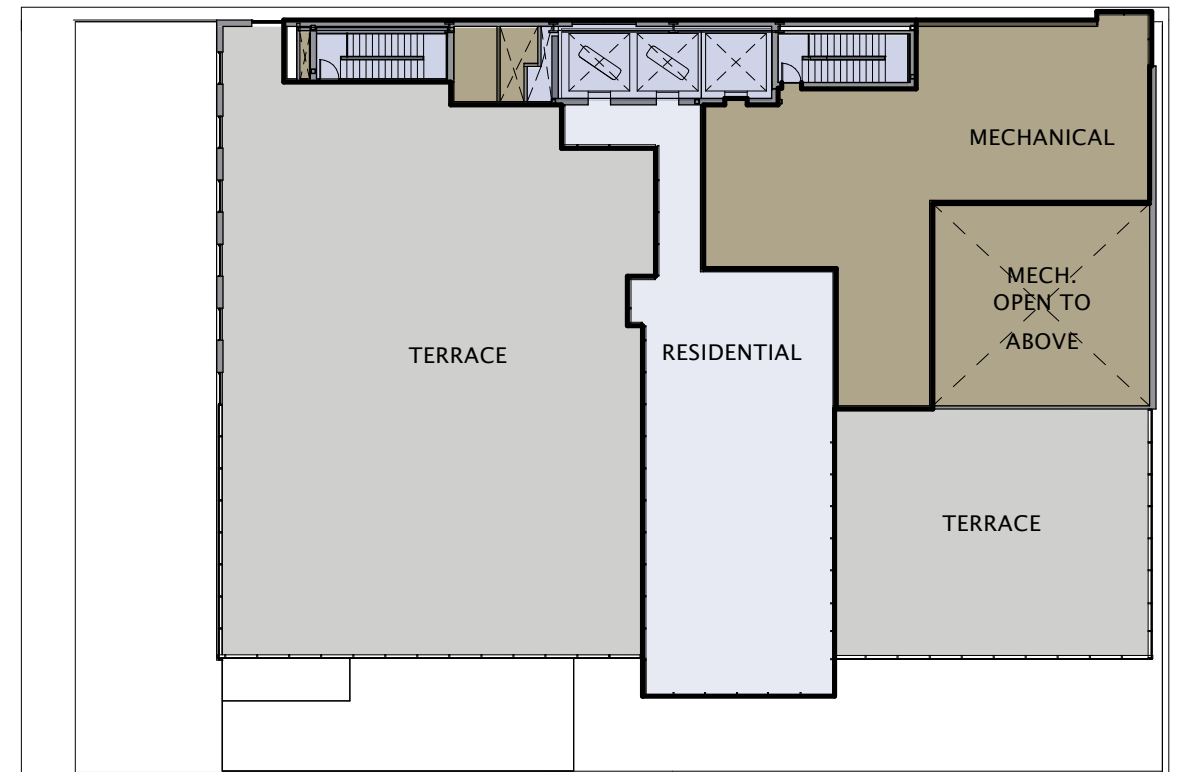
LEVEL 6, 9, 10 & 11 PLAN



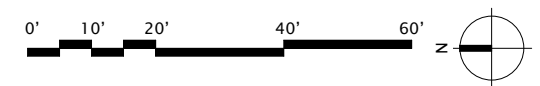
LEVEL 8 PLAN



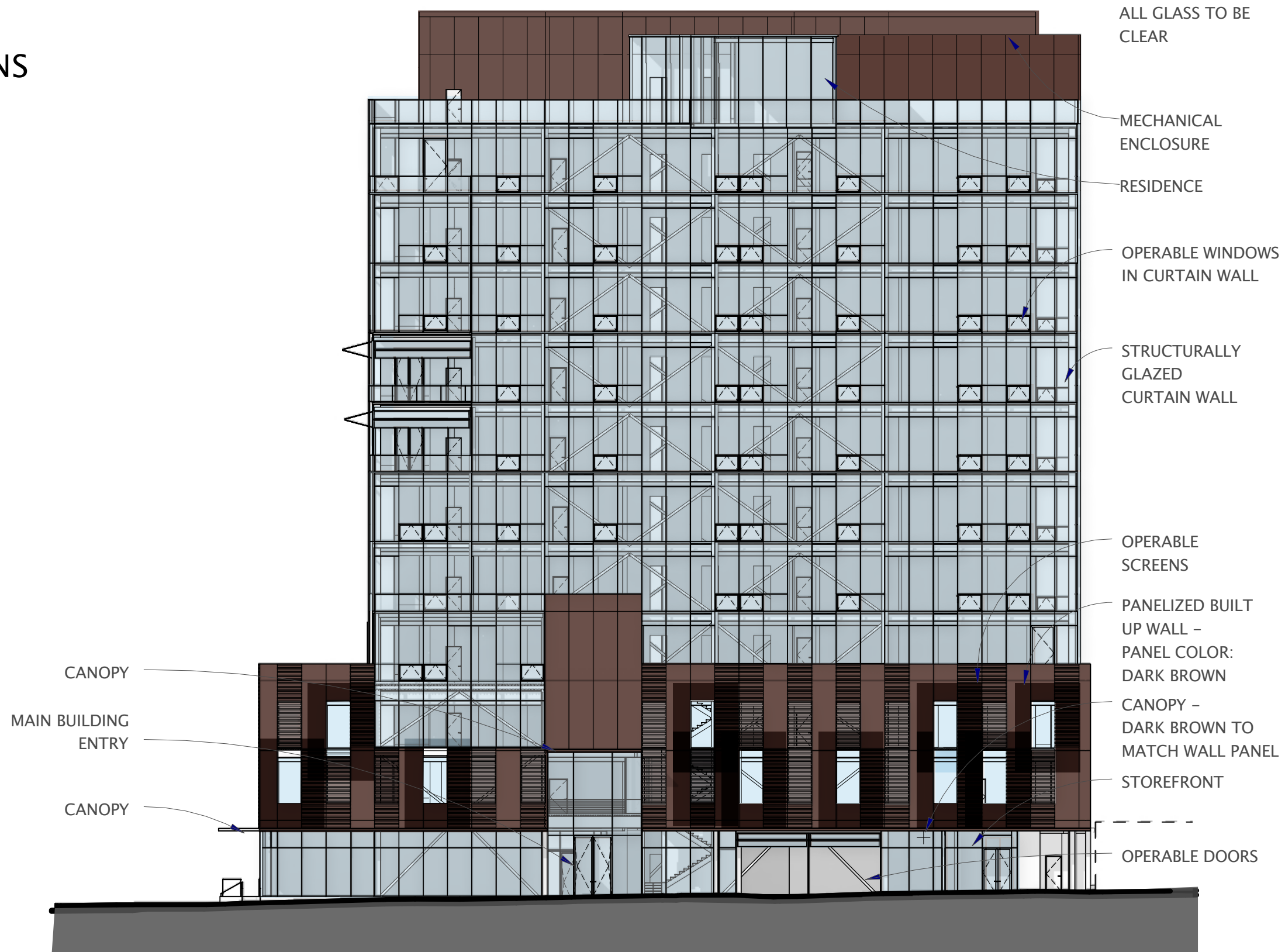
LEVEL 7 PLAN



LEVEL 12 PENTHOUSE PLAN



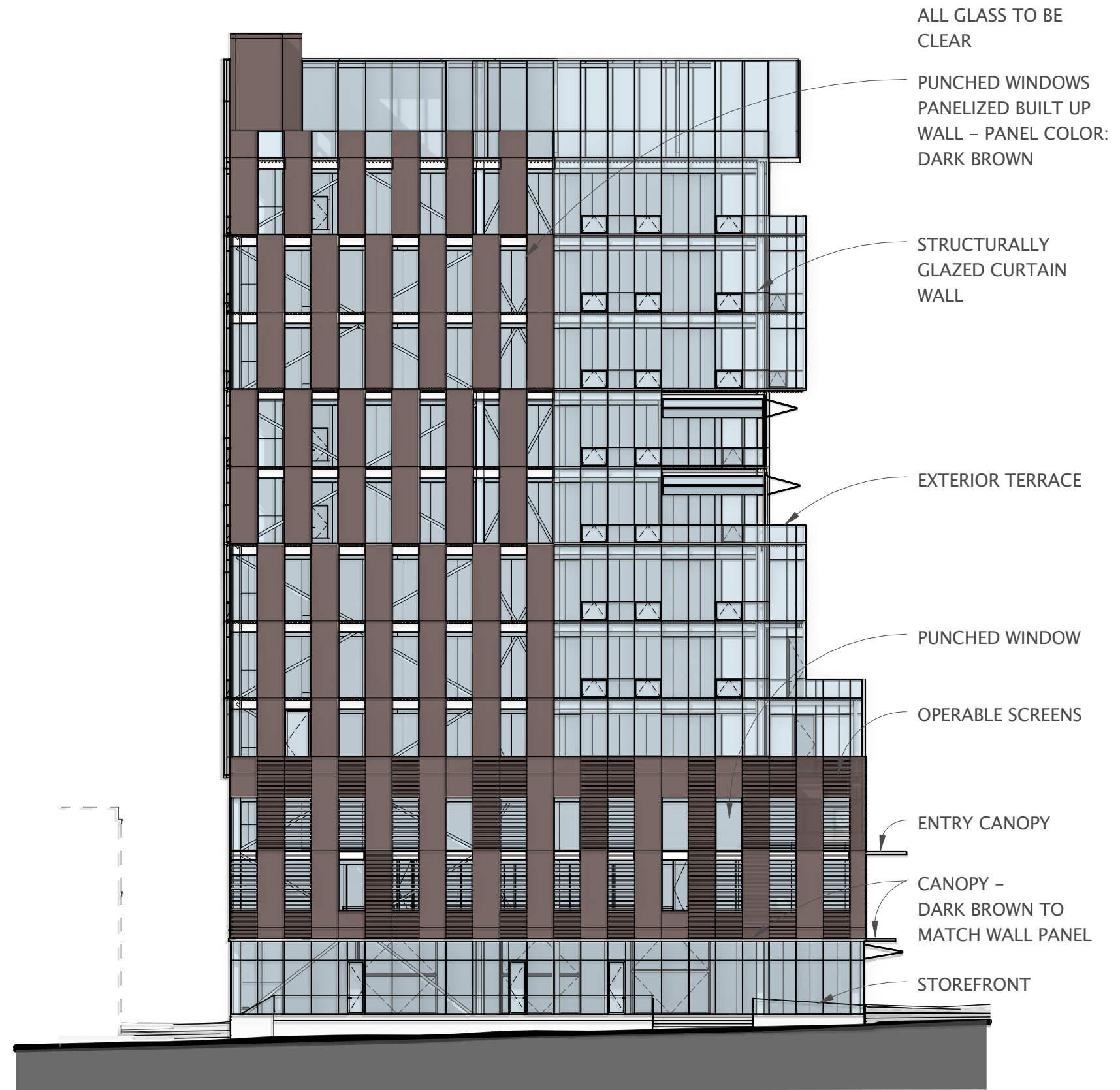
# ELEVATIONS



**WEST ELEVATION**

SCALE: 1" = 20'-0"

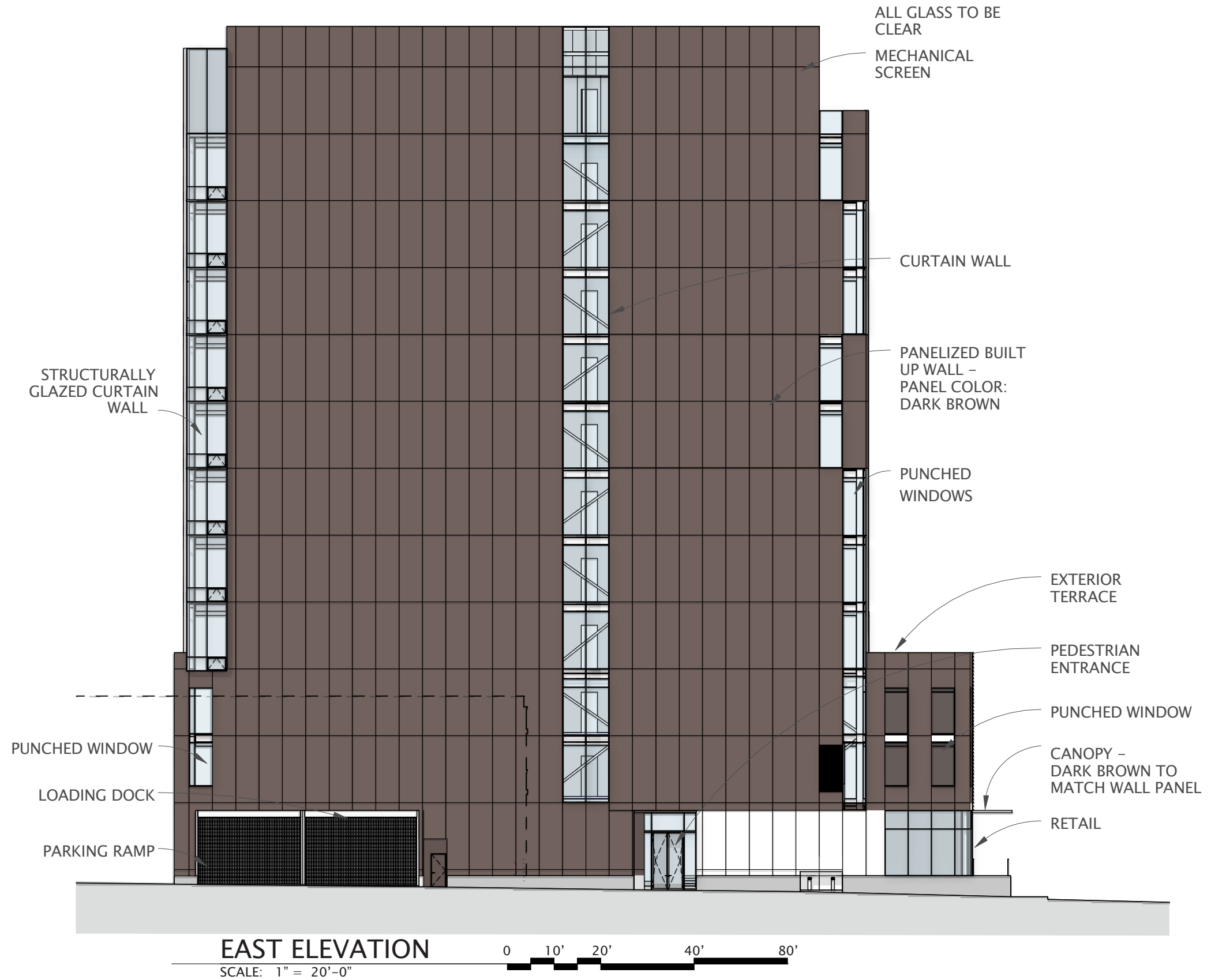


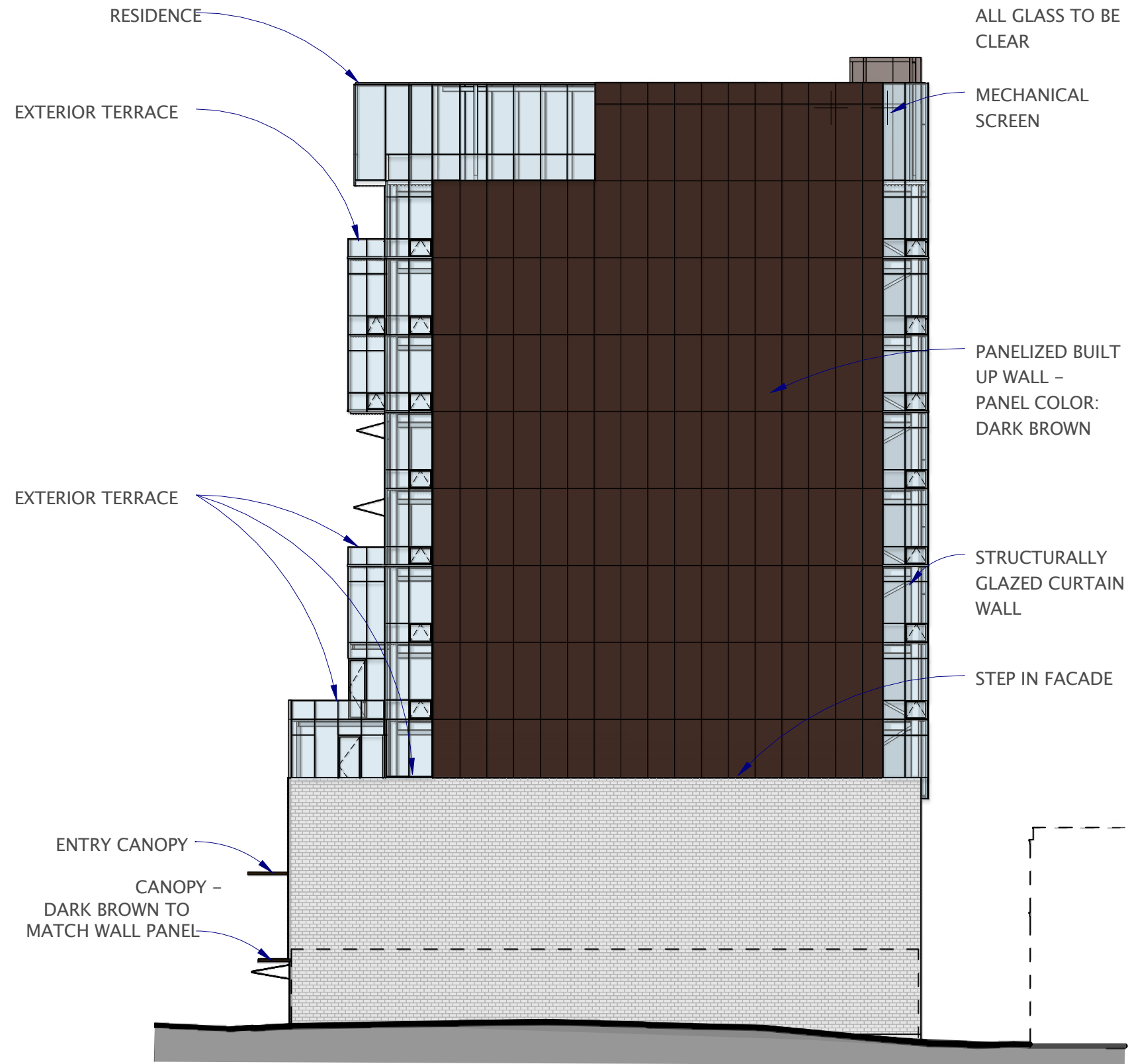


**NORTH ELEVATION**

SCALE: 1" = 20'-0"





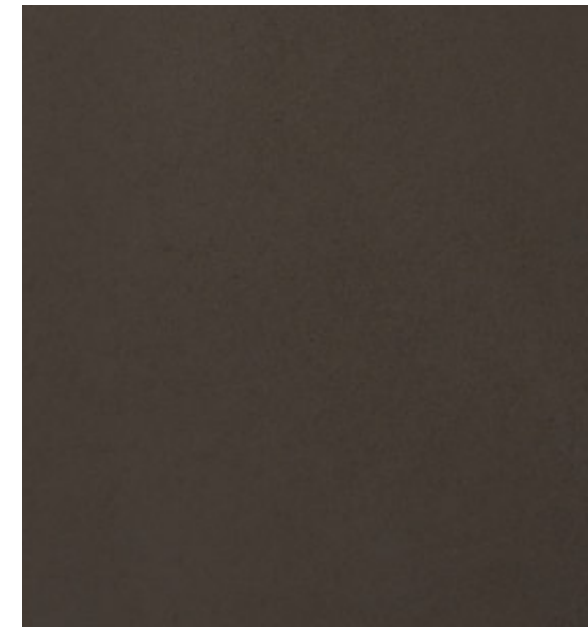
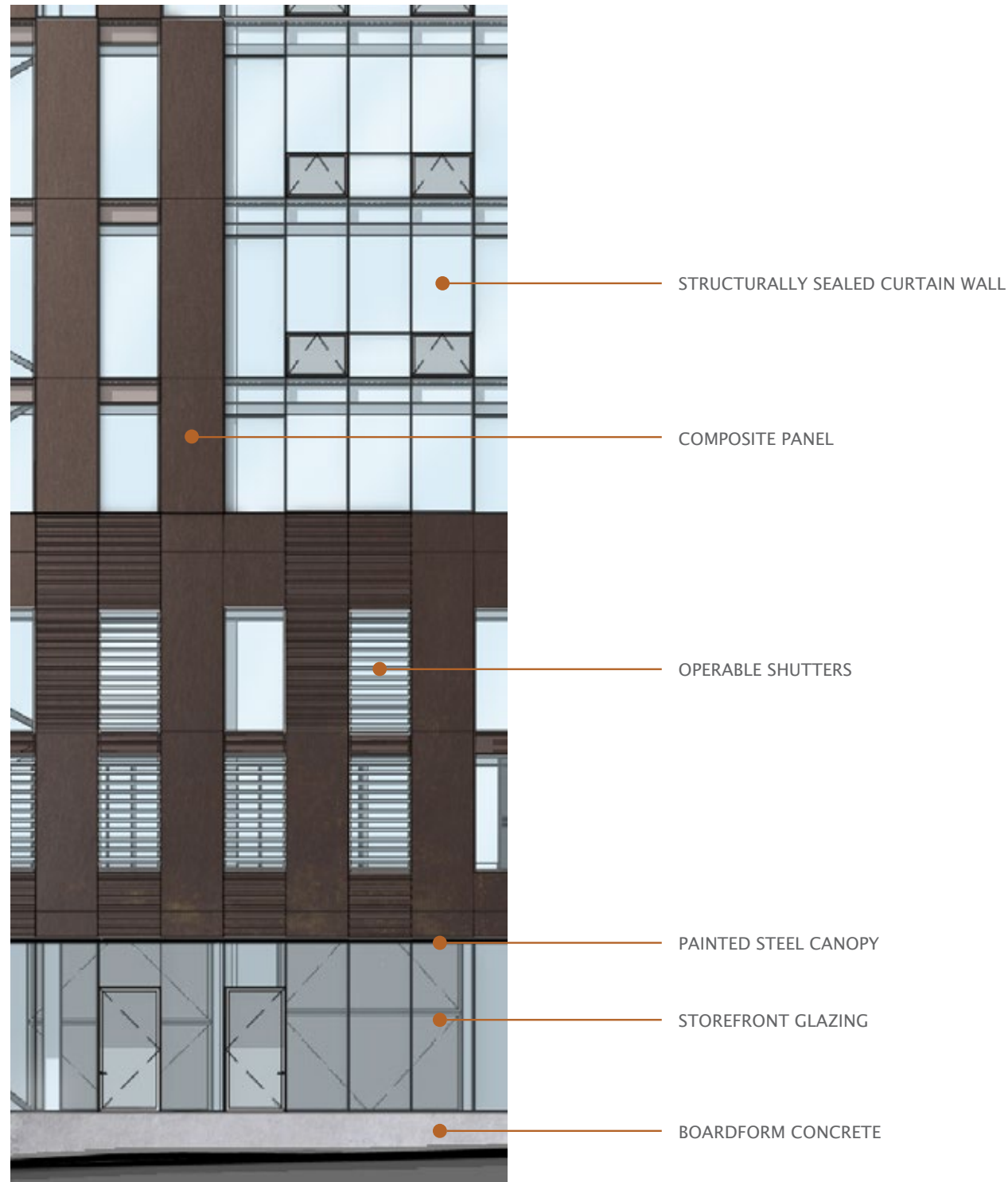


**SOUTH ELEVATION**

SCALE: 1" = 20'-0"



# MATERIAL



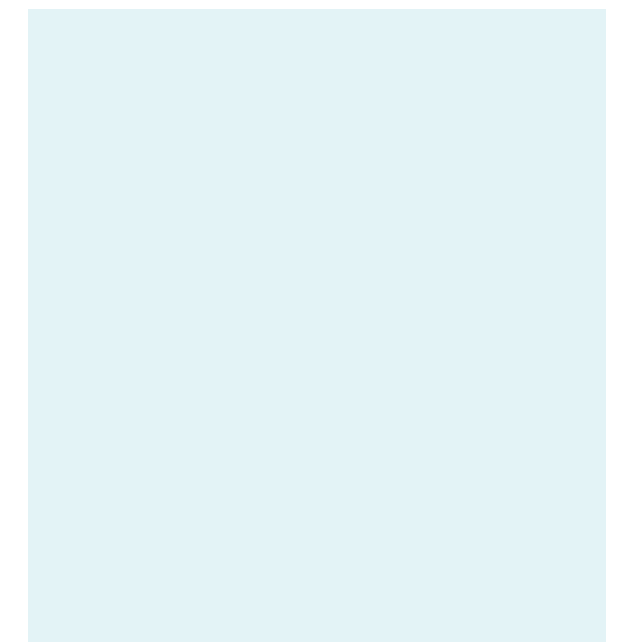
COMPOSITE PANEL



PAINTED STEEL



CONCRETE



CLEAR GLAZING

# MATERIAL

## PODIUM MATERIALS

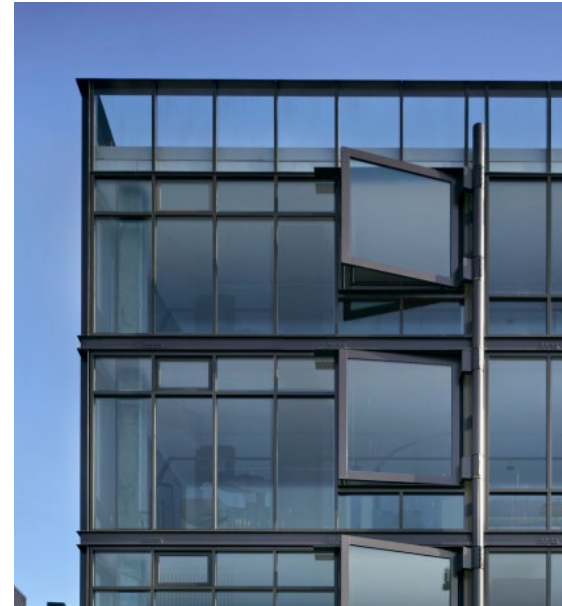


METAL CANOPY



SCREENING AT PODIUM

## TOWER MATERIALS



CURTAIN WALL



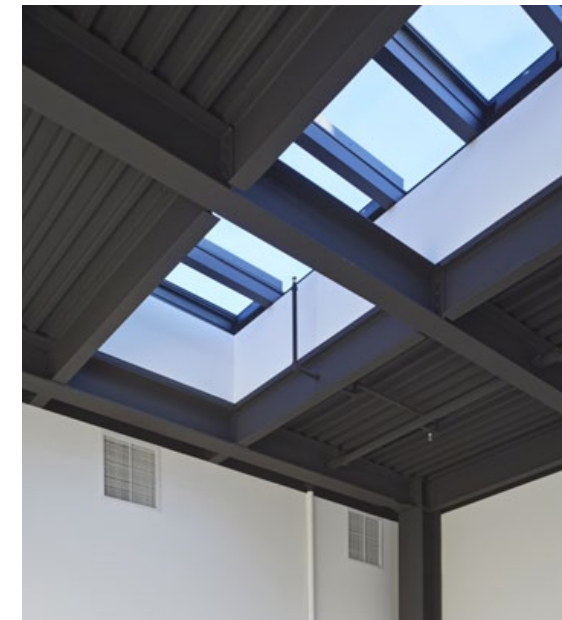
CURTAIN WALL



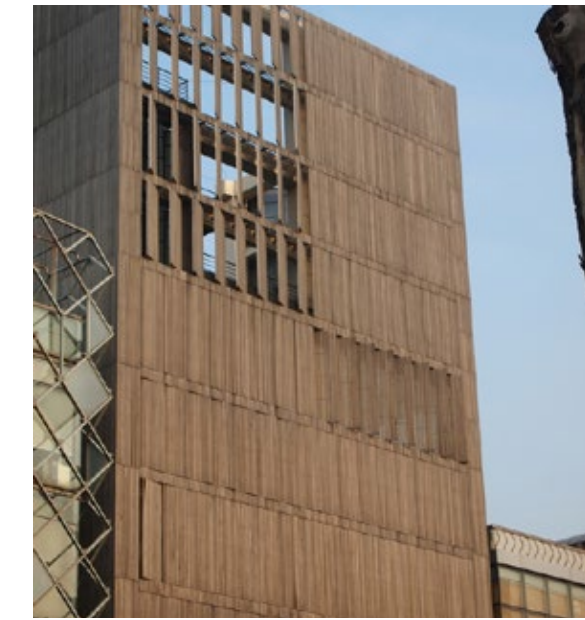
CONCRETE AT PLANTERS AND SIDEWALK



METAL AT STOREFRONT

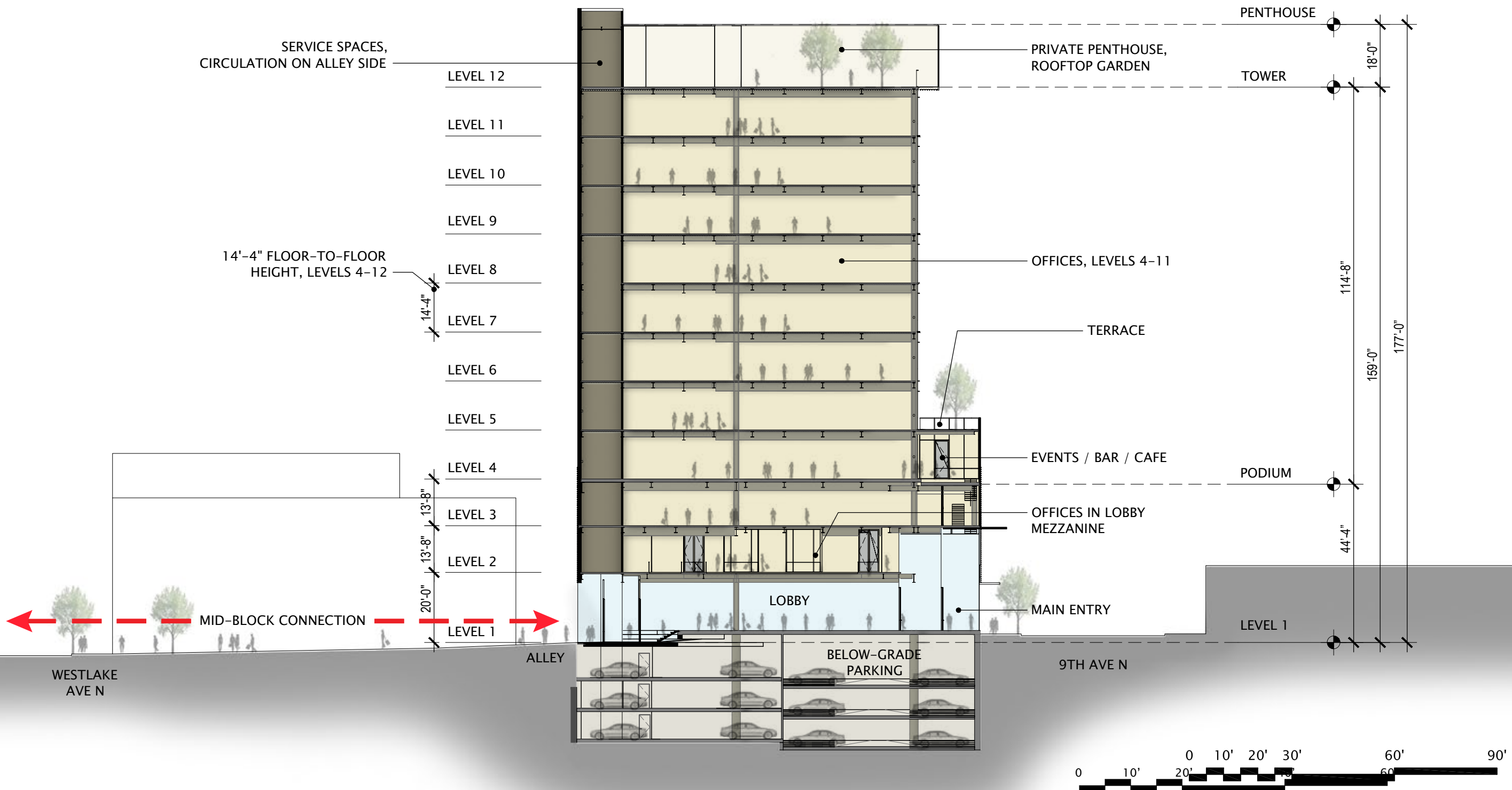


METAL STRUCTURE

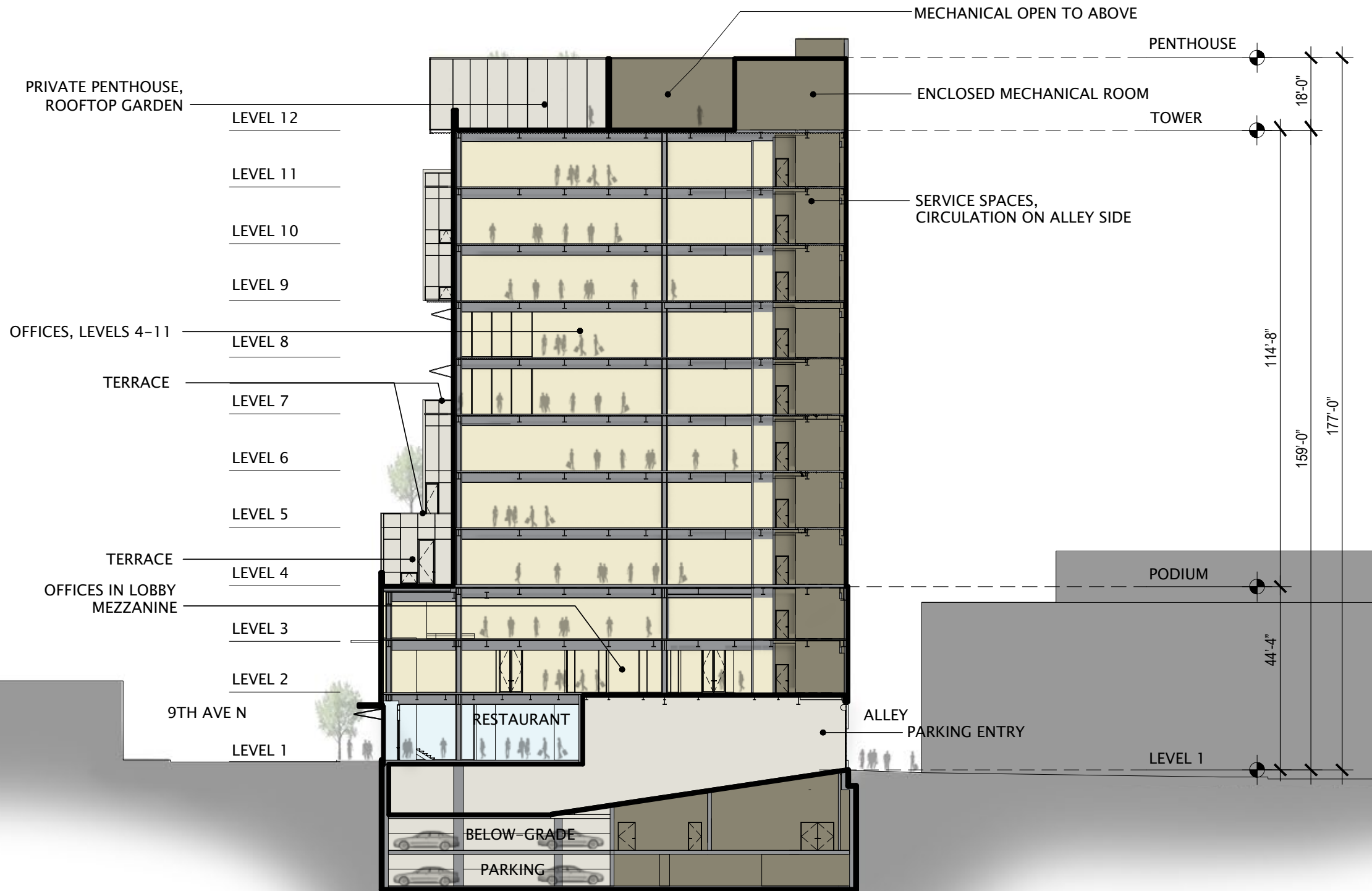


COMPOSITE PANELS

# SECTIONS







## DESIGN INTENT

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, shops, and residences that will inhabit it over time. It will be these uses that activate the neighborhood and make the project an interesting gathering 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 have been chosen based on their performance as well as their ability to age gracefully over time. The design anticipates the fact that some elements may be renovated and re-imagined over the longer life of the structure. Indoor and outdoor relationships will be rich and varied through the use of transitional spaces such as operable store fronts, 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, active sidewalks, and numerous 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.

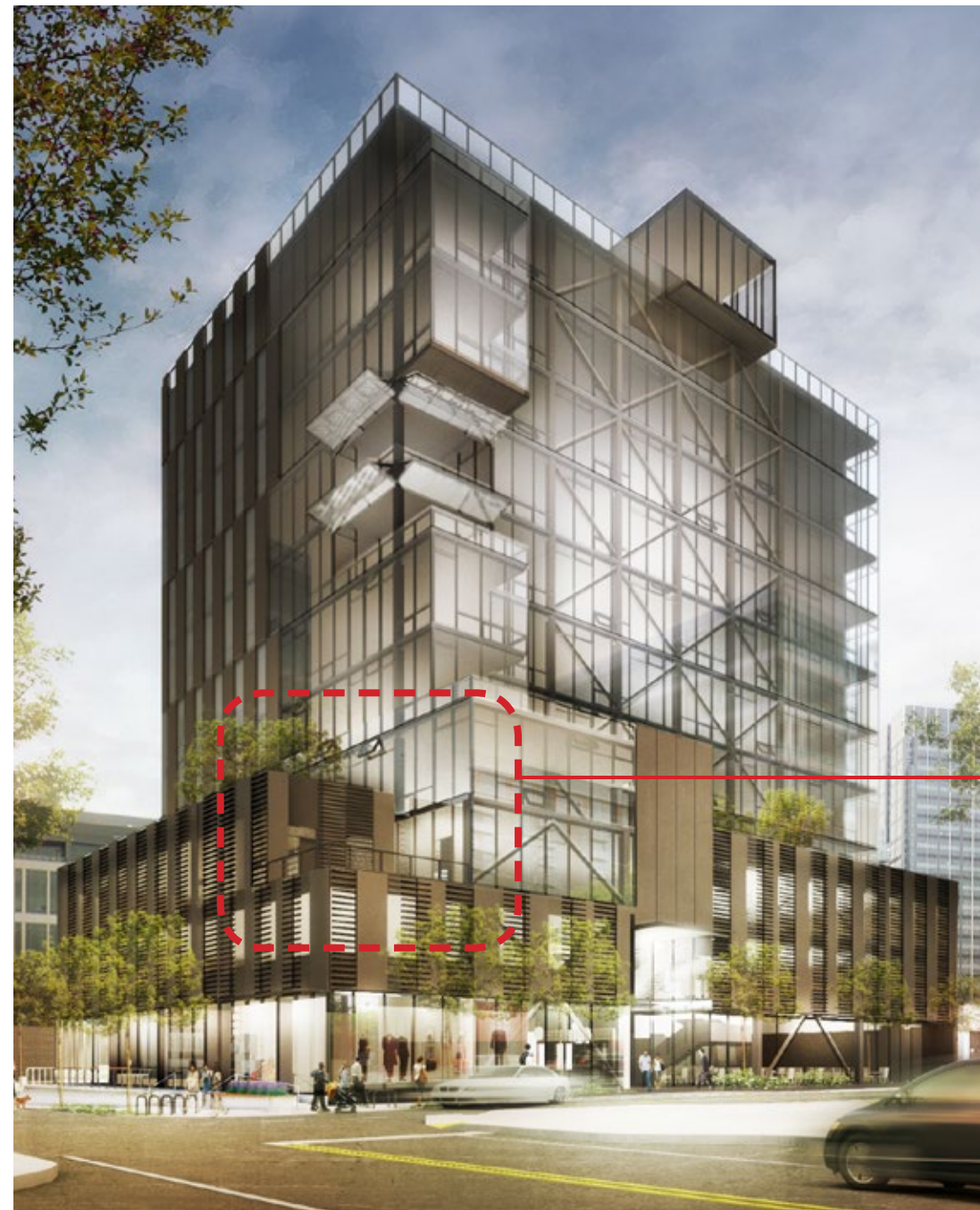
The upper floors of the building will be articulated to maximize views, light, and air for users. In doing so, the building's orientation and configuration also anticipates future development and maintains distances and setbacks to allow similar benefits to other properties. The configuration of the 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.



# DESIGN ALTERNATIVE – POTENTIAL S.C.L. SETBACK REQUIREMENTS



AS PROPOSED



DESIGN ALTERNATIVE

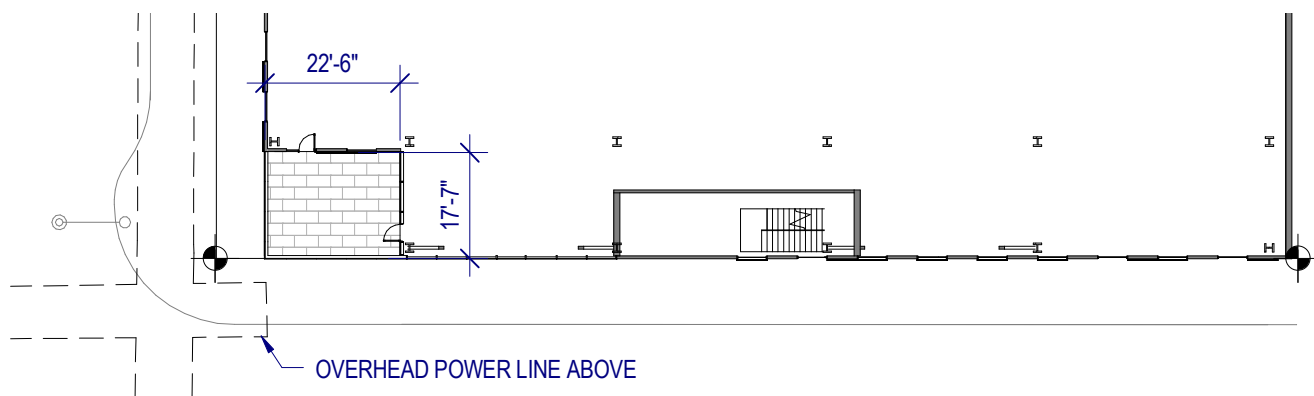


ENLARGED PERSPECTIVE OF POTENTIAL S.C.L. SETBACK IMPACTS

IN RESPONSE TO MUP CORRECTION 1 WITH SEATTLE CITY LIGHT,  
DATED MAY 16, 2014:

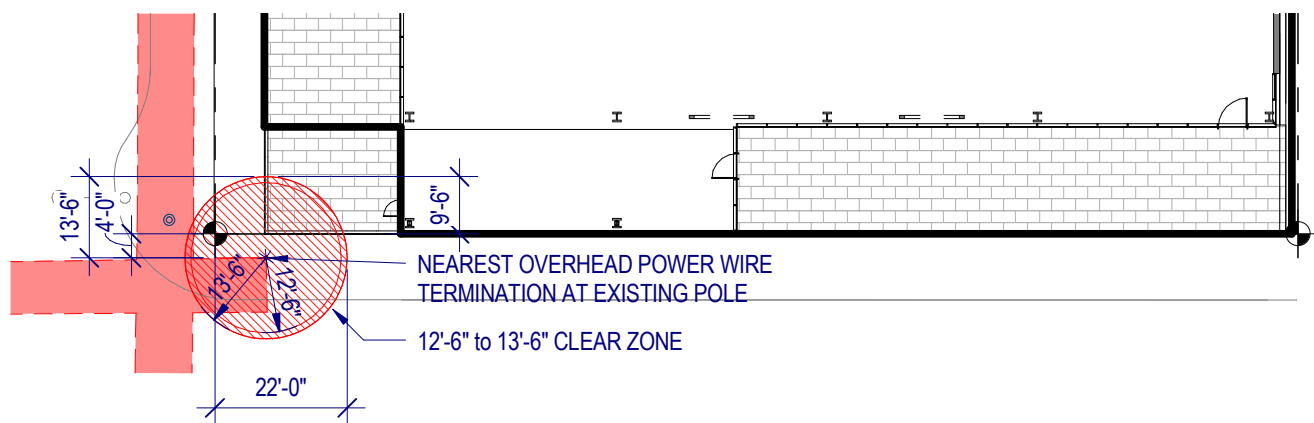
CORRECTION 1:

Minimum clearance requirements are: 10 feet horizontally or 12.5 to 13.5 feet vertically depending on access to pedestrians. Additional clearance is recommended to allow for regular building maintenance such as window washing activities.



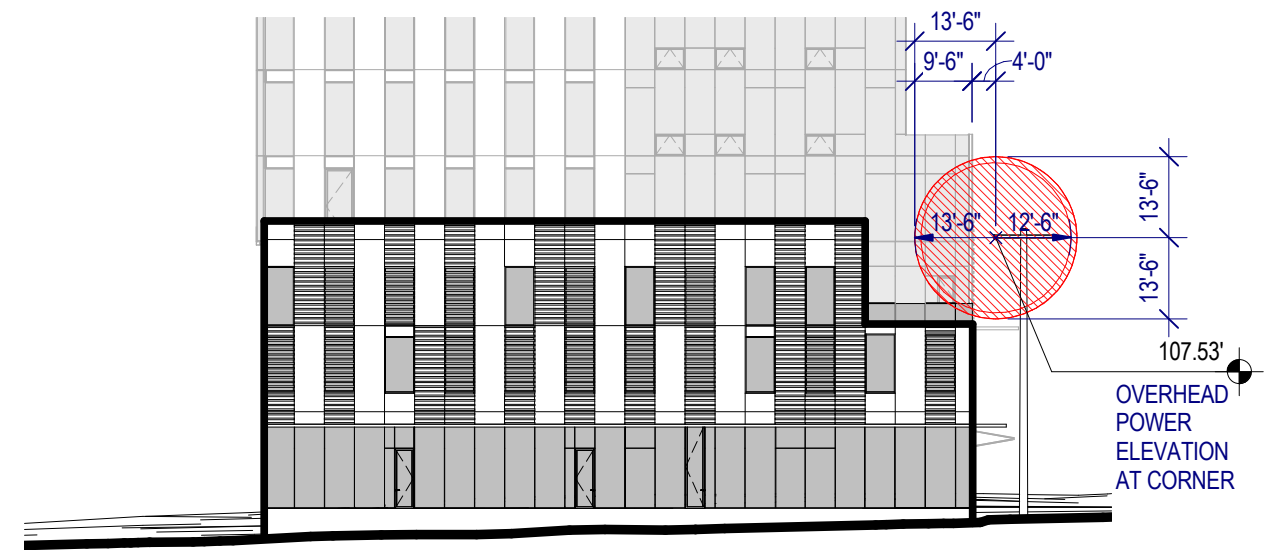
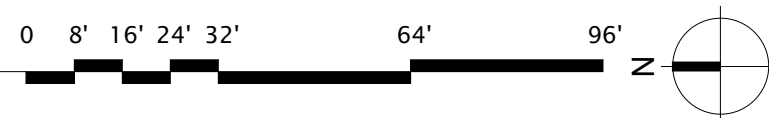
Level 3 Plan

SCALE: 1/32" = 1'-0"



Level 4 Plan

SCALE: 1/32" = 1'-0"



North Elevation

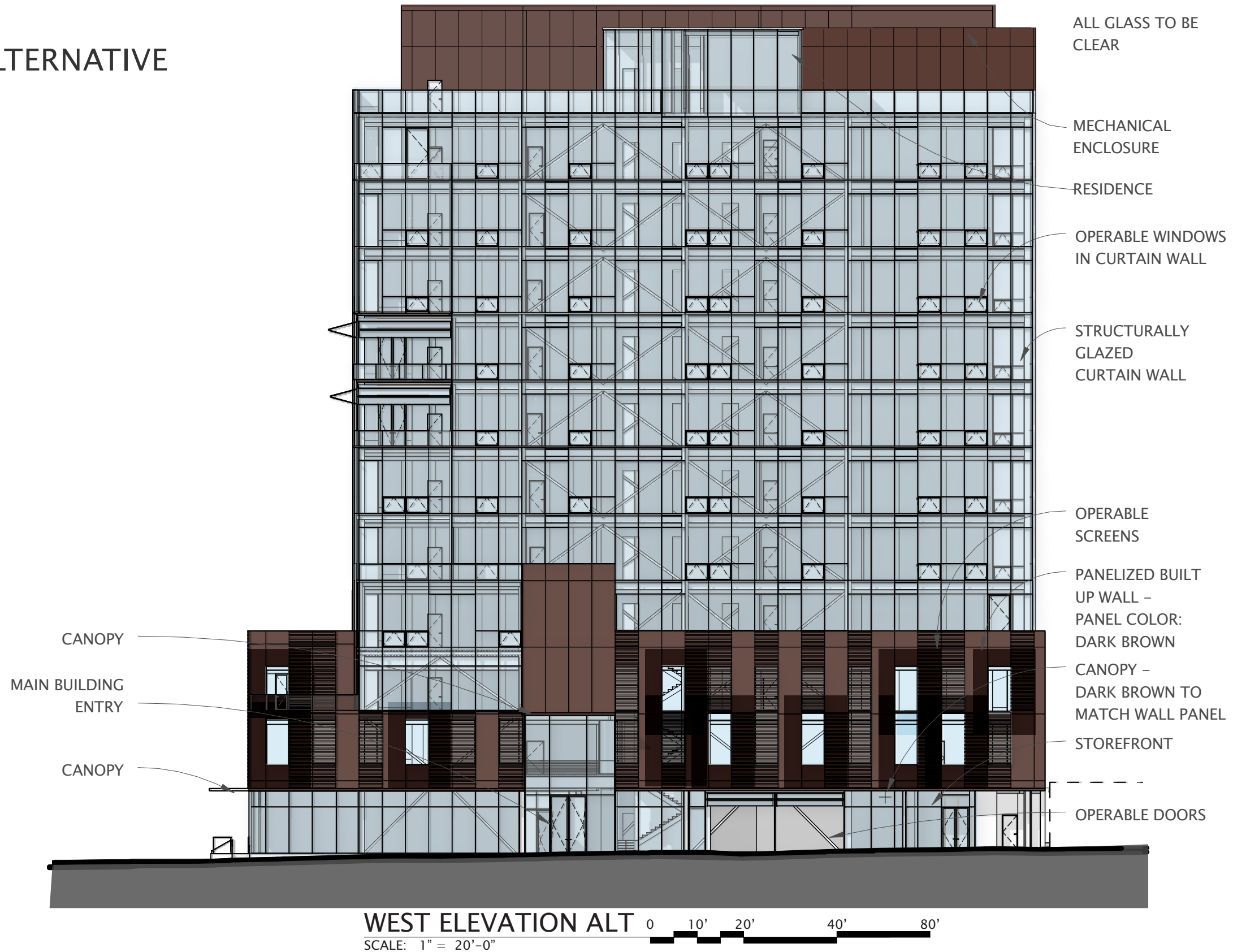
SCALE: 1/32" = 1'-0"



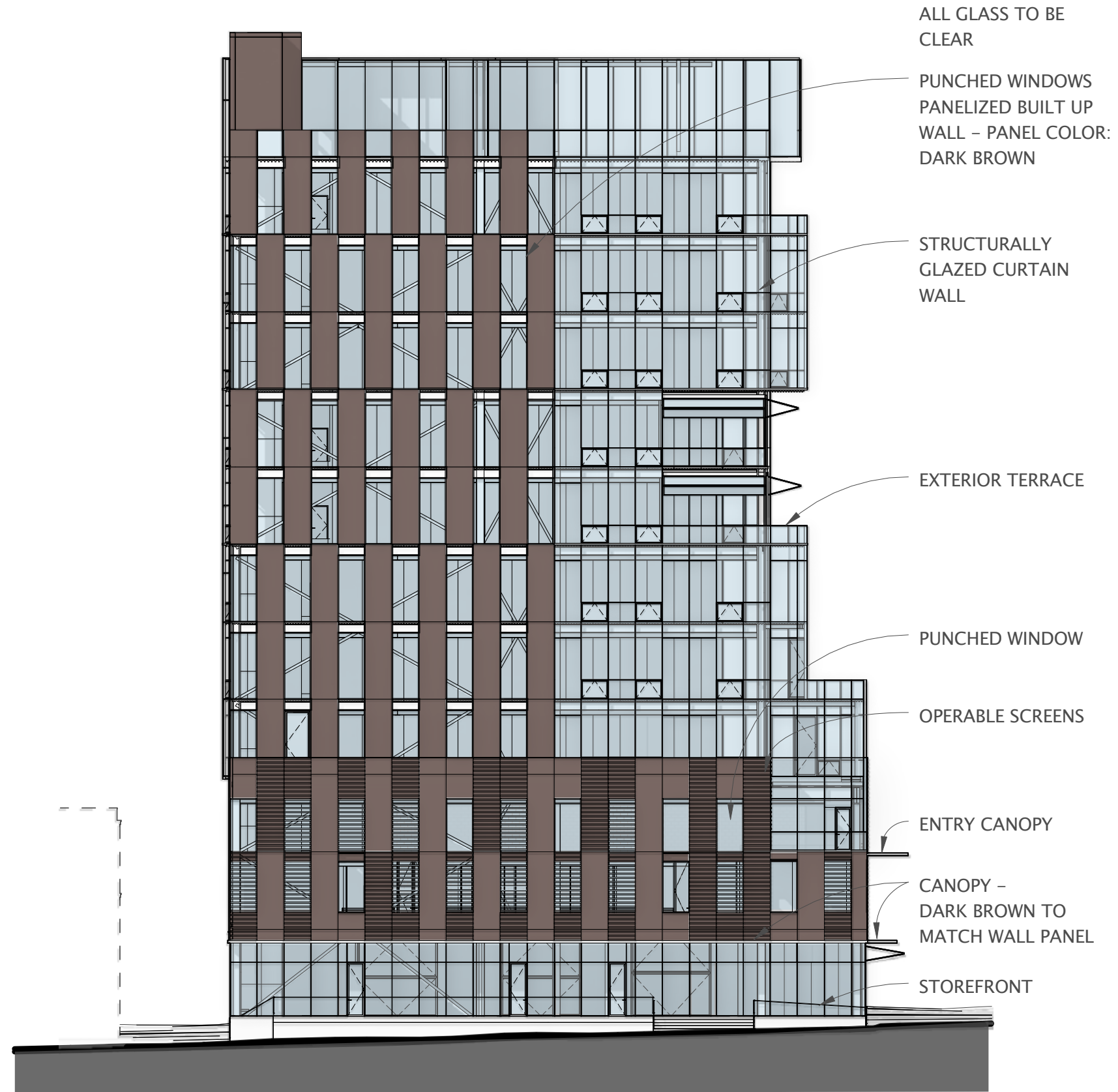
West Elevation

SCALE: 1/32" = 1'-0"

# DESIGN ALTERNATIVE



# DESIGN ALTERNATIVE

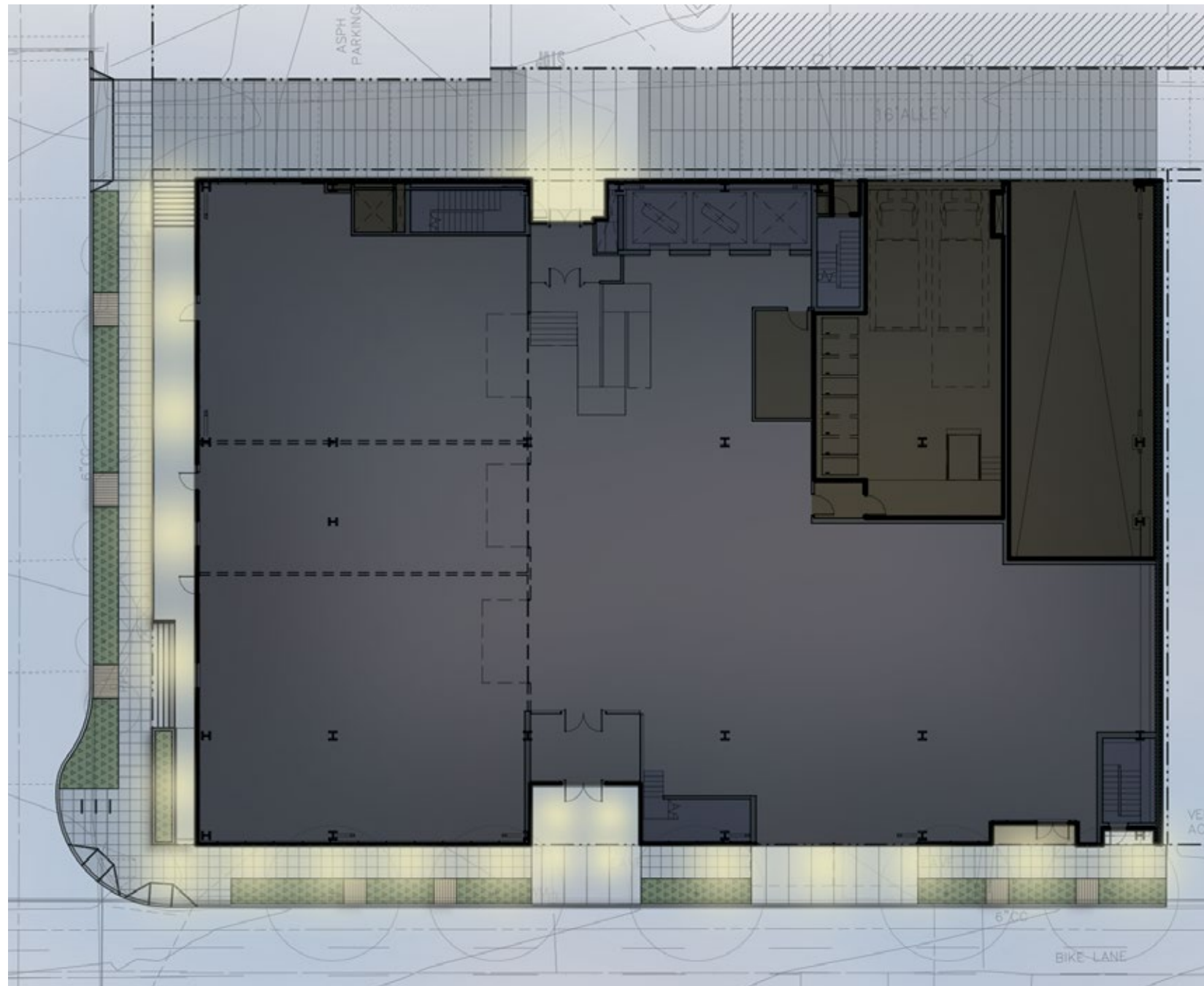


## NORTH ELEVATION

SCALE: 1" = 20'-0"

0 10' 20' 40' 80'

# LIGHTING AND SIGNAGE



LIGHTING PLAN



SIDEWALK LIGHTING FIXTURES



BOLLARDS LED LIGHTING





FACADE LIGHTING



WALL WASH



BUILDING ID



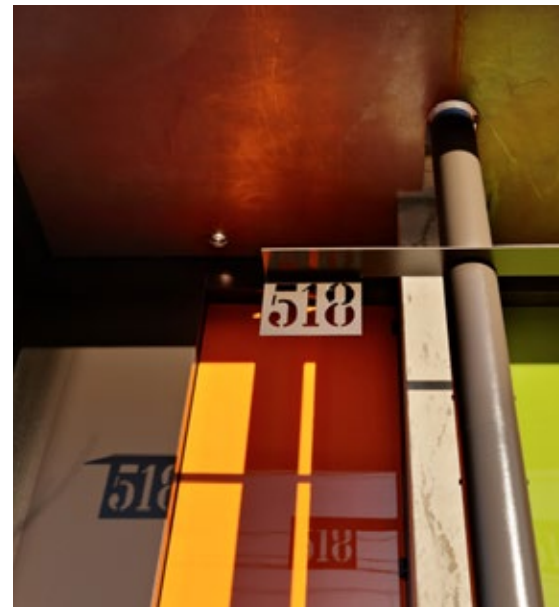
SIGNAGE BEHIND GLASS



FACADE LIGHTING



CANOPY WITH SIGNAGE

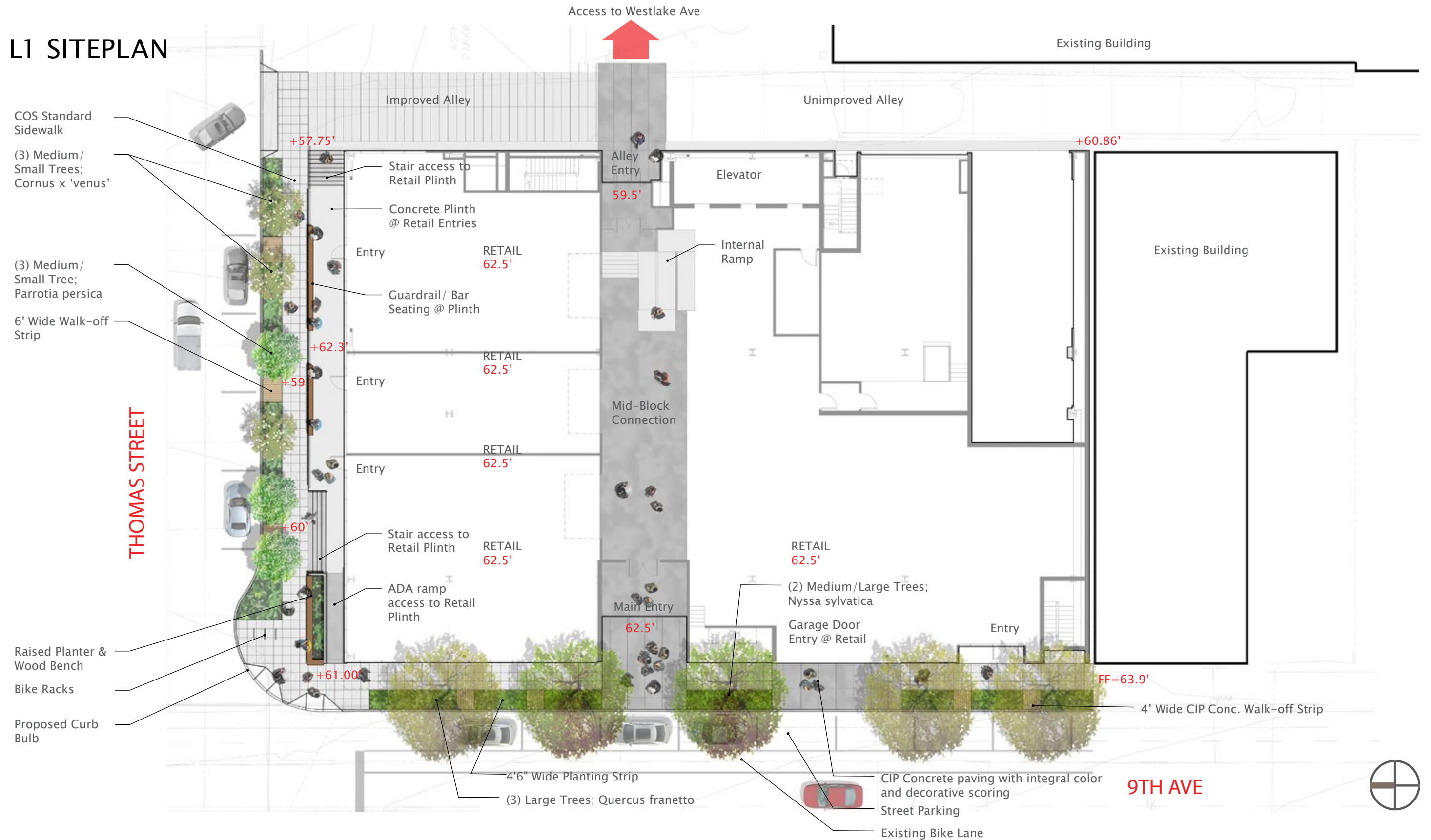


BLADE SIGNAGE



SIGNAGE ON GLASS

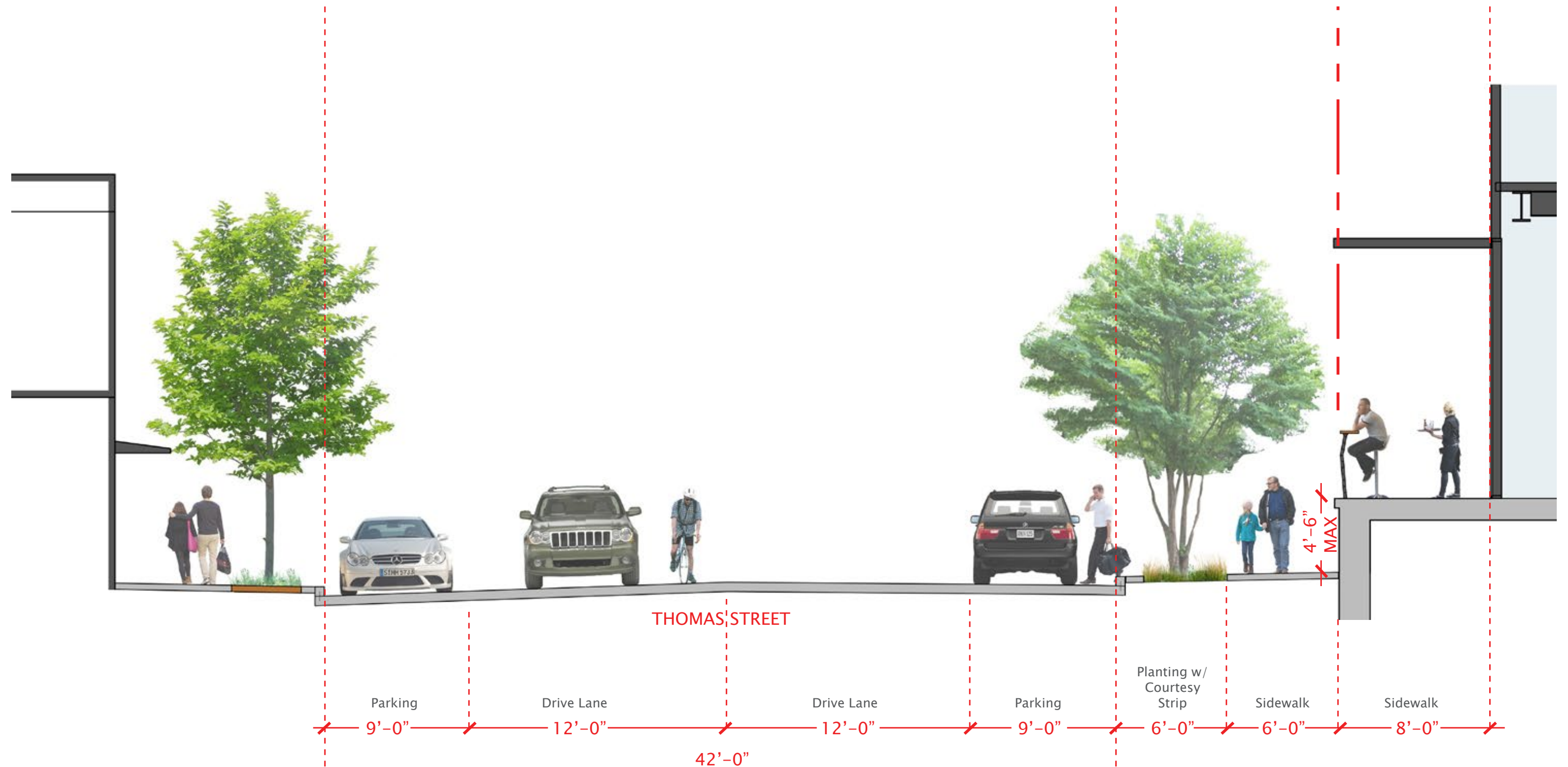
# L1 SITEPLAN



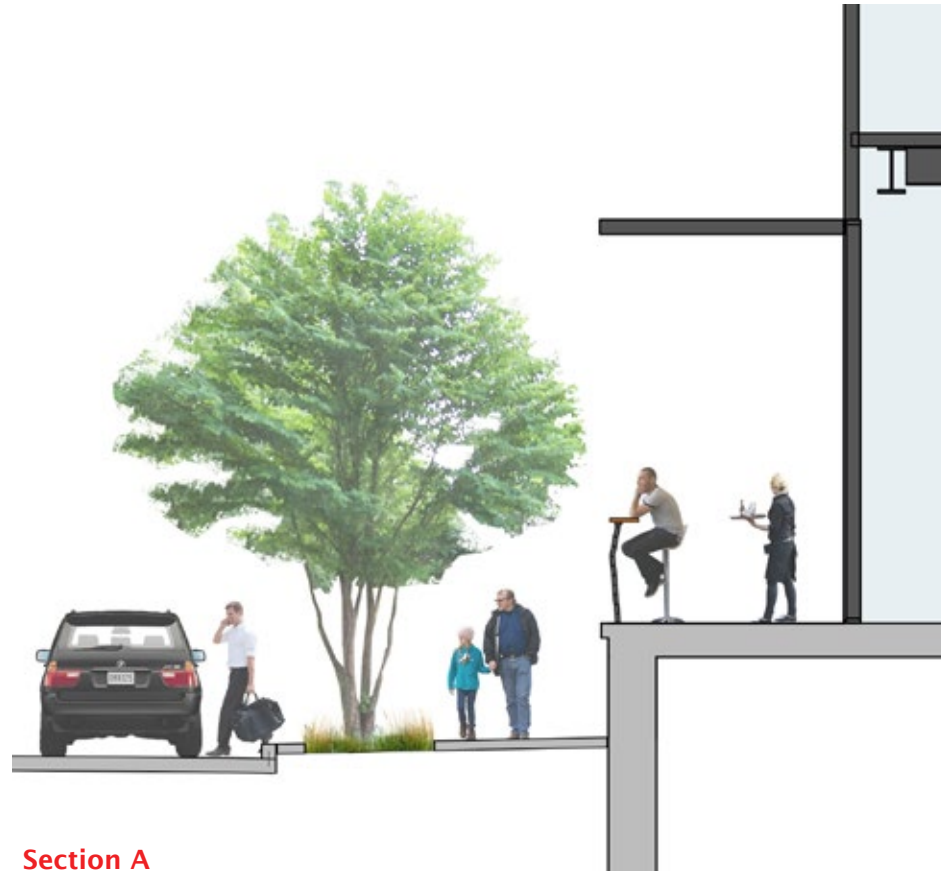
## VIEW OF THOMAS ST.



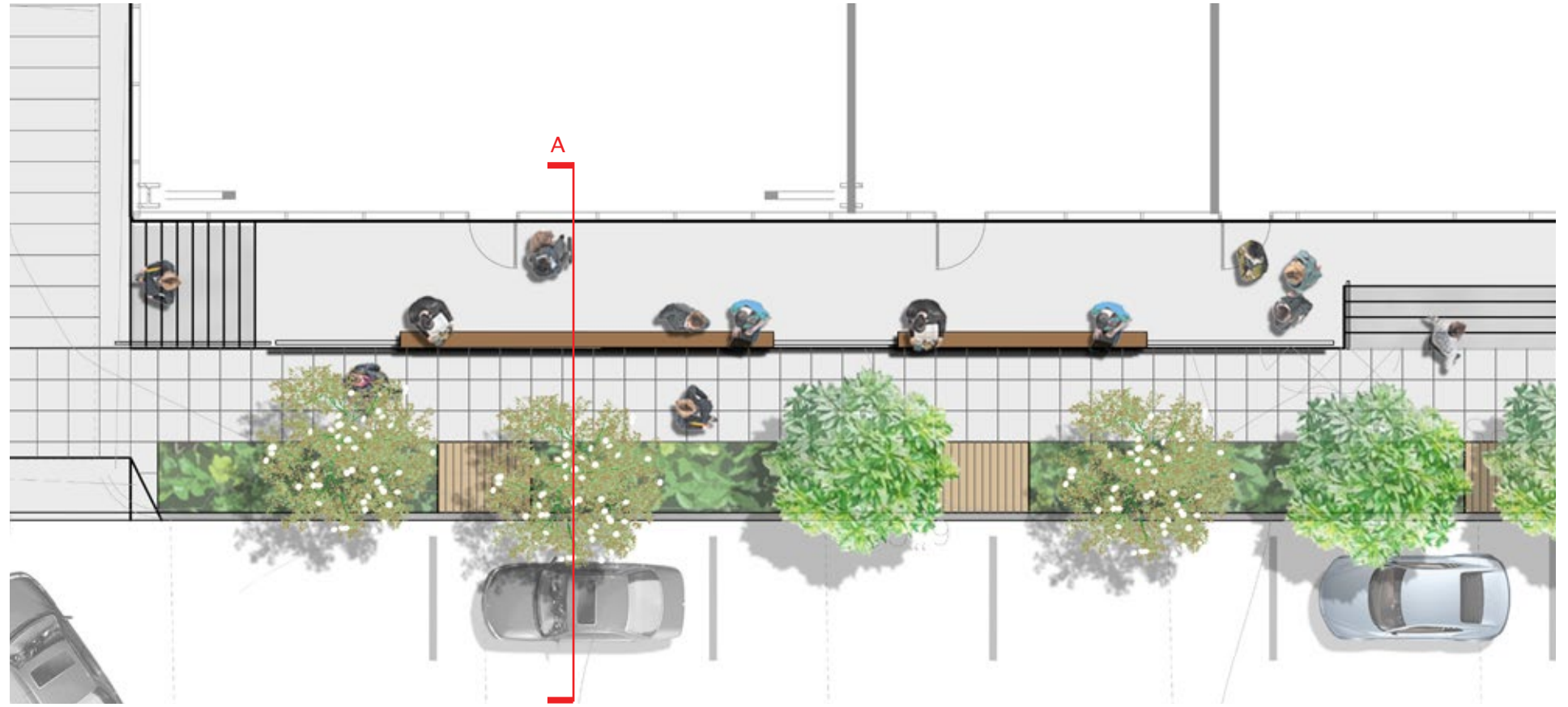
# THOMAS ST. SECTION



# THOMAS ST. MATERIALS



Section A



Bar Seating @ Plinth



Board-Formed Conc. Plinth Facade

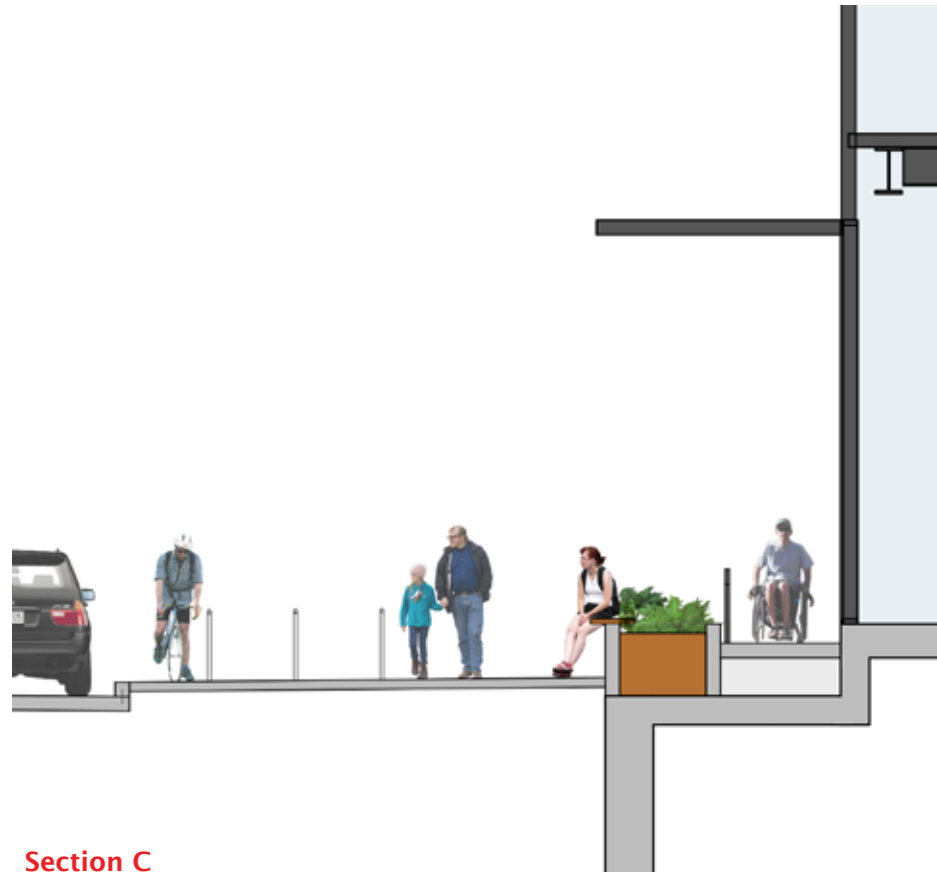


Wood Top @ Plinth Bar

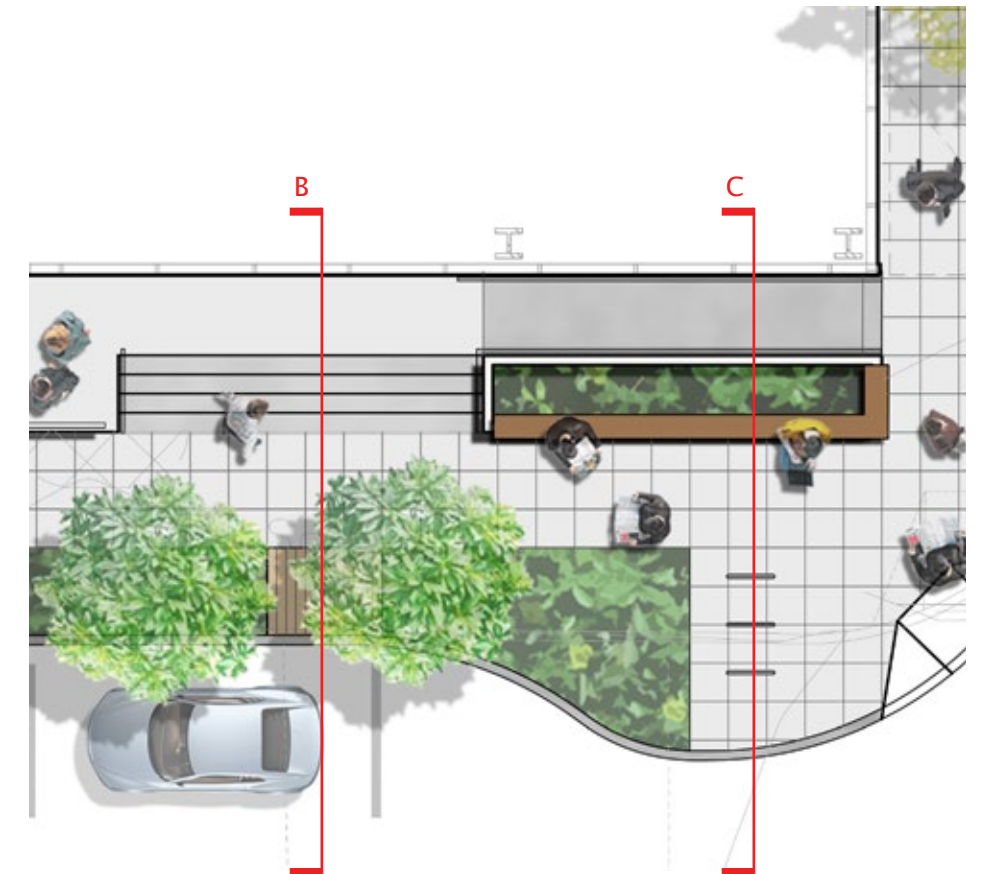
# THOMAS ST. MATERIALS.



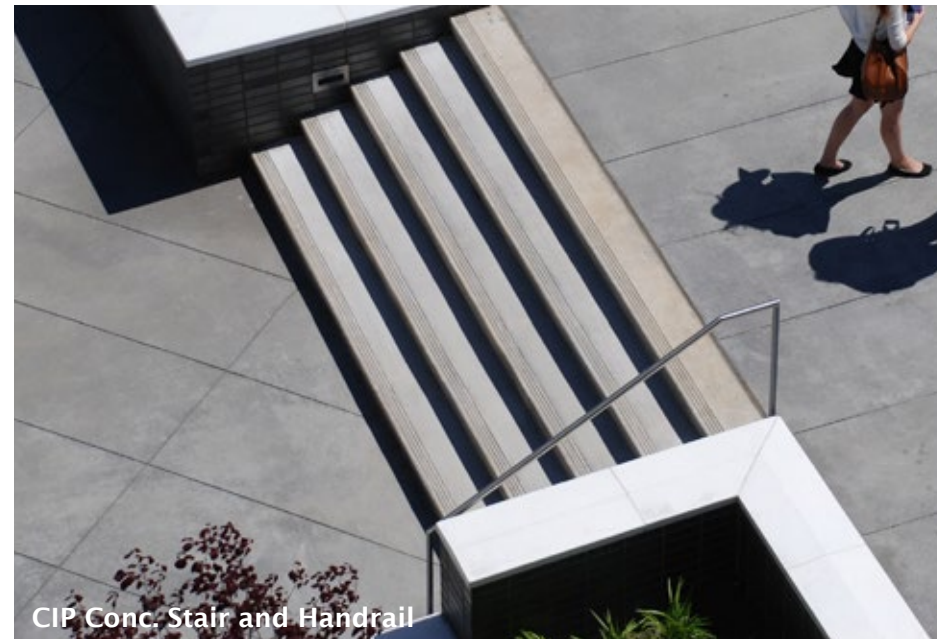
Section B



Section C



Bridge @ ROW Planter



CIP Conc. Stair and Handrail



Wood Top @ Planter Seat

## THOMAS ST. PLANTING PALETTE



CORNUS X VENUS



PARROTIA PERSICA



CAREX BLUE ZINGER



ASARUM SPLENDENS



POLYSTICHUM LOBATUM



DRYOPTERIS ERYTHROSARA



PARAHEBE PERFOLIATA



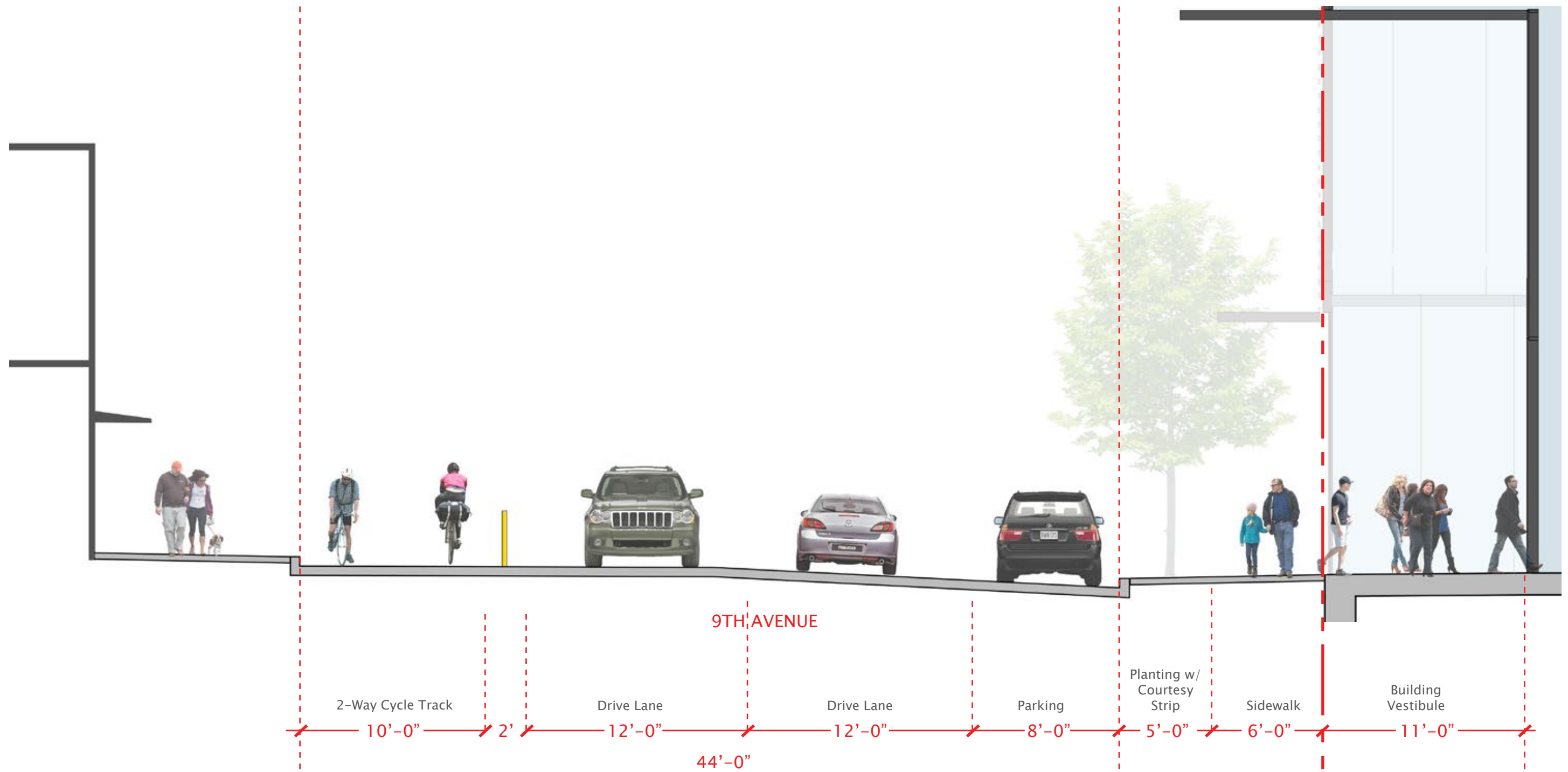
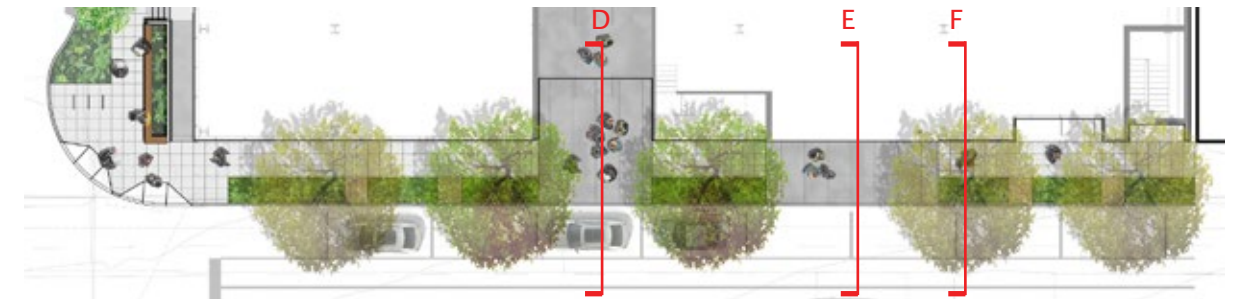
TRICYRTIS FORMOSA

## VIEW OF 9TH AVE





# 9TH AVE SECTION



# 9TH AVE MATERIALS



Section D



Walk-Off Path



Colored Concrete @ Entryways



Public Mid Block Passage

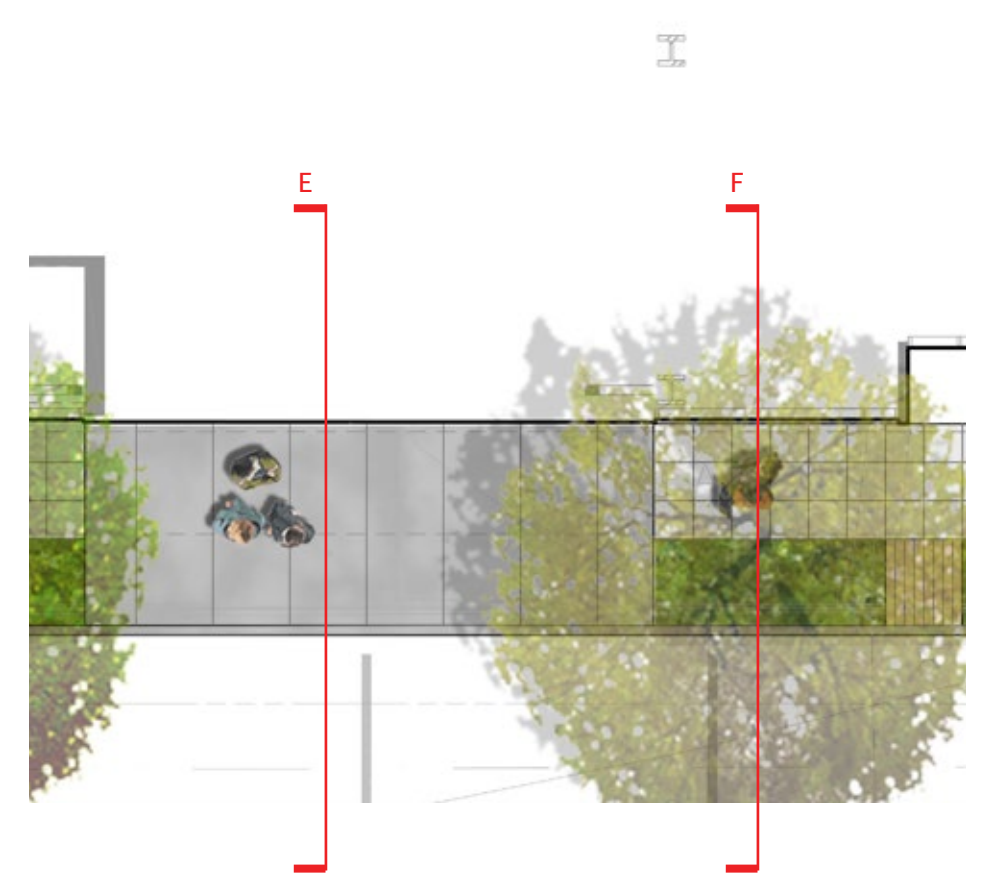
# 9TH AVE MATERIALS



Section E



Section F



Lighted Element in ROW



Seating @ Roll-up Door

## 9TH AVE. PLANTING PALETTE



QUERCUS FRAINETTO



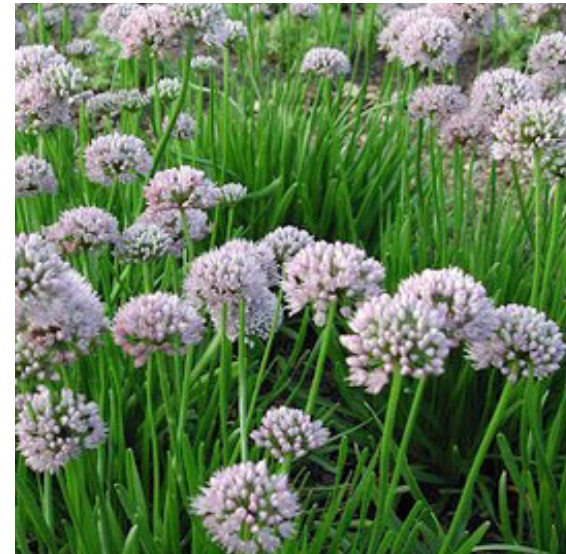
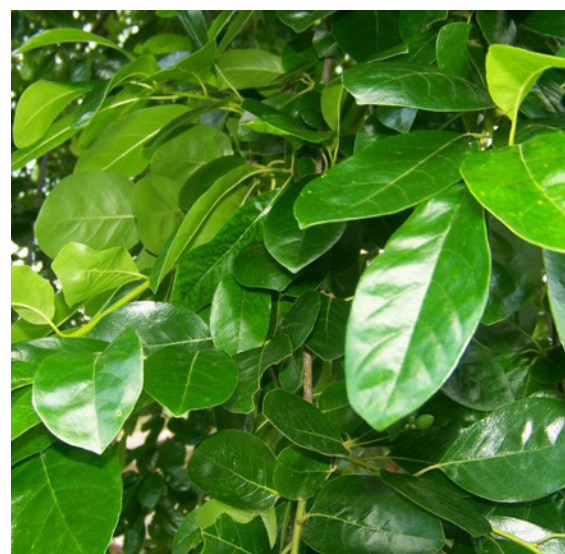
NYSSA SYLVATICA



FESTUCA MAIREI



LIBERTIA AMAZING GRACE



# L4 SITE PLAN



## ROOFDECK MATERIALS



Flowering Pear Tree



Evergreen Magnolia



Shaded Fern Garden



Views to the Space Needle



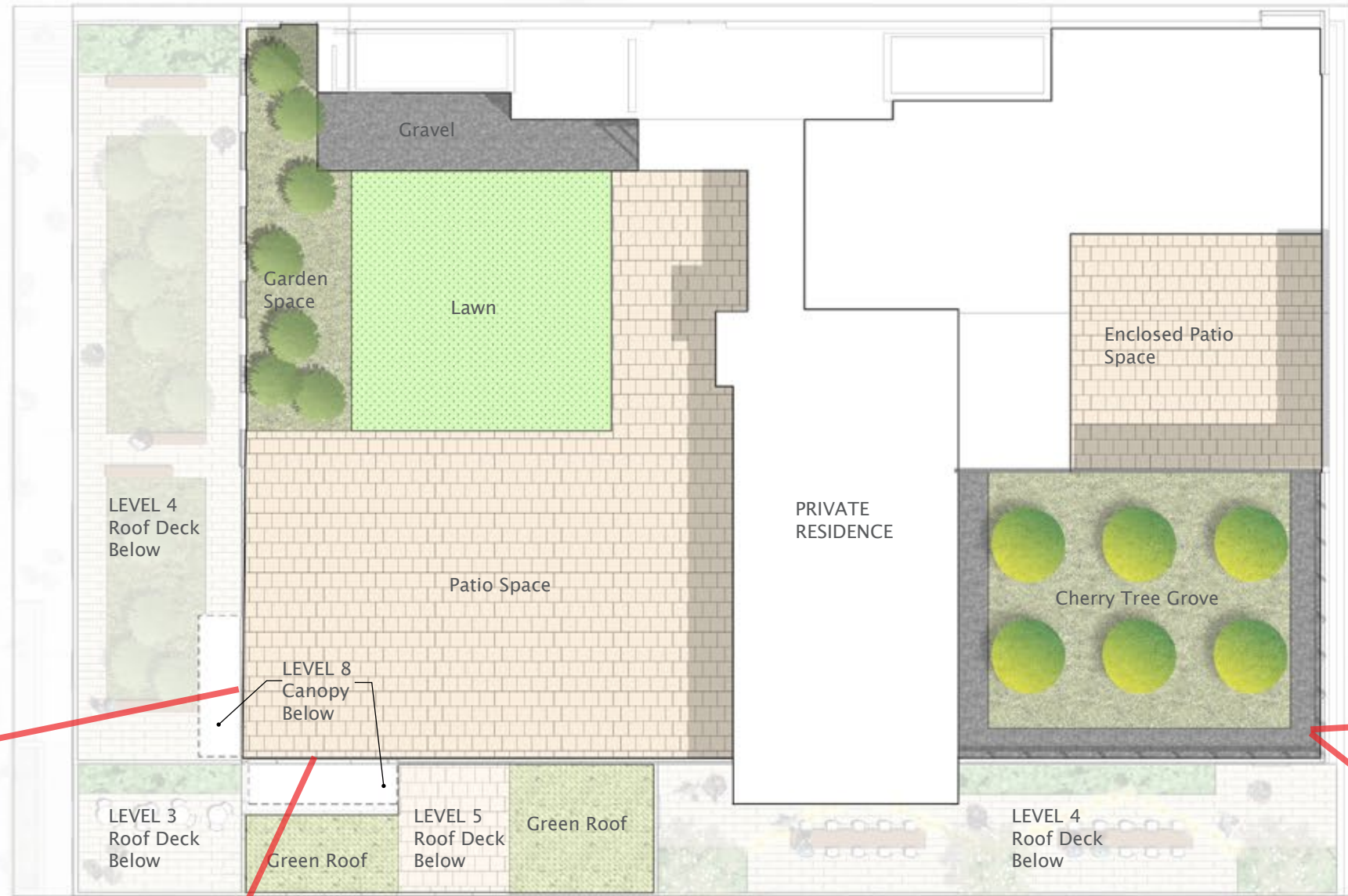
Stand-up Bar Tables



Narrow Modular Conc. Pavers

# L12 SITE PLAN

Thomas St.



Views of Lake Union and Space Needle

Views to Denny Park and Downtown

9th Ave.



# DEPARTURE 1

REQUESTED DEPARTURE FOR DIMENSIONAL STANDARDS OF LOADING BERTHS:

**Requirement**

SMC 23.48.034.C Standards for Loading Berths  
Each loading berth for low- and medium-demand uses shall be a minimum of thirty-five (35) feet in length.

**Response:**

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

REQUESTED BOARD RECOMMENDATION FOR QUANTITY OF LOADING BERTHS PER SMC EXEMPTION 23.54.035.B.1:

**Requirement**

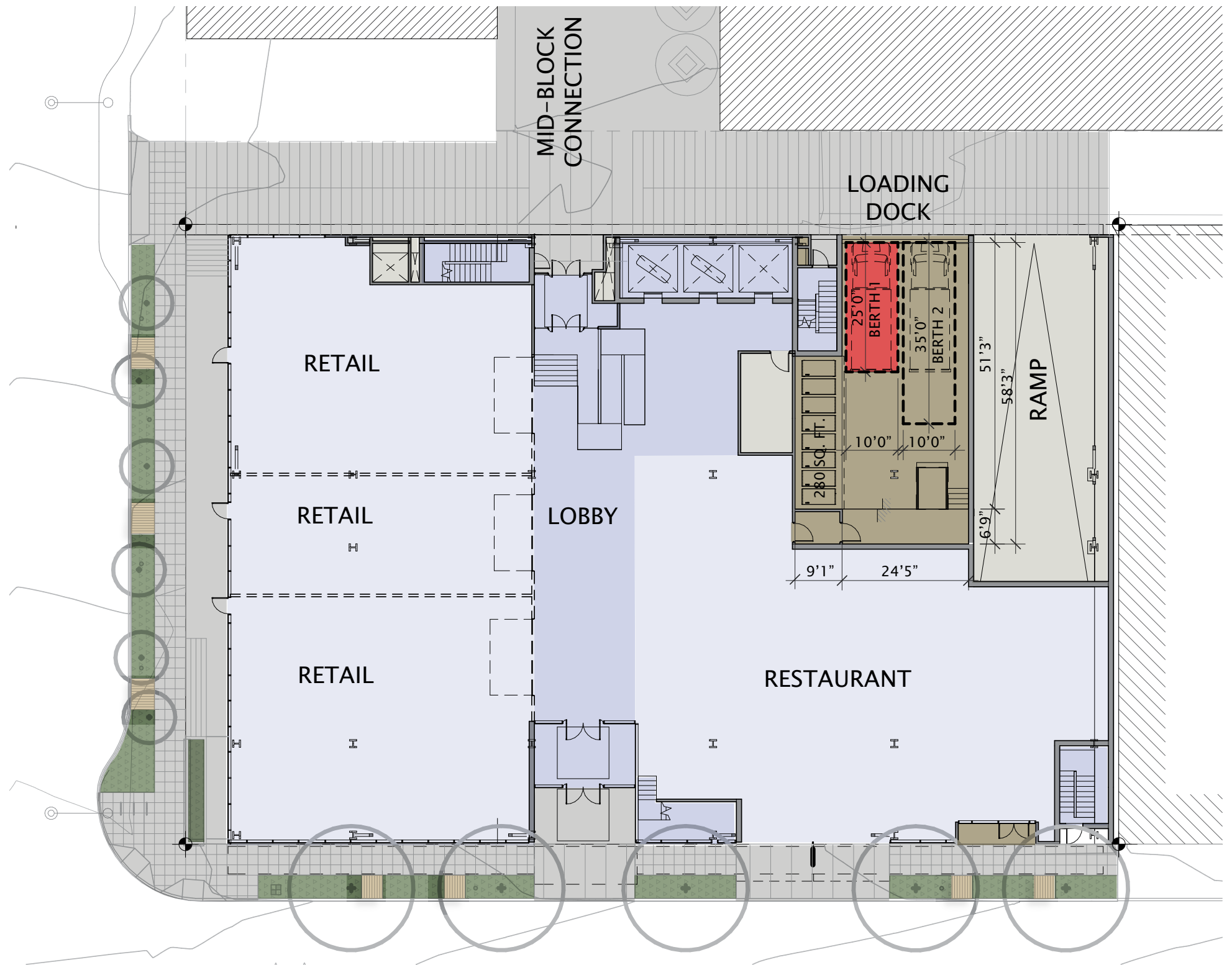
SMC 23.54.035.B.1 Exception to Loading Requirements

153,574 SQFT: (60,001 - 160,000) =	2
SALES AND SERVICES, GENERAL:	
15,564 SQFT: (10,000 - 60,000) =	1
Total required =	3

**Response:**

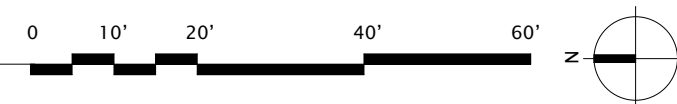
The project is providing two loading berths off the adjacent alley. The loading dock has adequate additional space for garbage, compost and recycling dumpsters so that both loading berths are free for truck deliveries. Currently, there is a commercial loading space on 9th Avenue North adjacent to the project. We feel that the project is well served by the two loading dock berths off the alley, the alley in general and the on-street commercial loading zones.

Achieving the exception is crucial to the overall design concept by allowing ground level program to be dedicated to the midblock connection.



GROUND LEVEL: RETAIL / LOBBY

SCALE: 1" = 20'-0"





## DEPARTURE 2: STREET LEVEL SETBACK DEPARTURE

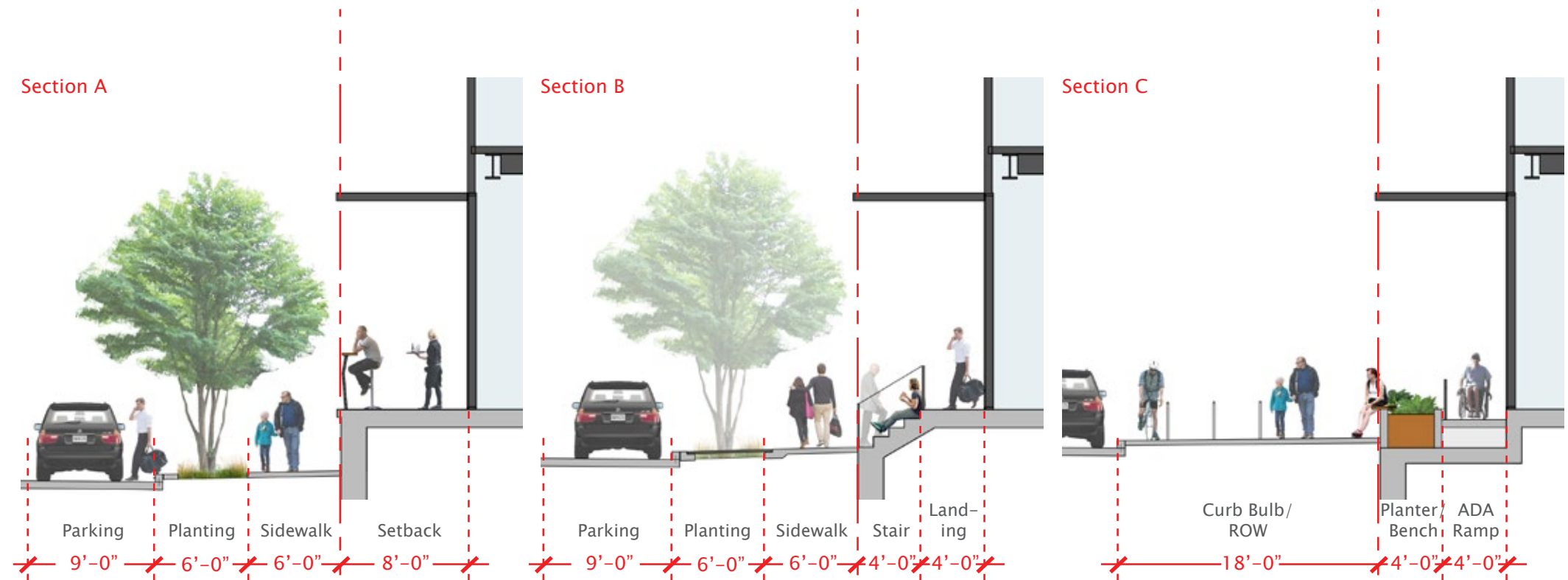
### Requirement:

SMC 23.48.014 Street Level Setback:

Except on class 1 pedestrian streets, as shown on map B, structures may be set back up to twelve feet from property line, subject to the following:

1. The setback area shall be landscaped according to the provisions of section 23.48.024.

Landscaping for setback areas. Each setback area required shall be planted with trees, shrubs, and grass or evergreen groundcover. Features such as pedestrian access meeting the Washington State Rules and Regulations for Barrier-Free Design, decorative pavers, sculptures or fountains may cover a maximum of 30 percent of each required landscaped area or berm. Landscaping shall be provided according to standards promulgated by the Director.

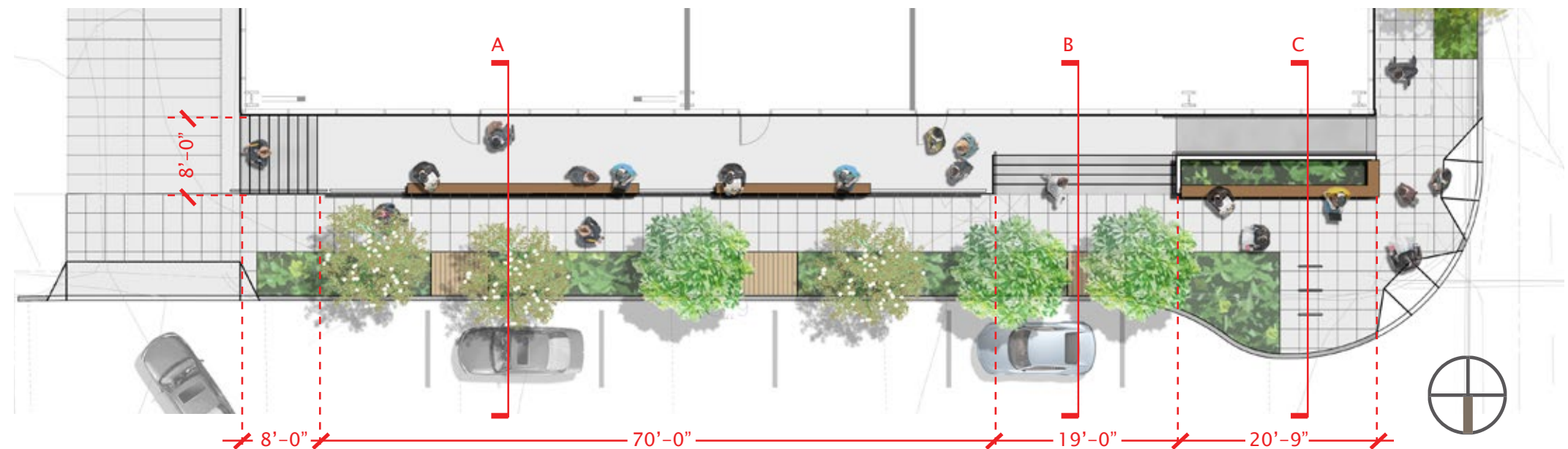


### Response:

In order to create a vibrant retail frontage on Thomas St., the building has been voluntarily set back 8' from the ROW. We have created a stoop-like condition which negotiates the grades of the building finish floor and the adjacent ROW, which at the eastern-most edge is a 4.5' change. This urban edge allows pedestrians to perch and look out at the street, access retail through a generous staircase and ADA ramp, and sit at the sidewalk level at the corner of 9th Ave. and Thomas St.

Because of the limited space in which we have to negotiate grade, we are proposing 94% hardscape in this area. We feel that the proposed solution will create a lively and vibrant urban street edge and will add to the success of the project.

This Board allowed a similar departure for the 222 Fairview Ave project on Thomas Ave. in 2013, and we think that serves as a good precedent for our own departure proposal



# APPENDIX

## 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:

To improve the pedestrian experience with increased alley facing program and to provide a mid-block connection the project requests a departure from the dimensional standards for loading berths. The project proposes to reduce (1) of the 2 required berth lengths from 35' to 25'.

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 enclosing fence, 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. Façade modulation.

- Non-residential; Required within 15 feet of a street lot line above podium
- Not required ; For façade 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 non-residential 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)

D. Transparency Requirements

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

D. 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

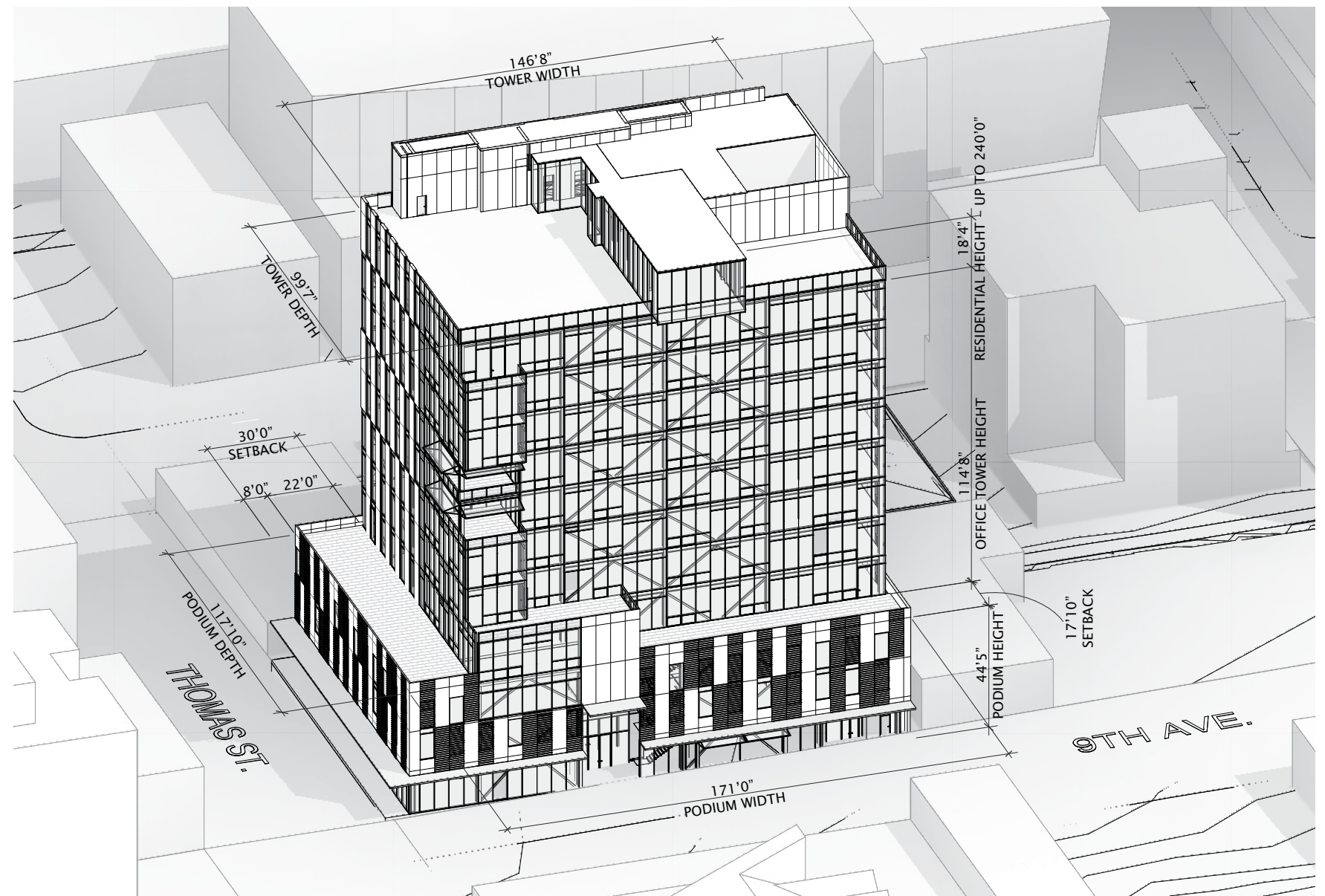
**23.54.035 Table A - Loading berth requirements**

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.**



# EXISTING SITE CONDITIONS

## THOMAS AVENUE SOUTH



Westlake Avenue

1-Story Retail

1-Story Commercial

9th Avenue

2-Story Commercial

## THOMAS AVENUE NORTH



1-Story Commercial

9th Avenue

2-Story Spiritual

Pocket Park

5-Story Offices with Retail @ Street

Westlake Avenue

## 9TH AVENUE EAST



2-Story Spiritual

Thomas Avenue

1-Story Commercial

1-Story Commercial

1-Story Commercial

1-Story Commercial

Surface Parking Lot

## 9TH AVENUE WEST



2-Story Offices

Surface Parking Lot

2-Story Commercial

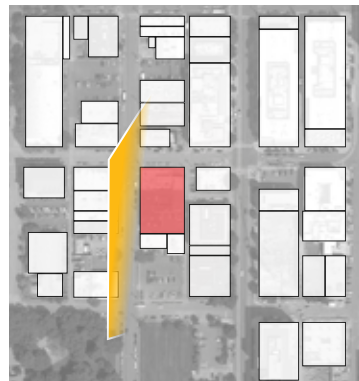
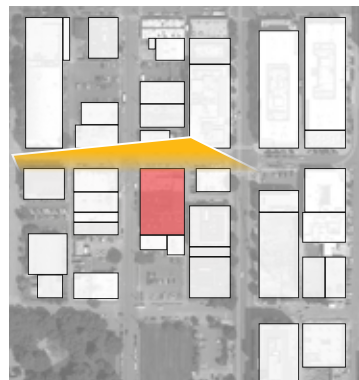
1-Story Commercial

1-Story Commercial

1-Story Commercial

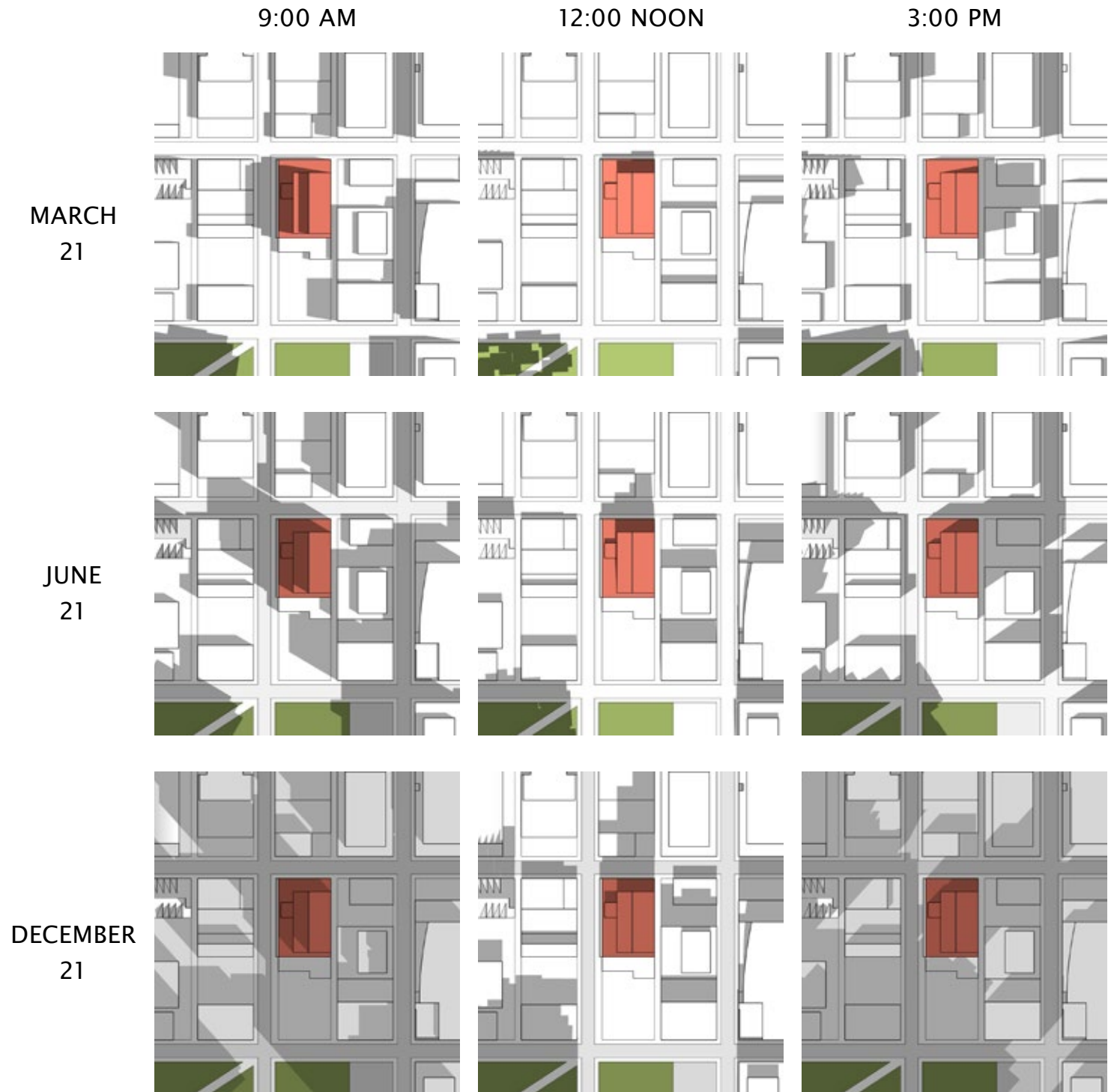
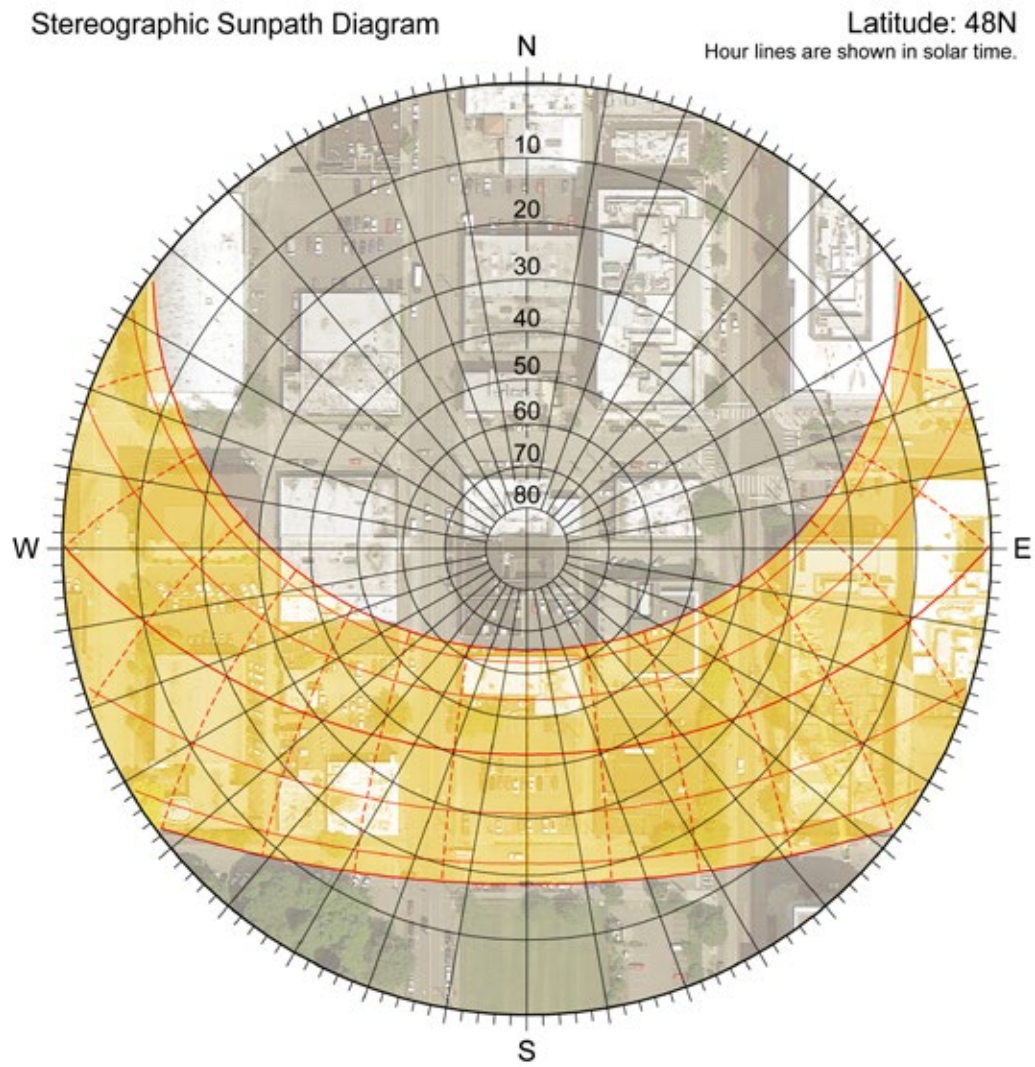
Thomas Avenue

1-Story Commercial



## 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.



## SUSTAINABILITY STRATEGIES



LEED Gold or equivalent

Ultra-low energy design

- Chilled beams heat/cool with minimal airflow
- Heat recovery chiller “pumps” heat from hot spaces to cold spaces in the building
- High performance building façade
- LED lighting

Passive cooling strategies

- Perimeter operable windows
- Prominent lobby ceiling fans

Water conservation

- High efficiency plumbing fixtures
- Storm water management with vegetative roofs and on-site retention

Fresh air

- Dedicated Outdoor Air system (DOAS) provides 100% outdoor air for supply
- Increased ventilation air provided to all spaces
- Perimeter operable windows

Thermal comfort

- More uniform space temperature from radiant

Exterior solar shades

- Reduce heat gain and glare

Shower rooms support sustainable commutes

Car charging stations

- 3% of total parking capacity

Bike racks in secured storage

OLSON KUNDIG ARCHITECTS