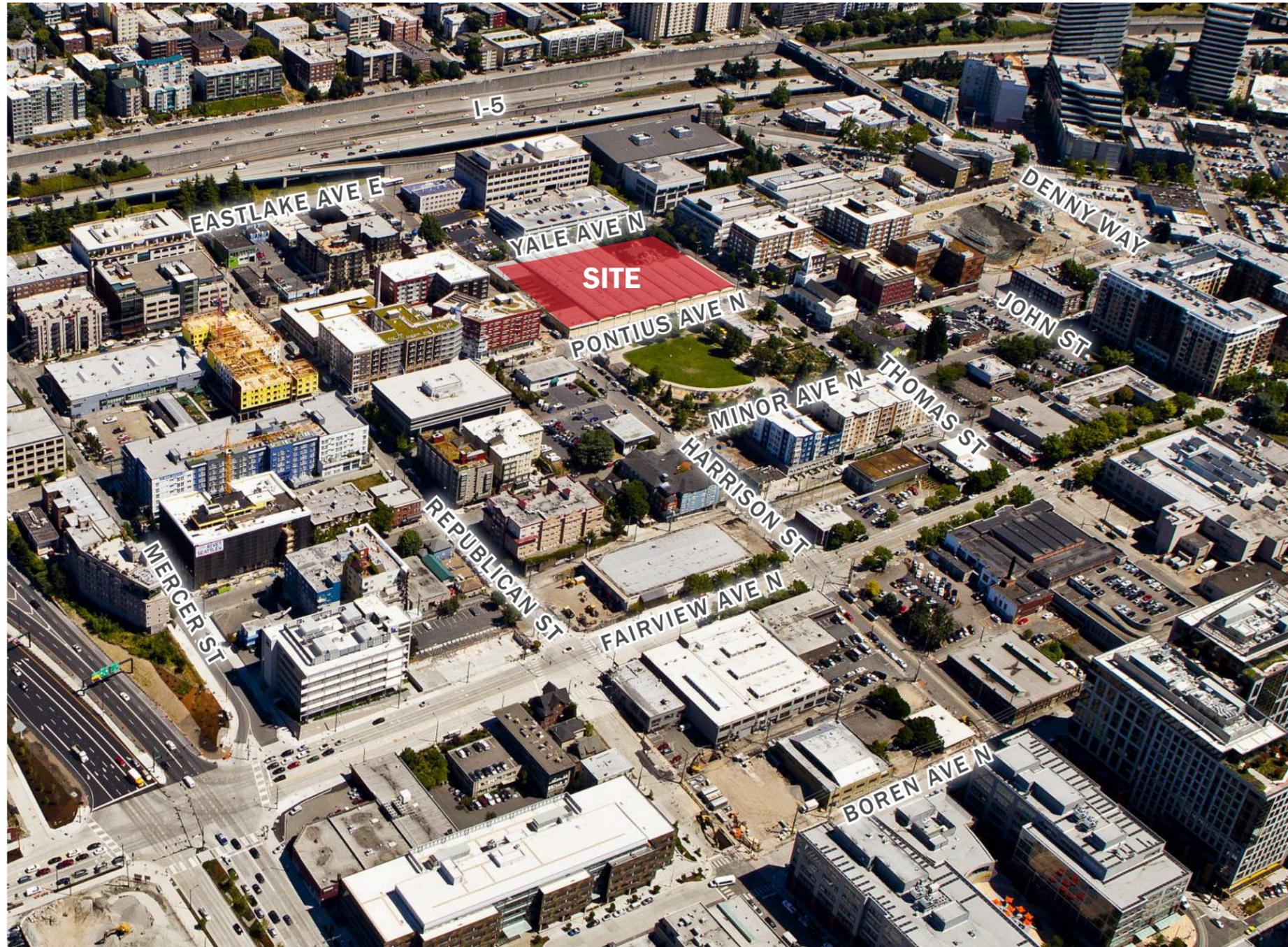


# 1255 HARRISON STREET

EARLY DESIGN GUIDANCE | MUP #3019339

WEST DESIGN REVIEW BOARD MEETING - APRIL 1, 2015



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Contact:  
Brian Runberg, AIA  
Runberg Architecture Group  
1 Yesler Way - Suite 200  
Seattle, WA 98104

# ATTACHMENT A - STATEMENT OF DEVELOPMENT OBJECTIVES

## CITY OF SEATTLE | APPLICATION FOR EARLY DESIGN GUIDANCE

Property Address: 1255 Harrison Street, Seattle, WA 98109

Project number: #3019339

### SITE AND DEVELOPMENT INFORMATION

**1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.**

The site is located in the South Lake Union Urban Center. The site is approximately two blocks west of Interstate 5, 10 blocks east of Aurora Avenue, three blocks north of Denny Way and approximately 1/2 mile southeast of Lake Union. The site measures approximately 250' x 360' and encompasses an entire block. The site slopes gently downward from the SE to the NW +/- 10 ft. The existing structure on the site was built in 1956 as a warehouse for the Seattle School District but is currently used as rental warehouse spaces, office space, and a staging area for a nearby construction project.

**2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood-Specific Guidelines.**

The site zoning is SM 85' (Seattle Mixed). It is located within the SLU Urban Center, which is an Urban Center. Harrison Street is a Class 2 pedestrian street. Thomas and Harrison Streets are Neighborhood Green Streets between Fairview and Eastlake Avenue. Pontius Avenue N is also a designated green street between Thomas and Harrison Streets. South Lake Union published Neighborhood Design Guidelines in May 2005. Those Neighborhood Design Guidelines were reformatted in February 2011 to reflect the new format, organization and numbering system of the Seattle Design Guidelines adopted in 2013.

**3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.**

The site is located within the SM 85' zone. This zone includes approximately eight blocks adjacent to the west side of I-5, and jogs in to include the project site. Zoning standards favor residential uses in this zone. The three blocks to the north, west, and south of the project site are zoned SM/R 55'/85'. The neighborhood slopes down towards Lake Union in the west and north directions. Existing surrounding uses include a public park, commercial retail, market-rate housing, commercial office space, religious institutions and a parking garage. Community landmarks include Cascade Park to the west, Immanuel Lutheran Church to the southwest, and Saint Spiridon Orthodox Cathedral to the northeast. The flagship REI store and Alley 24 urban housing project are located south of the site. The Stack House mixed-use housing development is located north of the site. South Lake Union's active retail core and waterfront museum and parks are within walking distance to the northwest. I-5 bounds the east side of the neighborhood, though two future pedestrian connection points are conceptualized to be implemented close to the site, allowing easy pedestrian and bike access between the South Lake Union and Capitol Hill neighborhoods. The site currently offers views to the Space Needle and the north end of downtown. The neighborhood is well-served by buses and the South Lake Union Streetcar.

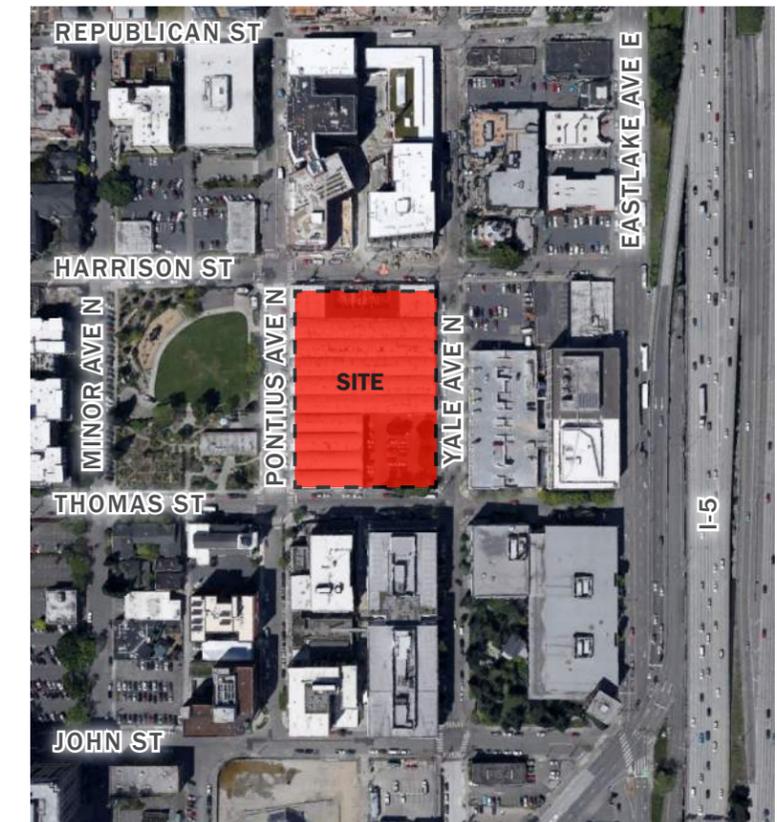
**4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.**

The applicant proposes a seven-story mixed-use development consisting of approximately 400 residential units, and parking for approximately 300 vehicles below grade, accessed from the street. Streetscape improvements such as curb bulbs, landscaping and widened sidewalks are also proposed.

Departures:

1. A departure may be requested to fall within the upper level setback for a portion of the structure above 45' as required by 23.48.012.A.1 & 2 - Upper level setback requirements.
2. A departure may be requested to exceed the maximum 12' setback permitted by 23.48.014.A.3.b - General facade requirements.

# PROJECT VISION AND DATA



### 1255 HARRISON STREET

- MIXED-USE PROJECT PROVIDING RETAIL OPPORTUNITIES AND HOUSING FOR THE CASCADE NEIGHBORHOOD
- APPROXIMATELY 400 RESIDENTIAL UNITS
- APPROXIMATELY 10,000 SQUARE FEET OF ACTIVE RESIDENTIAL AMENITY
- APPROXIMATELY 300 STRUCTURED PARKING STALLS IN BELOW-GRADE GARAGE
- ENHANCED PEDESTRIAN REALM, ENLARGED SIDEWALKS AND CURB BULBS
- TARGETING LEED GOLD (MINIMUM)

**SOUTH LAKE UNION**  
Height and Density Alternatives

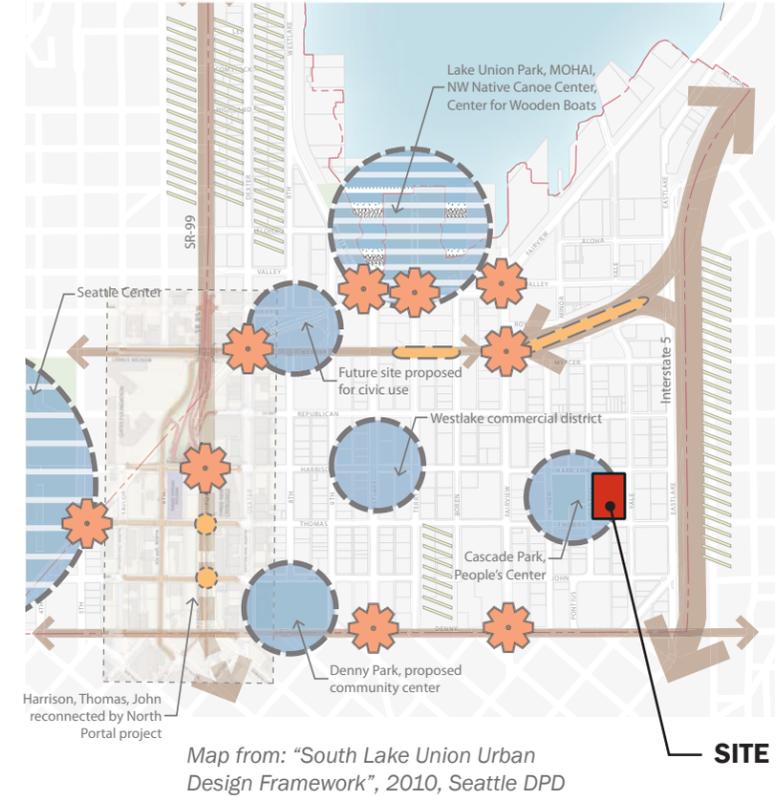


The South Lake Union Rezone EIS states the following objectives which are applicable to this project:

- Use limited land resources more efficiently, pursue a development pattern that is economically sound, and maximize the efficiency of public investment in infrastructure and services.
- Ensure capacity for long-term growth consistent with the designation of South Lake Union as one of the City's six urban centers.
- Provide for a more diverse and attractive neighborhood character by providing a mix of housing types, uses, building types, and heights.
- Promote a land use pattern that provides for a balanced mix of residential and employment opportunities.
- Enhance the pedestrian quality at street level by providing amenities, taking into consideration light and air as well as public view corridors and providing for retail activity at key locations.

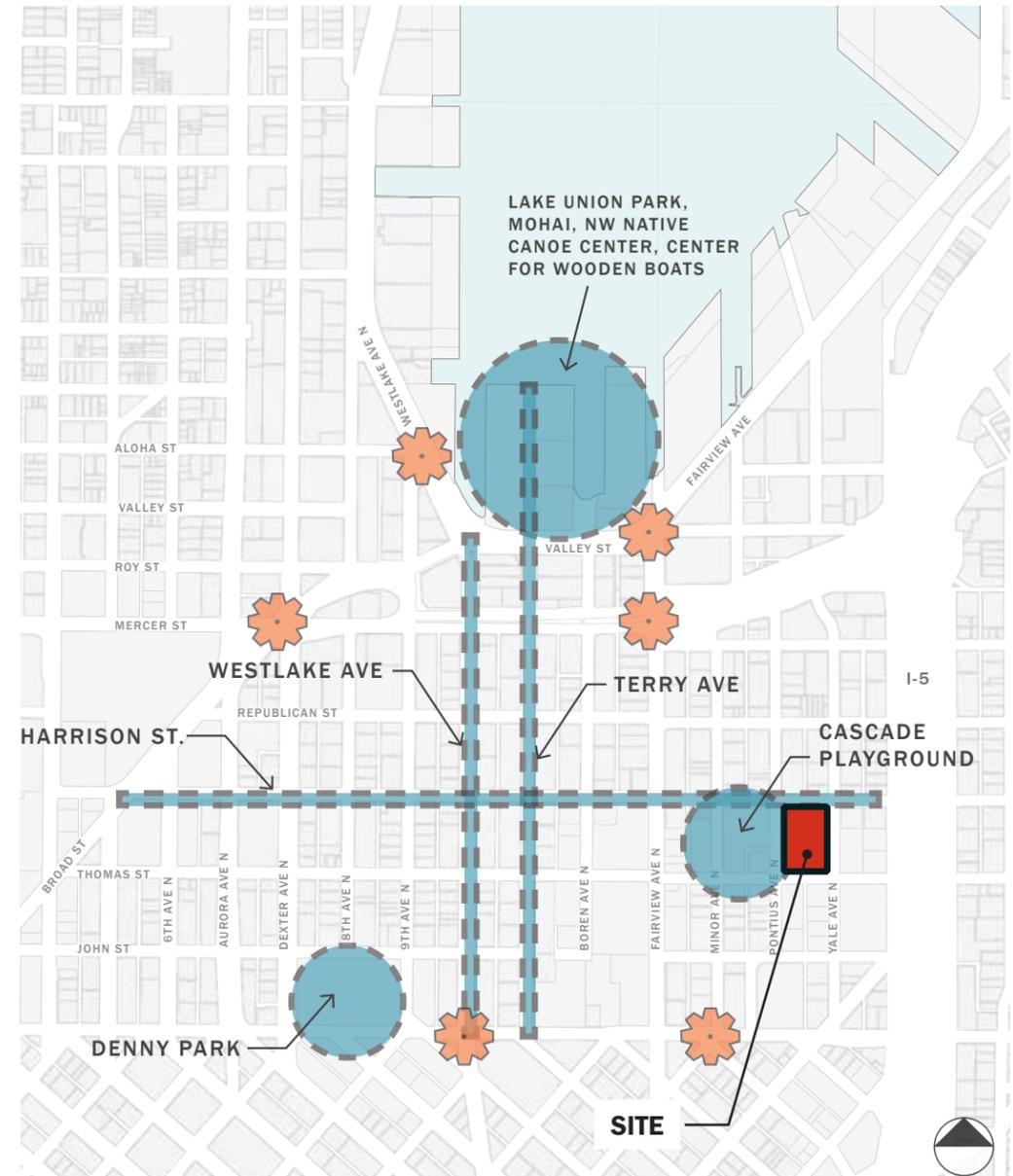
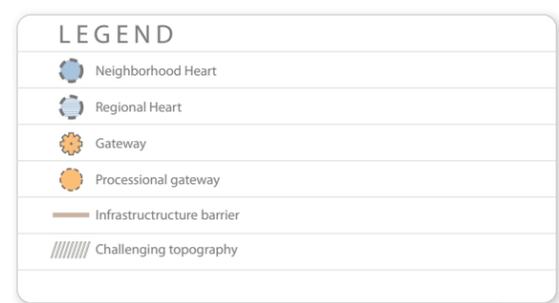
The project intends to include residential units at the street level along with exterior plaza space, with apartments above. Parking will be provided in a below-grade garage.

**GATEWAYS, HEARTS AND EDGES**



**SOUTH LAKE UNION URBAN DESIGN FRAMEWORK**

According to the SLU Urban Design Framework, gateways are the notable passages into and out of the neighborhood, hearts are the centers of community life, and edges are the boundaries that define SLU. The project is located directly adjacent to a neighborhood heart, Cascade Park and People's Center.



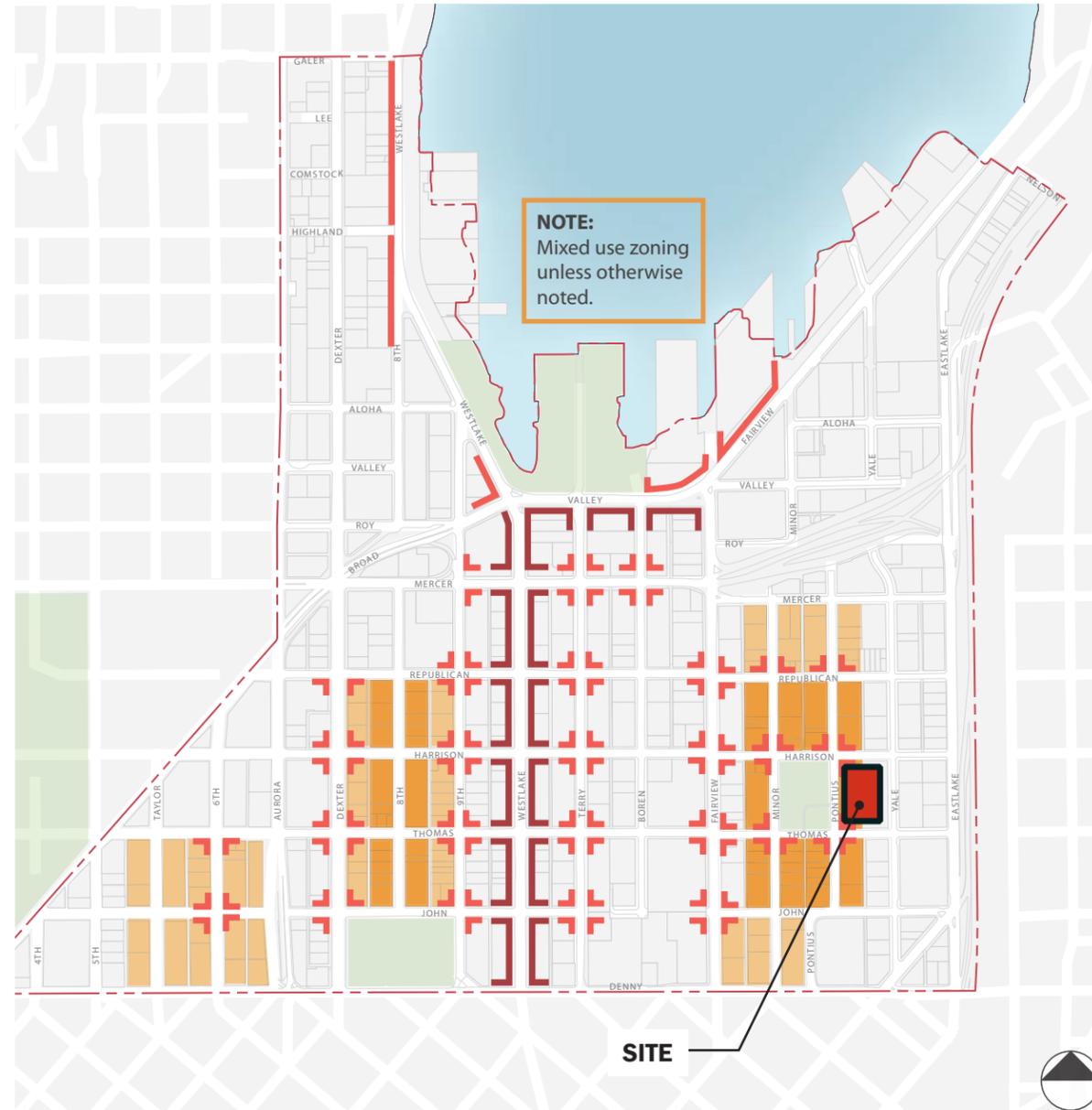
**SOUTH LAKE UNION NEIGHBORHOOD DESIGN GUIDELINES**

The site is located by a "heart" location identified by the South Lake Union Neighborhood Design Guidelines. Cascade Park, the site's boundary to the west, is a heart location for the neighborhood.

\*Map information from "South Lake Union Neighborhood Design Guidelines", 2013, Seattle DPD

# SOUTH LAKE UNION URBAN CENTER

## RESIDENTIAL AND RETAIL FOCUS AREAS

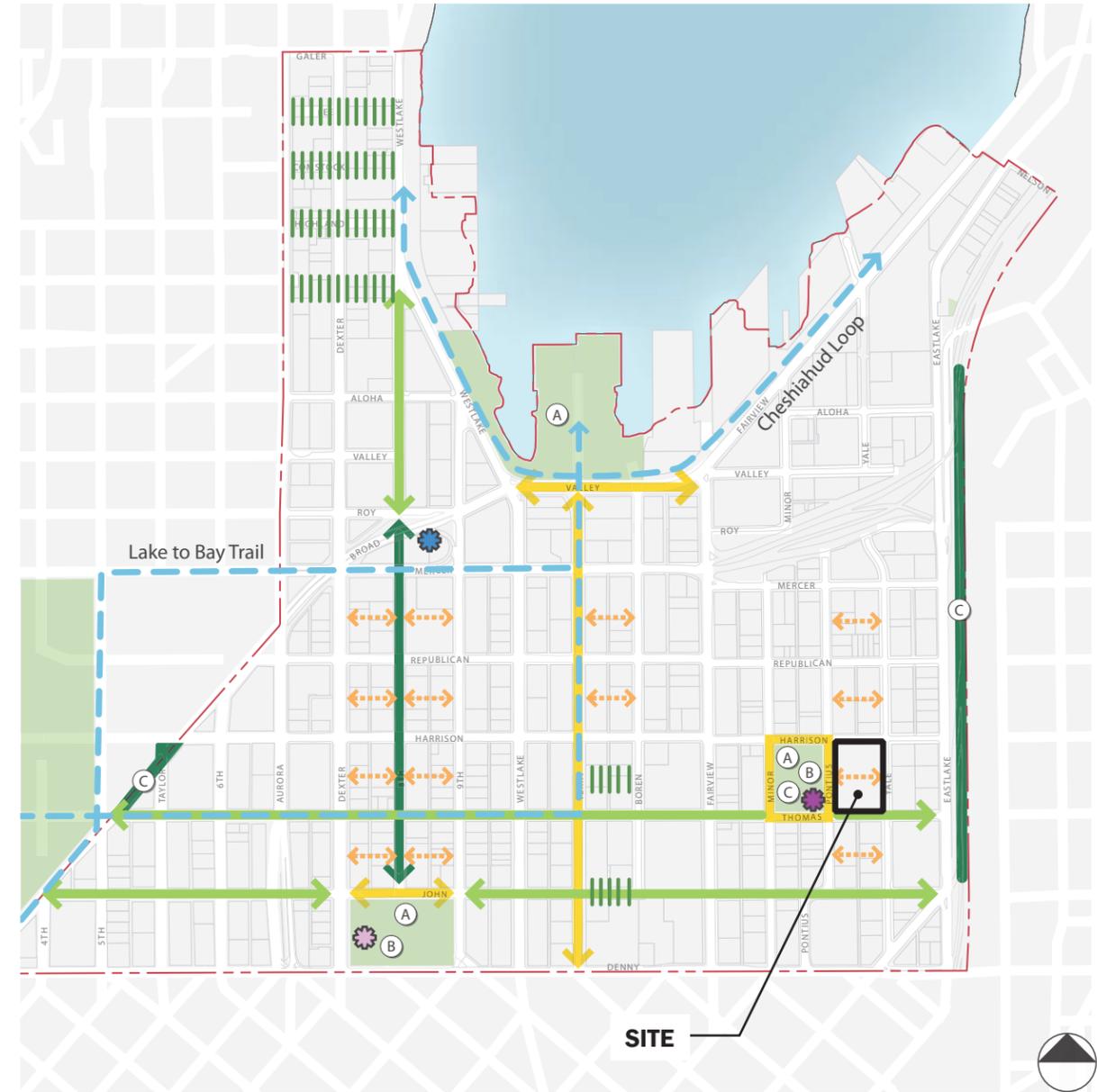


Our site falls halfway within the Primary Residential corridor along Pontius Ave, as identified in the South Lake Union Urban Design Framework. The intersections of Pontius and Harrison and Pontius and Thomas offer Neighborhood Retail and Service Incentives.

LEGEND	
<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span>	Primary Residential
<span style="display:inline-block; width:15px; height:15px; background-color:lightorange;"></span>	Mixed Use - Residential Emphasis
<span style="display:inline-block; width:15px; height:15px; border:1px solid red;"></span>	Pedestrian-Oriented Retail & Services Required
<span style="display:inline-block; width:15px; height:15px; border:1px dashed red;"></span>	Neighborhood Retail & Service Incentives

\*Map from the South Lake Union Urban Design Framework, 2010, Seattle DPD

## PUBLIC SPACE NETWORK



Our site is located along Thomas Street, which has been identified as a green street which prioritizes pedestrian and bike mobility over automobiles. Traffic calming methods and ecologically focused street amenities are encouraged. The green street connects the Cascade neighborhood to the rest of South Lake Union to the west.

LEGEND			
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen;"></span>	Hill Climb	<span style="display:inline-block; width:15px; height:15px; border:1px solid blue; border-radius:50%;"></span>	Potential Site for Civic Use
<span style="display:inline-block; width:15px; height:15px; border-bottom:1px dashed orange;"></span>	Mid-Block Ped Connections	<span style="display:inline-block; width:15px; height:15px; border:1px solid purple; border-radius:50%;"></span>	Community Center
<span style="display:inline-block; width:15px; height:15px; border-bottom:1px dashed blue;"></span>	Urban Trail	<span style="display:inline-block; width:15px; height:15px; border:1px solid purple; border-radius:50%;"></span>	Proposed Community Center
<span style="display:inline-block; width:15px; height:15px; border-bottom:1px dashed yellow;"></span>	Festival Street (Mixed Use)	<span style="display:inline-block; width:15px; height:15px; border:1px solid black; border-radius:50%;"></span>	Playground
<span style="display:inline-block; width:15px; height:15px; border-bottom:1px dashed green;"></span>	Green Street	<span style="display:inline-block; width:15px; height:15px; border:1px solid black; border-radius:50%;"></span>	Active Recreation
<span style="display:inline-block; width:15px; height:15px; border-bottom:1px dashed grey;"></span>	Road Diet / Woonerf	<span style="display:inline-block; width:15px; height:15px; border:1px solid black; border-radius:50%;"></span>	Other Recreation: Dog Runs, Gardens

\*Map from the South Lake Union Urban Design Framework, 2010, Seattle DPD

# TRAFFIC, TRANSPORTATION AND MOVEMENT

## EXISTING TRANSIT CONNECTIONS



Fairview Avenue N and Eastlake Avenue E are major north-south connections for public transportation. Harrison and Republican Streets are major transit connectors, and will become even more so as the Mercer Corridor improvements are completed.

The site is located along Yale Ave N, a street that serves as a shared roadway. Eastlake Ave E is two blocks east of the project site and offers an on-street bike lane that connects to downtown Seattle. The site is near the paved regional path that surrounds Lake Union and connects to the neighborhoods east, west and north of the lake.

# CASCADE PARK

*PAST*

Cascade Park was purchased by the city in 1926 to provide a park adjacent to the Cascade School, which the neighborhood was named after. Though the Cascade School was demolished in the 1940s to build the storage warehouses that currently occupy the site, Cascade Park continues to serve as a vital recreational resource to the neighborhood.



1894 - CASCADE SCHOOL



1904 - VIEW OF CASCADE NEIGHBORHOOD WITH SCHOOL IN FOREGROUND



1887 - CASCADE NEIGHBORHOOD

*PRESENT*

The historically residential, community oriented Cascade Neighborhood tradition continues today with Cascade Park as the epicenter. The park features open playing fields, an active playground, a community p-patch, and the Cascade People's Center, which is a community center in partnership with the city of Seattle's Parks and Recreation Department.



CASCADE PARK PLAYGROUND AND PICNIC AREA



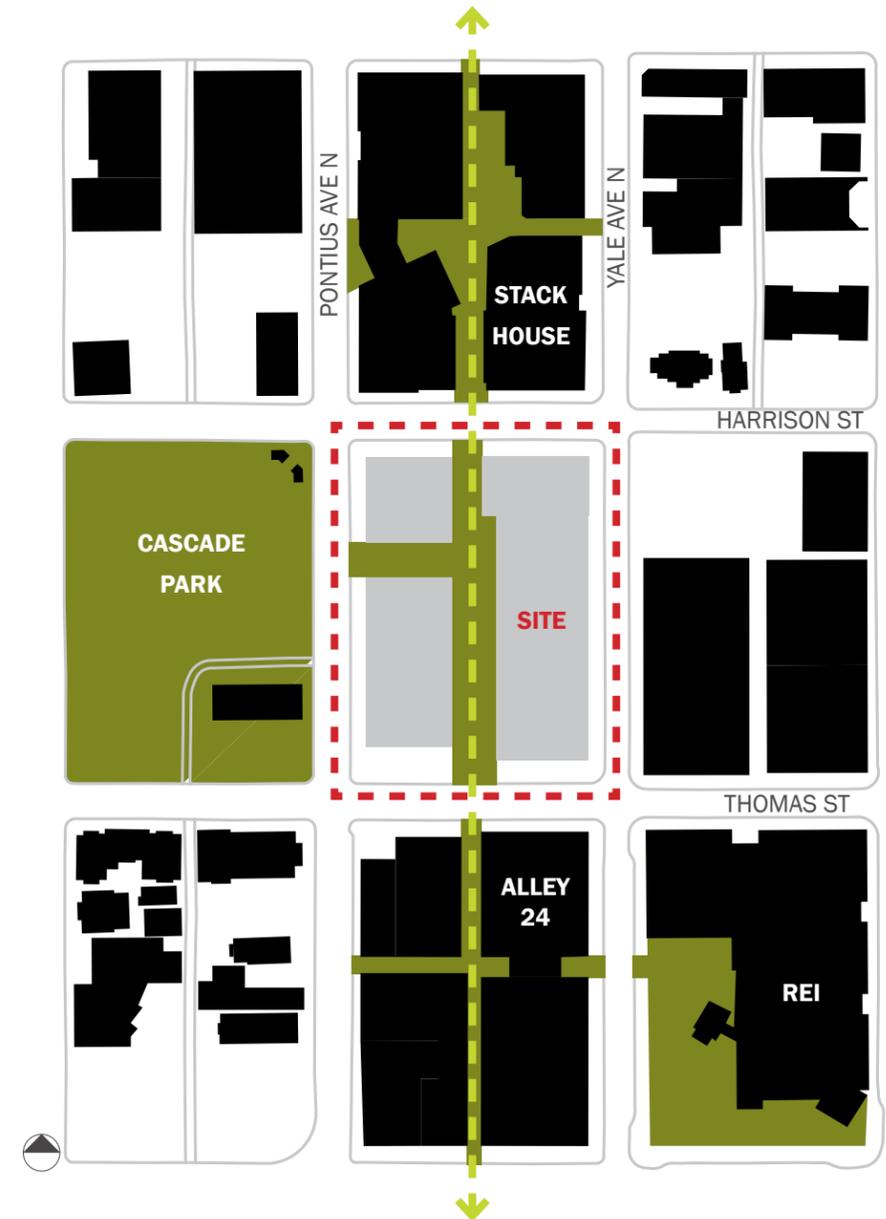
CASCADE PEOPLE'S CENTER IS LOCATED WITHIN THE PARK



CASCADE P-PATCH ENTRY

*PROJECT GOALS*

The project aims to engage with Cascade Park and align with the alleys of the adjacent blocks (Alley 24 and Stackhouse), offering a variety of connected outdoor, pedestrian oriented spaces. Thomas Street is a designated "Green Street" with pedestrian friendly curb bulb-outs and ample landscaping. Thomas Street between Minor and Pontius Avenue is envisioned to be a festival street, so the massing on the southwest portion of the building will respond to support this vision.



# THOMAS STREET CONCEPT

## GREEN STREET CONCEPT PLANS

According to the "Thomas Green Street Concept Plans" prepared for the City of Seattle in 2013, Thomas Street is meant to be a balanced neighborhood green street with greening evenly dispersed on both sides of the 60' right of way. Streetscape design should compliment Cascade Park and existing neighborhood character. Thomas Street offers a great opportunity to be a festival street between Minor Avenue N and Pontius Avenue N. The "Swale on Yale" is a major green infrastructure project proposed for Pontius Avenue N between Thomas Street and Republican Streets.

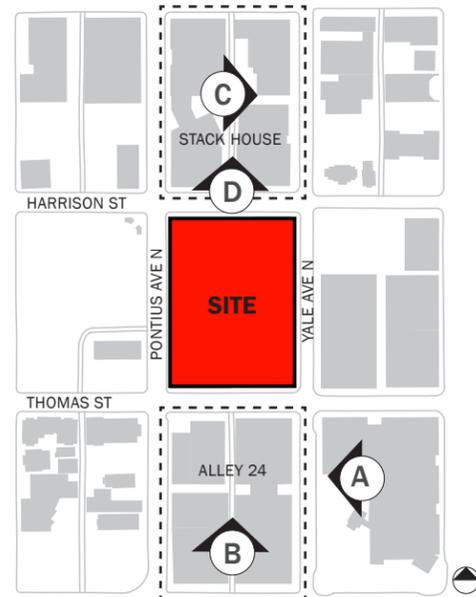


\*Images from the "Thomas Green Street Concept Plans" prepared for the City of Seattle in 2013.

# ADJACENT BUILDINGS & PEDESTRIAN PATHWAYS

## ALLEY 24 TO THE SOUTH OF THE PROJECT SITE & STACK HOUSE TO THE NORTH

Both developments adjacent to the project site feature an internal alley to break up the building massing and allow for easier pedestrian circulation. The 1255 Harrison Street design team will respond to the special character created by Stack House and Alley 24 by continuing an engaging and pedestrian-friendly streetscape and creating a through mews that connects the three projects. The alley will tie into the green street on Thomas Street



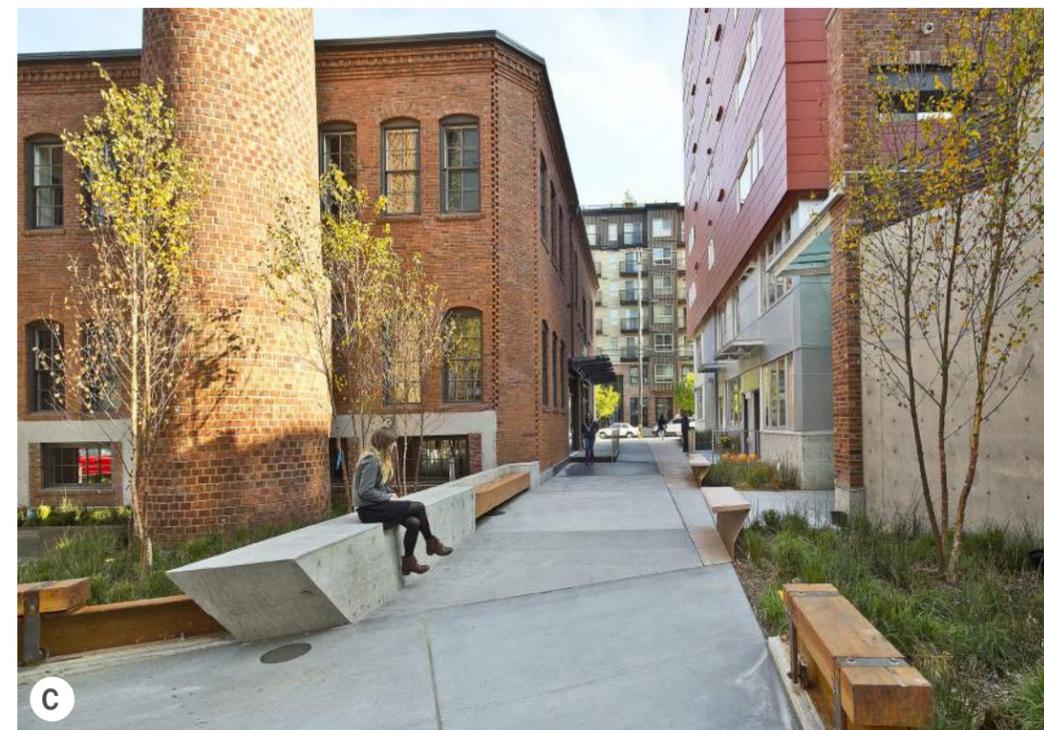
ALLEY 24 - Looking east from residential



ALLEY 24 - Looking north down alley



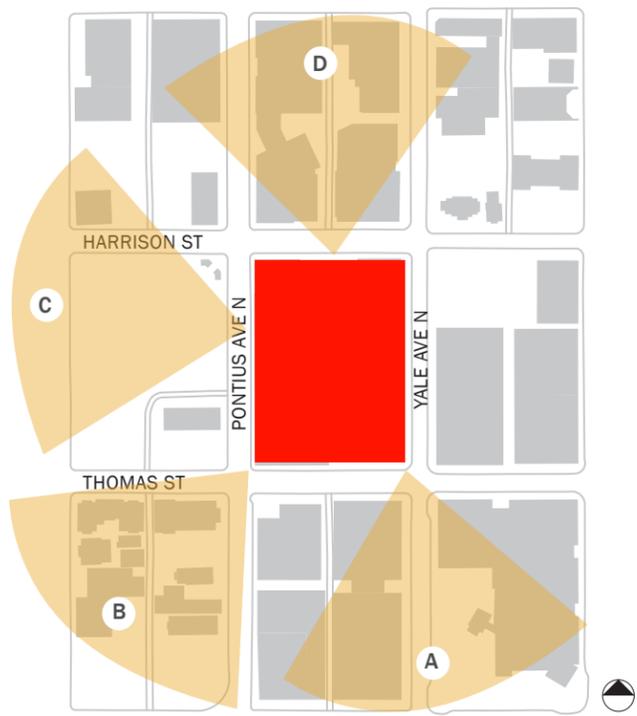
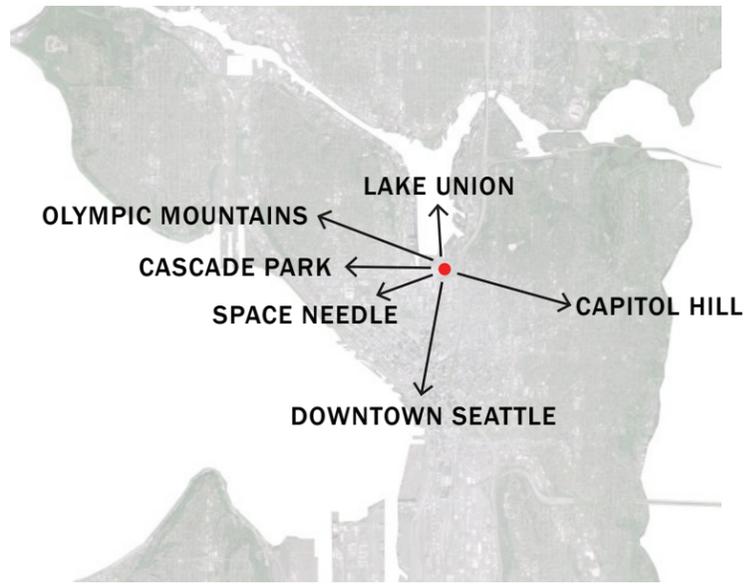
STACK HOUSE ALLEY - Looking east from alley



STACK HOUSE ALLEY - Looking northeast from residential gateway



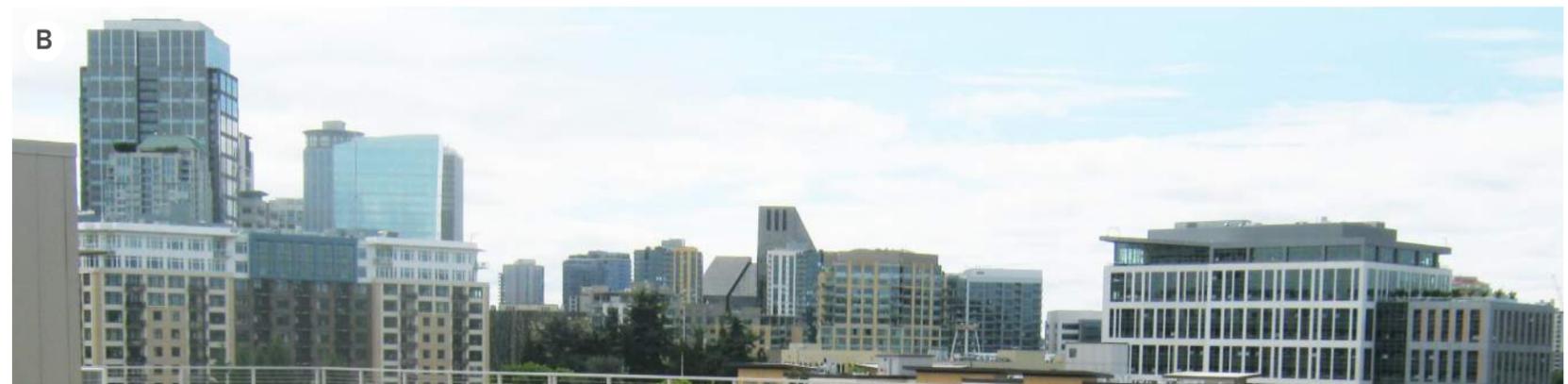
VIEWS



APPROXIMATE PREDOMINANT VIEWS



APPROXIMATE VIEW FROM SITE - SOUTHEAST TO DOWNTOWN AND FIRST HILL



APPROXIMATE VIEW FROM SITE - NORTHWEST TO DOWNTOWN



APPROXIMATE VIEW FROM SITE - NORTH TO LAKE UNION

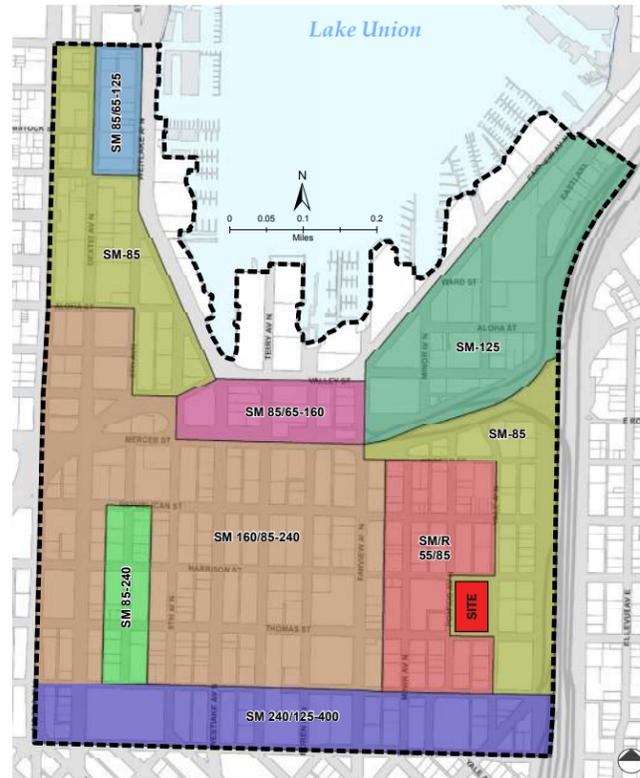


APPROXIMATE VIEW FROM SITE - WEST TO SPACE NEEDLE

## ZONING

### ZONING MAP

The site is located within the **SM 85'** zone and is surrounded predominantly by SM/R-55/85.



### (23.48.004) USES

#### A.) Permitted Uses:

All permitted outright except those specifically prohibited by subsection 23.48.004.B and continually prohibited by subsection 23.48.004.C

#### D.) Required Street-Level Uses:

None required for Class 2 Pedestrian streets or neighborhood green streets

### (23.48.009) FAR

#### B.) FAR Limits in Specified SM Zones - Per Table 23.48.009 B:

**85' BUILDING: Base 4.5 for all uses; Max 6 for all uses**

For Mixed-Use - 85' Buildings shall not exceed the lower of the max FAR or the max residential

#### D.) Exempt Floor Areas

All GFA underground; Portions of a story that extend no more than 4 feet above grade;

Landmark structures; Mechanical allowance of 3.5%; GFA for solar collectors and wind power generators

In SLU Urban Center GFA at street level is a general sales and service, eating and drinking establishment, or entertainment use

### (23.48.010) STRUCTURE HEIGHT

#### A.) Base and Maximum Height Limit:

85' BUILDING = 85' Max height for any use

#### H.) Rooftop Features:

4' above max height = railings, planters, skylights, clerestories, greenhouses, parapets

7' above max height = solar collectors

15' above max height = stair penthouses, mech equipment, atriums, greenhouses and solariums, (max 25% if includes stair or elevator penthouses or screened mechanical equipment)

25' above max height = elevator penthouses (35' if provides access to rooftop open space)

### (23.48.011) EXTRA FLOOR AREA

#### A.) General:

Project is within the Local Infrastructure Project Area = Extra floor area per **23.48.011.C**

#### C.) Within Local Infrastructure Project Area:

Maximum height limit is 85' or lower

Achieve 60% bonus residential floor area for affordable housing per **23.58A.014**

Achieve 40% bonus residential floor area for regional development credits per **23.58A.044**

#### E.) Minimum Requirements:

LEED Gold rating; Transportation and Energy management plans

### (23.48.012) UPPER-LEVEL SETBACK REQUIREMENTS

#### A.) Upper Level Setback:

Upper level setbacks required on facade abutting Harrison Street, Thomas Street, and Pontius Avenue N per map A 23.48.012.

A setback of **one (1) foot for every two (2) additional feet of height is required for any portion of a Structure exceeding 45', up to a maximum setback of 15 feet** measured from the street lot line.

#### D.) Projections:

Horizontal projections including decks, balconies with open railings, eaves, cornices, and gutters are permitted to **extend a maximum of four feet** into the required setbacks.

**(23.48.014) STREET LEVEL DEVELOPMENT STANDARDS**

**A.) General Facade Requirements** - Primary pedestrian entrance required; **Min. facade height of 25'**

**Street facing facade may be setback up to 12'; 30% length allowed additional setbacks**

**D.) Transparency and Blank Facade Requirements:**

Transparency required within 2' to 8' above sidewalk; **residential use exempt.**

Class 1 and 2 Pedestrian and Neighborhood Green Streets = **60% transparency required;** for all other Streets a minimum of 30% of the street facade must be transparent.

Blank facade limited to 15' wide segments for **Class 2 Pedestrian Streets and Neighborhood Green Streets,** except garage doors; separated by 2' min. transparency.

Blank facade limits do not apply to portions of structures in **residential use.**

The total of all blank facade segments, including garage doors, **shall not exceed 40% of the street facade** of the structure on each street frontage.

For all other streets, **blank facades are limited to segments 30' wide,** except garage doors, separated by 2' min. transparency; the total of all blank facade segments, including garage doors, **shall not exceed 70% of the street facade** of the structure on each street frontage.

**E.) Development Standards for Required and FAR Exempt Street Level Uses:**

No required uses at Class 2 Pedestrian Street

Where street-level uses are provided they shall have a **minimum floor to floor height of 13' and extend at least 30' deep, located within 10 feet of the street lot line;** pedestrian access shall be directly from the street and no more than three (3) feet above or below sidewalk grade.

**(23.48.020) AMENITY AREA FOR RESIDENTIAL USES**

**B.) Quantity of Amenity Area = 5% of Total Gross Floor Area in residential use**

**C.) Standards for Amenity Area = 50% of max enclosed; 15' wide min.; 225' min. area** (Landscaped open at street level = 10' min. wide and shall be counted as twice actual area)

(Lots abutting Green Street up to 50% of amenity may be met by contributing to Green Street development)

**(23.48.024) SCREENING AND LANDSCAPING REQUIREMENTS**

**A.) Landscaping Requirements = Green Factor = .30**

**C.) Screening for Specific Uses = Class 2 Pedestrian Streets - parking is not permitted at street level**

**D.) Street Trees = Street trees required unless separated from the street by other uses. Existing street trees may count toward meeting the street tree requirement**

**(23.48.026) NOISE STANDARDS**

Refuse compacting/recycling shall be conducted within an enclosed structure

**(23.48.028) ODOR STANDARDS**

Venting shall be 10' min. above sidewalk and directed away from residential uses

**(23.48.030) LIGHT AND GLARE STANDARDS**

Exterior lighting shall be shielded and directed away from adjacent uses

Parking garages and vehicle lights must be screened; Pole lighting 40' max.

**(23.48.032) REQUIRED PARKING AND LOADING**

**A.) Off-Street Parking Spaces and Bicycle Parking =** required according to Section 23.54.015

**B.) Max for Non-Residential** 1/1000 sf

(23.54.015 Table B; Item L) No minimum or maximum for residential uses in Urban Centers

**C.) Loading Berth =** 35' long, 10' wide, 14' clear

No leading berth requirement for residential uses.

For medium demand retail uses, no loading berth requirement if less than 10,000 GFA

**23.54.030 - Residential 60% Medium; 40% for other uses.** If large stall, minimum aisle width same as medium vehicles

**Bicycle Parking 1/12,000 Commercial typical; 1/4 units residential**

**(23.48.034) PARKING AND LOADING LOCATION, ACCESS AND CURB CUTS**

**B.) Above first story parking if equal below grade parking provided**

**C.) Surface parking provided max. 30% of lot located to rear or side and separated from all streets**

**D. and E.) Access to parking and loaded from the street with access from a Class 2 Pedestrian Street preferred to a neighborhood Green Street**

**(23.54.040) SOLID WASTE AND RECYCLABLE MATERIALS**

= 575 sf + 4 sf for use above 100 dwelling units + 82 sf for commercial (if under 5,000 SF) or 120 SF for commercial (5,000 - 15,000 SF)

Residential may be reduced 15% if minimal dimension of 20' is provided (General width 12' min.) 21' clear if accessed directly by a collection vehicle

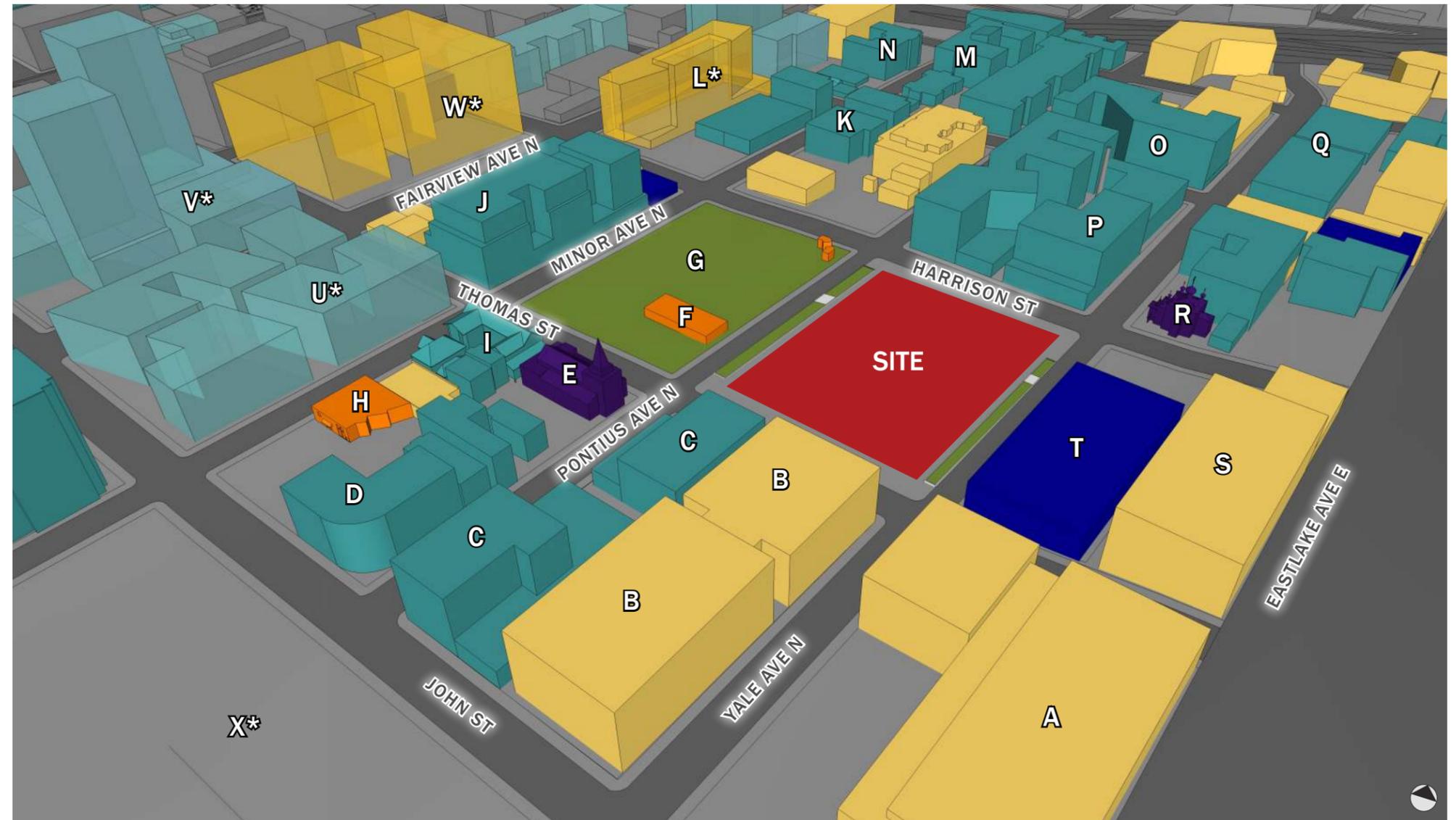
## NEIGHBORHOOD DEVELOPMENT AND USES

### SURROUNDING USES

The project is located in South Lake Union near commercial and technology-based companies. The Cascade Neighborhood contains a mixture of commercial, residential, and social service uses. During site analysis the project team noted several new and proposed projects being built or planned for this neighborhood. The following list summarizes the notable centers of industry, education, commerce, and research in the area, as well as critical green space and centers of worship.

Images of these buildings or future designs may be found on the opposite page. Please refer to these images to understand the scale and breadth of new development planned for this neighborhood.

- A REI Flagship Store
- B Espresso Vivace & Commercial Offices
- C Alley 24 Residences
- D Seattle Cancer Care Alliance House
- E Immanuel Lutheran Church
- F Cascade People's Center
- G Cascade Park & Playground
- H Minor Avenue Children's House
- I LIHI Lakeview Apartments
- J Alcyone Apartments
- K LIHI Bart Harvey Apartments
- L Future 400 Fairview Retail & Offices
- M Kerner-Scott Homeless Housing
- N Pete Gross House - Cancer Care Housing
- O AmlI Apartments
- P Stack House Apartments
- Q Art Stable Lofts
- R St. Spiridon Orthodox Cathedral
- S Pemco Office
- T Parking Garage
- U Future Cascade Housing Development
- V Future Seattle Times Building Apartments
- W Future Troy Laundry Office Complex
- X Future Seattle City Light Electrical Substation



- |   |  |
|---|--|
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #209e9e; border: 1px solid black;"></span> Multifamily/Mixed-Use Residential | <span style="display: inline-block; width: 20px; height: 10px; background-color: #004a99; border: 1px solid black;"></span> Industrial/Warehouse/Storage |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #f1c232; border: 1px solid black;"></span> Commercial/Retail/Office          | <span style="display: inline-block; width: 20px; height: 10px; background-color: #4b2c82; border: 1px solid black;"></span> Civic/Religious              |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #70ad47; border: 1px solid black;"></span> Recreation/Open Space             | <span style="display: inline-block; width: 20px; height: 10px; background-color: #e69d00; border: 1px solid black;"></span> Institution / Education      |

\*Translucent massing indicates proposed future development

# NEIGHBORHOOD DEVELOPMENT AND USES



A  
REI Flagship Store



B  
Espresso Vivace & Commercial Offices



C  
Alley 24 Residences



D  
SCCA House



E  
Immanuel Lutheran Church



F  
Cascade People's Center



G  
Cascade Park & Playground



H  
Minor Avenue Childrens House



I  
LIHI Lakeview Apartments



J  
Alcyone Apartments



K  
LIHI Bart Harvey Apartments



L  
Future 400 Fairview Retail & Offices



M  
Kerner-Scott Homeless Housing



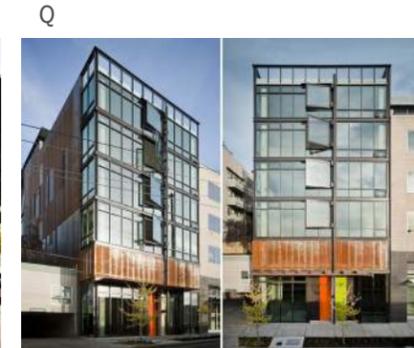
N  
Pete Gross House - Cancer Care Housing



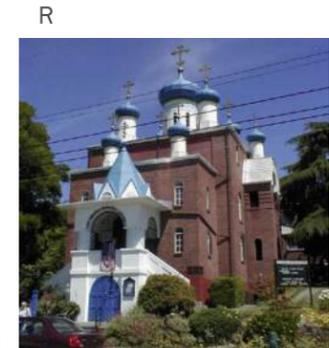
O  
Amli Apartments



P  
Stack House Apartments



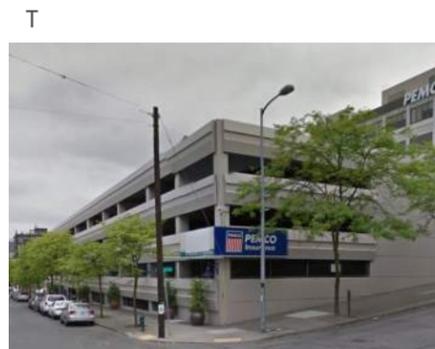
Q  
Art Stable Lofts



R  
St. Spiridon Orthodox Cathedral



S  
Pemco Office



T  
Parking Garage



U  
Future Cascade Housing Development



V  
Future Seattle Times Apartments



W  
Future Troy Laundry Office Complex



X  
Future SCL Electrical Substation

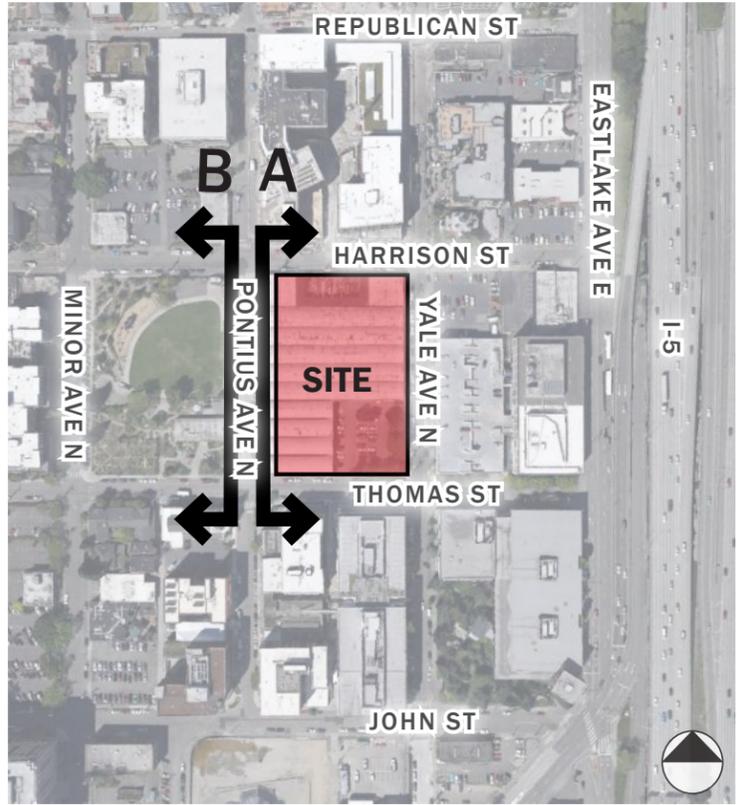
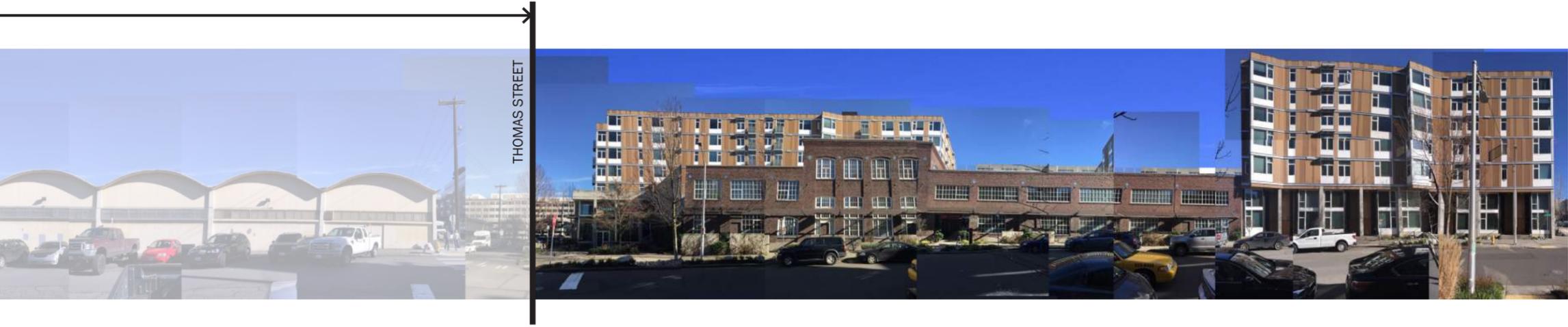
STREETSCAPES - PONTIUS AVENUE N



A - Looking east

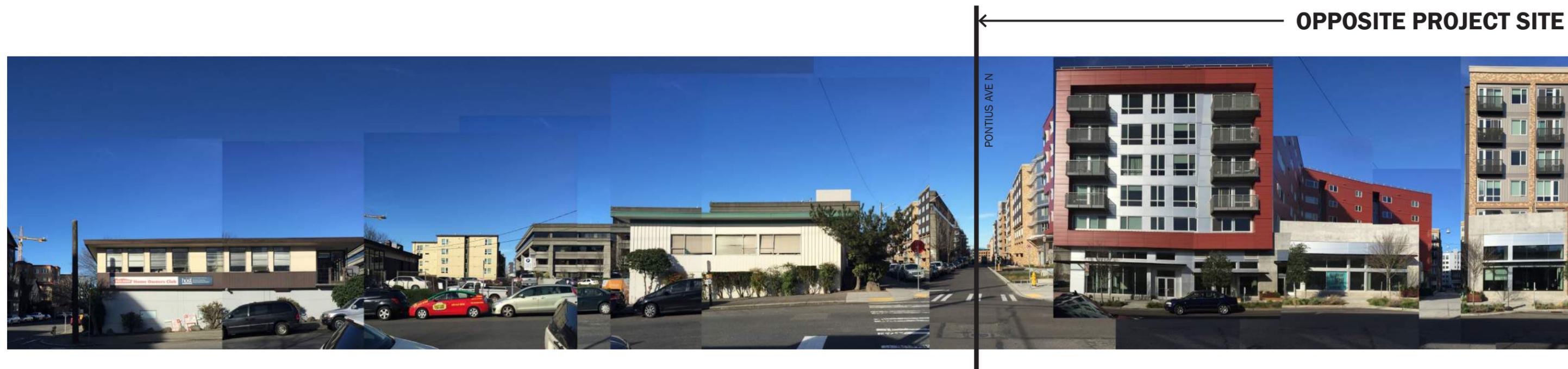


B - Looking west

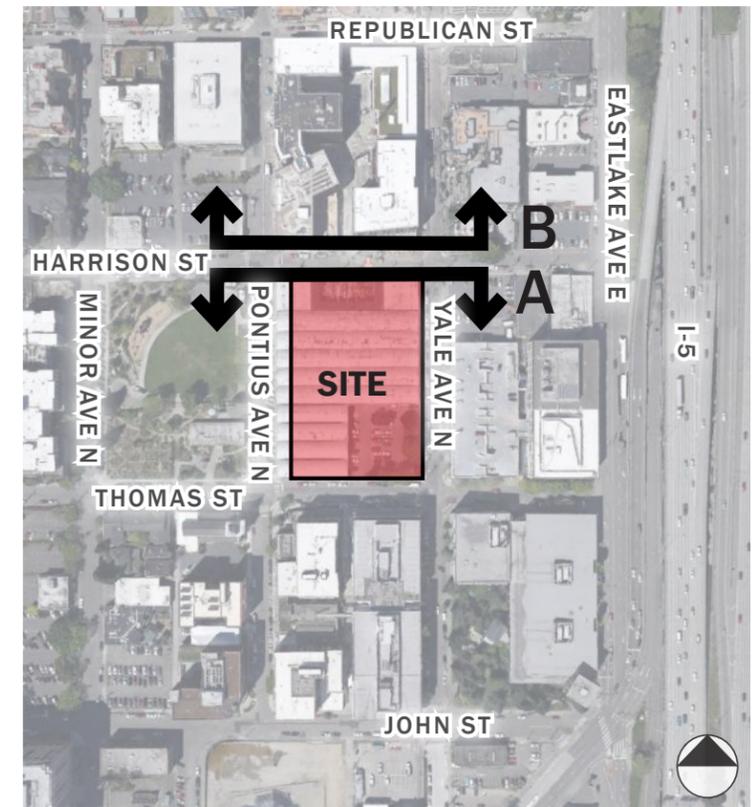




A - Looking south



B - Looking north





A - Looking west



PROJECT SITE

THOMAS STREET

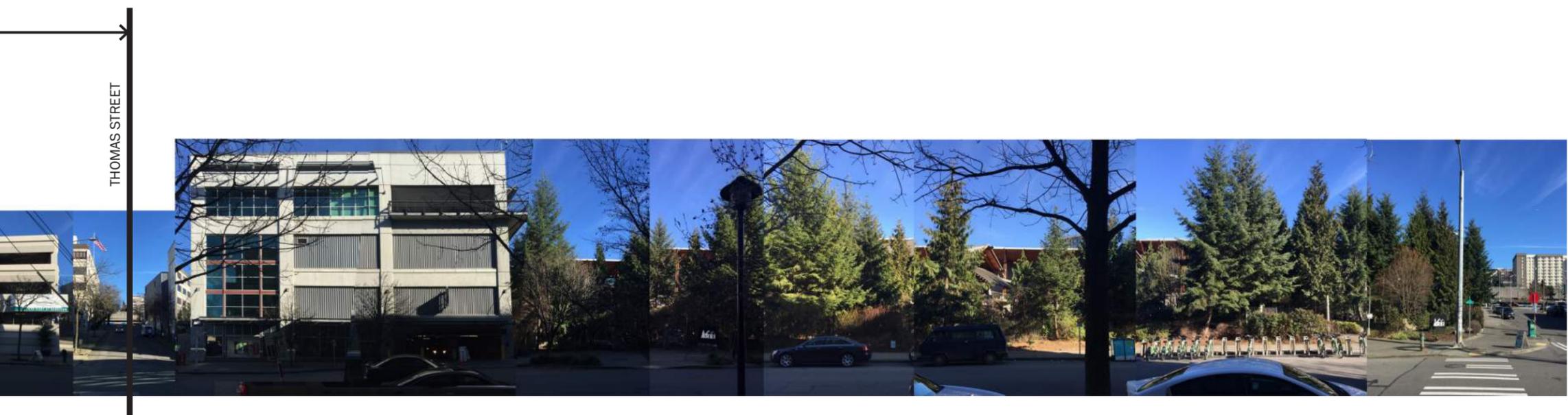
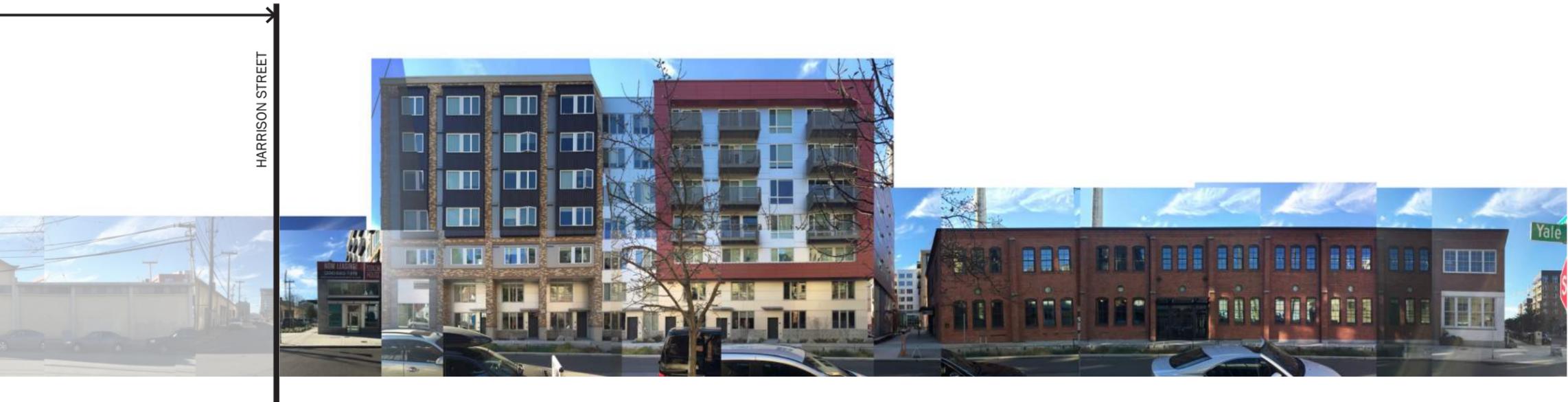


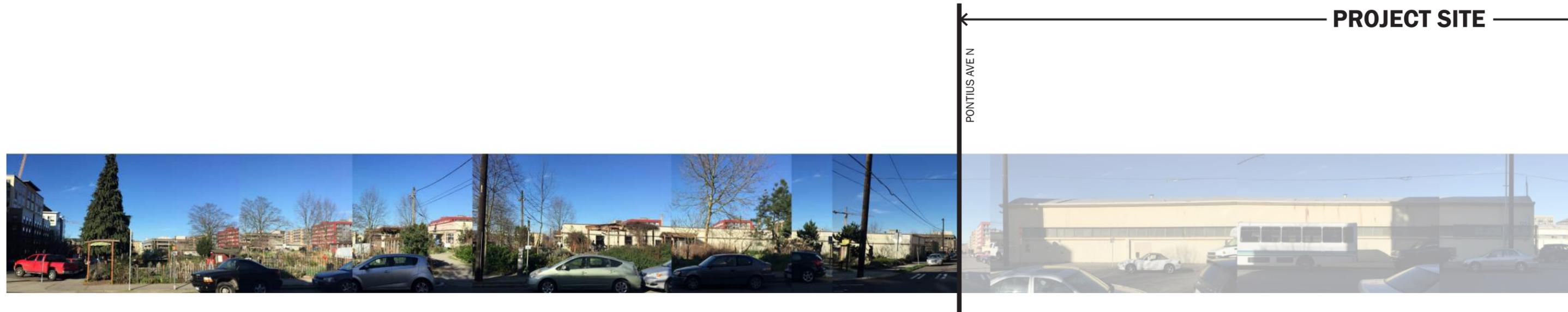
B - Looking east



OPPOSITE PROJECT SITE

HARRISON STREET

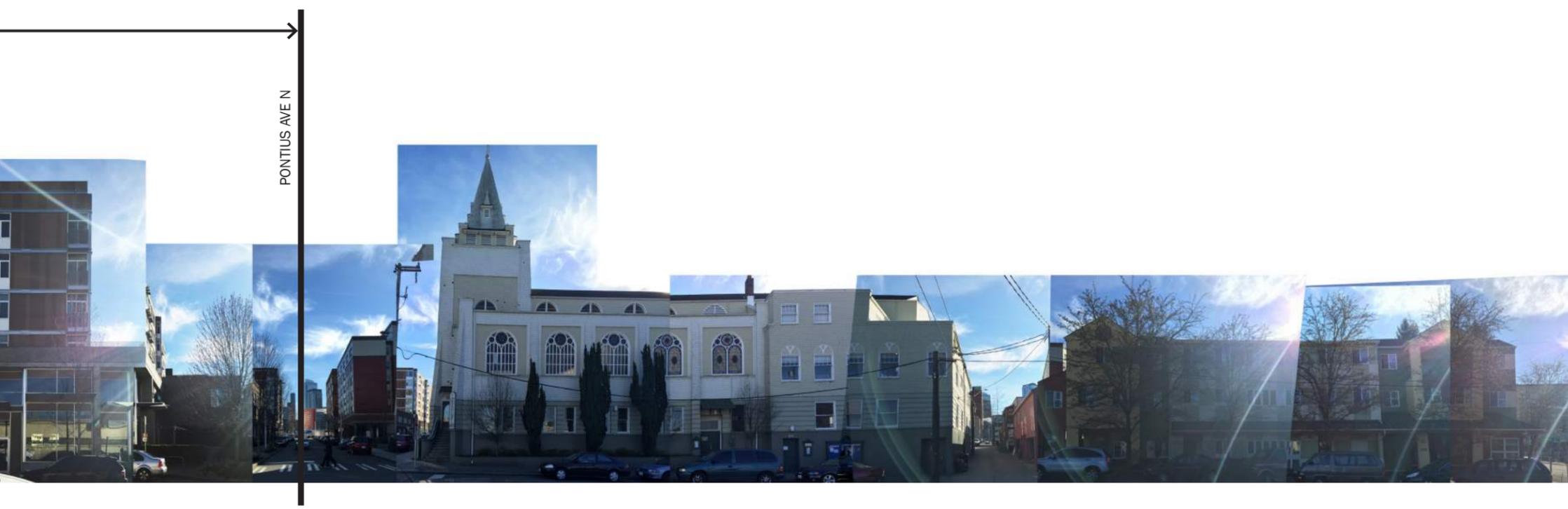




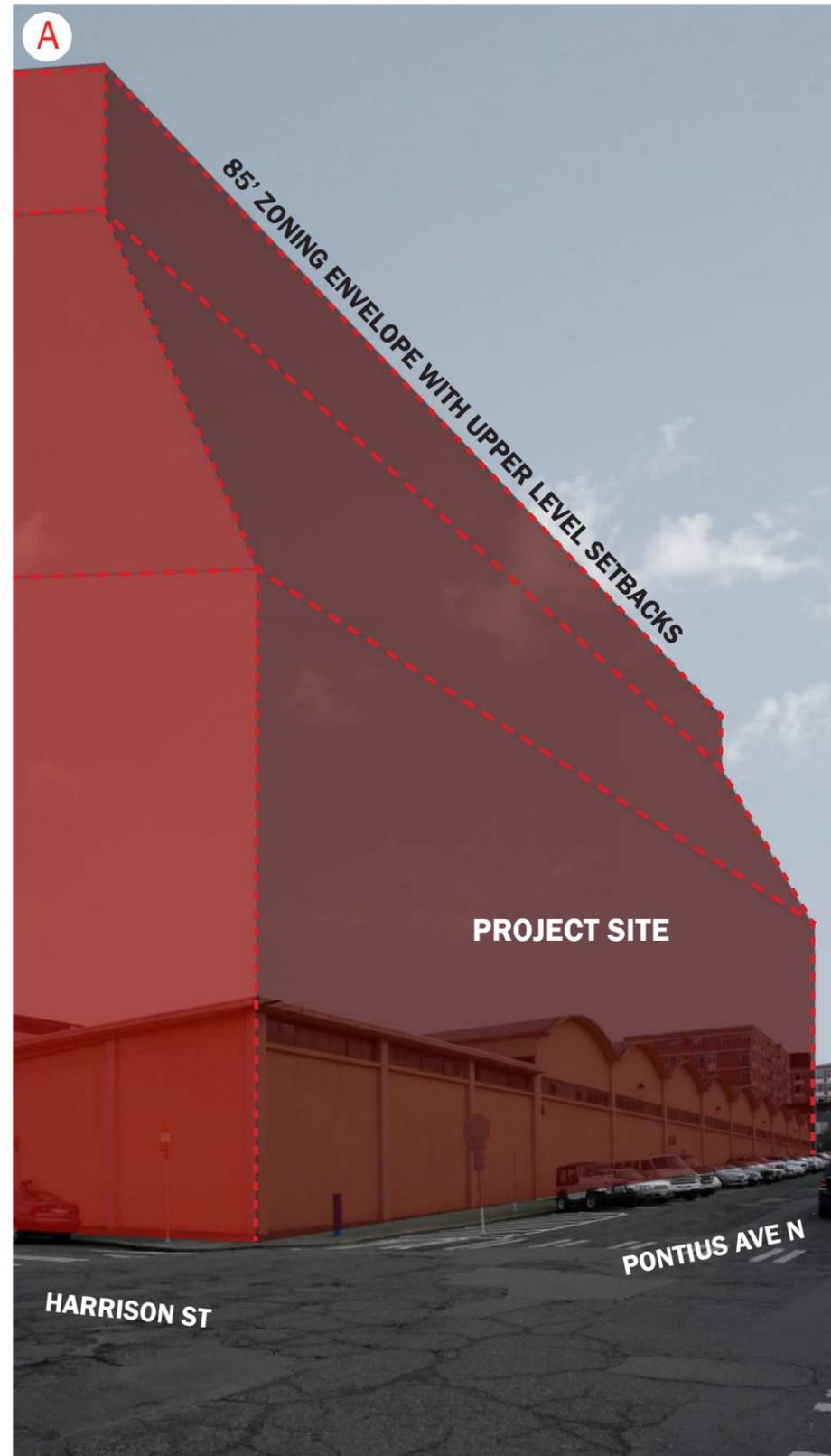
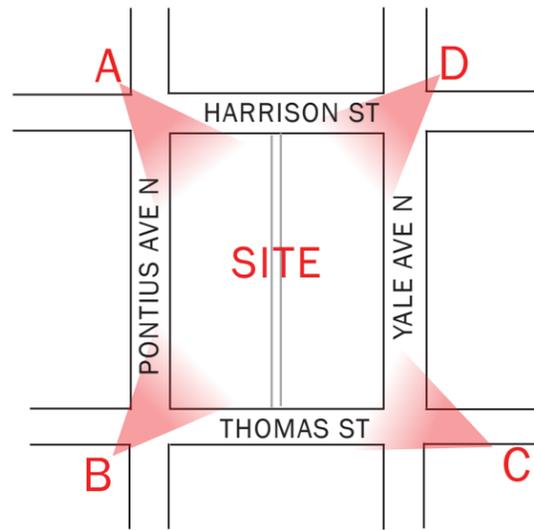
A - Looking north



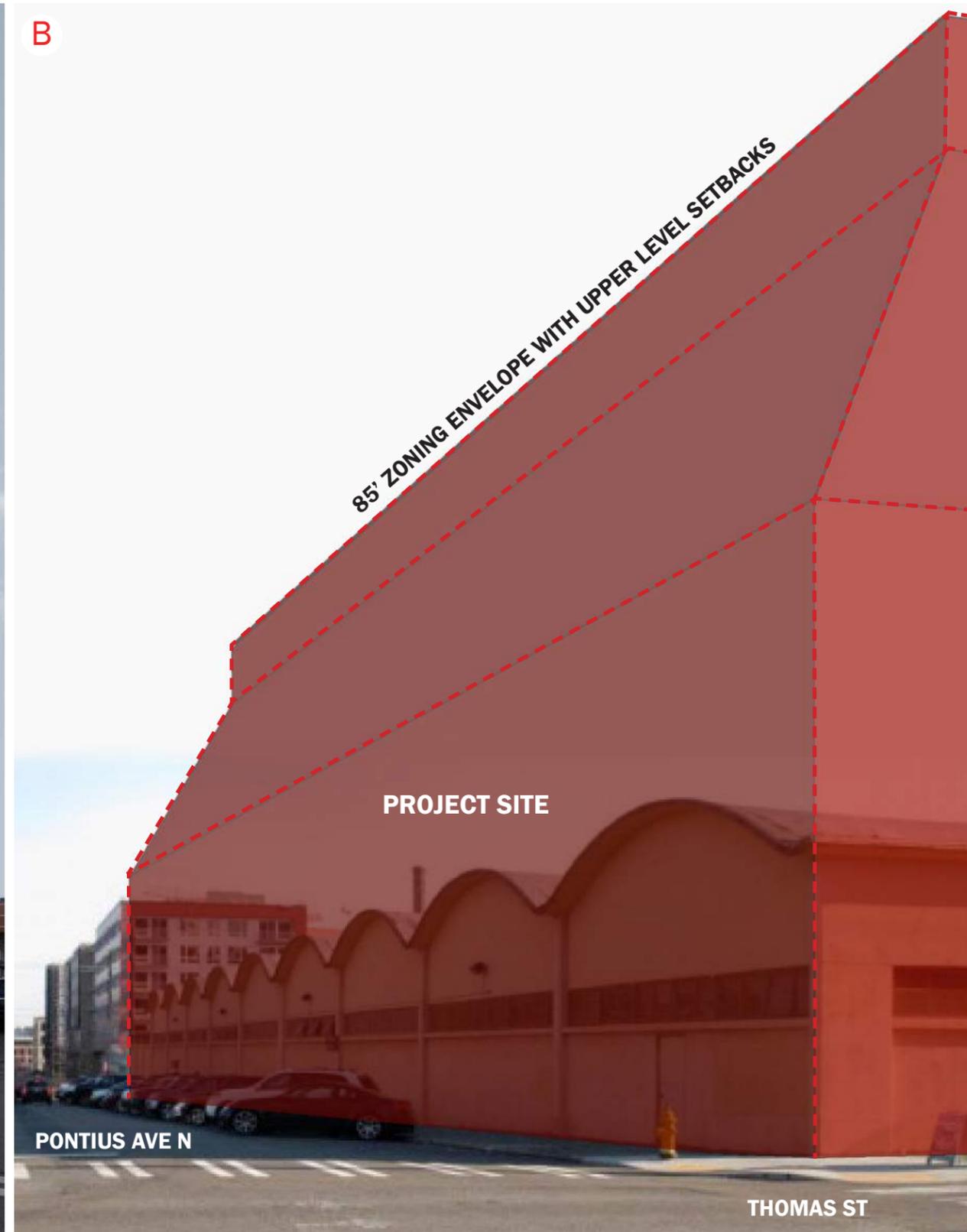
B - Looking south



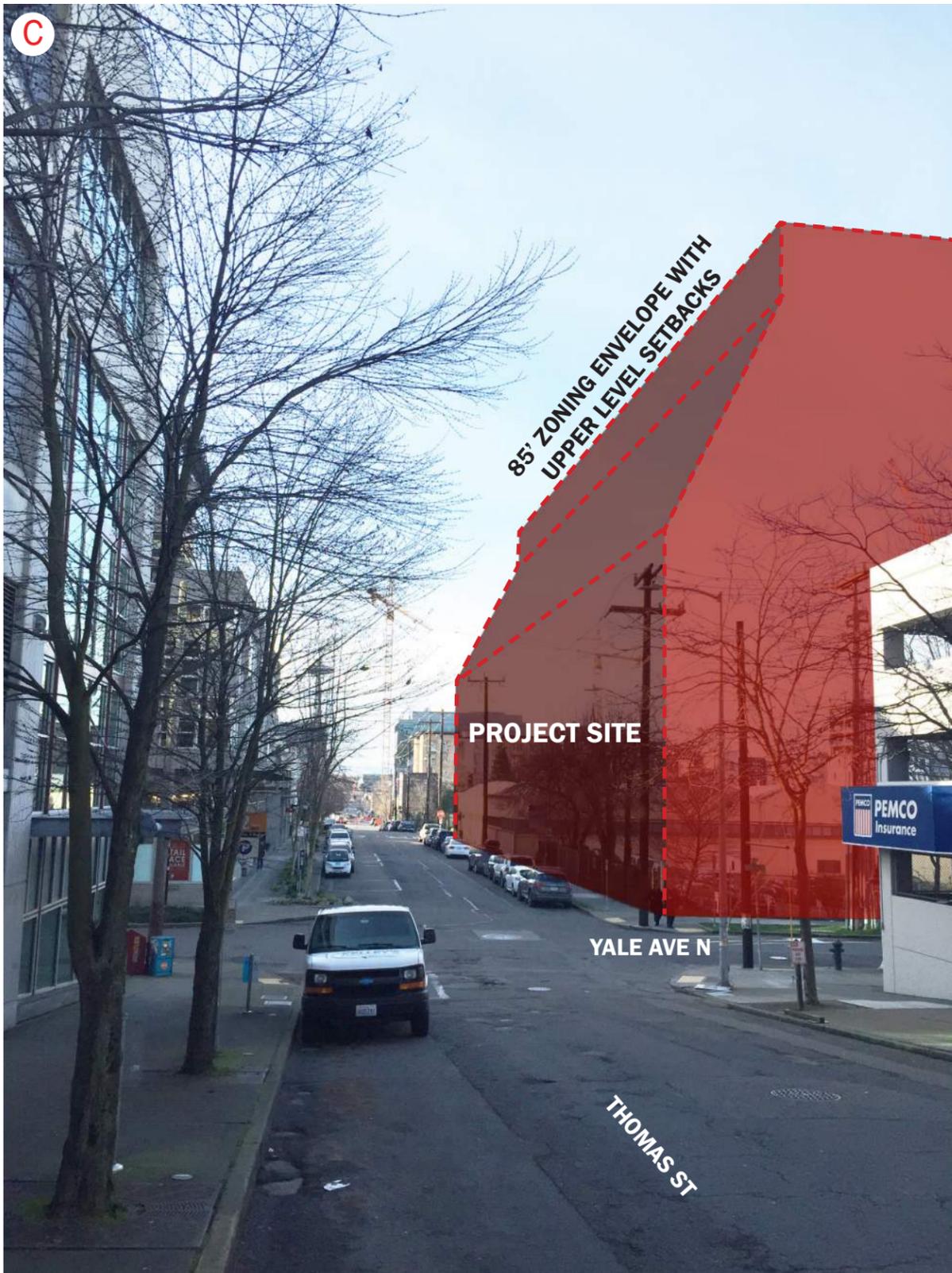
SITE PHOTOS



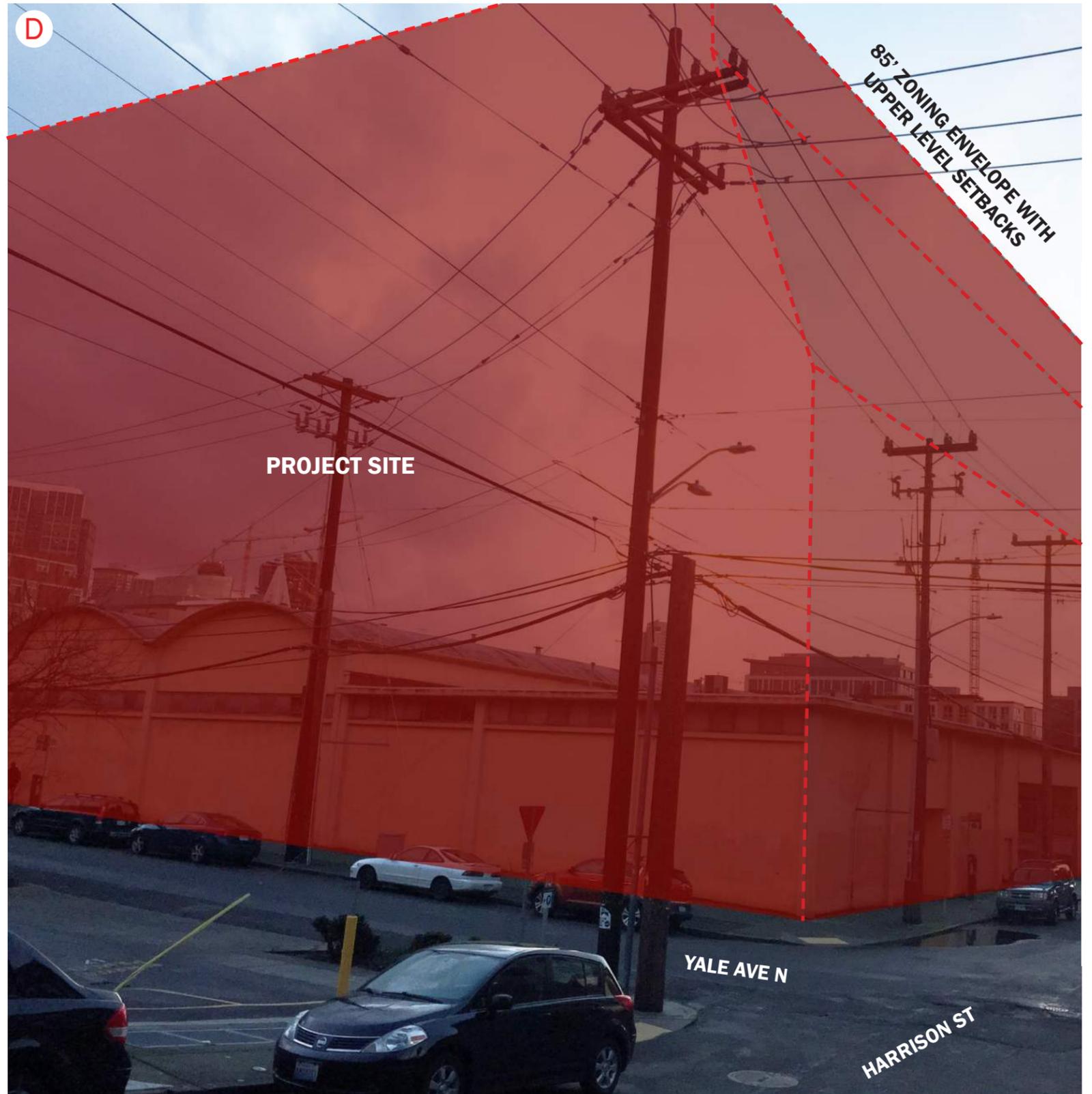
VIEW FROM HARRISON STREET AND PONTIUS AVE N LOOKING SOUTHEAST



VIEW FROM THOMAS STREET AND PONTIUS AVE N LOOKING NORTHEAST



VIEW FROM THOMAS STREET LOOKING WEST



VIEW FROM HARRISON STREET LOOKING SOUTHWEST

# SITE CONSTRAINTS AND OPPORTUNITIES

## OPPORTUNITIES

- ① Foster development of pedestrian green street conditions along Thomas Street and Harrison Street per SDOT approved plans. Enhance the streetscape by continuing curb build-outs and ample landscaping.
- ② Connect to the existing network of green alleys on the north and south sides of the site.
- ③ Swale on Yale stormwater treatment system project.
- ④ Maximize views of space needle, Downtown, and Lake Union.
- ⑤ Walkable green space / Cascade Park. No developments on park site allows great solar penetration from the west.
- ⑥ Festival Street designation per the City of Seattle's Thomas Green Street Concept Plans

## CONSTRAINTS

- ① I-5 noise and activity one block east of the site.

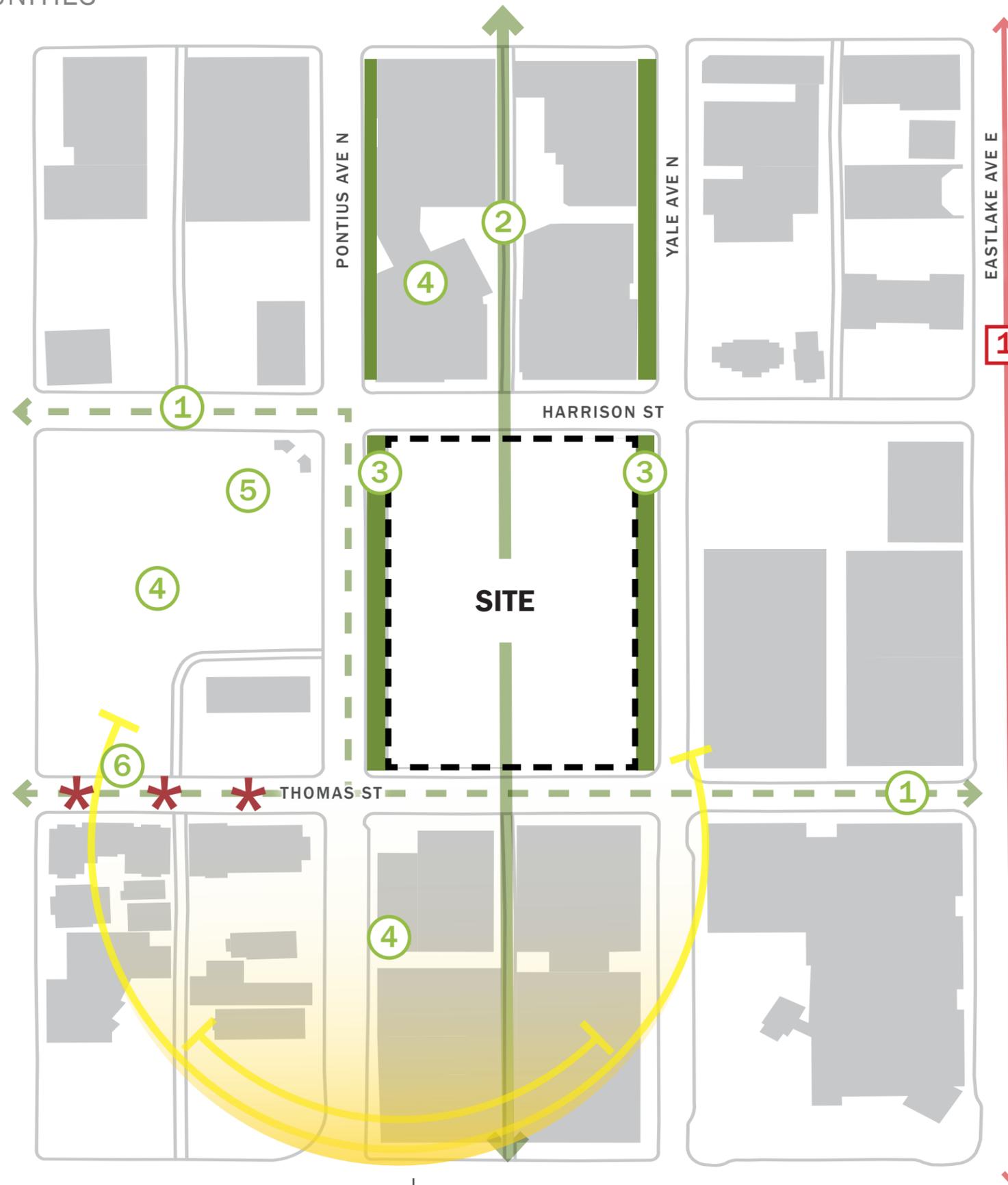
### VIEWS

-  SWALE ON YALE
-  GREEN ALLEY CONNECTION
-  GREEN STREETS
-  FESTIVAL STREET

### SOLAR ACCESS

21 JUNE 2014:  
Sunrise 5:11 AM - Sunset 9:11 PM

21 DECEMBER 2014:  
Sunrise 7:55 AM - Sunset 4:20 PM



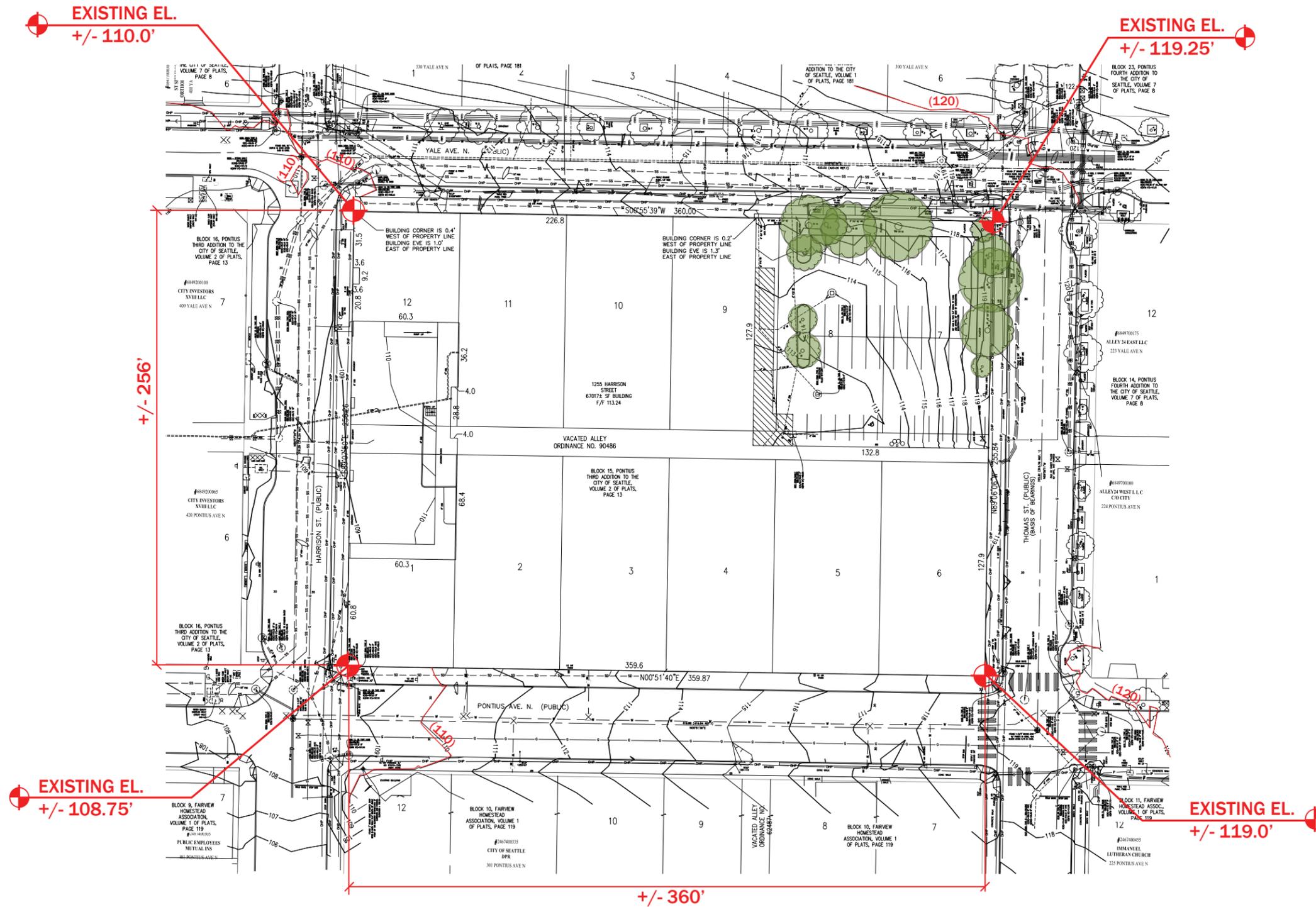
PARCEL NUMBER  
684920-0005

LEGAL DESCRIPTION

LOTS 1 TO 12, INCLUSIVE, BLOCK 15, PONTIUS THIRD ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 13, IN KING COUNTY, WASHINGTON;

TOGETHER WITH ALL OF THE ALLEY IN SAID BLOCK AS VACATED BY CITY OF SEATTLE ORDINANCE NO. 90486

- The site measures approximately 250' x 360' and encompasses an entire block.
- The site slopes gently downward from the SE to the NW +/- 10 ft.
- The estimated existing tree canopy coverage of the site is 3.7%.



CS1: NATURAL SYSTEMS AND SITE FEATURES

CS2: URBAN PATTERN AND FORM



**CS1: Use natural systems and features of the site and its surroundings as a starting point for project design.**

**South Lake Union Supplemental Guidance:**

**I. Responding to Site Characteristics**

- New development is encouraged to take advantage of site configuration to accomplish sustainability goals. The Board is generally willing to recommend departures from development standards if they are needed to achieve sustainable design.

*RESPONSE: Project will take advantage of open space provided to maximize solar access into interior courtyard units and optimize overall site solar orientation,*

**CS2: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.**

**B. Adjacent Sites, Streets, and Open Spaces**

- **Connection to the Street:** Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.
- **Character of Open Space:** Contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or “rooms” for public use. Determine how best to support those spaces through project siting and design (e.g. using mature trees to frame views of architecture or other prominent features).



*RESPONSE: Project will provide a strong response to the enriched pedestrian character of Pontius Avenue N and the green alley connection to the north and south with ground-related residential uses, stoops, widened sidewalks and curb bulbs.*

**D. Height, Bulk and Scale**

- **Massing Choices:** Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.

*RESPONSE: Project will respond sensitively to existing residential uses to the north and south. Massing will be located to optimize visibility to and from the alley/pedestrian movement corridor and will be configured to respect adjacent historical landmark buildings.*

**South Lake Union Supplemental Guidance:**

**I. Responding to Site Characteristics**

- **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. Cascade Park and Harrison Street have been identified as heart locations within South Lake Union.

*RESPONSE: Project will respond to “heart” location of Harrison Street by orienting lobby and entry towards Harrison. Project will respond to “heart” location of Cascade Park by providing a massing that acts as a backdrop and focuses on the park.*

PL1: CONNECTIVITY  
PL3: STREET-LEVEL INTERACTION



**PL1: Complement and contribute to the network of open spaces around the site and the connections among them.**

**South Lake Union Supplemental Guidance:**

**II. Landscaping To Reinforce Design Continuity With Adjacent Sites**

- 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.

**III. Pedestrian Open Spaces and Entrances**

- New developments are encouraged to work with the Design Review Board and interested citizens to provide features that enhance the public realm, i.e. the transition zone between private property and the public right of way.

*RESPONSE: Project will strengthen development of the north-south green alley mid-block between Pontius Avenue N and Yale Avenue N. Project will coordinate with SPU's "Swale on Yale" project as it applies to Pontius Avenue N at this site.*

**PL3: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.**

**South Lake Union Supplemental Guidance:**

**III. Transition Between Residence and Street**

- 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.

*RESPONSE: Ground-related residential uses along Yale Avenue N, Thomas Street, and Pontius Avenue N will provide stoops and a transition between public and private areas.*

DC1: PROJECT USES AND ACTIVITIES  
DC3: OPEN SPACE CONCEPT



**DC1: Optimize the arrangement of uses and activities on site.**

**A: Arrangement of Interior Uses**

- **Views and Connections:** Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.

*RESPONSE: Interior uses will be located to take advantage of views and connections; residential common amenity area will be expressed in the architectural form of the building.*

**DC3: Integrate open space design with the design of the building so that each complements the other.**

**South Lake Union Supplemental Guidance:**

**I. Landscaping To Reinforce Design Continuity with adjacent sites**

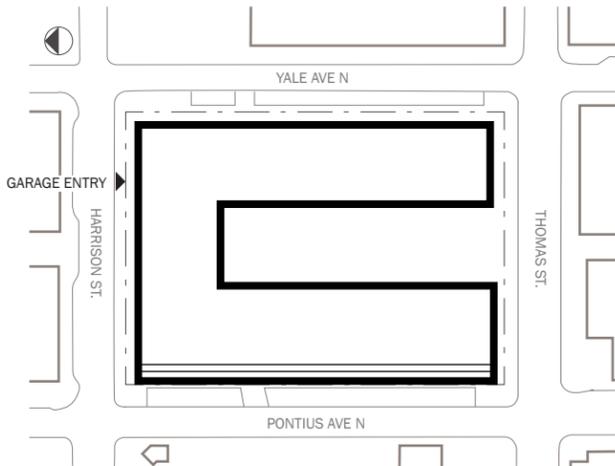
- i. Encourage landscaping that meets LEED criteria. This is a priority in the Cascade neighborhood.
- ii. Where appropriate, install indigenous trees and plants to improve aesthetics, capture water and create habitat.
- iii. Retain existing, non-intrusive mature trees or replace with large caliper trees.
- iv. Water features are encouraged including natural marsh-like installations.
- 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: Building design will incorporate uses adjacent to open spaces designed to allow activity to spill out to the open space. Landscaping will provide continuity with green street concept in development along the green pedestrian alleys to the north and south.*

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# MASSING ALTERNATIVES

## OPTION A - CODE COMPLIANT



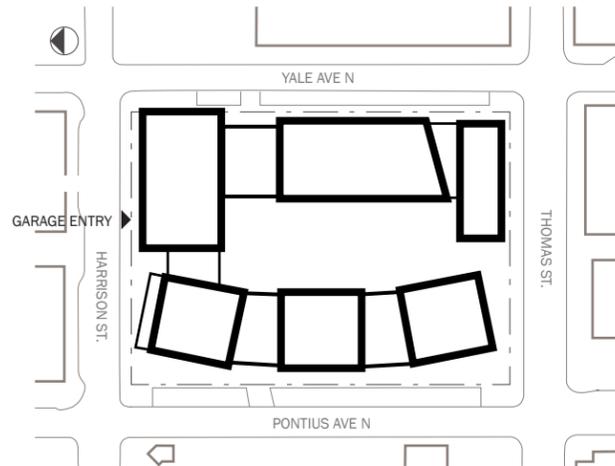
**PROS:**

- Highest number of units
- No departures required

**CONS:**

- Very boxy
- Less light into interior courtyard
- Would need more modulation than shown to meet zoning requirements
- Less visually interesting

## OPTION B - CONVEX



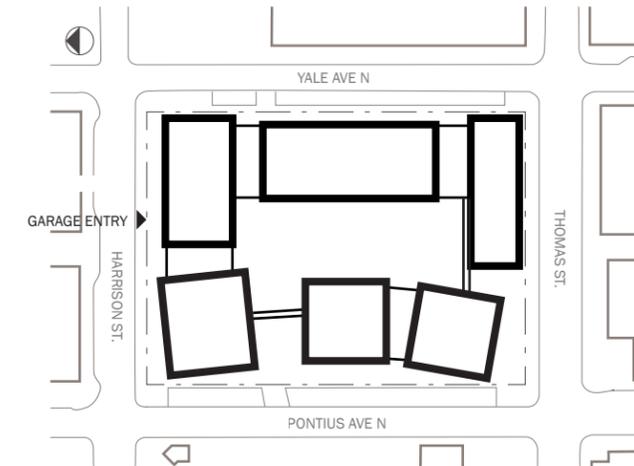
**PROS:**

- Light into interior courtyard from south
- Southwest plaza responds to historic landmark Immanuel Lutheran Church
- Openings at base of west building allow additional light to enter courtyard from west in the afternoon
- West massings separated to create opportunities for differentiation

**CONS:**

- Fewer units
- Rotated massings create complexity for construction
- Angle at northwest not responsive to historic landmark northeast of site
- Departure needed for the encroachment into upper level setbacks along portion of Harrison Street and Pontius Avenue N
- Monolithic, heavy massing

## OPTION C - CONCAVE



**PROS:**

- Light in to interior courtyard from south
- Southwest plaza responds to historic landmark Immanuel Lutheran Church
- South massing sloped roof provides interesting design opportunity
- Separated structures allows additional light to enter courtyard from west in the afternoon
- Opportunity to do something unique with west building
- Meets clients targeting number of units

**CONS:**

- South massing limits morning light inside courtyard
- Departure needed for encroachment into upper level setbacks along portion of Pontius Avenue N



Aerial view looking Northeast



Aerial view looking Southeast

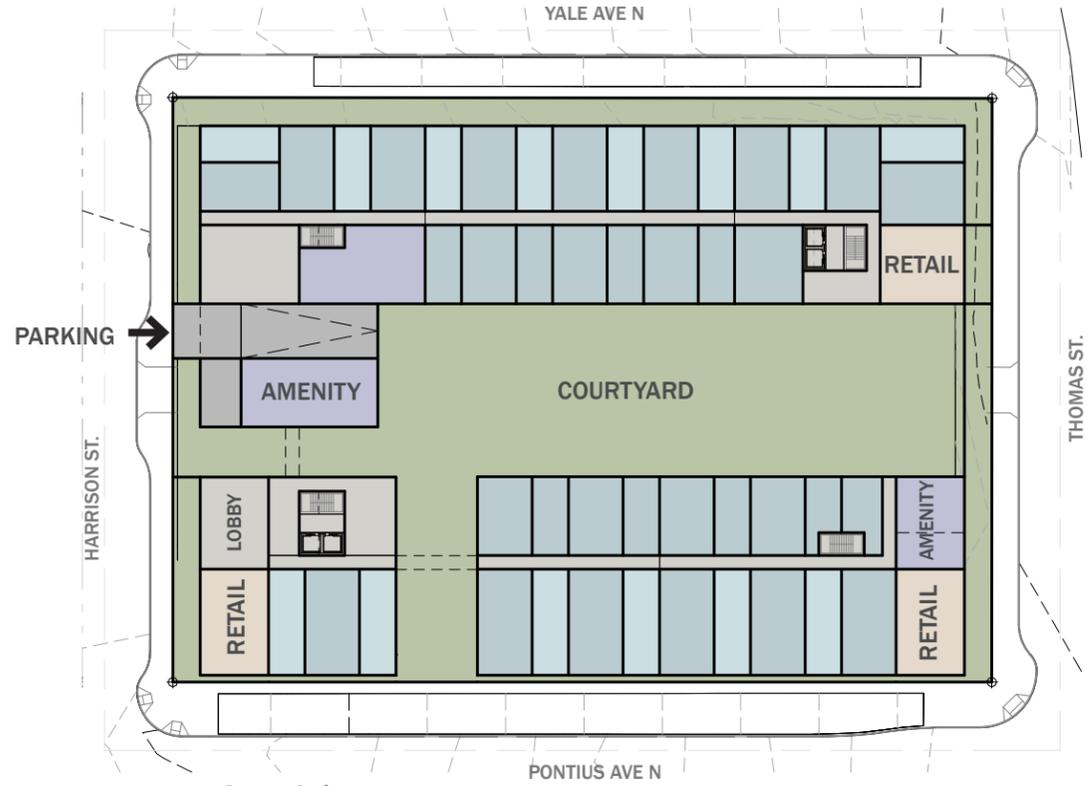


Aerial view looking Northwest



Aerial view looking Southwest

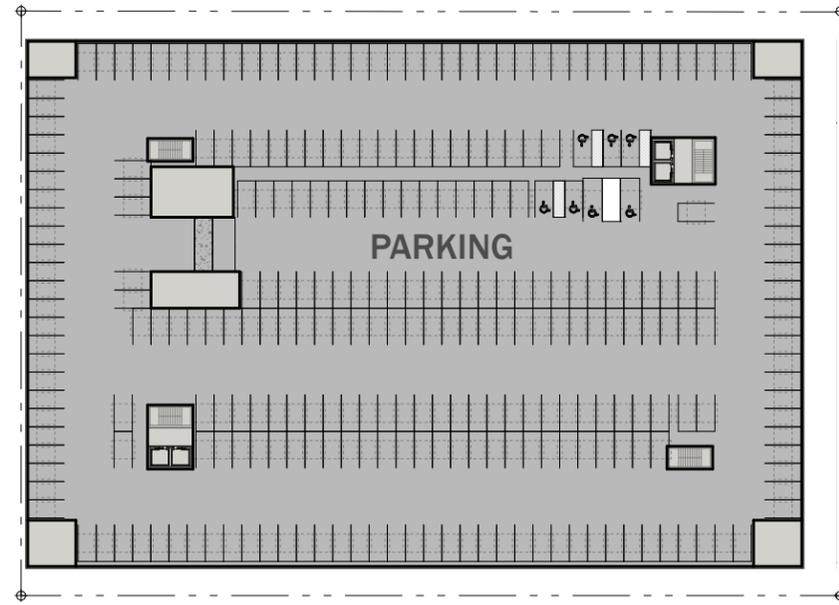
MASSING OPTION A | CODE COMPLIANT



Level 1



Levels 3-4



Level P1

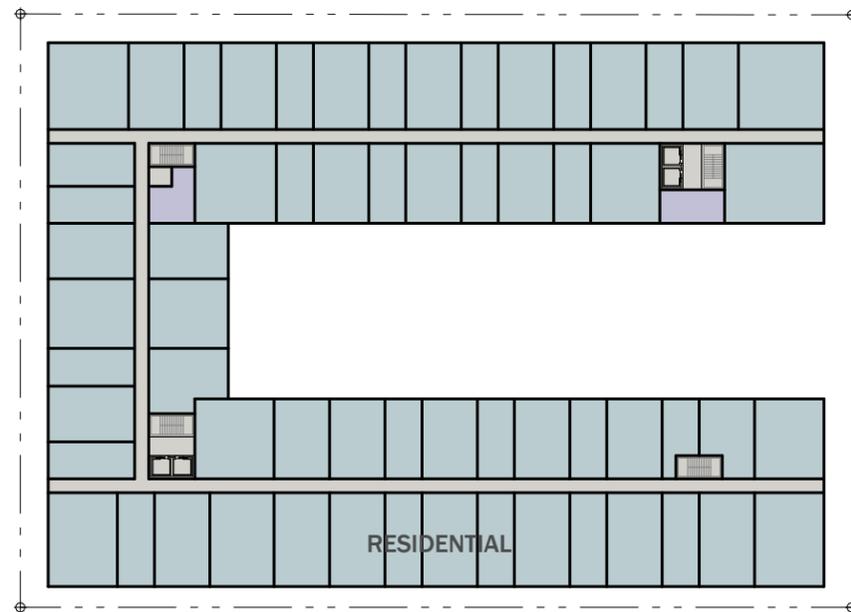


Level 2

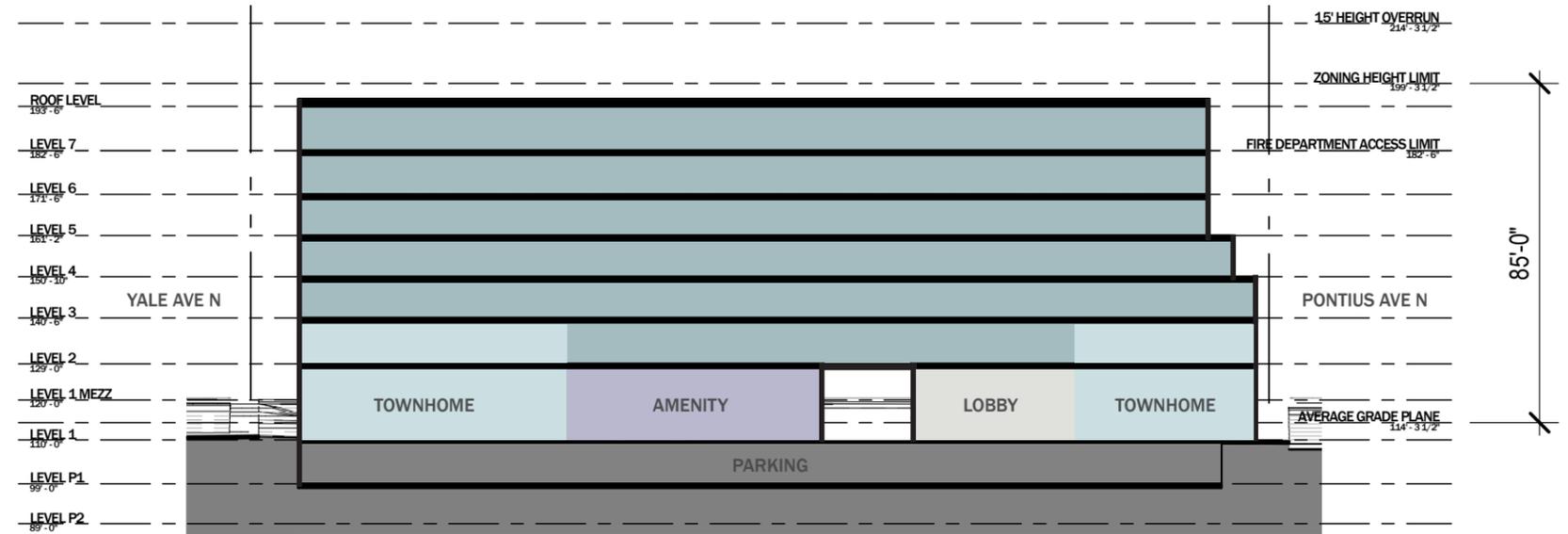
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- Residential
- Outdoor Space
- Amenity
- Parking
- Lobby / Circulation / Mech.
- Retail



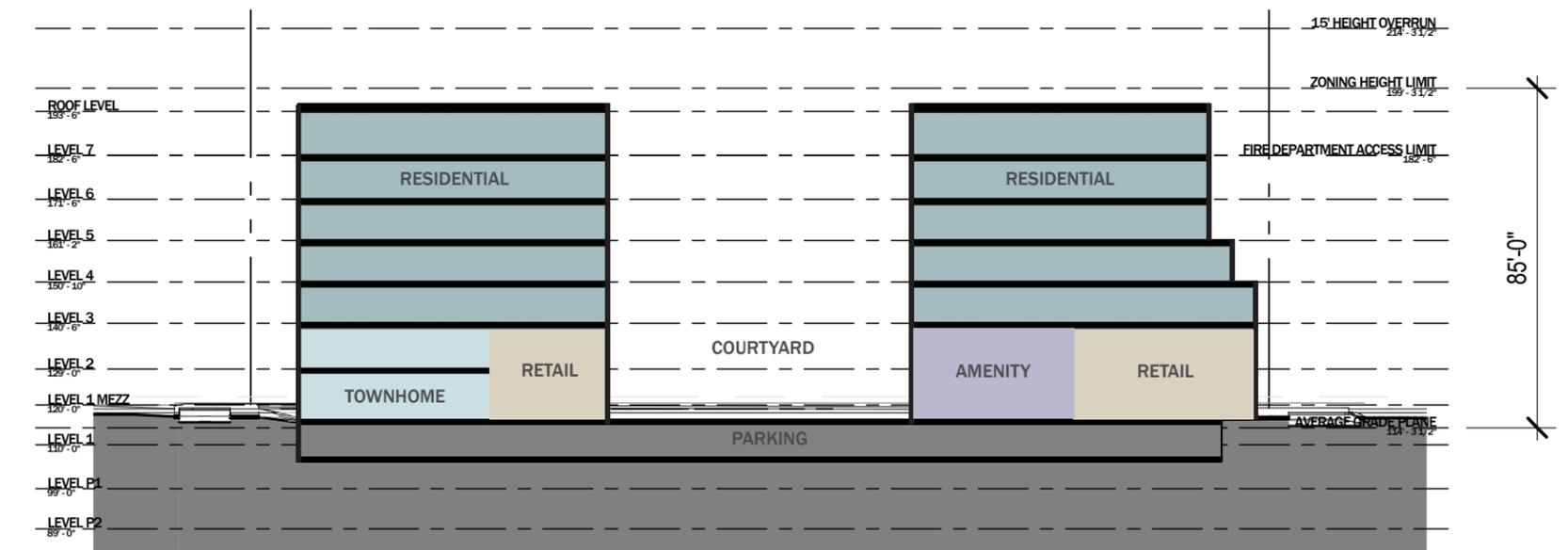
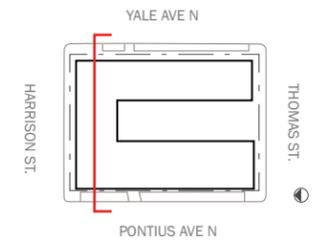
MASSING OPTION A | CODE COMPLIANT



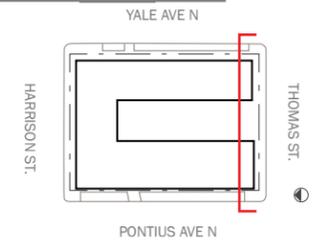
Levels 5-7

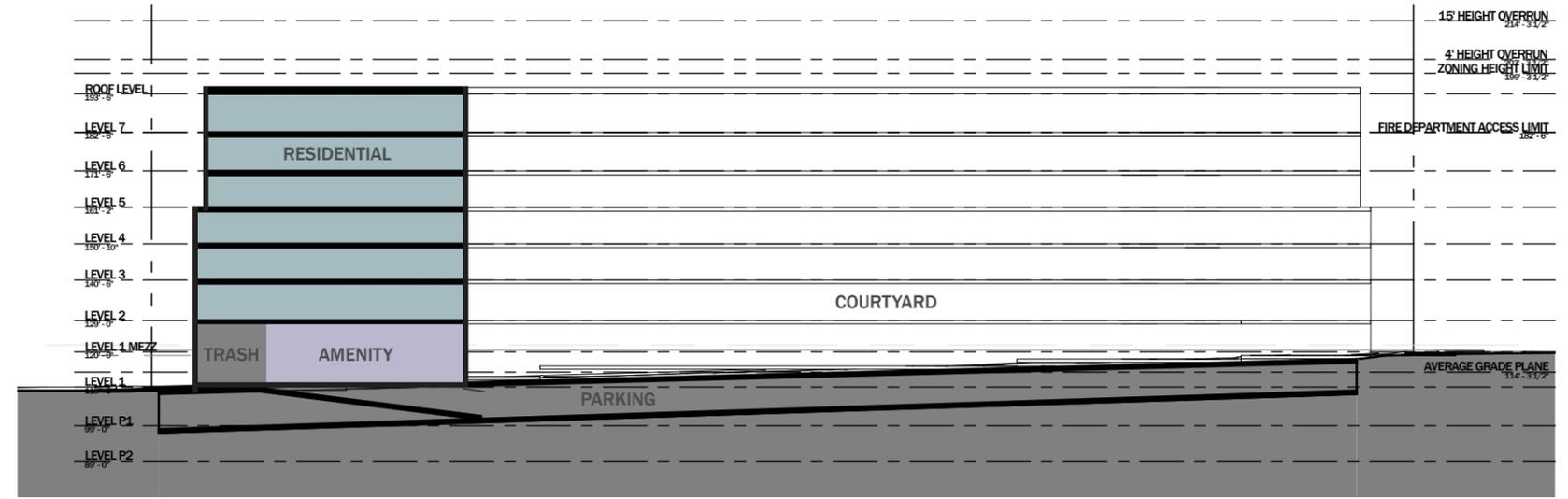


Section 2 (East-West)

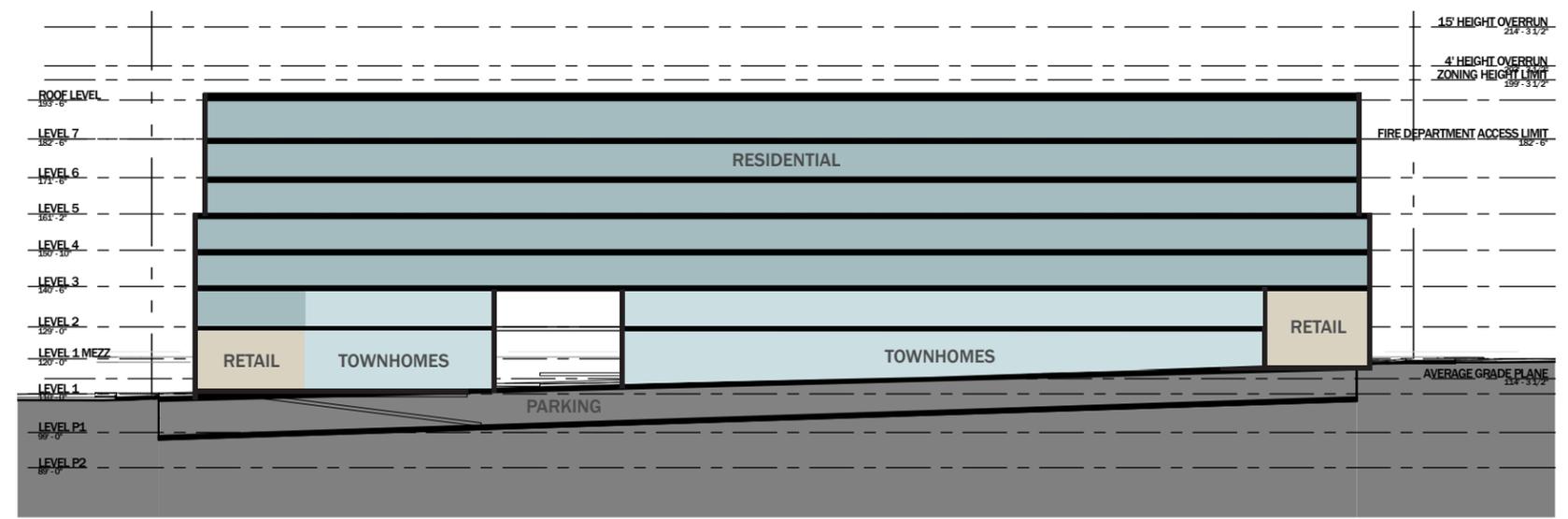
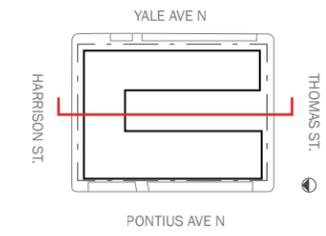


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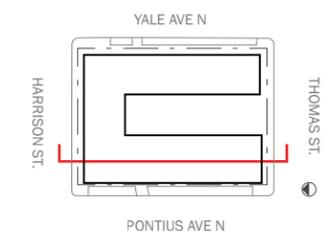


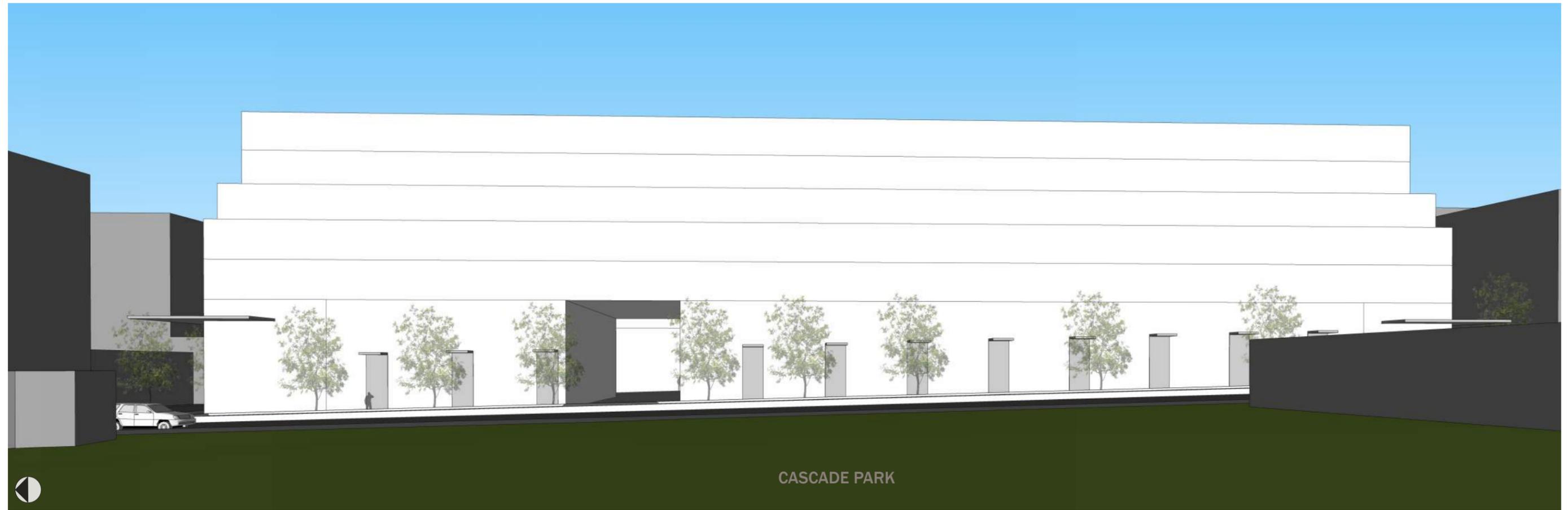


Section 4 (North-South)



Section 3 (North-South)





CASCADE PARK

Perspective facing east toward Pontius Avenue N from Cascade Park



Perspective facing southeast from the corner of Pontius and Harrison



Street-level perspective facing north from Alley 24 across Thomas Street



Street-level perspective facing southwest from the corner of Harrison and Yale

EQUINOX

9 am



12 pm



3 pm



SUMMER SOLSTICE

9 am



12 pm



3 pm



WINTER SOLSTICE

9 am



12 pm



3 pm





Aerial view looking Northeast



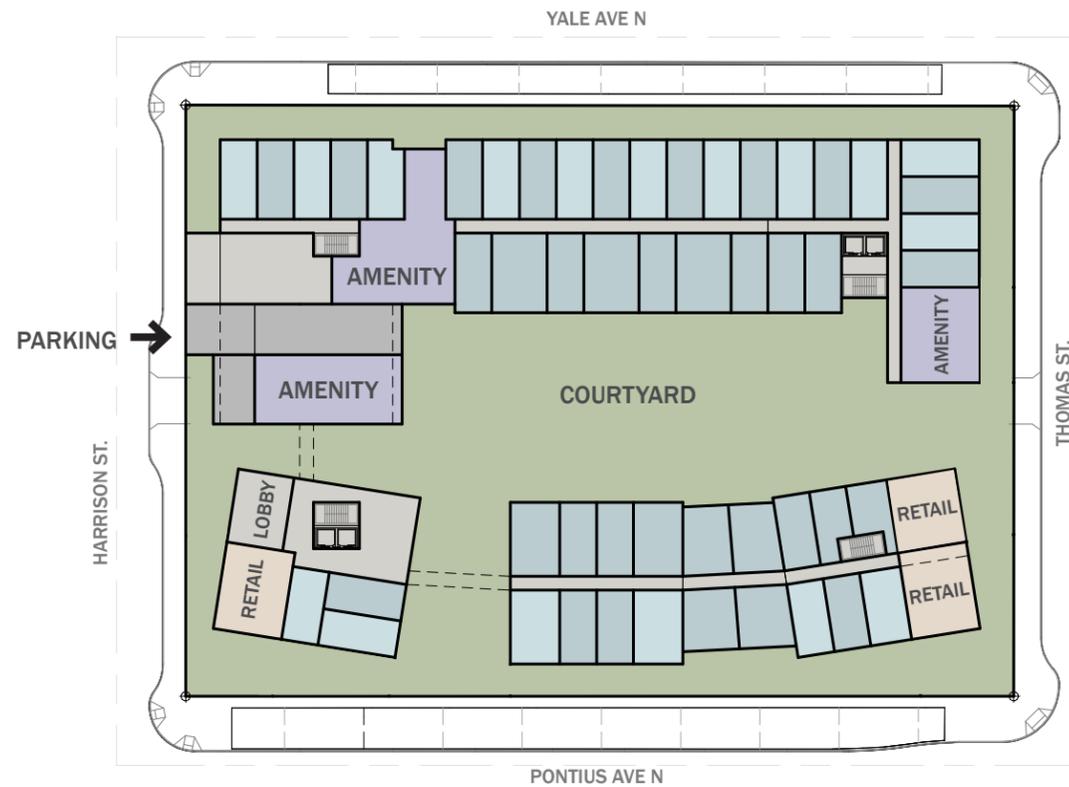
Aerial view looking Southeast



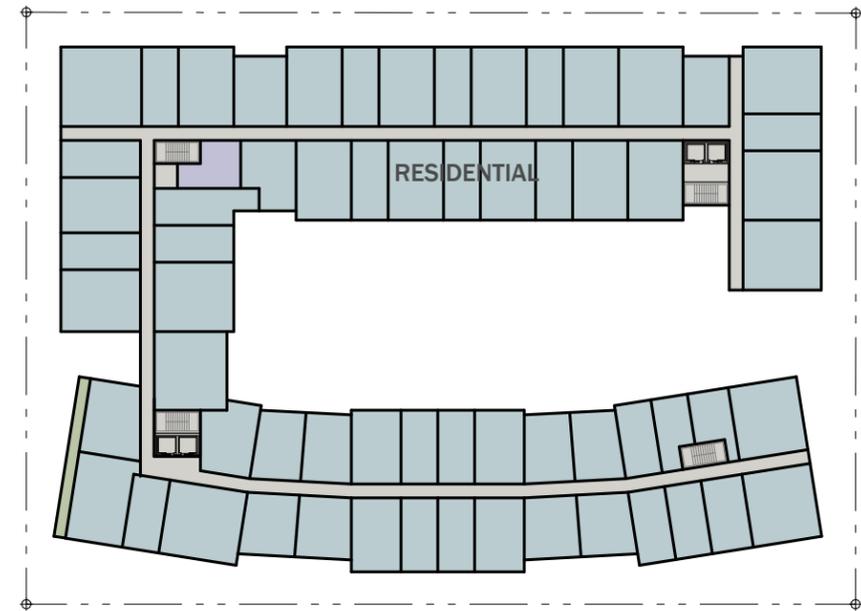
Aerial view looking Northwest



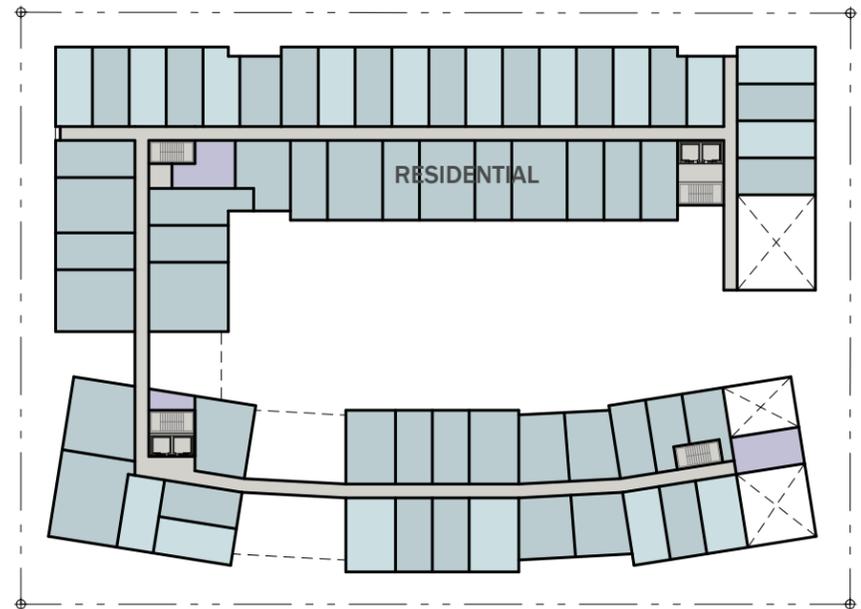
Aerial view looking Southwest



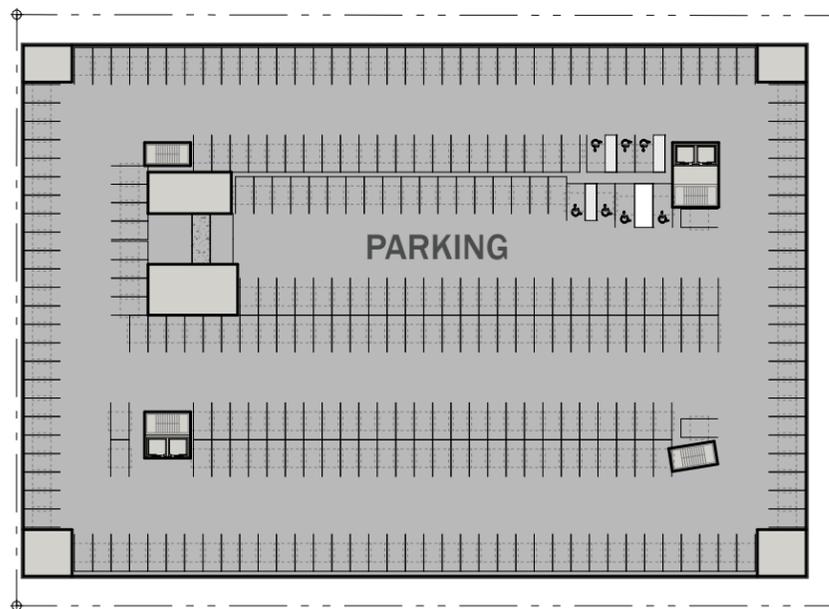
Level 1



Level 3



Level 2

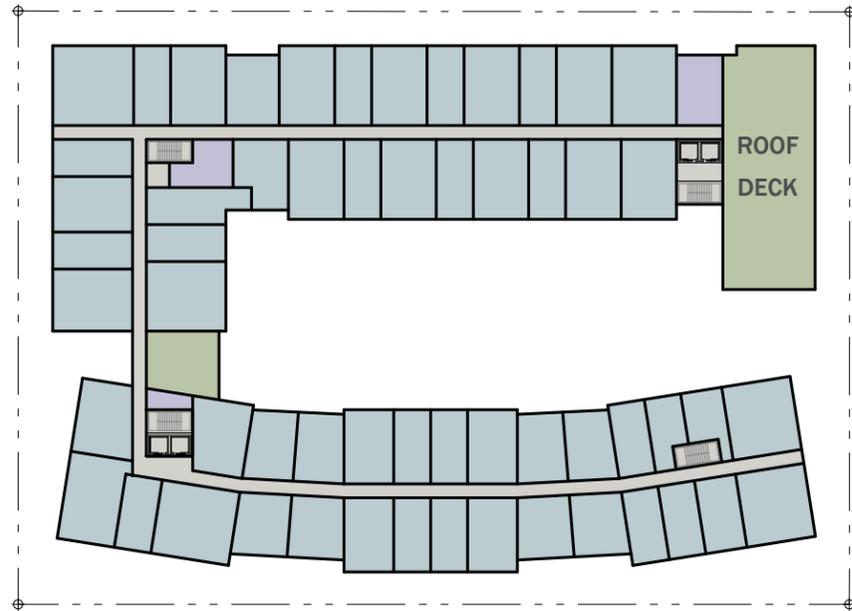


Level P1

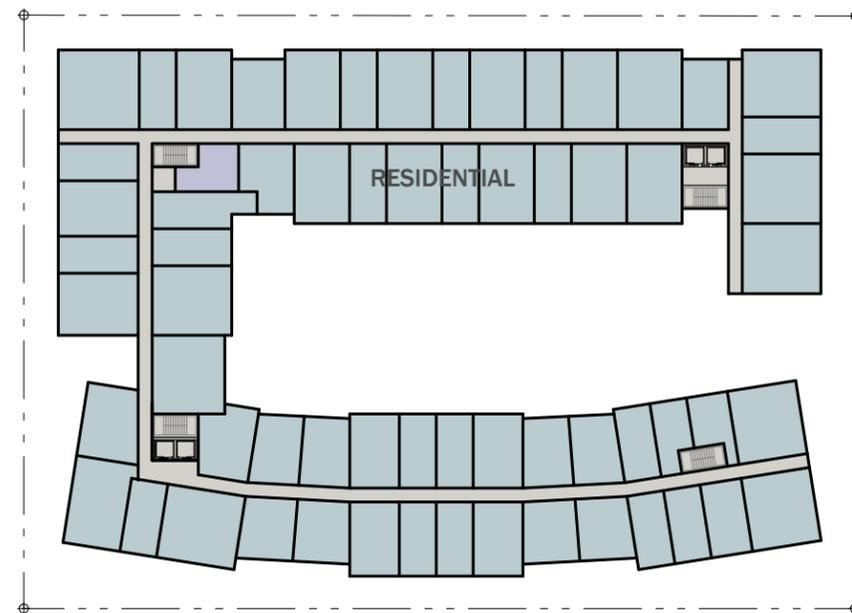
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- Residential
- Outdoor Space
- Amenity
- Parking
- Lobby / Circulation / Mech.
- Retail



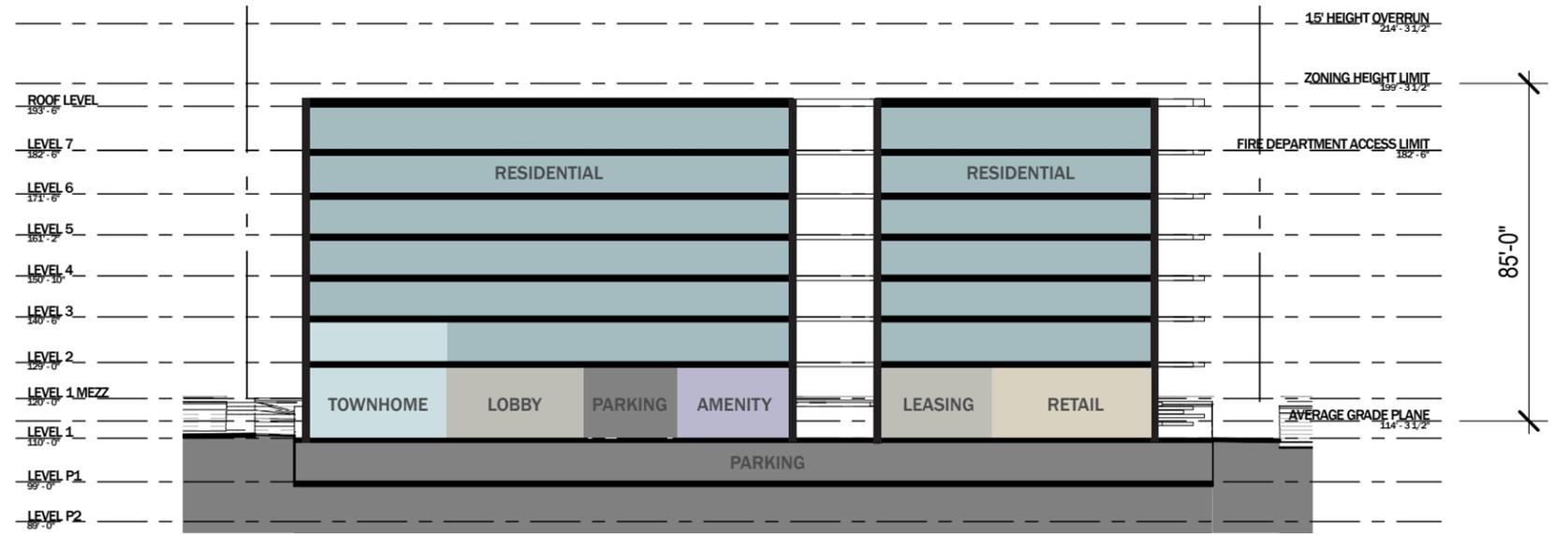
MASSING OPTION B | CONVEX



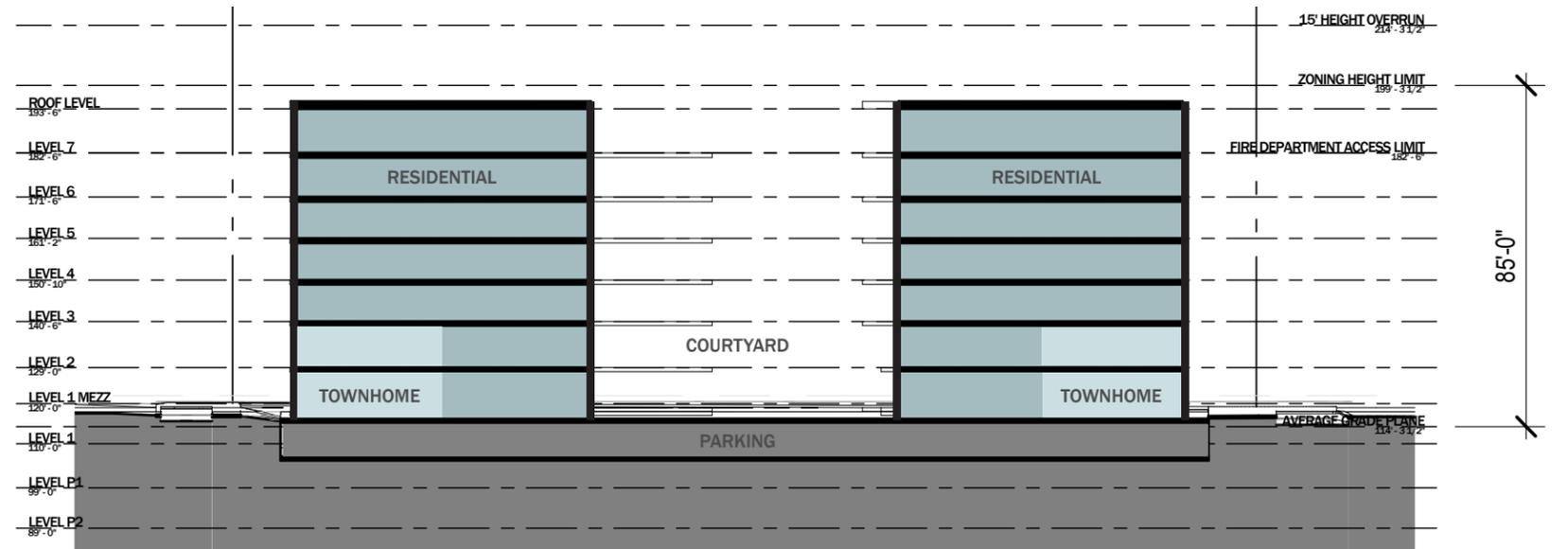
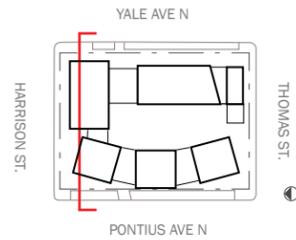
Level 7



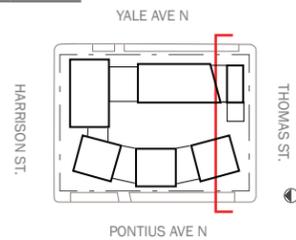
Levels 4-6

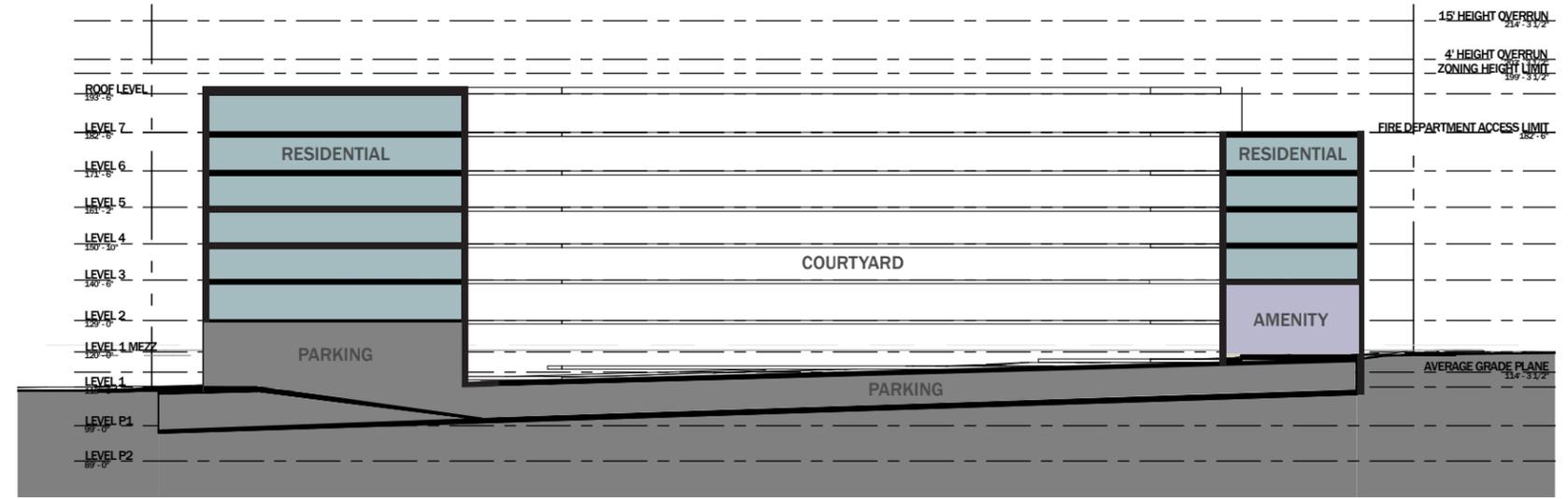


Section 2 (East-West)

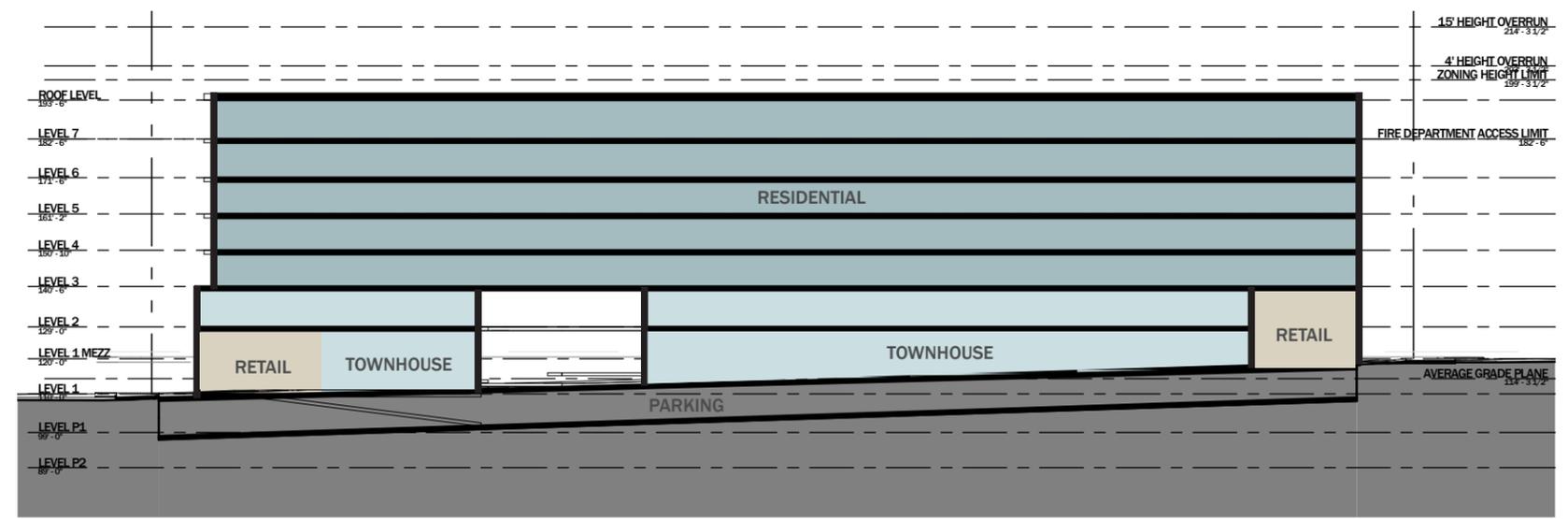
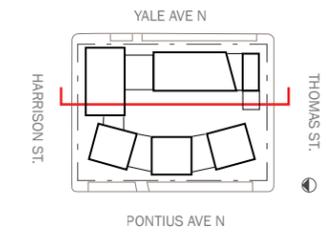


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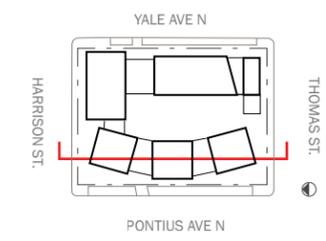




Section 4 (North-South)



Section 3 (North-South)





Perspective facing east toward Pontius Avenue N from Cascade Park



Perspective facing southeast from the corner of Pontius and Harrison



Street-level perspective facing north from Alley 24 across Thomas Street



Street-level perspective facing southwest from the corner of Harrison and Yale

EQUINOX

9 am



12 pm



3 pm



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WINTER SOLSTICE

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12 pm



3 pm







Aerial view looking Northeast



Aerial view looking Southeast

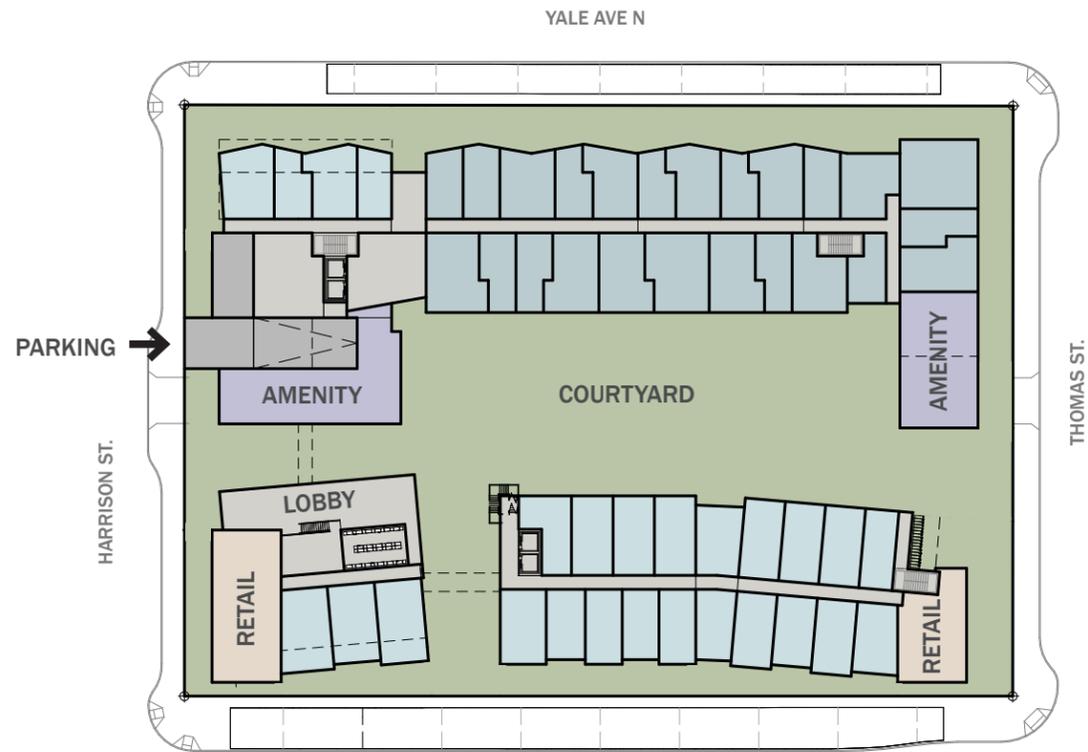


Aerial view looking Northwest

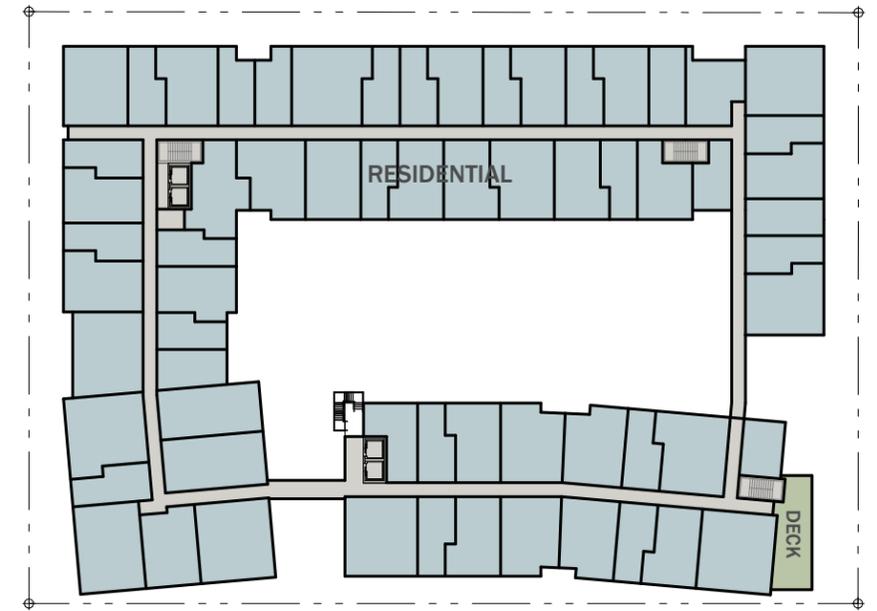


Aerial view looking Southwest

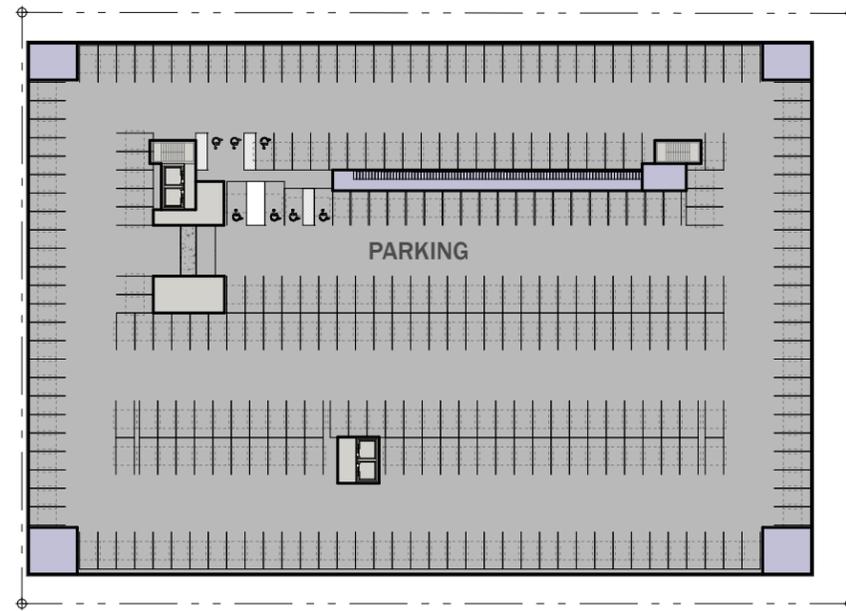
MASSING OPTION C | CONCAVE - PREFERRED



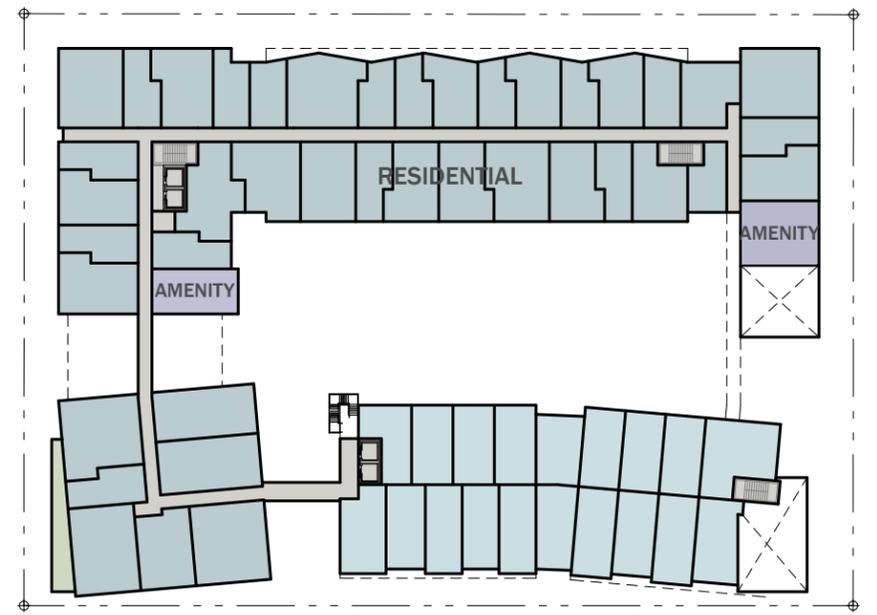
Level 1



Level 3



Level P1



Level 2

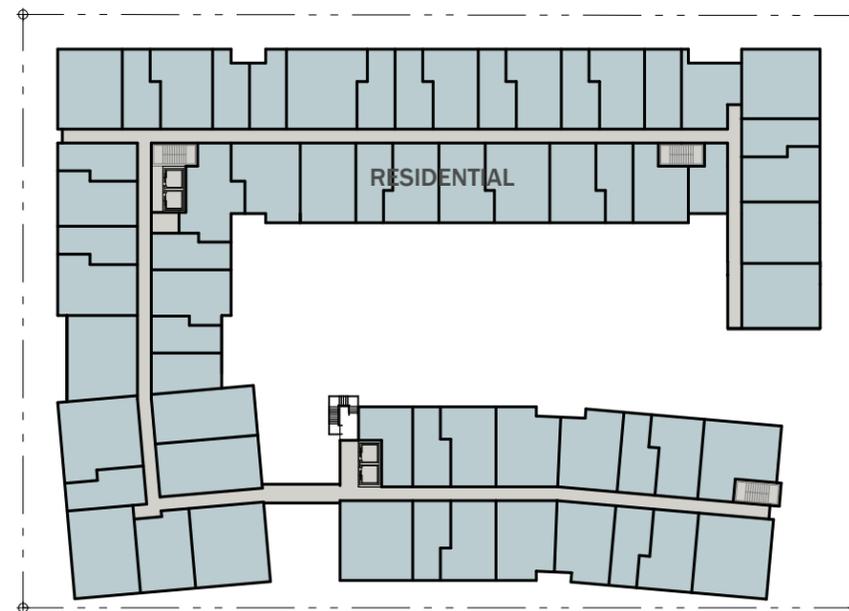
- Townhomes
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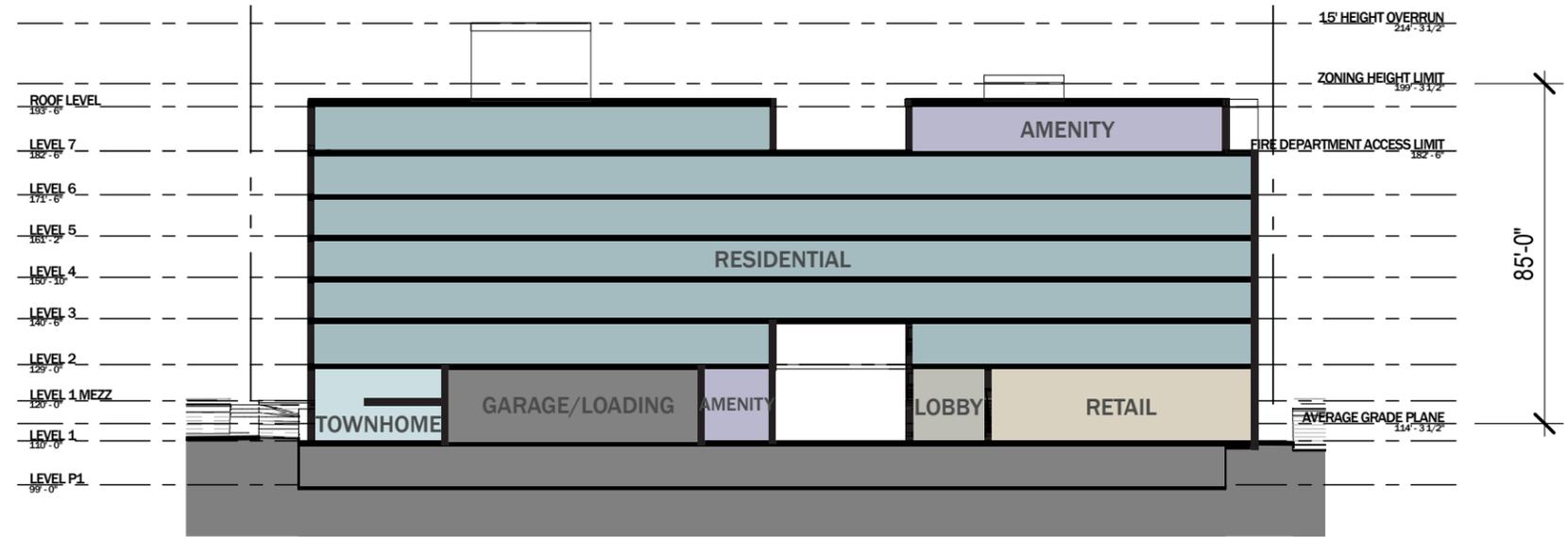
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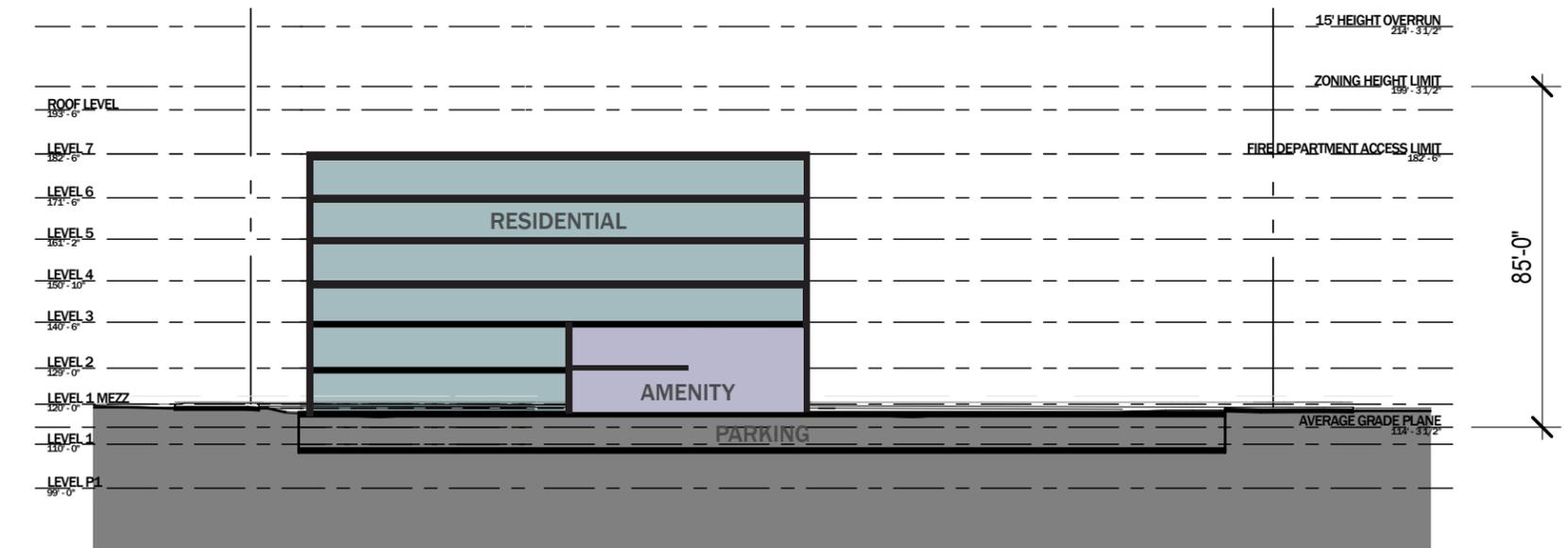
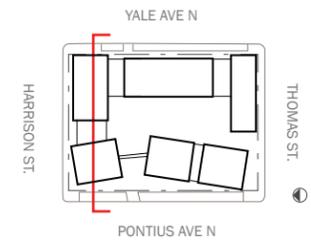
Level 7



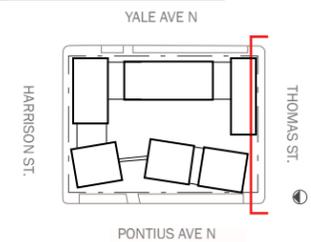
Levels 4-6



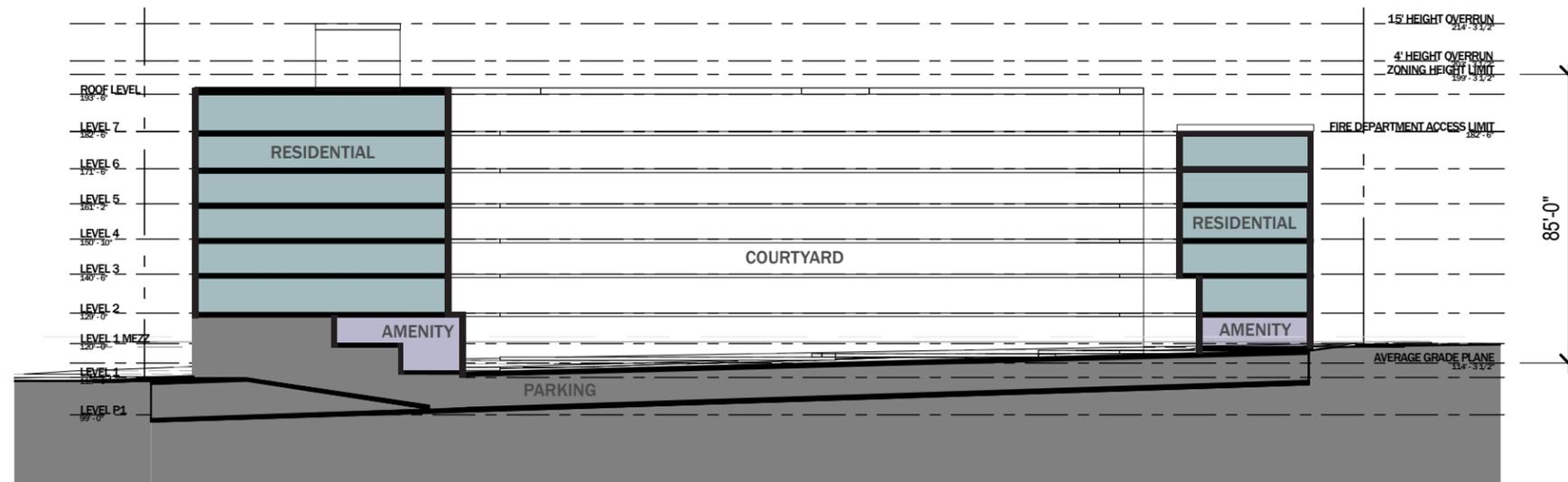
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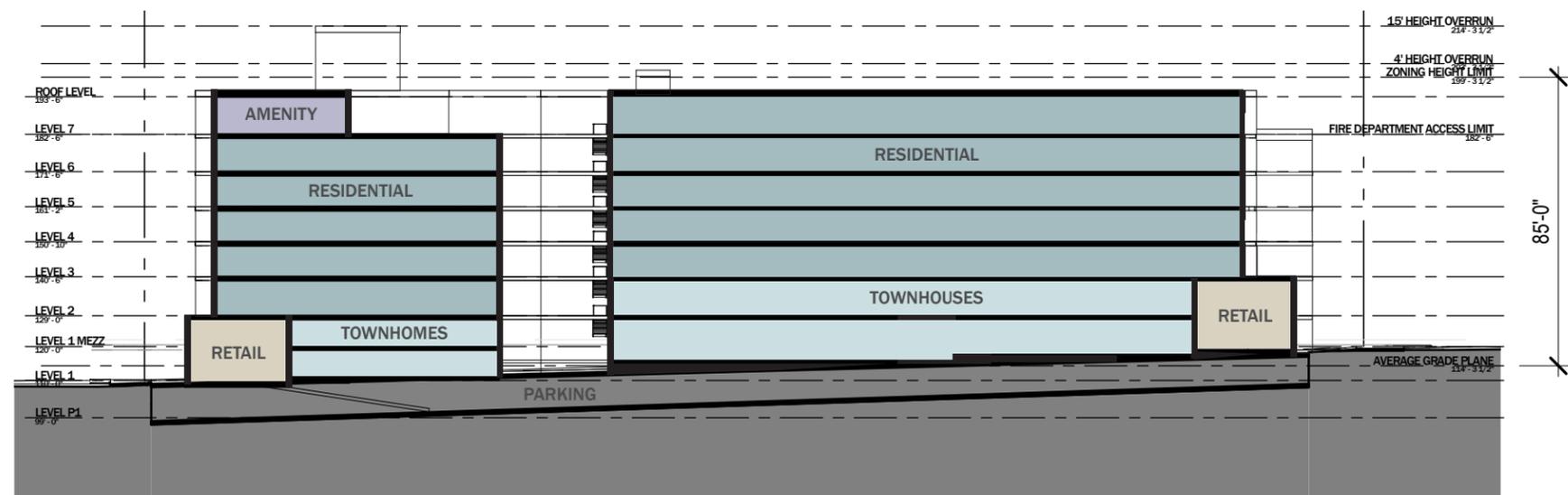
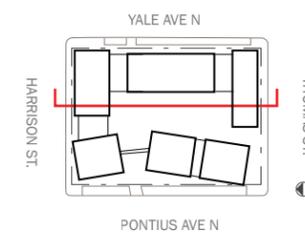
Section 1 (East-West)



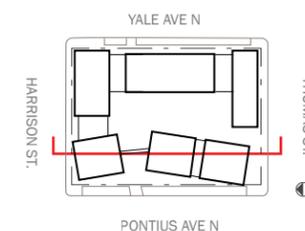
MASSING OPTION C | CONCAVE - PREFERRED



Section 4 (North-South)



Section 3 (North-South)





CASCADE PARK

Perspective facing east toward Pontius Avenue N from Cascade Park



PONTIUS AVE N

THOMAS ST

Perspective facing southeast from the corner of Pontius and Harrison



THOMAS ST

Street-level perspective facing north from Alley 24 across Thomas Street



YALE AVE N

HARRISON ST

Street-level perspective facing southwest from the corner of Harrison and Yale

SUN STUDIES | OPTION C: CONCAVE - PREFERRED

EQUINOX

9 am



12 pm



3 pm



SUMMER SOLSTICE

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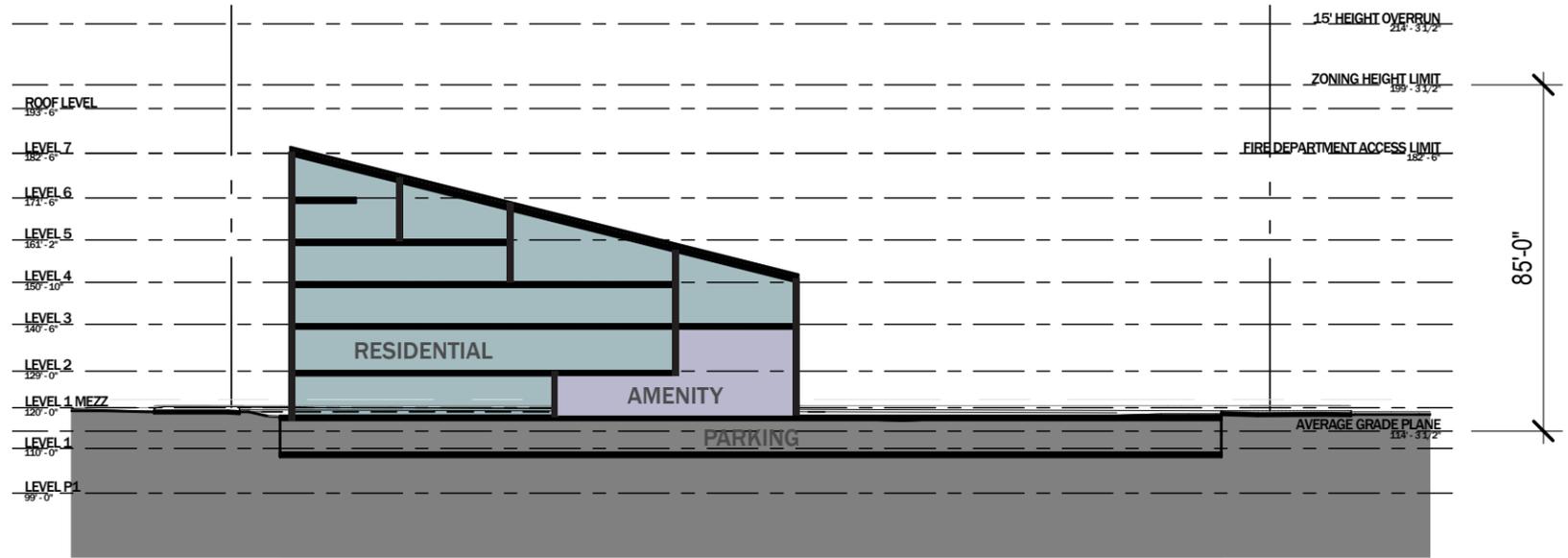




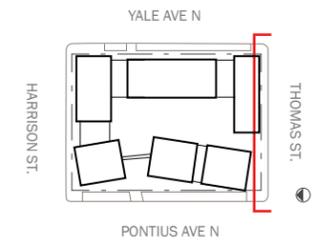
Street-level perspective facing north from Alley 24 across Thomas Street



Perspective facing southeast from the corner of Pontius and Harrison



Section 1 (East-West)



Aerial view looking Northeast



Aerial view looking Southeast



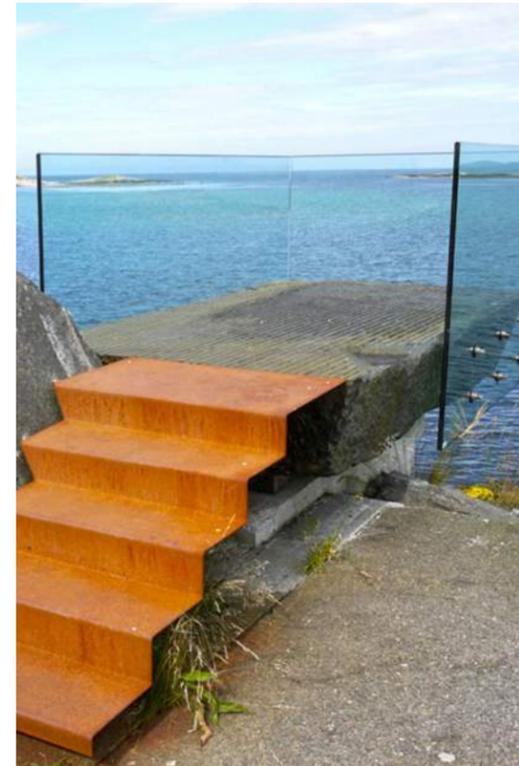
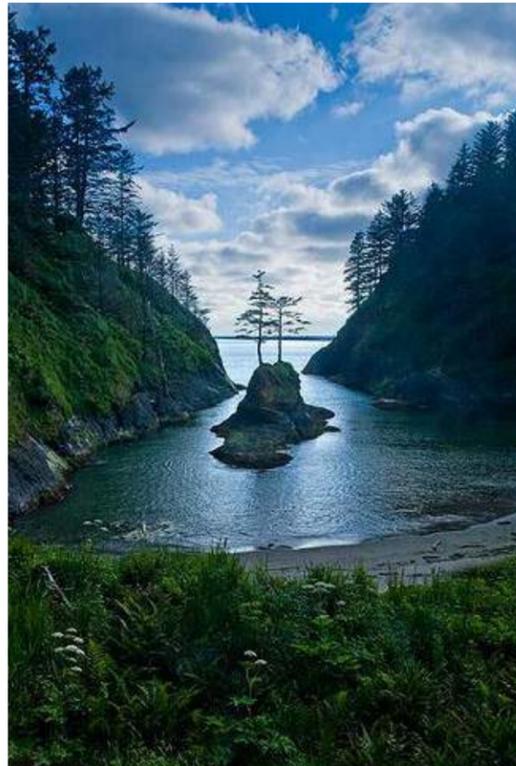
Aerial view looking Northwest



Aerial view looking Southwest

LANDSCAPE INSPIRATION

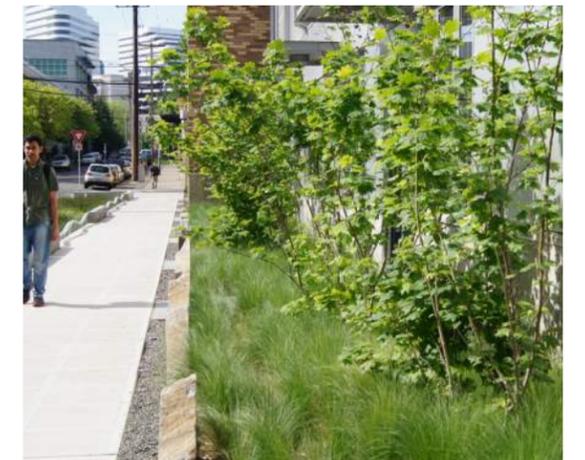
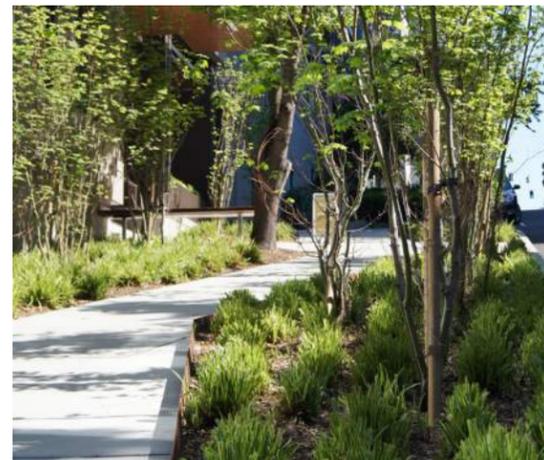
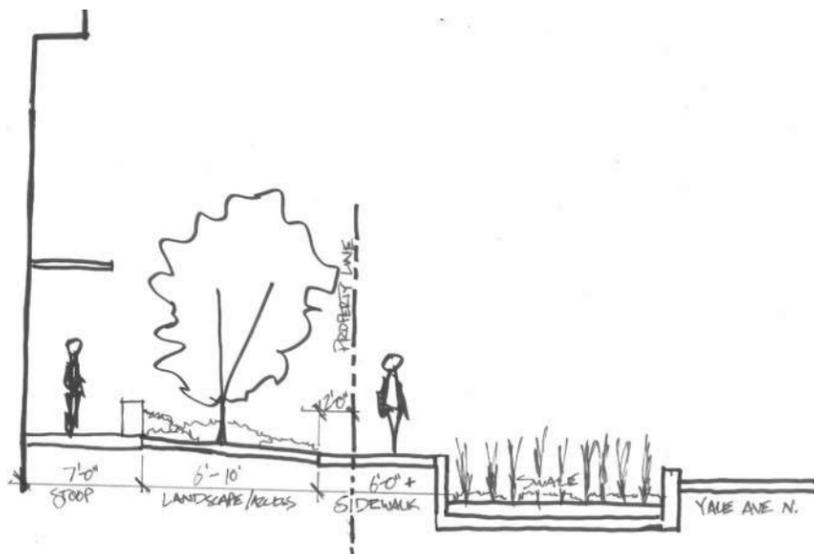
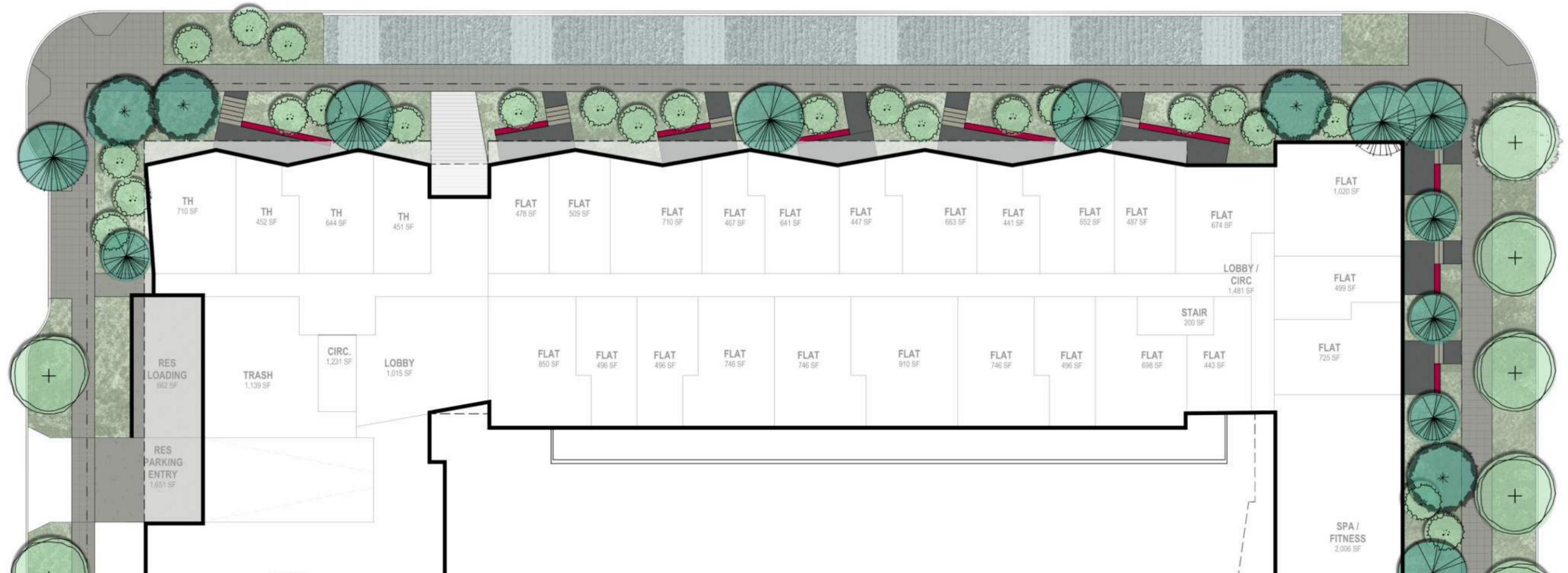
SAN JUAN ISLANDS

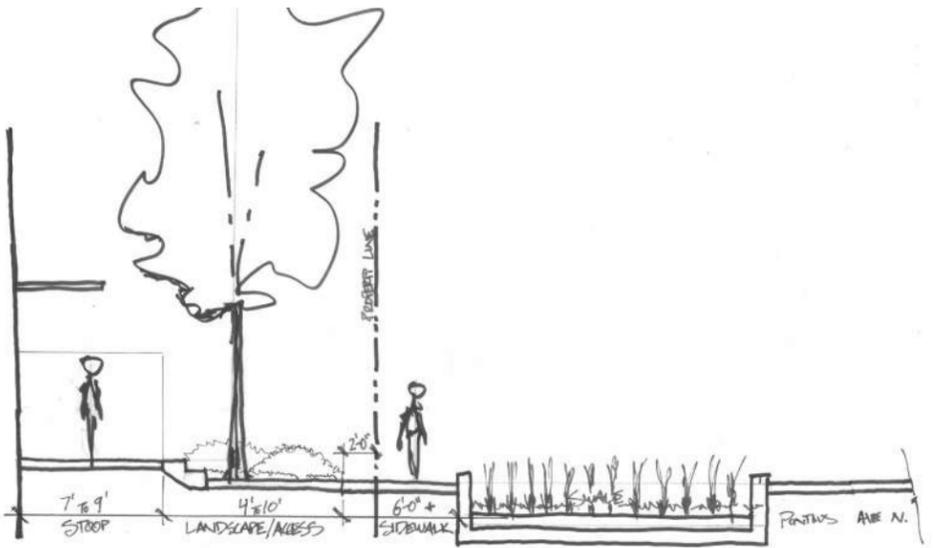
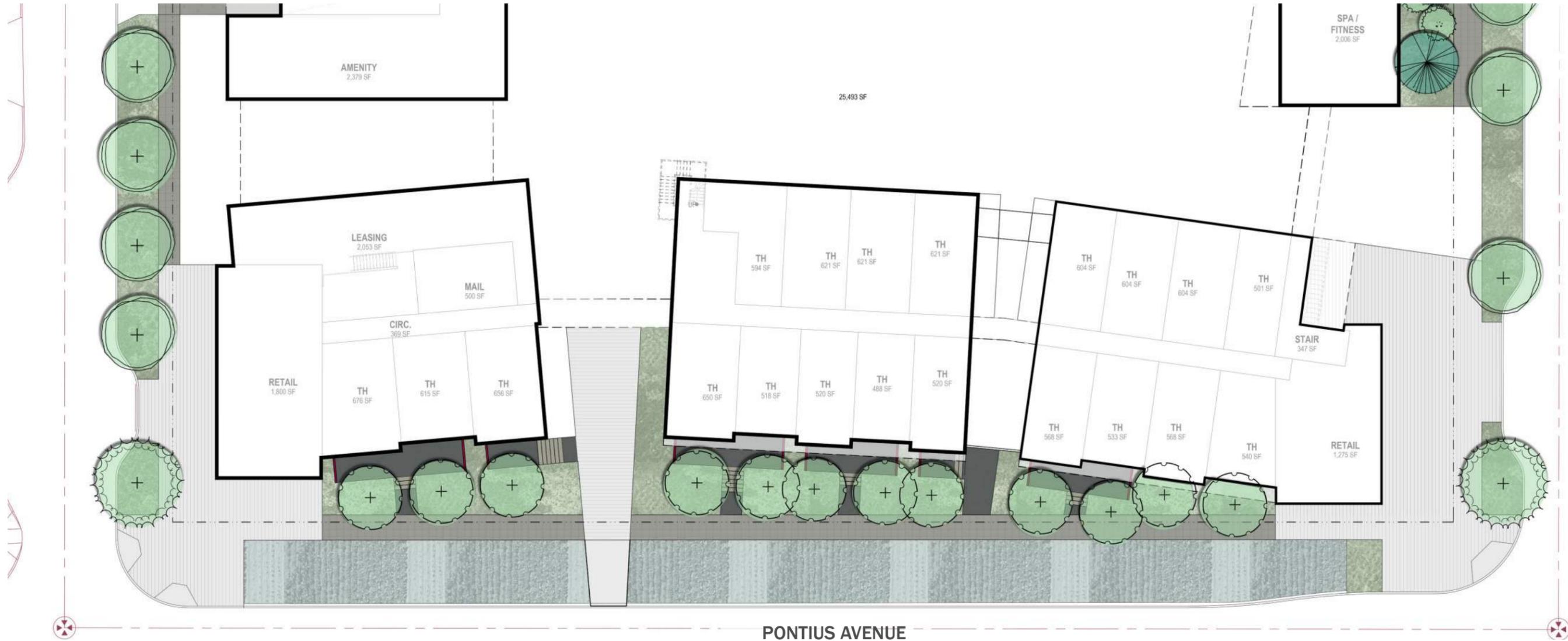




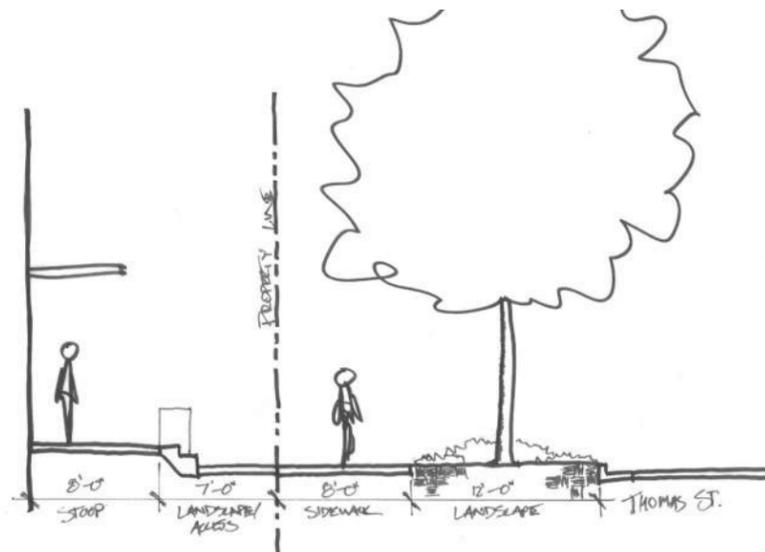
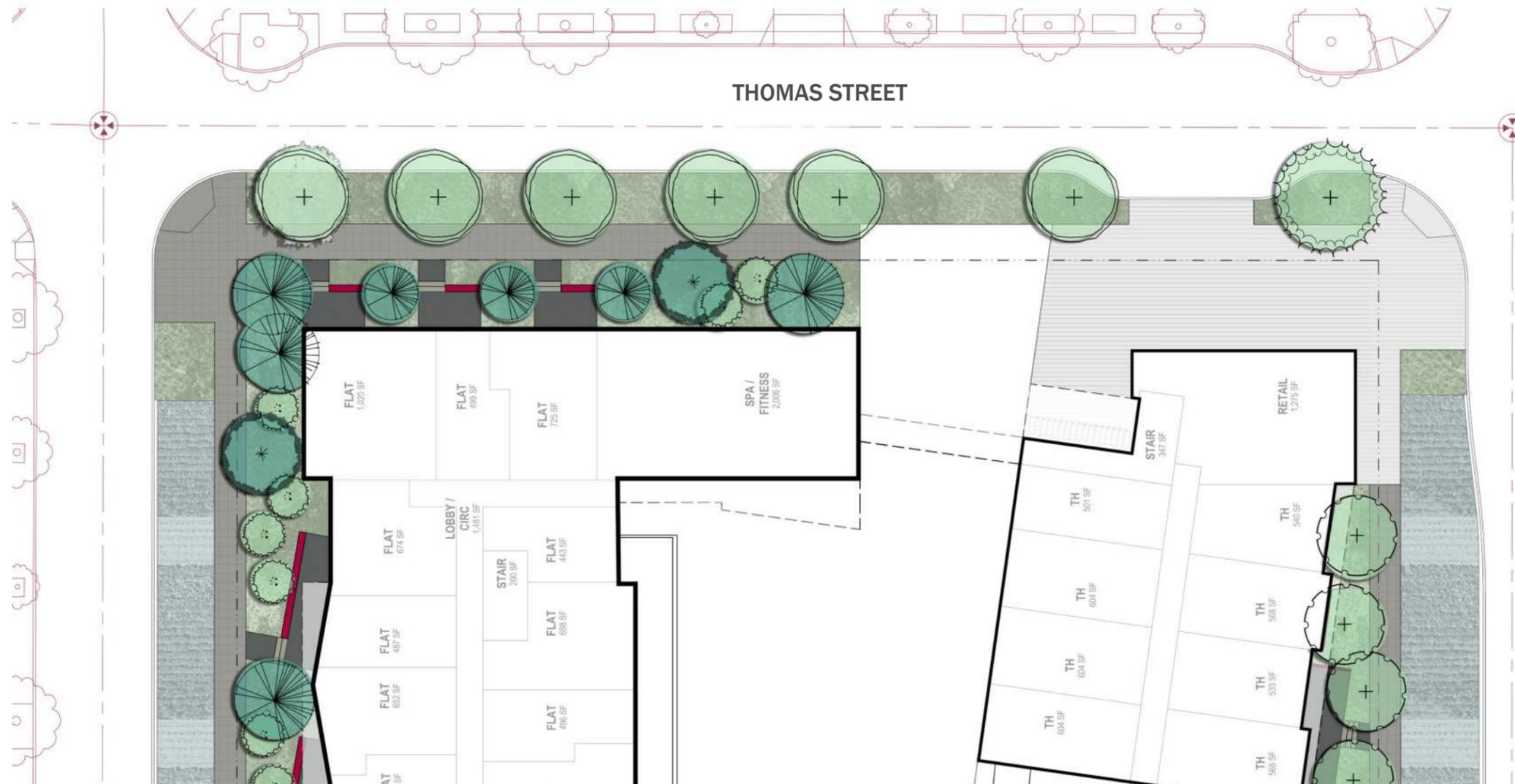
- PRIVATE OPEN
- PUBLIC OPEN
- GREEN
- GATHERING
- CIRCULATION/PAUSE

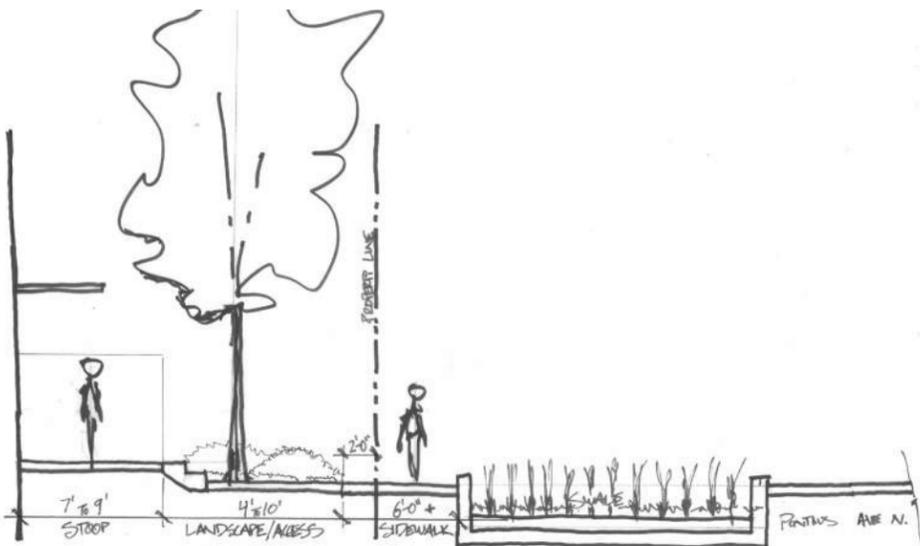
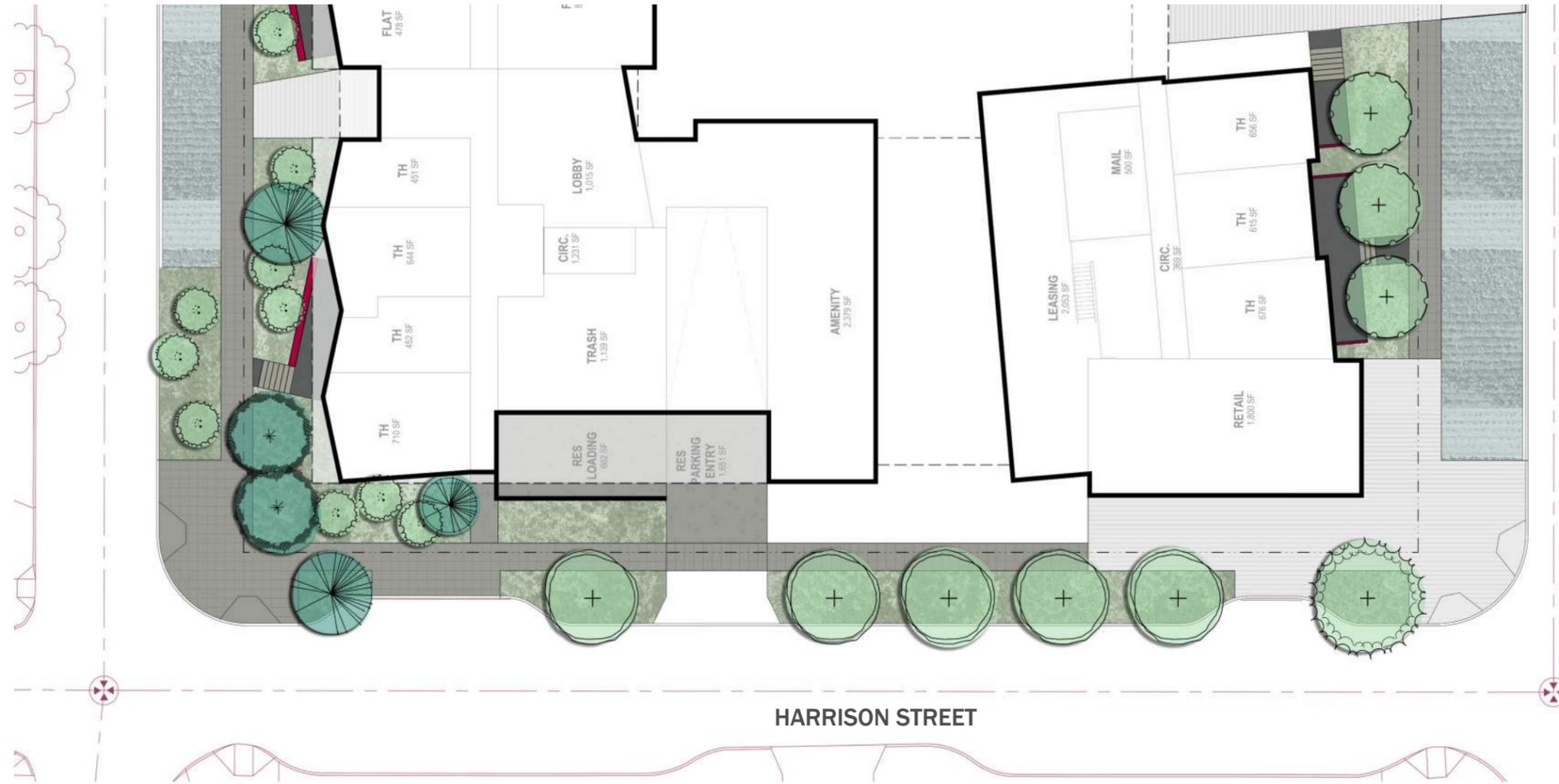
YALE AVENUE





LANDSCAPE CONCEPT: THOMAS STREET

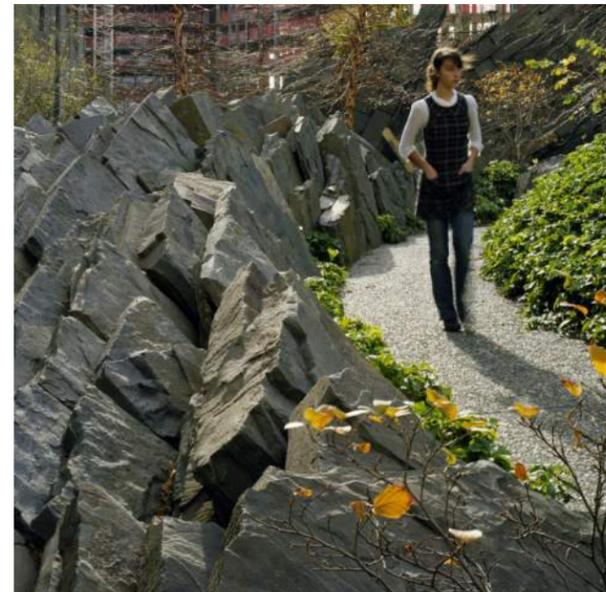




LANDSCAPE CONCEPT: COURTYARD

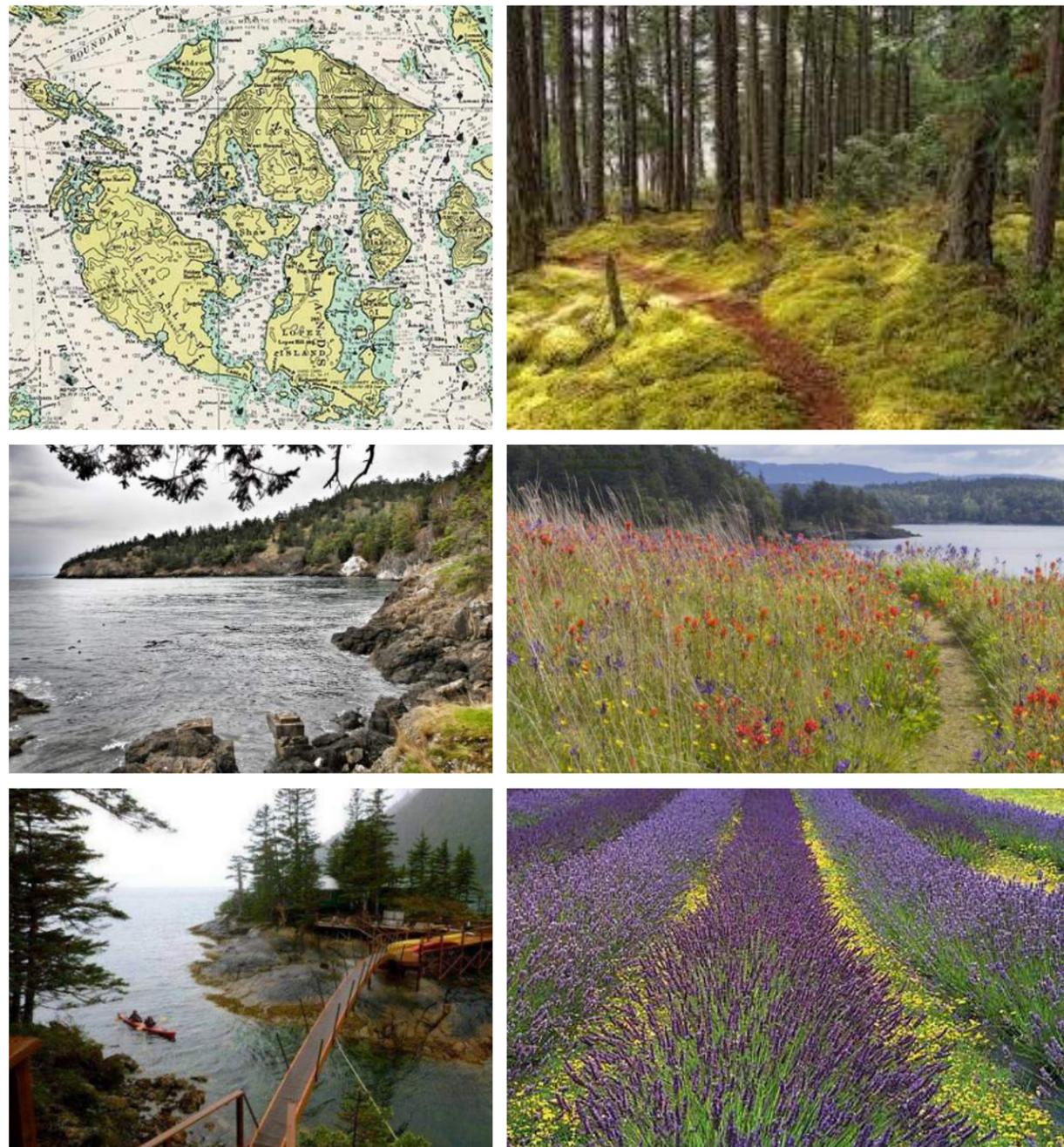


LANDSCAPE CONCEPT: COURTYARD



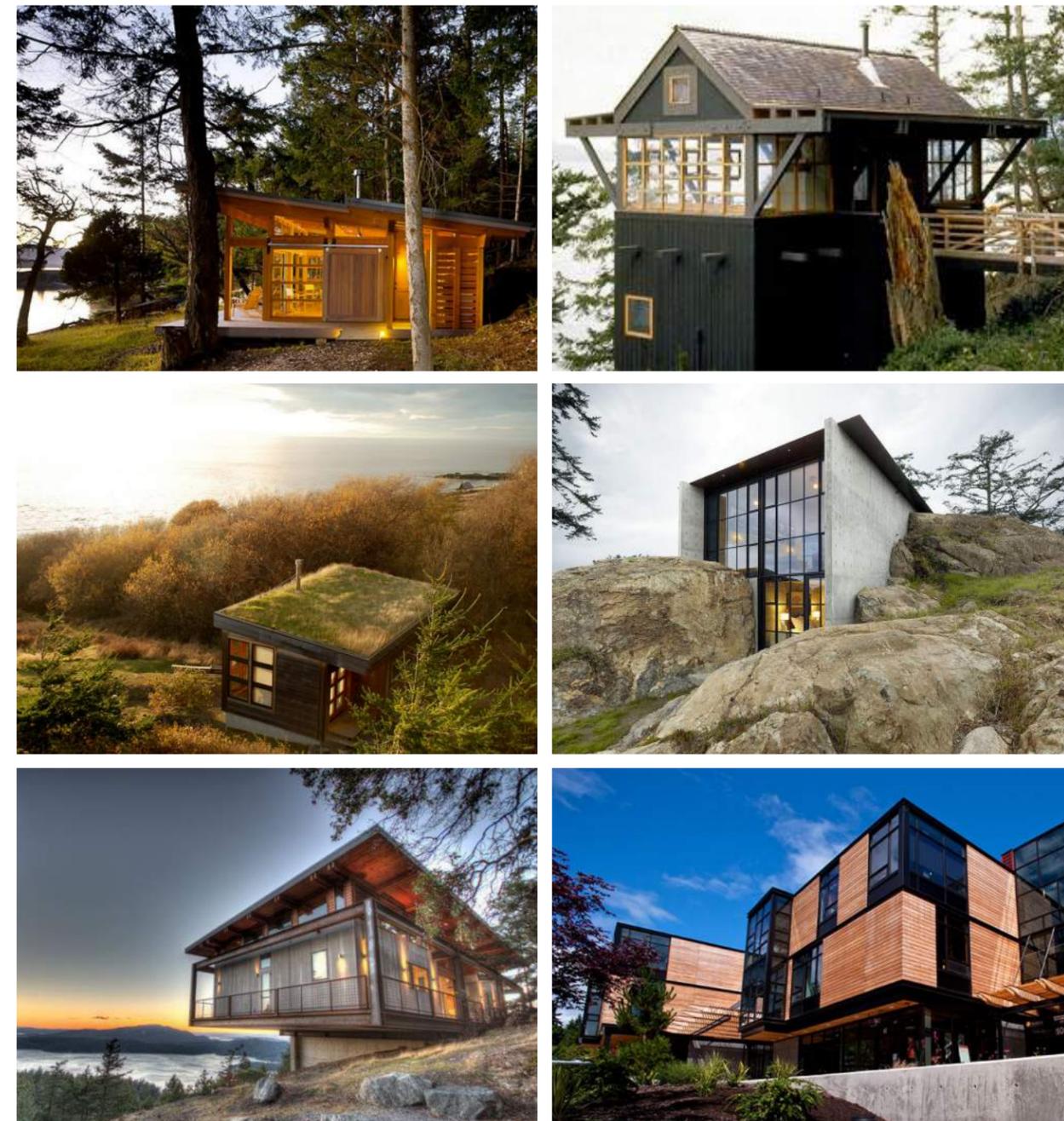
ARCHITECTURAL INSPIRATION + CHARACTER

SAN JUAN ISLANDS - RANGE OF ECOSYSTEMS



Clockwise from top left:  
 NAUTICAL MAP OF ISLANDS  
 DOUGLAS FIR FOREST: San Juan Island - Photo by Joe Roccio  
 NATIVE GRASSES & WILDFLOWERS: Yellow Island - Photo by Kim Kafton  
 LAVENDER FIELD, San Juan Island - Photo by Pelindaba Lavender Farms  
 ROCK OUTCROPPING, San Juan Island - Photo by Everyone's Travel Club  
 ROCKY SHORELINE - Photo credit unknown

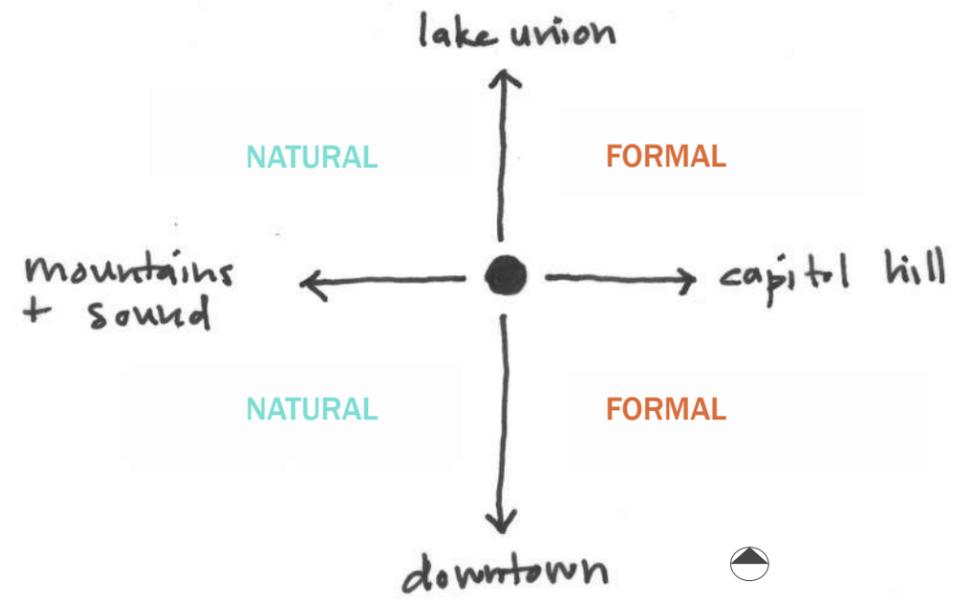
NORTHWEST REGIONALISM - SIMPLE FORMS + AUTHENTIC MATERIALITY



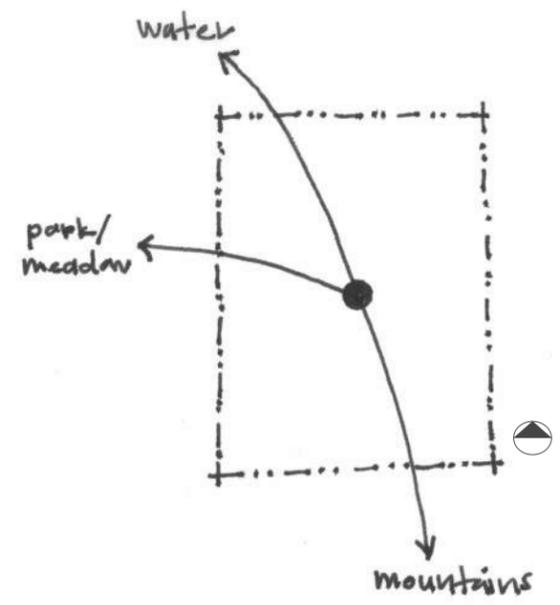
Clockwise from top left:  
 GULF ISLAND CABIN, OSBURN CLARKE: Gulf Island, BC - Photo by Osburn Clarke Productions, Inc.  
 NOVOTNY CABIN, MILLER HULL: Decatur Island, WA - Photo by Miller Hull  
 PIERRE HOUSE, OLSON KUNDIG: San Juan Island, WA - Photo by Olson Kundig  
 AVALARA BUILDING, COATES DESIGN: Bainbridge Island, WA - Photo by David Cohen  
 BUCK MOUNTAIN CABIN, INDIGO ARCHITECTURE: Orcas Island, WA - Photo by The Week.com  
 EAGLE POINT CABIN, PRENTISS ARCHITECTS: San Juan Island, WA - Photo by Prentiss Architects

GUIDING CONCEPTS

“COMPASS” ORIENTATION INFORMS ARCHITECTURAL CHARACTER



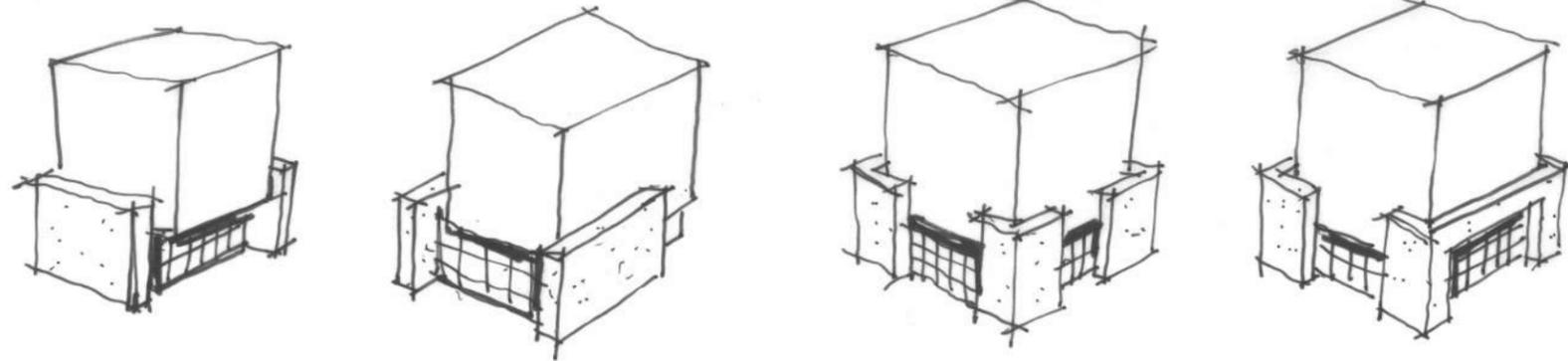
ECOLOGIC ZONES INFLUENCE BUILDING/GROUND RELATIONSHIP



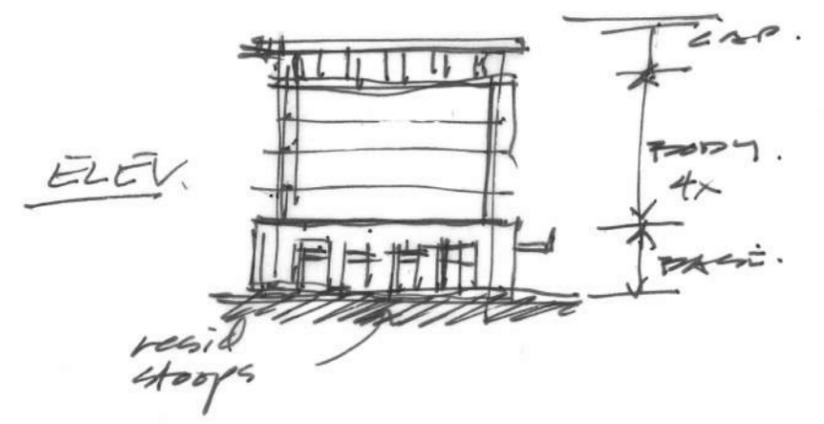
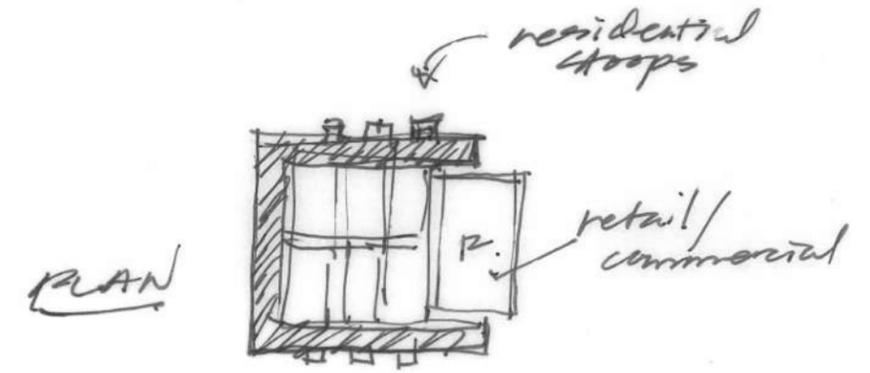
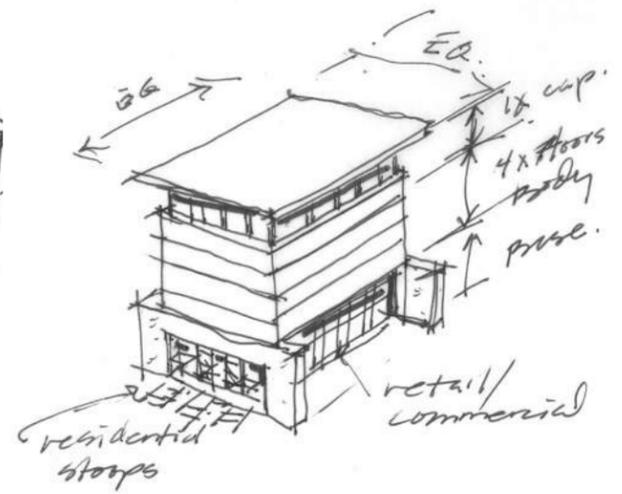
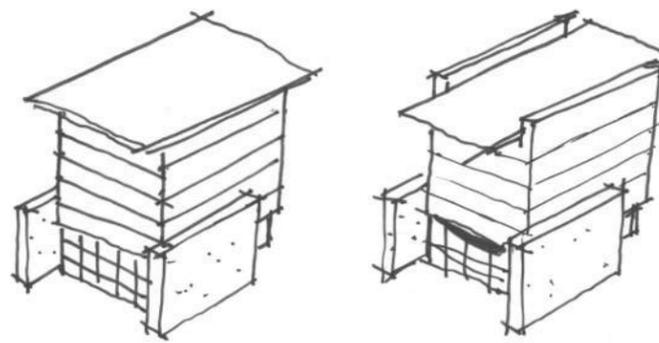
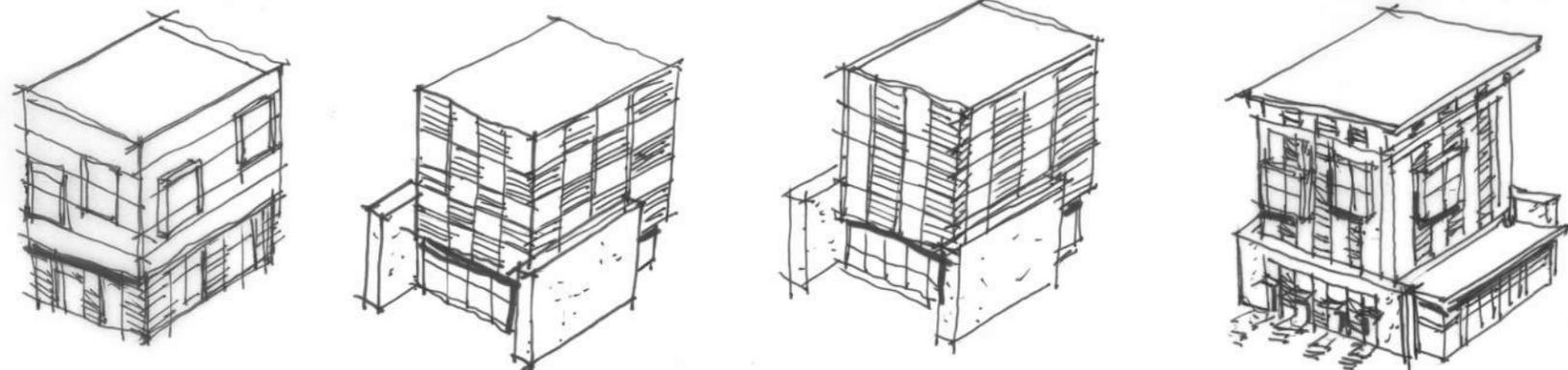
Clockwise from top left:  
 ARCTIA SHIPPING HEADQUARTERS, K2S ARCHITECTS: Katajanokka, Finland - Photo by Mika Huisman  
 MILLBROOK HOUSE, THOMAS PHIFER & PARTNERS: Millbrook, NY - Photo by Scott Frances  
 ENDÉMICO RESGUARDO SILVESTRE, GRACIA STUDIO: Valle de Guadalupe, Mexico - Photo by Gracia Studio  
 BOATHOUSE, TYIN TEGNESTUE: More og Romsdal, Norway - Photo by Pasi Aalto  
 FLAGG MOUNTAIN CABIN, TOM KUNDIG: Mazama, WA - Photo by Bill Pope  
 GOVERNMENT CANYON VISITORS CENTER, LAKE FLATO: San Antonio, TX - Photo by Chris Cooper

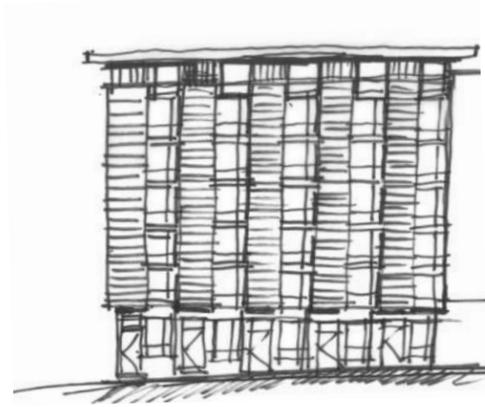
DESIGN STUDIES

GROUND LEVEL FORM STUDIES

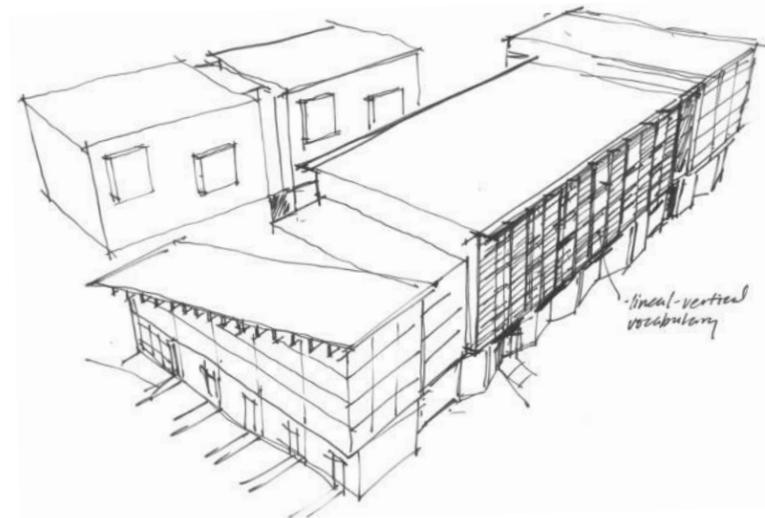
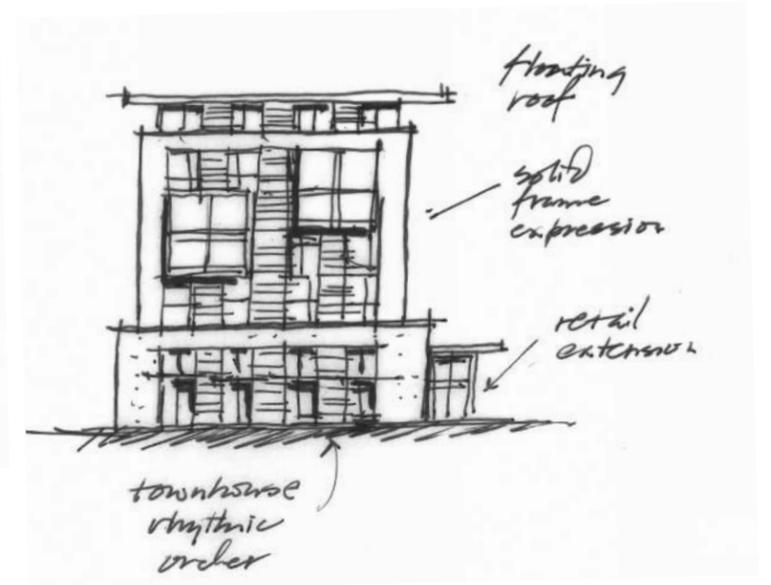
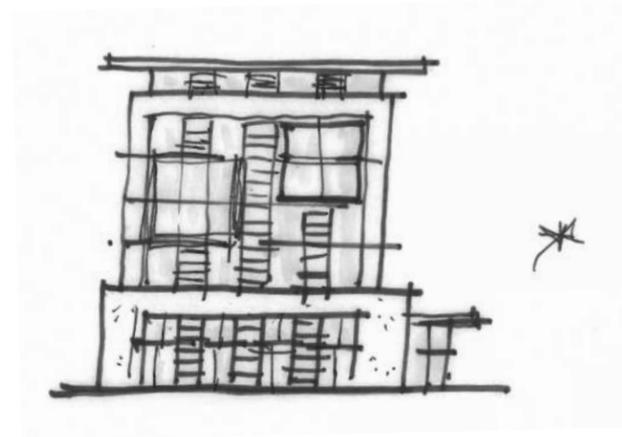
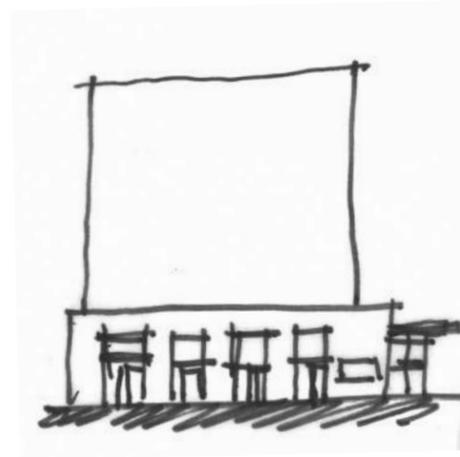


ARCHITECTURAL SKIN STUDIES

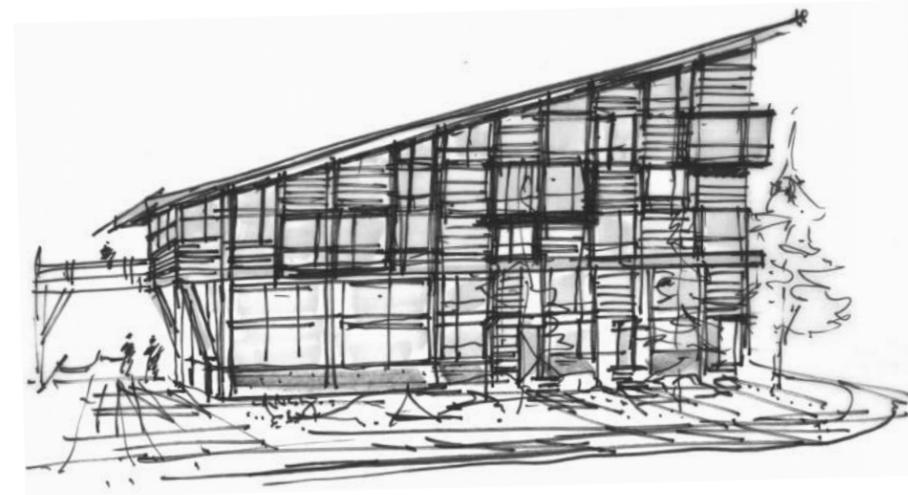




FORM + SKIN STUDIES



SOUTHEAST STUDY



SOUTH BUILDING CHARACTER STUDY



SITE SECTION CONCEPT

EARLY REGIONAL MODERNISM EXAMPLES - PAUL HAYDEN KIRK



*Clockwise from top left:*

**DOWELL RESIDENCE, PAUL HAYDEN KIRK: Seattle, WA - Photo by EK Group**

**MAGNOLIA BRANCH LIBRARY, PAUL HAYDEN KIRK: Seattle, WA - Photo by SHKS Architects**

**HALD HOME, PAUL HAYDEN KIRK: Seattle, WA - Photo by the Seattle Times**

**PRIVATE RESIDENCE, PAUL HAYDEN KIRK: Seattle, WA - Photo credit unknown**

**MADISON PARK HOME, PAUL HAYDEN KIRK: Seattle, WA - Photo by Coop15**

# ANTICIPATED SUSTAINABLE MEASURES

## WATER:

- REDUCE WATER CONSUMPTION ON SITE: NATIVE LANDSCAPING REQUIRES MINIMAL MAINTENANCE
- NATURAL FILTRATION: PERMEABLE PAVING & AMPLE LANDSCAPING
- RAINWATER CAPTURE AND REUSE: INTEGRATED RAINWATER HARVESTING SYSTEM WILL BE EVALUATED
- SWALE ON YALE PROJECT: BIOSWALES ON YALE & PONTIUS

## ENERGY:

- NATURAL DAYLIGHTING: MAXIMIZE DAYLIGHTING TO UNITS WITHIN COURTYARD THROUGH BUILDING MASSING
- PASSIVE VENTILATION: LARGE OPERABLE WINDOWS
- EFFICIENT WINDOWS AND SHADES: HIGH PERFORMANCE WINDOWS & SUNSHADES THROUGHOUT BUILDING

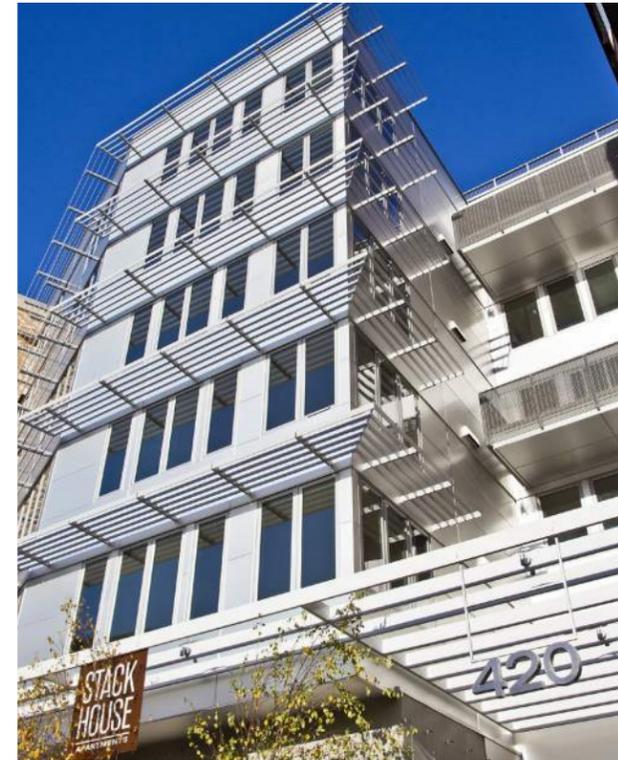
## COMMUNITY:

- EXTERIOR GREEN SPACE: MULTIPLE LANDSCAPED ROOF DECKS & LARGE SHARED COURTYARD SPACE
- GATHERING AREAS: ROOF DECK AMENITIES, CENTRAL COURTYARD, GROUND LEVEL COMMUNITY HUB
- UNDERGROUND PARKING: ALLOWS GROUND LEVEL TO BE DEVOTED TO COMMUNITY SPACE INSTEAD OF CARS

GREENHOUSE & STACKHOUSE PROJECTS : Seattle, WA  
Runberg Architecture Group



Swale natural filtration (above three)



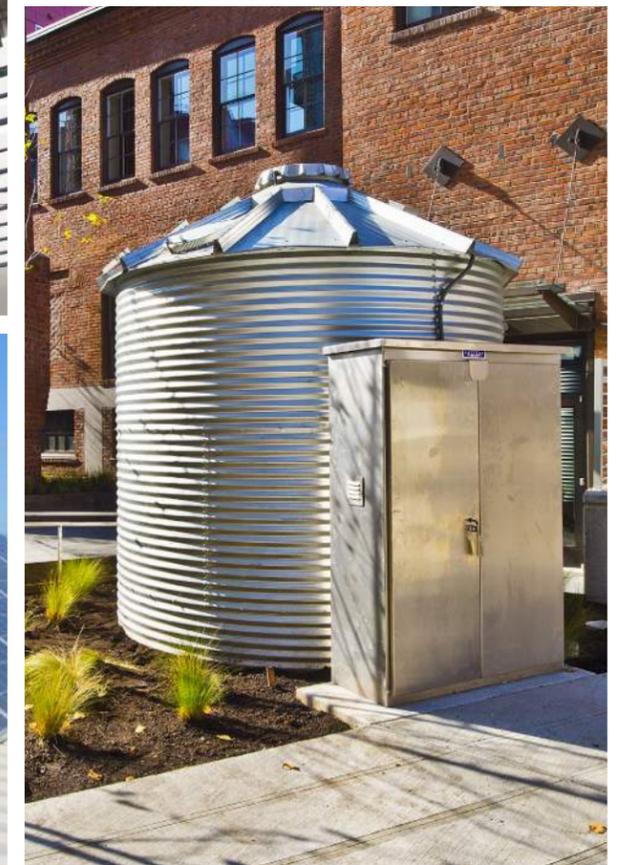
Living wall system



Photovoltaic panels



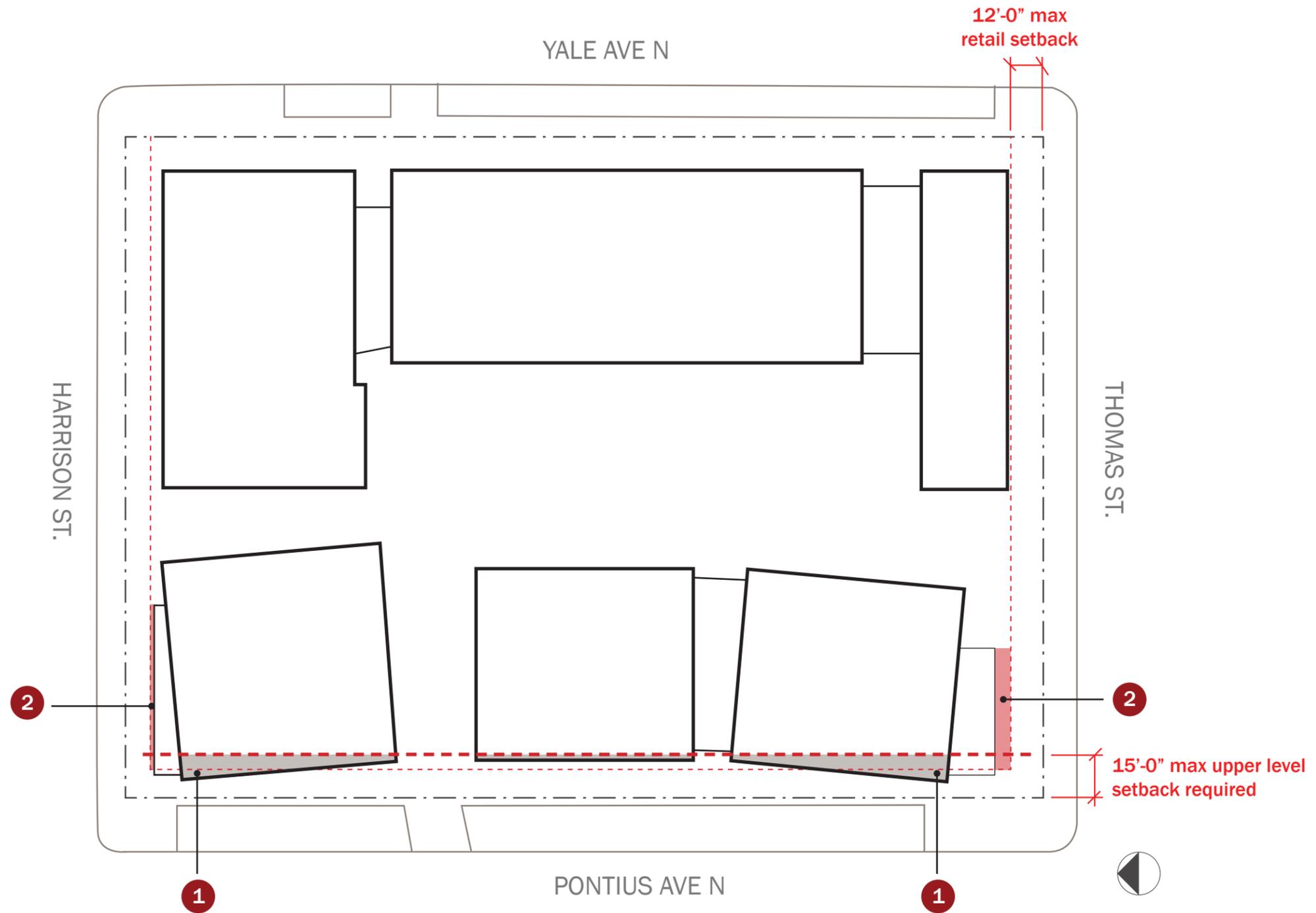
Green roof & urban agriculture



Rainwater storage cistern



PREFERRED OPTION (ANTICIPATED DEPARTURES)



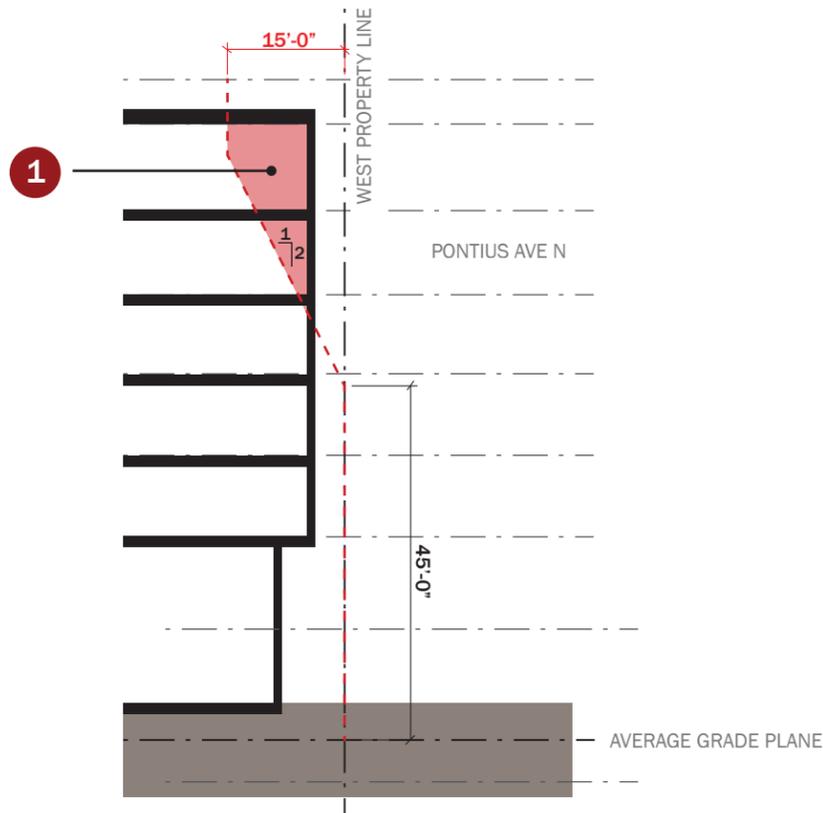
1

A departure may be requested to fall within the upper level setback for a portion of the structure above 45' as required by 23.48.012.A.1 & 2 - Upper level setback requirements.

Any portion of a structure greater than 45 feet in height is required to set back from a lot line abutting a street.

A setback of 1 foot for every 2 addition feet of height is required for an 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.

Approximately 250' of facade length along Pontius Ave N falls within the required setback from the lot line.



2

A departure may be requested to exceed the maximum 12' setback permitted by 23.48.014.A.3.b General Facade Requirements.

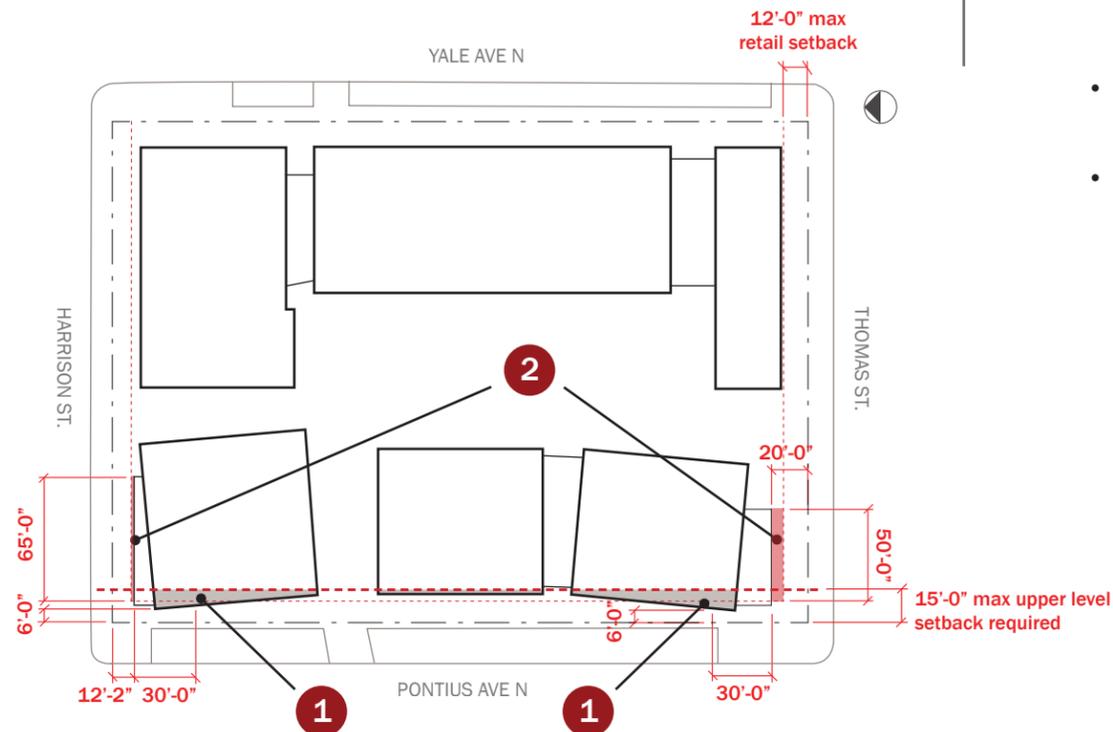
65' + 50' = 115' of total retail facade length along Harrison Street and Thomas Street exceeds the 12' setback.

Retail frontage = 175'  
30% of facade may exceed the 12' maximum setback (=52' 6")

115'/175' = 66% of retail facade requested to exceed 12' max setback

or

additional 62' 6" of facade length



**JUSTIFICATION:**

These proposed departures are related to one another - the proposed massing and setbacks achieve the following design goals:

- Maximize daylight to the courtyard (CS1.I: Responding to Site Characteristics)
- Create better ground-related housing with an increased landscape setback (CS2.B: Adjacent Sites, Streets, and Open Spaces & PL3.III: Transition Between Residence and Street)
- Provide opportunities for enhanced outdoor uses adjacent to the proposed retail spaces to activate the street (CS2.B: Adjacent Sites, Streets, and Open Spaces & DC1.A: Arrangement of Interior Uses)
- Provide opportunities for significant tree canopy for adjacent green streets - this is especially important because of the lack of trees along the Pontius and Yale Avenue swales (CS2.B: Adjacent Sites, Streets, and Open Spaces & DC3.I: Landscaping to Reinforce Design Continuity with Adjacent Sites)
- Establishes a clear architectural expression (CS2.I: Responding to Site Characteristics)
- Exceeds required setbacks in other areas - Yale Street and lower levels (CS2.B: Adjacent Sites, Streets, and Open Spaces & DC3.I: Landscaping to Reinforce Design Continuity with Adjacent Sites)