



GREYSTAR

THE JUSTEN
Company LLC

425 FAIRVIEW AVENUE

EARLY DESIGN GUIDANCE

12.17.2014 | 14-004 | DPD #3017804



WEBER THOMPSON



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PROJECT OVERVIEW

PROJECT DESCRIPTION & VISION

This project will complete the second half of this high density multi-family city block in South Lake Union. The vision for this project is to take advantage of this very urban location by providing sustainable, quality housing for the rapidly growing employment surrounding the project. This neighborhood is undergoing dynamic change where four new office towers currently under construction will add thousands of jobs to the existing thousands of jobs immediately surrounding the project site.

The project will consist of two multi-family structures, a 7-story mid-rise structure and a 24-story tower and podium structure, together offering a variety of housing selections. In addition to the project being surrounded by major employment, the site is also conveniently located near the South Lake Union Streetcar route connecting the project to Seattle’s retail core and transportation hub.

PROJECT STATISTICS

(ALL APPROXIMATE)

PROGRAM	FLOORS
BELOW GRADE PARKING	P1-P4
LOBBIES RETAIL BOH	P1-L2
RESIDENTIAL	P2-L24
AMENITY & ROOF DECK	L1, L8, L25

RESIDENTIAL UNITS
430 UNITS

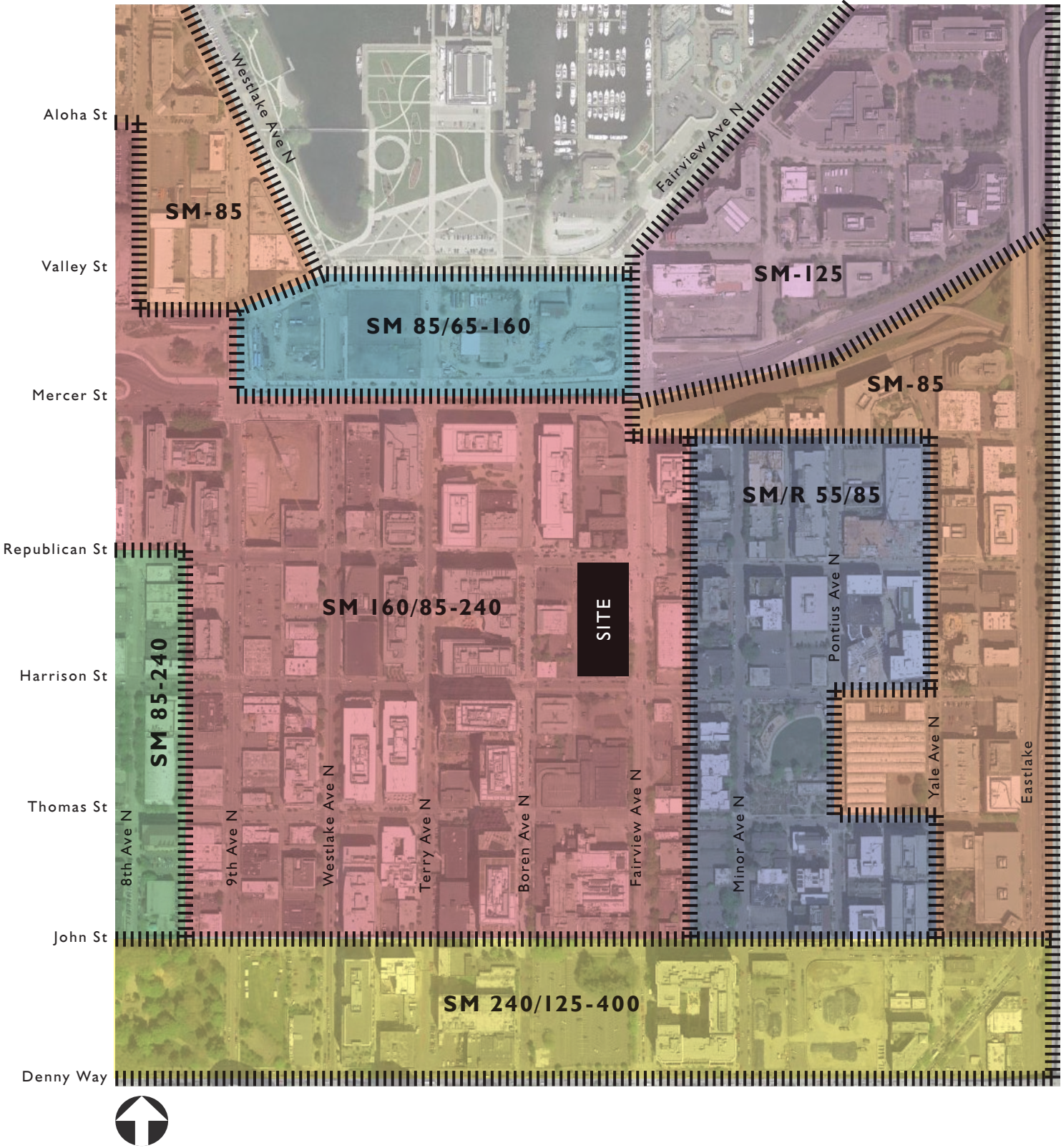
PARKING STALLS
600 STALLS

RETAIL
12,000 SF

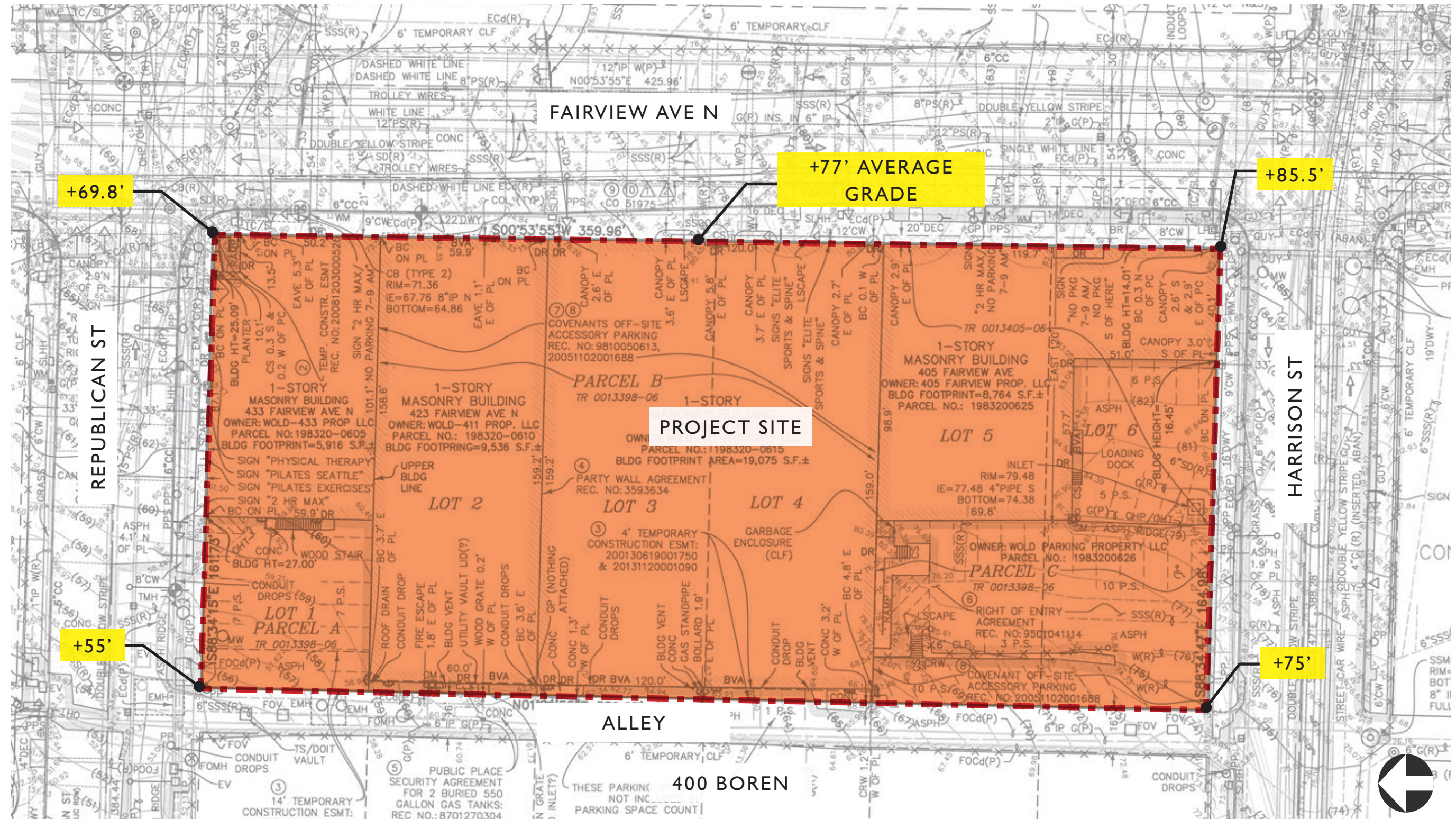


ZONING SUMMARY

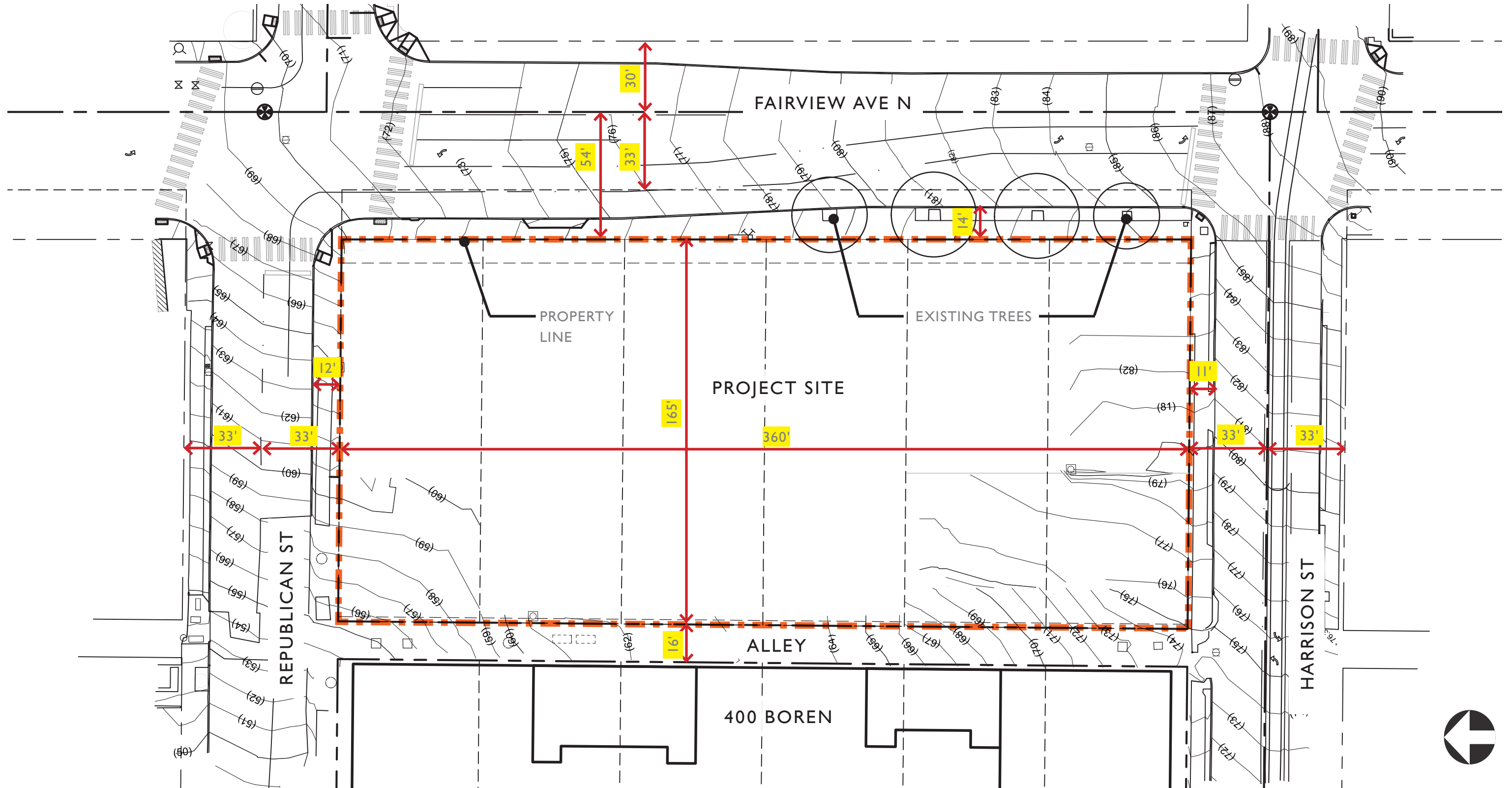
SEATTLE MUNICIPAL CODE TITLE 23	
The following is an abbreviated summary and general overview of the existing zoning for the site.	
PARCEL NUMBER(S):	1983200605, 1983200610, 1983200615, 1983200625, and 1983200626
ADDRESS:	1114-1124 Harrison St, 405-433 Fairview Ave N
SITE AREA:	+/- 58,802 SF (360' x 163.3', 1.35 acres)
ZONING:	SM 160/85-240
OVERLAY(S):	South Lake Union Urban Center South Lake Union Archaeological Buffer
FLOOR AREA RATIO (FAR):	4.5 Base, 7.0 Max
[23.48.009.B.2]	
ALLOWABLE BUILDING HEIGHT:	Structure height measured at midpoint of Fairview Ave. lot line (+/- 77' elevation)
[23.86.006.E, 23.48.010.A.2, 23.48.010.D.1]	160'-0" Non-Residential base height limit 85'-0" Residential base height limit 240'-0" Residential max height limit with bonuses
UPPER LEVEL SETBACKS:	If the structure does not exceed the base height of the zone, portions of the structure greater than +45' is required to set back from the lot line 1' for every +2' of height above +45' up to a max of 15'. (Only along Harrison St.) If the structure exceeds the base height of the zone, portions of the structure greater than +65' are required to set back from the lot line 10'. (Only along Fairview Ave. N.)
[23.48.012.A, 23.49.013.C]	
TOWER PODIUM STANDARDS:	10,500 sf average tower plate, 11,500 sf max per any one story; +65' podium height; 75% lot coverage below podium
[23.48.013.B.2.b, 23.48.013.B.4]	
TOWER LIMITS:	Only one residential tower is allowed per block front. Residential towers must be separated by at least 60'.
[23.48.013.F, 23.48.013.G]	
STREET LEVEL STANDARDS:	Harrison St., Fairview Avenue, and Republican St. are Class II Pedestrian Streets
[23.48.014.A, 23.48.014.D]	
OPEN SPACE REQUIRED:	15% lot area accessible from street level
[23.48.014.G]	



SITE SURVEY



EXISTING SITE PLAN



SITE CIRCULATION | URBAN FRAMEWORK

- BIKE ROUTE
- TRANSIT ROUTE
- MAIN ARTERIAL ROUTES
- STREETCAR ROUTE
- STREETCAR STOP
- TRANSIT STOP
- HEART LOCATION
- VIEW CORRIDOR
- GATEWAY

HARRISON STREET:

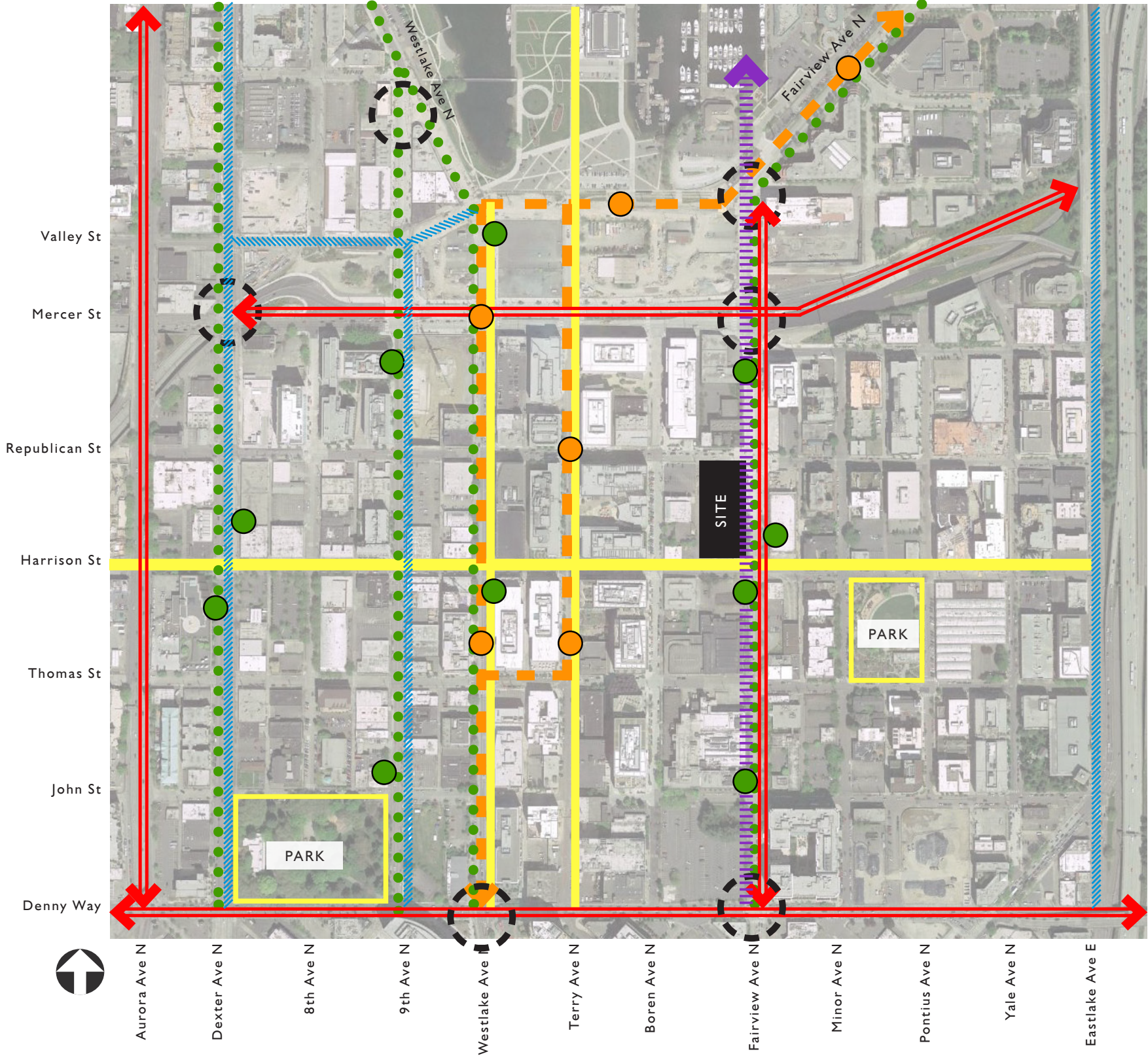
- Two-way east-west
- Two-lane street with center streetcar lane
- Class II Pedestrian Street

REPUBLICAN STREET:

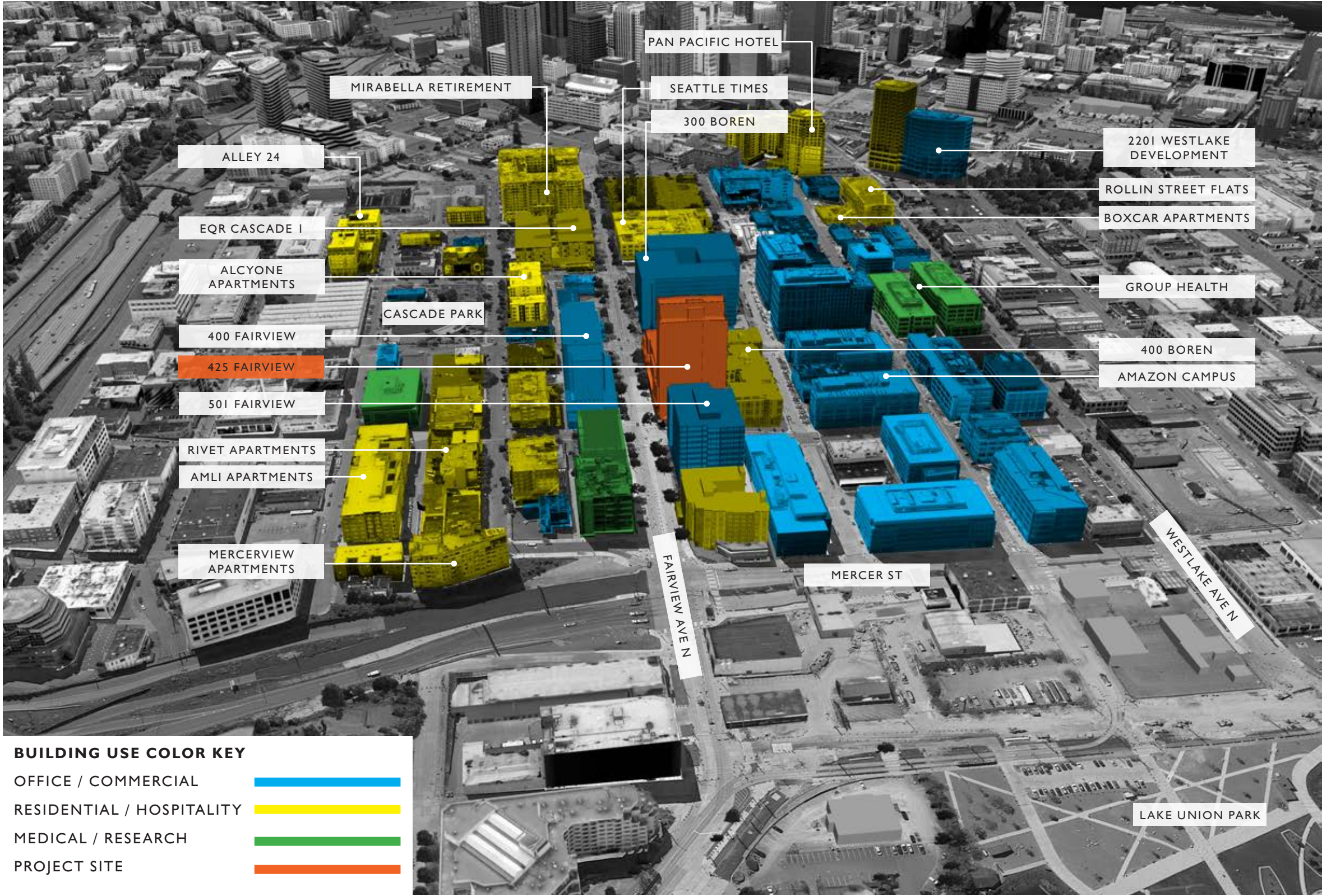
- Two-way east-west
- Two-lane street
- Class II Pedestrian Street

FAIRVIEW AVENUE NORTH:

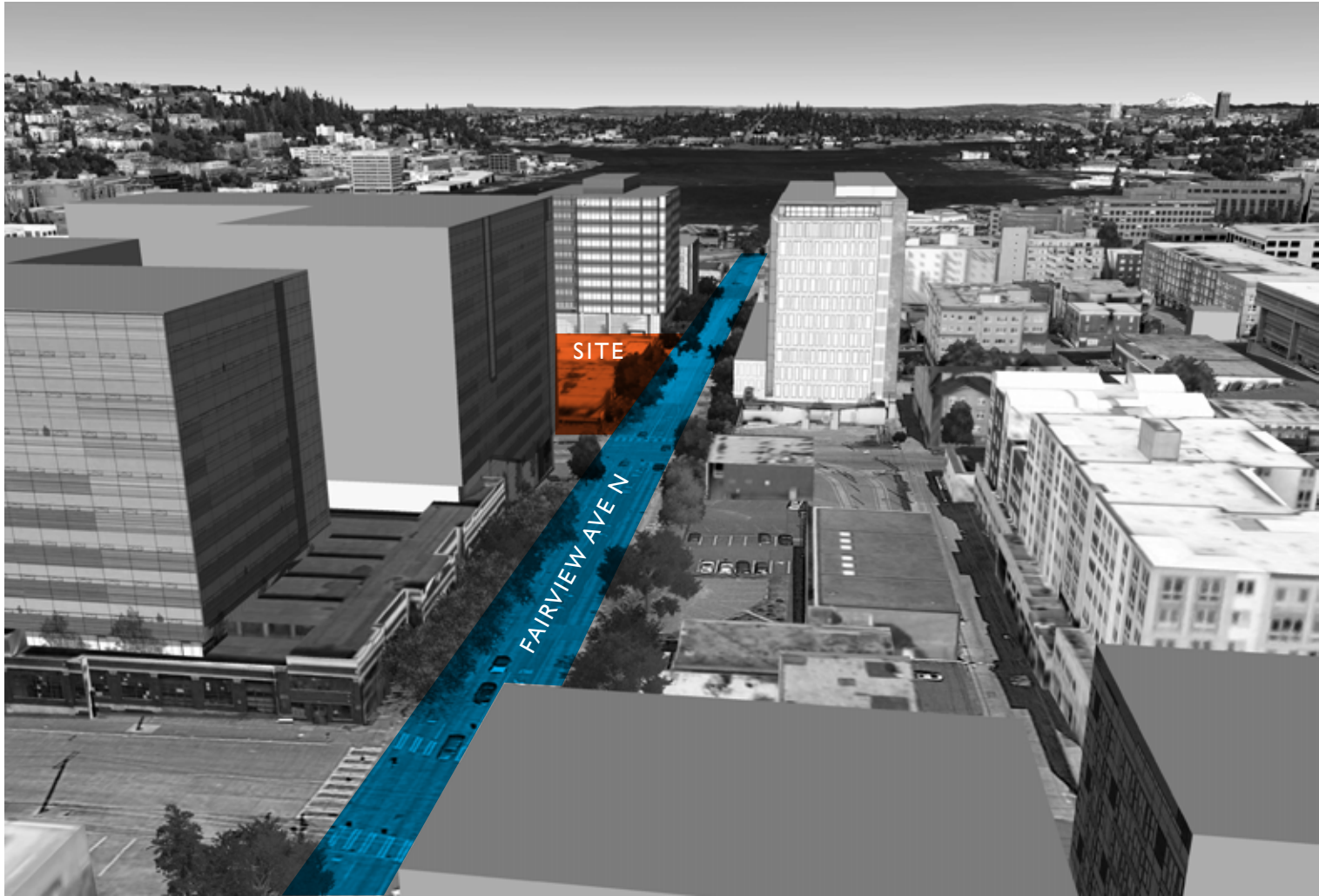
- Two-way north-south
- Five-lane street with dedicated center turning lane
- Direct path from downtown through South Lake Union to Eastlake and the University District
- Class II Pedestrian Street



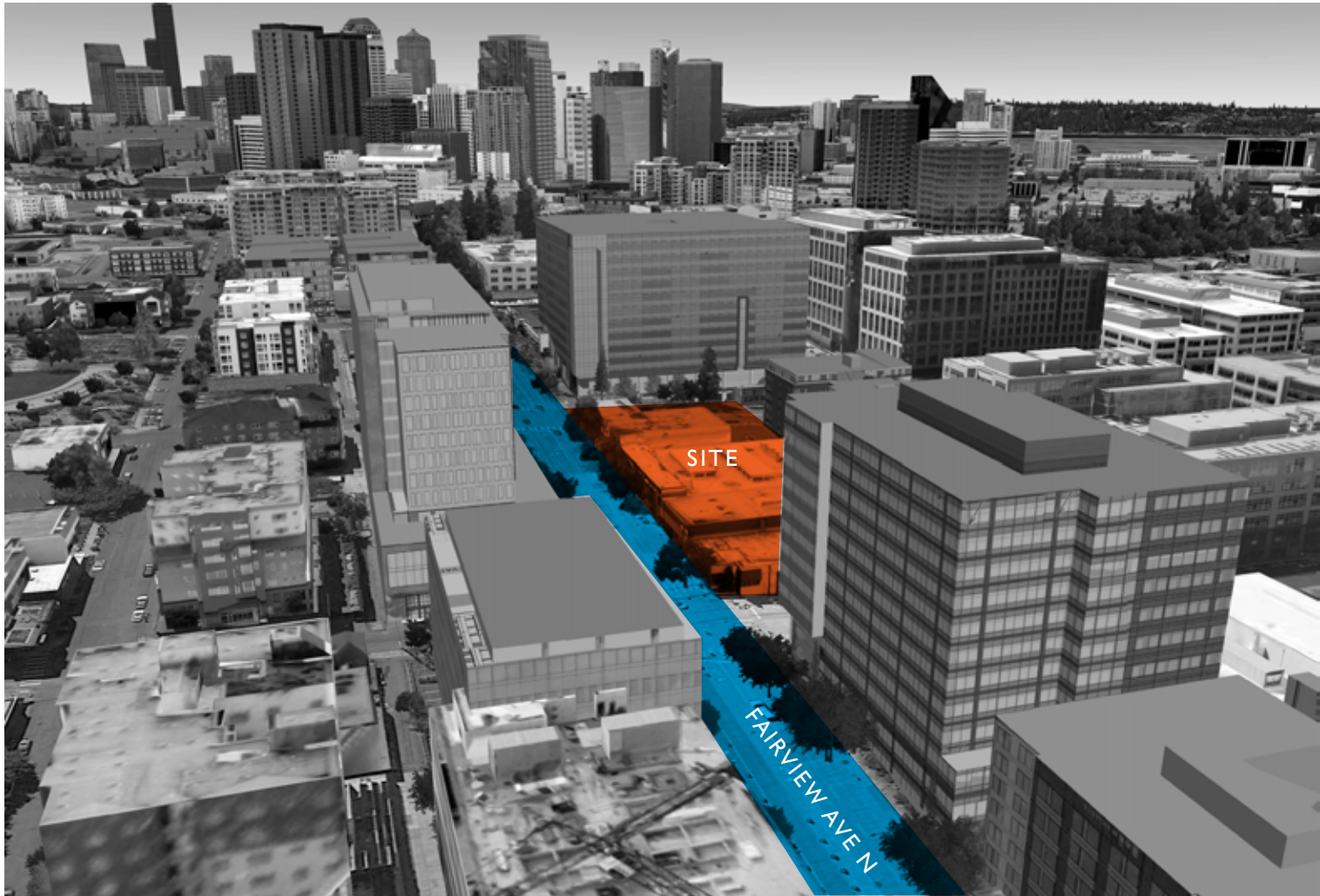
AERIAL CONTEXT



AERIAL CONTEXT



VIEW LOOKING NORTH | EXISTING

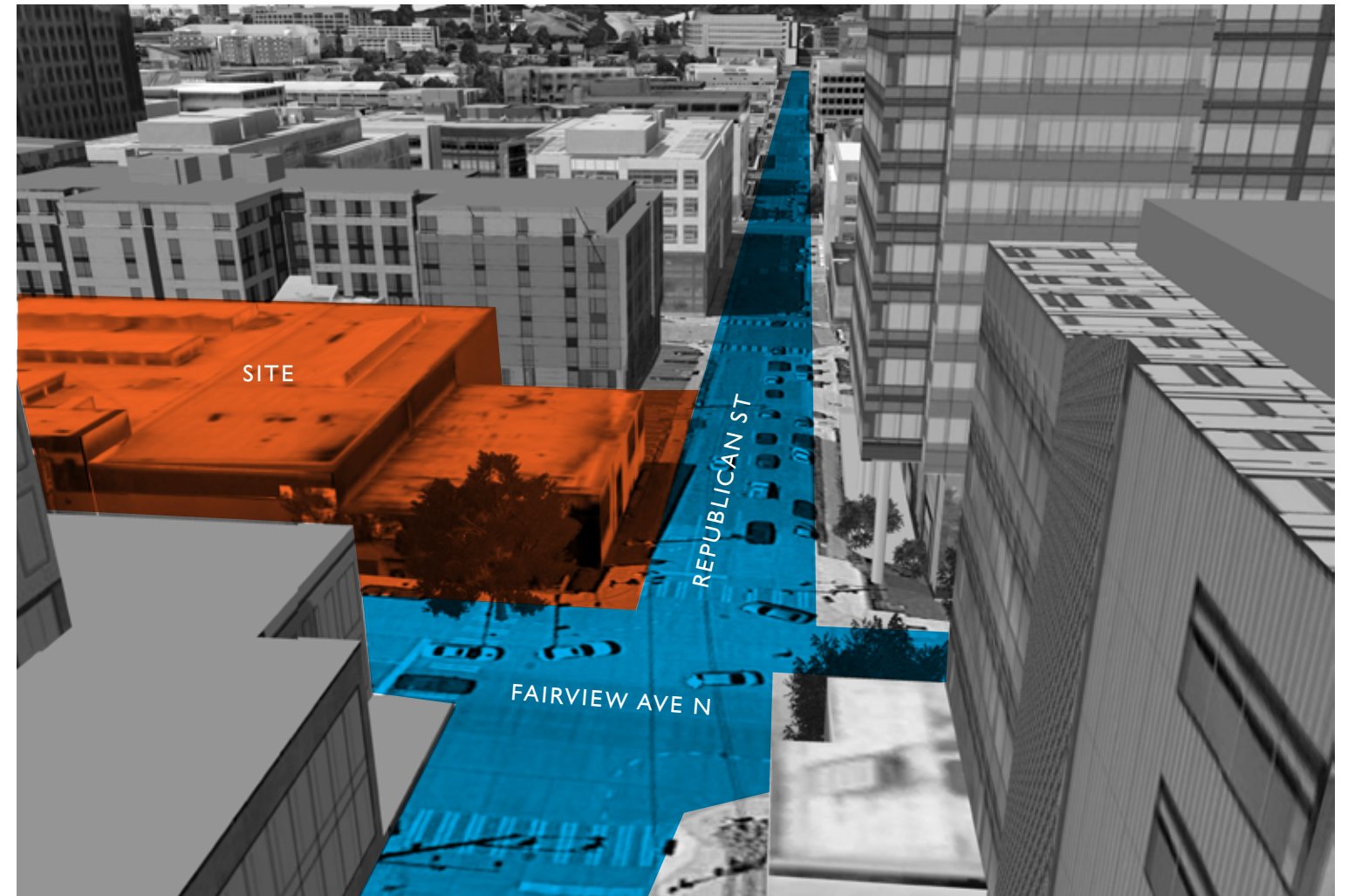


VIEW LOOKING SOUTH | EXISTING

AERIAL CONTEXT

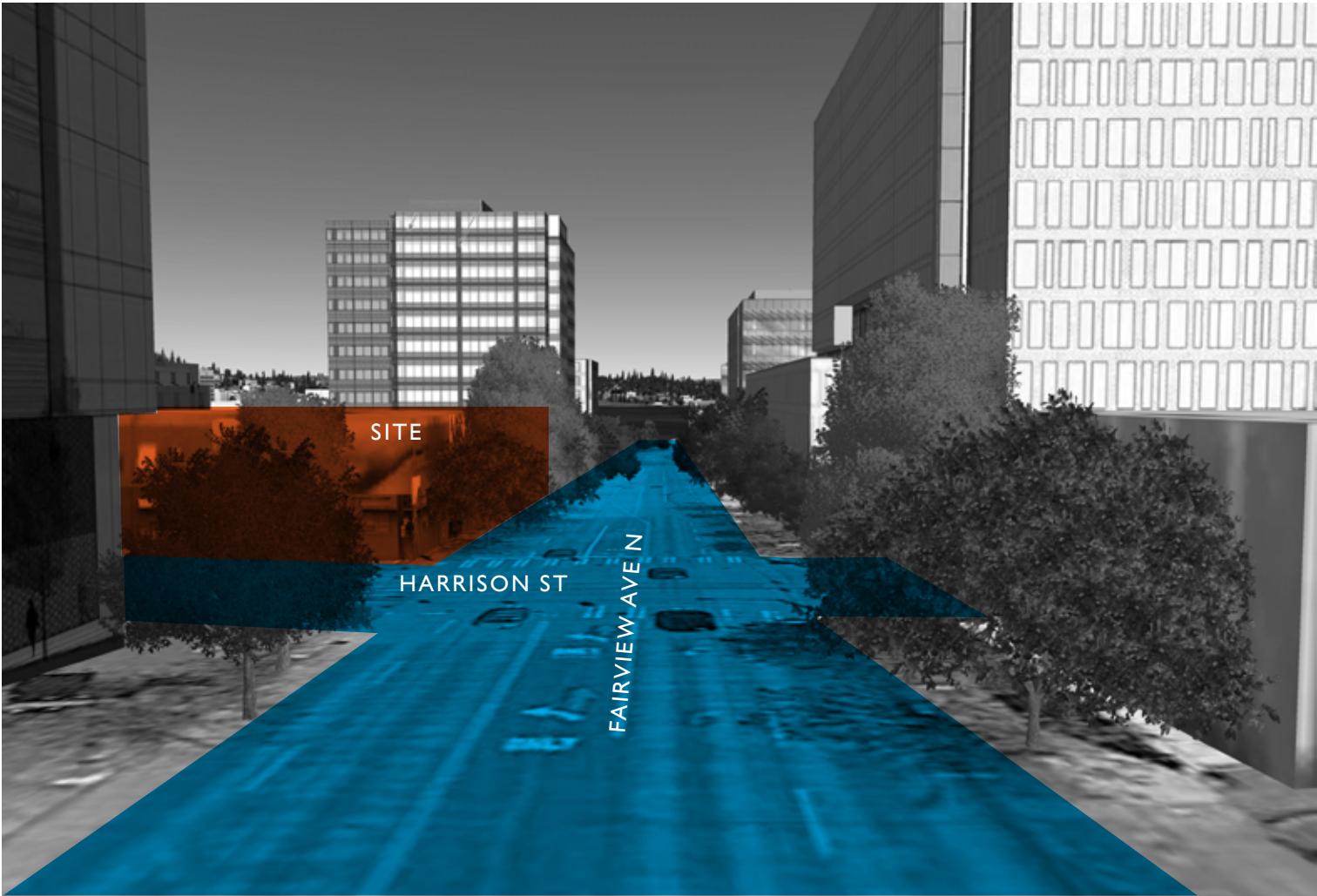


VIEW LOOKING WEST | EXISTING



VIEW LOOKING WEST | EXISTING

STREET CONTEXT



VIEW LOOKING NORTH | EXISTING



VIEW LOOKING NORTH | FUTURE

STREET CONTEXT



VIEW LOOKING SOUTH | EXISTING



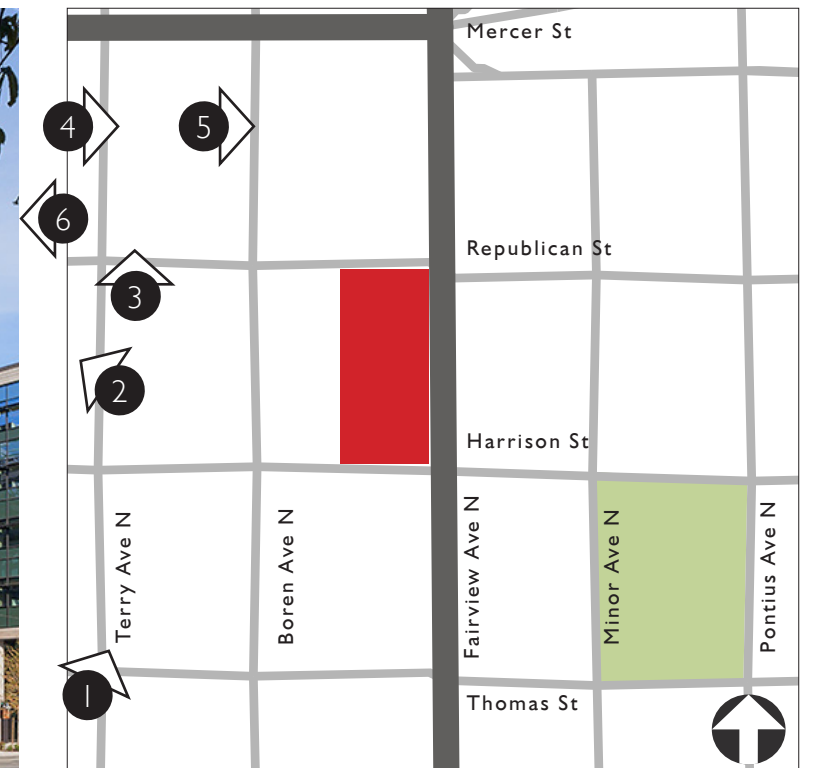
VIEW LOOKING SOUTH | FUTURE

NEIGHBORHOOD CONTEXT



DESIGN CUES

- FLOOR-TO-CEILING GLAZING JUXTAPOSED WITH PUNCHED OPENINGS
- DISTINCT HORIZONTAL AND VERTICAL FENESTRATION
- INVITING PEDESTRIAN CONNECTIONS
- QUALITY MATERIALS
- OVERRIDING OFFICE VERNACULAR
- INTEGRATED LANDSCAPING
- SIMPLE MASSING
- CONTEXT IS PRIMARILY NEW WITH CONTEMPORARY STRUCTURES

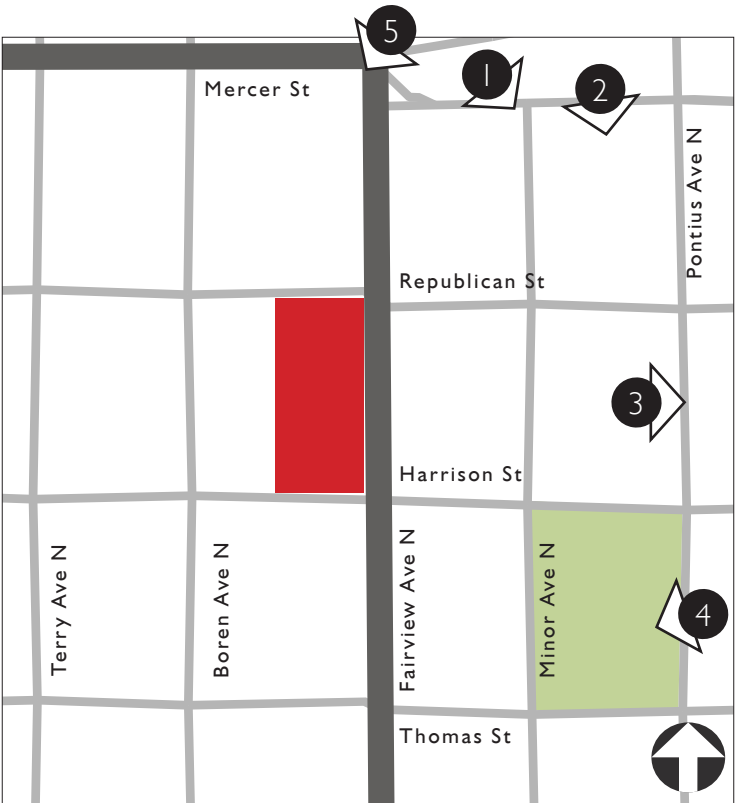


NEIGHBORHOOD CONTEXT

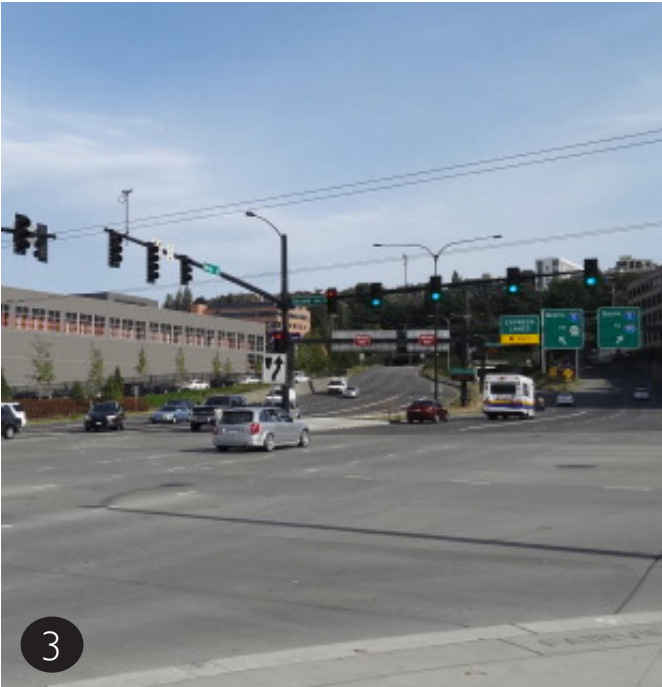


DESIGN CUES

- PUBLIC TO PRIVATE TRANSITIONS AT GROUND LEVEL RESIDENTIAL
- DISTINCT HORIZONTAL AND VERTICAL FENESTRATION
- INVITING PEDESTRIAN CONNECTIONS
- FLOOR-TO-CEILING GLAZING JUXTAPOSED WITH PUNCHED OPENINGS
- OVERRIDING OFFICE VERNACULAR

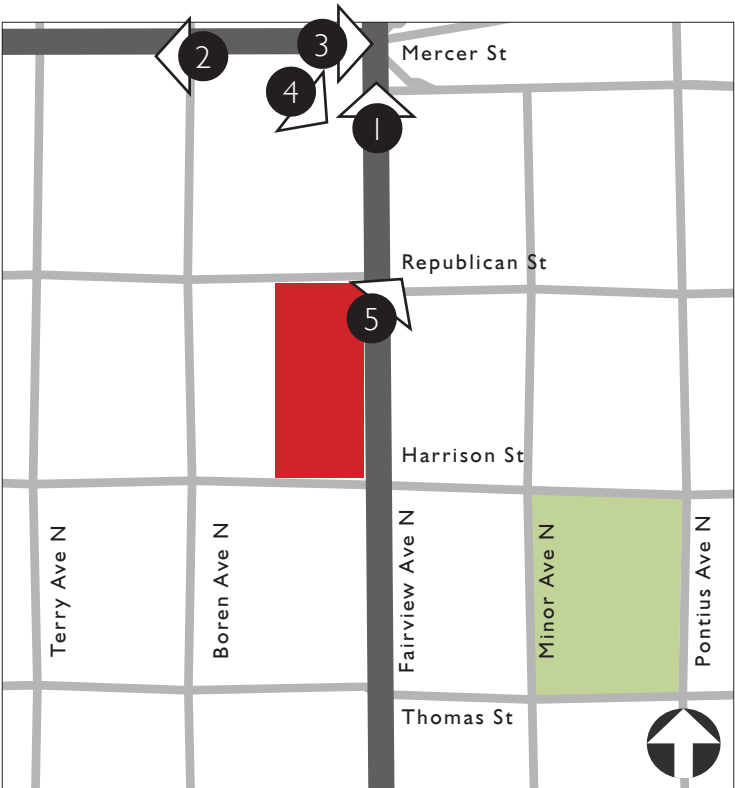


NEIGHBORHOOD CONTEXT

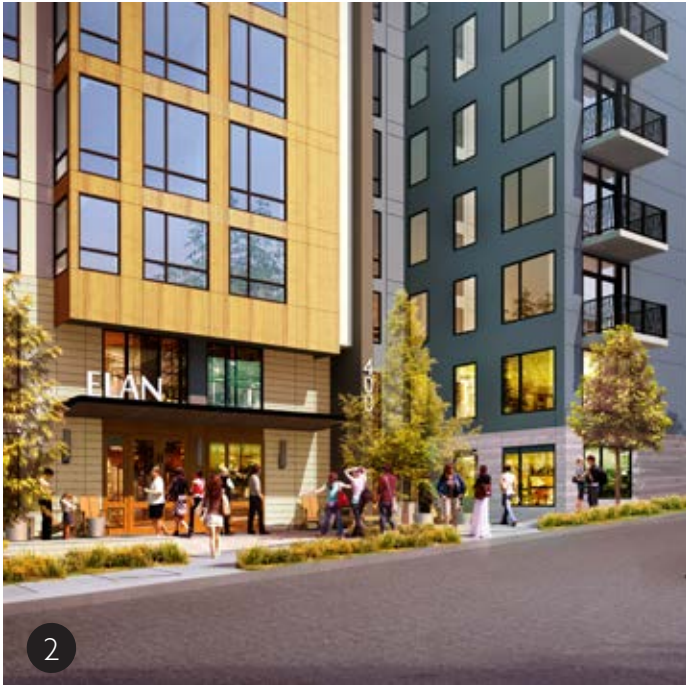


DESIGN CUES

- PEDESTRIAN AND TRANSIT CONNECTIONS
- FLOOR-TO-CEILING GLAZING JUXTAPOSED WITH PUNCHED OPENINGS
- STREET-LEVEL ACTIVATION
- SIMPLE MASSING
- OVERRIDING OFFICE VERNACULAR

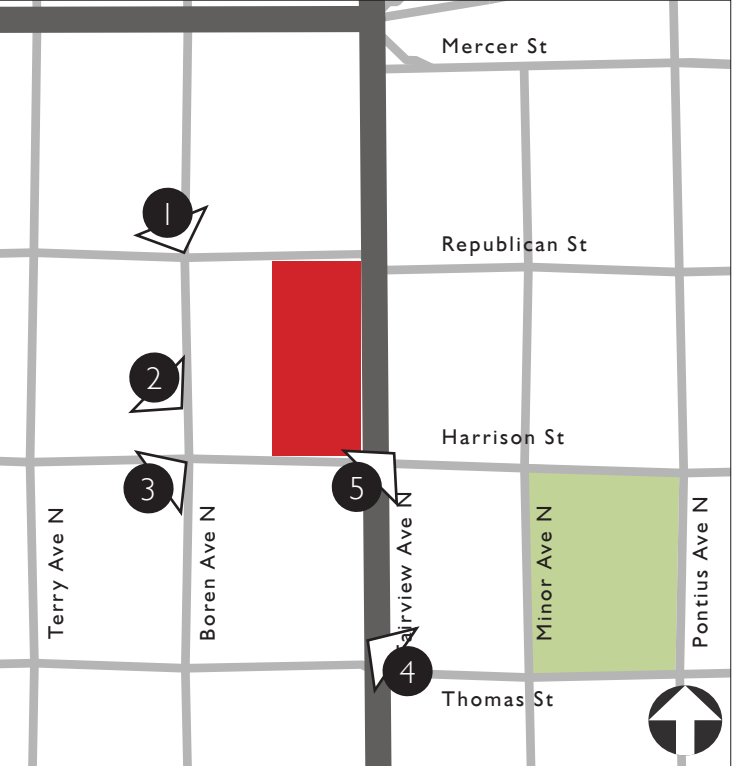


NEIGHBORHOOD CONTEXT



DESIGN CUES

- CREATION OF PLACE
- RESPONSE TO ADJACENT DEVELOPMENT
- STREET-LEVEL ACTIVATION
- INTEGRATED LANDSCAPING
- OVERRIDING OFFICE VERNACULAR
- DISTINCT BASE EXPRESSION



SITE CONTEXT | ADJACENT DEVELOPMENT



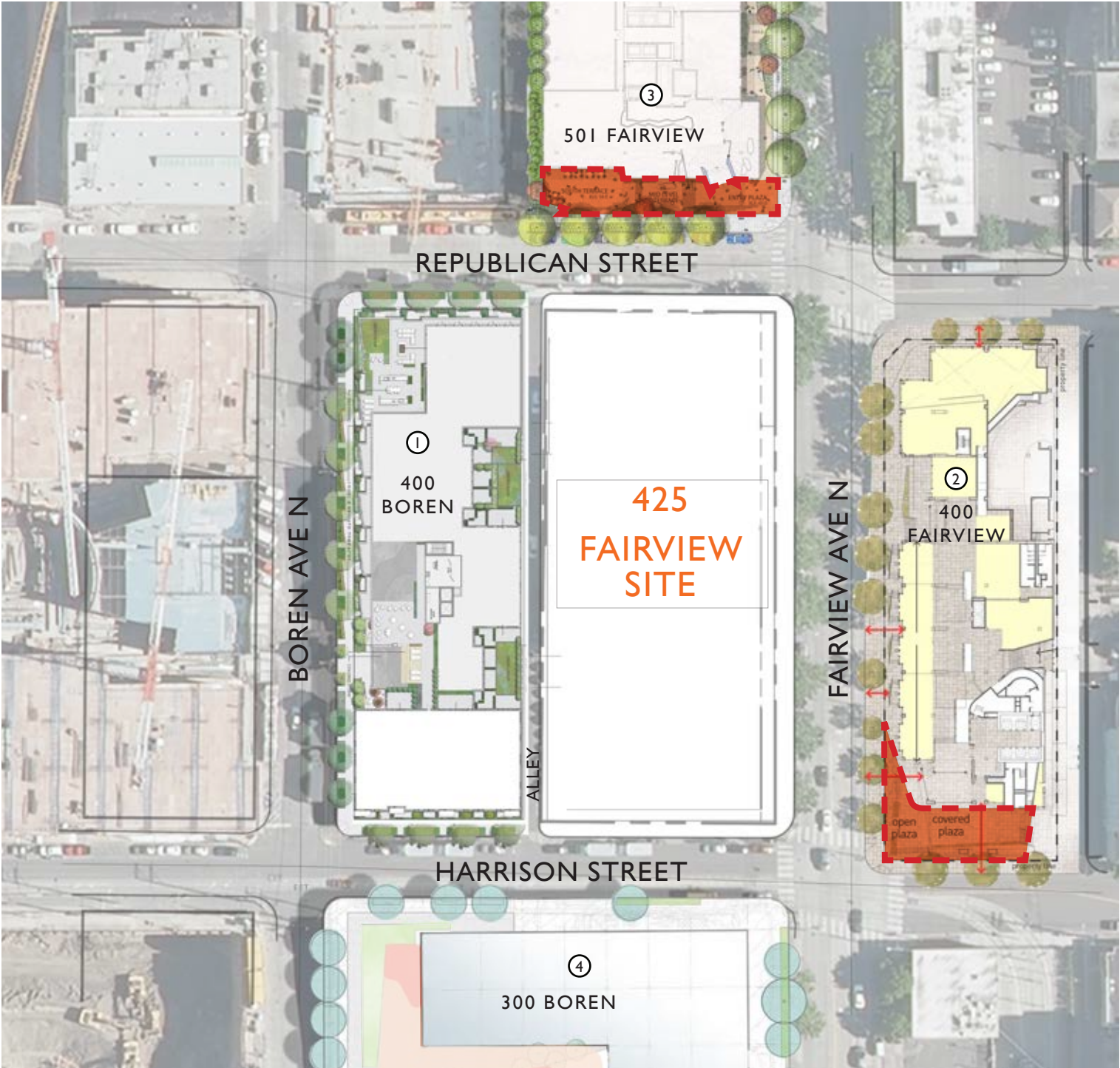
SOUTH LAKE UNION NEW DEVELOPMENT CONTEXT

HIGHRISE & MID-RISE TRANSITIONAL BLOCK

- ① 400 BOREN (BY GREYSTAR, UNDER CONSTRUCTION)
- ② 400 FAIRVIEW (UNDER CONSTRUCTION)
- ③ 501 FAIRVIEW (CONSTRUCTION START 2015)
- ④ 300 BOREN (UNDER CONSTRUCTION)



PLANNED PUBLIC OPEN SPACE



ELEVATIONS – FAIRVIEW AVE N

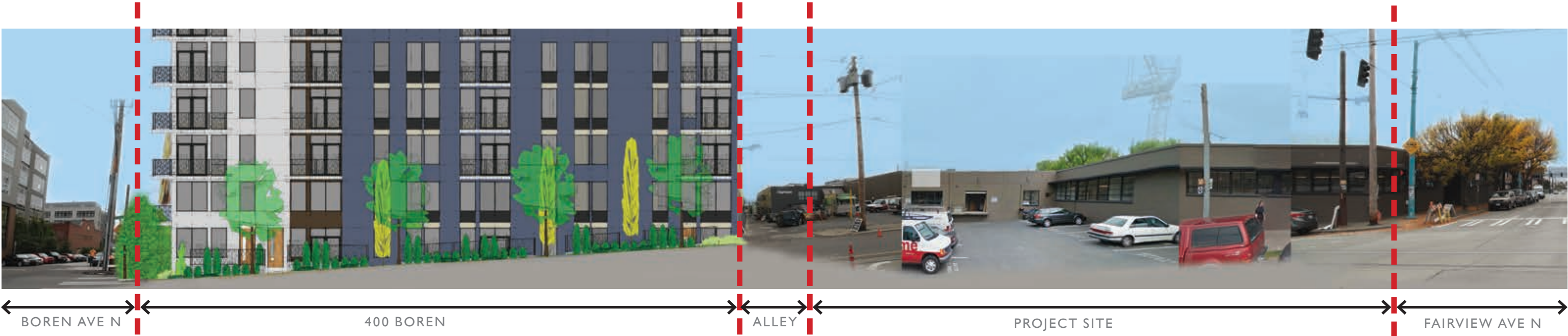


LOOKING WEST TOWARD SITE



LOOKING EAST FROM SITE

ELEVATIONS – HARRISON ST



LOOKING NORTH TOWARD SITE

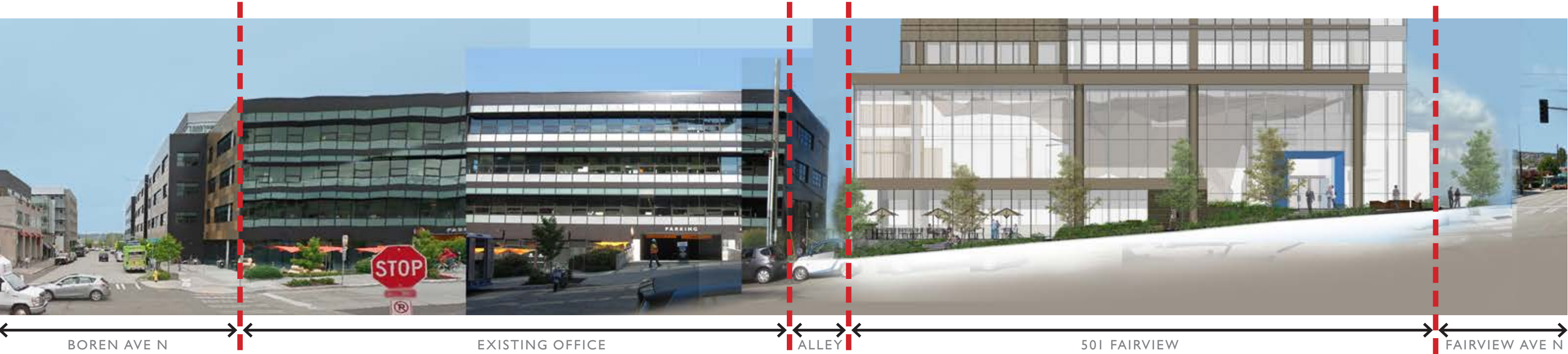


LOOKING SOUTH FROM SITE

ELEVATIONS – REPUBLICAN ST



LOOKING SOUTH TOWARD SITE



LOOKING NORTH FROM SITE

DESIGN GUIDELINES

CS2

URBAN PATTERN
AND FORM

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

Encourage provision of “outlooks and overlooks” for the public to view the lake and cityscapes. **Examples include provision of public plazas and/or other public open spaces and changing the form or facade setbacks of the building to enhance opportunities for views.**

Minimize shadow impacts to Cascade Park.

Reinforce community gateways through the use of architectural elements, streetscape features, landscaping and/or signage. Gateways can be defined through landscaping, artwork, and references to the history of the location that create a sense of place. **Gateways are transition locations, places that mark entry or departure points to a neighborhood for automobiles and pedestrians. They are sites that create opportunities for identification, a physical marker for the community to notice they are entering a special place.** Methods to establish gateways should consider the site’s characteristics such as topography, views or surrounding building patterns. **Elements could include building out to meet the corner where appropriate, or tools such as: setbacks to allow for pedestrian friendly spaces; signage; landscaping; artwork; facade treatments.**

Gateways include: Westlake & Denny; Westlake & 9th; Dexter & Mercer; **Fairview & Valley; Fairview & Denny; Fairview & Mercer**

Several areas have been identified as “heart locations.” Heart locations serve as the perceived center of commercial and social activity within a 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 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.

Heart locations include: Cascade Park; South Lake Union Park; Denny Park; Harrison St; Terry Ave N; Westlake Ave N

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.

Encourage stepping back an elevation at upper levels for development taller than 55’ 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.**

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

While not a designated gateway per the Design Guidelines, this project will create natural gateway expressions as it transitions from the highly active Fairview Ave N to the side streets of Republican St and Harrison St. Fairview Ave N is a regional transportation corridor that is heavily traveled at present by vehicles and will potentially be heavily traveled by pedestrians in the near future with new retail hubs under construction. Republican St and Harrison St both have planned residential units that front the street and will help facilitate a slower pace compared to Fairview Ave N. As a nod to this transition, the mid-rise residential lobby is located within a protruding massing element at the corner of Harrison St and Fairview Ave N. At the north end of the block, the tower connects to grade at the corner of Fairview Ave N and Republican St. In both cases the massing speaks to the transition off Fairview into less busy streetscapes.

The tower structure is bar-shaped, slenderizing its expression on Fairview Ave N and adding to the modulation and rhythm of new and existing structures along the transportation corridor. Retail lines Fairview Ave N and in many cases steps forward, creating a separation from residential uses on upper levels.

Courtyards and plaza spaces are strategically placed to allow residents access to the streetscape from units where appropriate. Retail and lobbies are placed in locations to activate the street and enhance similar features on adjacent properties.



CS3	ARCHITECTURAL CONTEXT AND CHARACTER	Contribute to the architectural character of the neighborhood.	<p>Articulate the building facades vertically or horizontally in intervals that relate to the existing structures or existing pattern of development in the vicinity.</p> <p>Consider using architectural features to reduce building scale such as: landscaping; trellis; complimentary materials; detailing; accent trim.</p> <p>Support the existing fine-grained character of the neighborhood with a mix of building styles.</p> <p>Re-use and preserve important buildings and landmarks when possible.</p> <p>Expose historic signs and vintage advertising on buildings where possible.</p> <p>Respond to the history and character in the adjacent vicinity in terms of patterns, style, and scale. Encourage historic character to be revealed and reclaimed, for example through use of community artifacts, and historic materials, forms and textures.</p> <p>Respond to the working class, maritime, commercial and industrial character of the Waterfront and Westlake areas. Examples of elements to consider include: window detail patterns; open bay doors; sloped roofs.</p> <p>Respond to the unique, grass roots, sustainable character of the Cascade neighborhood. Examples of elements to consider include: community artwork; edible gardens; water infiltration systems that serve as pedestrian amenities; gutters that support greenery.</p>
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This project adds to the variety of the newly built buildings and buildings under construction in the immediate surrounding neighborhood. The mid-rise component of this project extends to approximately 75' instead of the allowed 85' which reduces the massing along Fairview Ave N and allows for better solar penetration to Fairview Ave N. The tower portion of the project is bar shaped giving it a slender appearance as compared to the adjacent 300 Boren project and 501 Fairview project. The two-story tall retail expression along Fairview Ave N holds similar volume to the existing structures on site and will follow the retail language of adjacent sites. While the existing structures are not suitable for retail, this new volume will pay homage to their pedestrian scale while accommodating the modern needs of retailers and pedestrians. Lobbies and retail spaces will also provide ample overhead weather protection, which will help reduce the scale of the facade and help enhance the pedestrian experience.

PLI	CONNECTIVITY	Complement and contribute to the network of open spaces around the site and the connections among them.	<p>Keep neighborhood connections open, and discourage closed campuses.</p> <p>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.</p> <p>Design for a network of safe and well-lit connections to encourage human activity and link existing high activity areas.</p> <p>Support the creation of a hierarchy of passive and active open space within South Lake Union. This may include pooling open space requirements on-site to create larger spaces.</p> <p>New developments are encouraged to work with the Design Review Board and interested citizens to provide features that enhances the public realm, i.e. the transition zone between private property and the public right of way. The Board is generally willing to consider departure in open space requirements if the project proponent provides an acceptable plan for features such as: curb bulbs adjacent to active retail spaces where they are not interfering with primary corridors that are designated for high levels of traffic flow; pedestrian-oriented street lighting; street furniture.</p>
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This project will provide a mix of public and private open spaces throughout the site. There are planned public open spaces across the street from this project at the corner of Fairview Ave N and Harrison St, as well as to the north on Republican St. This project will respond to those adjacent open spaces by providing public gathering plazas on both corners of the site. At Fairview Ave N and Harrison St as well as at Fairview Ave N and Republican St, the buildings are undercut to allow for public open space at the corners. Open space continues to stretch along Republican St providing access to the tower's residential lobby as well as opportunities for landscaping and seating.

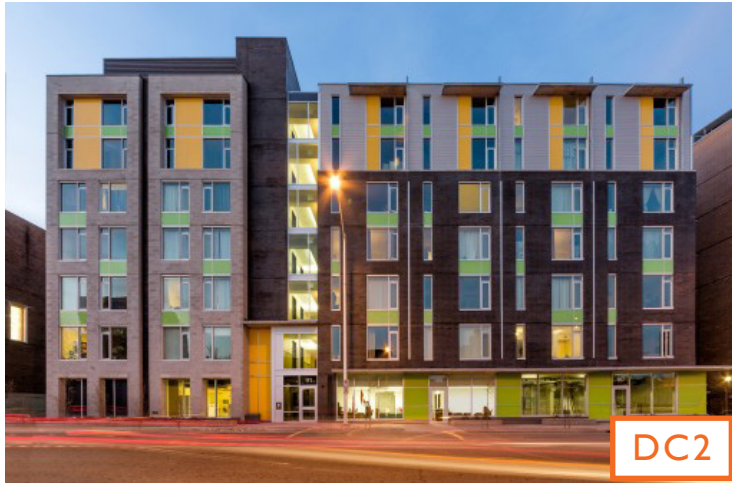
An opening between the tower and mid-rise structures and the mid-rise courtyard, both align with courtyards on the project across the alley. This alignment allows for more breathing room between units and projects as well as enhanced solar penetration to the courtyard spaces on both projects.



TITLE	CITYWIDE GUIDELINE	SLU SUPPLEMENTAL GUIDANCE	RESPONSE
PL3 STREET-LEVEL INTERACTION	Encourage human interaction and activity at the street level with clear connections to building entries and edges.	<p>Where appropriate, consider a reduction in the required amount of commercial and retail space at the ground level, such as in transition zones between commercial and residential areas. Place retail in areas that are conducive to the use and will be successful.</p> <p>Create graceful transitions at the streetscape level between the public and private uses.</p> <p>Design facades to encourage activity to spill out from business onto the sidewalk, and vice-versa.</p> <p>Reinforce retail concentrations with compatible spaces that encourage pedestrian activity.</p> <p>Create businesses and community activity clusters through co-location of retail and pedestrian uses as well as other high pedestrian traffic opportunities.</p> <p>Consider designing the entries of residential buildings to enhance the character of the streetscape through the use of small gardens, stoops and other elements to create a transition between the public and private areas. Consider design options to accommodate various residential uses, i.e., townhouse, live-work, apartment and senior-assisted housing.</p>	<p>The two residential lobbies will be located on Republican St and at the SE corner of the site, creating strong corner and edge conditions that relate to the adjacent retail. The retail will be concentrated along Fairview Ave N and at the NE corner where more pedestrian activity is anticipated. Residential uses along Republican St and Harrison St will incorporate stoops, relief elements, landscaping or massing changes in order to provide a transition between the public and private realms. Grade related units will vary in type by incorporating some two-story units.</p> <p>The lobbies' entry plazas are scaled to encourage activity and interaction. They are large enough to accommodate small groups of people but are not so large as to be uncomfortable. They will provide weather protection, seating opportunities and are directly adjacent to the retail fronting Fairview.</p>



TITLE	CITYWIDE GUIDELINE	SLU SUPPLEMENTAL GUIDANCE	RESPONSE
DC2 ARCHITECTURAL CONCEPT	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	Design the “fifth elevation” — the roofscape — in addition to the streetscape. As this area topographically is a valley, the roofs may be viewed from locations outside the neighborhood such as the freeway and Space Needle. Therefore, views from outside the area as well as from within the neighborhood should be considered, and roof-top elements should be organized to minimize view impacts from the freeway and elevated areas.	This project will provide amenity space on the roof of the mid-rise building. Amenity space will also be provided on the roof of the tower. These functions will ensure a well designed, pleasing view for adjacent properties. Massing on properties directly north and south of this project block views in the north –south direction. As such, primary views through the site are in the east west direction. Using a bar shaped tower plan slenderizes the building and limits facade length in the east /west direction, therefore maximizing views through the site for adjacent buildings.
DC3 OPEN SPACE CONCEPT	Integrate open space design with the design of the building so that each complements the other.	Encourage landscaping that meets LEED criteria. This is a priority in the Cascade neighborhood. Where appropriate, install indigenous trees and plants to improve aesthetics, capture water and create habitat. Retain existing, non-intrusive mature trees or replace with large caliper trees. Water features are encouraged including natural marsh-like installations. 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. 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. Landscaping should be designed to take advantage of views to waterfront and downtown Seattle.	The project is targeting LEED Gold for the tower and podium and LEED Silver is under consideration for the mid-rise portion of the project. The intent is to provide native landscaping and vegetation that meets LEED requirements and city requirements and relates to the surrounding buildings and new construction. A landscape consultant will be part of the project team and involved with the design through its entirety.



MASSING OPTIONS

MASSING OPTION OVERVIEW



MASSING OPTION 1 – SOUTH POINT TOWER WITH C-SHAPE MID-RISE

- GSF 664,693 SF
- RETAIL 11,295 SF
- STORIES 24 STORY TOWER, 7 STORY MID-RISE
- UNITS 408
- PARKING 4 BELOW GRADE PARKING LEVELS, 575 STALLS



MASSING OPTION 2 – NORTH POINT TOWER WITH INVERTED C-SHAPE MID-RISE

- GSF 656,068 SF
- RETAIL 9,494 SF
- STORIES 24 STORY TOWER, 7 STORY MID-RISE
- UNITS 412
- PARKING 4 BELOW GRADE PARKING LEVELS, 532 STALLS



MASSING OPTION 3 – NORTH BAR TOWER WITH C-SHAPE MID-RISE

PREFERRED

- GSF 654,975 SF
- RETAIL 11,000 SF
- STORIES 24 STORY TOWER, 7 STORY MID-RISE
- UNITS 432
- PARKING 4 BELOW GRADE PARKING LEVELS, 548 STALLS

MASSING OPTION I – SOUTH TOWER / NORTH MID-RISE



FAIRVIEW FACING FACADE

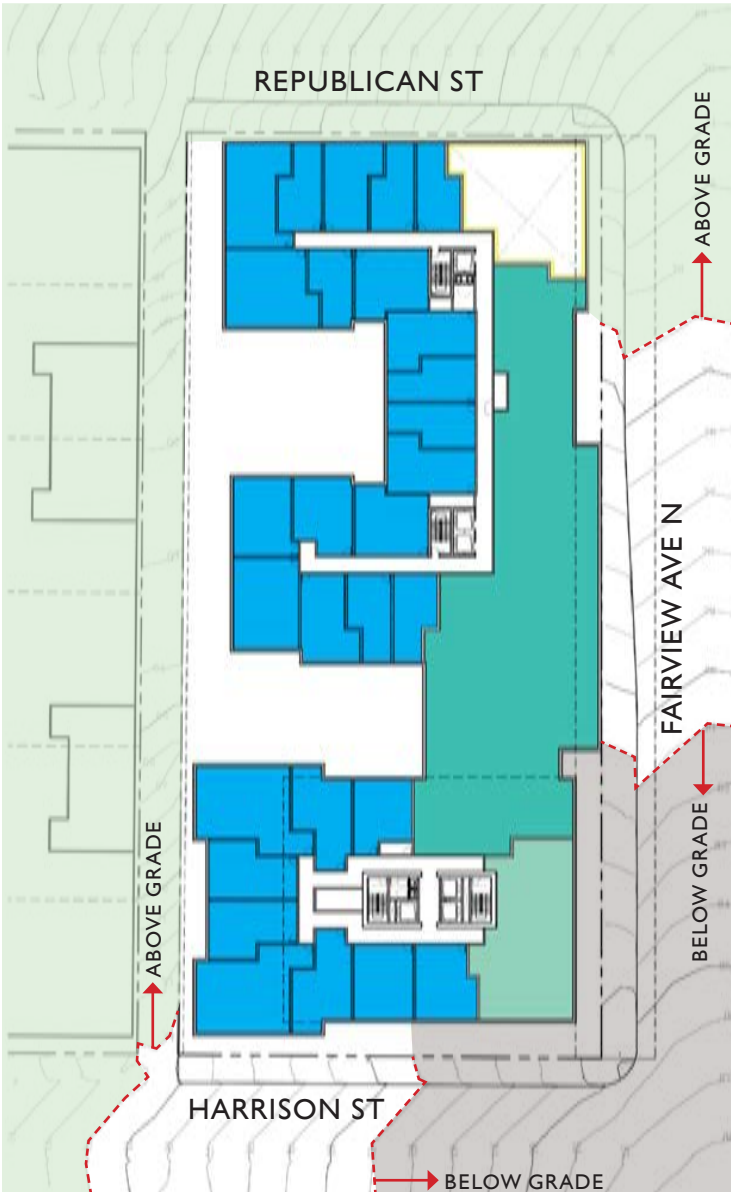
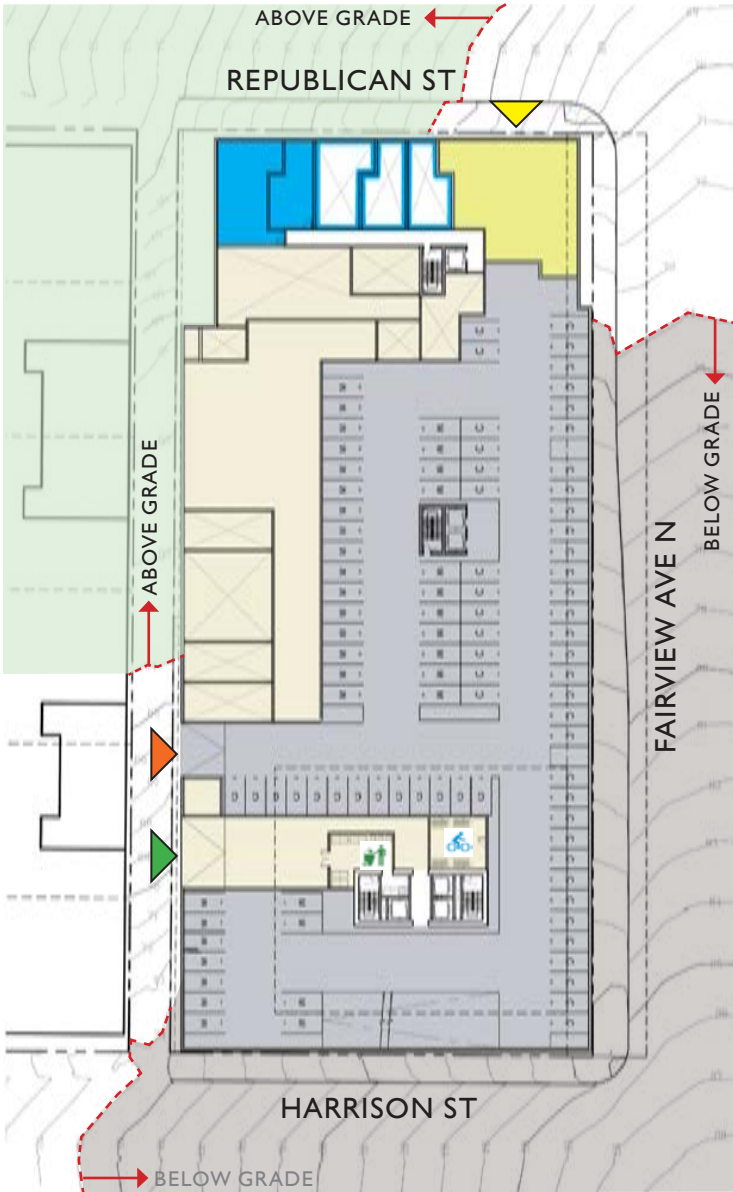
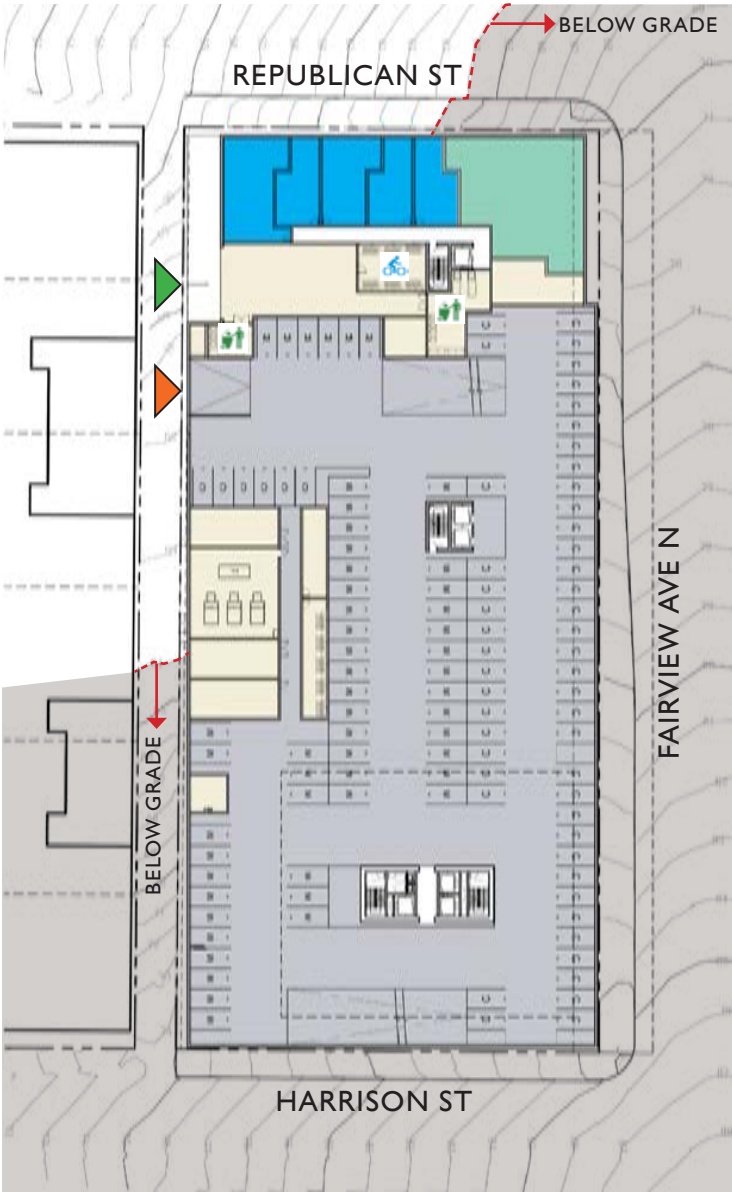
- GSF 664,693 SF
- RETAIL 11,295 SF
- STORIES 24 STORY TOWER, 7 STORY MID-RISE
- UNITS 408
- PARKING 4 BELOW GRADE PARKING LEVELS, 575 STALLS



VIEW FROM EAST

- | | | |
|---|--|---|
| ■ RESIDENTIAL | ■ PARKING | ◀ RESIDENTIAL ENTRY |
| ■ AMENITY | ■ LOBBY | |
| ■ RETAIL | ■ BACK OF HOUSE | ◀ POTENTIAL RETAIL ENTRY |

MASSING OPTION I – GRADE RELATED PLANS



LEVEL P2

LEVEL P1

LEVEL I

LEVEL 2

- RESIDENTIAL
- AMENITY
- RETAIL
- PARKING
- LOBBY
- BACK OF HOUSE

- PARKING ENTRY
- LOADING ENTRY
- RESIDENTIAL ENTRY

- GRADE DEMARCATION
- BIKE STORAGE
- TRASH / RECYCLE / COMPOST



MASSING OPTION | – STREET VIEWS



EYE LEVEL LOOKING NORTH ON FAIRVIEW



EYE LEVEL LOOKING SOUTH ON FAIRVIEW



PERSPECTIVE LOOKING WEST ON HARRISON

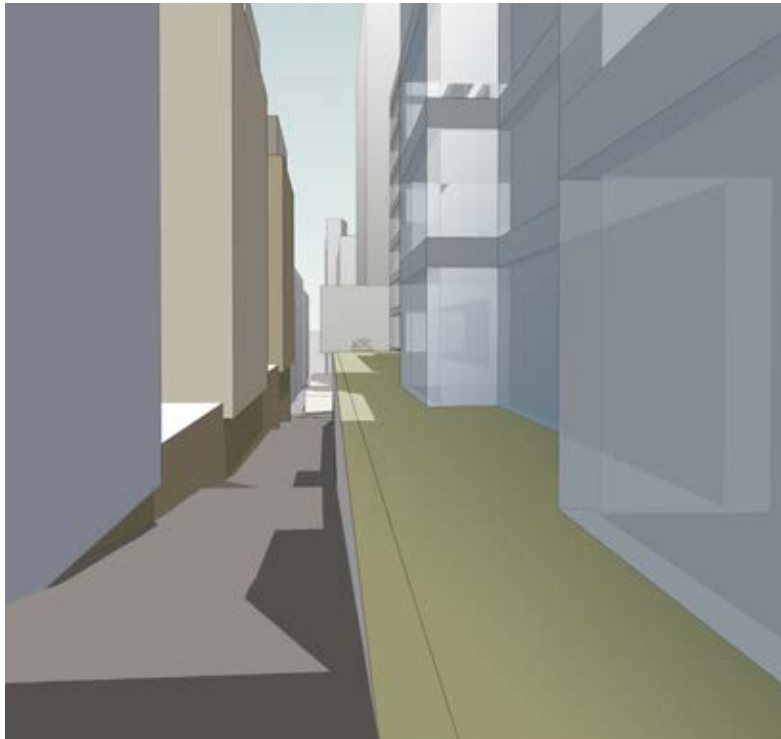
MASSING OPTION I – MASSING



LEVEL 4-6, TYPICAL MID-RISE PLAN



ALLEY



EYE LEVEL AT ALLEY



AERIAL VIEW FROM WESTLAKE



AERIAL VIEW FROM WEST

MASSING OPTION | – SHADOW STUDIES

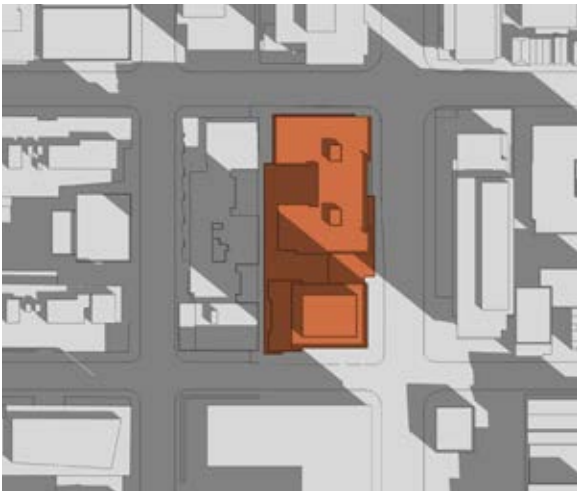
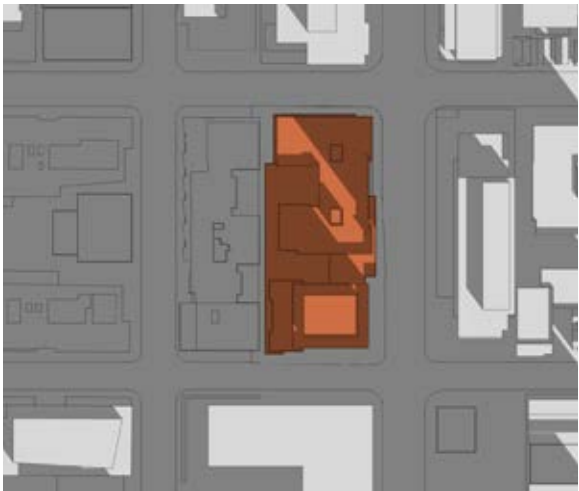
DECEMBER 22

MARCH 22

JUNE 22

SEPTEMBER 22

9:30 AM



NOON



3:30 PM



MASSING OPTION I – SUMMARY

PROS

- Code Compliant

CONS

- Taller tower mass shades adjacent mid-rise residential properties
- Bulk of mass located adjacent to mass of 300 Boren Building which imbalances density and scale at Harrison Street
- Poor alignment with open space across alley which increases shading of courtyards
- Residential tower heavily shaded by 300 Boren Building
- North side of site does not respond to open space across Republican St or Fairview Ave N

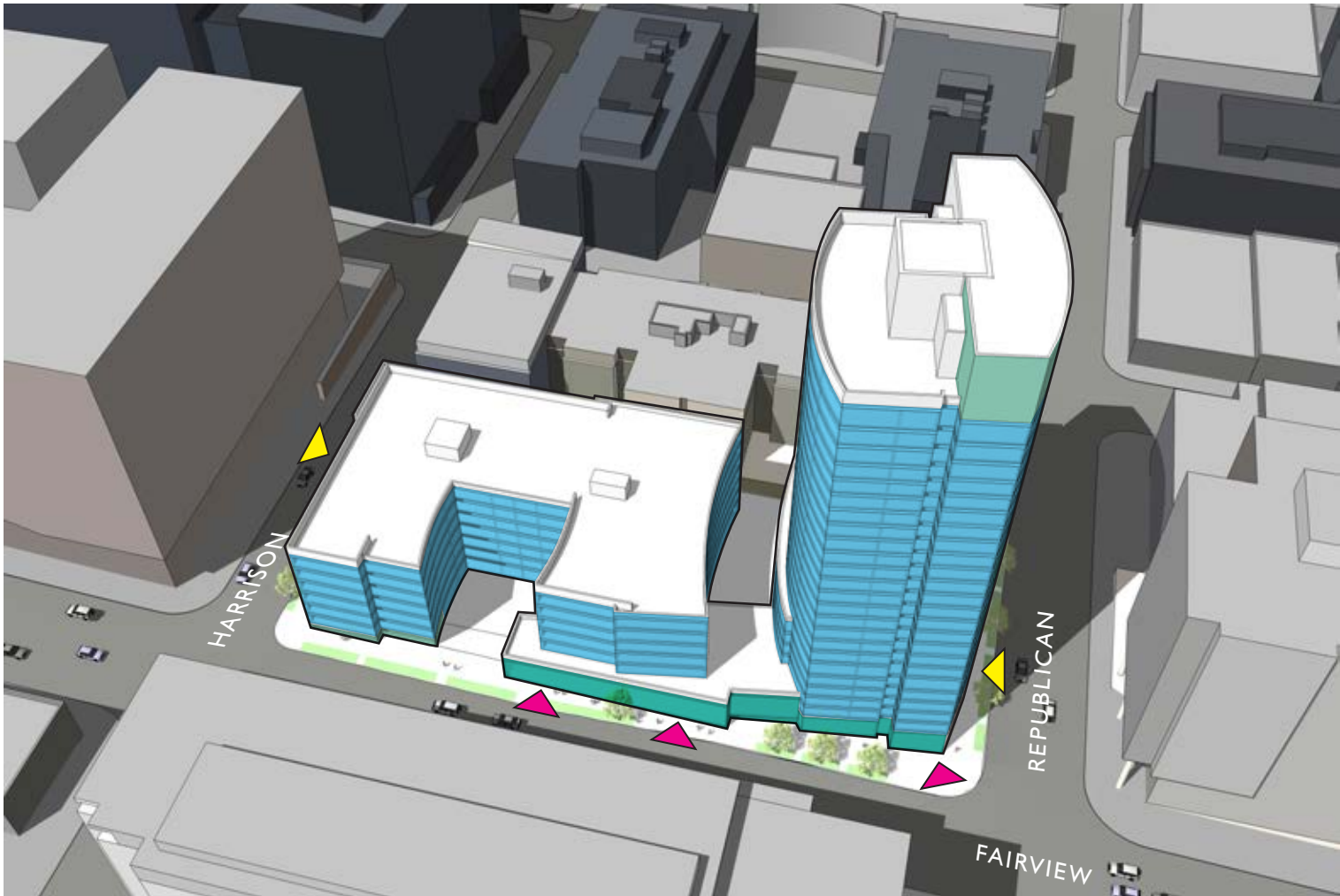


MASSING OPTION 2 – NORTH TOWER / SOUTH MID RISE



FAIRVIEW FACING FACADE

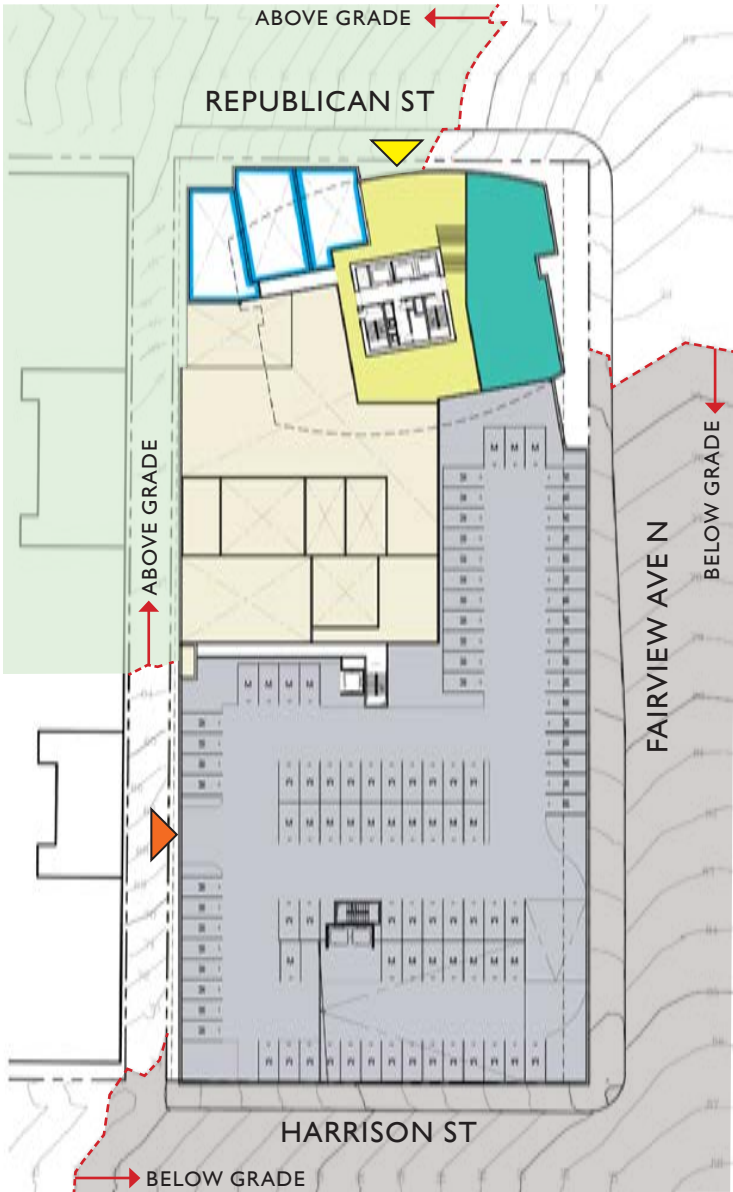
- GSF 656,068 SF
- RETAIL 9,494 SF
- STORIES 24 STORY TOWER, 7 STORY MID-RISE
- UNITS 412
- PARKING 4 BELOW GRADE PARKING LEVELS, 532 STALLS



VIEW FROM EAST

- | | | |
|-------------|---------------|------------------------|
| RESIDENTIAL | PARKING | RESIDENTIAL ENTRY |
| AMENITY | LOBBY | POTENTIAL RETAIL ENTRY |
| RETAIL | BACK OF HOUSE | |

MASSING OPTION 2 – GRADE RELATED PLANS



LEVEL P2

LEVEL P1

LEVEL I

LEVEL 2

- RESIDENTIAL
- AMENITY
- RETAIL
- PARKING
- LOBBY
- BACK OF HOUSE

- PARKING ENTRY
- LOADING ENTRY
- RESIDENTIAL ENTRY

- GRADE DEMARCATION
- BIKE STORAGE
- TRASH / RECYCLE / COMPOST



MASSING OPTION 2 – STREET VIEWS



EYE LEVEL LOOKING NORTH ON FAIRVIEW



EYE LEVEL LOOKING SOUTH ON FAIRVIEW



PERSPECTIVE LOOKING WEST ON REPUBLICAN

MASSING OPTION 2 – MASSING



LEVEL 4-6, TYPICAL MID-RISE PLAN



ALLEY



EYE LEVEL AT ALLEY



AERIAL VIEW FROM WESTLAKE



AERIAL VIEW FROM WEST

MASSING OPTION 2 – SHADOW STUDIES

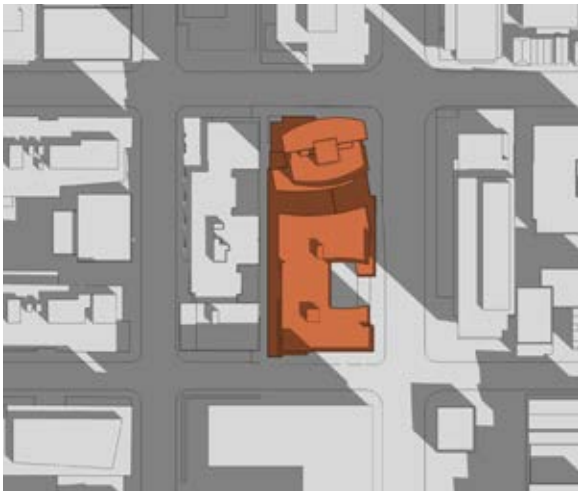
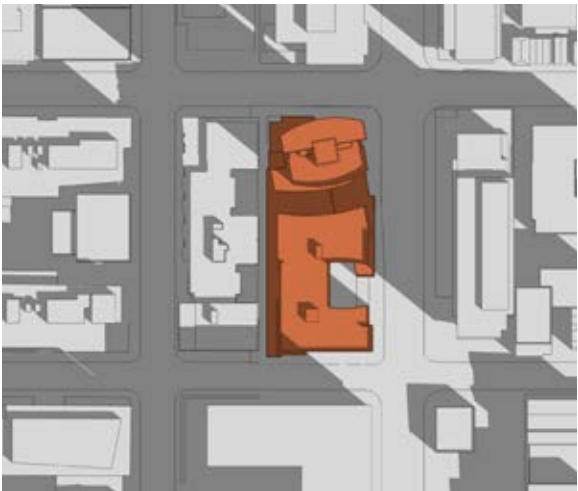
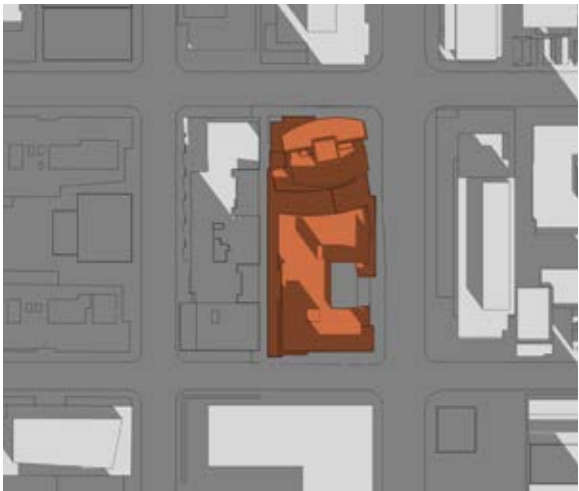
DECEMBER 22

MARCH 22

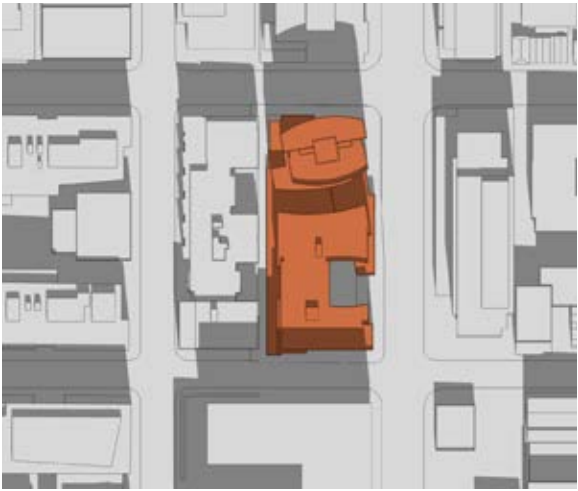
JUNE 22

SEPTEMBER 22

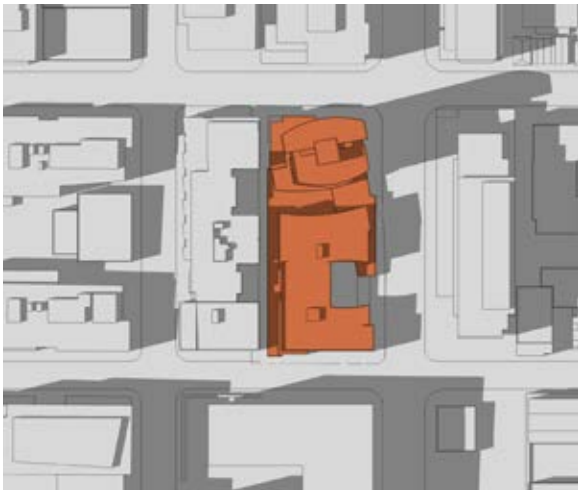
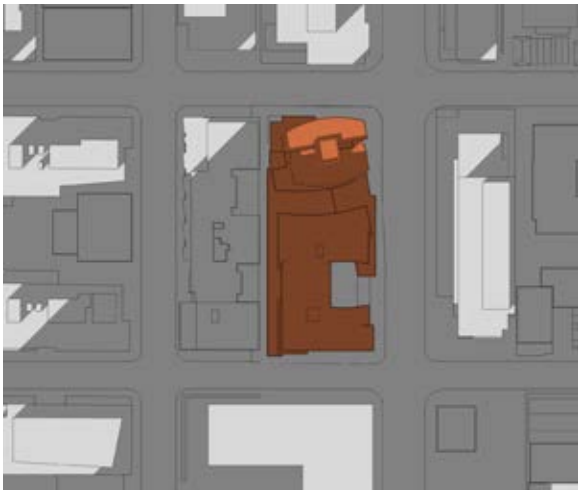
9:30 AM



NOON



3:30 PM



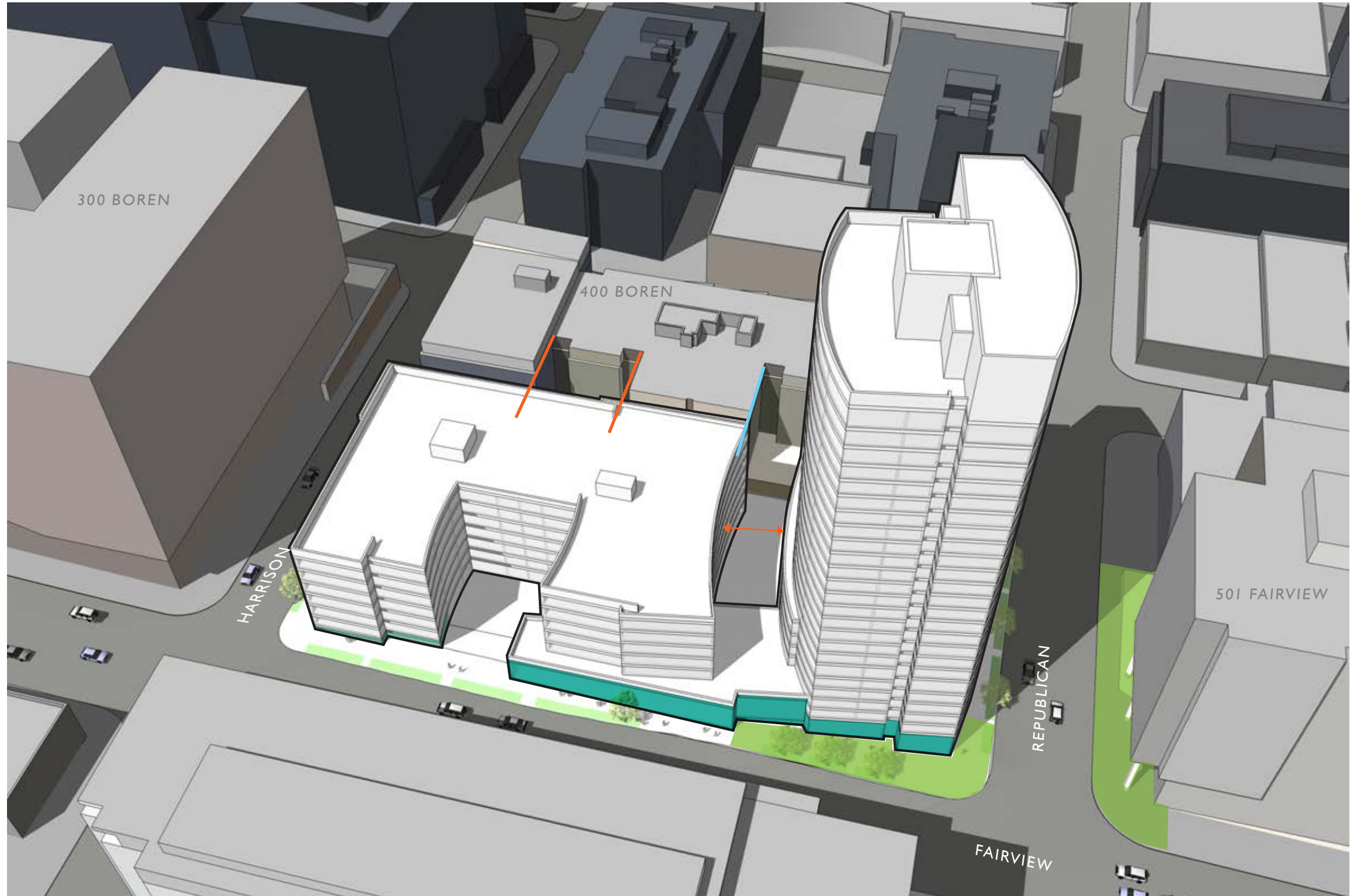
MASSING OPTION 2 – SUMMARY

PROS

- Tower mass is separated from mass of 300 Boren Building which reduces density imbalances in the neighborhood
- Massing shades less residential property
- Break between mid-rise and tower structures align better with courtyards across alleyway
- Open space at corner of Fairview Ave N and Republican St begins to respond to open space on adjacent properties

CONS

- Departures required
- Mid-rise courtyard fronts busy Fairview Ave N – not ideal for residential units and does not meet zoning implications for holding the street edge or activating the street level experience
- The mid-rise structure and residential units at grade on Fairview Ave N creates a more suburban response in an urban context
- Residential units located at grade at the corner of Fairview Ave N and Harrison St provide poor residential privacy or security
- Mid-rise building does not respond to courtyards across the alleyway, limiting solar access to neighboring courtyards
- Residential units pushed close to alleyway
- Curved geometry creates residential units facing in close proximity to one another with limited solar access
- Point tower proportions create a shorter / bulkier looking tower
- Tower shades adjacent office property to north
- Mid-rise residential amenity space has little opportunities for natural light



MASSING OPTION 3 – PREFERRED



FAIRVIEW FACING FACADE

- GSF 654,975 SF
- RETAIL 11,000 SF
- STORIES 24 STORY TOWER, 7 STORY MID-RISE
- UNITS 432
- PARKING 4 BELOW GRADE PARKING LEVELS, 548 STALLS

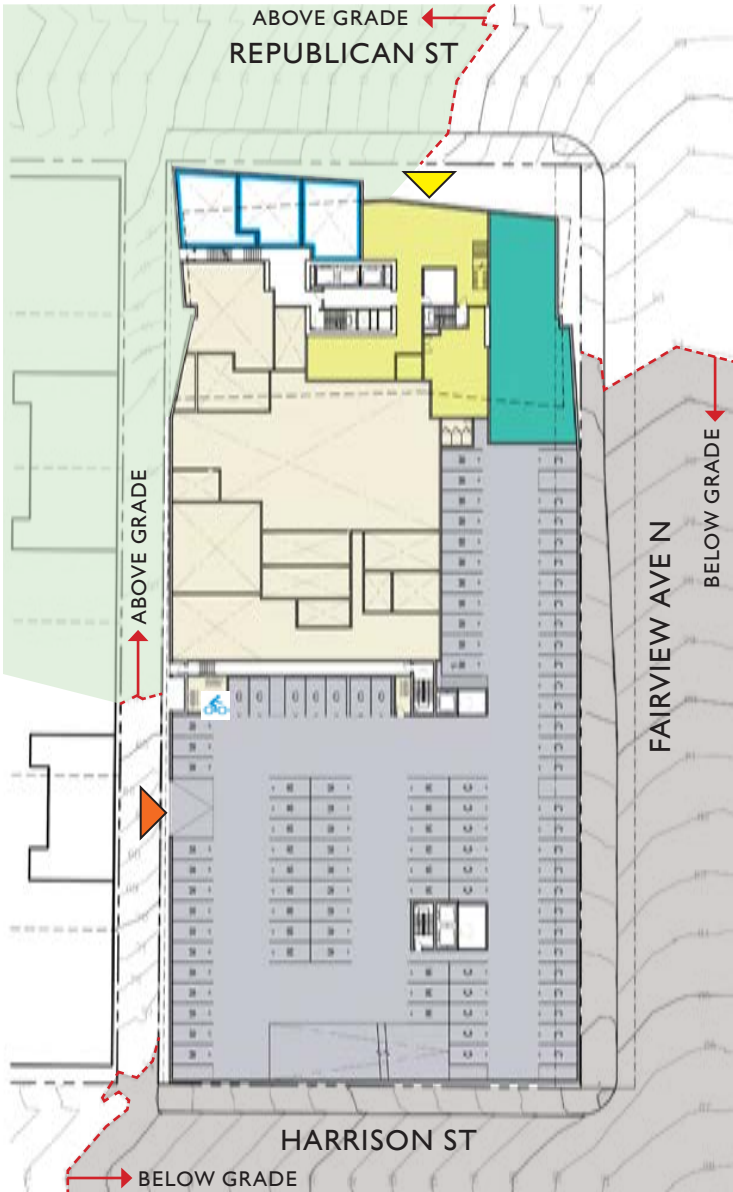
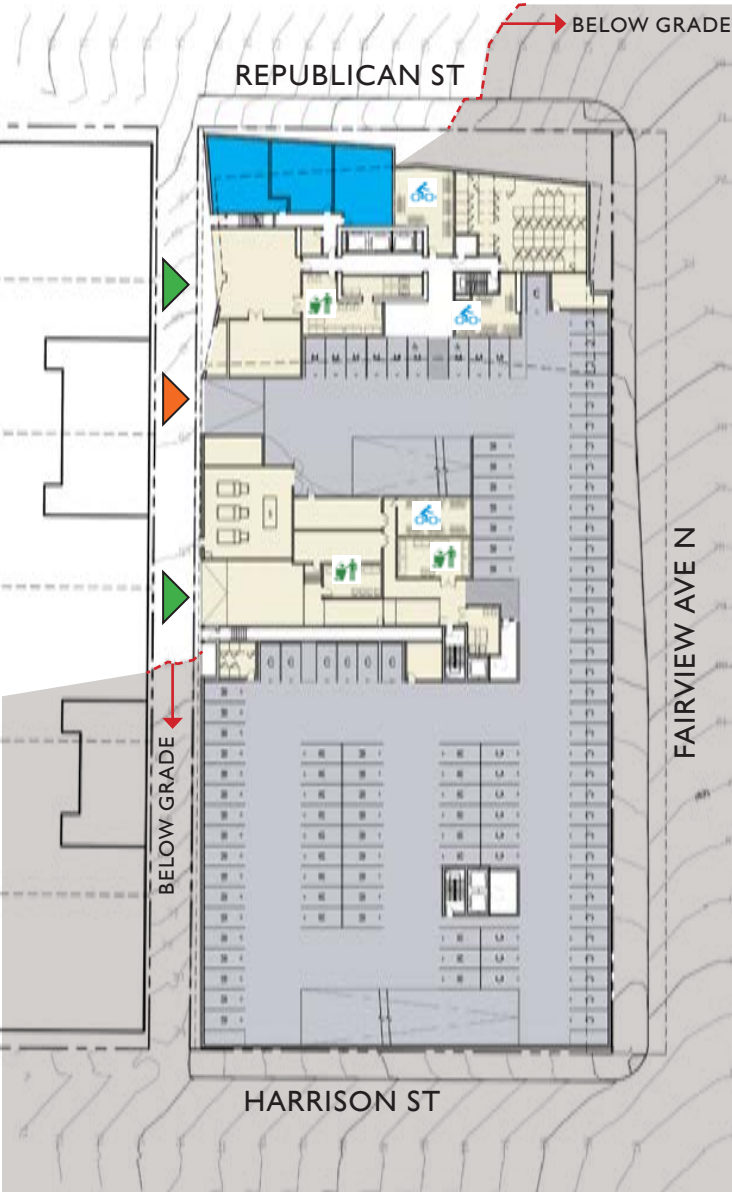


VIEW FROM EAST

- | | | |
|-------------|---------------|------------------------|
| RESIDENTIAL | PARKING | RESIDENTIAL ENTRY |
| AMENITY | LOBBY | POTENTIAL RETAIL ENTRY |
| RETAIL | BACK OF HOUSE | |



MASSING OPTION 3 – GRADE RELATED PLANS



LEVEL P2

LEVEL P1

LEVEL I

LEVEL 2

RESIDENTIAL

AMENITY

RETAIL

PARKING

LOBBY

BACK OF HOUSE

PARKING ENTRY

LOADING ENTRY

RESIDENTIAL ENTRY

GRADE DEMARCATION



BIKE STORAGE



TRASH / RECYCLE / COMPOST



MASSING OPTION 3 – STREET VIEWS



EYE LEVEL LOOKING NORTH ON FAIRVIEW



EYE LEVEL LOOKING SOUTH ON FAIRVIEW



PERSPECTIVE LOOKING WEST ON REPUBLICAN

MASSING OPTION 3 – MASSING



LEVEL 4-6, TYPICAL MID-RISE PLAN



ALLEY



EYE LEVEL AT ALLEY



AERIAL VIEW FROM WESTLAKE



AERIAL VIEW FROM WEST

MASSING OPTION 3 – SHADOW STUDIES

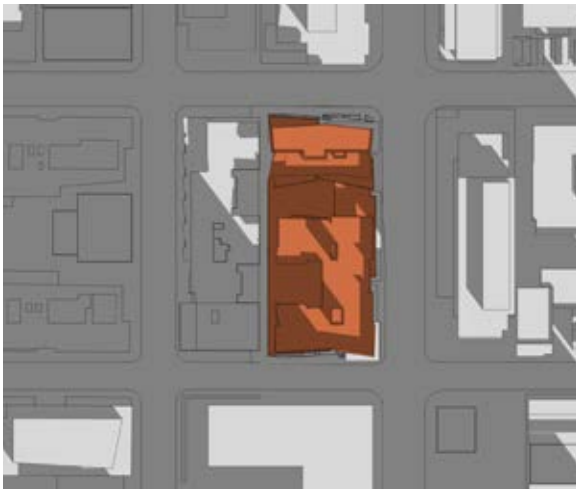
DECEMBER 22

MARCH 22

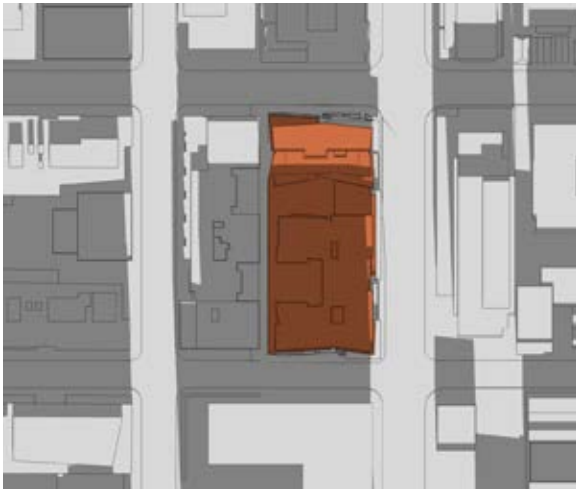
JUNE 22

SEPTEMBER 22

9:30 AM



NOON



3:30 PM



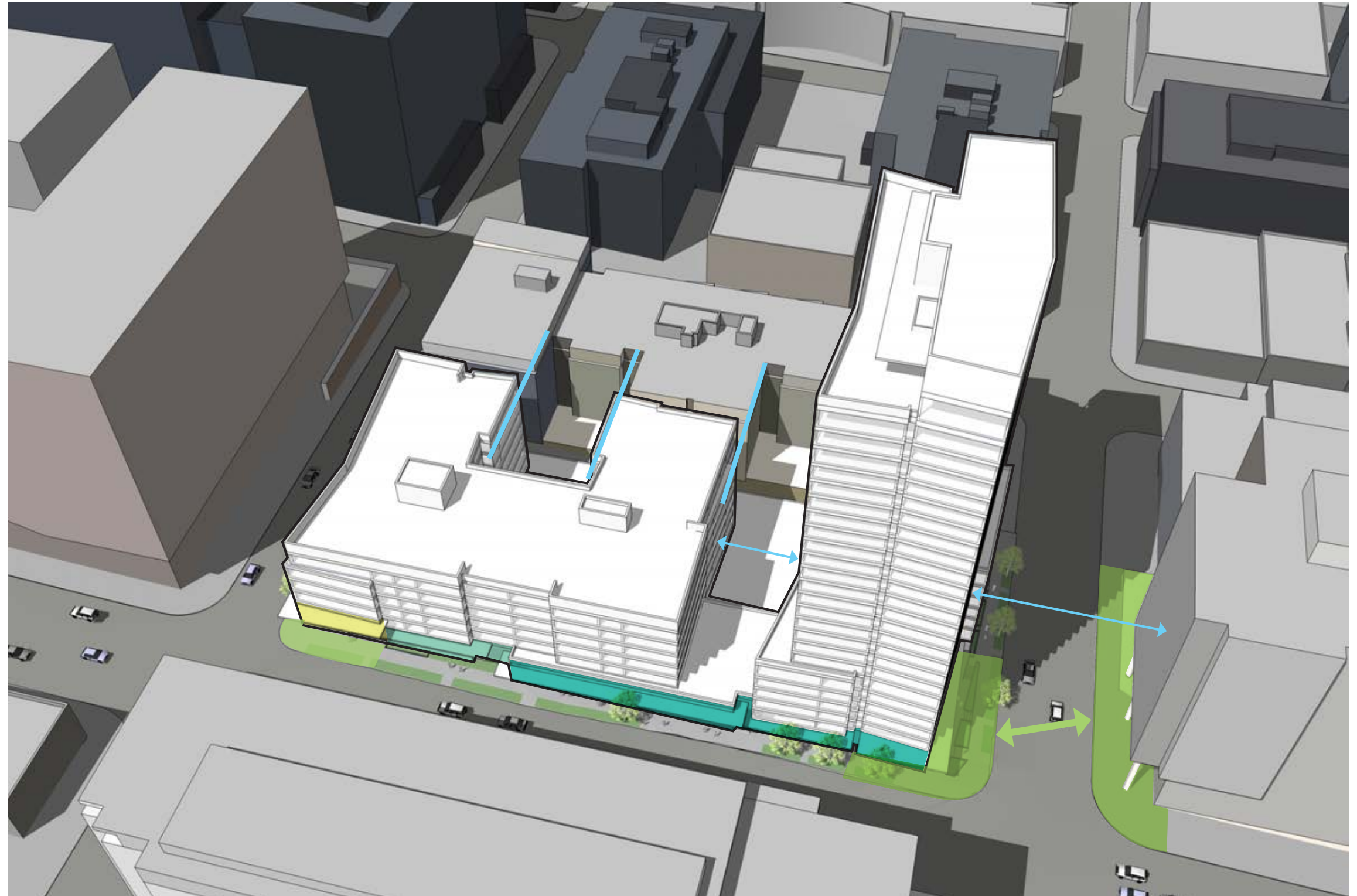
MASSING OPTION 3 – SUMMARY

PROS

- Tower mass separated from mass of 300 Boren building which reduces density imbalances in the neighborhood
- Mid-rise courtyards align with courtyards on adjacent property increasing solar access
- Mid-rise courtyard on alleyway allows for units to be pulled away from alleyway
- Mid-rise structure holds the street edge, creating a more urban response
- Retail, amenity and lobby functions line Fairview Ave N at grade helping to activate the streetscape while protecting residential privacy and security
- Tower does not shade residential properties
- Bar shaped tower maximizes open space between the two structures creating more separation and breathing room between facing units
- Plaza area at the Fairview Ave N and Republican St corner better relates to the plaza on the adjacent project to north
- Bar shaped tower slenderizes tower appearance and allows adjacent properties better views through site
- The bar shaped tower orientation limits glazing in the east / west direction which helps limit solar heat gain in summer months

CONS

- Departures required
- Shades portions of the office tower to the north



MASSING OPTION SUMMARY



MASSING OPTION 1

FAIR

HIGHLIGHTS

- Poorest balance with adjacent massing
- Poorest alignment with neighboring open space. Open space between mid-rise and tower building as well as mid-rise courtyard are misaligned with courtyards on building across alley. No public open space is provided at corners.
- Poorest solar response
- Acceptable relationship between interior functions and public streetscape
- Least room for landscaping in public realm



MASSING OPTION 2

BETTER

HIGHLIGHTS

- Better balance with adjacent massing
- Minimal alignment with neighboring open space. Some public open space is provided across Republican from planned public open space. Open space between tower building and mid-rise building somewhat aligns with open space on building across alley.
- Better solar response
- Poorest relationship between interior functions and public streetscape
- Acceptable room for landscaping in public realm



MASSING OPTION 3
PREFERRED

BEST

HIGHLIGHTS

- Best balance with adjacent massing
- Best alignment with neighboring open space. Open spaces in this option align with existing open spaces on building across alley. Public open spaces at corners respond to public open spaces across Fairview and Republican.
- Best solar response
- Good relationship between interior functions and public streetscape
- Best room for landscaping in public realm

PREFERRED OPTION

VIEWS



FAIRVIEW AVE N AERIAL VIEW



AERIAL VIEW FROM WEST

VIEWS

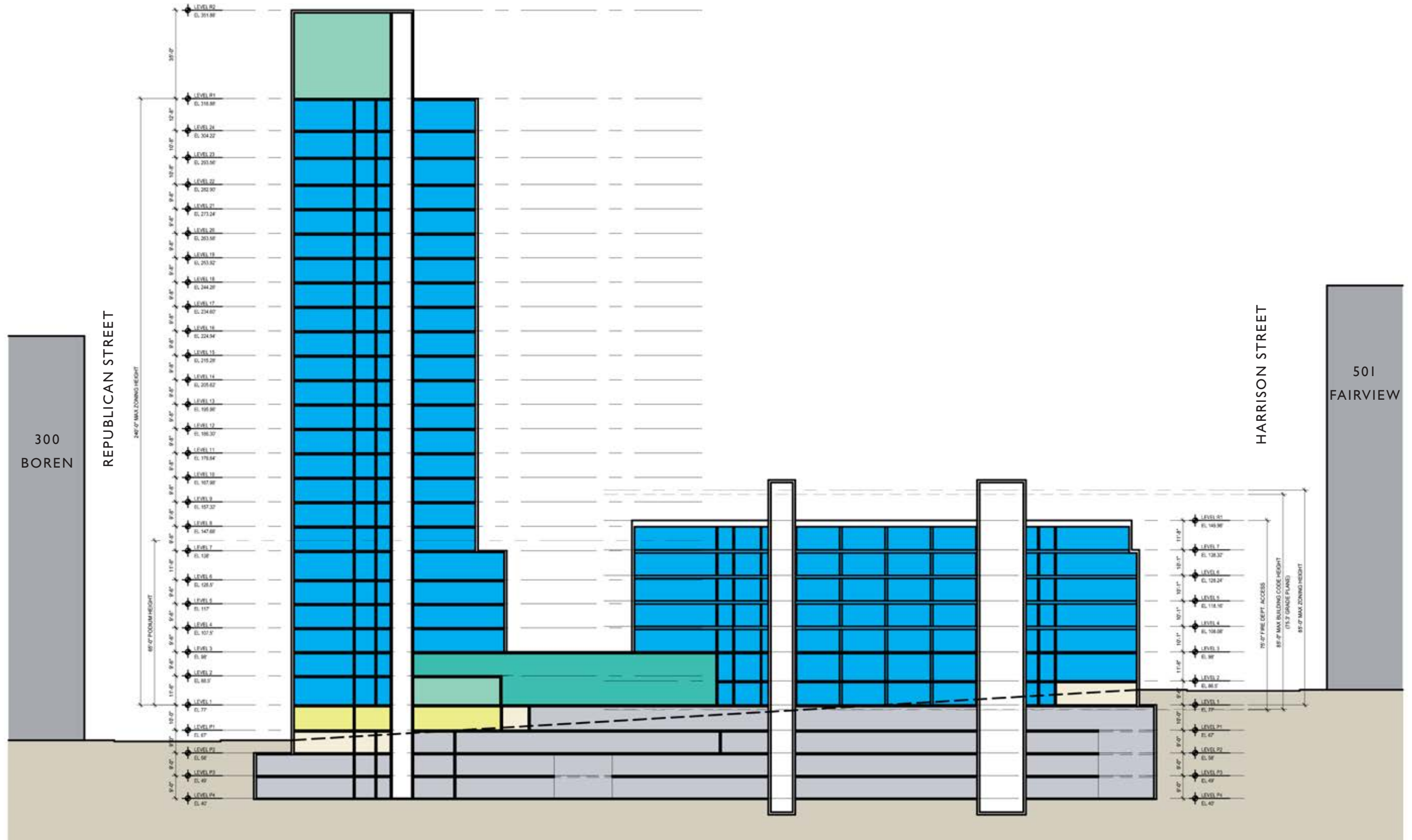


EYE LEVEL VIEW AT NORTHEAST CORNER ALONG FAIRVIEW



EYE LEVEL VIEW AT FAIRVIEW AND HARRISON CORNER

NORTH-SOUTH BUILDING SECTION



OPEN SPACE DIAGRAM

- PLAZA SPACE
- REQUIRED OPEN SPACE (MUST BE 15% OF SITE AREA. AREA SHOWN IS 18%)
- ALIGNED COURTYARDS
- RESIDENTIAL STOOPS
- RESIDENT ACCESS TRAVEL PATH
- LOBBY
- AMENITY
- RETAIL

* INTERIOR COURTYARDS HAVE PRIVATE PATIOS FOR RESIDENTS IN ADDITION TO SHARED COURTYARD SPACE FOR ALL RESIDENTS



PLAN SHOWING REQUIRED OPEN SPACE AND ADDITIONAL OUTDOOR / PLAZA AREA



FAIRVIEW AVE VIEW CORRIDOR



EYE LEVEL LOOKING SOUTH ON FAIRVIEW

IMPACT

To the north of the site is an office development with frontage that spans the same width as 425 Fairview’s tower element – a half block. Adjacent to the south is the 300 Boren development which spans the full block width. Both of the adjacent office buildings reach a height of 160’ and because the 300 Boren block is at a higher elevation it tops

out closer to the 185’ datum on the 425 Fairview project. Furthermore, at grade the 425 Fairview tower sets in slightly to open up the corner enhancing the pedestrian experience. As such, the 425 Fairview project has little impact, if any, on the Fairview Ave N view corridor.



EYE LEVEL LOOKING NORTH ON FAIRVIEW

- 300 BOREN OFFICE TOWER
- 501 FAIRVIEW TOWER
- 425 FAIRVIEW TOWER
- 425 FAIRVIEW MID-RISE

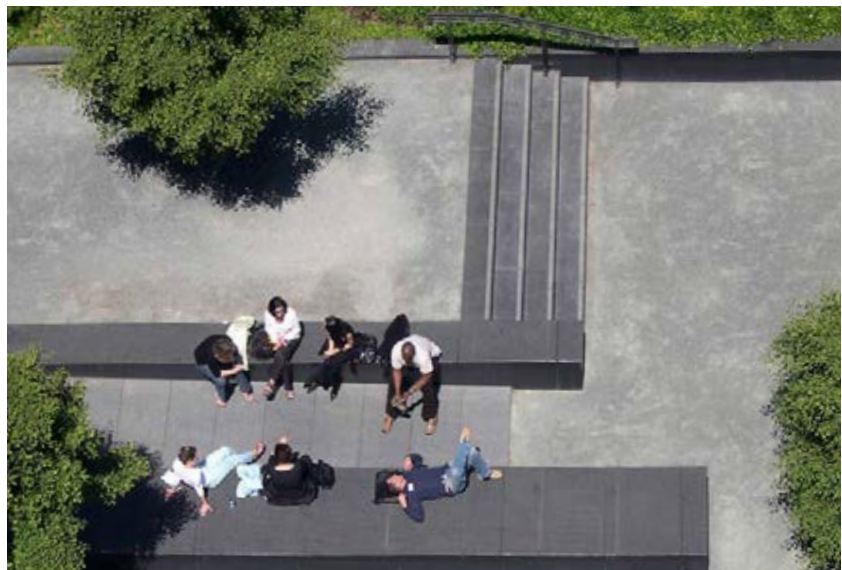


CONCEPTUAL LANDSCAPE

LANDSCAPE SITE PLAN



LANDSCAPE INSPIRATION

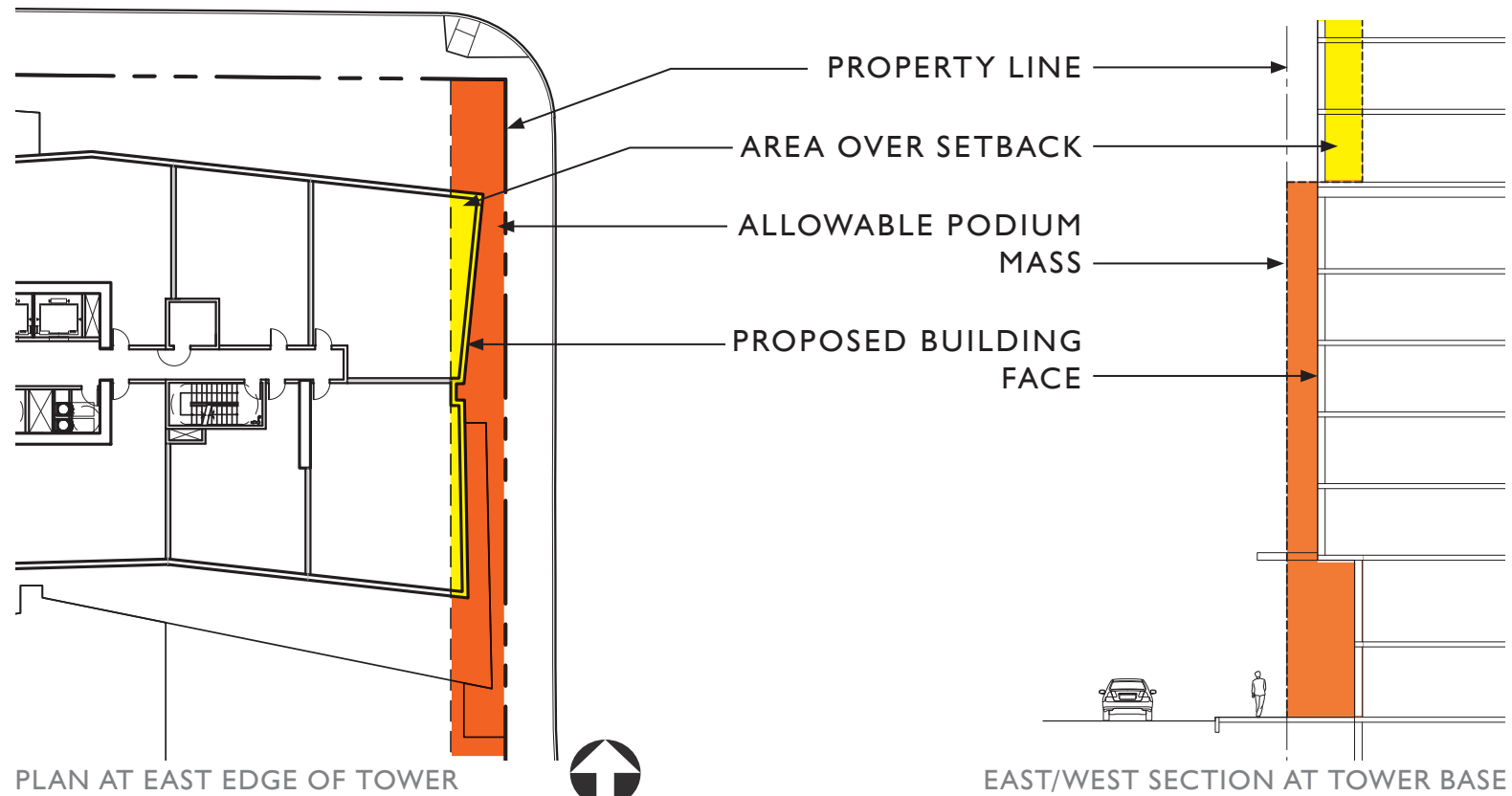
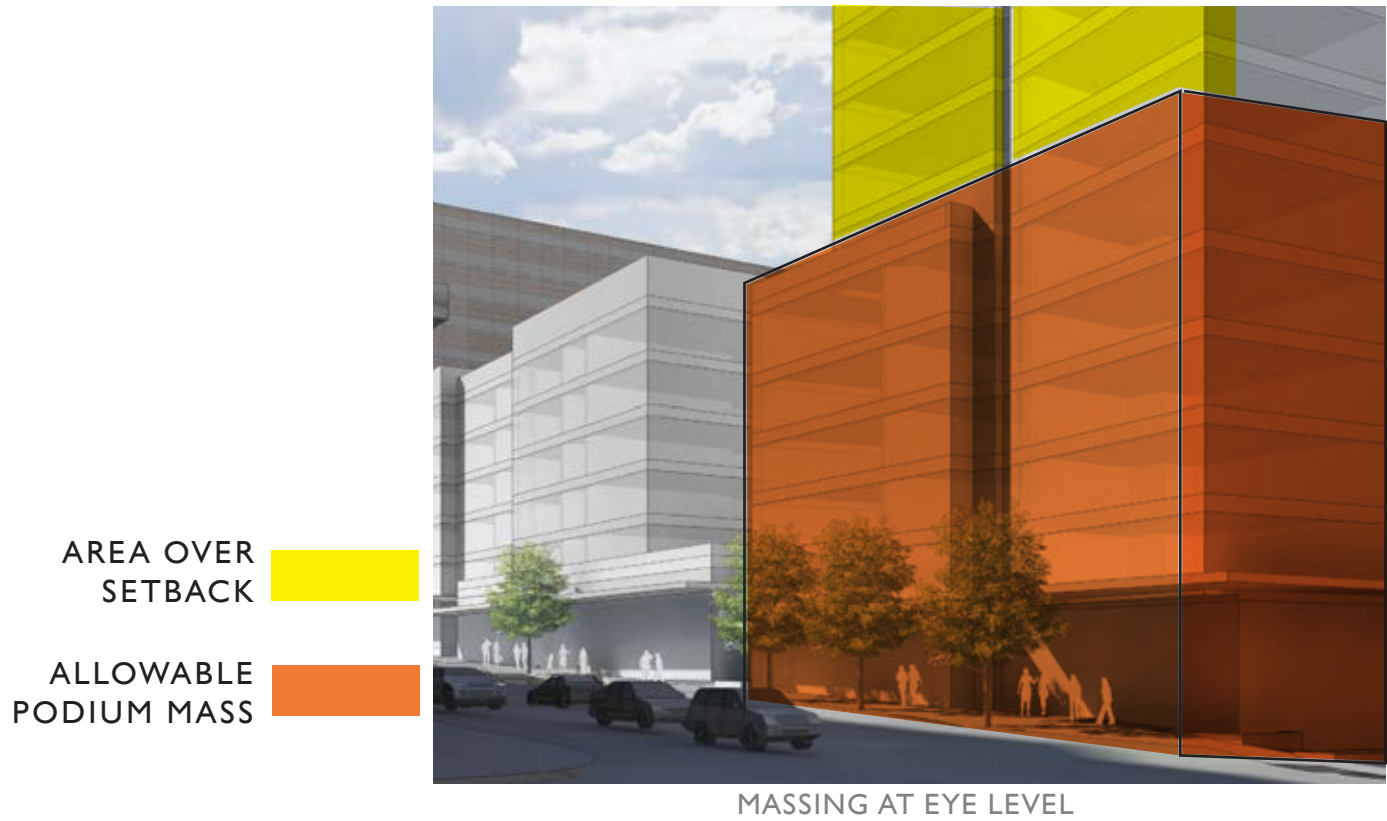


..... ANTICIPATED DEPARTURES

ANTICIPATED DEPARTURE #1 – TOWER & MID-RISE – PREFERRED OPTION

SETBACKS ALONG FAIRVIEW AVE N AND REPUBLICAN ST

DEVELOPMENT STANDARD	REQUIREMENTS	PROPOSED	JUSTIFICATION
SMC 23.48.013.C	<p>Lots shown on Map A and lots in the SM 160/85-240 zone located within the South Lake Union Urban Center with a tower structure with residential use exceeding the base height limit require upper-level setbacks.</p> <p>For portions of a structure facing the applicable street, the maximum height above which a setback is required is 65 feet per Column 2 of Table A along Fairview Ave N. Portions of a structure along Fairview Ave N. exceeding the height above which a setback is required, shall be setback a minimum depth of 10 feet per Column 3 of Table A.</p>		
SMC 23.48.014.A.3.b	<p>Except on Class I Pedestrian Streets, the street-facing facade of a structure may be set back up to 12 feet from the street lot line subject to the following:</p> <ol style="list-style-type: none">1. The setback area shall 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; and3. Any required outdoor amenity area, or other required open space, or usable open space is not considered part of the setback area and may extend beyond the limit on setbacks from the street lot line that would otherwise apply	<p>Portions of the tower are over the 23.48.013.C setback. The distance over the setback ranges from 0' to 6'.</p>	<p>The site will be highly visible from busy Mercer Street to the north and the design should help emphasize and celebrate the corner of Fairview Ave N and Republican St as it is a part of a regional transportation corridor (Design Guideline CS2). The design achieves this by extending the tower to grade and slenderizing the mass. Sections 23.48.013.C and 23.48.014.A.3.b dictate only a 2' wide swath in which tower masses can be expressed at grade. Because this design uses an angled east face of the tower, staying within that 2' range became difficult without compromising the intent and facade depth. Although the design extends the tower over the setback, views on Fairview are not compromised because the mass from the adjacent projects are similar in size and scale and the allowable podium mass extends past the tower facade. Extending over the setback line along Fairview Ave N allows for increased sidewalk and plaza width along Republican St. Providing open space on Republican St speaks to the open space of the project to the north creating a conversation between the projects' massing and enhances the response to Design Guideline PLI. Finally, the lowest levels of the tower are pushed back to the setback line to enhance the pedestrian experience and further open the corner at grade.</p>



ANTICIPATED DEPARTURE #2 – PREFERRED OPTION

ROOF COVERAGE

DEVELOPMENT STANDARD	REQUIREMENTS	PROPOSED	JUSTIFICATION
SMC 23.48.010.H.7	<p>At the applicant’s option, the combined total roof coverage of all features listed in subsections 23.48.010.H.4 and 23.48.010.H.5 above may be increased to 65% of the roof area, provided that all of the following are satisfied:</p> <p>a. All mechanical equipment is screened; and</p> <p>b. No rooftop features are located closer than 10 feet to the roof edge.</p>	While the enclosed roof space does not exceed the 65% coverage limit, it is not held 10’ away from the roof edge.	<p>Instead of holding the amenity space back 10’ from the roof edge, the entire tower is held back 13’ or more from the north property line. As a result, the amenity space is more than 10’ away from what would be a permitted roof edge. As such, the surrounding projects do not have increased shading from the amenity space even though it is not set back from the tower face in keeping with Design Guideline CS1.</p> <p>Because the site will be highly visible from busy Mercer Street to the north, the design needs to emphasize and celebrate the corner of Fairview Ave N and Republican St as it is a part of a regional transportation corridor (Design Guideline CS2). Having the additional height of the amenity space coplanar with the tower facade further slenderizes the tower and creates a statement at the corner. The additional height emphasizes the retail and residential lobby located at grade and increases the project’s identity potential.</p>



ALLOWABLE TOWER AND AMENITY MASSING

AREA COPLANAR WITH
TOWER FACE

ALLOWABLE TOWER MASS



ALLOWABLE TOWER AND AMENITY MASSING

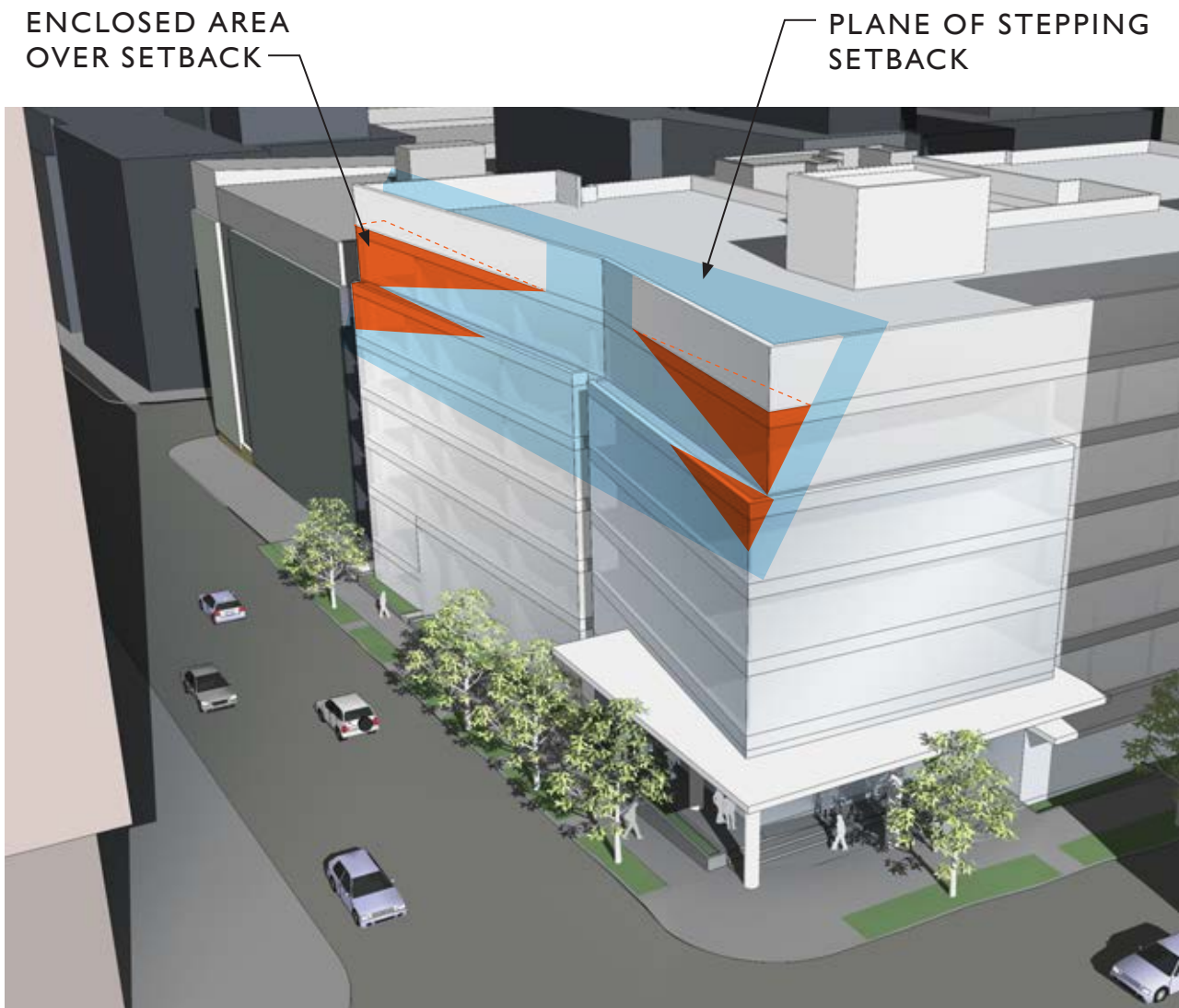
ALLOWABLE TOWER MASS

SUBSEQUENT ALLOWABLE
AMENITY VOLUME

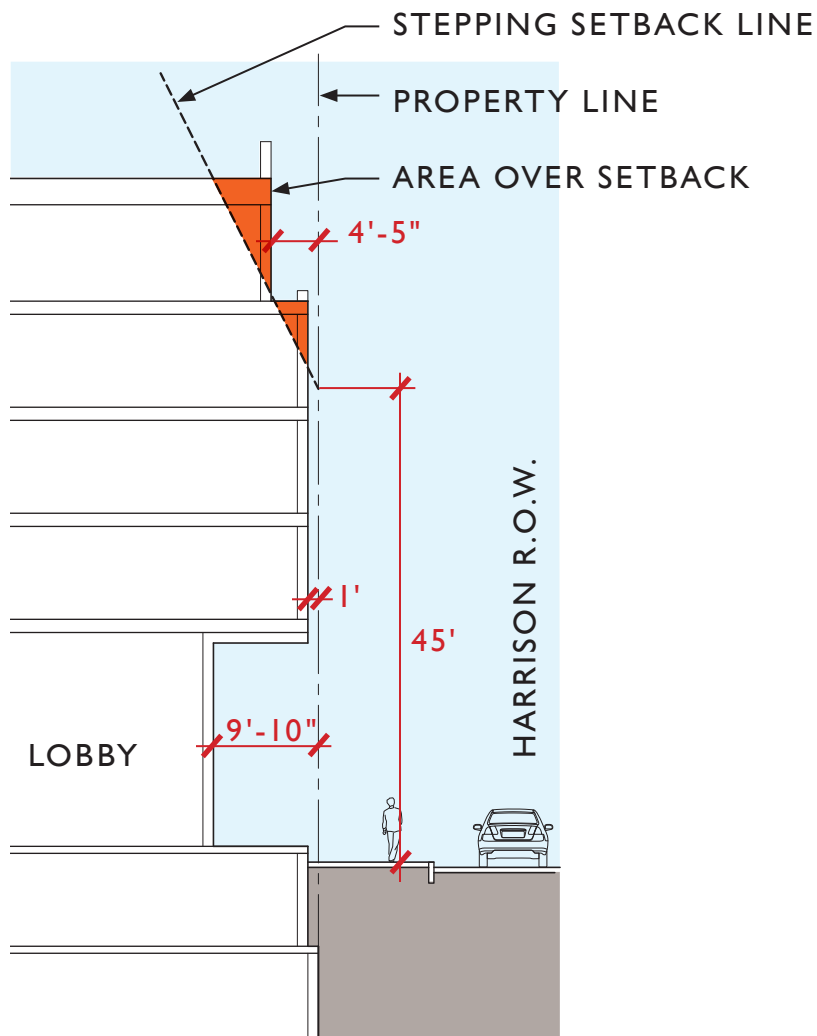
ANTICIPATED DEPARTURE #3 – PREFERRED OPTION

SETBACK ALONG HARRISON STREET

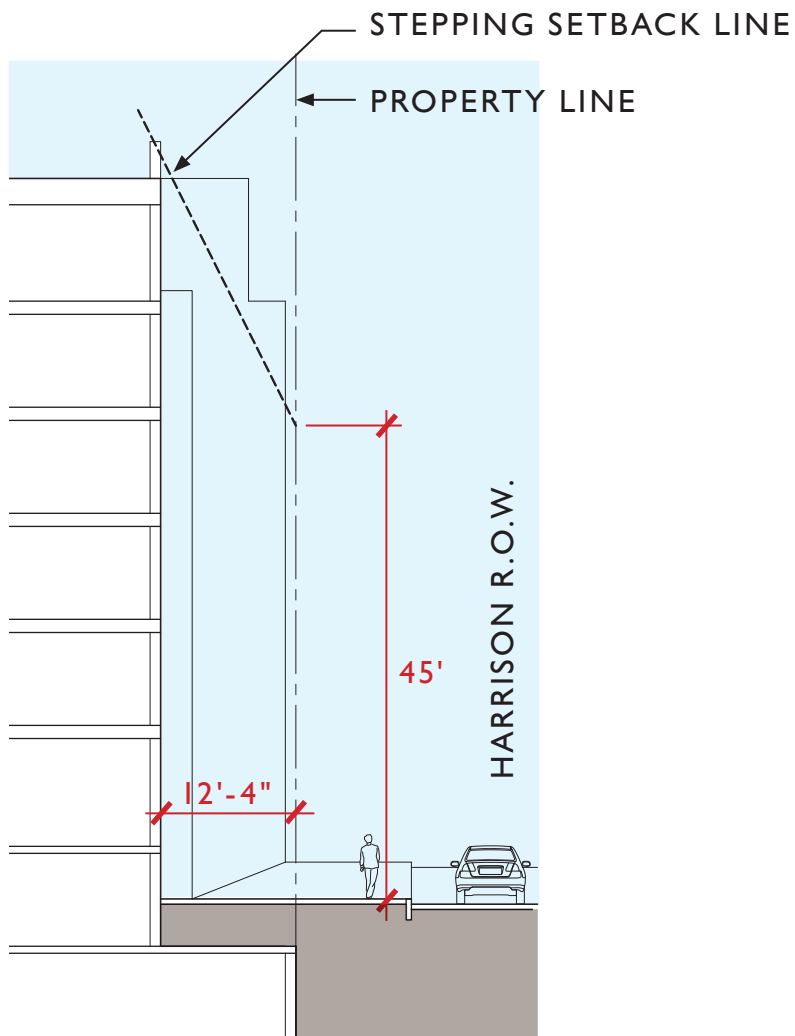
ITEM #	DEVELOPMENT STANDARD	REQUIREMENTS	JUSTIFICATION
4	SMC 23.48.012.A	<p>Any portion of a structure greater than 45 feet in height is required to set back from a lot line abutting a street shown on Map A (Harrison Street).</p> <p>A setback of one foot for every 2 additional feet of height is required for any portion of a structure exceeding the maximum height permitted without a setback, up to a maximum setback of 15 feet measured from the street lot line.</p>	<p>While the mid-rise building does setback along Harrison Street, it does not meet the specific set back requirements.</p> <p>The massing of the mid-rise building is meant to relate to the massing of the tower, mimicking the angled facades. There is approximately 20 feet of building height above 45 feet, requiring a setback of 10 feet at the highest point. With the angled facade, encroachment into the setback area tapers from 4'-5" max to none at all. The angled setback provides a more dynamic facade and helps provide transition space at grade between residential units and the public sidewalk area as well as relief at the top level per Design Guideline PL3.</p>



PERSPECTIVE AT FAIRVIEW AND HARRISON CORNER



SECTION AT HARRISON AND FAIRVIEW CORNER

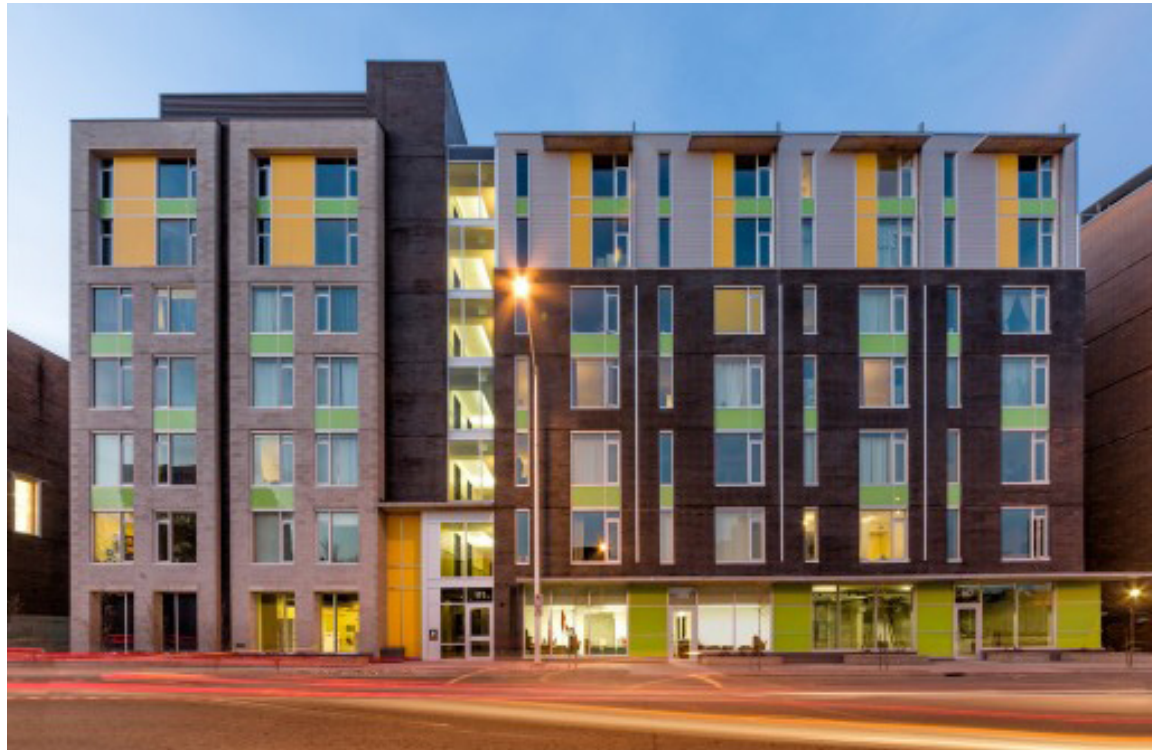


SECTION AT HARRISON MID-BLOCK

DESIGN INSPIRATION – TOWER

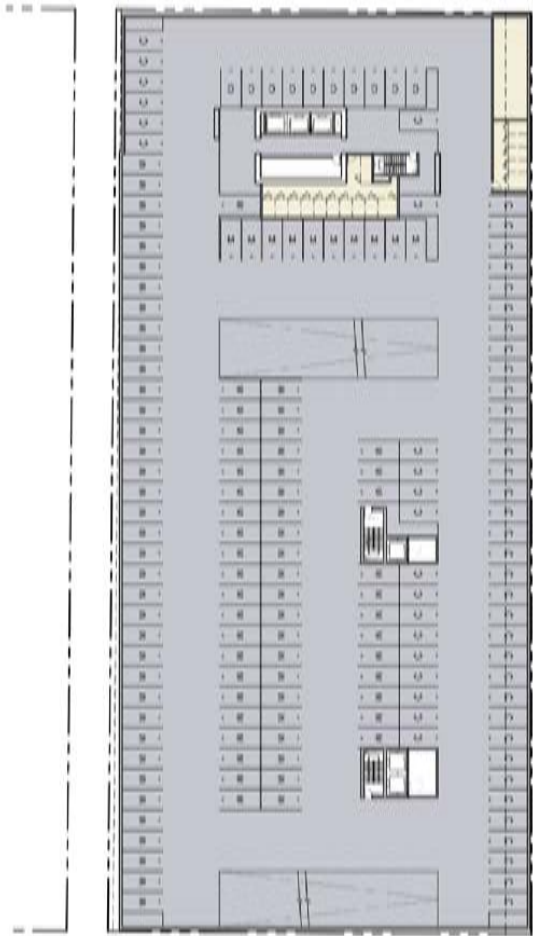


DESIGN INSPIRATION – MID-RISE

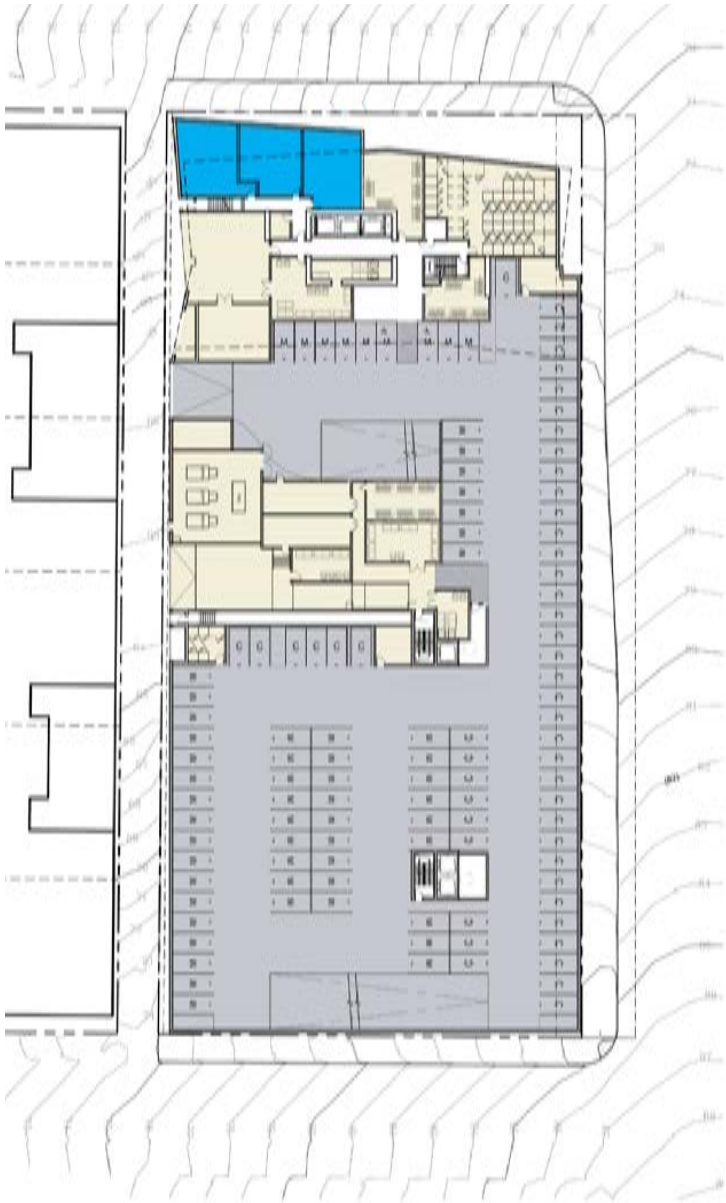


APPENDIX

FLOOR PLANS – PREFERRED OPTION



LEVEL P3-P4



LEVEL P2



LEVEL P1



LEVEL I

- RESIDENTIAL
- AMENITY
- RETAIL
- PARKING
- LOBBY
- BACK OF HOUSE



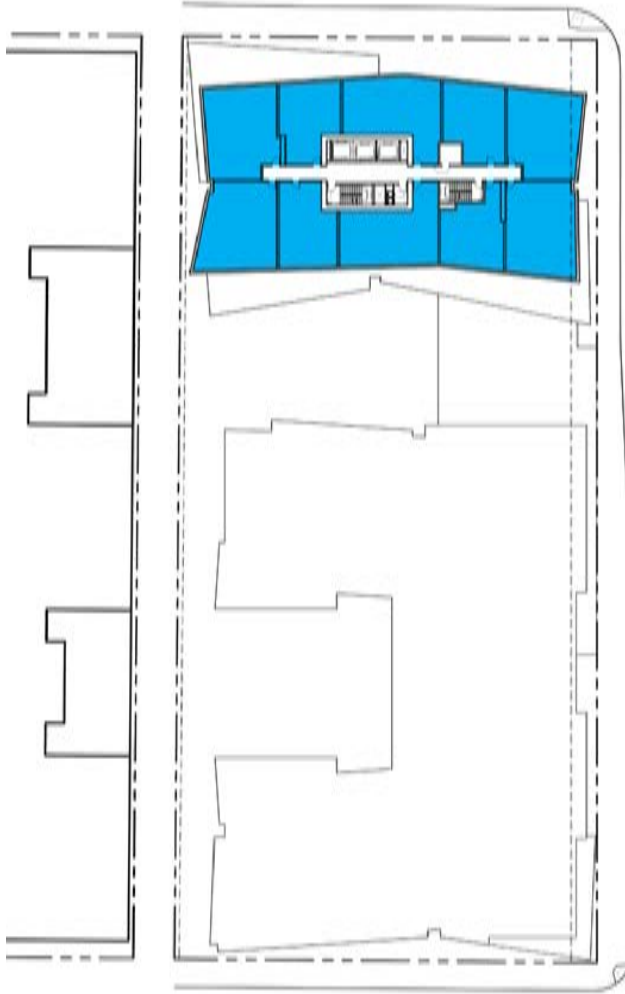
FLOOR PLANS – PREFERRED OPTION



LEVEL 2



LEVEL 3-6



LEVEL 7-24

- | | |
|-------------|---------------|
| RESIDENTIAL | PARKING |
| AMENITY | LOBBY |
| RETAIL | BACK OF HOUSE |



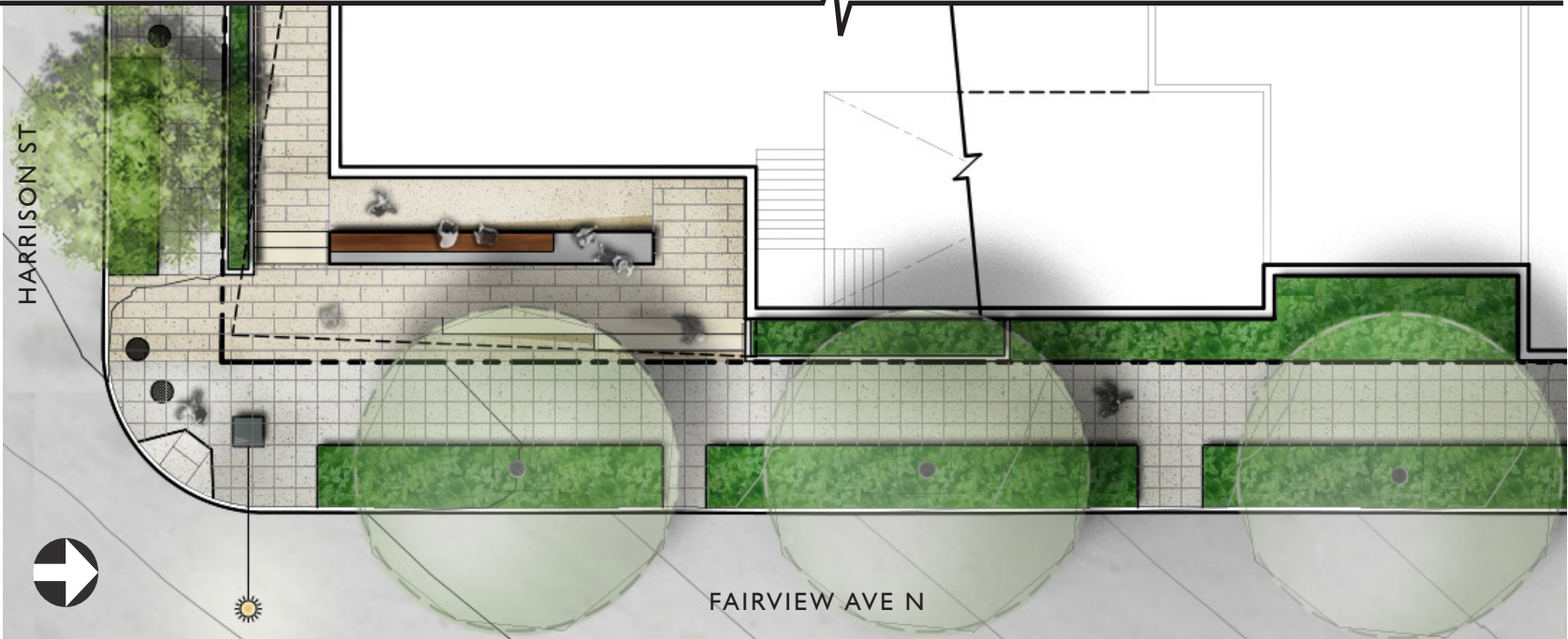
STREET CORNER PLAN | ELEVATION AT MID-RISE LOBBY



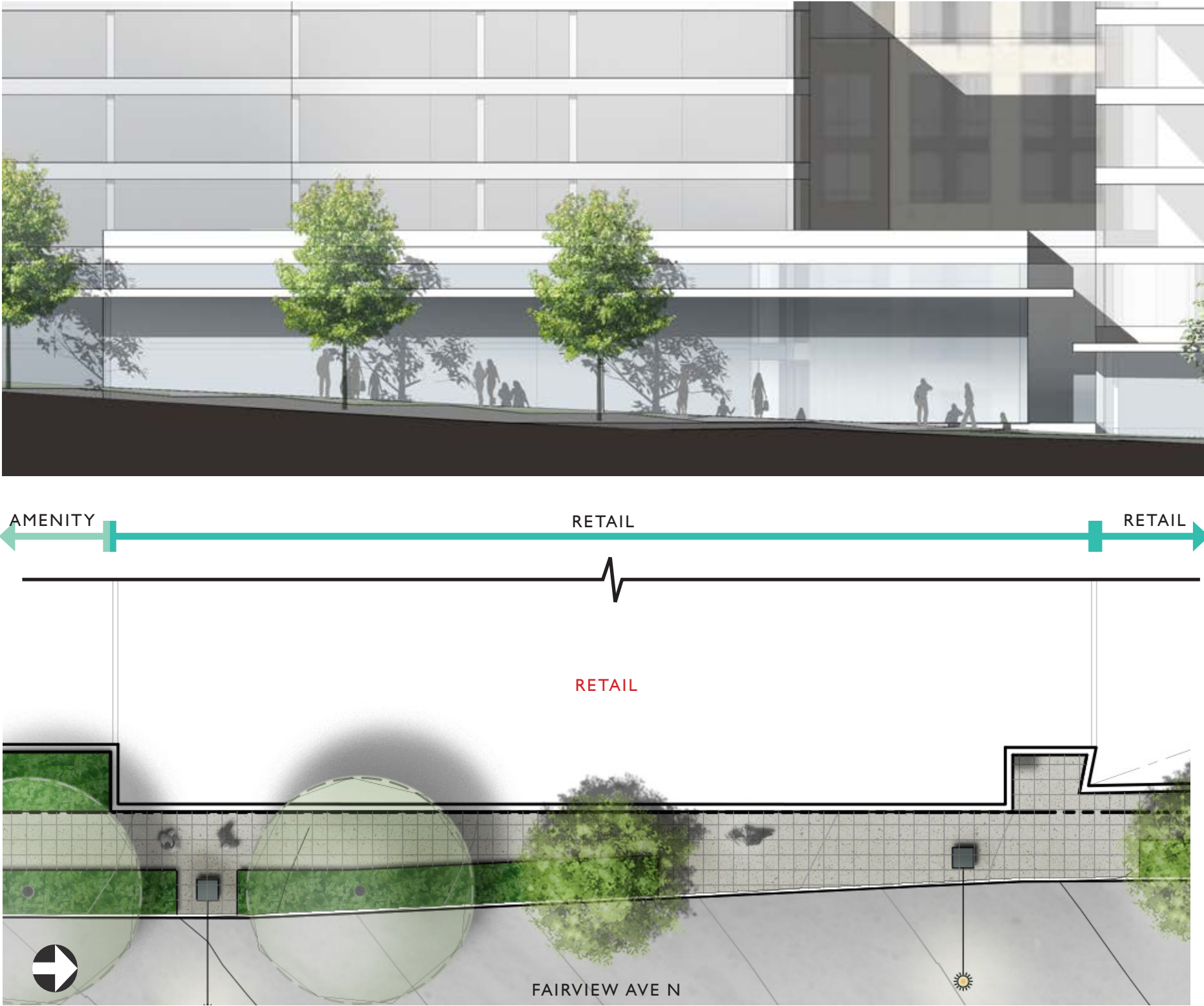
← LOFTS UNIT LOBBY →



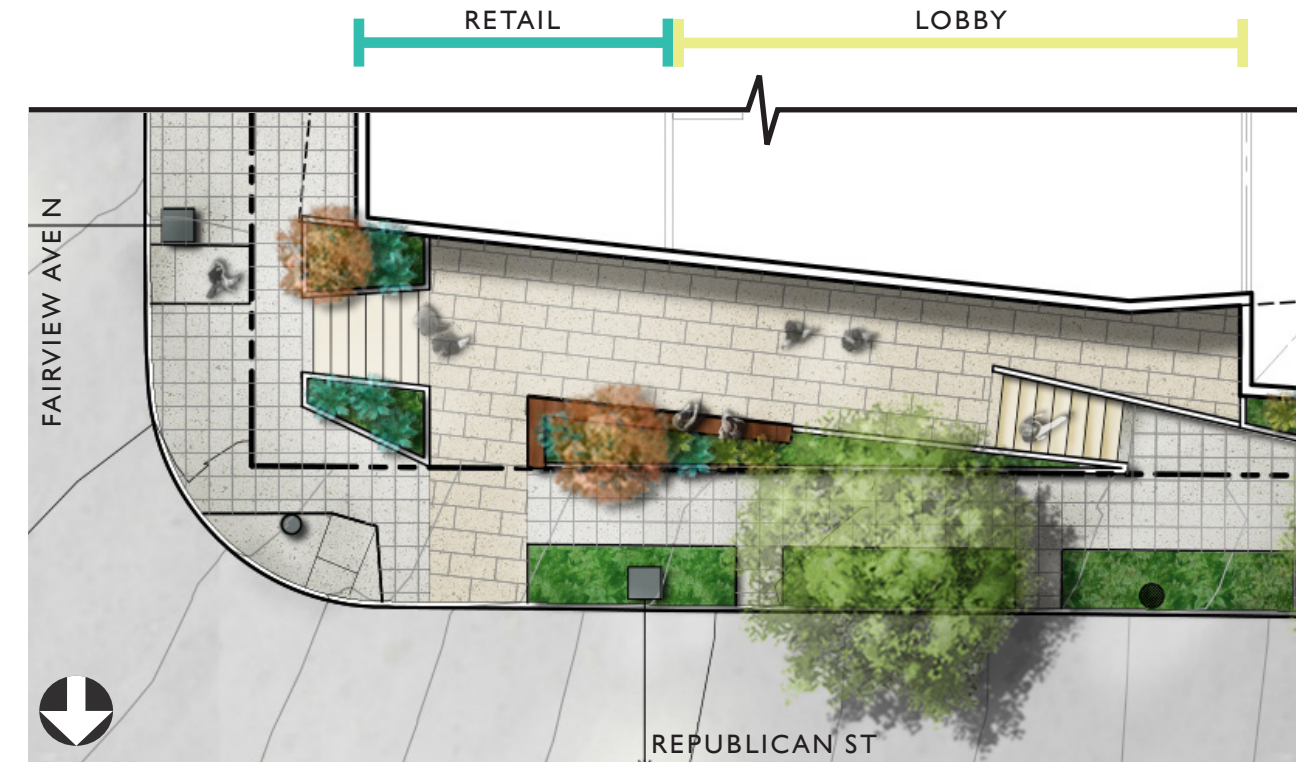
← LOBBY RESIDENTIAL AMENITY →



STREET PLAN | ELEVATION AT RETAIL



STREET CORNER PLAN | ELEVATION AT TOWER LOBBY



VIEW AT PODIUM HEIGHT



400 FAIRVIEW



300 BOREN



400 BOREN



501 FAIRVIEW



VIEW AT OFFICE HEIGHT LIMIT (+160)



SPACE NEEDLE AND SEATTLE CENTER



VIEW AT MAX HEIGHT LIMIT



SEATTLE TIMES COMPLEX



BLOCK 48



EXISTING BRICK FACADE



EXISTING SILL HEIGHTS AND RAISED STOOPS LIMIT RETAIL OPPORTUNITY AND DO NOT ALLOW FOR FUTURE ACCESSIBLE ENTRANCES

CANOPIES ARE NOT ORIGINAL
EXISTING BRICK AND CORNICES ARE IN POOR CONDITION

WINDOWS ARE NOT ORIGINAL; WINDOWS HEAVILY TINTED

PUNCHED OPENING FENESTRATION AND ELEVATED SILL HEIGHTS LIMIT RETAIL OPPORTUNITIES

SUMMARY

- FACADE HAS BEEN MODIFIED OVER TIME AND IS LACKING ITS ORIGINAL HISTORIC CHARACTER
- PUNCHED OPENINGS ARE LESS CONDUCTIVE FOR FUTURE RETAIL SPACE
- RETAIL VIABILITY A CHALLENGE - LACK OF TRANSPARENCY AND LIMITED ACCESS POINTS WITH NO ACCESSIBLE ENTRY POINTS
- ELEVATED SILLS AND STOOPS MAKE IT CHALLENGING TO ACTIVATE THE STREET LEVEL OR ENHANCE THE PEDESTRIAN EXPERIENCE
- CURRENT MASSING PUSHED TIGHT TO PROPERTY LINE LEAVING LITTLE TO NO ROOM FOR LANDSCAPING OR RETAIL ACTIVITY AT SIDEWALK

DESIGN CUES

- 2-STORY FACADE PROVIDES AN APPROPRIATE PEDESTRIAN SCALE
- ARTICULATION OF BAYS AND RELIEF ELEMENTS PROVIDE SCALE, RHYTHM, AND VISUAL CONTINUITY

PROPOSAL FOR EXISTING BRICK FACADE



DESIGN CONCEPTS

- REPLACE THE EXISTING FACADE AND REPLACE WITH A MORE INTEGRATED DESIGN ELEMENT THAT HELPS PROVIDE A LINK BETWEEN THE NEW MID-RISE AND TOWER STRUCTURES
- MAINTAIN PRONOUNCED DOUBLE HEIGHT MASSING TO HELP STRENGTHEN THE PEDESTRIAN ENVIRONMENT AND MAINTAIN AN APPROPRIATE SCALE AT THE STREETScape
- CREATE TRANSPARENT AND INVITING RETAIL WITH APPROPRIATE FENESTRATION AND DETAILING THAT OPTIMIZES RETAIL POTENTIAL
- ACTIVATE THE STREET LEVEL
- ENHANCE THE PEDESTRIAN EXPERIENCE

PRONOUNCED
DOUBLE HEIGHT
MASSING AND LINK
BETWEEN MID-
RISE AND TOWER
STRUCTURES

INTERIOR RETAIL
FLOOR HEIGHTS CAN
BE ADJUSTED TO MORE
APPROPRIATELY MEET
GRADE

CONTINUOUS
OVERHEAD WEATHER
PROTECTION

UTILIZE MORE
TRANSPARENT
STOREFRONT GLAZING
TO HELP OPEN UP
RETAIL

MORE CONTINUOUS
GLAZING AND
ADJUSTABLE FLOOR
HEIGHTS PROVIDE
MORE FLEXIBILITY
FOR FUTURE
RETAILERS