

300 & 333 8th Ave N
Early Design Guidance
West DRB – Oct. 9th, 2013

DPD Project Numbers: 3014981/3014982



GRAPHITE

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Property Addresses

300 8th Ave N (Vulcan Block 52W) &
333 8th Ave N (Vulcan Block 57E)
Seattle, WA 98109

DPD Project Numbers

3014981 & 3014982

Owner

City Investors VII, LLC
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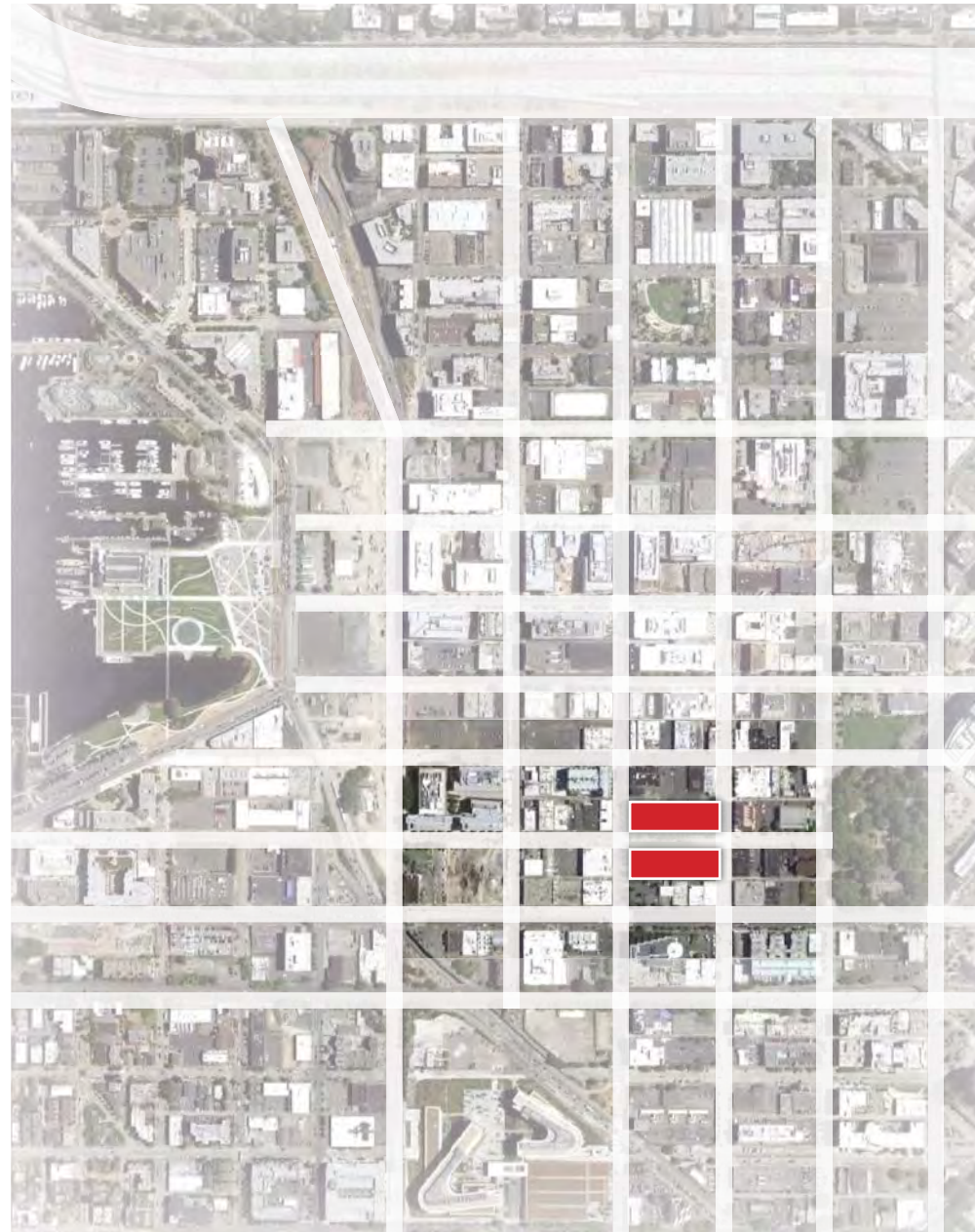
Architect

Graphite Design Group
80 Vine St, #202
Seattle, WA 98121
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mike.scott@graphitedesigngroup.com
www.graphitedesigngroup.com

Development Objectives

The applicant proposes to build two 6-story structures with approximately 194,400 square feet (each) of above-grade construction including 193,000 square feet office and 2,400 square feet of retail in one building adjacent to the intersections. Below grade parking will be provided for approximately 290 stalls each block. Also provided will be roof terraces for the tenants totalling approximately 4,000 square feet per building. Primary building entrances will be off of 8th Avenue North. Auto access and loading will be off of the adjacent alleys. Two loading berths and trash-recycling facilities will be provided for each building. This proposal is for the development of two speculative office buildings. There is no specific tenant currently being pursued. The proposal will be in concurrence of the previous SM-85 zoning code. The proposal seeks to build two 85 ft tall buildings.

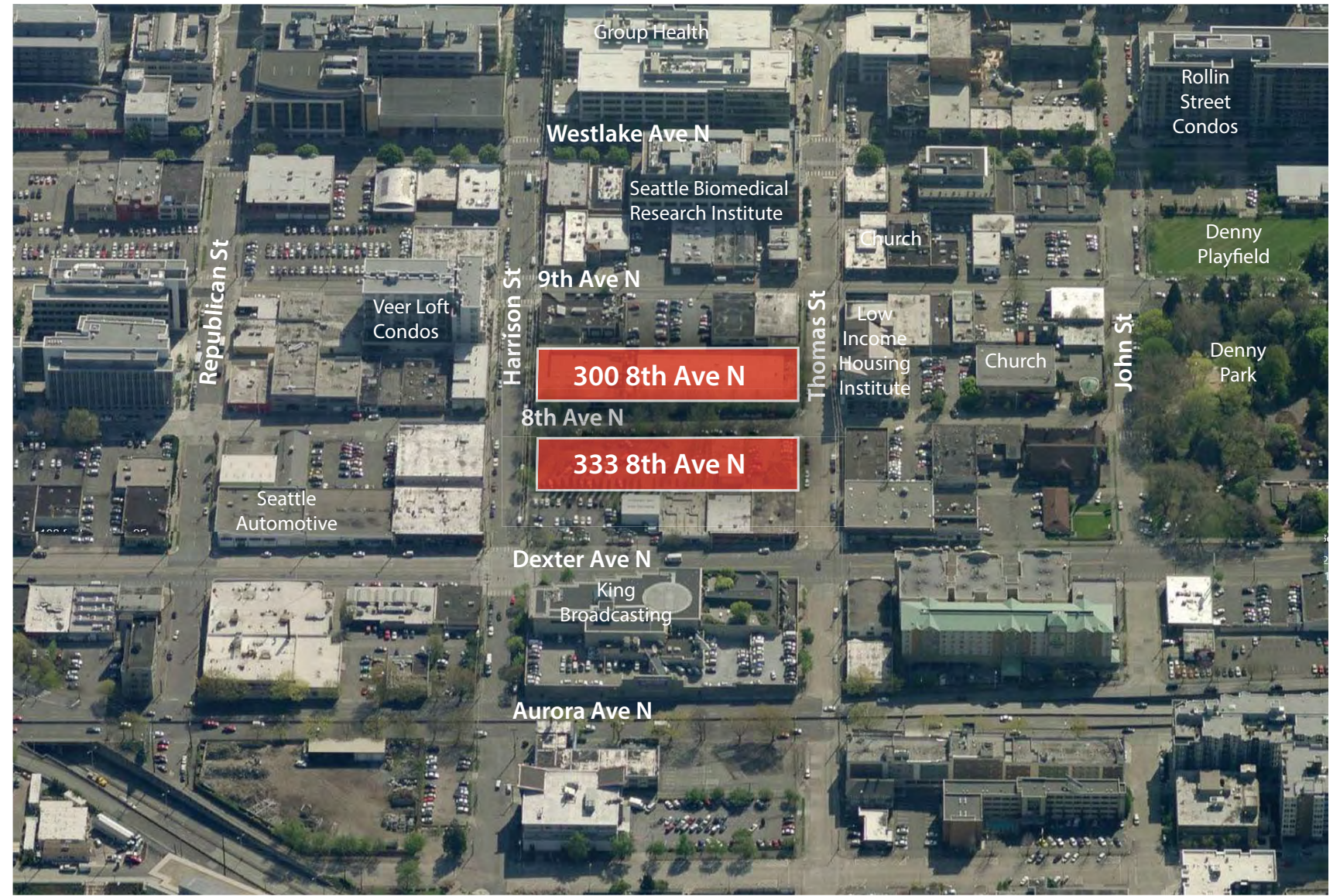


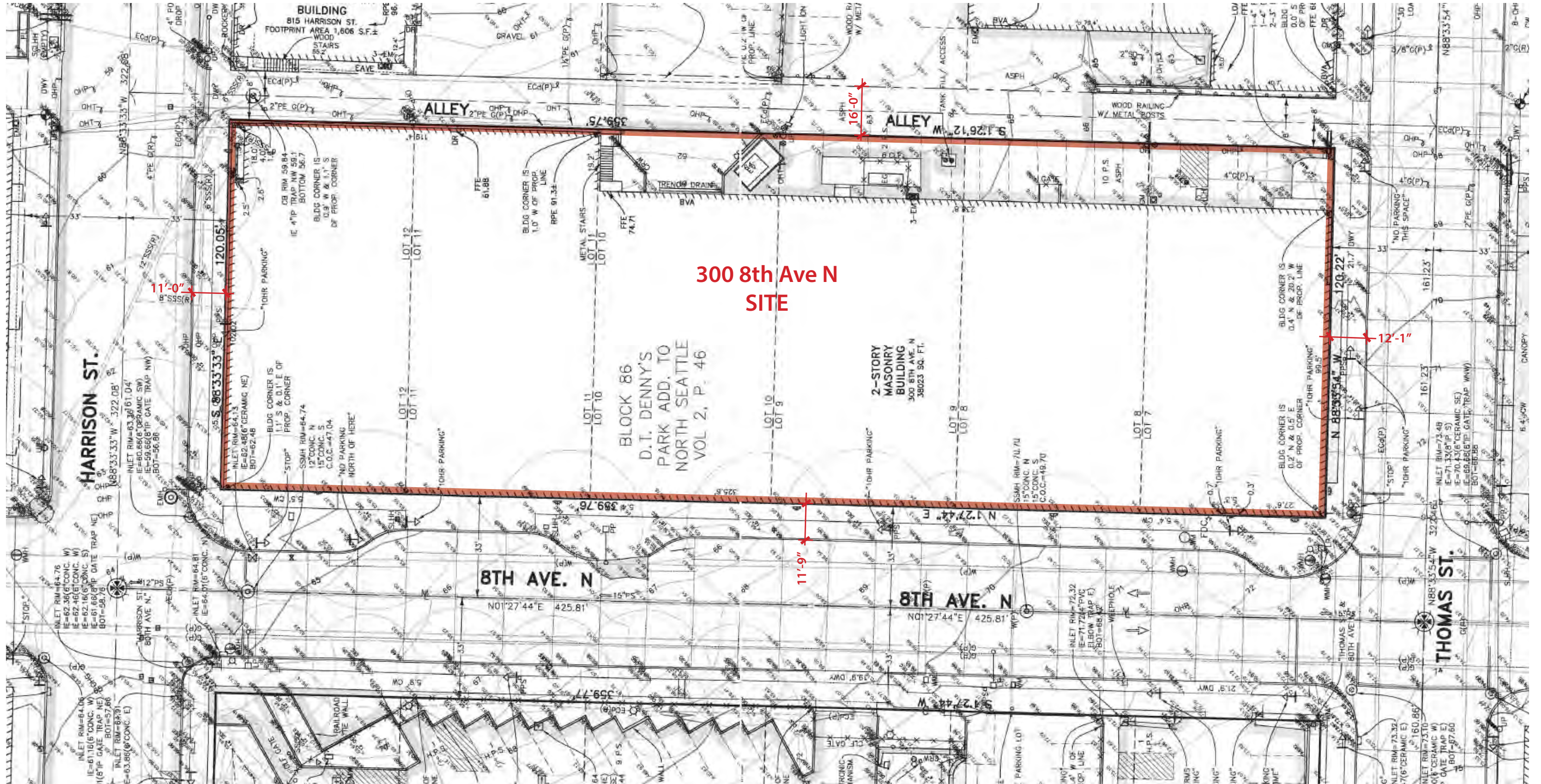


I-5

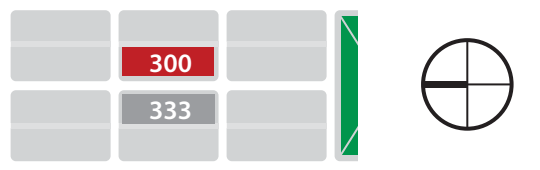
Fairview Ave N
 Boren Ave N
 Terry Ave N
 Westlake Ave N
 9th Ave N
 8th Ave N
 Dexter Ave N
 Aurora Ave N

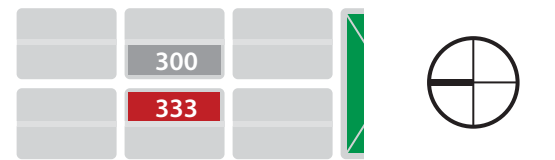
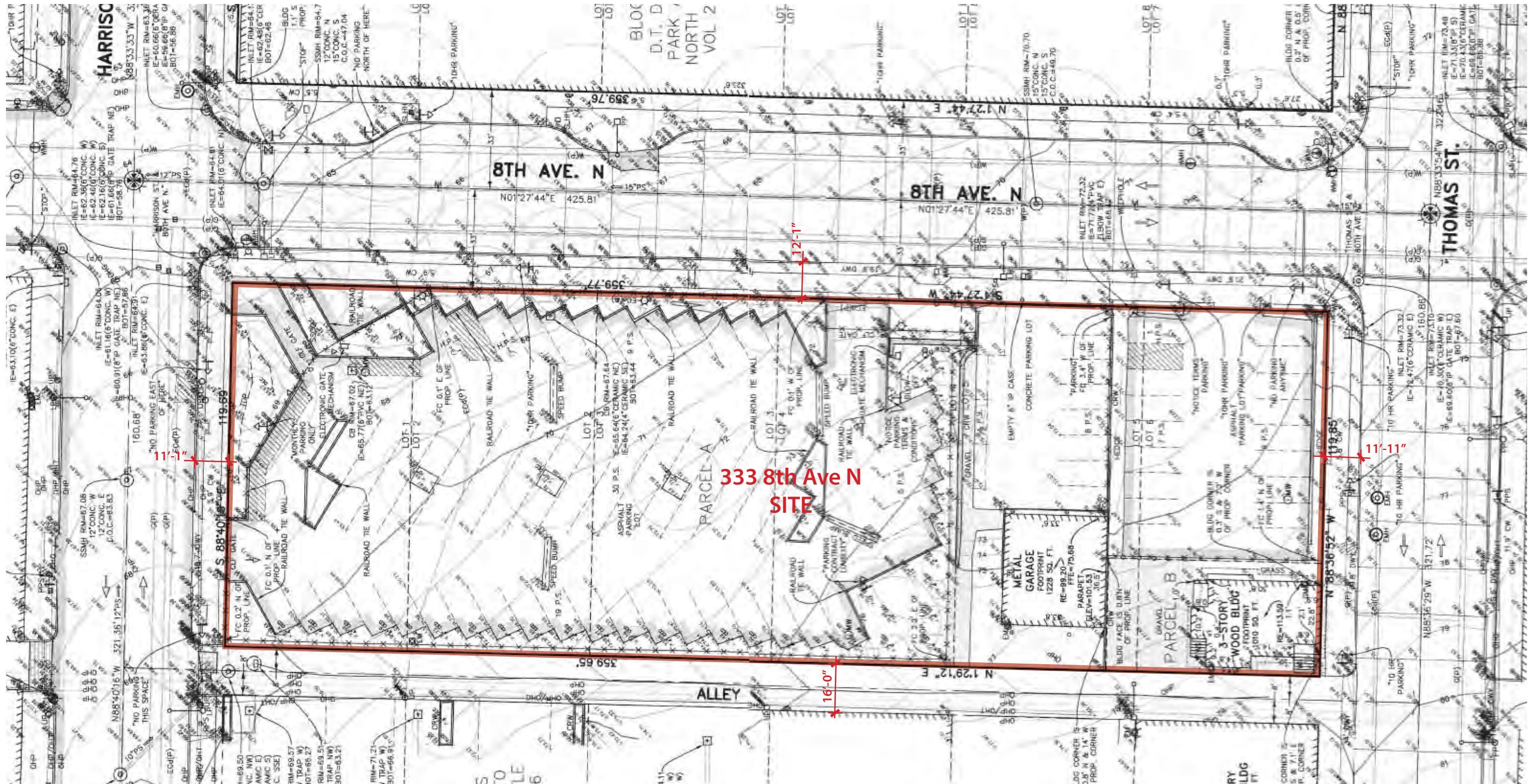
Mercer St
 Republican St
 Harrison St
 Thomas St
 John St
 Denny Wy





**300 8th Ave N
SITE**





Site Area (300 8th Ave N):

43,097 SF with approximately 360 feet of frontage on 8th Avenue North and 120 feet of frontage on Harrison and Thomas Streets. The site borders an alley along its east boundary.

Topography:

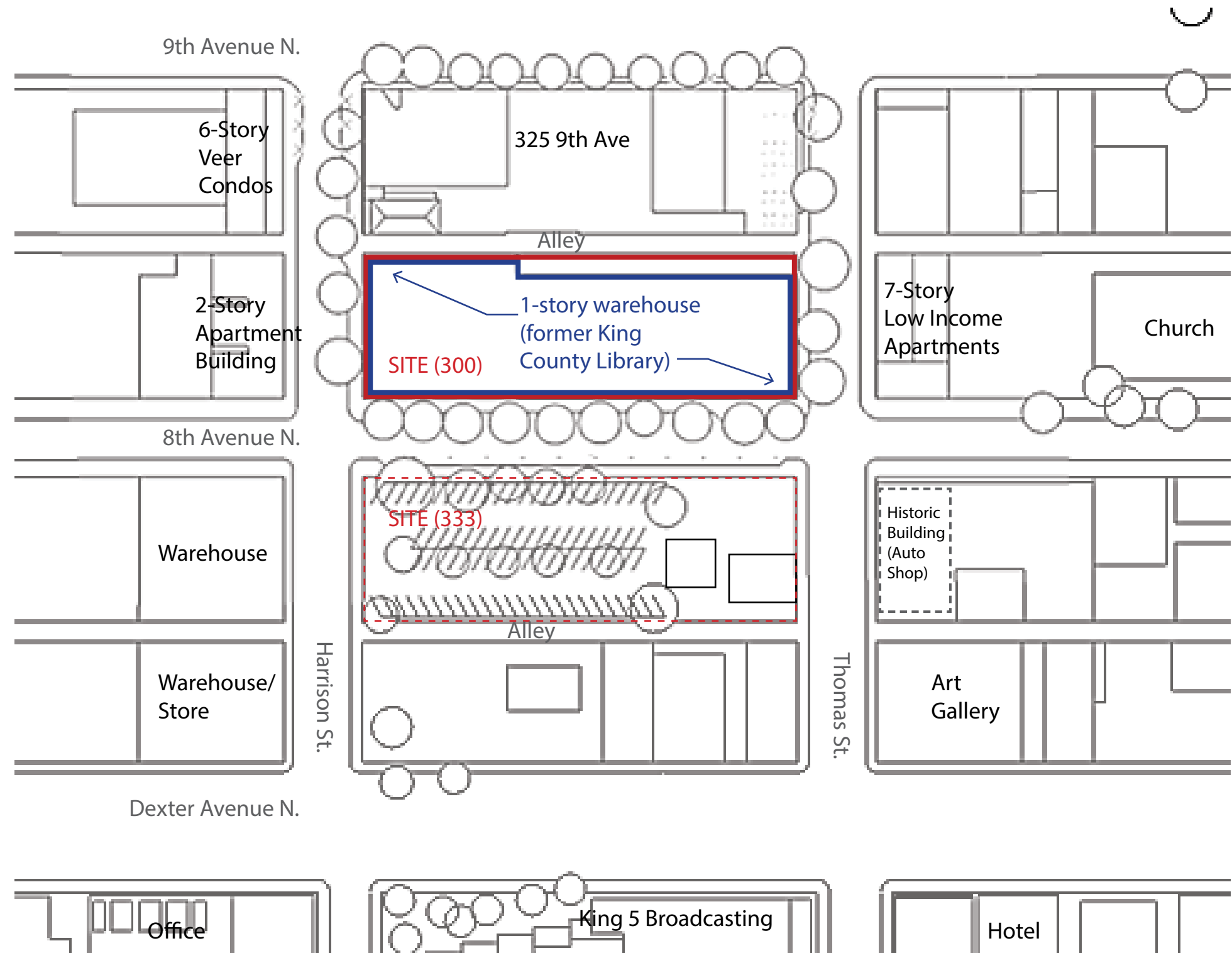
The site slopes from a low point of elevation 50.0' on the North-East corner to a high point of elevation 62.0' on the South-West corner of the site.

Tree Survey:

There are no exceptional trees located within the site boundary. Large street trees are located on 8th Avenue North. The trees identified are sweet gum trees and are documented on the survey. See Large Tree Locations & Sizes diagram (Sheet A-7) for more info.

Existing Buildings:

A warehouse and former King County Library Building of approximately 44,000 SF.



Site Area (333 8th Ave N):

43,097 SF with approximately 360 feet of frontage on 8th Avenue North and 120 feet of frontage on Harrison and Thomas Streets. The site borders an alley along its west boundary.

Topography:

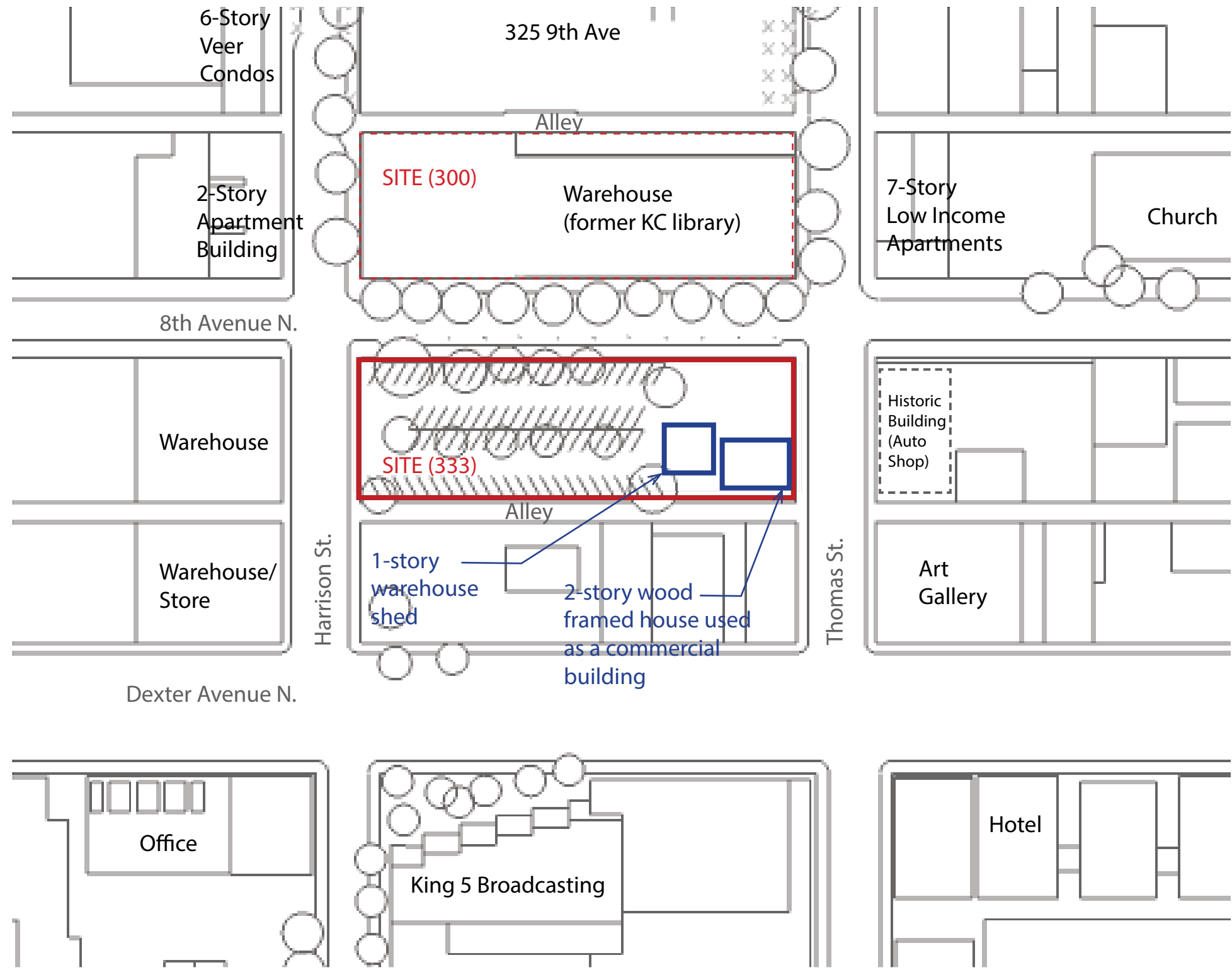
The site slopes from a low point of elevation 56.0' on the North-East corner to a high point of elevation 68.0' on the South-West corner of the site.

Tree Survey:

There are no exceptional trees located within the site boundary. Large street trees are located on 8th Avenue North. The trees identified are sweet gum trees and are documented on the survey. See Large Tree Locations & Sizes diagram (Sheet A-7) for more info.



Existing Buildings and Site Elements:

The site has an existing 80 stall surface parking lot, a 2-story wood frame service building and a 1-story 1225 SF warehouse.



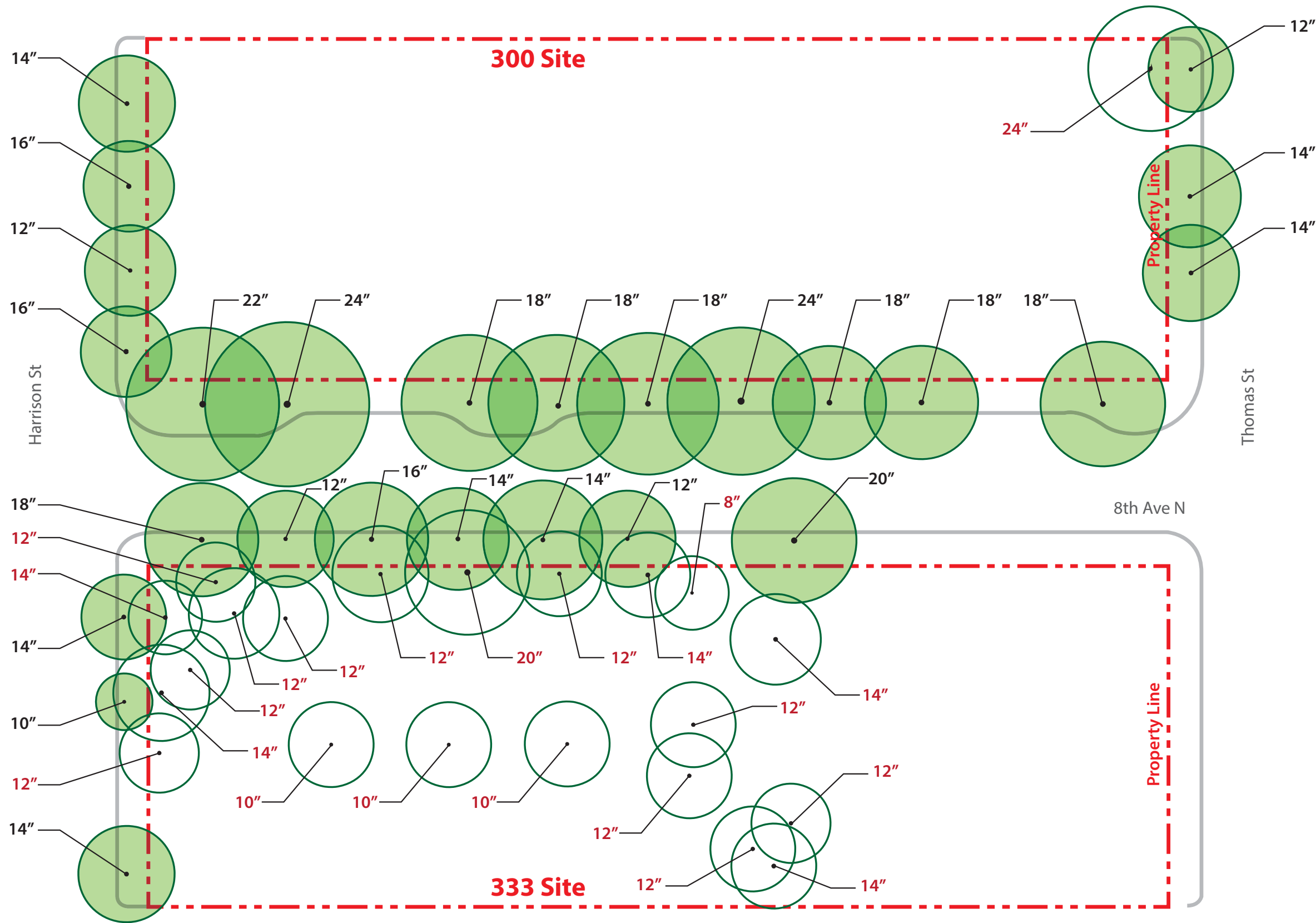
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**Large Tree Locations
(Sizes in Diameter)**

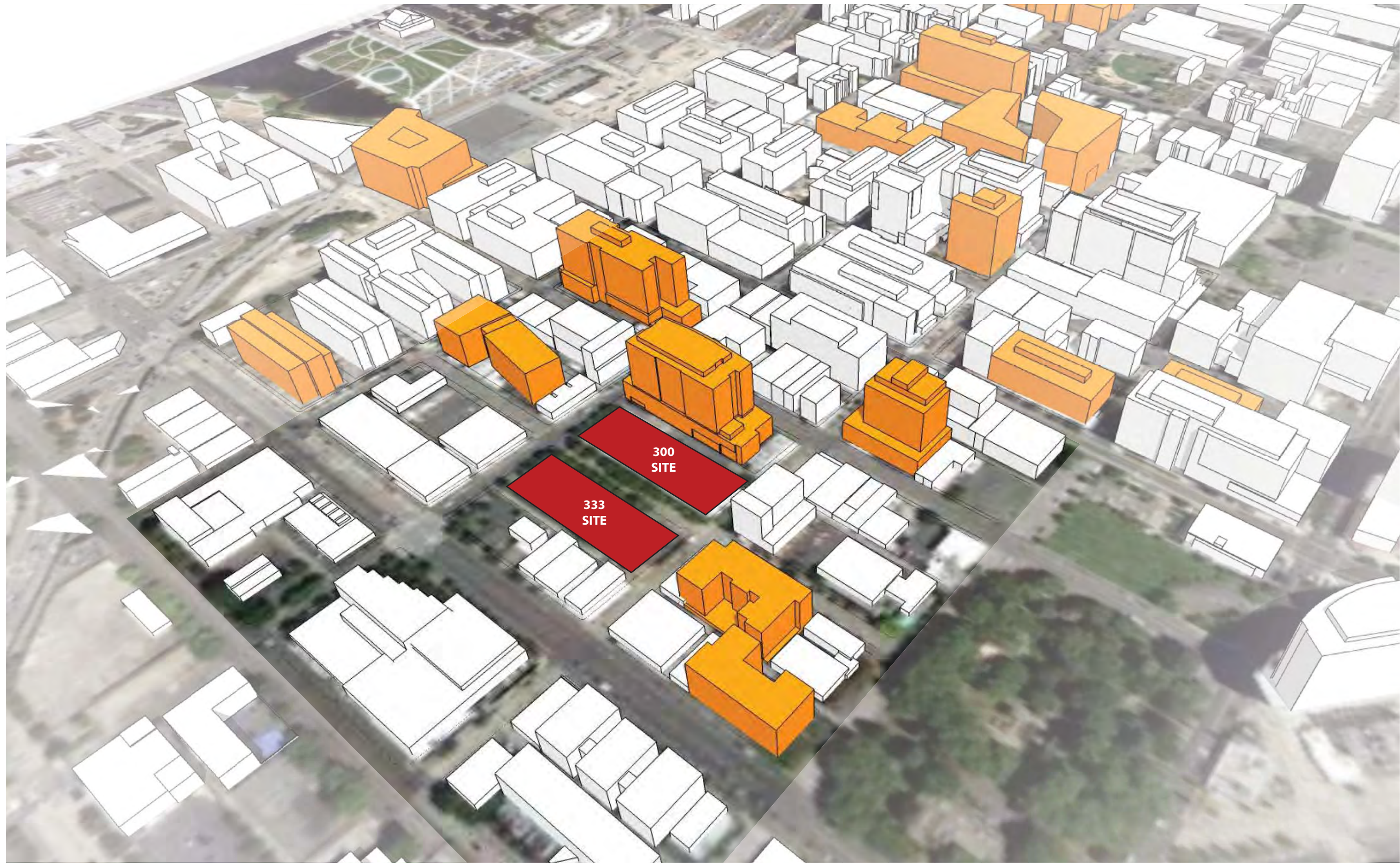
-  **Red** = Within Property (to be removed)
-  **Black** = In Right of Way (to remain)

Per Director's Rule 16-2008 (Designation of Exceptional Trees): The size threshold for American Sweetgum trees is 27". No trees within the site boundary meet the size threshold to be considered exceptional.

Per Site Inspection on Oct. 3, 2013 by SDOT City Arborists (Shane Dewald and Mike Schnad):
All the large trees on both the 300 & 333 blocks are Sweetgum Trees.







Projected
New Buildings

 Proposed Buildings



Early Design Guidance
October 9th, 2013

300 & 333 8th Ave N
13001.00

Projected New Buildings | A-10

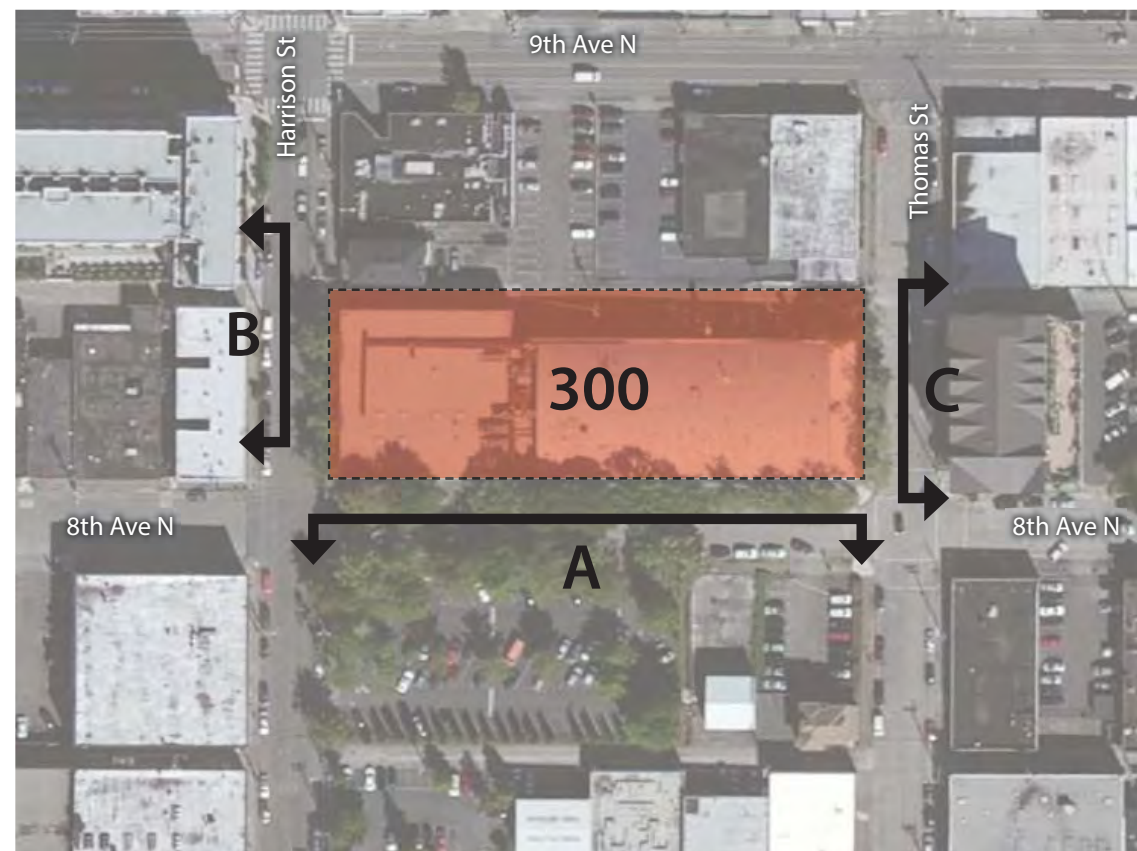


GRAPHITE



A

View looking west from 8th Ave N.



B

View looking north from Harrison St.



C

View looking south from Thomas St.





A
View looking east from 8th Ave N.



B
View looking south from Harrison St.



C
View looking north from Thomas St.



A
View looking east from 8th Ave N.



B
View looking north from Harrison St.



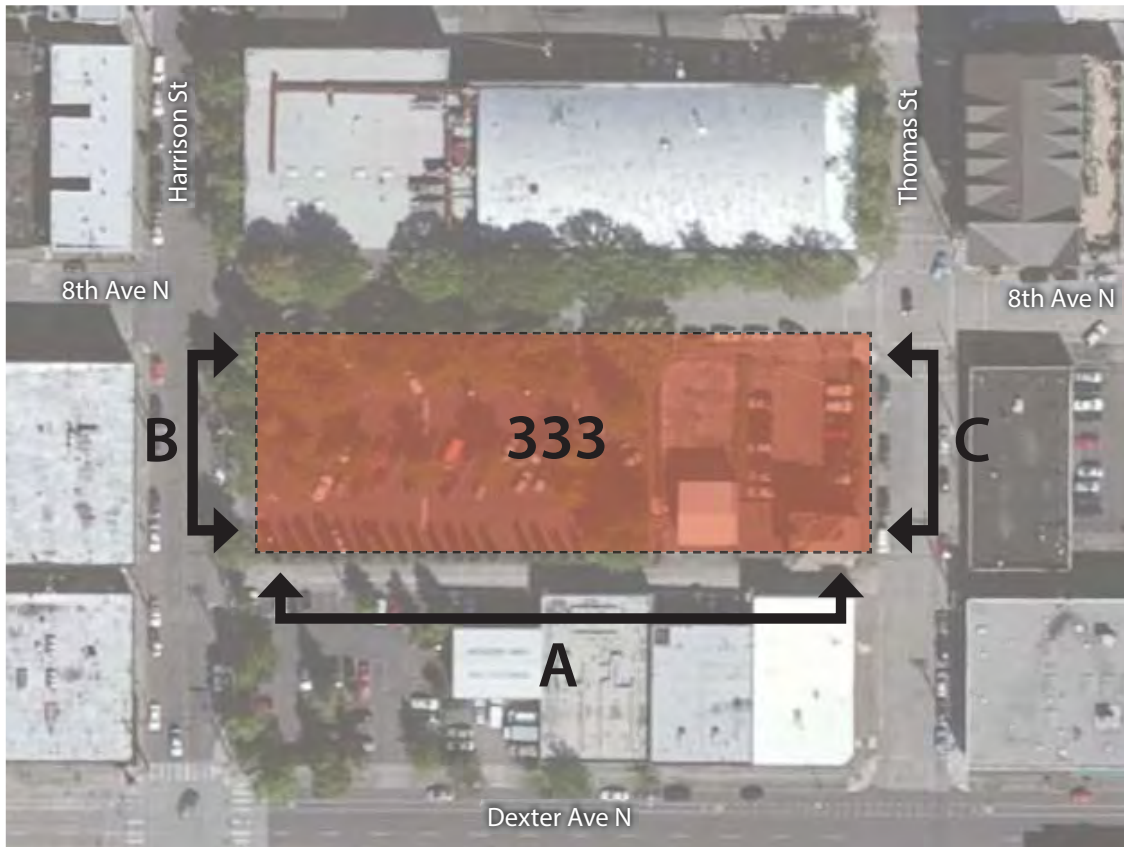
C
View looking south from Thomas St.





A

View looking west from 8th Ave N.



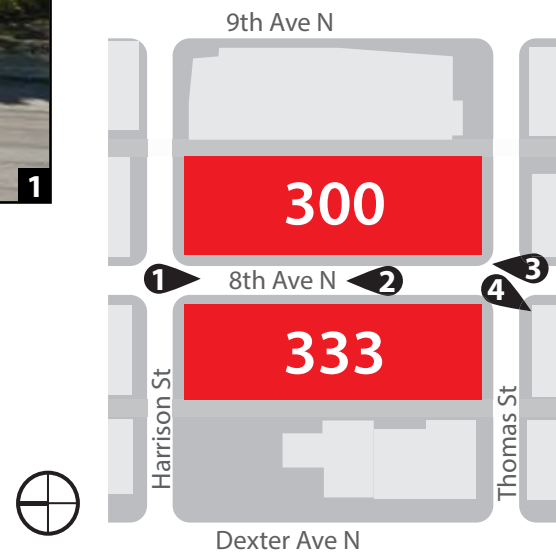
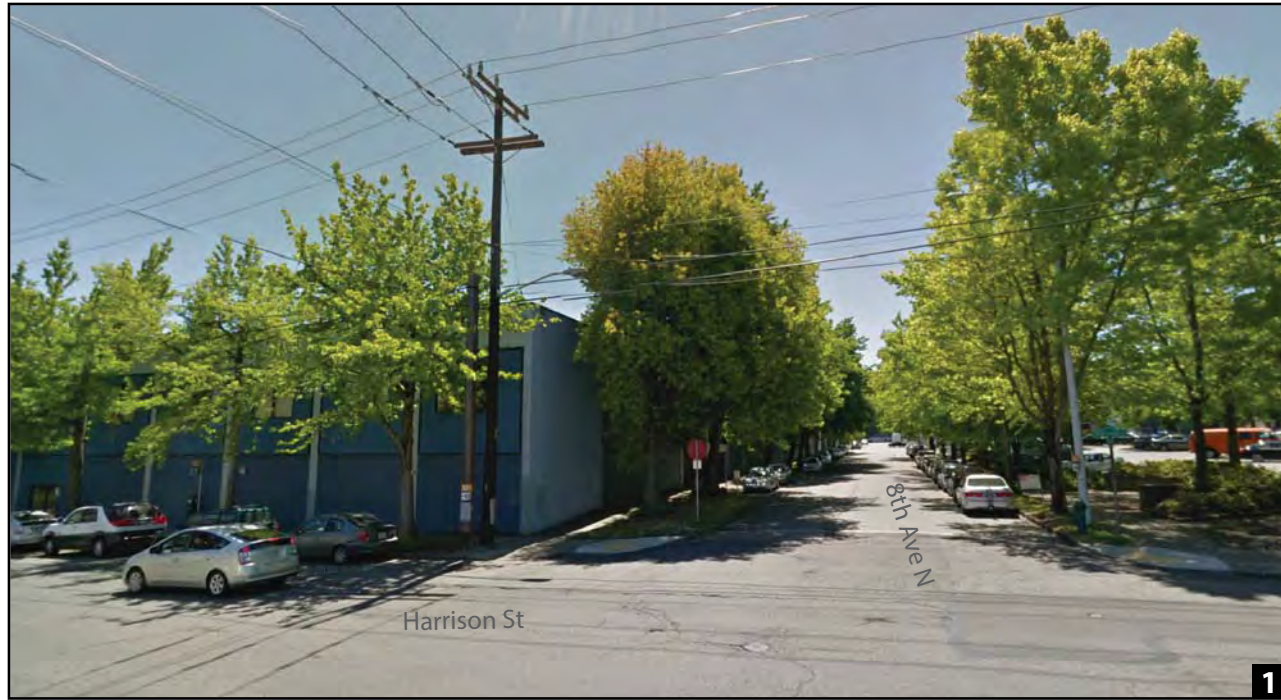
B

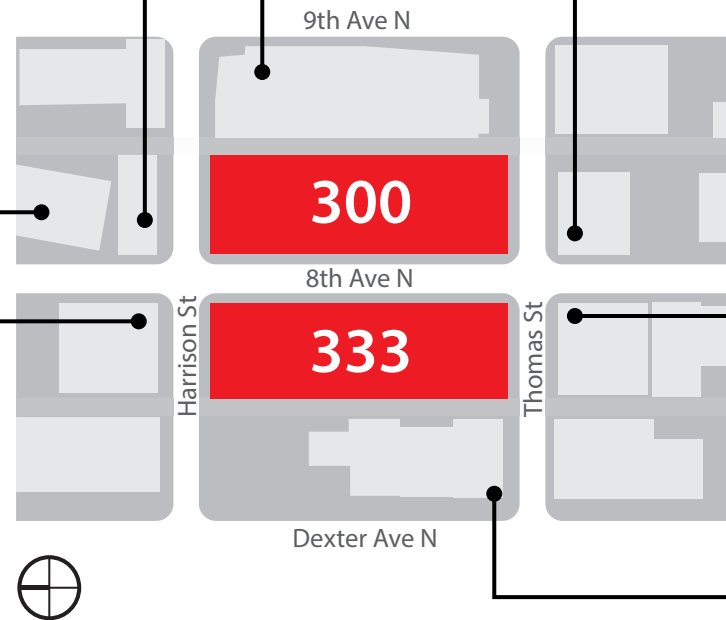
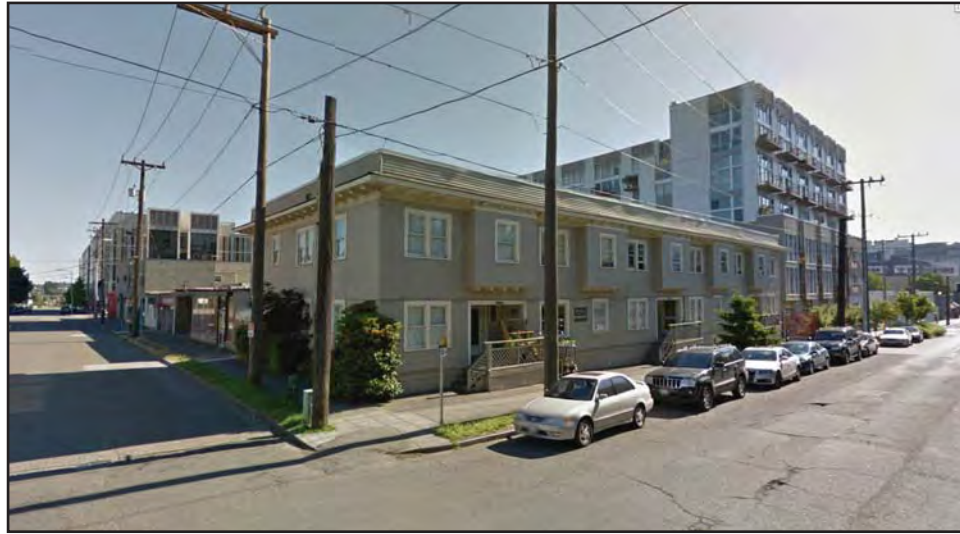
View looking south from Harrison St.



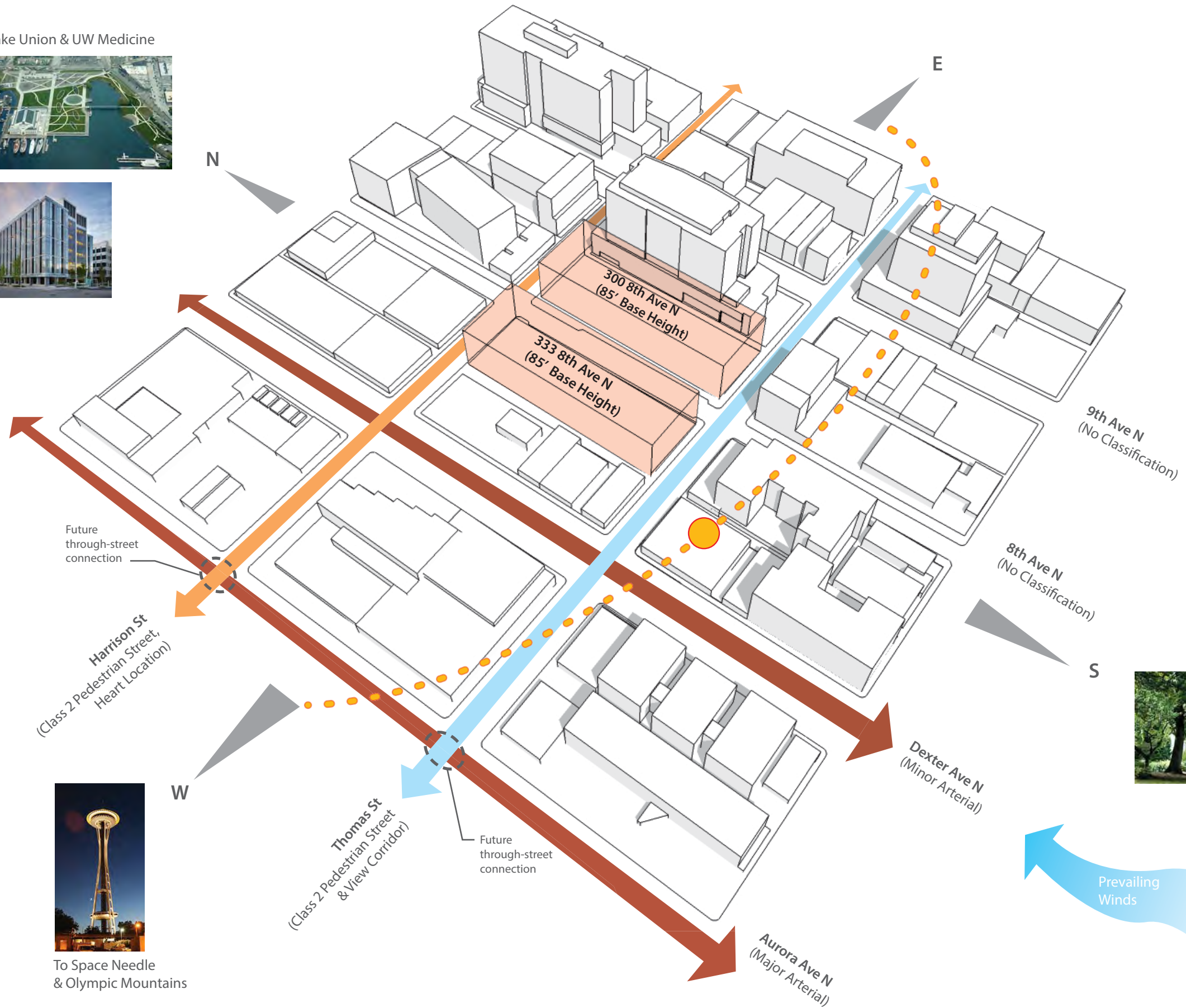
C

View looking north from Thomas St.





To Lake Union & UW Medicine



To Denny Park & Downtown



To Space Needle & Olympic Mountains



GRAPHITE

A-17 | Nine-Block Analysis

300 & 333 8th Ave N

13001.00

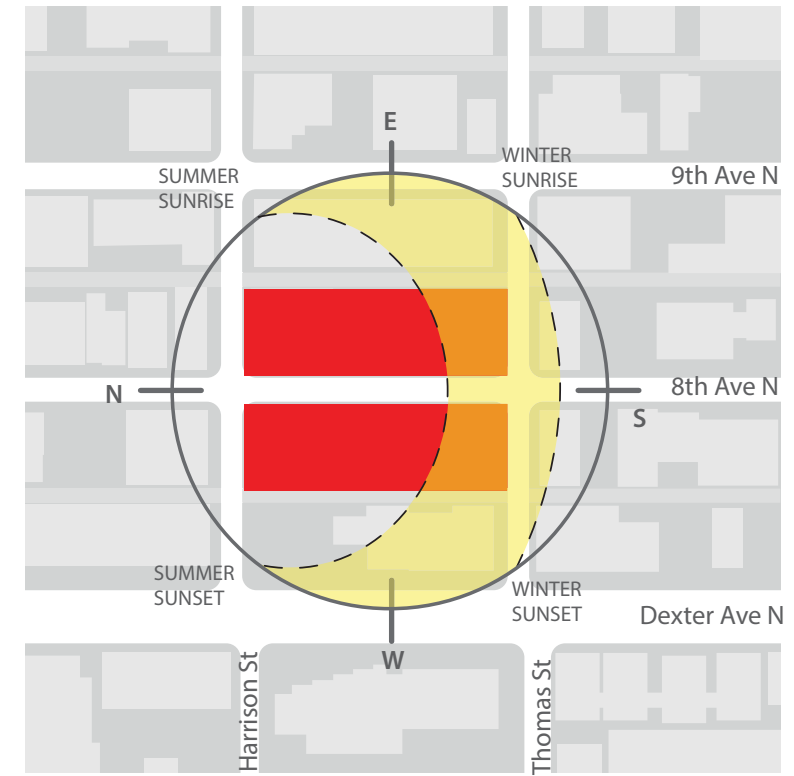
Early Design Guidance

October 9th, 2013

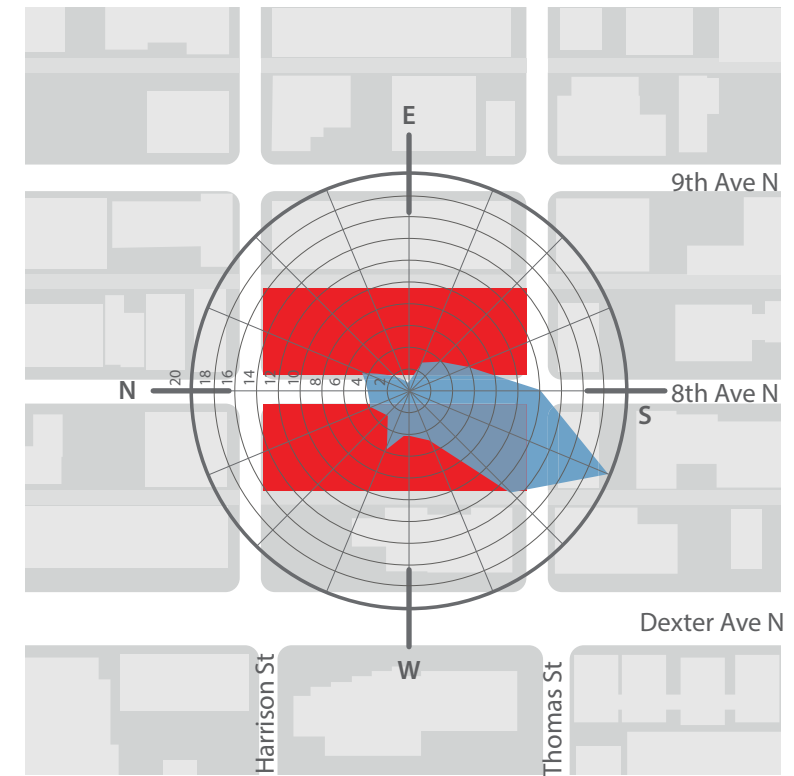




Views and Topography



Solar Path



Wind (Yearly Average Direction %)

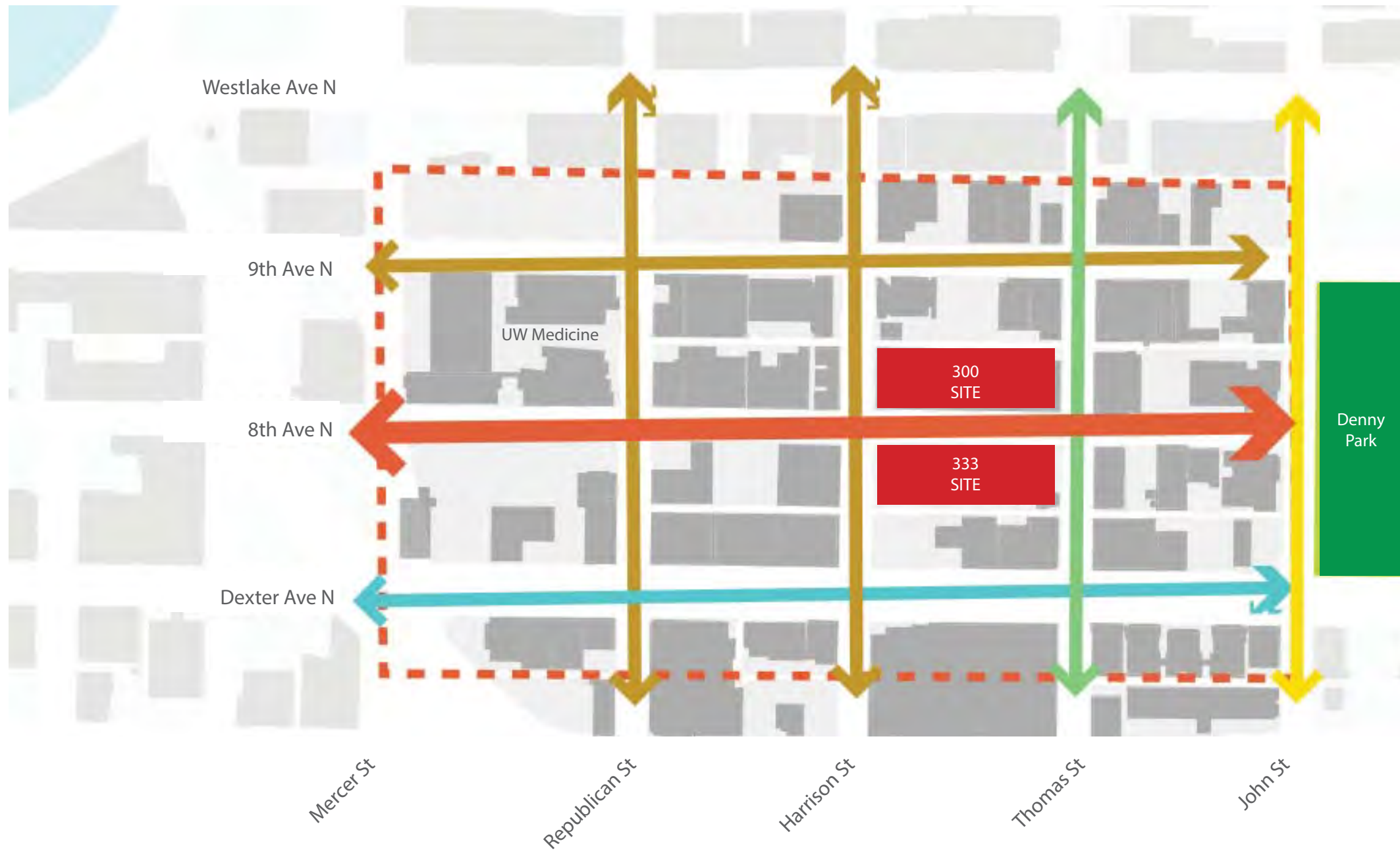


- SLU Street Car
- Class 1 Pedestrian Street
- Class 2 Pedestrian Street
- Bicycle Lanes
- View Corridor Street
- Heart Locations
- Bus Stop
- Street Car Stop



South Lake Union Street Concept (Street Character)

Per SOUTH LAKE UNION STREET CONCEPT PLANS
Prepared for City of Seattle, April 2013 by:
Weinstein A|U, CMG Landscape Architecture, CPL
Civil Engineers



8th Ave N

- Woonerf (Shared Street)
- Pedestrian/bicycle emphasis
- May restrict access to deliveries and emergency vehicles

Thomas St

- Green Street
- Encourages bicycle/pedestrian
- Substantial street tree canopy

Harrison St

- Mixed-Use Street
- Transit route
- Standard landscape

- BOULEVARD
- MIXED USE
- SHARED USE STREET (WOONERF)
- GREEN STREET
- FESTIVAL STREET



Image Credit:
SOUTH LAKE UNION STREET CONCEPT PLANS
Prepared for City of Seattle, April 2013 by:
Weinstein A|U, CMG Landscape Architecture, CPL civil engineers

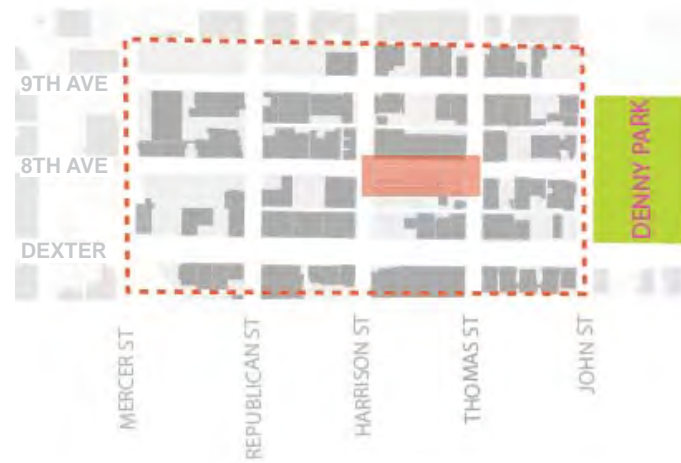


South Lake Union Street Concept (Central Street Room)

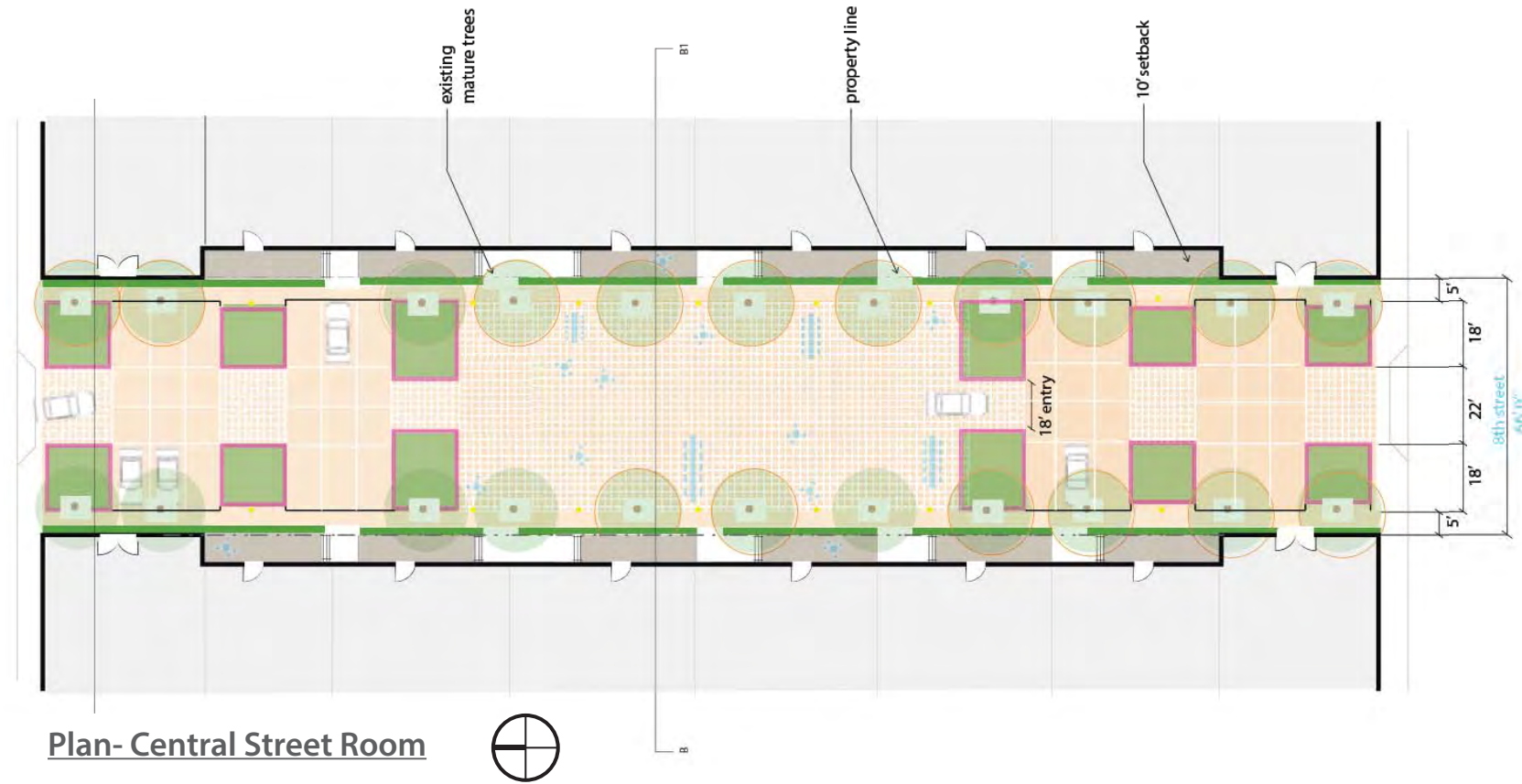
Per SOUTH LAKE UNION STREET CONCEPT PLANS
Prepared for City of Seattle, April 2013 by:
Weinstein A|U, CMG Landscape Architecture, CPL
Civil Engineers

8th Ave N Central Street Room

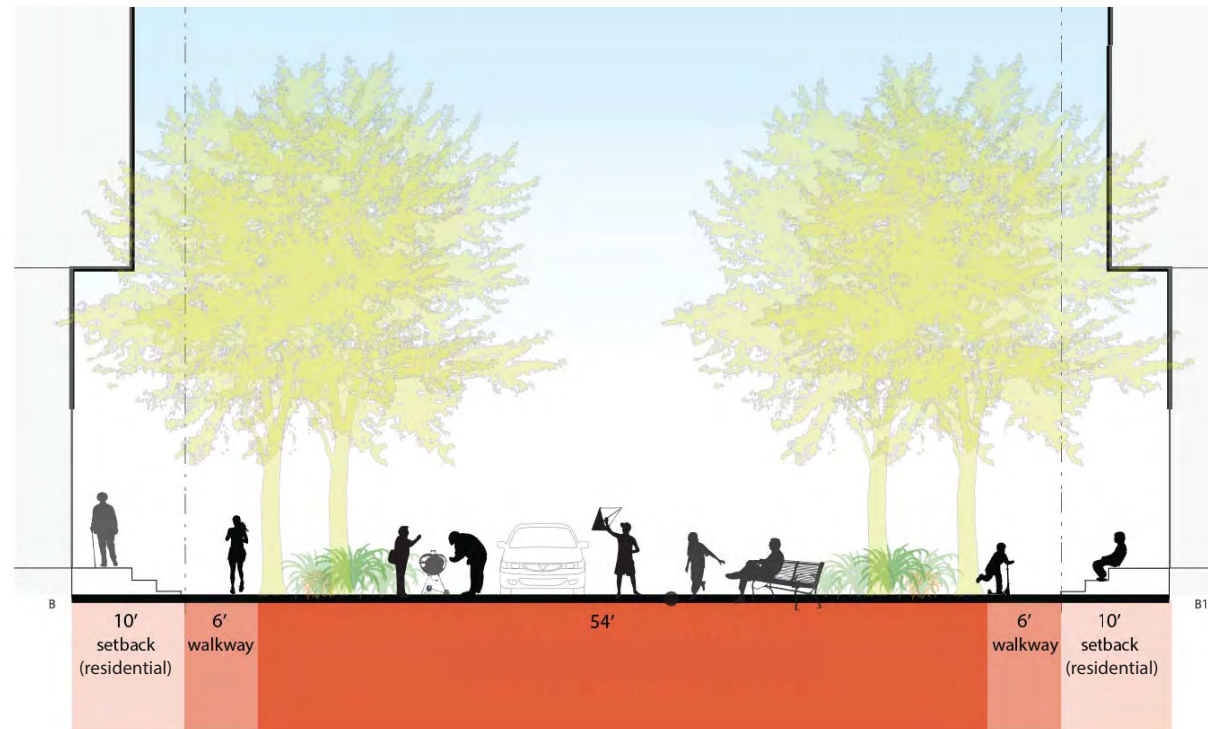
- Larger open space towards mid-block
- Large tree canopy
- Low plantings
- Permanent & temporary street furniture



8th Ave District



Plan- Central Street Room



Section B1- Central Street Room

Image Credit:
SOUTH LAKE UNION STREET CONCEPT PLANS
Prepared for City of Seattle, April 2013 by:
Weinstein A|U, CMG Landscape Architecture, CPL civil engineers



GRAPHITE

A-21 | Central Street Room Concept

300 & 333 8th Ave N
13001.00

Early Design Guidance
October 9th, 2013



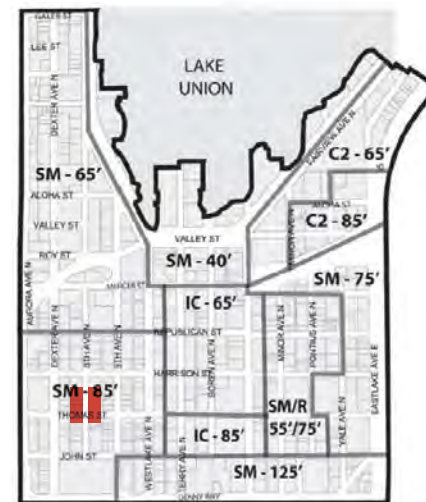
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Zoning Analysis

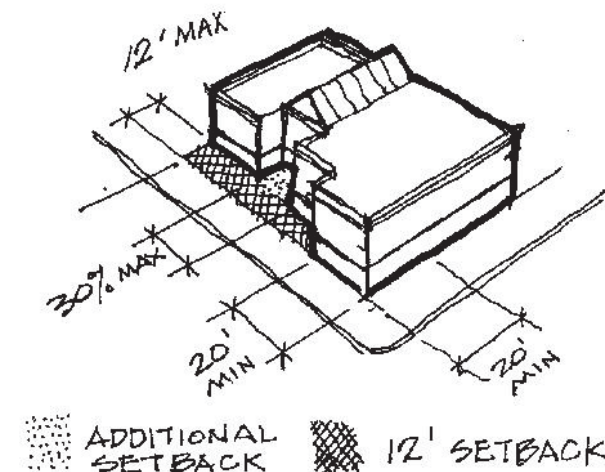
(Note: This project is going to be reviewed under the previous code and would be vested per SMC 23.76.026 C2, provided that a MUP is submitted to DPD within 90 days of the EDG meeting)

Addresses:	300 & 333 8th Avenue N 98109
DPD Project Numbers:	3014981 & 3014982
King County Parcel No. :	199120-1150, 199120-1187, 199120-1190, 199120-1195, 199120-1200, 199120-1295
Zone:	SM-85
Zone Overlay:	Lake Union Urban Center
Permitted Uses:	Commercial and Residential and others unless prohibited by SMC 23.48.006
Street Classifications:	Class 2 Pedestrian Streets (Thomas and Harrison Streets)
Street Level Uses:	No requirements for Class 2 Pedestrian Streets
Base FAR:	4.5
Maximum FAR:	5 (Maximum FAR permitted only for designated laboratory and research facility uses (SMC 23.48.017))
Uses Exempt from FAR:	<ol style="list-style-type: none"> 1) All GFA below grade; 2) All GFA used for accessory parking located above grade; 3) All GFA in residential use; 4) GFA occupied by mechanical equipment, up to a maximum of 15%; 5) Rooftop mechanical equipment
Base Height Limit:	85'
Maximum Height Limit:	105' 105' Height permitted only if the following criteria are met: <ol style="list-style-type: none"> 1) At least two levels have floor-to-floor heights of 14'; and 2) The additional height is used to accommodate mechanical equipment, and 3) The additional height permitted does not allow more than seven floors in zones with a 85 foot height limit, and 4) The height limit provisions of Section 23.48.016.A.1.b are satisfied.
Rooftop Features:	Parapets may extend up to 4 feet above the maximum height limit. Solar collectors may extend up to 7 feet above the maximum height limit with unlimited coverage. Rooftop features (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.

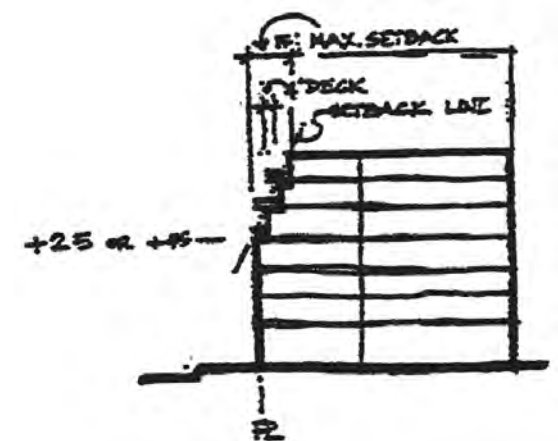
Setbacks:	Above 45'; 1' setback is required for every 2' of vertical dimension to a maximum of 15' along Thomas and Harrison Streets.
Amenity Area:	New structures containing more than 20 dwelling units shall provide amenity area on the lot in the amount equivalent to 5 percent of the total gross floor area in residential use. <ol style="list-style-type: none"> a) Maximum of 50% of the amenity area may be enclosed; b) The minimum horizontal dimension of residential amenity area is 15 feet, and no required amenity area shall be less than 225 square feet in size.
Parking Requirement:	Commercial: 1 space for each 1000 square feet Residential: Nominally 1 space per unit in SM-85 zone, however, there is no minimum requirement in South Lake Union Urban Center Access to parking is required to be from alley
Bicycle Parking Requirement:	Commercial: 1 per 12,000 square feet Residential: 1 per 4 units
Loading Requirement:	3 Berths (160,001 to 264,000 SF office use) Minimum 35' length Access to loading is required to be from alley
Façade Height requirement:	On Class 2 pedestrian Streets all façades shall have a minimum height of 25 feet (Thomas and Harrison).
Transparency Requirement:	Minimum of 60% of the width of street level façade must be transparent between 2 and 8 feet above side walk on Class 2 pedestrian streets (Thomas and Harrison).
Blank Façade Requirement:	Blank façades shall be limited to segments 15 feet wide. Blank façade width may be increased to 30 feet is the Director determines that the façade is enhanced by architectural detailing, artwork, landscaping, or other similar features that have visual interest.



Vested Zoning: SM-85'



Street-Level Setback



Upper-Level Setback
Harrison St and Thomas St



Proposed Area Summaries

300 8th Ave N

+ 100 ft	fir-flr			
+ 85 ft	15	1000	Stair/ Elev Penthouses	
+ 66 ft	12.5	6	office	31,900
+ 53.5 ft	12.5	5	office	31,900
+ 41 ft	12.5	4	office	31,700
+ 28.5 ft	12.5	3	office	36,000
+ 16 ft	12.5	2	office	38,000
16	1	2400	Retail	21800
			loading/service	15,462
	P1		parking	43,200
	P2		parking	43,200
	P3		parking	43,200

Area Summary

Site Area	43,200 ft ²
Base FAR	4.5
Maximum Chargable FAR	194,400 ft²

Chargable Office Area	191,300 ft ²
Chargable Loading/Service Area	16,462 ft ²
Chargable Retail Area	2,400 ft ²
Sub-total Chargable Area	210,162 ft ²
7.5% Mechanical Deduction (FAR Exempt)	15,762 ft ²
Total chargable area	194,400 ft²

Total Above Grade Construction Area	210,162 ft²
--	-------------------------------

Parking Area	129,600 ft²
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288 stalls	
Total Gross Construction Area	324,000 ft²

333 8th Ave N

+ 100 ft	fir-flr			
+ 85 ft	15	1000	Stair/ Elev Penthouses	
+ 66 ft	12.5	6	office	33,000
+ 53.5 ft	12.5	5	office	33,600
+ 41 ft	12.5	4	office	33,600
+ 28.5 ft	12.5	3	office	33,600
+ 16 ft	12.5	2	office	38,500
16	1	22900	office	13,962
			loading/service	
	P1		parking	43,200
	P2		parking	43,200
	P3		parking	43,200

Area Summary

Site Area	43,200 ft ²
Base FAR	4.5
Maximum Chargable FAR	194,400 ft²

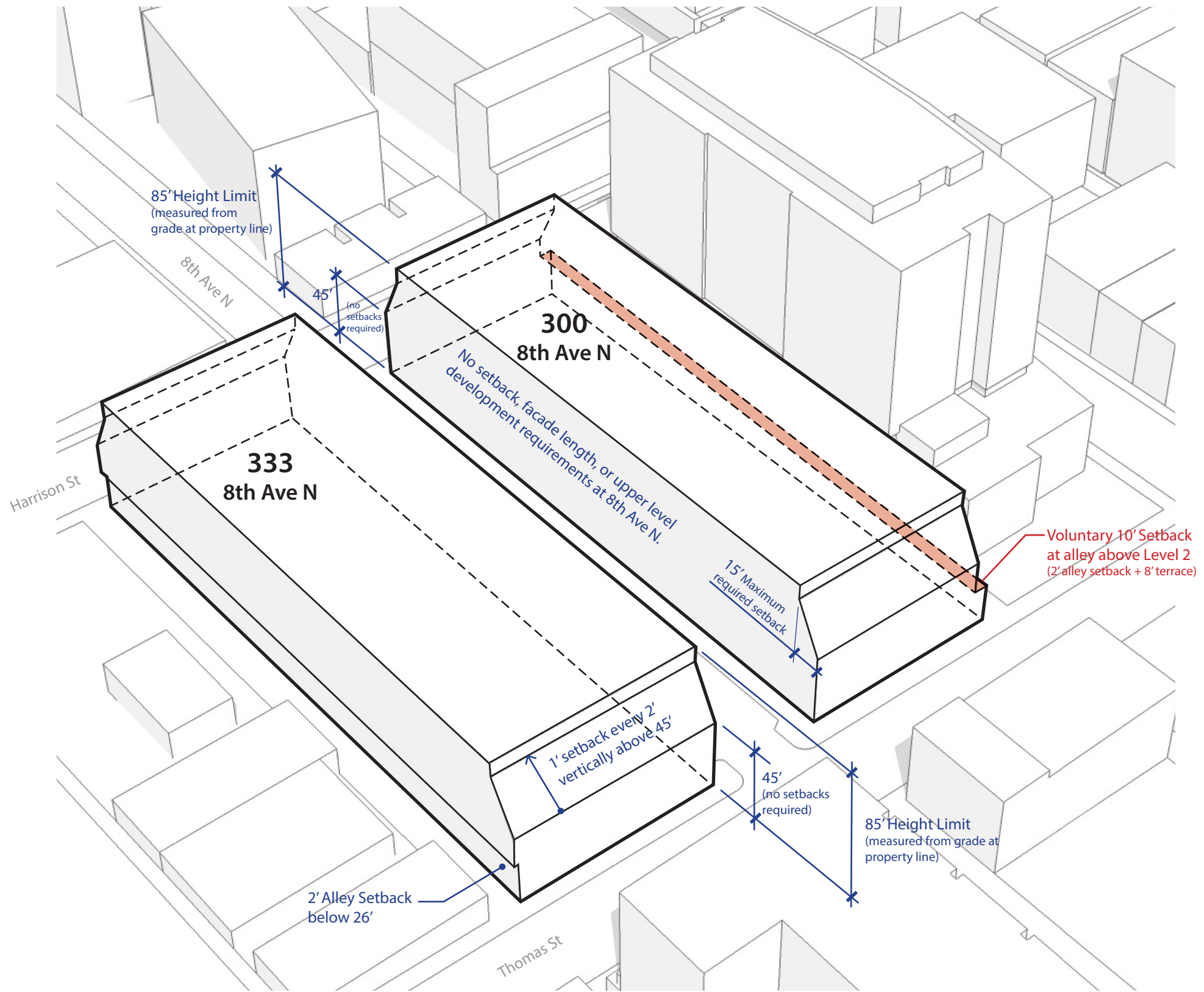
Chargable Office Area	195,200 ft ²
Chargable Loading/Service Area	14,962 ft ²
Chargable Retail Area	- ft ²
Sub-total Chargable Area	210,162 ft ²
7.5% Mechanical Deduction (FAR Exempt)	15,762 ft ²
Total chargable area	194,400 ft²

Total Above Grade Construction Area	210,162 ft²
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Parking Area	129,600 ft²
---------------------	-------------------------------

288 stalls	
Total Gross Construction Area	324,000 ft²

Height Limit & Setbacks





Green Wall



Public Art



Public Transportation

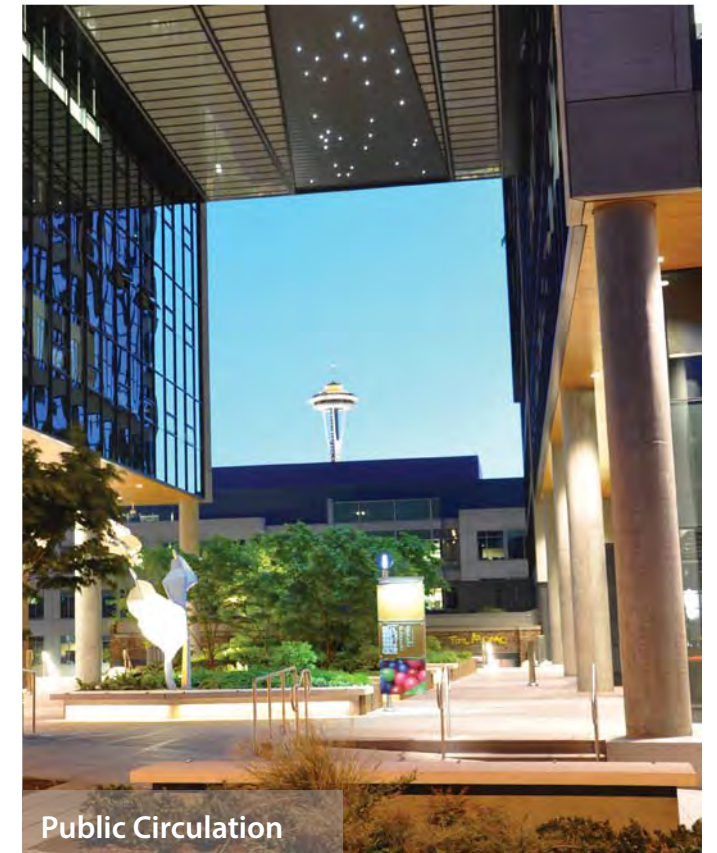


It is the intent of the proponent to strive for LEED Gold CS 2009. Similar to other Vulcan projects, this project will maximize energy savings through energy modeling, maximizing water conservation, storm water management, a focus on the tenant environment and improved pedestrian environment.

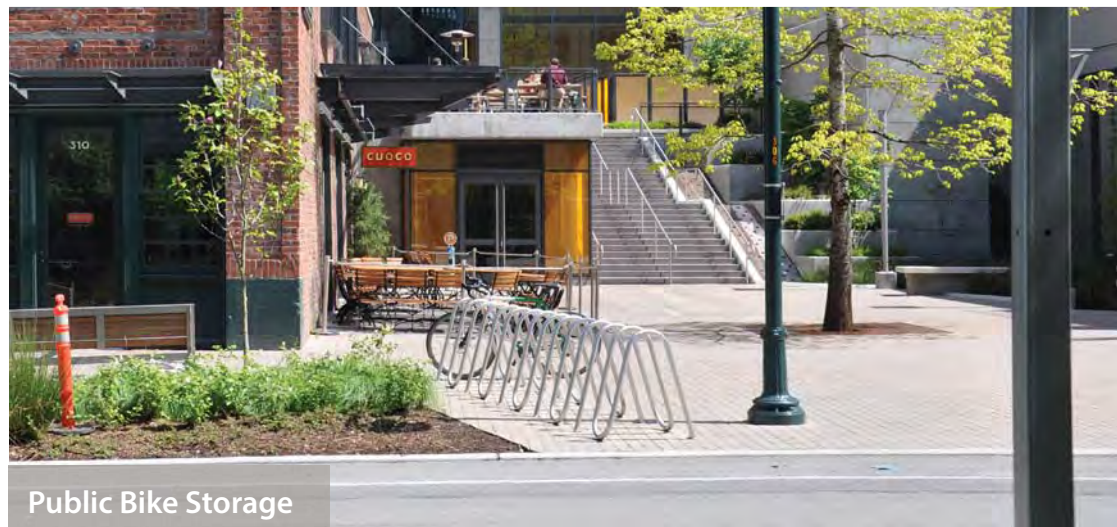
Vulcan has delivered 15 LEED certified buildings that contributed to the first LEED-certified neighborhood plan in Washington State.



Storm Water Management



Public Circulation



Public Bike Storage

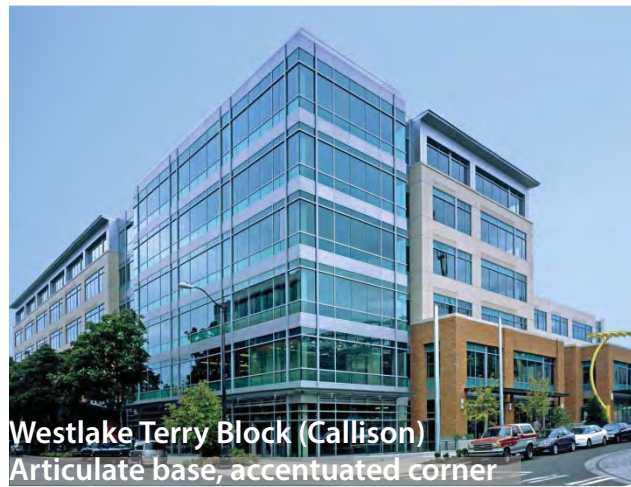


Extensive Green Roof





500 9th Avenue Proposal (ZGF)
Street setback/Facade Variation



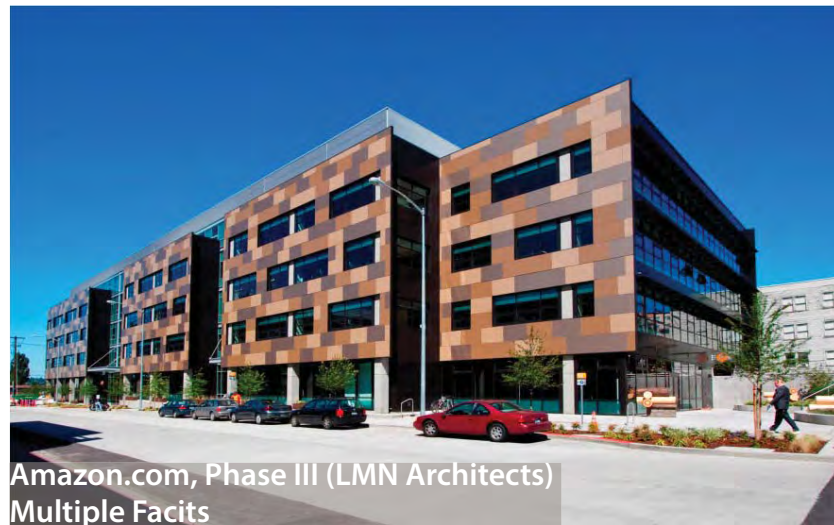
Westlake Terry Block (Callison)
Articulate base, accentuated corner



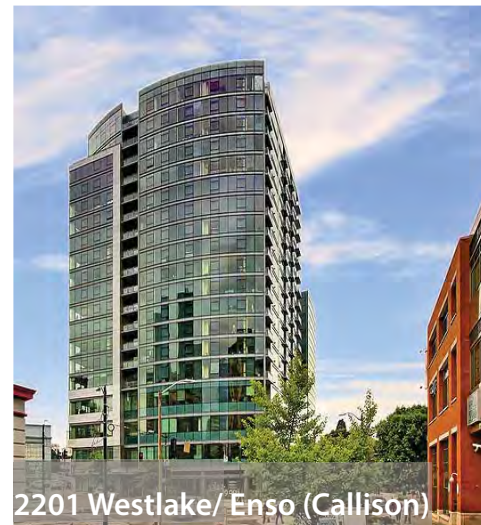
Amazon.com, Phase I & II (NBBJ)



Amazon.com, Phase IV (Callison)
Facade Modulation and Articulation



Amazon.com, Phase III (LMN Architects)
Multiple Facits



2201 Westlake/ Enso (Callison)



Amazon.com, Phase III and Public Art (LMN Architects)





Project Goals

Relevant Design Guidelines

Streetscape Compatibility A-2
Human Activity A-4
Pedestrian Open Spaces and Entrances D-1

Streetscape Compatibility A-2
Human Activity A-4
Pedestrian Open Spaces and Entrances D-1

Responding to Site Characteristics A-1
Pedestrian Open Spaces and Entrances D-1
Reinforce Existing Landscape Character of Neighborhood E-1
Landscape Design to Address Special Site Conditions E-3

Responding to Site Characteristics A-1
Height, Bulk and Scale Compatibility B-1

Architectural Concept & Consistency C-2

• Protect & Embrace the Urban Street Room

-Reinforce and form the open space towards mid block

• Provide Community Open Space

-Solar Access
-Planted Areas
-Neighborhood Amenity
-Pedestrian Usability/Accessibility
-Flexibility

• Street Tree & Building Symbiosis

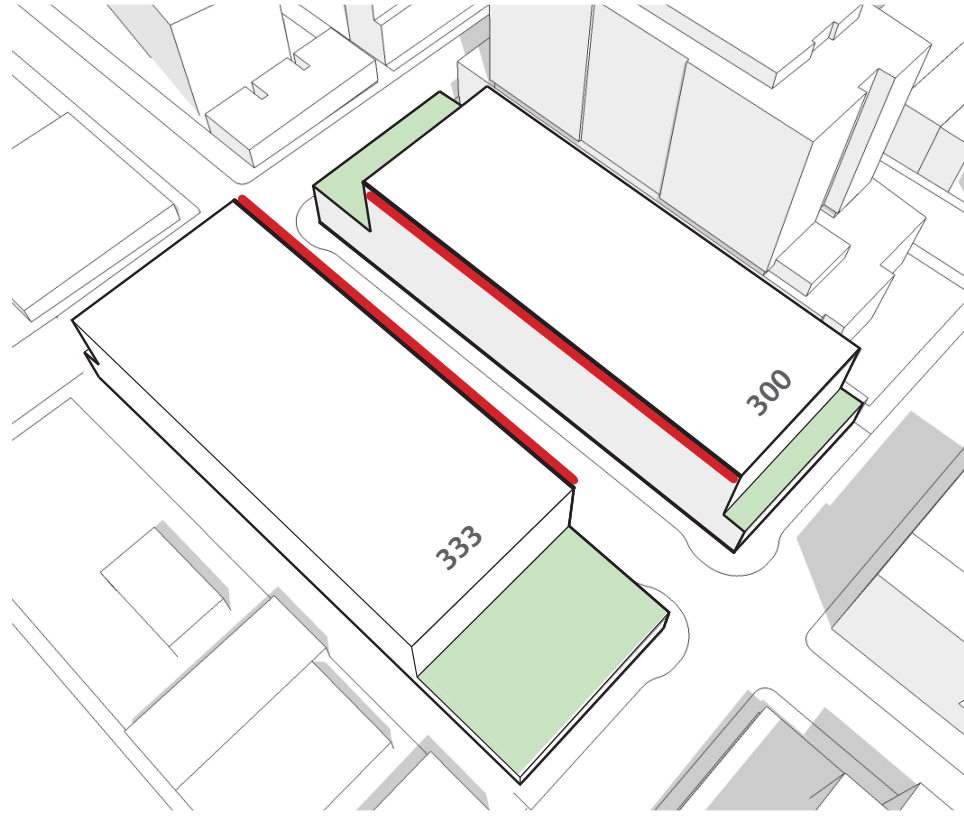
-Allow Specimen Trees to shape the 8th Ave street edge
-Building form allows for trees to access air/light/water
-Trees provide building shade during summer months
-Connection from the office interior to the exterior through street tree layer/zone

• Scale Response to Context

-Scale compatibility with the emerging neighborhood's multifamily residential context.
-Articulated/divided massing & volumes at areas to reduce scale where needed

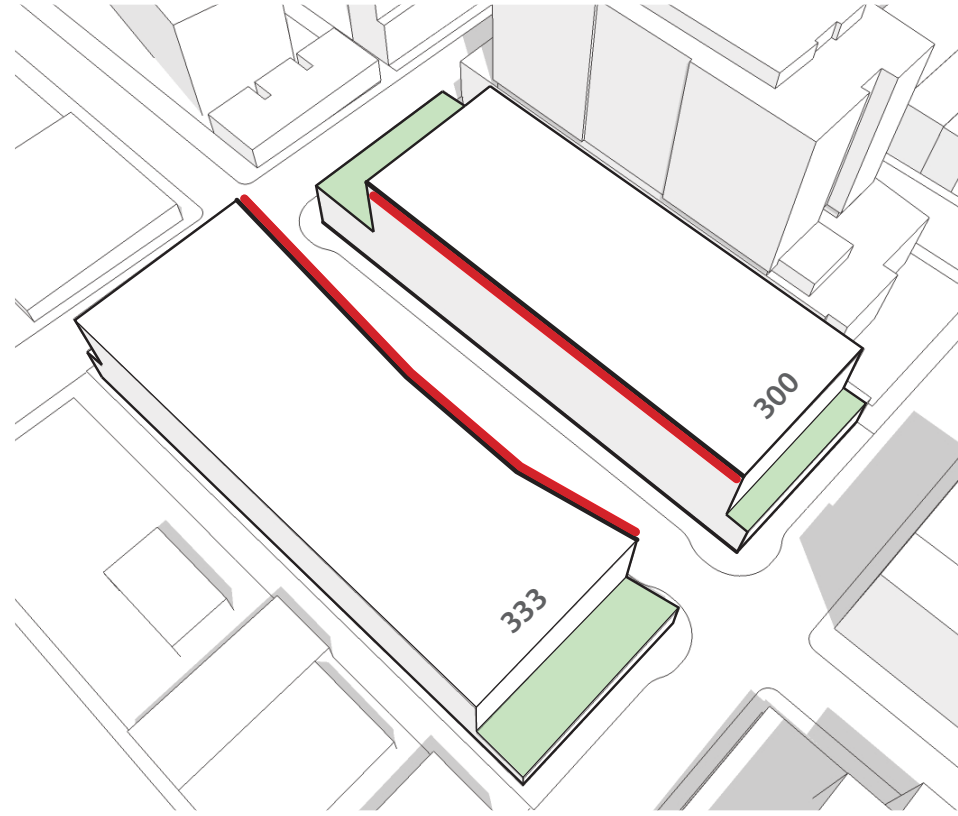
• Architectural Diversity

-Through a common concept or vocabulary the execution of the two blocks will be distinct while still complimenting each other as a pair/duet.



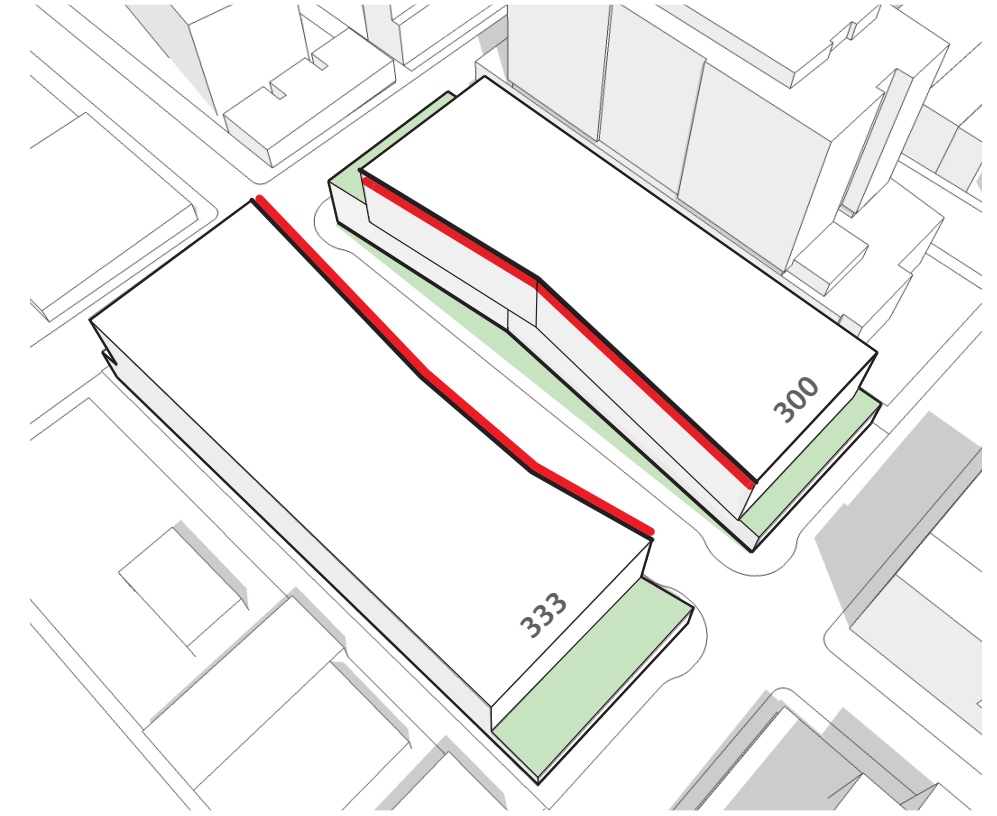
Option 1

Traditional Massing
No Public Open Space



Option 2

Inset vs. Traditional Massing
Transfer Private to Public Open Space



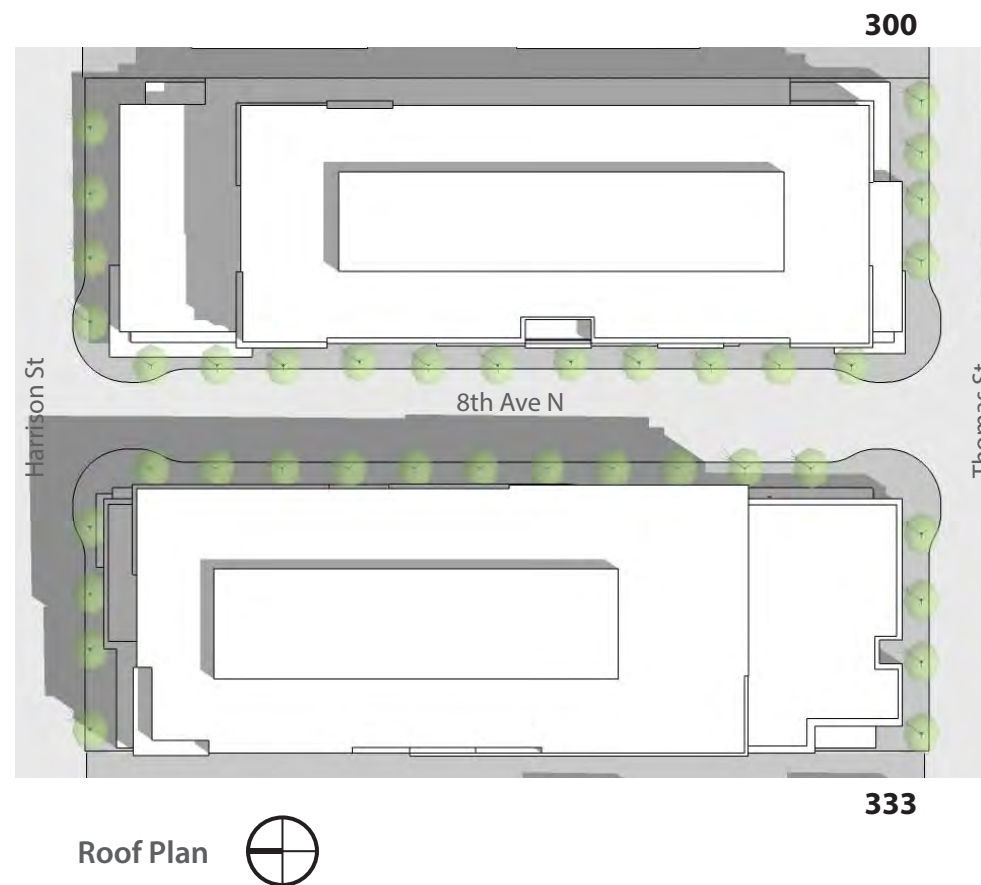
Option 3 (Preferred)

Double Inset
Maximize Open Space Transfer

Massing Option 1

The 'Punched Opening Combination' is an orthogonal massing arrangement that maximizes the private open space at the north and south sides of the building. The open space created will largely be in the form of tenant accessible terraces or green roofs, with minimal public open space. The punched massing is normally in the form of inset walls that could be accessible from interior spaces. The punched expression allow for accents of the building and would be oriented to views of the space needle, street view corridors or other neighborhood attractions. This typology is reminiscent of residential development.

- Protect & Embrace the Urban Street Room
- Provide Community Open Space
- Street Tree & Building Symbiosis
- Scale Response to Context
- Architectural Diversity

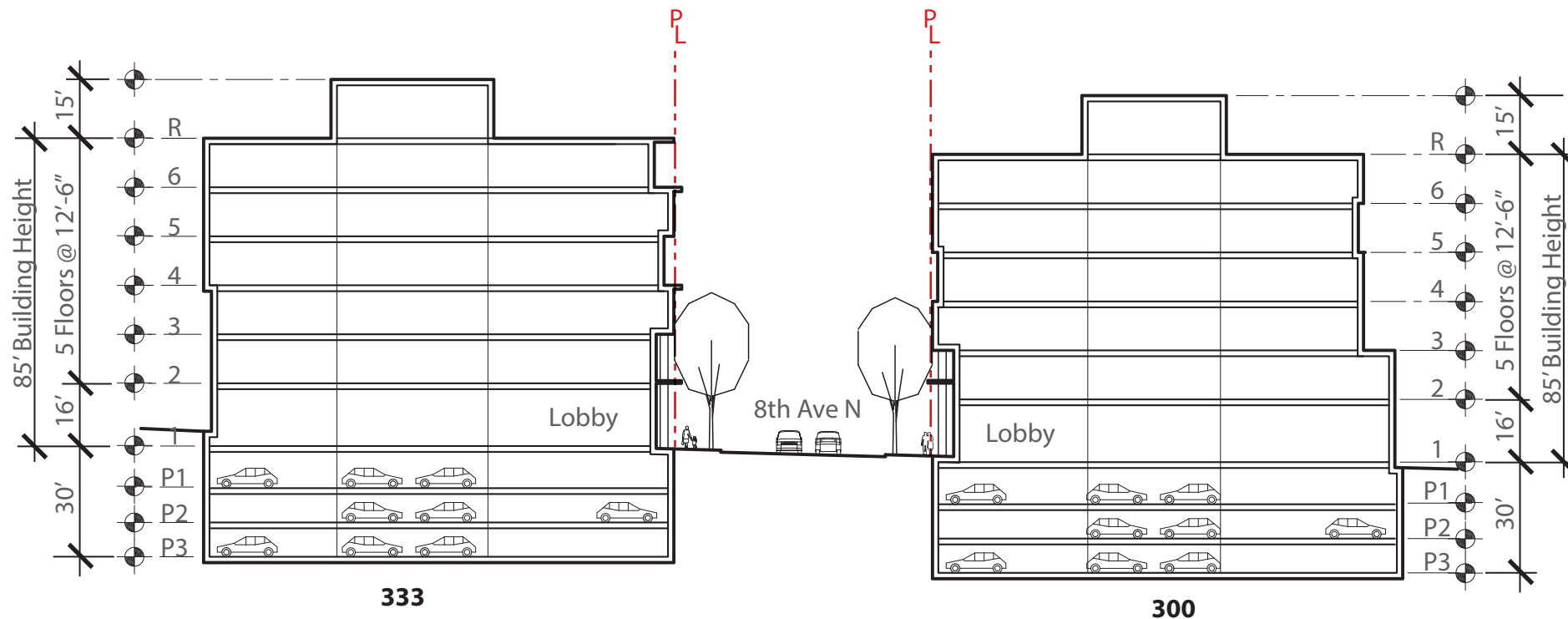




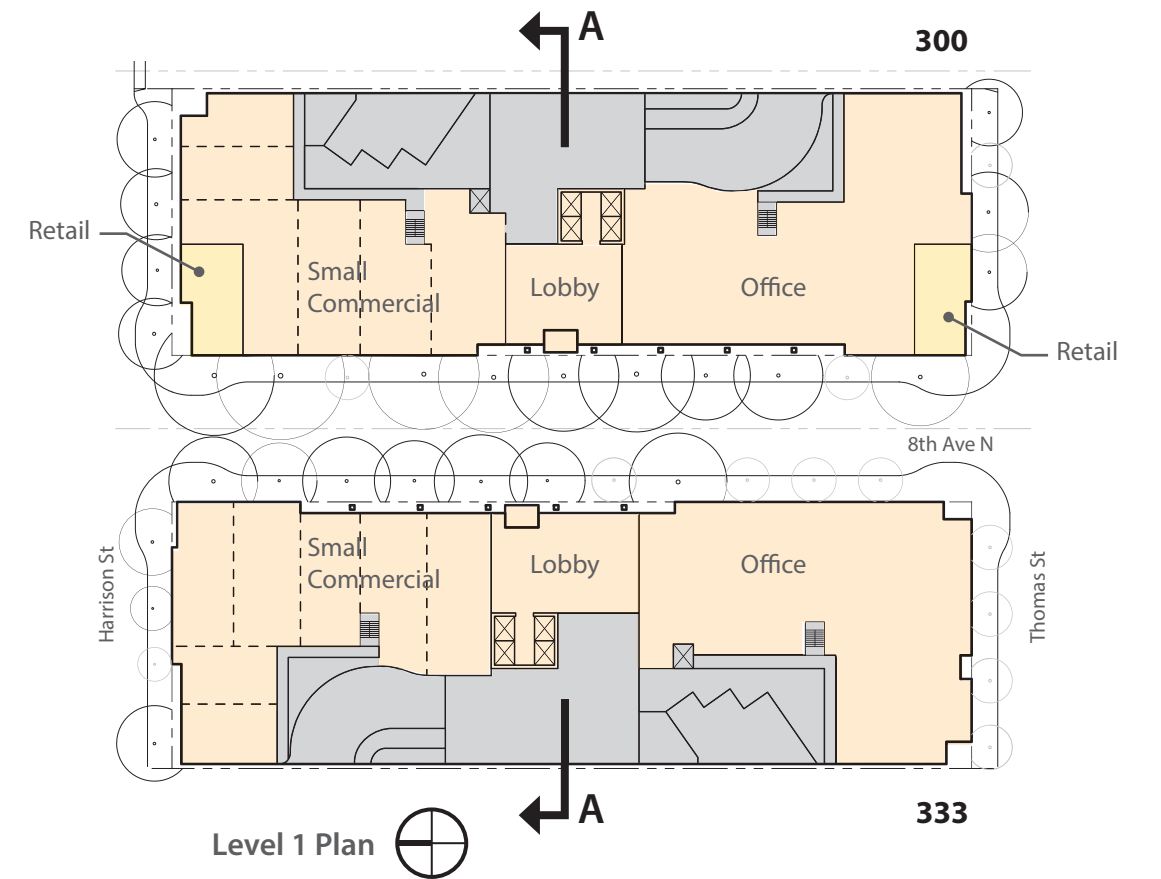
Aerial Looking Southwest



Aerial Looking Southeast (333 Alley)



Section A- Looking North



Level 1 Plan





8th Ave- street view looking North



8th Ave- street view looking North- street trees shown



8th Ave- street view looking South

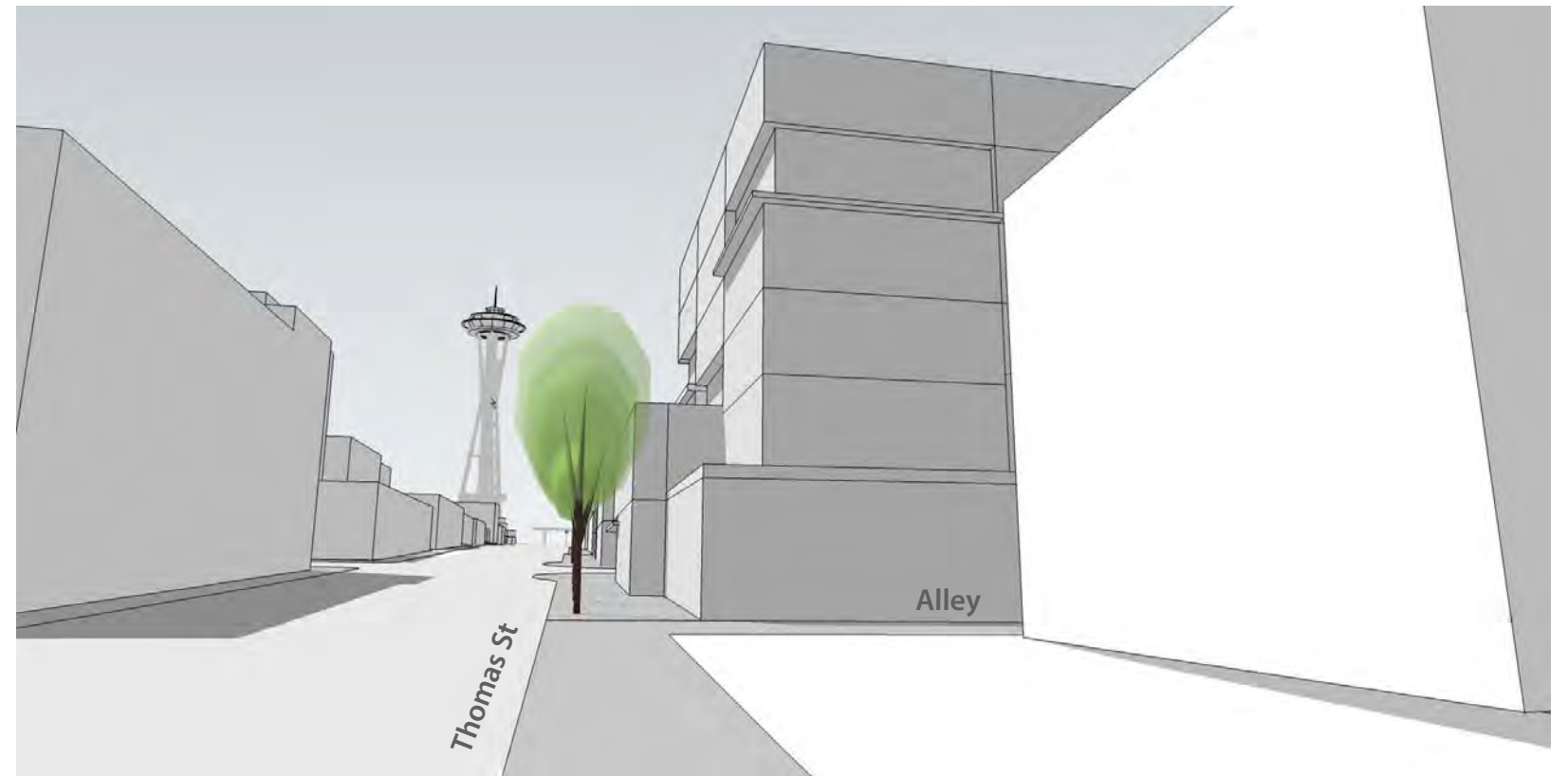


8th Ave- street view looking South- street trees shown

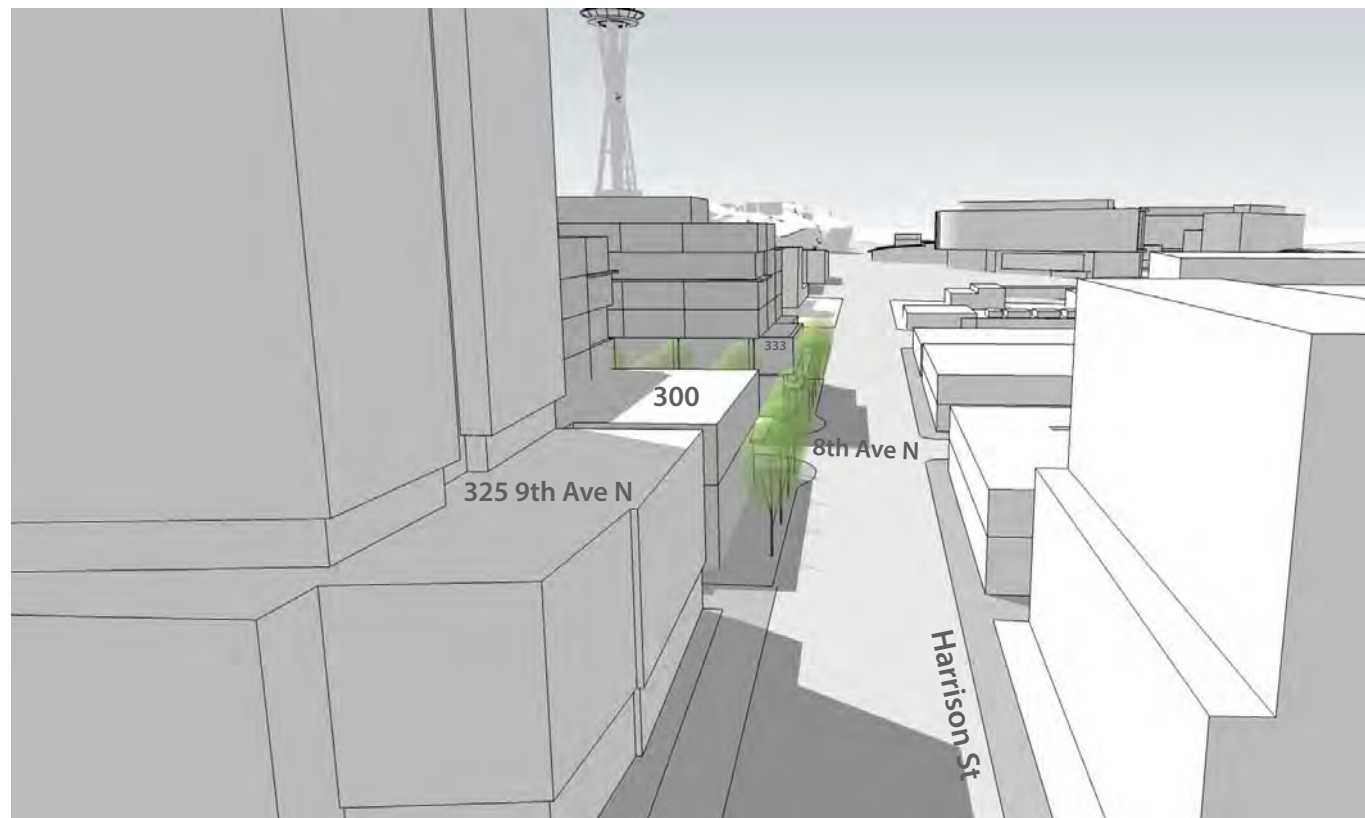




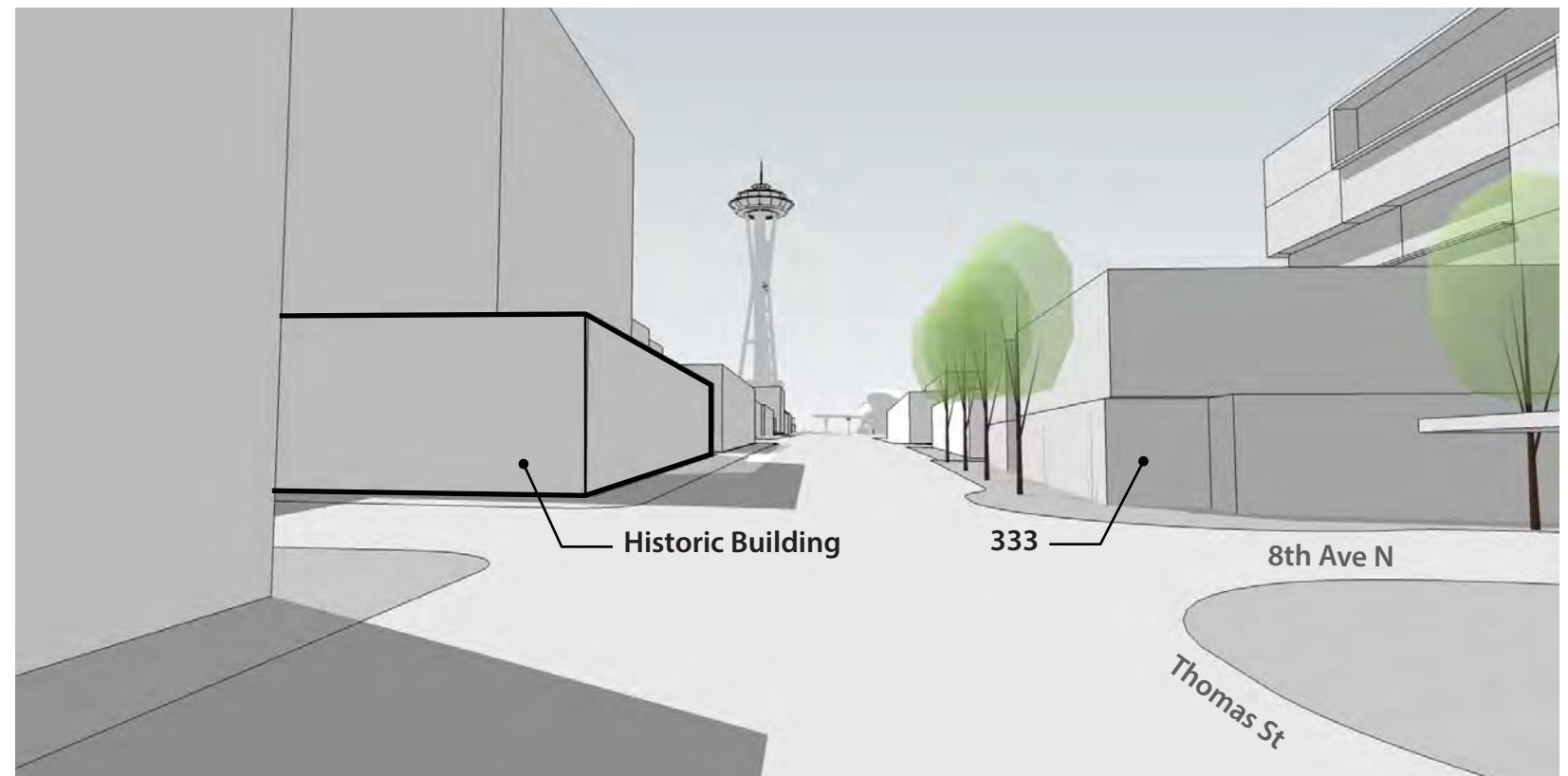
Harrison St Corridor- Looking East



Thomas St- Looking west at Space Needle from adjacent plaza



Harrison St Corridor- Looking West

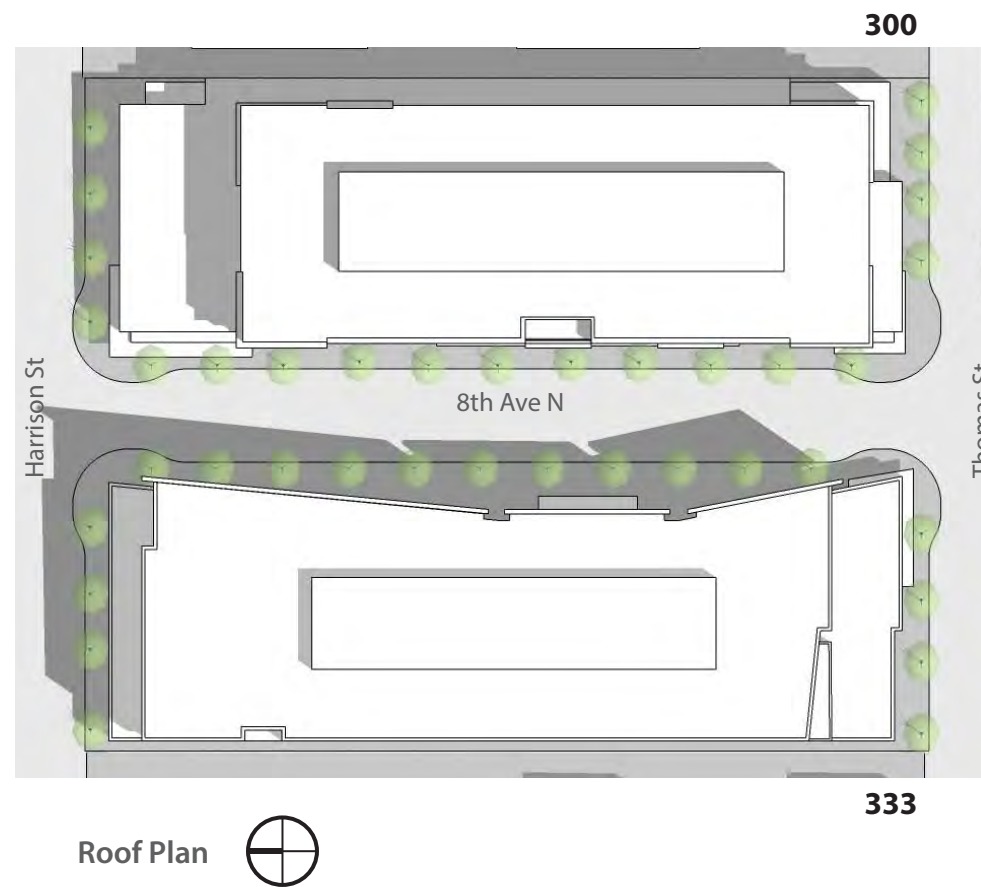


Thomas St- Looking west showing adjacent historic building massing

Massing Option 2

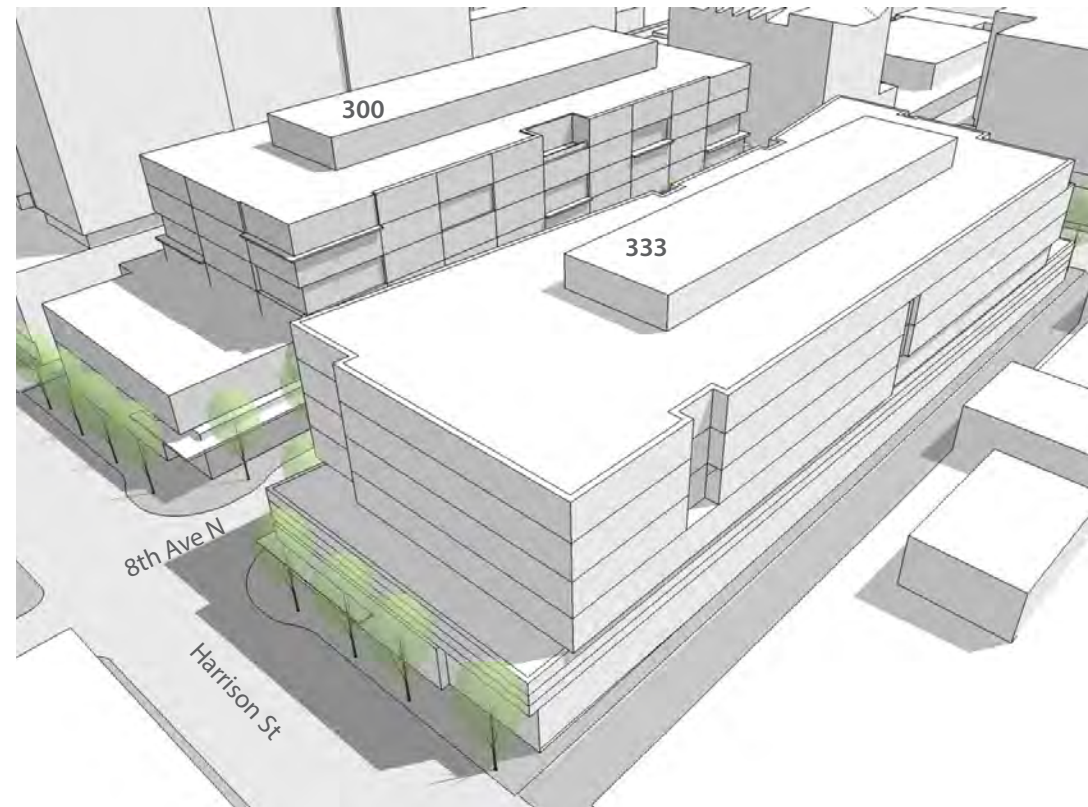
The 'Trifold and Punched Opening Combination' uses the same orthogonal punched opening expression for 300 8th Avenue and matches it with an angled tri-fold expression for 333 8th Avenue. The open space created by the tri-fold geometry lengthens the building by transferring the open space to the street level, thus transferring the tenant open space to public accessible open space.

- Protect & Embrace the Urban Street Room**
- Provide Community Open Space**
- Street Tree & Building Symbiosis**
- Scale Response to Context**
- Architectural Diversity**

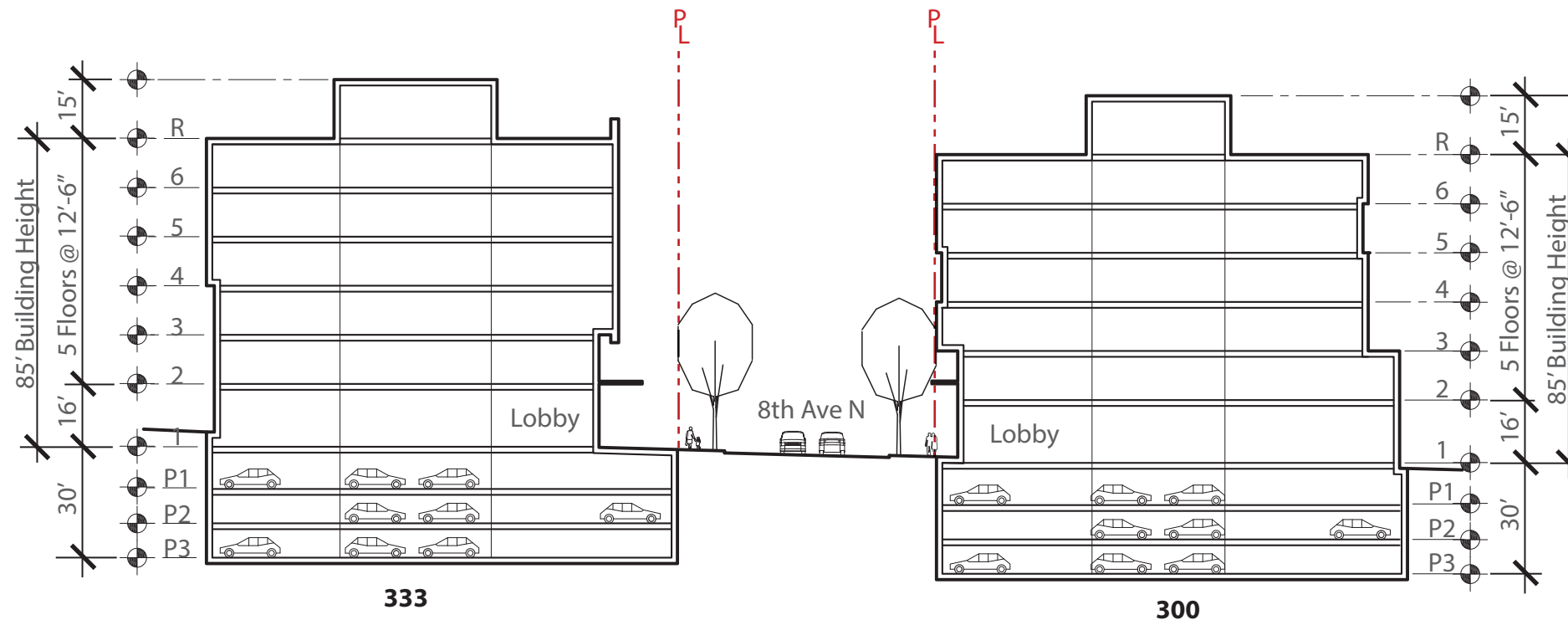




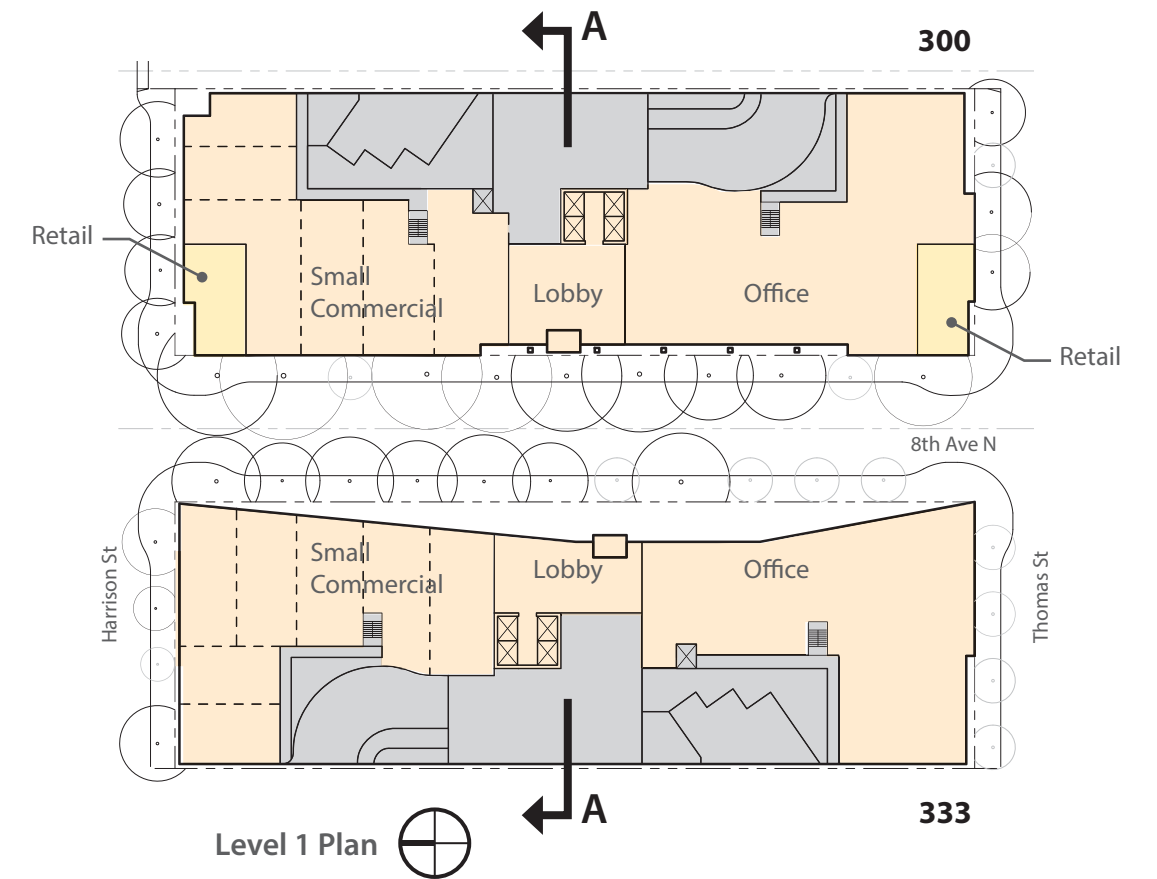
Aerial Looking Southwest



Aerial Looking Southeast (333 Alley)



Section A- Looking North



Level 1 Plan

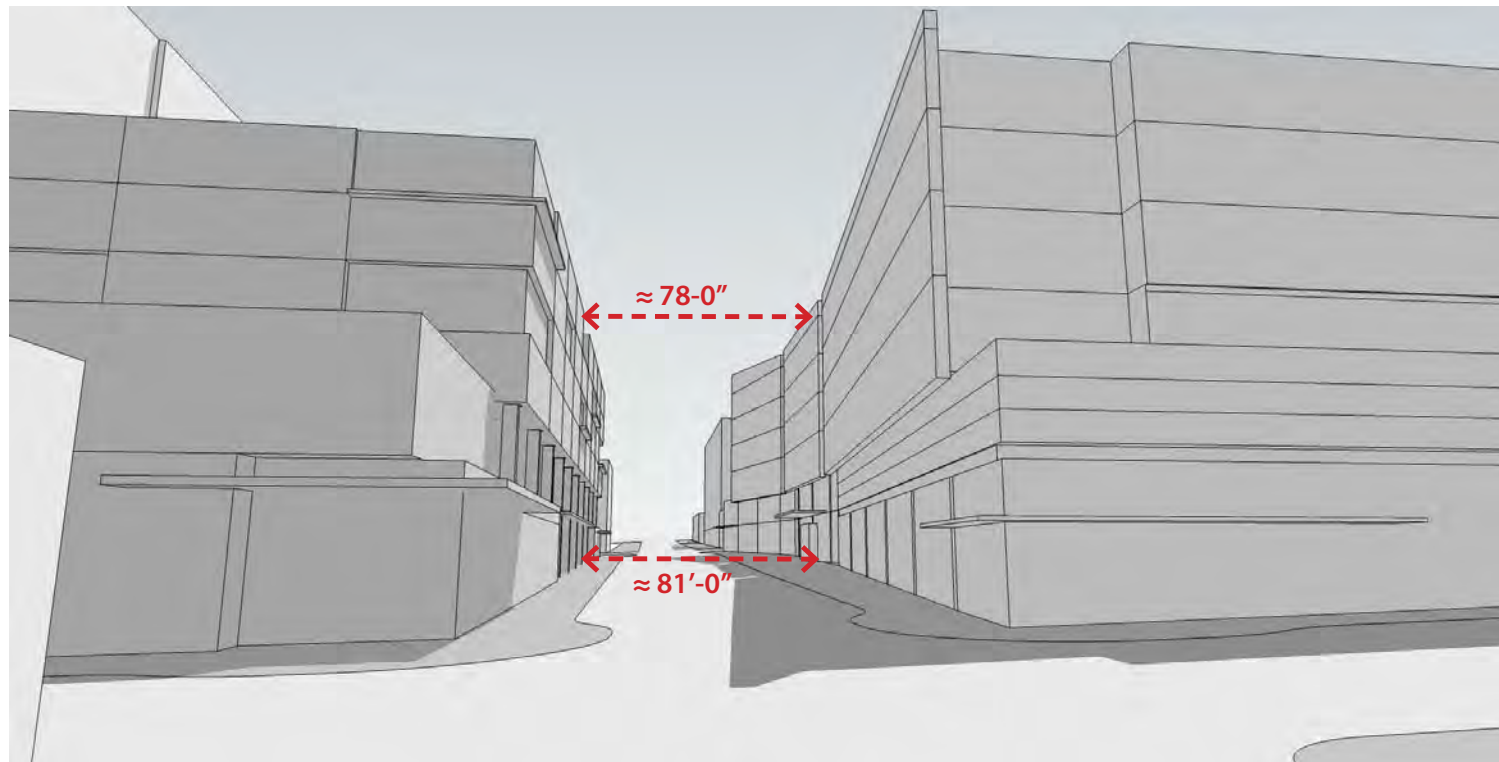




8th Ave- street view looking North



8th Ave- street view looking North- street trees shown

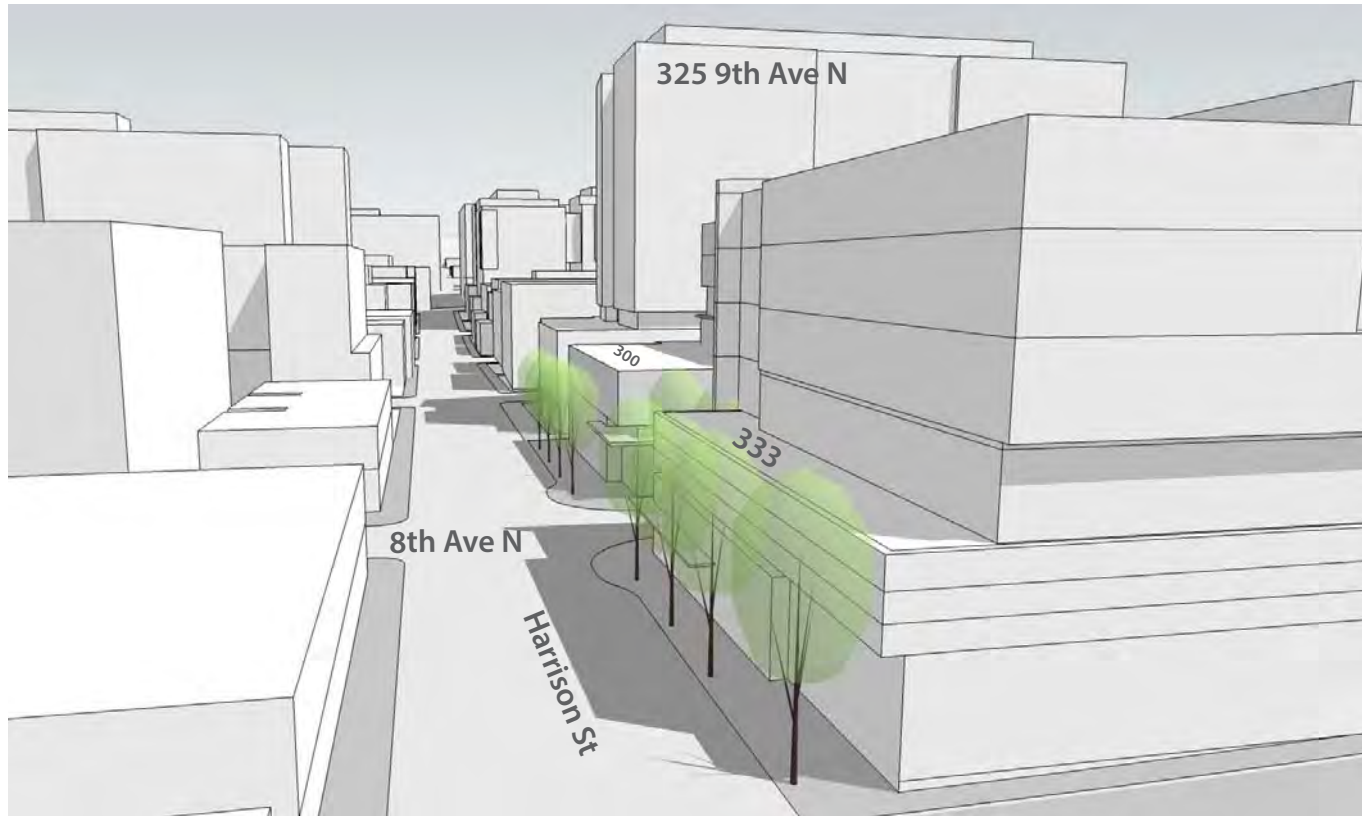


8th Ave- street view looking South

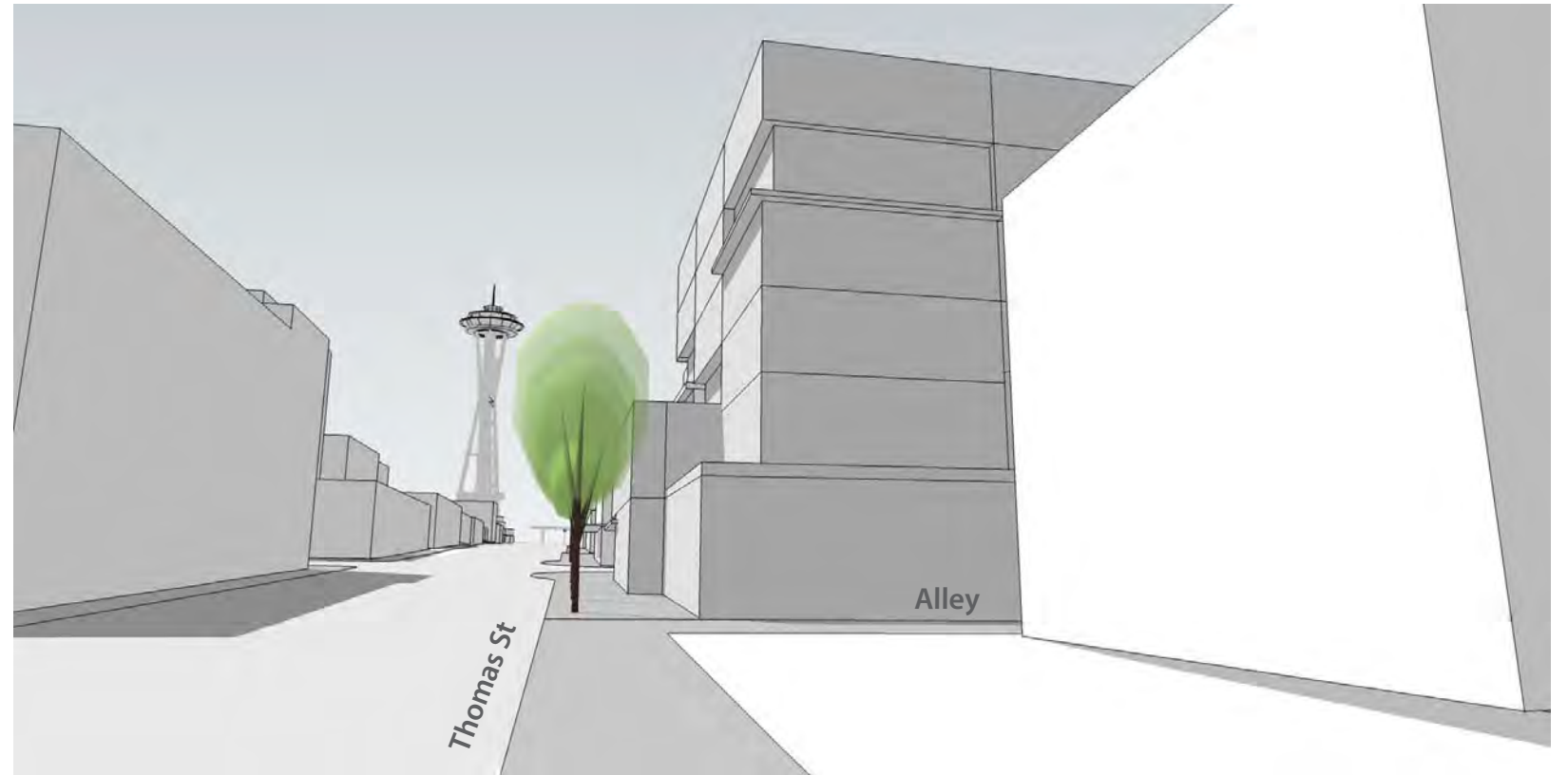


8th Ave- street view looking South- street trees shown





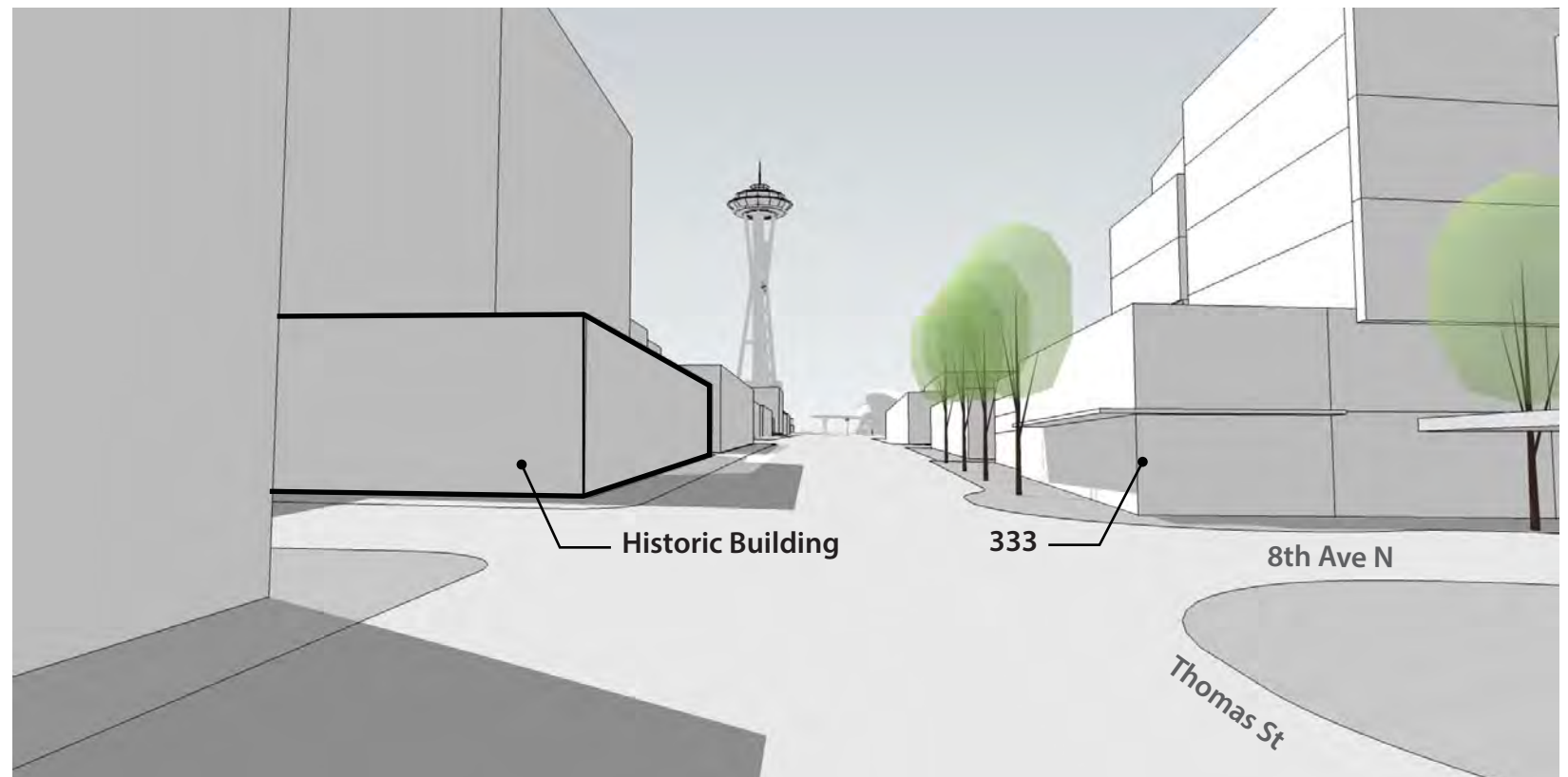
Harrison St Corridor- Looking East



Thomas St- Looking west at Space Needle from adjacent plaza



Harrison St Corridor- Looking West

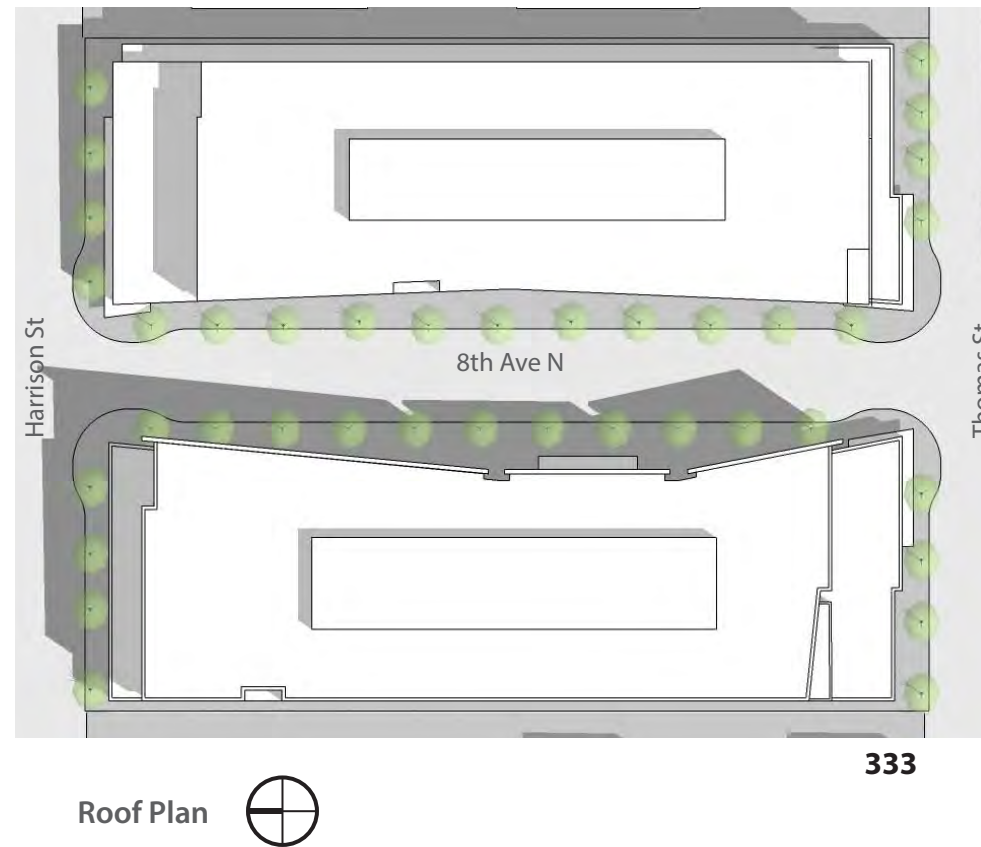


Thomas St- Looking west showing adjacent historic building massing

Massing Option 3 (Preferred)

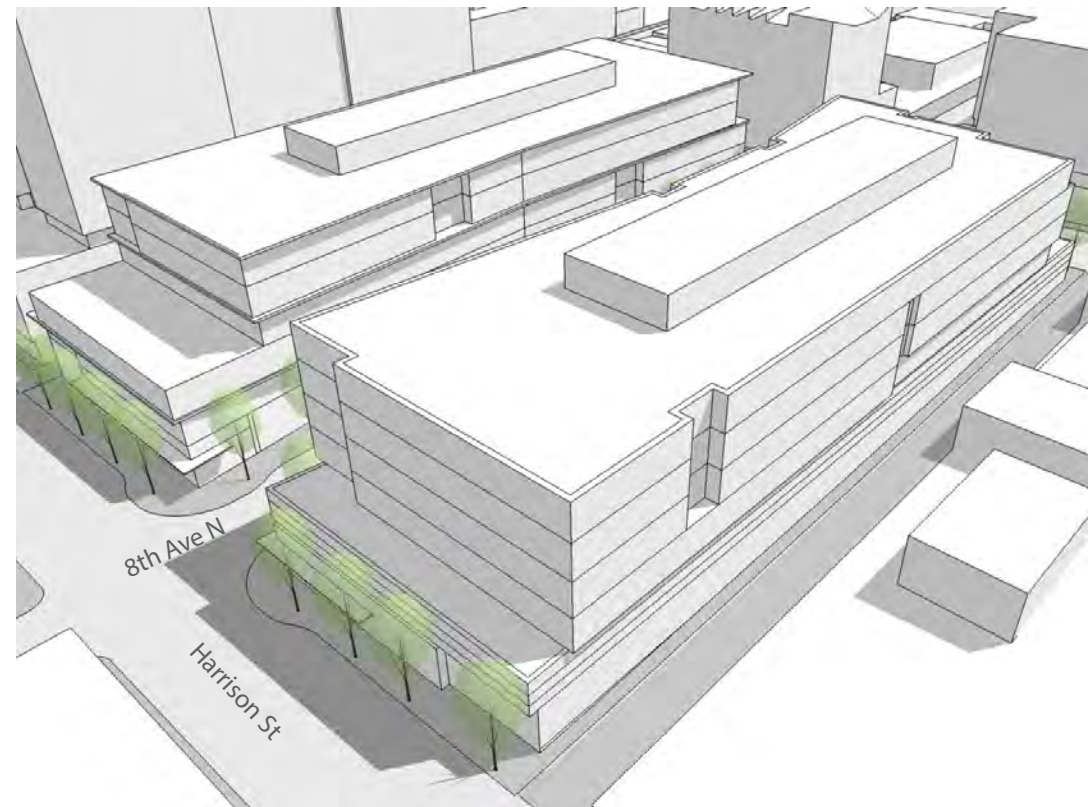
The 'Trifold and Stacked Floor' uses the same folded massing for 333 8th Avenue and introduces another inflected geometry created by a single fold and a pairing of floors for 300 8th Avenue. The 'stacked floor' expresses floors in pairs uniquely to create a clear horizontal expression of mass. The top pair of floors dramatically cantilevers outward and to the west to frame the street and tree canopy approximately 30 ft above the sidewalk and street.

- ✓ **Protect & Embrace the Urban Street Room**
- ✓ **Provide Community Open Space**
- ✓ **Street Tree & Building Symbiosis**
- ✓ **Scale Response to Context**
- ✓ **Architectural Diversity**

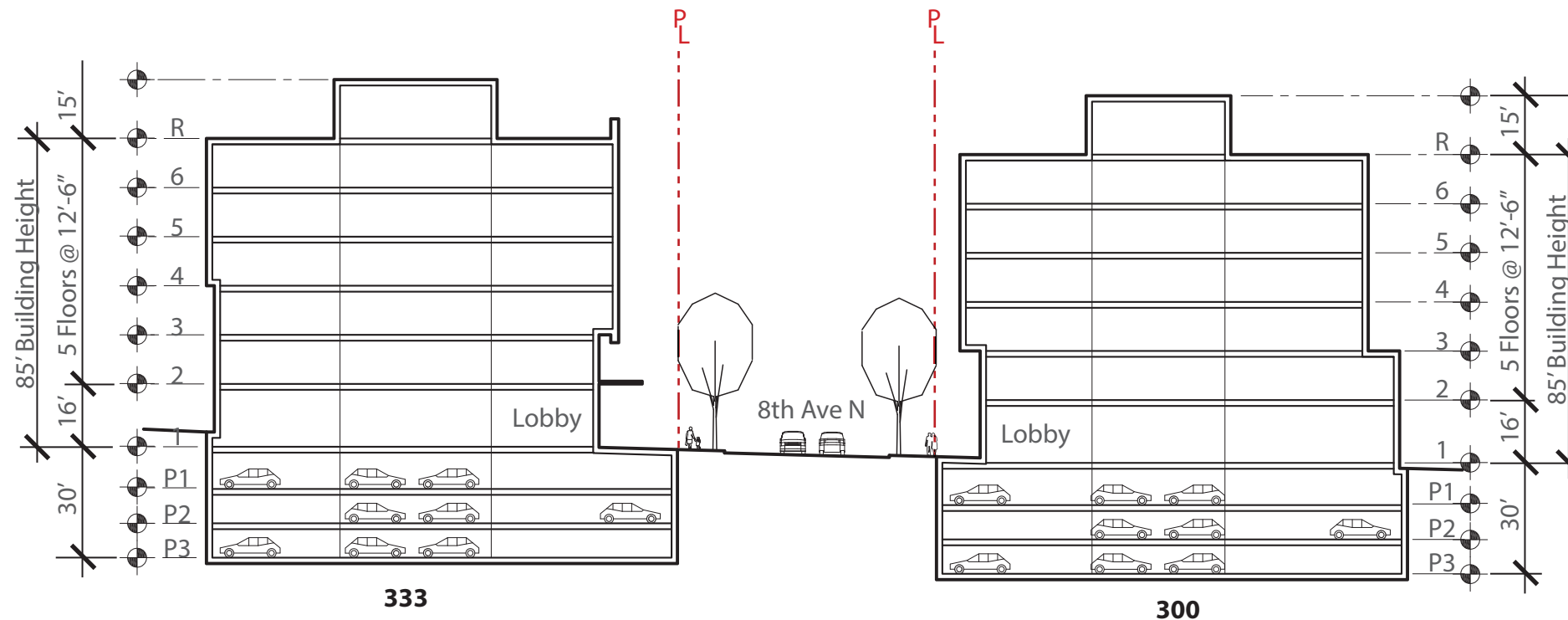




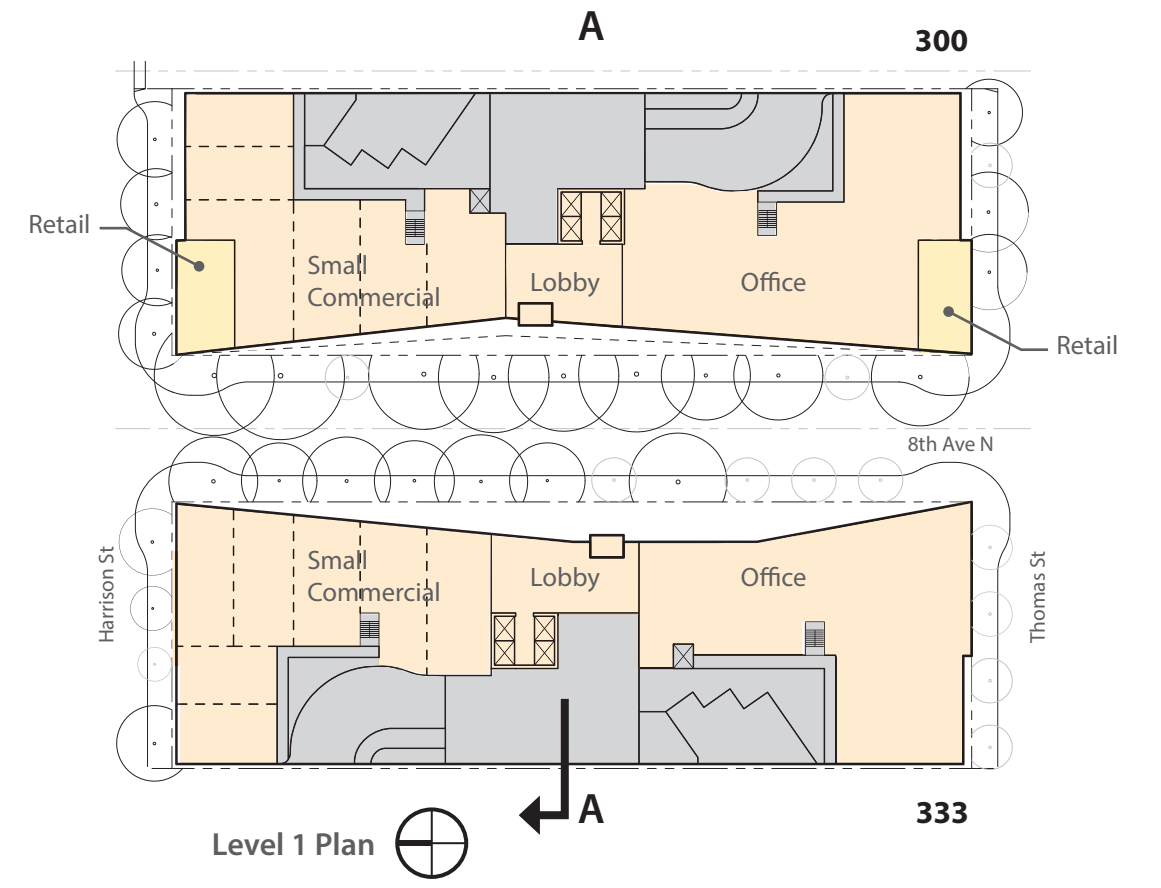
Aerial Looking Southwest



Aerial Looking Southeast (333 Alley)



Section A- Looking North



Level 1 Plan

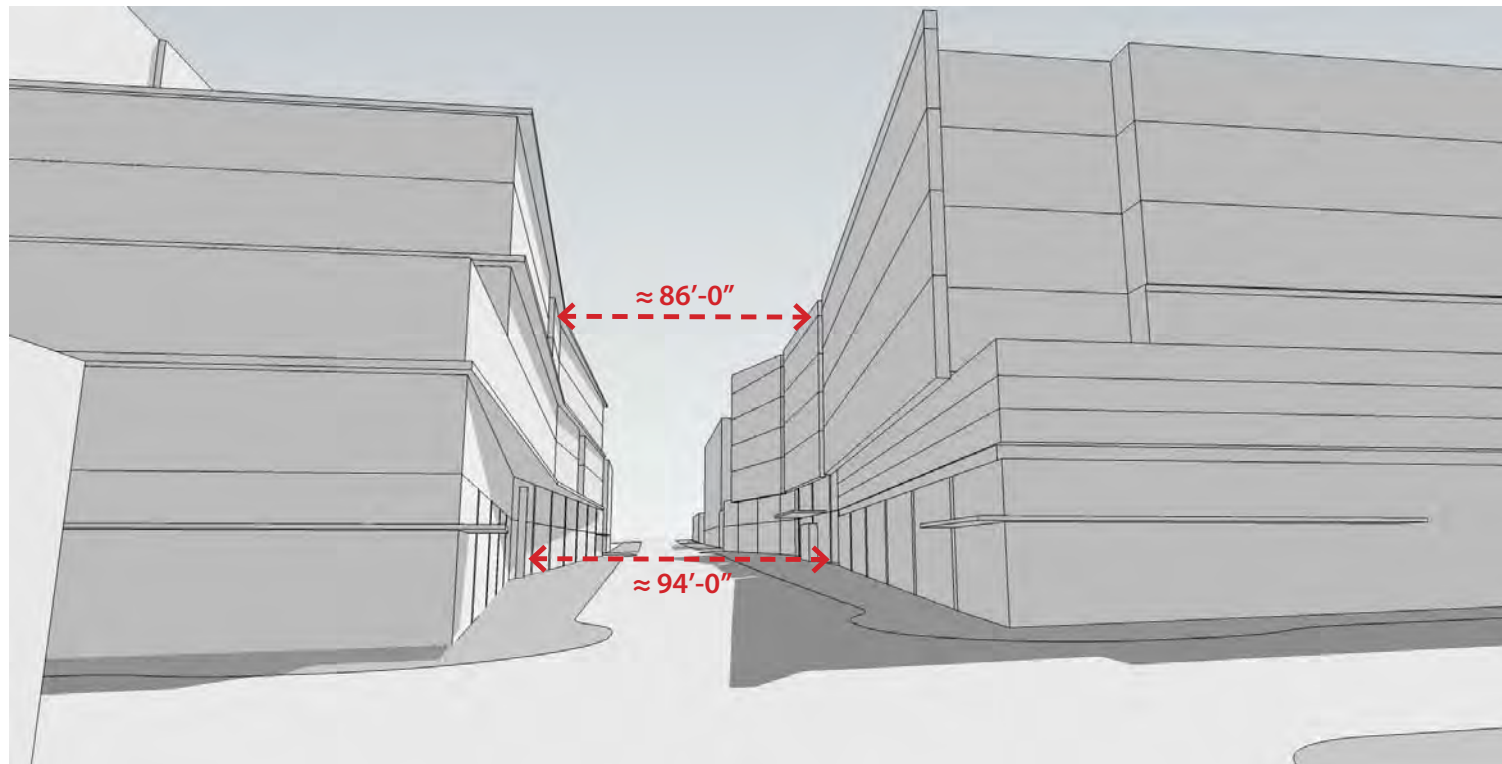




8th Ave- street view looking North



8th Ave- street view looking North- street trees shown



8th Ave- street view looking South

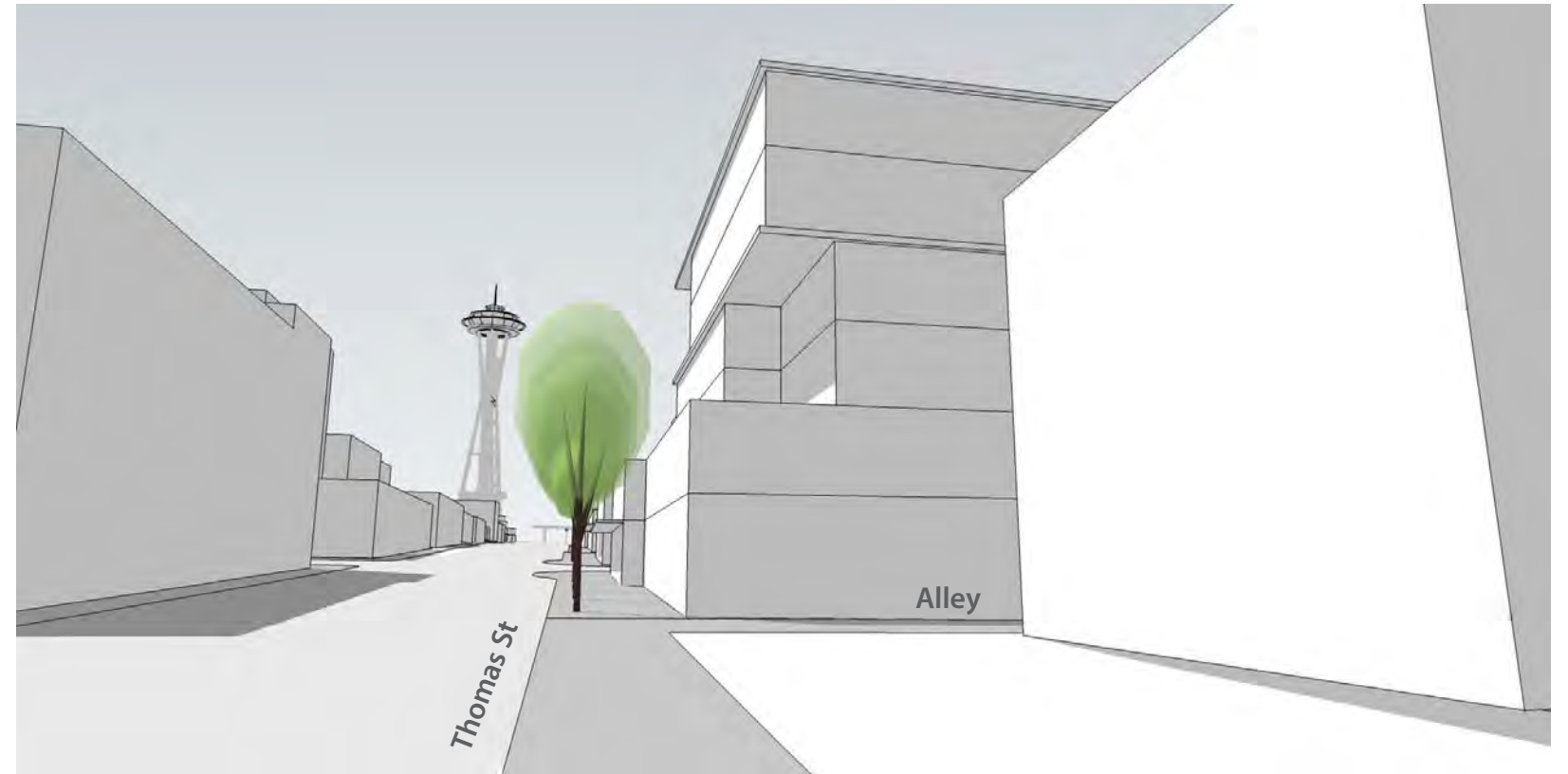


8th Ave- street view looking South- street trees shown





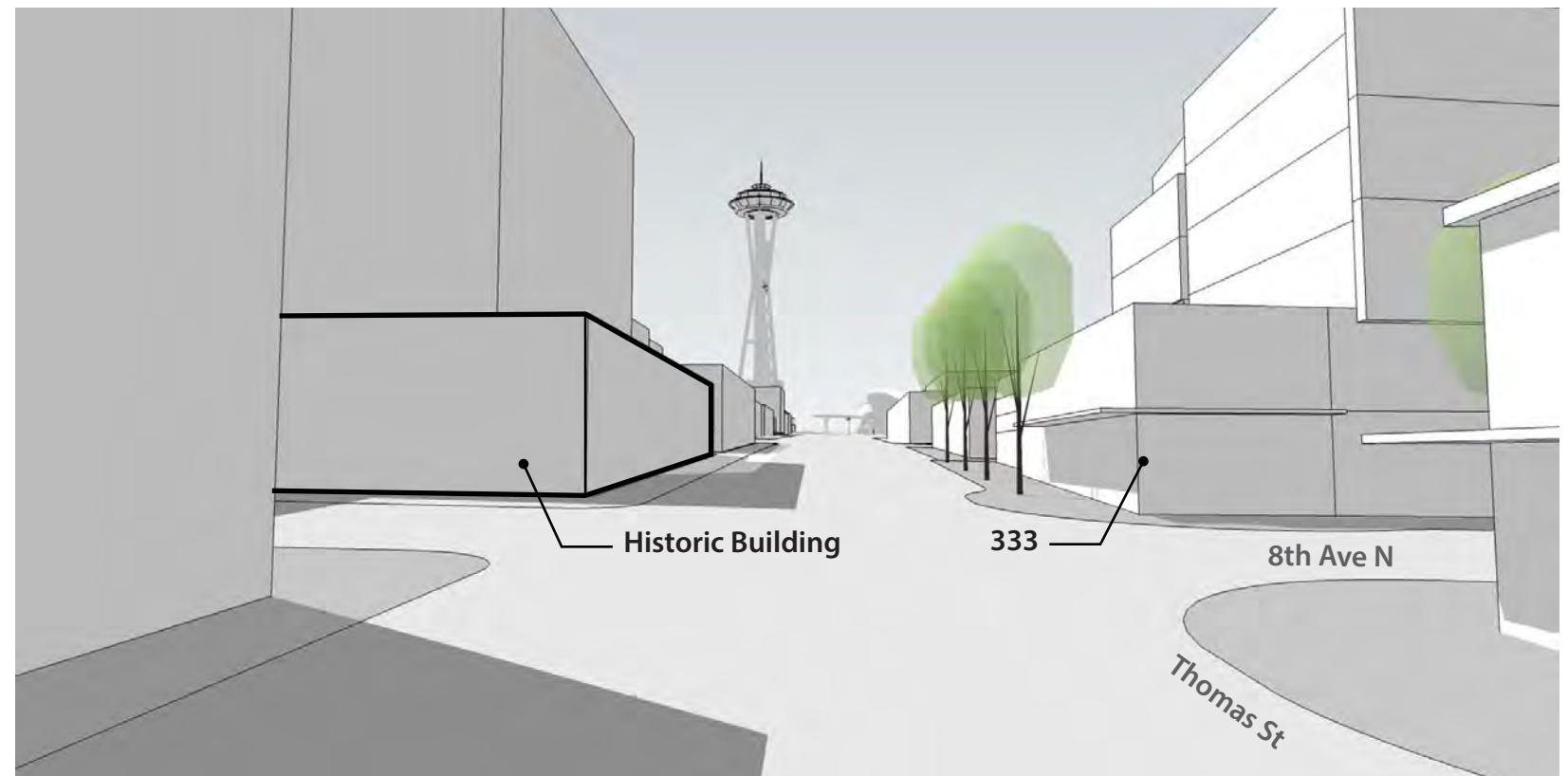
Harrison St Corridor- Looking East



Thomas St- Looking west at Space Needle from adjacent plaza



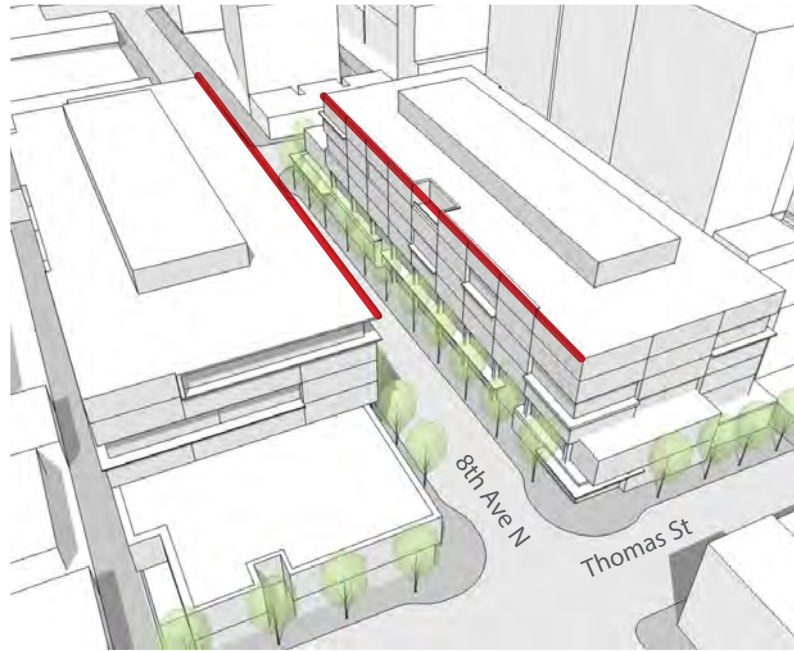
Harrison St Corridor- Looking West



Thomas St- Looking west showing adjacent historic building massing



Option 1



View from Southwest

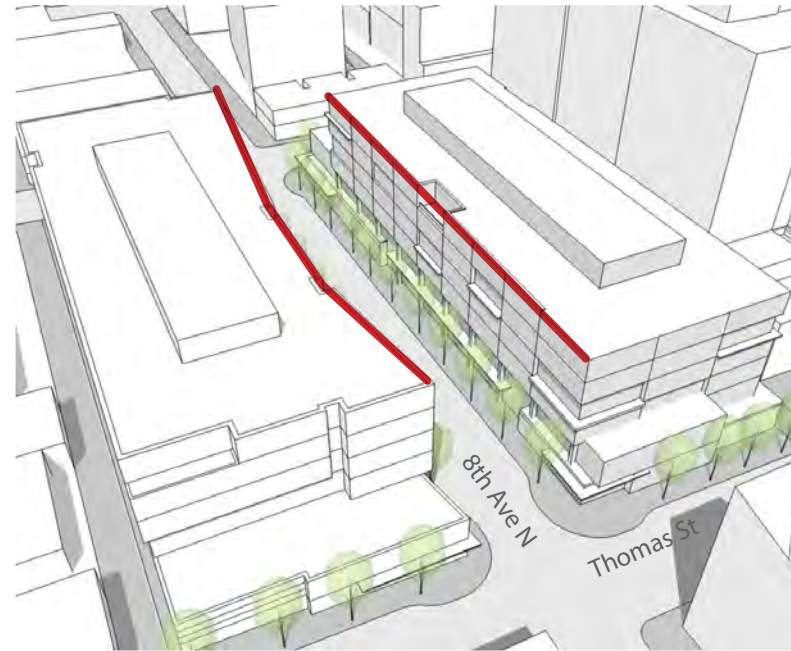
Pros:

- Large above grade tenant occupied terraces (private open space)
- Smaller upper level footprint

Cons:

- Small amount of public open space at street level
- 8th Ave facades tight to tree canopy
- Colonnade blocks pedestrian visibility

Option 2



View from Southwest

Pros:

- Open space expands toward mid-block
- 333 inflection accommodates street trees
- Massing diversity between the 2 blocks

Cons:

- 300 Colonnade blocks pedestrian visibility
- 300 facade at 8th Ave is tight to tree canopy
- 333 longer upper level massing to accommodate FAR

Option 3 (Preferred)



View from Southwest

Pros:

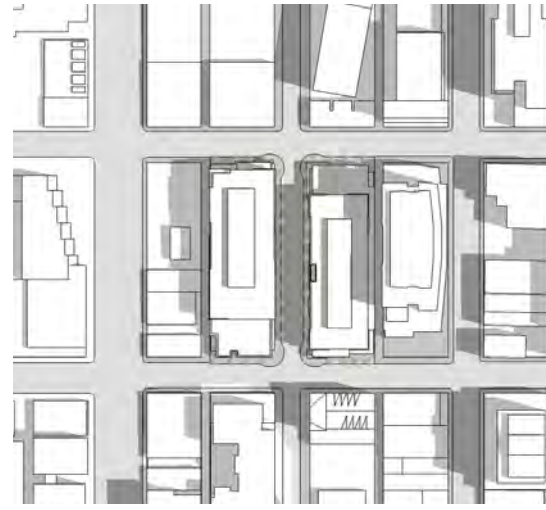
- Large amount of public open space at street level
- Both blocks inflect to accommodate street trees and form an urban street room
- Massing diversity is maintained

Cons:

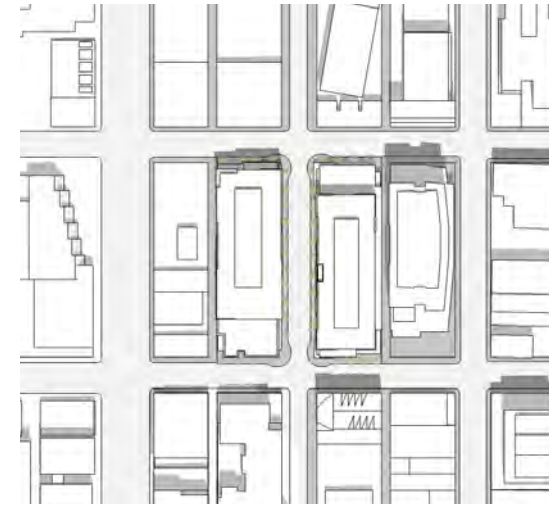
- Average amount of tenant occupied terraces (private open space)
- Longer upper level massing to accommodate FAR



Summer-
June 21st



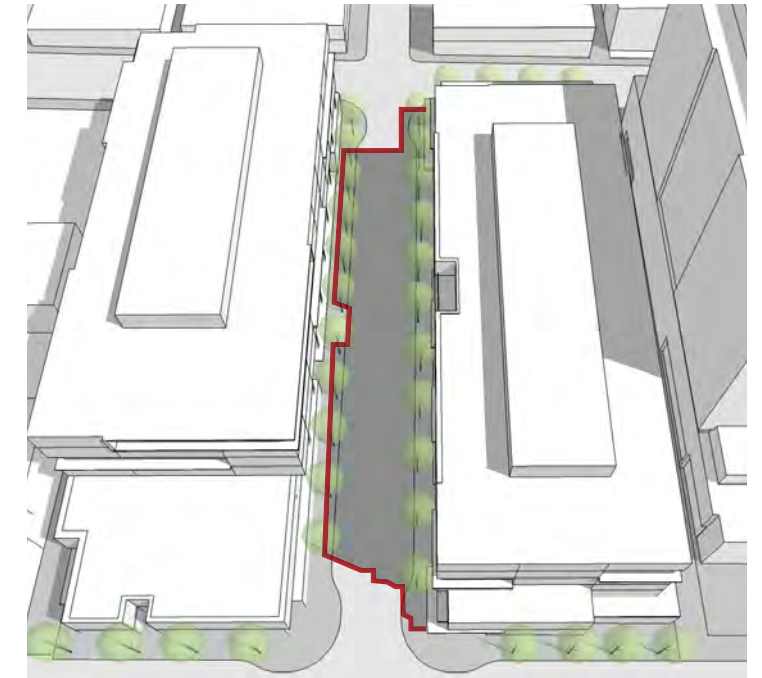
9:00 am



12:00 pm

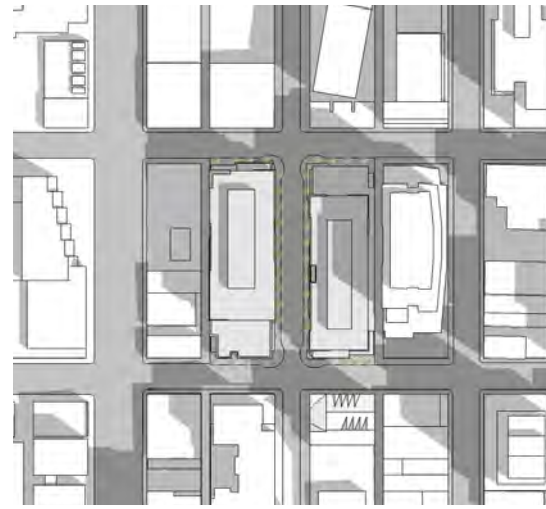


3:00 pm

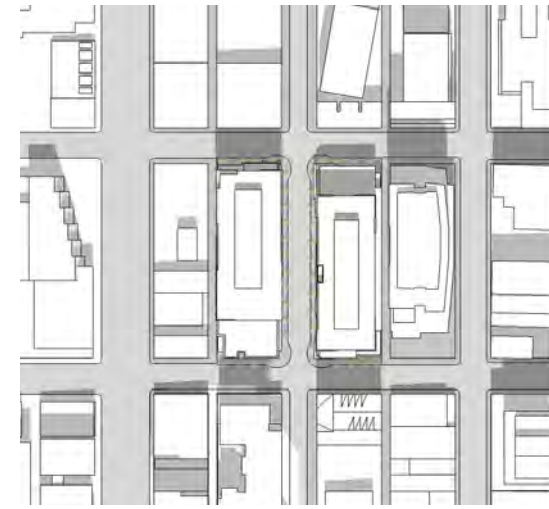


Morning Shadow

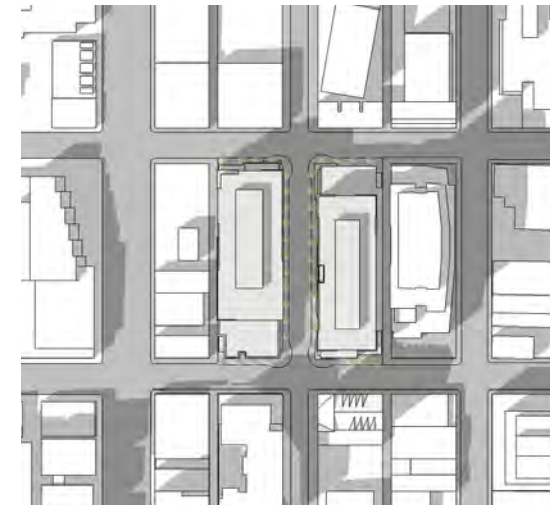
Spring & Fall-
March & Sept. 20th



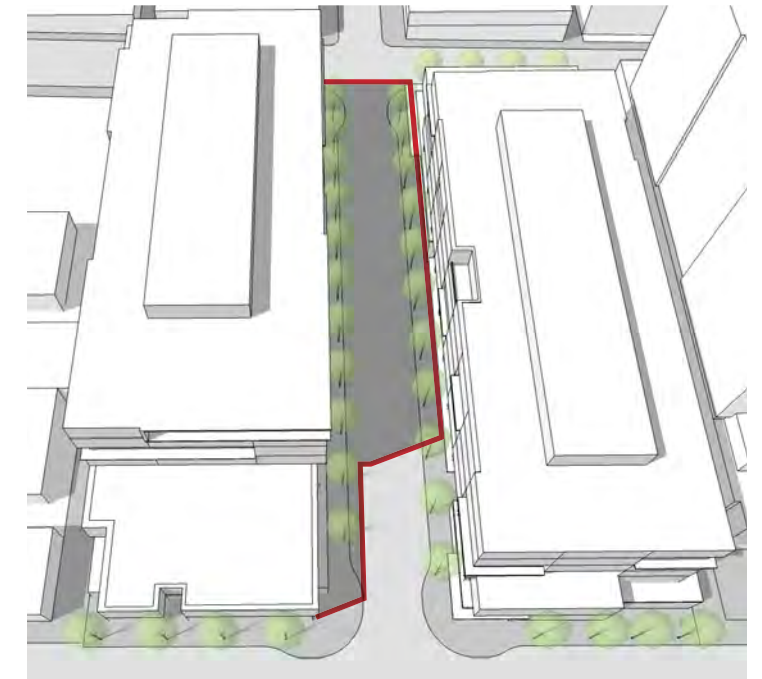
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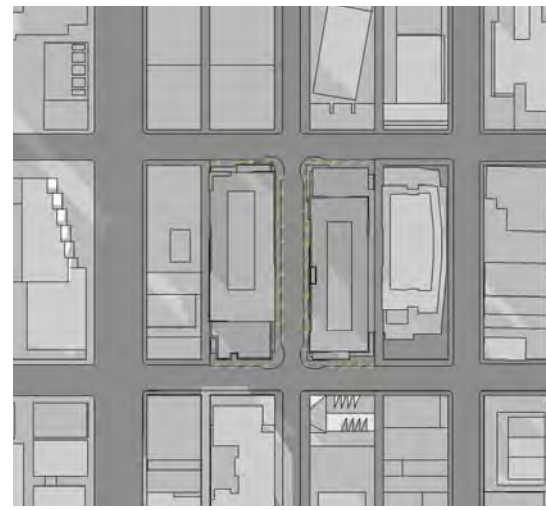


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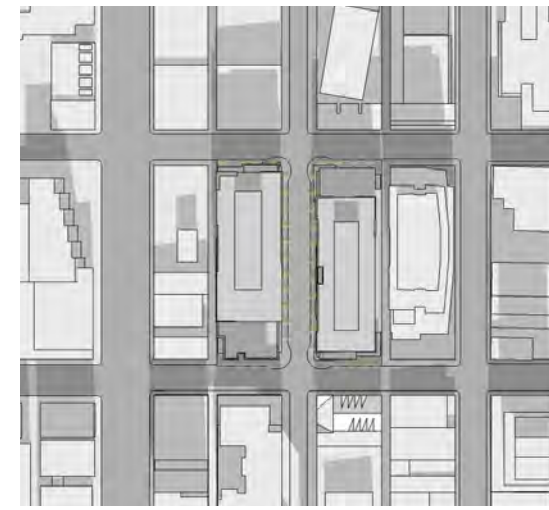


Afternoon Shadow

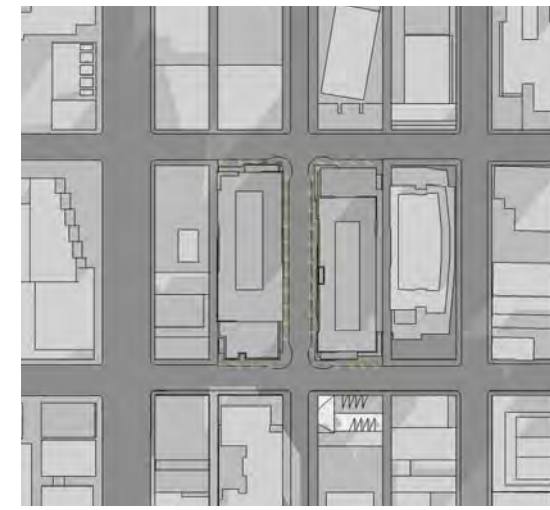
Winter-
December 21st



9:00 am



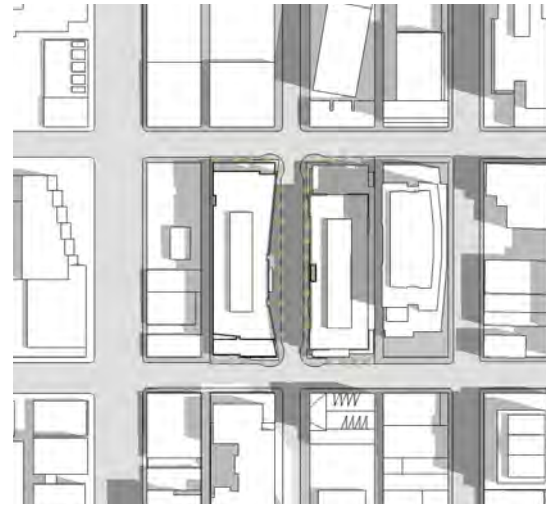
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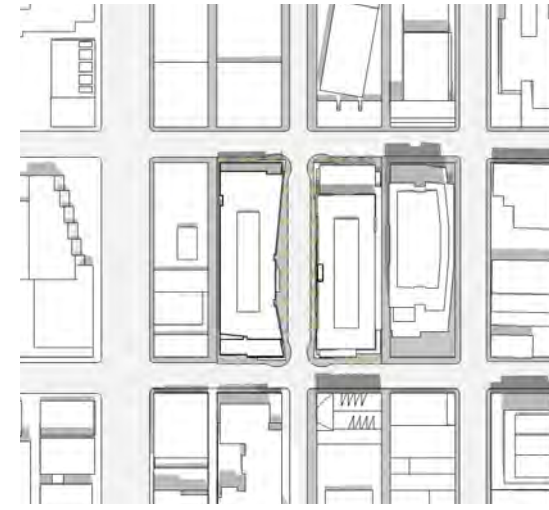
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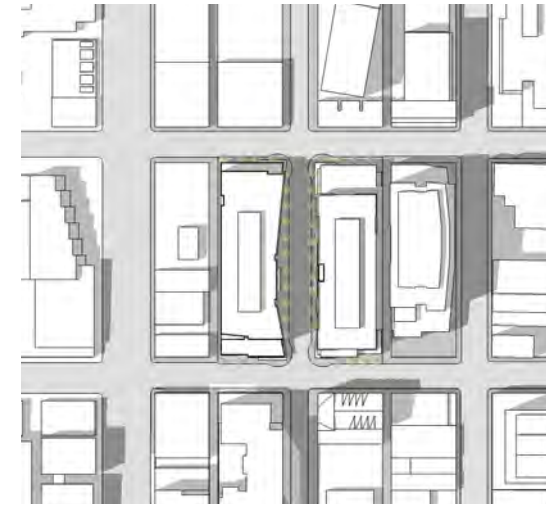
Summer-
June 21st



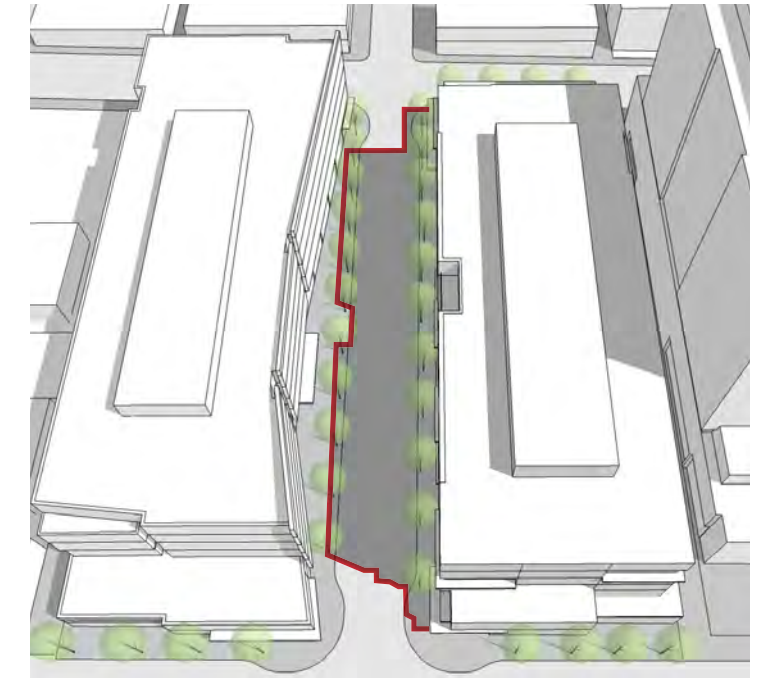
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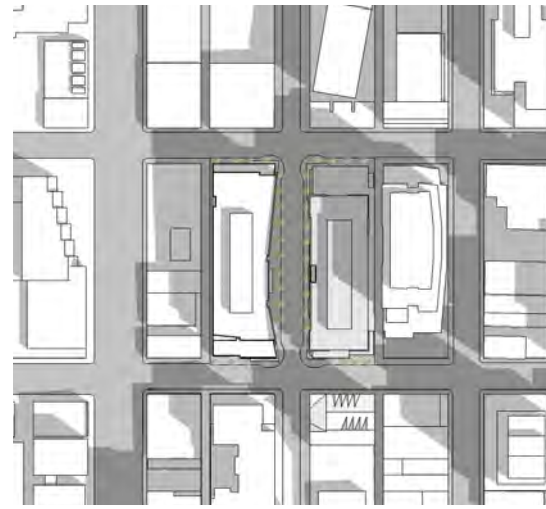


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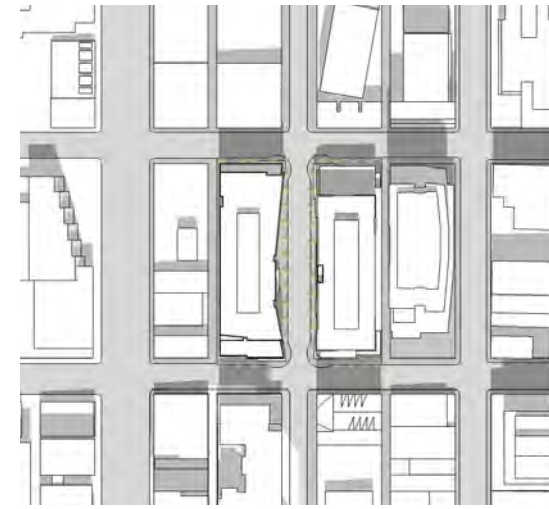


Morning Shadow

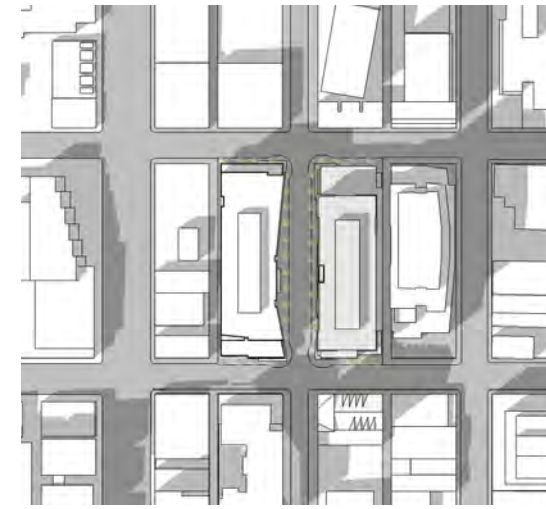
Spring & Fall-
March & Sept. 20th



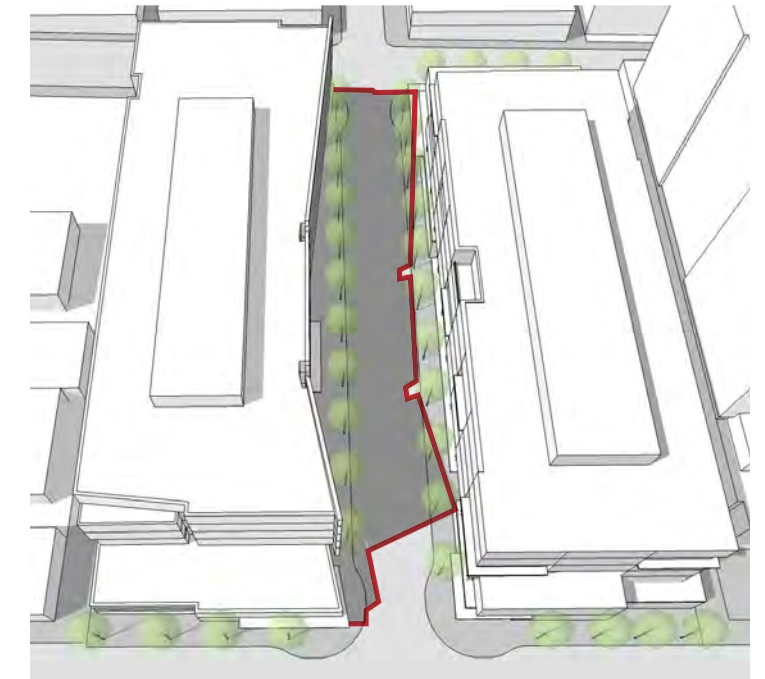
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12:00 pm

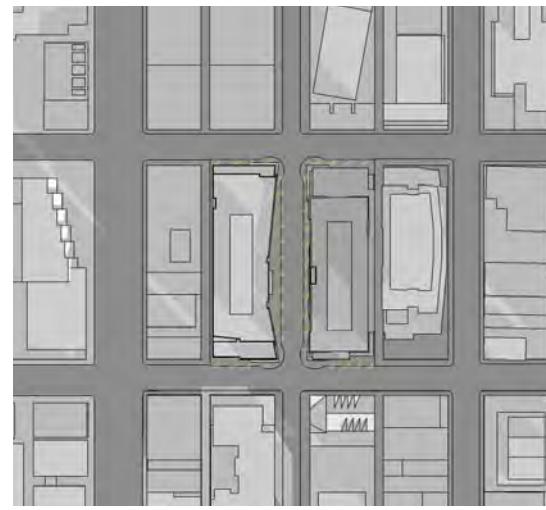


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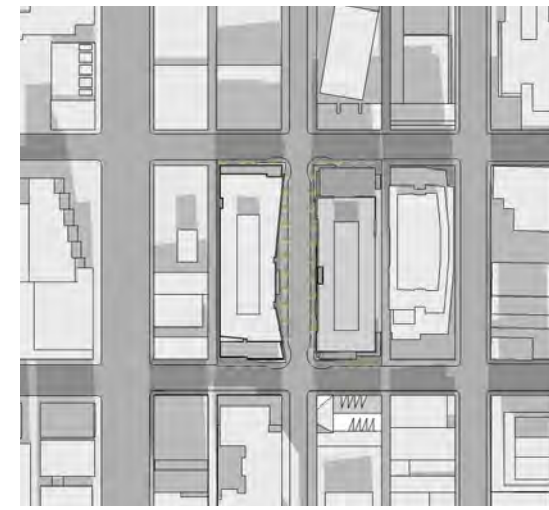


Afternoon Shadow

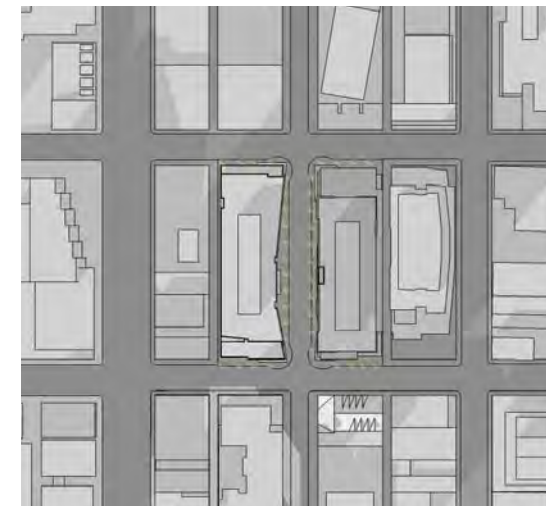
Winter-
December 21st



9:00 am



12:00 pm



3:00 pm



GRAPHITE

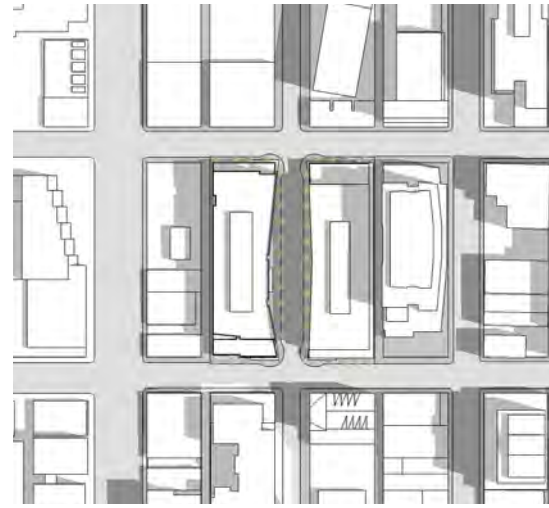
A-43 | Shadow Studies- Option 2

300 & 333 8th Ave N
13001.00

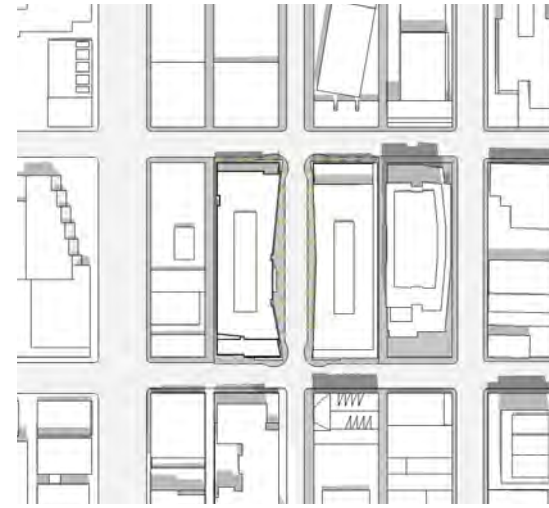
Early Design Guidance
October 9th, 2013



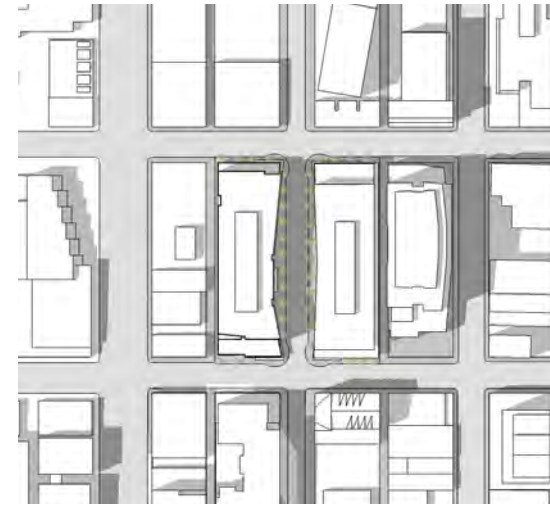
Summer-
June 21st



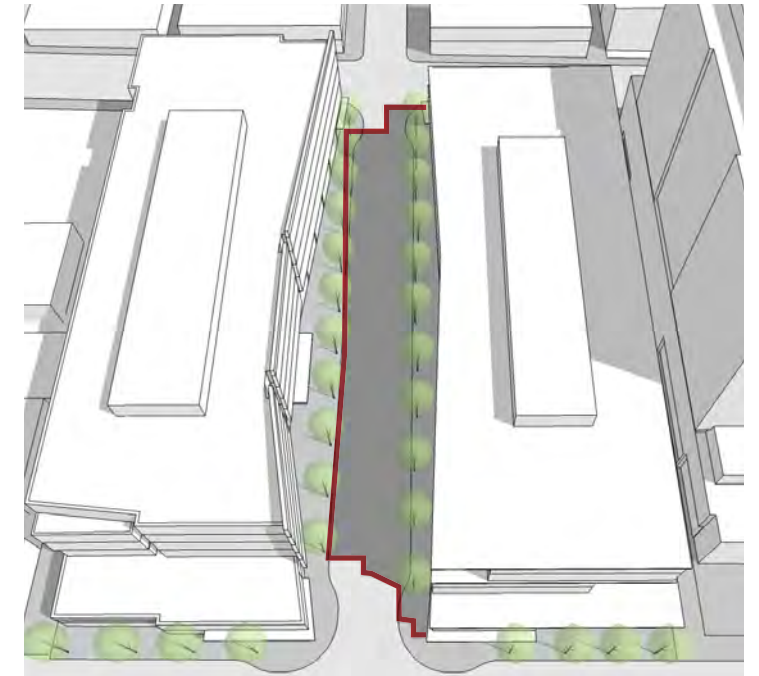
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12:00 pm

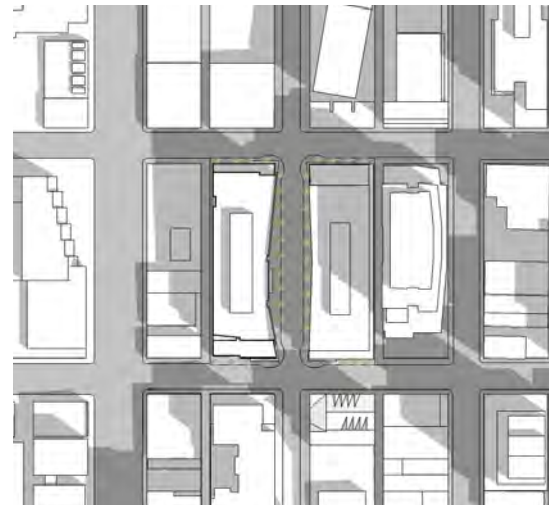


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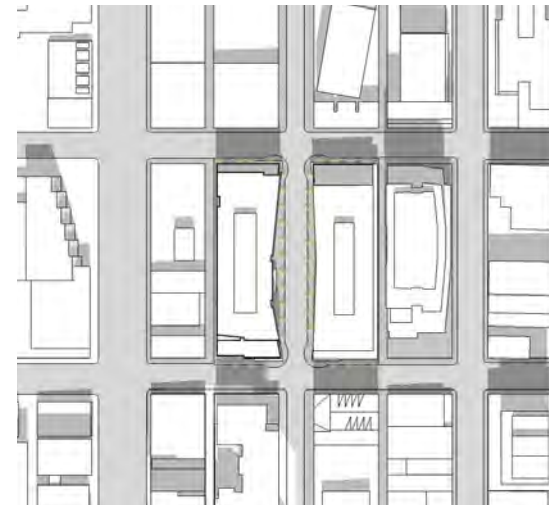


Morning Shadow

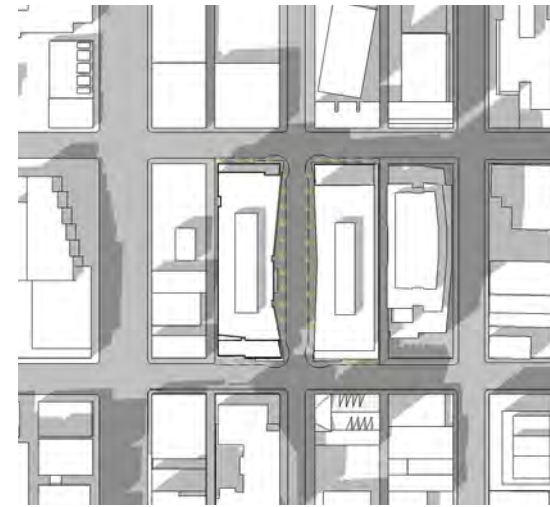
Spring & Fall-
March & Sept. 20th



9:00 am



12:00 pm

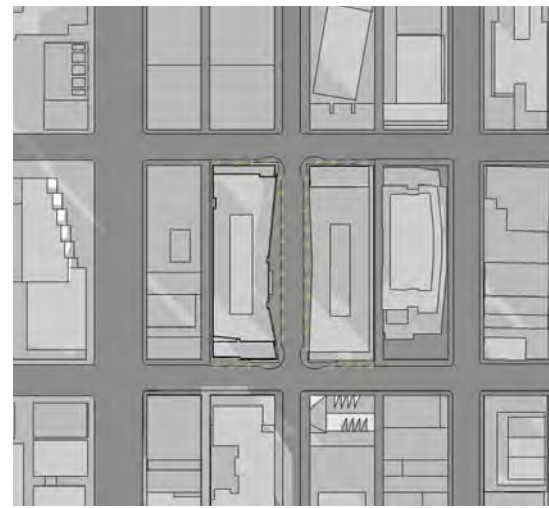


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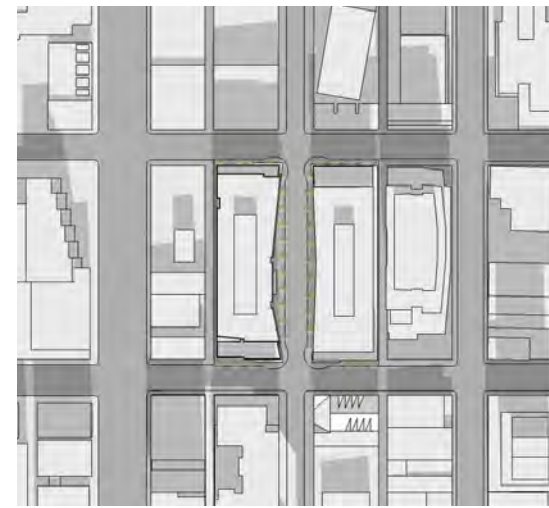


Afternoon Shadow

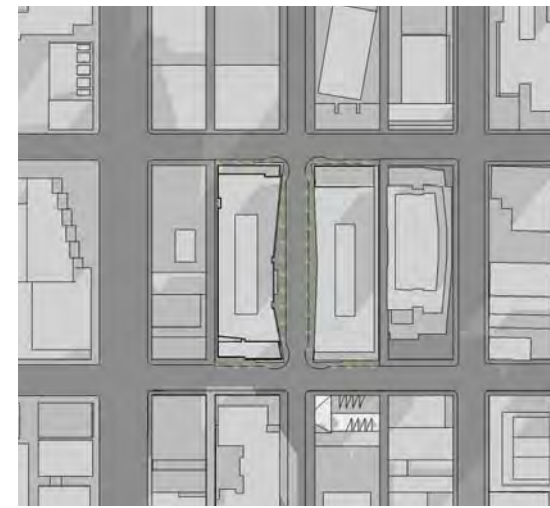
Winter-
December 21st



9:00 am



12:00 pm



3:00 pm





Experiential Quality + Neighborhood Amenity

The trees and building work in unison to define and cradle a lush and flexible neighborhood open space. The mature gum canopy will not only shelter pedestrians but will also be experienced by the occupants of the office space as a layer directly outside of the windows similar to a tree house. If the “woonerf” is realized, the street area could serve as an amenity to the neighborhood hosting small community events like block parties and provide opportunities for runoff control.

Small commercial or high-ceiling creative space is a consideration for the northern first floor office space. The smaller division of lease space size and individual entry points could benefit the project and neighborhood in terms of scale and diversity.



8th Avenue North
Existing Summer view looking towards Denny Park



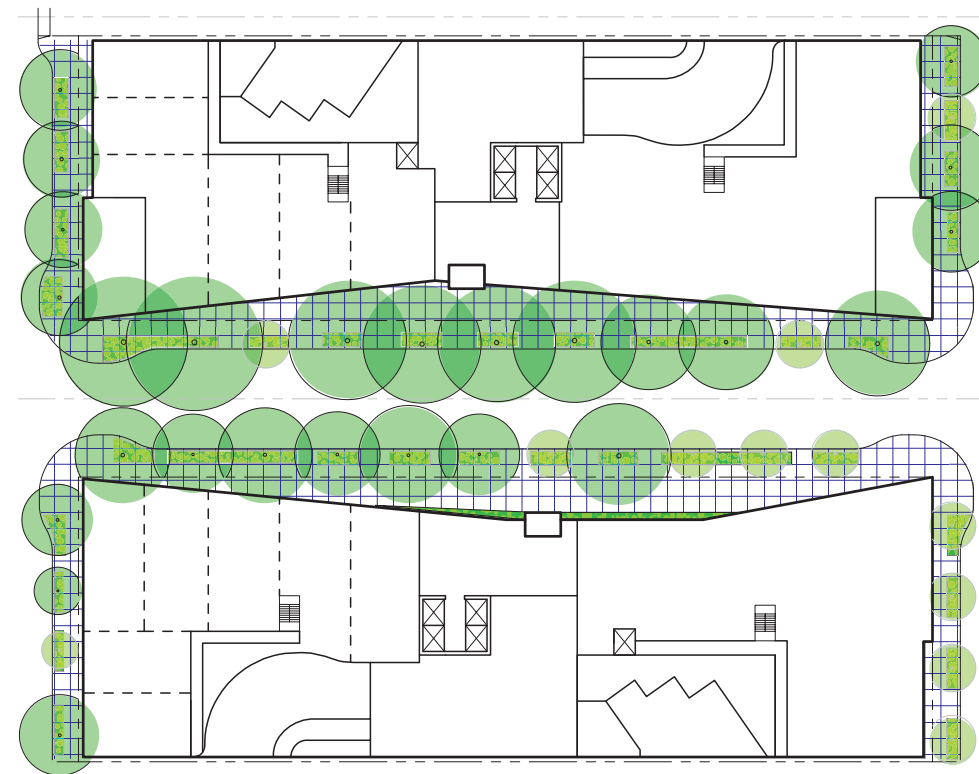
View from street to office through street trees



View from office through street trees



Neighborhood Block Party



Small Commercial/Creative Space



Small Commercial/Creative Space



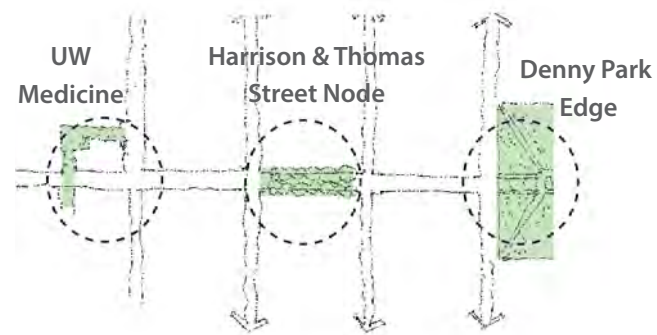
Landscape Plan

While this proposal is governed by the previous SM 85 zoning, the plan embraces the studies and concepts created for the 8th Avenue Corridor study. 8th Avenue North, between Harrison and Thomas has been defined as a 'character-giving' node.

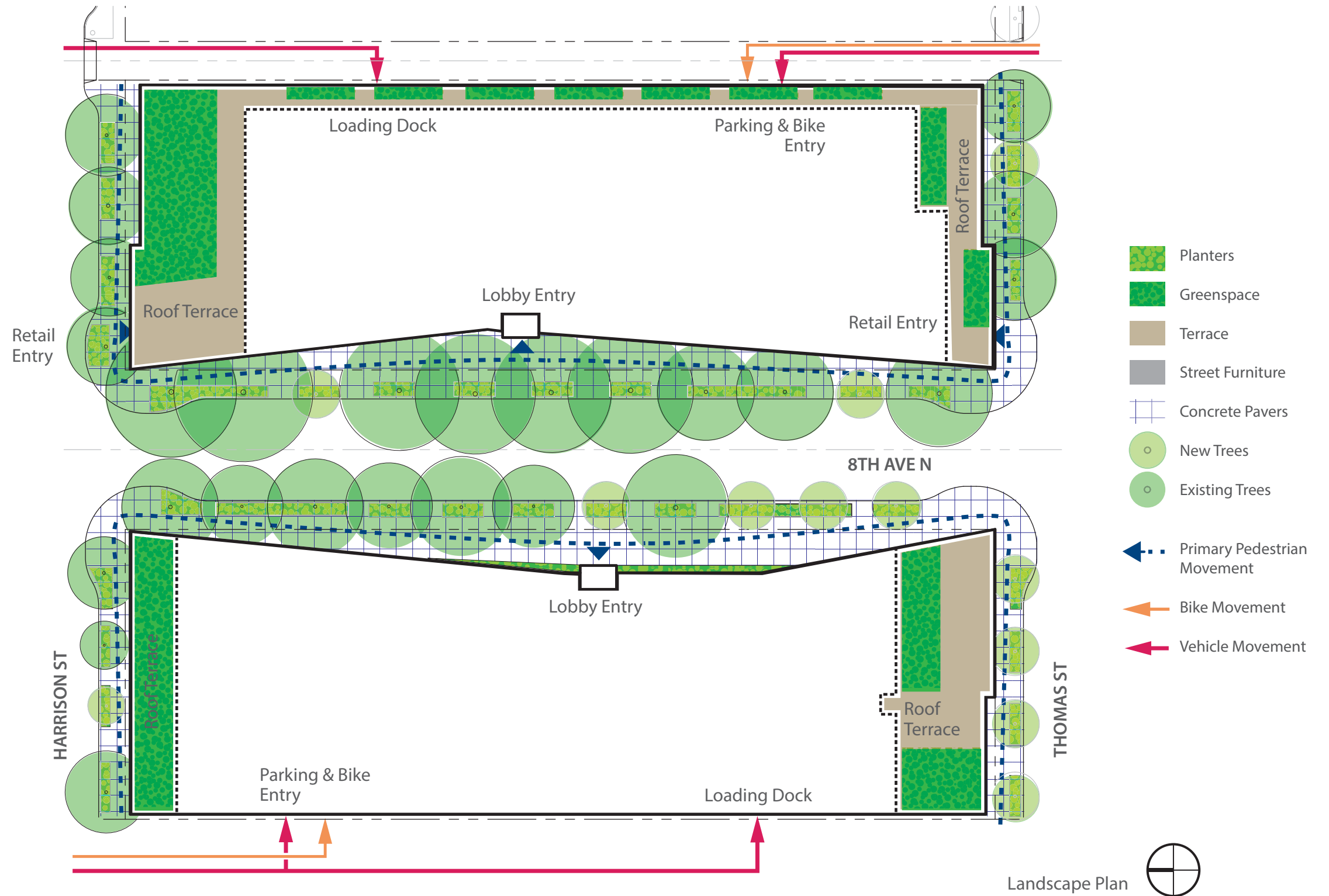
This along with the "Heart Location" Harrison Street and view corridor Thomas Street makes the urban response more so important. While preservation of the specimen trees is the cornerstone of this concept, the integration of the tree canopy within the framework of the streetscape will create the sense of place. This concept contemplates development on both sides of the street to complete the frame.

Public Open Space at Street Level (Approximate % of Site):

Option 1	300 ≈ 4%	333 ≈ 3%
Option 2	300 ≈ 4%	333 ≈ 10%
Option 3	300 ≈ 9%	333 ≈ 10%



Eighth Avenue Corridor 'Nodes'
from: South Lake Union Street Concepts Study





A. Site Planning

A-1 Respond to Site Characteristics:

- The buildings gesture away from the existing mature street trees, allowing for more light and air at street level as well as providing a neighborhood open space amenity.
- At meaningful moments (such as view points to the Space Needle) terraces or cantilevered massing is provided to enhance and frame occupant experience.
- Sustainable landscape and runoff control measures will be pursued, possibly in the form of planters and green roofs/terraces.

A. Site Planning (continued)

A-2 Streetscape

- The street right-of-way is reinforced by the building setting back at the street forming a more gracious midblock open space emphasis.
- Both blocks at the North will be set back at street level to provide a gracious pedestrian experience at "Heart Location" Harrison St.

A-4 Human Activity

- The expansive midblock open space in addition to the proposed woonerf will enhance and encourage community activity and usage.
- A transparent visual connection at street level between inside and out will be pursued at lobbies as well as possible connections/entry points at street level commercial space.
- Retail placement at selective locations provide activity clusters and destination points throughout the site.

B. Height, Bulk and Scale

B-1 Height, Bulk, & Scale

- Both blocks massing steps down toward the north and south to relate to the smaller scale of existing context.
- Volume articulation of the Harrison and Thomas facades is crucial to relating to the adjacent multi-family residential uses, and will be used to highlight moments such as views to the Space Needle or Denny Park.



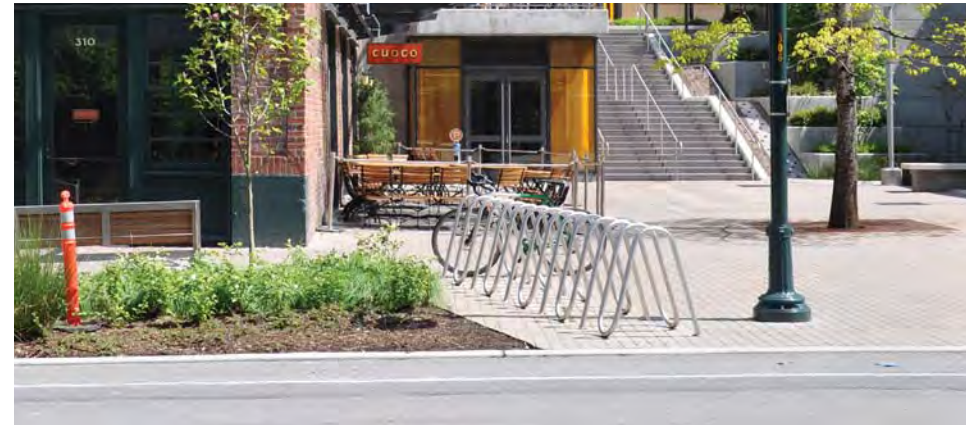
GRAPHITE

A-47 | Design Guidelines

300 & 333 8th Ave N
13001.00

Early Design Guidance
October 9th, 2013





C. Architectural Elements and Materials

C-1 Architectural Context

- While the adjacent lots are generally sparsely developed, the suggested materials will be compatible with existing and planned buildings of good quality

C-2 Architectural Concept and Consistency

- The design and massing elements will create a cohesive whole (with the central open space being the focal point) while still maintaining diversity between the two blocks.

D. Pedestrian Environment

D-1 Pedestrian Open Spaces and Entrances:

- Entrances to the building will be from 8th Avenue N off of the proposed outdoor urban room.
- Pedestrian weather protection, street furniture and bike storage will be amply provided along the street.
- Public Art will be integrated into the streetscape.
- Curb bulbs and sidewalk widening will be utilized where appropriate.

E. Landscaping

E-1 Reinforce Existing Landscape Character of Neighborhood:

- Large street trees will be preserved

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

- Artwork will be utilized to enhance the building/site.

E-3 Landscape Design to Address Special Site Conditions

- At street level the existing street trees will be preserved and framed by the massing. At the above grade levels landscaped terraces will be utilized for connection to view corridors.