

BLOCK
11

1255 HARRISON STREET

DESIGN RECOMMENDATION MEETING | MUP #3019339

WEST DESIGN REVIEW BOARD MEETING - 6:30PM, DECEMBER 16, 2016



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PROJECT DATA AND SITE ORIENTATION

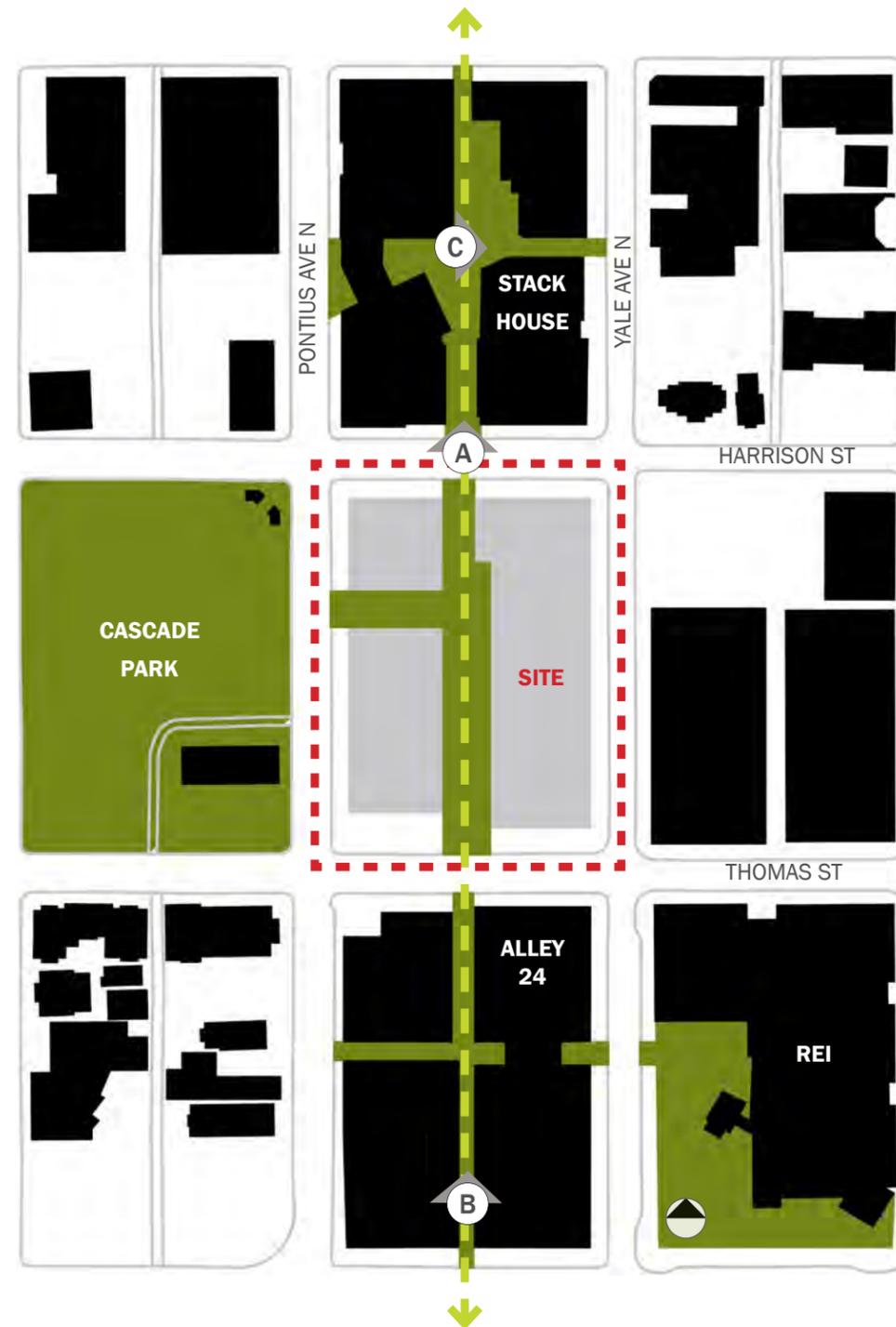
1255 HARRISON STREET

PROJECT DATA OVERVIEW

- MIXED-USE PROJECT PROVIDING RETAIL OPPORTUNITIES AND HOUSING FOR THE CASCADE NEIGHBORHOOD
- 385 RESIDENTIAL UNITS
- 3,143 SQUARE FEET OF RETAIL AREA
- 33,345 SQUARE FEET OF RESIDENTIAL AMENITY
- 454 STRUCTURED PARKING STALLS IN BELOW-GRADE GARAGE
- ENHANCED PEDESTRIAN REALM, ENLARGED SIDEWALKS AND CURB BULBS
- TARGETING LEED GOLD (MINIMUM)

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.



STACK HOUSE ALLEY - Looking northeast



ALLEY 24 - Looking north down alley

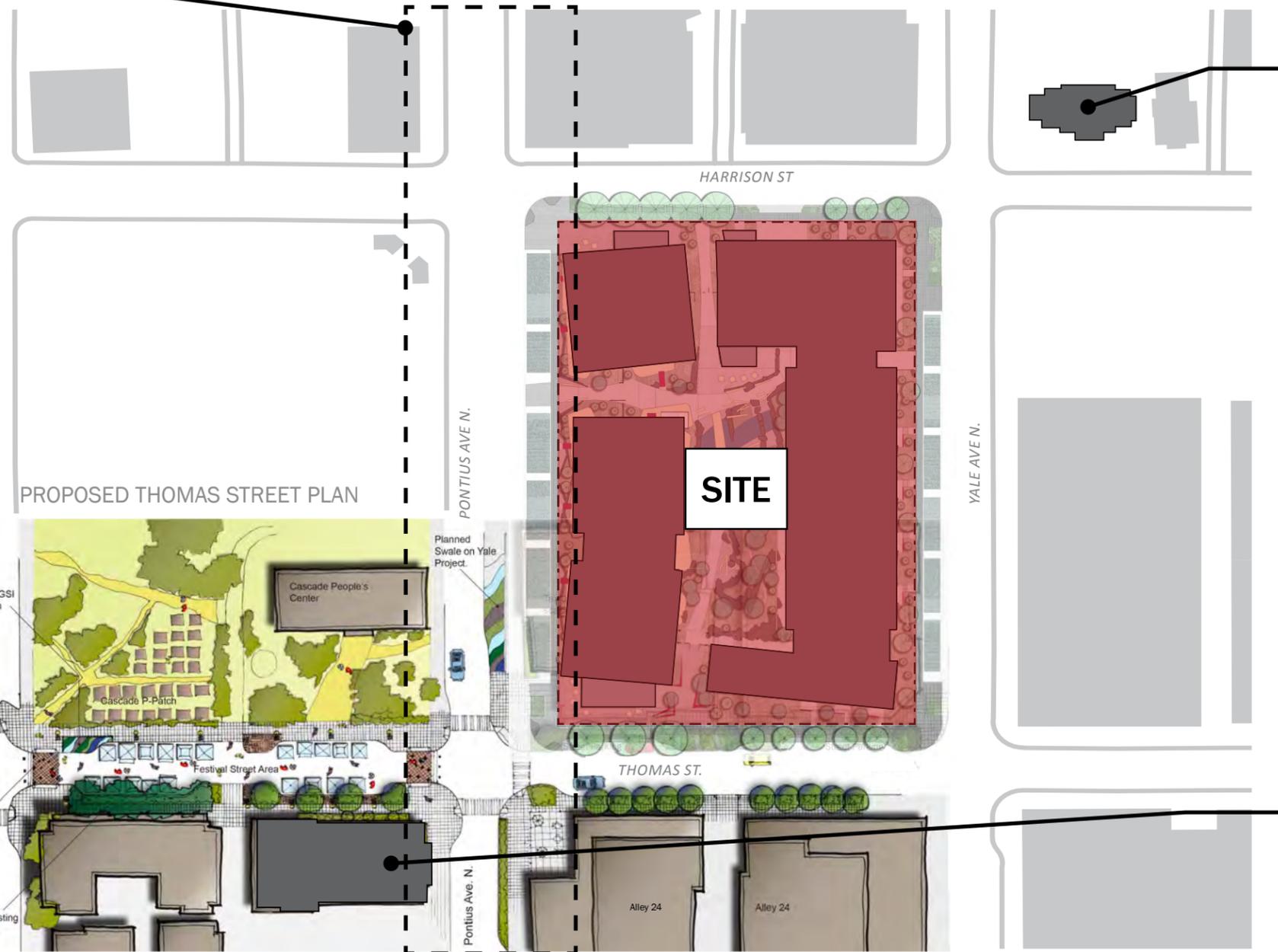
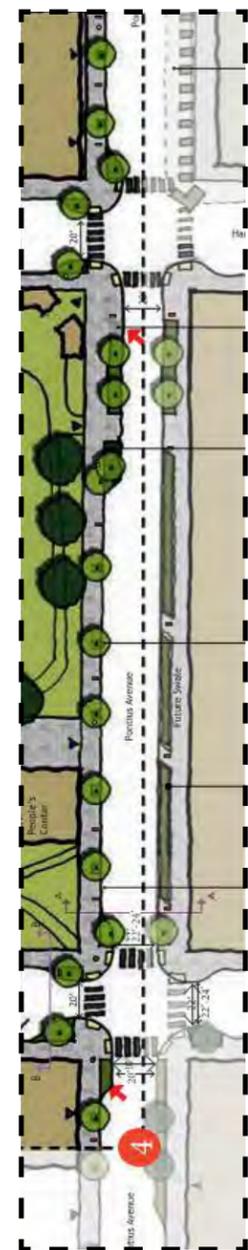


STACK HOUSE ALLEY - Looking east from alley

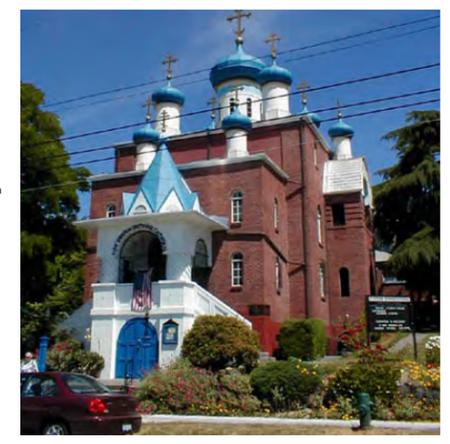


THOMAS STREET AND PONTIUS AVENUE N CONCEPT AND SURROUNDING LANDMARKS

PROPOSED PONTIUS AVE N PLAN



ST. SPIRIDON CHAPEL



IMMANUEL LUTHERAN CHURCH



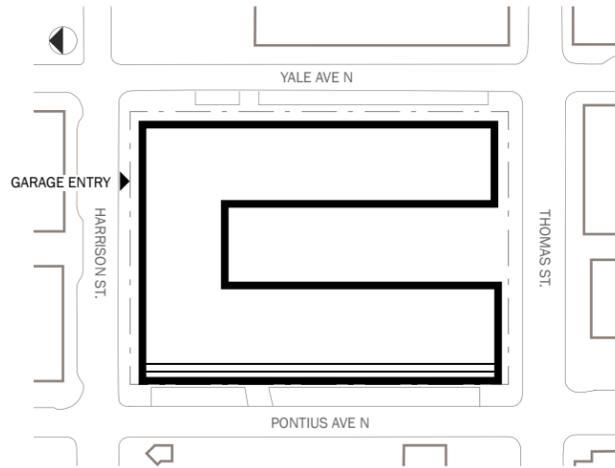
*Images from the "Thomas Green Street Concept Plans" prepared for the City of Seattle in 2013. 

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.

MASSING ALTERNATIVES PRESENTED AT EDG

OPTION A - CODE COMPLIANT



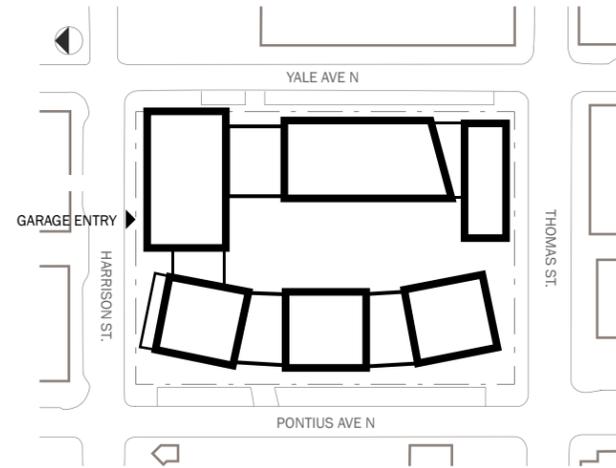
PROS:

- 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



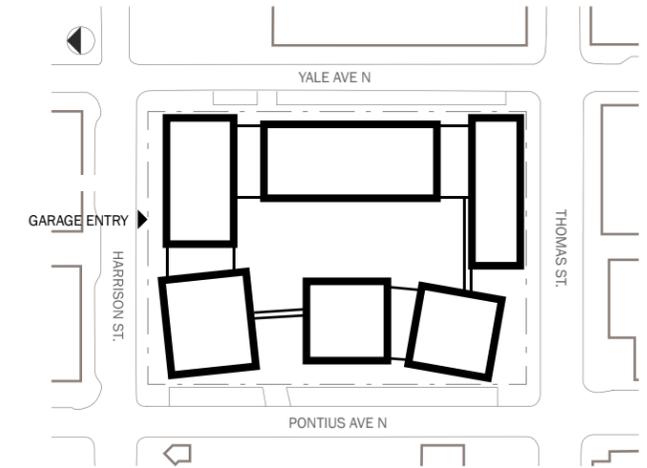
PROS:

- 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 - PREFERRED



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

APRIL 1, 2015 EARLY DESIGN GUIDANCE - KEY ISSUES



EDG OPTION C



EDG OPTION C ALTERNATE

- 1 URBAN PATTERN AND FORM**
 Use adjacent sites, streets, crossings, and Cascade Park to *make connections and reflect the neighborhood character*. Strengthen the most desirable South Lake Union forms and *reinforce community gateways*. Reinforce identified “heart locations” to build identifiable urban framework. Carefully design the northeast corner with *more sidewalk space* and a *gracious response* to Saint Spiridon. (CS1 SLU I, CS2 B, 1,2,3.CS2 SLU i.iii,iv.)
- 2 CONNECTIVITY**
 Enhance the proposed *open spaces* and add to public life by *creating networks of interaction* that are public, semi public and semi private project-wide. (PL1 A 1, 2; B1,3.SLU I, ii)
- 3 STREET-LEVEL INTERACTION**
 Create *strong relationships between buildings and the street*. Design for a sense of security and privacy. Create places where *residents may interact*. Design site entry, commercial and individual *entries that are well-articulated*, hierarchical and coordinated. (PL3 A4, B 1,2,4 SLU III i)
- 4 ARCHITECTURAL CONCEPT**
 The Board was supportive of the preferred alternative and directed the applicant to further develop the varied massing as shown in the preferred alternative. Continue to respond to neighboring churches by easing back the building and *providing more open space*, create a *design dialog between Cascade Park* and this proposal, create a *unified architectural composition to express the concept*, create human scale and use texture, color and surprise. (DC2 A,B,D,E)
- 5 OPEN SPACE CONCEPT AND EXTERIOR ELEMENTS AND FINISHES**
 Create a landscape that can serve many *purposes for residents, reflect the concept*, create community and relate to Cascade Park. Use high quality, durable building materials with a variety of texture and pattern. (DC3 SLU II; DC4 A)

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CS1-B SUNLIGHT AND NATURAL VENTILATION

GUIDANCE:

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

RESPONSE:

A south oriented courtyard maximizes solar exposure. Elevators and the west building open to the exterior reducing heating requirements.

Building placements including increased frontage setbacks minimizes shading impact on adjacent properties.

Landscaped setbacks on the south and west will provide shading for the building.



SOUTH LAKE UNION SUPPLEMENTAL GUIDANCE:

CS1-I RESPONDING TO SITE CHARACTERISTICS

GUIDANCE:

CS1-I.i. Sustainable Design: 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. Refer to the Leadership in Energy and Environmental Design* (LEED) manual which provides additional information



RESPONSE:

The project owner has high sustainability goals, as noted above the elevator placements reduces energy demand. The project also has significant landscape setbacks.

CS2-B ADJACENT SITES, STREETS, AND OPEN SPACES

GUIDANCE:

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

RESPONSE:

The site is located adjacent to a Heart Location in the Cascade neighborhood. The design relates to the park and pulls away from the orthogonal grid of the streets to create visual interest and a backdrop to the park.

There are many building and ground related housing entries on all project frontages. This “fine-grained” development pattern creates a strong sense of “connectedness” of the building to the city.



A generous landscape setback facing cascade park reinforces the park and the Pontius Ave N Green Street. Building massing (concave curve) and materiality (wood-toned cladding) provides a warm backdrop to the urban open space.

SOUTH LAKE UNION SUPPLEMENTAL GUIDANCE:

CS2-I RESPONDING TO SITE CHARACTERISTICS

GUIDANCE:

CS2-I.i. Views: 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 façade setbacks of the building to enhance opportunities for views.

CS2-I.iii. Gateways: 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. 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:

- a. Setbacks to allow for pedestrian friendly spaces;
- b. Signage;
- c. Landscaping;
- d. Artwork;
- e. Façade treatments.

CS2-I.iv. Heart Locations: Several areas have been identified as “heart locations.” Heart locations serve as the perceived center of commercial and social activity within the neighborhood. These locations provide anchors for the community as they have identity and give form to the neighborhood. Development at heart locations should enhance their central character through appropriate site planning and architecture. These sites have a high priority for improvements to the public realm. A new building’s primary entry and facade should respond to the heart location. Special street treatments are likely to occur and buildings will need to respond to these centers of commercial and social activity. Amenities to consider are: pedestrian lighting, public art, special paving, landscaping, additional public open space provided by curb bulbs and entry plazas. See full guidelines for Heart Locations.

RESPONSE:

Retail plazas and outdoor use areas are located at the northwest and southwest corners of the property. They provide “outlook” opportunities for the public to enjoy views to Cascade Park.

As noted above, the retail plazas are setback to allow for pedestrian friendly spaces. The project also has south, west, and north facing portals

connecting to the central courtyard, thus allowing passage through the block.



The adjacent Cascade Park and People's

Center is identified as a "Neighborhood Heart." As noted above, the retail uses at the corners, the landscape frontage, building massing and materiality, and pedestrian friendly lighting and design will all strengthen this Heart location.

PL1-A NETWORK OF OPEN SPACES

GUIDANCE:

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

RESPONSE:

The increased landscape setback at the south edge references the "forest-like" treatment of the REI entry (1 block southeast of this project). The courtyard and increased landscape frontages will also greatly enhance the sense of open space in the neighborhood.



See comments above for open spaces which will foster human interaction.

PL1-B WALKWAYS AND CONNECTIONS

GUIDANCE:

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

RESPONSE:

Multiple ground-related entries on all frontages and street facing stoops protected by deep landscape and setbacks reinforce the pedestrian infrastructure while providing a sense of hierarchy as spaces transition from public to private.



The project courtyard entries are celebrated with unique portals at the North, South, and West sides of the building creating a richly detailed space and enlivening the public realm.

SOUTH LAKE UNION SUPPLEMENTAL GUIDANCE:

PL1-I HUMAN ACTIVITY

GUIDANCE:

PL1-I-ii. Pedestrian Network: 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.

RESPONSE:

The pedestrian R.O.W. includes all updated sidewalks, street trees and planting strip where able, increased lighting levels, and openings to adjacent through-block pathways. The SPU Swale



Project will enhance the pedestrian environment on the Yale Ave N. and Pontius Ave N. edges, and continue the pedestrian network created by the Swale project 1 block north at Stack House.

PL3-A ENTRIES

GUIDANCE:

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

RESPONSE:

As noted above, each entry portal is uniquely designed with paving, lighting, entry gate structure, and landscaping.



PL3-B RESIDENTIAL EDGES

GUIDANCE:

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

RESPONSE:

The substantial landscape setback and grade change from the sidewalk to residential entries allows for the creation of transitional design from public to semi-public to private.

All ground-related units will be well lit. The strong transitional design will privatize the residential facades.



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Interaction can occur along the public sidewalks adjacent to the building entries, along the Swales on either Yale Ave N. or Pontius Ave N., the bridge elements on the Pontius Ave N. that acts as an outdoor “living room” similar to that on the Stack House (1 block north) development, or at either of the public plazas that are on the southwest and northwest corners of the project.

SOUTH LAKE UNION SUPPLEMENTAL GUIDANCE:

PL3-II HUMAN ACTIVITY

GUIDANCE:

PL3-II-ii. Active Facades: Design facades to encourage activity to spill out from business onto the sidewalk, and vice-versa.

RESPONSE:

The two retail components have large operable doors to encourage spill out into the adjacent public plazas and sidewalks.

SOUTH LAKE UNION SUPPLEMENTAL GUIDANCE:

PL3-III TRANSITION BETWEEN RESIDENCE AND STREET

GUIDANCE:

PL3-III-i. Residential Entries: 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:

Various types of residential entries are located at the street level. Several main building entries are located and uniquely articulated. Ground-related stoop entries for



individual apartment and townhouse units are accessed from an individual or shared path through a landscape buffer.

DC2-A MASSING

GUIDANCE:

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

RESPONSE:

Strong massing resolution includes landscaped setbacks, building form embracing the park, and large central south-facing courtyard. The massing is broken up on each façade by variation in the scale, depth of materials, and by actual separation of the building(s) in some locations along the various street-facing facades.



DC2-B ARCHITECTURAL AND FACADE COMPOSITION

GUIDANCE:

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

RESPONSE:

The building massing and façade design varies in form and expression in order to respond to the context and develop a more fine-grained versus block sized project.

The westerly building is responsive to the park with its setbacks and concave form. It is further scaled into three discrete “Northwest cabin” forms.

The southerly building with its sloping green roof lets more light into the courtyard. Its iconic form marks the south plaza and main courtyard entry. The north and easterly portion of the project is related to the verticality of the “forest” concept and the façade is designed to be expressive related to the north-south movement of the I-5 corridor.

All portions of the building are designed to relate to the ground plane and pedestrian experience through change of materials and details.

DC2-C SECONDARY ARCHITECTURAL FEATURES

GUIDANCE:

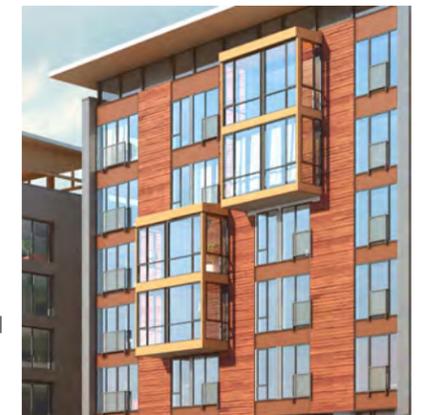
DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

RESPONSE:

Balconies, bays, and canopies have been integrated into the design to help create depth and visual interest, as well as for the functional aspects they provide residents. Retail areas are highly glazed with overhanging canopy structures.





DC2-A, DC2-B, DC2-D, DC2-E, DC2-D: Aerial View showing the west facade of the building along Pontius Avenue North.

There are several “dual-purpose” elements on the project, including the south portal gate/bridge, the west portal bridges/covered walks, and retail canopies that help support green roofs.

The design team has been inspired by the heavily planted courtyard at REI, the Swale at the west and east edges of the Stack House project, the openness of Cascade Park, and various other Northwest style “wood-look” buildings in the Cascade Neighborhood.

DC2-D SCALE AND TEXTURE

GUIDANCE:

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

RESPONSE:

The project incorporates human scale massing at the lower levels, including separately articulated retail spaces at the southwest and northwest corners.

Various building articulations and material changes are expressed. There is a “fine-grained” and highly textured façade especially at the lower pedestrian environment levels containing various materials, depth and angle changes.

DC2-E FORM AND FUNCTION

GUIDANCE:

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

RESPONSE:

The buildings mainly contain residential uses, expressed with balconies and bays. The ground level residential is mainly non-orthogonal to the street thus supporting the transition from public to private. The retail spaces and building office elements are uniquely detailed and are orthogonal to the street.



SOUTH LAKE UNION SUPPLEMENTAL GUIDANCE:

DC2-I ARCHITECTURAL CONCEPT AND CONSISTENCY

GUIDANCE:

DC2-I-i. Roofscape Design: 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.

RESPONSE:

The northwest roof is designed as a common area and deck for residents and an overlook to the city and lake. The west roofs support the northwest regional motif facing cascade park. The northeast roofs are planned to support urban agriculture and potential PV array. The south roof will be a green roof that can be viewed from the plaza and park.



SOUTH LAKE UNION SUPPLEMENTAL GUIDANCE:

DC3-A BUILDING-OPEN SPACE RELATIONSHIP

GUIDANCE:

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

RESPONSE:

There is a strong indoor-outdoor relationship of amenity spaces at Level 1 and 2 looking out into the interior courtyard, exterior bridges and “tree house” element that relates to the courtyard, and Level 7 roof decks adjacent to common rooms. Some public retail and office components relate to exterior open plaza and seating spaces.



DC3-B OPEN SPACE USES AND ACTIVITIES

GUIDANCE:

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental

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conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

RESPONSE:

Open spaces are planned adjacent to retail uses. The southwest retail in particular is designed to accommodate a food service tenant, with outdoor seating opportunities at the adjacent south-facing plaza across from Immanuel Lutheran Church to the southwest and Lunchbox Laboratory to the south.

The interior courtyard is nearly as large as a typical R.O.W. dimension, and the south-facing aperture as well as open bridges aperture to the west allow for seasonal daylight access through the course of the day. Overhangs are provided at all building entries for weather protection.

The main (south) courtyard entry relates to the through-block connection with Alley 24. As stated above, the southwest plaza relates to adjacent property uses. The overall form of the west building relates to Cascade Park's open space.

The main interior courtyard encourages multiple user and gathering spaces for the multi-family residential uses. Other private open spaces include several rooftop decks that promote a variety of social and physical activities.

DC3-C DESIGN

GUIDANCE:

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

RESPONSE:

As noted above, the open space of Cascade Park is embraced by the project's west buildings. Through-blocks from Alley 24 to the south and Stack House to the north have reflections with the south and north courtyard portal entries. Street trees in alignments with COS standards will be planted where possible.

Outdoor amenity areas will be planted with large trees and other native and adaptive plants that work with the project design concepts to encourage gathering and social encounters on site.

No natural areas exist within the current site. This project will re-introduce large trees and northwest style plants on the project to promote wildlife habitat.

SOUTH LAKE UNION SUPPLEMENTAL GUIDANCE:

DC3-I LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES

GUIDANCE:

DC3-I-i. Sustainable Landscaping: Encourage landscaping that meets LEED criteria. This is a priority in the Cascade neighborhood.

DC3-I-ii. Native Vegetation: Where appropriate, install indigenous trees and plants to improve aesthetics, capture water and create habitat.

DC3-I-iii. Tree Retention: Retain existing, non-intrusive mature trees or replace with large caliper trees.

DC3-I-iv. Water Features: Water features are encouraged including natural marsh-like installations.

DC3-I-v. Lighting: 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.



CD3-C: View from the south portal skybridge looking at the northern side of the main courtyard.

RESPONSE:

Landscaping priorities from the owner include a sustainable approach with ample green factor per C.O.S. standards. The project is seeking LEED Gold at a minimum.

Plants, including tall trees, will be native or adaptive species. Ample planted areas will encourage habitat.

Existing site trees were deemed non-mature except for 1, which was deemed at risk for future health. Thus all existing site trees will be removed. New trees at an appropriately large size will replace and exceed the existing amount.

A large site water feature in the form of a shallow pond will exist in the interior courtyard.

Site lighting will promote a healthy and safe pedestrian environment, not produce glare to neighboring buildings or residents, and is being designed in conjunction with site landscaping.

DC3-II LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE

GUIDANCE:

DC3-II-i. Integrated Artwork: Consider integrating artwork into publicly accessible areas of a building and landscape that evokes a sense of place related to the previous uses of the area. Neighborhood themes may include service industries such as laundries, auto row, floral businesses,

photography district, arts district, maritime, etc.

RESPONSE:

An art component is being planned for the “tree house” element in the courtyard. Additional publicly accessible artwork may be pursued but has not been planned at this time.

DC3-III LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

GUIDANCE:

DC3-III-i. View Orientation: Landscaping should be designed to take advantage of views to waterfront and downtown Seattle.

RESPONSE:

Views of the South Lake Union waterfront and downtown Seattle will not be obstructed by landscaping. Rooftop landscaping consists of low planters and pots to allow for ample viewing opportunities.



DC3-B, DC3-C, CD3-I: View showing the east facade of the building along Yale Avenue North.

signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

RESPONSE:

See the attached for proposed signage.

DC4-C LIGHTING

GUIDANCE:

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

RESPONSE:

Lighting layout and forms are knit into architectural elements. The linear lighting reinforces a sense of movement through the site. The lighting is designed to enhance the architecture elements.

Lights will be specified in compliance with COS Standards.

DC4-D TREES, LANDSCAPE, AND HARDSCAPE MATERIALS

GUIDANCE:

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

RESPONSE:

The material palate is made up largely of indigenous plants and expressive of the northwest.

The hardscape materials will blend durable, easily maintained materials with the linear theme to promote movement through the site. Unique paving patterns will help enliven the plazas provided at the retail spaces on both the southwest and northwest corners of the site.

DC4-A EXTERIOR ELEMENTS AND FINISHES

GUIDANCE:

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions.

RESPONSE:

Durable and easily maintained materials are planned for the exterior of the building. At grade masonry and architectural concrete will provide a strong and textured pedestrian environment.

A large portion of materials on this project will be found from indigenous northwest sources. Focus on northwest-style materials attuned for the Seattle climate are planned.

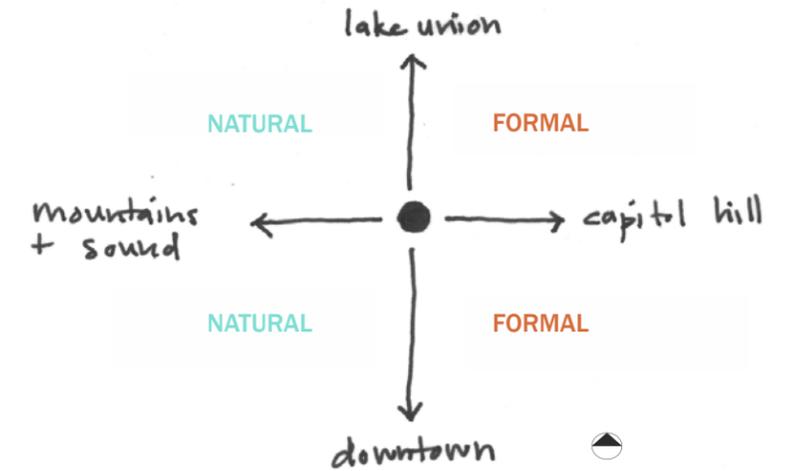
DC4-B SIGNAGE

GUIDANCE:

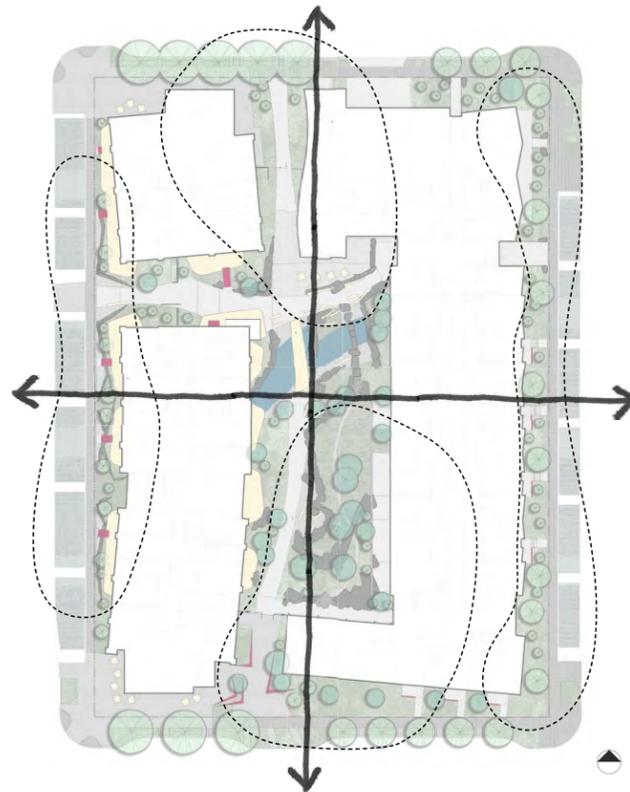
DC4-B-1. Scale and Character: Add interest to the streetscape with exterior

SITE AND BUILDING CONCEPT | "PACIFIC NORTHWEST ISLAND LANDSCAPE"

ECOLOGIC ZONES INFLUENCE BUILDING/
GROUND RELATIONSHIP



"COMPASS" ORIENTATION INFORMS
ARCHITECTURAL CHARACTER





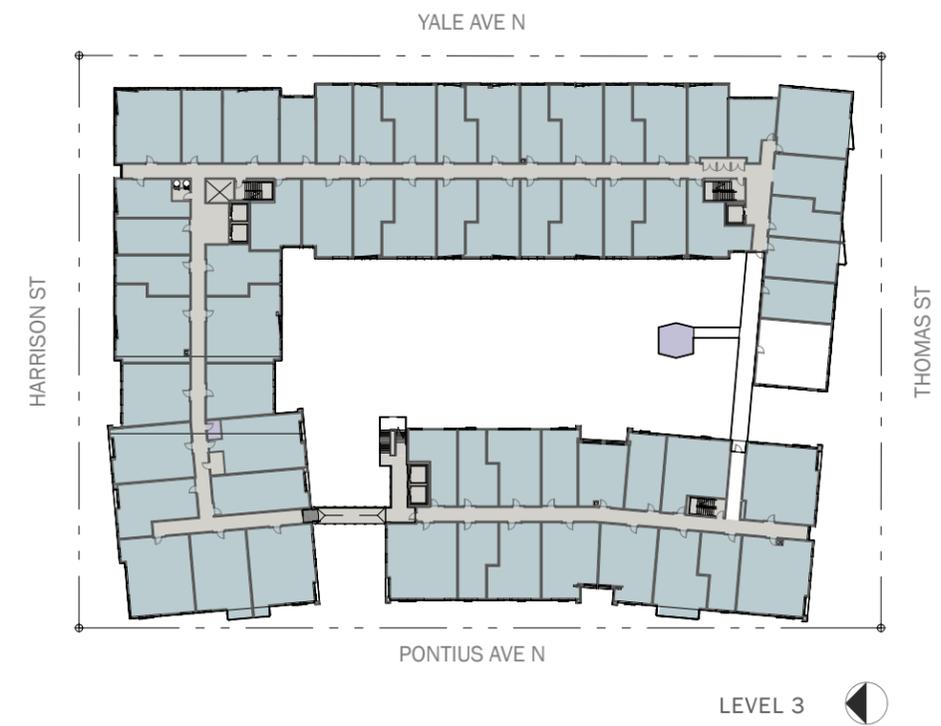
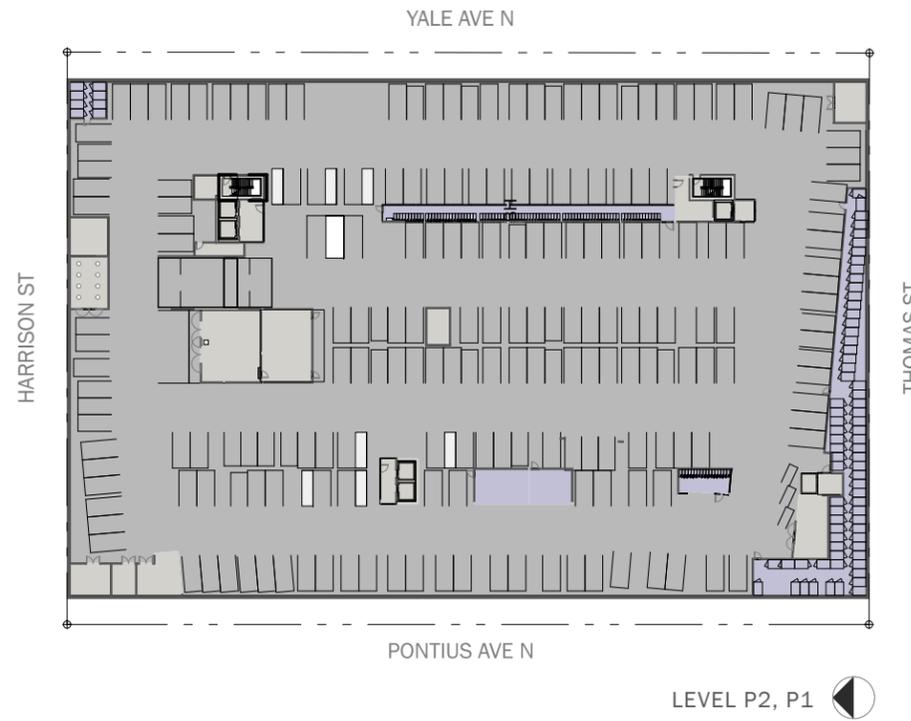
CS1-I-iv: The west facade is adjacent to Cascade Park, a City of Seattle "Heart Location". The building design is responsive with its concave massing, retail uses at the corners and a parklike landscape frontage.

CS2-B: Generous landscaped setbacks reinforce green street design, are respectful of adjacent landmark structures, create strong public to private transitions for the ground related housing and contribute to the broader network of open spaces throughout the neighborhood.

CS1-B-2, The south facing courtyard with naturally graded through block pathways, maximizes daylight for interior and exterior spaces.

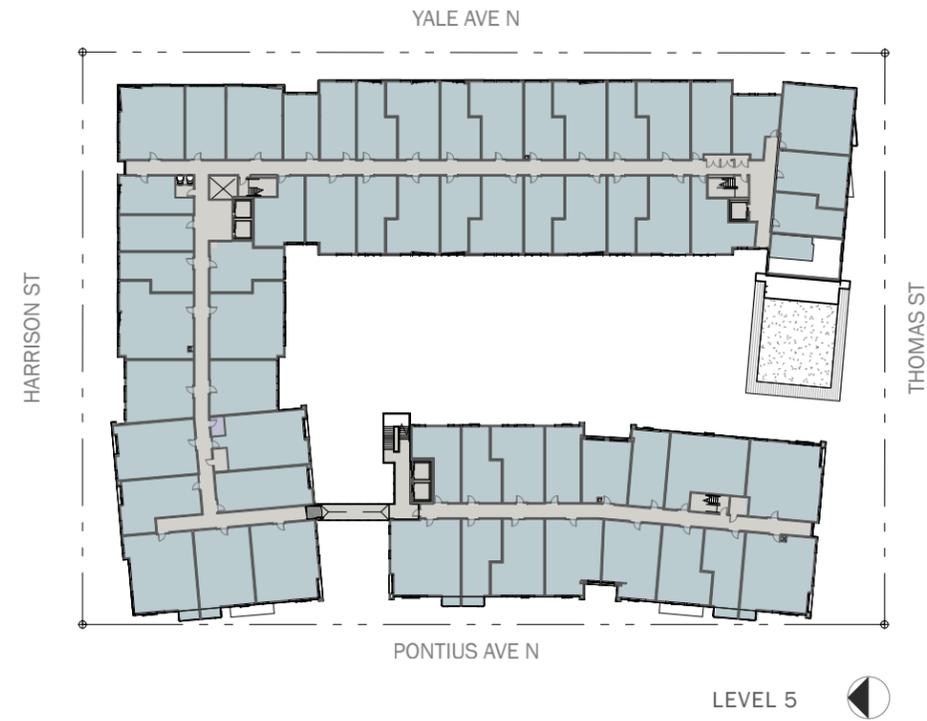
LEVEL 1 

BUILDING PLANS



- Parking
- Residential
- Vertical Circulation
- Lobby/Circulation
- Amenity/Storage
- Retail

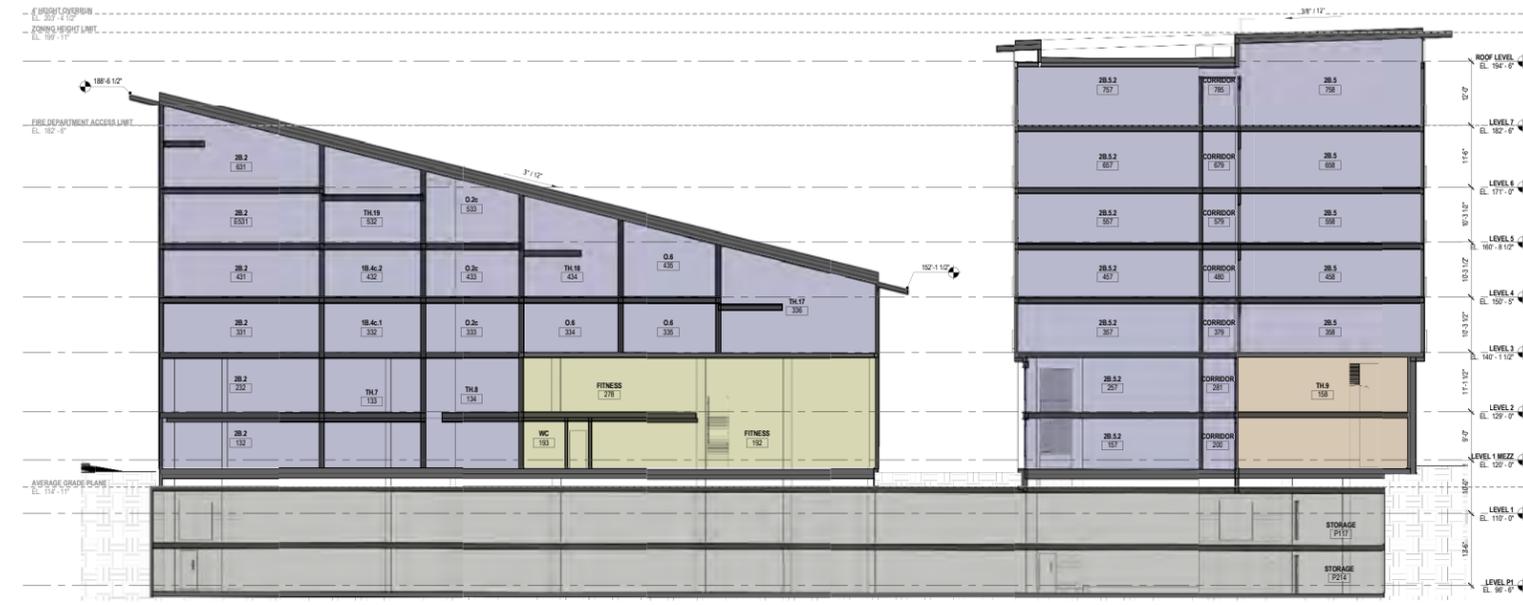
NOTE: PLEASE REFER TO DEPARTURE DIAGRAMS FOR DIMENSIONS OF BUILDING TO SETBACKS.



- Parking
- Residential
- Vertical Circulation
- Lobby/Circulation
- Amenity/Storage
- Retail

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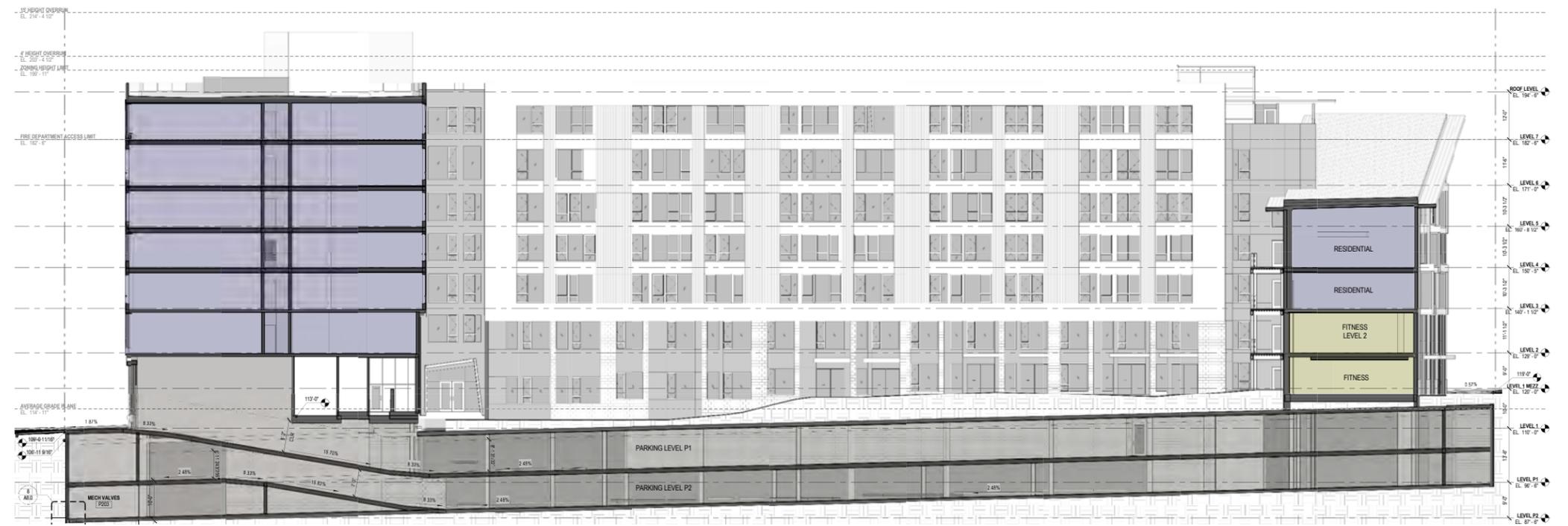
BUILDING SECTIONS



EAST - WEST SECTION 1



- Parking
- Residential
- Vertical Circulation
- Lobby/Circulation
- Amenity/Storage
- Retail



NORTH - SOUTH SECTION 2

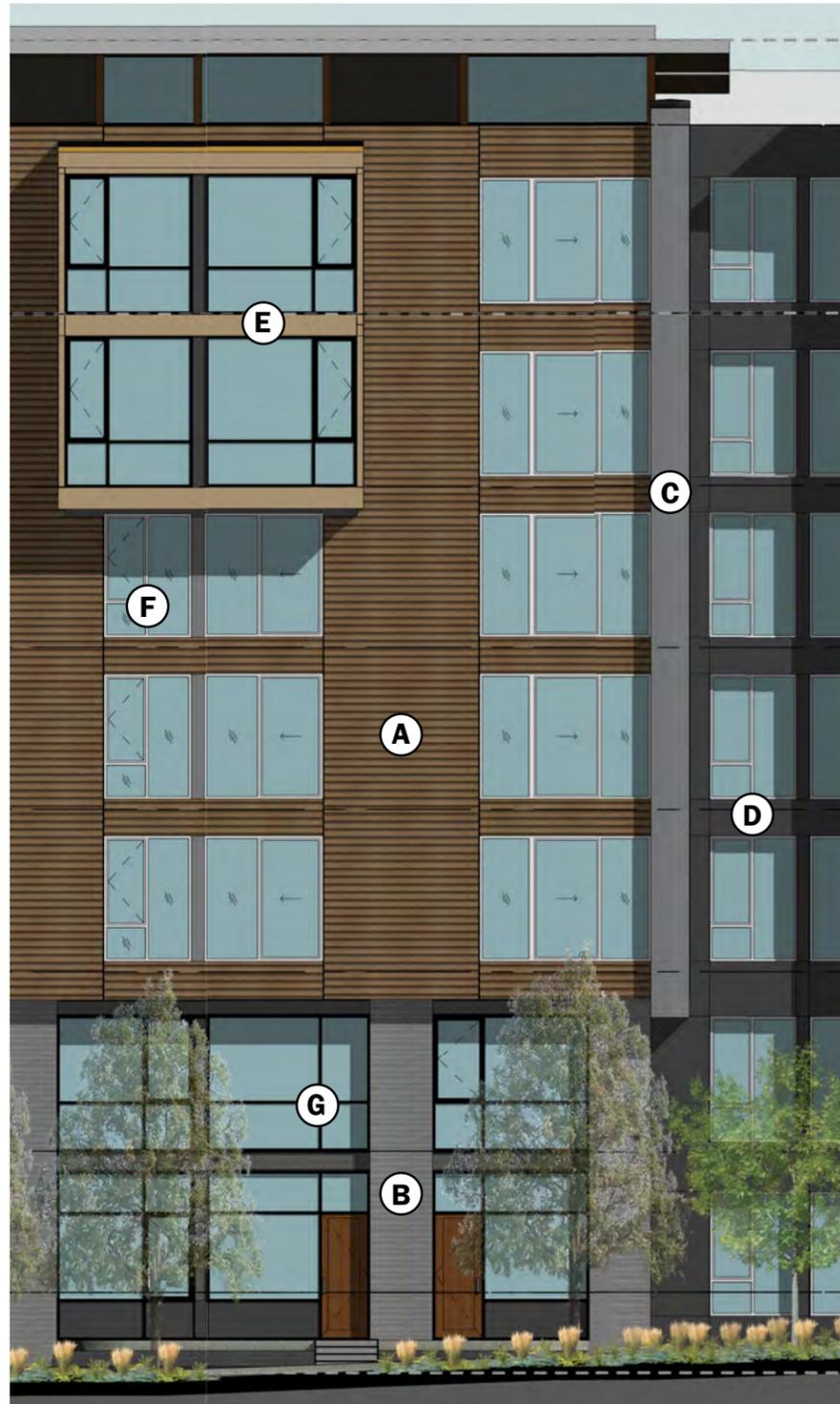
ELEVATION: WEST ELEVATION (PONTIUS AVE N) | "GRASSLAND"

DC2-A, B: The west facade is responsive to the park with its setbacks and concave form. It is further scaled into three discrete "Northwest cabin" forms with a "fine grained" pedestrian base.



DC2-C: Bay elements have been integrated into the design to help create depth and provide visual interest

WEST MATERIAL PALLETE



A STAINED FIBER CEMENT
COLOR: CEDAR



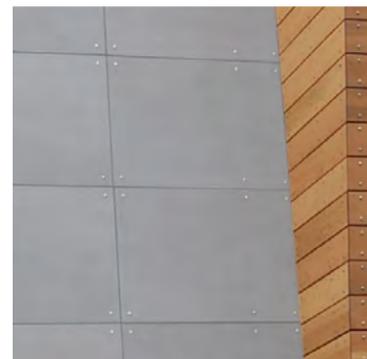
B ARCHITECTURAL CONCRETE



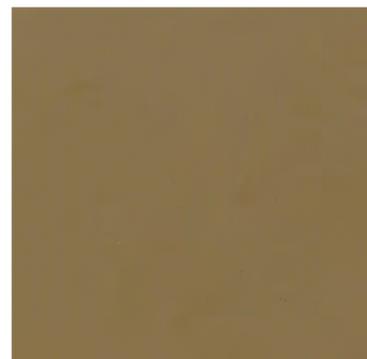
DC2-B-1, DC4-A-1: Building exterior materials reinforce the massing and design concept. The westerly building base features concrete walls with break metal and storefront inserts, these materials provide a rhythm and scale enhancing the pedestrian experience. The upper facades are clad with stained and integral colored fiber cement.



C COMPOSITE METAL PANELS
COLOR: MEDIUM GRAY



D FIBER CEMENT PANEL WITH INTEGRAL COLOR
COLOR: DARK GRAY



E COMPOSITE METAL PANELS
COLOR: SW 6115 (TAN)



F VINYL WINDOWS - BLACK



G STOREFRONT WINDOWS - BRONZE

RENDERING - CORNER OF PONTIUS AVE N AND THOMAS ST



CS1-I-iv: The west facade is adjacent to Cascade Park, a City of Seattle “Heart Location”. The building design is responsive with its concave massing, retail uses at the corners and a parklike landscape frontage.



PROPOSED CORNER CONDITION

In this proposed condition the “bookend” cladding on the southwest corner frames the south end of the building. This design reinforces the park-side context of the building, focusing the more transparent wall to the “heart location”.



ALTERNATE DESIGN STUDY

This study was prepared to mimic the northwest corner of the westerly building. We believe this design works at that corner as it is more related to outlooks and overlooks, we feel however that this corner is more about referencing this building park-side context. This



CS2-B: The west facade, facing Cascade Park, provides a strong / naturalistic backdrop to the park. The west portal, with its multi-level bridges, triggers a sense of curiosity about the courtyard beyond. The building massing and materiality contributes to this City of Seattle 'Heart Location'.

RENDERING - WEST PORTAL | "GRASSLAND"



DC2-C-1: Bay elements express the sense of overlook, reinforcing the importance of the park frontage. Broad overhangs and building materiality are expressive of the "northwest" vernacular.



CS2-B-2 & 3, DC2-C-1: Substantial landscape setback provides for public to private transition for lofts and townhouses. Large number of richly detailed entries reinforce the pedestrian experience.

CS2-B-2, 3: The west portal connects the courtyard to the street and park. Adjacent wood stoops float over the meadow-like landscaping.

RENDERING - WEST PORTAL | "GRASSLAND"

Overhead bridges provide an opportunity for overlook, helping to activate this space.



WEST PORTAL CLOSED

The gateway at the west portal is influenced by natural reeds and grasses that make up the landscape frontage.

WEST PORTAL OPEN

The west frontage includes a Seattle Public Utilities swale within the right-of-way improvements, a gathering bridge will be included.

The west portal will be enhanced with trees and other native and adaptive plants that work with the project design to encourage gathering and social encounters on site.



RENDERING - CORNER OF PONTIUS AVE N AND HARRISON ST



CS2-I-i: A retail plaza, and the L7 common room and roof deck are located at the northwest corner, providing outlook and overlook opportunities.

CS1-I, PL1-I: A Seattle Public Utilities swale will be developed as shown to treat storm water from Capitol Hill.

DCX3-C-1 & 3: The swale and projects landscape frontage reinforce Cascade Parks existing strong open space concept and provide





DC2-E-1: Most ground-related residential uses are non-orthogonal to the street establishing a clear understanding of use and public/private separation.



PL3-III: Opportunity for interaction provided for neighbors and residents

CS2-B-2 & 3, DC2-C-1, PL3-B: Substantial landscape setback provides for public to private transition for lofts and townhouses. Large number of richly detailed entries reinforce the pedestrian experience.

ELEVATION: NORTH ELEVATION (HARRISON ST)

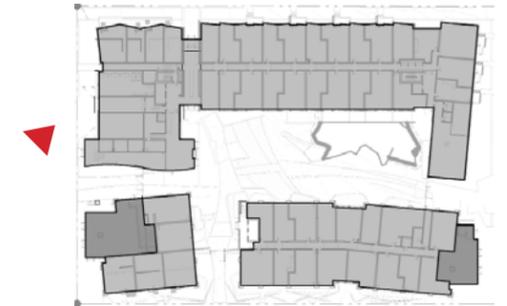
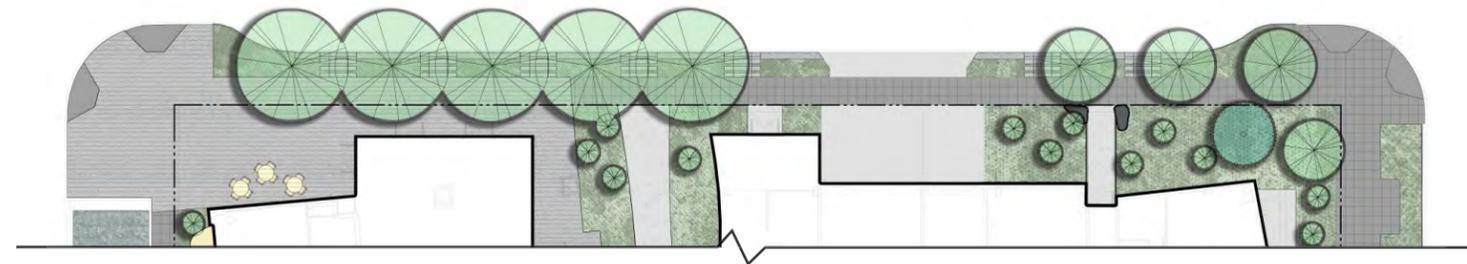


DC2-B-1, DC2-D-2: The building massing and facade design varies in form and expression in order to respond to the context and develop a more fine-grained versus block-sized project, the westerly and easterly expressions come together at this north portal/gasket.

RENDERING - DRIVEWAY ENTRANCE ALONG HARRISON ST



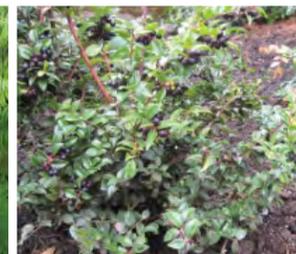
DC2-B-2: The design provides significant planting setback and green-screen at this trash room blank wall to enhance the pedestrian experience.



Liriope muscari 'Big Blue' / Big Blue Lilyturf



Polystichum munitum / Sword Fern



Vaccinium ovatum 'Thunderbird' / Evergreen Huckleberry



Quercus virginiana / Live Oak



Ulmus parvifolia 'Emer II' / Allee Elm

RENDERING - NORTH PORTAL



NORTH PORTAL CLOSED

PL3-A: The north portal provides a\access to the leasing office and the courtyard beyond. After-hours access is controlled with a series of gates which pivot below the Level 2 bridge





CS1-I-i: This project has high sustainability goals, the open stairwell and elevator core at his location will reduce the corridor and building heating loads, improving energy efficiency.



VIEW FROM LEVEL 2 DECK

CS2-B: The courtyard has natural sloping topography and connections through the block to the street and public realm.

DC3-A-1, DC3-B, DC3-I: There is a strong indoor-outdoor relationship of amenity and residential spaces to the courtyard. The courtyard will contain native vegetation and a water feature.

RENDERING - CORNER OF YALE AVE N AND HARRISON STREET



The building is setback from the North property line and is angled on the West side to respect the views for St. Spiridon Cathedral.

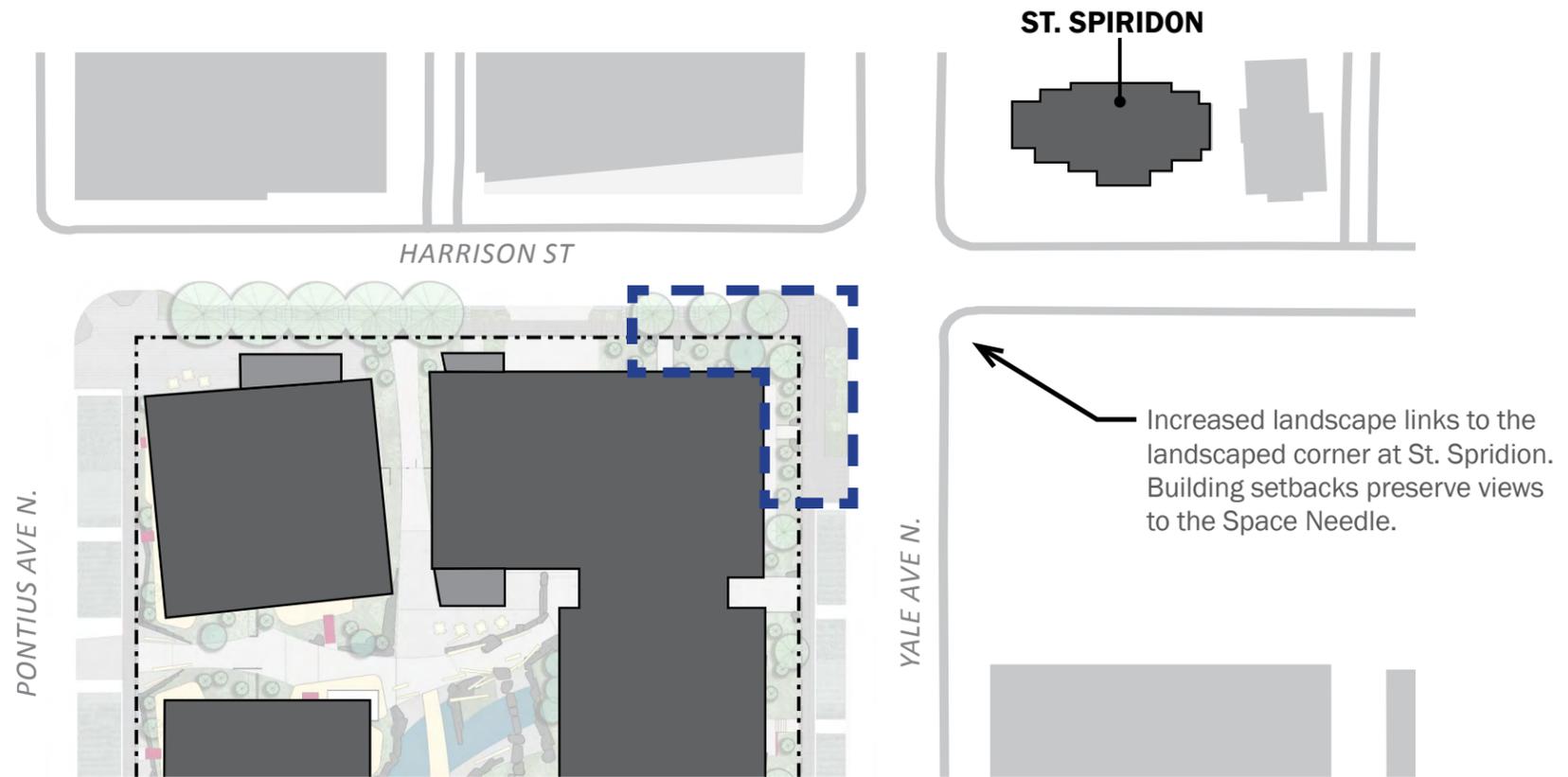
CS2-B: Significant landscaping in the R.O.W. and at the building corner enhances the pedestrian experience and links to the landscape at St. Spiridon.





Alternate Design Study:

This study identifies the corner with balcony elements and a primary building sign, establishing a residential character. This option is preferred.



This exhibit shows the Zoning envelope potential buildout and the sympathetic design setbacks.

- ZONING ENVELOPE
- BUILDING OUTLINE

ELEVATION - EAST ELEVATION (YALE AVE N)

DC2-A, B: The east facade is related to the uplands and forest, the vertically and "shimmering" colored insets reference a tree canopy and sense of movement. The building base is "fine grained".

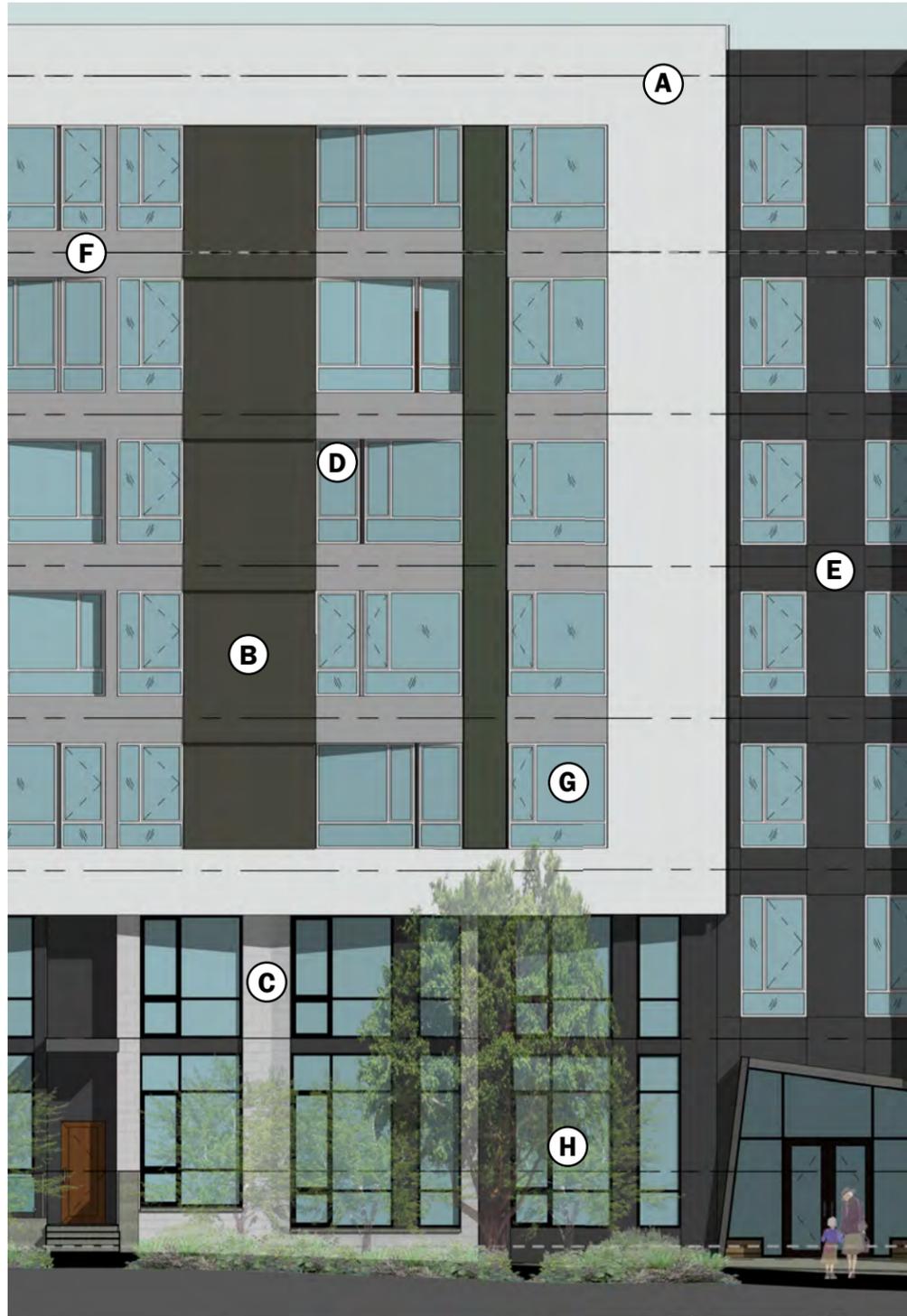


DC2-E-1: Ground-related residential uses are non-orthogonal to the street establishing a clear understanding of use and public/private separation.

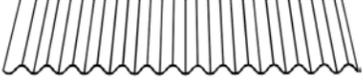
DC2-C: angled insets with brightly colored cladding provide visual depth and interest.

PL3-A: Building entry includes overhead weather protection, unique lighting, paving and landscaping.

EAST MATERIALS PALLETE



DC2-B-1, DC4-A-1: Building exterior materials reinforce the massing and design concept. The easterly building base features ground face CMU walls with break metal and storefront inserts, these materials provide a rhythm and scale enhancing the pedestrian experience. The upper facades are clad with metal cladding and fiber cement.






A FIBER CEMENT PANELS
INTEGRAL COLOR - WHITE

B AEP SPAN METAL CLADDING
NU-WAVE CORRUGATED - COOL FOREST GREEN

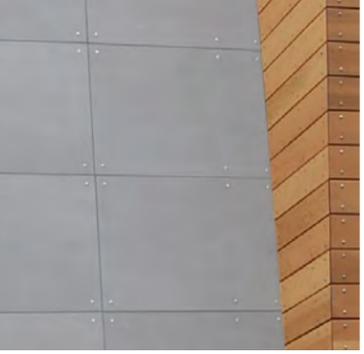
C CMU VENEER




D INSET WINDOW ACCENT PANELS - EAST BUILDING
FIBER CEMENT, INTEGRAL COLOR - MEDIUM ORANGE




E FIBER CEMENT PANELS
INTEGRAL COLOR - DARK GREY

F HORIZONTAL METAL PANELS - LIGHT GREY




G VINYL WINDOWS - WHITE

H STOREFRONT WINDOWS - BRONZE

RENDERING - EAST PORTAL | "FOREST"



PL3-B-1: Ground-related residential units on Yale Ave. N are non-orthogonal to the street with generous landscape setbacks establishing a sense of privacy for the residents.

PL3-A: The east portal entry located at the north end of this facade provides a sense of protection when entering the building.



EAST PORTAL ENTRY

PL3-A: This entry provides a strong sense of passage from the urban grid to another place, the shape and form of this entry connects through to the courtyard. The design is enhanced by its transparency and richness of materials.



EAST PORTAL COURTYARD

DC3-B-4: The west side of this portal is designed to encourage use as it transitions to the open courtyard



RENDERING - CORNER OF YALE AVE N AND THOMAS ST



PL1-A: The increased landscape setback at the south edge references the "forest-like" treatment at REI . This setback opens up to the west revealing the plaza and park.





PL3-B-1: Ground-related residential units on Yale Ave. N are non-orthogonal to the street with generous landscape setbacks establishing a sense of privacy for the residents.

ELEVATION - SOUTH ELEVATION (THOMAS ST)



DC2-B-1, DC2-D-2: The building massing and facade design varies in form and expression in order to respond to the context and develop a more fine-grained versus block-sized project, the westerly and easterly expressions come together at this south portal/gasket.



SOUTH PORTAL OPEN



SOUTH PORTAL CLOSED

DC3-A-1, DC3-B, DC3-I: There is a strong indoor-outdoor relationship of amenity and residential spaces to the courtyard. At this south end there is a two story fitness room.

CS2-B-2, 3: The south portal connects the courtyard to the street and public realm, it is designed to provide a strong sense of passage. The proposed design uses elements that occur at a ferry landing (dolphins and bridge) but is not intended to replicate them. The wood pile-like "dolphins" are shown with 16" x 16" wood members supporting the overhead steel bridge.



RENDERING - SOUTH COURTYARD | "MOUNTAIN TO SOUND"



DC3-A-1, DC3-B, DC3-I: This view is taken from the bridge above the south portal.





RENDERING - CORNER OF PONTIUS AVE N AND THOMAS ST



CS2-I-i: A retail plaza occurs at this corner opposite a plaza to the south and kitty corner from Immanuel Lutheran Church





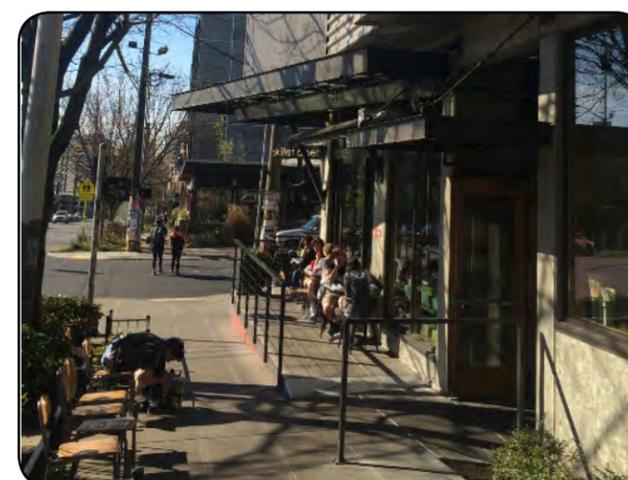
CS2-I, PL1-A-1: This plaza and retail space is designed to enhance the activity at this unique corner (across from the Immanuel Lutheran Church, the entry to Cascade Park and another plaza to the south). The retail space is designed with operable windows so it spills out onto the plaza



MARJORIE @ THE CHLOE, SEATTLE, WA



SKILLET DINER @ THE CHLOE, SEATTLE, WA



LANDSCAPE ROOF PLAN



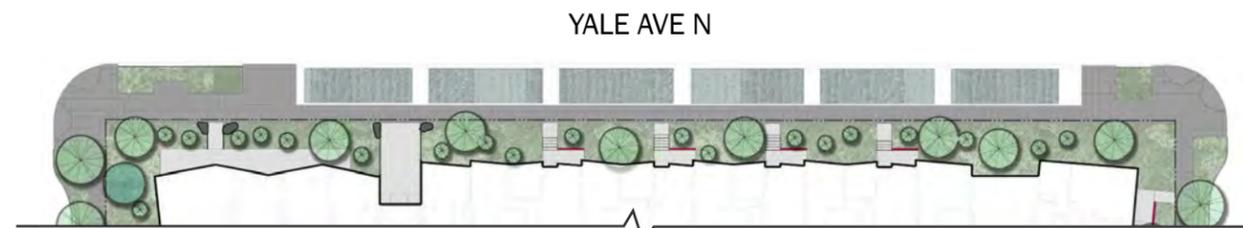
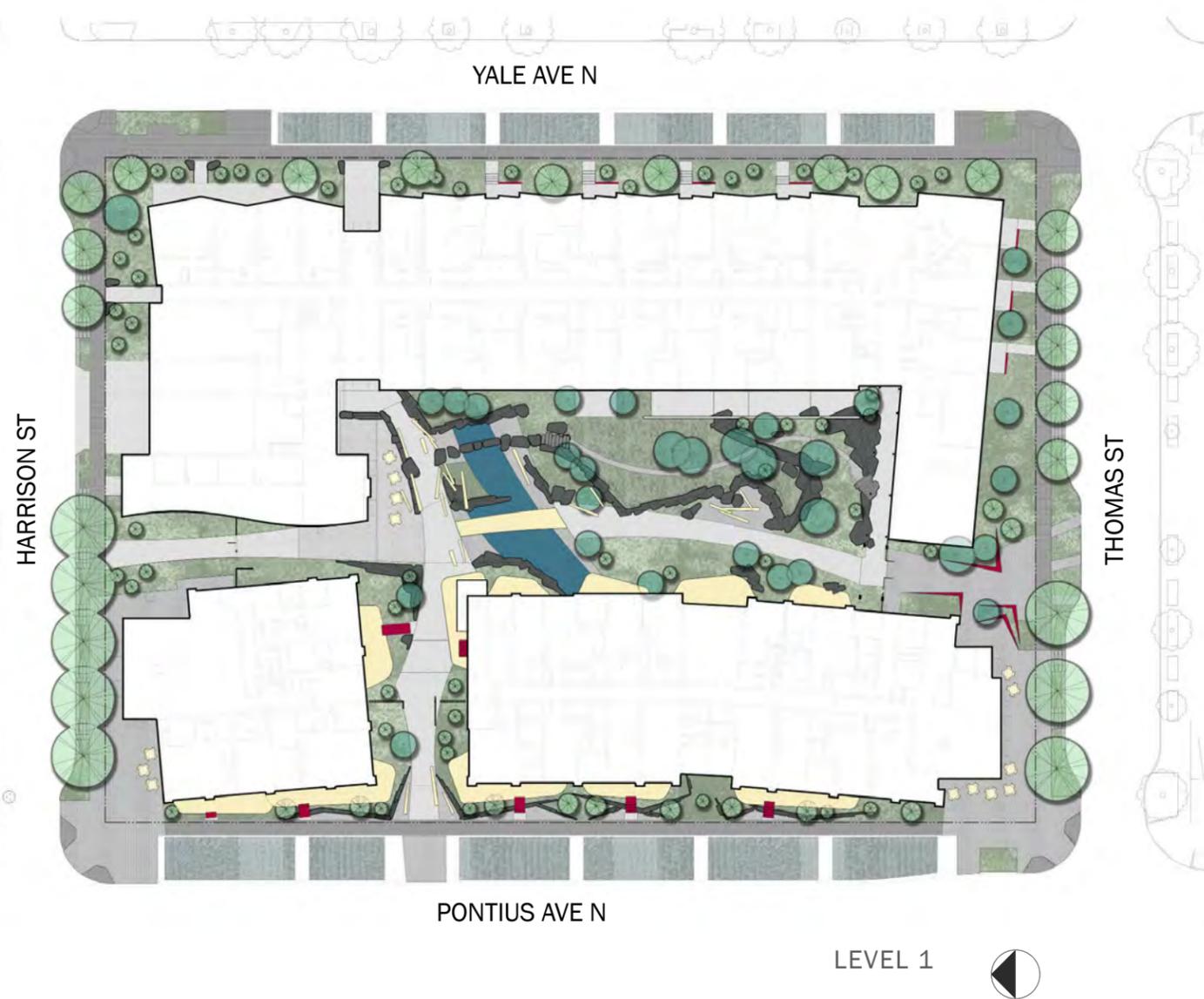


NORTHWEST AMENITY ROOF DECK

The L7 roof deck completes the 5th elevation providing opportunities for outlook.

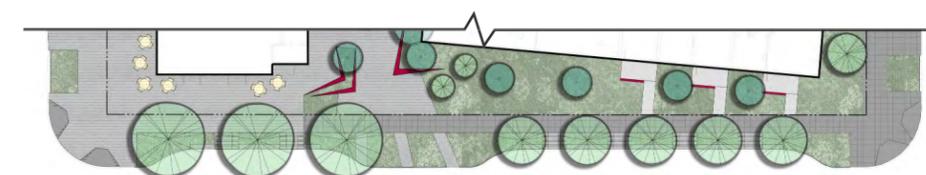


LANDSCAPE PLANS

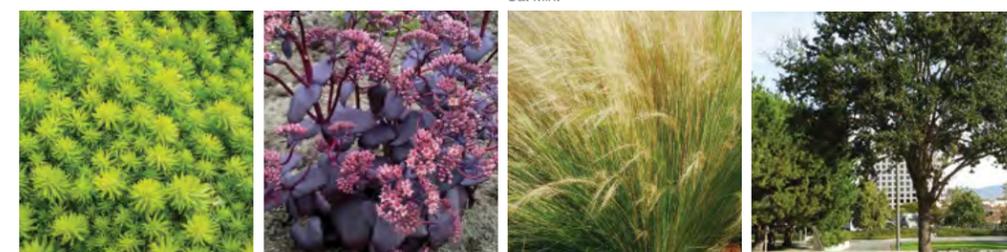


Arctostaphylos columbiana / Manzanita *Liriope muscari* 'Big Blue' / Big Blue Lilyturf *Polystichum munitum* / Sword Fern *Chrysopsis chrysophylla* / Giant Chinquapin 'Vine Maple

YALE STREETSCAPE PLANTING



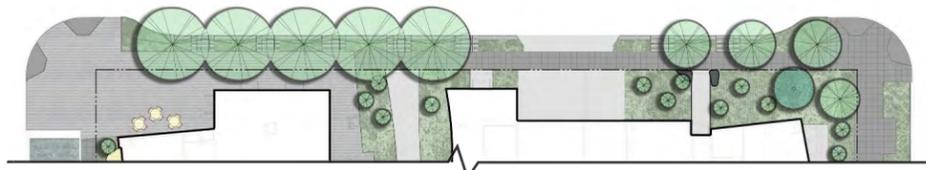
Achillea moonshine / Moonshine Yarrow *Mahonia Repens* / Creeping Mahonia *Nepeta Faassenii* 'Walker's Low' / Cat Mint *Ulmus parvifolia* 'Emer II' / Allee Elm



Sedum Angelina *Sedum Purple Emperor* *Stipa tenuissima* / Mexican Feather Grass *Quercus virginiana* / Live Oak

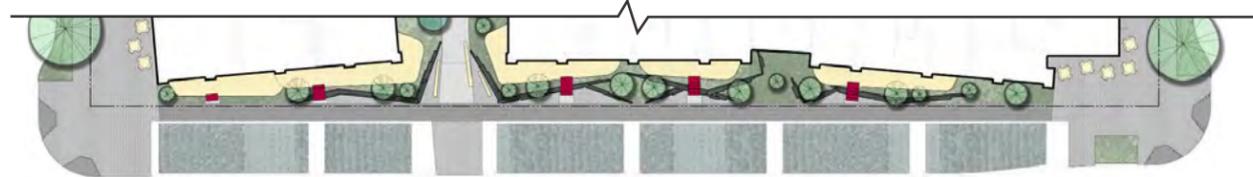
THOMAS STREETSCAPE PLANTING

HARRISON ST



Isoetes macrospora 'Big Blue' / Big Blue Lilyturf *Polystichum munitum* / Sword Fern *Vaccinium ovatum* 'Thunderbird' / Evergreen Huckleberry *Ulmus parvifolia* 'Emer II' / Allee Elm *Quercus virginiana* / Live Oak

HARRISON STREETSCAPE PLANTING



PONTIUS AVE N



Alamagrostis x acutiflora 'Karl Oerster' / Feather Reed Grass *Lavandula angustifolia* 'Hidcote' / Common Lavender *Mahonia nervosa* / Low Oregon Grape *Quercus garryana* / Garry Oak



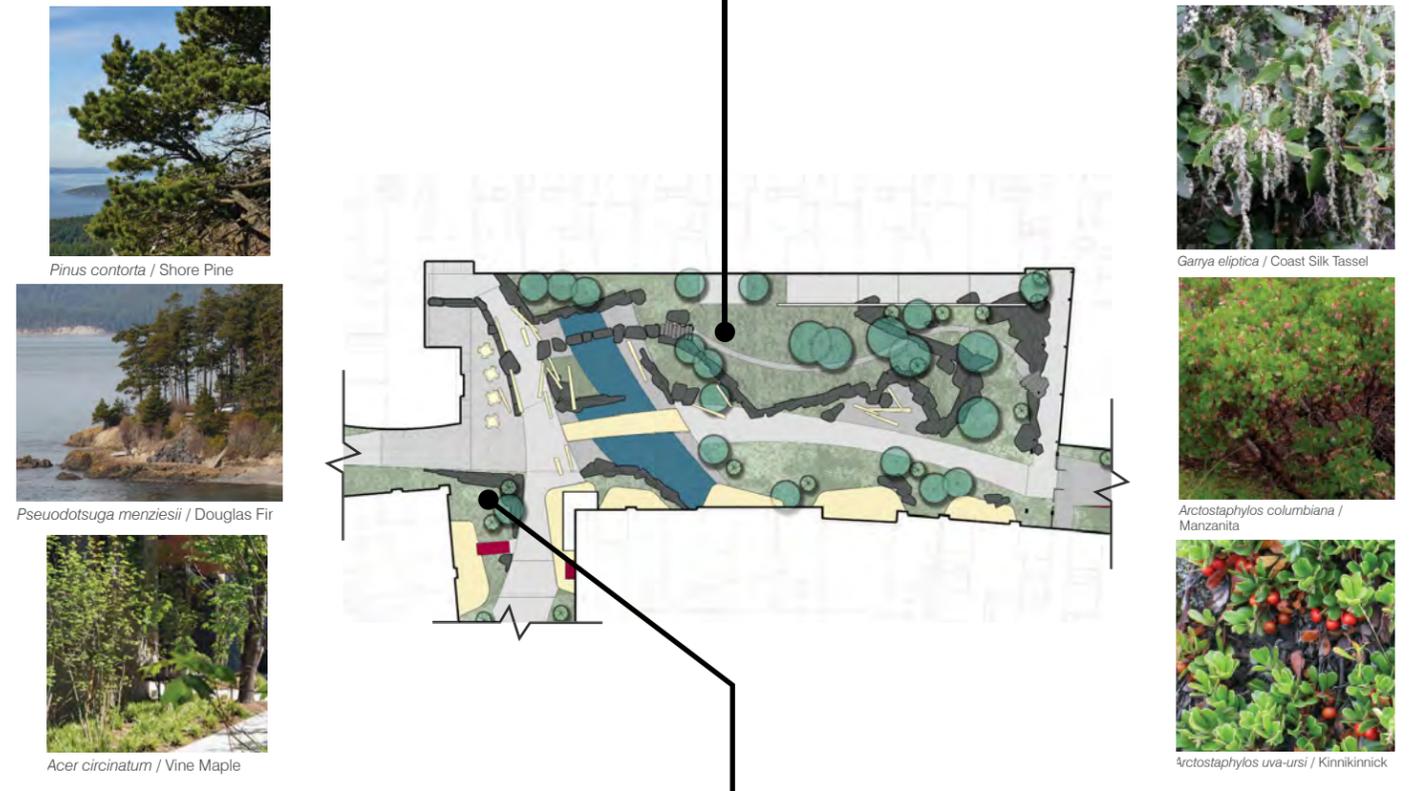
Ennisetum *Sedum Purple Emperor* *Vancouveria hexandra* / Inside-Out Flower *Acer glabrum* var *Douglasii* / Douglas Maple

PONTIUS STREETSCAPE PLANTING

Planting Meadow



Achillea millefolium / Yarrow *Camassia quamash* / Camas *Deschampsia cespitosa* / Tufted Hairgrass *Festuca occidentalis* / Western Fescue *Festuca roemerii* / Roemer's Fescue



Pinus contorta / Shore Pine



Pseudotsuga menziesii / Douglas Fir



Acer circinatum / Vine Maple



Garrya elliptica / Coast Silk Tassel



Arctostaphylos columbiana / Manzanita



Arctostaphylos uva-ursi / Kinnikinnick

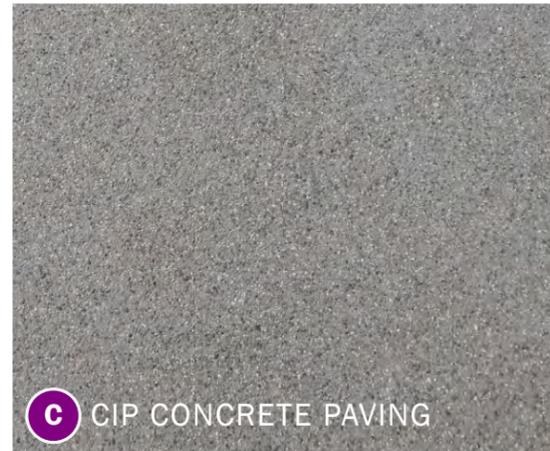
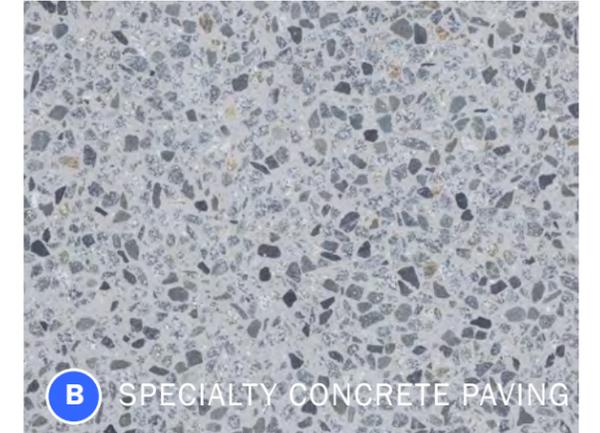


Achlys triphylla / Vanilla Leaf *Asarum caudatum* / Wild Ginger *Athyrium filix-femina* / Lady Fern *Cornus sericea* 'Farrow' / Arctic Fire Dogwood *Polystichum munitum* / Sword Fern

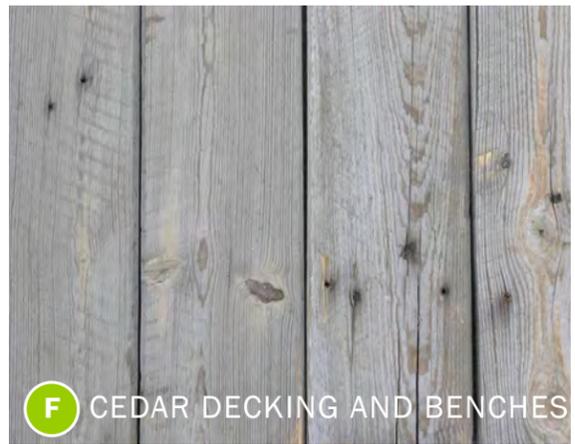
Northwest Courtyard & Portals

COURTYARD PLANTING

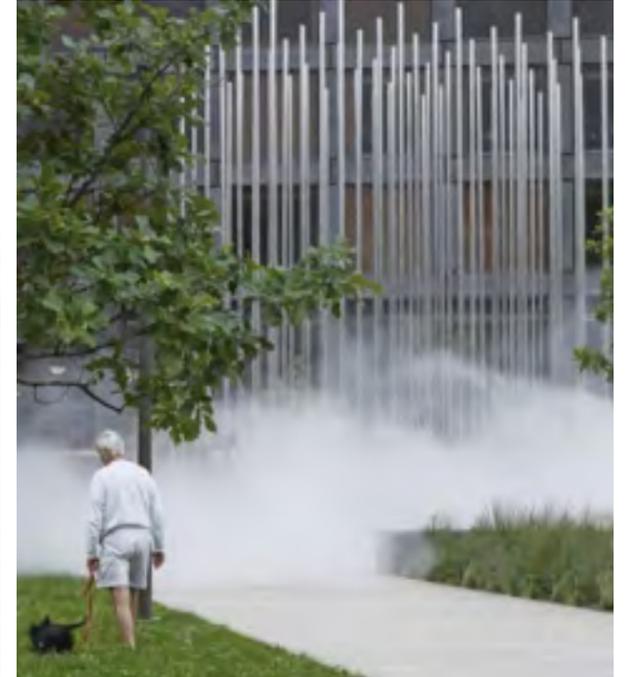
LANDSCAPE MATERIALS PLAN



LANDSCAPE MATERIALS PLAN

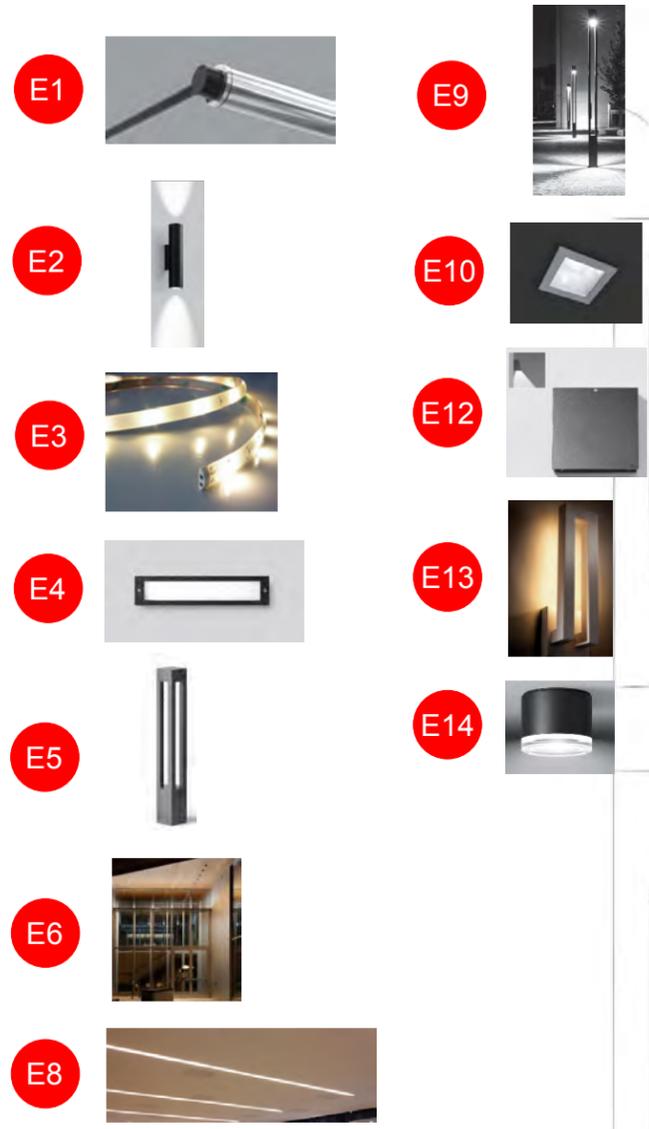


LANDSCAPE STREETSCAPE ELEMENTS



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EXTERIOR LIGHTING CONCEPT



NOTE:
LIGHTING ON YALE AVENUE N
AND PONTIUS AVE N IS BEING
COORDINATED WITH SPU AND SCL.





①

RETAIL SIGNAGE



②

RESIDENTIAL UNIT SIGNAGE



③

SECONDARY SIGNAGE



④

PRIMARY BUILDING SIGNAGE



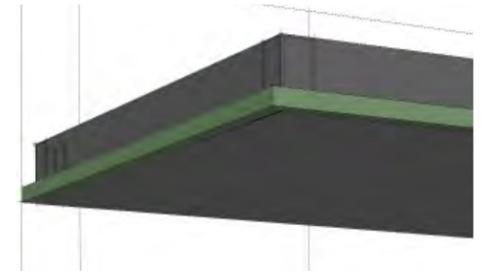
CANOPY CONCEPT



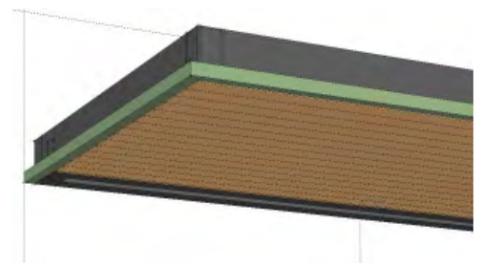
① RETAIL CANOPY



② RESIDENTIAL UNIT ENTRY CANOPIES



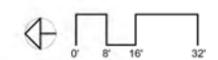
③ SECONDARY CANOPIES



④ PRIMARY RESIDENTIAL ENTRY CANOPY



- 1 SMC 23.48.012.A.1 & 2 - Upper Level Setbacks**
 The applicant is requesting that a portion of the building is within the upper level setback required above 45' along Pontius Avenue N.
- 2 SMC 23.48.014.A.2.6 - General Facade Requirements**
 The applicant is requesting that the street facing facade along a small part of Harrison Street, Thomas Street, and Pontius Avenue N. fall below the 25' minimum height.
- 3 SMC 23.48.14.A.3.6 - General Facade Requirements**
 The applicant is requesting a departure to allow for a building setback greater than 12' along all project frontages.
- 4 SMC 23.48.014.D.2 - Blank Facade Limits**
 The applicant is requesting that a blank facade greater than 15'-0" be allowed along Harrison Street.



DEPARTURE REQUEST | UPPER LEVEL SETBACKS

1 DEVELOPMENT STANDARD REQUIREMENT

23.48.012.A.1 & 2 Upper Level Setbacks.

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 additional feet of height is required for a 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.

DEPARTURE REQUEST / PROPOSAL

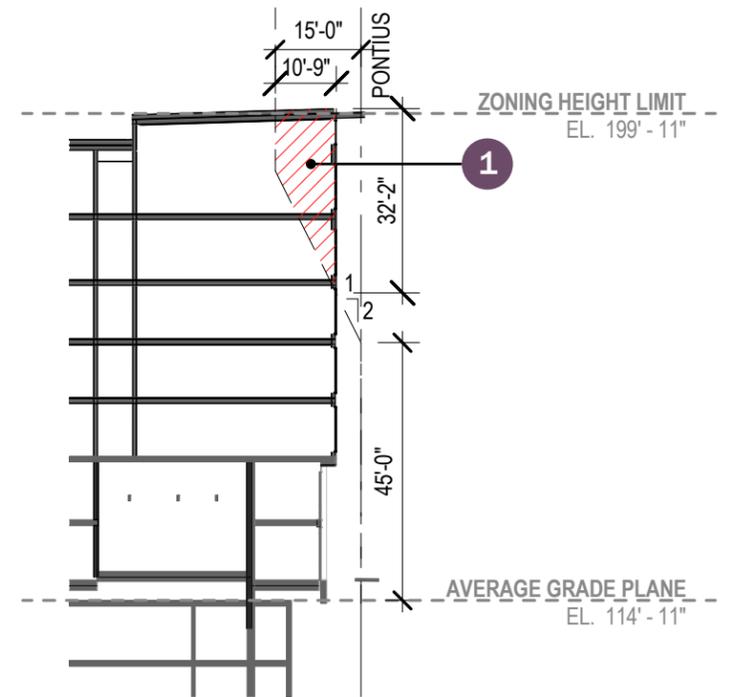
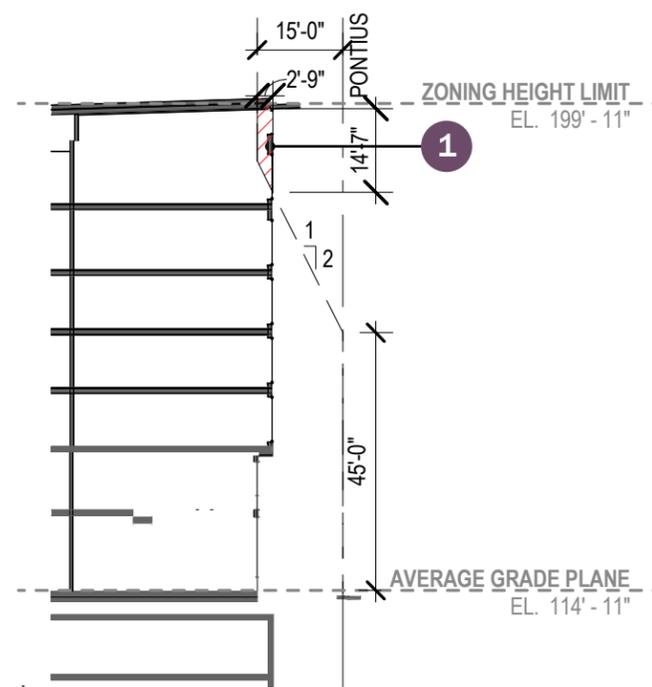
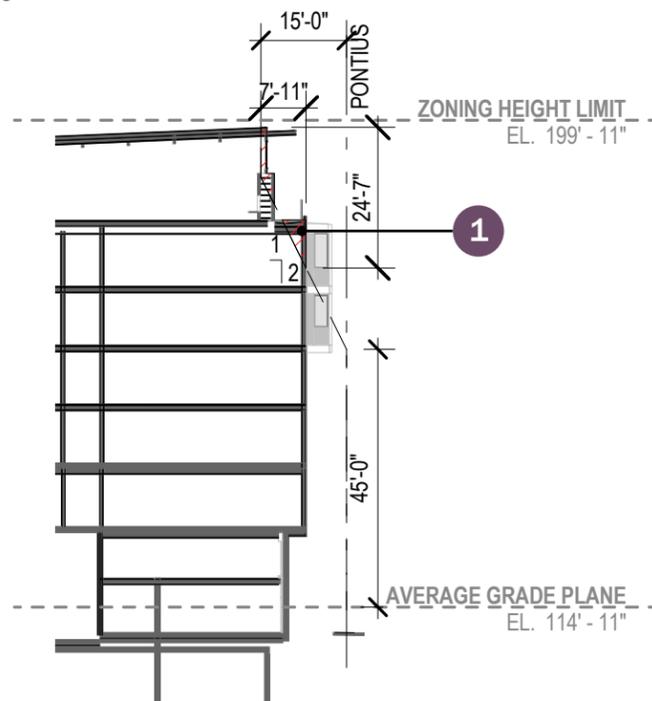
A departure is requested to fall within the upper level setback for a portion of the structure above 45 feet along Pontius Ave N.

JUSTIFICATION

To maximize daylight to the courtyard, create better ground-related housing with an increased landscape setback and establish a clear architectural expression.

DRB COMMENTS

The board is supportive of the departure for the justification given.



2 DEVELOPMENT STANDARD REQUIREMENT

23.48.014.A.2.b General Facade Requirements.

On Class 2 Pedestrian Streets and Neighborhood Green Streets, the minimum height for street-facing facades is 25 feet.

DEPARTURE REQUEST / PROPOSAL

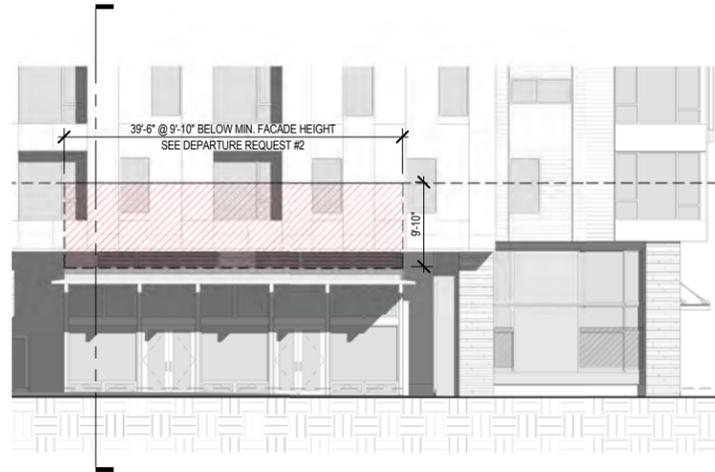
A departure is requested to allow the street facing facade at Harrison St and Thomas St. retail areas to fall below the 25 feet minimum.

JUSTIFICATION

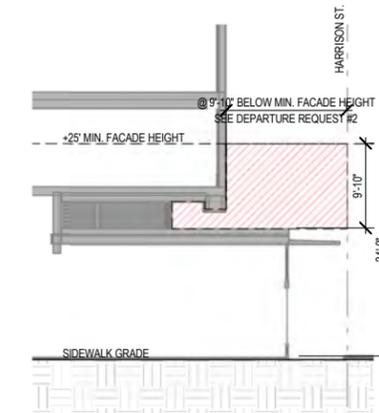
The majority of the residential facades exceed the minimum height requirement. Some areas of lowered facade height at retail relates better to the human scale.

DRB COMMENTS

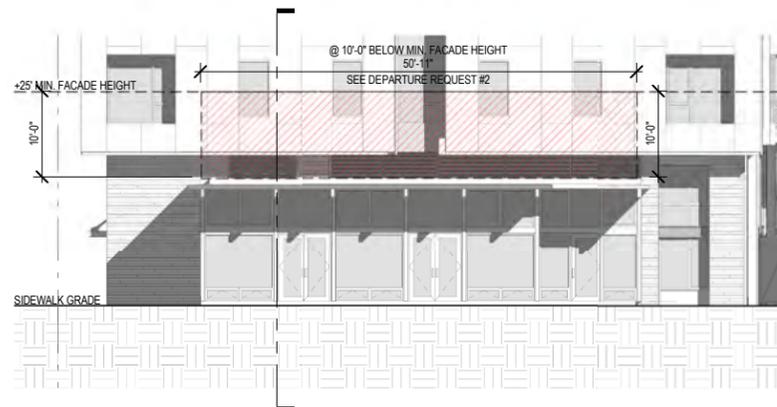
This is a new departure.



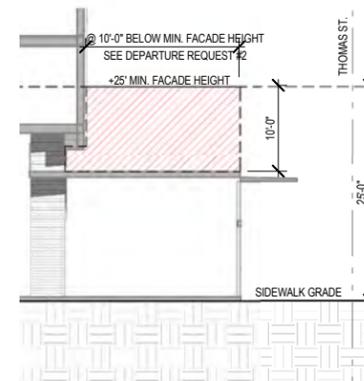
2 NORTH FACADE (Harrison St)



Section



2 SOUTH FACADE (Thomas St)



Section

DEPARTURE REQUESTS | GENERAL FACADE REQUIREMENTS | BLANK FACADE LIMITS

3 DEVELOPMENT STANDARD REQUIREMENT

23.48.014.A.3.b General Facade Requirements.

The street-facing facade of a structure may be set back up to 12 feet from the street lot line on Class II and Neighborhood Green Streets.

DEPARTURE REQUEST / PROPOSAL

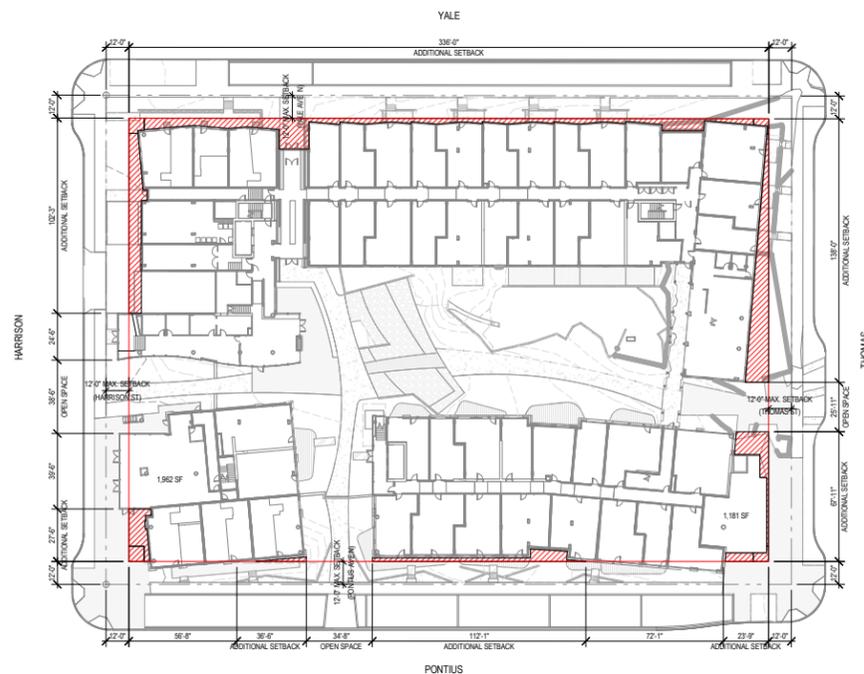
A departure is requested to setback more than 30% of facades of the building greater than 12 feet.

JUSTIFICATION

The additional setback space responds to adjacent historic city landmark structures, and provides opportunities for enhanced outdoor spaces adjacent to the proposed ground-related housing.

DRB COMMENTS

The board is supportive of the departure for the justification given.



4 DEVELOPMENT STANDARD REQUIREMENT

23.48.014.D.2 Blank Facade Limits.

Any portion of the facade that is not transparent is considered to be a blank facade. Blank facade limits for Class 2 Pedestrian Streets and Neighborhood Green Streets shall be limited to segments 15 feet wide, except for garage doors, which may be wider than 15 feet.

DEPARTURE REQUEST / PROPOSAL

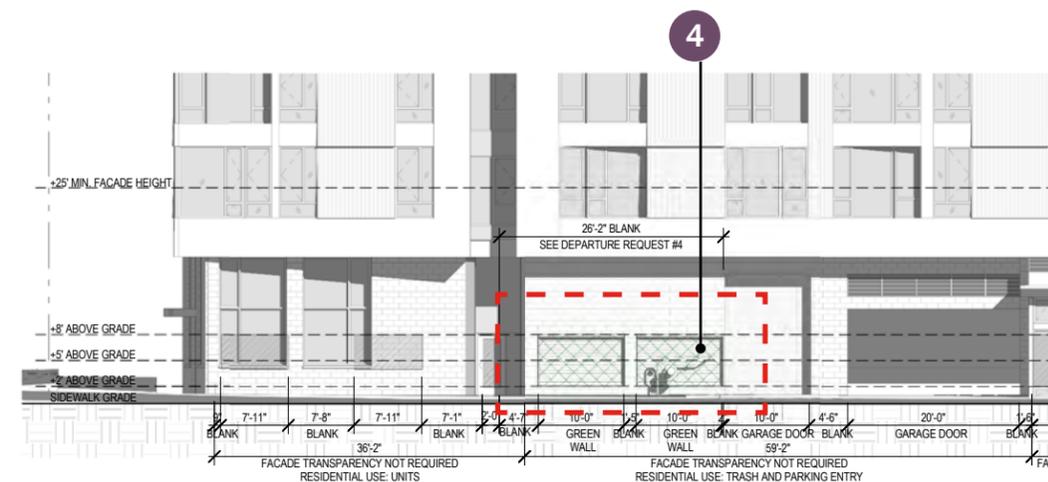
A departure is requested to allow a blank facade of greater than 15 feet on Harrison Street.

JUSTIFICATION

The additional blank facade request is to allow for screening to the Solid Waste and Recycling Rooms at ground level on Harrison Street. Because there is no alley on this project, Solid Waste and Recycle collection must occur adjacent to the street and it requires screening per SMC 23.54.040.

DRB COMMENTS

This is a new departure.



4 NORTH FACADE (Harrison St)

5 DEVELOPMENT STANDARD REQUIREMENT

23.54.0.30.F.1.b Parking and Access - curb cut.

The width for a curb cut for two way traffic can be no greater than 20 feet.

DEPARTURE REQUEST -OR- TYPE 1 DECISION / PROPOSAL

A departure is requested to exceed the allowed width of the single curb cut on the project by an additional 10' for a total of 30'.

JUSTIFICATION

The Swale on Yale SPU Project does not allow vehicular access on Yale Ave N or Pontius Ave N. Locating the curb cut on Harrison Street allows easier underground parking garage access and moves traffic away from Pontius Ave N, a Neighborhood Green Street and Future Festival Street. A single curb cut combining Residential Parking access, Residential Loading, and combined Residential and Commercial Solid Waste / Recycling Collection Room is safer for pedestrians than having two separate curb cuts.

DRB COMMENTS

At the EDG meeting, the Board favored a single curb cut located on Harrison Street for vehicular access to the site. This is a new departure.



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 385 residential units, and parking for 454 vehicles below grade, accessed from the street. Streetscape improvements such as curb bulbs, landscaping and widened sidewalks are also proposed.

PROJECT VISION AND DATA



1255 HARRISON STREET

PROJECT DATA OVERVIEW

- MIXED-USE PROJECT PROVIDING RETAIL OPPORTUNITIES AND HOUSING FOR THE CASCADE NEIGHBORHOOD
- 385 RESIDENTIAL UNITS
- 3,143 SQUARE FEET OF RETAIL AREA
- 33,345 SQUARE FEET OF RESIDENTIAL AMENITY
- 454 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

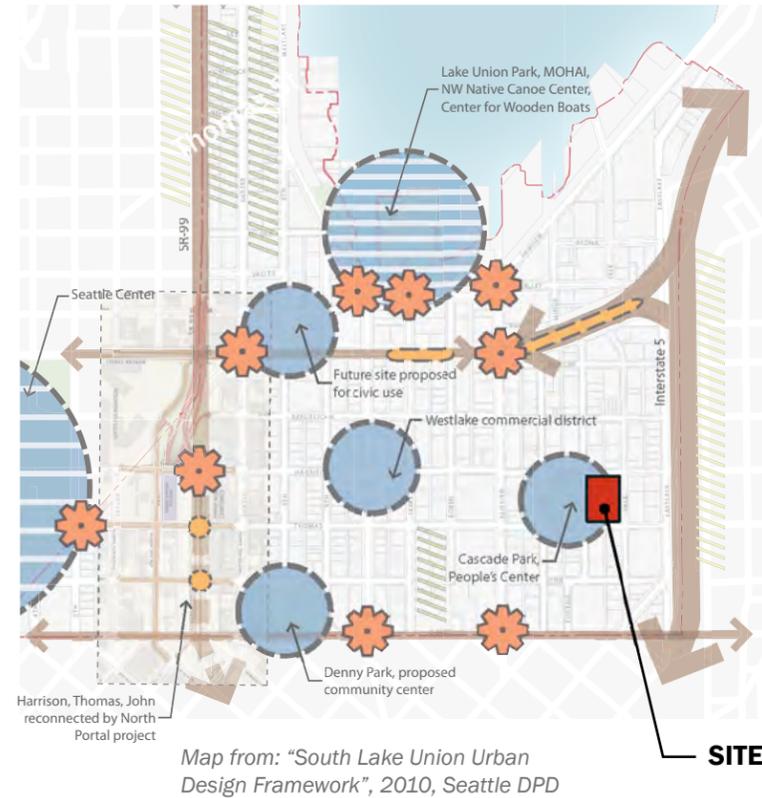


The South Lake Union Rezone EIS states the following objectives which are applicable to this project:

- 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.

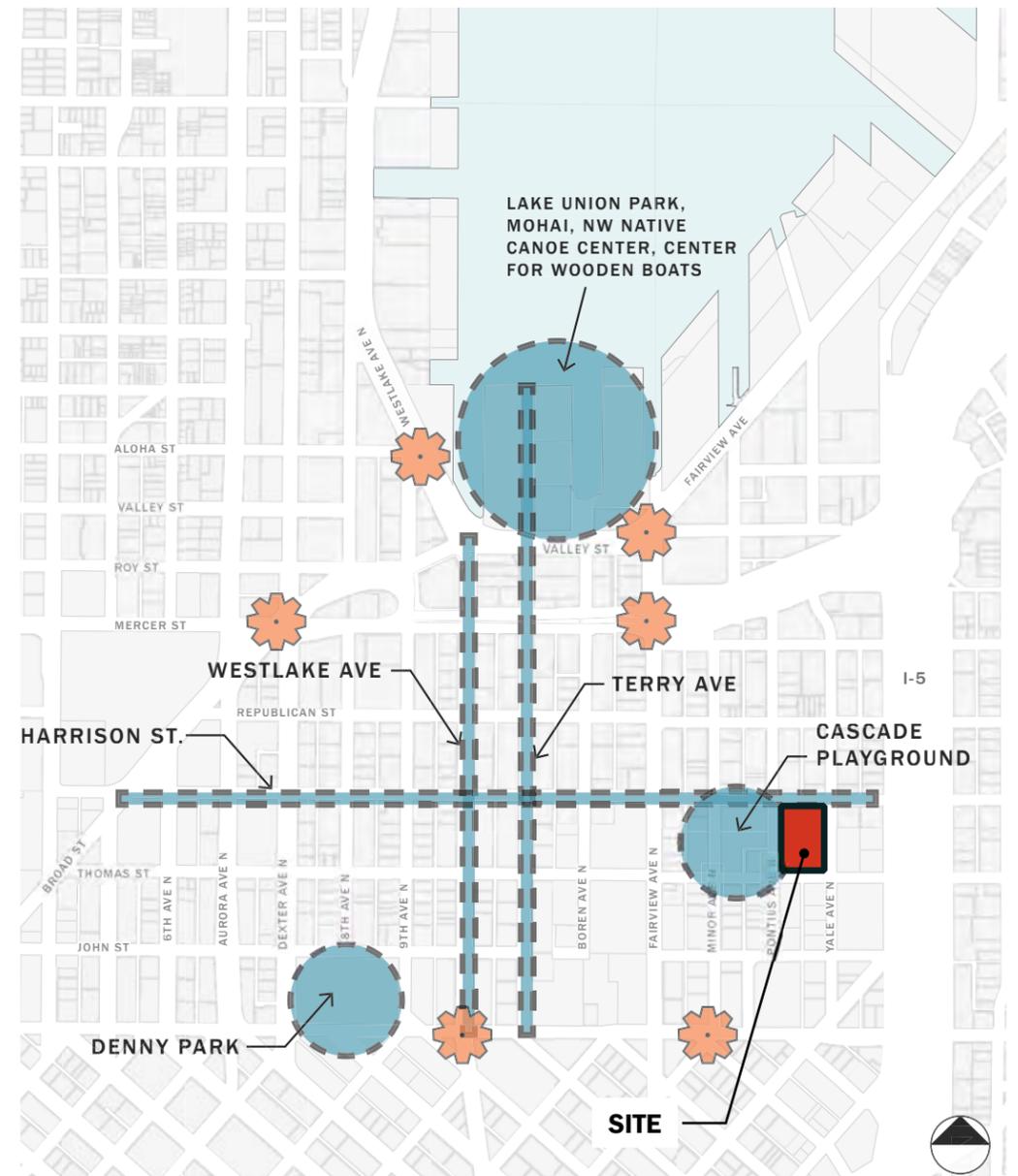
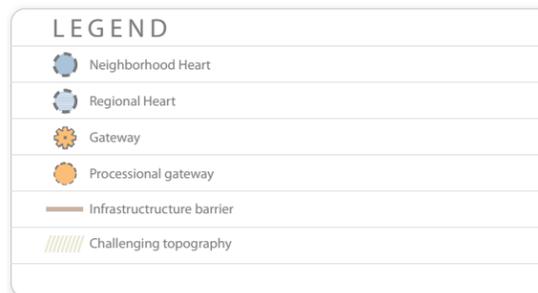
The project intends to include residential units at the street level along with exterior plaza space, with apartments above. Parking will be provided in a below-grade garage.

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.



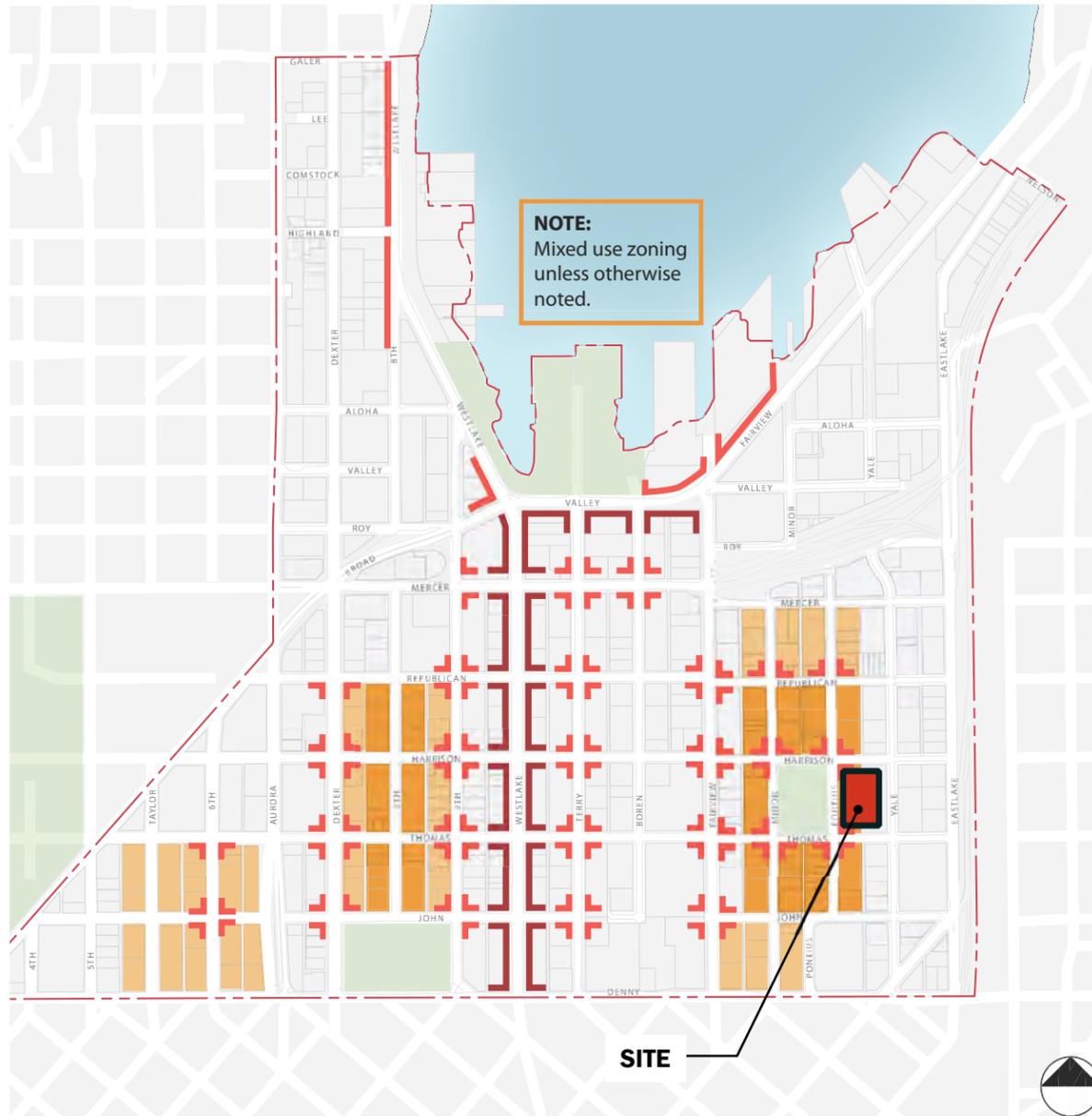
SOUTH LAKE UNION NEIGHBORHOOD DESIGN GUIDELINES

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

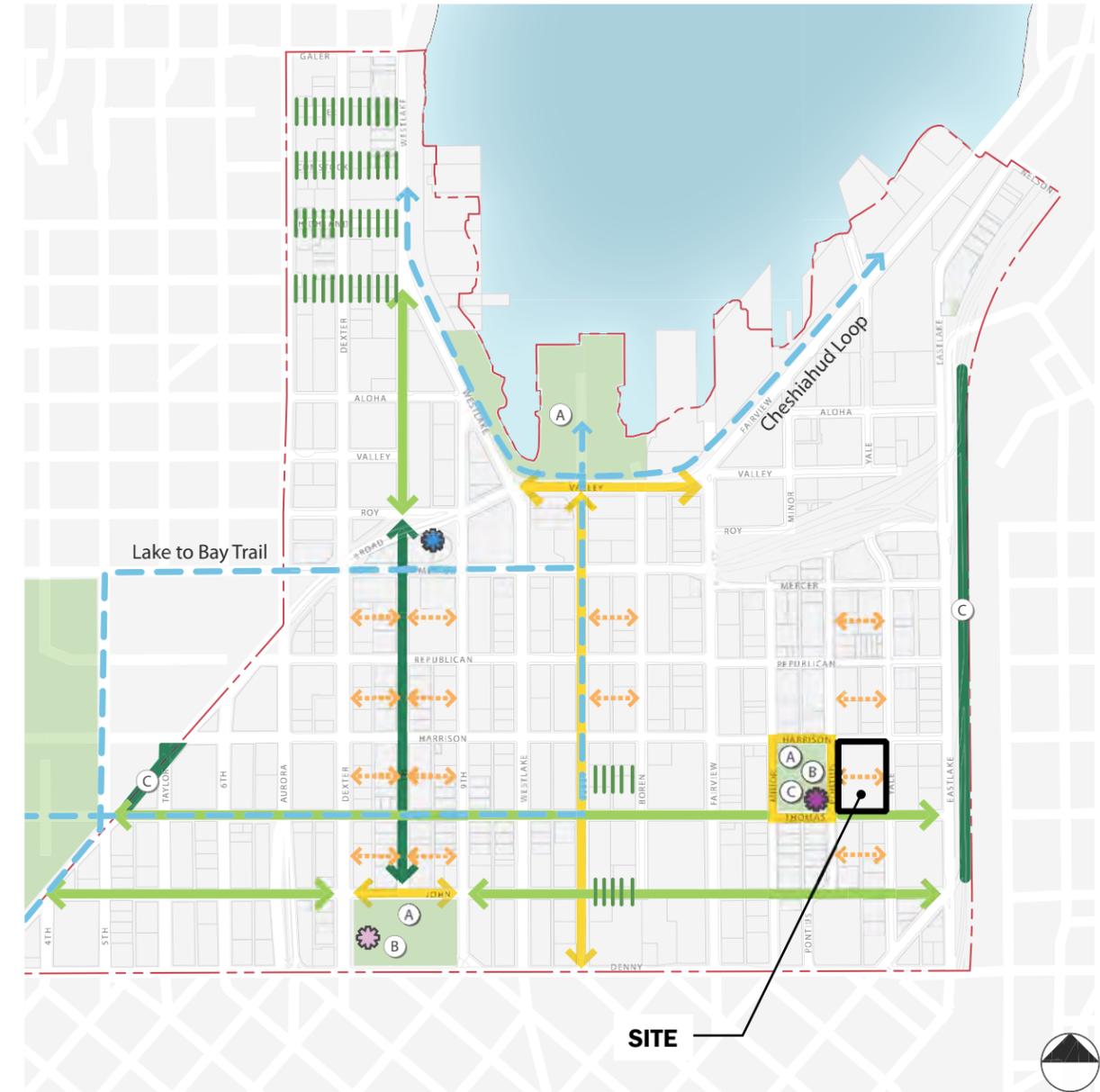


Our site falls halfway within the Primary Residential corridor along Pontius Ave, as identified in the South Lake Union Urban Design Framework. The intersections of Pontius and Harrison and Pontius and Thomas offer Neighborhood Retail and Service Incentives.

LEGEND	
	Primary Residential
	Mixed Use - Residential Emphasis
	Pedestrian-Oriented Retail & Services Required
	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			
	Hill Climb		Potential Site for Civic Use
	Mid-Block Ped Connections		Community Center
	Urban Trail		Proposed Community Center
	Festival Street (Mixed Use)		Playground
	Green Street		Active Recreation
	Road Diet / Woonerf		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.

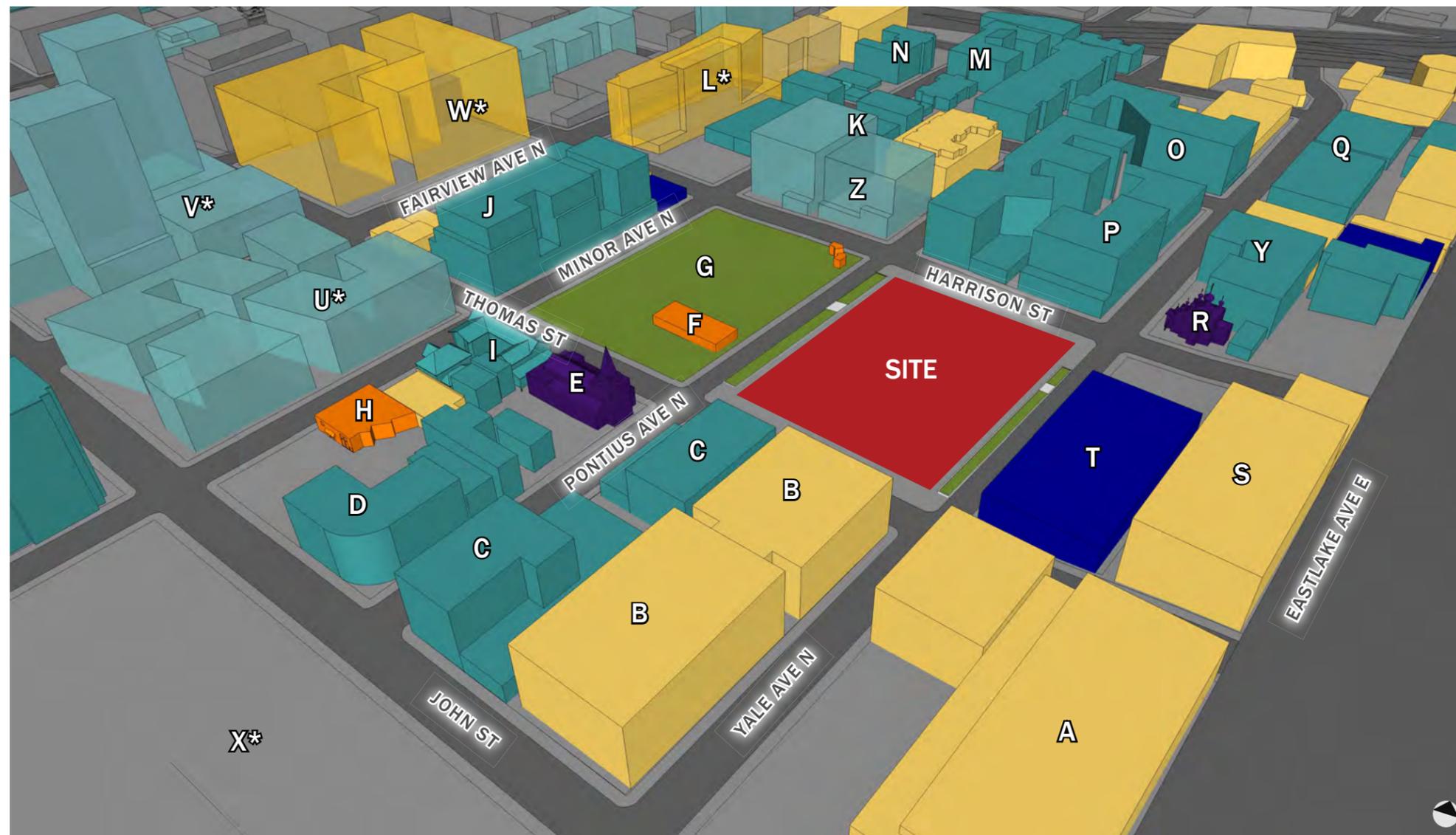
NEIGHBORHOOD DEVELOPMENT AND USES

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 Compass Housing
- 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 South Lake Union
- P Stack House Apartments
- Q 5 Story Office Building
- R St. Spiridon Orthodox Cathedral
- S Pemco Office
- T Parking Garage
- U Future EQR Cascade Housing Development
- V Onni's Future Seattle Times Building Apartments
- W Future Troy Laundry Office Complex
- X Future Seattle City Light Electrical Substation
- Y Cairns Apartments
- Z Future Holland Cascade Apartments



- | | |
|---|--|
| Multifamily/Mixed-Use Residential | Industrial/Warehouse/Storage |
| Commercial/Retail/Office | Civic/Religious |
| Recreation/Open Space | 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



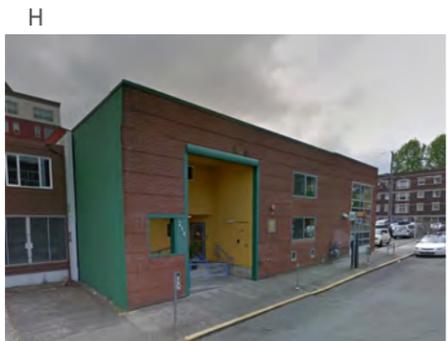
E Immanuel Lutheran Church



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



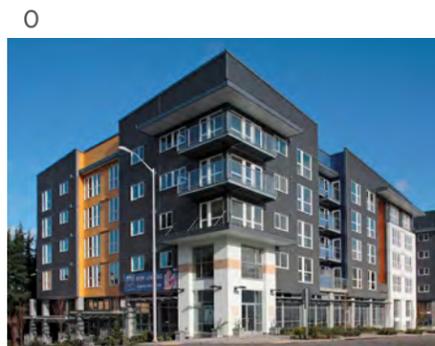
L Future 400 Fairview Retail & Offices



M Kerner-Scott Homeless Housing



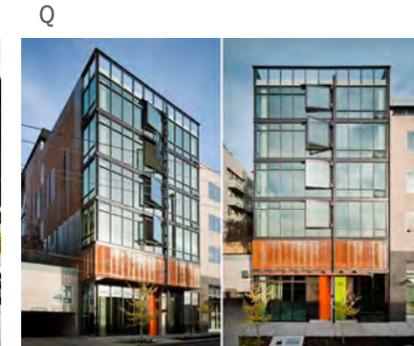
N Pete Gross House - Cancer Care Housing



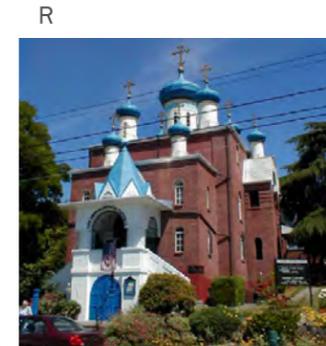
O Amli Apartments



P Stack House Apartments



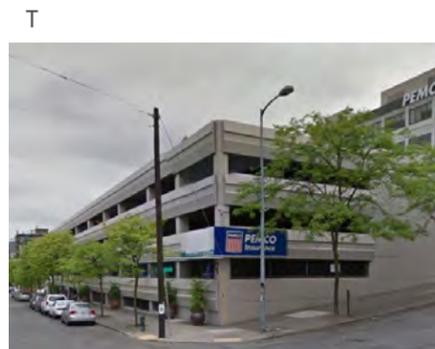
Q Art Stable Lofts



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

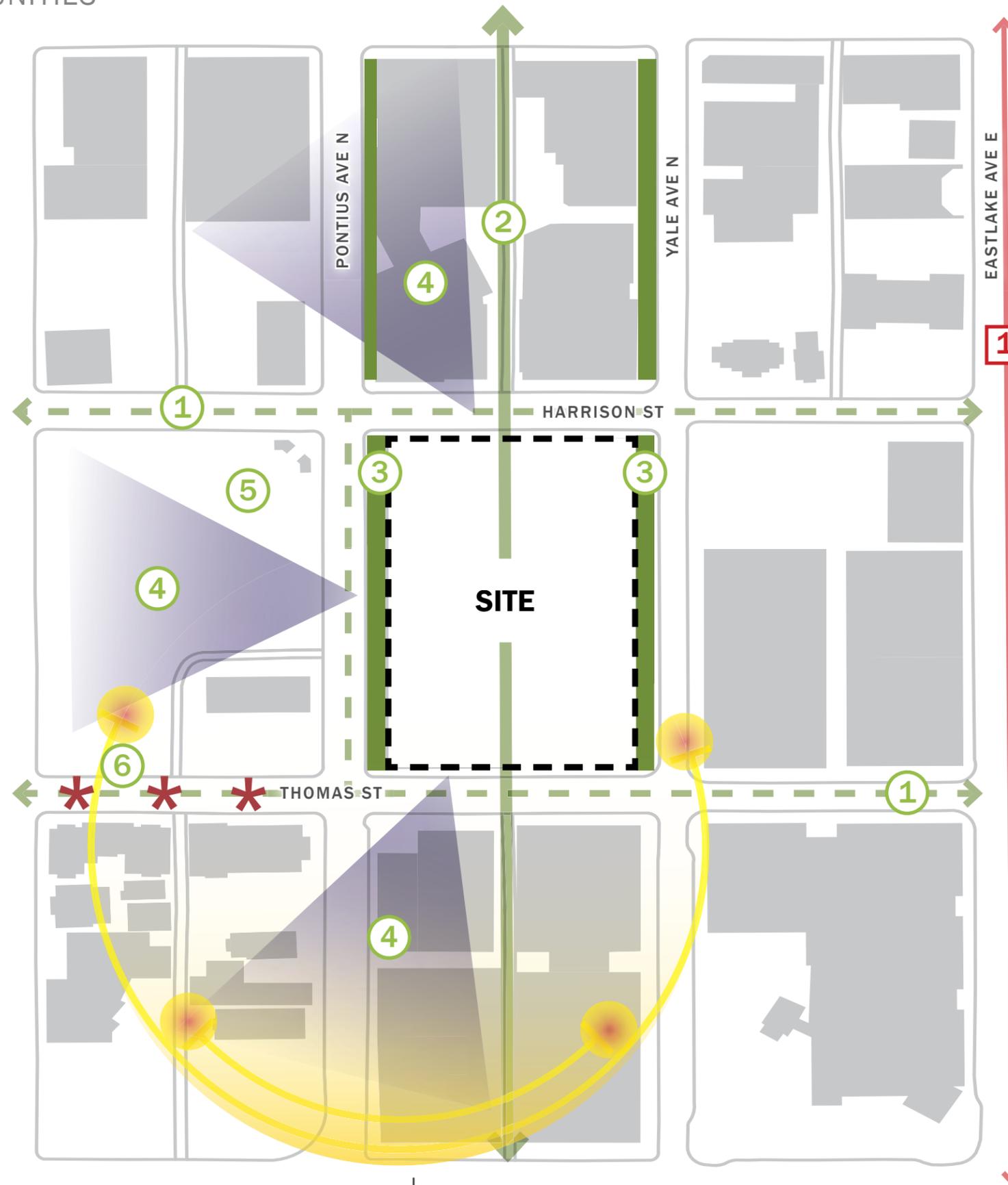
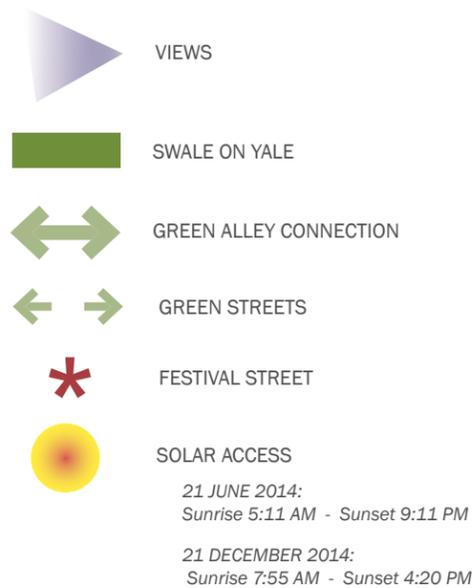
SITE CONSTRAINTS AND OPPORTUNITIES

OPPORTUNITIES

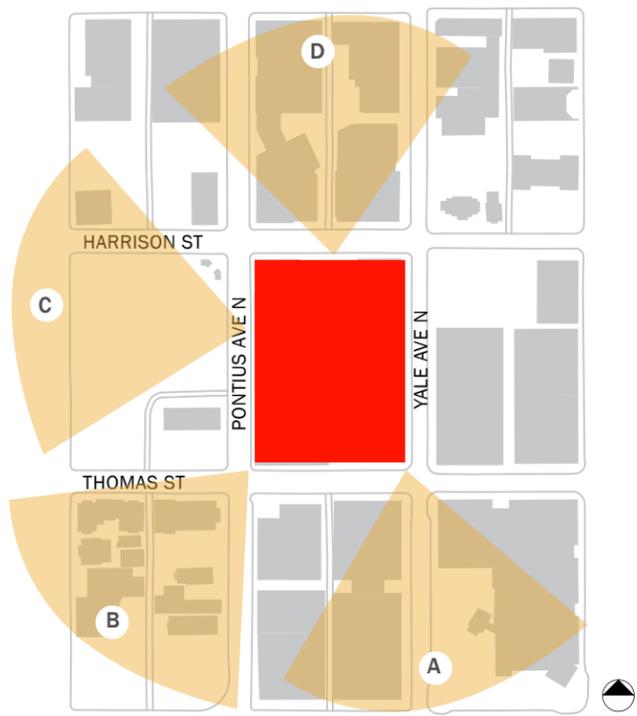
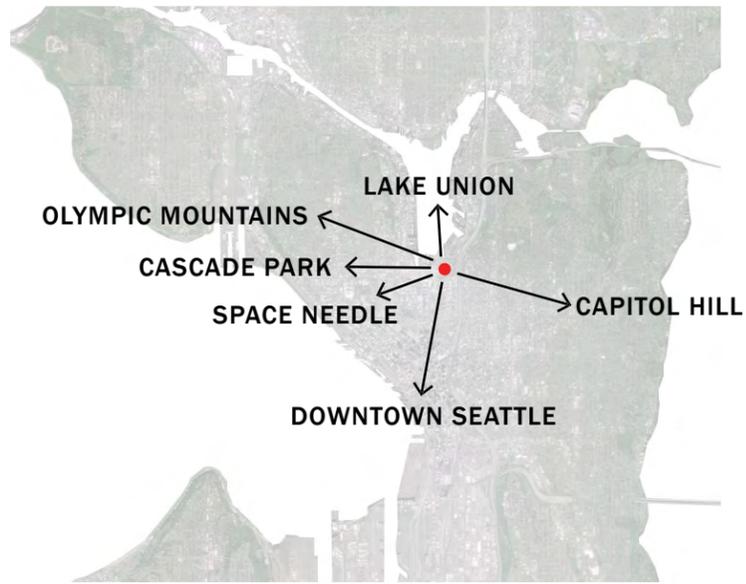
- ① Foster development of pedestrian green street conditions along Thomas Street and Harrison Street per SDOT approved plans. Enhance the streetscape by continuing curb build-outs and ample landscaping.
- ② Connect to the existing network of green alleys on the north and south sides of the site.
- ③ 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



APPROXIMATE PREDOMINANT VIEWS



APPROXIMATE VIEW FROM SITE - SOUTHEAST TO DOWNTOWN AND FIRST HILL



APPROXIMATE VIEW FROM SITE - NORTHWEST TO DOWNTOWN



APPROXIMATE VIEW FROM SITE - WEST TO SPACE NEEDLE

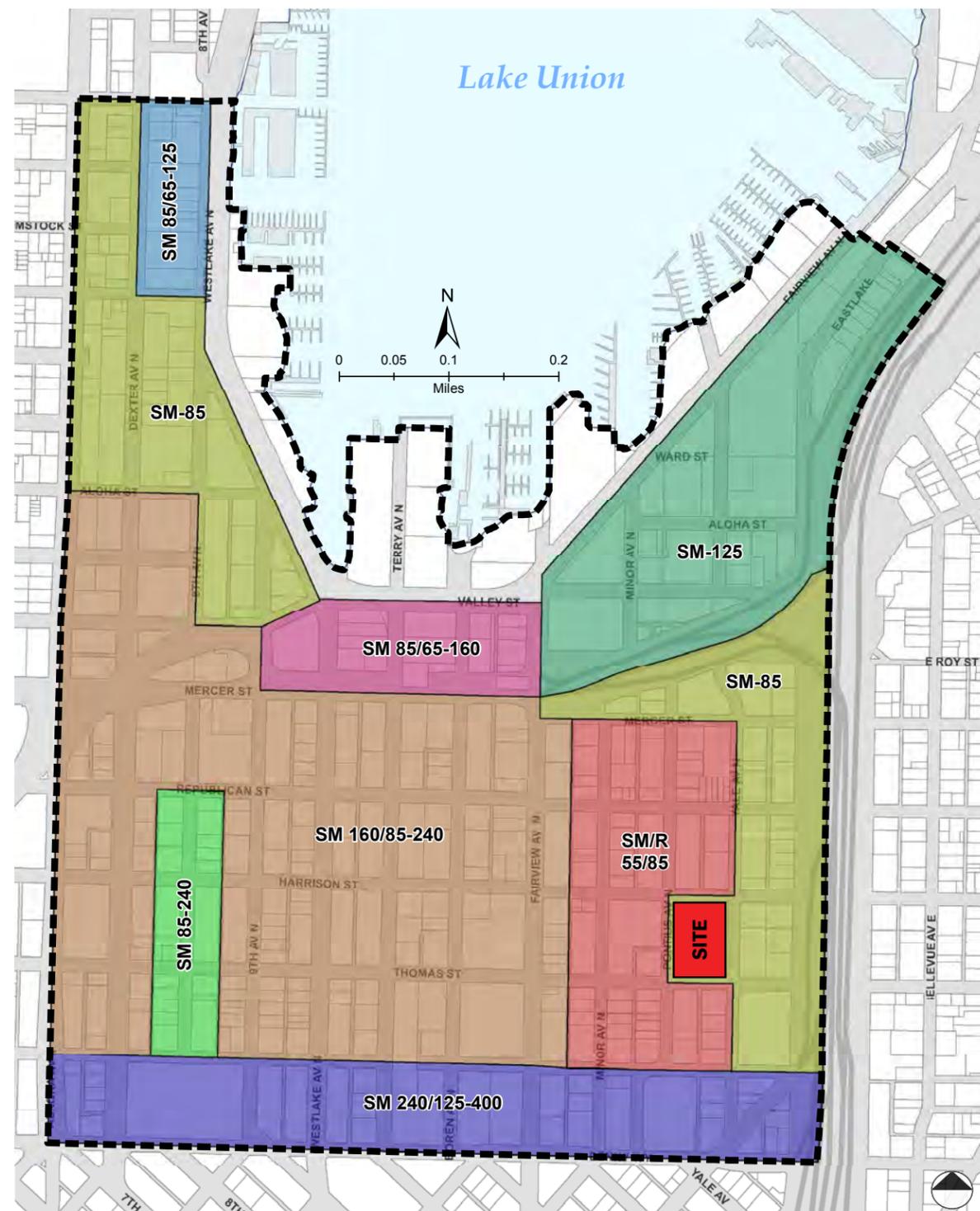


APPROXIMATE VIEW FROM SITE - NORTH TO LAKE UNION

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 conditionally permitted 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)

ZONING SUMMARY

(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.

(23.48.026) 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 loading 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

(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.

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.

ZONING SUMMARY

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

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