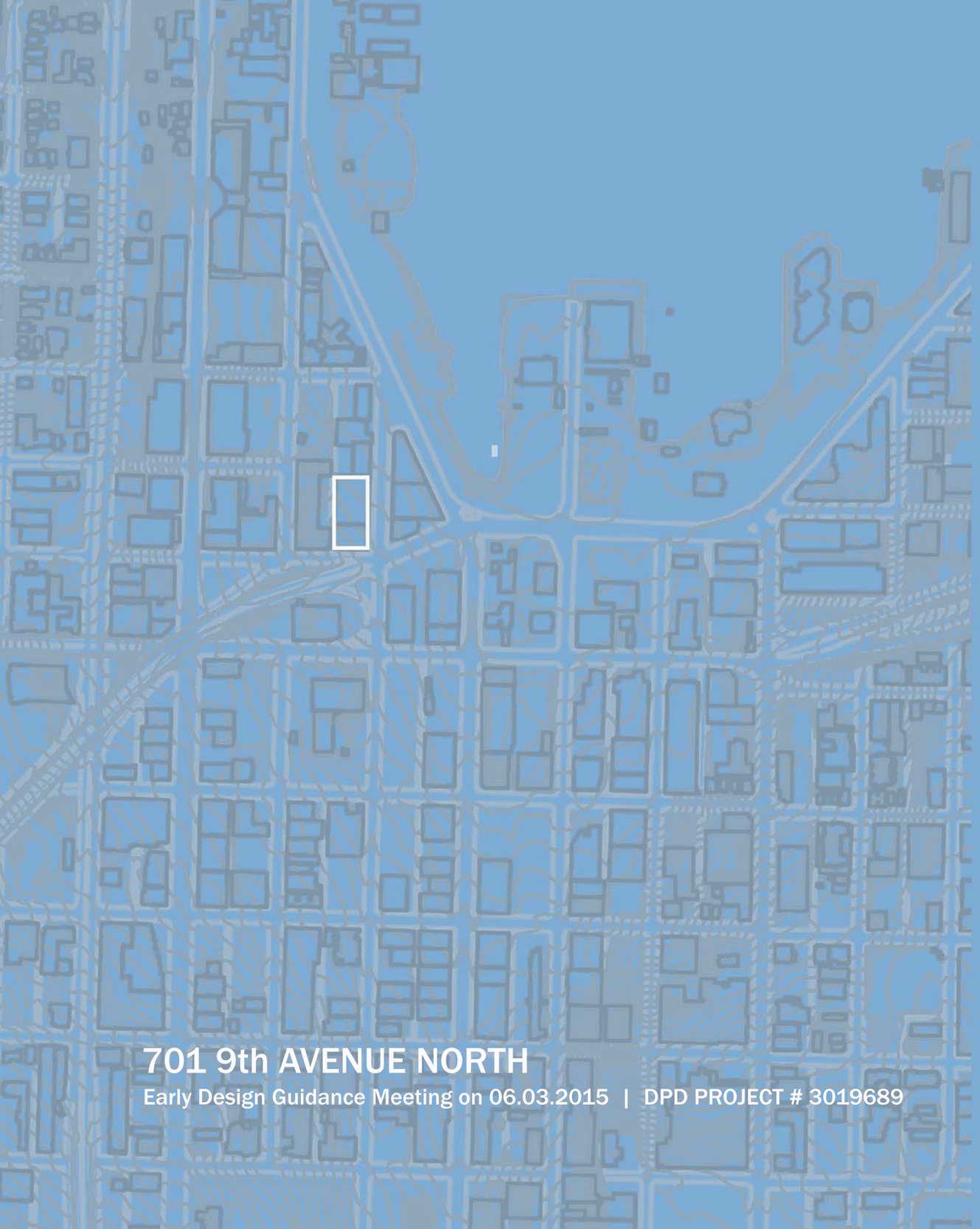
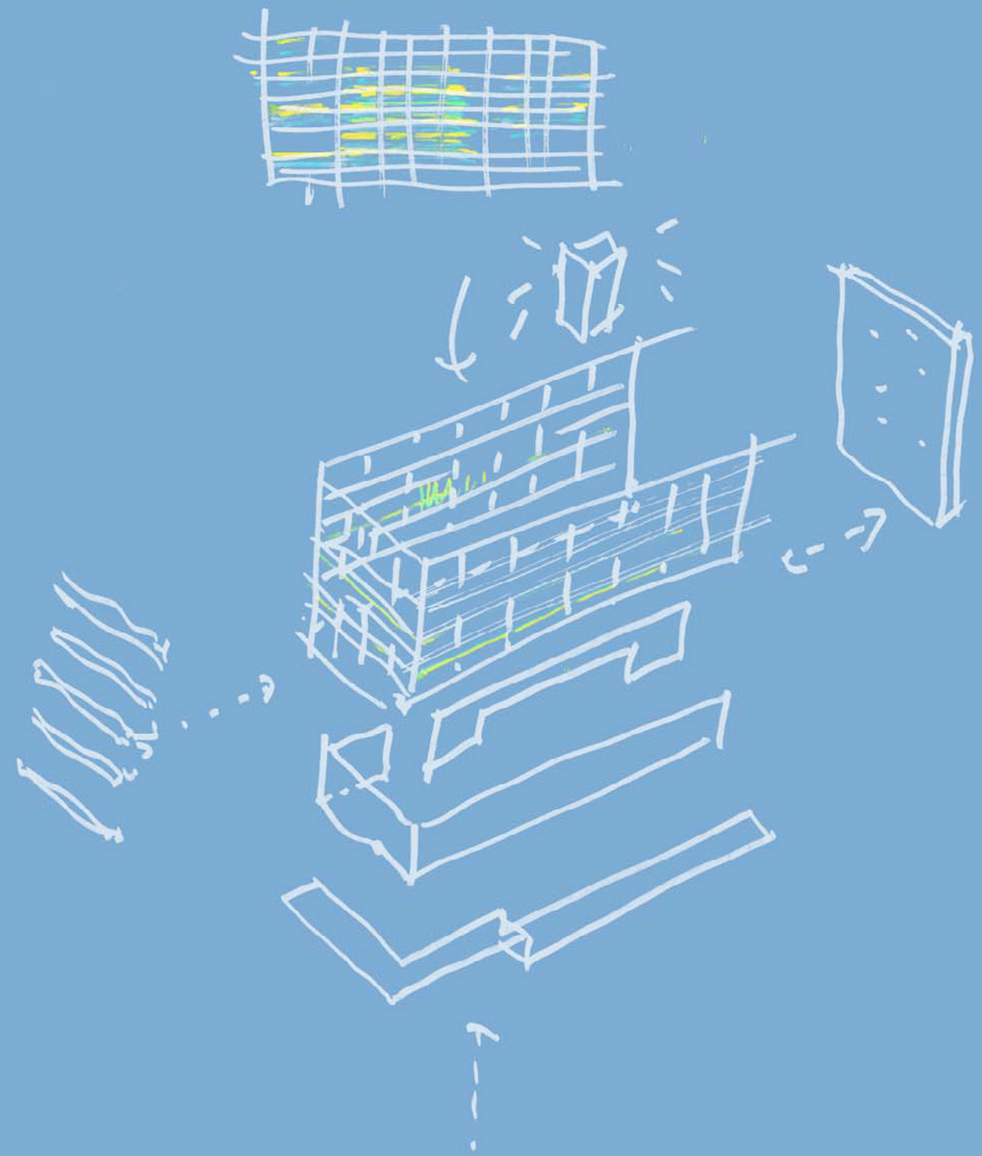


701 9th AVENUE NORTH

Early Design Guidance Meeting on 06.03.2015 | DPD PROJECT # 3019689



TALON PRIVATE CAPITAL

LAKE UNION PARTNERS

PERKINS+WILL

701 9TH AVENUE NORTH

AERIAL PHOTOGRAPH

CONTENTS

1.0 DEVELOPMENT OBJECTIVES

INTRODUCTION:

The proposed project at 701 9th Ave is a design opportunity to simultaneously encompass the South Lake Union region's roots while also creating a progressive design.

Proposed is a unique office building with the goal of attracting an innovative tenant base - one that embodies the rich diverse history of the region.

PROJECT GOAL:

"To create and develop a small office building with progressive design that encompasses the area's, roots, takes advantage of the core location, provides home grown retail uses that will be seen as an amenity/community space for the office users, and will attract an innovative tenant base all while working through a collaborative and team process."

PLACE:

The site is a pivotal location within the urban context – at a nexus of research, commercial, residential, recreational, and natural uses. On a highly visible southeast corner of the head block of the Eastlake urban grid the location is equally at the edge of Queen Anne and South Lake Union and among the globally recognized institutions of Gates, Allen, UW, and Hutch as well as incubating biotech enterprise and established internet giants.

CULTURE:

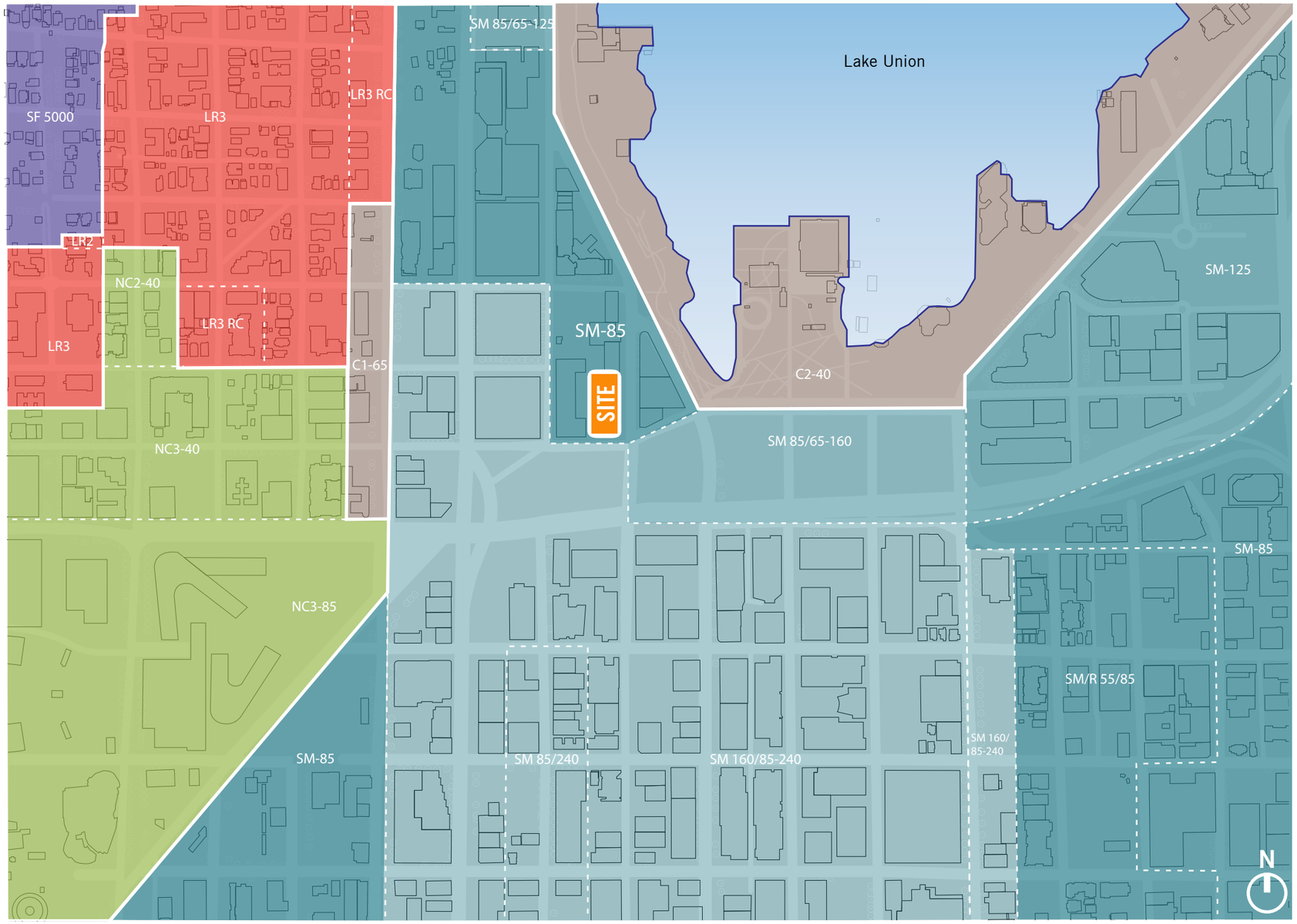
Seattle is a unique place of innovation and progressive transformation – a community that bridges between many diverse subcultures - grunge to high tech, finance to folk art, scientific research to natural exploration – with these divergent interests often being embodied within individuals or workplace communities.

VISION:

To create a compelling workplace and retail environment by capitalizing on this exceptional setting and the unique progressive spirit of Seattle. We envision a place that expresses innovation in tune with nature – a place that is a platform for progressive workplace and retail culture – clear and honest in its design and expression with an integrity of material and detail that will differentiate and attract the next generation of workplace enterprise.

2.0 SITE CONTEXT AND URBAN DESIGN ANALYSIS

SURROUNDING ZONING



LEGEND

- Commercial
- Seattle Mixed
- Neighborhood Commercial
- Lowrise Residential
- Single Family Residential

2.0 SITE CONTEXT AND URBAN DESIGN ANALYSIS

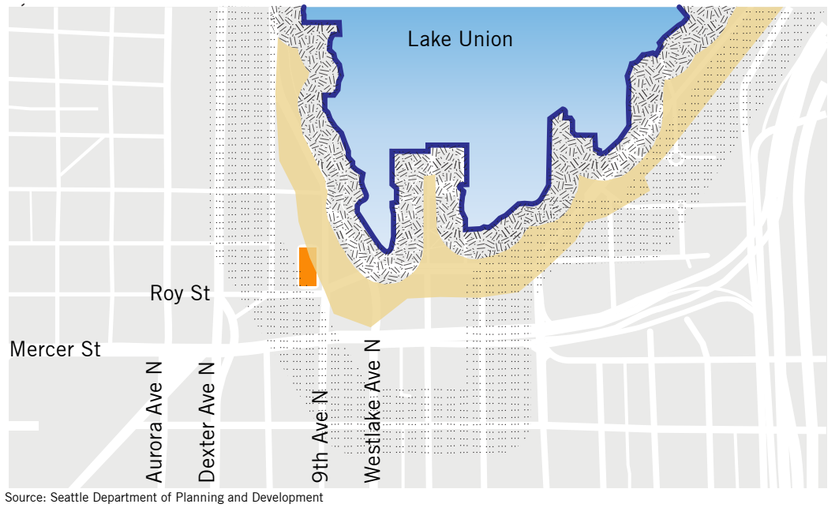
MAJOR BUILDING TYPES

LEGEND

- Office Building
- Multi-Family Housing
- Mixed Use
- Retail
- Hotel
- Restaurant
- Recreation
- Medical
- Research
- Project Site

2.0 SITE CONTEXT AND URBAN DESIGN ANALYSIS

ENVIRONMENTALLY CRITICAL AREAS

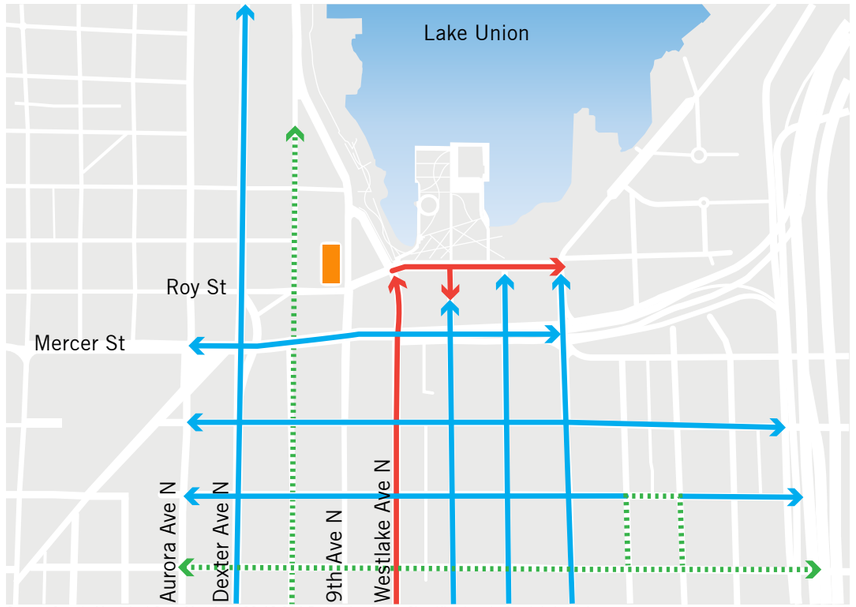


Source: Seattle Department of Planning and Development

- Shoreline
- Shoreline Habitat Buffer
- Liquefaction (USGS)
- Archaeological Buffer
- Project Site

The building site will be developed with sensitivity to the Liquefaction and Archaeological Buffer environmentally critical areas.

PEDESTRIAN STREET CLASSIFICATIONS

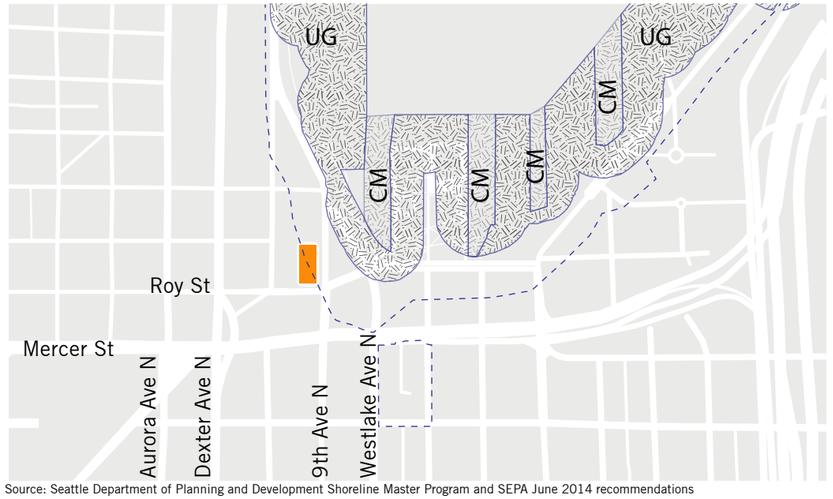


Source: Seattle Municipal Code Map A for 23.48.014 Pedestrian Street Classifications in South Lake Union

- Class I Pedestrian Streets
- Class II Pedestrian Streets
- Neighborhood Green Streets
- Project Site

Pedestrian Street Classifications based on pedestrian use currently are not indicated at 9th Ave N or Roy Street adjacent to the site. Sensitivity to pedestrians along the street edges is still an important consideration for the building's design.

SHORELINE ENVIRONMENTS

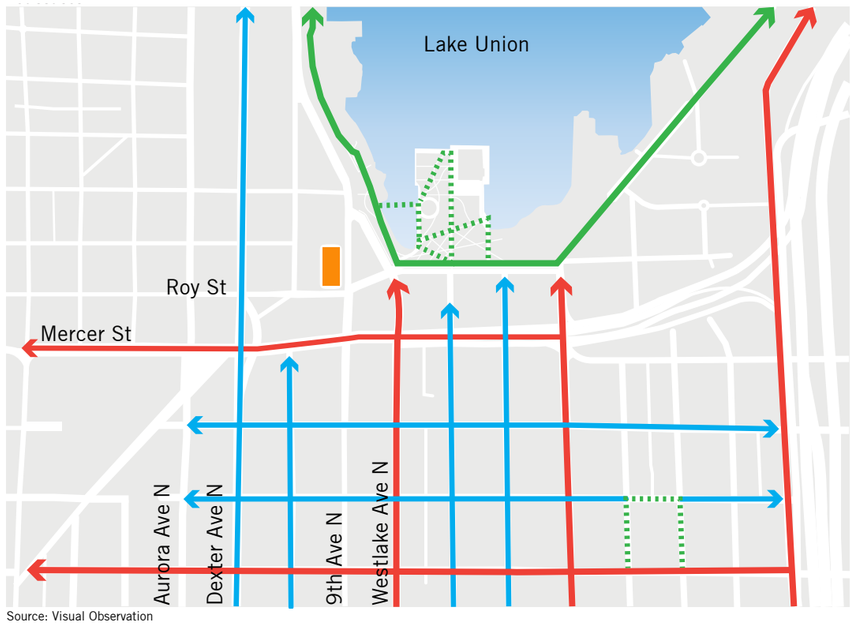


Source: Seattle Department of Planning and Development Shoreline Master Program and SEPA June 2014 recommendations

- Urban General (UG)(commercial and industrial uses and protection of existing ecological function)
- Conservancy Management (CM) (provides water-dependent infrastructure)
- Historic Shoreline
- Project Site

The nearby shoreline environments include Conservancy Management and Urban General. The site is not located in a shoreline environment.

PEDESTRIAN TRAFFIC PATTERNS



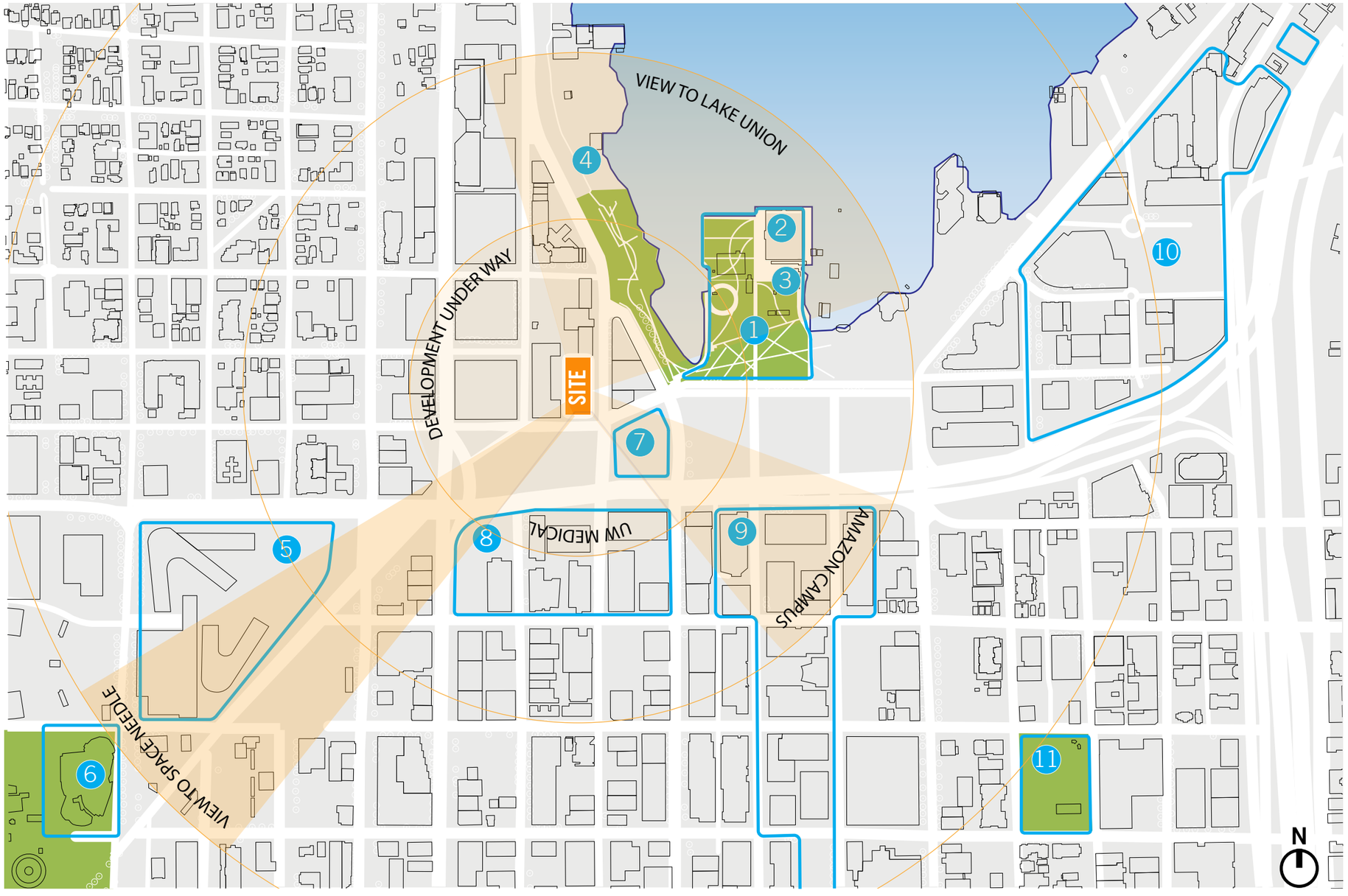
Source: Visual Observation

- Primary Route to/from SLU
- Secondary Pedestrian Route
- Cheshiahud Lake Union Trail
- Routes through/around Parks
- Project Site

Pedestrian traffic patterns were observed on both weekdays and weekends resulting in these primary use patterns.

2.0 SITE CONTEXT AND URBAN DESIGN ANALYSIS

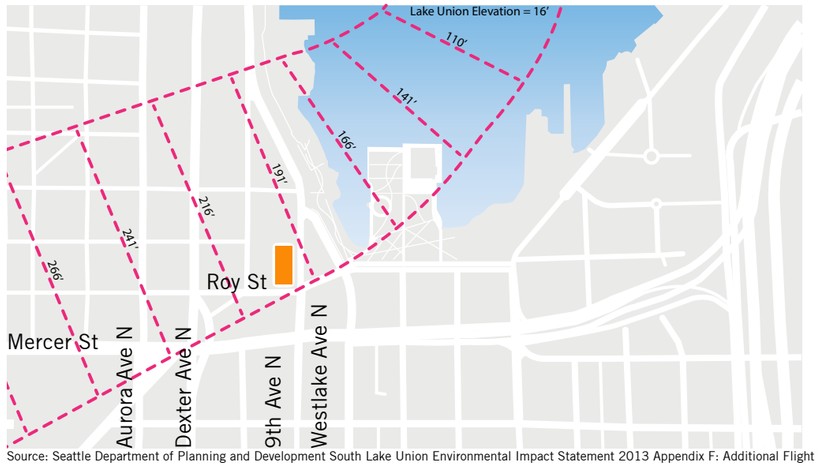
COMMUNITY NODES + VIEWS



1. Lake Union Park
2. MOHAI
3. Center for Wooden Boats
4. Kenmore Air
5. Bill and Melinda Gates Foundation
6. Experience Music Project
7. Allen Institute for Brain Science
8. UW Medical Center
9. Amazon Campus
10. Fred Hutchinson Cancer Research
11. Cascade Park

2.0 SITE CONTEXT AND URBAN DESIGN ANALYSIS

FLIGHT PATH DIAGRAM



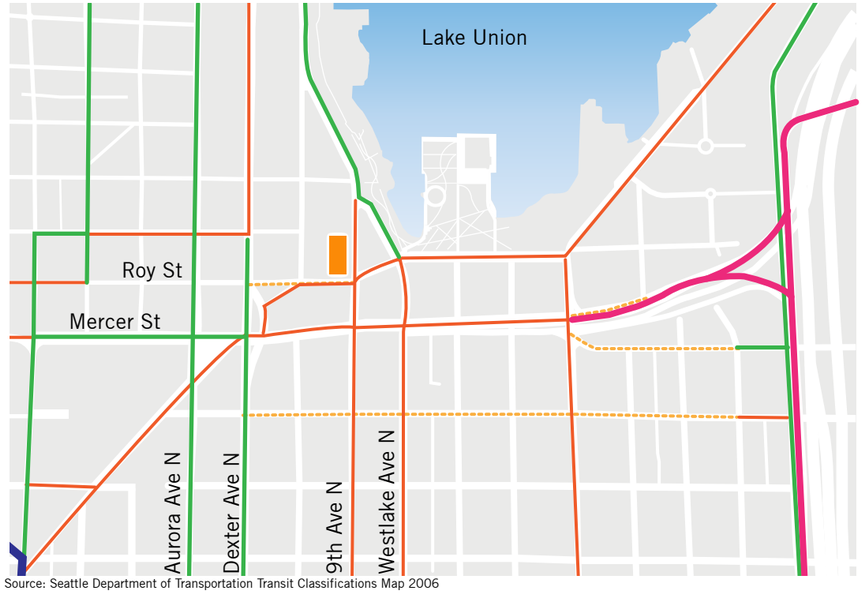
Height Restriction Overlay

Project Site

Source: Seattle Department of Planning and Development South Lake Union Environmental Impact Statement 2013 Appendix F: Additional Flight Path Analysis

The flight path height restriction above the project site ranges from 191' to approximately 203'.

TRANSIT STREET CLASSIFICATIONS



Transit Way

Principal Transit Street

Major Transit Street

Minor Transit Street

Arterial Street

Project Site

Source: Seattle Department of Transportation Transit Classifications Map 2006

BICYCLE NETWORK

Future Cycle Track

In Street, Minor Separation

Future In Street, Minor Separ.

Neighborhood Greenway

Future Neighborhood Greenway

Off Street

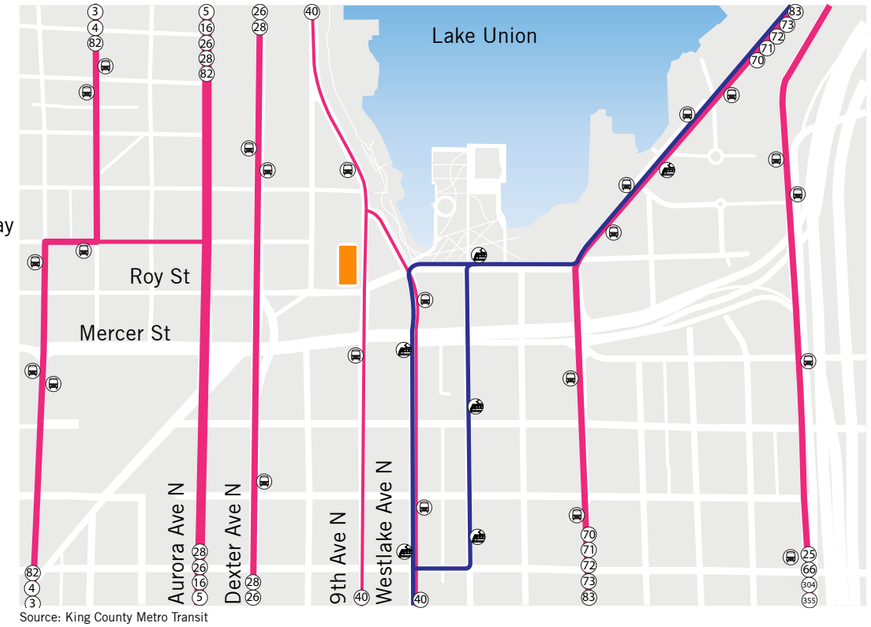
Future Off Street

Shared Street

Project Site

Source: Adopted Seattle Bicycle Master Plan 2014

MASS TRANSIT ROUTES



Streetcar

Bus Route

Busline Number

City Bus Stop

Streetcar Stop

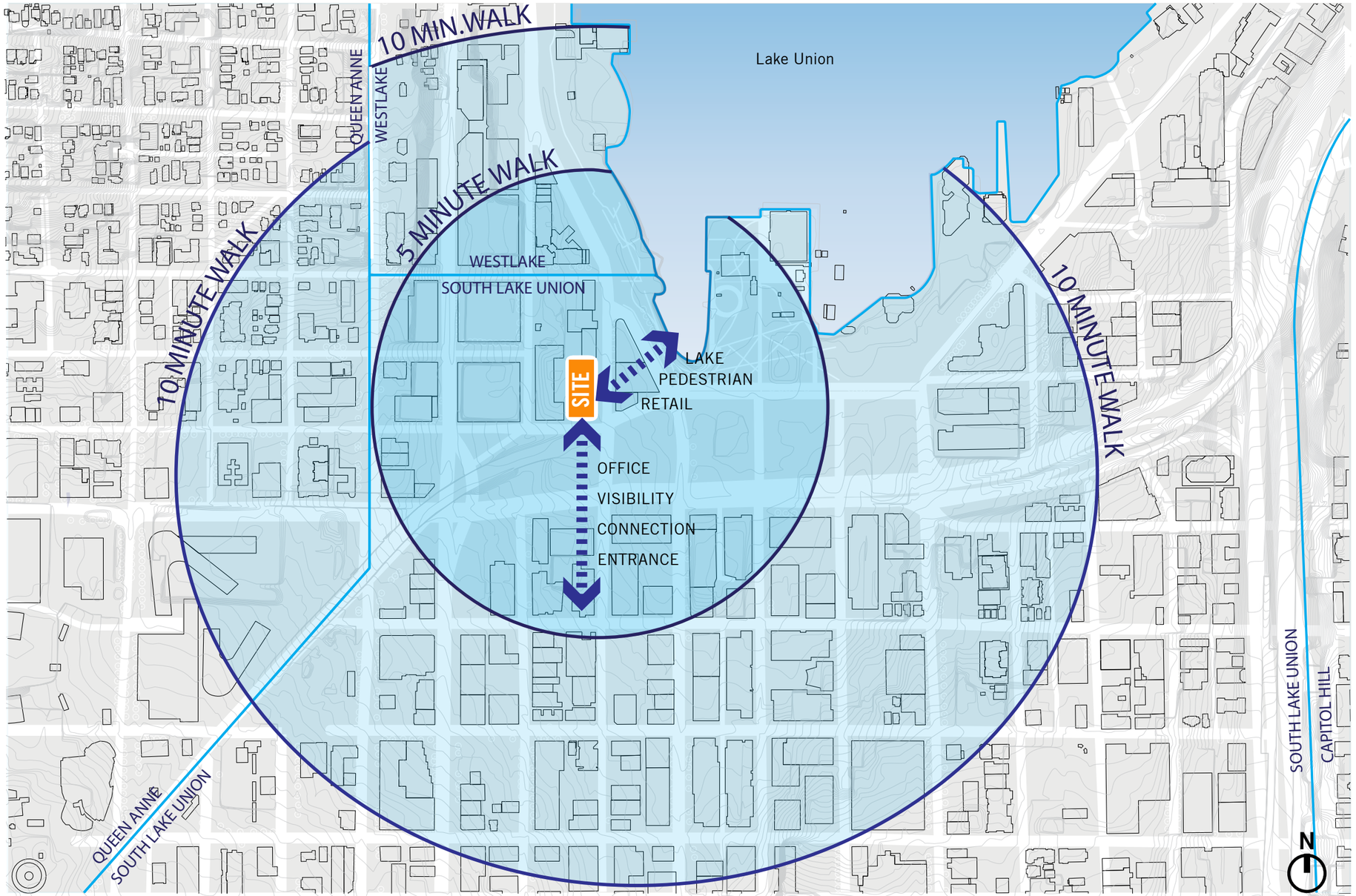
Project Site

Source: King County Metro Transit

The future cycle track (protected bicycle lanes) will be located at the site's adjacent streets - 9th Ave N and Roy Street.

2.0 SITE CONTEXT AND URBAN DESIGN ANALYSIS

SURROUNDING NEIGHBORHOODS



2.0 SITE CONTEXT AND URBAN DESIGN ANALYSIS

DESIGN CUES NARRATIVE:

Views from the project include Lake Union to the Northeast and the Space Needle to the Southwest. The site to the South is City Owned and could potentially turn into a future development site.

Project response: Maximize views to the Northeast and Southwest by maximizing floor to floor heights and glazing.

The neighboring Seattle City Light building has been landmarked, which means the views to the West are likely to remain unobstructed.

Project response: Glazing at South turns the corner at the SW building end as an alley side response to the building architecture.

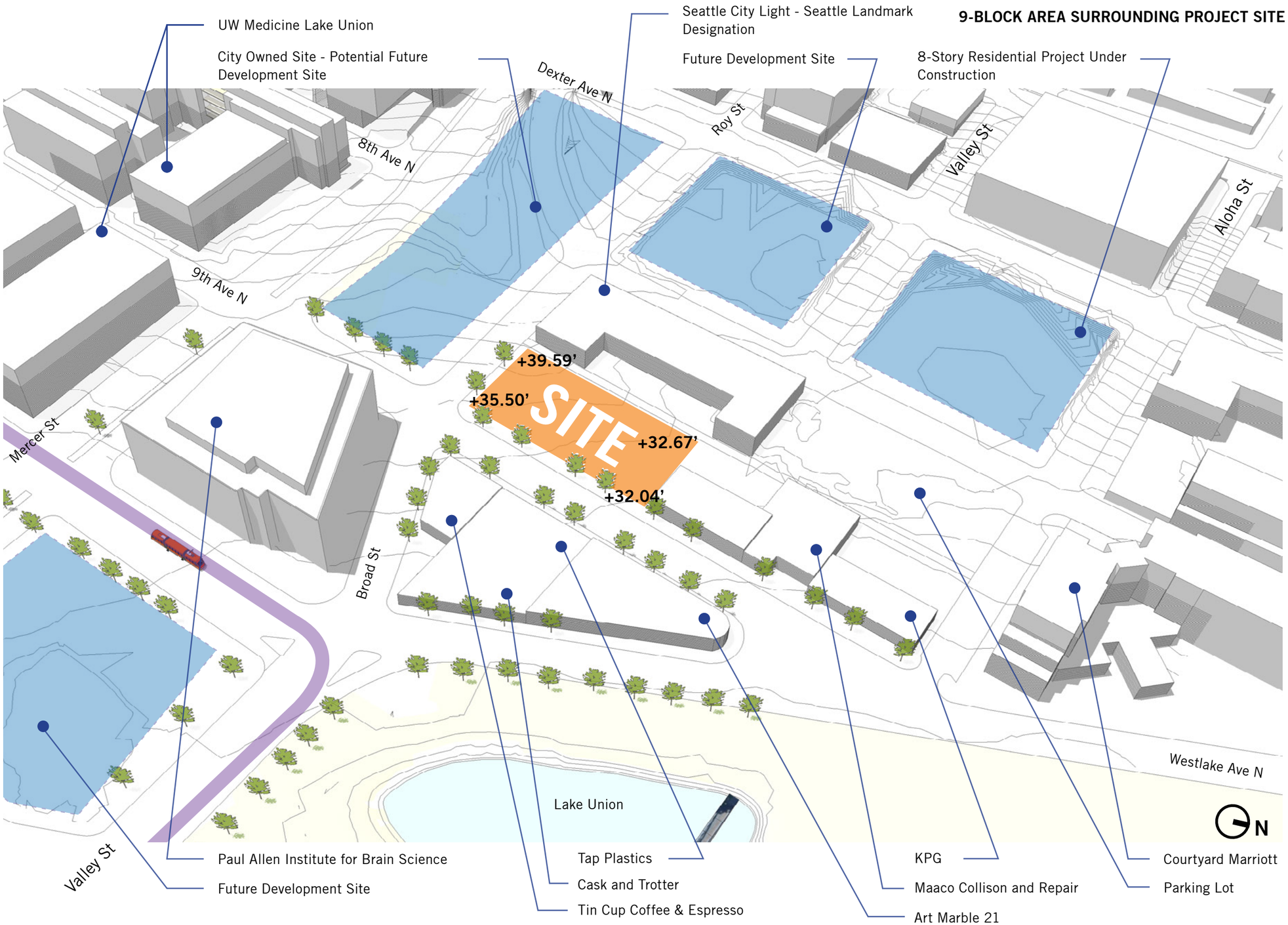
Nearby bus routes, the streetcar and a heavy bicyclist presence make it easy to access the site. Pedestrian traffic occurs along 9th Ave North and Roy Street, making the East and South ends of the building most suitable to building entrances.

Project response: Provide ample protected bicycle parking and shower rooms to support cycling community. Design to support an active streetfront along 9th Ave N and Roy Street.

The site slope from the SW corner at the high point to the NE corner at the low point.

Project response: The slope of the site is a consideration for placement of entrances and design of the first floor. and its entries.

9-BLOCK AREA SURROUNDING PROJECT SITE



2.0 SITE CONTEXT AND URBAN DESIGN ANALYSIS

9-BLOCK AREA SURROUNDING PROJECT SITE

(1) View into Alley from Roy Street

(2) View to Space Needle from Roy Street and 9th Ave N

(3) View into Alley from Aloha Street

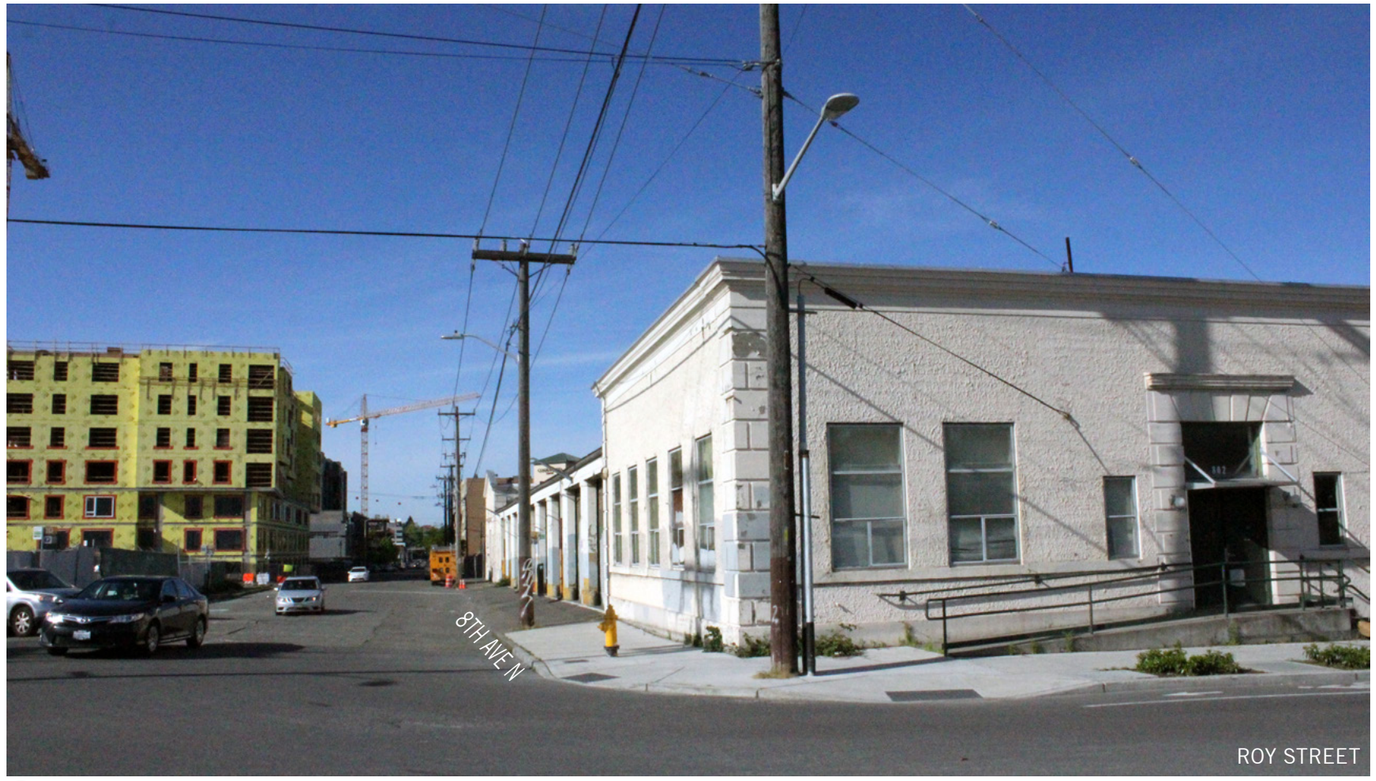
(4) View to South at Alley

(5) View to Southwest at Alley

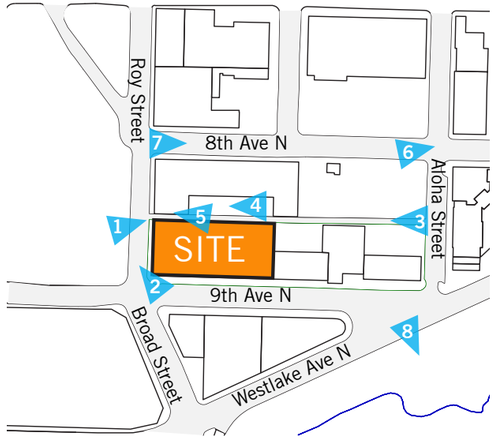
2.0 SITE CONTEXT AND URBAN DESIGN ANALYSIS

6 Apartments at 8th Ave N and Aloha Street

9-BLOCK AREA SURROUNDING PROJECT SITE



7 View to North from Roy Street at 8th Ave N



Vicinity Map

8 Lake Union Park

9 Westlake Ave N and Broad Street

1 South Elevation - Roy Street

Seattle City Light Building - Seattle Landmark Designation

Paul Allen Institute for Brain Science

Amazon Headquarters

Vicinity Map

2 North Elevation - Broad Street and Roy Street

PERKINS+WILL

2.0 SITE CONTEXT AND URBAN DESIGN ANALYSIS

PHOTO MONTAGE OF STREETSCAPE

Tin Cup Espresso & Coffee Shop

UW Medicine Brotman Building

UW Medicine Lake Union

3 East Elevation - 9th Ave N

Vicinity Map

Art Marble 21 Event Venue and Restaurant

4 West Elevation - 9th Ave N

PERKINS+WILL

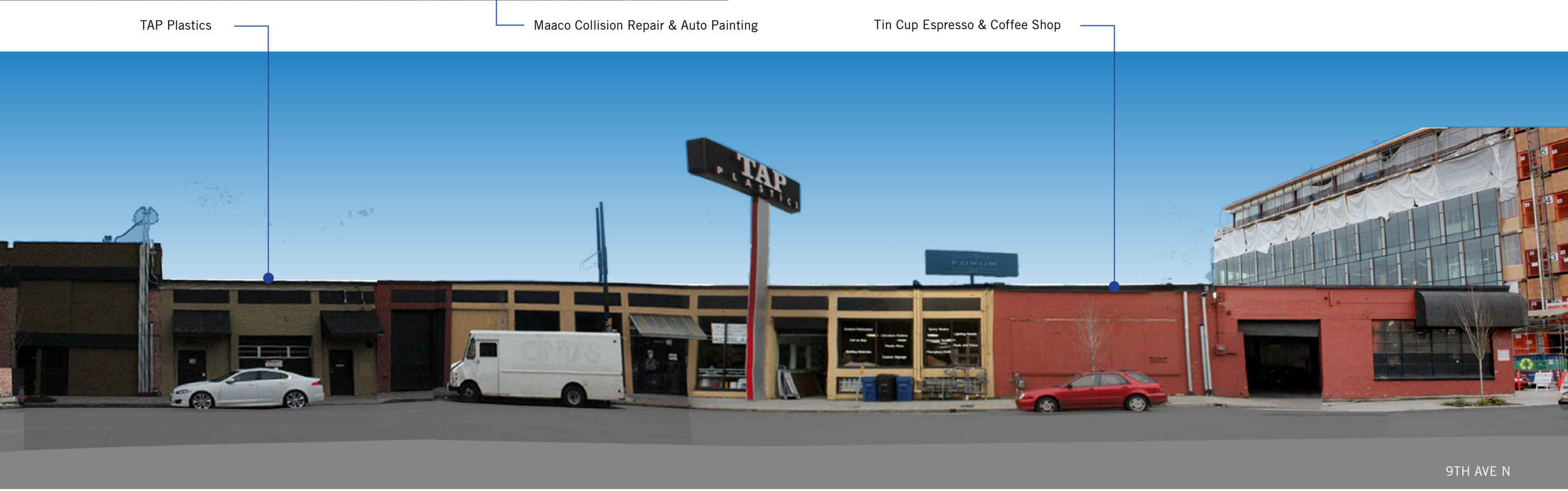
2.0 SITE CONTEXT AND URBAN DESIGN ANALYSIS

PHOTO MONTAGE OF STREETSCAPE

TAP Plastics

Maaco Collision Repair & Auto Painting

Tin Cup Espresso & Coffee Shop



3.0 DESIGN GUIDELINES

South Lake Union Design Guidelines

Context and Site

CS1. Natural Systems and Site Features

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

SLU Supplemental Guidance CS1.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.

The building responds to the existing solar orientation 1.46° East of North with appropriate façade glazing. Glazing to the East and South is maximized to take advantage of Lake Union views and daylighting opportunities. The building entry level appropriately locates entrance points, sensitive to the sloping topography.

CS2. Urban Pattern and Form

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

SLU Supplemental Guidance CS2.I.iii: Reinforce community gateways through use of architectural elements, streetscape features, landscaping and/or signage.

The building responds to the gateway at Westlake & 9th by the location of retail placed along 9th Ave N, facade articulation and pedestrian scale at streetfront. In addition, the location of office entry supports the nearby gateway.

SLU Supplemental Guidance CS2.I.iv: Several areas have been identified as “heart locations.” Heart locations serve as the perceived center of commercial and social activity within the neighborhood.

The building’s primary entry points and east facing façade are oriented toward the South Lake Union Park heart location, responding to this anchor point through canopies, overhangs and landscaping. The pedestrian orientation of the building at 9th Ave N and Roy St serves to support this perceived center of commercial and social activity.

CS3. Architectural Context & Character

Citywide Guideline: Contribute to the architectural character of the neighborhood.

SLU Supplemental Guidance CS3.I.i-ii - Height, Bulk and Scale: Articulate the building facades vertically or horizontally in intervals that relate to the existing structures or existing pattern of development in the vicinity. Consider using architectural features to reduce building scale such as landscaping; trellis; complementary materials; detailing; accent trim.

Project massing is compatible with the 85’ podium heights in SLU and the taller tower heights planned for adjacent blocks.

SLU Supplemental Guidance CS3.II.i,iv - Architectural Context: Support the fine-grained character of the neighborhood with a mix of building styles. Respond to the history and character in the adjacent vicinity in terms of patterns, style, and scale.

Public Life

PL1. Connectivity

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

SLU Supplemental Guidance PL1.I - Human Activity: Keep neighborhood connections open, and discourage closed campuses. 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. Design for a network of safe and well-lit connections to encourage human activity and link existing high activity areas.

The project architecture and programming are intended to enhance street life and the neighborhood.

SLU Supplemental Guidance PL1.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.

SLU Supplemental Guidance PL1.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.

PL2. Walkability

Citywide Guideline: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

SLU Supplemental Guidance PS2.I - Streetscape Compatibility: The vision for street level uses in South Lake Union is a completed network of sidewalks that successfully accommodate pedestrians. Streetscape compatibility is a high priority of the neighborhood with redevelopment. Sidewalk-related spaces should appear safe, welcoming and open to the general public.

SLU Supplemental Guidance PS2.1.ii-iii: Provide pedestrian-friendly streetscape amenities, such as tree grates; benches; lighting. Where appropriate, configure retail space so that it can spill-out onto the sidewalk (retaining six feet for pedestrian movement, where the sidewalk is sufficiently wide)

PL3. Street-level Interaction

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

SLU Supplemental Guidance PL3.II.i-iv - Human Activity: Create graceful transitions at the streetscape level between the public and private uses. Design façades to encourage activity to spill out from business onto the sidewalk, and visa-versa. Reinforce retail concentrations with compatible spaces that encourage pedestrian activity. Create businesses and community activity clusters through co-location of retail and pedestrian uses as well as other high pedestrian traffic opportunities.

PL4. Active Transportation

Incorporate design features that facilitate active forms of transportation such as walking, bicycling and use of transit.

Building is oriented with entrances at the corner as well as 9th Ave N and Roy street serving to activate the public street fronts. Vehicular parking and service access is off the alley.

Design Concept

DC1. Project Uses and Activities

Citywide Guideline: Optimize the arrangement of uses and activities on site.

SLU Supplemental Guidance DC1.I - Design of Parking Lots Near Sidewalks: Providing parking below grade is preferred.

Parking access is off the alley and located below grade.

DC2. Architectural Concept

Citywide Guideline: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

SLU Supplemental Guidance DC2.I - Architectural Concept and Consistency: 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.

The rooftop is designed to be an amenity space with views to Lake Union and the Space Needle.

DC3. Open Space Concept

Citywide Guideline: Integrate open space design with the design of the building so that each complements the other.

SLU Supplemental Guidance DC3.I - Landscaping to Reinforce Design Continuity: Where appropriate, install indigenous trees and plants to improve aesthetics, capture water and create habitat.

There are no trees of significant size on the site, however the young trees currently present will be preserved and more trees may be planted if required by DPD.

DC4. Exterior Elements and Finishes

Citywide Guideline: Use appropriate and high quality elements and finishes for the building and its open spaces.

The building façade elements are to be high quality and elegantly composed. Careful detailing, high performance glazing and exterior insulation will allow for maximized glazing and views to the East and South. Signage at the first floor retail space will relate to the pedestrian scale and enhance the streetscape.

civic nature
URBANITY | AUTHENTICITY | PLACE

Design Guideline DC1 Project Uses and Activities

Arrangement of Interior Uses emphasizes visibility, gathering places, flexibility and views and connections. The proposed project envisions a lively retail level, office spaces that maximize access to views, flexibility and a vibrant and engaging workplace. The connection to the unique siting in South Lake Union is integral to the design of the project from the interior layout to the exterior composition.

Ground level retail

Cone and Steiner . Graham Baba Architects

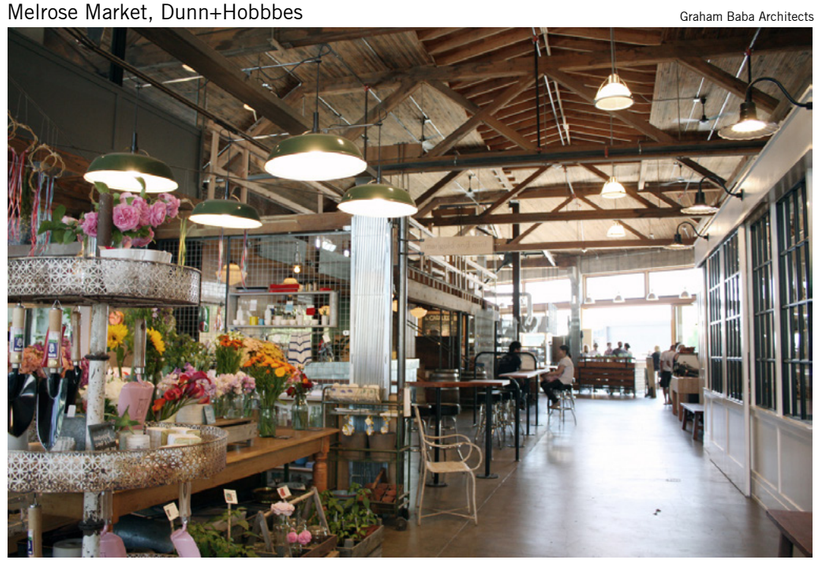
Design Guideline CS2 Urban Pattern and Form

This guideline emphasizes sense of place, architectural presence, connection to the street and relationship to the block. The corner site the building is situated on will allow ample opportunity for daylight and views as well as serving as a gateway/focal point for pedestrian, transit and automobile traffic alike traveling to and from the South Lake Union community.

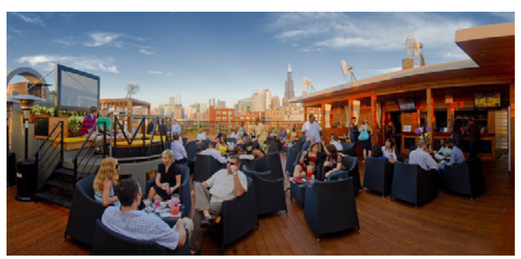
social experience
CONNECTION | SPIRIT | SENSE

Melrose Market, Dunn+Hobbbes

Graham Baba Architects



The project envisions a lively, active streetfront with pedestrian scale canopies and retail activity spilling outward onto the sidewalk. The office users will engage with the first floor retail, inhabit office spaces bathed in daylight and a rooftop with panoramic views to Lake Union, the Space Needle and the dynamic South Lake Union surrounding neighborhood.



Design Guideline DC2 Architectural Concept emphasizes the importance of the “fifth elevation” - the roofscape. The rooftop will likely be viewed from the Space Needle and will be developed as an amenity both for the users of the building as well as those who are viewing the building from afar.

roofscape
PROSPECT | VITALITY | GROWTH

4.0 SITE ANALYSIS

ZONING DATA

Zoning Designation:

SM-85

Urban Village Overlay

South Lake Union Urban Center

Airport Height Overlay

Outer Transitional Surface

SEATTLE MUNICIPAL CODE (SMC):

TITLE 23 - LAND USE CODE

Subtitle III Land Use Regulations

Division 2 Authorized Uses and Development Standards

Chapter 23.48 - SEATTLE MIXED

(Sections have been excerpted as applicable to proposed project)

SMC 23.48.004 Permitted and Prohibited Uses

Office, retail and parking uses are permitted outright.

SMC 23.48.009 Floor Area Ratio

Table A sets Base FAR at 4.5 and Max FAR at 6.

C.3 All non-exempt floor area above the base floor area is extra floor area which may be obtained, up to the maximum floor area, only through the provision of public amenities meeting standards of 23.48.001 and Chapter 23.58A.

D.1 Floor area exempt from maximum FAR limits includes gross floor area underground, 4. 3.5 percent of chargeable floor area for mechanical equipment (but not roof mechanical), 5. Gross floor area for solar collectors and wind powered generators

SMC 23.48.010 Structure Height

85' maximum height per SM-85 zone

(departure may be pursued for an additional 20' per the Living Building Pilot)

E. A proposal to build a structure greater than 85 feet in height in the SM 85/65-160 and SM 160/85-240 zones and located north of Mercer Street and West of Fairview Avenue within the South Lake Union Urban Center, requires the applicant to show that the proposed structure height will not physically obstruct use of the flight path shown on Map A for 23.48.010 or endanger aircraft operations

23.48.010 Map A shows the 105' desired height and any roof structures is below the flight path of the South Lake Union Flight Corridor.

SMC 23.48.001 Extra Floor Area in Seattle Mixed Zones

2a. For max height under 85' for nonresidential use, use Section 23.58A.024 to achieve all extra non-residential floor area on the lot.

SMC 23.48.013 Facade modulation.
SM-85 not listed in this section.

SMC 23.48.014 Street-level development standards

A.1. Primary pedestrian entrance. Each new structure facing a street is required to provide a primary building entrance for pedestrians from the street or a street-oriented courtyard that is no more than 3 feet above or below the sidewalk grade.

D. Transparency and blank facade requirements. The provisions apply to the area of a street facing facade between 2 feet and 8 feet above a sidewalk

1.b. 30 percent of the street facing facade must be transparent.

1.d. Only clear or lightly tinted glass in windows, doors, and display windows are considered transparent. Transparent areas shall allow views into the structure or into display windows from the outside.

2. Minimum facade height. A minimum façade height is required for the street-facing facades of new structures, unless all portions of the structure are lower than the required minimum facade height listed below.

c. On all other streets (not Class 1 or Class 2 pedestrian), the minimum height for street-facing facades is 15 feet.

E. Development standards for required street-level uses.

None required as this is neither a Class 1 Pedestrian Street nor a Neighborhood Green Street per Map B for 23.48.014.

The proposed structure complies with the primary building entrances elevations set at sidewalk grade. The building façade height meets the minimum requirement of 15'.

23.48.022B - Open space requirement for office uses

Quantity of open space. Open space in the amount of 20 square feet for each 1,000 square feet of gross office floor area is required for the following projects: 1. The project is on a lot located in an SM zone within the South Lake Union Urban Center that has a height limit for nonresidential uses that exceeds 85 feet; and 2. The project includes 85,000 or more square feet of gross office floor area.

None appears to be required as the height limit for non-residential use does not exceed 85'

SMC 23.48.024.D: Street trees requirements

1. Street trees shall be provided in all planting strips. Existing street trees may count toward meeting the street tree requirement.

The project will plant street trees according to the Seattle Department of Transportation standard.

SMC 23.48.032 – Required parking and loading

SMC 23.48.032.A: Off-street parking spaces and bicycle parking are required according to Section 23.54.015, Required parking.

1. Maximum parking limit for non-residential uses is limited to one parking space per every 1,000 square feet of gross floor area in non-residential use.

SMC 23.53.005A – Access to lots

Street or private easement abutment required

3. For non-residential uses... an amount of lot line sufficient to provide the required driveway width shall abut a street, or an alley improved to the standards of Section 23.53.030; or a private permanent vehicle access easement to a street meeting the standards of Section 23.53.025.

A 2' dedication shall be provided at the alley, meeting the requirements of SMC 23.53.005 and standards of Section 23.53.030.

SMC 23.53.006 Pedestrian Access and Circulation

Sections A and C are applicable to the proposed project. However sidewalks, planting strips and curbs are currently in place and are proposed to remain.

SMC 23.53.015 Improvement Requirements for Existing Streets in Residential and Commercial Zones

D.1 All streets abutting the lot have existing curbs and the right-of-way meets the minimum width requirement therefore no improvements are required.

SMC 23.54.015 Parking for Bicycles

Below grade bicycle parking is provided, meeting the 1 space per 40,000 square feet of Office and 1 space per 4,000 square feet of Retail.

SMC 23.54.040 Solid Waste and Recyclable Materials Storage and Access

Table A for nonresidential development between 101,000 – 200,000 square feet requires 275 square feet of shared storage space.

23.58A.024 - Bonus non-residential floor area for affordable housing and child care

SMC 23.58A.024D Payment Option

1. Amount of payments. The amount of the in lieu payment made at the time specified in subsection 23.58A.024.D.2 shall be based on the payment amount that is in effect when vesting of a Master Use Permit occurs

1.b.1. In lieu of all or part of the performance option for affordable housing an applicant may provide a cash contribution to the City for affordable housing according to the following schedule:

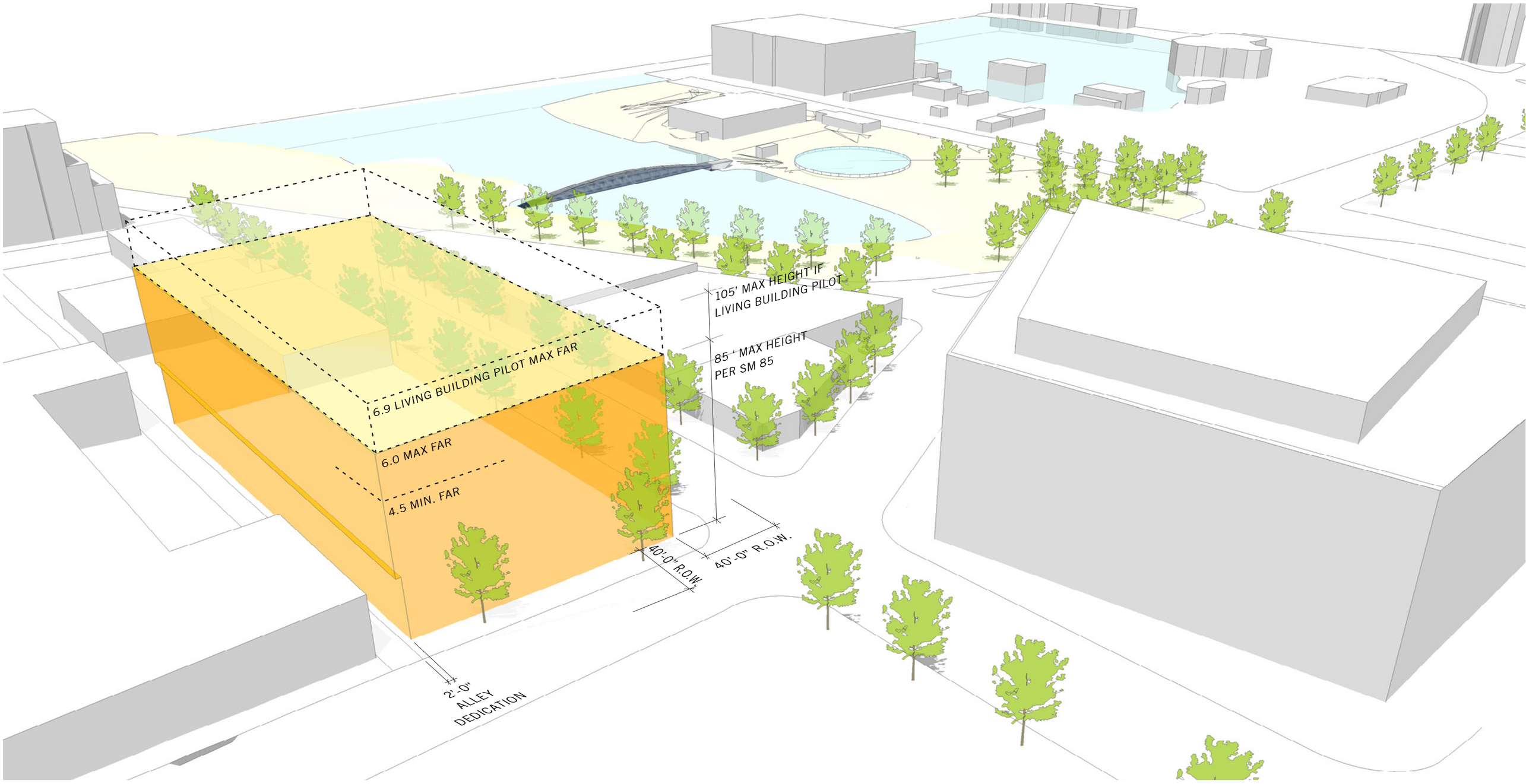
c. July 1, 2014 to June 30, 2015, the sum of $24.95 per gross square foot of bonus nonresidential floor area plus the product of $24.95 per gross square foot of bonus nonresidential floor area times the 2013 annual average change in the Consumer Price Index, All Urban Consumers, Seattle-Tacoma metropolitan area, All Items (1982-84 = 100), as determined by the U.S. Department of Labor, Bureau of Labor Statistics, or successor index

1.b.2. In lieu of all or part of the performance option for child care, an applicant may provide a cash contribution to the City to be used for child care facilities, to be administered by the Human Services Department, according to the following schedule:

c. July 1, 2014 to June 30, 2015, the sum of $4.32 per gross square foot of bonus nonresidential floor area plus the product of $4.32 per gross square foot of bonus nonresidential floor area times the 2013 annual average change in the Consumer Price Index, All Urban Consumers, Seattle-Tacoma metropolitan area, All Items (1982-84 = 100), as determined by the U.S. Department of Labor, Bureau of Labor Statistics, or successor index.

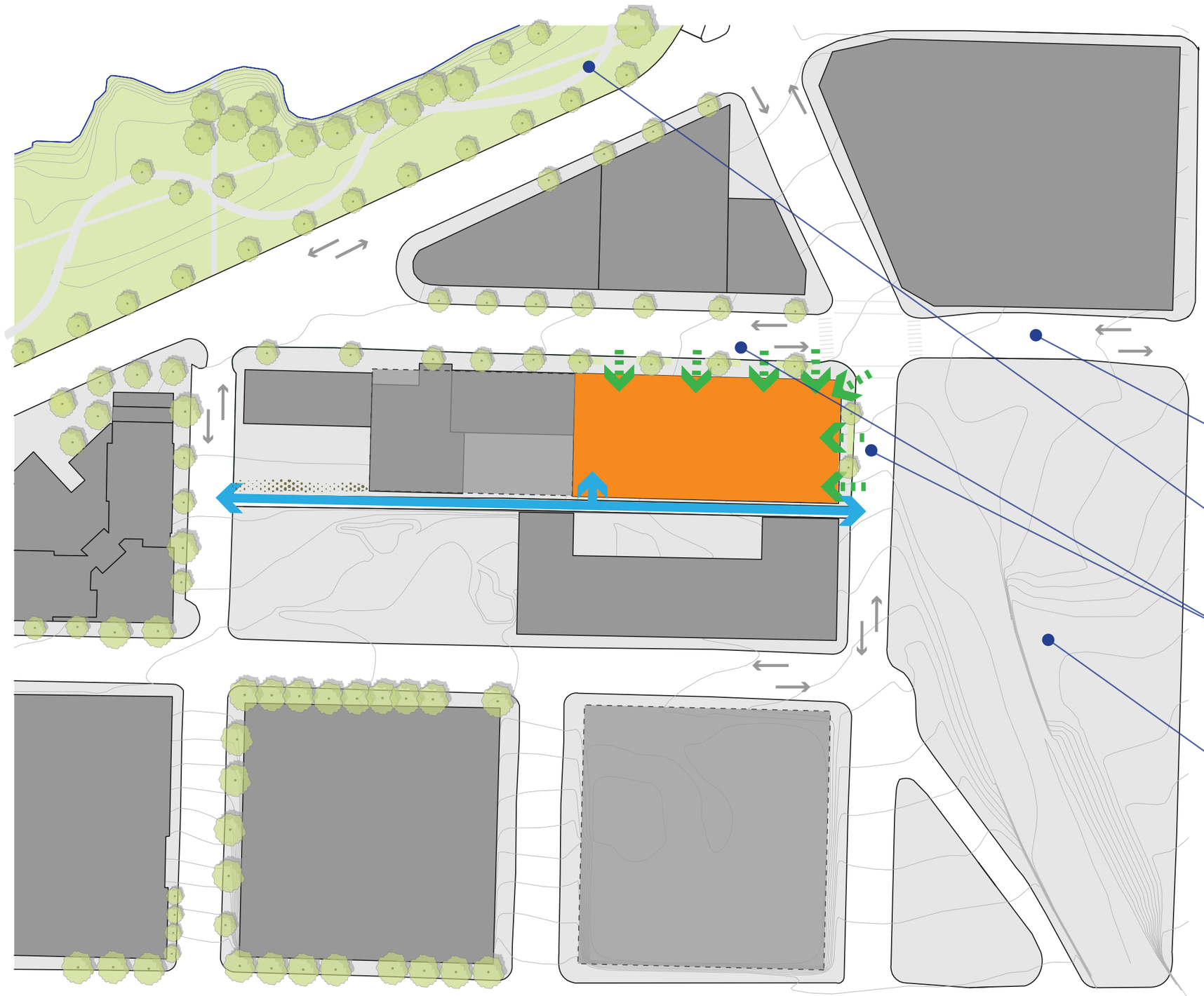
4.0 SITE ANALYSIS

ZONING ANALYSIS DIAGRAM



4.0 SITE ANALYSIS

ACCESS OPPORTUNITIES AND CONSTRAINTS



Pedestrian Access Points

Vehicular and Bicycle Access

Future Development Site

4.0 SITE ANALYSIS

SITE PHOTOS

Existing Building - South Elevation at Roy St

Existing Building - East Elevation at 9th Ave N

Existing Building - North Elevation at Alley

Existing Building - West Elevation at Alley

4.0 SITE ANALYSIS

SITE SURVEY

SITE AREA:

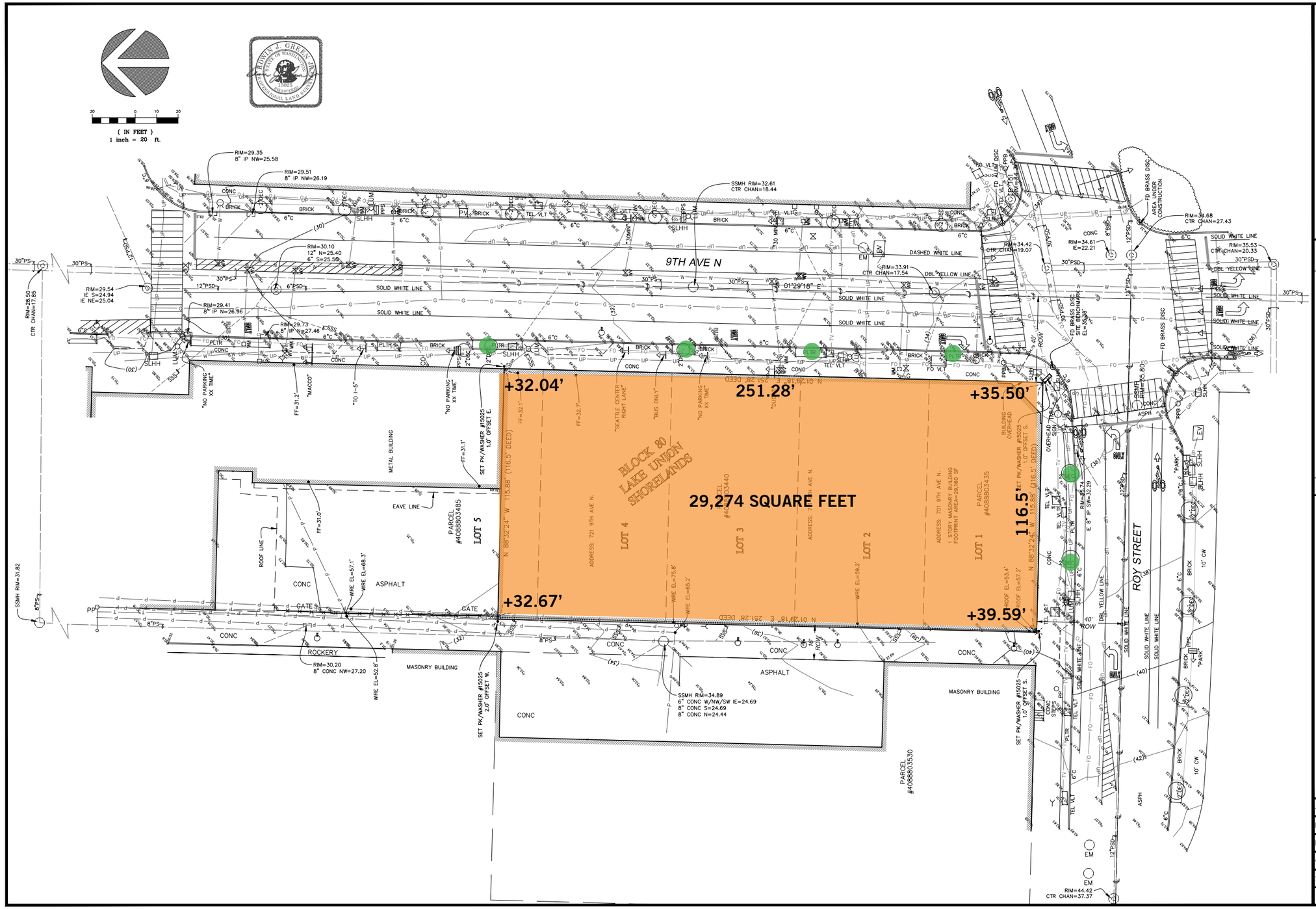
The project parcel size area equals 29,274 square feet with 251.28’ of frontage on 9th Ave N and 116.5’ of frontage on Roy St.

TOPOGRAPHY:

The site slopes from 39.59’ at the Southwest corner to 32.04’ at the Northeast corner.

SITE TREES:

There are no trees of significant size on the site. There are however street trees on the site as follows - (4) 2” deciduous trees on 9th Ave N and (2) 2” deciduous trees on Roy Street.



GeoDimensions

GeoDimensions, Inc., 10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@geodimensions.net www.geodimensions.net

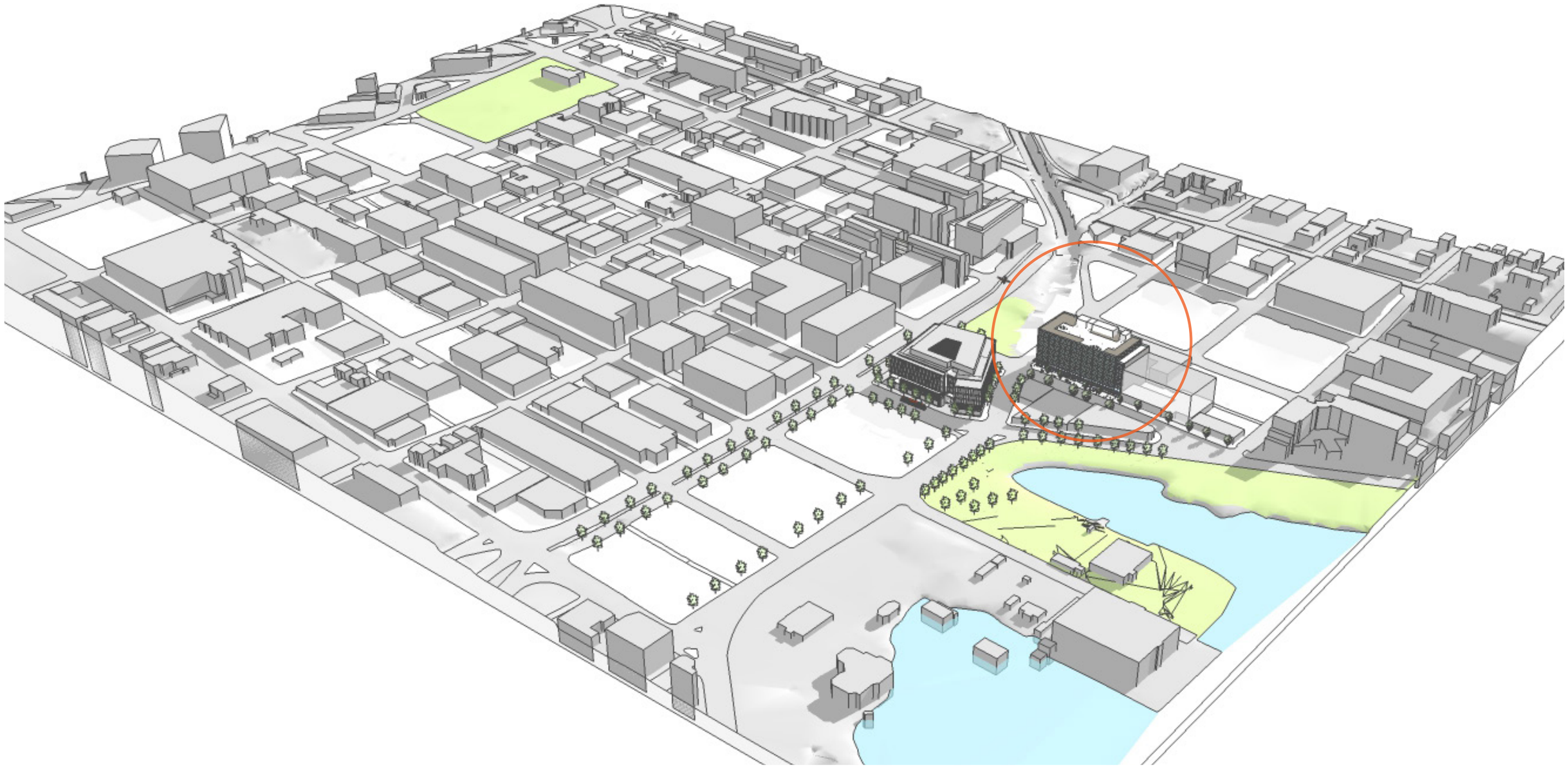
DATE

REVISION NO

TOPOGRAPHIC SURVEY
SW 1/4, NE 1/4 OF SEC 30, TWP 25N, RGE 04E, WM
W–T 701 HOLDINGS VII, LLC
701 9TH AVE N
SEATTLE, WASHINGTON

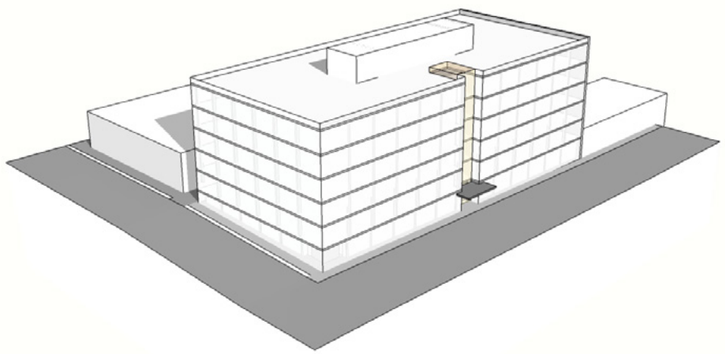
JOB NO.:	141218
DATE:	3/10/15
DRAFTED BY:	TLR
CHECKED BY:	EJG/SRM
SCALE:	1” = 20’
2 OF 2	

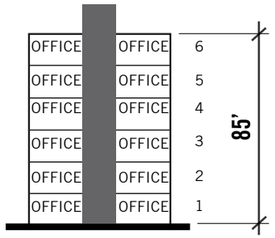
5.0 ALTERNATIVE ARCHITECTURAL CONCEPTS

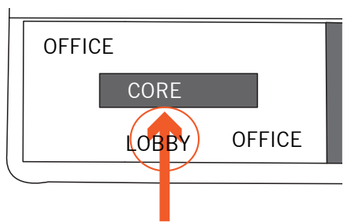


5.0 ALTERNATIVE ARCHITECTURAL CONCEPTS

01







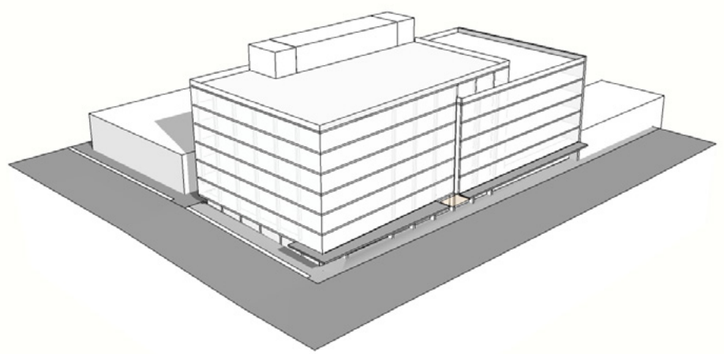
PROS

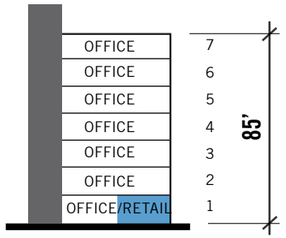
- Simple forms = detail emphasis
- Center core creates perimeter daylight zone
- Maximize FAR

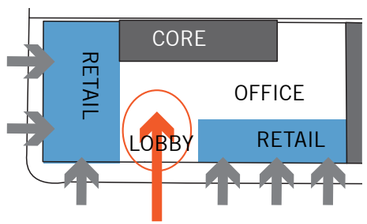
CONS

- Center core limits contiguous floor plate
- Center entry off 9th less desirable than Roy St for office.
- Alley elevation has limited appeal, doesn't respond to neighboring building.

02







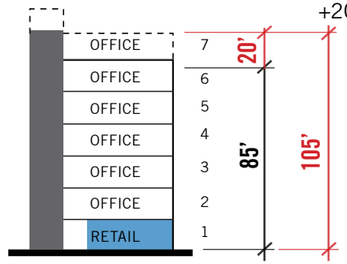
PROS

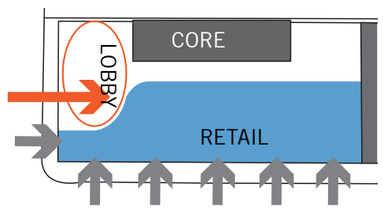
- Simple forms = detail emphasis
- Offset core allows maximum lake view
- Offset core affords contiguous floor area
- Offset core maximizes glazing ratio
- Core on west side has formal relationship with void space at adjacent building
- Setback at north affords daylight and views for some duration in time
- Modest setback at street level public realm
- 3' setback to glazing at south side
- 3' setback to glazing at east side
- Both setbacks reinforce retail at grade

CONS

- Office entry at east conflicts with corner retail entry
- In this configuration, floor to floor heights are low, just over 10': a six story version of this scheme (like scheme 03) can achieve 14' floor to floor heights.

03 (PREFERRED)





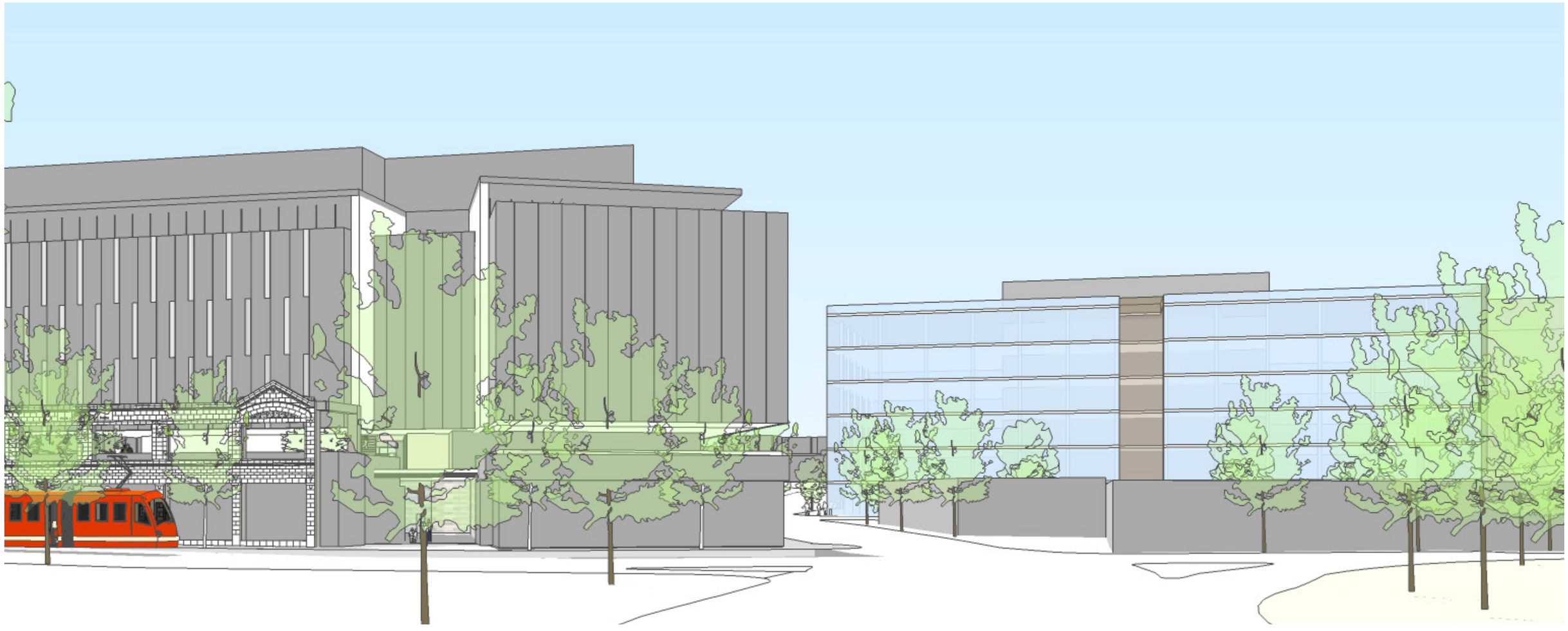
PROS

- Studying the pursuit of Living Building Pilot
- Urban density in emerging area of SLU
- Simple forms = detail emphasis
- Offset core allows maximum lake view
- Offset core affords contiguous floor area
- Offset core maximizes glazing ratio
- Core on west side has formal relationship with void space at neighboring building
- Office entry at south for park access and exposure to other office uses
- Building entry and Retail entry separate
- Setbacks at street level public realm
- Setback to glazing at south side
- Setback to glazing at east side
- Both setbacks reinforce retail at grade
- Generous floor to floor heights

CONS

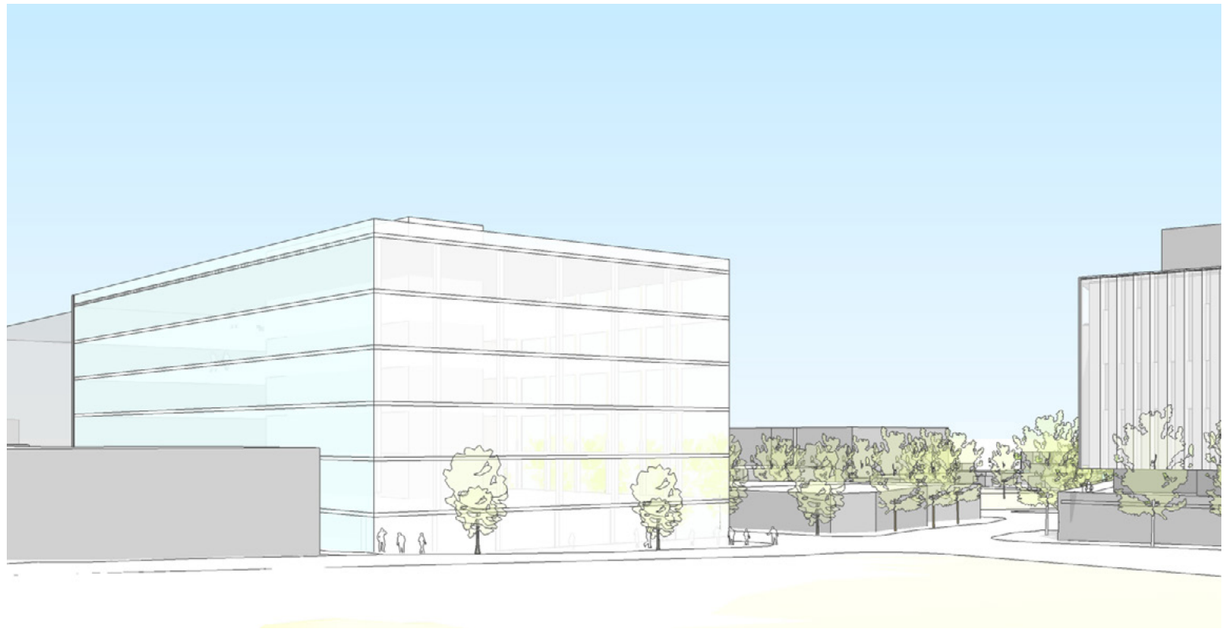
- Offset core limits perimeter daylight zone

CONCEPT 01

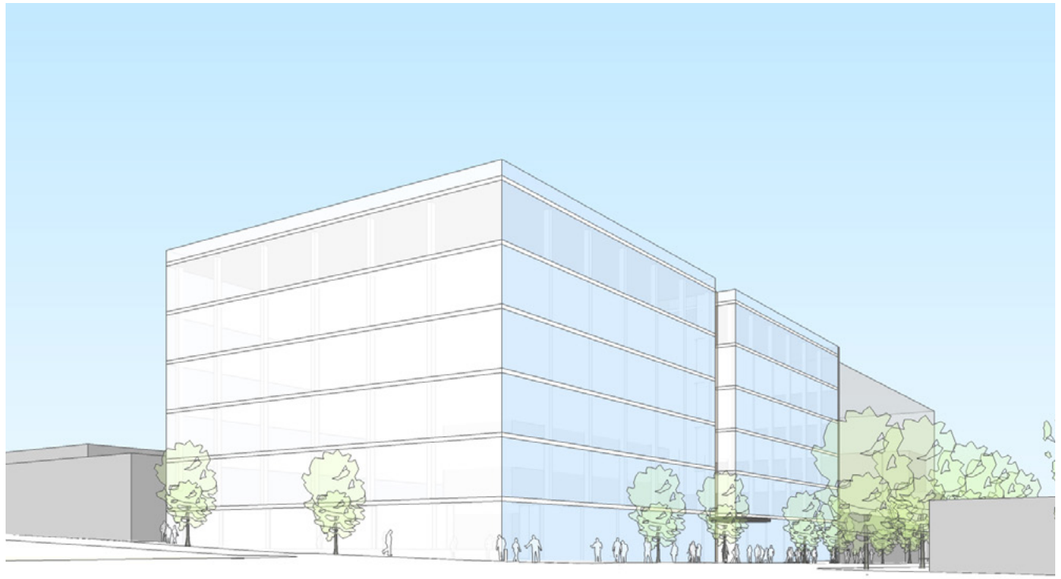


View looking West from Valley St

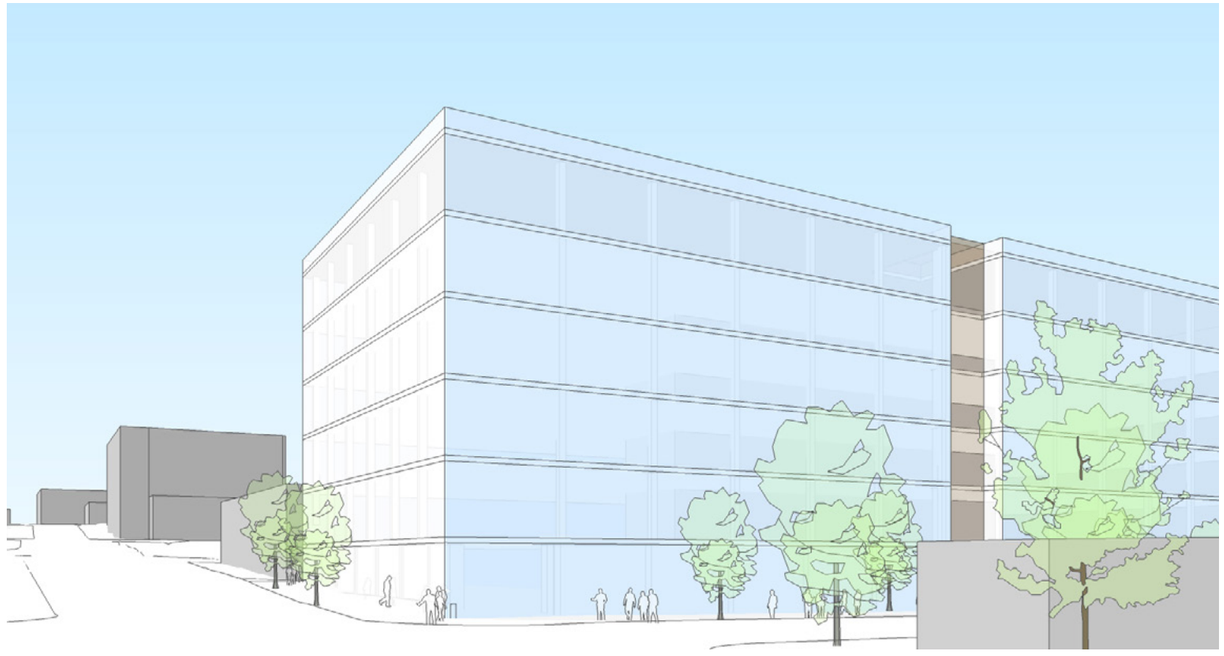
CONCEPT 01



View looking Northeast at Roy St

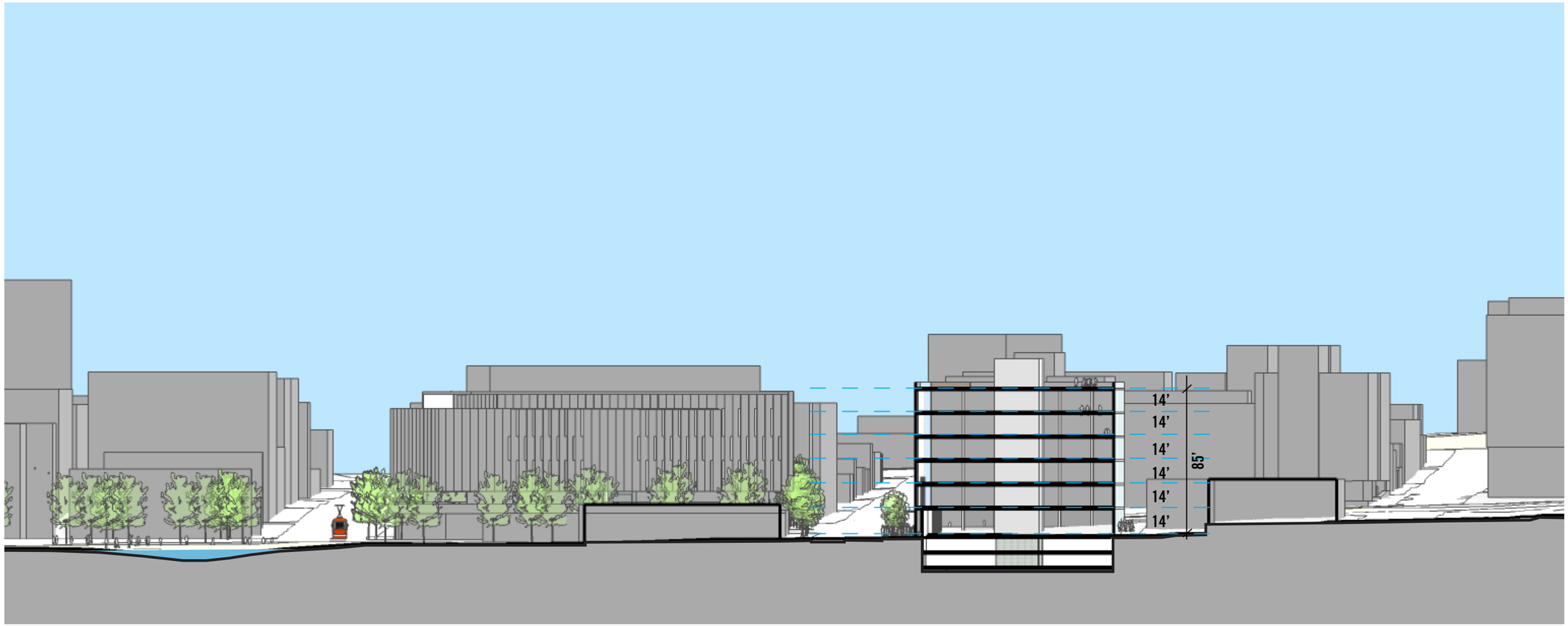


View looking Northwest at 9th Ave N



View looking West at Broad St

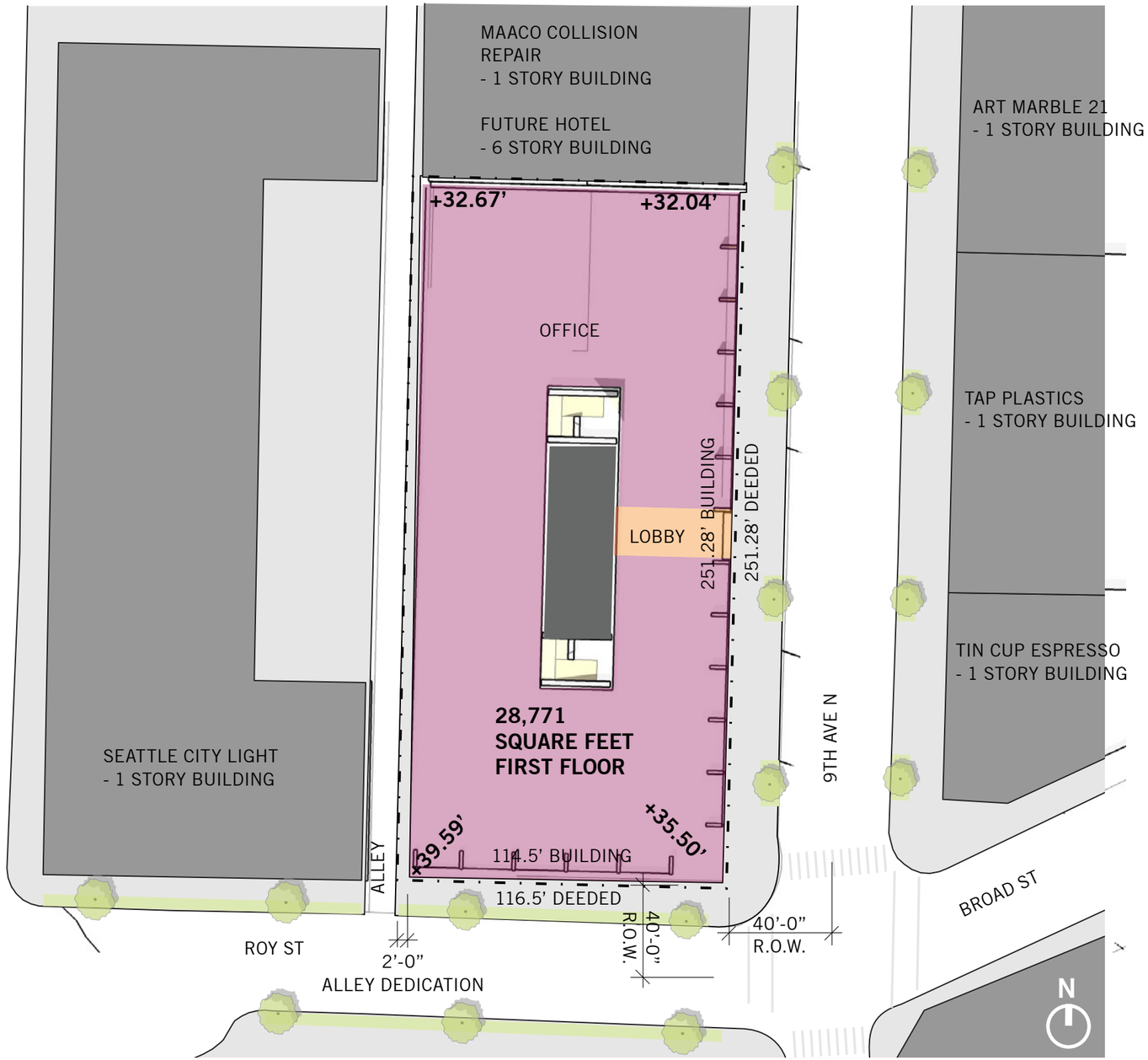
View looking Southwest at Roy St



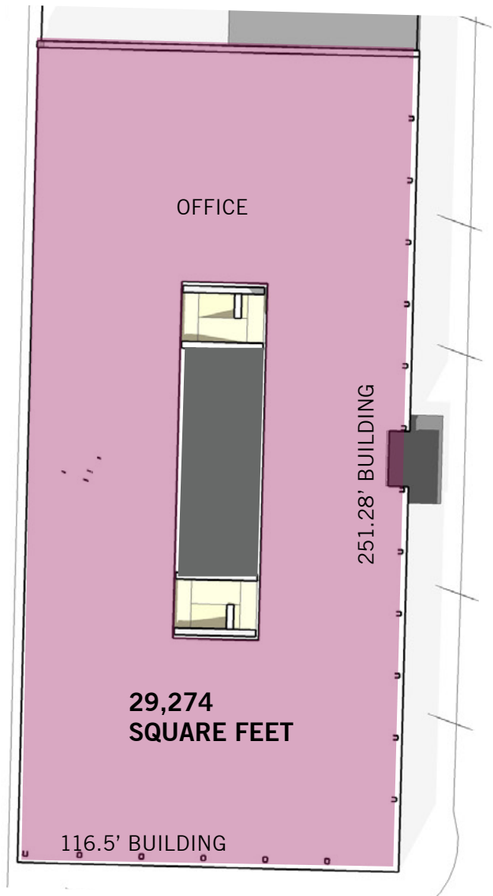
Urban Section East to West, looking South

CONCEPT 01

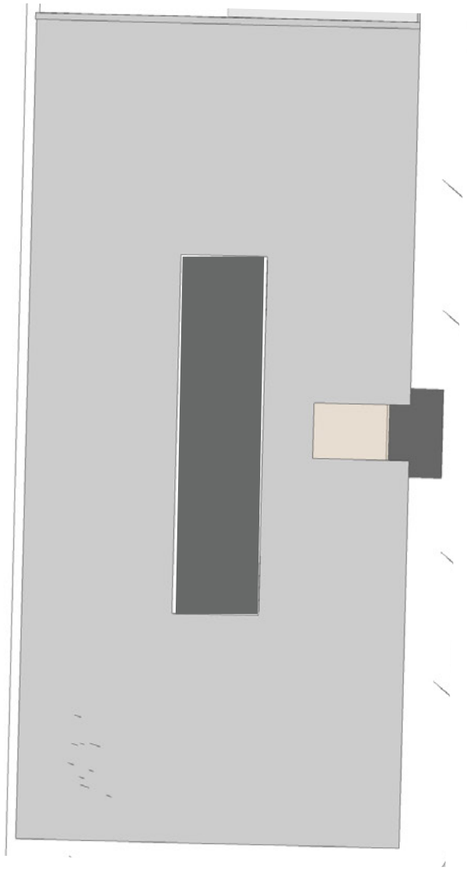
FLOOR PLANS



GROUND FLOOR



TYPICAL OFFICE FLOOR



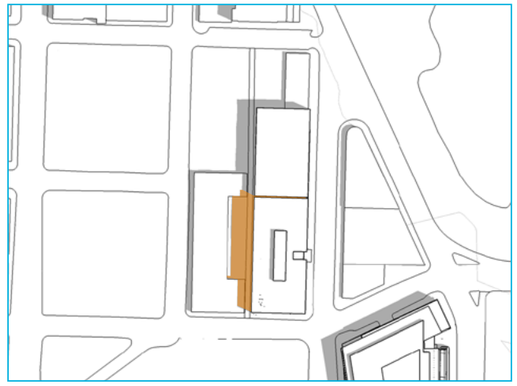
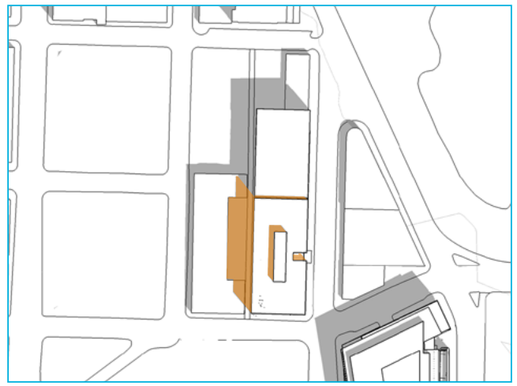
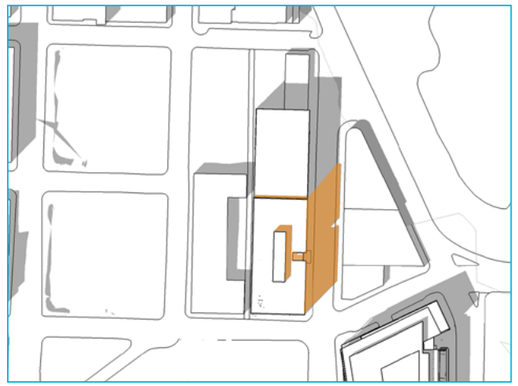
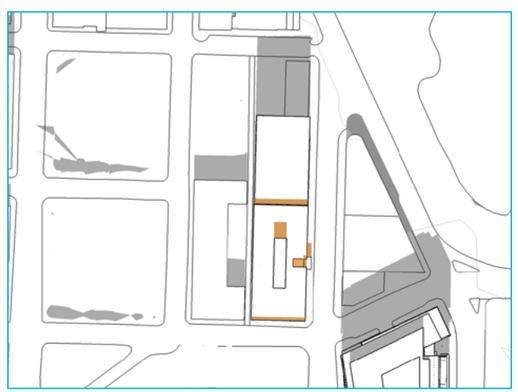
ROOF PLAN

CONCEPT 01

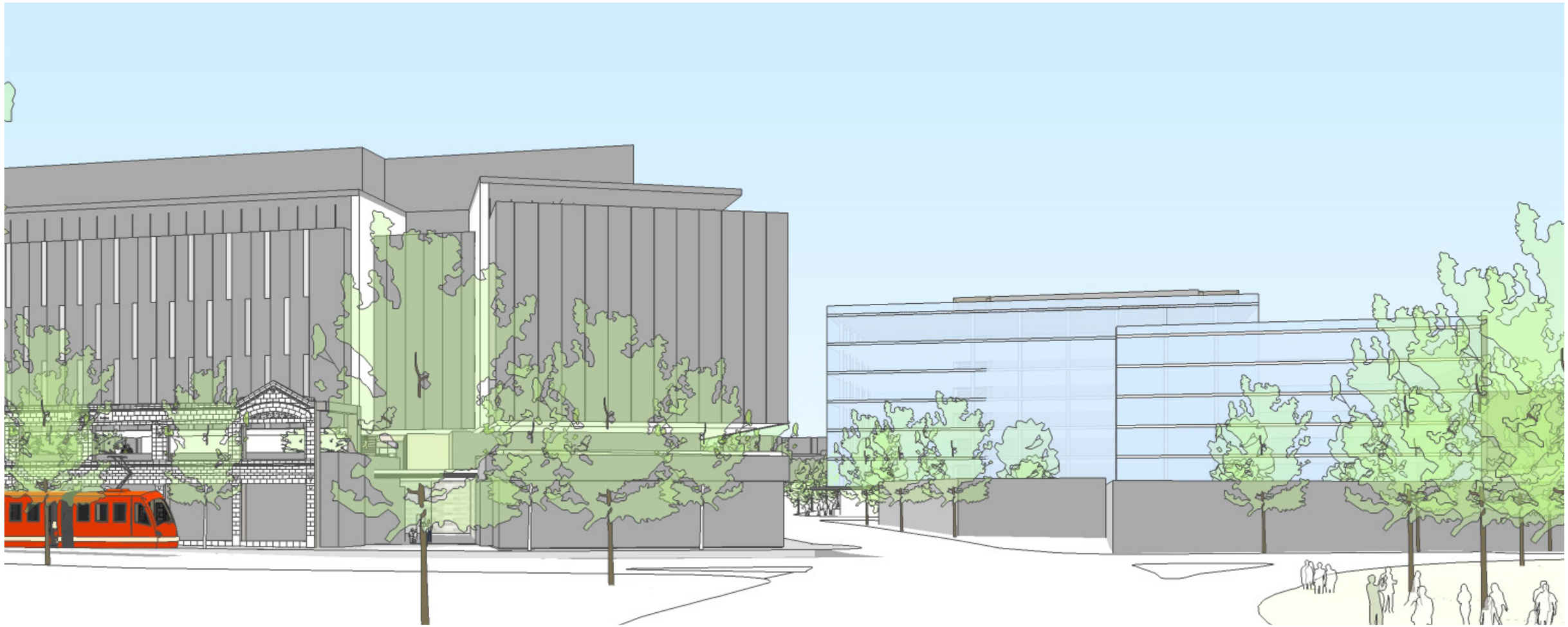
SUN + SHADOW STUDIES

The shadows for Concept 01 have no negative impacts on surrounding developments or uses.

NOTE: The shadow studies assume an 85 foot tall volume with an additional 15 foot high penthouse that occupies 35% of the roof area as permitted by the Seattle Land Use Code.

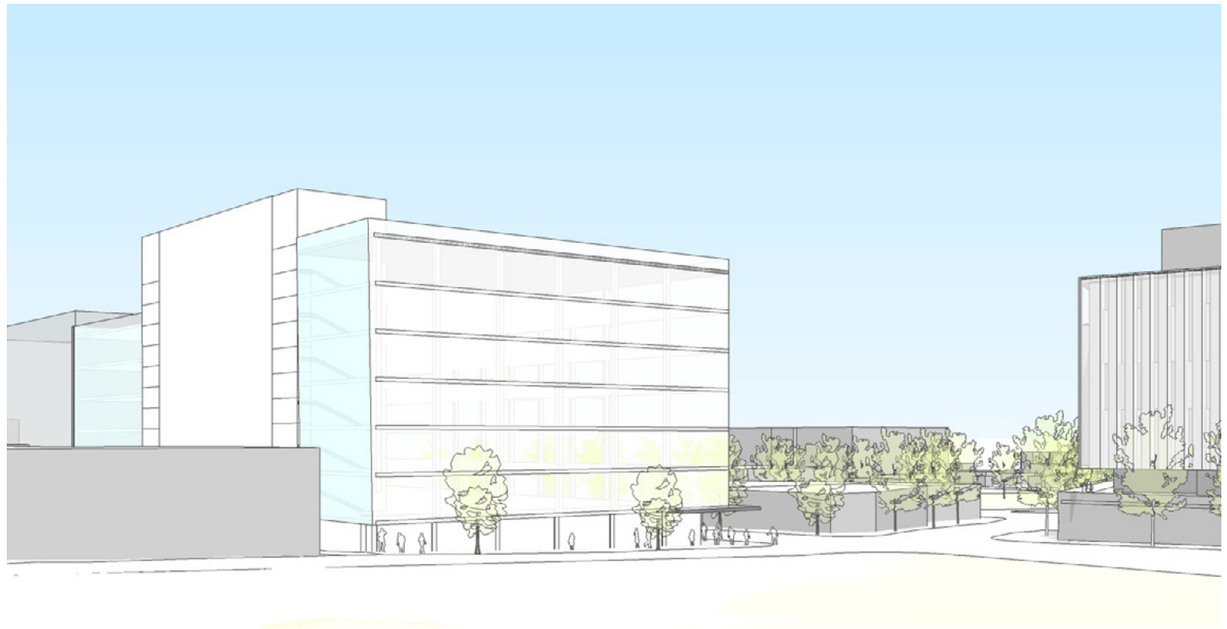
	10 AM	NOON	2 PM
SUMMER SOLSTICE			
EQUINOX			
WINTER SOLSTICE			

CONCEPT 02

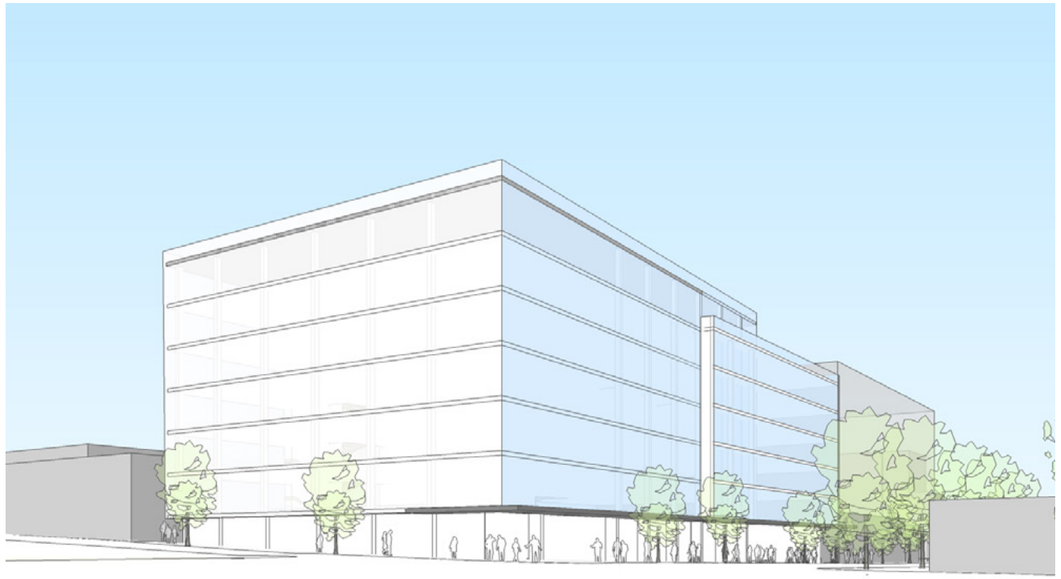


View looking West from Valley St

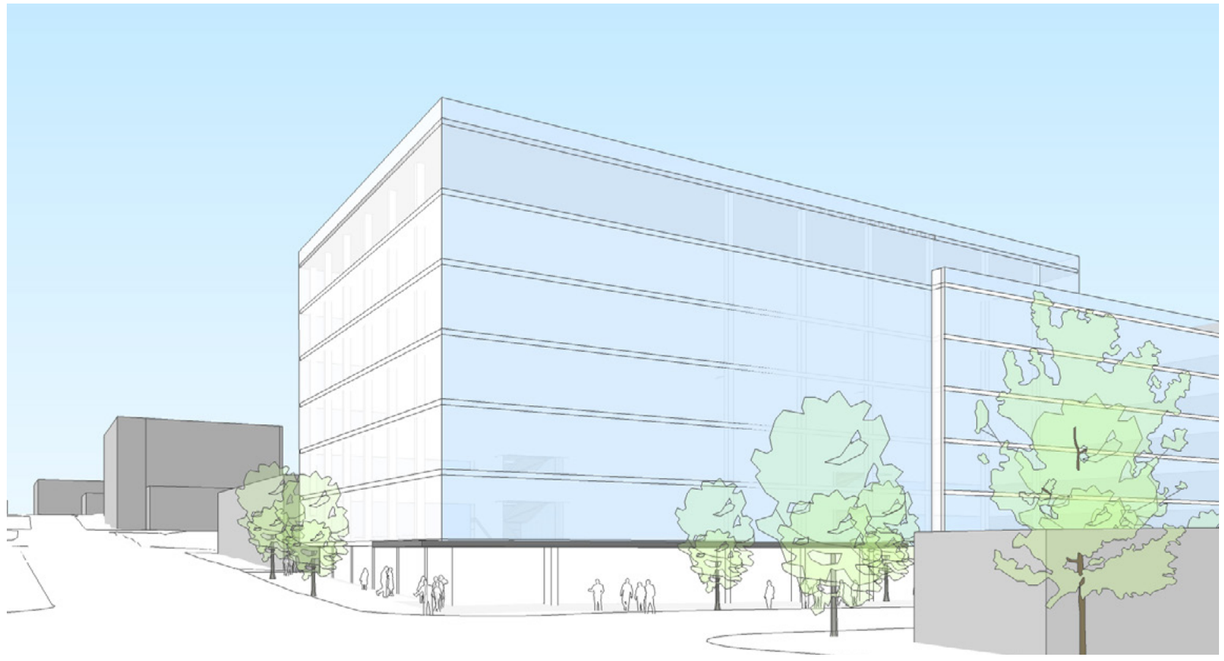
CONCEPT 02



View looking Northeast at Roy St

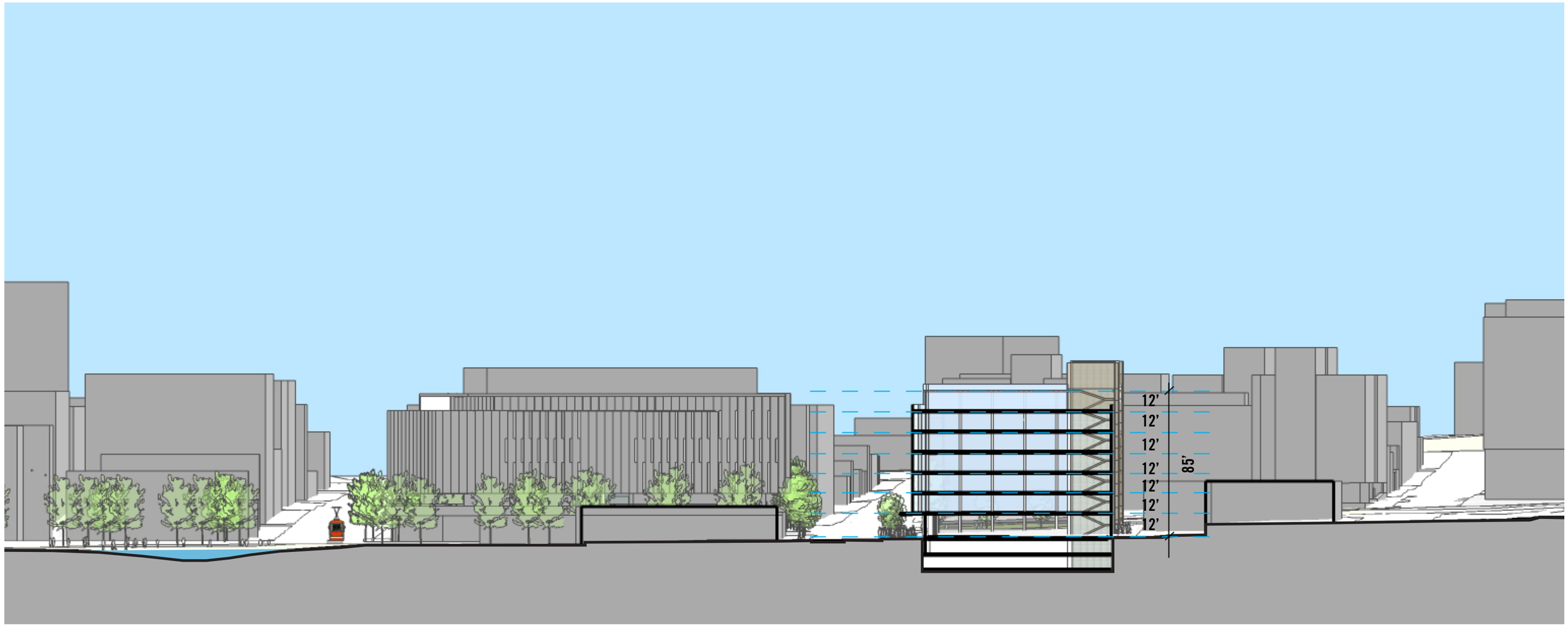


View looking Northwest at 9th Ave N



View looking West at Broad St

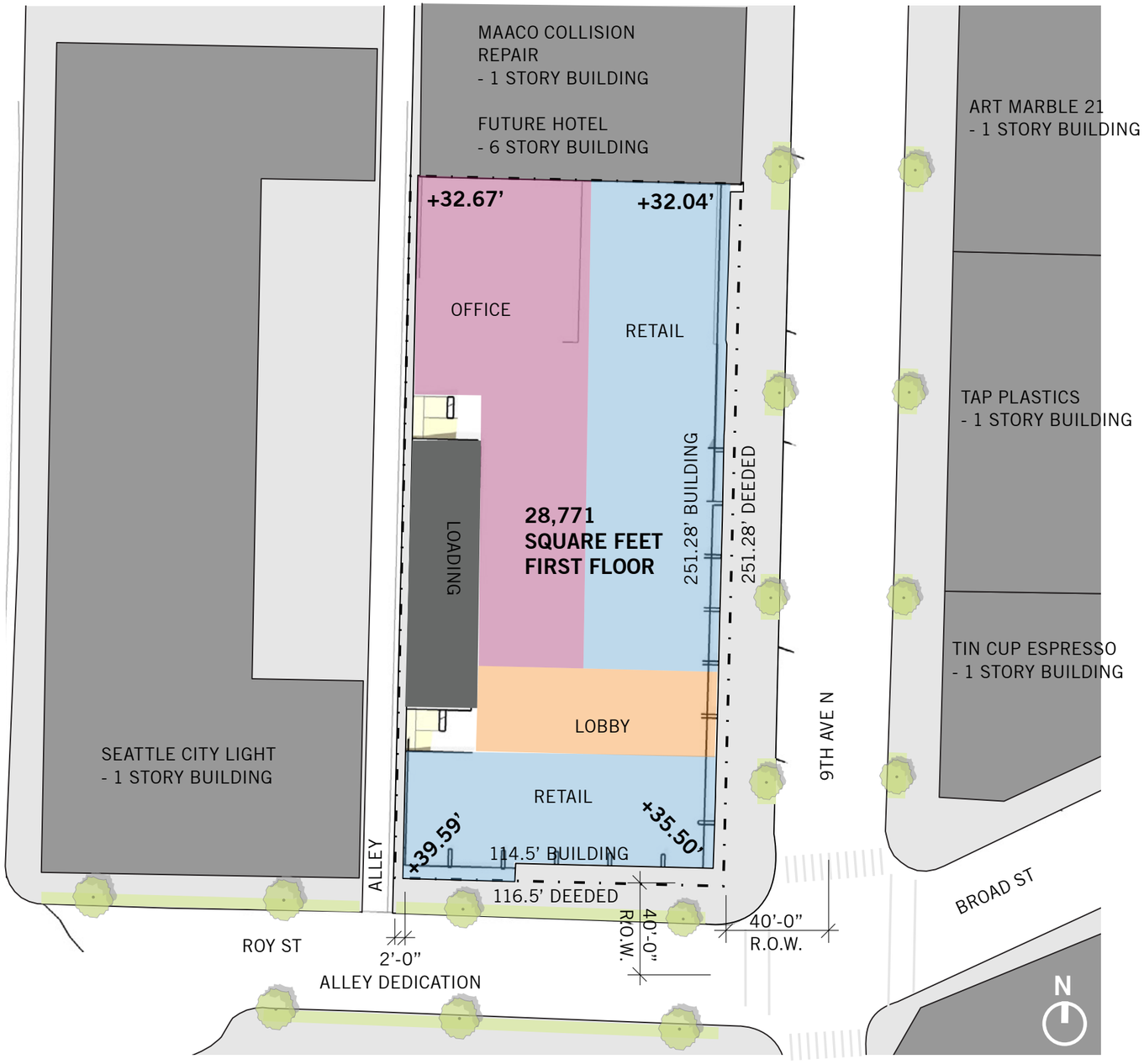
View looking Southwest at Roy St



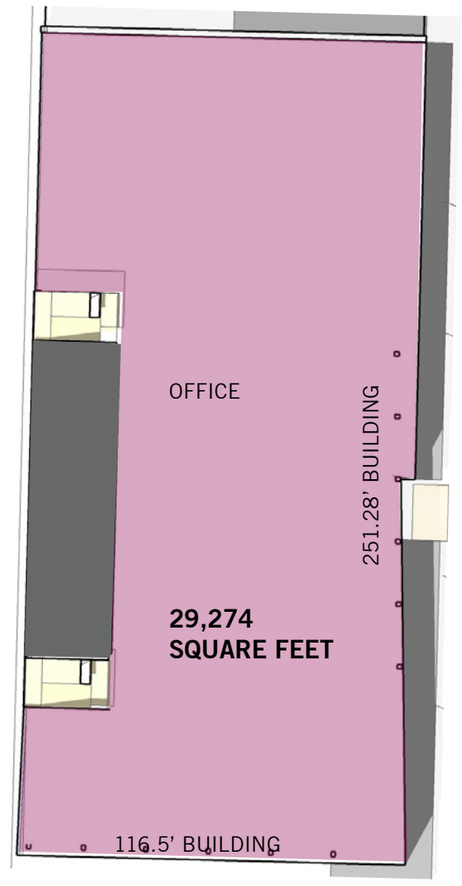
Urban Section East to West, looking South

CONCEPT 02

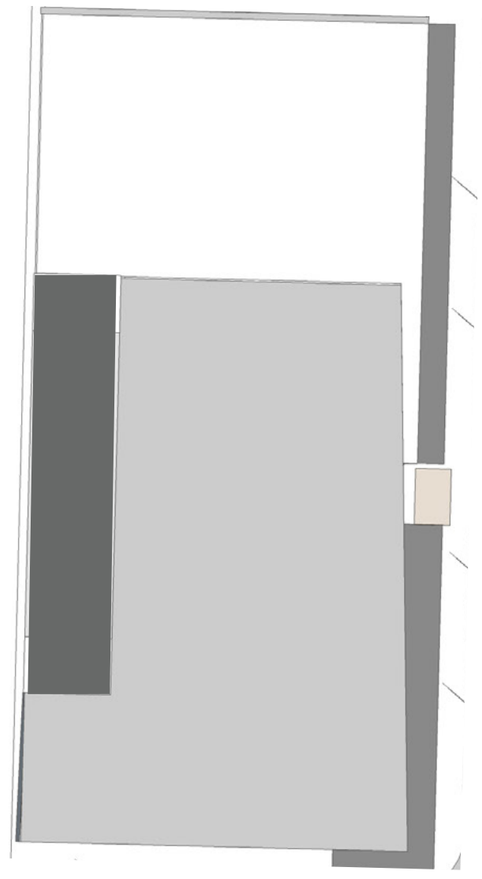
FLOOR PLANS



GROUND FLOOR



TYPICAL OFFICE FLOOR



ROOF PLAN

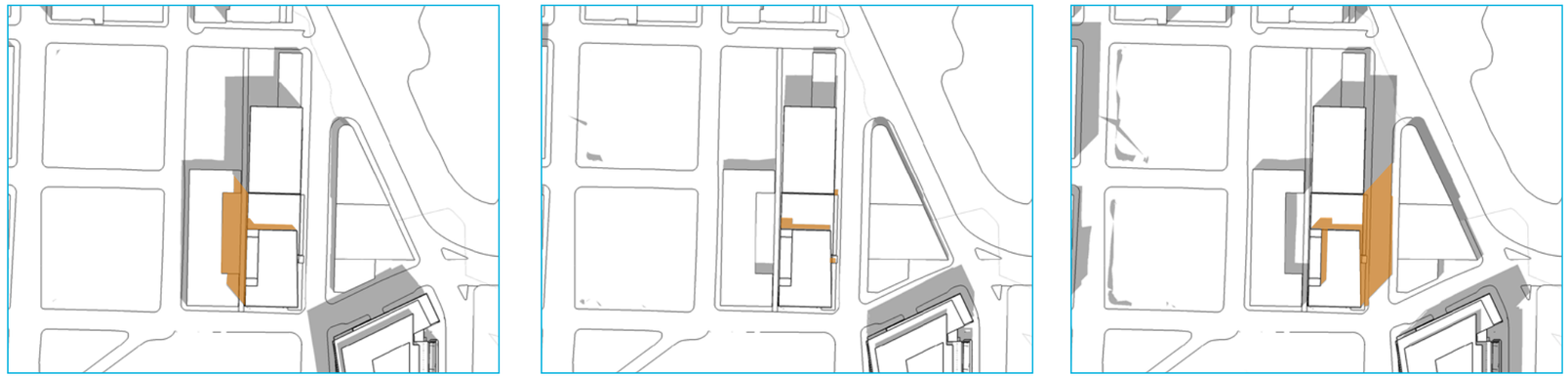
CONCEPT 02

SUN + SHADOW STUDIES

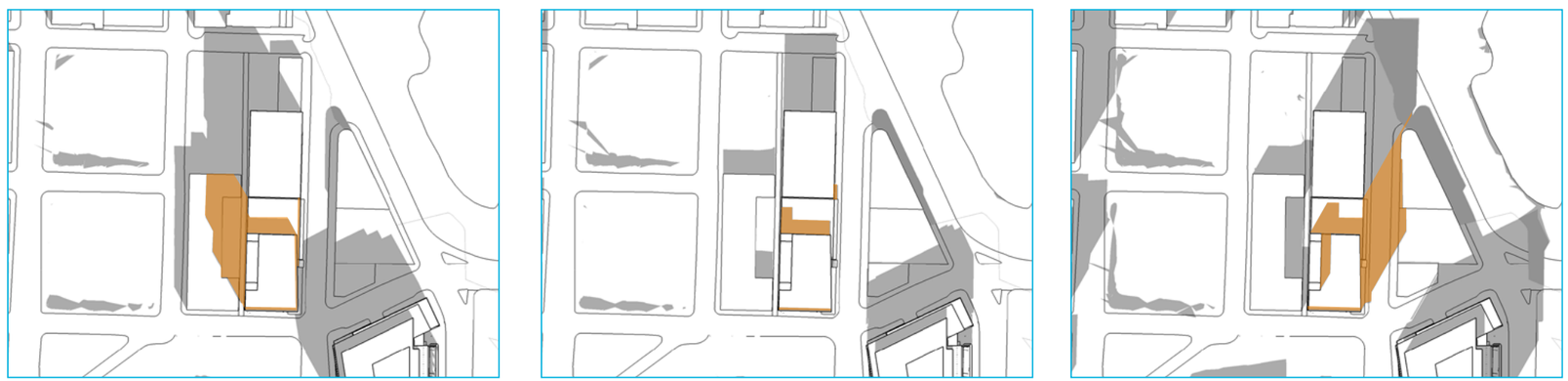
10 AM | NOON | 2 PM

SUMMER SOLSTICE

EQUINOX



WINTER SOLSTICE

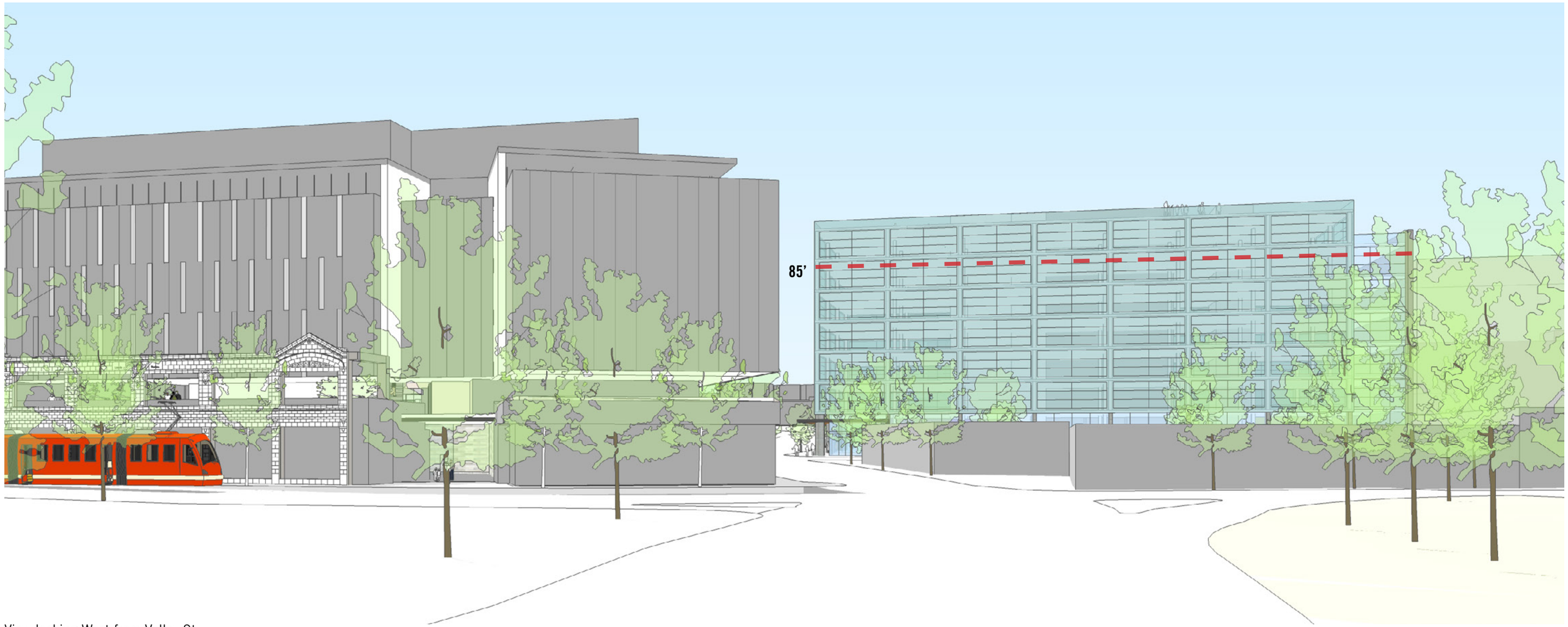


The shadows for Concept 02 have no negative impacts on surrounding developments or uses.

NOTE: The shadow studies assume an 85 foot tall volume with an additional 15 foot high penthouse that occupies 35% of the roof area as permitted by the Seattle Land Use Code.

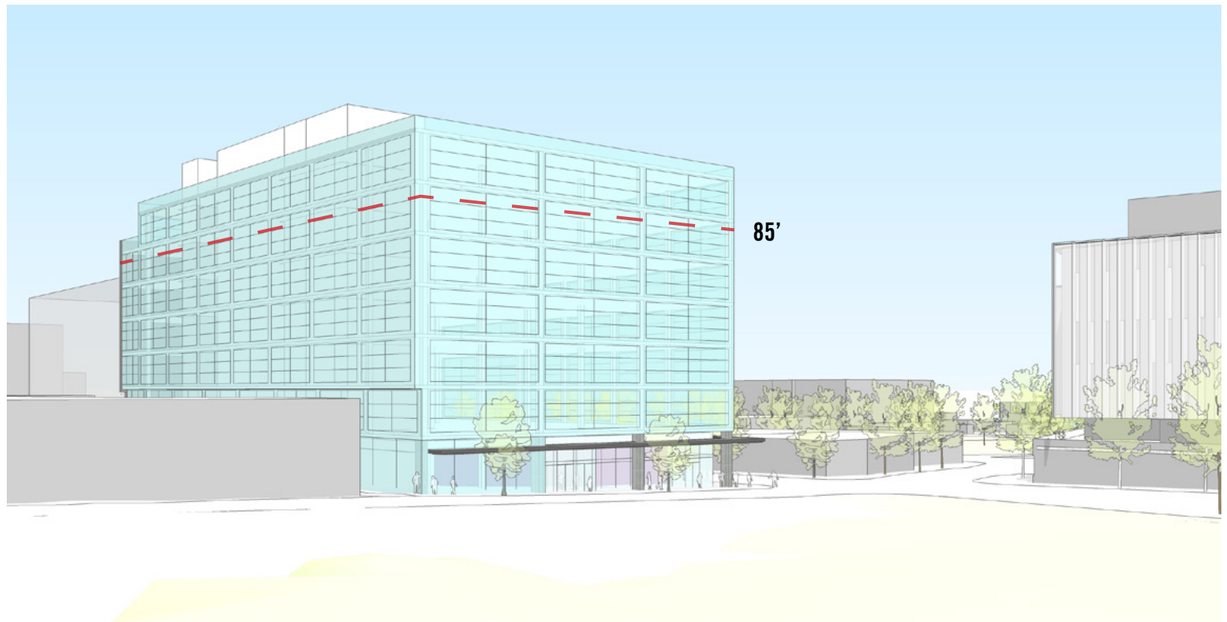
CONCEPT 03

CONCEPT 03

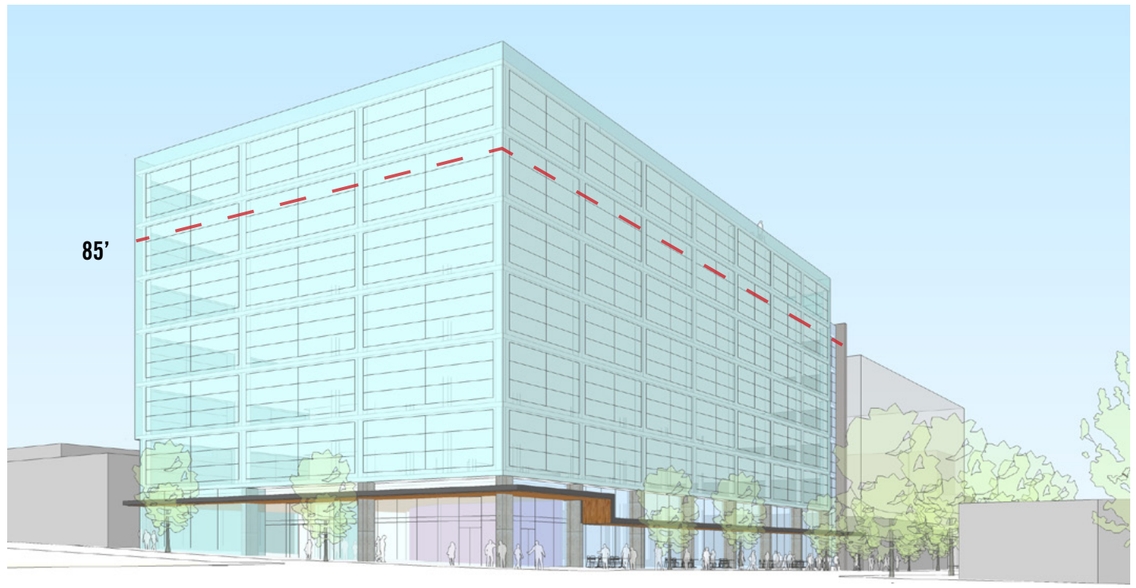


View looking West from Valley St

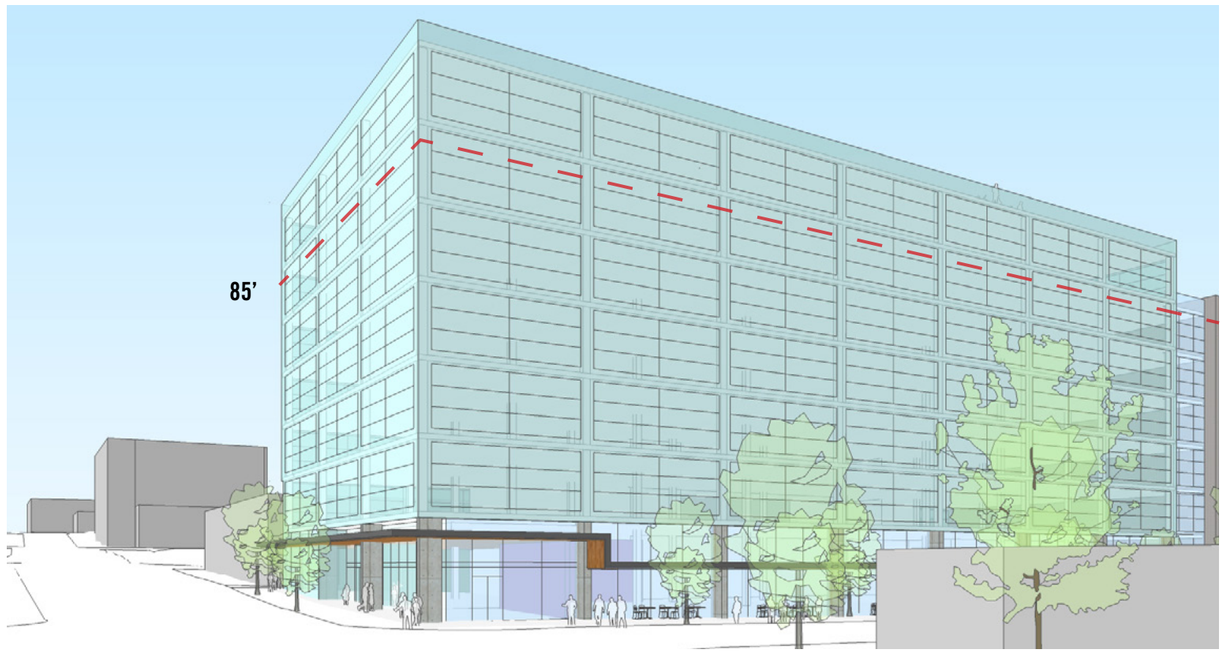
CONCEPT 03



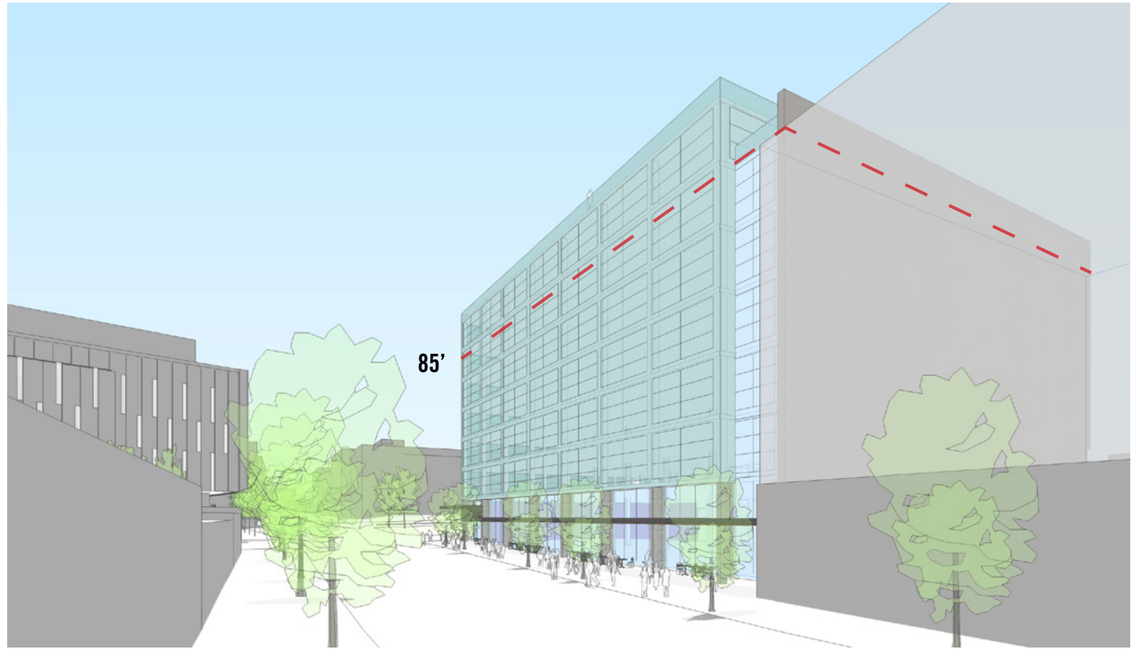
View looking Northeast at Roy St



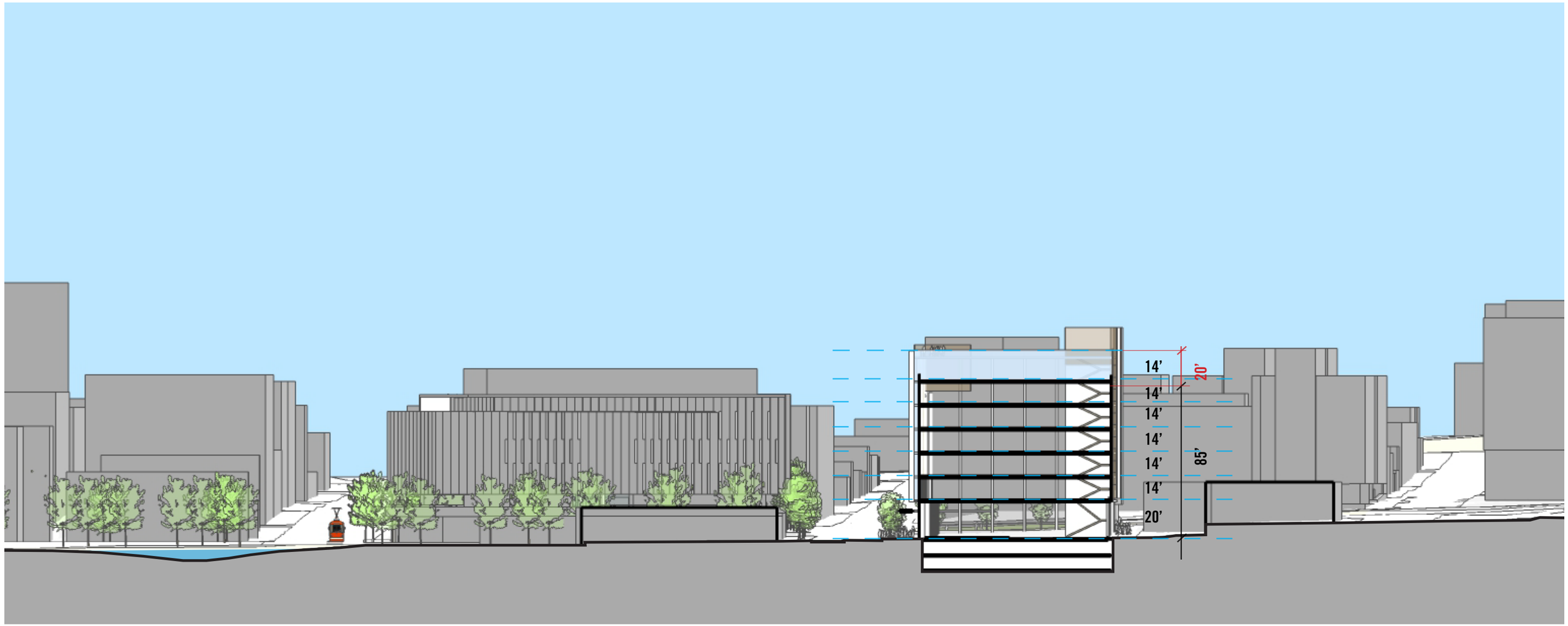
View looking Northwest at 9th Ave N



View looking West at Broad St



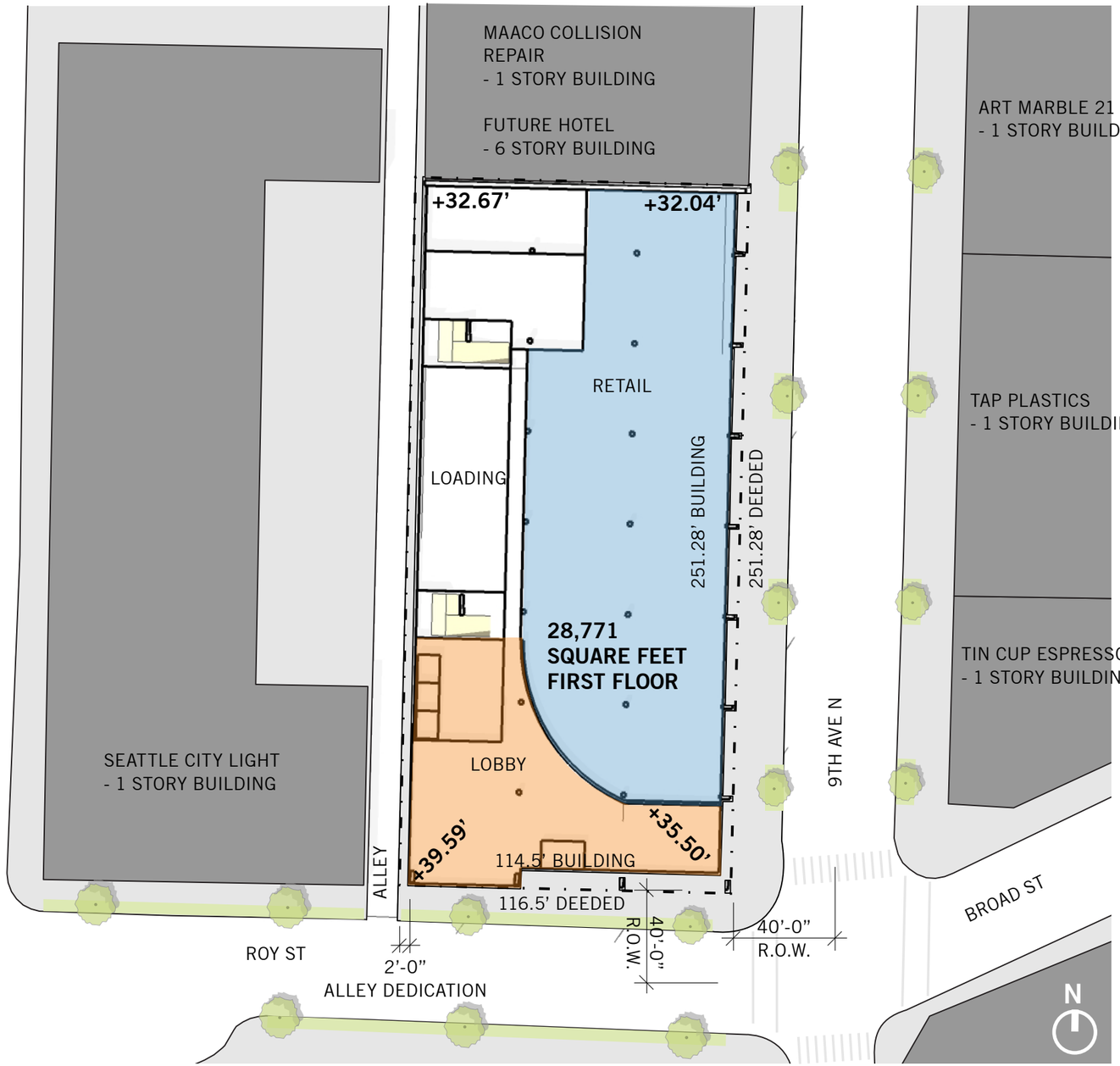
View looking Southwest at Roy St



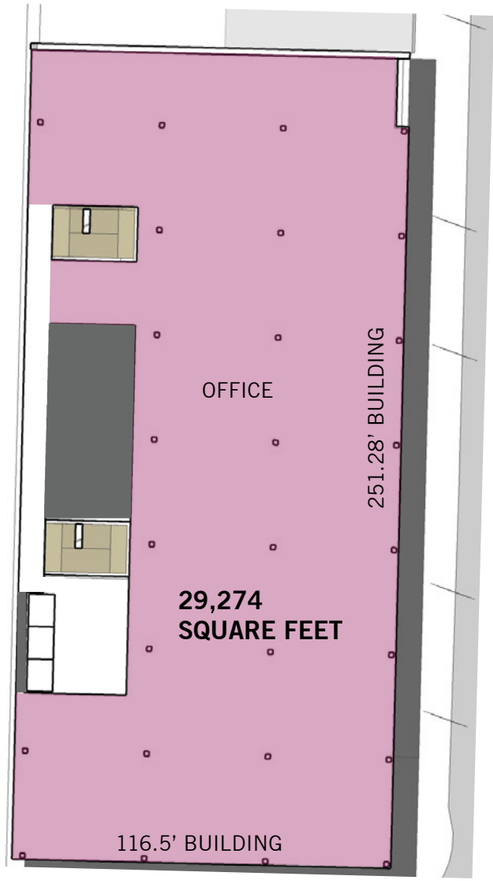
Urban Section East to West, looking South

CONCEPT 03

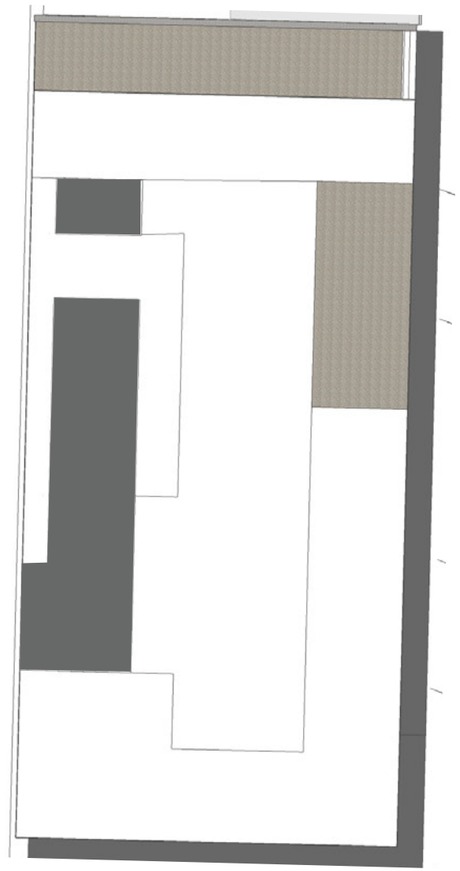
FLOOR PLANS



GROUND FLOOR



TYPICAL OFFICE FLOOR



ROOF PLAN

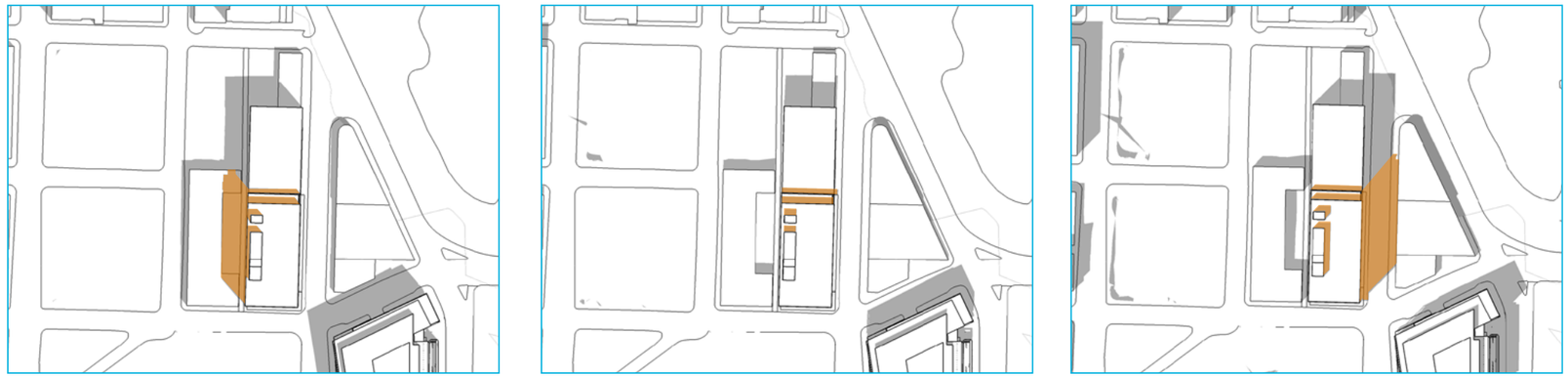
CONCEPT 03

SUN + SHADOW STUDIES

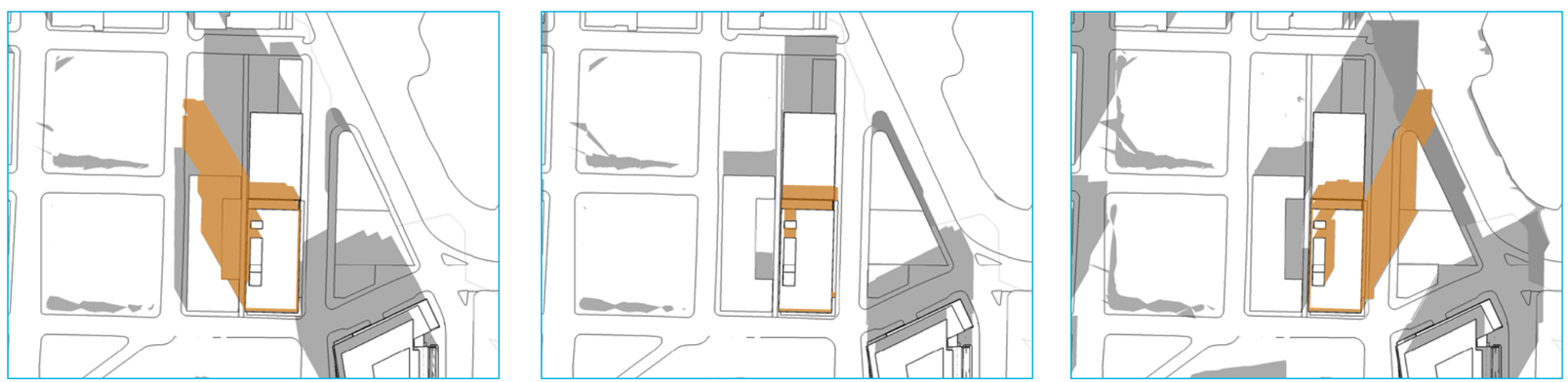
10 AM | NOON | 2 PM

SUMMER SOLSTICE

EQUINOX



WINTER SOLSTICE



The shadows for Concept 03 reflect the additional 20' in height for Living Building Pilot. The building's shadows have relatively limited impact on the adjacent buildings around the site.

NOTE: The shadow studies assumes a 105 foot tall volume with an additional 15 foot high penthouse that occupies 35% of the roof area as permitted by the Seattle Land Use Code.

6.0 DEVELOPMENT STANDARD DEPARTURES

Potential Living Building Pilot Departure:

23.40.060 Living Building Pilot Program

A. Purpose. The purpose of this section is to establish a Living Building Pilot Program. The goal of the Pilot Program is to encourage the development of buildings that meet the Living Building Challenge by allowing departures from code requirements that might otherwise discourage or prevent buildings from meeting this standard. Overall, the Living Building Pilot Program is intended to:

1. stimulate innovative development that meets the goals of the Living Building Challenge and City of Seattle design guidelines.

2. encourage development that will serve as a model for other projects throughout the City and region and will stimulate development of new Living Buildings.

3. identify barriers to Living Buildings in current codes and processes.

C. Design review. All Living Building Pilot Program projects are subject to design review and shall be reviewed in accordance with the design review process provided in Section 23.41.014.

D. Height measurement technique. At the discretion of the applicant, the height of a qualifying project shall be determined using either the definition of building height in Section 502 of the Seattle Building Code or the method described in Chapter 23.86 of the Land Use Code.

E. Compliance with minimum standards

1. Qualifying projects under the Living Building Pilot Program that are granted departures shall meet one of the following:

a. Living Building Challenge. The intent of the Living Building Pilot Program is to encourage development of buildings that meet or exceed the goals of the Living Building Challenge. A qualifying project shall meet:

1) all of the imperatives of the Living Building Challenge, version 2.1; or

2) at least three of the seven performance areas, or "petals," of the Living Building Challenge, version 2.1 (Site, Water, Energy, Health, Materials, Equity, and Beauty), including at least one of the following three petals: Energy, Water, or Materials, and all of the following standards:

a) total building energy usage shall be 75 percent or less of the energy consumed by a "standard reference design building," as defined in the Seattle Energy Code in effect at the time a complete building permit application is submitted;

b) total building water usage, not including harvested rainwater, shall be 25 percent or less of the average water usage for a comparable building not in the Living Building Pilot Program, based on Seattle Public Utility estimates or other baseline approved by the Director that would provide a comparable estimate; and

c) at least 50 percent of stormwater shall be captured and used on site.

b. RESERVED.

23.41.012 Development Standard Departures

1. Criteria for departures. Departures from Land Use Code requirements for projects participating in the Living Building Pilot Program pursuant to Section 23.40.060 may be allowed if an applicant demonstrates that the departure would result in a development that better meets the intent of adopted design guidelines or that the departure would result in a development that better meets the goals of the Pilot Program and would not conflict with adopted design guidelines. In making this recommendation, the Design Review Board shall consider the extent to which the anticipated environmental performance of the building would be substantially compromised without the departures.

e. Structure height, subject to the following:

(2) Structure height up to 20 feet for development in zones with height limits greater than 45 feet, to allow increased floor-to-floor heights

3) The additional height allowed for the structure will not allow an additional story beyond the number that could be built under the otherwise applicable height limit.

This project is considering participation in the Living Building Pilot Program. We are noting two preferred options: an 85', 6 story building as the basis of design and a similar concept as 105', 7 story building under the pilot.

The Living Building Pilot scheme would request departures for height and area only.

Departure 1. FAR

SM-85 zoning allows for 85' maximum building height. Within the 85' foot height we can achieve either a 6 story or 7 story structure. The six story scheme is based on a maximum FAR of 6.0 and the potential seven story scheme is based on a maximum-plus-bonus FAR of 6.9, a 15% increase per the Living Building Pilot. Our team is studying the exact floor areas of the building and are requesting a maximum of 15% additional area if we choose to pursue the Living Building Pilot

Departure 2. Height

SM-85 zoning allows for 85' maximum building height. Within the 85' foot height we can achieve either a 6 story or 7 story structure.

For 6 story, the floor to floor heights would be approximately 13'-0. For seven stories within the 85' height allowance, the floor to floor heights would be approximately 12'. If we choose to proceed with the Living Building Pilot, we will request a departure for an extra 20' to a roof height of 105' maximum above grade. This will allow us to have 14' floor to floor height for all office floors which is a requirement for the daylighting performance we will want to achieve on the project for perimeter daylight zones, biophilic design, health and happiness of occupants, and energy use reduction.

701 9TH AVENUE N DAYLIGHTING ANALYSIS

METHODS

Annual Daylight Simulations yield a depth of accuracy well beyond traditional point-in-time illuminance metrics. Thousands of point-in-time illuminance values from the entire year are aggregated into a comprehensive representation of solar angles and illuminance intensities throughout the year.

The daylight simulations in this packet use **Continuous Daylight Autonomy** (CDA, Appendix A) to describe the annual daylight levels. In CDA, the floor area is broken down into the percentage of work hours that a point in space will achieve 300 Lux (30 Footcandles) with partial credit given for Lux levels below 300.

DESIGN OPTIONS

Three glazing pattern options were chosen to highlight the daylighting trends of possible design directions.

The Full Height Glazing option represents an unachievable benchmark by which the other options can be ranked. A visible transmittance value (Tvis) of 65% was used for all glazing for all options. As a disclaimer, the scope of the study does not take Solar Heat Gain Coefficients (SHGC) into account. Only the visual properties of light transmittance were considered .

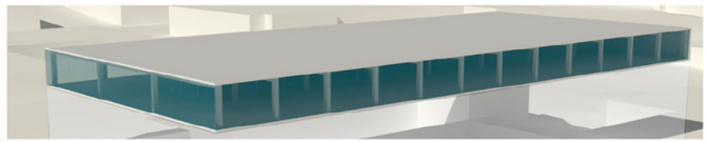
See Appendices A+B for the results.

SYNTHESIS OF SIMULATION RESULTS

Option 1 (Base Ribbon) represents a 2% reduction in Daylight Autonomy from the baseline, while Option 2 (Staggered) is a 4% reduction. On average, Option 1 functions as a daylit space 2% more annually than Option 2.

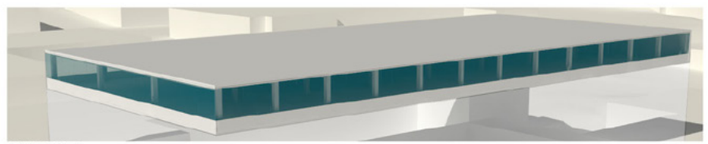
Daylight penetration varies linearly with window head height for most window shapes meaning that, within reason, raising the sill height does not affect daylight penetration. This helps explain why the Ribbon Option is only a 2% reduction, even though 3.5 feet of opaque wall assembly was added to the entire perimeter.

The Staggered Option represents a viable strategy provided that opaque panels are introduced strategically to prevent over-illumination and glare to occupants. The staggered panels can be conceptualized as integral shading fins. This could be an issue if office seating layouts change significantly.



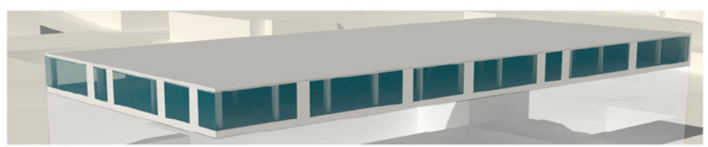
BASELINE OPTION FOR COMPARISON

Full Height Glazing



OPTION 1

Base Ribbon (3.5 feet tall)



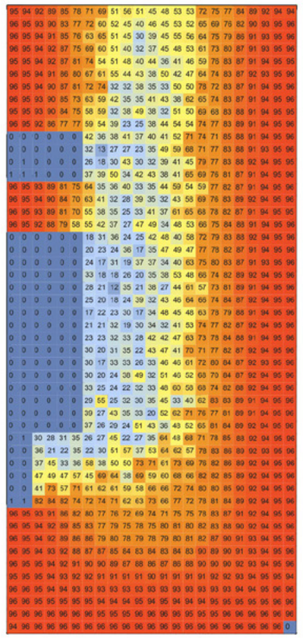
OPTION 2

Staggered Opaque Panels (as shown)

APPENDIX A CONTINUOUS DAYLIGHT AUTONOMY

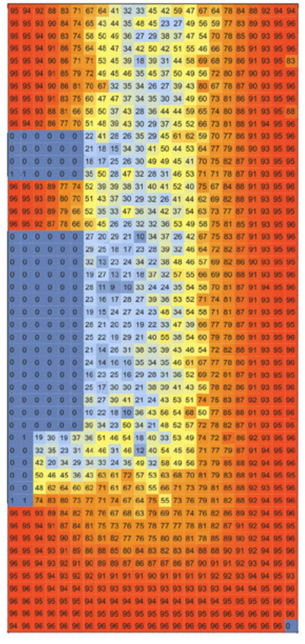
STUDY OPTIONS 14’ floor to floor height

BASELINE OPTION FOR COMPARISON
Full Height Glazing



Continuous Daylight Autonomy*
Floor 5 w/ Full Height Glazing
Glazing Visible Transmittance .65
Average CDA = 63.2%

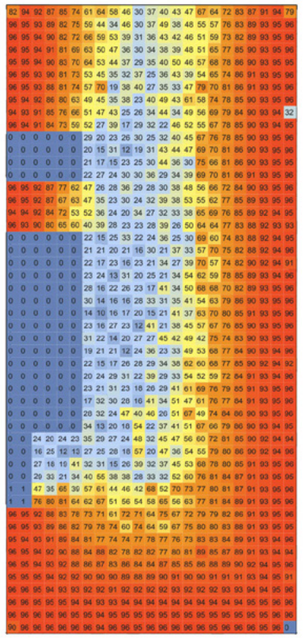
OPTION 1
Base Ribbon (3.5 feet tall)



Continuous Daylight Autonomy*
Floor 5 w/ Ribbon Glazing
Glazing Visible Transmittance .65
Average CDA = 61.3%

*

OPTION 2
Staggered Opaque Panels (as shown)



Continuous Daylight Autonomy*
Floor 5 w/ Staggered Glazing
Glazing Visible Transmittance .65
Average CDA = 58.8%

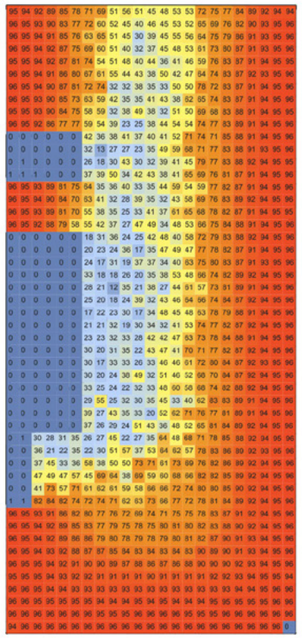
north *each square 5’x5’*

** % of Annual Work Hours 8-6 that achieve a minimum of 300 Lux (30 Footcandles) with partial credit for values under 300 Lux.*

APPENDIX B CONTINUOUS DAYLIGHT AUTONOMY VARIANCE FROM BASELINE

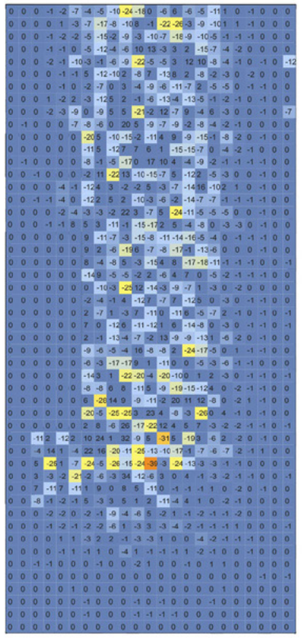
STUDY OPTIONS 14’ floor to floor height

BASELINE OPTION FOR COMPARISON
Full Height Glazing



Continuous Daylight Autonomy*
Floor 5 w/ Full Height Glazing
Glazing Visible Transmittance .65
Average CDA = 63.2%

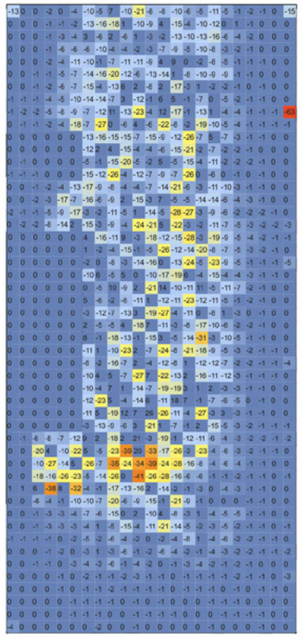
OPTION 1
Base Ribbon (3.5 feet tall)
reduction from Full Height Glazing



Continuous Daylight Comparison
Floor 5 w/ Ribbon Glazing reduction
from Full Height Option
Glazing Visible Transmittance .65
Average CDA = 61.3%

*

OPTION 2
Staggered Opaque Panels (as shown)
reduction from Full Height Glazing

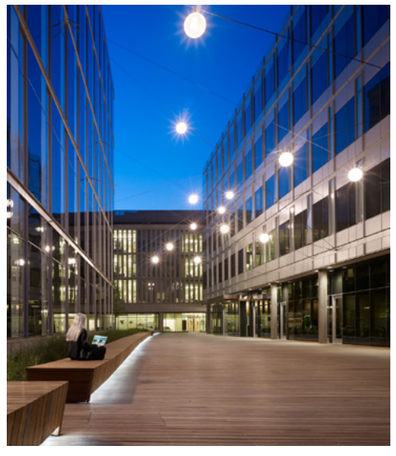


Continuous Daylight Comparison
Floor 5 w/ Staggered Glazing reduction
from Full Height Option
Glazing Visible Transmittance .65
Average CDA = 58.8%

north *each square 5’x5’*

** % of Annual Work Hours 8-6 that achieve a minimum of 300 Lux (30 Footcandles) with partial credit for values under 300 Lux.*

7.0 RELEVANT PROJECT EXPERIENCE

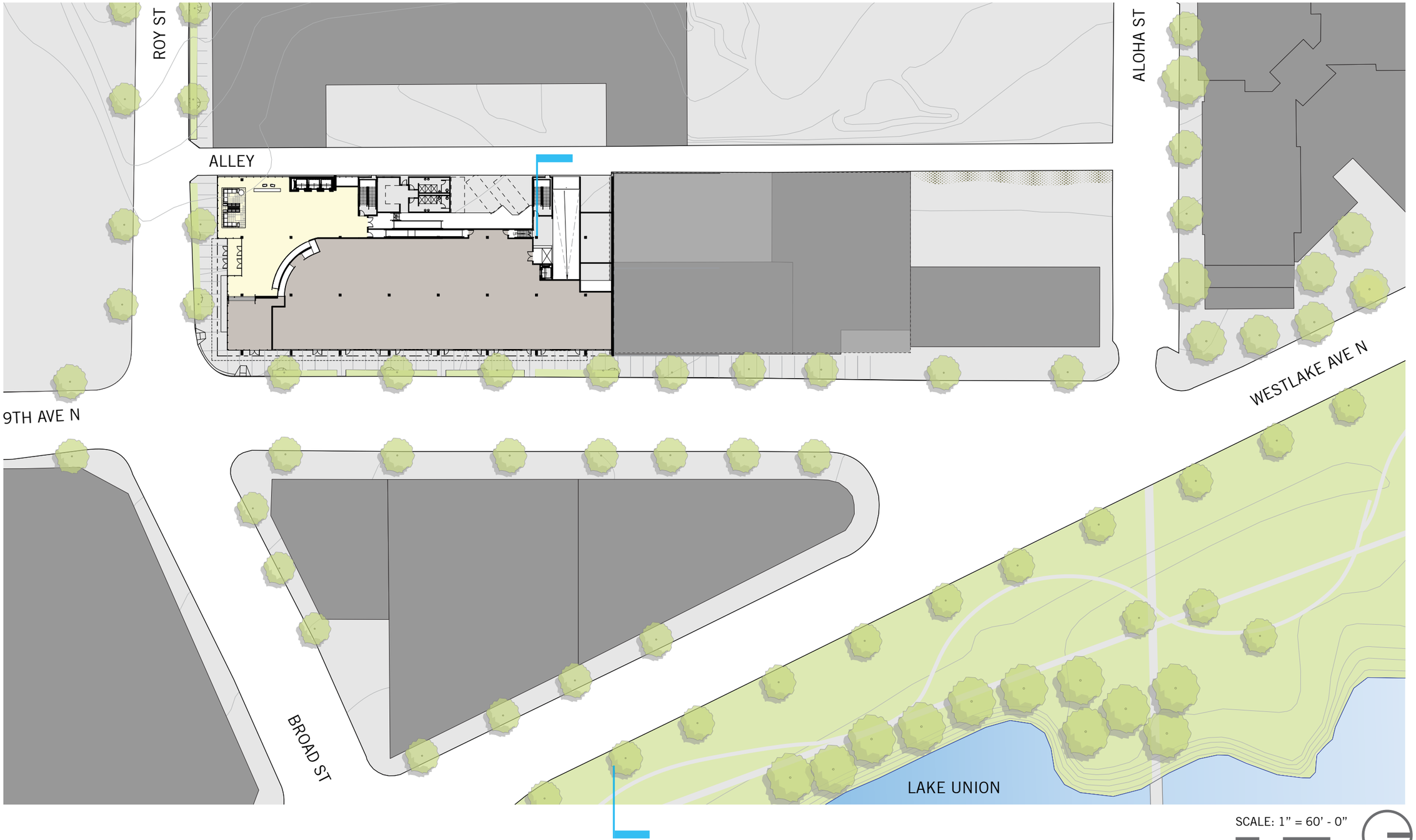


7.0 RELEVANT PROJECT EXPERIENCE

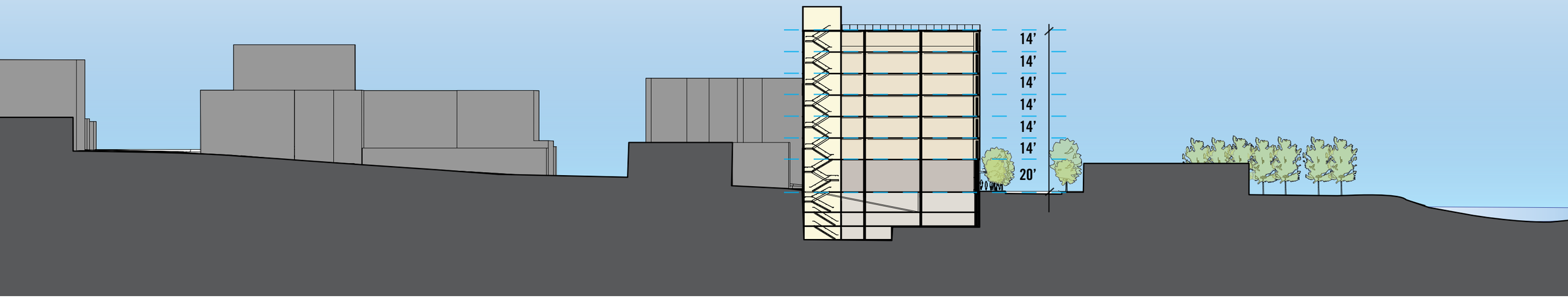
LAKE UNION PARTNERS PAST PROJECTS

ADDITIONAL DESIGN DEVELOPMENT OF PREFERRED OPTION + PRECEDENT IMAGES

CONTEXT PLAN



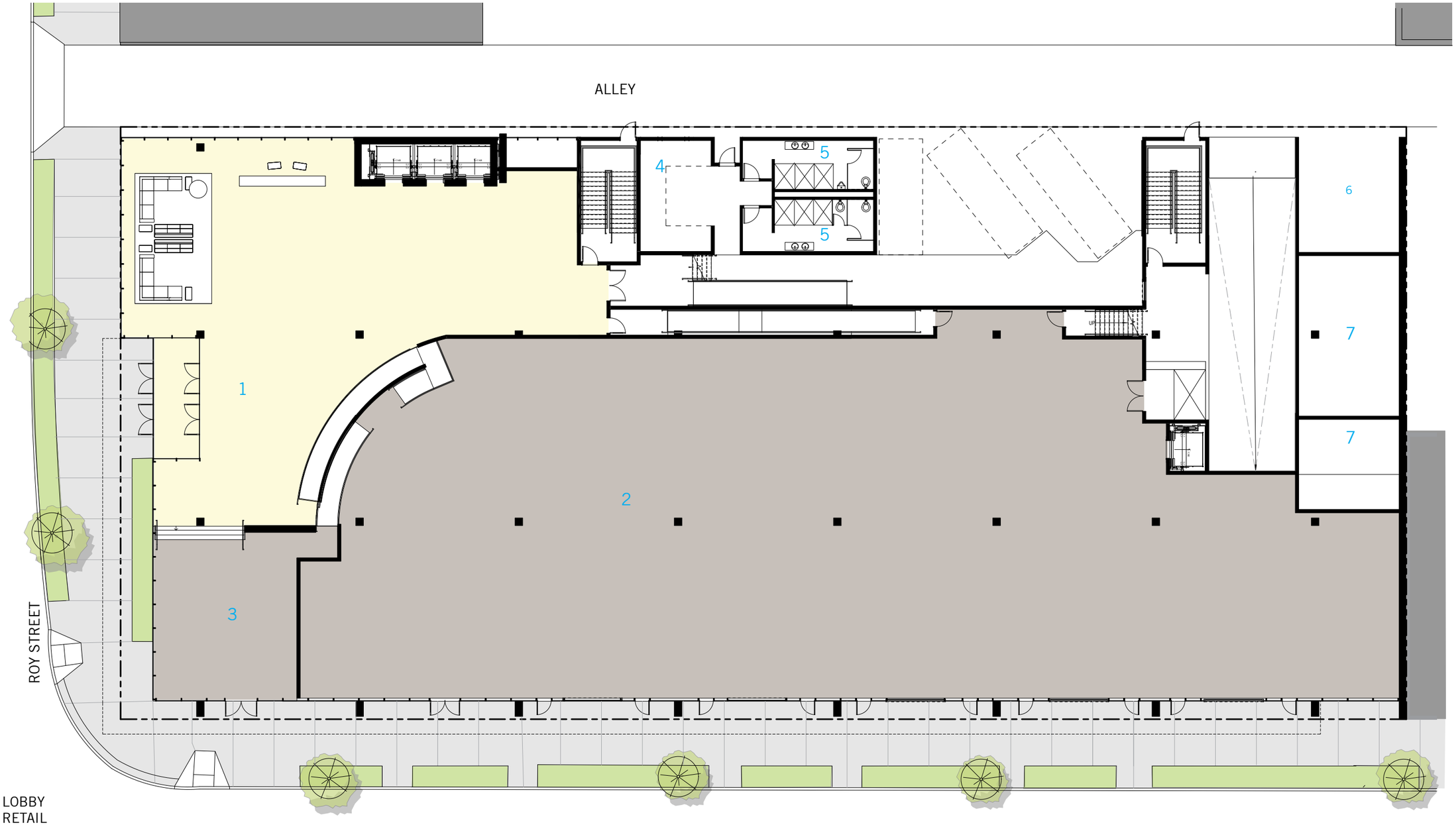
URBAN SECTION



SCALE: 1” = 60’ - 0”

0 30 60

GROUND FLOOR PLAN



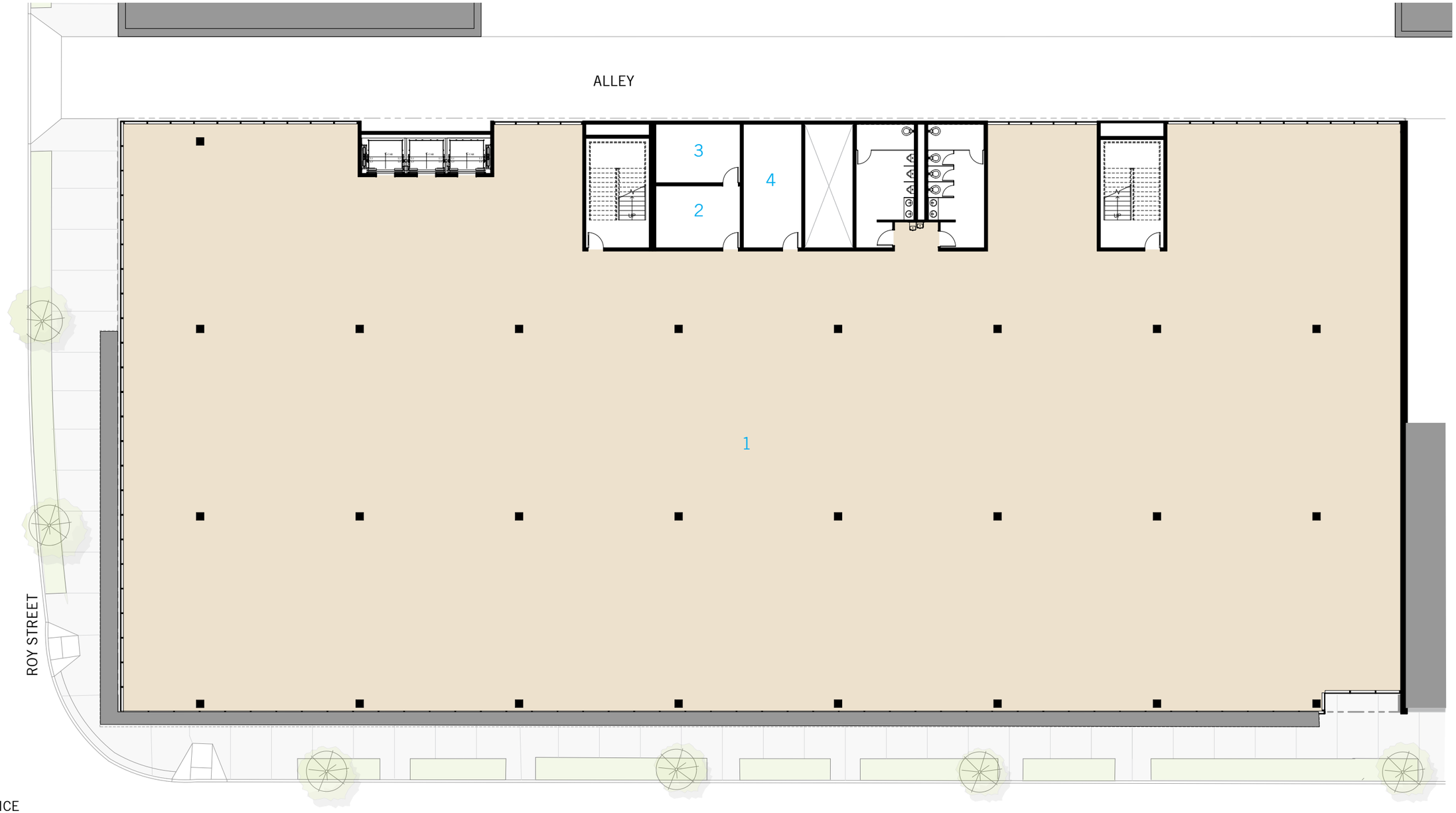
1 LOBBY
2 RETAIL
3 CAFE
4 BICYCLE PARKING
5 LOCKER ROOM
6 ELECTRICAL
7 BUILDING SUPPORT

SCALE: 1” = 20’ - 0”

0 10 20

N

TYPICAL OFFICE FLOOR PLAN

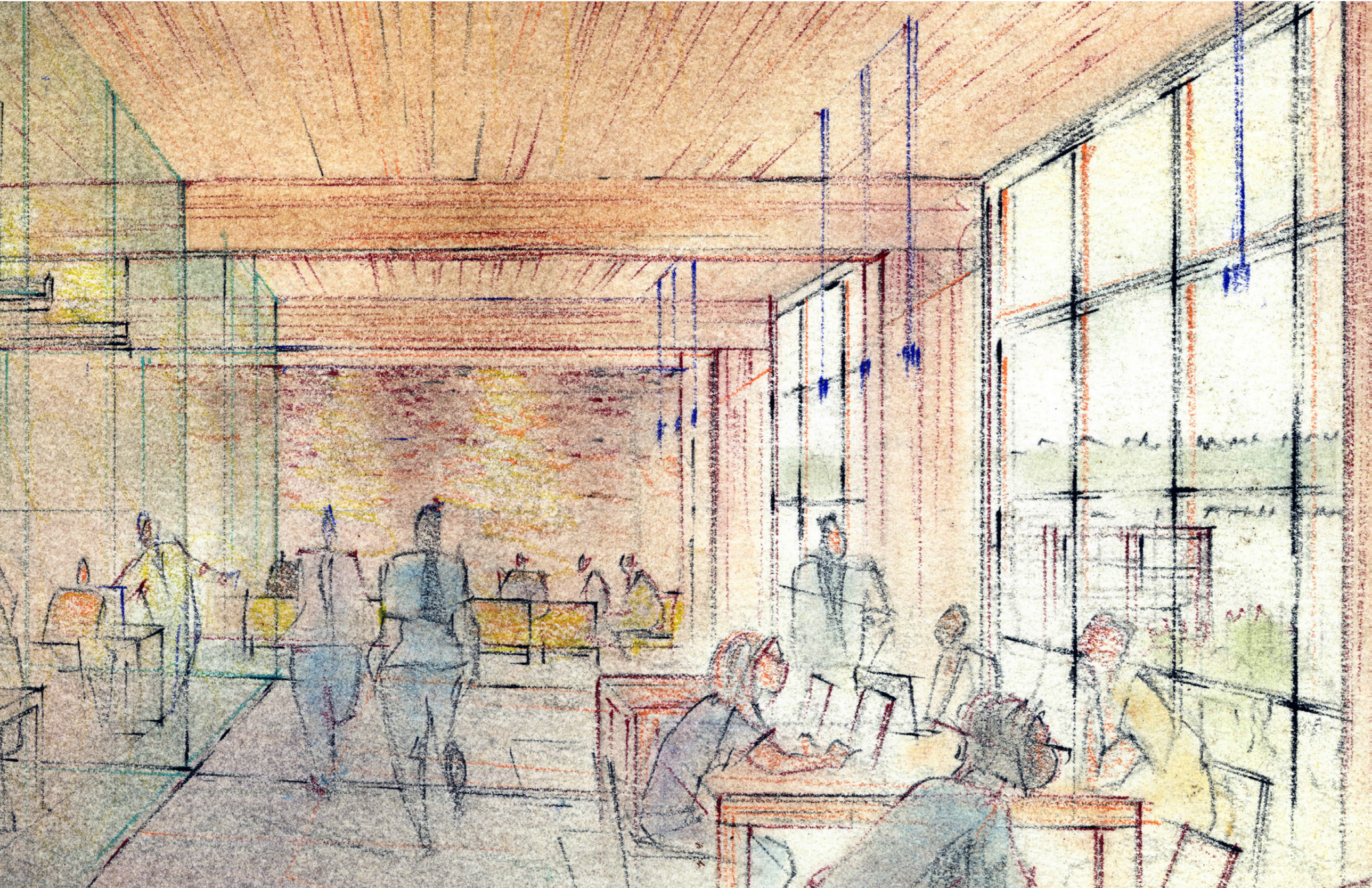


1 OFFICE
2 COMMUNICATIONS RM
3 ELECTRICAL RM
4 MECHANICAL RM

SCALE: 1” = 20’ - 0”

0 10 20

N



PRECEDENT PROJECT

250 Bowery | Morris Adjmi Architects | New York, NY

PRECEDENT PROJECT

Via6 | GGLO | Seattle, WA