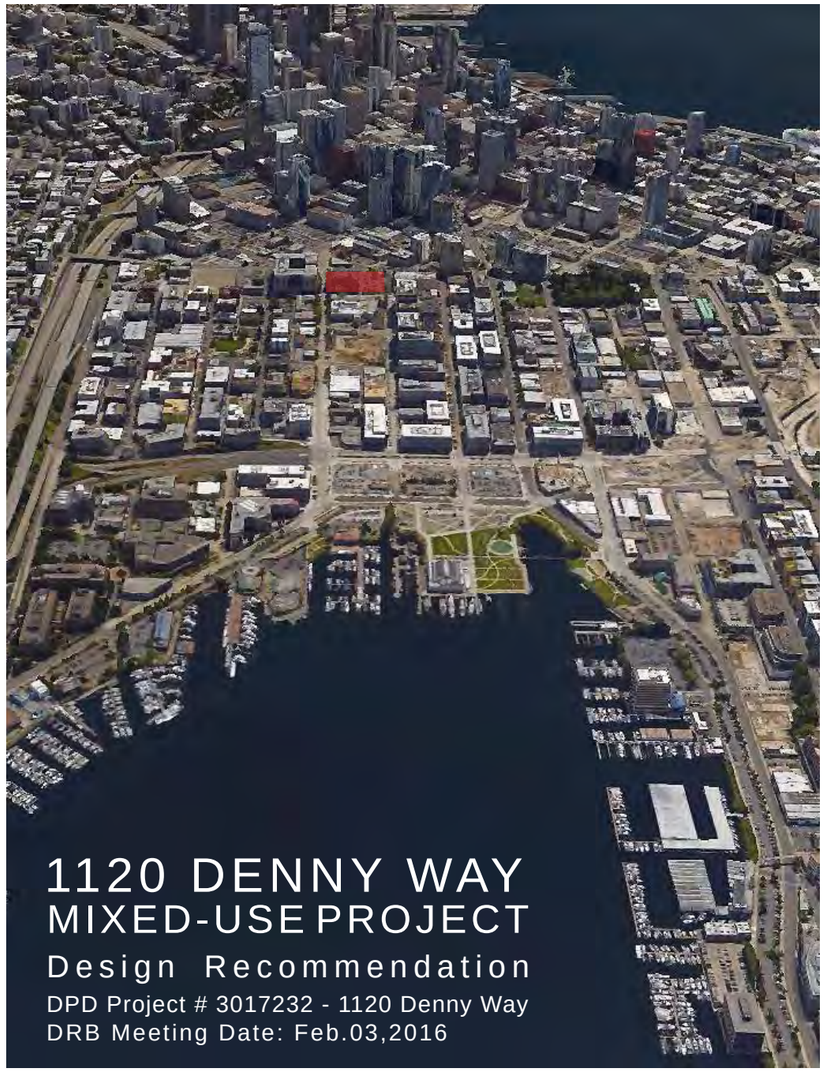

1120 DENNY WAY
MIXED-USE PROJECT

Design Recommendation

DPD Project # 3017232 - 1120 Denny Way
DRB Meeting Date: Feb.03,2016

onni group | CHRIS DIKEAKOS ARCHITECTS INC | eta

PACKET TO REPLACE THE 2/3/16 RECOMMENDATION PACKET FOR 3017232
-ADDITIONAL PAGES FOR ITEMS PRESENTED AT THE DESIGN RECOMMENDATION MEETING HELD ON 2/3/16 ARE LOCATED AT THE BACK OF THE PACKET IN THE ADDENDUM.

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Statement of Development Objectives

DEVELOPMENT SUMMARY

1120 Denny Way is a mixed-use development on the full block bordered by John Street on the north, Fairview Avenue N. on the east, Denny Way on the south and Boren Avenue N. on the west sides. The project will include approximately 1197 residential units, 27,500 square feet of commercial retail area and 32,000 square feet of publically accessible open space at grade. Approximately 1600 parking spaces will be provided below grade.

PROJECT GOALS

- To preserve and enhance the existing Seattle Times Park along with its existing Exceptional trees and unique features and to maintain them as a public asset.
- To create a well-integrated public realm component to the project at the street level which responds to the proximity of the park and links the 2 opposing Avenues.
- To feature the corner of Denny Way and Fairview Avenue as a gateway location at the boundary between the downtown core and the South Lake Union district.
- To provide potential urban housing options within the rapidly growing South Lake Union neighborhood.
- To introduce a unique architectural expression to the area that reads as a residential project. The street level will be activated with commercial retail uses along the major arteries of Denny Way and Fairview Avenue N.
- John Street which is classified as a Neighborhood Green Street, will be reconfigured as a pedestrian oriented, traffic calmed street with commercial spaces at grade which will ultimately connect to a proposed viewpoint and pedestrian link down the hill to the west and towards the Space Needle.

LOT AREA

109,781 SF

RESIDENTIAL

1,119,570 SF of residential, common and amenity area within two 41 story towers, a 12 story base height building at the corner of Boren Ave. N and Denny Way, and podium components along Fairview Avenue, Boren Avenue and John Street.

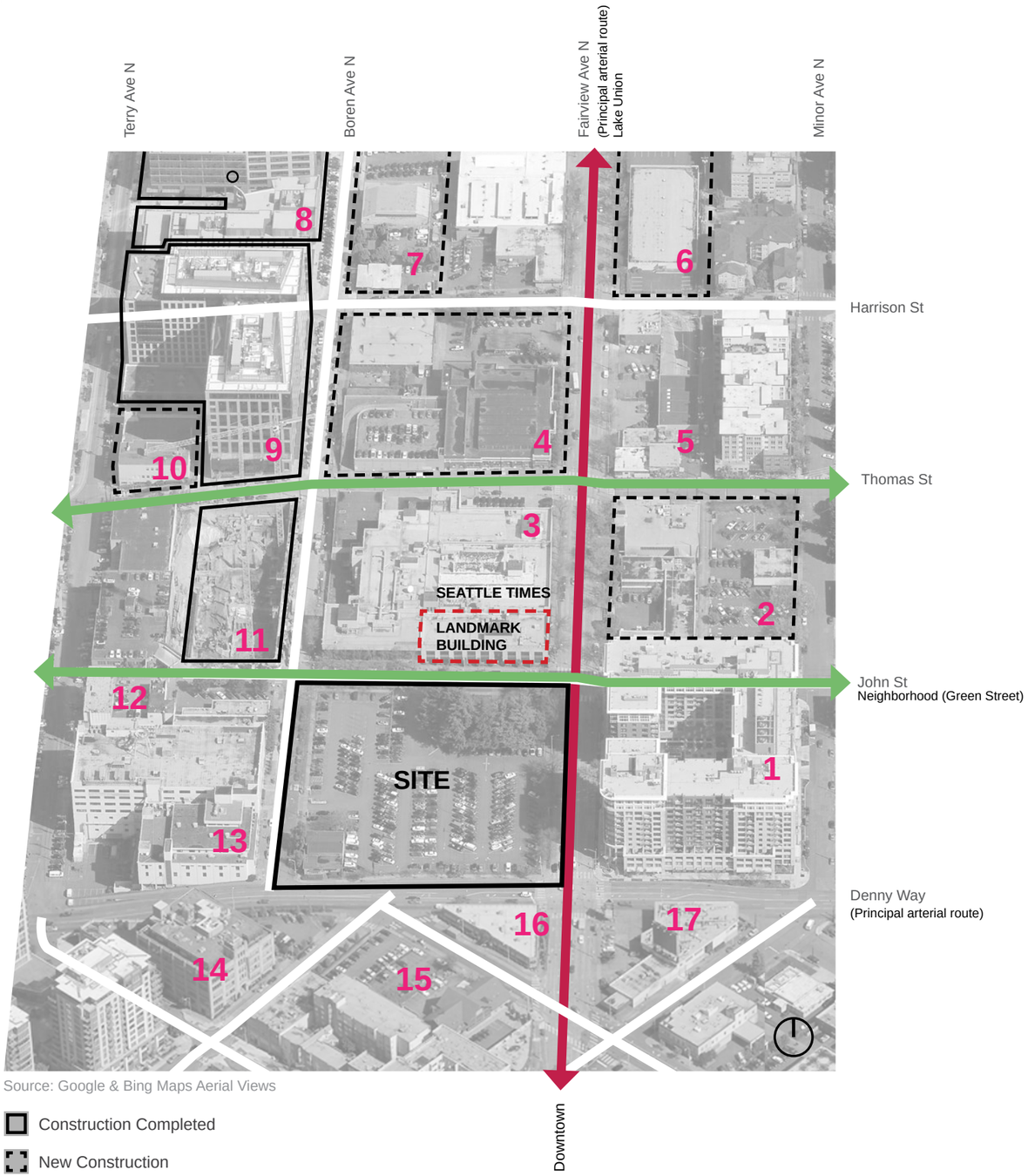
COMMERCIAL RETAIL

A total of 27,584 SF of commercial retail space along all street frontages.

BELOW GRADE PARKING

8 levels with 1,618 spaces for residential, commercial and covenant office parking.

Project Context



Source: Google & Bing Maps Aerial Views

Construction Completed

New Construction

Context Building

1 **Mirabella Residential Building - 116 Fairview Ave N. - Existing: 12 Story Residential,**
DPD #: 2409779

2 **221 Minor Ave N & 222 Fairview Ave N. - Under Construction: 7 Story Residential Cascade I & II, DPD #: 3012798,**
DPD #: 3013563

3 **Seattle Times Landmark Office Building - Built 1930**

4 **307 Fairview Ave N., Troy Block office Building - Under Construction, Amazon Lease: 12 & 13 Story Office Buildings**
DPD # 3012675

5 **Seattle Streetcar Depot**

6 **400 Fairview - Completed: 13 Story Retail & Office Building,**
DPD # 3013102

7 **400 Boren Ave N. - Under Construction: 7 Story Residential Building,**
DPD #: 3013013

8 **Existing: 5 Story Office Building, Phase III Amazon Campus**

9 **Existing: 15 Story Office Building, Phase IV Amazon Campus,**
DPD #: 3008521

10 **300 Terry Hotel - Building Proposed: 15 Story Hotel,**
DPD #: 3013982

11 **Recently completed: 11 Story Office Building, Phase V Amazon Campus,**
DPD #: 3008520

12 **1001 John St. - Design Proposed: 43 Storey, 430 Unit Residential Tower,**
DPD #: 3020563

13 **121 Boren Ave N. & 1000 Denny Way - Existing: 3-6 Story Seattle Times Commercial Building and Restaurant, Proposed: 42 Storey Residential Tower with 840 Units Total**

14 **Existing: 5 to 6 Story Cornish College of the Arts**

15 **2015 Boren Ave. Designated Seattle Landmark Building,Raisbeck Performance Hall, (Old Norway Hall).**

16 **2022 Boren Ave. Designated Seattle Landmark Building Existing: 1 Story Commercial Cafe, Fashioncraft Building.**

17 **2014 Fairview Ave, Existing: 2 Storey Commercial, Proposed: 41 Storey Residential Tower with 3 Storey Podium, Bosa Properties**
DPP# 3021621

CHRIS DIKEAKOS ARCHITECTS INC onni group eta

Project Context

1 Mirabella Residential

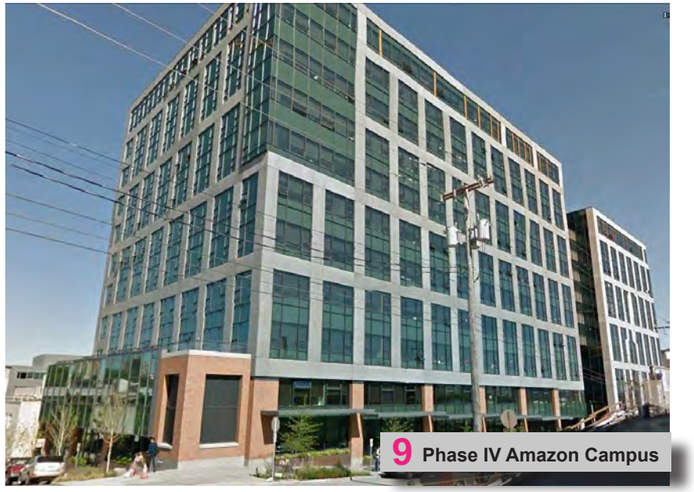
2 222 Fairview Ave N.

3 Seattle Times Landmark

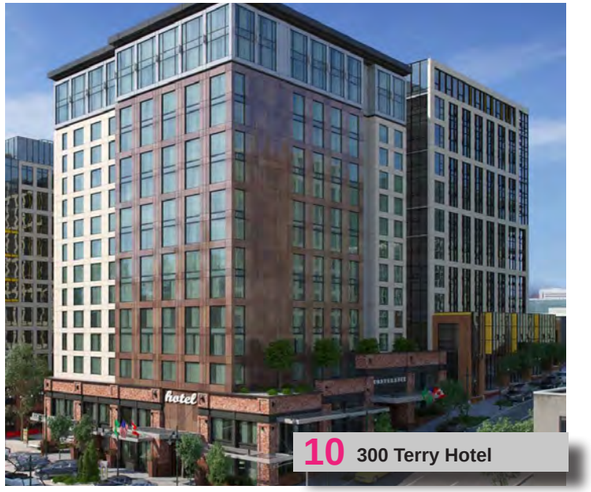
4 Troy Block office

7 400 Boren Ave N.

6 400 Fairview

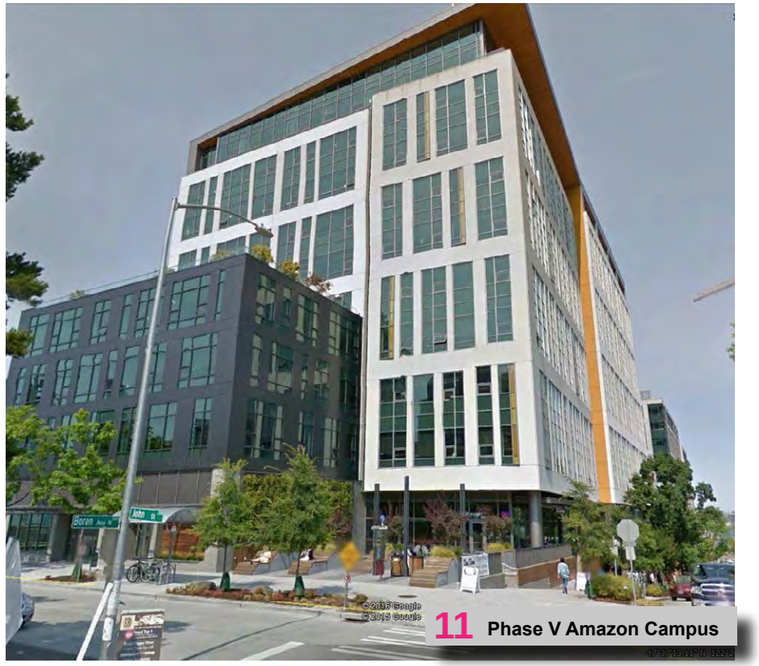


9 Phase IV Amazon Campus

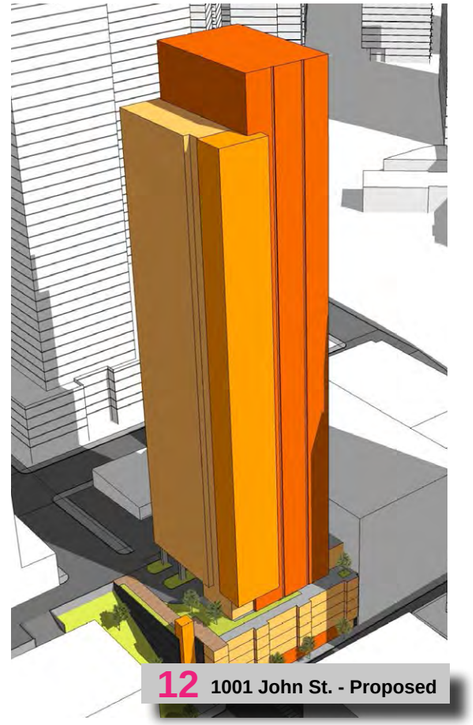


10 300 Terry Hotel

Project Context

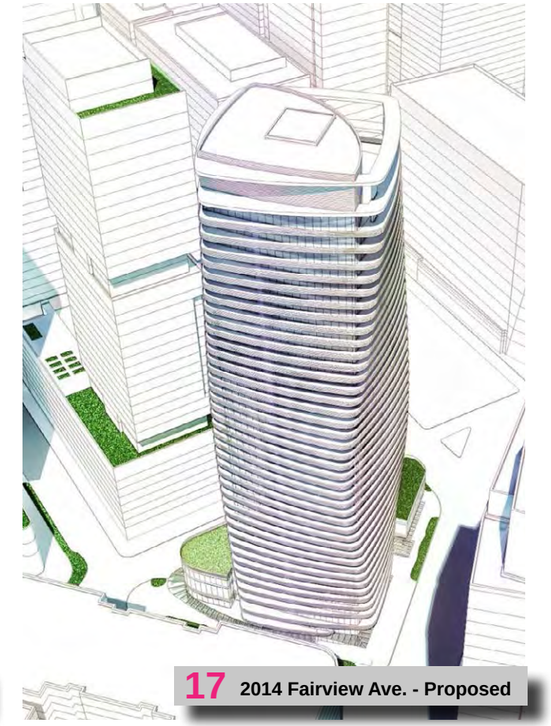


11 Phase V Amazon Campus



12 1001 John St. - Proposed

13 2015 Boren Ave. - Proposed



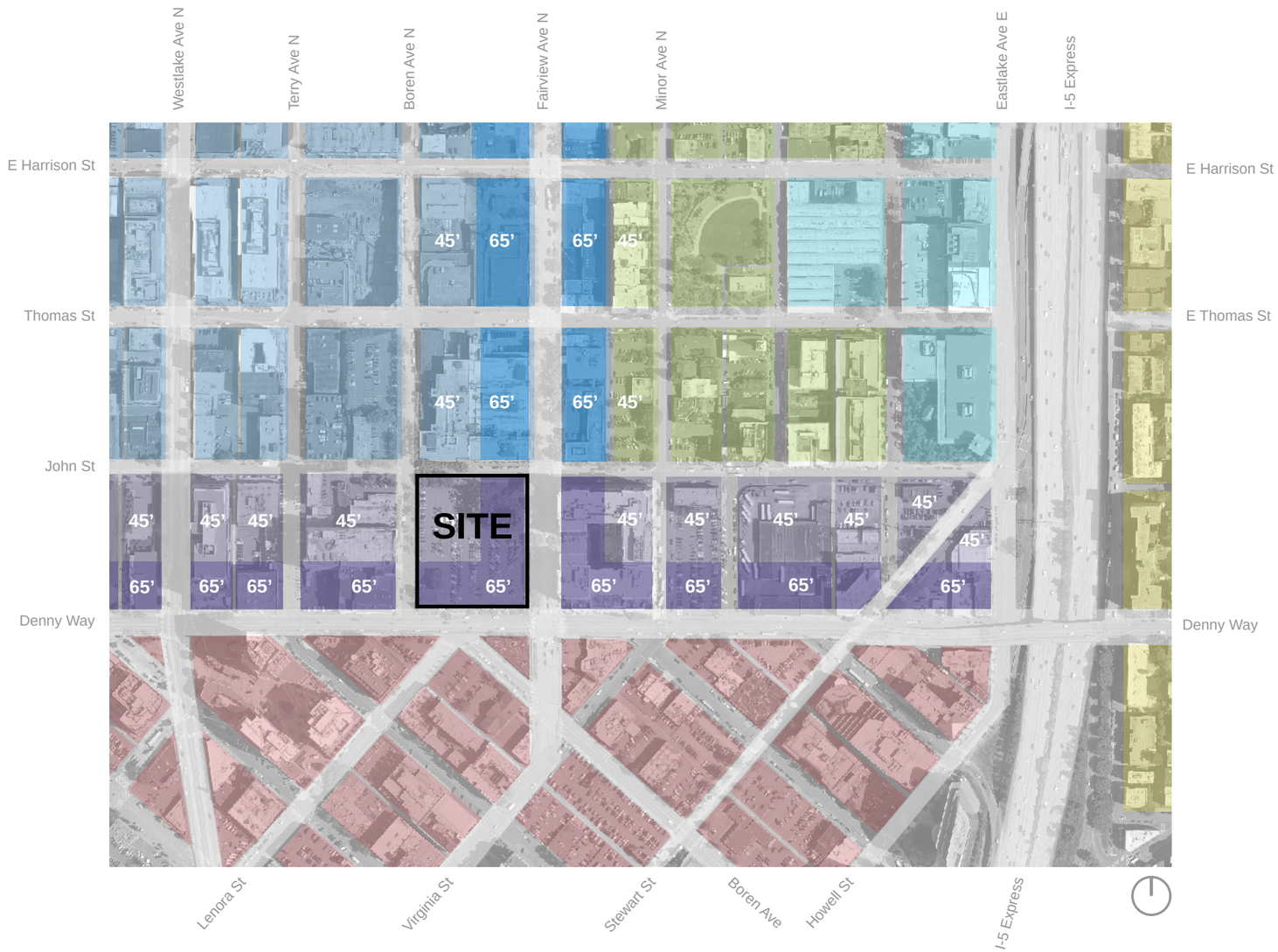
17 2014 Fairview Ave. - Proposed

14 Cornish College of the Arts

15 Raisbeck Performance Hall

16 Fashioncraft Building

Zoning Map and Overview



45' Podium Height
65' Podium Height
SM - SLU 240 / 125-400

45' Podium Height
65' Podium Height
SM - SLU 160 / 85-240

SM/R
DMC 240
SM 85
MR

Zoning Summary

LAND USE CODE:	SEATTLE LAND USE CODE, TITLE 23 OF THE SEATTLE MUNICIPAL CODE
ZONE:	SEATTLE MIXED SM-SLU 240/125-400
STREET ADDRESS:	1120 DENNY WAY, SEATTLE, WASHINGTON FAIRVIEW AVE. N., DENNY WAY AND BOREN AVE. N. ARE CLASS II PEDESTRIAN STREETS. JOHN STREET IS A NEIGHBORHOOD GREEN STREET. THERE ARE NO CLASS I PEDESTRIAN STREETS.
LEGAL DESCRIPTION	PARCELS A, B & C OF THE CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3013809, RECORDED OCTOBER 18, 2012 UNDER RECORDING NO. 20121018900001, IN KING COUNTY, WASHINGTON. APN'S: 269310-0065-08 – PARCEL A, 269310-0068-05 – PARCEL B, 269310-0100-05 – PARCEL C

Code Section	Requirements/Proposed
SMC 23.48.005: USES:	- RESIDENTIAL, SALES & SERVICES AND RESTAURANT ARE ANTICIPATED ALLOWED USES.
SMC 23.48.020: FLOOR AREA RATIO **SMC 23.48.220: FAR IN SLU URBAN CENTER**	- IN SM-SLU 240/125-400 ZONE, MAX. FAR IS 7 FOR STRUCTURES THAT DO NOT EXCEED THE BASE RESIDENTIAL HEIGHT LIMIT AND INCLUDE ANY RESIDENTIAL USE (TABLE A 23.48.220) EXEMPTIONS (23.48.020.D.): 1.a. GROSS FLOOR AREA UNDERGROUND, 1.c. 3.5% MECHANICAL SPACE 6. GENERAL SALES AND SERVICE, EATING AND DRINKING ESTABLISHMENTS 7. RESIDENTIAL USES IN A RESIDENTIAL TOWER <u>BASE HEIGHT BUILDING AREAS:</u> LEVEL 1 GROSS FLOOR AREA: 36,830 SQ. FT. LEVEL 2 GROSS FLOOR AREA: 23,291 SQ. FT. LEVEL 3 GROSS FLOOR AREA: 25,811 SQ. FT. LEVEL 4 GROSS FLOOR AREA: 25,811 SQ. FT. LEVEL 5 GROSS FLOOR AREA: 21,040 SQ. FT. LEVEL 6 GROSS FLOOR AREA: 18,037 SQ. FT. <u>LEVELS 7 TO 12 GROSS FLOOR AREA: 18,037 SQ. FT. X 6 = 108,222 SQ. FT.</u> TOTAL 259,042 SQ. FT. BASE HT. BLDNG. LOT AREA: 67,789 SQ. FT. PROPOSED BASE HT. BLDNG. FAR: 3.8
SMC 23. 48.025: STRUCTURE HEIGHT **SMC 23. 48.225: STRUCTURE HEIGHT IN SLU U.C.**	- RESIDENTIAL BASE HEIGHT LIMIT OF 125', MAXIMUM RESIDENTIAL HEIGHT OF 400'. PROJECT IS PURSUING TWO 400' TALL TOWERS WITH AN ADDITIONAL 25' HEIGHT FOR MECHANICAL EQUIPMENT TOTAL ROOF COVERAGE, INCLUDING MECHANICAL, ELEVATOR AND STAIR PENTHOUSE, OF UP TO 65%, PER INCENTIVE PROGRAMS 23.49.011, 23.58A, AND UPPER LEVEL DEVELOPMENT STANDARDS 23.48.012. A BASE HEIGHT BUILDING WITH MAX. HEIGHT OF 125' IS ALSO PROPOSED WITH A SOLARIUM, STAIR PENTHOUSE AND MECHANICAL EQUIPMENT ON THE ROOF ON LEVEL 13.

Code Section	Requirements
SMC 23. 48.025.C: ABOVE HEIGHT LIMIT	OPEN RAILINGS, PLANTERS, SKYLIGHTS, CLERESTORIES, PARAPETS 4'-0" STAIR PENTHOUSES, MECHANICAL, EQUIPMENT 15'-0" ATRIUM, GREENHOUSES AND SOLARIUMS 15'-0" ELEVATOR PENTHOUSE 25'-0"
SMC 23.86.006 B: HEIGHT MEASUREMENT	- HEIGHT IS MEASURED FOR ALL PORTIONS OF THE STRUCTURE. MEASUREMENTS ARE TAKEN VERTICALLY FROM EXISTING GRADE, TO THE HIGHEST POINT OF THE STRUCTURE LOCATED DIRECTLY ABOVE EACH POINT OF MEASUREMENT. SEE SHEET A107 FOR THE PROJECT BUILDING HEIGHT PLAN.
SMC 23. 48.221 EXTRA FLOOR AREA IN SLU URBAN CENTER	- THE PROJECT WILL PARTICIPATE IN THE BONUS FLOOR AREA PROGRAMS BY SATISFYING REQUIREMENTS TO PURSUE A LEED GOLD RATING (OR SUBSTANTIALLY EQUIVALENT PROGRAM). DEVELOP A TRANSPORTATION DEMAND MANAGEMENT PROGRAM AND DEVELOP AN ENERGY DEMAND MANAGEMENT PROGRAM
SMC 23.48.245:UPPER-LEVEL DEVELOPMENT STANDARDSAREA IN SLU URBAN CENTER	- MAXIMUM TOWER FLOOR PLATE NOT TO EXCEED 50% OF LOT AREA: - TOWER LOTS SET AT 21,000 SQ. FT. EACH WITH THE AREA OF THE REMAINDER OF THE SITE ASSIGNED TO THE BASE HEIGHT BUILDING - PODIUM HEIGHT LIMIT = 125' - 23.48.245.F LIMIT ON TOWER STRUCTURES PER BLOCK – ONLY 1 RESIDENTIAL TOWER PERMITTED ON A SINGLE BLOCK FRONT. - 23.48.245.G TOWER SEPARATION - MINIMUM TOWER SEPARATION OF 60 FEET - PODIUM AREA LIMIT: FOR RESIDENTIAL USES EXCEEDING BASE HEIGHT LIMIT, LOT COVERAGE SHALL NOT EXCEED 75% OF THE LOT AREA: LEVEL / AREA / LOT AREA (EXCLUDING PARK) / LOT COVERAGE 1 / 66,202 SF / 91,254 SF / 72.5% 2 / 44,974 SF / 91,254 SF / 49.3% 3 / 52,118 SF / 91,254 SF / 57.1% 4 / 52,456 SF / 91,254 SF / 57.5% 5 / 45,366 SF / 91,254 SF / 49.7% 6 / 39,814 SF / 91,254 SF / 43.6% 7-12 / 39,642 SF / 91,254 SF / 43.4%
SMC 23.48.40: STREET-LEVEL DEVELOPMENT STANDARDS	- 25' MINIMUM FACADE HEIGHT FOR STREET-FACING FACADES ON CLASS II PEDESTRIAN STREETS AND NEIGHBORHOOD GREEN STREETS. PROJECT PROPOSES 65' AND 125' STREET WALL. - TRANSPARENCY REQUIREMENTS APPLY TO ALL STREET-FACING, STREET-LEVEL FACADES, EXCEPT FOR PORTIONS OF STRUCTURES IN RESIDENTIAL USE. - FOR CLASS 1 AND CLASS 2 PEDESTRIAN STREETS AND NEIGHBORHOOD GREEN STREETS, A MINIMUM OF 60 PERCENT OF THE STREET-FACING FACADE MUST BE TRANSPARENT BLANK FACADE LIMITS. ANY PORTION OF THE FACADE THAT IS NOT TRANSPARENT IS CONSIDERED TO BE A BLANK FACADE. BLANK FACADES SHALL BE LIMITED TO SEGMENTS 15 FEET WIDE, EXCEPT FOR GARAGE DOORS, WHICH MAY BE WIDER THAN 15 FEET. THE WIDTH OF GARAGE DOORS SHALL BE LIMITED TO THE WIDTH

Zoning Summary

Code Section	Requirements
	OF THE DRIVEWAY PLUS 5 FEET. ANY BLANK SEGMENTS OF THE FACADE SHALL BE SEPARATED BY TRANSPARENT AREAS AT LEAST 2 FEET WIDE. THE TOTAL OF ALL BLANK FACADE SEGMENTS, INCLUDING GARAGE DOORS, SHALL NOT EXCEED 40 PERCENT OF THE STREET FACADE OF THE STRUCTURE - FOR CLASS II PEDESTRIAN STREETS AND NEIGHBORHOOD GREEN STREETS, STREET-FACING FACADE OF A STRUCTURE MAY BE SET BACK UP TO 12 FEET FROM THE STREET LOT LINE SUBJECT TO THE SETBACK AREA BEING LANDSCAPED. AN ADDITIONAL SETBACK UP TO 20 FEET IS PERMITTED FOR UP TO 30 PERCENT OF THE LENGTH OF PORTIONS OF THE STREET FACING FACADE. ANY REQUIRED OUTDOOR AMENITY AREA, OR OTHER REQUIRED OPEN SPACE, OR USABLE OPEN SPACE PROVIDED IS NOT CONSIDERED PART OF THE SETBACK AREA AND MAY EXTEND BEYOND THE LIMIT ON SETBACKS FROM THE STREET LOT LINE THAT WOULD OTHERWISE APPLY. - SEE SHEET A-106 FOR GROUND LEVEL PLAN WITH SETBACKS - REQUIRED USABLE OPEN SPACE IN SM-SLU 240/125-400: FOR LOTS EXCEEDING 30,000 S.F. IN AREA,SHALL BE EQUAL TO 15 PERCENT OF THE LOT AREA AND BE ACCESSIBLE AT STREET LEVEL.
SMC 23.48.045: AMENITY AREA FOR RESIDENTIAL USES	-AMENITY AREA THAT IS PROVIDED AS LANDSCAPED, STREET-LEVEL OPEN SPACE THAT IS ACCESSIBLE FROM THE STREET SHALL BE COUNTED AS TWICE THE ACTUAL AREA IN DETERMINING THE AMOUNT PROVIDED TO MEET AMENITY AREA REQUIREMENT. -IN MIXED-USE PROJECTS, ANY PUBLIC OPEN SPACE PROVIDED FOR NON-RESIDENTIAL DEVELOPMENT THAT MEETS THE STANDARDS OF THIS SECTION 23.48.045 SATISFIES THE RESIDENTIAL AMENITY AREA REQUIREMENT. 5% OF TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE: 5% OF 1,147,154 SF= 57,358 SF REQ. PROVIDED TOTAL EXTERIOR AMENITY AREA: 63,298 S.F. (SEE AREA PLANS ON A110) PROVIDED TOTAL INDOOR (ENCLOSED) AMENITY AREA: 36,127 S.F. (SEE AREA PLANS ON A110) TOTAL AMENITY AREA PROVIDED: 99,425 S.F. MAX. 50% OF THIS TOTAL MAY BE ENCLOSED 99,425 S.F. X 50% = 49,713 S.F.
SMC 23.48.055: SCREENING AND LANDSCAPING STANDARDS	- GREEN FACTOR SCORE OF 0.30 OR GREATER REQUIRED. NEW STREET TREES PROVIDED IN PLANTING STRIPS ALONG BOULEVARD.
SMC 23.48.080: REQUIRED PARKING AND LOADING SMC 23.54.015 REQUIRED PARKING	- NO MINIMUM PARKING STANDARDS APPLY FOR THE PROPOSED USES - TABLE A 23.54.035 LOADING BERTH REQUIREMENTS AND SPACE STANDARDS, GIVES A REQUIREMENT OF 1 LOADING BERTH FOR MEDIUM DEMAND, NON-RESIDENTIAL USES OF BETWEEN 10,000 TO 60,000 SQ. FT THE BERTH WILL HAVE A MINIMUM WIDTH OF 10 FT. AND A LENGTH OF 35 FT. - REQUIRED LOADING ONLY APPLIES TO NON-RESIDENTIAL USES. HOWEVER, RESIDENTIAL LOADING BERTHS WILL BE SUPPLIED BELOW-GRADE.

Code Section	Requirements
SMC 23.48.280: REQUIRED PARKING IN SLU URBAN CENTER	- THE PROPOSED 285 SPACE OFFICE PARKING AT THE BOTTOM LEVELS OF THE PARKING STRUCTURE IS REPLACING PRE-EXISTING COVENANT PARKING. THE SECTION THAT ALLOWS THIS IS 23.48.280.B.2 - PARKING FOR NON-RESIDENTIAL USES IS LIMITED TO ONE PARKING SPACE PER EVERY 1,000 SQUARE FEET OF GROSS FLOOR AREA IN NON-RESIDENTIAL USE. 27,219 S.F. OF NON-RESIDENTIAL GROSS FLOOR AREA ALLOWS 28 NON-RESIDENTIAL PARKING SPACES WHICH WILL BE LOCATED ON LEVEL P1 - WHEN COVERED AUTO PARKING IS PROVIDED, ALL LONG-TERM BICYCLE PARKING SHALL BE COVERED. SHOWER FACILITIES FOR BICYCLE USERS ARE NOT REQUIRED FOR RESIDENTIAL OCCUPANCY. - MINIMUM NUMBER OF OFF-STREET BICYCLE PARKING SPACES: RETAIL/ RESTAURANTS: 1:12,000 S.F. LONG TERM AND 1:2000 S.F. SHORT TERM RESIDENTIAL: 1:4 UNITS; AFTER FIRST 50 SPACES, 1:8 UNITS CALCULATION: 27, 219 SF OF RETAIL = 3 LONG TERM SPACE, 10 SHORT TERM SPACES RESIDENTIAL - 1200 UNITS: 200/4 + 1000/8 = 175 BIKE SPACES REQUIRED -14 SHORT TERM ON-SITE BIKE SPACES PROVIDED AT GROUND LEVEL - SEE SHEET A205 -AN ADDITIONAL 29 SHORT TERM BIKE SPACES PROVIDED OFF-SITE ON BOULEVARDS. -175 LONG TERM RESIDENTIAL BIKE SPACES PROVIDED ON LEVEL P1 - SEE SHEET A20. -3 LONG TERM NON-RESIDENTIAL SECURED BIKE SPACES HAVE BEEN PROVIDED ON GROUND LEVEL WITHIN THE COMMERCIAL COMMON AREA.
SMC 23.54.040: SOLID WASTE & RECYCLABLE MATERIALS	- PER 23.54.040 TABLE A, FOR RESIDENTIAL DEVELOPMENT WITH 100+ DWELLING UNITS, 575 S.F. PLUS 4 S.F. FOR EACH ADDITIONAL UNIT ABOVE 100. PER 23.54.040.C. - FOR DEVELOPMENT WITH MORE THAN 100 DWELLING UNITS, THE REQUIRED MIN. - AREA FOR STORAGE SPACE HAS MINIMUM HORIZONTAL DIMENSION OF 20'. BASE AMOUNT = 575 S.F. +4 S.F. PER EACH UNIT ABOVE 100 4388 S.F. TOTAL REQUIRED = 4963 S.F. TOTAL REQUIRED W/15% REDUCTION = 4219 S.F. TOTAL PROVIDED = 4259 S.F. IN TWO ROOMS ON LEVEL P1 PER 23.54.040 TABLE A, FOR MIXED-USE DEVELOPMENT THAT CONTAINS BOTH RESIDENTIAL AND NON-RESIDENTIAL USES SHALL MEET THE STORAGE SPACE REQUIREMENT SHOWN IN TABLE A FOR 23.54.040 FOR RESIDENTIAL DEVELOPMENT PLUS 50% OF THE REQUIREMENT FOR NON-RESIDENTIAL DEVELOPMENT. TOTAL NON-RESIDENTIAL = 27,584 S.F. BASE AMOUNT (PER 23.54.040 TABLE A) = 175 S.F. MIXED USE REQUIREMENT = 88 S.F. TOTAL PROVIDED = 1999 S.F. ON LEVEL P2 NEXT TO LOADING STORAGE SPACE FOR GARBAGE MAY BE SHARED BETWEEN RESIDENTIAL AND NON-RESIDENTIAL USES, BUT SEPARATE SPACES FOR RECYCLING SHOULD BE PROVIDED.

Project Context - Maps

Pedestrian Connection @ Amazon Campus Phase III

Seattle Green Street

A Cafe @ Thomas St & Westlake Ave N

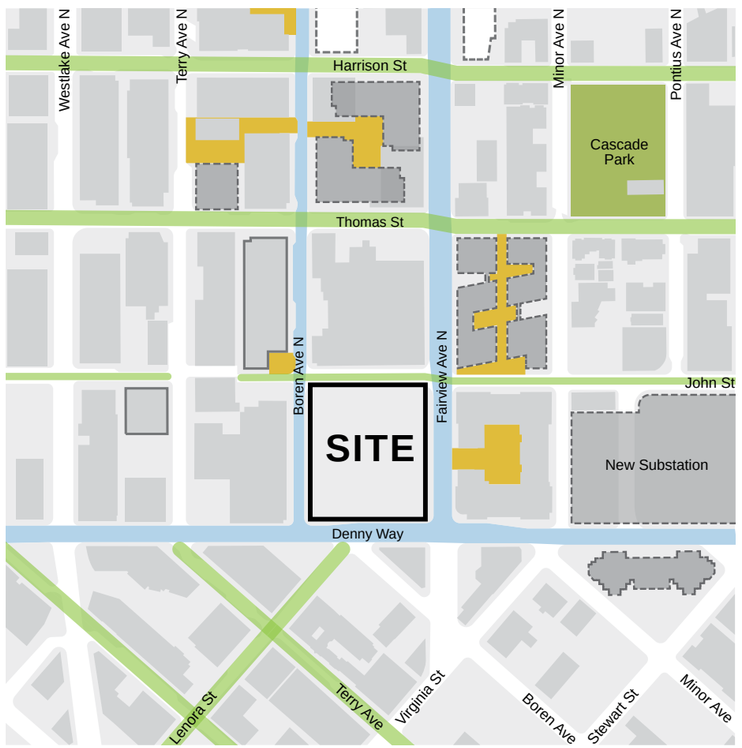
Seattle Bus

Seattle Streetcar

Troy Laundry Building

A Grocery Market as a part of Hotel Building

Raisbeck Performance Hall

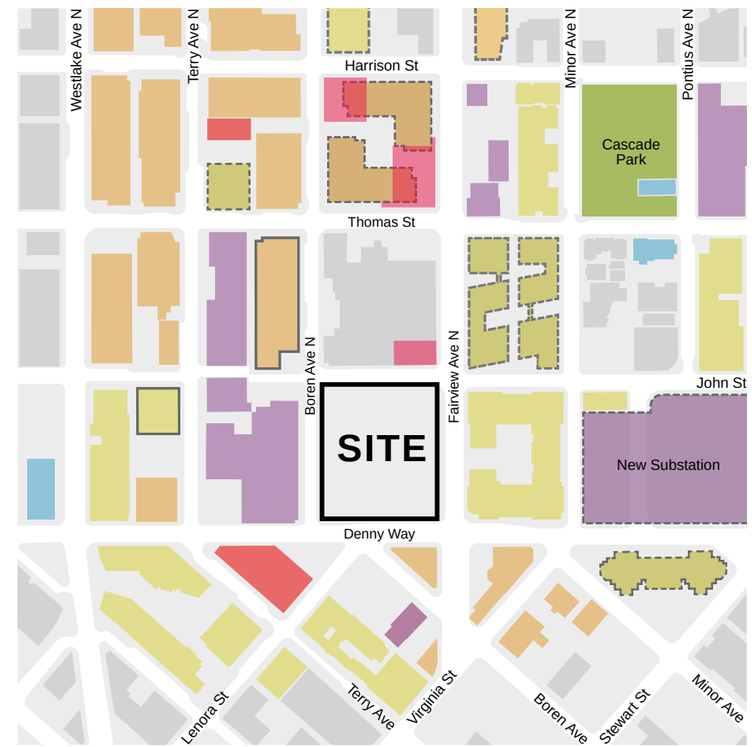


Surrounding Context :

- 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

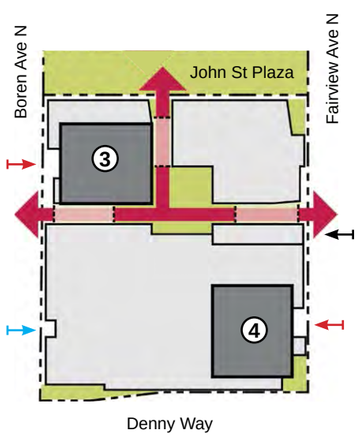
Proposed Building | Recently Completed Building | Building Under Construction

CHRIS DIKEAKOS ARCHITECTS INC

First EDG Meeting - April 30, 2014

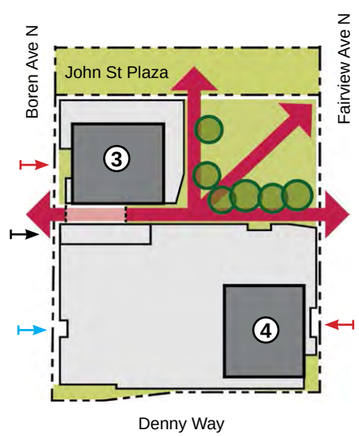
- A total of 4 options for building massing were presented.
- Option 3A was preferred by the Applicant (this option did not retain the Park), but three of the four Board Members supported Option 4, which did retain the Park.
- John Street was presented as a pedestrian plaza closed to vehicles; however, the Board requested that it should be designed for both pedestrians and vehicles.
- The Board supported the proposed tower locations at the northwest and southeast corners.

Option 3A (Preferred)



Open Space Integration with John St as a Plaza

Option 4

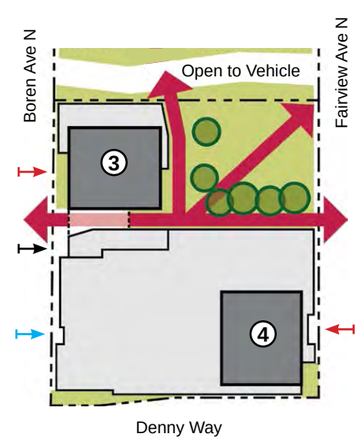


Retain Exceptional Trees

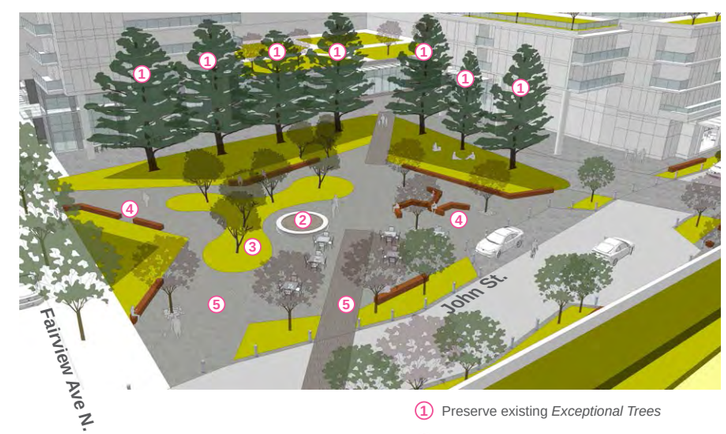
Second EDG Meeting - July 16, 2014

- Option 4+ was presented as the preferred option, the revision being that John Street was proposed to be kept open to vehicles with a 20' wide roadway.
- John Street was presented as a Woonerf, which the Board supported.
- Retail space would be concentrated along John St., Fairview Ave. N. and Denny Way.
- Some residential street level units proposed along Boren Ave. N.
- 65' high podium along Fairview Ave. N. and Denny Way with the remainder of the podium areas at 45' high.

Option 4 Plus



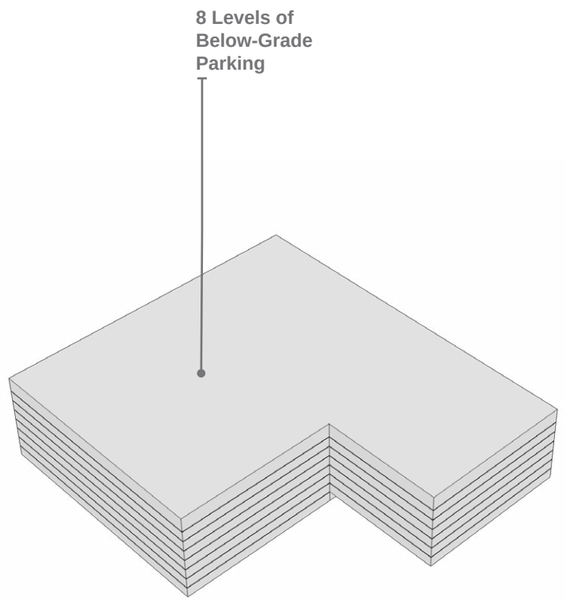
Retain Park and Exceptional Trees and Keep John St Open to Vehicles

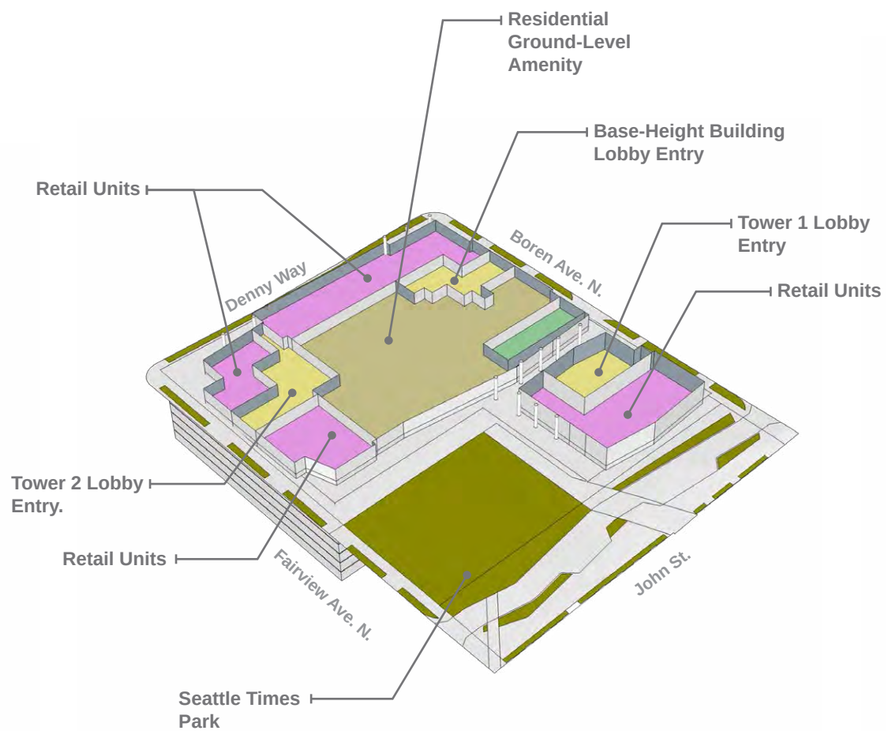


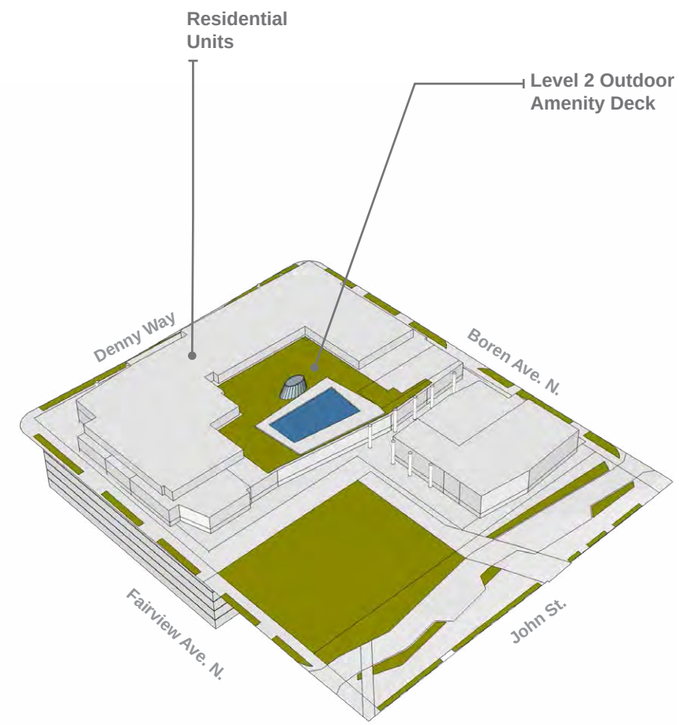
1. Preserve existing *Exceptional Trees*
2. Retain existing fountain
3. Retain mounding and existing trees
4. Introducing public seating elements
5. Create new pedestrian linkages through park

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

DRB Meeting - Current Proposal





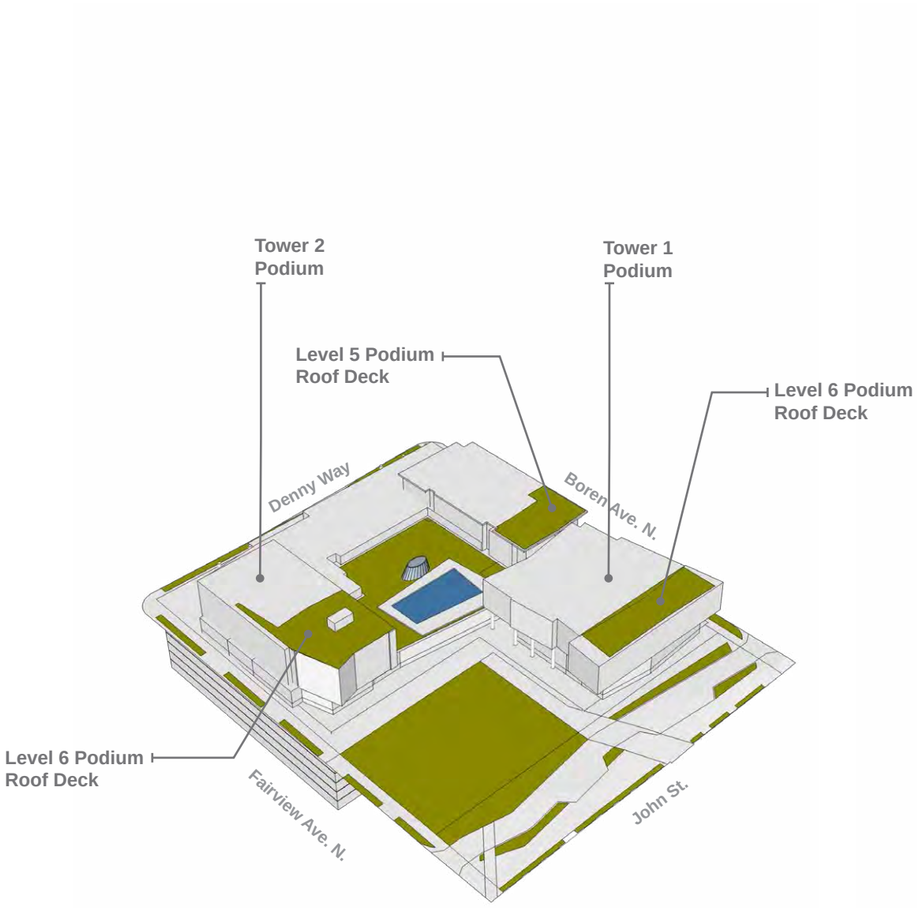


Parking - Levels P8 to P1

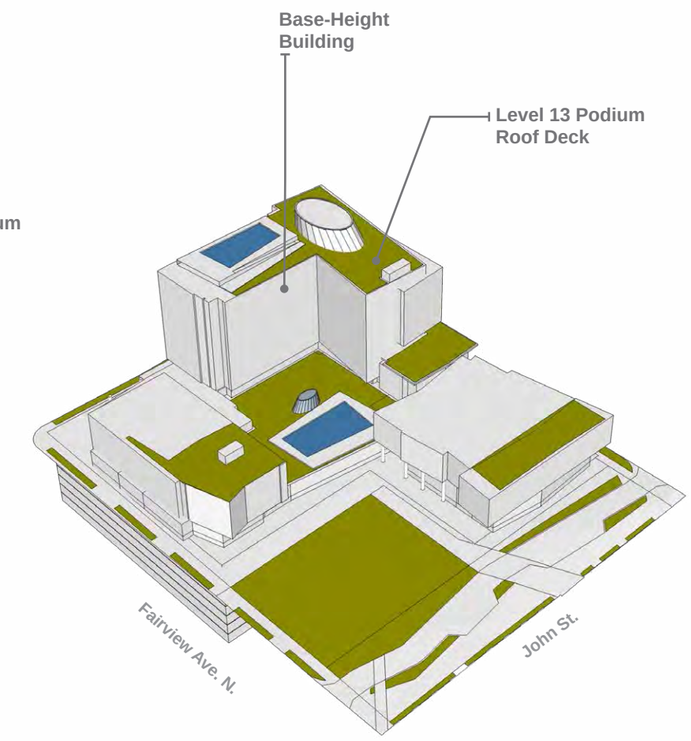
Ground Level Retail, Amenity Space & Residential Lobby Entries.

Residential Amenity Deck

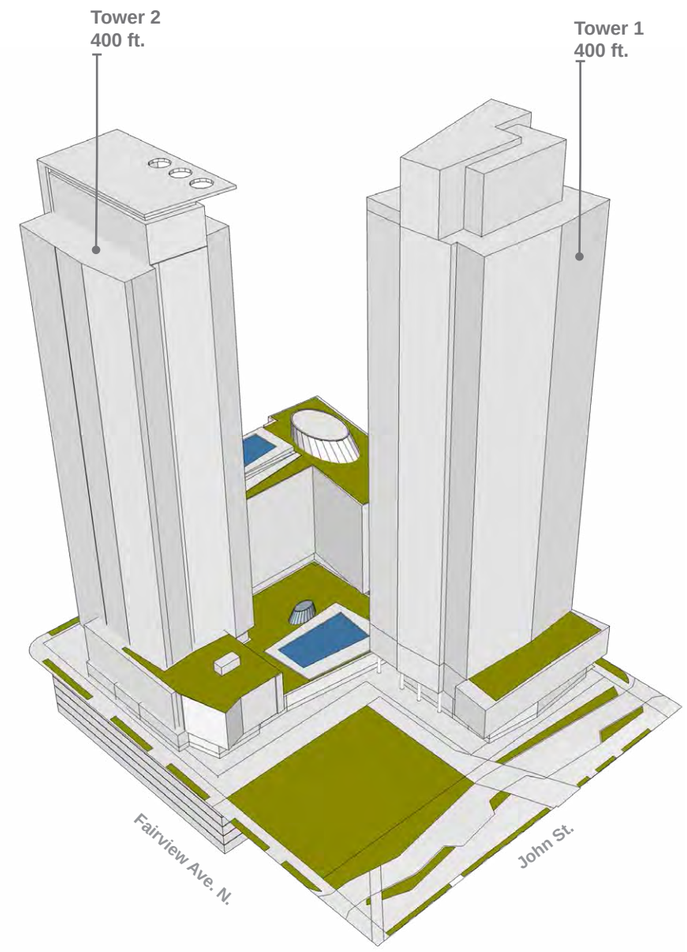
DRB Meeting - Current Proposal



Residential Podium



125’ High Base-Height Building



400’ High Tower 1 & Tower 2

EDG Comments - Design Guideline Responses

1. VEHICLE CIRCULATION, PARKING ACCESS, AND STREETSCAPE CHARACTER.

"The Board supported the proposed woonerf design of John Street and the parking access from Boren Ave N. The Board recommended that the street level spaces should be varied across the two blocks."

a - Board Guidance:

- **The Board was concerned that the proposed 20' roadway would be too narrow for two-way vehicle traffic, and suggested a 22' roadway. However, the Board acknowledged that the applicant is working with SDOT, and the Board will accept the minimum roadway width required by SDOT. (PL1-I, DC1-B)**

Guideline:

- PL1-I-i. Open Connections. Transportation infrastructure should be designed with adjacent sidewalks, as development occurs to enhance pedestrian connectivity.

Design Response:

- The proposed 20' wide roadway of John Street has been accepted by SDOT during the 30% SIP Guidance meeting held on April 28, 2015. It is proposed that John Street remains open to vehicles, yet becomes traffic calmed and pedestrian-centric in keeping with its designation as a Neighborhood Green Street.

View of John St. Looking West.

b - Board Guidance:

- Landscape design should be used to alert drivers and pedestrians to each other's presence at the driveway entries. (DC1-B)

Guideline:

- DC1-B-1. Vehicular Access and Circulation: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

Design Response:

- 36 feet wide entry of mid-block connection adjacent to the parking ramp.
- Open sightlines for drivers and pedestrians will be clear for approximately 10 feet back from the property line on either side of the driveway entry ramp.
- Trees have been removed and plantings kept low (<2' height) to facilitate clear sightlines for both pedestrians and vehicles.

View of Parking Ramp Entry on Boren Ave. N.

EDG Comments - Design Guideline Responses

1. VEHICLE CIRCULATION, PARKING ACCESS, AND STREETSCAPE CHARACTER.

d - Board Guidance:

- The program and site/landscaping design should enhance the varied characters of the street level spaces, such as the woonerf, active pedestrian spaces, the private park, the north courtyard as a quiet designed space, etc. (DC1-A.2, DC3-A, DC3-B)

Guideline:

- DC3-A-1. Building Open Space Relationship. Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

Design Response:

- Proposed street level spaces range from the Seattle Times public park, retail patio spaces surrounding the park, indoor residential amenity space (fitness center and cyber-café) adjacent to the park and mid-block connection, the open plaza 'Gateway' location at the corner of Denny Way and Fairview Ave., weather protected sidewalks next to retail spaces and semi-public spaces in front of residential lobby entries.
- Public amenities (water features, pedestrian scale lighting, public seating, etc.) are organized at key locations to facilitate use / gathering at high profile locations.
- Landscape lighting is proposed in all public spaces to provide animation for evening use and enhanced light levels and security during off-hours. Additionally, wide walkways and low planting are employed to limit any potential for negative use of the public space.
- Groundplane design unifies the overall site plan with consistent materials and graphics to create a legible pedestrian oriented public realm. Cues from both historic and anticipated uses are integrated for public engagement with overall space.
- Woonerf provides graphics that prioritize pedestrian movement with textures and patterns.

View of John St. Retail Space at Grade - 2 Storey High Retail Space

Corner of Boren Ave. N. and Denny Way. - Wide Sidewalls and Generous Planted Boulevard Strip to Shield Pedestrians from Vehicular Traffic on Denny Way

Corner of Fairview Ave. and Denny Way - Showing Public Plaza as a Gateway Element

EDG Comments - Design Guideline Responses

2. MID-BLOCK CONNECTIONS.

"The mid-block connections should be designed to respond to adjacent destinations, draw users into the middle of the blocks, and maximize light and air in the mid-block connection."

b - Board Guidance:

- **The colonnade at the south and west edges of the park may create unnecessarily shadowed areas along the mid-block connection. This area should be designed to maximize light and air to the pedestrian areas. (CS1-A, CS1-B)**

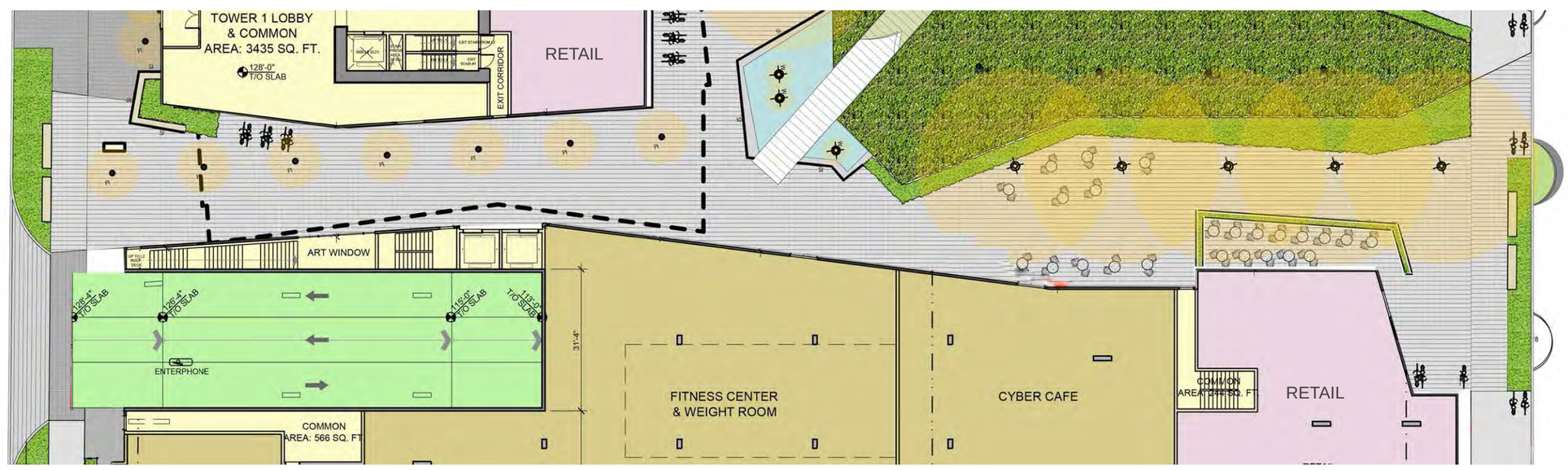
Guideline:

- CS1-B. Sunlight and Natural Ventilation.

Design Response:

- The location of the northwest tower has been shifted to the west such that the columns at grade are within 3' of the face of retail glazing – effectively, the colonnade feature has been removed.

View of Reduced Colonnade at West Side of Park.



Landscape Plan

EDG Comments - Design Guideline Responses

2. MID-BLOCK CONNECTIONS.

d - Board Guidance:

- The entry points to the mid-block passageways need to be designed to be strongly inviting to the public and encourage pedestrian use. (DC3-B)

Guideline:

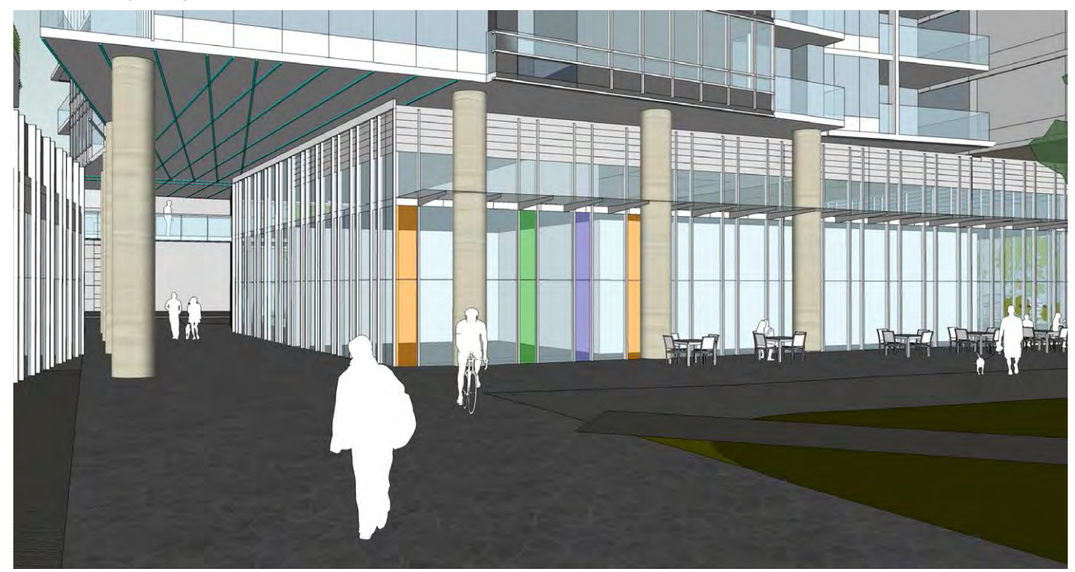
- DC3-B-3. Connections to Other Open Space. Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

Design Response:

- Art wall at grade along length of passageway, using translucent colored glazed panels with half-tone fritting to evoke newspaper imagery.
- Wide, angled entry adjacent to both Avenue sidewalks to draw pedestrians in to the interior portions of the site.
- Clear sightlines across the block to create visual connectivity.
- Door and stair up to level 2 podium resident access, as well as the double height glazed northwest tower lobby, will brighten and activate the Boren Avenue entry.
- The adjacent Park and retail spaces with outdoor patios will invite pedestrian use from the Fairview Avenue side through the site to Boren Avenue.
- An additional passageway linking the mid-block connection with John Street will provide further opportunities for pedestrians to explore the site.

View of Mid-Block Throughway Entry From Fairview Ave. N. - Retail Entry Has Been Set Back To Create a More Generous Opening to The Mid-Block Connection on The East Side

View of Mid-Block Throughway Entry From Boren Ave. N. - Flared Entry to Draw Pedestrians in From Boren Ave. N. Clear Sightline Towards Park to Create Interest



View of Throughway Looking West - Pedestrians Will Have Their Choice of Either Proceeding on Towards Boren Ave. or Heading North Towards John St.

EDG Comments - Design Guideline Responses

2. MID-BLOCK CONNECTIONS.

e - Board Guidance:

- The entry gates should be designed to relate to the design concept and pedestrian streetscape character. (DC2-D)

Guideline:

- DC2-D. Scale and Texture. Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.

Design Response:

- There are no gates proposed to restrict public access along any of the project throughway entries.

Length of Throughway Is Ungated - All Publically-Accessible Ground Level Spaces of The Project, Including The Park, Will Be Open 24 Hours Per Day

f - Board Guidance:

- The design of the passageways where building areas above the mid-block connection, and the design of colonnades should be designed to be minimal, bright, inviting, interesting, and leading to a destination. Adjacent retail uses help with light and activation. The proposed building areas above the mid-block connections could be acceptable with a combination of design strategies. (CS2-I-iii, CS3-I, PL1-I, PL2-B, DC1-A)

Guideline:

- CS2-B-2. Connection to the Street. Identify opportunities for the project to make a strong connection to the street and public realm.with the overall architectural concept.

Design Response:

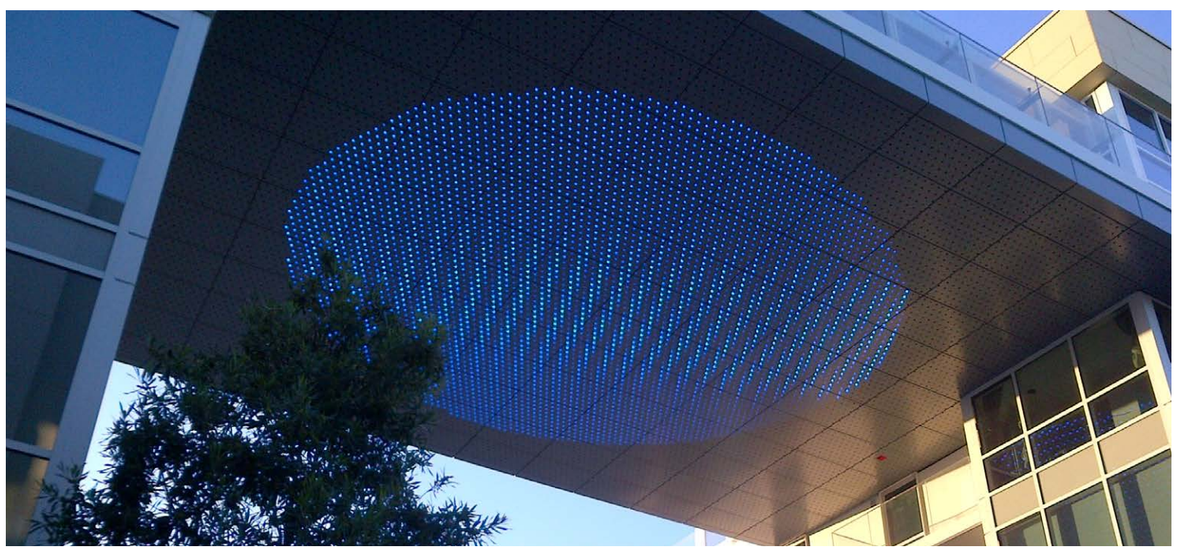
- 25' height to underside of building area over the Boren Avenue entry with a minimal, glazed guardrail pedestrian bridge above, linking the northwest tower lobby with the level 2 amenity podium. The pedestrian bridge will further animate this entry and provide a focal point.
- Underside of building above will be clad with light colored metal soffit panels with integrated programmable lighting elements.
- An open, 1 story high space above the amenity podium along the entire length of the covered portion of the passageway, will admit natural daylight.

View of Throughway Looking East. - 1 Storey High Gap Above Level 2 Podium Will Admit Natural Light Into The Covered Portion

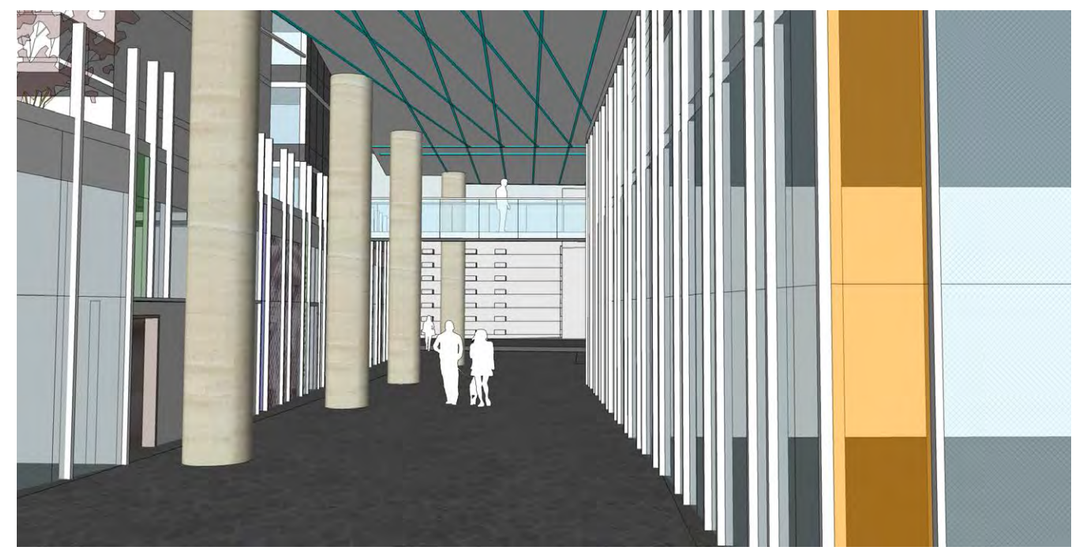
EDG Comments - Design Guideline Responses

2. MID-BLOCK CONNECTIONS.

Proposed Art Wall in Mid-block Connection



Lighting Feature Precedent For Underside of Covered Portion of Throughway.



Covered Portion of Throughway Looking West. - Lighting Feature on Underside of Tower Will Provide Visual Interest For Pedestrians

EDG Comments - Design Guideline Responses

3. SEATTLE TIMES PARK.

"Preserving the park is strongly supported, given the panorama to the historic landmark and the existing Exceptional Trees."(CS1-D, CS2-A, DC3-C)

Guideline:

- CS1-D. Plants and Habitat. Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible.

Design Response:

- The existing Seattle Times Park along with the Exceptional Trees, will be preserved and refurbished and kept open for neighborhood use.

View Showing Preserved Seattle Times Park - Exceptional Trees and Important Park Features Will Remain. Accessibility and Connectivity Will Be Enhanced.

Seattle Times Park

Section Through Seattle Times Park and John St.

EDG Comments - Design Guideline Responses

4. DESIGN CONCEPT.

"The towers should be differentiated within and across the blocks, at the base and the towers."(DC2-B, DC2-C, DC2-D, DC4-A)

a - Board Guidance:

- **The Board supported the varied tower heights, and recommended that the podia should also be varied in height and design within and between the two blocks. The design of the various building elements should be varied and harmonious. (CS2-C, CS3-I, CS3-II-i)**

Guideline:

- CS2-C. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

Design Response:

- Massing is harmonious with angled forms for both towers and podium based on historic printing press letter stands.
- Compartmentalized façade of the towers, base height building and podium references the wooden boxes used to hold type on the stands.
- Podia is varied in height with various levels on the 2nd, 5th, 6th and 13th stories. Programming of the various amenity rooftop areas respond to location, size, solar orientation and degree of access.
- Tower heights are based on the allowable height limit within the SM-SLU 240/125-400 zone.

Project View From South-West - Tower Body and Top Have Been Varied to Creat Unique Identities

Historic Printing Press Letter Stands - The Angled Lines of The Stands Provide Inspiration for The Forms of The Towers

Wooden Partitions Served as a Design Inspiration for The Organization of Building Facades

Project View From North-East

EDG Comments - Design Guideline Responses

4. DESIGN CONCEPT.

4.a - Board Guidance Continued

View of Level 13 Base-Height Building Roof Deck - Base-Height Building Is Separated Into Articulated Components In Order Reduce Bulk and Scale.

View of Level 2 and Level 6 Roof Decks - Showing The Varying Podium Height Within The Project

EDG Comments - Design Guideline Responses

4. DESIGN CONCEPT.

c - Board Guidance:

- All towers should use solar control on the south and west facades. (CS1-B-3)

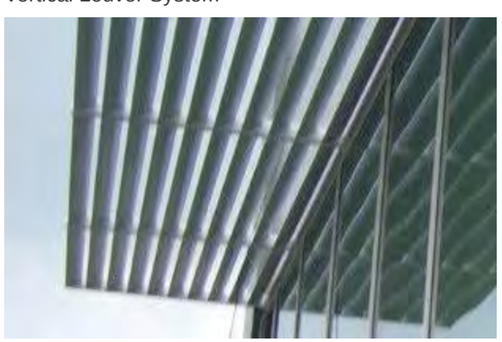
Guideline:

- CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing newly planted trees.

Design Response:

- Solar control on the south and west facing facades of the towers and base height building will be achieved with vertical and horizontal mullions/louvers, baguette louver systems, and with the generous length of residential balconies which will act as shading devices during the warm summer months.

Vertical Louver System



Awning Louver System

Tower 1 West and South facades.

Tower 2 West and South facades.

EDG Comments - Design Guideline Responses

4. DESIGN CONCEPT.

d - Board Guidance:

- The tower expressions should be woven into the podium expression to relate to the street level experience and to visually ground the towers. (DC2-B, DC2-C, DC2-D)

Guideline:

- DC2-C-1. Architectural and Façade Composition. Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

Design Response:

- Portions of the towers are brought down to grade, notably at the 'Gateway' corner of Denny Way and Fairview Avenue, and at the lobby entry of the northwest tower, in order to visually ground the towers with the street level.
- Other parts of the tower are interwoven with the podium and base height portions of the building in order to integrate these separate components into a cohesive form.
- The base height portion of the building has been carefully articulated so that its mass is broken up, yet maintains a strong architectural presence at the corner of Denny Way and Boren Avenue.
- Double height retail spaces anchor all corners of the project at street level and along the envisioned entertainment and dining precinct of John Street.

View of South-East Corner Showing Integration of Tower and Podium.

View of North-West Corner Showing Relationship of Tower 1 and Podium.

2 Story High Retail Space at South-West Corner

EDG Comments - Design Guideline Responses

6. NATURAL SYSTEMS AND OPPORTUNITIES.

"The design should integrate a Natural systems response to larger site and opportunities."
(CS1-A, CS1-B, CS1-D)

Guideline:

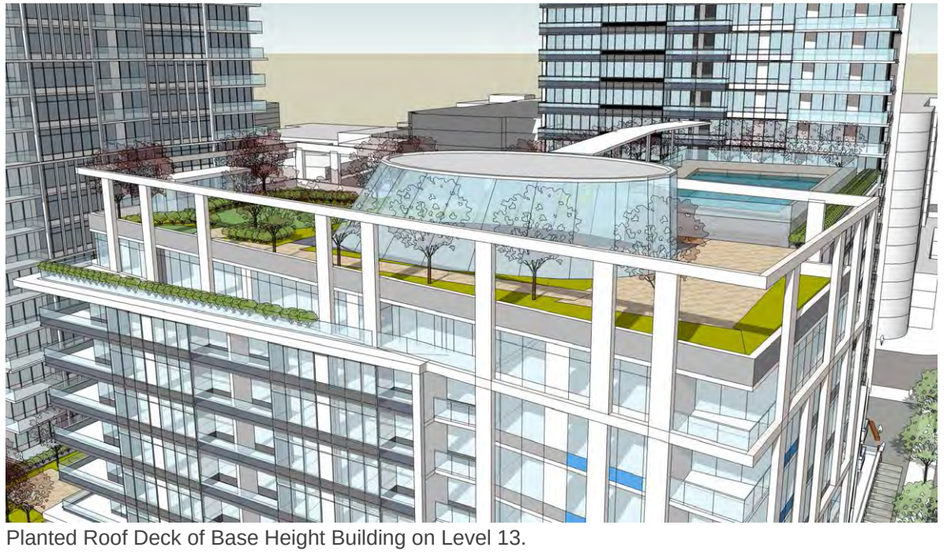
- CS1-A-1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

Design Response:

- The tower forms have been staggered to preserve views and access to light.
- Below grade portions of the building have been limited in extant in order to not disturb the root systems of the Exceptional Trees within the Seattle Times park.
- A large solarium sited on the roof of the base height building at the southwest corner, will provide residents with communal access to light and solar heating during the winter months.
- The use of shading devices and balcony overhangs on the south and west portions of the buildings will limit solar gain during the warmer months of the year.
- Natural daylighting will be provided through skylights on the level 2 roofdeck for the north-facing indoor amenity on the ground level.
- Extensive plantings of Trees and natural greenery on the podium roofs will serve to limit the heat island effect of the buildings.
- Bio-retention gardens have been located along John Street.
- Stormwater retention will be aided by the significant soil volumes in the planted areas on levels 2, 5, 6 and 13 roofdecks.
- Urban agriculture plots are provided on the level 5 roof terrace on the west side of the project.
- A mainly native planting scheme will be utilized with edible shrub plantings to benefit residents as well as local fauna.
- Bird houses mason bee boxes have been added to the roof top amenity decks on levels, 2, 5 & 13.
- Plantings that attract birds and bees have been utilized throughout the ground plane and roof top landscape areas.
- All on-site irrigation is to be high efficiency drip irrigation.
- Soil depths have been enhanced to provide additional stormwater storage.

Urban Argiculture Plots on Level 5 on East Side.

Extensive Planted Podium Roof Decks.



Planted Roof Deck of Base Height Building on Level 13.

EDG Comments - Design Guideline Responses

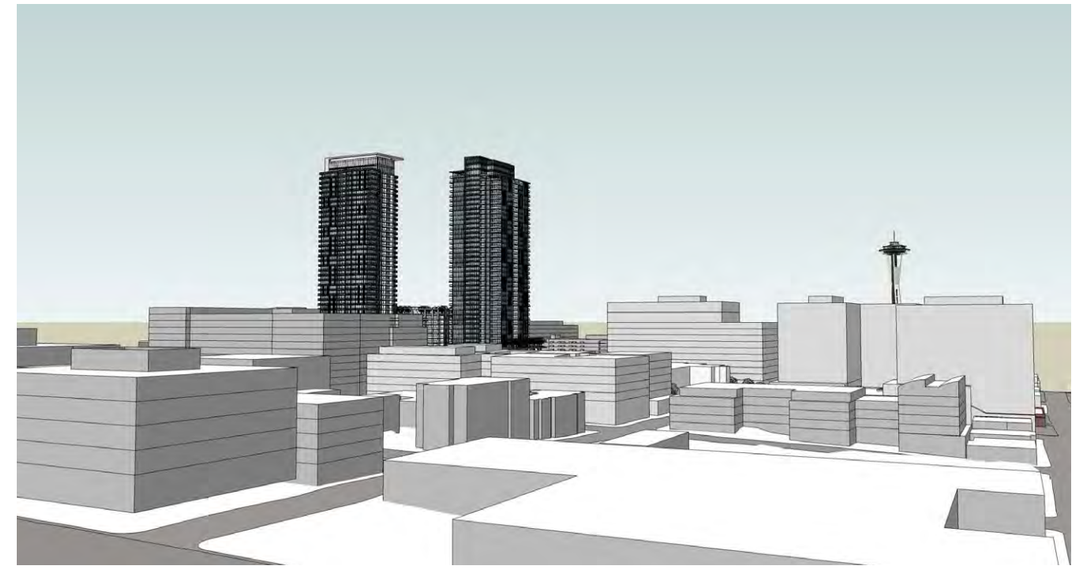
7. DESIGN REVIEW, DEPARTURES.

a - Board Guidance:

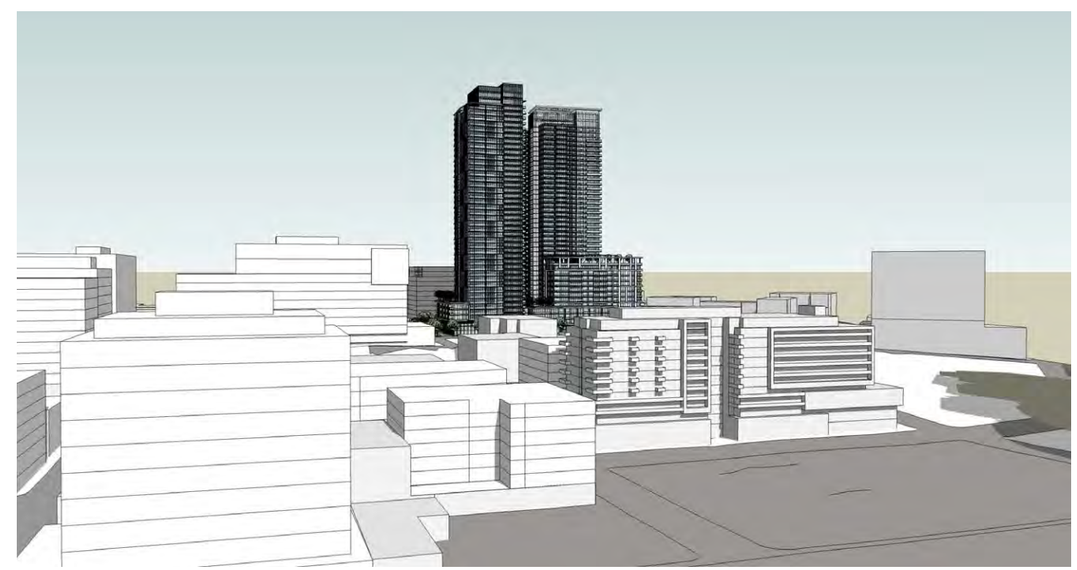
- At EDG, the Board gave guidance that the departure for rooftop screening would be considered “for a rooftop design that creates an extraordinary design response to the Guidelines”.

Design Response:

- Rooftop design for the towers has evolved considerably since the previous design. Effort has been put into providing a unique rooftop design for each tower in order to both distinguish them from each other, and to create a more dynamic skyline.
- In addition to the unique rooftop forms, the tower façade treatments have also been varied to give each tower its own particular identity.



Tower View from I-5

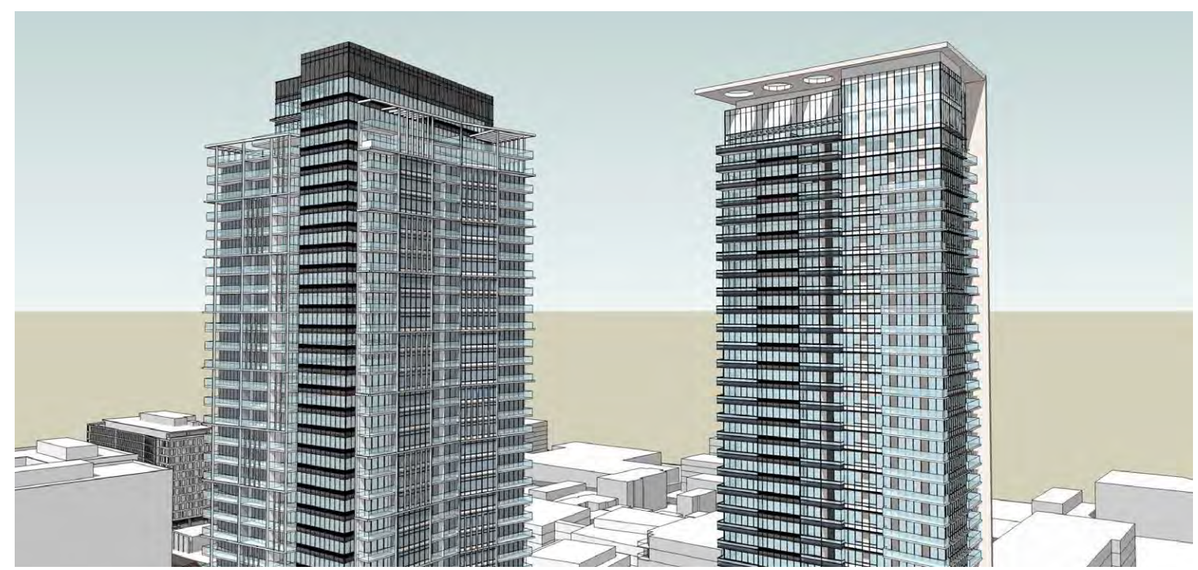


Tower View from Queen Anne

EDG Comments - Design Guideline Responses

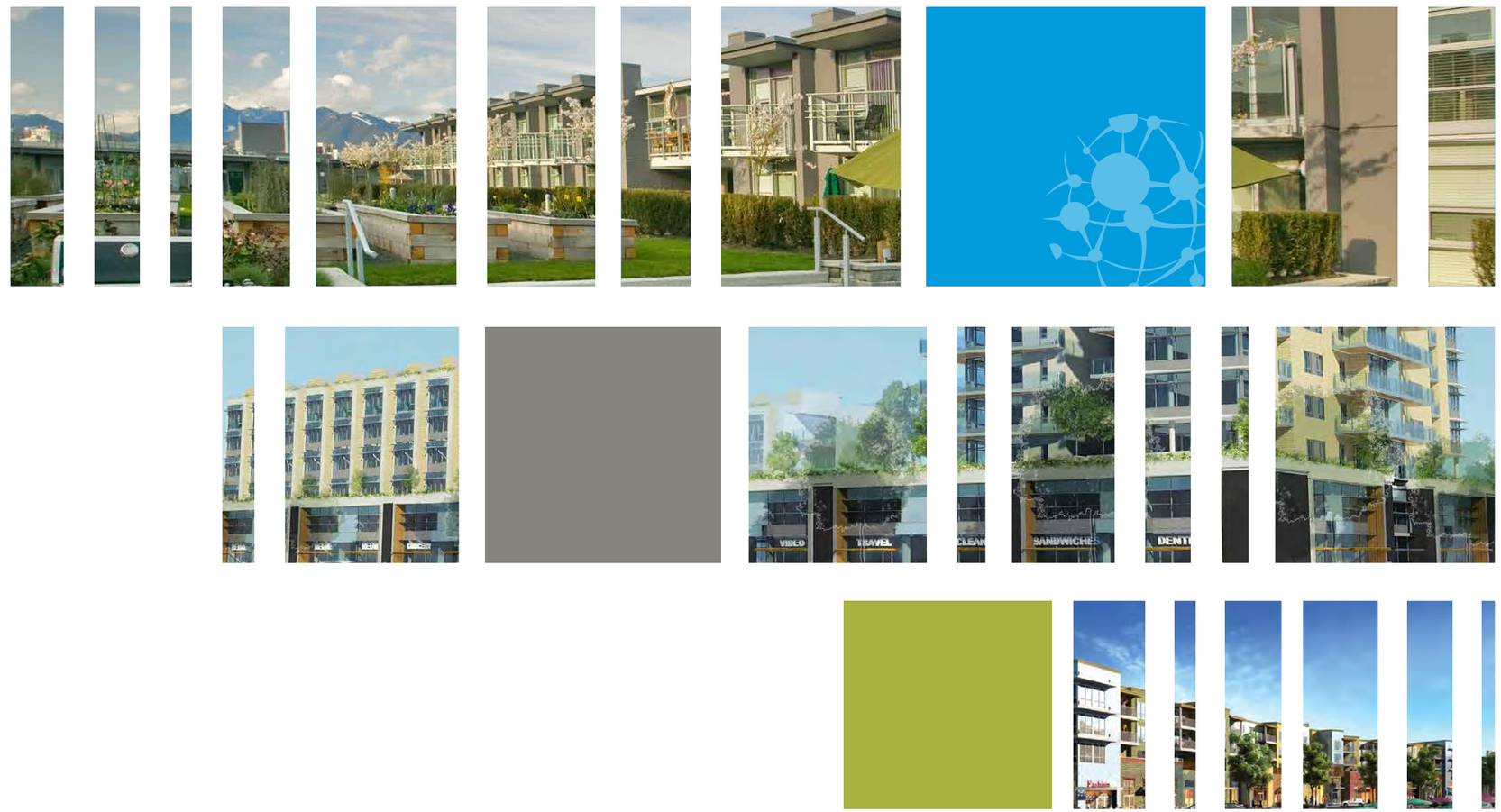
7. DESIGN REVIEW, DEPARTURES.

Tower View from NE - Differences in Tower tops and facades give each a unique identity



Tower View from SW

Sustainability Green Features



DEEP GREEN ENGINEERING

INTEGRAL GROUP

CHRIS DIKEAKOS ARCHITECTS INC

onni group

eta

Sustainability doesn't start with building design.

Integral Group begins by assessing energy, water, resources, and human well-being at the start of every project.

1120 Denny Way - Seattle, WA

Our design approach for 1120 Denny Way focuses on highly energy efficient and sustainable design. Our experience in many projects has taught us to find a way to break through the cost barriers and make sustainable buildings affordable.

Project Understanding

This project involves the development of a mixed use commercial and residential project located at 1120 Denny Way in Seattle, Washington. The project will include two 41-story towers 400 feet maximum height, over a seven story podium comprised of 1,195 residential units with 1,631 parking stalls, 27,266 square feet of retail area and 38,323 square feet of amenity space.

Integral Group is the MEP consultant on this project.

INTEGRAL GROUP

Key Features of Sustainability and Green Features

The project will be registered and submitted for certification with the United States Green Building Council (USGBC) under the LEED for Building Design and Construction (BD+C) v3 rating system. The project will target a Silver level of certification.

Bicycle Storage

Ensuring that at a minimum 15% of residential occupants will have access to secure bicycle storage. 3% of staff working within the building will also have access to secure bicycle storage and shower and changing facilities.

Open Space

The project will ensure that 20% of the site is physically accessible to occupants. Of the physically accessible space, 25% of that space will be vegetated.

Stormwater Management

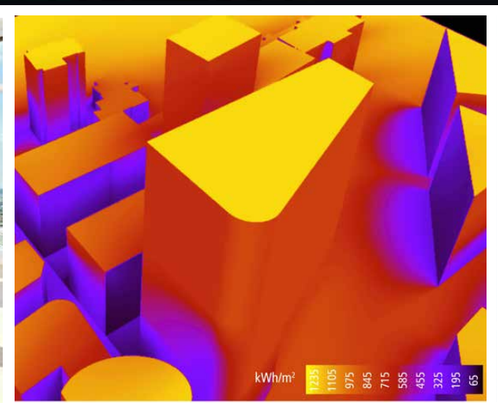
Stormwater will be collected and managed to limit peak runoff volumes and improve stormwater quality prior to entering the municipal system.

Potable Water Use Reduction

Water efficient plumbing fixtures will be selected to demonstrate a 40% reduction in potable water use. Fixtures likely required to achieve the targeted 40% reduction are as follows:

Water Closets	3/6 LPF dual flush
Urinal	0.5 LPF
Lavatory	1.9 LPM (metering fixtures will be used in commercial spaces)
Kitchen Sinks	5.7 LPM
Showers	5.7 LPM (up to 6.8 LPM in residential suites)

Sustainability Green Features



Measurement and Verification

The project will utilize an advanced metering scheme to capture and monitor the ongoing energy performance of specific Energy Conservation Measures. Information will be organized and used to update the energy model to verify the project's performance relative to the modeled predicted energy performance of the project.

Recycled and Regional Content

Materials will be selected to demonstrate that a minimum of 10% recycled content and 20% regionally manufactured and extracted.

Increased Ventilation

The project will design ventilation to deliver 30% more ventilation to the space.

Low VOC Materials

Low emitting materials will be specified and installed to manage VOC quantities introduced into the interior space. Suites will be tested or flushed out to ensure air quality is acceptable prior to occupancy.

Indoor Air Quality Management

Merv 13 filtration will be used where applicable in conjunction with entryway systems to limit indoor pollutants.

Thermal Comfort

The project will design the suites to manage temperature and humidity to ensure indoor environmental quantity. Humidity monitoring equipment will be provided to inform occupants about their thermal comfort and how to manage it most effectively.

Daylighting and Views Access

The suite configurations will be developed to consider and maximize access to daylighting and views. A daylighting modeller will be retained to model the building and identify the total quantity of space with sufficient access to these elements.

Green Building Education and Cleaning

Occupants will be informed of their building sustainability performance though active and passive engagement strategies. Janitorial contracts will be awarded to the contractor using low impact and VOC fee cleaning products. Cleaning product samples will also be provided to residents to support the ongoing use of low impact cleaning products.

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Sustainability Green Features

Mechanical Systems

- Variable Refrigerant Flow (VRF), Water Source, Heat Recovery, with Cooling Tower and Condensing Boiler.
- Central Plant: Water source heat pumps and branch circuit (BC) controllers located in mechanical closet in common area. Refrigerant piping connects heat pumps with BC controllers, and BC controllers with fan coils. Supply and return condenser water piping connects heat pumps with cooling tower on roof and boilers in mechanical room.
- Zone Distribution: VRF fan coils. Heat recovery between zones in heating mode and zones in cooling mode possible by adjusting compressor speed and refrigerant flow to each indoor unit. This allows simultaneous heating and cooling within the building without energy penalty which is important in temperate area.
- Ventilation: Corridors will have minimum pressurization via 100% outdoor air from central gas fired Air Handling Unit (AHU) with a duct riser in core. The AHU may be gas fired heating only or heat pump heating and cooling. Suites to have individual Heat Recovery Ventilators (HRV) extracting heat from washroom exhaust and delivering tempered outdoor air to the VRF fan coil return air inlet.
- Domestic Water Heating: Domestic system integrated with space heating and cooling utilizing waste heat from cooling operations to pre-heat domestic water. Condensing boiler used for both domestic water heating and space heating.

Geo-exchange

Along side the Mechanical system; Variable Refrigerant Flow (VRF), Water Source, Heat Recovery, with Cooling Tower and Condensing Boiler, Geo-exchange is another sustainable feature Integral Group is looking into with Onni Group. The Geo-exchange system will take advantage of the energy principal of Harvest, Store, and Reuse. The waste heat is stored in the ground when the building requires cooling. It is then available for extraction when the building requires heating at cooler times of the year.

District Energy Systems

The opportunity of a district energy system for 1120 Denny Way is in conversations at this time. Integral Group/Onni Group understand that a total of 12 proposed developments are located within a six-block radius, which will create an evolutionary possibility for the deployment of an innovative energy technology that will set these buildings in a class far above any other.

Key features of a district energy system:

- Possible lower capital costs
- Possible lower operation costs
- Possible hyper-efficiency - Energy systems can recapture heat from both the air and even water

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Sustainability Green Features

1120 Denny Way USGBC-NC v2009 Comparison Checklist

USGBC Registration #/date:

18/01/2016

Targeted	Possible	Low Potential	NO				
54	13	22	22	**Project Totals** (pre-certification estimates)		110 Possible Points	

Certified 40-49 points **Silver** 50-59 points **Gold** 60-79 points **Platinum** 80 points and above

Targeted	Possible	Low Potential	NO				
19	6	2		**Sustainable Sites**		26 Points	
X				Prereq 1	**Construction Activity Pollution Prevention**	Required	
1				Credit 1	**Site Selection**	1	
5				Credit 2	**Development Density and Community Connectivity**	3, 5	
		1		Credit 3	**Brownfield Redevelopment**	1	
6				Credit 4.1	**Alternative Transportation: Public Transportation Access**	3, 6	
2				Credit 4.2	**Alternative Transportation: Bicycle Storage & Changing Rooms**	1	
	3			Credit 4.3	**Alternative Transportation: Low-Emitting & Fuel-Efficient Vehicles**	3	
	2			Credit 4.4	**Alternative Transportation: Parking Capacity**	2	
	1			Credit 5.1	**Site Development: Protect and Restore habitat**	1	
1				Credit 5.2	**Site Development: Maximize Open Space**	1	
1				Credit 6.1	**Stormwater Design: Quantity Control**	1	
1				Credit 6.2	**Stormwater Design: Quality Control**	1	
1				Credit 7.1	**Heat Island Effect: Non-Roof**	1	
1				Credit 7.2	**Heat Island Effect: Roof**	1	
		1		Credit 8	**Light Pollution Reduction**	1	

Targeted	Possible	Low Potential	NO				
6		4		**Water Efficiency**		10 Points	
X				Prereq 1	**Water Use Reduction**	Required	
2		2		Credit 1	**Water Efficient Landscaping**	2, 4	
		2		Credit 2	**Innovative Wastewater Technologies**	2	
4				Credit 3	**Water Use Reduction**	2 - 4	

Targeted	Possible	Low Potential	NO				
5	2	10	18	**Energy & Atmosphere**		35 Points	
X				Prereq 1	**Fundamental Commissioning of Building Energy Systems**	Required	
X				Prereq 2	**Minimum Energy Performance**	Required	
X				Prereq 3	**Fundamental Refrigerant Management**	Required	
		1	18	Credit 1	**Optimize Energy Performance**	1 - 19	
		7		Credit 2	**On-Site Renewable Energy**	1 - 7	
2				Credit 3	**Enhanced Commissioning**	2	
	2			Credit 4	**Enhanced Refrigerant Management**	2	
3				Credit 5	**Measurement and Verification**	3	
		2		Credit 6	**Green Power**	2	

Notes:

-Checklists assume that project will be complete before the year 2021, where the sunset period of LEED v3-2009 under the USGBC will be closed and LEED v4 will need to be used.

-Priority Green Expedited Permitting only accessible if LEED Gold is targeted. Further to that elements like 20% reduction from Seattle Code, Green Storm water, etc.

http://www.seattle.gov/dpd/permits/greenbuildingincentives/prioritygreenexpedited/default.htm

-Municipal Code 23.45.526 LEED Standards identify requirements for LEED Silver certification

Targeted	Possible	Low Potential	NO				
4	2	4	4	**Materials & Resources**		14 Points	
X				Prereq 1	**Storage and Collection of Recyclables**	Required	
			3	Credit 1.1	**Building Reuse: Maintain Existing Walls, Floors, and Roof**	1 - 3	
			1	Credit 1.2	**Building Reuse: Maintain Interior Non-Structural Elements**	1	
2				Credit 2	**Construction Waste Management**	1 - 2	
		2		Credit 3	**Materials Reuse**	1 - 2	
1	1			Credit 4	**Recycled Content**	1 - 2	
1	1			Credit 5	**Regional Materials**	1 - 2	
		1		Credit 6	**Rapidly Renewable Materials**	1	
		1		Credit 7	**Certified Wood**	1	

Targeted	Possible	Low Potential	NO				
13	2			**Indoor Environmental Quality**		15 Points	
X				Prereq 1	**Minimum Indoor Air Quality Performance**	Required	
X				Prereq 2	**Environmental Tobacco Smoke (ETS) Control**	Required	
	1			Credit 1	**Outdoor Air Delivery Monitoring**	1	
1				Credit 2	**Increased Ventilation**	1	
1				Credit 3.1	**Construction IAQ Management Plan: During Construction**	1	
1				Credit 3.2	**Construction IAQ Management Plan: Before Occupancy**	1	
1				Credit 4.1	**Low-Emitting Materials: Adhesives and Sealants**	1	
1				Credit 4.2	**Low-Emitting Materials: Paints and Coatings**	1	
1				Credit 4.3	**Low-Emitting Materials: Flooring Systems**	1	
1				Credit 4.4	**Low-Emitting Materials: Composite Wood and Agrifibre Products**	1	
1				Credit 5	**Indoor Chemical and Pollutant Source Control**	1	
1				Credit 6.1	**Controllability of System: Lighting**	1	
	1			Credit 6.2	**Controllability of System: Thermal Comfort**	1	
1				Credit 7.1	**Thermal Comfort: Design**	1	
1				Credit 7.2	**Thermal Comfort: Verification**	1	
1				Credit 8.1	**Daylight and Views: Daylight**	1	
1				Credit 8.2	**Daylight and Views: Views**	1	

Targeted	Possible	Low Potential	NO				
6				**Innovation in Design**		6 Points	
1				Credit 1.1	**Exemplary Performance- SSc2 Development Density**	1	
1				Credit 1.2	**Exemplary Performance- SSc4.1 Public Transportation Access**	1	
1				Credit 1.3	**Exemplary Performance- SSc7.1 Heat island Effect-Nonroof**	1	
1				Credit 1.4	**Green Cleaning**	1	
1				Credit 1.5	**Green Education**	1	
1				Credit 2	**LEED® Accredited Professional**	1	

Targeted	Possible	Low Potential	NO				
1	1	2		**Regional Priority**		4 Points	
		1		Credit 1	**Optimized Energy Performance**	1	
1				Credit 2.1	**Alternative Transportation -Bicycle Storage and Changing Rooms**	1	
	1			Credit 2.2	**Alternative Transportation -Parking Capacity**	1	
		1		Credit 2.3	**Brownfield Re-development/ Building re-sure/ Onsite renewables**	1	

1120 Denny Way LEED ND Prelimenary Scorecard

Registration#/Date:

INTEGRAL GROUP

Print Date 21/01/2016

Targeted	Possible	Low Potential	NO			
14	5	9	0	**Smart Location & Linkage**		28
Y				Prereq	Smart Location	Required
Y				Prereq	Imperiled Species and Ecological Communities	Required
Y				Prereq	WetlandS and Water Body Conservation	Required
Y				Prereq	Agricultural Land Conservation	Required
Y				Prereq	Floodplain Avoidance	Required
5	2	3	0	Credit	Preferred Locations	10
0	0	2	0	Credit	Brownfield Remediation	2
5	1	1	0	Credit	Access to Quality Transit	7
1	0	1	0	Credit	Bicycle Facilities	2
2	0	1	0	Credit	Housing and Jobs Proximity	3
0	0	1	0	Credit	Steep Slope Protection	1
1	0	0	0	Credit	Site Design for Habitat or Wetland and Water Body Conservation	1
0	1	0	0	Credit	Restoration of Habitat or Wetlands and Water Bodies	1
0	1	0	0	Credit	Long-Term Conservation Management of Habitat or Wetlands and Water Bodies	1

Targeted	Possible	Low Potential	NO			
17	9	15	0	**Neighborhood Pattern & Design**		41
Y				Prereq	Walkable Streets	Required
Y				Prereq	Compact Development	Required
Y				Prereq	Connected and Open Community	Required
5	1	3	0	Credit	Walkable Streets	9
4	1	1	0	Credit	Compact Development	6
2	1	1	0	Credit	Mixed-Use Neighborhoods	4
0	2	5	0	Credit	Housing Types and Affordability	7
1	0	0	0	Credit	Reduced Parking Footprint	1
1	0	1	0	Credit	Connected and Open Community	2
0	1	0	0	Credit	Transit Facilities	1
0	1	1	0	Credit	Transportation Demand Management	2
1	0	0	0	Credit	Access to Civic & Public Space	1
1	0	0	0	Credit	Access to Recreation Facilities	1
0	1	0	0	Credit	Visitability and Universal Design	1
0	0	2	0	Credit	Community Outreach and Involvement	2
0	1	0	0	Credit	Local Food Production	1
2	0	0	0	Credit	Tree-Lined and Shaded Streetscapes	2
0	0	1	0	Credit	Neighborhood Schools	1

Targeted	Possible	Low Potential	NO			
10	9	10	2	**Green Infrastructure & Buildings**		31
Y				Prereq	Certified Green Building	Required
Y				Prereq	Minimum Building Energy Performance	Required
Y				Prereq	Indoor Water Use Reduction	Required
Y				Prereq	Construction Activity Pollution Prevention	Required
1	4	0	0	Credit	Certified Green Buildings	5
0	2	0	0	Credit	Optimize Building Energy Performance	2
0	1	0	0	Credit	Indoor Water Use Reduction	1
2	0	0	0	Credit	Outdoor Water Use Reduction	2
0	0	0	1	Credit	Building Reuse	1
2	0	0	0	Credit	Historic Resource Preservation and Adaptive Reuse	2
1	0	0	0	Credit	Minimized Site Disturbance	1
0	0	4	0	Credit	Rainwater Management	4
1	0	0	0	Credit	Heat Island Reduction	1
0	0	0	1	Credit	Solar Orientation	1
0	0	3	0	Credit	Renewable Energy Production	3
0	2	0	0	Credit	District Heating and Cooling	2
1	0	0	0	Credit	Infrastructure Energy Efficiency	1
0	0	2	0	Credit	Wastewater Management	2
1	0	0	0	Credit	Recycled and Reused Infrastructure	1
1	0	0	0	Credit	Solid Waste Management	1
0	0	1	0	Credit	Light Pollution Reduction	1

Targeted	Possible	Low Potential	NO			
3	2	1	0	**Innovation & Design Process**		6
1	0	0	0	Credit	Green Education	1
1	0	0	0	Credit	Organic Landscape Management	1
0	1	0	0	Credit	Tree Lined and Shaded Streets- Exemplary Performance	1
0	1	0	0	Credit	Heat Island Reduction- Exemplary Performance	1
0	0	1	0	Credit	Innovation	1
1	0	0	0	Credit	LEED® Accredited Professional	1

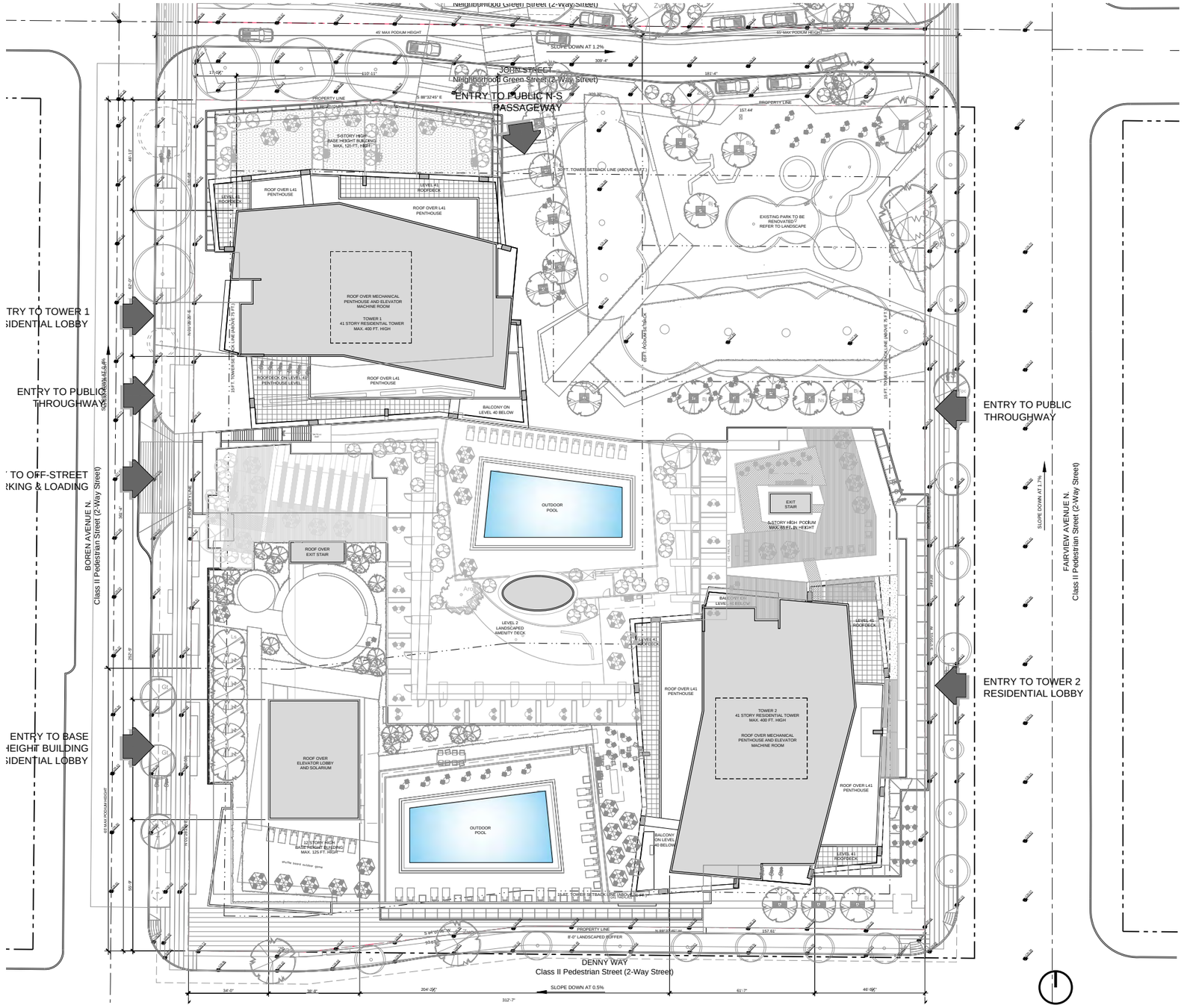
Targeted	Possible	Low Potential	NO			
0	0	4	0	**Regional Priority Credits**		4
0	0	1	0	Credit	Regional Priority Credit: Region Defined	1
0	0	1	0	Credit	Regional Priority Credit: Region Defined	1
0	0	1	0	Credit	Regional Priority Credit: Region Defined	1
0	0	1	0	Credit	Regional Priority Credit: Region Defined	1

44	25	39	2	**Project Totals (Certification estimates)**	110

Certified: 40-49 points, **Silver:** 50-59 points, **Gold:** 60-79 points, **Platinum:** 80+ points

Site Plan

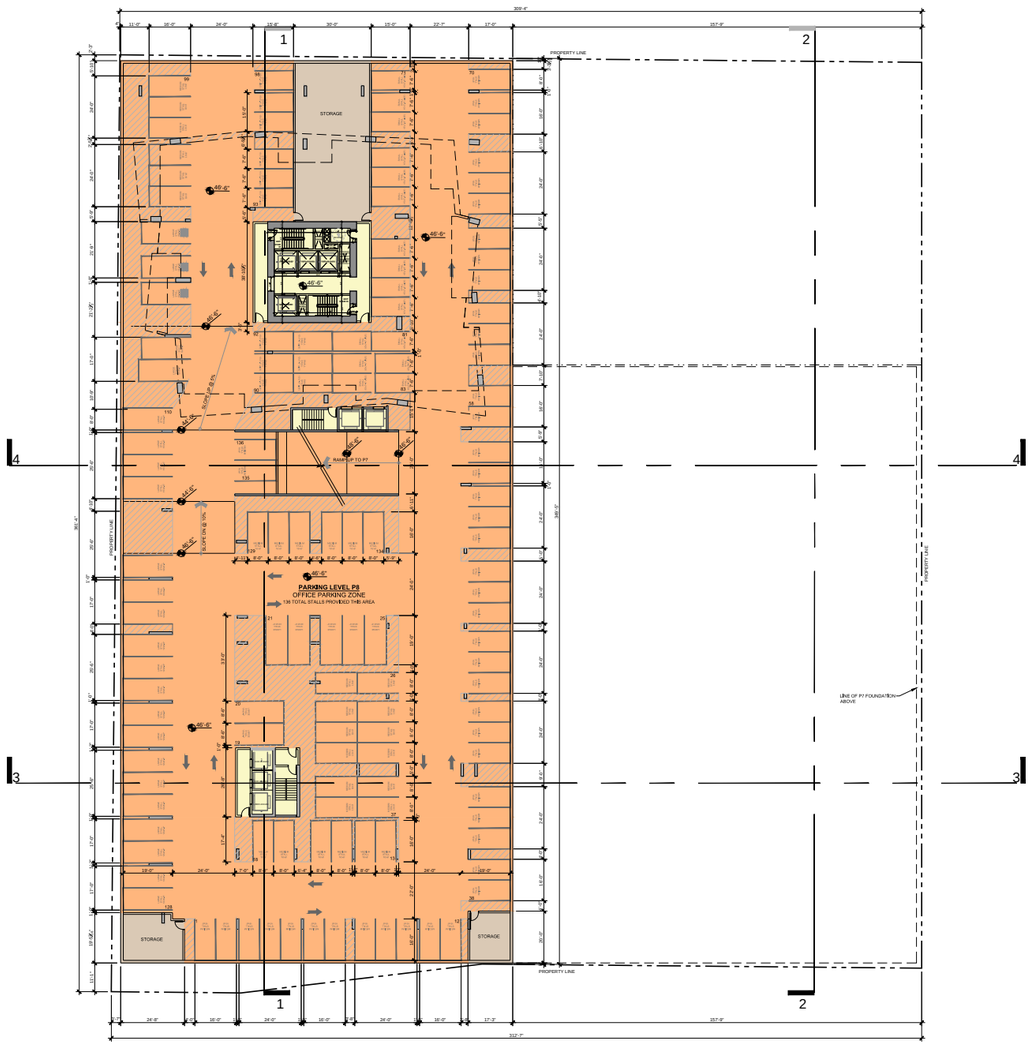
* drawing not to scale



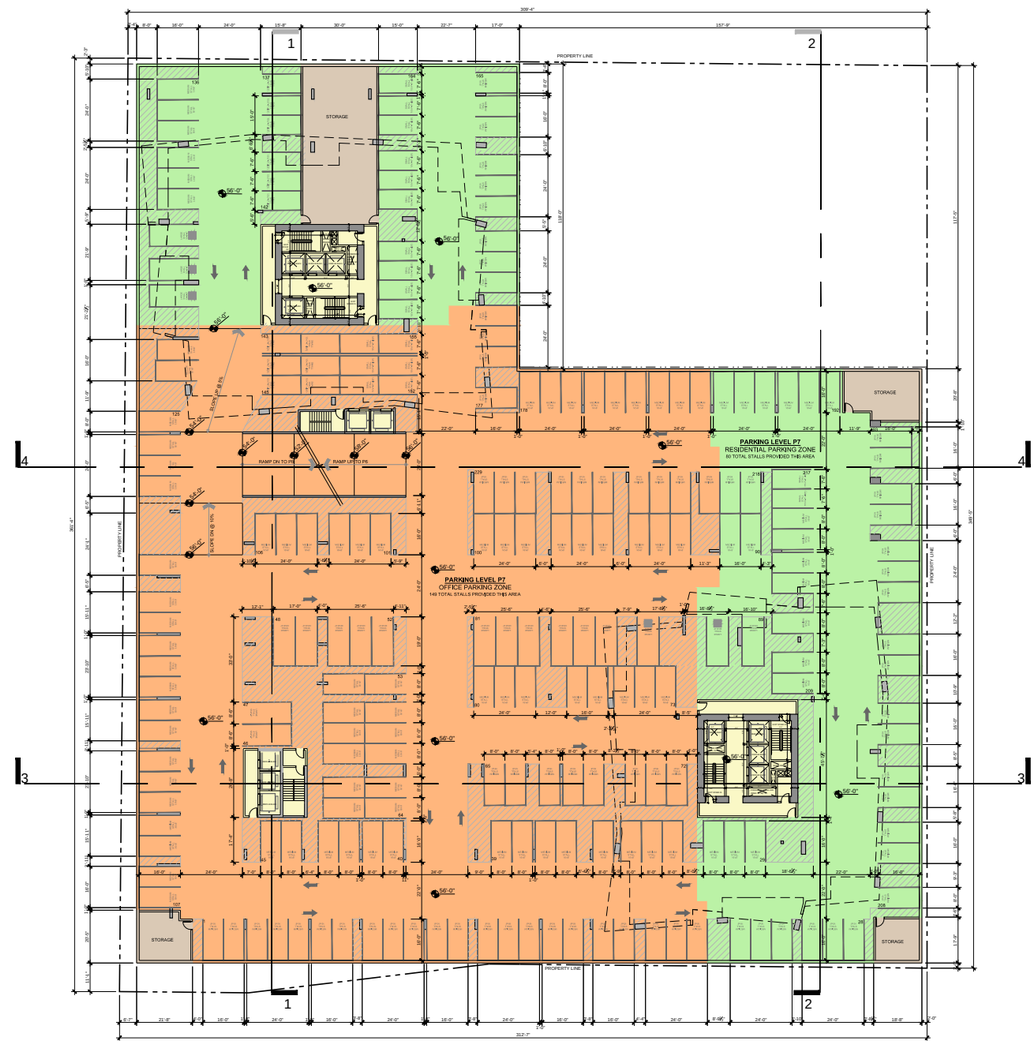
CHRIS DIKEAKOS ARCHITECTS INC

P8 and P7 Underground Parking Level

* drawing not to scale



Level P8 Underground Parking

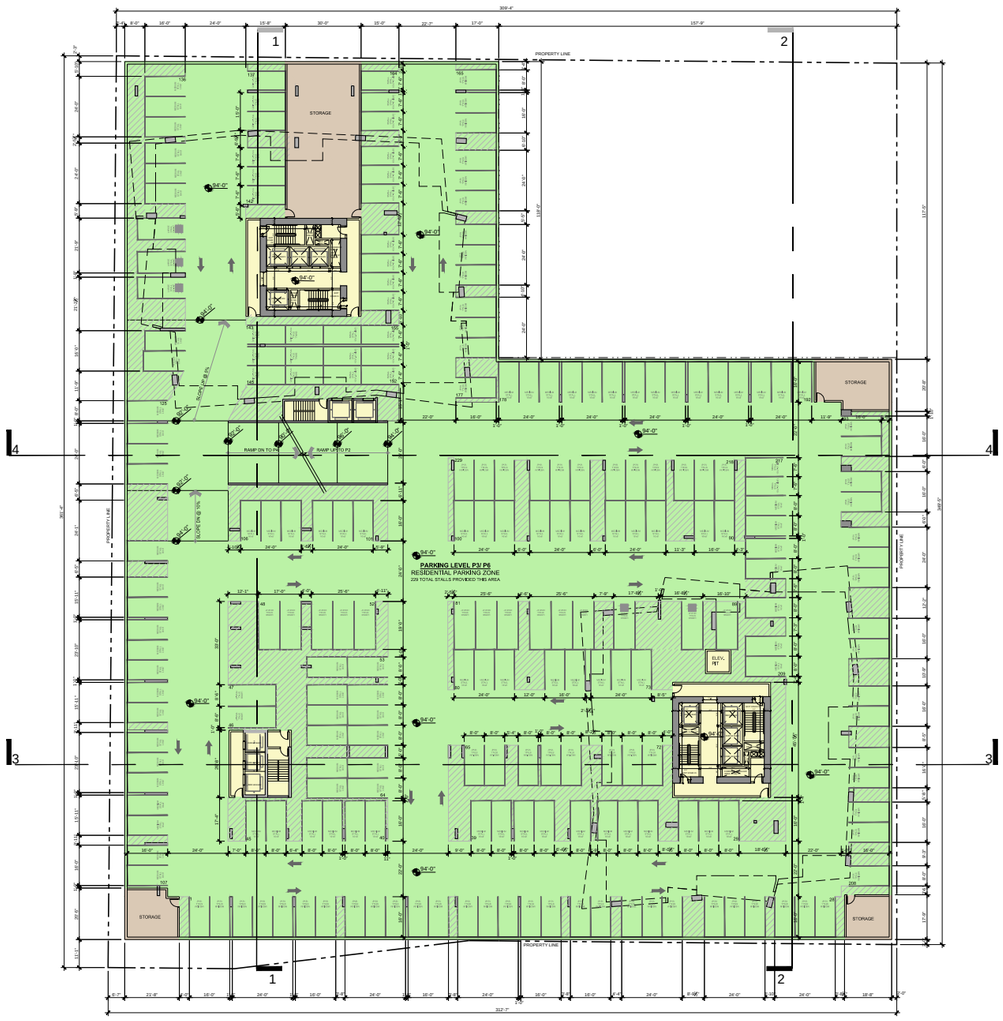


Level P7 Underground Parking

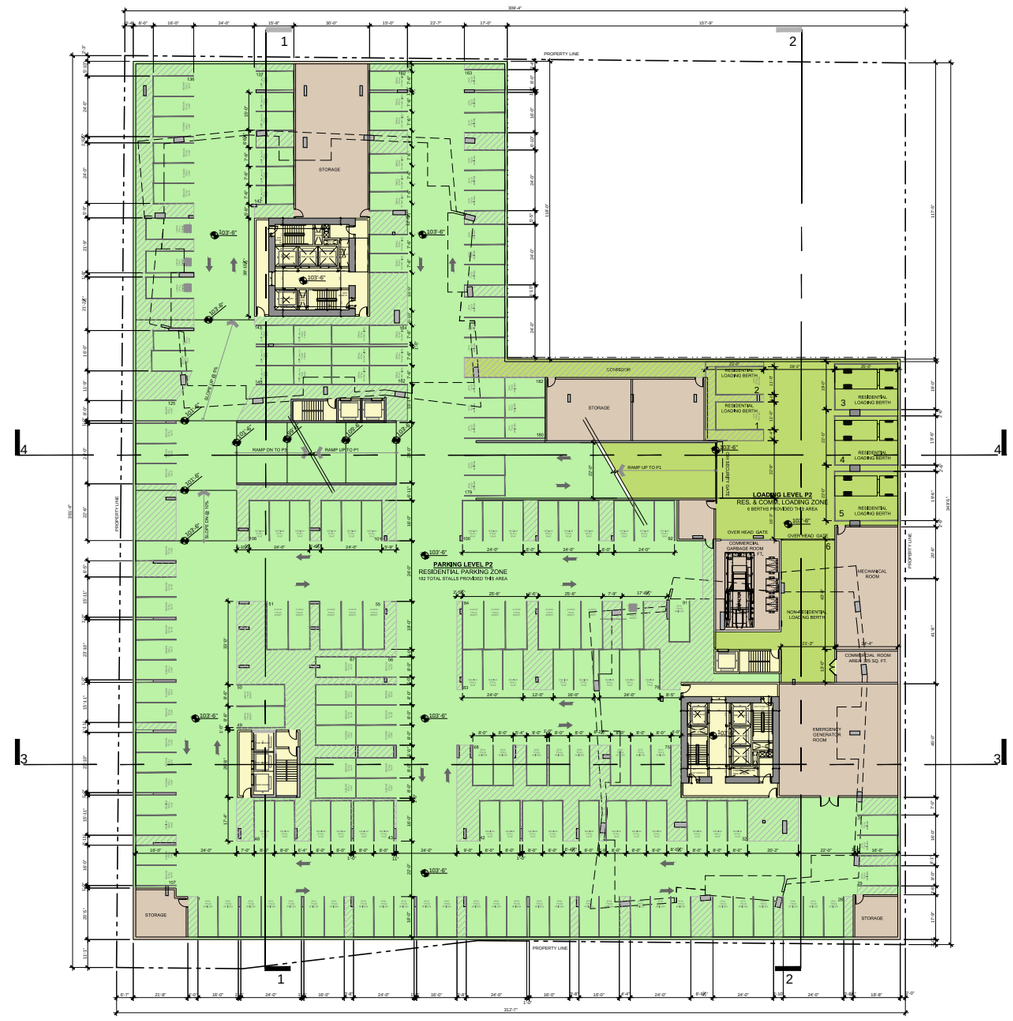
- RESIDENTIAL UNITS
- RESIDENTIAL COMMON
- RESIDENTIAL AMENITY
- COMMERCIAL RETAIL
- COMMERCIAL COMMON
- RESIDENTIAL PARKING
- COMMERCIAL PARKING
- OFFICE PARKING
- LOADING
- SERVICE

P3 - P6 and P2 Underground Parking Level

* drawing not to scale



Level P3 - P6 Underground Parking



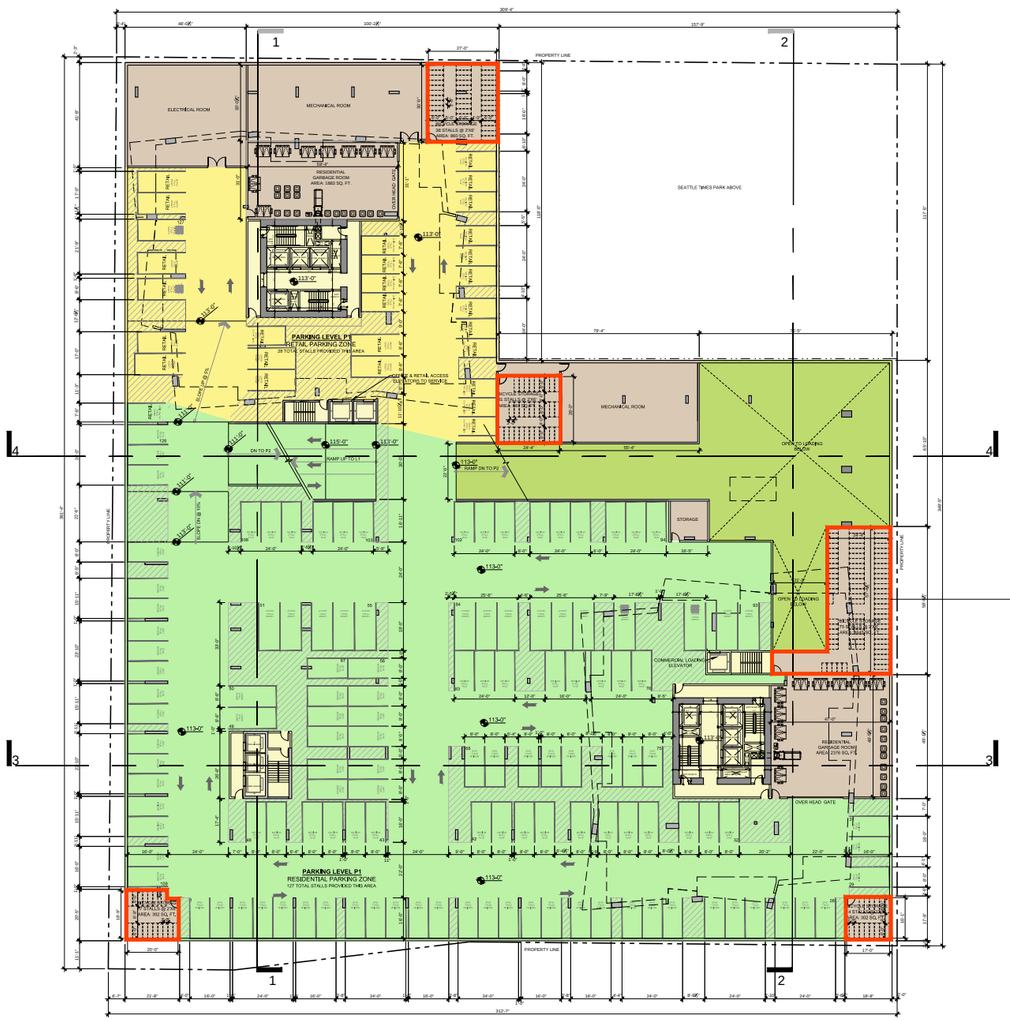
Level P2 Underground Parking

- RESIDENTIAL UNITS
- RESIDENTIAL COMMON
- RESIDENTIAL AMENITY
- COMMERCIAL RETAIL
- COMMERCIAL COMMON
- RESIDENTIAL PARKING
- COMMERCIAL PARKING
- OFFICE PARKING
- LOADING
- SERVICE

CHRIS DIKEAKOS ARCHITECTS INC

P1 Underground Parking Level

* drawing not to scale



Level P1 Underground Parking

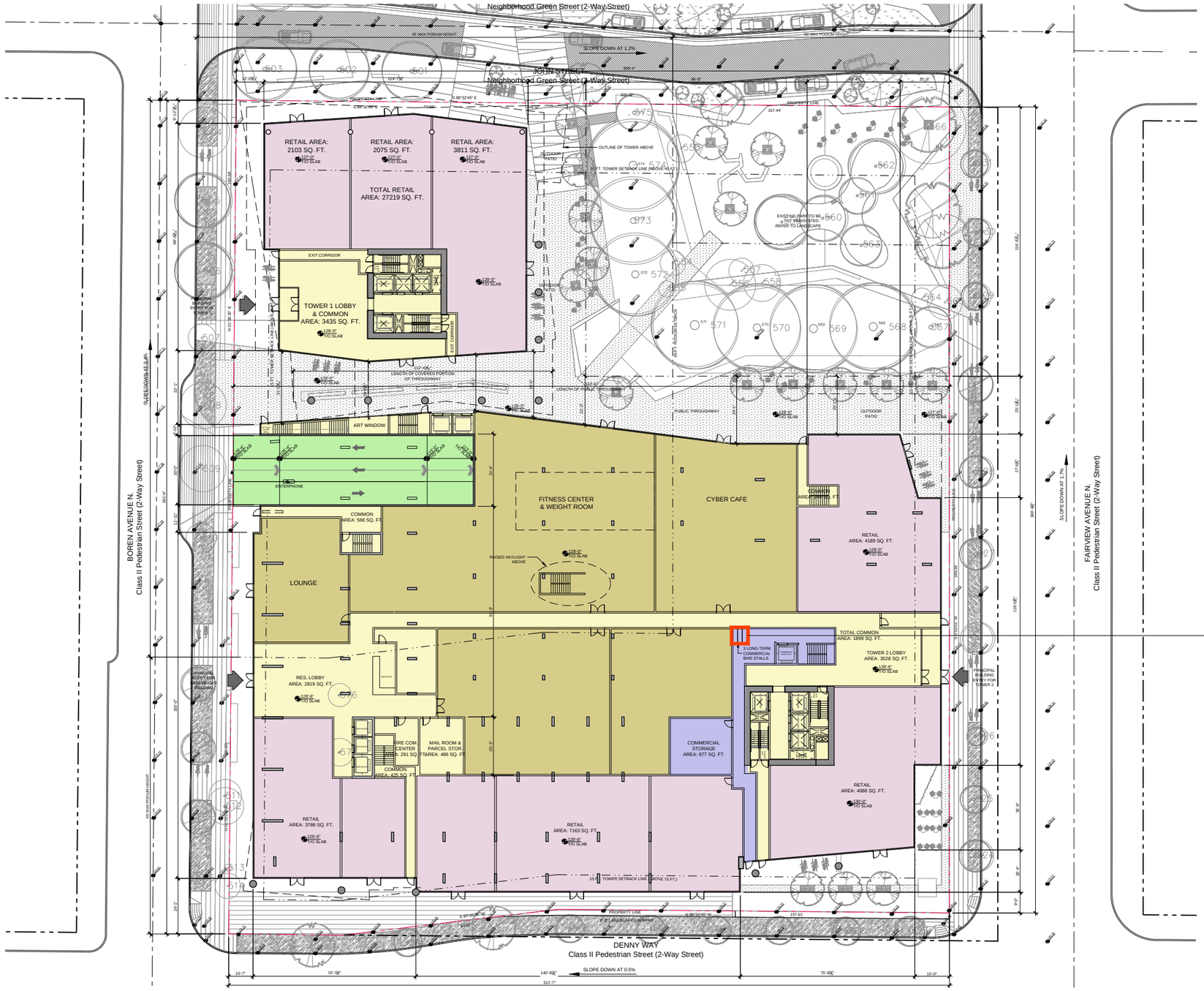
LONG-TERM RESIDENTIAL BIKE STORAGE LOCKERS

LOCATION OF BICYCLE REPAIR FACILITY

RESIDENTIAL UNITS
RESIDENTIAL COMMON
RESIDENTIAL AMENITY
COMMERCIAL RETAIL
COMMERCIAL COMMON
RESIDENTIAL PARKING
COMMERCIAL PARKING
OFFICE PARKING
LOADING
SERVICE

Level 1 Floor Plan

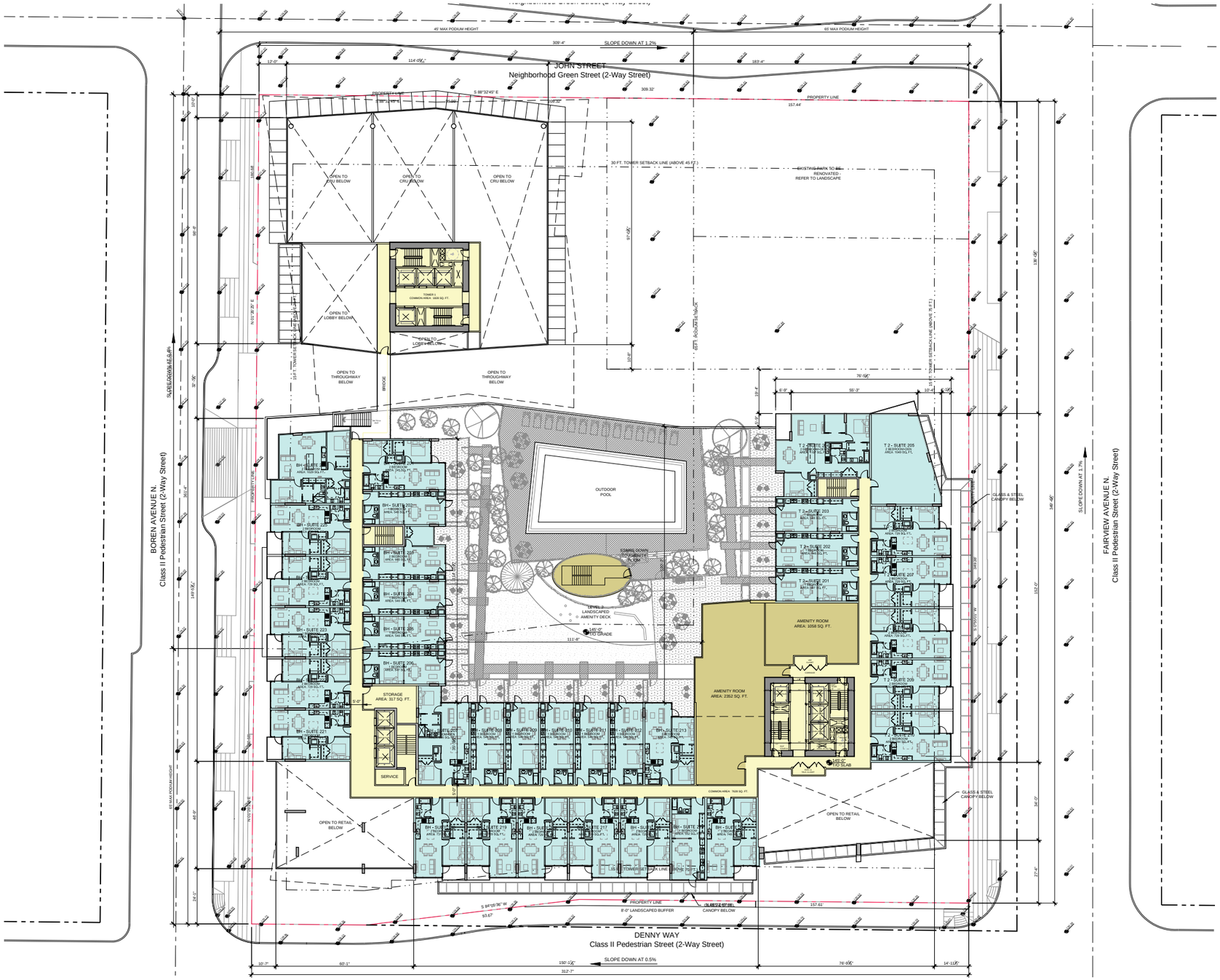
* drawing not to scale



CHRIS DIKEAKOS ARCHITECTS INC

Level 2 Floor Plan

* drawing not to scale



Level 3 Floor Plan

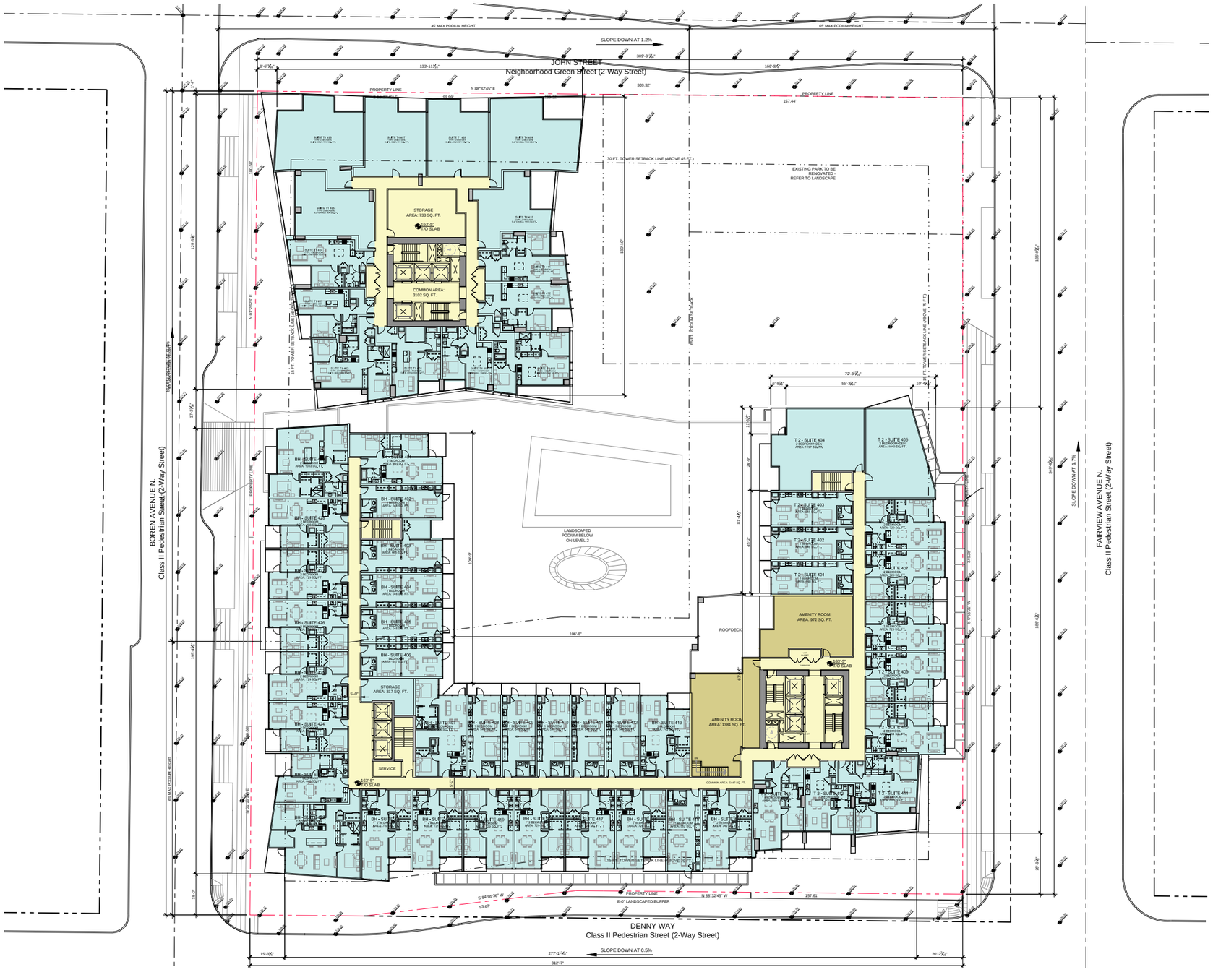
* drawing not to scale

RESIDENTIAL UNITS
RESIDENTIAL COMMON
RESIDENTIAL AMENITY
COMMERCIAL RETAIL
COMMERCIAL COMMON
RESIDENTIAL PARKING
COMMERCIAL PARKING
OFFICE PARKING
LOADING
SERVICE

CHRIS DIKEAKOS ARCHITECTS INC
onni group
eta

Level 4 Floor Plan

* drawing not to scale



Level 5 Floor Plan

* drawing not to scale

	RESIDENTIAL UNITS
	RESIDENTIAL COMMON
	RESIDENTIAL AMENITY
	COMMERCIAL RETAIL
	COMMERCIAL COMMON
	RESIDENTIAL PARKING
	COMMERCIAL PARKING
	OFFICE PARKING
	LOADING
	SERVICE

CHRIS DIKEAKOS ARCHITECTS INC

Level 6 Floor Plan

* drawing not to scale

RESIDENTIAL UNITS
RESIDENTIAL COMMON
RESIDENTIAL AMENITY
COMMERCIAL RETAIL
COMMERCIAL COMMON
RESIDENTIAL PARKING
COMMERCIAL PARKING
OFFICE PARKING
LOADING
SERVICE

Levels 7 - 10 Floor Plan

* drawing not to scale

RESIDENTIAL UNITS
RESIDENTIAL COMMON
RESIDENTIAL AMENITY
COMMERCIAL RETAIL
COMMERCIAL COMMON
RESIDENTIAL PARKING
COMMERCIAL PARKING
OFFICE PARKING
LOADING
SERVICE

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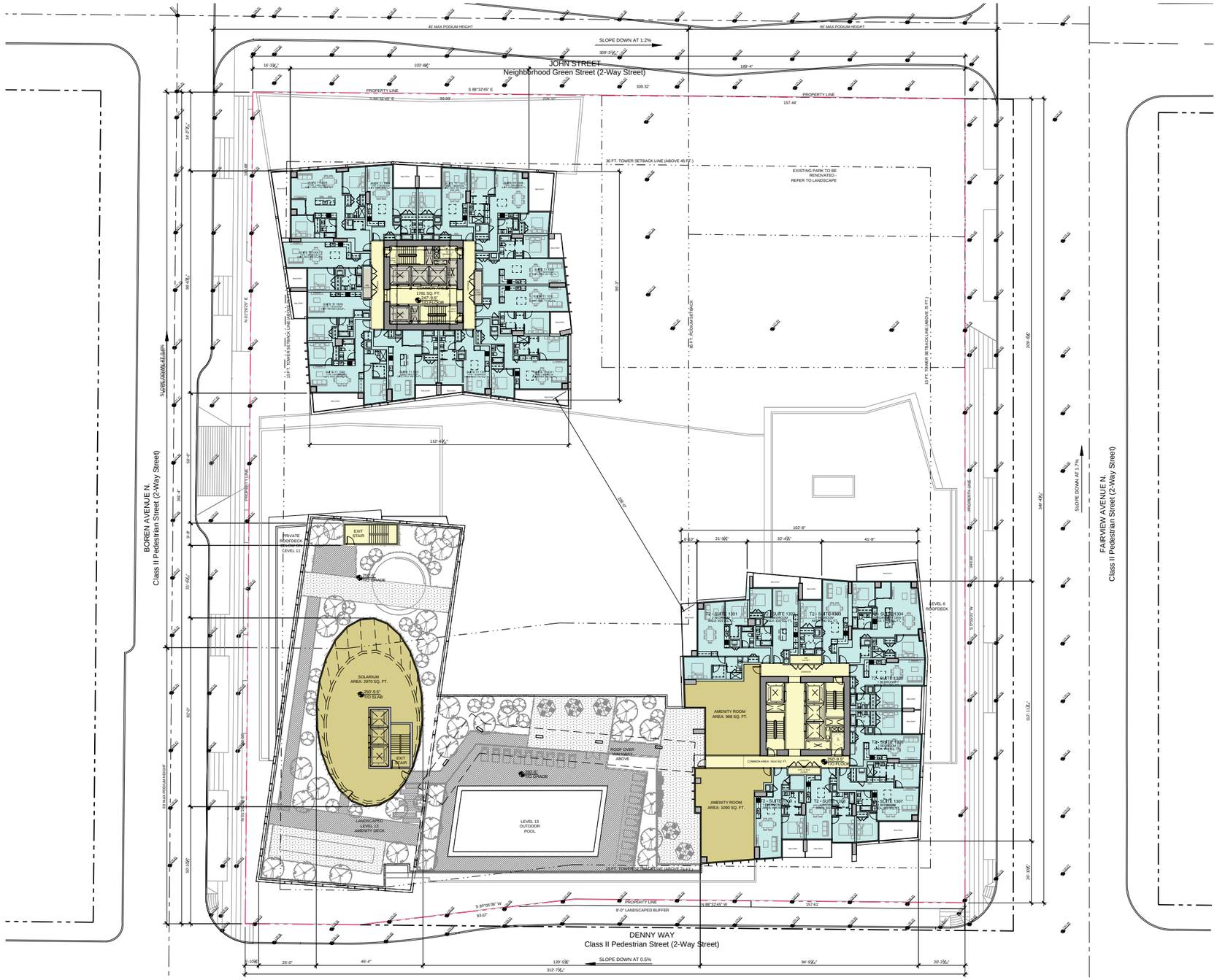
Levels 11 - 12 Floor Plan

* drawing not to scale

RESIDENTIAL UNITS
RESIDENTIAL COMMON
RESIDENTIAL AMENITY
COMMERCIAL RETAIL
COMMERCIAL COMMON
RESIDENTIAL PARKING
COMMERCIAL PARKING
OFFICE PARKING
LOADING
SERVICE

Level 13 Floor Plan

* drawing not to scale



RESIDENTIAL UNITS
RESIDENTIAL COMMON
RESIDENTIAL AMENITY
COMMERCIAL RETAIL
COMMERCIAL COMMON
RESIDENTIAL PARKING
COMMERCIAL PARKING
OFFICE PARKING
LOADING
SERVICE

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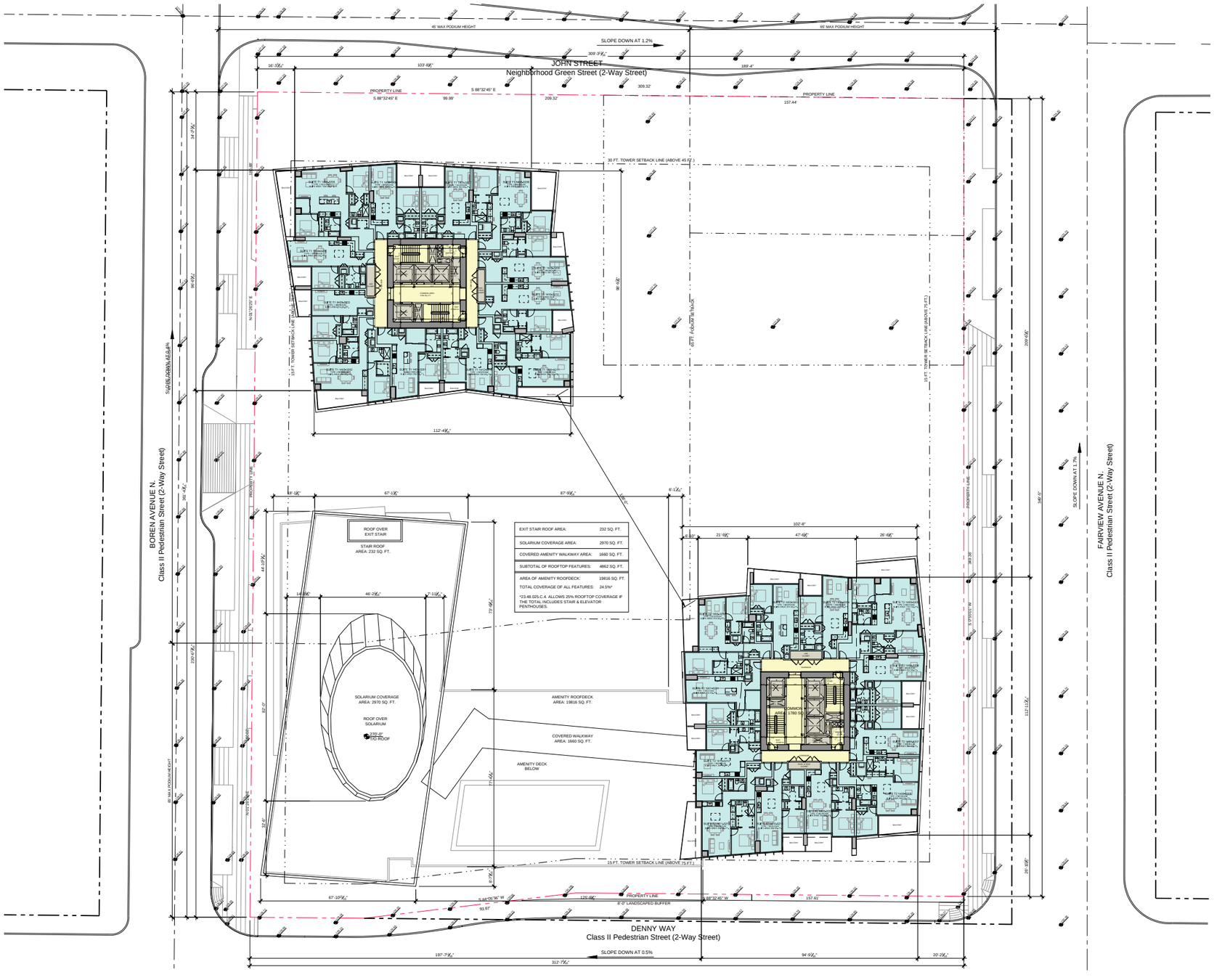
Levels 14 - 32 Floor Plan

* drawing not to scale



Levels 33 - 39 Floor Plan

* drawing not to scale

RESIDENTIAL UNITS
RESIDENTIAL COMMON
RESIDENTIAL AMENITY
COMMERCIAL RETAIL
COMMERCIAL COMMON
RESIDENTIAL PARKING
COMMERCIAL PARKING
OFFICE PARKING
LOADING
SERVICE

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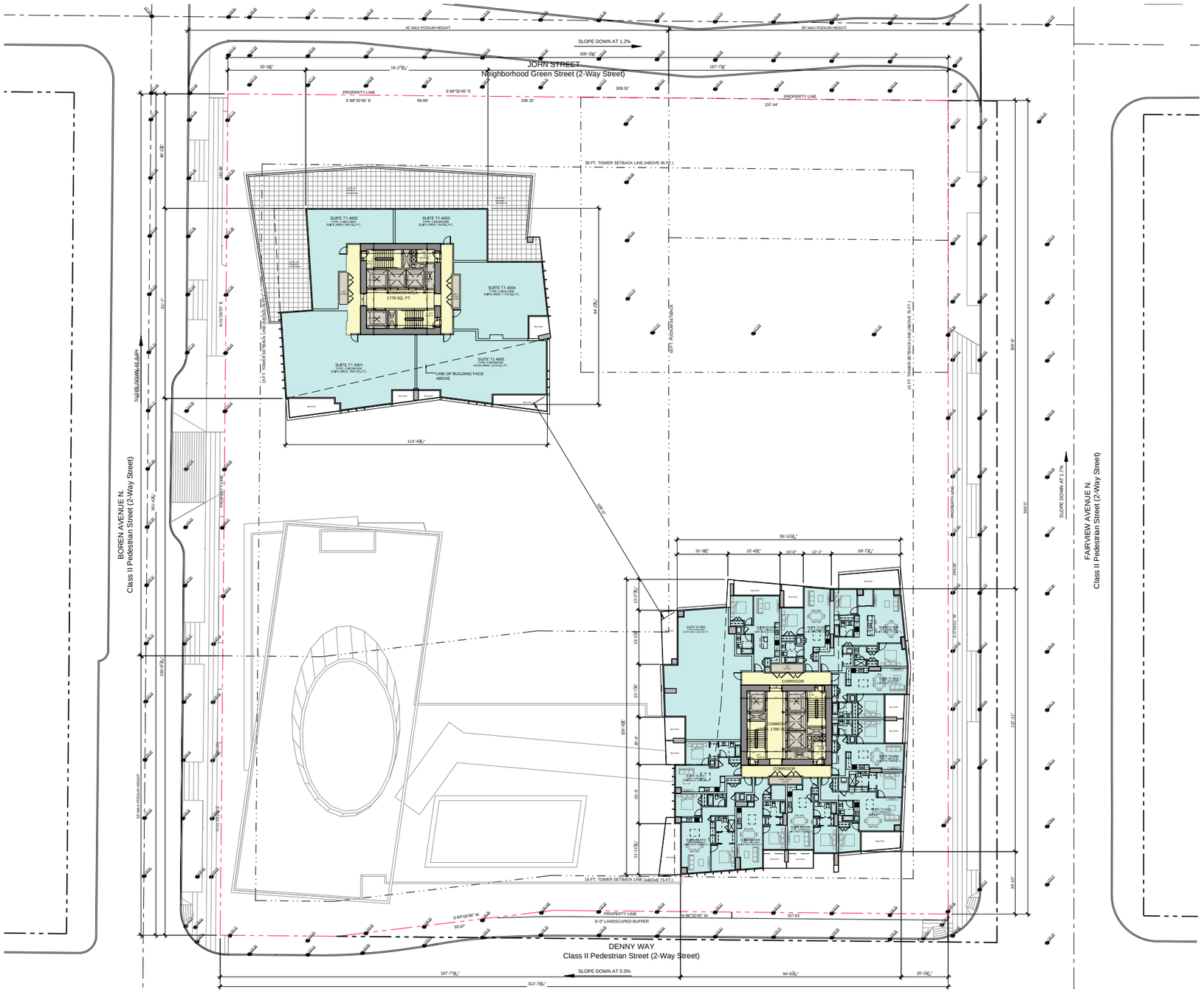
Level 40 Floor Plan

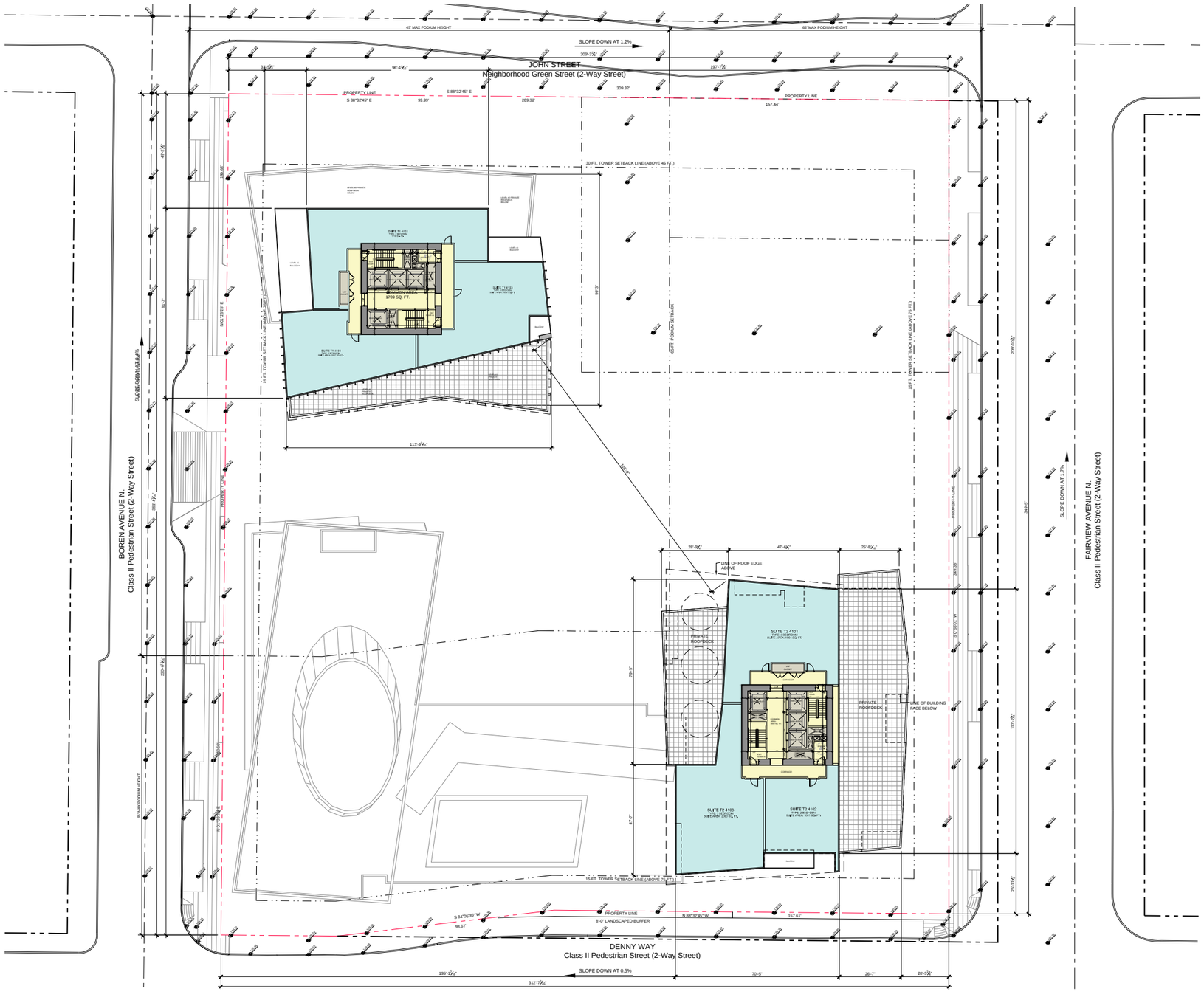
* drawing not to scale



RESIDENTIAL UNITS
RESIDENTIAL COMMON
RESIDENTIAL AMENITY
COMMERCIAL RETAIL
COMMERCIAL COMMON
RESIDENTIAL PARKING
COMMERCIAL PARKING
OFFICE PARKING
LOADING
SERVICE

Penthouse Level 41 Floor Plan

* drawing not to scale



RESIDENTIAL UNITS
RESIDENTIAL COMMON
RESIDENTIAL AMENITY
COMMERCIAL RETAIL
COMMERCIAL COMMON
RESIDENTIAL PARKING
COMMERCIAL PARKING
OFFICE PARKING
LOADING
SERVICE

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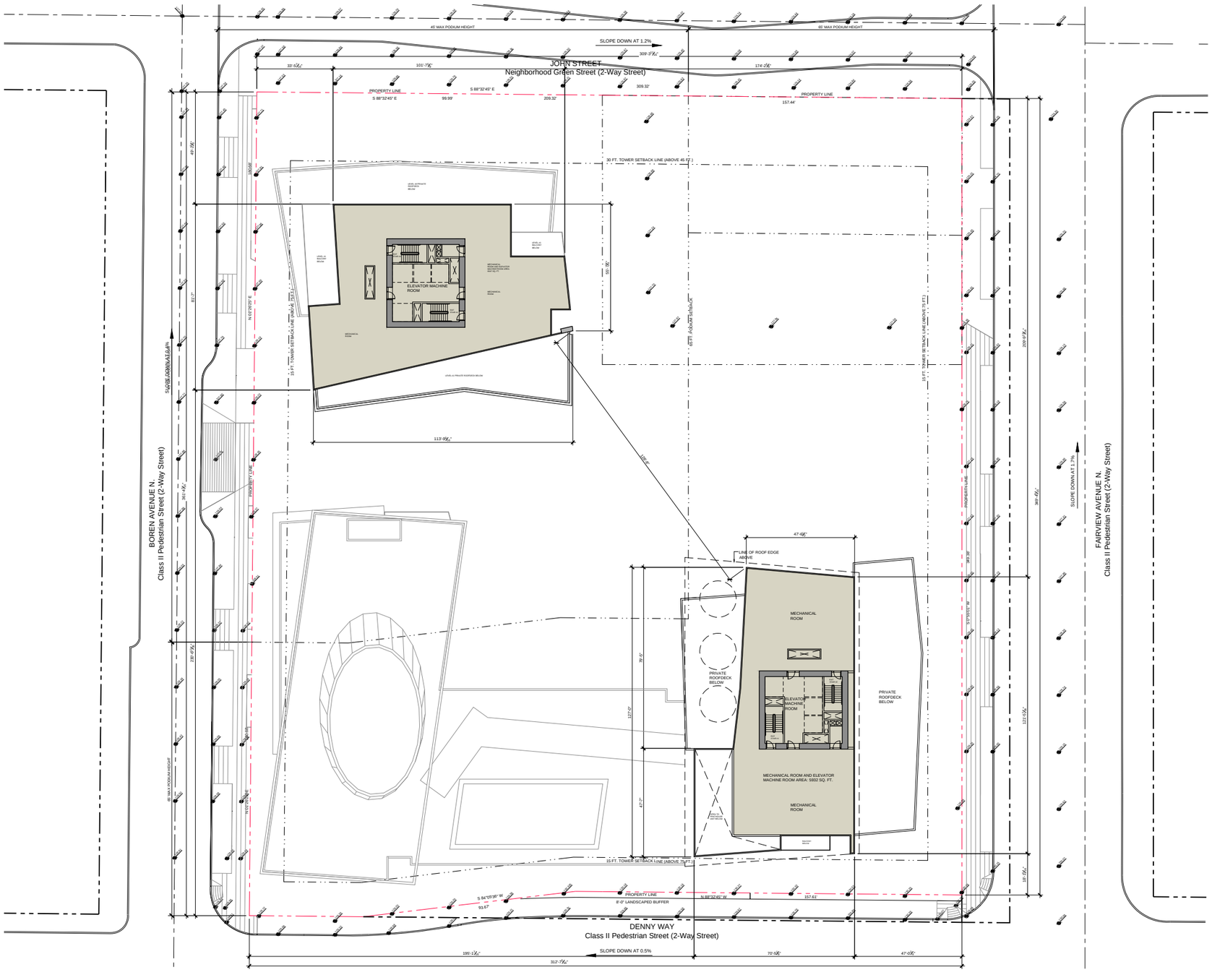
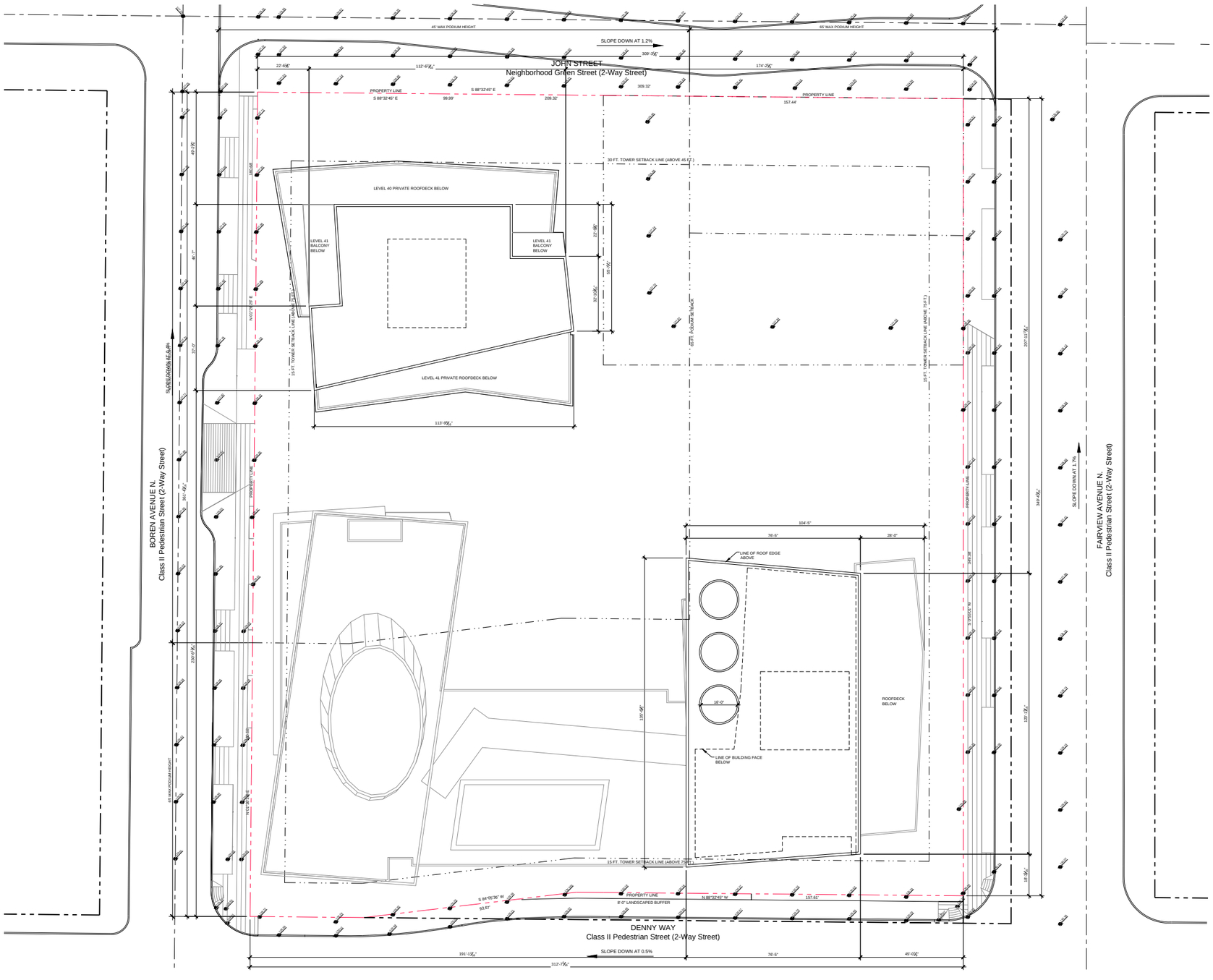
Mechanical Floor Plan

* drawing not to scale



Roof Plan

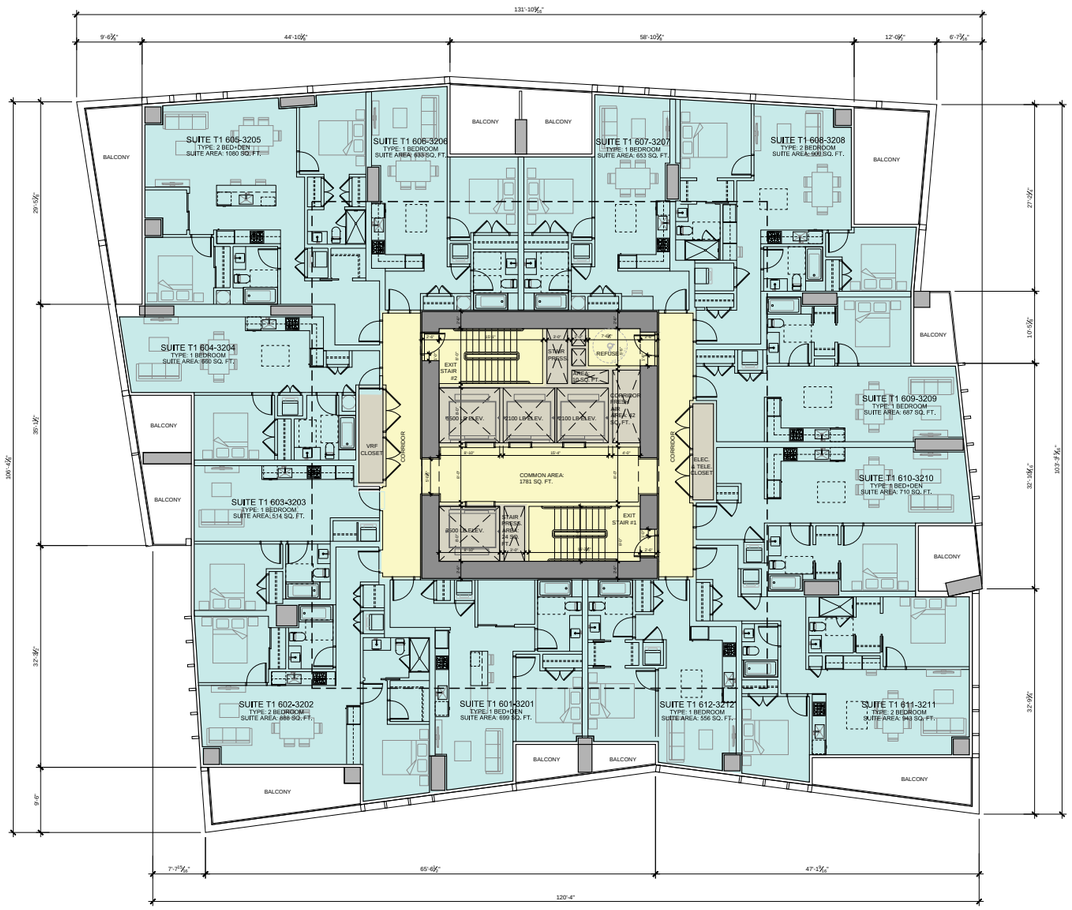
* drawing not to scale



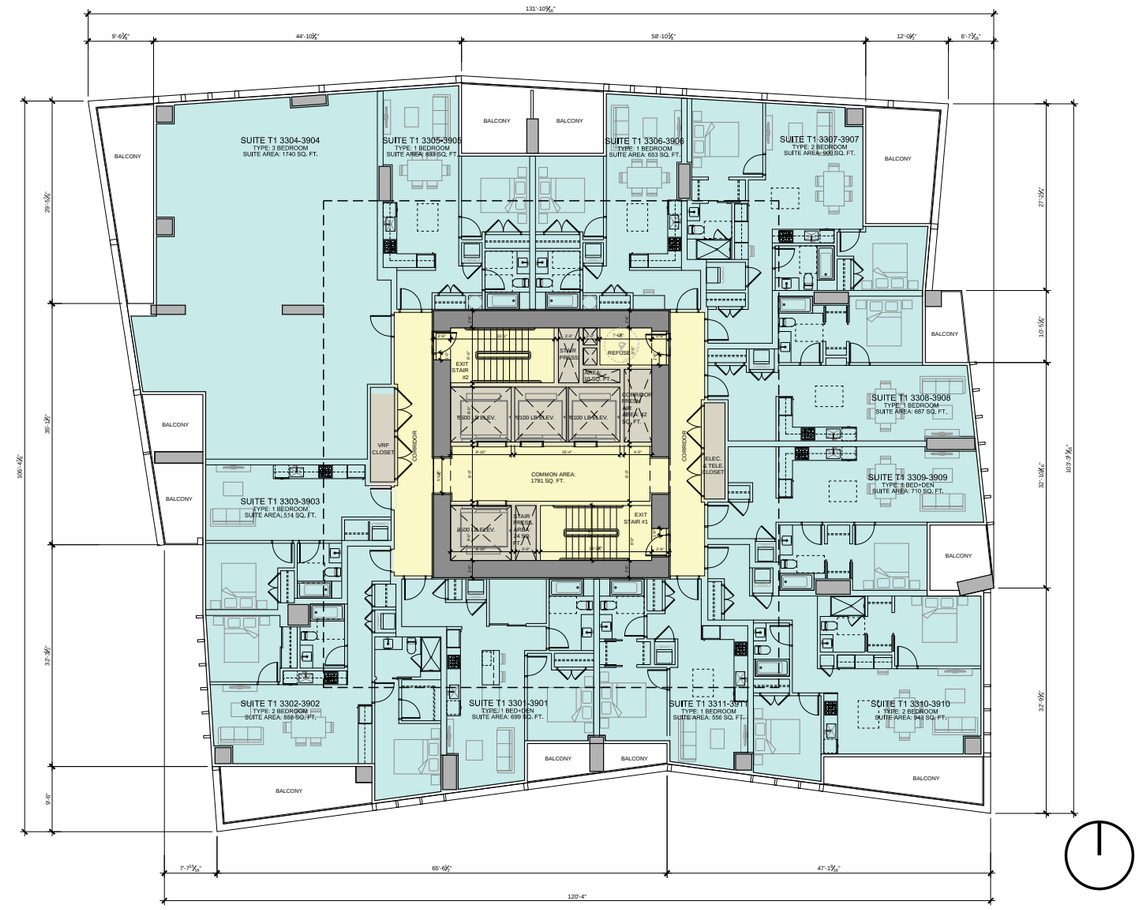
CHRIS DIKEAKOS ARCHITECTS INC

Tower 1 - Levels 6-32 & 33-39 Floor Plan

* drawing not to scale



Levels 6-32 Floor Plan

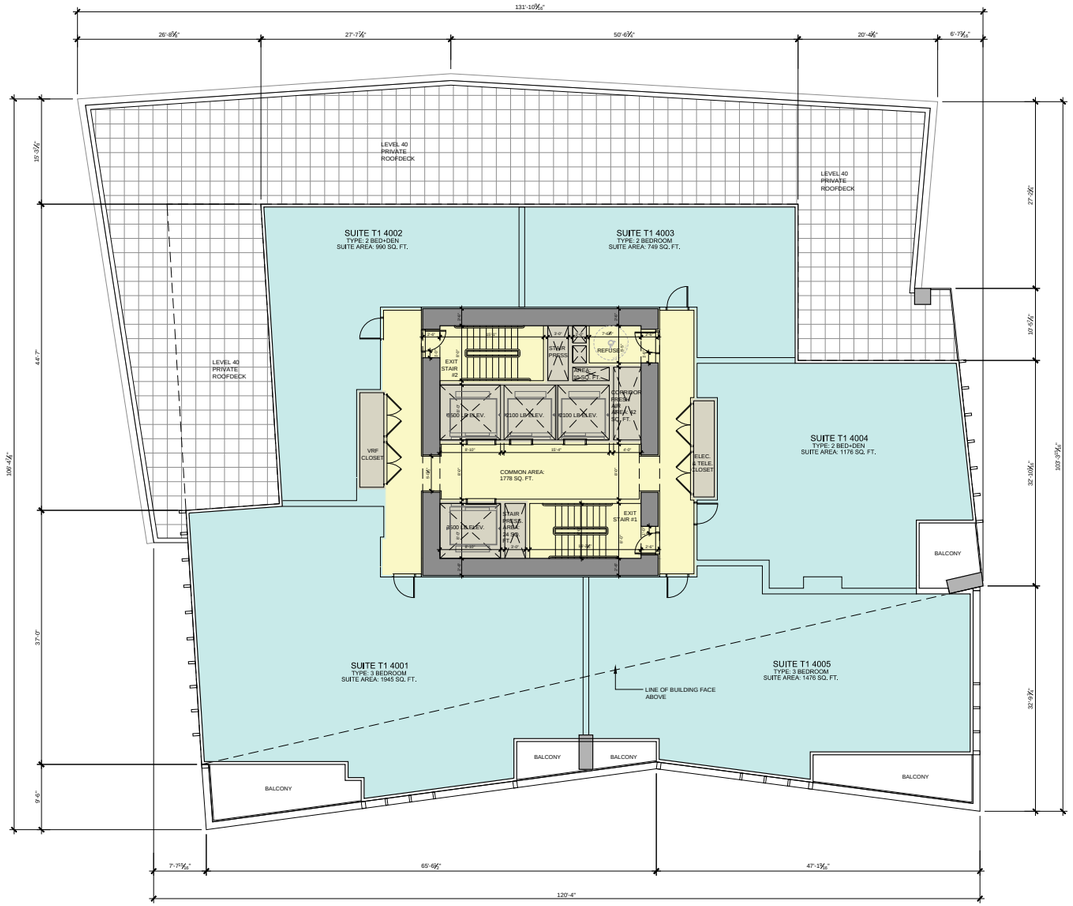


Levels 33-39 Floor Plan

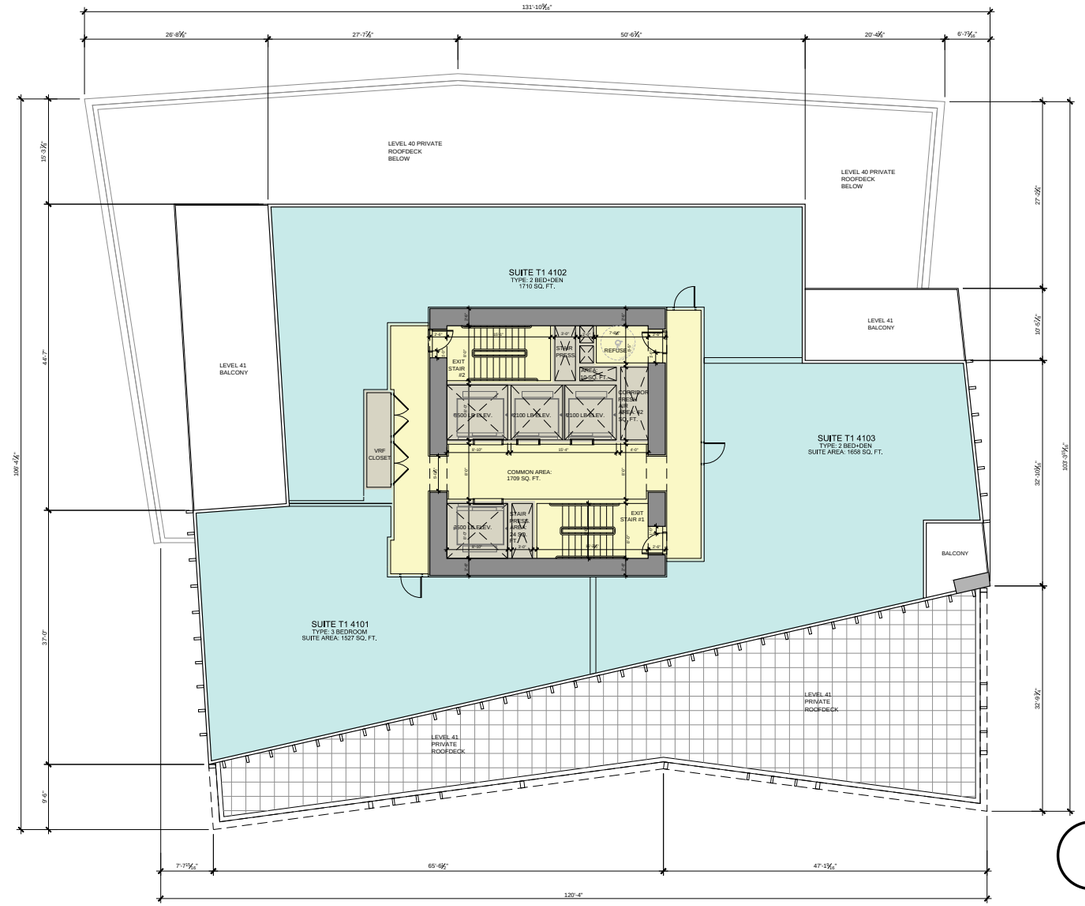
- RESIDENTIAL UNITS
- RESIDENTIAL COMMON
- RESIDENTIAL AMENITY
- COMMERCIAL RETAIL
- COMMERCIAL COMMON
- RESIDENTIAL PARKING
- COMMERCIAL PARKING
- OFFICE PARKING
- LOADING
- SERVICE

Tower 1 - Levels 40 & 41 Floor Plan

* drawing not to scale



Level 40 Floor Plan



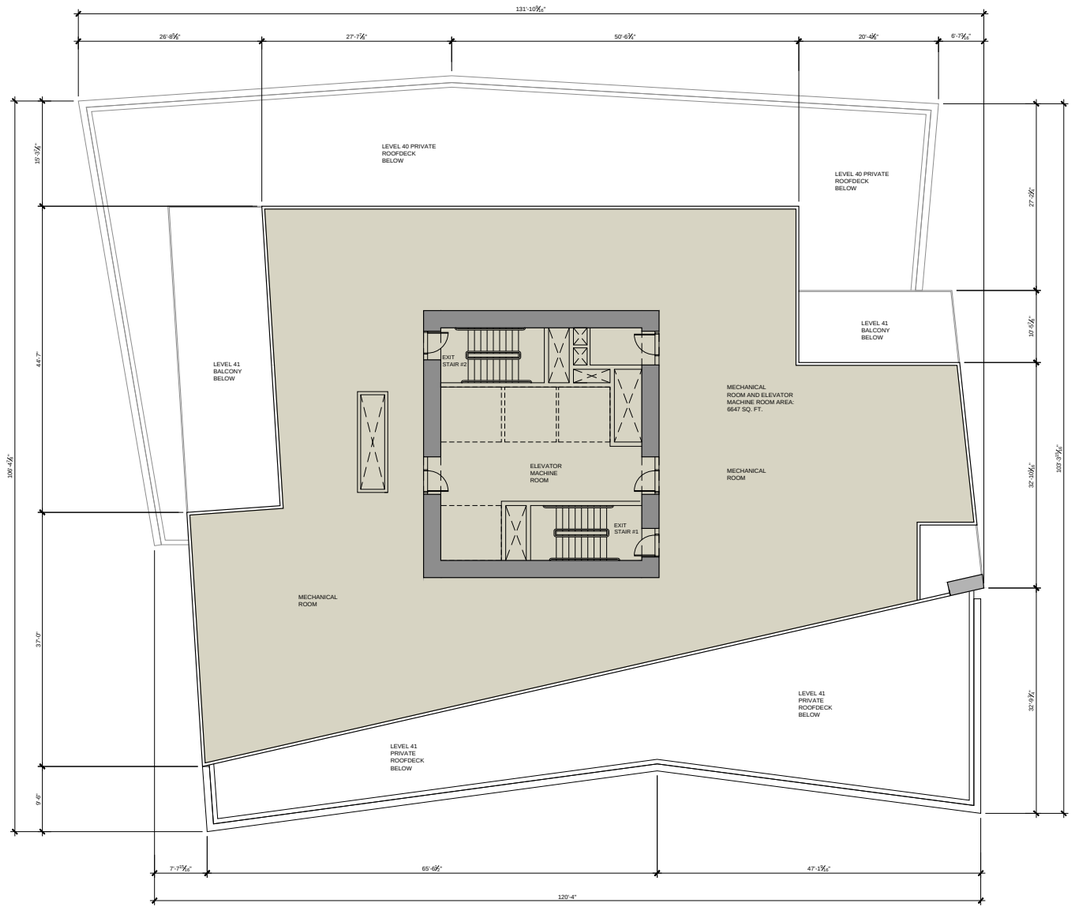
Level 41 Floor Plan

- RESIDENTIAL UNITS
- RESIDENTIAL COMMON
- RESIDENTIAL AMENITY
- COMMERCIAL RETAIL
- COMMERCIAL COMMON
- RESIDENTIAL PARKING
- COMMERCIAL PARKING
- OFFICE PARKING
- LOADING
- SERVICE

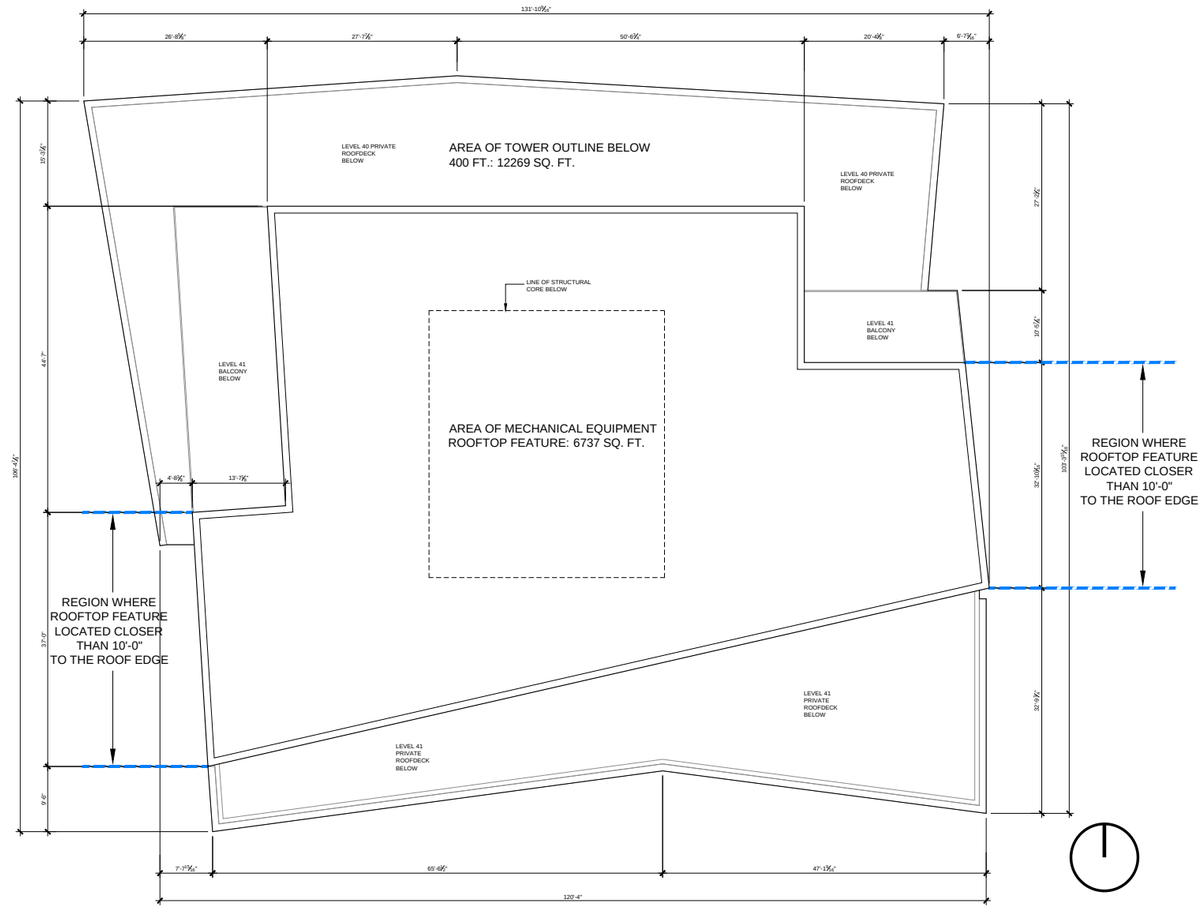
CHRIS DIKEAKOS ARCHITECTS INC

Tower 1 - Mech. Room & Roof Plan

* drawing not to scale



Mech. Room Floor Plan

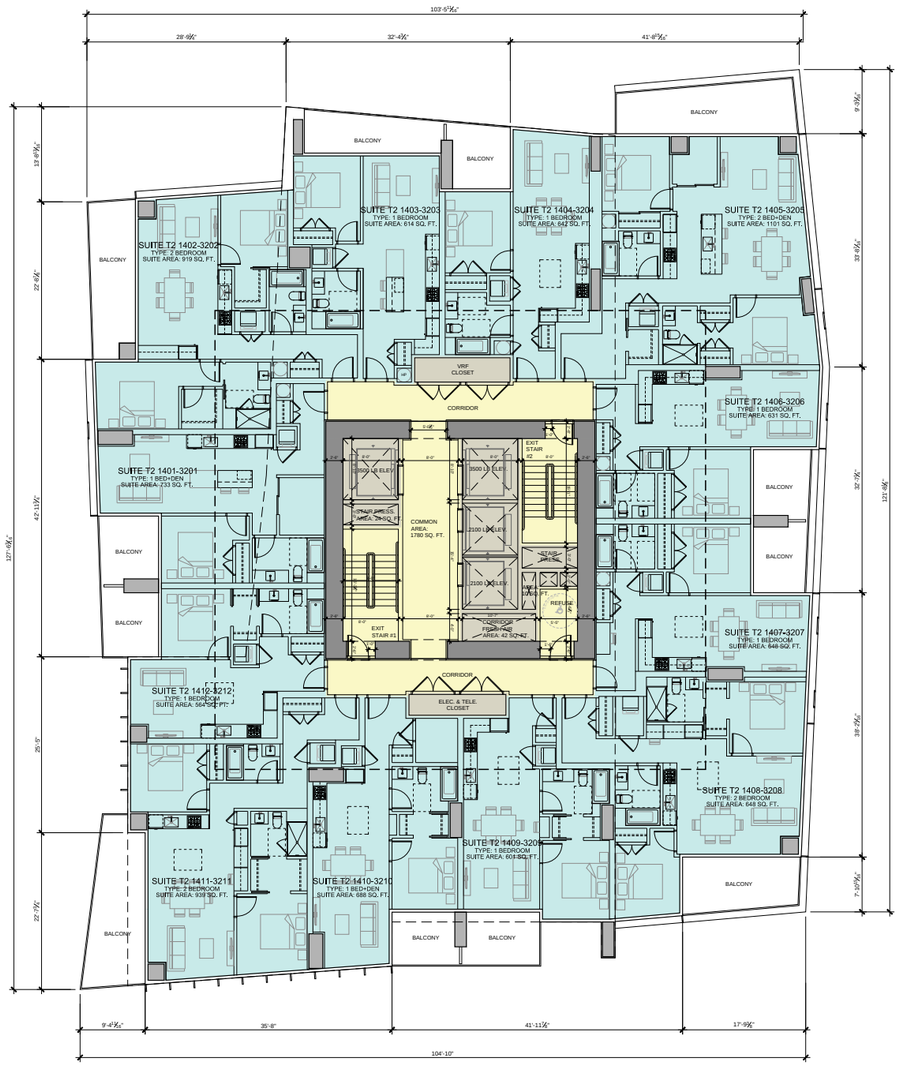


Roof Plan

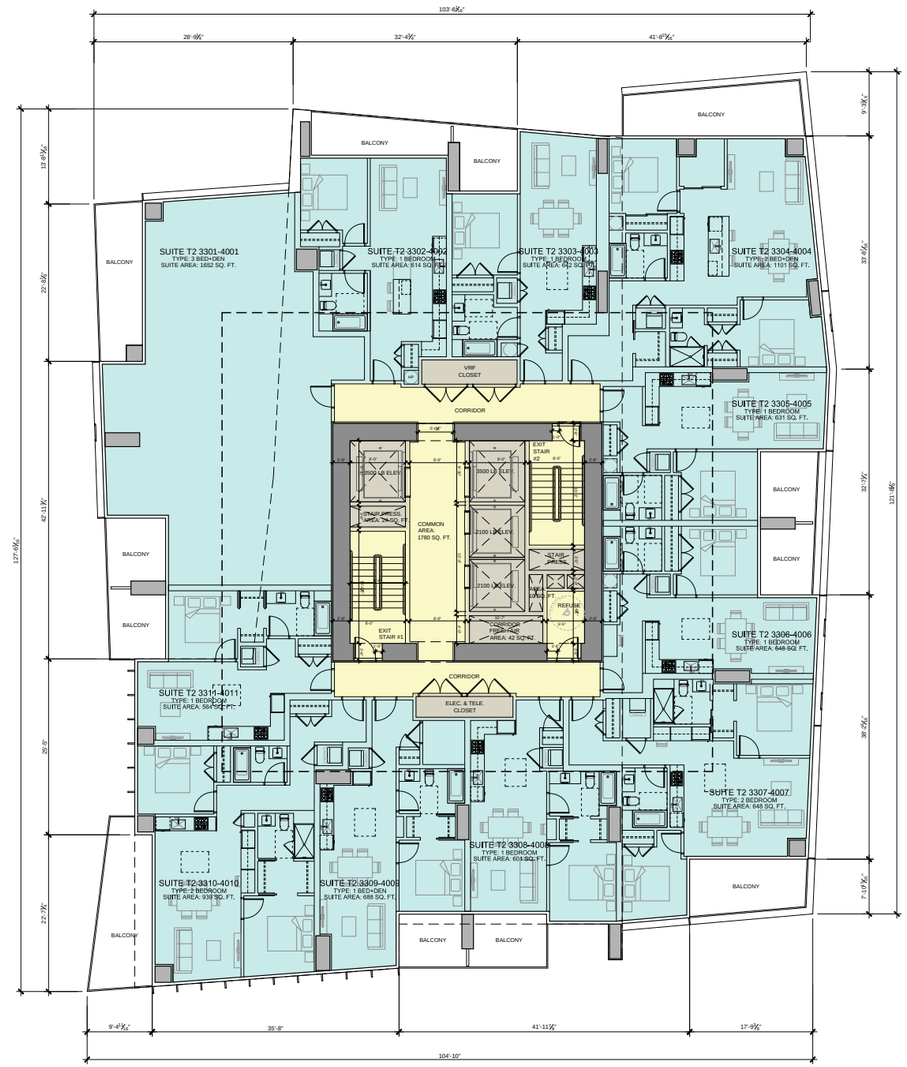
- RESIDENTIAL UNITS
- RESIDENTIAL COMMON
- RESIDENTIAL AMENITY
- COMMERCIAL RETAIL
- COMMERCIAL COMMON
- RESIDENTIAL PARKING
- COMMERCIAL PARKING
- OFFICE PARKING
- LOADING
- SERVICE

Tower 2 - Levels 14-32 & Levels 33-40 Floor Plan

* drawing not to scale



Levels 14-32 Floor Plan



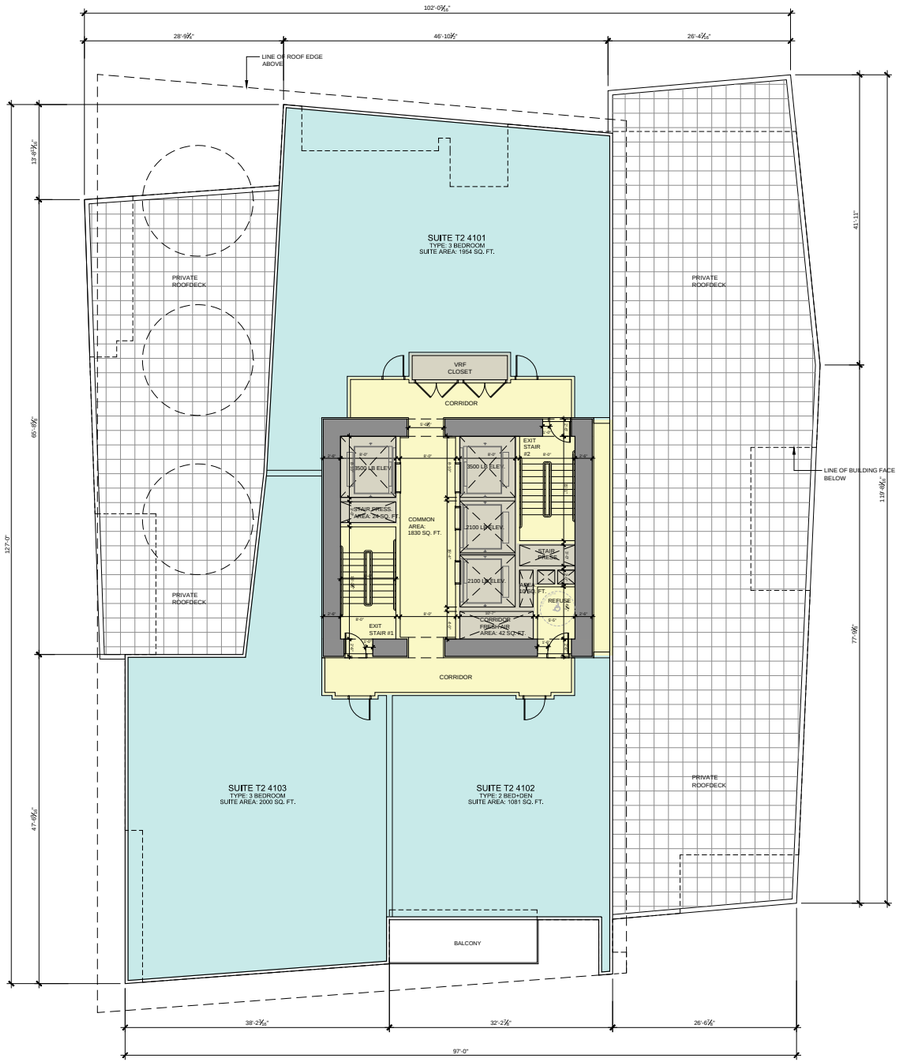
Levels 33-40 Floor Plan

- RESIDENTIAL UNITS
- RESIDENTIAL COMMON
- RESIDENTIAL AMENITY
- COMMERCIAL RETAIL
- COMMERCIAL COMMON
- RESIDENTIAL PARKING
- COMMERCIAL PARKING
- OFFICE PARKING
- LOADING
- SERVICE

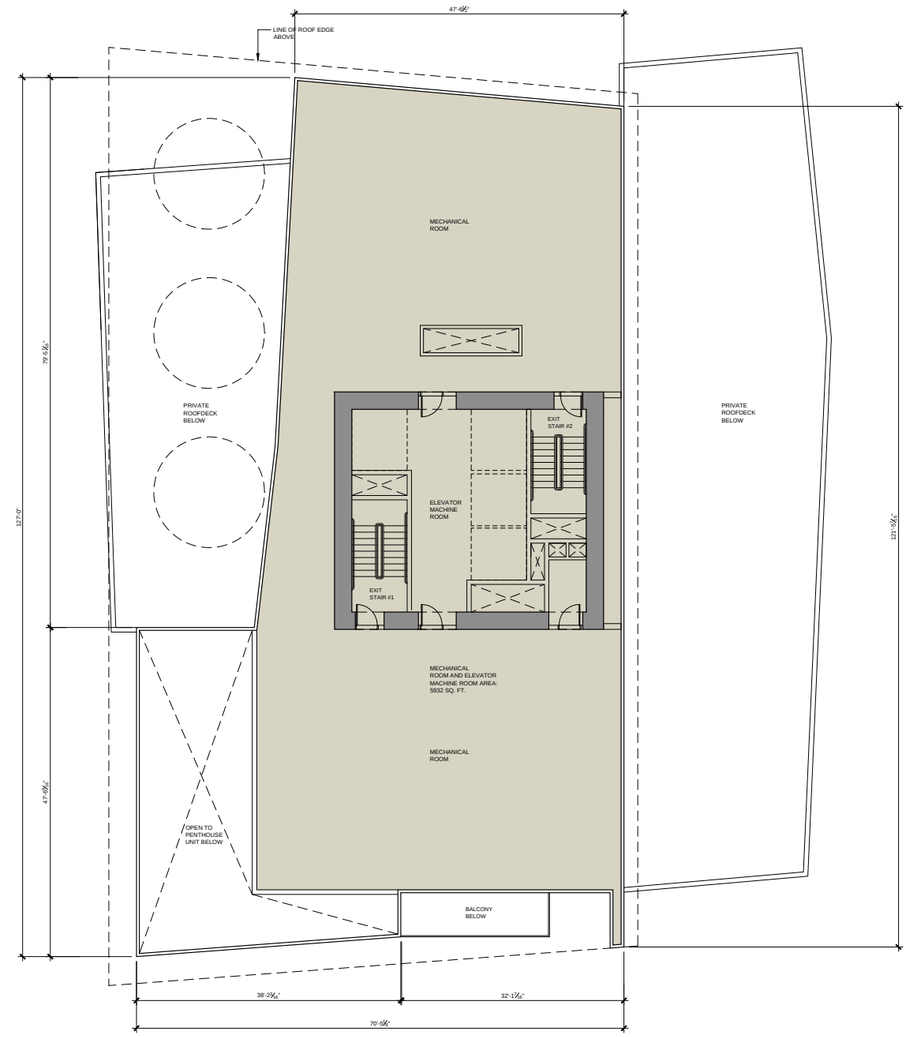
CHRIS DIKEAKOS ARCHITECTS INC

Tower 2 - Level 41 & Mech. Room Floor Plan

* drawing not to scale



Level 41 Floor Plan

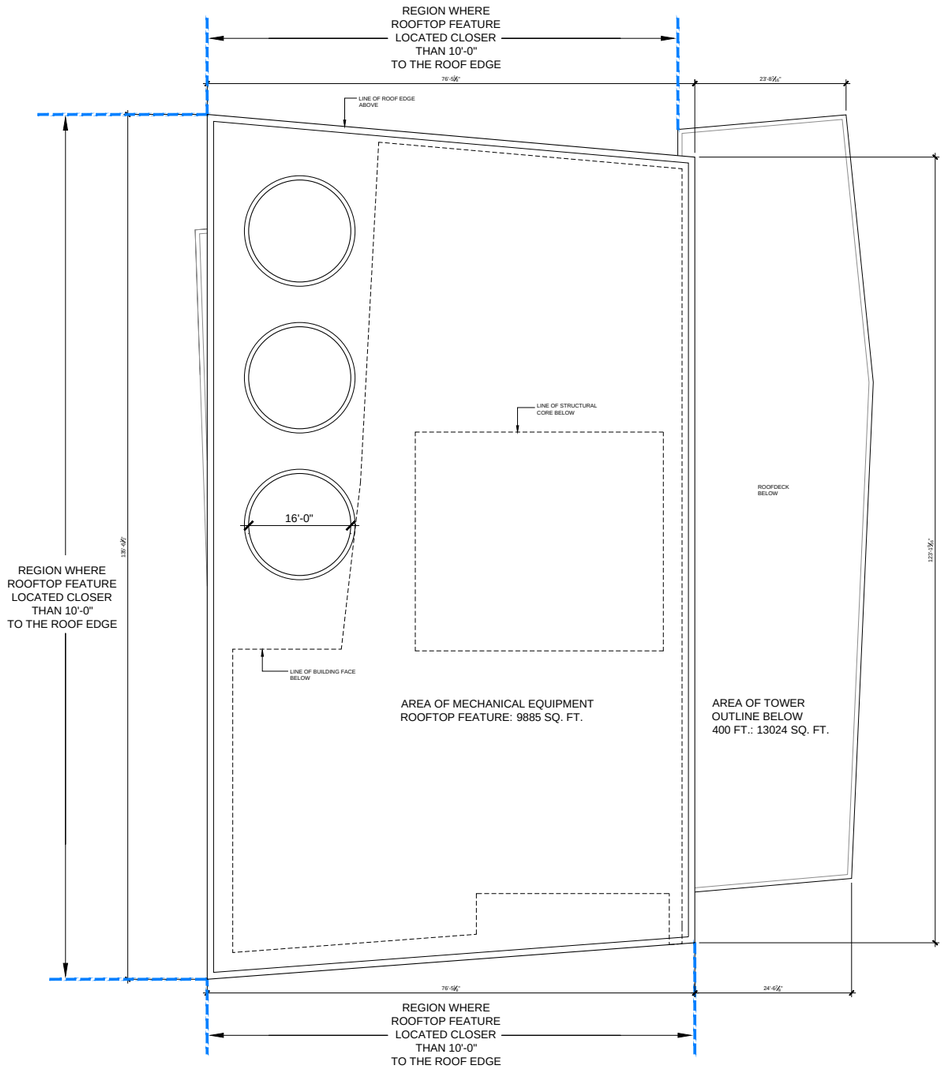


Mech. Room Floor Plan

- RESIDENTIAL UNITS
- RESIDENTIAL COMMON
- RESIDENTIAL AMENITY
- COMMERCIAL RETAIL
- COMMERCIAL COMMON
- RESIDENTIAL PARKING
- COMMERCIAL PARKING
- OFFICE PARKING
- LOADING
- SERVICE

Tower 2 - Roof Plan

* drawing not to scale



TOWER 2 ELEVATOR PENTHOUSE ROOFTOP COVERAGE
AREA OF MECHANICAL EQUIPMENT ROOFTOP FEATURE: 13024 SQ. FT.
AREA OF TOWER OULINE BELOW 400 FT.: 9885 SQ. FT.
ROOFTOP FEATURE COVERAGE: 76%* *23.48.025.H.C.5 ALLOWS ELEVATOR PENTHOUSES UP TO 25 FEET OVER THE HEIGHT LIMIT. 23.48.025.H.C.7 -COVERAGE MAY BE INCREASED UP TO 65% OF THE ROOF AREA PROVIDING ALL MECH. EQUIPMENT IS SCREENED AND NO ROOFTOP FEATURE IS LOCATED CLOSER THAN 10 FT. TO THE ROOF EDGE -PORTIONS OF THE ELEVATOR PENTHOUSE ARE CLOSER THAN 10 FT. TO THE ROOF EDGE AND ROOFTOP COVERAGE IS GREATER THAN 65%, THEREFORE A DEPARTURE IS REQUIRED FOR ROOFTOP COVERAGE ON TOWER 2

Roof Plan

- RESIDENTIAL UNITS
- RESIDENTIAL COMMON
- RESIDENTIAL AMENITY
- COMMERCIAL RETAIL
- COMMERCIAL COMMON
- RESIDENTIAL PARKING
- COMMERCIAL PARKING
- OFFICE PARKING
- LOADING
- SERVICE

CHRIS DIKEAKOS ARCHITECTS INC

East Streetscape Elevation - Fairview Ave. N

S

N

West Streetscape Elevation - Boren Ave. N

N

S

CHRIS DIKEAKOS ARCHITECTS INC

North Streetscape Elevation - John St. Looking South

E

W

South Streetscape Elevation - Denny Way

W

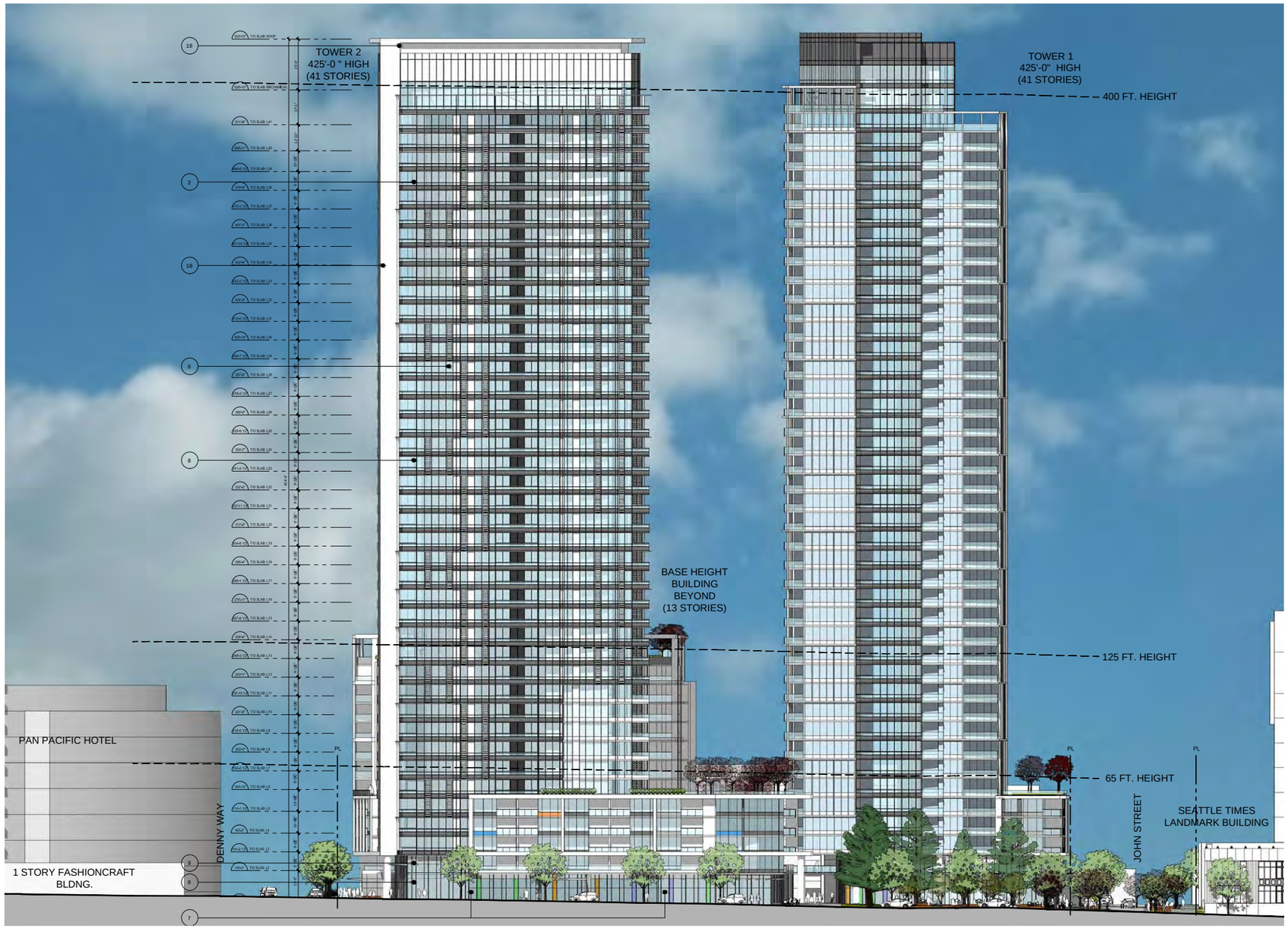
E

CHRIS DIKEAKOS ARCHITECTS INC

South Elevation

1. GLASS: DOUBLE GLAZED WINDOWS - SPANDREL MEDIUM BLUE
2. GLASS: DOUBLE GLAZED WINDOWS - SPANDREL RED
3. GLASS: DOUBLE GLAZED WINDOWS - SPANDREL YELLOW
4. GLASS: DOUBLE GLAZED WINDOWS - SPANDREL ORANGE
5. GLASS: DOUBLE GLAZED WINDOWS - SPANDREL GREEN
6. GLASS: DOUBLE GLAZED WINDOWS - SPANDREL MEDIUM GRAY
7. GLASS: DOUBLE GLAZED WINDOWS - WHITE, BLACK OR COLORED FRITTED GRAPHIC NEWSPAPER IMAGERY ON GLASS PANELS
8. GLASS: DOUBLE GLAZED WINDOWS - LOW-E COATING ON CLEAR GLASS
9. WINDOW FRAME, GUARDRAIL & CANOPY SUPPORTS COLOR TO MATCH TITANIUM METALLIC
10. PAINTED CONCRETE WHITE COLOR
11. ARCHITECTURAL FINISH STONE: NATURAL LIMESTONE

East Elevation



1 GLASS: DOUBLE GLAZED WINDOWS - SPANDREL MEDIUM BLUE

2 GLASS: DOUBLE GLAZED WINDOWS - SPANDREL RED

3 GLASS: DOUBLE GLAZED WINDOWS - SPANDREL YELLOW

4 GLASS: DOUBLE GLAZED WINDOWS - SPANDREL ORANGE

5 GLASS: DOUBLE GLAZED WINDOWS - SPANDREL GREEN

6 GLASS: DOUBLE GLAZED WINDOWS - SPANDREL MEDIUM GRAY

7 GLASS: DOUBLE GLAZED WINDOWS - WHITE, BLACK OR COLORED FRITTED GRAPHIC NEWSPAPER IMAGERY ON GLASS PANELS

8 GLASS: DOUBLE GLAZED WINDOWS - LOW-E COATING ON CLEAR GLASS

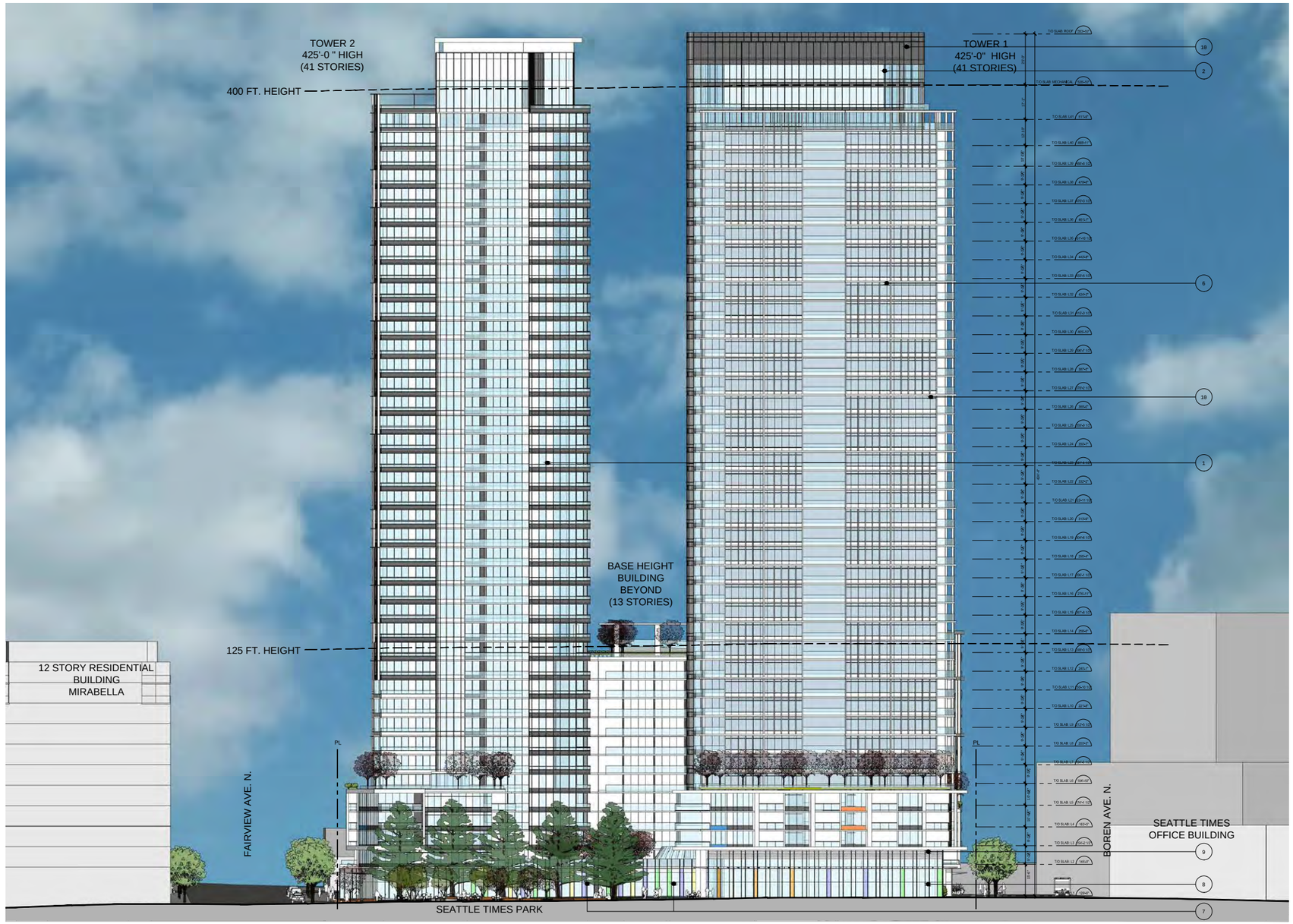
9 WINDOW FRAME, GUARDRAIL & CANOPY SUPPORTS COLOR TO MATCH TITANIUM METALLIC

10 PAINTED CONCRETE WHITE COLOR

11 ARCHITECTURAL FINISH STONE: NATURAL LIMESTONE

CHRIS DIKEAKOS ARCHITECTS INC

North Elevation



1. GLASS: DOUBLE GLAZED WINDOWS - SPANDREL MEDIUM BLUE
2. GLASS: DOUBLE GLAZED WINDOWS - SPANDREL RED
3. GLASS: DOUBLE GLAZED WINDOWS - SPANDREL YELLOW
4. GLASS: DOUBLE GLAZED WINDOWS - SPANDREL ORANGE
5. GLASS: DOUBLE GLAZED WINDOWS - SPANDREL GREEN
6. GLASS: DOUBLE GLAZED WINDOWS - SPANDREL MEDIUM GRAY
7. GLASS: DOUBLE GLAZED WINDOWS - WHITE, BLACK OR COLORED FRITTED GRAPHIC NEWSPAPER IMAGERY ON GLASS PANELS
8. GLASS: DOUBLE GLAZED WINDOWS - LOW-E COATING ON CLEAR GLASS
9. WINDOW FRAME, GUARDRAIL & CANOPY SUPPORTS COLOR TO MATCH TITANIUM METALLIC
10. PAINTED CONCRETE WHITE COLOR
11. ARCHITECTURAL FINISH STONE: NATURAL LIMESTONE

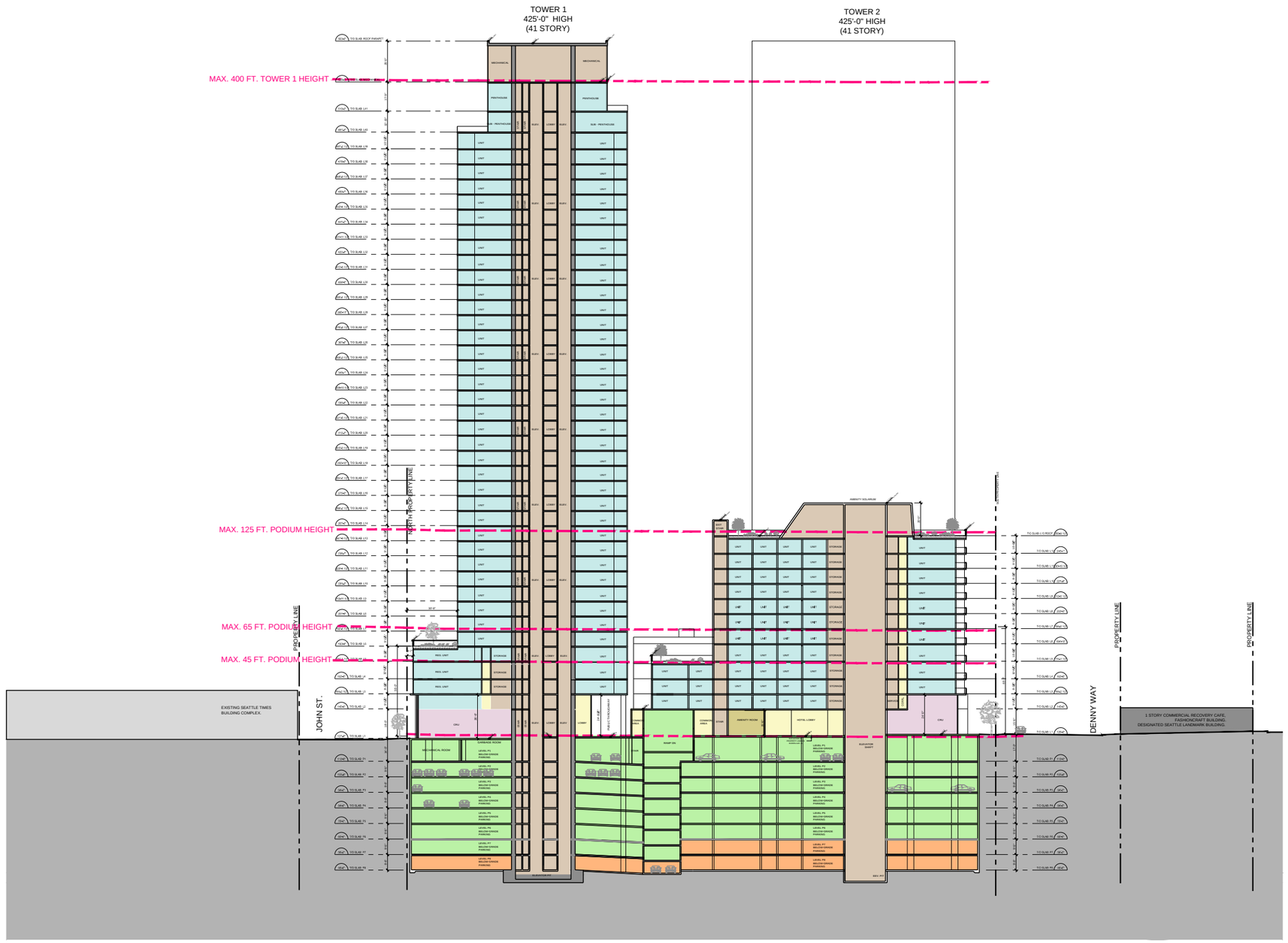
West Elevation

1. GLASS: DOUBLE GLAZED WINDOWS - SPANDREL MEDIUM BLUE
2. GLASS: DOUBLE GLAZED WINDOWS - SPANDREL RED
3. GLASS: DOUBLE GLAZED WINDOWS - SPANDREL YELLOW
4. GLASS: DOUBLE GLAZED WINDOWS - SPANDREL ORANGE
5. GLASS: DOUBLE GLAZED WINDOWS - SPANDREL GREEN
6. GLASS: DOUBLE GLAZED WINDOWS - SPANDREL MEDIUM GRAY
7. GLASS: DOUBLE GLAZED WINDOWS - WHITE, BLACK OR COLORED FRITTED GRAPHIC NEWSPAPER IMAGERY ON GLASS PANELS
8. GLASS: DOUBLE GLAZED WINDOWS - LOW-E COATING ON CLEAR GLASS
9. WINDOW FRAME, GUARDRAIL & CANOPY SUPPORTS COLOR TO MATCH TITANIUM METALLIC
10. PAINTED CONCRETE WHITE COLOR
11. ARCHITECTURAL FINISH STONE: NATURAL LIMESTONE

CHRIS DIKEAKOS ARCHITECTS INC

Section 1-1

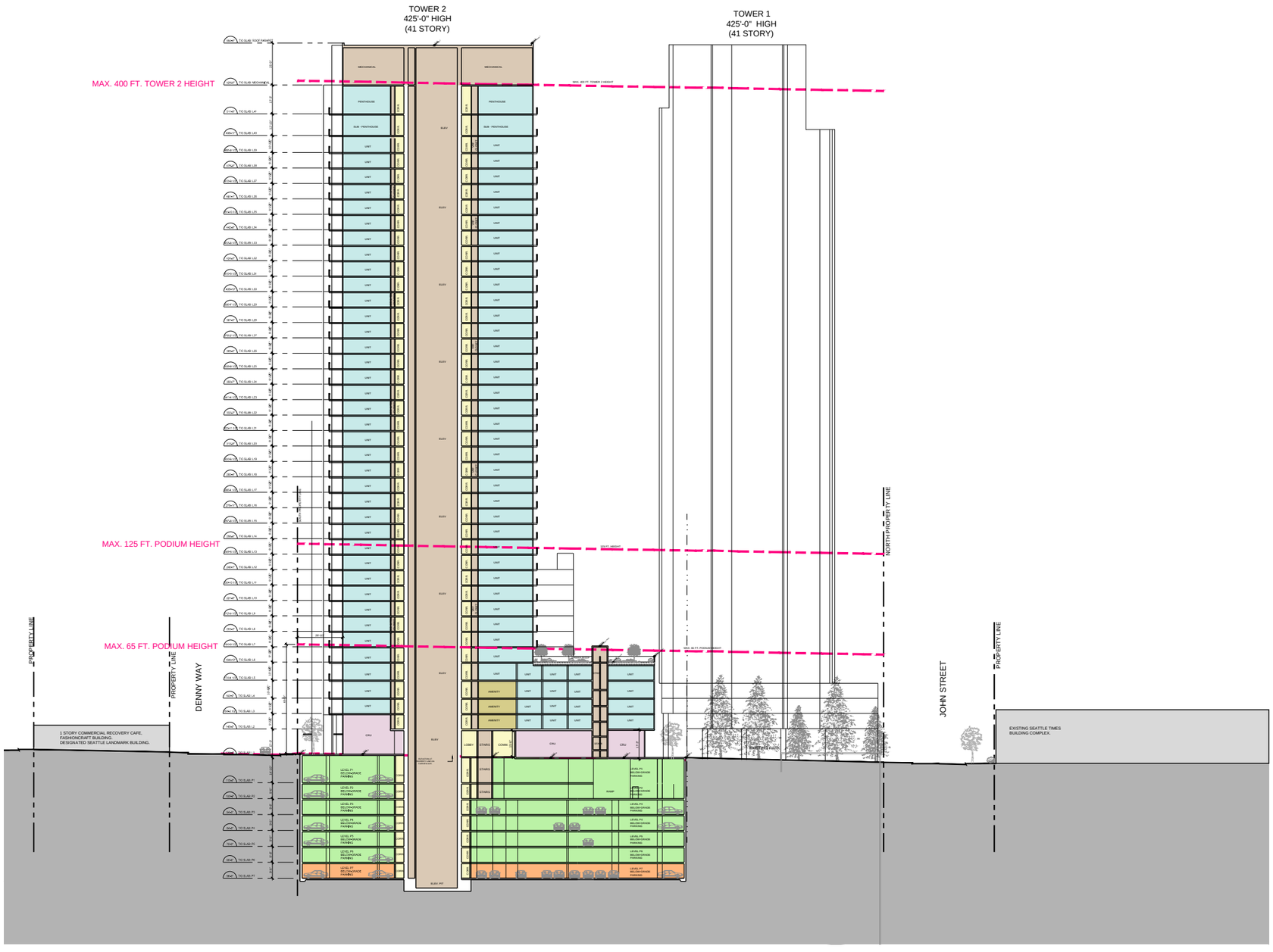
* drawing not to scale



- RESIDENTIAL UNITS
- RESIDENTIAL COMMON
- RESIDENTIAL AMENITY
- COMMERCIAL RETAIL
- COMMERCIAL COMMON
- RESIDENTIAL PARKING
- COMMERCIAL PARKING
- OFFICE PARKING
- LOADING
- SERVICE

Section 2-2

* drawing not to scale

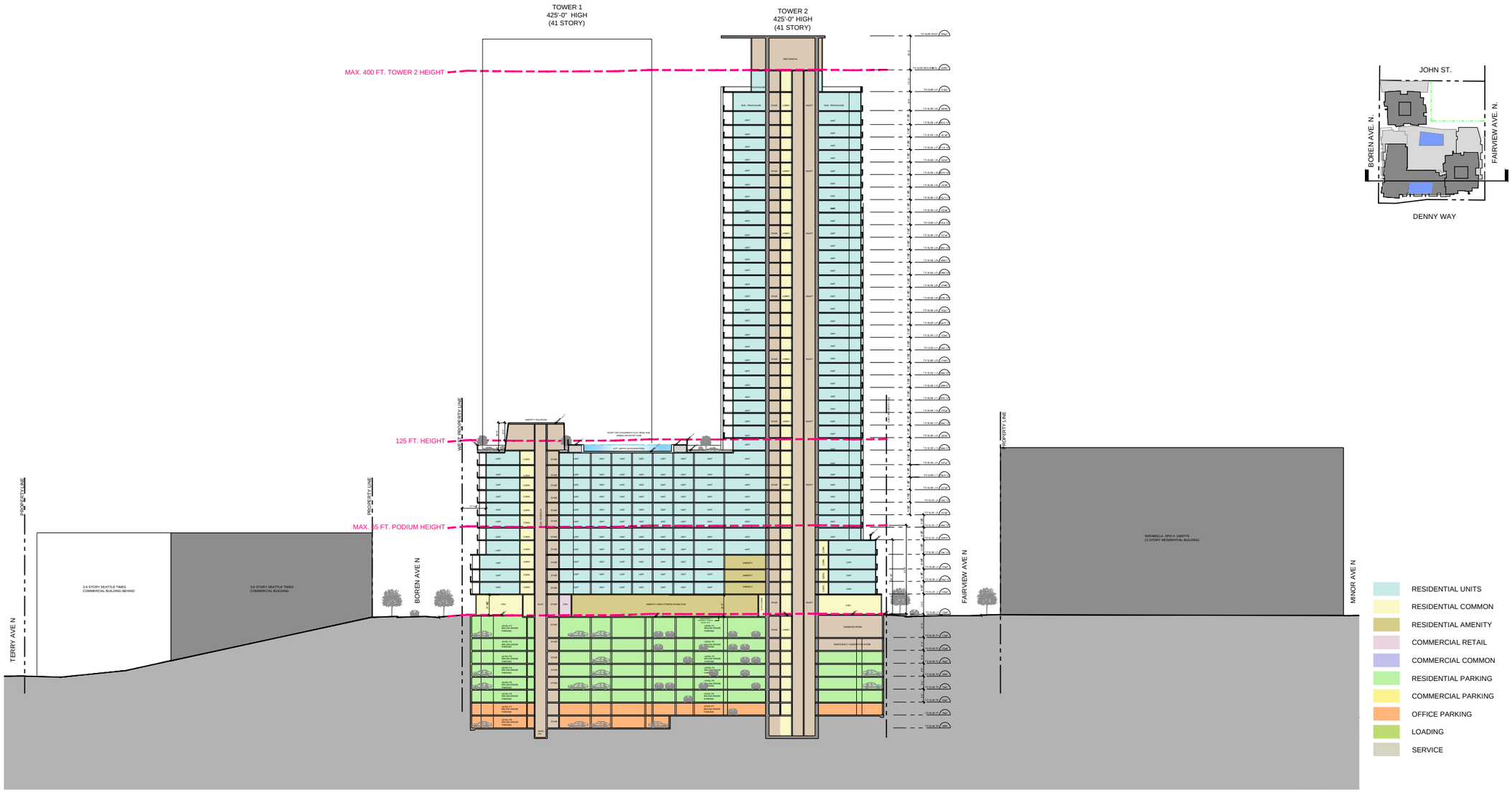


- RESIDENTIAL UNITS
- RESIDENTIAL COMMON
- RESIDENTIAL AMENITY
- COMMERCIAL RETAIL
- COMMERCIAL COMMON
- RESIDENTIAL PARKING
- COMMERCIAL PARKING
- OFFICE PARKING
- LOADING
- SERVICE

CHRIS DIKEAKOS ARCHITECTS INC

Section 3-3

* drawing not to scale



Section 4-4

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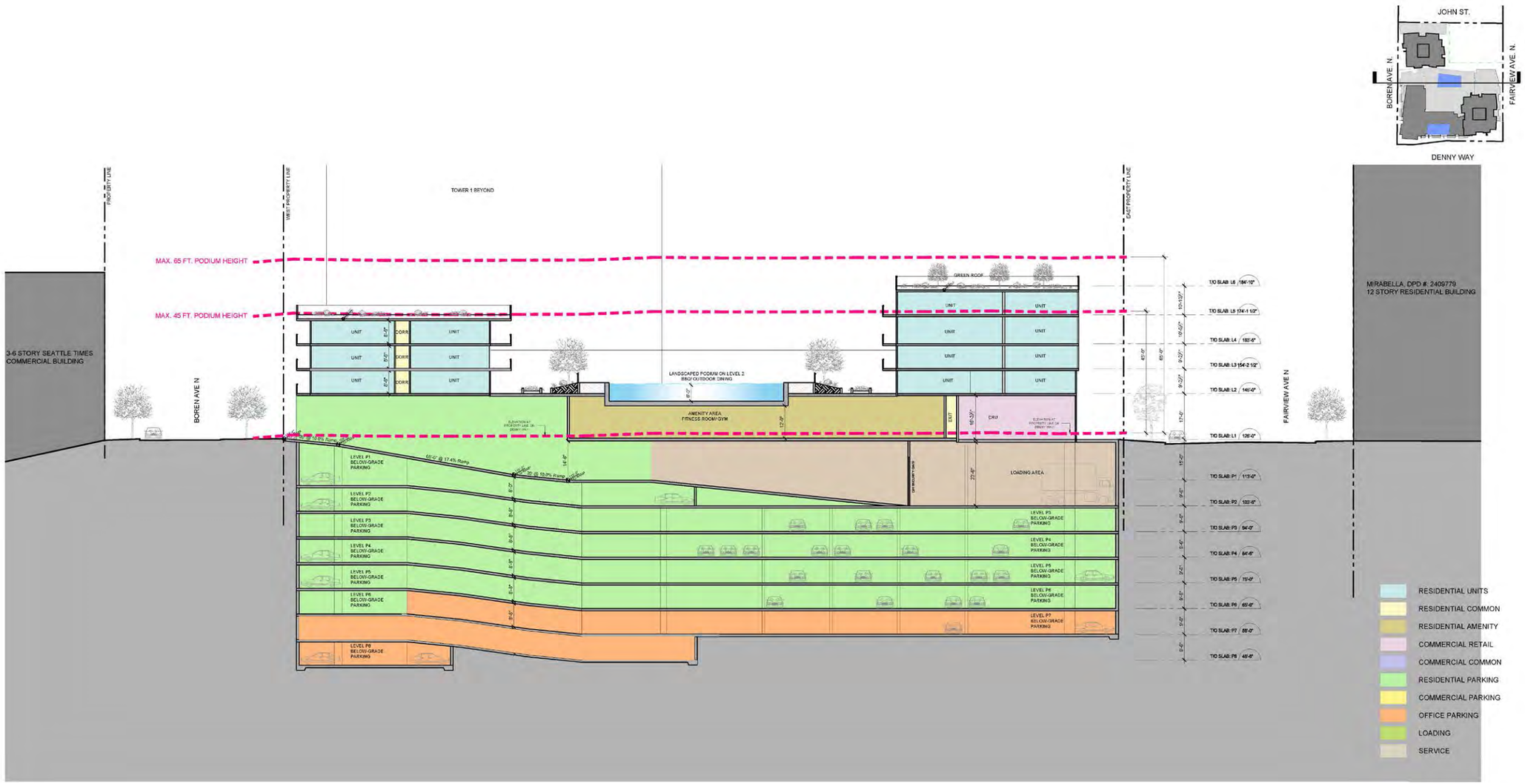


CHRIS DIKEAKOS ARCHITECTS INC

Perspective View from North East

Perspective View from South West

Street Level View from South West

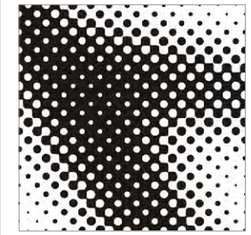
Street Level View from North East

Street Level View from East

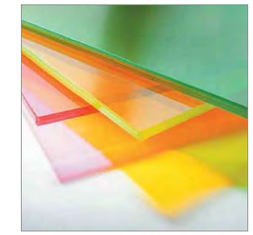
Street Level View of Mid-Block Entry on Boren Av.

Materials Board

AERIAL VIEW AT THE NORTHEAST CONER OF PROJECT



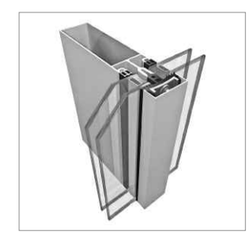
EXAMPLE OF PIXELATED FRITTING



CLEAR COLORED GLASS PANELS

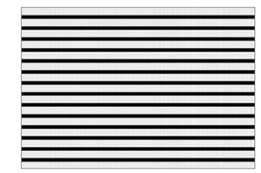
1 PUBLIC REALM ART GLASS PANELS:
WHITE FRITTED, PIXELATED PATTERNS ON CLEAR COLORED GLASS

2 ALUMINUM WINDOW FRAME:
DOUBLE-GLAZED LOW-E GLASS IN ANODIZED ALUMINUM FRAME

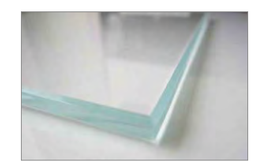


3 EXTENDED WINDOW MULLION:
ALUMINUM EXTRUSION

4 EXTENDED WINDOW MULLION:
ALUMINUM EXTRUSION



5 ARCHITECTURAL FINISH PAINTED CONCRETE:
WHITE COLOR

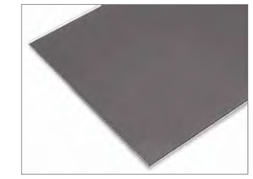


6 LOW-E CLEAR VISION GLASS:
WINDOWS, GUARDRAILS & GLASS CANOPIES

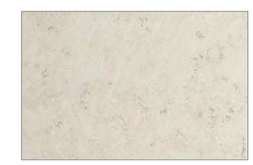
7 METAL FRAME CLADDING:
SILVER FINISH

8 METAL FRAME CLADDING:
SILVER FINISH

9 ACCENT COLORED SPANDREL GLASS:
WHITE, BLUE & ORANGE OPAQUE GLASS



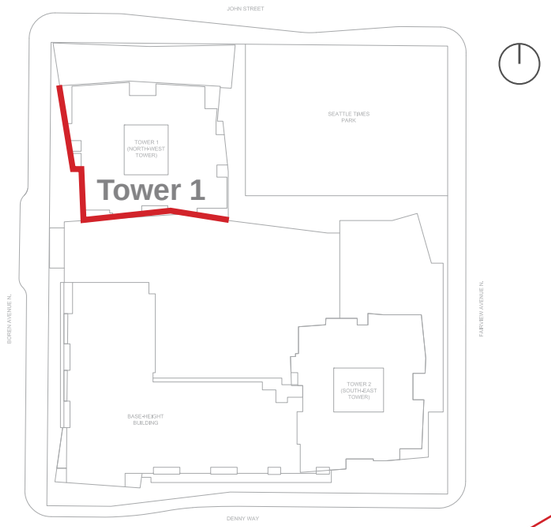
10 TYPICAL SPANDREL GLASS:
MEDIUM GRAY OPAQUE GLASS

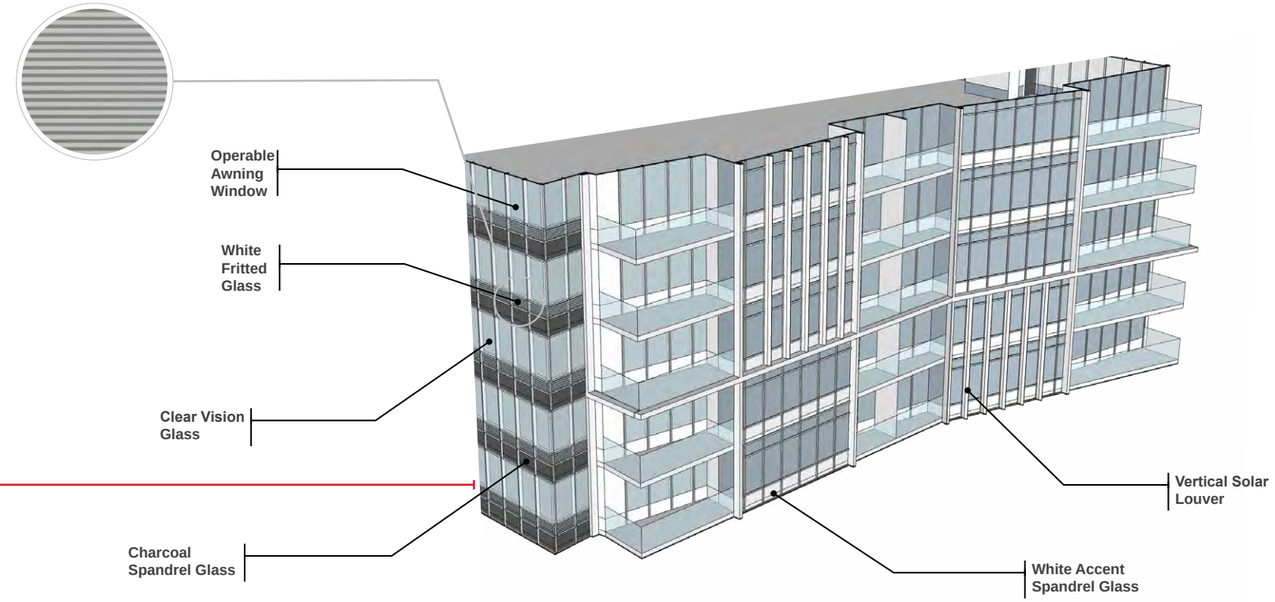


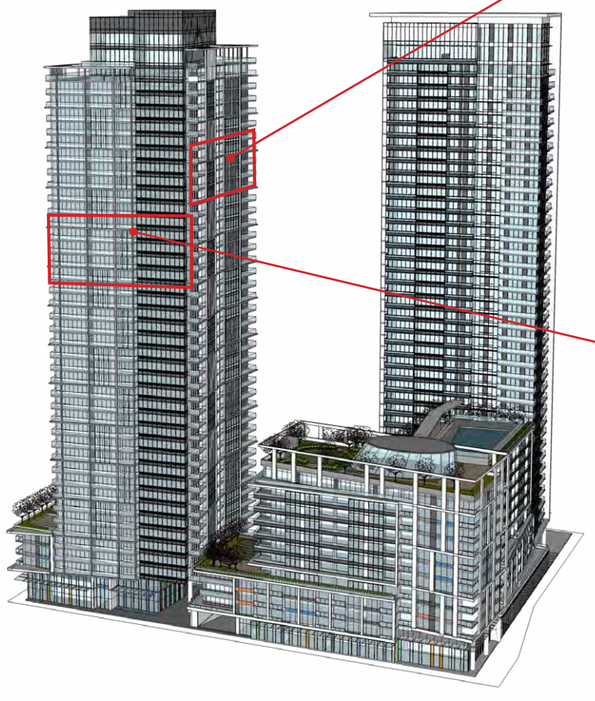
11 ARCHITECTURAL FINISH STONE ON GROUND LEVEL:
NATURAL HONED LIMESTONE

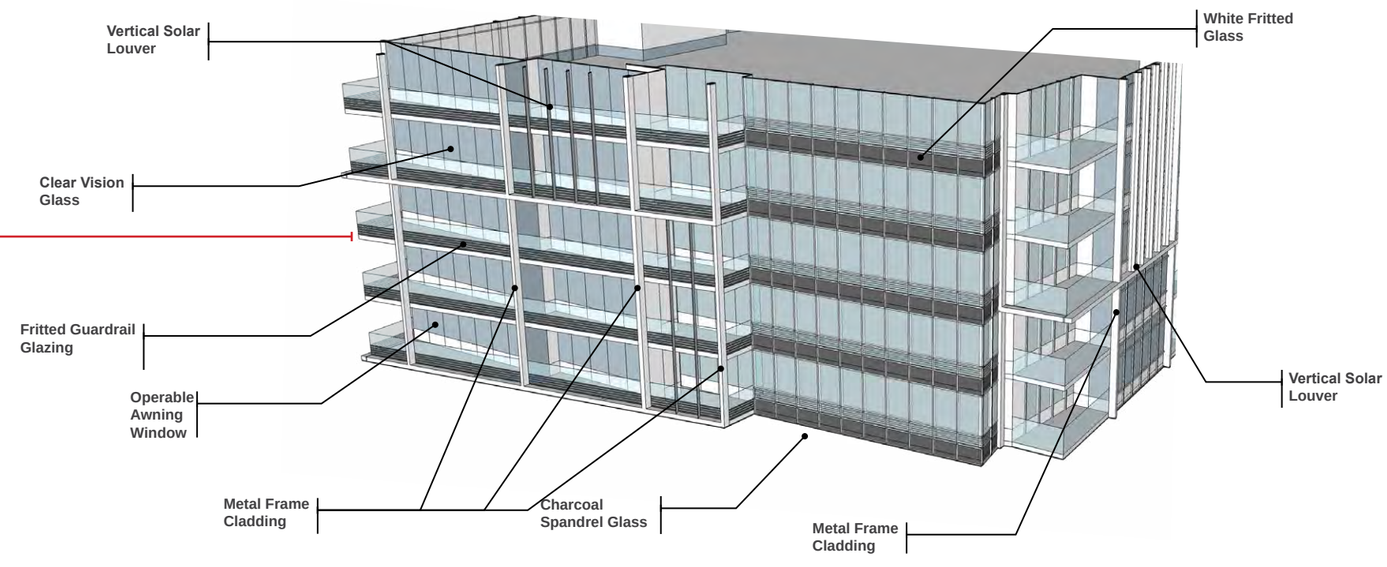
12 ARCHITECTURAL FINISH PAINTED CONCRETE:
WHITE COLOR

Facade Details - Tower Solar Screening Details



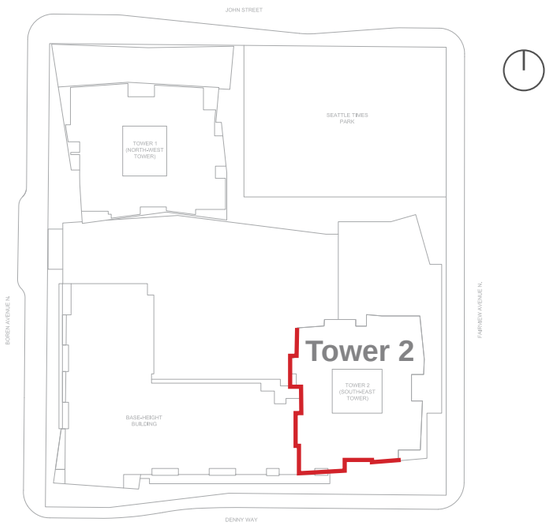


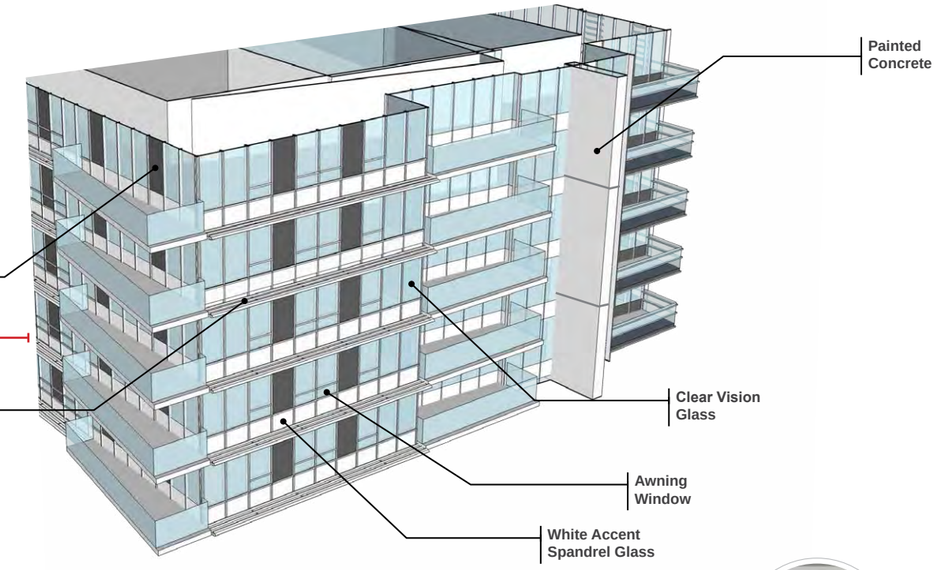


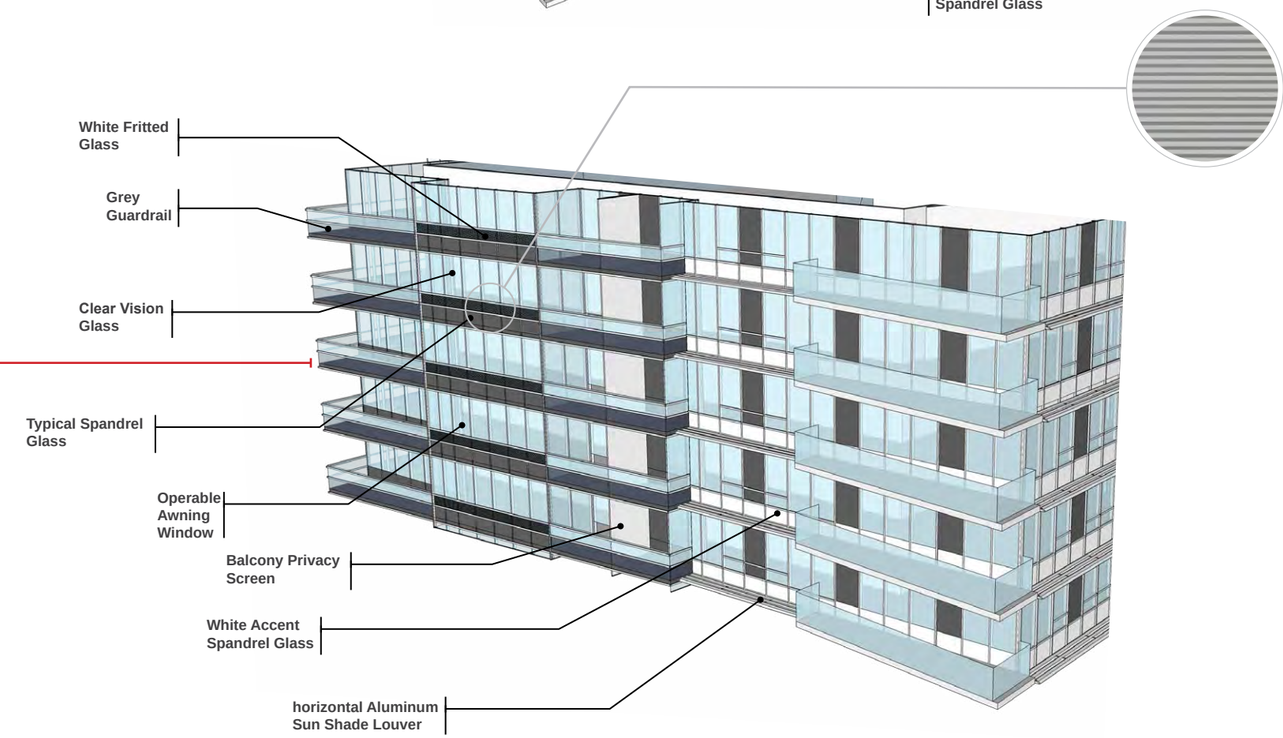


CHRIS DIKEAKOS ARCHITECTS INC
onni group
eta

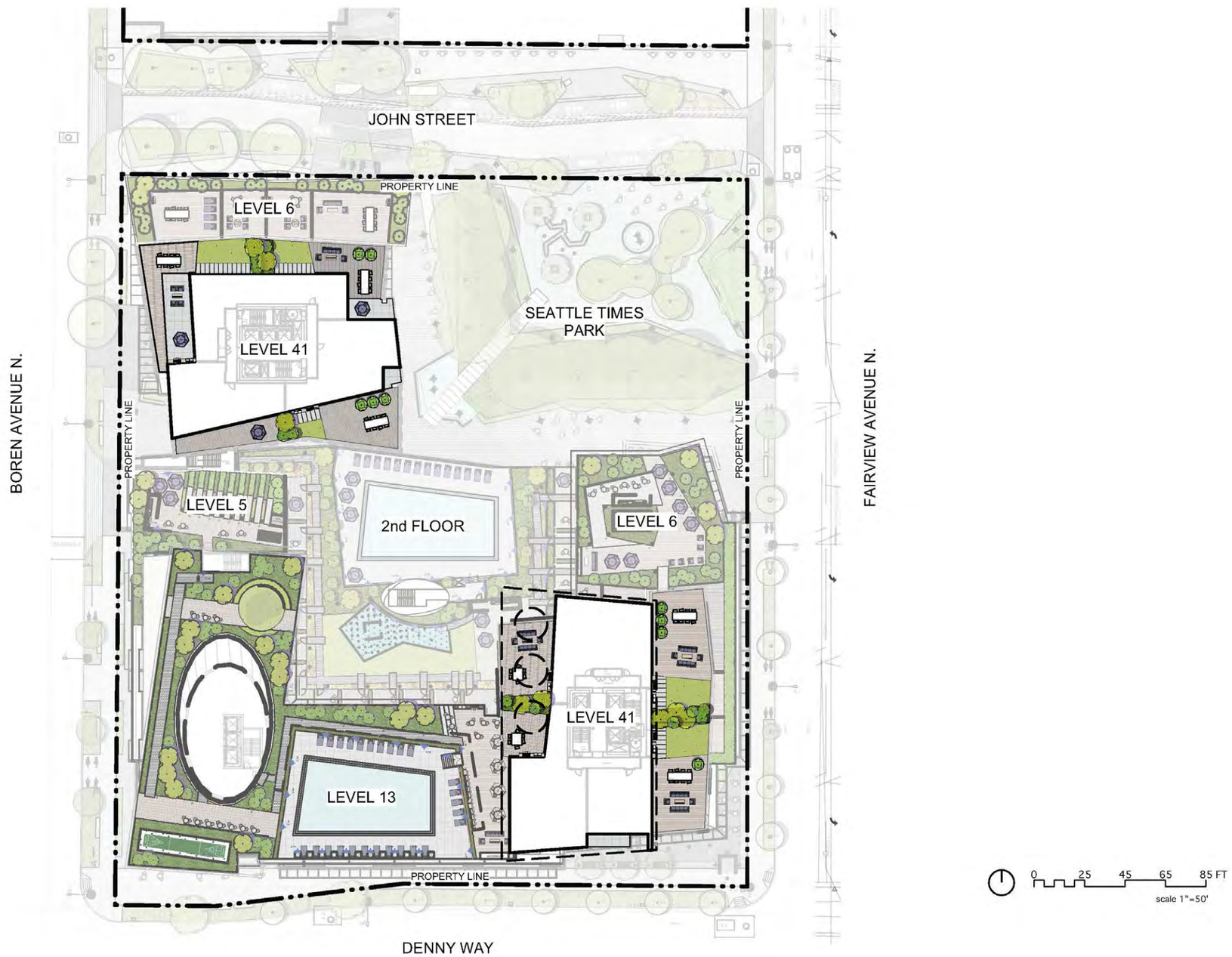
Facade Details - Tower Solar Screening Details







Overall Site Plan

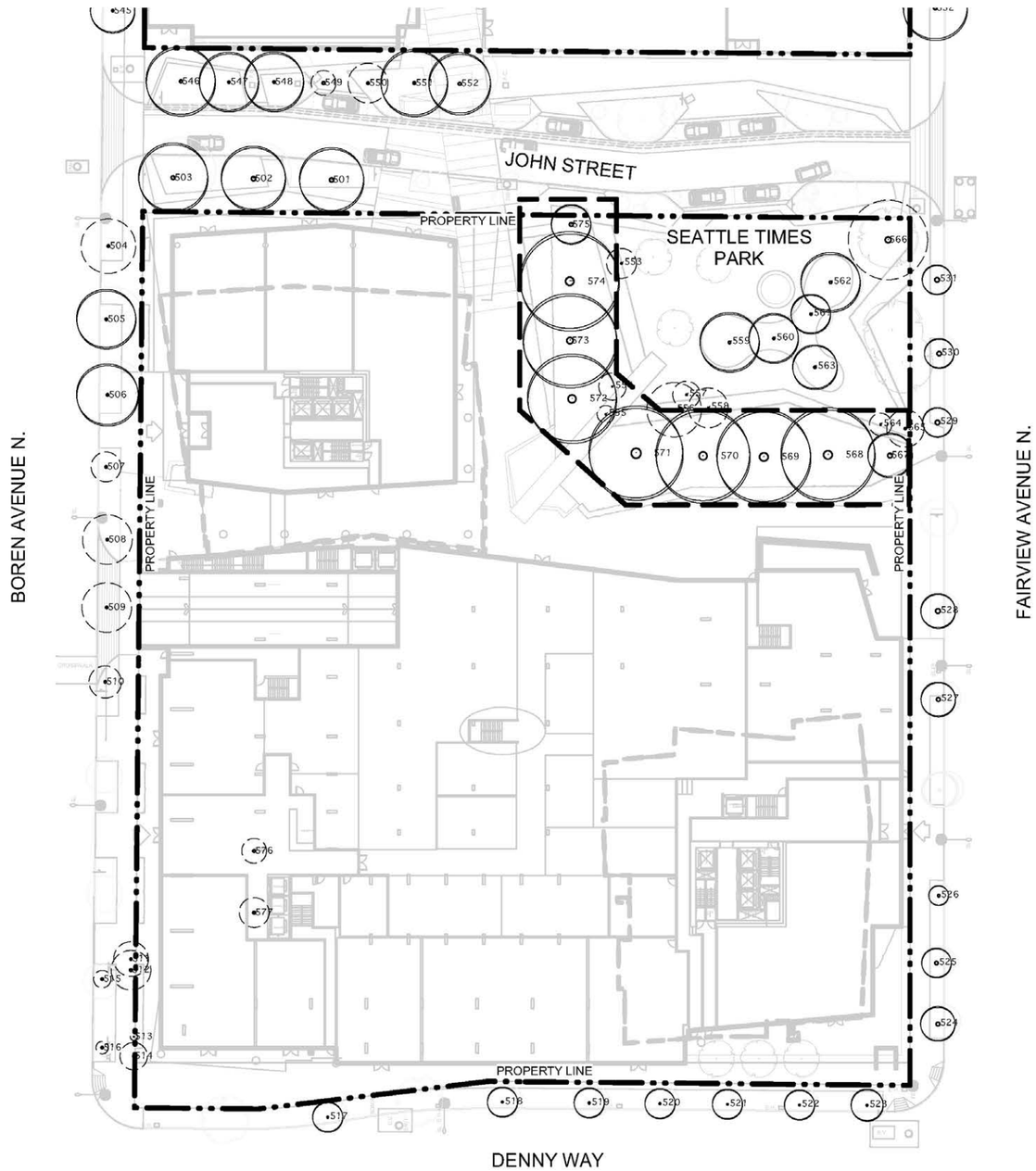


CHRIS DIKEAKOS ARCHITECTS INC

Tree Management Plan

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

0 25 45 65 85 FT
scale 1"=50'

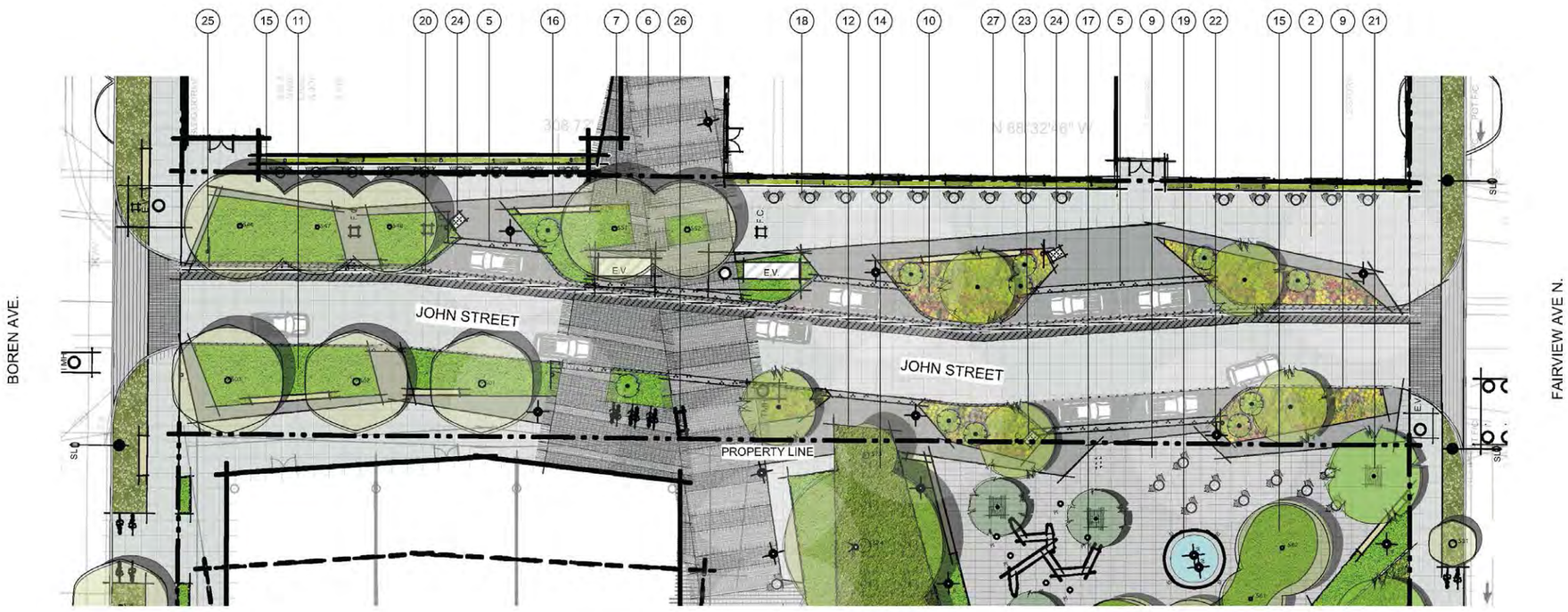


LEGEND:
- Tree to be Retained
- Tree to be Removed
- Tree Protection Fencing (Per CoS standard 132a)

Existing Tree Report

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
504	Gleditsia tricanthos	Honey Locust	22'0"	14.3"	Not Exceptional	Boren Ave North
505	Gleditsia tricanthos	Honey Locust	24'0"	15.0"	Not Exceptional	Boren Ave North
506	Gleditsia tricanthos	Honey Locust	24'0"	14.6"	Not Exceptional	Boren Ave North
507	Gleditsia tricanthos	Honey Locust	12'0"	6.5"	Not Exceptional	Boren Ave North
508	Gleditsia tricanthos	Honey Locust	18'0"	12.8"	Not Exceptional	Boren Ave North
509	Gleditsia tricanthos	Honey Locust	20'0"	11.1"	Not Exceptional	Boren Ave North
510	Gleditsia tricanthos	Honey Locust	13'0"	12.3"	Not Exceptional	Boren Ave North
511	Betula papyrifera	Paperbark Birch	14'0"	9.8"	Not Exceptional	Boren Ave North
512	Betula papyrifera	Paperbark Birch	16'0"	12.6"	Not Exceptional	Boren Ave North
513	Betula papyrifera	Paperbark Birch	3'0"	2.7"	Not Exceptional	Boren Ave North
514	Betula papyrifera	Paperbark Birch	11'0"	6.8"	Not Exceptional	Boren Ave North
515	Gleditsia tricanthos	Honey Locust	7'0"	4.9"	Not Exceptional	Boren Ave North
516	Gleditsia tricanthos	Honey Locust	5'0"	4.2"	Not Exceptional	Boren Ave North
517	Carpinus betulaceae	Hornbeam	15'0"	11.2"	Not Exceptional	Boren Ave North
518	Carpinus betulaceae	Hornbeam	9'0"	7.8"	Not Exceptional	Boren Ave North
519	Carpinus betulaceae	Hornbeam	8'0"	8.3"	Not Exceptional	Boren Ave North
520	Carpinus betulaceae	Hornbeam	10'0"	8.8"	Not Exceptional	Boren Ave North
521	Carpinus betulaceae	Hornbeam	7'0"	5.0"	Not Exceptional	Boren Ave North
522	Carpinus betulaceae	Hornbeam	9'0"	6.9"	Not Exceptional	Boren Ave North
523	Carpinus betulaceae	Hornbeam	13'0"	8.6"	Not Exceptional	Boren Ave North
524	Fraxinus pensylvanica	Summit Ash	22'0"	17.3"	Not Exceptional	Boren Ave North
525	Fraxinus pensylvanica	Summit Ash	26'0"	15.9"	Not Exceptional	Boren Ave North
526	Fraxinus pensylvanica	Summit Ash	14'0"	10.6"	Not Exceptional	Boren Ave North
527	Fraxinus pensylvanica	Summit Ash	25'0"	18.5"	Not Exceptional	Boren Ave North
528	Fraxinus pensylvanica	Summit Ash	28'0"	18.9"	Not Exceptional	Boren Ave North
529	Fraxinus pensylvanica	Summit Ash	30'0"	21.5"	Not Exceptional	Boren Ave North
530	Fraxinus pensylvanica	Summit Ash	32'0"	20.6"	Not Exceptional	Boren Ave North
531	Fraxinus pensylvanica	Summit Ash	34'0"	21.8"	Not Exceptional	Boren Ave North
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	38'0"	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 acerifoia	London Plane	22'0"	17.4"	Not Exceptional	Centre of parking lot

Landscape Plan: John Street



PAVING MATERIALS

1. CIP TROWEL FINISHED CONCRETE PER C.O.S. STANDARD - NATURAL COLOR
2. SAW-CUT CONCRETE- NATURAL COLOR
3. SAW-CUT TINTED CONCRETE- CHARCOAL COLOR
4. SAW-CUT TINTED CONCRETE- DARK GRAY COLOR
5. ADA COMPLIANT TACTILE WARNING STRIP DARK GRAY COLOR
6. FLAMED FINISH GRANITE DARK COLOR
7. DEEP FLAMED FINISH GRANITE DARK COLOR
8. 6" HT. CONCRETE BARRIER CURB CHARCOAL COLOR
9. PRECAST PERMEABLE PAVER NATURAL COLOR

PLANTING

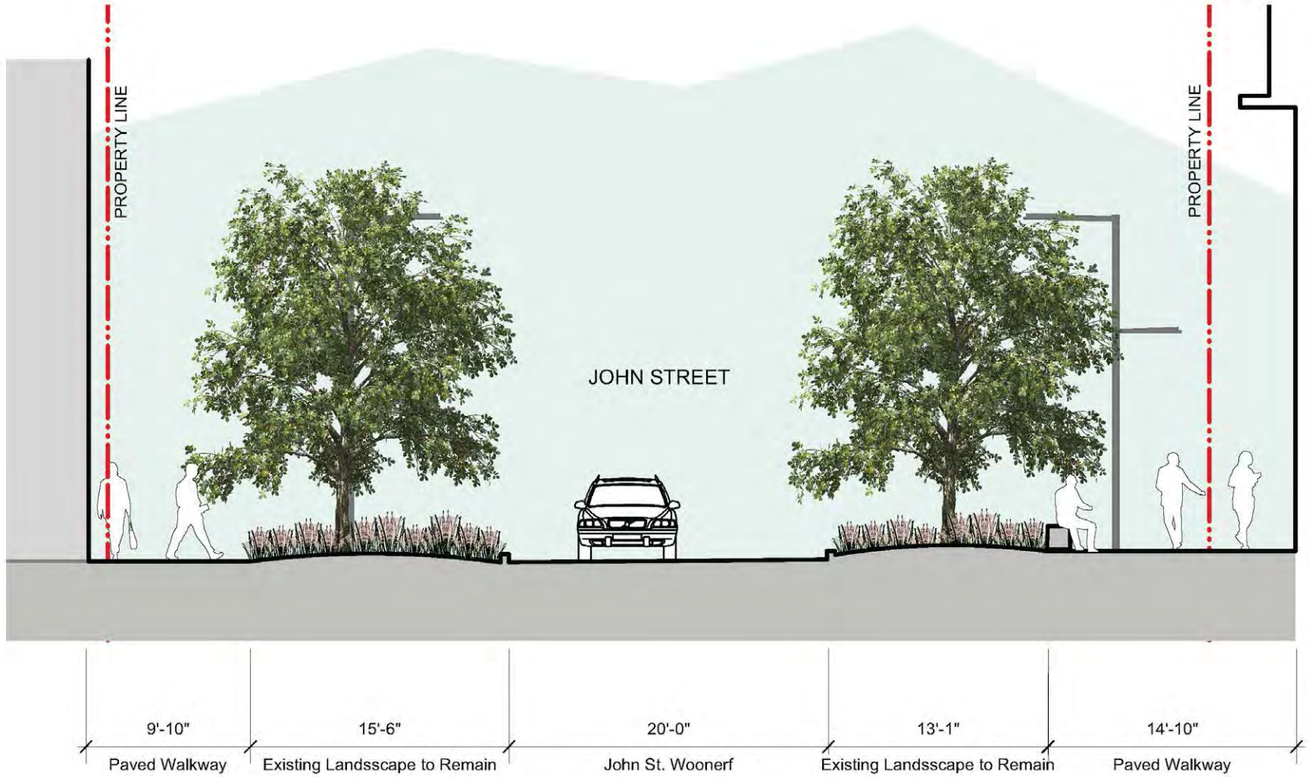
10. RAIN GARDEN PLANTINGS
11. PROPOSED NATIVE ADAPTED PLANITNGS (<2'0" HT.)
12. PROPOSED NATIVE ADAPTED PLANITNGS (>2'0" HT.)
13. PROPOSED TREE PLANTING
14. EXISTING EXCEPTIONAL TREE TO BE RETAINED
15. EXISTING NON-EXCEPTIONAL TREE TO BE RETAINED

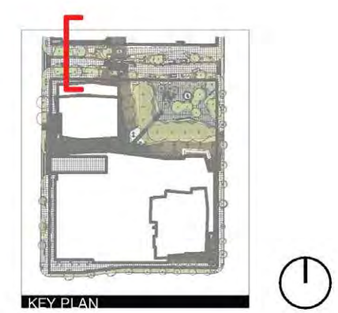
SITE FURNISHINGS

16. CUSTOM HEAVY TIMBER / URBAN LOG BENCH
17. PREFABRICATED MODULAR BENCH "MILENIO" BY LANDSCAPE FORMS
18. MOVABLE TABLES & CHAIRS BY OPERATOR
19. EXISTING WATER FEATURE (TO REMAIN)
20. TRENCH DRAIN BLACK COLOR
21. FLUSH TREE GRATE "JAMISON" BY URBAN ACCESSORIES
22. SITE LIGHTING REFER TO LIGHTING PLAN
23. PROVISIONAL ELECTRIC CAR CHARGING STATION
24. PAY PARKING KIOSK PER C.O.S. STANDARDS
25. STREET SIGNAGE PER S.D.O.T. STANDARDS
26. WAYFINDING SIGNAGE PER S.L.U. DESIGN GUIDELINES
27. CUSTOM 2'-0" HT. METAL PLANTER BLACK COLOUR

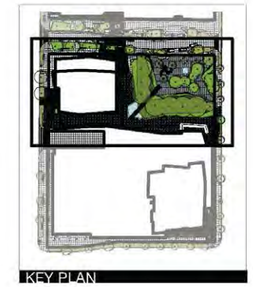
CHRIS DIKEAKOS ARCHITECTS INC

Section: John Street





Landscape Plan: Seattle Times Park / Throughway



PAVING MATERIALS

1. CIP TROWEL FINISHED CONCRETE PER C.O.S. STANDARD - NATURAL COLOR
2. SAW-CUT CONCRETE- NATURAL COLOR
3. SAW-CUT TINTED CONCRETE- CHARCOAL COLOR
4. SAW-CUT TINTED CONCRETE- DARK GRAY COLOR
5. ADA COMPLIANT TACTILE WARNING STRIP DARK GRAY COLOR
6. FLAMED FINISH GRANITE DARK COLOR
7. DEEP FLAMED FINISH GRANITE DARK COLOR
8. FEATURE PRECAST PAVER
9. PRECAST PERMEABLE PAVER NATURAL COLOR

PLANTING

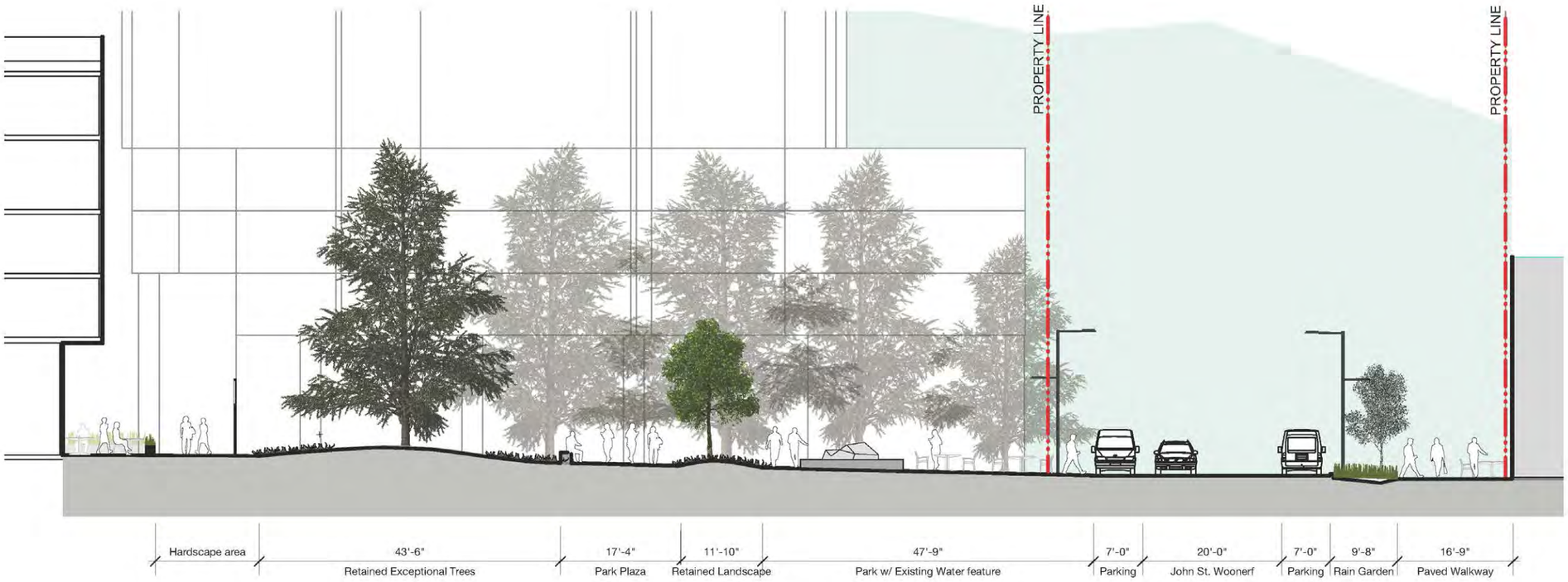
10. RAIN GARDEN PLANTINGS
11. PROPOSED NATIVE ADAPTED PLANITNGS (<2'0" HT.)
12. PROPOSED NATIVE ADAPTED PLANITNGS (>2'0" HT.)
13. PROPOSED TREE PLANTING
14. EXISTING EXCEPTIONAL TREE TO BE RETAINED
15. EXISTING NON-EXCEPTIONAL TREE TO BE RETAINED

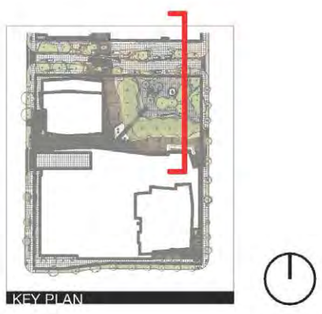
SITE FURNISHINGS

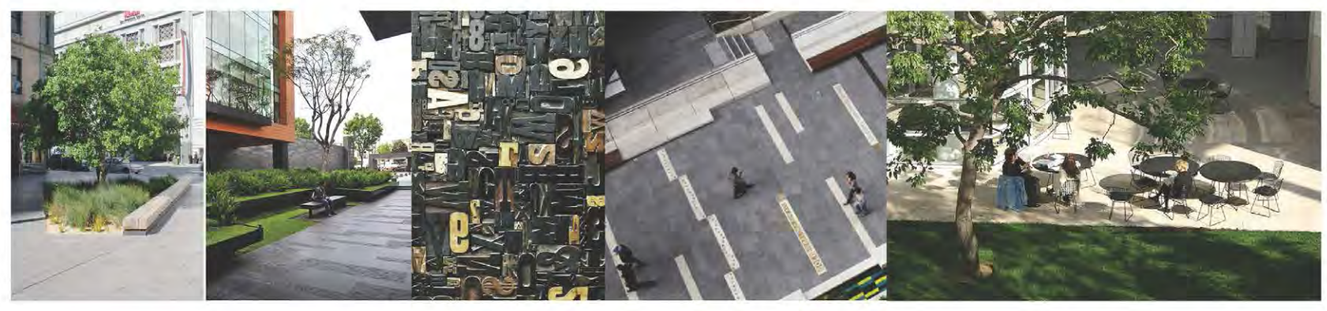
16. CUSTOM HEAVY TIMBER / URBAN LOG BENCH
17. PREFABRICATED MODULAR BENCH "MILENIO" BY LANDSCAPE FORMS
18. MOVABLE TABLES & CHAIRS BY OPERATOR
19. EXISTING WATER FEATURE (TO REMAIN)
20. EXISTING TIME CAPSULE (PROPOSED LOCATION SHOWN)
21. FLUSH TREE GRATE "JAMISON" BY URBAN ACCESSORIES
22. SITE LIGHTING REFER TO LIGHTING PLAN
23. EXISTING WATER FEATURE TO REMAIN
24. PROPOSED WATER FEATURE W/ "BRIDGE" TO PARK
25. STREET SIGNAGE PER S.D.O.T. STANDARDS
26. WAYFINDING SIGNAGE PER S.L.U. DESIGN GUIDELINES
27. CUSTOM 2'-0" HT. METAL PLANTER BLACK COLOUR
28. PREFABRICATED BIKE RACKS (2 SPACES PER RACK)

CHRIS DIKEAKOS ARCHITECTS INC

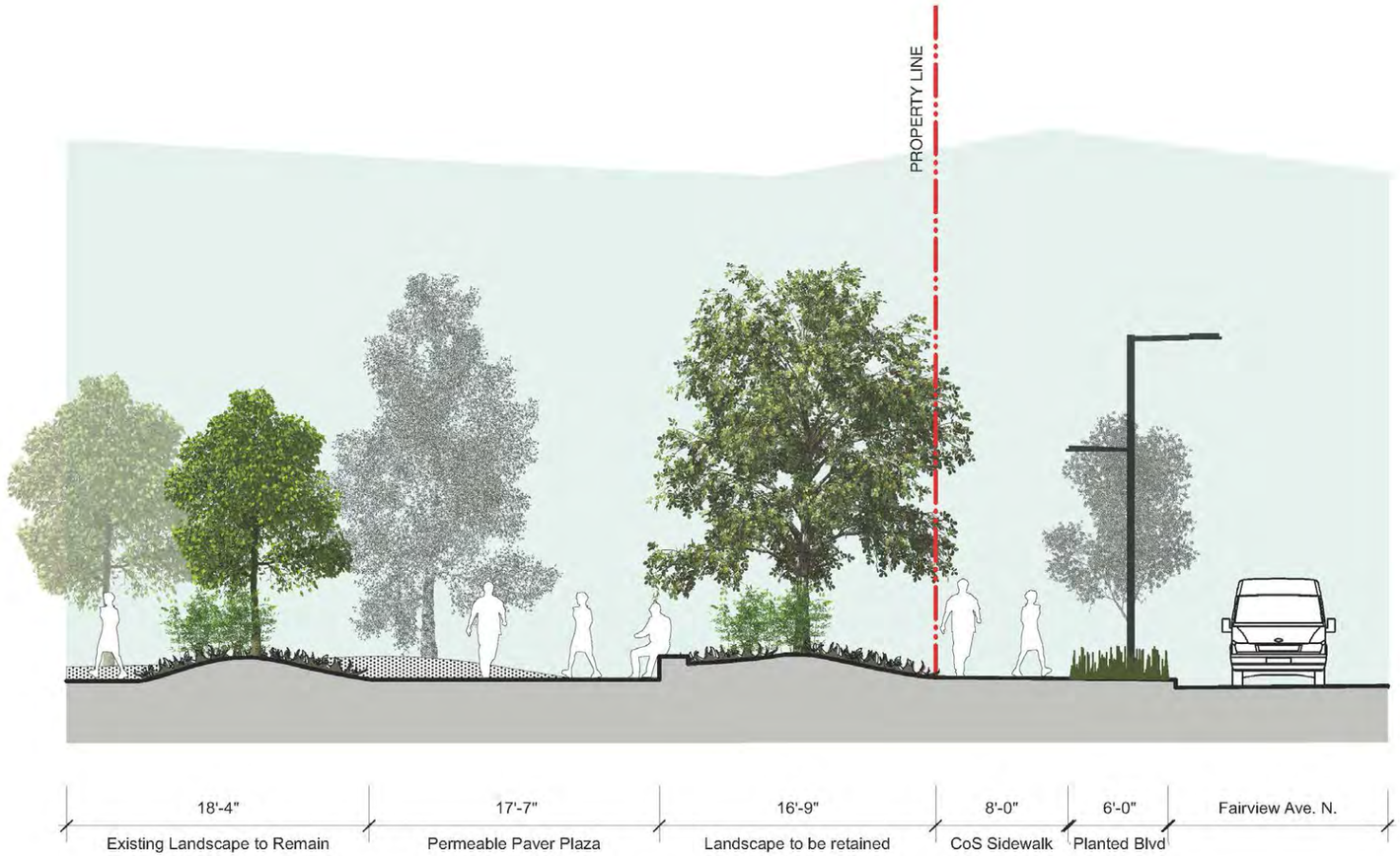
Section: Seattle Times Park





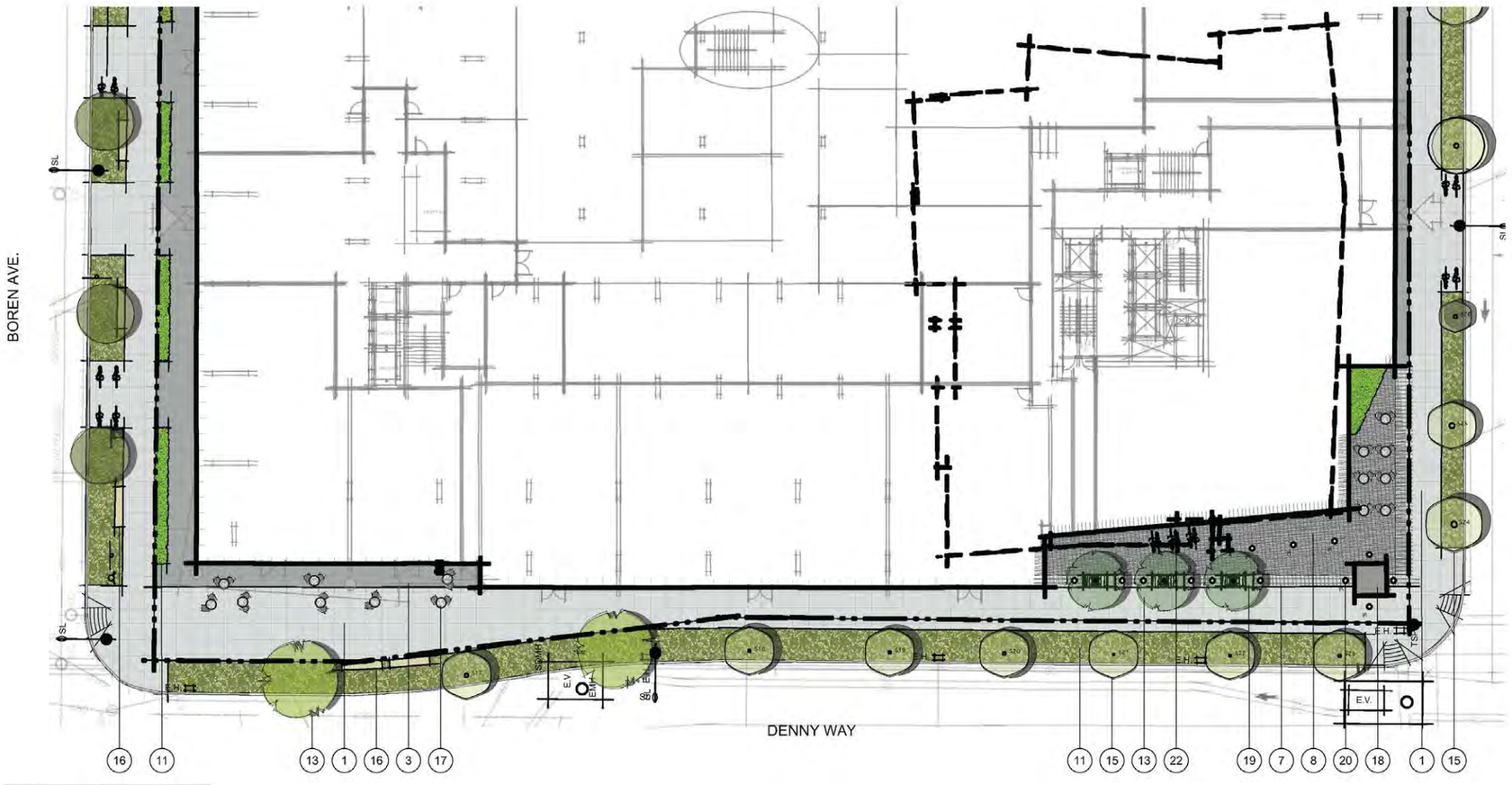


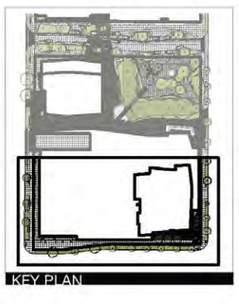
Section: Fairview Ave. N.



CHRIS DIKEAKOS ARCHITECTS INC

Landscape Plan: Denny Way





PAVING MATERIALS

1. CIP TROWEL FINISHED CONCRETE PER C.O.S. STANDARD - NATURAL COLOR
2. SAW-CUT CONCRETE- NATURAL COLOR
3. SAW-CUT TINTED CONCRETE- CHARCOAL COLOR
4. SAW-CUT TINTED CONCRETE- DARK GRAY COLOR
5. ADA COMPLIANT TACTILE WARNING STRIP DARK GRAY COLOR
6. FLAMED FINISH GRANITE DARK COLOR
7. DEEP FLAMED FINISH GRANITE DARK COLOR
8. FEATURE PRECAST PAVER
9. PRECAST PERMEABLE PAVER NATURAL COLOR

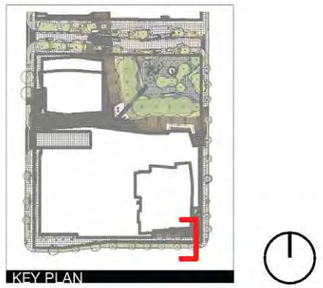
PLANTING

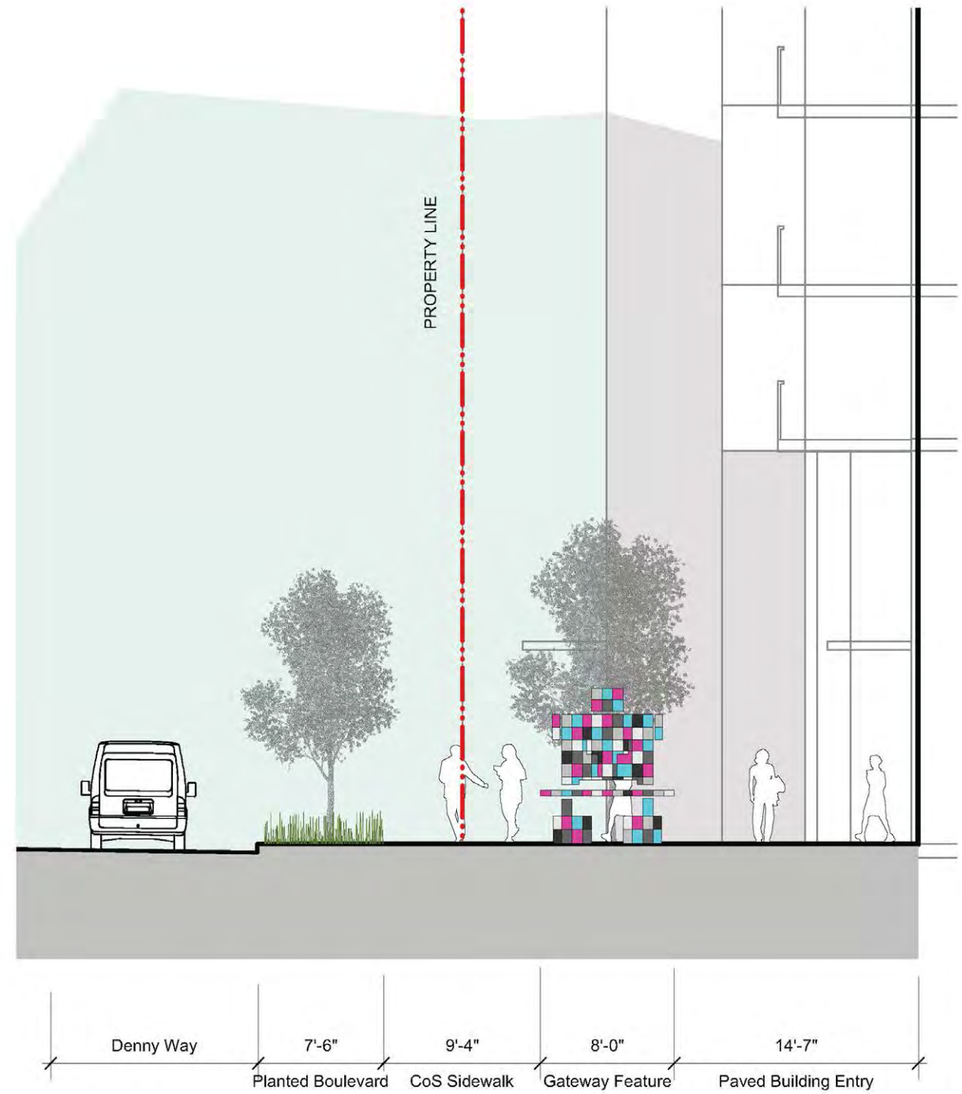
10. RAIN GARDEN PLANTINGS
11. PROPOSED NATIVE ADAPTED PLANITNGS (<2'0" HT.)
12. PROPOSED NATIVE ADAPTED PLANITNGS (>2'0" HT.)
13. PROPOSED TREE PLANTING
14. EXISTING EXCEPTIONAL TREE TO BE RETAINED
15. EXISTING NON-EXCEPTIONAL TREE TO BE RETAINED

SITE FURNISHINGS

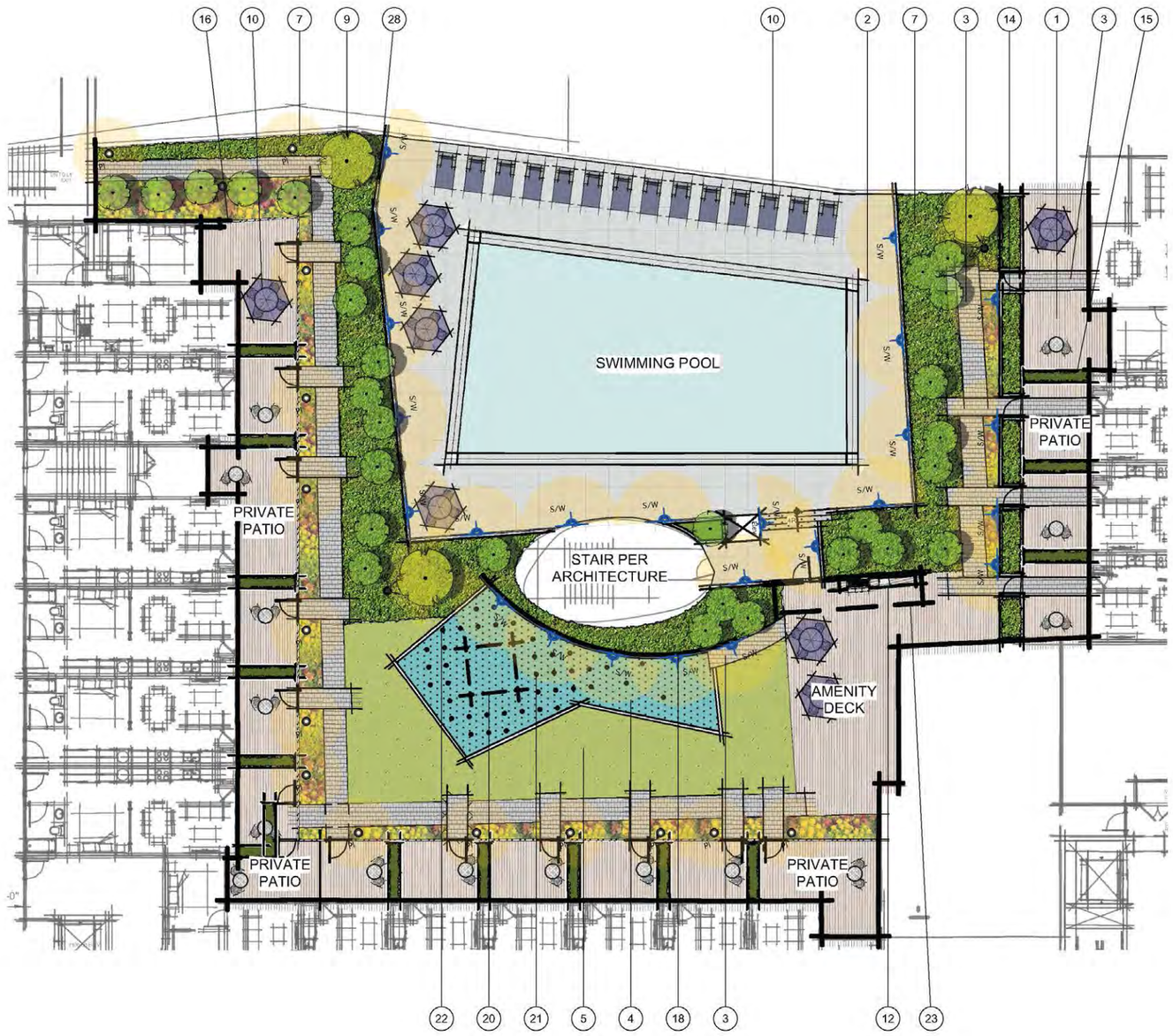
16. CUSTOM HEAVY TIMBER / URBAN LOG BENCH
17. MOVABLE TABLES & CHAIRS BY OPERATOR
18. PIXELATED GATEWAY FEATURE
19. SEATTLE TIMES RELIC / PLANTER
20. SITE LIGHTING REFER TO LIGHTING PLAN
21. STREET SIGNAGE PER S.D.O.T. STANDARDS
22. WAYFINDING SIGNAGE PER S.L.U. DESIGN GUIDELINES
22. PREFABRICATED BIKE RACKS (2 SPACES PER RACK)

Section: Denny Way / Gateway





Landscape Plan: Level 2 Amenity Deck



PAVING MATERIALS

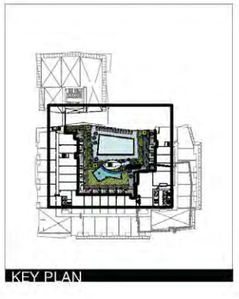
1. IPE DECKING
2. SAW-CUT CONCRETE- NATURAL COLOR
3. FEATURE PRECAST PAVER GRAY / CHARCOAL MIX
4. PIP RESILIENT RUBBER SURFACING
5. ARTIFICIAL TURF

PLANTING

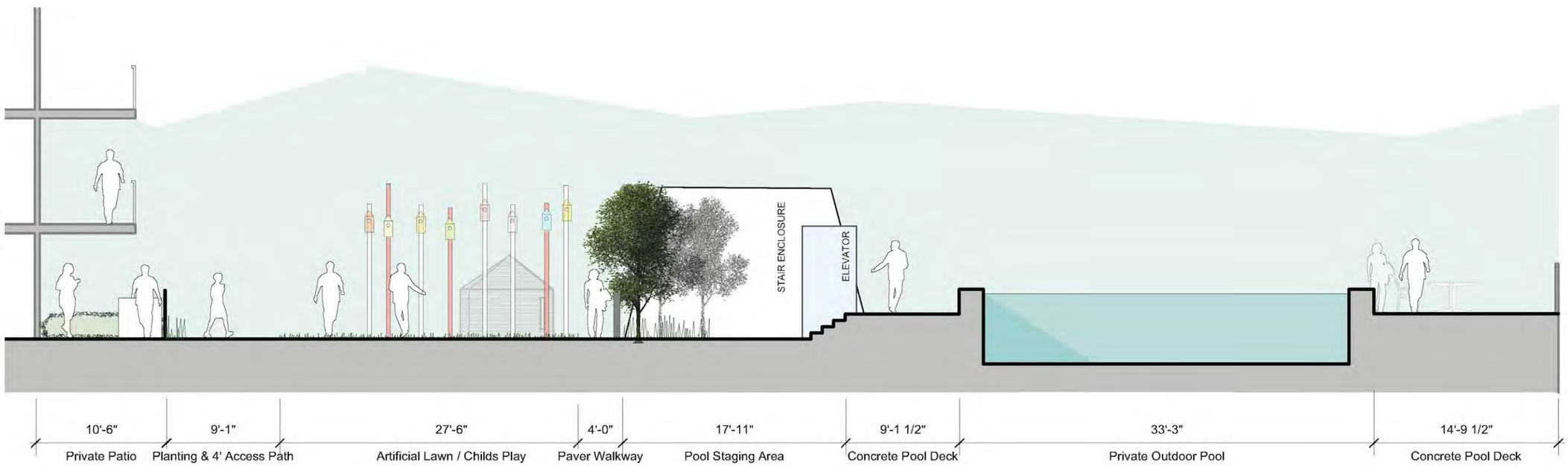
6. PROPOSED NATIVE ADAPTED PLANITNGS (<2'0" HT.)
7. PROPOSED NATIVE ADAPTED PLANITNGS (>2'0" HT.)
8. 4'-0" HT. EVERGREEN HEDGE
9. PROPOSED TREE PLANTING

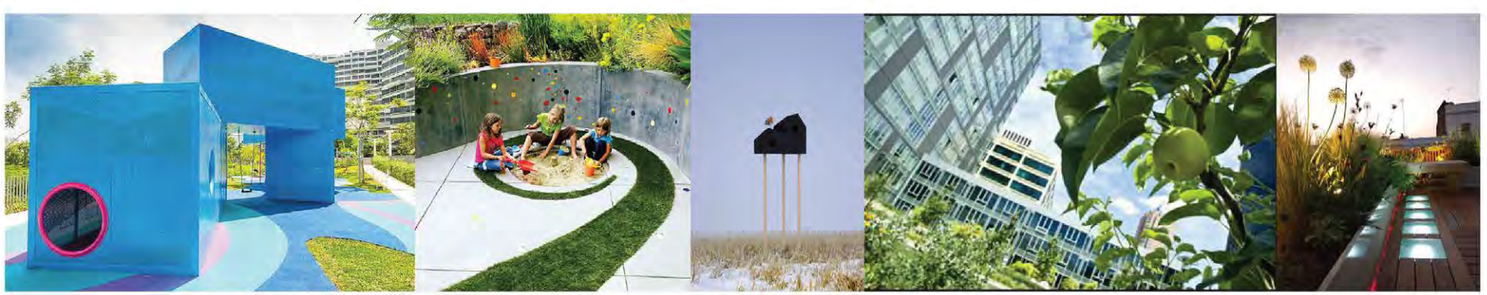
SITE FURNISHINGS

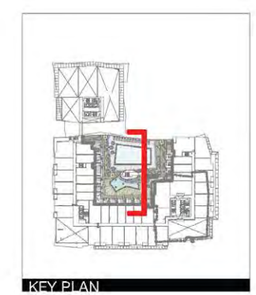
10. MOVABLE TABLES & CHAIRS BY OPERATOR
11. CIP CONCRETE SEATWALL
12. OUTDOOR KITCHEN INCL. GAS BBQ & SINK
13. ENCLOSED GAS FIREPLACE
14. CIP CONCRETE PLANTER 2'-0" HT.
15. CUSTOM METAL PLANTER 2'-0" HT. - BLACK COLOUR
16. CUSTOM METAL FENCE & GATE 3'-0" HT. - BLACK COLOUR
17. CUSTOM METAL FENCE 3'-6" HT. - BLACK COLOUR
18. SITE LIGHTING REFER TO LIGHTING PLAN
19. TEXTURED CHILDREN'S PLAY WALL
20. CUSTOM CHILDREN'S PLAYHOUSE
21. CUSTOM CHILDREN'S PLAY AGILITY POLES - HT. VARIES
22. BIRDHOUSES / MASON BEE HOTELS
23. TIMBER & METAL PERGOLA 10'-0" HT.



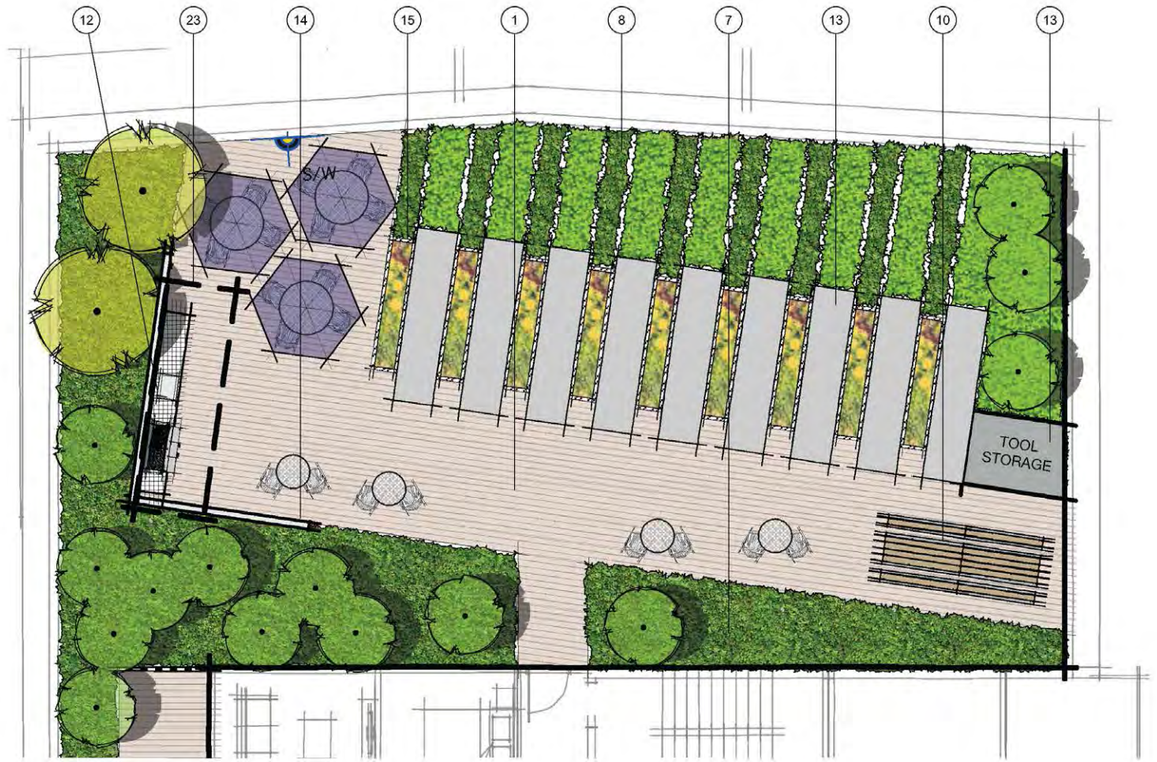
Section: Level 2 Amenity Deck

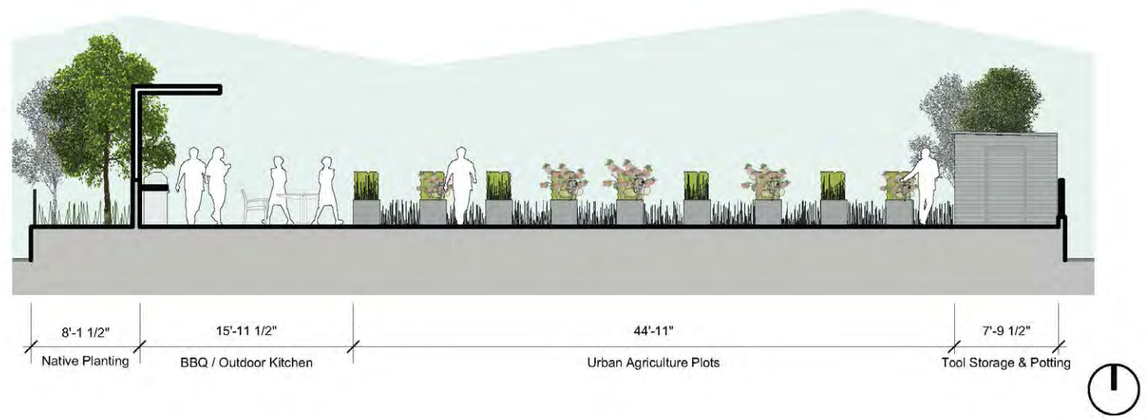






Landscape Plan / Section: Level 5 Amenity Deck





PAVING MATERIALS

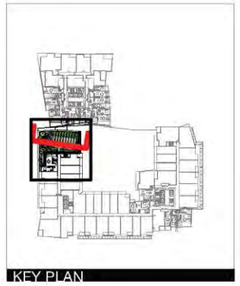
1. IPE DECKING
2. SAW-CUT CONCRETE- NATURAL COLOR
3. FEATURE PRECAST PAVER GRAY / CHARCOAL MIX
4. PIP RESILIENT RUBBER SURFACING
5. ARTIFICIAL TURF

PLANTING

6. PROPOSED NATIVE ADAPTED PLANITNGS (<2'0" HT.)
7. PROPOSED NATIVE ADAPTED PLANITNGS (>2'0" HT.)
8. 4'-0" HT. EVERGREEN HEDGE
9. PROPOSED TREE PLANTING

SITE FURNISHINGS

10. MOVABLE TABLES & CHAIRS BY OPERATOR
11. CIP CONCRETE SEATWALL
12. OUTDOOR KITCHEN INCL. GAS BBQ & SINK
13. CUSTOM TIMBER SHED / TOOL STORAGE
14. CIP CONCRETE WALL HT. VARIES
15. CUSTOM METAL PLANTER 2'-0" HT. - BLACK COLOUR
16. CUSTOM METAL FENCE & GATE 3'-0" HT. - BLACK COLOUR
17. CUSTOM METAL FENCE 3'-6" HT. - BLACK COLOUR
18. SITE LIGHTING REFER TO LIGHTING PLAN
19. TEXTURED CHILDREN'S PLAY WALL
20. CUSTOM CHILDREN'S PLAYHOUSE
21. CUSTOM CHILDREN'S PLAY AGILITY POLES - HT. VARIES
22. BIRDHOUSES / MASON BEE HOTELS
23. TIMBER & METAL PERGOLA 10'-0" HT.



Landscape Plan: Level 6 Amenity Deck

PAVING MATERIALS

1. IPE DECKING
2. SAW-CUT CONCRETE- NATURAL COLOR
3. FEATURE PRECAST PAVER GRAY / CHARCOAL MIX
4. PIP RESILIENT RUBBER SURFACING
5. ARTIFICIAL TURF

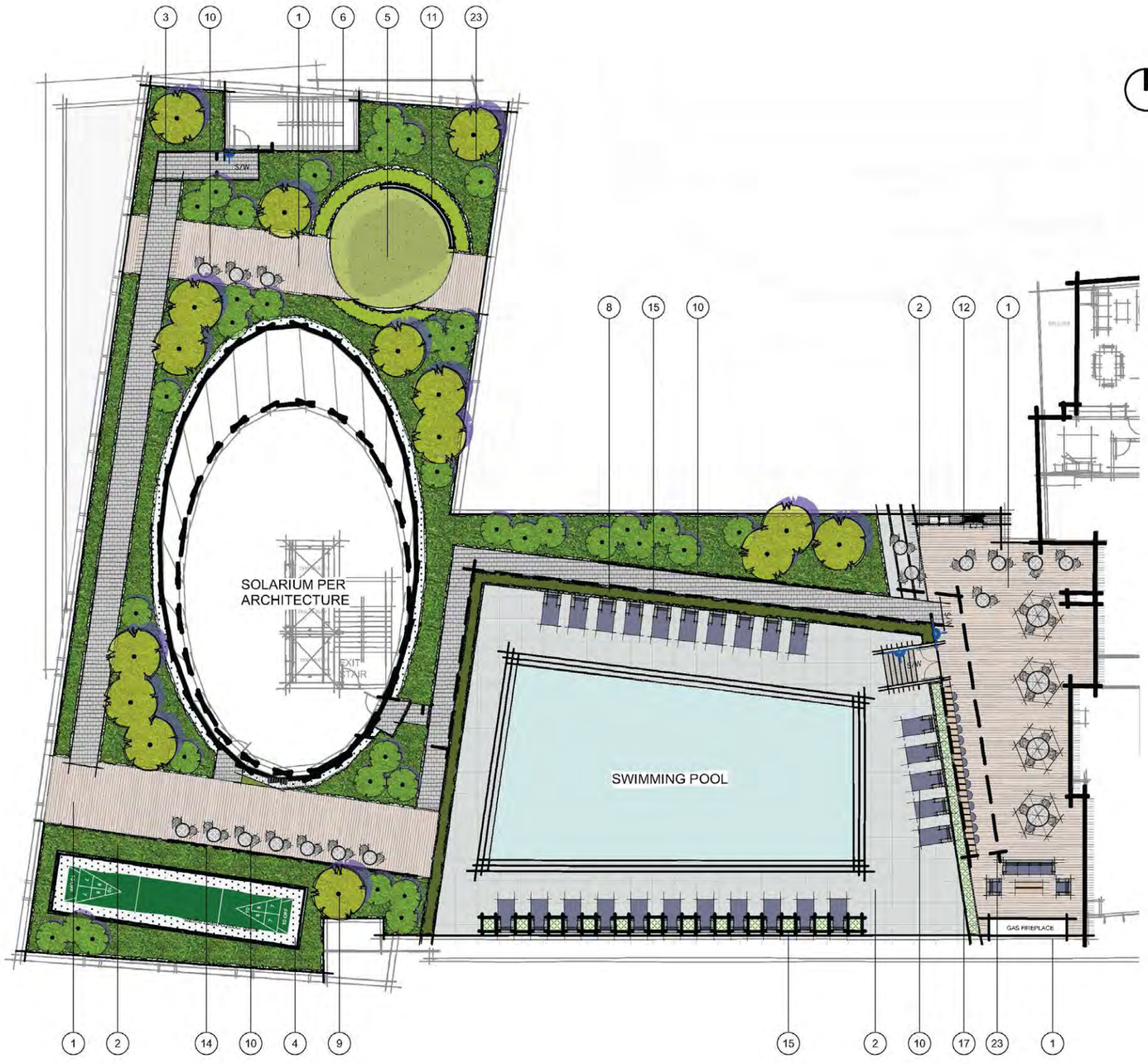
PLANTING

6. PROPOSED NATIVE ADAPTED PLANITNGS (<2'0" HT.)
7. PROPOSED NATIVE ADAPTED PLANITNGS (>2'0" HT.)
8. 4'-0" HT. EVERGREEN HEDGE
9. PROPOSED TREE PLANTING

SITE FURNISHINGS

10. MOVABLE TABLES & CHAIRS BY OPERATOR
11. CIP CONCRETE SEATWALL
12. OUTDOOR KITCHEN INCL. GAS BBQ & SINK
13. ENCLOSED GAS FIREPLACE
14. CIP CONCRETE WALL HT. VARIESI
15. CUSTOM METAL PLANTER 2'-0" HT. - BLACK COLOUR
16. CUSTOM METAL FENCE & GATE 3'-0" HT. - BLACK COLOUR
17. CUSTOM METAL FENCE 3'-6" HT. - BLACK COLOUR
18. SITE LIGHTING REFER TO LIGHTING PLAN
19. TEXTURED CHILDREN'S PLAY WALL
20. CUSTOM CHILDREN'S PLAYHOUSE
21. CUSTOM CHILDREN'S PLAY AGILITY POLES - HT. VARIES
22. BIRDHOUSES / MASON BEE HOTELS
23. TIMBER & METAL PERGOLA 10'-0" HT.

Landscape Plan: Level 13 Amenity Deck



PAVING MATERIALS

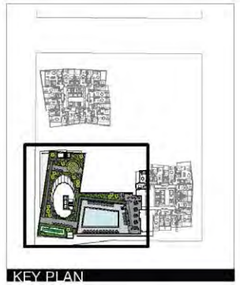
1. IPE DECKING
2. SAW-CUT CONCRETE-NATURAL COLOR
3. FEATURE PRECAST PAVER GRAY / CHARCOAL MIX
4. DECORATIVE GRAVEL
5. ARTIFICIAL TURF

PLANTING

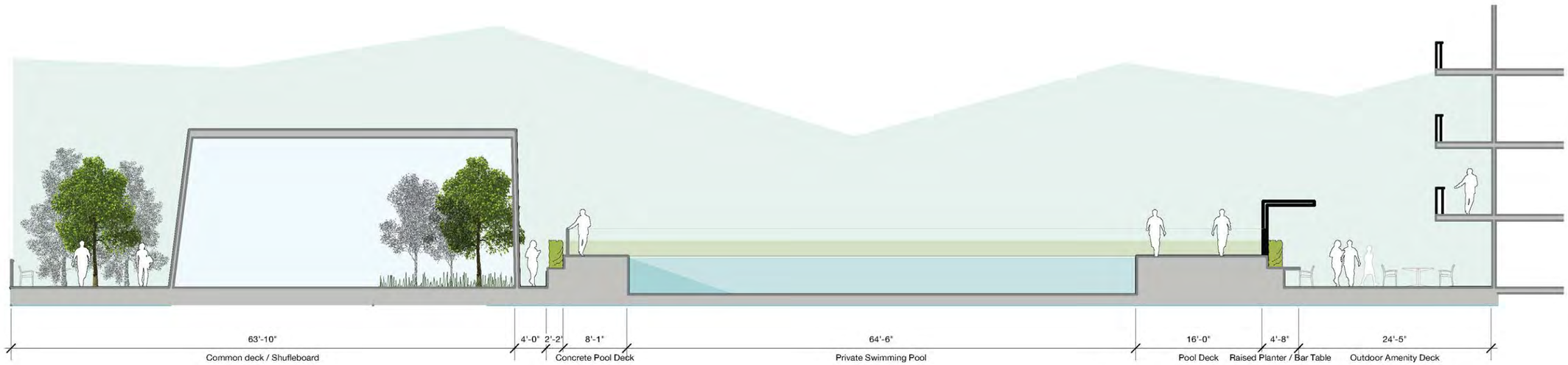
6. PROPOSED NATIVE ADAPTED PLANITNGS (<2'0" HT.)
7. PROPOSED NATIVE ADAPTED PLANITNGS (>2'0" HT.)
8. 4'-0" HT. EVERGREEN HEDGE
9. PROPOSED TREE PLANTING

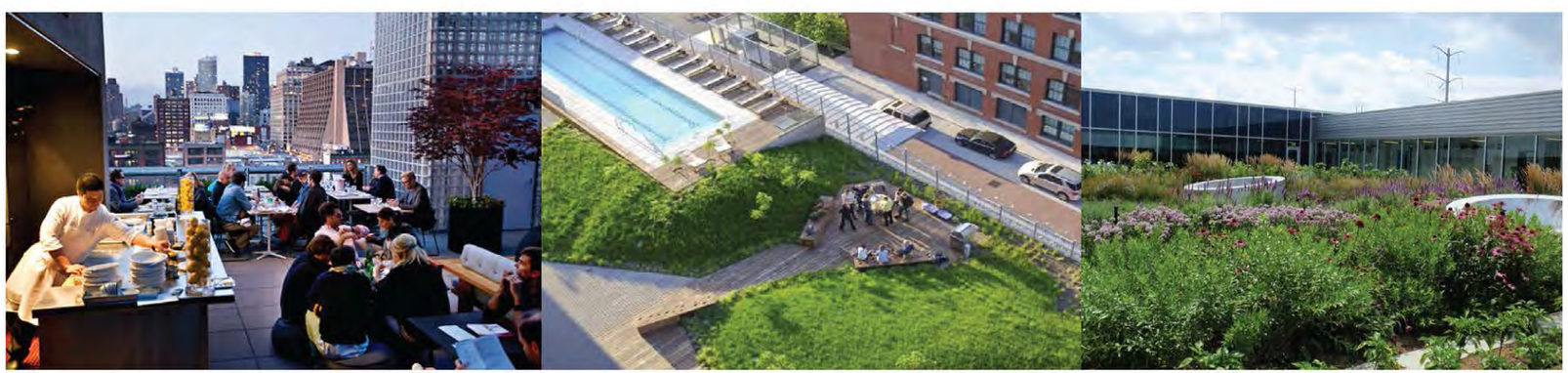
SITE FURNISHINGS

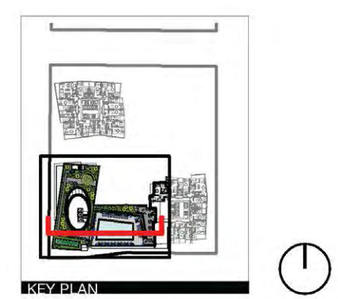
10. MOVABLE TABLES & CHAIRS BY OPERATOR
11. CIP CONCRETE SEATWALL
12. OUTDOOR KITCHEN INCL. GAS BBQ & SINK
13. ENCLOSED GAS FIREPLACE
14. CIP CONCRETE WALL HT. VARIES
15. CUSTOM METAL PLANTER 2'-0" HT. - BLACK COLOUR
16. CUSTOM METAL FENCE & GATE 3'-0" HT. - BLACK COLOUR
17. CUSTOM METAL FENCE 3'-6" HT. - BLACK COLOUR
18. SITE LIGHTING REFER TO LIGHTING PLAN
19. TEXTURED CHILDREN'S PLAY WALL
20. CUSTOM CHILDREN'S PLAYHOUSE
21. CUSTOM CHILDREN'S PLAY AGILITY POLES - HT. VARIES
22. BIRDHOUSES / MASON BEE HOTELS
23. TIMBER & METAL PERGOLA 10'-0" HT.



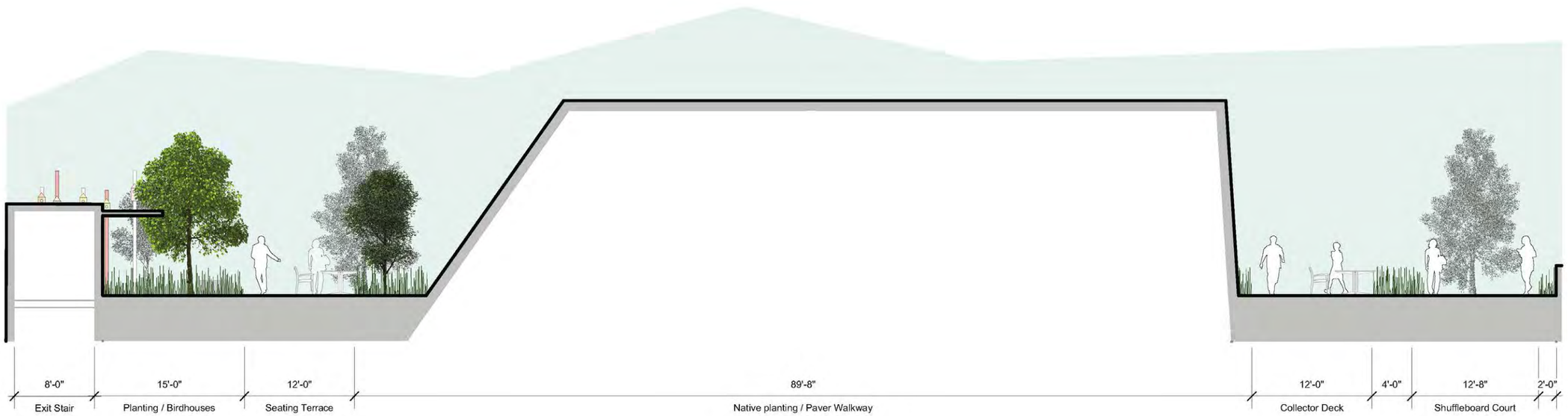
Section: Level 13 Amenity Deck

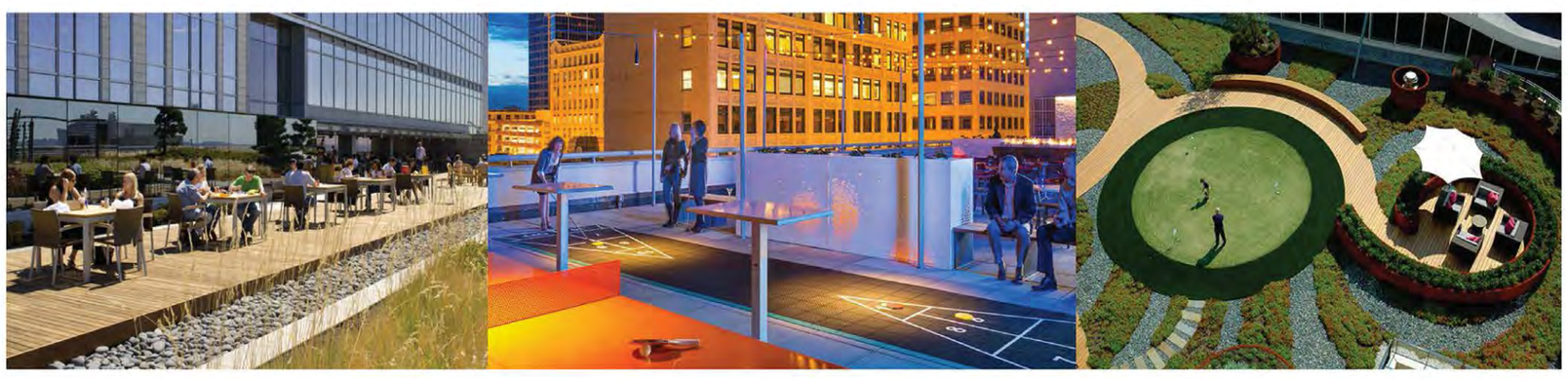


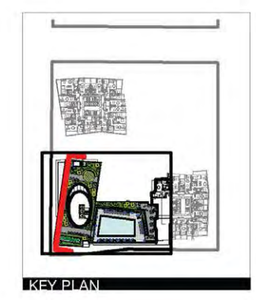




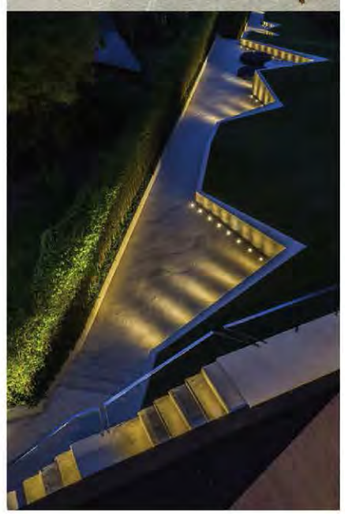
Section: Level 13 Amenity Deck

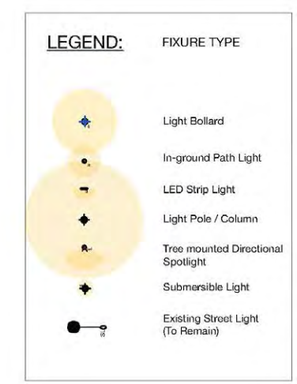


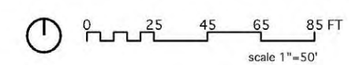




Exterior Ground Floor Lighting Plan

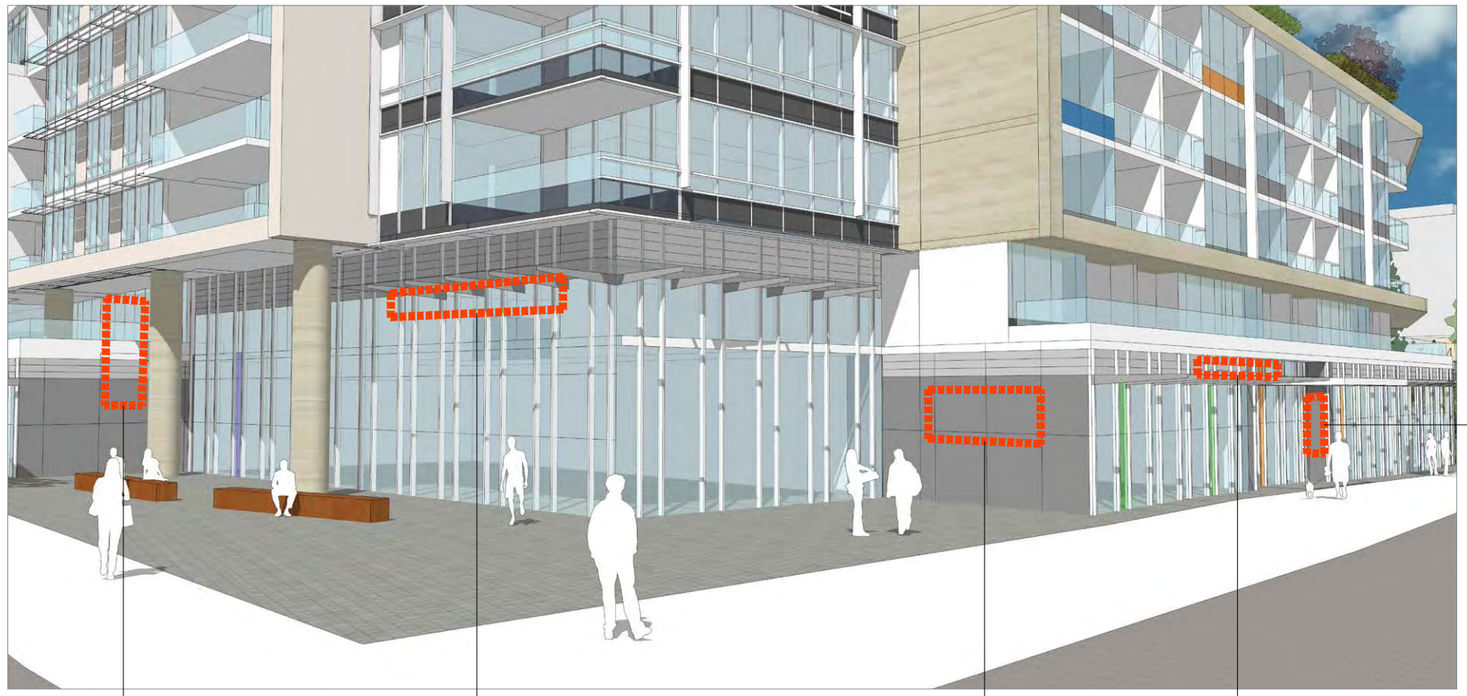






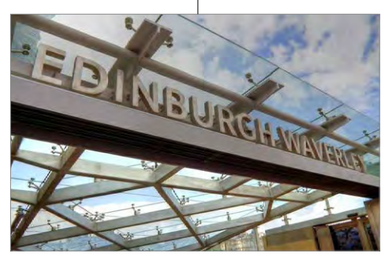
CHRIS DIKEAKOS ARCHITECTS INC

Signage Concept

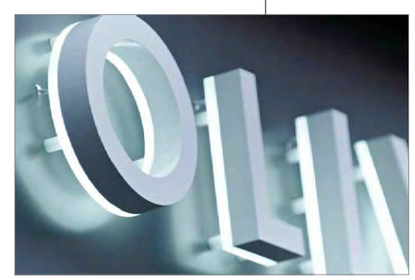


WALL MOUNTED SIGNAGE FOR RECESSED RESIDENTIAL ENTIRES

POTENTIAL BLADE SIGNAGE ON SUPPORTING COLUMNS



UNDERNOUNTED CANOPY SIGNAGE ON HIGHER CORNER RETAIL CANOPIES



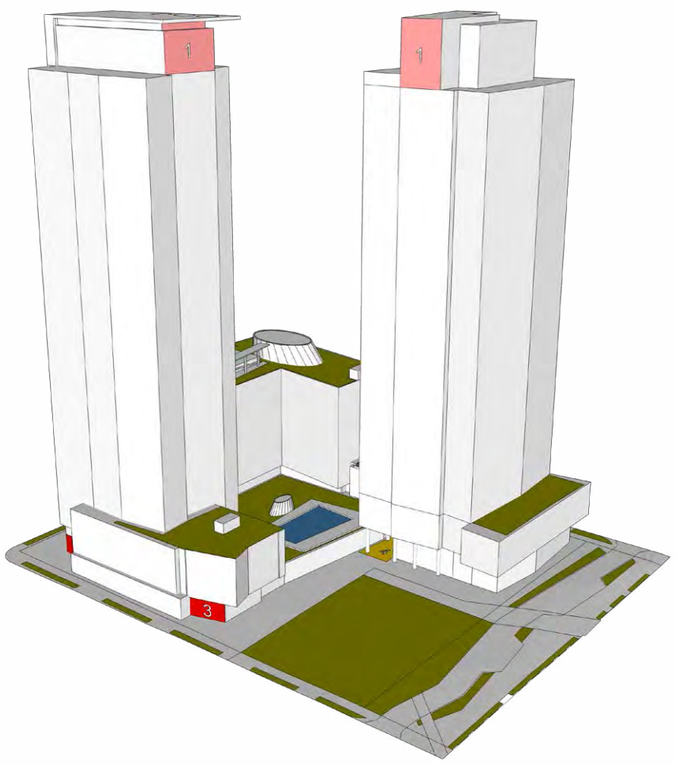
BACKLIT SIGNAGE ON BLANK WALLS AT STREET LEVEL

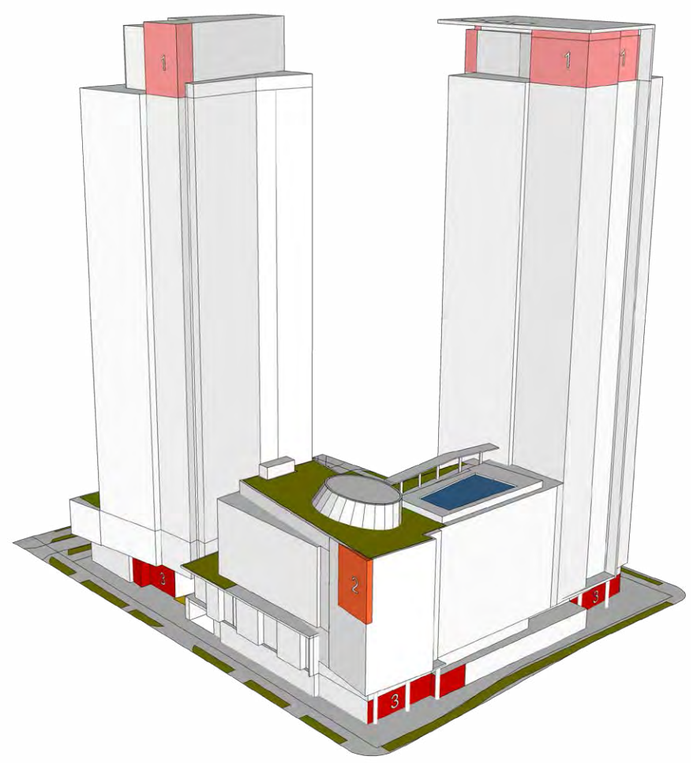
SIGNAGE MOUNTED ON TOP FOR LOWER CANOPIES

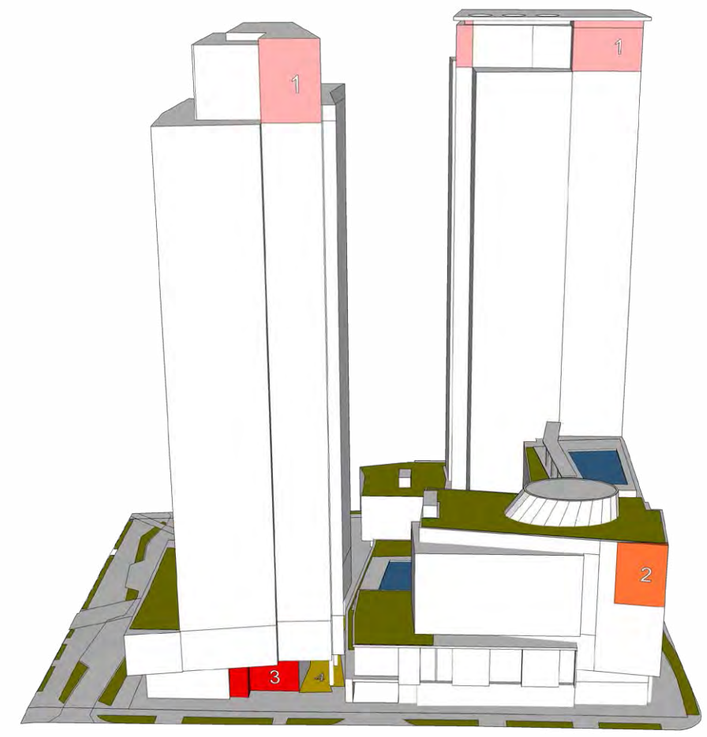
Departure Location Summary

Departures

1- Tower Mechanical Penthouse Setback	2- Upper Level Setbacks Above 75’	3- Street Level Setback	4- Through Block Connection
1 23.48.010 Structure Height	2 23.48.012 Upper-level setback requirements	3 23.48.014 Street-level development standards	4 23.48.014 Street-level development standards



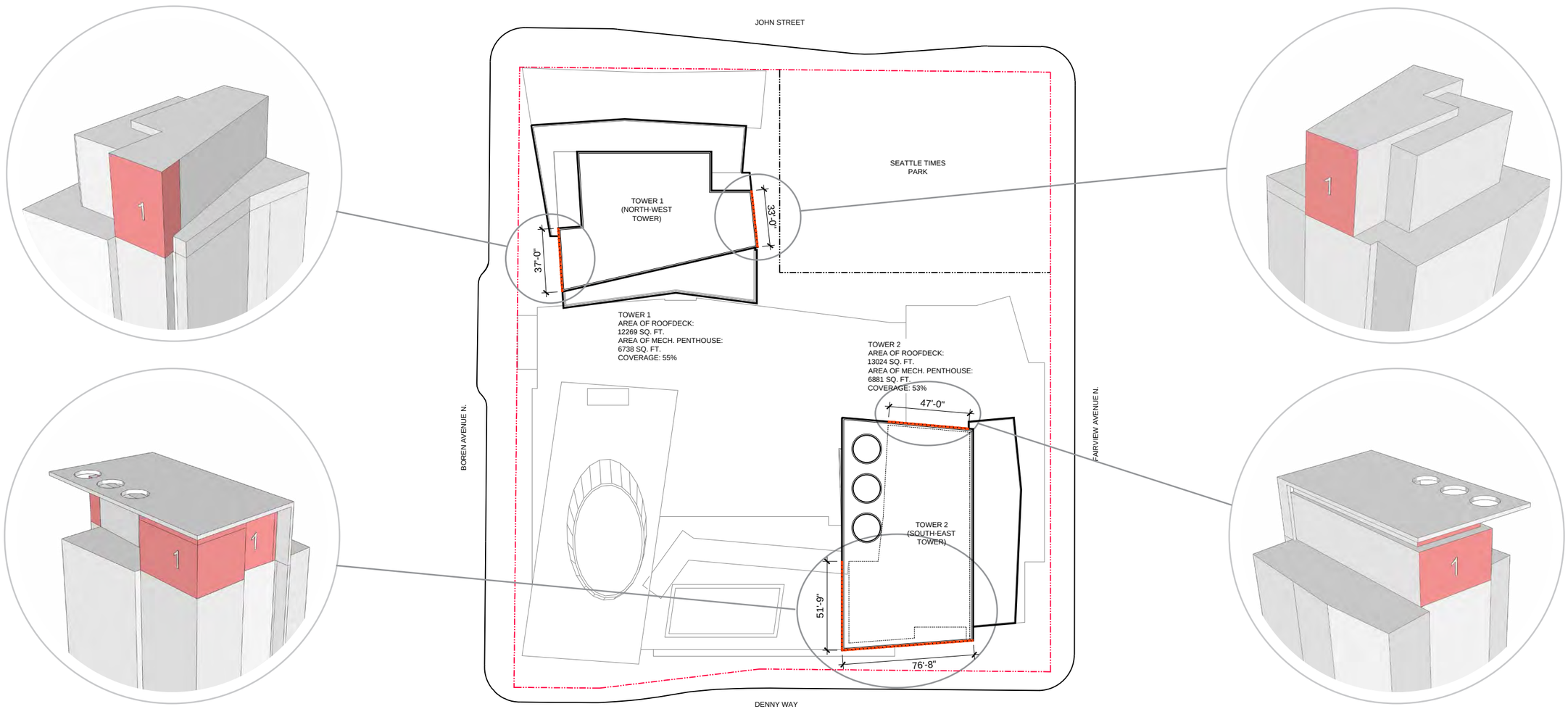




Departure #1 of4

Tower Mechanical Penthouse Setback

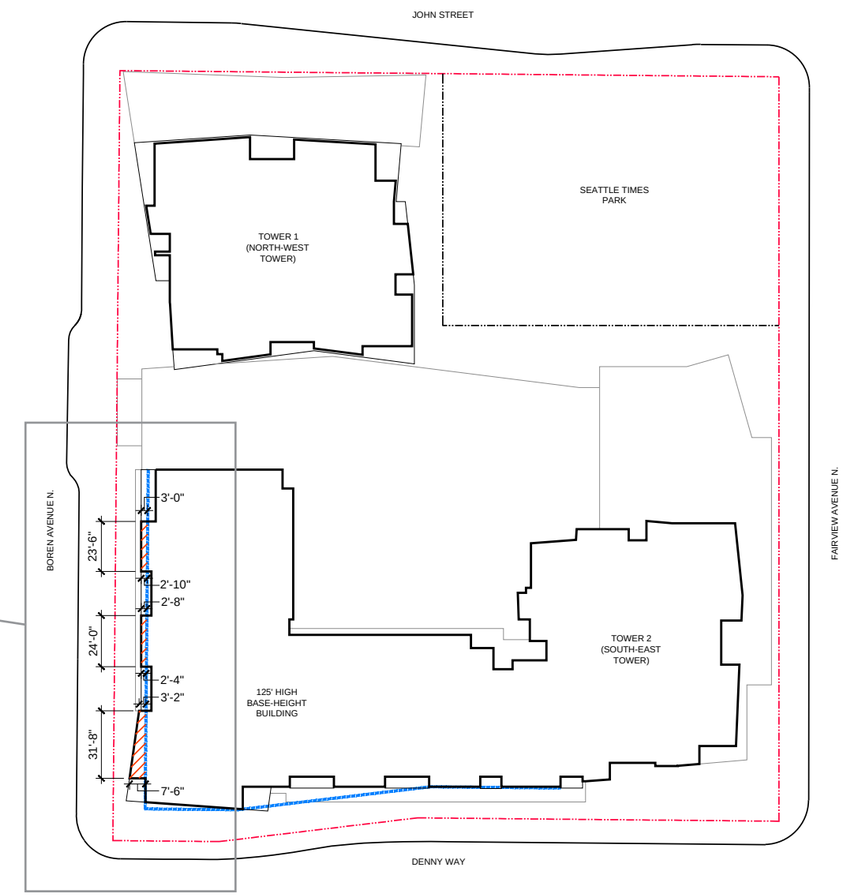
Development Standard	Requirements	Proposed	Justification
23.48.010 Structure Height	**23.48.010.H.7** *Limits the coverage of the mechanical penthouse of the tower to 65 percent of the roof area. No rooftop features are located closer than 10 feet to the roof edge.*	**Departure:** On some faces of each tower, the mechanical penthouse will extend out to the face of the tower. The rooftop coverage will exceed 65 percent. This will visually integrate the mechanical penthouse with the building façade.	**DS2 B.1 'Architectural and Façade Composition':** "Design all building facades - including alleys and visible roofs - considering the composition and architectural expression of the building as a whole".



Departure #2 of 4

Upper Level Setbacks Above 75’

Development Standard	Requirements	Proposed	Justification
23.48.012 Upper-level setback requirements	**23.48.012.A.2** *Requires a setback of 1 foot for every 2 additional feet of height for any portion of a structure exceeding the maximum height up to a max. of 15 feet measured from the street lot line for SM 240/125-400.*	**Departure:** Along Boren Ave., portions of the façade above 75 feet extend out over the 15 ft. setback by up to 5’-8” at the corner. The corner is a design feature which provides a strong architectural presence towards the downtown and Denny Triangle neighborhoods. This corner also has prominent visibility from Denny Way traveling east uphill.	**CS2 A.2 ‘Architectural Presence’** **CS2 C.1 ‘Corner Sites’ - serve as gateways or focal points**



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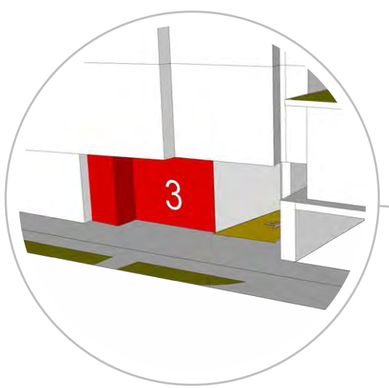
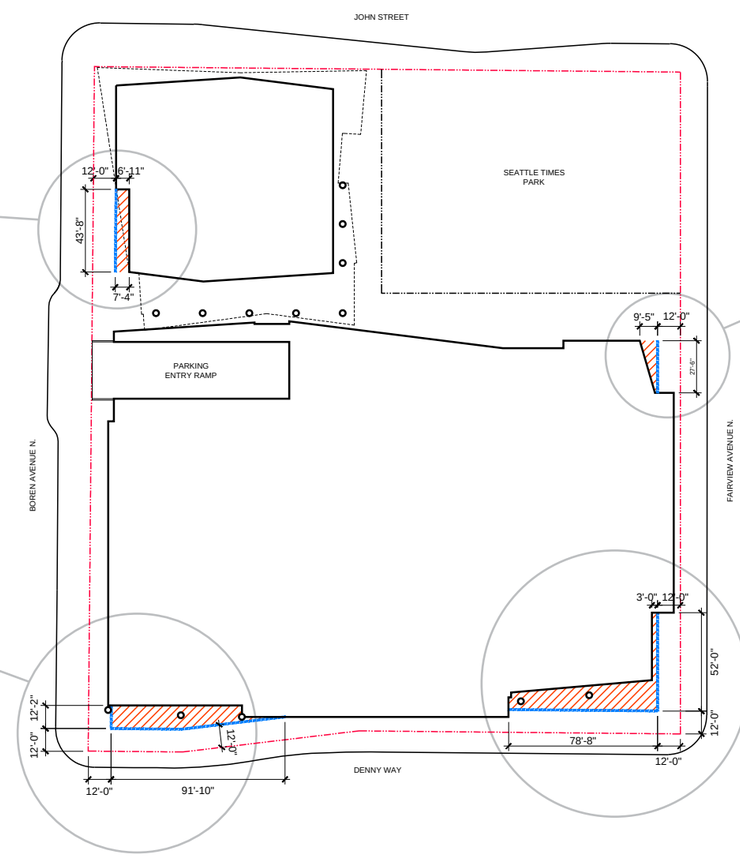
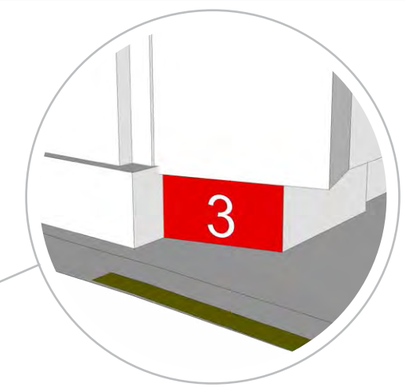
Departure #3 of4

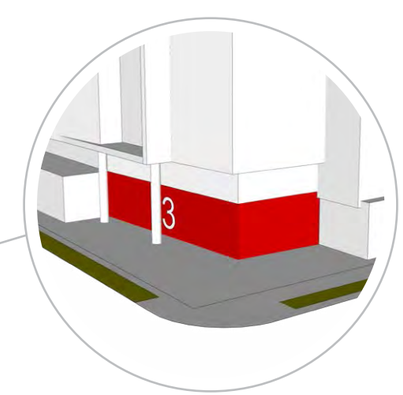
Street Level Setback

Development Standard	Requirements	Proposed	Justification
23.48.014 Street-level development standards Setbacks	**23.48.014.A.3.b** *Requires that the street facing façade of a structure may be set back up to 12 feet from the street lot line subject to 1) the setback must be landscaped; 2) additional set-backs are permitted for up to 30 percent of the length of portions of the street facade that are set back from the street lot line, provided that the additional setback is located 20 feet or more from any street corner; and 3) Any required outdoor amenity area, or other required open space, or usable open space provided is not considered part of the setback area and may extend beyond the limit on setbacks from the street lot line.*	**Departure:** Selected areas on the block have been setback further than the maximum 12 feet allowed in order to respond to local conditions. 1) At the corner of Denny and Fairview, there is a 15 foot setback along Fairview Ave. and a 27 foot set-back along Denny Way. 2) A short length (27'-6") of the street-facing retail facade adjacent to the park and public throughway on Fairview Ave. is set back up to a maximum of 21 feet. 3) A 43 foot wide part of the residential north-west tower lobby façade is set back 19 feet from the Boren Ave. lot line. 4) A 70 foot wide portion of the retail façade at the corner of Denny and Boren is set back from the lot line by 24'-3".	Justifications for noted areas in the previous column: 1) At the corner of Denny and Fairview, a generous public plaza is proposed which acknowledges this gateway location identified in the **Denny Way Streetscape Concept Plan**. The concept plan calls for focussed plaza spaces at this intersection. 2) This setback will open up views to the park and help to lead pedestrians in to the throughway with its links to Boren and John St. **CS2 B.3.** Character of Open Space. 3) Setting back the tower entry will define the transition from public to semi-private space and provide opportunities for landscaping at the entry. 4) This setback at the street level will provide a landscaped buffer between busy Denny Way and the quieter Boren Ave. **CS2 C.1 Relationship to the block - Corner Sites**





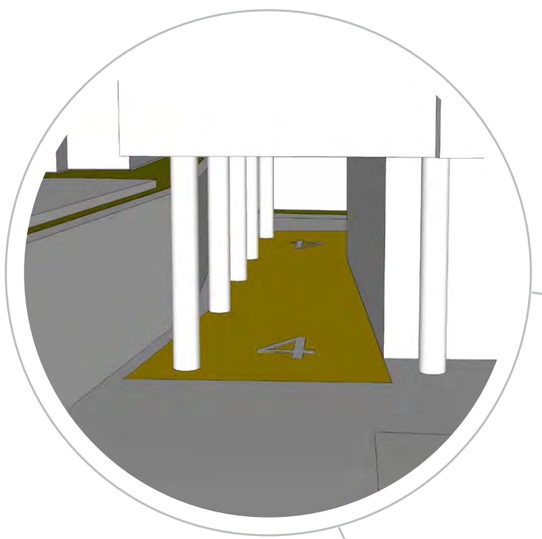


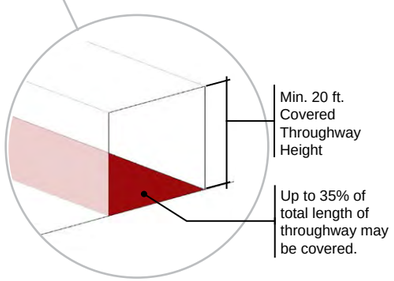


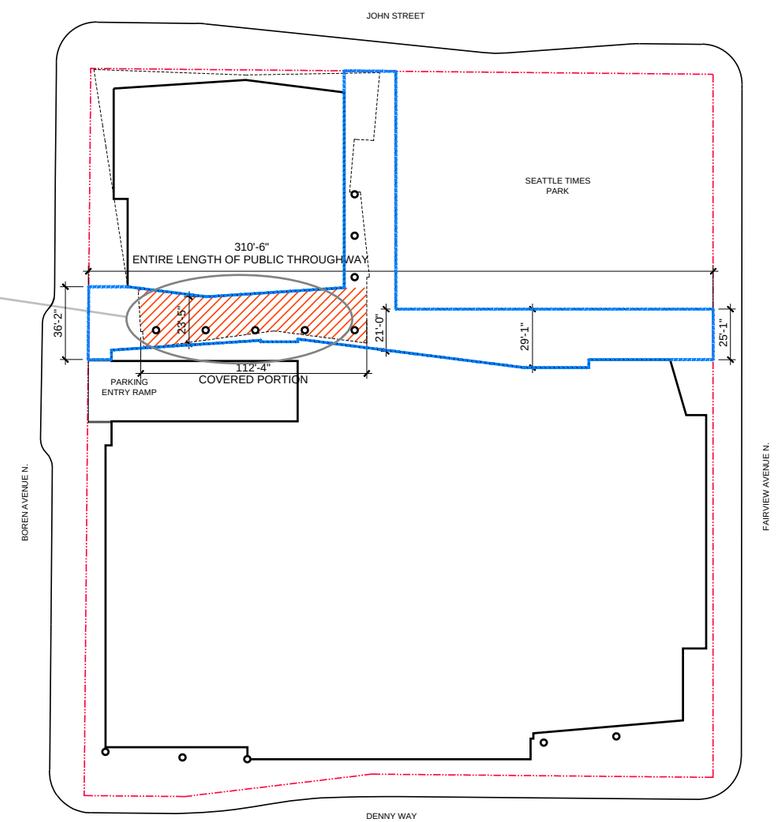
Departure #4 of 4

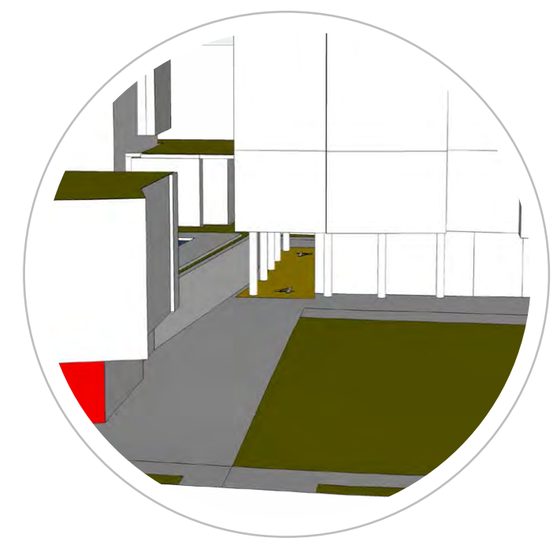
Through Block Connection

Development Standard	Requirements	Proposed	Justification
23.48.014 Street-level development standards **Through Block Connection** **-TYPE I DECISION**	**23.48.014.H.2.c** *sets a maximum covered length of the throughway at 35 percent of the total throughway length.*	**Departure: The proposed covered throughway length is 116'-6", while the total throughway length is 310'-6". The covered portion represents 37.5 percent which marginally exceeds the maximum.**	**PL1 A. Network of Open Spaces** **PL1 B. Walkways and Connections** **PL1 C.3 Year-Round Activity - weather protection** -An additional N-S passageway linking to John St. is a bonus link which will expand the network of open spaces. -Main access elevators for office parking and retail use are located under tower 1 which will provide cover for these uses providing a further justification for the covered portion of the throughway. Glazed art feature walls provide visual interest in this area.









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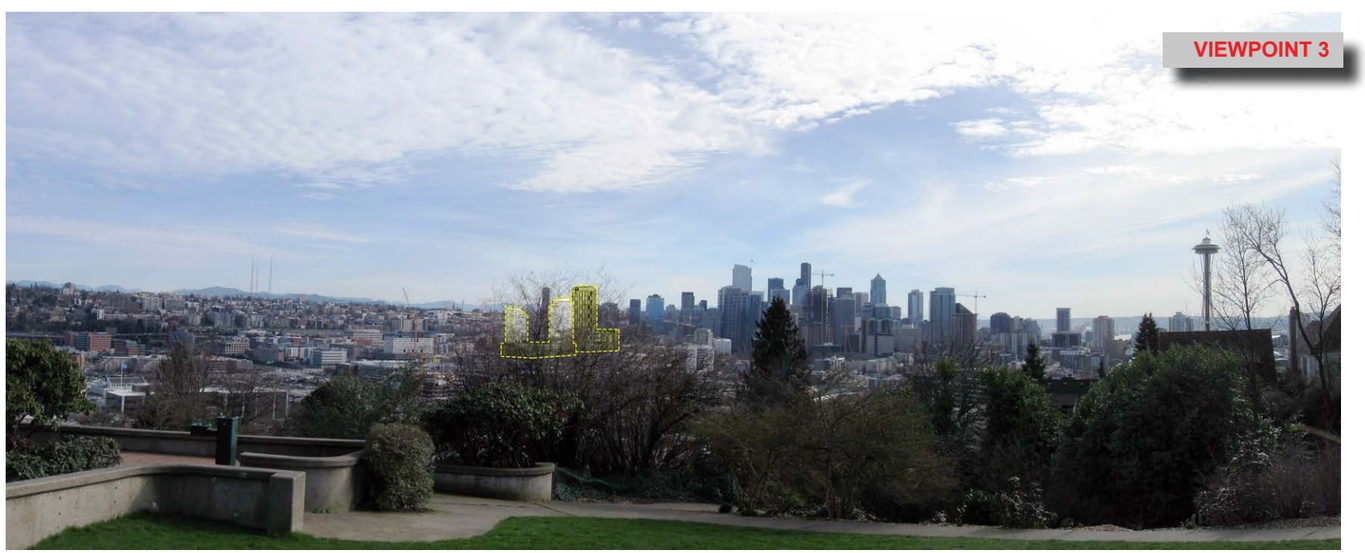
View Shed Analysis - Location Map

View Shed Analysis - Images



View Shed Analysis - Images

Site Shadow Studies

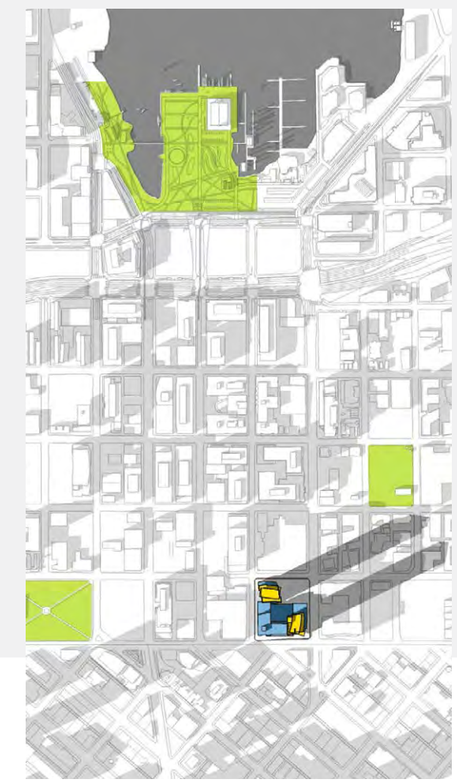
Equinox
(March/September)
8 am

Equinox
(March/September)
10 am

Equinox
(March/September)
12 pm

Equinox
(March/September)
2 pm

Equinox
(March/September)
5 pm



Shadow casted by surrounding buildings

Shadow casted by proposed development

Solstice
(June)
8 am

Solstice
(June)
10 am

Solstice
(June)
12 pm

Solstice
(June)
2 pm

Solstice
(June)
5 pm

Shadow casted by surrounding buildings

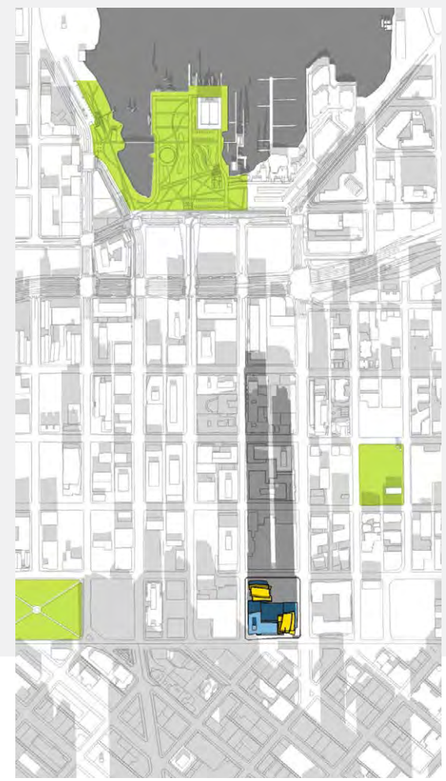
Shadow casted by proposed development

Site Shadow Studies

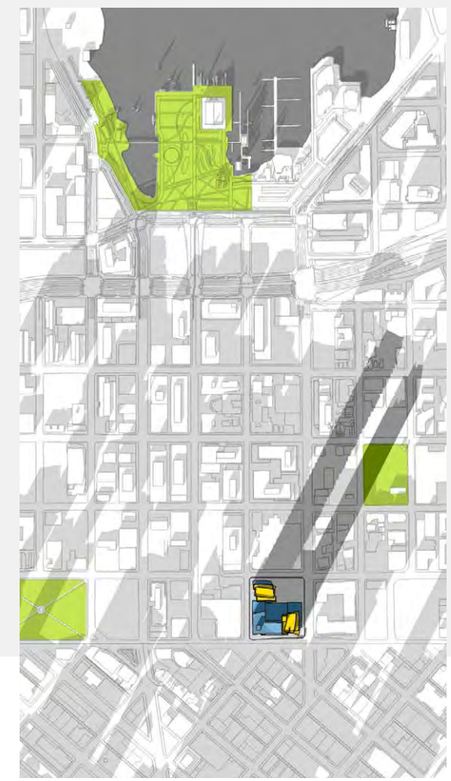
Solstice
(December)
8 am

Solstice
(December)
10 am

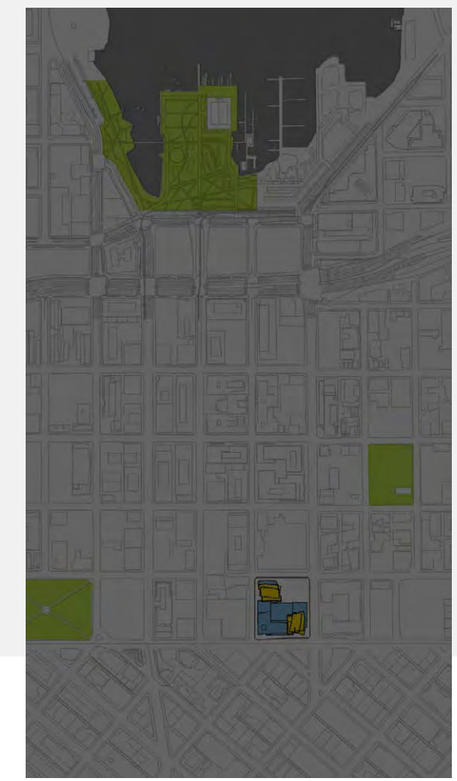
Solstice
(December)
12 pm



Solstice
(December)
2 pm



Solstice
(December)
5 pm



Shadow casted by surrounding buildings

Shadow casted by proposed development

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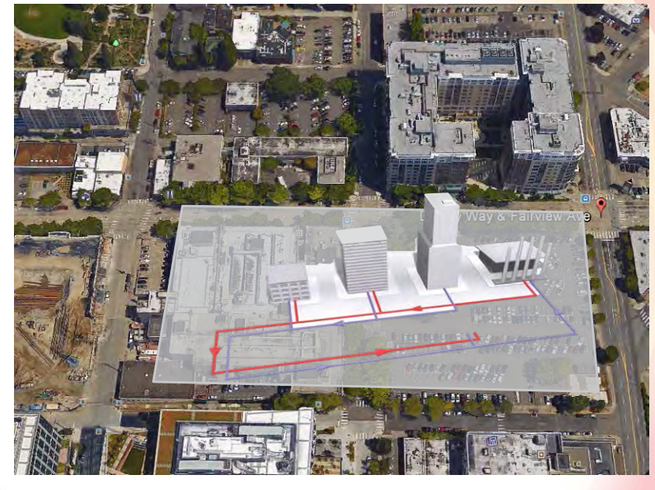
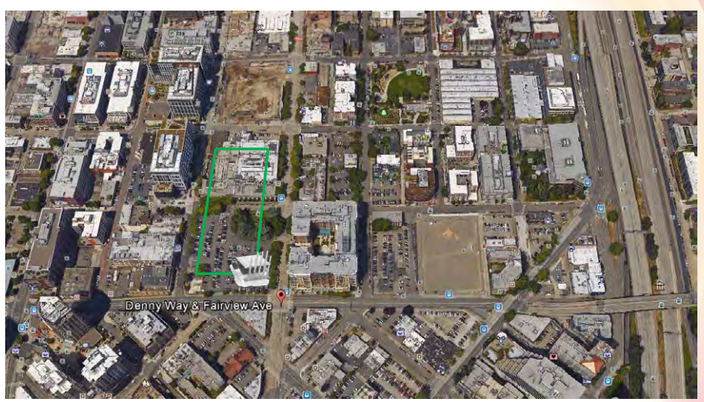
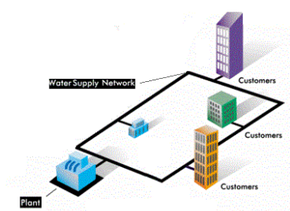
District Energy System

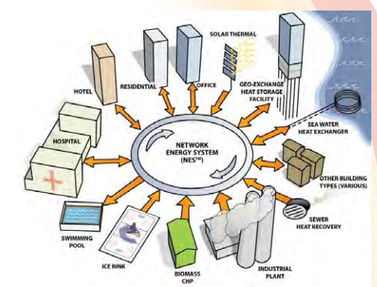
Highest Level of Sustainability
- Efficient design to reduce energy loads
- Holistic approach to analysis potential energy sources and sinks
- Design harmony between district energy & in building systems
- Focus on utilizing local resource and waste energy recovery
- Detailed analysis considering both heating and cooling.

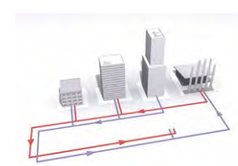
Optimized Lifecycle Approach
- Consideration for all project stakeholders
- Capital, operation and replacement costs incorporated
- Competitive and transparent energy rates











Landscape - Overall Site Plan - Revised

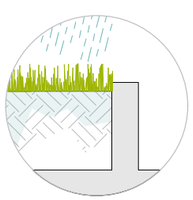
Bird Habitat
By virtue of its location along the Pacific Flyway, thousands of migratory species fly trough the Greater Seattle Area annually. We propose an array of birdhouses to allow nesting opportunities in the heart of the City. Plantings will also supply native fruit and berries to nourish local and migrating species.

Bee Habitat
The last decade has seen a significant decline in bee populations worldwide. Introducing and providing new habitat in the urban environment is an important step in protecting wild native pollinators. Native plantings and bee hotels are proposed on several roof decks

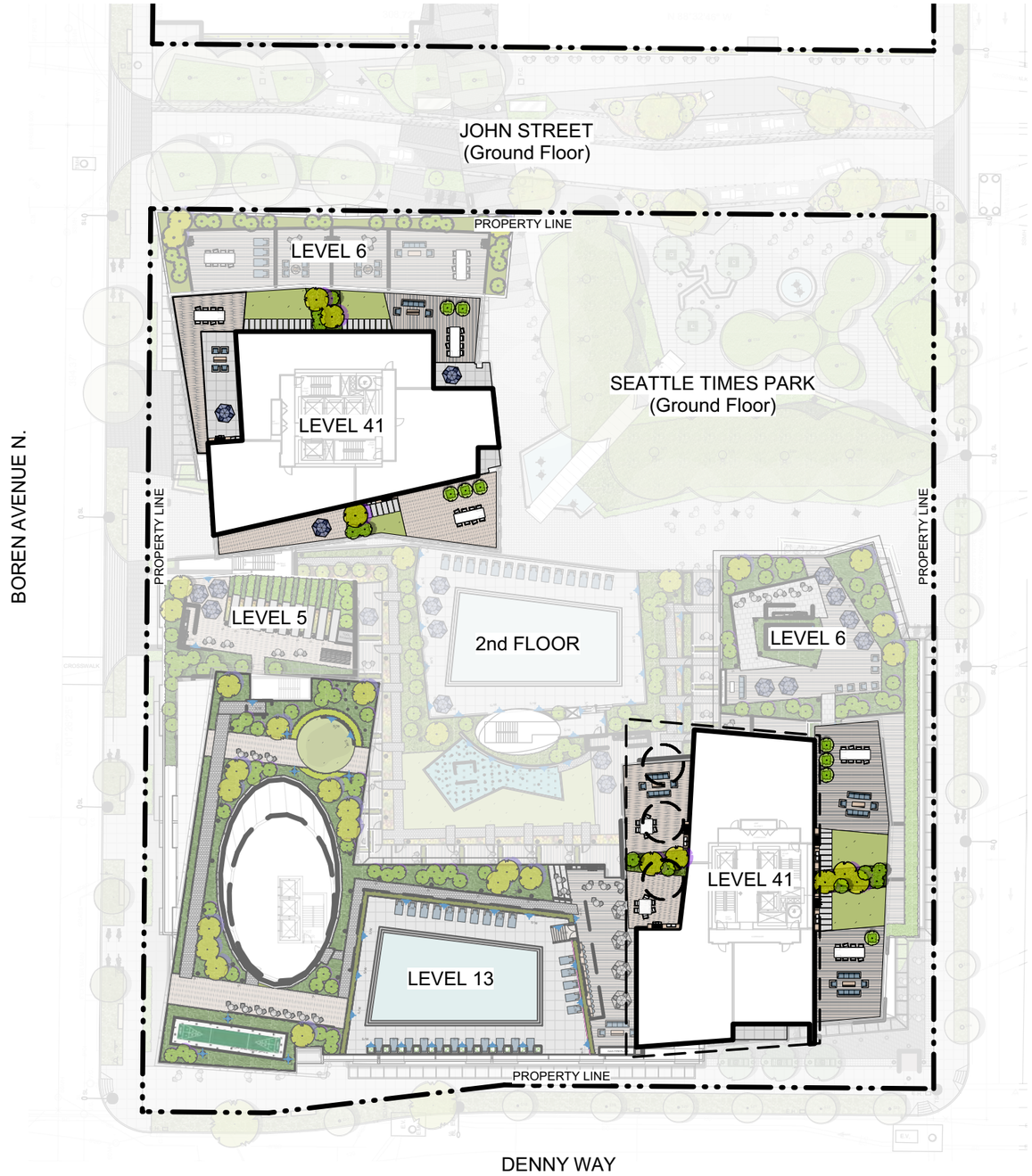
Bio-Filtration / Rain Gardens
In our region dealing with stormwater run-off is an important design consideration. Storm events, strain both natural and urban infrastructure raising the risk of sewer backups and polluted waterways. We propose to utilize native plantings to create a bio-filtration / rain gardens as part of the proposed John St. re-design.

Native Plantings
Local plant choices provide benefits in terms of decreased water requirements, providing food sources for native wildlife and are less susceptible to succumbing to seasonal weather variation and a lack of maintenance.

Existing & Exceptional Trees
With all the changes proposed to the Site, we seek to retain some of the overall character of the block by retaining 40 existing trees (including 6 "Exceptional" trees). These trees will greatly enhance the public realm and add to the pedestrian experience.



Stormwater storage
Further to the proposed rain gardens at street level, large planted areas on several roof decks will help store and slow the release of stormwater during heavy rain events.



Ground Floor
- John Street Woonerf
- Seattle Times Park
- Existing & Proposed Water Feature
- Retail / Residential / Amenity Access
- Streetscape Design
- Bicycle Parking Facilities
- Possible Electric Car Charging Station

Level 2
- Outdoor Pool
- Children's Play Area
- Outdoor Kitchen
- Outdoor Terraces
- Private Outdoor Terraces
- Artificial Lawn Area
- Array of Bird / Bee Nests

Level 5
- Private Outdoor Terraces
- Private Urban Agriculture Area
- Outdoor Kitchen

Level 6
- Private Outdoor Terraces
- Outdoor Kitchen
- Outdoor Gas Fireplace

Level 13
- Outdoor Pool
- Outood Shuffleboard
- Outdoor Putting Green
- Outdoor Kitchen
- Outdoor Terraces
- Private Outdoor Terraces
- Array of Bird / Bee Nests

Level 40 & 41
- Private Outdoor Terraces
- Artificial Lawn Area

0 25 45 65 85 FT
scale 1"=50'

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Landscape - GF Materials Plan - Added

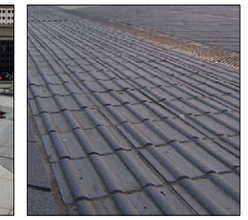
Bike Parking Statistics

Off-site: 29 Fixtires (58 spaces)
On-site: 14 fixtures (28 spaces)

TOTAL: 43 fixtures (86 spaces)

"Capitol" rack by Forms & Surfaces - 2 bikes per rack fixture; Off-site racks subject to SDOT approval

1 CIP SAW-CUT FINISHED CONCRETE PER C.O.S. STANDARD - NATURAL / DARK GRAY COLOR

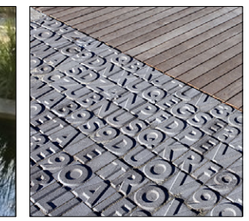


2 ADA ACCESSIBLE TACTILE WARNING STRIP - GRAY COLOR

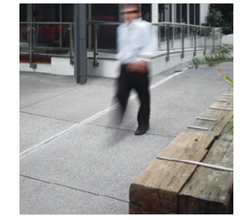
3 GRANITE PAVERS (MORTARED IN PLACE) - FLAMED FINISH - CONTRASTING COLOR SCHEME

4 GRANITE PAVERS (SAND BASE) VARIED FINISH - DARK COLOR

5 GRANITE "BRIDGE" OVER FLUSH WATER FEATURE - FLAMED FINISH LIGHT COLOR



6 FEATURE PAVING - EMBEDDED TYPE - EXACT COLOR & FINISH TBD.



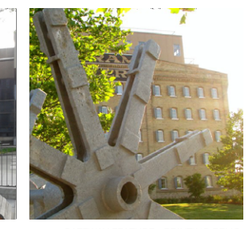
7 RUSTIC TIMBER LOG / BENCH - SMOOTH, SANDED FINISH - NATURAL COLOR

8 MODULAR SEATING "MILENIO" BENCH BY LANDSCAPE FORMS - NATURAL COLOR

9 BICYCLE PARKING RACK (2 SPACES) SMOOTH FINISH - ALUMINIUM COLOR

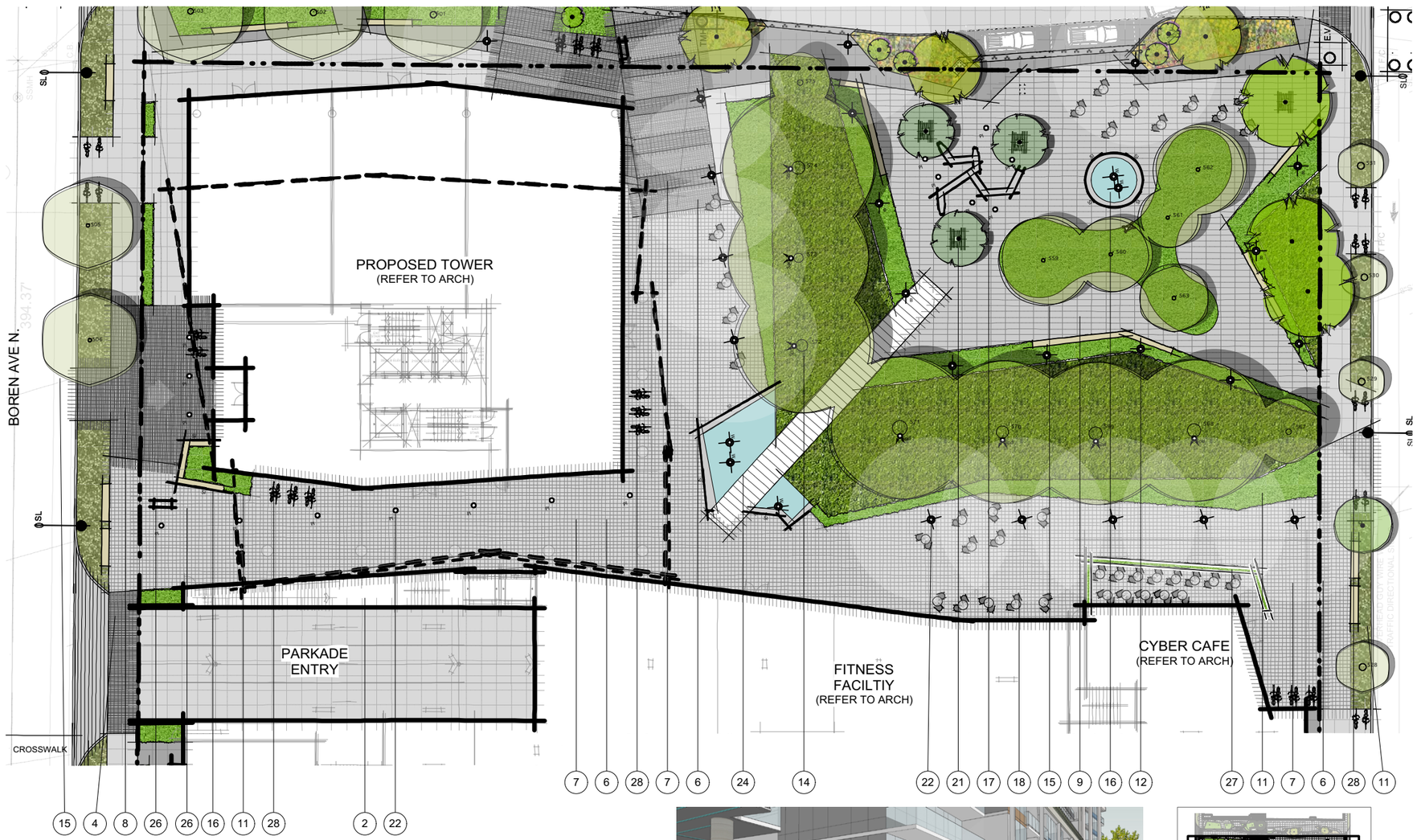
10 CUSTOM STEEL PLANTER BOXES - 2'-0" HT. SMOOTH FINISH - BLACK COLOR

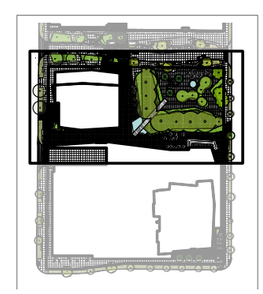
11 WAYFINDING SIGNAGE (SOUTH LAKE UNION STANDARD)



12 GATEWAY FEATURE - PRINTING RELIC SMOOTH SURFACE - COLOR T.B.D.

Landscape Plan: Seattle Times Park / Throughway - Revised





PAVING MATERIALS

1. CIP TROWEL FINISHED CONCRETE PER C.O.S. STANDARD - NATURAL COLOR
2. SAW-CUT CONCRETE- NATURAL COLOR
3. SAW-CUT TINTED CONCRETE- CHARCOAL COLOR
4. SAW-CUT TINTED CONCRETE- DARK GRAY COLOR
5. ADA COMPLIANT TACTILE WARNING STRIP DARK GRAY COLOR
6. FLAMED FINISH GRANITE DARK COLOR
7. DEEP FLAMED FINISH GRANITE DARK COLOR
8. FEATURE PRECAST PAVER
9. PRECAST PERMEABLE PAVER NATURAL COLOR

PLANTING

10. RAIN GARDEN PLANTINGS
11. PROPOSED NATIVE ADAPTED PLANITNGS (<2'0" HT.)
12. PROPOSED NATIVE ADAPTED PLANITNGS (>2'0" HT.)
13. PROPOSED TREE PLANTING
14. EXISTING EXCEPTIONAL TREE TO BE RETAINED
15. EXISTING NON-EXCEPTIONAL TREE TO BE RETAINED

SITE FURNISHINGS

16. CUSTOM HEAVY TIMBER / URBAN LOG BENCH
17. PREFABRICATED MODULAR BENCH "MILENIO" BY LANDSCAPE FORMS
18. MOVABLE TABLES & CHAIRS BY OPERATOR
19. EXISTING WATER FEATURE (TO REMAIN)
20. EXISTING TIME CAPSULE (PROPOSED LOCATION SHOWN)
21. FLUSH TREE GRATE "JAMISON' BY URBAN ACCESSORIES
22. SITE LIGHTING REFER TO LIGHTING PLAN
23. EXISTING WATER FEATURE TO REMAIN
24. PROPOSED WATER FEATURE W/ "BRIDGE" TO PARK
25. STREET SIGNAGE PER S.D.O.T. STANDARDS
26. WAYFINDING SIGNAGE PER S.L.U. DESIGN GUIDELINES
27. CUSTOM 2'-0" HT. METAL PLANTER BLACK COLOUR
28. PREFABRICATED BIKE RACKS (2 SPACES PER RACK)

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EDG Comments - Design Guideline Responses - Added

1. VEHICLE CIRCULATION, PARKING ACCESS, AND STREETSCAPE CHARACTER.

EDG REVIEW: **DESIGN GUIDELINE RESPONSES**

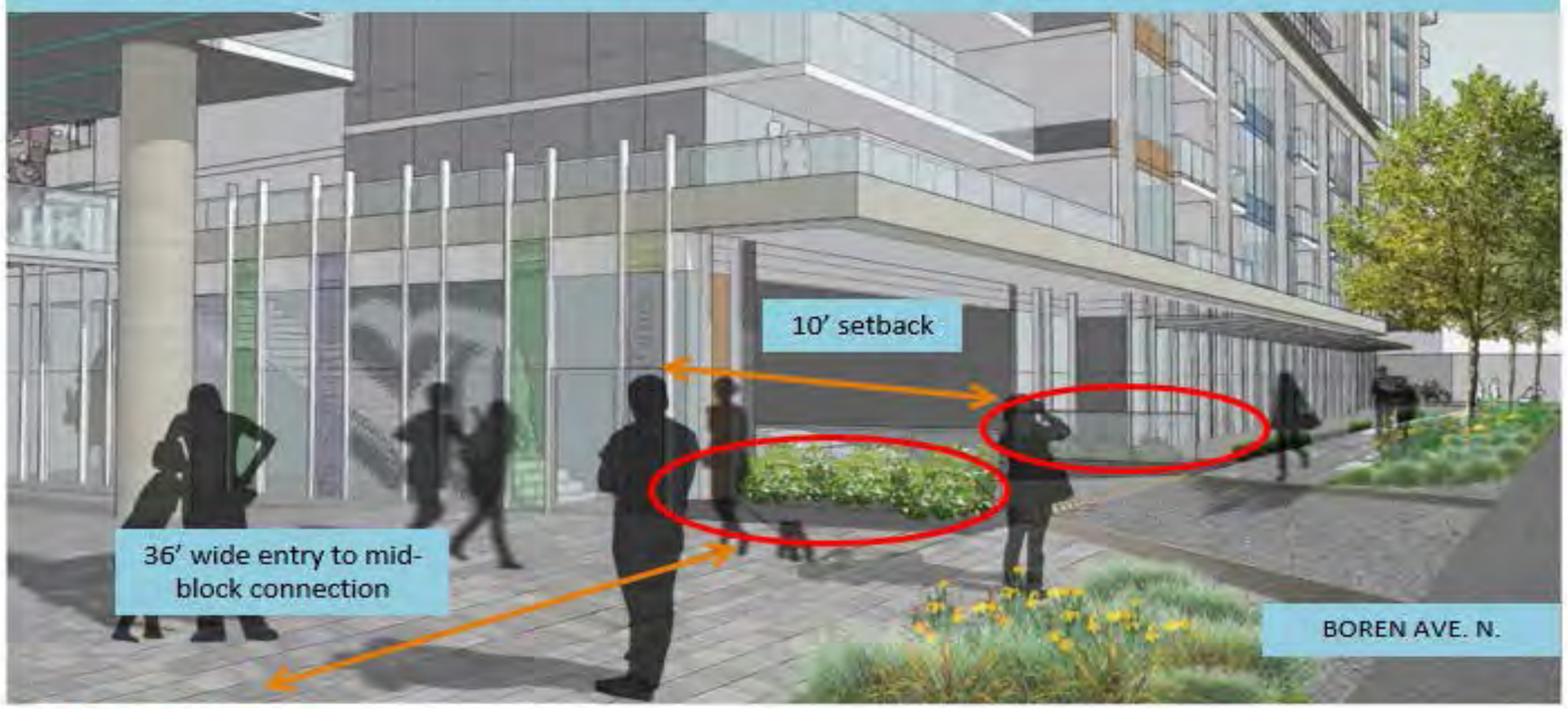
1. Vehicle Circulation, Parking Access, and Streetscape Character

b - Board Guidance:

- Landscape design should be used to alert drivers to each other's presence at the driveway entries (DC1-B)

Guideline:

- DC1-B-1. Vehicular Access and Circulation: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive for pedestrians, bicyclists, and drivers.



Design Response:

- Driveway entry setback 10' from property line.
- Generous 36' wide entry to Mid-block connection maximizes sightlines.
- Landscaped planters with glazed guardrails protect pedestrians.

Usable Open Space Summary - Added

EDG REVIEW: **ZONING RESPONSES**

USABLE OPEN SPACE SUMMARY

SEATTLE MUNICIPAL CODE 23.48.230 – Extra height in South Lake Union Urban Center:
E. Open Space. A minimum of 20 percent of the lot area required to be open space. The purpose of the open space shall be to allow for public seating, passive recreation, and a mid-block pedestrian connection.
3. A minimum of 35 percent of the open space shall be landscaped with grass, ground cover, bushes, and/or trees.
7. Up to 20 percent of the open space may be covered.
8. Public art shall be included in the public open space. The artwork may include but need not be limited to water features, or two or three-dimensional works in all media.

- Project Lot Area: 109,780 sq.ft.
- 20% of 109,780 sq.ft. = 21,956 sq.ft. required Open Space
- Open Space provided = 40,550 sq. ft. = 37%
- Covered Open Space = 9,726 sq. ft. = 9%, less than the max. allowable 20%
- Water feature and Public Art locations

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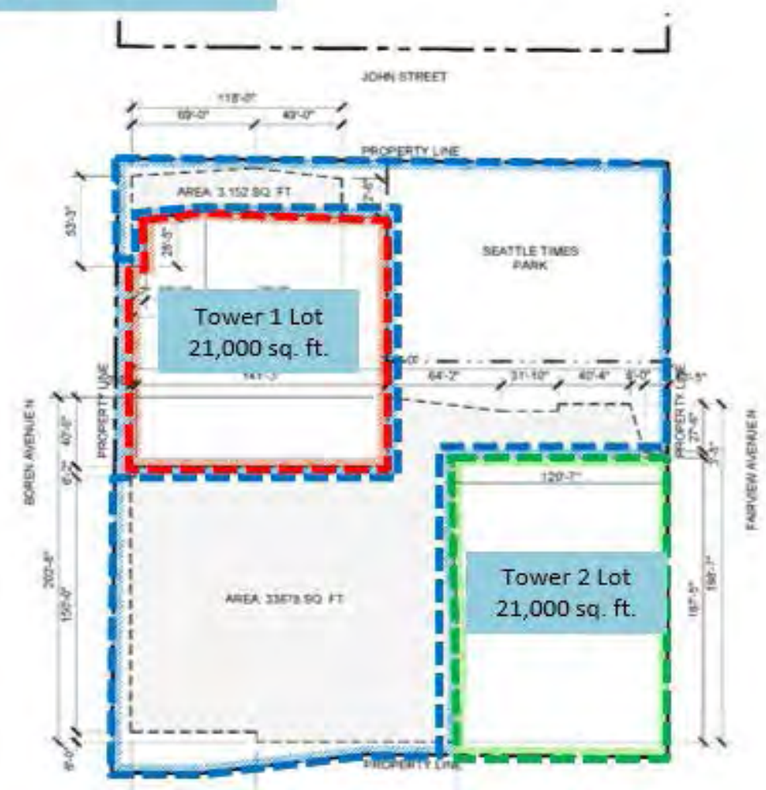
Base Height Building Lot Summary - Added

EDG REVIEW: **ZONING RESPONSES**

BASE HEIGHT BUILDING LOT SUMMARY

SEATTLE MUNICIPAL CODE 23.48.013.A.1 and 23.48.013.B.2.b.1). – Upper-level development standards for specific building types in SM-zoned areas in the South Lake Union Urban Center:

A.1 Upper-level coverage limit. For residential towers, the average gross floor area of all stories above the podium height specified on Map A for 23.48.013 shall not exceed 50 percent of the lot area, provided that: In no case shall the gross floor area of all stories above the podium height specified on Map A for 23.48.013 shall not exceed 50 percent of the lot area.

B.2.b.1). The average gross floor area for all stories with residential use that extend above the podium height indicated for the lot on Map A for 23.48.013 shall not exceed 10,500 square feet, or the floor size established by the upper-level coverage limit in subsection 23.48.013.A, whichever is less.

- From A.1 and B.2.b.1) above, the lot area for each tower is set at 21,000 sq. ft. (42,000 sq. ft. total)
- Total lot area is 109,781 sq. ft. Therefore, remaining lot area for the Base-height building is 67,781 sq. ft.
- Base-height building has a height limit of 125 ft. and an FAR limit of 7. Base height building FAR as proposed = 3.8. Height is set at 125 ft.