

3RD AND LENORA

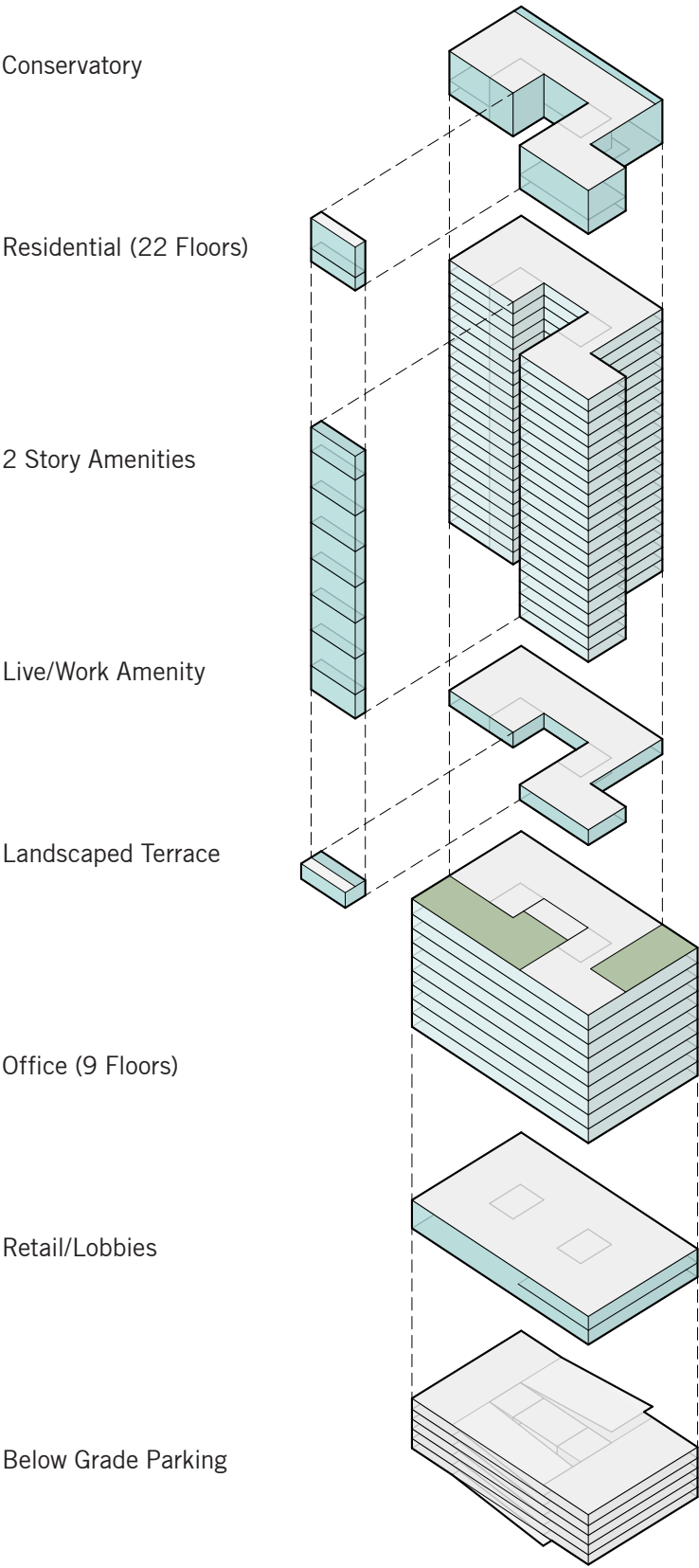
MARTIN SELIG REAL ESTATE | [3rd and Lenora](#) | [Project 3018686](#) | [Departure Request](#) | January 17, 2017



PERKINS+WILL

URBAN SITE CONTEXT





The project design has been reviewed and supported by the board as it has progressively been developed through EDG1, EDG2, and REC1 and was recommended by the Board for approval at the REC1 meeting in March 2016.

During a subsequent review cycle in the zoning review process the need for an additional departure has been identified in order to meet the design intent. An overview of the previously approved project is provided for reference and the departure request is detailed on the final pages.

Third and Lenora is a 440' tall, 36 story mixed-use high-rise comprised of approximately 187,000 SF of office use, 330 apartments, 7,000 SF of retail, and 5 levels of below grade parking for 250 cars.

The development and design are carefully considered and aspire to be artful and sculptural in appearance, refined in construction and technically excellent to deliver a high level of sustainable performance, while the careful and innovative integration and stacking of programs is intended to foster positive community development within and among the existing neighborhood, current and future residents, and workplace tenants.

The proposed development maximizes the quality and extent of public engagement at Third and Lenora street frontages through design of high bay and multi-story transparency, widened sidewalks, building setbacks, specialty paving, continuous canopies, street trees and plantings, and quality lighting.

Separate entries for residential and office use activate both street frontages while providing a 'blended' experience within the building that provides visual, spatial, and functional connections between uses and offers the potential for blending for retail and services with living and working.

The massing of the tower exemplifies efficiency and innovation in response to site and program, providing clear massing delineation between the 'box' of office use, and the 'Z plan' at the residential levels. The mid-level terrace between these uses is shared and provides substantial landscape and terrace areas open to the sky with views to the sound and city.

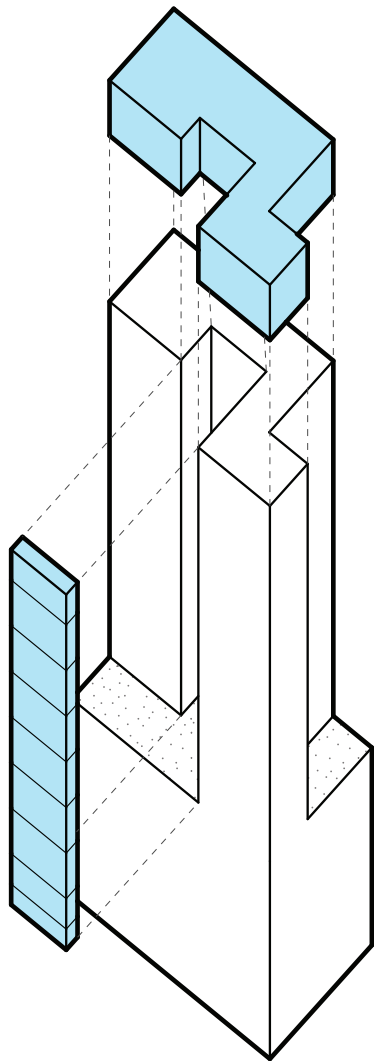
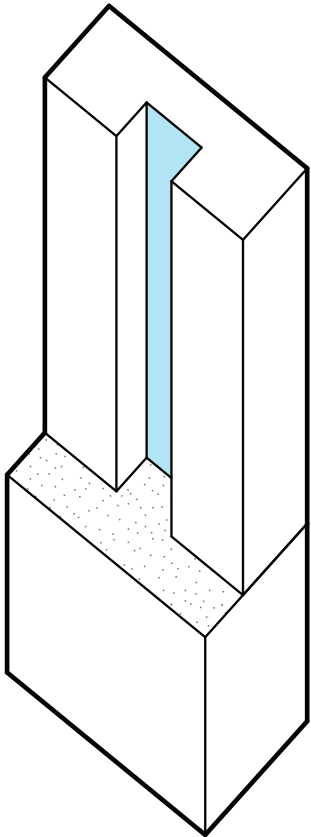
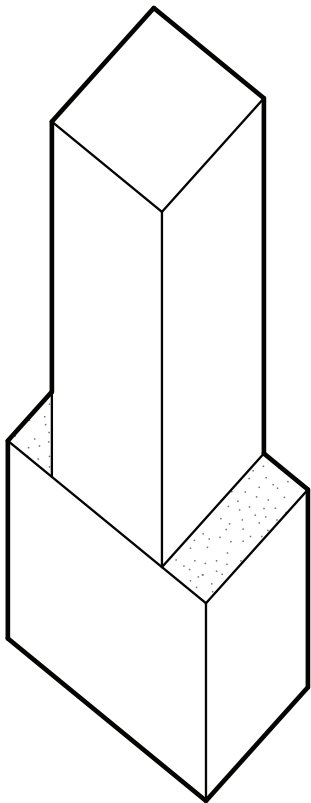
A series of two story social spaces are distributed in the residential portion of the tower to encourage and support the community within the building in spaces that have flexible program opportunities and views to the city.

The top of the tower is a multi-story conservatory that accommodates shared programs for recreation, relaxation, and enjoyment of nature and the dramatic setting overlooking Seattle's waterfront.

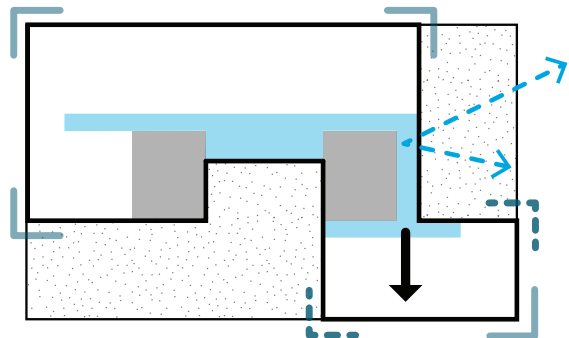
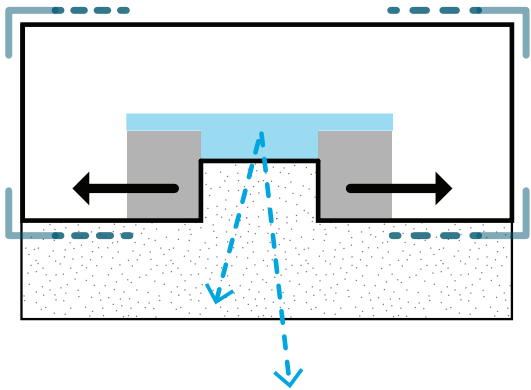
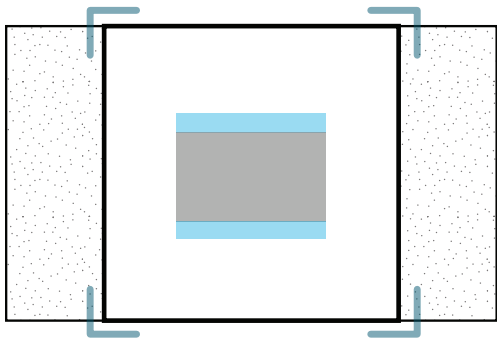
The building is exterior unified by a high performance curtain wall that enhances the sculptural presence of the form while subtly modulating a composition of glass and ribbed metal panels with an A/B rhythm.

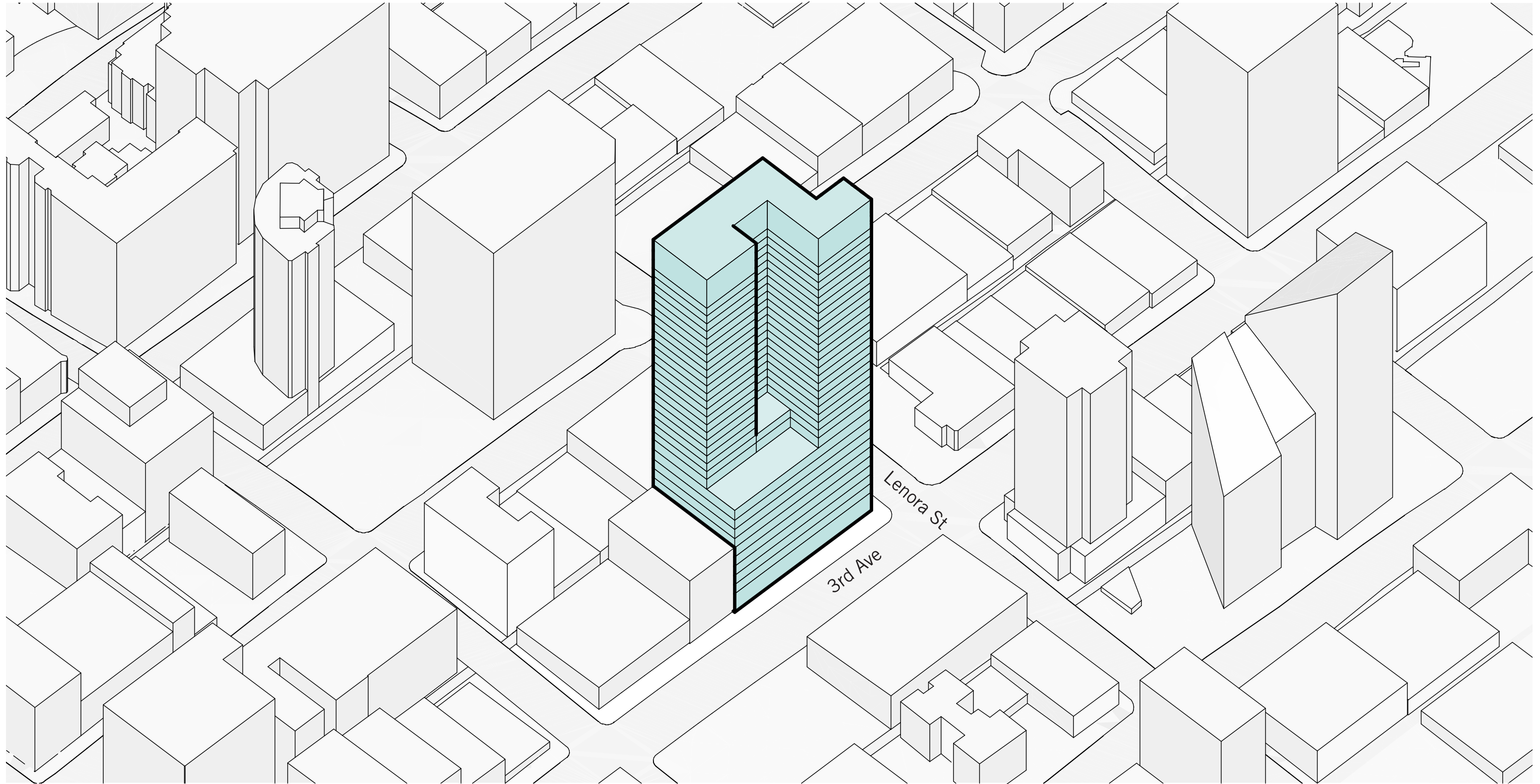
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MASSING CONCEPT



- Communal
- Individual
- Enhancement



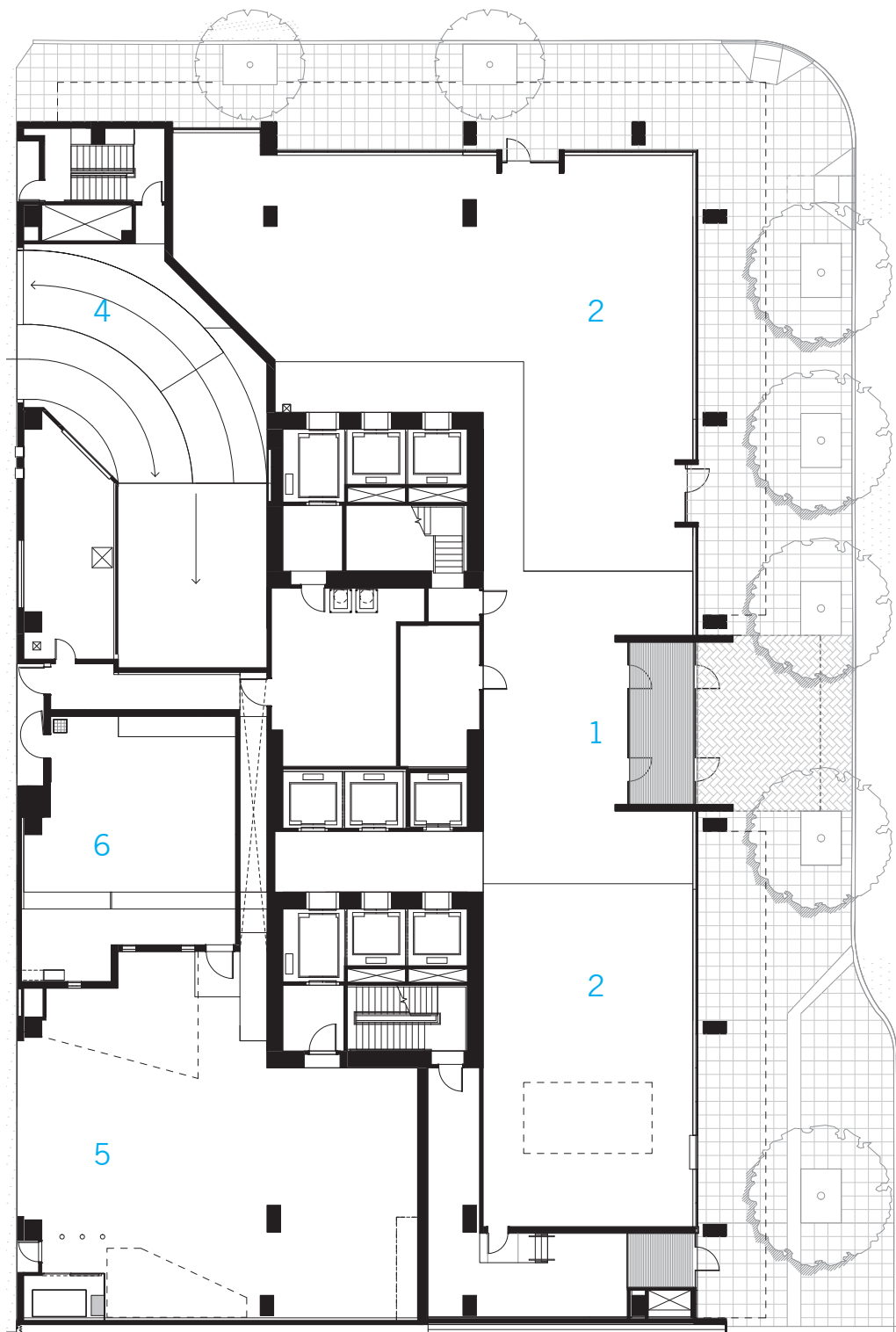


AERIAL FROM NORTH

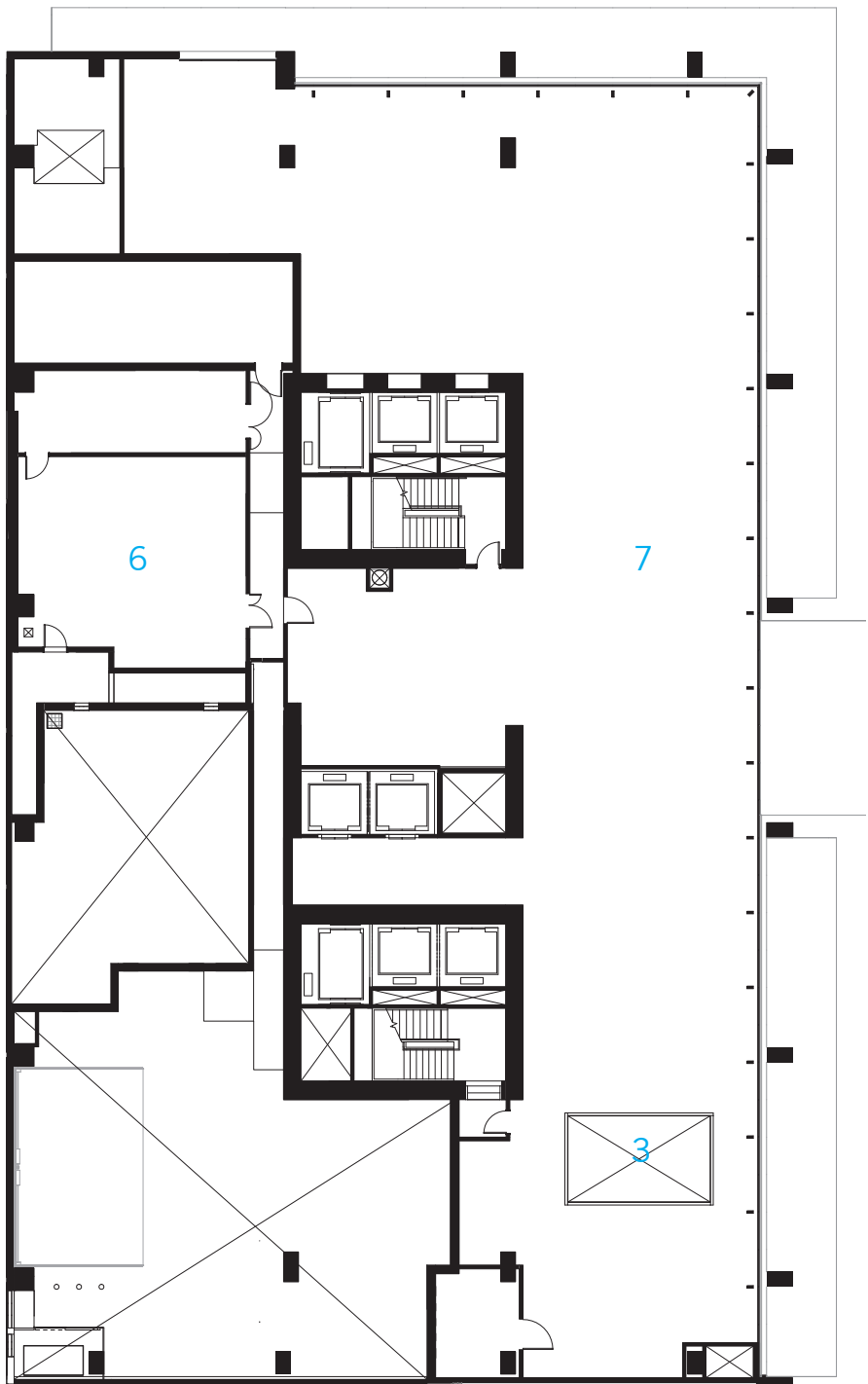




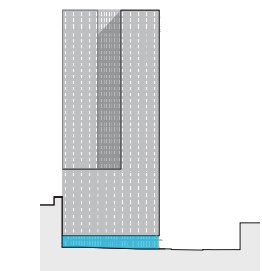
PLANS



GROUND FLOOR: LOBBY AND RETAIL, LOADING DOCK

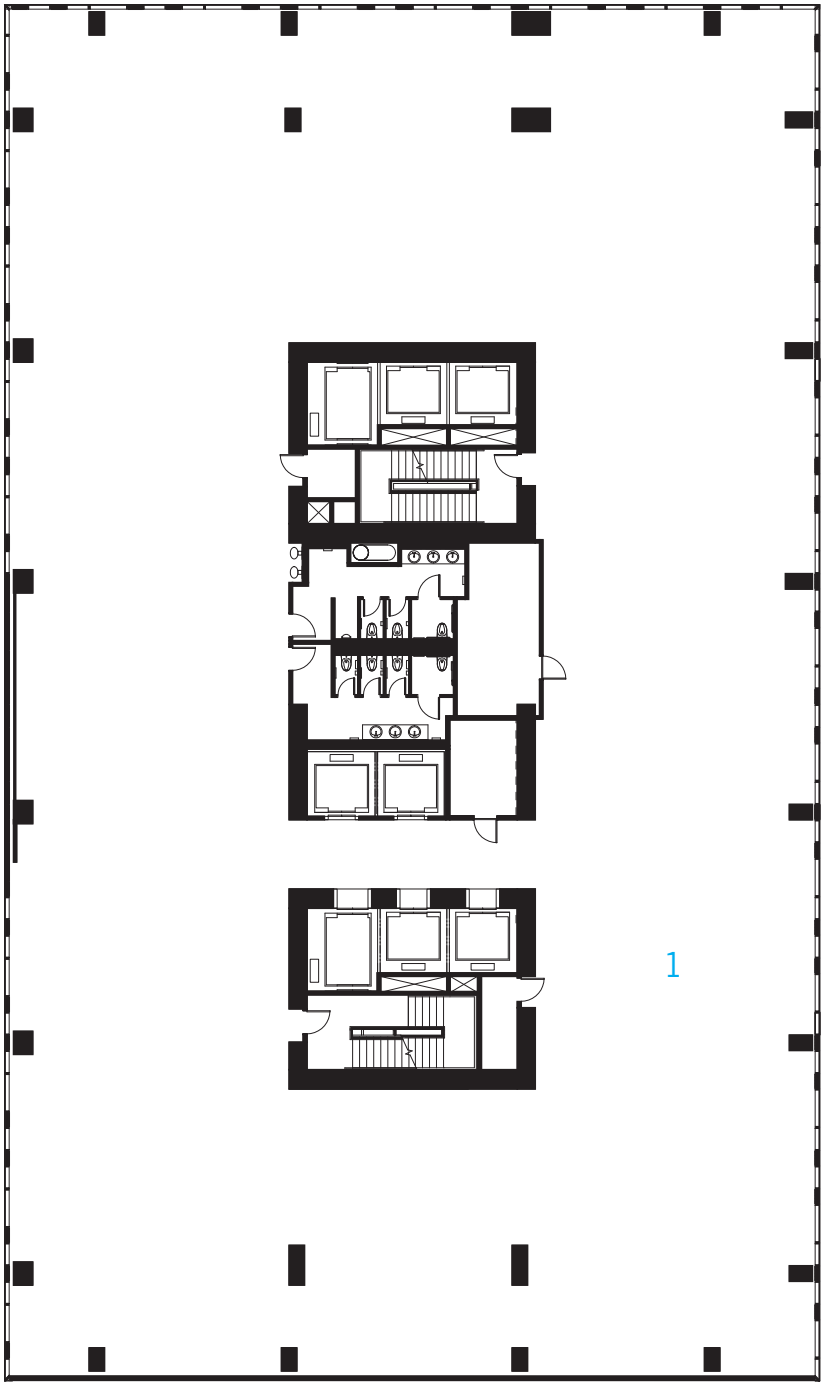


LEVEL 2: GYM AND WELLNESS

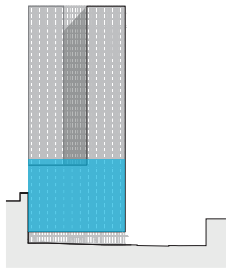


- 1 Entry Lobby
- 2 Mixed Retail
- 3 Open to Below
- 4 Parking Entry
- 5 Loading Dock
- 6 Mechanical
- 7 Residential Amenity

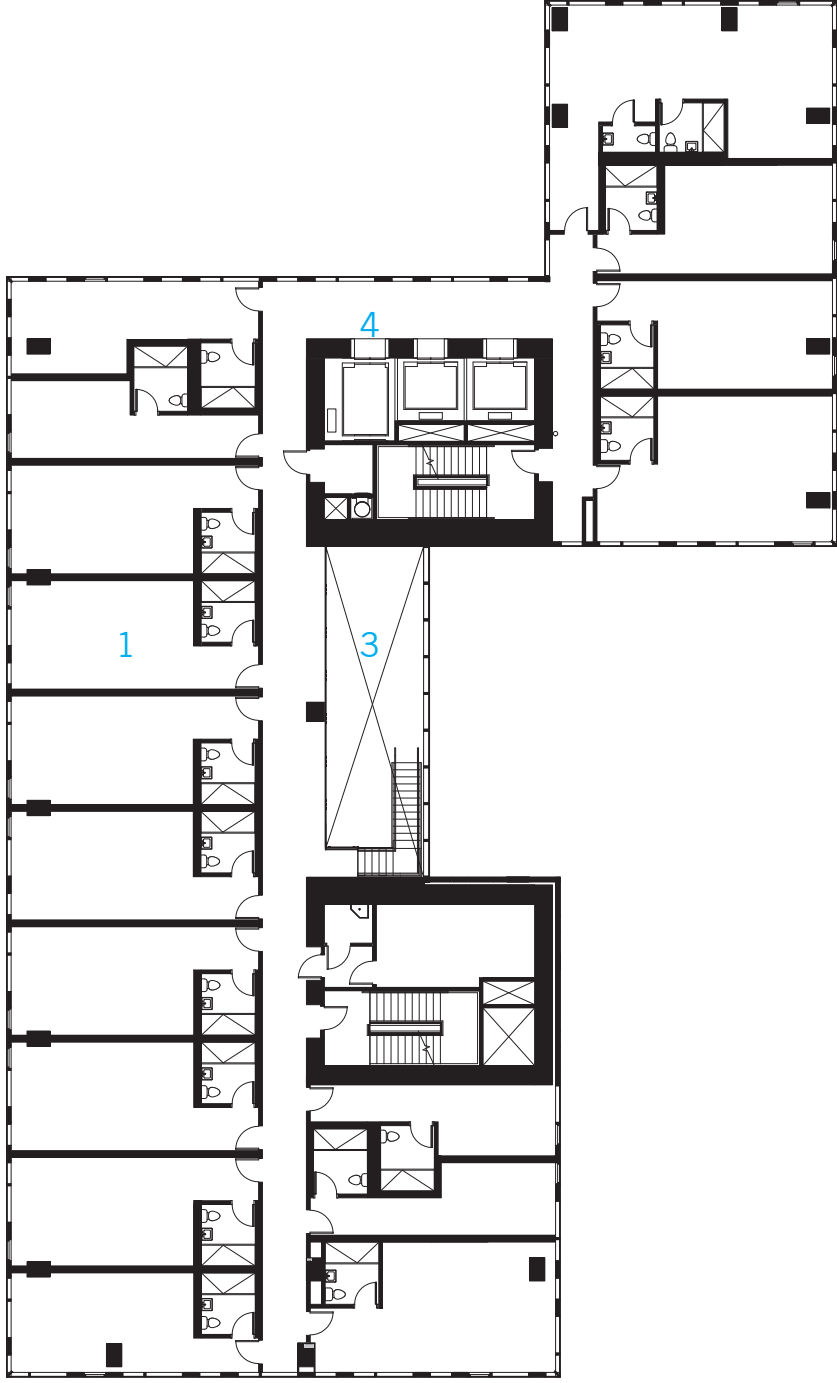




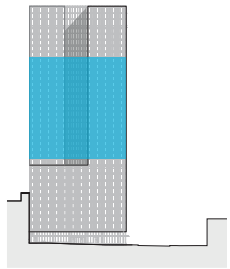
LEVEL 3-11: OFFICE



- 1 Office Area
- 2 Hotel Units
- 3 Amenity Room
- 4 Exterior Amenity
- 5 Lobby



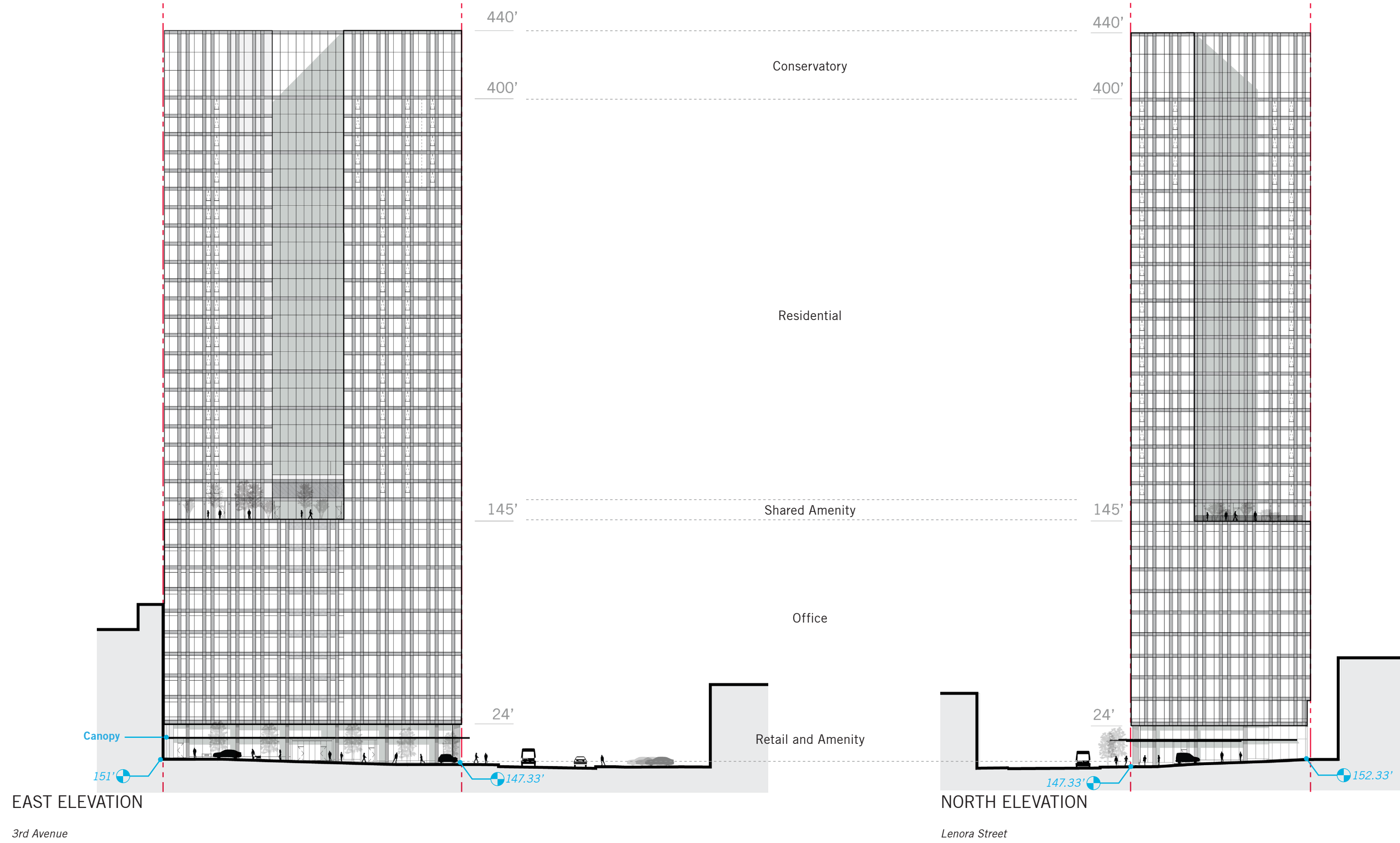
LEVEL 15-29, ODDS: RESIDENTIAL



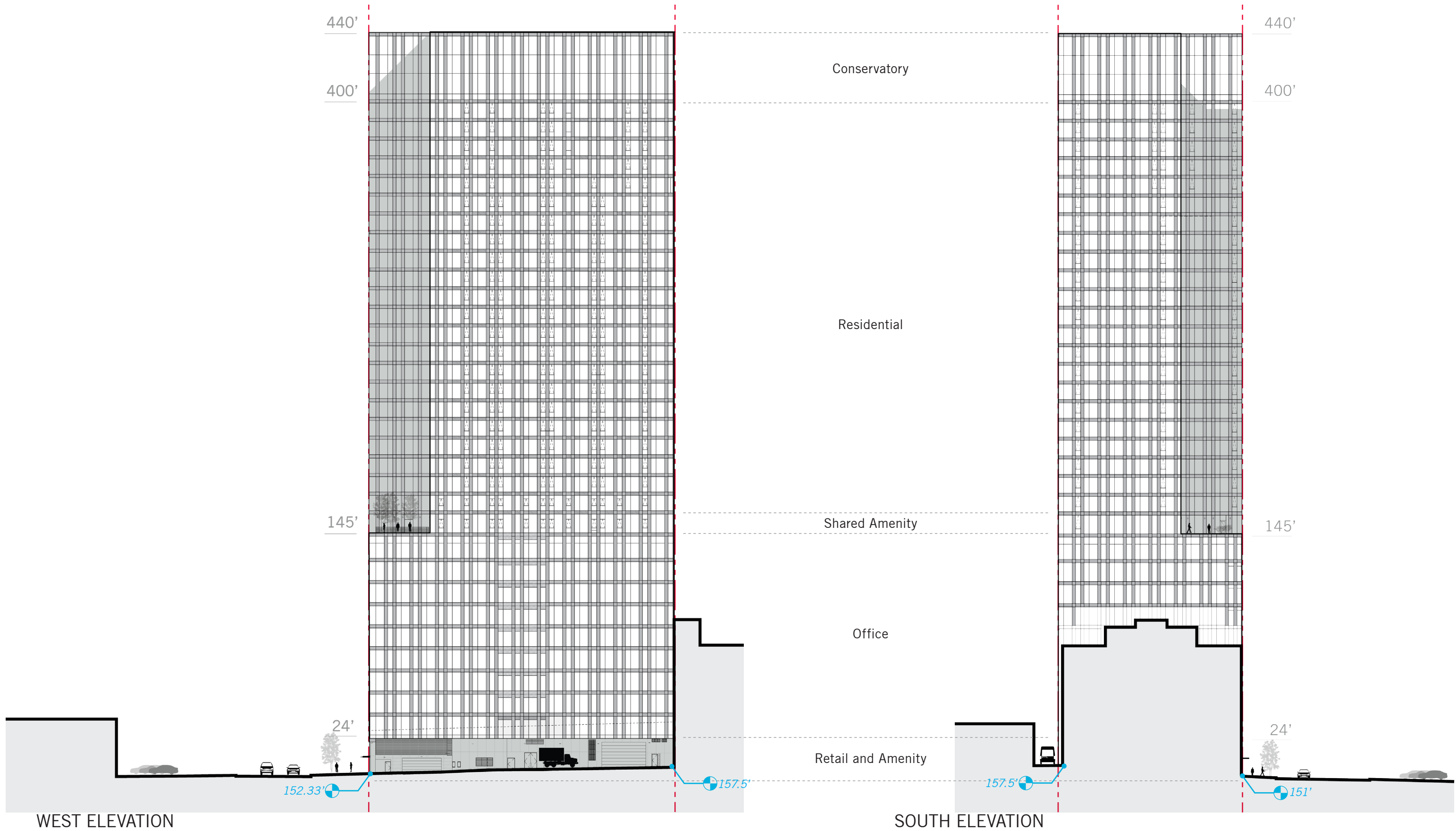
- 1 Residential Unit
- 2 Atrium
- 3 Open to Below
- 4 Elevator Lobby



ELEVATIONS



ELEVATIONS



WEST ELEVATION

SOUTH ELEVATION

Alley

VIEW NORTH ON THIRD





CONSERVATORY





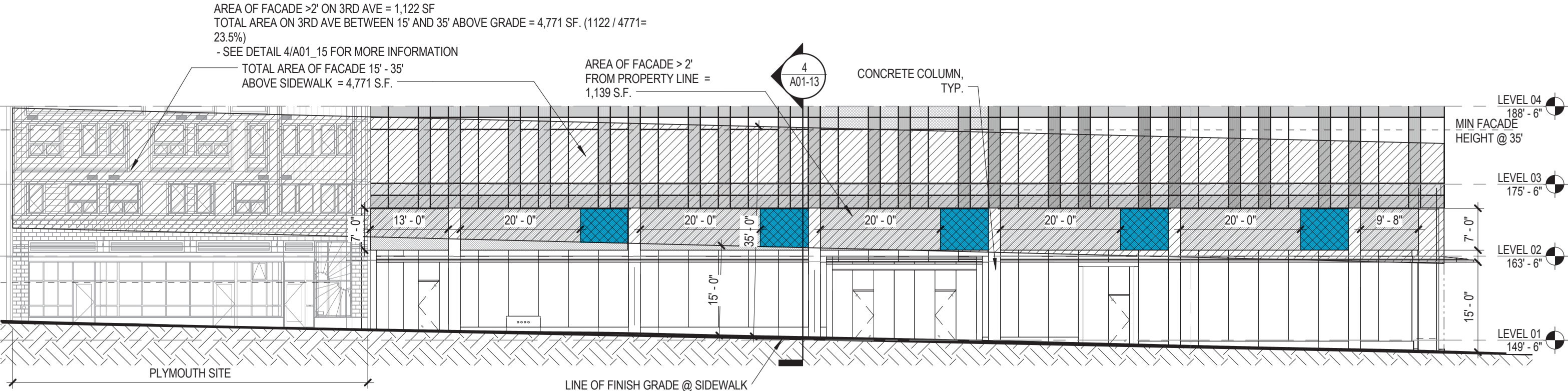
THIRD AVENUE AND LENORA STREET





DEPARTURE REQUEST

SMC REFERENCE	SMC REQUIREMENT	PROPOSED DEPARTURE	RATIONALE FOR DEPARTURE
23.49.056.B.2.b.iii FACADE SETBACK LIMITS, SETBACK WIDTH BETWEEN 15 AND 35 FEET ABOVE SIDEWALK GRADE	Setback limitation from 15' - 35' above grade: No setback deeper than 2 feet shall be wider than 20 feet, measured parallel to the street lot line.	Allow a setback width up to 28' for upper portion of two-story area (above 15' and below the soffit). See diagrams below and on the following page. The project is compliant with the zoning setback standard (indicated by hatched area) in all cases but for (5) small areas highlighted in blue in the diagram below.	The proposed building massing at street level creates a tall two story loggia that has the following design benefits: <ul style="list-style-type: none">widens the sidewalk, increases public open spacecreates a civic scale expression along the pedestrian frontages of Third and Lenorarelates to the horizontal datum of the adjacent context buildingdefines public uses of ground and second floordifferentiates the office program above from the retail and amenity spaces on levels 1 and 2.provides enhanced pedestrian visual access to the activity inside the building and “eyes on the street.”The Loggia design as proposed was supported by the Board in EDG1, EDG2, and REC1.



DEPARTURE REQUEST



SMC 23.49.056.B.1.b.2.bii *
 23.5% < 40% MAXIMUM FACADE
 SETBACK MORE THAN 2' FROM
 PROPERTY LINE

