

# EARLY DESIGN GUIDANCE MEETING

MAY 22, 2013

8TH + REPUBLICAN  
PROJECT #3014781

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THE WOLFF COMPANY  
Since 1949





**CITY OF SEATTLE | APPLICATION FOR EARLY DESIGN GUIDANCE**

**PART I: CONTACT INFO**

- 1. Property Address: 430 8th Ave N, Seattle, WA 98109
- 2. Project number: #3014781
- 3. Additional related project number(s): none
- 4. Owner/Lessee Name The Wolff Company
- 5. Contact Person\* Name Melissa Wechsler  
Firm Runberg Architecture Group  
Mailing Address 1 Yesler Way, Suite 200  
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Phone (206) 956-1970  
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- 6. Applicant's Name Melissa Wechsler  
Relationship to Project Architect
- 7. Design Professional's Name Brian Runberg  
Runberg Architecture Group  
Address 1 Yesler Way, Suite 200  
Phone (206) 956-1970  
Email address brianr@runberg.com

8. Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_  
\*Only the contact person will receive notice of the meeting. The contact person is responsible for informing other pertinent parties.

**PART II: SITE AND DEVELOPMENT INFO**

**1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.**

The site is located in the South Lake Union Hub Urban Village. The site is approximately 9 blocks west of Interstate 5, 2 blocks east of Aurora Avenue, 3 blocks north of Denny Park and approximated 1/4 mile southwest of Lake Union. The site measures approximately 120' x 300'. It is bounded by 8th Avenue to the west, Republican Street to the north, the alley to the east and a private apartment building property to the south. The site slopes gently from the south to the north +/- 4 feet. The north end of the site is currently occupied by a 1 story wood framed structure occupied by Glazer's Camera Supply. The center portion of the site is occupied by a two-story brick warehouse building and a single story brick building currently occupied by Cornish School of the Arts. The southern portion of the site is occupied by a single story brick office building also occupied by the Cornish School of the Arts. There is a two story wood framed apartment building directly south of the site at the NE corner of 8th Avenue N and Harrison Street which is not included in this development project.

**2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood-Specific Guidelines.**

The site zoning is SM-85' (Seattle Mixed). It is located within the SLU Hub Urban Village, which is an Urban Center. Republican Street is a Class 2 pedestrian street. South Lake Union published Neighborhood Design Guidelines in May 2005. Those Neighborhood Design Guidelines were reformatted in February 2011 to reflect the new format, organization and numbering system of the Seattle Design Guidelines (expected to be adopted by City Council in Spring 2013).

**3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.**

The site is at the north end of the SM-85 zone bound by Republican Street to the north, Westlake Ave to the east, John Street to the south and Broad Street to the west. Zoning transitions to SM-65 at the north side of Republican Street. (p.6) The neighborhood slopes down to the east and north, creating a trough towards Lake Union. Existing surrounding uses include biomedical research, market-rate housing, commercial office space as well as a smattering underutilized light industrial and light commercial uses. Community landmarks include South Lake Union Park to the north and Denny Park to the south. The University of Washington Research Lab is directly north of the site. The Gates Foundation and Seattle Center are within walking distance to the west and will be easily accessible by foot once the SR-99 realignment is completed to facilitate pedestrian crossing over Aurora Ave N. Restaurants and services along Westlake Ave are just two blocks east of the site. (p.8-9) The site currently offers views to the Space Needle and the north end of downtown. The neighborhood is well-served by buses and the South Lake Union Streetcar.

**4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.**

The applicant proposes an 8-story mixed-use development consisting of approximately 210 residential units, 13,000 sf of commercial use, and parking for approximately 200 vehicles below grade.

Departures: A departure is requested to exceed the maximum 12' setback permitted by 23.48.014 General facade requirements. See page 35 for more detail.

# SITE CONTEXT & URBAN DESIGN ANALYSIS

## SLU URBAN CENTER

### SOUTH LAKE UNION Height and Density Alternatives



The South Lake Union Rezone EIS states the following objectives which are applicable to this project:

- Use limited land resources more efficiently, pursue a development pattern that is economically sound, and maximize the efficiency of public investment in infrastructure and services.
- Ensure capacity for long-term growth consistent with the designation of South Lake Union as one of the City's six urban centers.
- Provide for a more diverse and attractive neighborhood character by providing a mix of housing types, uses, building types, and heights.
- Promote a land use pattern that provides for a balanced mix of residential and employment opportunities.
- Enhance the pedestrian quality at street level by providing amenities, taking into consideration light and air as well as public view corridors and providing for retail activity at key locations.

The proposal seeks to provide a mixed-use building on the site that will provide the highest and best use, providing much desired residential units and ground-floor commercial space.

The project intends to include townhouse (multistory) units at the street level, commercial space and exterior plaza space, with apartments above. Parking will be provided in a below-grade garage.



City of Seattle  
2012

Prepared by:  
City of Seattle  
Department of Planning and Development

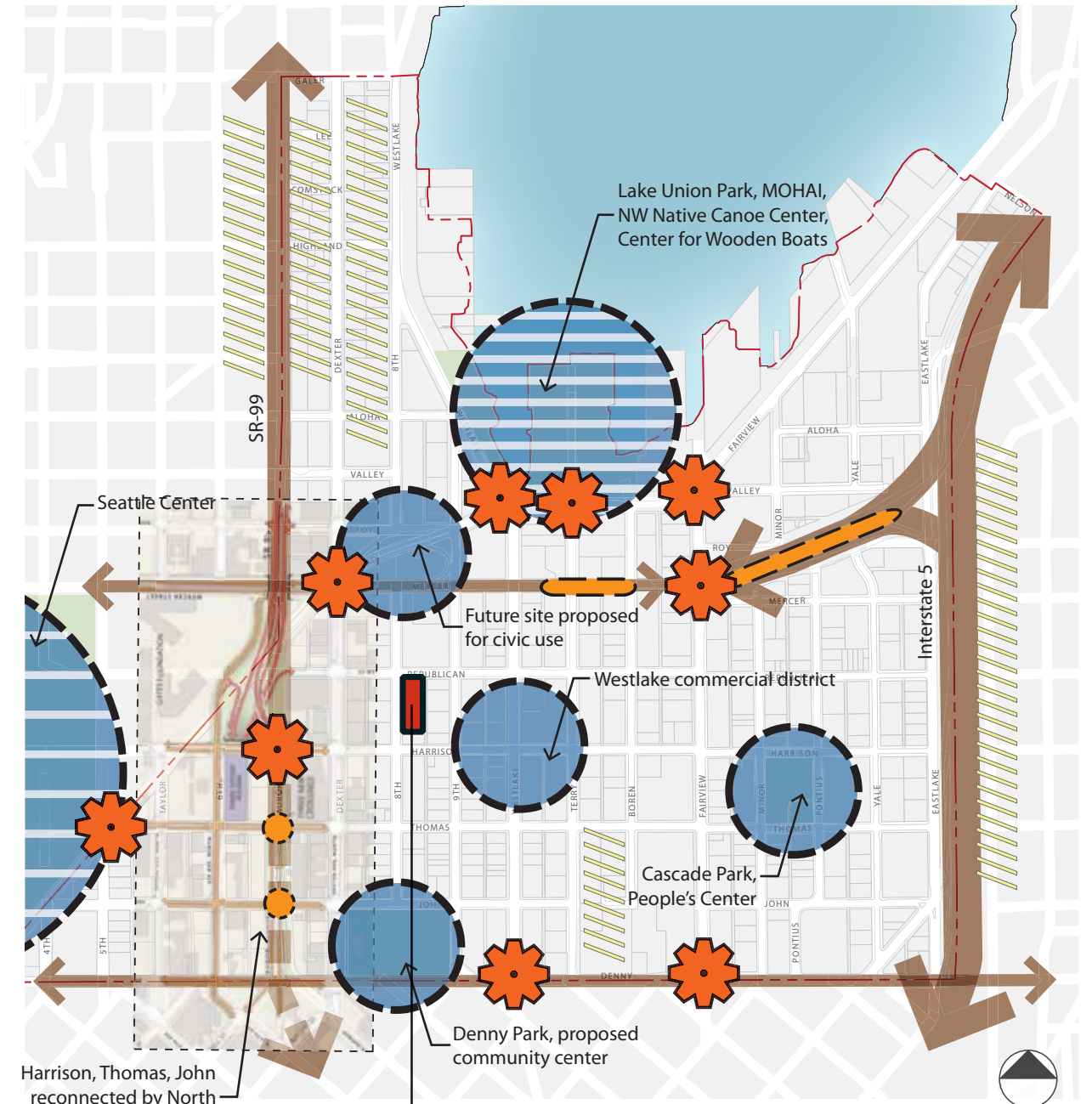
### SOUTH LAKE UNION Urban Design Framework



#### IN CONTEXT: GATEWAYS, HEARTS & EDGES

According to the SLU Urban Design Framework, gateways are the notable passages into and out of the neighborhood, hearts are the centers of community life, and edges are the boundaries that define SLU.

### GATEWAYS, HEARTS, AND EDGES



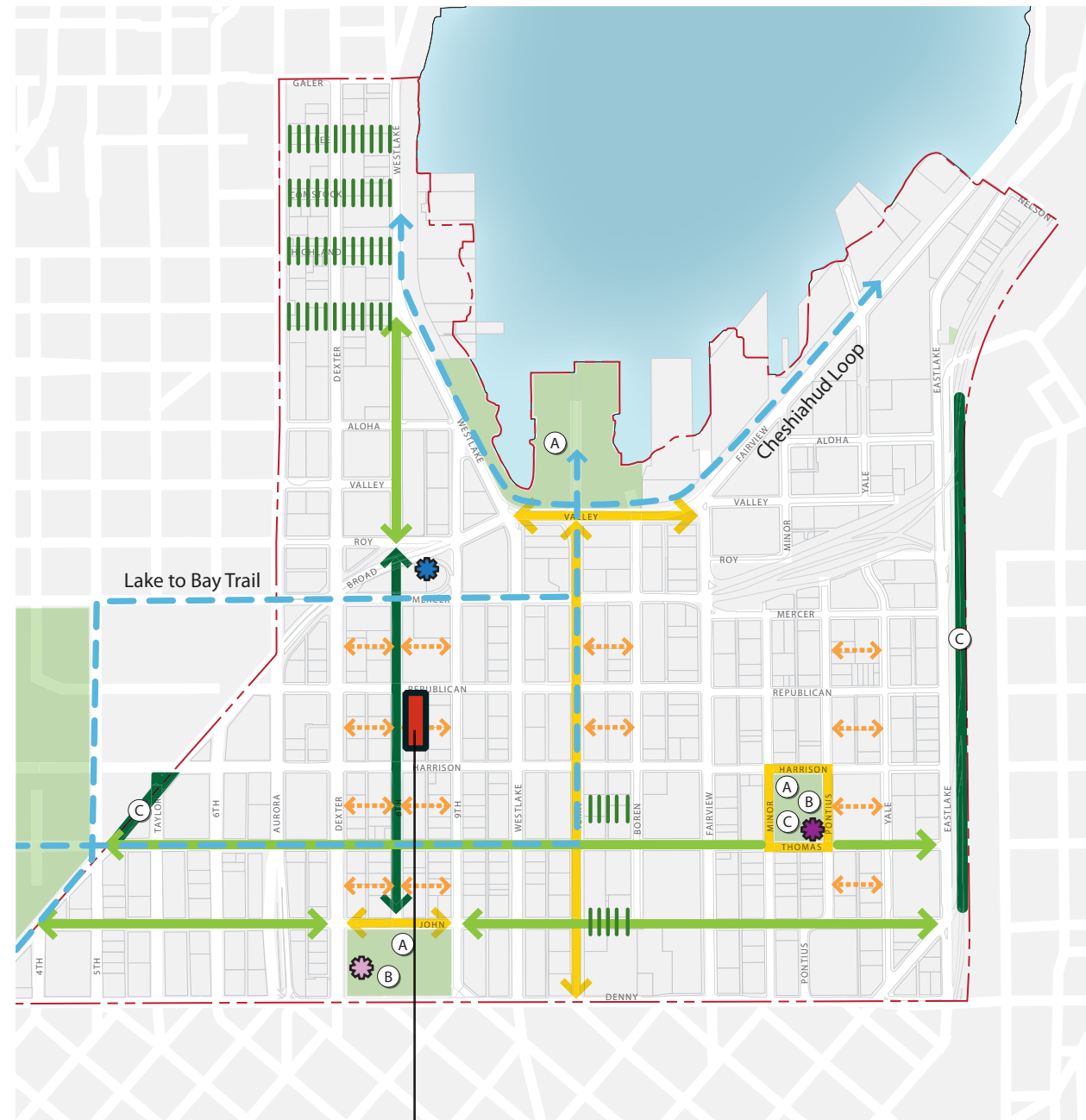
#### SITE

Our site is located between several "heart" locations identified by the South Lake Union Urban Design Framework

#### LEGEND

- Neighborhood Heart
- Regional Heart
- Gateway
- Processional gateway
- Infrastructure barrier
- //// Challenging topography

**PUBLIC SPACE NETWORK**

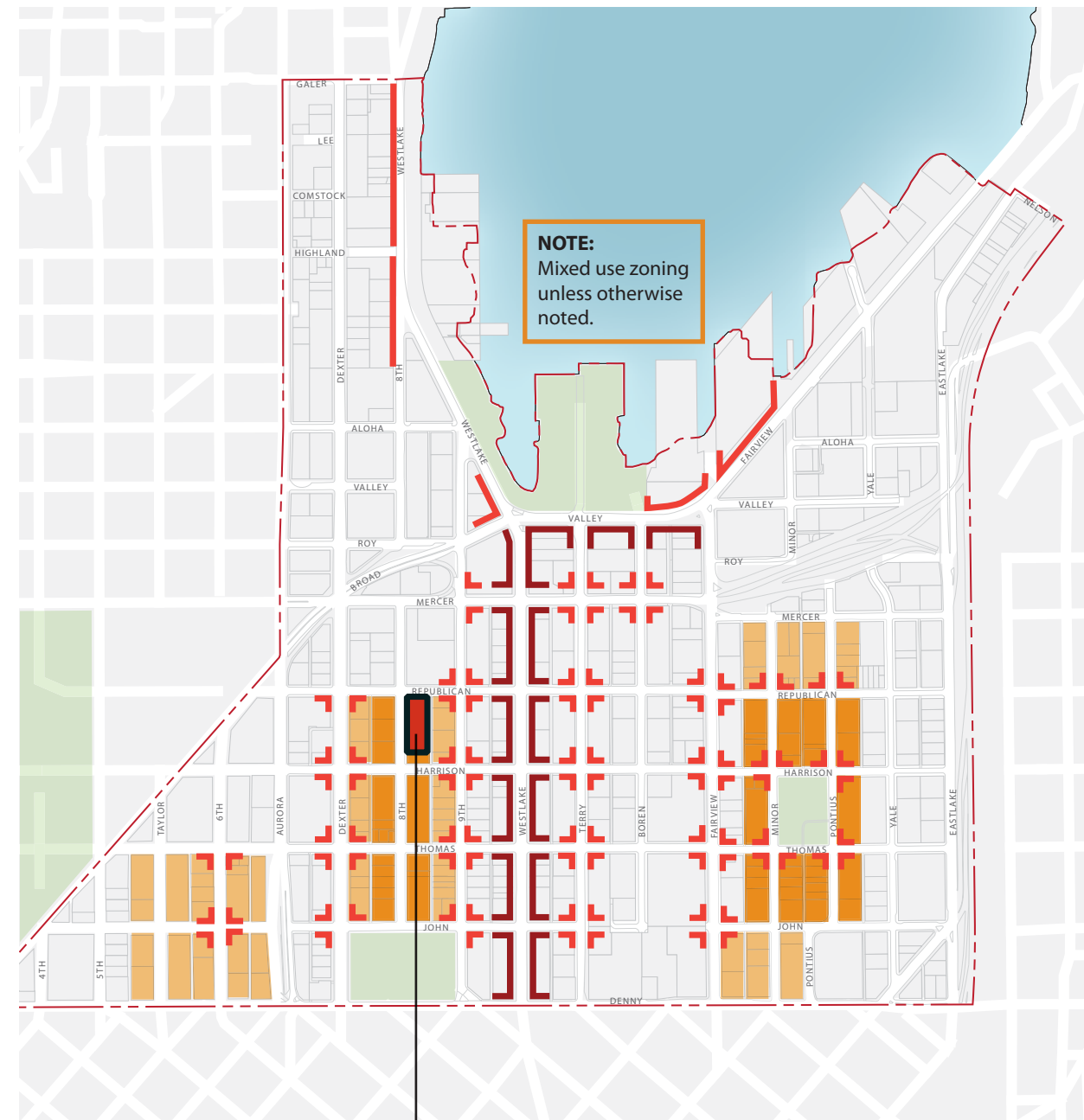


**SITE**

Our site is located along 8th Avenue, which has been identified as a future green street "woonerf" with a focus on pedestrian oriented residential development. The intention is to have a street facing facade comprised of residential entries in the form of stoops or landscaped setback areas.

LEGEND	
	Hill Climb
	Mid-Block Ped Connections
	Urban Trail
	Festival Street (Mixed Use)
	Green Street
	Road Diet / Woonerf
	Potential Site for Civic Use
	Community Center
	Proposed Community Center
	Playground
	Active Recreation
	Other Recreation: Dog Runs, Gardens

**RESIDENTIAL AND RETAIL FOCUS AREAS**



**SITE**

Our site falls within the Primary Residential corridor along 8th Avenue N as identified in the South Lake Union Urban Design Framework.

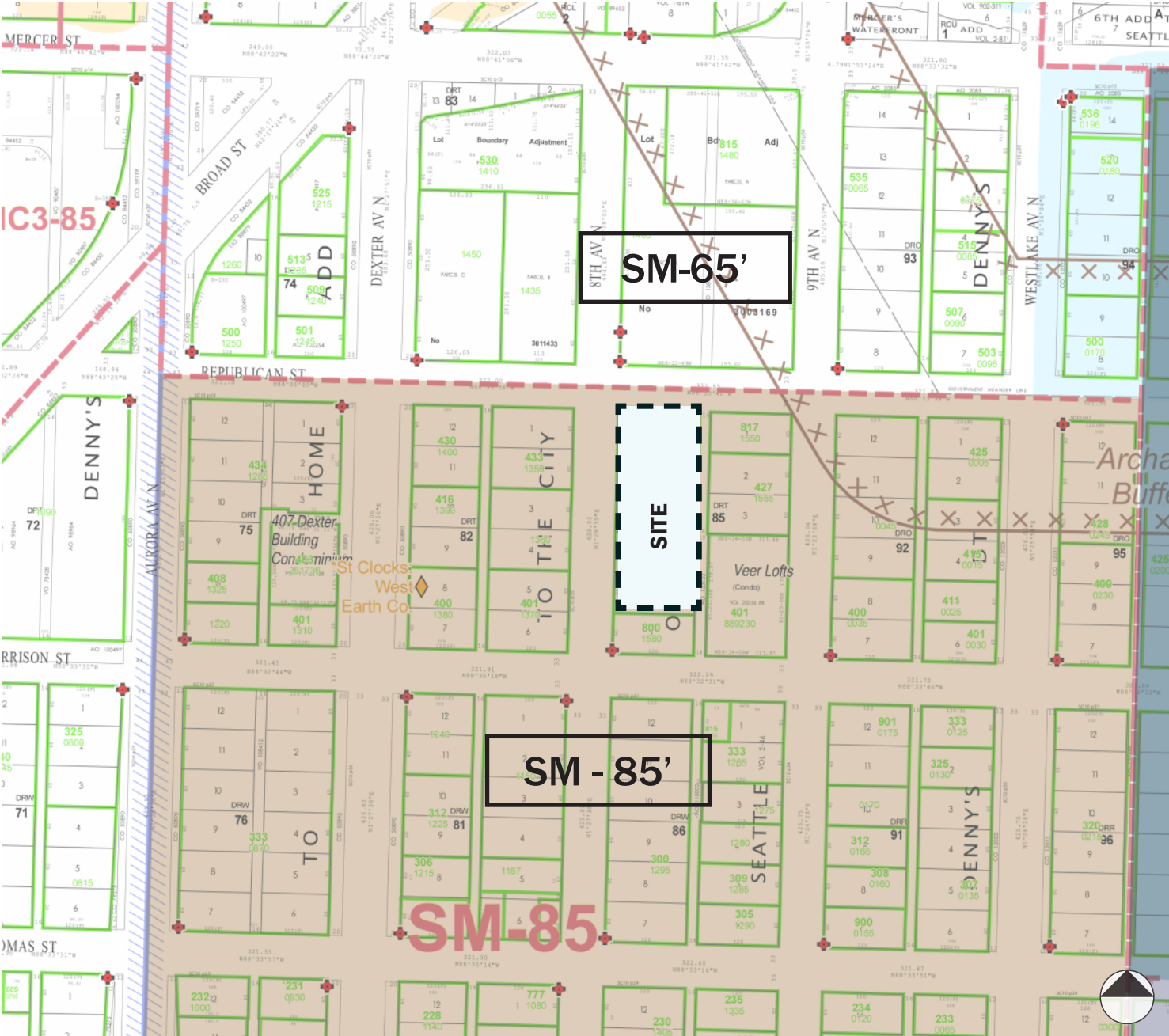
LEGEND	
	Primary Residential
	Mixed Use - Residential Emphasis
	Pedestrian-Oriented Retail & Services Required
	Neighborhood Retail & Service Incentives

# SITE CONTEXT & URBAN DESIGN ANALYSIS

## ZONING MAPS

### ZONING MAP - CURRENT

The site is currently located within the Seattle Mixed Residential SM-85' zone. See the existing Zoning map below:



### ZONING MAP - ANTICIPATED FUTURE : FUTURE REZONE PER DIRECTOR'S REPORT 6/25/12

One objective of the new zoning is to create a concentration of residential use along 8th Ave N along a pedestrian friendly Green Street with residential units at grade. The zoning for this site will be revised to SM-85'/240':



# SITE CONTEXT & URBAN DESIGN ANALYSIS

## ZONING ANALYSIS

### ZONING CHANGES

The following chart summarizes the differences between the current zoning requirements and the expected zoning requirements for both an 85' max height building and a 100' tall residential tower based on the draft ordinance dated March 14, 2013. Due to uncertainty regarding the adoption of the new zoning, the project has elected to proceed using the existing zoning requirements for an 85' tall structure, but we would like to incorporate design elements to strengthen the intention for 8th Ave N to be a residential green street.

Zoning criteria	Under current zoning SM-85'	85' Building Under Proposed 85'-240' per DRAFT Ordinance	160' Tower Under Proposed 85'-240' per DRAFT Ordinance
<b>FAR</b>	residential uses exempt (23.48.016.B.3.c) FAR 4.5 for non-residential uses above grade	Per Table B 23.48.009 Base FAR 6 for structures that do not exceed 85' 0.5 FAR for non-res uses	Per 23.48.009.d.8 all residential use in a residential tower is exempt from FAR. 0.5 FAR for non-res uses
<b>Max Height</b>	85'	85'	240'
<b>Height measurement</b>	85' max, sloped measurement	85' Base height limit, SLU sloped or Downtown measurement	85' Base height limit, SLU sloped or Downtown measurement
<b>Development standards – 8th Avenue</b>	<ul style="list-style-type: none"> <li>• Max setback 12' (23.48.014D)</li> <li>• Transparency not required for residential use (SMC 23.48.018.A)</li> <li>• Max Blank Façade = 30' wide, max 70% of façade length (23.48.18.B.3)</li> </ul>	23.48.014.B <b>8th Ave – designated Neighborhood Green Street</b> <ul style="list-style-type: none"> <li>• Average setback of 10', min setback = 5'; setbacks &gt; 15' shall not be included in calcs.</li> <li>• Only residential uses are permitted to abut the setback area</li> <li>• Setbacks do not apply to facades within 40' of a street corner.</li> <li>• Min. Façade height = 25'</li> <li>• Lobby façade shall not exceed 20% of the façade length requiring the setback.</li> <li>• Residential stoops, canopies, etc may encroach on the setback (varied requirements).</li> <li>• Non-residential use may not extend more than 20' above street level and must be on corner portions of the lot.</li> <li>• Transparency requirements apply to commercial use only.</li> <li>• Blank façade max width = 15'</li> </ul>	23.48.014.B <b>8th Ave – designated Neighborhood Green Street</b> <ul style="list-style-type: none"> <li>• Average setback of 10', min setback = 5'; setbacks &gt; 15' shall not be included in calcs.</li> <li>• Only residential uses are permitted to abut the setback area</li> <li>• Setbacks do not apply to facades within 40' of a street corner.</li> <li>• Min. Façade height = 25'</li> <li>• Lobby façade shall not exceed 20% of the façade length requiring the setback.</li> <li>• Residential stoops, canopies, etc may encroach on the setback (varied requirements).</li> <li>• Non-residential use may not extend more than 20' above street level and must be on corner portions of the lot.</li> <li>• Transparency requirements apply to commercial use only.</li> <li>• Blank façade max width = 15'</li> </ul>
<b>Street level uses – 8th Avenue</b>	8th Ave – minimum 10% of facade must have one of the following required uses: general sales/ services, eating/drinking, entertainment, etc. (Live/Work does not count) (see SMC 23.48.017.C)	8th Ave – designated Neighborhood Green Street – minimum 10% of facade must have one of the following required uses: general sales/ services, eating/drinking, entertainment, etc. (Live/Work does not count) 23.48.014.E.1	8th Ave – designated Neighborhood Green Street – minimum 10% of facade must have one of the following required uses: general sales/ services, eating/drinking, entertainment, etc. (Live/Work does not count) 23.48.014.E.1

Zoning criteria	Under current zoning SM-85'	85' Building Under Proposed 85'-240' per DRAFT Ordinance	160' Tower Under Proposed 85'-240' per DRAFT Ordinance
<b>Amenity Area</b>	23.48.020 <ul style="list-style-type: none"> <li>• 5% total gross floor area in residential use.</li> <li>• Max 50% of Amenity may be enclosed; exterior area to be landscaped and provide solar access</li> <li>• Min. width = 15', min area = 225 SF</li> </ul>	23.48.020 <b>Same, plus...</b> <ul style="list-style-type: none"> <li>• Max 50% of amenity requirement could be achieved by contributing to development of the green street</li> </ul>	23.48.020 <b>Same, plus...</b> <ul style="list-style-type: none"> <li>• Max 50% of amenity requirement could be achieved by contributing to development of the green street</li> </ul>
<b>Development Standards – Republican Street</b>	Class 2 pedestrian street <ul style="list-style-type: none"> <li>• 60% transparency required</li> <li>• blank facade limits</li> <li>• min. façade height of 25'</li> <li>• max 12' setback</li> <li>• no specific uses required</li> </ul>	Same	Same
<b>Podium Standards</b>	n/a	n/a	23.48.013 45' height, max 4 stories 75% lot max coverage if 4 stories or provide 15% of site area as open space 100% lot coverage if 3 or fewer stories
<b>Upper Level Development Standards</b>	n/a	n/a	160' tower: max footprint = 12,500 gsf Max façade length in east-west direction is 120' (23.48.013.E.1)
<b>Landscaping</b>	No Seattle Green Factor	0.30 SGF (23.48.024.A.2)	0.30 SGF (23.48.024.A.2)
<b>Parking</b>	Commercial – eating/drinking: 1/250 sf min gen sales/svc: 1/500 sf min Residential – no req'mt	Commercial – max 1/1000 sf Residential – no req'mt	Commercial – max 1/1000 sf Residential – no req'mt

# SITE CONTEXT & URBAN DESIGN ANALYSIS

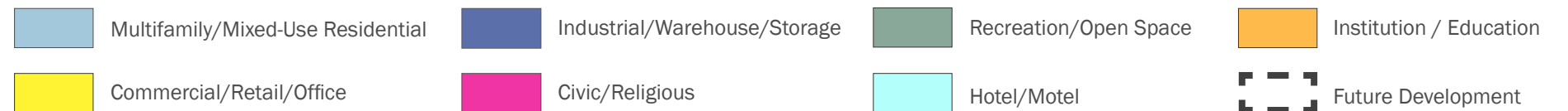
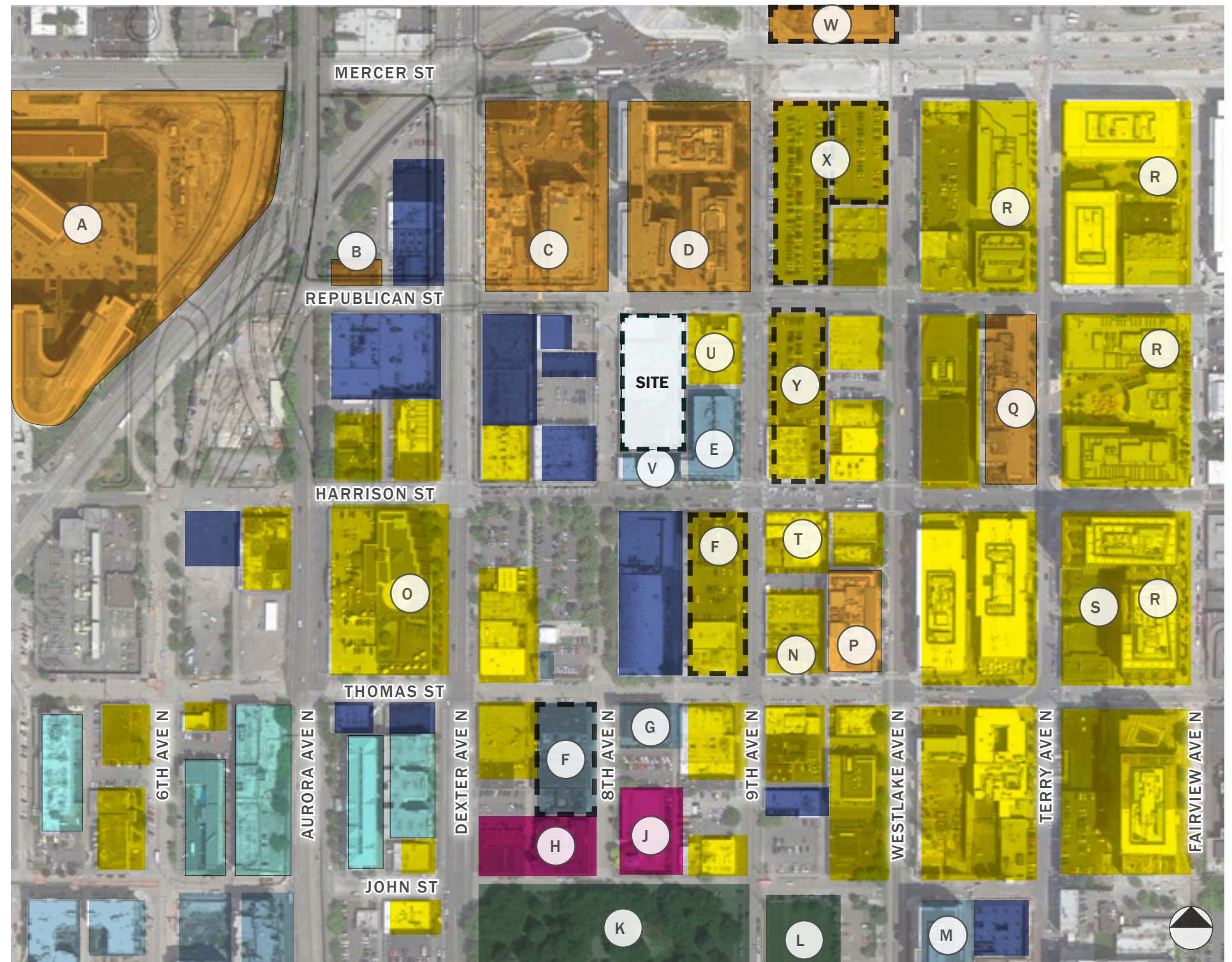
## NEIGHBORHOOD DEVELOPMENT & USES

### SURROUNDING USES

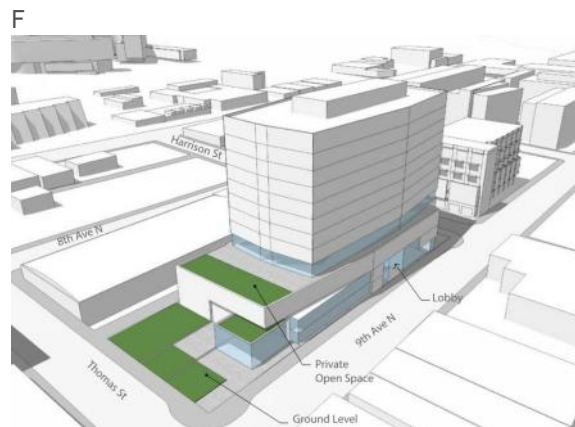
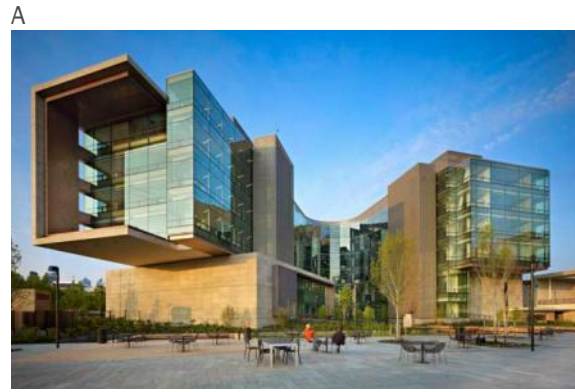
The project is located in South Lake Union near major institutional uses and technology-based companies. During site analysis the project team noted several new and proposed projects being built or planned for this neighborhood. The following list summarizes the notable centers of industry, education, commerce, and research in the area, as well as critical green space and centers of worship.

Images of these buildings or future designs may be found on the opposite page. Please refer to these images to understand the scale and breath of new development planned for this neighborhood.

- A The Gates Foundation
- B School of Visual Arts
- C University of Washington Research Center, Phase 3
- D University of Washington Research Center, Phase 2
- E Veer Lofts
- F Future Office Building
- G Future Residential / Mixed Use Building
- H Denny Park Apartments
- I Denny Park Lutheran Church
- J Seattle Unity Church
- K Denny Park
- L Denny Park Playfield
- M Rollins Street Apartments
- N Christian Science Reading Room
- O King Broadcasting
- P Seattle Biomedical Research Lab
- Q Institute for Systems Biology
- R Amazon Office Campus
- S Terry Avenue Building\*
- T City Hardware
- U Athletic Awards
- V Harrison Apartments
- W Future Paul Allen Institute for Brain Science
- X Future Office Building
- Y Future Office Building














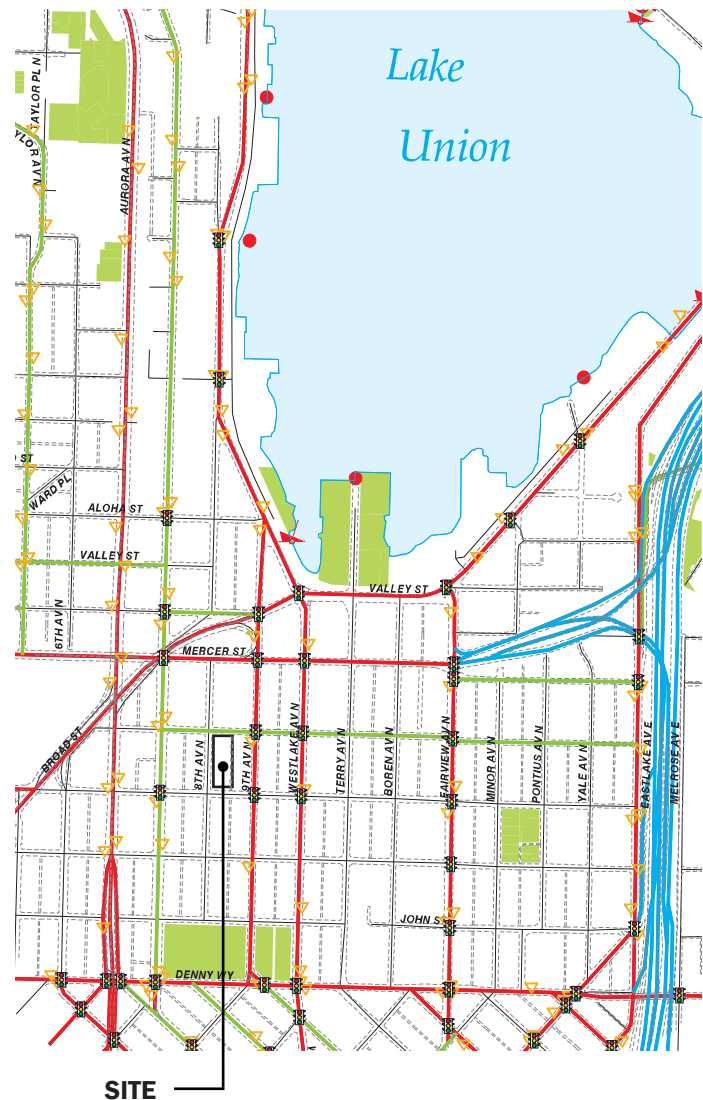


# SITE CONTEXT & URBAN DESIGN ANALYSIS

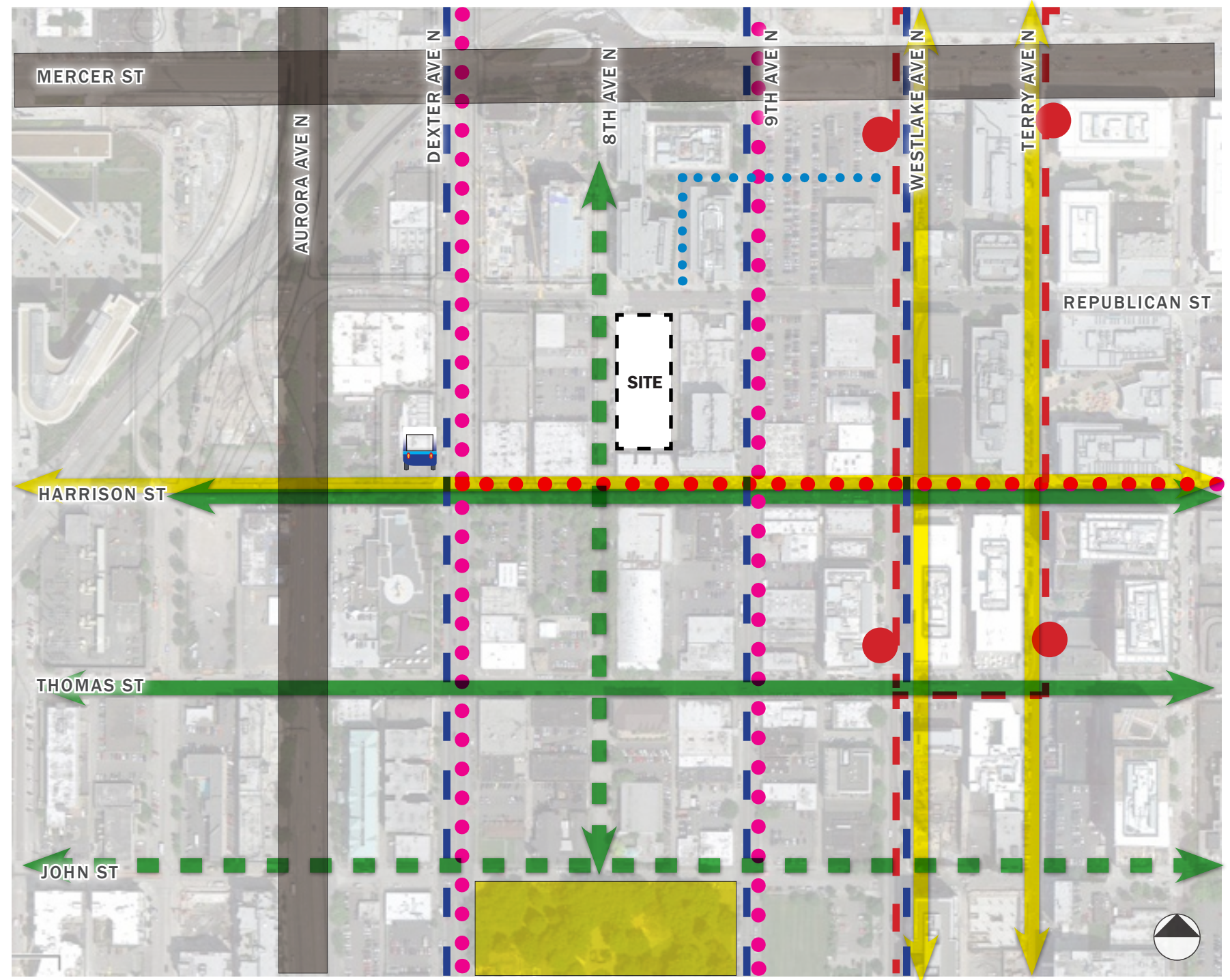
## TRAFFIC, TRANSPORTATION & MOVEMENT

- Principal Arterial
- Minor Arterial
- Collector Arterial
- State Freeway/Expressway
- Interstate Freeway
- Secondary Street
- Pavement Edge\*
- - - Residential
-  State Signal
-  City Signal
-  Half Signal - Ped. Actuated
-  Midblock Crosswalk Signal
-  Railroad Crossing Signal
-  Fire Signal
-  METRO Bus Stop
-  Public Boat Ramp
-  Street Ends

\*Pavement Edge coverage within city limits only.  
 DATA SOURCES:  
 Transportation Routes:  
 The City of Seattle's  
 Street Network Database  
 Parks & Playgrounds:  
 The City of Seattle Department  
 of Parks & Recreation



\*as defined and mapped by the Land Use Code and/or designated by City Council Ordinance or Director's Rule.  
 \*\*street designations as defined by the South Lake Union Neighborhood Design Guidelines, February 2011.



-  Highway/ Major Arterial Street
-  Green Street\*
-  Potential Green Street\*
-  Future Pedestrian Passage
-  Heart locations \*\*
-  Bike Lane
-  Seattle Streetcar Stop/Line
-  Bus Stop/Line

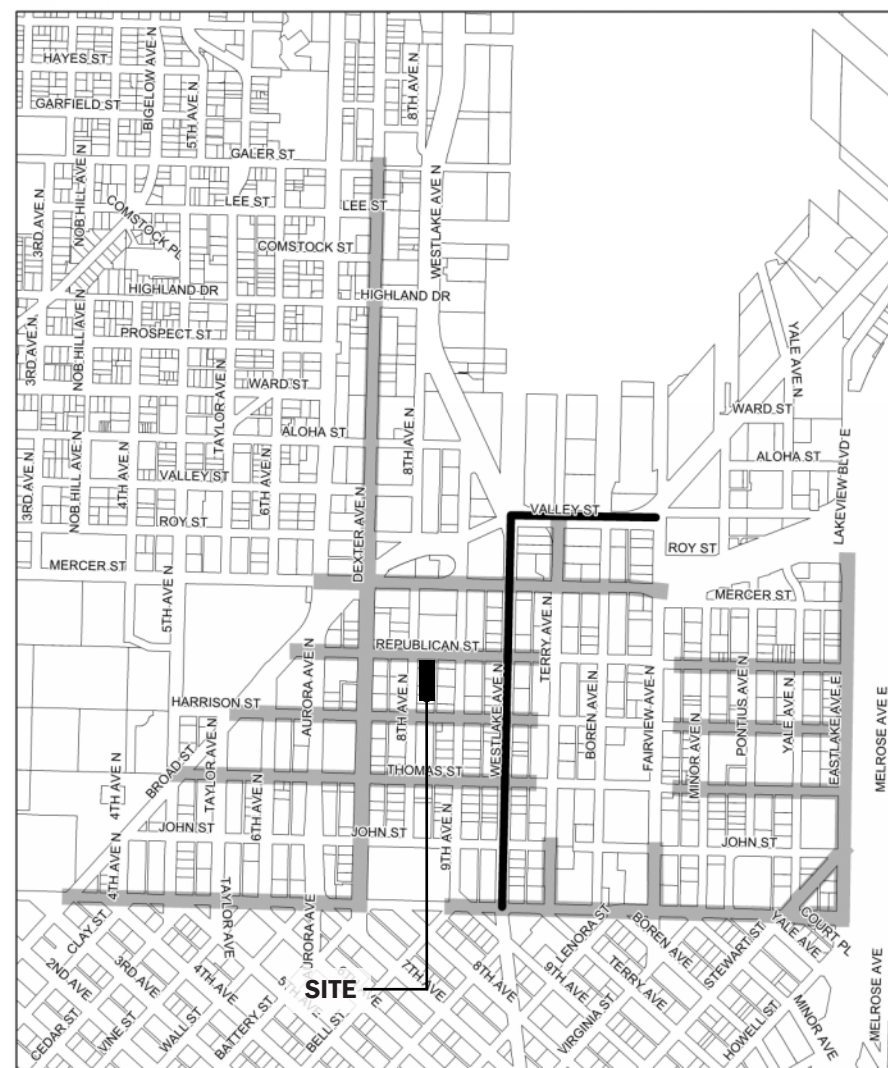
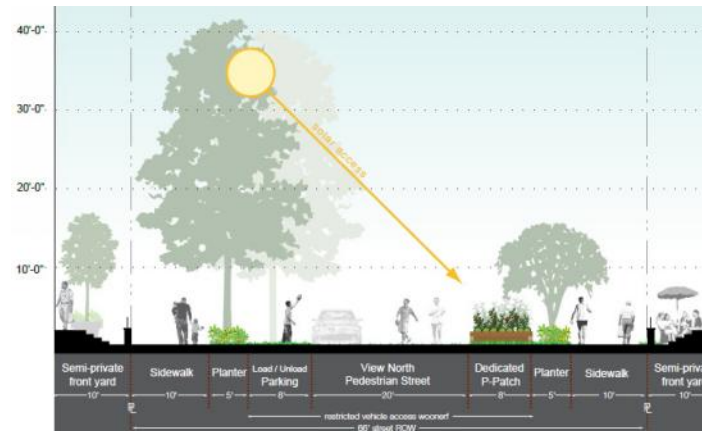
# SITE CONTEXT & URBAN DESIGN ANALYSIS

## PEDESTRIAN USES & MOVEMENT

### ANALYSIS

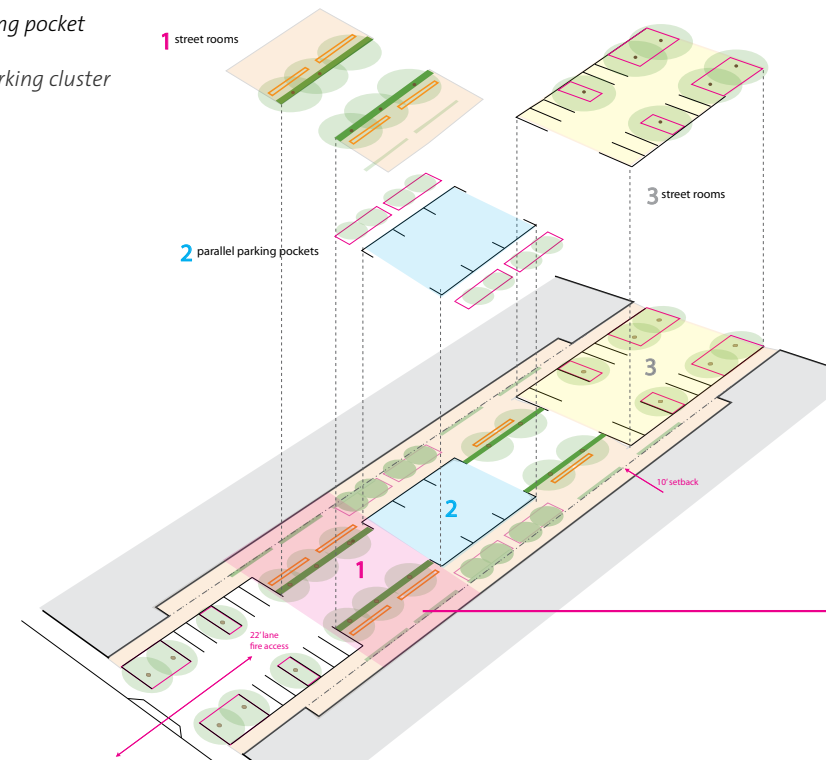
The current configuration of Aurora Ave N prevents travel west towards Seattle Center, thereby placing the project site near what is currently a hard edge to the South Lake Union Urban Center. Once the north portal reconfiguration of SR-99 is complete the neighborhood will be reconnected to the west, placing the site just north of a main east-west thoroughfare along Harrison Street. Republican Street will collect additional vehicle traffic from the exit ramp from ST-99 just west of Dexter Ave N.

The proposed 8th Avenue Residential Corridor will be located between several major research and cultural institutions, with good proximity to the commercial development to the east, including several major projects in development in the immediate vicinity of the site. The project team has met with Weinstein A|U and DPD to review the proposed South Lake Union Street Concept Plan for this neighborhood. We agree with the potential for the development of this pedestrian friendly, green street corridor to benefit the proposed residential building. The team will consider future adoption of these principals in the building design.



### EXAMPLE DIAGRAM OF 8TH AVENUE COMPONENTS

- 1 8th Ave street "rooms"
- 2 Parallel parking pocket
- 3 retail and parking cluster



Green Street map from "South Lake Union Street Concept Plans" Published by Weinstein A|U in March 2013. This plan illustrates the future alignment of SR-99 and its relationship to the project site.

### Pedestrian Street Classifications

- Class 1 Pedestrian Streets\*
- Class 2 Pedestrian Streets



Map B

\*On Valley Street, all Class 1 Pedestrian Street requirements apply only to lots abutting on the south side of the street

# SITE CONTEXT & URBAN DESIGN ANALYSIS







## SITE OPPORTUNITIES & CONSTRAINTS

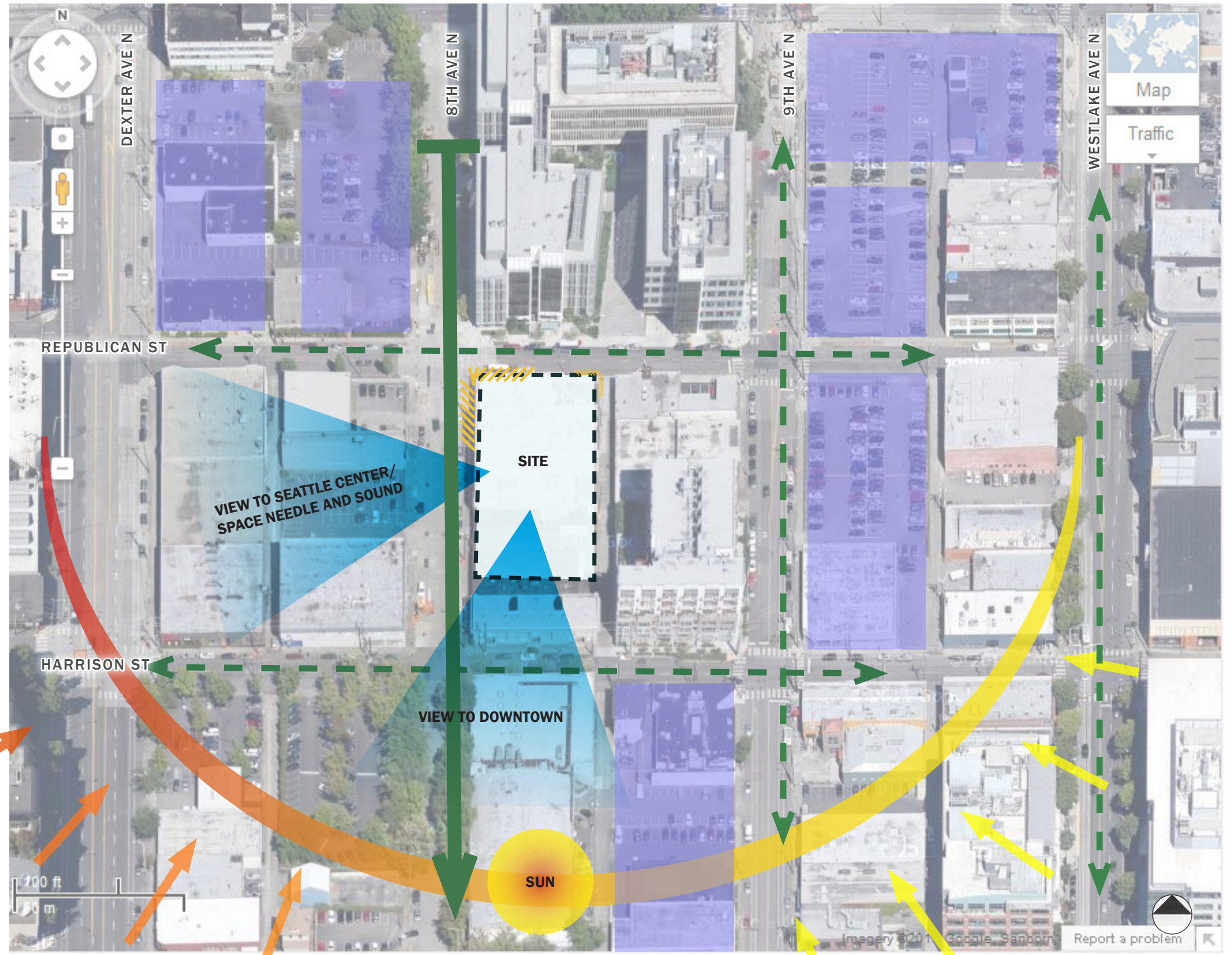
### OPPORTUNITIES

1. Foster development of pedestrian woonerf / green street condition along 8th Avenue
2. Build on open space created at University of Washington campus to the north
3. Create a pedestrian-friendly alley.
4. Maximize views of Space Needle, Downtown and South Lake Union

### CONSTRAINTS

1. Shading at SE corner of site from adjacent Veer Lofts
2. Views to south and west are likely to be blocked by future development along 8th Avenue
3. Views to Lake Union and Queen Anne will be blocked by future construction currently in design for neighboring sites.

-  PEDESTRIAN WOONERF
-  MINOR STREETS
-  VIEW CORRIDOR
-  PLANNED DEVELOPMENT SITES
-  SOLAR ACCESS
-  EXPOSED SITE CORNERS



We have identified certain Citywide Design Guidelines and South Lake Union-specific guidelines (as applicable) of highest priority for this project. We also seek to uphold the guiding principles and recommendations of the South Lake Urban Design Framework.

### A. SITE PLANNING

#### A-1 Responding to Site Characteristics

The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

##### SLU-specific supplemental guidance

Encourage provision of “outlooks and overlooks” for the public to view the lake and cityscapes. Examples include provision of public plazas and/or other public open spaces and changing the form or facade setbacks of the building to enhance opportunities for views.

- Minimize shadow impacts to Cascade Park.
- New development is encouraged to take advantage of site configuration to accomplish sustainability goals. For example, solar orientation, storm-water systems, sustainable landscaping, etc.

##### Urban Design Framework: Gateways and Hearts

Gateways are transition locations that mark entry or departure points to SLU. They provide a physical marker for the community to notice they are entering a special place. SLU Design Guidelines suggest: “Reinforce community gateways through the use of architectural elements, streetscape features, landscaping and/or signage.”

Heart locations are the centers of commercial and social activity within the neighborhood. They provide anchors for the community and give form to the neighborhood. Development in these locations should enhance their central character through appropriate uses and architecture. Harrison Street (just south of the site) has been identified as one of SLU’s hearts.

#### A-2 Streetscape Compatibility

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

##### SLU-specific supplemental guidance

- The vision for the street-level uses in South Lake Union is a completed network of sidewalks that successfully accommodates pedestrians. Streetscape compatibility is a high priority in the neighborhood with redevelopment. Sidewalk related spaces should appear safe, welcoming and open to the general public.
- Provide pedestrian-friendly streetscape amenities such as tree grates, benches and lighting
- Encourage provision of spaces for street level uses that vary in size, width and depth.
- Encourage use of awnings/weather protection along street fronts to enhance pedestrian environments.
- Where appropriate, configure retail space so that it can spill out onto the sidewalk.

#### A-3 Entrances Visible from the Street

Entries should be clearly identifiable and visible from the street.



A-1 Public Plazas



A-4 Human Activity



A-6 Transition Between Residence and Street

#### A-4 Human Activity

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

##### SLU-specific supplemental guidance

- Create graceful transitions at the streetscape level between the public and private uses.
- Keep neighborhood connections open, and discourage closed campuses.
- Design facades to encourage activity to spill out from business onto the sidewalk and vice-versa.
- Reinforce pedestrian connections both within the neighborhood and to other adjacent neighborhoods.
- Reinforce retail concentrations with compatible spaces that encourage pedestrian activity.
- Create businesses and community activity clusters through co-location of retail and pedestrian uses as well as other high pedestrian traffic opportunities.
- Design for a network of safe and well-lit connections to encourage human activity and link exiting high activity areas.

#### A-5 Respect for Adjacent Sites

Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

#### A-6 Transition Between Residence and Street

For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

##### SLU-specific supplemental guidance

Consider designing the entries of residential buildings to enhance the character of the streetscape through the use of small gardens, stoops and other elements to create a transition between the public and private areas. Consider design options to accommodate various residential uses, i.e., townhouse, live-work, apartment and senior-assisted housing.

# DESIGN GUIDELINES

## CITY OF SEATTLE & SOUTH LAKE UNION

### B. HEIGHT, BULK & SCALE

#### B-1 Height, Bulk & Scale Compatibility

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to 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.

##### SLU-specific supplemental guidance

- Address both the pedestrian and auto experience through building placement, scale and details with specific attention to regional transportation corridors such as Mercer, Aurora, Fairview and Westlake. These locations, pending changes in traffic patterns, may evolve with transportation improvements.
- Encourage stepping back an elevation at upper levels for development taller than 55 feet to take advantage of views and increase sunlight at street level. Where stepping back upper floors is not practical or appropriate other design considerations may be considered, such as modulations or separations between structures
- Relate proportions of buildings to the width and scale of the street.
- Articulate the building facades vertically or horizontally in intervals that relate to the existing structures or existing pattern of development in the vicinity.
- Consider using architectural features to reduce building scale such as: landscaping; trellis; complementary materials; detailing; and accent trim.

##### Urban Design Framework: Views

South Lake Union already has several SEPA-protected public viewpoints and landmarks, including two SEPA-designated scenic route view corridors to the lake, one on Westlake and one on Fairview.

### C. ARCHITECTURAL ELEMENTS & MATERIALS

#### C-1 Architectural Context

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

##### SLU-specific supplemental guidance

- Support the existing fine-grained character of the neighborhood with a mix of building styles.
- Re-use and preserve important buildings and landmarks when possible.
- Expose historic signs and vintage advertising on buildings where possible.
- Respond to the history and character in the adjacent vicinity in terms of patterns, style, and scale. Encourage historic character to be revealed and reclaimed, for example through use of community artifacts, and historic materials, forms and textures.
- Respond to the working class, maritime, commercial and industrial character of the Waterfront and Westlake areas. Examples of elements to consider include: window detail patterns; open bay doors; sloped roofs.
- Respond to the unique, grass roots, sustainable character of the Cascade neighborhood.

#### 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.

##### SLU-specific supplemental guidance

- Design the “fifth elevation” – the roofscape – in addition to the streetscape. As this area topographically is a valley, the roofs may be viewed from locations outside the neighborhood such as the freeway and Space Needle. Therefore, views from outside the area as well as from within the neighborhood should be considered, and roof-top elements should be organized to minimize view impacts from the freeway and elevated areas.

#### C-3 Human Scale

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

#### 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.

#### C-5 Structured Parking Entrances

The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

### 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.

##### SLU-specific supplemental guidance

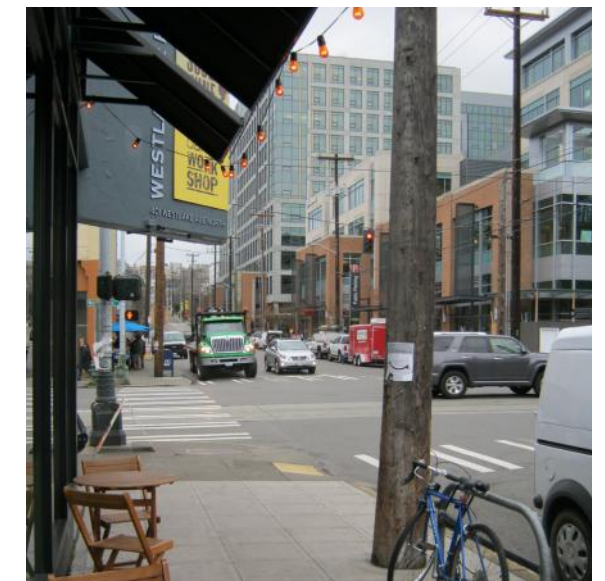
- New developments are encouraged to work with the Design Review Board and interested citizens to provide features that enhance the public realm, i.e. the transition zone between private property and the public right of way. The Board is generally willing to consider a departure in open space requirements if the project proponent provides an acceptable plan for features such as: - curb bulbs adjacent to active retail spaces where they are not interfering with primary corridors that are designated for high levels of traffic flow; pedestrian-oriented street lighting; and street furniture.



C-2 Architectural Concept and Consistency



D-1 Pedestrian Environment



D-1 Pedestrian Environment



E-1 Reinforce Existing Landscape Character

### D-2 Blank Walls

Buildings should avoid large blank walls facing the street, especially near sidewalks.

### D-6 Screening of Dumpsters, Utilities and Service Areas

Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible.

### D-7 Personal Safety and Security

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

#### SLU-specific supplemental guidance

- Enhance public safety throughout the neighborhood to foster 18-hour public activity. Methods to consider are enhanced pedestrian and street lighting; well-designed public spaces that are defensively designed with clear sightlines and opportunities for eyes on the street; and police horse tie-up locations for routine patrols and larger event assistance.

### D-8 Treatment of Alleys

The design of alley entrances should enhance the pedestrian streetfront.

### D-11 Commercial Transparency

Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of the building. Blankwall should be avoided.

### D-12 Residential Entries and Transitions

For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting streetfront for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.



E-2 Landscaping to Enhance the Building/Site



E-2 Landscaping to Enhance the Building/Site

## E. LANDSCAPING

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

#### SLU-specific supplemental guidance

- Support the creation of a hierarchy of passive and active open space within South Lake Union. This may include pooling open space requirements on-site to create larger spaces.
- Encourage landscaping that meets LEED criteria. This is a priority in the Cascade neighborhood.
- Where appropriate, install indigenous trees and plants to improve aesthetics, capture water and create habitat.
- Retain existing, non-intrusive mature trees or replace with large caliper trees.
- Water features are encouraged including natural marsh-like installations.
- Reference the City of Seattle Right Tree Book and the City Light Streetscape Light Standards Manual for appropriate landscaping and lighting options for the area.

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

Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

#### SLU-specific supplemental guidance

- Consider integrating artwork into publicly accessible areas of a building and landscape that evokes a sense of place related to the previous uses of the area. Neighborhood themes may include service industries such as laundries, auto row, floral businesses, photography district, arts district, maritime, etc.

# INSPIRATION IMAGES

## SLU + CASCADE CONTEXT



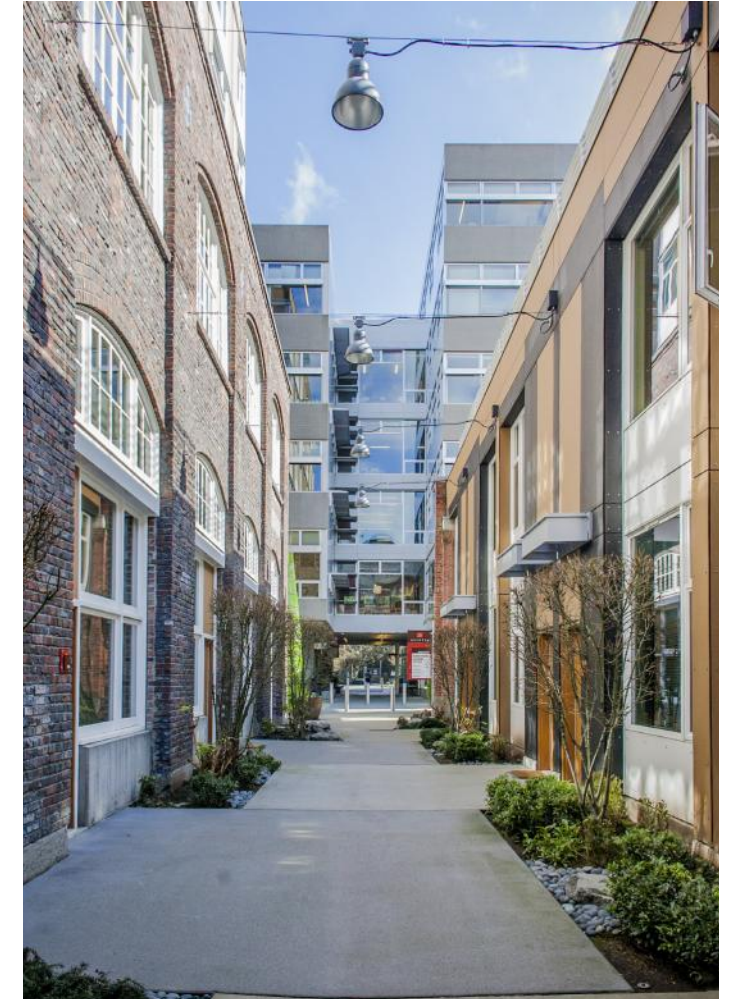
Heart Location



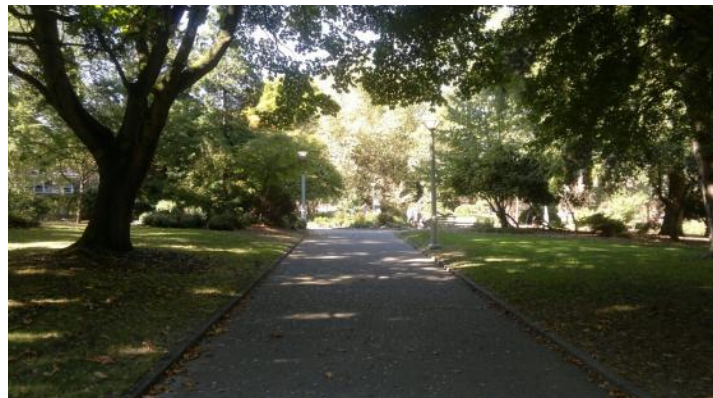
Facade Treatment



Pedestrian Passageways



Pedestrian Passageways  
Blending Residential and Commercial



Heart Location



Facade - Material Layering



Heart Location



Nearby Commercial Storefront



8th Ave N. Context



Residential Public | Private Transition



# INSPIRATION IMAGES BUILDING CHARACTER



## Inspired by Nature's Forms

We have carefully studied the building mass to respond to the surrounding urban forces active on the site and in the neighborhood in the same way that the landscape of the Pacific Northwest is formed by dynamic natural forces. We turn to the big moves found in the natural surroundings for inspiration to form urban spaces that evoke the Cascades where steep mountain walls carved by glaciers form verdant alpine valleys or the eroded cliffs of the Washington coastline form the edge of the rainforest.

We've begun to explore an architectural language that will support the larger urban spatial approach described above, prioritizing an active ground plane and ensuring the best solar and view access from this site and neighboring sites. We envision a simple elegant building expression that works at both an urban as well as human scale enhanced by a landscape approach inspired by the moist Northwest woods but with urban edges.



**SITE CONTEXT**

**STREETSCAPES - 8TH AVENUE N**



**PROJECT SITE**

**A**



**OPPOSITE PROJECT SITE**

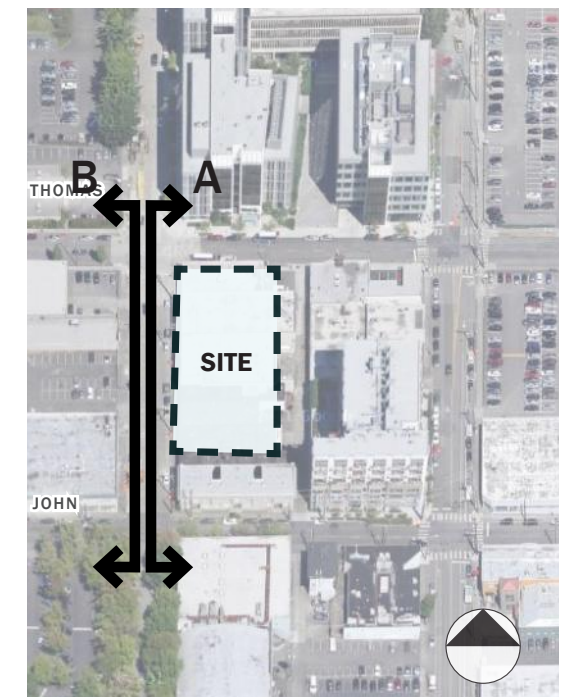
**B**

**SITE CONTEXT**  
**STREETSCAPES - 8TH AVENUE NORTH**

**PROJECT SITE**



**OPPOSITE PROJECT SITE**



**SITE CONTEXT**  
**STREETSCAPES - REPUBLICAN STREET**



**A**



**PROJECT SITE**

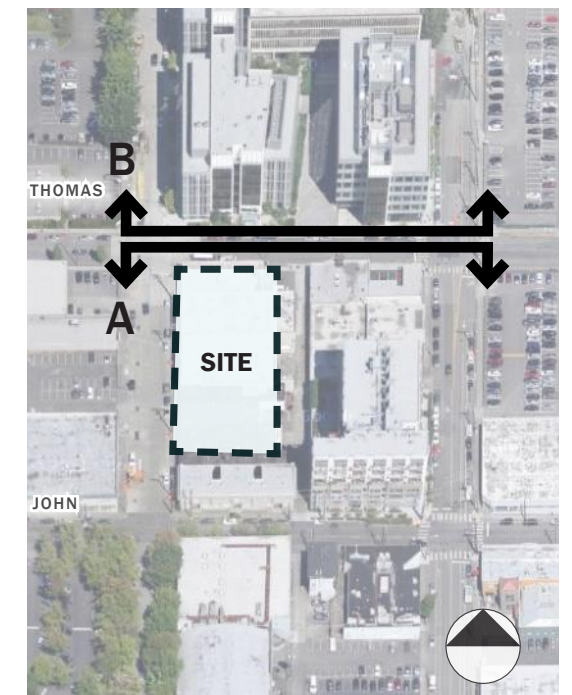


**B**



**OPPOSITE PROJECT SITE**

SITE CONTEXT  
STREETSCAPES - REPUBLICAN STREET



**SITE CONTEXT**  
**EXISTING CONDITIONS**

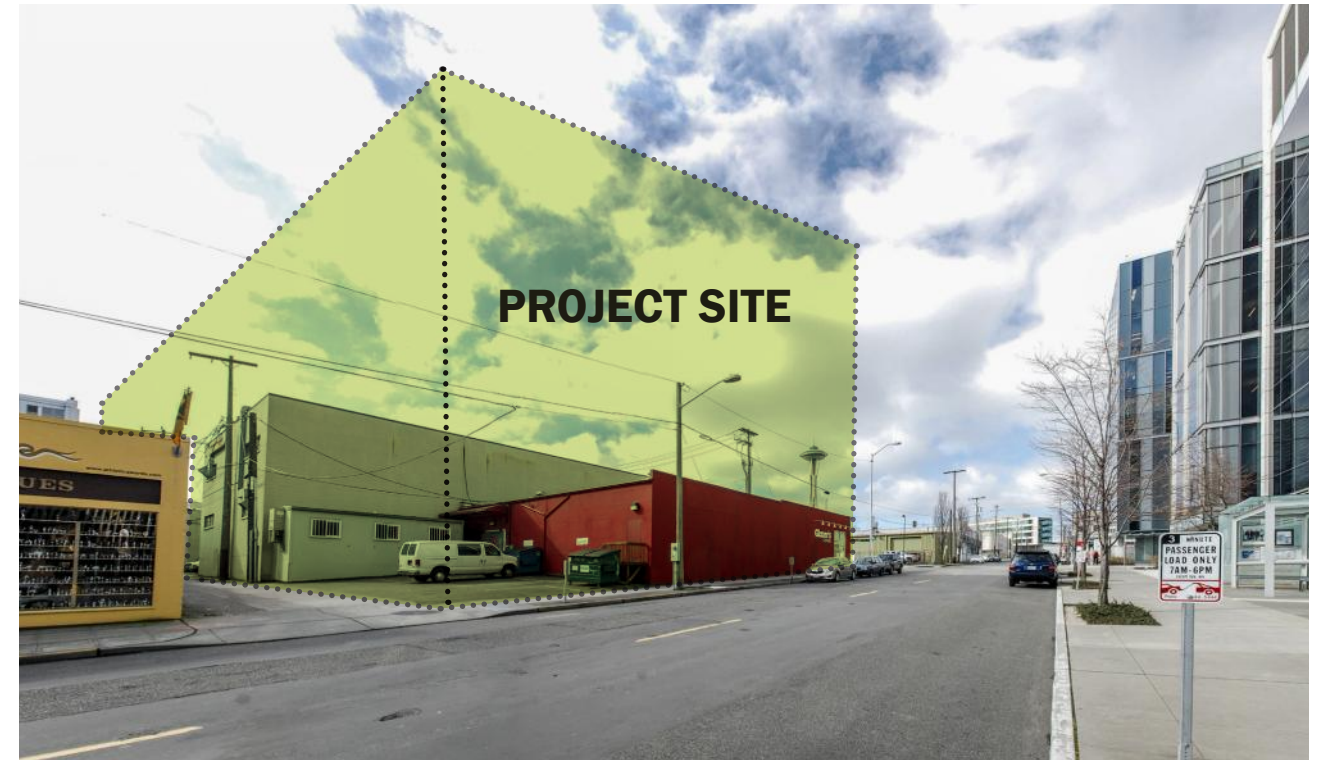


**PROJECT SITE**

VIEW FROM UW COURTYARD LOOKING SOUTH TOWARDS REPUBLICAN STREET



VIEW FROM SOUTH END OF UW COURTYARD TOWARD THE ALLEY TO THE SOUTH



VIEW OF SITE FROM NORTH SIDE OF REPUBLICAN STREET



VIEW OF SITE FROM NORTHWEST - AT 8TH & REPUBLICAN

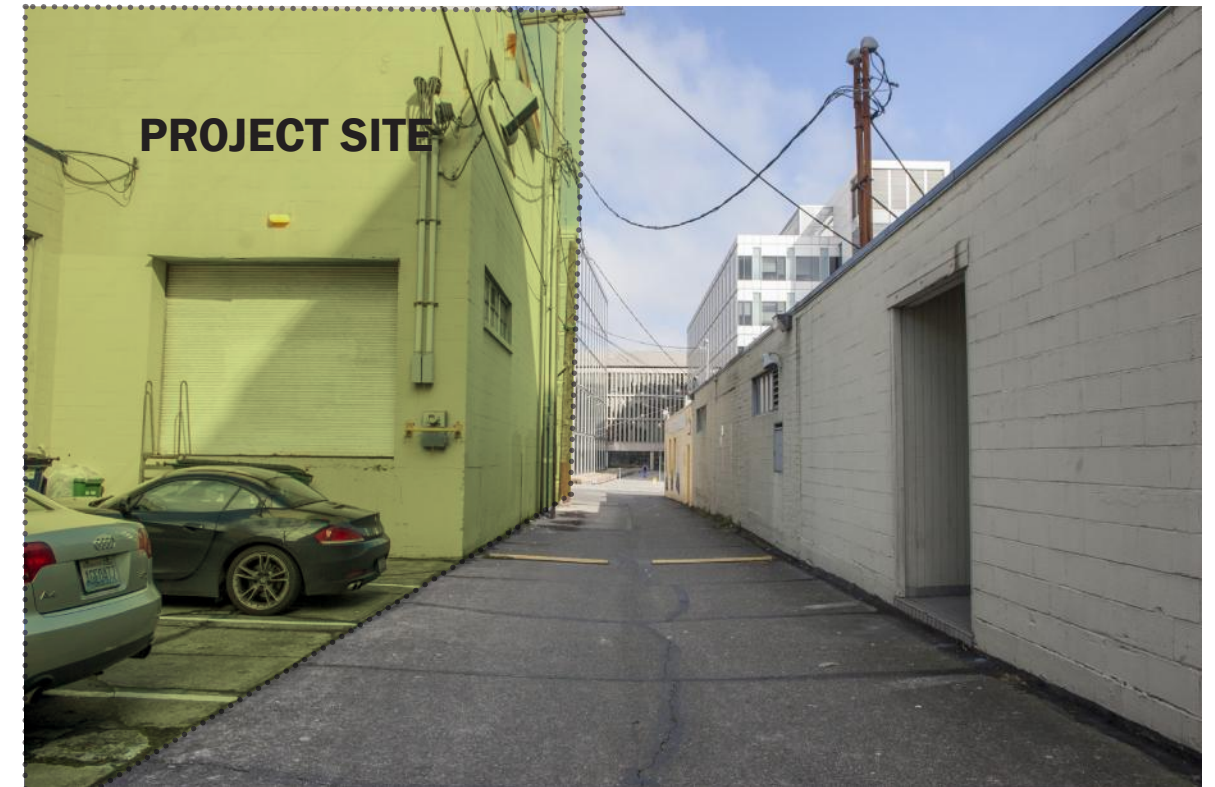


VIEW FROM THE SOUTH END OF 8TH AVENUE & HARRISON

**SITE CONTEXT**  
**EXISTING CONDITIONS**



ALLEY - VIEW LOOKING SOUTH FROM REPUBLICAN STREET

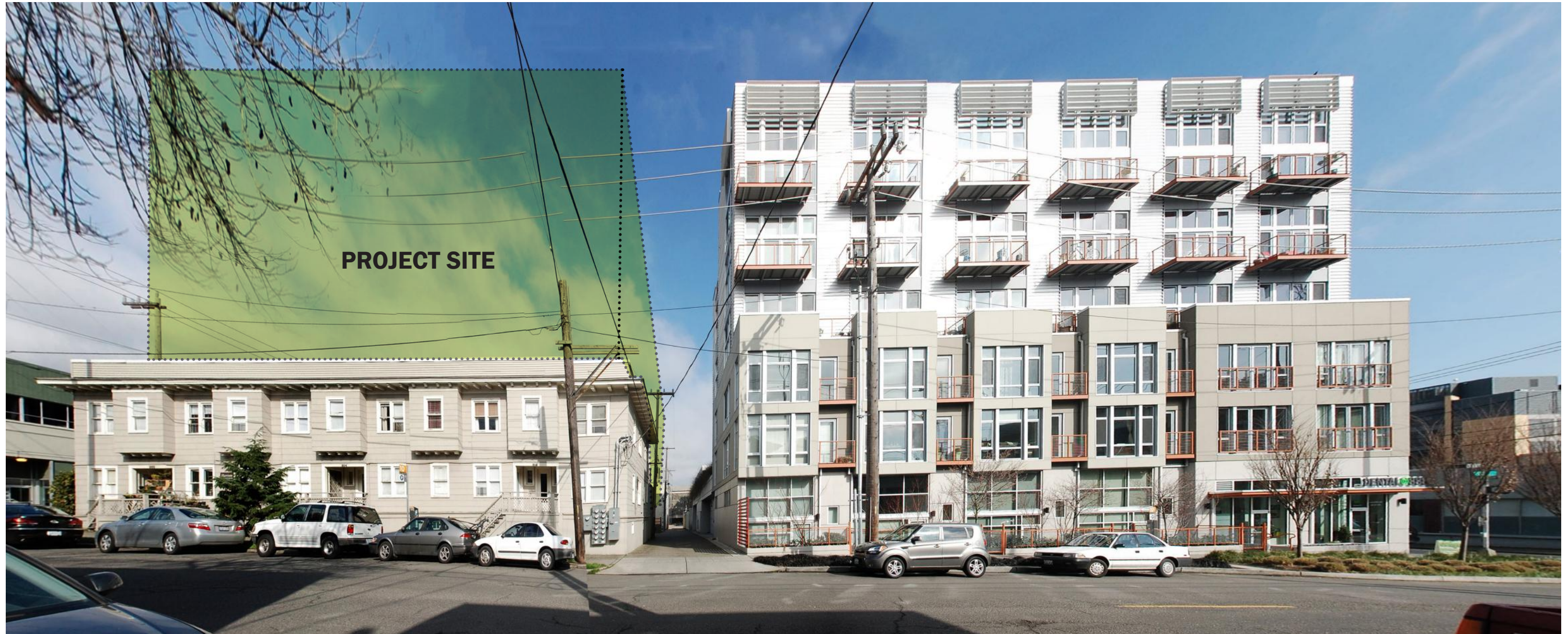


ALLEY - EXISTING CONDITION LOOKING NORTH FROM MID-BLOCK TOWARDS UW



ALLEY - EXISTING CONDITION LOOKING NORTH FROM HARRISON STREET

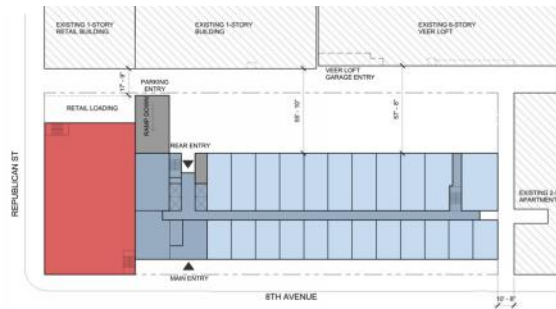




VIEW OF SOUTH END OF BLOCK ALONG HARRISON (FACING NORTH)

## MASSING ALTERNATIVES

OPTION A



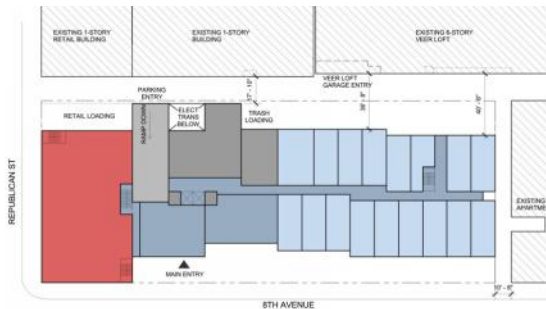
Pros:

- Code-compliant scheme
- Retail use holds the corner at Republican and 8th Ave
- Consolidates open space along alley side of building providing maximum setback from Veer Lofts and nice residential amenity area. (A-1, A-5, E-2)
- Parking access + all services are located off of the alley (C-5, D-6)

Cons:

- Blank facade occurs at south property line (similar to north facade of Veer Lofts)
- 85' high building mass along 8th Avenue N with little relief
- Monolithic in scale and proportion
- Little architectural hierarchy / interest
- Internal double loaded corridor would be long and unfriendly

OPTION B



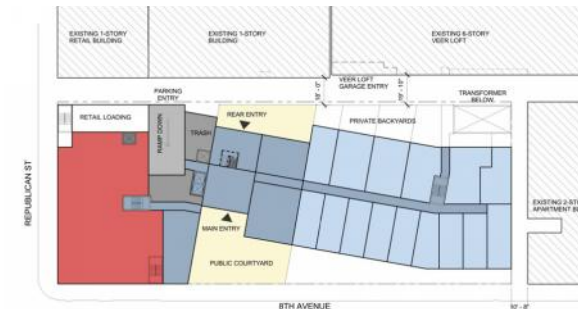
Pros:

- Retail use holds the corner at Republican and 8th Ave
- Building form steps to provide more relief along 8th Avenue N, providing better response to 8th Avenue Residential Corridor (A-1, A-2, A-4, A-6, B-1, D-1)
- Parking access + all services are located off of the alley (C-5, D-6)

Cons:

- Blank facade occurs at south property line (similar to north facade of Veer Lofts)
- Internal double loaded corridor would be long and unfriendly
- Requires a departure for setback greater than 12' from the property line along 8th Avenue N

OPTION C - PREFERRED



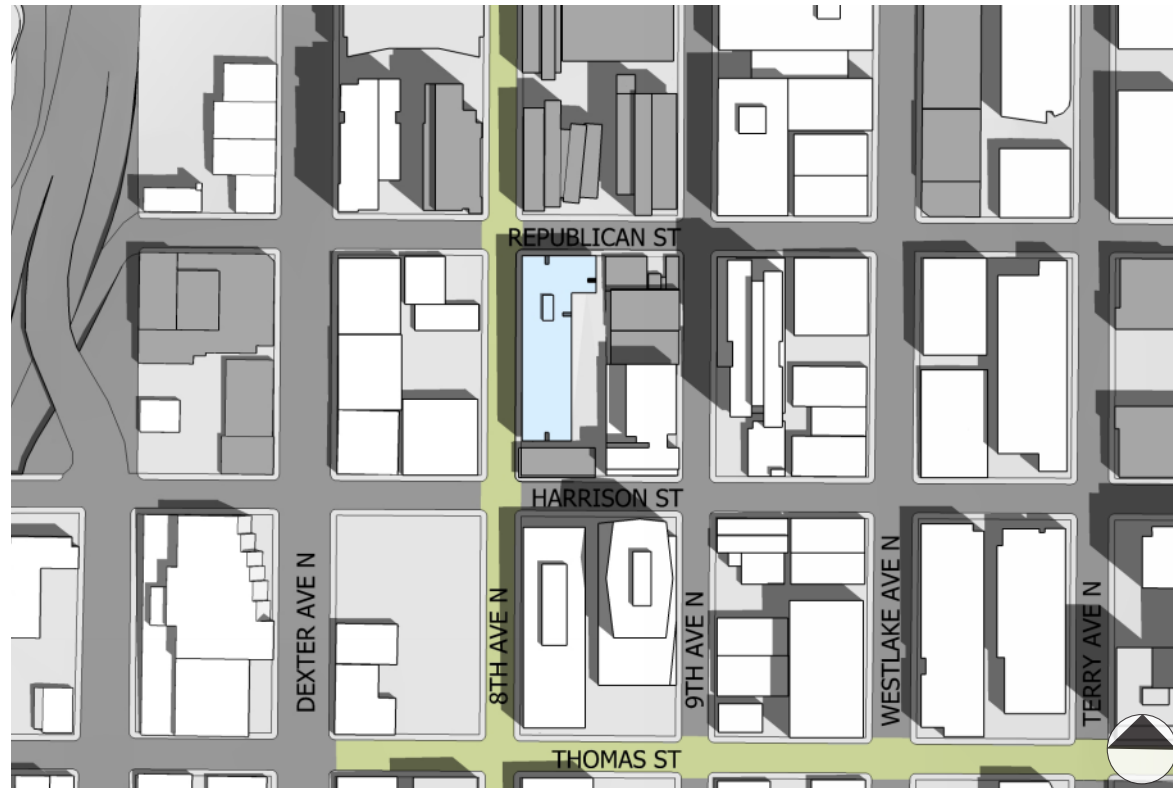
Pros:

- Retail use holds the corner at Republican and 8th Ave
- Greater setback along 8th Avenue N to provide more room for public / private transition along the street (A-1, A-2, A-4, A-6, B-1, D-1, D-12)
- External open space is consolidated between green street and primary building entrance / residential lobby (A-1, A-2, A-4, D-1, D-12)
- Open space along 8th Avenue has good solar orientation (A-1, A-2, A-4, E-1, E-2)
- Building mass steps back from alley at south end of site, creating an 'urban room' with the Veer Loft building massing to the SE (A-1, A-5, E-2)
- Better opportunity to bring natural light into upper level corridors and/or elevator lobbies
- Upper floors set back from the south property line (B-1, D-2)
- Parking access + all services are located off of the alley (C-5, D-6)

Cons:

- Requires Departure for exceeding the maximum setback along 8th Avenue N

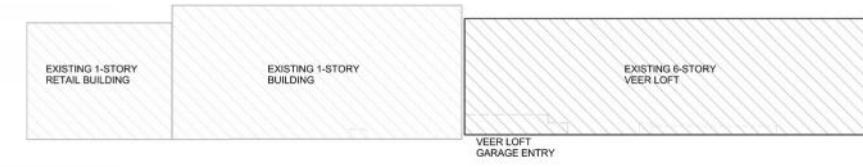
# MASSING OPTION A



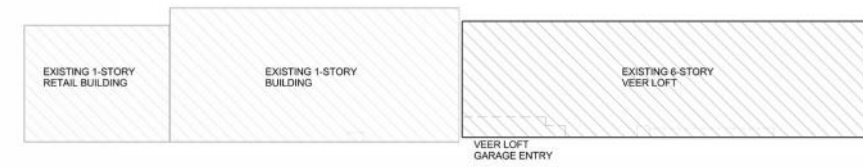
Aerial Plan



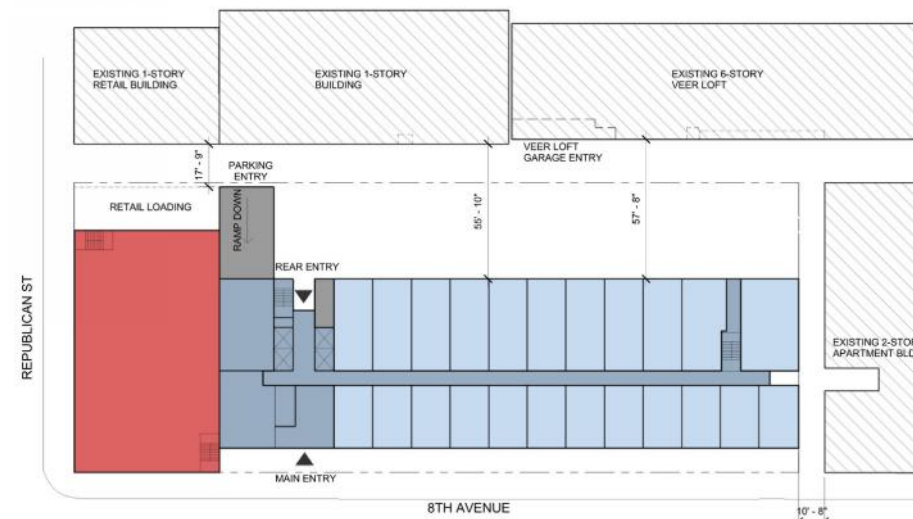
Aerial View towards the Northeast (Lake Union)



Level 3 - 8

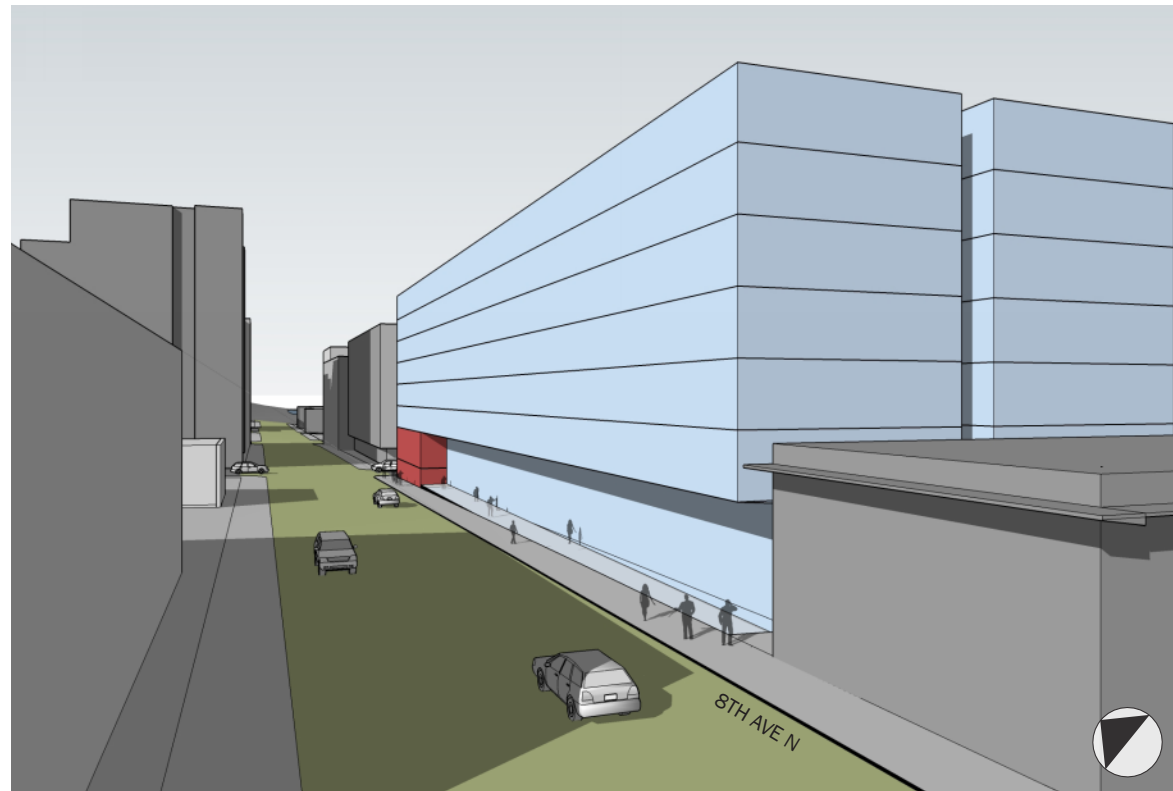


Level 2

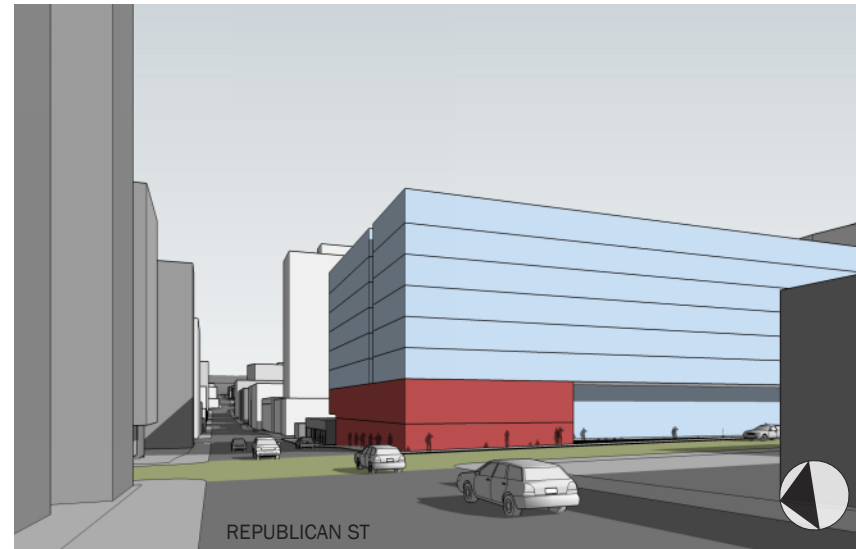


Level 1

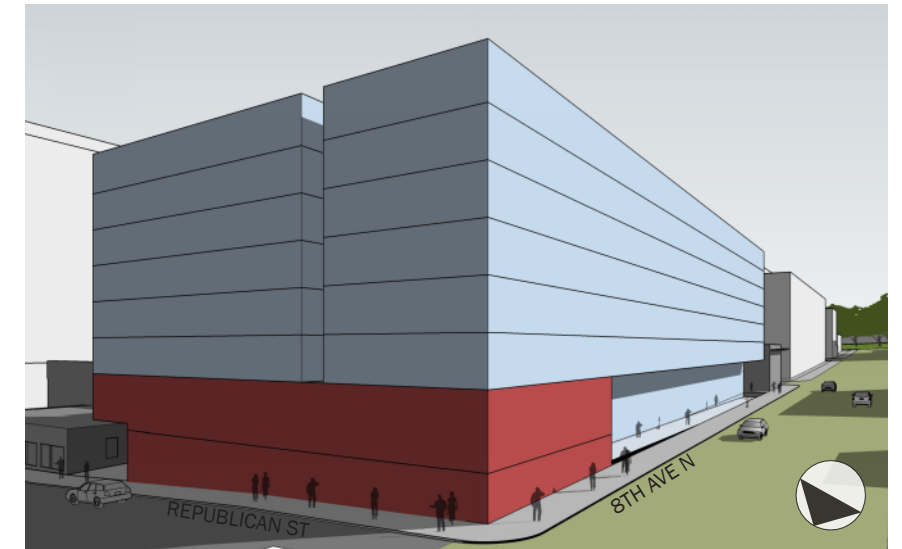
- Retail
- Residential
- Circulation & Amenities



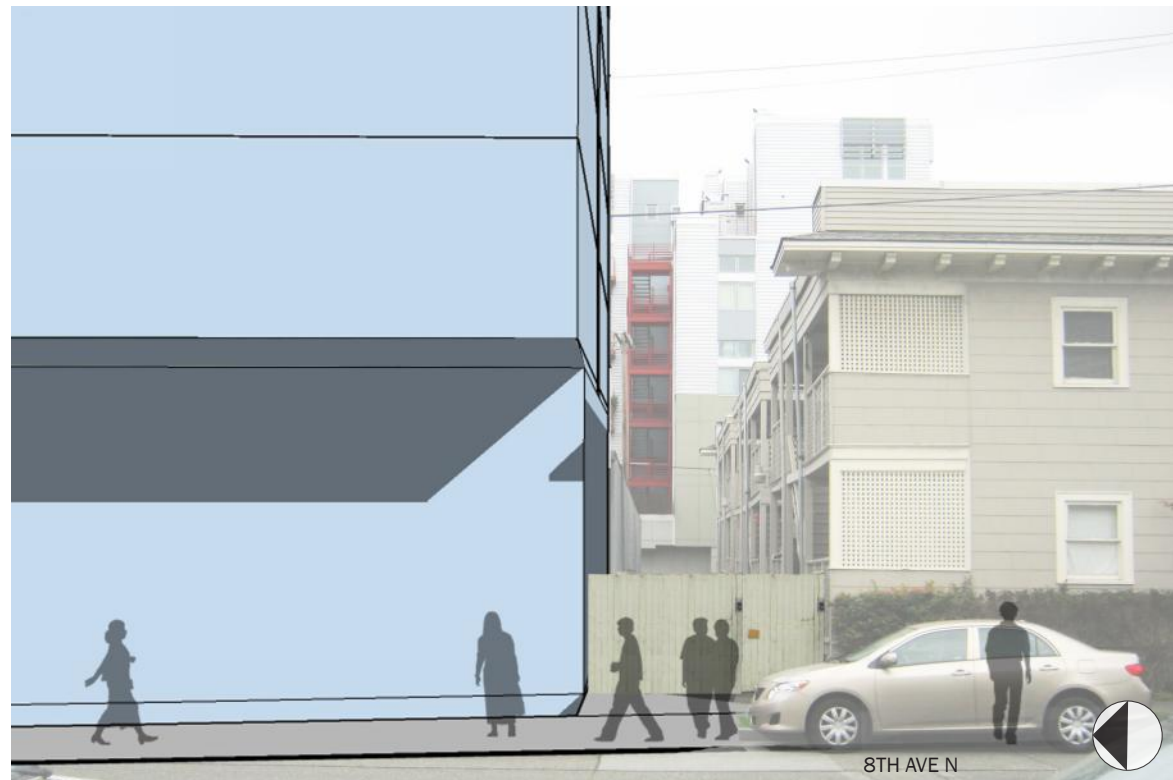
View towards the North along 8th Ave N



Street level perspective of Republican Street looking East



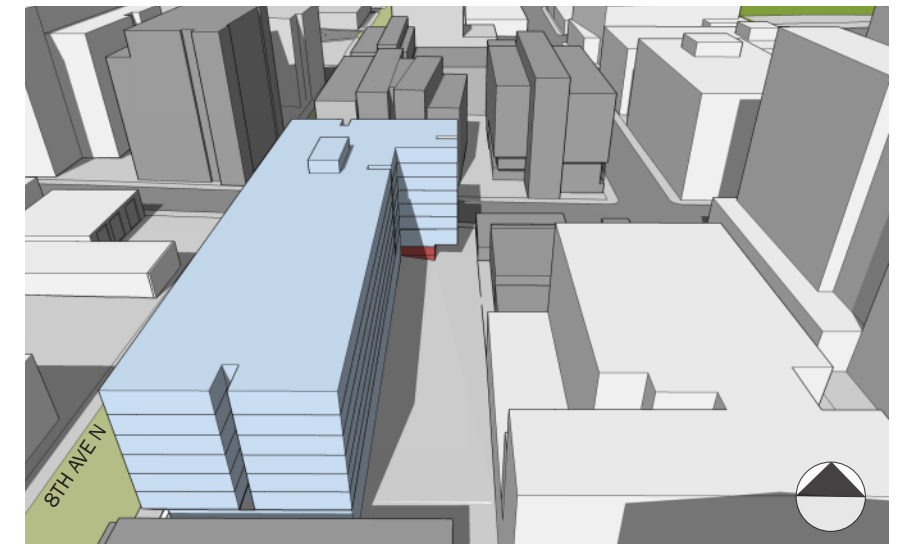
View towards the South along 8th Ave S



Street level perspective looking East at the South property line

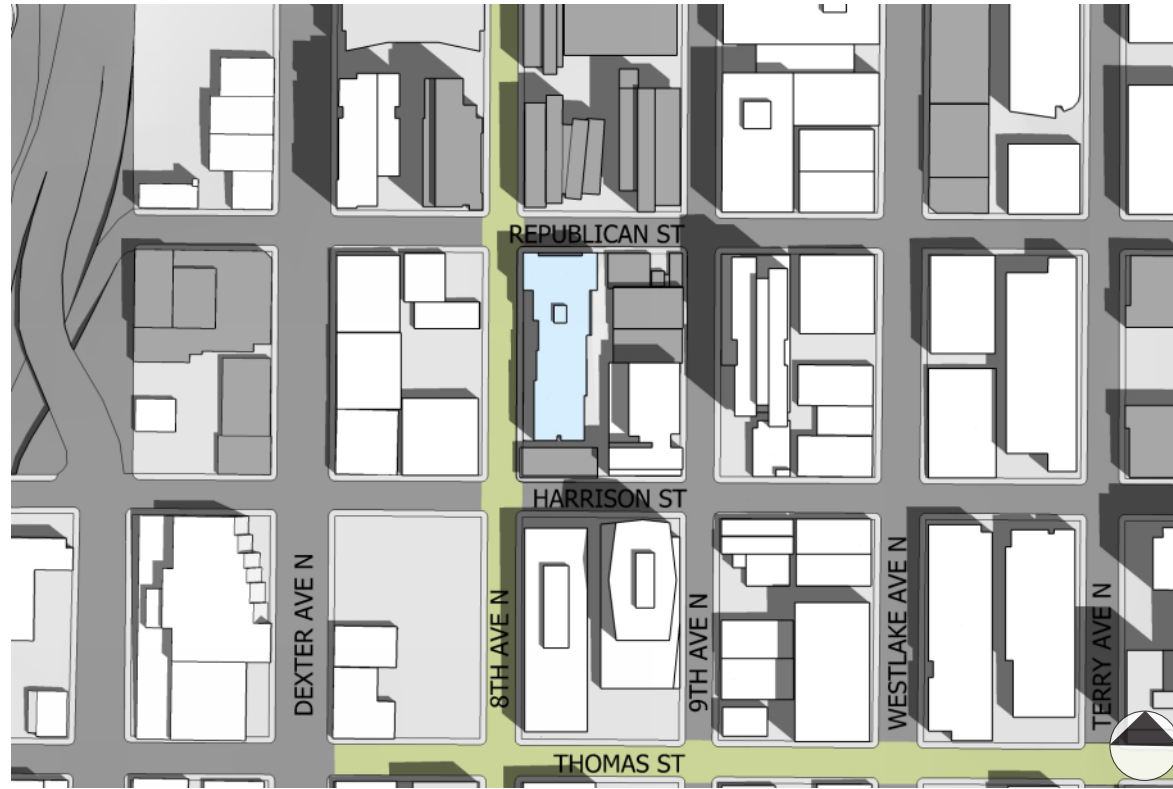


View along Republican Street looking south towards the Alley



Aerial View of Alley looking North towards UW

# MASSING OPTION B



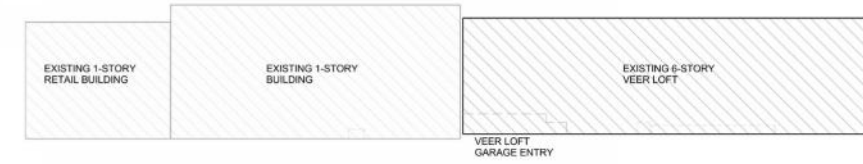
Aerial Plan



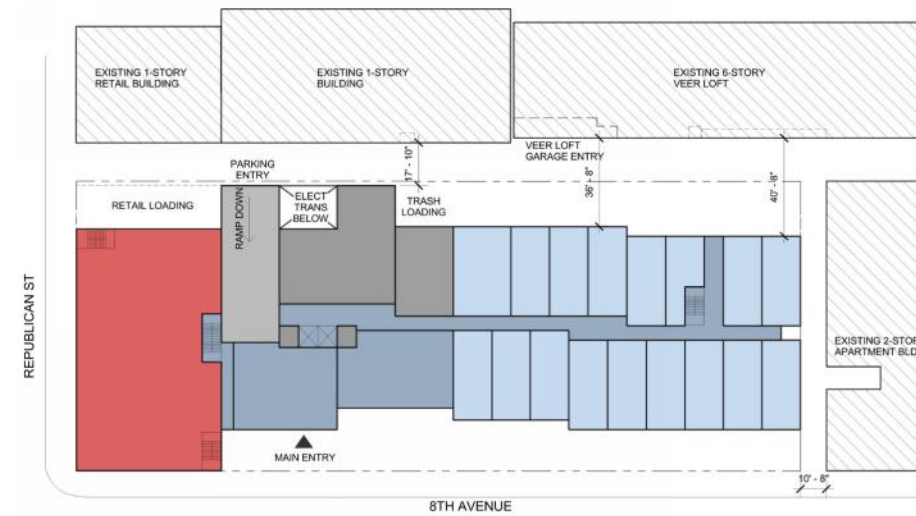
Aerial View towards the Northeast (Lake Union)



Level 3 - 8

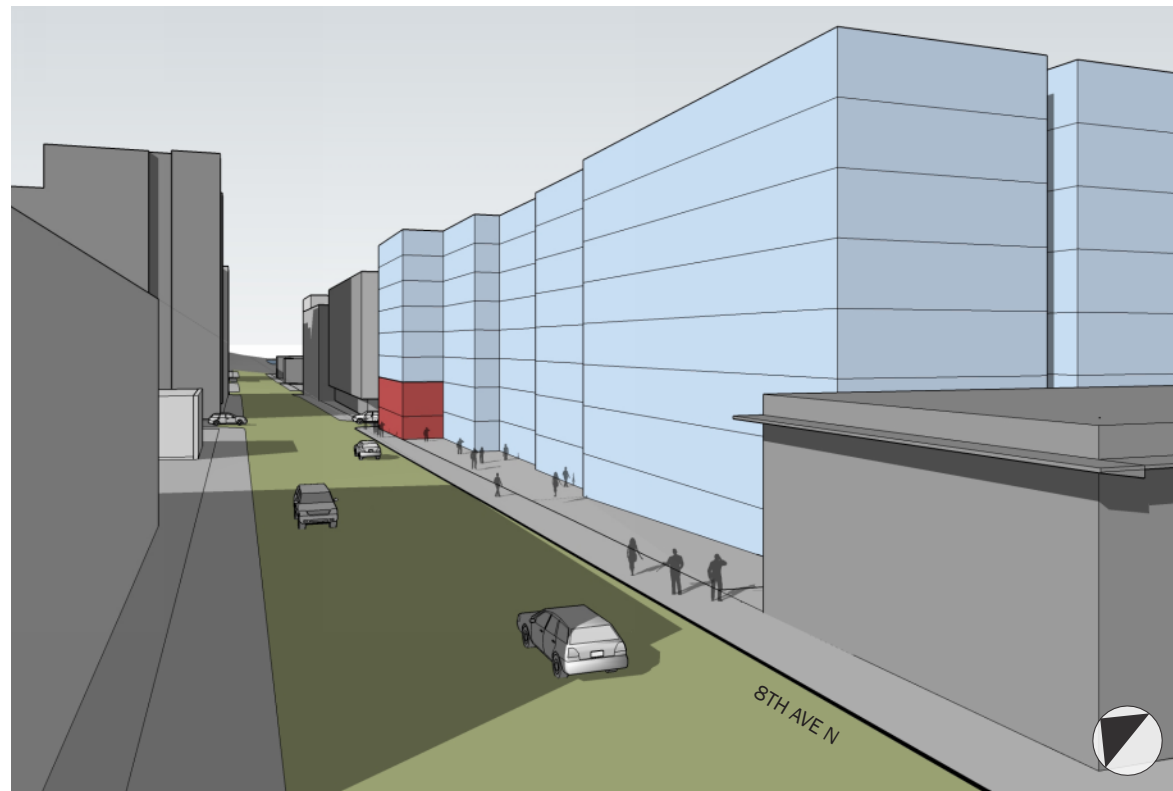


Level 2

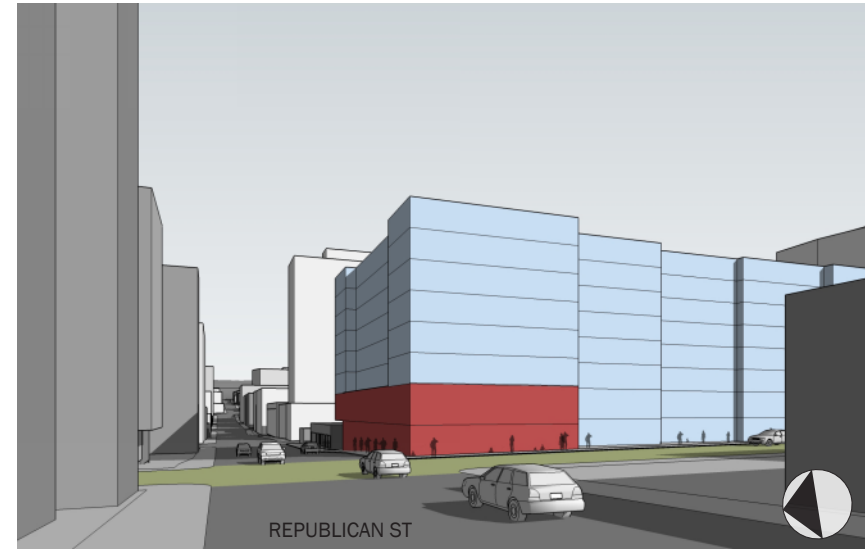


Level 1

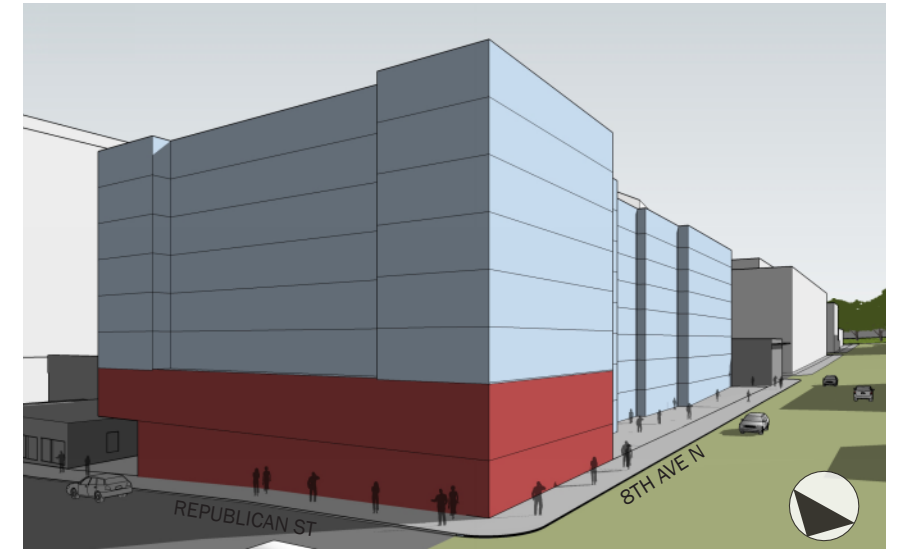
- Retail
- Residential
- Circulation & Amenities



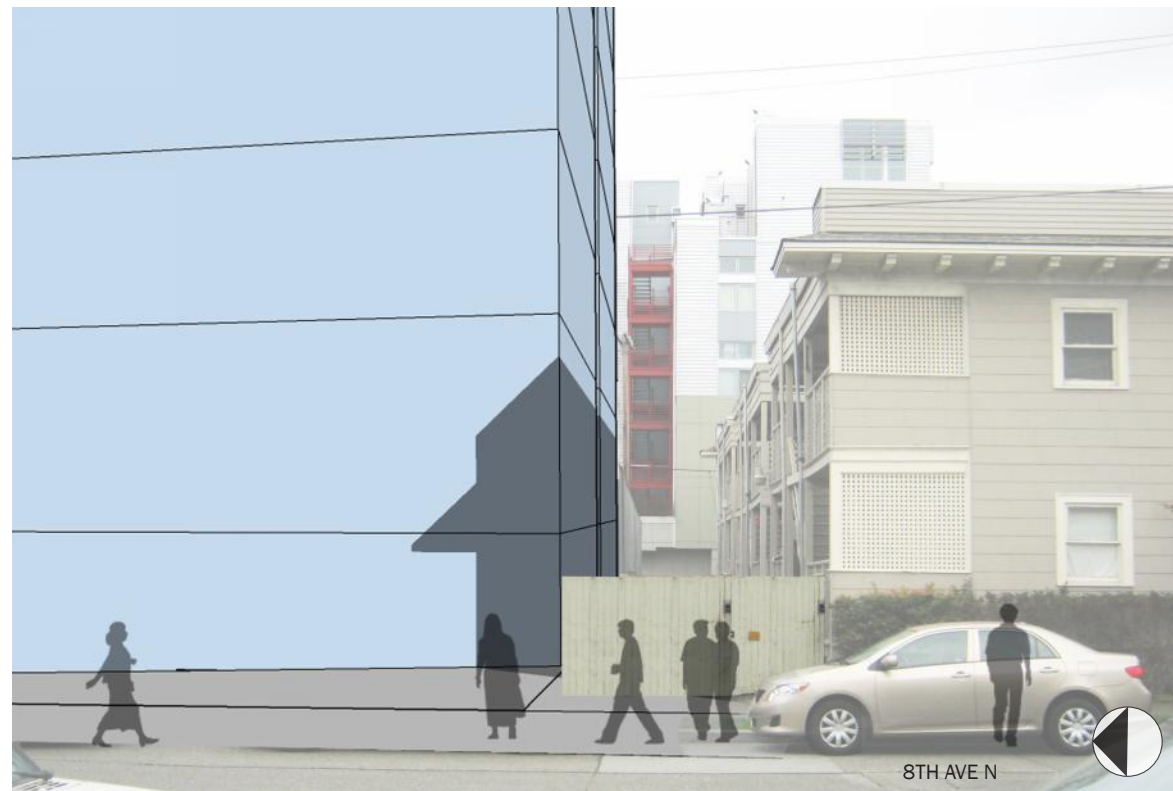
View towards the North along 8th Ave N



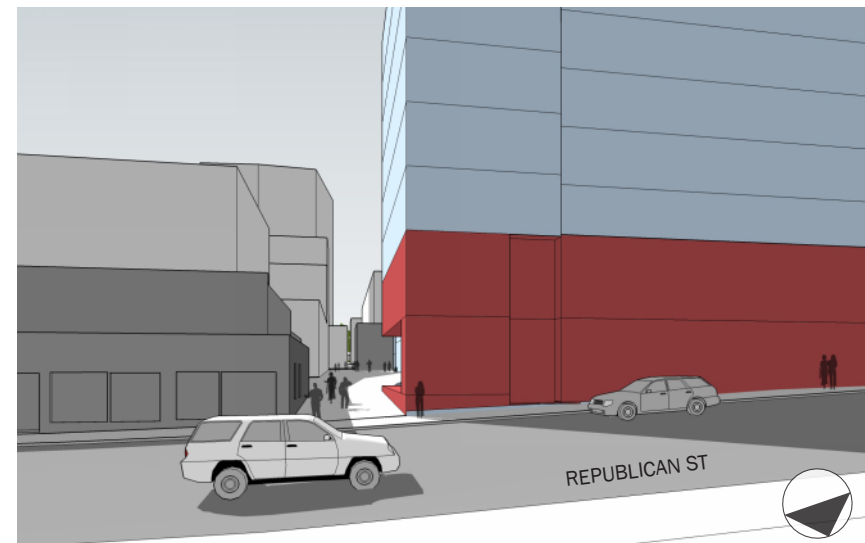
Street level perspective of Republican Street looking East



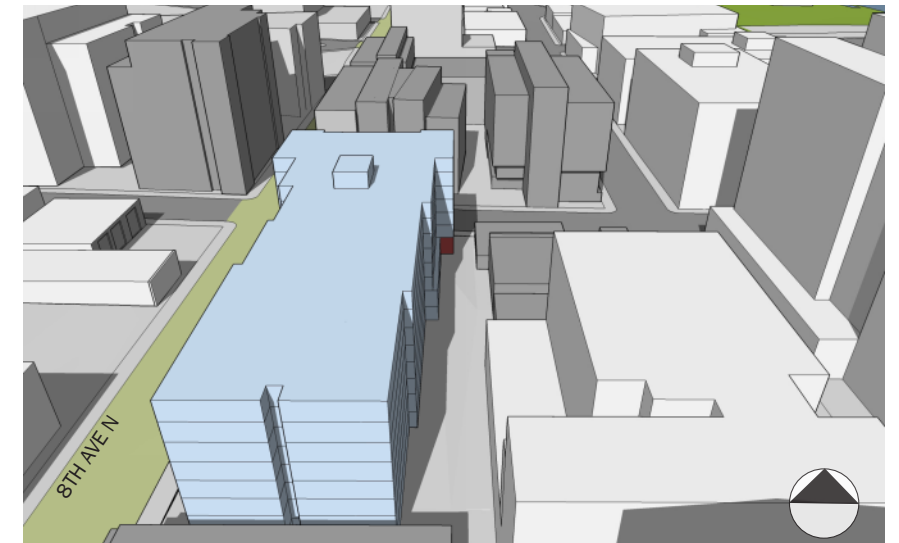
View towards the South along 8th Ave S



Street level perspective looking East at the South property line

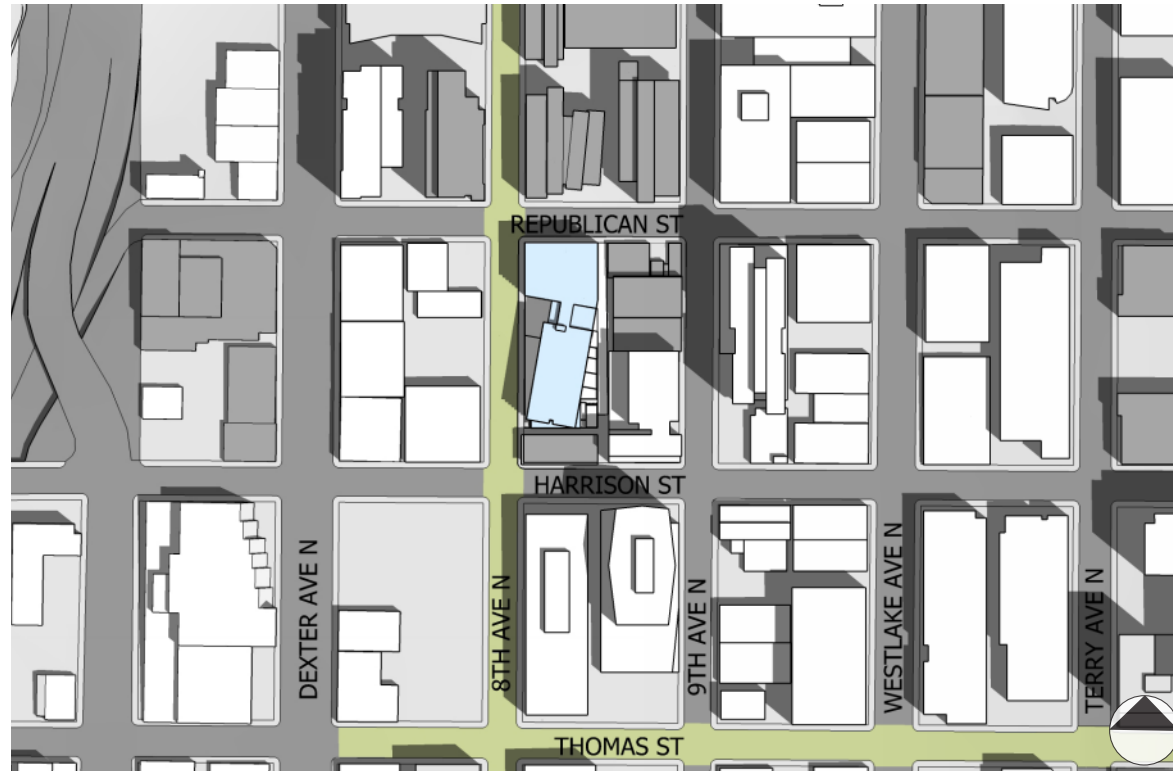


View along Republican Street looking South towards the Alley



Aerial View of Alley looking North towards UW

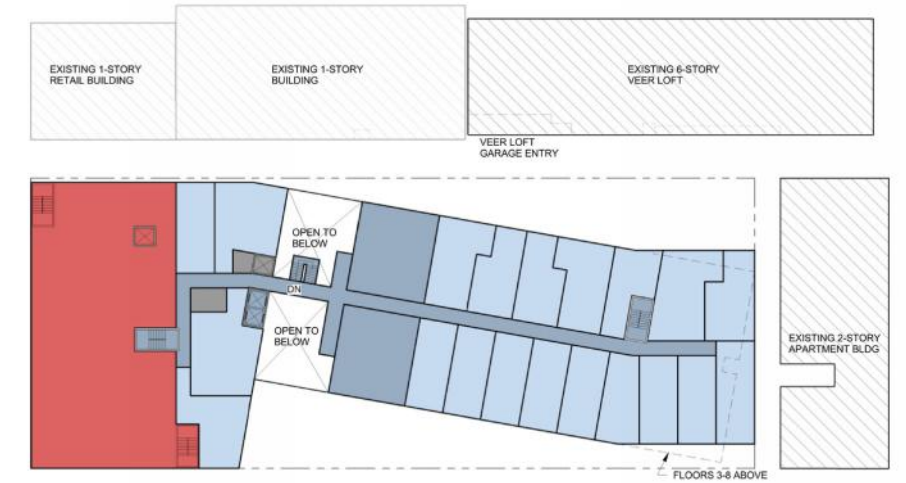
# MASSING OPTION C | PREFERRED



Aerial Plan



Aerial View towards the Northeast (Lake Union)



Level 2



Level 1

- Courtyard
- Retail
- Residential
- Circulation & Amenities

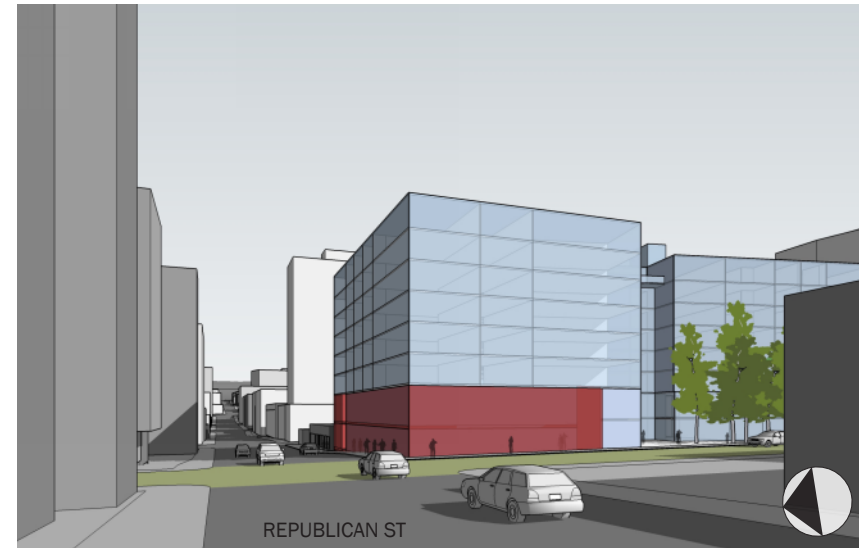




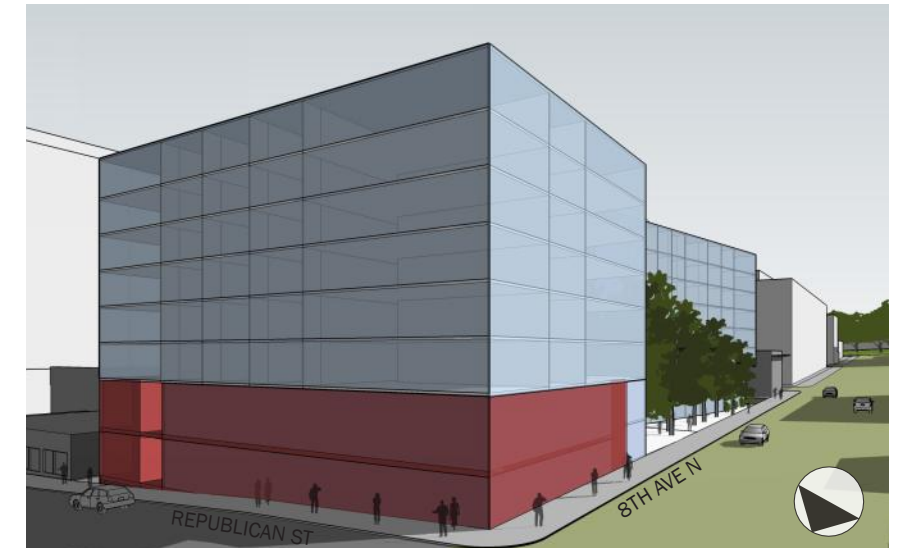
Level 8



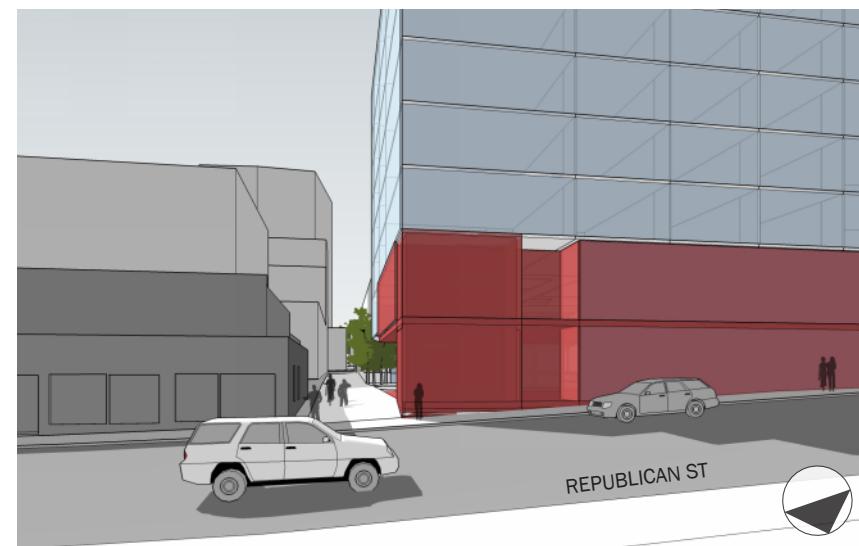
Level 3 - 7



Street level perspective of Republican Street looking East



View towards the South along 8th Ave S

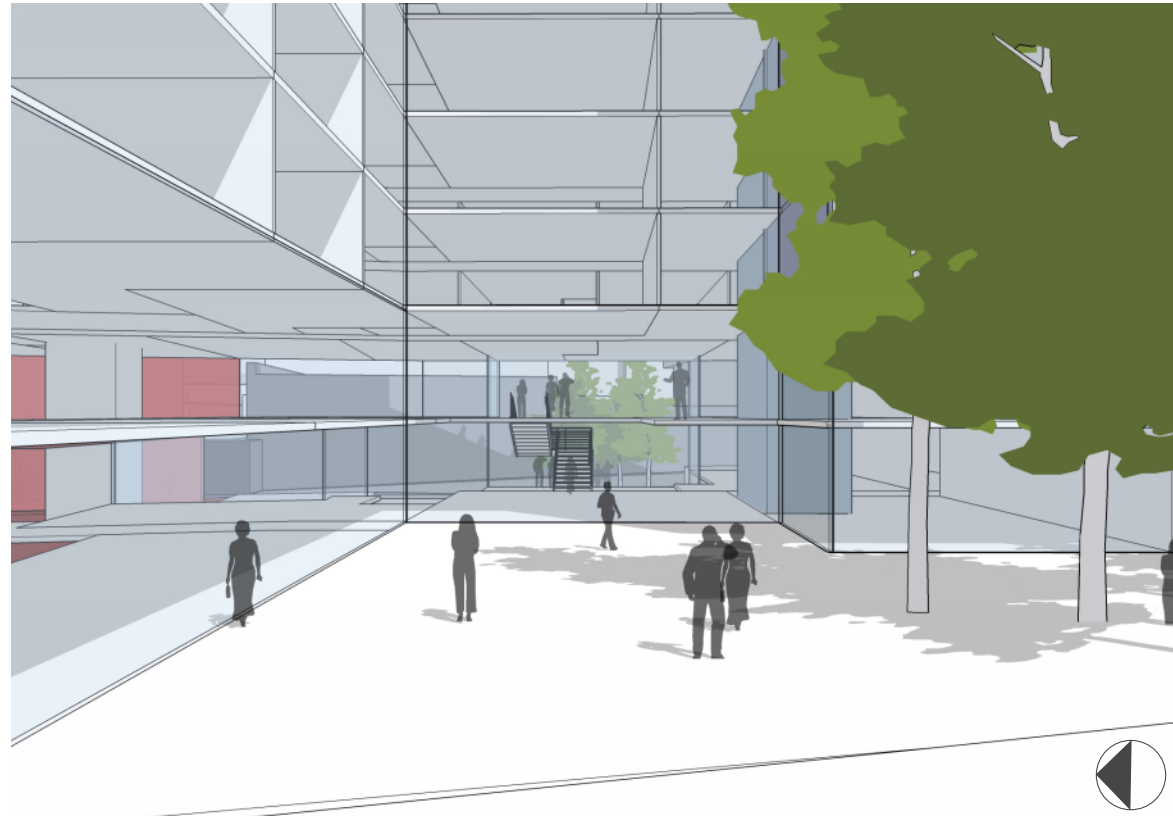


View along Republican Street looking South towards the Alley



Aerial View of Alley looking North towards UW

# MASSING OPTION C | PREFERRED



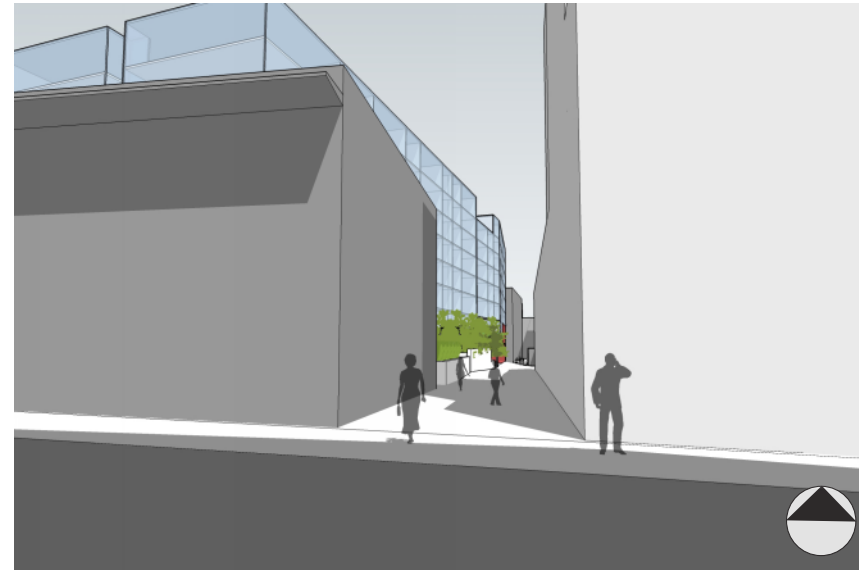
Street level perspective of main entry from 8th Ave N



Street level perspective looking South in the Alley



View towards the North along 8th Ave N



Street level perspective looking North along the Alley



Street level perspective looking East at the South property line

# DESIGN DEPARTURE REQUEST

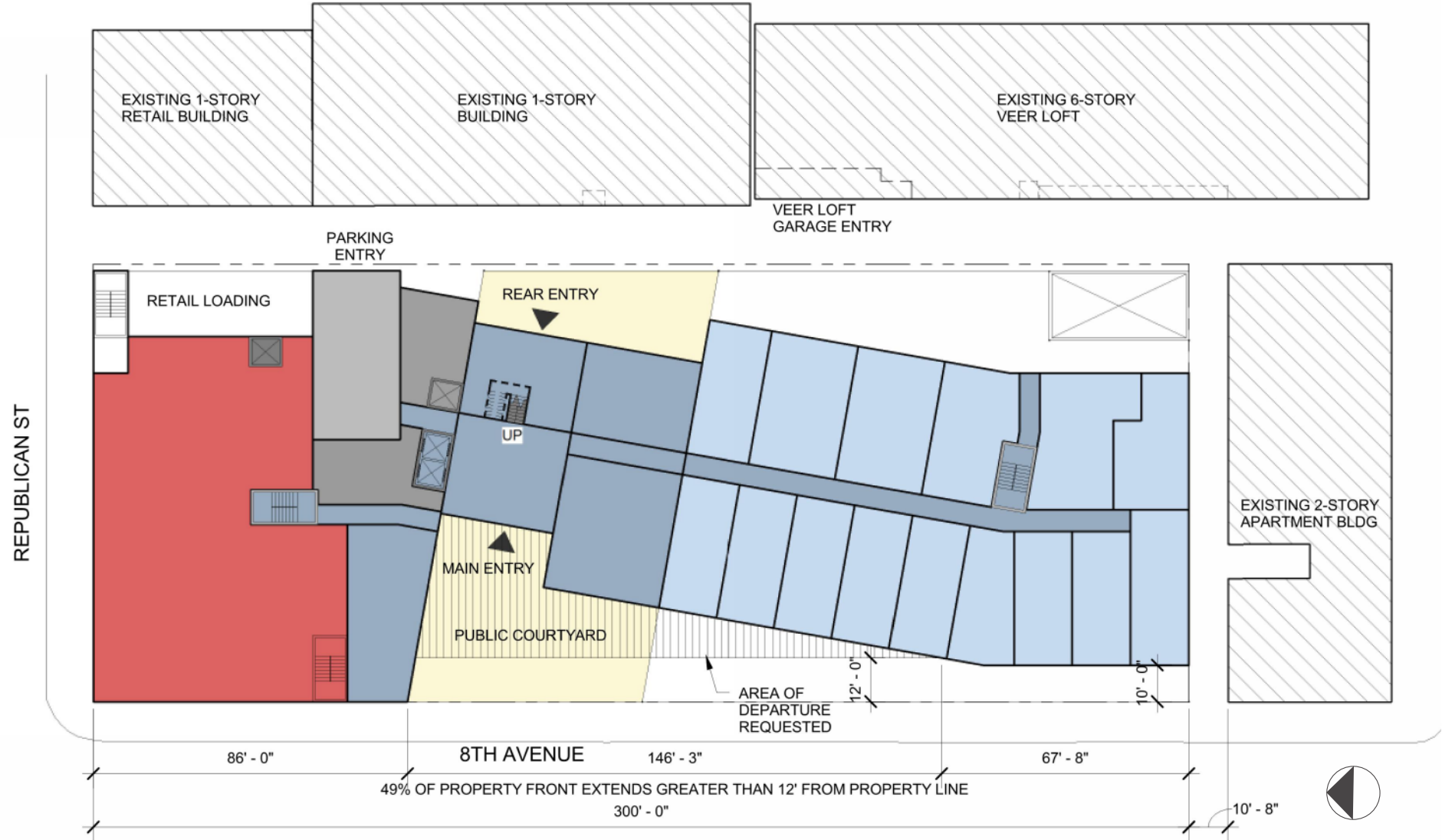
**23.48.014 General facade requirements**

D. Street-level Setback. Except on Class 1 Pedestrian Streets, as shown on Map B, structures may be set back up to twelve (12) feet from the property line subject to the following (Exhibit 23.48.014 B):

1. The setback area shall be landscaped according to the provisions of Section 23.48.024
2. Additional setbacks shall be permitted for up to thirty (30) percent of the length of the set-back street wall, provided that the additional setback is located a distance of twenty (20) feet or greater from any street corner.

**Departure Request:**

146'-3" (146.25') of the facade along 8th Ave N. proposes a setback greater than 12'-0" from the property line. This equates to 48.75% of the 300'-0" length of the west facade. A departure is requested to exceed the maximum 30% setback area. We feel this departure would support the intention for 8th Ave N to become a residential green street as it will provide open space at grade for planting and pedestrian use.



# LANDSCAPE IDEAS

