

**BLOCK 52 EAST**  
**Early Design Guidance**  
West DRB – 27.Feb.2013  
DPD Project Number: 3014639



**GRAPHITE**

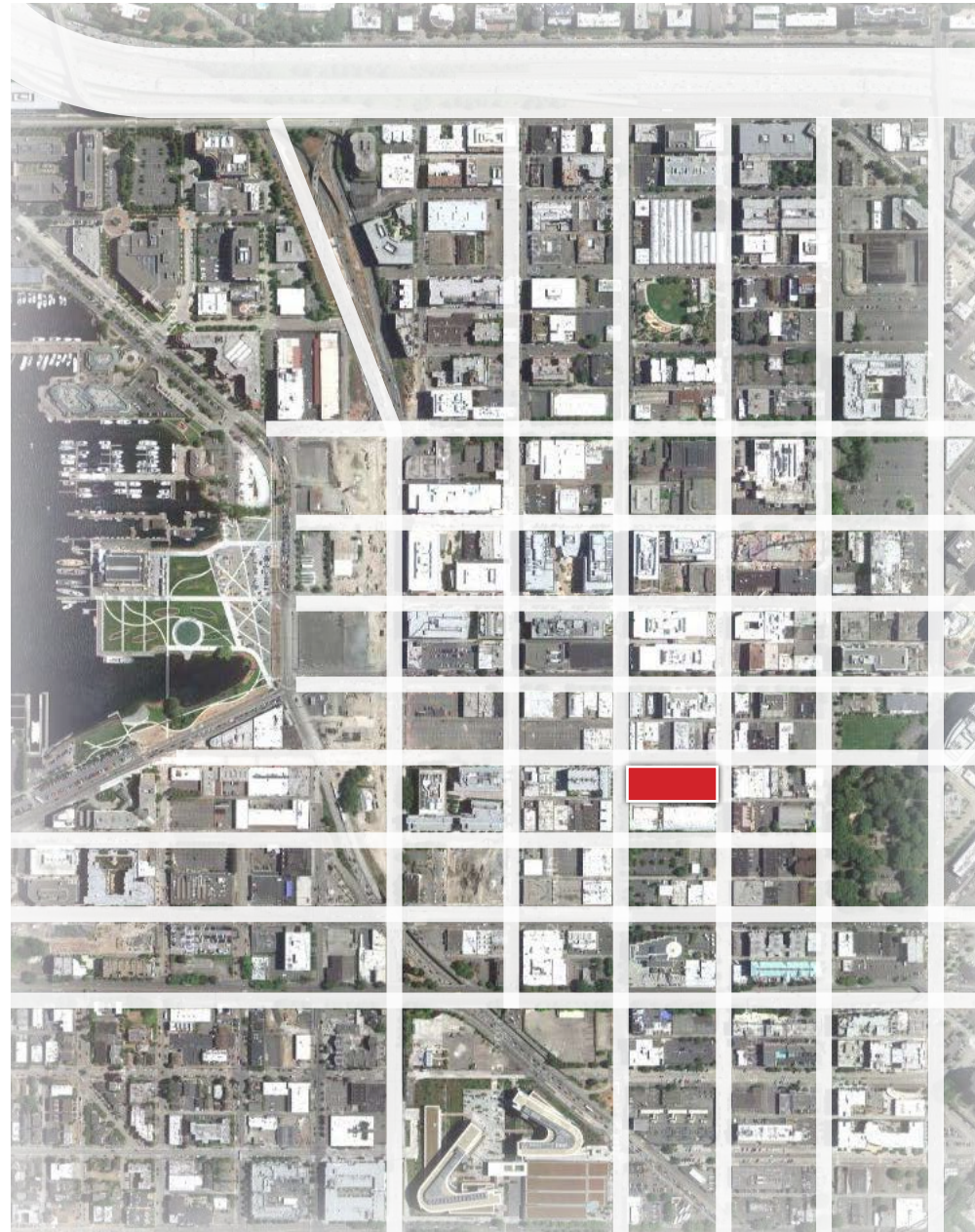
## Contents

A - 1	Contents & Project Info
A - 2	Site Context
A - 3	Site Survey
A - 4	Existing Site Plan
A - 5	Nine-Block Analysis
A - 6	Power Line Clearance
A - 7	Current Site Context
A - 8	New & Future Buildings
A - 9	Context Photos from Site
A-10	Context Photos of Site
A-11	Access & Street Analysis
A-12	Surrounding Uses
A-13	Environmental Analysis
A-14	Current & Future Tower Views
A-15	Zoning Analysis
A-16	Zoning Envelope & Program
A-17	Neighborhood Precedents
A-18	Graphite Design Group- Precedents
A-19	Massing Option 1
A-20	Massing Option 1
A-21	Massing Option 2
A-22	Massing Option 2
A-23	Massing Option 3 (Preferred)
A-24	Massing Option 3 (Preferred)
A-25	Aerial Views- 3 Options
A-26	Shadow Studies (Preferred Option)
A-27	Design Departures
A-28	Design Departures
A-29	Street Level Sections
A-30	Street Level Sections
A-31	Design Guidelines
A-32	Design Guidelines
A-33	Architectural Concept
A-34	Architectural Concept
A-35	Streetscape Sketches (Preferred Option)
A-36	Landscape Concept

## Project Info

<b>Property Address</b>	325 9th Avenue North Seattle, WA 98109
<b>DPD Project Number</b>	3014639
<b>Owner</b>	Vulcan Real Estate 505 5th Avenue South, Suite 900 Seattle, WA 98104 <i>Contact:</i> Rachel Ben-Shmuel 206.324.2000 rachelb@vulcan.com
<b>Architect</b>	Graphite Design Group 1050 N 38th St Seattle, WA 98103 <i>Contact:</i> Peter Krech 206.321.1438 peter.krech@graphitedesigngroup.com www.graphitedesigngroup.com
<b>Development Objectives</b>	The applicant proposes to build a 12-story structure with 301,679 square feet of total above-grade construction, including approximately 289,400 SF of Office use and approximately 4,000 SF of Retail. Below grade parking will be provided for approximately 423 cars. Also provided will be approximately 6,500 SF of Open Space at grade and 5,808 SF of Private Open Space. Primary building entries will be from 9th Avenue. Automobile entries will be from the alley bordering the site on the west. Four loading berths and trash and recycling facilities will also be accessible from the alley.





I-5

Fairview Ave N

Boren Ave N

Terry Ave N

Westlake Ave N

9th Ave N

8th Ave N

Dexter Ave N

Aurora Ave N

Mercer St

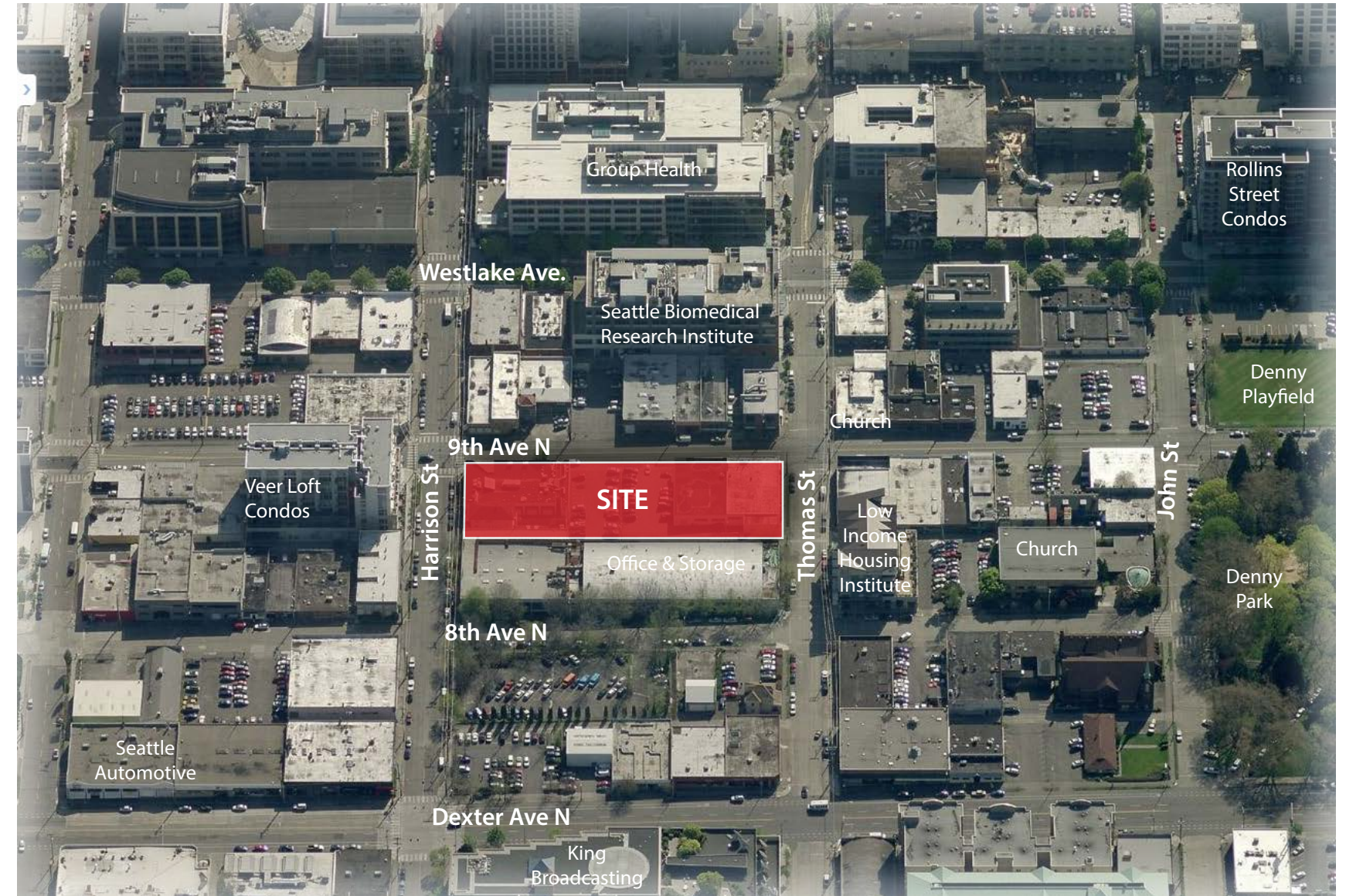
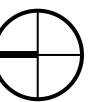
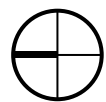
Republican St

Harrison St

Thomas St

John St

Denny Wy



SITE

Office & Storage

Veer Loft Condos

King Broadcasting

Dexter Ave N

8th Ave N

9th Ave N

Westlake Ave.

Group Health

Seattle Biomedical Research Institute

Rollins Street Condos

Denny Playfield

Denny Park



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February 27, 2013

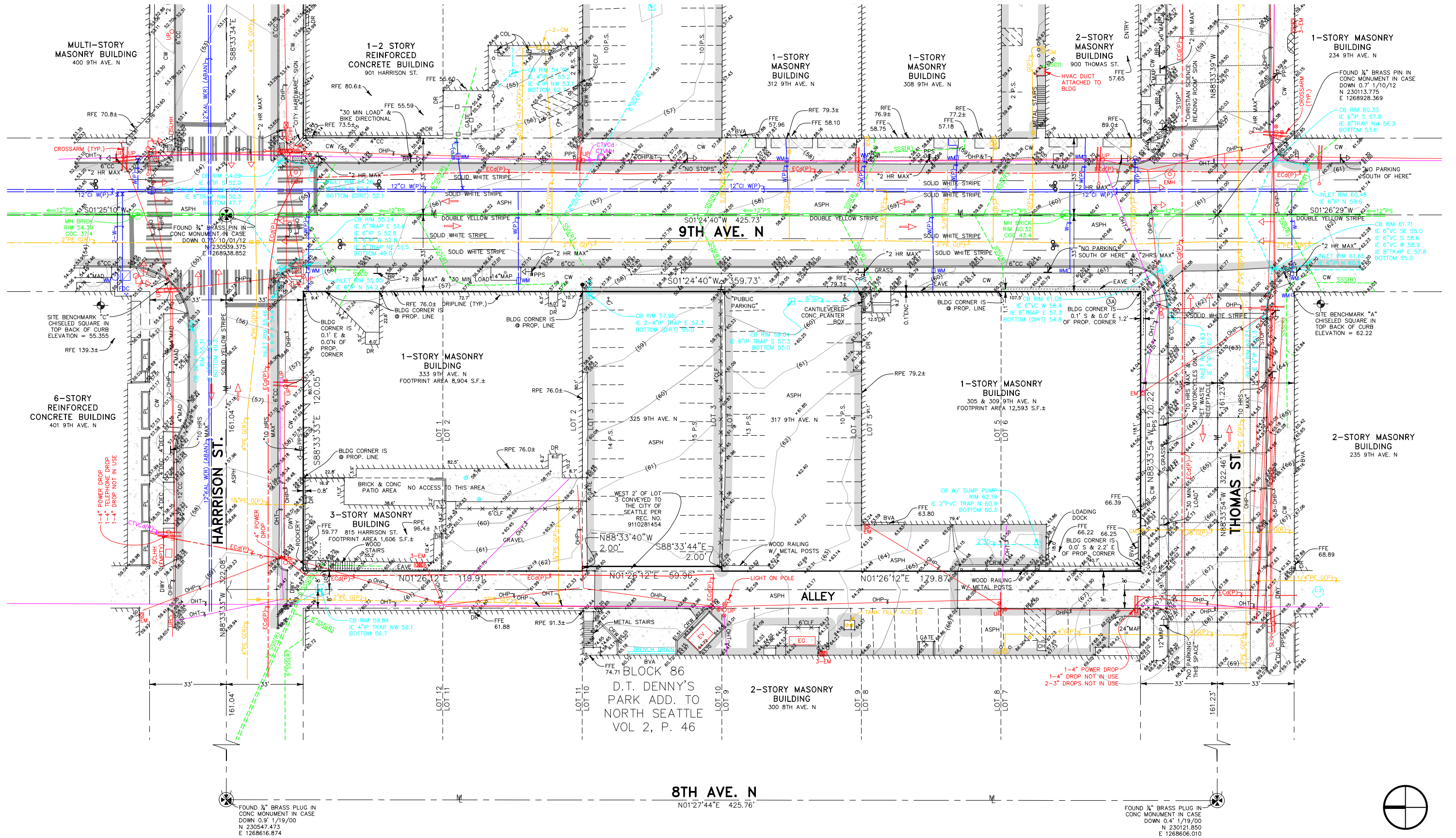
Block 52 East

12018.00

Site Context | A-2



GRAPHITE



**Site Area:**

43,097 SF with approximately 360 feet of frontage on 9th Ave N and 120 feet of frontage on Harrison & Thomas St.

**Topography:**

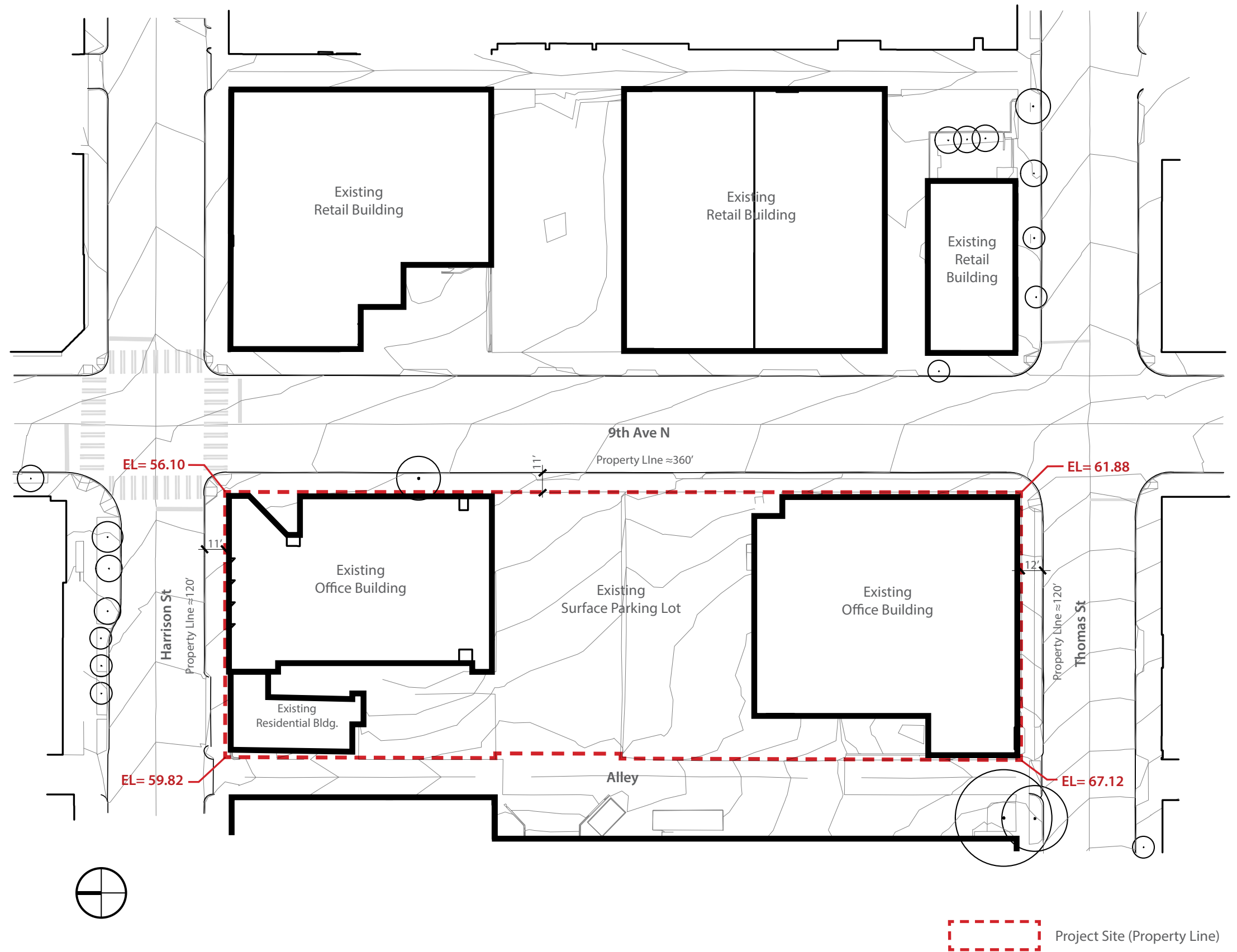
The site slopes from elevation 67.12' in the southwest corner down to 56.10' in the northeast corner.

**Tree Survey:**

There are no significant trees on the site, or within the sidewalk Right-of-Way.

**Existing Buildings:**

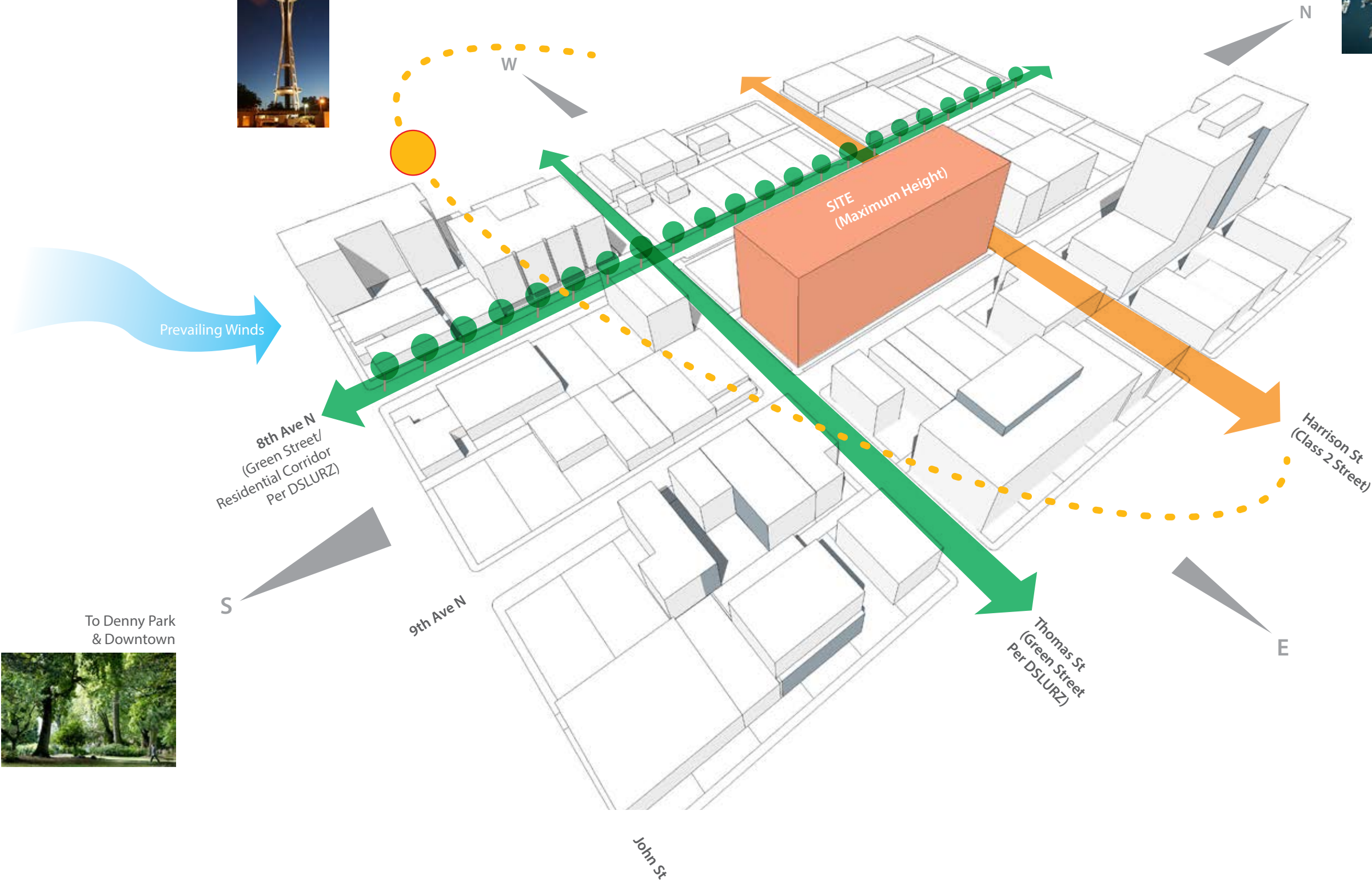
There are two single-story and one three-story masonry buildings on the site that will be demolished. The central portion of the site is being used as two surface parking lots.



To Space Needle  
& Olympic Mountains



To Lake Union



Prevailing Winds

8th Ave N  
(Green Street/  
Residential Corridor  
Per DSLURZ)

Harrison St  
(Class 2 Street)

Thomas St  
(Green Street  
Per DSLURZ)

SITE  
(Maximum Height)

9th Ave N

John St

To Denny Park  
& Downtown



GRAPHITE

A-5 | Nine-Block Analysis

Block 52 East

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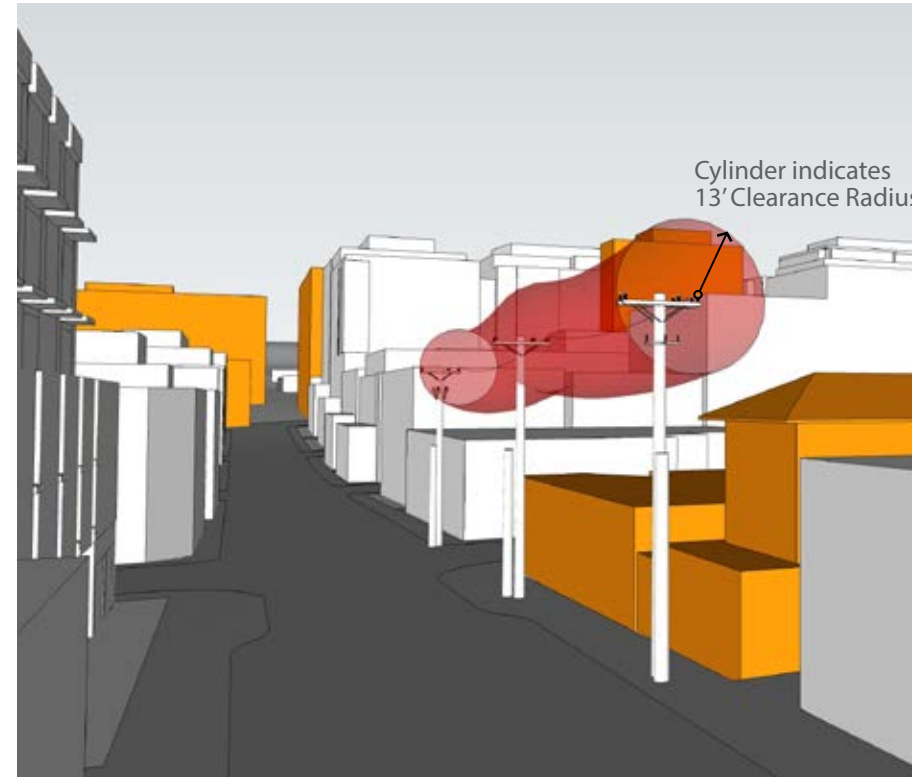
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February 27, 2013





Existing Condition- Looking SE from Harrison



Existing Condition- Looking SE

## Power Line Clearance Existing Condition

### Per SCL Standards

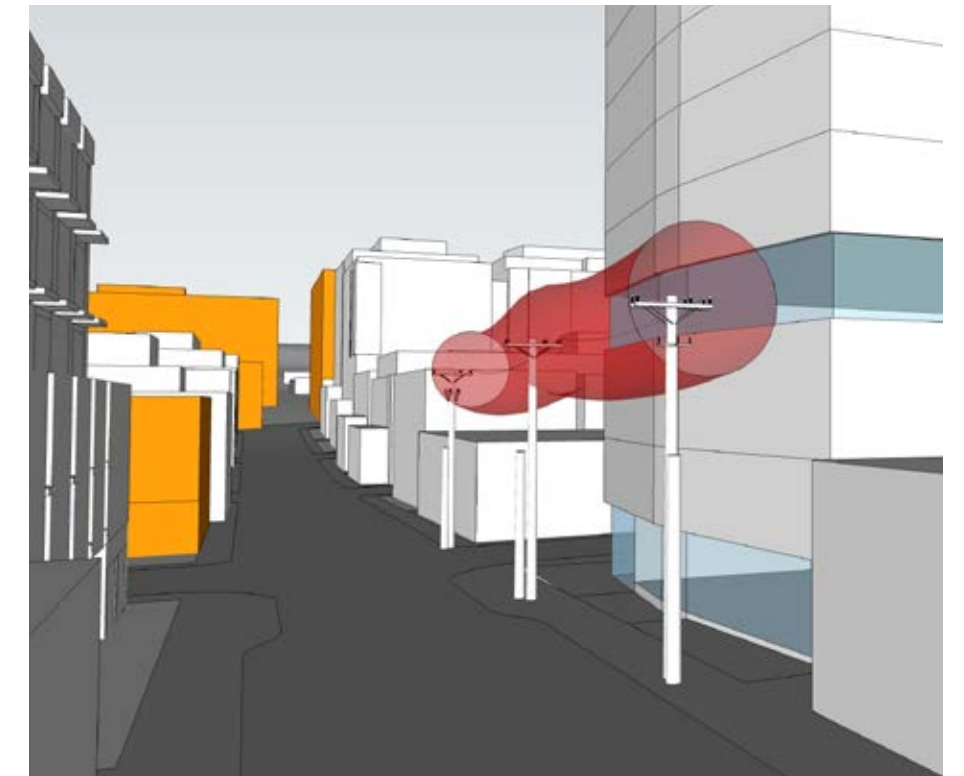
The existing power poles and lines have a required clearance of 13 feet. All 3 options meet this requirement through facade setbacks clearing a 13' radius around the electrical lines.



Option 1- Looking SE



Option 2- Looking SE



Option 3- Looking SE








**Projected  
New Buildings &  
Future Zoning**

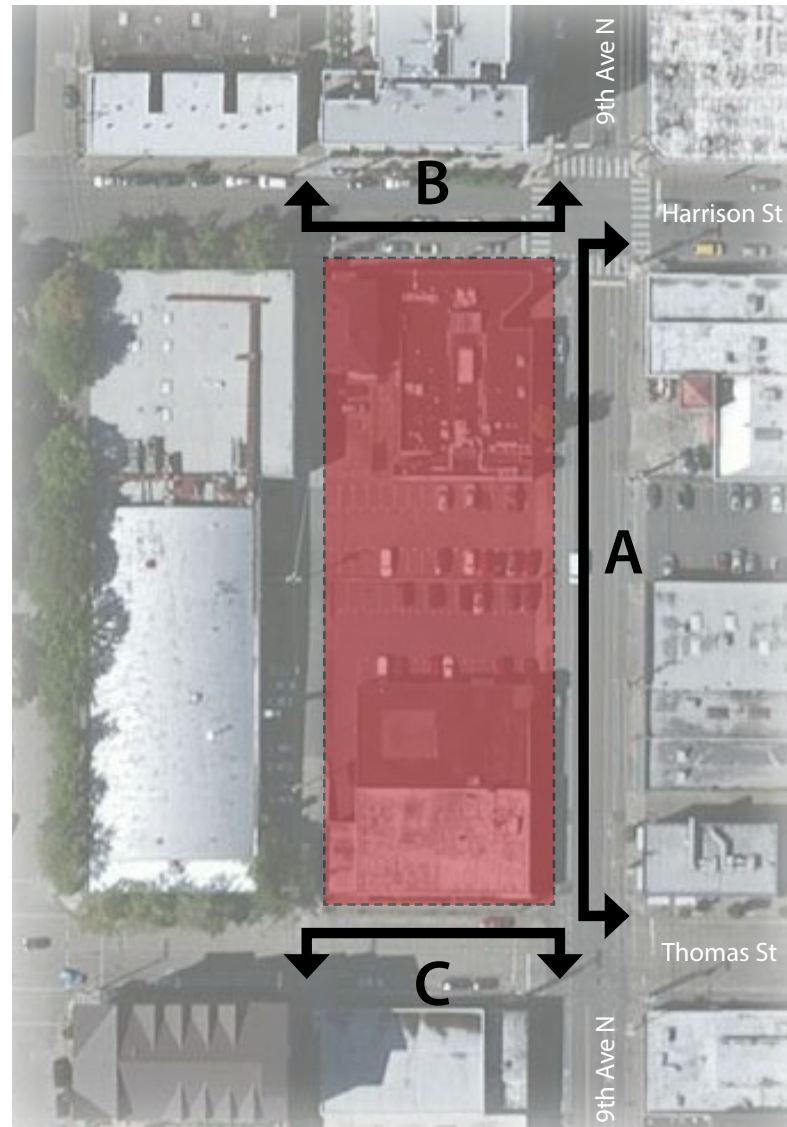
 New Buildings

 Future Zoning  
Envelopes (Hypothetical)

Future zoning envelopes illustrated are consistent with those proposed in the South Lake Union Re-Zone Ordinance (version 17) dated September 5, 2012, and at the time of this application are not currently in place.



**A**  
View looking east from 9th Ave N.



**B**  
View looking north from Harrison St.



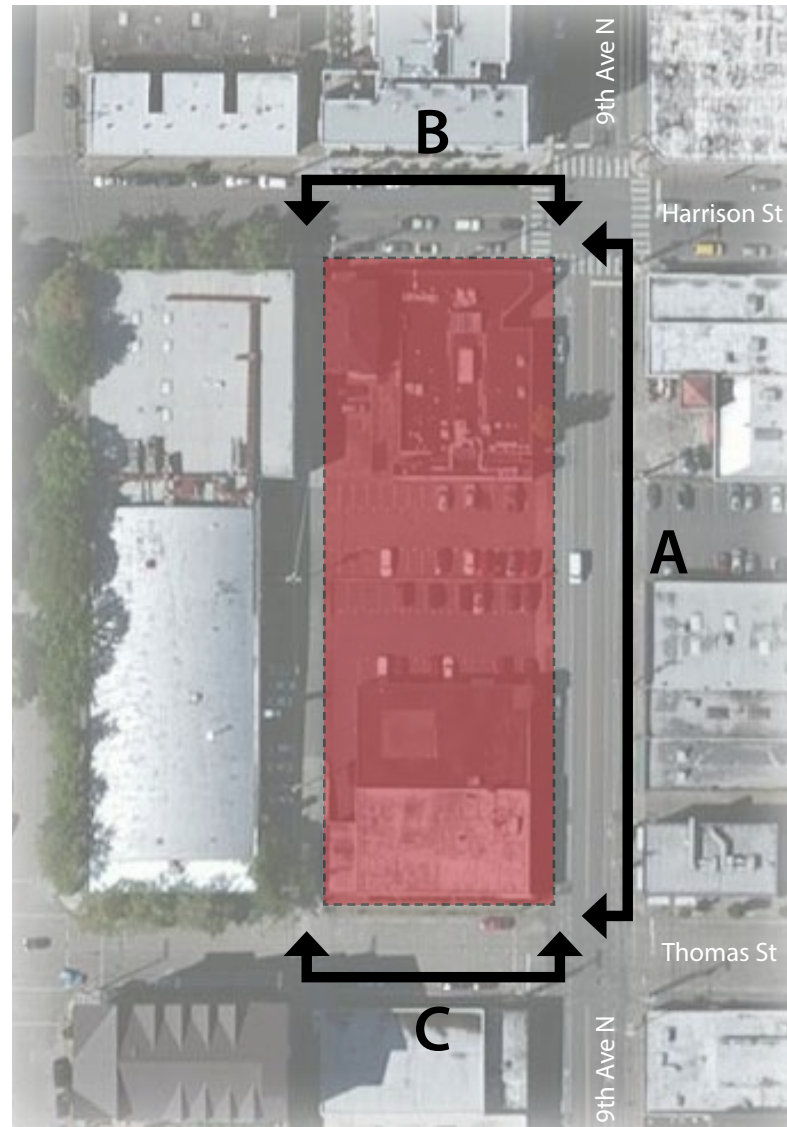
**C**  
View looking south from Thomas St.





**A**

View looking west from 9th Ave N.



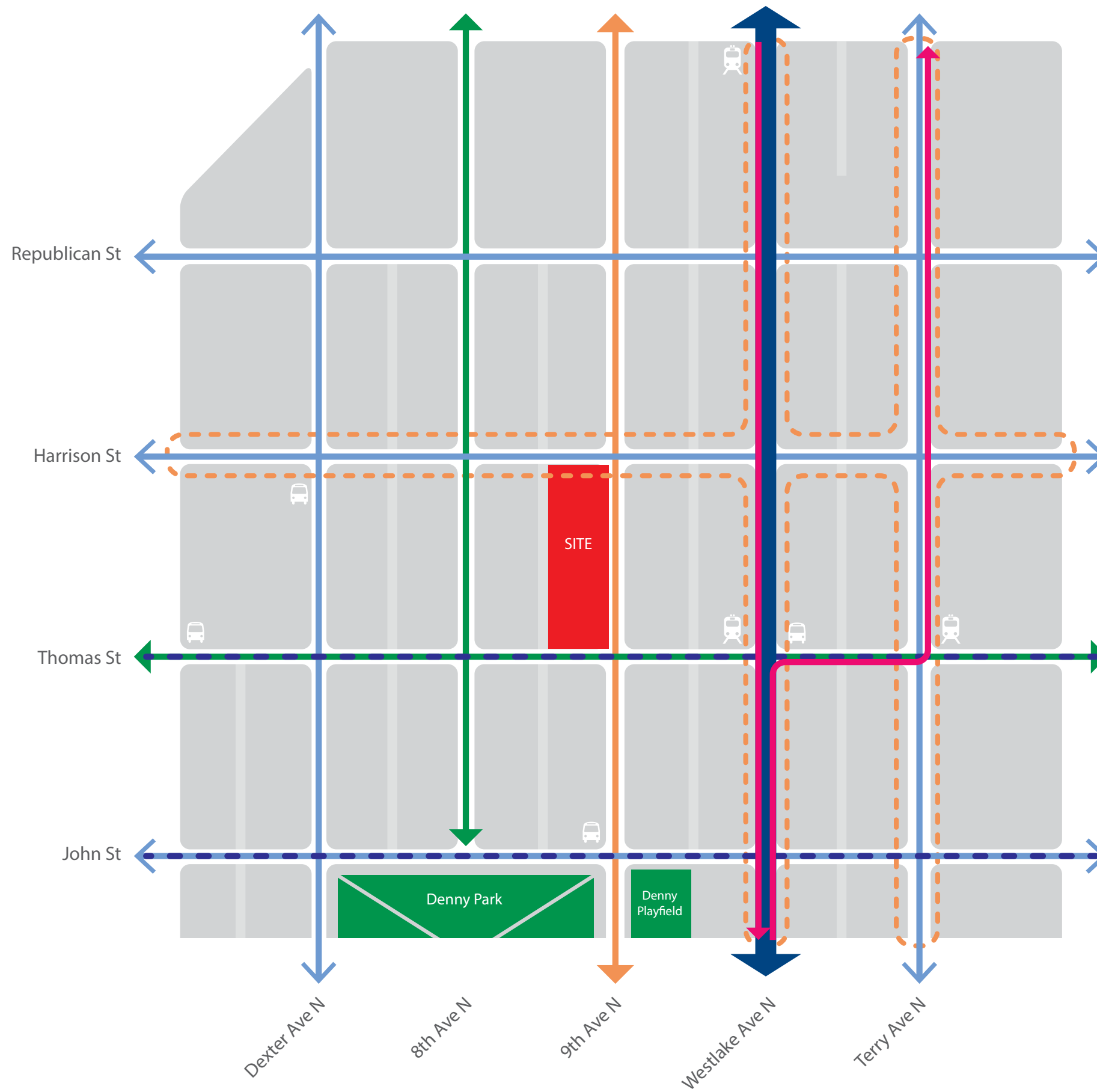
**B**










View looking south from Harrison St.



**C**

View looking north from Thomas St.



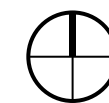
-  SLU Street Car
-  Green Street (Per DSLURZ)
-  Class 1 Pedestrian Street
-  Class 2 Pedestrian Street
-  View Corridor Street
-  Retail Oriented Street
-  Heart Locations
-  Bus Stop
-  Street Car Stop

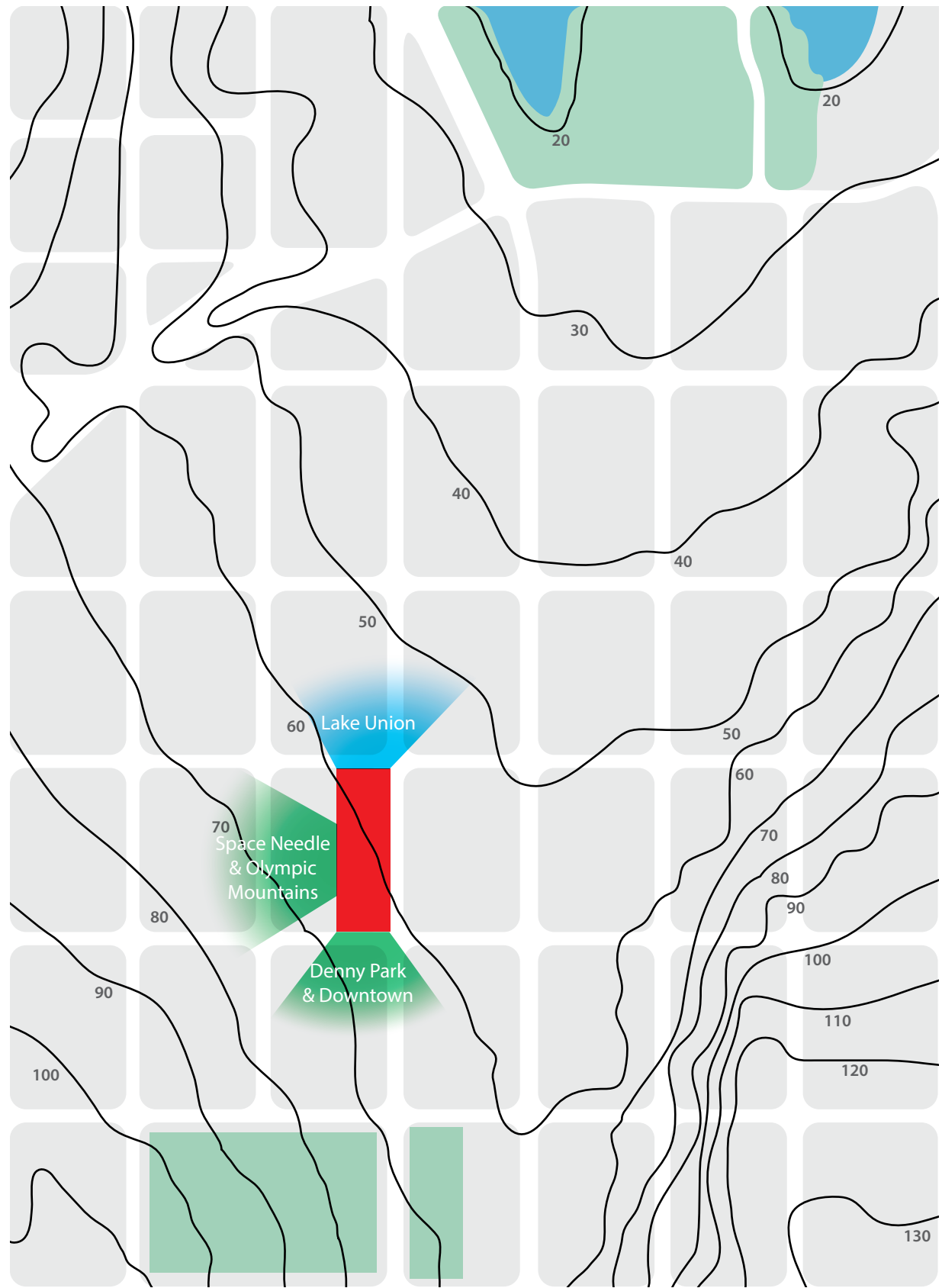




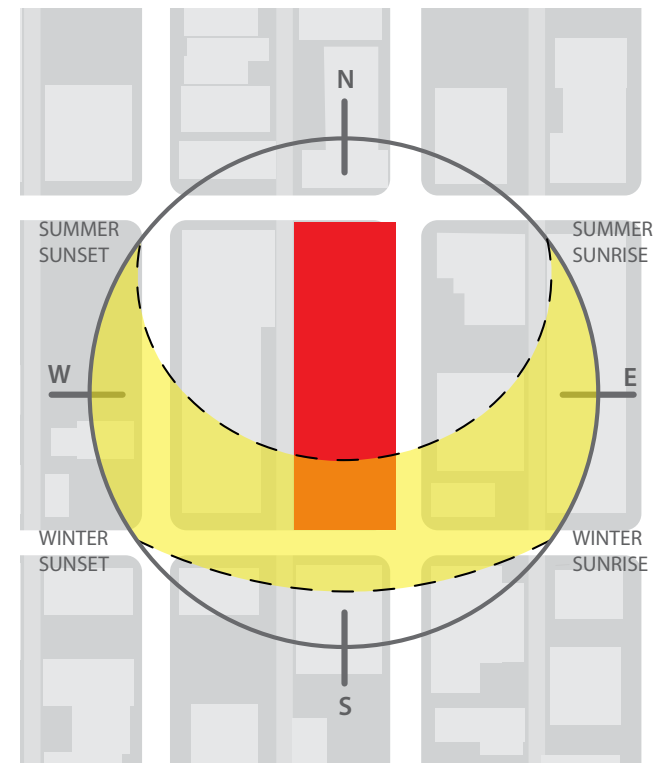
- Future
- Amazon.com
- Misc. Commercial
- Restaurants
- Residential
- Open Space
- Zoning Boundary

Zoning designations reflect those proposed in the South Lake Union Re-Zone Ordinance (version 17) dated September 5, 2012, and at the time of this application are not currently in place.

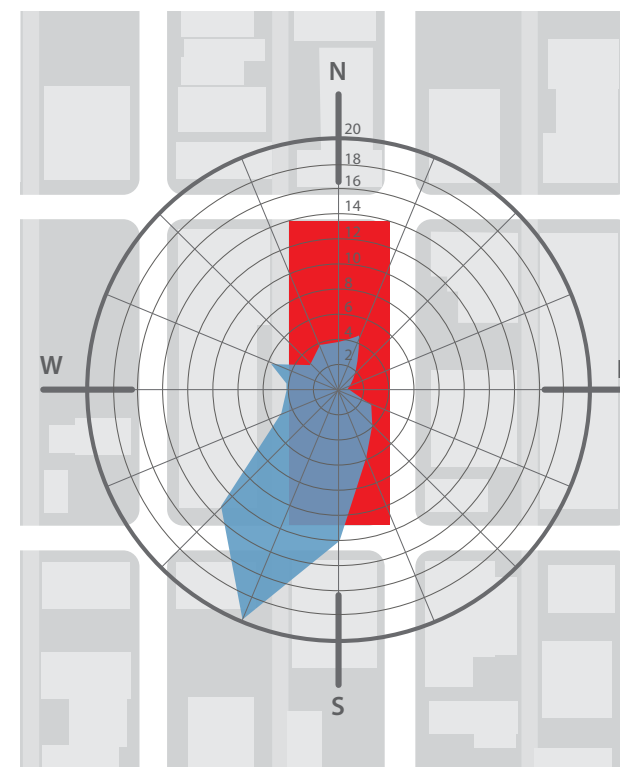




Views and Topography

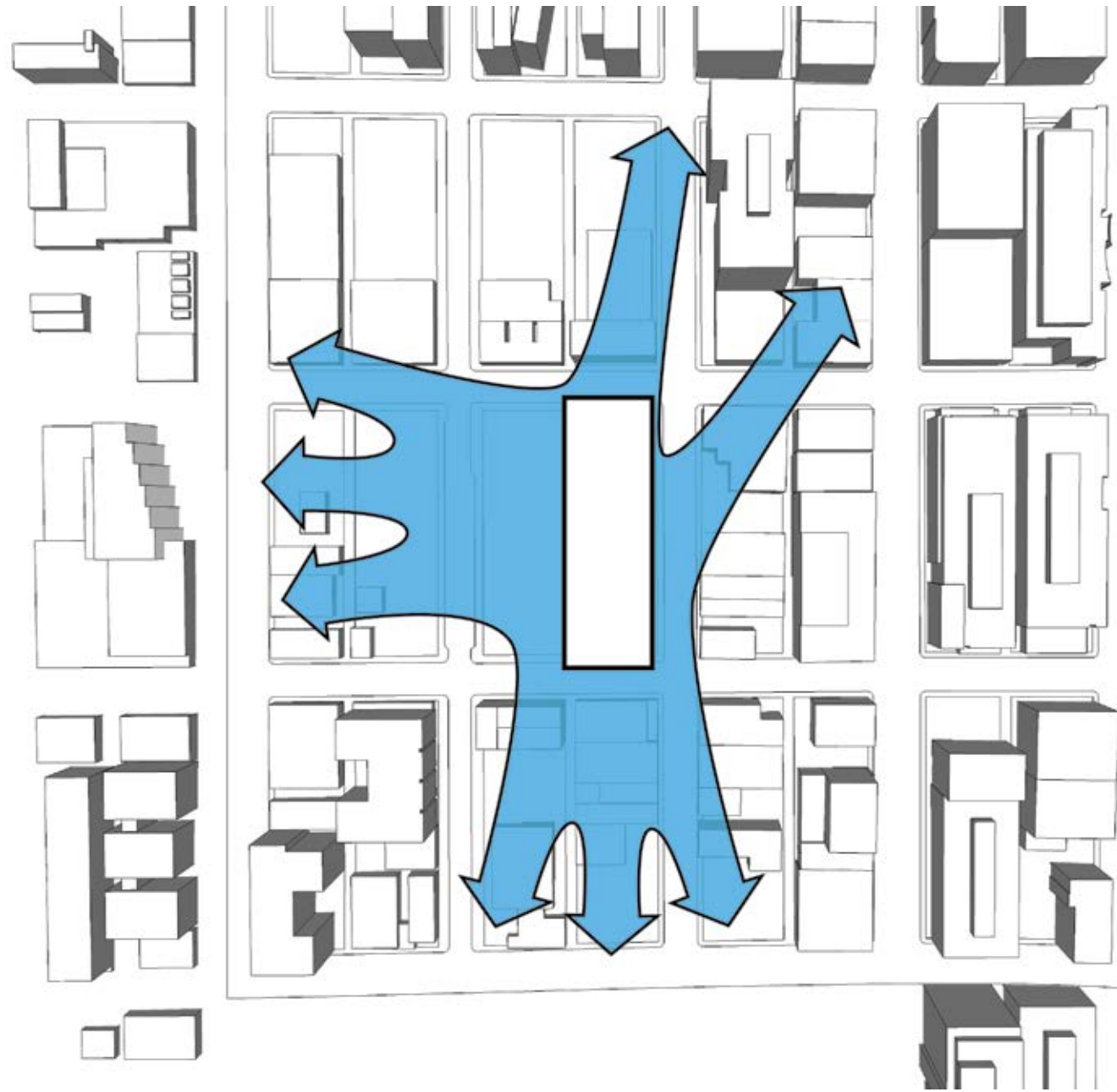


Solar Path



Wind (Yearly Average Direction %)





CURRENT TOWER VIEWS



FUTURE TOWER VIEWS

## Zoning Analysis

Address:	305 -9th Avenue N. 98109
King County Parcel Nos. :	199120-1255,199120-1265,199120-12275,199120-1280,199120-1285,199120-1290
Zone:	SM-160/85-240 (Pending City Council Approval)
Zone Overlay:	South Lake Union Urban Center
Permitted Uses:	Commercial and Residential and others unless prohibited by SMC 23.47.004(B)
Street Classifications:	Class 2 Pedestrian Street (Harrison St), Neighborhood Green Street (Thomas St)
Street Level Uses: 23.48.004(D)	No requirements for Class 2 Pedestrian Streets
Base FAR:	4.5
Maximum FAR:	7(Added 2.5 through PA, TDR, TDP)
Uses Exempt from FAR: 23.48.009D	<ol style="list-style-type: none"> <li>1) All GFA below grade</li> <li>2) Portions of a story 4ft. above new or existing grade</li> <li>3) An Allowance for mechanical of 3.5 per cent</li> <li>4) All gross area for solar collection and/or wind generation</li> <li>5) All GFA in residential use</li> <li>6) All GFA in retail use</li> </ol>
Height Limit (commercial):	160'
Base Height Limit (res.):	85' (not applicable)
Max. Height Limit (res.):	240' (not applicable)
Rooftop Features:	<p>Rooftop features (penthouses, mechanical equipment, etc...) may extend up to 15 feet above maximum height limit up to a combined coverage limit of 25%</p> <p>Rooftop features may cover up to a combined coverage limit of 65% provided that all mechanical equipment is screened and no feature is located closer than 10 feet from the roof edge</p>
Setbacks:	None required for non-residential use other than those associated with facade length maximums
Floor Plate & Podium Ht. 23.48.013	<p>45' Podium</p> <p>24,000 SF Maximum tower plan (above podium) for buildings exceeding 85 feet in height</p> <p>Ave. Above 45' can = 30,000 SF provided lot &gt;60,000 SF or preserves existing open space or qualifying land marked structure</p>
Extra Floor Area / SM Zones: 23.48.011	<p>thru Public Amenities</p> <p>Housing TDR</p> <p>Landmark TDR</p> <p>Open Space TDR</p> <p>Rural Development Credit Exchange</p>
Façade Modulation:	<p>Within 15 ft. of a street.</p> <p>150 ft. Max. un-modulated façade from 45' to 125'</p> <p>120 ft. Max. un-modulated façade above 125'</p>
General Façade Requirements:	<p>At least one primary pedestrian entrance or street-oriented courtyard no more than 3' above the sidewalk</p> <p>Class II streets min. façade height = 25 ft.</p> <p>On Class I pedestrian street 70 % of a façade length must be built on property line except for public amenity space requirements</p>
Street Level Setbacks: 2B.48.014f	Except Class I Streets Max. = 12'

Façade Transparency Commercial Uses	<p>Class II Street = 60%</p> <p>All other = 30%</p> <p>Total of all blank façade &lt; 40%</p> <p>Increased blank façade through landscape, artwork, special details approved by Director</p>
Amenity Area:	<p>New structures containing more than 20 dwelling units shall provide amenity area on the lot in the amount equivalent to 5 percent of the total gross floor area in residential use.</p> <ol style="list-style-type: none"> <li>a. Maximum of 50% of the amenity area may be enclosed.</li> <li>b. The minimum horizontal dimension of residential amenity area is 15 feet, and no required amenity area shall be less than 225 square feet in size.</li> </ol>
Parking Requirement:	Commercial: 1 space for each 1000 square feet
Bicycle Parking Requirement:	<p>Commercial: 1 per 4,000 square feet long term</p> <p>1 per 40,000 short term</p>
Loading Requirement:	<p>4 Berths required</p> <p>Minimum 35' length</p> <p>Access to loading is required to be from alley</p>
Façade Height requirement: 23.48.014 b	On Class II pedestrian Streets all facades shall have a minimum height of 25 feet (Thomas and Harrison)
Transparency Requirement:	Minimum of 60% of the width of street level façade must be transparent between 2 and 8 feet above side walk on Class 2 pedestrian streets (Thomas and Harrison).
Blank Façade Requirement:	Blank facades shall be limited to segments 15 feet wide. Blank façade width may be increased to 30 feet is the Director determines that the façade is enhanced by architectural detailing, artwork, landscaping, or other similar features that have visual interest.
LEED:	Silver Minimum
Office Open Space: 23.48.022	<p>20 SF per 1,000 SF of office use</p> <p>&lt; 85,000 SF office buildings exempt</p> <p>On-site or dedicated off-site if within ¼-mile of site</p>
Tower Limitation:	<p>Only two towers per block</p> <p>A tower is any portion of structure taller than podium ht.</p>
Tower Separation: 23.48.013 (G)	60' separation affecting residential towers
Landscaping 23.48.024	Green factor of .30 or greater

**Note:**

Zoning analysis reflects standards proposed in the South Lake Union Re-Zone Ordinance (version 17) dated September 5, 2012, and at the time of this application are not currently in place.





### Proposed Office Development

174.5 ft	flr-flr				
159.5 ft	15.00				
146 ft	13.50	<b>12</b>	mechanical PH	12,000	
133 ft	13.00	<b>11</b>	office	24,000	
120 ft	13.00	<b>10</b>	office	24,000	
107 ft	13.00	<b>9</b>	office	24,000	
94 ft	13.00	<b>8</b>	office	24,000	
81 ft	13.00	<b>7</b>	office	24,000	
68 ft	13.00	<b>6</b>	office	24,000	
55 ft	13.00	<b>5</b>	office	24,000	
42 ft	13.00	<b>4</b>	office	24,000	
28.5 ft	13.50	<b>3</b>	office	31,500	
15 ft	13.50	<b>2</b>	office	29,000	
15.00	<b>1</b>		2,500 retail	13,000 office, lobby, common	11,000 loading/service
					26,500 total L1
P1			parking	43,097	61
P2			parking	43,097	120
P3			parking	43,097	120
P4			parking	43,097	120

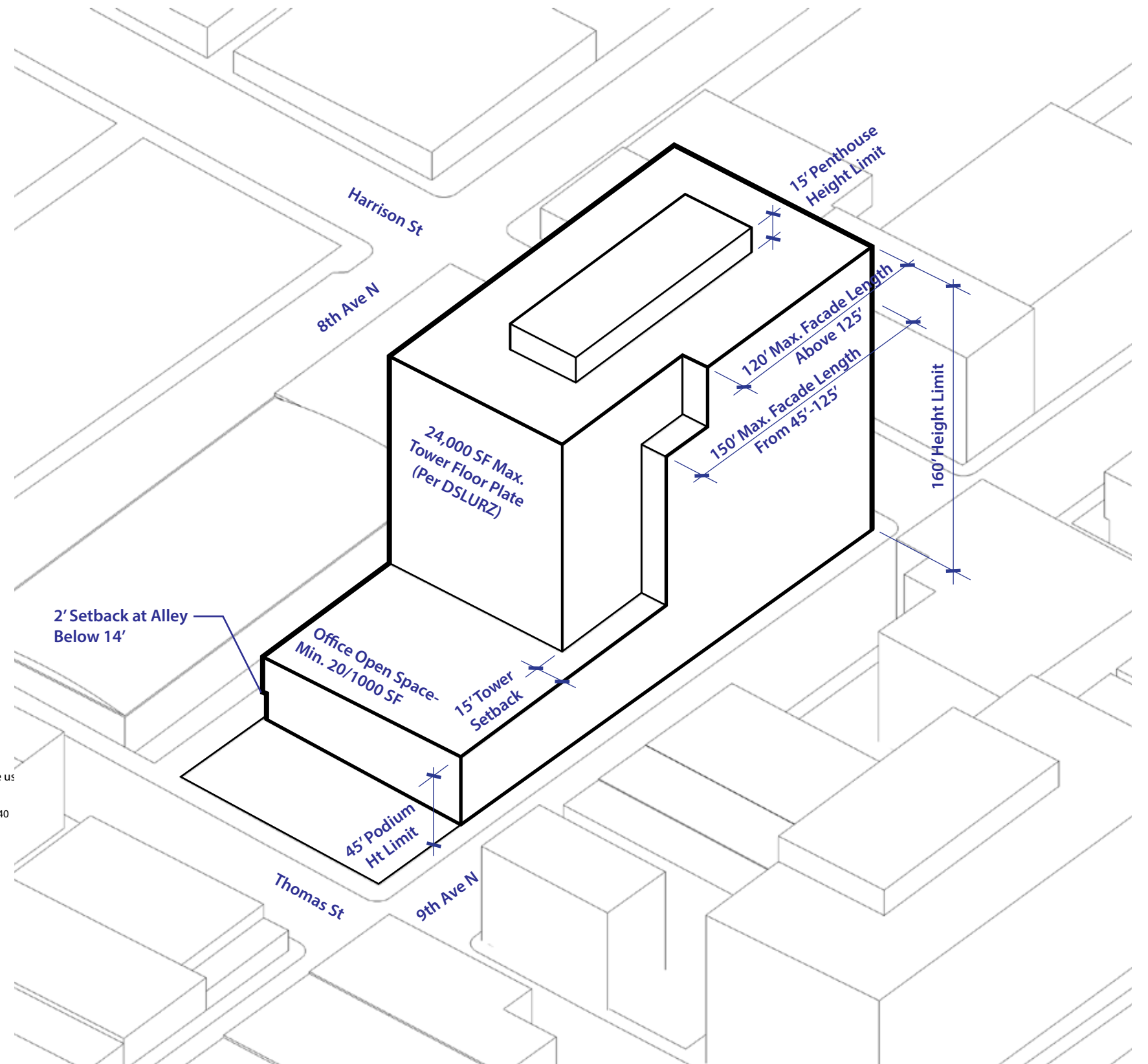
#### Area Summary

Site Area	43,097 ft <sup>2</sup>
FAR with bonuses	7.0
<b>Maximum Chargable FAR</b>	<b>301,679 ft<sup>2</sup></b>
Chargable Office Area	289,500 ft <sup>2</sup>
Chargable Rooftop Mechanical	12,000 ft <sup>2</sup>
Chargable Loading/Service	11,000 ft <sup>2</sup>
Non-Chargable Retail Area	2,500 ft <sup>2</sup>
Sub-total Chargable Area	312,500 ft <sup>2</sup>
3.5% Mechanical Deduction (FAR Exempt)	10,938 ft <sup>2</sup>
<b>Total chargable area</b>	<b>301,563 ft<sup>2</sup></b>
<b>Total Above Grade Construction Area</b>	<b>312,500 ft<sup>2</sup></b>
<b>Required Private Open Space</b>	<b>5,790 ft<sup>2</sup></b>
<b>Estimated Parking Area</b>	<b>172,388 ft<sup>2</sup></b>
<b>Total Gross Construction Area</b>	<b>473,951 ft<sup>2</sup></b>

100.0% FAR utilization

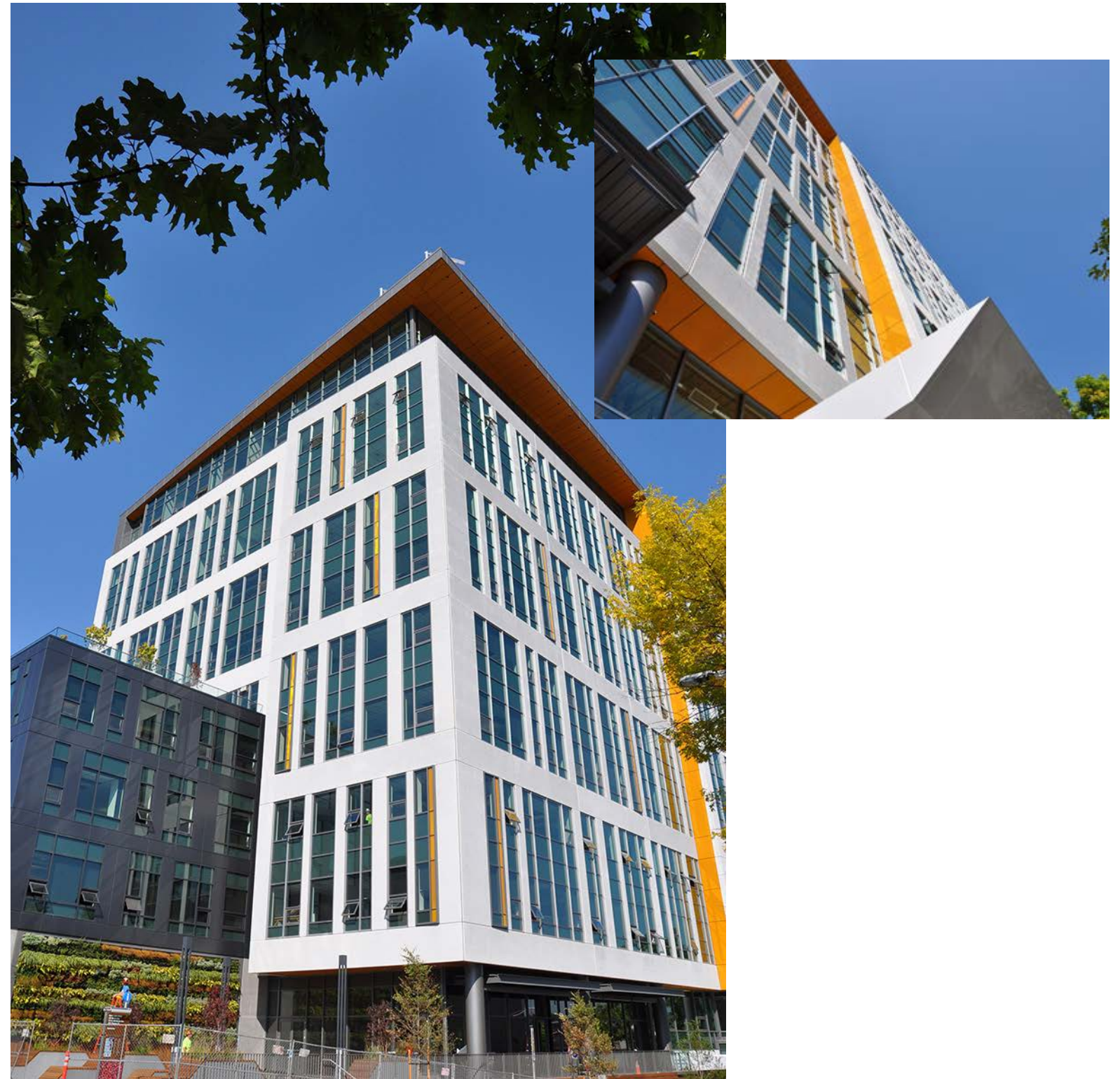
20 sf for every 1000 sf of office us

421 stalls ratio = 1.40





As part of the Amazon Campus, Phase III implements horizontal sunshades on the south facade, a unique grass inspired frit pattern on the glass, and public placement of sculptural art work.



As part of the Amazon Campus, Phase V implements a gestural roofline and randomized facade organization. The pedestrian experience is enriched with platforms of interaction despite the steep grade.





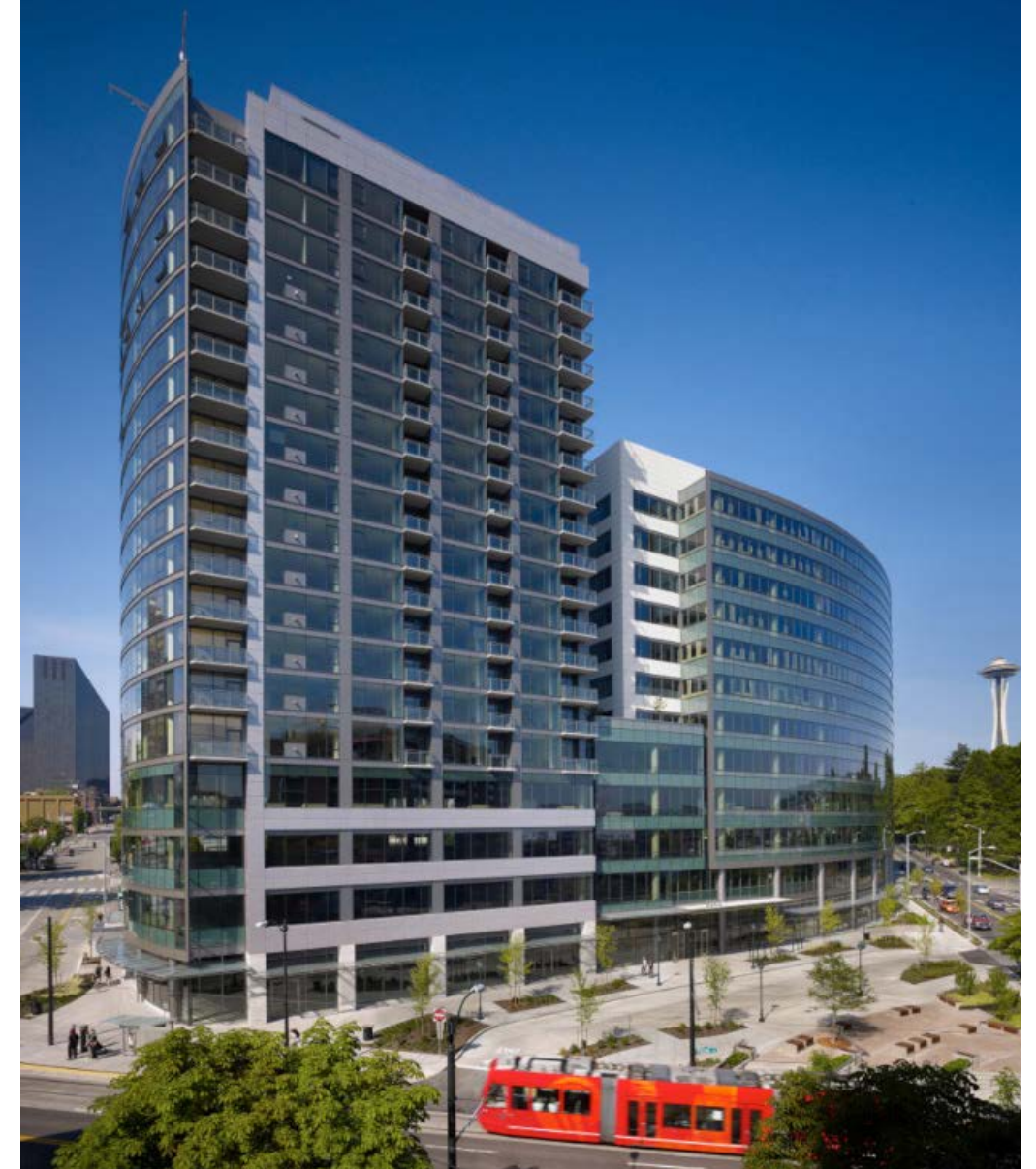
### West 8th

A high-rise office tower development with a retail base adding to the elegance of the Seattle skyline and zone transition from mid-rise to high-rise.



### Amazon Phase IV

As part of the Amazon SLU campus development Phase IV is two office towers joined by a floating office 'link' and a retail base. The historic Terry Avenue Building was preserved and renovated to act as a centerpiece and food/beverage anchor.



### 2201 9th Ave/ Enso

A mixed-use development consisting of a two towers (condominium & office) connected by a podium with a retail base. This project is located approximately 3 blocks from the proposed site.

Projects depicted represent work done by Graphite Principals while at Callison, LLC and not work performed directly by Graphite Design Group, LLC.



EDG

February 27, 2013

Block 52 East

12018.00



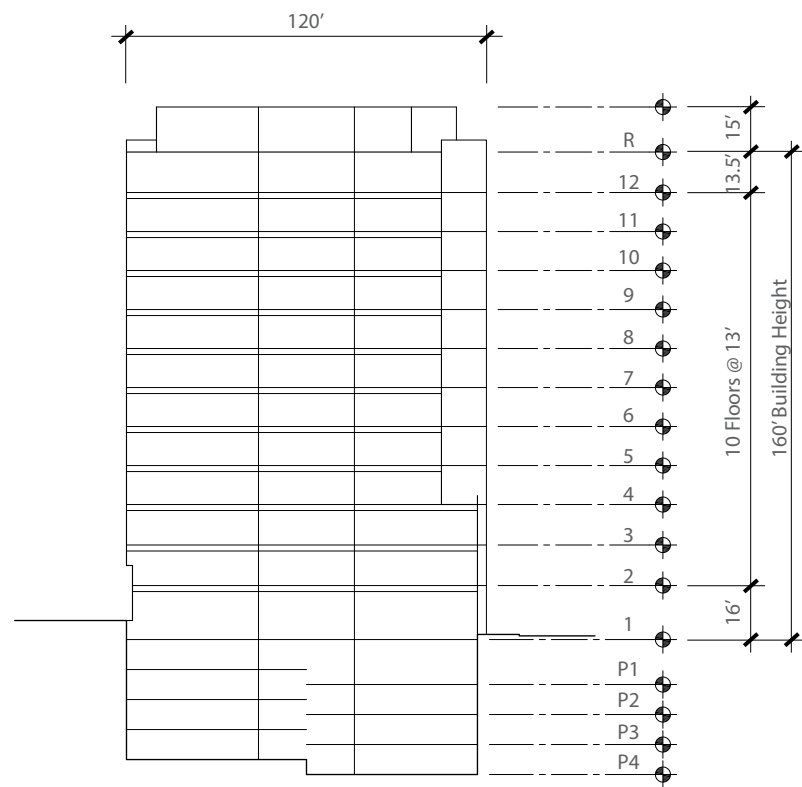
# Massing Option 1

**Pros:**

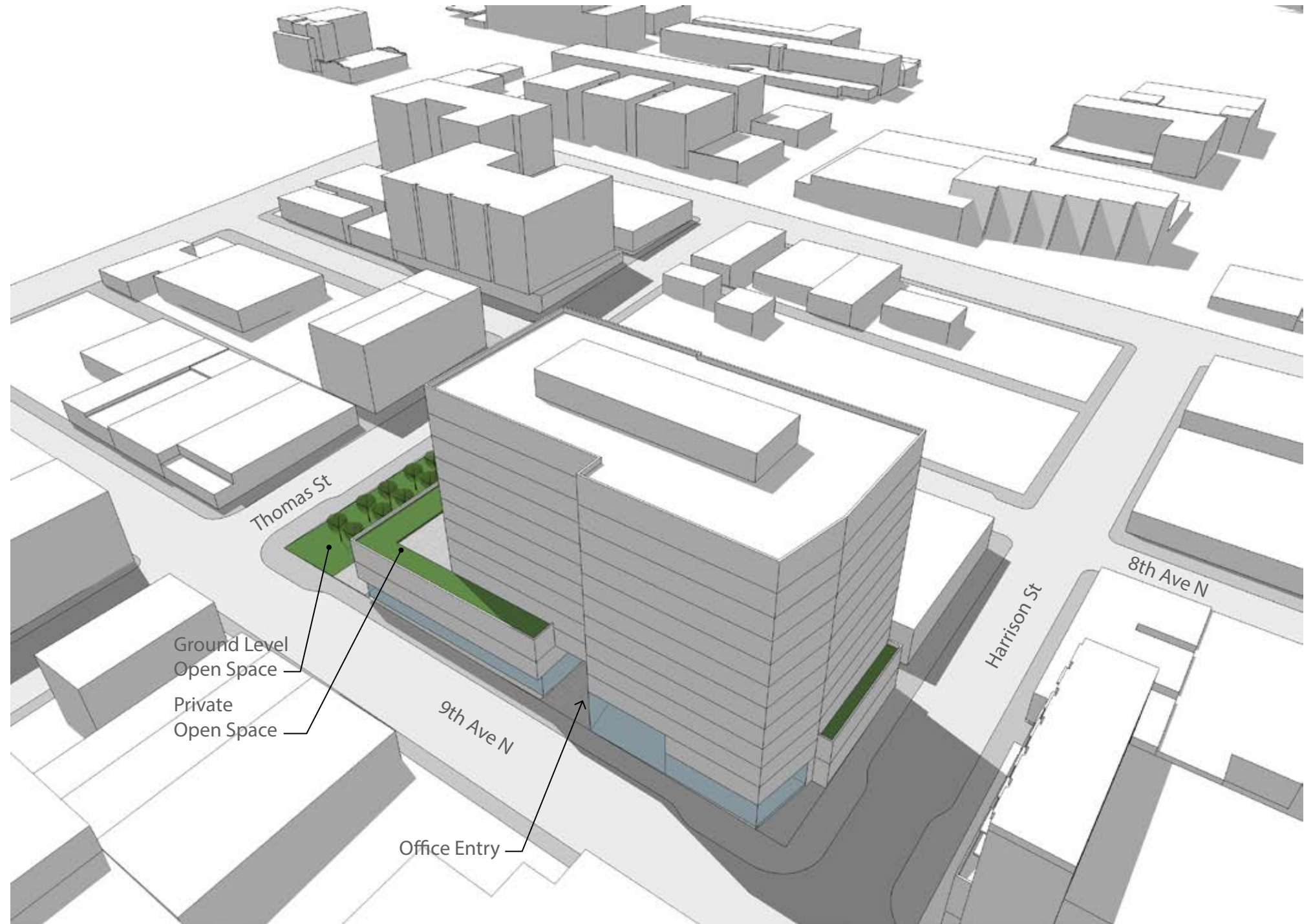
- Generous open space with southern exposure.
- Building form articulated to emphasize lobby entry.
- Corner mass clearly grounded at 9th and Harrison.

**Cons:**

- Tall street wall at 9th and Harrison.
- Little connection between entry and lobby.
- Modest open space on Harrison Street "heart location."



Section Looking North



Looking Southwest





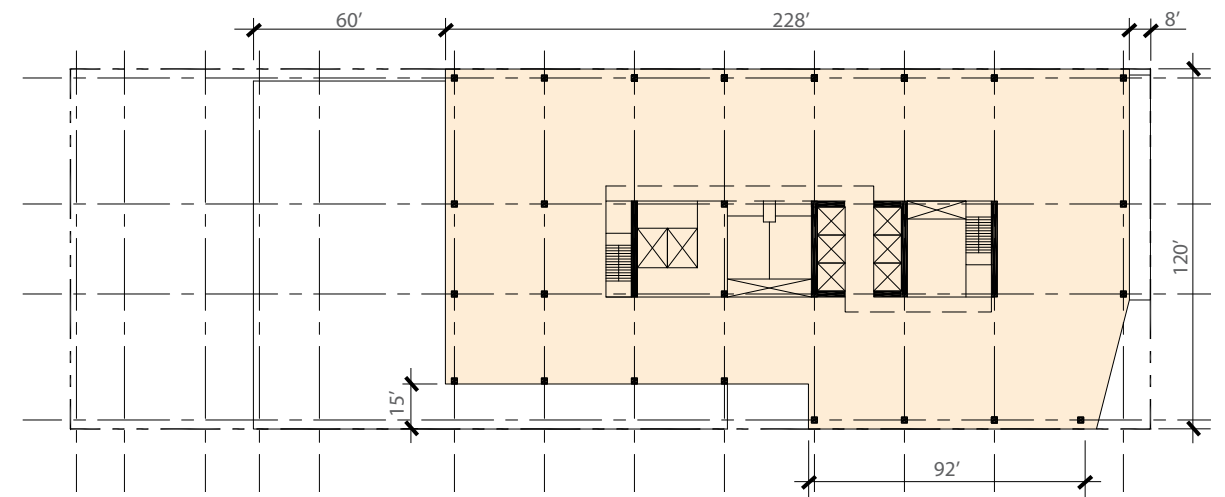
Street View From Northeast



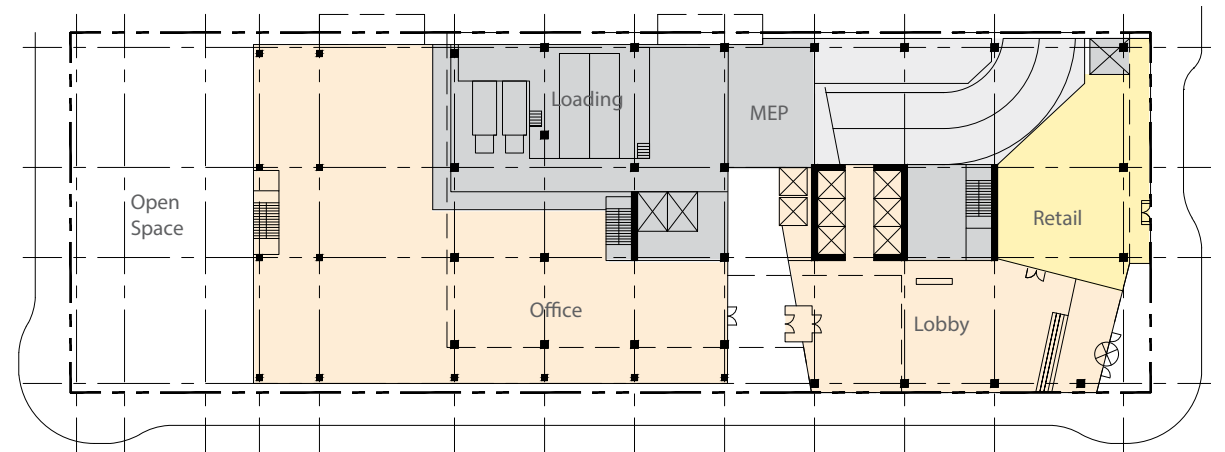
Street View From Southeast



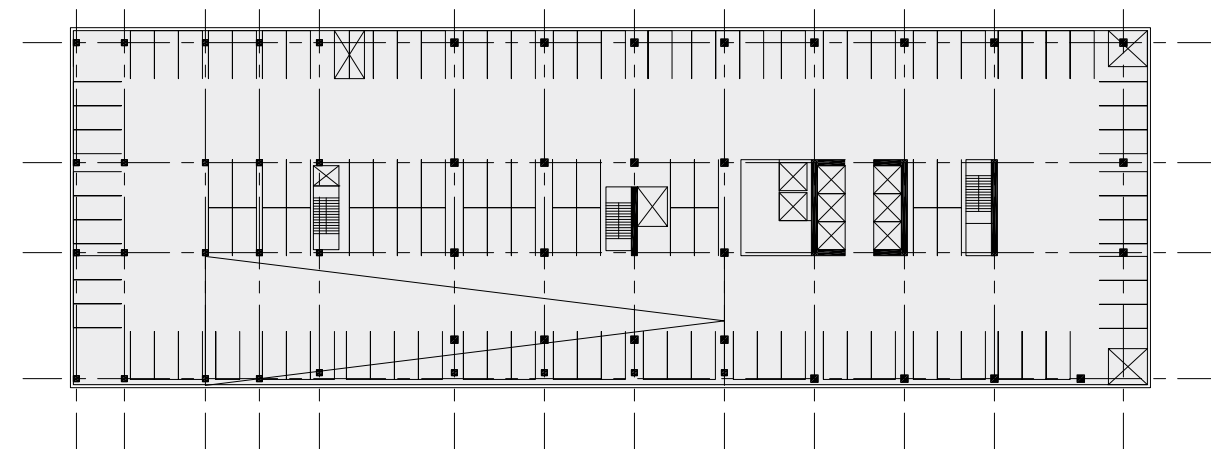
Looking Northwest



Typical Office Level



Ground Level



Garage Level



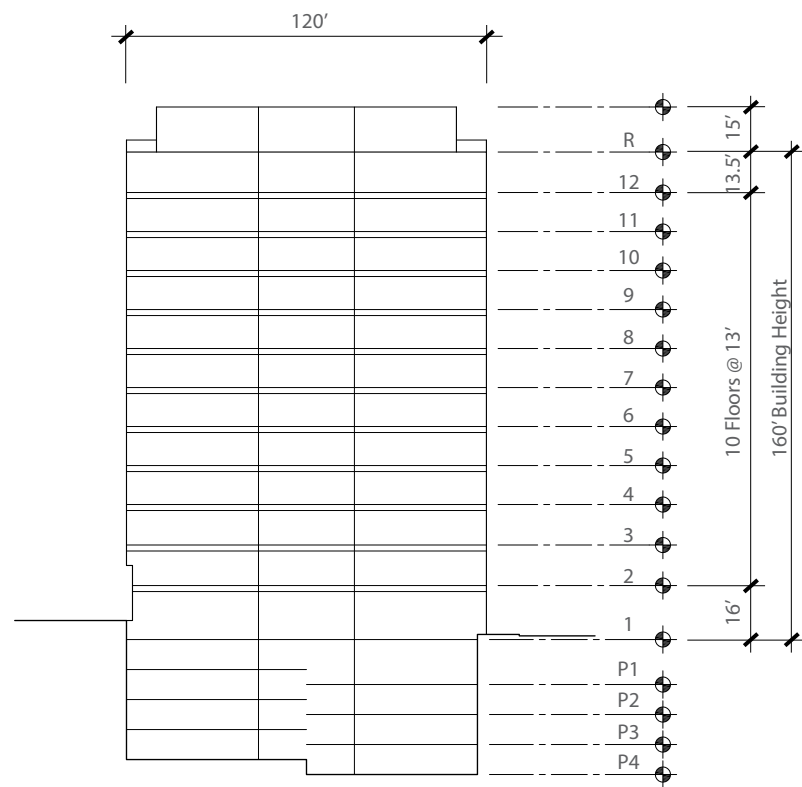
## Massing Option 2

### Pros:

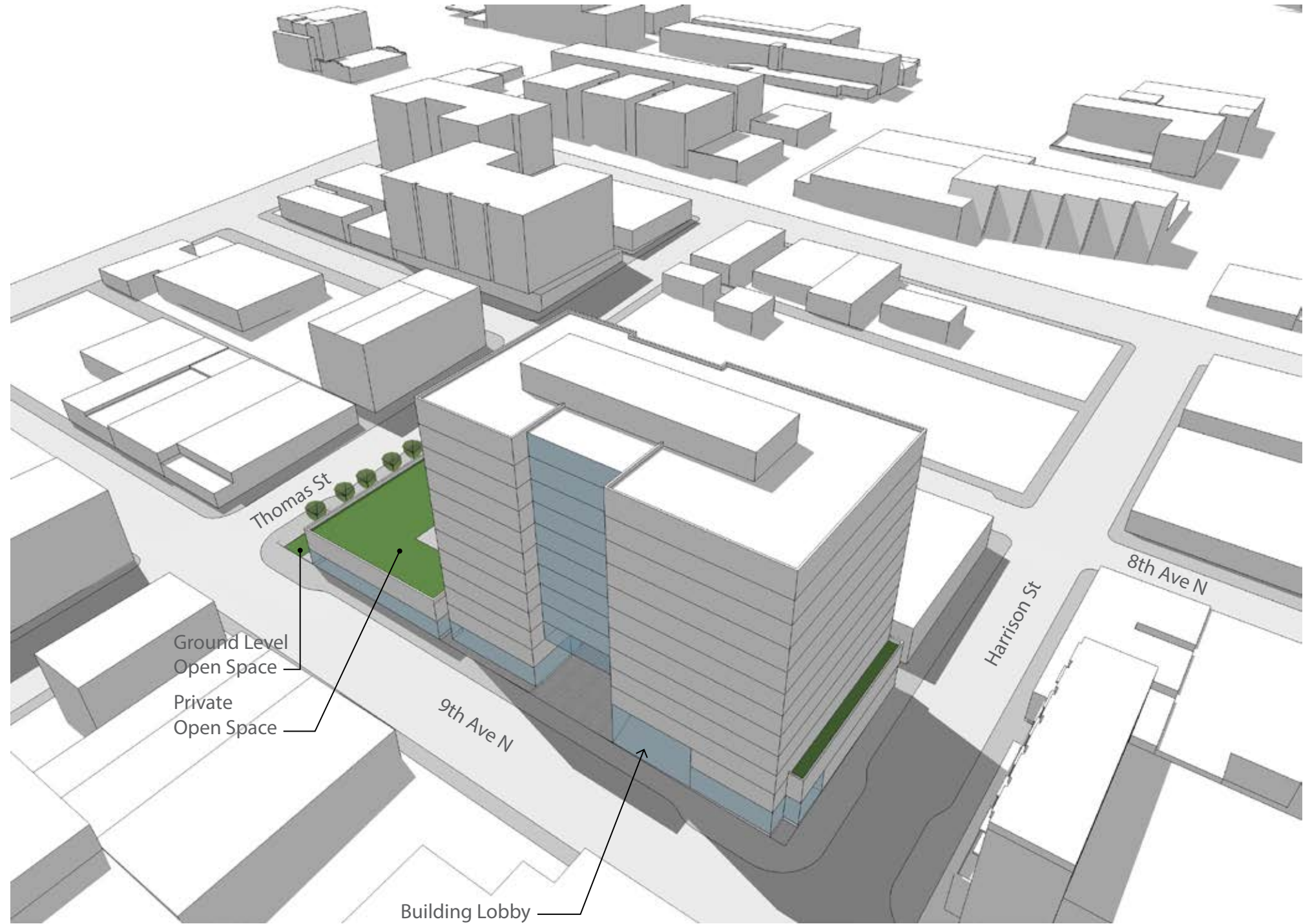
- Generous open space with southern exposure.
- Expression of central "link" leads to more vertical massing.
- Building form emphasizes building entry.

### Cons:

- Massing is less cohesive, more disjointed.
- Tall street wall at 9th and Harrison constricts intersection and street view corridor.
- Open space ignores Harrison Street "heart location."



Section Looking North



Looking Southwest





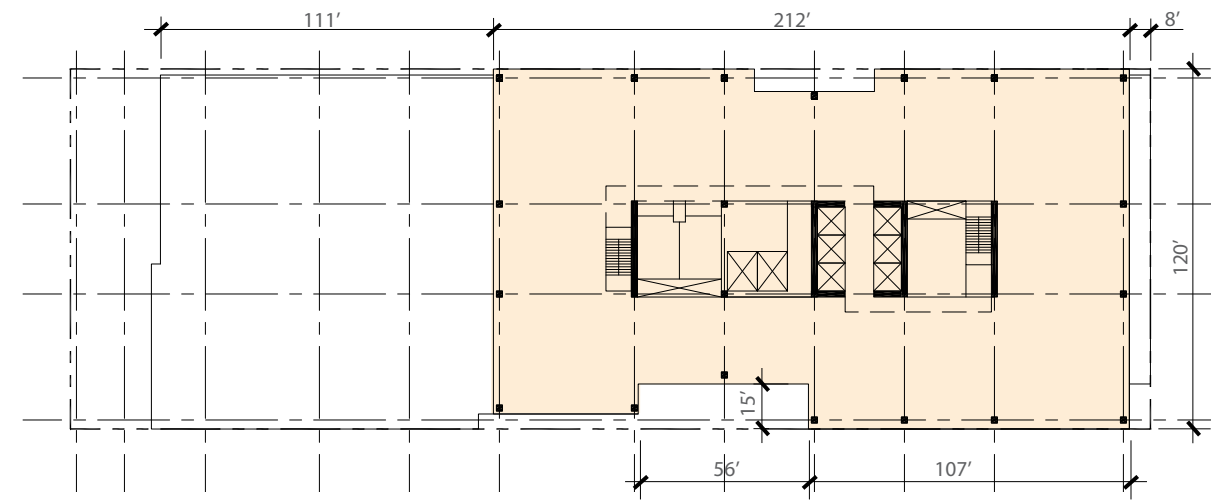
Street View From Northeast



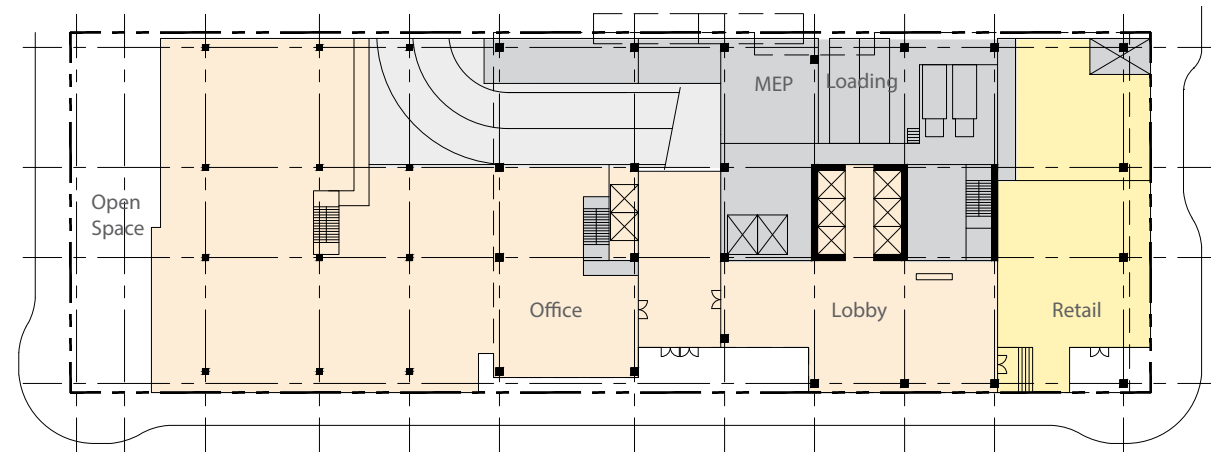
Street View From Southeast



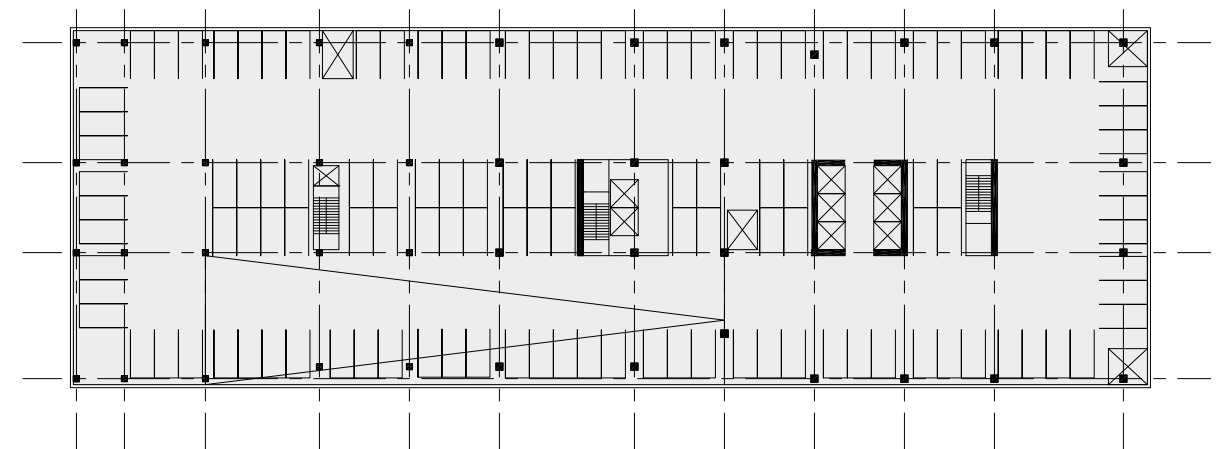
Looking Northwest



Typical Office Level



Ground Level



Garage Level



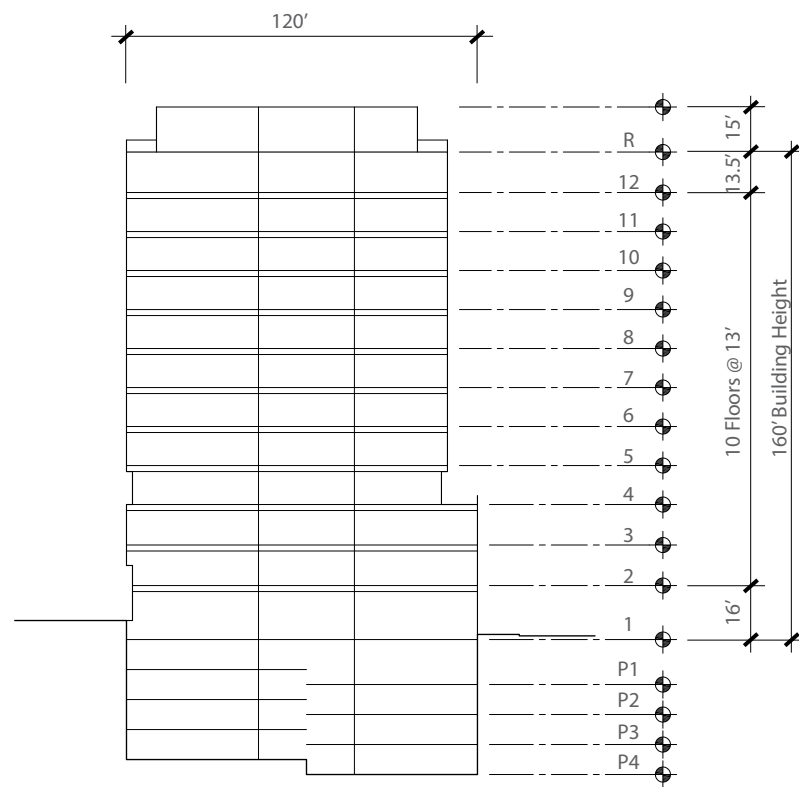
## Massing Option 3 (Preferred)

### Pros:

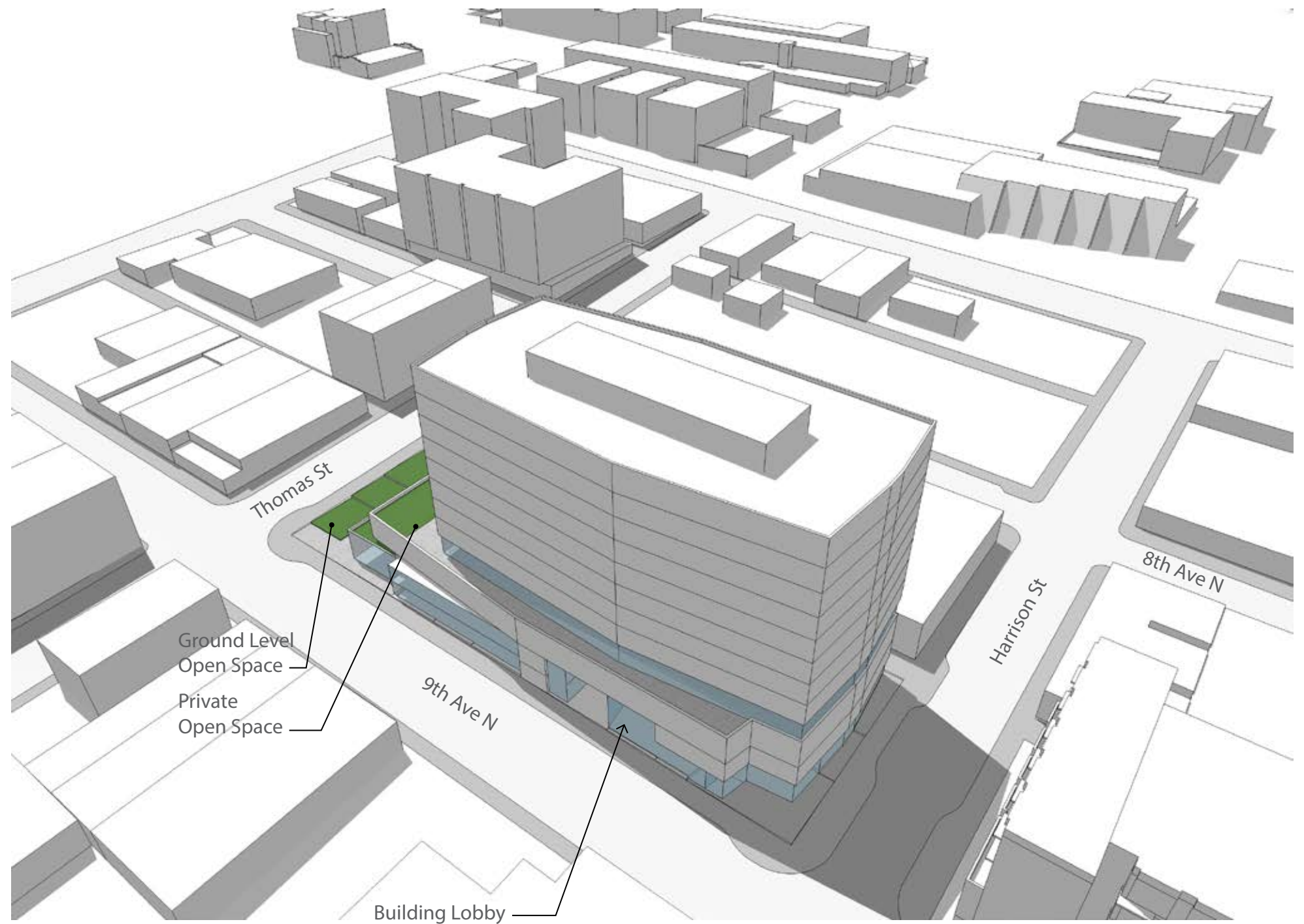
- Stepped massing breaks down large volume.
- Corner setbacks open up 9th and Harrison street intersection and view corridors.
- Clear podium delineation relates to adjacent low-rise context.
- 8' Setback at Harrison provides for more generous pedestrian experience
- Open space wraps tower to east providing stepped transition at 9th Avenue

### Cons:

- Longer tower volume.
- More slender building is less efficient in plan.



Section Looking North



Looking Southwest



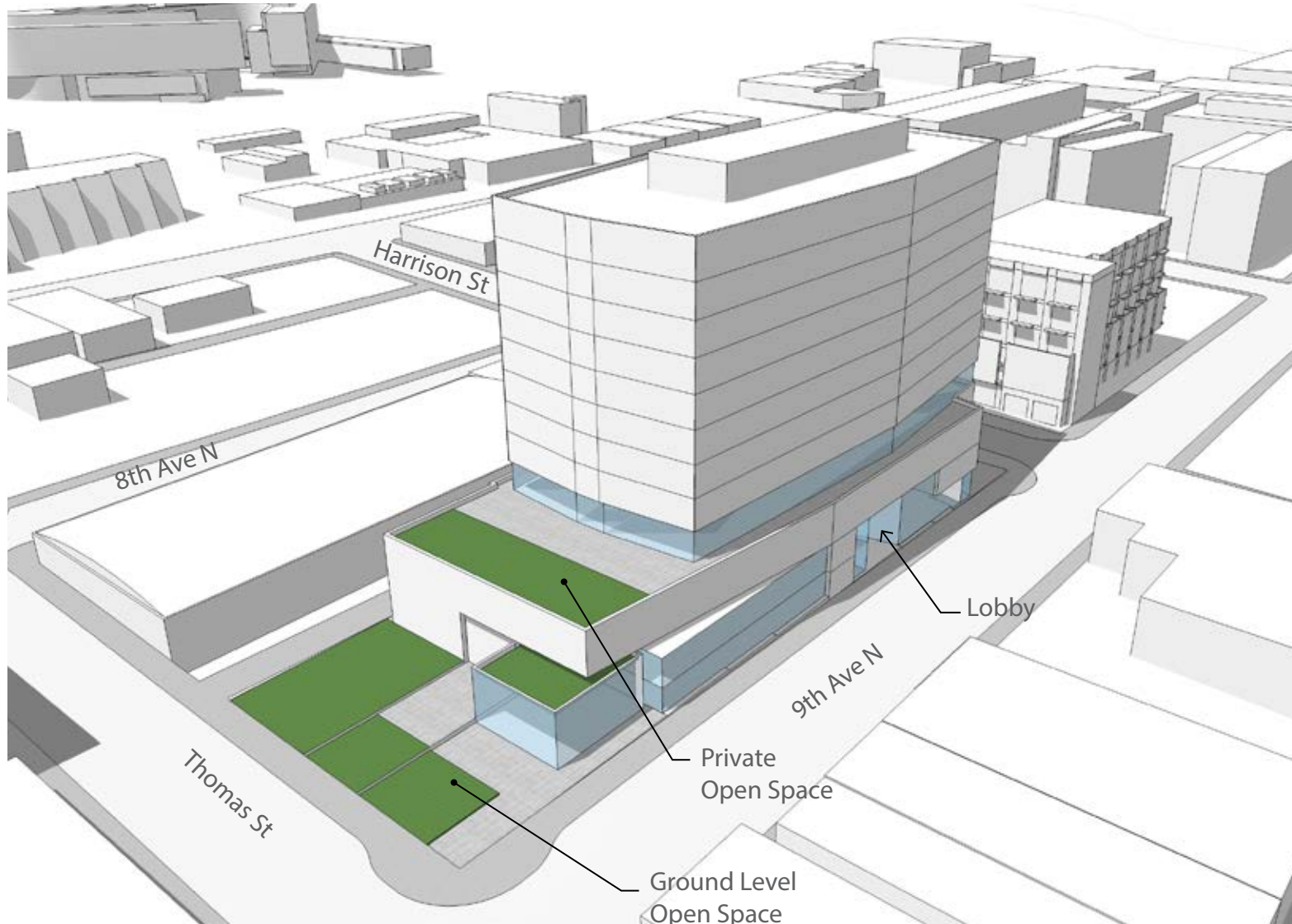




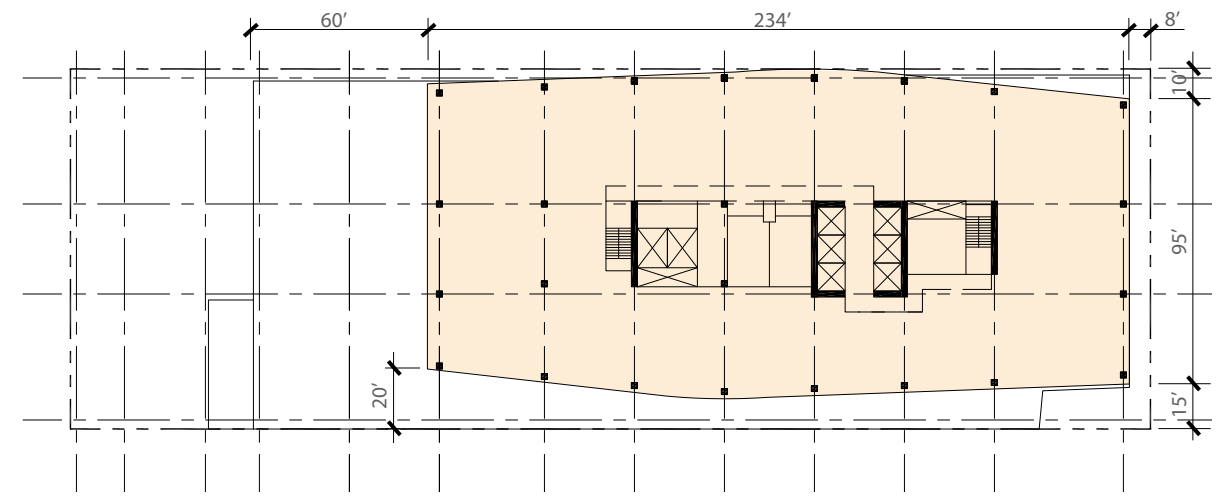
Street View From Northeast



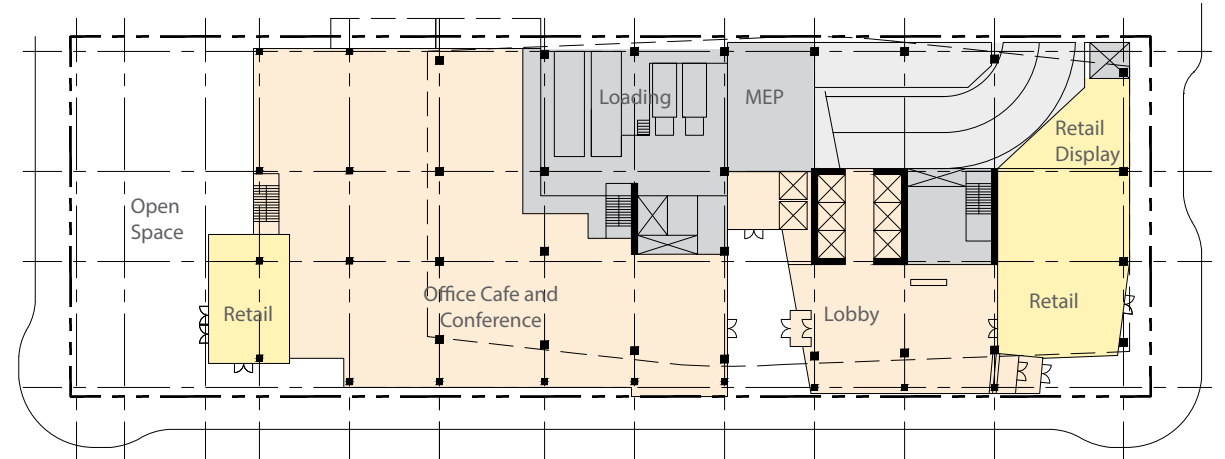
Street View From Southeast



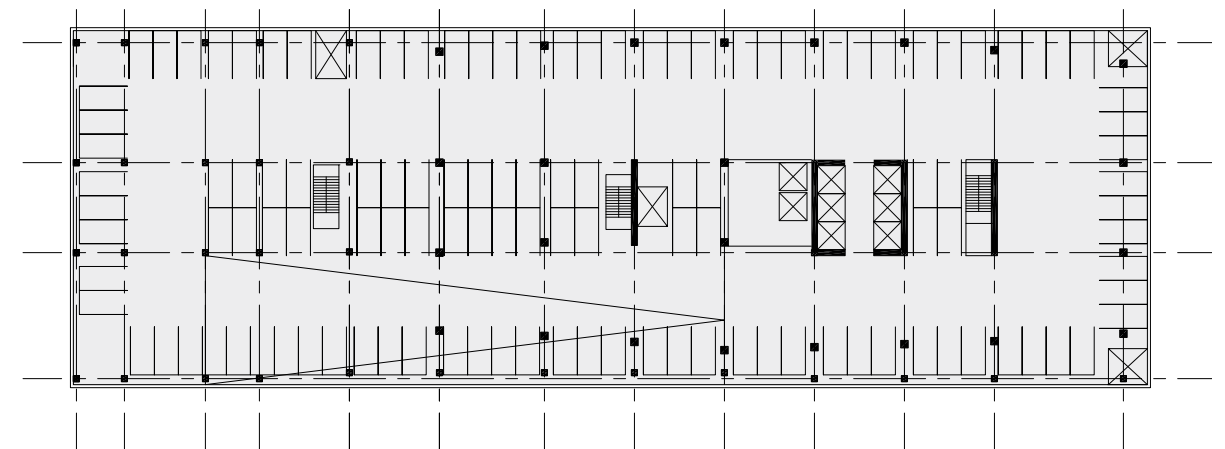
Looking Northwest



Typical Office Level



Ground Level



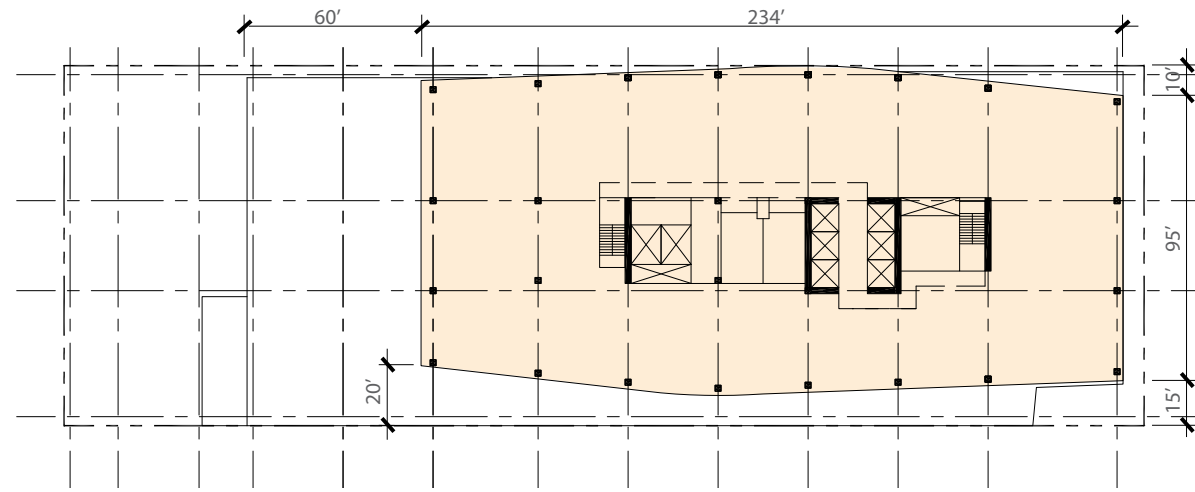
Garage Level



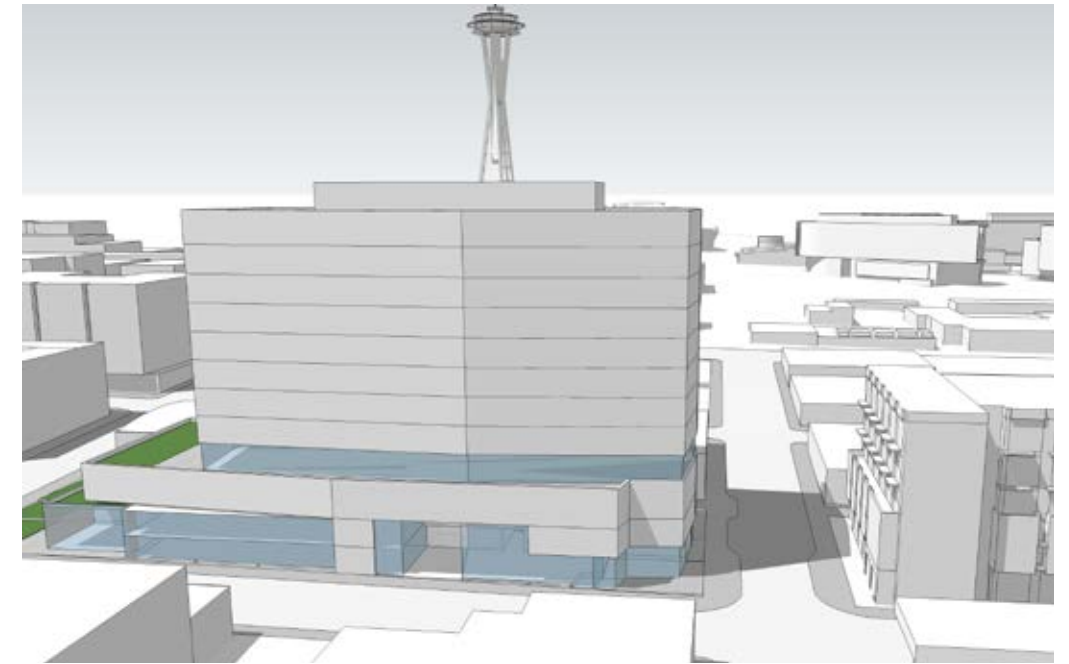
## Option 3 (Refined)

### Tower Setback at Harrison St:

There are no required setbacks along Harrison Street, however the preferred option elects to set back the entire building from the property line. This move enables power line clearance and creates a more generous pedestrian experience along Harrison which is deemed a "heart location" street by the prospective SLU zoning code.



Tower Plan- Option 3



Aerial Looking West on Harrison St



Harrison St  
View towards Space Needle



Street View  
Looking West on Harrison St



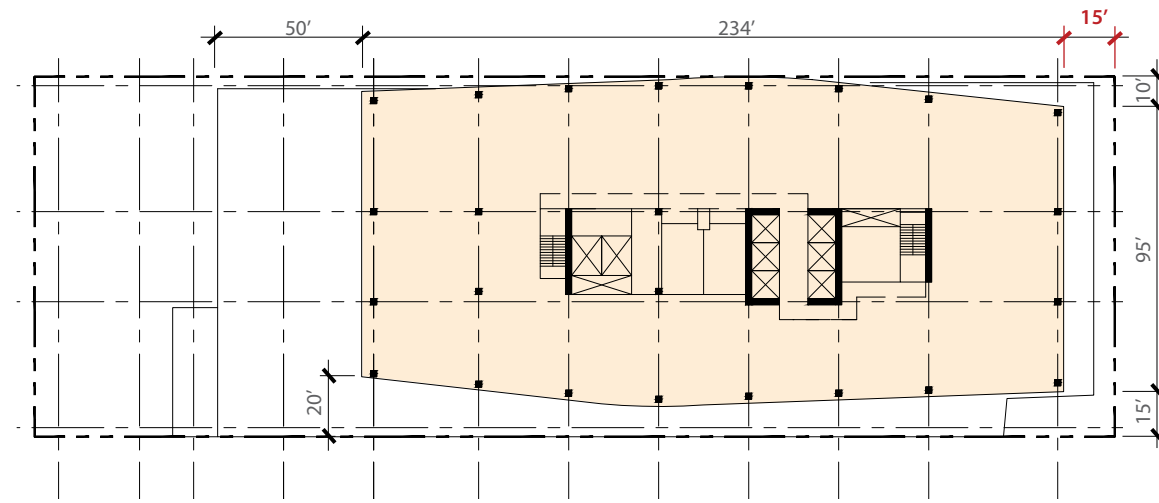
## Option 3 (Refined)

### Tower Setback at Harrison St:

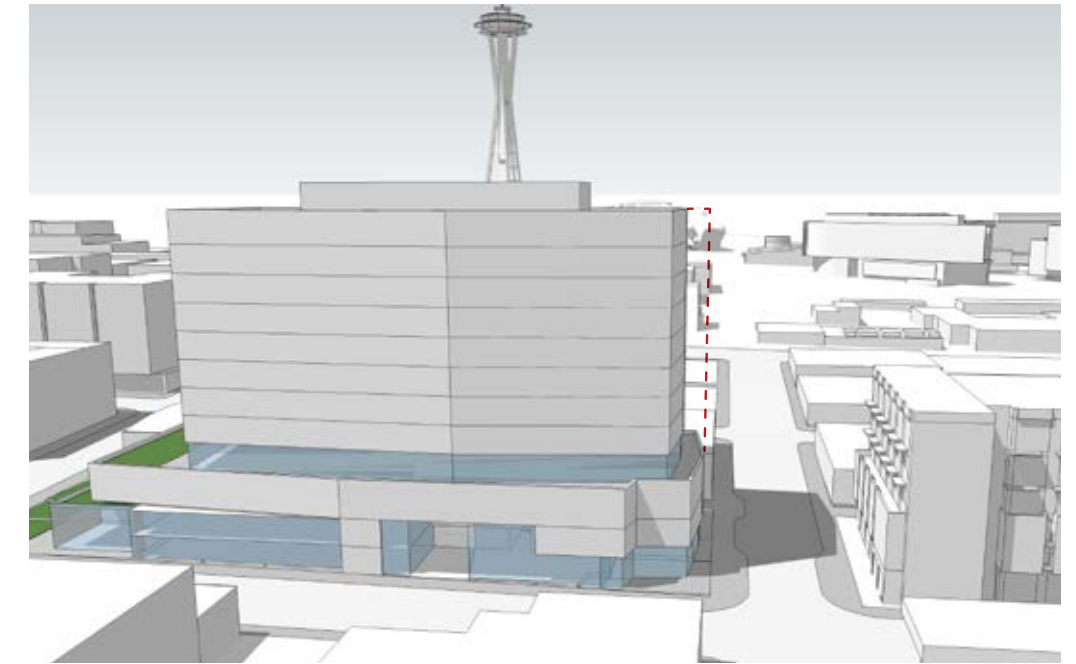
The refined version of Option 3 proposes a 15'-0" tower set back from the property line along Harrison Street. The podium portion of the massing remains set back at 5'-0" from the property line.

### Benefits:

- Increased street level access to views/air/light.
- Maintains lower level urban edge at "heart location" Harrison Street.
- Further proximity from the upper levels of Veer Lofts to the north.
- Expresses the podium as a more identifiable and separate mass.
- Allows a more mid block entry point.
- Adds rooftop terrace area to the north at level 4.



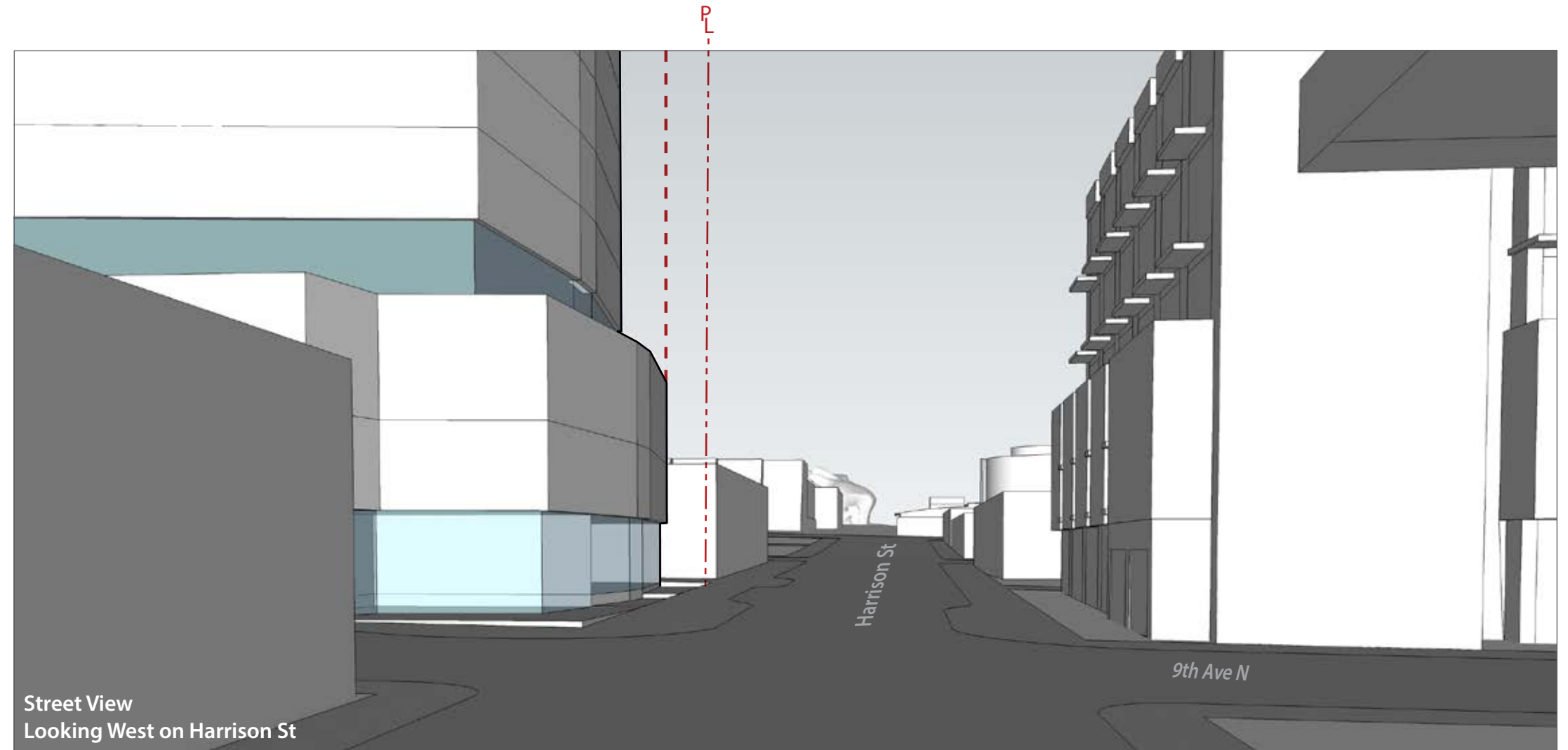
Tower Plan- Option 3 (Refined)



Aerial Looking West on Harrison St



Harrison St  
View towards Space Needle



Street View  
Looking West on Harrison St



EDG

February 27, 2013

Block 52 East

12018.00

Option 3 (Refined) | A-24b



GRAPHITE



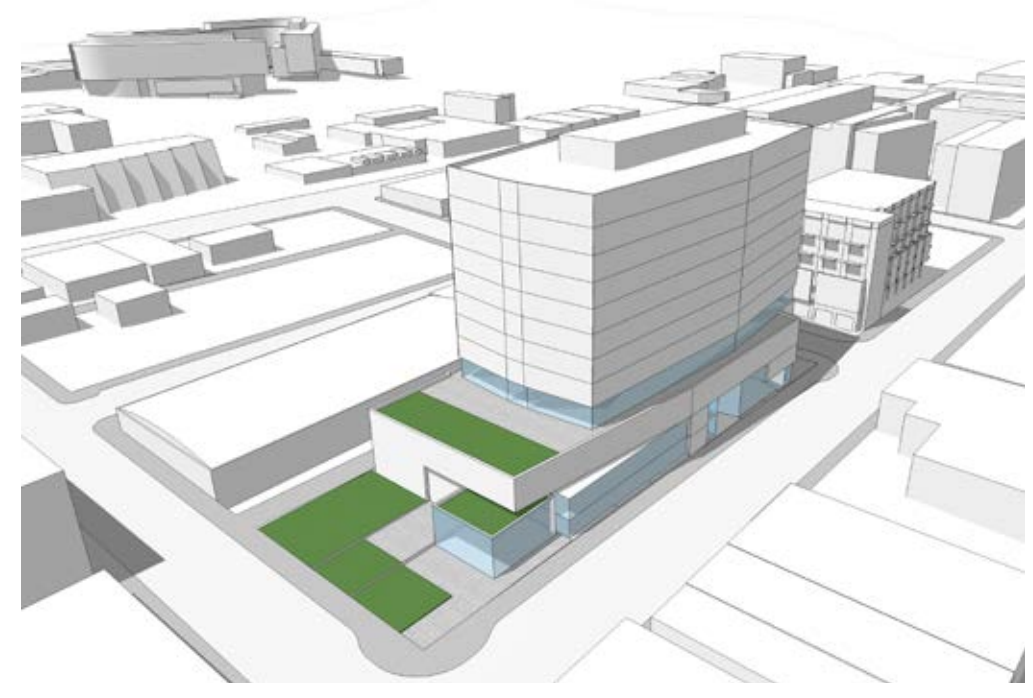
Option 1



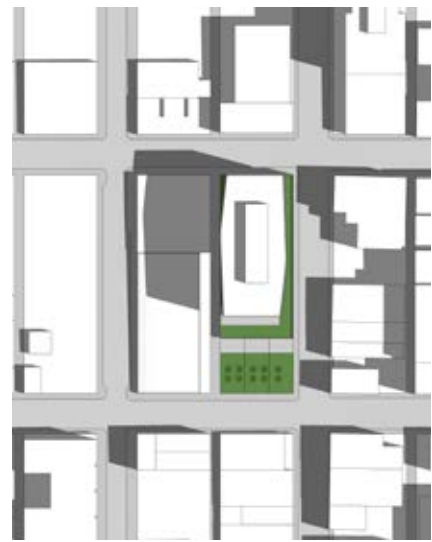
Option 2



Option 3 (Preferred)



Summer- June 21st



9:00 am

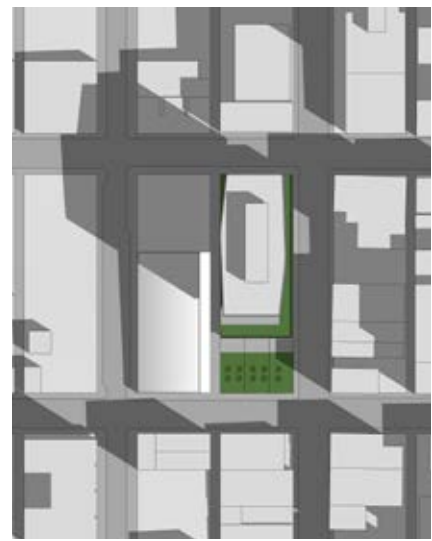


12:00 pm



3:00 pm

Spring & Fall- March & Sept. 20th



9:00 am

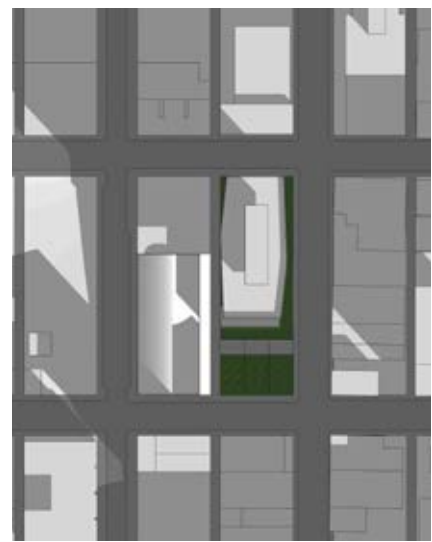


12:00 pm



3:00 pm

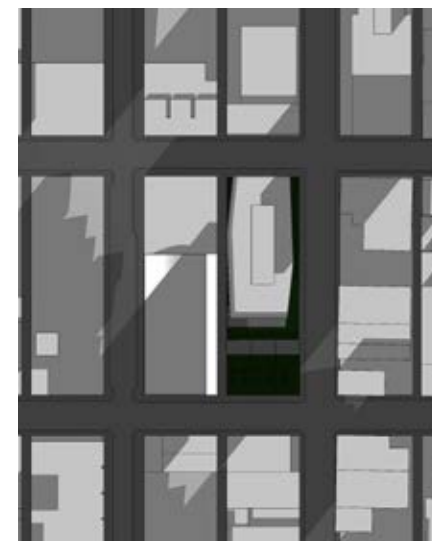
Winter- December 21st



9:00 am



12:00 pm



3:00 pm



# Design Departures

## For Preferred Option

### 23.48.013.D Facade Modulation

We seek a design departure to allow the east facade of the tower to exceed the 120' length maximum (above 125' in height) and 150' length maximum (between 45-125' in height).

The proposed tower outline (Exhibit B) would set back a greater volume of tower mass than the code complying tower outline (Exhibit A) despite the slightly longer encroachment area.

We seek to enhance the adjacent view corridors by narrowing the tower floor plate in the east-west direction in order to better fulfill the following South Lake Union Design Guidelines:

#### A-2 Streetscape Compatibility

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

#### B-1 Height, Bulk, and Scale

Encourage stepping back an elevation at upper levels for development taller than 55 feet to take advantage of views and increase sunlight at street level.



View of Option 1  
Code Compliant



View of Option 3 (Preferred)  
Departure Required

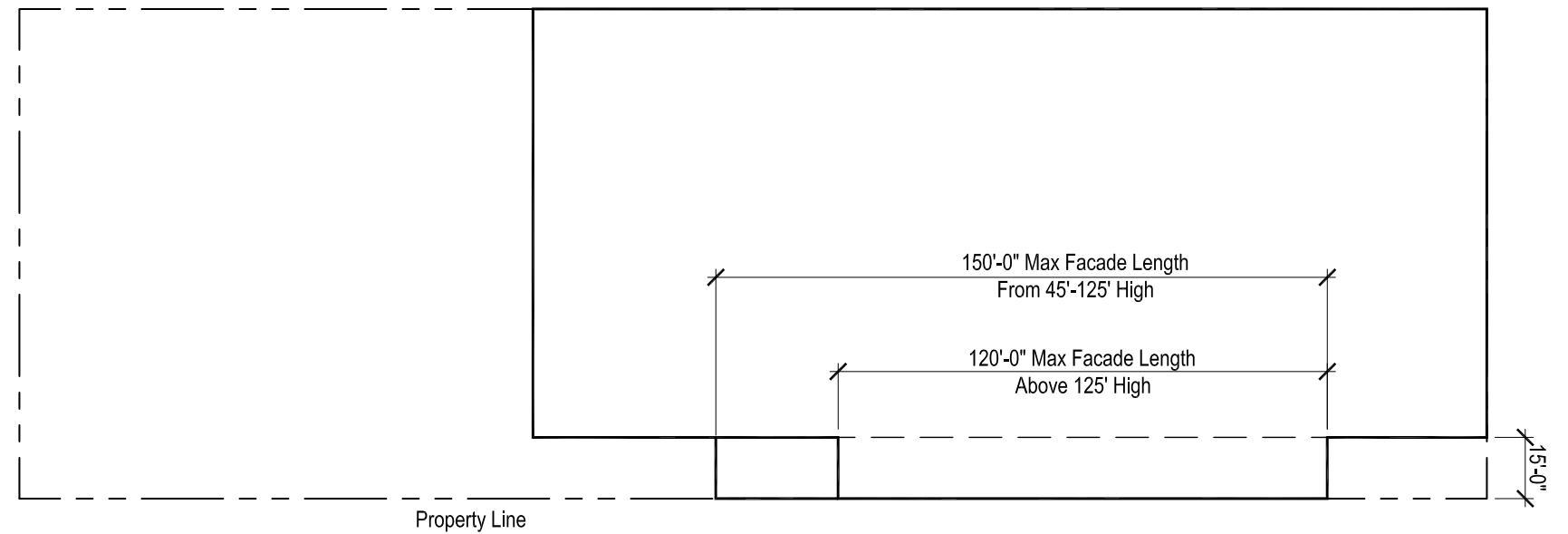


Exhibit A- Code Complying Tower Outline

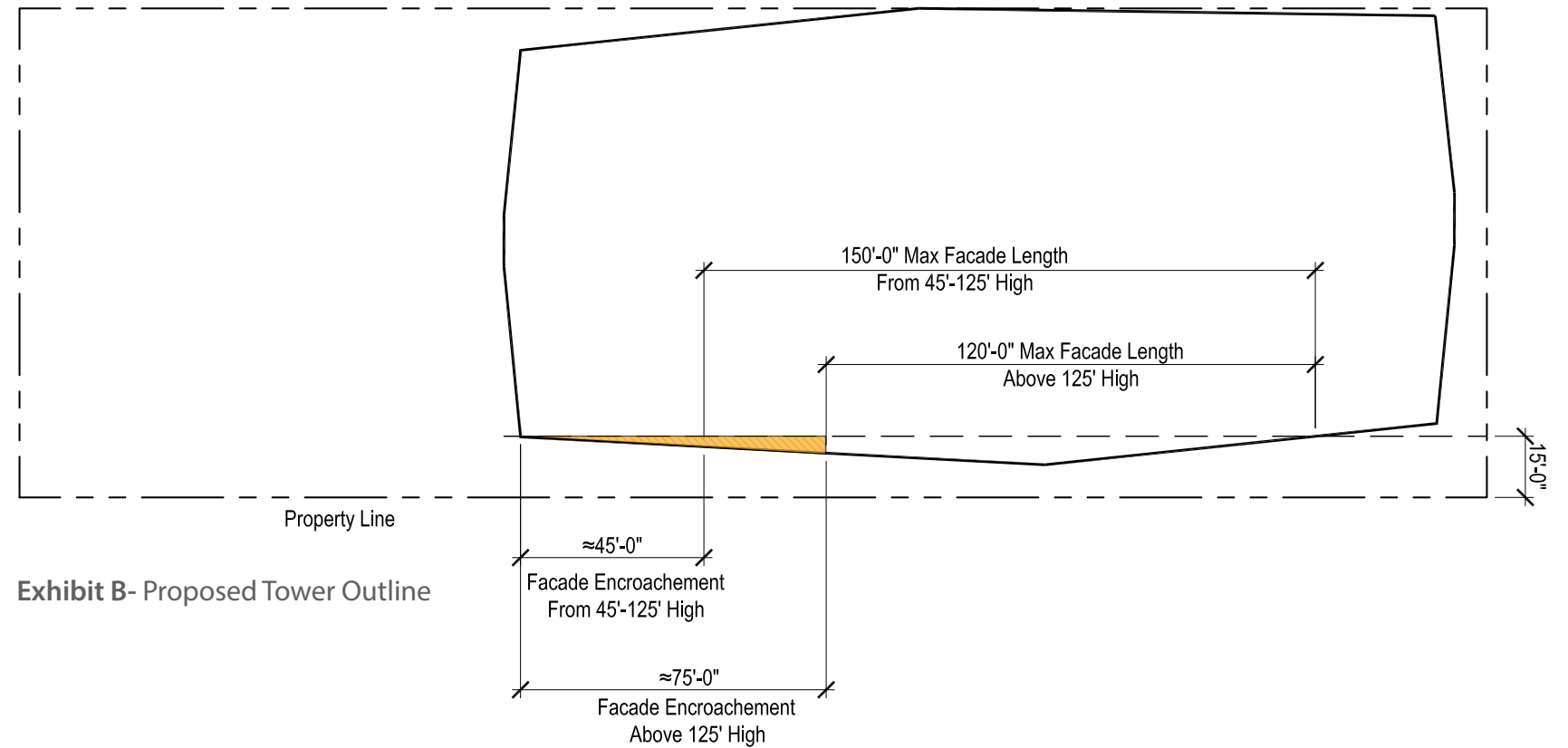


Exhibit B- Proposed Tower Outline



# Design Departures For Preferred Option

## 23.48.014 Street-level development standards

b. Except on Class 1 Pedestrian Streets, as shown on Map A for 23.48.014, and as specified in subsection 23.48.014.B.1, the street facing façade of a structure may be set back up to 12 feet from the street lot line subject to the following Exhibit B for 23.48.014:

- 1) The setback area shall be landscaped according to the provisions of Section 23.48.024; and
- 2) Additional setbacks are permitted for up to 30 percent of the length of portions of the street façade that are set back from the street lot line, provided that the additional setback is located 20 feet or more from any street corner.

We seek to enhance the project site by providing the amenity of ground level open space at the intersection of Thomas Street and 9th Avenue and Harrison Street and 9th Avenue in order to better fulfill the South Lake Union Design Guidelines. Specifically, 4 departures in these areas are required:

1. Setback along all of Thomas Street is greater than the 12' maximum standard (23.48.014-A-3-b) for 1005 of it's length
2. A portion of the setback along 9th avenue is greater than the 12' maximum standard (23.48.014-A-3-b)
3. The setback at the street corner of Harrison Street and 9th Avenue is closer than the 20' minimum distance from the street corner permitted (23.48.014-A-3-b-2) Area = 355 SF
4. The setback at the street corner of Thomas Street and 9th Avenue is closer than the 20' minimum distance from the street corner permitted (23.48.014-A-3-b-2). Area = 400 SF

The proposed design better fulfills the following design review guidelines:

### A-1 Responding to Site Characteristics

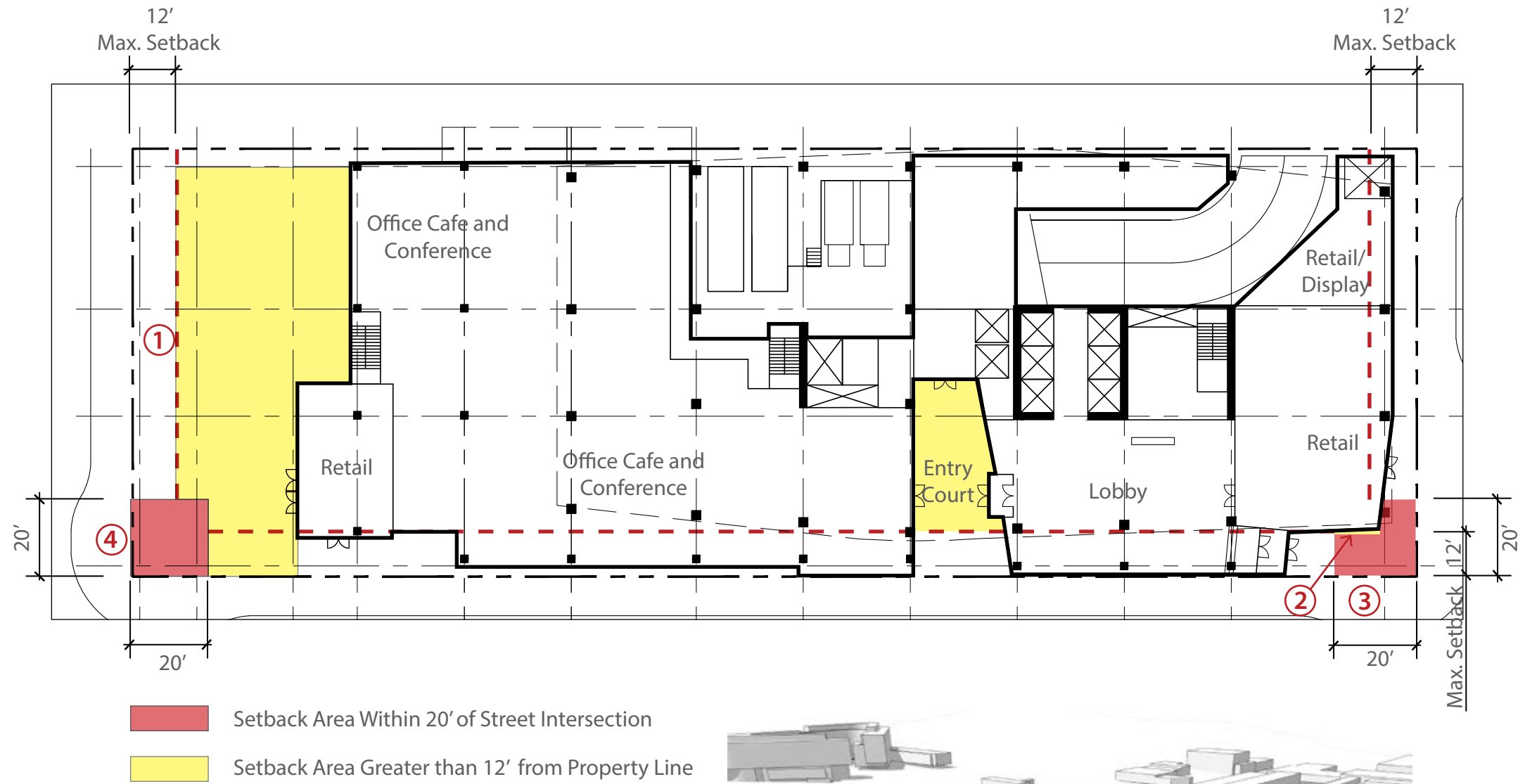
The generous corner setback at 9th Avenue and Harrison street as well as the widened right-of-way along the entire Harrison Street frontage is in part a response to the designation of Harrison street as a "Heart Location" and the desire to provide a better pedestrian experience.

### A-2 Streetscape Compatibility

The proposed setback at Thomas Street and the intersection of Thomas and 9th Avenue is an integral part of a strategy to create a public plaza at the corner, providing a public amenity and linking a pattern of urban open spaces that extend from Denny Park to SLU Park.

### A-4 Human Activity

The proposed setback at Thomas Street and resultant plaza also encourages human activity in the plaza and adjacent retail space. The proposed setback at the corner of Ninth Avenue and Harrison Street allows the lobby to better engage the corner and provide better pedestrian access to the building.



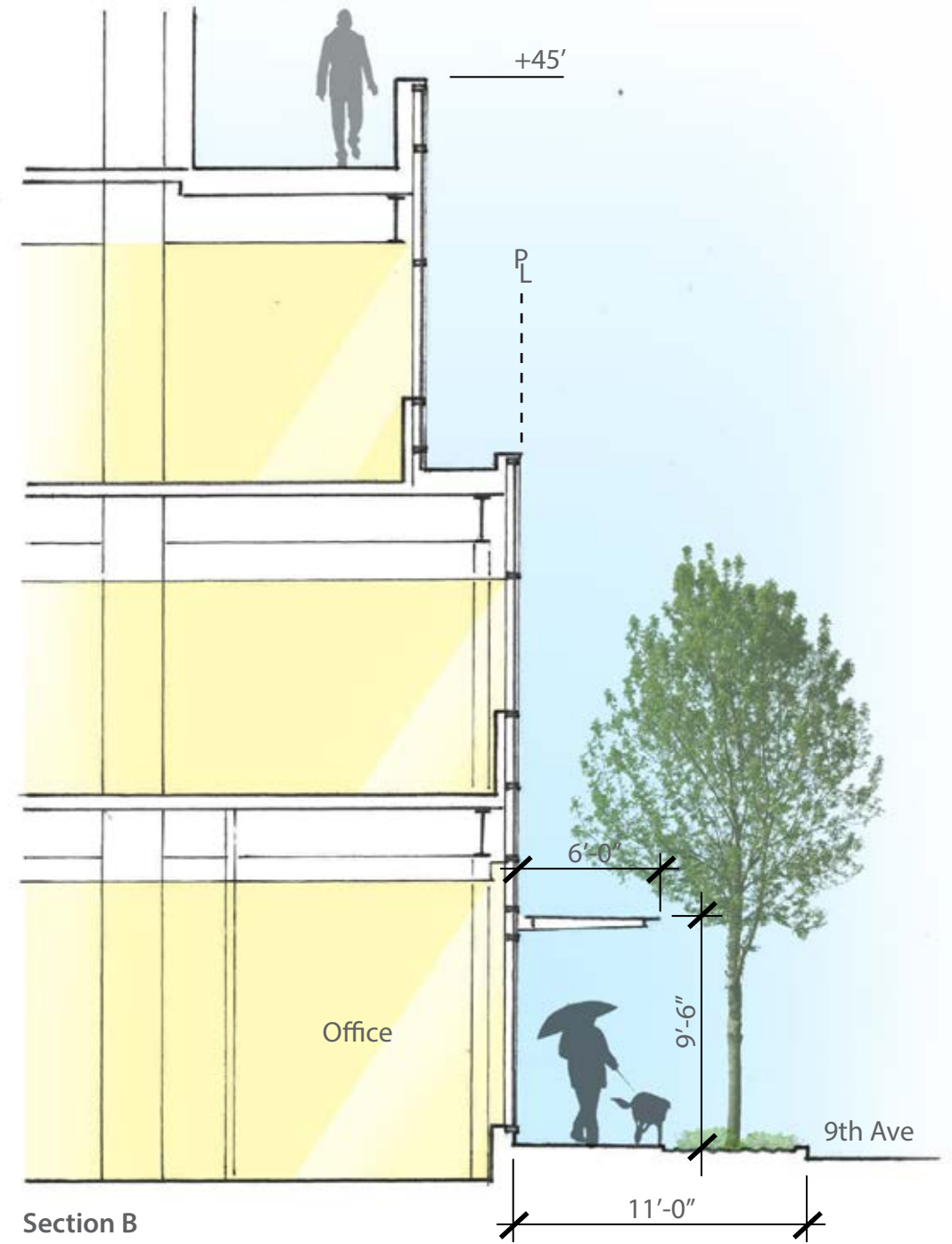
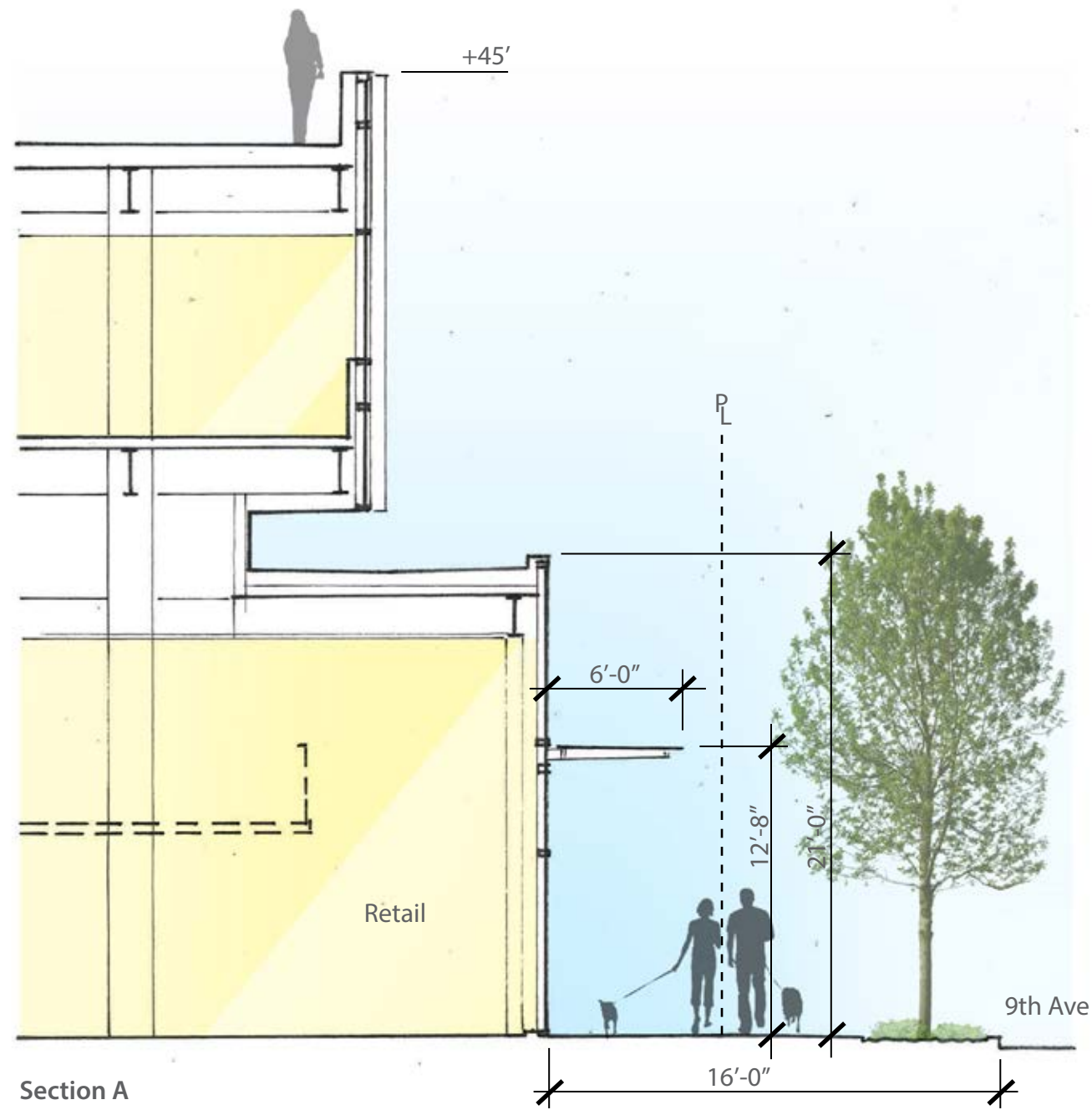
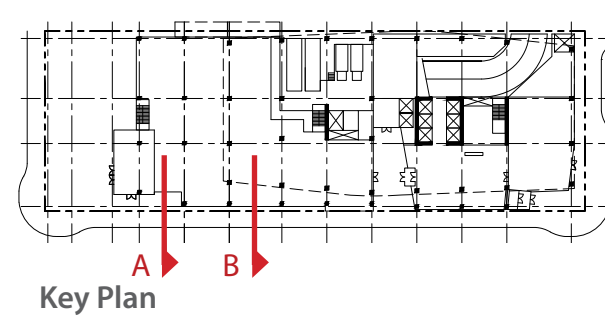
### D-1 Pedestrian Open Spaces and Entrances

The proposed setback at Thomas Street and resultant plaza provides open space amenity as well as a link through the site to the westerly half of Thomas Street. The proposed setback at the corner of Ninth Avenue and Harrison Street is strategically sited to allow better connectivity to the building entrance.

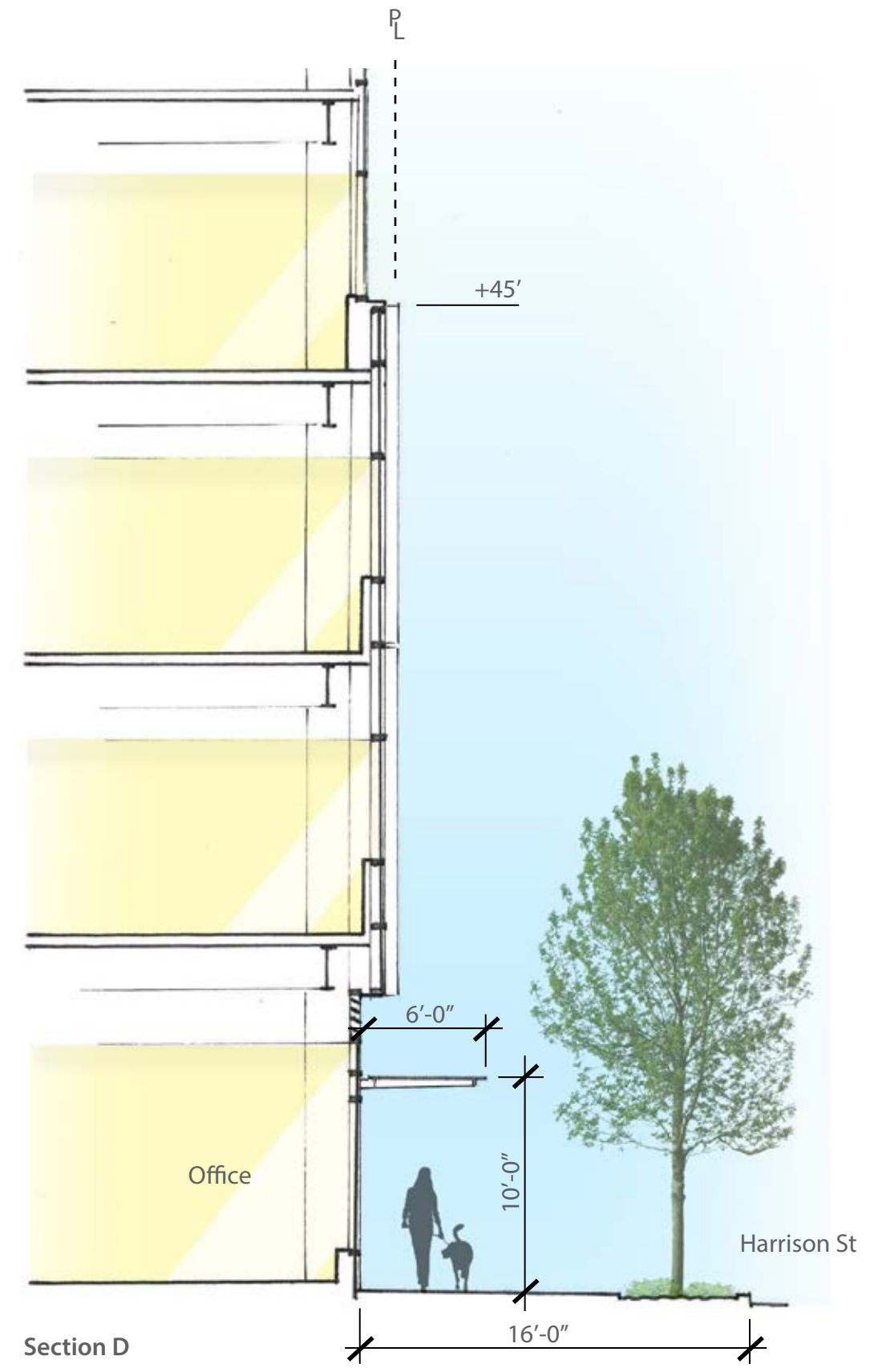
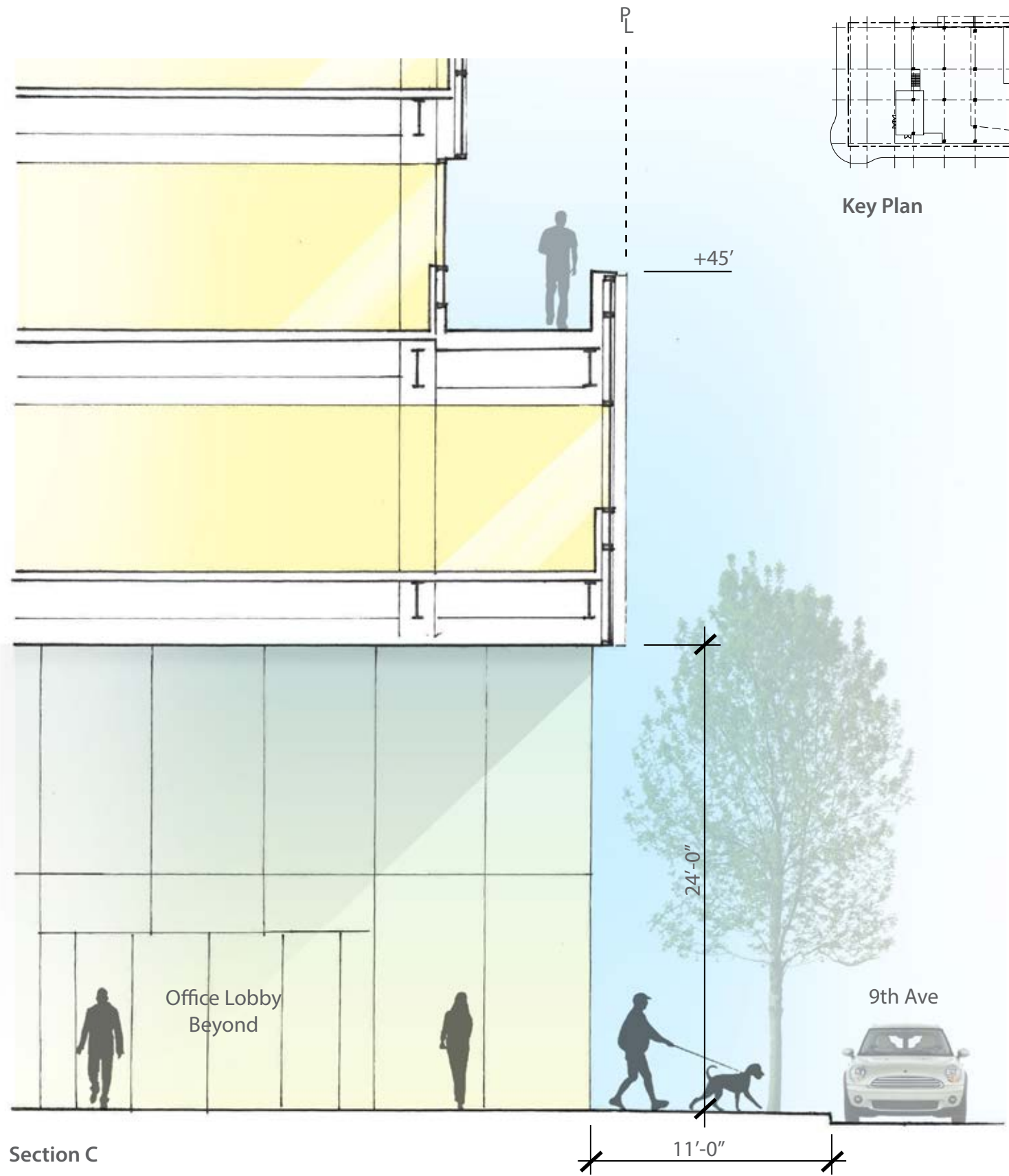
### E-1 Reinforce Existing Landscape Character of Neighborhood

Similar to the response of A-2, the plaza proposal is an integral part of linking a pattern of urban open spaces that extend from Denny Park to SLU Park.









EDG  
February 27, 2013

Block 52 East  
12018.00

Street Level Sections | A-30



GRAPHITE



## A. Site Planning

### A-1 Respond to Site Characteristics

- Public and private open/outdoor space will be used, as well as building form reflecting view opportunities to nearby features such as Denny Park and Lake Union.
- Massing position allows more solar access to public open space.

### A-2 Streetscape Compatibility

- Massing position reinforces the "heart location" at Harrison St.
- 9th Ave facade is positioned near the property line to enhance the future urban edge.

## B. Height, Bulk and Scale

### B-1 Height, bulk, and scale compatibility:

- In anticipation for nearby future development the massing is pushed toward the north portion of the site allowing for air and light between a future same-block residential tower. The massing terraces down to the park side of the site allowing a breakdown in scale toward the more human scaled open space.
- Clear delineation of the podium provides architectural reference and transition to adjacent low-rise structures.

## C. Architectural Elements and Materials

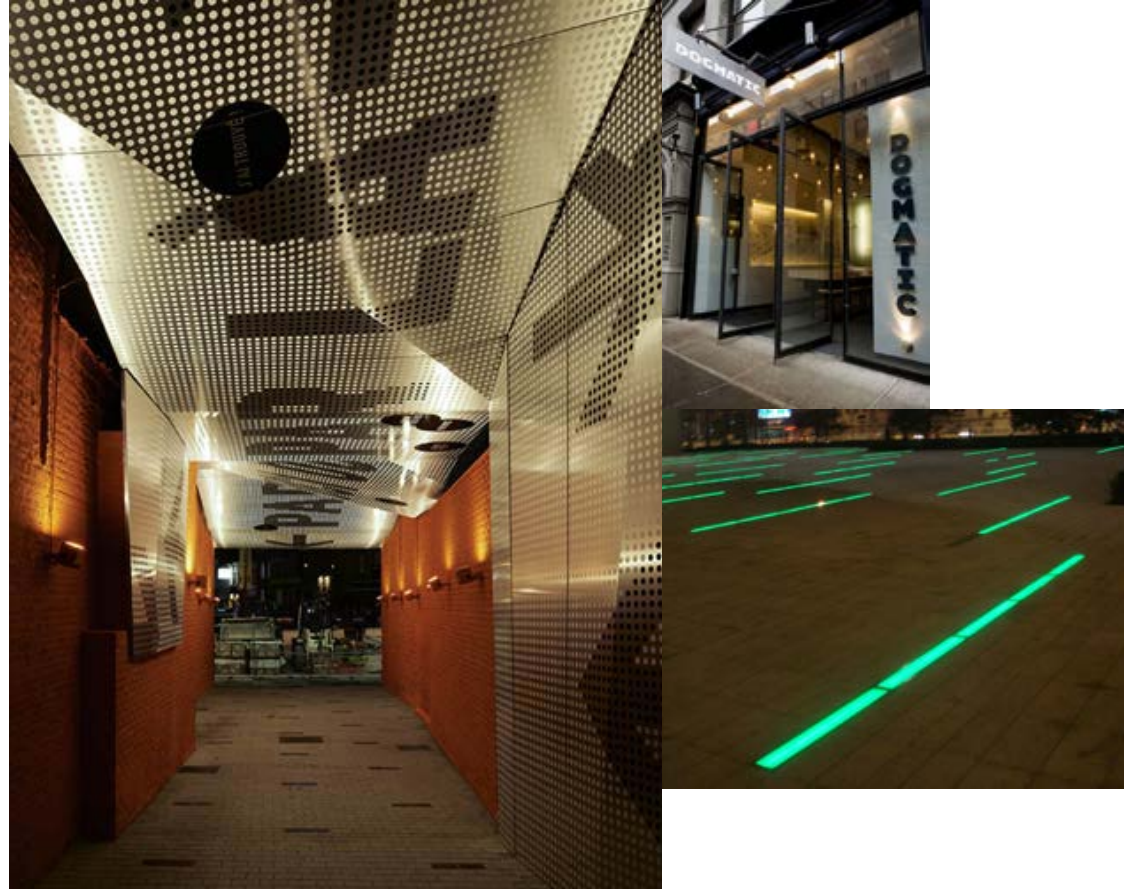
### C-1 Architectural Context:

- Reference and consideration of new projects as well as historically relevant buildings will be used when designing architectural elements and materials.

### C-2 Architectural Concept & Consistency:

- The cohesiveness of the whole and its direct relation to the parts is a core value in our proposal. Due to the valley like topography of the area the rooftop "5th elevation" is an important feature and will be enhanced with terraces, landscape, and formal/spatial responses accordingly.





## D. Pedestrian Environment

### D-1 Pedestrian Open Spaces and Entrances:

-Pedestrian-oriented street lighting, overhead weather protection, street furniture, public art and publicly accessible open space will be employed to enhance the public realm and distinguish entrances.



## E. Landscaping

### E-1 Reinforce Existing Landscape Character of Neighborhood:

-By thinking of this project as an integrated proposal there is open space provided at both the NE and SE corners of the property. Curb bulbs that mirror those across Harrison are proposed on the NE.

### E-2 Landscaping to Enhance the Building and/or Site

-The building will support/ enhance the open space and landscape while the landscape will support and enhance the building. The two entities are strengthened by the presence of the other.



1906

Block 52 East forms what was the northernmost edge of the Denny Regrade, transitioning from the transformed landscape of the Denny Triangle to the now familiar basin that is South Lake Union.

9th and Thomas



1906



Present

The historic photos from the Regrade era reveal the tremendous transformative nature of this undertaking and its effect on the landscape and Seattle's urban fabric. Throughout its course different properties dealt with this event in many ways, from outright relocation to the stalwart holdouts who ultimately employed considerable ingenuity in attempting to preserve the buildings of the day.

9th and Thomas



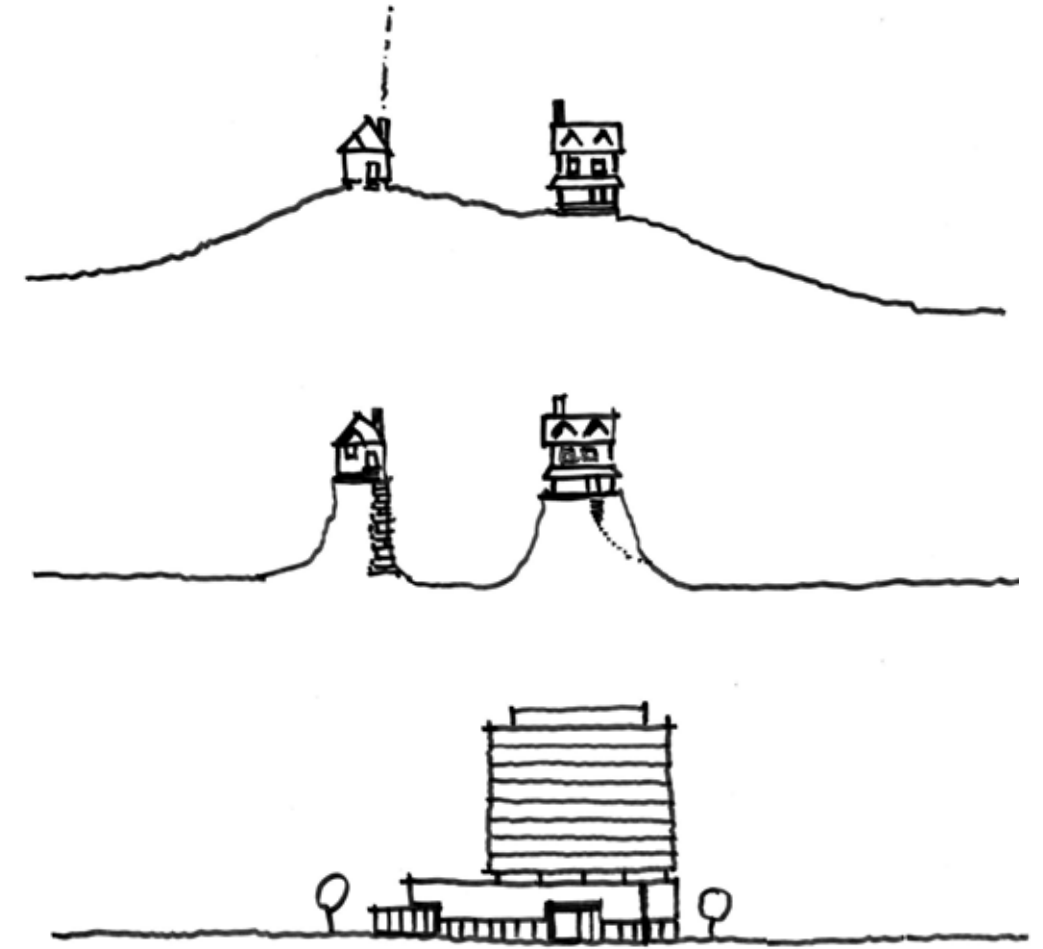
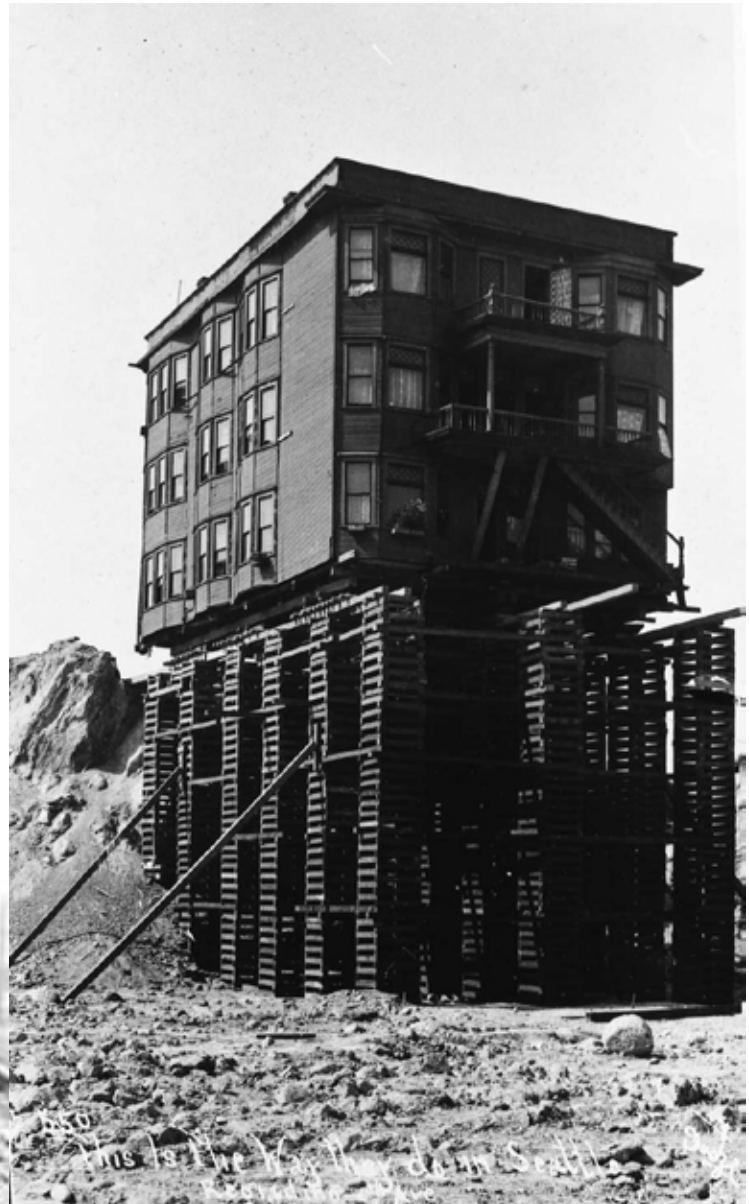
1935



Project Site in Red

Topography Before & After





The design of Block 52 East seeks to draw from various historic cues derived from the Regrade transformation and the landscape and tectonic language accompanying this event.

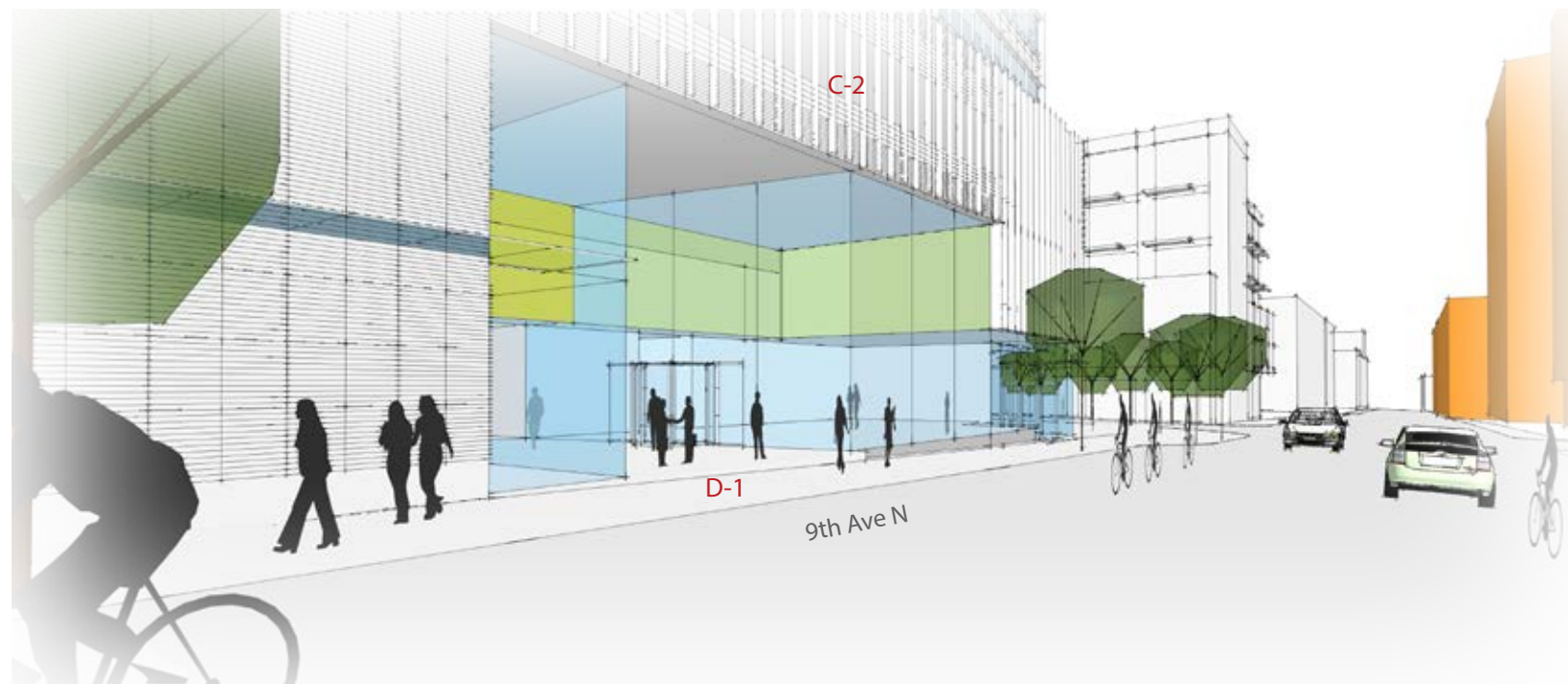
- Transformation
- Dialogue between podium and tower
- Stacking, assembling, layering
- Interplay of solid and void
- Pattern and articulation



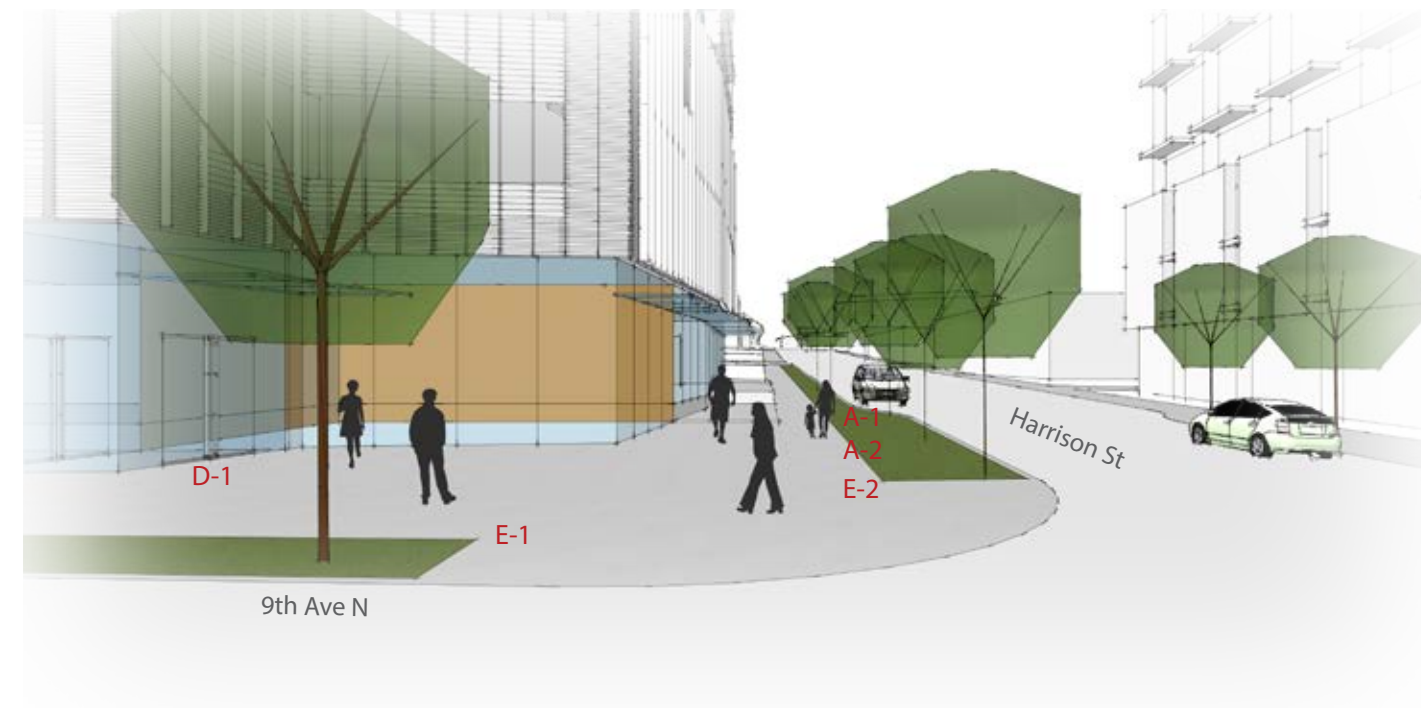
X-X = Referenced Design Guideline Number

A-1 Respond to Site Characteristics  
A-2 Streetscape Compatibility  
B-1 Height, Bulk, and Scale Compatibility  
C-1 Architectural Context

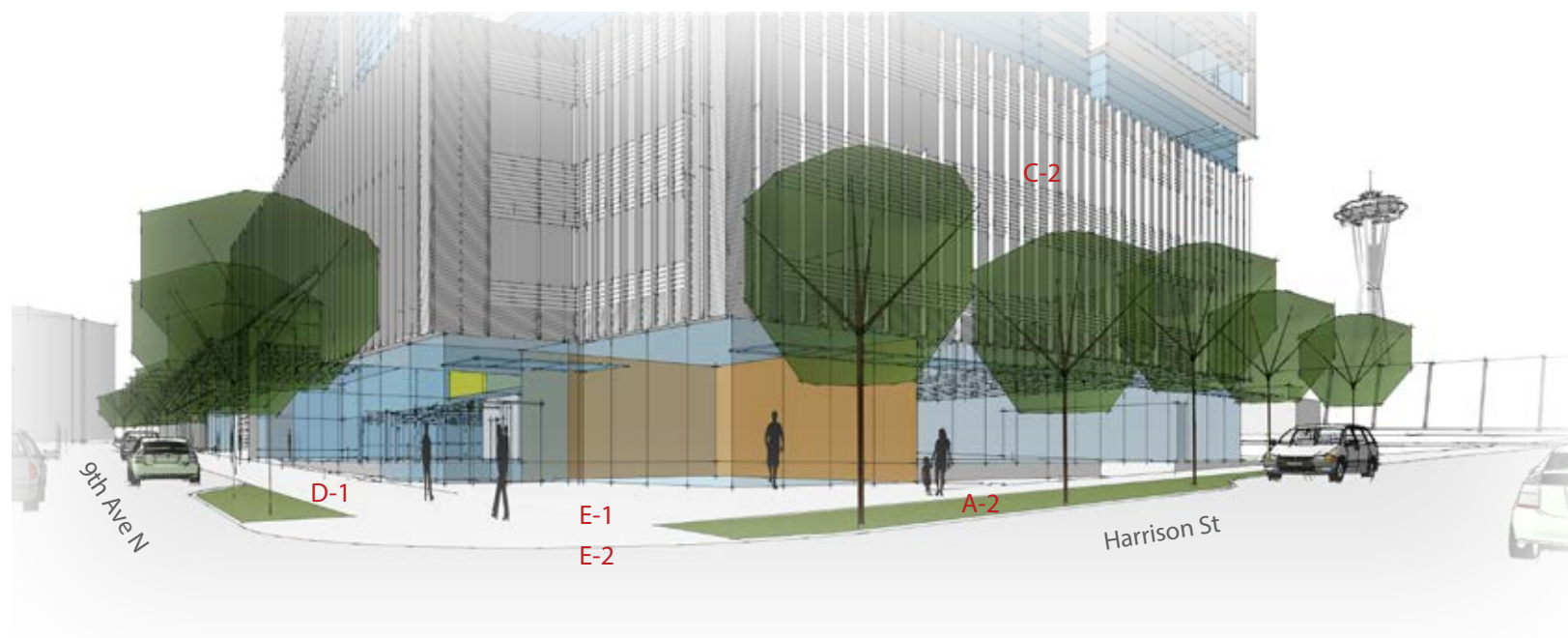
C-2 Architectural Concept & Consistency  
D-1 Pedestrian Open Spaces and Entrances  
E-1 Reinforce Existing Landscape Character of Neighborhood  
E-2 Landscaping to Enhance the Building and/or Site



Ninth Avenue looking North



Harrison Street Looking West



Ninth Avenue and Harrison Street



Ninth Avenue Looking West



GRAPHITE

A-35 | Streetscape Sketches (Preferred Option)

Block 52 East  
12018.00

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February 27, 2013





Private roof deck with planting



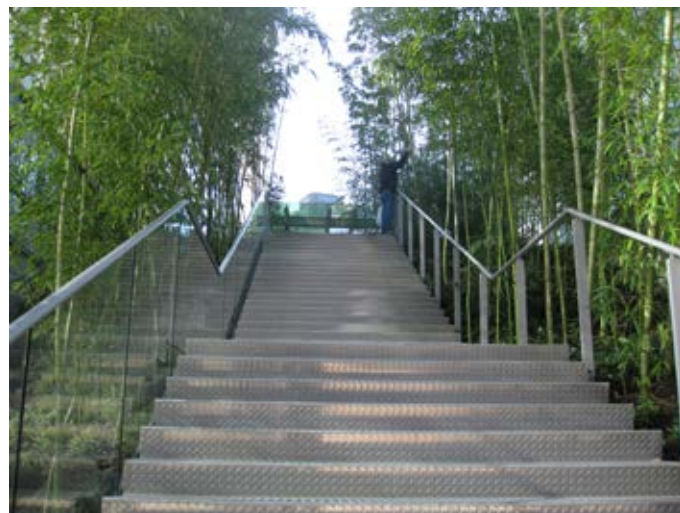
Street trees underplanted with low plantings



Fixed informal seating



Linear Concrete Unit Pavers



Stairs through Bamboo Grove

