Seattle Times Project

Early Design Guidance

DPD Project # 3015693 - 1120 John Street
DPD Project # 3017232 - 1120 Denny Way

EDG Meeting Date: April 30, 2014

onni group | CHRIS DIKEAKOS ARCHITECTS INC | eta

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Owner
ONNI GROUP OF COMPANIES
Suite 300-550 Robson Street
Vancouver, BC, V6B 2B7
Tel: (604) 602-7711

Architect
CHRIS DIKEAKOS ARCHITECTS INC.
Chris Dikeakos, Wa. Lic. No. 8101
Suite 212-3989 Henning Drive,
Burnaby, BC, V5C 6N5
Tel: (604) 291-2660

Landscape
ETA LANDSCAPE ARCHITECTURE
1690 W. 2nd Ave,
Vancouver, BC, V6J 1H4
Tel: (604) 683-1456

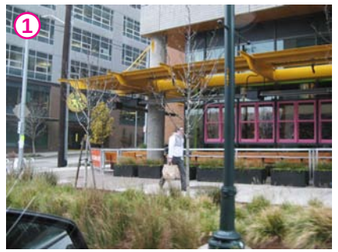
Introduction

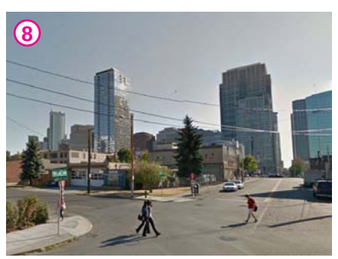
Maps are showing approximately 10 minute walking distance area

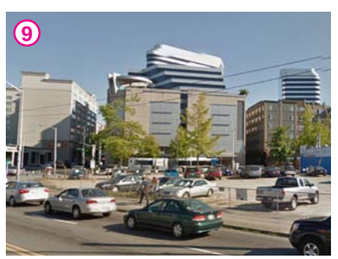
Proposed Building

Recently Completed Building

Building Under Construction





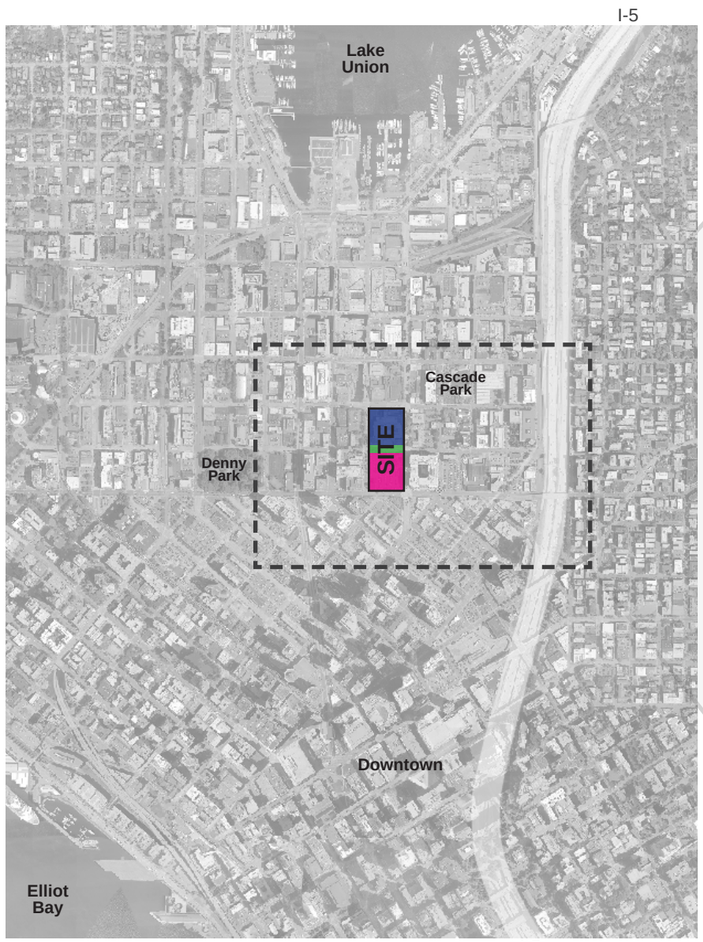


The proposed development encompasses two full City blocks in the South Lake Union District, bounded on the south by Denny Way, on the east side by Fairview Avenue N, on the north by Thomas Street and on the west side by Boren Avenue N. The northern block with the historic Seattle Times building will be referred to as the 'North Site' and the southern block fronting Denny Way will be referred to as the 'South Site'.
The project as proposed will include a total of four residential towers over a mixed-use podium – two towers per site. According to current zoning, the two towers on the North Site have a maximum height limit of 240 feet, while the maximum height limit for the South Site is 400 feet. Zoning limits the height of the podium along Fairview Ave. N. and Denny Way to 65 feet, while in remaining areas the podium is limited to 45 feet.

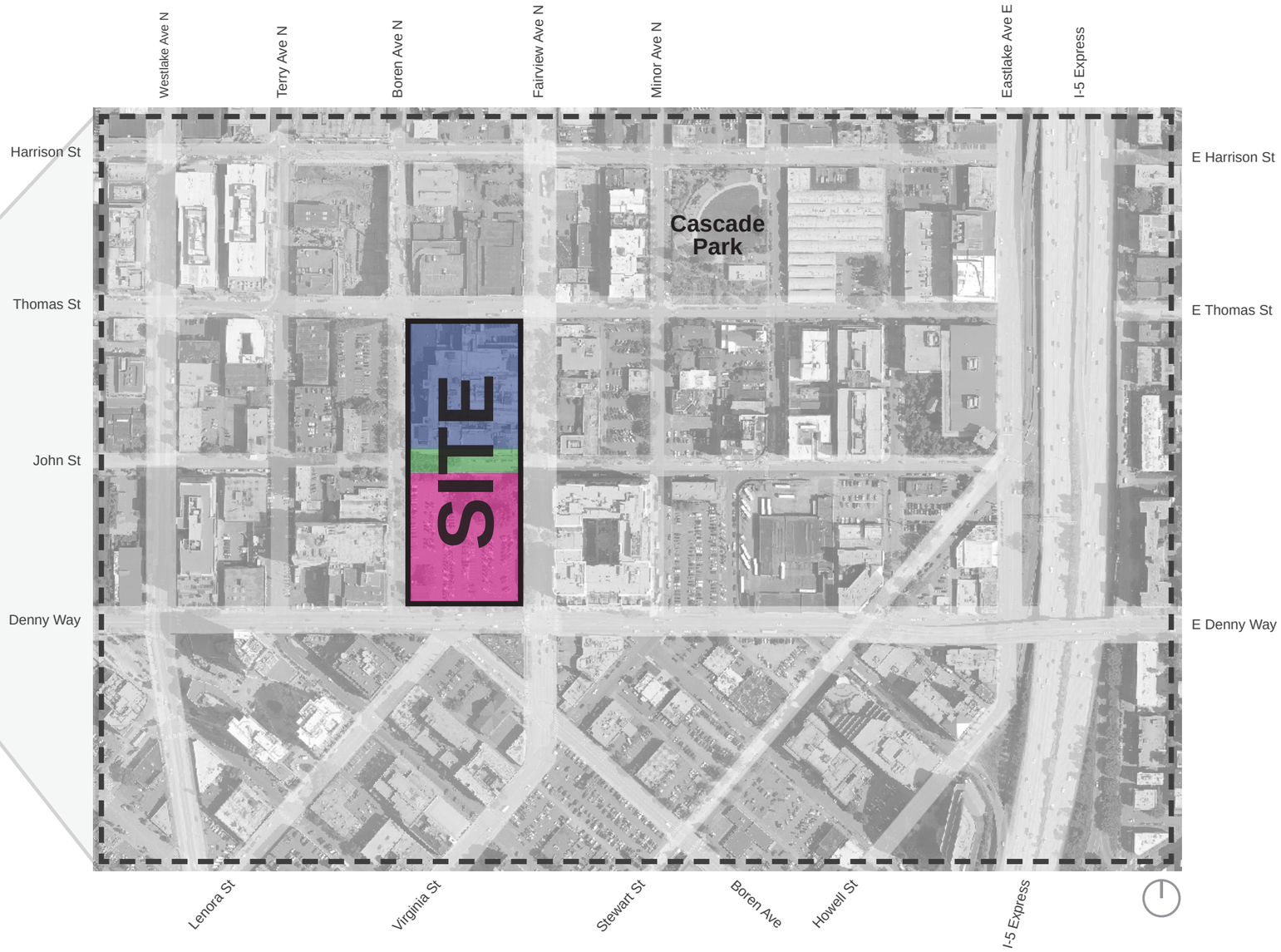
The centerpiece of the development will be the existing 1931 Seattle Times office building which will be restored and incorporated into the development in a sensitive manner.

The project will seek to meet the increasing need for residential living space in an area which has seen explosive commercial office expansion within the last 5 years with more planned in the near future. Street level amenities and open space will be a priority for the development, to both serve the residents as well as enhance the public realm.

Vicinity Maps



Overall Map



North Site
110,614 SQ. FT.

Proposed Plaza / Park
20,376 SQ. FT.

South Site
109,773 SQ. FT.

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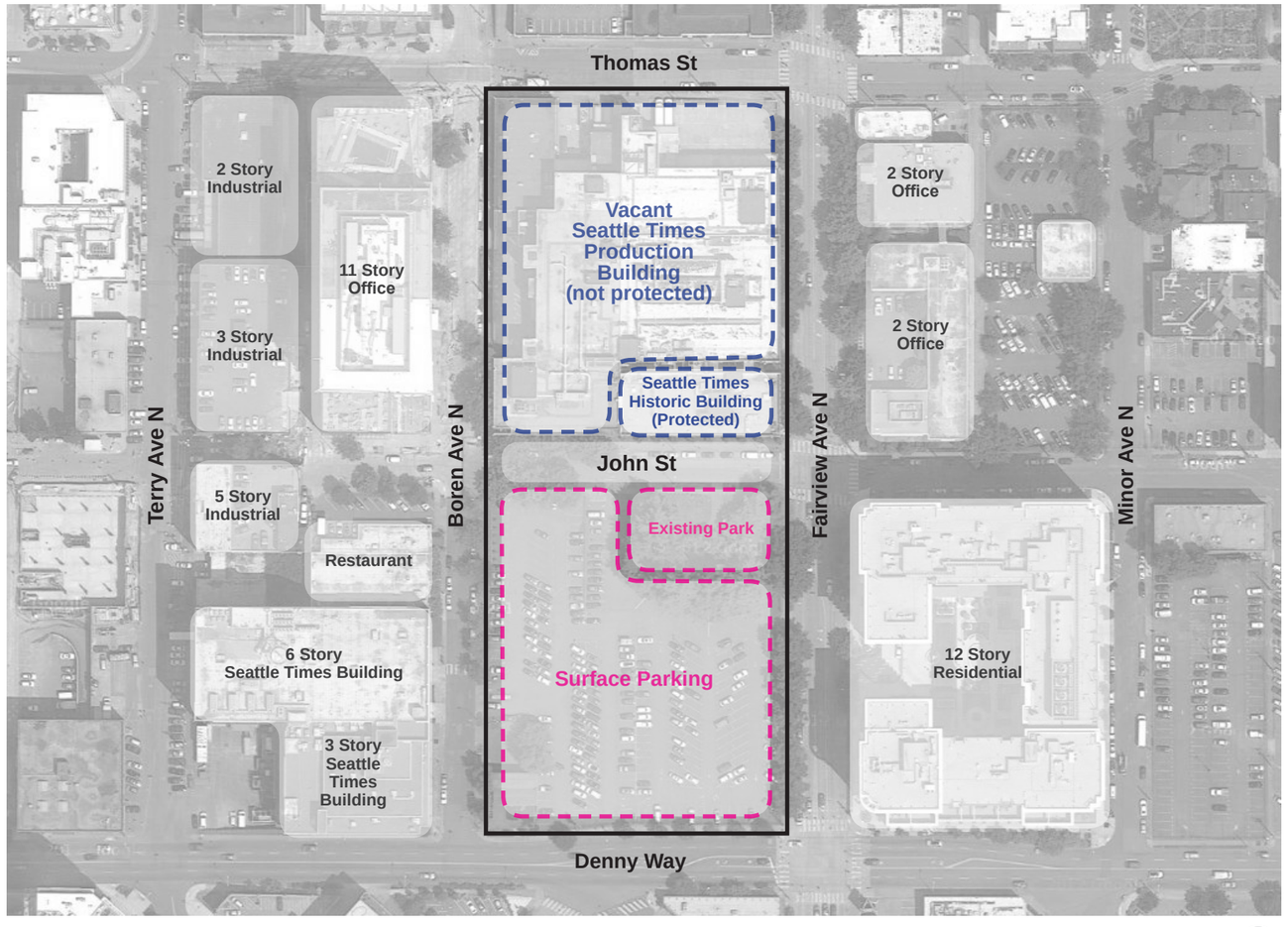
Program



Existing Condition

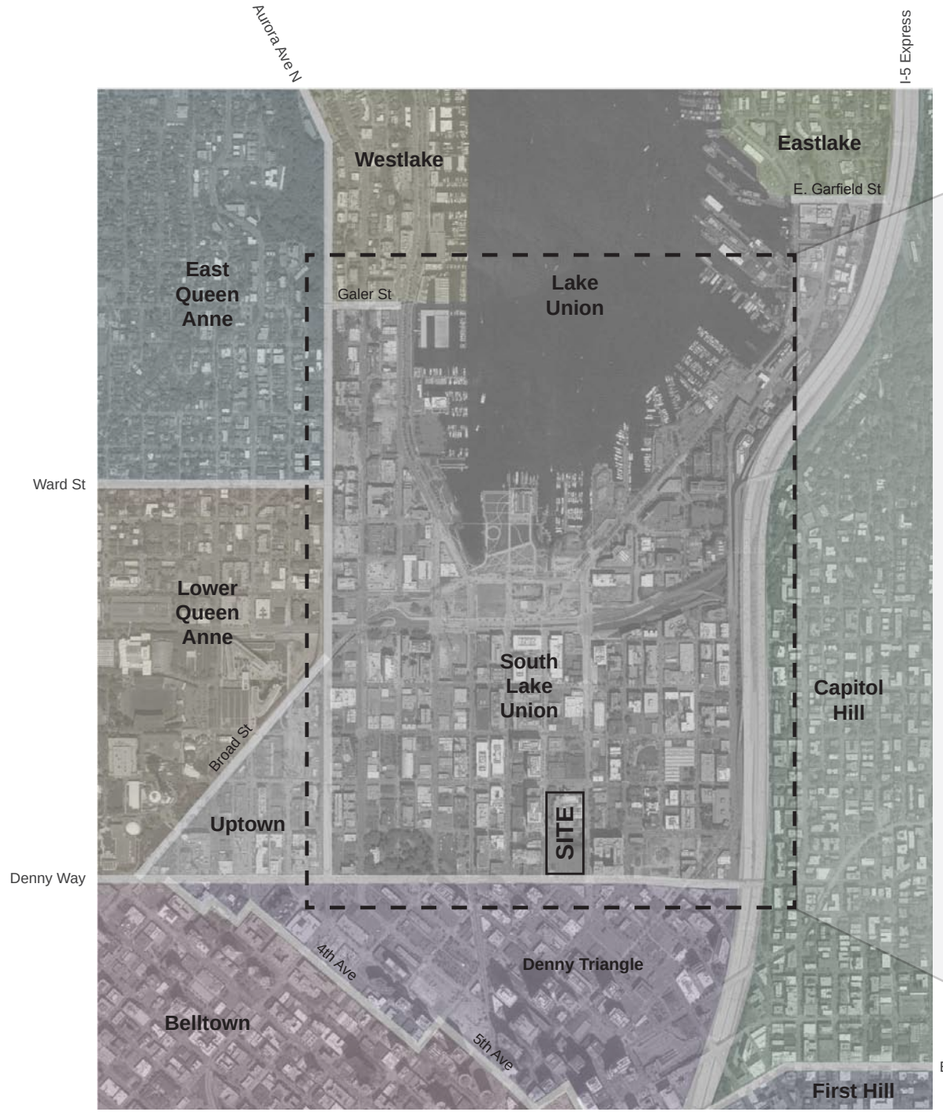
North Site

South Site

Program

	North Site	South Site	Total
Number of Residential units	865	1085	1950
Street Level Commercial Spaces	18,800 sq.ft.	24,210 sq.ft.	43,010 sq.ft.
# of Underground Parking Stalls	865	1085	1950
Site Area	110,614 sq.ft.	109,773 sq.ft.	220,387 sq.ft.

Neighborhood Plans



District Neighborhood Plan

South Union Lake Urban Center Neighborhood Plan

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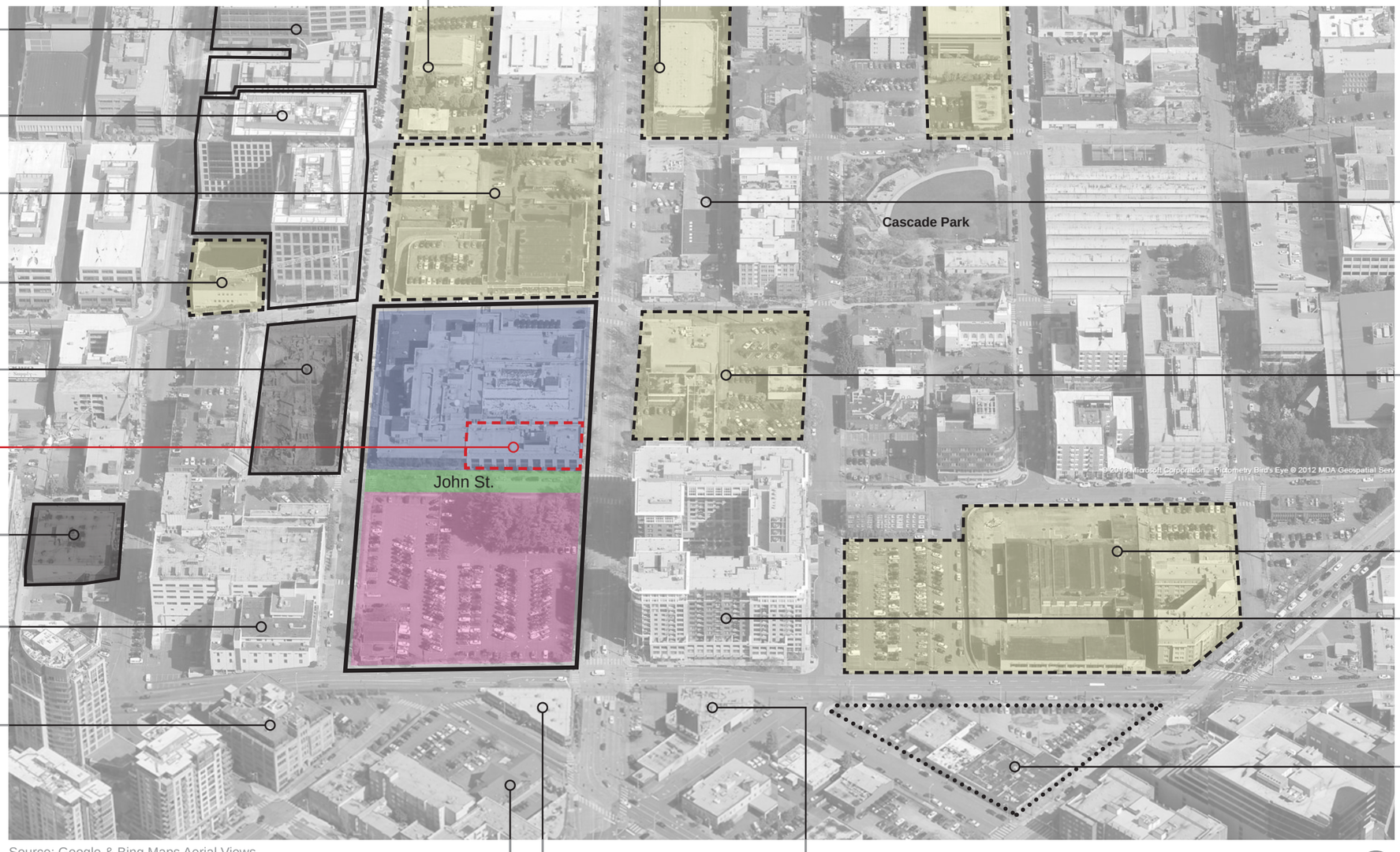
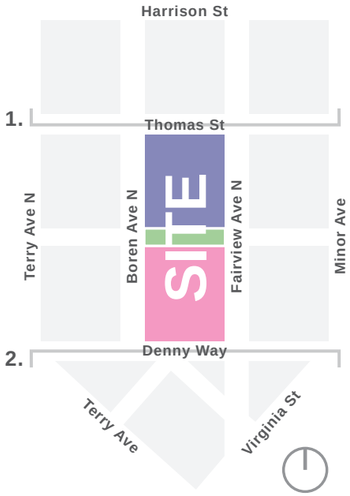
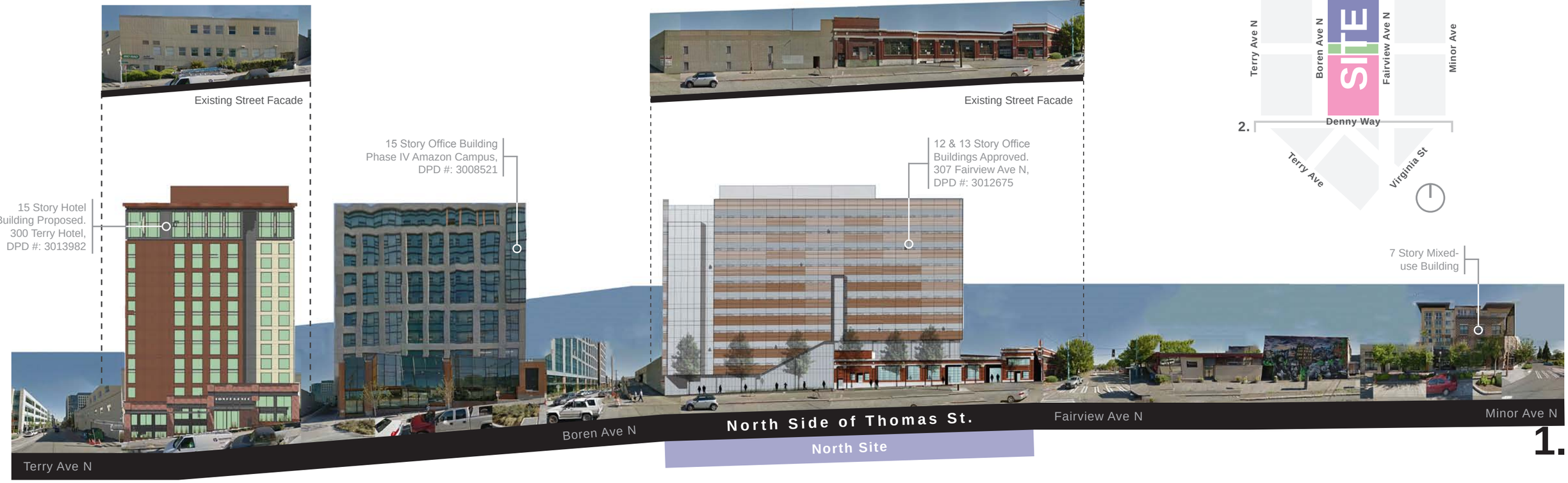
Neighborhood Aerial View



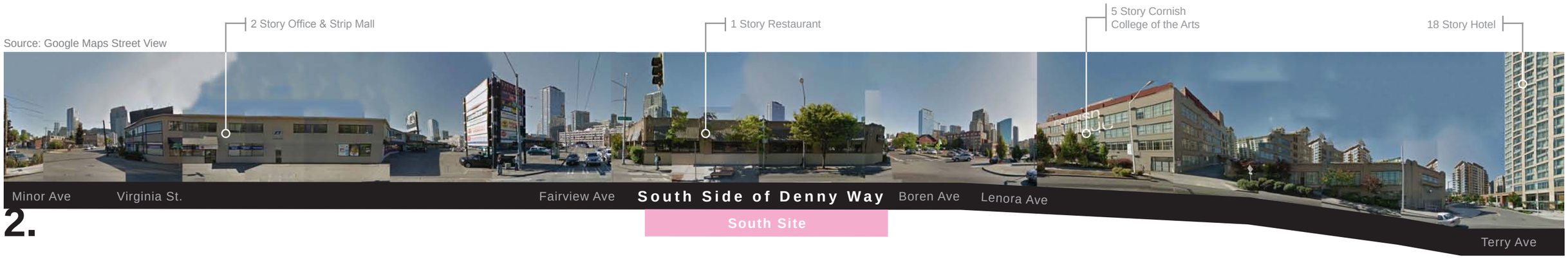
Source: Google & Bing Maps Aerial Views

Street Façades : North Side of Thomas St. & South Side of Denny Way





Source: Google Maps Street View



Source: Google Maps Street View

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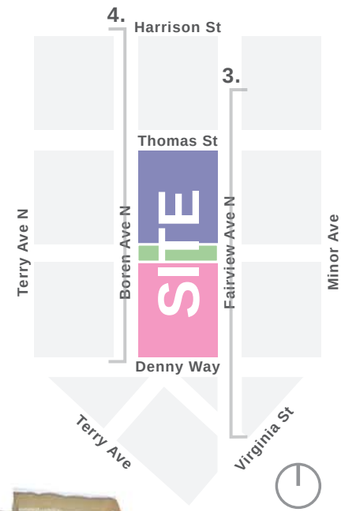
Street Façades : East of Fairview Ave N & West of Boren Ave N



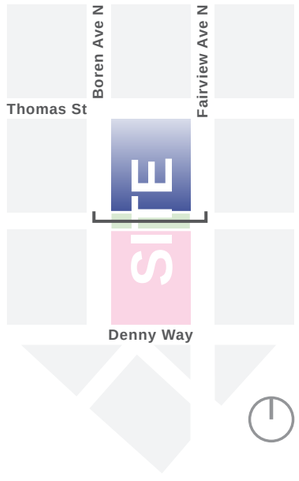
3.

Source: Google Maps Street View, Bing Maps Street View

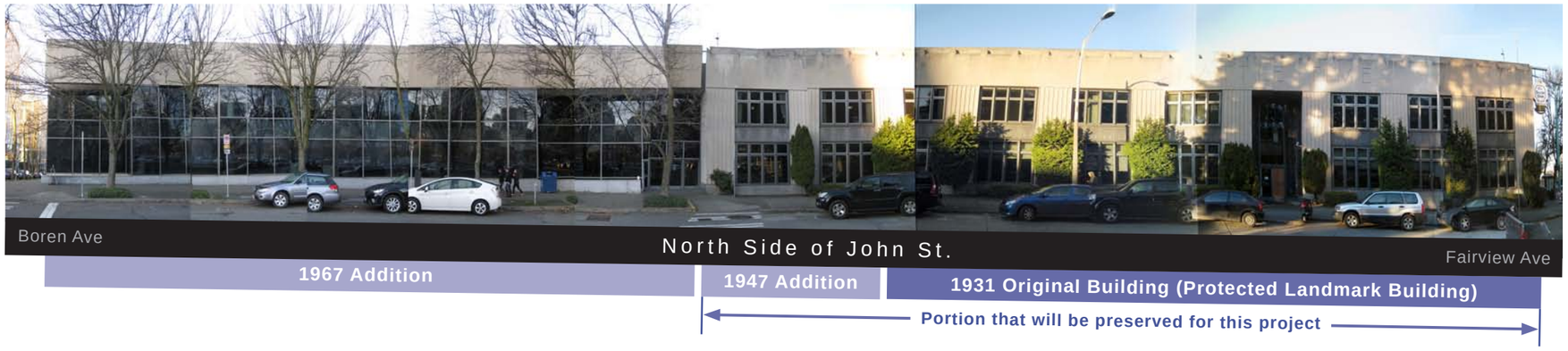
4.

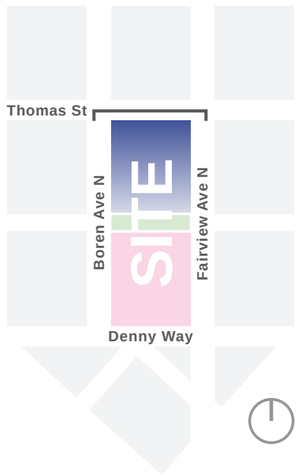
Source: Google Maps Street View

Street Façades : North and South of Seattle Times Block

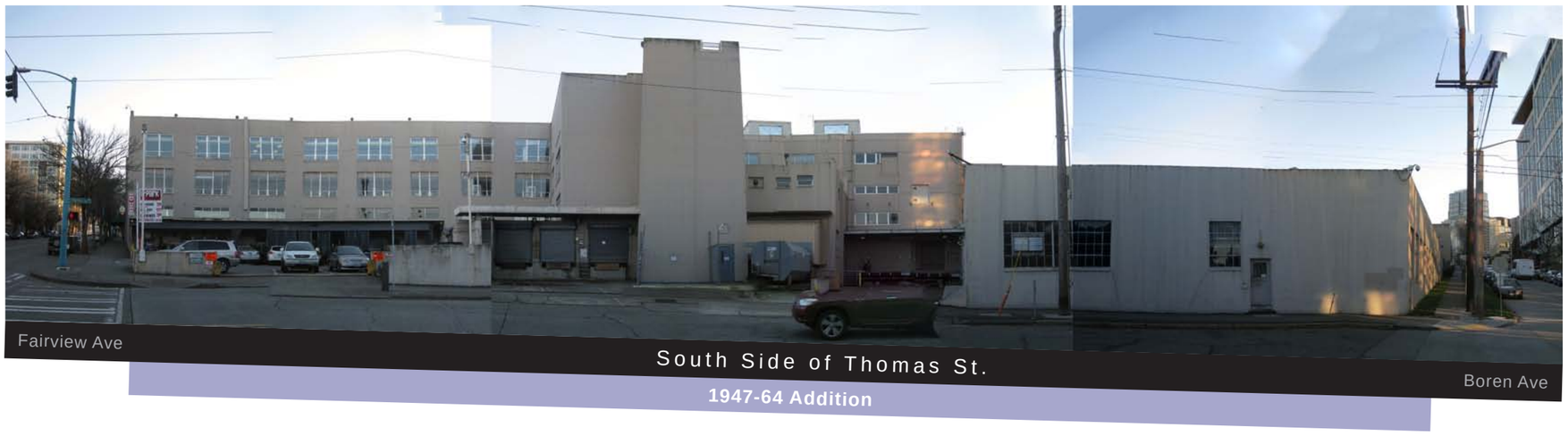


Source: Google Maps Street View

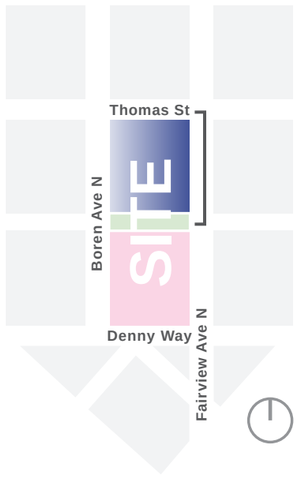




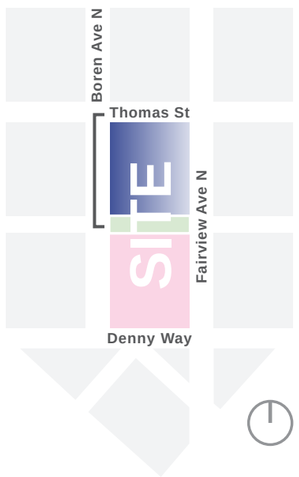
Source: Google Maps Street View



Street Façades : West and East of Seattle Times Block

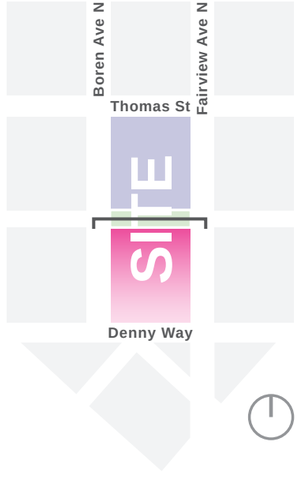


Source: Google Maps Street View

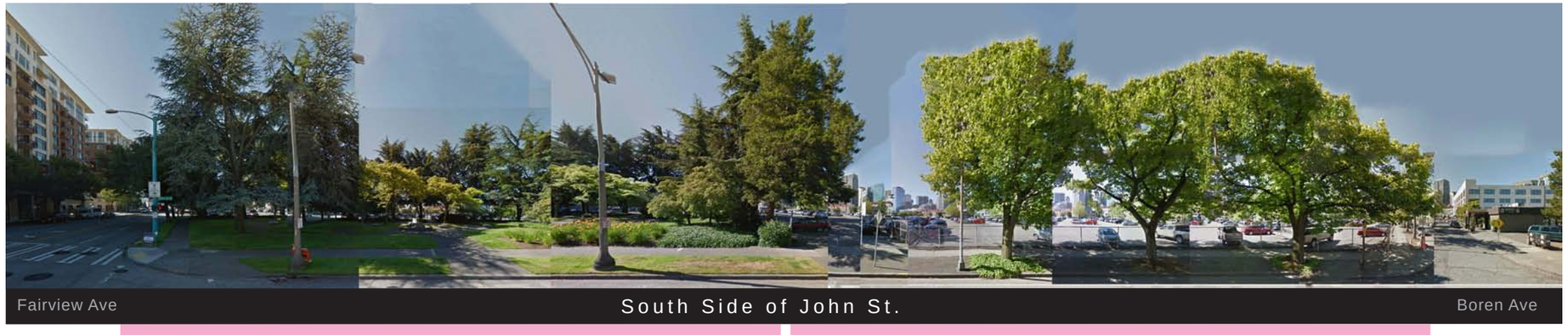


Source: Google Maps Street View

Street Façades : North and South of Denny Block

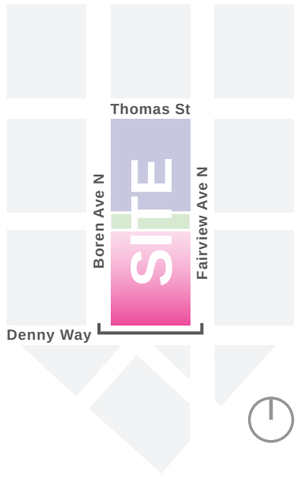


Source: Google Maps Street View

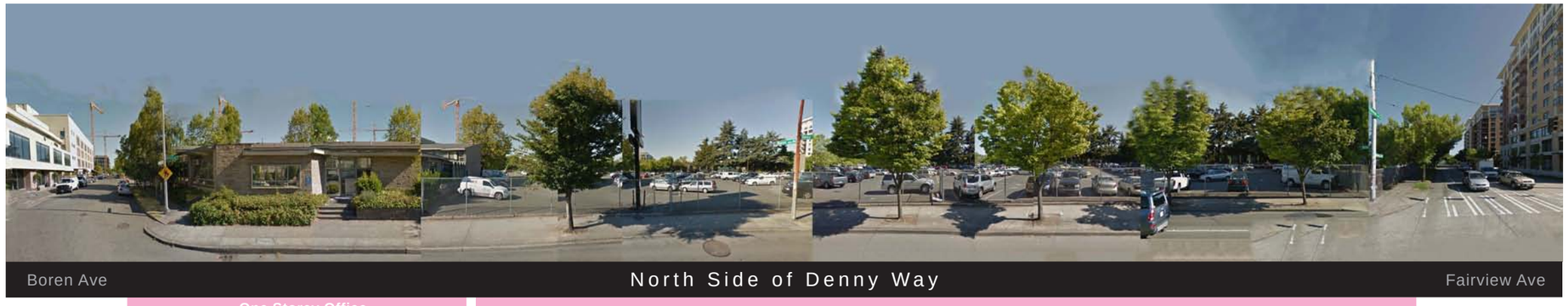


Fairview Ave — South Side of John St. — Boren Ave

Existing Private Park | **Parking Lot**



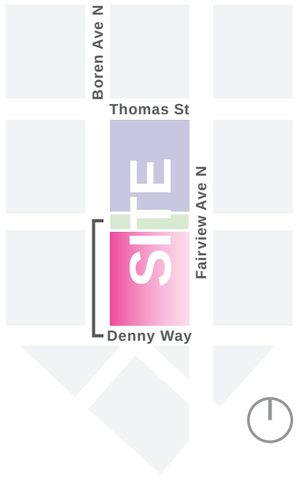
Source: Google Maps Street View



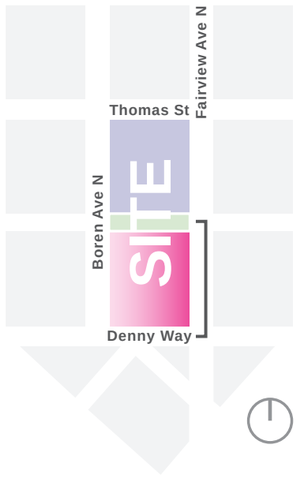
Boren Ave — North Side of Denny Way — Fairview Ave

One Storey Office Now Demolished | **Parking Lot**

Street Façades : West and East of Denny Block



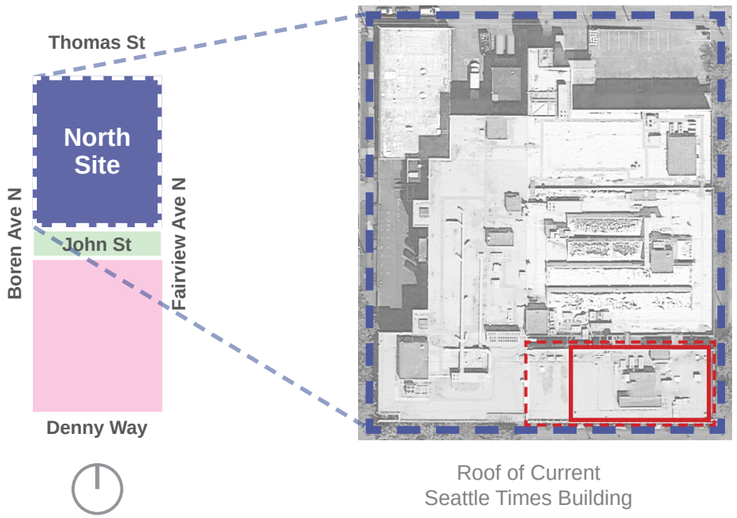
Source: Google Maps Street View



Source: Google Maps Street View

Historic Building

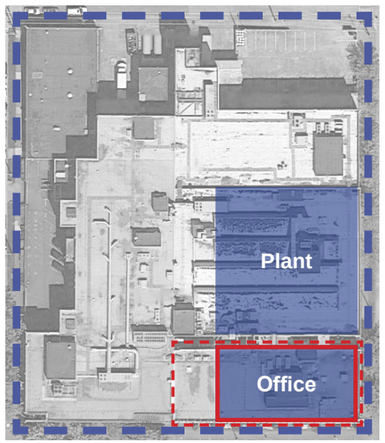
The Seattle Times Building History



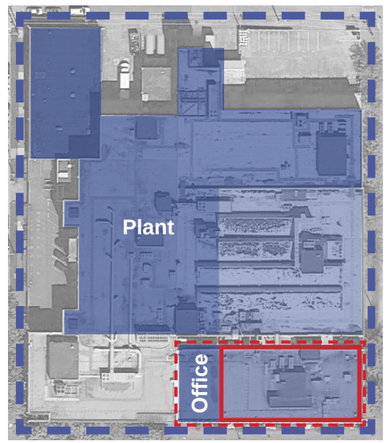
Protected Landmark Building

Portion to be preserved for this project

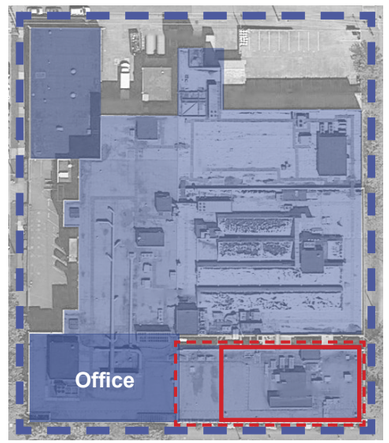
Roof of Current
Seattle Times Building



1931
Original Office & Plant



1947-64
Plant & Office Addition



1967
Office Addition

Fairview Ave N & John St. Corner today

Fairview Ave N & John St. Corner in 1945

A rendering by an artist in 1929, showing a possible tower on top of Times building.

Historic Building

The Seattle Times building

The entire block bounded by John Street to the south, Fairview Avenue N to the east, Thomas Street to the north and Boren Avenue N to the west is the site of the former Seattle Times newspaper complex and was the home of the newspaper for 81 years prior to the Times moving out in 2011. Over the years since construction originally began in 1930-31, there have been a number of additions, mainly in 1947 and 1967. This site was not the original location of the newspaper, but rather the fourth location since inception in 1896.

Presently, there is only one Landmark building on the site – the original office building from 1930-31 which is located at the northwest corner of John Street and Fairview Avenue N. No other buildings on the site have protected status.
The original 1930-31 Seattle Times plant consisted of 3 parts: a more elaborate and finely detailed office building, a printing plant and a garage. Between 1947 and 1964, additions were made to the production plant on the north and west sides of the site. Also at this time, two bays were added to the west side of the original office building using the exact same materials and architectural details as the original. This is evidenced by there being three window bays on the right side of the main entry and five bays to the left along John Street. In 1967 a major addition was added to the west of the original expanded office building, and was designed to carry over some of the same proportions from the original adjacent building, although materials used were concrete and glass.

The design of the Seattle Times office building is distinguished by features derived from Art Deco and Moderne styles however, the massing and proportion of the building were drawn from Beaux Arts classicism.
The architect, Robert C. Reamer, was nationally known for his work in Yellowstone National Park and locally known for the design of several Seattle area buildings including the Skinner Building (1925) and the Great Northern building (1927-29) amongst others.

The historical portion of the building is constructed of poured concrete with a decoratively carved cladding of Indiana Limestone with a granite base. Spandrel panels of cast aluminum separate windows and an aluminum grillwork surrounds the front entryway. The original entry lantern, grillwork and spandrel panels appear to be intact and in good condition. On March 11, 1996, the Seattle Times Building was designated a City of Seattle Landmark.

Plowing lot opposite the Seattle Times Building, 1930

The Landmark portion of the Seattle Times building at 1120 John St. today.

John St. looking North West Source: Google Maps Street View

Main entrance from John St. Source: Wikipedia

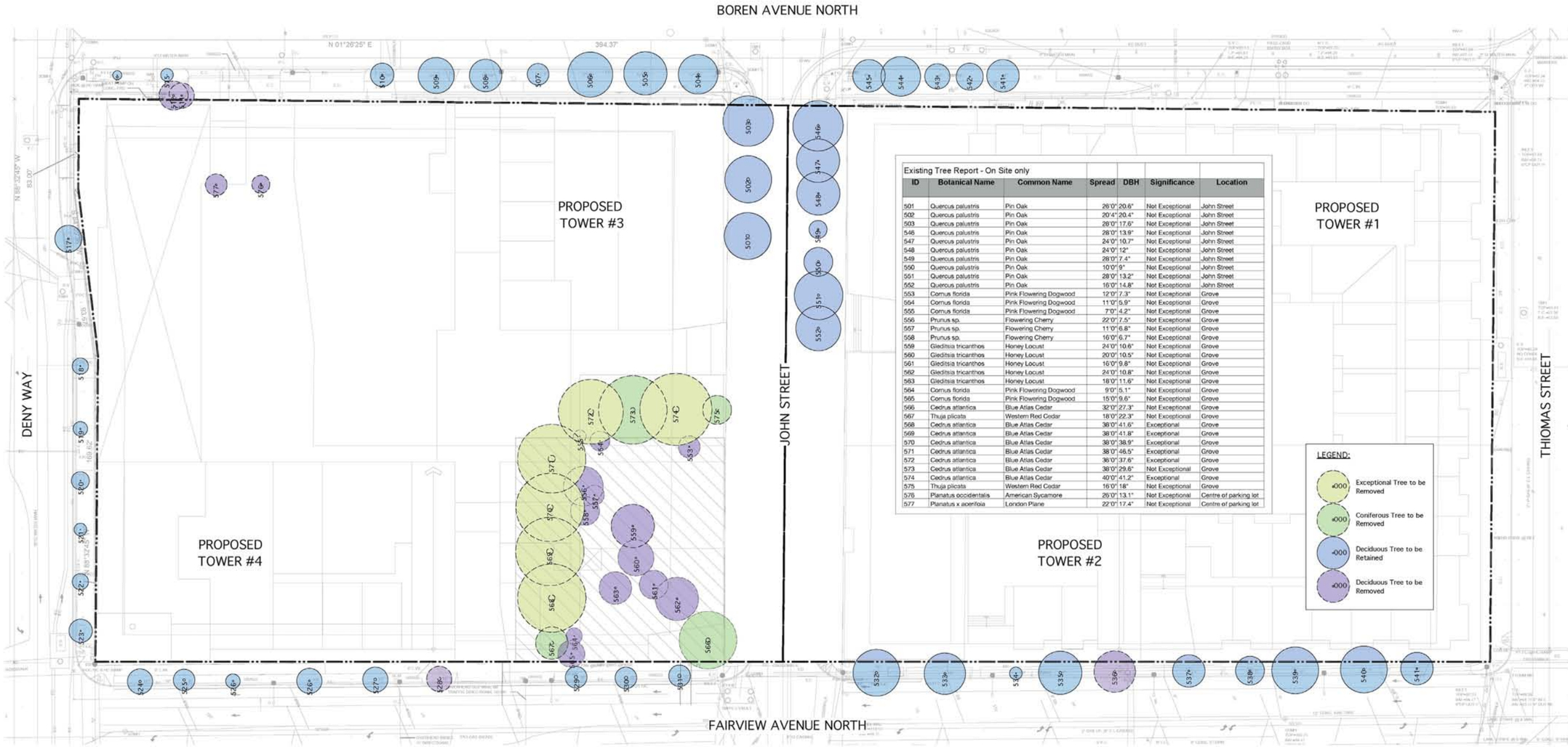
Main entrance bas relief

Main entrance grill detail

Spandrel relief

Tree Survey

NOTE:
Tree numbering corresponds to Tree Assesment and Report prepared by Gilles Consulting. Please contact Brian Gilles, Consulting Arborist via e-mail : bkgilles@comcast.net with any questions.



Existing Tree Report - On Site only

ID	Botanical Name	Common Name	Spread	DBH	Significance	Location
501	Quercus palustris	Pin Oak	26'0"	20.6"	Not Exceptional	John Street
502	Quercus palustris	Pin Oak	20'4"	20.4"	Not Exceptional	John Street
503	Quercus palustris	Pin Oak	28'0"	17.6"	Not Exceptional	John Street
546	Quercus palustris	Pin Oak	28'0"	13.9"	Not Exceptional	John Street
547	Quercus palustris	Pin Oak	24'0"	10.7"	Not Exceptional	John Street
548	Quercus palustris	Pin Oak	24'0"	12"	Not Exceptional	John Street
549	Quercus palustris	Pin Oak	28'0"	7.4"	Not Exceptional	John Street
550	Quercus palustris	Pin Oak	10'0"	9"	Not Exceptional	John Street
551	Quercus palustris	Pin Oak	28'0"	13.2"	Not Exceptional	John Street
552	Quercus palustris	Pin Oak	16'0"	14.8"	Not Exceptional	John Street
553	Cornus florida	Pink Flowering Dogwood	12'0"	7.3"	Not Exceptional	Grove
554	Cornus florida	Pink Flowering Dogwood	11'0"	5.9"	Not Exceptional	Grove
555	Cornus florida	Pink Flowering Dogwood	7'0"	4.2"	Not Exceptional	Grove
556	Prunus sp.	Flowering Cherry	22'0"	7.5"	Not Exceptional	Grove
557	Prunus sp.	Flowering Cherry	11'0"	6.8"	Not Exceptional	Grove
558	Prunus sp.	Flowering Cherry	16'0"	6.7"	Not Exceptional	Grove
559	Gleditsia tricanthos	Honey Locust	24'0"	10.6"	Not Exceptional	Grove
560	Gleditsia tricanthos	Honey Locust	20'0"	10.5"	Not Exceptional	Grove
561	Gleditsia tricanthos	Honey Locust	16'0"	9.8"	Not Exceptional	Grove
562	Gleditsia tricanthos	Honey Locust	24'0"	10.8"	Not Exceptional	Grove
563	Gleditsia tricanthos	Honey Locust	18'0"	11.6"	Not Exceptional	Grove
564	Cornus florida	Pink Flowering Dogwood	9'0"	5.1"	Not Exceptional	Grove
565	Cornus florida	Pink Flowering Dogwood	15'0"	9.6"	Not Exceptional	Grove
566	Cedrus atlantica	Blue Atlas Cedar	32'0"	27.3"	Not Exceptional	Grove
567	Thuja plicata	Western Red Cedar	18'0"	22.3"	Not Exceptional	Grove
568	Cedrus atlantica	Blue Atlas Cedar	36'0"	41.6"	Exceptional	Grove
569	Cedrus atlantica	Blue Atlas Cedar	38'0"	41.8"	Exceptional	Grove
570	Cedrus atlantica	Blue Atlas Cedar	38'0"	38.9"	Exceptional	Grove
571	Cedrus atlantica	Blue Atlas Cedar	38'0"	46.5"	Exceptional	Grove
572	Cedrus atlantica	Blue Atlas Cedar	36'0"	37.6"	Exceptional	Grove
573	Cedrus atlantica	Blue Atlas Cedar	38'0"	29.6"	Not Exceptional	Grove
574	Cedrus atlantica	Blue Atlas Cedar	40'0"	41.2"	Exceptional	Grove
575	Thuja plicata	Western Red Cedar	16'0"	18"	Not Exceptional	Grove
576	Planatus occidentalis	American Sycamore	26'0"	13.1"	Not Exceptional	Centre of parking lot
577	Planatus x acerifolia	London Plane	22'0"	17.4"	Not Exceptional	Centre of parking lot

0 50 70 90 110 130 FT

No.	Date	Revision Notes	Zone	Approvals	No.	Date	Issue Notes
					A	4/21/14	Issued for Early Design Guidance Review

Design Firm: eta landscape architecture
t | 604.683.1456
f | 604.683.1459
w | www.etala.ca
1690 West 2nd Avenue
Vancouver . BC . Canada V6J 1H4

Legal Address: Legal Address line 1, Legal Address line 2, Legal Address line 3

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Project Title: SEATTLE TIMES MIXED USE DEVELOPMENT
The Fairview Block &
1120 John Street Seattle, WA

Drawing Title: Tree Management Plan

Professional Stamp:

Project Manager: ge
Drawn By: df
Reviewed By: ge
Date: 04.16.2014
Project #: 21341
Scale: 1:300
Drawing No: L1.0
of 2
Plot: Fri, Apr 25, 2014
Revit: 21341 Omni Seattle_MASTER .rvm

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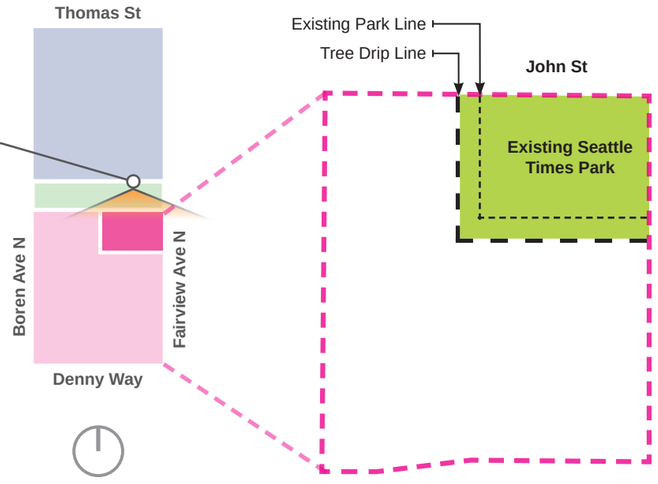
Potential Impact on Development to Maintain Exceptional Trees

Source: Bradford Bohonus



According to the Tree Report prepared by Gilles Consulting, March 11, 2014, there are a number of Exceptional Trees located in a grove along the southern and western boundaries of the existing private Seattle Times park, which is located opposite the Seattle Times landmark building on John Street. Along with other tree protection measures, the report states that ground must remain unexcavated to the dripline of the trees to ensure that they survive.

Surface area required to preserve Exceptional Trees:
(Area extends to drip line)

18,470 ft^2

Potential development area lost if Exceptional Trees were retained and protected :
(Area extends to drip line)

Approximately

88,000 ft^2

over a 4 and 6 story podium

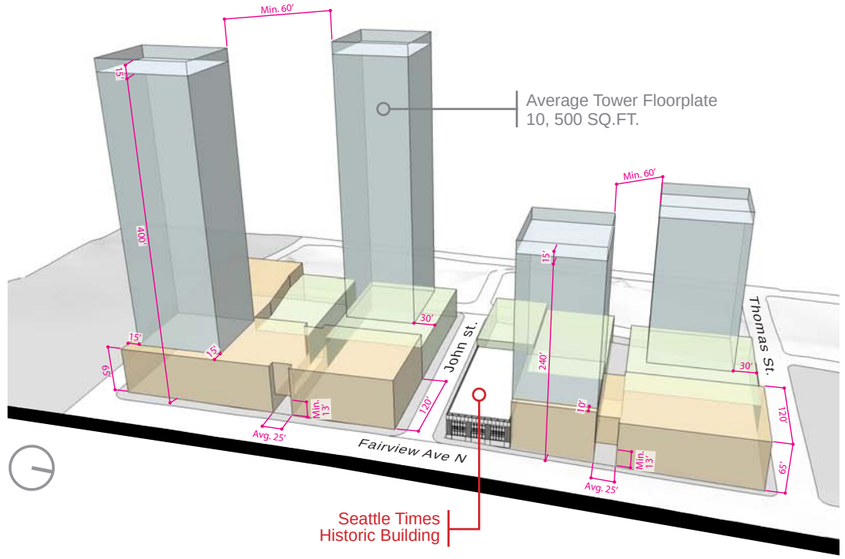
Parking stalls lost per level of underground parking on South Site to protect tree roots:

54 stalls / level

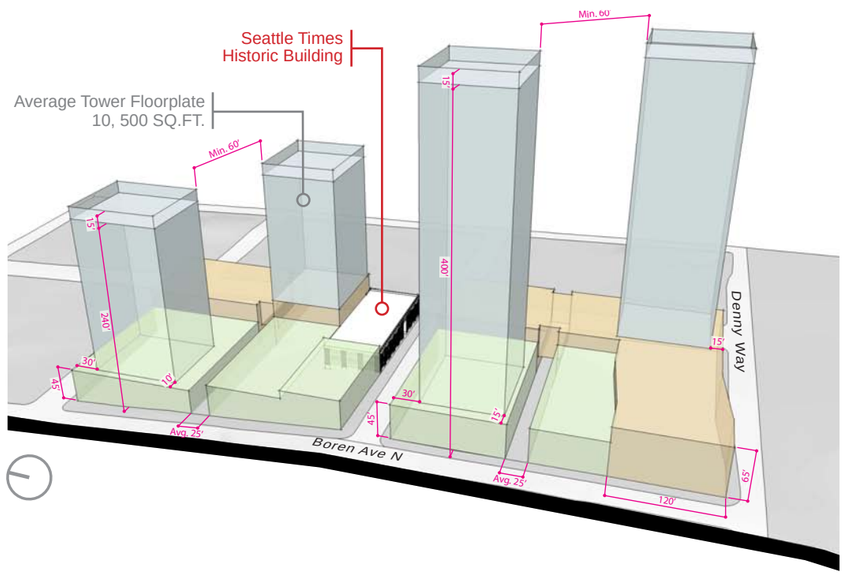
216 stalls over 4 Levels

or 20% of the total parking to be provided.
216 stalls represent 92% of the total stall count per level on the South Site.

Zoning Summary



45' Height Podium 65' Height Podium Residential Tower



PROJECT ZONING SUMMARY: Chapter 23.48 SEATTLE MIXED

NORTH BLOCK: SM160/85-240*

SOUTH BLOCK: SM240/125-400*

*The first number denotes the maximum non-residential height, 2nd number denotes the base residential height and the 3rd number denotes the maximum height with zoning incentives.

At this stage of the project, no departures are requested.

The following subchapters of the Land Use Code apply to the project:

23.48.004 Uses:

- All uses are permitted outright except those specifically prohibited.
  All the uses proposed for the project (residential, commercial, park/plaza areas, below-grade parking and residential amenity space) are acceptable.

23.48.009 Floor area ratio:

- The maximum FAR for structures that do not exceed the base residential height limit and include any residential use for specified zones in the South Lake Union Urban Center is given in Table B.
  As the proposed project height exceeds the base residential height limit for both blocks, residential uses are exempt from FAR limits.
- From Table B, the maximum non-residential FAR is 6 for SM 160/85-240 and 10 for SM 240/125-400.
  The proposed area of non-residential uses (a total of 50,000 square feet for both blocks) will not exceed the maximum FAR limit.
- Floor areas that are exempt from FAR limits are: 1) all area underground 2) the floor area contained in a Landmark structure (the historic Seattle Times building), and 3) an allowance for mechanical equipment.
- Guidance for achieving extra residential floor area above the base height limit for residential use is shown in Section 23.48.011 (incentive zoning provisions).
  The proposal will seek extra residential floor area up to the maximum allowable height.

23.48.010 Structure height

- Base residential height limit for the North Block is 85 feet with a maximum height of 240 feet.
- Base residential height limit for the South Block is 125 feet with a maximum height of 400 feet.
- Open railings, planters, skylights and parapets may extend up to 4 feet above the maximum height limit.
- Rooftop features such as mechanical equipment may extend up to 15 feet above the maximum height limit so long as the total coverage does not exceed 20 percent of the roof area or 25 percent if the total includes stair or elevator penthouses or screened mechanical equipment. Total coverage may be increased to 65 percent of the roof area provided that all mechanical equipment is screened and no rooftop features are located closer than 10 feet to the roof edge.
- For structures greater than 85 feet in height, elevator penthouses up to 25 feet above the height limit are permitted. If the elevator provides access to a rooftop designed for usable open space, elevator penthouses up to 35 feet above the height limit are permitted.

23.48.011 Extra floor area in Seattle Mixed Zones

- Developments containing any extra floor area shall meet a LEED Gold certification, or equivalent. LEED Silver can be met if the project is served by a district energy provider.
  The project will pursue a LEED Gold equivalent certification.
- Extra floor area will require a Transportation Management plan (submitted with MUP) as well as an Energy Management plan (submitted prior to issuance of Building Permit).

23.48.012 Upper-level setback requirements

- Projections are permitted in required upper-level setbacks. Horizontal projections including decks, balconies with open railings, eaves, cornices and gutter are permitted to extend a maximum of 4 feet into the setback.

23.48.013 Upper-level development standards for specific building types in SM zones in SLU

- Covers SM160/85-240 and SM240/125-400 zones (North and South Blocks respectively)
- For residential use that exceeds the base height limit, the average gross floor area for all stories with residential use that extend above the podium height indicated on Map A, shall not exceed 10,500 square feet and the gross floor area for a single story shall not exceed 11,500 square feet.
  The proposed tower floor plates will comply with this area restriction.
- As the overall height of the proposed development exceeds the base height, the podium is limited to 65 feet in height along Fairview Ave. N and Denny Way for a distance of 120 feet from the lot line (as there are no alley lot lines). Over the remainder of the development, the podium height is limited to 45 feet.
  The proposed podium heights will comply with base height limits.
- Table A lists the required upper level setbacks for the towers from the lot line. For the North Block these are: 30 feet along Thomas Street, 10 feet along Fairview and Boren Avenues and 15 feet along the north side of John Street. For the South Block these are: 30 feet along the south side of John Street, 15 feet along Fairview and Boren Avenues and 15 feet along Denny Way.
  No departures are anticipated for upper level setbacks.
- Only one residential tower is permitted on a single block front. A Block front is defined as the land area along one side of a street bound on 3 sides by the centerline of platted streets. Therefore, each of the North and South Blocks can have a maximum of 2 towers each.
  For the proposed development, each Block will have two towers which will be sited diagonally across from each other.
- A minimum separation of 60 feet is required between all portions of the structure that exceed the base height limit for residential use.
  The towers for each block are separated by approximately 100 feet from corner to corner.

Zoning Summary

23.48.014 Street-level development standards

- Primary building entry must connect to a street or street-oriented courtyard and be sited no more than 3 feet above or below sidewalk grade.
- Require a minimum façade height of 25 feet along Class II Pedestrian Streets (Fairview Ave., Boren Ave. and Denny Way), as well as Green Streets (John St. and Thomas St.).
- For Class II Pedestrian Streets and Green Streets, the street-facing façade of a structure may be set back up to 12 feet from the street lot line subject to the setback area being landscaped. Additional setbacks are permitted for up to 30% of the length of portions of the street façade that are set back from the street lot line, provided that the additional setback is located 20 feet or more from any street corner.
  Setbacks of approximately 7 feet from the lot line are contemplated for typical residential unit frontage at street level. A setback of 12 feet is proposed along the east half of the block frontage along Thomas Street, opposite the historic Troy Laundry building. A public plaza is proposed at the corner of Fairview Ave. and Denny Way to address this designated gateway location.
- For Class II and Neighborhood Green Streets, the street facing façade between 2 feet and 8 feet above the sidewalk must have a minimum of 60 percent transparency. If the slope of the street frontage exceeds 7.5 percent, the required amount of transparency shall be reduced to 45 percent (Boren Ave. on the North Block has a slope of 8.2%).
- Blank facades shall be limited to segments 15 feet wide, except for garage doors, which may be wider than 15 feet. Blank façade width may be increased to 30 feet if the Director determines that the façade is enhanced by architectural detailing, artwork, landscaping, or other similar features that have visual interest. The width of the garage doors is limited to the width of the driveway plus 5 feet.
- For lots exceeding 30,000 square feet in area within zones SM 160/85-240 and SM 240/125-400 (North and South Blocks are both approximately 110,00 square feet each) where extra floor area is included, the minimum amount of required usable space shall be equal to 15 percent of the lot area and be accessible from street level.
  Usable open space is defined as open space that provides landscaping, pedestrian access or opportunity for outdoor recreational activity. The North Block will have approximately 29,000 square feet of open space available from street level which represents 26 percent of the lot area. The South Block will have approximately 16,500 square feet which represents 15 percent of the lot area. Additionally, the proposed John Street Plaza (Option 3A) covers an area of approximately 20,300 square feet which will be available for public use. Therefore, the total amount of usable open space for the entire project as a whole represents approximately 27 percent of the entire site area.
- The average horizontal dimension for any area qualifying as required usable open space is 20 feet, and the minimum is 10 feet, except that there is no minimum horizontal dimension for additional pedestrian area abutting a sidewalk.
- A minimum of 45 percent of the required open space shall be exterior space open to the sky and provide both visual and physical access from the street to pedestrians.
  Only a relatively small area of the required open space will be covered by overhead building mass at entrances to throughways.
- Up to a maximum of 20 percent of the required usable open space may be covered overhead to provide weather protected space if the space abuts a street lot line and has a minimum vertical clearance of 20 feet.
- Up to 10 percent of the required usable open space may be provided as an area abutting a sidewalk that extends the pedestrian area onto the lot or is landscaped.
- Through-block connections are required for large lot developments (lot area of minimum 60,000 square feet) in the SM 160/85-240 and SM 240/125-400 zones and where the development abuts two north-south avenues for a minimum linear distance of 120 feet along each avenue.
  Both North and South Blocks are approximately 110,000 square feet each and have linear distances of approximately 350 to 390 feet along the avenues. The project will provide east-west throughways on both the North and South Blocks.
- The required pedestrian connection shall be continuous across the lot, extend between abutting avenues, and have an average width of 25 feet and a minimum width of 15 feet. Any segment that is covered side to side shall have a minimum width of 20 feet. The pedestrian passage shall be open to the sky, except that up to 35 percent of the length of the passageway may be covered and enclosed, provided that the minimum height of covered portions is 13 feet. Unenclosed area of the pedestrian connection may be counted as required open space.
  Throughways will connect avenues from west to east and will average 25 feet in width. Approximately 30 percent of the throughways will be covered by residential portions of the podium overhead.

23.48.020 Amenity area for residential uses

- Amenity area is required for all new developments 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.
  The required amenity area will be far exceeded by proposed usable open space within landscaped courtyards, plazas, parks and landscaped podium roof decks.
- All residents of the project shall have access to the required amenity area, which may be provided at or above ground level. In addition to exterior open space, enclosed amenity space will be provided for the residents of each block within the podiums and towers.
- A maximum of 50 percent of the required area may be enclosed.
- Amenity area that is landscaped, street level open space that is accessible from the street may be counted as twice the actual area in determining the amount provided to meet amenity area requirement.
- For lots abutting a designated neighborhood green street (Thomas and John Streets), up to 50 percent of the amenity area requirement may be met by contributing to the development of the abutting green street.
  Street improvements will be proposed along the south side of Thomas Street at the north end of the site and, over the entire portion of John Street which will be closed to through traffic and redesigned as a public plaza in the preferred option (Option 3A).

23.48.032 Required parking and loading

- **Table A 23.54.015** lists required parking for non-residential uses as 1 per 250 square feet for eating and drinking establishments and 1 per 500 square feet for general sales and services uses.
  It is contemplated that parking levels for non-residential uses will comply with requirements.
- **Table B 23.54.015** states that for all residential uses within urban centers, there is no minimum parking requirement.
  At this early stage of the design, underground parking for the residents of the project will be set at approximately 1 parking space per dwelling unit.
- **Table E 23.54.015** lists parking requirements for bicycles. Multi-family uses require 1 space per unit for long-term and none for short term. After the first fifty (50) spaces for bicycles are provided, additional spaces are required at one half the ratio shown in Table E.
- Required long-term bicycle storage is to be covered and separated by a barrier from automobile parking areas.
- Note that the Director in consultation with the director of Transportation may require more bicycle parking spaces based on topography, pattern and volume of expected users, density, etc.
- Loading Berth requirements are set out in 23.54.035. The minimum number of off-street loading berths required is set forth in Table A, and are based on uses, and categorized as low-demand, medium-demand and high-demand.
- For uses not listed on Table A (for example the residential portion), the Director shall determine the loading berth requirements.

23.48.034 Parking and loading location, access and curbcuts

- In the SM 160/85-240 and SM 240/125-400 zones in the South Lake Union Urban Center, accessory surface parking is prohibited unless separated from all street lot lines by another use within a structure.
  No surface parking is being proposed.
- Access to underground parking should be from an alley. Where this is not possible, access from an undesignated street is preferred – next most preferred is a Class II Pedestrian Street. Access from a Neighborhood Green Street is the least preferable.
  As there are no undesignated streets bordering the site, access to the underground parking for both blocks will be either off of Boren Ave. N, or off of Fairview Ave N to avoid the higher traffic volumes along Denny Way. Designated Neighborhood Green Streets are the least preferred for parking access.
- Permitted access shall be limited to one two-way curbcut per site.
  Parking and loading access will be limited to one curbcut per block.

Zoning Analysis

Context Studies : Maps

Pedestrian Connection @ Amazon Campus Phase III

Seattle Green Street

A Cafe @ Thomas St & Westlake Ave N

Seattle Bus

Seattle Streetcar

Troy Laundry Building

A Grocery Market as a part of Hotel Building

Raisbeck Performance Hall

Surrounding Context :

- **Publically Accessible Open Space**
- **Green Streets**
- **Class II Pedestrian Street**

Surrounding Amenities :

- **Cafes & Restaurants**
- **Public Transit : Bus**
- **Public Transit : Street Car**

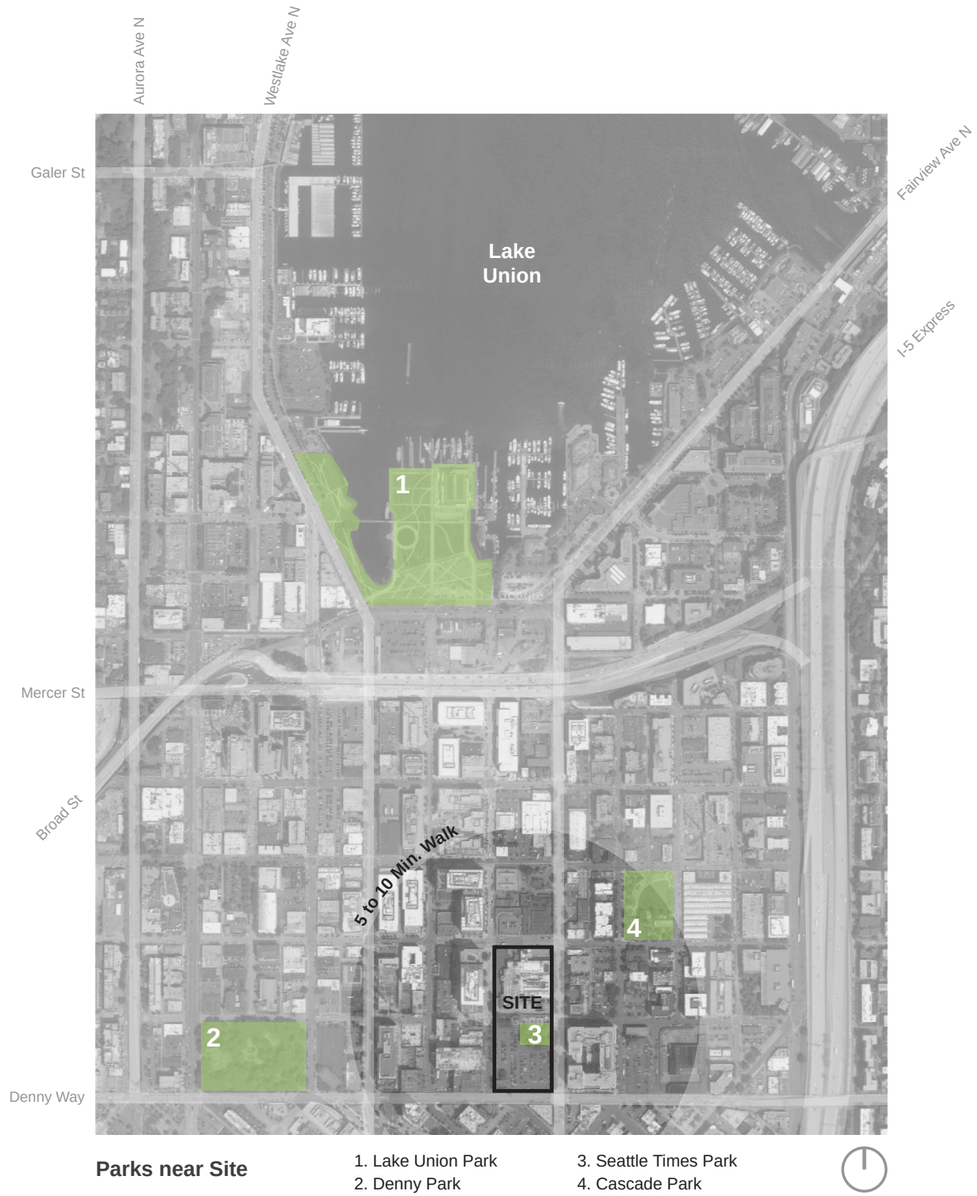
Surrounding Programs :

- **Historic Buildings**
- **Commercial & Office**
- **Residential, Hotel & Mixed use**
- **Civic**
- **Industrial**

Maps are showing approximately 10 minute walking distance area

Proposed Building | Recently Completed Building | Building Under Construction

Context Studies : Parks



Parks near Site

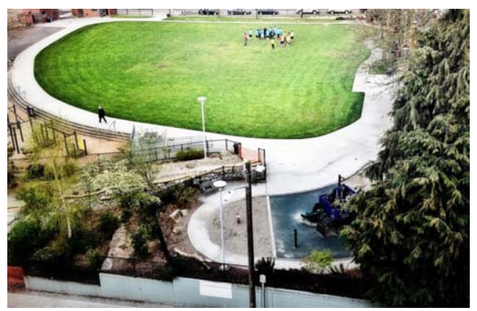
1. Lake Union Park
2. Denny Park
3. Seattle Times Park
4. Cascade Park

1. Lake Union Park Aerial Source: Wikipedia

1. Lake Union Park Source: Marriott.com

2. Denny Park Source: Gene Balk, The Seattle Times

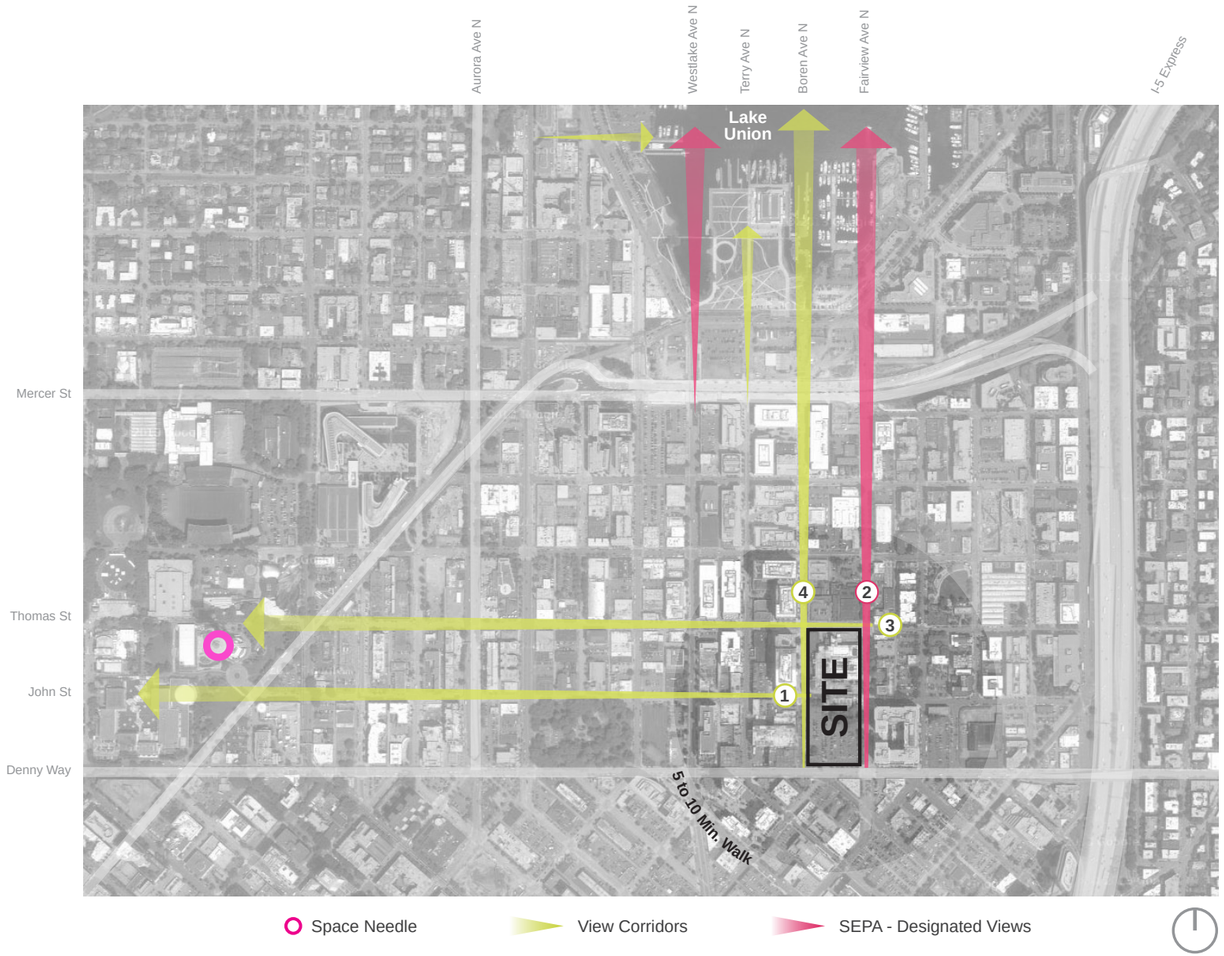
3. Seattle Times Private Park Source: Seattle Government



4. Cascade Park View 1 Source: Will M.

4. Cascade Park View 2 Source: Bradford Bohonus

Context Studies : Protected Views



The immediate area surrounding the development site presents notable views towards Lake Union and the Space Needle; along Fairview Avenue and Boren Ave. to the north, and along Thomas and John Streets to the west.

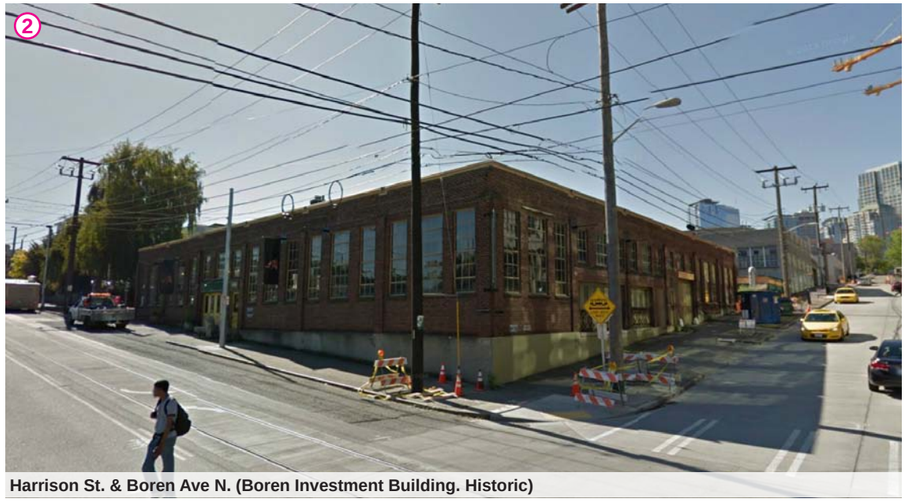
In particular, the Fairview Ave. corridor is a SEPA (State Environmental Protection Act) designated scenic route corridor. The Land Use Code provides protection for these views through the use of upper level building set-backs which the proposed development will adhere to.

The podium/tower configuration of the proposal will help to maintain views as well as maximize light intensity at the street level.

Context Studies : Surrounding Building Typology

Use of clerestory commercial windows to provide additional light source.

Thomas St. & Fairview Ave N. (Troy Luandry Building. Historic)



Harrison St. & Boren Ave N. (Boren Investment Building. Historic)

Maps are showing approximately 10 minute walking distance area

Proposed Building

Recently Completed Building

Building Under Construction

CHRIS DIKEAKOS ARCHITECTS INC

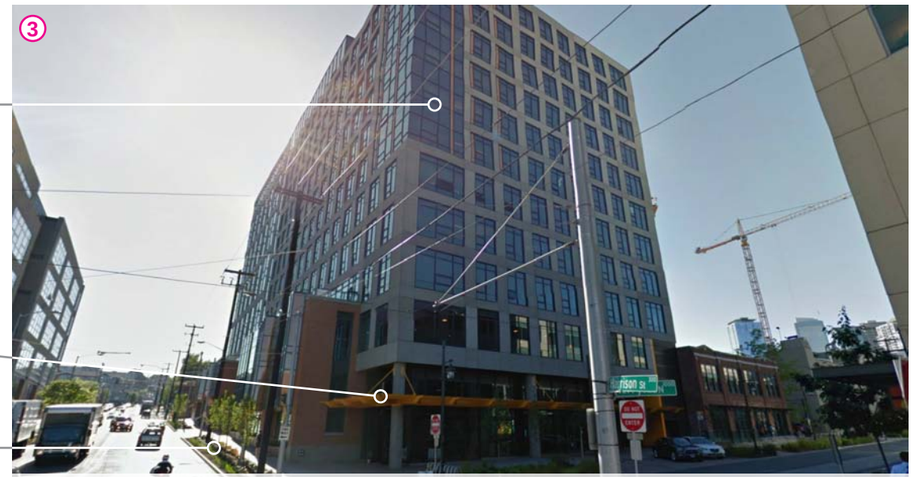
onni group

Context Studies : Surrounding Building Typology

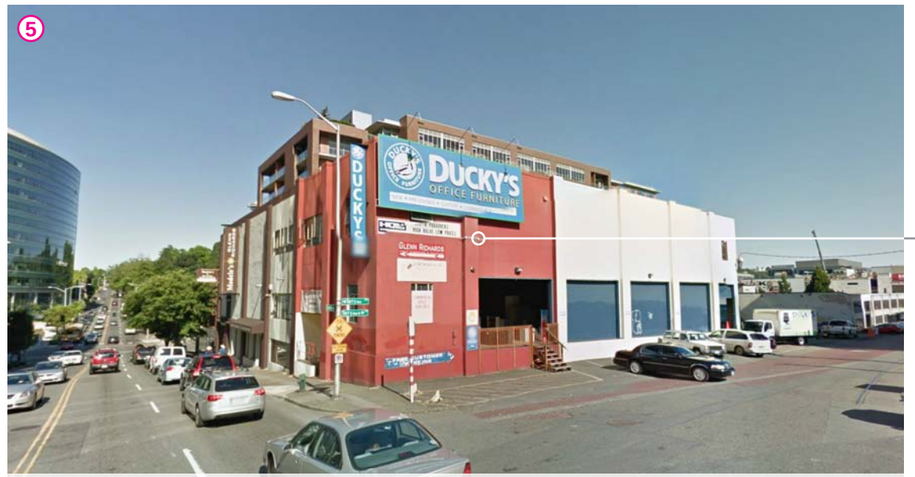
Portions of tower and podium facade to have punched window openings which recrate better with historical buildings in the neighborhood

Street-level weather protection in form of canopies

Landscaped buffer between sidewalk & street



Harrison St. & Terry Ave N. (Phase IV Amazon Campus, Commercial)



Warehouse door idea could be used in commercial facades on John St. plaza

Denny Way & Terry Ave. (Industrial)

John St. & Terry Ave N. (Industrial)

Raised element above main entry to provide definition

Denny Way & Lenora St. (William Volker Building, Historic)

Context Studies : Surrounding Building Typology

Denny Way & Fairview Ave N. (Mixed-Use)

Use protruding balconies to define residential portions of the podium and towers

Idea of corner transition for the podium (possible to reverse to incorporate a plaza)

John St. & Minor Ave N. (Residential)

Maps are showing approximately 10 minute walking distance area

Proposed Building

Recently Completed Building

Building Under Construction

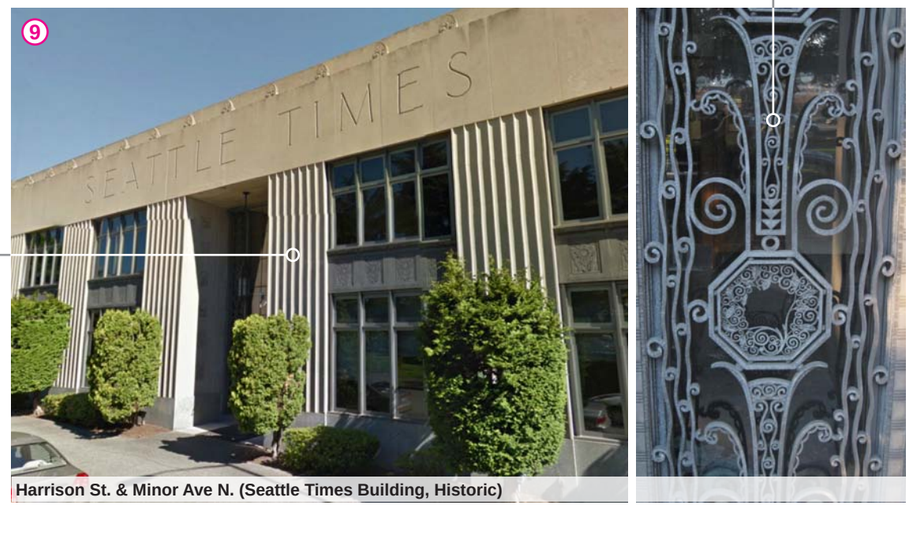
CHRIS DIKEAKOS ARCHITECTS INC

onni group

Context Studies : Surrounding Building Typology

Use of natural stone in places at the base of the podium.

Use of decorative ironwork for gate & railing elements



Harrison St. & Minor Ave N. (Seattle Times Building, Historic)

John St. & Pontius Ave N. (Mixed-Use)

Thomas St. & Pontius Ave N. (Immanuel Lutheran Church)

Thomas St. & Minor Ave N. (Mixed-Use)

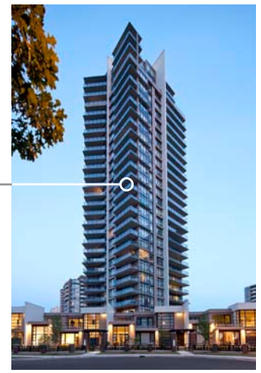
Large glazed openings to maximize natural light for residents

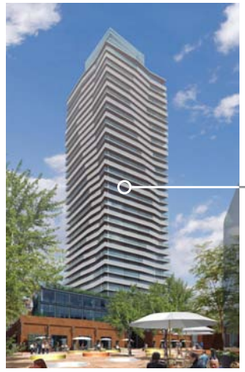
Design Inspiration

Introduction of transparent and more solid elements to provide visual interest.

Varying materials to provide contrast use of higher quality materials at street level to enhance pedestrian experience.

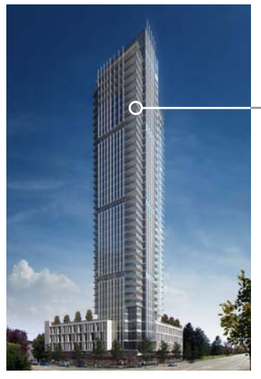
Simple vertical massing with clearly defined elements.





Use of angled elements to sculpt tower form.

Tower facade modulation to reinforce vertical tower form.



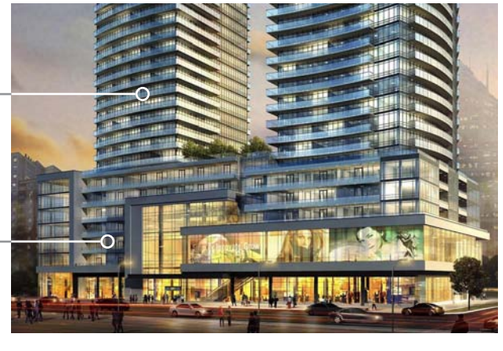
‘Classical’ tower form with vertically defined element.

Tower form is sculpted at top to provide a graceful termination.

Corner feature transitions between 2 intersecting streets.

Landscaped podium for residents is visible from neighboring buildings.

Strongly defined podium and tower forms.



Articulated facade defines main entry.

Weather protection at street level.

Highly transparent commercial facade at street level.

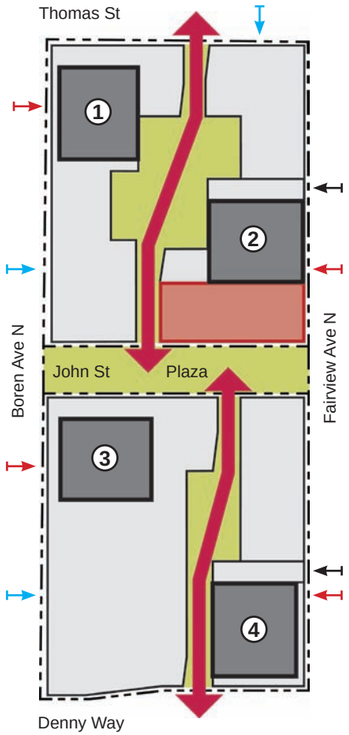
Landscaped podium

Tower form narrows as it intersects podium.

Tower form touches down to ground level through podium.

Architectural Massing : The Four Options Introduction

Option 1



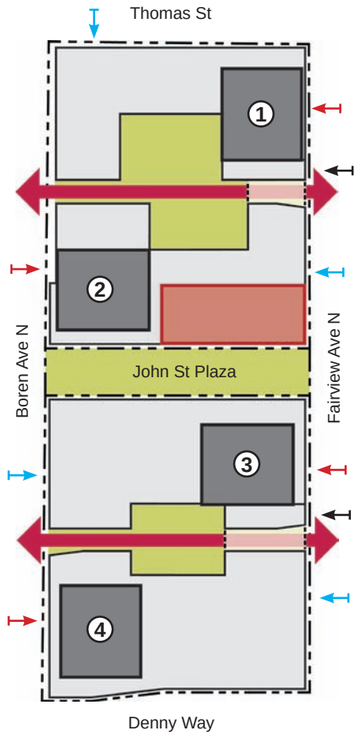
North South Connections

Open Space Areas:

North Site: **Approximately 25% of site area**
South Site: **Approximately 15% of site area**
John St. Plaza: **20,376 sq. ft. , 9.2% of both sites**

- North-South pedestrian throughways oriented to connect the green streets of Thomas and John Streets with Denny Way.
- Tower placement is staggered with a tower located at the corner of Fairview and Denny.

Option 2



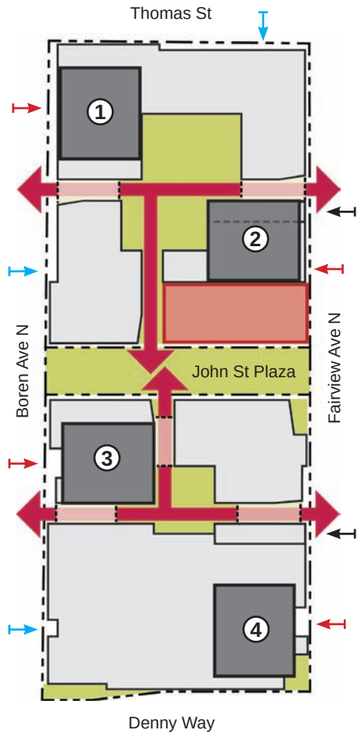
East West Connections

Open Space Areas:

North Site: **Approximately 25% of site area**
South Site: **Approximately 15% of site area**
John St. Plaza: **20,376 sq. ft. , 9.2% of both sites**

- East-West pedestrian throughways.
- Tower placement is staggered with a tower located at the corner of Boren Ave and Denny Way.

Option 3A (Preferred)



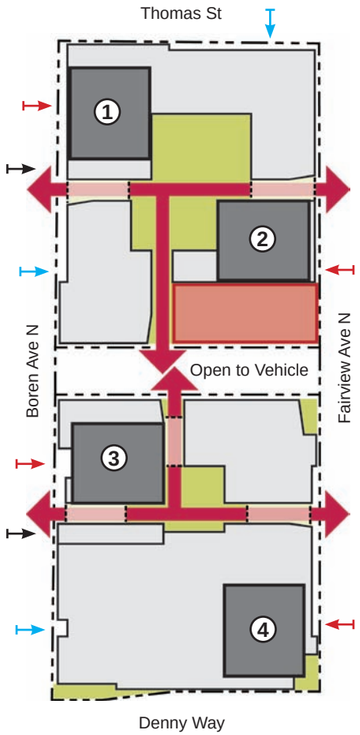
Open Space Integration with John St as a Plaza

Open Space Areas:

North Site: **Approximately 28,189 sq. ft. 25% of site area**
South Site: **Approximately 17,239 sq. ft. 15% of site area**
John St. Plaza: **20,376 sq. ft. , 9.2% of both sites**

- The pedestrian throughway configuration is a hybrid of Options 1 and 2.
- Tower location is identical to Option 1.

Option 3B



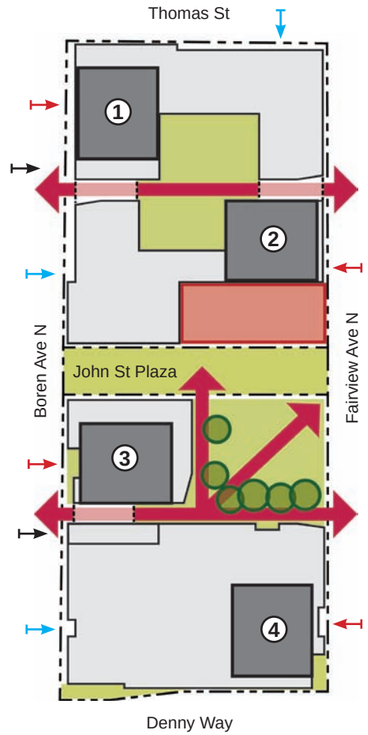
Open Space Integration with John St as a Road

Open Space Areas:

North Site: **Approximately 28,189 sq. ft. 25% of site area**
South Site: **Approximately 17,239 sq. ft. 15% of site area**

- This Option is identical to Option 3A with the exception that John St. will remain open as a roadway.

Option 4



Retain Exceptional Trees

Open Space Areas:

North Site: **Approximately 23,622 sq. ft. 21.4% of site area**
South Site: **Approximately 26,137 sq. ft. 24.0% of site area**
John St. Plaza: **20,376 sq. ft. , 9.2% of both sites**

- East-West pedestrian throughways.
- Exceptional trees on site will be retained.

Parking Entry | Podium Entry | Tower Entry | Open Space | Tower | Podium | Seattle Time Landmark | Exceptional Trees

Massing Option 1 : North South Connections

Distinguishing Features:

- North-south pedestrian throughways link Denny Way and Thomas Street with John Street.
- Tower locations are staggered with a tower located on the southeast corner of each block..
- Commercial uses on ground level are sited on either side of John St. and along Fairview Avenue on the South Block.
- A large indoor amenity space for building residents is located at the south-west corner of the site.
- John Street is closed to public vehicle access and is reconfigured as a public plaza.
- Tower and podium heights and setbacks conform to zoning requirements.

Pros:

- Pedestrian throughways link Denny Way with the Green Streets of John and Thomas Streets, thereby creating a visual and physical connection between the Denny Triangle neighborhood to the south of Denny Way and the South Lake Union neighborhood.
- A tower form is located at the prominent corner of Fairview Avenue and Denny Way and there is no tower located directly across from the historic Seattle Times building on John St.
- The north-south pedestrian connections can lead to better views of the downtown skyline through the South Site, with views of the Seattle Times building glimpsed from Denny Way. On the North Site, the Troy Laundry landmark building would be seen from John St., and this throughway would correspond well with the throughway entry on the Troy Block to the north.

Cons:

- North-south pedestrian throughways do not adhere to the zoning ordinance requiring connections between the Avenues (23.48.014.H.2.a) and will re-quire a departure.
- Elevation differences between John Street and Thomas Streets on the North Block of approximately 24 feet create a difficult transition requiring almost continuous ramping and/or stairs.

Departures: See Departure Summary for all responses.

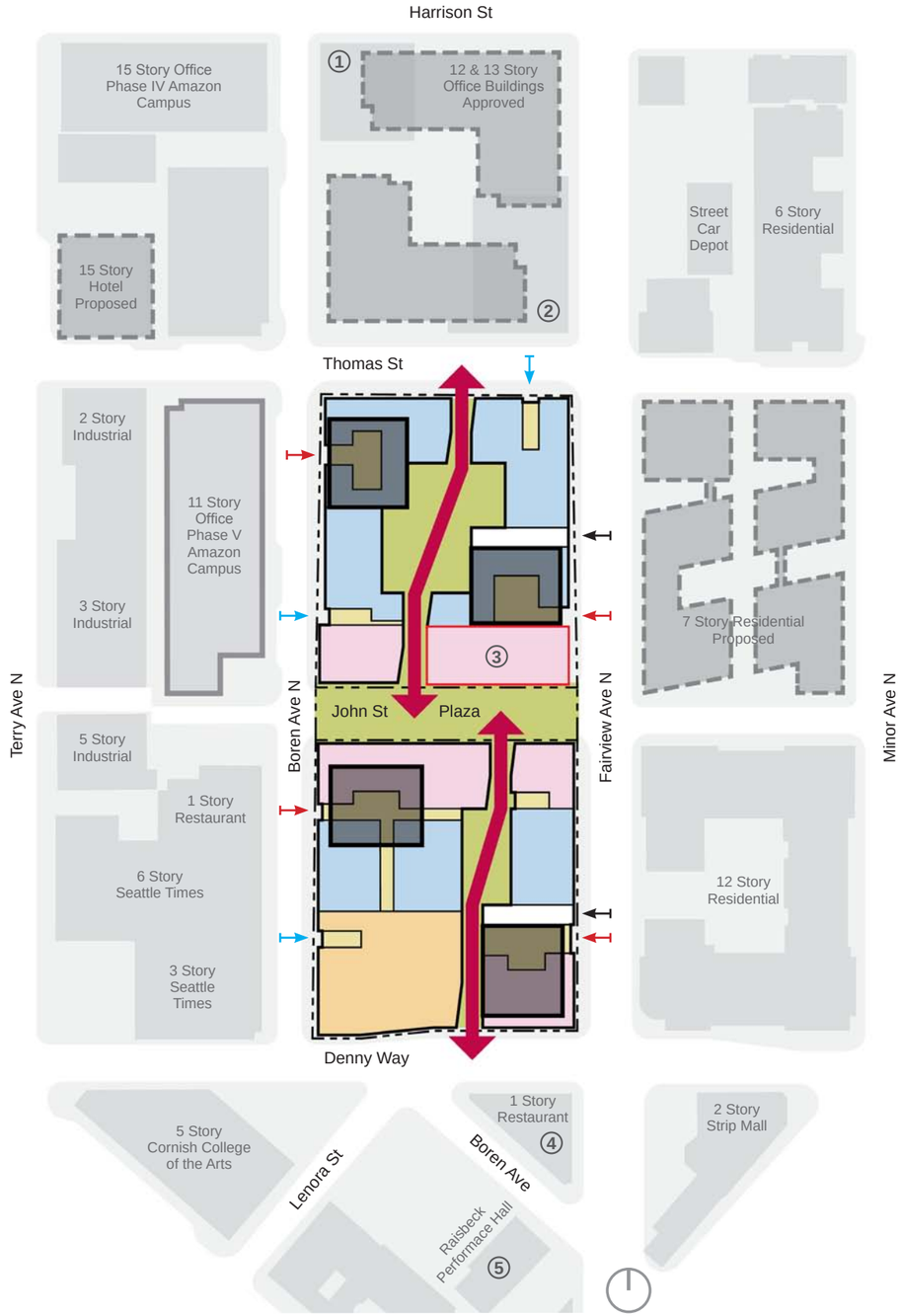
- 23.48.014.H.2.a – A continuous pedestrian passageway shall extend across the development lot to both abutting avenues.

Open Space Area:

North Site: Approximately 25% of site area
South Site: Approximately 15% of site area
John St. Plaza: 20,376 sq. ft. (9.2% of both the North and South sites combined)

Diagram Legends

- Pedestrian path
- Commercial Retail
- Lobby & Circulation
- Residential Amenity
- Open Space
- Residential
- Ramp to Underground Parking
- Tower Entry
- Podium Entry
- Tower Above
- ① Boren Investment Company Warehouse
- ② Troy Laundry Building
- ③ Seattle Times Historic Building
- ④ Fashioncraft Building (Currently Commercial Recovery Cafe)
- ⑤ Old Norway Hall (Currently Raisbeck Performance Hall)
- Recently Completed Building
- Proposed Building

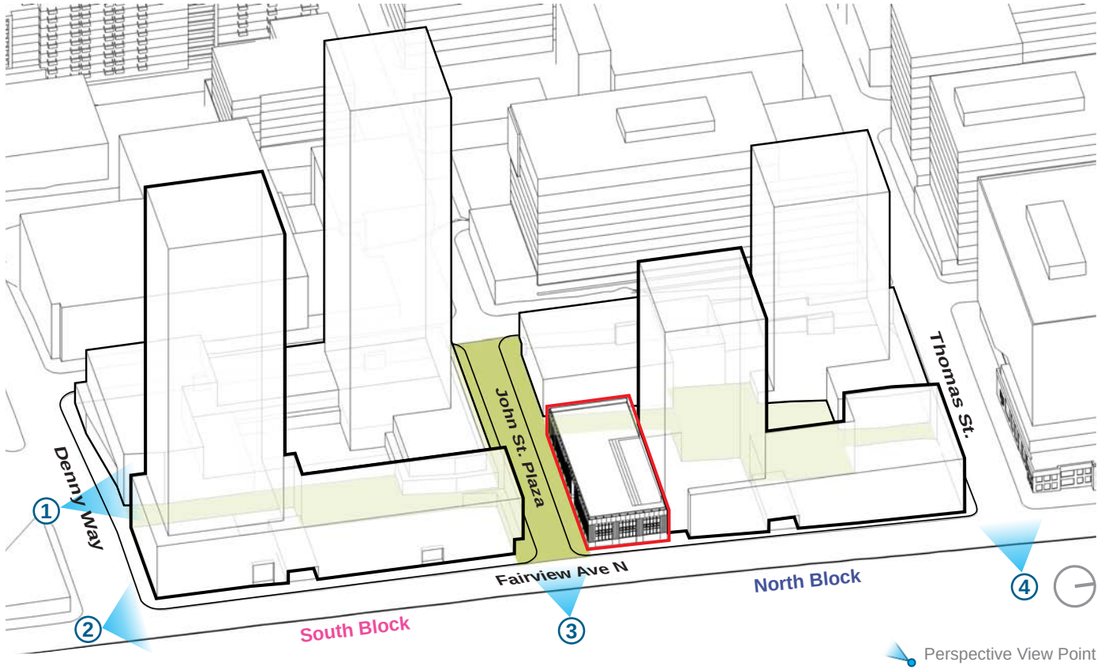


Ground Floor Plan

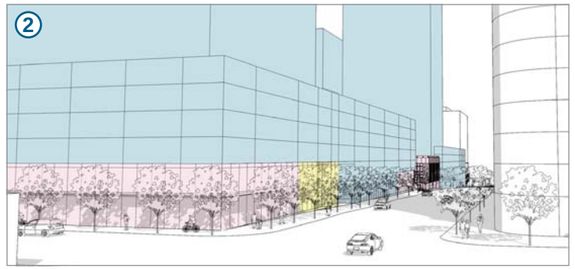
CHRIS DIKEAKOS ARCHITECTS INC
onni group

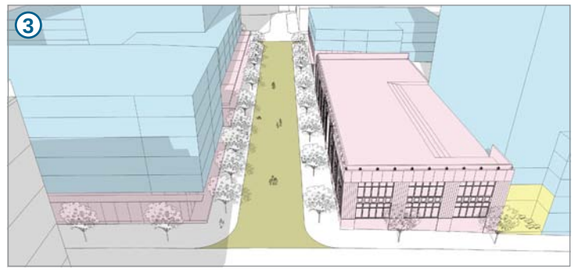
Massing Option 1 : North South Connections

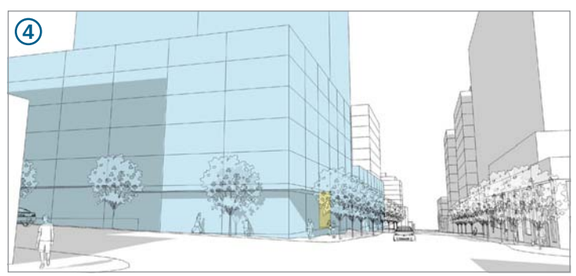
3D View of the site from East of Fairview Ave N



Vignettes







Commercial Retail
Residential Amenity
Residential
Lobby & Circulation
Open Space

Massing Option 2 : East West Connections

Distinguishing Features:

- Mid-block east-west pedestrian throughways on both the North and South Sites link Fairview Avenue with Boren Avenue.
- Tower locations are opposite to the configuration of Option one, with a tower located across from the Seattle times building on John Street.
- Commercial uses on ground level are sited on either side of John St. and at the corner of Fairview Avenue and Denny Way on the South Site.
- A large indoor amenity space for building residents is located at the south-west corner of the site.
- John Street is closed to public vehicle access and is reconfigured as a public plaza.
- Tower and podium heights and setbacks conform to zoning requirements.

Pros:

- Mid-block east-west pedestrian throughways comply with the zoning ordinance requiring links between the avenues.
- There is no tower located directly adjacent to the historic Seattle Times building.
- The Fairview Ave. pedestrian throughway entry on the South Site corresponds to the Mirabella courtyard and massing break to the east.
- The Fairview Ave. pedestrian throughway entry on the North site responds to a significant massing break in the proposed development to the east.
- The tower placement minimizes shadowing on the proposed John St. Plaza.

Cons:

- There are no mid-block pedestrian links between the proposed John St. Plaza and the throughways to the north and south, thereby somewhat isolating the plaza from both the North and South Sites.
- A tower is located directly opposite the Seattle Times building which will have both visual and shadowing effects on the historic landmark.

Departures:

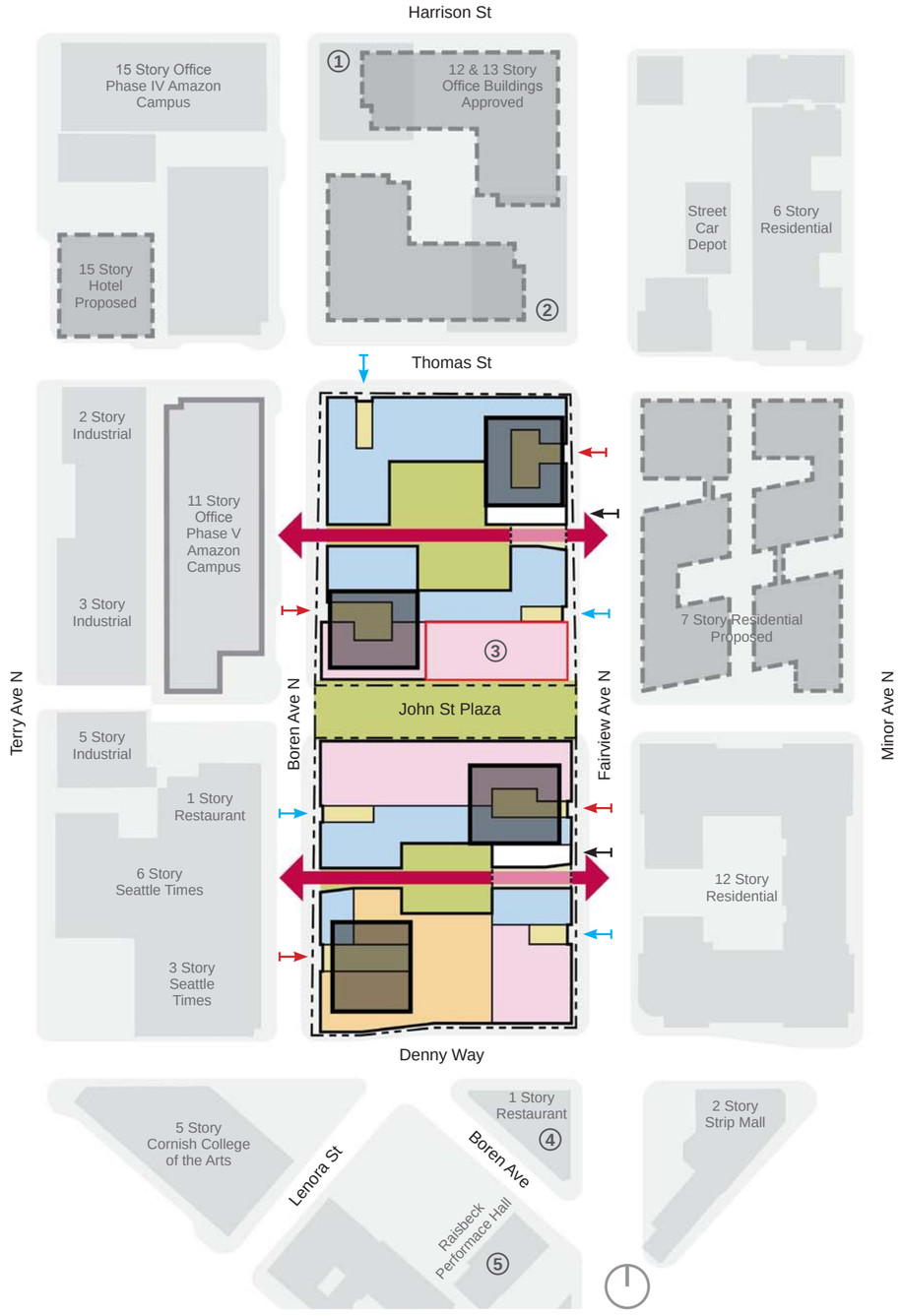
- None - Code Compliant

Open Space Area:

North Site: Approximately 25% of site area
South Site: Approximately 15% of site area
John St. Plaza: 20,376 sq. ft. (9.2% of both the North and South sites combined)

Diagram Legends

- Pedestrian path
- Commercial Retail
- Lobby & Circulation
- Residential Amenity
- Open Space
- Residential
- Ramp to Underground Parking
- Residential Entry
- Podium Entry
- Tower Above
- ① Boren Investment Company Warehouse
- ② Troy Laundry Building
- ③ Seattle Times Historic Building
- ④ Fashioncraft Building (Currently Commercial Recovery Cafe)
- ⑤ Old Norway Hall (Currently Raisbeck Performance Hall)
- Recently Completed Building
- Proposed Building

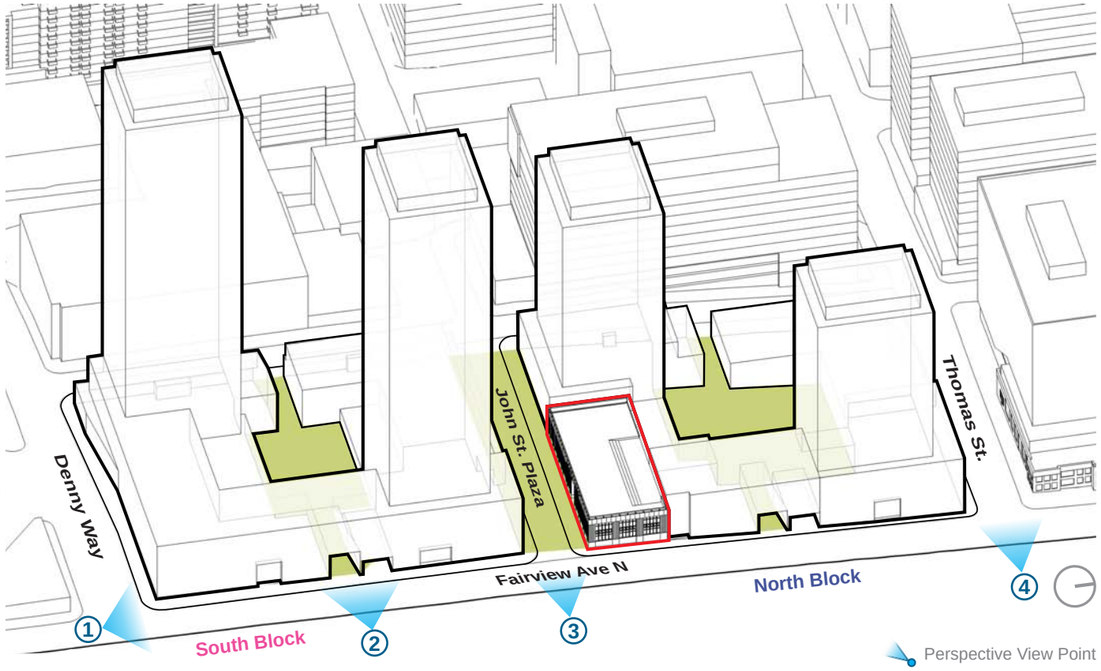


Ground Floor Plan

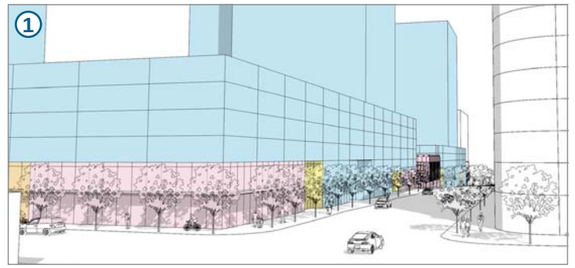
CHRIS DIKEAKOS ARCHITECTS INC onni group

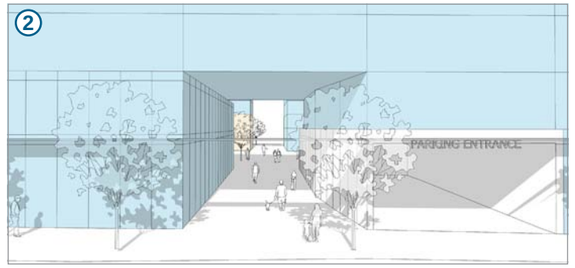
Massing Option 2 : East West Connections

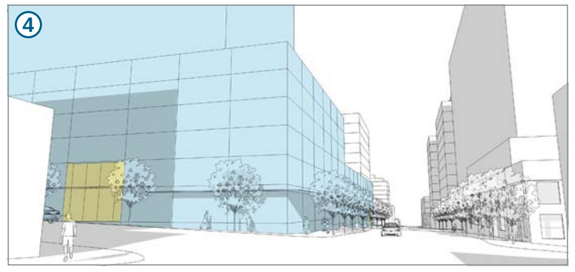
3D View of the site from East of Fairview Ave N



Vignettes







Commercial Retail
Residential Amenity
Residential
Lobby & Circulation
Open Space

Massing Option 3A (Preferred) : Open Space Integration with John St. as a Plaza

Distinguishing Features:

- John Street will be closed to all traffic except for special events and emergency vehicles, and will be reconfigured as a public plaza.
- East-west public throughways are located mid-block on both the North and South sites.
- Additional north-south pedestrian passageways link the proposed John St. Plaza with the east-west throughways.
- Tower locations are identical to the configuration of Option 1, with a tower located at the prominent corner of Fairview Ave. and Denny Way.
- Commercial uses on ground level are sited on either side of John St., and at the corner of Fairview and Denny on the South Site.
- A large indoor amenity space/gym for the use of building residents is located on the ground level at the southwest corner of the South Site, fronting Denny Way and Boren Ave. N.
- A plaza is located at the corner of Fairview Ave. and Denny Way to provide a welcoming gesture at this designated Gateway location. Another shallow plaza will be located at the corner of Denny Way and Boren Ave adjacent to the amenity space.
- An additional setback will be introduced at the corner of Fairview Ave. and John St., opposite the Seattle Times building to open up the entry to the John St. plaza from Fairview Ave. N.
- A building setback on the south side of Thomas St. opposite the Troy Laundry building will provide a landscaped space which will respect the historic façade with its new pedestrian throughway entry.
- Tower and podium heights and setbacks conform to zoning requirements.

Pros:

- Pedestrian access routes holistically link the entire site, enhancing the presence of the proposed John St. Plaza. Additionally, the John St. plaza will benefit from commercial retail uses lining the sides of the entire width of the block.
- The passageway on the North Site will provide a spatial separation to the west side of the Seattle Times building to reinforce its importance.
- Generous additional setbacks and plaza spaces will enhance the public realm.
- A tower is located directly to the north of the Seattle Times building which is the preferred location for mitigating shadowing effects on the Landmark. Interestingly, there is a precedent for locating the tower in this spot as the 1929 concept drawing on page 14 shows.
- The Fairview Ave. pedestrian throughway entry on the South Site corresponds to the Mirabella courtyard and massing break to the east.
- The Fairview Ave. pedestrian throughway entry on the North site responds to a significant massing break in the proposed development to the east.

Cons:

- Residential and commercial density within the podium will be lost to additional pedestrian passage-ways and landscaped setbacks on each block.
- Tower location on the southeast corner of the North Block is sited directly behind the historic Se-attle Times building. However, it will be positioned as far to the north as possible to minimize visual and physical impacts on the landmark building.
- The tower placement appears to result in more shadowing effects on the public open spaces on the south site and between the sites (John St. and the south mid-block connection).
- Bollards will have to be introduced on either end of John St. to block all traffic excepting emergen-cy and special events vehicles.

Open Space Area:

North Site: Approximately 28,189 sq. ft.
25% of site area

South Site: Approximately 17,239 sq. ft.
15.7% of site area

John St. Plaza: 20,376 sq. ft. (9.2% of both the North and South sites combined)

Diagram Legends

- Pedestrian path
- Commercial Retail
- Lobby & Circulation
- Residential Amenity
- Open Space
- Residential
- Ramp to Underground Parking
- Residential Entry
- Podium Entry
- Tower Above
- ① Boren Investment Company Warehouse
- ② Troy Laundry Building
- ③ Seattle Times Historic Building
- ④ Fashioncraft Building (Currently Commercial Recovery Cafe)
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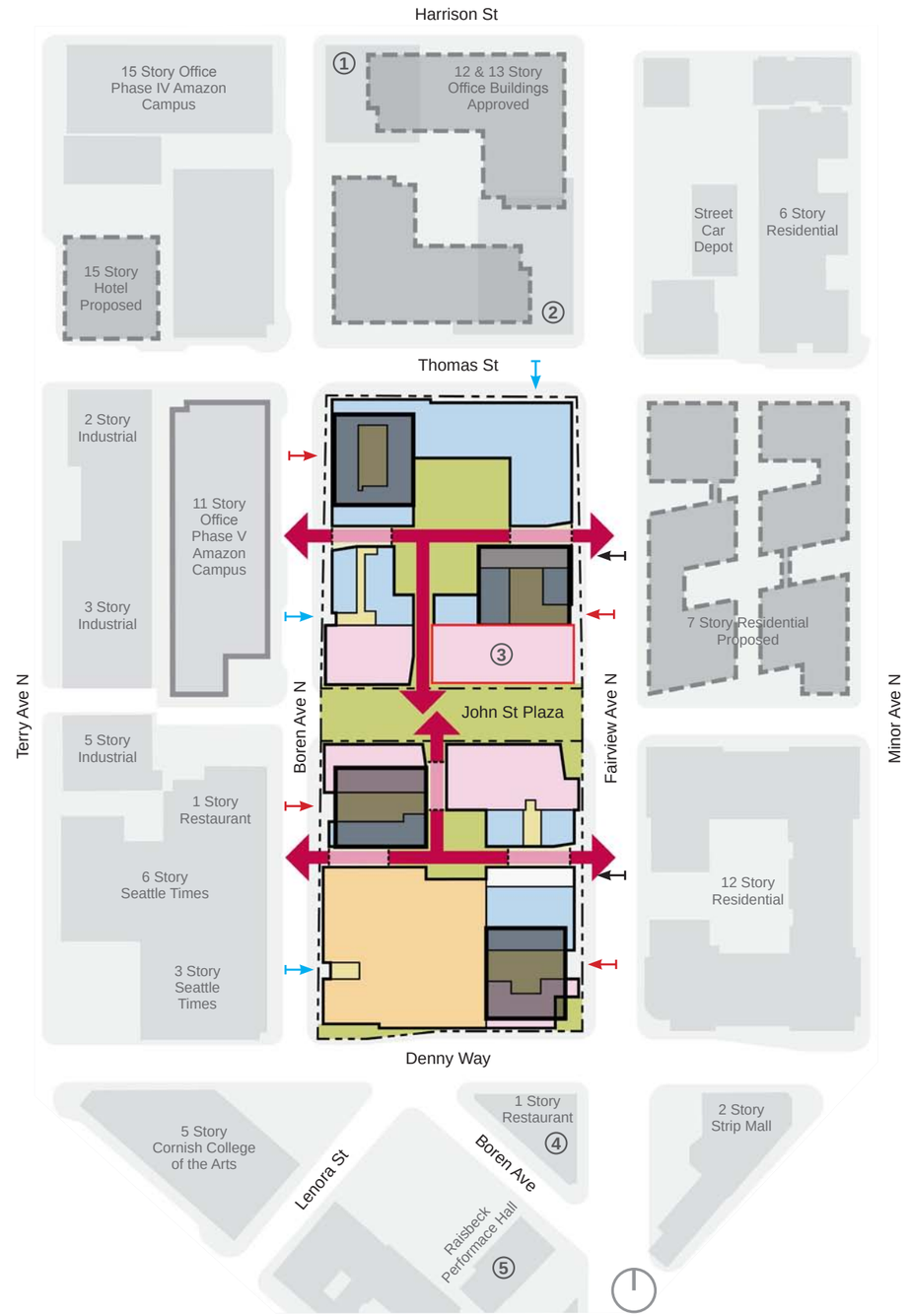
- Recently Completed Building
- Proposed Building



Ground Floor Plan

CHRIS DIKEAKOS ARCHITECTS INC
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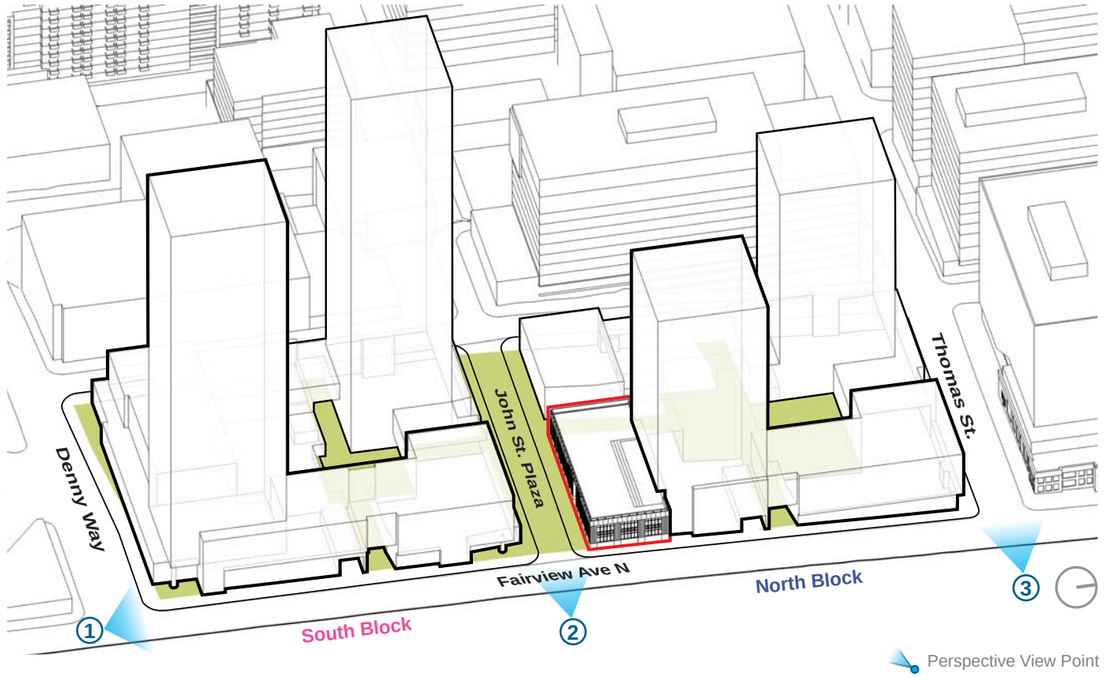
Massing Option 3A (Preferred) : Open Space Integration with John St. as a Plaza

Departures: See Departure Summary for all responses.

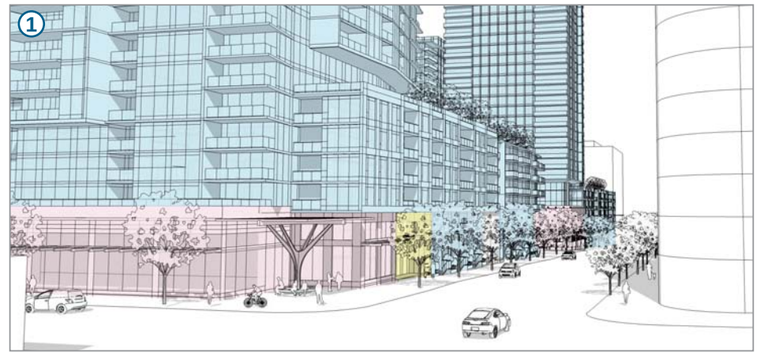
- 23.48.010.H.2 – Open railings, planters, skylights, clerestories, greenhouses, parapets and firewalls may extend up to 4 feet above the maximum height limit.
- 23.48.010.H.7 – Mechanical rooftop features above the maximum height limit (up to 25 feet above) cannot exceed 65 percent of the roof area.

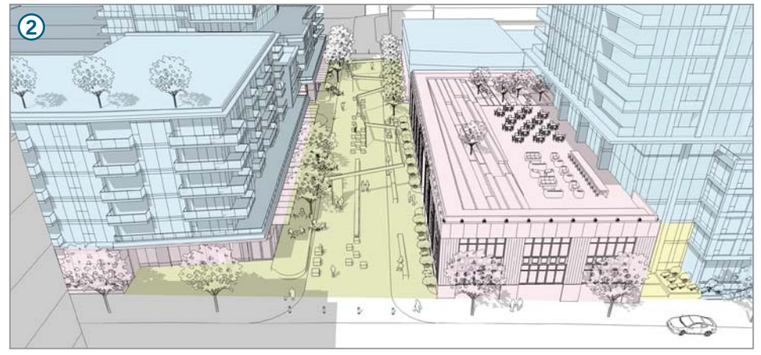
3D View of the site from East of Fairview Ave N



Perspective View Point

Vignettes





Commercial Retail Residential Lobby & Circulation Open Space

Massing Option 3B (Alternate) : Open Space Integration with John St as a Road

Distinguishing Features:

- Identical to Option 3A with the exception that John St. will remain open to traffic.

Pros:

- John Street remains a paved public thoroughfare with pedestrian sidewalks on either side.
- Emergency vehicles will have quick and easy access to midblock portions of John Street.
- The future residents of both the North and South Sites will be able to drive along John St. to access Fairview Ave. N.

Cons:

- A significantly large area between the North and South Sites (20,376 square feet in total) will lost as a dedicated public open space.
- The North and South Sites will not become as united as they would be with Option 3A.

Departures: See Departure Summary for all responses.

- 23.48.010.H.2 – Open railings, planters, skylights, clerestories, green-houses, parapets and firewalls may extend up to 4 feet above the maximum height limit.
- 23.48.010.H.4 – Mechanical rooftop features above the maximum height limit (up to 15 feet above) cannot exceed 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equip-ment.

Open Space Area:

North Site: Approximately 28,189 sq. ft.
25% of site area

South Site: Approximately 17,239 sq. ft.
15.7% of site area

Diagram Legends

- Pedestrian path
- Commercial Retail
- Lobby & Circulation
- Residential Amenity
- Open Space
- Residential
- Ramp to Underground Parking
- Residential Entry
- Podium Entry
- Tower Above
- ① Boren Investment Company Warehouse
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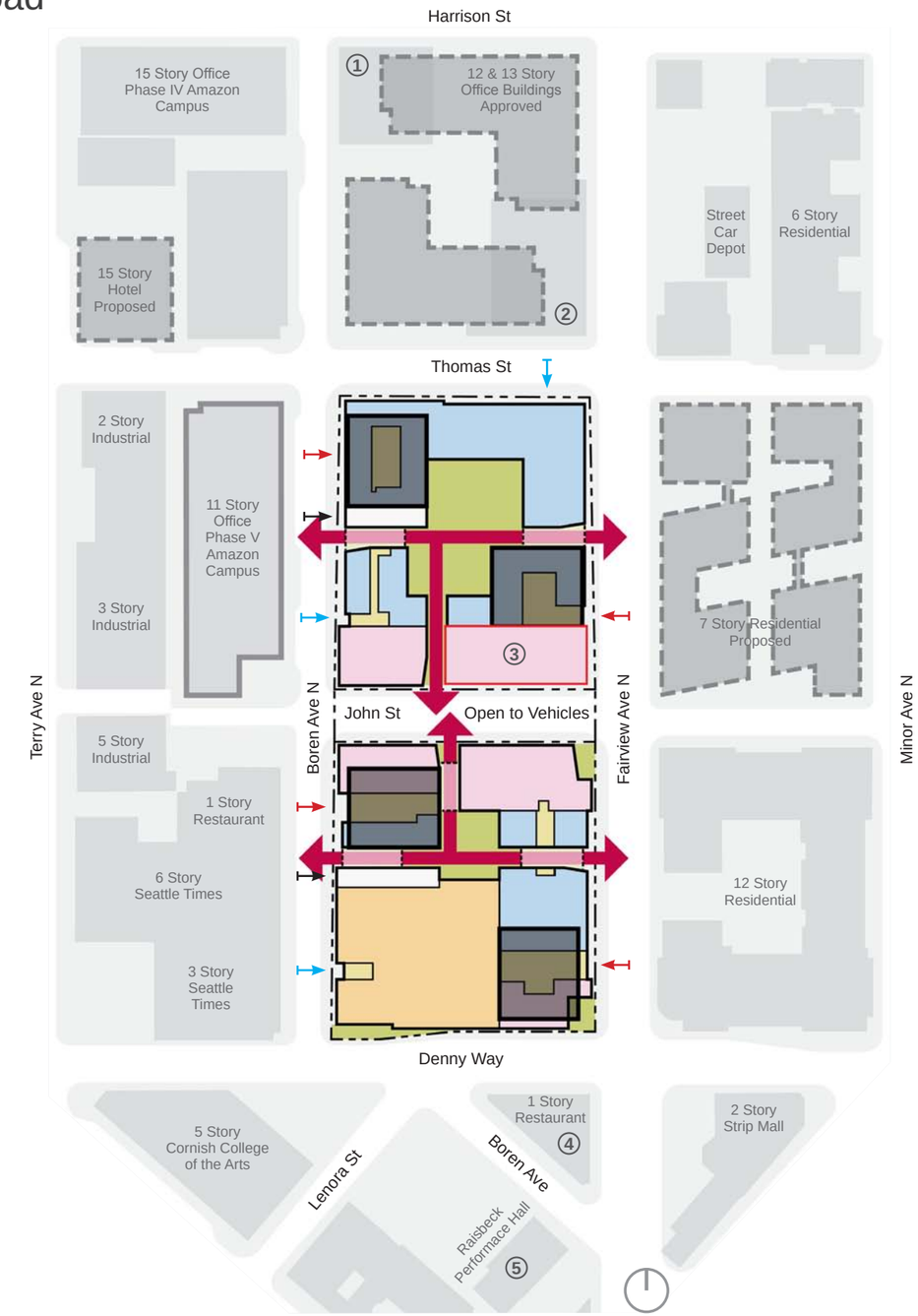
- ④ Fashioncraft Building (Currently Commercial Recovery Cafe)
- ⑤ Old Norway Hall (Currently Raisbeck Performance Hall)
- Recently Completed Building
- Proposed Building



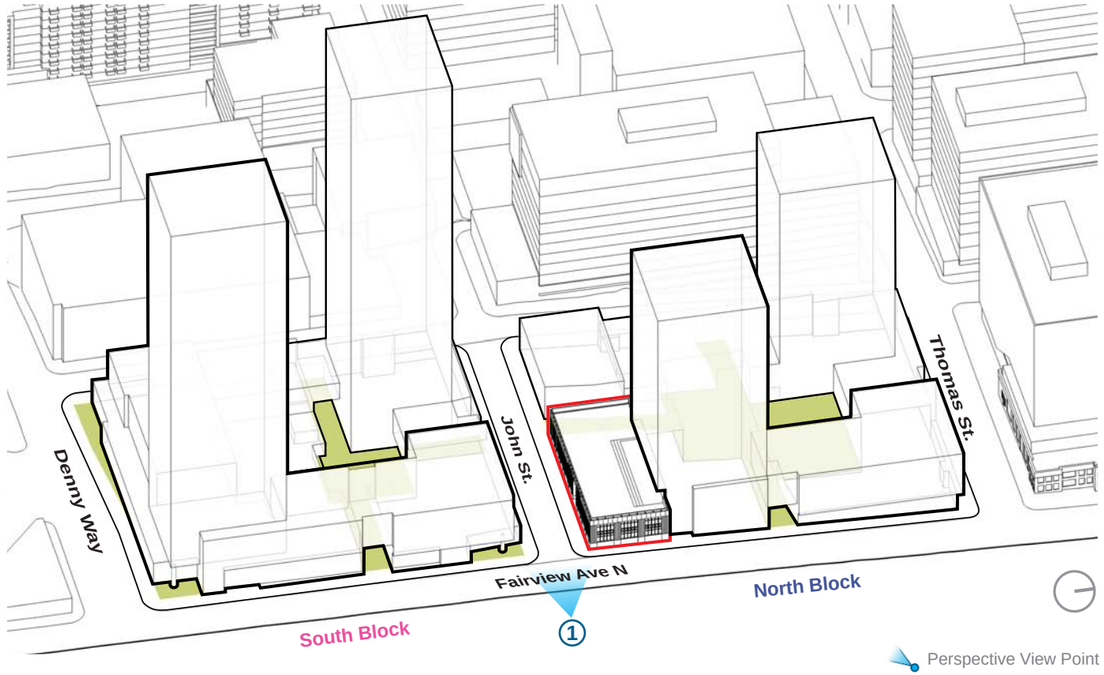
Ground Floor Plan

CHRIS DIKEAKOS ARCHITECTS INC

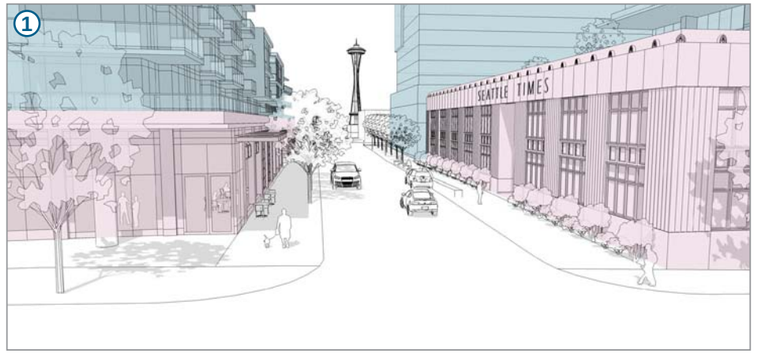
onni group

Massing Option 3B (Alternate) : Open Space Integration with John St as a Road

3D View of the site from East of Fairview Ave N



Vignette



Commercial Retail

Residential

Massing Option 4 : Retain *Exceptional Trees*

Distinguishing Features:

- The Exceptional Trees located in the existing private Seattle Times park would be retained with no structures or excavation within the dripline of those trees.
- East-west public throughways would be located mid-block on both the North and South sites.
- Towers would be located on the southeastern and northwestern corners of both sites.
- Commercial uses on ground level are sited on either side of John St., and at the corner of Fairview and Denny on the South Site.
- A large indoor amenity space/gym for the use of building residents is located on the ground level at the southwest corner of the South Site, fronting Denny Way and Boren Ave. N.
- A plaza is located at the corner of Fairview Ave. and Denny Way to provide a welcoming gesture at this designated Gateway location. Another shallow plaza will be located at the corner of Denny Way and Boren Ave adjacent to the amenity space.
- A building setback on the south side of Thomas St. opposite the Troy Laundry building will provide a landscaped space which will respect the historic façade with its new pedestrian throughway entry.
- Tower and podium heights and setbacks conform to zoning requirements.

Pros:

- Exceptional Trees (as outlined in Director's Rule 16-2008) on the property will be retained.
- A publically accessible area at the location of the existing Seattle Times Park will be maintained.

Cons:

- A large amount of potential buildable density (over 80,000 square feet) will be lost to the preservation of the Exceptional Trees.
- A large amount of underground parking area (area enough for 216 parking stalls over 4 levels) will be lost to preserve the Exceptional Trees. The total number of parking stalls lost equals approximately 90 percent of one level of parking over the entire site.
- There will be shadowing impacts on this corner area both from the height and form of the trees as well as from the adjacent 4 and 6 story residential podium.

Departures: See Departure Summary for all responses.

- 23.48.010.H.2 – Open railings, planters, skylights, clerestories, greenhouses, parapets and firewalls may extend up to 4 feet above the maximum height limit.
- 23.48.010.H.4.c. – Mechanical rooftop features above the maximum height limit (up to 15 feet above) cannot exceed 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment.

Open Space Area:

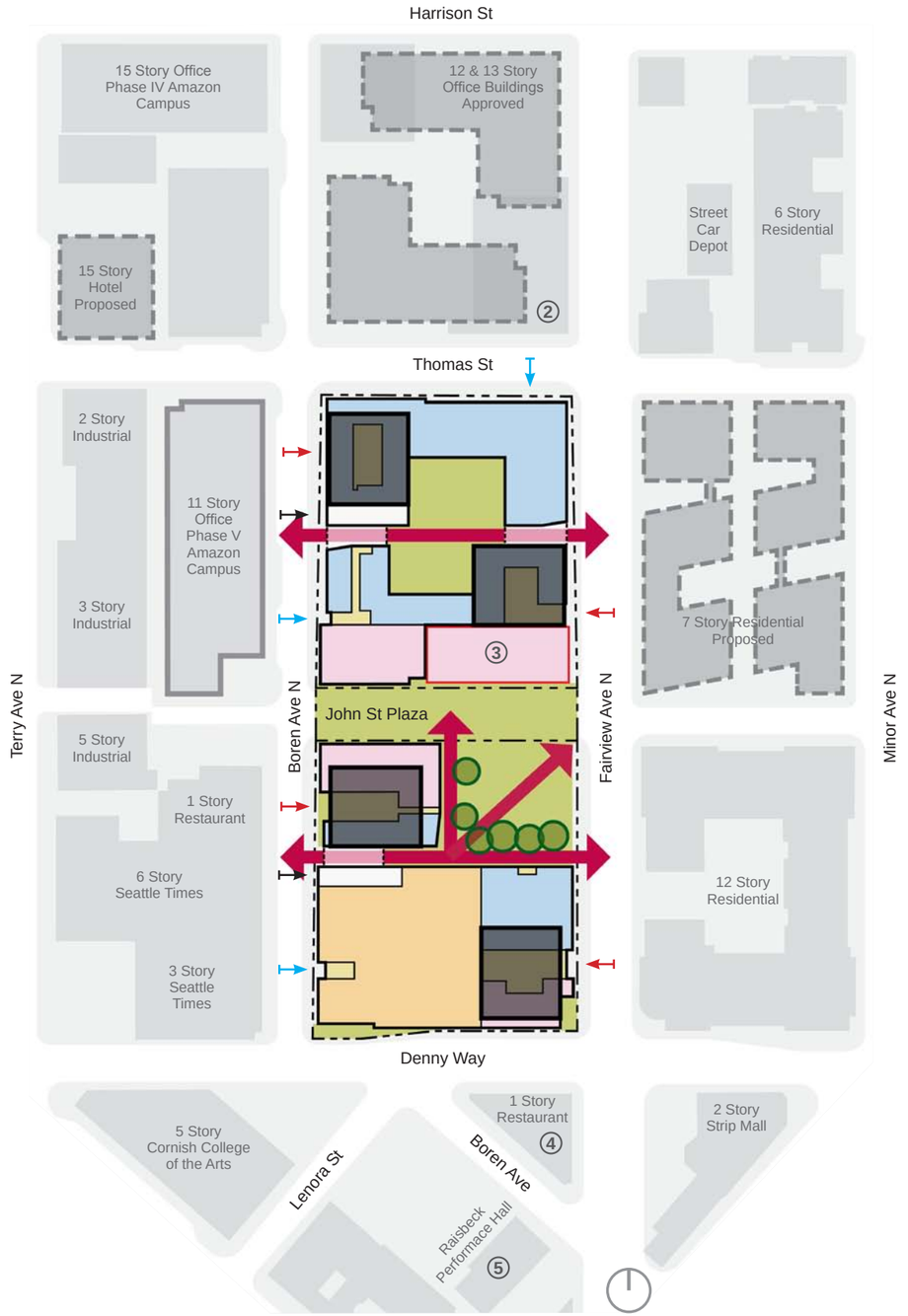
North Site: Approximately 23,622 sq. ft.
21.4% of site area

South Site: Approximately 26,137 sq. ft.
24.0% of site area

John St. Site: 20,376 sq. ft. which represents 9.2% of both the North and South sites combined.

Diagram Legends

- Pedestrian path
- Commercial Retail
- Lobby & Circulation
- Residential Amenity
- Open Space
- Residential
- Ramp to Underground Parking
- Residential Entry
- Podium Entry
- Tower Above
- Exceptional Trees
- ① Boren Investment Company Warehouse
- ② Troy Laundry Building
- ③ Seattle Times Historic Building
- ④ Fashioncraft Building (Currently Commercial Recovery Cafe)
- ⑤ Old Norway Hall (Currently Raisbeck Performance Hall)
- Recently Completed Building
- Proposed Building

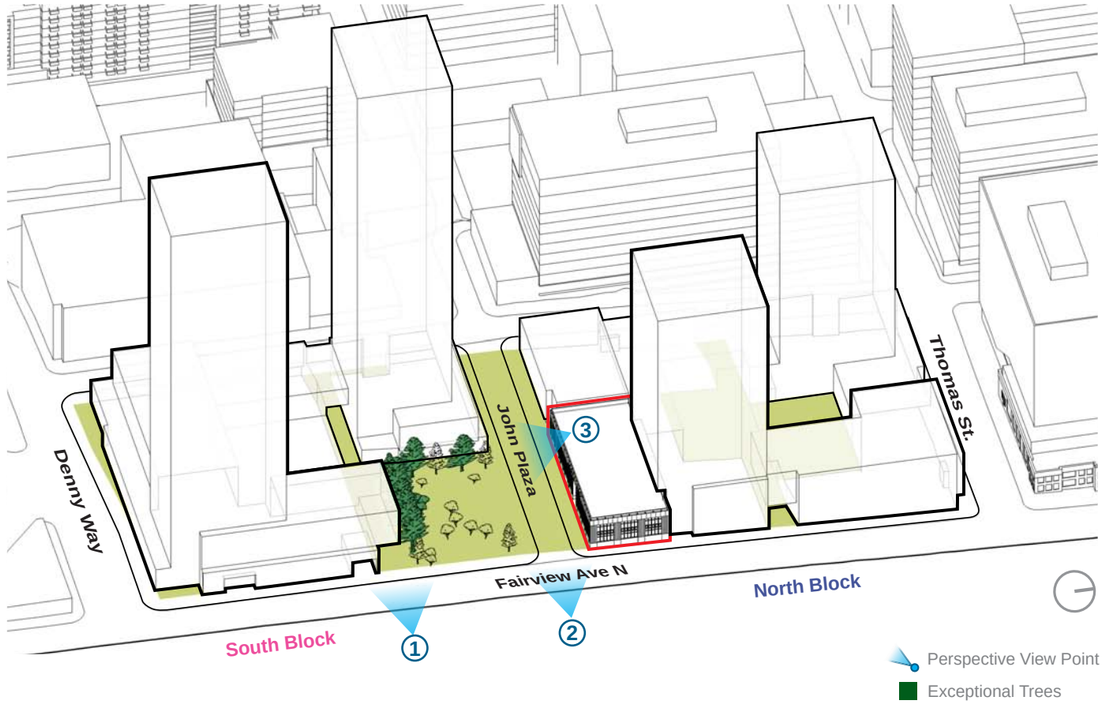


Ground Floor Plan

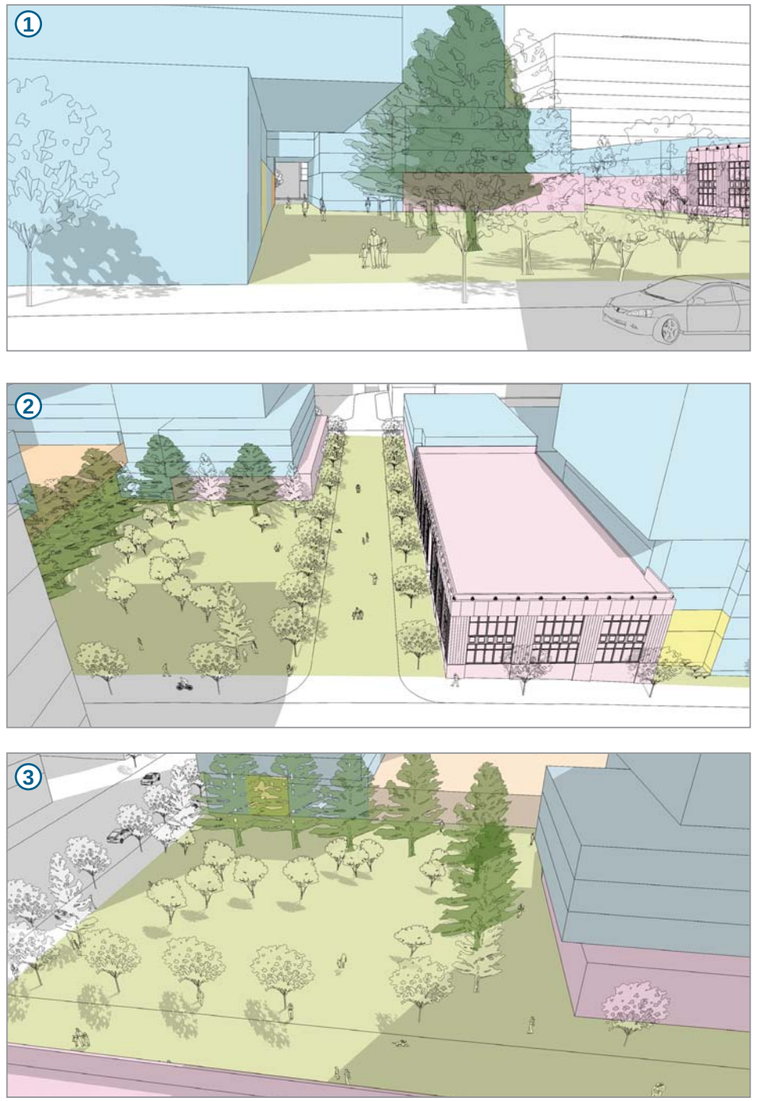
CHRIS DIKEAKOS ARCHITECTS INC

Massing Option 4 : Retain *Exceptional Trees*

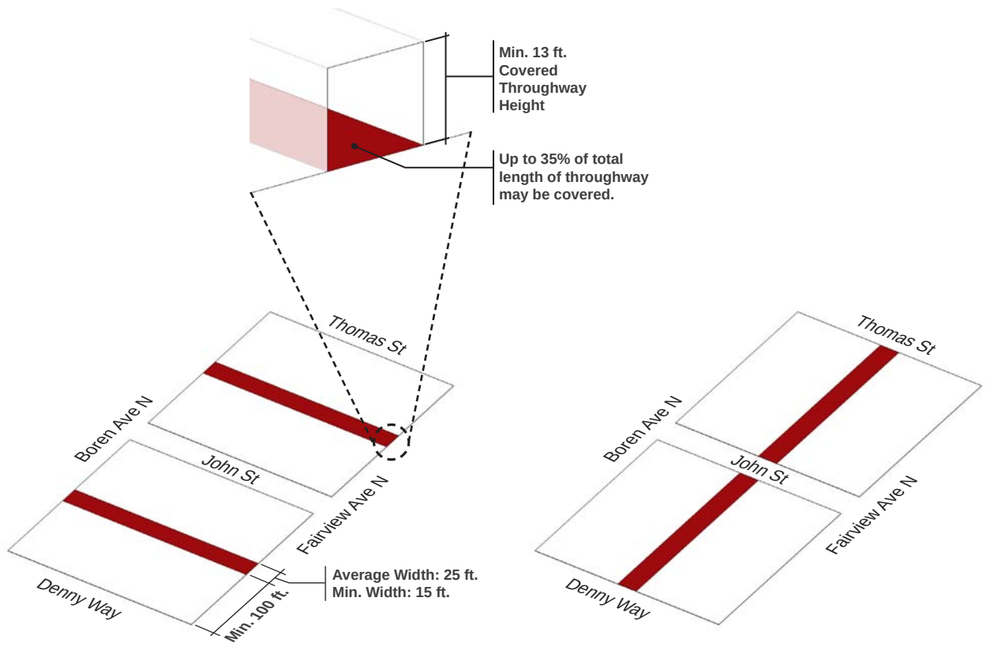
3D View of the site from East of Fairview Ave N



Vignettes



Departure Summary DEPARTURES REQUESTED – Three in Total



REQUIRED
East-West Connection

PROPOSED
North-South Connection

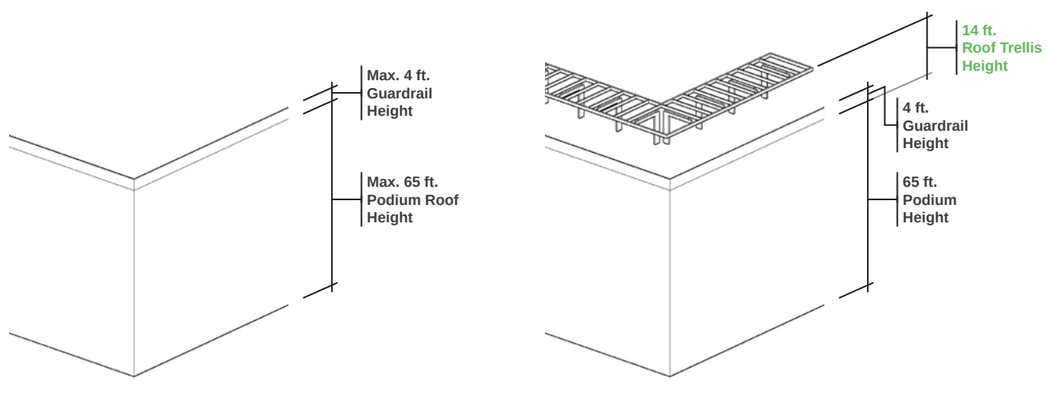
Departure #1

Code Reference: 23.48.014 Street-level development standards

- **H.2.a:** *A continuous pedestrian passageway shall extend across the development lot to both abutting avenues.*
- **Departure:** The Option 1 pedestrian passageway would extend across the development lot in a north-south direction to connect the streets rather than the avenues as required by the Code.
- **Options with Departure:** Option 1
- **Justification:** Design Guideline CS2 B.3 ‘Character of Open Space’ states:

  “*Contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation and open spaces…*”

  The north-south passageways would better link and integrate the North and South sites as well as providing connections between the downtown core and a visual link to the entrance of the public passageway on the Troy Block site to the north along Thomas Street.



REQUIRED

PROPOSED

Departure #2

Code Reference: 23.48.010 Structure Height

- **H.2.:** *Open railings, planters, skylights, clerestories, greenhouses, parapets and firewalls may extend up to 4 feet above the maximum height limit with unlimited rooftop coverage.*
- **Departure:** The Code allows the listed items to extend above the maximum podium height by only 4 feet. The departure would involve an open trellis structure at the southwest corner of the South Site which would extend for a height of 14 feet above the podium roof.
- **Options with Departure:** Options 3A, 3B and 4
- **Justification:** Design Guideline DS2 C.2 ‘Secondary architectural Features – Dual Purpose Elements’ states:

  “*Consider architectural features that can be dual purpose – adding depth, texture, and scale as well as serving other project functions.*”

  The trellis structure is a dual purpose structure that would provide shade for the landscaped amenity area on the podium roof, as well as visual interest from the street level below. It would also help to better define the corner of Denny Way and Boren Ave. N. and provide an architectural balance to the tower forms on the South Site..

Departure Summary

DEPARTURES REQUESTED – Three in Total

Departure #3

Code Reference: 23.48.010 Structure Height

- **H.4, 5 and 7:**

  4. The following rooftop features may extend up to 15 feet above the maximum height limit, so long as the combined total coverage of all features listed in this subsection23.48.010.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.

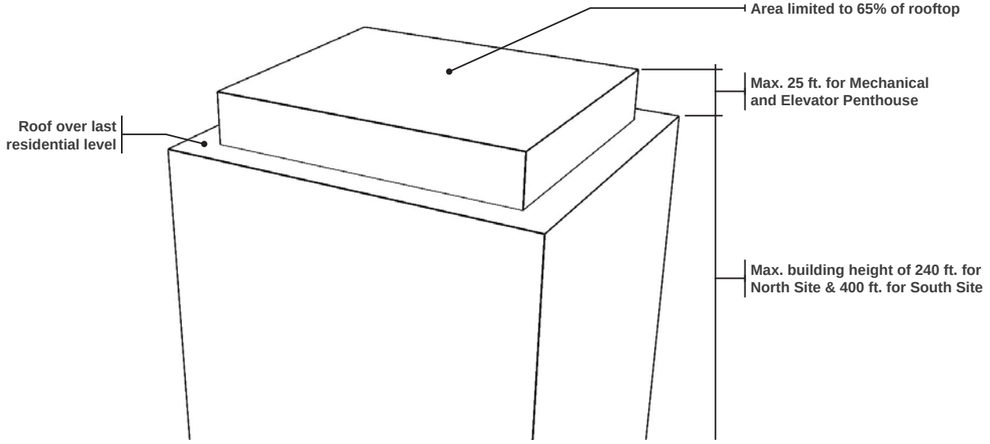
  5. For structures greater than 85 feet in height, elevator penthouses up to 25 feet above the height limit are permitted.

  7. At the applicant's option, the combined total coverage may be increased to 65 percent of the roof area, provided that all of the following are satisfied: a. All mechanical equipment is screened; and b. No rooftop features are located closer than 10 feet to the roof edge.

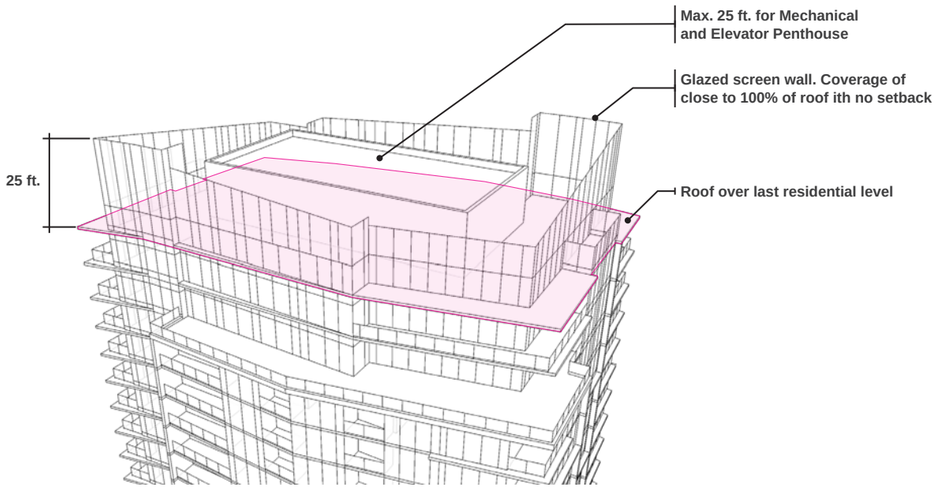
- **Departure:** limits the coverage of the mechanical penthouse of the tower to 65 percent of the roof area. It also imposes a setback of 10 feet from the roof edge. This setback limits the design expression at the top of the building to a stepped form. Therefore a departure is requested to allow up to 100 percent of the roof coverage in the form of glazed screen approximately 25 feet high which would extend above the roof form and would conceal the elevator penthouse, mechanical room and other rooftop equipment.
- **Options with Departure:** Options 3A, 3B and 4
- **Justification:** Design Guideline DS2 B.1 'Architectural and Façade Composition states:

  "Design all building facades – including alleys and visible roofs – considering the composition and architectural expression of the building as a whole."

  While the mechanical room and elevator penthouse for option 3A will likely not be required to extend out to the roof edge of the levels below, in certain corner locations, glazed screening walls will rise to a height of 25 feet above the roof and will align with exterior walls below. This condition will apply to the towers on both sites and will result in a more integrated tower design.



REQUIRED



PROPOSED

Design Guidelines Priorities : Context and Site

Planning Documents cited:

PRIMARY DOCUMENTS:

1. SEATTLE DESIGN GUIDLINES
   December 2013
2. SOUTH LAKE UNION NEIGHBORHOOD
   DESIGN GUIDELINES:
   Revised 2013, Adopted 2005

ADDITIONAL DOCUMENTS:

3. SOUTH LAKE UNION:
   Urban Design Framework (2010)
4. Denny Way Streetscape Concept Plan (2013)
5. Thomas Green Street Concept Plan (2013)

CS1. **Natural Systems and Site Features**

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

B. SUNLIGHT AND NATURAL VENTILATION

Response: Tower placement on both the north and south sites will be such that it will maximize solar exposure on the rooftop podium areas for residential amenities such as urban agriculture areas and the outdoor pool deck on the South site.

Generous sized windows with low-E glazing for the residential units in both the podium and towers will maximize daylight for interior spaces and minimize energy requirements.

C. TOPOGRAPHY

Response: The North site has a drop in elevation of approximately 30 feet from the southwest to northwest corners. To accommodate this change, the ground level residential units will be stepped down the slope to maintain connectivity to the street. The east-west through block connection on the North site will occur at mid-block so as to minimize elevation differences between the two opposite sidewalks.

D. PLANTS AND HABITAT

Response: The landscape planting strategy prioritizes native species with specific microclimatic responses to on site conditions. The adjacent “Green Street” steetscape network has been extended along Thomas Street. John Street will have its own character as an urban street park including the planting of new street trees and bold mass plantings of native and native adaptive plants. Existing Street trees, with minor exceptions will be retained. Overall the intent is to integrate this project into the South Lake Union neighbourhood

E. WATER

Response: Extensive green roofs on the podium form part of the overall storm water management system. Raingardens and Bioswales will be explored as part of the above and at grade landscape strategy. Water features that collect and celebrate rain events will be coordinated with the overall storm systems.

CS1. **South Lake Union Supplemental Guidance:**

I. Responding to Site Characteristics

New development is encouraged to take advantage of site configuration to accomplish sustainability goals. The Board is generally willing to recommend departures from developments standards if they are needed to achieve sustainable design. Refer to the Leadership in Energy and Environmental Design (LEED) manual which provides additional information. Examples include:

i. Solar orientation
ii. Storm water run-off, detention and filtration systems
iii. Sustainable landscaping
iv. Versatile building design for entire building life cycle.

Response: The project will target LEED Gold equivalent.

Denny Way and Fairview Ave N corner Plaza

Design Guidelines Priorities : Context and Site

CS2. **Urban Pattern and Form**

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

A. LOCATION IN THE CITY AND NEIGHBORHOOD

Response: As the project encompasses two full City blocks and is a unique typology within the immediate neighborhood, it will be designed with a presence and an individual identity. Design cues from surrounding existing buildings (and the Landmark Seattle Times building) will be taken into account in order for the project to also fit comfortably within its context. The 4 to 6 story podium with its mix of residential and commercial uses will define a strong street edge. Practical depth limits for residential living units will limit the podium depth in many places and provide generous amounts of publically accessible open space in the center of the sites. The commercial uses proposed for the street level will contribute economic as well as social activity, while residential uses will contribute social benefits, both of which will help to enhance the public realm.

B. ADJACENT SITES, STREETS, AND OPEN SPACES

Response: Opportunities for the project to make a strong connection to the street exist in a number of areas. One of the main opportunities is the proposed John Street Plaza which will be closed to everyday traffic and provide an expansive public forum with commercial uses lining either side. Another opportunity is the corner of Denny Way and Fairview Ave. N. which has been identified as a gateway location for the SLU neighborhood – a corner plaza will be located there.

C. RELATIONSHIP TO THE BLOCK

Response: On both the North and South sites, the east-west throughway openings and building face setbacks above will help to break up the façade. The pedestrian connection to the east-west throughway on the North site from the plaza will separate the Seattle Times Landmark building from the podium to the west. Other setbacks along Thomas St., opposite the Troy Block historic building will help to break up this frontage.

D. HEIGHT, BULK, AND SCALE

Response: The South Lake Union neighborhood is in transition with many of the adjacent lots having new construction recently completed, and others granted or seeking approval. The 11 to 12 story Mirabella (completed 2008) building immediately to the east of the South site provides residential scale context, as well as the proposed 7 story Cascade I and Cascade II (DPD#3012798 & #3013563) projects directly to the east of the North site. New and proposed developments to the north and west comprise commercial office buildings of 11 to 12 stories in height, which are considerably taller than the 4 to 6 story podium of the proposed Seattle Times project. The tower forms of the applicant project will be limited to a floor plate size of 10,500 square feet, which will minimize blocked sightlines from neighboring buildings.

CS2. **South Lake Union Supplemental Guidance:**

I. Responding to Site Characteristics

iii. Gateways: Reinforce community gateways through the use of architectural elements, streetscape features, landscaping and/or signage. The corner of Denny and Fairview has been identified as a “gateway”, which serves as a transition location, a place that marks an entry or departure point to a neighborhood for automobiles and pedestrians (in this case a gateway between SLU and Downtown).Elements could include:

a. setbacks to allow for pedestrian friendly spaces
b. signage;
c. landscaping;
d. artwork;
e. façade treatments.

Response: To address the identified gateway location, a public plaza is proposed to be sited at the corner of Denny and Fairview. This will be adjacent to a corner retail space and will be distinguished by enhanced paving and a decorative canopy structure.

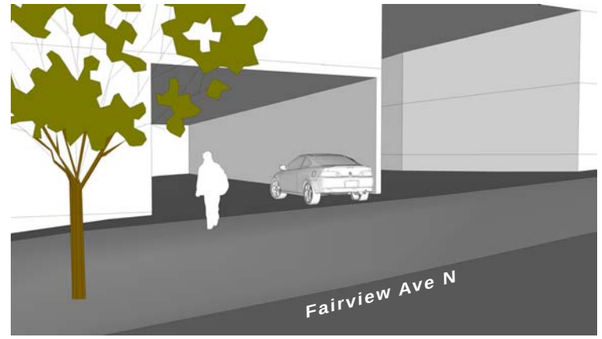
iv. Heart locations: Several areas have been identified as “heart locations” which serve as the perceived center of commercial and social activity within the neighborhood. There are no officially identified “heart locations” near or adjacent to the site.
Response: The proposed John St. Plaza will have all the ingredients to function as a “heart location” for the immediate neighborhood and beyond. This large open space with its retail spaces and restored historic Seattle Times building will have the ability of attracting and accommodating a vibrant street level scene. Community uses could include street markets, festivals and other types of gatherings.

II. Height, Bulk, and Scale

i. 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.

ii. 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.
Response: In accordance with zoning regulations, maximum podium height along Fairview and Denny will be 65 feet in height and 45 feet in height along all other streets. Consideration can be given to stepping in the top floor of the podium a modest amount to mitigate the apparent mass of the building frontage.

iii. Relate proportions of buildings to the width and scale of the street.
Response: The 65 foot podium heights along Denny Way and Fairview Ave. versus the 45 foot podium heights along Boren Ave., John St. and Thomas St. relate to the greater widths and capacity of the former.



Vehicle Access & Through-way connection entrance of South Site from Fairview Ave N

Ground level residential units on North Site

Design Guidelines Priorities : Context and Site

CS3. **Architectural Context and Character**

Contribute to the architectural character of the neighborhood.

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

Response: As the project encompasses two full City blocks and is a unique typology within the immediate neighborhood, it will be designed with a presence and an individual identity. Design cues from surrounding existing buildings (and the Landmark Seattle Times building) will be taken into account in order for the project to also fit comfortably within its context. The 4 to 6 story podium with its mix of residential and commercial uses will define a strong street edge. Practical depth limits for residential living units will limit the podium depth in many places and provide generous amounts of publically accessible open space in the center of the sites. The commercial and residential uses will contribute economic as well as social activity, both of which will help to enhance the public realm.

B. LOCAL HISTORY AND CULTURE

Response: The South Lake Union neighborhood was important in the development history of Seattle both as a location for light industry as well as a warehousing district serving the needs of greater Seattle. Local multi-family residences also housed many people working in the neighborhood, and this project will seek to continue to fulfill this need. The Landmark Seattle Times building façade will be restored and repurposed to house commercial retail uses on the ground level. Exceptional trees in the park across from Times building will be retained to provide landscaped public amenity.

North Site from Fairview Ave

CS3. **South Lake Union Supplemental Guidance:**

I. Height, Bulk, and Scale

i. Articulate the building facades vertically or horizontally in intervals that relate to the existing structures or existing pattern of development in the vicinity.

ii. Consider using architectural features to reduce building scale such as:

a. Landscaping;
b. trellis;
c. complementary materials;
d. detailing;
e. accent trim.

II. Architectural Context

i. Support the existing fine-grained character of the neighborhood with a mix of building styles.

Response: Each of the blocks (the North site and the South site) will have its own identity and architecture to prevent the entire project from appearing too homogeneous.

ii. Re-use and preserve important buildings and landmarks when possible.

Response: The Seattle Times Landmark building will be restored and incorporated into the project. As it was originally a 2 story building, it will be re-used for retail on the ground level with residential units above.

iii. Expose historic signs and vintage advertising on buildings where possible.

Response: It may be possible to preserve the Seattle Time clock mounted at the top of the office building at the corner of Fairview Ave. and John St.

iv. 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 the use of community artifacts, and historic materials, forms and textures.

Response: Artifacts from the Seattle Times printing plant may be available for display at various locations on the site.

v. Respond to the working class, maritime, commercial and industrial character of the Waterfront and Westlake areas. Examples of elements to consider include:

a. window detail patterns;
b. open bay doors;
c. sloped roofs.

Response: Proportions or details of the window and spandrel patterns of the Seattle Times landmark building could be referenced in the podium and tower facades on the North site. Overhead bay doors referencing the warehouse origins of the neighborhood are proposed for the retail units fronting the John St. plaza, which will have the ability to open these spaces to the exterior during the warmer months.

Landscaped Podium Roof

John St Plaza looking towards North Site

Main entrance residential tower from Fairview Ave N

Design Guidelines Priorities : Public Life

PL1. **Architectural Context and Character**

Complement and contribute to the network of open spaces around the site and the connections among them.

A. NETWORK OF OPEN SPACES

Response: The project will contain a generous amount of publically accessible open space which will be well connected between the blocks as well as to the surrounding sites. This will effectively create an open space network throughout the neighborhood.

B. WALKWAYS AND CONNECTIONS

Response: The John Street plaza in particular with its seating, lighting and commercial spaces will create a lively, pedestrian oriented open area for the benefit of the entire neighborhood. This central plaza will in turn be connected to courtyard and park areas at the center of the blocks.

C. OUTDOOR USES AND ACTIVITIES

Response: The John St. plaza has the possibility of being used as a space for informal community uses such as farmer's markets, street vending and festivals. Glazed, operable walls on the commercial storefronts lining the plaza could be opened on to this plaza to expand the public space in this retail/restaurant area.

PL1. **South Lake Union Supplemental Guidance:**

I. Human Activity

i. Keep neighborhood connections open, and discourage closed campuses.
Response: The mid-block throughways and central courtyards will be accessible to the public during normal business hours and gated for security reasons during the evening hours.

ii. Reinforce pedestrian connections both within the neighborhood and to other adjacent neighborhoods. Transportation infrastructure should be designed with adjacent sidewalks, as development occurs to enhance pedestrian connectivity.

iii. Design for a network of safe and well-lit connections to encourage human activity and link high activity areas.
Response: Additional direct connections between the mid-block throughways and John St. plaza will encourage interaction between the residents of both sites and the public activity on the plaza.

III. Pedestrian Open Spaces and Entrances

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:

a. Curb bulbs adjacent to active retail spaces where they are not interfering with primary corridors that are designated for high levels of traffic flow;
b. Pedestrian oriented street lighting;
c. Street furniture.

Response: Not including the area of the proposed John St. plaza, minimum requirements for usable open space will be met for both the North and South sites (North Site: 15%, South Site: 25%). If the area of John St. plaza is included in the calculation of open space, the percentage of usable open space over both sites totals 27%.In addition to the open space requirements being met, features such as street furniture, special paving and landscaping will help to enhance 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.

A. SAFETY AND SECURITY

Response: Residential units along the street level will have a 7 foot landscaped buffer from the lot line that is raised above the sidewalk by two to four feet, with a secure gate and fencing to provide a "defensible" space. Residential lobby entries will be transparent, as will be the commercial street fronts in order to facilitate natural surveillance. The residential podiums and towers will also have their own electronic security systems to regulate the movement of residents and visitors.

C. WEATHER PROTECTION

Response: Weather protection for pedestrians will be an important feature within the project for areas such as lobby entries and retail storefronts. Canopy features and design will provide weather protection as well as signifying key building entry points.

PL2. **South Lake Union Supplemental Guidance:**

I. Streetscape Compatibility

The vision for street level uses in South Lake Union is a completed network of sidewalks that successfully accommodate pedestrians. Streetscape compatibility is a high priority of the neighborhood with redevelopment. Sidewalk-related spaces should appear safe, welcoming and open to the general public.
Response: The public throughways and connections that are proposed will provide a level of porosity that is compatible with the scale of the project. A large variety of sidewalk-related spaces will be included, ranging in scale from the large open plaza on the closed John St. to the more intimate plazas at the corner of Denny and Fairview and Denny and Boren. Landscaped setbacks along residential frontages and opposite the historic Troy Laundry building will provide opportunities for everyday encounters between residents and neighbors.

i. Encourage provision of spaces for street level uses that vary in size, width, and depth. Encourage the use of awnings and weather protection along street fronts to enhance the pedestrian environment.
ii. Provide pedestrian-friendly streetscape amenities, such as:

a. Tree grates;
b. benches;
c. lighting.

iii. Where appropriate, configure retail space so that it can spill-out onto the sidewalk (retaining six feet for pedestrian movement, where the sidewalk is sufficiently wide).
Response: The mid-block throughways and central courtyards will be accessible to the public during normal business hours and gated for security reasons during the evening hours.

II. Personal Safety and Security

Enhanced public safety throughout the neighborhood to foster 18-hour public activity. Methods to consider are:

i. Enhanced pedestrian and street lighting;
ii. well-designed public spaces that are defensively designed with clear sight lines and opportunities for eyes on the street;
iii. police horse tie-up locations for routine patrols and larger event assistance.

Design Guidelines Priorities : Public Life

PL3. **Street-Level Interaction**

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

A. ENTRIES

Response: Common entries to the residential buildings will be signified by low walls and/or landscaping and will be recessed to indicate that these are semi-private areas.

C. RETAIL EDGES

Response: Siting retail uses on either side of the proposed John St. plaza will present the opportunity for having these uses spill out onto the plaza in the form of outdoor seating for restaurants or for shop owners to bring their wares out into the street.

PL3. **South Lake Union Supplemental Guidance:**

I. Streetscape Compatibility

Where appropriate, consider a reduction in the required amount of commercial and retail space at the ground level, such as in transition zones between commercial and residential areas. Place retail in areas that are conducive to the use and will be successful.

II. Human Activity

i. Create graceful transitions at the streetscape level between the public and private uses.

ii. Design facades to encourage activity to spill out from business onto the sidewalk, and vice-versa.

iii. Reinforce retail concentrations with compatible spaces that encourage pedestrian activity.

Response: Retail areas will be concentrated long John St. plaza and at the corner of Denny and Fairview.

iv. Create businesses and community activity clusters through co-location of retail and pedestrian uses as well as other high pedestrian traffic opportunities.

III. Transition Between Residence and Street

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 public and private areas. Consider design options to accommodate various residential uses, i.e., townhouse, live-work, apartment and senior-assisted housing.

PL4. **Active Transportation**

Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

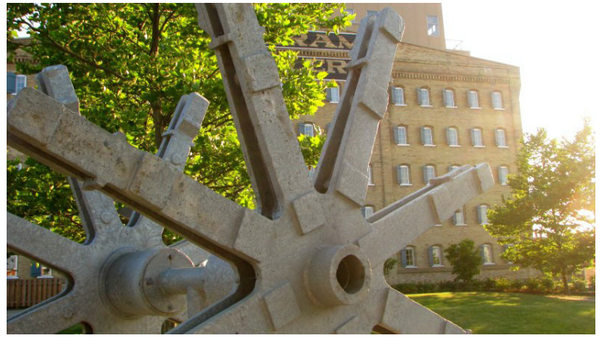
B. PLANNING AHEAD FOR BICYCLISTS

Response: Onsite, secure storage facilities for bicycles will be provided for both sites.

C. PLANNING AHEAD FOR TRANSIT

Response: An existing transit stop is located directly next to the east side of the Seattle Times building on Fairview Ave. N. This is a central location for the project as it is located very close to John Street.

Vehicle Access & Through-way connection entrance of North Site from Fairview Ave N



Design Guidelines Priorities : Design Concept

DC1. **Project Uses and Activities**

Optimize the arrangement of uses and activities on site.

B. VEHICULAR ACCESS AND CIRCULATION

Response: Since no alleys exist within the project, access to underground parking will be directly from the street. Presently, there is no traffic light at the corner of Denny Way and Boren Avenue, and since John St. is proposed to be closed to vehicular traffic, and Thomas Street is designated as a Neighborhood Green Street, parking access for both the North and South sites will be off of Fairview Avenue N. Driveway curb cuts will be limited to one per block and will be situated at approximately the midway point between the streets.

C. PARKING AND SERVICE USES

Response: All onsite parking will be located below grade. Commercial loading areas will be located underground as well.

DC1. **South Lake Union Supplemental Guidance:**

I. Design of Parking Lots Near Sidewalks

Providing parking below grade is preferred

Response: As abvoe.

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.

A. MASSING

Response: In general, project massing responds to zoning requirements, with height limits governing the podium and tower heights. Practical residential podium depth limits the depth of the podiums and maximum size limits for the tower floor plate resulting in a point tower form. Building massing will be articulated with balconies and recesses in order to add interest to the façade, and blank walls will be avoided wherever possible. Where unavoidable, these will be softened with terracing and landscaping. Rooftop trellises, throughways and open space will contribute to the efforts of breaking up the apparent mass of the project.

D. SCALE AND TEXTURE

Response: Human scale details and textures will be important components of the project, particularly on the lower levels of the podium, at or just above the street level. A precedent for this can be seen in the building details of the historic Seattle Times building located on the site, which features ornamental metalwork at the front entry, metal spandrel panels in the windows and relief carvings in the stone cladding. These motifs can be used throughout the project in elements such as security gates, privacy screens, balcony guard rails and façade materials.

DC2. **South Lake Union Supplemental Guidance:**

I. Architectural Concept and Consistency

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.

Response: All podium roofs will be either “green” or programed with some form of landscaped amenity space to soften them and minimize view impacts from neighboring elevated areas.

DC3. **Open Space Concept**

Integrate open space design with the design of the buildings o that each complements the other.

B. OPEN SPACE USES AND ACTIVITIES

Response: Open spaces throughout the project will attempt to connect with or respond to existing or proposed adjacent project open spaces. For example, the landscaped open space of the office building directly to the west of the North site (at the corner of John St. and Boren Avenue) will integrate well with the proposed John St. plaza, acting as an extension of it. The throughway opening on the east side of the North site will correspond with an open massing break of the proposed project across Fairview Ave. (Cascade II). Similarly, a setback along the eastern part of Thomas St. will both respect the historic Troy building and provide a landscaped counterpart to the public throughway opening located on its south-facing façade.

C. DESIGN

Response: Project open space along sidewalks, within the John St. plaza and the Seattle Times Park will be open and available for public use 24 hours a day. Open space within the throughways and courtyards will be open to the public during normal daylight hours, but will be gated off during the night. Courtyard areas will be landscaped and amenities will include outdoor seating and lighting and trellises.

DC3. **South Lake Union Supplemental Guidance:**

I. Landscaping To Reinforce Design Continuity With Adjacent Sites

i. Encourage landscaping that meets LEED criteria. This is a priority in the Cascade neighborhood

ii. Where appropriate, install indigenous trees and plants to improve aesthetics, capture water and create habitat.

iii. Retain existing, non-intrusive mature trees or replace with large caliper trees.

iv. Water features are encouraged including natural marsh-like installations.

v. 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.

II. Landscaping To Enhance The Building And/Or Site

Consider integrating artwork into publically 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.

III. Landscaping Design To Address Special Site Conditions

Landscaping should be designed to take advantage of views to waterfront and downtown Seattle.

DC4. **Exterior Elements and Finishes**

Use appropriate and high quality elements and finishes for the building and its open spaces.

D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

Response: Plant material selection will reinforce architectural elements, highlight feature spaces, and frame important near and distant views such as toward the Space Needle and the water. They will also assist in defining sub areas with microclimate specific plant palates and planting schemes. All plantings will be selected for long term viability and planted at an appropriate maturity. Specific plants will be hand selected for feature areas.

This strategy will be extended to hardscape paving and landscape structures. Patterning will reinforce open space, use, and program to create a legible and animated sequence of open spaces and pathways throughout the project.

Sustainability : Principles

LEED GOLD
Equivalent

Rooftop Urban Agriculture

Onsite Zipcars

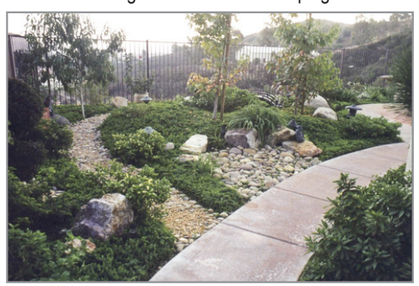
Low VOC Paints & Finishes

Charging Stations for Electric Cars

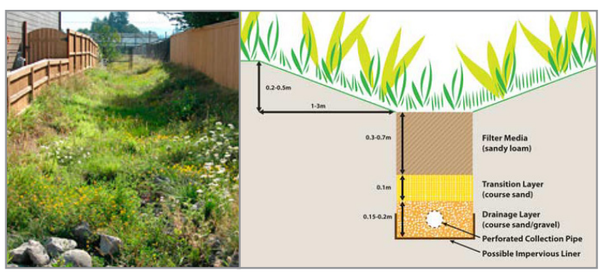
Energy Efficient Windows

Ample Bike Storage

Drought Resistant Landscaping



Biofiltration Swale



High Efficiency Air Source Heat Pumps

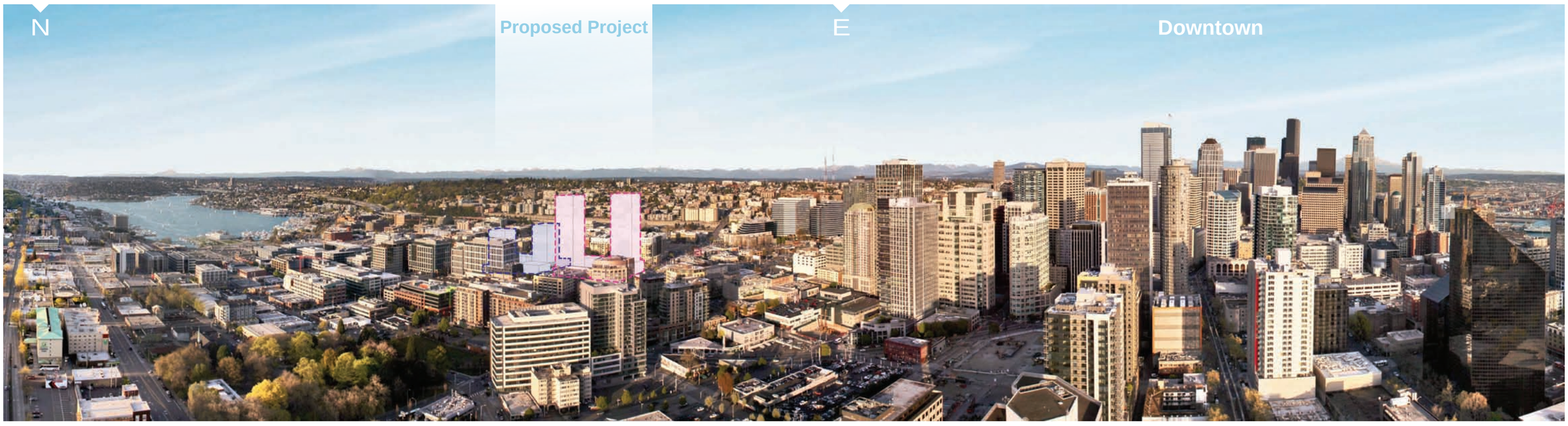
High Efficiency Water Fixtures

ENERGY STAR
HIGH EFFICIENCY
HAUTE EFFICACITÉ

Panorama Perspective of Preferred Option

6th Ave & Battery St.

Vicinity Map

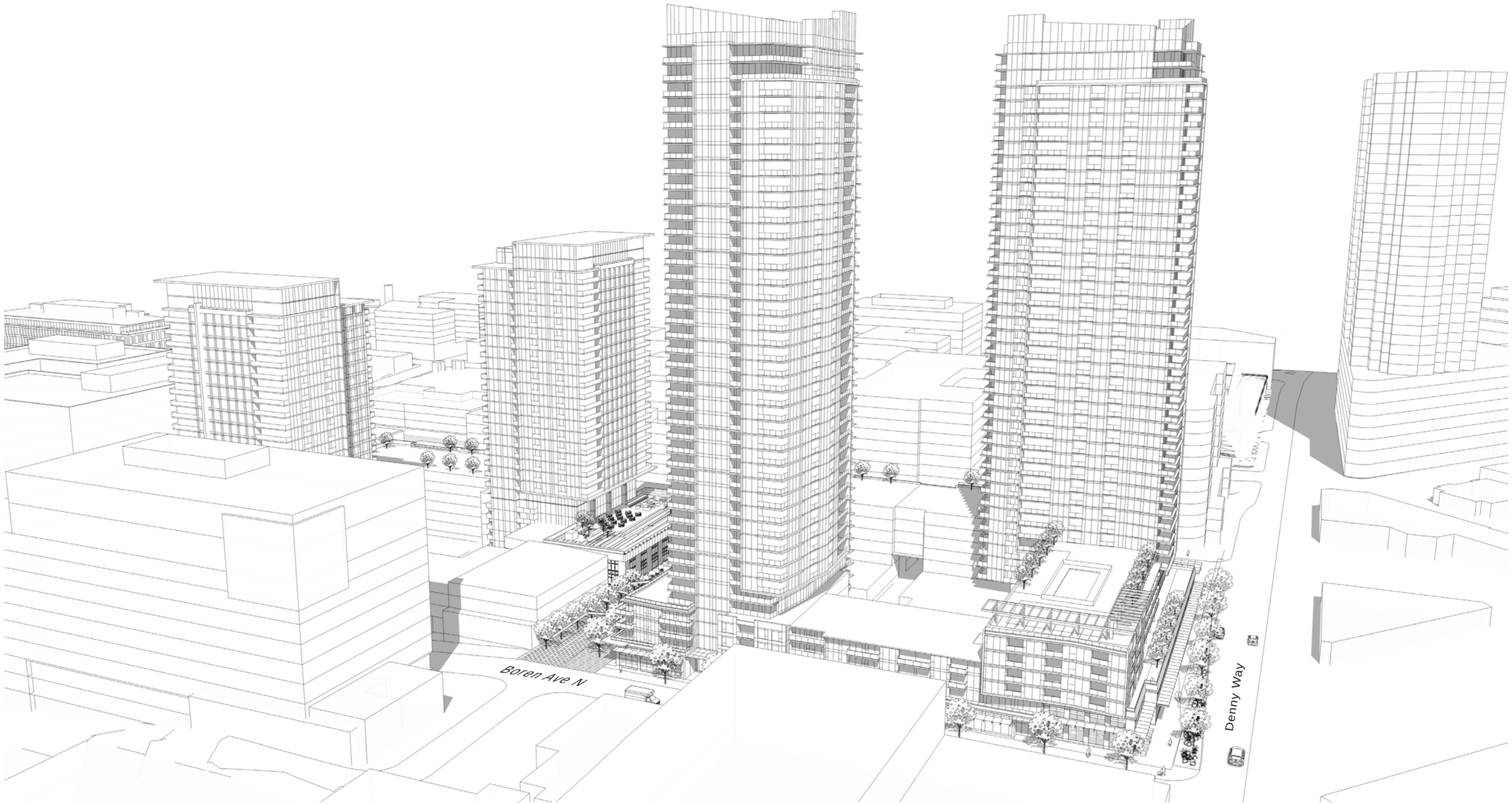


A view of the preferred option on project site and surrounding areas including downtown from a location to the southwest of the site

Aerial Views : Denny Way & Fairview Ave

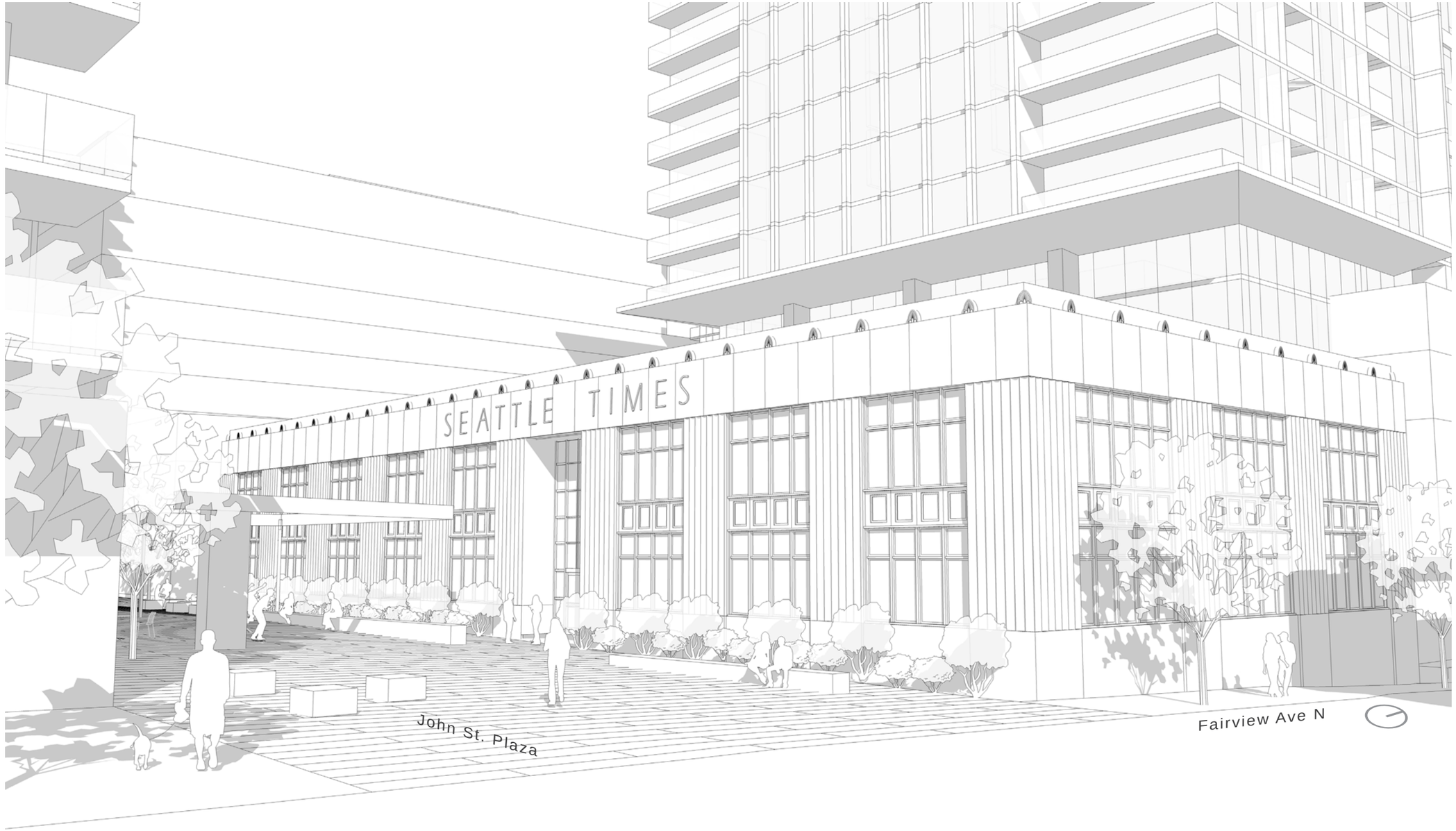
Aerial Views : John St & Fairview Ave

Aerial Views : Denny Way & Boren Ave N

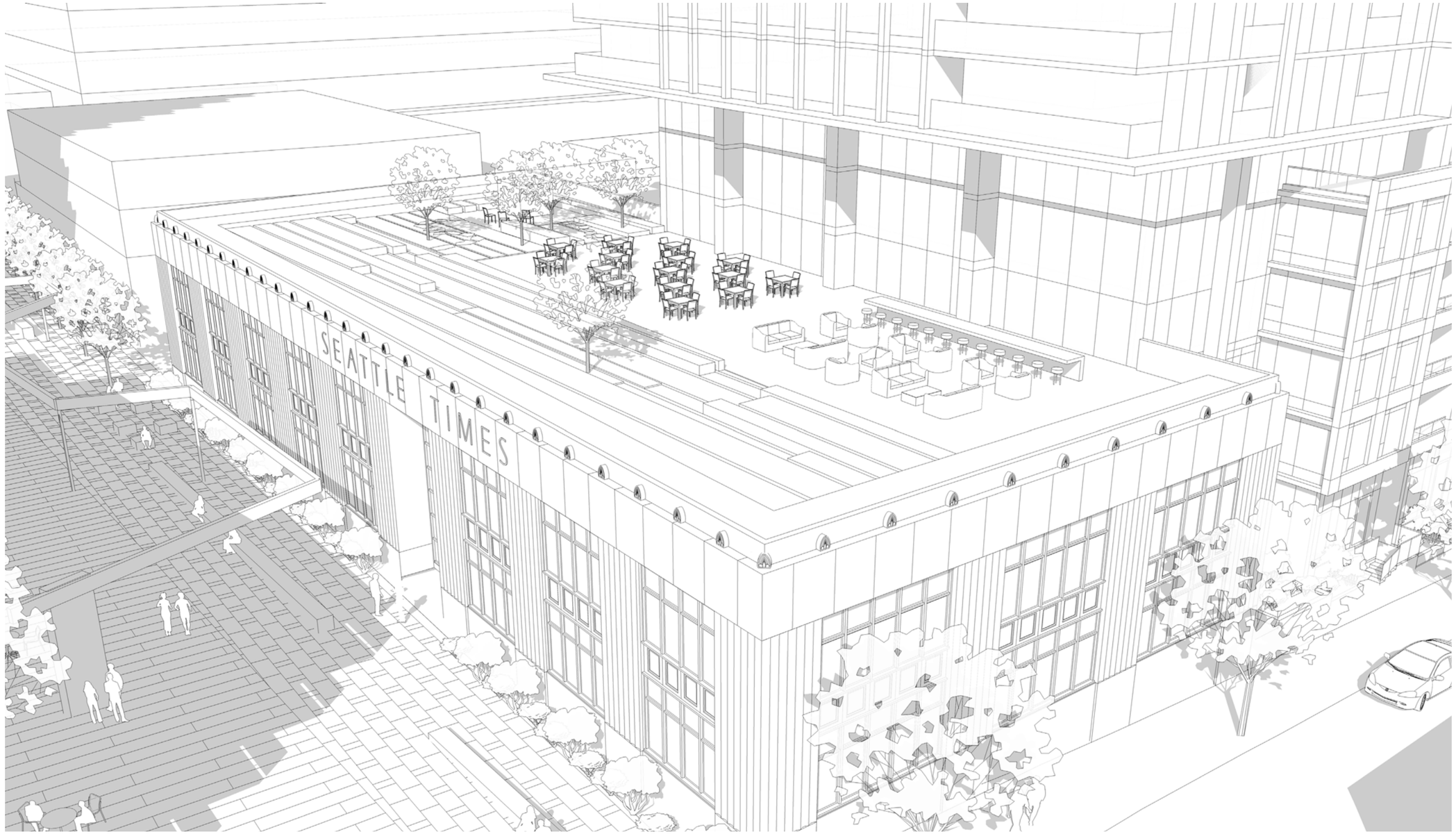


Street Level View : Denny Way & Fairview Ave

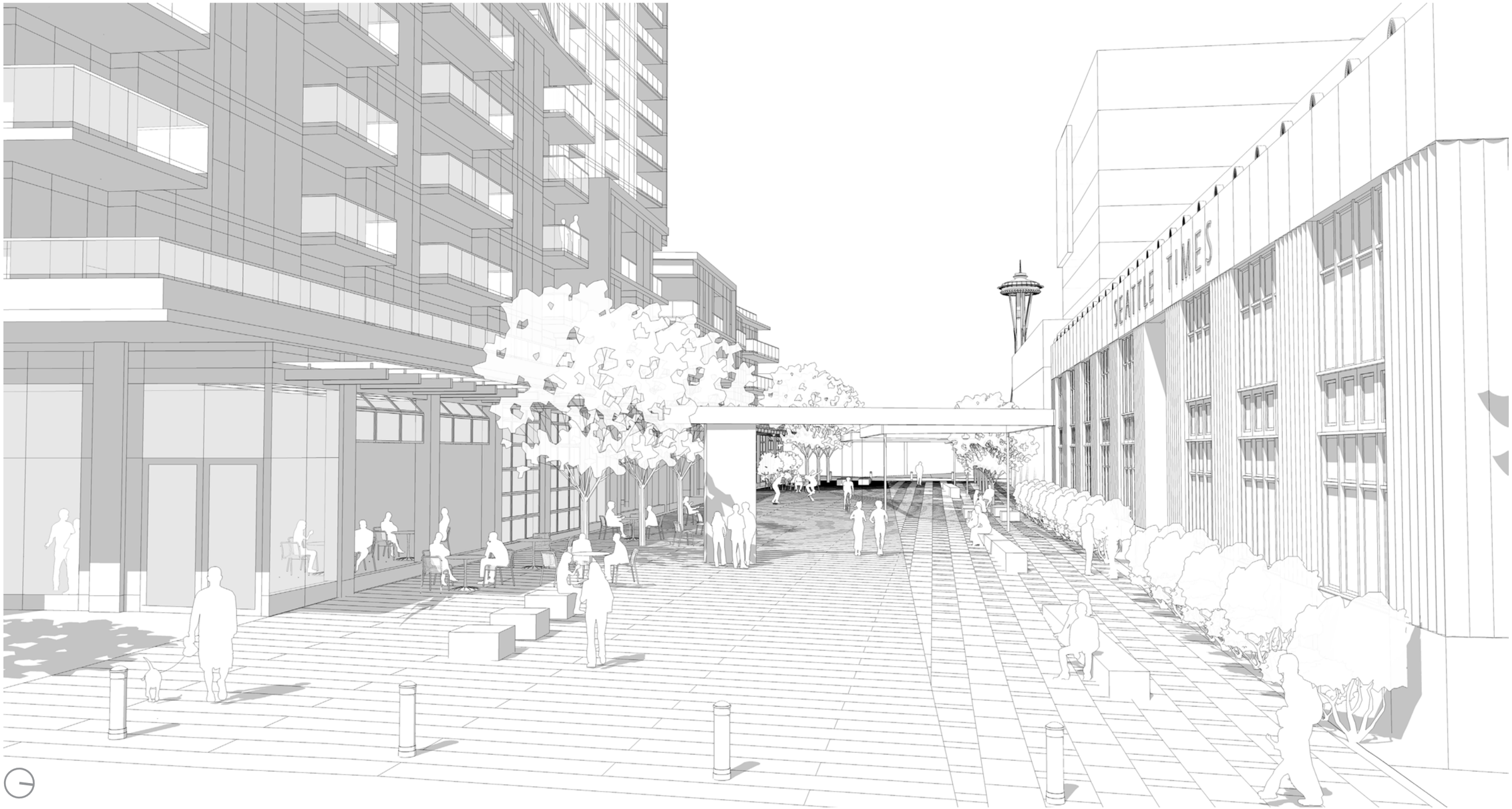
Street Level View : Seattle Times Building



Landscaped Amenity on Roof of Seattle Times Building



Street Level View : John St Plaza, Looking West



Street Level View : John St Plaza and Boren Ave N

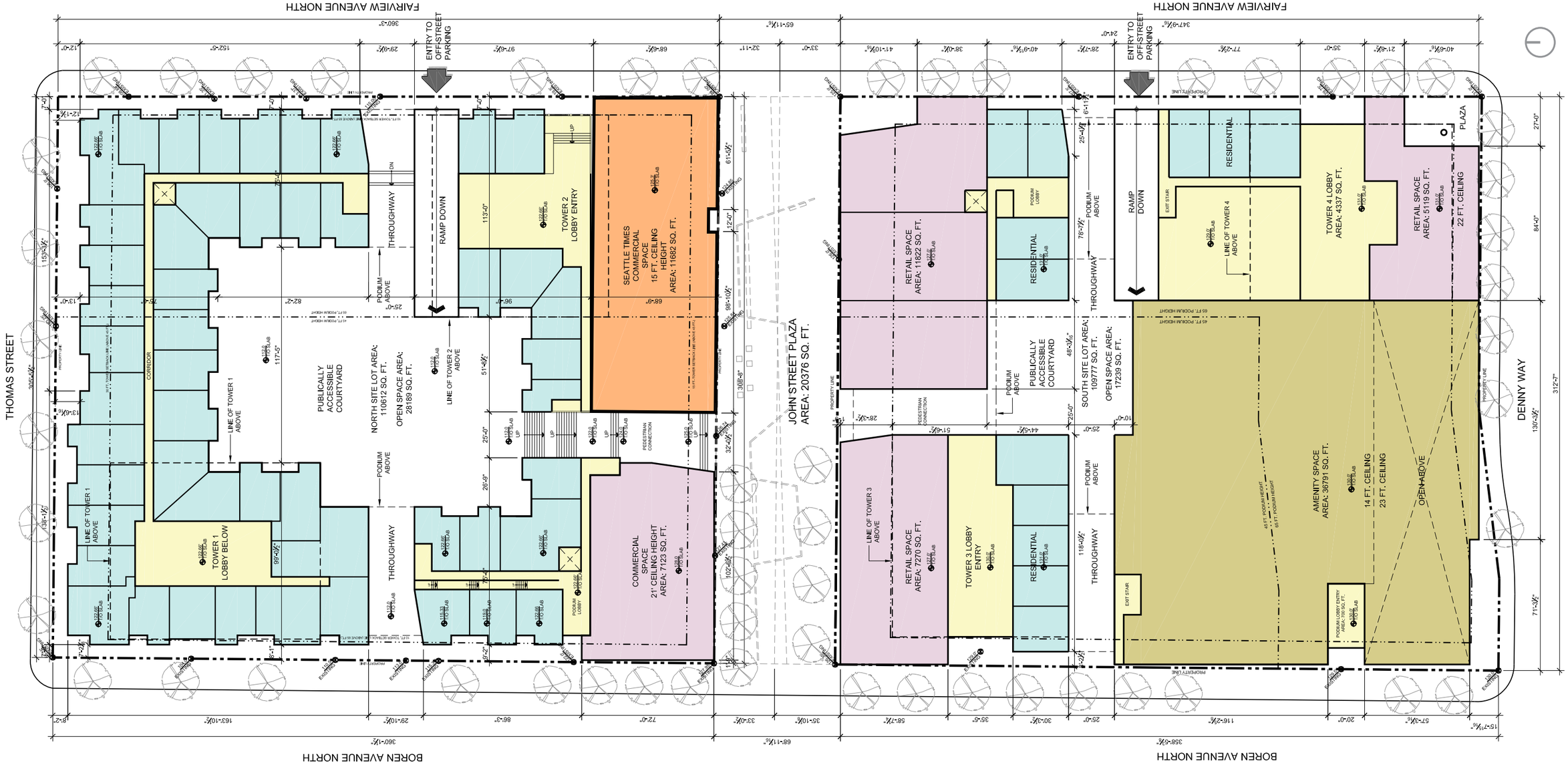
Street Level View : Fairview Ave N, Looking South

Street Level View : Amenity at Corner of Denny Way & Boren Ave N

Appendix A : Site Plan of Preferred Option (Option 3A) & Shadow Studies

Appendix A

Site Plan of Option 3A



Massing Option 1 : Neighborhood Shadow Studies

Equinox
March / September

Summer Solstice
June

Winter Solstice
December

9 am

12 pm

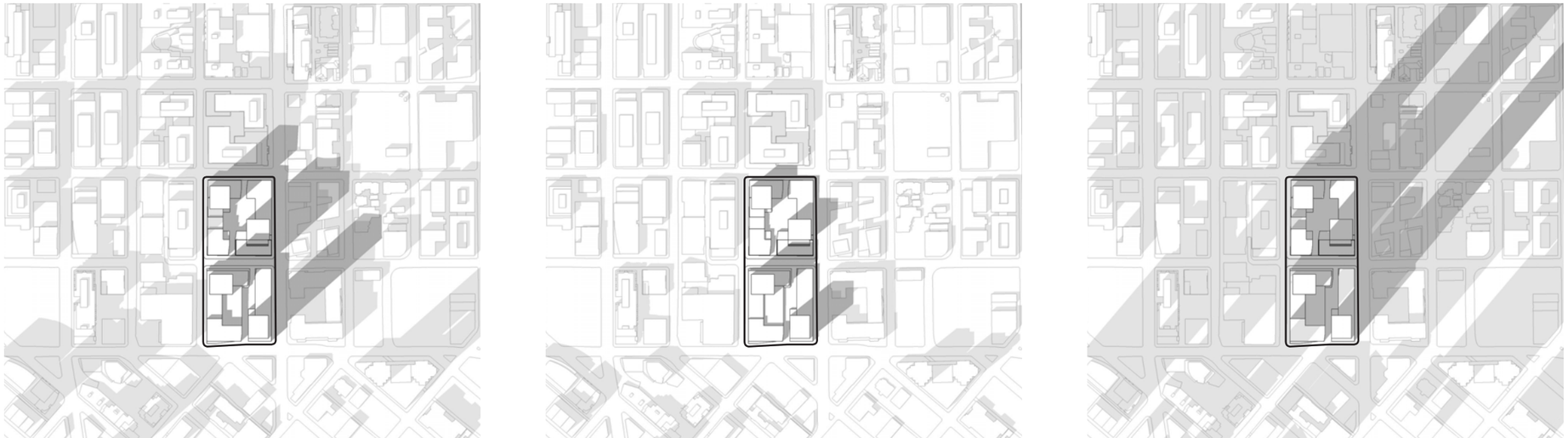
Massing Option 1 : Neighborhood Shadow Studies

Equinox
March / September

Summer Solstice
June

Winter Solstice
December

3 pm



6 pm

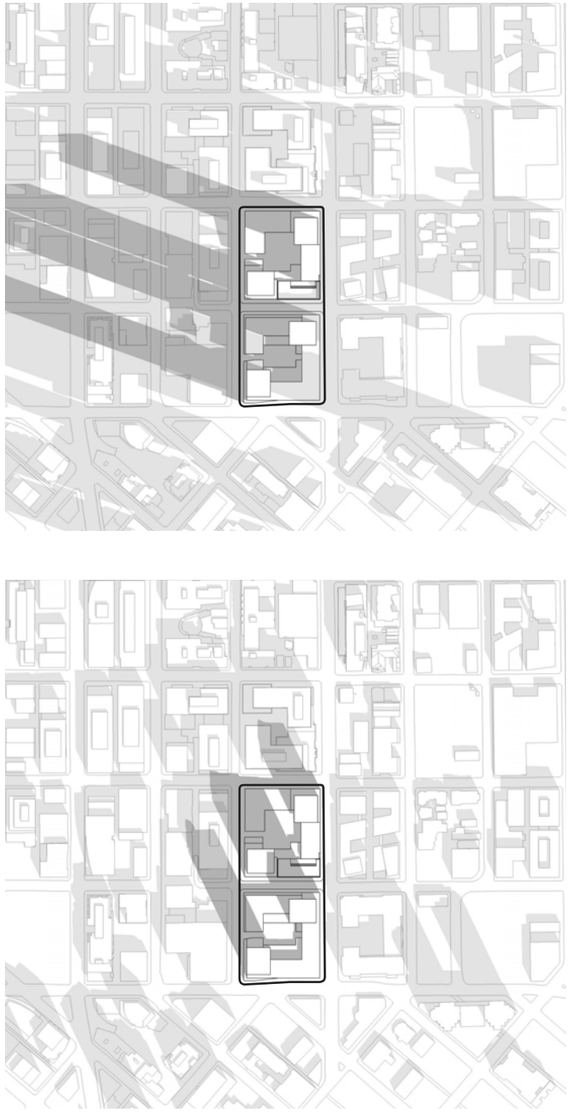
Massing Option 2 : Neighborhood Shadow Studies

Equinox
March / September

Summer Solstice
June

Winter Solstice
December

9 am



12 pm

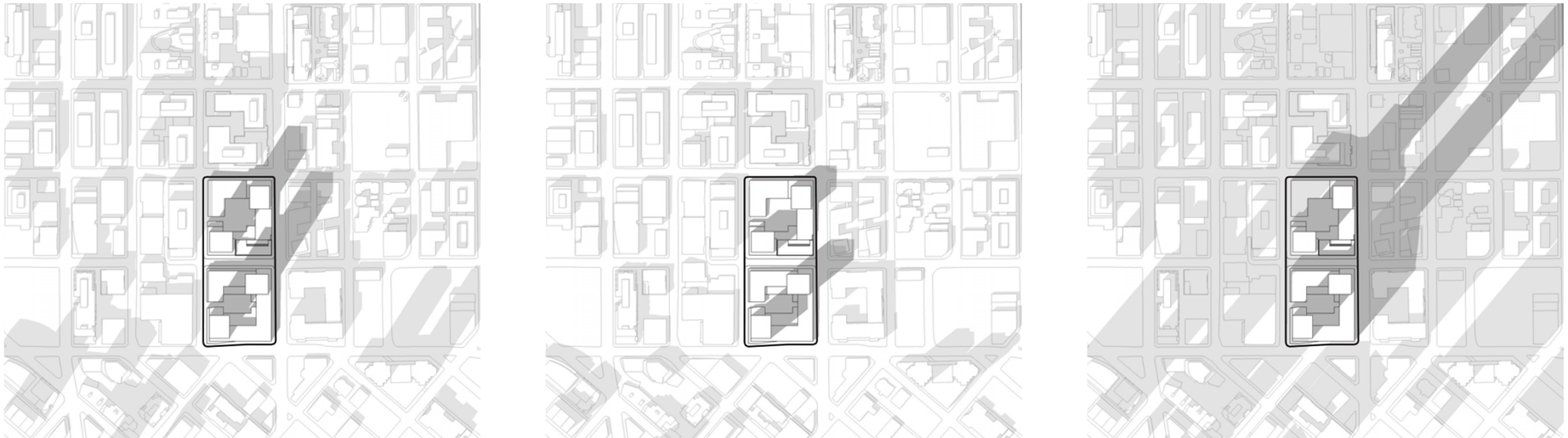
Massing Option 2 : Neighborhood Shadow Studies

Equinox
March / September

Summer Solstice
June

Winter Solstice
December

3 pm



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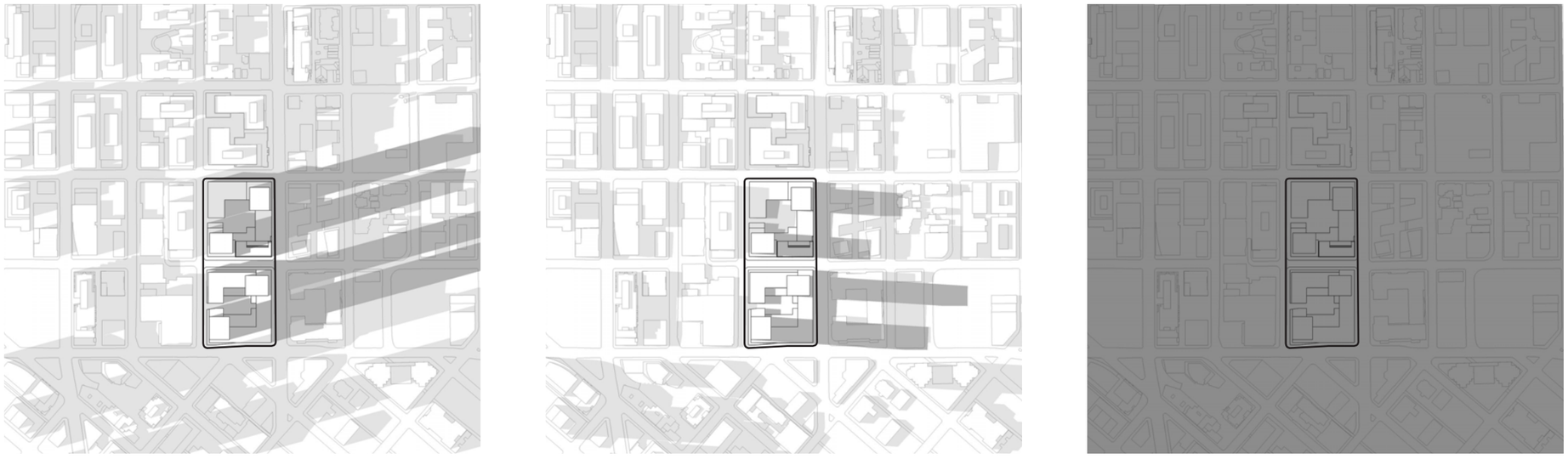


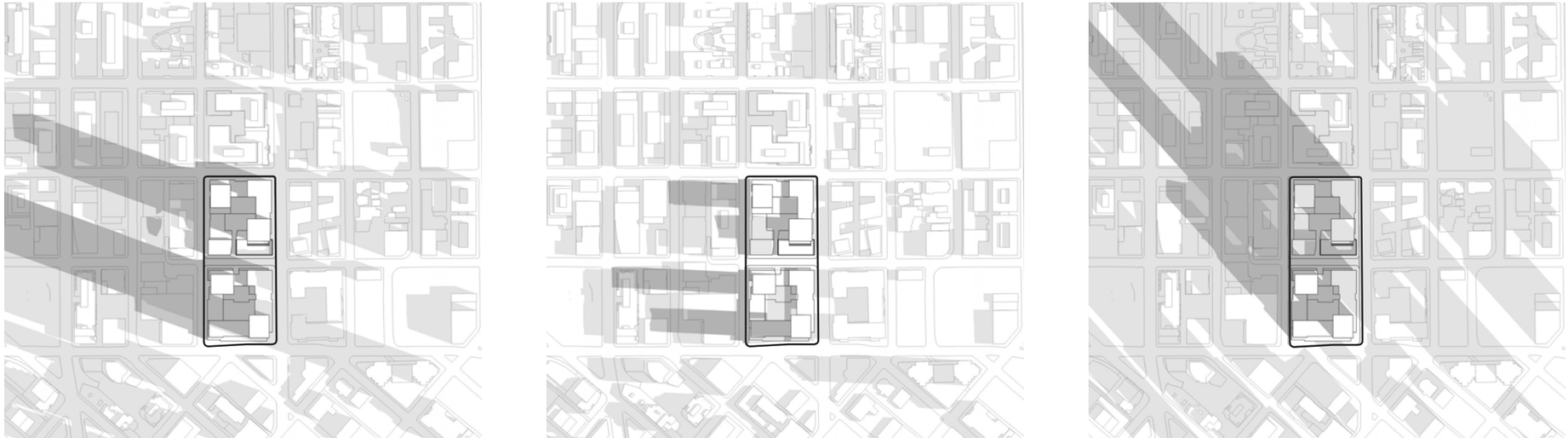
Massing Option 3A (Preferred) & 3B : Neighborhood Shadow Studies

Equinox
March / September

Summer Solstice
June

Winter Solstice
December

9 am



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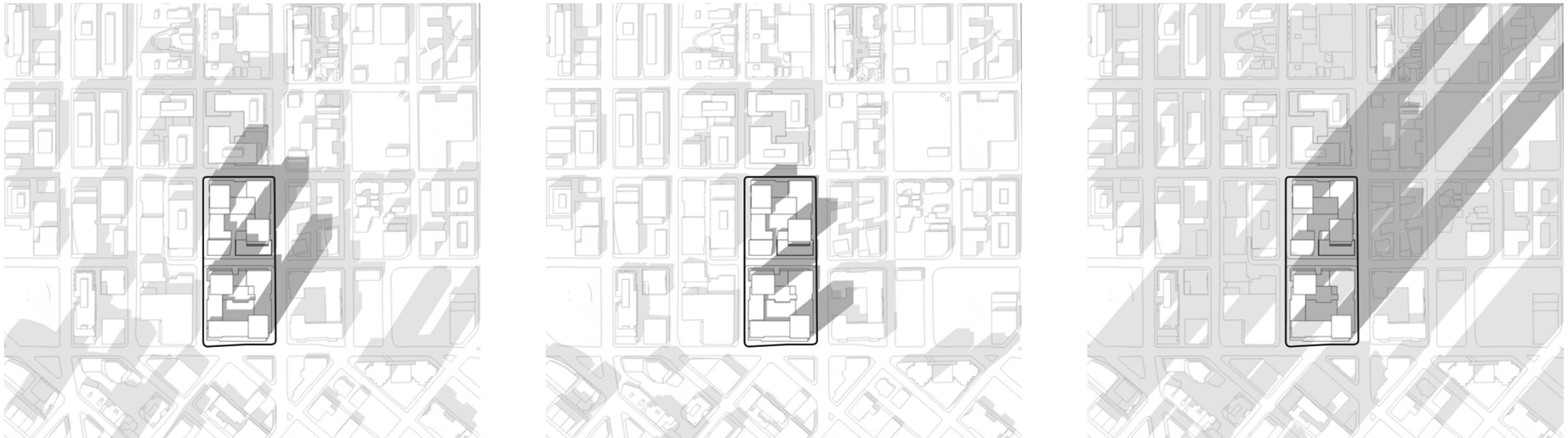
Massing Option 3A (Preferred) & 3B : Neighborhood Shadow Studies

Equinox
March / September

Summer Solstice
June

Winter Solstice
December

3 pm



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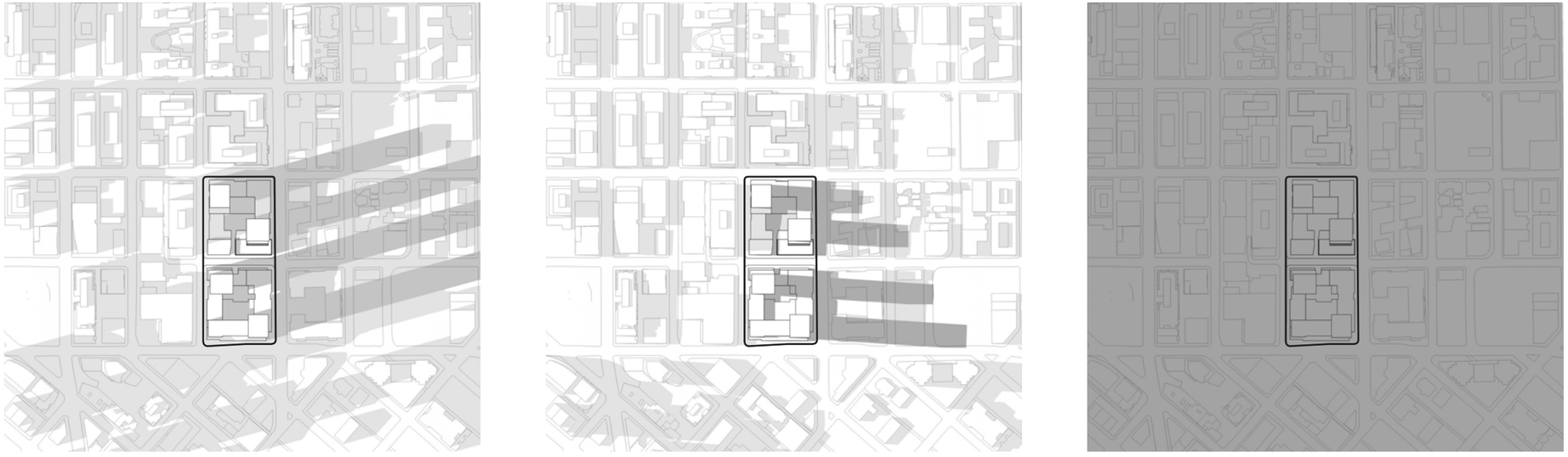


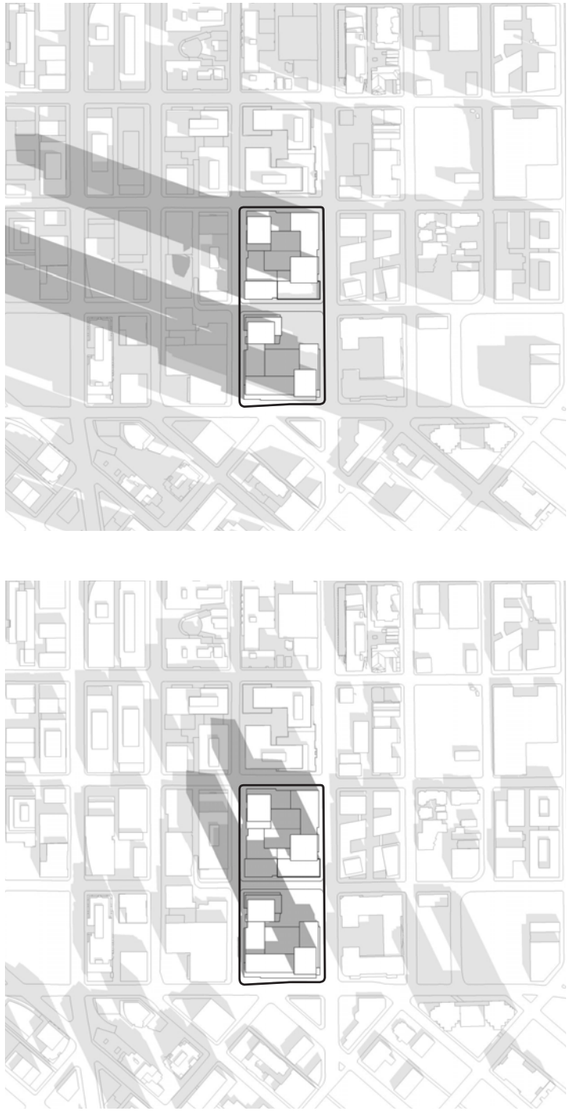
Massing Option 4 : Neighborhood Shadow Studies

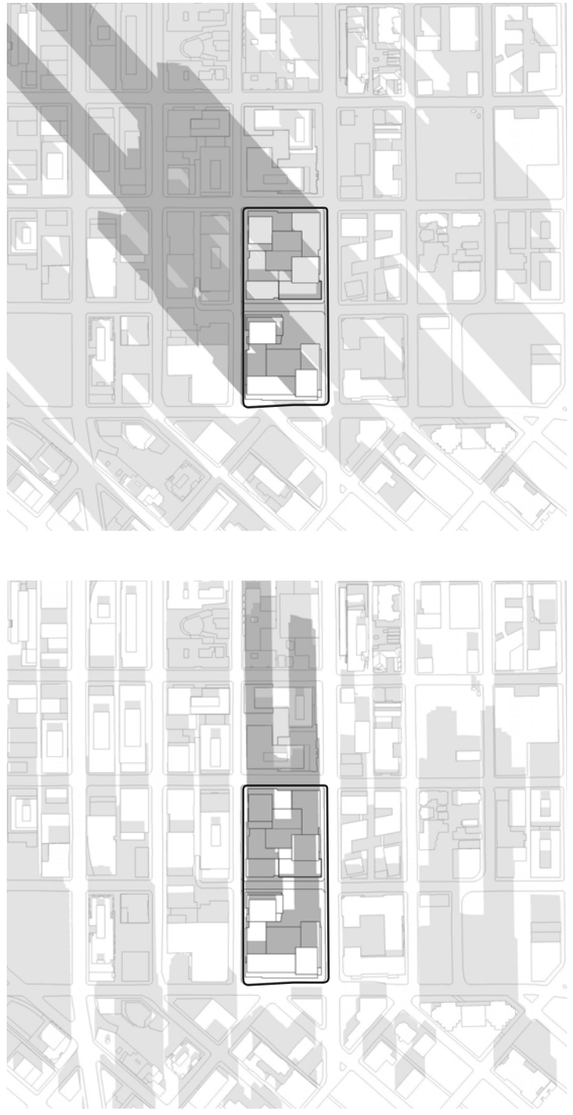
Equinox
March / September

Summer Solstice
June

Winter Solstice
December

9 am





12 pm

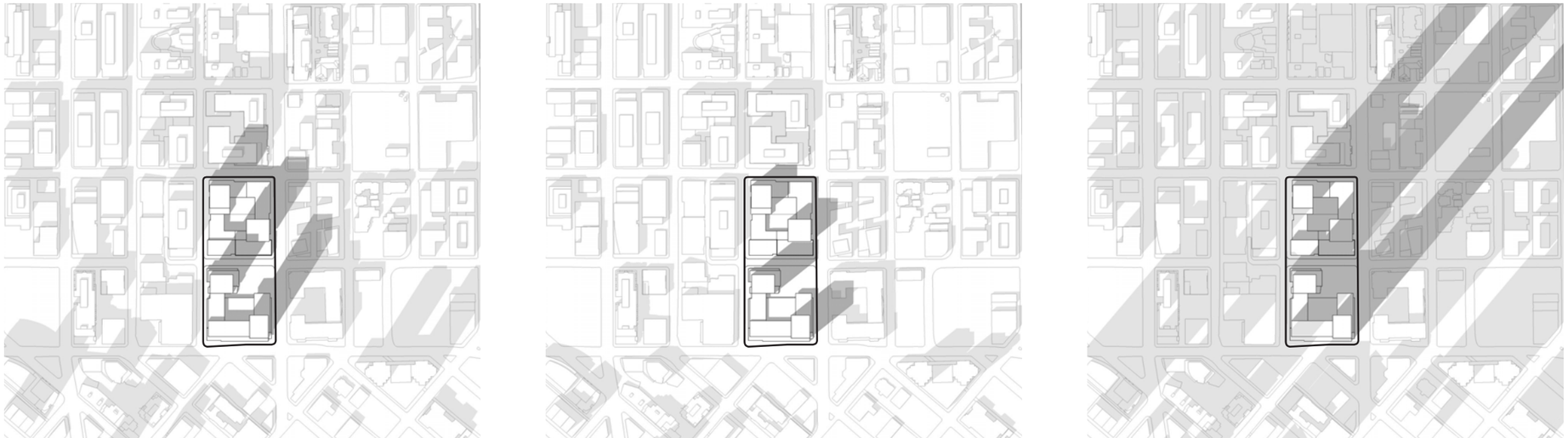
Massing Option 4 : Neighborhood Shadow Studies

Equinox
March / September

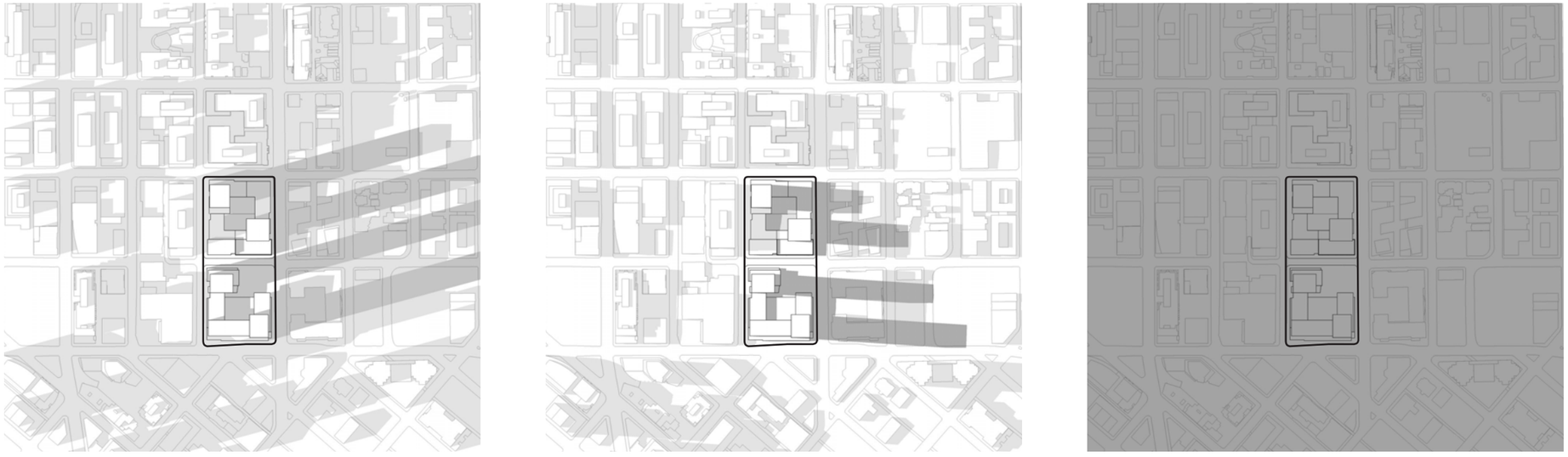
Summer Solstice
June

Winter Solstice
December

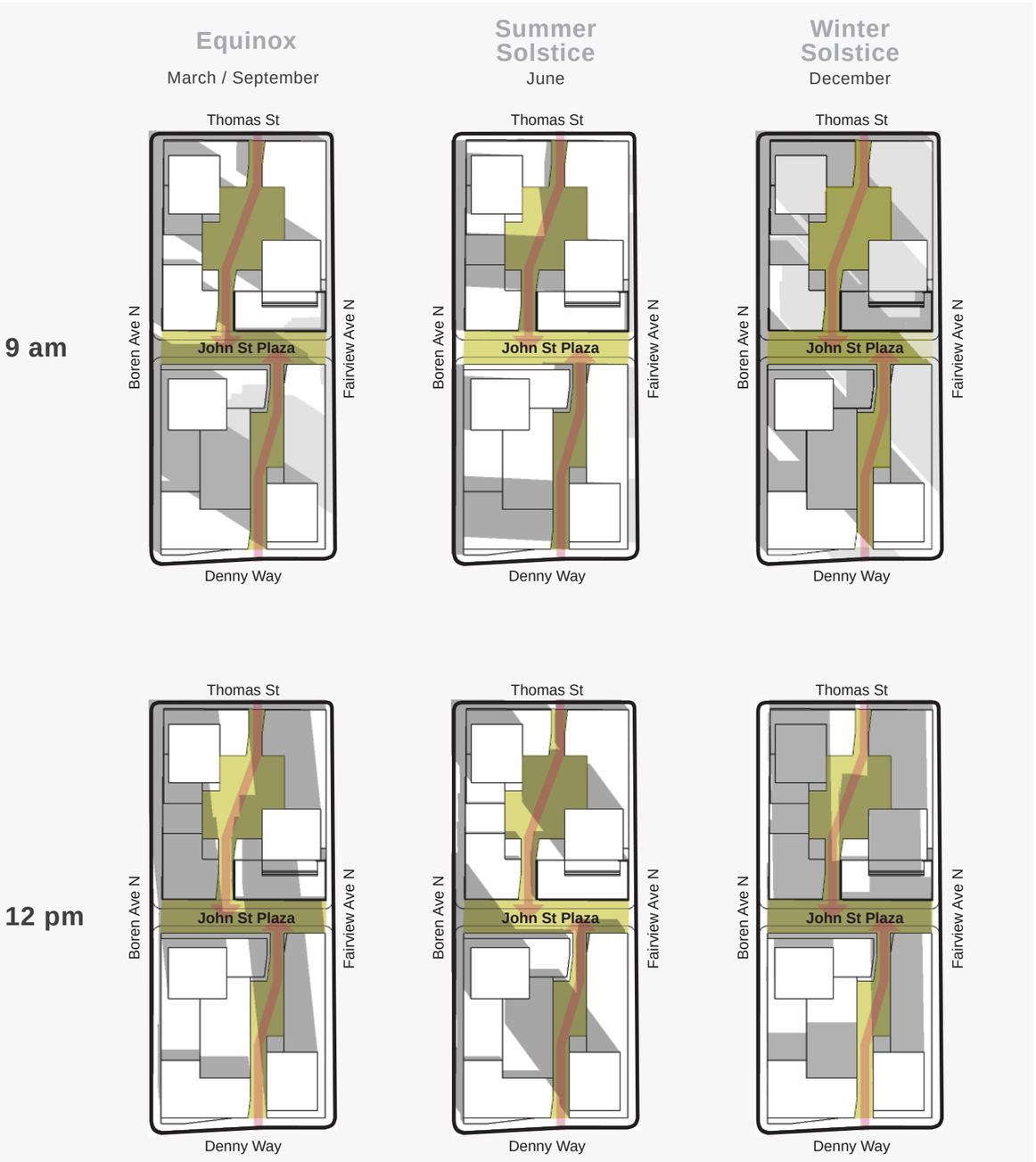
3 pm



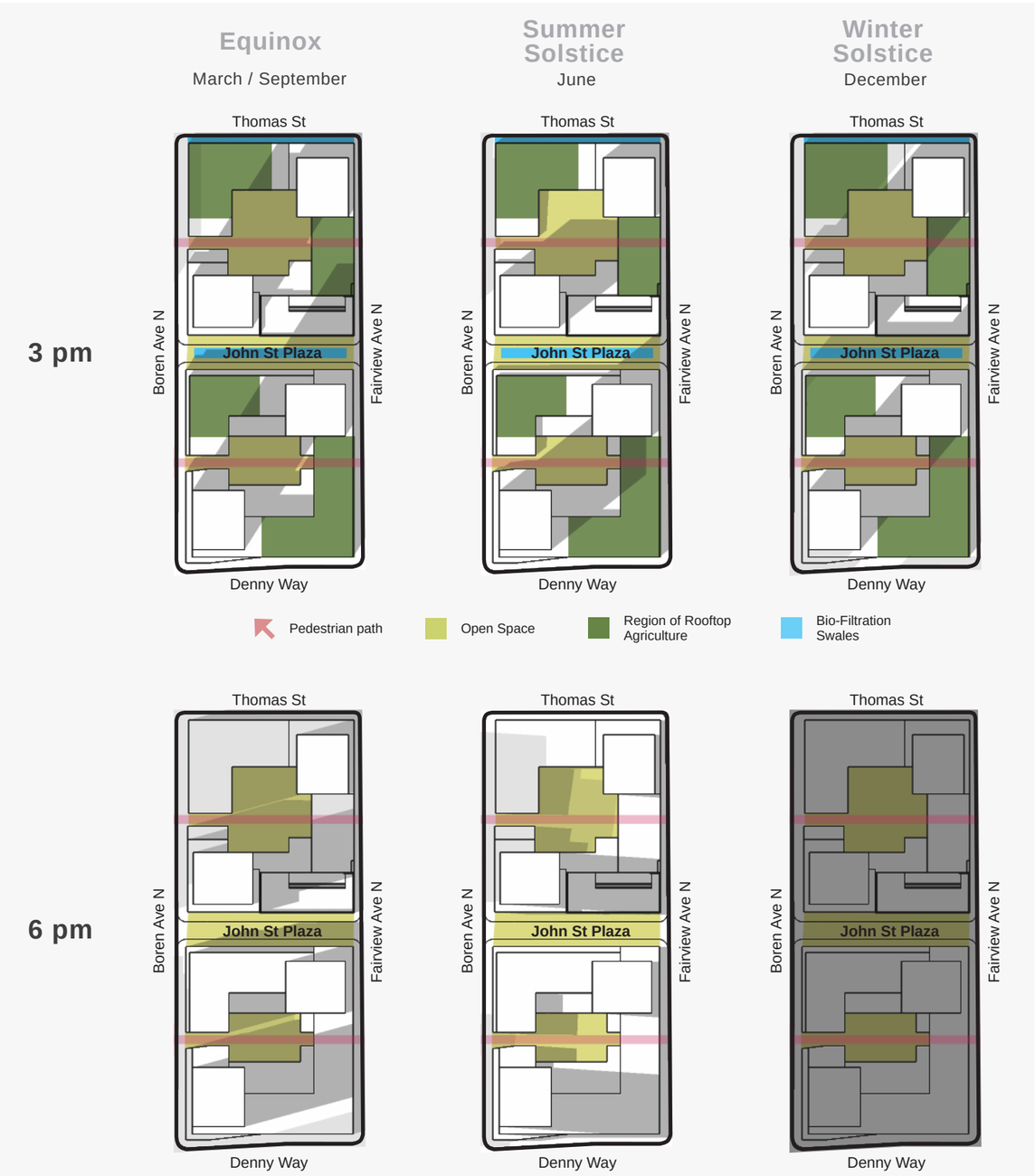
6 pm



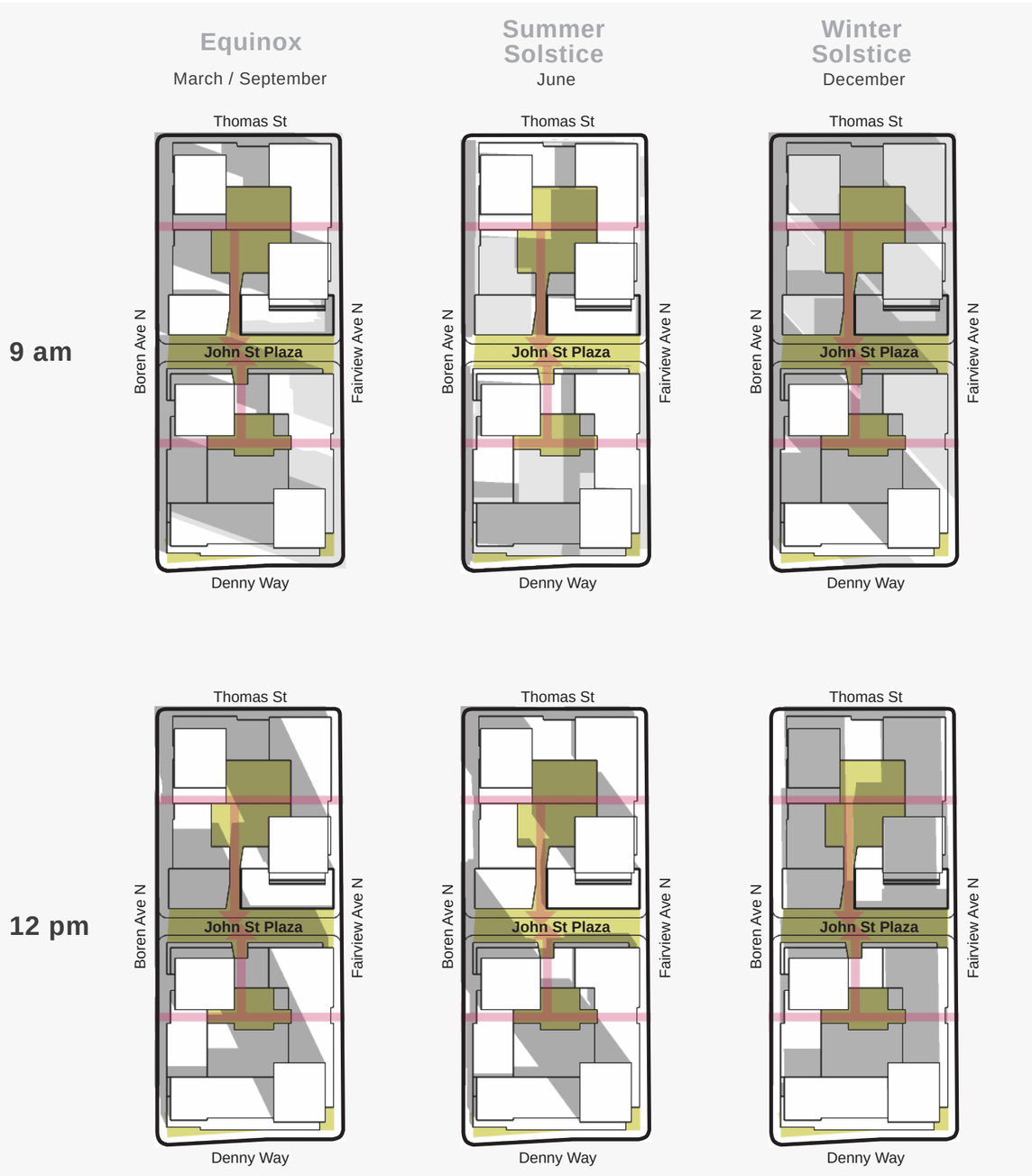
Massing Option 1 : Site Shadow Studies

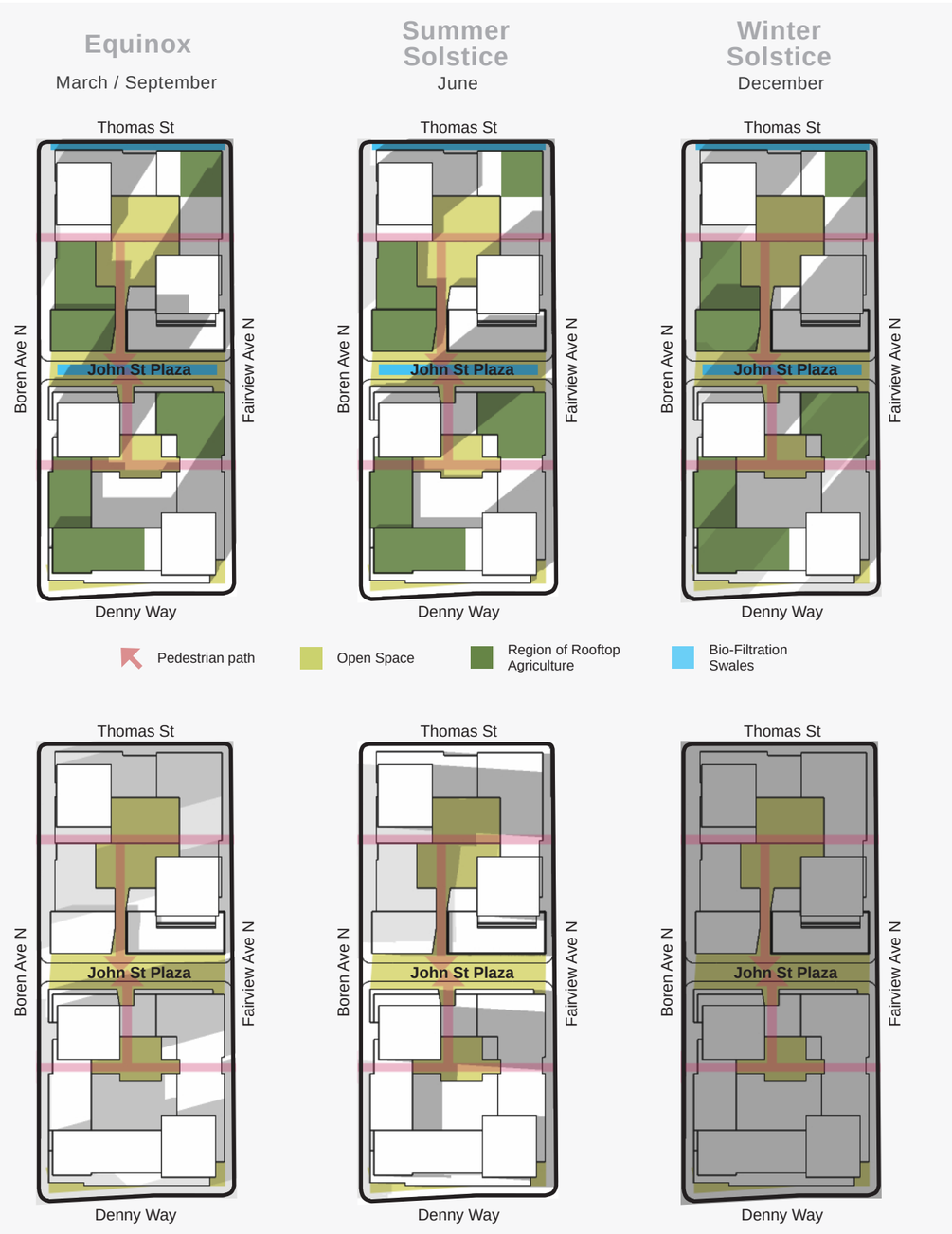


Massing Option 2 : Site Shadow Studies



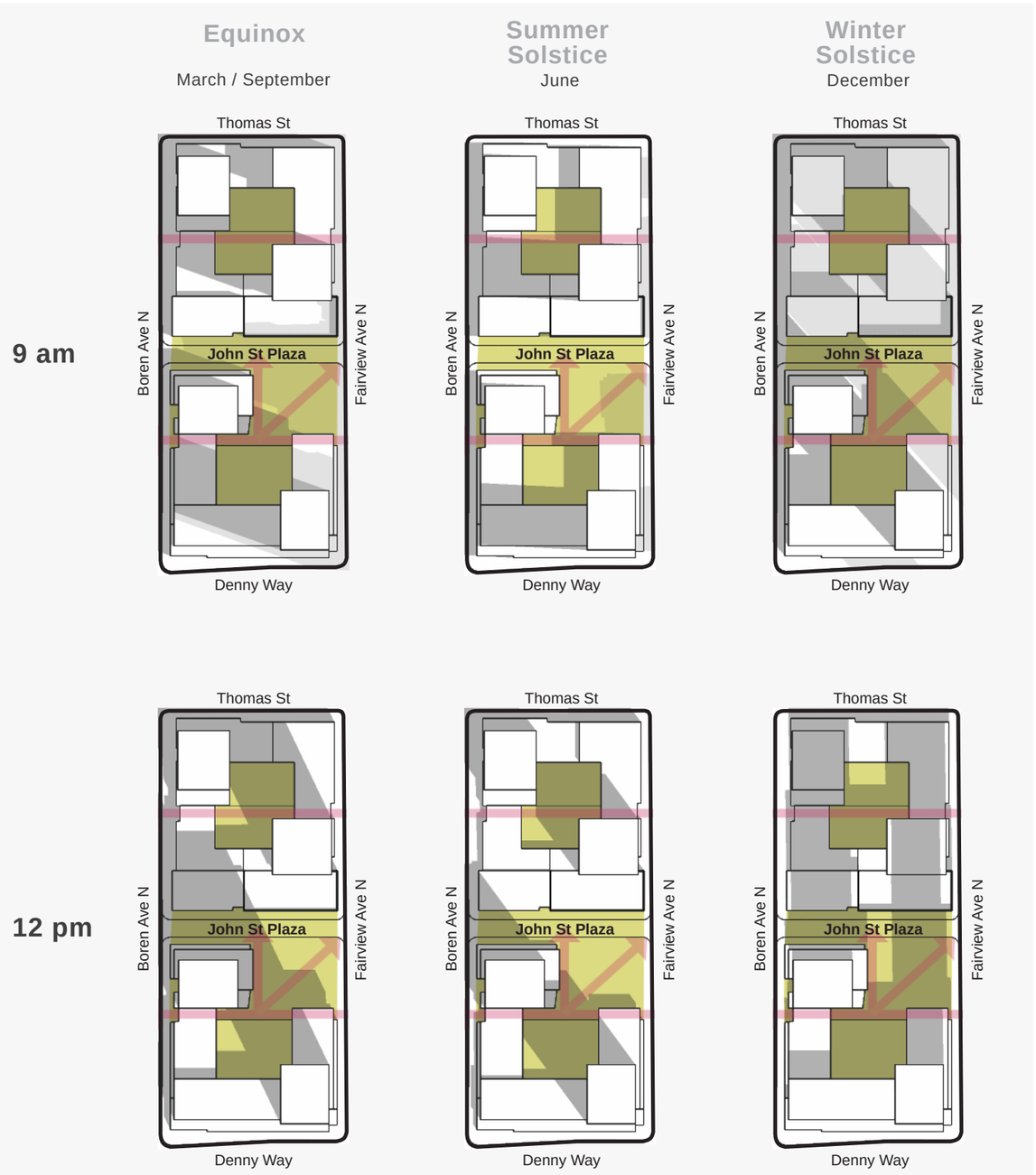
Massing Option 3A (Preferred) & 3B : Site Shadow Studies

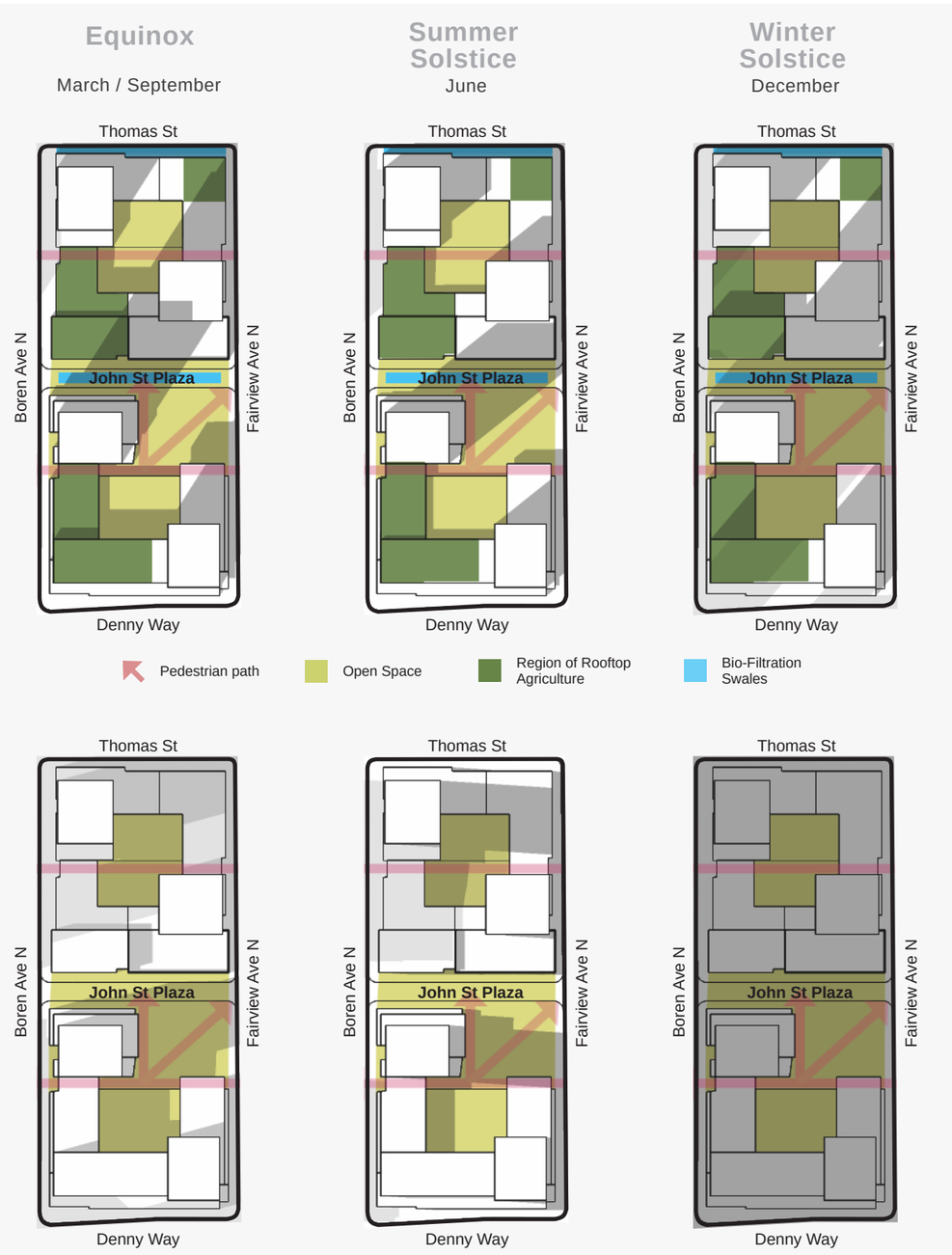




CHRIS DIKEAKOS ARCHITECTS INC
onni group

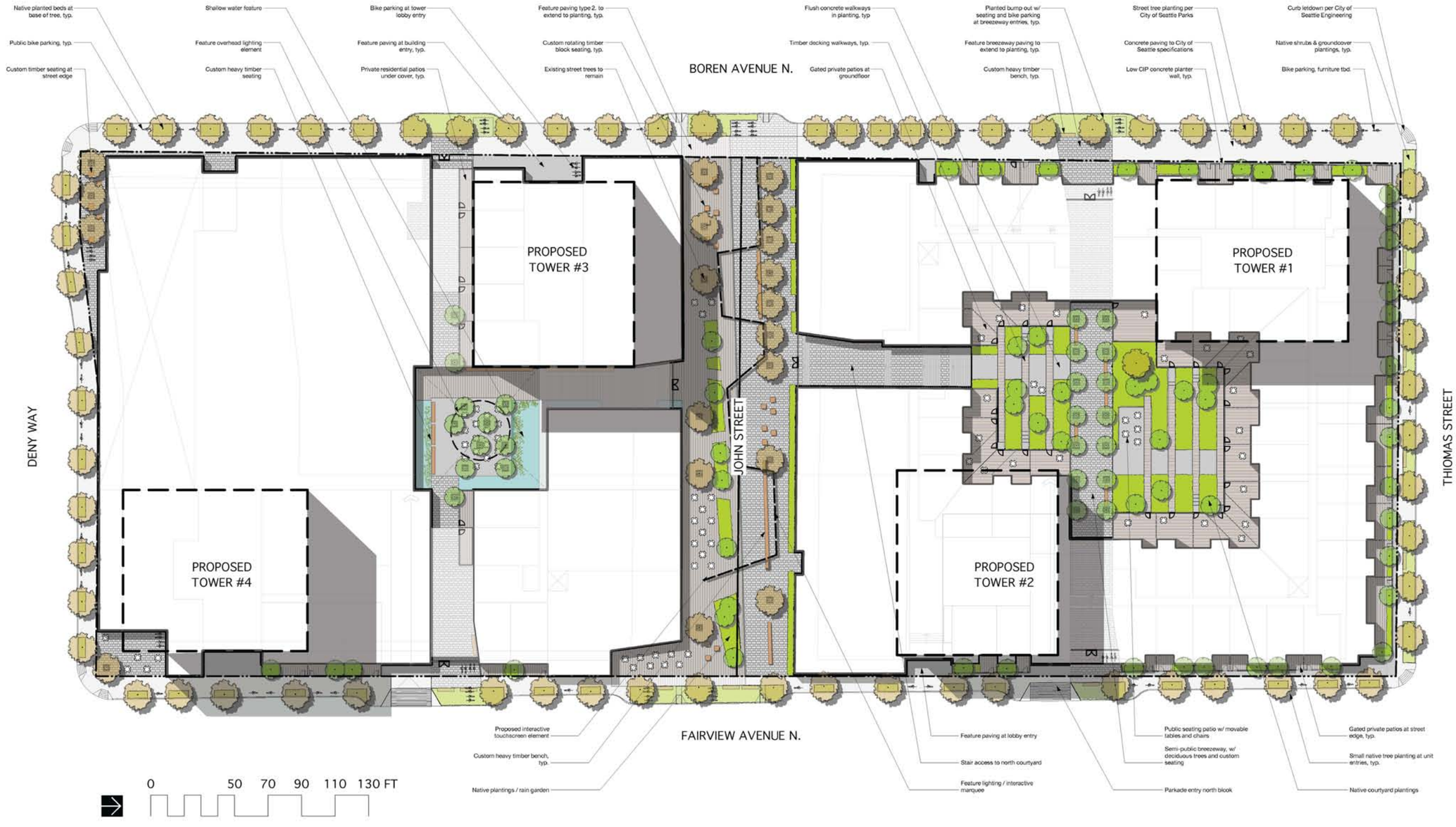
Massing Option 4: Site Shadow Studies





Appendix B : Landscape

Site Plan



No.	Date	Revision Notes	Zone Approvals
A	4/21/14	Issued for Early Design Guidance Review	

No.	Date	Issue Notes

Design Firm
eta landscape architecture
t | 604.683.1456
f | 604.683.1459
w | www.etela.ca
1690 West 2nd Avenue
Vancouver BC Canada V6J 1H4

Legal Address
Legal Address line 1
Legal Address line 2
Legal Address line 3

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Project Title
SEATTLE TIMES
MIXED USE DEVELOPMENT
The Fairview Block &
1120 John Street Seattle, WA

Drawing Title
Shematic Ground Floor
Site Plan

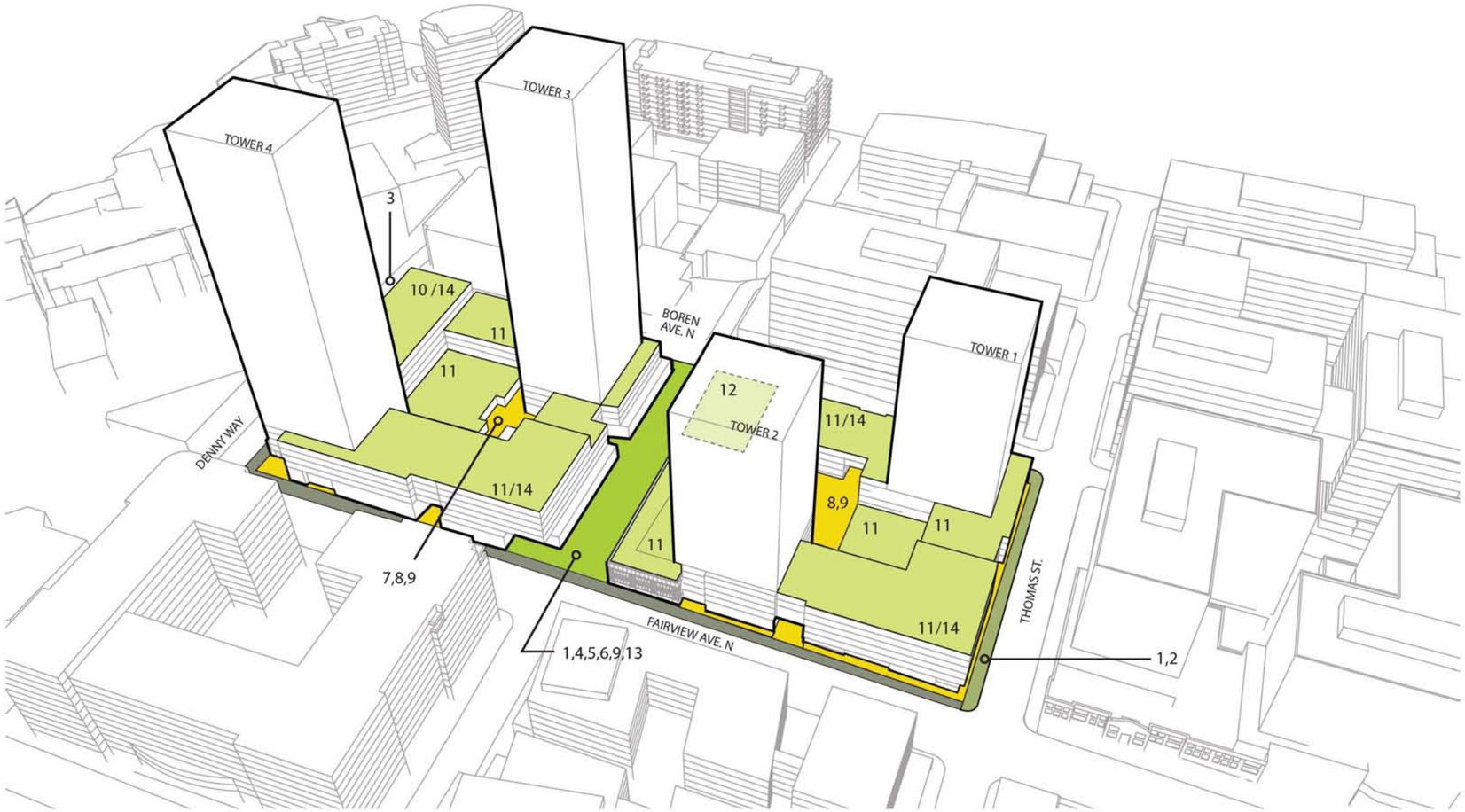
Professional Stamp

Project Manager: ge
Drawn By: df
Reviewed By: ge
Date: 04.16.2014
Thu, Apr 17, 2014
21341 Chris Seattle_MASTER_4pm 04.16.2014.vwx

Project ID: 21341
Scale: 1:300
Drawing No.: L2.0
of 2

Appendix B

Program Location Plan



GREEN STREETS (Public)
1. Stormwater Infrastructure
2. Townhouse Entries
3. Retail Streetscape

JOHN STREET PLAZA (Public)
4. Seating Elements
5. Feature Paving / Planting
6. Interactive Marquee / Lighting
13. Flexible Spaces

BREEZEWAY / COURTYARDS (Semi-Public)
7. Retail Courtyard
8. Exterior Circulation
9. Trademark Elements

PODIUM SPACES (Private)
10. Rooftop Pool
11. Social Deck
12. Green Roof
14. Urban Agriculture

Precedent Images

1

2

3

4

5

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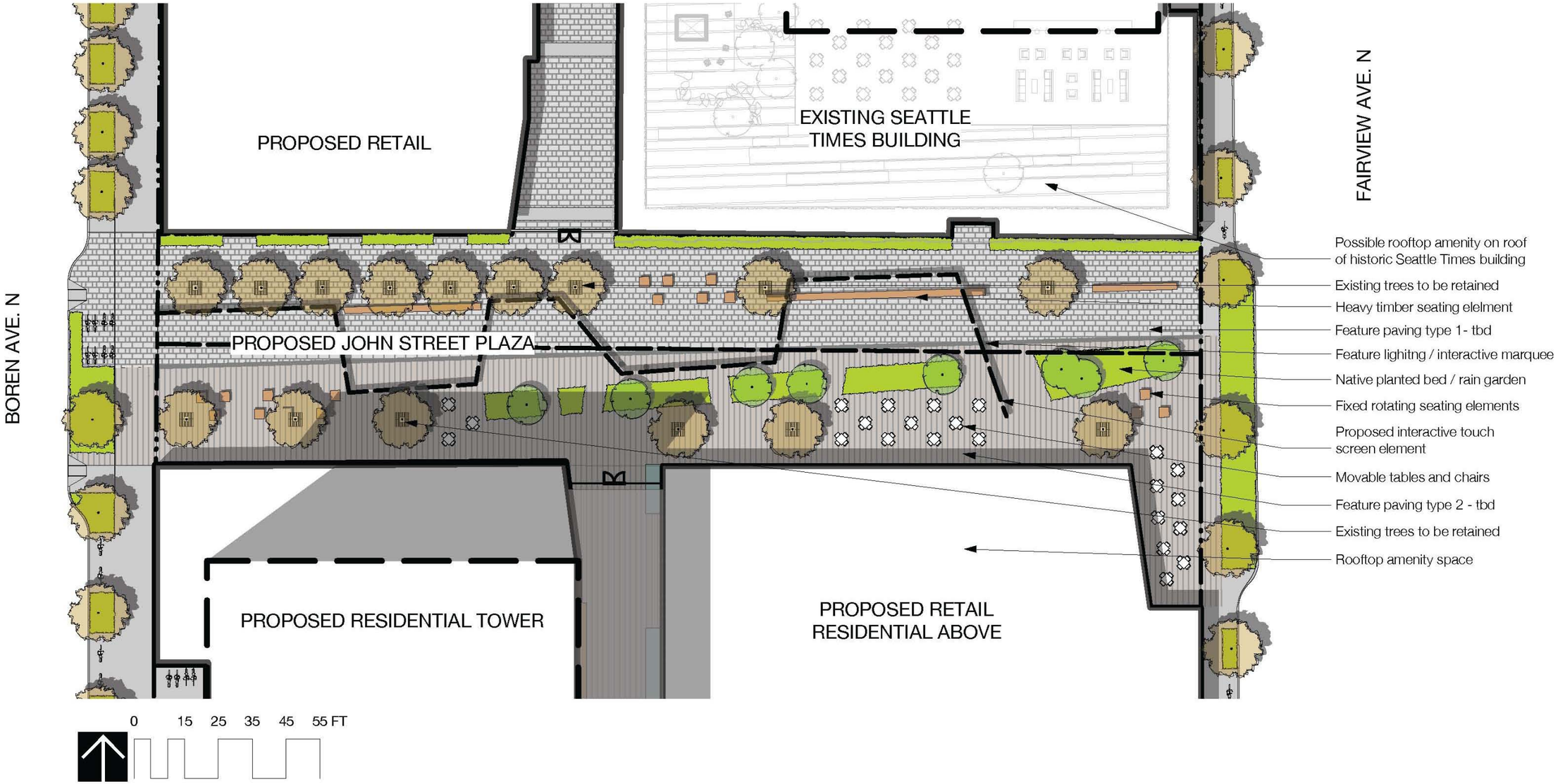
John St Plaza Plan



John St Plaza Concept Images and Perspectives

Natural Materials

Industrial Relics

Lighting

Feature Paving

View East from Boren Ave. N

View West from Fairview Ave. N