



# BLOCK 38

Early Design Guidance

520 Westlake Avenue North | Project # 3017466  
October 1st, 2014

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PROJECT #3017466

**SITE ADDRESS:**  
520 WESTLAKE AVE  
SEATTLE, WA

**TAX ACCOUNT NO'S.:**  
198320-0170-09  
198320-0180-07  
198320-0196-09

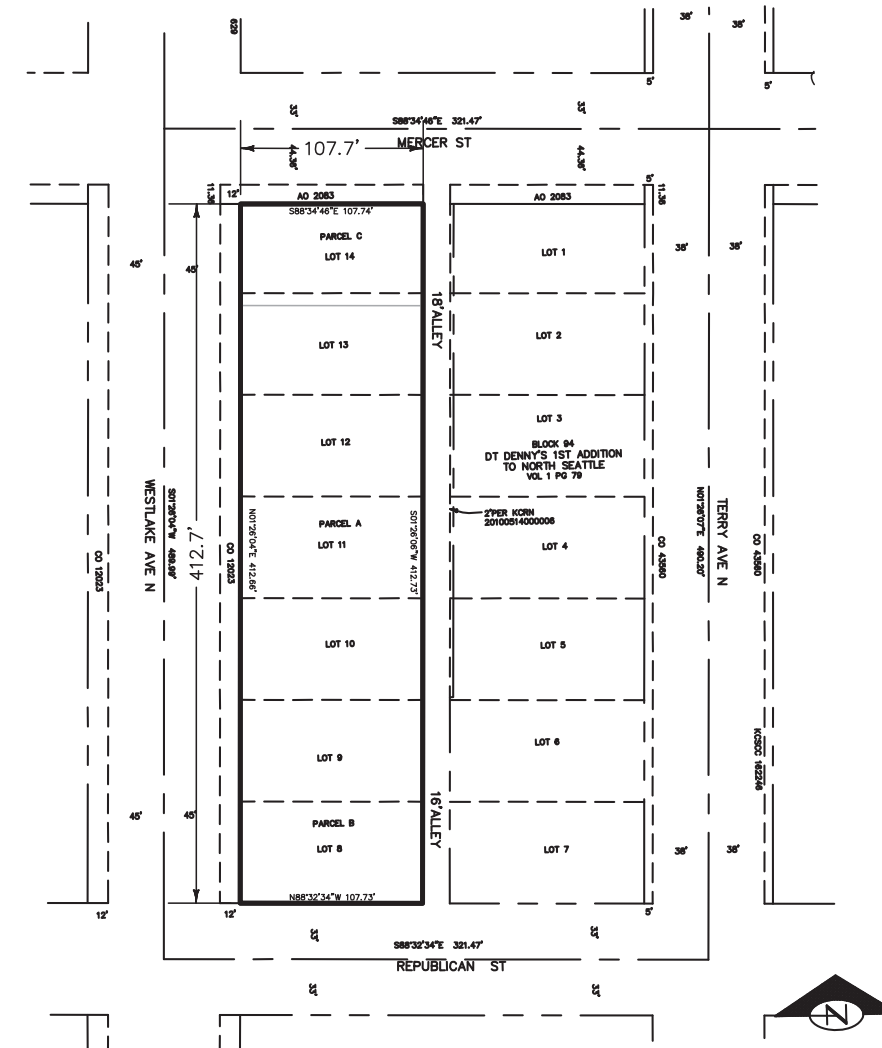
**LEGAL DESCRIPTION:**

PARCEL A:  
LOTS 10, 11, 12 AND 13, BLOCK 94, DAVID T. DENNY'S FIRST ADDITION TO NORTH SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 79, IN KING COUNTY, WASHINGTON;  
EXCEPT THE NORTH 7.36 FEET OF SAID LOT 13;  
AND EXCEPT THE WEST 12 FEET THEREOF HERETOFORE CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 47549 FOR WIDENING OF WESTLAKE AVENUE NORTH, AS PROVIDED BY ORDINANCE NO. 12023 OF THE CITY OF SEATTLE.

PARCEL B:  
LOTS 8 AND 9, BLOCK 94, DAVID T. DENNY'S FIRST ADDITION TO NORTH SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 79, IN KING COUNTY, WASHINGTON;  
EXCEPT THE WEST 12 FEET THEREOF HERETOFORE CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 47549 FOR WIDENING OF WESTLAKE AVENUE NORTH, AS PROVIDED BY ORDINANCE NO. 12023 OF THE CITY OF SEATTLE.

PARCEL C:  
THE NORTH 7.36 FEET OF LOT 13 AND ALL OF LOT 14, BLOCK 94, DAVID T. DENNY'S FIRST ADDITION TO NORTH SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 79, IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 11.36 FEET OF SAID LOT 14; ALSO EXCEPT THE WEST 12 FEET OF SAID LOTS 13 AND 14, AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 47549, FOR WIDENING OF WESTLAKE AVENUE NORTH, AS PROVIDED BY ORDINANCE NO. 12023 OF CITY OF SEATTLE.



# 3.0

Proposal

This development proposal is to design and construct a twelve level 322,000 SF office building with 4 levels of below grade parking for approximately 330 cars and 17,000 SF of street level retail. This project will utilize zoning for South Lake Union (SM 160/85-240).

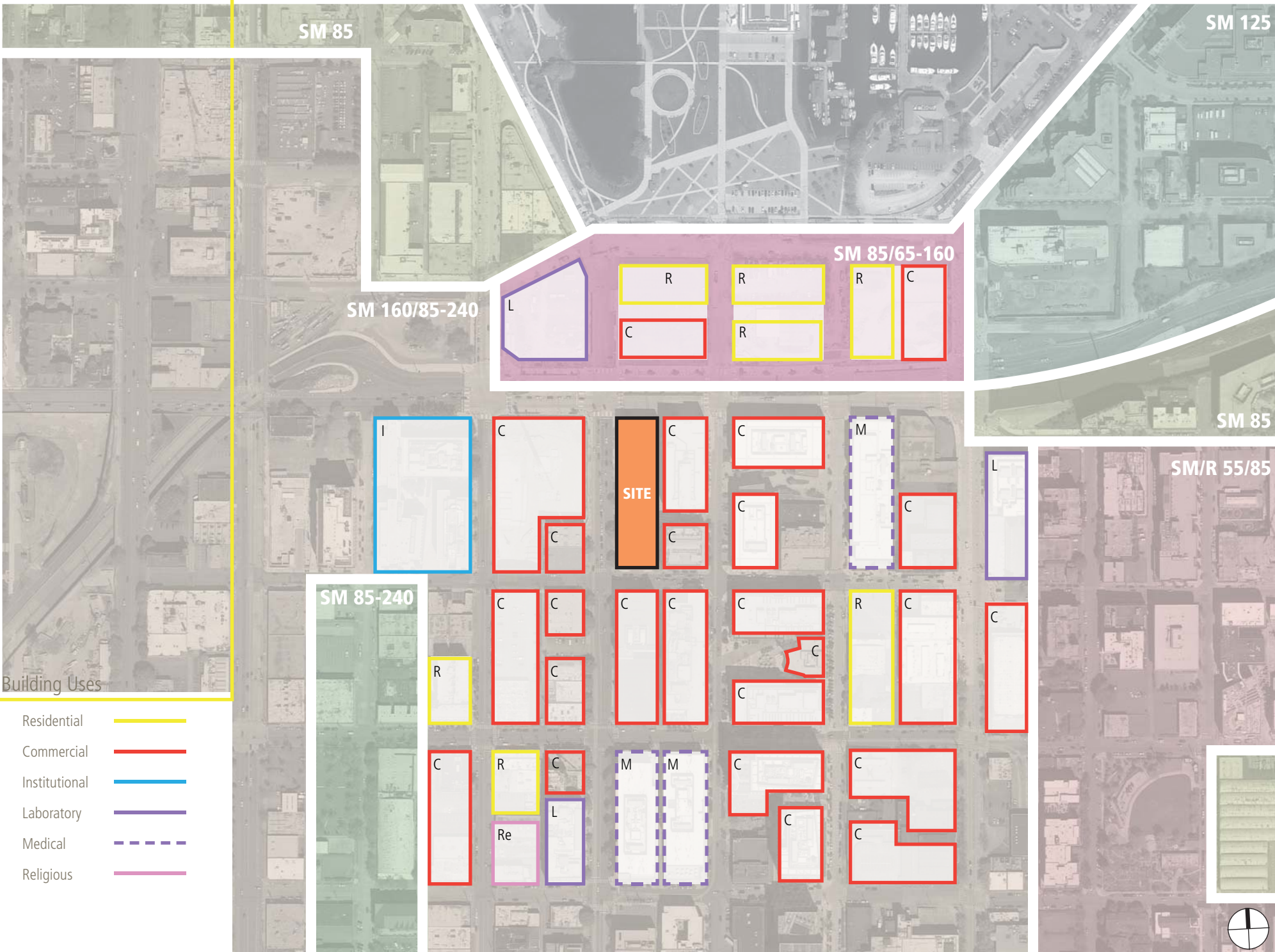
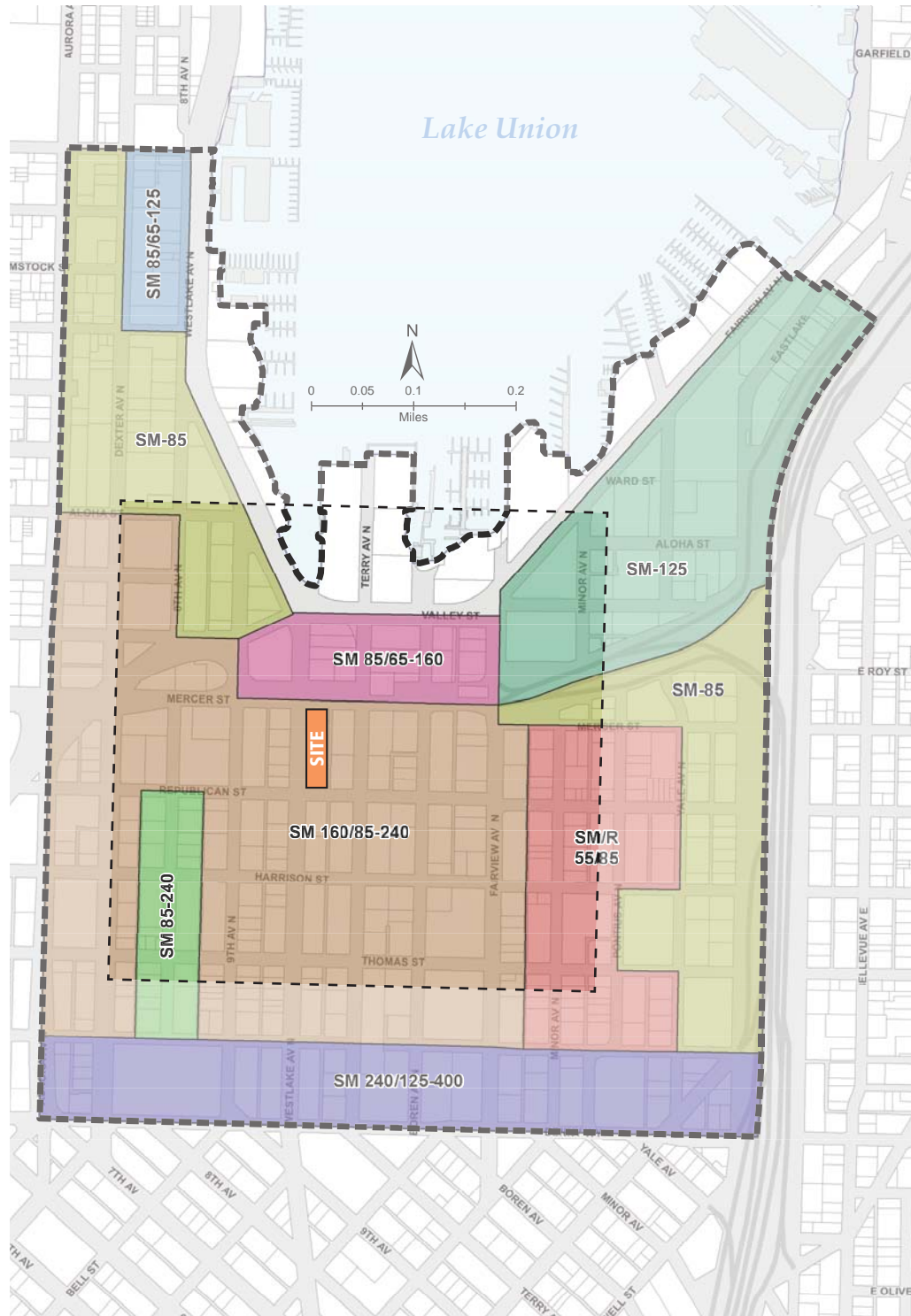


# 4.0

## Context Analysis Zoning Map and Surrounding Uses

### ZONING MAP

### SURROUNDING USES



# 4.0

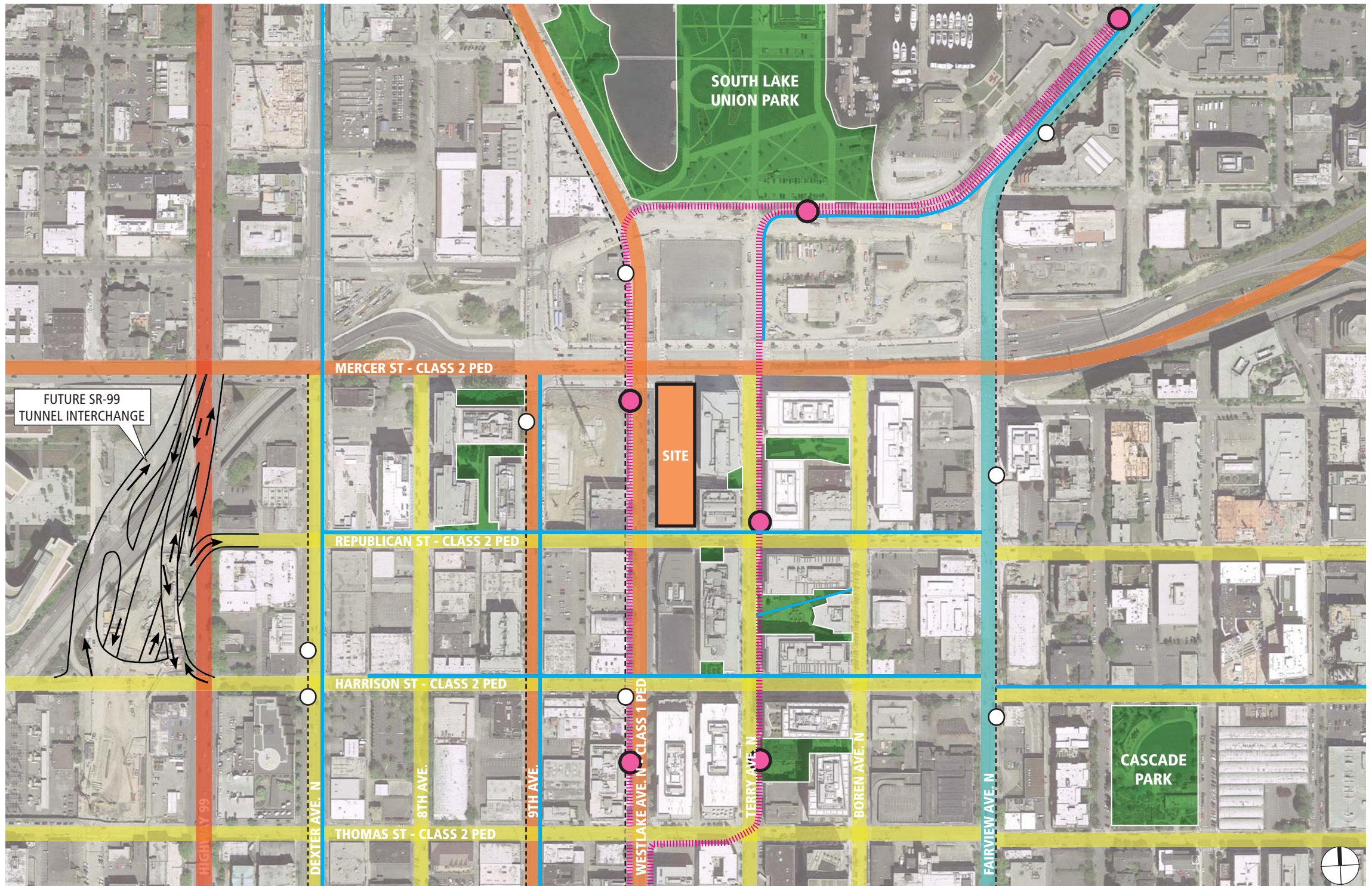
## Context Analysis Vicinity Map, Traffic Flows and Siting Patterns

### SUMMARY

The site is located within the northern boundary of South Lake Union. The site is on the West side of the block bounded by Mercer Street, Westlake Avenue North, Republican Street, and the alley.

The site can be accessed easily by public transportation including bus, streetcar, and pedestrian means. The streetcar runs northbound directly West of the site and runs southbound directly East of the site. Stops are located within the block of the site. Regular bus services run North-South next to the site on Westlake Ave. N. and 9th Ave. N. Bike lanes are located on Harrison St, 9th Ave. N., and Terry Ave. N. The site is also accessible by vehicular means through I-5 via Mercer St and SR99 which is located 4 blocks to the west. When the new SR-99 project is constructed, traffic from the South will exit onto Republican Street. Access to North bound and South bound SR-99 will be from Harrison Street.

### VICINITY CIRCULATION AND PATTERN MAP



### Street Legend

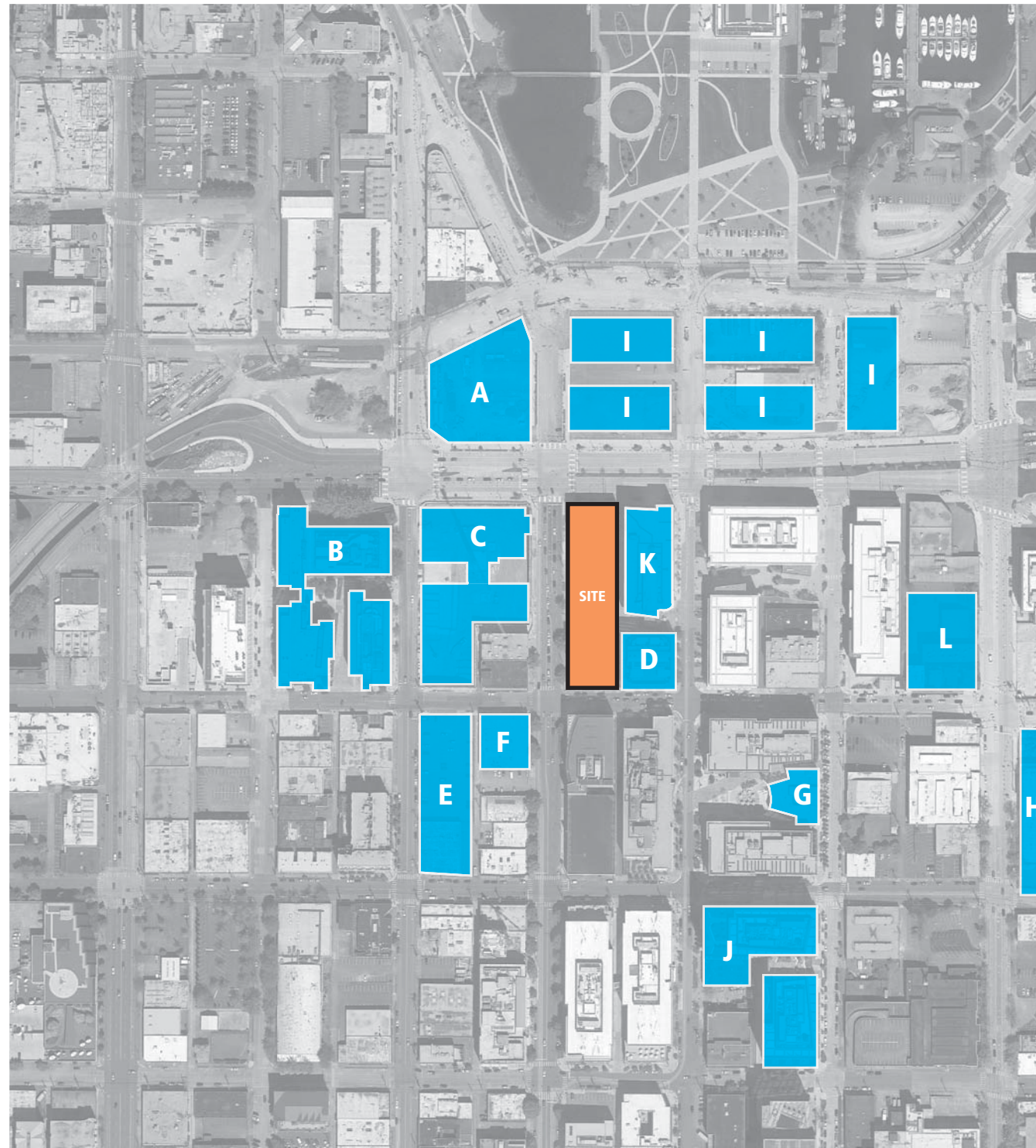
- Major Highway
- Principal Arterials
- Minor Arterials
- Collector Arterials
- Open Space
- Bicycle Routes
- Street Car and Stop
- Metro Bus Line and Stop

# 4.0

## Context Analysis

### Major Building Types (Existing, In Construction, & Proposed)

#### SURROUNDING CONTEXT



#### Allen Institute (In Construction)

A



6-story medical research facility

**Design Cues:** Create a simple expression to use holistically throughout the design

#### UW School of Medicine

B



5-story office and medical research lab building

**Design Cues:** Significant visibility at storefront edge  
Emphasis on horizontal elements

#### Amazon Phase VI (In Construction)

C

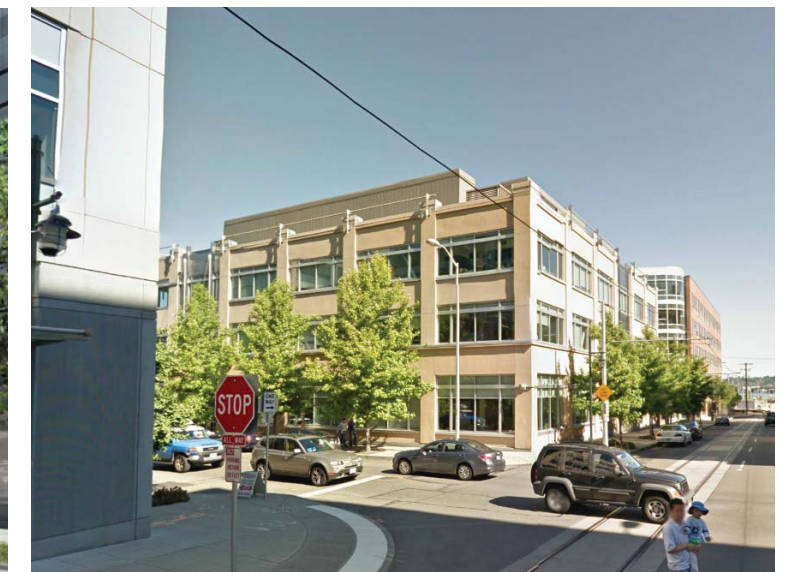


5-story mixed use office with ground level retail

**Design Cues:** Activate the building by alternating varying materials

#### Rosen Building

D



3-stories of commercial / office space

**Design Cues:** Rhythmic window module/fenestration

# 4.0

## Context Analysis

### Major Building Types (Existing, In Construction & Proposed)

Amazon Phase VII (In Construction) **E**



12-story office building with ground level retail

**Design Cues:** Incorporation of a southern open public space that encourages pedestrian circulation

Tesla Dealer **F**



2-story brick existing brick commercial building

**Design Cues:** Incorporating materials that relate to the character of SLU

Amazon phase 1-A **G**



6-story office building with retail and renovated existing Van Vorst Building

**Design Cues:** Creating a sense of presence through massing in the podium levels

400 Fairview (In Construction) **H**



13-story office building and interior retail gallery

**Design Cues:** Scale of the podium in relation to the pedestrian experience. Break down of the scale of the tower on the long facade

Mercer Blocks (In EDG Review) **I**



Mixed use office / retail / residential

**Design Cues:** Responding to open public spaces and entrances of the surrounding context

Terry Avenue Building **J**



12-story existing office complex with retail and a renovated brick structure

**Design Cues:** Introducing elements of a different materiality and scale to the tower facades

Amazon phase 1-B **K**



5-story existing commercial / office building

**Design Cues:** Materials and forms composed to celebrate the functions of entry, office and upper level circulation

Urban Union (Proposed) **L**






12-story office building with 2 plazas fronting both streets.

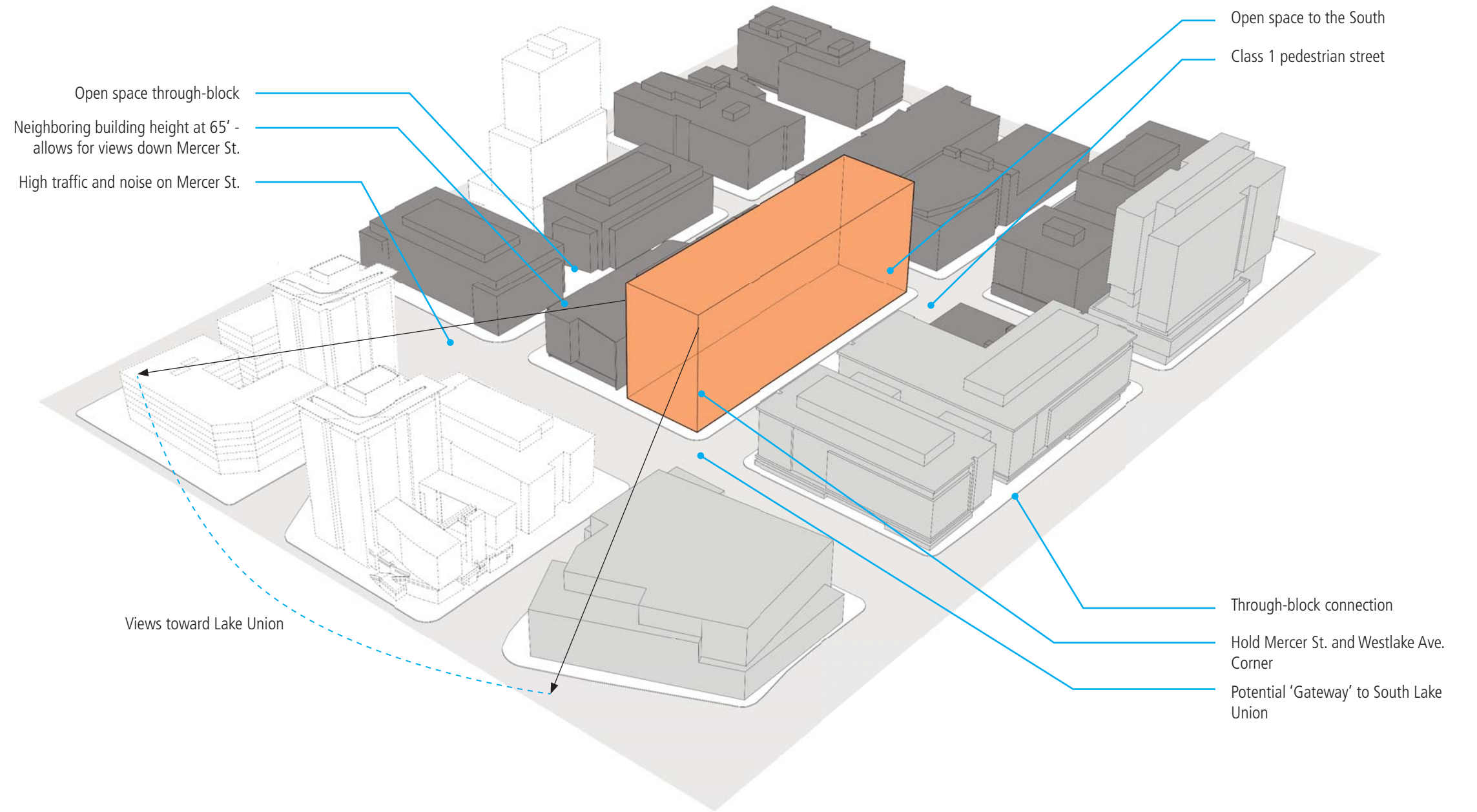
**Design Cues:** Distinct massing articulation

# 4.0

## Context Analysis 9-Block Axonometric Context

### DESIGN CUES

-  Proposed Building
-  In Construction Building
-  Existing Building

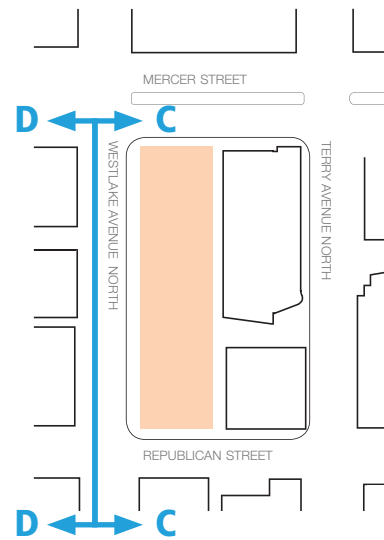
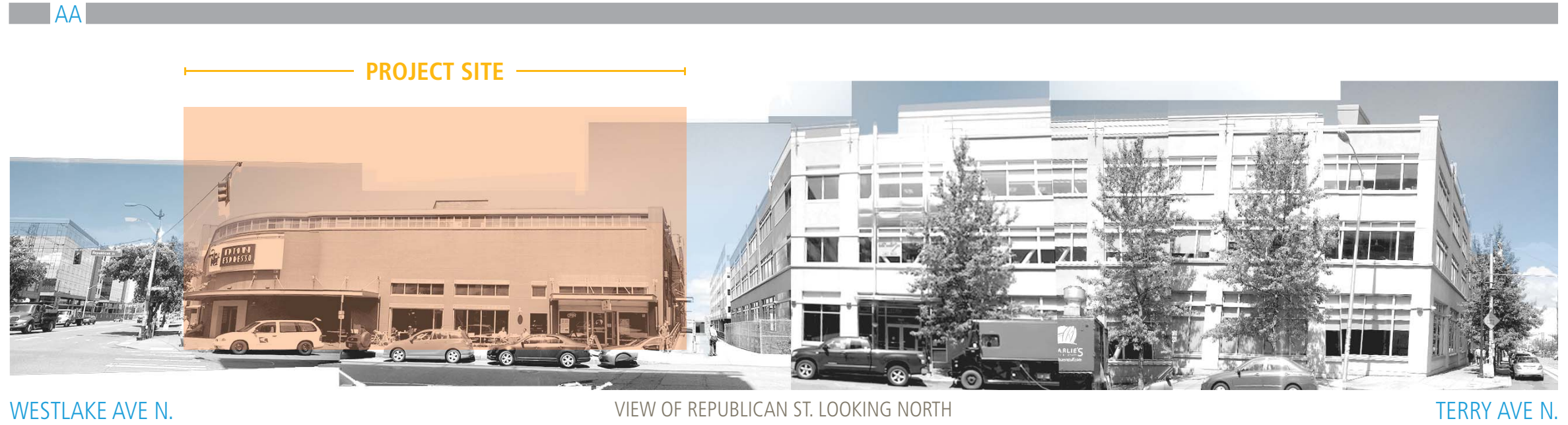
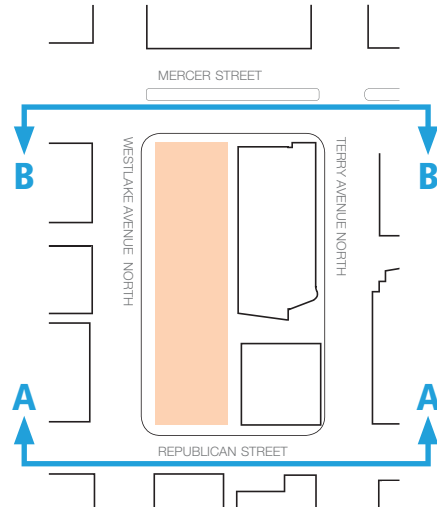




# 4.0

## Context Analysis

### Photomontage of Streetscape



# 4.0

## Context Analysis Photomontage of Streetscape

CC

PROJECT SITE



MERCER ST.

VIEW OF WESTLAKE AVE. LOOKING EAST

REPUBLICAN ST.

DD



REPUBLICAN ST.

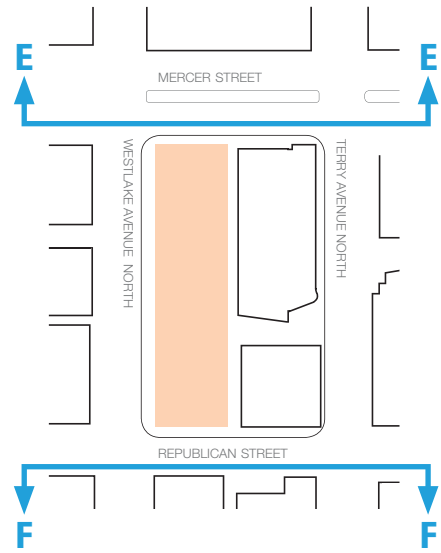
VIEW OF WESTLAKE AVE. LOOKING WEST

MERCER ST.

# 4.0

## Context Analysis

### Photomontage of Streetscape



TERRY AVE N.

VIEW OF REPUBLICAN ST. LOOKING SOUTH

WESTLAKE AVE N.



WESTLAKE AVE N.

VIEW OF MERCER ST. LOOKING NORTH

TERRY AVE N.

# 5.0

## Existing Site Conditions Zoning

### MAXIMUM ZONING ENVELOPE & CONSTRAINTS

#### General Site Information

Overall lot: 44,462 SF  
Development Potential (FAR 7): 321,234 + 3.5% mechanical exemption = 322,127 SF  
Site dimensions: 413' X 108'

#### Max Zoning Envelope

#### Maximum Floor Plate Massing for Tower

Location and form are flexible within the zoning envelope.

#### Facade Modulation

15 foot tower setback required at 150 foot facade length above podium height up to 125 feet, and 120 foot facade length above 125 feet. Minimum 15' deep and 40' wide.

#### 'Tower' vs. 'Podium'

24,000 SF max floorplates allowed above podium height.  
85 foot maximum podium height for northern 2 parcels and 65 foot maximum for remainder of site.

#### Street Level Facade

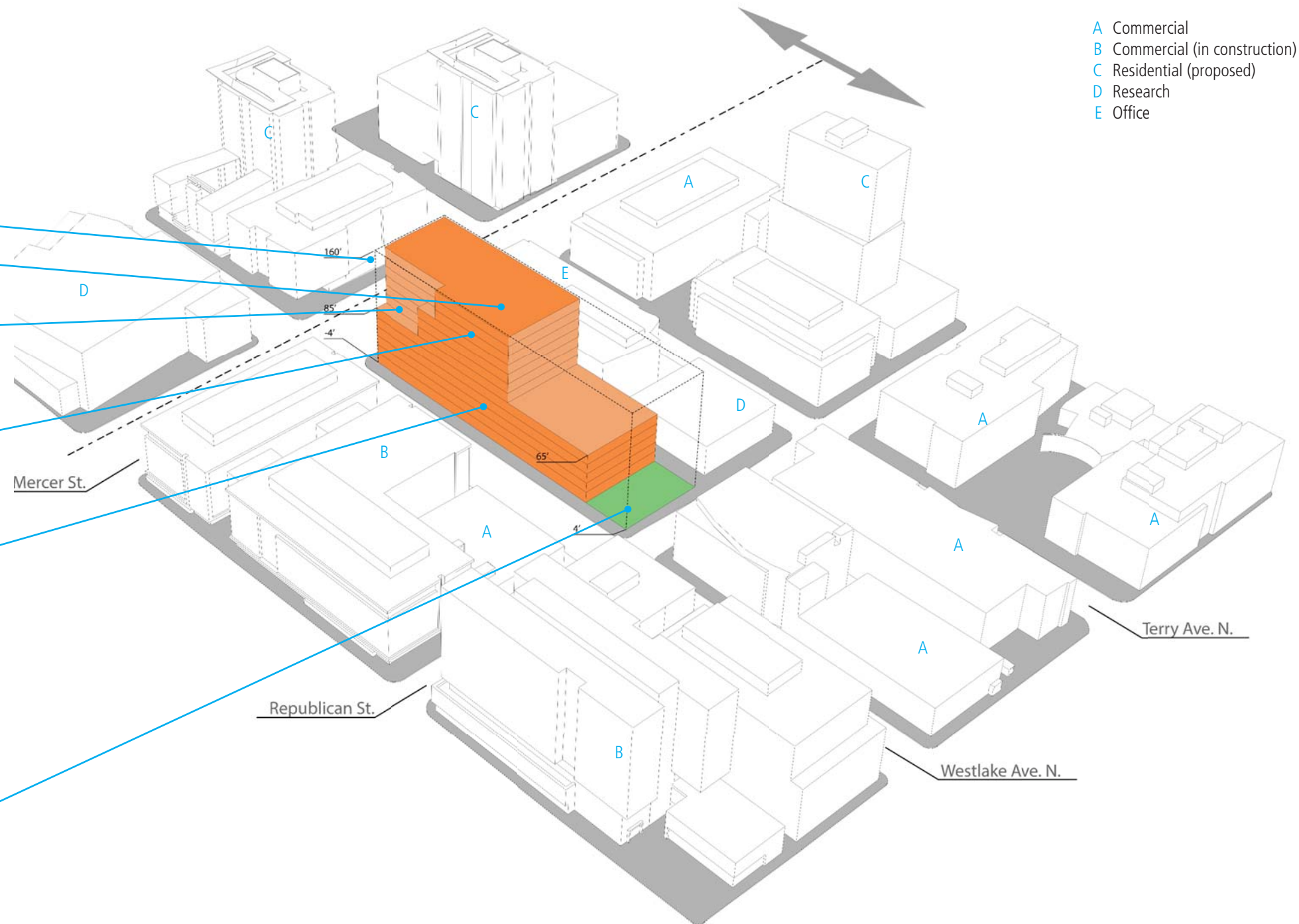
Class I Ped: Westlake Ave  
45 foot minimum height required and pedestrian street must be built to lot line for 70% of the length, excluding required open space area.

Class II Ped: Republican/Mercer

25 foot minimum height required and 70% must be built to lot line within 12' and must hold corner (excluding qualified open space).

#### Open Space Requirement

15% of total lot area = 6,670 SF required for open space.  
20% coverage by building overhang permitted if 20' clear maintained.



- A Commercial
- B Commercial (in construction)
- C Residential (proposed)
- D Research
- E Office

# 5.0

## Existing Site Conditions Site Survey and Access Opportunities

### SURVEY INFORMATION

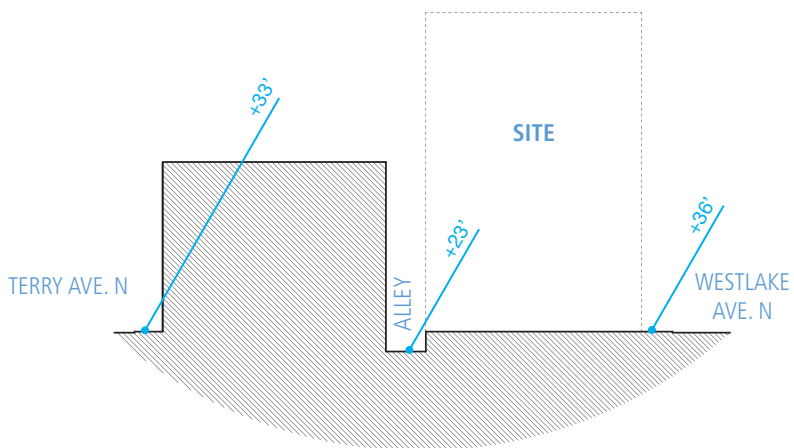
**Site area:**  
44,462 SF with approximately 413 feet of frontage on Westlake Avenue North and 108 feet of frontage along Mercer Street and Republican Street.

**Topography:**  
The site slopes consistently along Westlake Avenue from the high north side at Republican down approximately eight feet to the lower side at Mercer Street. Both Republican and Mercer Streets have slight (approximately one foot or less) slopes down to the east. The alley is significantly depressed from the surrounding streets, ramping down approximately eight feet from the single access at Mercer Street to the open-air service/ truck turning area between the existing buildings to the east. The driving surface of the alley currently dead-ends near the Rosen Building, with an earthen slope up to Republican Street where an elevated trestle exists in the alley right-of-way.

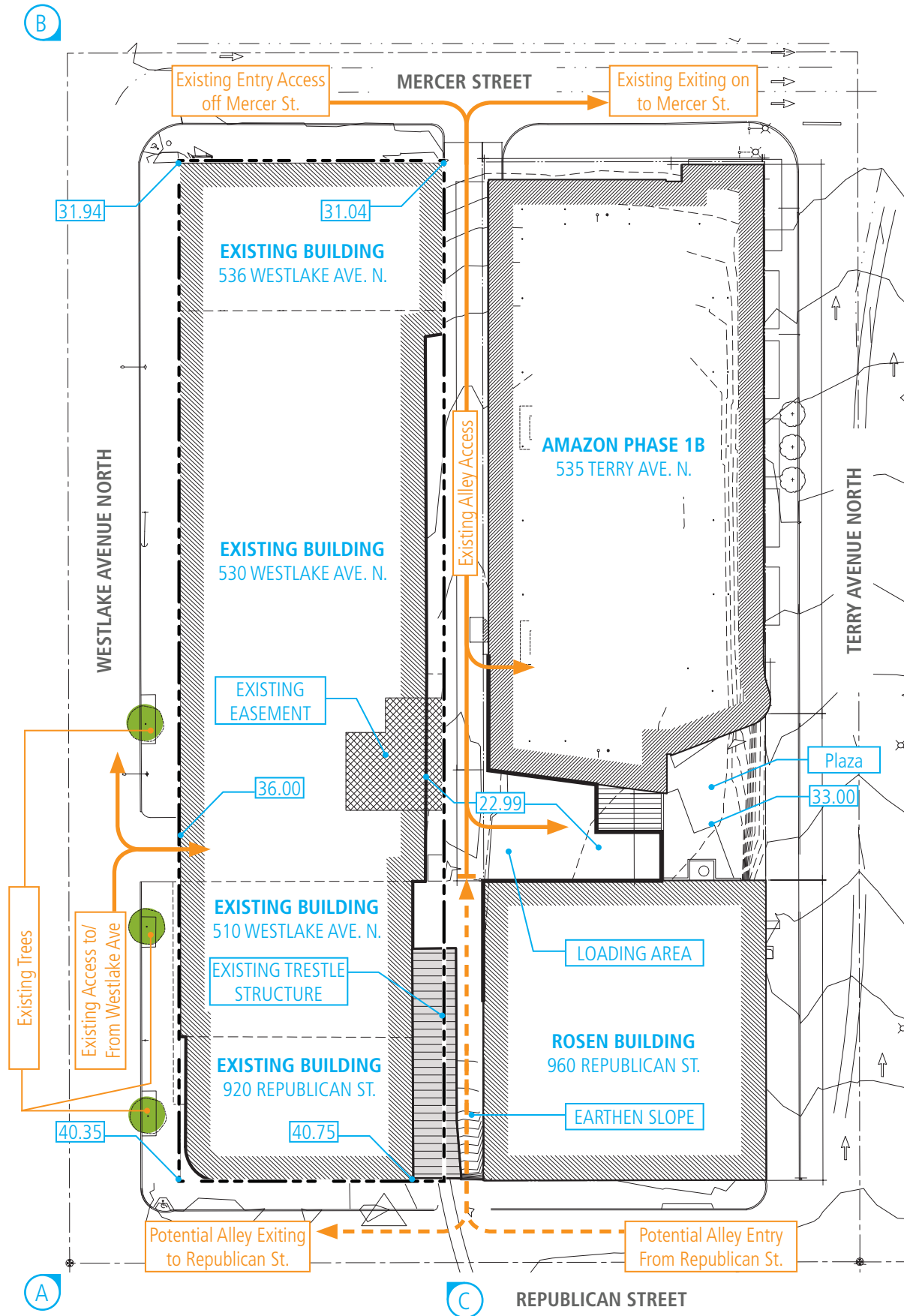
**Tree Survey:**  
A tree survey was conducted by Tree Solutions Inc on July 17th 2014. This information is from their assessment. There are no existing trees on the site. There are 3 red horse chestnut trees within the sidewalk ROW. The trees appear to be in fair to good health and in good structural condition. They would benefit from soil improvements and supplementary irrigation during extended dry periods. It is unlikely that the subject trees would be disturbed by site work if proper tree protection was established.

**Existing Buildings:**  
The three existing buildings will be demolished. These are Faction, Guitar Center and Clements Rice Building. Current usage includes office, the Guitar Center, two small restaurants, and a coffee shop.

**Existing Easement:**  
Due to the single access point of the existing alley, an easement is in place on our site. This easement allows trucks to gain access in the loading area, back into the easement and return to Mercer Street without backing up on



EAST / WEST SECTION THROUGH MIDPOINT OF SITE



A. CORNER OF WESTLAKE AVE N. & REPUBLICAN ST. LOOKING INTO SITE



B. CORNER OF WESTLAKE AVE N. & MERCER ST. LOOKING INTO SITE



C. REPUBLICAN ST. AT ALLEY LOOKING INTO SITE

# 5.0

## Existing Site Conditions Site Analysis

### SITE INFORMATION

#### Sun path:

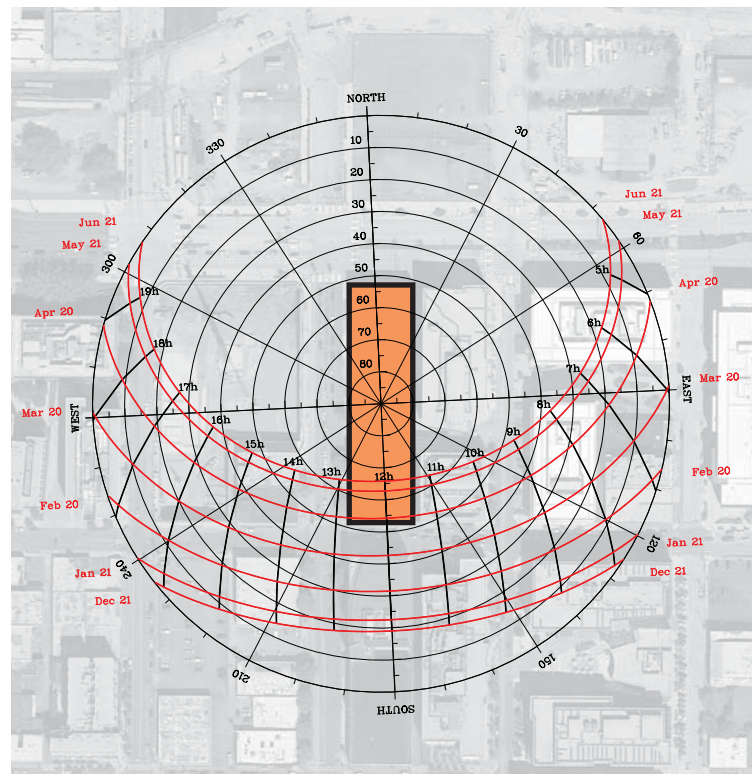
The site is oriented in a north south direction with the highest average amount of sun reaching the west side of the building throughout the work hours of a day.

#### Significant Views from site:

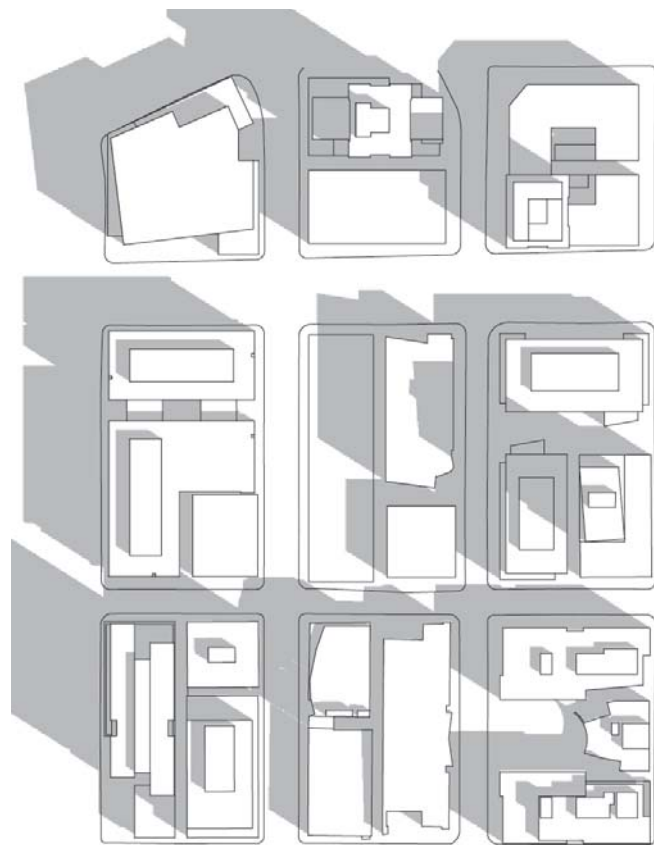
Significant Views include upper level partial views of Lake Union to the North, the Space Needle to the Southwest and the downtown CBD to the South.

#### South Lake Union subareas:

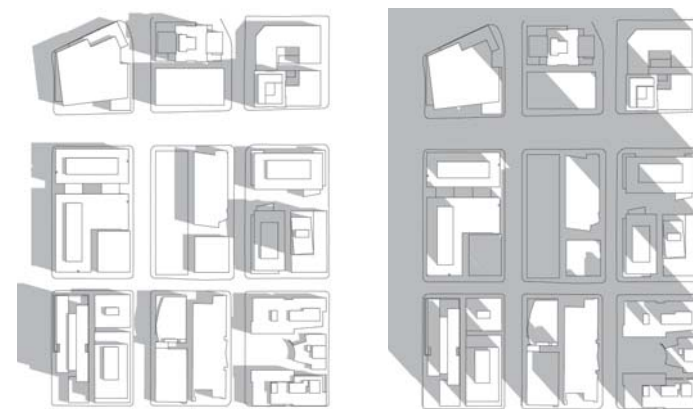
Westlake Avenue North runs through the heart of South Lake Union and connects the Westlake Neighborhood to the Waterfront area to the North. The Aurora Corridor lies to the west and the Cascade is to the east. The Westlake sub-area is characterized by mixed use with primarily commercial and retail.



### SITE SOLAR ANALYSIS - EXISTING

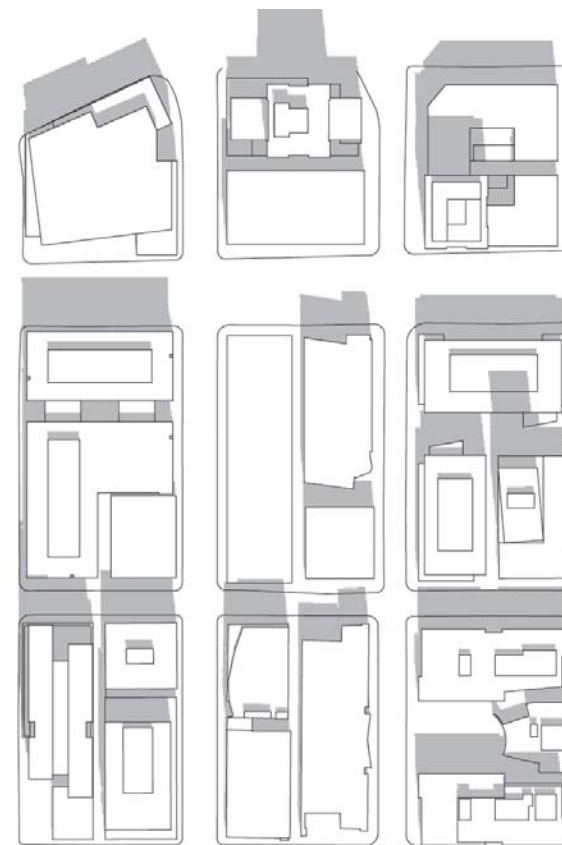


March/September 21 (equinox) \_ 10:00am

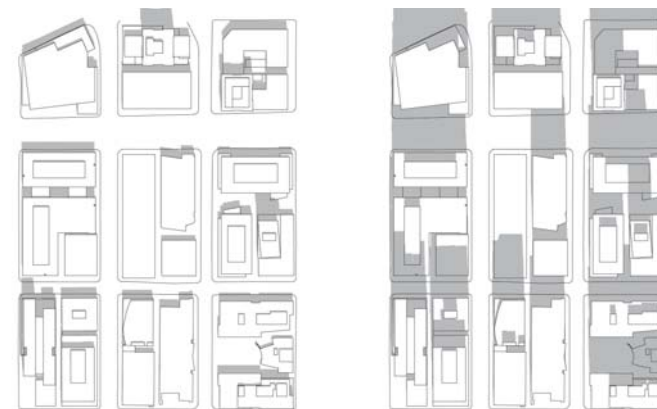


June 21 \_ 10:00am

December 21 \_ 10:00am

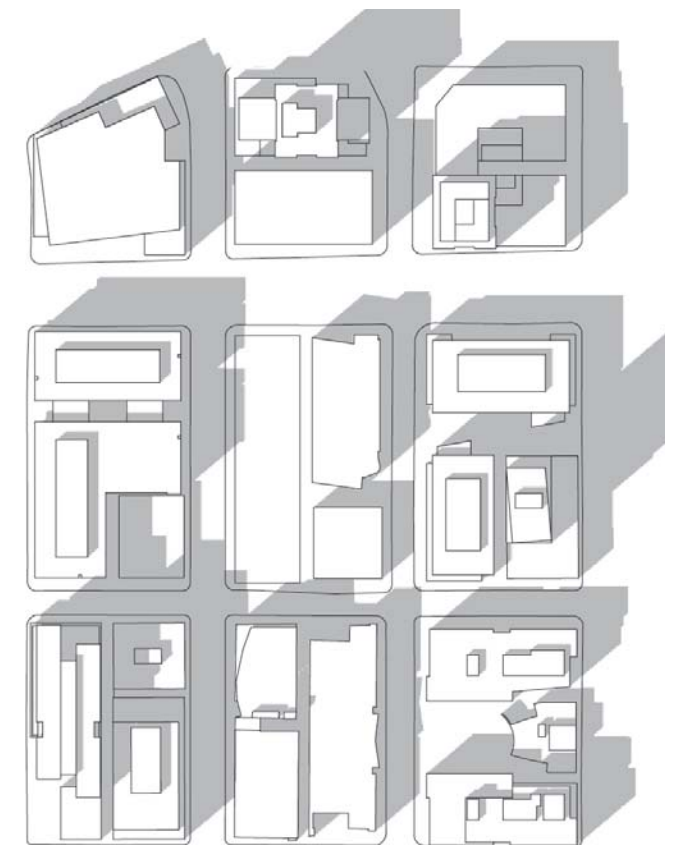


March/September 21 (equinox) \_ noon

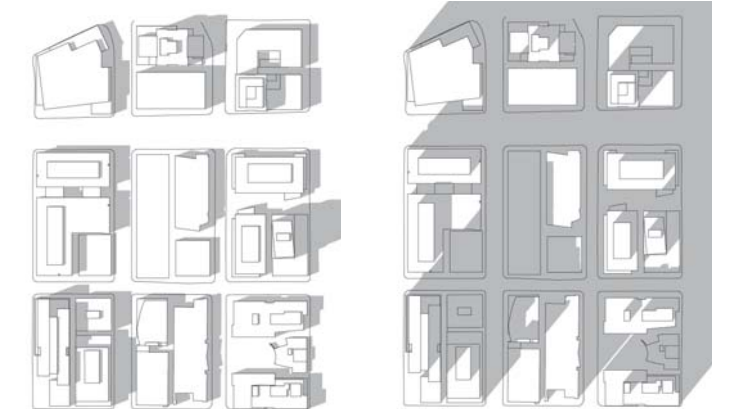


June 21 \_ noon

December 21 \_ noon



March/September 21 (equinox) \_ 2:00pm



June 21 \_ 2:00pm

December 21 \_ 2:00pm

# 6.0

## Site Plan Composite Ground Floor

### LANDSCAPE CONCEPT

Block 38 landscape design is integrated into the established framework of Westlake Avenue and the larger South Lake Union framework of pedestrian and open spaces.

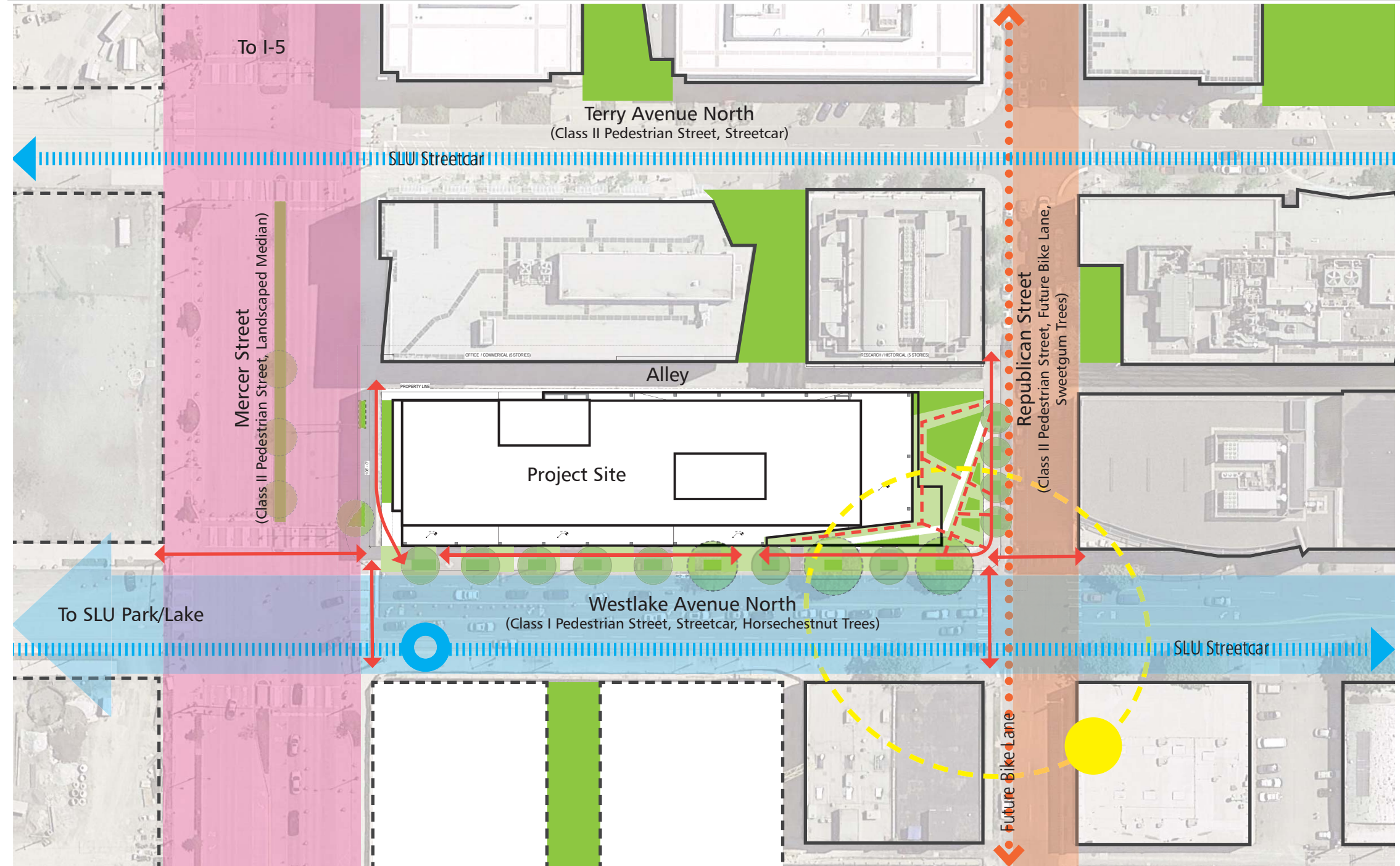
The primary landscape spaces are the South Open Space/Republican Streetscape, Westlake Avenue Streetscape, and Mercer Streetscape.

**SOUTH OPEN SPACE/REPUBLICAN STREETScape**  
Substantial open space is located at the South end of the site to take advantage of solar access and lower scale outdoor room formed at intersection of Westlake and Republican. Open space will be developed to facilitate pedestrian circulation both through the site, to the proposed on-site retail, and along the adjacent streetscapes. Grade transitions between streetscape and building elements will seek to maximize usable open space and visual connections to retail and other ground floor uses.

**WESTLAKE AVENUE STREETScape**  
The Westlake Avenue streetscape design will be informed by and fit into the existing pattern/spacing of trees along the corridor. Streetscape elements will be tied to the architectural concept or physical expression via definition of space and use of texture/color in paving/furnishings.

**MERCER STREETScape**  
The Mercer streetscape has largely been improved with the ongoing street project with new planting, trees, furnishings, and lighting. Landscape elements at the building frontage will complement the existing design.

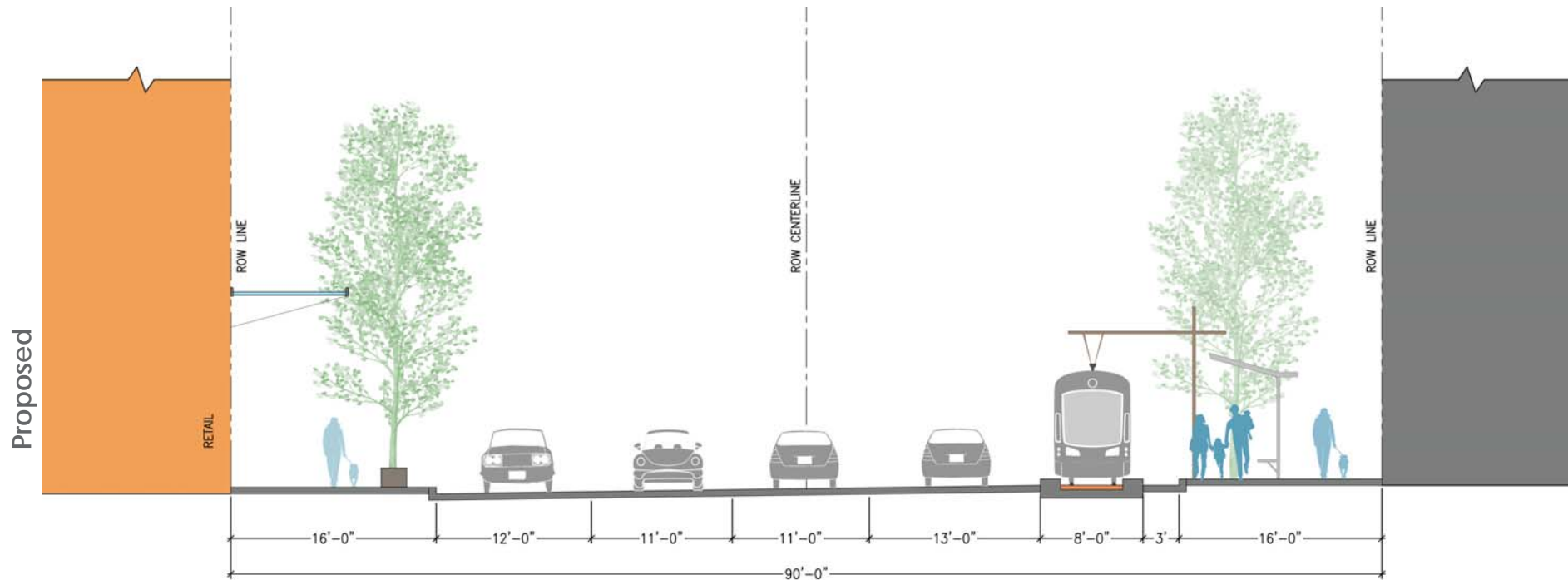
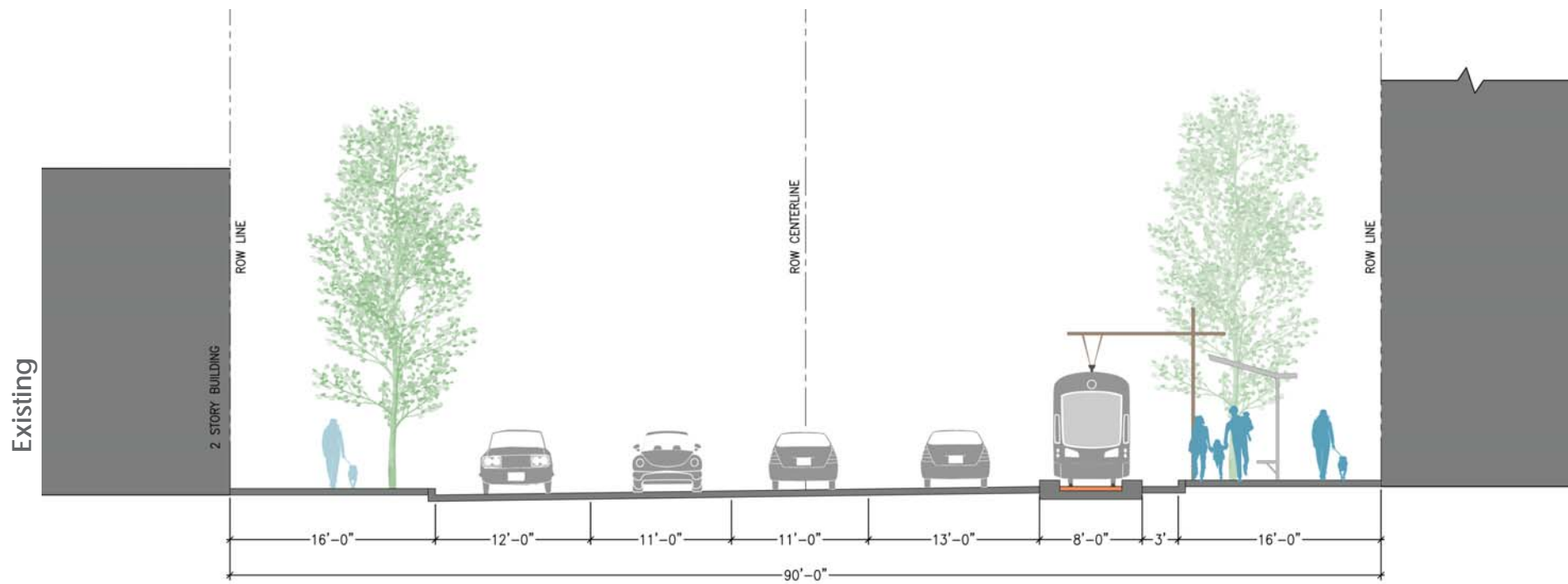
### LANDSCAPE CONCEPT DIAGRAM



# 6.0

## Landscaping Site Sections

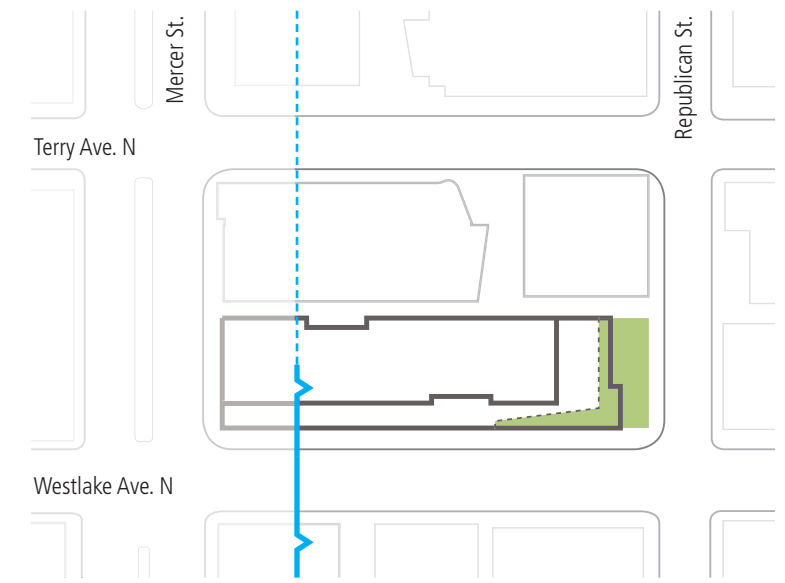
WESTLAKE AVENUE (NORTH END OF BLOCK)



EXISTING VIEW LOOKING SOUTH



Westlake Ave: 90' ROW



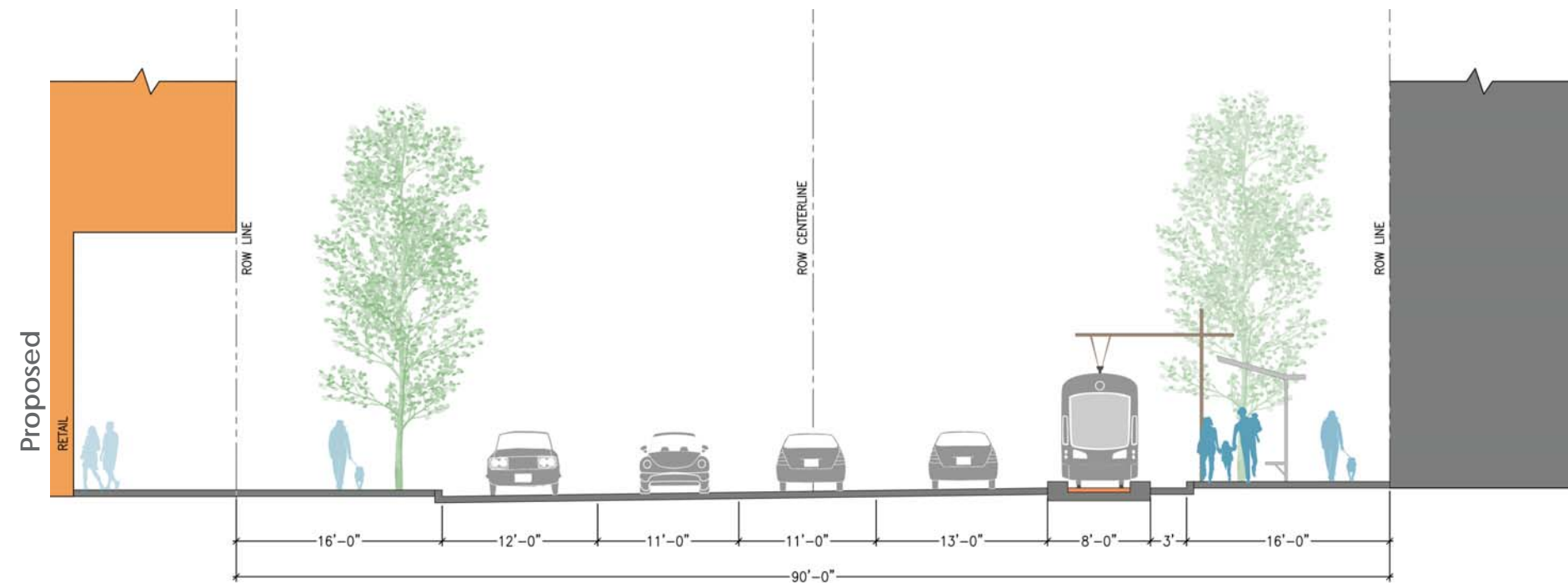
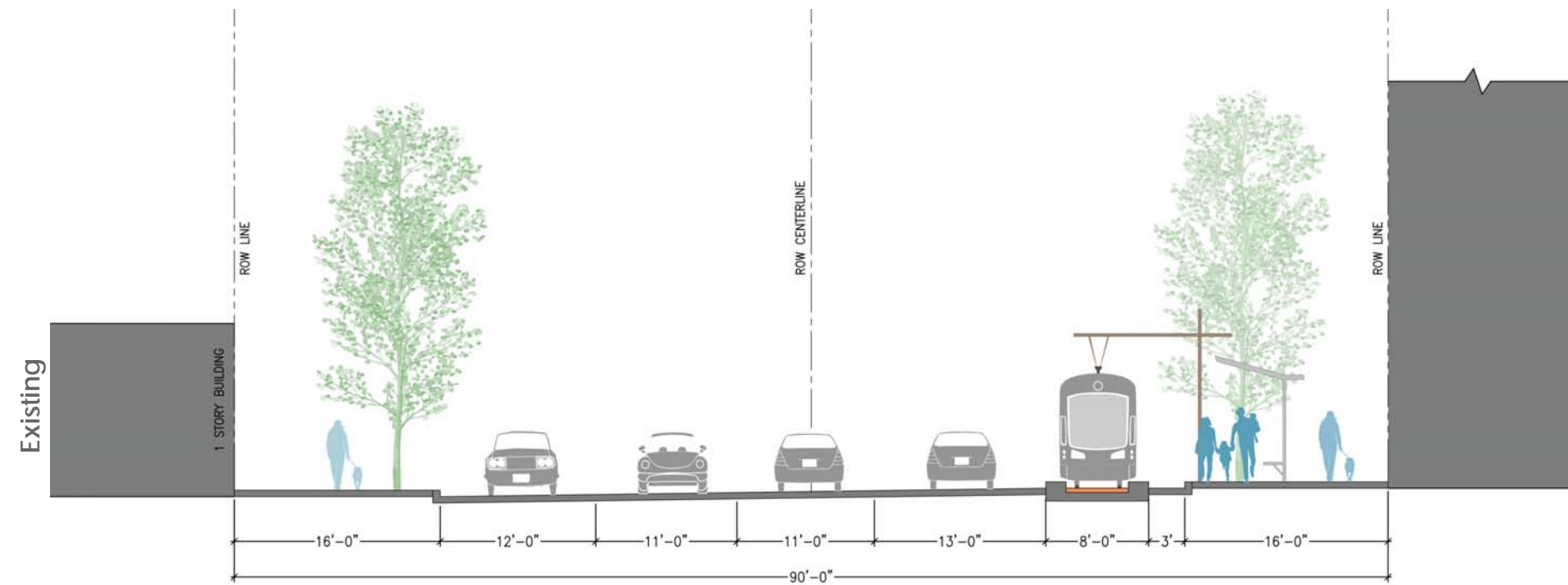
see page 42 for site plan



# 6.0

## Landscaping Site Sections (cont.)

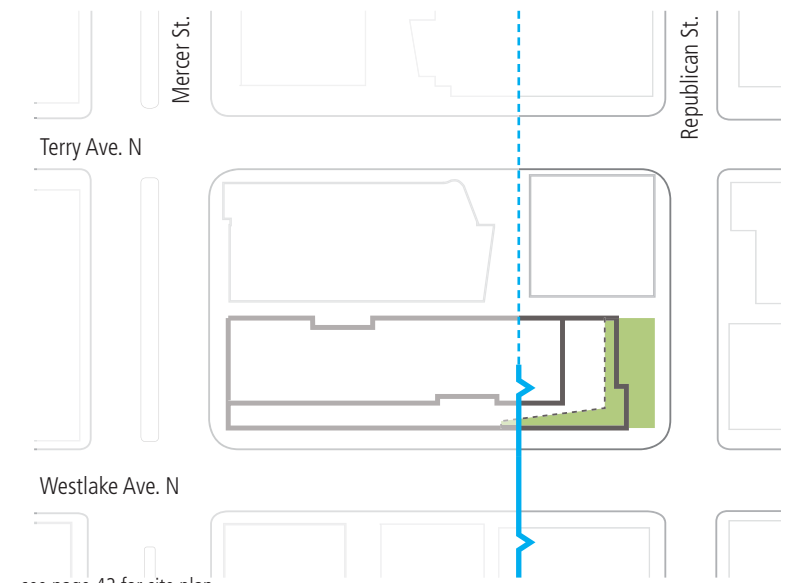
### WESTLAKE AVENUE (SOUTH END OF BLOCK)



### EXISTING VIEW LOOKING NORTH



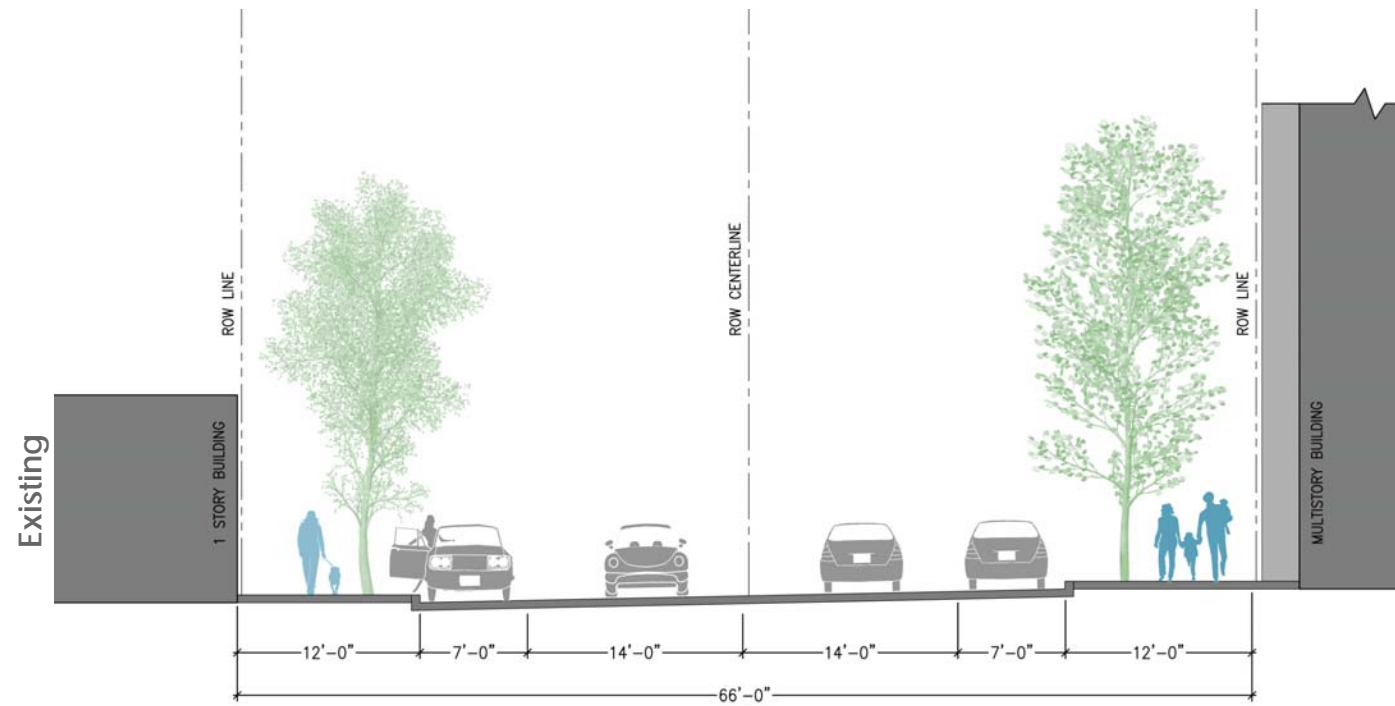
Westlake Ave: 90' ROW



# 6.0

## Landscaping Site Sections

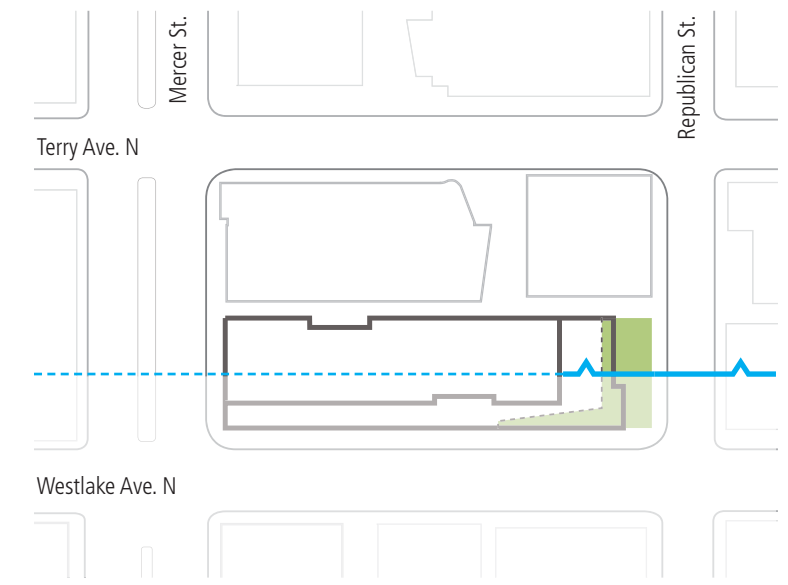
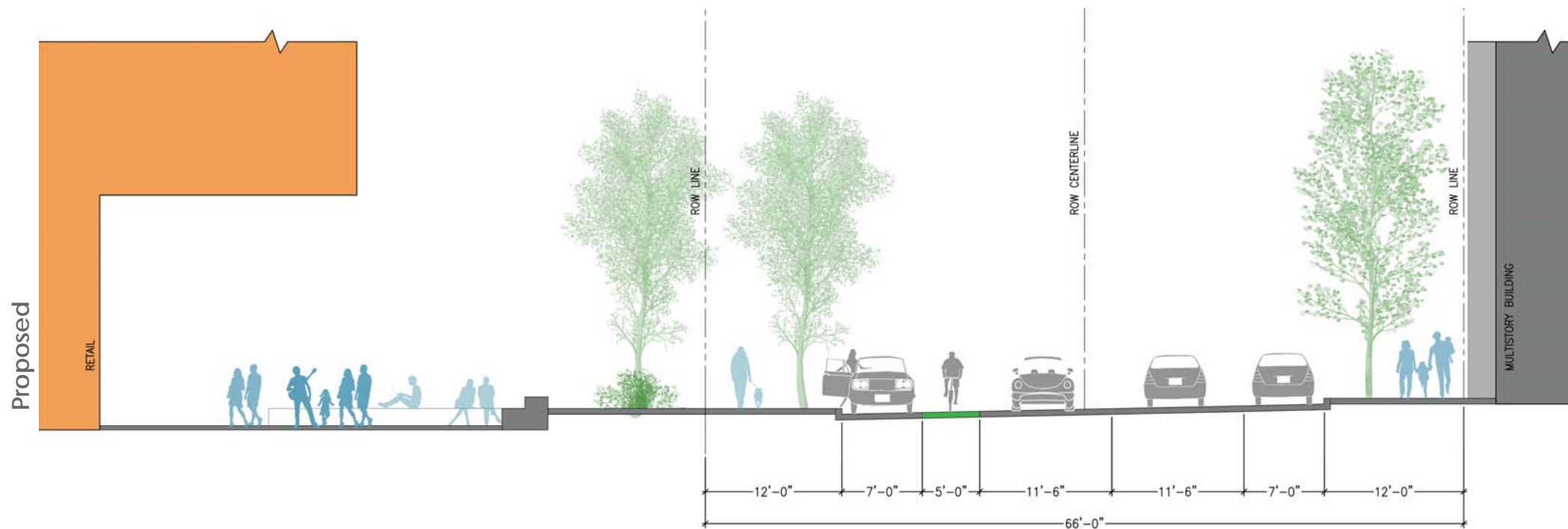
REPUBLICAN STREET



EXISTING VIEW LOOKING EAST



Republican Street: 66' ROW

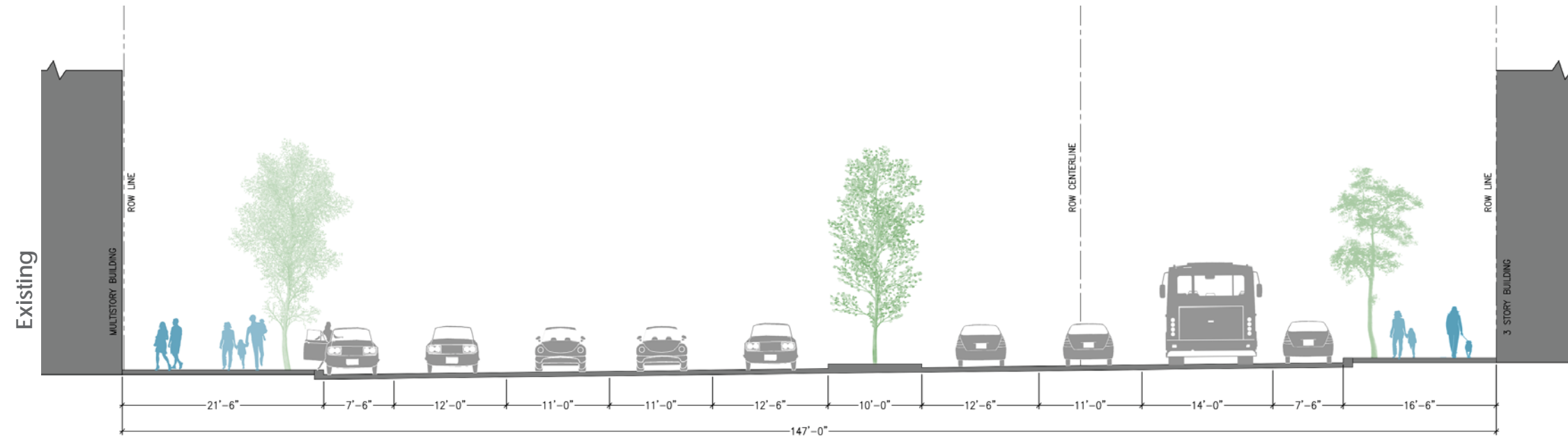


see page 42 for site plan

# 6.0

## Landscaping Site Sections (cont.)

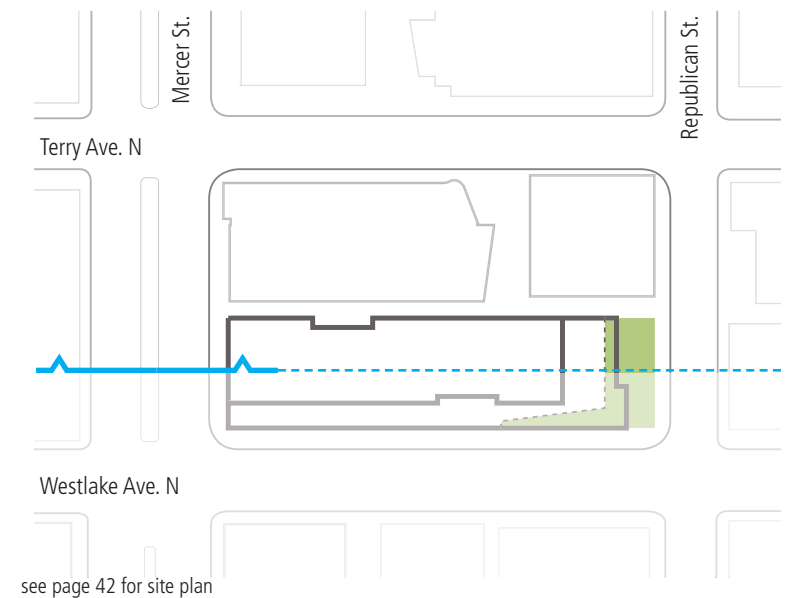
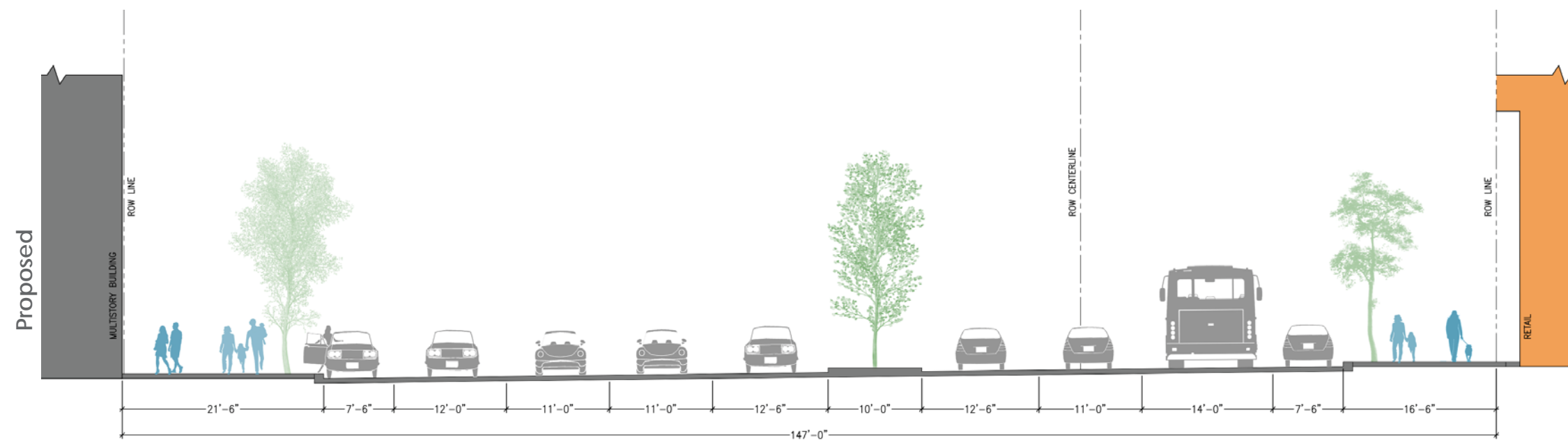
MERCER STREET



EXISTING VIEW LOOKING NORTH



Mercer Street: 137' ROW



# 6.0

## Landscape Plaza Concept

### CONCEPT IMAGERY



Public to private transition



Ground floor use visually connected to streetscape experience



Seating to define edges

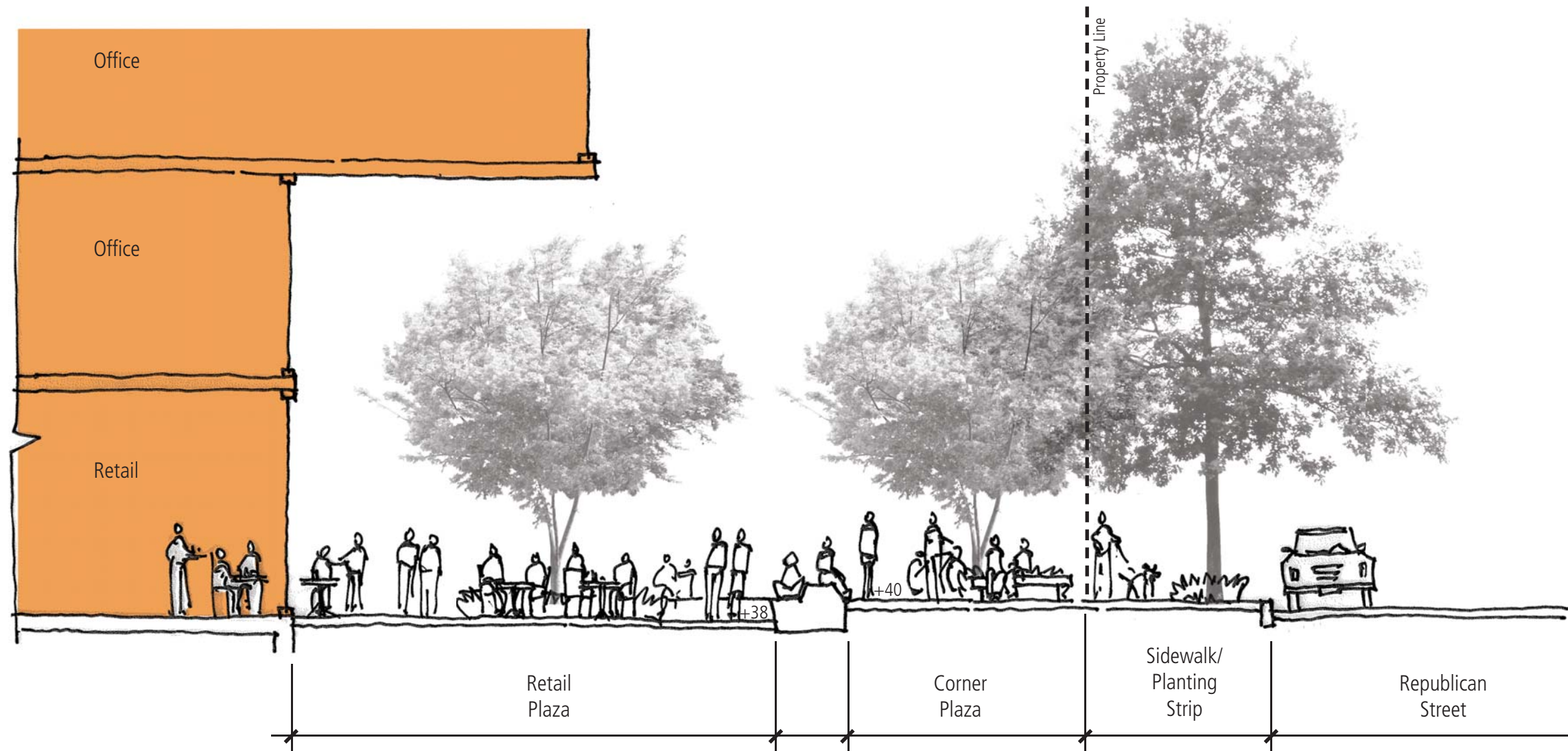
### CONCEPT PLAN



# 6.0

## Landscape Plaza Concept

CONCEPT SECTION



# 6.0

## Landscaping Existing

### NEIGHBORHOOD CONTEXT



Terry Avenue Retail



Terry Avenue Streetscape



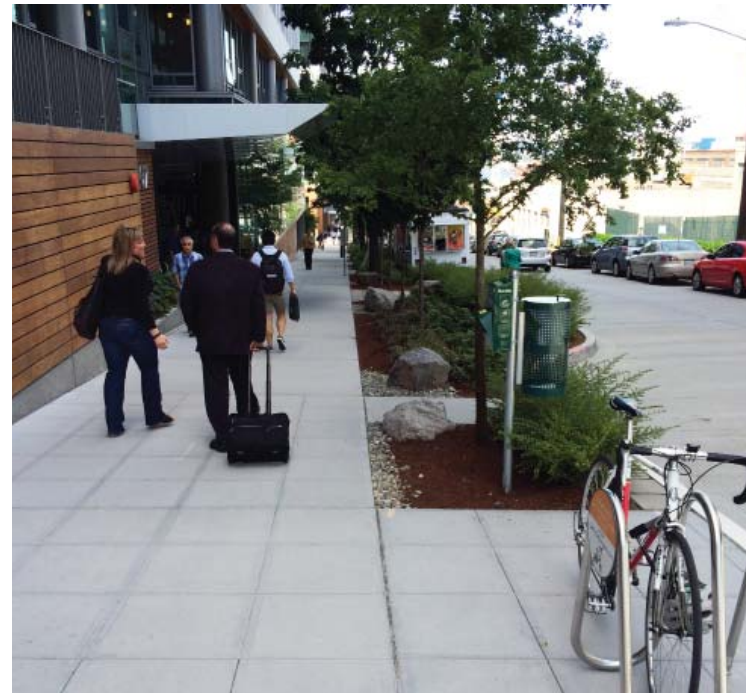
Plaza on Terry



Plaza at Boren & John



Plaza at Republican & Boren



Boren Avenue Streetscape



Retail Plaza on Terry



Westlake Avenue Retail

# 6.0

## Landscaping Proposed

### LANDSCAPE PRECEDENT IMAGERY



Organized streetscape 'kit of parts'



Seating to define edges



Balanced public-private relationship at open space



Public to private transition



Ground floor use visually connected to streetscape experience



Stepped grade transitions create usable space

# 7.0

## Zoning Data Proposal

### SITE INFORMATION & CODE REQUIREMENTS

**Site Address:** 520 Westlake Avenue North

Zone: South Lake Union Urban Center (SM160/85-240)

23.48.004

Uses: All uses are permitted outright (including commercial office and retail) except those prohibited by SMC 23.47.004(B).

Our proposed use includes office and retail with below grade parking.

23.48.009

Floor Area Ratio:

Our project proposes to build to the full 7.0 FAR allowed by providing affordable housing payment and Regional Development Credits TDR.

23.48.010

Structure Height Limit:

Height Limit (commercial): 160'

Our project proposes to build 12 stories to 160' as measured using the midpoint of the major street lot line (Westlake).

Rooftop features (stairs, elevator penthouses, mechanical equipment, etc...) will extend up to 15 feet above top story and will add up to a combined coverage limit of less than 25%. Additionally, we will provide a screen around these items, that will integrate with the architecture. The elevator overruns will extend a total of 25' above roof top

23.48.012

Upper-level Setback

None are required

23.48.013

Upper-level development standards

B. Floor area limits and podium heights.

- Tower floors above the podium are 24,000 square feet GFA
- Podium Height limited to 85' for northern 120' of site and 65' for the remaining per map 'A' 23.48.013. Our preferred scheme maintains a 65' podium for the entire site.

D. Facade modulation

Facade Modulation not required in preferred scheme as the tower is at least 15' from Westlake property line (currently showing 24')

- Required for street facing portions within 15' of street above 45' (portions of building above podium)
- Maximum length of un-modulated facade within 15' feet of street lot line
  - o 150' facade length for stories above the podium up to 125 feet

- o 120' facade length for stories above 125' of building height
- Modulation means at least 15' deep step back from facade at least 40' long

23.48.014

Street-level development standards:

- Pedestrian primary entry within 3' of sidewalk grade
- Minimum Façade heights - preferred scheme maintains a 65' Façade on Mercer and Westlake and provides open space to Republican
  - o Mercer Street (class II street): 25'
  - o Westlake Avenue North (class I pedestrian street): 45'
  - o Republican Street (class II street): 25'
- Street facade on Class 1 pedestrian street must be built to lot line for 70% of the length, excluding required open space area. On other streets, facade may be setback up to 12' from street lot line if:
  - o Landscaped per 23.48.024
  - o Additional setbacks permitted for up to 30% of facade that are setback from street lot line as long as the additional setback is located further than 20' from any street corner
    - o Any required outdoor amenity area, open space or usable open space is not considered part of the setback area.
- Transparency and blank facade requirements.
  - o More than 60% of street facade will be transparent between 2' & 8' above sidewalk level along Westlake, Mercer and Republican
    - o Blank facade will be limited to segments 15' in length
    - o Blank sections to have minimum 2' transparency between sections
- Required Usable Open Space in the SM 160/85-240 Zone
  - o 15% of lot area required for a total of 6670 SF, which we have provided in a South facing plaza
  - o Up to maximum of 20 percent of the required usable open space may be covered overhead to provide weather protected space and widened sidewalk area, provided that it abuts a street lot line, is accessible to pedestrians, and has a minimum vertical clearance of 20'. Our preferred scheme has 19% coverage by the building overhang and meets the vertical clearance requirements.

23.48.022

Open space requirement for specified nonresidential uses 6,255 SF would be required, but since open space provided under 23.48.022 shall qualify as the open space required under 23.48.014.G., we have met this requirement.

23.48.024

Landscaping:

Green Factor of .30 will be provided

23.48.025

Demonstration of LEED Gold Rating

We are targeting a minimum LEED Gold building

23.48.032

Parking

Maximum 1 car parking space per 1,000 sf of commercial and 330 parking spaces will be provided.

Long term covered bike parking of roughly 120 spaces will be provided in the garage. Short term bike parking of roughly 15 bicycles will be provided along the plaza edge.

23.54.035C

Loading

Per "Low demand" office use between 264,001 to 388,000 SF, 4 spaces @ 10' W X 35' L X 14' H are required

Potential Type I Directors exception for berth length reduction from 35' to 25' for 3 berths will be sought. Additionally, appropriate setbacks will be provided for one 35' length loading area to be provided on alley.



# 8.0

## Relevant Design Guidelines

### How the Preferred Scheme meets the South Lake Union Design Guidelines.

#### GUIDELINES

##### CS2 URBAN PATTERN AND FORM

###### I \_ Respond to Site Characteristics

###### iv \_ Heart Locations

Several areas have been identified as "heart locations." Heart locations serve as the perceived center of commercial and social activity within the neighborhood. These locations provide anchors for the community as they have identity and give form to the neighborhood. Development at heart locations should enhance their central character through appropriate site planning and architecture. These sites have a high priority for improvements to the public realm. A new building's primary entry and facade should respond to the heart location. Special street treatments are likely to occur and buildings will need to respond to these centers of commercial and social activity. Amenities to consider are: pedestrian lighting, public art, special paving, landscaping, additional public open space provided by curb bulbs and entry plazas.

##### CS2 URBAN PATTERN AND FORM

###### B \_ Height, Bulk, & Scale

i. Address both the pedestrian and auto experience through building placement, scale and details with specific attention to regional transportation corridors such as Mercer, Aurora, Fairview and Westlake. These locations, pending changes in traffic patterns, may evolve with transportation improvements.

ii. Encourage stepping back an elevation at upper levels for development taller than 55 feet to take advantage of views and increase sunlight at street level. Where stepping back upper floors is not practical or appropriate other design considerations may be considered, such as modulations or separations between structures.

iii. Relate proportions of buildings to the width and scale of the street.

##### PL1. CONNECTIVITY

###### I \_ Human Activity

i. Keep neighborhood connections open, and discourage closed campuses.

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

iii. Design for a network of safe and well-lit connections to encourage human activity and link existing high activity areas.

##### PL2. WALKABILITY

###### I \_ Streetscape Compatibility

i. Encourage provision of spaces for street level uses that vary in size, width, and depth. Encourage the use of awnings and weather protection along street fronts to enhance the pedestrian environment.

ii. Provide pedestrian-friendly streetscape amenities, such as:  
a. tree grates;  
b. benches;  
c. lighting.

iii. Configure retail space so that it can spill-out onto the sidewalk (retaining six feet for pedestrian movement, where the sidewalk is sufficiently wide).

#### RESPONSE

The building and site embrace the prominent location as the final building on Westlake, prior to crossing the Mercer Boulevard and reaching the South Lake Union Park. With a large public Plaza to the south and a retail space ready for an appropriate restaurant or coffee shop, we will activate the corner of Westlake and Republican. The facade along Westlake provides for transparent inside/out connectivity for the retail tenants. The Primary tenant entry, as well as the garage elevator lobby open to Westlake. The slabs step with the exterior grade to maintain floor levels close to sidewalk level. The pedestrian experience is further enhanced with canopies, lighting, and public art extending from the plaza and along the western building facade to connect Westlake to the South Lake Union Park.

The preferred scheme "Shift" provides the strongest architectural expressions of the ideas relating to this design guideline. As the tallest building along the Mercer corridor, the tower is pushed to the street edge and the shift expression is used to elongate the form upward. This iconic form will combine with the future Lakefront block developments for a gateway expression for I-5 arriving or departing vehicles. The tower is elongated north south to minimize the bulk of the tower over the pedestrian street, Westlake. The tower is then pushed all of the way to the alley for maximizing the sunlight to the pedestrian experience. Finally, the podium is maintained at 65' instead of stepping up to the allowable 85' for the north end. Finally, the tower position provides for potential roof terraces on the South and West sides, which will relate to the street level activity.

The South facing plaza provides for a friendly building approach on Westlake and allows for pedestrian flow from Republican to 'short cut' towards the park. Engagement of this space with the bicycle traffic off Republican is also encouraged. By providing placement of racks towards the open space plaza edge, bicyclists will be invited to enjoy the sun and a latte with ease and comfort. The landscape design will be integrated into the larger Westlake Corridor and the overall SLU framework. The lighting will reinforce and complement the spatial and functional relationships established by the architecture. Lighting will be used as a principal link in providing safety, orientation, visual delight and efficient operation. Clear visual cues are critical for orientation and wayfinding. Lighting will support wayfinding by marking paths, revealing signage, highlighting destinations and promoting efficient and personable transactions. Higher light levels at building entrances will aid in clear wayfinding while highlighting of key materials and building form will expose the richness and form of the architecture.

The streetscape will be a logical arrangement of pedestrian circulation space, planting, furnishing zones at key points (seating, bike parking, etc.) and accommodation of utilities (power & light poles, in-ground elements, fire hydrants, etc.). Continuous awnings along the Westlake Ave. N building facade, will provide for inclement pedestrian circulation and addressing/identity for the retail tenants. With the 16' sidewalk width of Westlake, there will be ample space to have the retail spaces engage the pedestrian environment with direct physical and visual connection. The lighting will be given special consideration to the experience of the tenant, guest, pedestrian, and vehicular traffic. Destination and connection points will be accented to encourage comfortable, safe, natural locations to gather, rest and navigate.



# 8.0

## Design Guidelines

### GUIDELINES

#### PL2. WALKABILITY

##### II \_ Personal Safety and Security

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

- i. Enhanced pedestrian and street lighting;
- ii. Well-designed public spaces that are defensively designed with clear sight lines and opportunities for eyes on the street;

#### PL3. STREET-LEVEL INTERACTION

##### II \_ Human Activity

- i. Create graceful transitions at the streetscape level between the public and private uses.
- ii. Design facades to encourage activity to spill out from business onto the sidewalk, and vice-versa.
- iii. Reinforce retail concentrations with compatible spaces that encourage pedestrian activity.
- iv. Create businesses and community activity clusters through co-location of retail and pedestrian uses as well as other high pedestrian traffic opportunities.

#### DC2. ARCHITECTURAL CONCEPT

##### I \_ Architectural Concept & Consistency

Design the "fifth elevation" - the roofscape - in addition to the streetscape. Views from outside the area as well as from within the neighborhood should be considered, and roof-top elements should be organized to minimize view impacts from the freeway and elevated areas.

#### DC3. OPEN SPACE CONCEPT

##### II \_ Landscaping to Reinforce Design Continuity with Adjacent Sites

- i. Encourage landscaping that meets LEED criteria.
- ii. Where appropriate, install indigenous trees and plants to improve aesthetics, capture water, and create habitat.
- iii. Retain existing, non-intrusive mature trees or replace with large caliper trees.
- v. Reference the City of Seattle Right Tree Book and the City Light Streetscape Light Standards Manual for appropriate landscaping and lighting options for the area.

### RESPONSE

Because the building will have high visibility, the project has an opportunity to transform the surrounding environment from day to night with light. Façade, landscape and retail lighting will give a sense of energy and safety to this very prominent corner. The retail tenants along Westlake are possibly only daytime use tenants, but it is expected with the direct connection to the plaza, that the southern retail space will likely be a food and beverage establishment with potential for much longer open hours and the possibility to enliven the plaza at night, while providing a vibrant destination on the Westlake corridor.

Human activity at street level will be encouraged through façade transparency, shelter from rain with canopies and the appropriate design of our site's open spaces. Streetscape elements tied to architectural concept and physical expression will help to define the space along with the use of texture and color in paving. Additionally, site furnishings will encourage pedestrians to linger to activate the site. The grade transitions between streetscape and building elements will be through step or slope transitions and avoid raised or sheer walls.

Because this tower will be one of the few 160' towers along Mercer, it will be very visible from many approaches. The façade will need to be beautiful from all sides. This includes the roof top mechanical, which will be screened in materials tied to the architectural expression. The podium roof will be visible from neighbor buildings and thus will have great potential to be designed as a "fifth elevation." This area of course will be highly desirable as roof deck. Areas not provided with hardscape that are usable to the building occupants, will be amply landscaped for improving the interior experience looking over the rooftop and for the adjacent buildings' view to the podium roof.

The site will be landscaped with hardy native & drought tolerant planting palette that reduces water consumption, supports urban habitat, and contributes to neighborhood sustainability goals. The project will target LEED gold certification and thus our landscape strategy will work within those guidelines. Additionally, we will use the criteria established by Salmon-Safe for our landscape. The existing street trees will be maintained if determined to be healthy. New trees will be planted in the right of way to continue the Westlake tree lined experience. No trees currently exist on site, but our landscape design for the southern open space will consider possibilities for incorporating trees.



# 8.0

## Design Guidelines

### GUIDELINES

#### DC3. OPEN SPACE CONCEPT

##### III\_ Landscaping to Enhance the Building &/or Site

Consider integrating artwork into publicly accessible areas of a building and landscape that evokes a sense of place related to the previous uses of the area. Neighborhood themes may include service industries such as laundries, auto row, floral businesses, photography district, arts district, maritime, etc.

### RESPONSE

The client and design team will engage with an artist to provide for public art, which will be located in the south open space. Understanding that there is a desire to consider site history, we will work with the artist to help instill meaning in the work while having it enhance the site and neighborhood.

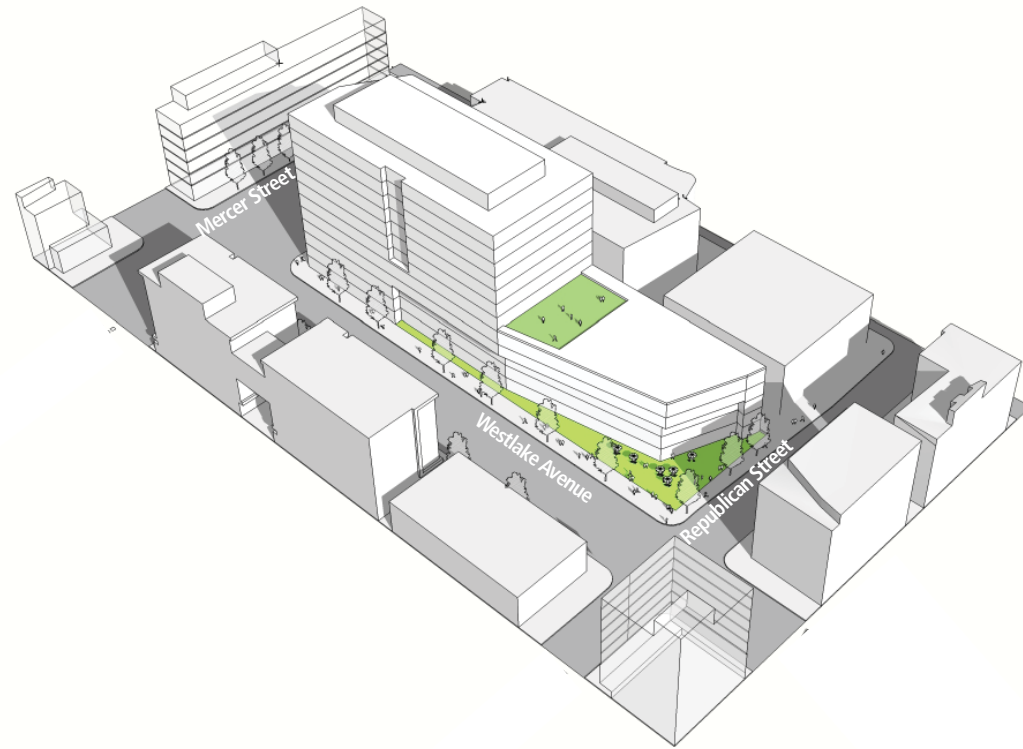


# 9.0

## Architectural Concepts Summary of alternatives

### SCHEME 1

#### "CENTER CORE"



#### Summary

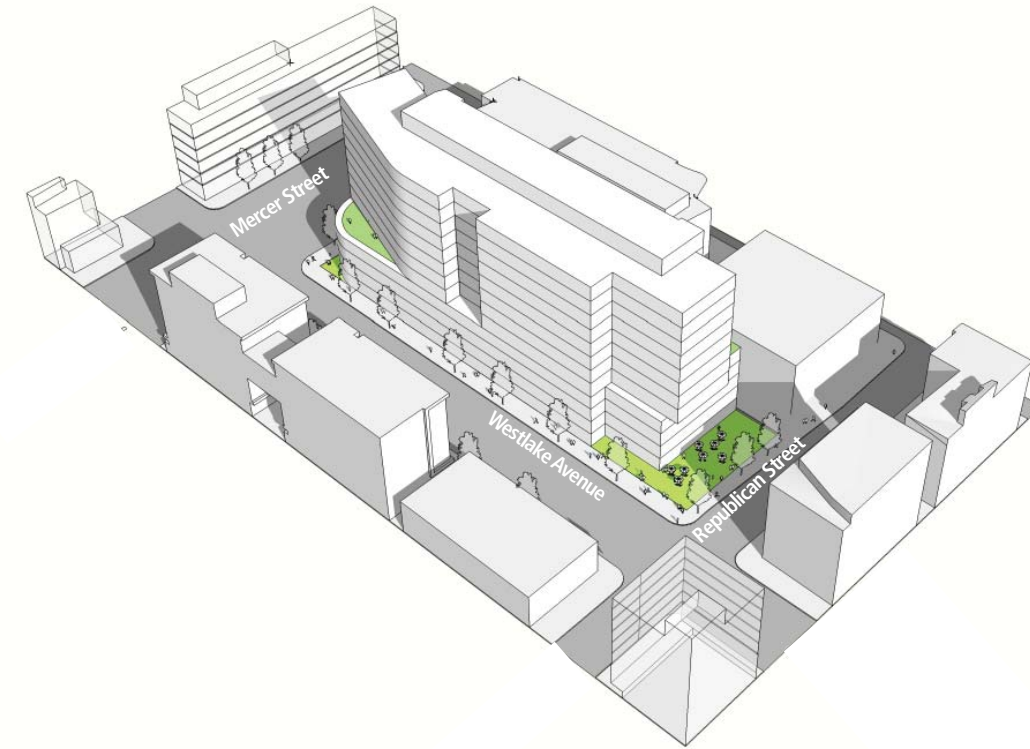
The 'Center Core' concept uses a conventional and efficient arrangement of centralized support elements (elevators, restrooms, mechanical shafts and infrastructure) ringed by office workplace. The tower massing is located at the north of the site to maximize view potential and create a strong presence on Mercer Street. The tower is articulated to meet modulation requirements. The podium form provides a comfortable streetscape datum at about 65 feet in height along the southern half of the Westlake Avenue frontage. The principle open space is provided at grade in the sunny south side of the site, in a form that wraps the Republican/Westlake corner as a pedestrian-activated urban respite.

#### Departures

**No departures requested for Scheme 1**

### SCHEME 2

#### "BENT BAR"



#### Summary

The 'Bent Bar' concept uses a side-slung core on the east side of the tower to create a thin bar of office floorplates. The tower massing bends away from Westlake Avenue to create a 'gateway' expression at Mercer Street. The tower makes advantage of the long block, stretching north-to-south to achieve its floorplate thinness. Modulation in the tower form provides some self-shading and visual relief. The principle open space is provided at grade in the sunny south side of the site, where moderate auto traffic and good pedestrian connectivity will provide the best possible conditions for outdoor urban comfort and vitality.

#### Departures

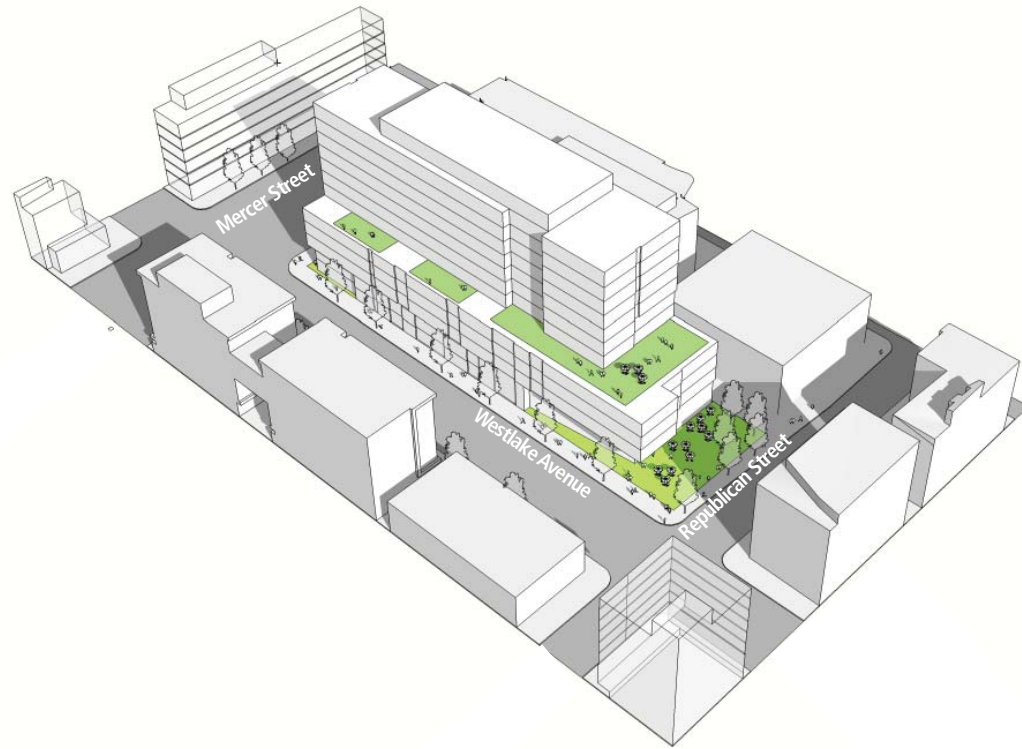
**No departures requested for Scheme 2**

# 9.0

## Architectural Concepts Summary of alternatives

### PREFERRED SCHEME

#### "SHIFTED TOWER"



#### Summary

The 'Shifted Tower' concept uses a unique split-core strategy to create well-daylit and visually connected office floorplates and a slender tower profile. The tower massing is shifted away from Westlake Avenue, resulting in a comfortable streetscape podium expression at about 65 feet in height. The podium form holds the corner at Mercer Street. The podium massing expresses the 'shifted' nature of the plan in its articulation, tying the street level experience to the overall building concept. The principle open space is provided at grade in the sunny south side of the site, where moderate auto traffic and good pedestrian connectivity will provide the best possible conditions for outdoor urban comfort and vitality.

#### Departures

**No departures requested for the Preferred Scheme**

# 9.0

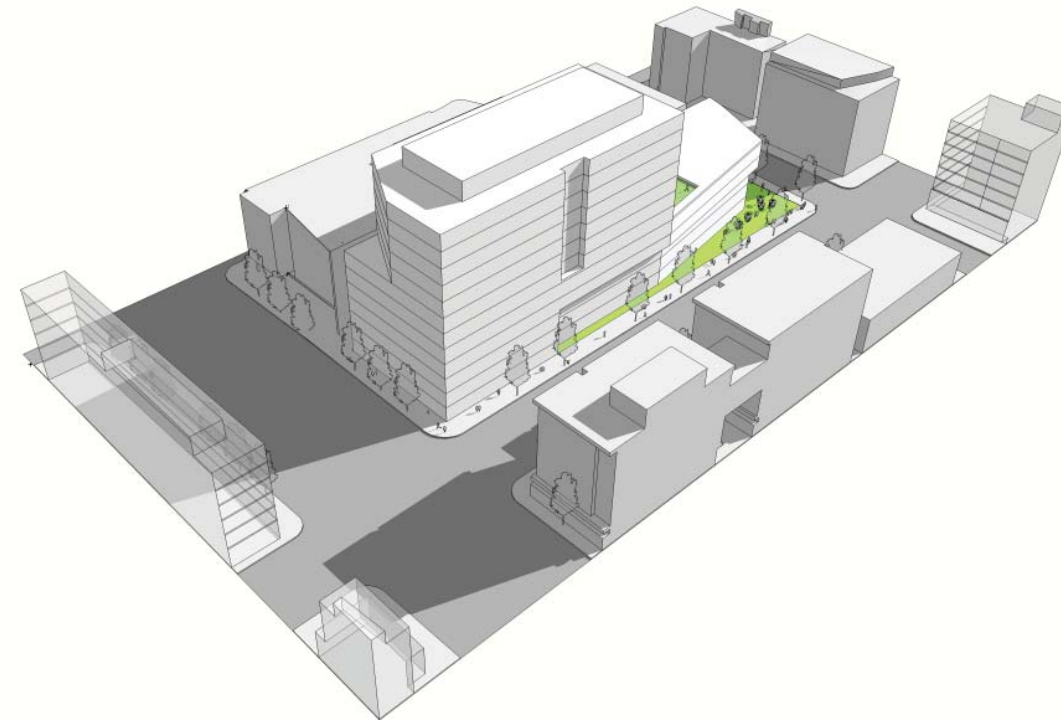
## Architectural Concepts Scheme 1 | "Center Core"

### Pros

- + Open space at sunny south side of site
- + Meets development standards without need for departures
- + Provides quality office environments with good views

### Cons

- (-) Massing most 'bulky' of proposed options, with limited expression of podium datum
- (-) Office lobby located away from open space
- (-) Office space least progressive of proposed options, with limited internal sight-lines and connectivity



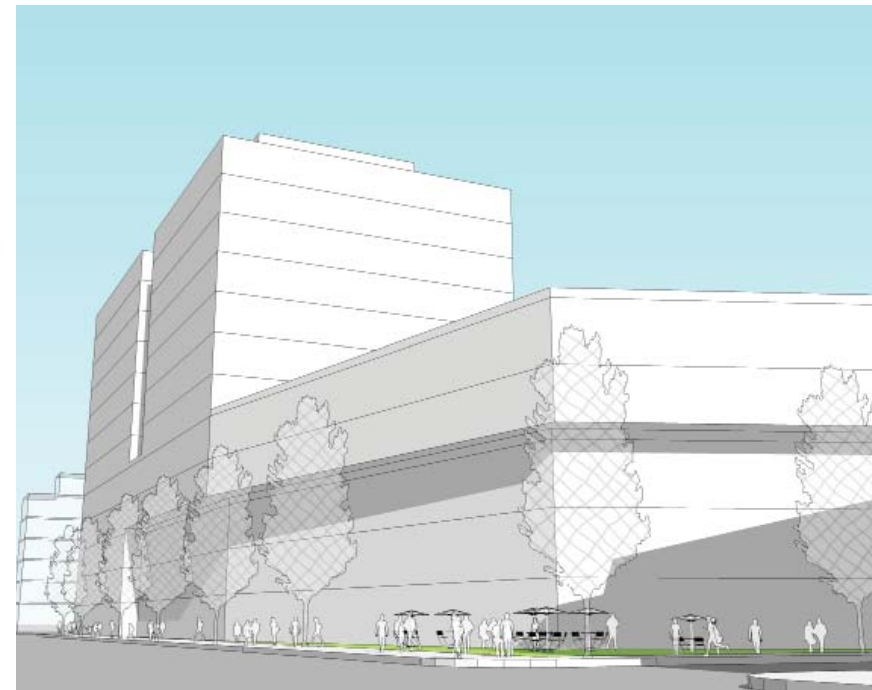
N-W Corner Birds Eye Perspective View



View Looking South on Westlake Ave. and Mercer St.



View Looking West on Republican St.



View Looking North on Westlake Ave.

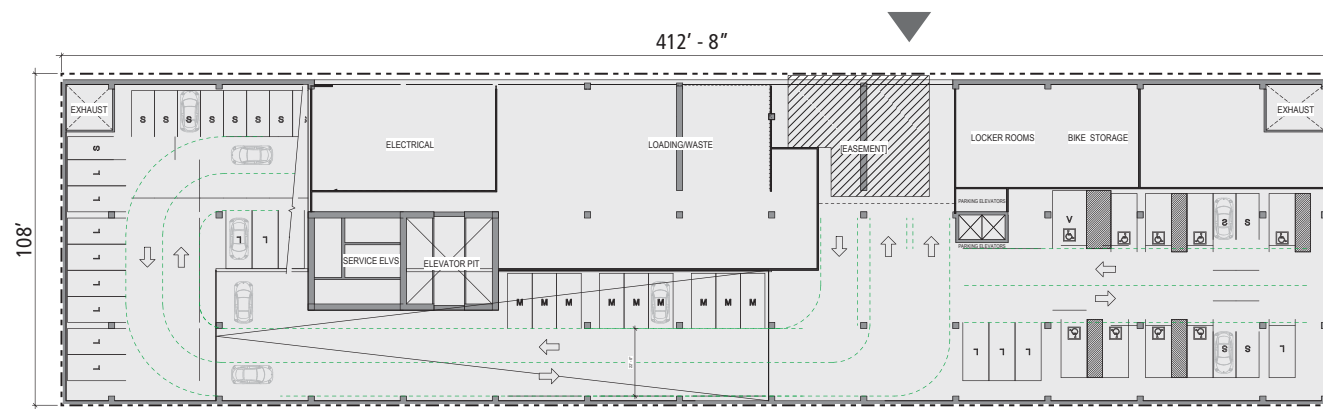


Westlake Ave. Street Scape Perspective Looking South

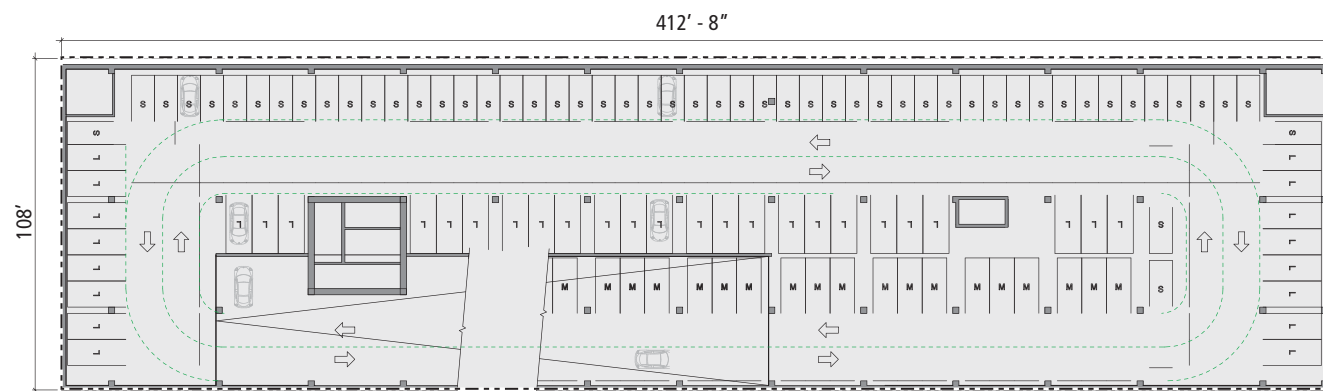
# 9.0

## Architectural Concepts Scheme 1 | "Center Core"

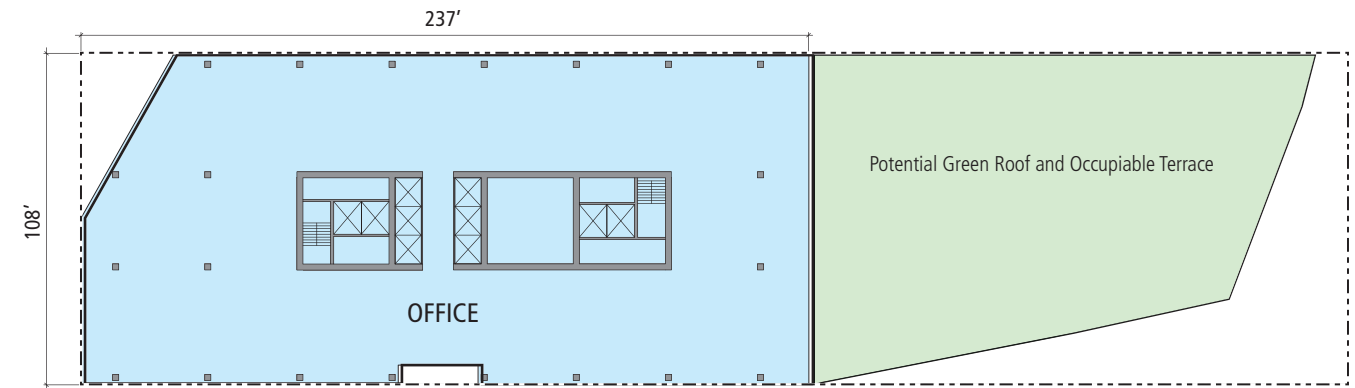
- Office
  - Retail
  - Lobby / Common
  - Open Space
  - Back of House / Parking
- Pedestrian Entry
  - Parking Entry



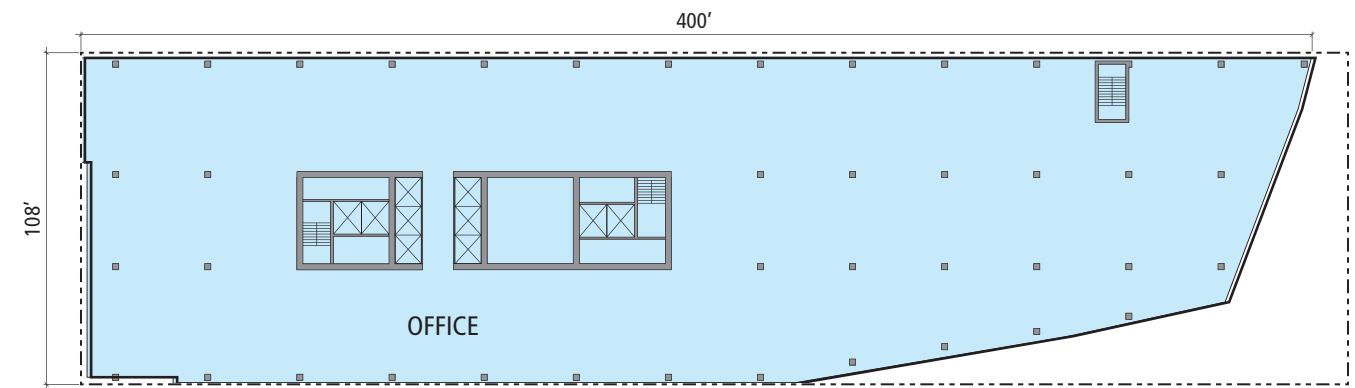
Parking Level 1



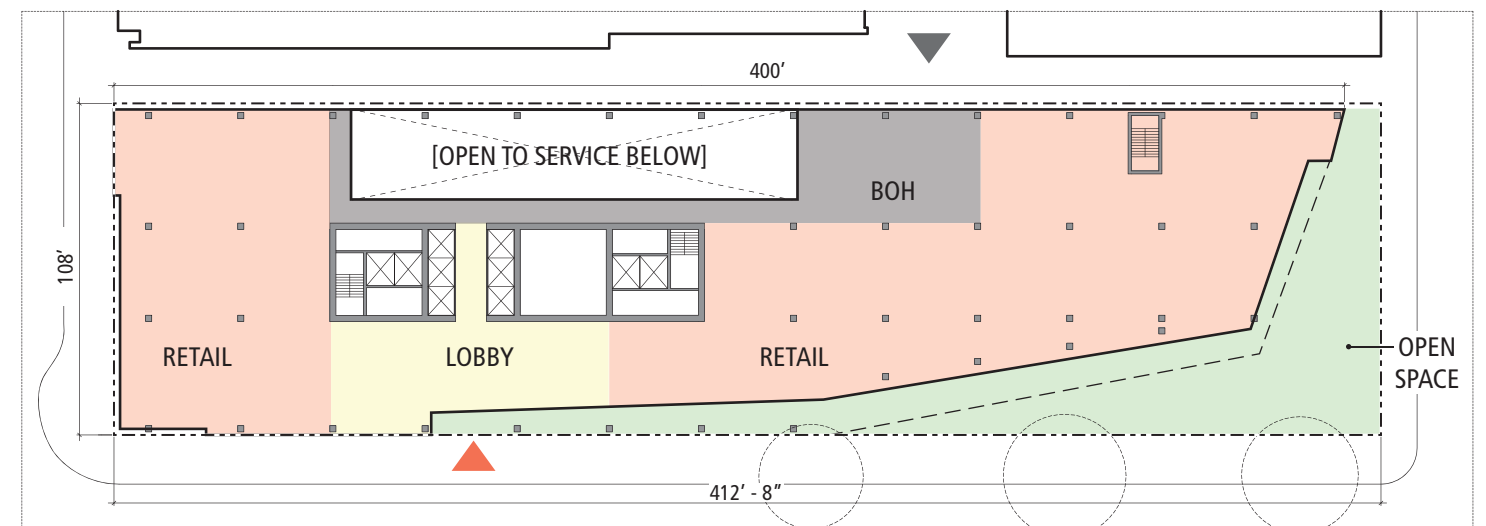
Parking Levels 2-4



Typical Office Level (6-12)



Typical Podium Level (2-5)

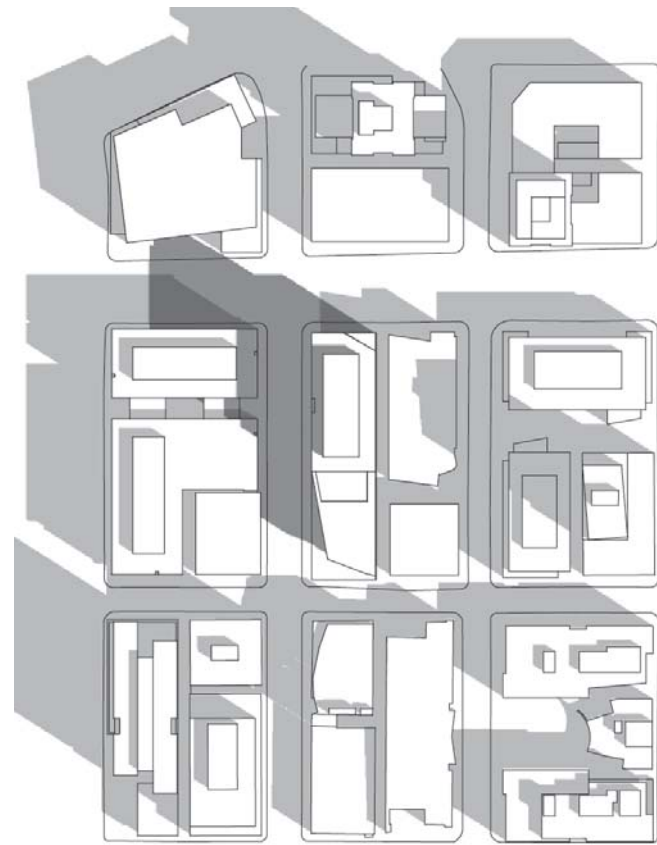


Ground Floor

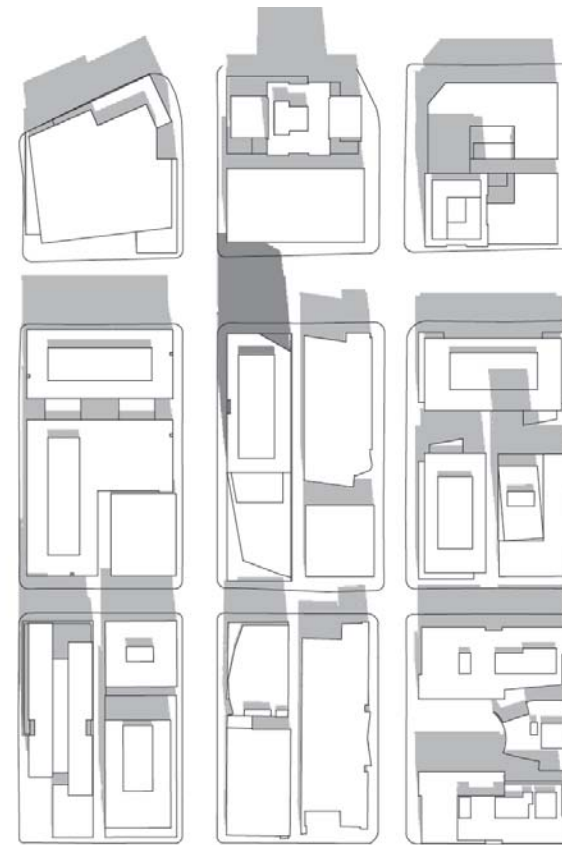
# 9.0

## Architectural Concepts Scheme 1 | "Center Core"

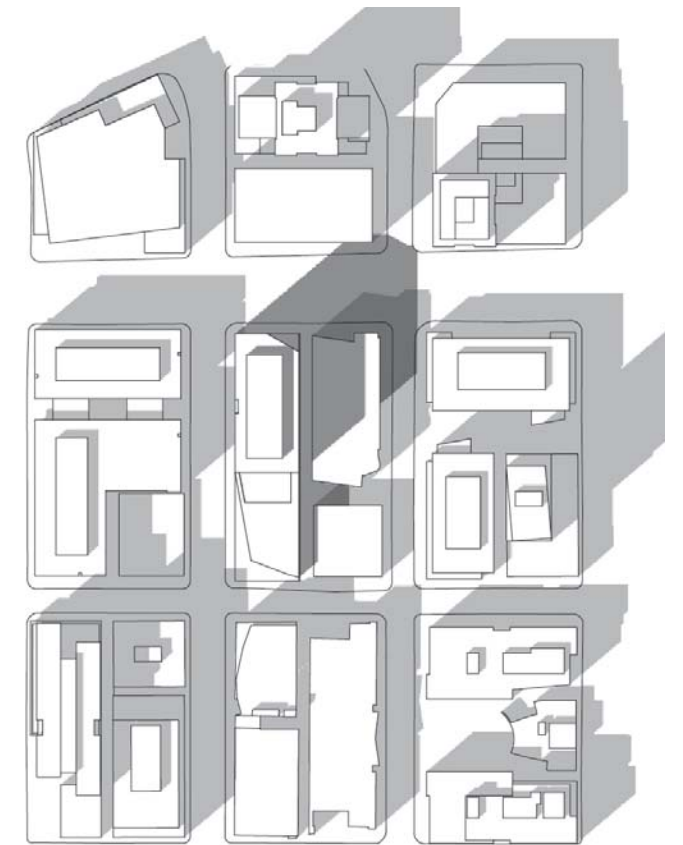
### SITE SOLAR ANALYSIS



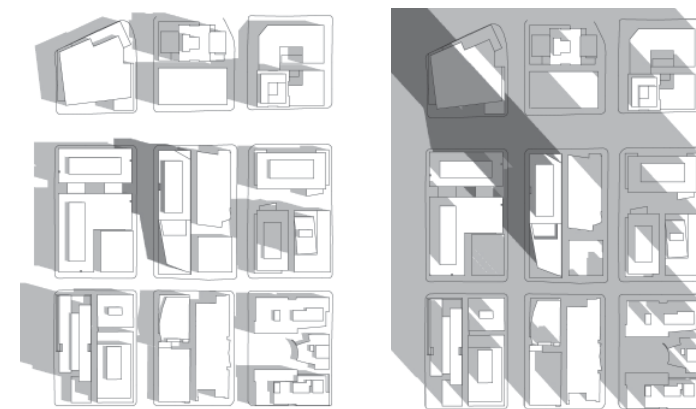
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March/September 21 (equinox) \_ noon

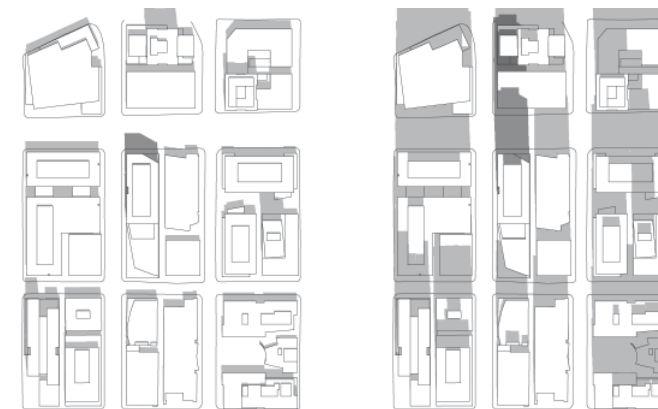


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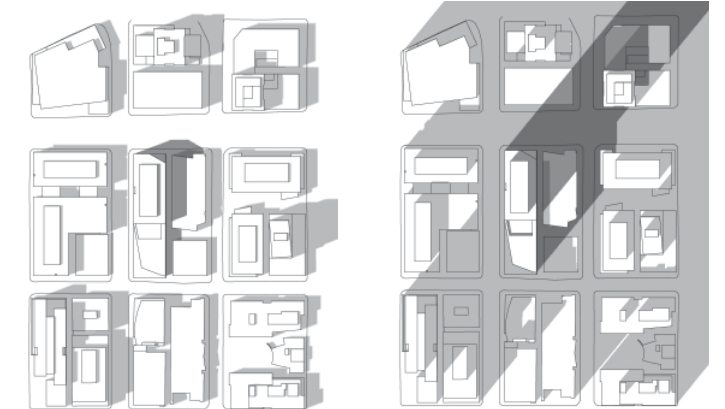
June 21 \_ 10:00am

December 21 \_ 10:00am



June 21 \_ noon

December 21 \_ noon



June 21 \_ 2:00pm

December 21 \_ 2:00pm



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# 9.0

## Architectural Concepts

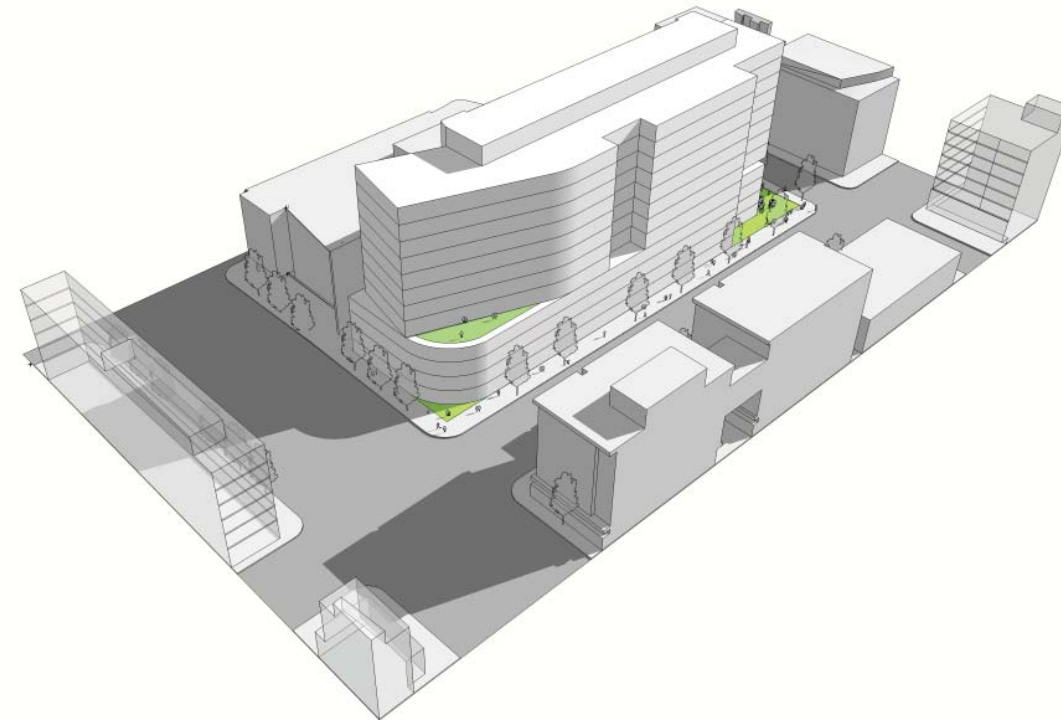
### Alternative Scheme 2 | "Bent Bar"

#### Pros

- + Open space at sunny south side of site
- + Unique building form with 'gateway' expression
- + Provides progressive interior workplace environments with quality daylight, views, and internal sight-lines
- + Meets development standards without need for departures

#### Cons

- (-) Slender form of building requires placement of tower on Westlake property line
- (-) Office lobby located away from open space
- (-) Off-axis form impacts workspace efficiency and adds structural complexity.



N-W Corner Birds Eye Perspective View



View Looking South on Westlake Ave. and Mercer St.



View Looking West on Republican St.



View Looking North on Westlake Ave.

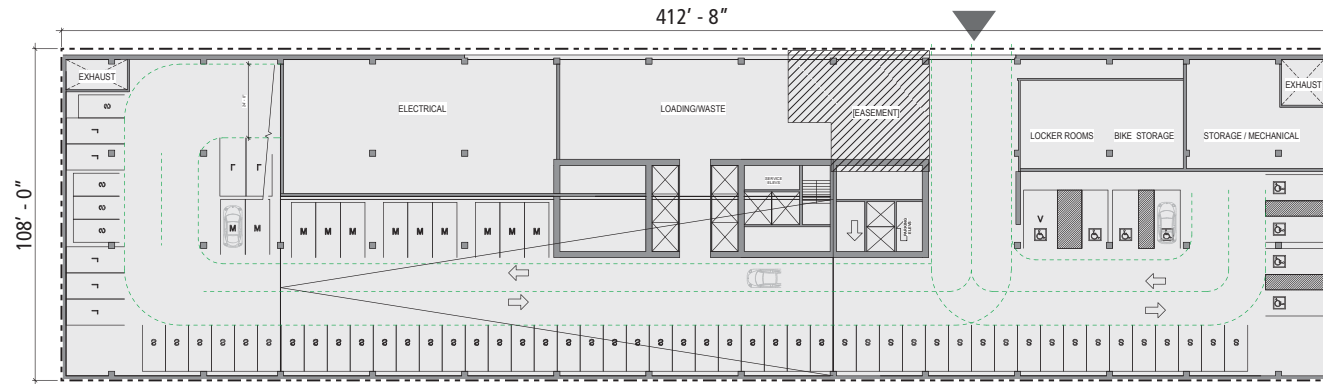


Westlake Ave. Street Scape Perspective Looking South

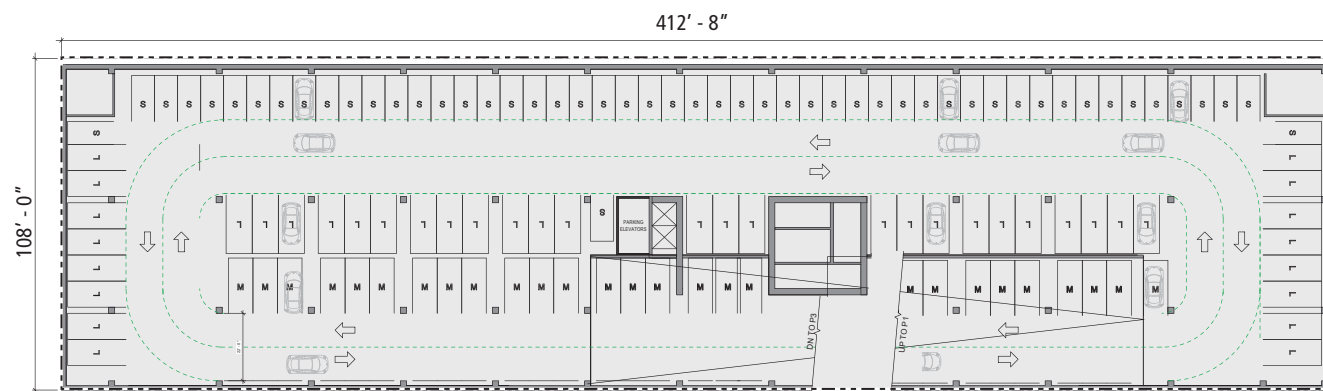
# 9.0

## Architectural Concepts Alternative Scheme 2 | "Bent Bar"

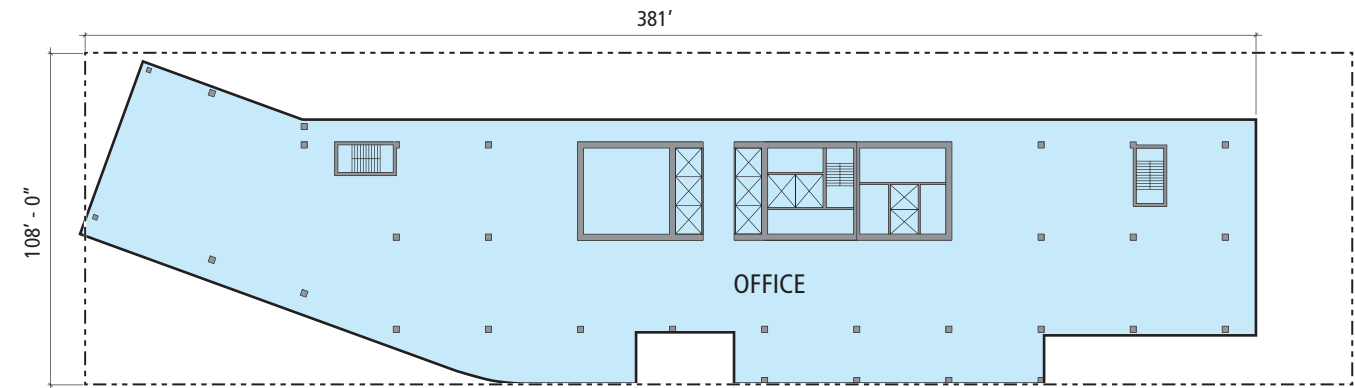
- Office
  - Retail
  - Lobby / Common
  - Open Space
  - Back of House / Parking
- Pedestrian Entry
  - Parking Entry



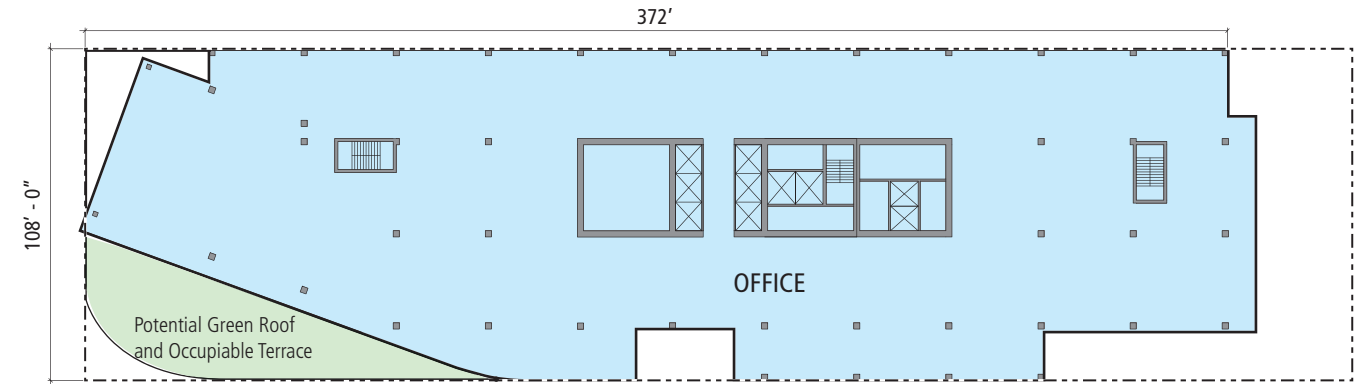
Parking Level 1



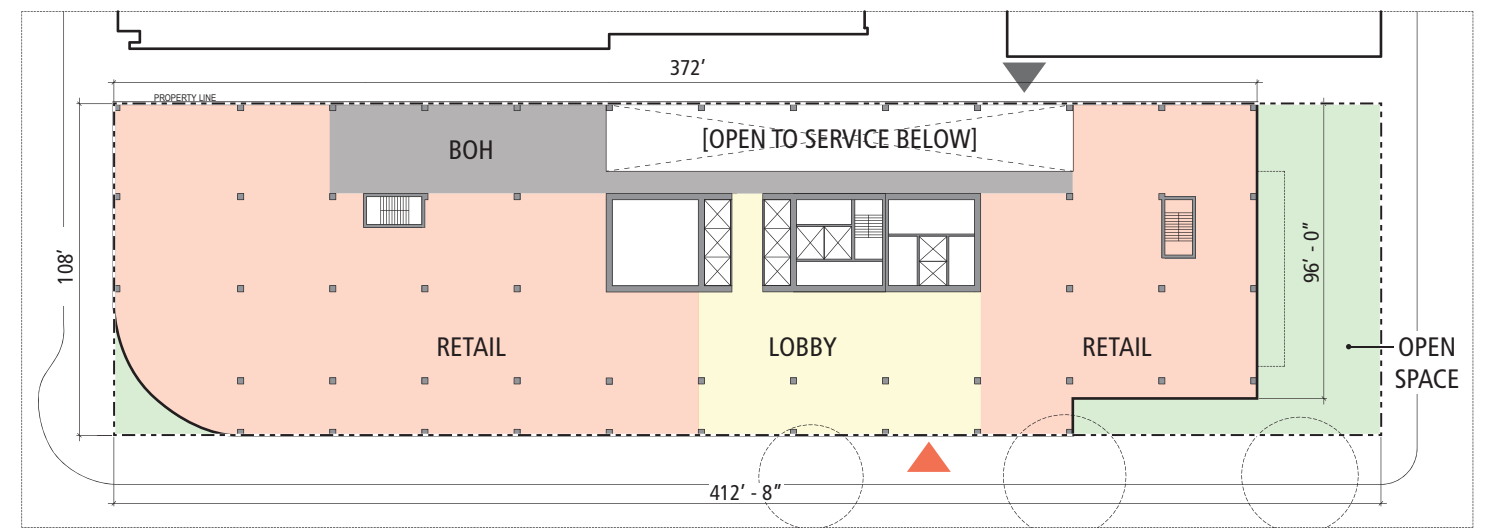
Parking Levels 2-4



Typical Office Level (6-12)



Typical Podium Level (2-5)

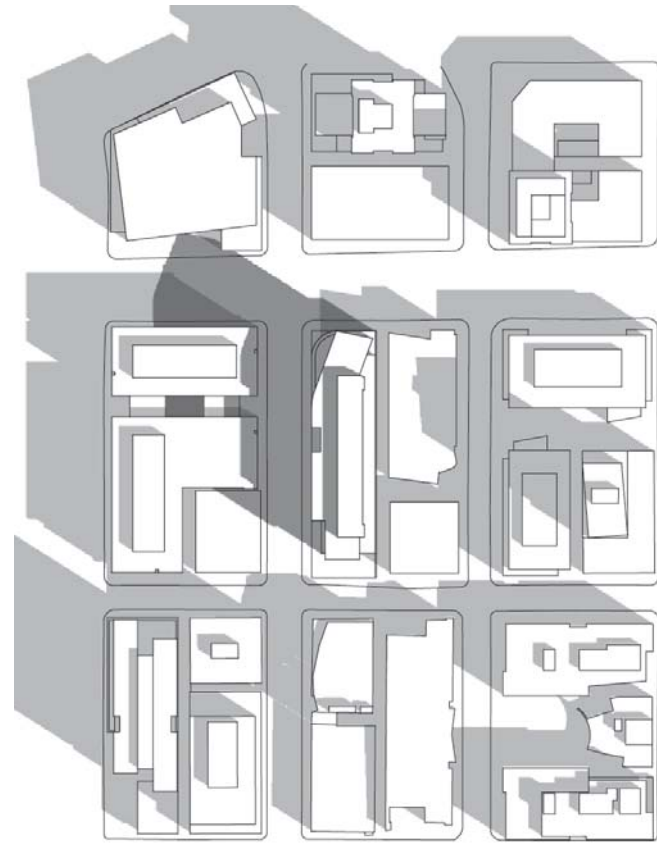


Ground Floor

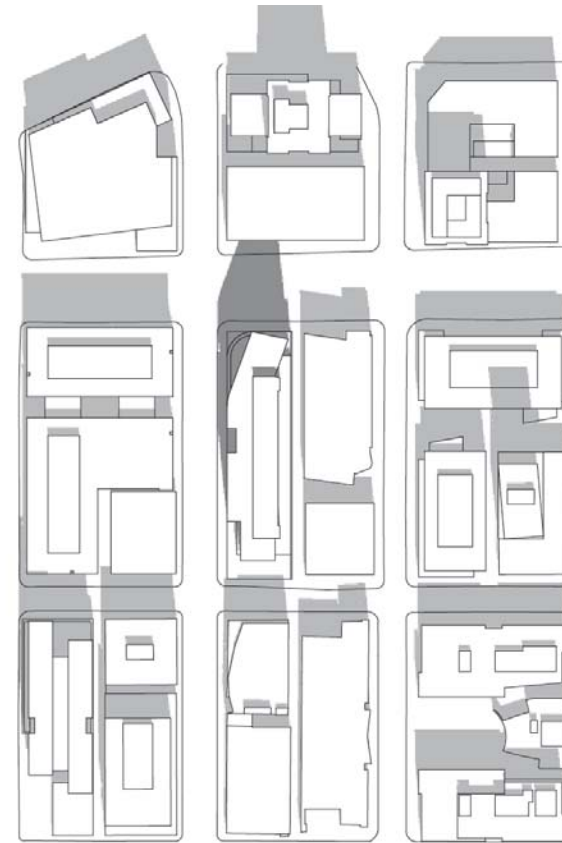
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## Architectural Concepts Alternative Scheme 2 | "Bent Bar"

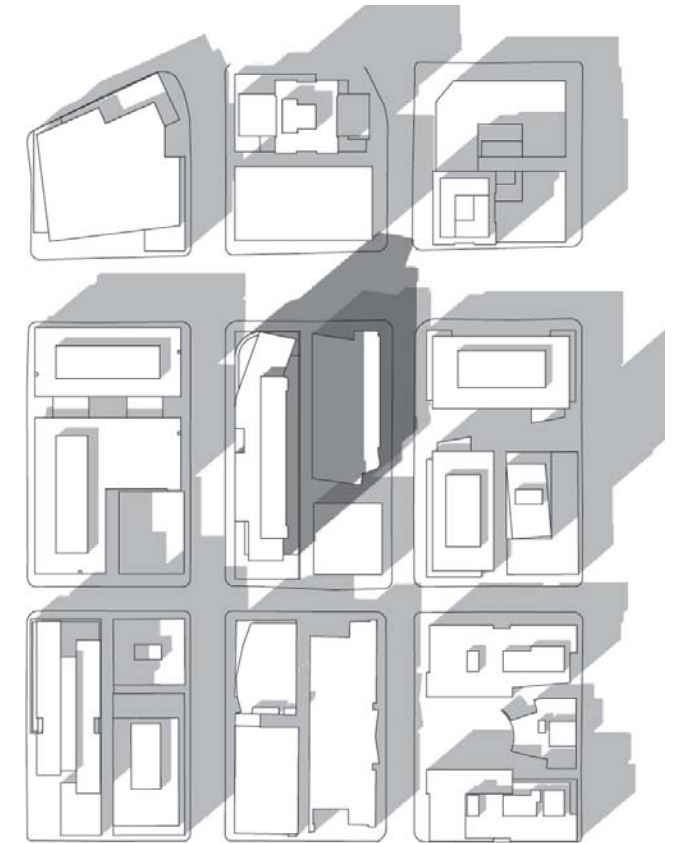
### SITE SOLAR ANALYSIS



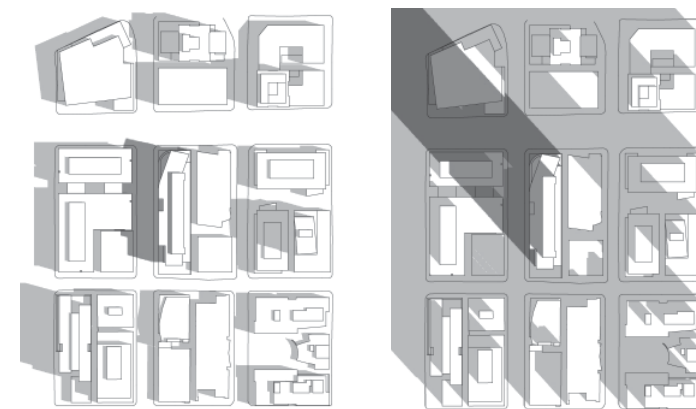
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March/September 21 (equinox) \_ noon



March/September 21 (equinox) \_ 2:00pm



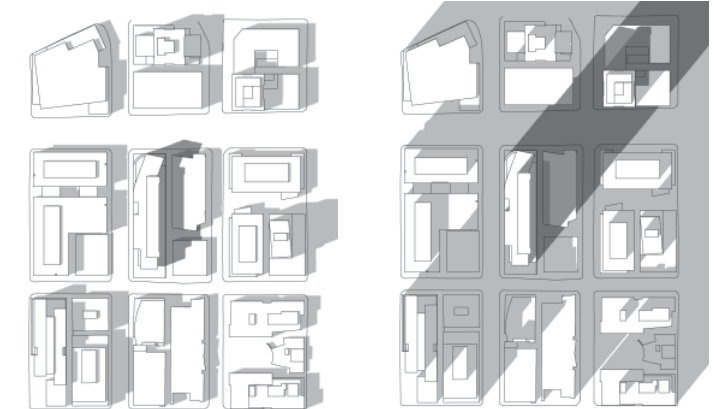
June 21 \_ 10:00am

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June 21 \_ noon

December 21 \_ noon



June 21 \_ 2:00pm

December 21 \_ 2:00pm

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# 9.0

## Architectural Concepts

### Preferred Scheme | "Shifted Tower"

#### Pros

- + Open space at sunny south side of site
- + Tower pulled off Westlake Avenue, to provide outdoor deck space with a visual connection to the street level
- + The 'shifted' or 'pull apart' concept creates a dynamic and energetic pedestrian street level experience
- + Slender Mercer Street facade differentiates itself from neighboring buildings
- + Cores located on exterior walls of tower - help with solar heat gain while still providing maximum view potentials
- + A dual offset core that provides a positive and new concept of office space layout for potential tenants.
- + No departure required.

#### Cons

- (-) Potential structural challenges with south cantilevered podium over open space
- (-) Tower is pushed to alley, which reduces available daylight to buildings to East



N-W Corner Birds Eye Perspective View



View Looking South on Westlake Ave. and Mercer St.



View Looking West on Republican St.



View Looking North on Westlake Ave.



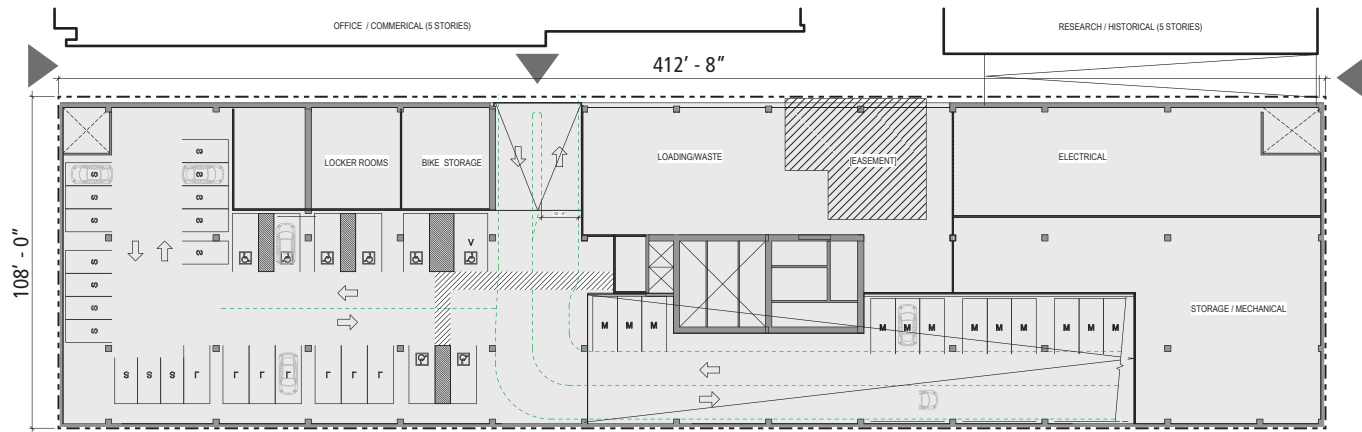
Westlake Ave. Street Scape Perspective Looking South

# 9.0

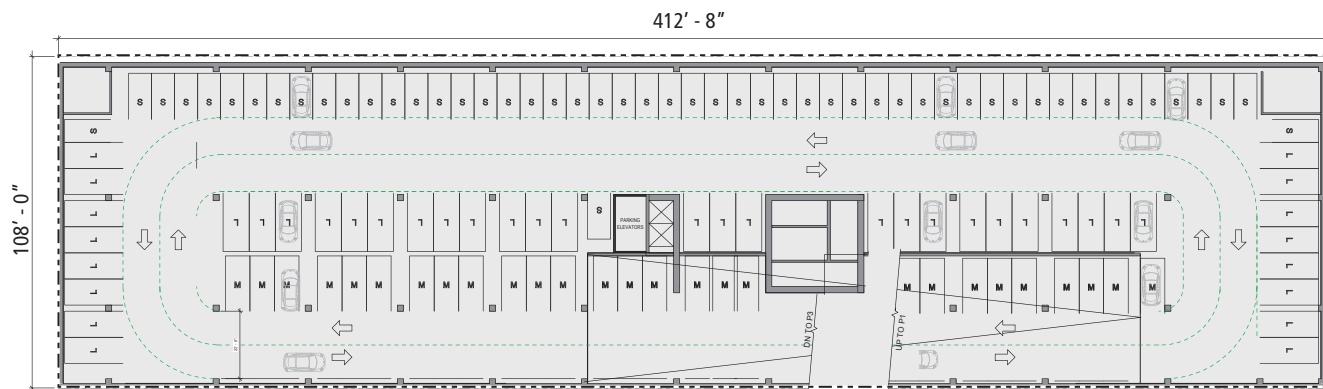
## Architectural Concepts

### Preferred Scheme | "Shifted Tower"

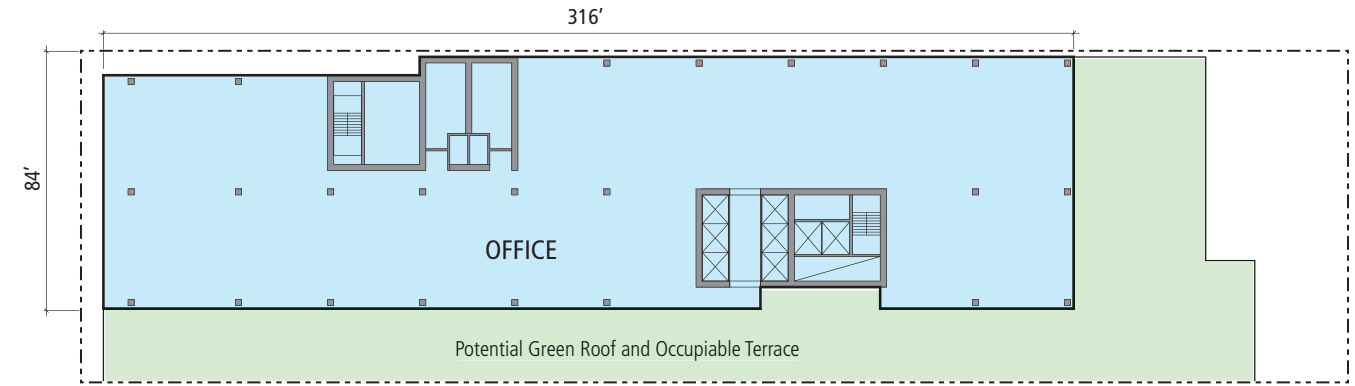
- Office
  - Retail
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  - Parking Entry



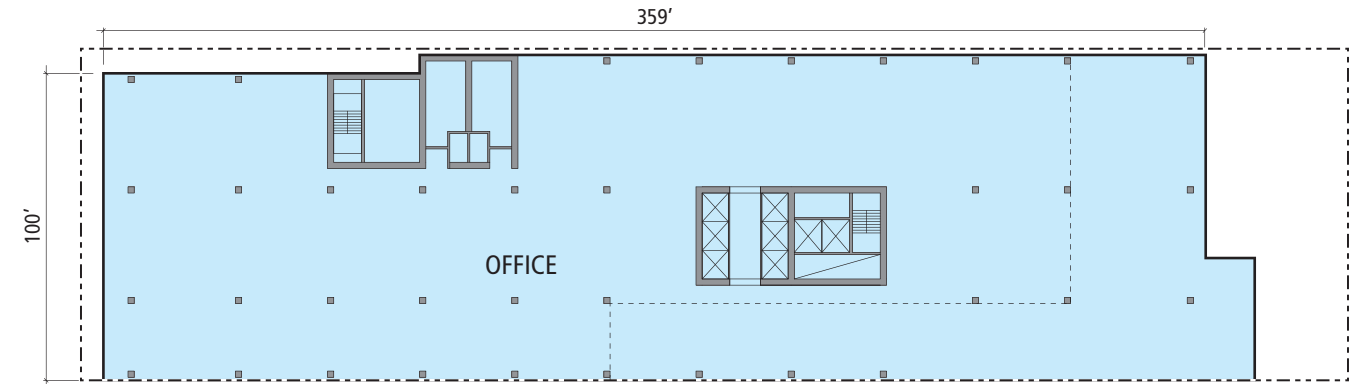
Parking Level 1



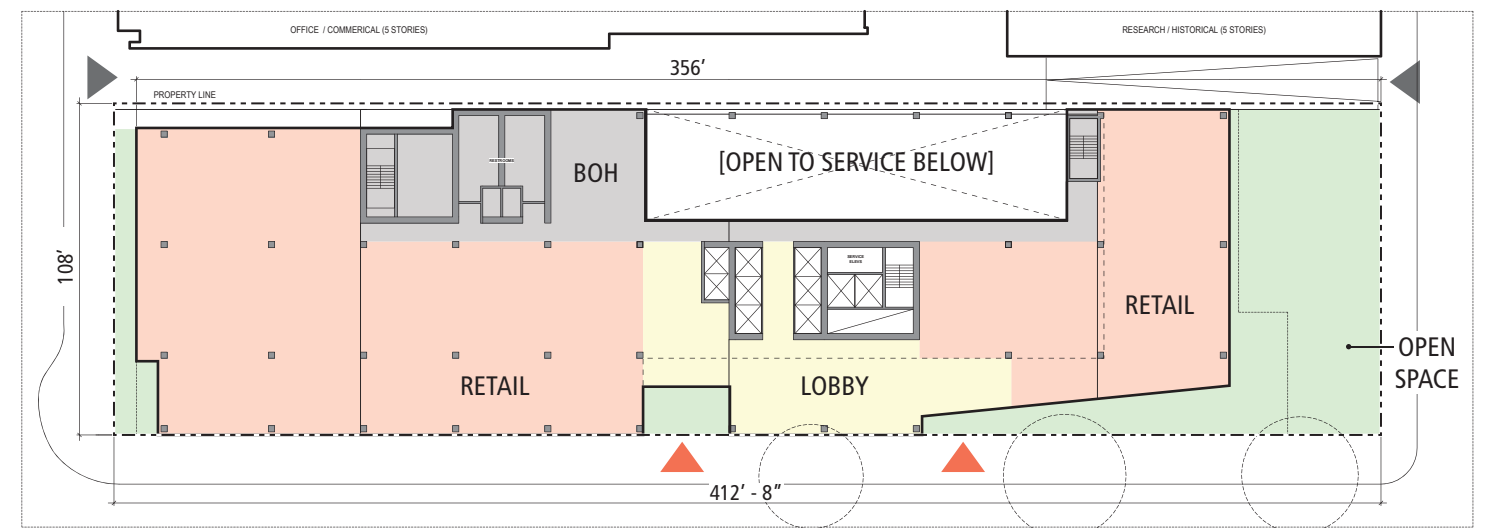
Parking Levels 2-4



Typical Office Level (6-12)



Typical Podium Level (2-5)



Ground Floor

# 9.0

## Architectural Concepts

### Preferred Scheme | "Shifted Tower"

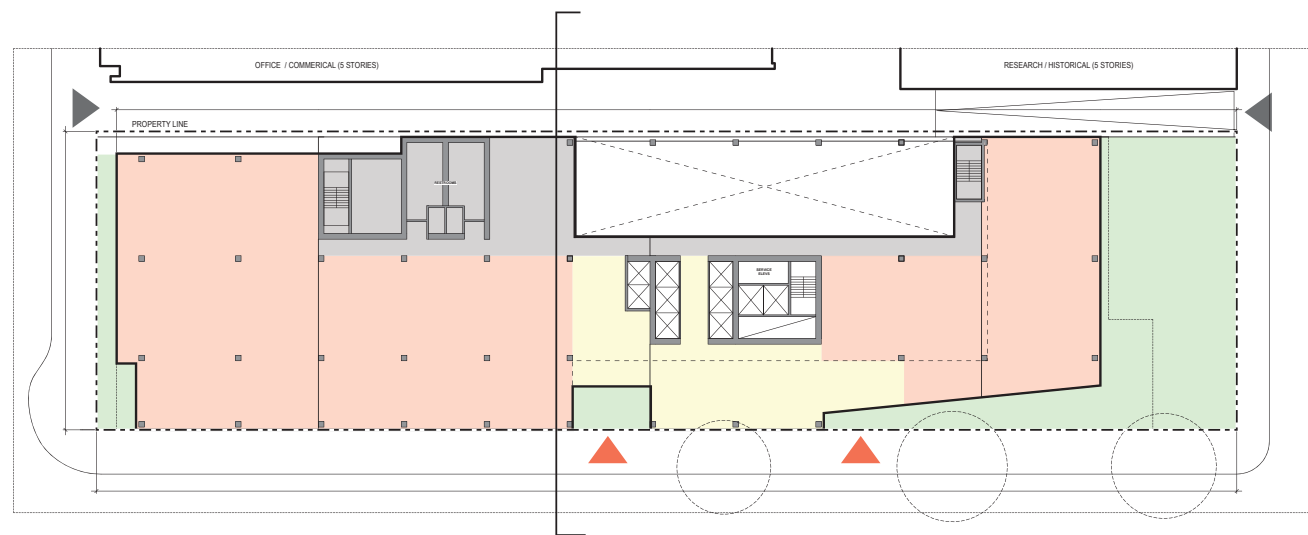
#### SITE SOLAR ANALYSIS



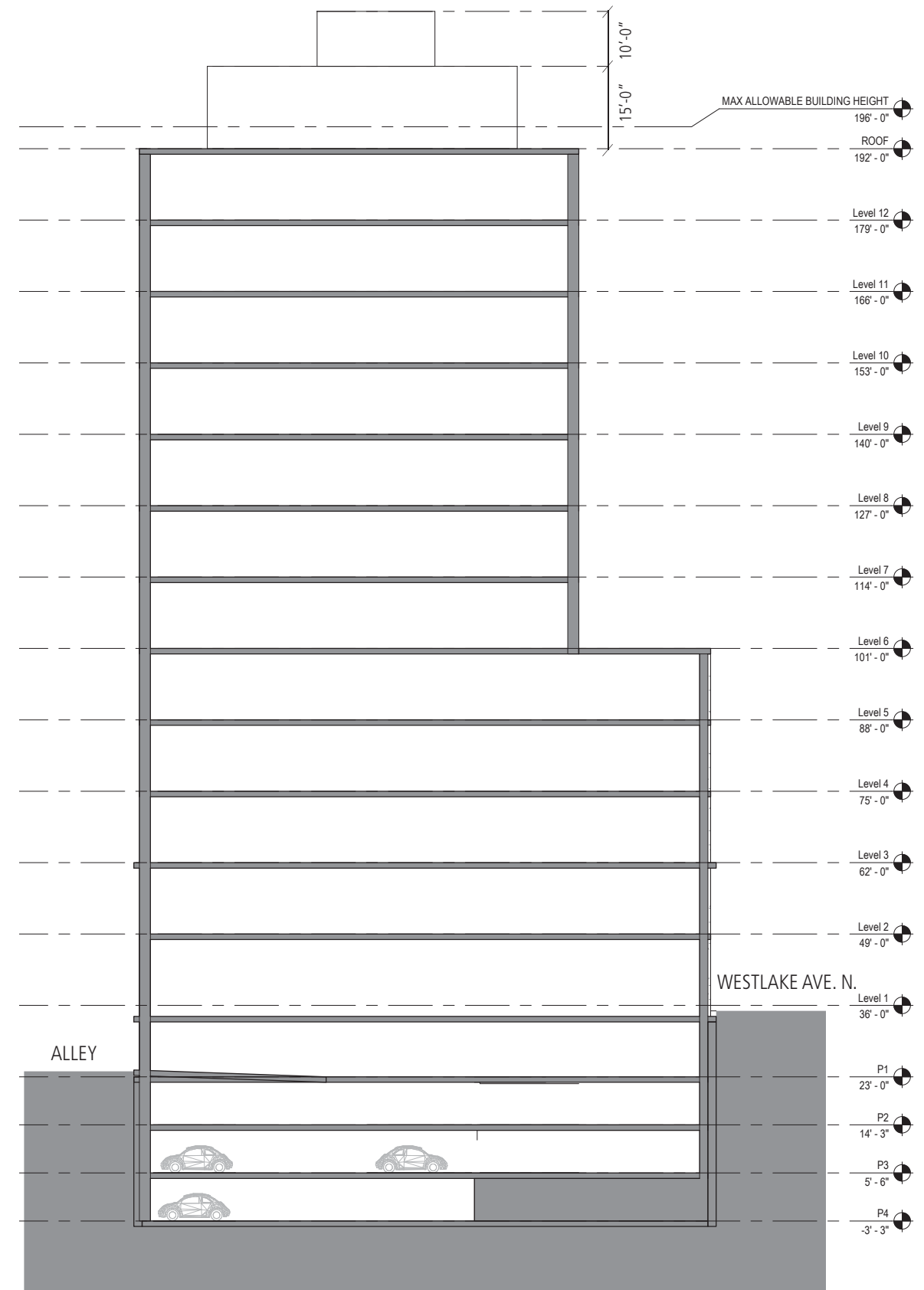


# 9.0

## Architectural Concepts Preferred Scheme | "Shifted Tower"



Ground Floor



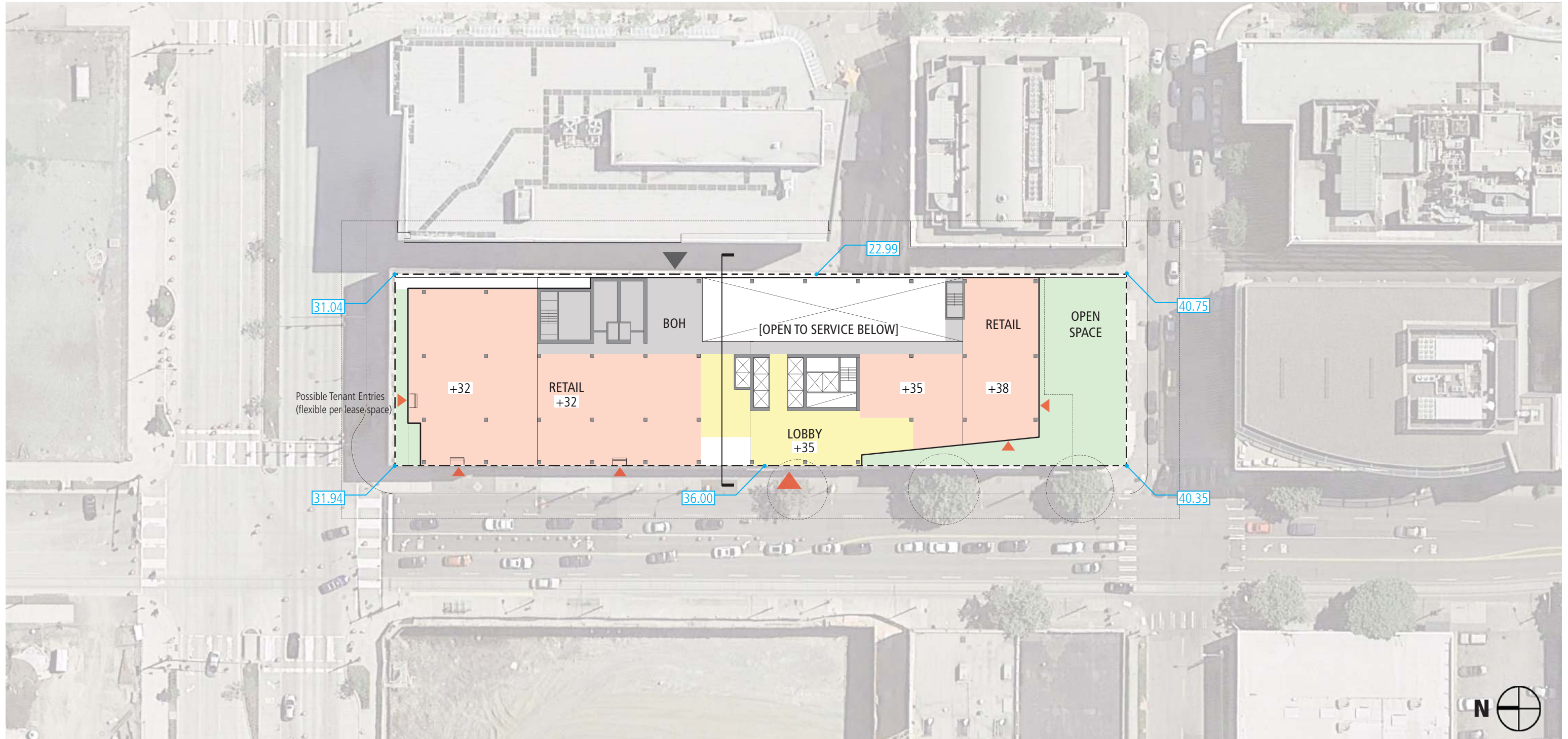
East / West Section

# 9.0

## Architectural Concepts

### Preferred Scheme | "Shifted Tower"

PHOTO-MONTAGE SITE PLAN WITH CONTEXT



# 9.0

## Landscape Plaza Concept

### CONCEPT IMAGERY



Public to private transition



Ground floor use visually connected to streetscape experience



Seating to define edges

### CONCEPT PLAN

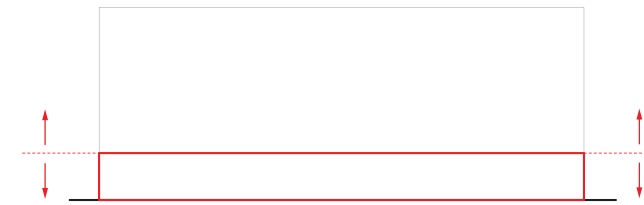


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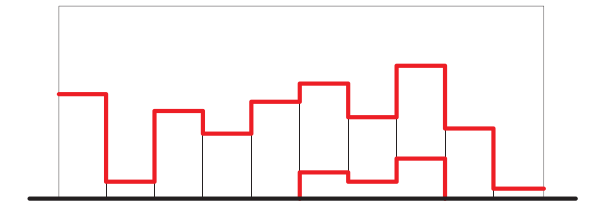
## Architectural Concepts Street Level Studies and Perspective Sections

### URBAN DESIGN DESCRIPTION

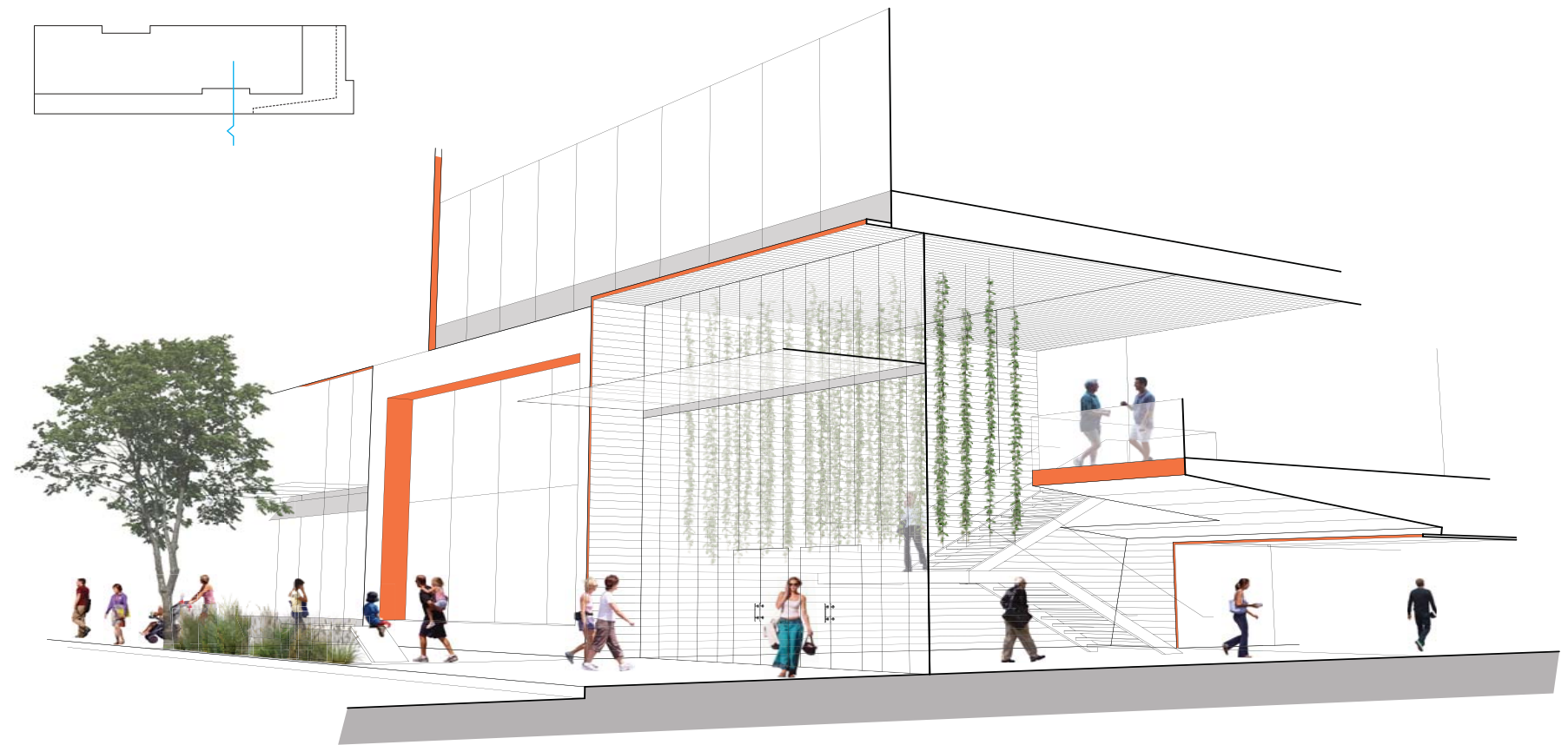
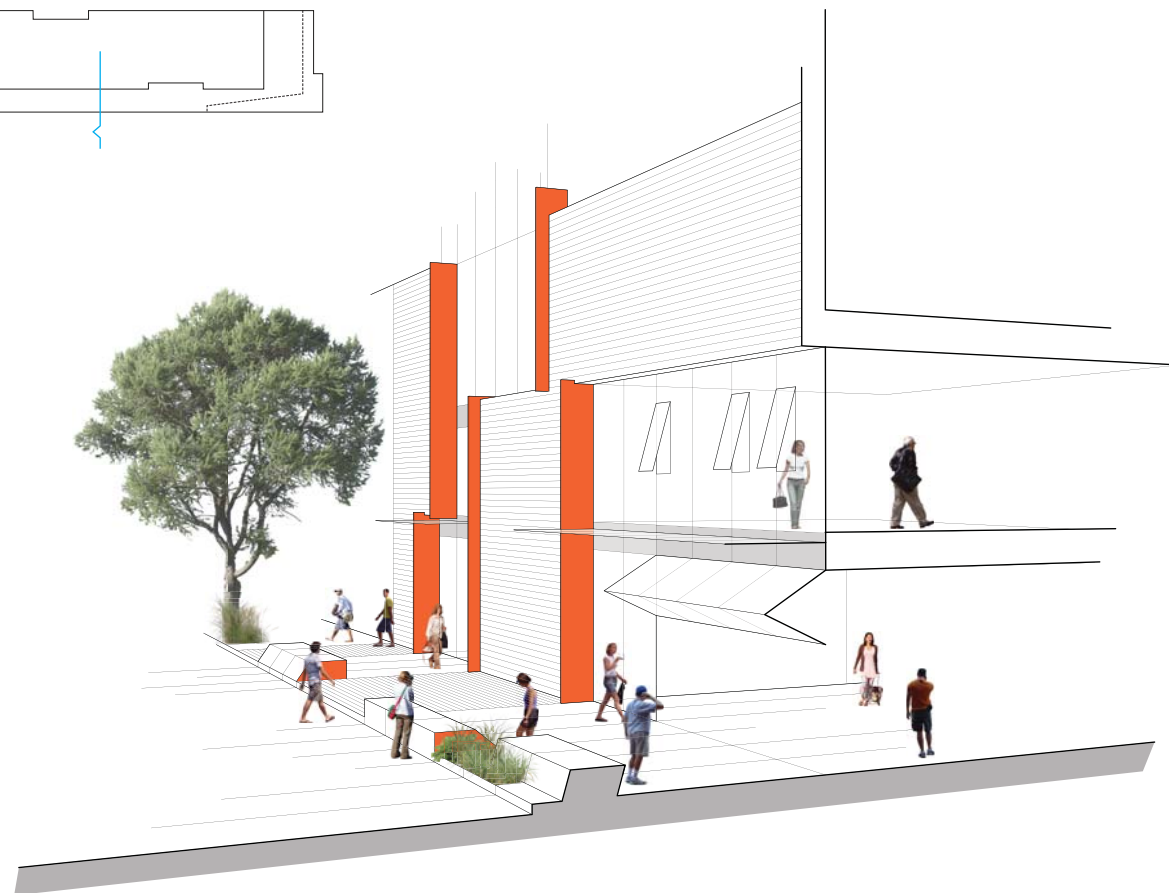
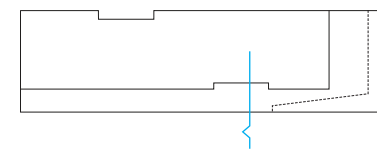
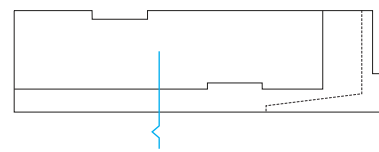
Over and over we see new construction in South Lake Union creating a datum line where retail and building separate from one another. Our design objective will be to blur that line with design moves that focus pedestrians views up through the podium and the tower. By using a pull-apart scheme, we will break that datum line using solid and void spaces along with vertical elements to create a truly unique ground level pedestrian experience.



PULLING APART THE DATUM LINE THAT SEPARATES THE RETAIL FROM THE BUILDING



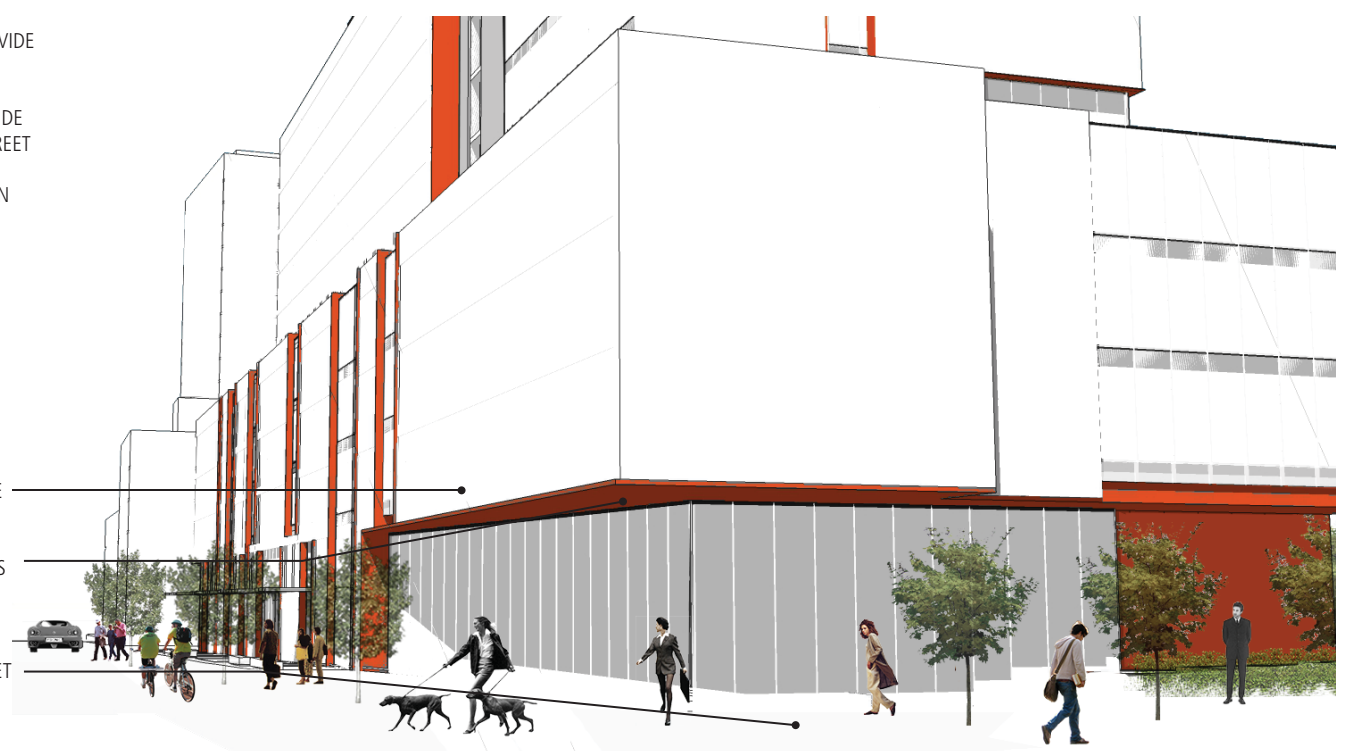
THIS BLURRED BOUNDARY EXPRESSES THE VERTICALITY AND ENHANCES THE STREET EXPERIENCE





- INTERMITTENT CANOPIES PROVIDE SENSE OF SCALE
- MODULATED FACADES PROVIDE VISUAL RELIEF ALONG THE STREET
- FACADE RELIEFS STRENGTHEN BUILDING VERTICALITY

View Looking South along Westlake Avenue North



- LOW PODIUM ALONG WESTLAKE AVE. N.
- BUILDING CANTILEVER PROTECTS PEOPLE FROM THE ELEMENTS
- OPEN SPACE ENGAGES THE STREET CORNER AND RETAIL

View Looking Northeast on the Corner of Westlake Avenue North and Republican Street



- LOW PODIUM ALONG WESTLAKE AVE. N.
- BUILDING CANTILEVER PROTECTS PEDESTRIANS FROM THE ELEMENTS
- INTERMITTENT CANOPIES PROVIDE SENSE OF SCALE
- FACADE RELIEFS STRENGTHEN BUILDING VERTICALITY
- INCREASED SCALE TO EMPHASIZE ENTRY

View Looking at Main Entrance along Westlake Avenue North



View Looking Southeast at the Corner of Mercer Street and Westlake Avenue North

# 10.0

## Departures

Potential Development Standard Departures

**No Departures Requested**

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