ROY STREET

820 ROY STREET SEATTLE, WASHINGTON

PERKINS+WILL

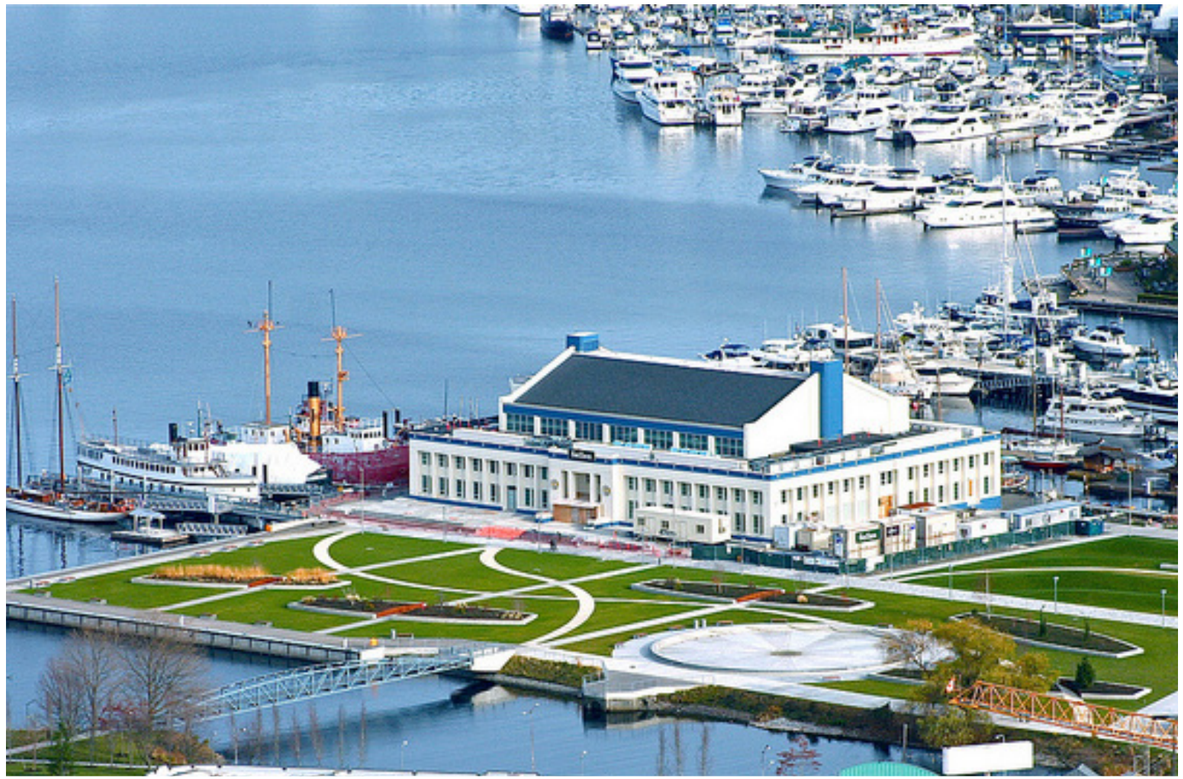
LAKE UNION PARTNERS

TALON PRIVATE CAPITAL

WEST DESIGN REVIEW BOARD RECOMMENDATION PROPOSAL

PROJECT#: 3019689 | MEETING ON JANUARY 13, 2016

PROJECT DEVELOPMENT OBJECTIVES



INTRODUCTION:

The proposed project at 820 Roy Street 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.

PLACE:

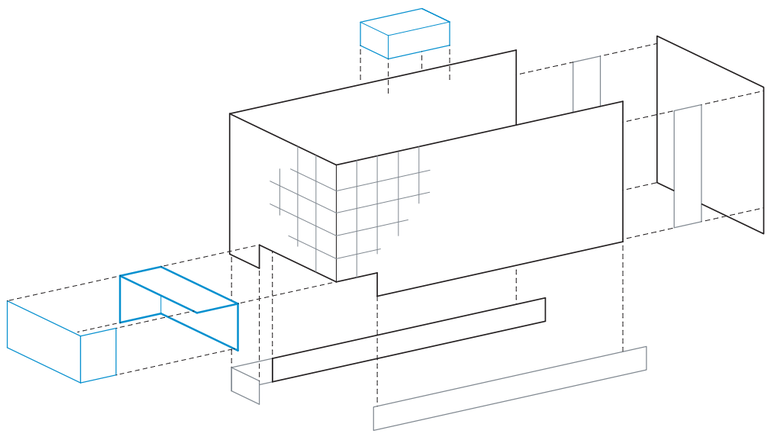
The site is a pivotal location within the urban context – at a nexus of research, commercial, residential, recreational, and natural uses. On a highly visible southeast corner of the head block of the Eastlake urban grid the location is equally at the edge of Queen Anne and South Lake Union and among 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.



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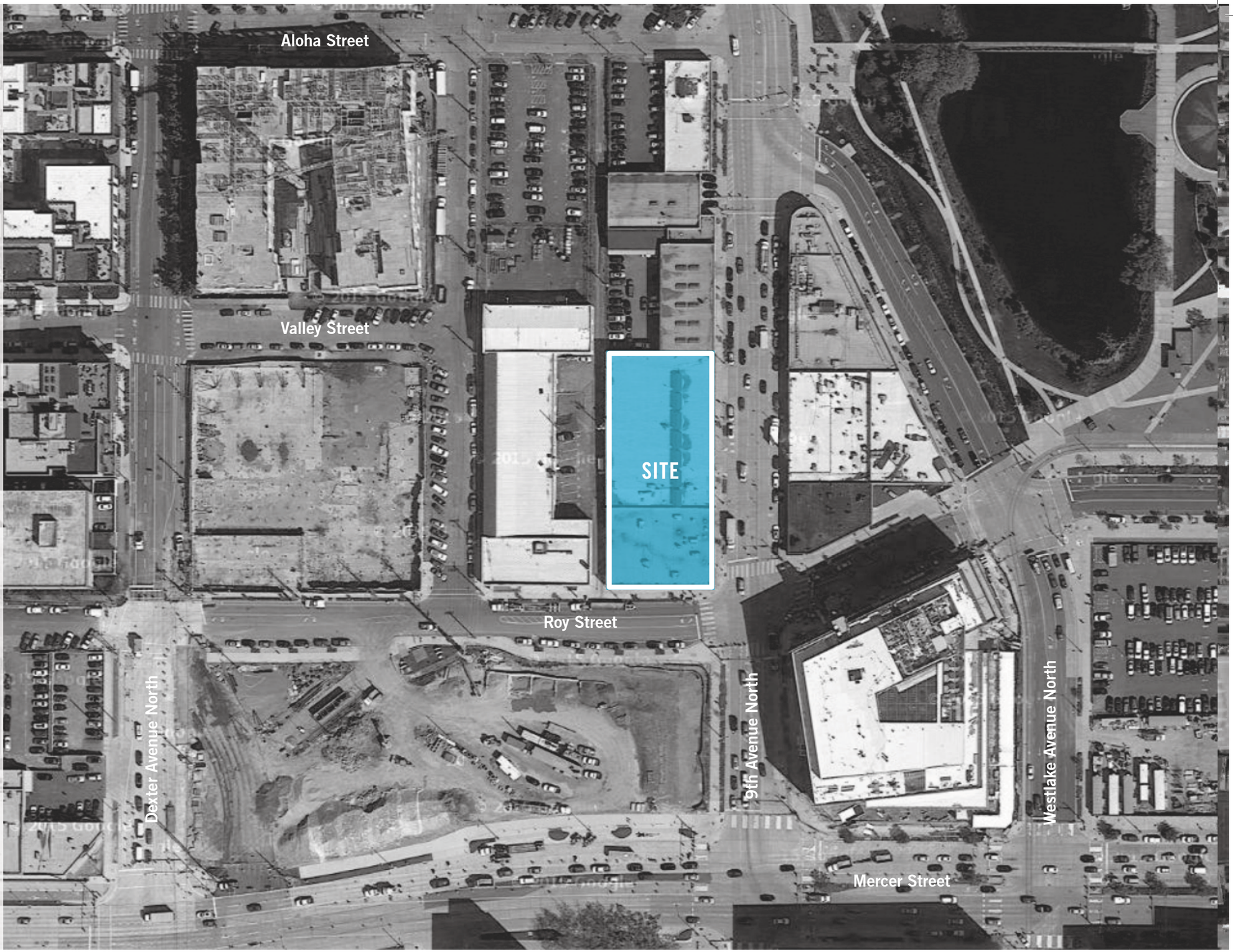
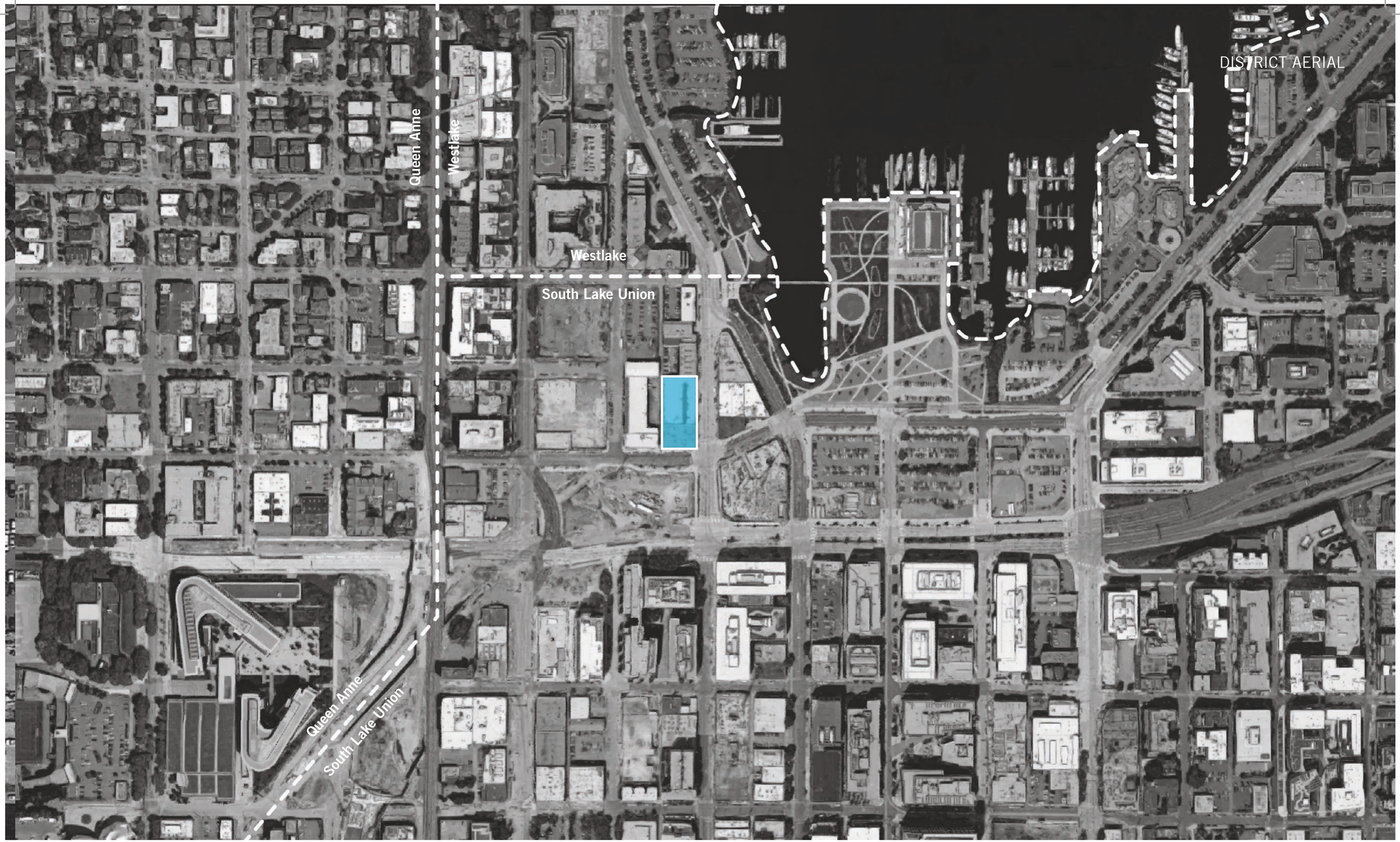
PROPOSAL

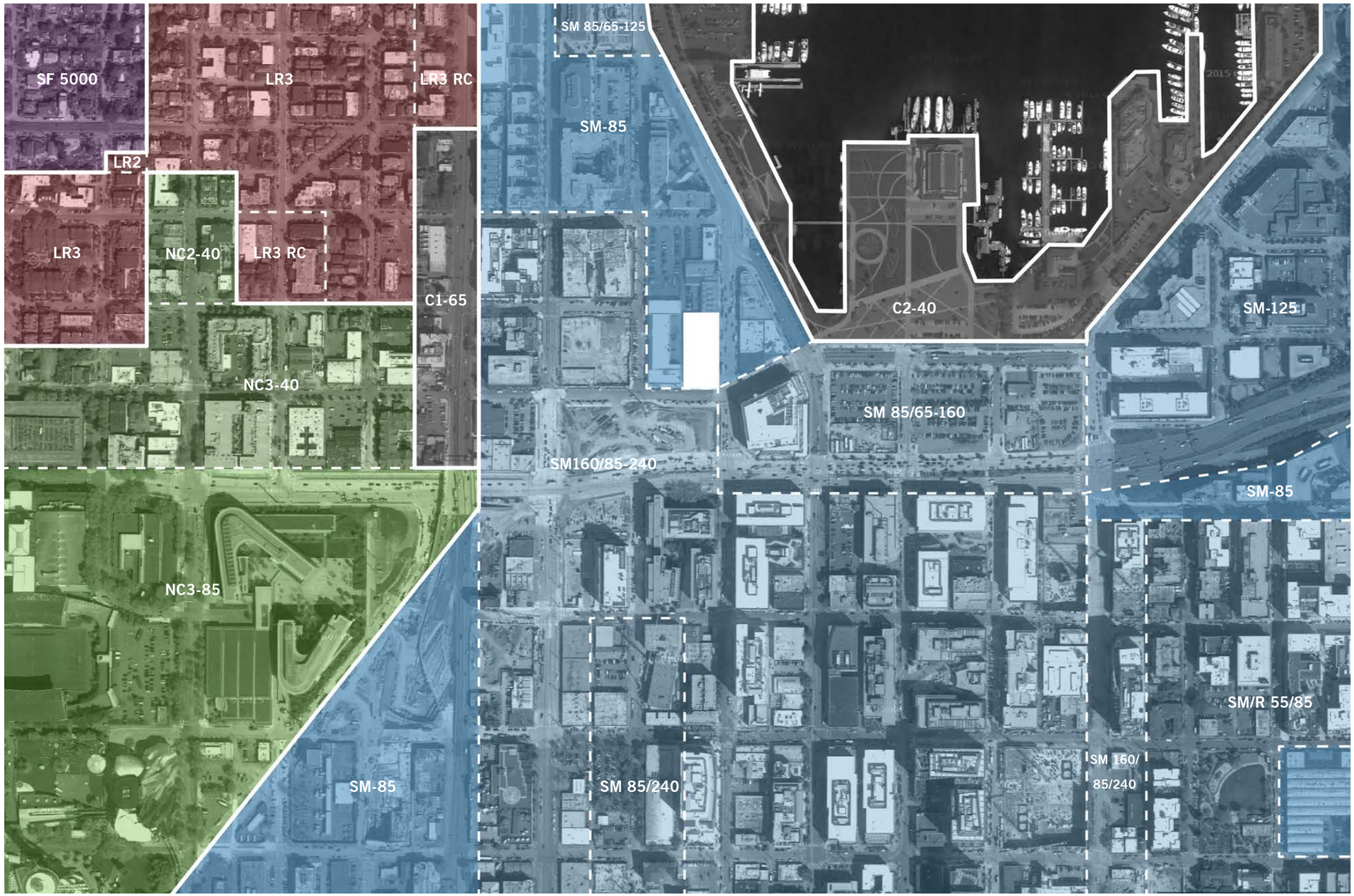
The proposed development is a seven-story building comprised of 16,049 SF of retail use on the ground floor, with 162,963 SF of office space on the six floors above, and two levels of below grade parking with 179 stalls.



DISTRICT AERIAL



VICINITY ZONING OVERLAY



LEGEND

- Commercial
- Seattle mixed-use
- Neighborhood commercial
- Lowrise residential
- Single family residential


1
URBAN CITY COFFEE
BROAD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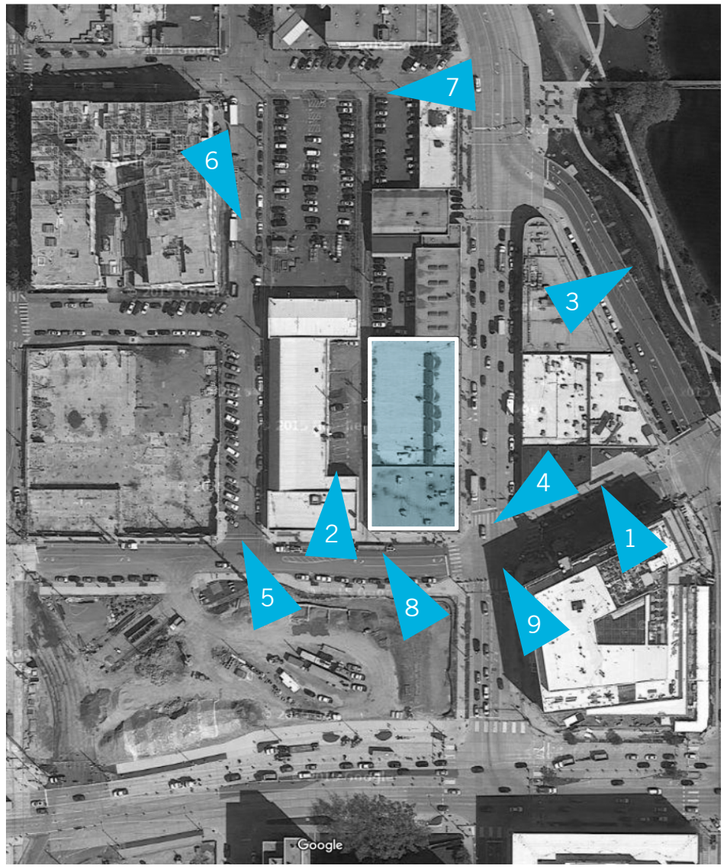
BEPPO
ITALIAN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Google


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ROAD CLOSED AHEAD


9

NINE BLOCK ZONING AND STRUCTURES

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.

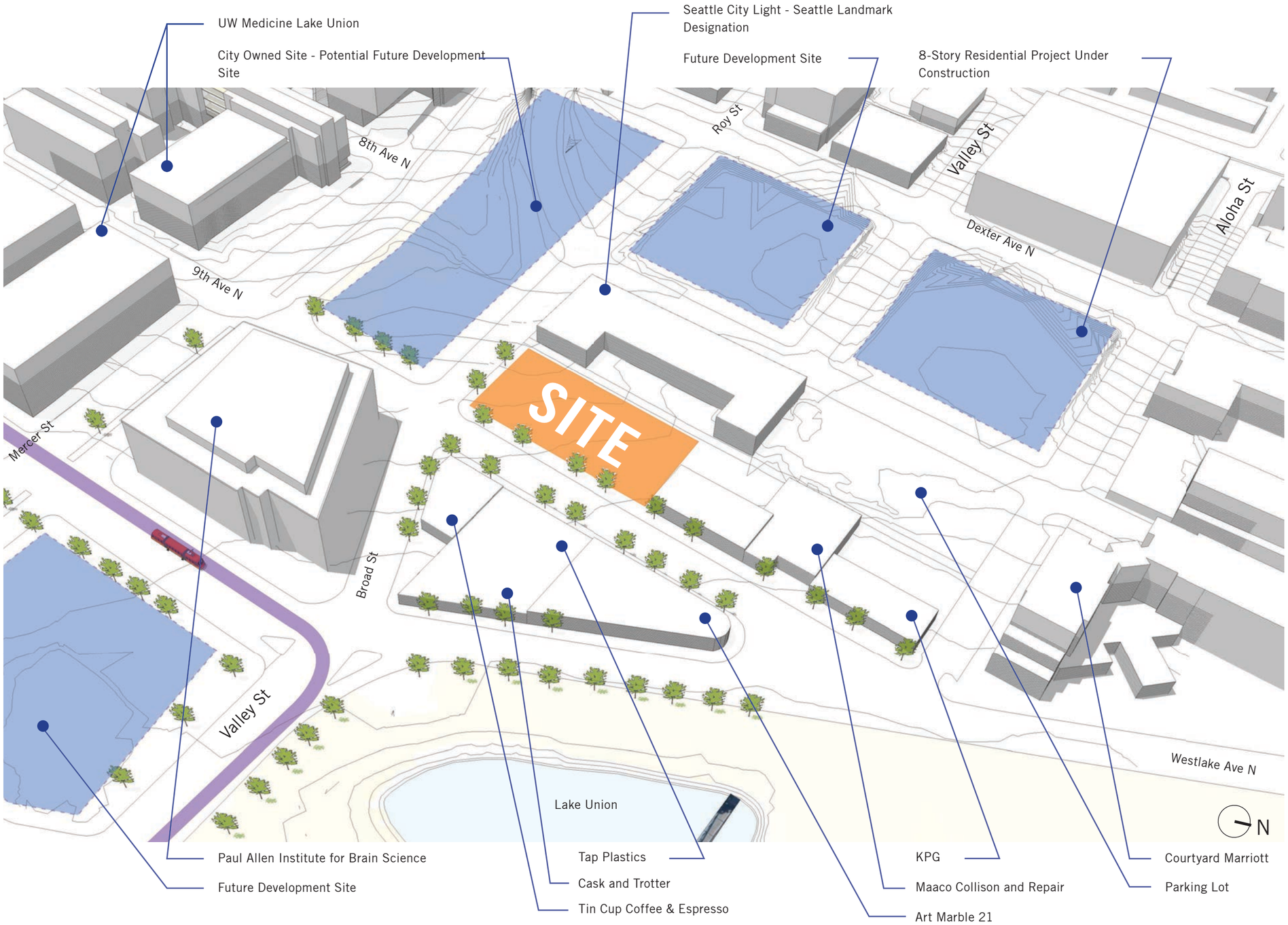
Project response: Glazing at South turns the corner at the SW building end as an alley side response to the building architecture.

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.



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

A departure is being 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

SITE CONTEXT

South Elevation - Roy Street

Seattle City Light Building

Project Site

Tin Cup Espresso & Coffee

North Elevation - Broad Street and Roy Street

Paul Allen Institute for Brain Science

UW Medicine Brotman Building

UW Medicine Lake Union

East Elevation - 9th Ave N

Project Site

Maaco Collision Repair & Auto Painting

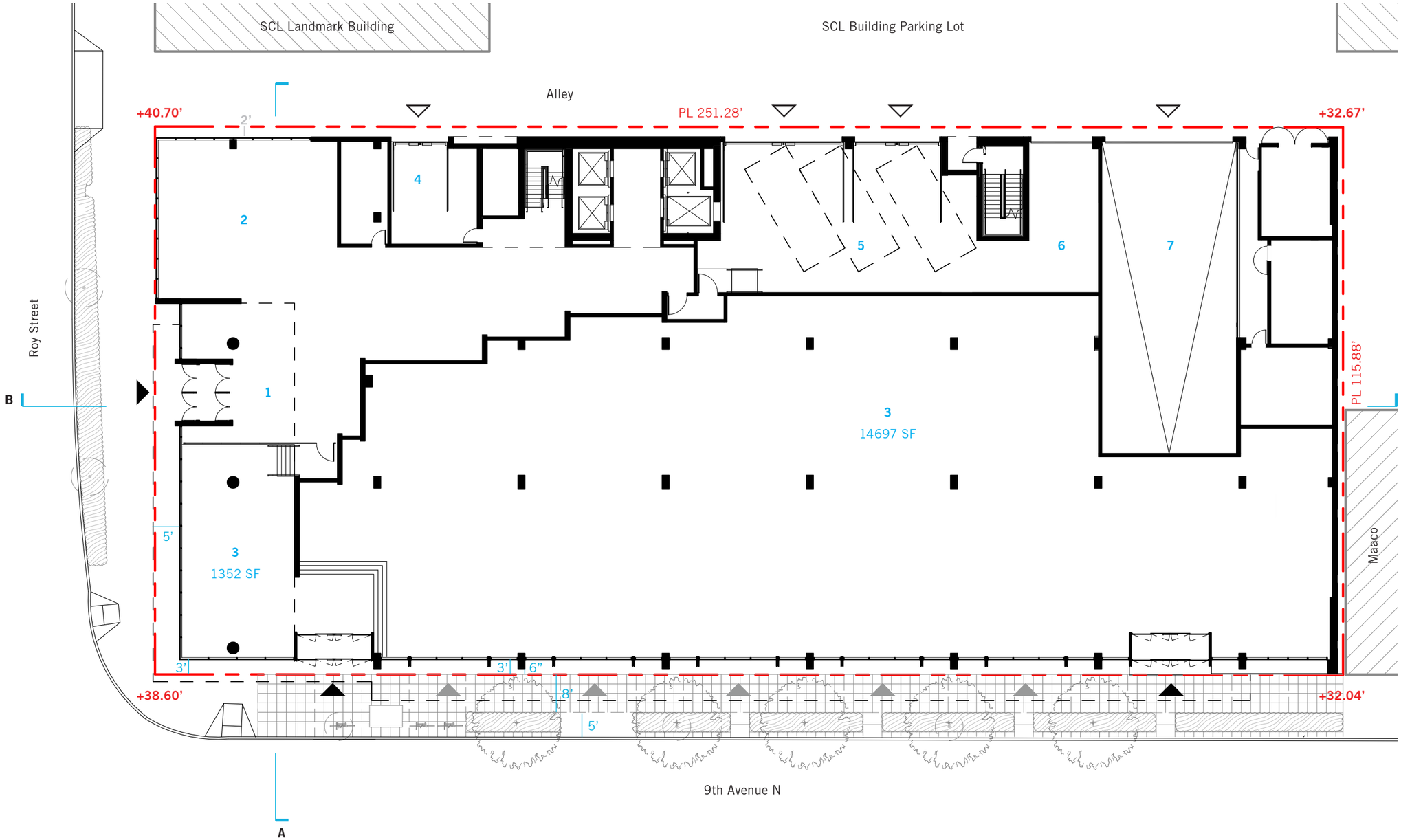
West Elevation - 9th Ave N

Art Marble 21 Event Venue and Restaurant

TAP Plastics

Tin Cup Espresso & Coffee Shop

COMPOSITE SITE



LEGEND

- Entry
- Potential Future Entry
- Vehicle Entry

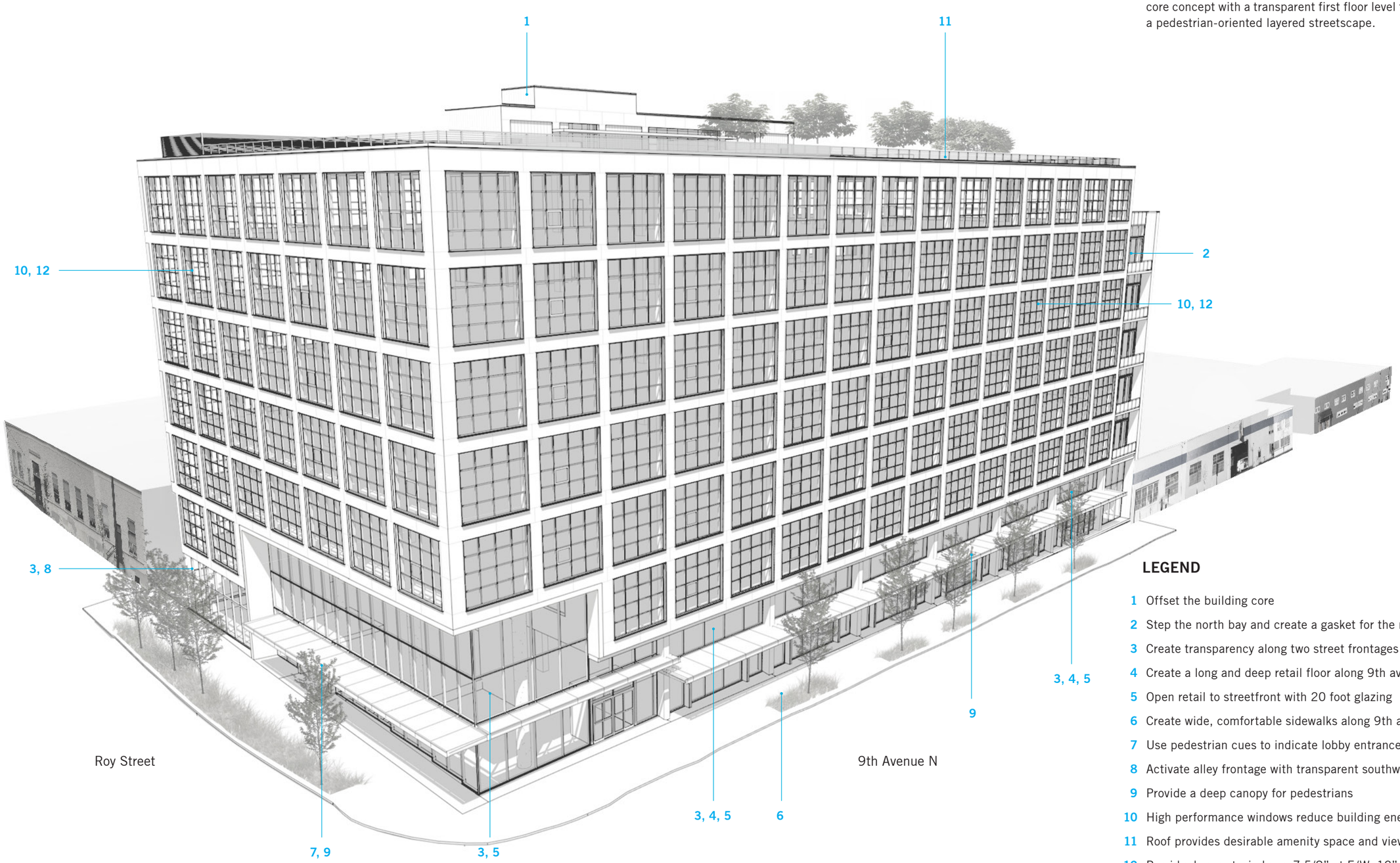
1 Office Lobby
2 Office Lounge
3 Retail Space (16049 SF)
4 ADA Parking
5 Loading
6 Trash / Recycling
7 Parking Entry

0 8 16 32 64

N

EDG RESPONSE

At Early Design Guidance, the Board supported an offset core concept with a transparent first floor level that engages a pedestrian-oriented layered streetscape.



LEGEND

1. Offset the building core
2. Step the north bay and create a gasket for the north wall
3. Create transparency along two street frontages
4. Create a long and deep retail floor along 9th avenue
5. Open retail to streetfront with 20 foot glazing
6. Create wide, comfortable sidewalks along 9th avenue
7. Use pedestrian cues to indicate lobby entrance
8. Activate alley frontage with transparent southwest corner
9. Provide a deep canopy for pedestrians
10. High performance windows reduce building energy loads
11. Roof provides desirable amenity space and views
12. Provide deep set windows: 7 5/8" at E/W, 12" at S

9TH AVENUE NORTH VIGNETTE

LEGEND

1 Triple-glazed High Performance Windows (CS1.B.2, CS1.B.3)
2 Transparency at Street (CS2.B.2, PL2.B.3, PL2.B.1, DC1.A.1, DC1.A.4)
3 Pedestrian Frontage (PL1.B.2, PL1.III.i, PL2.C.3, PL3.C)
4 Weather Protection (PL2.C.1, PL2.C.2, DC2.A.2, DC2.C.1, DC2.D.1, DC2.D.2)
5 Optional Future Entry (DC1.A.3)
6 Facade Design (DC2.B.1, DC2.C.1)
7 Metal Panel (DC4.A.1)

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.

The project will maximize glazing on certain facades to maximize natural daylight on the interior.

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.

The project uses triple-glazed high performance glass to minimize heat gain through window openings, as supported through project energy model and daylight studies.

CS2.B.2 Connections to the Street

Identify opportunities for the project to make a strong connection to the street and public realm.

The project uses transparent facades at ground level to engage pedestrians and create connections between the retail amenities and the street.

PL1.B.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.

The sidewalk along 9th Avenue N. is wide enough to accommodate "cafe-style" seating and tables along the building frontage.

PL1.III.i Public Realm Amenity

New developments are encouraged to work with the Design Review Board and interested citizens to provide features that enhance the public realm.

See response to PL1.B.2.

PL2.B.1 Eyes on the Street

Create a safe environment by providing lines of sight and encouraging natural surveillance.

See response to CS2.B.2.

PL2.B.3 Street-Level Transparency

Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

See response to CS2.B.2..

PL2.C.1 Locations and Coverage

Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

The project uses overhead canopies adjacent to retail program on Roy Street and 9th Avenue N.

PL2.C.2 Design Integration

Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

The project uses weather protection along Roy Street and 9th Avenue N. to break down building mass and create pedestrian scale.

PL2.C.3 People-Friendly Spaces

Create an artful and people-friendly space beneath building.

See response to PL1.B.2 and PL2.C.1.

PL3.C.1 Porous Edges

Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

See response to CS2.B.2.

PL3.C.1 Visibility

Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

See response to CS2.B.2.

PL3.C.1 Ancillary Activities

Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

See response to PL1.B.2

DC1.A.1 Visibility

Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front..

See response to CS2.B.2

DC1.A.3 Flexibility

Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

The building frontage along 9th Avenue has been designed to incorporate future retail entries at each bay, as needed.

DC1.A.4 Views and Connections

Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

See response to CS2.B.2.

DC2.B.1 Facade 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.

The facade follows the "grid" concept with cues to the industrial history of the area.

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).

The architecture is recessed along 9th Avenue N. to create depth and articulation at the pedestrian level. The windows at the office level are recessed 7 5/8" from face of glass to face of trim to create depth and dynamic shadow play on the face of the building.

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.

See response to PL2.C.2

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.

The street level canopy uses rich, aged reclaimed fir timber taken from the existing site.

DC4.A.1 Exterior Finish Materials

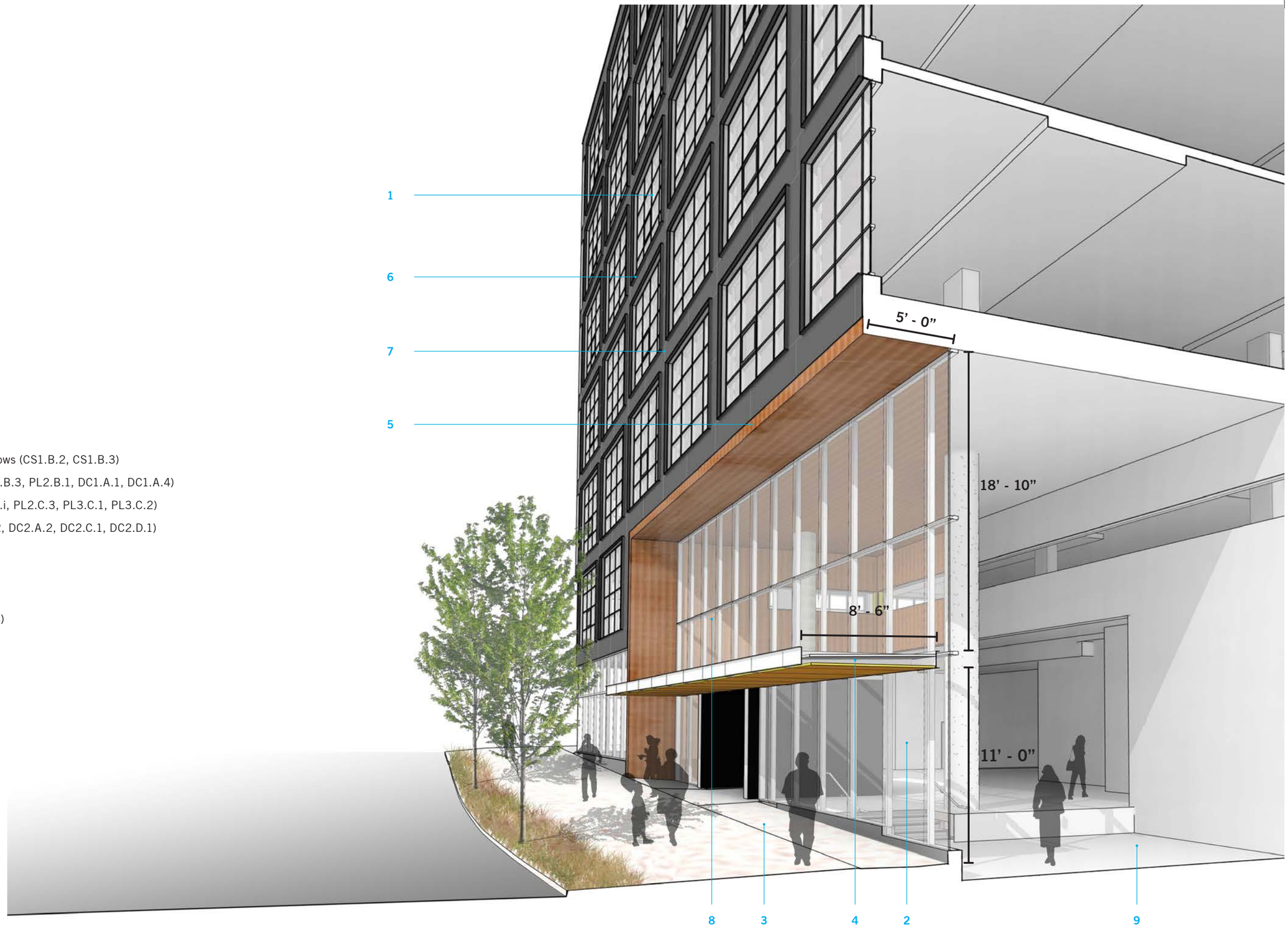
Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

The building at the ground plane uses storefront glass to create connectivity between the retail program and the streetfront. Columns, when exposed, are left as unfinished concrete to create contrast with the storefront glass and communicate their structural purpose. The street level canopy uses exposed reclaimed fir soffit. The office levels are clad in a blackened metal panel system organized into a systematic grid around the punched openings.

ROY STREET VIGNETTE

LEGEND

1 Triple-glazed High Performance Windows (CS1.B.2, CS1.B.3)
2 Transparency at Street (CS2.B.2, PL2.B.3, PL2.B.1, DC1.A.1, DC1.A.4)
3 Pedestrian Frontage (PL1.B.2, PL1.III.i, PL2.C.3, PL3.C.1, PL3.C.2)
4 Weather Protection (PL2.C.1, PL2.C.2, DC2.A.2, DC2.C.1, DC2.D.1)
5 Corner Gateway (CS2.C.1)
6 Facade Design (DC2.B.1, DC2.C.1)
7 Metal Panel (DC2.D.2, DC4.A.1)
8 Office Lobby Entry (PL3.A.1, PL3.A.4)
9 Corner Retail Space (DC1.A.2)



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.

The project will maximize glazing on certain facades to maximize natural daylight on the interior.

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.

The project uses triple-glazed high performance glass to minimize heat gain through window openings, as supported through project energy model and daylight studies.

CS2.B.2 Connections to the Street

Identify opportunities for the project to make a strong connection to the street and public realm.

The project uses transparent facades at ground level to engage pedestrians and create connections between the retail amenities and the street.

PL2.B.1 Eyes on the Street

Create a safe environment by providing lines of sight and encouraging natural surveillance.

See response to CS2.B.2.

PL2.B.3 Street-Level Transparency

Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

See response to CS2.B.2.

PL2.C.1 Locations and Coverage

Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

The project uses overhead canopies adjacent to retail program on Roy Street and 9th Avenue N.

PL2.C.2 Design Integration

Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

The project uses weather protection along Roy Street and 9th Avenue N. to break down building mass and create pedestrian scale.

PL2.C.3 People-Friendly Spaces

Create an artful and people-friendly space beneath building.

See response to PL1.B.2 and PL2.C.1.

PL3.A.1 Design Objectives

Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

The project opens up the corner of Roy Street and 9th Avenue N. with a 30’ glass lobby and retail space.

PL3.A.2 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.

See response to PL2.C.2.

PL3.C.1 Porous Edges

Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

See response to CS2.B.2.

PL3.C.2 Visibility

Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

See response to CS2.B.2.

DC1.A.1 Visibility

Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front..

See response to CS2.B.2

DC1.A.2 Gathering Places

Maximize the use of any interior or exterior gathering spaces.

The office lobby is a large, double height space to accommodate informal meetings and waiting space for office workers and office visitors. The corner retail area is open and welcoming to the public life on the corner.

DC1.A.4 Views and Connections

Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

See response to CS2.B.2.

DC2.B.1 Facade 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.

The facade follows the “grid” concept with cues to the industrial history of the area.

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).

The architecture is recessed along 9th Avenue N. to create depth and articulation at the pedestrian level. The windows at the office level are recessed 7 5/8” from face of glass to face of trim to create depth and dynamic shadow play on the face of the building.

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.

See response to PL2.C.2

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.

The street level canopy uses rich, aged reclaimed fir timber taken from the existing site.

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.

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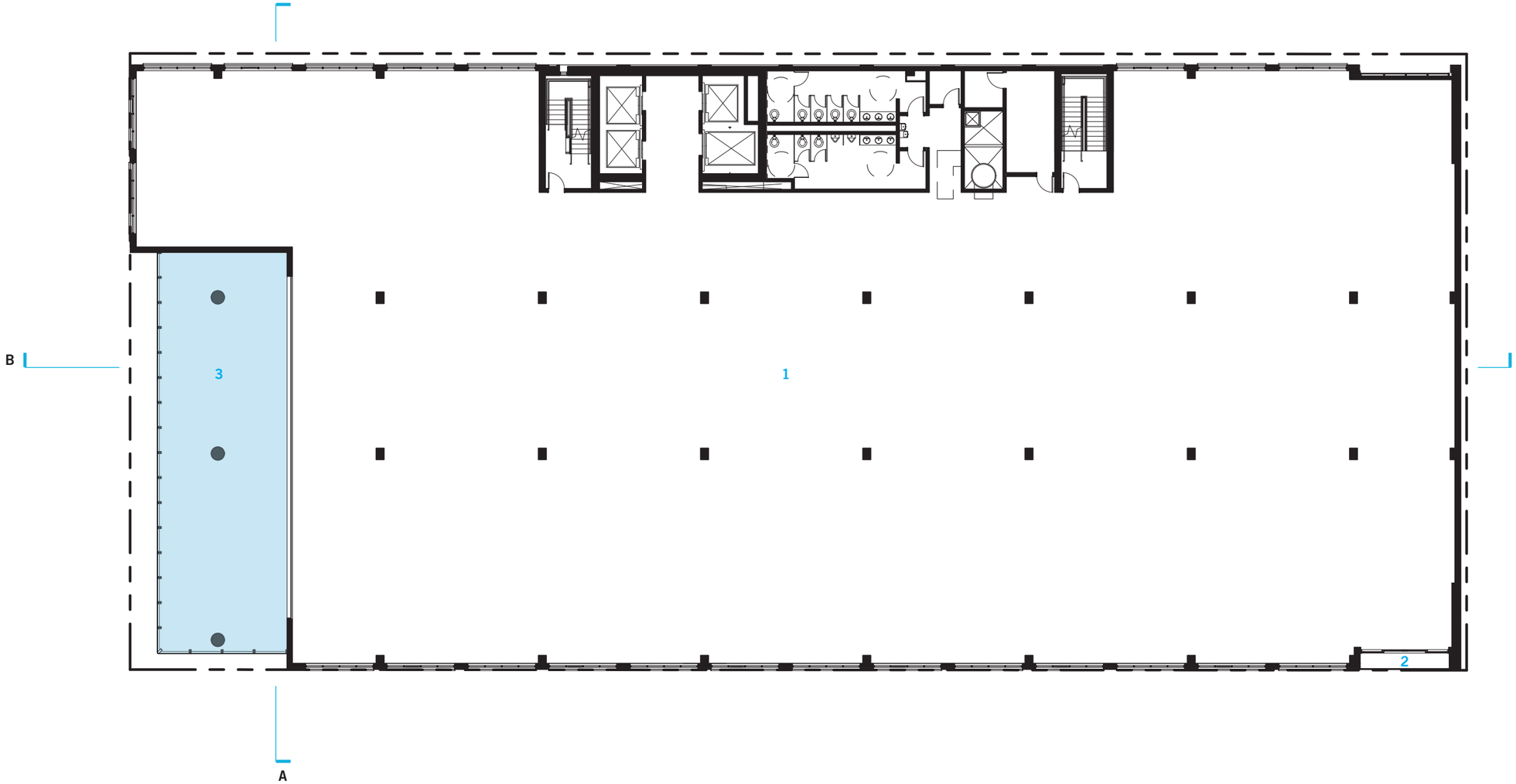
LEVEL 02 FLOOR PLAN



LEGEND

1 Shell Office Space

2 Balcony

3 Open to Lobby Below

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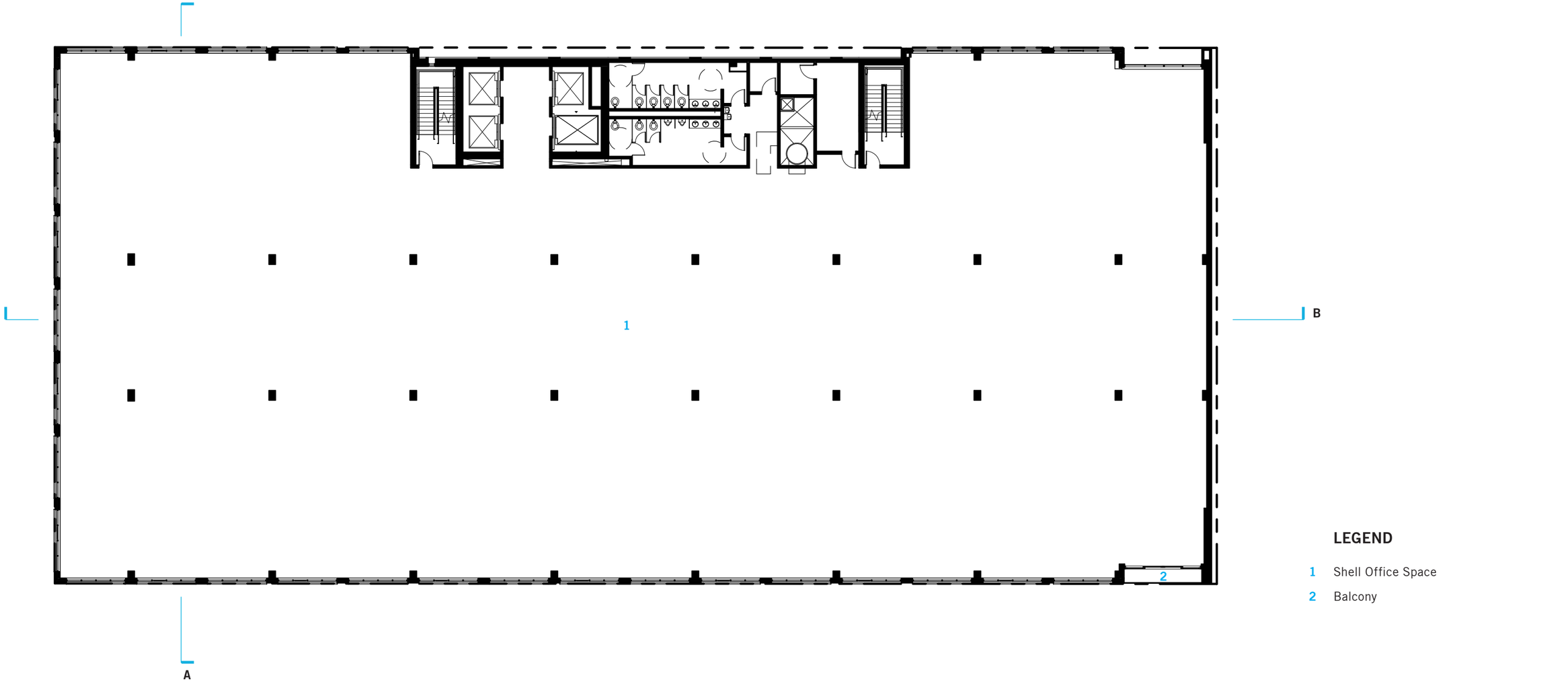
LEVEL 03 -06 FLOOR PLAN



LEGEND

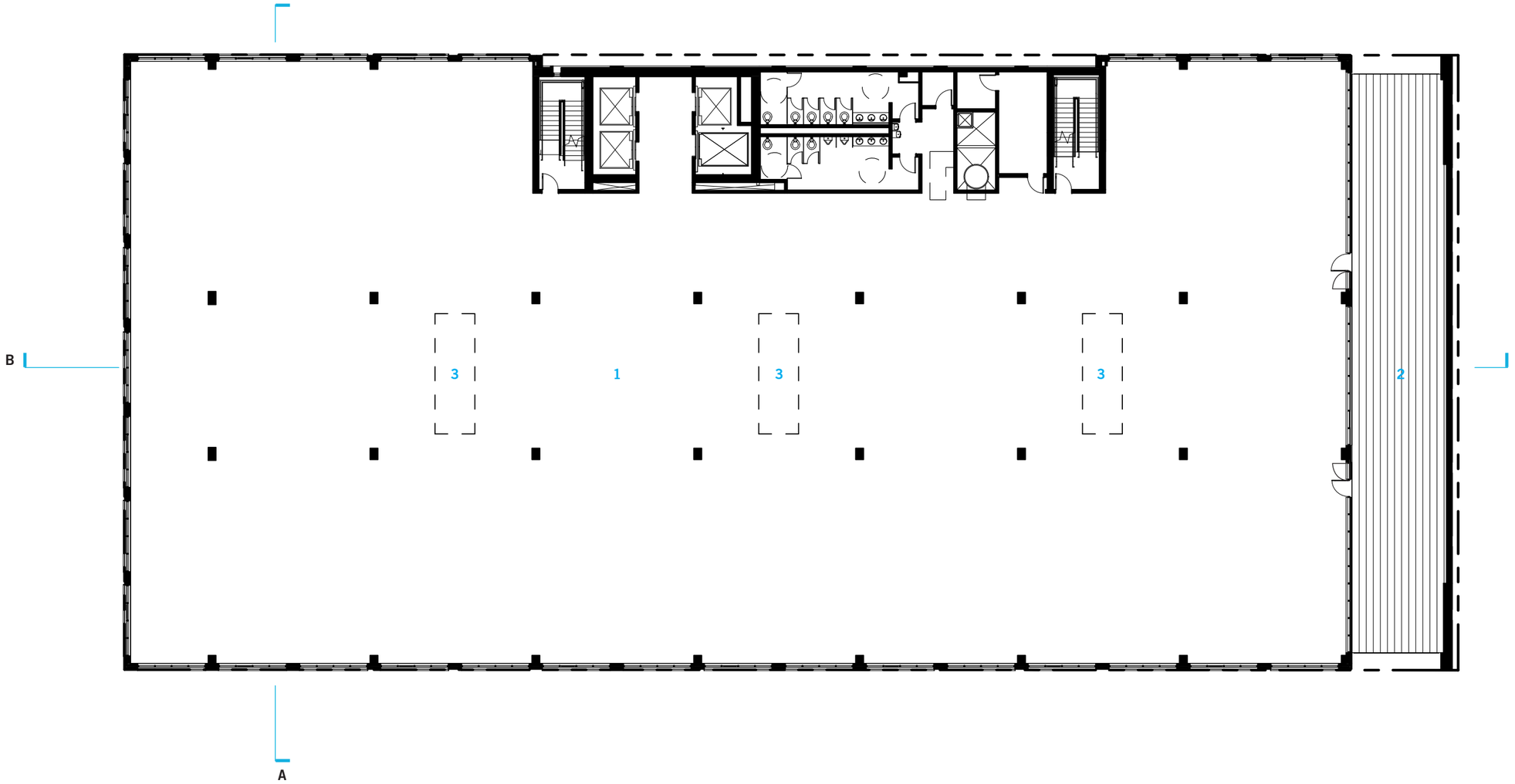
1 Shell Office Space

2 Balcony

0 8 16 32 64

N

LEVEL 07 FLOOR PLAN



LEGEND

1 Shell Office Space

2 Terrace

3 Skylight

0 8 16 32 64

N

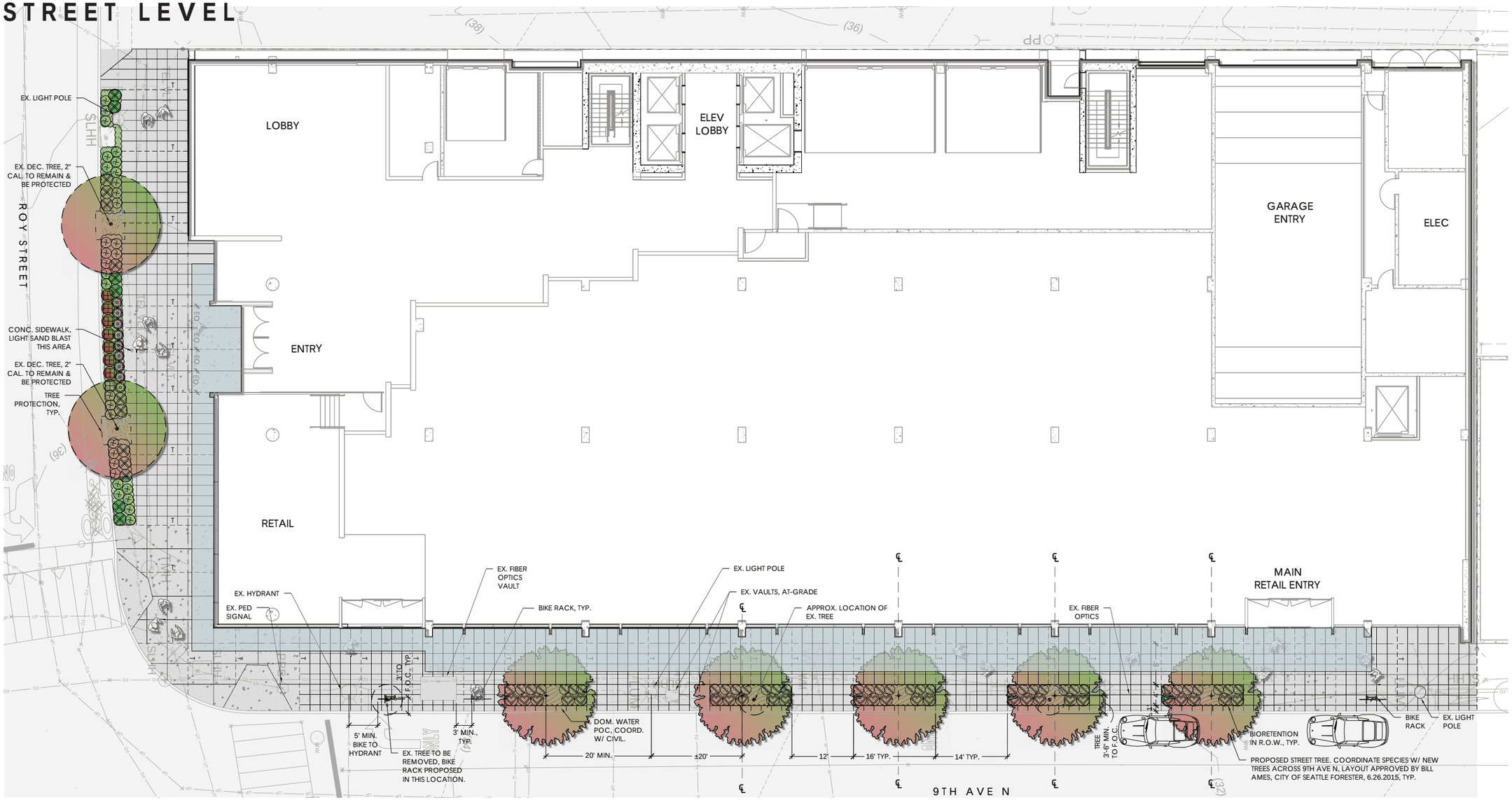
ROOF FLOOR PLAN

LEGEND

1 Solarium
2 Deck
3 Seating Area
4 Urban Agriculture
5 Landscape Planting
6 Skylight

0 8 16 32 64 N

STREET LEVEL



CONCRETE PAVING
PER COS STD. PLAN 420 W/ THE FOLLOWING EXCEPTIONS:
-SAND COATED EXPANSION JOINTS
-SAW CUT CONTROL JOINTS

-LIGHT SAND BLAST WHERE INDICATED

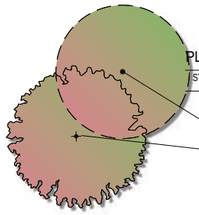
THROUGH JOINT

BIKE RACK
"INVERTED U" RACK PER CITY OF SEATTLE DETAIL, INSTALL PER MFG. RECOMMENDATIONS

TREE PROTECTION
PER COS STANDARD DETAILS 132 & 133

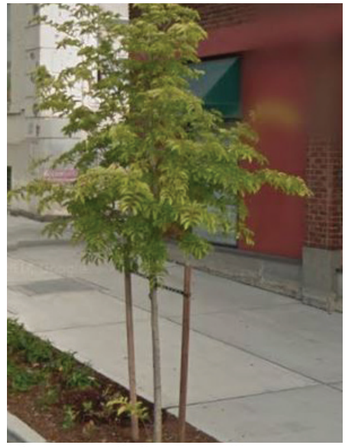
0' 10' 20' N>

STREET LEVEL PLANTS



PLANT LIST

SYM	BOTANICAL NAME	COMMON NAME
	STREET TREES	
	EX. TREE, TO BE PRESERVED AND PROTECTED	
	ACER RUBRUM 'SCARSEN'	SCARLET SENTINEL MAPLE
	APPROVED BY BILL AMES, CITY OF SEATTLE FORESTER, 6.26.2015.	
	SHRUBS	
	ILEX CRENATA 'CONVEXA' **	JAPANESE HOLLY
	NANDINA DOMESTICA 'GULF STREAM' **	'GULF STREAM' HEAVENLY BAMBOO
	POLYSTICHUM MUNITUM **	SWORD FERN
	ROSA 'AMBER' FLOWER CARPET	'AMBER' FLOWER CARPET ROSE
	TAXUSX X MEDIA 'HICKSII'	HICK'S YEW
	VIBURNUM DAVIDII	DAVID'S VIBURNUM
	GROUNDCOVERS	
	EPIMEDIUM X PERRALCHICUM **	HYBRID EPIMEDIUM
	OPHIOPOGON P. 'NIGRESCENS'**	BLACK MONDO GRASS
	MULCH AT EX. TREES, 4" DEPTH	



Ulmus parvifolia 'Emer II'
Allee Elm (to remain on Roy Street)

Acer rubrum 'Scarsen'
Scarlet Sentinel Maple (to match ex. on 9th Street)

Ilex crenata 'Convexa'
Compact Japanese Holly

Nandina domestica 'Moon Bay'
'Moon Bay' Heavenly Bamboo

Rosa 'Amber' Flower Carpet
'Amber' Flower Carpet Rose

Viburnum davidii
David's Viburnum

Epimedium perralch. 'Frohnleiten'
'Frohnleiten' Epimedium

Ophiopogon p. 'nigrescens'
Black Mondo Grass

Polystichum munitum
Sword Fern

ROOF

land

dune

shore

ROOF DECKING
SEE ARCH. DWGS.

BENCH
SEE ARCH. DWGS.

WALKING SURFACE
TBD, FLUSH W/DECKING, ADA COMPLIANT

DRAIN ROCK
RIVER ROCK, 2"-3" DIA., MIN DEPTH 4"

ME — METAL EDGING
GEOEDGE ALUMINUM RESTRAINT, BY PERMALOC CORPORATION, 800.356.9660. INSTALL PER MFG. INSTRUCTION.

FALL PROTECTION
SEE ARCH. DWGS.

TUA — LIGHTING
TREE UPLIGHTS:
BK LIGHTING, MODEL: LS-8-BLP-7-9-11

PLANTER - URBAN AGRICULTURE
24" HT. CORTEN PLANTER.

SYM	BOTANICAL NAME	COMMON NAME
	TREES & SHRUBS	
	PINUS CONTORTA VAR. CONTORTA	SHORE PINE
	GREENROOF	
	SEDUM TILE PRE-VEGETATED MATS 'TUFF STUFF'®, AVAILABLE FROM ETERA. CONTACT DAVID GILMORE 360.661.2767	
	INSTALL PERENNIALS IN SEDUM MATS. SEE BELOW FOR PERENNIAL SPECIES & SPACING.	
	DESCHAMPSIA CESPITOSA (50%)	TUFTED HAIRGRASS
	STIPA TENUISSIMA (50%)	MEXICAN FEATHER GRASS
	SEDUM TILE PREVEGETATED MATS 'TUFF STUFF'®, PRE-PLANTED WITH:	
	ACHILLEA MILLEFOLIUM 'SUMMER PASTELS'	YARROW
	URBAN AGRICULTURE	
	PLANTING BY OTHERS	

0’	10’	20’	N>

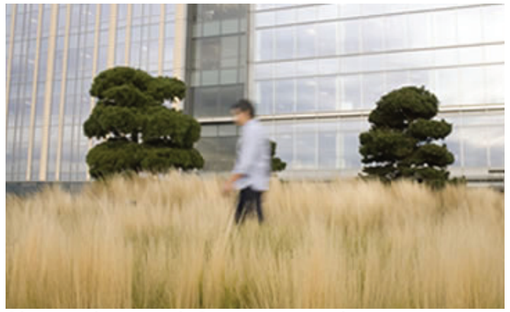
land

Bench and Decking

Outdoor Kitchen

dune

Urban Rooftop Agriculture



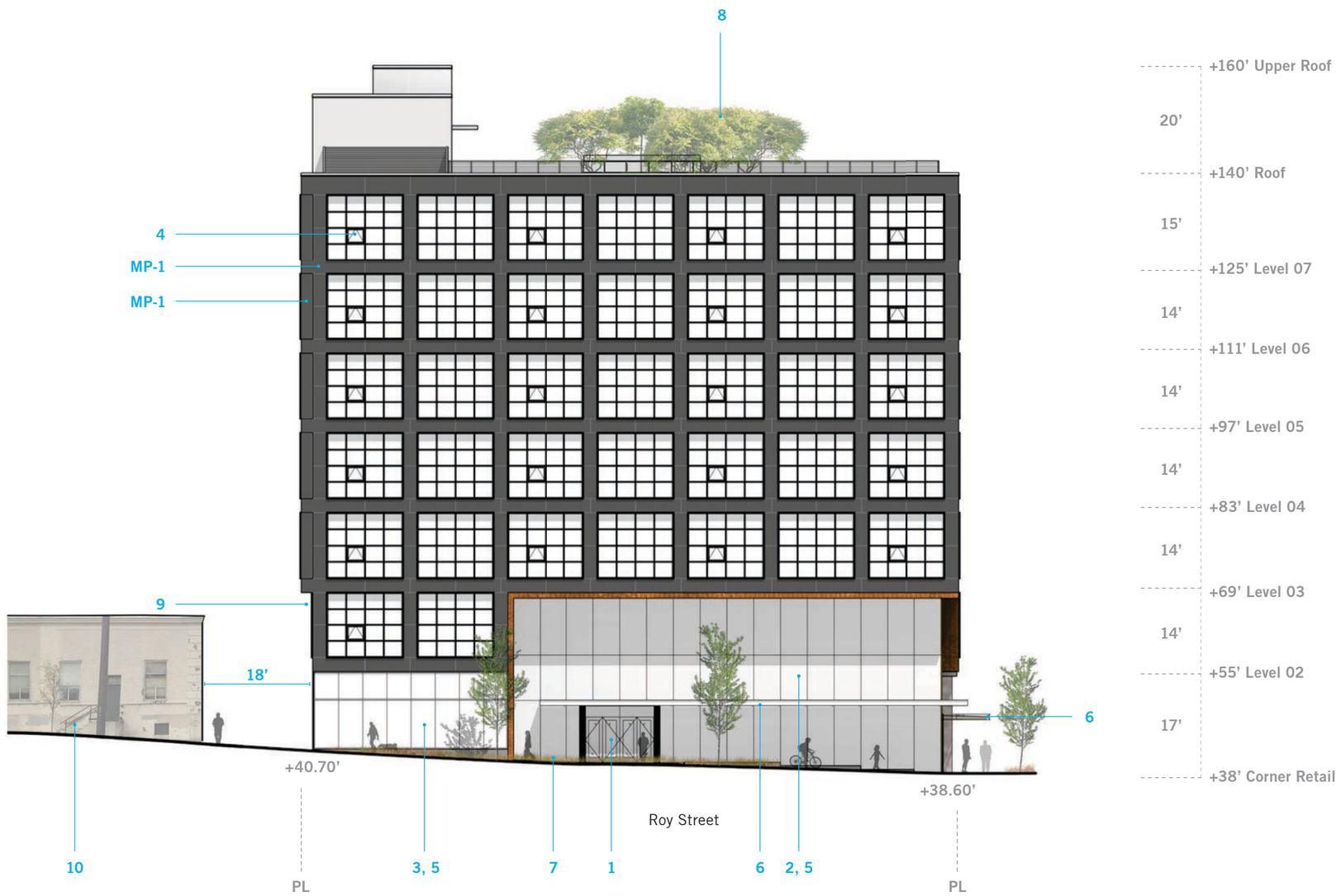
Shore Pine and Grass Mounds

Boardwalk

shore

Decking and Informal Fire and 36” Cable Railing and Killer View

SOUTH ELEVATION



LEGEND

MP-1	Charcoal Metal Panel
MP-3	Light Grey Metal Panel
1	Lobby Entry
2	Retail at Southeast Corner
3	Office Lounge
4	Window with Operable Lite
5	Storefront glazing
6	Street Canopy with Reclaimed Fir Soffit
7	Street Planting
8	Landscaped Green Roof
9	2' Alley Dedication Setback
10	Seattle City Light Building

0 8 16 32 64

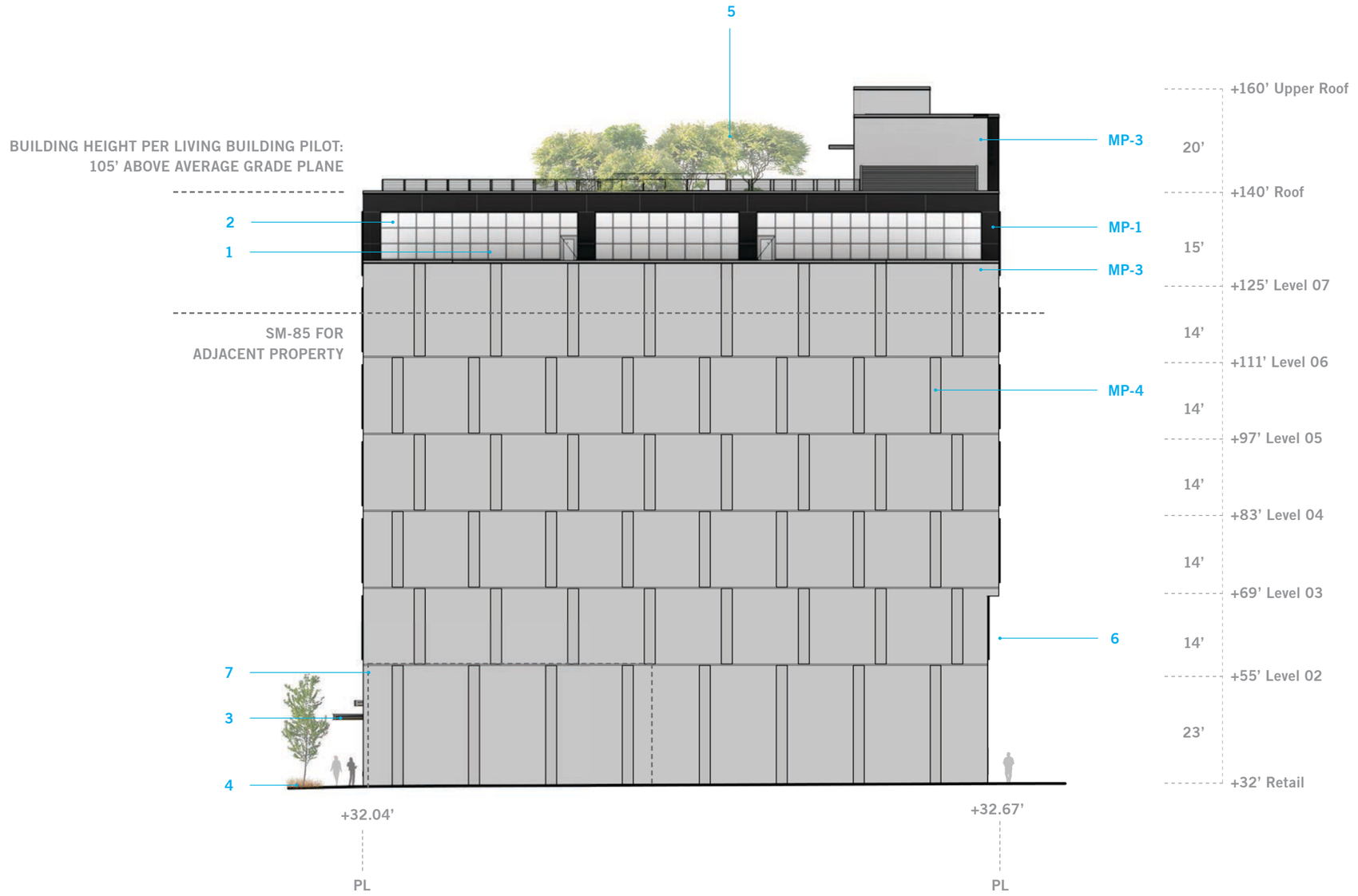
EAST ELEVATION

LEGEND

- MP-1 Charcoal Metal Panel
- MP-2 Articulated Grey Metal Panel
- MP-3 Light Grey Panel
- 1 Retail Entry
- 2 Corner Retail Entry
- 3 Retail at Southeast Corner
- 4 Window with Operable Lite
- 5 Storefront glazing
- 6 Street Canopy with Reclaimed Fir Soffit
- 7 Street Planting
- 8 Landscaped Green Roof
- 9 Balcony
- 10 Existing Maaco building

0 8 16 32 64

NORTH ELEVATION

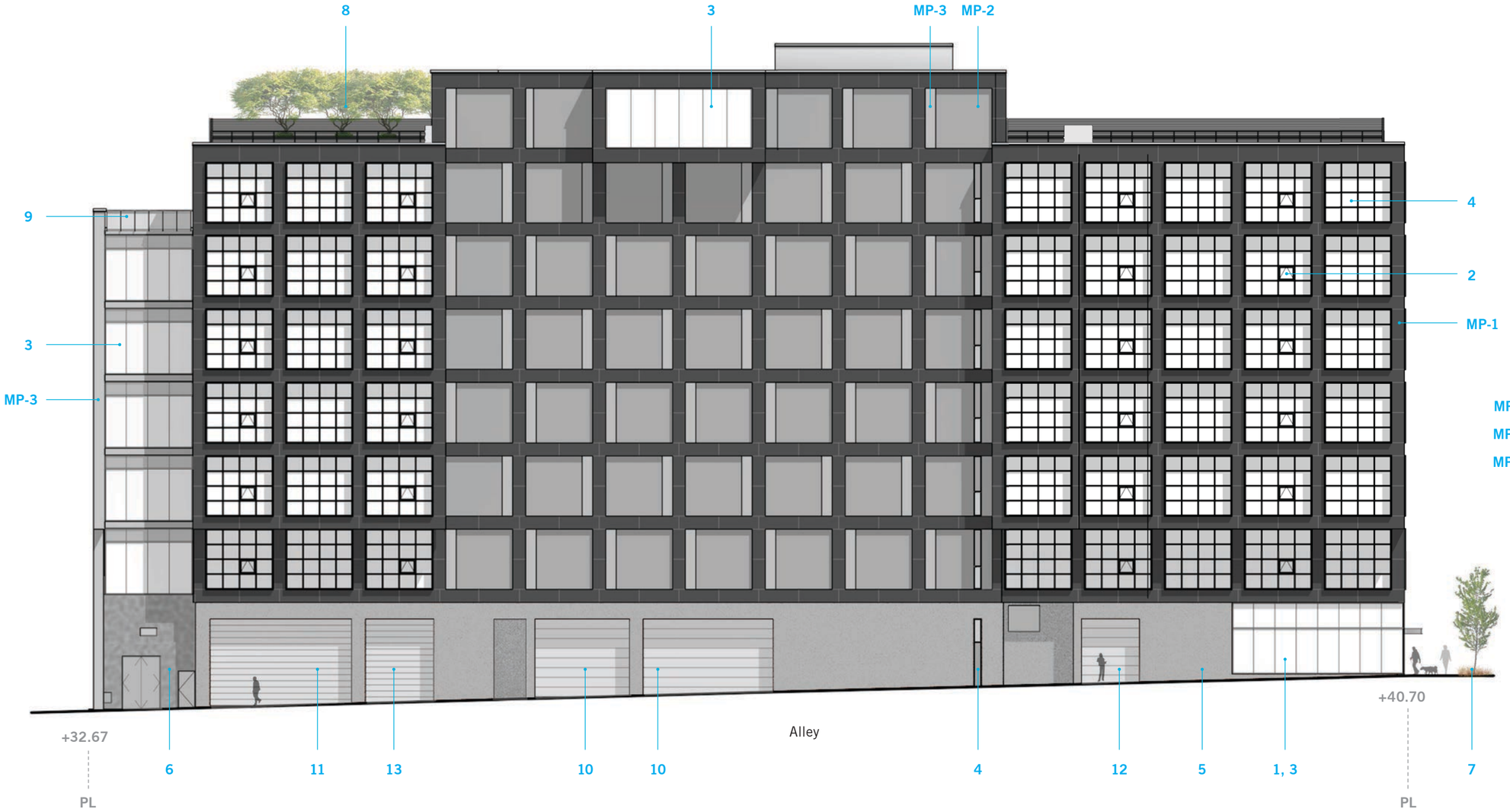


LEGEND

MP-1	Charocal Metal Panel
MP-3	Light Grey Panel
MP-4	Striated Light Grey Panel
1	Terrace
2	Window
3	Street Canopy with Reclaimed Fir Soffit
4	Street Planting
5	Landscaped Green Roof
6	2' Alley Dedication Setback
7	Existing Maaco building

0 8 16 32 64

WEST ELEVATION



LEGEND

MP-1	Charcoal Metal Panel
MP-2	Articulated Gray Metal Panel
MP-3	Light Grey Panel Metal Panel
1	Office Lounge
2	Window with Operable Lite
3	Butt-glazed storefront
4	Fixed Window
5	Concrete
6	SCL Vault
7	Street Planting
8	Landscaped Green Roof
9	Terrace
10	Loading
11	Parking Ramp
12	ADA Parking
13	Trash / Recycling

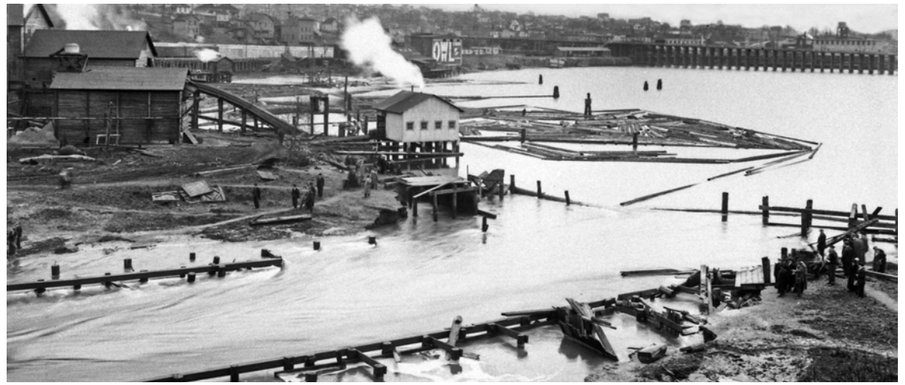
0 8 16 32 64

MATERIAL INSPIRATION - SAWMILL CHARACTER

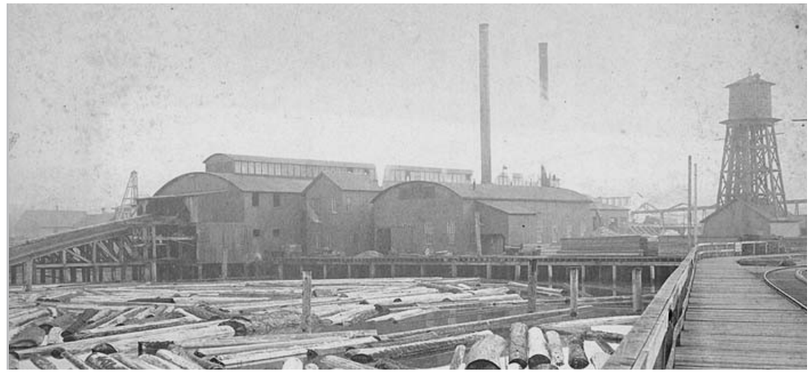


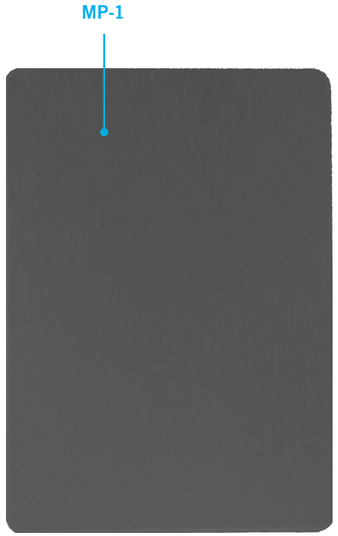


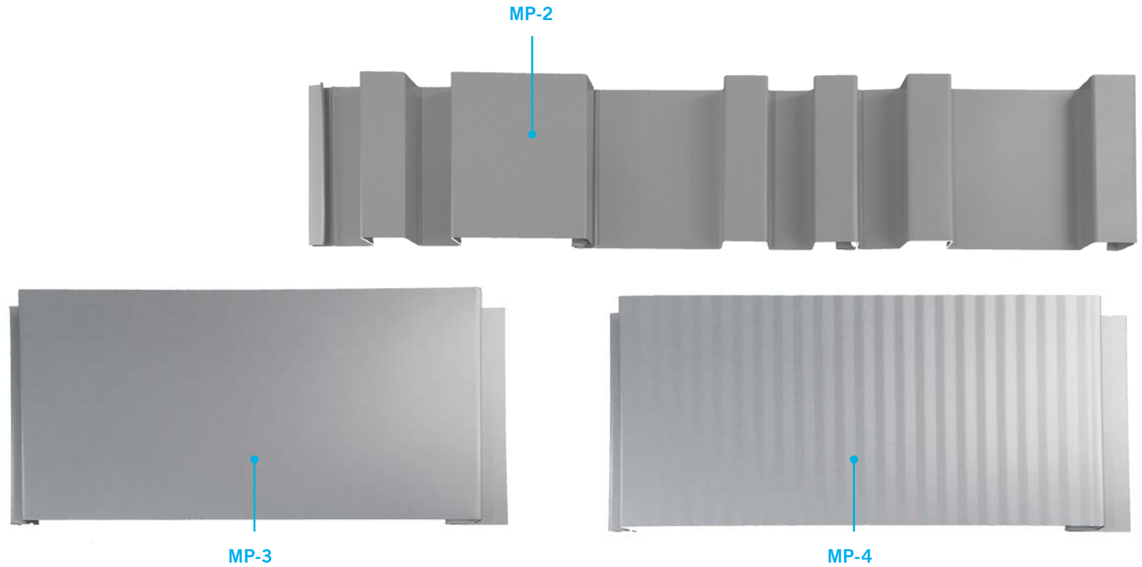


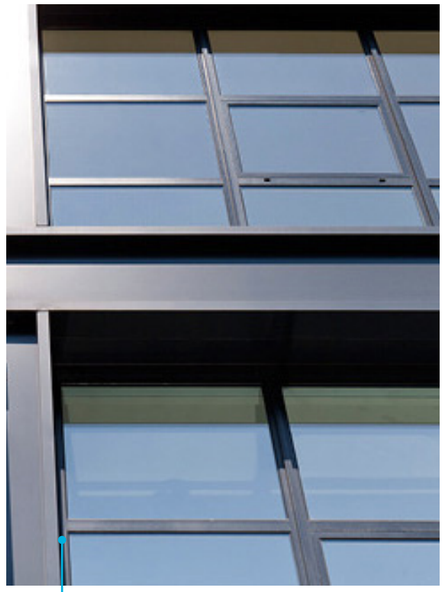


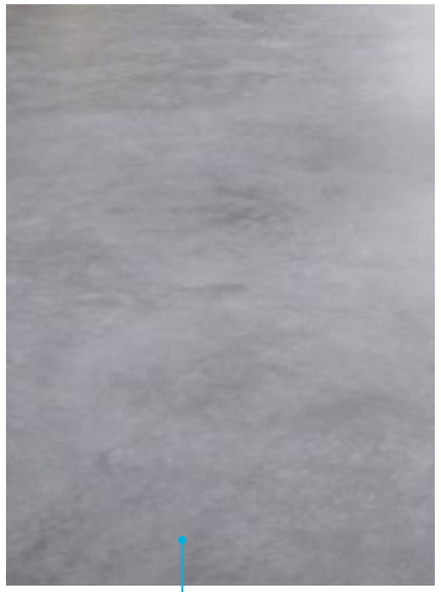










LEGEND

- MP-1 Charcoal metal panel
- MP-2 Articulated metal panel
- MP-3 Light grey metal panel
- MP-4 Silver-grey striated metal panel
- 1 Concrete
- 2 Cutainwall glazing
- 3 Charcoal window trim
- 4 Reclaimed fir timber

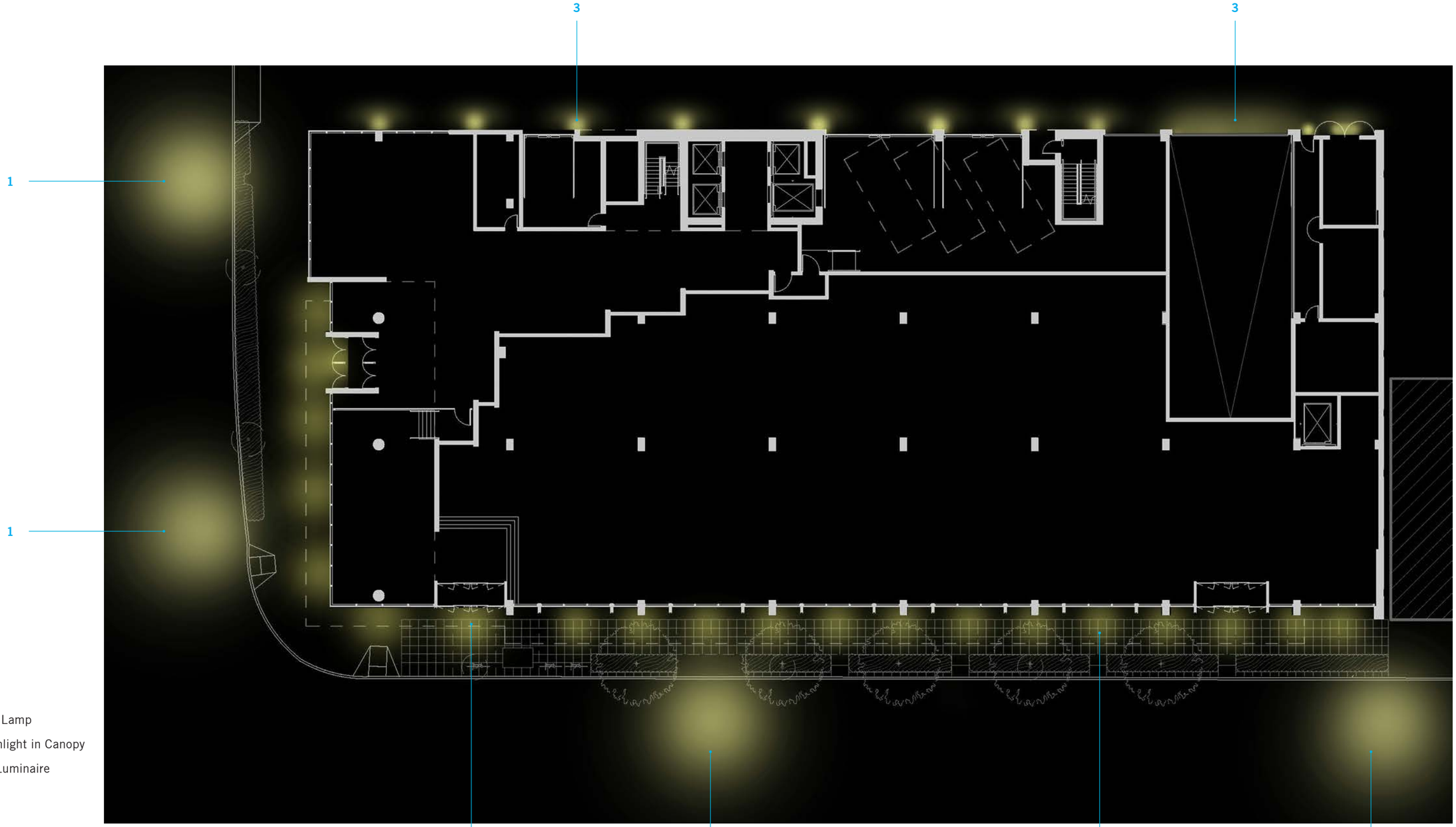
VIEW FROM LAKE UNION

PERSPECTIVE FROM ROY STREET

PERSPECTIVE FROM 9TH AVENUE

PERSPECTIVE FROM LEVEL 07 OFFICE

SITE LIGHTING PLAN



LEGEND

1 Existing Street Lamp

2 Recessed Downlight in Canopy

3 Wall Mounted Luminaire

0 8 16 32 64

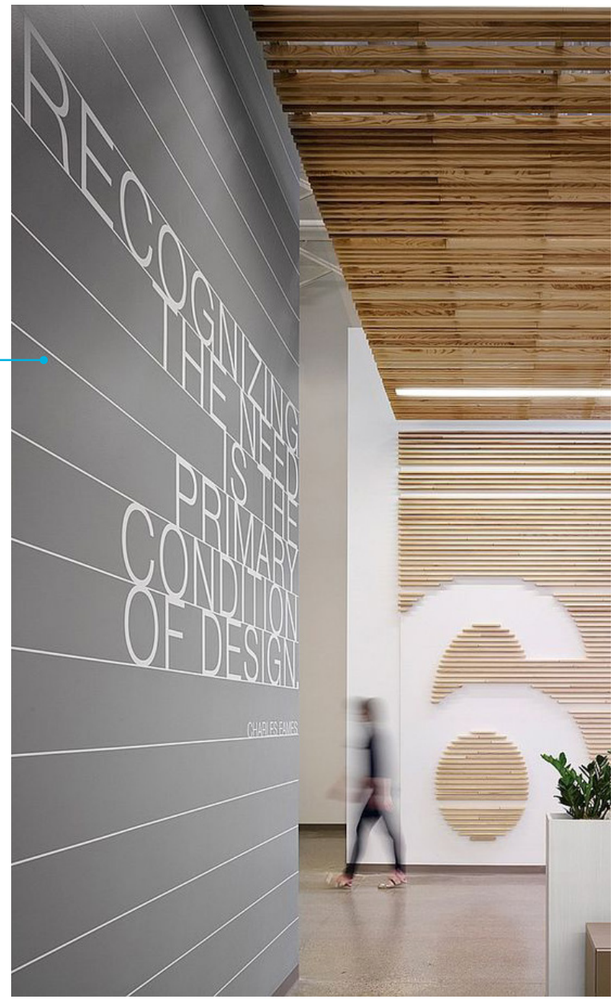
N

‘Volt’ Recessed Channel Lighting

‘Acculux’ Recessed Downlight

‘Bega’ Wall Luminaire

‘Bega’ Shielded Wall Luminaire



2

1

1

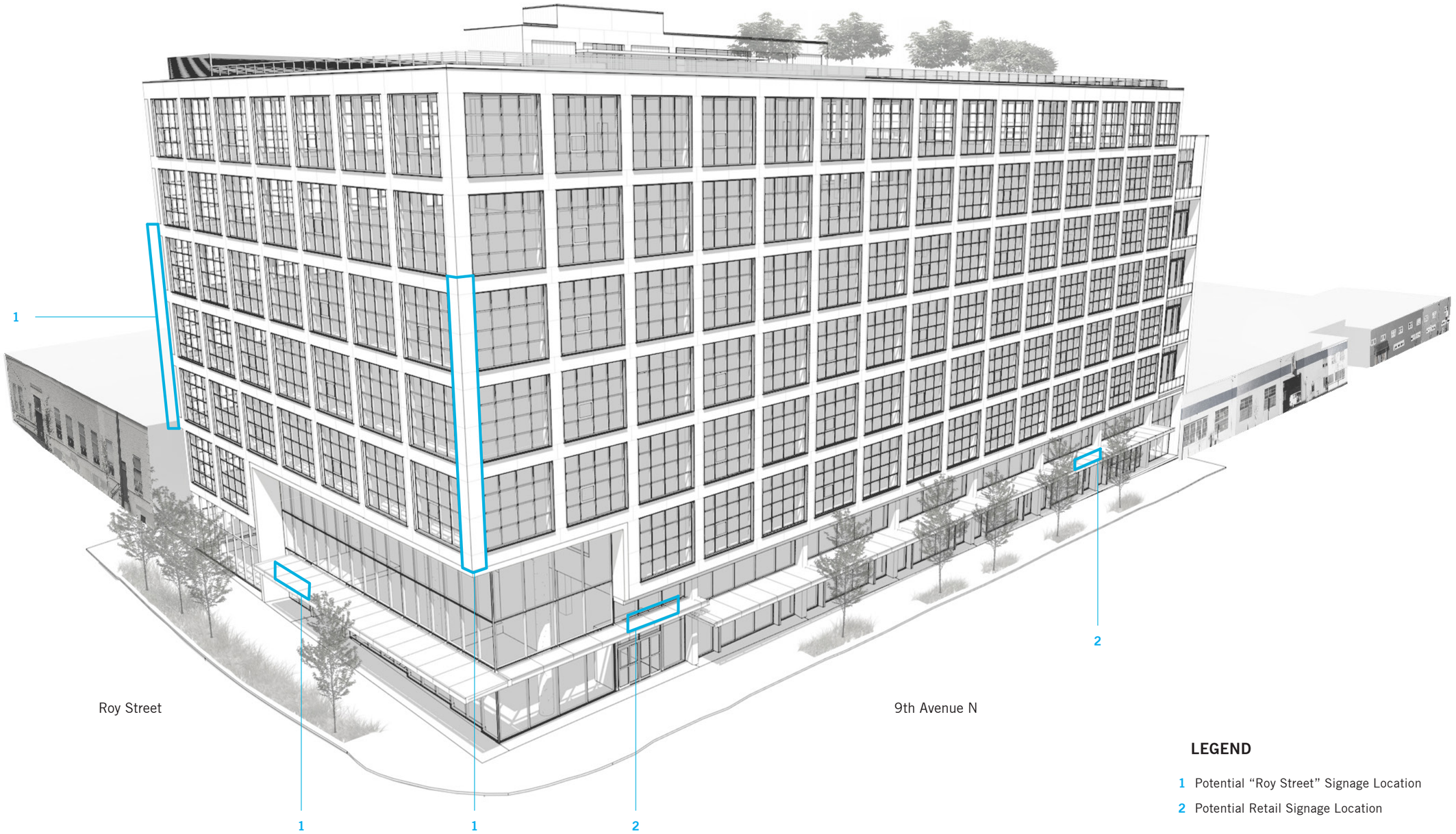
1

2

LEGEND

1 Retailer Signage

2 Wayfinding Signage

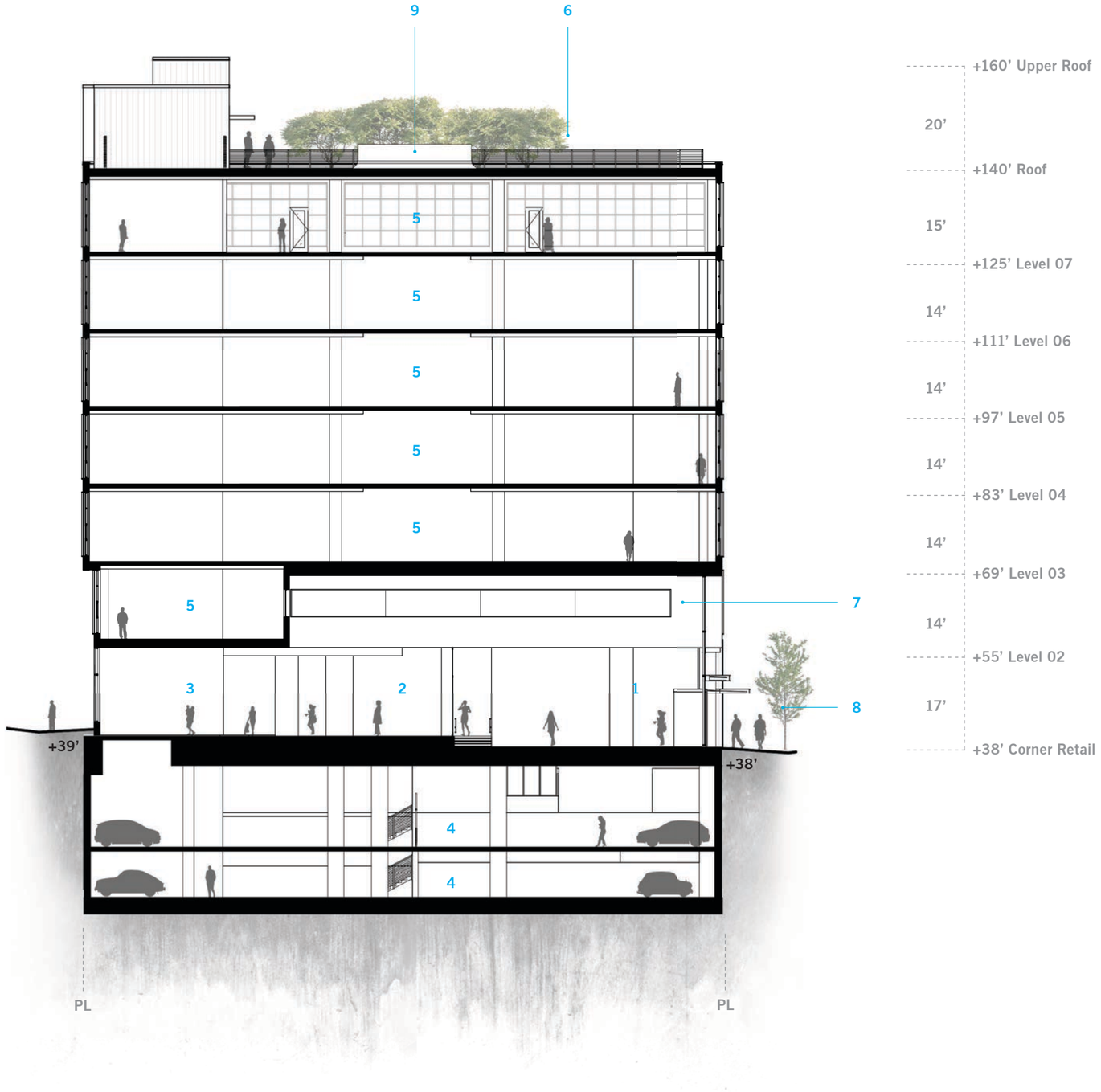


LEGEND

1 Potential “Roy Street” Signage Location

2 Potential Retail Signage Location

BUILDING SECTION A

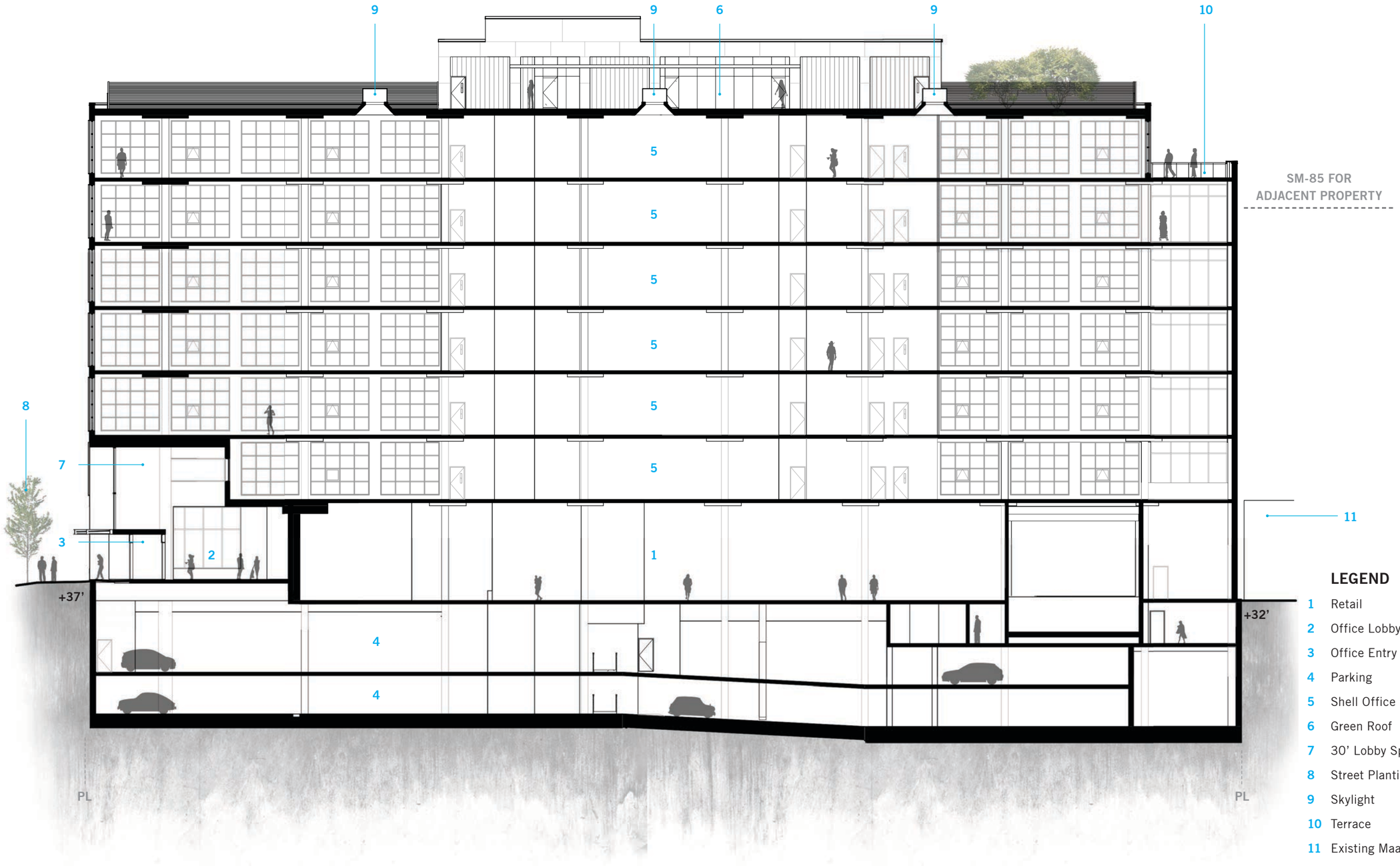


LEGEND

1 Corner Retail
2 Office Lobby
3 Office Lounge
4 Parking
5 Shell Office Space
6 Green Roof
7 30' Lobby Space
8 Street Planting
9 Skylight

0 8 16 32 64

BUILDING SECTION B

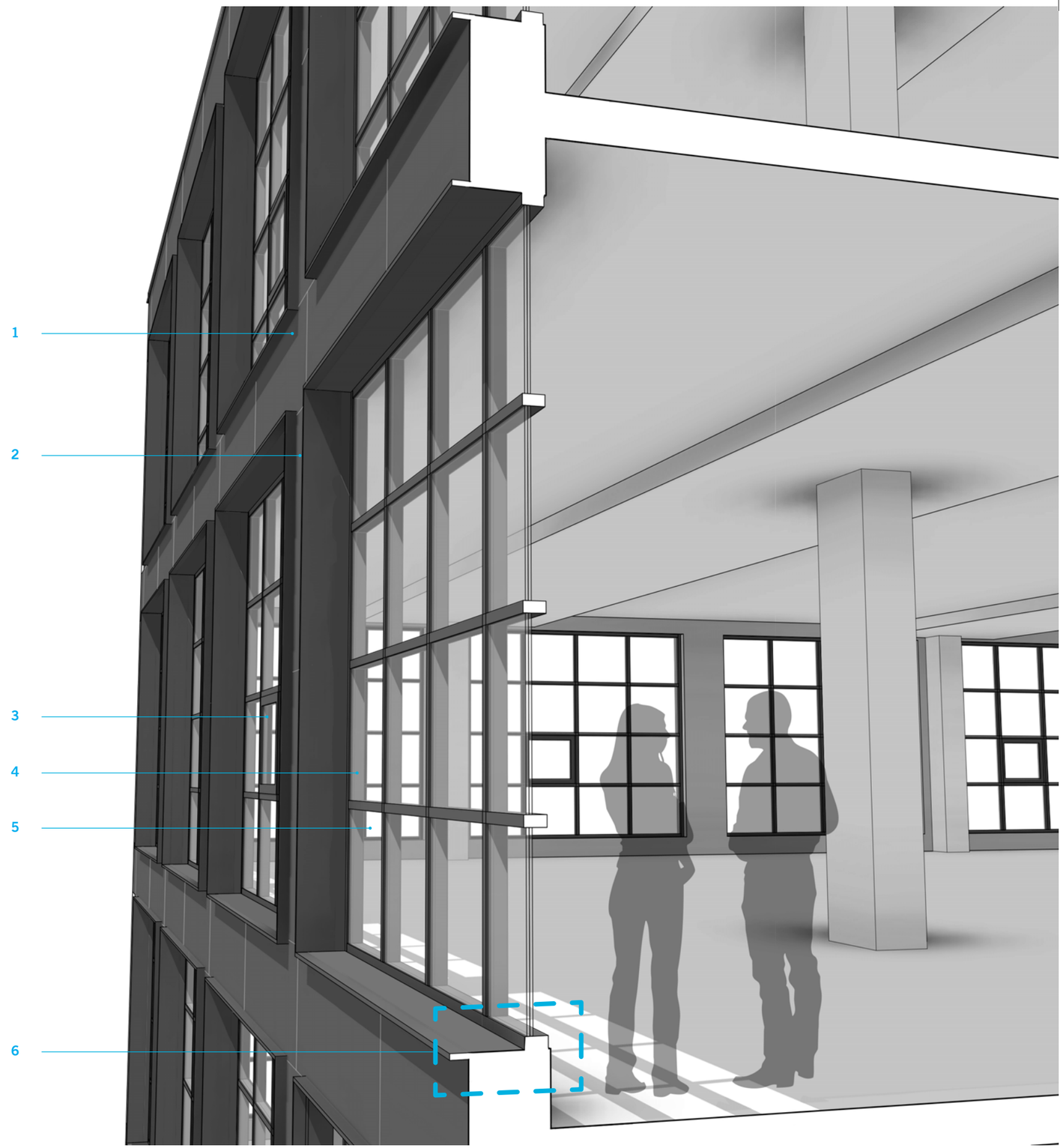


LEGEND

1 Retail
2 Office Lobby
3 Office Entry
4 Parking
5 Shell Office Space
6 Green Roof
7 30' Lobby Space
8 Street Planting
9 Skylight
10 Terrace
11 Existing Maako Building

0 8 16 32 64

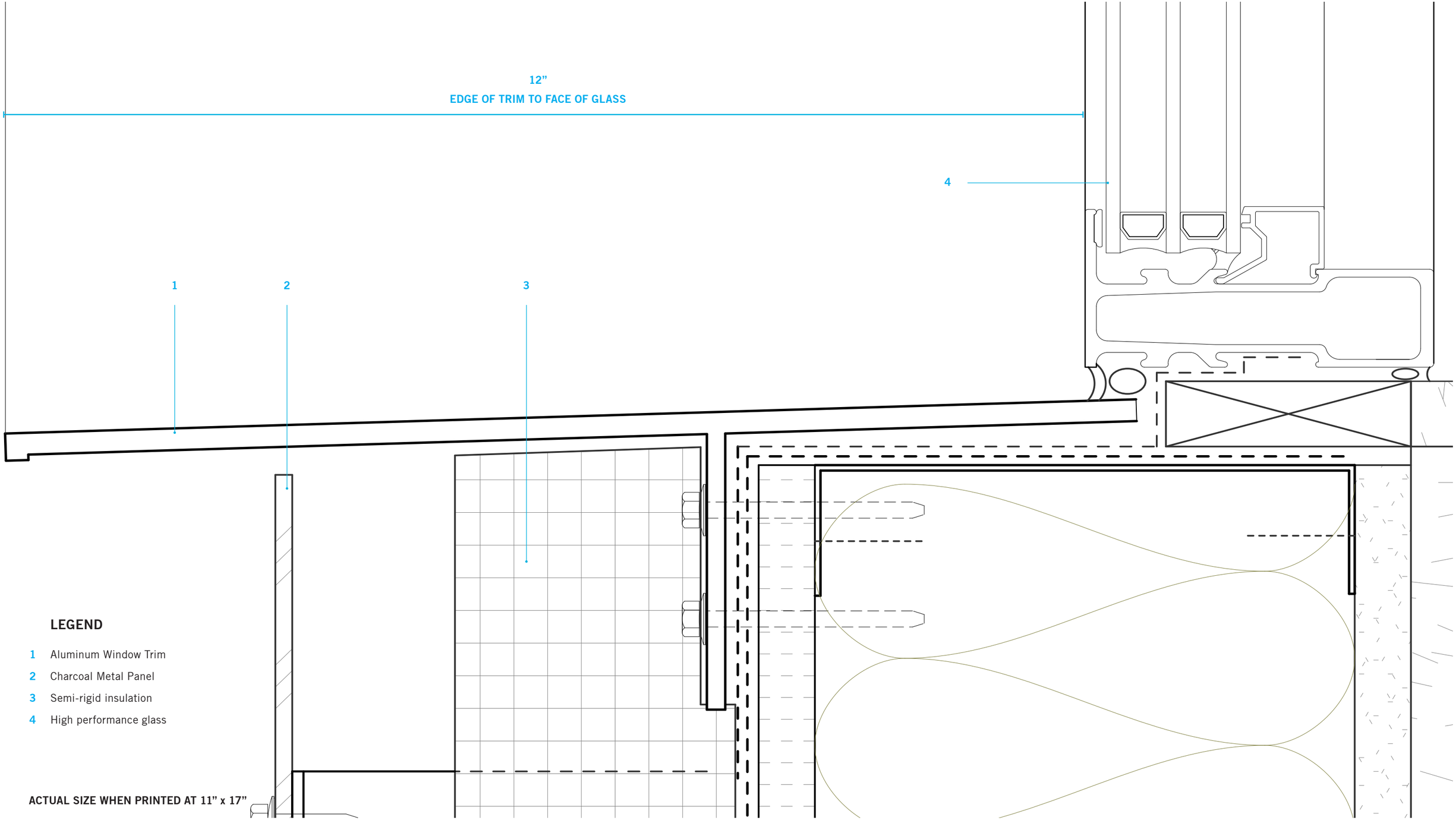
OFFICE WINDOW SECTION
AT SOUTH ELEVATION



LEGEND

1 Charcoal Metal Panel
2 Extruded Window Trim
3 Operable Window
4 Fixed Window
5 Triple-glazed High Performance Lite, typical
6 Enlarged Detail Area

ENLARGED TRIM DETAIL

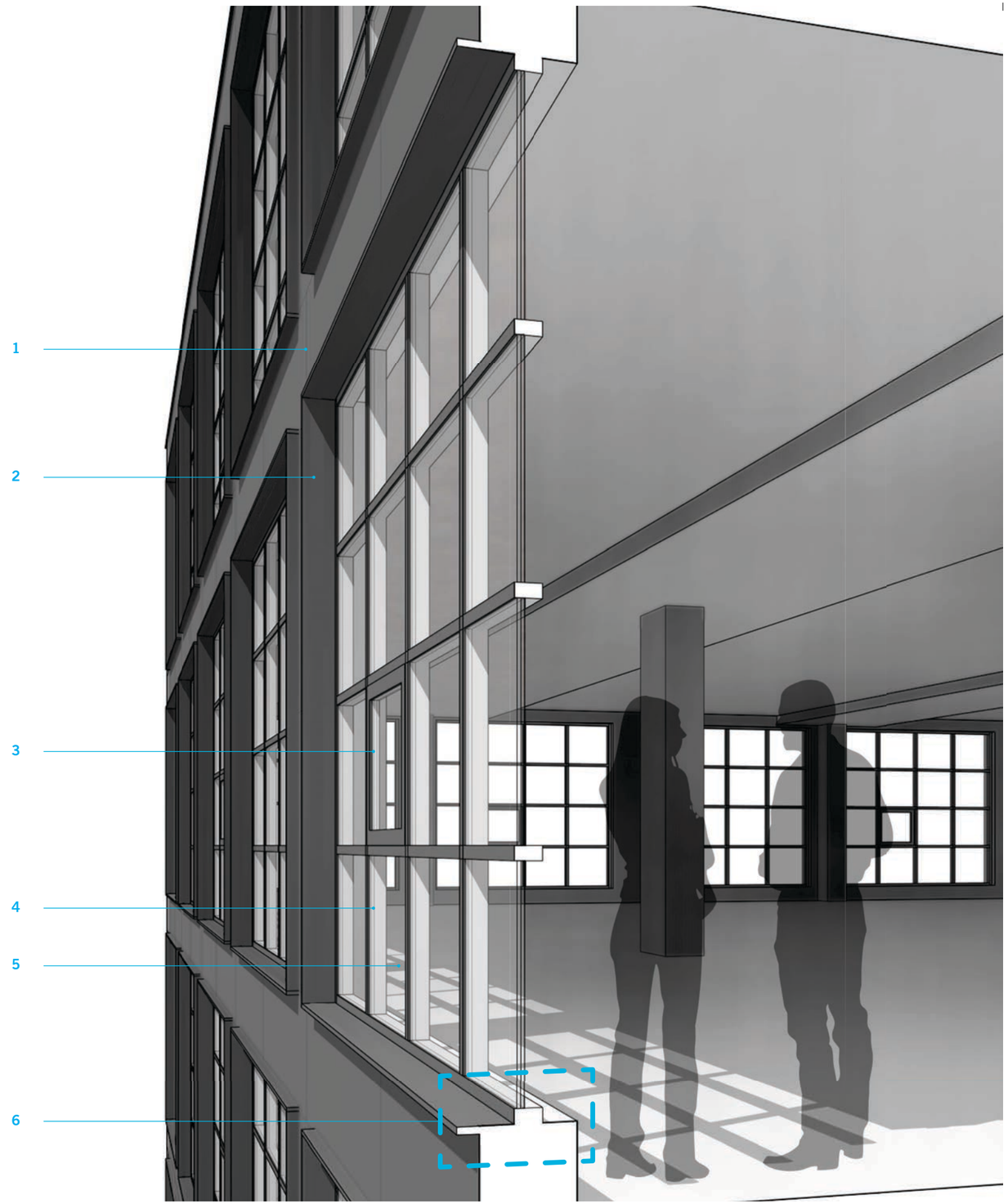


LEGEND

1 Aluminum Window Trim
2 Charcoal Metal Panel
3 Semi-rigid insulation
4 High performance glass

ACTUAL SIZE WHEN PRINTED AT 11” x 17”

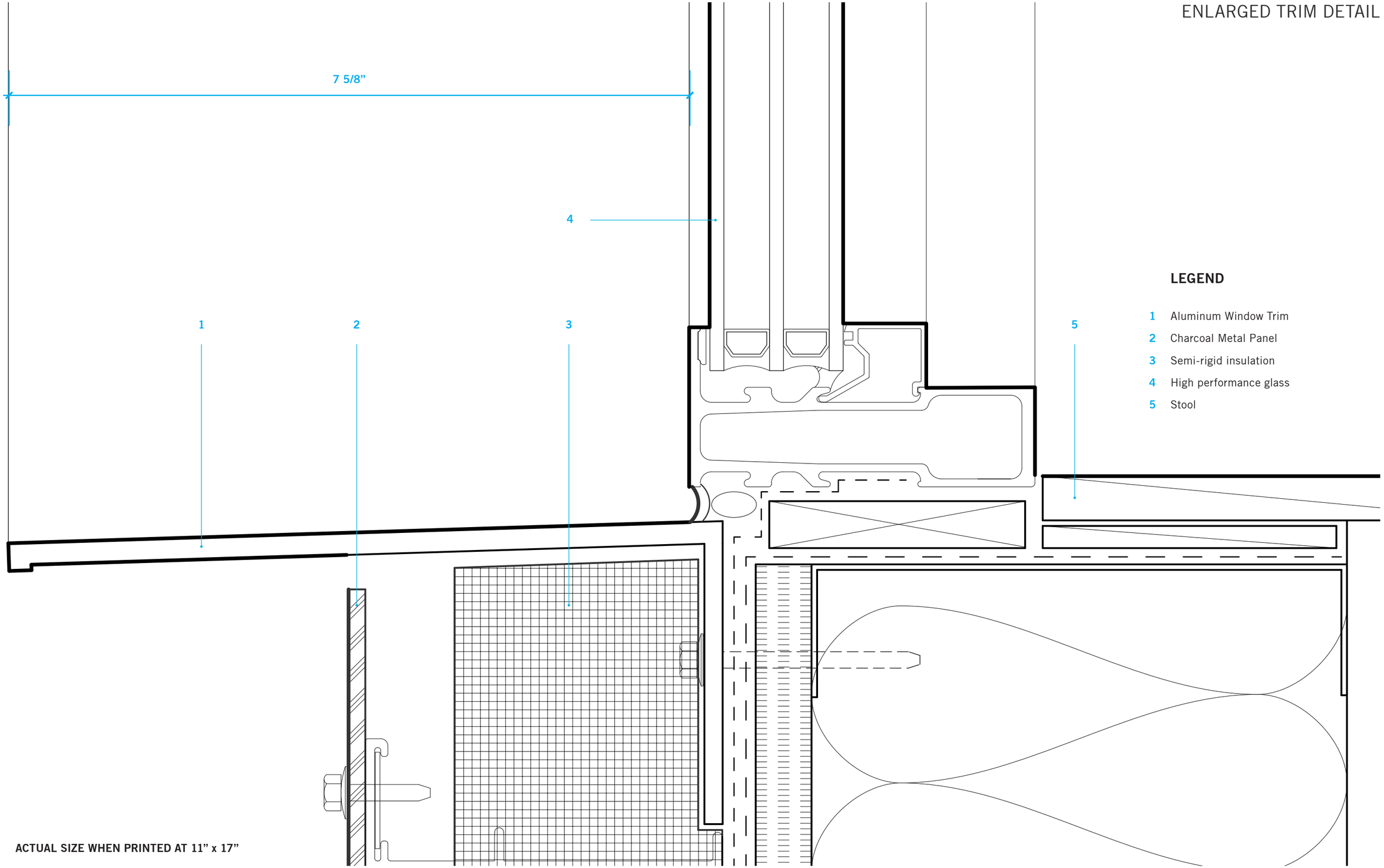
OFFICE WINDOW SECTION
AT EAST AND WEST ELEVATIONS



LEGEND

1 Charcoal Metal Panel
2 Extruded Window Trim
3 Operable Window
4 Fixed Window
5 Triple-glazed High Performance Lite, typical
6 Enlarged Detail Area

ENLARGED TRIM DETAIL

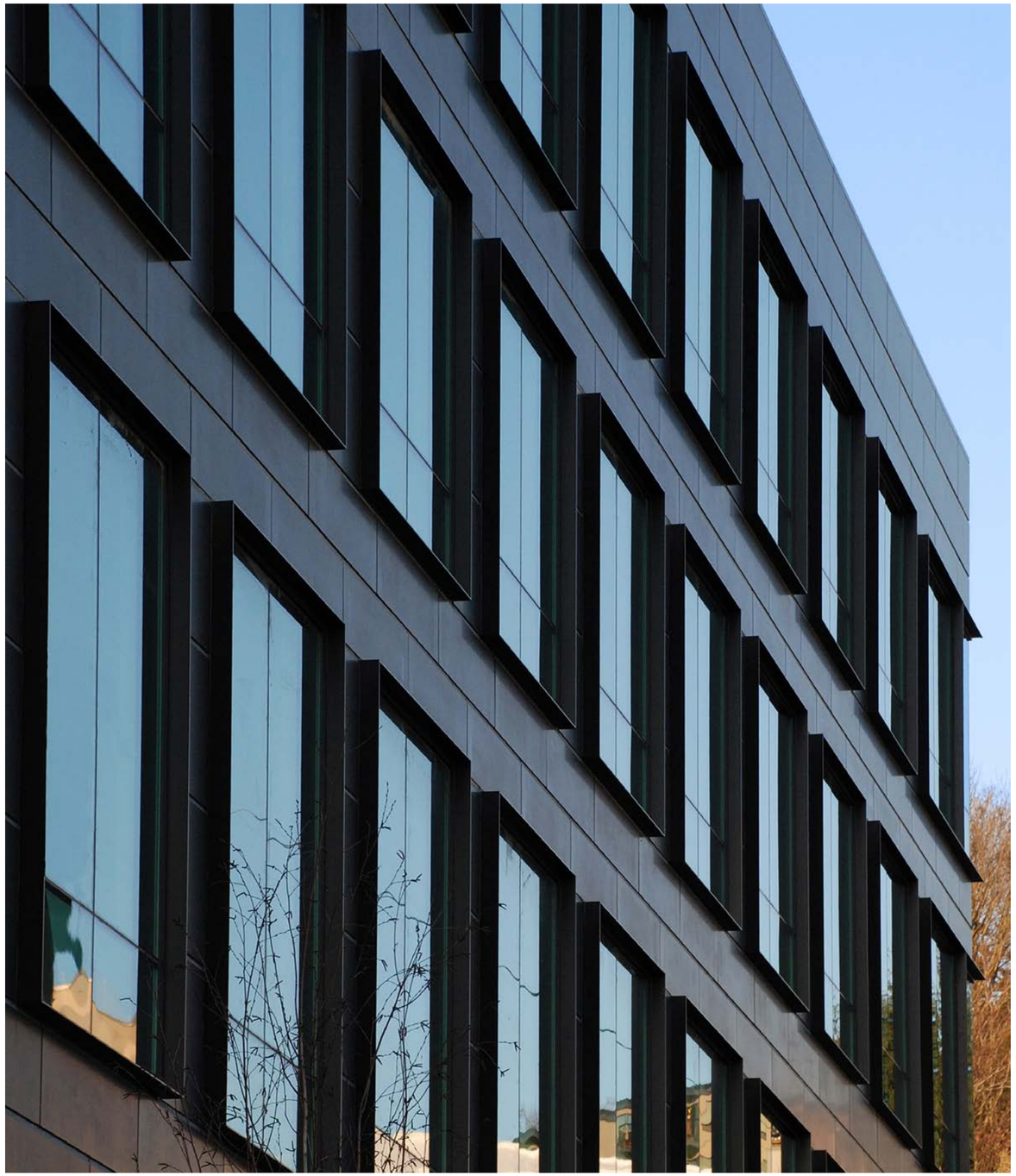


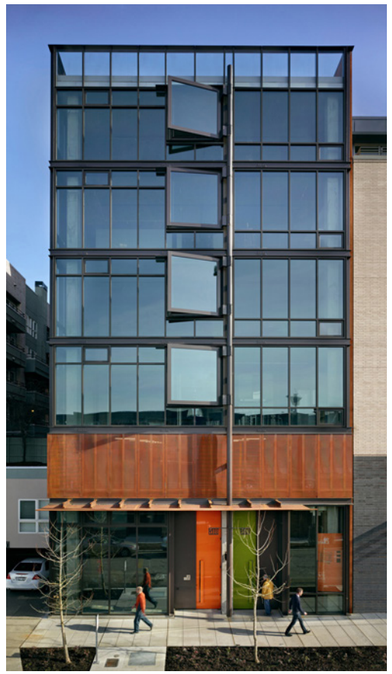
LEGEND

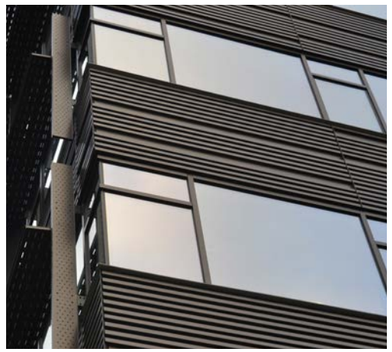
1. Aluminum Window Trim
2. Charcoal Metal Panel
3. Semi-rigid insulation
4. High performance glass
5. Stool

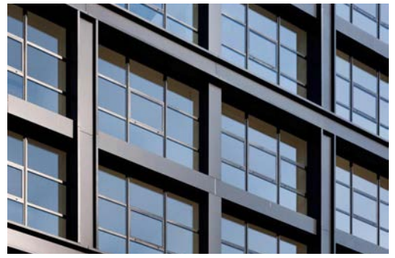
ACTUAL SIZE WHEN PRINTED AT 11” x 17”

PRECEDENTS









REQUESTED DEPARTURES

In pursuance of Seattle DPD's Living Building Pilot Program (SMC 23.40.060), this project is requesting the following departures:

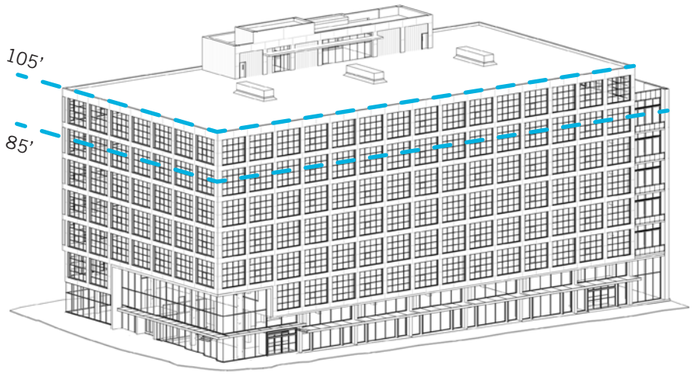
- Height increase
- Increase in FAR
- Quantities of parking required, minimum and maximum parking limits

Departure #1:

Increased height limit from 85' to 105'

SMC 23.41.012.D.2.e.2

A departure is requested from the zoning designations height limit (SM-85) to allow a greater floor to floor height. This will result in greater daylight penetration into the building, reducing energy consumption, creating a better workplace experience and better supporting the neighborhood design guidelines for sustainability.



Departure #2:

Increased FAR by 15% above applicable limit

SMC 23.41.012.D.2.c

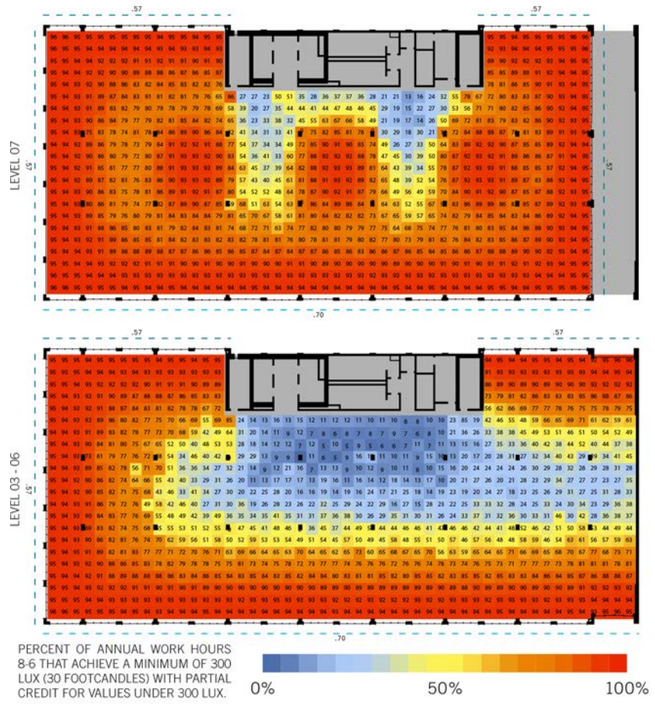
A departure is requested to increase FAR from the applicable base of 6.0 to 6.9 Or 15%. With a site area totaling approximately 29,274 sf, 6.9 FAR equals approximately 201,991 GSF representing a 26,347 sf increase. This increase gives the project the additional value needed to pursue the Living Building Pilot and its requisite sustainable measures, also better supporting the neighborhood design guidelines for sustainability.

Departure #3:

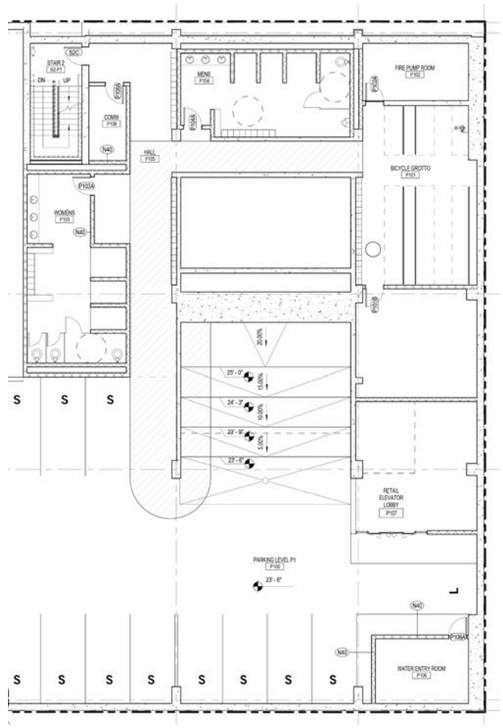
Change in percentage allocation of small and large stalls

SMC 23.41.012.D.2.f

A departure is requested to increase the percentage of small stalls from 65% to 77% and to decrease the percentage of large stalls from 35% to 23%. Due to the particular site geometry we have maximized an efficient parking layout for large and small stalls. We are oversizing the bicycle facilities and believe the provision of a higher than typical proportion of small stalls better supports the goals of the Living Building Pilot, the neighborhood Design Guidelines for sustainability and the city's 2050 Carbon Neutral Action Plan.



Daylighting study



Level P1 Bike Amenities (for general reference)

* Note: see p. 24 for current roof plan

PLACE
min. 450 sf **urban agriculture**
can be amenity for tenants
and/or vendor for ground level retail

STORMWATER
Roof capture to cistern

MATERIALS

Non-Red List, building on Bullitt, Van Dusen, other project specifications. Also establish baseline T/I spec for tenant build-out

ENERGY
High performance glazing
LED lighting
VRF mech with outside air

BIOPHILIA

Views and amenities for tenants at roof level

WATER
Low flow fixtures
Stormwater capture

BEAUTY

Inspiration and education at lobby. Also reuse of on site materials of timber, etc.

STORMWATER
Cistern and detention tank within parking garage also offsets water use reduction

PLACE

Human powered living, bicycle amenities including locker rooms, showers, bike racks in garage and at street level

PLACE

Retail with pedestrian and bike emphasis, also potential vendor for rooftop agriculture

DAYLIGHT

14' floor to floor height will allow for high levels of daylight penetration

ROY STREET
LIVING BUILDING PILOT

ENERGY

Min. 25% reduction from baseline

WATER

Min. 75% reduction from baseline

STORMWATER

Min. 50% reduction

PLACE

Limits to Growth

Urban Agriculture

Habitat Exchange

Human Powered Living

MATERIALS

Red List

Embodied Carbon

Responsible Industry

Living Economy Sourcing

Net Positive Waste

BEAUTY

Beauty and Spirit

Inspiration and Education