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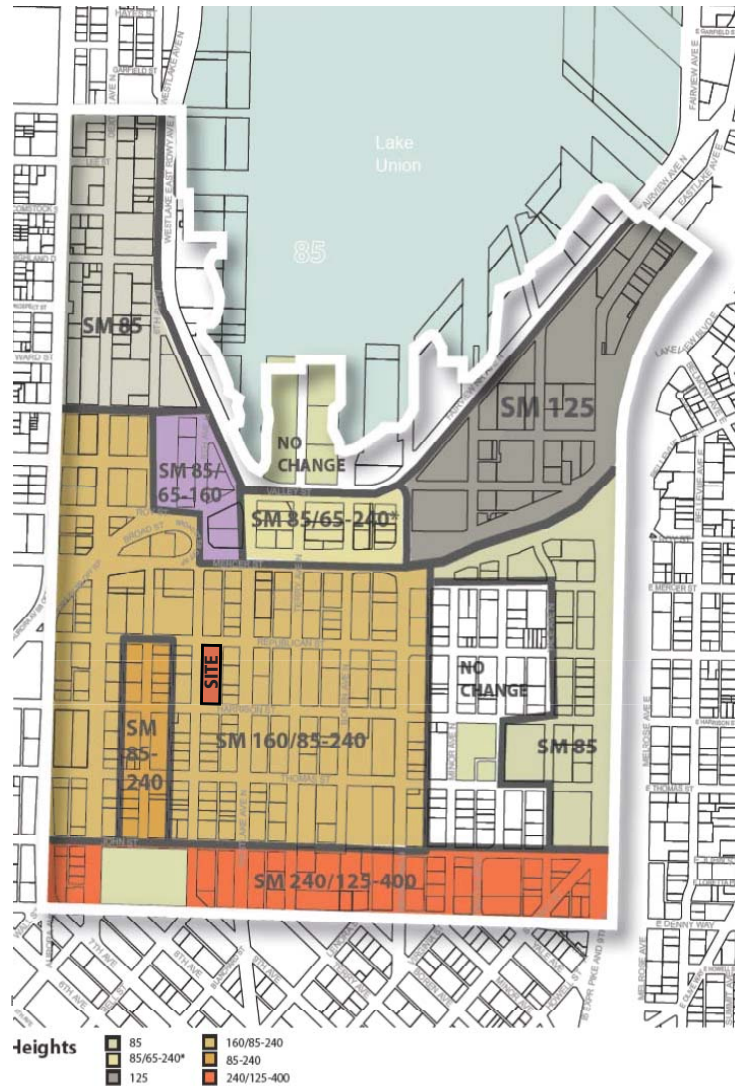
1

Statement of Development Objectives

This development proposal is to design and construct a twelve level 312,643 SF office building with 4 levels of below grade parking for approximately 445 cars and 6,000 SF of street level retail. This project would utilize anticipated new zoning for South Lake Union (SM 160/85-240).

Urban Design Analysis Zoning Map and Summary

ZONING MAP



Portion of zoning map from Director's Report-Zoning Changes for the South Lake Union Urban Center, September 5, 2012.

INFORMATION & CODE REQUIREMENTS

Site Address: 400 -9th Avenue N. 98109

Zone: Project would utilize anticipated new zoning for South Lake Union (SM160/85-240)

23.48.004

Uses: All uses are permitted outright (including commercial office and retail) except those prohibited by SMC 23.47.004(B)

23.48.009

Floor Area Ratio:

Base FAR: 4.5

Max FAR: 7 (by providing Public Amenities, TDR, TDP)

The following is exempt from FAR:

- All floor area below grade
- Portions of a story 4ft. above new or existing grade (whichever is lower)
- As an allowance for mechanical equipment in structures 65' or higher, 3.5 percent of total chargeable floor area is exempt from FAR calculations
- All gross area for solar collection and/or wind generation
- Street level uses whether required or not (such as retail) that meet development standards of 23.48.004D

23.48.010

Structure Height Limit:

Height Limit (commercial): 160'

Base Height Limit (residential): 85' (not applicable)

Max. Height Limit (residential.): 240' (not applicable)

Rooftop Features allowed above 160' for commercial:

- Railings, planters, skylights, clerestories, greenhouses and parapets may extend up to 4" above height limit.
- Solar collectors up to 7' above limit.
- Rooftop features (stairs, elevator penthouses, mechanical equipment, etc...) may extend up to 15 feet above maximum height limit up to a combined coverage limit of 25%
- 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
- Non exempt area above the base height is considered extra floor area. This area may be obtained by providing public amenities meeting the standards of section 23.48.011 and chapter 23.58A.

23.48.012

Upper-level Setback

- Per Map A for 23.48.12, an upper level setback is required along Harrison that is 1' for each 2' in height above the 45' podium up to 15 feet deep.

23.48.013

Upper-level development standards

B. Floor area limits and podium heights.

- 24,000 square feet per story max above 45' for buildings taller than 85'
 - Podium Height at 45' per Map A
- D. Façade modulation
- Required for street facing portions within 15' of street above 45' (portions of building above podium)
 - Maximum length of un-modulated façade within 15' feet of street lot line
 - o 150' façade length for stories above the 45' podium height up to 125 feet
 - o 120' façade length for stories above 125' of building height
 - Modulation means at least 15' deep step back from façade at least 40' long

23.48.014

Street-level development standards:

- Pedestrian primary entry within 3' of sidewalk grade
- Minimum Façade heights
 - o Republican (class II street) – 25'
 - o Harrison (class II street) – 25'
 - o 9th (no street classification)– 15'
- Street façade may be setback up to 12' from street lot line if:
 - o Landscaped per 23.48.024
 - o Additional setbacks permitted for up to 30% of façade that are setback from street lot line as long as the additional setback is located further than 20' from any street corner
- Transparency and blank façade requirements.
 - o 60% of street façade to be transparent between 2' & 8' above sidewalk level along Harrison and Republican
 - o 30% of street façade to be transparent between 2' and 8' above sidewalk level along Ninth Avenue
 - o On Harrison and Republican(Class 2 streets), Blank façade limited to segments 15' in length except garage doors which may be wider than 15 feet. (Blank facades may be increased to 30' if Director determines that façade is enhanced by artwork, arch details, landscaping, or other "similar features that have visual interest")
 - o On Ninth Avenue(No street classification), Blank façade limited to segments 30' in length except garage doors which may

be wider than 15 feet.

- o Blank sections to have minimum 2' transparency between sections
- o Total blank facade less than 40% of each street frontage

23.48.022

Open space requirement for specified nonresidential uses

- For projects larger than 85,000 SF, 20 square feet for each 1,000 square feet of gross office floor area must be provided either on site or off site
- If required open space is provided on-site, the open space can be either:
 - o Private open space. It can be space on an upper level terrace or on the roof but must be open to the sky, be landscaped and provide solar access and seating per standards set by the Director
 - o Public open space. If the open space is at grade, it may be eligible for an amenity feature bonus provided the open space meets the Downtown Amenity Standards for one or more of the following: Neighborhood open space; Hillside assist, Midblock Corridor
- If required open space is provided off site, it can be done on a site within ¼ mile of the project site or by payment in lieu

23.48.024

Landscaping:

Green Factor of .30 or greater required

23.48.025

Demonstration of LEED silver Rating

Minimum commitment of LEED silver to obtain permit

23.48.032

Parking

Maximum 1 car parking space per 1,000 sf of commercial (additional permitted as code exception)
Minimum 1 long term bike parking space for 4,000 sf of commercial
Minimum 1 short term bike parking space for 40,000 sf of commercial

23.54.035C

Loading

Per "Low demand" office use between 264,001 to 388,000 SF, 4 spaces @ 10' W X 35' L X 14' H are required
Potential Directors exception for berth length reduction from 35' to 25' for 3 berths will be sought. Additionally, appropriate setbacks will be provided for one 35' length loading area to be provided on alley.

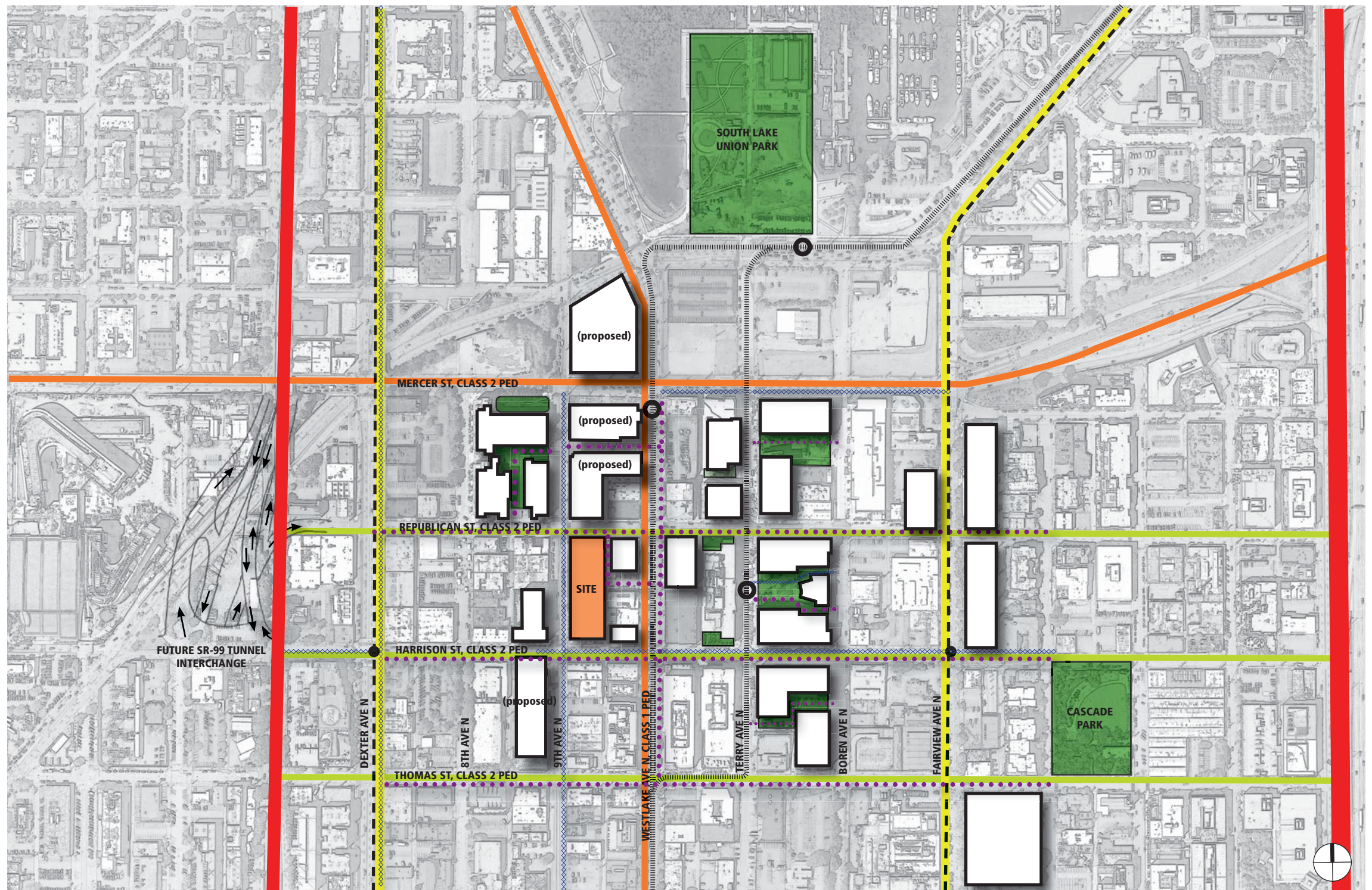
Note: Above reflects analysis of proposed SLU zoning Version #17

SUMMARY

The site is located within the South Lake Union Urban Center. The site is on the west side of the block bounded by Ninth Ave North, Westlake Ave North, Republican St and Harrison St.

The site can be accessed easily by public transportation including bus and streetcar, as well as by autos and pedestrians. The streetcar line runs half block east of the site along Westlake and the closest streetcar stop is on Westlake just south of Mercer. Regular bus services passes near the site and runs north-south along Fairview and Dexter and east-west along Denny. Bike lanes are located along Dexter Avenue. The site is also accessible to I-5 via Mercer Street and also SR99 which is located 3 blocks to the west. When the new SR-99 project is constructed, traffic from Pioneer Square will exit onto Republican Street. Access to North bound and South bound SR-99 will be from Harrison Street.

VICINITY | CIRCULATION MAP

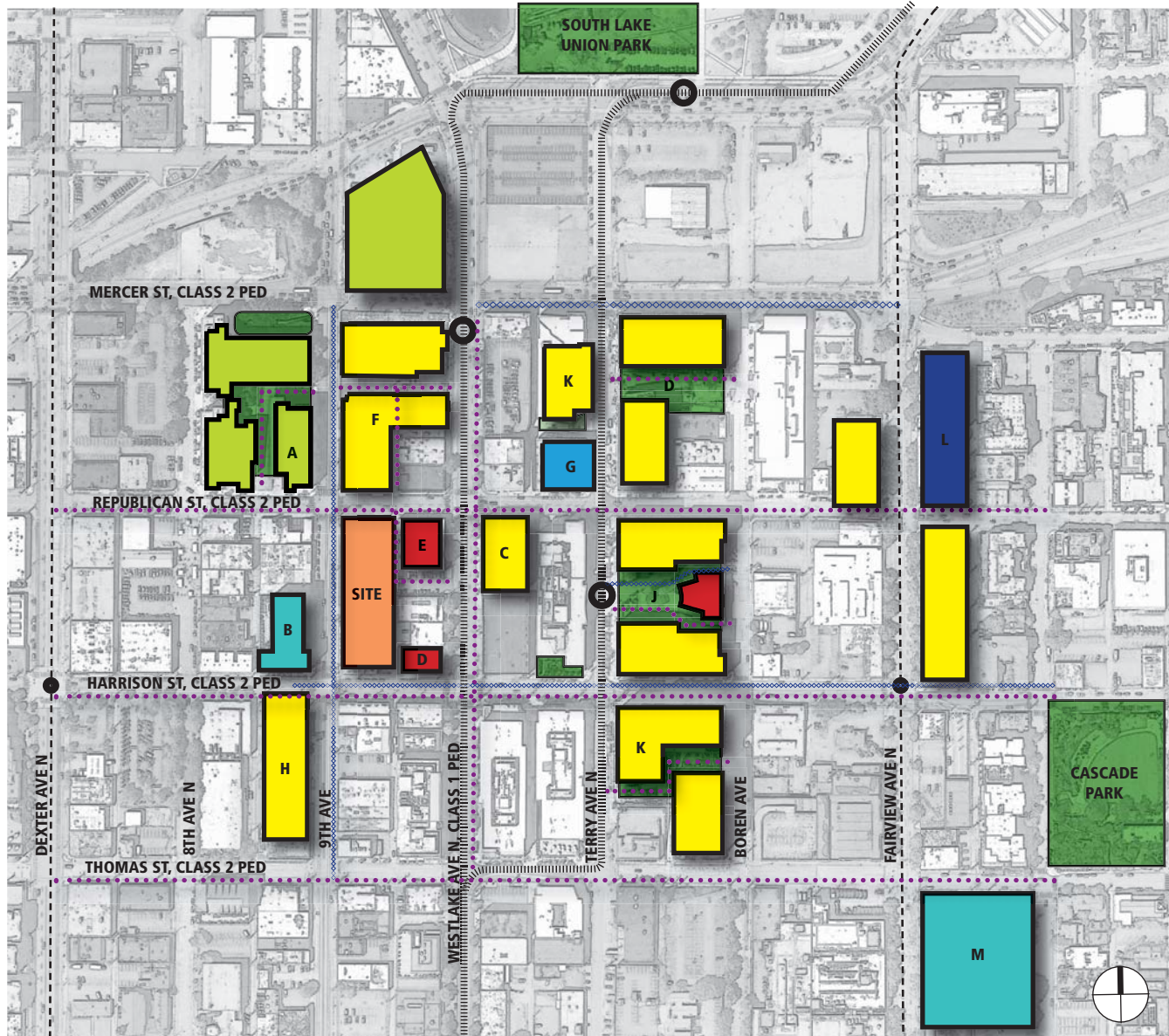


LEGEND:

- Major Highway
- Principal Arterials
- Minor Arterials
- Collector Arterials
- - - Bicycle Routes
- Pedestrian Routes
- Green Space
- Notable Existing Buildings
- Street Car and Stop
- Metro Bus Line and Stop

Urban Design Analysis
Major building types (existing)

SURROUNDING CONTEXT



LEGEND:

- Residential ■
- Commercial ■
- Institutional ■
- Historical ■
- Laboratory ■
- Project site ■

UW Medicine Research Laboratory A



UW Medicine Research Lab, 5 story office and lab research building.
Design Cues: Significant visibility at storefront edge.
Emphasis on horizontal elements.

Mixed Use Office / Retail_Commercial E



428 Westlake, 6 story office building with retail.
Design Cues: Juxtaposition of solid masses and transparent openings.

Veer Lofts_Residential B



Veer Lofts, 6 story condo building with 99 units and retail.
Design Cues: Breaking down the scale by using alternating materials.
Incorporating a street garden.

Amazon Phase 1-B_Commercial F



Amazon Phase 1-B, 5 story office building with retail.
Design Cues: Emphasis on glass transparencies.

Urban Design Analysis
Major building types (existing & proposed)

Tesla Dealer_Historical

C



Tesla dealer, 2 story brick building.
Design Cues: Incorporating materials that relate to the character of SLU.

Proposed Block 93_Commercial

J



Mixed use office / retail proposal, 500 9th Avenue N. (Proposal by ZGF)
Design Cues: Activate the building by alternating varying materials.

Mixed Use Office / Retail_Commercial

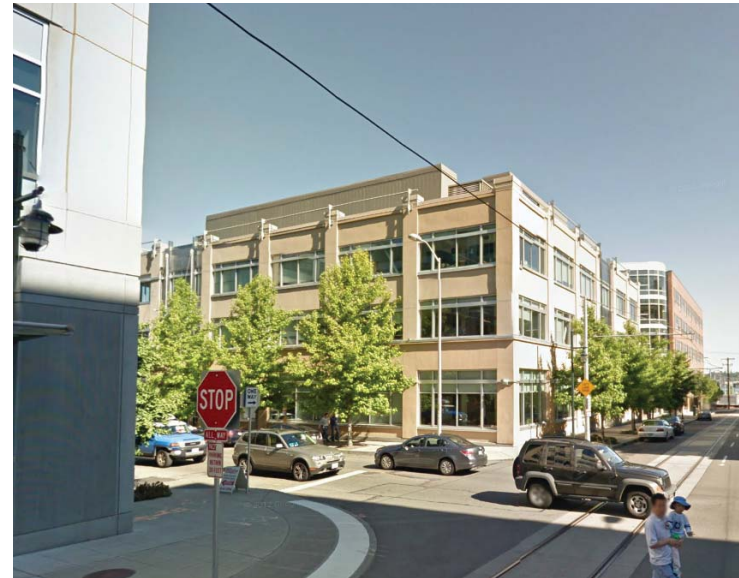
H



Terry Avenue Building, 12-story office complex with retail and renovated Landmark, Terry Avenue Building.
Design Cues: Introducing elements of a different materiality and scale to the tower facades.

Rosen Building_Historical

L



Rosen Building, 3 stories of mixed use / retail.
Design Cues: Rythmic window module/fenestration.

Proposed 500 Fairview_Commercial

N



Mixed use office / retail proposal. (Proposal by Mithun)
Design Cues: Introduce sun shading devices to increase building efficiency.

Proposed Block 52 East_Commercial

M



Mixed use office / retail proposal, 325 9th Avenue North. (Proposal by Graphite Design)
Design Cues: Responding to open public spaces and entrances of the surrounding context.

Proposed Cascade I & Cascade II_Residential

O



Mixed use / residential (Cascade I) and industrial / commercial (Cascade II) proposal, 221 Minor Avenue North. (Proposal by Runberg Architecture Group)
Design Cues: Incorporate diverse context.

Amazon phase 1-A_Historical

G



Amazon phase 1-A, 6 story office building with retail and renovated Landmark, Van Vorst Building.
Design Cues: Creating a sense of presence through massing in the podium levels.

Urban Design Analysis
9-Block Axonometric Diagram

SUMMARY

The axonometric and following narrative provide design cues that can be gleaned to develop design alternatives.

Sun path:

The site orients the building in a north south direction with the highest average amount of sun falling on the west side of the building throughout the work hours of a day.

Significant Views from site:

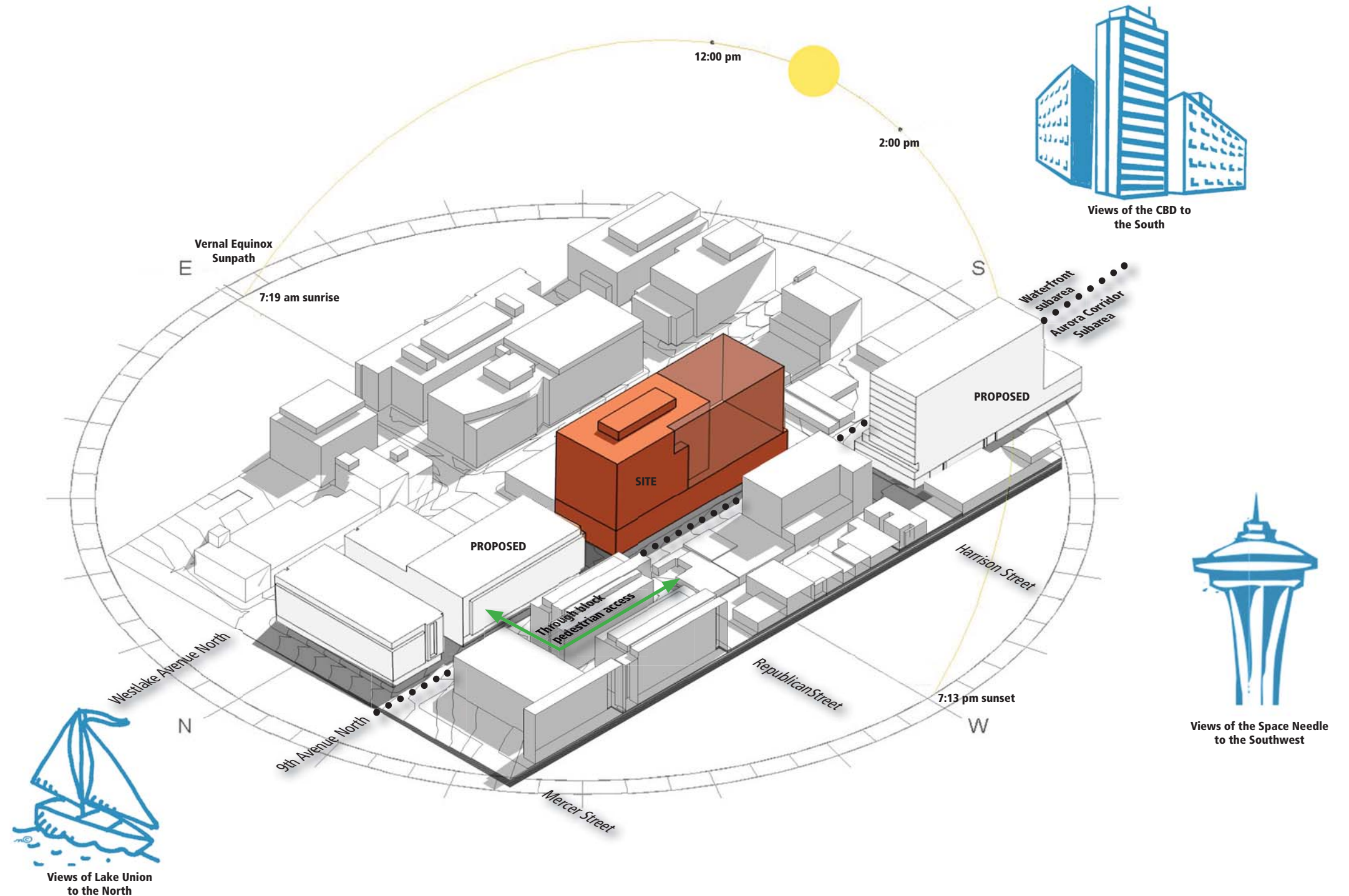
Significant Views include upper level partial views of Lake Union to the North, the Space Needle to the Southwest and the downtown CBD to the South.

South Lake Union subareas:

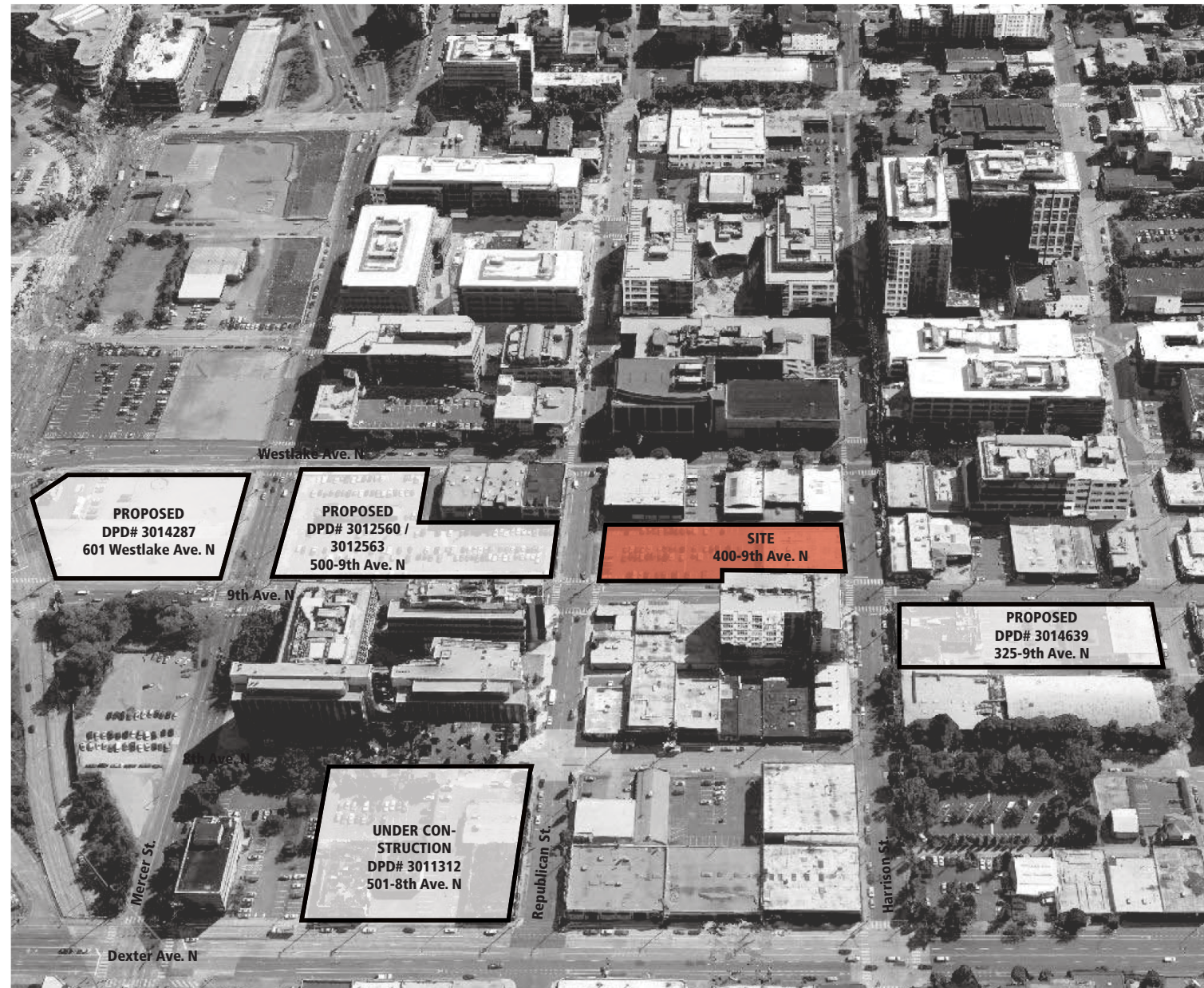
9th Avenue North divides the South Lake Union subareas of "Aurora Corridor" to the west and 'Waterfront' to the East. The Aurora Corridor subarea is characterized by mixed use with primarily residential and retail. The Waterfront subarea is characterized by mixed use commercial, office, research and retail.

Through block connections:

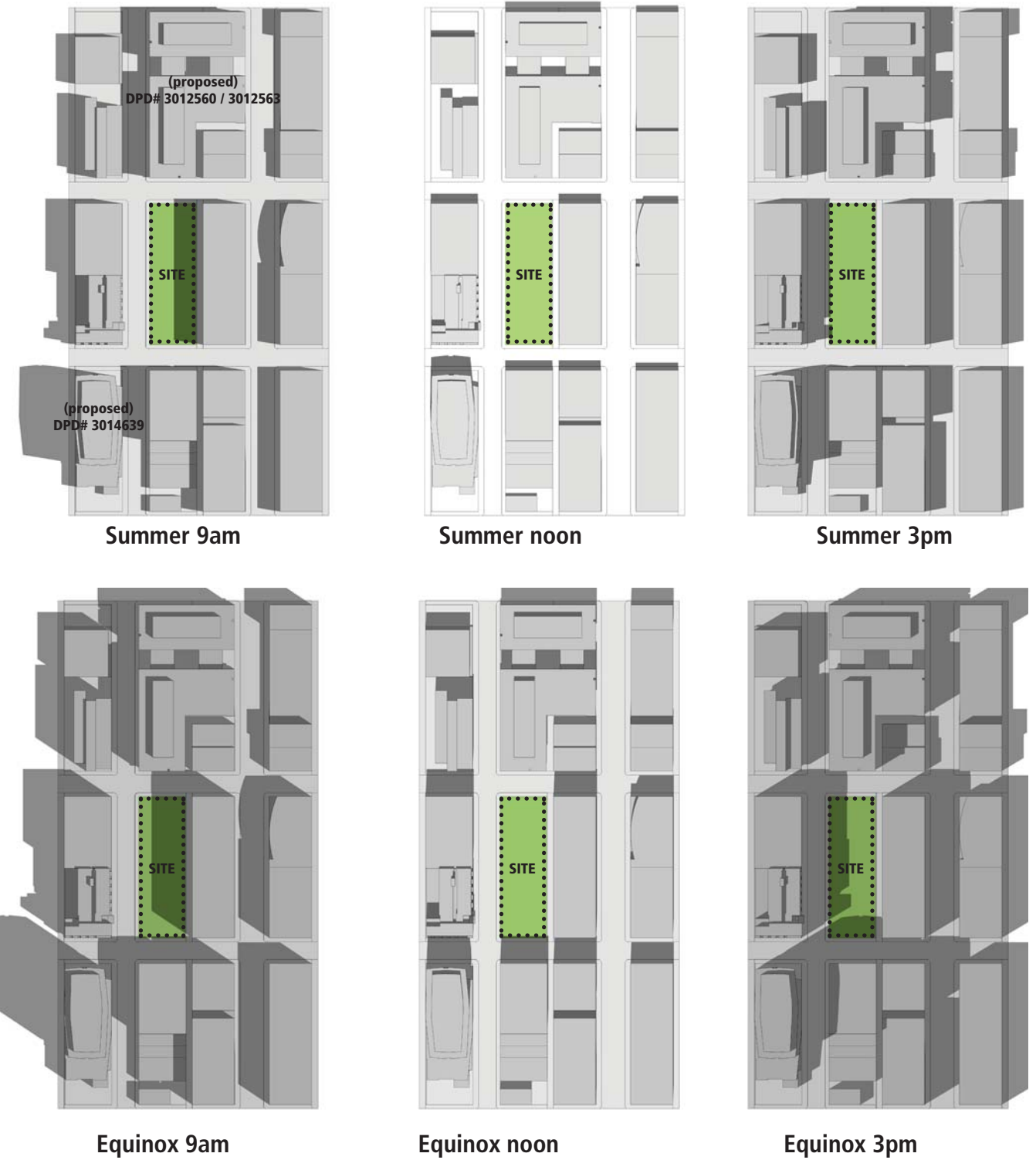
Recent developments of South Lake Union are enhanced with through block connections and alleys designed for pedestrian use, such as at the University of Washington School of Medicine Phase 2 and Amazon Phases 1A, 3 and 4.



SITE CONTEXT



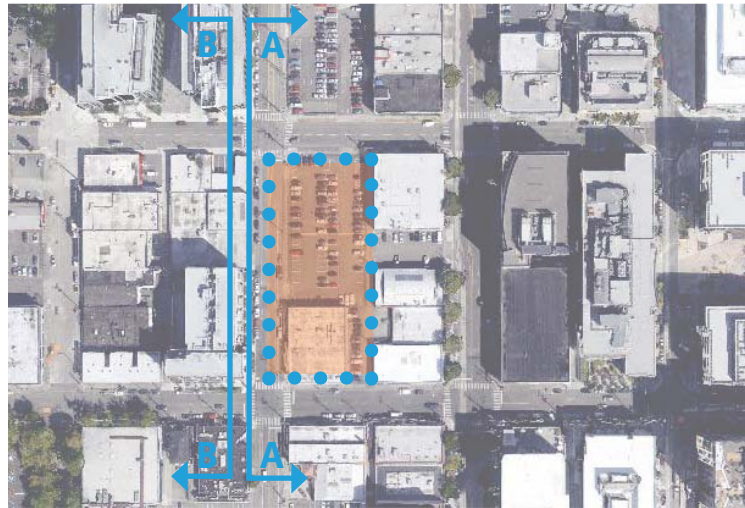
SITE SOLAR ANALYSIS (Shown with full zoning build out - base zoning)



2

Urban Design Analysis Photomontage of Streetscape

PHOTOMONTAGE KEYPLAN



AA

9TH AVENUE N. VIEWING EAST INTO THE SITE



PROJECT SITE

PHOTOMONTAGE KEYPLAN (opposite)



BB

9TH AVENUE N. VIEWING WEST FROM SITE



PROJECT SITE (opposite)

2

Urban Design Analysis Photomontage of Streetscape

CC REPUBLICAN ST. VIEWING SOUTH INTO SITE

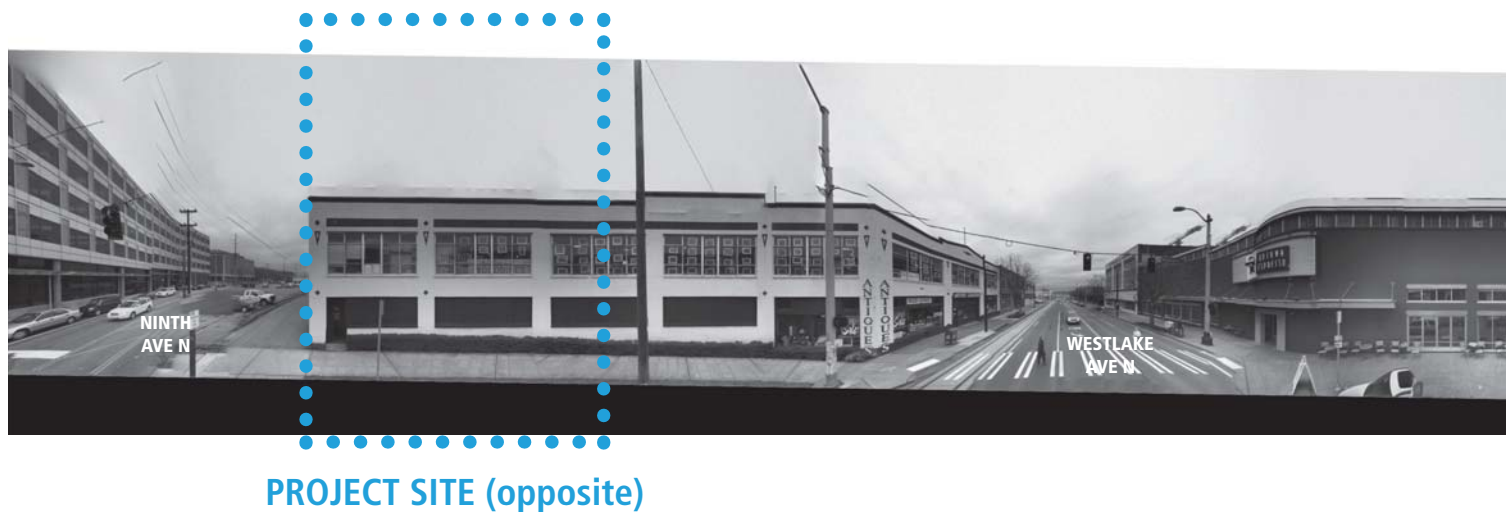


C Republican St viewing South into site

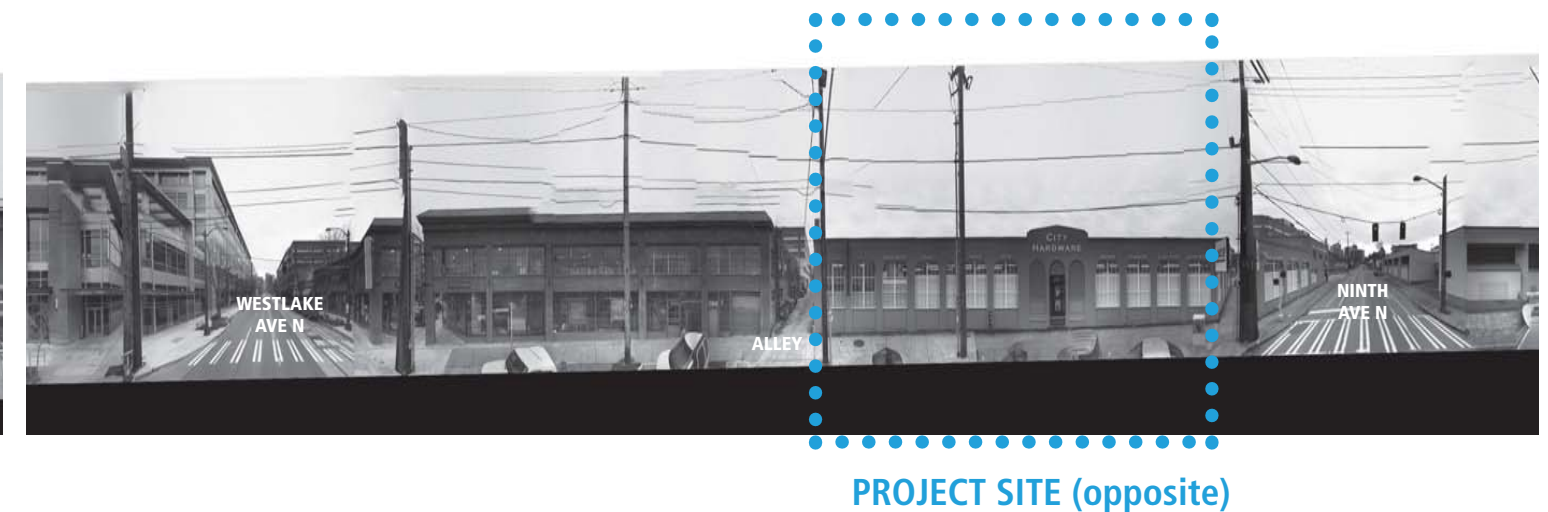
EE HARRISON ST. VIEWING NORTH INTO SITE



DD REPUBLICAN ST. VIEWING NORTH FROM SITE



FF HARRISON ST. VIEWING SOUTH FROM SITE



3

Design Guidelines

The following design guidelines from the [South Lake Union Design Guidelines](#) are useful to the initial design phase of this project.*

GUIDELINES	1	2	3	4
A SITE PLANNING A-1 Respond 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.	A-2 Streetscape Compatibility The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.	A-4 Human Activity New development should be sited and designed to encourage human activity on the street.	B. HEIGHT, BULK AND SCALE B-1 Height, Bulk, and Scale 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 perceived height, bulk and scale between the anticipated development potential of the adjacent zones.	
GUIDELINES	5	6	7	8
C ARCHITECTURAL ELEMENTS C-1 Architectural Context New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.	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 facade walls.	D PEDESTRIAN ENVIRONMENT 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.	D-7 Personal Safety and Security. Project design should consider opportunities for enhancing personal safety and security in the environment under review.	
GUIDELINES	9	10	11	
E LANDSCAPING E-1 Reinforce Existing Landscape Character of Neighborhood. Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.	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.	E-3 Landscape Design to Address Special Site Conditions. The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.		

*Note: See page 24-25 to see how the guidelines are employed with the preferred scheme.

4

Site Analysis Zoning, existing uses and structures, topography and tree survey

SITE INFORMATION

Site area:
43,153 SF with approximately 360 feet of frontage on Ninth Avenue and 120 feet of frontage along Harrison Street and Republican Street.

Topography:
The site slopes from elevation 53.94' in the southwest corner down to elevation 45.6' in the northeast corner with an overall elevation difference of approximately 8 feet.

Tree Survey:
There are no significant trees on the site, or within the sidewalk ROW.

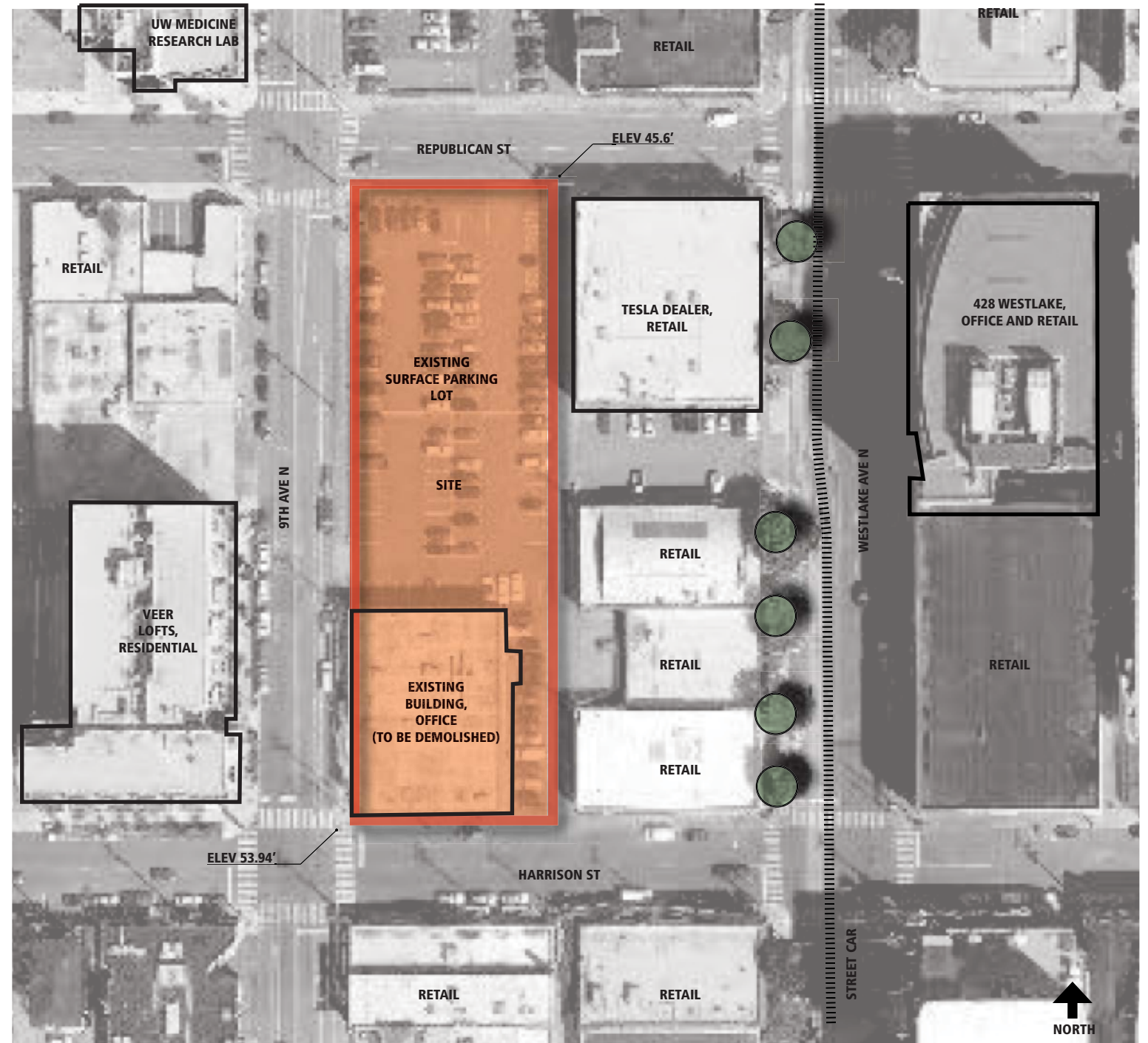
Existing Buildings:
There is one single story masonry building on the site which will be demolished. The building is located at the south two lots of the half block site. the rest of the block is being used as a surface parking lot.

EXISTING BUILDING ON SITE



(Photo taken from 9th and Harrison).

SITE SURVEY



4

Site Analysis Site photos

VIEWS FROM THE SITE

There is currently a view to the north and north-east to Lake Union above level 2 and views of Belltown to the south as well as to the space needle to the southwest. There is also a partial territorial view of the Seattle Center to the west above level 3 as well.



A



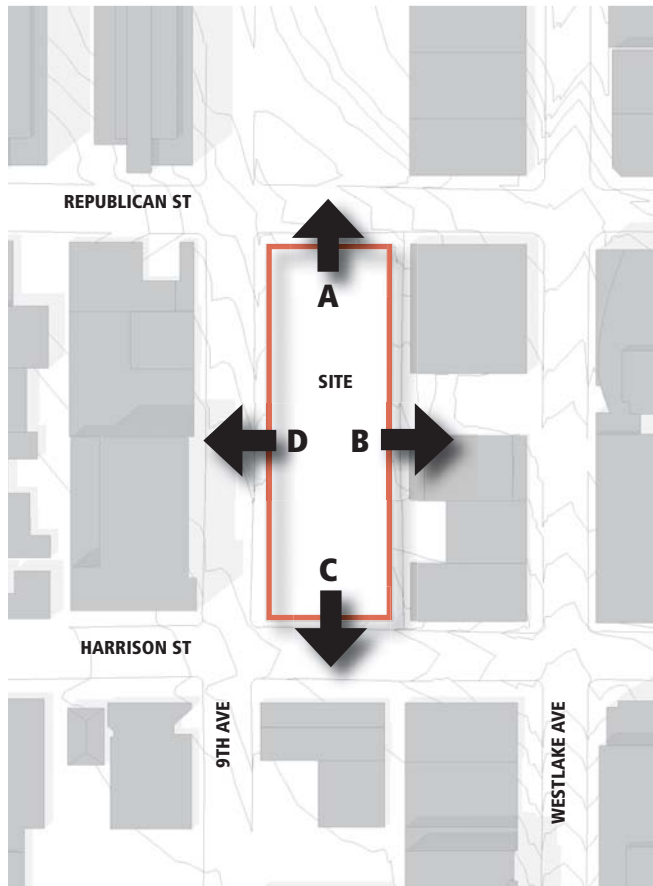
B



C



D



VIEWS INTO THE SITE

The north façade can be seen from Republican Street as well as one block north from Mercer Street. The east façade above level 2 is visible from Westlake Avenue and the south façade above level 2 can be seen from Ninth Avenue south of Thomas Street. The view of the west façade is partially constrained by the Veer Lofts located on the west side of Ninth Avenue; however, there is a good view of a portion of the west façade at the corner of Ninth and Republican.



A



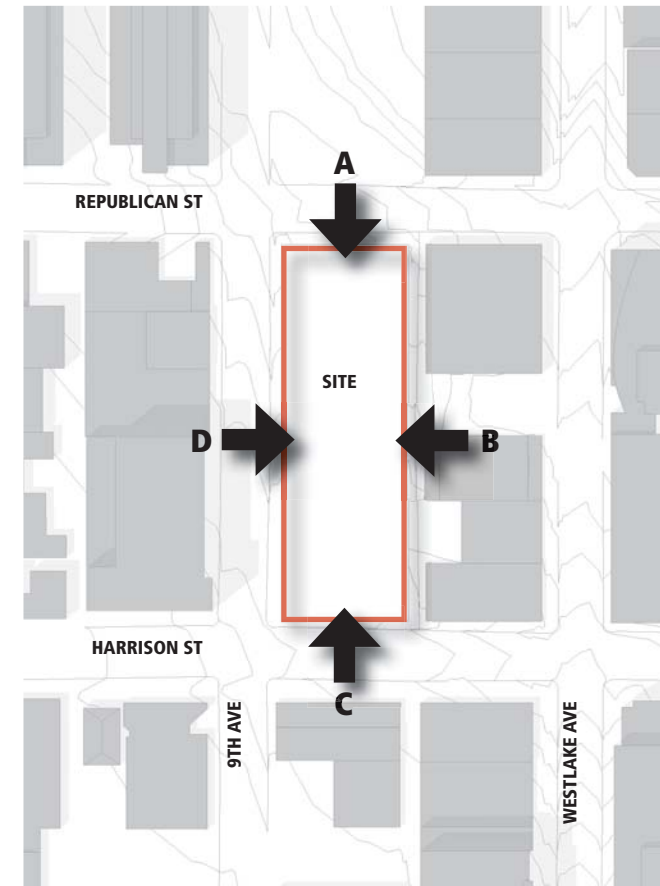
B

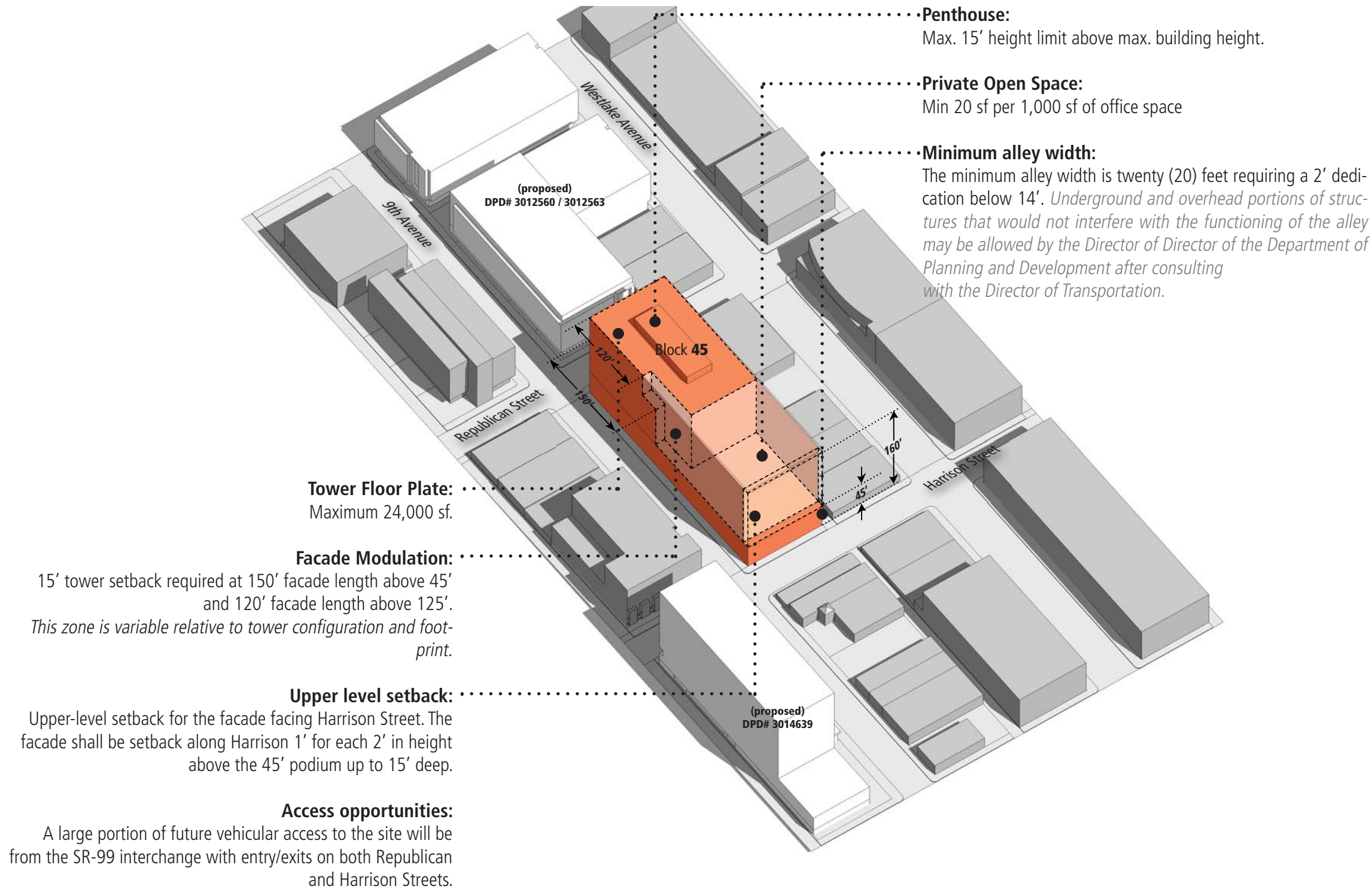


C



D





4

Site Analysis Site Survey

SURVEY INFORMATION

Site area:

43,153 SF with approximately 360 feet of frontage on Ninth Avenue North and 120 feet of frontage along Harrison Street and Republican Street.

Topography:

The site slopes from elevation 53.94' in the southwest corner down to elevation 45.6' in the northeast corner with an overall elevation difference of approximately 8 feet.

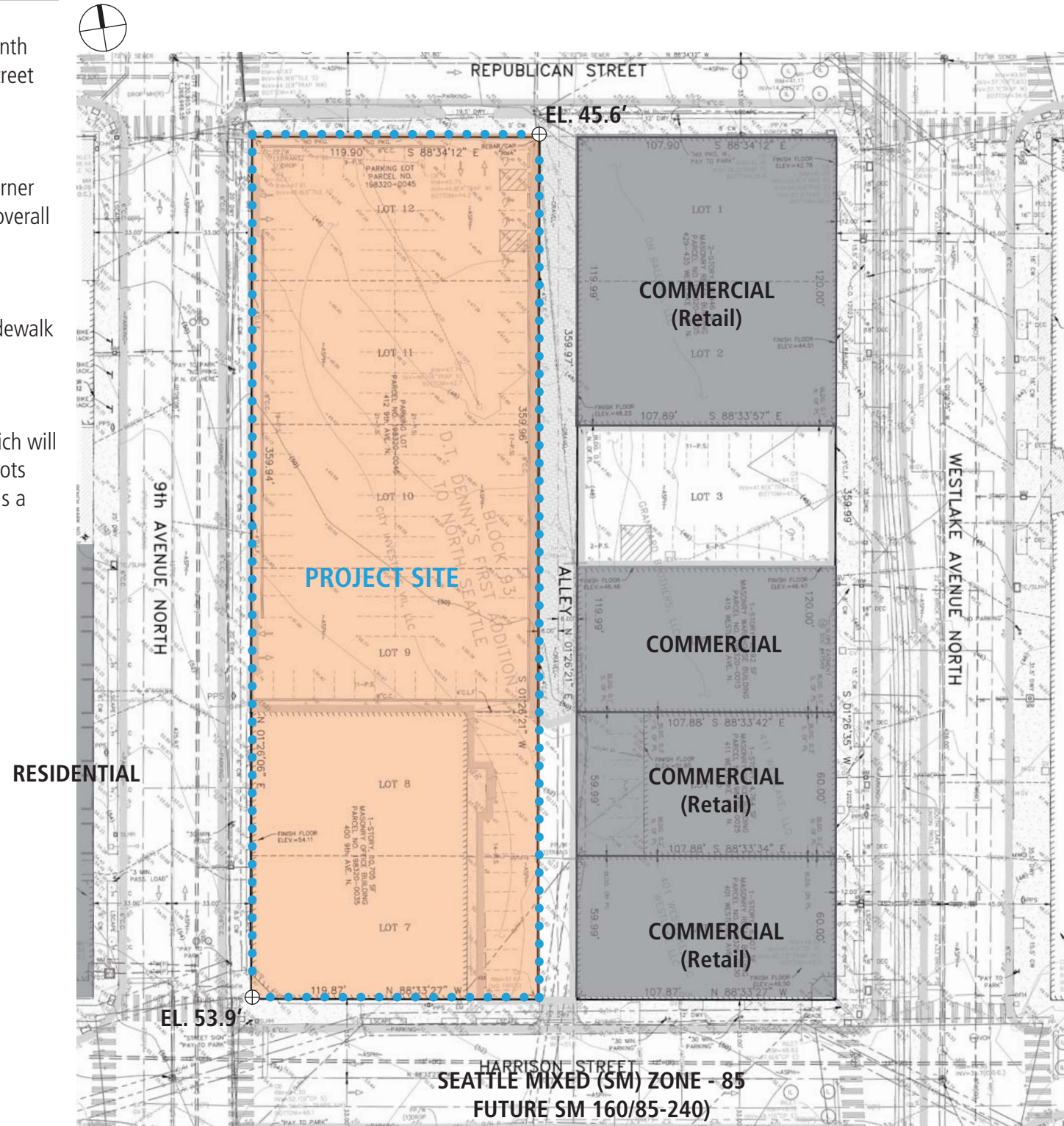
Tree Survey:

There are no significant trees on the site, or within the sidewalk ROW.

Existing Buildings:

There is one single story masonry building on the site which will be demolished. The building is located on the south two lots of the half block site. The rest of the block is being used as a surface parking lot.

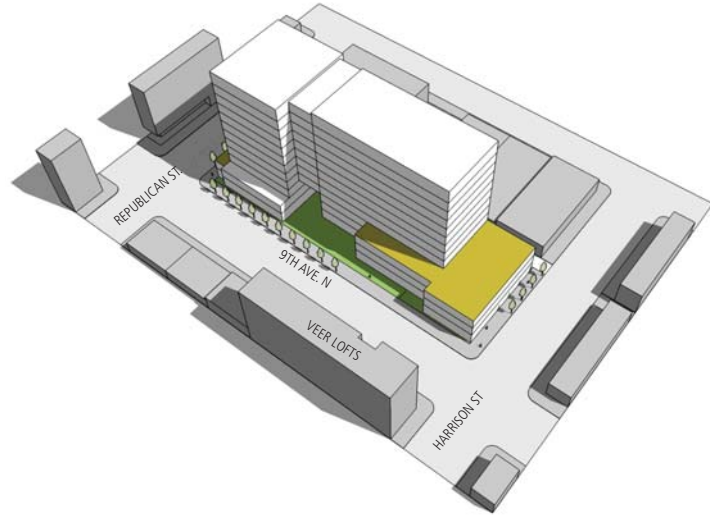
SITE SURVEY



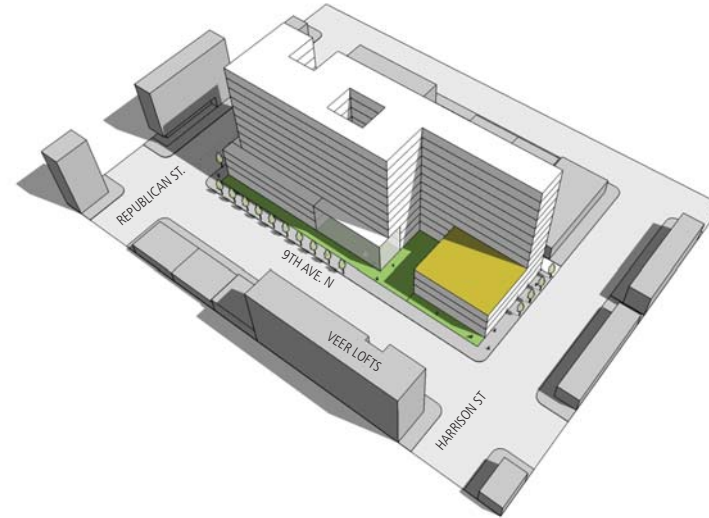
5

Feasible Architectural Concepts Summary of alternatives

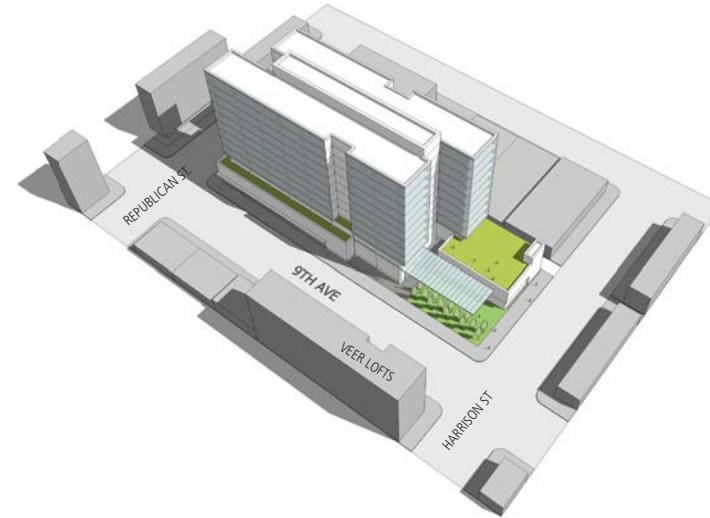
ALTERNATE SCHEME 1 - CODE COMPLIANT "L" 1



ALTERNATE SCHEME 2 "LIGHTWELL" 2



PREFERRED SCHEME "SPLIT BAR" 3



Alternate Scheme 1 (Code Compliant) Summary

Scheme 1 proposes a building that holds the corners of the site. The program opens up along 9th Ave. N to create a public open green space. This public open space has the potential to create a midblock connection through the site. The ground level is programmed with retail and office and includes a separate entry for the upper office level. The podium to the south offers a rooftop for private open space as well as a potential greenscape. The podium to the north allows for a reduction of scale along Republican St., while continuing the opportunity for greenery. There is a distinct central core that connects the two building elements. The building is shifted north to maximize daylight exposure for Veer Lofts.

Departures

- None

Alternate Scheme 2 Summary

Scheme 2 proposes a building that holds the corners of the site while opening up to a small plaza on 9th Ave. There is a public open space with increased sidewalk path widths along 9th Ave. The green space creates a datum for the ground level program of office, retail, and a separate lobby for the offices above. The podium at the southern edge of the site offers private open space with potential greenery. The S-shaped building/podium configuration creates a series of exterior light wells & vertical courtyards. The vertical light well promotes natural daylight penetration and creates a connection to the adjacent TESLA Dealership. The building is shifted north to maximize daylight exposure to Veer Lofts.

Departures

- 23.48.013 Facade Modulation
- 23.48.014 Street Level Development Standards

Preferred Scheme Summary

Alternative 3 proposes a building that holds the street along Republican St. and creates a public open green space along the corner of 9th Ave. and Harrison St. The open space is surrounded by retail and office, with a separate lobby for the upper offices. There is potential for a mid-block pedestrian connector at the intersection of the podium and the public open space. The podium offers private green spaces that create a visual connection to the lower level plaza. The building mass is split along the north-south axis to maximize natural daylight and view opportunities. The building is shifted north to create daylight exposure to Veer Lofts.

Departures

- 23.48.013 Facade Modulation
 - 23.48.014 Street Level Development Standards
- ***See Section 7 for explanation of departures relative to the preferred scheme.

5

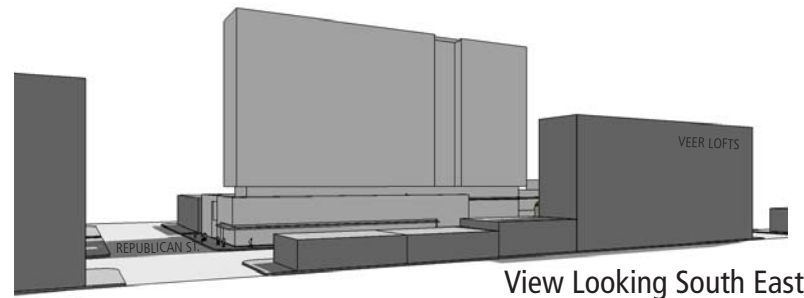
Feasible Architectural Concepts Alternative Scheme 1 _ "L"

Pros:

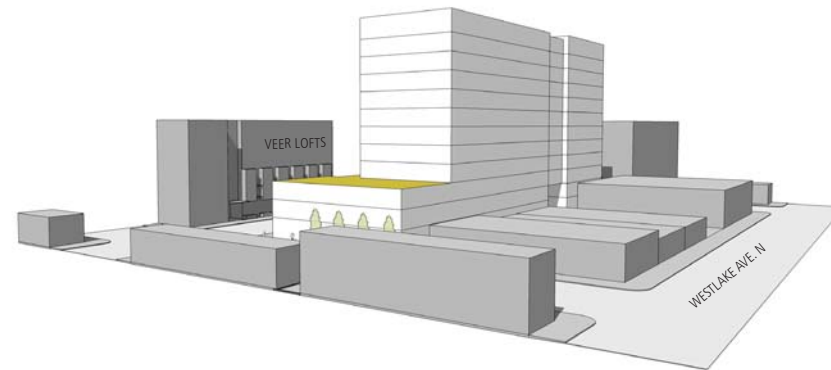
1. Building presence along the corners of the site create a strong urban presence.
2. Pushing the building mass to the north of the site maximizes daylighting for adjacent buildings.
3. Interior planning has increased flexibility.
4. The location of vertical circulation off of the open public space promotes easy access into the building.

Cons:

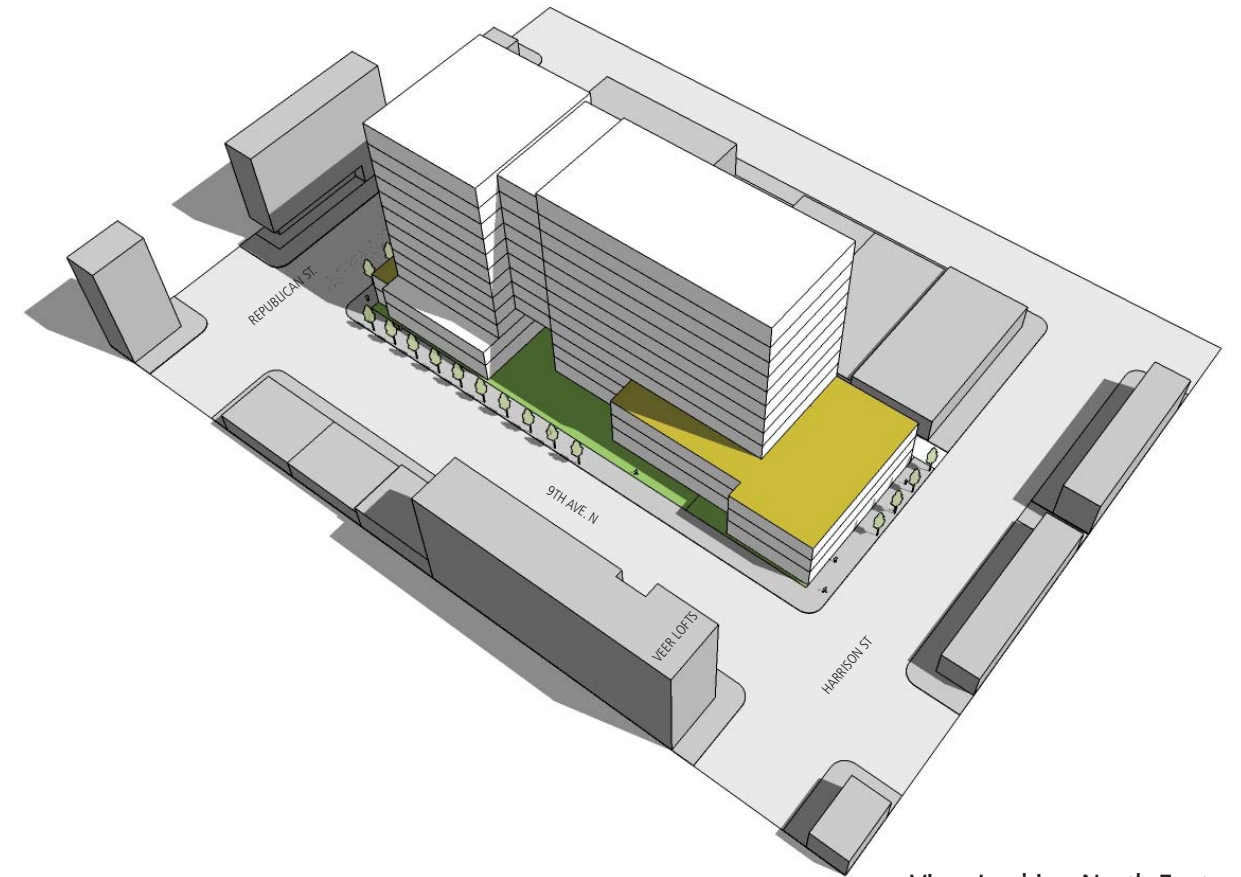
1. The public open space at the mid-block does not maximize daylight nor does it establish a relationship to the street garden at Veer Lofts.
2. Due to the building width, daylighting is not maximized.
3. The north facade is unmodulated creating an overwhelming streetscape presence.



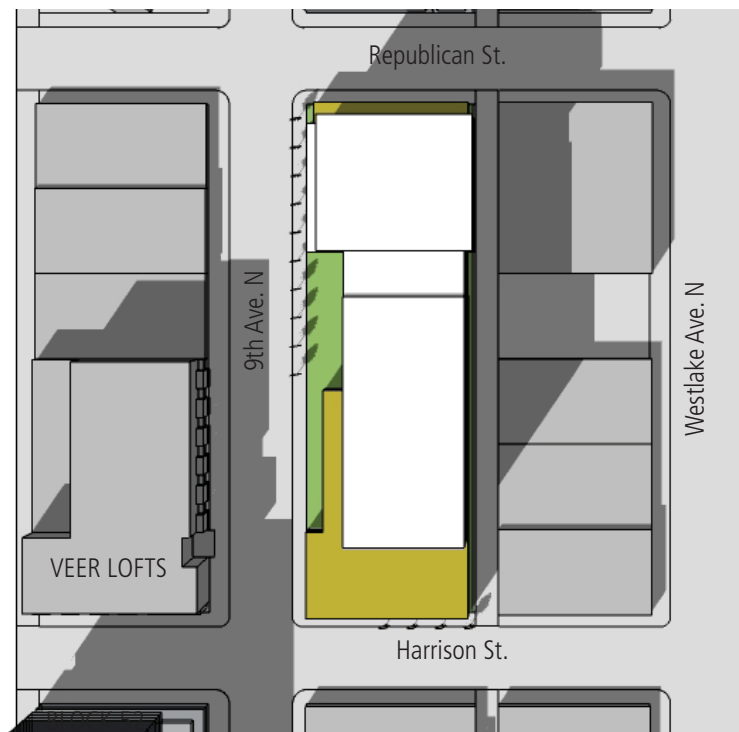
View Looking South East



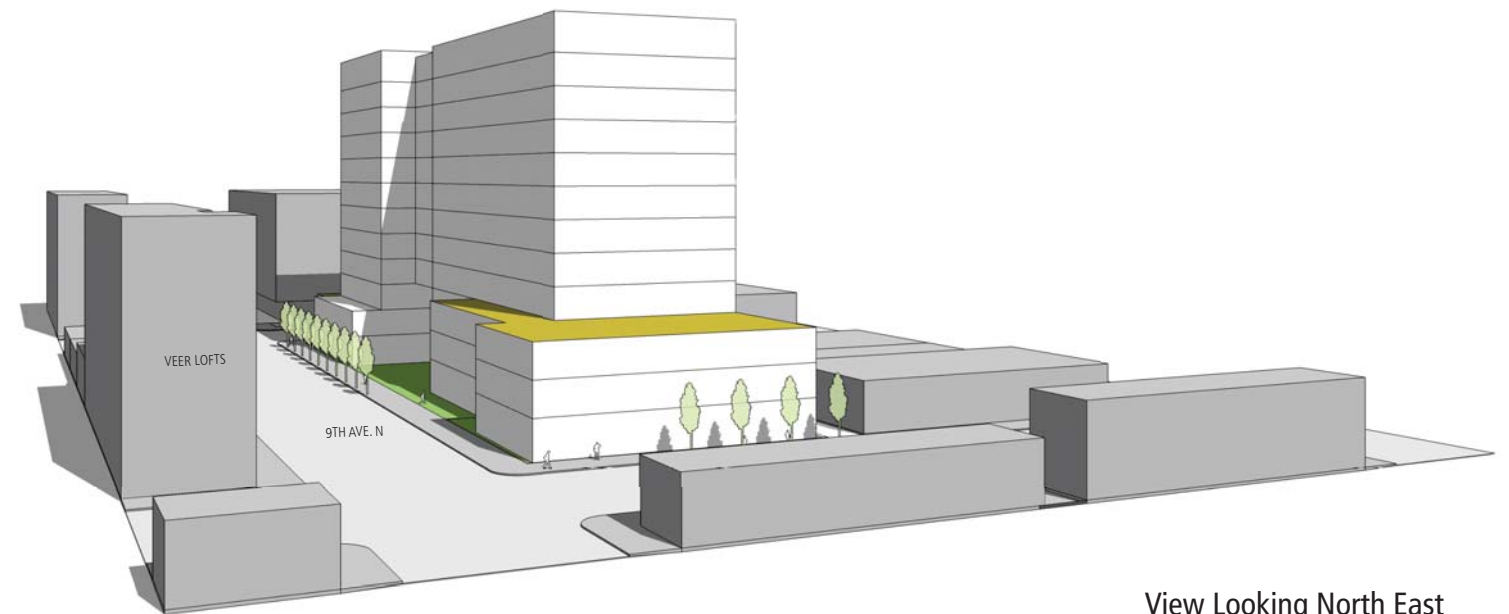
View Looking North West



View Looking North East



Plan



View Looking North East

5

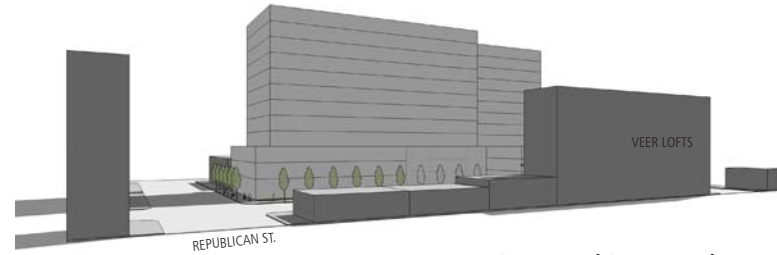
Feasible Architectural Concepts Alternative Scheme 2 _ "Light Well"

Pros:

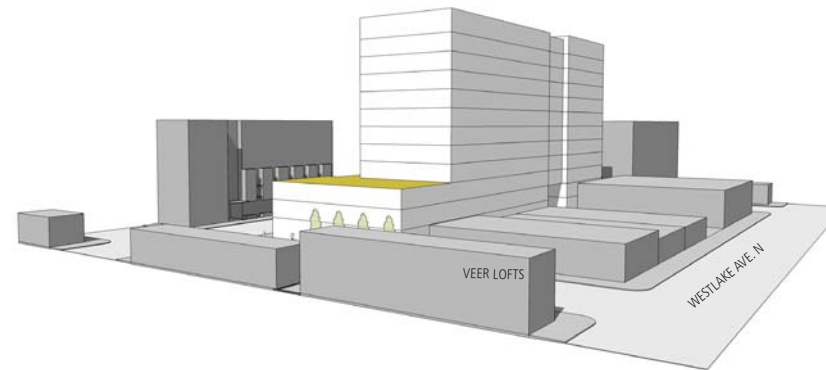
1. Building presence along the corners of the site create a strong urban presence.
2. The S-shape creates maximum daylighting into the building and increased views out of the building. (The interior light well enhances these characteristics.)
3. The scheme encourages a mid-block connection infused with retail / office functions.

Cons:

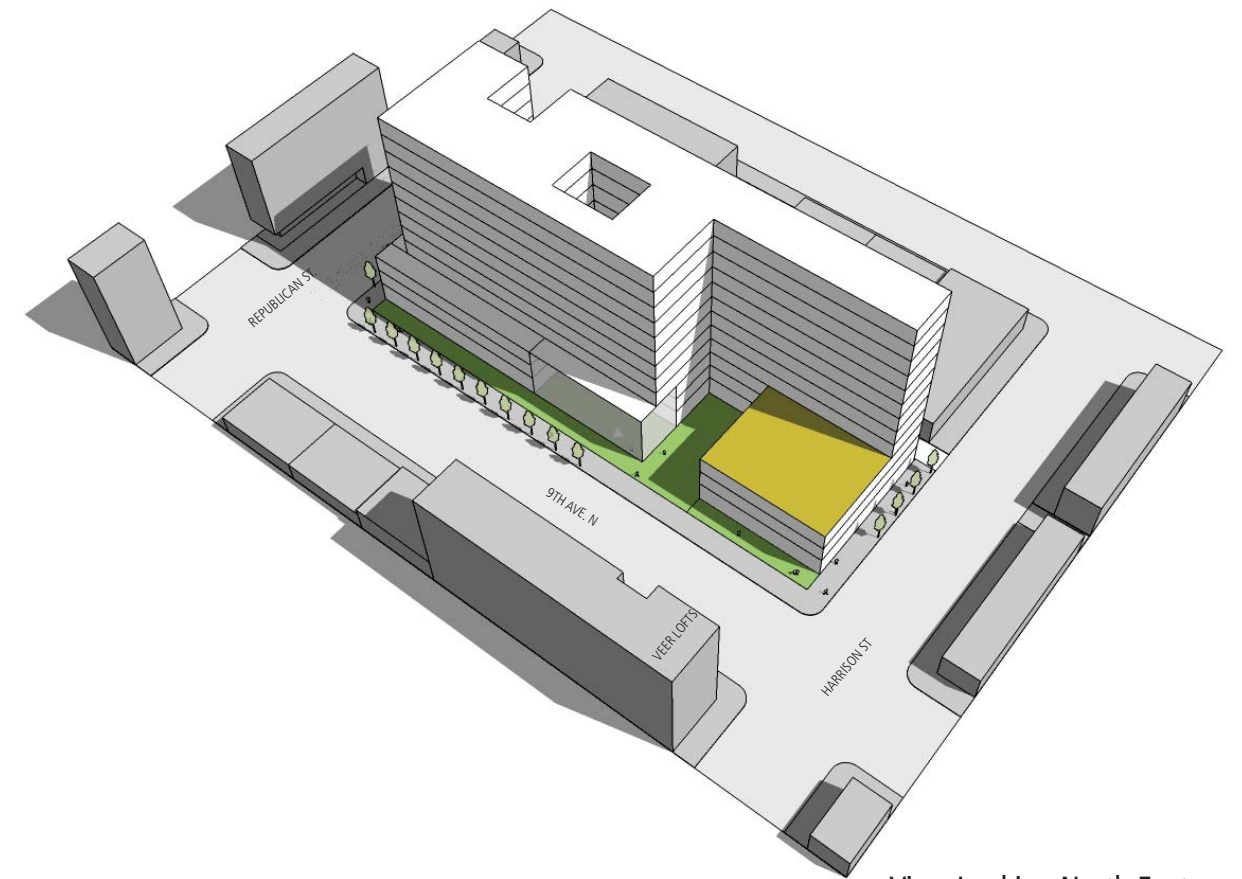
1. The S-shape increases the exterior building envelope and increases construction costs.
2. The public open space at the mid-block does not maximize daylight nor does it establish a relationship to the street garden at Veer Lofts.
3. The north facade is unmodulated creating an overwhelming streetscape presence.
3. The elevation along 9th. Ave. N would require a departure for lack of modulation and the long alley elevation impacts daylight quality of properties along Westlake Ave N.



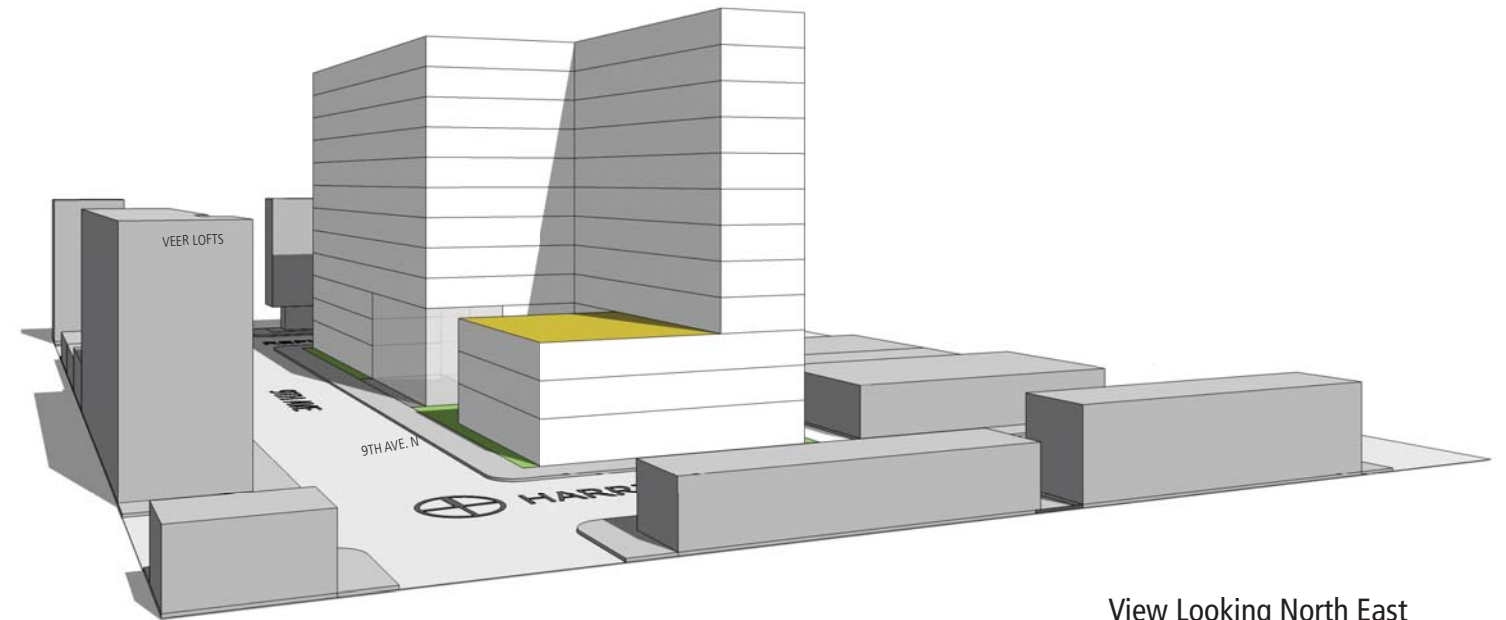
View Looking South East



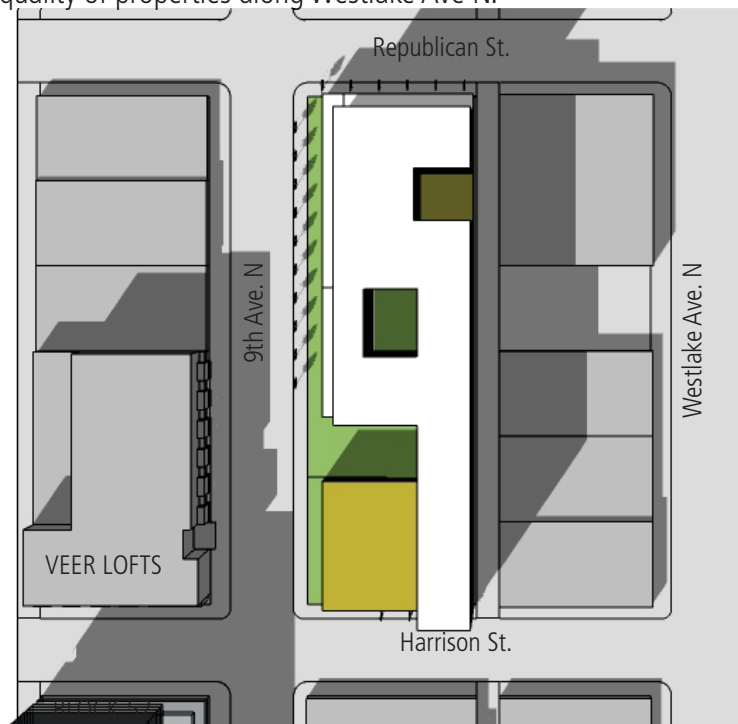
View Looking North West



View Looking North East



View Looking North East



Plan

5

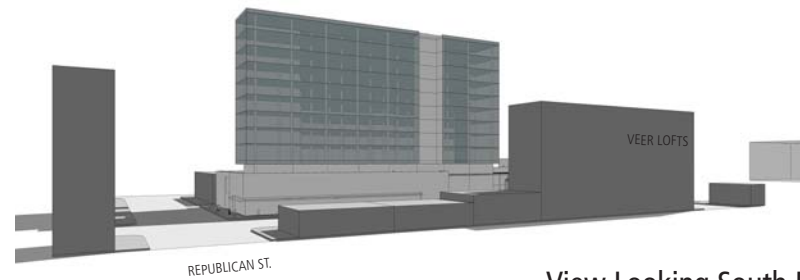
Feasible Architectural Concepts Preferred Scheme _ "Split Bar"

Pros:

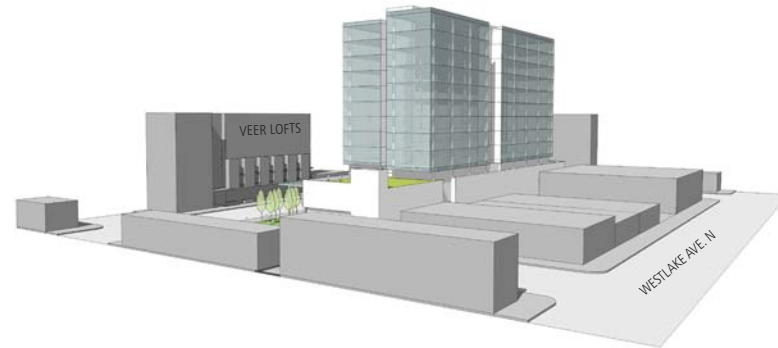
1. The shifting of the split bars creates 180 degree+ views to both Lake Union, the downtown skyline and the Space Needle through a preserved view corridor.
2. The form of the building allows for efficient planning.
3. The open public space at the corner of 9th Ave & Harrison St (SW corner) relates to the surrounding context of the street garden at Veer Lofts and Block 54 (DPD# 3014639).
4. The southwest orientation of the open public space promotes pedestrian activity into (and potentially through) the site and promotes maximum daylight for interior and exterior spaces alike.
5. The manipulation of the multiple slender bars allow for modulation on the north facade reduces the building mass and provides a desirable urban presence along Republican St.

Cons:

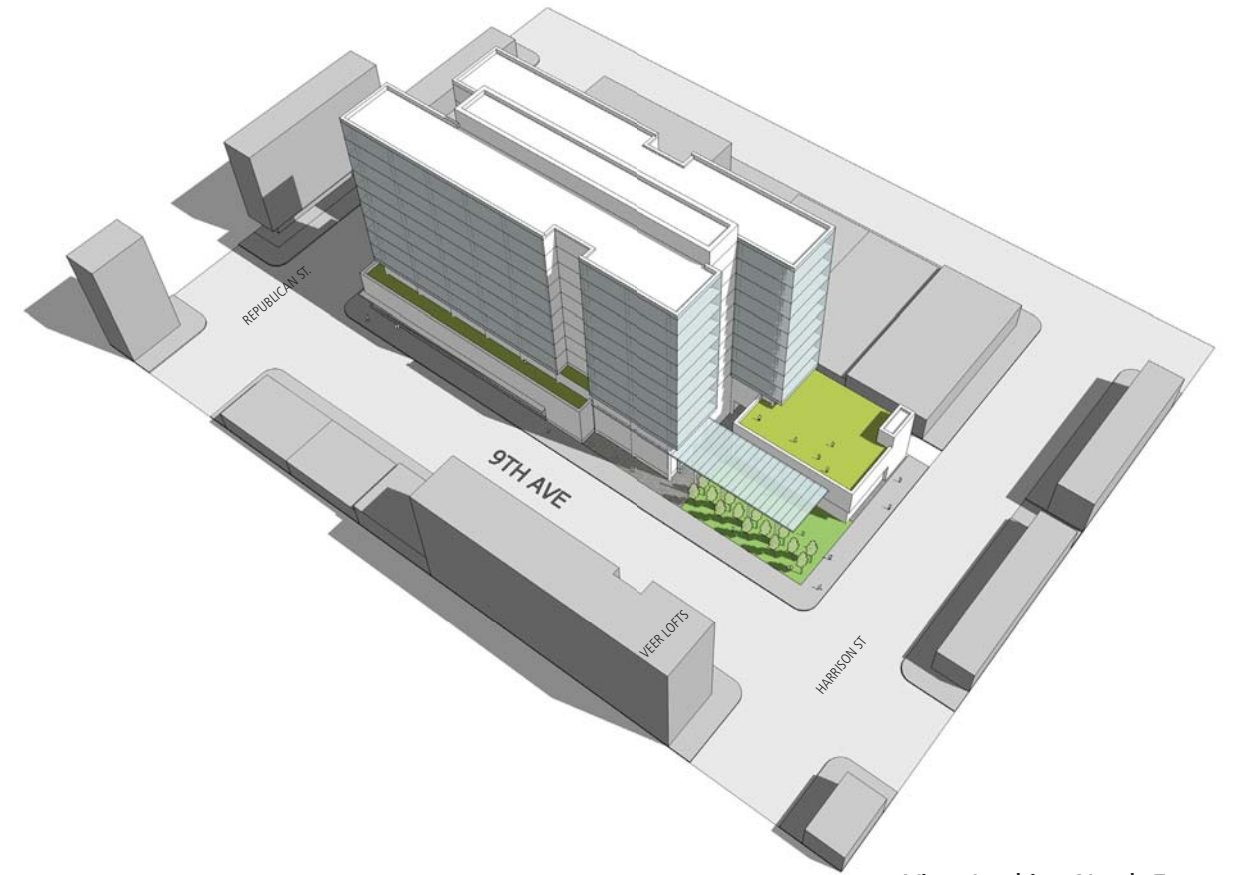
1. Slightly longer east/west facades will increase heat gain into the building.



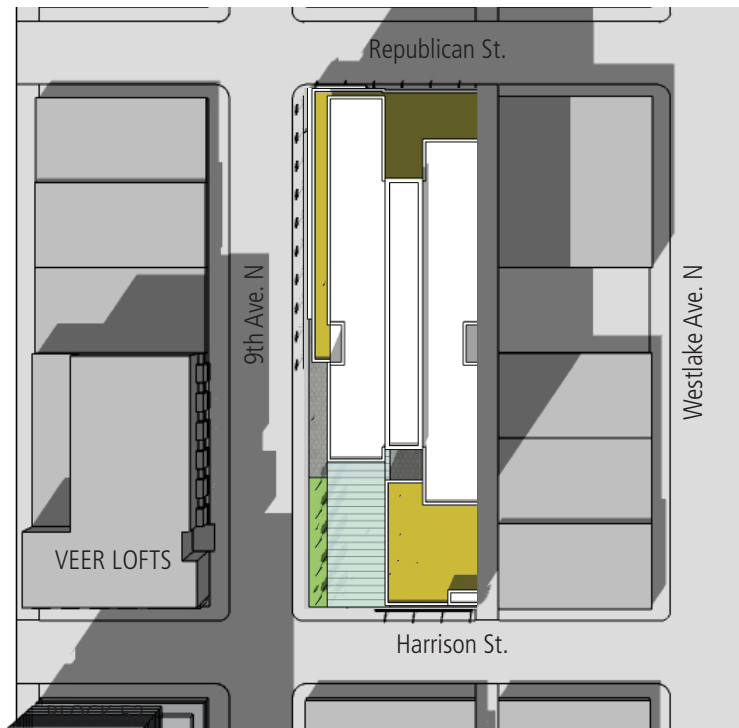
View Looking South East



View Looking North West



View Looking North East



Plan



View Looking North East

5

Feasible Architectural Concepts Preferred Scheme | Site Analysis

STREET LEVEL ANALYSIS

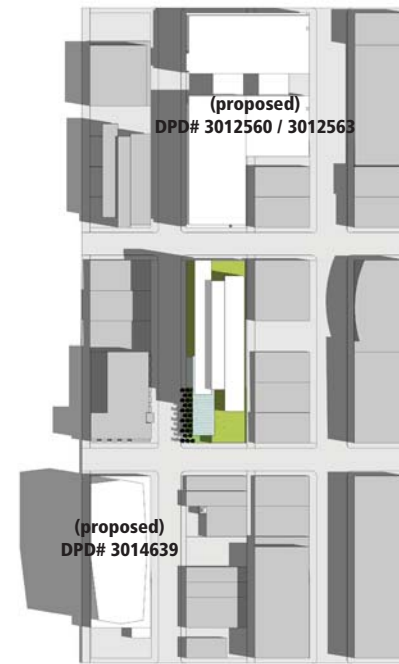
The southern portion of the site receives the most daylight, making this a prime location for a public open space. The space also directly responds to the Veer Lofts Street Garden. Taking advantage of the foot travel surrounding the site, pedestrian paths are introduced to promote access into and through the site.

FACADE SOLAR ANALYSIS

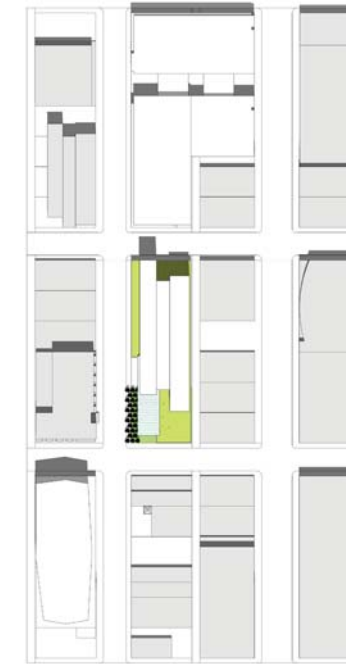
The following images show the shadows cast from the Preferred Scheme onto the adjacent 9-block site. Adjacent sites show both existing conditions as well proposed projects that have been submitted to DPD. →



- LEGEND:**
- Pedestrian Streetscape ————
 - Street Garden ————
 - Major Pedestrian Paths ————
 - Minor Pedestrian Paths ······
 - Site Access ————
 - Entrance Node ●
 - Bicycle Paths ————



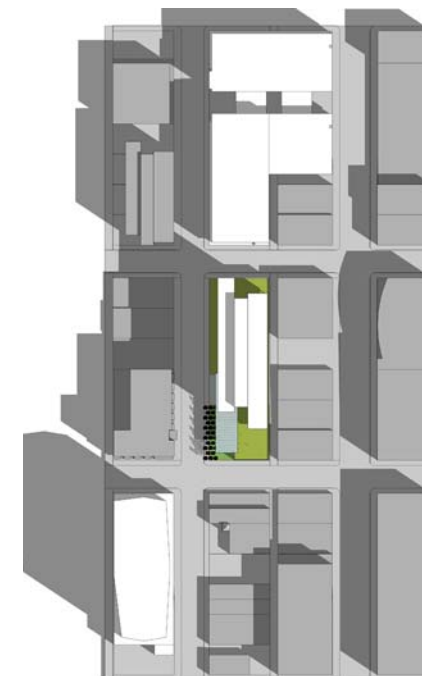
Summer 9am



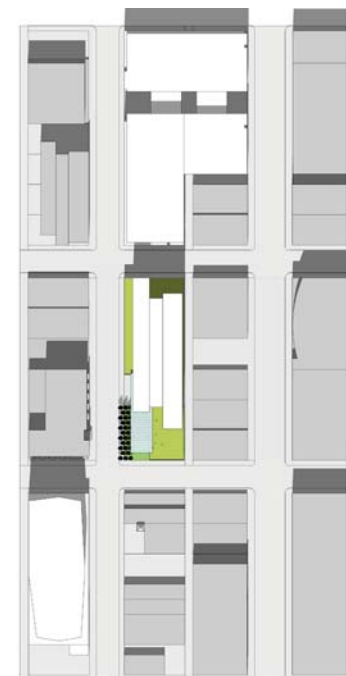
Summer noon



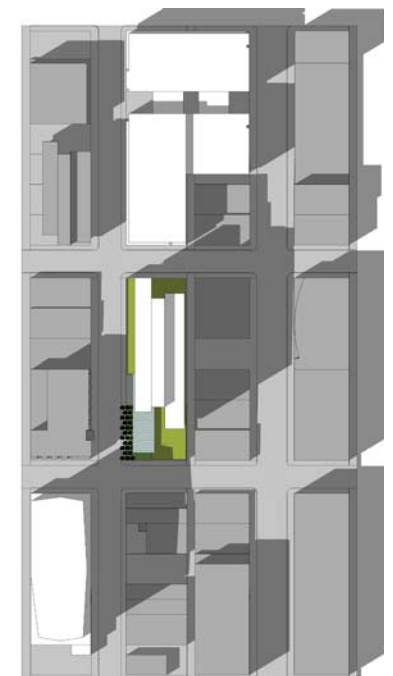
Summer 3pm



Equinox 9am



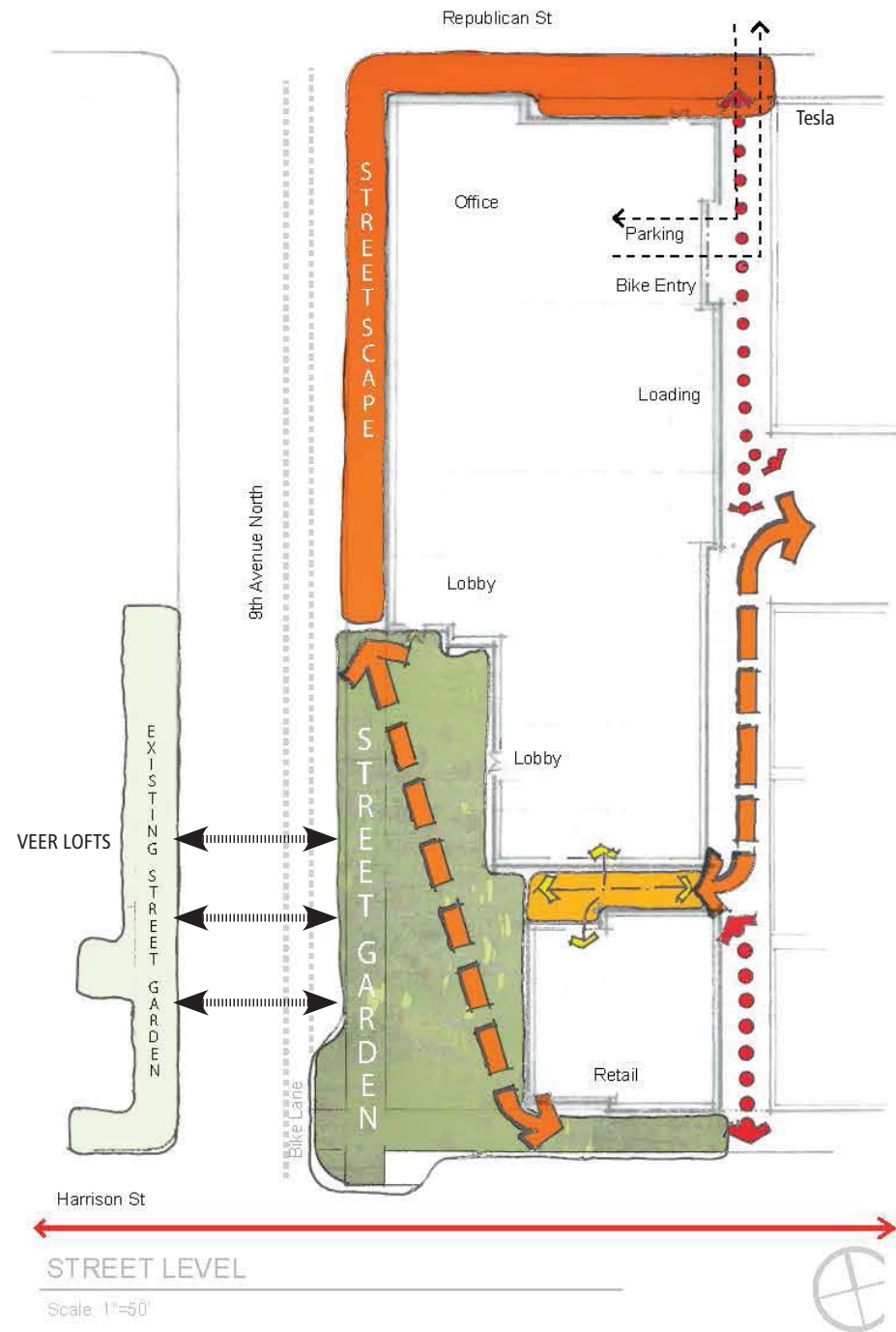
Equinox noon



Equinox 3pm

Feasible Architectural Concepts
Preferred Scheme _Preliminary Landscape Design

Preliminary Site Plan - Landscape



LANDSCAPE CONCEPTS

STREETSCAPE

The streetscape meets typical City of Seattle Standards in keeping with recent developments to the north and south, including street trees, and significant planting strips. As part of a designated bike route with a bike lane, bike amenities will be included in the streetscape, such as curb bulbs at intersections (reducing car conflicts) and bike racks.

STREET GARDEN

An open space at the southwest corner becomes a "street garden" with specialty paving and amenities that stretch from curb to building. The location provides optimal solar orientation and views to the Space Needle. The street garden is a space that identifies strongly with the street even as it relates to the building and ground floor retail spaces.

The garden will create smaller, comfortably scaled spaces to serve the neighborhood as well as building residents. These spaces will have a "softer" character of planting, artful seating elements and rich paving that provides a detail that unfolds as people relax and enjoy the space, time and time again at different times of the day and in different seasons.

ALLEYSCAPE

The design of block 45 as well as the condition of existing buildings and open spaces in the block to the east allow for and encourage a mid-block connection that will utilize the alley as a significant circulation route in the neighborhood.

PODIUM GARDENS (TENANT)

A combination of extensive green roofs with areas of intensive planting, paving, seating and other amenities will provide interior accessible private open space for the building tenants.

MAP LEGEND



PRIMARY SITE MOVEMENT



SECONDARY BUILDING MOVEMENT



PEDESTRIAN | BUILDING MOVEMENT



5

Feasible Architectural Concepts How the Preferred Scheme meets the South Lake Union Design Guidelines.

GUIDELINES 1

A SITE PLANNING

A-1 Respond 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.

RESPONSE

The preferred scheme responds to site characteristics through the provision of significant public green space along 9th Ave. N and maintaining a significant view corridors (outlook/overlook) to the Space Needle and Lake Union. The scheme also provides multiple private rooftop green spaces to capture views to both downtown to the south and Lake Union to the north. This is achieved by justifying the building to the north end of the site and manipulating the massing to enhance these views. The preferred massing will achieve sustainable goals by opening up the southwest corner of the site for increased solar exposure at the public open space and minimizing shadow impacts on the existing residential building located across 9th Ave. N (Veer Lofts). The scheme also employs this open green space as a transition between Aurora Corridor and Waterfront subarea and responds to the "Heart Location" of Harrison Street (pedestrian corridor) by drawing the public into the site at this location (open space).



2

A-2 Streetscape Compatibility

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

All frontages will include standard landscaped zones, sidewalk zones, and frontage zones per SDOT. Varying widths of open space will increase the utility of pedestrian edge of the site (see green space description, A-1). This open space will have a variety of amenities including planting and green buffers, tree grates, lighting, varied seating, art and other elements which seek to make this space feel of the public right-of-way. In addition, retail will be configured to spill out onto the sidewalk as well as the open space at the southwest corner of the site. Lastly, all edges where the building meets the public right-of-way will provide varying types of canopies and weather protection.



3

A-4 Human Activity

New development should be sited and designed to encourage human activity on the street.

The preferred scheme uses the open space at 9th Ave. N and Harrison Street and a shorter two-story podium to better encourage human activity at the street. The reduced podium scale is better suited to pedestrian activity at the site edge. The linear nature of the open space creates opportunities to easily transition between public and private space as well as provide varying depths of space which support spillage of activity from retail locations. The corner location of the open space (adjacent to the Veer Lofts) allows for increased human connectivity through the site as well as increased visual surveillance of this space by neighbors. The location of open space will also reinforce an existing garden edge (walk-up units at Veer Lofts) and create a visual connection within the immediate neighborhood.



4

B. HEIGHT, BULK AND SCALE

B-1 Height, Bulk, and Scale

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 perceived height, bulk and scale between the anticipated development potential of the adjacent zones.

As noted in the A-4 response, the building uses a two-story podium to better address the human scale at pedestrian edges. This massing strategy is also more compatible with the existing fabric of the adjacent neighborhood. The building pushes itself along the alley which provides an increased setback (not required) between 9th Avenue and the western facade. The bulk of the building is visually mitigated through a split bar massing which attenuates the building along its north-south axis. This allows for a much slender massing at both Harrison Street and Republican Street. This massing also minimizes shadow impacts on adjacent properties to the north and west (across 9th Avenue and Republican Street) by reducing the depth of the north and south facades.



5

Feasible Architectural Concepts

How the Preferred Scheme meets the

South Lake Union Design Guidelines.

GUIDELINES

5

C ARCHITECTURAL ELEMENTS

C-1 Architectural Context

New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

RESPONSE

The building will take cues from the existing character of the site and neighborhood. This will potentially include the use of masonry, significant glazing/fenestration, canopies and other architectural elements which currently exist in South Lake Union. Per the response to A-4, the preferred scheme will compliment the architectural character and siting of neighboring buildings (Veer Lofts) and the commercial, and industrial character of South Lake Union.



6

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 facade walls.

The preferred scheme employs a clear conceptual language which functions at a very high level both internally and urbanistically. The attenuated split bar massing allows the building to act as a stitch - pulling together adjacent development at Block 44 (DPD # 3012560 / 3012563) and Block 52 (DPD # 3014639) thus unifying portions of this development. This also created very shallow floor plates at the north and south which dramatically increase interior daylighting opportunities and provide significant 180+ degree views (to South Lake Union at the north and downtown and the Space Needle to the south). This conceptual massing also better integrates the podium and building due to the overlap in massing (specifically the open space / podium / building) at the southwest corner.

In addition, all podium levels roofs will be private open space activated with green roofs. This, in combination with the shorter two-story podium, will increase visual connection between the public and private open spaces and provide opportunities to soften this adjacency with landscaping and public covered space (see large public canopy).

7

D PEDESTRIAN ENVIRONMENT

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.

The main building entry is located off of the large public open space at the southwest corner and will be outfitted with canopies/overhangs for weather protection. The open space will be broken into multiple zones in order to facilitate lively, pedestrian-oriented open spaces. Curb bulbs will be provided at major intersections and potentially at mid-block for pedestrian connectivity.



8

D-7 Personal Safety and Security.

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

Per the response to A-4, public spaces are located with the intention of providing clear and increased clear sight lines and opportunities for passive neighborhood surveillance and eyes on the street. Enhanced pedestrian and street lighting will be provided within these public spaces to increase safety and security.



5

Feasible Architectural Concepts

How the Preferred Scheme meets the

South Lake Union Design Guidelines.

GUIDELINES

9

E LANDSCAPING

E-1 Reinforce Existing Landscape Character of Neighborhood.

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

RESPONSE

The preferred scheme employs a large open space at the southwest corner to both provide a buffer to the adjacent residential building (Veer Lofts) and to reinforce the liner garden character of the street edge at this location. This will support and enhance the hierarchy of passive and active open space adjacent to this property. Landscaping will also meet LEED criteria and where appropriate, include indigenous or adapted trees and plants.



10

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.

Landscaping will support and enhance the building but more importantly will seek to enhance the larger public/urban realm. This property is uniquely situated between future Block 44 (DPD # 3012560 / 3012563) and Block 52 (DPD # 3014639) developments and conceptually intends to "stitch" these three sites together to develop a coherent urban language and landscape. This will include artwork integrated into the publicly accessible areas of the site (likely the public open space at the southwest corner) as well as cues to the historical use and character of the site.



11

E-3 Landscape Design to Address Special Site Conditions.

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

Views to the Space Needle have been preserved through a view corridor down Harrison Street. The proposed open space at the southwest corner captures these views for pedestrians at grade. Private open space and green roofs at the podium roof create a dynamic landscaped environment which captures these views for building occupants at this upper level.



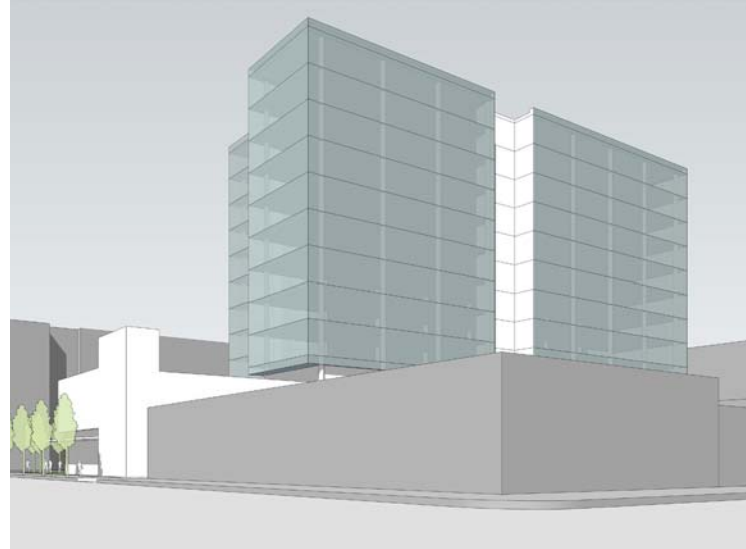
6

Three dimensional studies and sections at the street level

STREET LEVEL PERSPECTIVES



Street view looking Northeast on 9th Ave. N.



Street view from Westlake Ave. looking Northwest on Harrison St.



Street view looking Southeast on 9th Ave. N.



Street view from Westlake Ave. looking Southwest on Republican St.

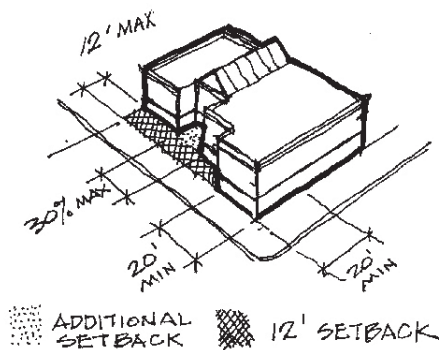
1. 23.48.014 Street Level Development Standards*

The preferred scheme seeks the creation of a public garden space located along the east side of 9th Ave north of Harrison St and within the project boundary. We believe this space will better fulfill the following supplemental South Lake Union Design Guidelines:

- A-2 Streetscape Compatibility: Encourage street uses that vary in size, width and depth as well as accommodate the occupant load of a commercial office building of this size. This space builds off of the existing spine of open spaces located along the 9th Ave corridor (from South Lake Union Park south to Denny Park) and provides a unique community garden space which is not currently represented within this urban sequence.
- A-4 Human Activity: Create graceful transitions between public and private space and encourage more public activity within and adjacent to the property limit;
- D-1 Pedestrian Open Spaces and Entrances: Provide opportunities for creating lively, pedestrian oriented open spaces with adjacencies to both the main building entrance and the retail anchor at this edge of the site.
- E-3 Landscape Design to Address Special Site Conditions: Positioning open space at this corner allows for both public and private public use of the view corridor to the Space Needle located along Harrison St.

To meet these supplemental design guidelines, we seek a design departure for the following:

- A. Street façade at corner of Harrison St and 9th Ave not to be built out to property line for a running distance of 20 feet from both sides of the corner intersection.
- B. Creation of an open space at the corner of 9th Ave and Harrison St measuring 14'-54' deep and 165' in total length. The code permits 30% of the setback zone along 9th Ave to be set back more than 12' from the property line which is equivalent to 96' (360' frontage less 20' at each corner = 320' and 30% of 320' = 96'). Since the proposed open space is 165' long, we seek a design departure for 69' of additional setback length along 9th Ave that is beyond 12' from the property line (165' - 96' = 69').



*From proposed new zoning for SLU-DPD Version 17 dated Sept 5, 2012.

1. 23.48.013 D.1 Façade Modulation*

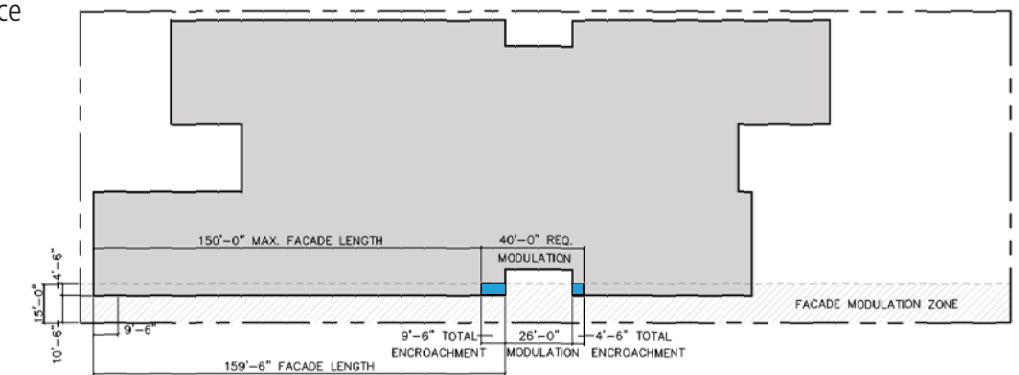
The preferred scheme seeks to decrease the overall bulk and scale of the building along 9th Avenue to better fulfill the following South Lake Union Supplemental Design Guidelines:

- B-1 Height Bulk and Scale: The full tower mass is set back along the entire 9th Ave frontage to provide visual relief at this elevation. In addition, the elevation along 9th Ave has been modulated at the mid-block location to mitigate the perceived length of this facade and to reference to with adjacent development at the mid-block condition.
- C-2 Architectural Concept and Consistency: The building concept clearly articulates a strong central spine and two articulated office bars that have been attenuated for massing relief within the urban environment and excellent daylighting opportunities within the office environment. The proposed modulation adheres to the spirit of the development standards (see B-1 above) while also maintaining a strong visual concept and more usable and flexible office floor plates.

To meet these supplemental design guidelines, the entire façade of the building along Ninth Avenue above the podium is setback a distance of 10'-6" from the street property line. However, because façade modulation affects the portion of the façade within 15' of the street property line, we seek a departure along Ninth Avenue for the following:

- A. Between 45' and 125' high, extend maximum façade length located within 15' of the street property line from 150' to 159'-6" and for the setback distance between façade lengths to be reduced from 40' to 26'.
- B. Between 125' and 160' high, extend maximum façade length located within 15' of the street property line from 120' to 159'-6" and for the setback distance between façade lengths to be reduced from 40' to 26'.

Typical Plan (45-125' above existing grade)



Typical Plan (125-160' above existing grade)

