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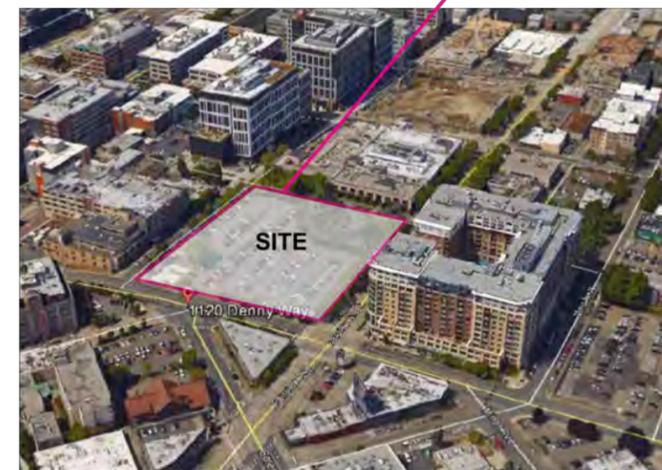
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## STATEMENT OF DEVELOPMENT OBJECTIVES

### 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 AVE. N. ON THE WEST SIDE. THE PROJECT WILL INCLUDE APPROXIMATELY 1179 RESIDENTIAL UNITS, 28,189 SQUARE FEET OF COMMERCIAL RETAIL AREA AND 32,000 SQUARE FEET OF PUBLICALLY ACCESSIBLE OPEN SPACE AT GRADE. APPROXIMATELY 1461 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 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 ALL 4 BLOCK FACES.
- 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 OFF-STIE VIEWPOINT AND PEDESTRIAN LINK DOWN THE HILL TO THE WEST AND TOWARDS THE SPACE NEEDLE.

## PROJECT STATISTICS

### LOT AREA

10,000 SF

### RESIDENTIAL

111,500 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 2 TO 6 LEVEL PODIUM COMPONENTS ALONG FAIRVIEW AVENUE, BOREN AVENUE AND JOHN STREET.

### COMMERCIAL RETAIL

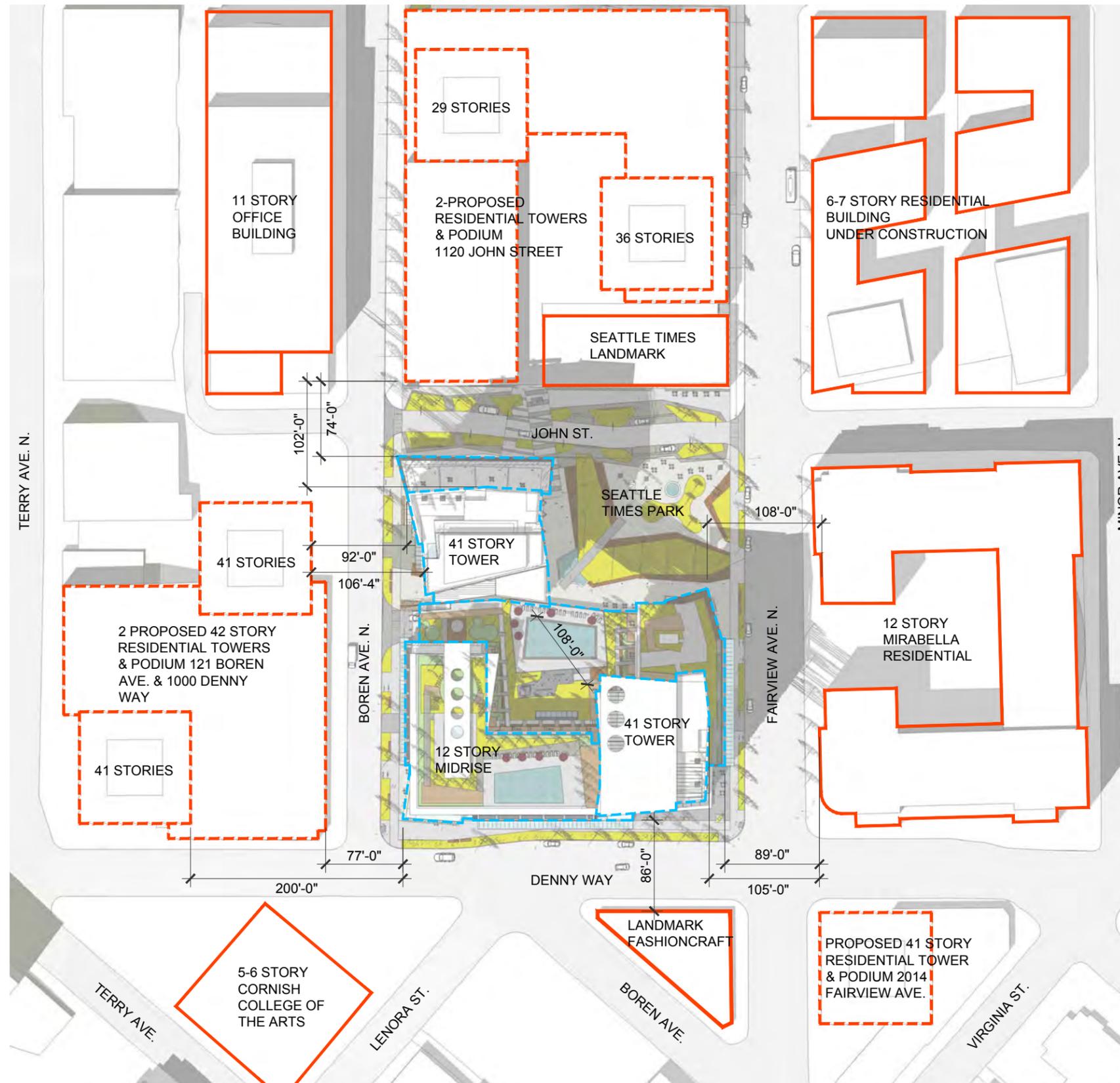
A TOTAL OF 28,189 SF OF COMMERCIAL SPACE ALONG ALL STREET FRONTAGES.

### ELEVATOR GARAGE PARKING

7 LEVELS WITH 1,610 SPACES FOR RESIDENTIAL, COMMERCIAL AND COVENANT OFFICE PARKING



PROJECT SITE CONTEXT PLAN

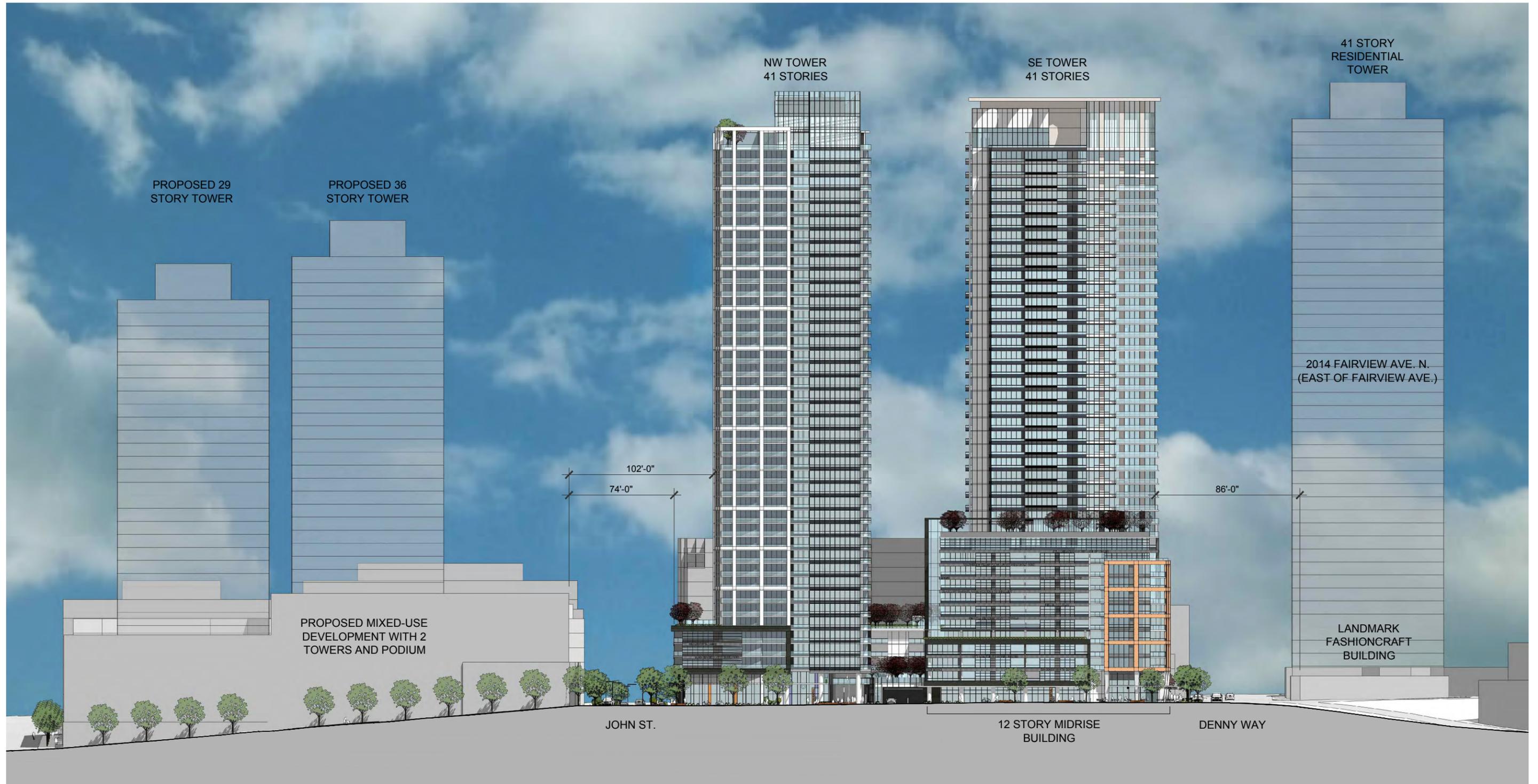


- PROPOSED PROJECT SITE 1120 DENNY WAY
- PROPOSED
- COMPLETED OR UNDER CONSTRUCTION
- 





















THE FOLLOWING PAGES CONTAIN THE  
PROJECT DESIGN BASED ON THE AD COMMENTS  
FROM THE INITIAL ECMMENDATION MEETING  
ELDEN EIA URBAN



### AD COMMENT

AT THE ST DESIGN MEETING THE AD RECOMMENDED THAT THE MIDRISE BUILDING EQUIPES A DIFFERENT DESIGN CONCEPT TO AN USTAC MINATIN TO THE PODIUM TO THE ELEMENTS TO THE AD NOTED THAT THE LCATIN TO THE ADDITIONAL MASS IS ACCEPTABLE BUT THE IS TALL CORNER NEEDS TO BE DESIGN TO THE DESIGN.

PAINTED CONCRETE FRAME ELEMENT EXPRESSED AS A CORNER FEATURE.

APPARENT BUILDING MASS REDUCED WITH FRAMED ELEMENTS.

COLORLED GLASS SPANDREL PANELS.

PREVIOUSLY, ELEMENTS WITH LIMESTONE CLADDING WERE SHARED BETWEEN TOWERS, PODIUMS AND THE MID-RISE BUILDING.



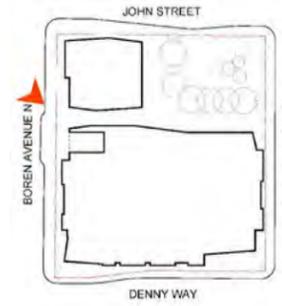


1

AD COMMENT

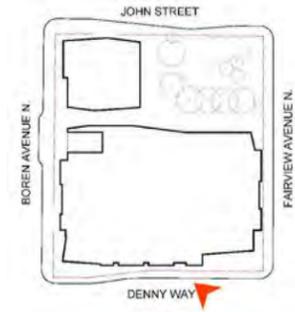
THE AD DELT AT THE NACE TO THE MID-RISE BUILDING AS TO CL SET TO THE SUT ACE TO EN TO ED AND TO AT THE MASS TO IS P TO N TO THE MID-RISE BUILDING TO NATURAL LIGHT TO MEAC ING TO THE CE ED P TO N TO THE MID-RISE BUILDING TO CONNECT TO

AREA OF PODIUM/MID-RISE IN QUESTION



- 1 CHANGES TO MID-RISE BUILDING:
  - IN ORDER TO INCREASE THE AMOUNT OF SEPARATION BETWEEN THE MID-RISE AND THE NORTH SIDE RESIDENTIAL UNITS, THE EXISTING PODIUM WAS REMOVED AND REPLACED WITH A LEVEL LANDSCAPED DECK AS LINED OUT TO LEFT AND RIGHT. THE AREA ENTITLED TO IS ALSO ALL SUBJECT TO AN INCREASED AMOUNT OF NATURAL LIGHT TO EACH OF THE EXISTING PODIUM TO THE MID-LEVEL CONNECTING

AREA OF PODIUM THAT WAS REMOVED BASED ON BOARD COMMENTS FROM DRB-1.



2

ADDITIONAL COMMENT

THE ADDITIONAL DETAIL AT THE INTERFERENCE BETWEEN THE SETBACK AND THE MID-RISE SHOULD BE MORE CLEARLY DEFINED IN ORDER TO MAKE THE MID-RISE A SEPARATE AND DISTINCT BUILDING

AREA OF MID-RISE IN QUESTION



2

**CHANGES TO MID-RISE BUILDING**

IN ORDER TO IMPROVE THE DESIGN AND TO BEEN TO THE MID-RISE BUILDING AND TO THE SUBJECT EAST TO THE CHANGES ARE BEEN MADE TO THE MATERIALITY OF THE MID-RISE TO USE OF LACONIC AND TO THE ADDITIONAL PERFORATED METAL SHADING SCREENS TO HEADLINE THE TO THE ENCE TO THE SITE TIES TO THE SEATTLE TIMES NEWS PAPER AS WELL TO THE PLEASANT TO THE MID-RISE AS BEEN SET BACK FROM THE STREET AND TO THE ADJACENT TO THE UTILITY DEPARTMENT MID-RISE

AREA OF MID-RISE IN QUESTION



NORTH TOWER

SOUTH TOWER

AD COMMENT

THE AD DELT AT THE N TO THE DESIGN SHOULD BE DEFINED TO MAKE IT DISTINCT FROM THE SOUTH TOWER ESPECIALLY AT THE TOP THE AD ACCORDING TO THE SOUTH TOWER INCLUDES A STRONG DESIGN ELEMENT AND THE SHAPE OF THE



CONCEPT TO ENHANCE THE  
 TOWER AND DELIVER TO THE  
 DESIGN SHOULD BE DEFINED TO MAKE IT DISTINCT  
 FROM THE SURROUNDING ESPECIALLY AT THE  
 TOP THE ARCHITECTURE IS LEDGED TO AT THE  
 SURFACE IT INCLUDES A STRONG DESIGN  
 ELEMENT AND THE SHAPE OF THE MASS

THE TOWER TOP HAS BEEN SIMPLIFIED TO ONE  
 COHESIVE MASS AND HAS BEEN GIVEN A MORE  
 DISTINCT BUTTERFLY ROOF FORM

A STRONG FRAME ELEMENT HAS BEEN  
 INTRODUCED ON THE NORTH-WEST CORNER IN  
 ORDER TO BREAK UP THE MASS OF THE TOWER  
 BODY

NORTH TOWER

SOUTH TOWER

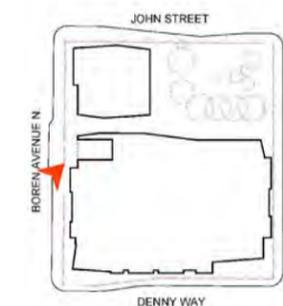


## ADDITIONAL COMMENT

THE DESIGNER HAS CONSIDERED THE CLIMATE TO THE MID-LEVEL CONNECTION AND NEEDS TO BE MODIFIED TO PROVIDE SUFFICIENT SETBACKS FOR PEDESTRIANS, CYCLISTS, AND DRIVERS TO THE ADDED COMMENDED CHANGES TO THE DESIGN. ALL APPLICABLE REGULATIONS AND STANDARDS SHALL BE MET. THE SIDEWALK PROVIDING A LANDSCAPE URBAN DESIGN TO CHANNEL PEDESTRIANS SHALL BE TO THE MID-LEVEL CONNECTION AND STRATEGIES SUCH AS PAINTING CHANGES AND ADDING LIGHTS TO ALERT DRIVERS AND PEDESTRIANS TO THE CROSSING.

THE PREVIOUS DESIGN HAD THE FACADE OF THE DRIVEWAY ENTRY LOCATED WITHIN 10 FEET OF THE SIDEWALK.

GLAZED GUARDRAILS AND PLANTERS WERE PROPOSED TO SEPARATE PEDESTRIANS FROM VEHICLES.





DESIGN | ESP | NSE

TO DESIGN AND IMPLEMENT AS RECOMMENDED TO  
 UTILIZE MITIGATION MEASURES TO  
 PEDESTRIANS COLLISIONS AND INJURIES  
 ENTERING AND EMERGING FROM THE  
 UNDERGROUND PARKING GARAGE CIRCLES  
 INCLUDE A GLAZED WINDOW ELEMENT AND  
 POSITIONING THE DRIVEWAY ENTRY TO ACADEMIC AREA  
 TO UTILIZE THE STREET

FREE-STANDING 20 FOOT LONG GLAZED WINDOW WALL EXTENSION SERVES AS A TRANSPARENT BARRIER SEPARATING VEHICLES FROM PEDESTRIANS UTILIZING THE MID-BLOCK CONNECTION ON THE NORTH SIDE. THIS PARTITION BISECTS A 10 FOOT WIDE PLANTER WHICH FURTHER GUIDES PEDESTRIANS TO THE SAFETY OF A PERPENDICULAR SIDEWALK APPROACH.

DRIVEWAY ENTRY FACADE IS SET BACK APPROXIMATELY 20 FEET (A FURTHER 10 FT.) FROM THE PROPERTY LINE TO GIVE MAXIMUM VISIBILITY TO PEDESTRIANS APPROACHING THE ENTRY CROSSING FROM BOTH DIRECTIONS.

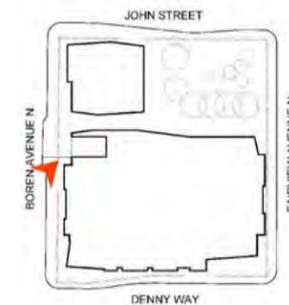
SUPPORT COLUMN MINIMIZES STRUCTURE INTERFERING WITH SIGHT LINES.

10 FOOT LONG FLAT PORTION OF DRIVEWAY ADJACENT TO SIDEWALK PROVIDES A TRANSITION ZONE FOR VEHICLES EMERGING FROM BELOW GRADE. GROOVES IN PAVEMENT PROVIDE WARNING FOR VEHICLES OF SIDEWALK CROSSING.

ADA COMPLIANT TACTILE STRIP ON SIDEWALK OVER DRIVEWAY ENTRY WILL ALERT SIGHT IMPAIRED PEDESTRIANS TO APPROACH OF VEHICLES.

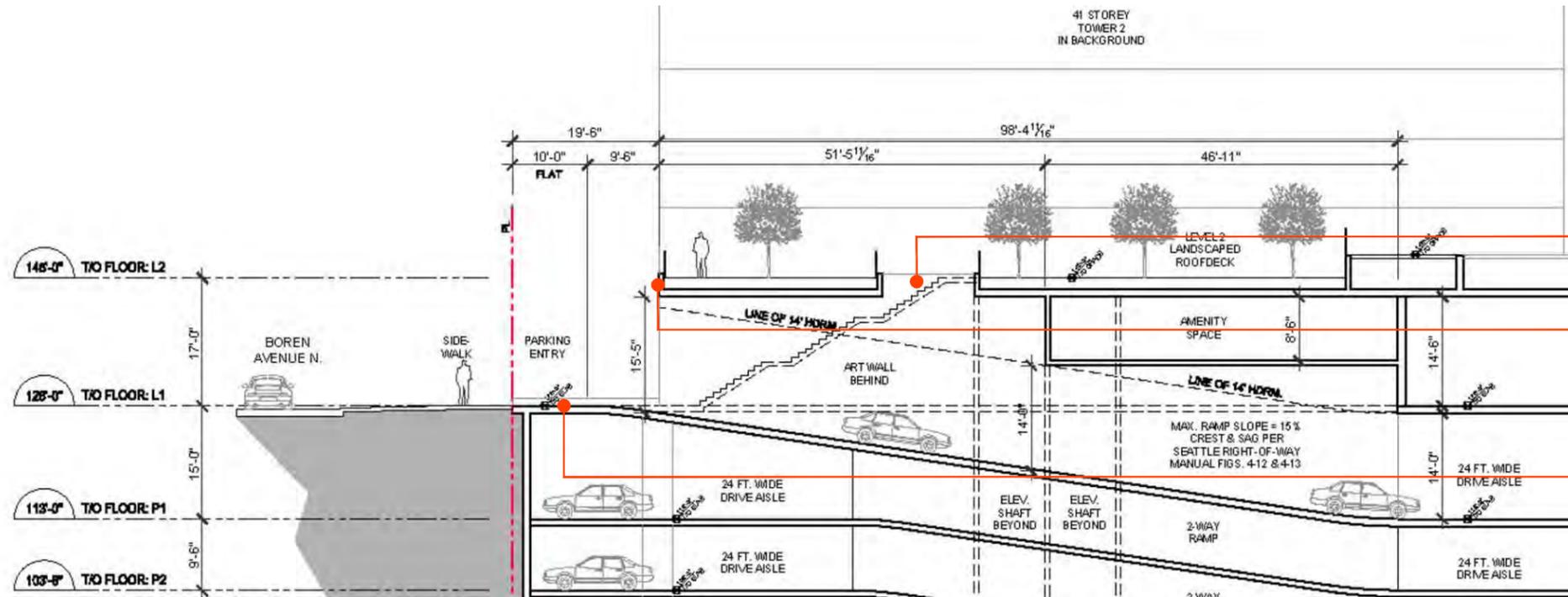
BUILDING EXIT DOOR IS RECESSED TO INCREASE SIGHTLINE FROM SIDEWALK TO DRIVEWAY ENTRY.

LOW, NATIVE ADAPTED PLANTING STRIPS SEPARATE DRIVEWAY FROM SIDEWALK AREAS.



SECTION

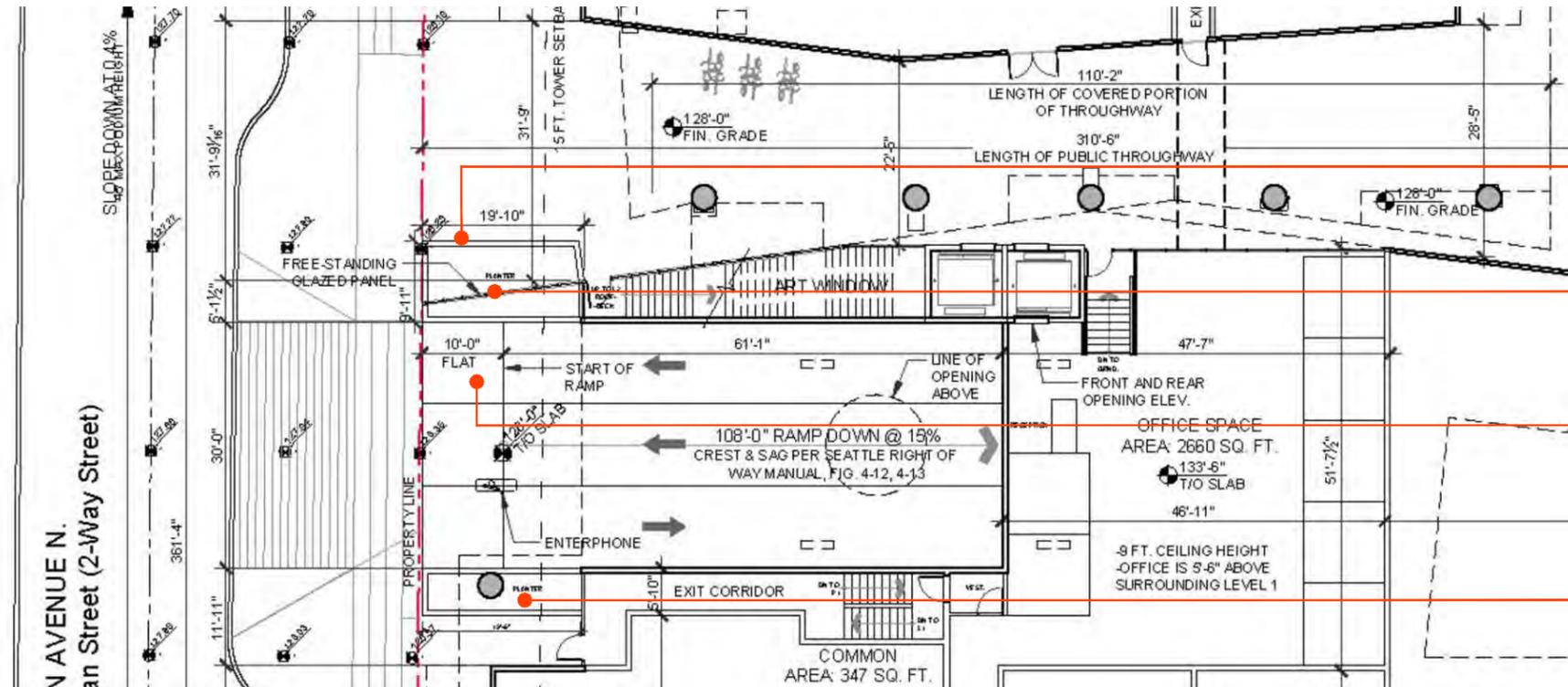
SIDE ELEVATION CROSSING AT DRIVEWAY ENTRY - ELEVATED



CIRCULAR SKYLIT OPENING OVER DRIVEWAY ENTRY WILL ADMIT LIGHT TO THE RAMP AREA BELOW.

BUILDING FACE SET BACK APPROXIMATELY 20 FEET FROM THE PROPERTY LINE.

10 FOOT LONG FLAT SECTION AT DRIVEWAY ENTRY



PLANTER GUIDES MID-BLOCK PASSAGWAY PEDESTRIANS AWAY FROM DRIVEWAY ENTRY.

APPROX. 20 FOOT LONG FREE-STANDING GLAZED BARRIER.

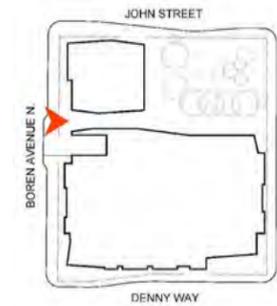
10 FOOT LONG FLAT SECTION AT DRIVEWAY ENTRY

PLANTER SEPARATES EXIT PATH AND SIDEWALK FROM DRIVEWAY RAMP.

PLAN

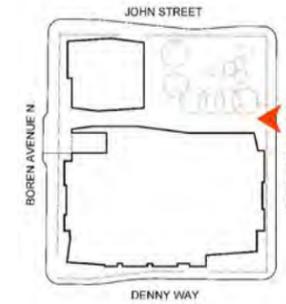
THE FOLLOWING PAGES CONTAIN ADDITIONAL  
INFORMATION ABOUT THE LANDSCAPE  
CONTRACT THAT AS REQUESTED THE  
ADDITIONAL INITIAL RECOMMENDATION  
MEETING HELD IN THE U.S.

MID-BLOCK CONNECTION



- NW TOWER ABOVE WILL PROVIDE WEATHER PROTECTION TO PASSAGEWAY ENTRY AND ART WALL BELOW.
- RECESSED LED LIGHTING FEATURE ON UNDERSIDE OF METAL PANEL SOFFIT TO DRAW PEDESTRIANS INTO PASSAGEWAY.
- 1 STORY HIGH OPEN AREA ON SOUTH SIDE OF TOWER WILL ALLOW NATURAL LIGHT IN TO COVERED PORTION OF PASSAGEWAY.
- 2 STORY HIGH GLAZED RESIDENTIAL LOBBY ADJACENT TO PASSAGEWAY.
- GLAZED PEDESTRIAN BRIDGE FROM TOWER TO LEVEL 2 AMENITY PODIUM.
- NATURAL LIMESTONE CLADDING ON COLUMNS.
- SELECTED GLAZED PANELS WITH PIXELLATED NEWSPAPER IMAGERY - SEE MATERIAL BOARD FOR EXAMPLE.
- APPROXIMATELY 25 FOOT LONG PUBLIC ART WINDOW WHICH WILL SHOWCASE LOCAL ARTWORK ON A CHANGING BASIS.
- TRANSLUCENT COLORED GLAZED PANELS ON FRE-STANDING WINDOW WALL AND WINDOW ON SIDES OF PASSAGEWAY.
- PRIVATE STAIR ENTRY TO LEVEL 2 PODIUM.
- LOW NATIVE-ADAPTED PLANTING PROVIDES FURTHER SEPARATION BETWEEN DRIVEWAY AND PASSAGEWAY.
- CUSTOM GRANITE PAVING PATTERN WITH EMBEDDED LIGHTING FIXTURES UNDER COVER PORTION OF MID-BLOCK CONNECTION.
- CUSTOM TIMBER BENCHES AT END OF MID-BLOCK PASSAGEWAY.

MID-LEVEL CONNECTION NORTH EAST SIDE



EXCEPTIONAL TREE GROVE IN SEATTLE TIMES PARK RETAINED.

LANDSCAPED LEVEL 2 AMENITY DECK.

LIGHT POLES AND WALKOVER IN-GROUND LIGHTING. SEE GROUND LEVEL LIGHTING PLAN FOR DETAILS.

COLORLED TRANSLUCENT GLASS PANELS ON RETAIL AND AMENITY SPACES.

NATURAL LIMESTONE COLUMN CLADDING.

WATER FEATURE AT PARK CORNER WITH CONCRETE SEATWALL AND PEDESTRIAN BRIDGE.

CUSTOM GRANITE PAVING SURFACE.

LOW PERENNIAL GROUND COVER PLANTINGS BORDERING SEATTLE TIMES PARK.

AMENITY LOUNGE

AMENITY FITNESS

RETAIL SPACE



- LANDMARKED SEATTLE TIMES BUILDING RESTORED.
- PROPOSED NEW STREET LIGHTING.
- CUSTOM TIMBER BENCH SEATING.
- CUSTOM CONCRETE PAVING TO CONFORM WITH SDOT STANDARDS - CHARCOAL COLOR.
- BIO-RETENTION PLANTING BEDS
- CUSTOM CONCRETE PAVING TO CONFORM WITH SDOT STANDARDS - NATURAL COLOR.
- ADA COMPLIANT TACTILE STRIP ON SIDEWALK OVER WOONERF ENTRY WILL ALERT SIGHT IMPAIRED PEDESTRIANS TO APPROACH OF VEHICLES.

000 N STREET 000 NE 0000 M 000 EN A 0 E 0 N

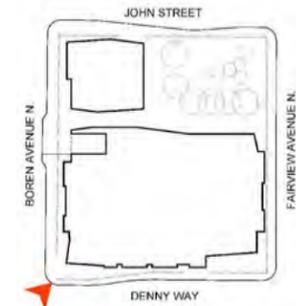


- FRAME ELEMENT OF OVERHANGING RESIDENTIAL PODIUM ABOVE, CLAD IN NATURAL LIMESTONE.
- CONTINUOUS ANODIZED ALUMINUM LOUVER SYSTEM AT CEILING HEIGHT OF COMMERCIAL RETAIL UNITS.
- 2-STORY RETAIL SPACES FRONTING JOHN STREET WITH CONTINUOUS PAINTED METAL AND GLASS CANOPY.
- RETAIL SIGNAGE UNDER CANOPY.
- COLORED TRANSLUCENT GLAZING PANELS ON RETAIL FACADE.
- PROPOSED NEW STREET LIGHTING.
- TINTED CONCRETE PAVING AT CROSSWALK WITH ADA COMPLIANT TACTILE STRIPS.
- CUSTOM TIMBER BENCH SEATING.
- LOW PERENNIAL GROUND COVER PLANTINGS
- CUSTOM CONCRETE PAVING TO CONFORM WITH SDOT STANDARDS - NATURAL COLOR.
- ADA COMPLIANT TACTILE STRIP ON SIDEWALK OVER WOONERF ENTRY WILL ALERT SIGHT IMPAIRED PEDESTRIANS TO APPROACH OF VEHICLES.

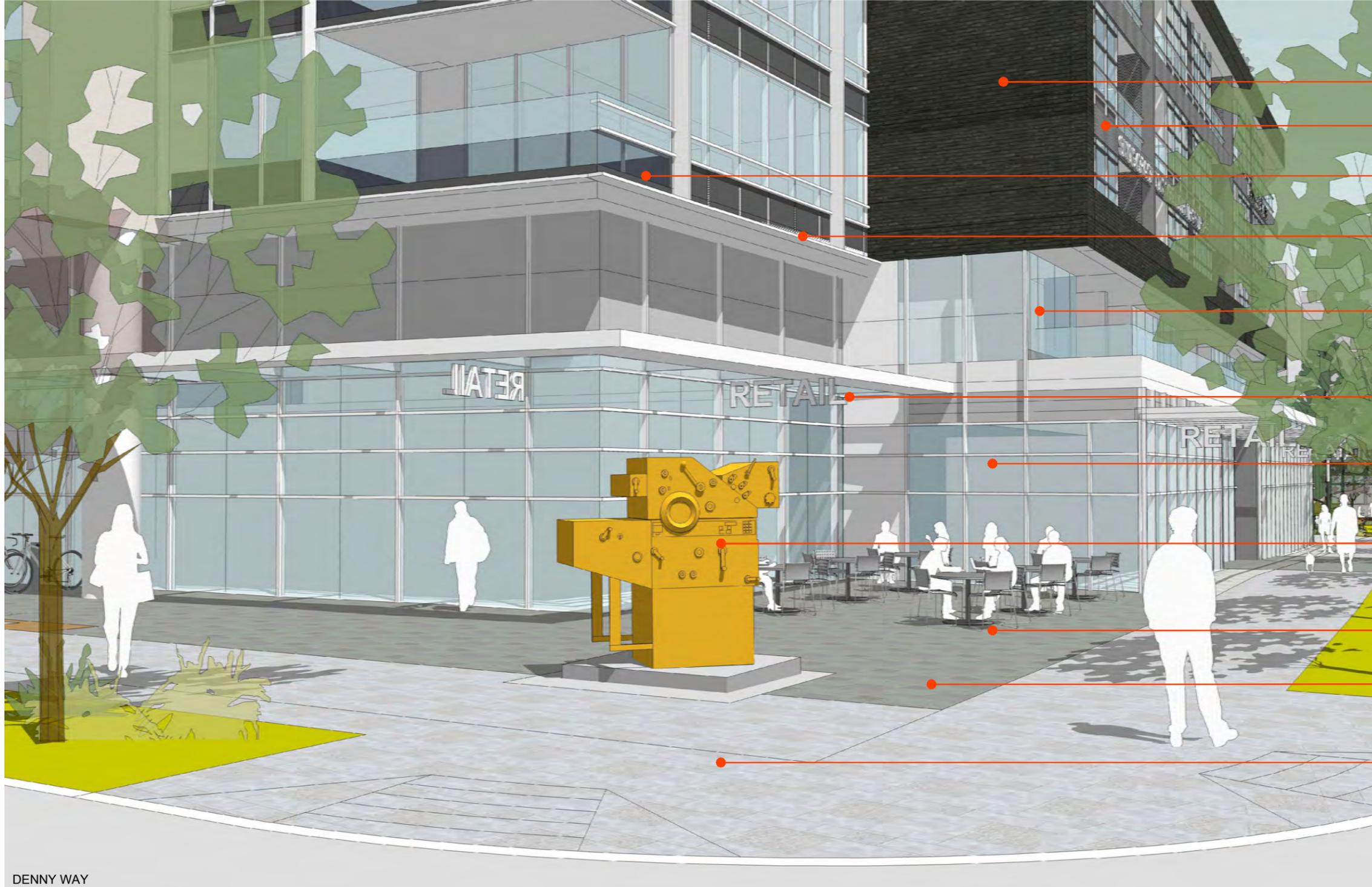


- GENEROUS 6'-8" OVERHANG AT TOP LEVEL OF MID-RISE BUILDING.
- BOARD-FORMED CONCRETE WALL OVER MID-RISE EXIT STAIR.
- FRAMELESS COLORED BACK-PAINTED GLASS CORNER ELEMENT.
- NEWSPAPER HEADLINE TEXT MOUNTED ON PERFORATED METAL PANEL SHADING DEVICE.
- PAINTED METAL TRELLIS ABOVE ROOF DECK.
- NATURAL LIMESTONE CLAD PODIUM ELEMENT TO FRAME RESIDENTIAL UNITS ABOVE RETAIL AREAS.
- BLACK BRICK CLAD PODIUM FRAME ELEMENT.
- RETAIL SIGNAGE MOUNTED UNDER PAINTED METAL AND GLASS CANOPY.
- ENTRY TO MID-BLOCK CONNECTION LEGIBLE WITH CHANGE OF PAVING PATTERN.
- CUSTOM GRANITE PAVING - CHARCOAL COLOR AT RESIDENTIAL LOBBY ENTRIES.
- CAPITOL BIKE RACK FROM FORMS + SURFACES. SEE LANDSCAPE DRAWING L4.0 FOR DETAILS.
- CUSTOM TIMBER BENCH SEATING. SEE LANDSCAPE DRAWING L4.0 FOR DETAILS.

STREET ACADEMIC BUILDING DENNY WAY

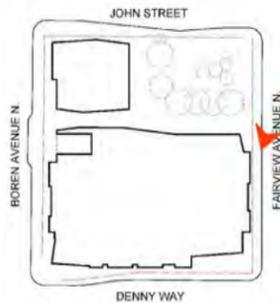


- PAINTED METAL TRELLIS ABOVE LEVEL 7 ROOF DECK.
- DARK GREY SPANDREL GLAZING AT FLOOR LEVELS.
- DARK GREY METAL SOFFIT WITH INTEGRAL LIGHTING UNDER OVERHANG.
- NEWSPAPER HEADLINE TEXT MOUNTED ON PERFORATED METAL PANEL SHADING DEVICE.
- PAINTED CONCRETE SUPPORT COLUMNS DEFINE 2-STORY HIGH RETAIL AT CORNER OF DENNY & BOREN.
- RETAIL SIGNAGE MOUNTED TO UNDERSIDE OF GLASS AND METAL CANOPY.
- STREET LEVEL BUILDING FACADE SET BACK TO ALLOW FOR OUTDOOR SEATING OPPORTUNITIES.
- CUSTOM SOLID TIMBER BENCHES.
- BOULEVARD PLANTINGS TO SDOT SPECIFICATIONS.
- CUSTOM GRANITE PAVING - NATURAL COLOR.
- CUSTOM CONCRETE PAVING. PATTERN AND LAYOUT TO CONFORM WITH SDOT REQUIREMENTS - NATURAL COLOR.



- NATURAL LIMESTONE CLADDING TO FRAME RESIDENTIAL PODIUM ALONG FAIRVIEW AVE..
- COLORED GLASS SPANDREL PANELS.
- DARK-GLAZED BALCONY RAIL GLAZING CONTINUOUS WITH ADJACENT GREY SPANDREL PANELS OF TOWER ELEMENT AT CORNER.
- SOUTHEAST TOWER MEETS STREET LEVEL AT CORNER.
- LEVEL 2 RESIDENTIAL SET IN FROM UNITS ABOVE TO PROVIDE A LARGE ROOF DECK BUFFER TO FAIRVIEW AVE. TRAFFIC.
- RETAIL SIGNAGE MOUNTED TO UNDERSIDE OF GLASS AND METAL CANOPY.
- LIVING GREEN WALL AS A BACKDROP TO OUTDOOR SEATING AREA.
- SCULPTURAL ELEMENT TO SIGNAL THE CORNER OF FAIRVIEW AND DENNY AS A GATEWAY LOCATION  
-POSSIBLE RE-USE OF FORMER SEATTLE TIMES PRINTING PLANT EQUIPMENT.
- OUTDOOR SEATING OPPORTUNITIES IN PLAZA, ADJACENT TO CORNER RETAIL SPACE..
- CUSTOM GRANITE PAVING - CHARCOAL COLOR.
- CUSTOM CONCRETE PAVING. PATTERN AND LAYOUT TO CONFORM WITH SDOT REQUIREMENTS - NATURAL COLOR.

DENNY WAY



- COLORED GLASS SPANDREL PANELS.
- NATURAL LIMESTONE CLADDING TO FRAME RESIDENTIAL PODIUM ALONG FAIRVIEW AVE..
- DARK GREY GLAZED SPANDREL PANELS
- CONTINUOUS ANODIZED ALUMINUM LOUVER SYSTEM AT CEILING HEIGHT OF COMMERCIAL RETAIL UNITS.
- RETAIL SIGNAGE MOUNTED TO UNDERSIDE OF GLASS AND METAL CANOPY.
- OUTDOOR SEATING OPPORTUNITY ADJACENT TO MID-BLOCK CONNECTION.
- LIGHT POLES ILLUMINATE MID-BLOCK CONNECTION.
- CUSTOM GRANITE PAVING - NATURAL COLOR.
- CUSTOM SOLID TIMBER BENCHES AT END OF MID-BLOCK CONNECTION.

FAIRVIEW AVE.

MID-BLOCK CONNECTION



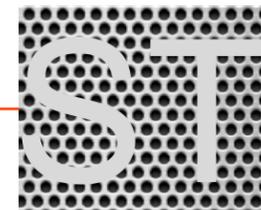
MID-RISE BUILDING  
MATERIAL PALETTE



WHITE PAINTED  
CONCRETE



ORANGE BACK-PAINTED  
FRAME-LESS GLASS



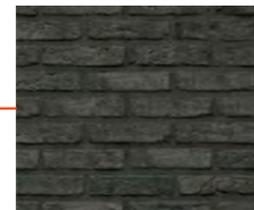
PERFORATED METAL  
SCREEN WITH RAISED  
METAL HEADLINE  
TEXT.



ANODIZED SILVER ALUMINUM  
WINDOW FRAME



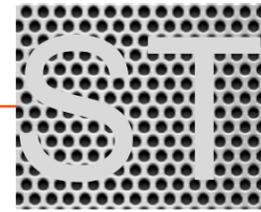
GRAY BACK-PAINTED  
SPANDREL GLASS



DARK CHARCOAL  
BRICK



WHITE BACK-PAINTED  
FRAME-LESS GLASS



PERFORATED METAL SCREEN WITH RAISED METAL HEADLINE TEXT.

STREET LEVEL RETAIL MATERIAL PALETTE



DARK CHARCOAL BRICK



WHITE PAINTED CONCRETE COLUMN



GRAY BACK-PAINTED SPANDREL GLASS



CLEAR VISION GLAZING AT ART WALL DISPLAY



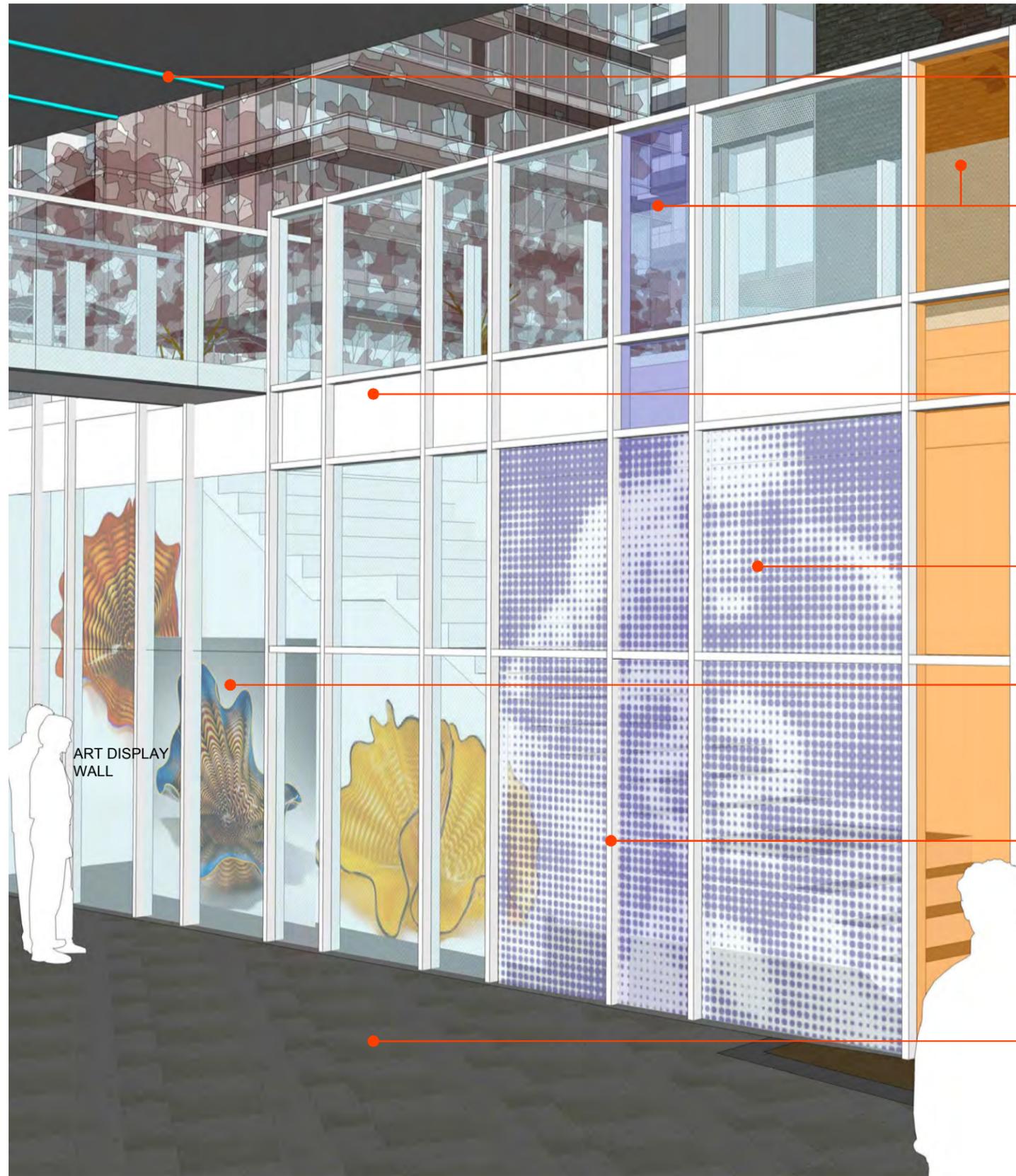
SILVER ANODIZED WINDOW FRAME



SOLID TIMBER BENCH



CUSTOM GRANITE PAVING NATURAL COLOR



SOFFIT LED LIGHTING FEATURE

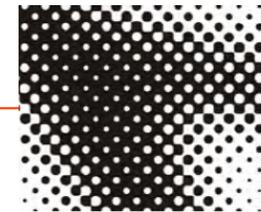
MID-LEVEL CONNECTION  
ART WALL  
MATERIAL PALETTE



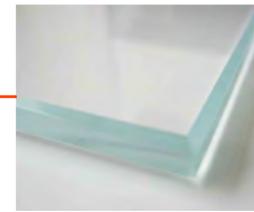
COLORED TRANSPARENT GLASS PANELS



WHITE BACK-PAINTED SPANDREL GLASS



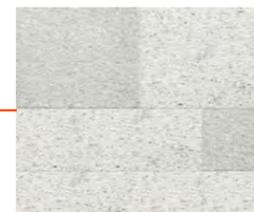
PIXELLATED COLORED CERAMIC FRITTED GLASS TO EVOKE NEWSPAPER IMAGERY



CLEAR VISION GLAZING AT ART WALL DISPLAY



SILVER ANODIZED WINDOW FRAME



CUSTOM GRANITE PAVING NATURAL COLOR

ART DISPLAY WALL



GRAY PAINTED  
CONCRETE ON  
ELEVATOR  
PENTHOUSE



WHITE PAINTED CONCRETE  
SLAB EDGES



ANODIZED SILVER  
ALUMINUM  
WINDOW FRAME



CLEAR VISION  
GLASS



HORIZONTAL WHITE  
CERAMIC  
FRIT ON GLASS



WHITE PAINTED  
CONCRETE

SOUTH-EAST TOWER  
MATERIAL PALETTE



WHITE PAINTED  
CONCRETE ROOF  
ELEMENT



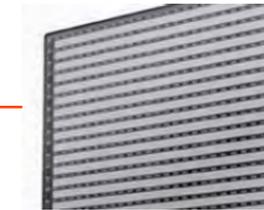
WHITE BACK-PAINTED  
SPANDREL GLASS



GRAY BACK-PAINTED  
SPANDREL GLASS



CLEAR VISION  
GLASS



HORIZONTAL WHITE  
CERAMIC  
FRIT ON GLASS



WHITE BACK-PAINTED  
SPANDREL GLASS



TRANSPARENT GRAY  
BALCONY GLAZING ON  
LOWER HALF

DEPA TU E

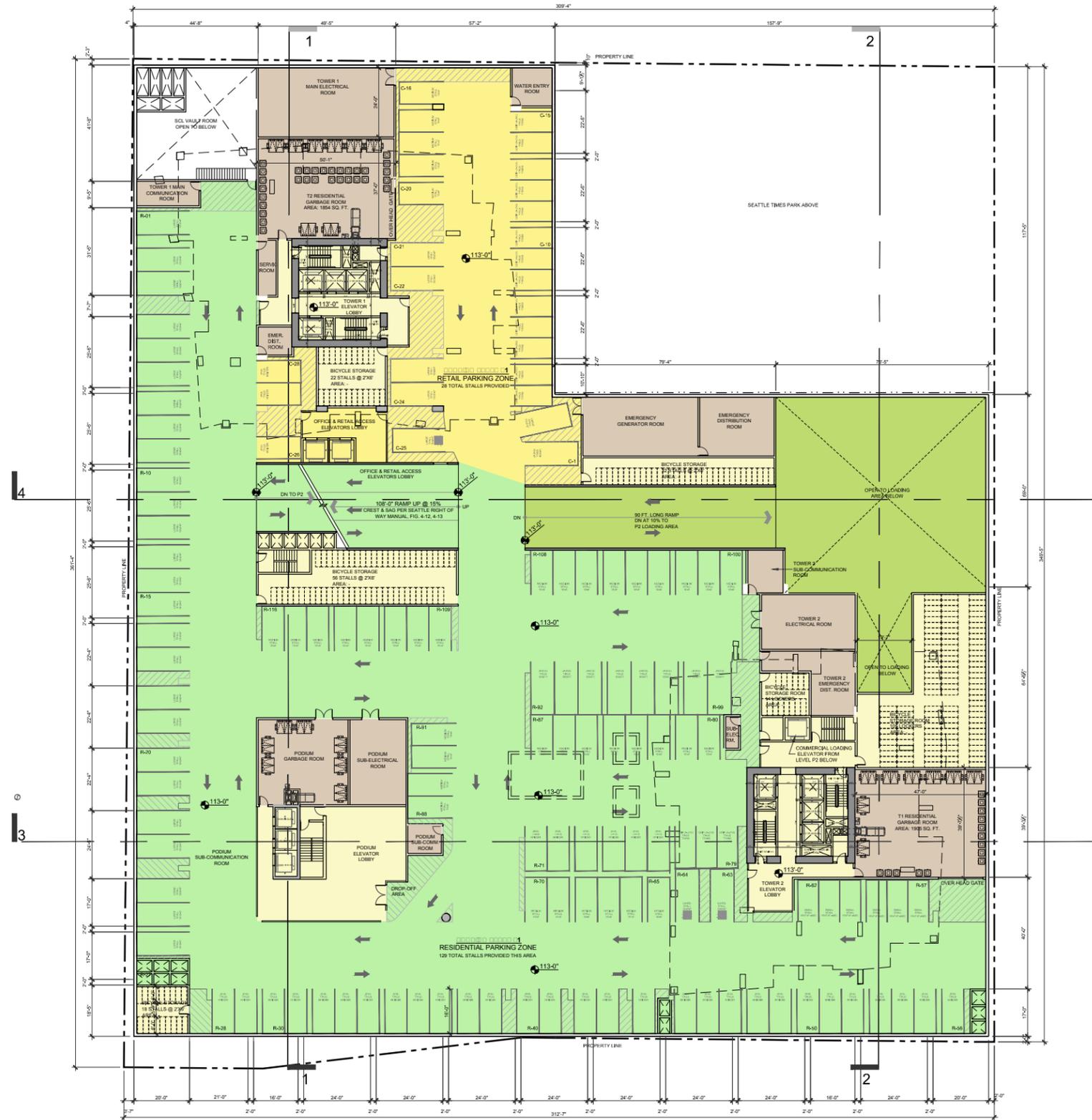
DEPA TU E

DEPA TU E

REQUESTED  
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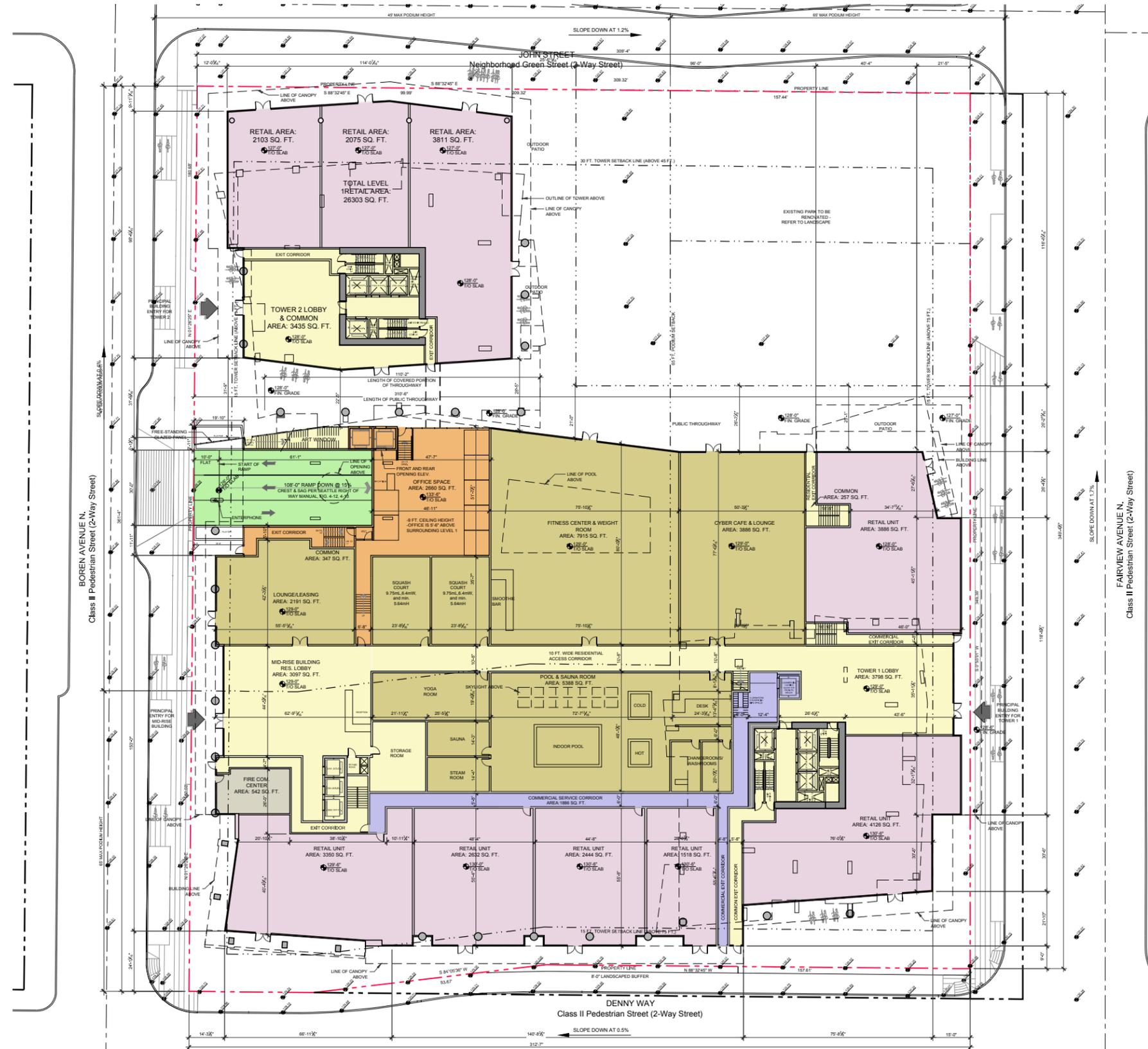
Code Section	Code Requirement	Proposed	Design Justification
<b>23.48.025 Structure Height</b>	<b>23.48.025.C.7</b> limits the coverage of the mechanical penthouse of the tower to 65 percent of the roof area. No rooftop features are located closer than 10 feet to the roof edge.	On some faces of the tower, 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.	<b>DS2 B.1</b> '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".
<b>23.48.235 Upper-level setback requirements in SLU</b>	<b>23.48.235.A.2</b> 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-SLU 240/125-400.	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.	<b>CS2 A.2</b> 'Architectural Presence' <b>CS2 C.1</b> 'Corner Sites' - serve as gateways or focal points
<b>23.48.240 Street-level development standards in SLU Setbacks</b>	<b>23.48.240.B.1.b</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 setbacks 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.	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 setback along Denny Way. 2) A short length (27'-6") of the street-facing retail facade adjacent to the park and public thoroughway 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 <b>Denny Way Streetscape Concept Plan</b> . 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 thoroughway with its links to Boren and John St. <b>CS2 B.3</b> . 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. <b>CS2 C.1</b> Relationship to the block - Corner Sites
<b>23.48.240 * Street-level development standards in SLU Through Block Connection</b> -TYPE I DECISION <b>*THIS MODIFICATION HAS BEEN APPROVED BY DPD (SEE CORRECTION NOTICE #3, FEB. 18, 2016)</b>	<b>23.48.240.H.2.c</b> sets a maximum covered length of the thoroughway at 35 percent of the total thoroughway length.	The proposed covered thoroughway length is 113'-0", while the total thoroughway length is 310'-6". The covered portion represents 36.4 percent which marginally exceeds the maximum. In terms of Area, the covered portion of the thoroughway is 2,618 s.f. while the entire thoroughway area is 8,205 s.f. Thus, the covered portion represents 31.9% of the length of the passageway	<b>PL1 A.</b> Network of Open Spaces <b>PL1 B.</b> Walkways and Connections <b>PL1 C.3</b> 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 thoroughway. Glazed art feature walls provide visual interest in this area.

LEL P PA I NG PLAN



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





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





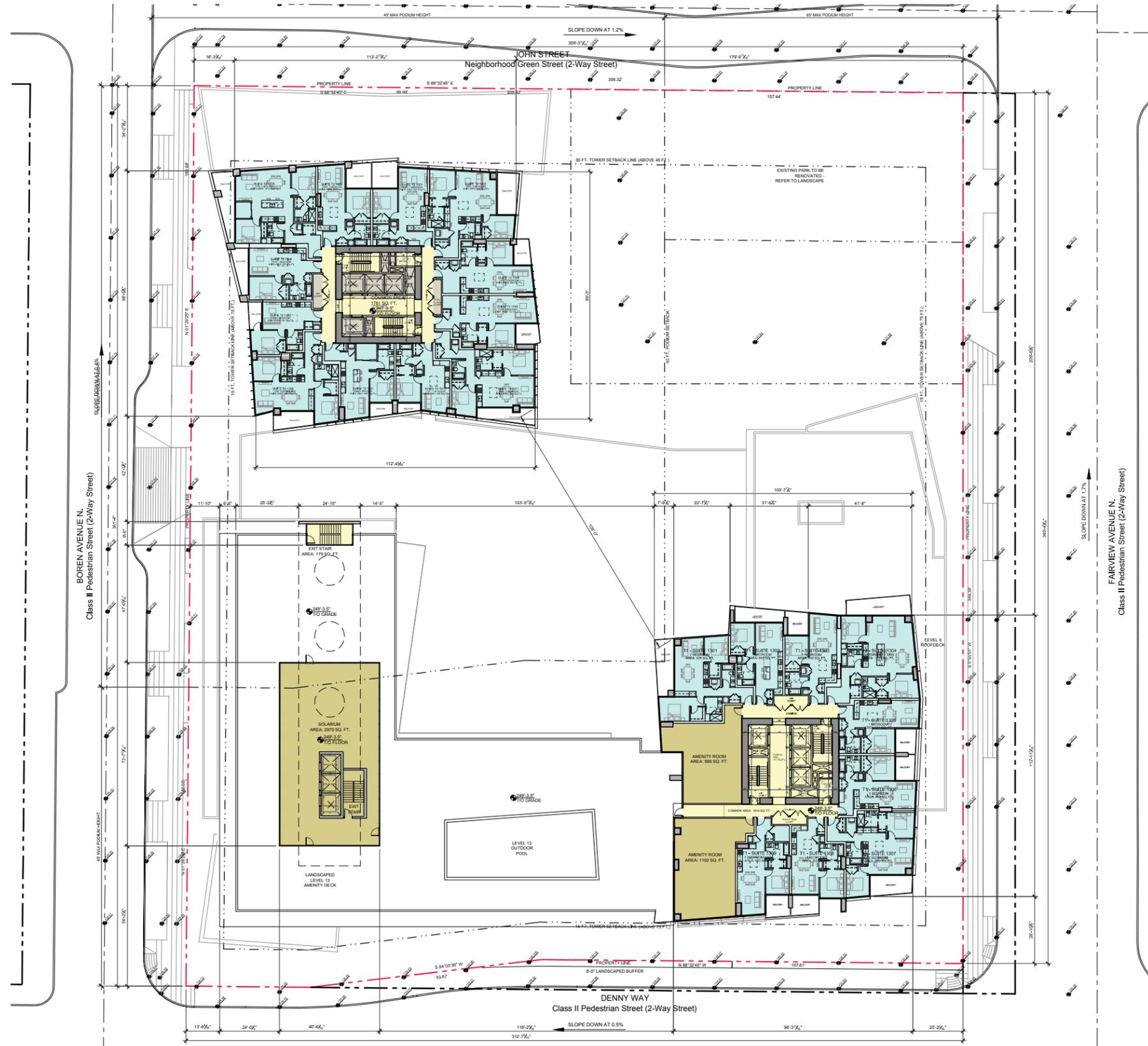
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- COMMERCIAL PARKING
- OFFICE PARKING
- LOADING
- SERVICE





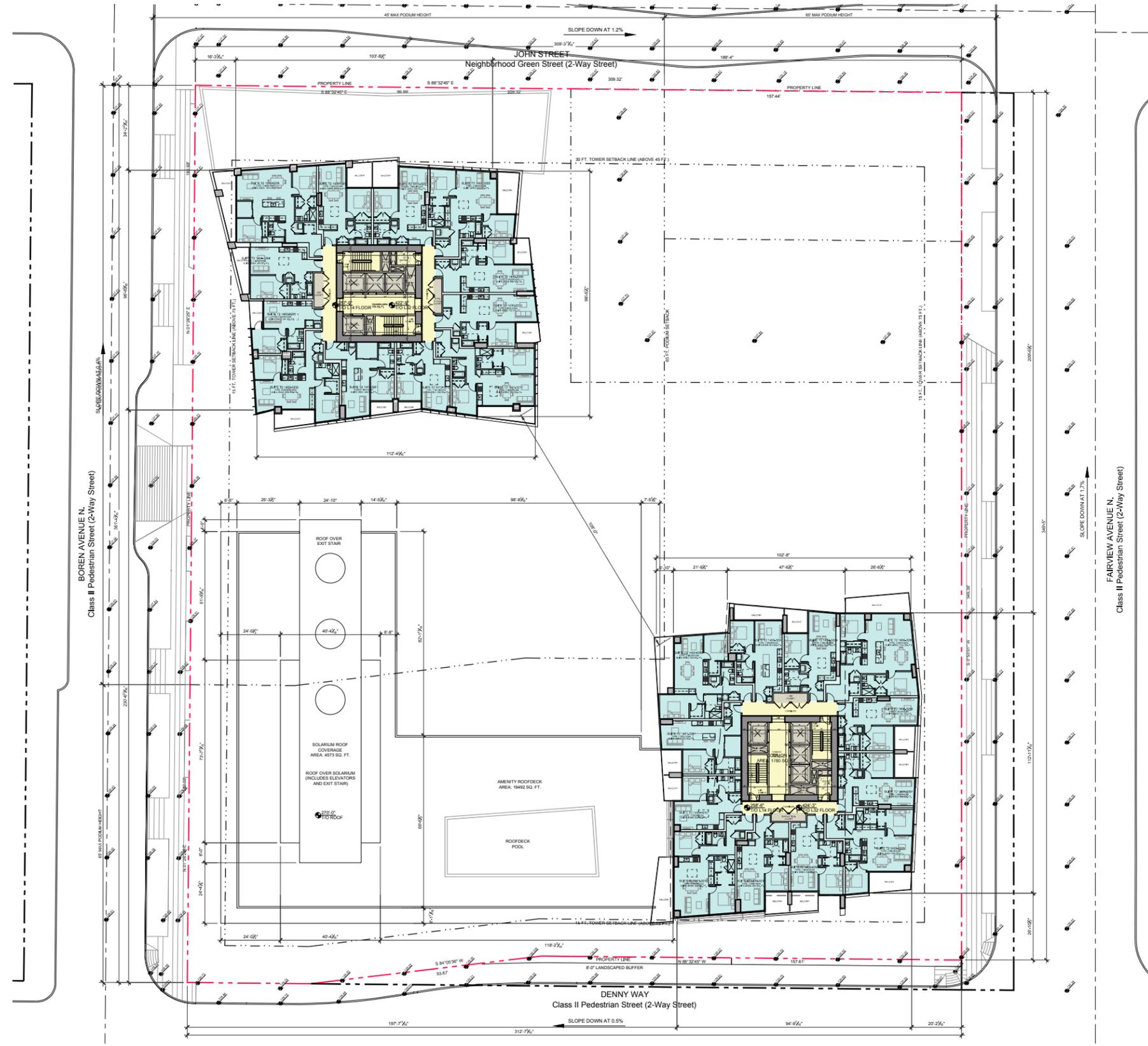
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- COMMERCIAL PARKING
- OFFICE PARKING
- LOADING
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- RESIDENTIAL UNITS
- RESIDENTIAL COMMON
- RESIDENTIAL AMENITY
- COMMERCIAL RETAIL
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- RESIDENTIAL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





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

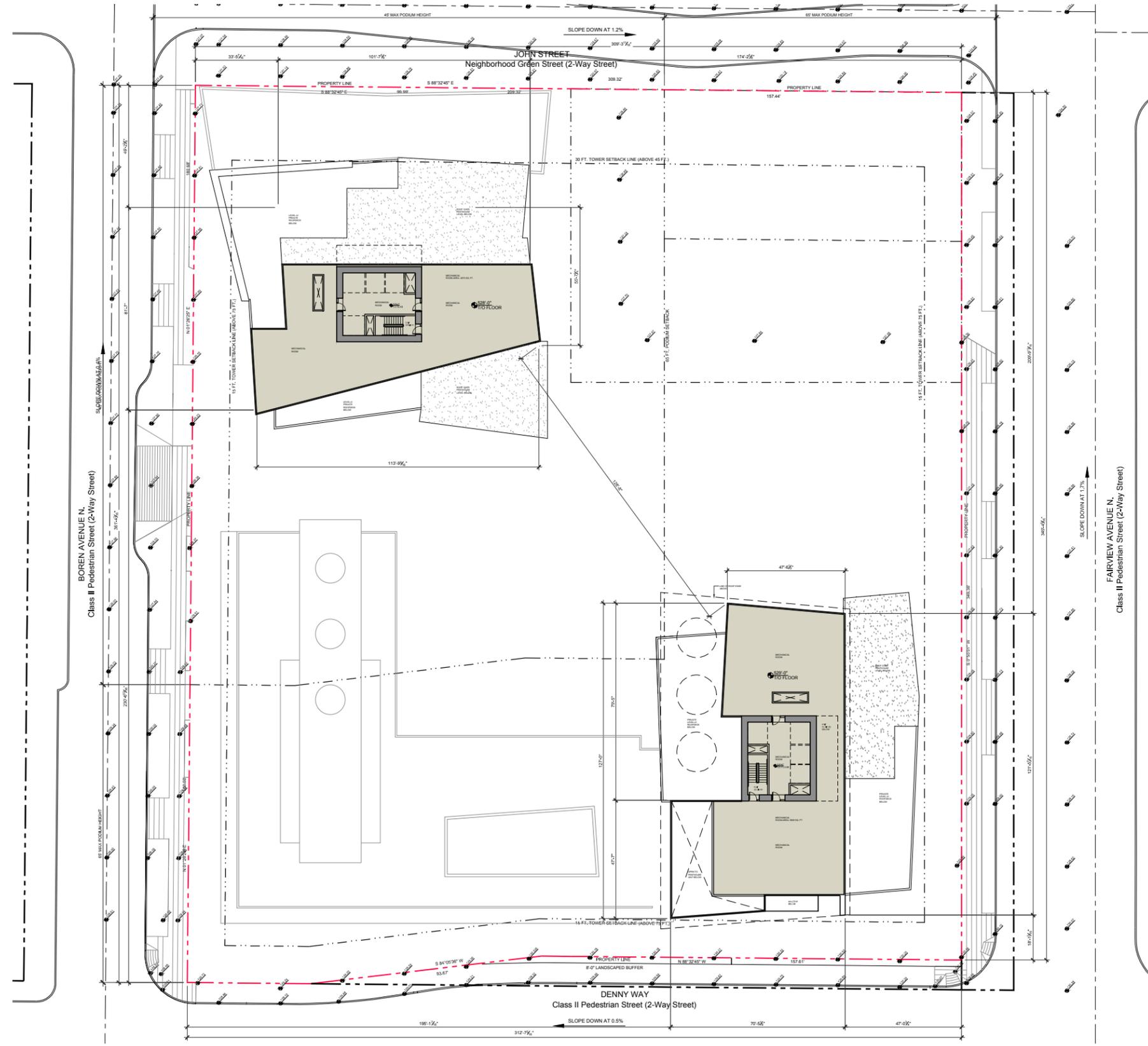


LEL TO E PENT USE L PLAN



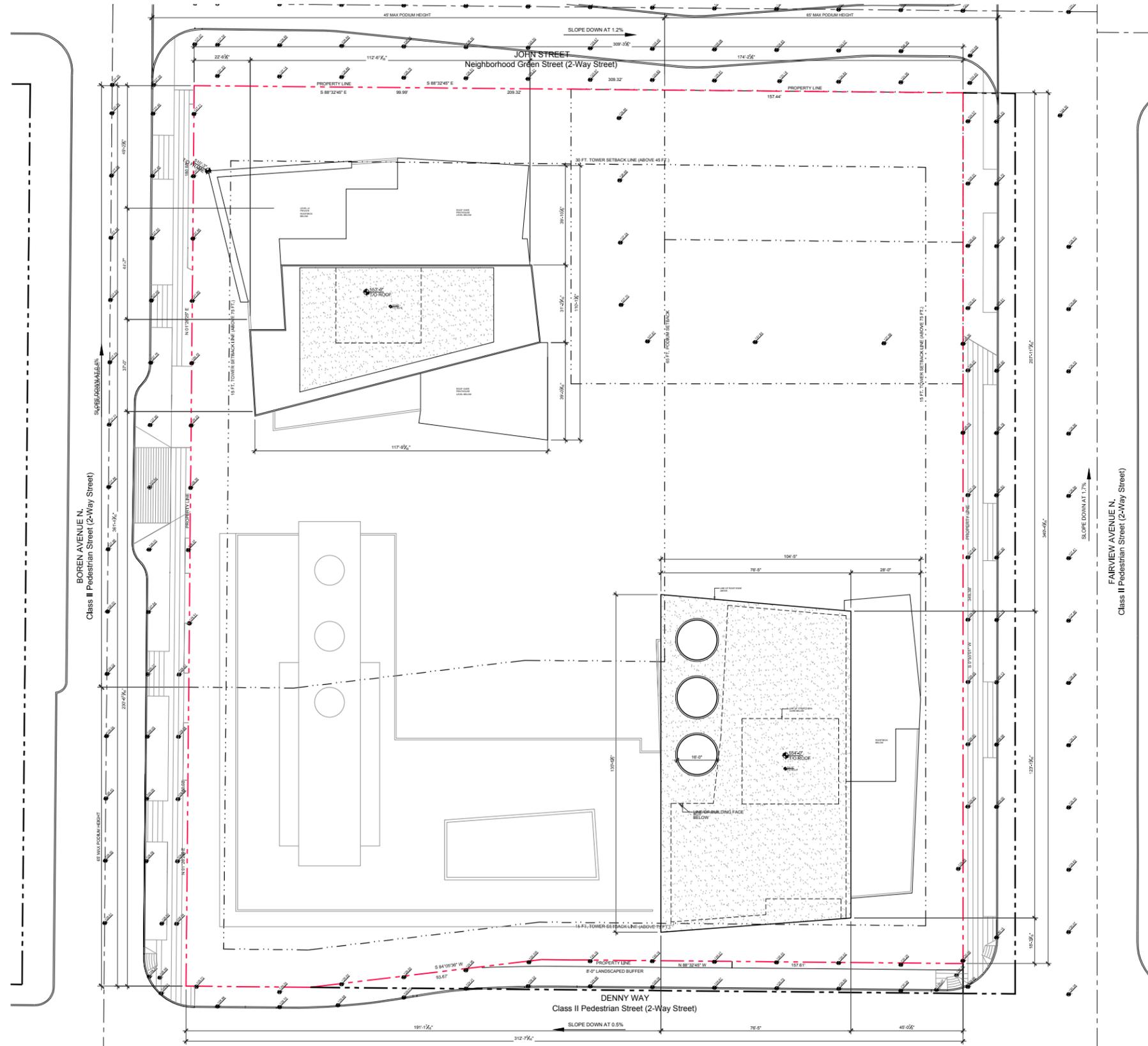
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- RESIDENTIAL AMENITY
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- RESIDENTIAL PARKING
- COMMERCIAL PARKING
- OFFICE PARKING
- LOADING
- SERVICE

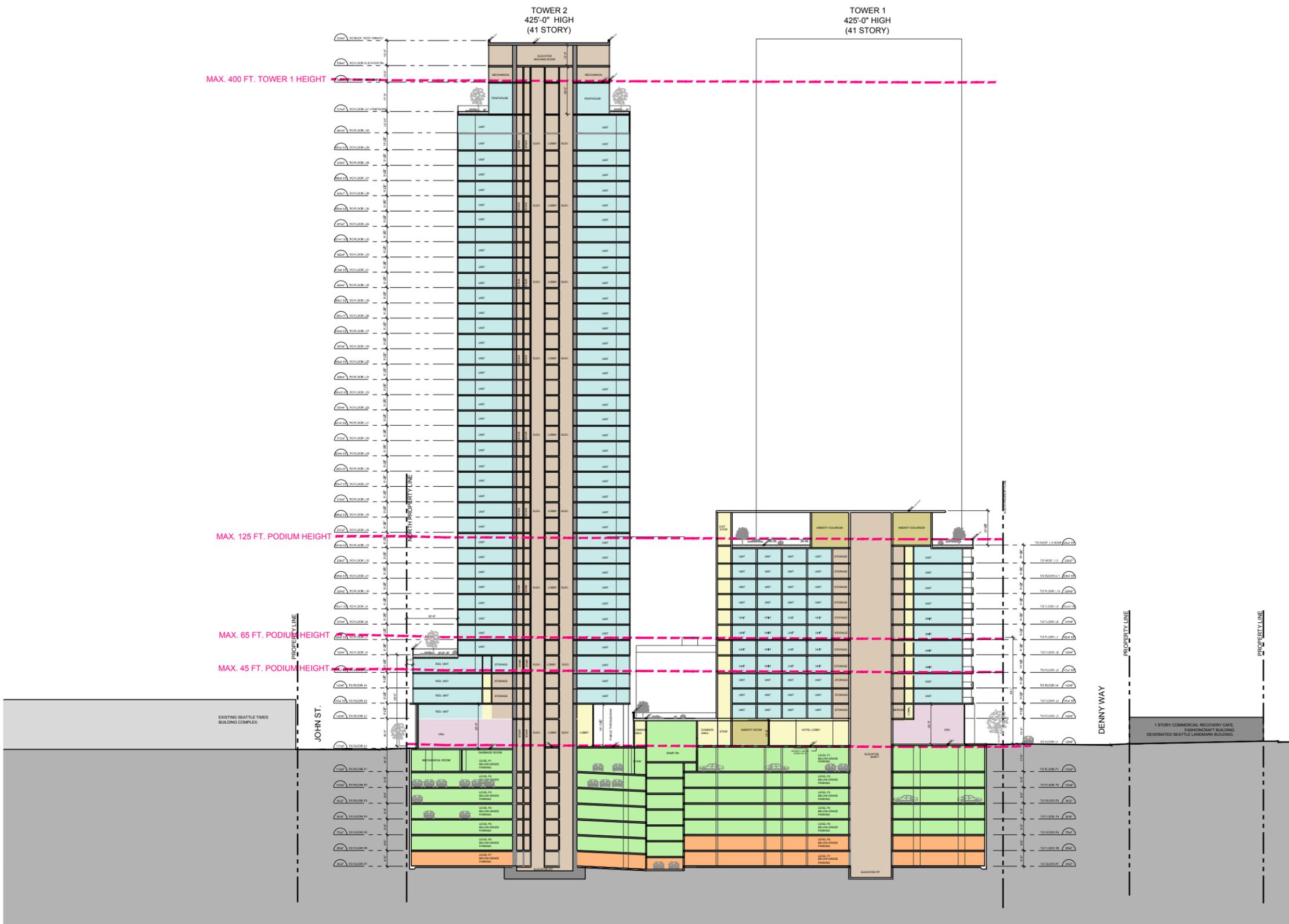


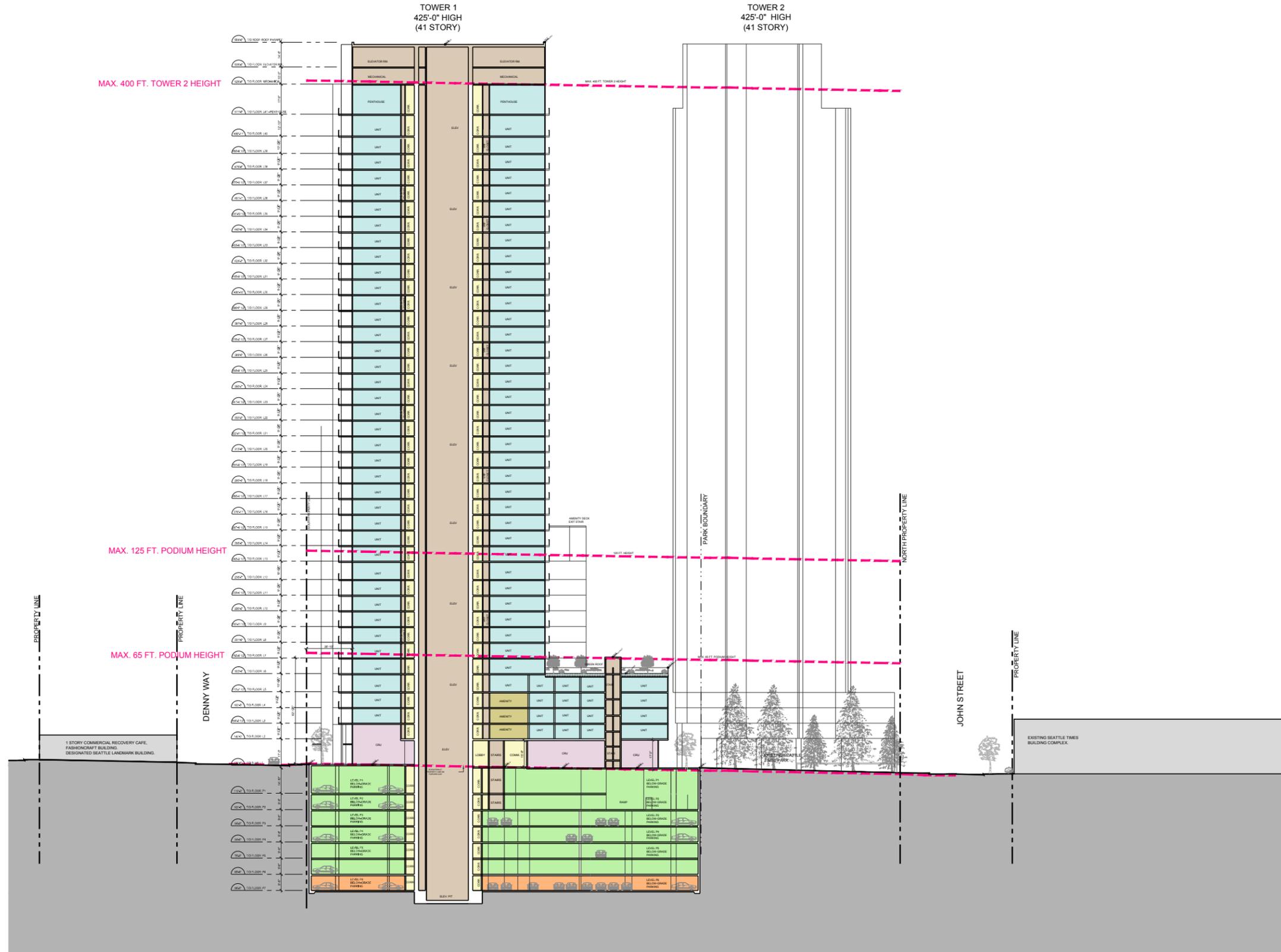


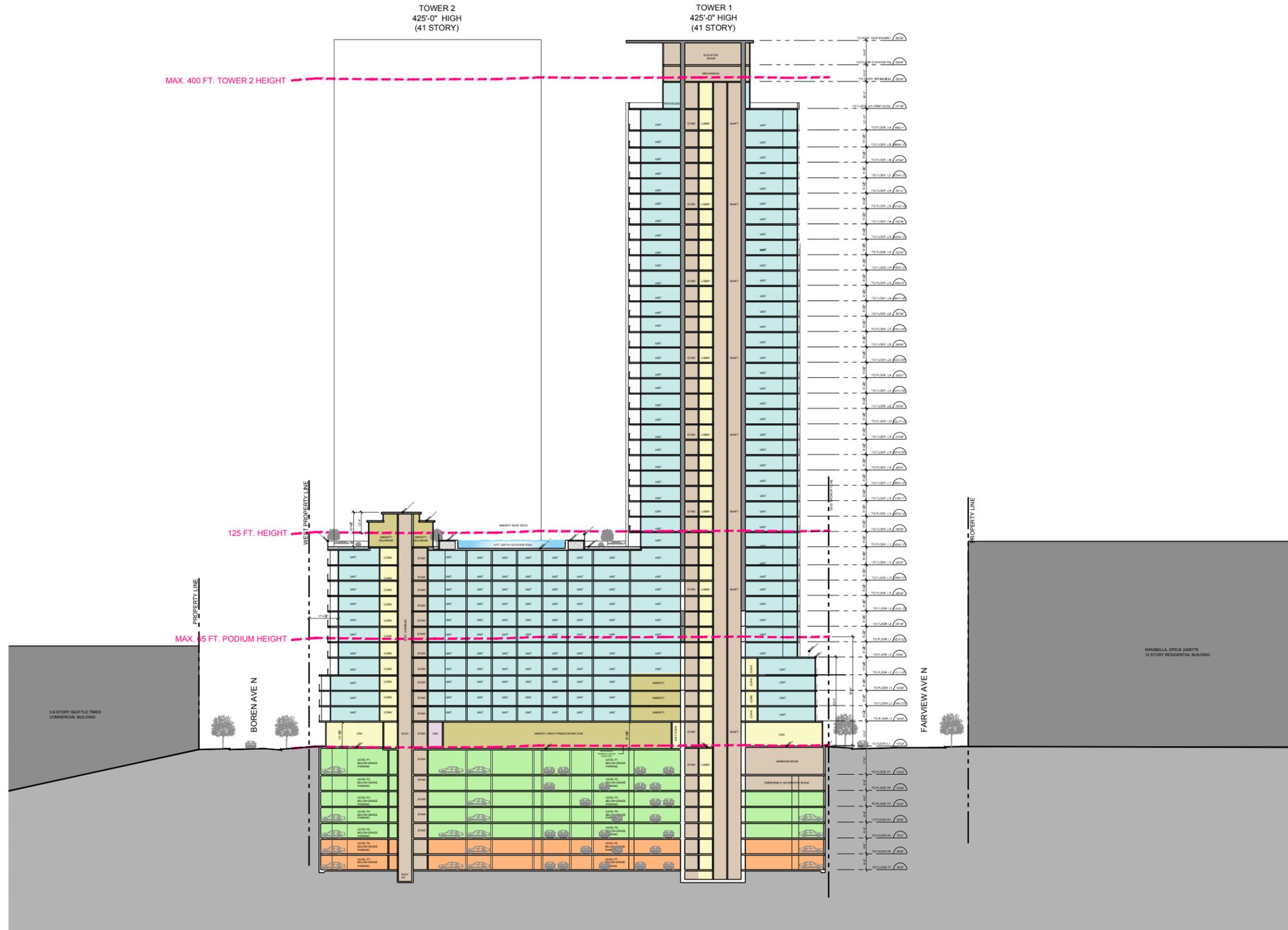
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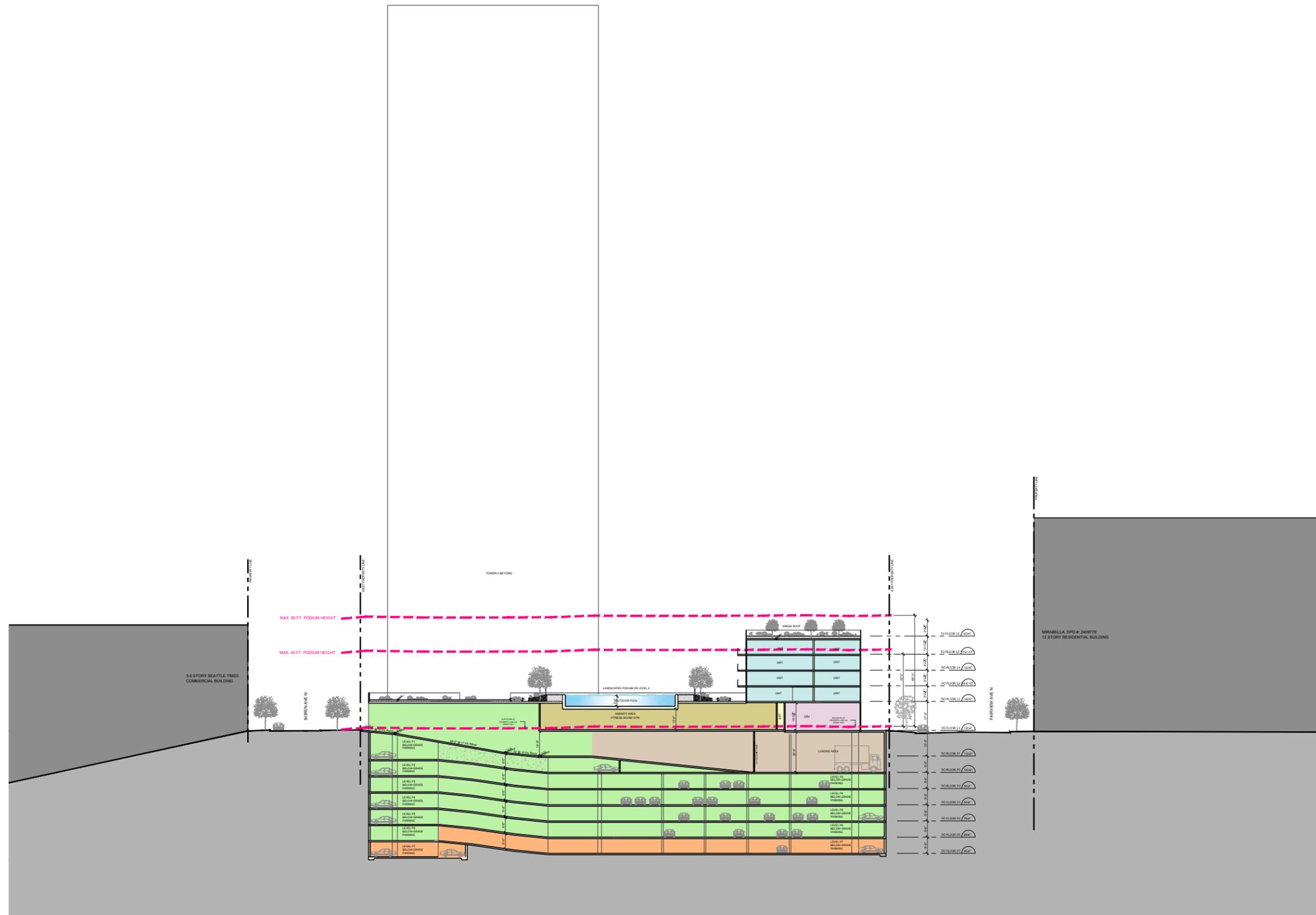








E- SECTION



# Site Plan Overview



**Bird Habitat**  
By virtue of its location along the Pacific Flyway, thousands of migratory species fly through 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.



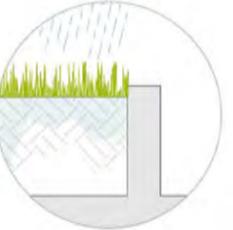
**Bio-Filtration / Rain Gardens**  
In our region dealing with stormwater run-off is an important design consideration. Storm events, strain both natural and urban infrastructure raising the risk of sewer backups and polluted waterways. We propose to utilize native plantings to create a bio-filtration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

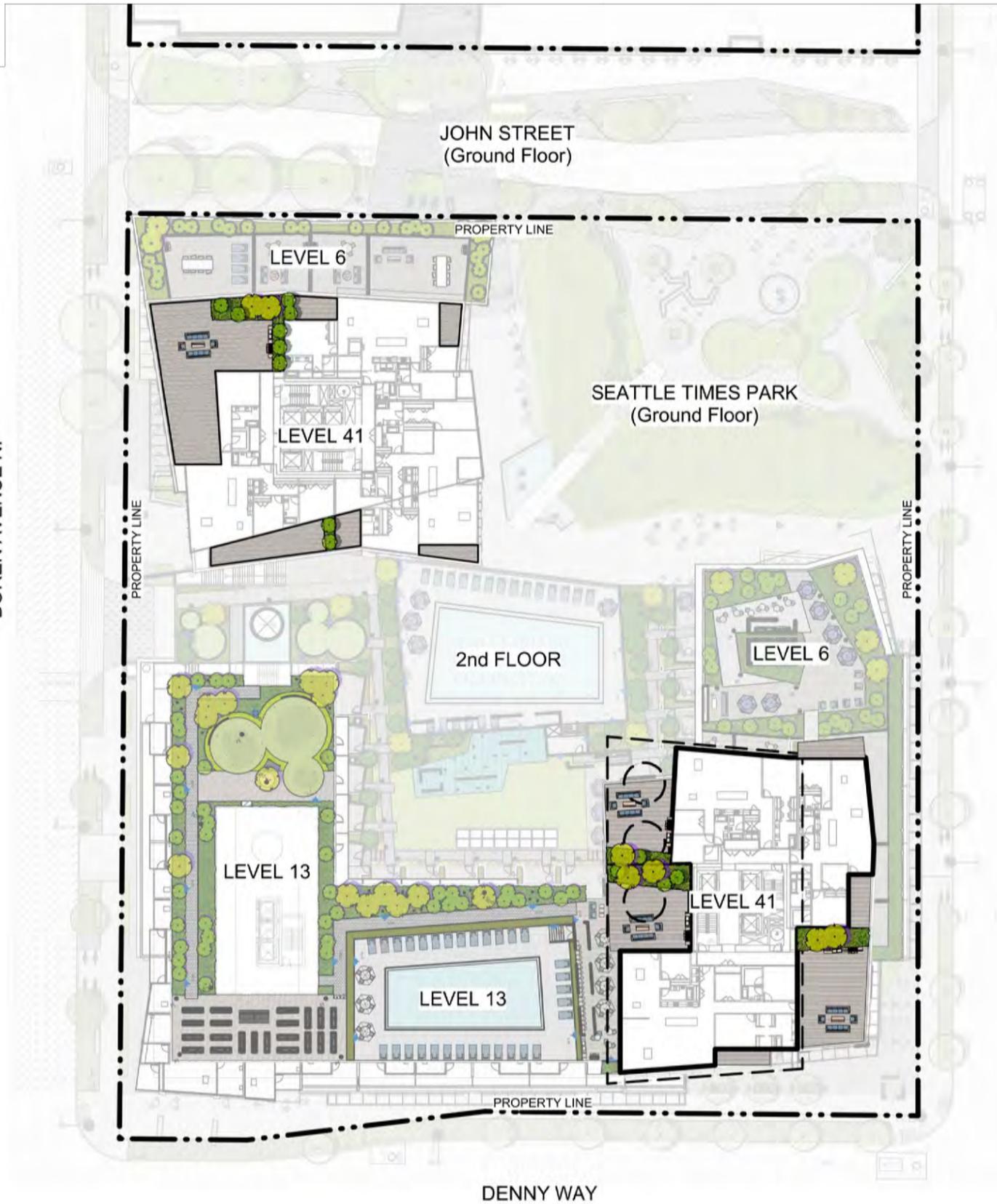


**Existing & Exceptional Trees**  
With all the changes proposed to the Site, we seek to retain some of the overall character of the block by retaining 40 existing trees (including 6 "Exceptional" trees). These trees will greatly enhance the public realm and add to the pedestrian experience.



**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.

BOREN AVENUE N.



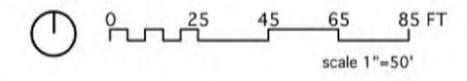
- Ground Floor**
- John Street Woonerf
  - Seattle Times Park
  - Existing & Proposed Water Feature
  - Retail / Residential / Amenity Access
  - Streetscape Design
  - Bicycle Parking Facilities
  - Provisional Electric Car Charging Station

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

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

- Level 13**
- Outdoor Pool
  - Urban Agriculture
  - Outdoor Putting Green
  - Outdoor Kitchen
  - Outdoor Terraces
  - Private Outdoor Terraces
  - Array of Bird Nests / Mason Bee Hotels

- Level 41**
- Private Outdoor Terraces



# Site Plan Ground Floor

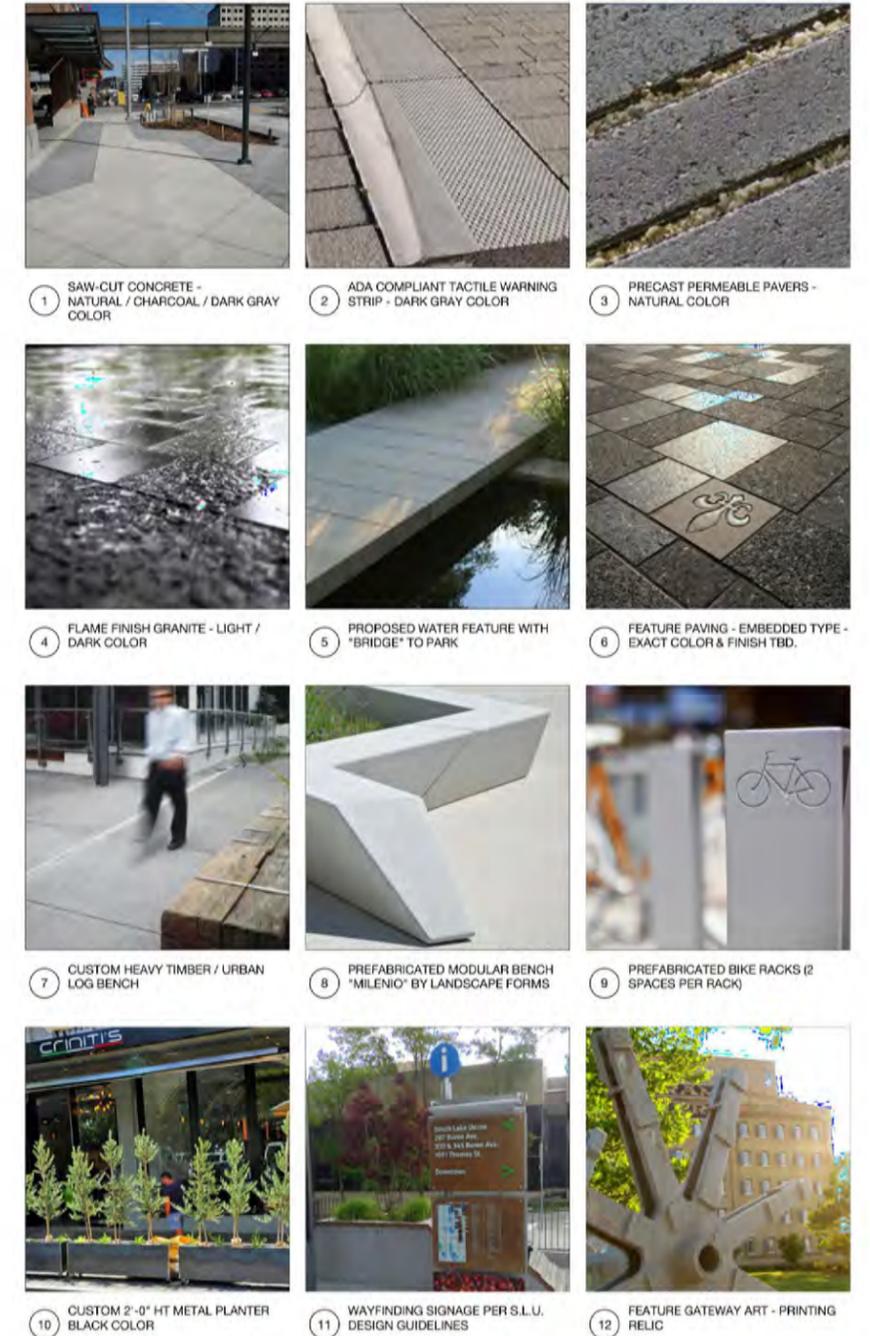
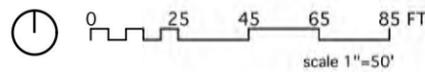


### Bike Parking Statistics

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

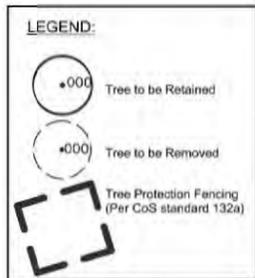
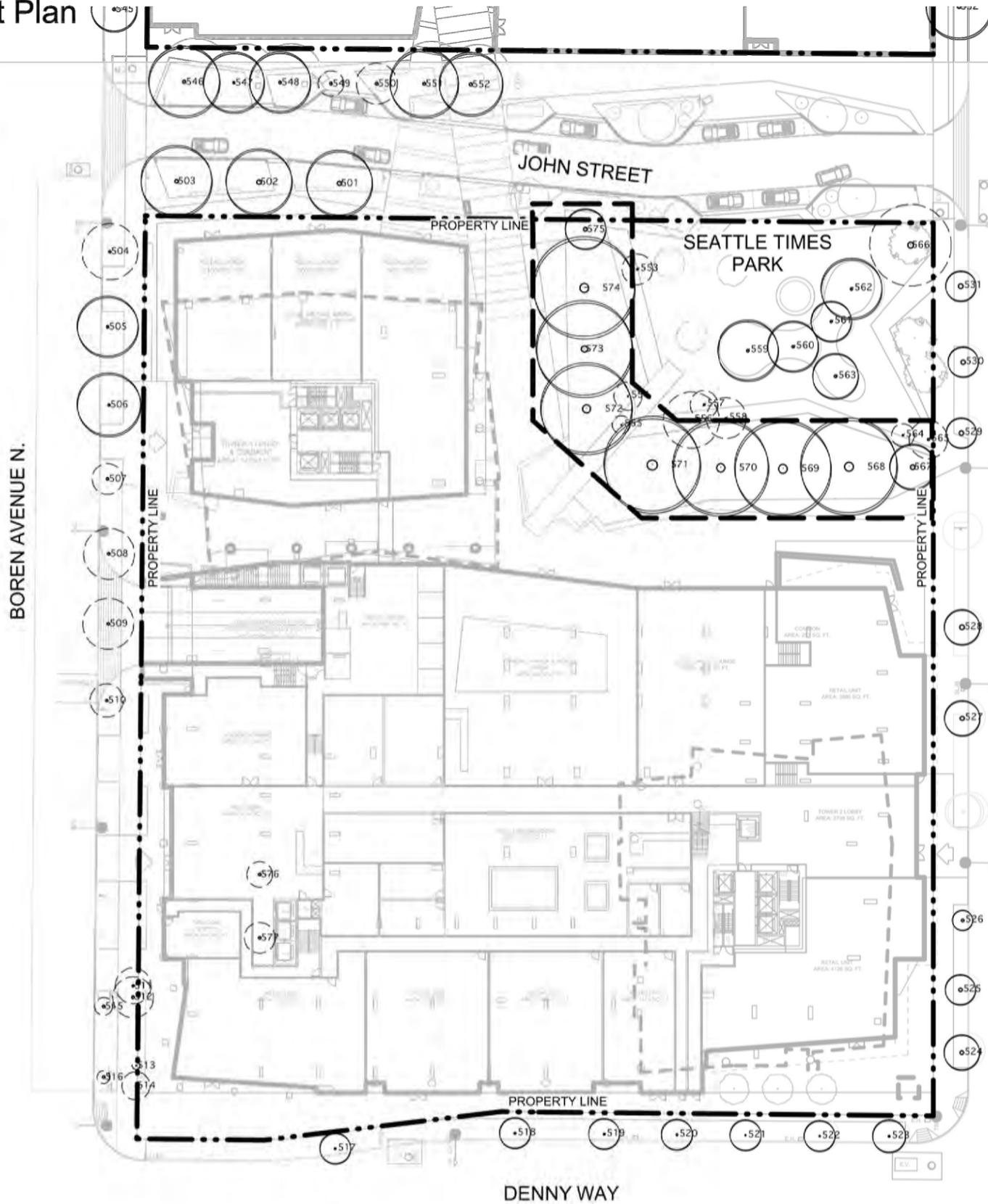
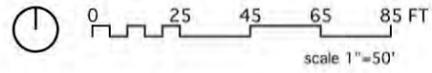
**TOTAL: 43 fixtures (86 spaces)**

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



# Tree Management Plan Ground Floor

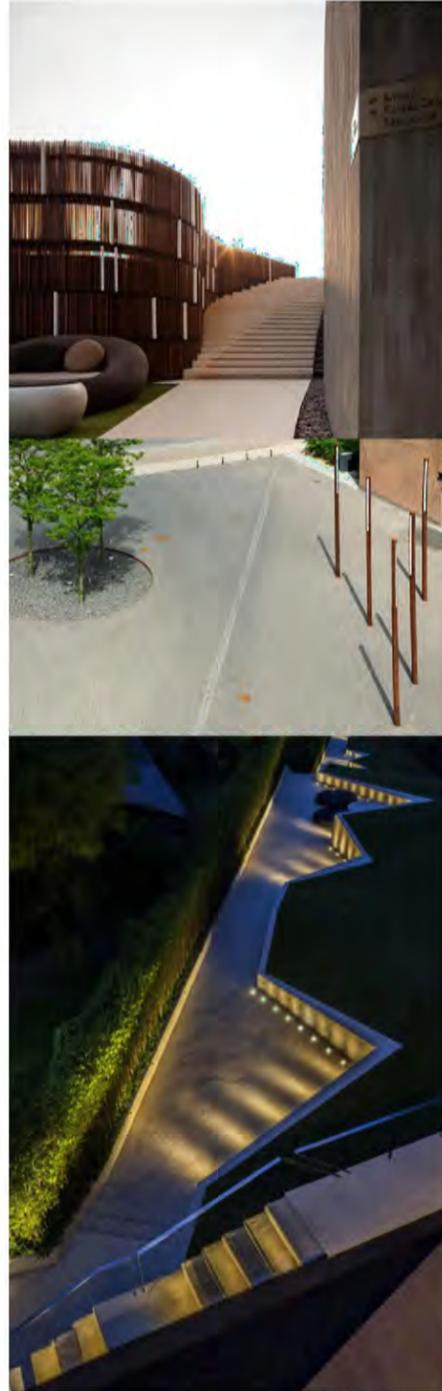
**NOTE:**  
Tree numbering corresponds to Tree Assessment and Report prepared by Gilles Consulting. Please contact Brian Gillies, Consulting Arborist via e-mail : bkgilles@comcast.net with any questions.



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 pennsylvanica	Summit Ash	22'0" 17.3"		Not Exceptional	Boren Ave North
525	Fraxinus pennsylvanica	Summit Ash	26'0" 15.9"		Not Exceptional	Boren Ave North
526	Fraxinus pennsylvanica	Summit Ash	14'0" 10.6"		Not Exceptional	Boren Ave North
527	Fraxinus pennsylvanica	Summit Ash	25'0" 18.5"		Not Exceptional	Boren Ave North
528	Fraxinus pennsylvanica	Summit Ash	28'0" 18.9"		Not Exceptional	Boren Ave North
529	Fraxinus pennsylvanica	Summit Ash	30'0" 21.5"		Not Exceptional	Boren Ave North
530	Fraxinus pennsylvanica	Summit Ash	32'0" 20.6"		Not Exceptional	Boren Ave North
531	Fraxinus pennsylvanica	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	Seattle Times Park
554	Cornus florida	Pink Flowering Dogwood	11'0" 5.9"		Not Exceptional	Seattle Times Park
555	Cornus florida	Pink Flowering Dogwood	7'0" 4.2"		Not Exceptional	Seattle Times Park
556	Prunus sp.	Flowering Cherry	22'0" 7.5"		Not Exceptional	Seattle Times Park
557	Prunus sp.	Flowering Cherry	11'0" 6.8"		Not Exceptional	Seattle Times Park
558	Prunus sp.	Flowering Cherry	16'0" 6.7"		Not Exceptional	Seattle Times Park
559	Gleditsia tricanthos	Honey Locust	24'0" 10.6"		Not Exceptional	Seattle Times Park
560	Gleditsia tricanthos	Honey Locust	20'0" 10.5"		Not Exceptional	Seattle Times Park
561	Gleditsia tricanthos	Honey Locust	16'0" 9.8"		Not Exceptional	Seattle Times Park
562	Gleditsia tricanthos	Honey Locust	24'0" 10.8"		Not Exceptional	Seattle Times Park
563	Gleditsia tricanthos	Honey Locust	18'0" 11.6"		Not Exceptional	Seattle Times Park
564	Cornus florida	Pink Flowering Dogwood	9'0" 5.1"		Not Exceptional	Seattle Times Park
565	Cornus florida	Pink Flowering Dogwood	15'0" 9.6"		Not Exceptional	Seattle Times Park
566	Cedrus atlantica	Blue Atlas Cedar	32'0" 27.3"		Not Exceptional	Seattle Times Park
567	Thuja plicata	Western Red Cedar	18'0" 22.3"		Not Exceptional	Seattle Times Park
568	Cedrus atlantica	Blue Atlas Cedar	38'0" 41.6"		Exceptional	Seattle Times Park
569	Cedrus atlantica	Blue Atlas Cedar	38'0" 41.8"		Exceptional	Seattle Times Park
570	Cedrus atlantica	Blue Atlas Cedar	38'0" 38.9"		Exceptional	Seattle Times Park
571	Cedrus atlantica	Blue Atlas Cedar	38'0" 46.5"		Exceptional	Seattle Times Park
572	Cedrus atlantica	Blue Atlas Cedar	36'0" 37.6"		Exceptional	Seattle Times Park
573	Cedrus atlantica	Blue Atlas Cedar	38'0" 29.6"		Not Exceptional	Seattle Times Park
574	Cedrus atlantica	Blue Atlas Cedar	40'0" 41.2"		Exceptional	Seattle Times Park
575	Thuja plicata	Western Red Cedar	16'0" 18"		Not Exceptional	Seattle Times Park
576	Platanus occidentalis	American Sycamore	26'0" 13.1"		Not Exceptional	Centre of parking lot
577	Platanus x acerifolia	London Plane	22'0" 17.4"		Not Exceptional	Centre of parking lot

# Lighting Plan Ground Floor



### LIGHTING LEGEND:

-  B LIGHT BOLLARD - MOROCCO, HESS AMERICA
-  PI IN-GRADE WALKOVER L07 - MP LIGHTING
-  SI LED STRIP LIGHT - QS-50HFX SERIES - GREEN IMAGETECH
-  LP LIGHT POLE / COLUMN
-  Spd UNI-DIRECTIONAL - NITE STAR II SOLID STATE - BK LIGHTING
-  W L03 SUBMERSIBLE IN-GRADE MP LIGHTING
-  SL ○ EXISTING STREET LIGHT (TO REMAIN)

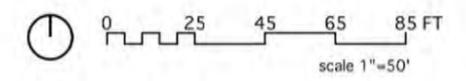


 Spd UNI-DIRECTIONAL - NITE STAR II SOLID STATE - BK LIGHTING



 PI IN-GRADE WALKOVER L07 - MP LIGHTING

 B LIGHT BOLLARD - MOROCCO, HESS AMERICA



# History Printing Press

Letters being set for printing



Early 1900's printing press



Tilling the soil in front of newly built Seattle Times Building



Letterpress type organized in tray, precedent used to abstract grid pattern for granite and concrete paving

# Hardscape Granite Paving Patterns

On-site



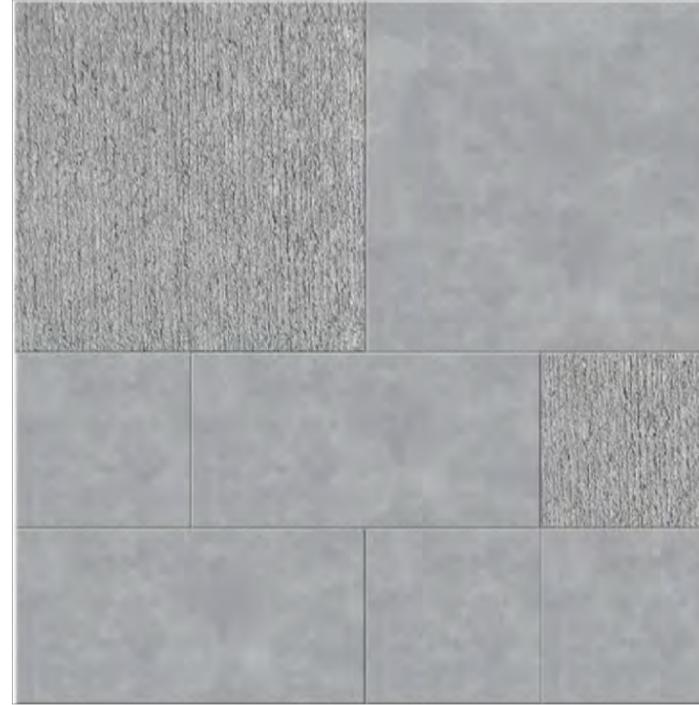
Basalt /Granite Paver (dark color palette)  
12"x12" Type 1  
12"x24" Type 2  
24"x24" Type 3  
75% Flame Finish, 25% Deep Flamed Finish  
Northwest Landscape Supply



Granite Paver on sand bed (light color palette)  
12"x12" Type 1  
12"x24" Type 2  
24"x24" Type 3  
75% Flame Finish, 25% Deep Flamed Finish  
Northwest Landscape Supply

# Concrete Paving Patterns

Off-site

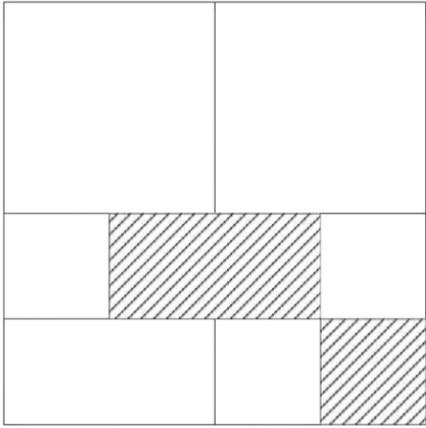
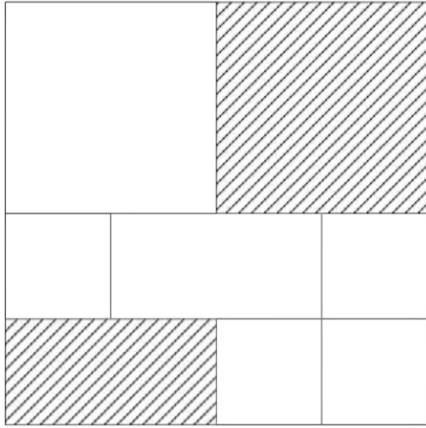
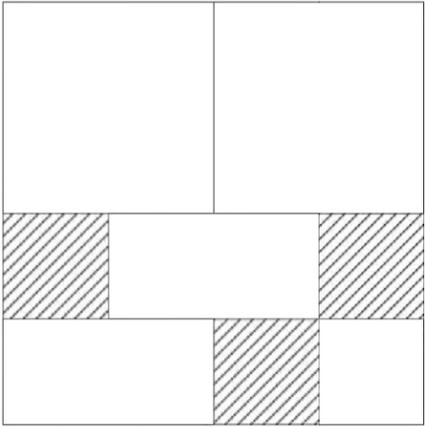
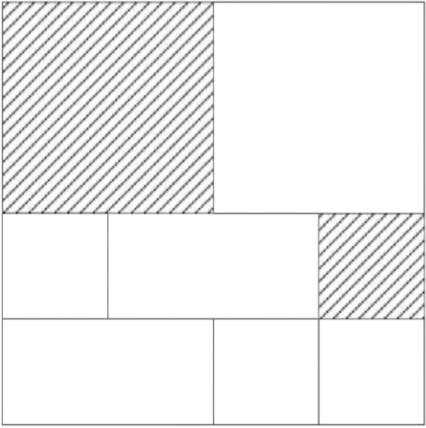


CIP Custom 4'x4' US Formliner Module  
Charcoal Color  
12"x12" Type 1  
12"x24" Type 2  
24"x24" Type 3  
75% Light Sandblast Finish, 25% Heavy Sandblast Finish



CIP Custom 4'x4' US Formliner Module  
Natural Colour  
12"x12" Type 1  
12"x24" Type 2  
24"x24" Type 3  
75% Light Sandblast Finish, 25% Heavy Sandblast Finish

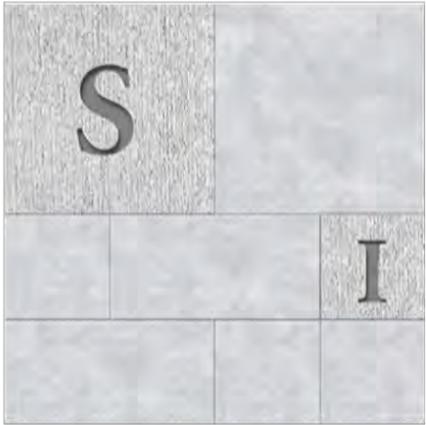
# Hardscape Paving Variations



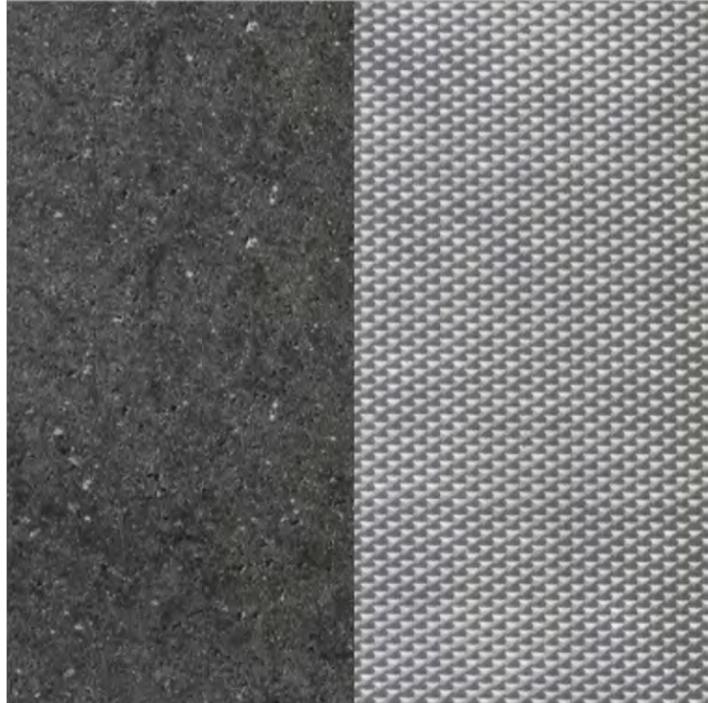
A 24"x24" Type 4 Deep Flamed Finish w/inset steel text (light and dark)



B 24"x24" Type 5 Deep Flamed Finish w/water jet cut text (light and dark)



# Hardscape Tactile, Crosswalk & Permeable Paving

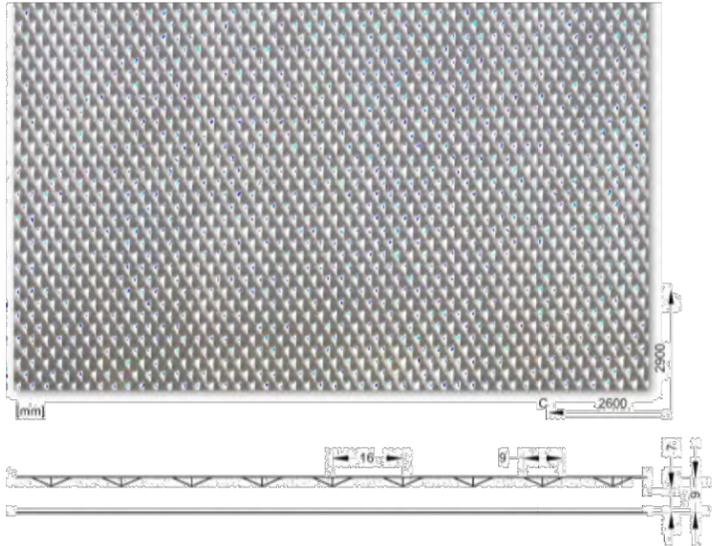


Cross Walk Mix:  
Black colored concrete - Light Sandblast Finish w/ US  
Formliner 2/119 Pikes tactile pattern



Granite Paver on sand bed (light color palette)  
Permeable  
12"x12" Type 1  
12"x24" Type 2  
24"x24" Type 3  
75% Flame Finish, 25% Deep Flamed Finish  
Northwest Landscape Supply

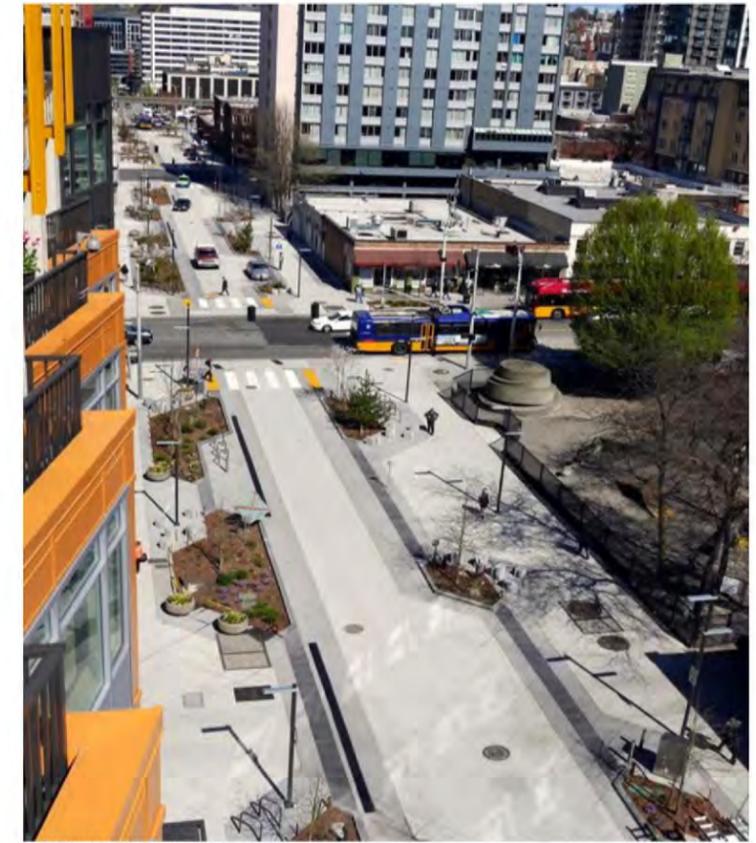
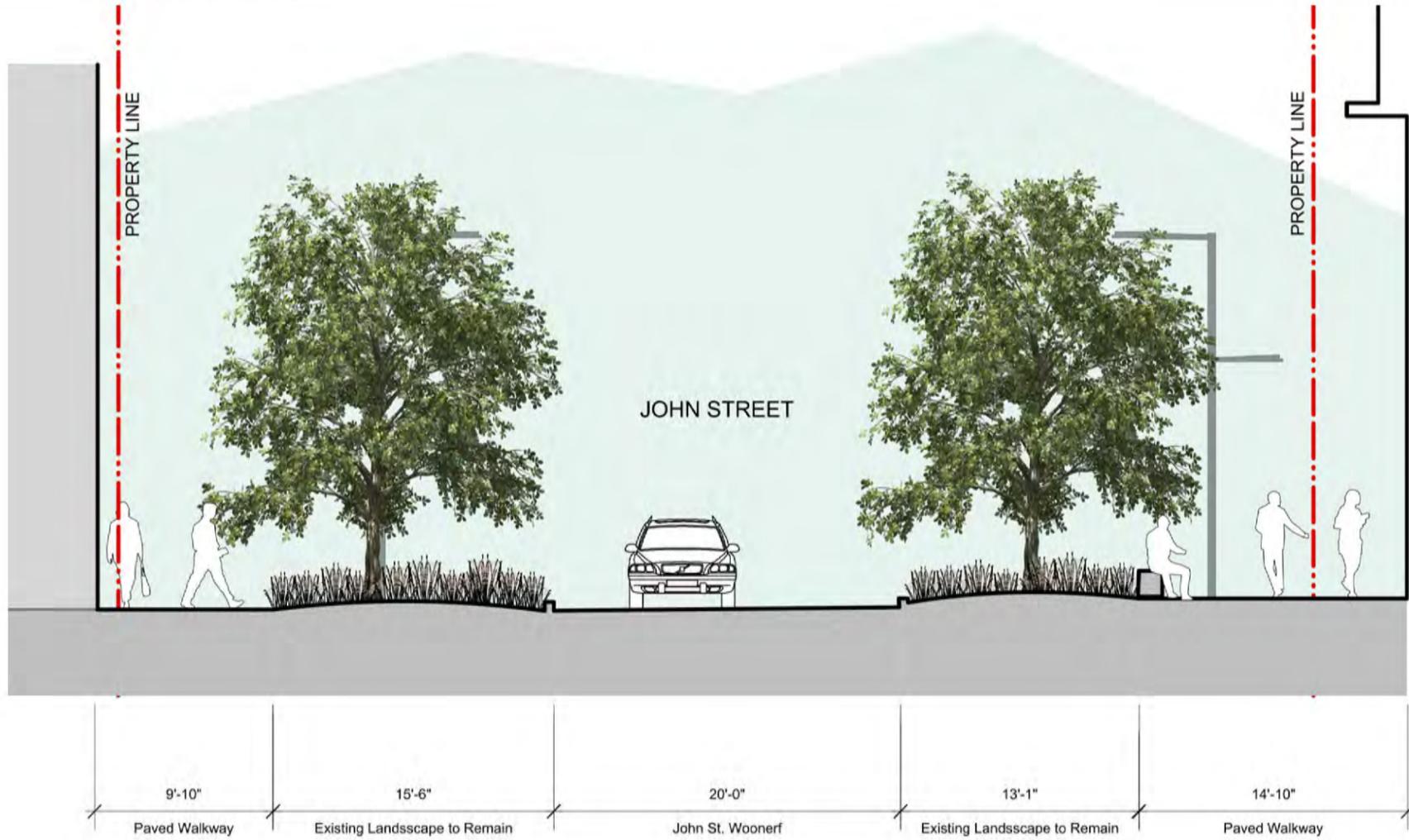
Max 1/4" gap as per ADA require



Tactile - Natural CIP concrete w/ US Formliner 2/119  
Pikes (ADA Accessible)

# Cross Section & Precedents

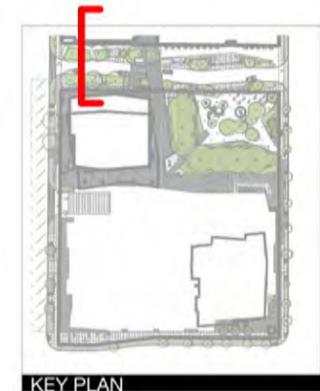
## John Street



BELL STREET WOONERF



PAVER SURFACE





**PAVING MATERIALS**

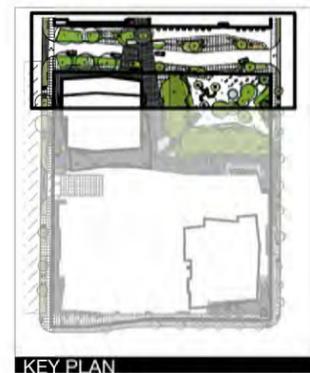
- 1 SAW-CUT CONCRETE- NATURAL COLOR
- 2 SAW-CUT TINTED CONCRETE- CHARCOAL COLOR
- 3 SAW-CUT TINTED CONCRETE- DARK GRAY COLOR
- 4 ADA COMPLIANT TACTILE WARNING STRIP DARK GRAY COLOR
- 5 FLAMED FINISH GRANITE LIGHT COLOR
- 6 FLAMED FINISH GRANITE DARK COLOR
- 7 PRECAST PERMEABLE PAVER NATURAL COLOR
- 8 6" HT. CONCRETE BARRIER CURB CHARCOAL COLOR

**PLANTING**

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

**SITE FURNISHINGS**

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





**PAVING MATERIALS**

- 1 SAW-CUT CONCRETE- NATURAL COLOR
- 2 SAW-CUT TINTED CONCRETE- CHARCOAL COLOR
- 3 SAW-CUT TINTED CONCRETE- DARK GRAY COLOR
- 4 ADA COMPLIANT TACTILE WARNING STRIP DARK GRAY COLOR
- 5 FLAMED FINISH GRANITE LIGHT COLOR
- 6 FLAMED FINISH GRANITE DARK COLOR
- 7 PRECAST PERMEABLE PAVER NATURAL COLOR
- 8 6" HT. CONCRETE BARRIER CURB CHARCOAL COLOR

**PLANTING**

- 10 RAIN GARDEN PLANTINGS
- 11 PROPOSED NATIVE ADAPTED PLANINGS (<2'0" HT.)
- 12 PROPOSED NATIVE ADAPTED PLANINGS (>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)

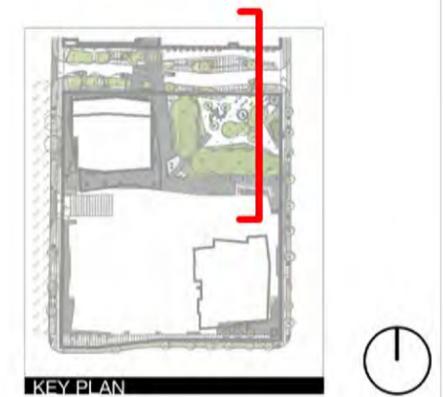
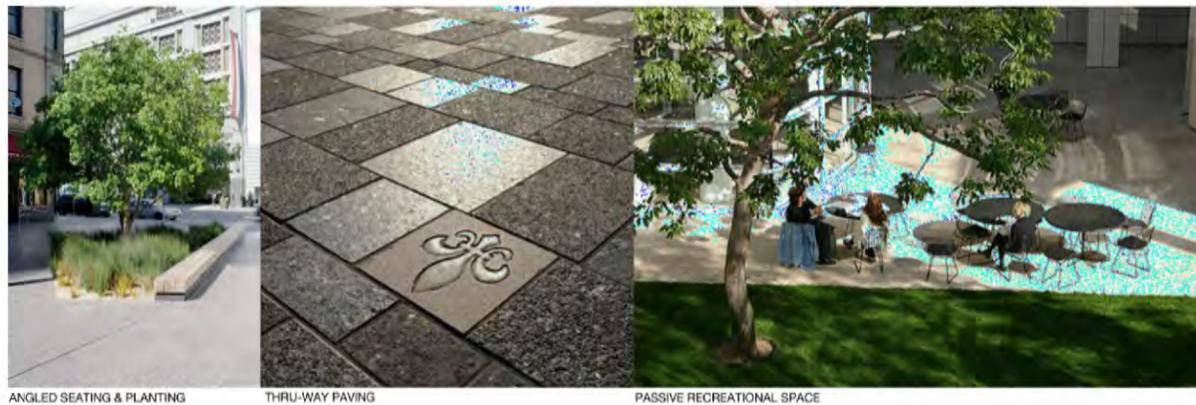


PARKADE ENTRY / PEDESTRIAN CROSSING



KEY PLAN

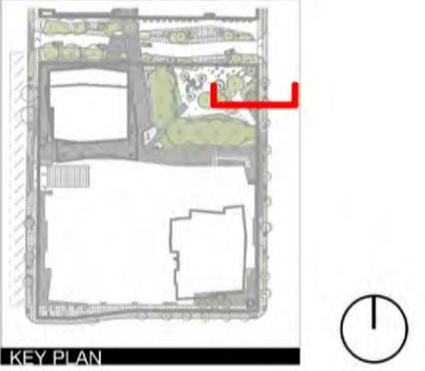
# Cross Section & Precedents Seattle Times Park at John Street



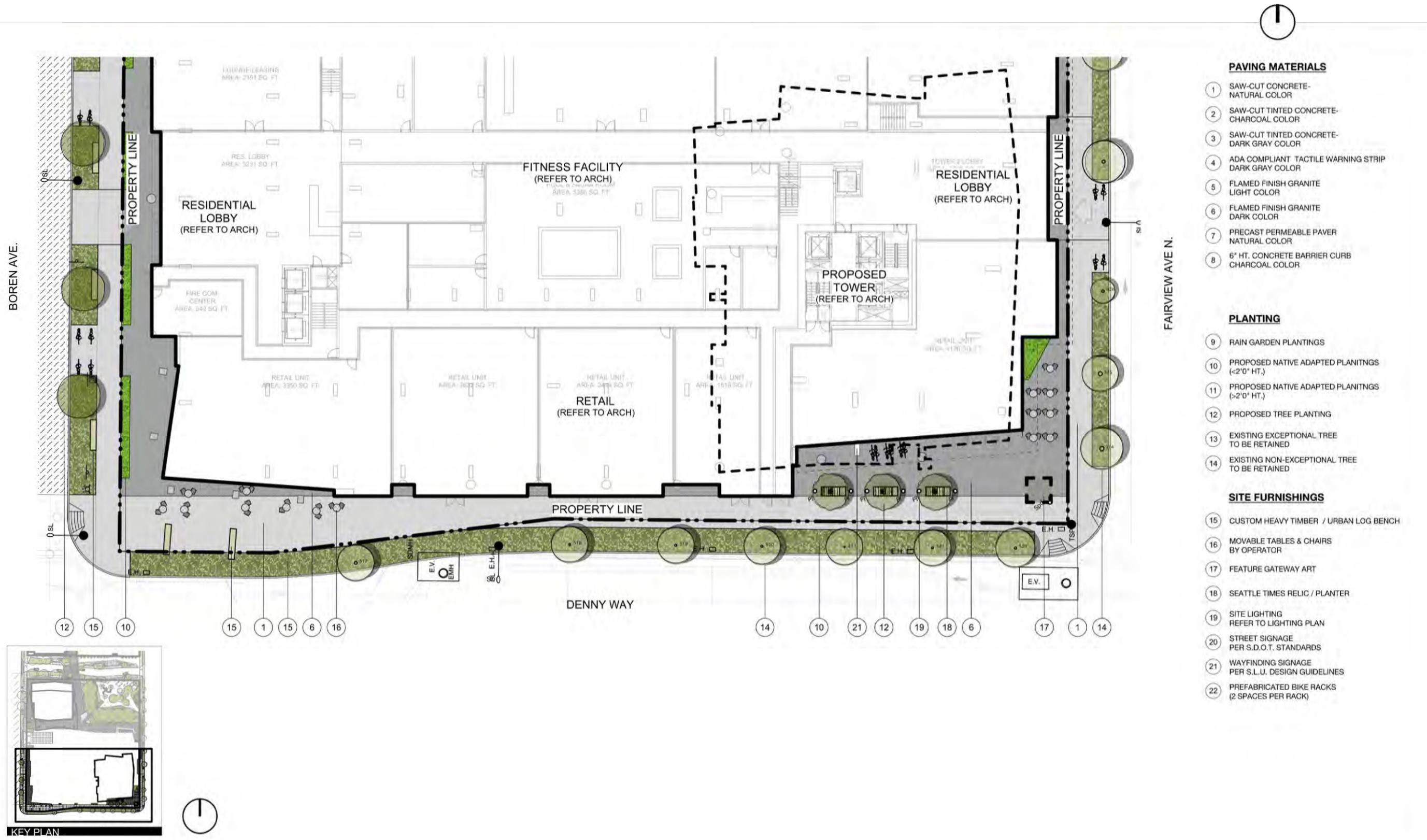
# Cross Section & Precedents Seattle Times Park at Fairview Ave



RUSTIC TIMBER BENCH      MODULAR SEATING      PERMEABLE PAVING      SIGNAGE / WAYFINDING



KEY PLAN



- PAVING MATERIALS**
- 1 SAW-CUT CONCRETE- NATURAL COLOR
  - 2 SAW-CUT TINTED CONCRETE- CHARCOAL COLOR
  - 3 SAW-CUT TINTED CONCRETE- DARK GRAY COLOR
  - 4 ADA COMPLIANT TACTILE WARNING STRIP DARK GRAY COLOR
  - 5 FLAMED FINISH GRANITE LIGHT COLOR
  - 6 FLAMED FINISH GRANITE DARK COLOR
  - 7 PRECAST PERMEABLE PAVER NATURAL COLOR
  - 8 6" HT. CONCRETE BARRIER CURB CHARCOAL COLOR

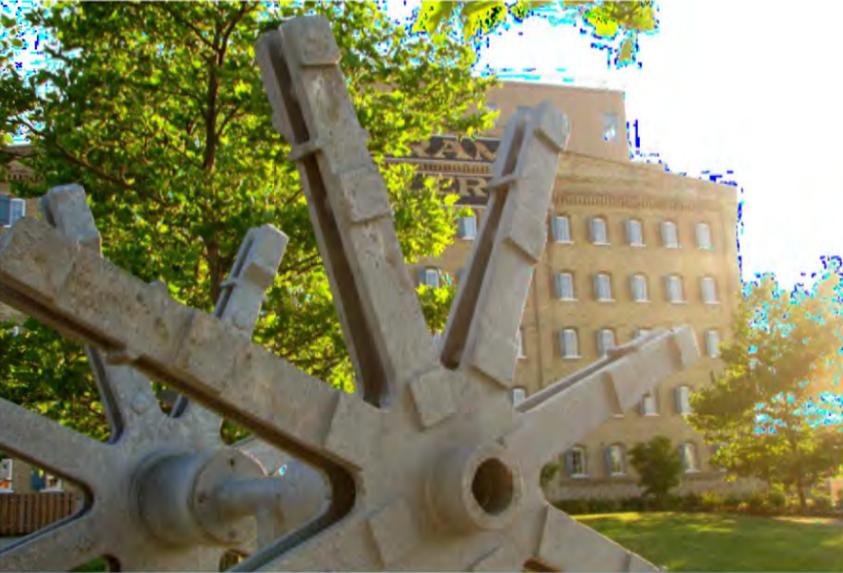
- PLANTING**
- 9 RAIN GARDEN PLANTINGS
  - 10 PROPOSED NATIVE ADAPTED PLANITNGS (<2'0" HT.)
  - 11 PROPOSED NATIVE ADAPTED PLANITNGS (>2'0" HT.)
  - 12 PROPOSED TREE PLANTING
  - 13 EXISTING EXCEPTIONAL TREE TO BE RETAINED
  - 14 EXISTING NON-EXCEPTIONAL TREE TO BE RETAINED

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

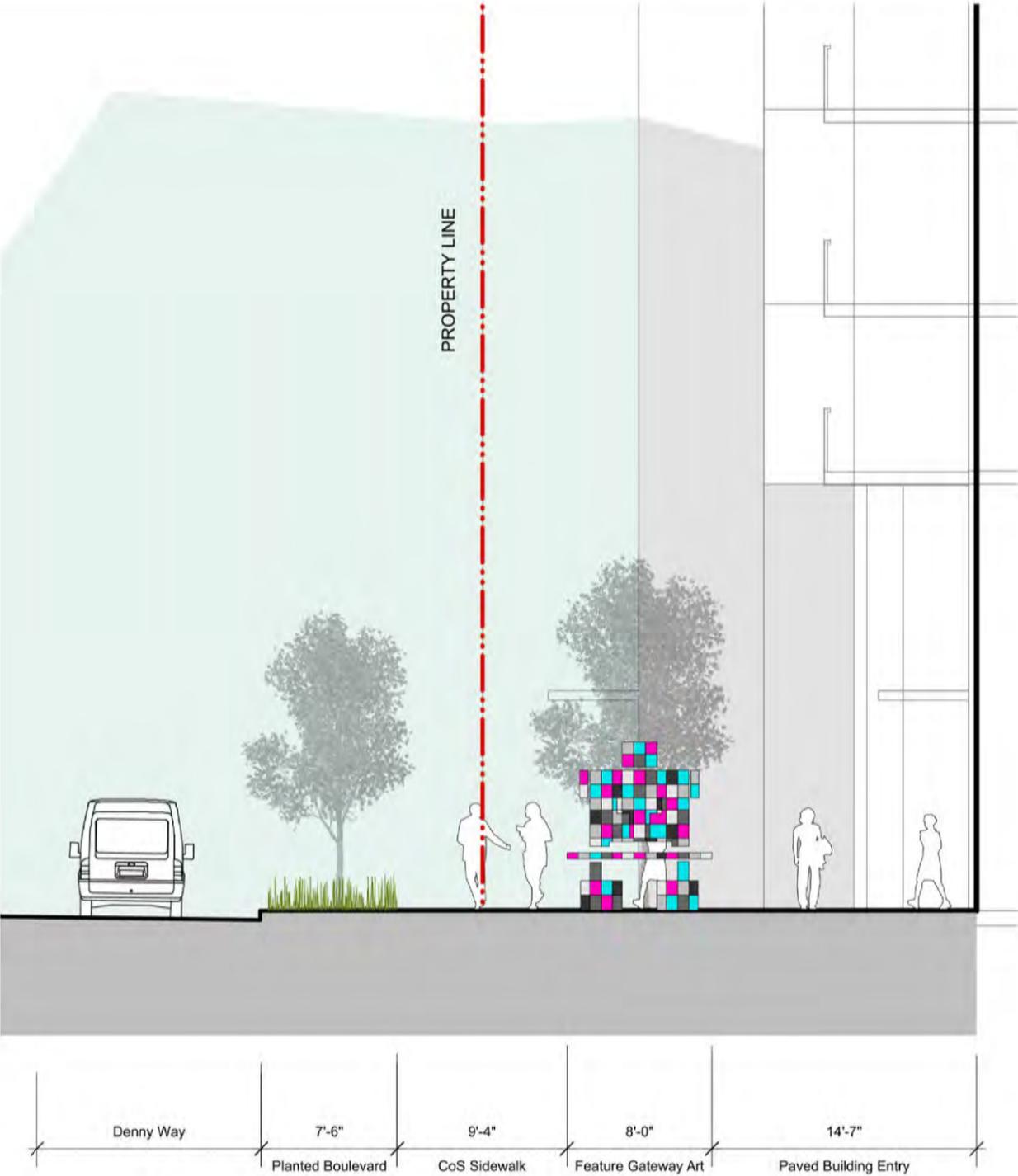
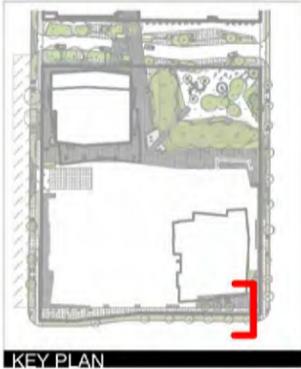
# Cross Section and Precedents

## Denny Way x Fairview Ave

PRESERVED RELIC / GATEWAY ELEMENT



INDUSTRIAL RE-USE



# Planting Shrubs, Grasses, Groundcovers



**Boulevard Plantings**  
 Cotoneaster dammeri  
 Pachysandra terminalis  
 Liriope spicata  
 Fragaria chiloensis (N)



**Rain Garden Planting, <2'-0"**  
 Blechnum spicant (N)  
 Carex testacea  
 Carex morrowii  
 Lupinus sericeus (N)



**Native Planting, <2'-0"**  
 Lupinus nootkatensis (N)  
 Iris "Pacific Coast Hybrids" (N)  
 Carex pachystachya (N)  
 Arctostaphylos uva-ursi (N)

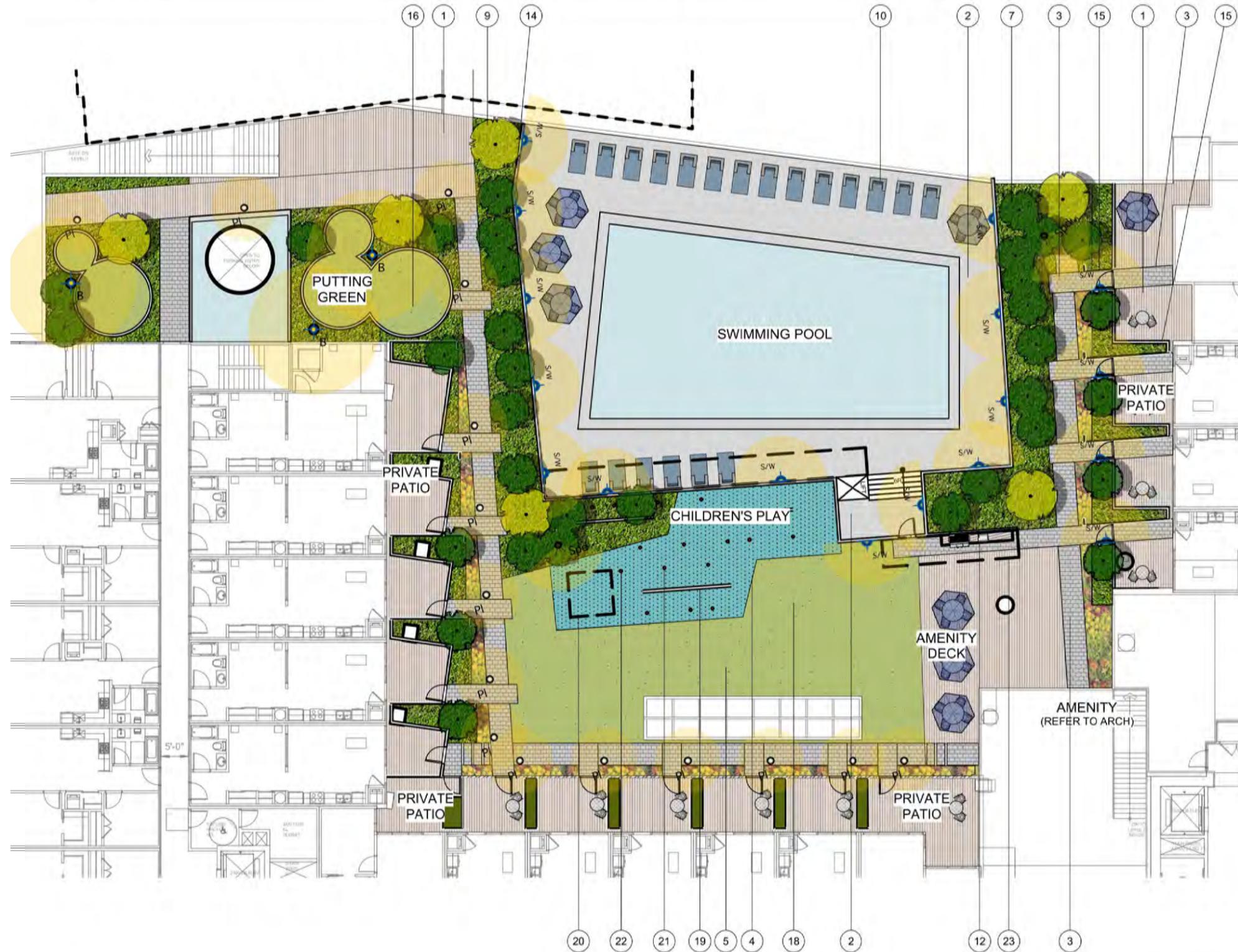


**Native Planting, >2'-0"**  
 Polystichum munitum (N)  
 Gaultheria Shallon (N)  
 Rubus spectabilis (N)  
 Vaccinium Ovatum (N)



**Rooftop Planting**  
 Lavendula angustifolia  
 Vaccinium corymbosum  
 Liriope muscari  
 Fragaris x ananassa

# Landscape Plan 2nd Level



## PAVING MATERIALS

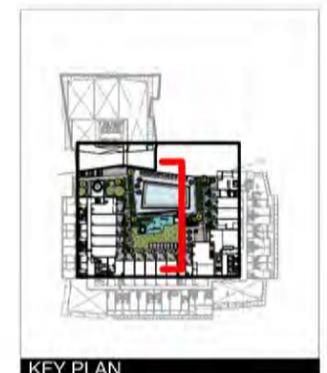
- 1 IPE DECKING
- 2 SAW-CUT CONCRETE-NATURAL COLOR
- 3 FEATURE PRECAST PAVER GRAY / CHARCOAL MIX
- 4 PIP RESILIENT RUBBER SURFACING
- 5 ARTIFICIAL TURF

## PLANTING

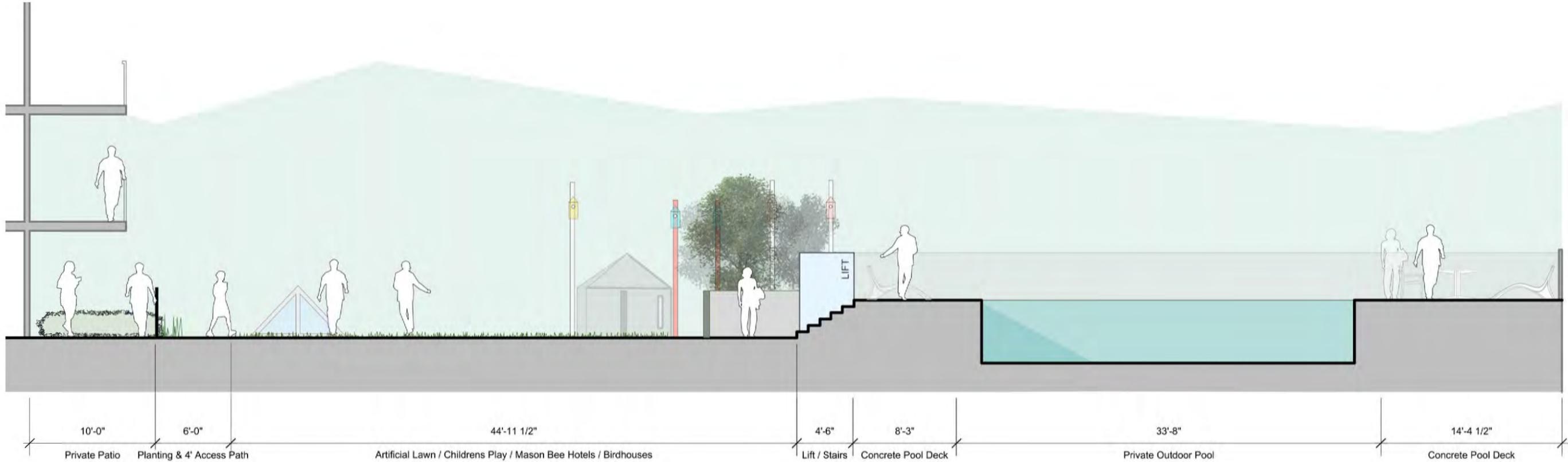
- 6 PROPOSED NATIVE ADAPTED PLANITNGS (<2'0" HT.)
- 7 PROPOSED NATIVE ADAPTED PLANITNGS (>2'0" HT.)
- 8 4'-0" HT. EVERGREEN HEDGE
- 9 PROPOSED TREE PLANTING

## 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 BIRD HOUSES / MASON BEE HOTELS
- 23 TIMBER & METAL PERGOLA 10'-0" HT.



# Cross Section 2nd Level



CUSTOM PLAYHOUSE



TEXTURED PLAY-WALL



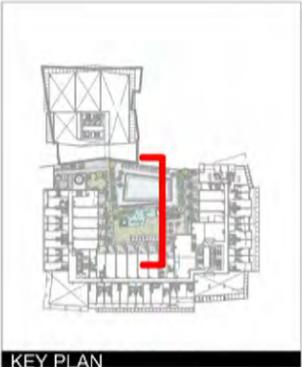
BIRD HABITAT



EDIBLE LANDSCAPE



NATIVE GARDEN



KEY PLAN



# Landscape Plan 6th Level

ANGLED VIEWS



INFORMAL GATHERINGS



OUTDOOR DINING



## 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. 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.



KEY PLAN



# Landscape Plan 13th Level



### PAVING MATERIALS

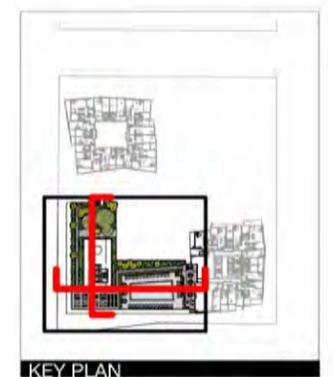
- ① IPE DECKING
- ② SAW-CUT CONCRETE-NATURAL COLOR
- ③ FEATURE PRECAST PAVER GRAY / CHARCOAL MIX
- ④ DECORATIVE GRAVEL
- ⑤ ARTIFICIAL TURF

### PLANTING

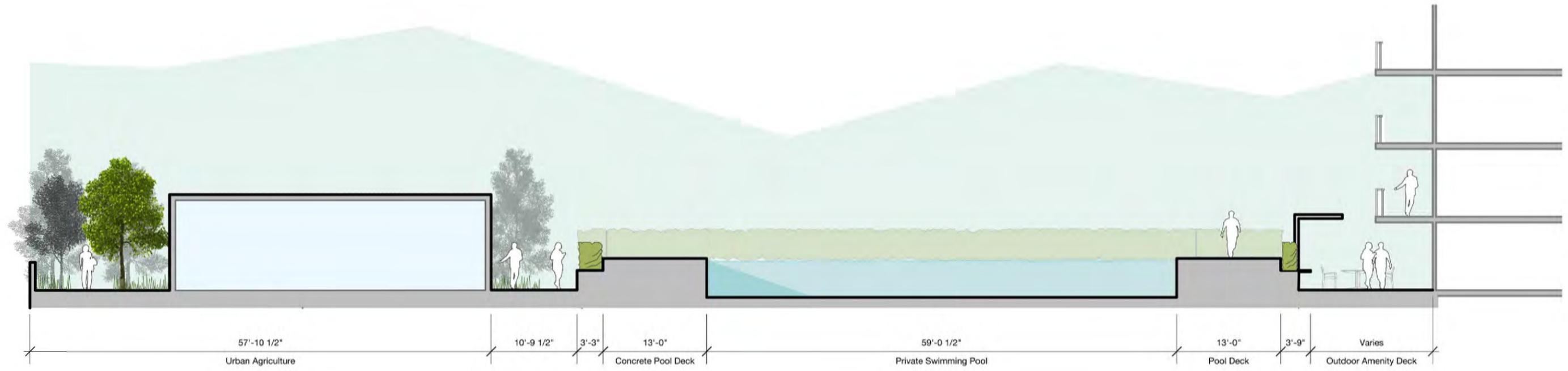
- ⑥ PROPOSED NATIVE ADAPTED PLANITNGS (<2'0" HT.)
- ⑦ PROPOSED NATIVE ADAPTED PLANITNGS (>2'0" HT.)
- ⑧ 4'-0" HT. EVERGREEN HEDGE
- ⑨ PROPOSED TREE PLANTING

### SITE FURNISHINGS

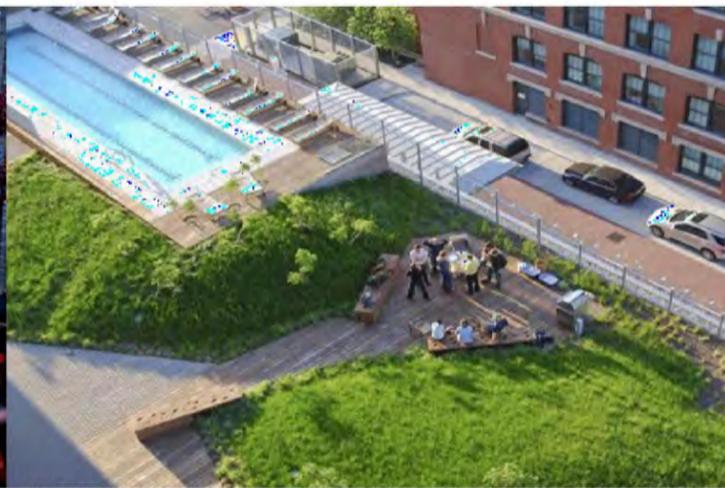
- ⑩ MOVABLE TABLES & CHAIRS BY OPERATOR
- ⑪ CIP CONCRETE SEATWALL
- ⑫ OUTDOOR KITCHEN INCL. GAS BBQ & SINK
- ⑬ ENCLOSED GAS FIREPLACE
- ⑭ CIP CONCRETE WALL HT. VARIES
- ⑮ CUSTOM METAL PLANTER 2'-0" HT. - BLACK COLOUR
- ⑯ CUSTOM METAL FENCE & GATE 3'-0" HT. - BLACK COLOUR
- ⑰ CUSTOM METAL FENCE 3'-6" 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.



# Cross Section 13th Level E-W



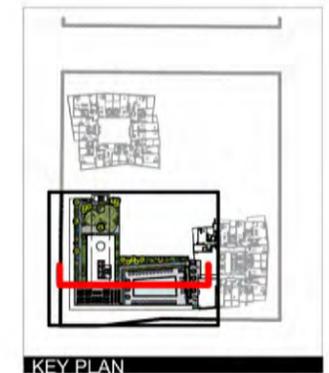
OUTDOOR KITCHEN



GATHERING SPACE / SWIMMING POOL



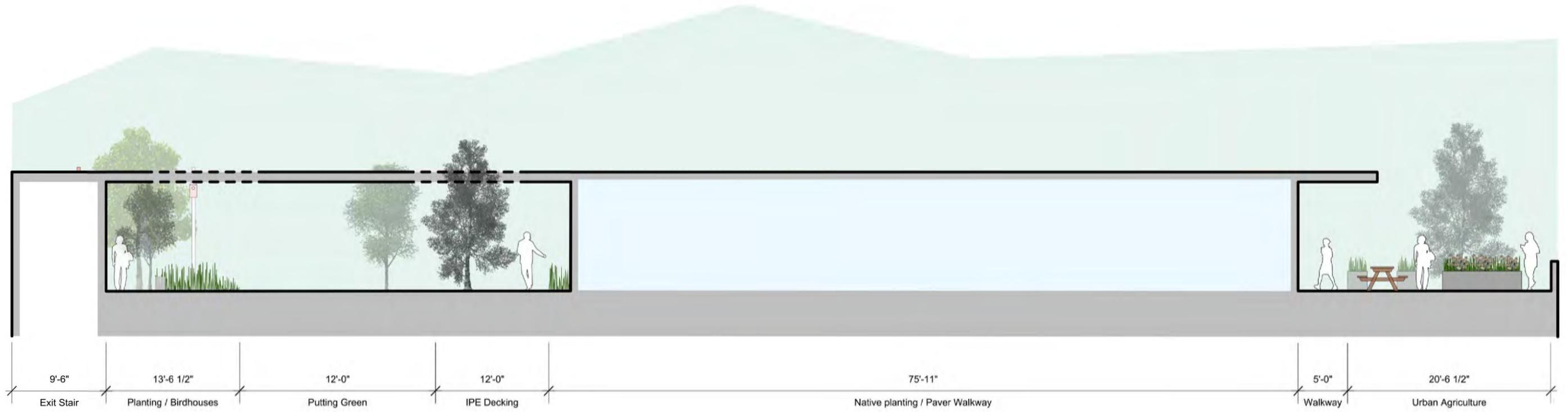
NATIVE LANDSCAPE



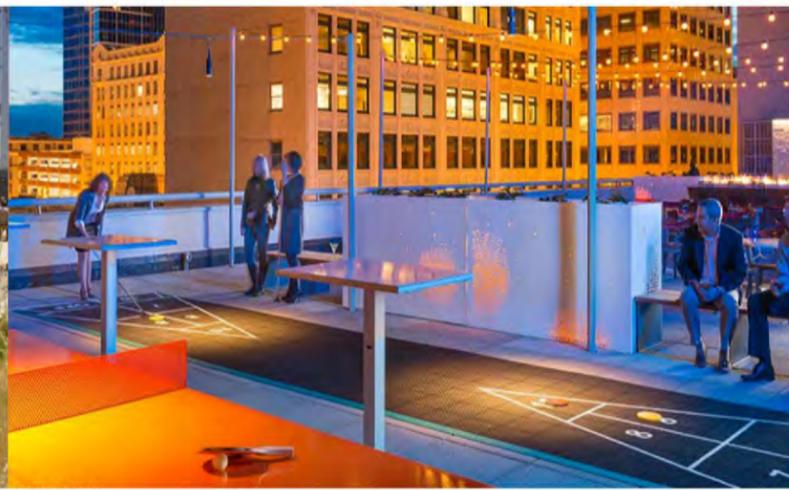
KEY PLAN



# Cross Section 13th Level N-S



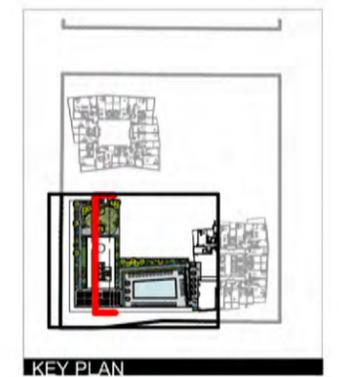
ROOF DECK / SEATING



ACTIVE SPACES



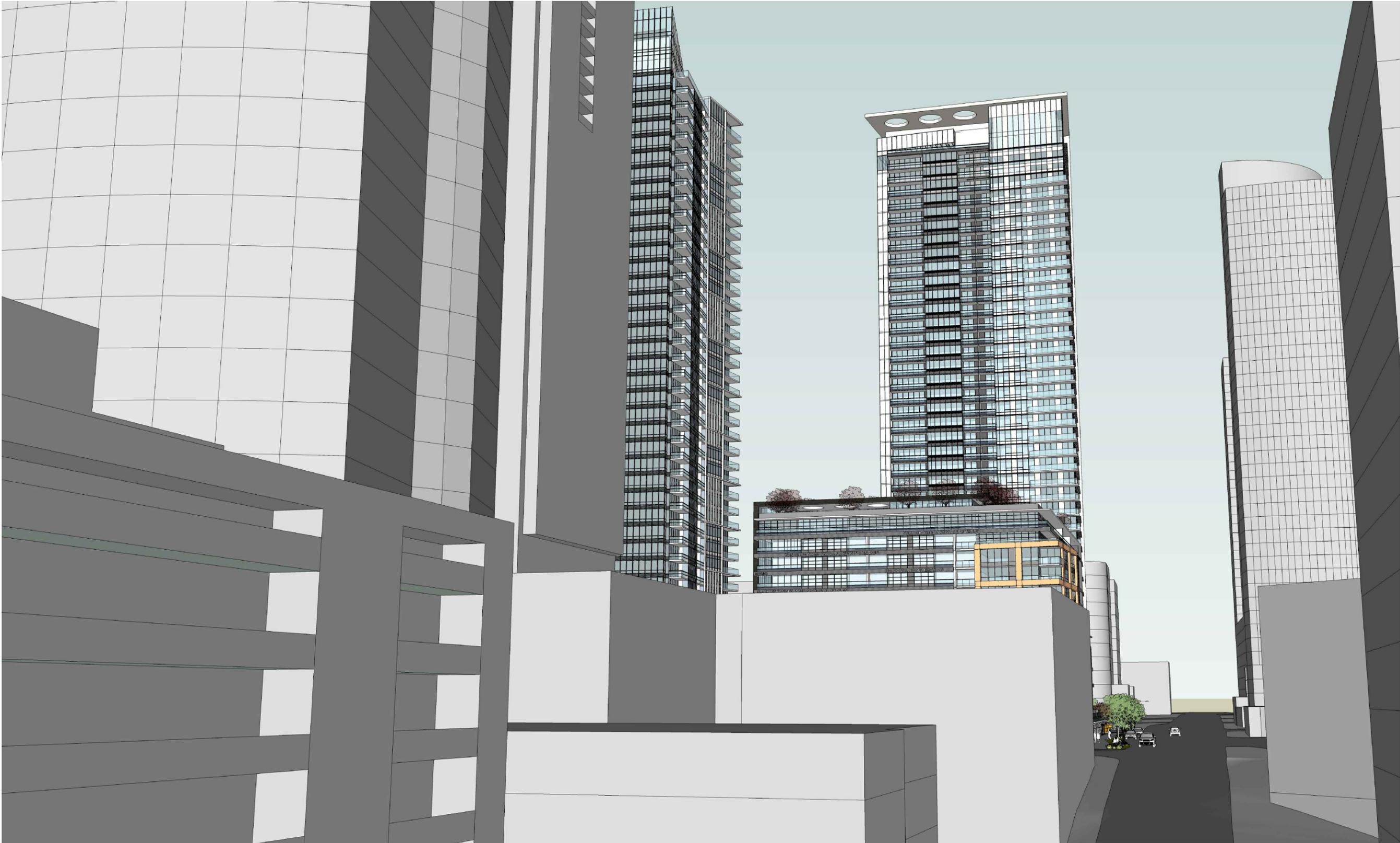
PUTTING GREEN















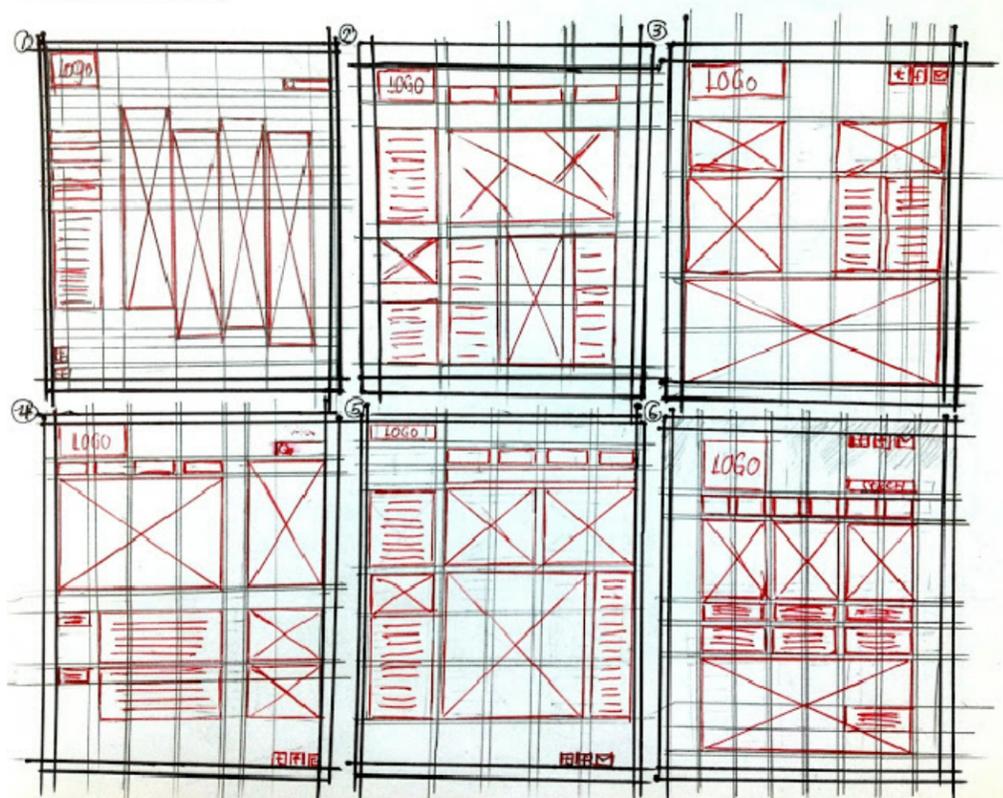








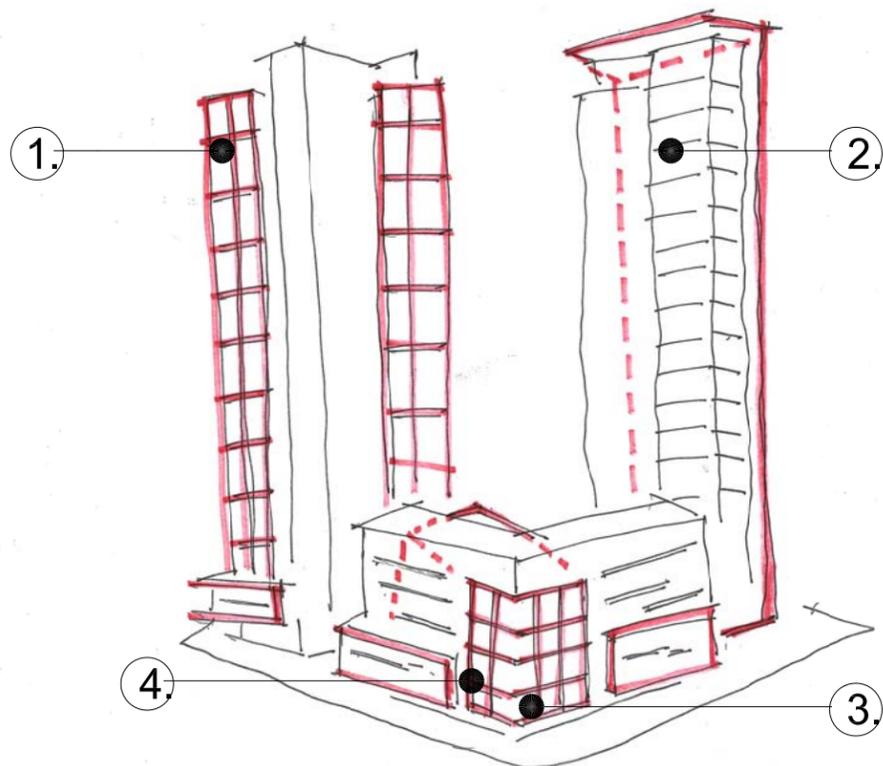
CONCEPT SKETCHES



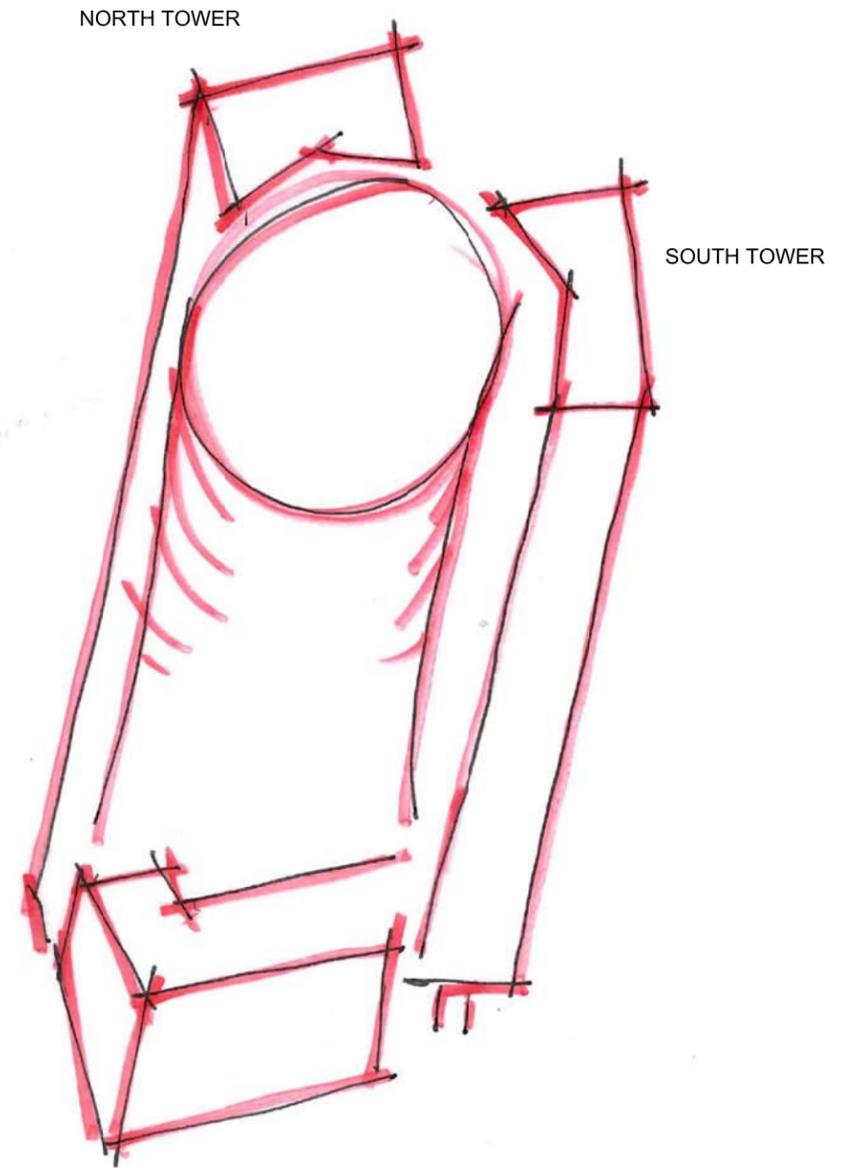
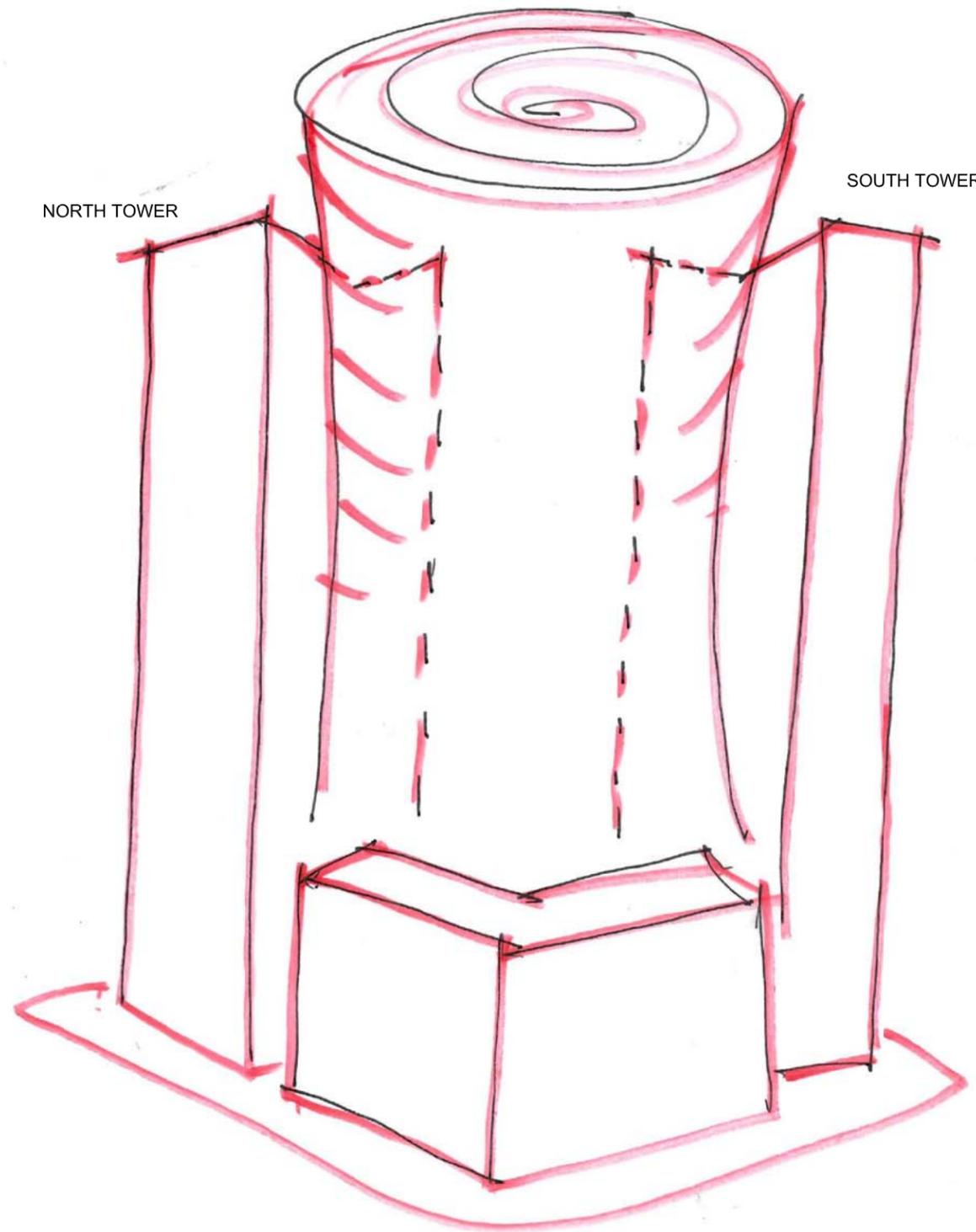
NEWSPAPER LAYOUT GRID/ TEMPLATE.



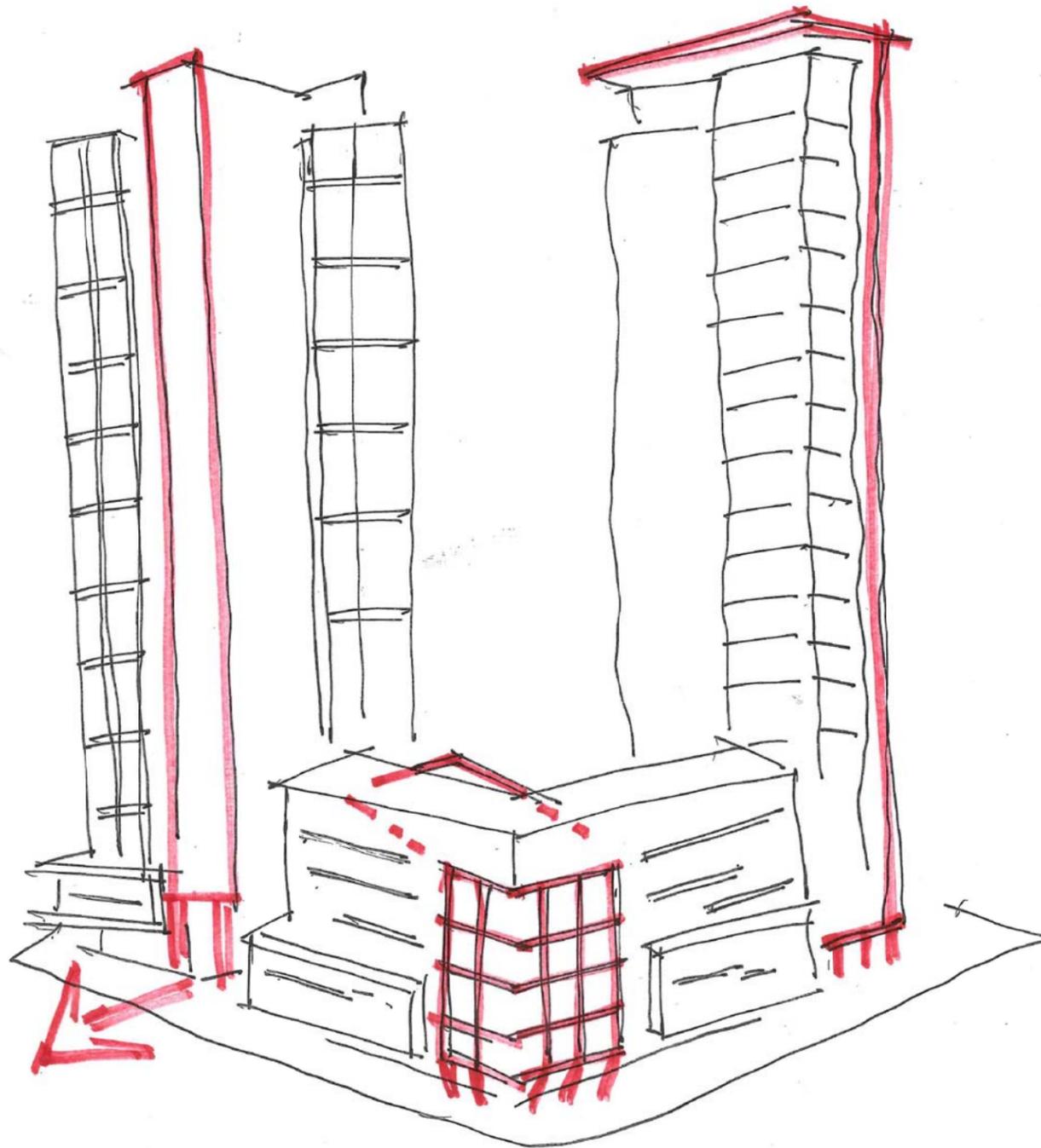
SEATTLE TIMES PAGE LAYOUT



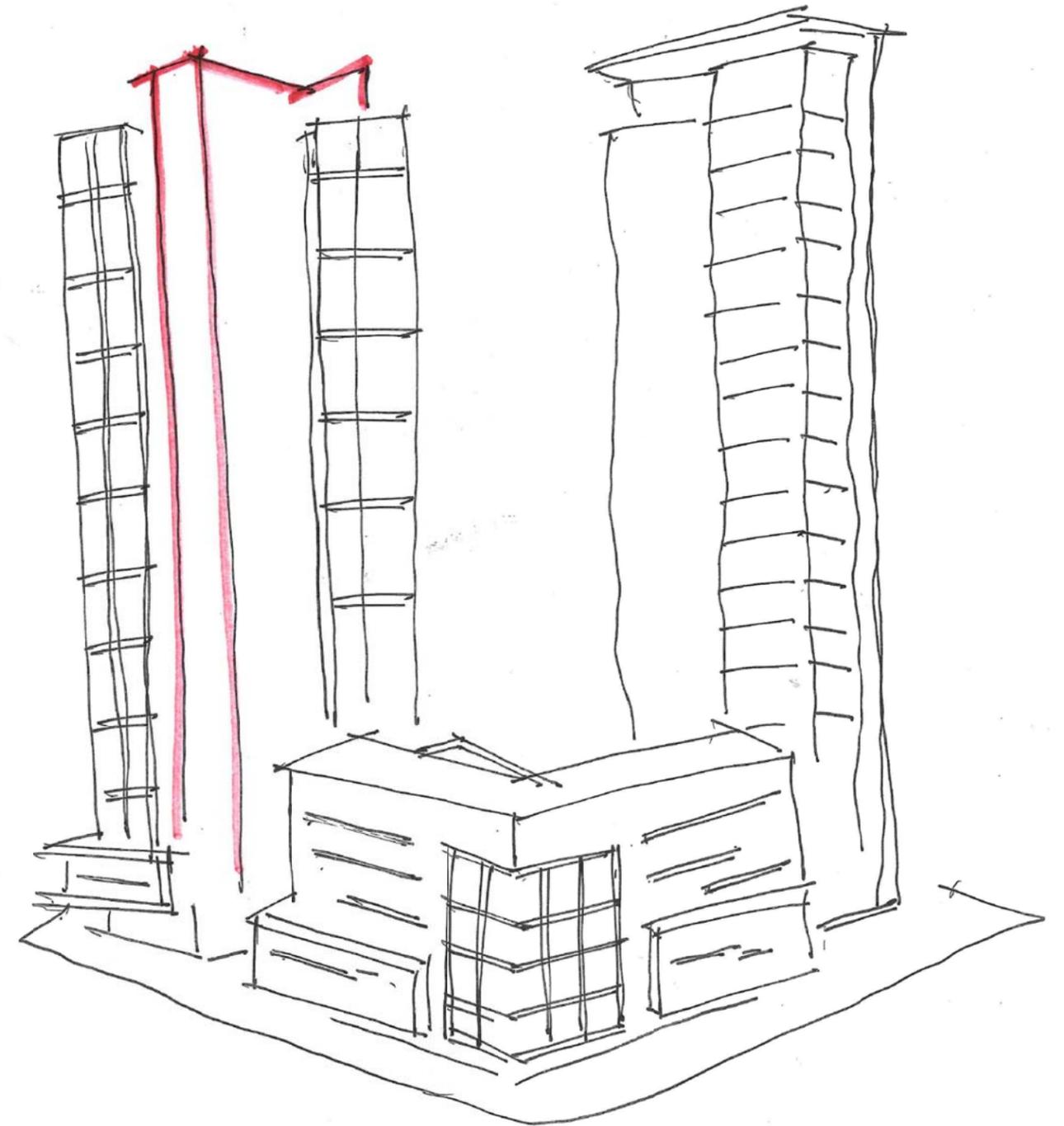
- NEWSPAPER LAYOUT TEMPLATE USED AS AN ORDERING DEVICE TO SUPPORT THE FORM OF THE 2 TOWERS, MID-RISE & LOWER MID-RISE ELEMENTS.
- ELEMENTS ADDRESS PEDESTRIAN & CITY SCALE
- NEWS PRINT TYPE FACE OF BLACK & WHITE SUGGEST THE PALLET OF TOWER MATERIALS.
- GLOSSY COLOR OF ADVERTISEMENTS USED ON CORNER ELEMENT AS BACK PAINTED GLASS.
- BOLDER COLOR USED AT MID BLOCK CONNECTION SIMILAR TO FUNNY PAGES TO ANIMATE PEDESTRIAN EXPERIENCE



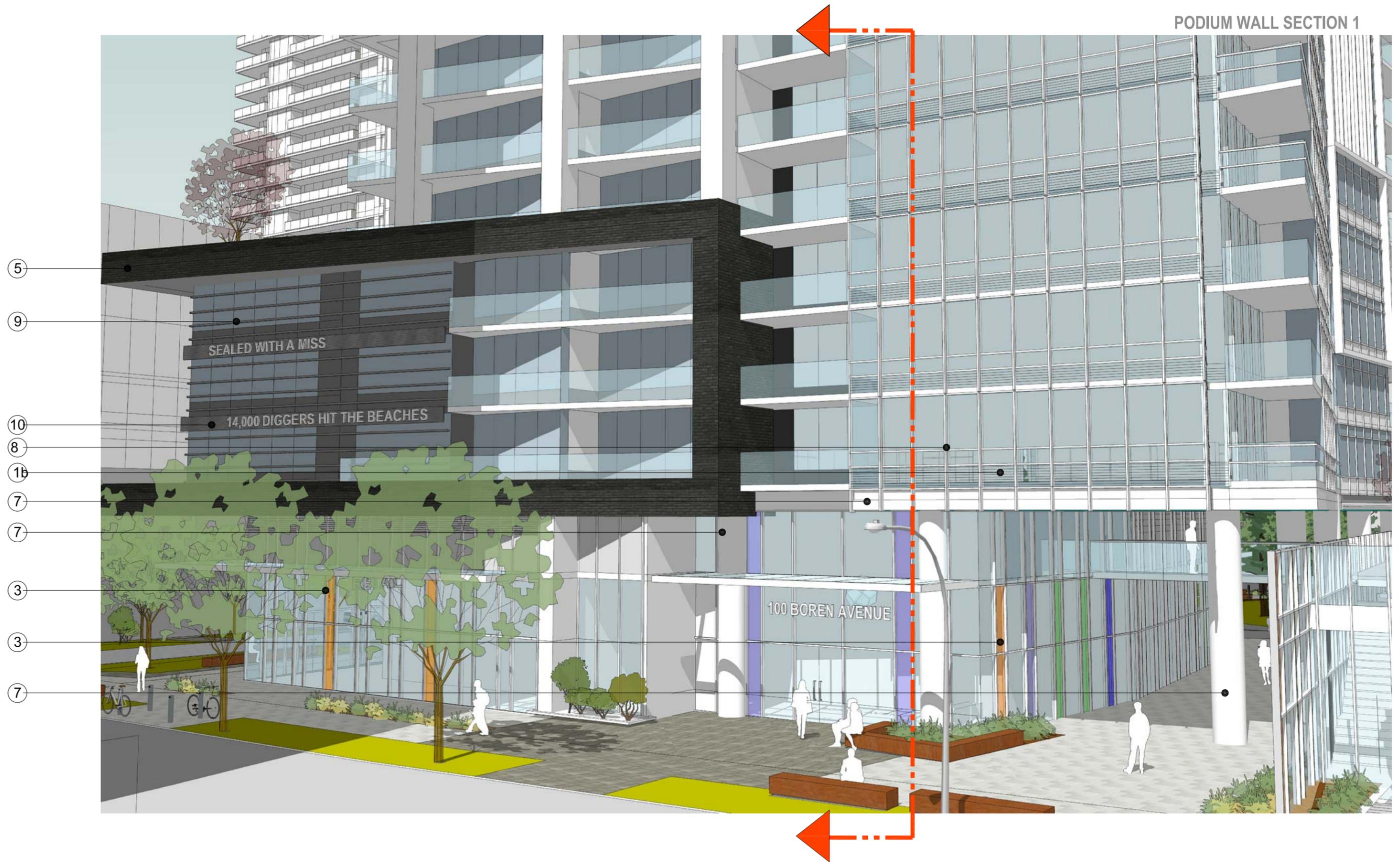
2 TOWERS SCULPTED TO CONTAIN THE NEWSPAPER ROLL



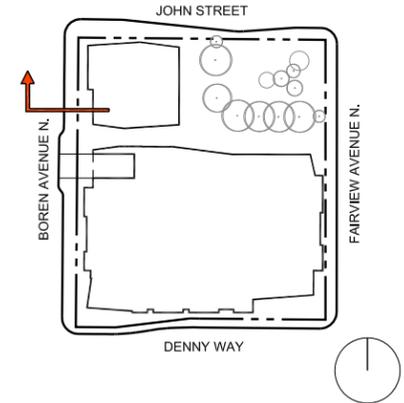
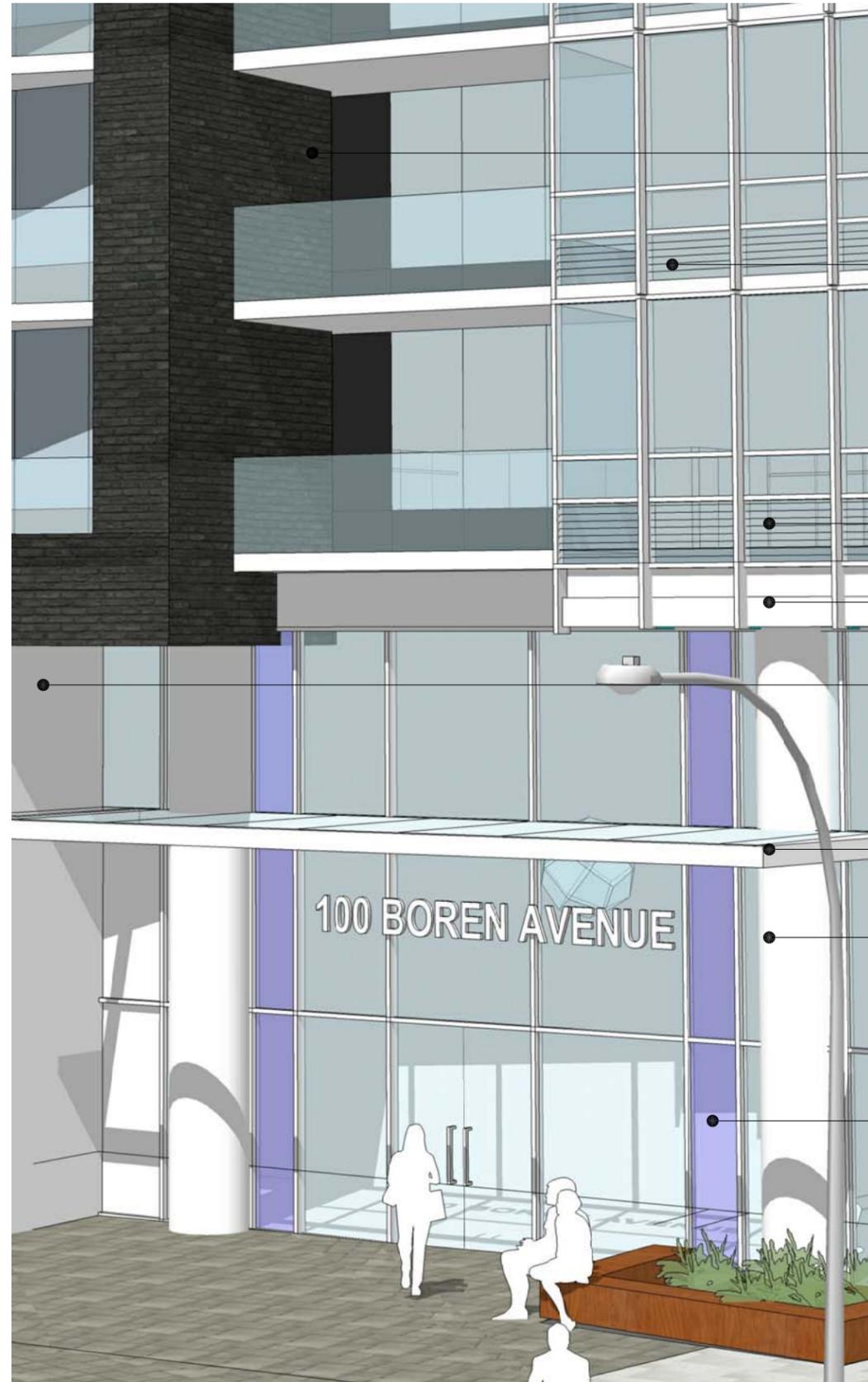
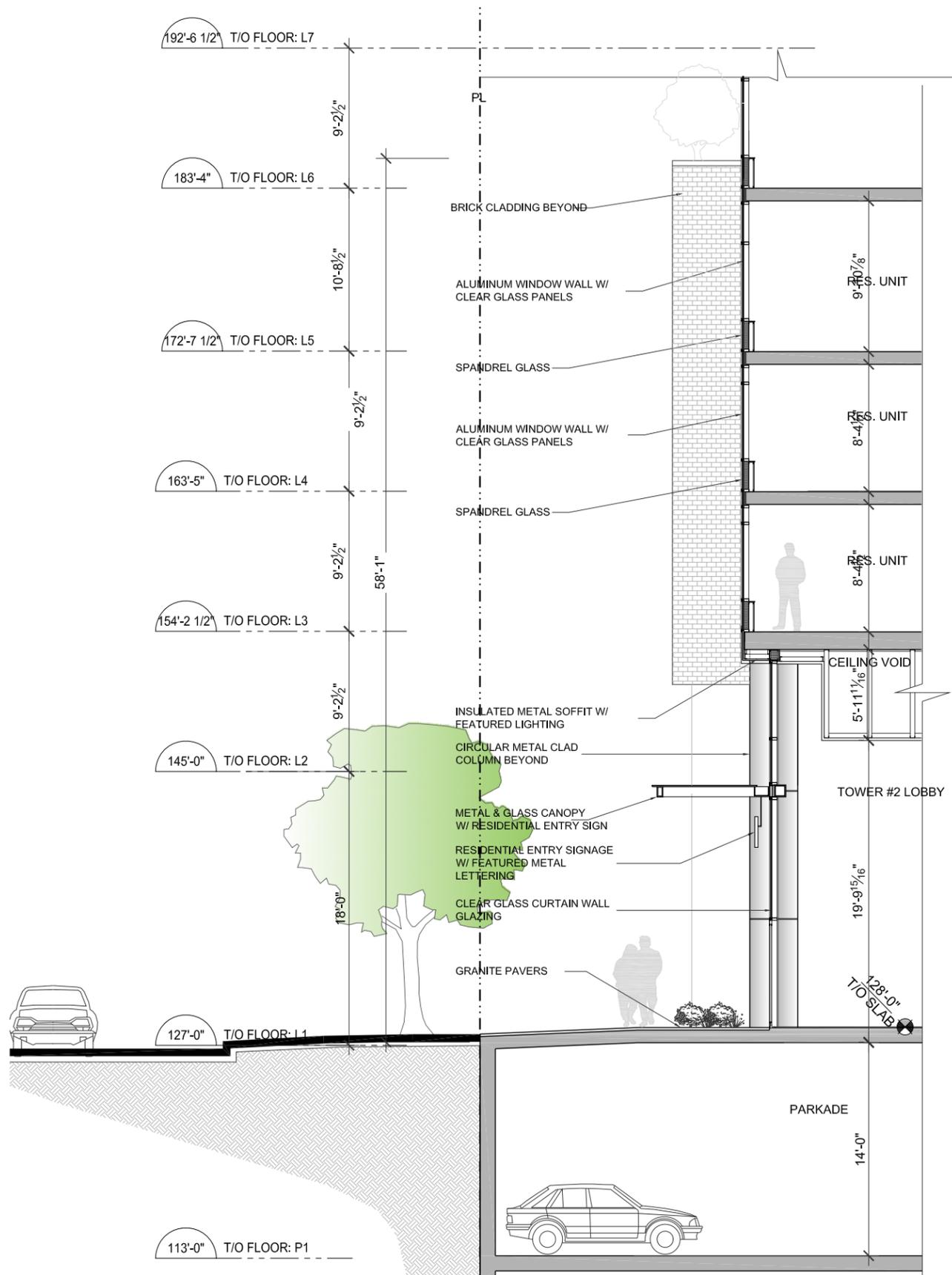
- TOWER TOPS DESCEND TO GROUND PLANE TO RELATE TO PEDESTRIAN REALM
- BASE OF TOWER FRAMES MID BLOCK WALKWAY
- CORNER VOLUMN ANCHORS THE CORNER AS STRONG VISUAL ELEMENT AT PEDESTRIAN REALM



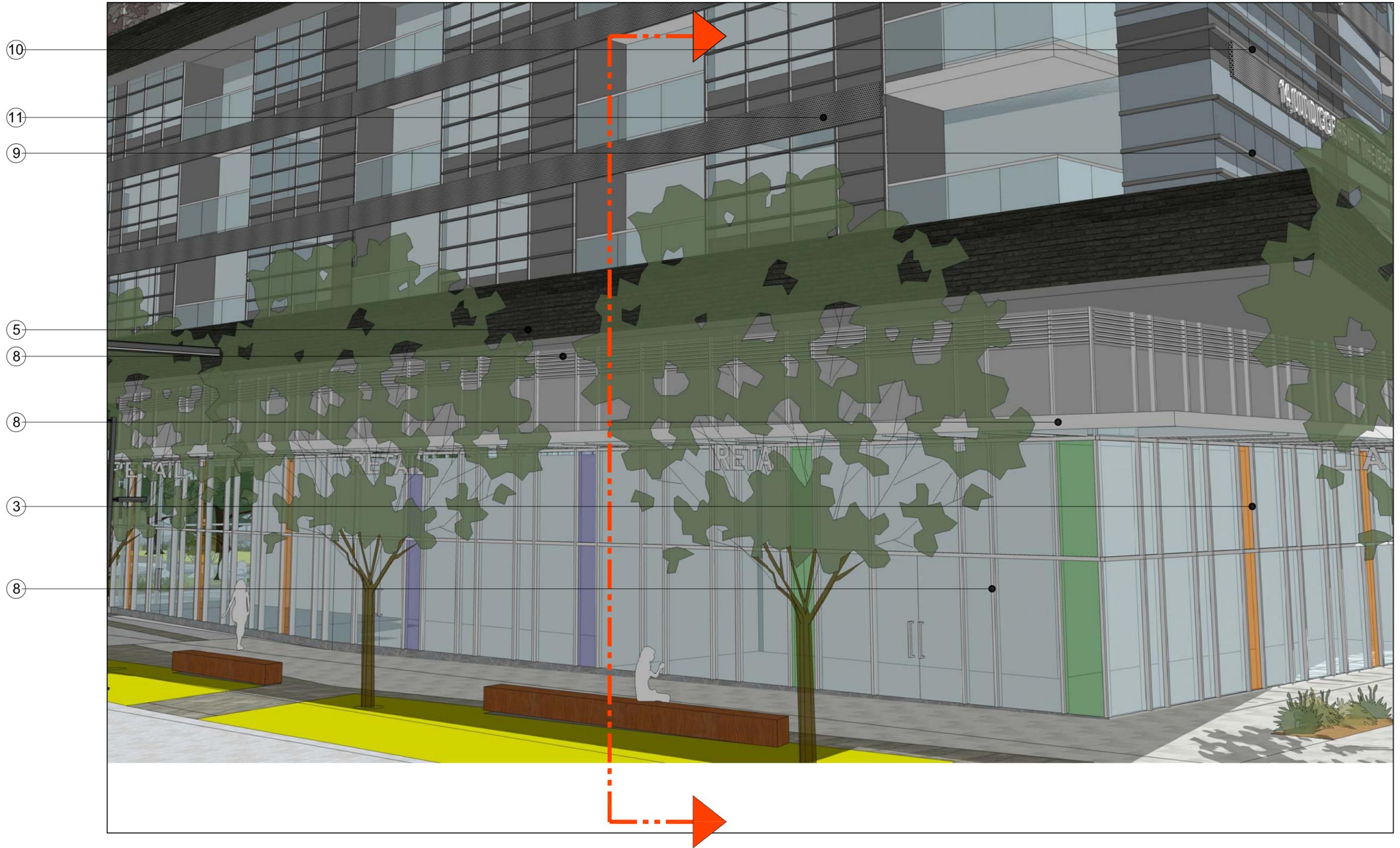
- TOWER TOP SHAPE DERIVED FROM TOWER PLAN THAT CONTAINS NEWSPAPER FORM



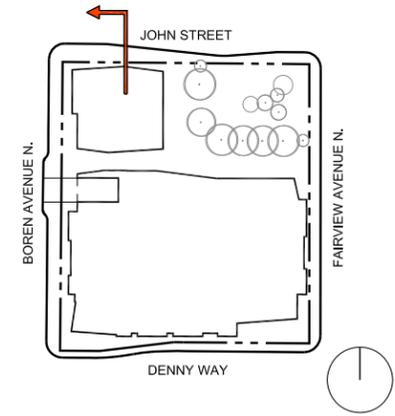
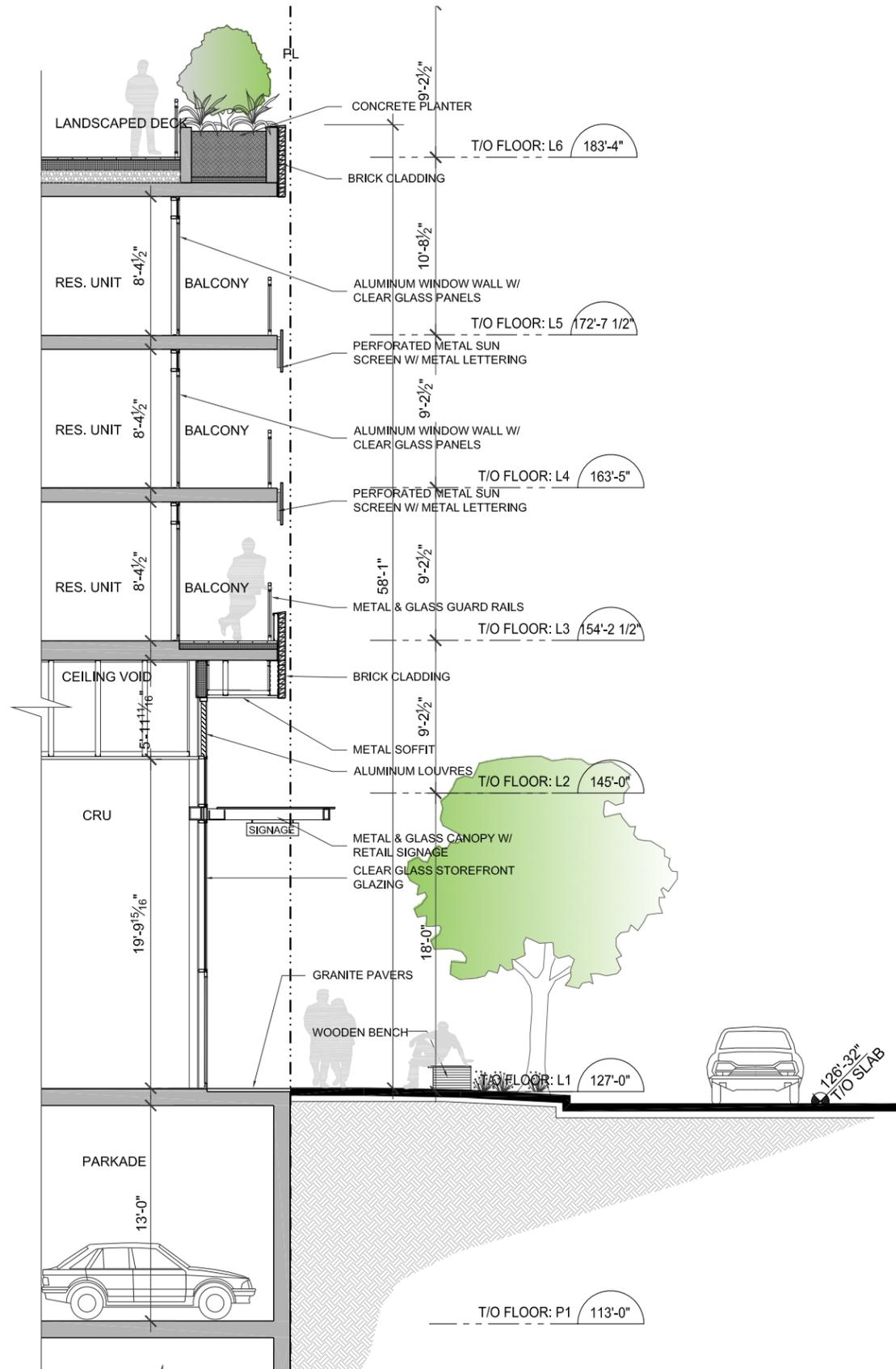
# PODIUM WALL SECTION 1



- LEGEND**
- 1a. CLEAR FRITTED GLASS FOR METAL & GLASS CANOPY
  - 1b. HORIZONTAL FRITTED GLASS
  - 2. COLORED FRITTED GLASS WITH PHOTOGRAPHIC IMAGE
  - 3. COLORED GLASS PANELS, YELLOW, ORANGE, BLUE, GREEN, PINK
  - 4. BACK PAINTED GLASS (2167-30 BENJAMIN MOORE)
  - 5. BLACK BRICK
  - 6. PAINTED CONCRETE (2112-70 BENJAMIN MOORE)
  - 7. METAL PANEL (AK20 NOBEL STANDARD WHITE)
  - 8. WINDOW FRAME, GUARDRAIL & CANOPY SUPPORTS, SUN LOUVRES.
  - 9. WINDOW FRAME (AL13 ACM MC308)
  - 10. METAL LETTERS ON STAND-OFF SUPPORTS.
  - 11. PERFORATED METAL SUN SCREEN
  - 12. BALCONY GLAZING (VITRIUM BRONZE)
  - 13. BALCONY GLAZING, CLEAR GLASS
  - 14. SPANDREL GLAZING WILEY GRAY
  - 15. SPANDREL GLAZING (WHITE)
  - 16. DOUBLE GLAZED WINDOWS (VITRIUM 6MM AG43 ANNEALED #2, 1/2" SPACER, 4MM CLEAR)



PODIUM WA;; SECTION 2



- LEGEND**
- 1a. CLEAR FRITTED GLASS FOR METAL & GLASS CANOPY
  - 1b. HORIZONTAL FRITTED GLASS
  - 2. COLORED FRITTED GLASS WITH PHOTOGRAPHIC IMAGE
  - 3. COLORED GLASS PANELS, YELLOW, ORANGE, BLUE, GREEN, PINK
  - 4. BACK PAINTED GLASS (2167-30 BENJAMIN MOORE)
  - 5. BLACK BRICK
  - 6. PAINTED CONCRETE (2112-70 BENJAMIN MOORE)
  - 7. METAL PANEL (AK20 NOBEL STANDARD WHITE)
  - 8. WINDOW FRAME, GUARDRAIL & CANOPY SUPPORTS, SUN LOUVRES. (AL13 ACM MC309)
  - 9. WINDOW FRAME (AL13 ACM MC308)
  - 10. METAL LETTERS ON STAND-OFF SUPPORTS.
  - 11. PERFORATED METAL SUN SCREEN
  - 12. BALCONY GLAZING (VITRIUM BRONZE)
  - 13. BALCONY GLAZING, CLEAR GLASS
  - 14. SPANDREL GLAZING WILEY GRAY
  - 15. SPANDREL GLAZING (WHITE)
  - 16. DOUBLE GLAZED WINDOWS (VITRIUM 6MM AG43 ANNEALED #2, 1/2" SPACER, 4MM CLEAR)

PODIUM WALL SECTION 3

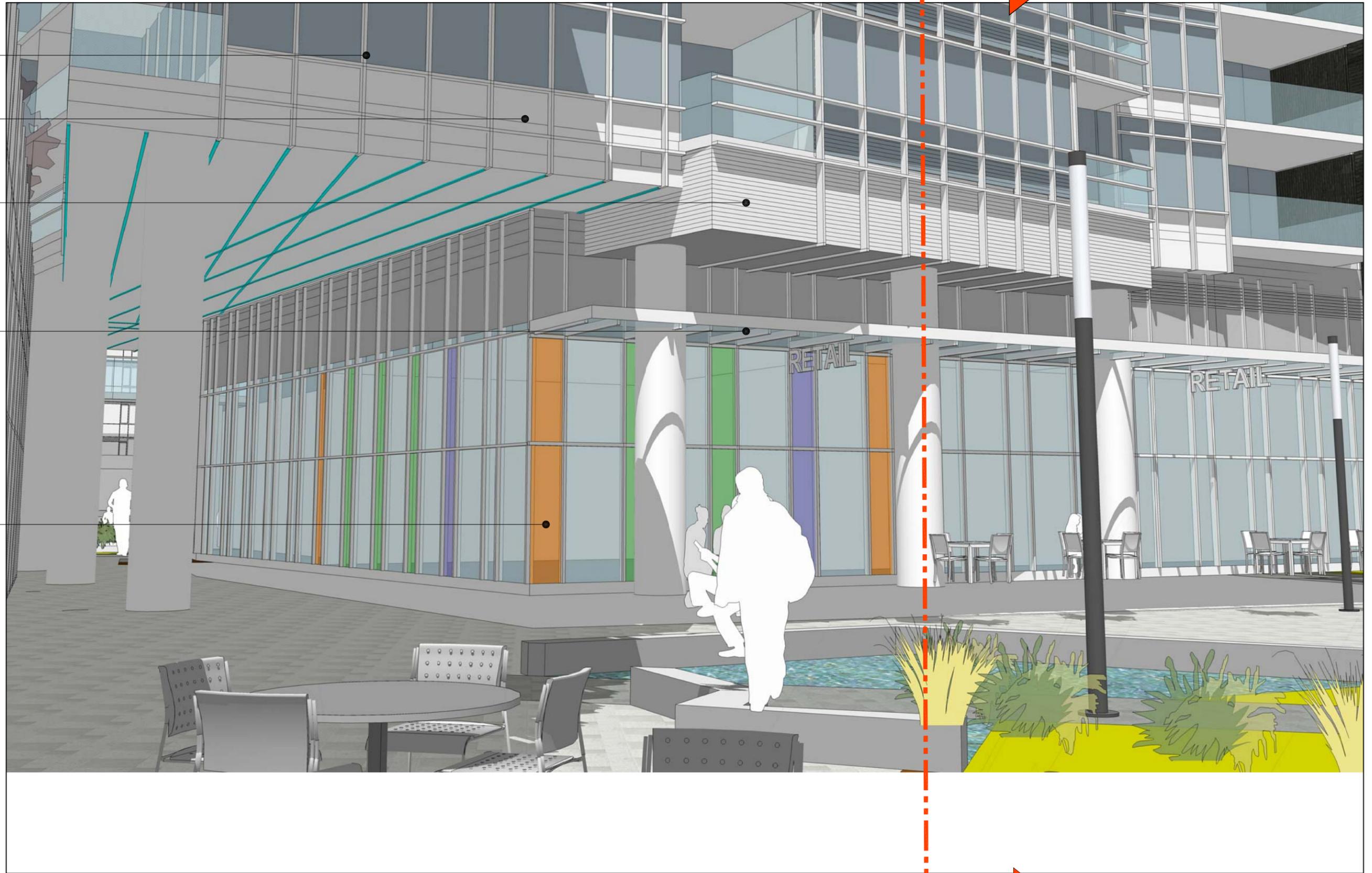
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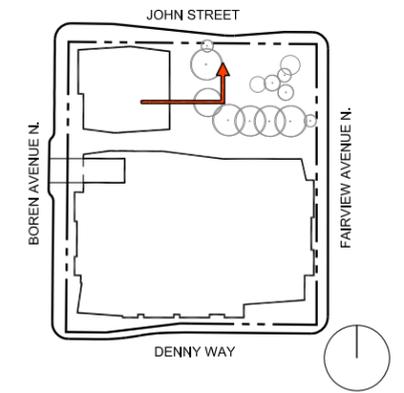
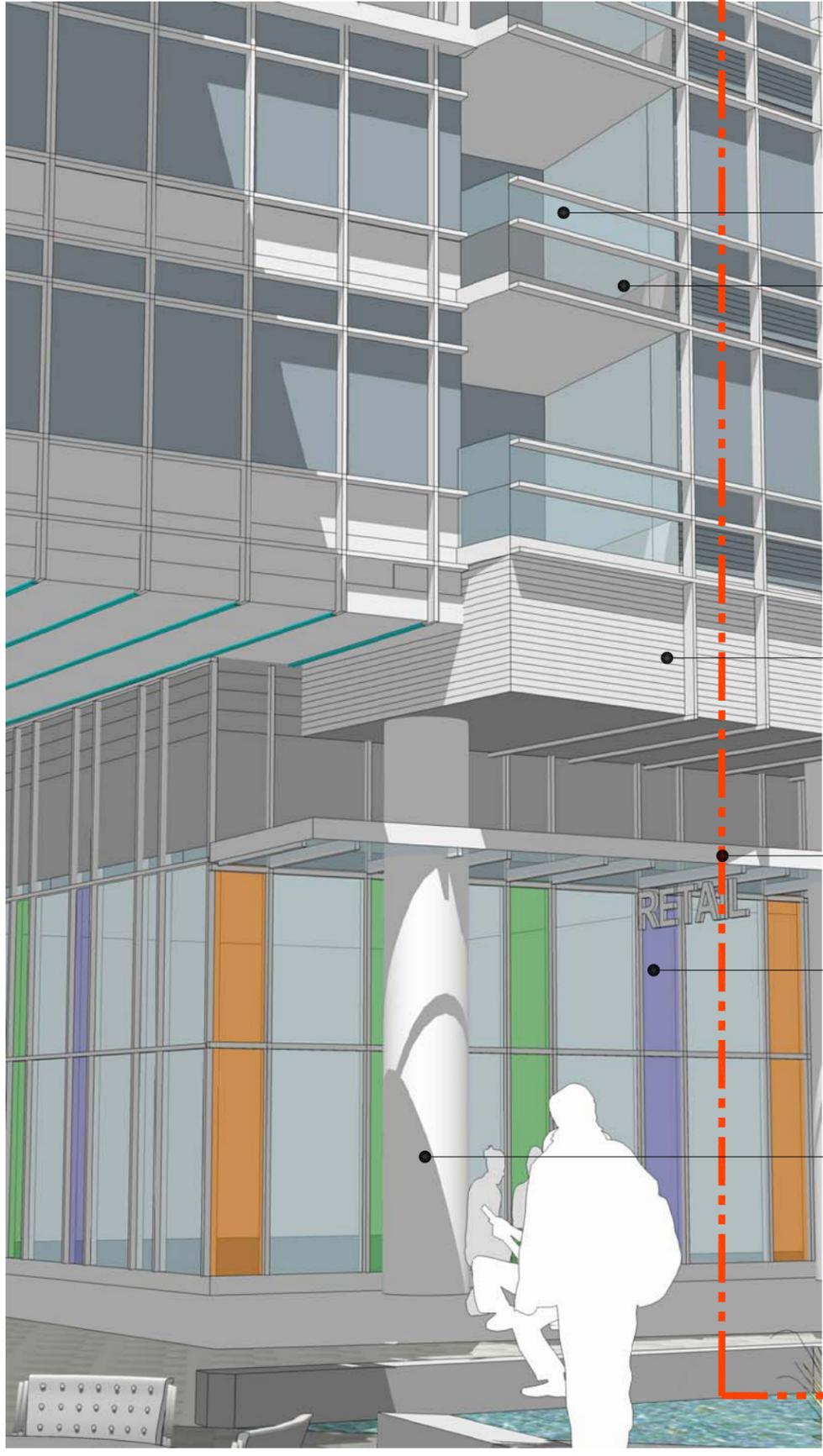
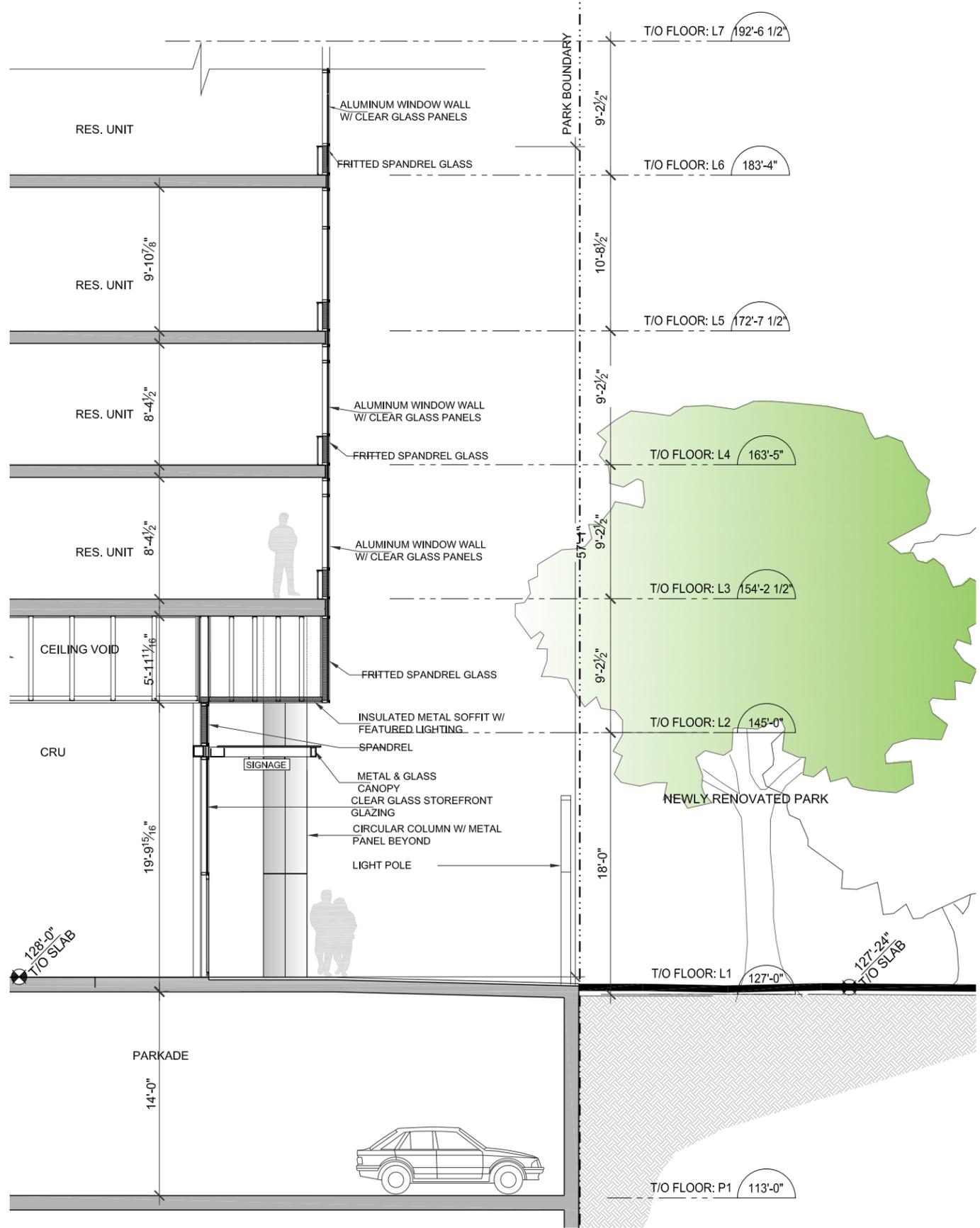
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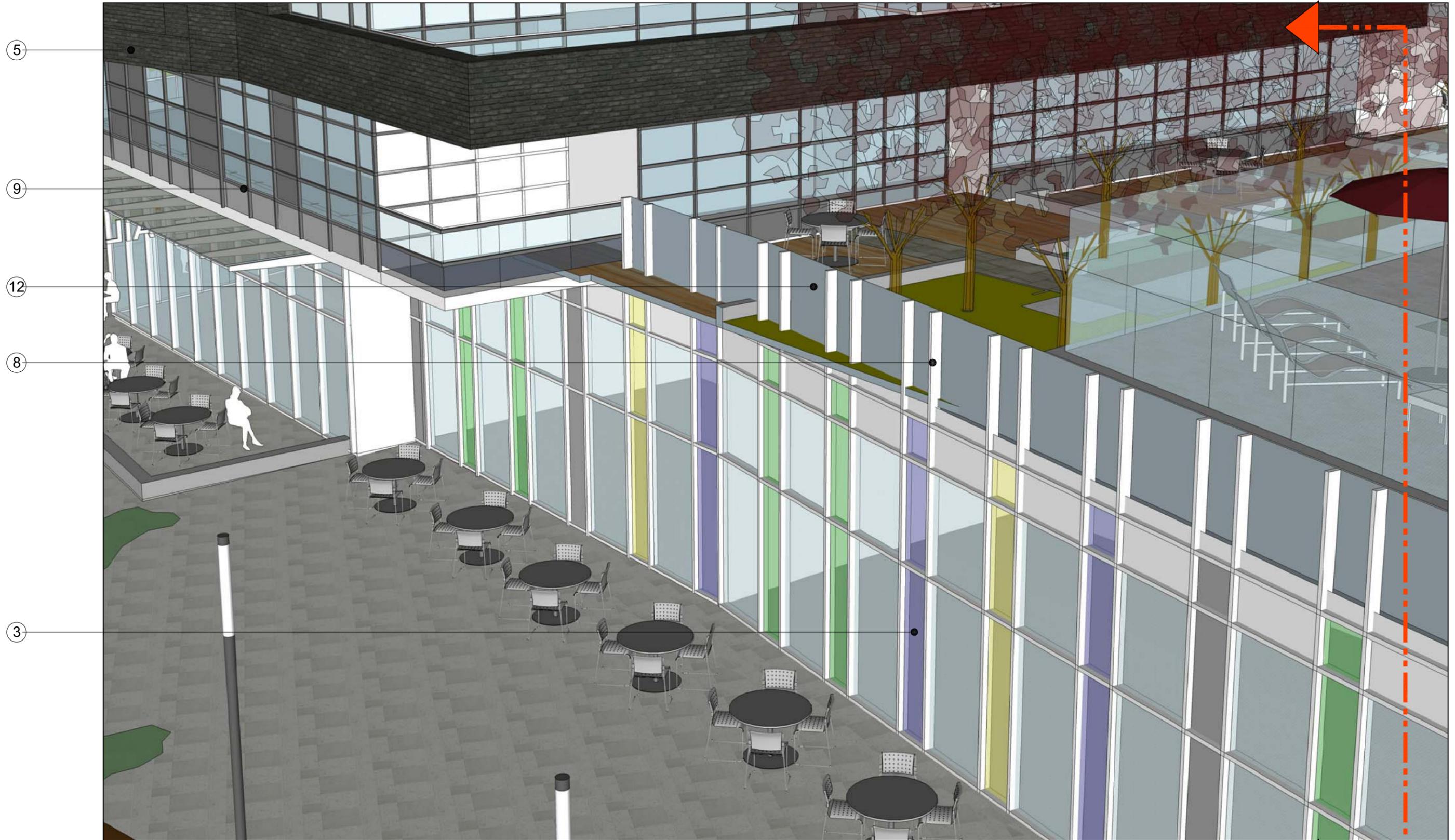


# PODIUM WALL SECTION #3

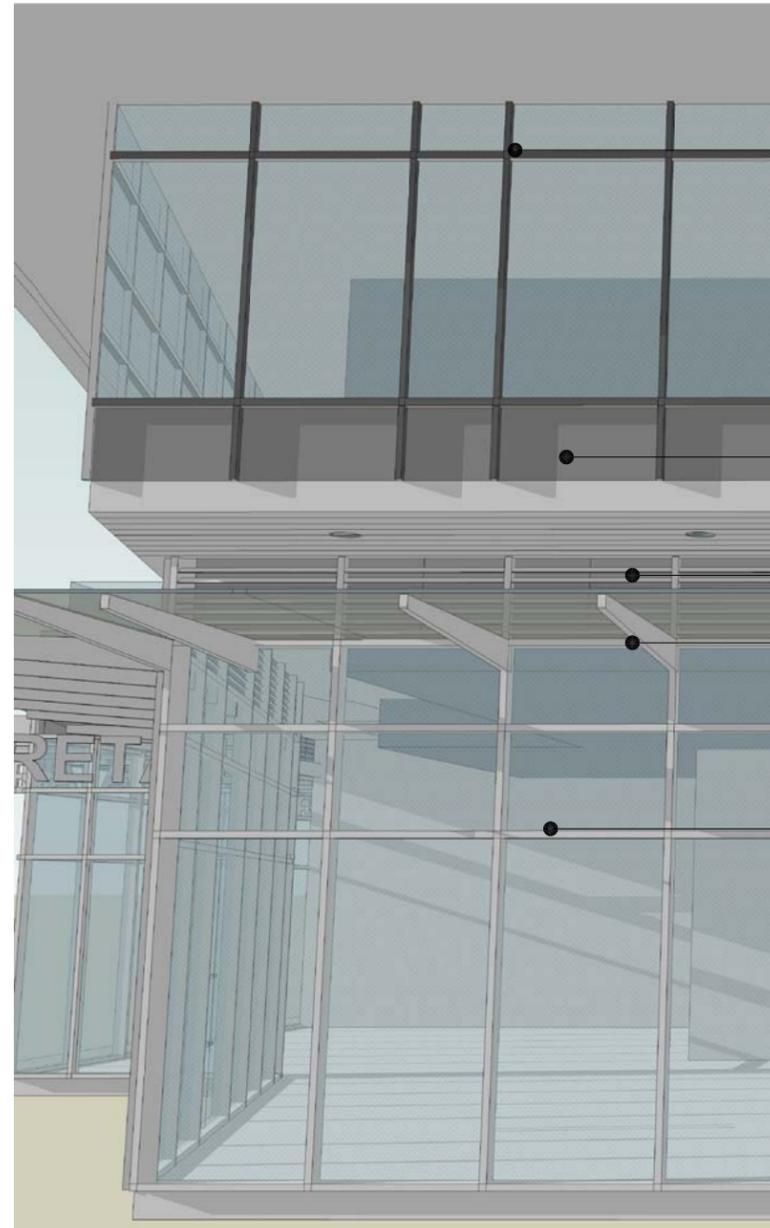
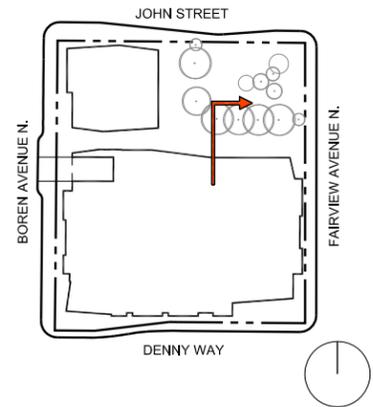
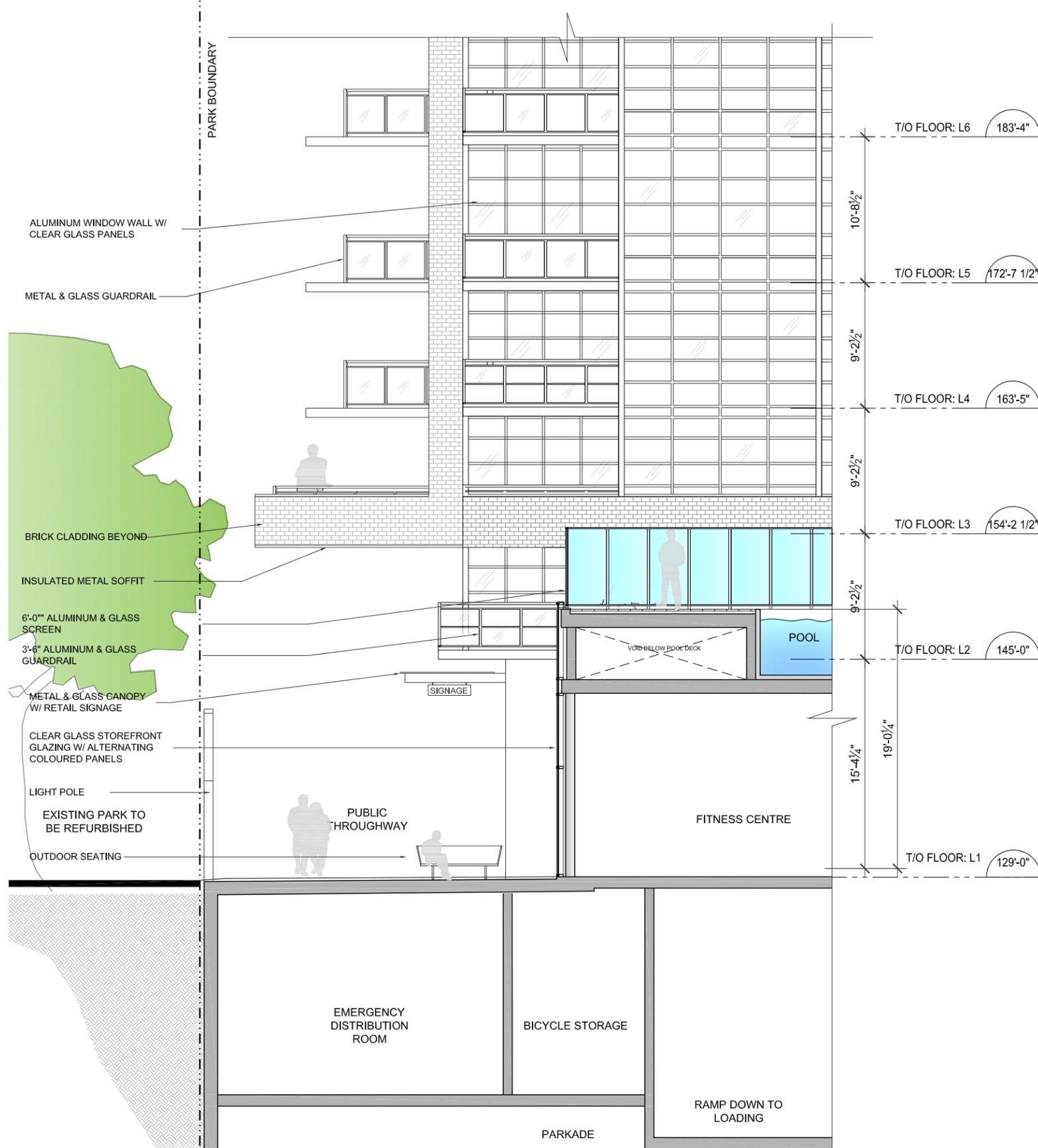


- LEGEND**
- 1a. CLEAR FRITTED GLASS FOR METAL & GLASS CANOPY
  - 1b. HORIZONTAL FRITTED GLASS
  - 2. COLORED FRITTED GLASS WITH PHOTOGRAPHIC IMAGE
  - 3. COLORED GLASS PANELS, YELLOW, ORANGE, BLUE, GREEN, PINK
  - 4. BACK PAINTED GLASS (2167-30 BENJAMIN MOORE)
  - 5. BLACK BRICK
  - 6. PAINTED CONCRETE (2112-70 BENJAMIN MOORE)
  - 7. METAL PANEL (AK20 NOBEL STANDARD WHITE)
  - 8. WINDOW FRAME, GUARDRAIL & CANOPY SUPPORTS, SUN LOUVRES.
  - 9. WINDOW FRAME (AL13 ACM MC308)
  - 10. METAL LETTERS ON STAND-OFF SUPPORTS.
  - 11. PERFORATED METAL SUN SCREEN
  - 12. BALCONY GLAZING (VITRIUM BRONZE)
  - 13. BALCONY GLAZING, CLEAR GLASS
  - 14. SPANDREL GLAZING WILEY GRAY
  - 15. SPANDREL GLAZING (WHITE)
  - 16. DOUBLE GLAZED WINDOWS (VITRIUM 6MM AG43 ANNEALED #2, 1/2" SPACER, 4MM CLEAR)

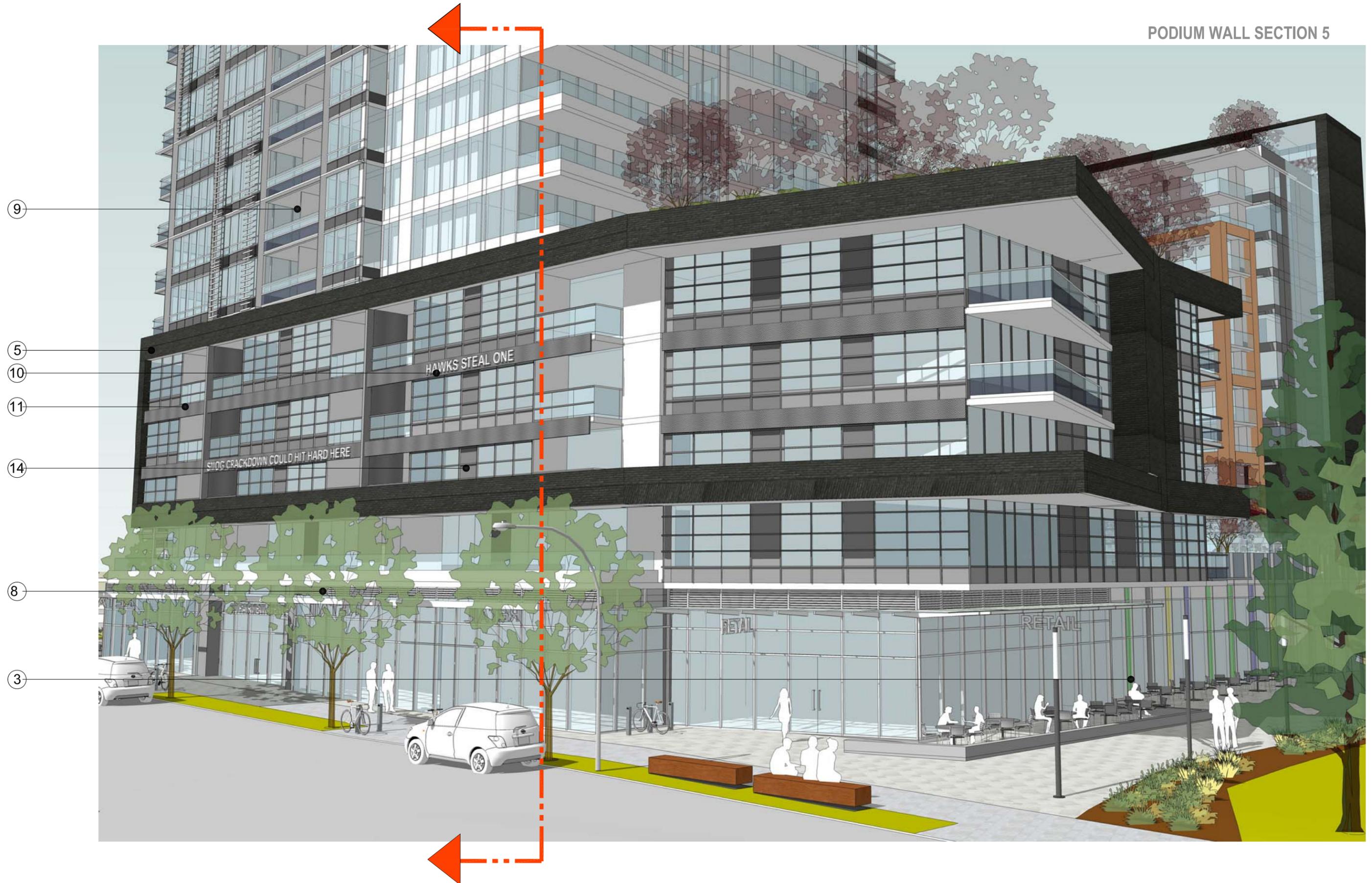
PODIUM WALL SECTION 4



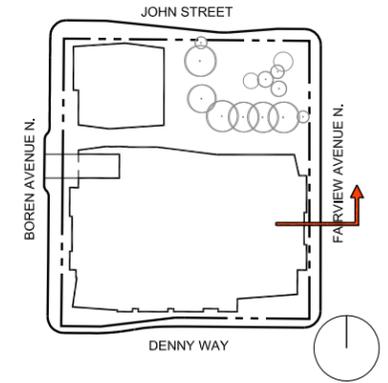
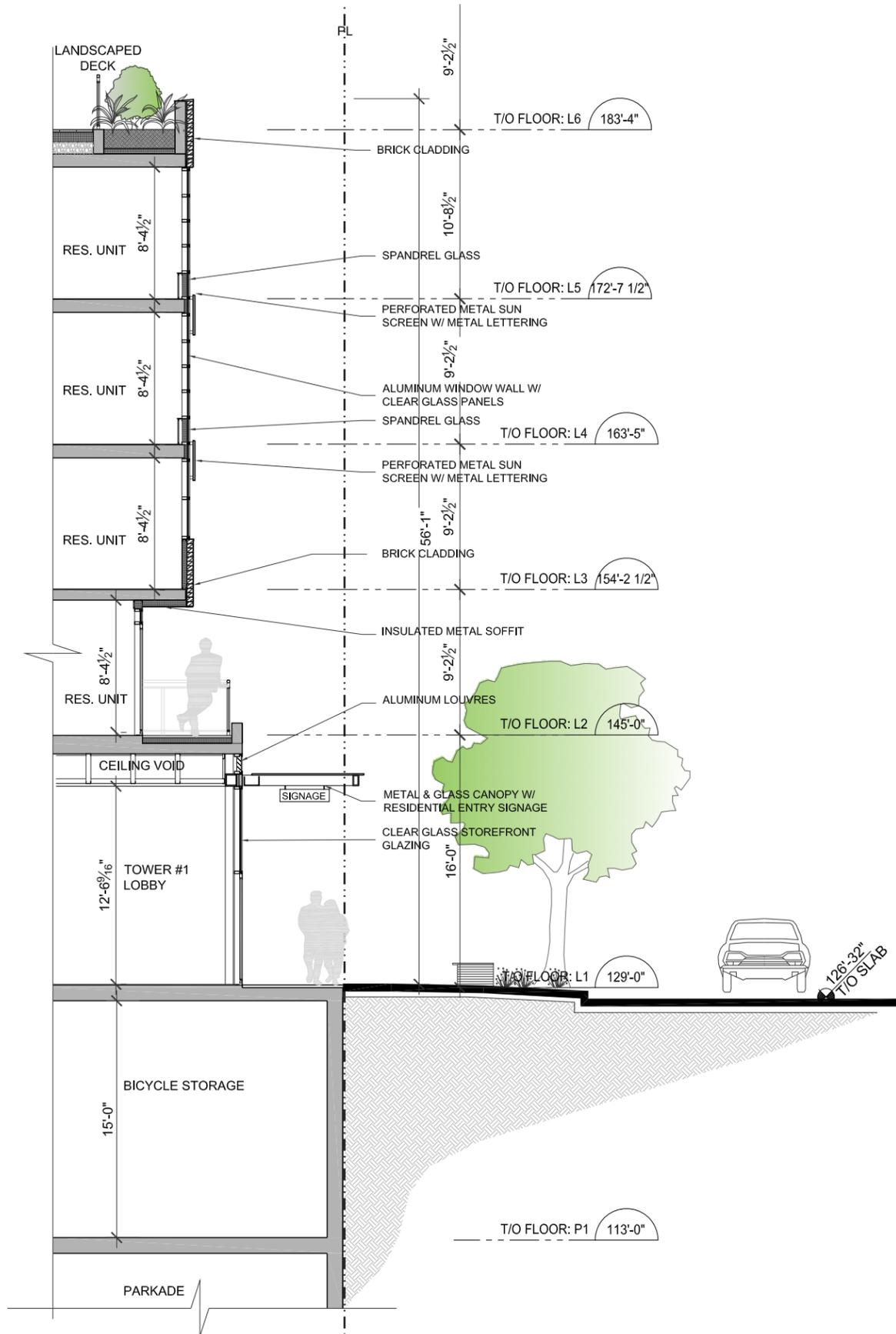
# PODIUM WALL SECTION 4



- LEGEND**
- 8 1a. CLEAR FRITTED GLASS FOR METAL & GLASS CANOPY
  - 1b. HORIZONTAL FRITTED GLASS
  - 2. COLORED FRITTED GLASS WITH PHOTOGRAPHIC IMAGE
  - 3. COLORED GLASS PANELS, YELLOW, ORANGE, BLUE, GREEN, PINK
  - 14 4. BACK PAINTED GLASS (2167-30 BENJAMIN MOORE)
  - 5. BLACK BRICK
  - 8 6. PAINTED CONCRETE (2112-70 BENJAMIN MOORE)
  - 8 7. METAL PANEL (AK20 NOBEL STANDARD WHITE)
  - 8 8. WINDOW FRAME, GUARDRAIL & CANOPY SUPPORTS, SUN LOUVRES. (AL13 ACM MC309)
  - 9. WINDOW FRAME (AL13 ACM MC308)
  - 10. METAL LETTERS ON STAND-OFF SUPPORTS.
  - 11. PERFORATED METAL SUN SCREEN
  - 12. BALCONY GLAZING (VITRIUM BRONZE)
  - 13. BALCONY GLAZING, CLEAR GLASS
  - 14. SPANDREL GLAZING WILEY GRAY
  - 15. SPANDREL GLAZING (WHITE)
  - 16. DOUBLE GLAZED WINDOWS (VITRIUM 6MM AG43 ANNEALED #2, 1/2" SPACER, 4MM CLEAR)



PODIUM WALL SECTION 5



**LEGEND**

1a. CLEAR FRITTED GLASS FOR METAL & GLASS CANOPY

8 1b. HORIZONTAL FRITTED GLASS  
2. COLORED FRITTED GLASS WITH PHOTOGRAPHIC IMAGE

11 10 3. COLORED GLASS PANELS, YELLOW, ORANGE, BLUE, GREEN, PINK

14 4. BACK PAINTED GLASS (2167-30 BENJAMIN MOORE

5 5. BLACK BRICK  
6. PAINTED CONCRETE (2112-70 BENJAMIN MOORE)

7. METAL PANEL (AK20 NOBEL STANDARD WHITE)

8 8. WINDOW FRAME, GUARDRAIL & CANOPY SUPPORTS, SUN LOUVRES. (AL13 ACM MC309)

9. WINDOW FRAME (AL13 ACM MC308)  
10. METAL LETTERS ON STAND-OFF SUPPORTS.

16 11. PERFORATED METAL SUN SCREEN  
12. BALCONY GLAZING (VITRIUM BRONZE)

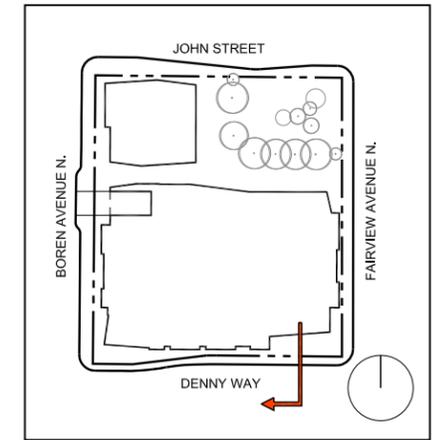
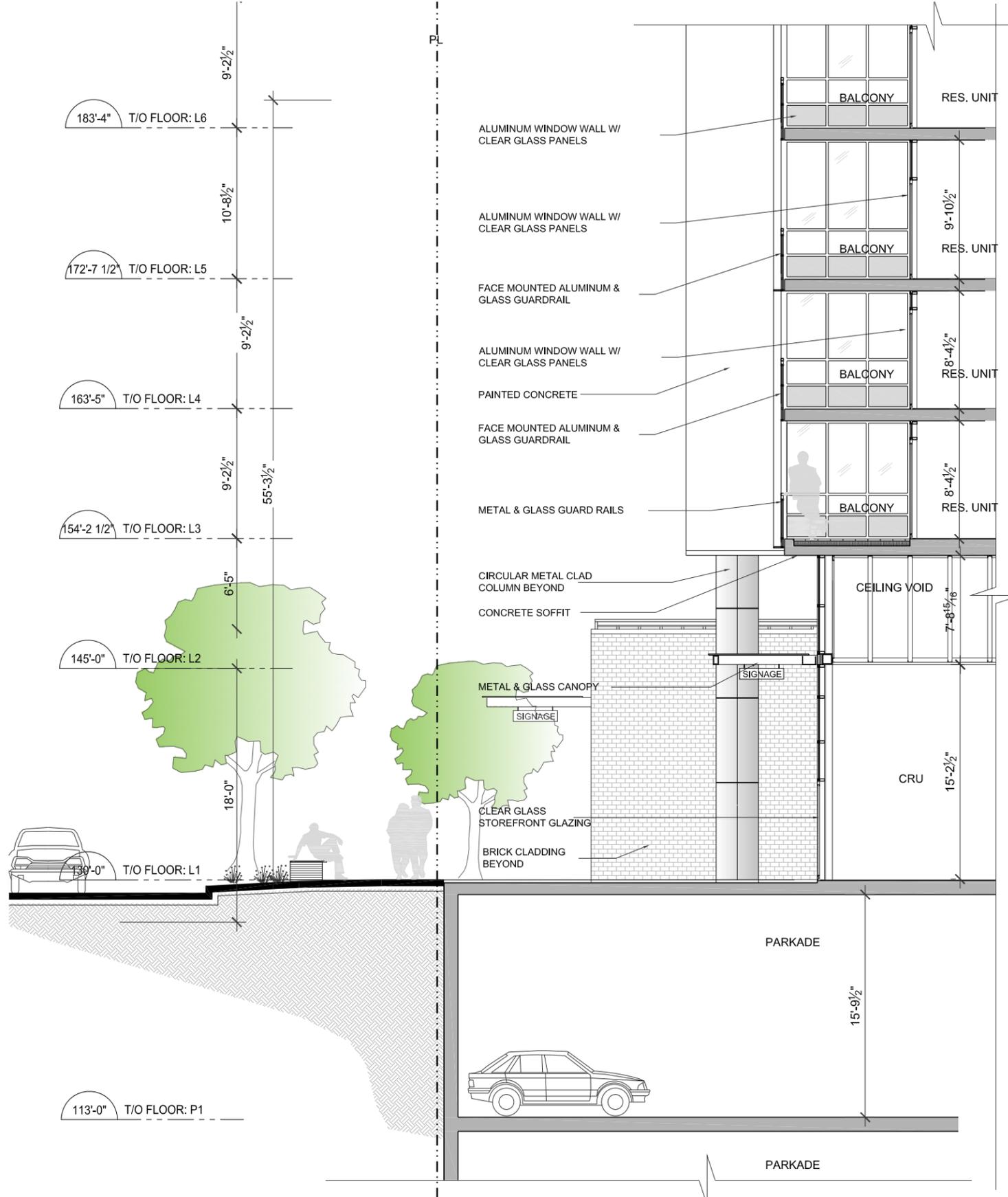
13. BALCONY GLAZING, CLEAR GLASS  
14. SPANDREL GLAZING WILEY GRAY  
15. SPANDREL GLAZING (WHITE)

16. DOUBLE GLAZED WINDOWS (VITRIUM 6MM AG43 ANNEALED #2, 1/2\"/>

PODIUM WALL SECTION 6



PODIUM WALL SECTION 6



- LEGEND**
- 1a. CLEAR FRITTED GLASS FOR METAL & GLASS CANOPY
  - 1b. HORIZONTAL FRITTED GLASS
  - 2. COLORED FRITTED GLASS WITH PHOTOGRAPHIC IMAGE
  - 3. COLORED GLASS PANELS, YELLOW, ORANGE, BLUE, GREEN, PINK
  - 4. BACK PAINTED GLASS (2167-30 BENJAMIN MOORE)
  - 5. BLACK BRICK
  - 6. PAINTED CONCRETE (2112-70 BENJAMIN MOORE)
  - 7. METAL PANEL (AK20 NOBEL STANDARD WHITE)
  - 8. WINDOW FRAME, GUARDRAIL & CANOPY SUPPORTS, SUN LOUVRES. (AL13 ACM MC309)
  - 9. WINDOW FRAME (AL13 ACM MC308)
  - 10. METAL LETTERS ON STAND-OFF SUPPORTS.
  - 11. PERFORATED METAL SUN SCREEN
  - 12. BALCONY GLAZING (VITRIUM BRONZE)
  - 13. BALCONY GLAZING, CLEAR GLASS
  - 14. SPANDREL GLAZING WILEY GRAY
  - 15. SPANDREL GLAZING (WHITE)
  - 16. DOUBLE GLAZED WINDOWS (VITRIUM 6MM AG43 ANNEALED #2, 1/2" SPACER, 4MM CLEAR)

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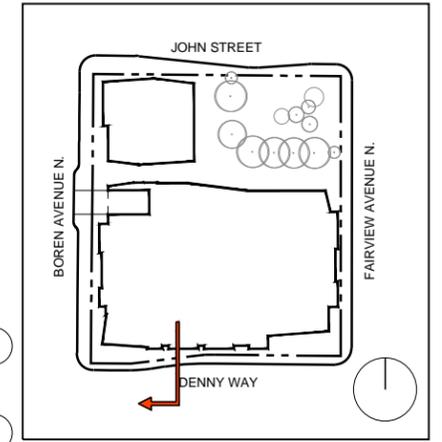
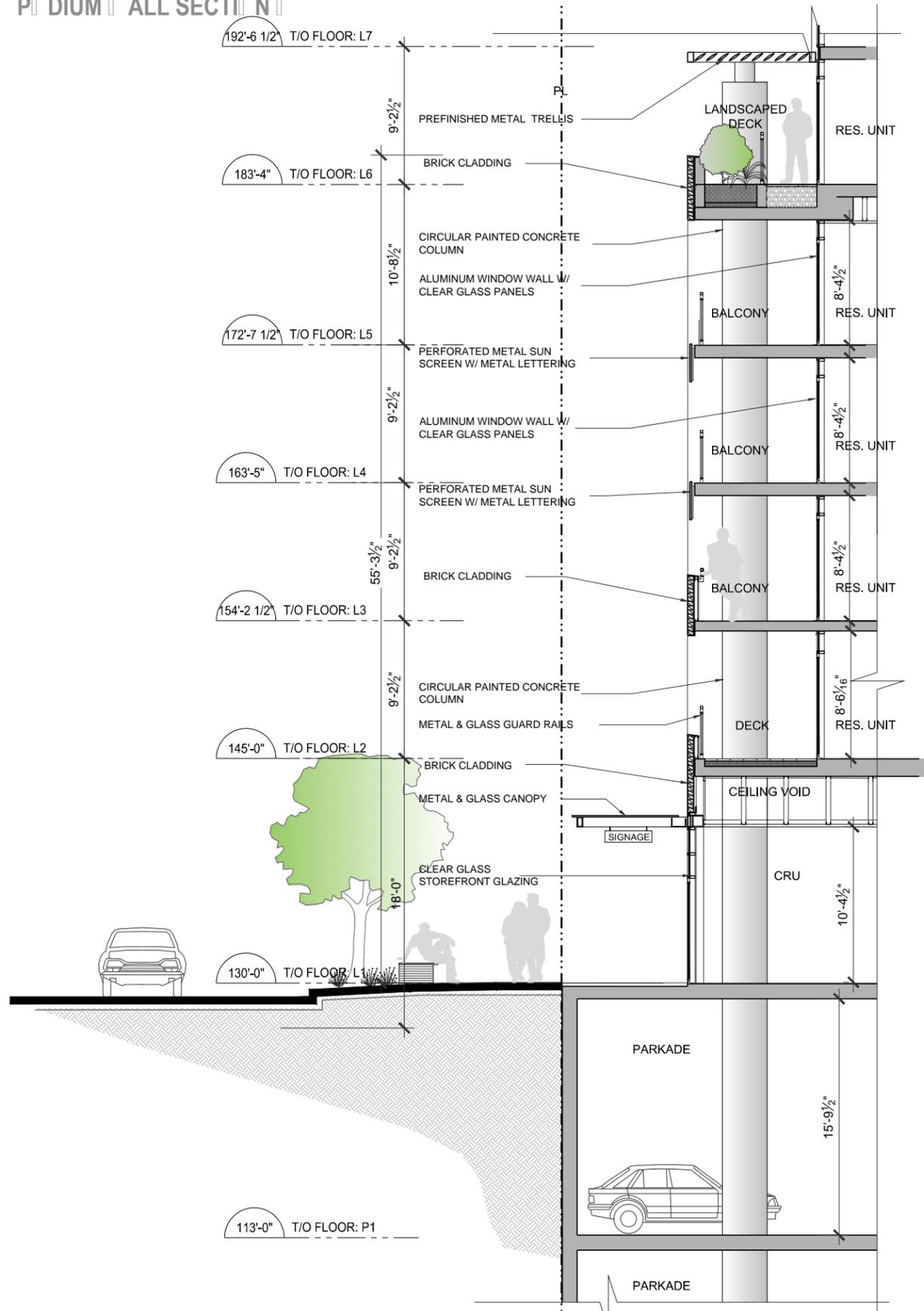
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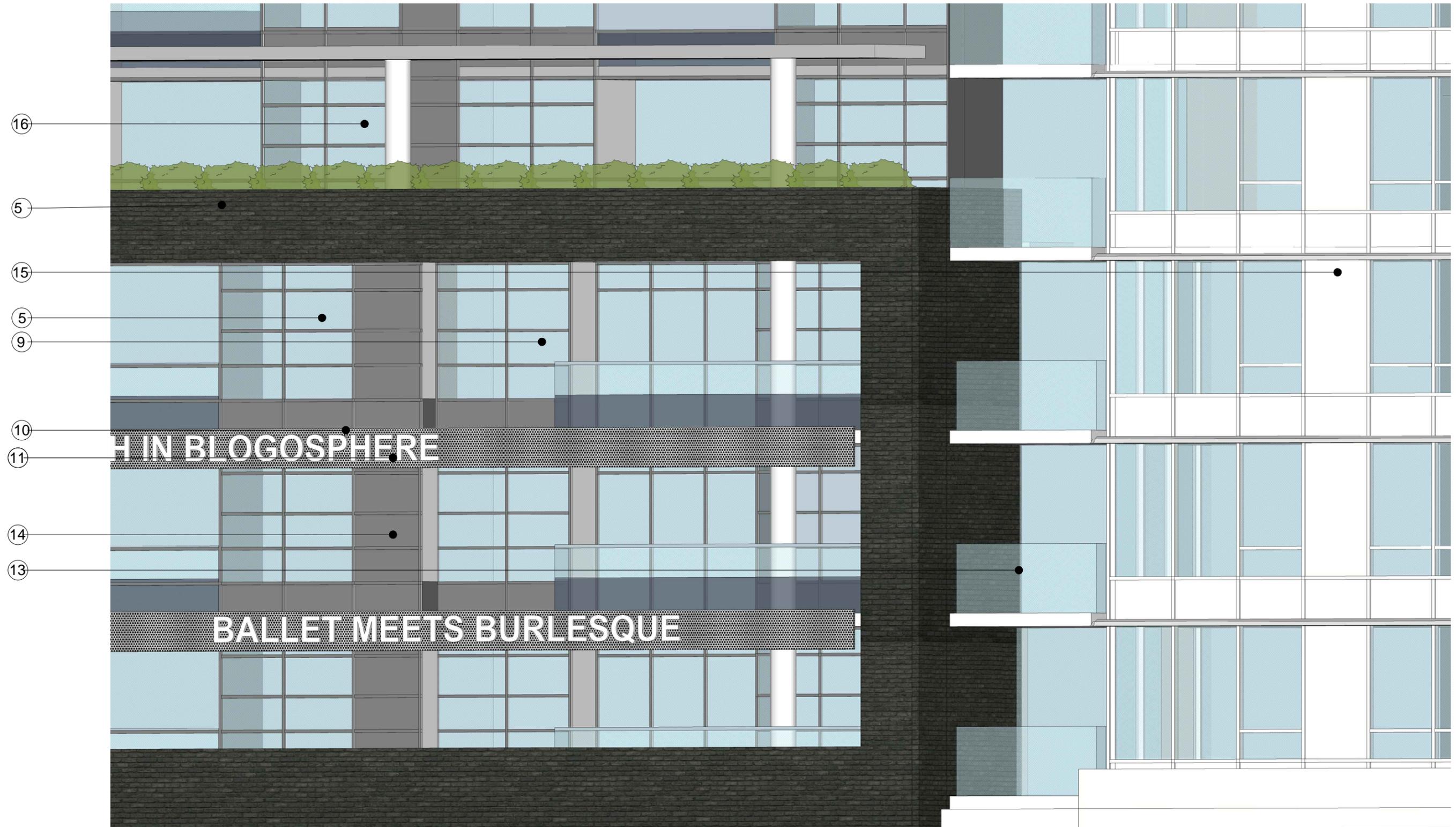
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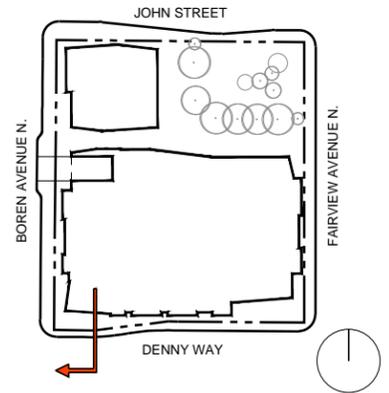
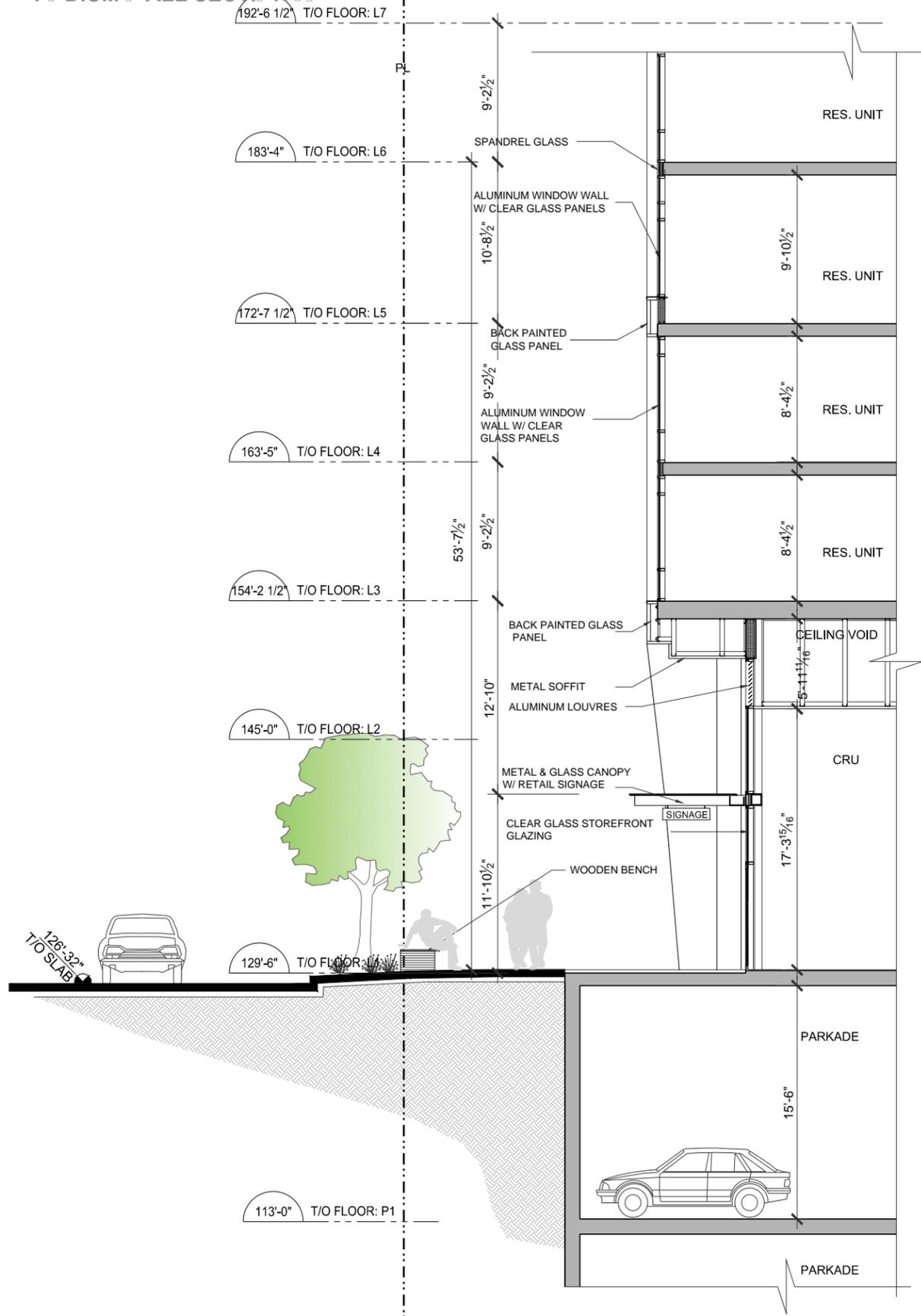


- 1. CLEAR FRITTED GLASS FOR METAL & GLASS CANOPY
- 1. HORIZONTAL FRITTED GLASS
- 2. COLORED FRITTED GLASS WITH PHOTOGRAPHIC IMAGE
- COLORED GLASS PANELS, YELLOW, ORANGE, BLUE, GREEN, PINK
- 11. BACK PAINTED GLASS (2167-30 BENJAMIN MOORE)
- 5. BLACK BRICK
- 6. PAINTED CONCRETE (2112-70 BENJAMIN MOORE)
- METAL PANEL (AK20 NOBEL STANDARD WHITE)
- 8. WINDOW FRAME, GUARDRAIL & CANOPY SUPPORTS, SUN LOUVRES. (AL13 ACM MC309)
- 8. WINDOW FRAME (AL13 ACM MC308)
- 10. METAL LETTERS ON STAND-OFF SUPPORTS.
- 11. PERFORATED METAL SUN SCREEN
- 12. BALCONY GLAZING (VITRIUM BRONZE)
- 1. BALCONY GLAZING, CLEAR GLASS
- 1. SPANDREL GLAZING WILEY GRAY
- 15. SPANDREL GLAZING (WHITE)
- 16. DOUBLE GLAZED WINDOWS (VITRIUM 6MM AG43 ANNEALED #2, 1/2" SPACER, 4MM CLEAR)

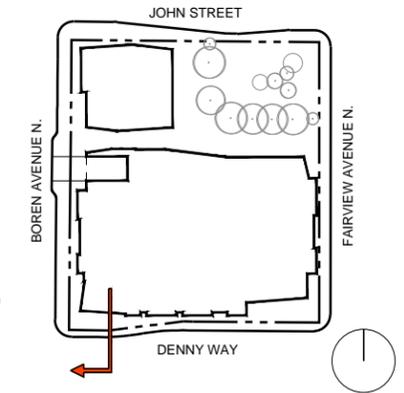
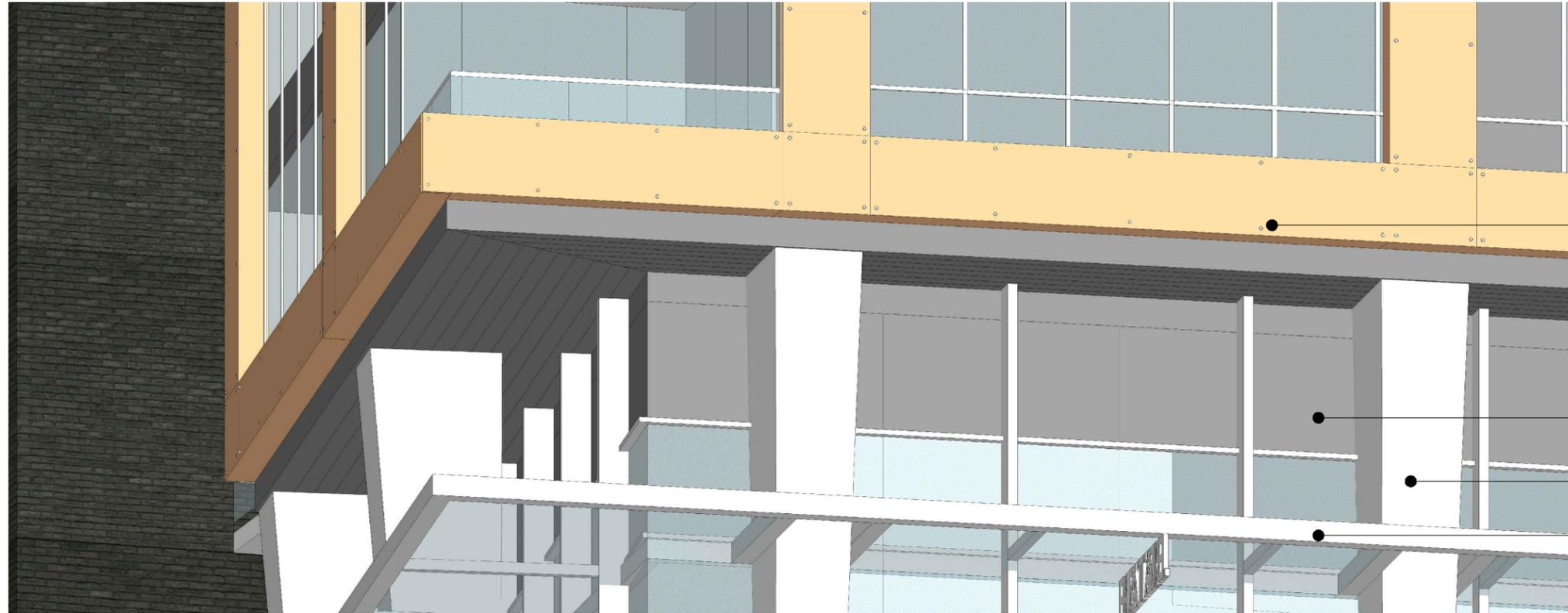




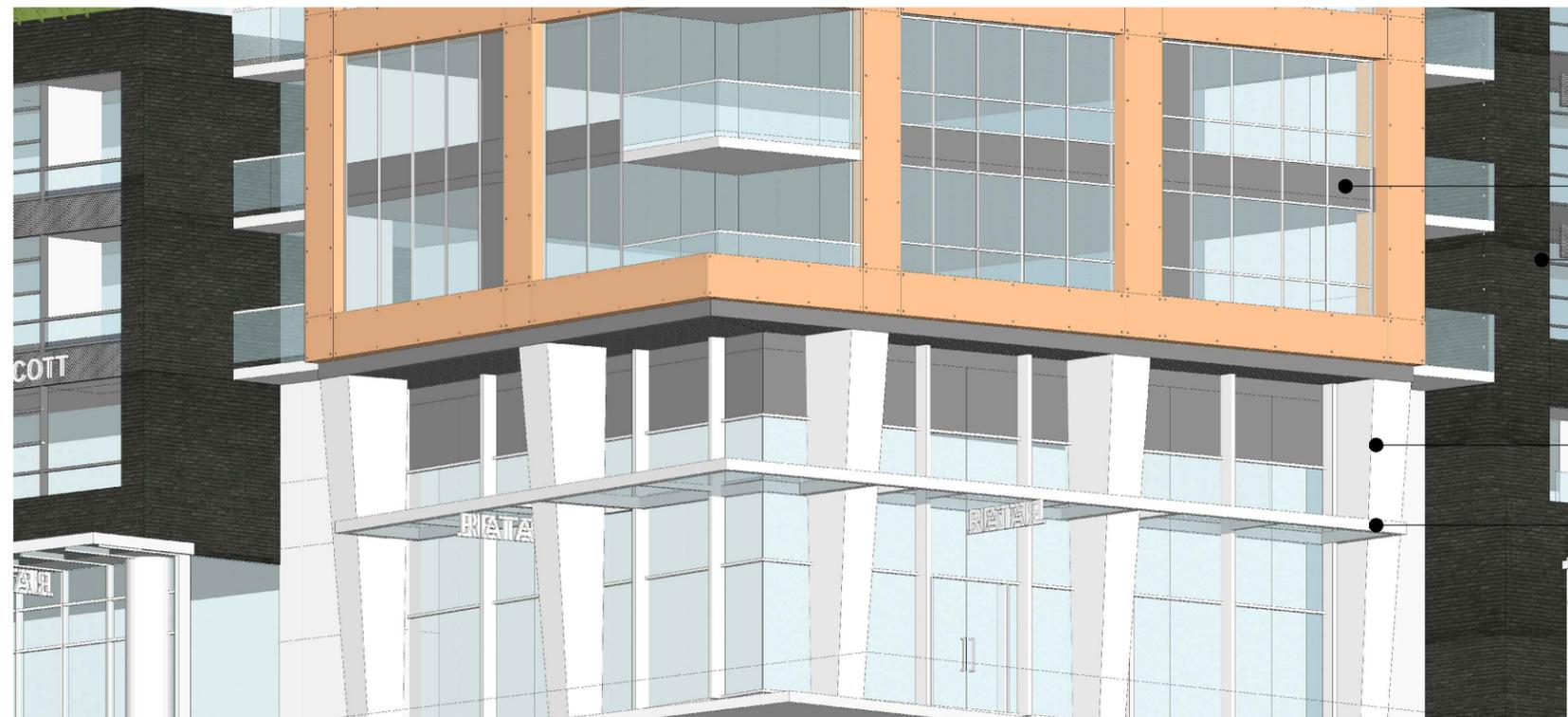
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- 1. CLEAR FRITTED GLASS FOR METAL & GLASS CANOPY
- 14. 1. HORIZONTAL FRITTED GLASS  
2. COLORED FRITTED GLASS WITH PHOTOGRAPHIC IMAGE  
3. COLORED GLASS PANELS, YELLOW, ORANGE, BLUE, GREEN, PINK  
4. BACK PAINTED GLASS (2167-30 BENJAMIN MOORE)
- 5. BLACK BRICK
- 6. PAINTED CONCRETE (2112-70 BENJAMIN MOORE)  
7. METAL PANEL (AK20 NOBEL STANDARD WHITE)
- 8. WINDOW FRAME, GUARDRAIL & CANOPY SUPPORTS, SUN LOUVRES. (AL13 ACM MC309)
- 5. WINDOW FRAME (AL13 ACM MC308)
- 10. METAL LETTERS ON STAND-OFF SUPPORTS.
- 6. 11. PERFORATED METAL SUN SCREEN
- 12. BALCONY GLAZING (VITRIUM BRONZE)
- 8. 1. BALCONY GLAZING, CLEAR GLASS  
1. SPANDREL GLAZING WILEY GRAY
- 15. SPANDREL GLAZING (WHITE)
- 16. DOUBLE GLAZED WINDOWS (VITRIUM 6MM AG43 ANNEALED #2, 1/2" SPACER, 4MM CLEAR)

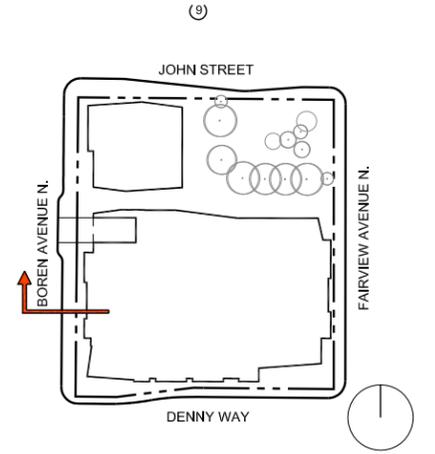
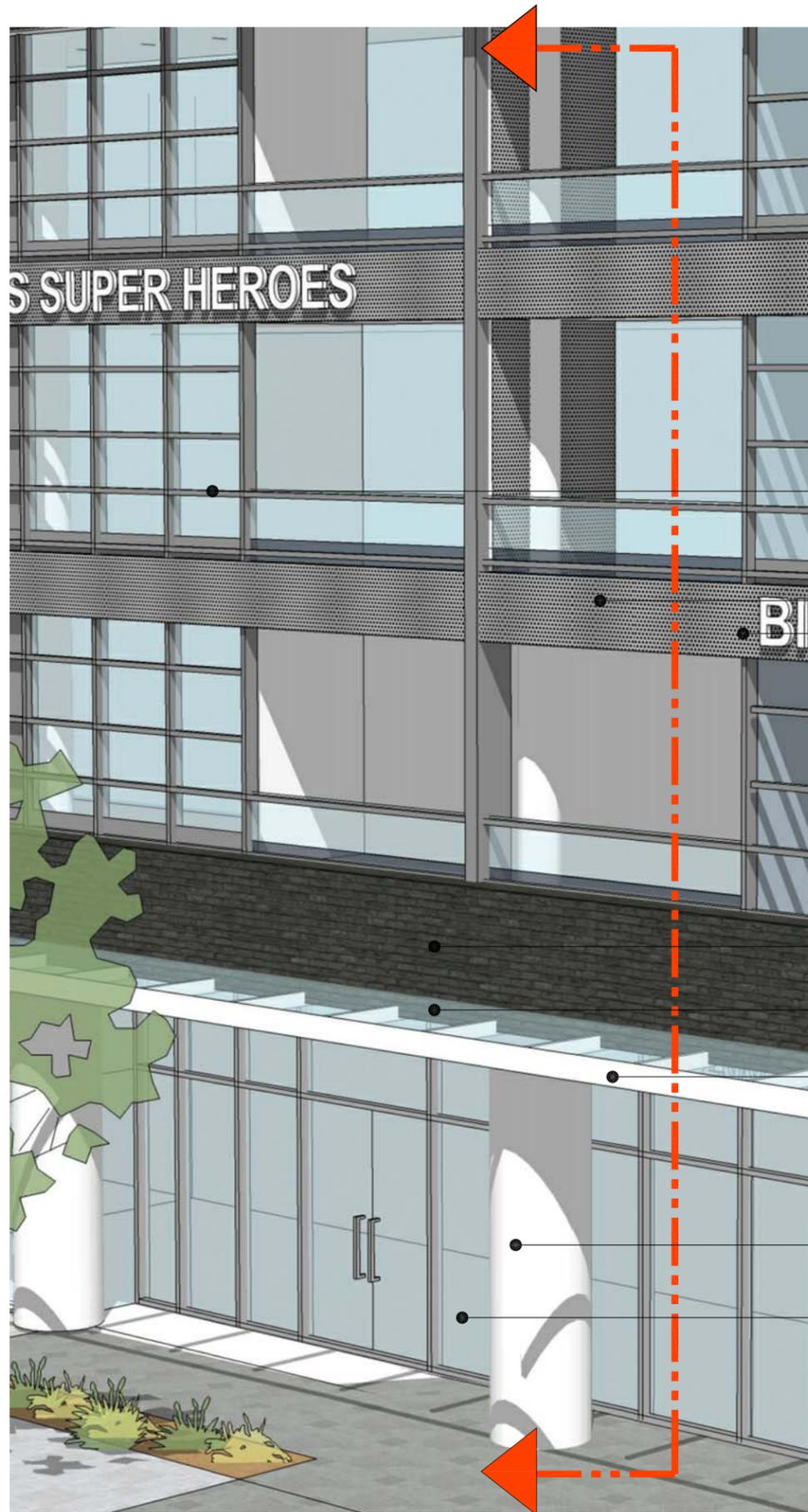
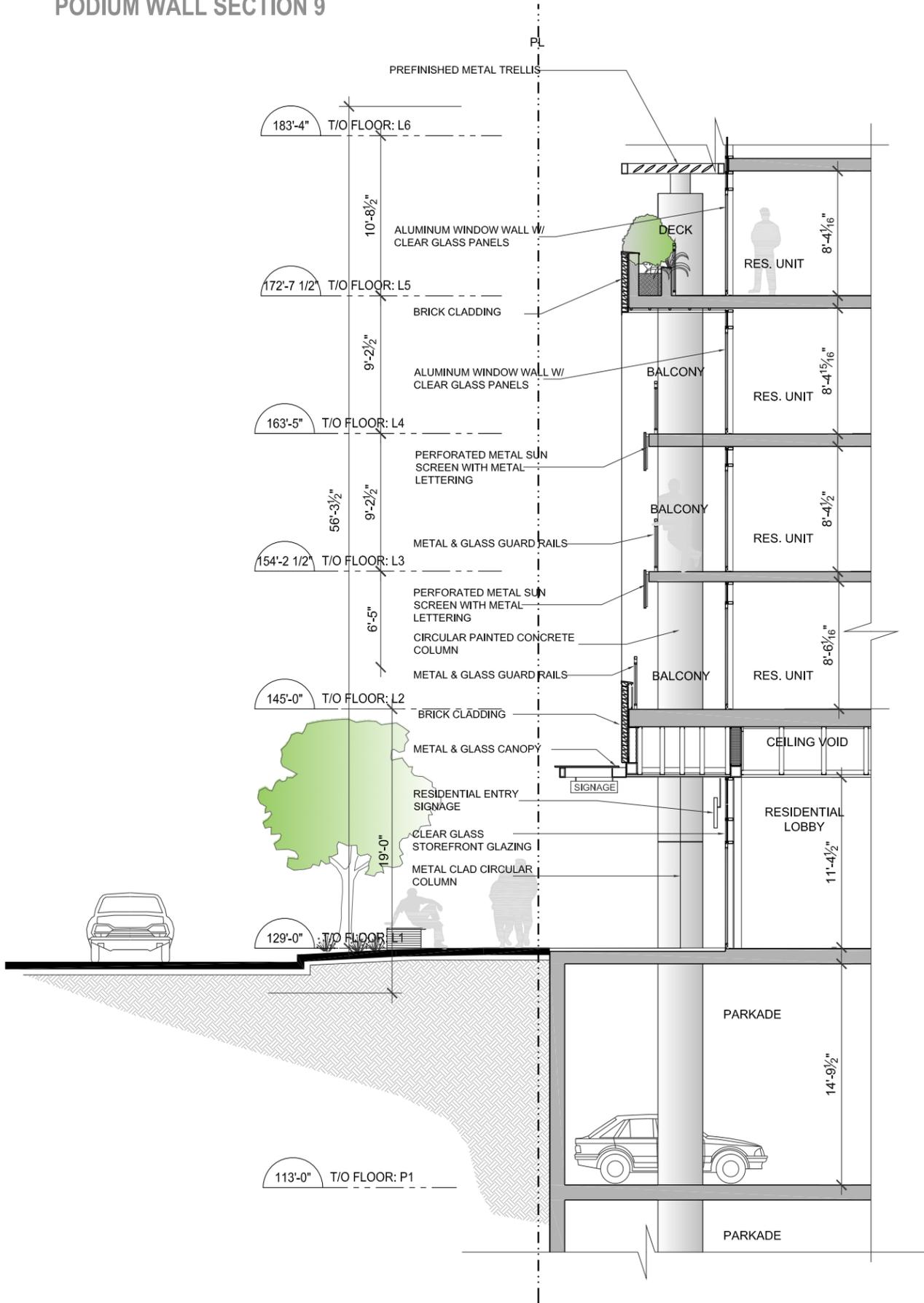


- D
- 1. CLEAR FRITTED GLASS FOR METAL & GLASS CANOPY
  - 1. HORIZONTAL FRITTED GLASS
  - 2. COLORED FRITTED GLASS WITH PHOTOGRAPHIC IMAGE
  - COLORED GLASS PANELS, YELLOW, ORANGE, BLUE, GREEN, PINK
  - BACK PAINTED GLASS (2167-30 BENJAMIN MOORE)
  - 5. BLACK BRICK
  - 6. PAINTED CONCRETE (2112-70 BENJAMIN MOORE)
  - METAL PANEL (AK20 NOBEL STANDARD WHITE)
  - 8. WINDOW FRAME, GUARDRAIL & CANOPY SUPPORTS, SUN LOUVRES. (AL13 ACM MC309)
  - WINDOW FRAME (AL13 ACM MC308)
  - 10. METAL LETTERS ON STAND-OFF SUPPORTS.
  - 11. PERFORATED METAL SUN SCREEN
  - 12. BALCONY GLAZING (VITRIUM BRONZE)
  - 1. BALCONY GLAZING, CLEAR GLASS
  - 1. SPANDREL GLAZING WILEY GRAY
  - 15. SPANDREL GLAZING (WHITE)
  - 16. DOUBLE GLAZED WINDOWS (VITRIUM 6MM AG43 ANNEALED #2, 1/2" SPACER, 4MM CLEAR)





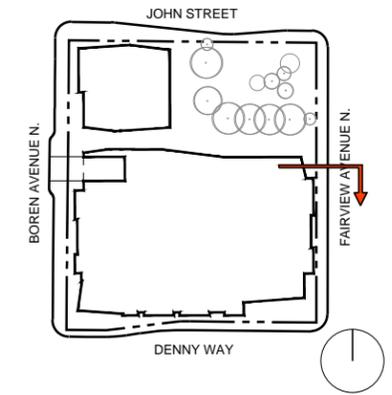
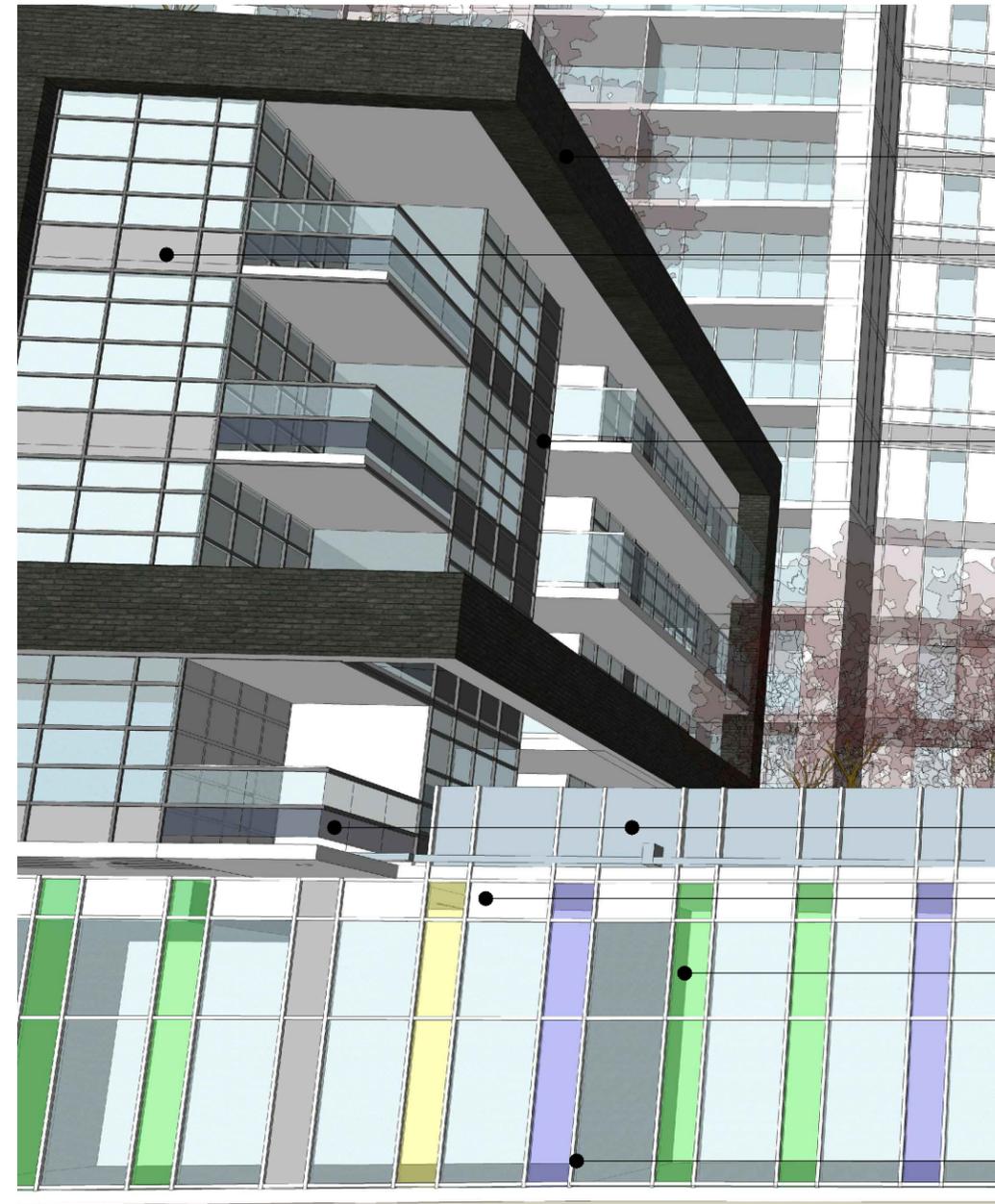
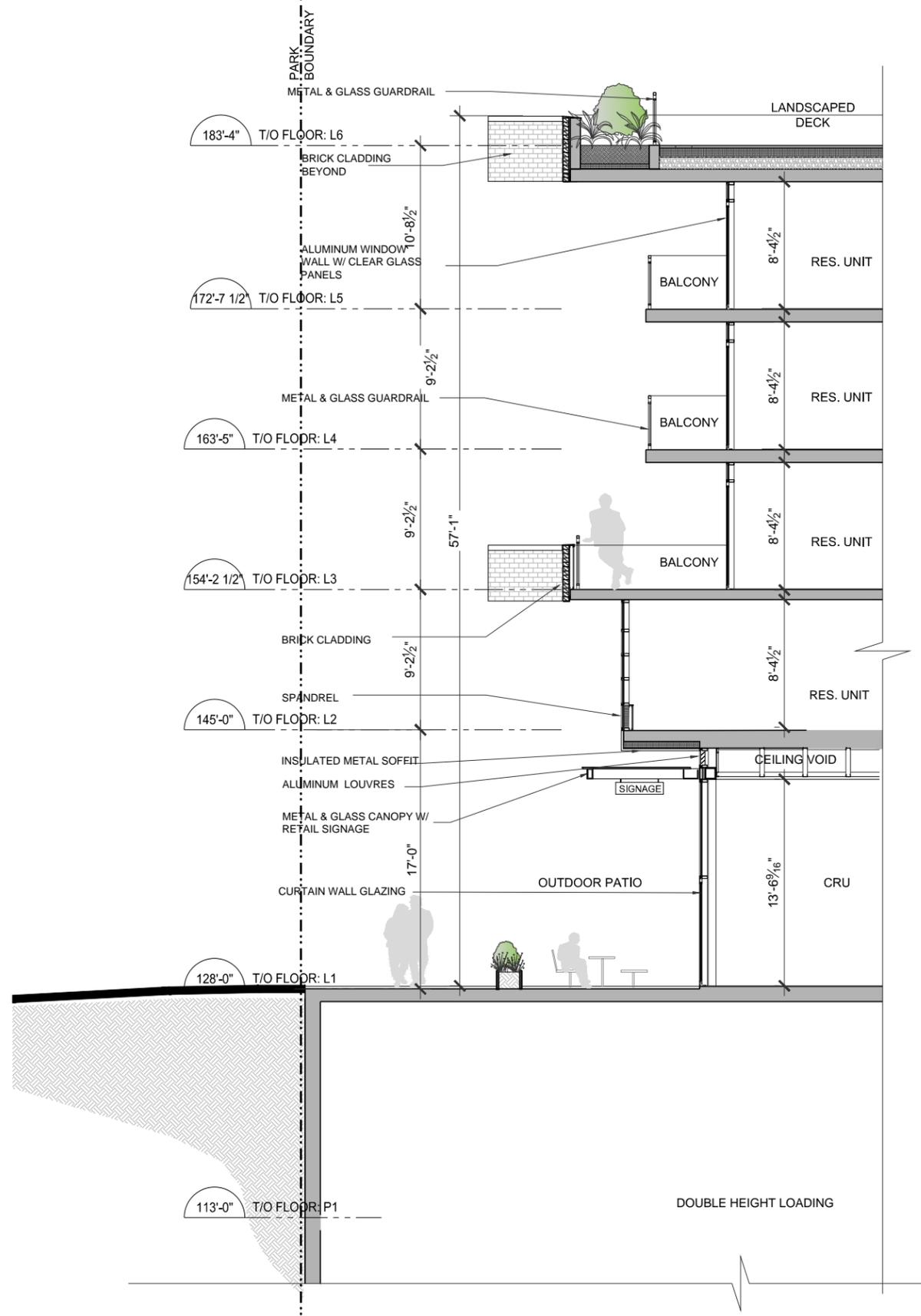
PODIUM WALL SECTION 9



- LEGEND**
- 9 1a. CLEAR FRITTED GLASS FOR METAL & GLASS CANOPY
  - 11 2. COLORED FRITTED GLASS WITH PHOTOGRAPHIC IMAGE
  - 10 3. COLORED GLASS PANELS, YELLOW, ORANGE, BLUE, GREEN, PINK
  - 4. BACK PAINTED GLASS (2167-30 BENJAMIN MOORE)
  - 5. BLACK BRICK
  - 6. PAINTED CONCRETE (2112-70 BENJAMIN MOORE)
  - 7. METAL PANEL (AK20 NOBEL STANDARD WHITE)
  - 5 8. WINDOW FRAME, GUARDRAIL & CANOPY SUPPORTS, SUN LOUVRES. (AL13 ACM MC309)
  - 1a 9. WINDOW FRAME (AL13 ACM MC308)
  - 8 10. METAL LETTERS ON STAND-OFF SUPPORTS.
  - 11 11. PERFORATED METAL SUN SCREEN
  - 12. BALCONY GLAZING (VITRIUM BRONZE)
  - 7 13. BALCONY GLAZING, CLEAR GLASS
  - 16 14. SPANDREL GLAZING WILEY GRAY
  - 15. SPANDREL GLAZING (WHITE)
  - 16 16. DOUBLE GLAZED WINDOWS (VITRIUM 6MM AG43 ANNEALED #2, 1/2" SPACER, 4MM CLEAR)



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- 1. CLEAR FRITTED GLASS FOR METAL & GLASS CANOPY
- 1. HORIZONTAL FRITTED GLASS
- 2. COLORED FRITTED GLASS WITH PHOTOGRAPHIC IMAGE
- 2. COLORED GLASS PANELS, YELLOW, ORANGE, BLUE, GREEN, PINK
- 2. BACK PAINTED GLASS (2167-30 BENJAMIN MOORE)
- 5. BLACK BRICK
- 6. PAINTED CONCRETE (2112-70 BENJAMIN MOORE)
- 8. WINDOW FRAME, GUARDRAIL & CANOPY SUPPORTS, SUN LOUVRES. (AL13 ACM MC309)
- 10. METAL LETTERS ON STAND-OFF SUPPORTS.
- 11. PERFORATED METAL SUN SCREEN
- 12. BALCONY GLAZING (VITRIUM BRONZE)
- 13. BALCONY GLAZING, CLEAR GLASS
- 14. SPANDREL GLAZING WILEY GRAY
- 15. SPANDREL GLAZING (WHITE)
- 16. DOUBLE GLAZED WINDOWS (VITRIUM 6MM AG43 ANNEALED #2, 1/2" SPACER, 4MM CLEAR)



### MATERIALS LEGEND

- 1A CLEAR FRITTED GLASS FOR METAL AND GLASS CANOPY
- 1B HORIZONTAL FRITTED GLASS
- 2 COLORED FRITTED GLASS WITH PHOTOGRAPHIC IMAGE
- 3 COLORED GLASS PANELS: YELLOW, ORANGE, BLUE, GREEN, PINK
- 4 BACK PAINTED GLASS (2167-30 BENJAMIN MOORE)
- 5 BLACK BRICK (CORAL CREEK MUTUAL MATERIALS)
- 6 PAINTED CONCRETE (2112-70 BENJAMIN MOORE)
- 7 METAL PANEL (AK20 NOBEL STANDARD WHITE)
- 8 WINDOW FRAME, GUARDRAIL & CANOPY SUPPORTS, SUN LOUVRES. (AL13 ACM MC309)
- 9 WINDOW FRAME (AL13 ACM MC308)
- 10 METAL LETTERS ON STAND-OFF SUPPORTS
- 11 PERFORATED METAL SUN SCREEN
- 12 BALCONY GLAZING (VITRUM BRONZE)
- 13 BALCONY GLAZING, CLEAR GLAZING
- 14 SPANDREL GLAZING (WILEY GRAY)
- 15 SPANDREL GLAZING (WHITE)
- 16 DOUBLE GLAZED WINDOWS (VITRUM 6MM AG43 ANNEALED #2, 1/2" SPACER, 4MM CLEAR)
- 17 SPANDREL GLAZING (SHAKER GRAY)



**MATERIALS LEGEND**

- 1A CLEAR FRITTED GLASS FOR METAL AND GLASS CANOPY
- 1B HORIZONTAL FRITTED GLASS
- 2 COLORED FRITTED GLASS WITH PHOTOGRAPHIC IMAGE
- 3 COLORED GLASS PANELS: YELLOW, ORANGE, BLUE, GREEN, PINK
- 4 BACK PAINTED GLASS (2167-30 BENJAMIN MOORE)
- 5 BLACK BRICK (CORAL CREEK MUTUAL MATERIALS)
- 6 PAINTED CONCRETE (2112-70 BENJAMIN MOORE)
- 7 METAL PANEL (AK20 NOBEL STANDARD WHITE)
- 8 WINDOW FRAME, GUARDRAIL & CANOPY SUPPORTS, SUN LOUVRES. (AL13 ACM MC309)
- 9 WINDOW FRAME (AL13 ACM MC308)
- 10 METAL LETTERS ON STAND-OFF SUPPORTS
- 11 PERFORATED METAL SUN SCREEN
- 12 BALCONY GLAZING (VITRUM BRONZE)
- 13 BALCONY GLAZING, CLEAR GLAZING
- 14 SPANDREL GLAZING (WILEY GRAY)
- 15 SPANDREL GLAZING (WHITE)
- 16 DOUBLE GLAZED WINDOWS (VITRUM 6MM AG43 ANNEALED #2, 1/2" SPACER, 4MM CLEAR)
- 17 SPANDREL GLAZING (SHAKER GRAY)

SOUTH TOWER  
415'-0" HIGH  
(41 STORIES)

NORTH TOWER  
425'-0" HIGH  
(41 STORIES)

400 FT. HEIGHT

BASE HEIGHT BUILDING  
BEYOND  
(12 STORIES)

125 FT. HEIGHT

PAN PACIFIC HOTEL  
65 FT. HEIGHT

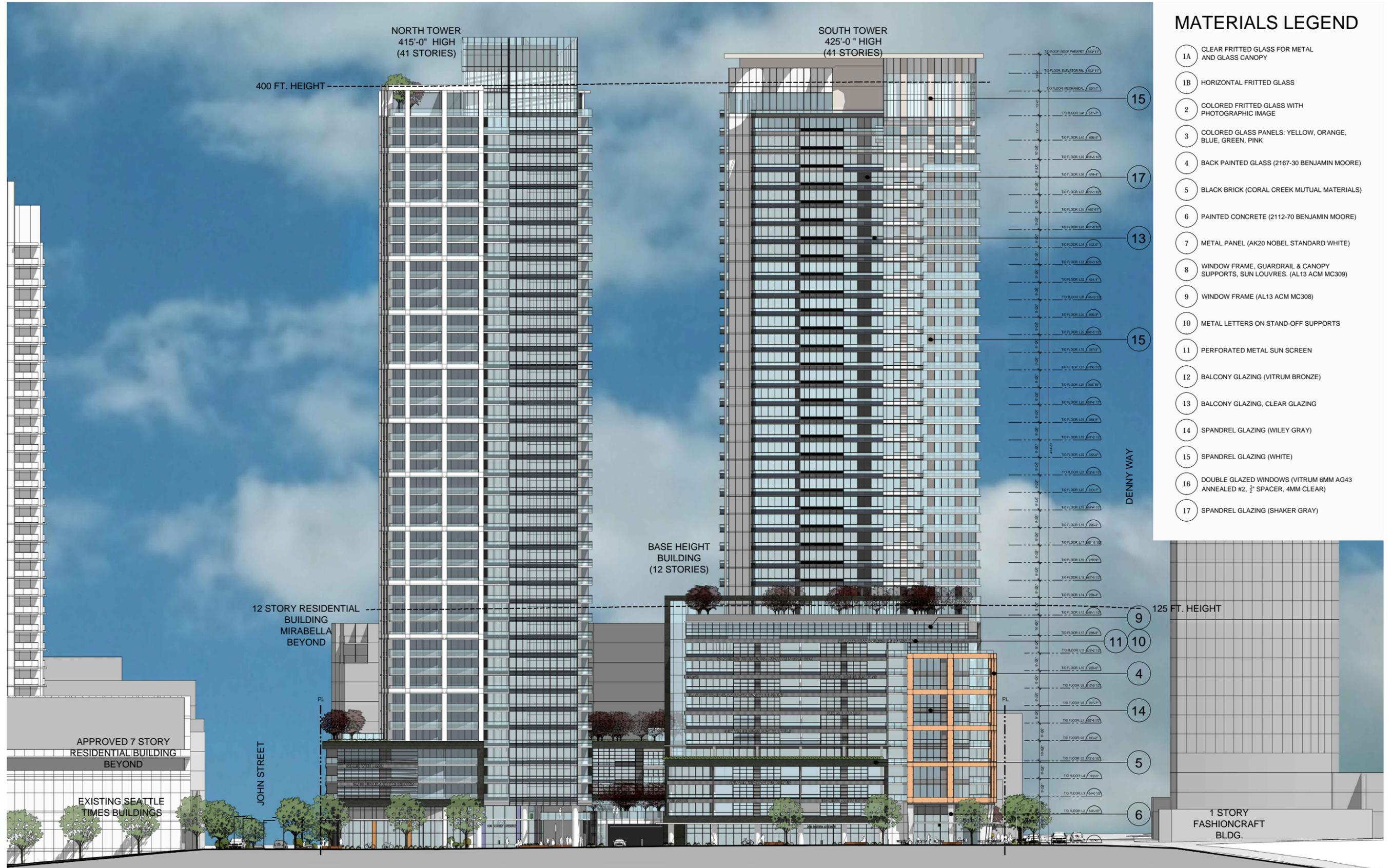
12 STORY OFFICE  
OFFICE BUILDING  
BEYOND

1 STORY FASHIONCRAFT  
BLDNG.

SEATTLE TIMES  
LANDMARK BUILDING

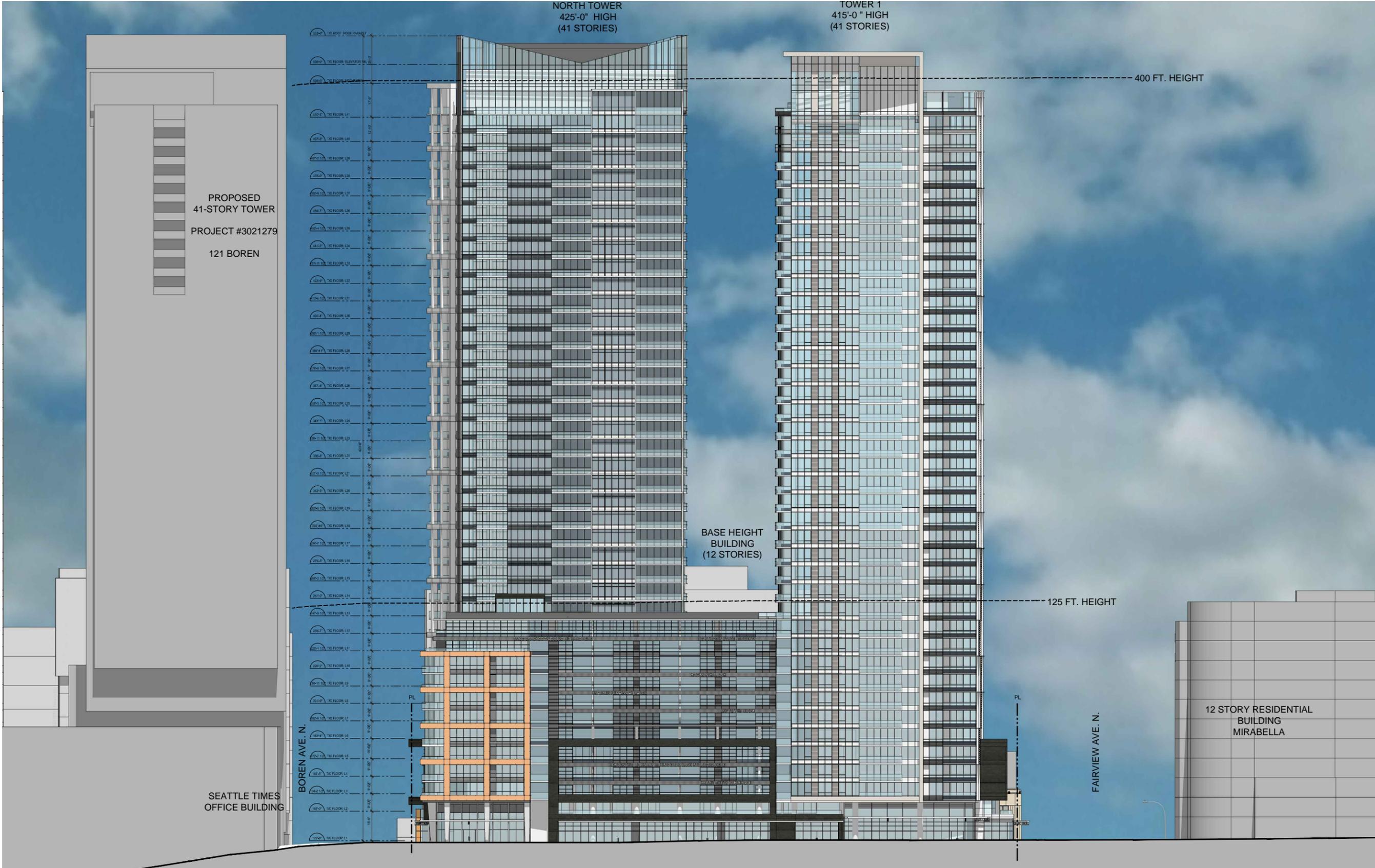
SEATTLE TIMES PARK

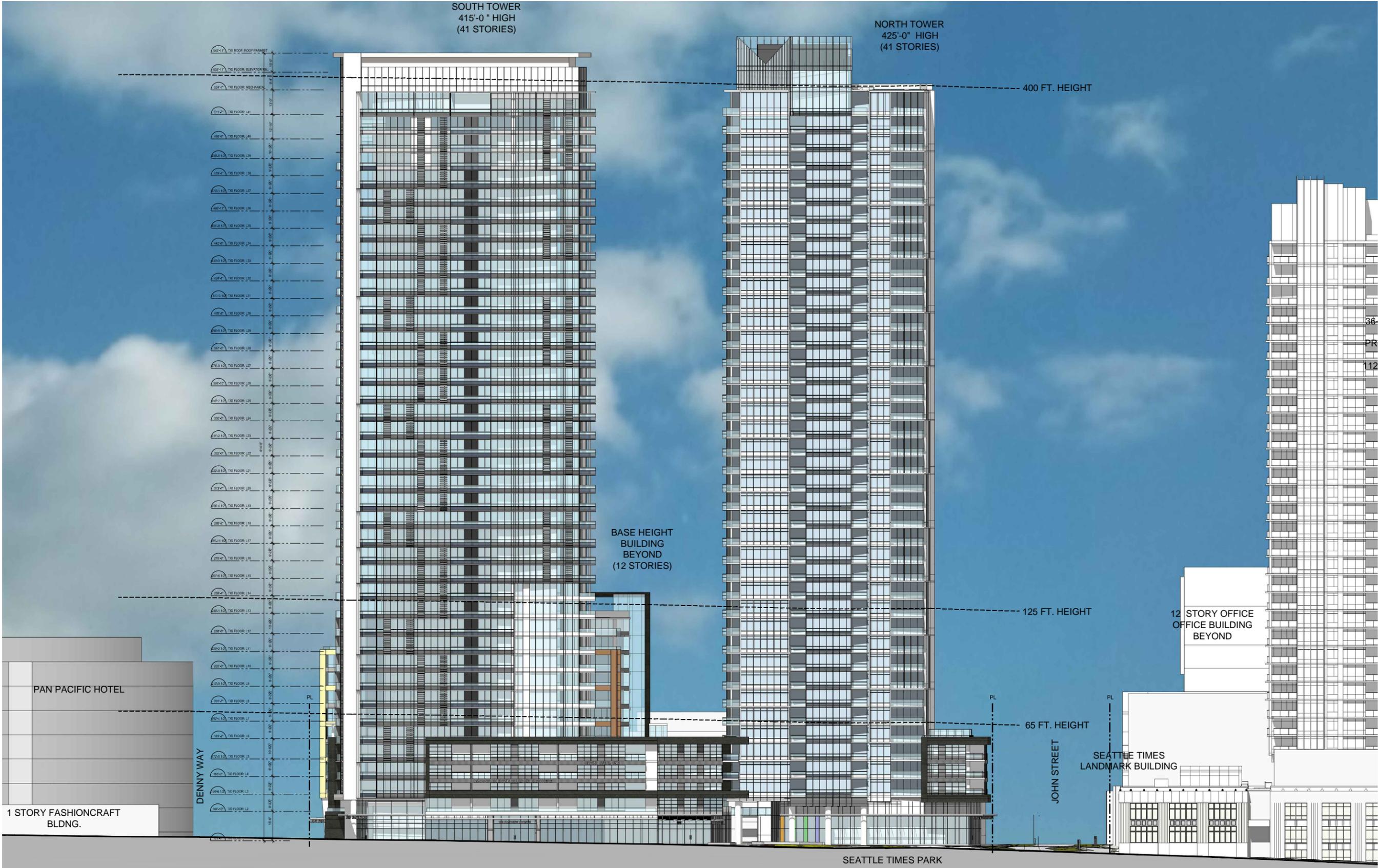




### MATERIALS LEGEND

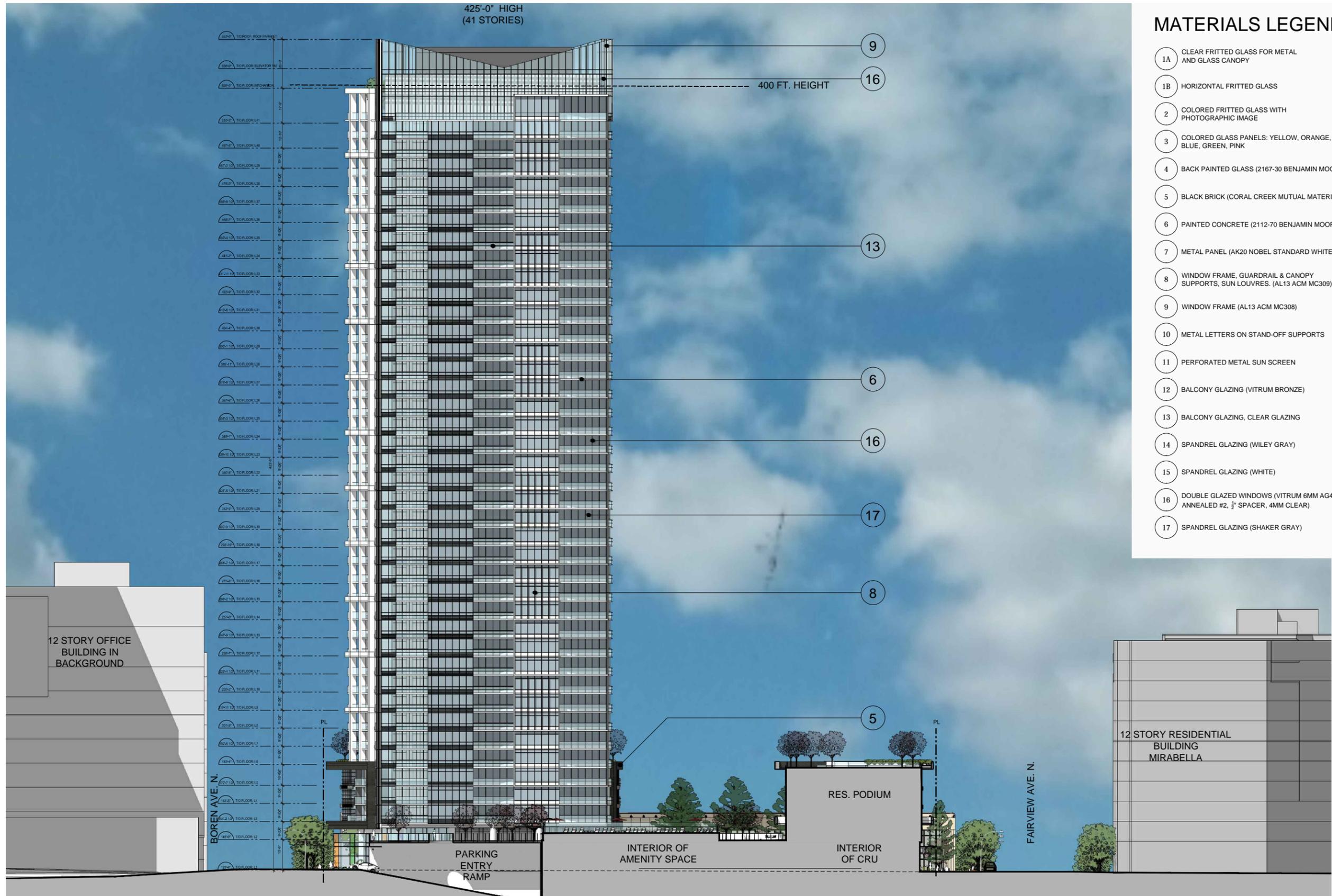
- 1A CLEAR FRITTED GLASS FOR METAL AND GLASS CANOPY
- 1B HORIZONTAL FRITTED GLASS
- 2 COLORED FRITTED GLASS WITH PHOTOGRAPHIC IMAGE
- 3 COLORED GLASS PANELS: YELLOW, ORANGE, BLUE, GREEN, PINK
- 4 BACK PAINTED GLASS (2167-30 BENJAMIN MOORE)
- 5 BLACK BRICK (CORAL CREEK MUTUAL MATERIALS)
- 6 PAINTED CONCRETE (2112-70 BENJAMIN MOORE)
- 7 METAL PANEL (AK20 NOBEL STANDARD WHITE)
- 8 WINDOW FRAME, GUARDRAIL & CANOPY SUPPORTS, SUN LOUVRES. (AL13 ACM MC309)
- 9 WINDOW FRAME (AL13 ACM MC308)
- 10 METAL LETTERS ON STAND-OFF SUPPORTS
- 11 PERFORATED METAL SUN SCREEN
- 12 BALCONY GLAZING (VITRUM BRONZE)
- 13 BALCONY GLAZING, CLEAR GLAZING
- 14 SPANDREL GLAZING (WILEY GRAY)
- 15 SPANDREL GLAZING (WHITE)
- 16 DOUBLE GLAZED WINDOWS (VITRUM 6MM AG43 ANNEALED #2, 1/2" SPACER, 4MM CLEAR)
- 17 SPANDREL GLAZING (SHAKER GRAY)











425'-0" HIGH  
(41 STORIES)

400 FT. HEIGHT

12 STORY OFFICE  
BUILDING IN  
BACKGROUND

12 STORY RESIDENTIAL  
BUILDING  
MIRABELLA

PARKING  
ENTRY  
RAMP

INTERIOR OF  
AMENITY SPACE

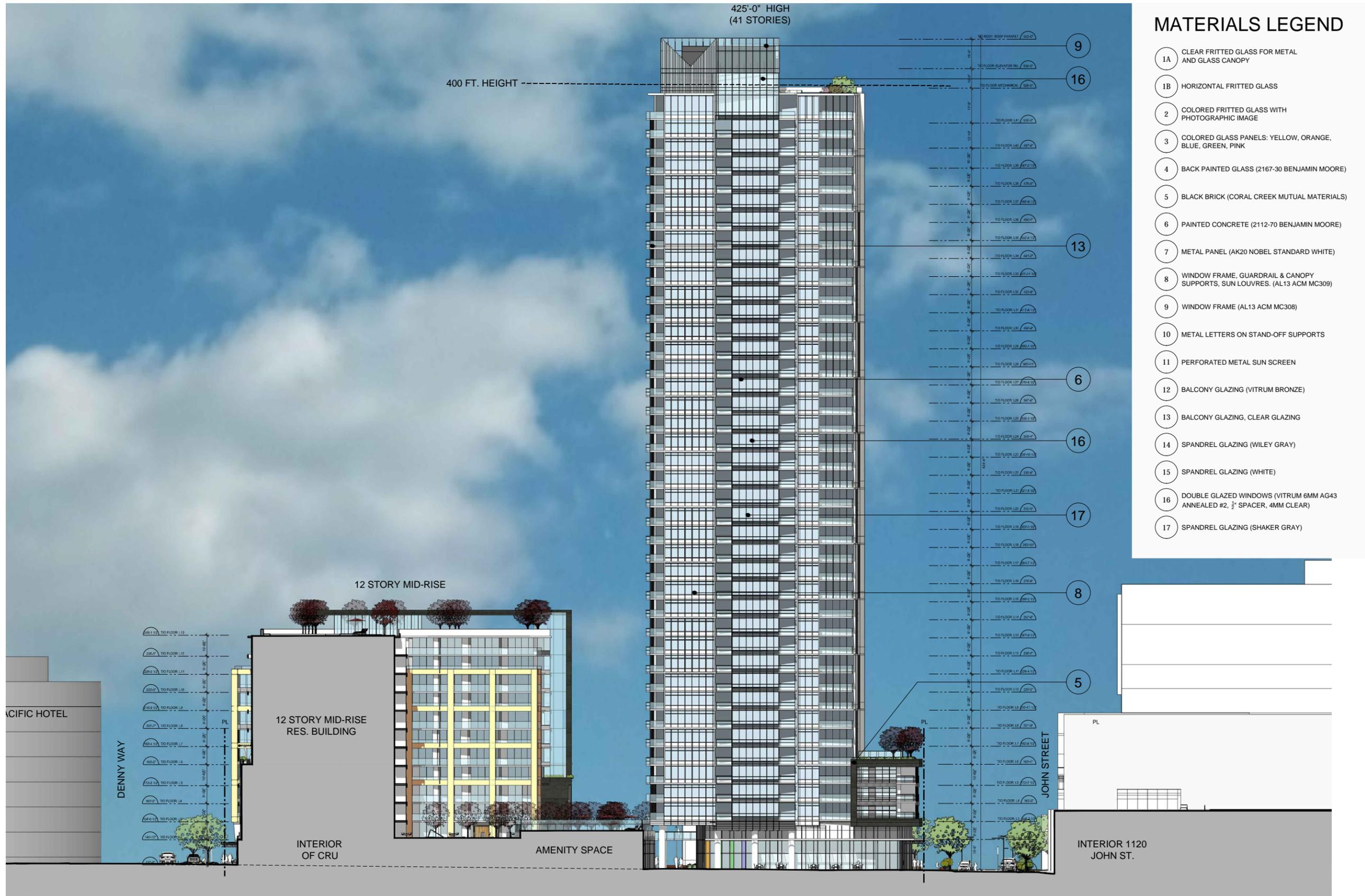
RES. PODIUM

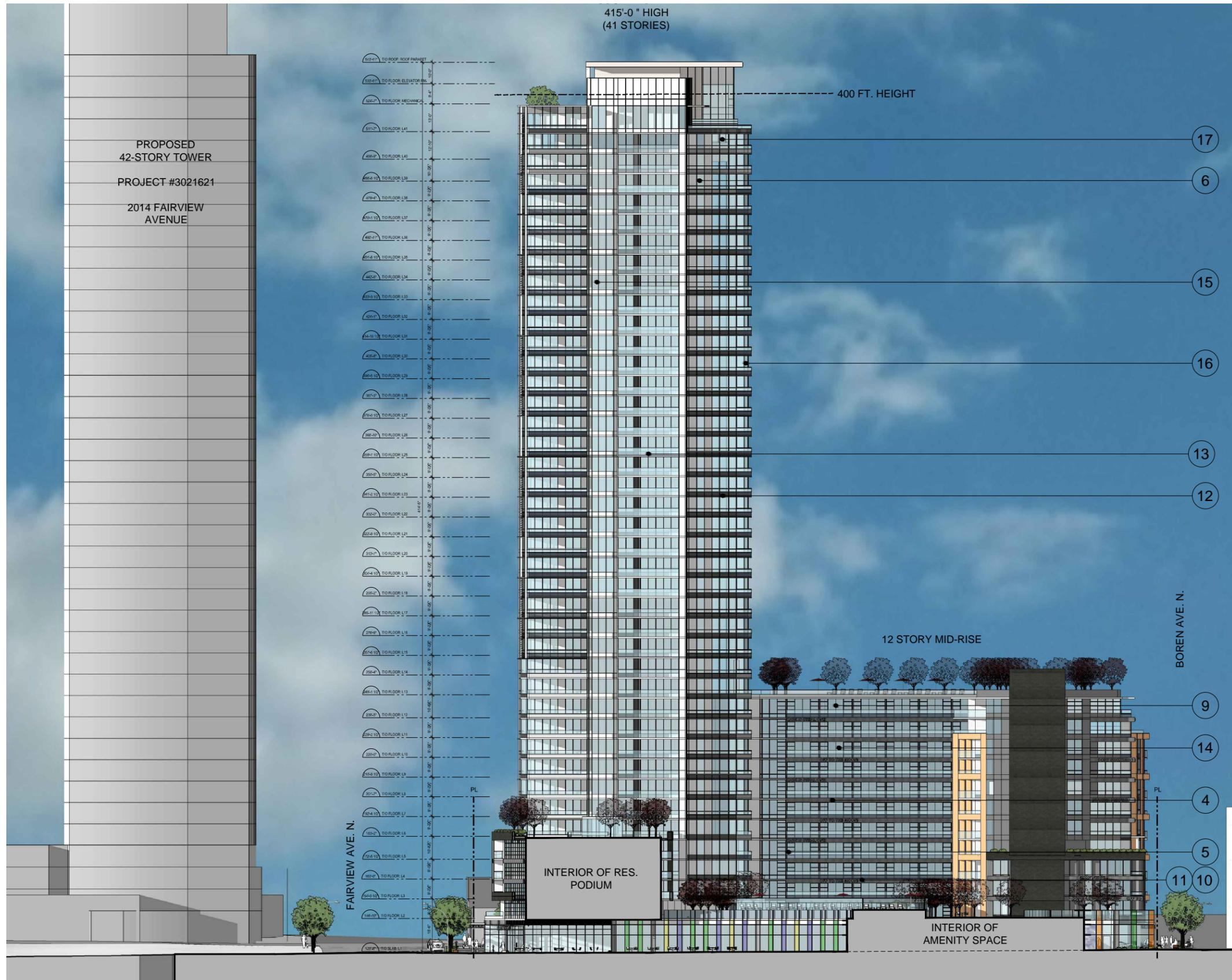
INTERIOR  
OF CRU

FAIRVIEW AVE. N.

### MATERIALS LEGEND

- 1A CLEAR FRITTED GLASS FOR METAL AND GLASS CANOPY
- 1B HORIZONTAL FRITTED GLASS
- 2 COLORED FRITTED GLASS WITH PHOTOGRAPHIC IMAGE
- 3 COLORED GLASS PANELS: YELLOW, ORANGE, BLUE, GREEN, PINK
- 4 BACK PAINTED GLASS (2167-30 BENJAMIN MOORE)
- 5 BLACK BRICK (CORAL CREEK MUTUAL MATERIALS)
- 6 PAINTED CONCRETE (2112-70 BENJAMIN MOORE)
- 7 METAL PANEL (AK20 NOBEL STANDARD WHITE)
- 8 WINDOW FRAME, GUARDRAIL & CANOPY SUPPORTS, SUN LOUVRES. (AL13 ACM MC309)
- 9 WINDOW FRAME (AL13 ACM MC308)
- 10 METAL LETTERS ON STAND-OFF SUPPORTS
- 11 PERFORATED METAL SUN SCREEN
- 12 BALCONY GLAZING (VITRUM BRONZE)
- 13 BALCONY GLAZING, CLEAR GLAZING
- 14 SPANDREL GLAZING (WILEY GRAY)
- 15 SPANDREL GLAZING (WHITE)
- 16 DOUBLE GLAZED WINDOWS (VITRUM 6MM AG43 ANNEALED #2, 1/2" SPACER, 4MM CLEAR)
- 17 SPANDREL GLAZING (SHAKER GRAY)





PROPOSED  
42-STORY TOWER  
PROJECT #3021621  
2014 FAIRVIEW  
AVENUE

**MATERIALS LEGEND**

- 1A CLEAR FRITTED GLASS FOR METAL AND GLASS CANOPY
- 1B HORIZONTAL FRITTED GLASS
- 2 COLORED FRITTED GLASS WITH PHOTOGRAPHIC IMAGE
- 3 COLORED GLASS PANELS: YELLOW, ORANGE, BLUE, GREEN, PINK
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- 15 SPANDREL GLAZING (WHITE)
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- 17 SPANDREL GLAZING (SHAKER GRAY)



SOUTH TOWER  
415'-0" HIGH  
(41 STORIES)

400 FT. HEIGHT

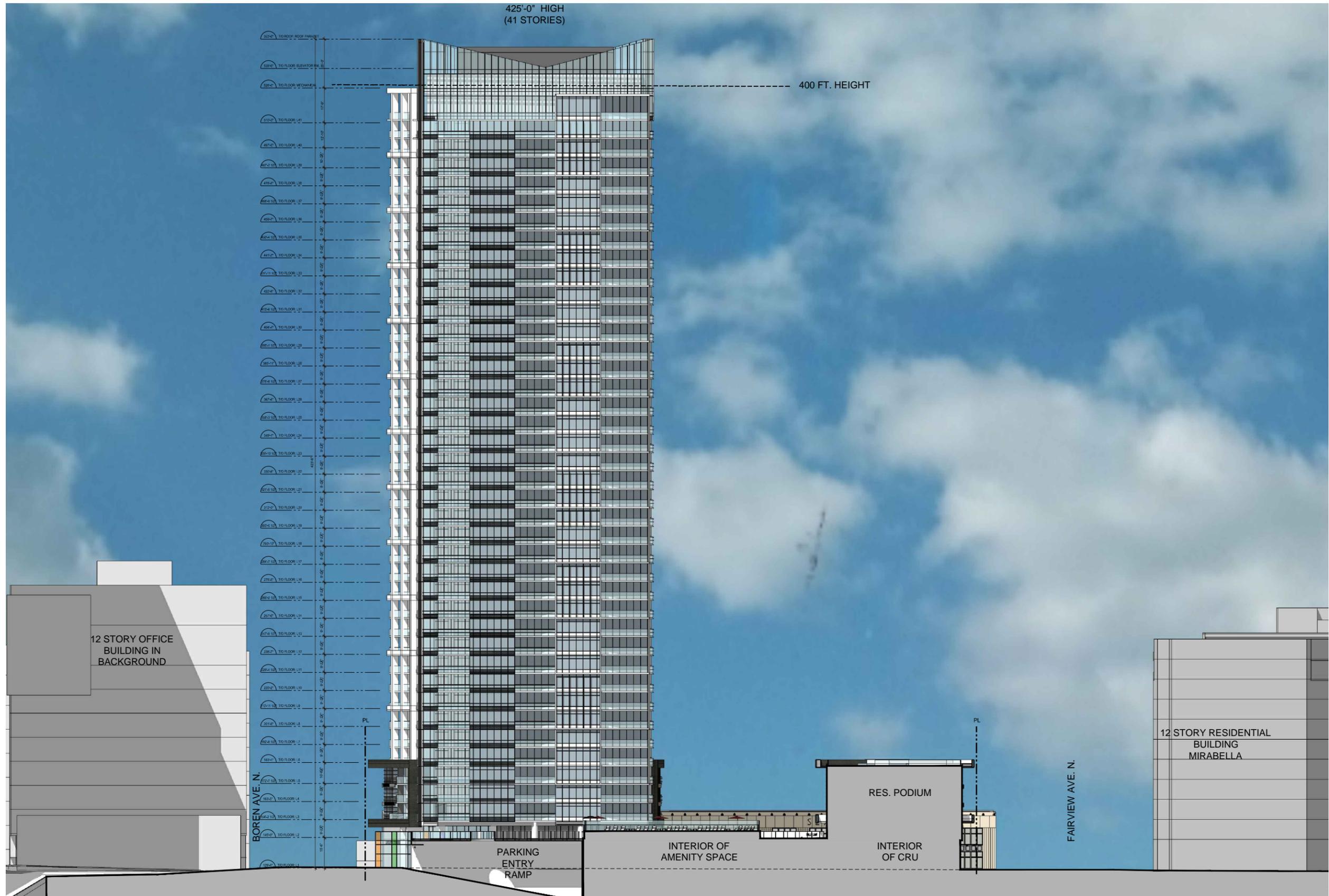
JOHN STREET

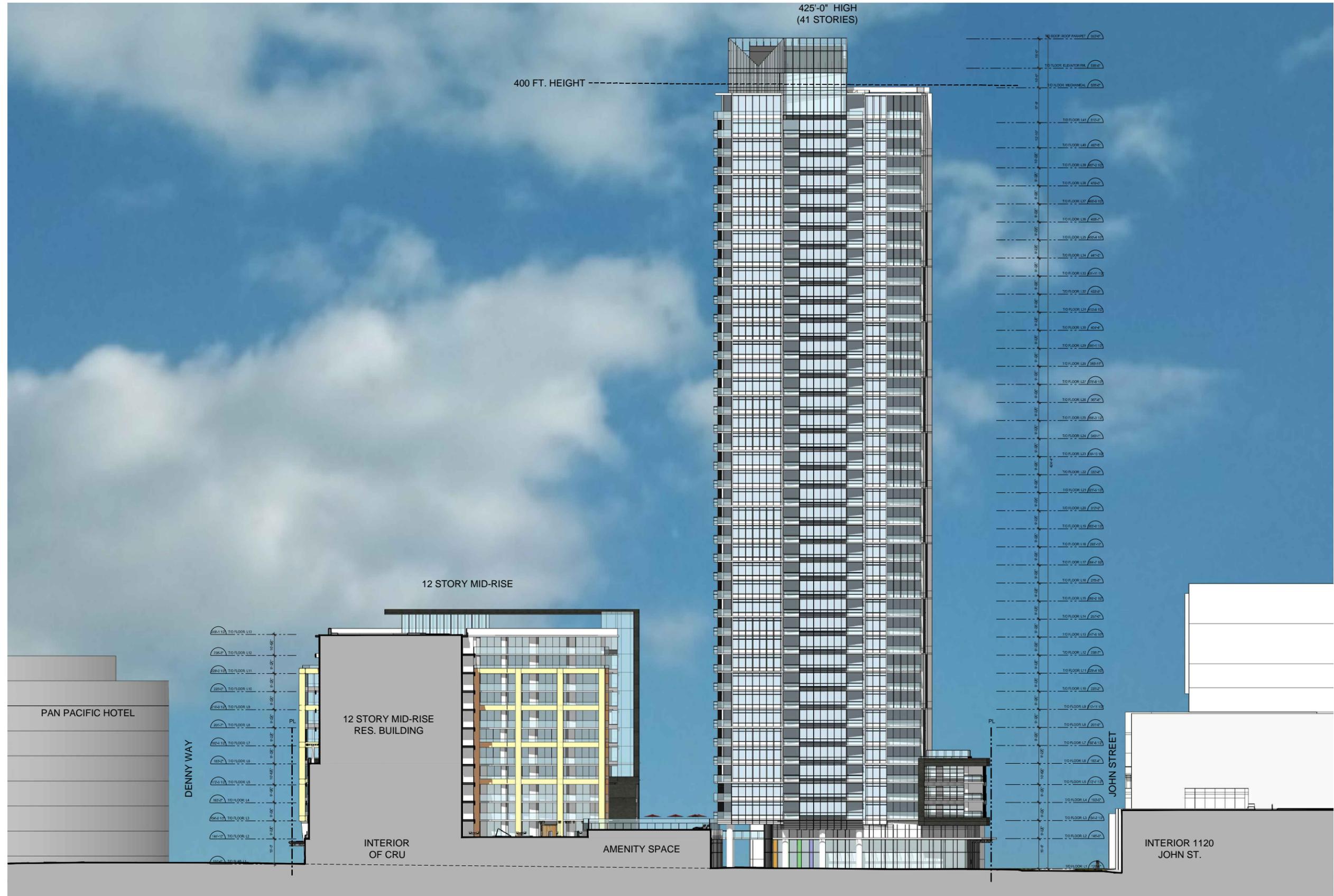
SEATTLE TIMES PARK

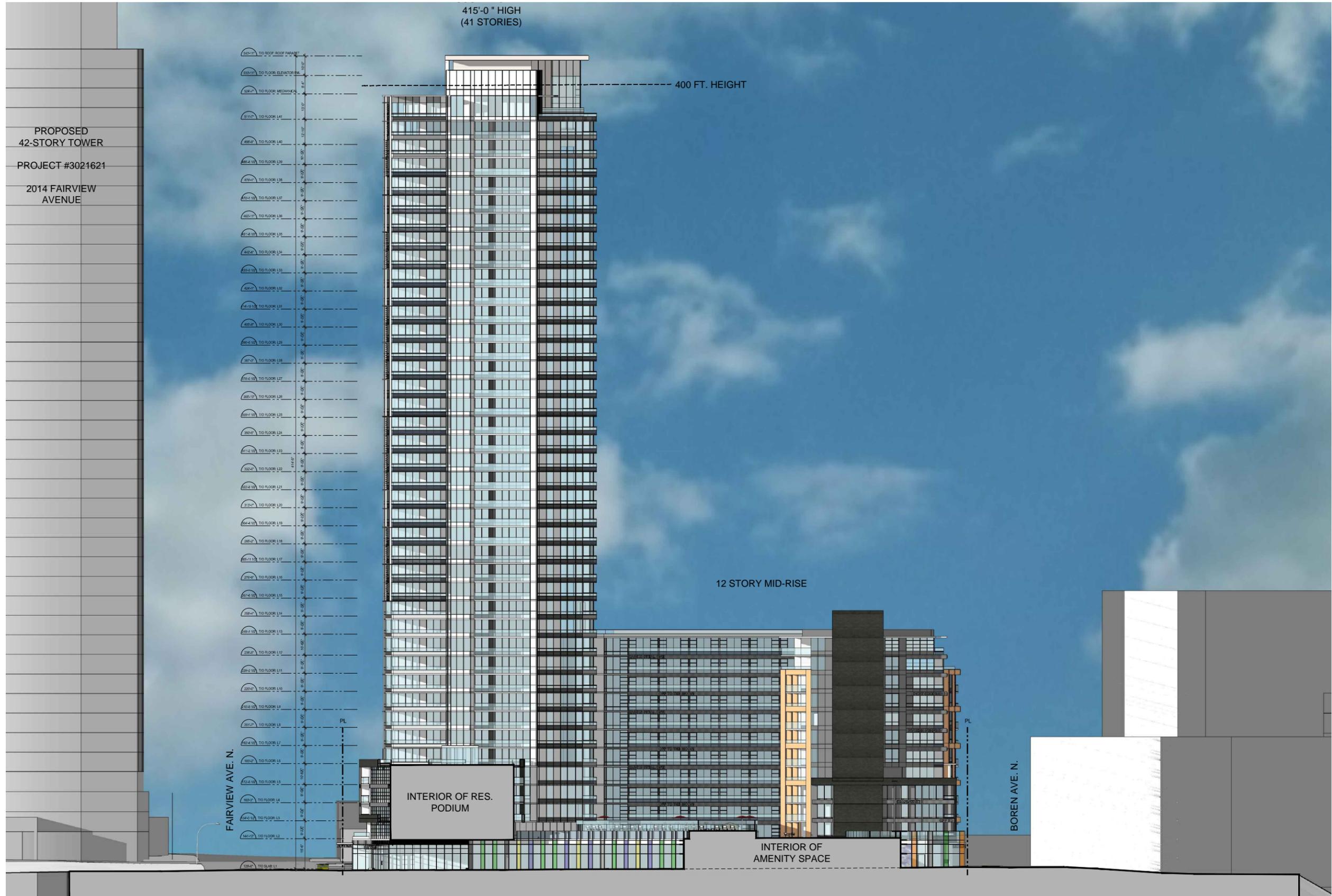
DENNY WAY

MATERIALS LEGEND

- 1A CLEAR FRITTED GLASS FOR METAL AND GLASS CANOPY
- 1B HORIZONTAL FRITTED GLASS
- 2 COLORED FRITTED GLASS WITH PHOTOGRAPHIC IMAGE
- 3 COLORED GLASS PANELS: YELLOW, ORANGE, BLUE, GREEN, PINK
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- 17 SPANDREL GLAZING (SHAKER GRAY)







PROPOSED  
42-STORY TOWER  
PROJECT #3021621  
2014 FAIRVIEW  
AVENUE

415'-0" HIGH  
(41 STORIES)

400 FT. HEIGHT

12 STORY MID-RISE

INTERIOR OF RES.  
PODIUM

INTERIOR OF  
AMENITY SPACE

FAIRVIEW AVE. N.

BOREN AVE. N.

SOUTH TOWER  
415'-0" HIGH  
(41 STORIES)

400 FT. HEIGHT



PROPOSED  
36-STORY TOWER  
PROJECT #3015693  
1120 JOHN STREET

12 STORY MID-RISE  
RES. BUILDING

JOHN STREET

SEATTLE TIMES PARK

DENNY WAY

**CODE SECTION**

23.48.025.C.7.b - ROOFTOP SETBACKS

**CODE REQUIREMENT**

b. NO ROOFTOP FEATURES ARE LOCATED CLOSER THAN 10 FEET TO THE ROOF EDGE.

**DEPARTURE REQUEST**

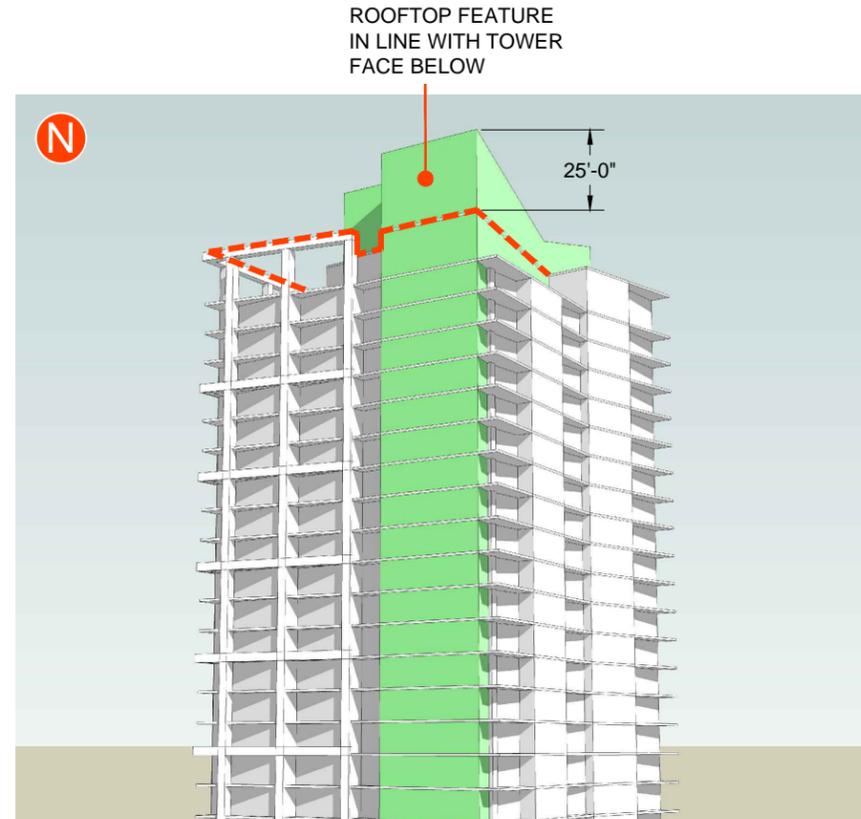
AT CERTAIN LOCATIONS, THE FACE OF THE ROOFTOP FEATURE IS IN LINE WITH THE FACADE OF THE TOWER BELOW. THIS IS TRUE OF BOTH THE NORTH AND SOUTH TOWERS.

**DESIGN JUSTIFICATION**

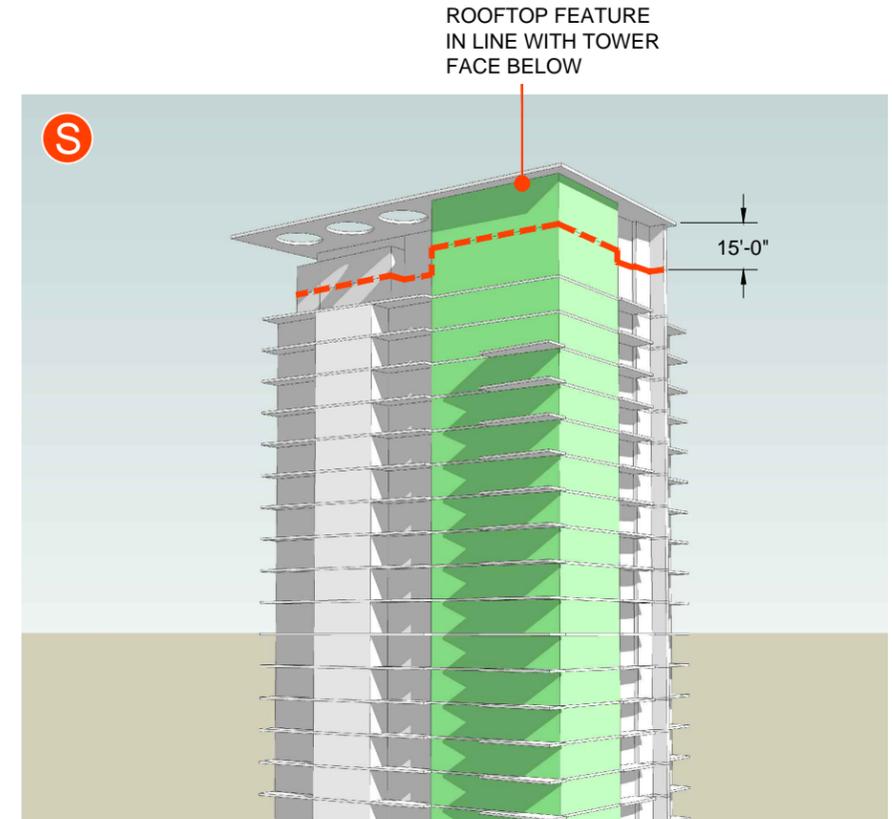
FOR BOTH TOWERS, THE APPLICANT FEELS THAT CERTAIN PARTS OF THE ROOFTOP SHOULD BE BROUGHT OUT IN LINE WITH THE FACADE OF THE TOWER BELOW THE 400' HEIGHT LIMIT IN ORDER TO CREATE A MORE ELEGANT TOWER FORM. AS CAN BE SEEN IN THE BOTTOM 2 IMAGES, STEPPING THE TOWER TOPS IN THE REQUIRED 10' WEAKENS THE OVERALL TOWER FORM AND THE POTENTIAL IMPACT OF THE TOWER TOPS ON THE CITY SKYLINE.

FOR THE SOUTH TOWER THE LARGE PERFORATED ROOF OVERHANG CREATES A STRONG AND DISTINCTIVE TOWER TOP FORM WHEN VIEWED FROM THE WEST AND SOUTHWEST SIDES ALONG LENORA ST. THE NORTH TOWER WITH IT'S ELONGATED, SLENDER BUTTERFLY ROOF FORM CREATES A COUNTERPOINT TO THE SOUTH TOWER.

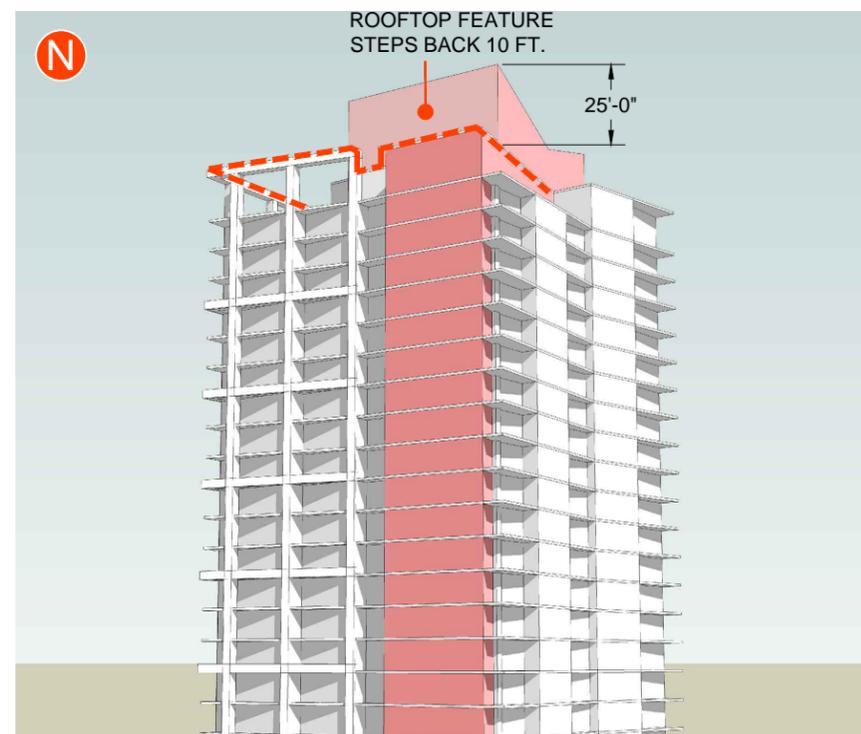
**DS2 B.1 'Architectural and Façade Composition':** "Design all building facades - including alleys and visible roofs - considering the composition and architectural expression of the building as a whole".



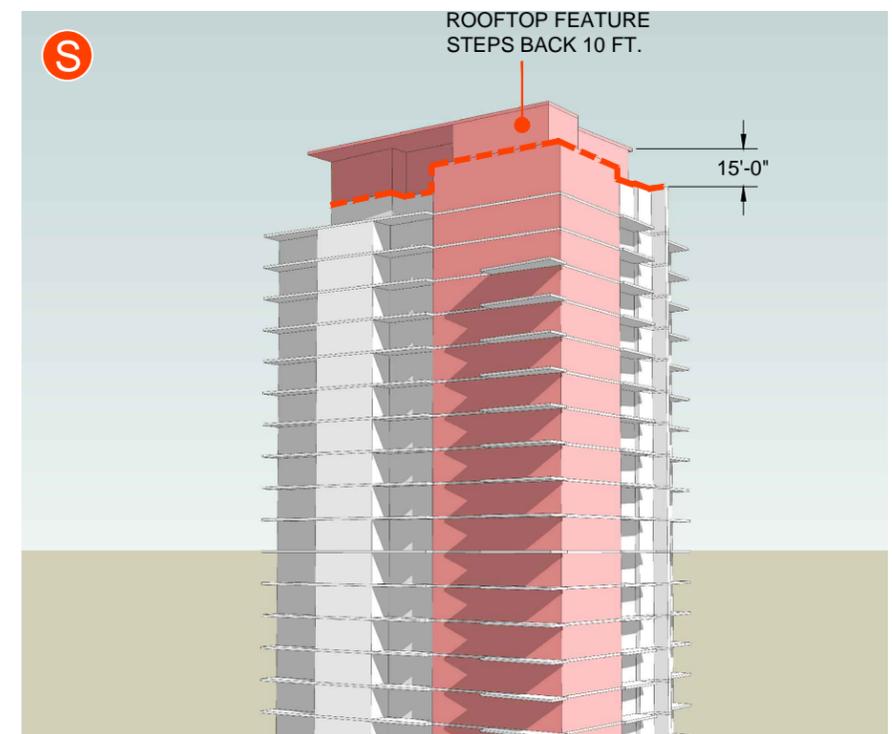
PROPOSED NORTH TOWER MASSING WITHOUT 10 FT. SETBACK



PROPOSED SOUTH TOWER MASSING WITHOUT 10 FT. SETBACK



NORTH TOWER MASSING WITH THE REQUIRED 10 FT. SETBACK



SOUTH TOWER MASSING WITH THE REQUIRED 10 FT. SETBACK

----- LINE OF 400 FT. HEIGHT LIMIT



**CODE SECTION**

23.48.025.C.7 - ROOFTOP COVERAGE

**CODE REQUIREMENT**

AT THE APPLICANT'S OPTION, THE COMBINED TOTAL COVERAGE OF ALL FEATURES LISTED IN SUBSECTIONS 23.48.025.C.4 AND 23.48.025.C.5 MAY BE INCREASED TO 65 PERCENT OF THE ROOF AREA, PROVIDED THAT ALL OF THE FOLLOWING ARE SATISFIED:

- a. ALL MECHANICAL EQUIPMENT IS SCREENED; AND
- b. NO ROOFTOP FEATURES ARE LOCATED CLOSER THAN 10 FEET TO THE ROOF EDGE.

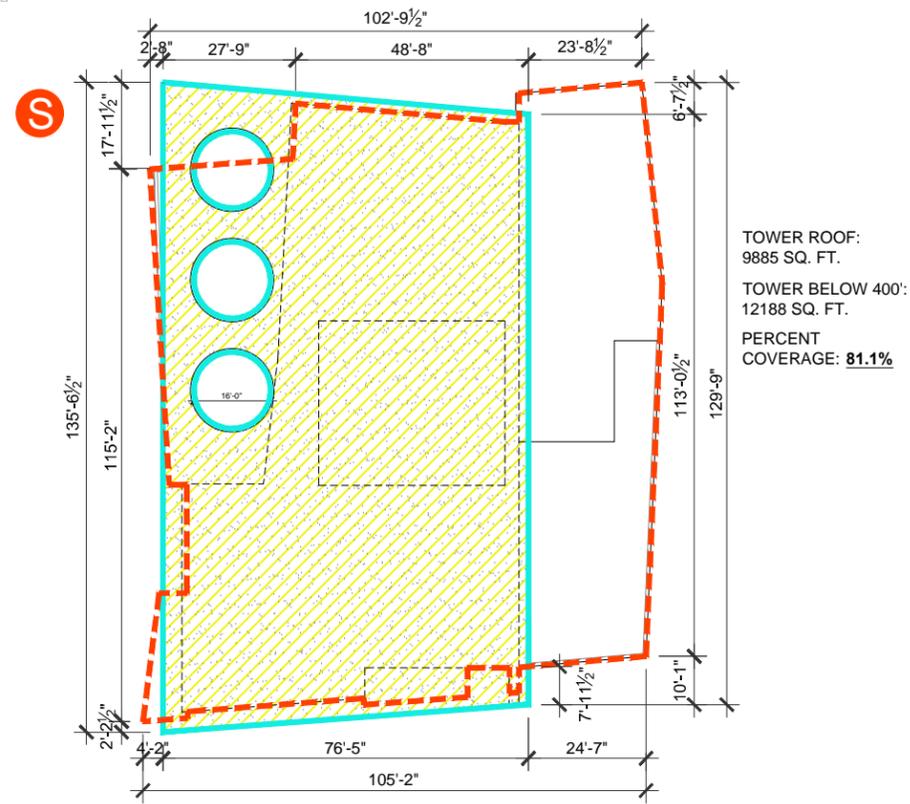
**DEPARTURE REQUEST**

THE PROPOSED ROOFTOP COVERAGE OF 81% FOR THE SOUTH TOWER EXCEEDS THE MAXIMUM 65% REQUIRED

**DESIGN JUSTIFICATION**

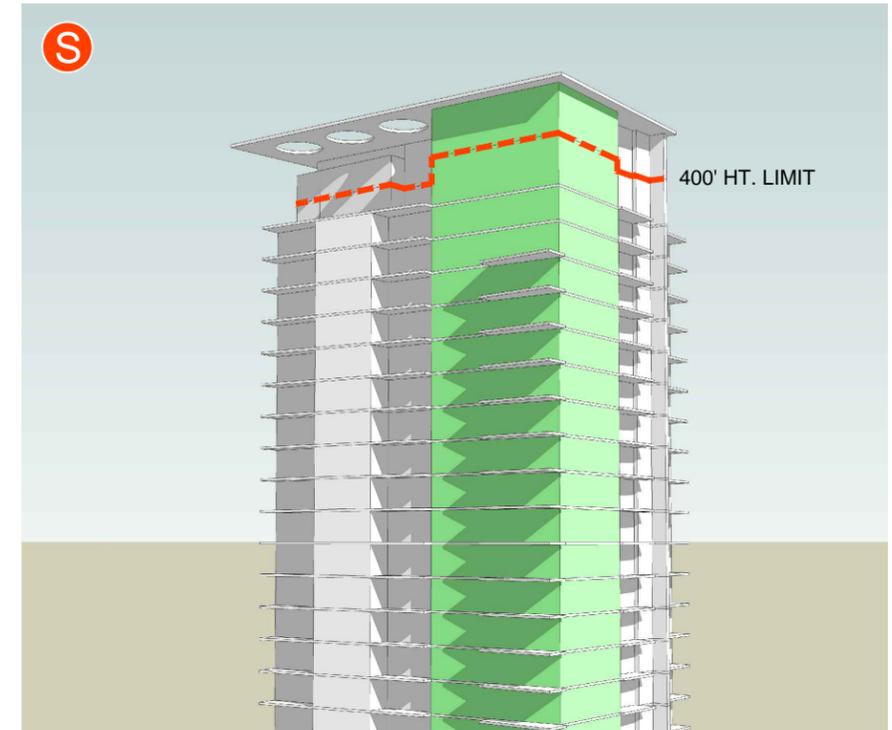
FOR THE SOUTH TOWER THE LARGE PERFORATED ROOF OVERHANG CREATES A STRONG AND DISTINCTIVE TOWER TOP FORM WHEN VIEWED FROM THE WEST AND SOUTHWEST SIDES ALONG LENORA ST. REDUCING THE AREA OF THE ROOFTOP TO COMPLY WITH THE 65% COVERAGE, WILL COMPROMISE THE DISTINCTIVE FORM OF THE TOWER TOP.

**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".

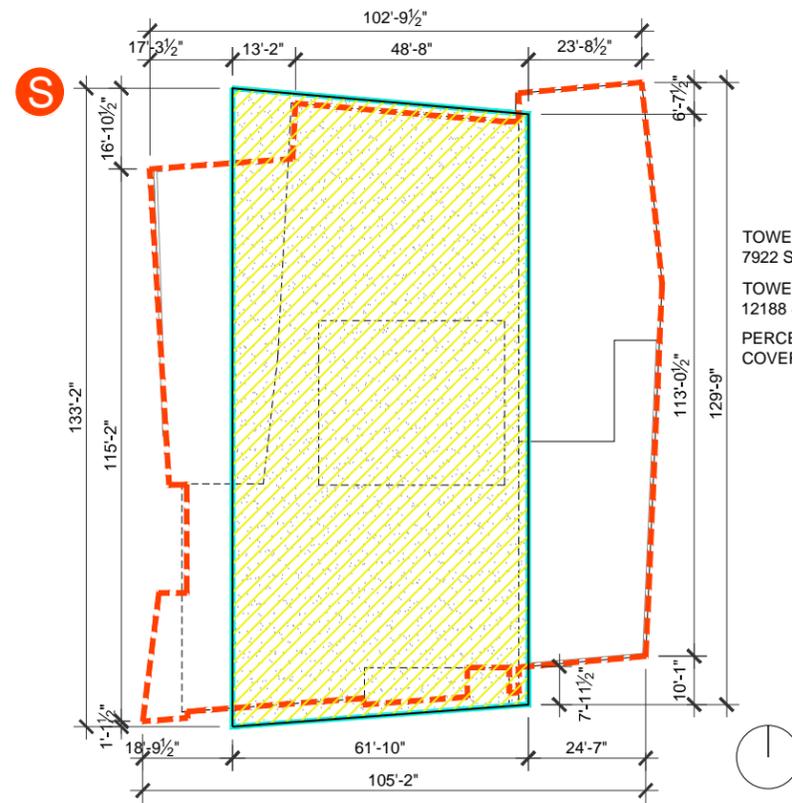


PROPOSED SOUTH TOWER ROOFTOP COVERAGE

TOWER ROOF:  
9885 SQ. FT.  
TOWER BELOW 400':  
12188 SQ. FT.  
PERCENT  
COVERAGE: **81.1%**



PROPOSED SOUTH TOWER MASSING WITH NON-COMPLIANT COVERAGE



SOUTH TOWER ROOFTOP COMPLYING WITH COVERAGE REQUIREMENT

TOWER ROOF:  
7922 SQ. FT.  
TOWER BELOW 400':  
12188 SQ. FT.  
PERCENT  
COVERAGE: **65.0%**



PROPOSED SOUTH TOWER MASSING WITH COMPLIANT COVERAGE

**CODE SECTION**

23.48.235 UPPER LEVEL SETBACK REQUIREMENTS IN SLU

**CODE REQUIREMENT**

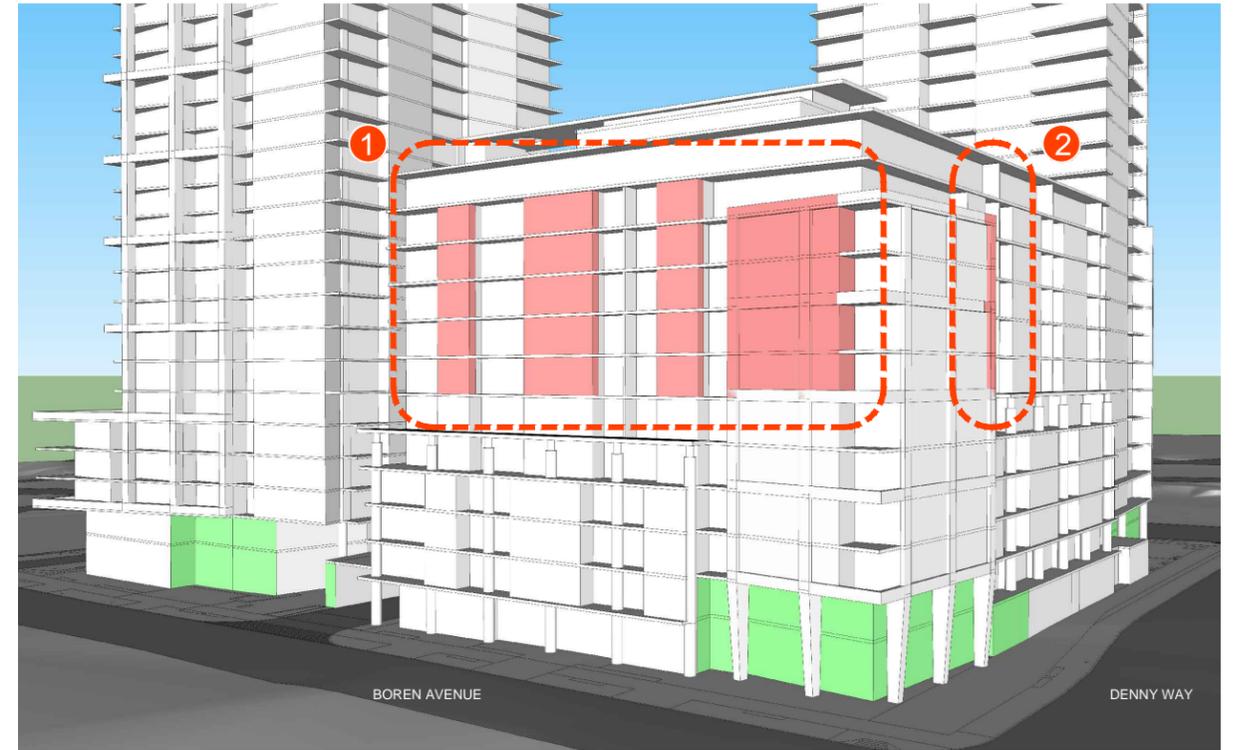
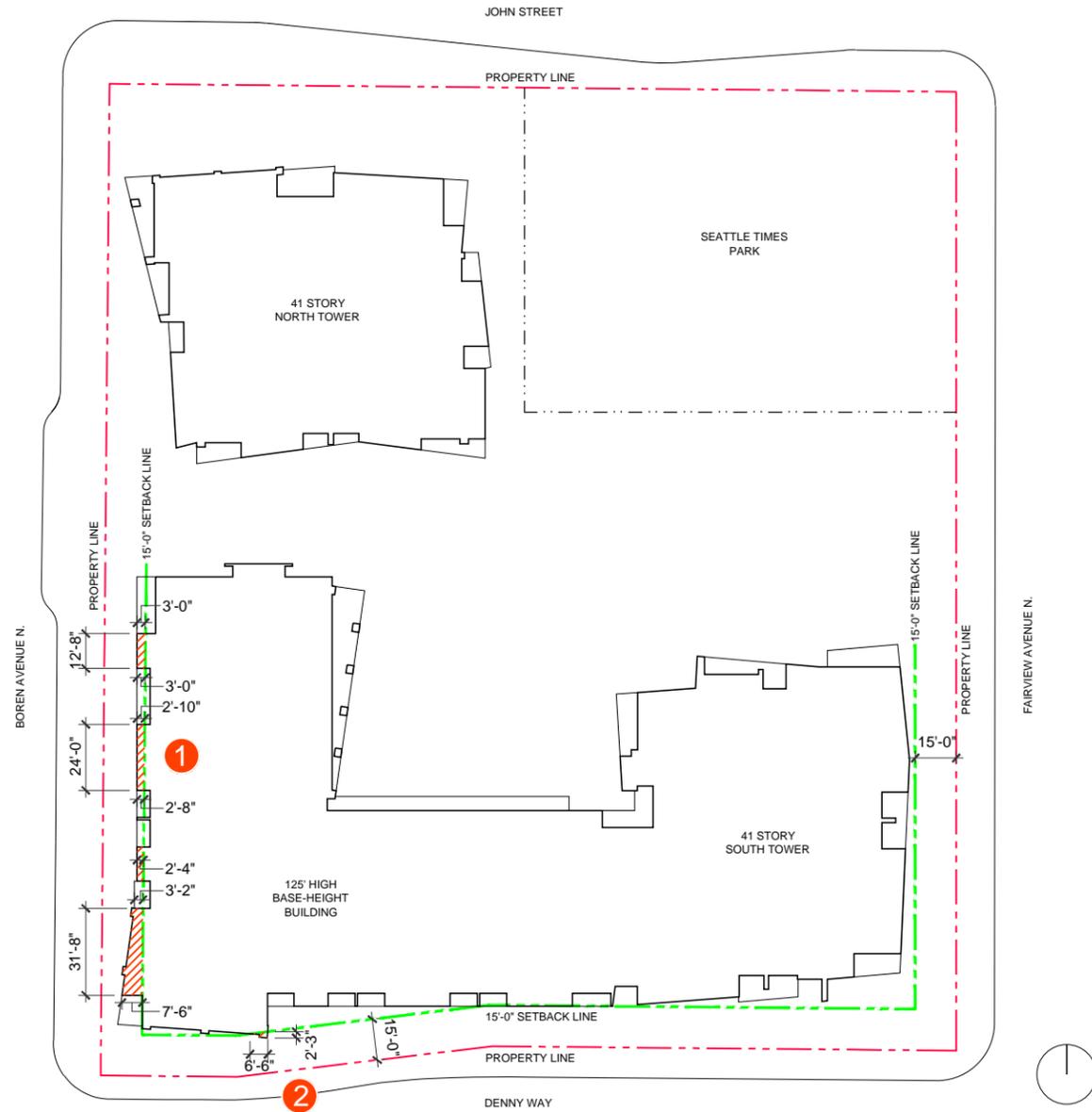
23.48.235.A.2 REQUIRES A SETBACK OF 1 FOOT FOR EVERY 2 ADDITIONAL FEET OF HEIGHT FOR ANY PORTION OF A STRUCTURE EXCEEDING THE MAXIMUM HEIGHT UP TO A MAX. OF 15 FEET MEASURED FROM THE STREET LOT LINE FOR SM-SLU 240/125-400.

**DEPARTURE REQUEST**

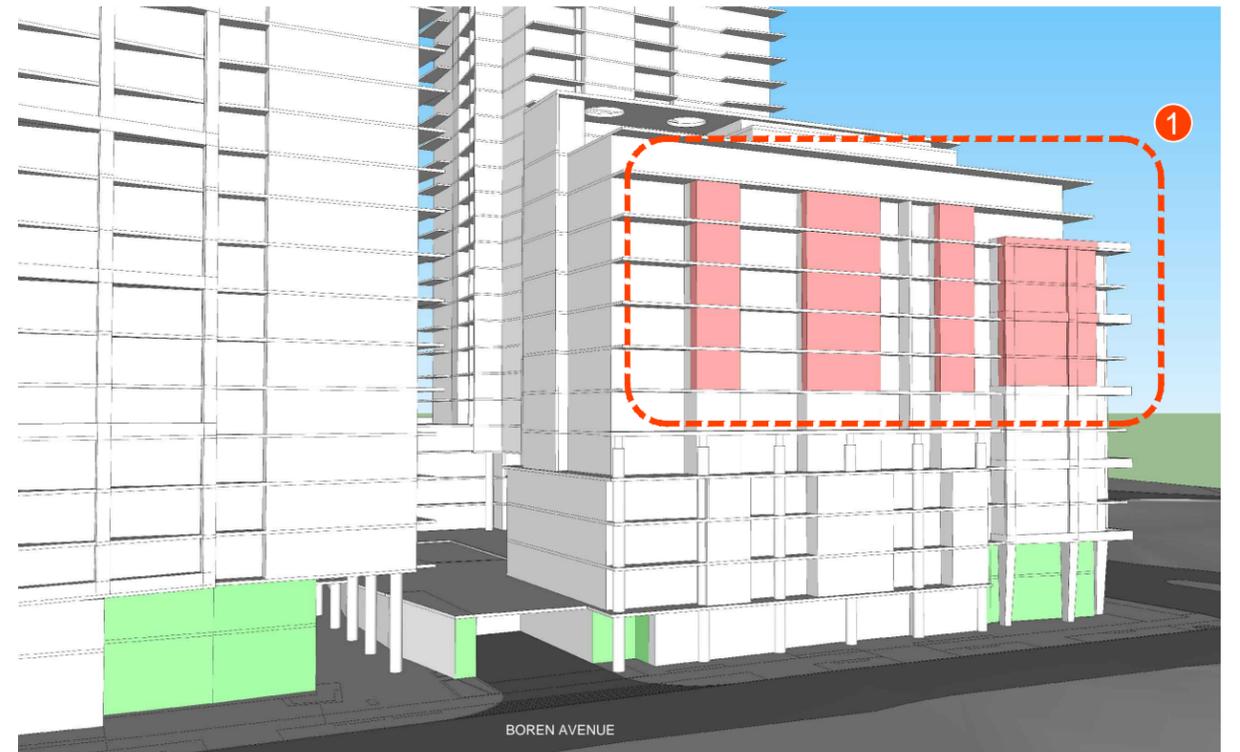
ALONG BOREN AVE., PORTIONS OF THE FAÇADE ABOVE 75 FEET (LEVELS 7 TO 11) EXTEND OUT OVER THE 15 FT. SETBACK BY UP TO 7'-6" AT THE SW CORNER.

**DESIGN JUSTIFICATION**

THE CORNER OF THE MID-RISE BUILDING 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



VIEW OF SOUTHWEST CORNER OF MID-RISE BUILDING - DEPARTURE HIGHLIGHTED IN RED



VIEW OF SOUTHWEST CORNER OF MID-RISE BUILDING - DEPARTURE HIGHLIGHTED IN RED

DEPARTURE REQUESTS IN SLU

CODE SECTION

23.48.240.B.b STRUCTURE SETBACK REQUIREMENTS IN SLU

CODE REQUIREMENT

23.48.240.B.1.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 SETBACKS ARE PERMITTED FOR UP TO 30 PERCENT OF THE LENGTH OF PORTIONS OF THE STREET FAÇADE THAT ARE SET BACK FROM THE STREET LOT LINE, PROVIDED THAT THE ADDITIONAL SETBACK IS LOCATED 20 FEET OR MORE FROM ANY STREET CORNER; 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 REQUEST

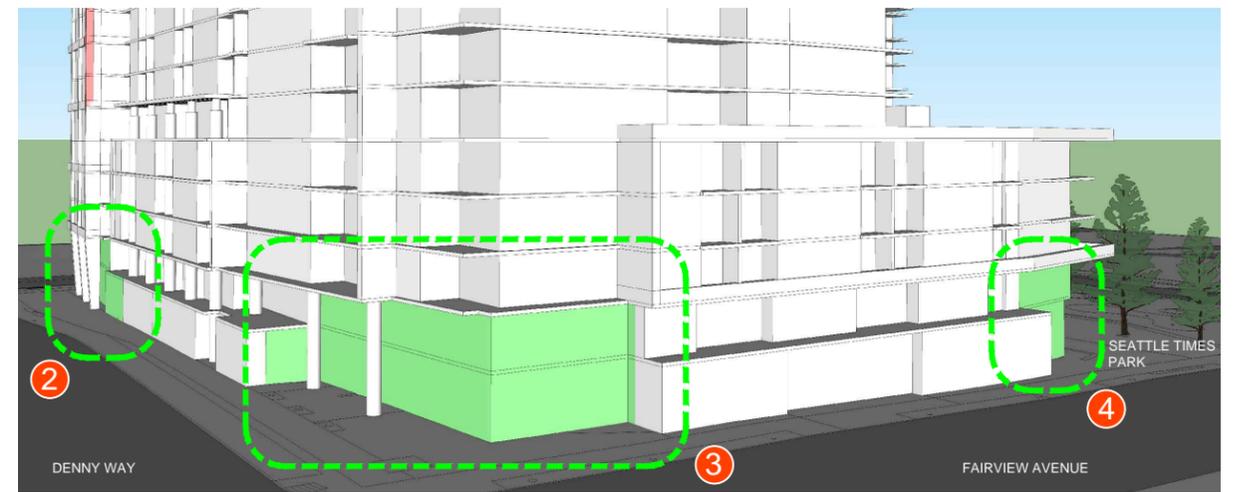
THE APPLICANT REQUESTS A DEPARTURE OF THE MAX. STREET LEVEL SETBACK FOR SEVERAL KEY LOCATIONS FROM THE REQUIRED 12 FEET FROM THE PROPERTY LINE. THE LOCATIONS ARE AS FOLLOWS:  
 1) ADJACENT TO THE N. TOWER LOBBY ON BOREN AVE. AND THE PARKING ENTRY RAMP.  
 2) AT THE CORNER OF BOREN AVE. AND DENNY WAY.  
 3) AT THE CORNER OF DENNY WAY AND FAIRVIEW AVE.  
 4) ON FAIRVIEW AVE. NEXT TO THE MID-BLOCK CONNECTION.

DESIGN JUSTIFICATION

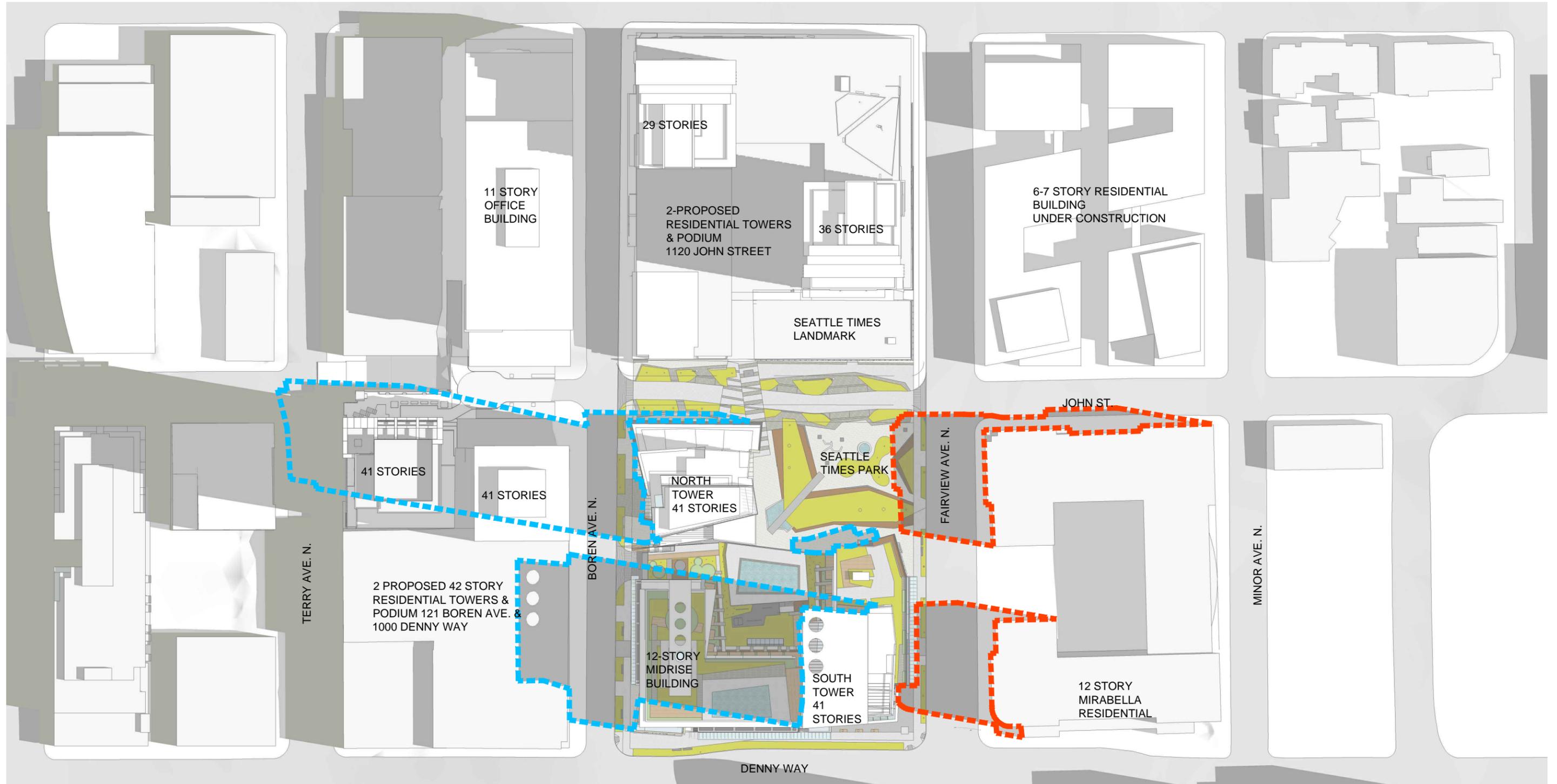
1) SETTING BACK THE TOWER ENTRY WILL DEFINE THE TRANSITION FROM PUBLIC TO SEMI-PRIVATE SPACE AND PROVIDE OPPORTUNITIES FOR LANDSCAPING AT THE ENTRY. SETTING BACK THE DRIVEWAY WILL INCREASE SAFETY FOR PEDESTRIANS.  
 2) THIS SETBACK AT THE STREET LEVEL WILL PROVIDE A LANDSCAPED BUFFER BETWEEN BUSY DENNY WAY AND THE QUIETER BOREN AVE.  
 3) 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 FOCUSED PLAZA SPACES AT THIS INTERSECTION.  
 4) 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, CS2 C.1 Relationship to the block - Corner Sites



VIEW OF SOUTHWEST CORNER OF MID-RISE BUILDING - DEPARTURE HIGHLIGHTED IN GREEN

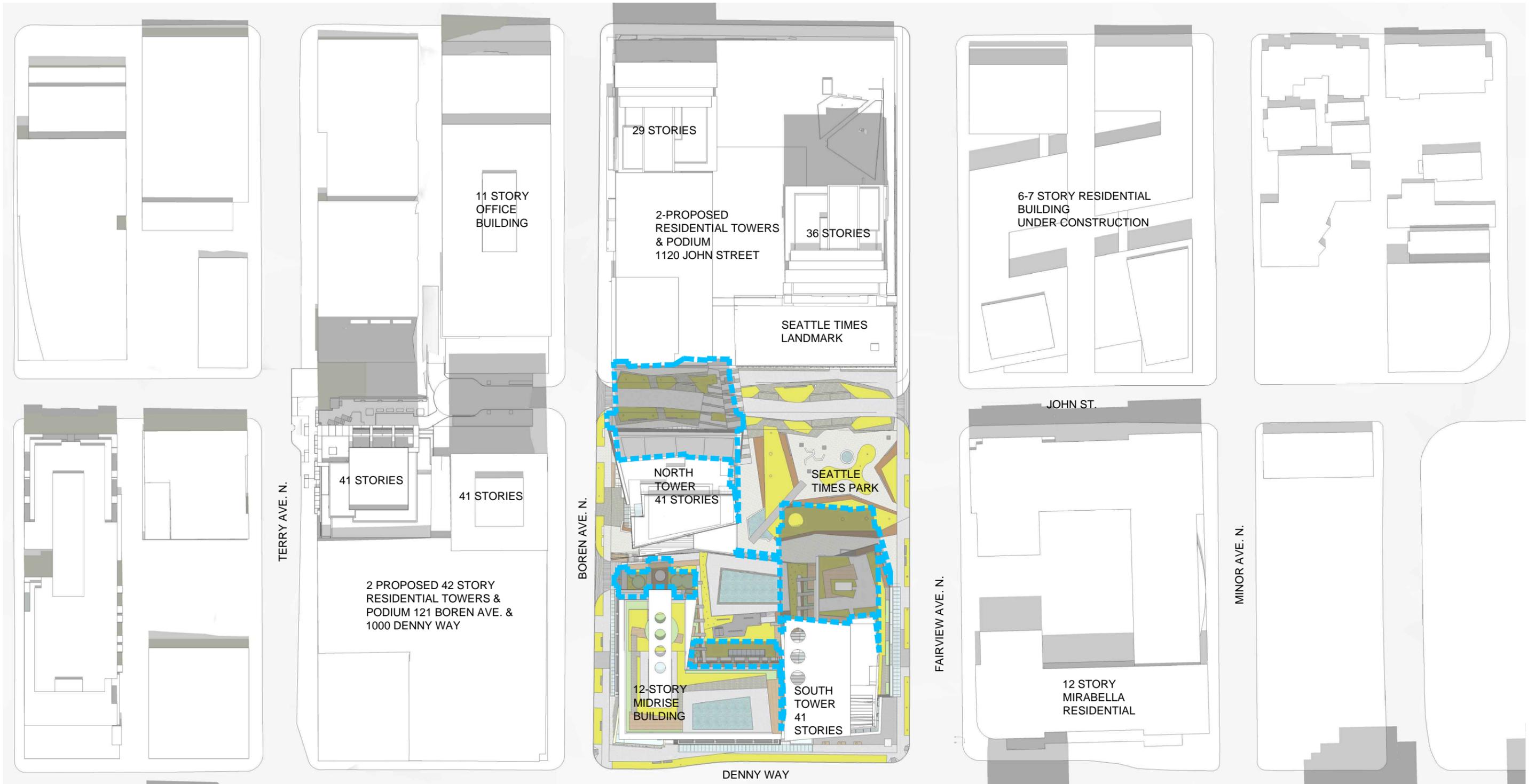


VIEW OF SOUTHWEST CORNER OF MID-RISE BUILDING - DEPARTURE HIGHLIGHTED IN GREEN



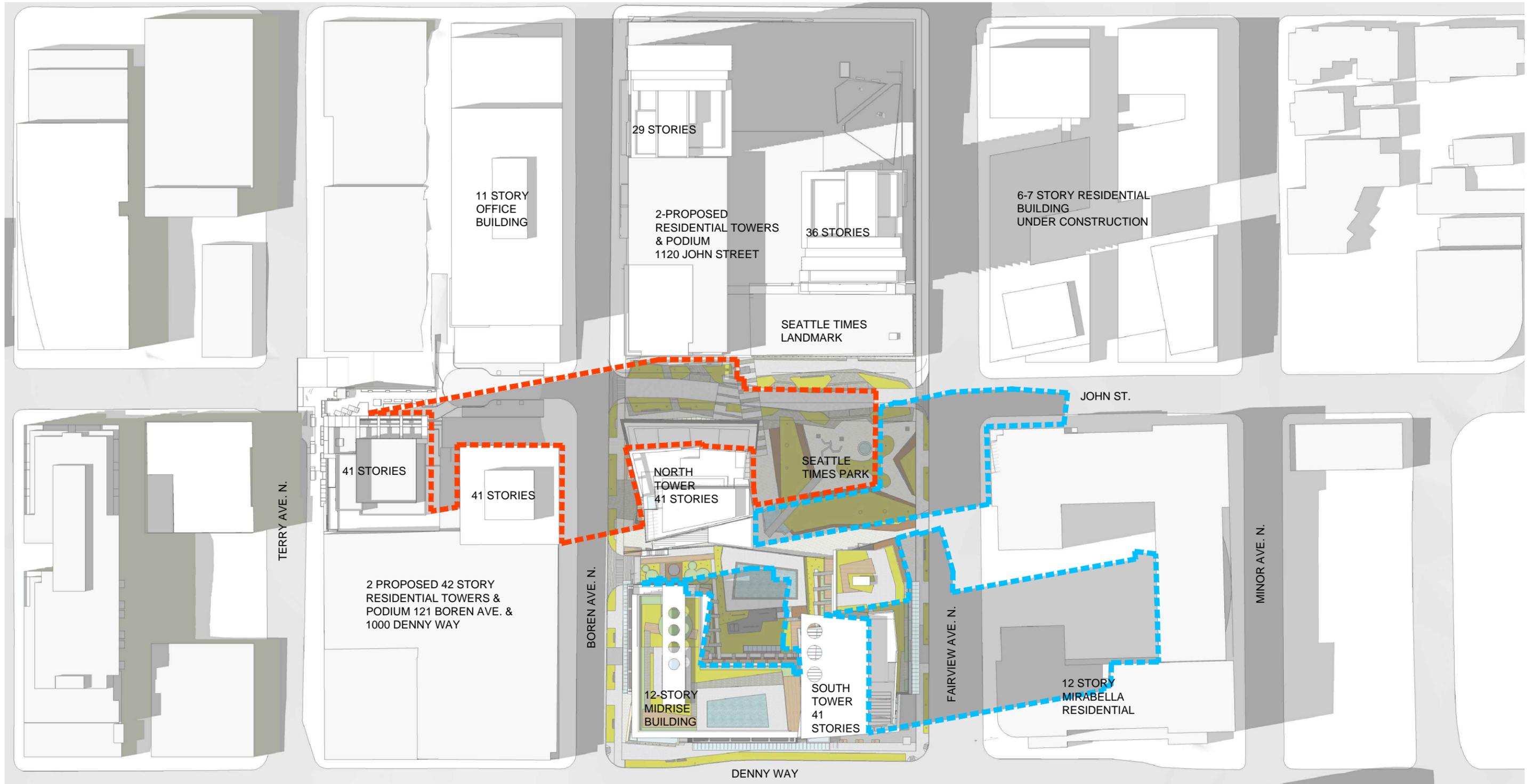
 SHADOWS CAST BY 1120 DENNY WAY  
 SHADOWS CAST BY ADJACENT STRUCTURES





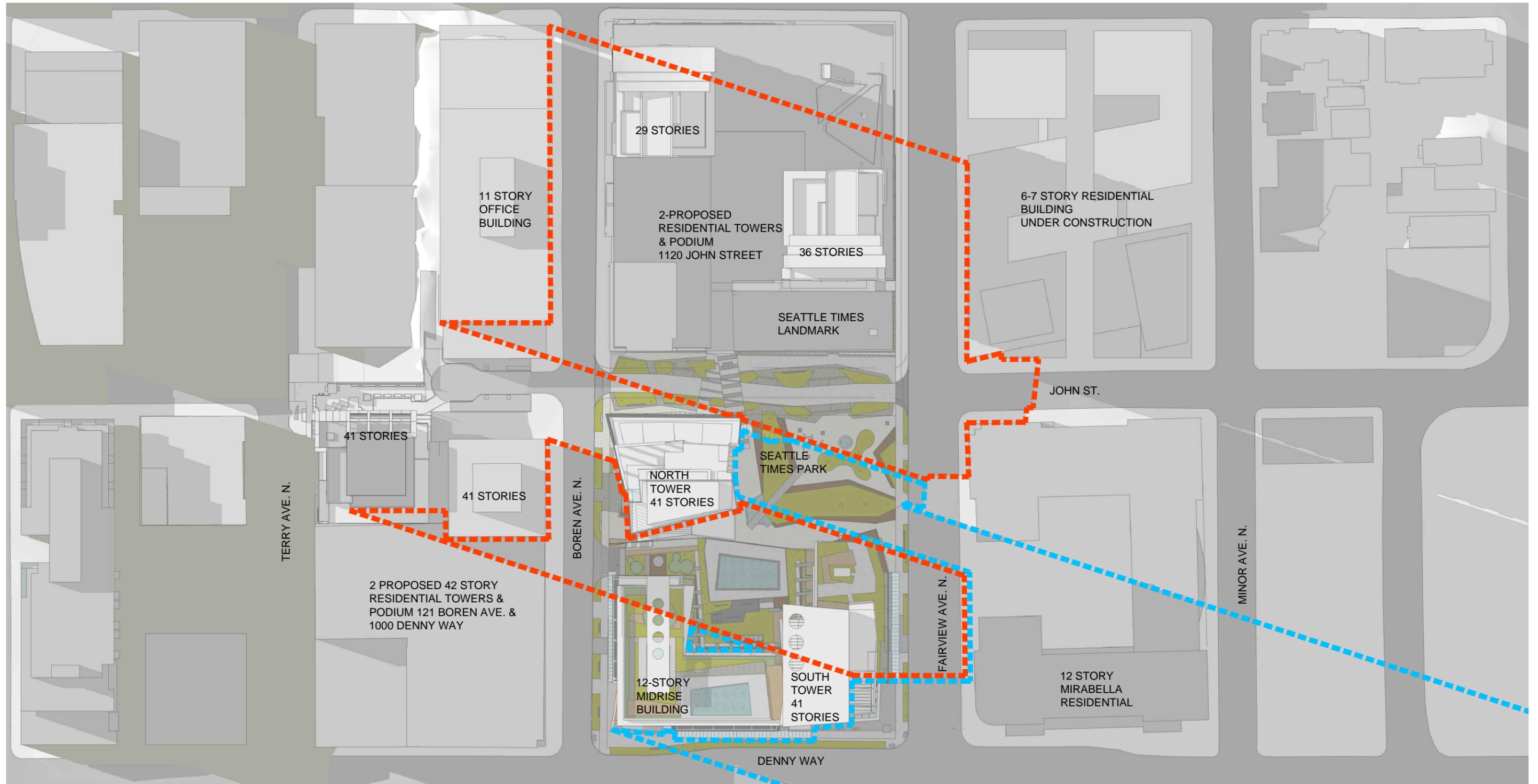
 SHADOWS CAST BY 1120 DENNY WAY  
 SHADOWS CAST BY ADJACENT STRUCTURES





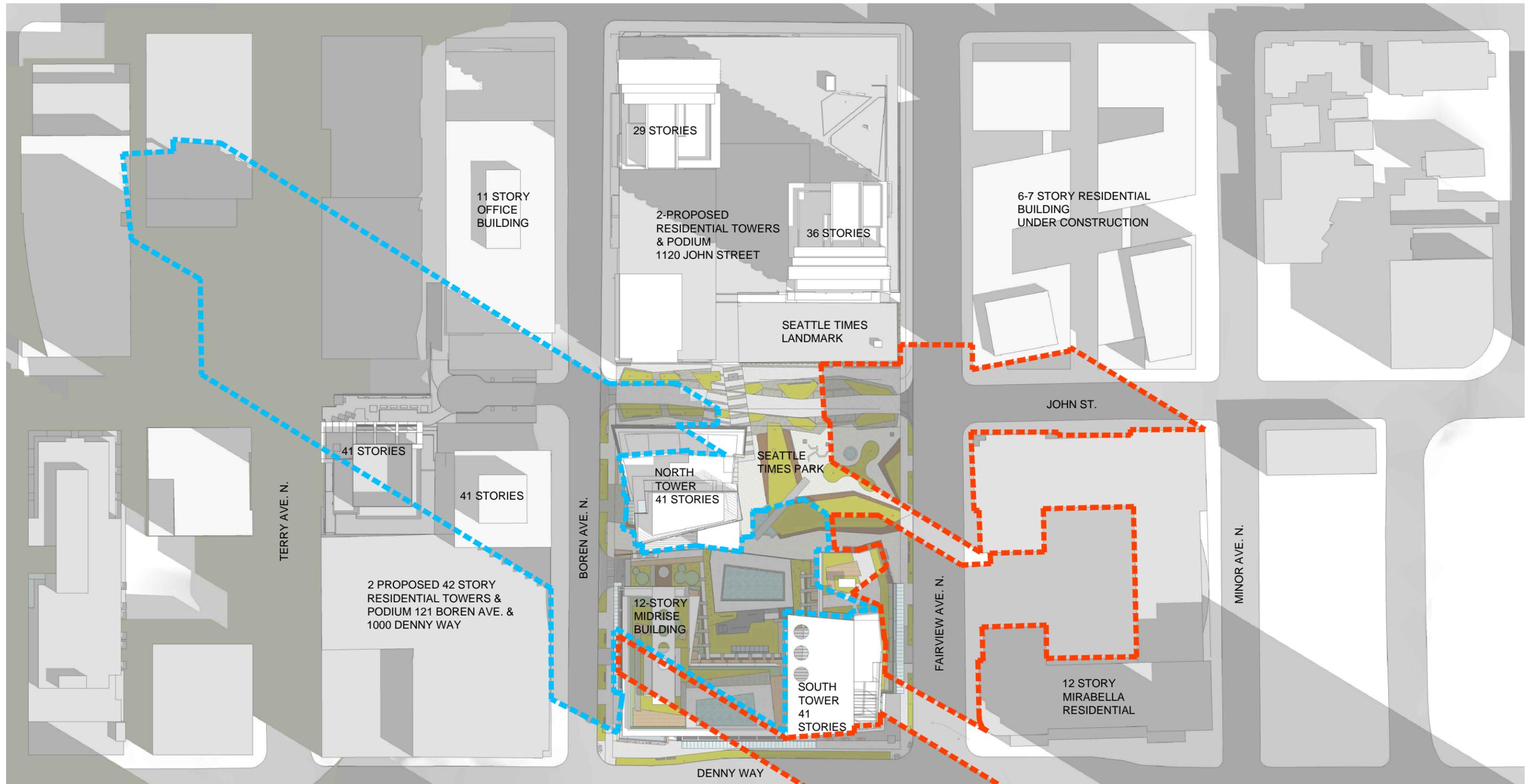
 SHADOWS CAST BY 1120 DENNY WAY  
 SHADOWS CAST BY ADJACENT STRUCTURES





 SHADOWS CAST BY 1120 DENNY WAY  
 SHADOWS CAST BY ADJACENT STRUCTURES

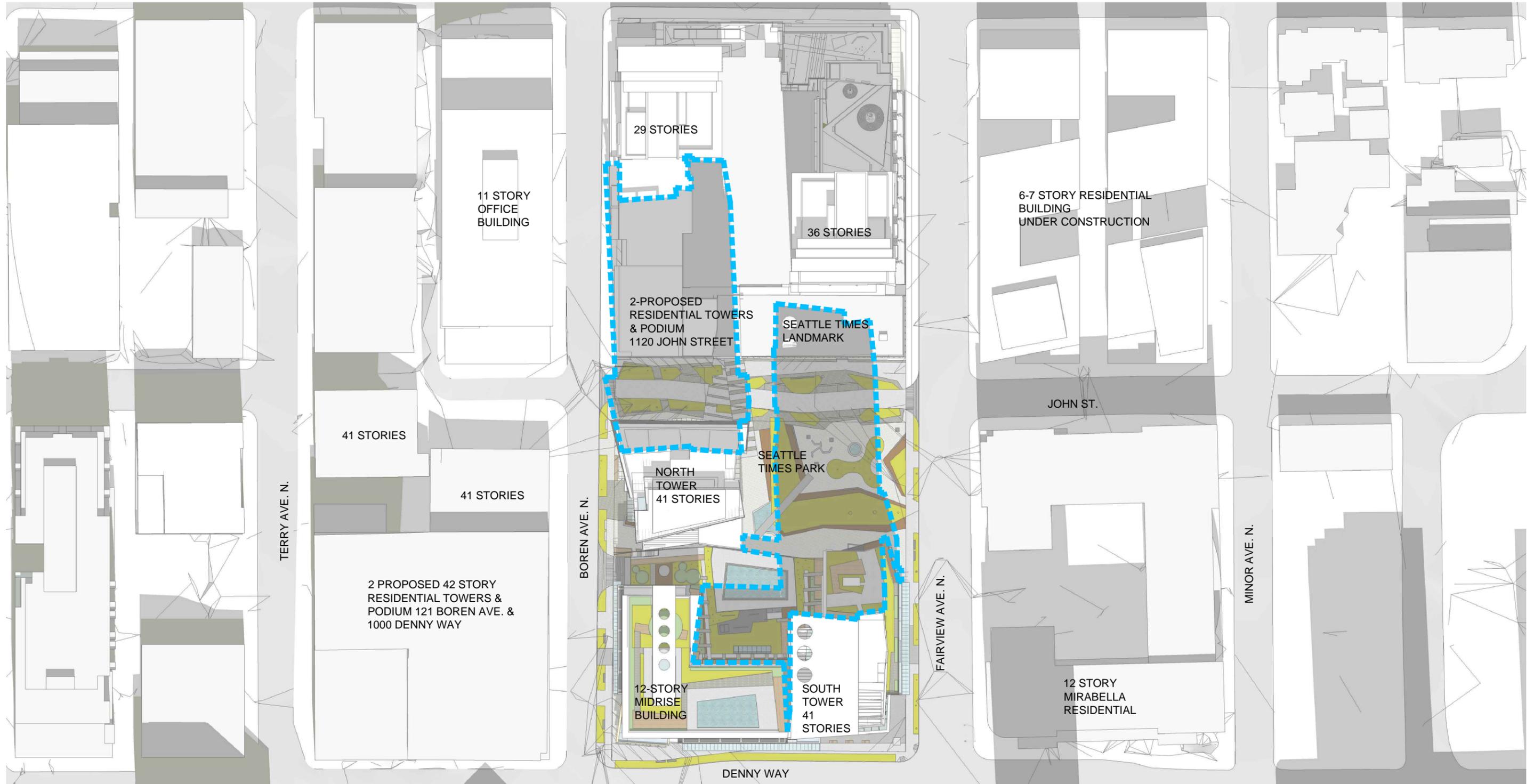




 SHADOWS CAST BY 1120 DENNY WAY

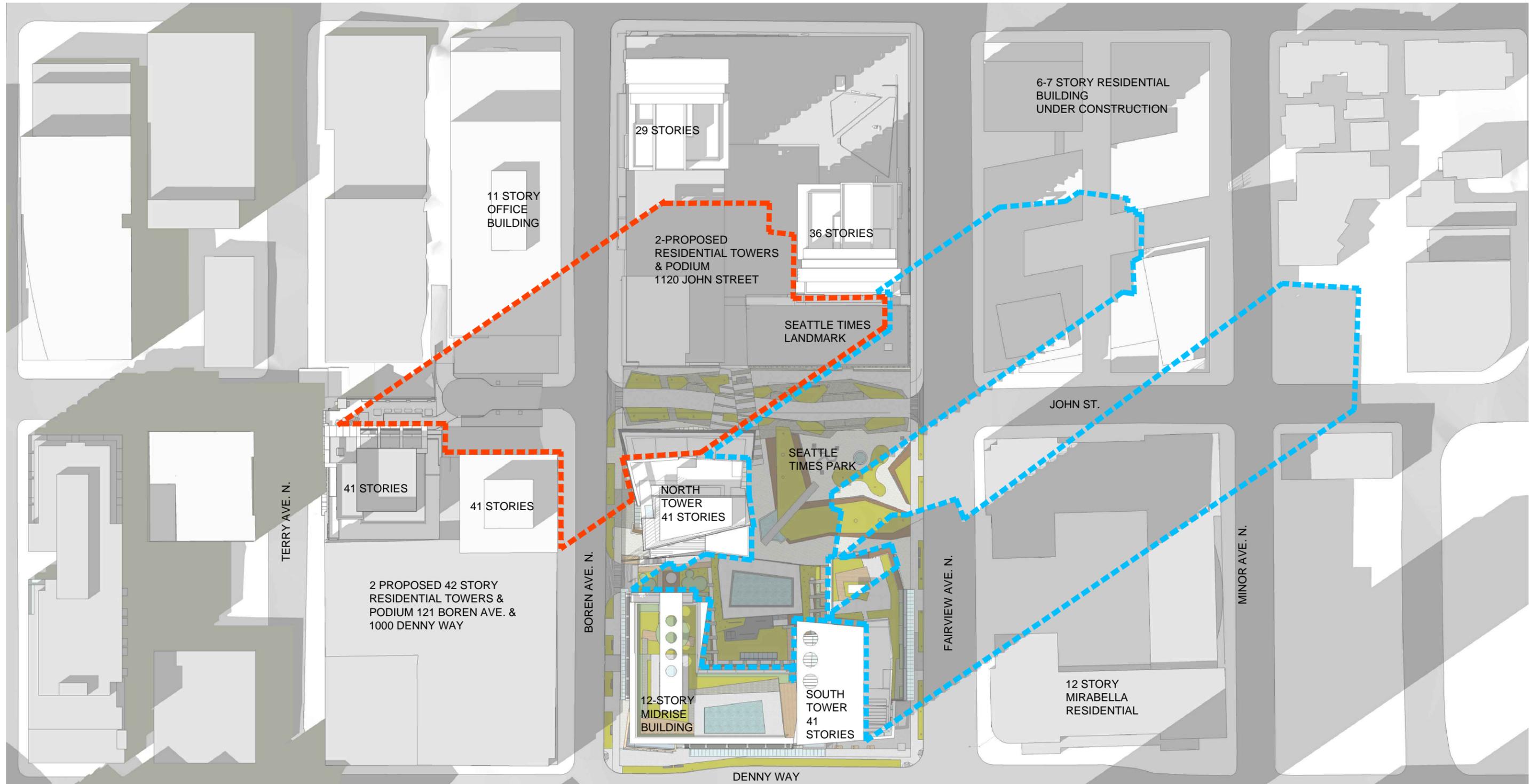
 SHADOWS CAST BY ADJACENT STRUCTURES





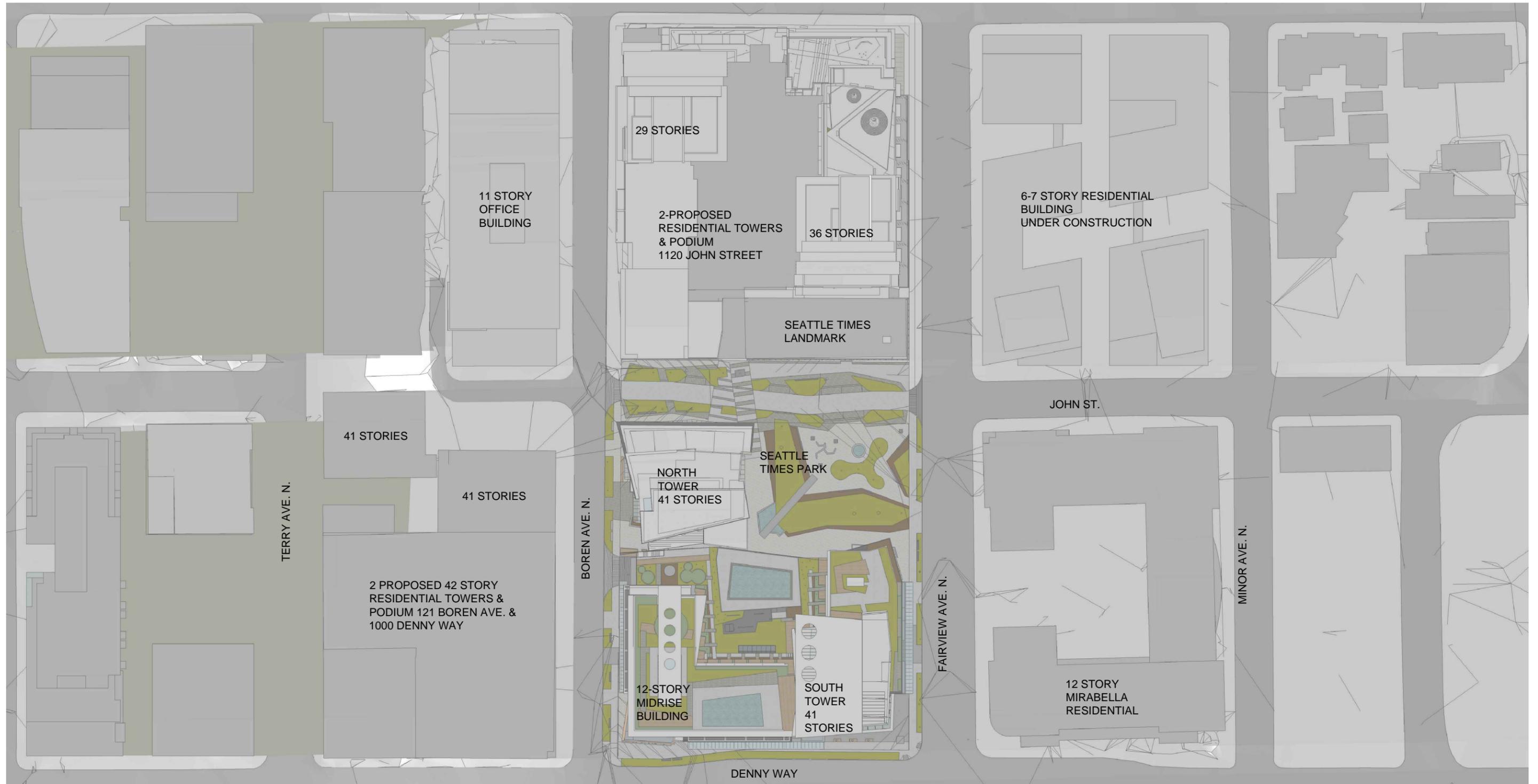
 SHADOWS CAST BY 1120 DENNY WAY  
 SHADOWS CAST BY ADJACENT STRUCTURES





 SHADOWS CAST BY 1120 DENNY WAY  
 SHADOWS CAST BY ADJACENT STRUCTURES



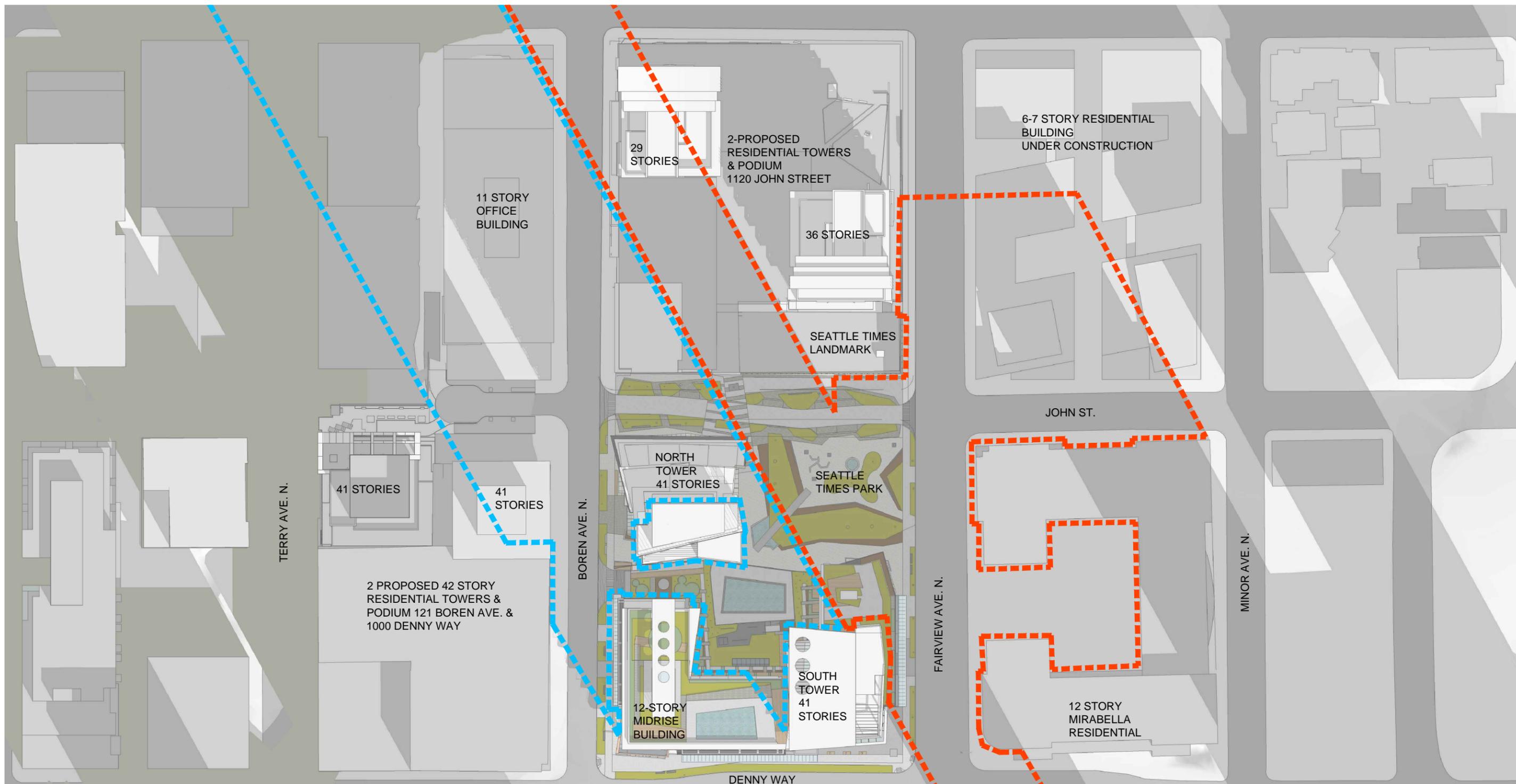


SHADOWS CAST BY 1120 DENNY WAY



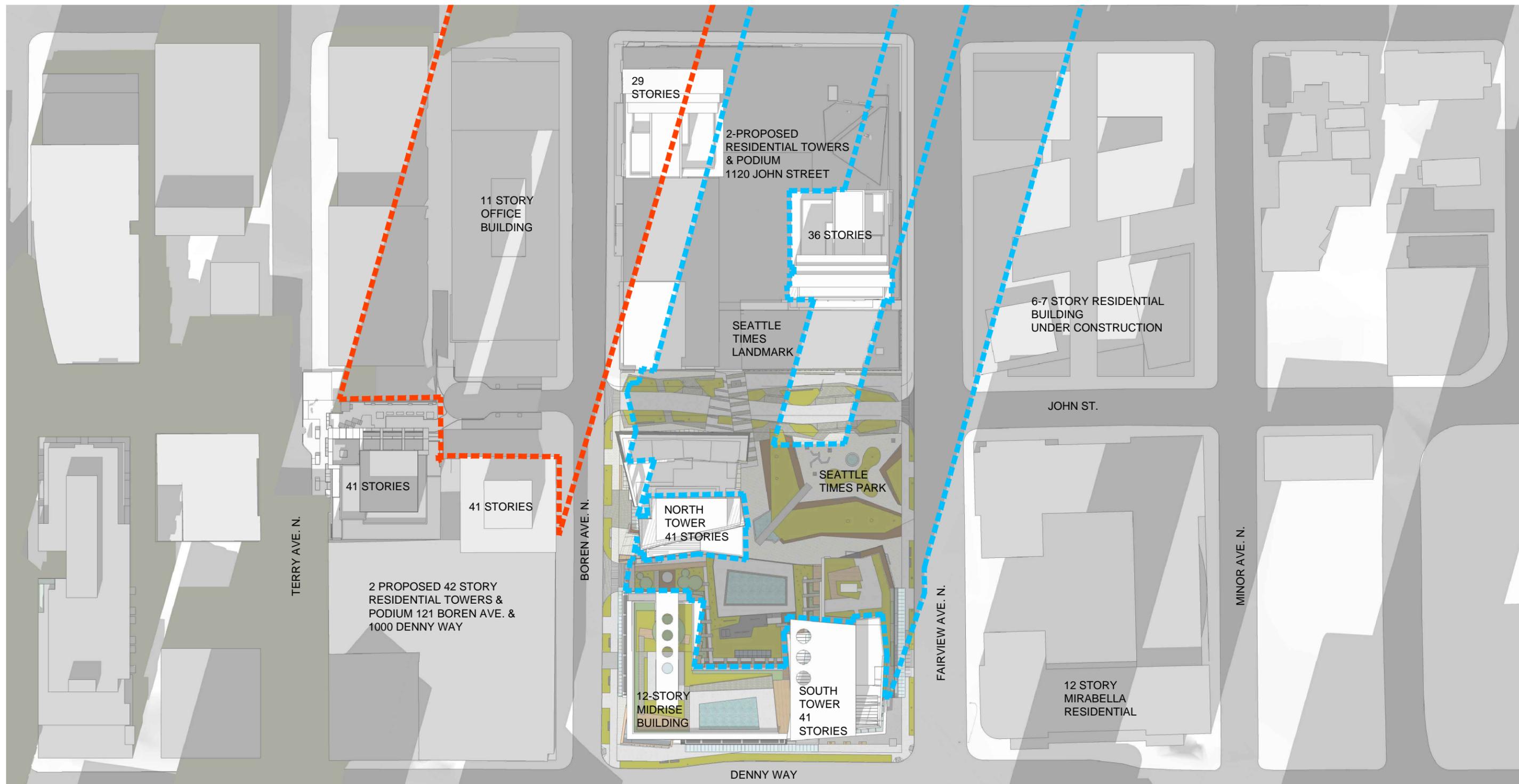
SHADOWS CAST BY ADJACENT STRUCTURES





 SHADOWS CAST BY 1120 DENNY WAY  
 SHADOWS CAST BY ADJACENT STRUCTURES

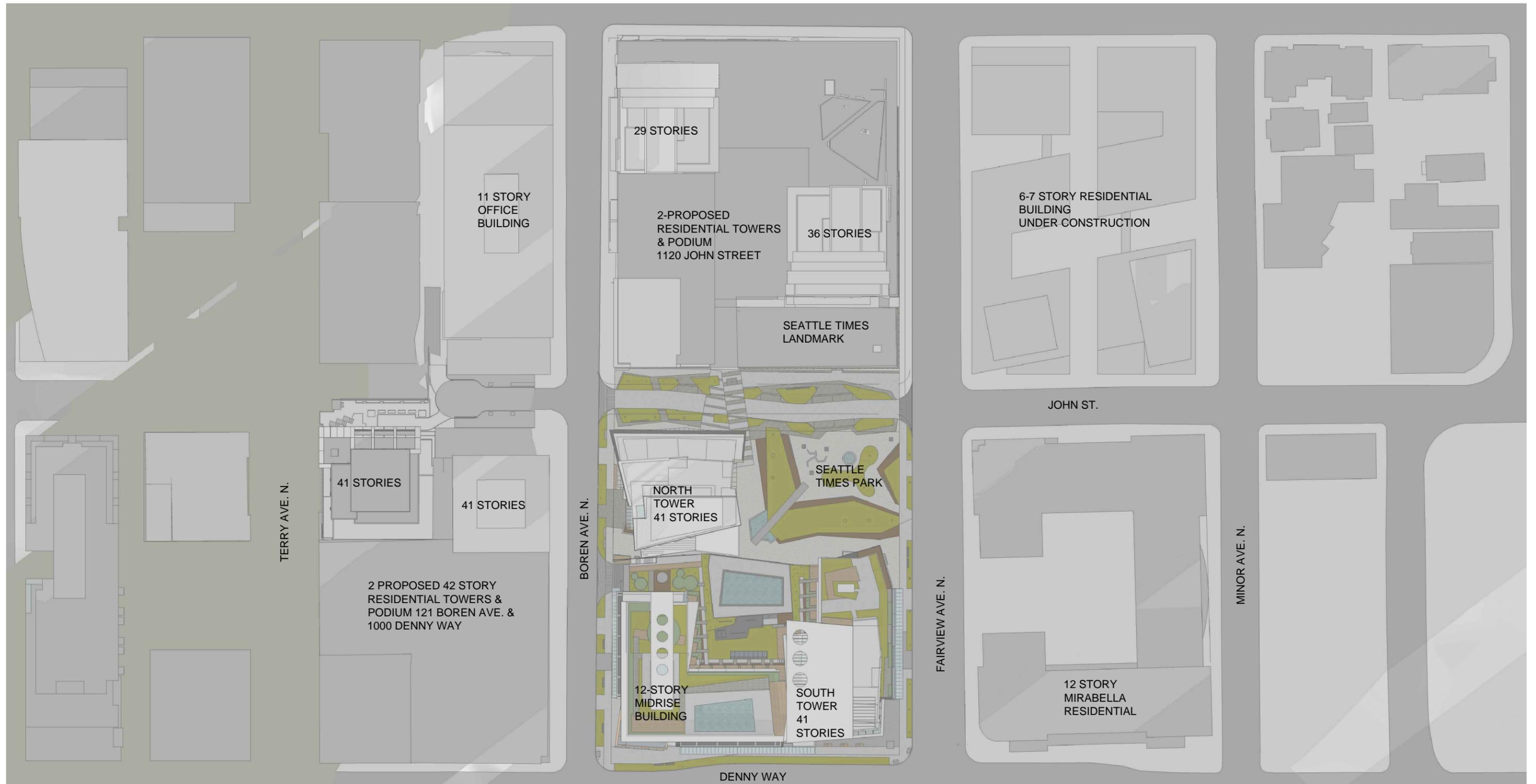




 SHADOWS CAST BY 1120 DENNY WAY

 SHADOWS CAST BY ADJACENT STRUCTURES

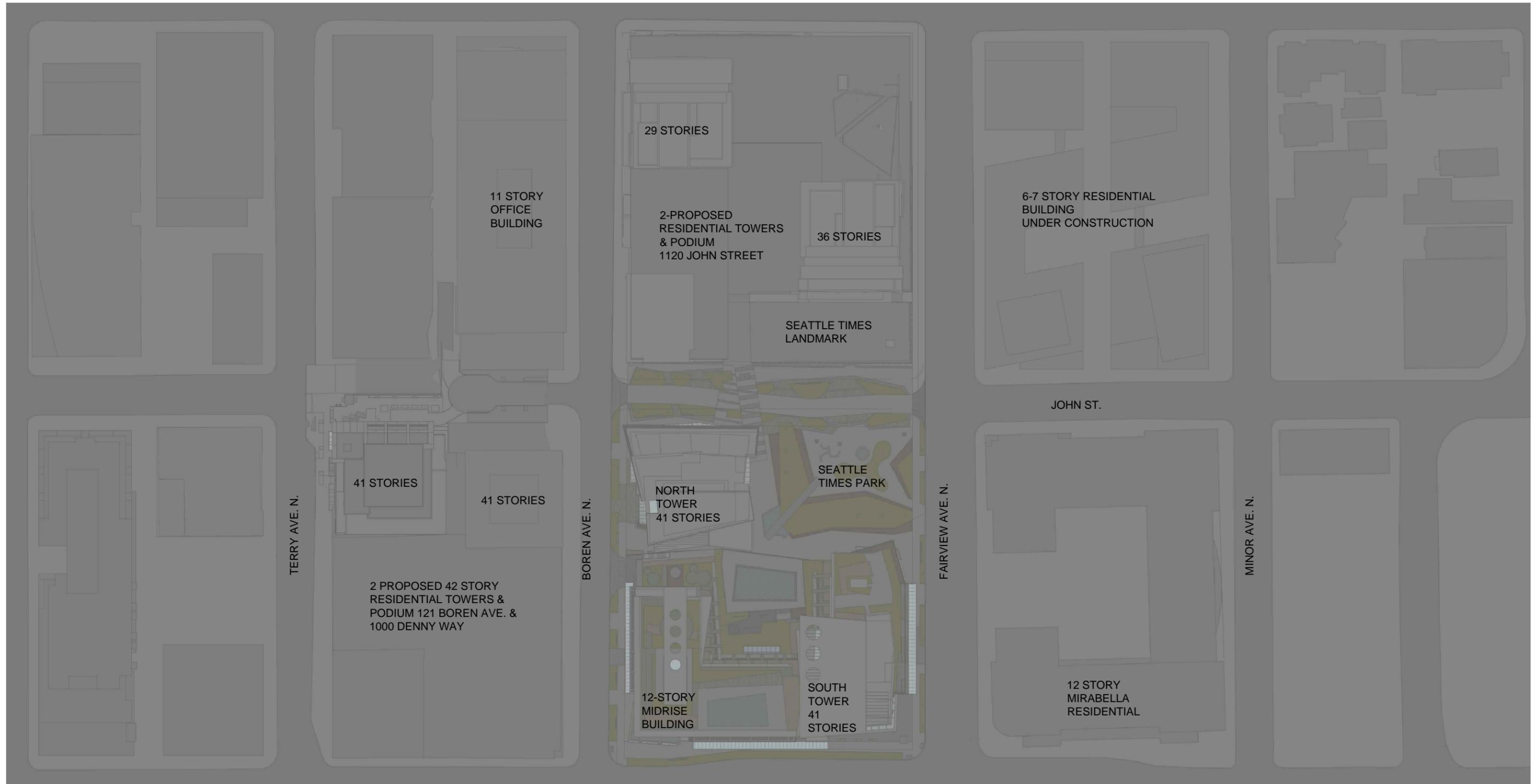




SHADOWS CAST BY 1120 DENNY WAY

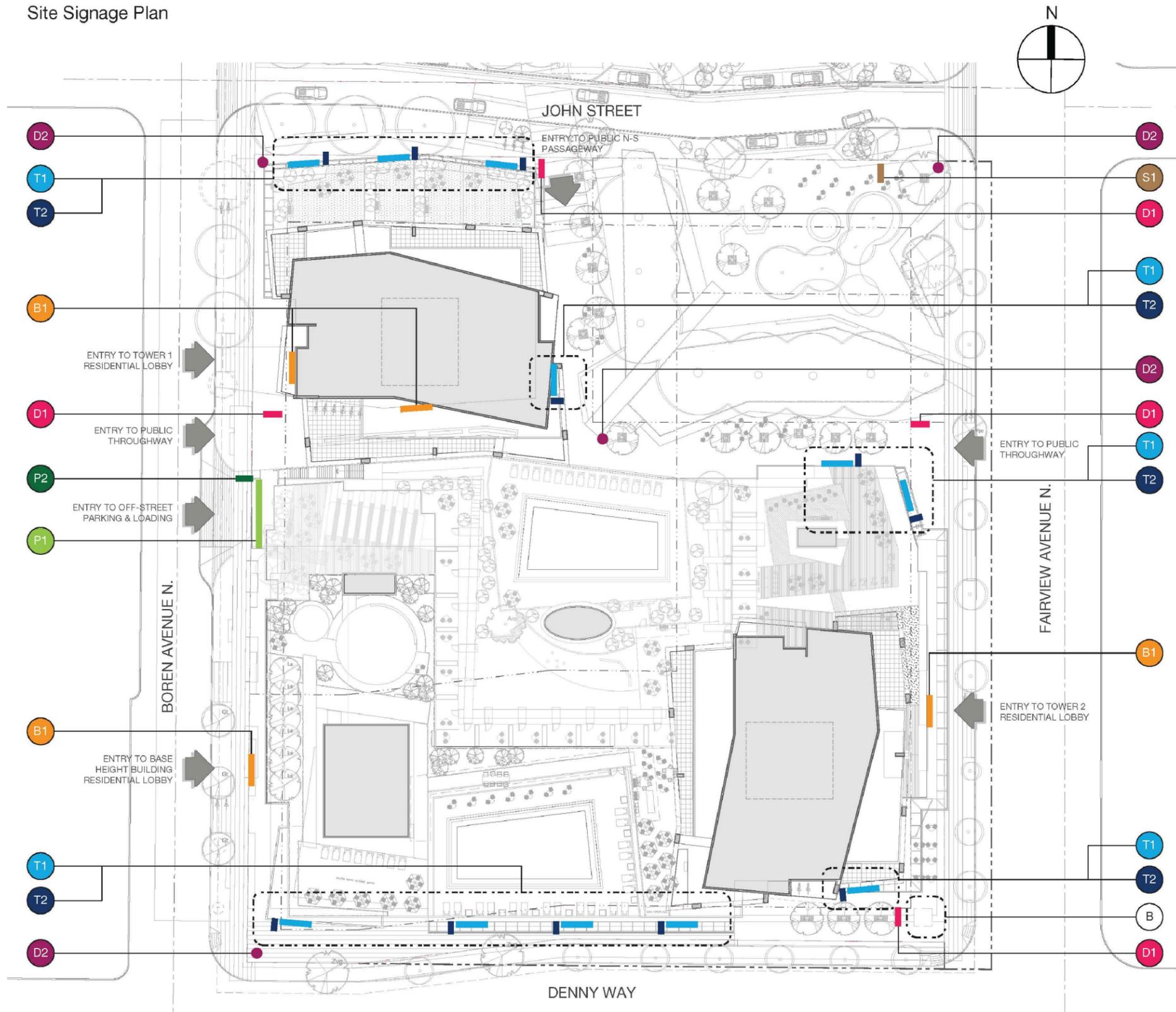
SHADOWS CAST BY ADJACENT STRUCTURES





SIGNAGE CONCEPT

Site Signage Plan



Signage Legend

Sign Type	Mounting	Quantity
D1	Directory / Directional	Freestanding x4
D2	Secondary Directional	Freestanding x4
B1	Building ID (Residential)	Freestanding or Fascia x4
T1	Tenant ID	Suspended or Fascia x11
T2	Tenant ID	Projecting x11
P1	Parking ID	Fascia x1
P2	Parking ID	Projecting x1
S1	Seattle Times Park ID	Freestanding x1

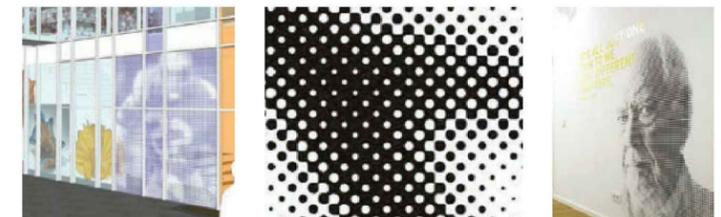
Architectural Integration with Signage / Wayfinding



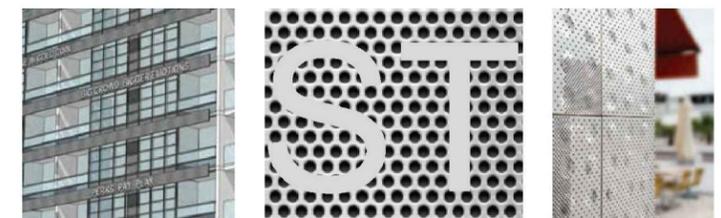
(A) Text/graphics etched into pavers provides wayfinding cues for pedestrians. See Landscape drawing for details.



(B) Public art acts as a landmark which provides patrons with a meeting place which reflects the history of the site.



(C) The buildings design aesthetic will be incorporated into signage design. Pixelated coloured ceramic fritted glass will be used as an accent.



(D) Building materials will be carried into the signage design. Perforated metal with dimensional text will be integrated with glass elements.

SIGNAGE CONCEPT

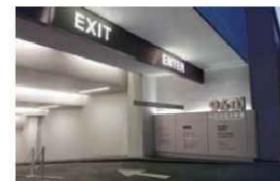
East Elevation / Signage Benchmarking



Signage materials/colours to match building aesthetic: Ceramic fritted glass, perforated metal, dimensional text



B1 Building ID (Residential) Freestanding or Fascia



P1 Parking ID Fascia  
P2 Parking ID



T1 Tenant ID Suspended or Fascia  
T2 Tenant ID



D1 Directory / Directional Freestanding

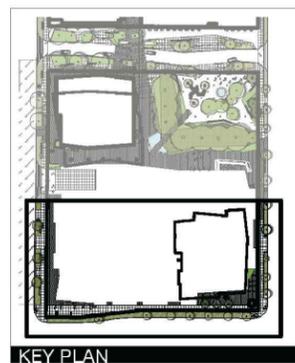
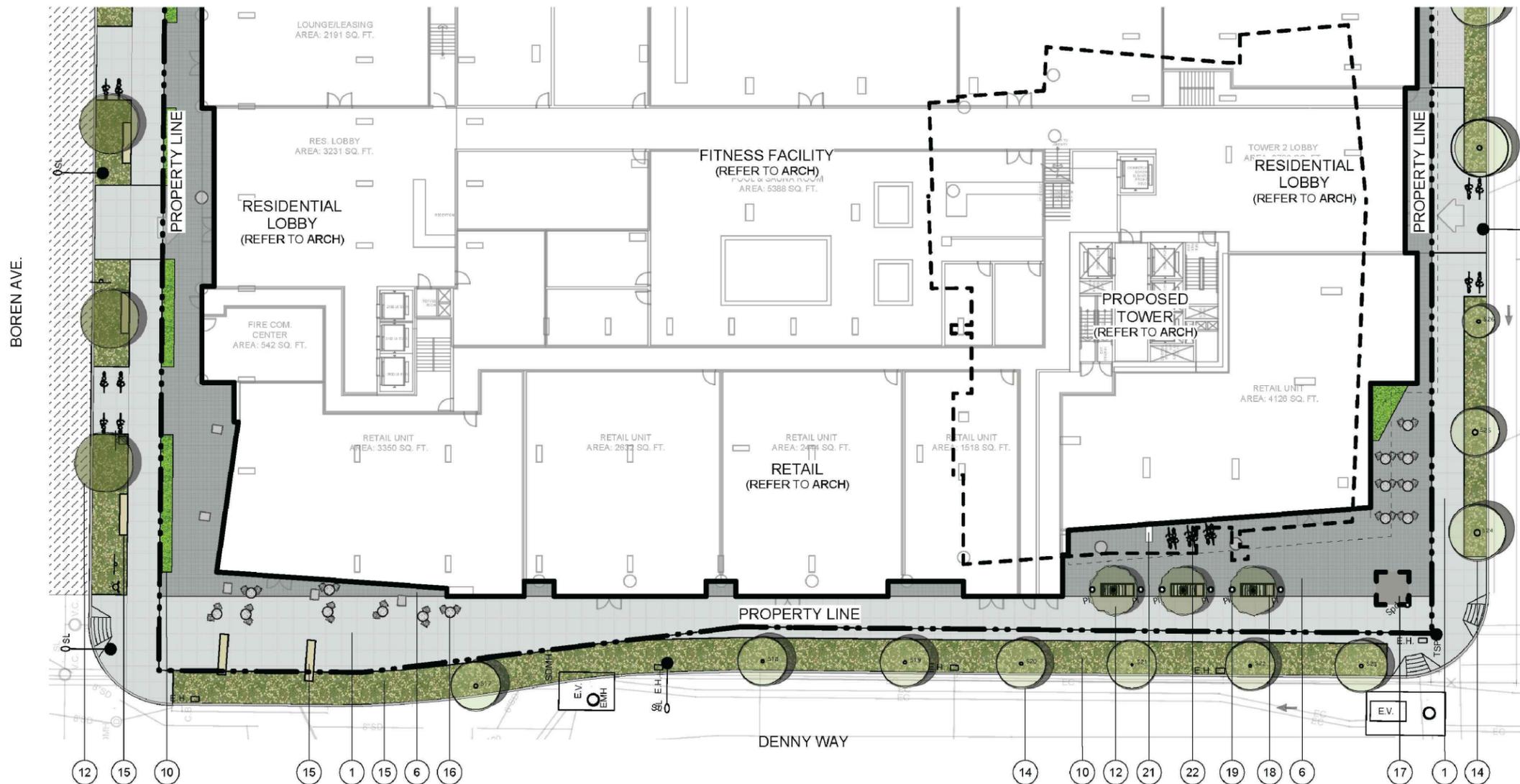


D2 Secondary Directional Freestanding



S1 Seattle Times Park ID Freestanding





**PAVING MATERIALS**

- 1 SAW-CUT CONCRETE- NATURAL COLOR
- 2 SAW-CUT TINTED CONCRETE- CHARCOAL COLOR
- 3 SAW-CUT TINTED CONCRETE- DARK GRAY COLOR
- 4 ADA COMPLIANT TACTILE WARNING STRIP DARK GRAY COLOR
- 5 FLAMED FINISH GRANITE LIGHT COLOR
- 6 FLAMED FINISH GRANITE DARK COLOR
- 7 PRECAST PERMEABLE PAVER NATURAL COLOR
- 8 6" HT. CONCRETE BARRIER CURB CHARCOAL COLOR

**PLANTING**

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

**SITE FURNISHINGS**

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

LANDSCAPE - PLANTING QUANTITIES - ADDED

# Planting Plant Quantities

PLANT LIST - SOUTH - LEVEL 1						
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES - OFFSITE						
Fpc	1	Fraxinus pennsylvanica, 'Cimmzam'	Cimmaron Ash	as shown	2-1/2" cal/ B&B	6' std. full, bushy plants
Gl	3	Gleditsia triacanthos	honey locust	as shown	2-1/2" cal./B&B	6' std. full, bushy plants
	0			as shown		
TREES - ONSITE						
	0			as shown		
Qr-1	6	Quercus robur 'Fastigiata'	Fastigate Oak	as shown	2-1/2" cal./B&B	6' std. full, bushy plants
Fa	5	Fraxinus americana	White Ash	as shown	2-1/2" cal/ B&B	6' std. full, bushy plants
CJ	5	Cercidiphyllum japonicum	katsura tree	as shown	2-1/2" cal./B&B	6' std. full, bushy plants
Ac	11	Acer circinatum	vine maple	as shown	15' full height	full, bushy plants
SHRUBS OFFSITE						
	0			as shown		
Cm	168	Carex morrowii	Japanese Sedge Grass	as shown	#2 cont	full, bushy plants
Co	168	Carex oshimensis	Japanese Sedge	as shown	#2 cont.	full, bushy plants
Je	171	Juncus effusus	common rush	as shown	#2 cont	full, bushy plants
Lm	171	Leriope muscari	Lilyturf 'Big Blue'	as shown	#2 cont	full, bushy plants
Ls	168	Leriope spicata	Creeping Lilyturf	as shown	#2 cont	full, bushy plants
Pah	168	Pennisetum alopecuroides 'Hameln'	dwarf fountain Grass	as shown	#2 cont	full/ bushy plants
Cd	159	Cotoneaster dammeri	bearberry cotoneaster	as shown	#2 cont	full, bushy plants
Pl	159	Pachysandra terminalis	Japanese Spurge	as shown	#2 cont	full/ bushy plants
Frc	159	Fragaris chiloensis	coastal strawberry	as shown	#2 cont	full/ bushy plants
SHRUBS - ONSITE						
Auu	66	Arctostaphylos uva-ursi	Bearberry, Kinnikinnick	as shown	#2 cont.	full/ bushy plants/ heavy
B	136	Blechnum spicant	Deer Fern	as shown	#2 cont	full bushy plants
Bd	100	Berberis darwinii	Darwin's Barberry	as shown	#2 cont.	Full, bushy plants
Cd	52	Cotoneaster dammeri	bearberry cotoneaster	as shown	#2 cont	full, bushy plants
Cm	52	Carex morrowii	Japanese Sedge Grass	as shown	#2 cont	full, bushy plants
Co	134	Carex oshimensis	Japanese Sedge	as shown	#2 cont.	full, bushy plants
Cpa	102	Carex pachystachya	Chamisso sedge	as shown	#2 cont.	full/ bushy plants
Frc	52	Fragaris chiloensis	coastal strawberry	as shown	#2 cont	full/ bushy plants
Gs	250	Gaultheria shallon	salal	as shown	#2 cont.	full/ bushy plants
Ipc	102	Iris 'Pacific Coast Hybrid'	Pacific Coast hybrid	as shown	#2 cont.	full/ bushy plants
Je	52	Juncus effusus	common rush	as shown	#2 cont	full, bushy plants
Lm	52	Leriope muscari	Lilyturf 'Big Blue'	as shown	#2 cont	full, bushy plants
Ls	52	Leriope spicata	Creeping Lilyturf	as shown	#2 cont	full, bushy plants
Lun	102	Lupinus nootkatensis	nootka lupine	as shown	#2 cont.	full/ bushy plants
MY	228	Myrica californica	Pacific Wax Myrtle	as shown	#2 cont.	full/ bushy plants
Pah	52	Pennisetum alopecuroides 'Hameln'	dwarf fountain Grass	as shown	#2 cont	full/ bushy plants
Pf	252	Potentilla fruticosa	Bush Cinquefoil	as shown	#2 cont.	full/ bushy plants
Pm	250	Polystichum munitum	Sword Fern	as shown	#2 cont.	full bushy plants
Pl	52	Pachysandra terminalis	Japanese Spurge	as shown	#2 cont	full/ bushy plants
Rus	100	Rubus spectabilis	salmonberry	as shown	#2 cont	full/ bushy plants
Vo	100	Vaccinium ovatum	evergreen huckleberry	as shown	#2 cont.	full/ bushy plants
	0			as shown		

PLANT LIST - SOUTH - LEVEL 2						
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES - ONSITE						
Slps	34	Stewartia pseudocamellia	Japanese stewartia	as shown	12' ht/ B&B	multistemmed
Ls-1	6	Liquidambar styraciflua	sweetgum	as shown	2-1/2" cal. B&B	6' std. full, bushy plants
SHRUBS						
	0			as shown		
Cl	103	Choisya ternata	Mexican mock orange	as shown	#2 cont.	full/ bushy plants
Ecm	15	Echinacea 'Milkshake'	Milkshake Coneflower	as shown	#2 cont.	full/ bushy plants
Hem	15	Hemerocallis 'Joan Senior'	daylily	as shown	#2cont	full/ bushy plants
RhG	15	Rubeckia "Goldstrum"	Golden Coneflower	as shown	#2 cont	full/ bushy plants
Vc	55	Vaccinium corymbosum	Blueberry	as shown	#2 cont	full/ bushy plants
La	55	Lavendula angustifolia	English Lavander	as shown	#2 cont.	full/ bushy plants
Lm	64	Leriope muscari	Lilyturf 'Big Blue'	as shown	#2 cont	full, bushy plants
Fa-1	55	Fragaris x ananassa	strawberry	as shown	#2 cont	full/ bushy plants
Tmh	91	Taxus media 'Hicksii'	Anglojap Yew	as shown	4' ht/B&B	full, bushy plants

PLANT LIST - SOUTH - LEVEL 6						
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES - ONSITE						
Ls-1	3	Liquidambar styraciflua	sweetgum	as shown	2-1/2" cal. B&B	6' std
Aps	20	Acer palmatum 'Seiryu'	Japanese Maple	as shown	2-1/2" cal. B&B	full/bushy plants
SHRUBS						
	0			as shown		
Cl	151	Choisya ternata	Mexican mock orange	as shown	#2 cont.	full/ bushy plants
Ecm	26	Echinacea 'Milkshake'	Milkshake Coneflower	as shown	#2 cont.	full/ bushy plants
Hem	26	Hemerocallis 'Joan Senior'	daylily	as shown	#2cont	full/ bushy plants
RhG	26	Rubeckia "Goldstrum"	Golden Coneflower	as shown	#2 cont	full/ bushy plants
Vc	89	Vaccinium corymbosum	Blueberry	as shown	#2 cont	full/ bushy plants
La	89	Lavendula angustifolia	English Lavander	as shown	#2 cont.	full/ bushy plants
Lm	89	Leriope muscari	Lilyturf 'Big Blue'	as shown	#2 cont	full, bushy plants
Fa-1	89	Fragaris x ananassa	strawberry	as shown	#2 cont	full/ bushy plants

PLANT LIST - SOUTH - LEVEL 13						
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES - ONSITE						
	0			as shown		
Ls-1	16	Liquidambar styraciflua	sweetgum	as shown	2-1/2" cal. B&B	6' std
Aps	41	Acer palmatum 'Seiryu'	Japanese Maple	as shown	2-1/2" cal. B&B	full/bushy plants
SHRUBS						
	0			as shown		
Cl	135	Choisya ternata	Mexican mock orange	as shown	#2 cont.	full/ bushy plants
Ecm	25	Echinacea 'Milkshake'	Milkshake Coneflower	as shown	#2 cont.	full/ bushy plants
Hem	25	Hemerocallis 'Joan Senior'	daylily	as shown	#2cont	full/ bushy plants
RhG	25	Rubeckia "Goldstrum"	Golden Coneflower	as shown	#2 cont	full/ bushy plants
Vc	78	Vaccinium corymbosum	Blueberry	as shown	#2 cont	full/ bushy plants
La	78	Lavendula angustifolia	English Lavander	as shown	#2 cont.	full/ bushy plants
Lm	87	Leriope muscari	Lilyturf 'Big Blue'	as shown	#2 cont	full, bushy plants
Fa-1	78	Fragaris x ananassa	strawberry	as shown	#2 cont	full/ bushy plants
Tmh	51	Taxus media 'Hicksii'	Anglojap Yew	as shown	4' ht/B&B	full, bushy plants

PLANT LIST - SOUTH - LEVEL 41						
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES - ONSITE						
	0			as shown		
Ls-1	7	Liquidambar styraciflua	sweetgum	as shown	2-1/2" cal. B&B	6' std
Aps	13	Acer palmatum 'Seiryu'	Japanese Maple	as shown	2-1/2" cal. B&B	full/bushy plants
SHRUBS						
	0			as shown		
Cl	39	Choisya ternata	Mexican mock orange	as shown	#2 cont.	full/ bushy plants
Ecm	6	Echinacea 'Milkshake'	Milkshake Coneflower	as shown	#2 cont.	full/ bushy plants
Hem	6	Hemerocallis 'Joan Senior'	daylily	as shown	#2cont	full/ bushy plants
RhG	6	Rubeckia "Goldstrum"	Golden Coneflower	as shown	#2 cont	full/ bushy plants
Vc	22	Vaccinium corymbosum	Blueberry	as shown	#2 cont	full/ bushy plants
La	22	Lavendula angustifolia	English Lavander	as shown	#2 cont.	full/ bushy plants
Lm	22	Leriope muscari	Lilyturf 'Big Blue'	as shown	#2 cont	full, bushy plants
Fa-1	22	Fragaris x ananassa	strawberry	as shown	#2 cont	full/ bushy plants