



EARLY DESIGN GUIDANCE MEETING  
ON APRIL 16, 2014

427 9TH AVE N SEATTLE, WASHINGTON

DPD #3016897



# WILSHIRE



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# EARLY DESIGN GUIDANCE

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## Development Objectives + Program:

This project is one of two projects that Wilshire Capital is pursuing in the South lake Union area. These projects are a welcome commitment to urban living and enduring value through quality high-rise construction, and will help to balance the new job creation in the district.

The project context includes residential uses intermixed with newer commercial developments to the north and west of the site. There are also some older two and three story commercial projects that are part of the history of the neighborhood. The context is evolving rapidly - within just a few blocks three new office buildings are under construction, and new applications for development are pending throughout the district. The south end of our block face is occupied by the Veer Lofts, an 85 foot tall residential loft project that was built within the past ten years. The remainder of our block face to the north is occupied by an older single story commercial building currently housing a trophy business.

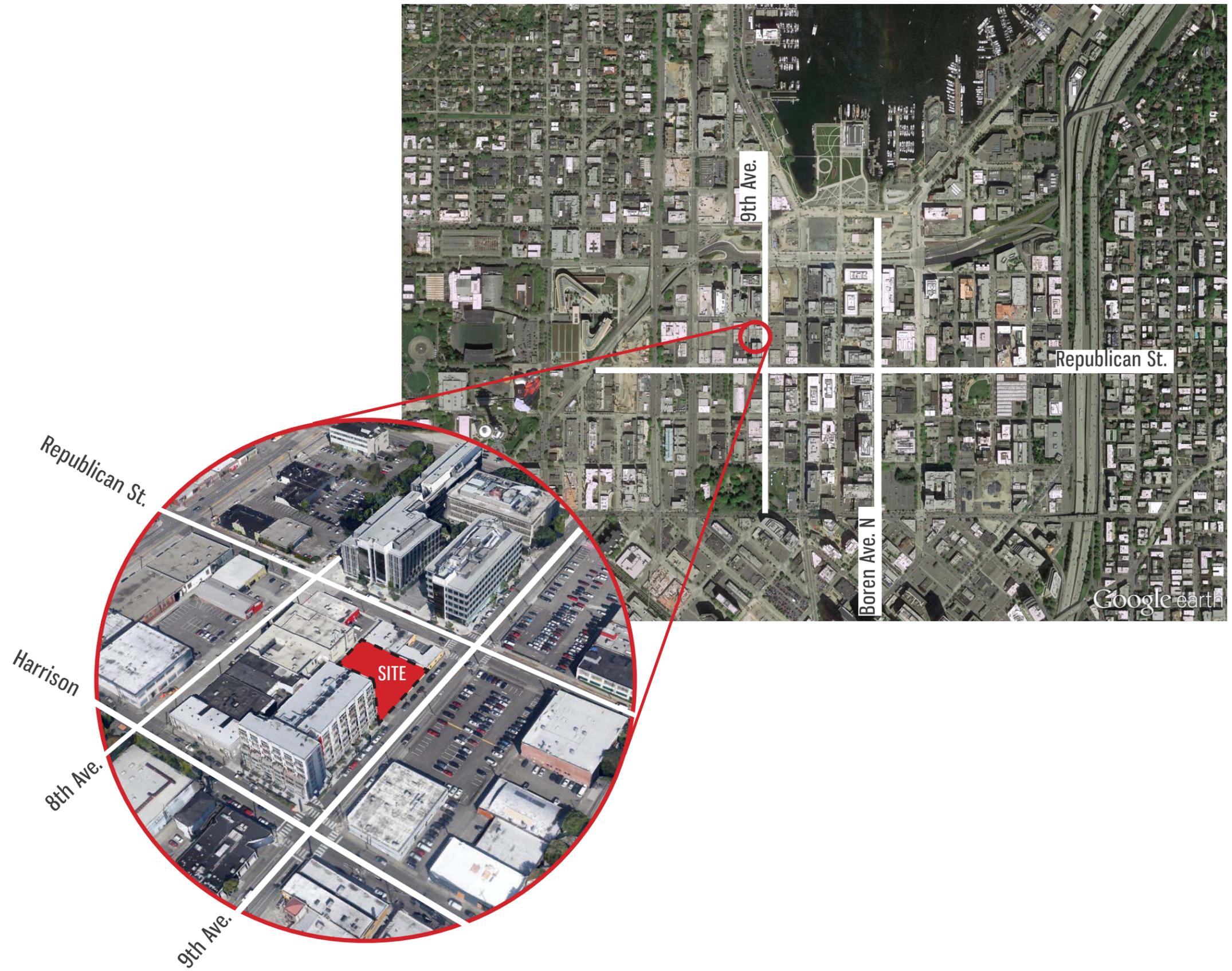
The project seeks to develop 230-240 units of urban multifamily housing within this established residential neighborhood. The project seeks to respect its context in both use and scale and to offer an appropriate scale and presence to its immediate neighbors. The limited parking and services will all be handled from the alley adjacent to the property.

Programmatically the building proposes to merge the lobby with approximately 5,500sf of retail/restaurant fronting 9th Ave N into a common meeting place for both the tenants and the public. The building plans to offer several amenities, including a fitness area, a bicycle service and storage area and a significant common recreation area at the roof level of the project. A private gardening area will be available to the tenants at the roof level as well as several outside terrace areas to enjoy the panoramic views available to this site.

### SUMMARY:

STORIES -	25
# OF UNITS -	230-240
# OF PARKING STALLS -	3
COMMERCIAL AREA -	5,500SF
GROSS FLOOR AREA -	214,000SF

\*This project is within the NEW SLU neighborhood specific Design Guidelines

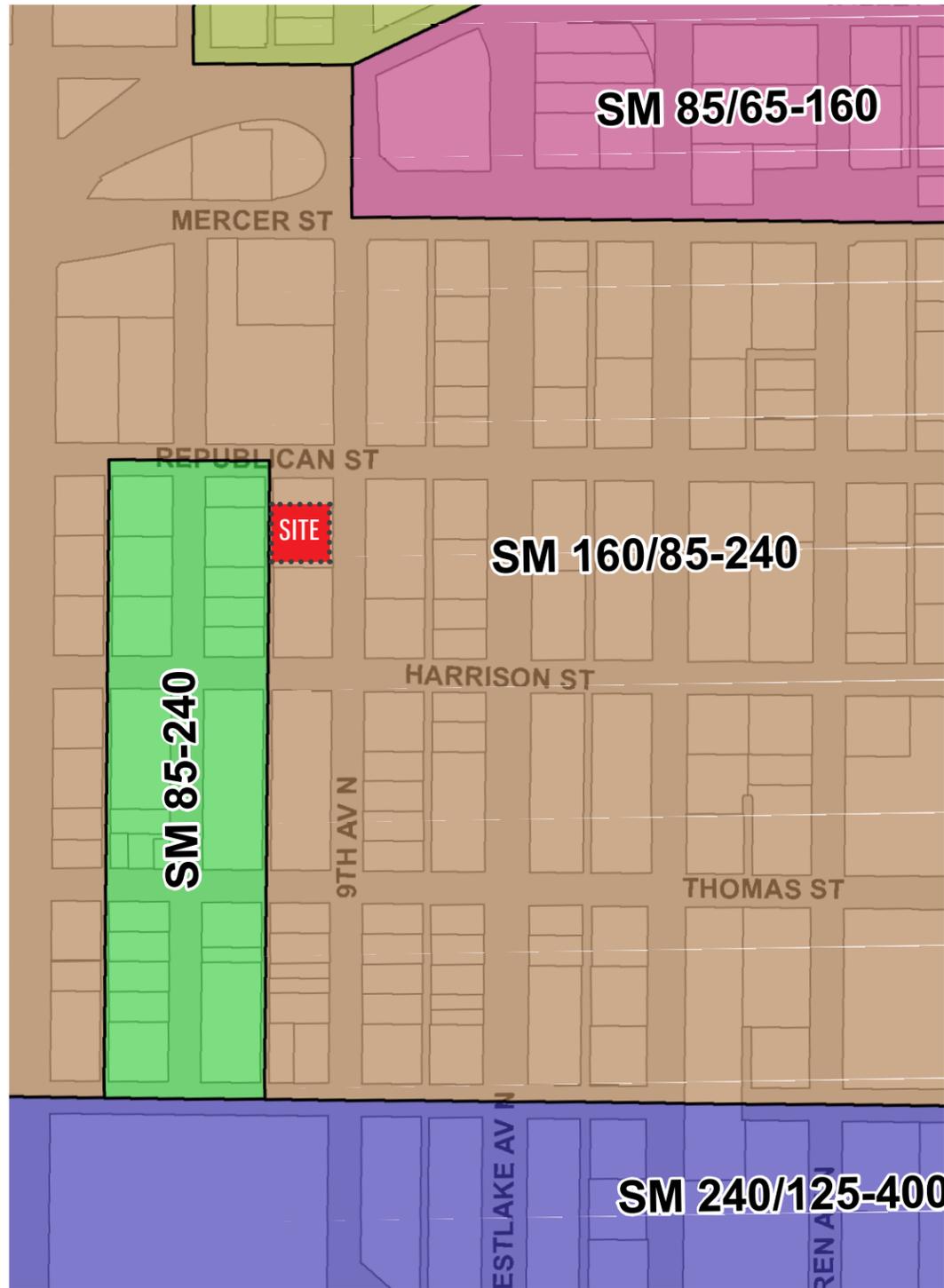


# ZONING & LAND USE SUMMARY

## Key Zoning and Land Use Issues

Address: 427 9th Avenue North - South Lake Union Urban Center  
 Zoning Designation: SM 160/85-240  
 Lot Area: 14,400 SF  
 Street designation: Principal Arterial

Topic & Reference	Code Language (Paraphrased Summary)	Project specific application or interpretation
<b>Street Level Uses:</b> 23.48.004	All uses are permitted outright, either as principal or accessory uses, except those specifically prohibited by subsection 23.48.004.B and those permitted only as conditional uses by subsection 23.48.004.C. D) Required ground level uses for class I pedestrian streets (retail)	Residential, sales & services and restaurant are anticipated allowed uses. 9th Avenue is not classified as either a Class 1 or Class II street. There are no required ground floor use requirements
<b>Floor area ratio</b> 23.48.009	Table B, SM 160/85-240: Maximum 6.0 FAR for structures that do not exceed the base residential height limit and include any residential use.	Residential uses in a tower (above 85') , retail uses at grade, 3.5% mechanical space are exempt from FAR limits
<b>Structure height</b> 23.48.010	A) Residential base height limit 85'. Maximum residential height 240'. Floor area and height above 85' subject to incentive programs 23.49.011, 23.58 A and upper level development standards 23.48.012  H2) Rooftop features: Open railings, planters, skylights, clerestories, parapets may extend up to 4 feet above the maximum height limit . H4) Rooftop features (such as mechanical, elevator and stair enthouses and common amenity area) may extend up to 15 feet above the maximum height limit, so long as the combined total coverage of all features listed in this subsection 23.48.010.H.4 does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment. H7) At the applicant's option, the combined total coverage of all features listed in subsections 23.48.010.H.4 and 23.48.010.H.5 above may be increased to 65 percent of the roof area, provided that mechanical equipment is screened and no rooftop features are located closer than 10 feet to the roof edge	Project is pursuing a 240' tall tower with an additional 15' of height for common amenity area with the applicants option of total roof coverage , including mechanical, elevator and stair penthouses, of up to 65%.
<b>Extra floor area in Seattle Mixed Zones</b> 23.48.011	Residential tower projects will direct 60% of the bonus amenity incentive program to affordable housing (either as performance on site or as fee-in-lieu) and 40% to open space TDR's or landmark preservation program.	To participate in the bonus floor area programs the following criteria are required to pursue a LEED Gold Rating, or substantially equivalent program, a transportation demand management program and a energy demand management plan
<b>Upper-level development standards for specific building types in SM zones in the South Lake Union Urban Center</b>	A) Upper-level coverage limit. For residential towers, the average gross floor area of all stories above the podium height specified on Map A for 23.48.013 shall not exceed 50 percent of the lot area.  B2) Floor area limit for residential towers above 160' tall: 10,500 SF  B4) Podium height limit: 45' tall (on 9th Avenue per Map A for 23.48.013). Area limit for podium: 75% lot coverage per floor or 100% on three podium floors or less.	50% of 14,400 SF Site area = 7200 SF maximum floor plate  7200 SF proposed floor plate  The proposed preferred alternative proposes a four story podium (approximately 45' tall) with an average lot coverage of 75%
23.48.013	D) Façade Modulation: Maximum length of un-modulated facade within 15 feet of street lot line is 150' below 125' tall and 120' above 125' height. E) Maximum facade width above the base height (85') is 120' wide  G1) Tower separation is required between structures with residential use above the base height limit for residential use and that are located on the same block. For the purposes of this subsection 23.48.013.F, a block is defined as the area bounded by street lot lines. A separation of 60 feet is required between all portions of the structure that exceed the base height limit for residential use.	Proposal has no facades longer than 120'  No other towers currently exist or have a vested MUP on this block.
<b>Street-level development standards</b> 23.48.014	A. General Façade Requirements: 1) Primary pedestrian entrance. Each new structure facing a street is required to provide a primary building entrance for pedestrians from the street that is no more than 3 feet above or below the sidewalk grade. 2) A minimum facade height of 15' is required for the street-facing facades of new structures (at this location). 3b) Permitted setbacks: the street-facing facade of a structure may be set back up to 12 feet from the street lot line. D1) Transparency requirements apply to all street-facing, street level facades, except for portions of structures in residential use, as follow: a minimum of 30 percent of the street facing facade must be transparent (between 2 feet and 8 feet above a sidewalk) .	45' street wall proposed. Proposal is not on a Class I or II pedestrian street and not subject to required use and wall height requirements (however retail is proposed in these location ). Project proposes a approximately 12" to 24" streetwall setback from the street property line as the existing sidewalk width is substandard (approximately only 10.5' wide).
<b>Amenity area for residential uses</b> 23.48.020	A & B) Amenity area is required for all new development with more than 20 dwelling units. An area equivalent to 5 percent of the total gross floor area in residential use shall be provided as amenity area, except that, in no instance shall the amount of required amenity area exceed the area of the lot. C) Required amenity area shall provide access to all residents and be located at or above ground level. A maximum of 50 percent of the required amenity area may be enclosed. The minimum horizontal dimension for required amenity areas is 15 feet, except that the minimum horizontal dimension is 10 feet for amenity areas provided as landscaped open space accessible from the street at street-level. The minimum size of a required amenity area is 225 square feet. Amenity area that is provided as landscaped, street-level open space that is accessible from the street shall be counted as twice the actual area in determining the amount provided to meet amenity area requirement.	Project proposes 50% interior amenity and 50% exterior amenity.
<b>Screening and landscaping standards</b> 23.48.024	A) Green Factor score of .30 or greater required, Street trees shall be provided in all planting strips. D1) Existing street trees may count toward meeting the street tree requirement.	Green factor will be accommodated at the street and the various roof terraces. No street trees currently exist. New street trees are planned.
<b>Required parking and loading</b> 23.48.032	A) Off-street parking spaces and bicycle parking are required according to Section 23.54.015. Per table A, South Lake Union is in an "Urban Center" and no minimum parking standards apply for the proposed uses. The minimum number of off-street parking spaces for bicycles required for specified uses is set forth in Table E: Retail, restaurants: 1: 12,000 SF long term, 1:2000 SF short term. Residential 1:4 Units: After the first fifty (50) spaces for bicycles are provided, additional spaces are required at one half ( 1/2) the ratio shown in Table E	Approximately 55 resident long term bike parking spaces are planned inside the building and 5 bike rack spaces at the sidewalk.
<b>Parking and loading location, access and curbcuts</b> 23.54.035	D) Access to parking and loading shall be from the alley when the lot abuts an alley improved to the standards of subsection	Residential is not one of the listed uses requiring a loading berth per 23.54.035 Table A. Parking access is proposed from the alley.



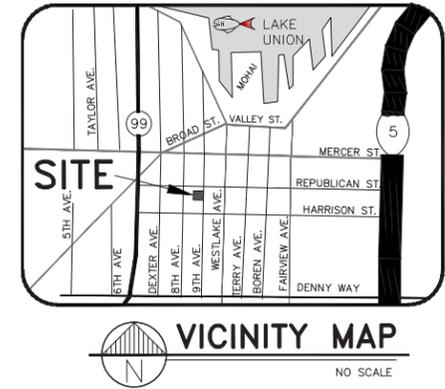
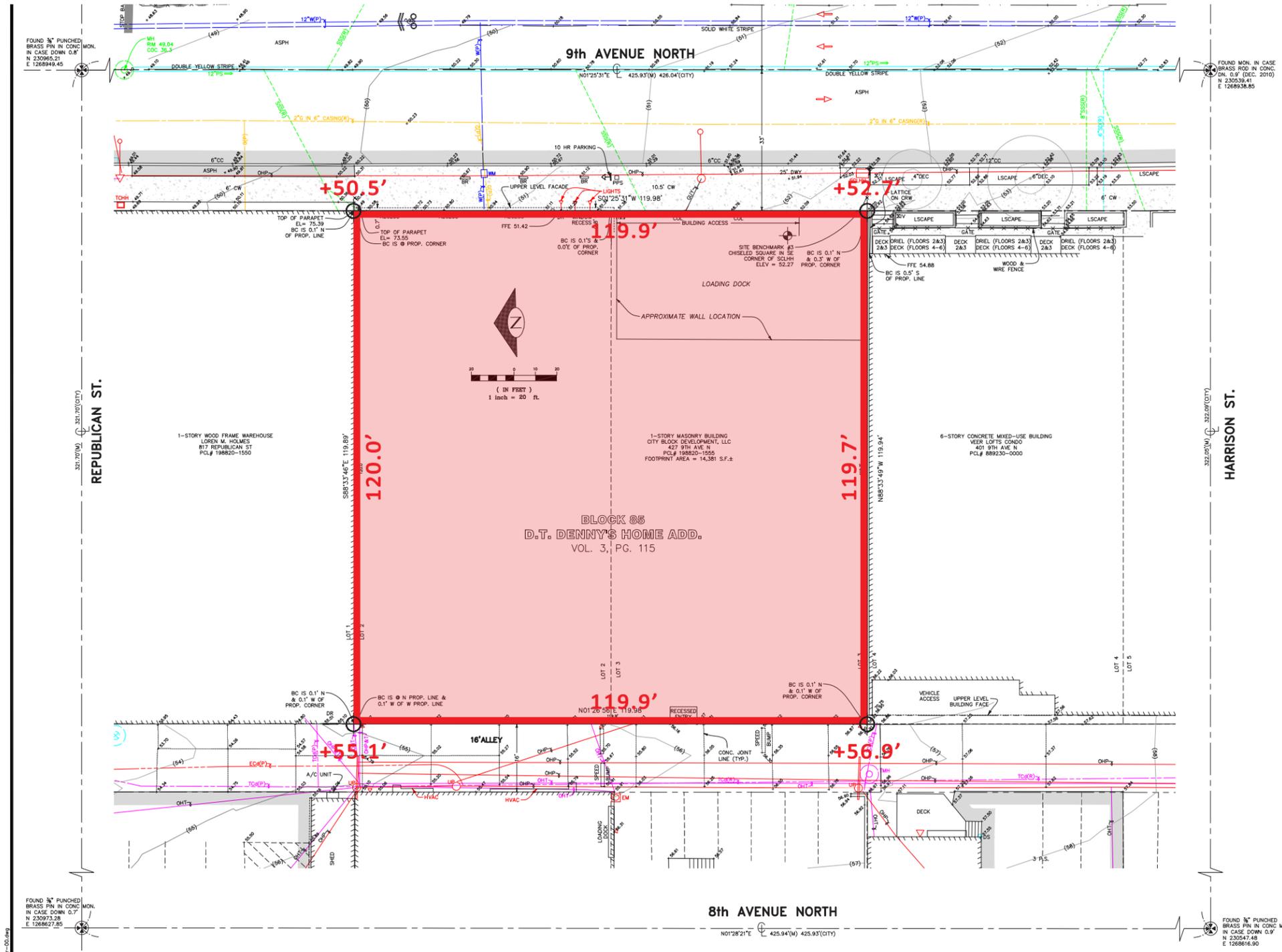
Zoning Map



Existing Land Use Diagram



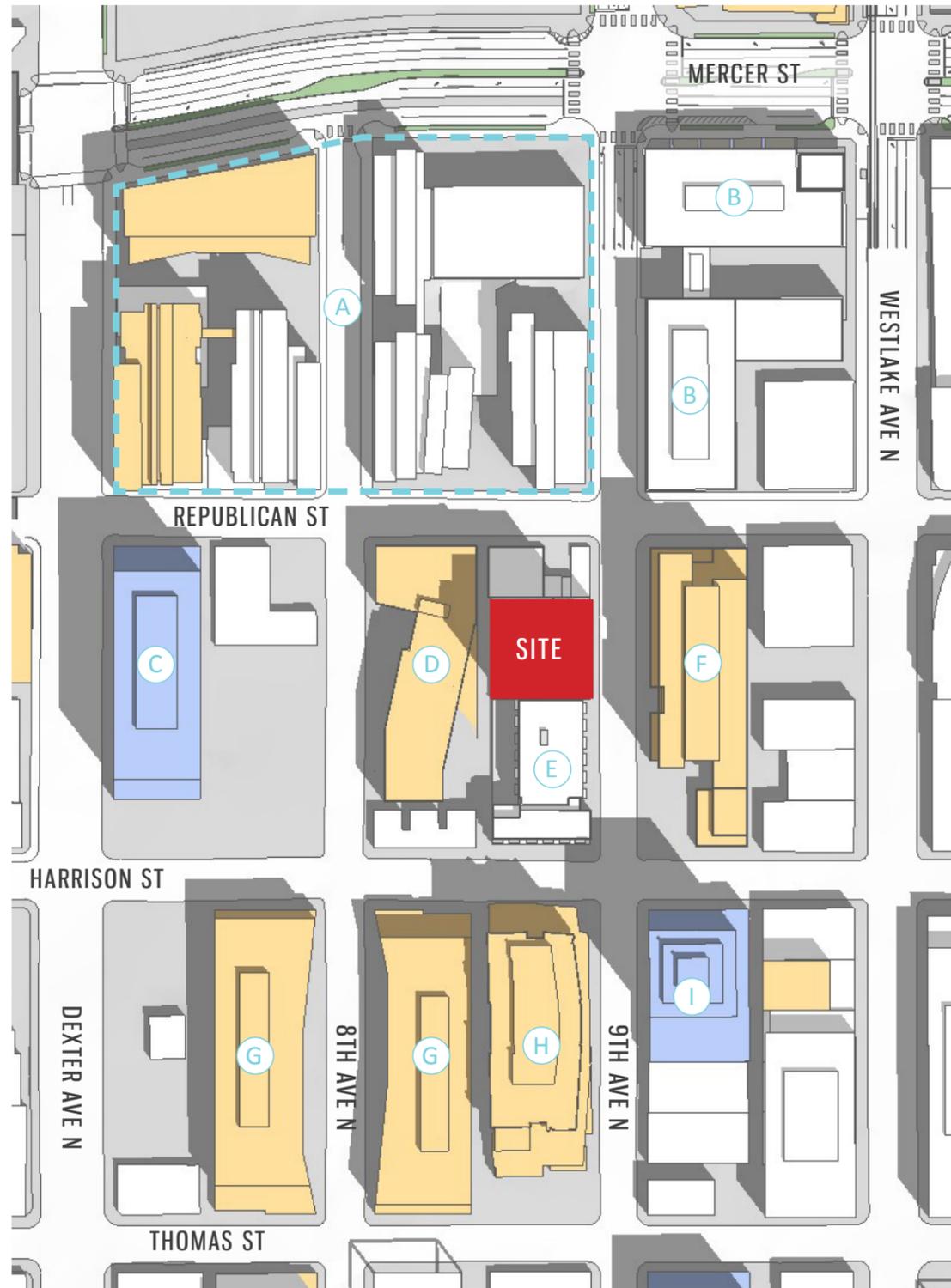
- Multi-Family
- Terminal/Warehouse
- Residential-Mixed-Use
- Retail/Service
- Office
- Office-Mixed-Use
- Parking
- Other Housing
- Vacant
- Park/Playground
- Other
- Government Service
- Education



## SITE SURVEY

The site is currently occupied by a one-story masonry building, which was previously home to Cornish College of the Arts. Immediately neighbouring the site to the North is Athletic Awards, a one-story wood frame commercial warehouse building. To the South are the Veer Lofts; a six-story concrete mixed-use building. The alley immediately west of the site is paved and the site frontage faces 9th Avenue N. There is minimal change in elevation across the site.

UW Medicine campus is located in the block North of Republican Street. Directly across 9th Avenue is the site of a new twelve story office building, currently under construction and West of the alley are existing one and two story buildings currently used primarily as offices; the future site of an eight storey mixed use, residential development.



### A DEVELOPING CONTEXT

The South Lake Union district is developing rapidly. In just the blocks surrounding the site, there are several projects proposed, underway, or recently completed. The diagram to the left outlines these, and gives a better sense of the context into which the 427 9th Ave N project will be integrating.

**KEY:**

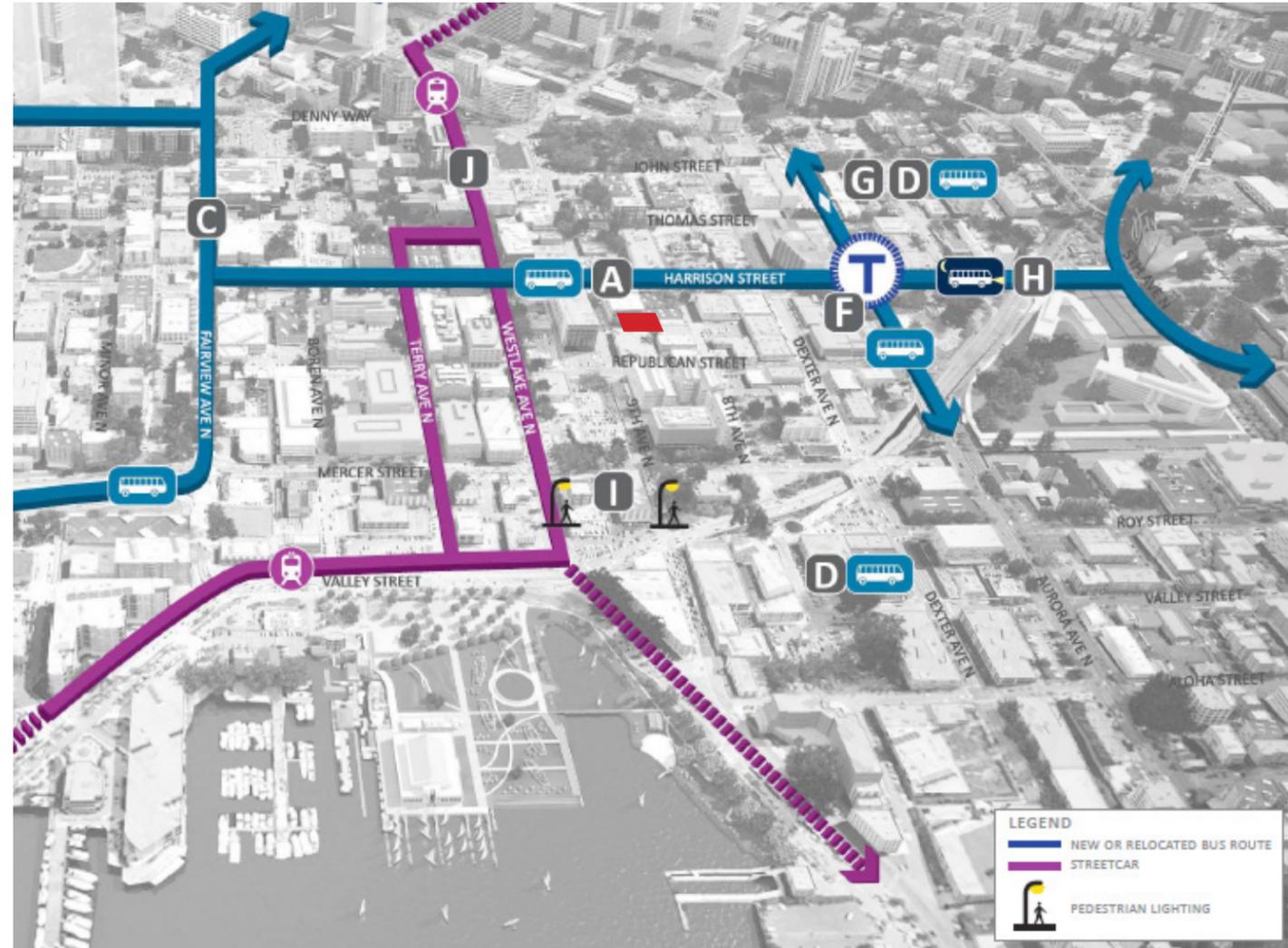
- (A) UW Medicine - Two Buildings Under Construction
- (B) Two 85' Office Buildings by Vulcan Real Estate - Near Completion
- (C) 11-Storey Office Building by Alexandria Real Estate - Design Review
- (D) 85' Residential Building by Wolff Development - MUP Issued
- (E) Veer Lofts - Completed in 2008
- (F) 160' Office Building by Vulcan Real Estate - Near Completion
- (G) Two 85' Office Buildings by Vulcan REal Estate - MUP Issued
- (H) 160' Office Building by Vulcan Real Estate - Near Completion
- (I) 240' Residential Tower by McFarland - Design Review

**LEGEND**

- UNDER CONSTRUCTION OR STARTING CONSTRUCTION
- IN APPLICATION STAGE/DESIGN REVIEW
- PROJECT SITE

# SITE ANALYSIS

## ANTICIPATED FUTURE TRANSIT



## EMERGING STREET CONTEXT



- BUS ROUTE
- STREETCAR
- NEW TWO-WAY MERCER ST
- NEW EAST-WEST PEDESTRIAN AND BIKE CONNECTIONS ACROSS AURORA AVE
- # BUS ROUTE
- # "FREQUENT SERVICE" ROUTE
- STREETCAR STOP
- BUS STOP
- PROJECT SITE

*Existing transit service runs primarily north - south and at the edge of the neighborhoods*

EXISTING PEDESTRIAN FACILITIES



- RECREATIONAL WALKING ROUTE FROM SEATTLE WALKING MAP
- GREEN STREETS
- LAKE-TO-BAY LOOP
- CHESHIAHUD LOOP TRAIL
- SIGNALIZED INTERSECTION
- PROJECT SITE

EXISTING BIKING FACILITIES



- PAVED REGIONAL PATH
- ON-STREET BIKE LANE
- SHARED ROADWAY
- PROJECT SITE

# SITE ANALYSIS



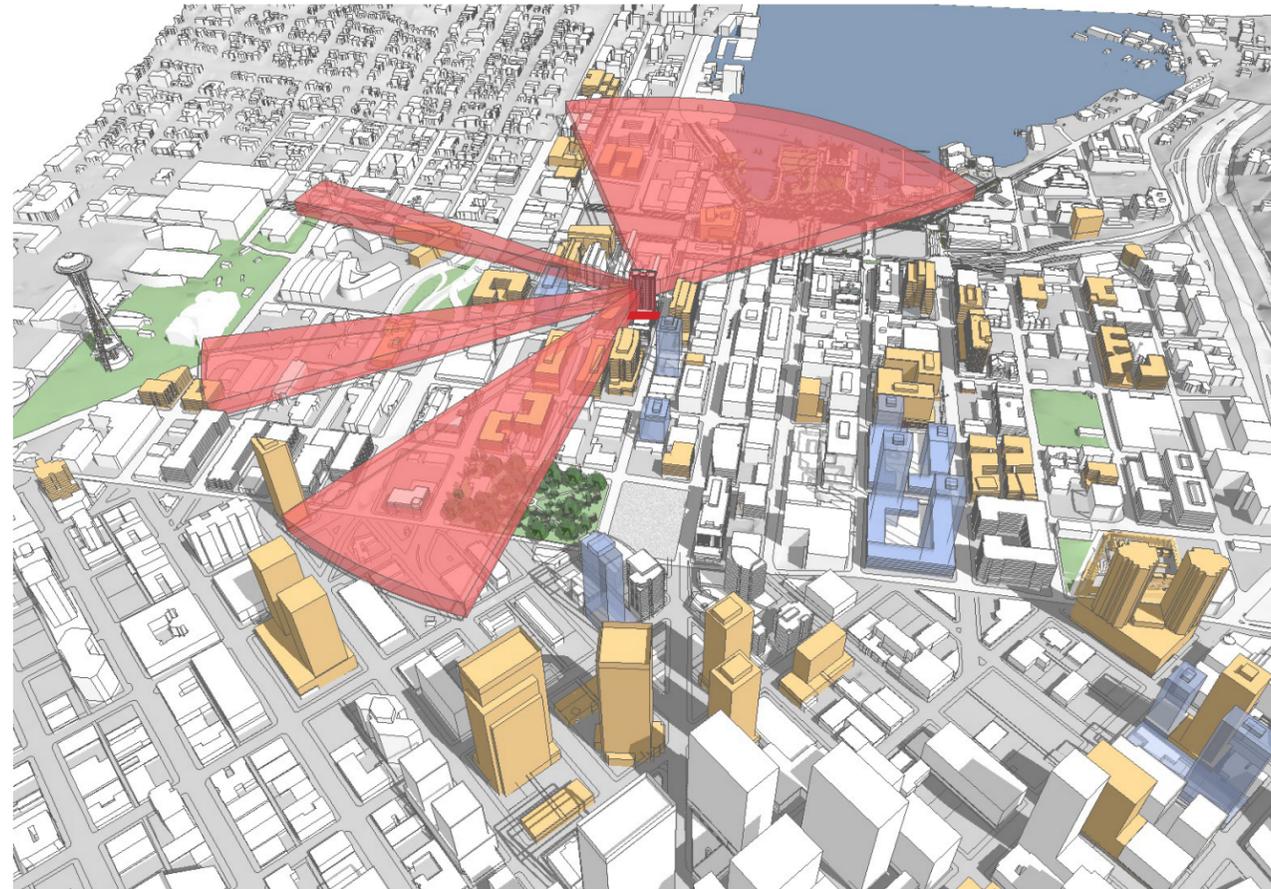
AERIAL VIEW OF SOUTH LAKE UNION



PLAN VIEW OF SOUTH LAKE UNION

## LEGEND

-  UNDER CONSTRUCTION OR STARTING CONSTRUCTION
-  IN APPLICATION STAGE/DESIGN REVIEW
-  PROJECT SITE



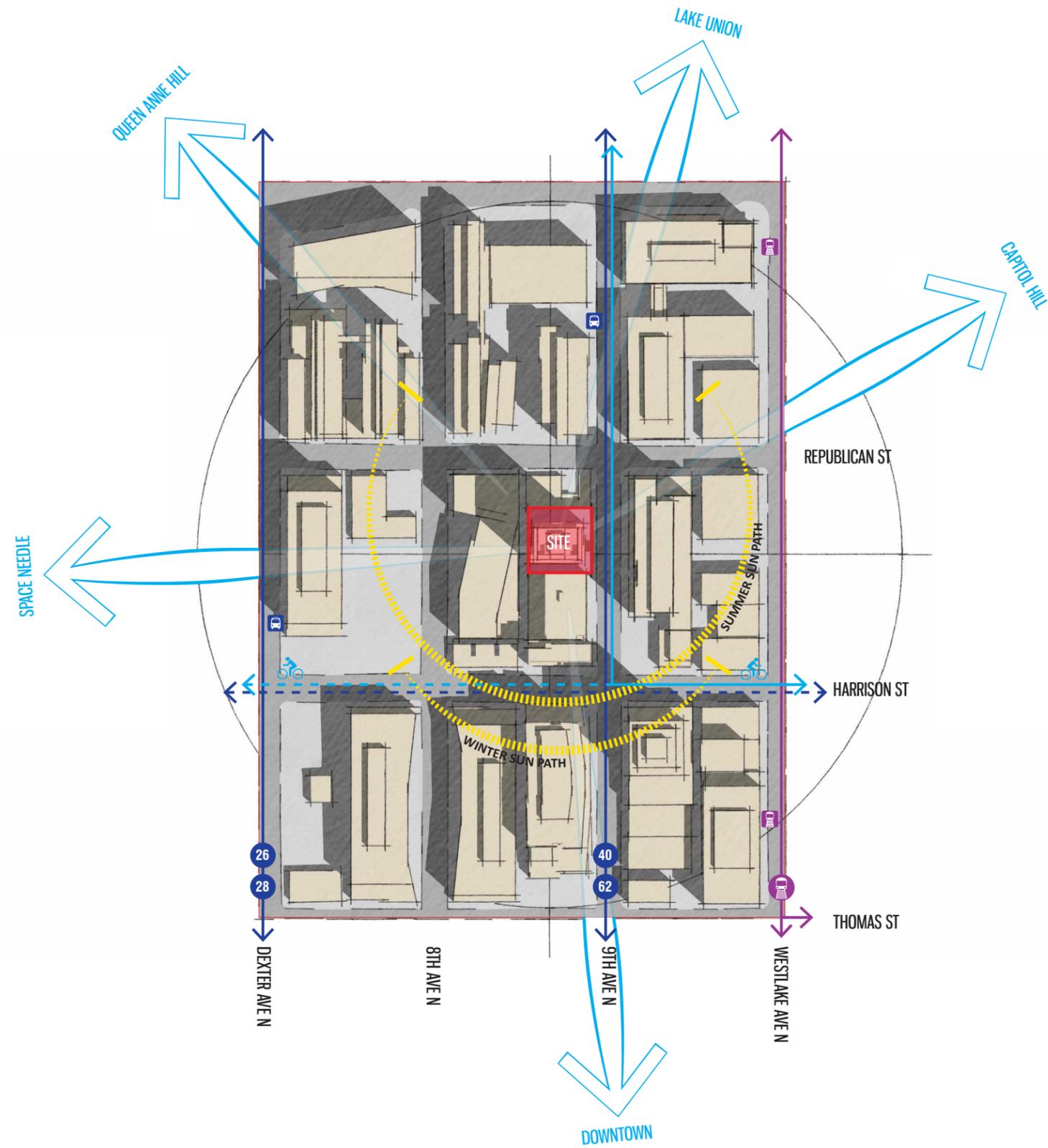
Future Aerial View at 85' - 160'



Future Aerial View at 160' - 240'

LEGEND

-  UNDER CONSTRUCTION OR STARTING CONSTRUCTION
-  IN APPLICATION STAGE/DESIGN REVIEW
-  PROJECT SITE



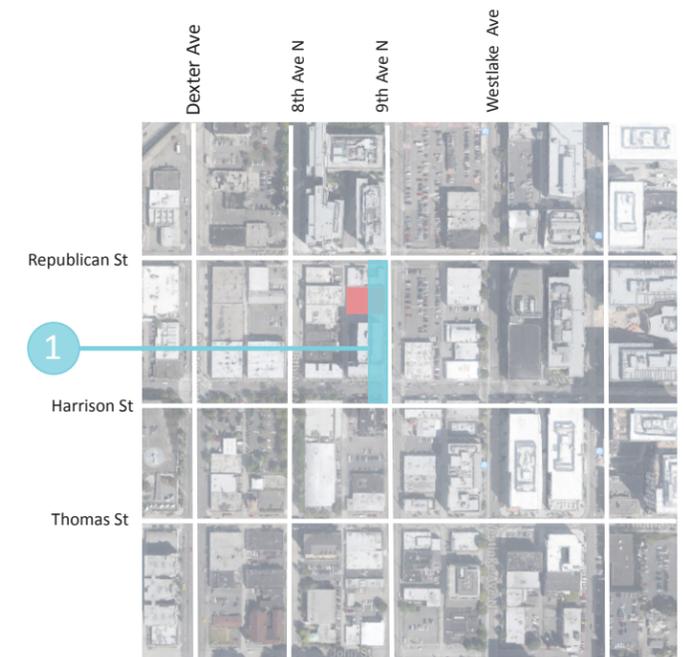
LEGEND

-  VIEWS
-  BUS ROUTE
-  FUTURE BUS ROUTE
-  STREETCAR ROUTE
-  ON-STREET BIKE LANE
-  SHARED ROADWAY
-  BUS STOP
-  STREETCAR STOP
-  SUN PATH



1

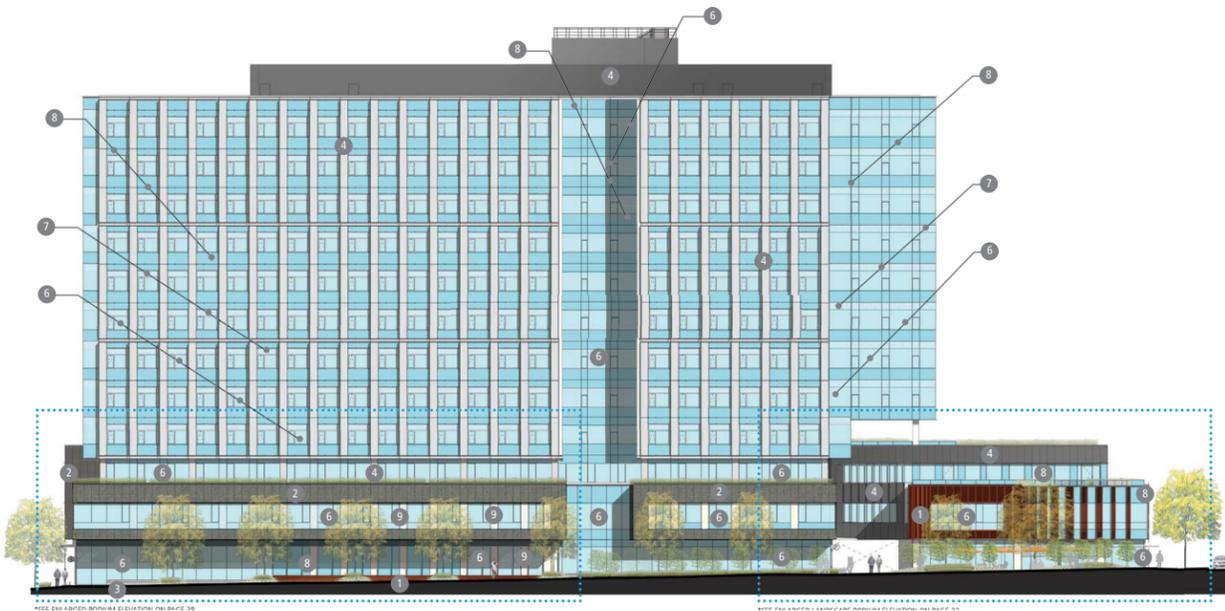
9TH AVENUE, FACING WEST, BETWEEN REPUBLICAN ST AND HARRISON ST



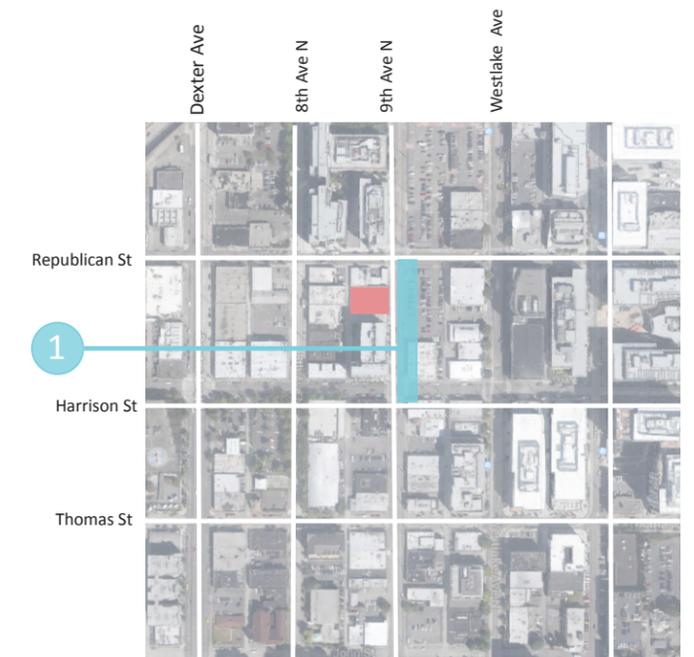


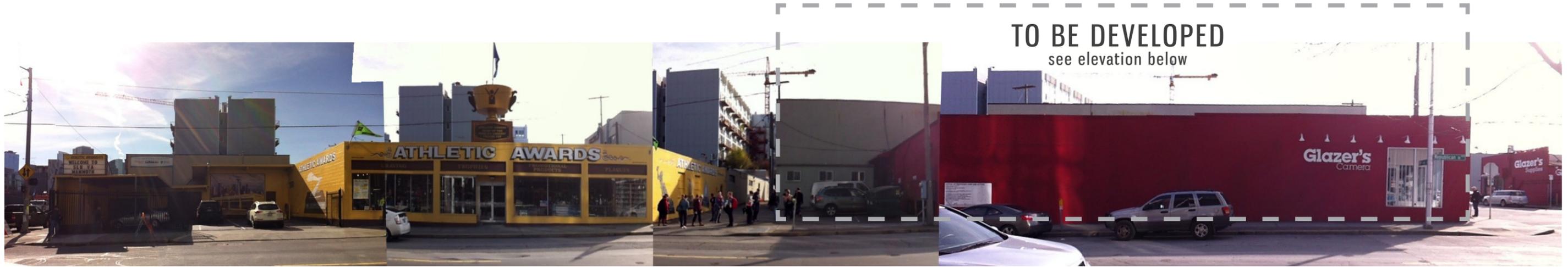
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BOREN AVENUE N, FACING EAST, BETWEEN MERCER ST AND REPUBLICAN ST



400 9th AVENUE N - WEST ELEVATION (not to scale - encompasses full width indicated above)



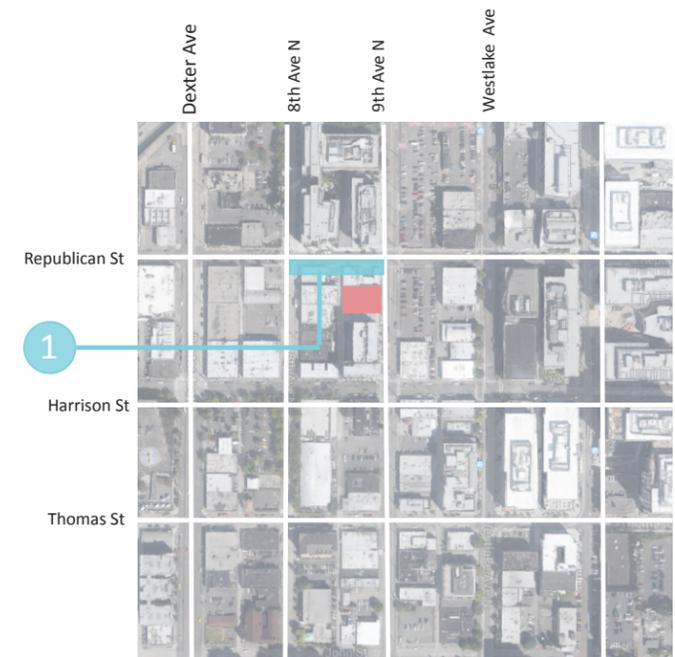


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REPUBLICAN ST, FACING SOUTH, BETWEEN 9TH AVE N & 8TH AVE N



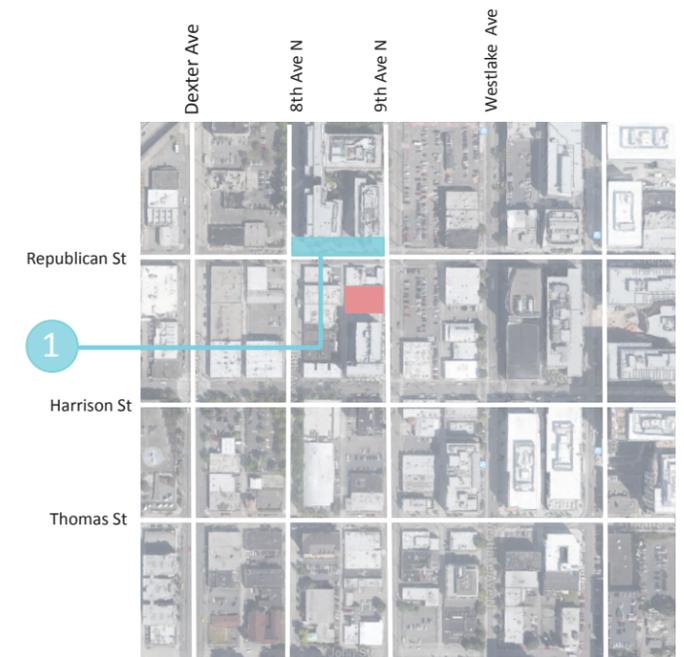
430 8th AVENUE N - NORTH ELEVATION (not to scale - encompasses full width indicated above)





1

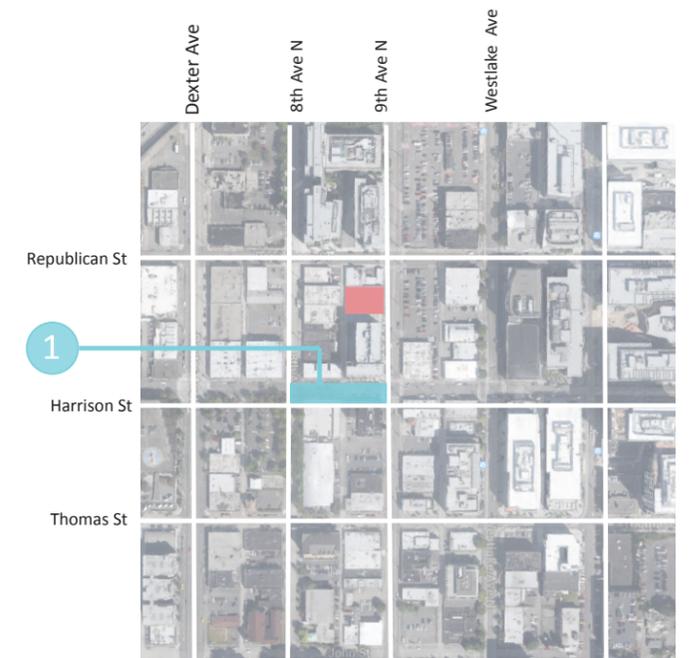
REPUBLICAN ST, FACING NORTH, BETWEEN 8TH AVE N AND 9TH AVE N





1

HARRISON ST, FACING NORTH, BETWEEN 8TH AVE N AND 9TH AVE N



TO BE DEVELOPED  
see elevation below

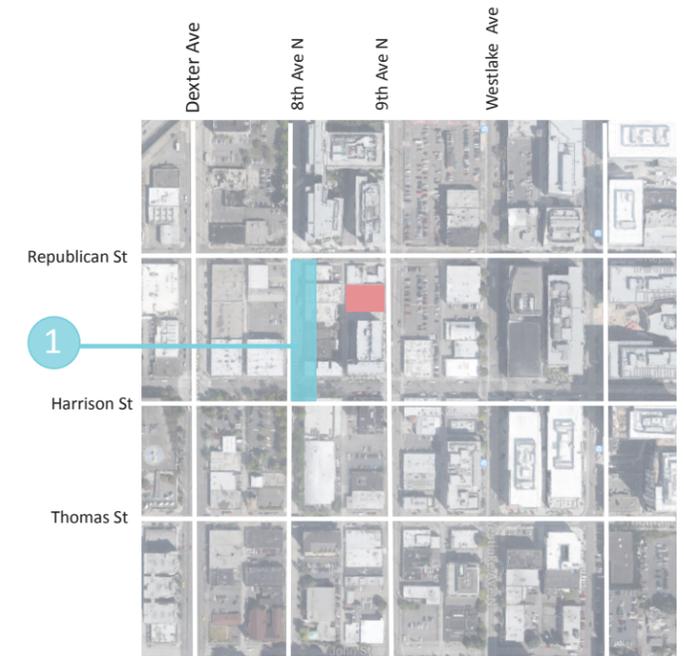


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8TH AVE N, FACING WEST, BETWEEN REPUBLICAN ST AND HARRISON ST



8th & REPUBLICAN, RESIDENTIAL/MIXED USE - WEST ELEVATION (not to scale - encompasses full width indicated above)



historical cues

Several old warehouses and brick buildings built more than a century ago still stand in this neighbourhood, providing historical reference to South Lake Union's industrial past. At the building base this project seeks to consider this past by looking to such examples, particularly the one-two storey brick building type.



Former Van Vorst Building



New Richmond Laundry Building, 224 Pontius Avenue N



New Richmond Laundry Building, archive photo



Tesla Building



Supply Laundry Building, 1265 Republican Street



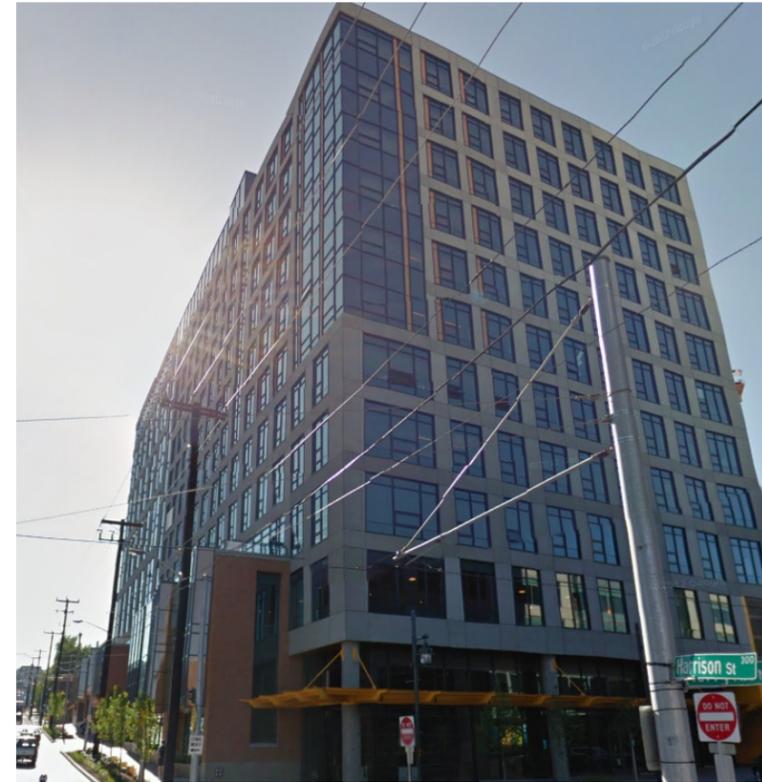
Supply Laundry Building, archive photo

## inspiration

The following illustrations from both the South Lake Union area as well as other areas of Seattle highlight the ways in which the building base will be complimented by a more contemporary approach in the building tower.



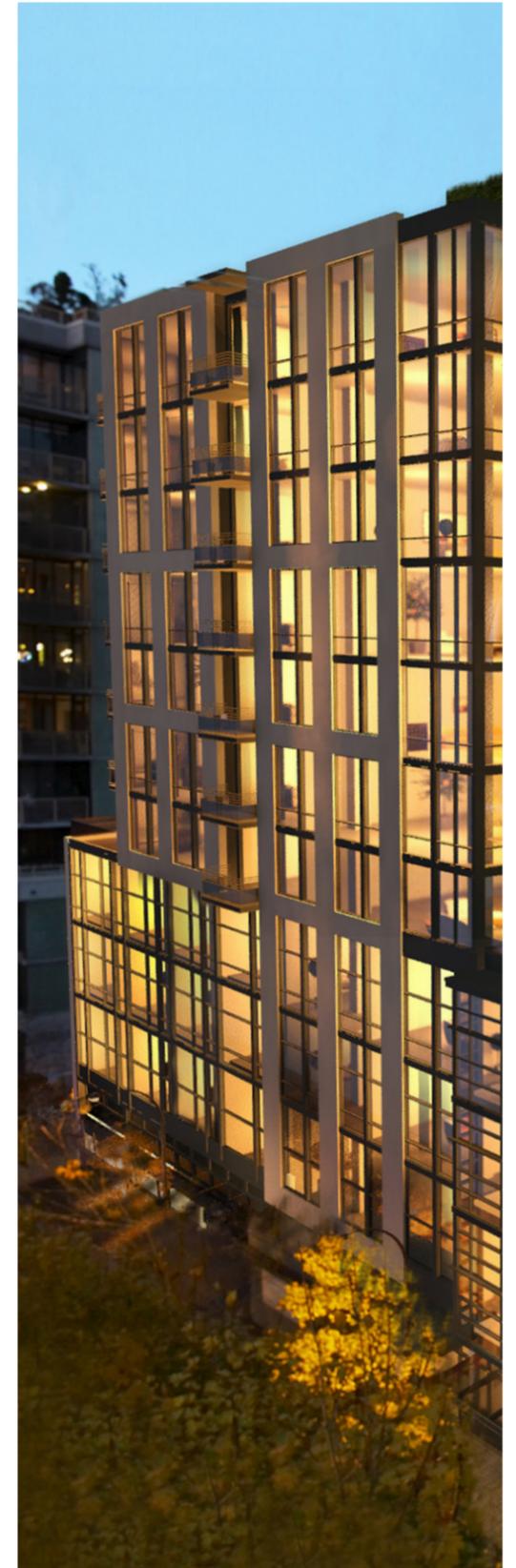
Simple, patterned facades



Orthogonal patterning



Regular rhythms



Orthogonal patterning

landscape precedents



# PERTINENT DESIGN GUIDELINES

## Design Guidelines of importance to this project in the Seattle Design Guidelines and the South Lake Union supplement

**CS1. Use natural systems and features of the site and its surroundings as a starting point for project design.**

The building will be organized to optimize views, utilize the natural topography and support the human and vehicular circulation patterns of the neighborhood.

### CS1.A Energy Use

Per SMC 23.48.010.D, the project is required to meet LEED NC Gold Rating or a substantially equivalent standard; e.g. Green Globes.

**CS2. Urban pattern and Form: Strengthen the most desirable forms characteristics and patterns of the street block faces and open spaces of the surrounding area.**

The building as it is envisioned is a direct response to the site characteristic and its neighbors. Along 9th Ave., the building responds to the scale of the street by creating a prominent masonry face that is 4 stories high with a highly modulated and traditionally proportioned façade. The primary entry is set back from the street allowing the recessed mass of the tower to engage in this street facing façade. Glass canopies offer shelter to the pedestrian realm while allowing the sun to penetrate the storefronts.

The tower is designed to take advantage of dramatic views of Lake Union as well as views to the city core. We have tried to respect our neighbors by holding back the tower massing and podium massing on the north and west faces of the building. Since this will be the only tower on this block face a careful analysis of the surrounding properties support our orientation of the tower on this site.

### SLU Supplemental Guidance CS2.B.ii Height, Bulk and Scale

The building is designed with a 4 story street facing masonry façade that is highly modulated both vertically and horizontally. The mass of the tower is set back from the street façade as well as the adjacent properties.

### CS2.C.2 Mid-Block Sites

The proposed podium and tower massing minimizes blank walls.

### CS2.D.5 Respect for Adjacent Sites

The tower mass is pushed to the south of the site to reduce shadow impacts to northern and western neighbors.

**CS3. Architectural Context and character. Contribute to the architectural character of the neighborhood.**

### CS3.A.2 Evolving Neighborhoods

The scale and quality of the street façade is respectful of the older masonry buildings in the neighborhood without trying to look historic.

### SLU Supplemental Guidance CS3.II.v. Response to Character

Industrial character and contemporary design of the podium using large scale open bays complements the commercial buildings surrounding the site.

**PL1. Connectivity: complement and contribute to the open spaces around the site and the connections among them.**

### PL1.A.2. Adding to Public life

The project proposes a restaurant at street level that opens out to the sidewalk. The ground level exterior wall is recessed back from the masonry frame to provide circulation eddies and an area for outdoor seating.

By the use of place making elements at the street level, we will reinforce the connectivity of the street. These elements will allow the pedestrian to engage the project either actively or passively.

### PL1.B.3. Pedestrian amenities

Landscaping to reinforce design continuity with adjacent sites.

The Veer lofts to our south have recessed entries to individual units. This allows the tenants to feel safe yet connected to the street. Our podium respects that relationship by being only four stories tall. But our relationship to the public realm is different at street level; we want our building to engage the public by having the commercial spaces more intimate with the street. The glass marquees provide protection while allowing the sun to penetrate to the sidewalk

A sensitive use of street furniture, landscaping and pedestrian lighting are envisioned for the project to allow the commercial spaces to feel connected to the public realm.

**PL2. Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.**

### PL2.B.1. Eyes on the Street

The project includes a staffed concierge desk and restaurant that opens onto the street.

### PL2.C.1. Weather Protection

The project proposes glass canopies at the residential entrance as well as commercial frontages.

**PL3. Street Level Interaction**

### PL3.A.1. Accessibility

The main building entry will be an accessible route for the building tenants as well as the restaurant patrons. The restaurant will also have an entrance directly from the street.

### PL3.A.2. Ensemble of Elements

The residential and restaurant will share an entrance as coordinated elements.

### PL3.C.1. Porous Edge

Given the project objective we feel that the proposed street level uses will best serve our tenants as well as the neighborhood. The design intent of this streetscape was described in previous sections.

**PL4. Active Transportation**

### PL4.B.2 Bike Facilities

A dedicated bike storage and maintenance facility will be incorporated into the podium of the project. Access will be direct from the alley. Bike racks will be placed along the 9th Ave frontage.

**DC1. Project Uses and Activities**

### DC1.B.1. Vehicular access and circulation

Parking and service functions will occur within the building, will be accessed from the alley and will be shielded from the public and the surrounding neighbors across the alley.

**DC2. Architectural concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.**

The concept for the interlocking of the pedestal, the tower and the roof top shows an understanding of the importance of the relationship of those three elements to both the integrity of the overall design as well as its relationship to the surrounding properties.

**DC4. Exterior Elements and Finishes**

### DC4.A.1 Exterior finish materials

The palette of materials for this building is entirely appropriate for Seattle climate as well as the role they play within the building parti. The use of a highly articulated masonry podium that engages with the public realm will make an interesting counterpoint to the simple palette for the tower.

### DC4.D.1, 2, 3 & 4.

We propose to spend considerable time and attention crafting an appropriate response to the trees, landscape and hardscape aspect of the building design as it relates to both public and private program areas.

**Additional Design Guidelines of importance to this project**

The South Lake Union Design Guidelines have not yet been revised to address the recent upzoning of the neighborhood. The introduction of high-rise towers 240' to 400' tall present unique considerations that will likely be part of the revised guidelines expected to be produced in the next year. In anticipation to this update we look to the downtown guidelines for direction regarding the profile effects of towers on the skyline including the shaping of building top features, screens and mechanical components unique to this building typology.

We propose the design review board to refer to Guidelines:

- A2 - enhancing the skyline,
- B2- Create a transition in bulk and scale
- B4 - Design a well-proportioned and unified building

**Enhance the skyline.**

*Design the upper portion of the building to promote visual interest and variety in the downtown skyline. Respect existing landmarks while responding to the skyline's present and planned profile.*



A sculptured top can lend a distinctive identity to the building while helping to orient people as they approach and go places downtown. Reducing the area of the top floors reduces the appearance of the overall bulk and generally produces a more interesting building form. As buildings increase in height, the more visible upper portion can be shaped and finished to appear increasingly slender and more ornamental.

**considerations**

Use one or more of the following architectural treatments to accomplish this goal:

- sculpt or profile the facades;
- specify and compose a palette of materials with distinctive texture, pattern, or color; and
- provide or enhance a specific architectural rooftop element.

In doing so, enclose and integrate any rooftop mechanical equipment into the design of the building as a whole.



**A-2 Enhance the skyline.**

*Design the upper portion of the building to promote visual interest and variety in the downtown skyline.*

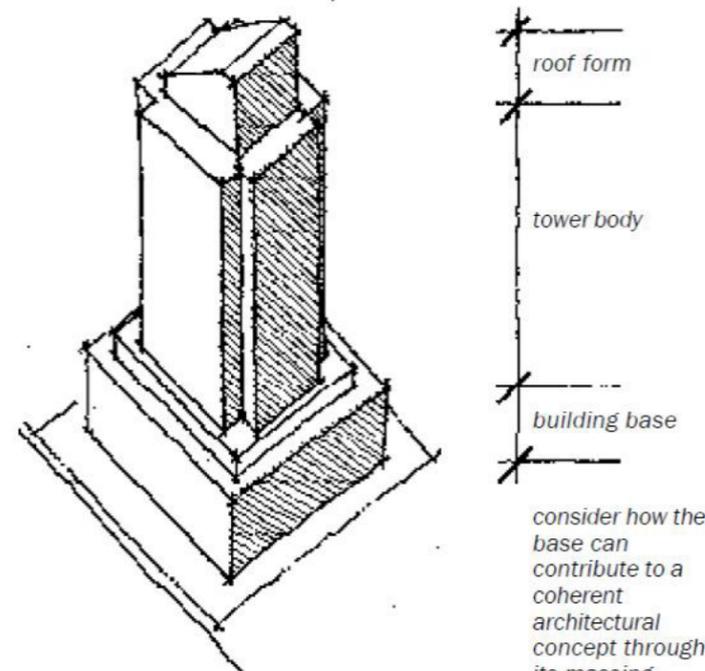
**B-2 Create a transition in bulk & scale.**

*Compose the massing of the building to create a transition to the height, bulk, and scale of development in neighboring or nearby less-intensive zones.*

**B-4 Design a well-proportioned & unified building.**

*Compose the massing and organize the publicly accessible interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.*

**3-4 Architectural Expression**  
*Relating to the Neighborhood Context*



# BUILDING MASSING SCHEME 1

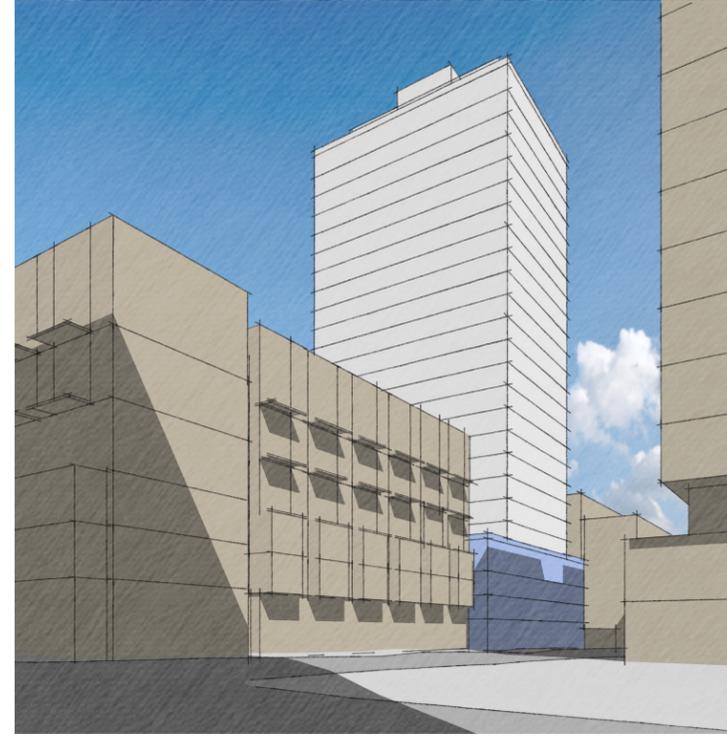
## PROS:

- The tower is spaced farther away from the alley and the development across the alley.
- A major portion of the open space is along the alley on the second level providing a buffer to the residential across the alley.
- The tower massing orients its dominant faces to the north and south.
- **Code Compliant - No Departures**

## CONS:

- The tower and the podium present a flush massing to the street accentuating the upper level mass of the tower.
- The facade lacks modulation.
- The roof top amenity and mechanical spaces are set back from the tower massing creating more of a cap to the tower as opposed to an integrated approach.
- It is challenging to provide the exterior amenity area at the tower roof without a departure.

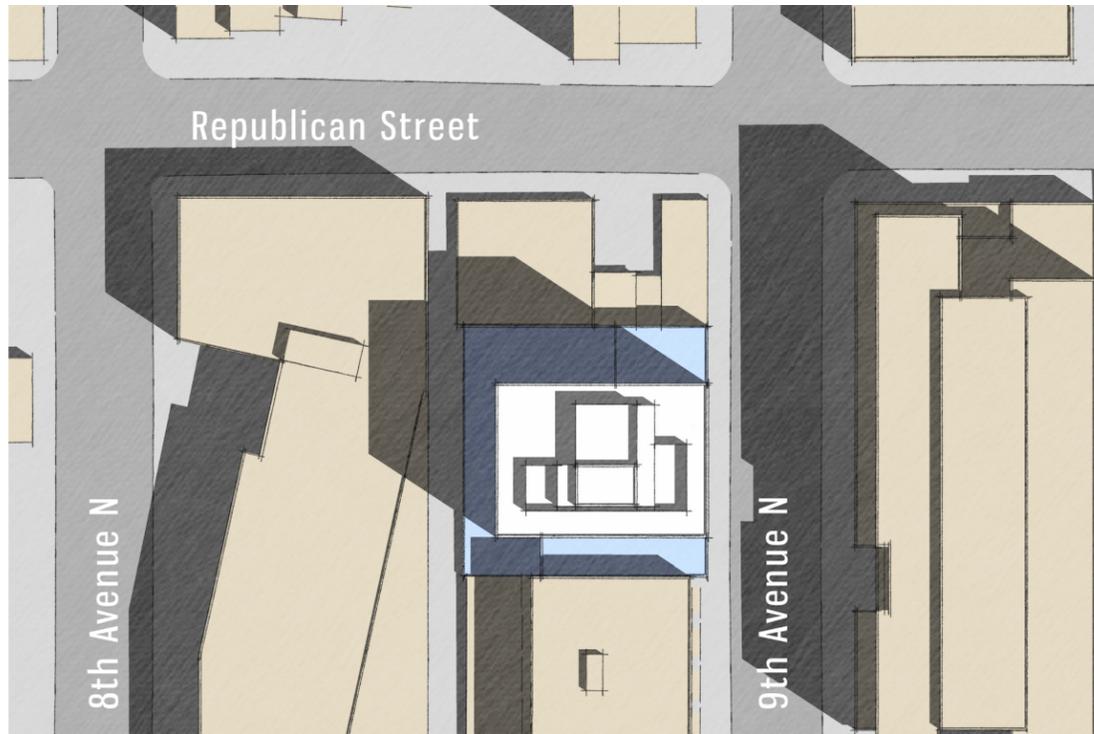
## VIEWS



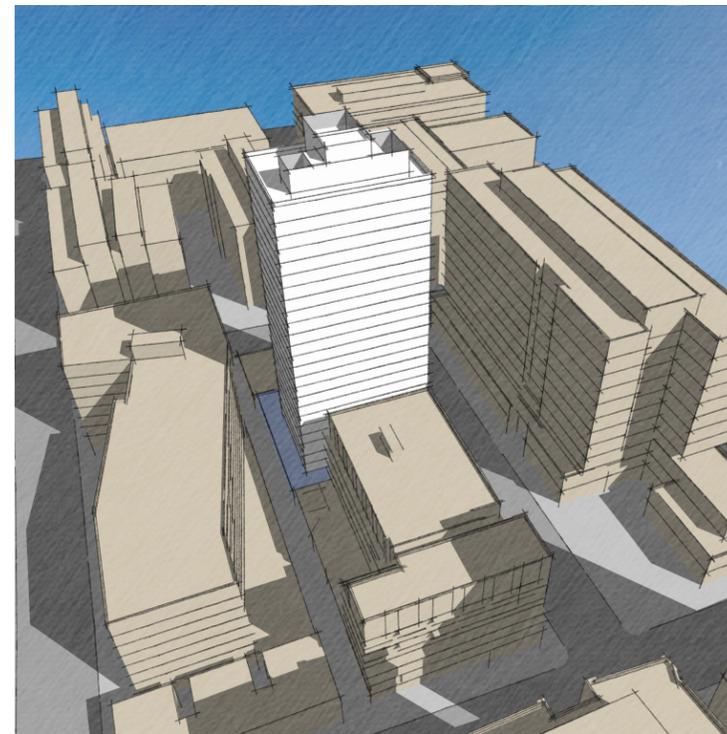
View from Southeast - 9th & Harrison



Birdseye view from Northeast



SITE PLAN



Birdseye view from Southwest



View from Northeast - 9th & Republican

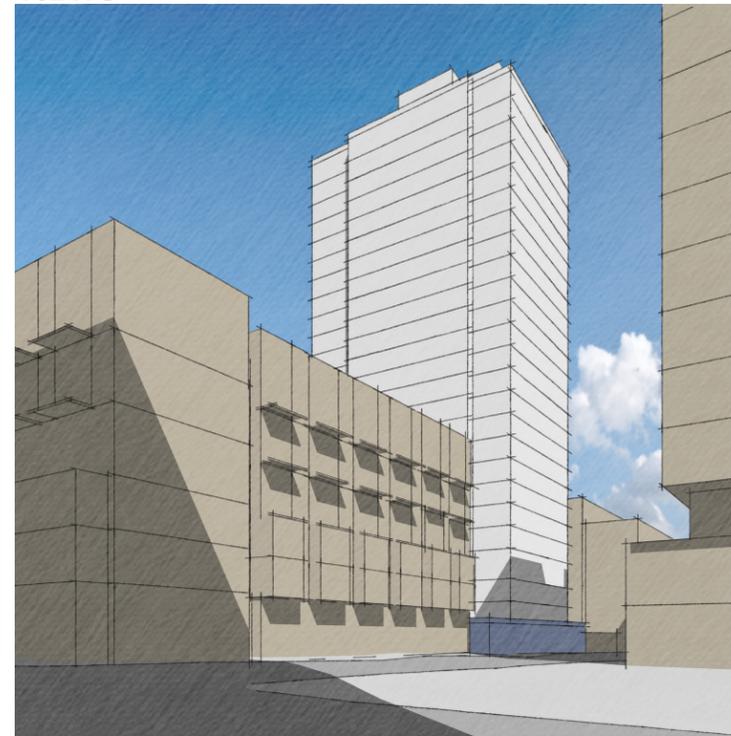
**PROS:**

- The tower is spaced farther away from the alley and the development across the alley.
- The tower massing orients its dominant faces to the north and south.

**CONS:**

- The tower massing sits on a one story podium facing the street. The tower massing dominates and disrupts the street wall.
- The 4 story podium wall along the alley is not sympathetic to the residential development across the alley.
- The roof top amenity and mechanical spaces are set back from the tower massing creating more of a cap to the tower as opposed to an integrated approach.
- The tower form is overly-modulated for its size.
- A departure would be requested to achieve the required exterior amenity area at the tower roof.

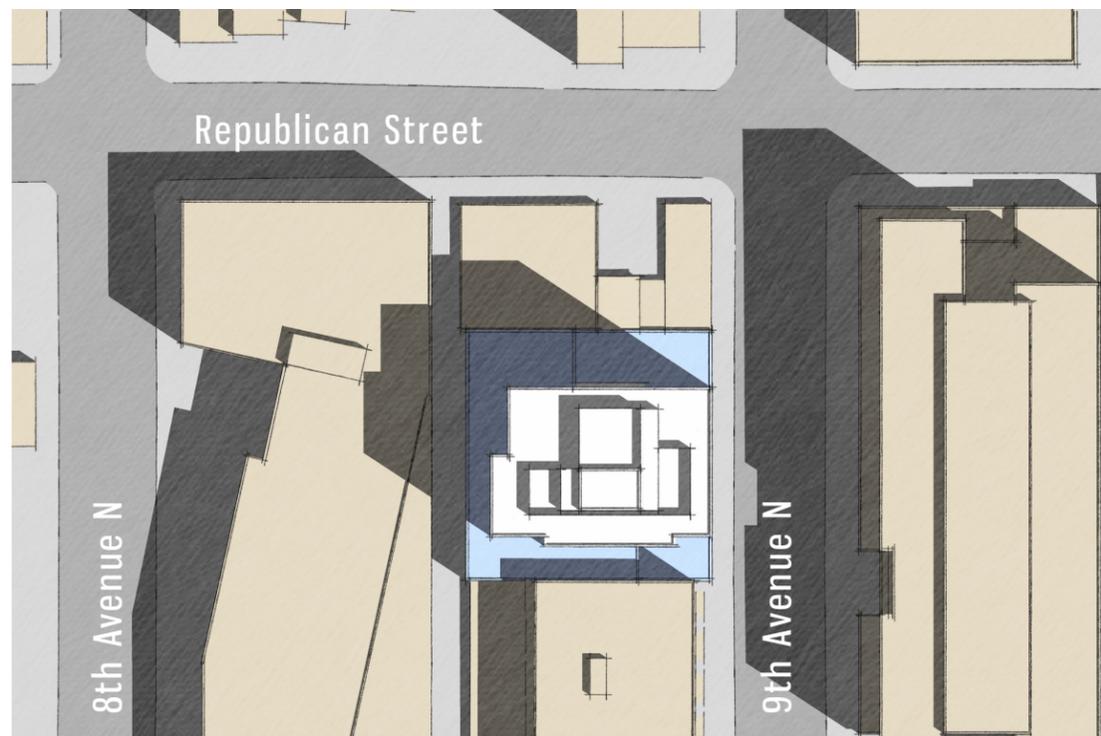
**VIEWS**



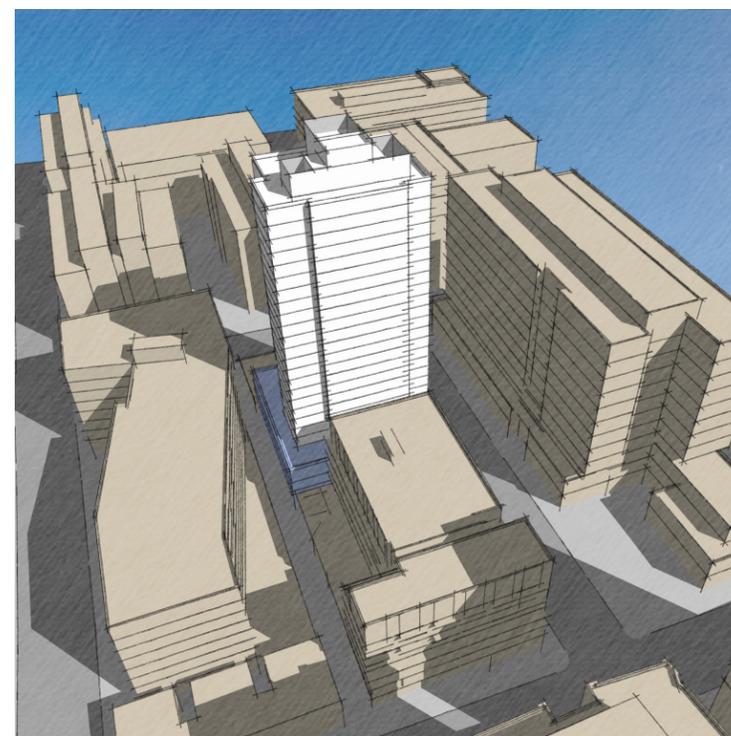
View from Southeast - 9th & Harrison



Birdseye view from Northeast



SITE PLAN



Birdseye view from Southwest



View from Northeast - 9th & Republican

# BUILDING MASSING SCHEME - PREFERRED - NON-COMPLIANT ROOF (PENDING CODE CHANGE)

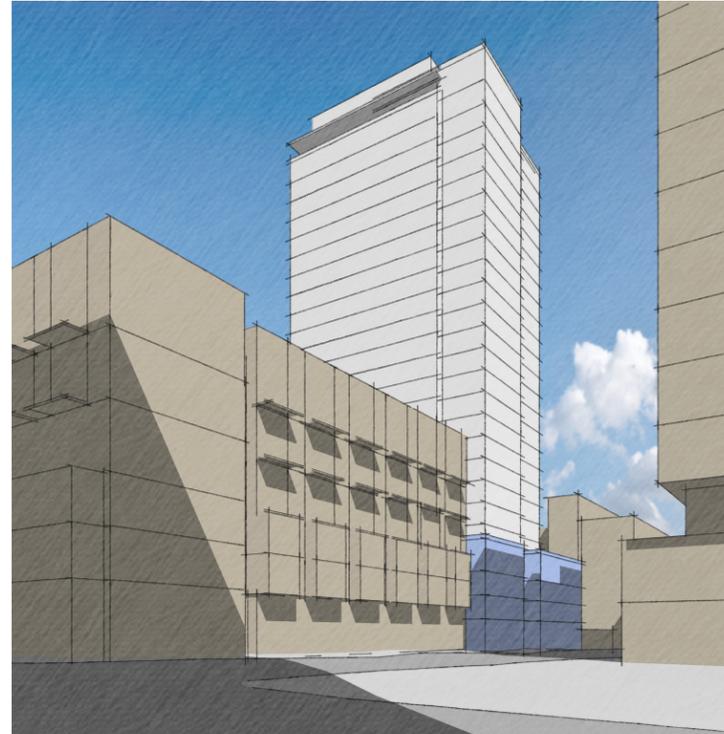
## PROS:

- The tower massing is set back from the street face of the podium (per Design Guideline CS2.B.ii).
- The roof top amenity and mechanical spaces are integrated into the massing part of the tower, and are composed to make a more interesting 5th elevation.
- The massing of the tower orients its dominant faces to the north and the south.
- The tower massing is offset to emphasize the vertical rather than the horizontal, without being overly modulated.
- The recess at the building entry integrates the language of the tower into the more traditional language of the masonry podium, and emphasizes entry location.

## CONS:

- Roof configuration requires a change in the zoning code.
- Tower massing is closer to neighboring building to the west.

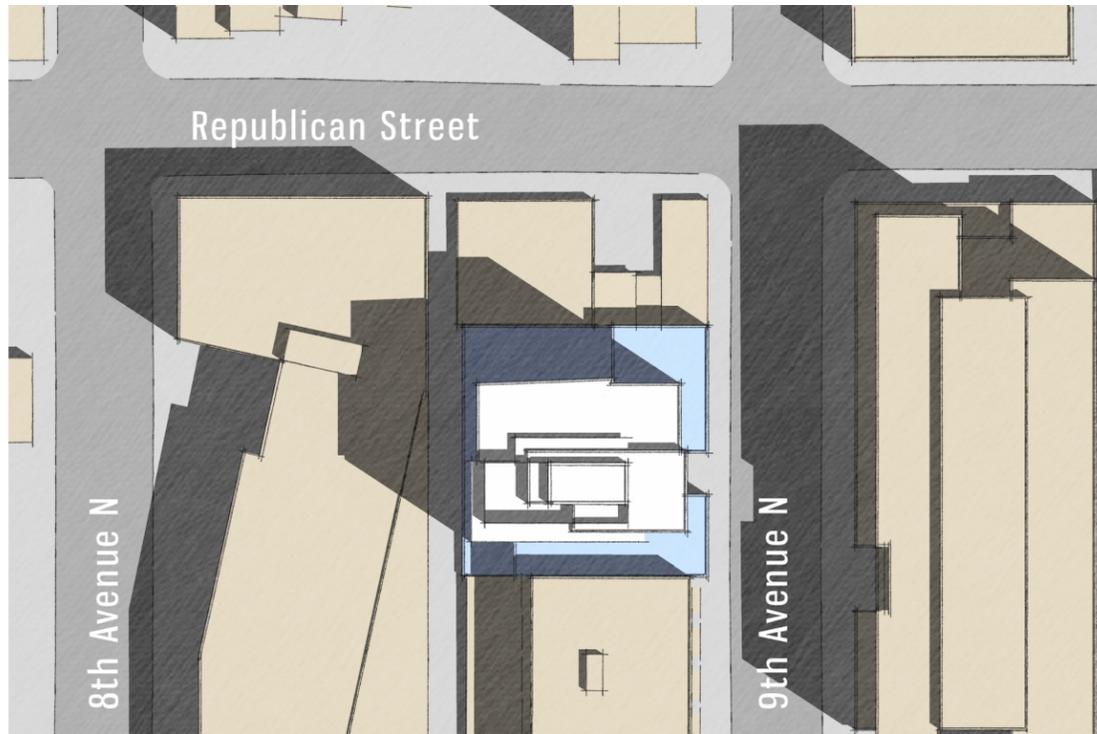
## VIEWS



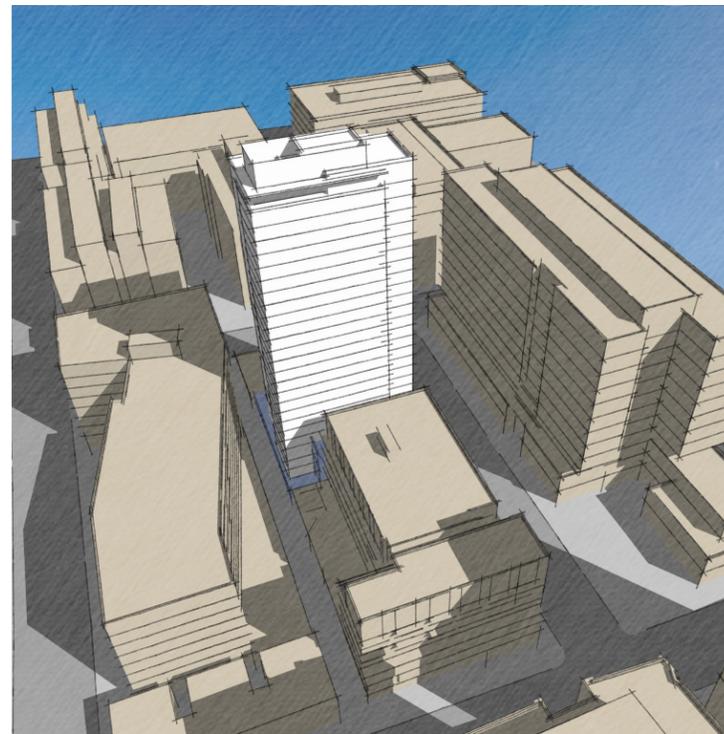
View from Southeast - 9th & Harrison



Birdseye view from Northeast



SITE PLAN



Birdseye view from Southwest



View from Northeast - 9th & Republican

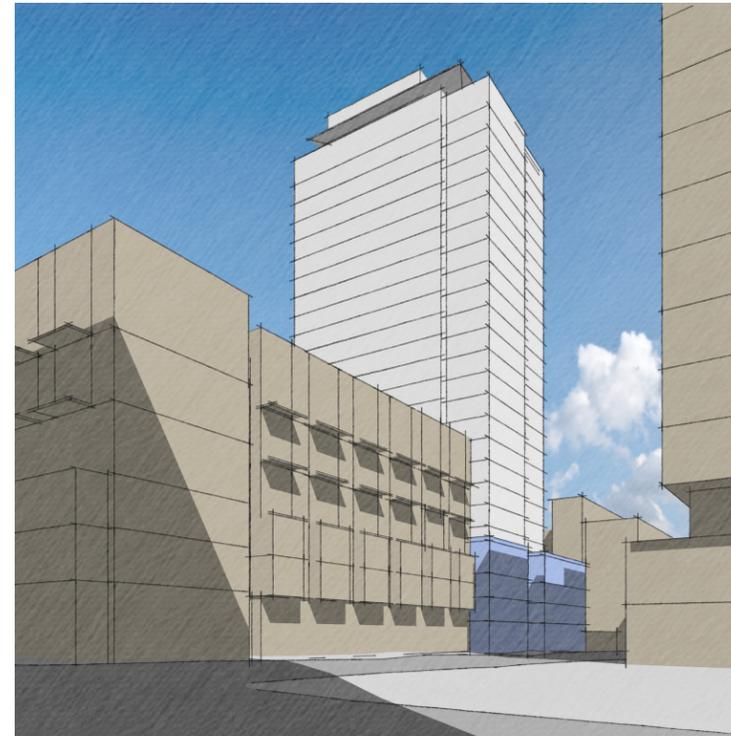
**PROS:**

- The tower massing is set back from the street face of the podium (per Design Guideline CS2.B.ii).
- The massing of the tower orients its dominant faces to the north and the south.
- The tower massing is offset to emphasize the vertical rather than the horizontal, without being overly modulated.
- The recess at the building entry integrates the language of the tower into the more traditional language of the masonry podium, and emphasizes entry location.

**CONS:**

- Roof configuration requires a change in the zoning code.
- Tower massing is closer to neighboring building to the west.
- A departure would be requested to achieve the required exterior amenity area at the tower roof.

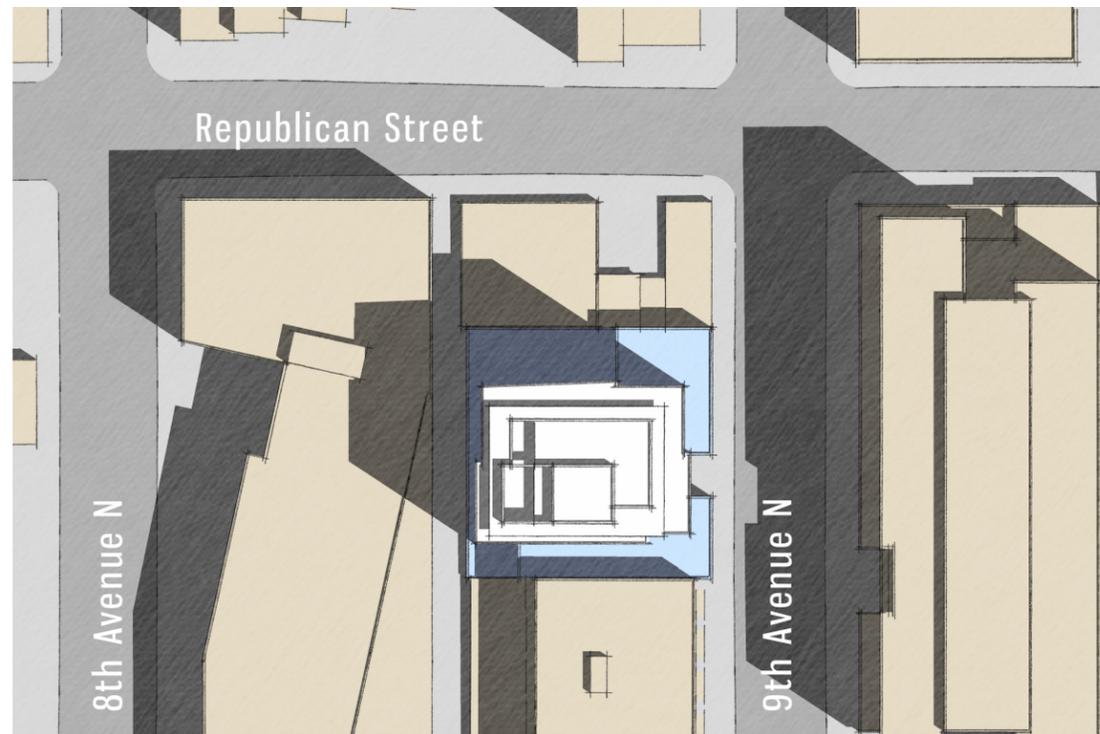
**VIEWS**



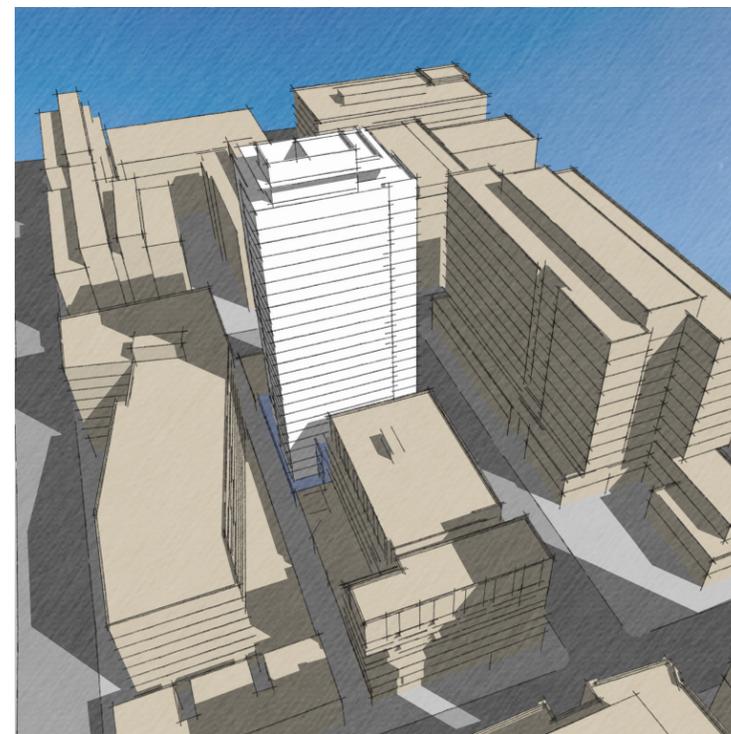
View from Southeast - 9th & Harrison



Birdseye view from Northeast



**SITE PLAN**



Birdseye view from Southwest

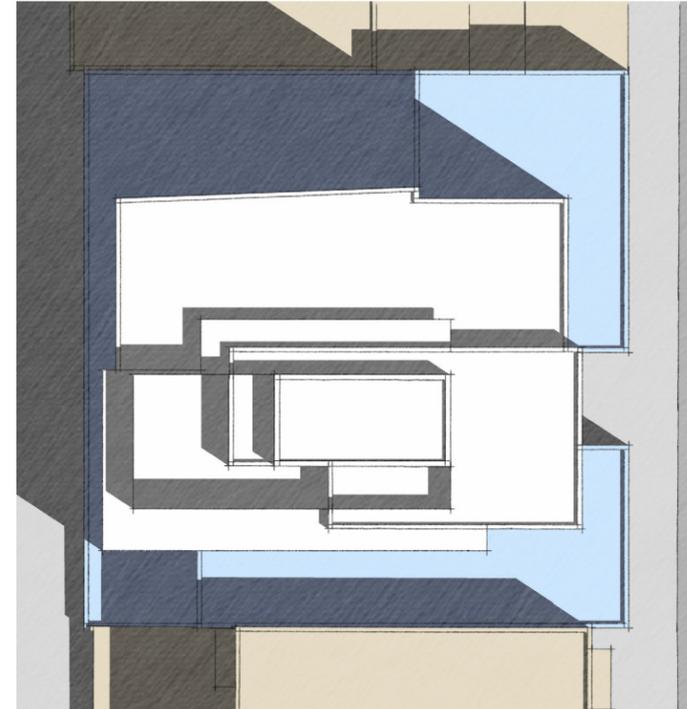


View from Northeast - 9th & Republican

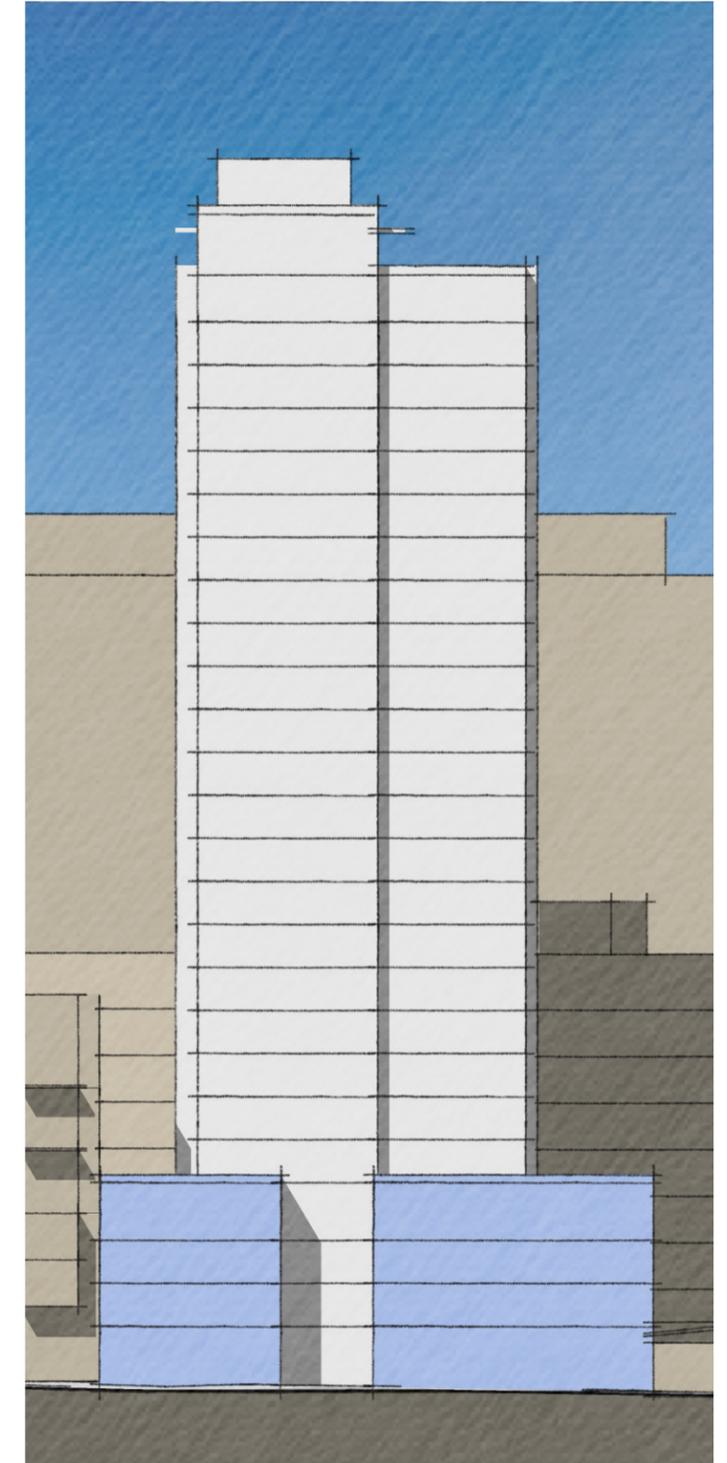
# BUILDING MASSING SCHEME - PREFERRED - NON-COMPLIANT ROOF (PENDING CODE CHANGE)

This rooftop option does not comply with the Land Use Code in its current form. However, discussions with city representatives have indicated that there is legislation pending to allow for similar treatments at the rooftop as seen in the Downtown zoning. The amended zoning would allow the mass of the building to be carried above the maximum height limit (without 10'-0" setbacks) to enclose amenity and mechanical areas. This approach assists in creating a more coherent massing, and avoids the "layer cake" look.

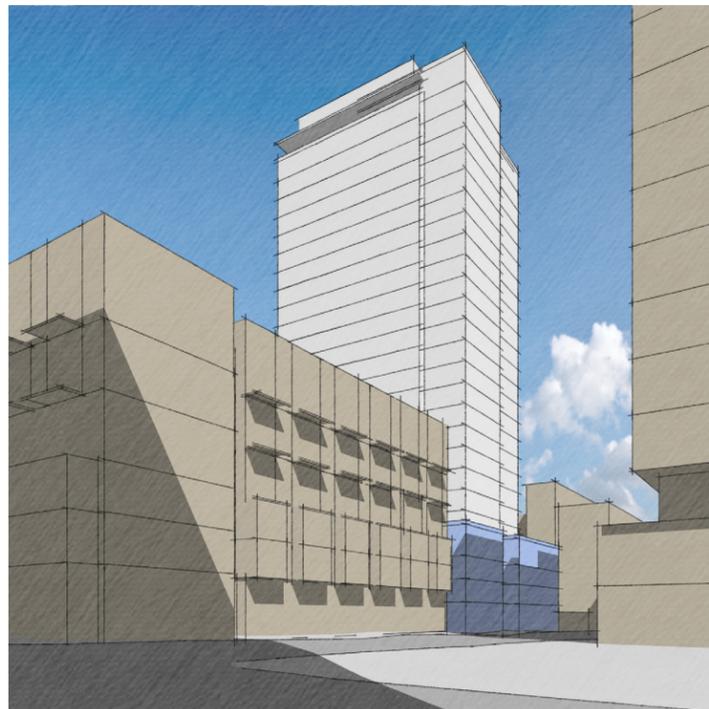
This preferred massing allows a portion of the massing to be carried 15' higher, accentuating the verticality and slenderness of the building.



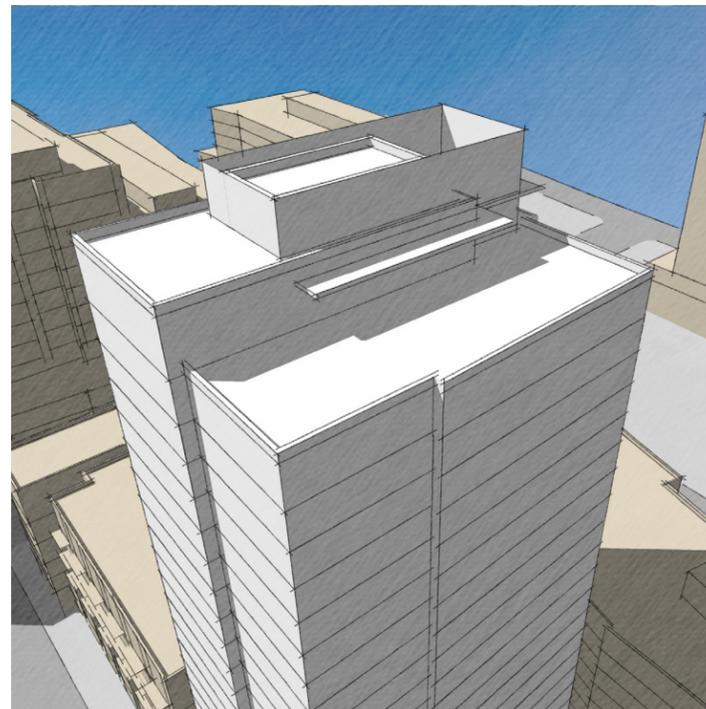
Plan View



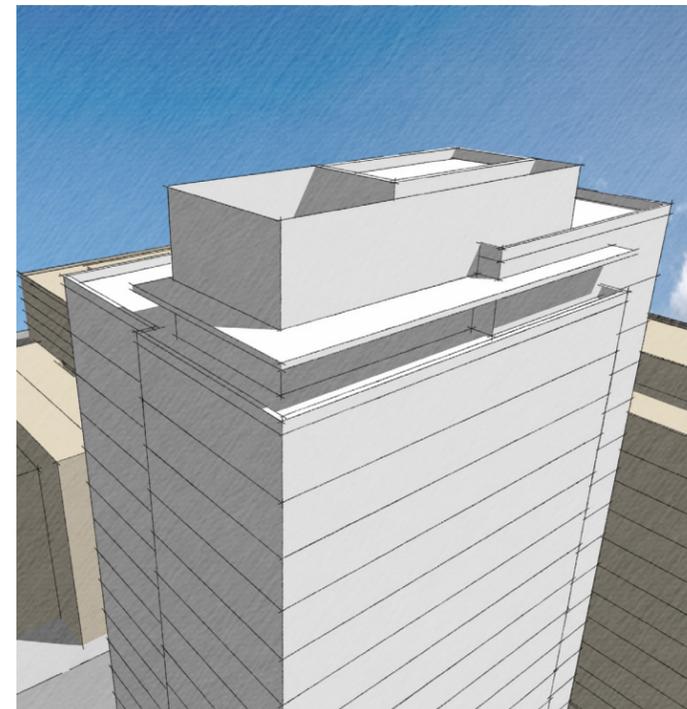
East Elevation



View from Southeast - 9th & Harrison

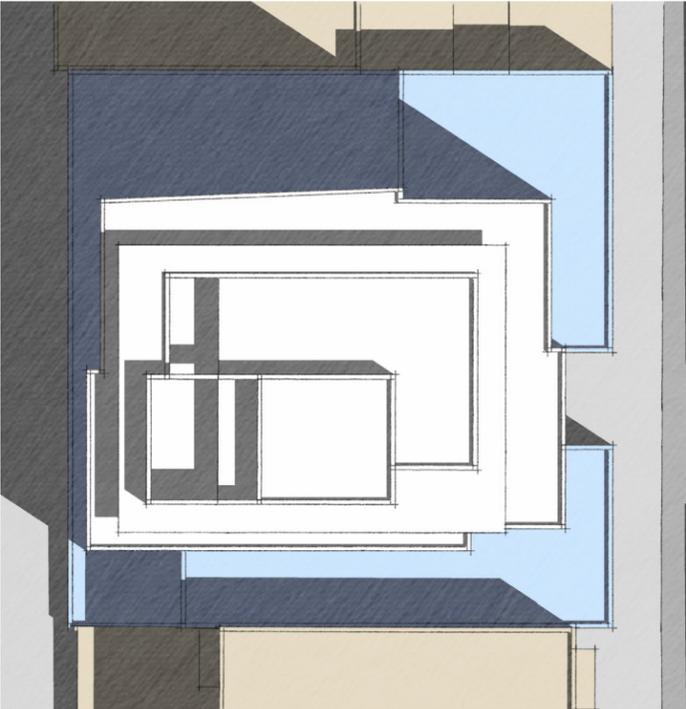


Birdseye from Northeast

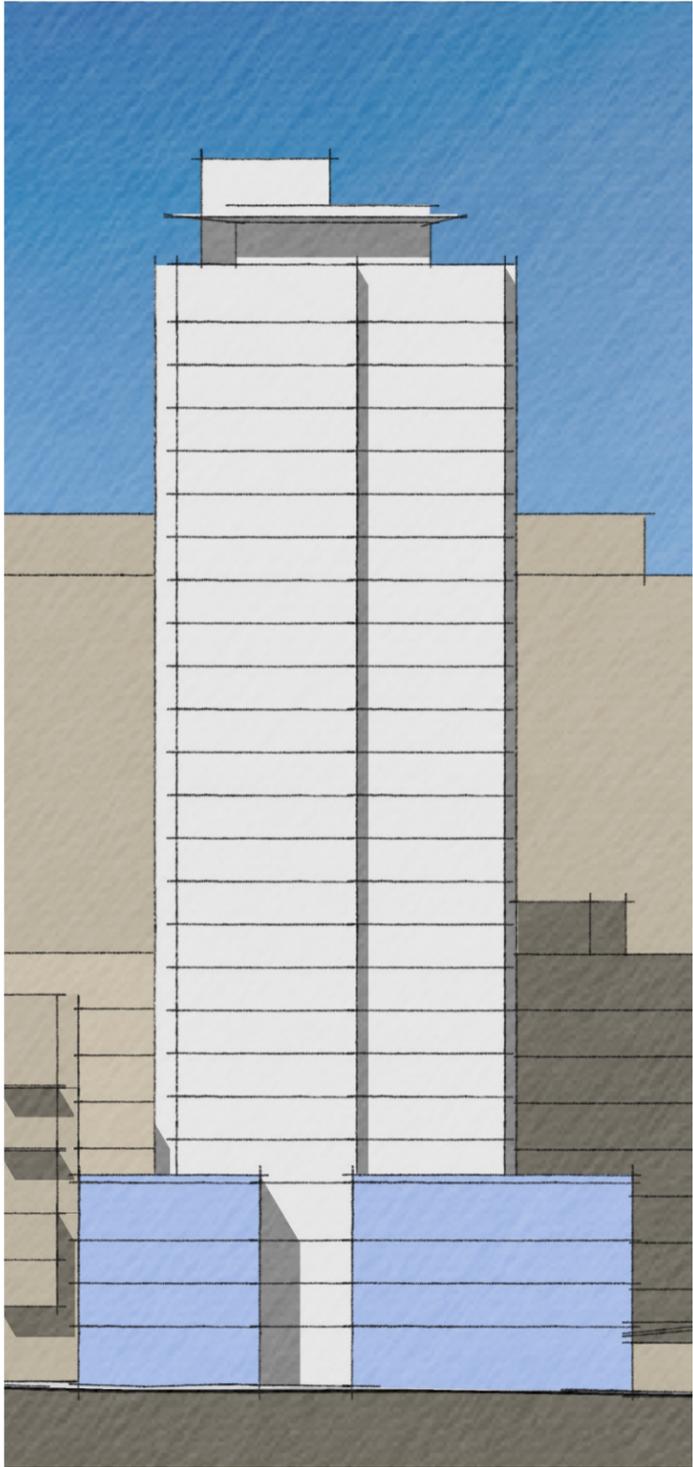


Birdseye from Southwest

This rooftop option complies with the zoning code in its current form, which requires a 10'-0" setback for amenity and mechanical areas above the 240'-0" height limit (when roof coverage exceeds 25%). This iteration of the rooftop massing reflects the asymmetrical modulation of the tower by offsetting the taller elevator overrun from the lower amenity area.



Plan View



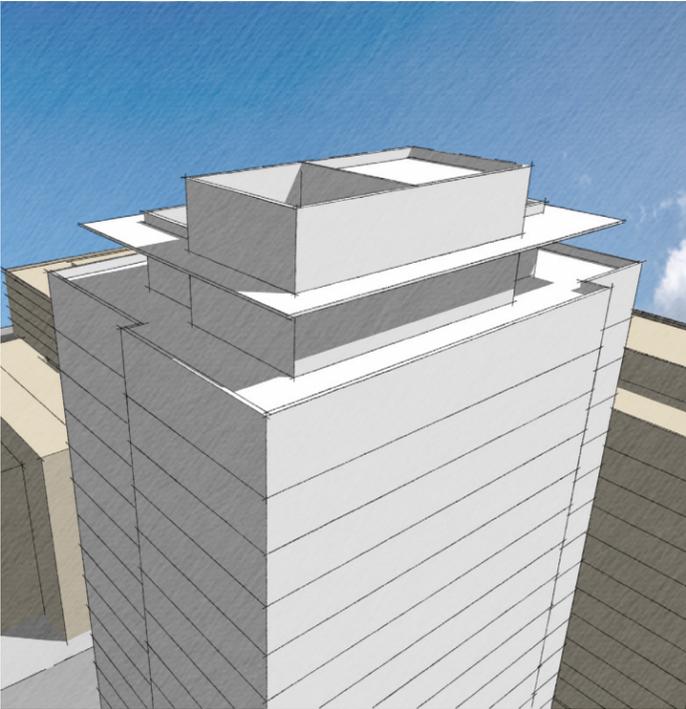
East Elevation



View from Southeast - 9th & Harrison



Birdseye from Northeast



Birdseye from Southwest

# 427 9TH AVE N PREFERRED MASSING - PLANS



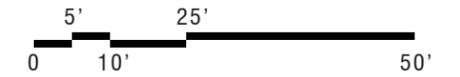
Ground Level Plan

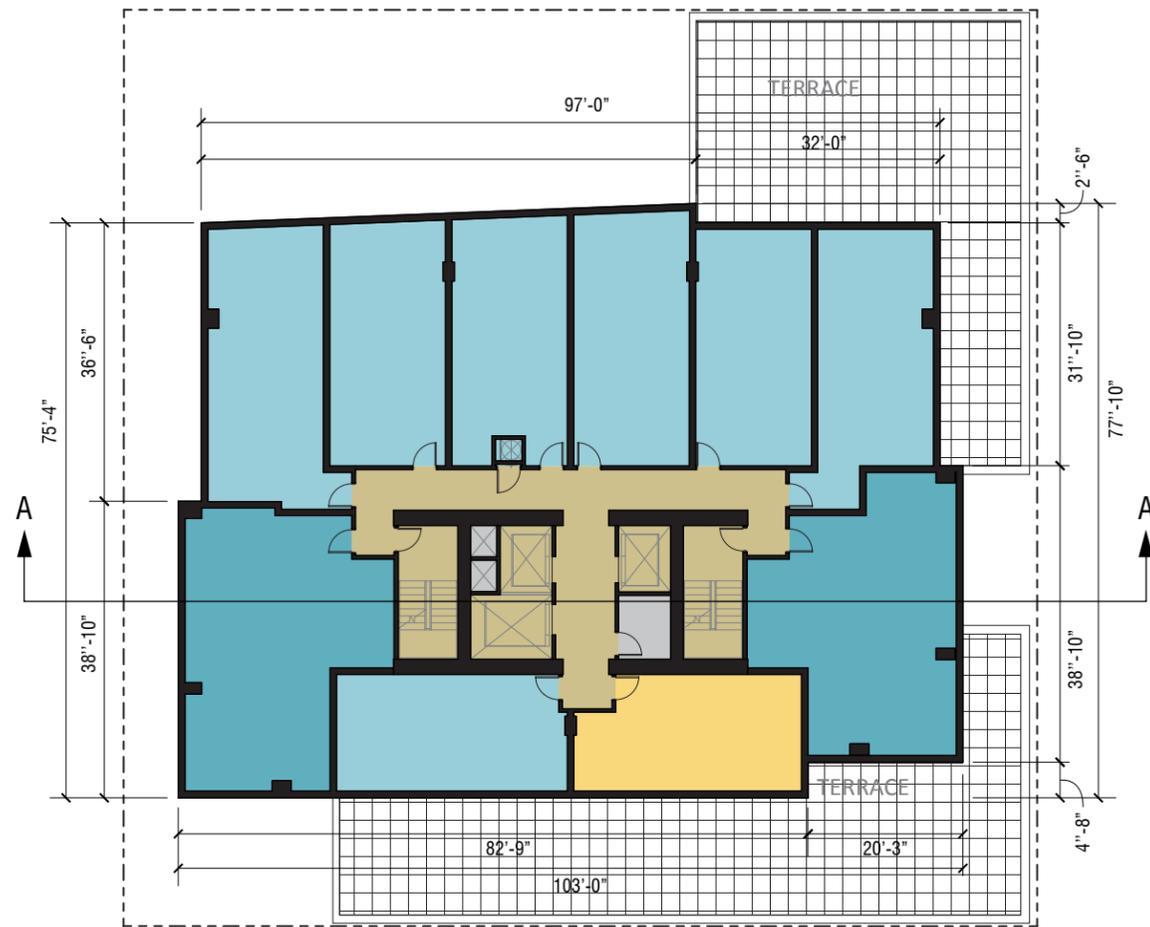


Level 2 Plan - Podium

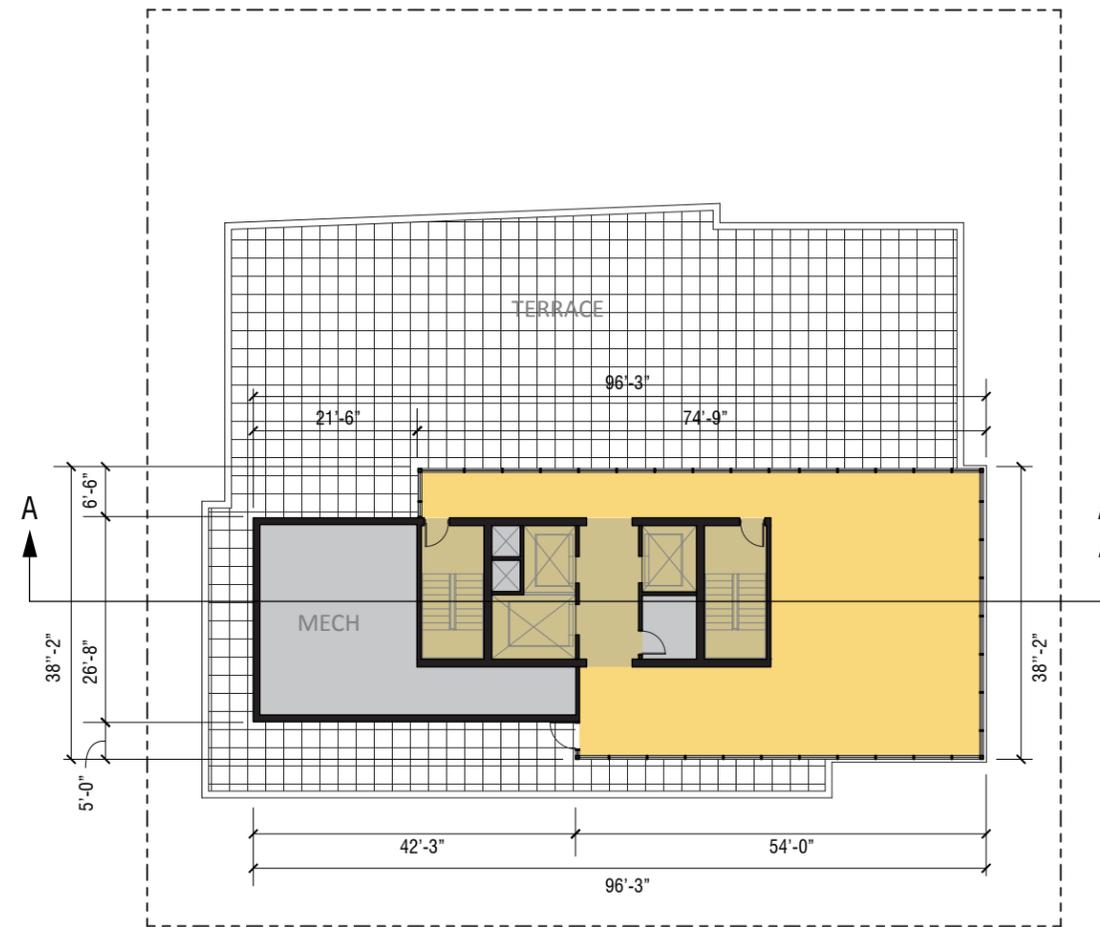
## LEGEND

- SERVICE/BACK-OF-HOUSE
- RESIDENTIAL AMENITY
- CIRCULATION
- LANDSCAPING
- COMMERCIAL/RETAIL
- STUDIO
- 1-BEDROOM
- 2-BEDROOM





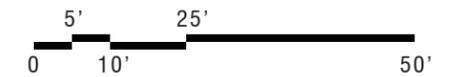
Level 5 Plan - Tower



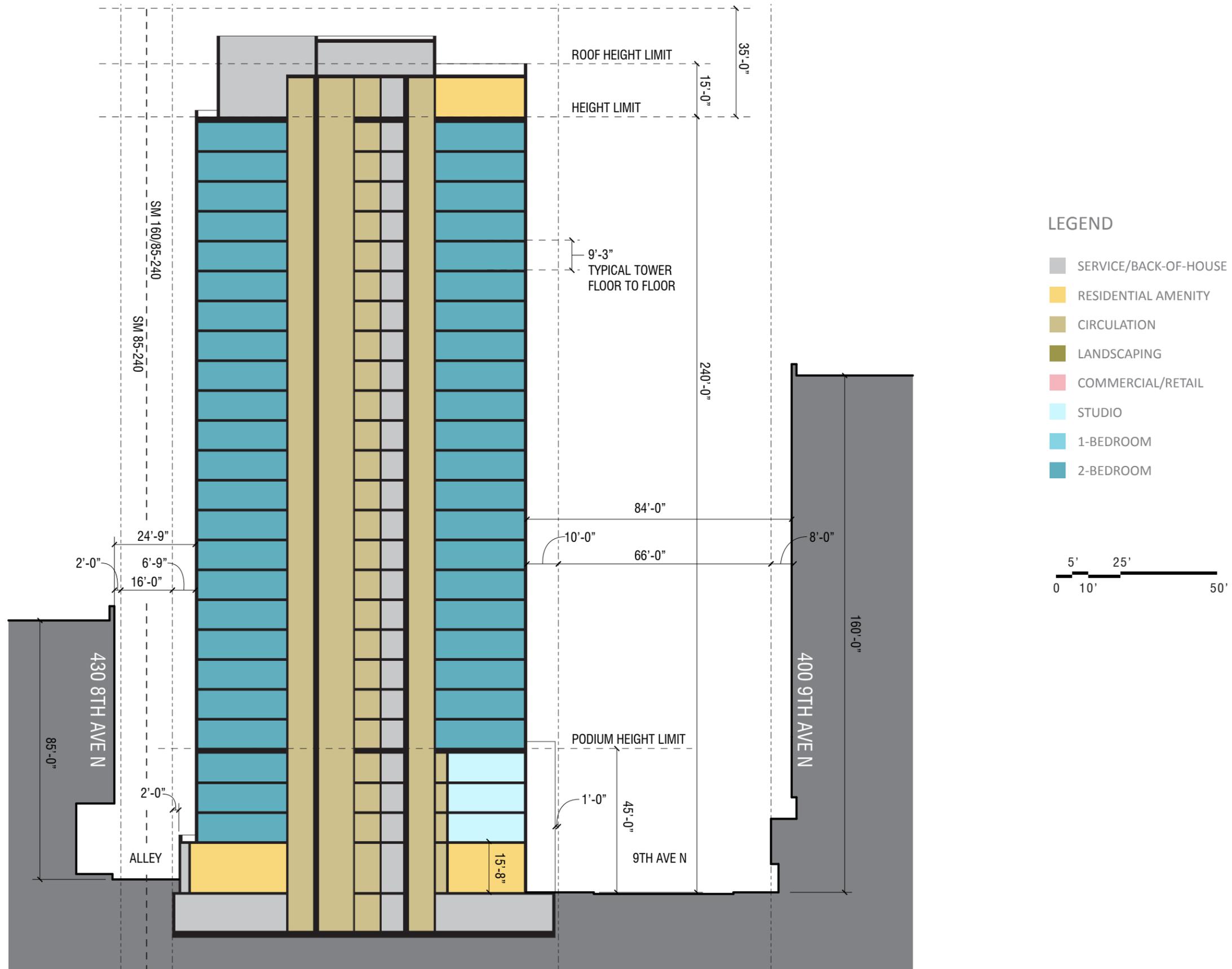
Roof Level Plan

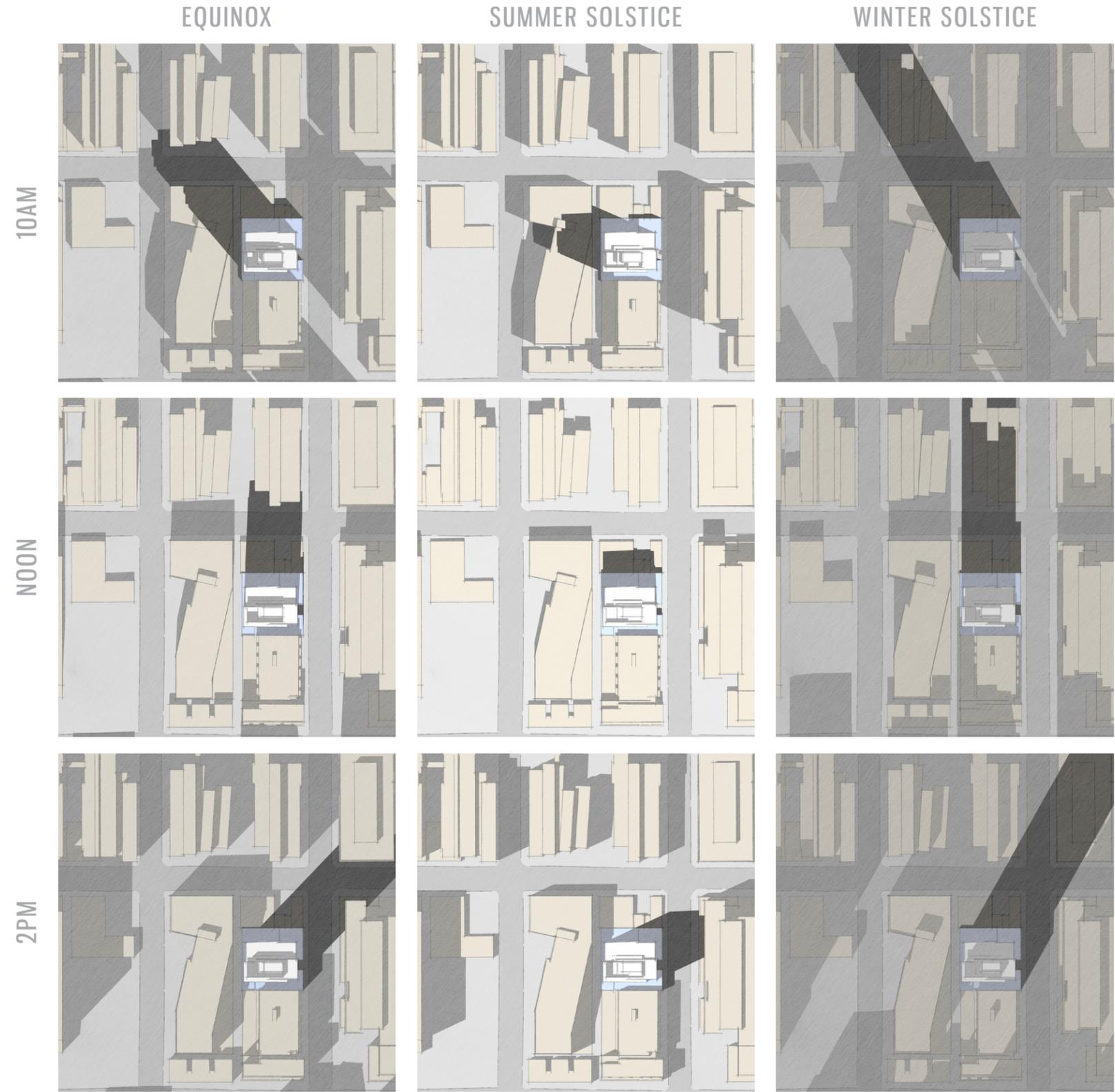
LEGEND

- SERVICE/BACK-OF-HOUSE
- RESIDENTIAL AMENITY
- CIRCULATION
- LANDSCAPING
- COMMERCIAL/RETAIL
- STUDIO
- 1-BEDROOM
- 2-BEDROOM



# 427 9TH AVE N PREFERRED MASSING - SECTION A-A





## Potential Development Standard Departures:

### Departure #1 - Minimum Horizontal Dimension of Amenity Area

*Standard:*

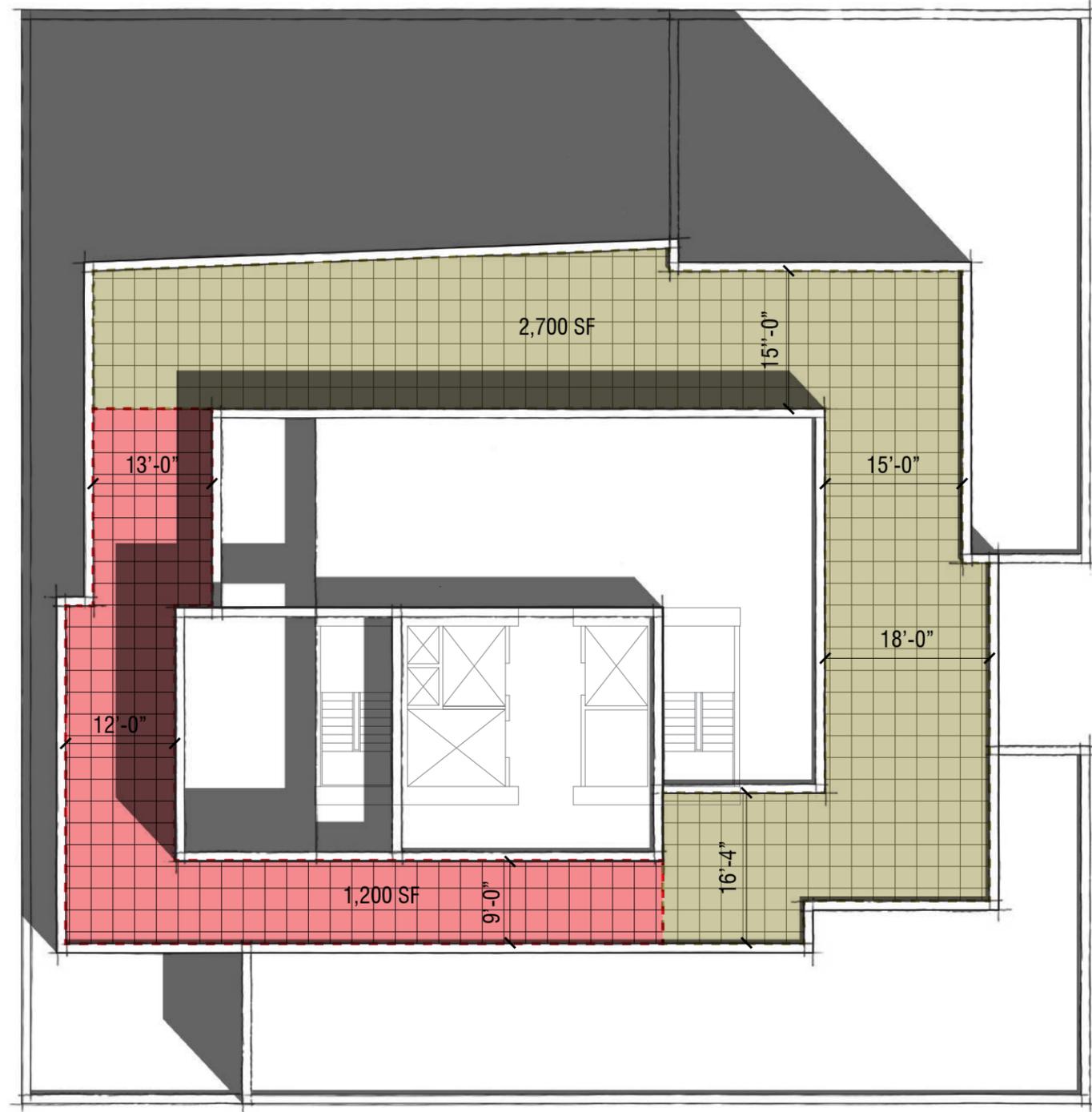
Code: **SMC 23.48.020.C.3** - The minimum horizontal dimension of required amenity area is 15'. The minimum size of a required amenity area is 225 square feet.

*Proposed Design Departure:*

Decrease the minimum horizontal dimension of required amenity area to 10' at the tower roof.

*Rationale:*

SMC 23.48.010.H.7.B requires that rooftop features be set back 10' from the roof edge when total rooftop coverage exceeds 25%. The amount of area taken up by the elevator and stair overruns required to provide a rooftop terrace, combined with the 10' setback requirement from the roof edge for those features, leaves little remaining area to accommodate required open space. Decreasing the 15' minimum open space requirement to 10' would allow the roof terrace to make use of the setback space and better meet the intent of DC2 – design of the “fifth elevation”, the roofscape.



## VIA ARCHITECTURE

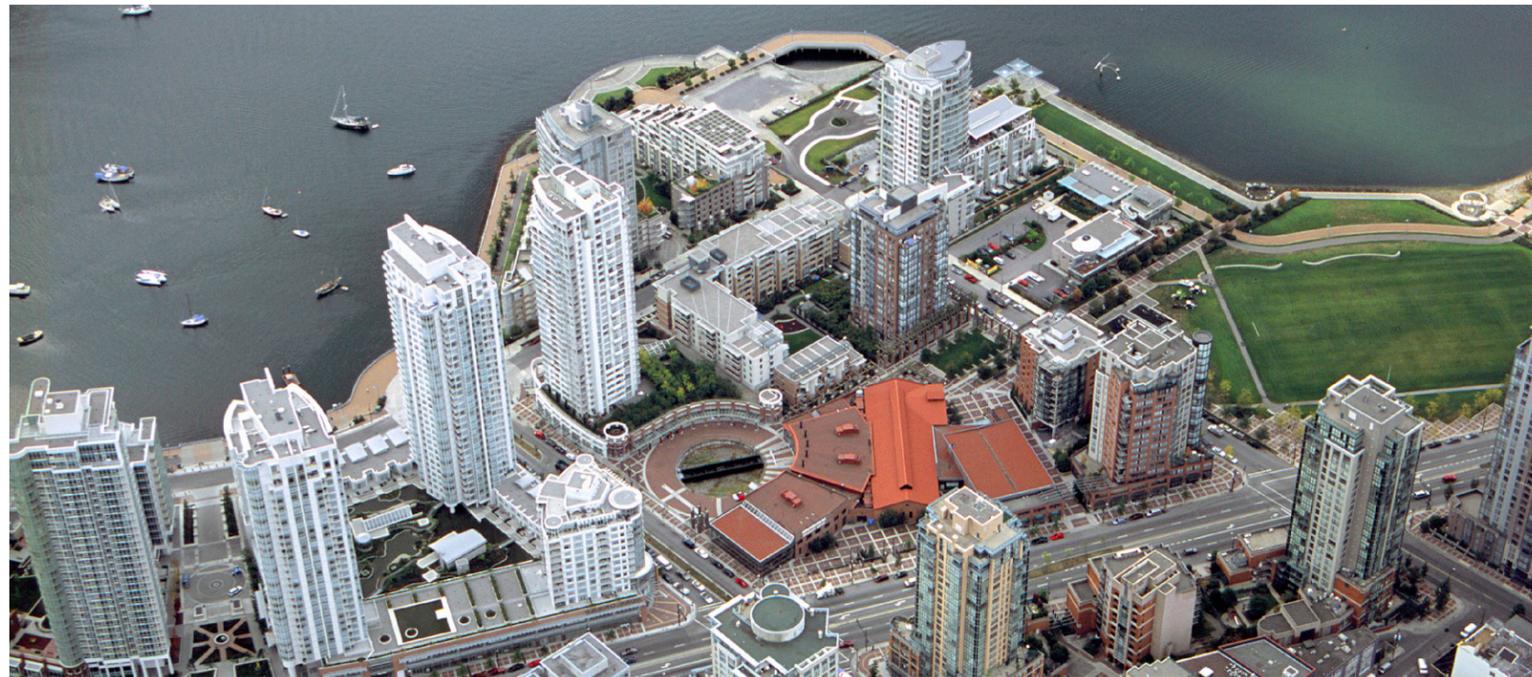
An award-winning design firm, VIA Architecture is one of the Pacific Northwest's leaders in mixed-use, residential high-rise and mid-rise, transit architecture, urban design, and sustainable community planning. Founded in 1984, VIA currently employs 52 professionals in Seattle, San Francisco, and Vancouver, BC offices, providing services to both public and private clients.



Plaza 88 - Vancouver, BC



Walton Lofts - Seattle, WA



Roundhouse Community Center - Vancouver, BC



Joseph Arnold Lofts - Seattle, WA