



1150 Eastlake

SEATTLE WA, 98109
DPD# 3020264

WEST DESIGN REVIEW BOARD:
EARLY DESIGN GUIDANCE MEETING
October 21, 2015

W
COLLINS
C
ERMAN


ALEXANDRIA
WEISMANDESIGNGROUP

DESIGN PROPOSAL

PROJECT INFORMATION

ADDRESS	1150 Eastlake Ave E Seattle, WA 98109
PARCELS	2163901050 2163901060 2163901065
DPD PROJECT #	3020264
OWNER	Alexandria Real Estate Equities 1600 Fairview Ave E, Suite 100 Seattle, WA 98102 Jeff Graves 206.408.1547 jgraves@are.com
ARCHITECT	CollinsWoerman 710 2nd Ave Seattle, WA 94107-1710 Joe Workman 206.245.2057 jworkman@collinswoerman.com
LANDSCAPE DESIGN	Weisman Design Group 2329 E Madison St Seattle, WA 98112 Nick Hagan 206.322.1732 nick@wdginc.com

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Reviewed by:

PROJECT SITE



DEVELOPMENT OBJECTIVES

Project Information

- The proposed building is ~ 285,000 SF of Tech office space
- Includes +/-10,000 SF of retail or other street level uses along Eastlake Ave E
- ~ 500 parking stalls below grade
- Proposal includes a street vacation of E Nelson Pl to create a multi-level public amenity area

Project Goals

- Enliven the pedestrian environment on eastlake
- Provide ample public open space
- Reinforce pedestrian connections to the waterfront
- Create a well articulated and unique massing that draws from and further enhances the neighborhood

CONTEXT ANALYSIS

Zoning + Overlay Designations

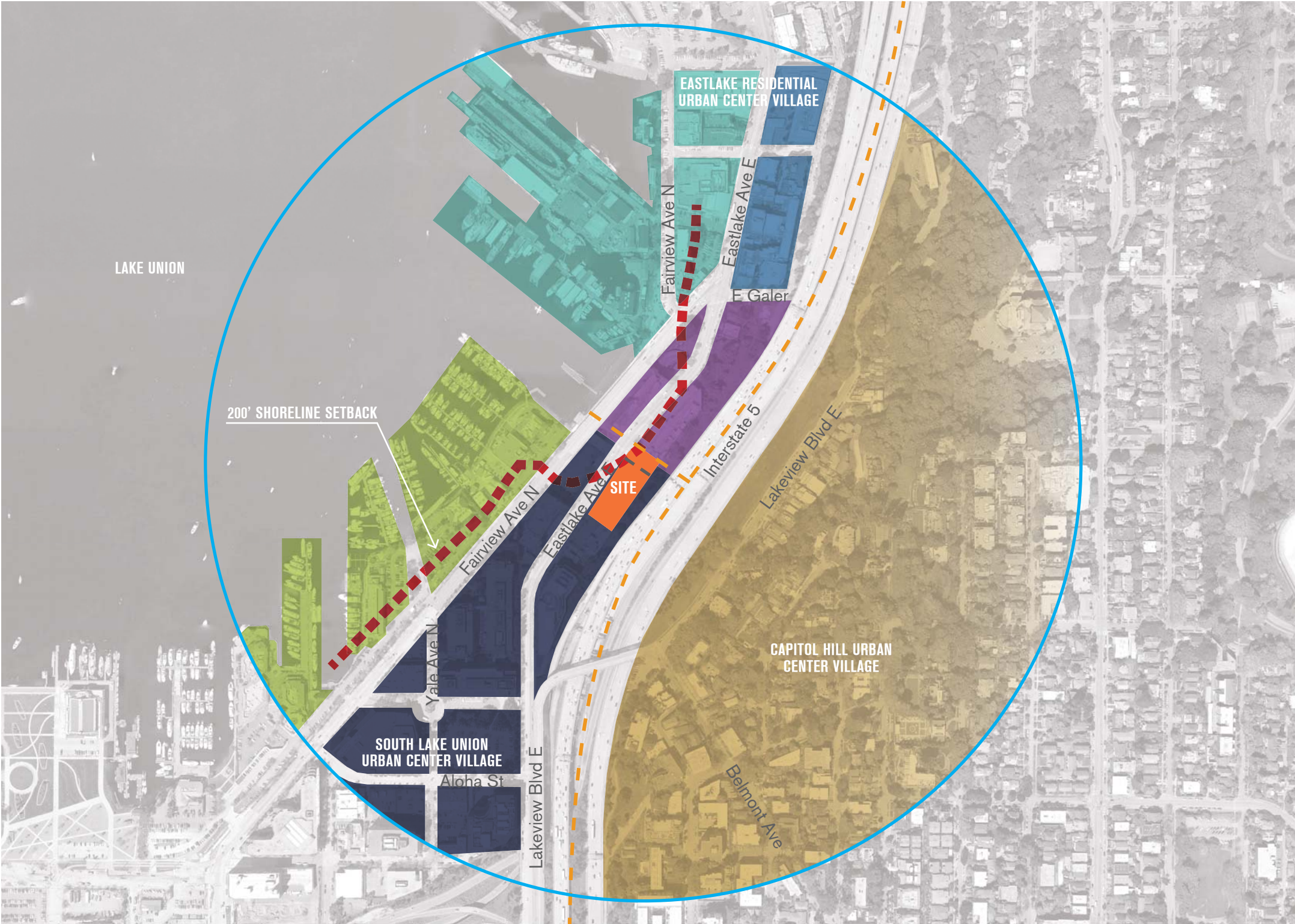
MAP KEY

- SM-125**
Seattle Mixed
- IC-45**
Industrial Commercial
- C1-65**
Commercial 1
- IG1 U/45**
General Industrial 1
- C2-40**
Commercial 2
- SF 5000**
Single Family
- Urban Center Village Boundary

OBSERVATIONS

- The proposed site is located at the most northern edge of the SM-125 zone within the South Lake Union Urban Center. Immediately to the north of the property line is the Eastlake Residential Urban Center Village. At this location, there is a stark change in the allowable building uses, density, and building height.
- Historically, before the South Lake Union rezone, this site was zoned C2-65. It is also flanked by several buildings that are classified as industrial commercial space.
- The Northwest corner of the site also falls within the 200' shoreline setback. Within the setback, the building may not exceed 30' in height.

ZONING + OVERLAY DESIGNATIONS



SURROUNDING USES



MAP KEY

- SURFACE + GARAGE PARKING
- RESIDENTIAL/MIXED USE
- OFFICE/COMMERCIAL
- HOTEL/HOSPITALITY
- PUBLIC PARK
- CULTURAL/ARTS/ENTERTAINMENT

OBSERVATIONS

- The proposed site in large part is currently surrounded by commercial and laboratory uses.
- To the south, is additional laboratory and medical buildings within the Fred Hutchinson campus.
- Further to the north past the Fairview and Eastlake junction is a mix of commercial office, restaurant, and entertainment spaces.
- To the west along Fairview is primarily maritime related office space and marina uses.
- To the east beyond interstate 5 is a large portion of residential housing.
- There is currently no public open space directly accessible to the proposed site

CONTEXT ANALYSIS

Traffic Flow + Siting Patterns

MAP KEY

- Interstate Freeway
- Principal Arterial
- Minor Arterial
- Bus Stop / Light Rail Stop
- Multi-Use Trail
- In-Street Bike Lane
- 5-Minute Walk Radius

ADJACENT STREET CLASSIFICATIONS

Eastlake Ave E
Principle Arterial
Major Truck Street

Fairview Ave
Principle Arterial

OBSERVATIONS

- Eastlake Ave E is a narrow 75' ROW with limited opportunities to commute by public transit
- Both vehicular and pedestrian access predominately moves in the north/south direction with almost no clear opportunities to connect east/west
- Eastlake Ave E provides a mix of in-street bike lanes and sharrows, but most bicyclists travel along Fairview ave instead

TRAFFIC FLOW + SITING PATTERNS



CONTEXT ANALYSIS

Prominent Surrounding Buildings

IMPORTANT LOCATIONS



MAP KEY

- 01 ZymoGenetics
- 02 Earl Davies Building
- 03 Lake Union Landing
- 04 Hydro House
- 05 Silver Cloud Inn
- 06 Fred Hutchinson Cancer Research Center
- 07 Blume Company Building
- 08 Buffalo Building
- 09 1144 Eastlake Ave E Office Building
- 10 Seattle Models Guild
- 11 Gunn Building
- 12 1165 Eastlake Ave E

OBSERVATIONS

- The neighborhood includes a mix of building types that range from early 20th century industrial buildings, to early 21st century office and laboratory buildings
- There are several landmark buildings within the vicinity that include the ZymoGenetics steam plant and the hydrohouse. Their building colors are mainly white with ornate molding and cornice features
- Since most of the neighborhood was previously zoned to limit development to less than 65' in height, most of the buildings are very horizontal in nature. Their massings are generally pure extrusions of their footprints
- In an attempt to offset this horizontal quality there, it is clear that the steam plant, dendreon building, and newly approved 1165 Eastlake, adopted vertical bay windows to add rhythm and scale to the neighborhood

CONTEXT ANALYSIS

Existing Prominent Surrounding Buildings

01 ZYMOGENETICS



1914 / 100' / 8 Floors / Research Lab

LANDMARK

02 EARL DAVIES BUILDING



1997 / 84' / 7 of Floors / Research Lab + Office

03 LAKE UNION LANDING



2000 / 28' / 2 Floors / Office

04 HYDRO HOUSE



1914 / 28' / 2 Floors / Commercial

LANDMARK

05 SILVER CLOUD INN



1998 / 70' / 7 Floors / Hotel

06 FRED HUTCHINSON CANCER RESEARCH CENTER



1975 / 60' / 5 Floors / Office

CONTEXT ANALYSIS

Existing Prominent Surrounding Buildings

07 BLUME COMPANY BUILDING



2008 / 60' / 5 Floors / Research Lab + Office

08 BUFFALO BUILDING



1917 (Renovated 1979) / 20' / 2 Floors / Office
LANDMARK

09 1144 EASTLAKE AVE E OFFICE BUILDING



2002 / 70' / 7 Floors / Office

10 SEATTLE MODELS GUILD



1960 / 10' / 1 Floor / Office

11 GUNN BUILDING



1909 / 48' / 4 Floors / Office

12 1165 EASTLAKE AVE E



48' / 4 Floors / Research Lab + Office

CONTEXT ANALYSIS

Neighborhood Character

OBSERVATIONS

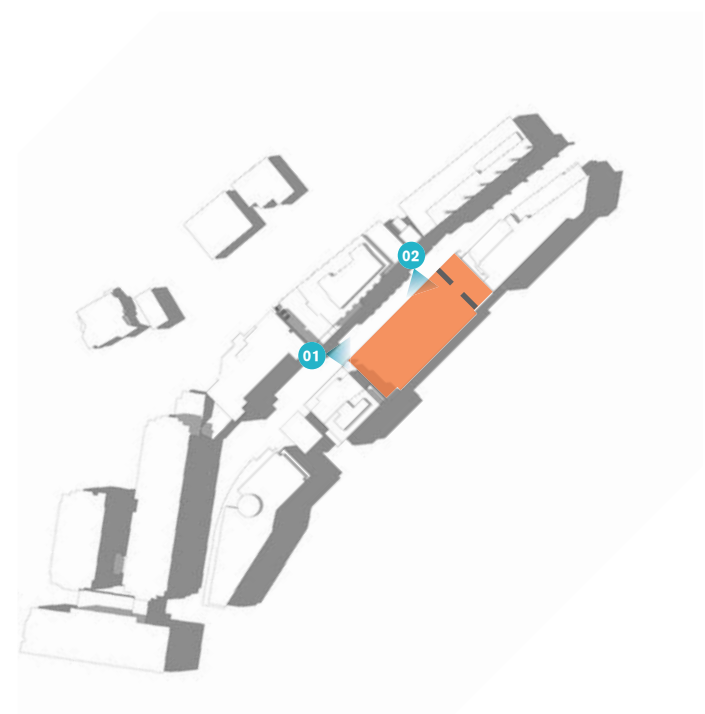
- Currently this stretch of neighborhood is generally quiet and offers very few street level uses that enliven the pedestrian environment
- There is a severe lack of public open space along the entire distance of Eastlake Ave E
- Besides the Fred Hutchinson hill climb, there are almost no opportunities to connect pedestrians to Fairview Ave and the South Lake Union waterfront
- All of the buildings that flank the east side of Eastlake Ave E are tucked into a hillside immediately adjacent to the underside environment below the freeway
- These covered areas along stretches of the East property lines encourage the settlement of the homeless



01 VIEW FROM SOUTHWEST CORNER



LOCATION MAP



02 VIEW FROM NORTHWEST CORNER



OBSERVATIONS

- I-5 provides a solid back edge to the site with heavy vegetation as a buffer to the overpass
- The site currently provides surface parking that can be accessed from Eastlake Ave as well as E Nelson Pl
- There is a crosswalk located on the NW corner of the site that is directly across from the Hydro House
- The sidewalk environment along the site is dilapidated and provides limited landscape strips and no street trees
- Street parking is available along Eastlake Ave and E Nelson
- Existing power and communication poles march down the sidewalk

CONTEXT ANALYSIS

Potential Views

VIEW ANALYSIS



OBSERVATIONS

- Unrestricted views to the north, west, and south of the site become available above 40'
- East views do not breach I-5 until approximately 80'. To the north, the ZymoGenetics building, Eastlake, and Wallingford become visible.
- Capitol Hill flanks the East view above I-5
- To the south, the space needle is visible, and on upper floors there will be views of downtown and South Lake Union
- To the west are the most direct and expansive views of Lake Union and Queen Anne.

POTENTIAL VIEW APERTURES

1 North - 80'



2 East - 80'



3 Southwest - 60'



4 West - 80'



POTENTIAL VIEWS TO THE SITE

1 I-5 Southbound



2 Lakeview Blvd E



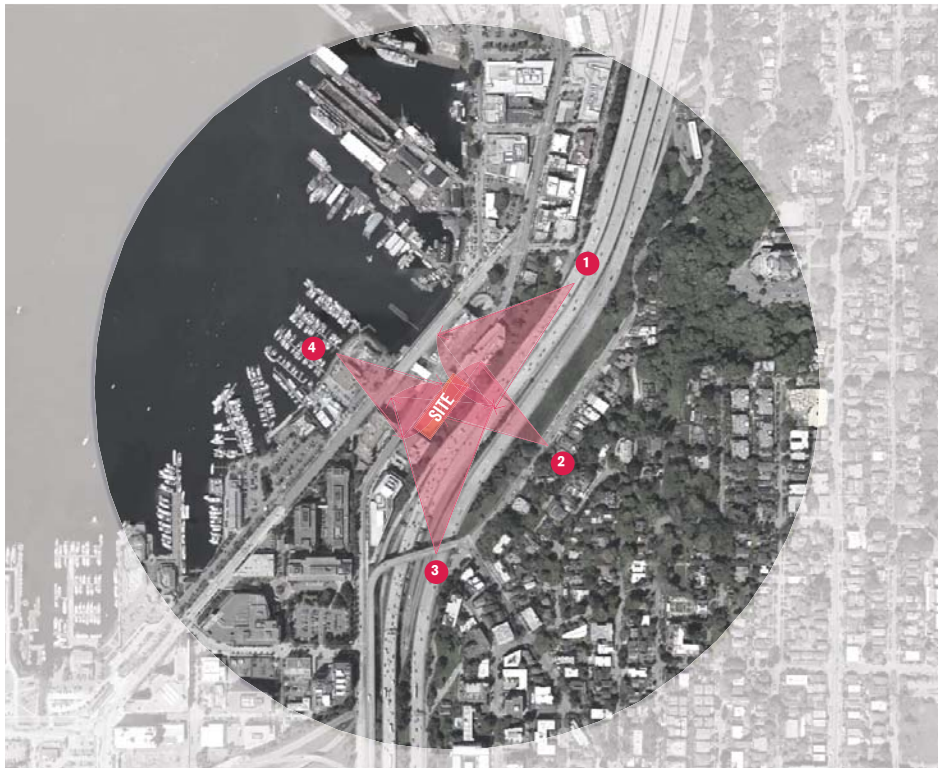
3 Lakeview Blvd E Overpass



4 Fairview Ave N



VIEW ANALYSIS



OBSERVATIONS

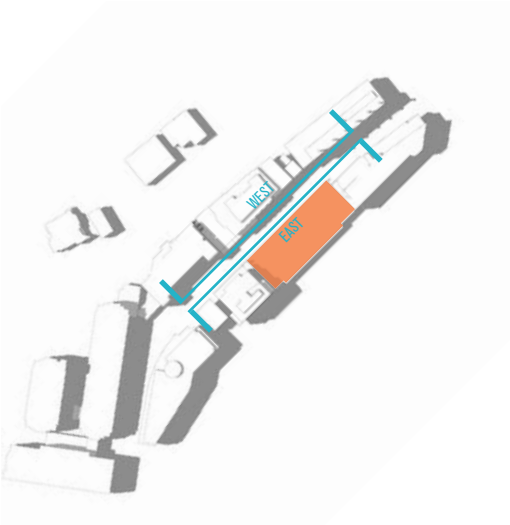
- From I-5 south bound, floors above level 6 of the building massing will be visible
- The building massing above level 6 will be visible from the neighborhood along Lakeview boulevard facing west towards Lake Union
- Portions of the building massing will be visible from the Lakeview boulevard overpass
- The SW corner of the building massing will be prominently seen from Fairview Ave facing east towards Capitol hill

CONTEXT ANALYSIS

Streetscape Photomontage - Eastlake Ave E Looking East



02 Earl Davies Building



12 1144 Eastlake Ave E

11 Buffalo Building
LANDMARK

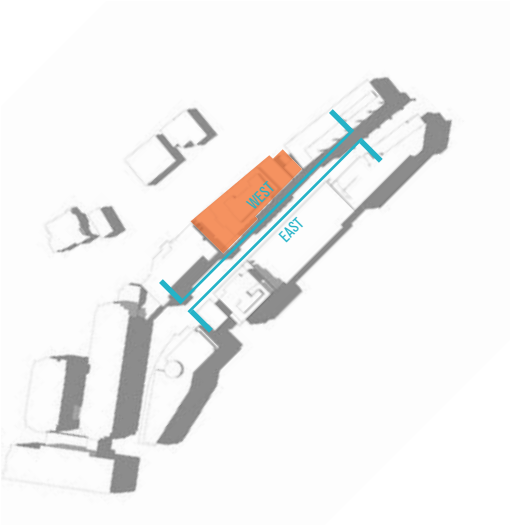
10 Blume Company Building

CONTEXT ANALYSIS

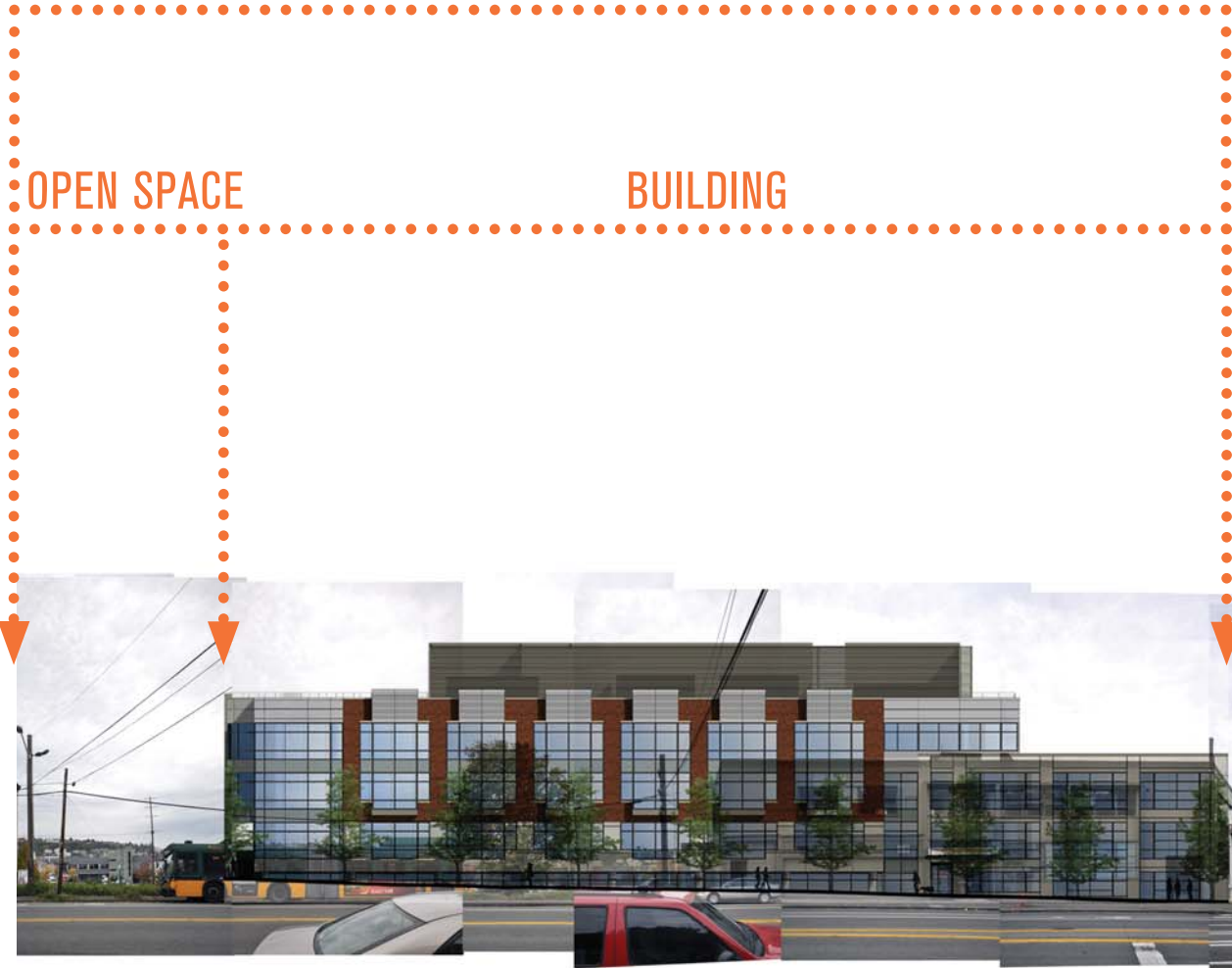
Streetscape Photomontage / Eastlake Ave E Looking West



08 Silver Cloud Inn



1165 EASTLAKE
FUTURE SITE (DPD # 3004985)



21 1165 Eastlake Ave E

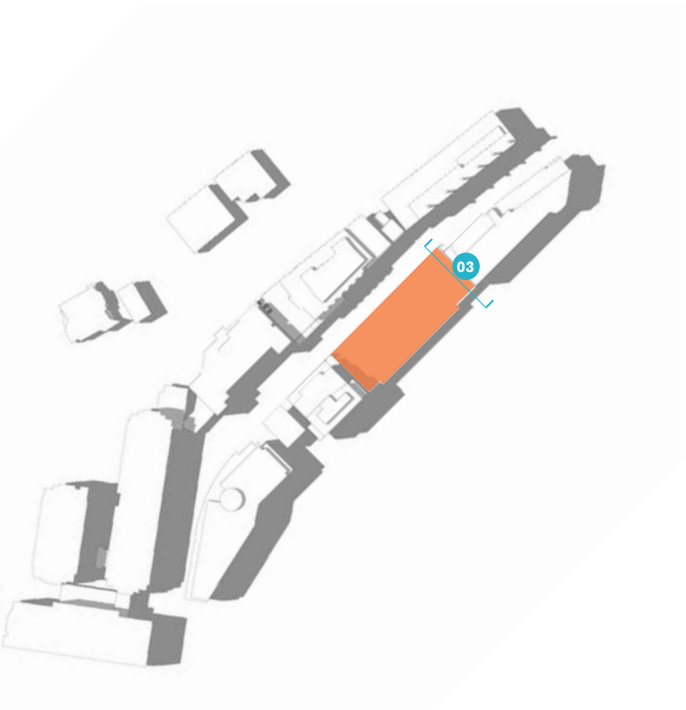
07 Hydro House
LANDMARK

01 ZymoGenetics
LANDMARK

CONTEXT ANALYSIS

Streetscape Photomontage - E Nelson Pl

LOCATION MAP



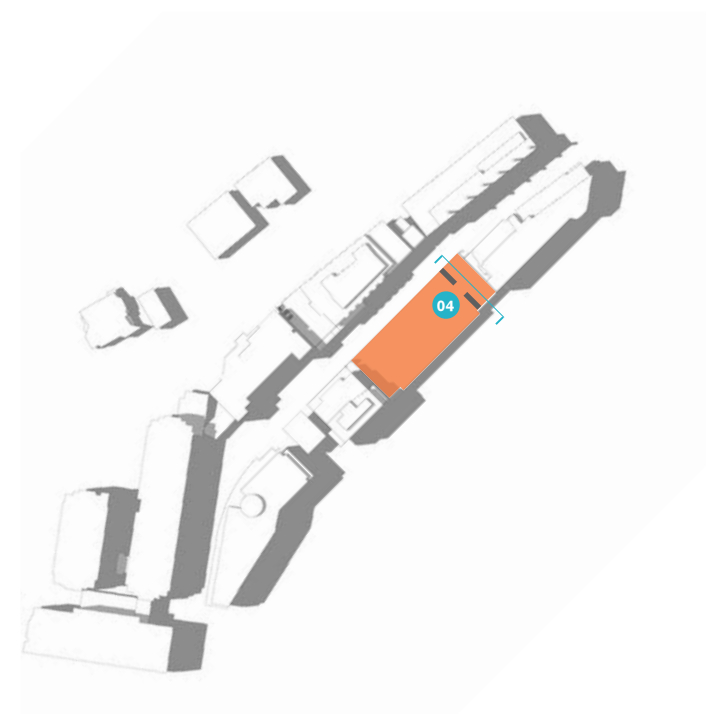
03 VIEW FROM E NELSON PL LOOKING NORTH



04 VIEW FROM E NELSON PL LOOKING SOUTH



LOCATION MAP



ZONING SUMMARY
Relevant Development Standards

LAND USE CODE SUMMARY

ZONE	SM-125
OVERLAY	South Lake Union Urban Center
PARCEL NUMBERS	216390-1066
	216390-1065
	216390-1060
	216390-1050
	216390-1030
LOT AREA	35,661 SF

SMC 23.48.004 PERMITTED USES IN SM-125 ZONE

All uses are permitted outright, either as principal or accessory uses, except those specifically prohibited by subsection 23.48.004.B

SMC 23.48.009 FLOOR AREA RATIO

Base FAR	5.0
Maximum FAR	8.0

SMC 23.48.010 GENERAL STRUCTURE HEIGHT

Maximum Height	125'
Pedestrian designated zone	None

SMC 23.48.012 SETBACKS

Max street level setback	12' (to be landscaped)
Upper level setbacks	45'
Shoreline setback	200'

The 200 foot shoreline setback crosses north corner of site. Shoreline classification is Urban Stable environment (US Environment)

SMC 23.48.014 STREET LEVEL STANDARDS

Street level facade transparency	30% required
Min height for street facing facades	15'
Blank facades	30'
Separation width	2'
Max elevation %	70%
Required street level uses	None

SMC 23.48.022 OPEN SPACE REQUIREMENTS FOR OFFICE

20 SF per 1,000 SF of office space (23.48.022.A.4)
Height limit for non-residential uses exceeding 85' (23.48.022.B.1)
Required for project with more than 85,000 SF office use (23.48.022.B.2)

SMC 23.48.024 SCREENING & LANDSCAPING

Green Factor of .30 or greater (23.48.024.A.2)
Street tree requirements (23.48.024.D.1)

SMC 23.48.032 REQUIRED PARKING AND LOADING

Off-street parking spaces and bicycle parking are required (23.54.015)
Non-residential parking required at 1 space/1,000 GSF non-residential use
Loading berths provided on site 3

SMC 23.54.035 LOADING BERTH REQUIREMENTS AND SPACE

Width and clearance 10' width
14' vertical
Low- and medium-demand uses 35' length min.

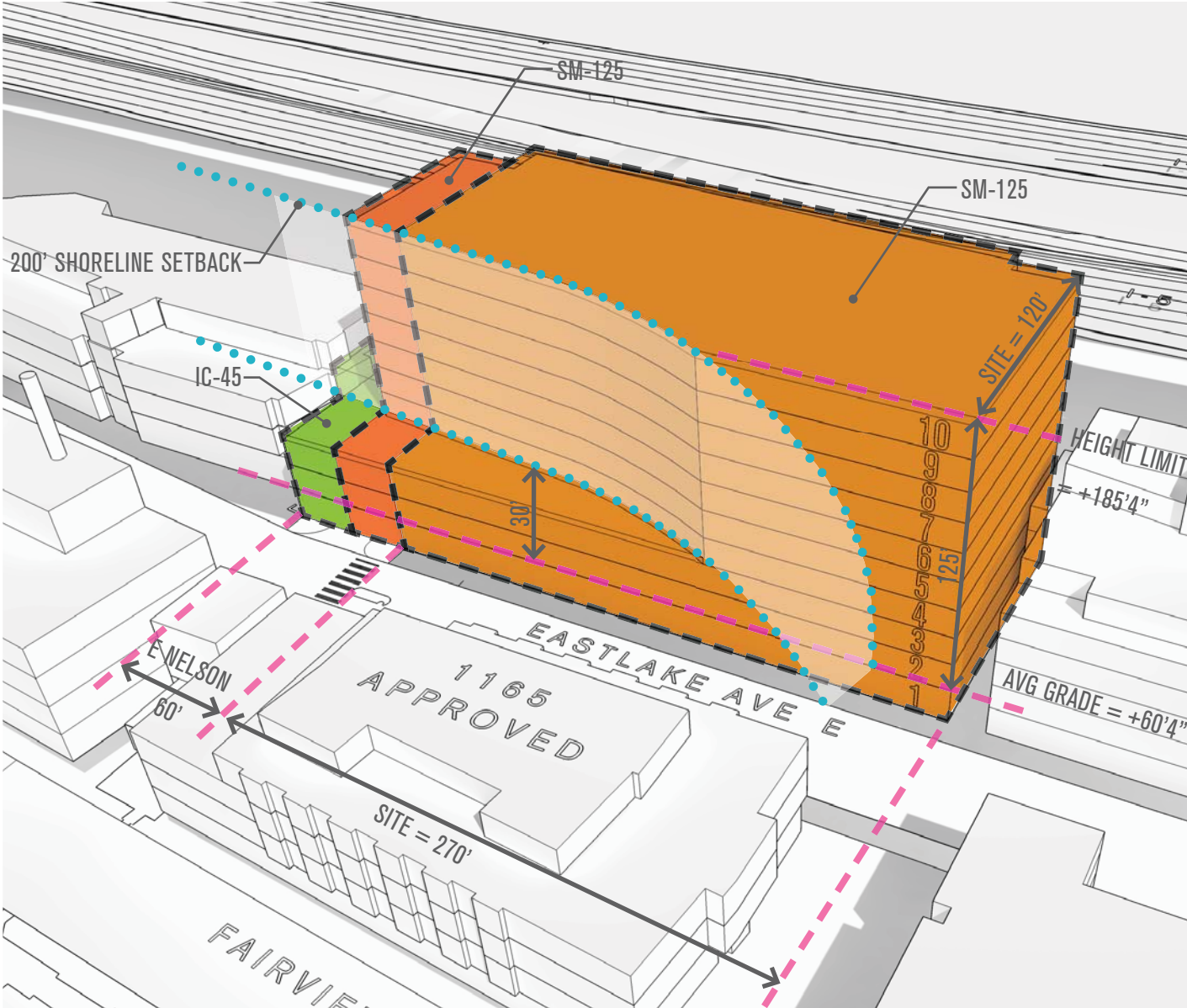
SMC 23.60.632 STRUCTURE HEIGHT IN THE US ENVIRONMENT SHORELINES

The maximum height shall be 30' in all locations except those listed in subsections A2 through A4

STREET VACATION ZONING SUMMARY - E NELSON PLACE

ZONE	IC-45 & SM-125
OVERLAY	Eastlake Residential Urban Village South Lake Union Urban Center

ZONING DIAGRAM



LOT AREA	Total: 7,205 sf
	3,742 (SM-125)
	3,463 (IC-45)

SMC 23.50.026 STRUCTURE HEIGHT

45' above average grade and 125'

SMC 23.50.28 FLOOR AREA LIMITS

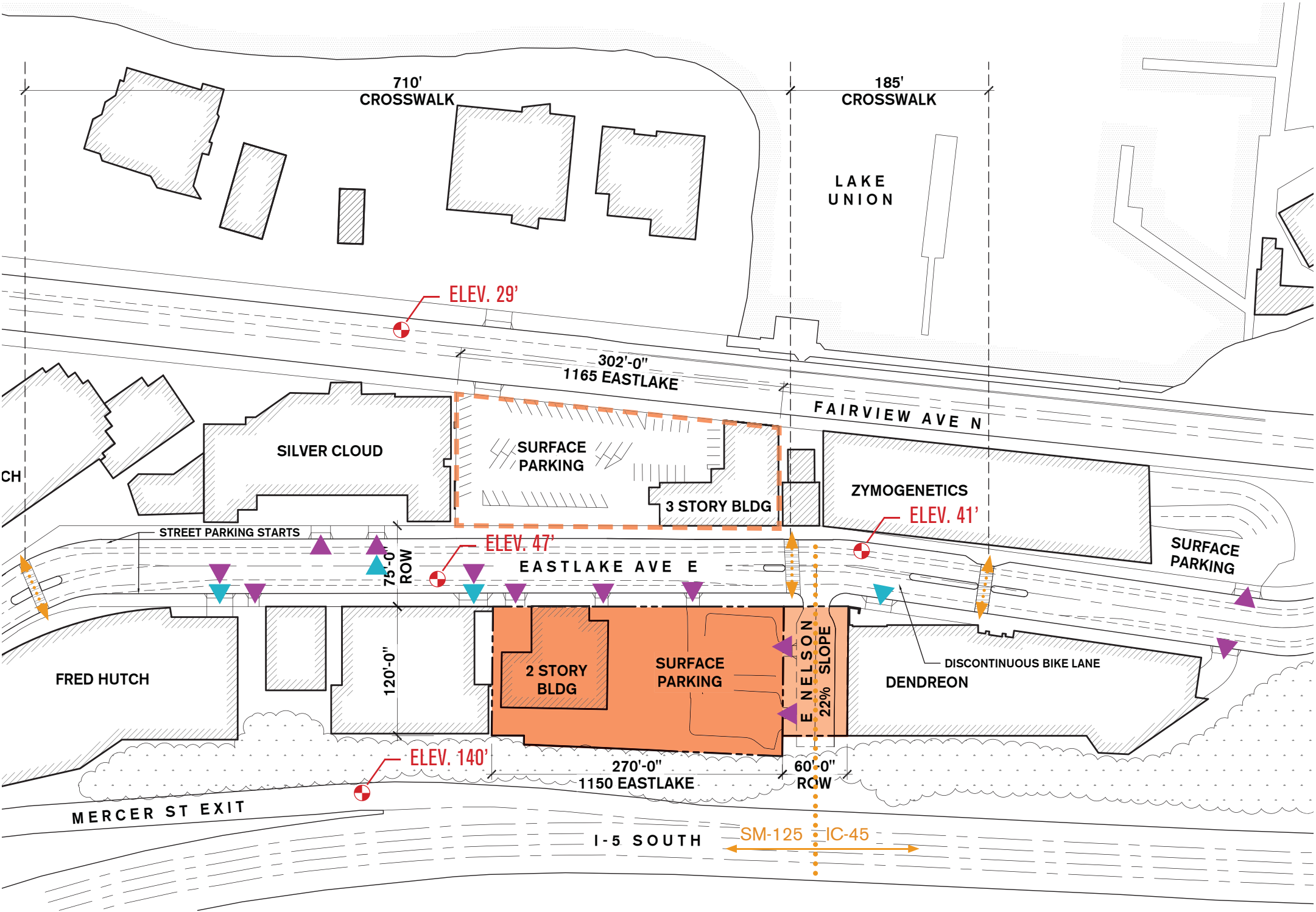
Base FAR	2.5
----------	-----

Maximum FAR	2.5
-------------	-----

SMC 23.50.038 INDUSTRIAL COMMERCIAL - SCREENING AND LANDSCAPING

Green Factor of .03 provided nonresidential use in excess of 4,000 SF

NEIGHBORHOOD SITE PLAN



MAP KEY

- Pedestrian Crosswalk
- Vehicle/Parking Entry
- Loading/Service Entry
- Future 1165 Project

OBSERVATIONS

- The proposed site currently has 5 different curb cuts to access a 2 story building and additional surface parking
- Properties immediately to the north and south of the proposed site has vehicle and loading accessed directly from Eastlake Ave
- Due to the drastic change in elevation of the site in the east/west direction and its proximity to I-5, the area does not provide any alley access opportunities
- There are three crosswalks within the immediate vicinity of the proposed site
- The crosswalk locations appear to be disproportionately spaced with one of them being almost 710' away from another

SITE CONDITIONS

Site Survey

OBSERVATIONS

SITE ADDRESS

1150 Eastlake Ave E
Seattle, WA 98109

ZONING DESIGNATION

SM-125
IC-45

LOT SIZE

Site: 35,661 square feet
E Nelson Pl: 7,205 square feet

FAR POTENTIAL

Site: 8
E Nelson Pl: 2.5

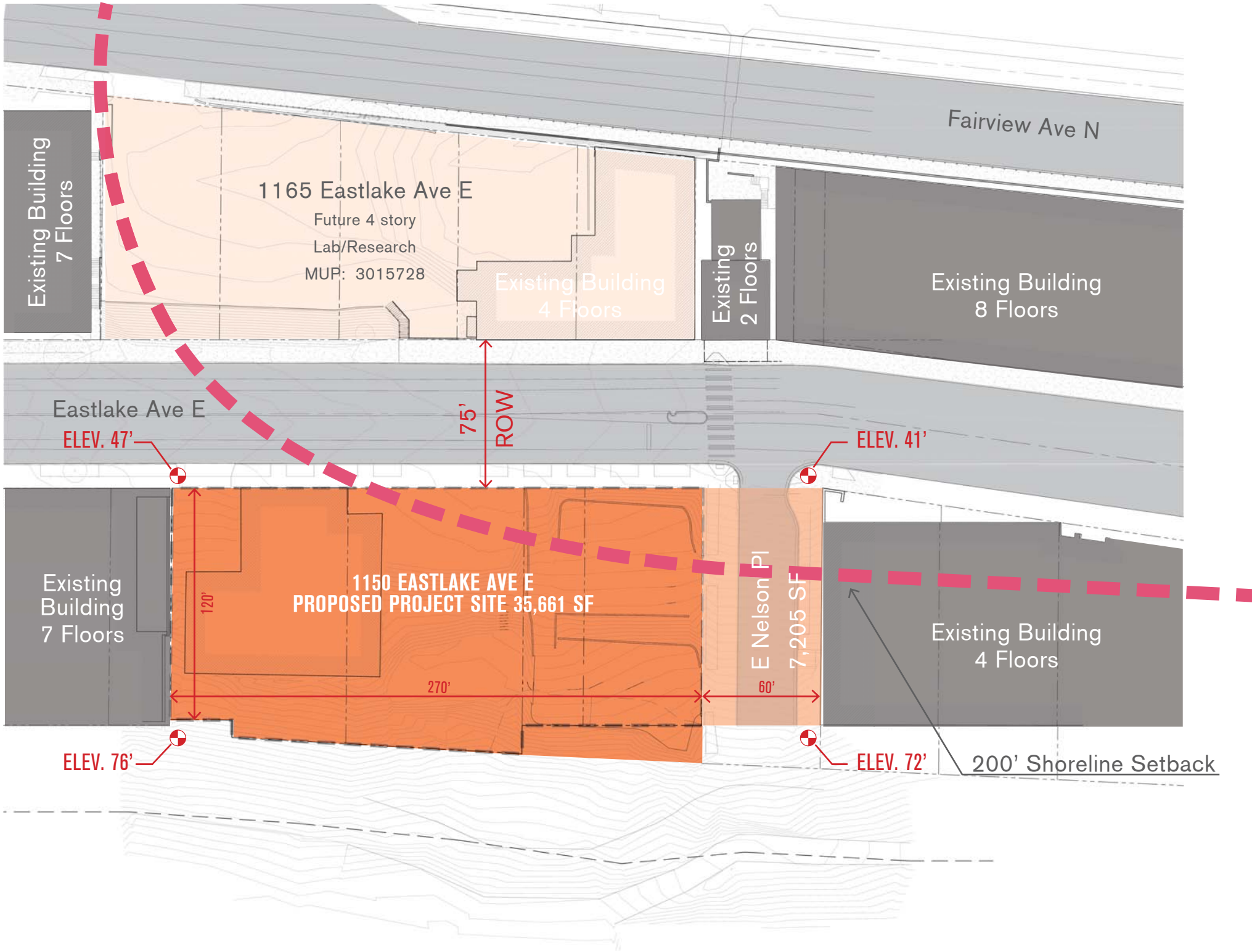
HEIGHT LIMIT

Non-Residential Uses: 125'

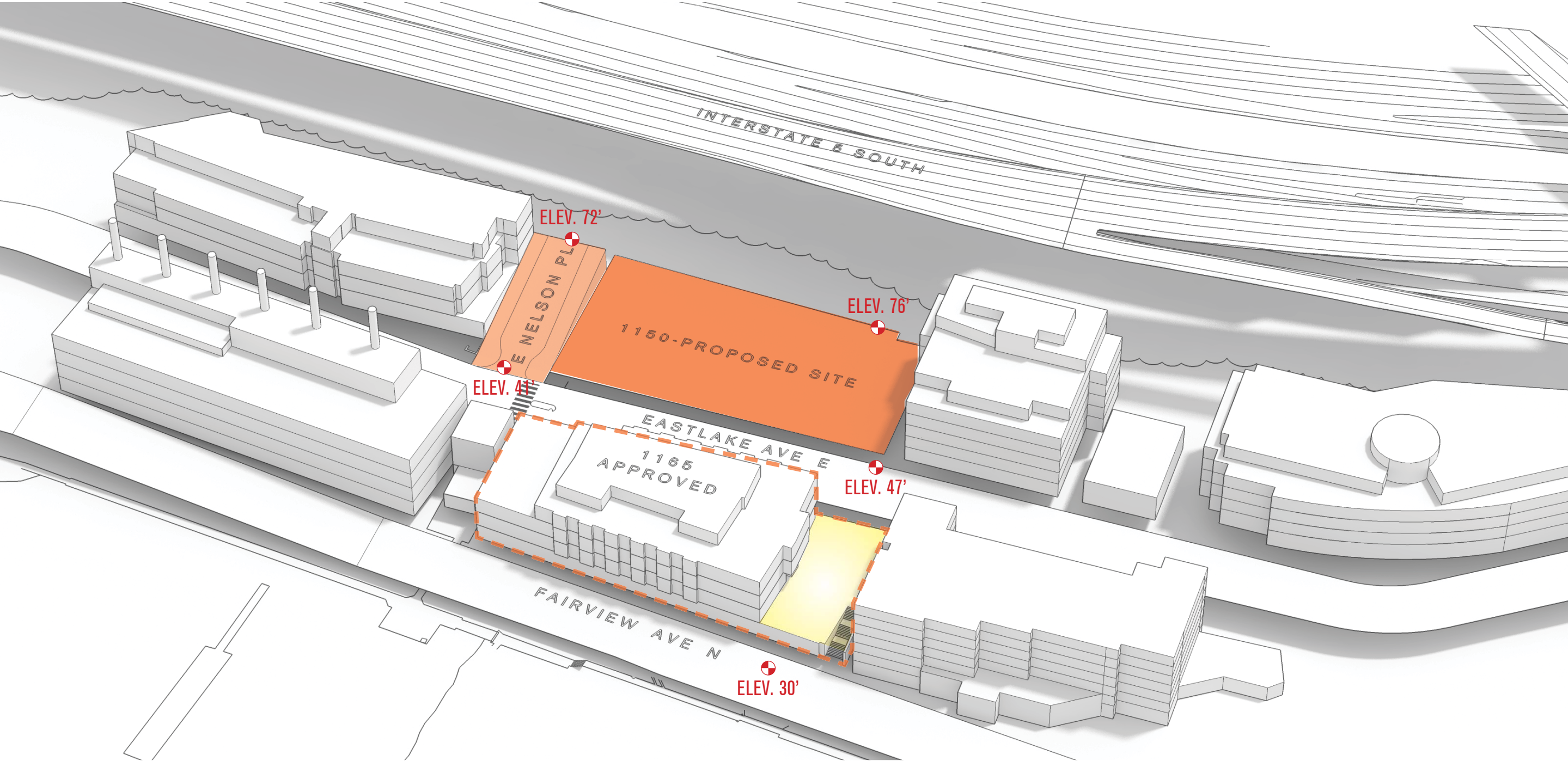
TREES

No significant trees.

SITE SURVEY

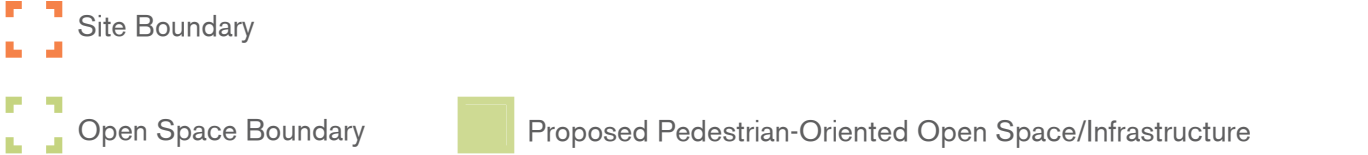
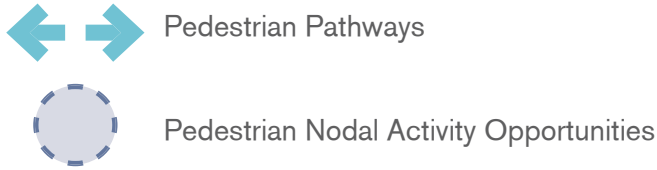


AXONOMETRIC VIEW OF PROPOSED SITE

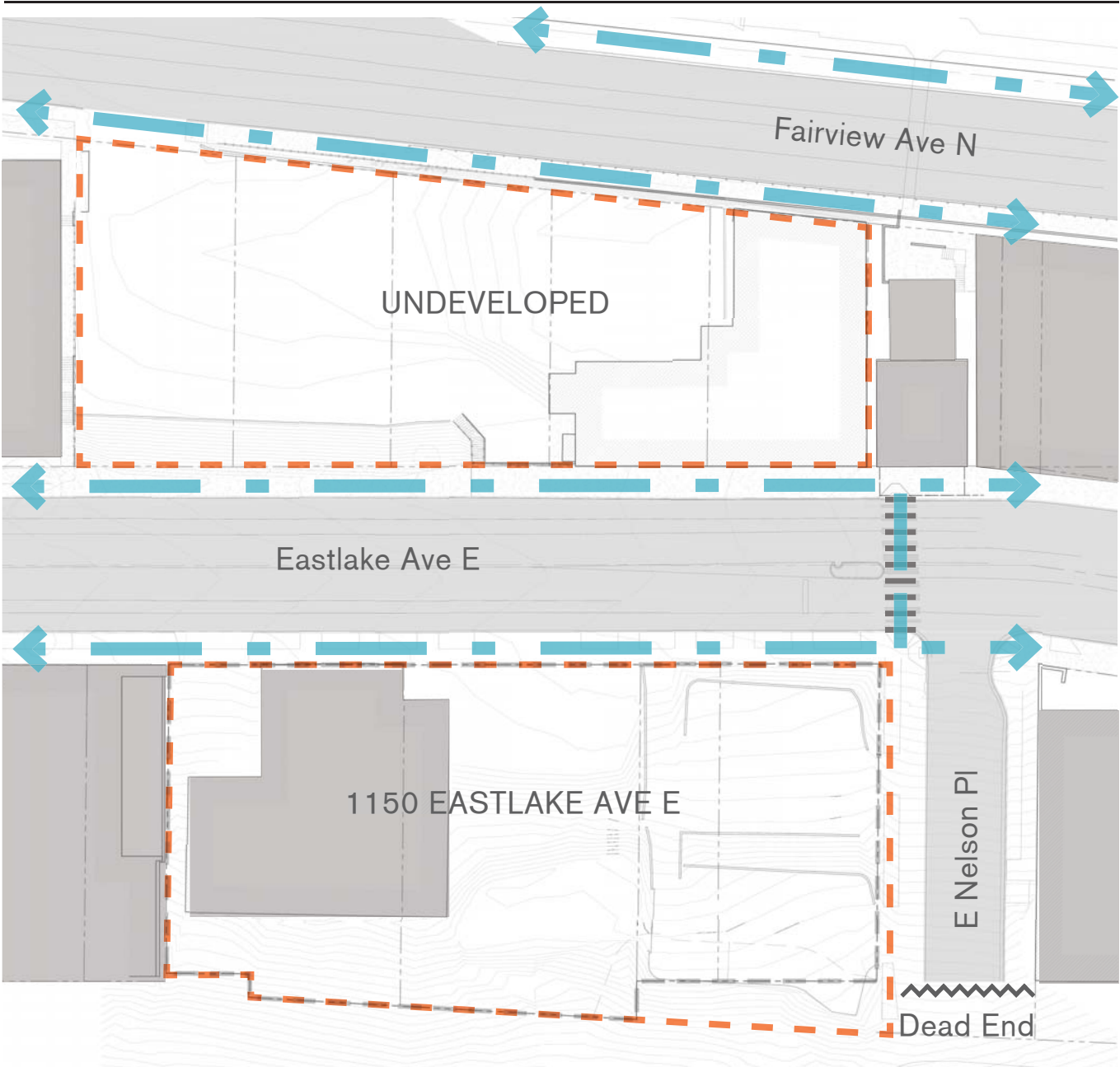


SITE CONDITIONS

Pedestrian Access Comparison



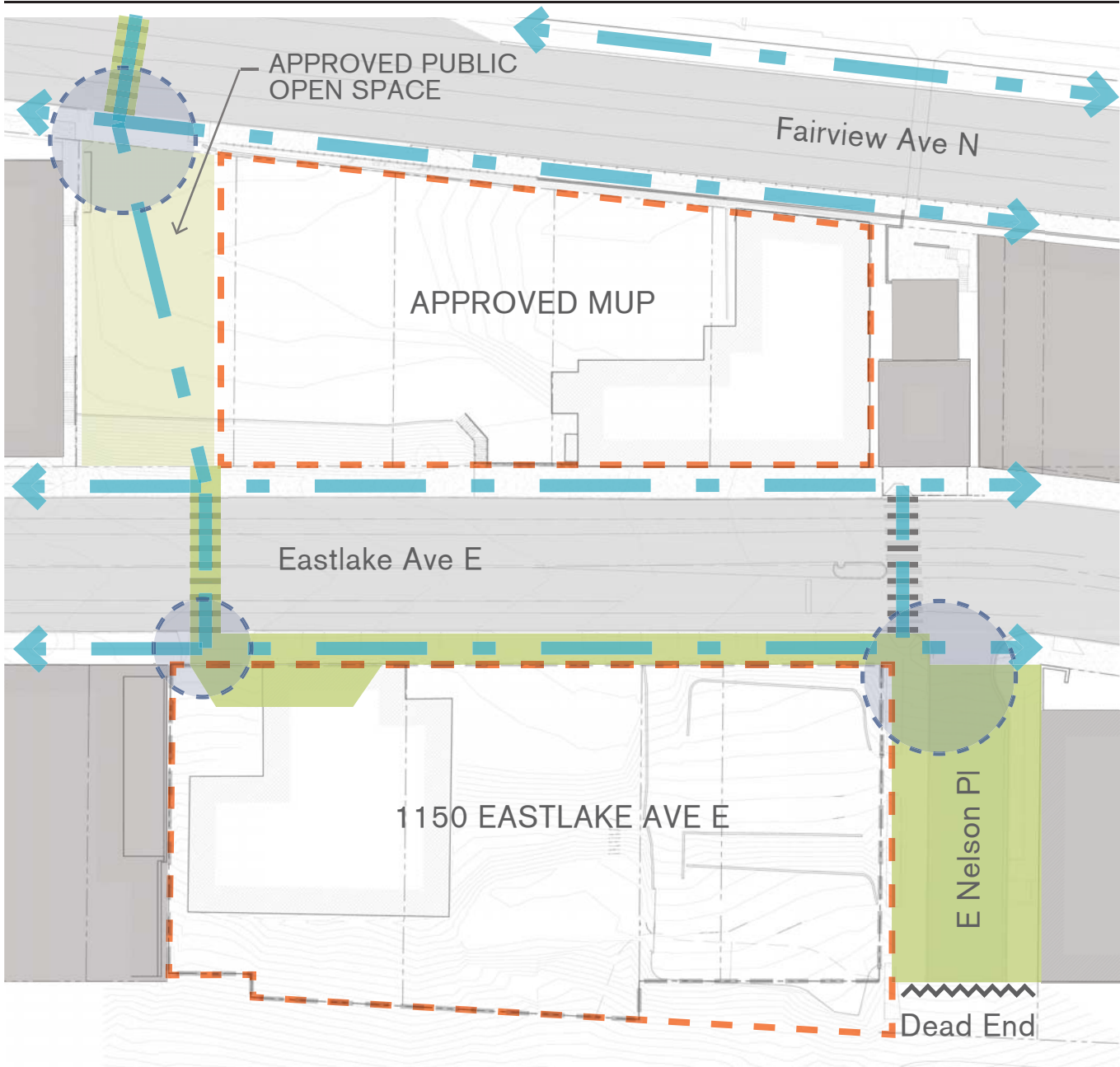
PEDESTRIAN ACCESS - EXISTING



EXISTING OBSERVATIONS

- Primary routes exist traveling north/south along Eastlake Ave E and Fairview Ave N
- There is one designated crosswalk at the Hydro House crossing Eastlake Ave E
- There is currently no clear pedestrian connection from the proposed site to the waterfront
- There is currently little to no public open space along Eastlake Ave E

PEDESTRIAN ACCESS - FUTURE



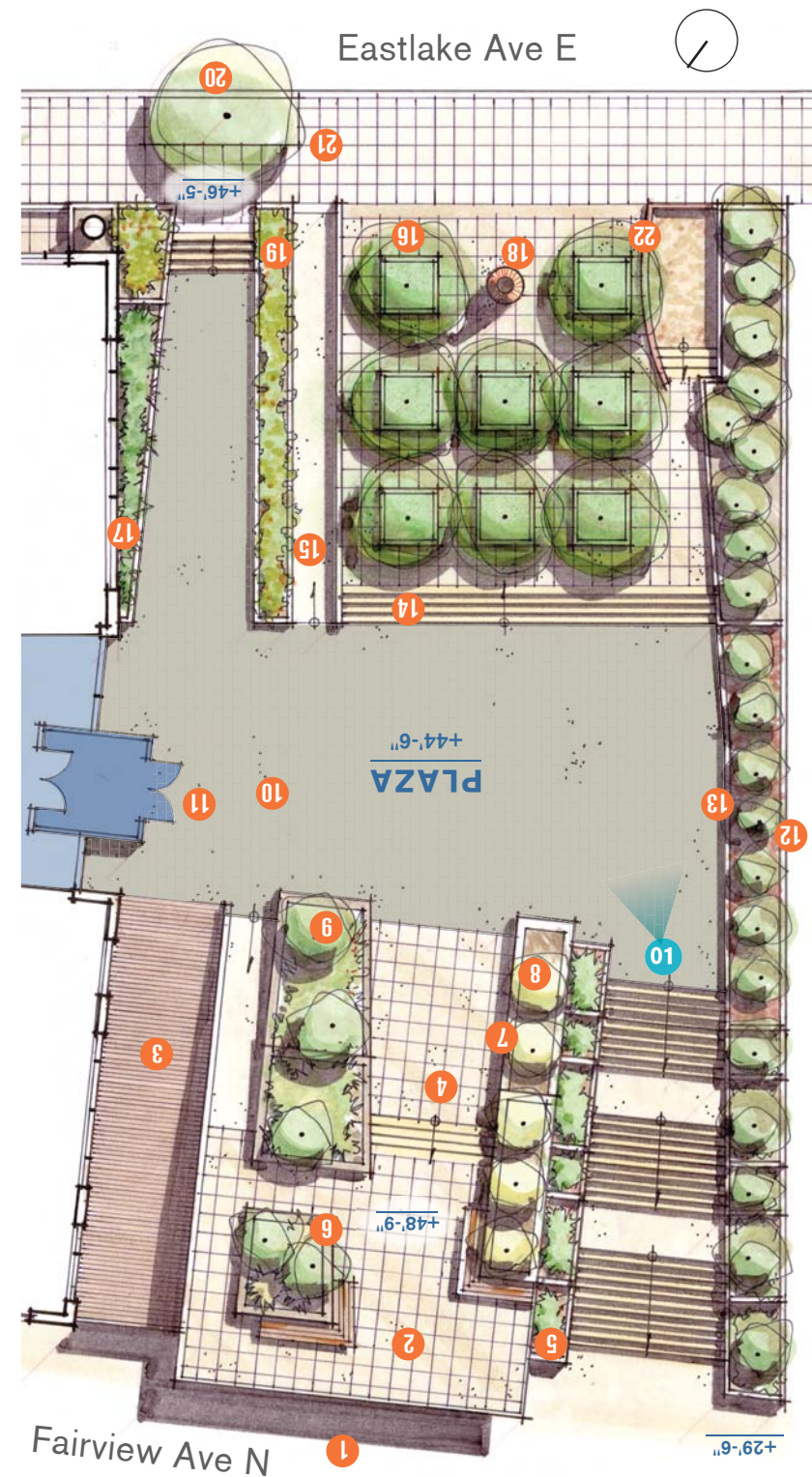
FUTURE OBSERVATIONS

- North/south routes along Eastlake Ave E and Fairview Ave N are will be connected via a public open space
- New opportunity to provide additional crosswalk to connect the proposed site and approved open space
- Proposed site could capitalize on a main entrance at the southwest to draw pedestrians further onto Eastlake
- A new cross walk and successful proposed entry on the southwest provide additional connections to street vacation proposal

SITE CONDITIONS

Future Neighborhood Public Spaces

1165 EASTLAKE - OPEN SPACE PLAN



01 VIEW FROM PUBLIC OPEN SPACE



LOCATION MAP



OBSERVATIONS

- The publicly accessible open space at 1165 Eastlake has a clear view towards the southwest corner of the proposed site
- This newly approved public open space provides a direct connection for both pedestrians and bicycles from Fairview Ave up to Eastlake
- The visual connection also serves as an opportunity to create strong pedestrian connections to nearby public transit stops

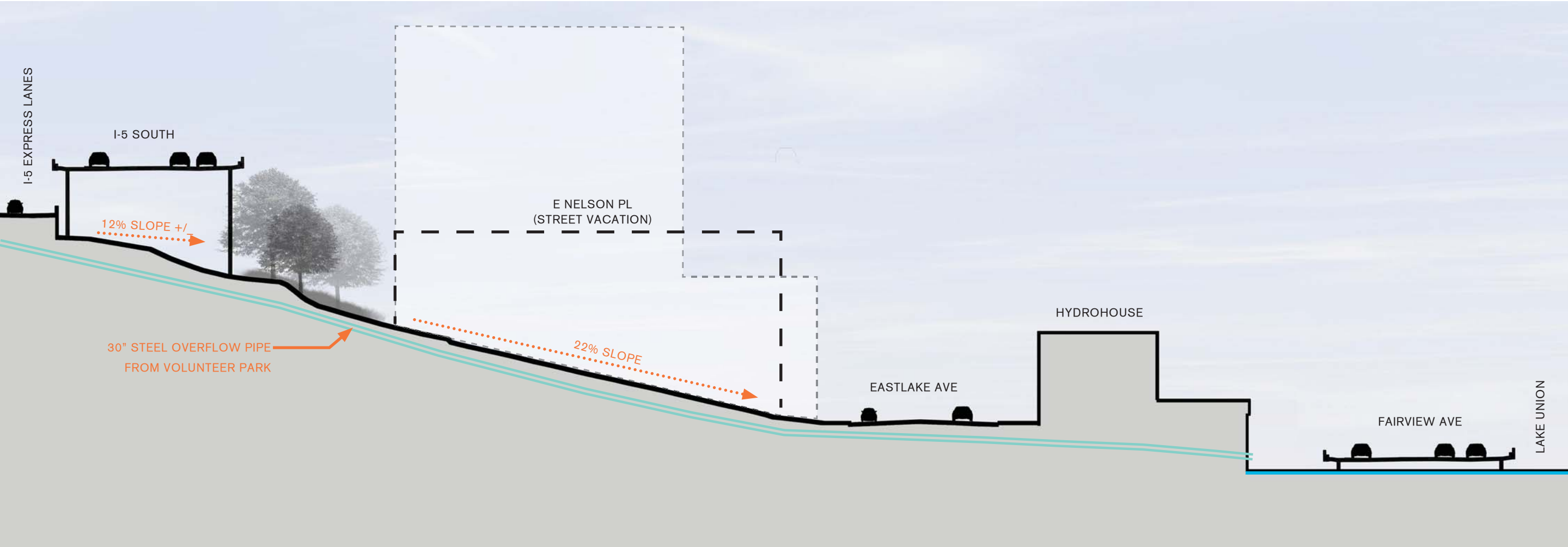
1165 EASTLAKE - EAST ELEVATION



SITE CONDITIONS

Existing Conditions of E Nelson Pl

SITE SECTION - EXISTING CONDITIONS



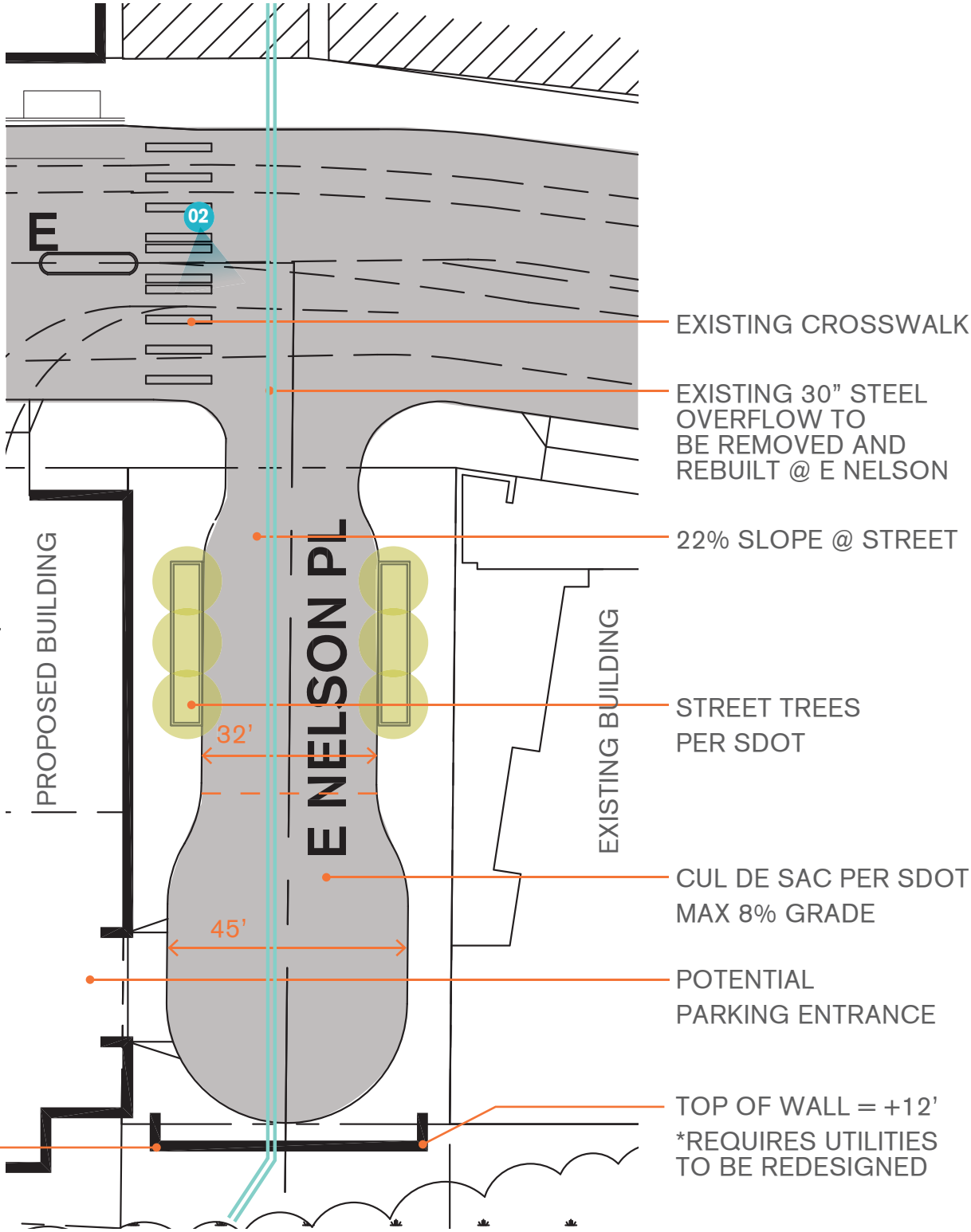
EXISTING SITE PHOTOS



01 AERIAL OF E NELSON PL



02 STREET VIEW OF E NELSON PL



OBSERVATIONS

The preliminary assessment report provided for the proposed site calls for right-of-way improvements per SDOT standards (Figure 4-25 of Seattle right-of-way manual). These improvements trigger a complete redesign and reconstruction of a 30" steel overflow pipe from Volunteer park that the proposed design would be required to pay for.

Pro's

- SPU maintains vehicular access to the street
- SPU maintains staging area if utilities need to be serviced
- Additional above grade parking access is allowed

Con's

- No street parking is allowed
- The cul de sac would require regrading almost half of E Nelson pl to attain a max slope of 8%
- The max slope would require a 12' tall retaining wall at the back of the cul de sac to support the soil beyond
- The regrading and new wall required by the city would require having to rebuild an existing 30" steel overflow pipe from volunteer park
- SPU no longer has vehicular access behind E Nelson Pl
- The size of the cul de sac eliminates the possibility of ample landscaping
- Sidewalk widths are significantly reduced at cul de sac and the end of the street becomes primarily vehicle circulation

EXAMPLE CONDITION - HIGHLAND DRIVE



CONTEXT AND SITE

CS2 Urban Pattern and Form



I. RESPONDING TO SITE CHARACTERISTICS

Encourage provision of “outlooks and overlooks” for the public to view the lake and cityscapes. Examples include provision of public plazas and/or other public open spaces and changing the form or facade setbacks of the building to enhance opportunities for views.



B. HEIGHT, BULK, AND SCALE

Encourage stepping back an elevation at upper levels for development taller than 55 feet to take advantage of views and increase sunlight at street level. Where stepping back upper floors is not practical or appropriate other design considerations may be considered, such as modulations or separations between structures.

CS3 Context and Character



I. 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.

PUBLIC LIFE

PL1 Connectivity



III. PEDESTRIAN OPEN SPACES + 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.

PUBLIC LIFE

PL2 Walkability



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.

DESIGN CONCEPT

DC2 Architectural Concept



I. ARCHITECTURAL CONCEPT + 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.

DC3 Open Space Concept



LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

Landscaping should be designed to take advantage of views to waterfront and downtown Seattle.

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OPTION 3: PREFERRED SCHEME



OPTION 1



OPTION 2



FUNDAMENTALS TO ALL SCHEMES

OPPORTUNITIES

- Develop strong pedestrian connections & open space
- Iconic design opportunities to be seen from all around

CHALLENGES

- Building massing to extend above I-5 freeway
- Achieve successful street vacation

Metrics

Gross SF (Above Grade)	: 292,000 sf
Chargeable SF / FAR	: 285,000 sf
Floors (Above Grade)	: 10
Parking Levels (Below Grade)	: 5
Height (Above Grade)	: 140'
Automobile Stalls	: Approx 500
Loading Berths	: 3
Curb Cuts	: 1

LEED Rating Goal	: Gold
2% Office Open Space Req.	: 5,700 sf

Proposed Use by Floor

Penthouse (Solarium)	: Amenity
L3-10	: Office
L2	: Office/Amenity
L1	: Lobby/Retail/Garage & Loading

Approximate GFA Totals by Use

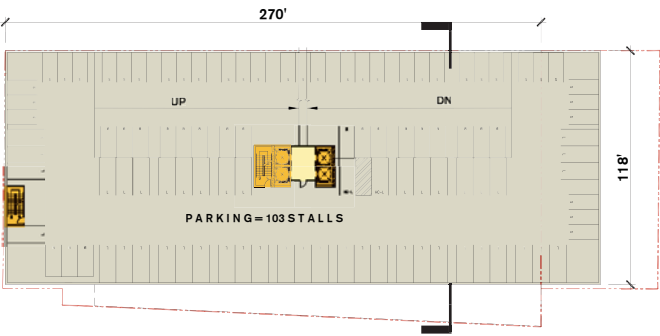
Office/Amenity	: 265,000 sf
Retail	: 10,000 sf
Building Support	: 10,000 SF

CONCEPT ALTERNATIVES

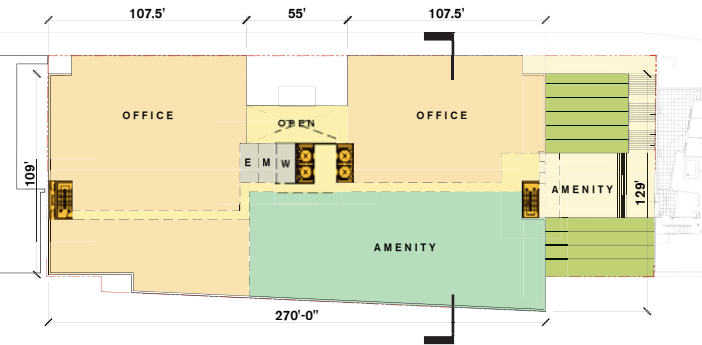
Option 1

Retail Office Circulation Common Green Space Amenity Space Garage/Support

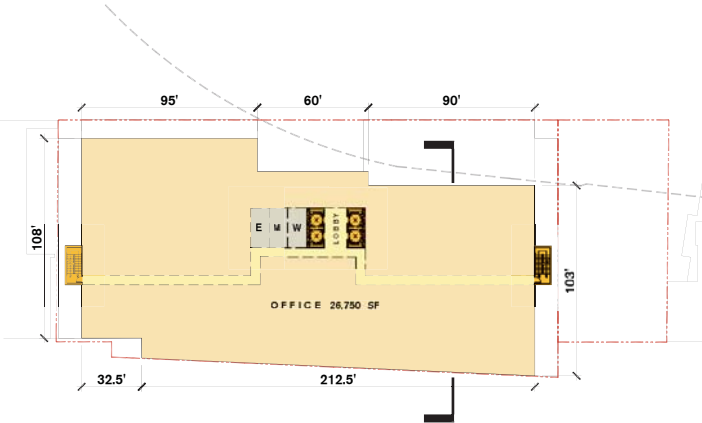
LEVEL P2/TYP PARKING PLAN



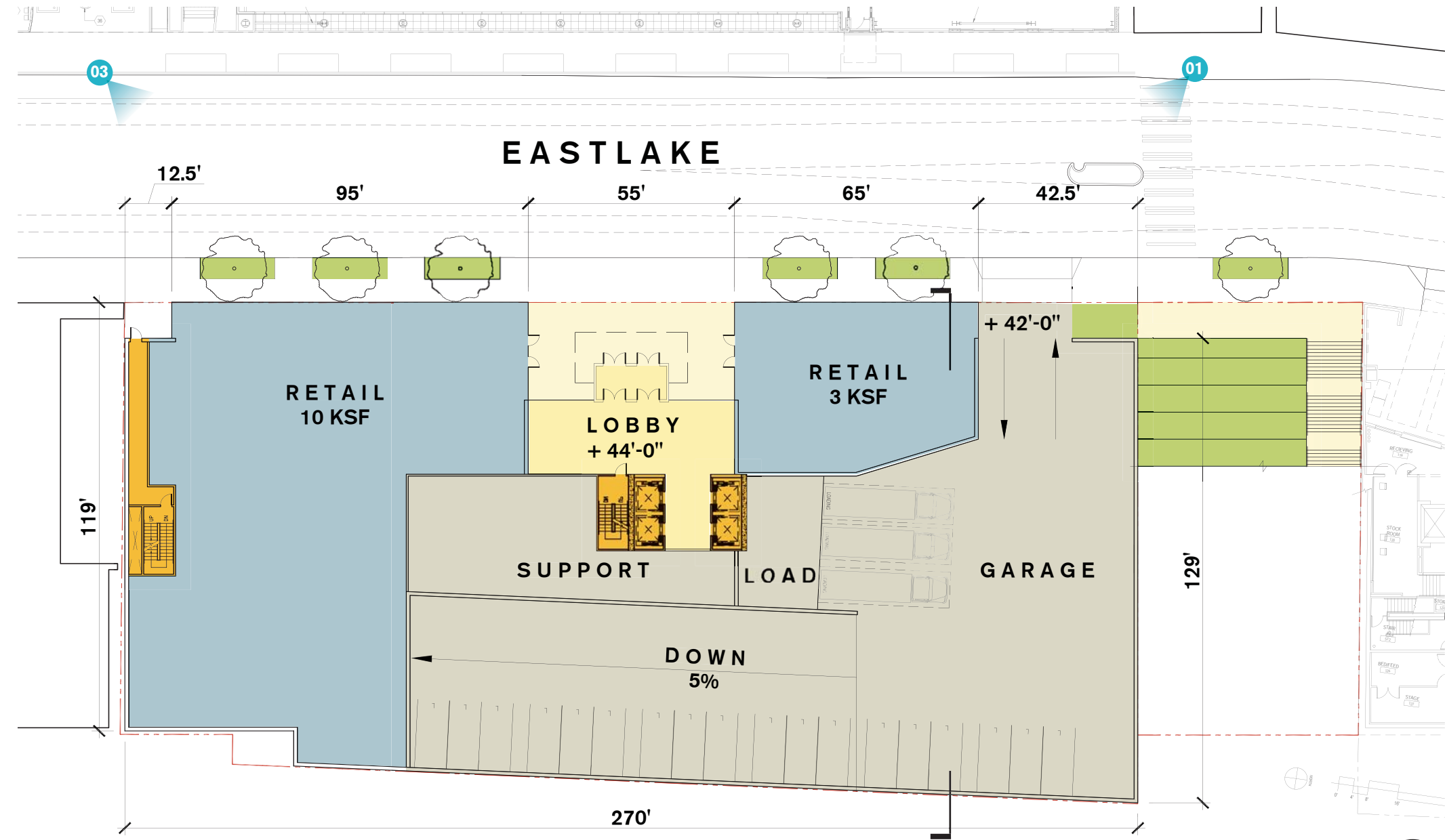
LEVEL 2



LEVEL 7/TYP OFFICE PLAN



LEVEL 1



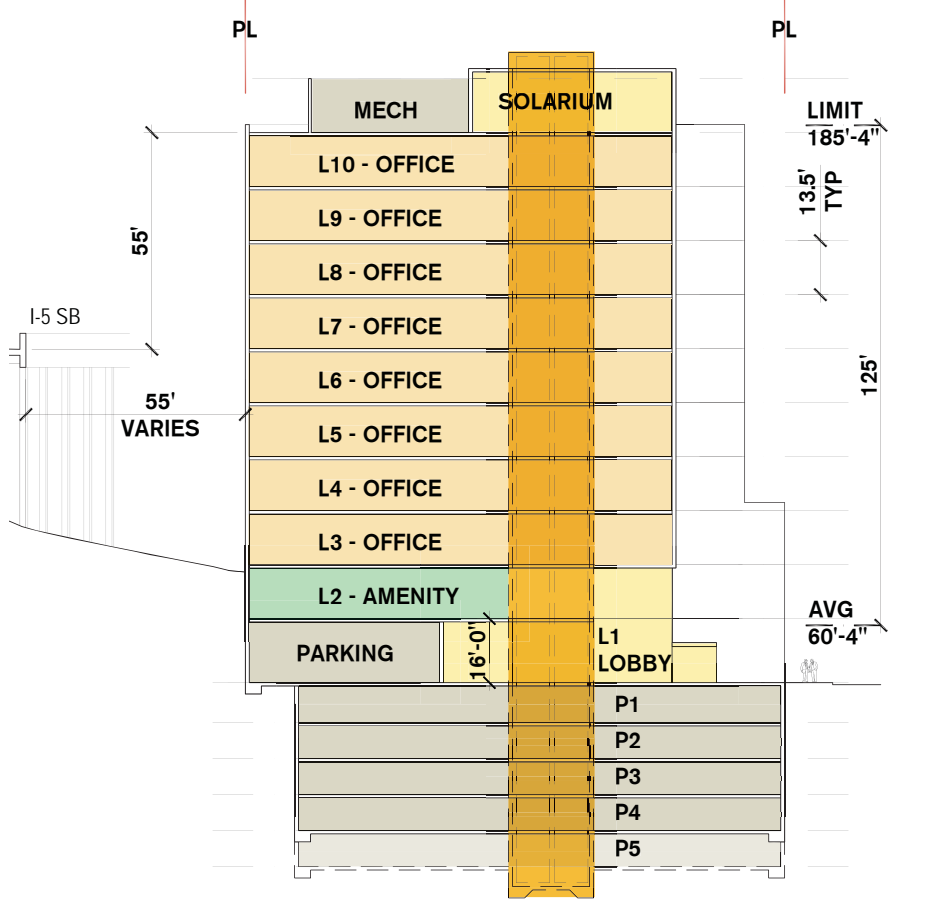
OPPORTUNITIES

- Mid block entrance with a small plaza with retail flanking the entrance
- Center core and mid block entrance breaks up the massing symmetrically near ground level
- Parking at level 1 decreases the amount needed for excavation
- Parking entrance to the North gets cars away from public plaza to west

CHALLENGES

- Center core location & parking at level 1 reduces the amount of street level uses available along eastlake
- Mid block entrance is recessed and is less visible from public plaza to the west
- Building retail at lot line conditions makes the sidewalk feel narrow and relentless

BUILDING SECTION - FACING SOUTH



02 AERIAL VIEW FACING EAST



01 LOOKING SOUTH FROM EASTLAKE AVE E



05 FACING SOUTHWEST FROM I-5 SOUTH BOUND



04 AERIAL VIEW FACING SOUTHEAST



03 LOOKING NORTH FROM EASTLAKE AVE E

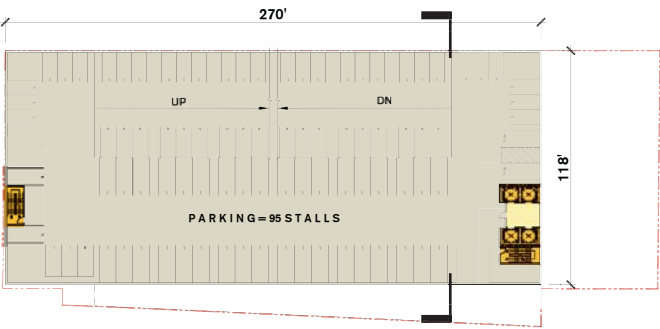


CONCEPT ALTERNATIVES

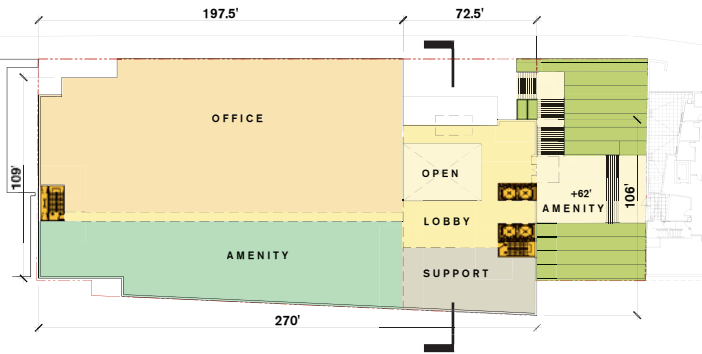
Option 2

Retail Office Circulation Common Green Space Amenity Space Garage/Support

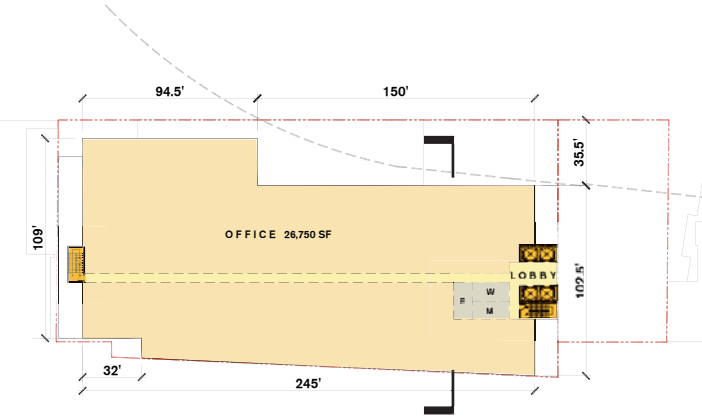
LEVEL P2/TYP PARKING PLAN



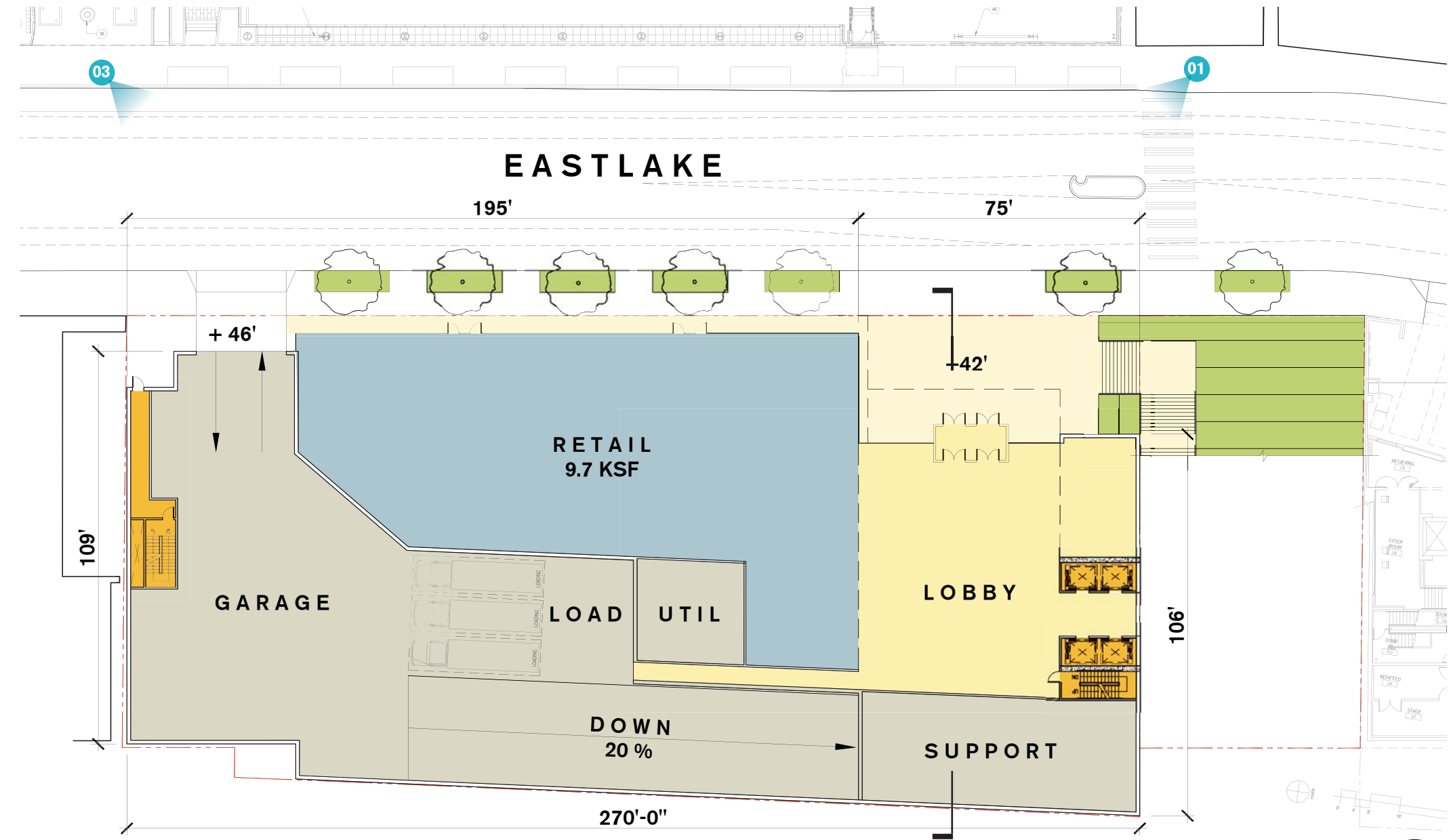
LEVEL 2



LEVEL 7/TYP OFFICE PLAN



LEVEL 1



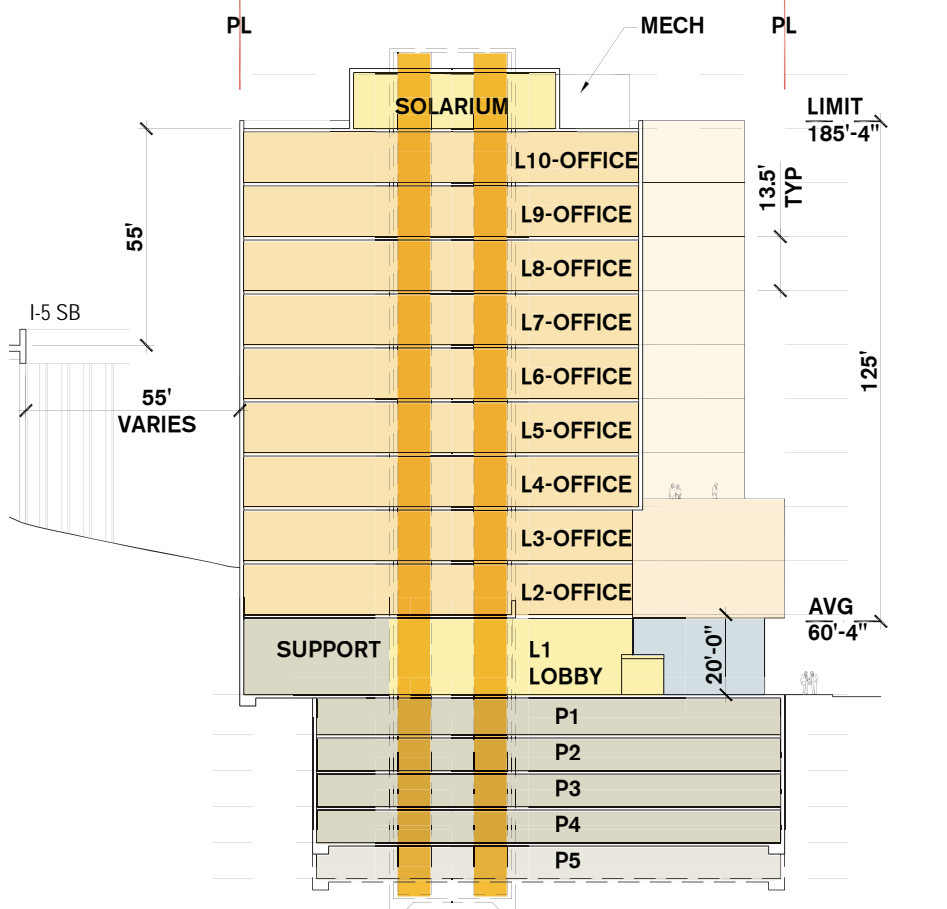
OPPORTUNITIES

- Edge core and main entrance to the north side provides integration into proposed street vacation
- Speed ramp to garage allows for more street level uses along Eastlake
- Large multi-story lobby provides opportunities to directly connect retail at the interior of the building and with the 2nd level of street vacation
- Setback at ground level makes for a more generous sidewalk

CHALLENGES

- Garage curb cut placed immediately next to existing curb cut to south
- Building main entrance and open space is not visually connected to public open space to the west
- Edge core to the north limit building massing opportunities as seen from I-5 southbound

BUILDING SECTION - FACING SOUTH



02 AERIAL VIEW FACING EAST



01 LOOKING SOUTH FROM EASTLAKE AVE E



05 FACING SOUTHWEST FROM I-5 SOUTH BOUND



04 AERIAL VIEW FACING SOUTHEAST



03 LOOKING NORTH FROM EASTLAKE AVE E

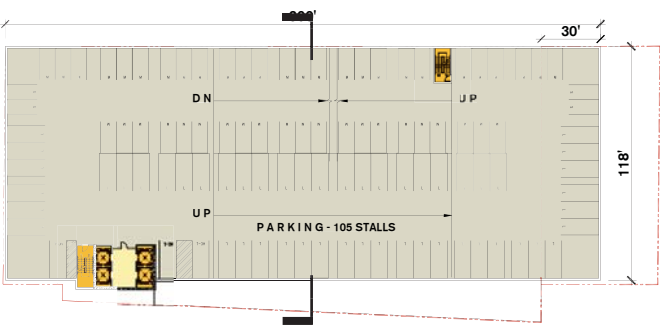


CONCEPT ALTERNATIVES

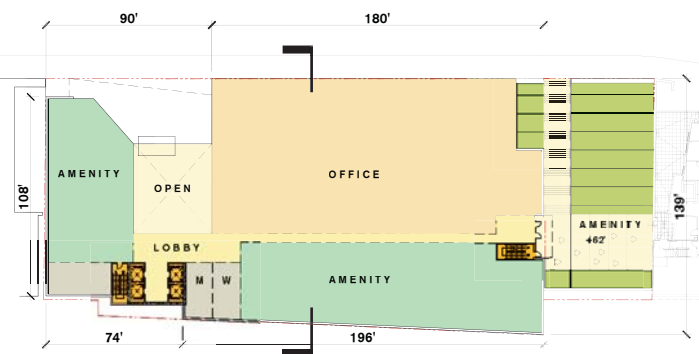
Option 3 : Preferred Alternative

Retail Office Circulation Common Green Space Amenity Space Garage/Support

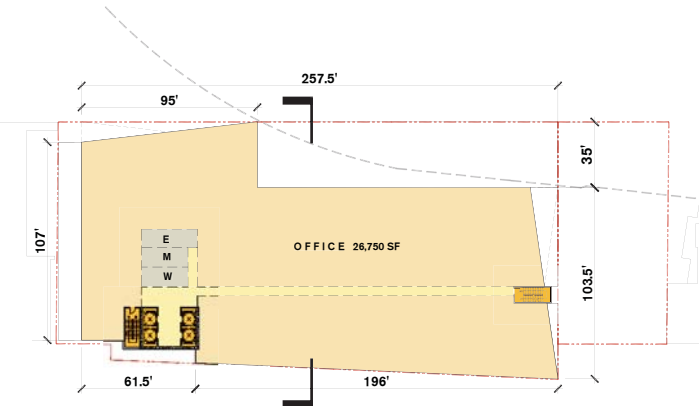
LEVEL P2/TYP PARKING PLAN



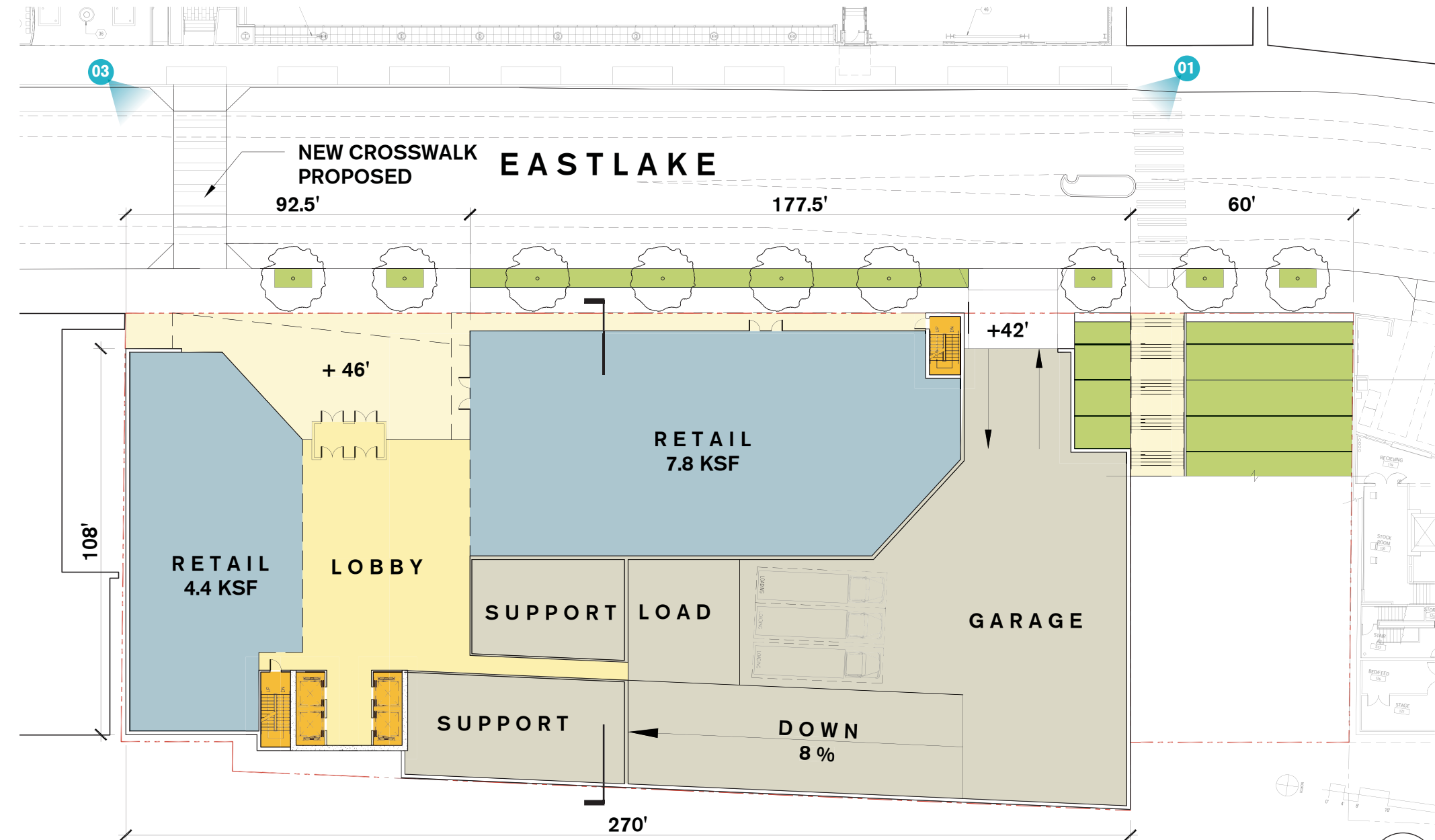
LEVEL 2



LEVEL 7/TYP OFFICE PLAN



LEVEL 1



OPPORTUNITIES

- Main entrance and open space located to south with strong visual connection to public open space to the west
- Potential to add new sidewalk to connect open spaces
- Edge core to south allows for unique massing opportunities on the north as seen by I-5 south bound
- Site provides public open spaces at both ends of the property

CHALLENGES

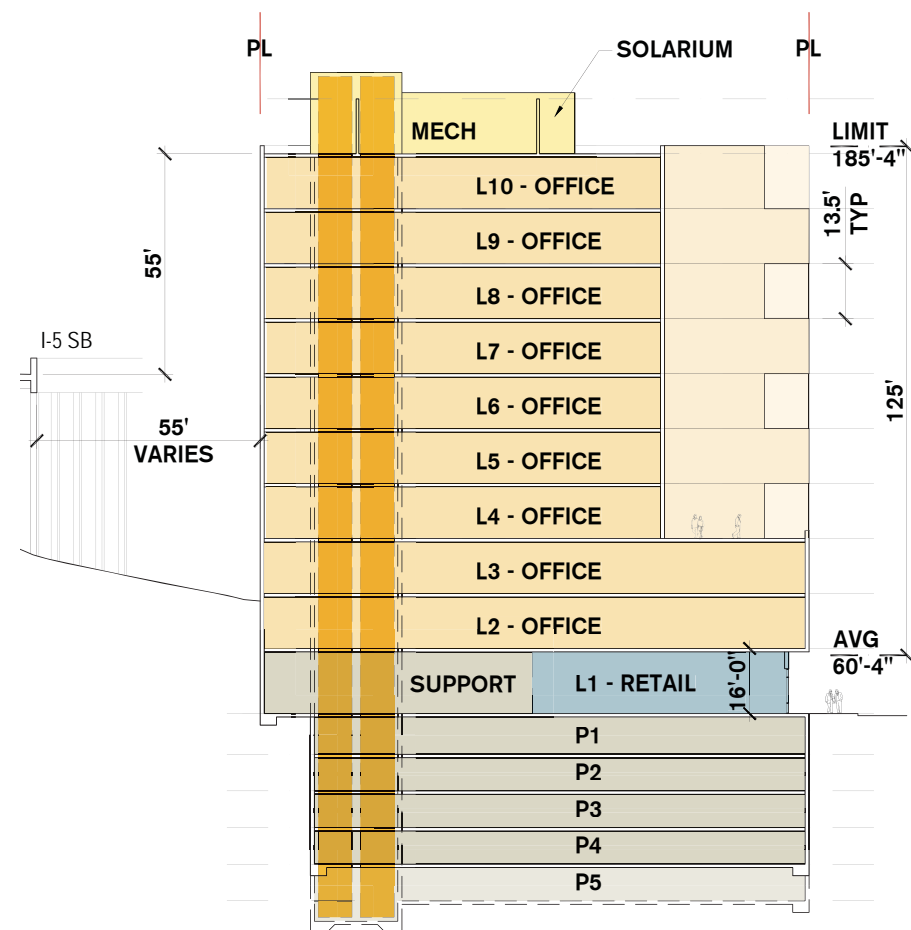
- Garage curb cut placed closely to existing sidewalk and road median
- Edge core along east facade limits massing opportunities to the north side of building



CONCEPT ALTERNATIVES

Option 3: Preferred Alternative

BUILDING SECTION - FACING SOUTH



02 AERIAL VIEW FACING EAST



01 LOOKING SOUTH FROM EASTLAKE AVE E



05 FACING SOUTHWEST FROM I-5 SOUTH BOUND



04 AERIAL VIEW FACING SOUTHEAST



03 LOOKING NORTH FROM EASTLAKE AVE E



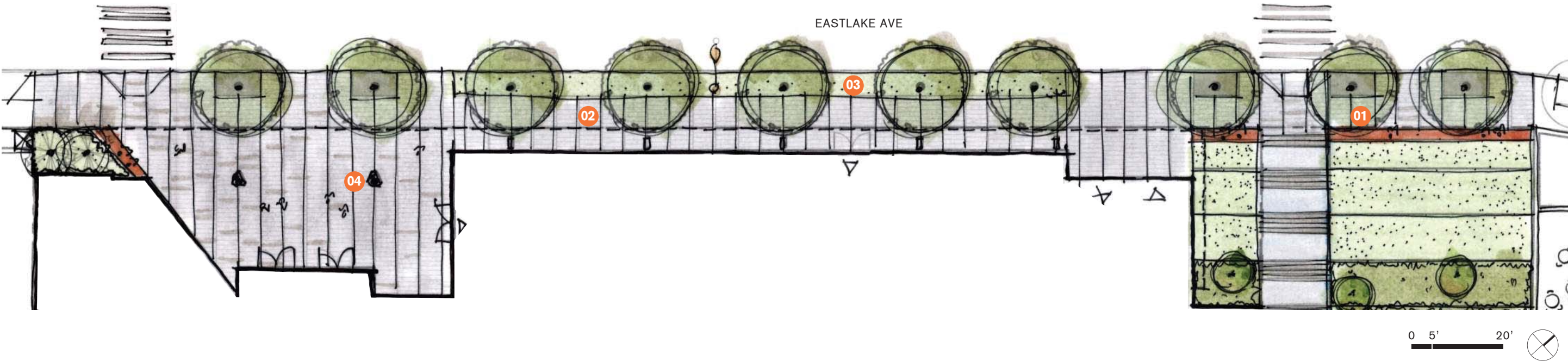
SITE PLAN + LANDSCAPE CONCEPTS

Proposed Landscape Plan

PLAN - OVERALL



PLAN - STREETSCAPE



INSPIRATIONAL IMAGES



01 PLANTING AND PEDESTRIAN SEATING



02 SPECIAL PAVING THROUGHOUT SIDEWALK



03 PLANTING STRIP

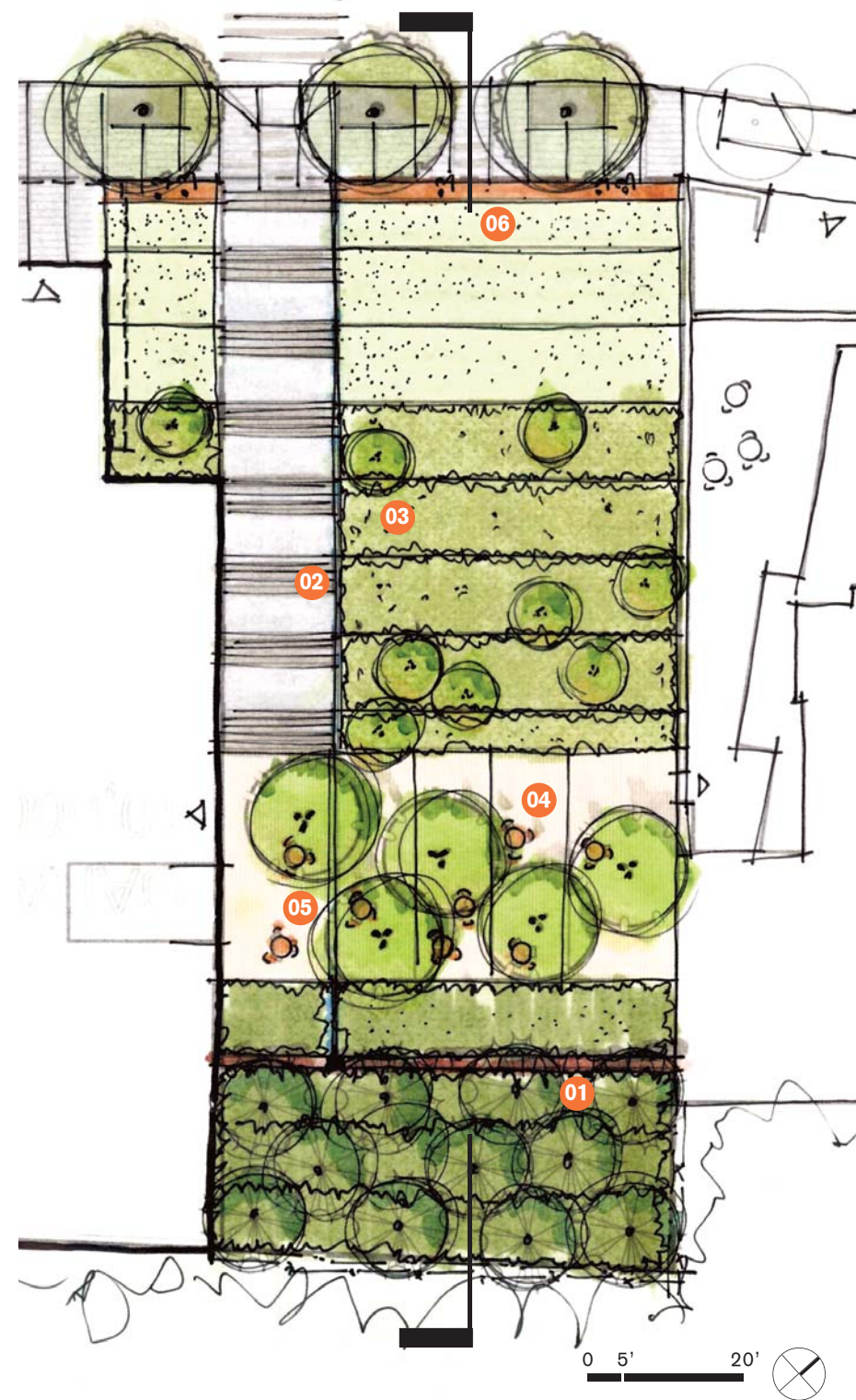


04 FLEXIBLE SEATING AT ENTRY

SITE PLAN + LANDSCAPE CONCEPTS

Street Vacation Concepts

PLAN



INSPIRATIONAL IMAGES



01 FEATURE WALL



02 STORMWATER RUNNEL



03 STEPS AND TERRACING



04 SEATING WITH VIEWS

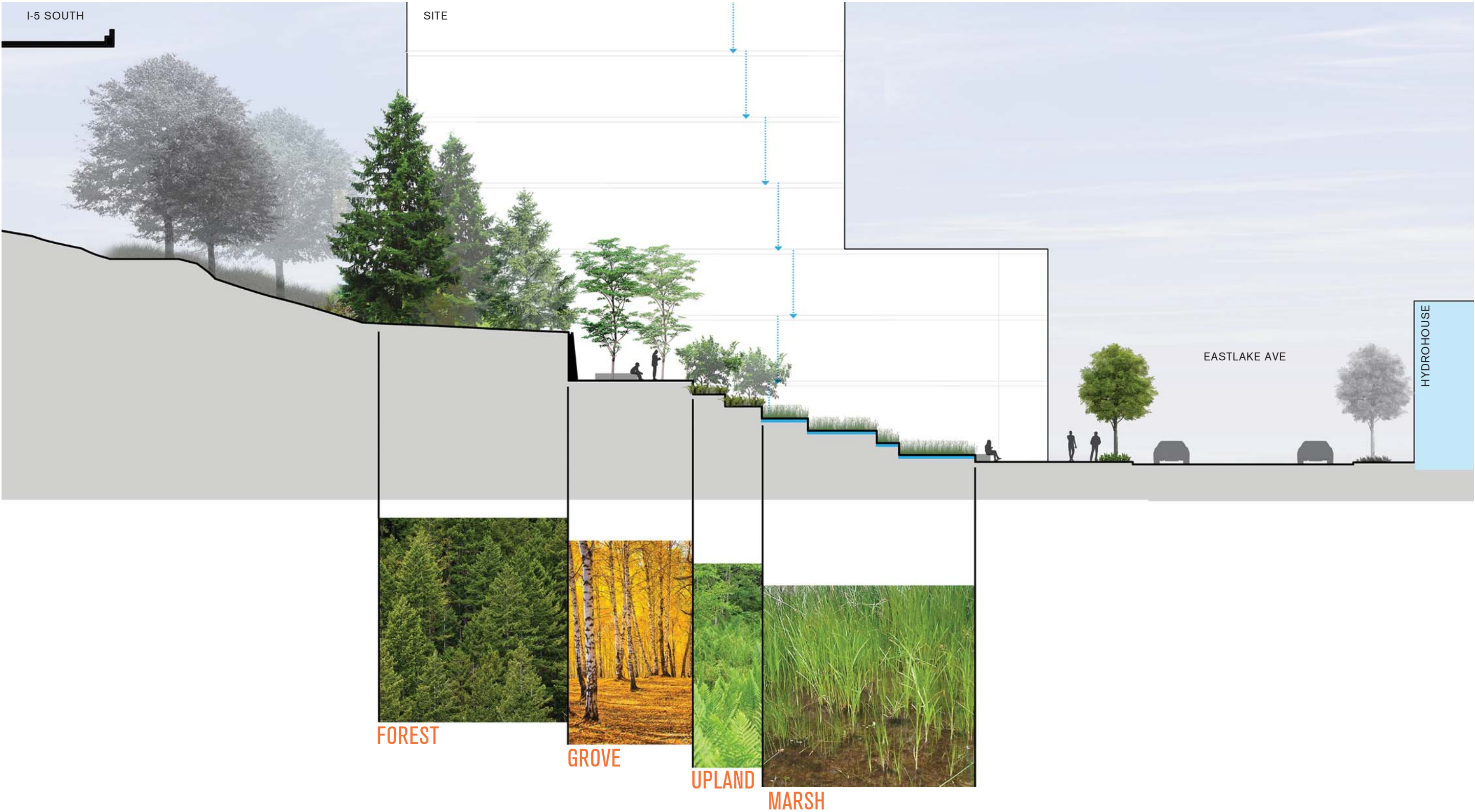


05 STEPPED DECKING, SEATING AREA



06 TERRACED PLANTING WITH SEATING

CONCEPT SECTION



SITE PLAN + LANDSCAPE CONCEPTS

Perspective Views

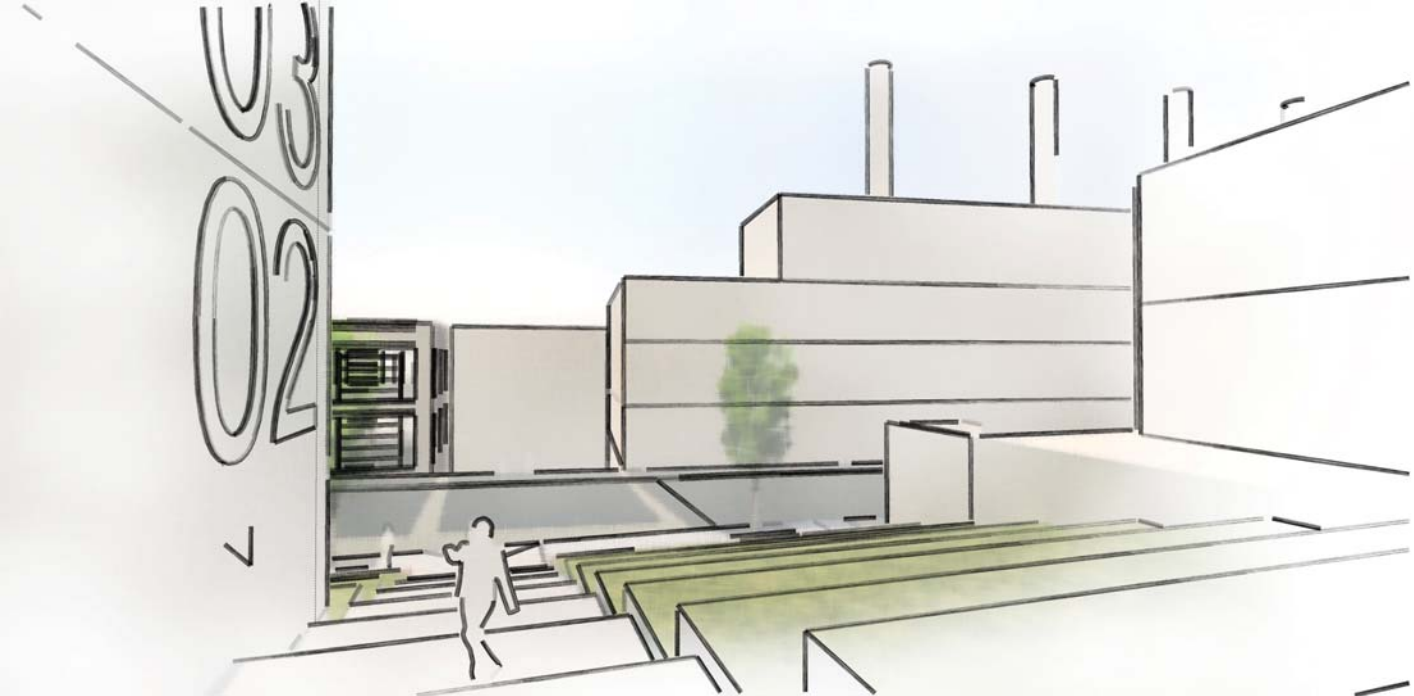
01 STREET VIEW FACING SOUTH



02 AERIAL VIEW FACING EAST



03 STREET VACATION VIEW FACING WEST



04 STREET VIEW FACING NORTH

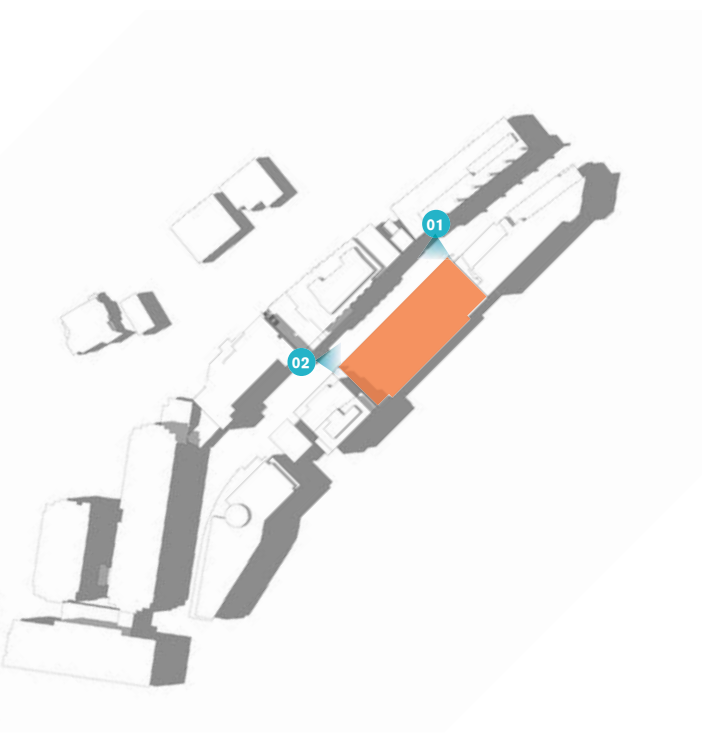


No departures currently anticipated.

APPENDIX

Option 3 : Additional Studies - Scheme 1

LOCATION MAP



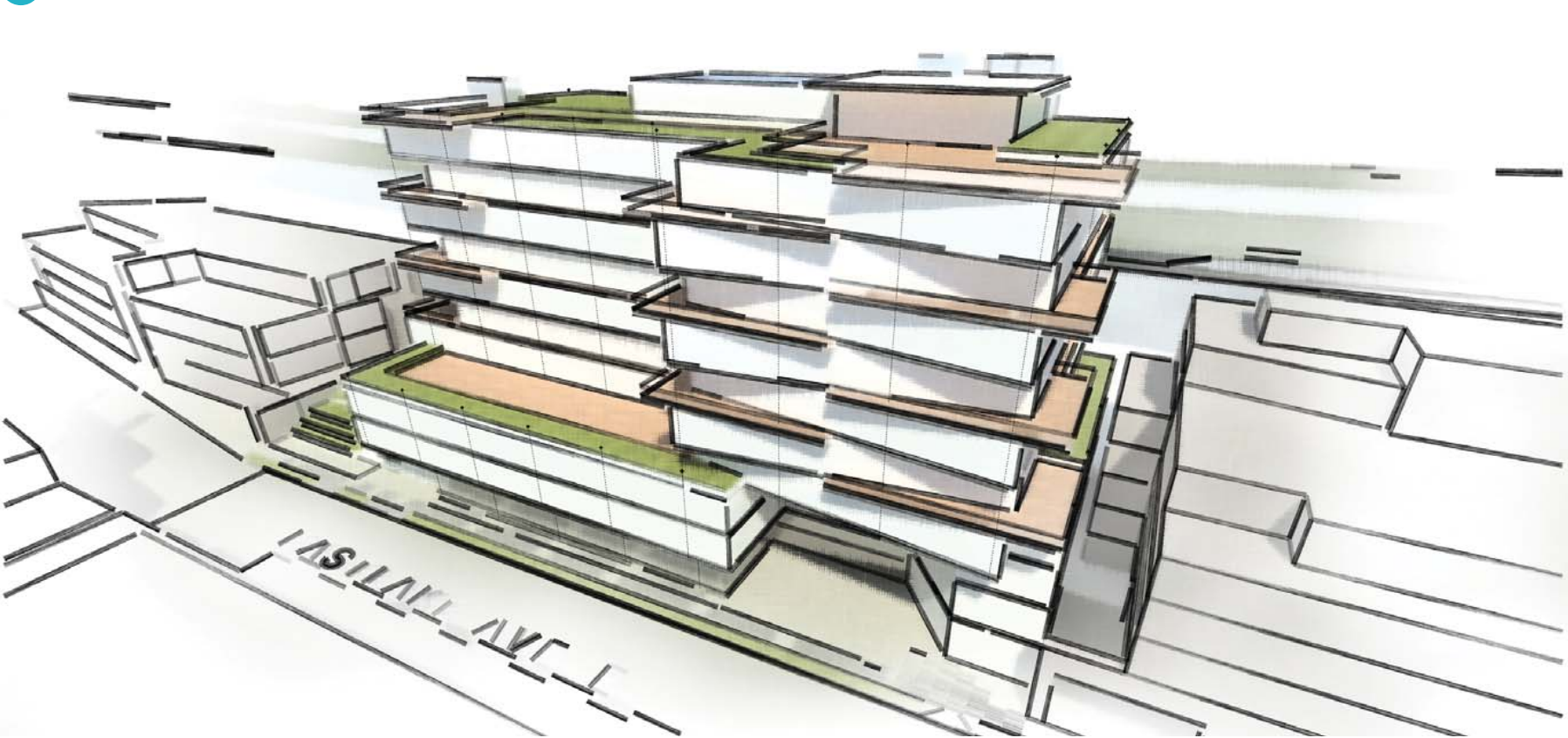
OBSERVATIONS

- I-5 and Lake Union provide unique opportunities to develop articulation that responds to the wonderful views in the area
- The energy from I-5 and Lake union can cause the floor plates to slip past one another resembling plate tectonics
- The slip in the floor plates provide opportunities for indoor/outdoor work spaces and expansive decks that take advantage of the views
- This kind of articulation also serves to modulate the facade and break down the scale of the building in response to the transitional neighborhood and its presence along I-5

01 AERIAL VIEW FACING SOUTHEAST



02 AERIAL VIEW FACING NORTHEAST



01 AERIAL VIEW FACING SOUTHEAST



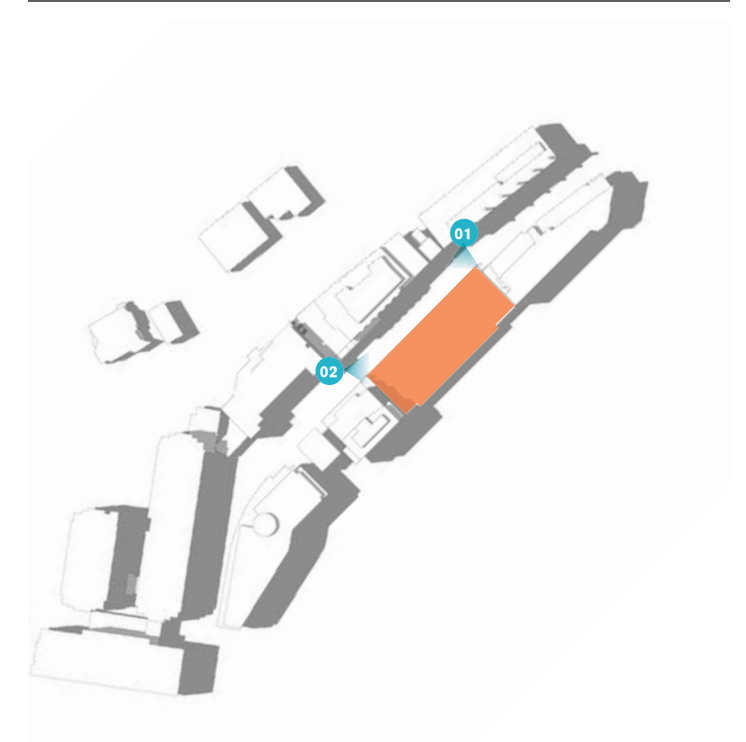
02 AERIAL VIEW FACING NORTHEAST



APPENDIX

Option 3: Additional Studies - Scheme 2

LOCATION MAP



OBSERVATIONS

- In response to I-5 and Lake Union, the building can take on a fluid quality to its form that can slightly setback at floors above level 3
- The shape of the massing could have rounded edges in contrast and as a counterpoint to all of the extruded rectangular forms currently existing in the neighborhood
- The curvilinear form and subtle setbacks act as a tool to soften the presence of the building as seen from Lake Union and from I-5
- This kind of articulation also serves to modulate the facade and break down the scale of the building in response to the transitional neighborhood and its presence along I-5

APPENDIX

Existing Shadow Conditions

LEGEND

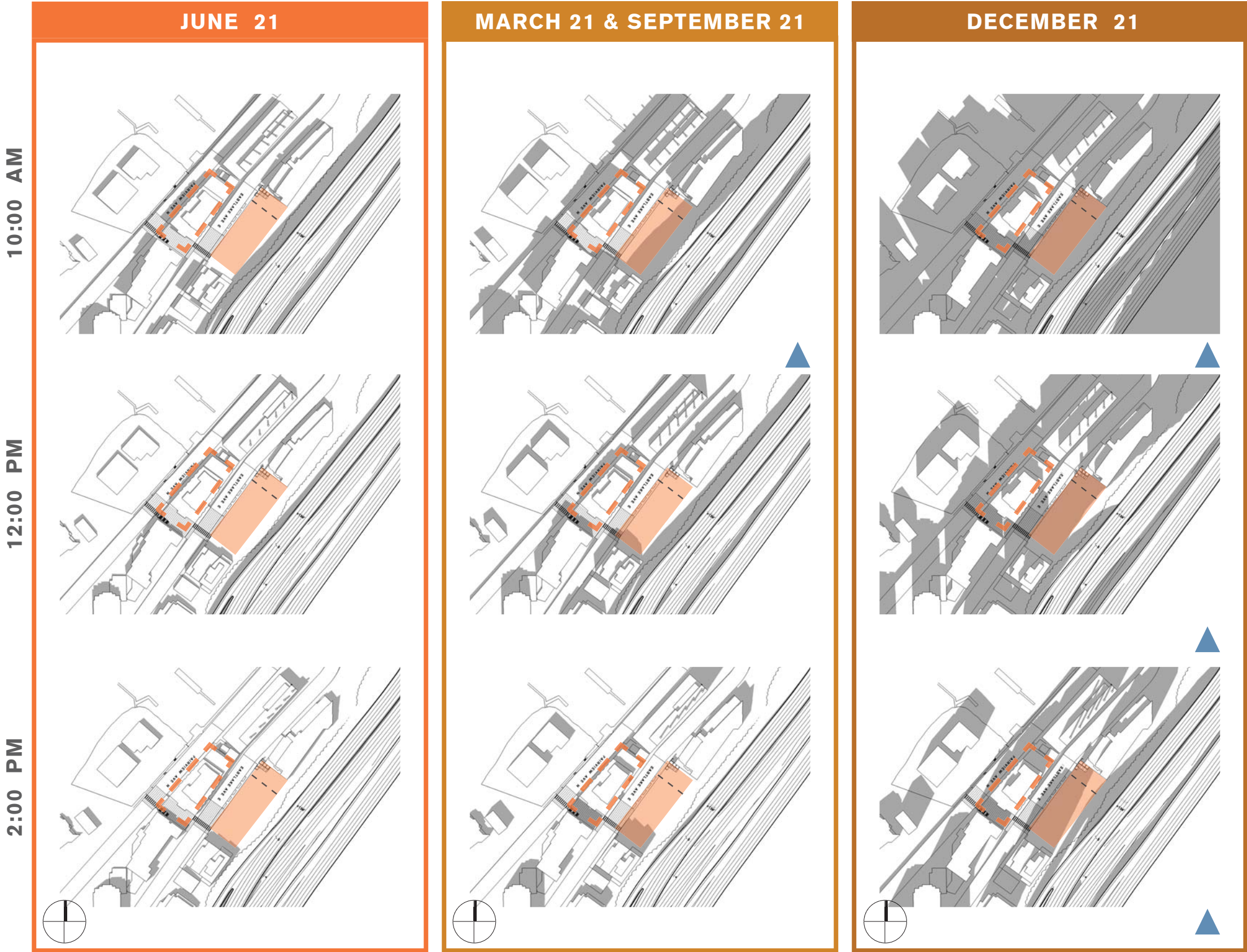
Proposed Site Location

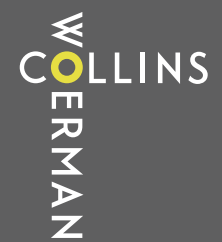
Significant shadow impact

Future 1165 MUP Proposal

OBSERVATIONS

The angle and position of the site results in significant shadow impact on lower levels from I-5 and the surrounding buildings during the early parts of the day.





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