



609 Fairview Ave N Recommendation Meeting

West DRB - July 20th, 2016

DPD# 3020512

Block 25 East



GRAPHITE

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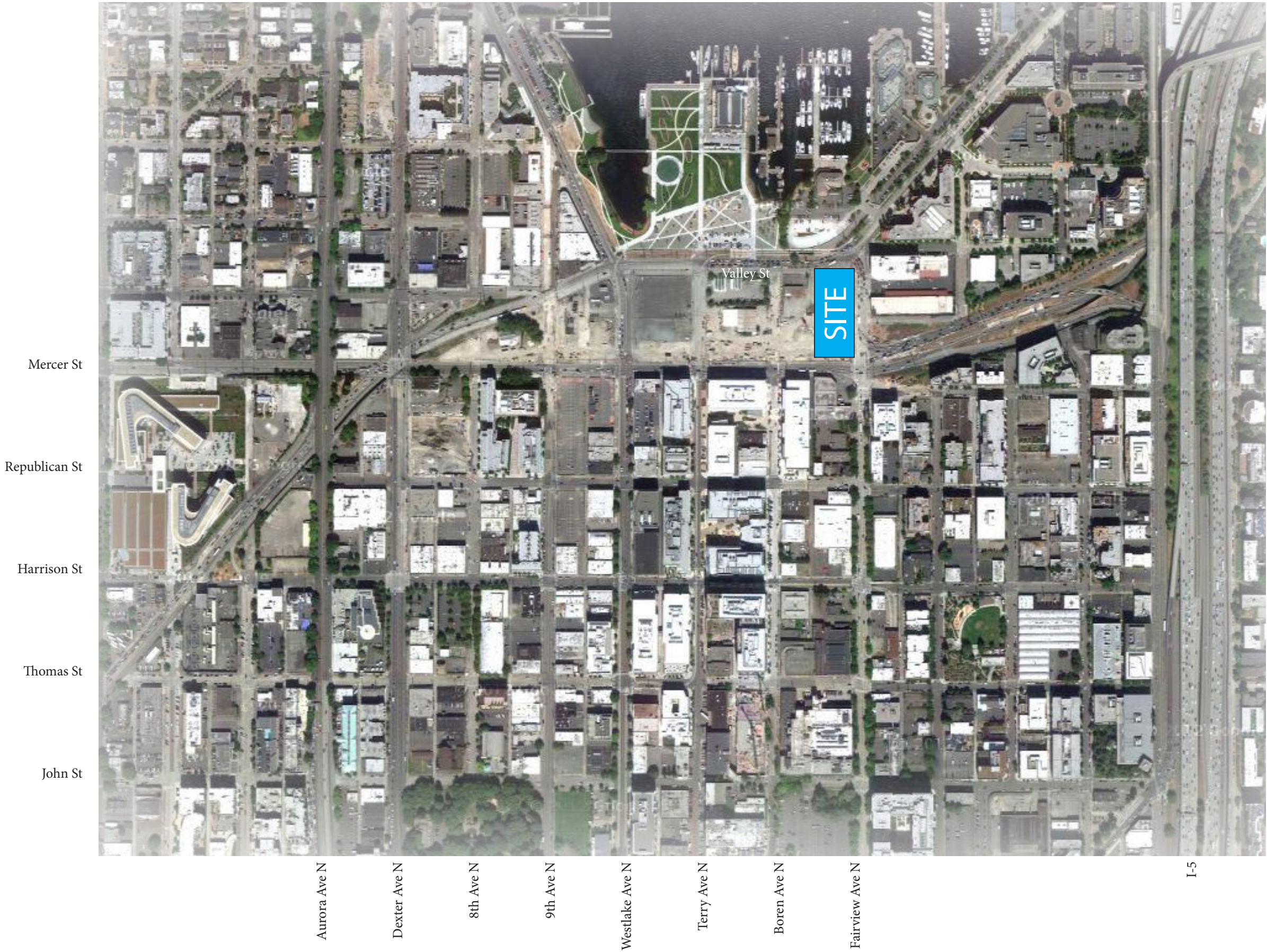
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Project Info

Property Address	609 Fairview Avenue North Seattle, WA 98109
DPD Project Number	3020512
Owner	Vulcan Real Estate 505 5th Avenue South, Suite 900 Seattle, WA 98104 Contact: Maggie Capelle 206.324.2000 MaggieC@vulcan.com
Architect	Graphite Design Group 1809 7th Avenue, Suite 700 Seattle, WA 98101 Contact: Peter Krech 206.224.3335 peter.krech@graphitedesigngroup.com www.graphitedesigngroup.com
Development Objectives	The applicant proposes to build a 6-story structure with 187,000 square feet of total above-grade construction, including approximately 187,000 SF of Commercial Office use. Below grade parking will be provided for approximately 221 cars. Also provided will be approximately 7,600 SF of Open Space at grade and 3,600 SF of Private Open Space. Primary building entries will be from the corner of Mercer Street and Fairview Avenue. Automobile entries will be from the alley bordering the site on the west. Three loading berths and trash and recycling facilities will also be accessible from the alley.

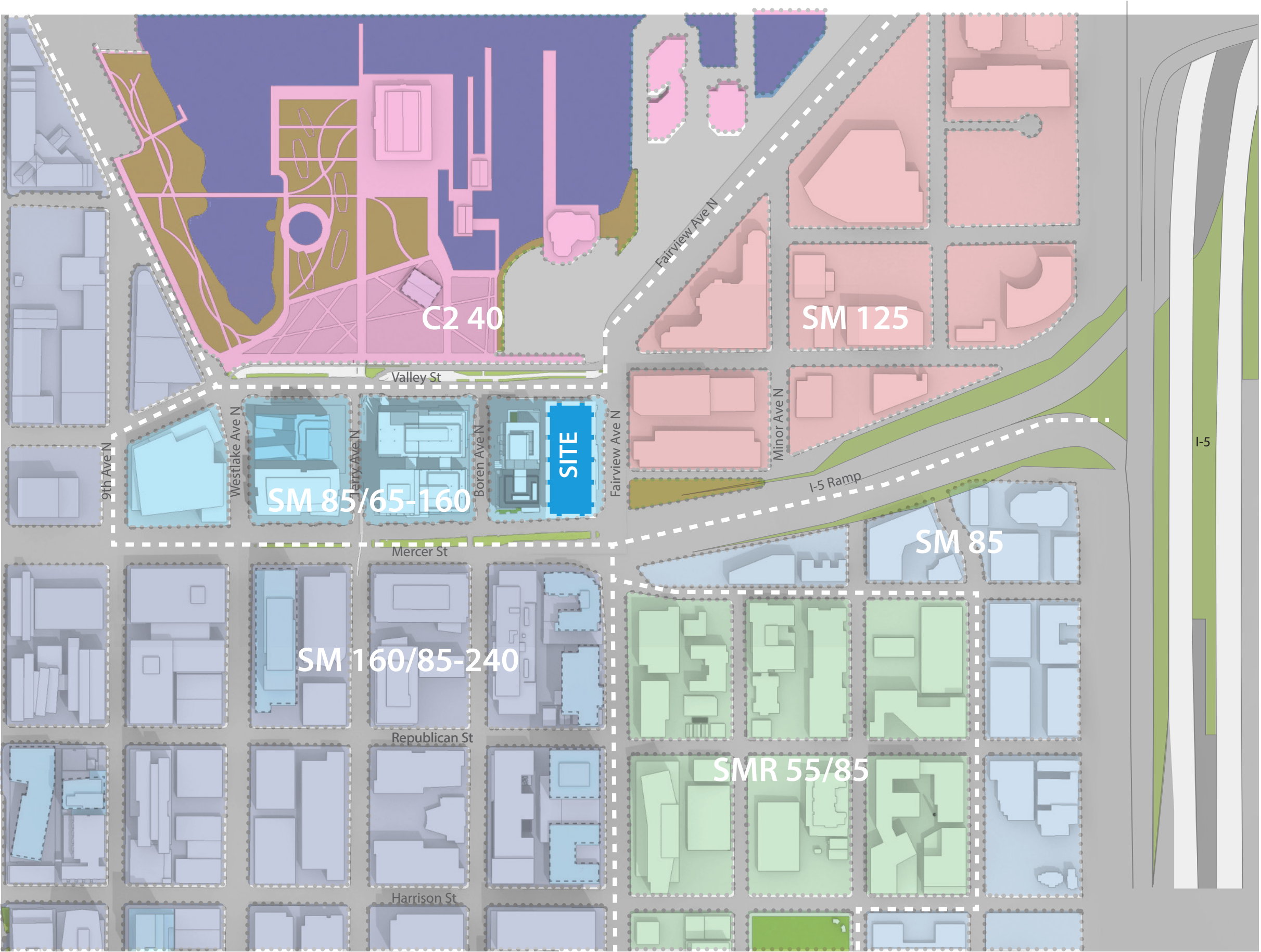
Project Goals

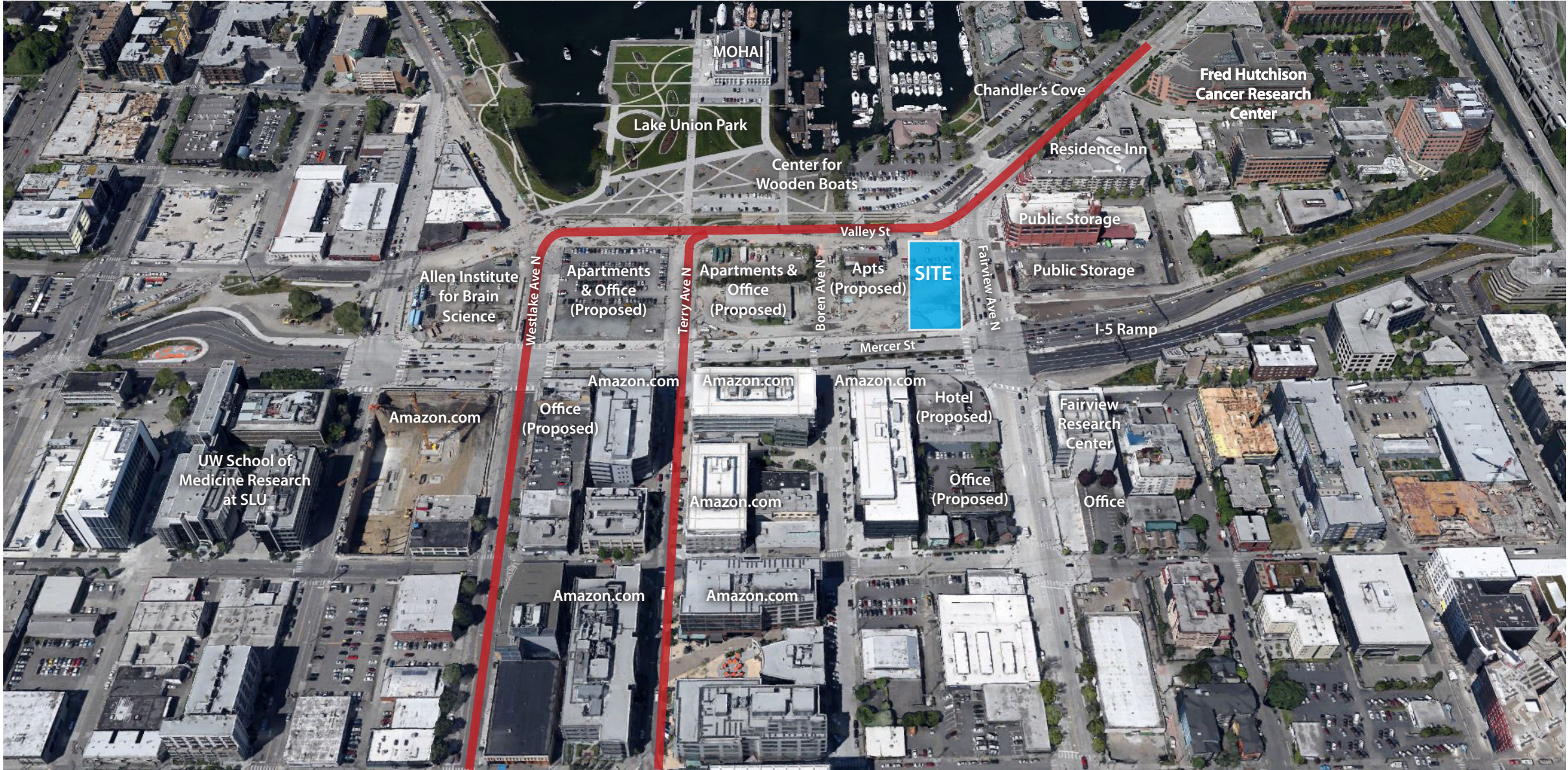
- Create a rich, diverse pedestrian environment with a variety of scales, active uses and characters of open spaces
- Connect to and enhance existing neighborhood pedestrian, vehicular, transit and cycling circulation patterns
- Create a gateway between the South Lake Union neighborhood and the lake front
- Respond and contribute to the established urban density pattern in a thoughtful manner
- Create flexible, active open space and ground floor commercial tenant opportunities that add vitality to the project site as well as surrounding community
- Locate all parking and building services at the alley or below grade
- Maximize development potential

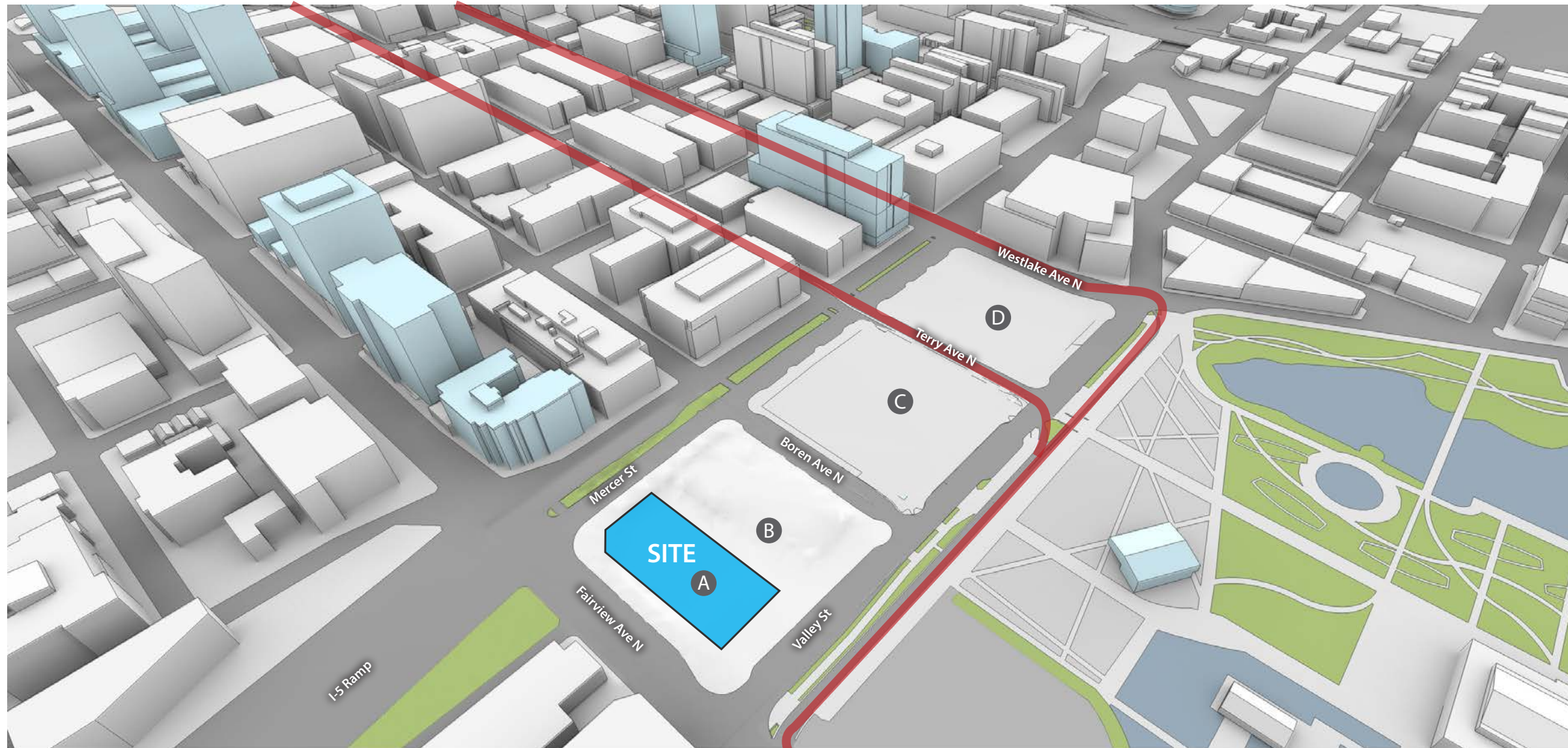


GRAPHITE

609 Fairview Ave N | West DRB | Design Recommendation | July 20th, 2016 | DPD # 3020512

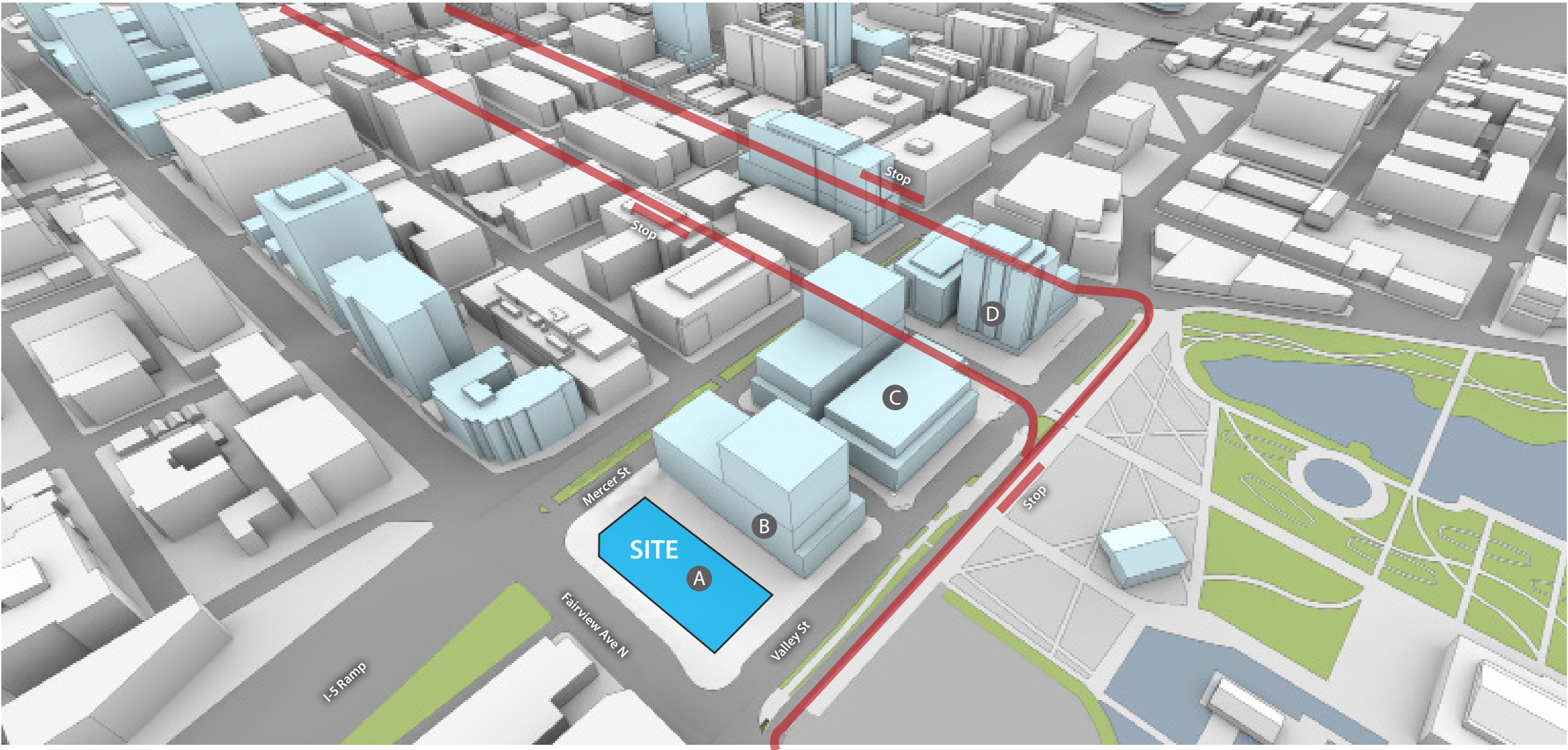






- A #3020512 MUP application ACTIVE & this DR #1
- B #3017401 MUP application ACTIVE & #3022086 MUP application ACTIVE & this DR#1
- C #3017398 MUP application ACTIVE & #3022087 MUP application ACTIVE, DR date TBD
- D #3017484 MUP application ACTIVE



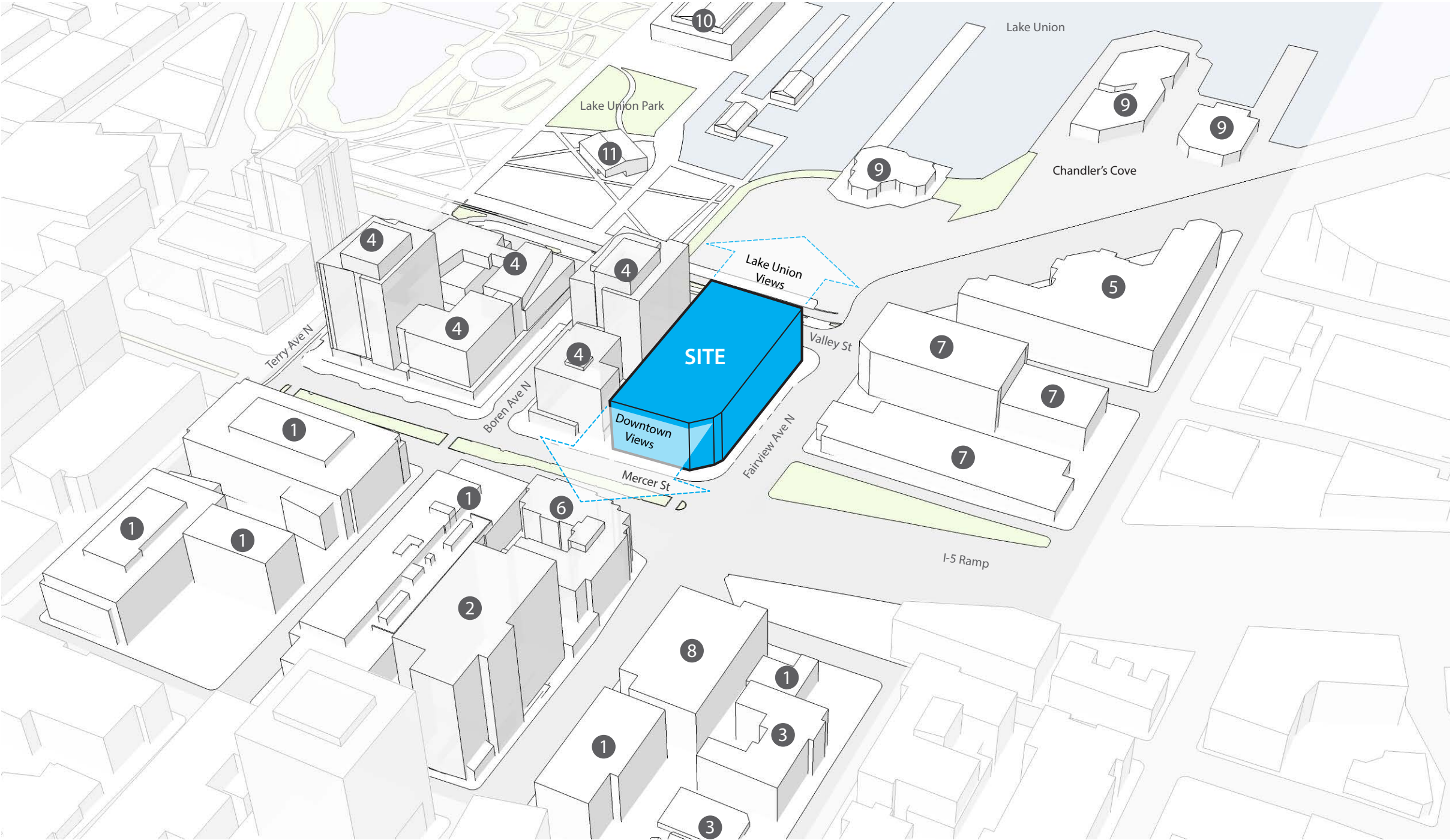


Proposed Development
(EDG or MUP Submitted)

- A #3020512 MUP application ACTIVE & this DR #1
- B #3017401 MUP application ACTIVE & #3022086 MUP application ACTIVE & this DR#1
- C #3017398 MUP application ACTIVE & #3022087 MUP application ACTIVE, DR date TBD
- D #3017484 MUP application ACTIVE

Street Car





- 1 Office
- 2 Office (Proposed)
- 3 Residential
- 4 Residential (Proposed)
- 5 Hotel
- 6 Hotel (Proposed)
- 7 Storage
- 8 Research
- 9 Restaurant
- 10 Museum/Cultural
- 11 Museum/Cultural (Proposed)





A. Mercer Block 25 West: 3017398



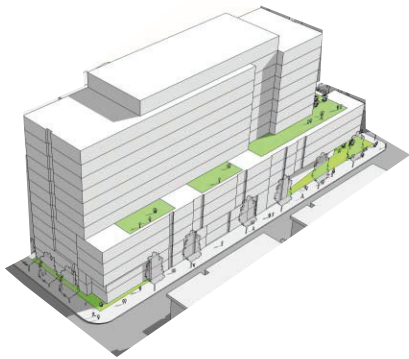
B. Mercer Block 31: 3022087



C. Mercer Block 37: 3017401



D. 527 Fairview Hotel (Proposed) 3016993



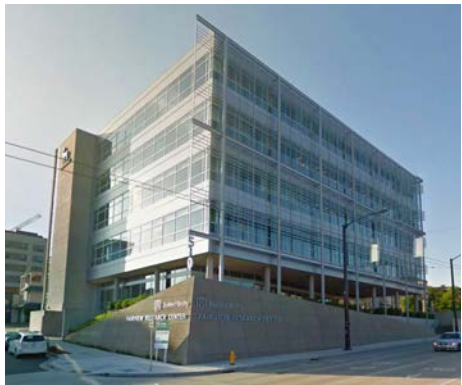
E. Block 38 Office (Proposed)



L. 700 Fairview Storage (Historic Landmark)



H. 501 Fairview Office (Proposed)



G. Fairview Research Center



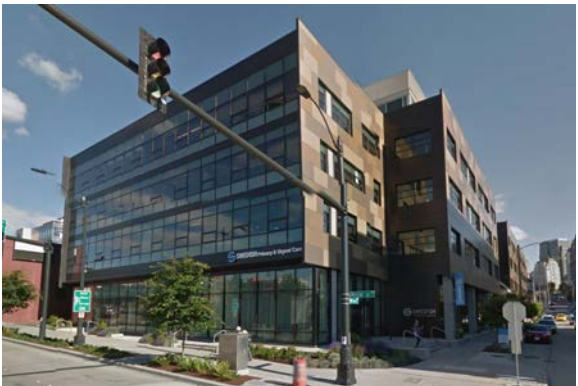
F. Wagner Education Center (Under Construction)



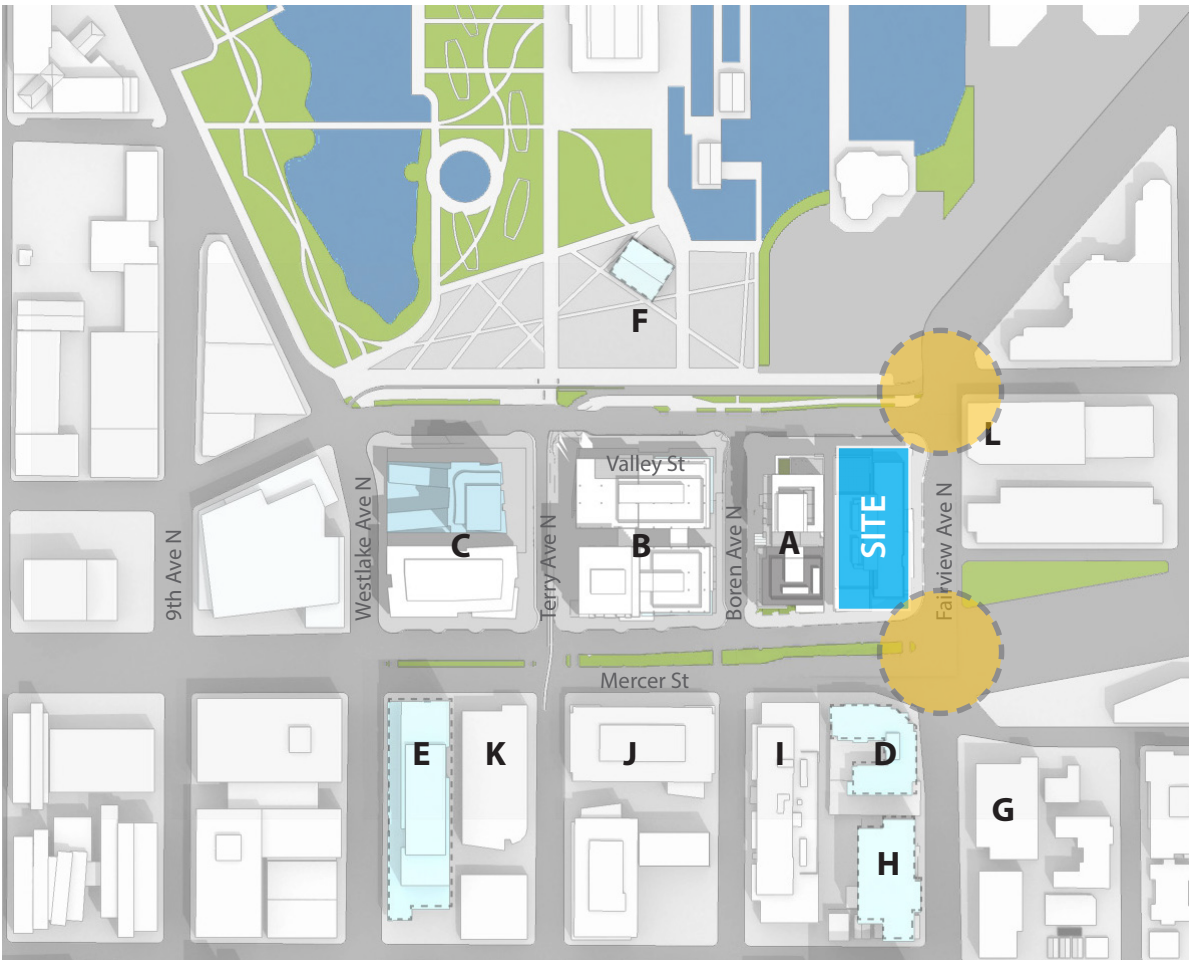
K. Amazon.com "Wainwright"

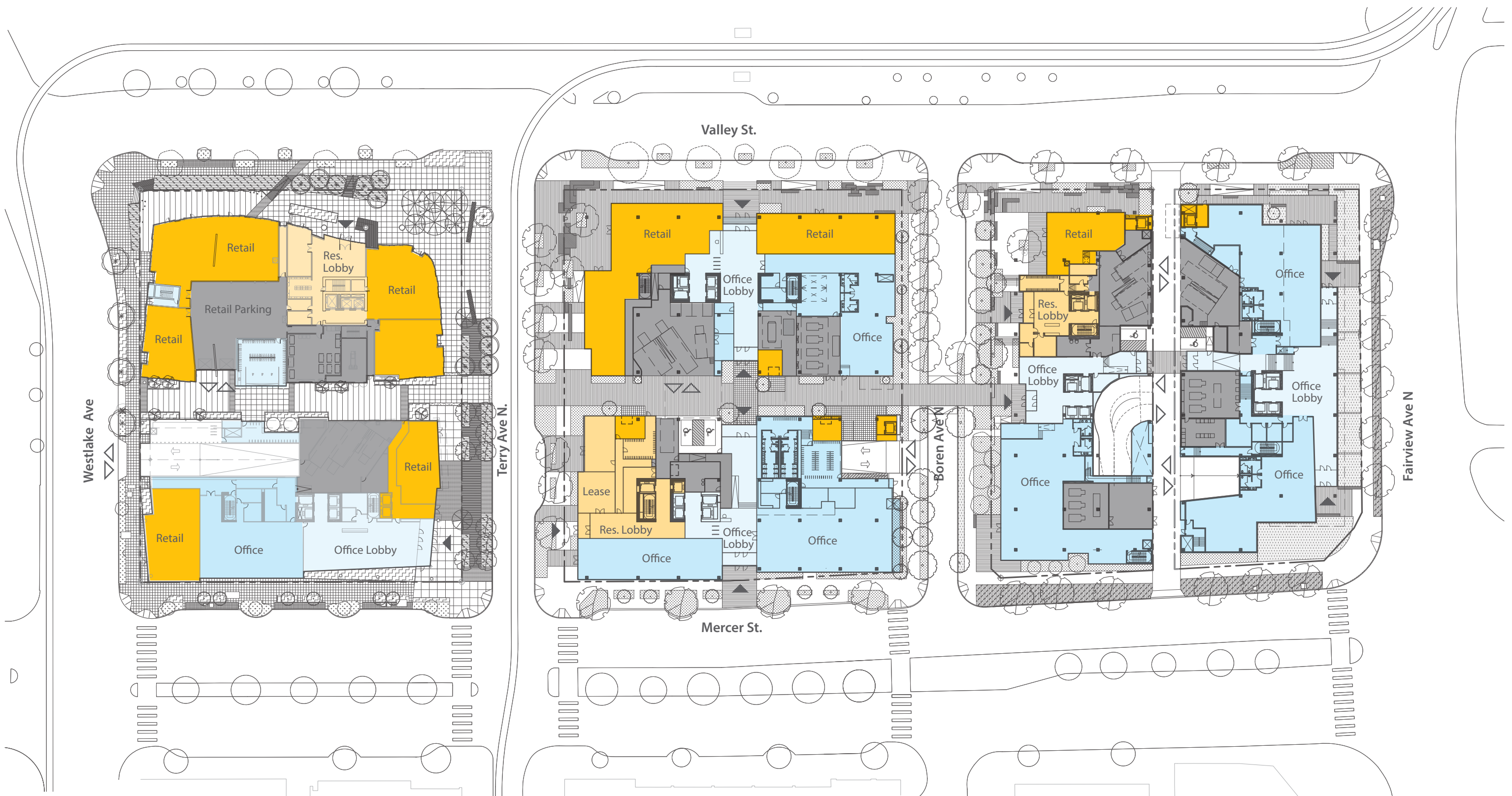


J. Amazon.com "Obidos"



I. Amazon.com "Fiona"





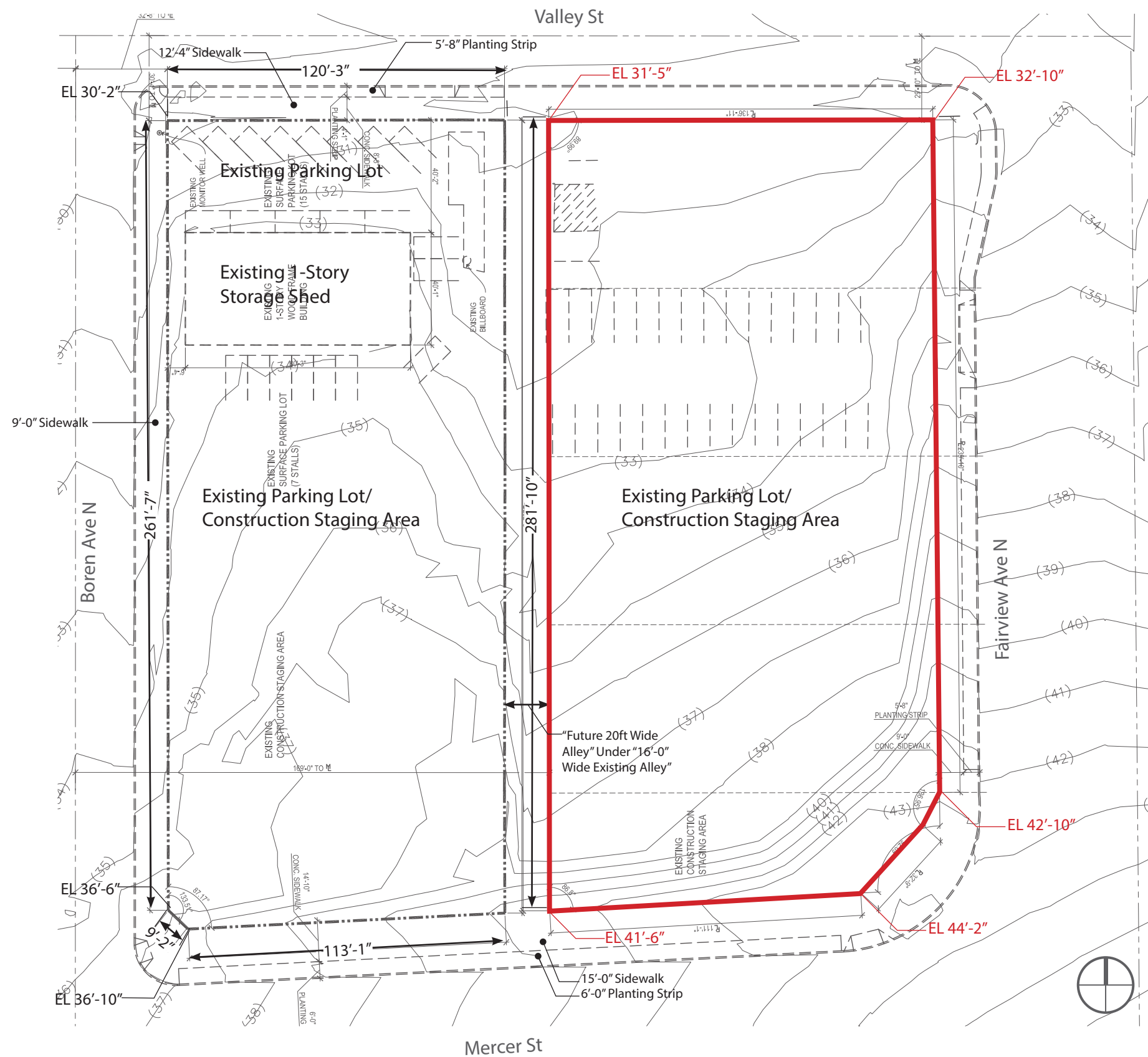
BLOCK 37
3017484 – MUP active

BLOCK 31
3022087

BLOCK 25 WEST
3022086

BLOCK 25 EAST
3020512

◀ Building Entrance
◀ Vehicle Entry/Exit



Site Area:

37,947 square feet with approximately 257 FT of frontage on Fairview Avenue N, 125 FT of frontage on Mercer Street, and 136 FT of frontage on Valley Street.

Topography:

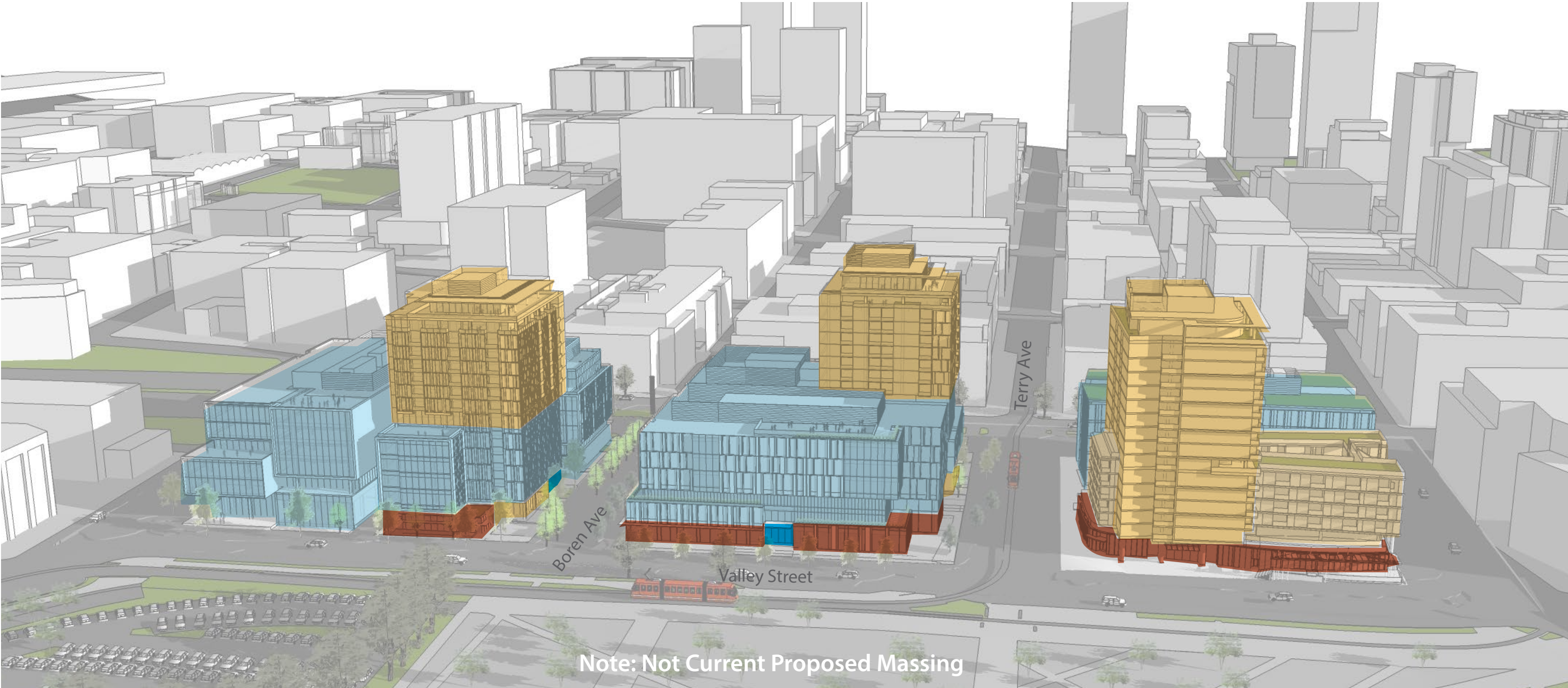
The site slopes from elevation ~ 44'-0" in the southeast corner down to ~ 31'-0" in the northwest corner.

Tree Survey:

There are no significant trees on the site. Trees are located within the sidewalk Right-of-way.

Existing Buildings:

There are no existing buildings on site, a construction staging area and existing parking occupy the site.



BLOCK 25 EAST
3020512

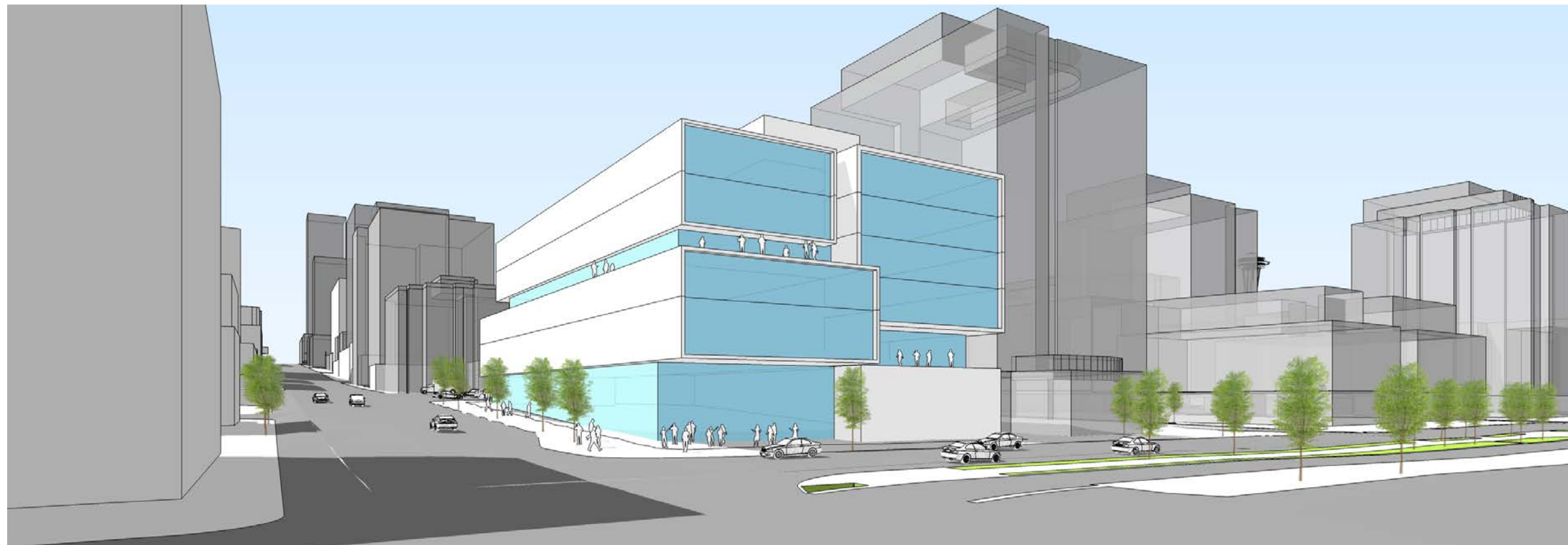
BLOCK 25 WEST
3022086

BLOCK 31
3022087

BLOCK 37
3017484 – MUP active



View looking west on Mercer St (EDG Image)



View looking south on Fairview Ave N (EDG Image)

1. Massing Options & Design Concept

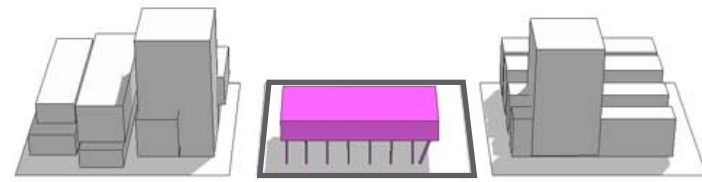
- Stacking concept
- Maximise usable open space
- Strong horizontality, stacked volumes & voids to reduce scale
- Develop design consistent with a strong concept.
- Differentiate from contextual buildings
- Interesting length along Fairview Ave strengthens concept.
- Carve out ground level for legible lobby location and maximised views to Lake Union.
- Focus on pedestrian scale signage
- Lighting plan should create pedestrian safety and legibility

2. Pedestrian Streetscape & Landscaping

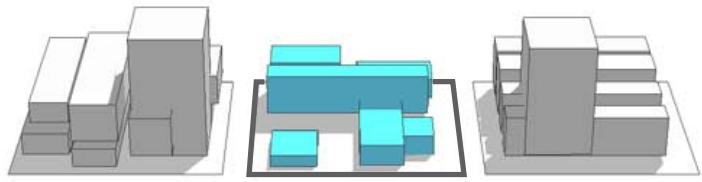
- Respond to the landscape plan along Valley Street to the west
- Design welcoming landscape with softened edge to the pedestrian along the south east corner
- Elevate pedestrian spaces along Valley Street similar to the projects to the west
- Limit visibility of the loading dock from valley street or design an interesting patterned facade if it should remain visible

3. Entries

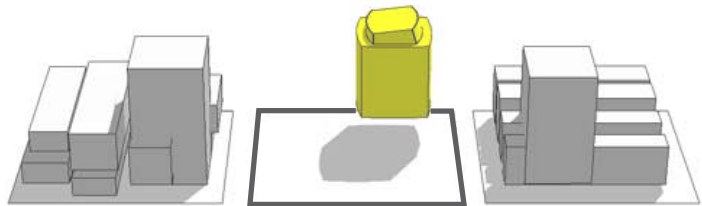
- Entries should be visible, legible, and welcoming especially at the south east corner
- Develop ground level uses similar to Option 3 and activate the south east corner



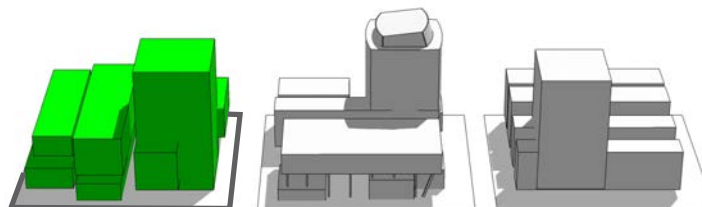
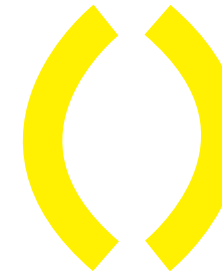
- ← 1 **Piers**
Strong
Defined
Anchor



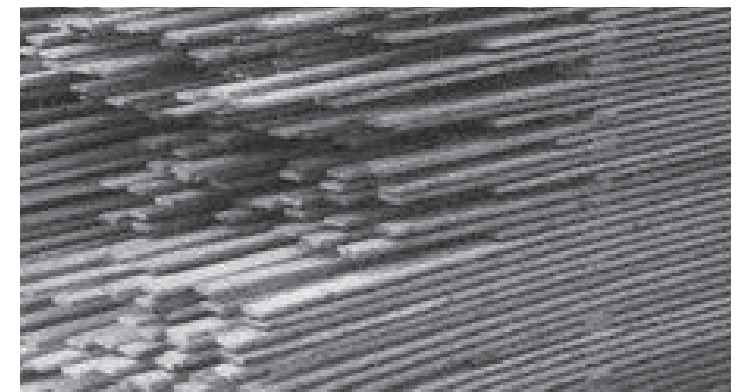
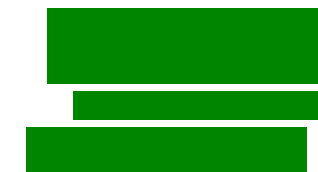
- ← 2 **Container**
Modular
Stacked
Assembled

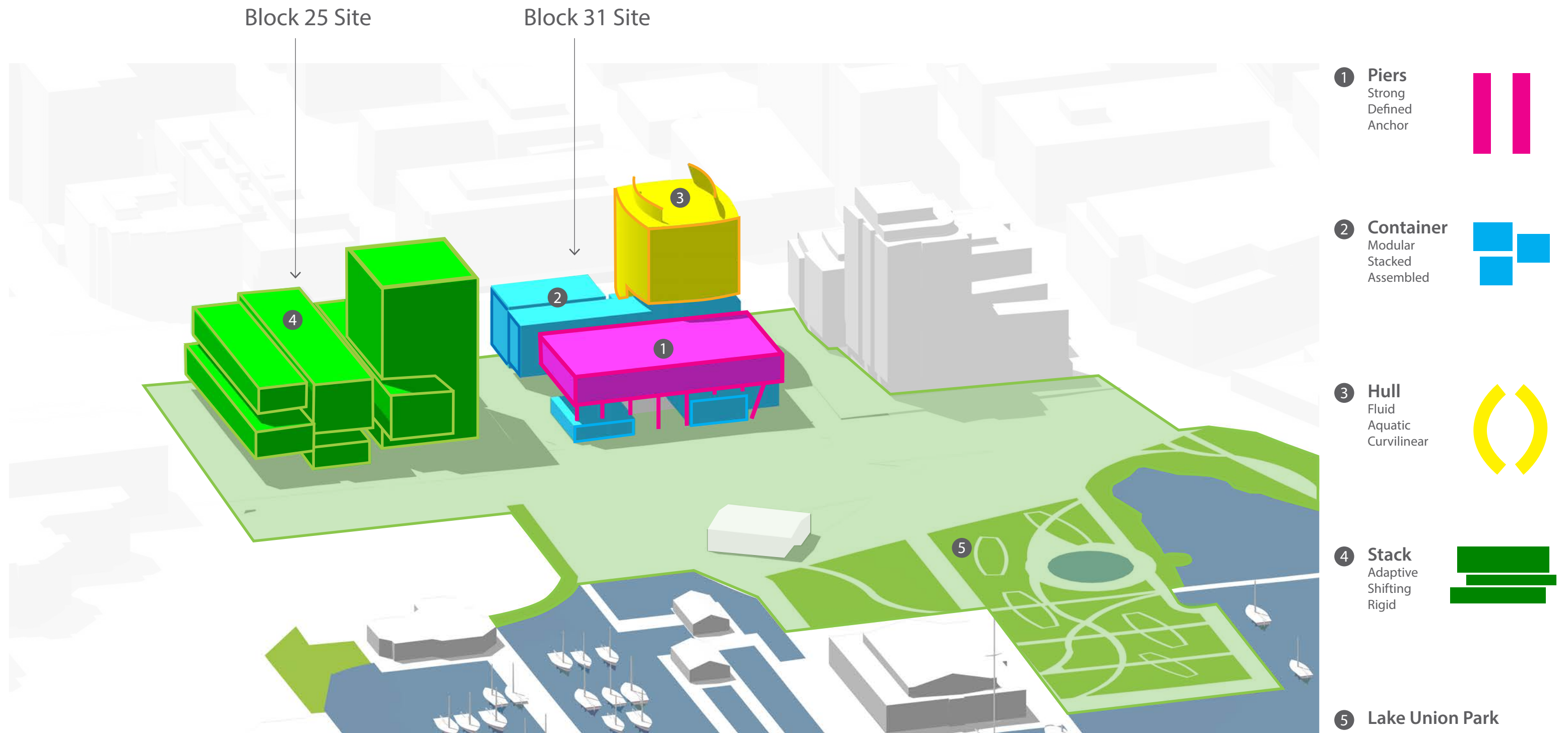


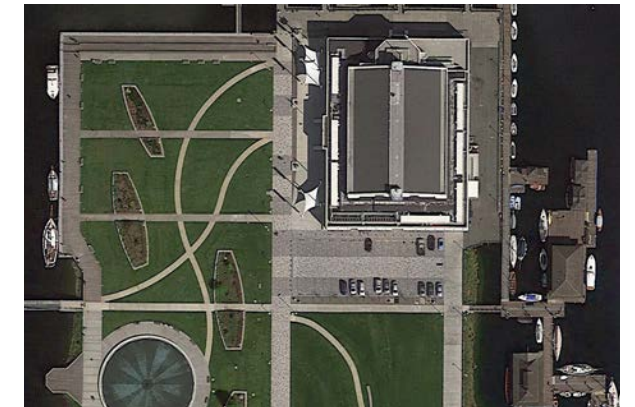
- ← 3 **Hull**
Fluid
Aquatic
Curvilinear



- ← 4 **Stack**
Adaptive
Shifting
Rigid









Bioretention Planting Design

STRUCTURE



Cornus sericea 'Flaviramea'
Yellowtwig dogwood



Myrica gale
Bog myrtle



Spiraea douglasii
Rose spiraea



Physocarpus capitatus 'tilden park'
Pacific ninebark

FIELD



Juncus patens 'Elk Blue'
Elk Blue California gray rush



Juncus ensifolius
Swordleaf rush

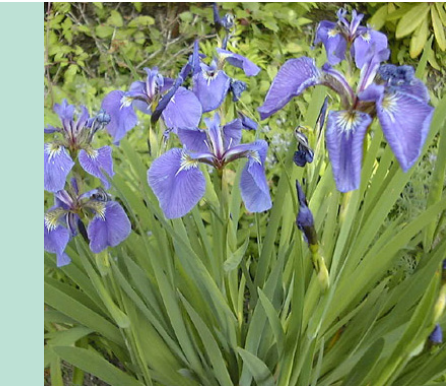


Liriope 'Big Blue'
Big Blue lilyturf



Carex obnupta
Slough Sedge

ACCENTS



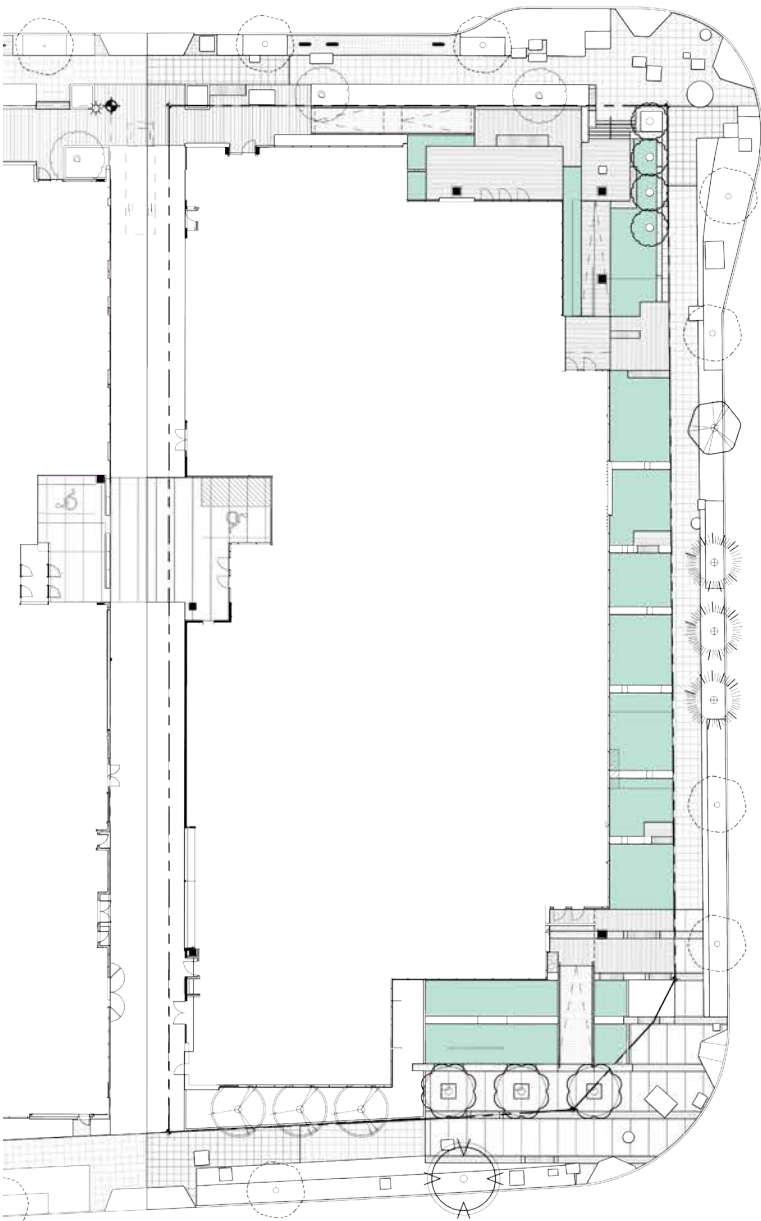
Iris douglasiana
Douglas iris



Camassia quamash
Common camas



Helleborus 'Ivory prince'
Ivory prince hellebore



Streetscape/Plaza Planting Design

FIELD



Mahonia nervosa
Dwarf Oregon grape



Gaultheria shallon
Salal



Blechnum spicant
Deer fern



Polystichum munitum
Sword fern

EXISTING TO REMAIN



STRUCTURE



Lonicera pileata
Privet honeysuckle



Raphiolepis umbellata 'Minor'
Dwarf Yeddo hawthorn



Cornus sanguinea 'Midwinter Fire'
Midwinter Fire dogwood



Azalea 'Everest'
Everest azalea

ACCENTS



Elymus glaucus
Blue wild rye



Sidalcea oregana 'Brilliant'
Brilliant prairie mallow



Deschampsia caespitosa
Tufted hair grass



Philadelphus lewisii
Wild mock orange



Allium cernuum
Nodding onion



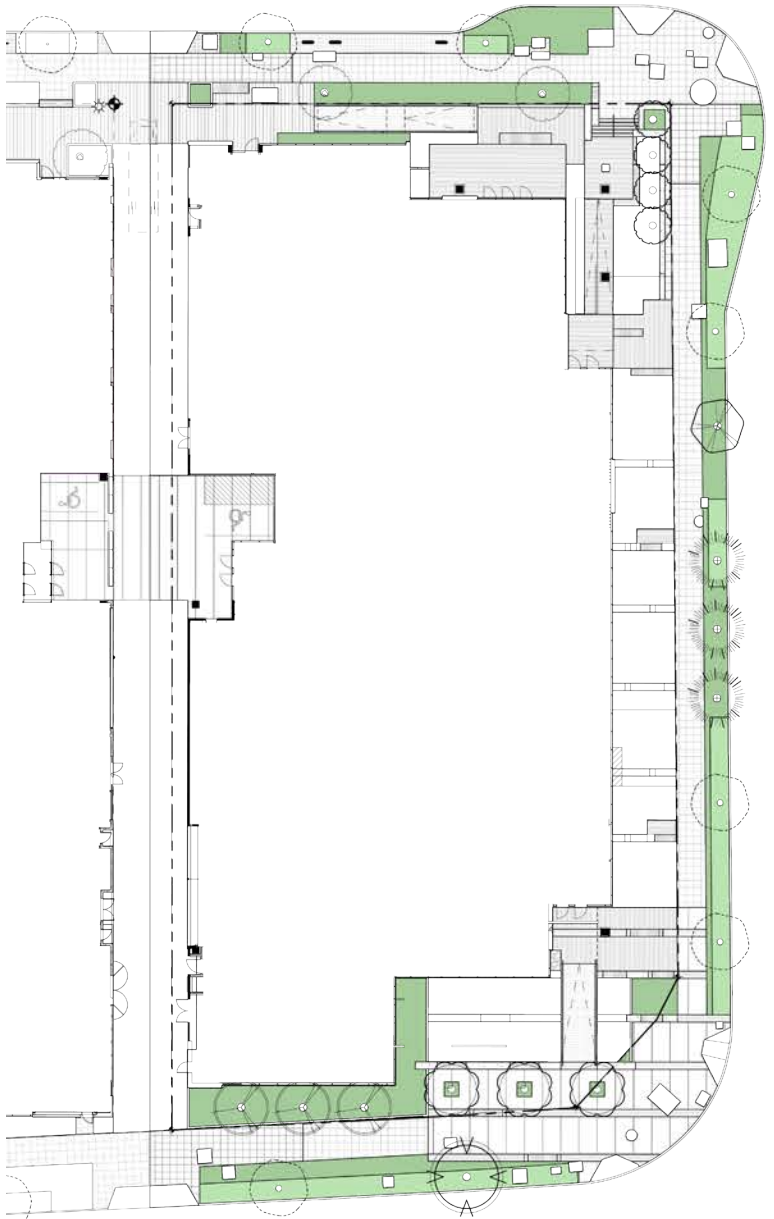
Lupinus polyphyllus
Lupin



Aquilegia caerulea
Colorado blue columbine



Maianthemum racemosum
Feathery false lily of the valley



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Tree Planting Design



Acer x freemanii 'Armstrong'
Armstrong maple

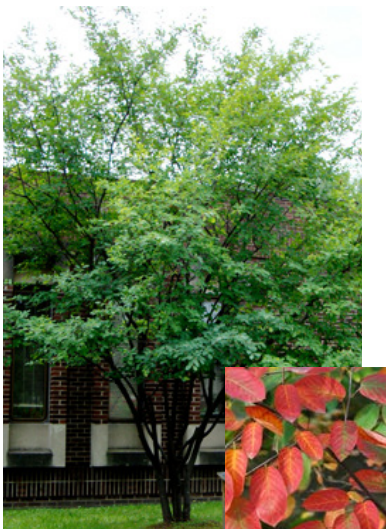


Magnolia virginiana
'Moonglow'
Moonglow sweet bay magnolia



Fraxinus p. 'Cimmarom'
Cimmaron ash

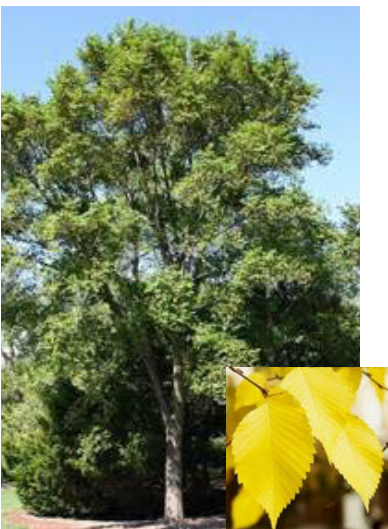
Existing trees to remain



Amelanchier x grandiflora
'Autumn Brilliance'
Autumn Brilliance Serviceberry



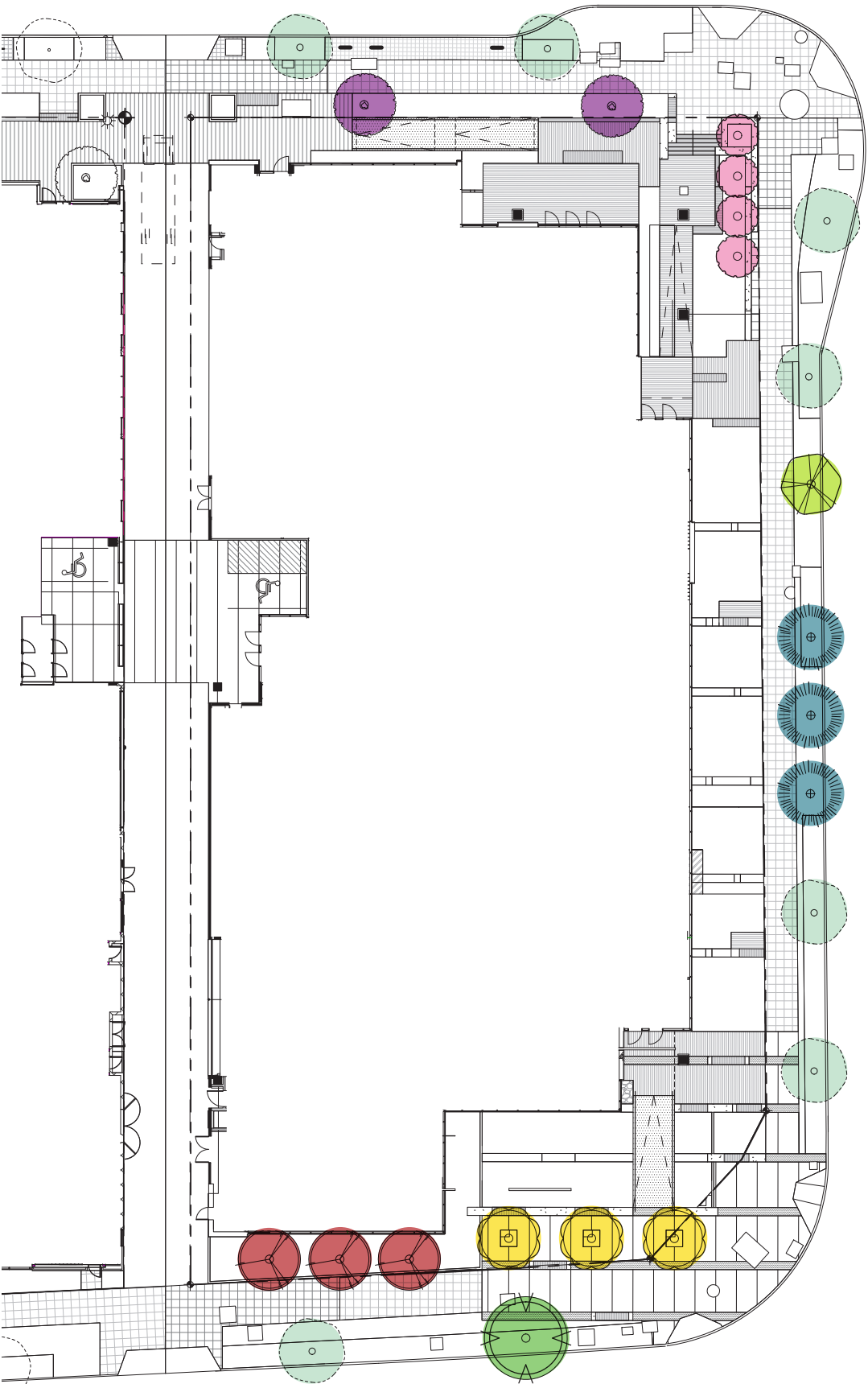
Ginkgo biloba 'Magyar'
Magyar ginkgo



Ulmus 'Morton Glossy'
Morton Glossy elm



Pinus monticola
Western white pine



Materials

PEDESTRIAN PAVING



2' scoring with medium etched finish

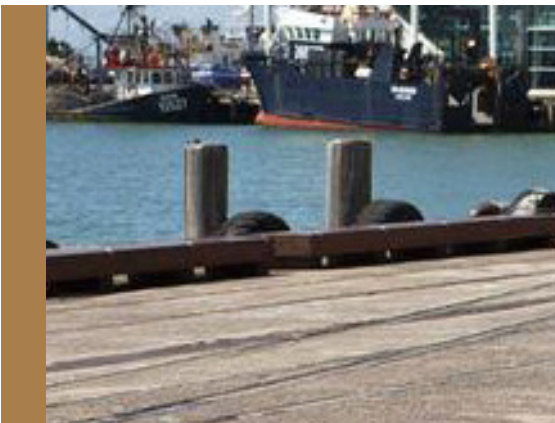


2' bands with heavy etched finish

FAIRVIEW DECKING

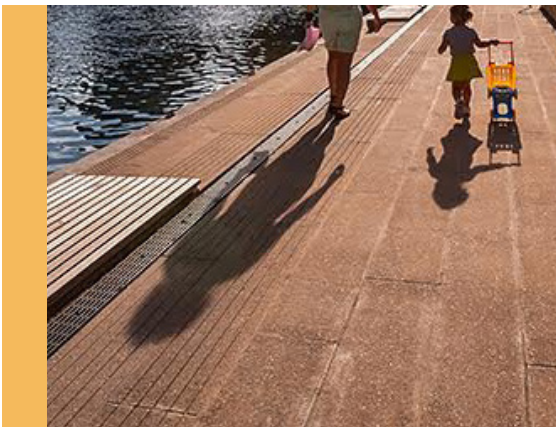


Dark pultruded fiberglass

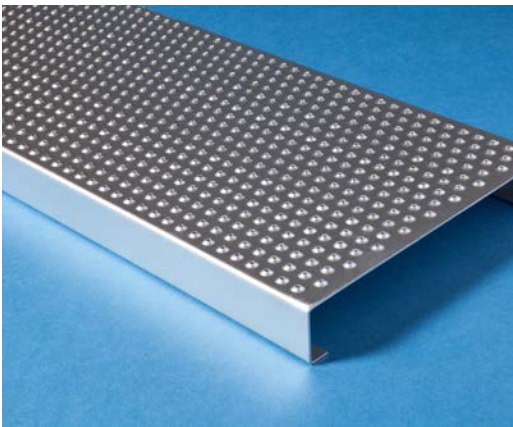


Concrete Plinth / Wall
Wood kick at north edge of decking

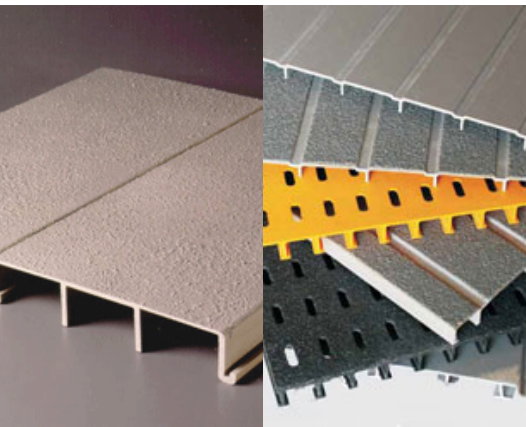
BOARDWALK FINISH



Option 1- 12" wide etched concrete bands 2-3 depths in random pattern



Option 2- 12" wide perforated metal planks (in ROW, Option 1 to be used)



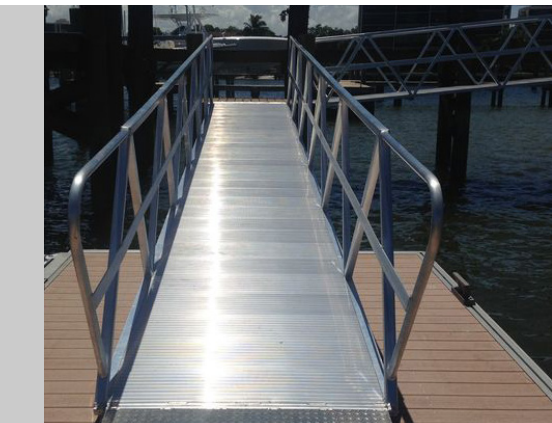
Option 3- 12" wide pultruded plank paving (in ROW, Option 1 to be used)

MIDBLOCK PAVING

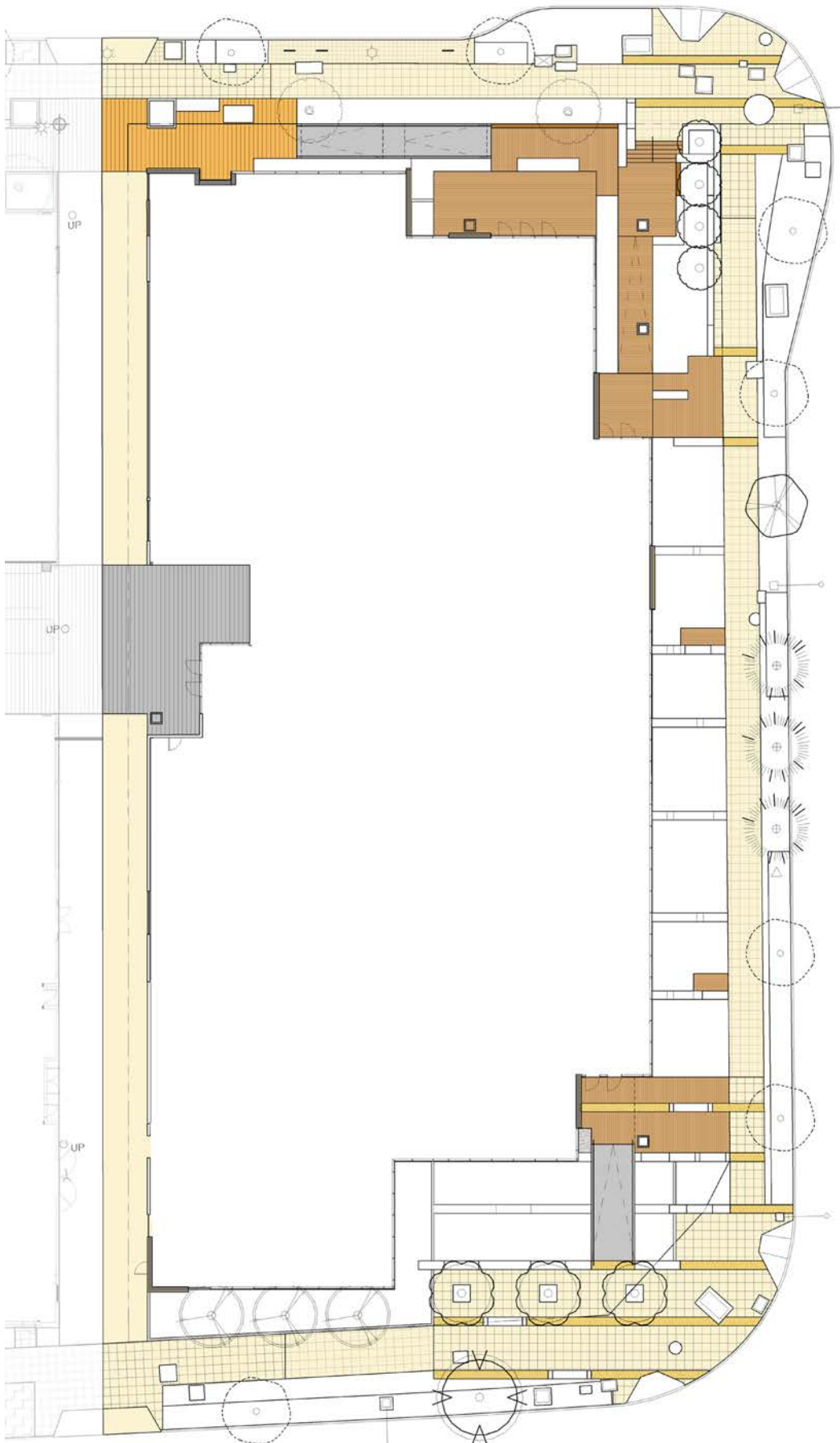


12" band scoring w/ raked finish at vehicular surfaces, medium etch at pedestrian

GANGWAY



Transition between decking and grade



Site Furnishings



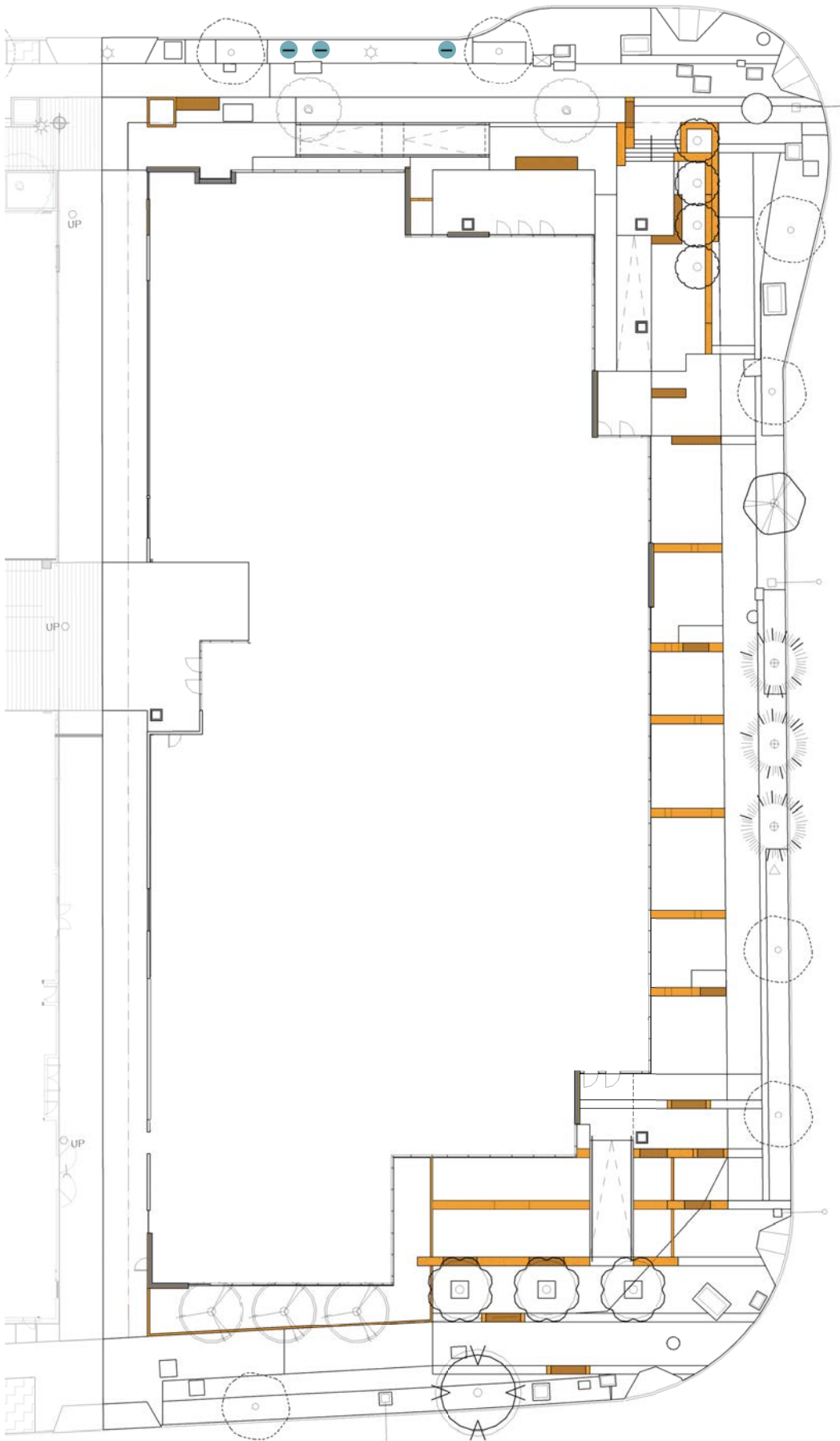
Streetlife Rough And Ready Topseat



Tofino Sportworks Bike Racks



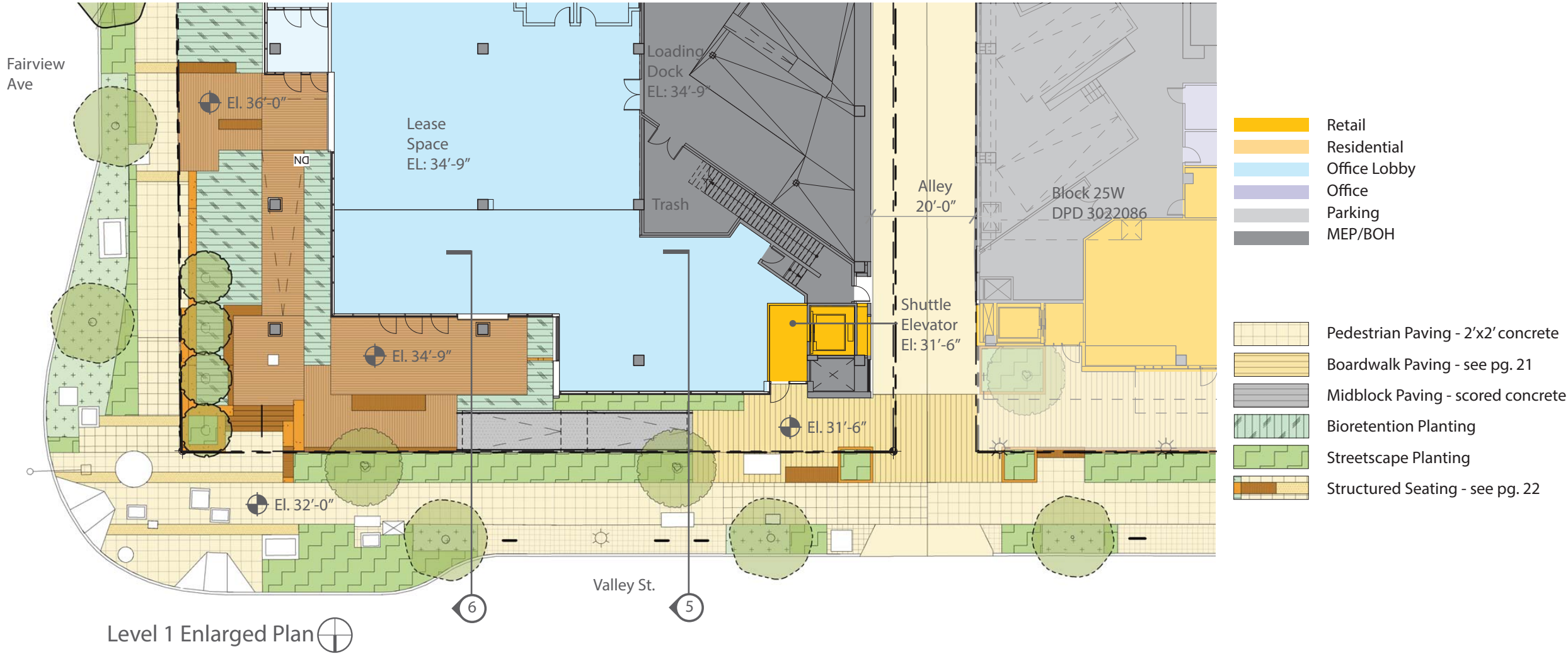
Concrete Plinth / Wall



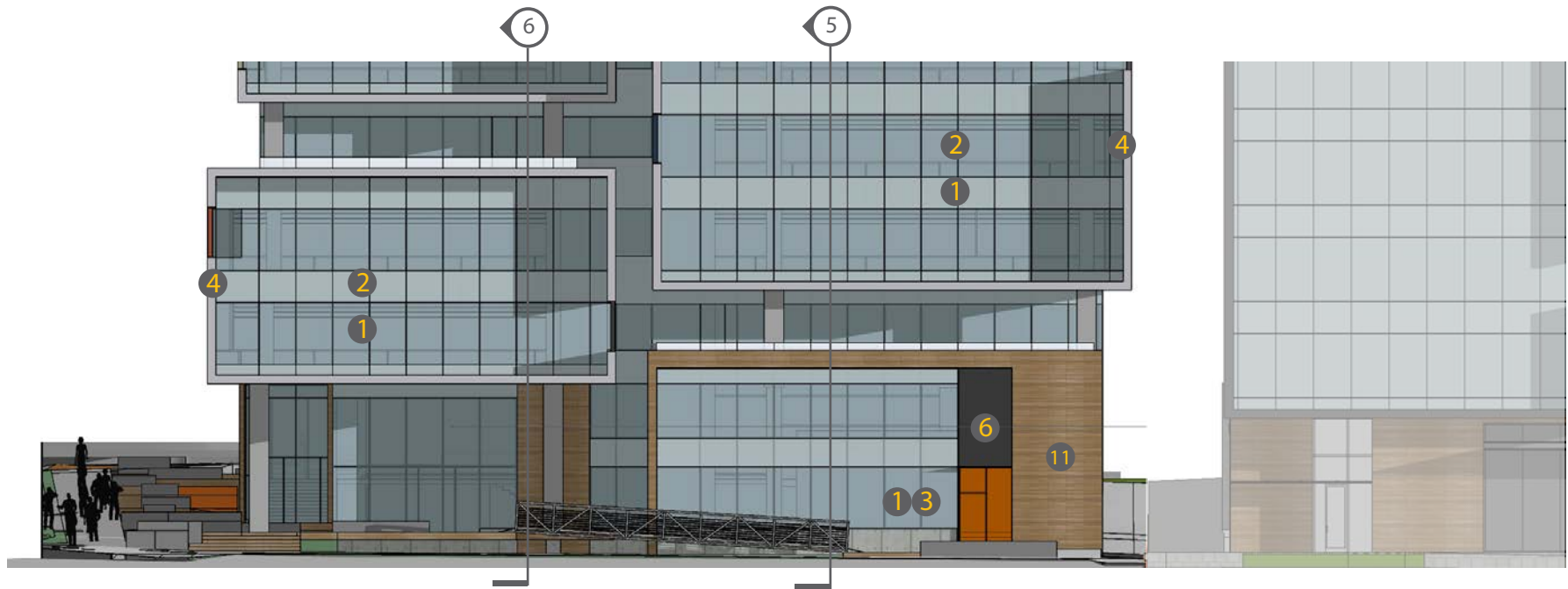








Level 1 Enlarged Plan



Valley Street Elevation

See pages A-56 - A-65 for all plans and elevations

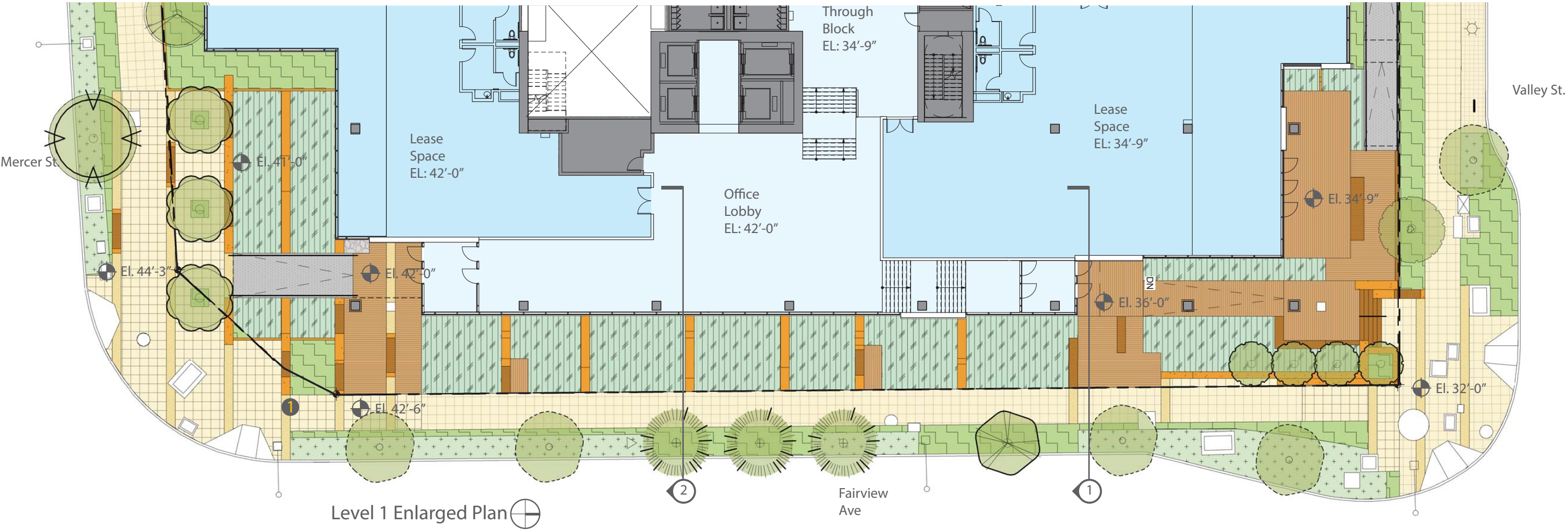


Valley Street View Looking South



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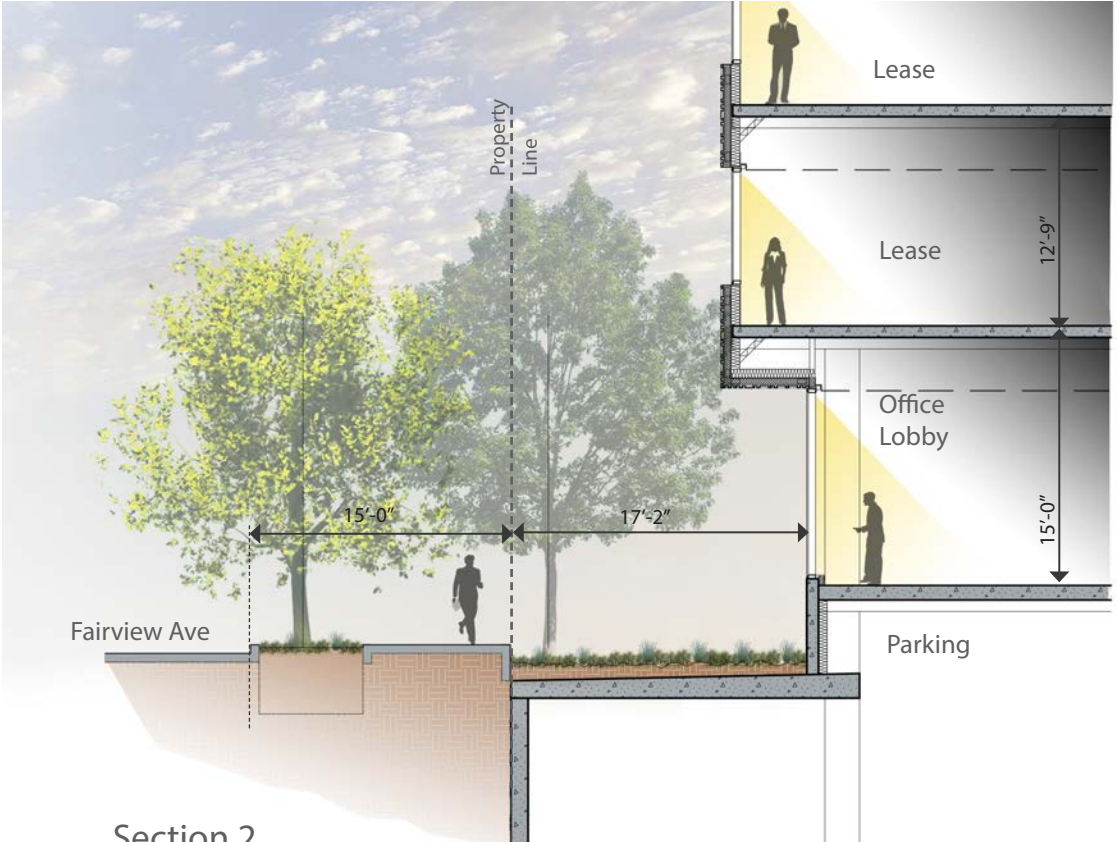
See pages A-56 - A-65 for
all plans and elevations



Fairview and Valley Street View Looking Northwest



Section 1

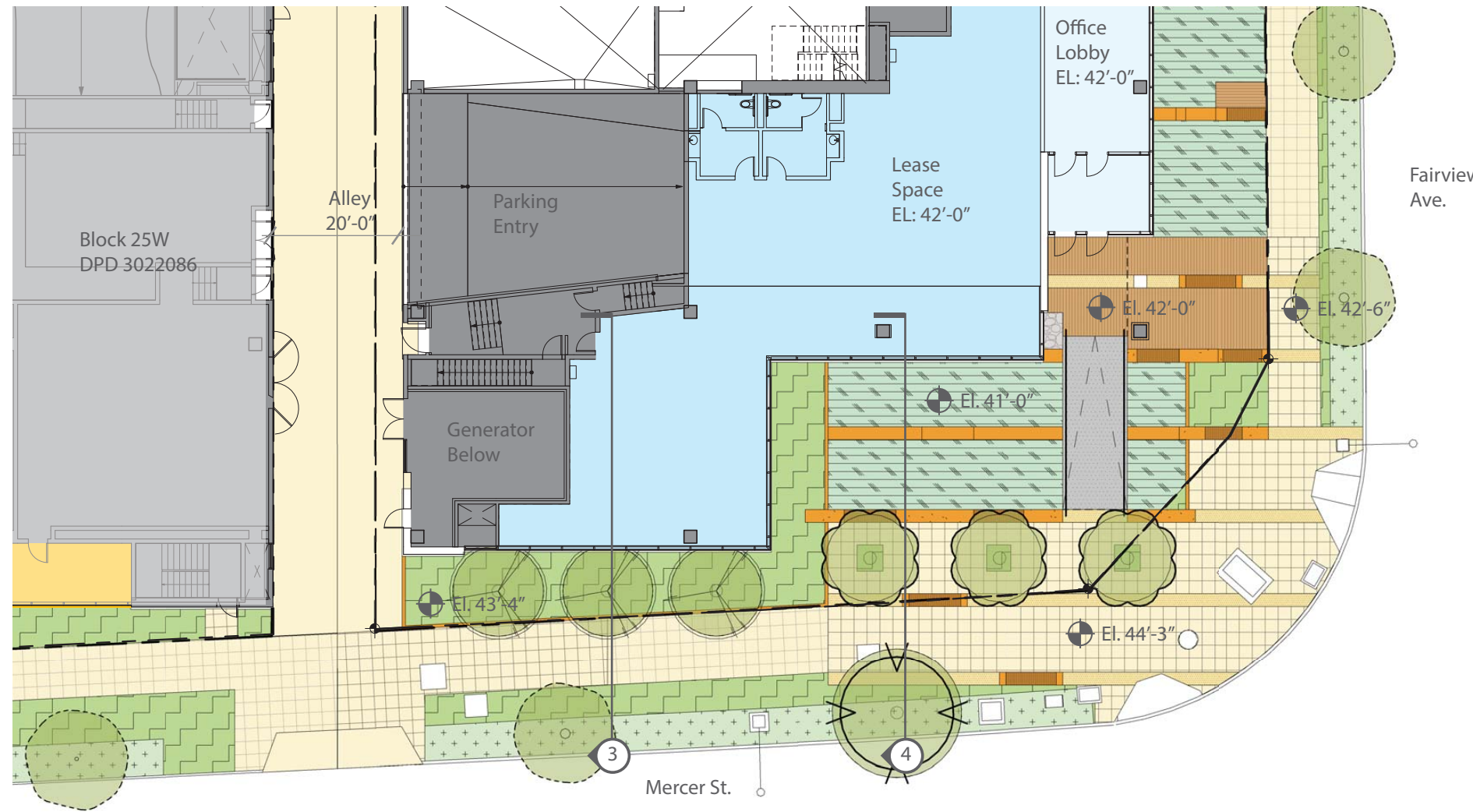


Section 2

Keynotes

- 1 Valley Street
- 2 Fairview Avenue North
- 3 Office Entry
- 4 Office Lobby
- 5 Raised Plaza
- 6 Pedestrian "Gangway"
- 7 Valley Street "Boardwalk"
- 8 Parking Entry





- Retail
- Residential
- Office Lobby
- Office
- Parking
- MEP/BOH

- Pedestrian Paving - 2'x2' concrete
- Boardwalk Paving - see pg. 21
- Midblock Paving - scored concrete
- Bioretention Planting
- Streetscape Planting
- Structured Seating - see pg. 22

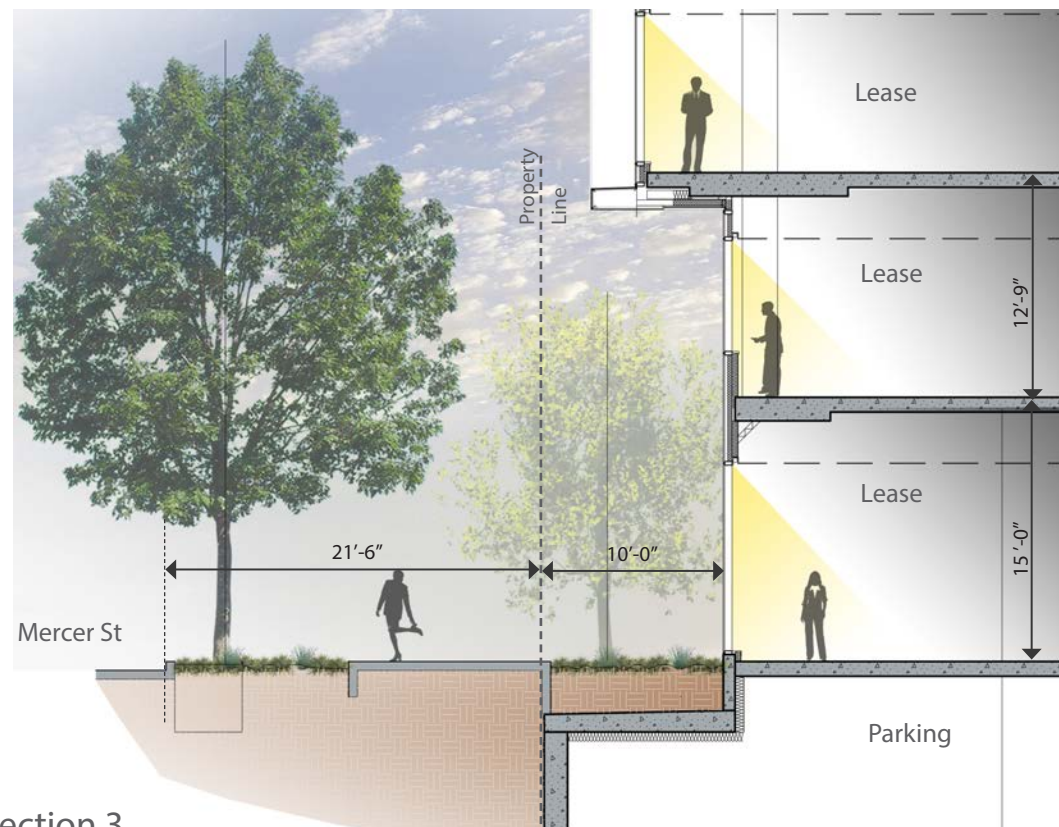


Mercer Street Elevation

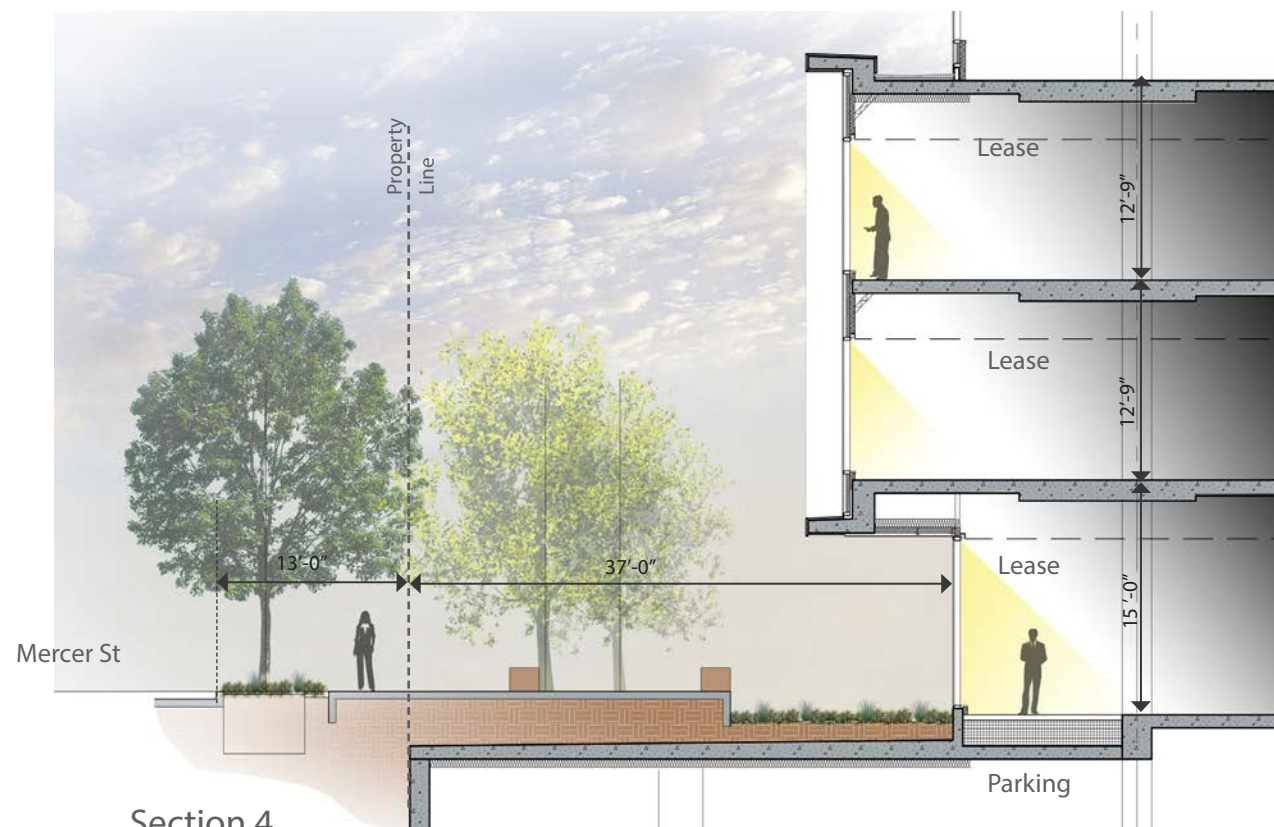
See pages A-56 - A-65 for
all plans and elevations



Mercer and Fairview Street View Looking West



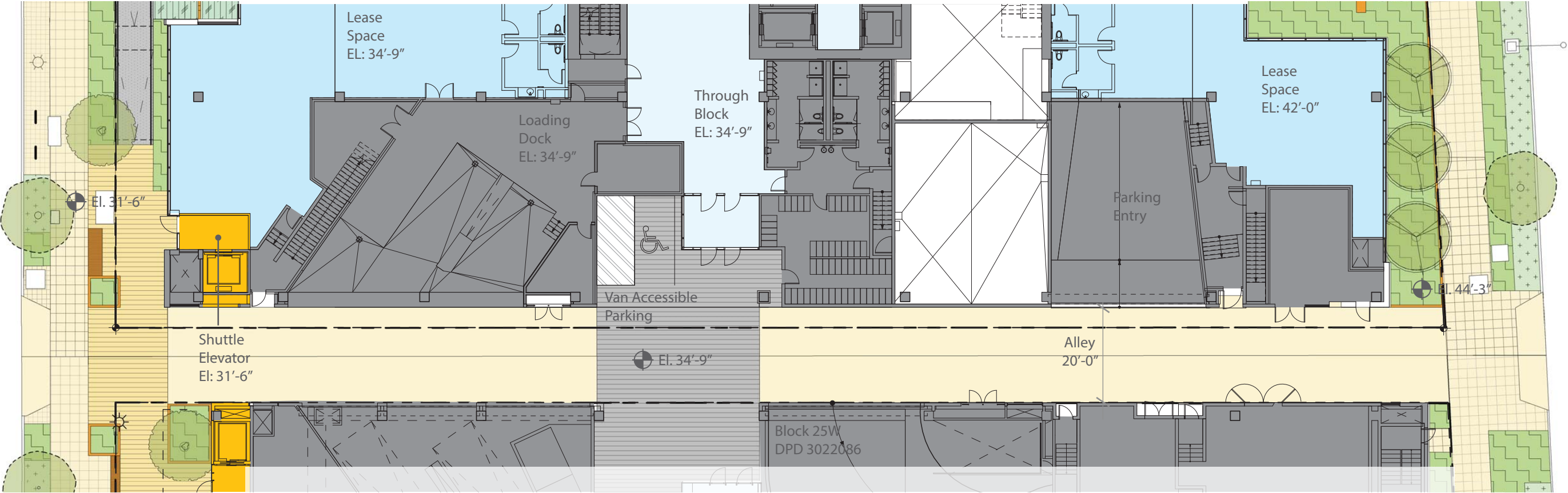
Section 3



Section 4

Keynotes

- ① Mercer Street
- ② Fairview Avenue North
- ③ Office Entry
- ④ Office Lobby
- ⑤ Landscape Plaza
- ⑥ Pedestrian "Gangway"
- ⑦ Alley



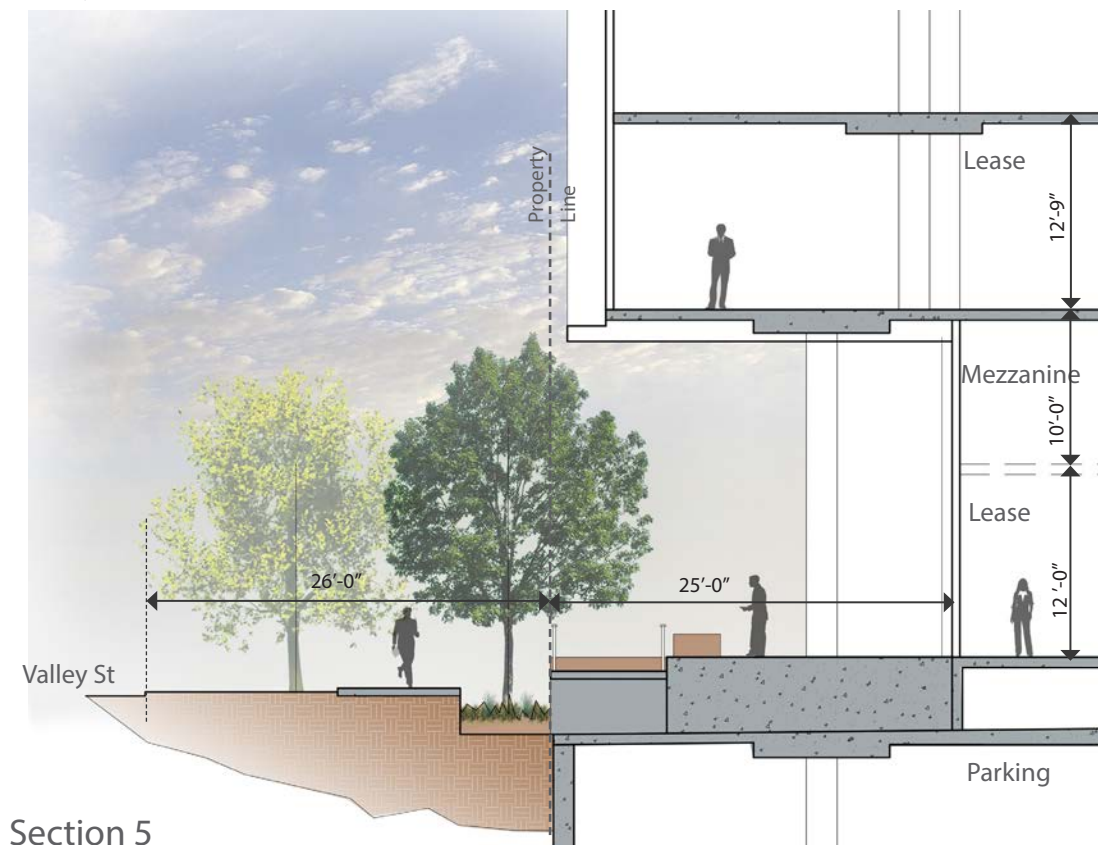
- Retail
- Residential
- Office Lobby
- Office
- Parking
- MEP/BOH
- Pedestrian Paving
- Boardwalk Paving
- Midblock Paving
- Bioretention Planting
- Streetscape Planting
- Structured Seating

Alley Elevation

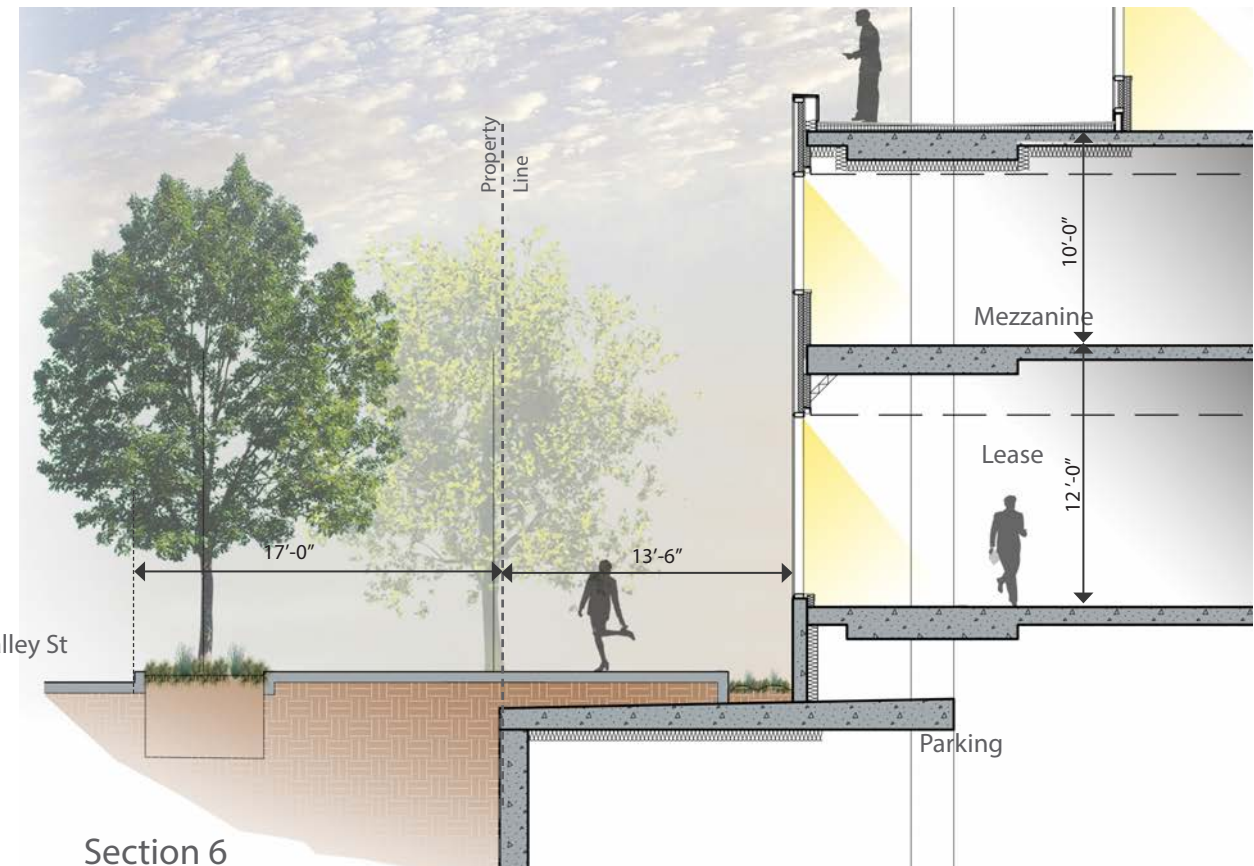
See pages A-56 - A-65 for all plans and elevations



Valley Street View Looking Southeast



Section 5



Section 6

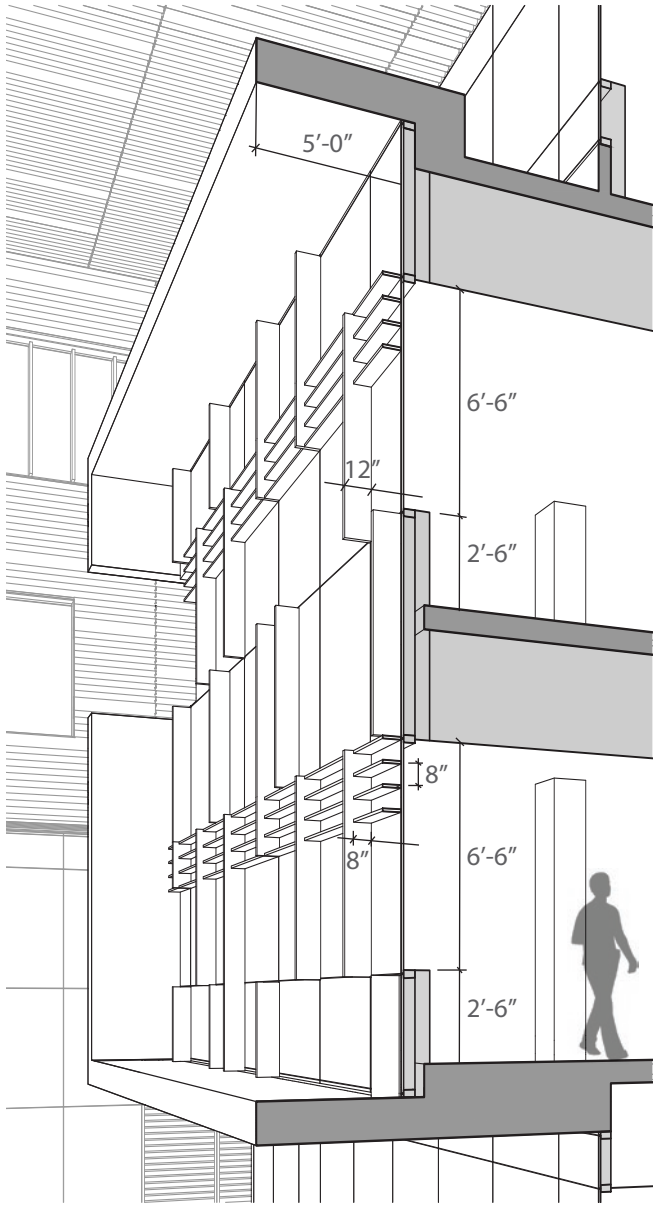
- Keynotes**
- ① Valley Street
 - ② Alley
 - ③ Valley Street “Boardwalk”
 - ④ Parking Entry







East Facade Detail



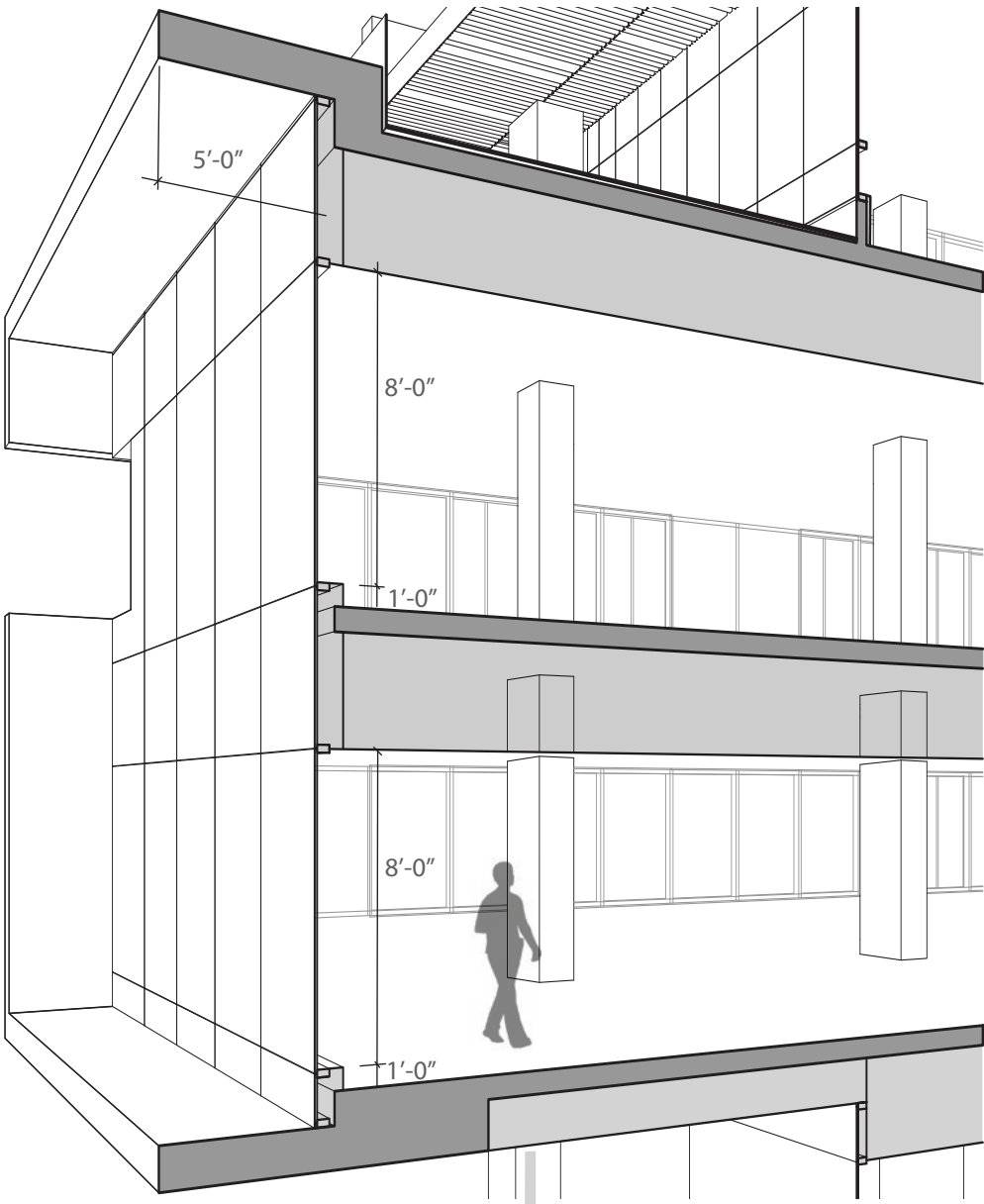
1 Wall section perspective - South Facade



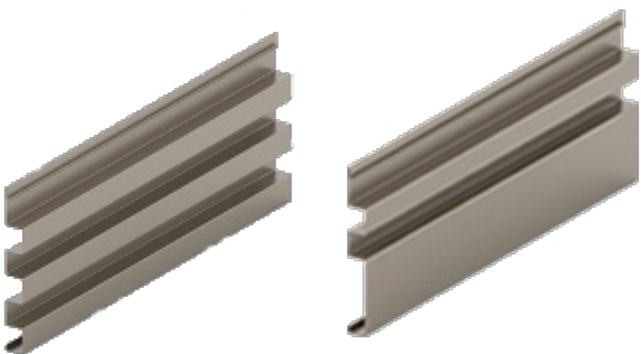
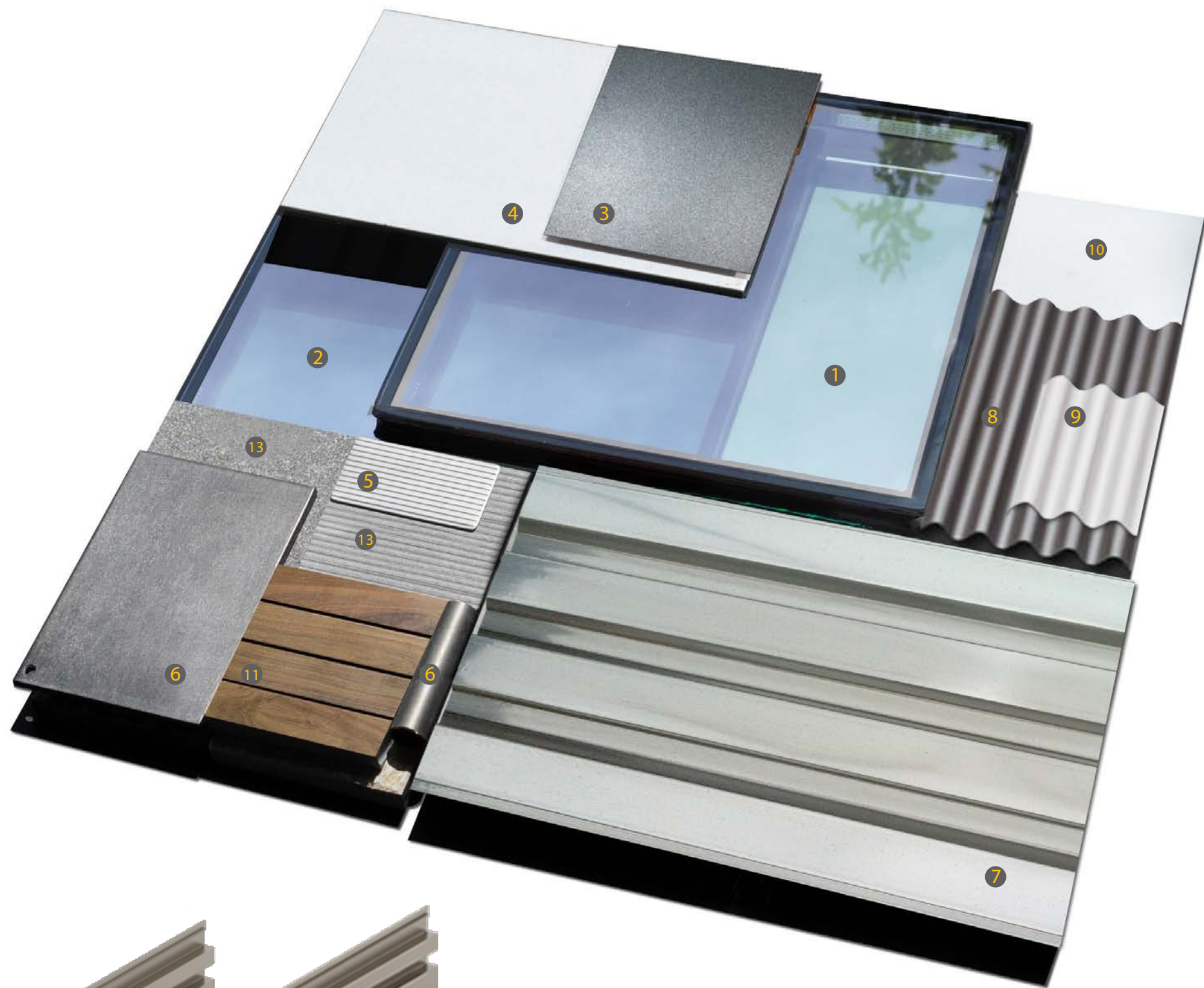
2 Wall section perspective - East Facade



South Facade Detail



1 Wall section perspective - Curtainwall

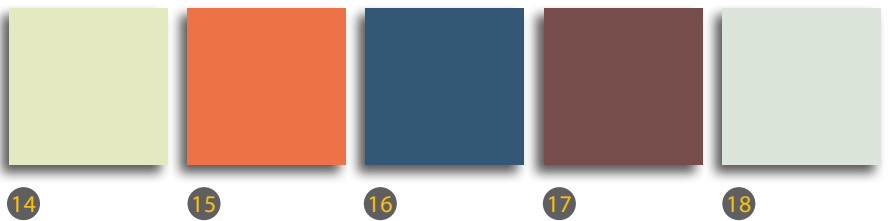


Representative Metal Panel Profiles
1'h x 10'w Panel Dimension, typ.

Material Palette

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| 1 Vision Glass <ul style="list-style-type: none">• Low-E Glass• Office Glazing• Storefront Glazing | 8 Corrugated Metal Siding <ul style="list-style-type: none">• Alley Facade (mtl 2)• Rooftop Screen (mtl 1) |
| 2 Spandrel Glass <ul style="list-style-type: none">• Opaque Low-E Glass | 10 Composite Metal <ul style="list-style-type: none">• Soffits |
| 3 Metal 1 <ul style="list-style-type: none">• Storefront Framing• Roof Screen | 11 Wood Planks <ul style="list-style-type: none">• Podium Accent Cladding |
| 4 Metal 2 <ul style="list-style-type: none">• Wall Panels• Curtain Wall Framing• Curtain Wall Panels | 12 Cast-in-Place Concrete <ul style="list-style-type: none">• Site Walls• Site Paving (Scored) |
| 5 Metal 3 <ul style="list-style-type: none">• Stainless Steel• Hardware and Site Furnishings | 13 Paving Units <ul style="list-style-type: none">• Roof Terrace Paving |
| 6 Metal 4 <ul style="list-style-type: none">• Natural Steel• Podium Accents | 14 Color 1: Light Green |
| 7 Profiled Metal Panels <ul style="list-style-type: none">• Horizontal Orientation• Colors: Metal 2 | 15 Color 2: Orange |
| | 16 Color 3: Dark Blue |
| | 17 Color 4: Rust |
| | 18 Color 5: Light Blue |

Note Colors 1-5 proposed as painted metal



***Note, See Pages 58-67 for all Plans and Elevations.**



Material Palette

- 1

Vision Glass
 - Low-E Glass
 - Office Glazing
 - Storefront Glazing
- 2

Spandrel Glass
 - Opaque Low-E Glass
- 3

Metal 1
 - Storefront Framing
 - Roof Screen
- 4

Metal 2
 - Wall Panels
 - Curtain Wall Framing
 - Curtain Wall Panels
- 5

Metal 3
 - Stainless Steel
 - Hardware and Site Furnishings
- 6

Metal 4
 - Natural Steel
 - Podium Accents
- 7

Profiled Metal Panels
 - Horizontal Orientation
 - Colors: Metal 2
- 8

Corrugated Metal Siding
 - Alley Facade (mtl 2)
 - Rooftop Screen (mtl 1)
- 9

Composite Metal
 - Soffits
- 10

Wood Planks
 - Podium Accent Cladding
- 11

Cast-in-Place Concrete
 - Site Walls
 - Site Paving (Scored)
- 12

Paving Units
 - Roof Terrace Paving
- 13

Color 1: Light Green
- 14

Color 2: Orange
- 15

Color 3: Dark Blue
- 16

Color 4: Rust
- 17

Color 5: Light Blue
- 18

Note Colors 1-5 proposed as painted metal

LIGHTING DESIGN CONSIDERATIONS

IDENTITY

The lighting will reflect and support the unique architectural features of the Block 25 East project and help distinguish it from its neighboring office and retail spaces while maintaining a consistent city-wide urban quality.

COMFORT

Differing levels of light and their effects will be tailored to match the ambiance of each area, with careful selection of light levels and visual lighting elements.

SAFETY

In addition to its aesthetic qualities, the lighting will also provide the necessary amount of light for office workers and visitors to navigate safely through the premises.

MAINTENANCE

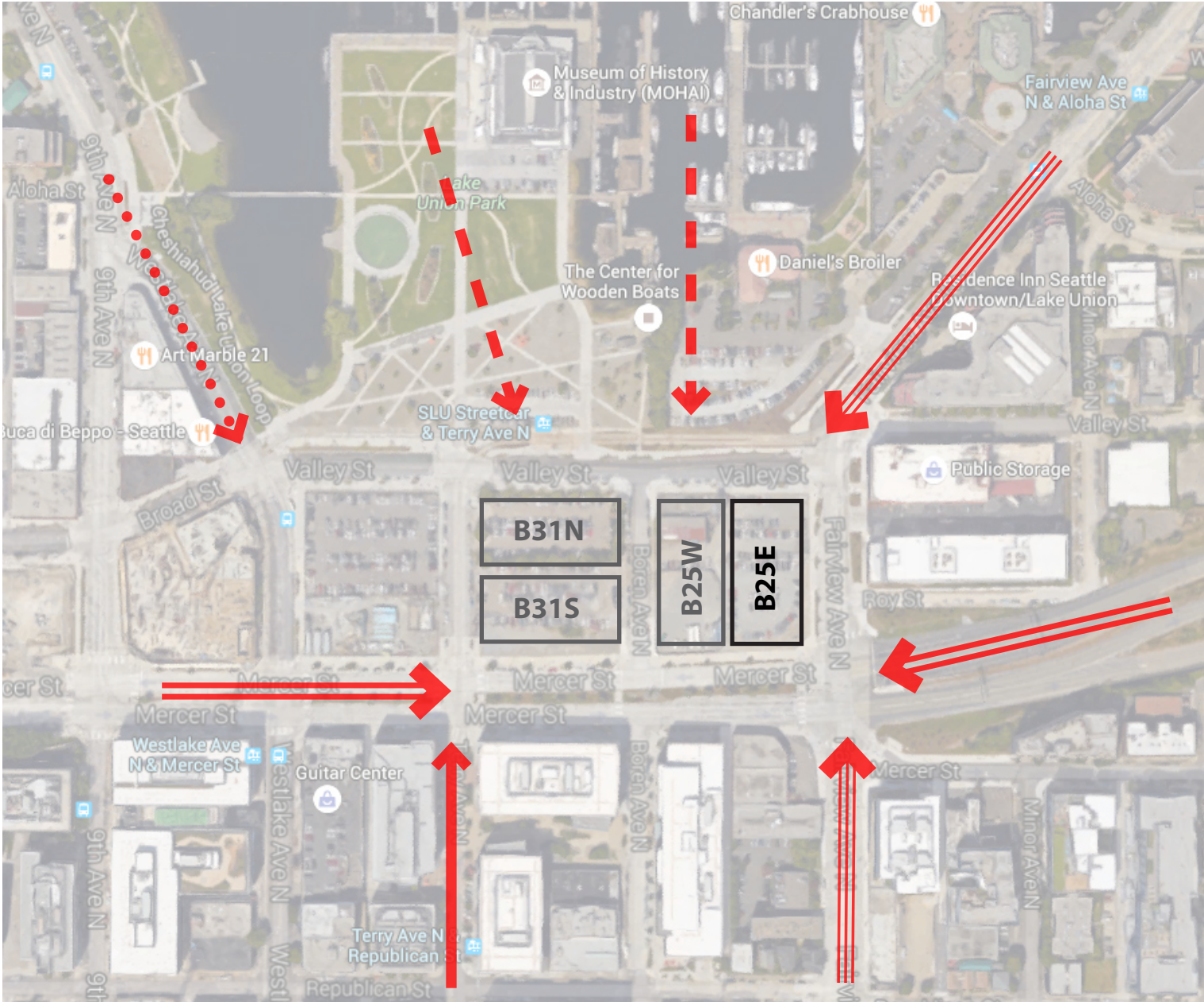
A combination of long-lasting lamp sources like LEDs, and appropriately located fixtures means lowering the long-term maintenance costs. Low energy sources will be utilized throughout the site, which, together with a control system, will reduce energy use on an ongoing basis.

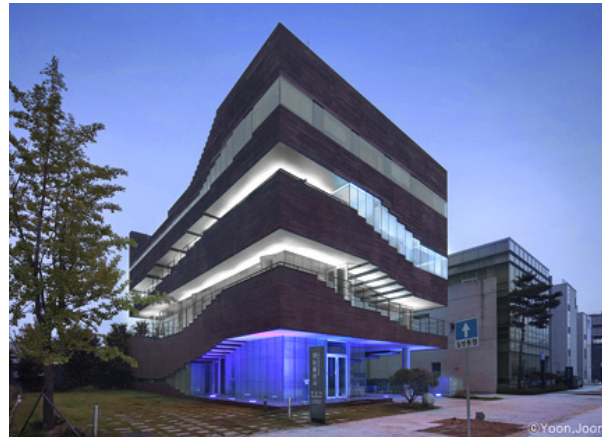
ENERGY

The lighting will be compliant with Washington state code as well as local Seattle code; and will help achieve LEED certification for the project.

MAJOR VIEWS

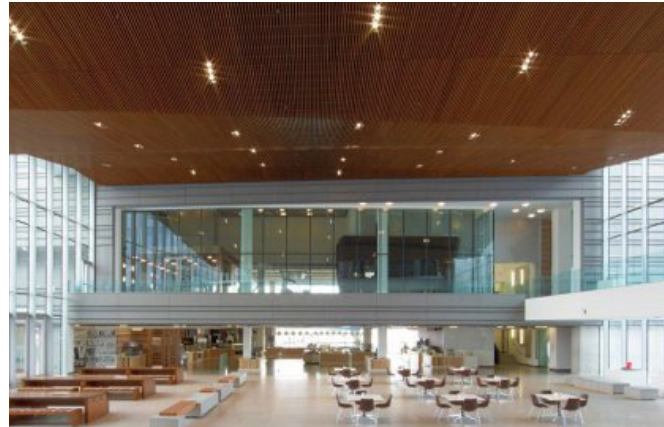
- ➡ **MERCER STREET**
Vehicles on Mercer Street approaching from the east have an unobstructed view of the buildings Southeast corner, and the those coming from the west see the South side of the building at they approach the end of the block.
- ➡ **FAIRVIEW AVENUE**
Fairview Avenue offers direct views to all three street-facing sides of the building; vehicles and pedestrians approaching the building on Fairview Ave have a clear long-distance view of the North and South sides, and a close-up view of the East face as they pass the building.
- ➡ **TERRY AVE**
Those walking on foot along the trolley line may approach the site from the South and have a view of the site from the pedestrian level.
- ➡ **LAKEFRONT BOARDWALK**
On the opposite side of Mercer Street, the Lakefront Boardwalk provides both close-up and long distance views to the row of Vulcan buildings altogether.
- ... ➡ **WESTLAKE AVE**
Those traveling south on Westlake also have a view of the Vulcan Lakefront Blocks from across the water.





BUILDING FACADE

Ingrade uplights illuminate the underside of the “stacked” structures. Downlights at the column emphasize the posts supporting the “stacks”.



CANOPIES AND ENTRIES

Recessed downlights provide ambient light, highlight the textured surfaces and add brightness to the entryways.



BOARDWALK & RIGHT OF WAY

A rhythm of multi-head post top luminaires provide general lighting at the pedestrian level and also uplight the soffit overhang to support the “stacked” aesthetic. Lighting integrated into handrails supplement ambient light levels.



LANDSCAPE & ROOF TERRACE

Uplit trees and bench seating with a warm underglow give the landscape a nighttime presence and create a welcoming environment.

BUILDING FACADE

Ingrade uplights illuminate the underside of the “stacked” structures.



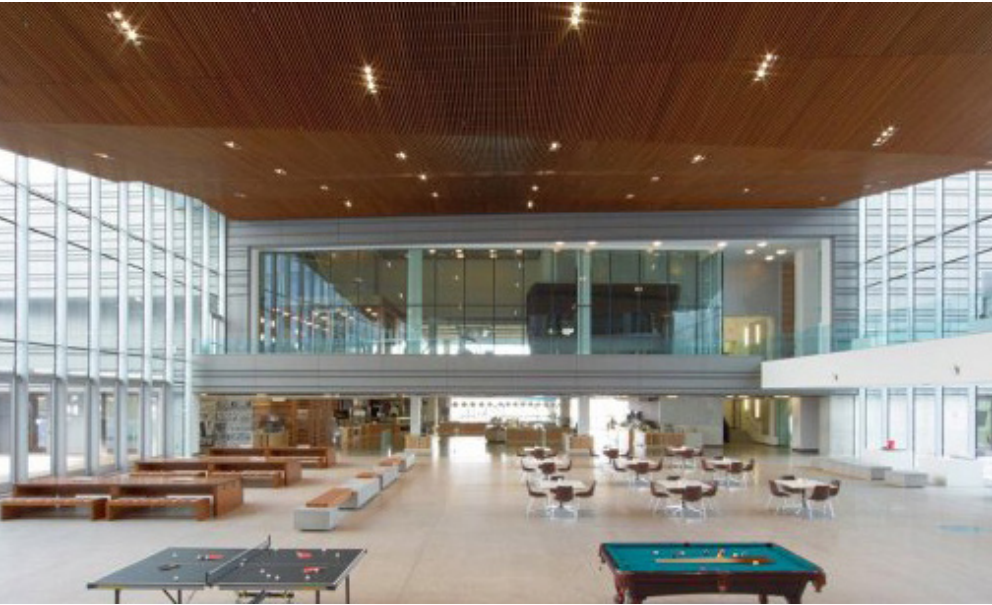
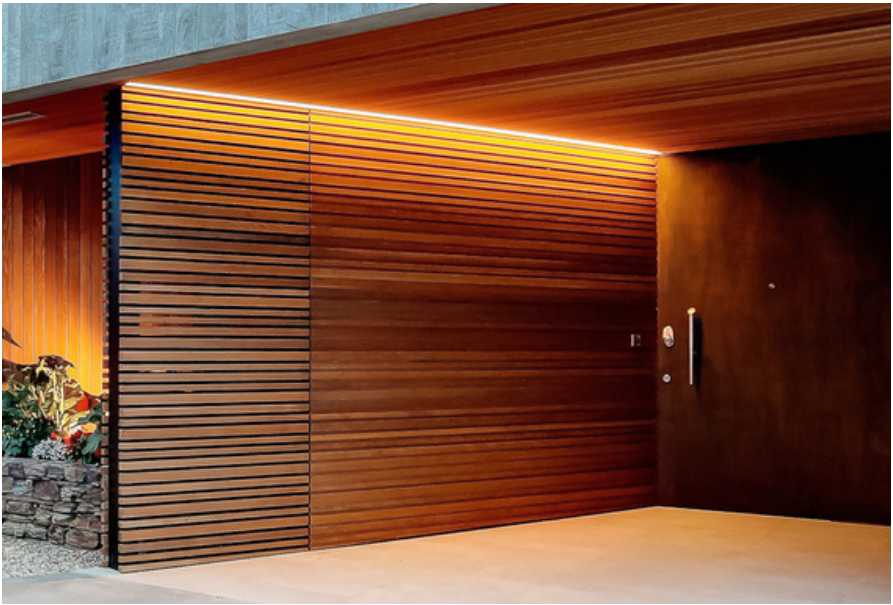
BUILDING FACADE

Downlights at the column emphasize the posts supporting the “stacks”.



CANOPIES AND ENTRIES

Recessed downlights provide ambient light, highlight the textured surfaces, and add brightness to the entryways.



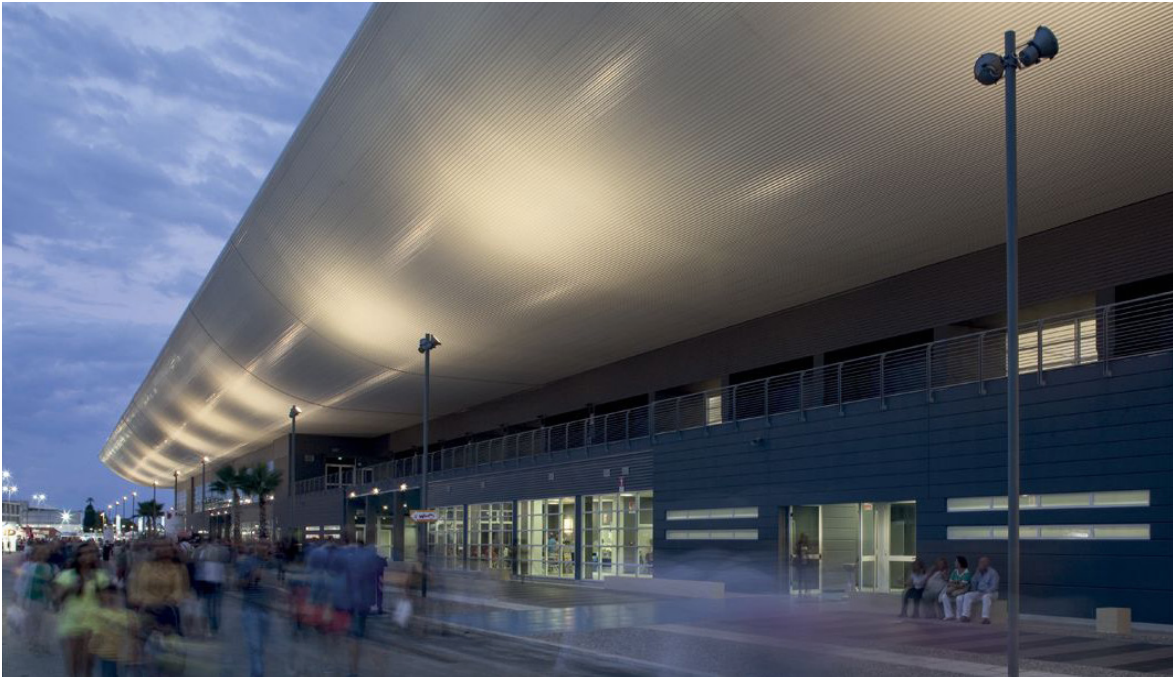
LANDSCAPE & ROOF TERRACE

Uplit trees and bench seating with a warm underglow give the landscape a nighttime presence and create a welcoming environment.



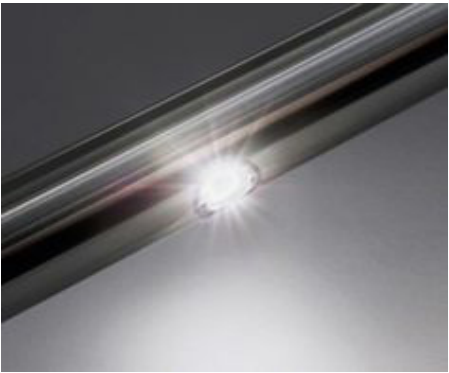
BOARDWALK AND RIGHT OF WAY

A rhythm of post-top luminaires provide general lighting at the pedestrian level and also uplight the soffit overhang to support the “stacked” aesthetic.



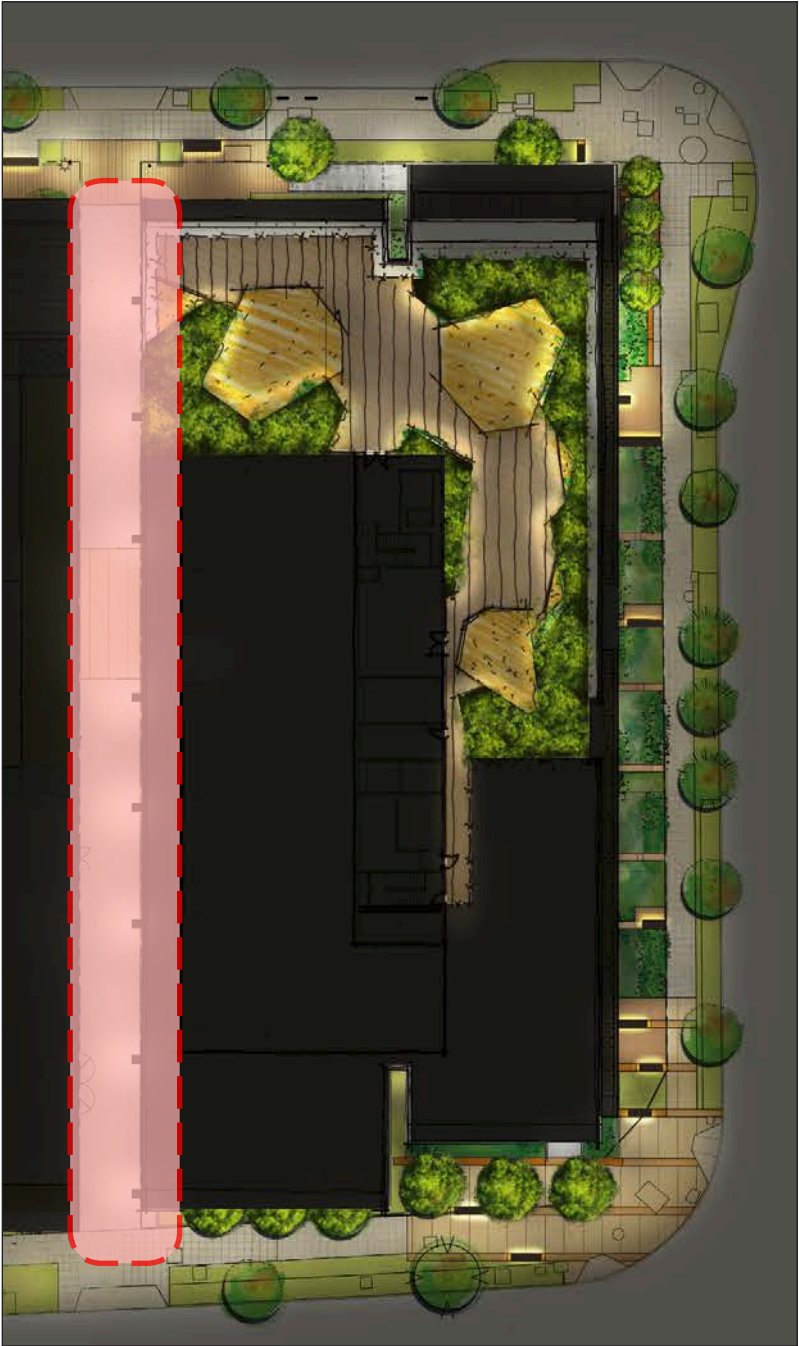
BOARDWALK AND RIGHT OF WAY

Lighting integrated into handrails supplement ambient light levels.

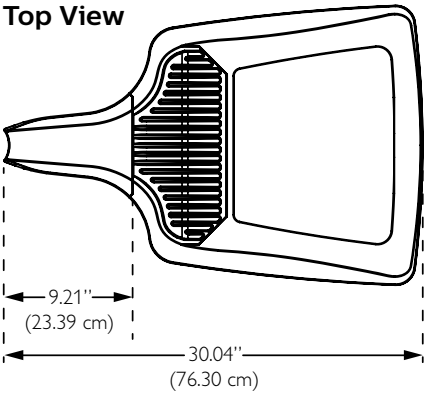


ALLEY LIGHTING

Slim-profile wall-mounted area lights provide safety lighting throughout the length of the Alley.



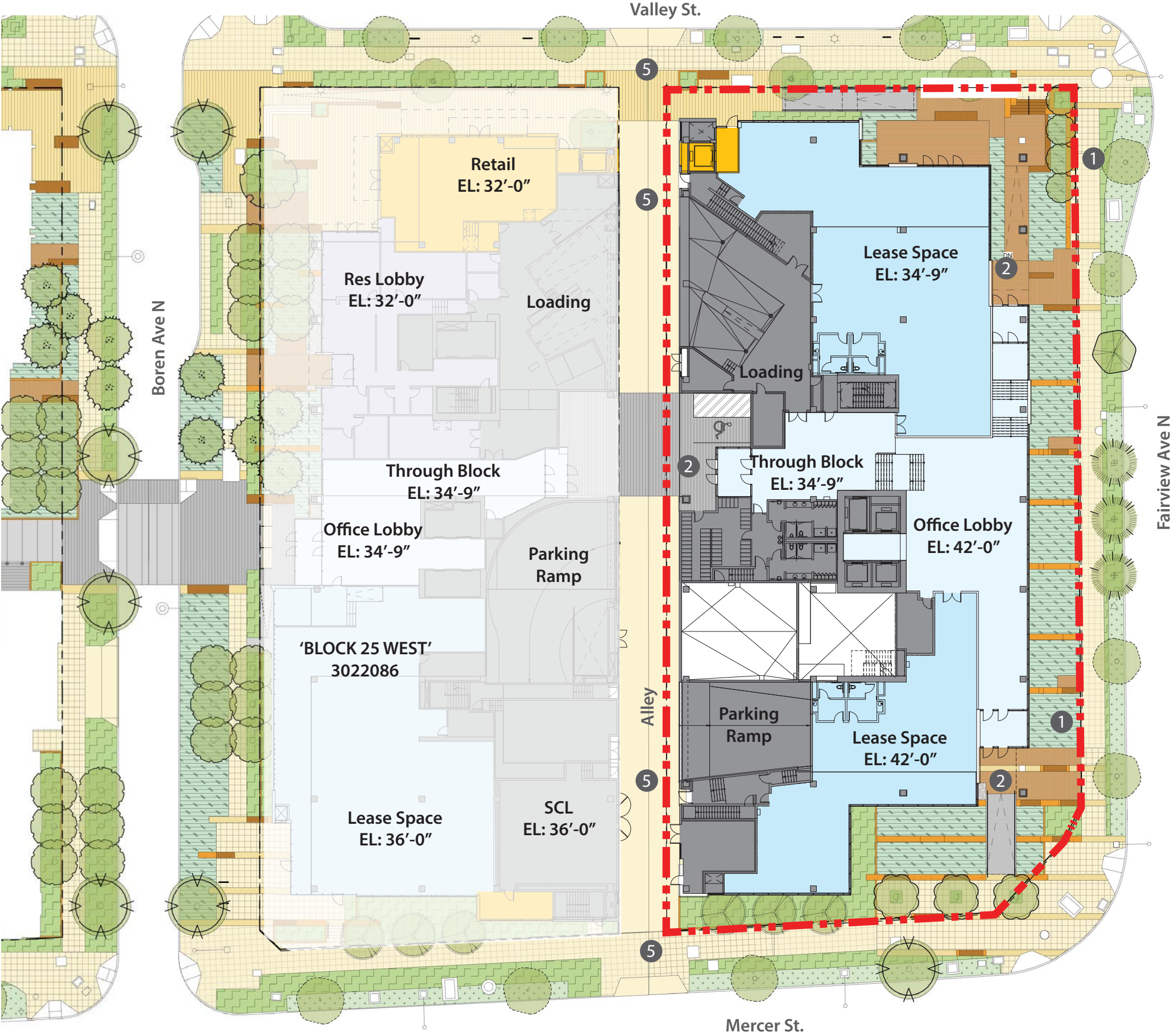
White finish shown; other finishes available





Description: Pin-mounted to facade or landscape monument. Three-dimensional relief letters in stainless steel, powder-coated metal or illuminated channel letters. (Note: final commercial building identity is subject to tenant's requirements and will be reviewed by owner for consistency with building design).





- 1 Building Identity Sign
- 2 Office Entry
- 3 Residential Entry
- 4 Retail Sign
- 5 Parking/ Loading Sign

Departure Request 1A:

Standard	Request	Proposed	Rationale	Applicable Design Guidelines	Design Review Board Feedback
23.48.012.B.1 Upper Level Setback Requirements B. Upper Level setbacks in the SM 85/65-160 Zone 1. Portions of a structure above 45 feet in height shall set back a minimum of 15 feet from street lot lines abutting Valley Street, Westlake Avenue North, Terry Avenue North, Boren Avenue North, and Fairview Avenue North	Allow for an encroachment into the required setback area above 45' as measured vertically from the curb line parallel to Fairview Avenue N.	Level 3 encroaches from 0' to 4'-3" into the 45 foot setback along Fairview Ave N. for 126'-8". The approximate area requested for departure is 425 SF in plan.	The building massing and facade is improved by maintaining two levels of office that together have a volume higher than 45' at the Fairview and Valley intersection. The scale of this massing is consistent with the proportions of the lower level facade at that intersection, creating a balanced massing that "steps" at approximately mid-building height and emphasizing a pair of "framed" overlook masses that gesture towards the lake. This massing also emphasizes the South Lake Union neighborhood plan of gateways by bringing architectural interest to Valley and Fairview while maintaining a broader open space on Mercer and Fairview.	CS2 A.1. Sense Of Place, creates gate way to community. CS2 A.2. Architectural Presence, the first three floors contribute to the street edge. CS2 C.1. Corner Sites, Responding directly to Gateways DC2 A Massing, Response to site and Reduce Perceived Mass. DC2 B.1. Facade Composition.	The board indicated preliminary support for the departure, provided the design includes usable open space on the upper level terraces, and the design concept is strongly expressed as described in the guidance in this report.

Departure Request 1A:

Standard	Request	Proposed	Rationale	Applicable Design Guidelines	Design Review Board Feedback
23.48.012.B.1 Upper Level Setback Requirements B. Upper Level setbacks in the SM 85/65-160 Zone 1. Portions of a structure above 45 feet in height shall set back a minimum of 15 feet from street lot lines abutting Valley Street, Westlake Avenue North, Terry Avenue North, Boren Avenue North, and Fairview Avenue North	Allow for an encroachment into the required setback area above 45' as measured vertically from the curb line parallel to Valley St.	Level 3 encroaches from 13"-11" into the 45 foot setback along Valley St. for 51'-3". The approximate area requested for departure is 715 SF in plan.	See 1A above.	CS2 A.1. Sense Of Place, creates gate way to community. CS2 A.2. Architectural Presence, the first three floors contribute to the street edge. CS2 C.1. Corner Sites, Responding directly to Gateways DC2 A Massing, Response to site and Reduce Perceived Mass. DC2 B.1. Facade Composition.	See 1A above.

Departure Request 1A:

Standard	Request	Proposed	Rationale	Applicable Design Guidelines	Design Review Board Feedback
23.48.012.B.1 Upper Level Setback Requirements B. Upper Level setbacks in the SM 85/65-160 Zone 1. Portions of a structure above 45 feet in height shall set back a minimum of 15 feet from street lot lines abutting Valley Street, Westlake Avenue North, Terry Avenue North, Boren Avenue North, and Fairview Avenue North	Allow for an encroachment into the required setback area above 45' as measured vertically from the curb line parallel to Valley St.	Levels 3-6 'monitor fins' encroaches 2'-6" into the 45 foot setback along Valley St. for 65'. The approximate area requested for departure is 162 SF in plan.	The building massing and facade is improved by maintaining four levels of office that together have a volume higher than 45' and encroaches on the 15'-0" setback at Valley. The scale of this massing is consistent with the proportions of the adjacent monitors, creating a balanced massing that "steps" at approximately mid-building height and emphasizing a pair of "framed" overlook masses that gesture towards the lake. This massing also emphasizes the South Lake Union neighborhood plan of gateways by bringing architectural interest to Valley while maintaining a broader open space on Valley and Fairview.	CS2 A.1. Sense Of Place, creates gate way to community. CS2 A.2. Architectural Presence, the first three floors contribute to the street edge. CS2 C.1. Corner Sites, Responding directly to Gateways DC2 A Massing, Response to site and Reduce Perceived Mass. DC2 B.1. Facade Composition.	Departure requested from original MUP intake.

Departure Request 2:

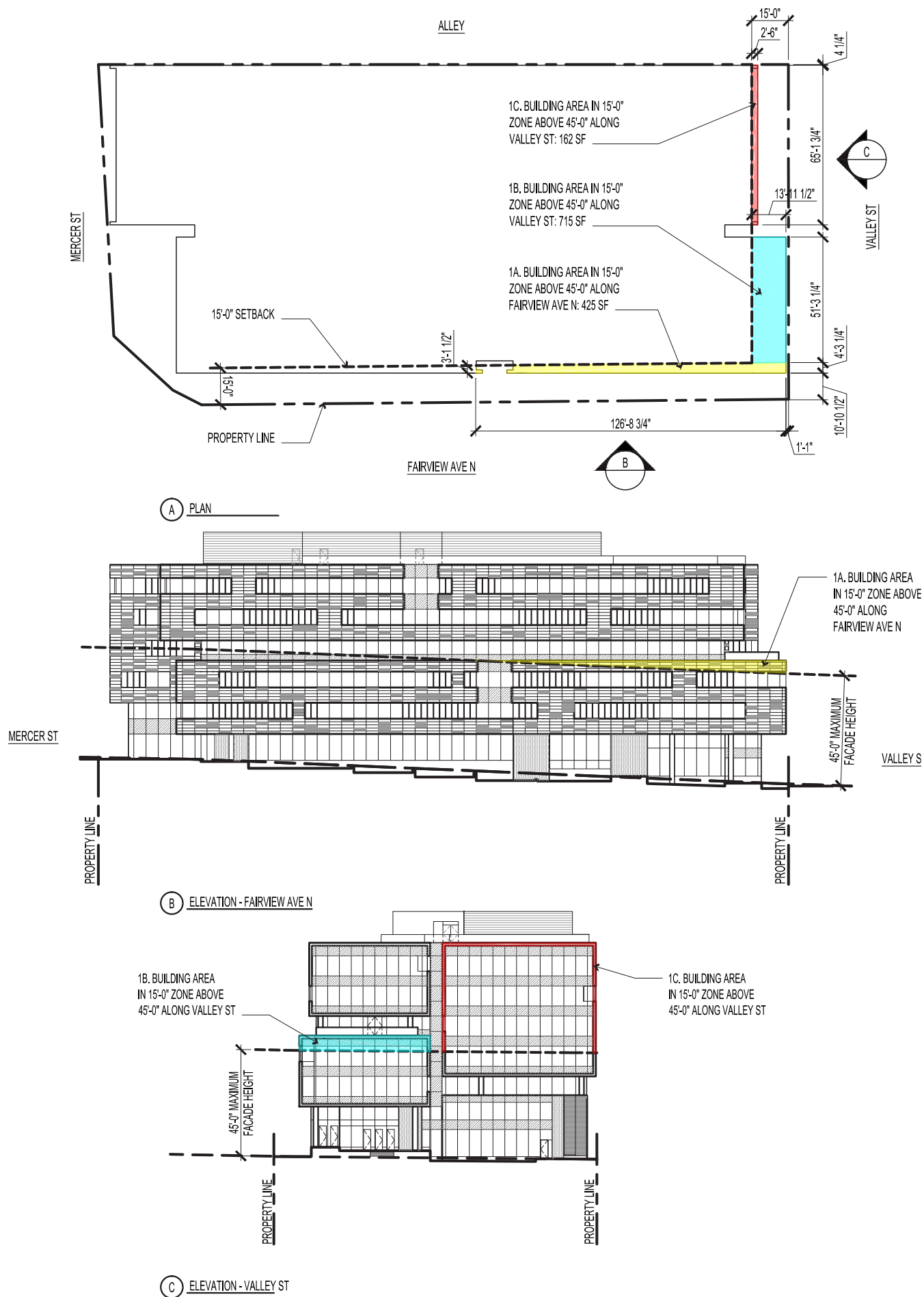
Standard	Request	Proposed	Rationale	Applicable Design Guidelines	Design Review Board Feedback
23.48.014.F.1 Street Level Development Standards F. Required open area in the SM 85/65-160 zone 1. A minimum of 60 percent of the required open area shall be provided as usable open space that meets the following conditions: a.) The usable open space is open from the ground to the sky and is visible and accessible to pedestrians from an abutting street, including persons with disabilities; b.) The open space is substantially at street-level, although portions are permitted to be within 4 feet of street level, provided that grade changes are gradual and do not significantly disrupt the continuity of the space, and no part of the open space is significantly above or below the grade of the nearest abutting street; c.) The open space has a minimum horizontal dimension of 15 feet; and d.) The open space enhances visual and physical pedestrian connections between South Lake Union Park and development on the lot, and is accessible to the public, free of barriers that prevent access from the street. 2. The minimum horizontal dimension of the open space shall be 15 feet.	To allow for a minimum of 32% of the required open area to have a minimal horizontal distance of 15'.	To provide 9,704 sf of the required 7,598 sf open space. To provide 5,587 sf of the required 4,558 sf that meets items a,b and d. To provide 1,430 sf of the required 4,558 sf that meets items a,b,c, and d. Leaving a deficit of 3,123 sf.	Enhancing the pedestrian connection from Mercer to Valley street is achieved more successfully by flaring the ground floor at the North and South ends of the block. This results in tapered open spaces, the dimensions of which vary, at times to a dimension less than 15'. Adjusting the massing to meet a consistent 15'-0" minimum dimension along Fairview would create a visual break in the massing and place more emphasis on the mid block facade, reducing the effect of the Gateway locations at Valley and Mercer.	DC3 C.1 Reinforce Existing Open Space CS2 A.1. Sense Of Place, creates gate way to community. CS2 A.2. Architectural Presence, the first three floors contribute to the street edge. CS2 C.1. Corner Sites, Responding directly to Gateways DC2 A Massing, Response to site and Reduce Perceived Mass. DC2 B.1. Facade Composition.	The board indicated that they would possibly be open to this departure if it is required to create improved views to Lake Union and clearly express the design concept.

Departure Request 3:

Standard	Request	Proposed	Rationale	Applicable Design Guidelines	Design Review Board Feedback
23.48.014.A.2.b Minimum Facade Height A. General facade requirements 2. Minimum facade height. A minimum facade 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. b. On Class 2 Pedestrian Streets and Neighborhood Green Streets, as shown on Maps A and B for 23.48.014, the minimum height for street-facing facades is 25 feet.	To allow for an interruption of the minimum facade height by cantilevering the floors above level one over the useable open space.	To setback portions of level 1 along Valley Street, 26'-0" and 11'-0" To setback portions of level 1 along Fairview Ave, 28'-1", 16'-5" and 34'-4" To setback portions of level 1 along Mercer Street, 28'-0" and 8'-9"	By cantilevering levels 2 and 3 over the ground level, the building massing better emphasizes the connection from Downtown to Southlake Union while complimenting the gateway locations at Valley and Mercer Street. Because levels 2 and 3 have an uninterrupted height of 30'-0" the appearance of a taller facade is still maintained.	DC3 C.1 Reinforce Existing Open Space CS2 A.1. Sense Of Place, creates gate way to community. CS2 A.2. Architectural Presence, the first three floors contribute to the street edge. CS2 C.1. Corner Sites, Responding directly to Gateways DC2 A Massing, Response to site and Reduce Perceived Mass. DC2 B.1. Facade Composition.	Departure requested from original MUP intake.

Departure Request 4:

Standard	Request	Proposed	Rationale	Applicable Design Guidelines	Design Review Board Feedback
23.48.014 Usable Open Space G. Required usable open space 1.d. Up to a maximum of 20 percent of the required usable open space may be covered overhead to provide weather protected space and a widened sidewalk area, if the following conditions are met: 1) The open space abuts a street lot line and is open and accessible to pedestrians along the sidewalk and, 2) If the space is covered by portions of the structure above, or is provided as an arcade open to the street, the minimum vertical clearance is 20 feet	To allow for an area greater than 20% of the usable open space to be covered by the cantilevered floor above.	To provide 2,932 sf of covered usable open space (50% of the provided usable open space) See Sheet G-004b/ E1	By cantilevering levels 2 and 3 over the North East corner of the site the gateway location on Valley st. and Fairview ave is enhanced by the building massing. Not only does this strengthen the relation from downtown to South Lake Union, it establishes a strong focal point on axis with Eastlake Ave.	DC3 C.1 Reinforce Existing Open Space CS2 A.1. Sense Of Place, creates gate way to community. CS2 A.2. Architectural Presence, the first three floors contribute to the street edge. CS2 C.1. Corner Sites, Responding directly to Gateways DC2 A Massing, Response to site and Reduce Perceived Mass. DC2 B.1. Facade Composition.	Departure requested from original MUP intake.



Departure 1 (SMC 23.48.012.B.1):

Upper Level Setbacks in the SM 85/65-160 Zone

Required:

1. Portions of a structure above 45 feet in height shall set back a minimum of 15 feet from street lot lines abutting Valley Street, Westlake Avenue North, Terry Avenue North, Boren Avenue North, and Fairview Avenue North

Departure 1A & 1B:

Request:

Allow for an encroachment into the required setback area above 45' as measured vertically from the curb line parallel to Fairview Avenue N and from the curb line parallel to Valley Street.

Proposed:

- Levels 3 encroach from 0' to 4'-3" into 45' setback along Fairview Ave N. for 126'-8". ~425 SF in plan
- Level 3 encroach from 13"-11" into the 45 foot setback along Valley St. for 51'-3". ~715 SF in plan.

Rationale:

The building massing and facade is improved by maintaining two levels of office that together have a volume higher than 45' at the Fairview and Valley intersection. The scale of this massing is consistent with the proportions of the lower level facade at that intersection, creating a balanced massing that "steps" at approximately mid-building height and emphasizing a pair of "framed" overlook masses that gesture towards the lake. The massing also emphasizes the South Lake Union neighborhood plan of gateways by bringing architectural interest to Valley and Fairview while maintaining a broader open space on Mercer and Fairview.

Applicable Design Guidelines:

- CS2 A.1:** Sense Of Place, creates gateway to community.
- CS2 A.2:** Architectural Presence, the first three floors contribute to the street edge.
- CS2 C.1:** Corner Sites, Responding directly to Gateways
- DC2 A:** Massing, Response to site and Reduce Perceived Mass.
- DC2 B.1:** Facade Composition.

Departure 1C:

Request:

Allow for an encroachment into the required setback area above 45' as measured vertically from the curb line parallel Valley Street.

Proposed:

- Levels 3 to 6's 'monitor fins' encroach 2'-6" into the 45' setback along Valley St. for 65'. ~162 SF in plan

Rationale:

The building massing and facade is improved by maintaining four levels of office that together have a volume higher than 45' and encroaches on to the 15'-0" setback at Valley. The scale of this massing is consistent with the proportions of the adjacent monitors, creating a balanced massing that "steps" at approximately mid-building height and emphasizing a pair of "framed" overlook masses that gesture towards the lake. This massing also emphasizes the South Lake Union neighborhood plan of gateways by bringing architectural interest to Valley while maintaining a broader open space on Valley and Fairview.

Applicable Design Guidelines:

- CS2 A.1:** Sense Of Place, creates gateway to community.
- CS2 A.2:** Architectural Presence, the first three floors contribute to the street edge.
- CS2 C.1:** Corner Sites, Responding directly to Gateways
- DC2 A:** Massing, Response to site and Reduce Perceived Mass.
- DC2 B.1:** Facade Composition.

Departure 2 (SMC 23.48.014.F.1):

Street Level Open Area in the SM 85/65-160 Zone

- Required:
- 1. Minimum of 60% of the required open area shall be provided as usable open space that meets the following conditions:
 - a) The usable open space is open from the ground to the sky and is visible and accessible to pedestrians from an abutting street, including persons with disabilities;
 - b) The open space is substantially at street-level, although portions are permitted to be within 4 feet of street level, provided that grade changes are gradual and do not significantly disrupt the continuity of the space, and no part of the open space is significantly above or below the grade of the nearest abutting street;
 - c) The open space has a minimum horizontal dimension of 15 feet; and
 - d) The open space enhances visual and physical pedestrian connections between South Lake Union Park and development on the lot, and is accessible to the public, free of charge, during the hours of operation of South Lake Union Park

Departure 2:

Request:
Allow for a minimum of 32% of the required open area to have a minimal horizontal distance of 15'.

- Proposed:
- To provide 9,704 SF of the required 7,598 SF of open space.
 - To provide 5,587 SF of the required 4,558 SF that meets items a,b and d.
 - To provide 1,430 SF of the required 4,558 SF that meets items a,b,c, and d.
 - Leaving deficit of 3,123 SF.

Rationale:
Enhancing the pedestrian connection from Mercer to Valley St is achieved more successfully by flaring the ground floor at the North and South ends of the block. This results in tapered open spaces, the dimensions of which vary, at times to a dimension less than 15'. Adjusting the massing to meet a consistent 15' minimum dimension along Fairview would create a visual break in the massing and place more emphasis on the mid block facade, reducing the effect of the Gateway locations at Valley and Mercer

- Applicable Design Guidelines:**
- CS2 A.1: Sense Of Place, creates gateway to community.
 - CS2 A.2: Architectural Presence, the first three floors contribute to the street edge.
 - CS2 C.1: Corner Sites, Responding directly to Gateways
 - DC2 A: Massing, Response to site and Reduce Perceived Mass.

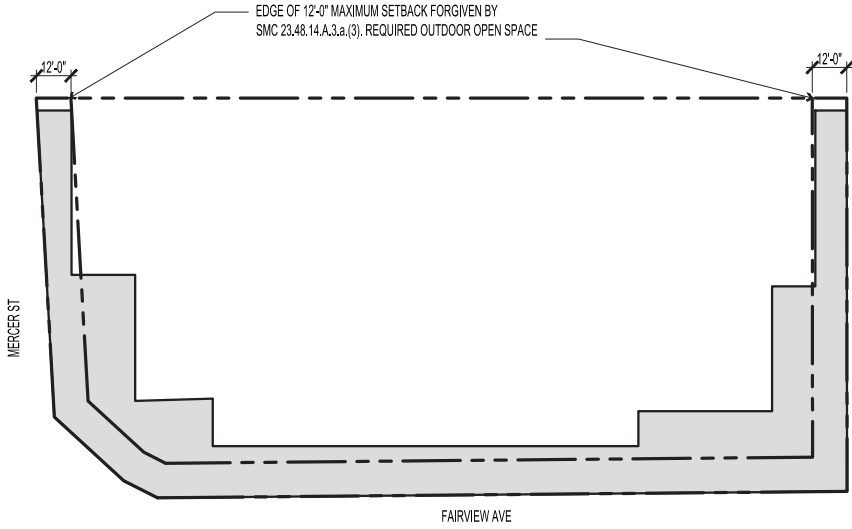


TABLE 1 - TOTAL OPEN SPACE		
OPEN AREA	REQUIRED	PROVIDED
20% OF SITE AREA (37,988 SF)	7,598 SF	9,704 SF
60% OF OPEN AREA: REQUIRED TO MEET SMC 23.48.014.F.1 AS USABLE OPEN SPACE	4,559 SF	SEE TABLE 2, 3

(SURPLUS OF 2,106 SF)

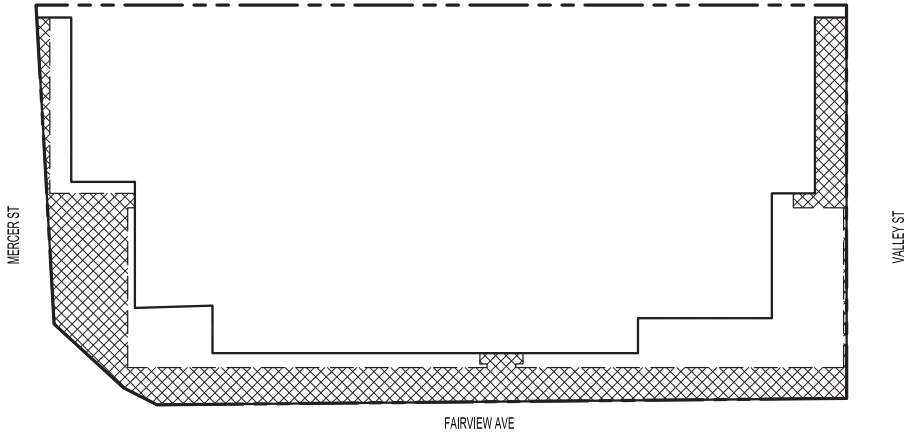


TABLE 2		
OPEN AREA	REQUIRED (60% OF OPEN AREA)	PROVIDED
OPEN AREA THAT MEETS THE FOLLOWING STANDARDS: 23.48.014.F.1.a - OPEN TO SKY 23.48.014.F.1.b - SUBSTANTIALLY AT STREET LEVEL 23.48.014.F.1.d - ENHANCE PEDESTRIAN CONNECTION TO SOUTH LAKE UNION	4,559 SF	5,587 SF

(SURPLUS OF 1,028 SF)

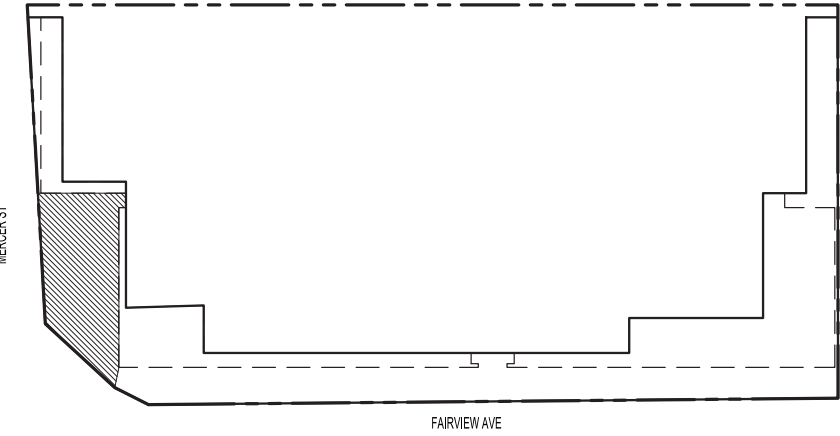


TABLE 3		
OPEN AREA	REQUIRED (60% OF OPEN AREA)	PROVIDED
OPEN AREA THAT MEETS THE FOLLOWING STANDARDS: 23.48.014.F.1.a - OPEN TO SKY 23.48.014.F.1.b - SUBSTANTIALLY AT STREET LEVEL 23.48.014.F.1.B - MINIMUM HORIZONTAL DIMENSION OF 15'-0" 23.48.014.F.1.d - ENHANCE PEDESTRIAN CONNECTION TO SOUTH LAKE UNION	4,559 SF	1,527 SF

(SURPLUS OF 3,032 SF)

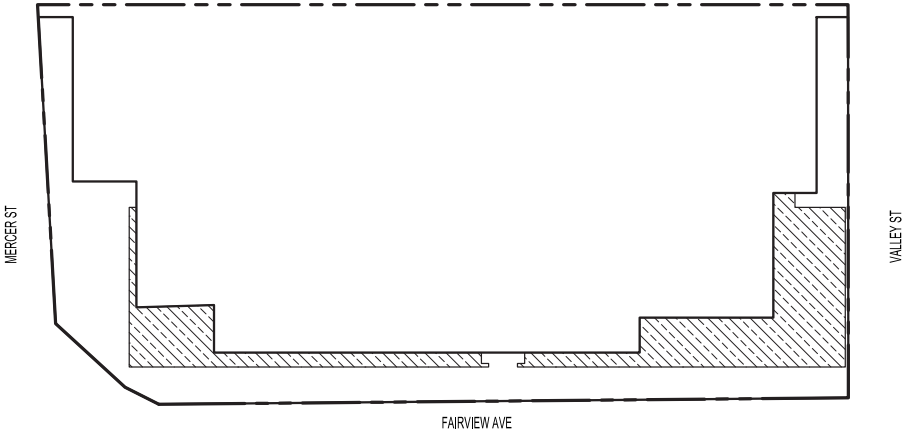
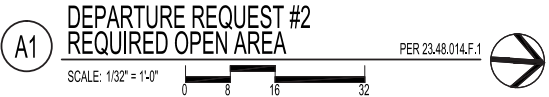


TABLE 4		
AREA OF REQUESTED DEPARTURE FROM 23.48.014.F.1.a - OPEN TO SKY	60% OF REQUIRED OPEN AREA	REQUESTED DEPARTURE AREA
	4,559 SF	3,032 SF
		REQUESTED DEPARTURE + AREA FROM TABLE 3: (3,032 + 1,527) = 4,559 SF

AREA OF DEPARTURE REQUEST



Departure 3 (SMC 23.48.040.A.2.b):

Minimum Facade Height in the SM 85/65-160 Zone

- Required:
2. A minimum facade height is required for the street-facing facades of new structures, unless all portions of the structure are lower than required minimum facade height listed below.
- b. On Class 2 Pedestrian Streets and Neighborhood Green Streets, as shown on Maps A and B for 23.48.014, the minimum height for street facing facades is 25 feet.

Departure 3:

Request: Allow for an interruption of the minimum facade height by cantilevering the floors above level one over the usable open space.

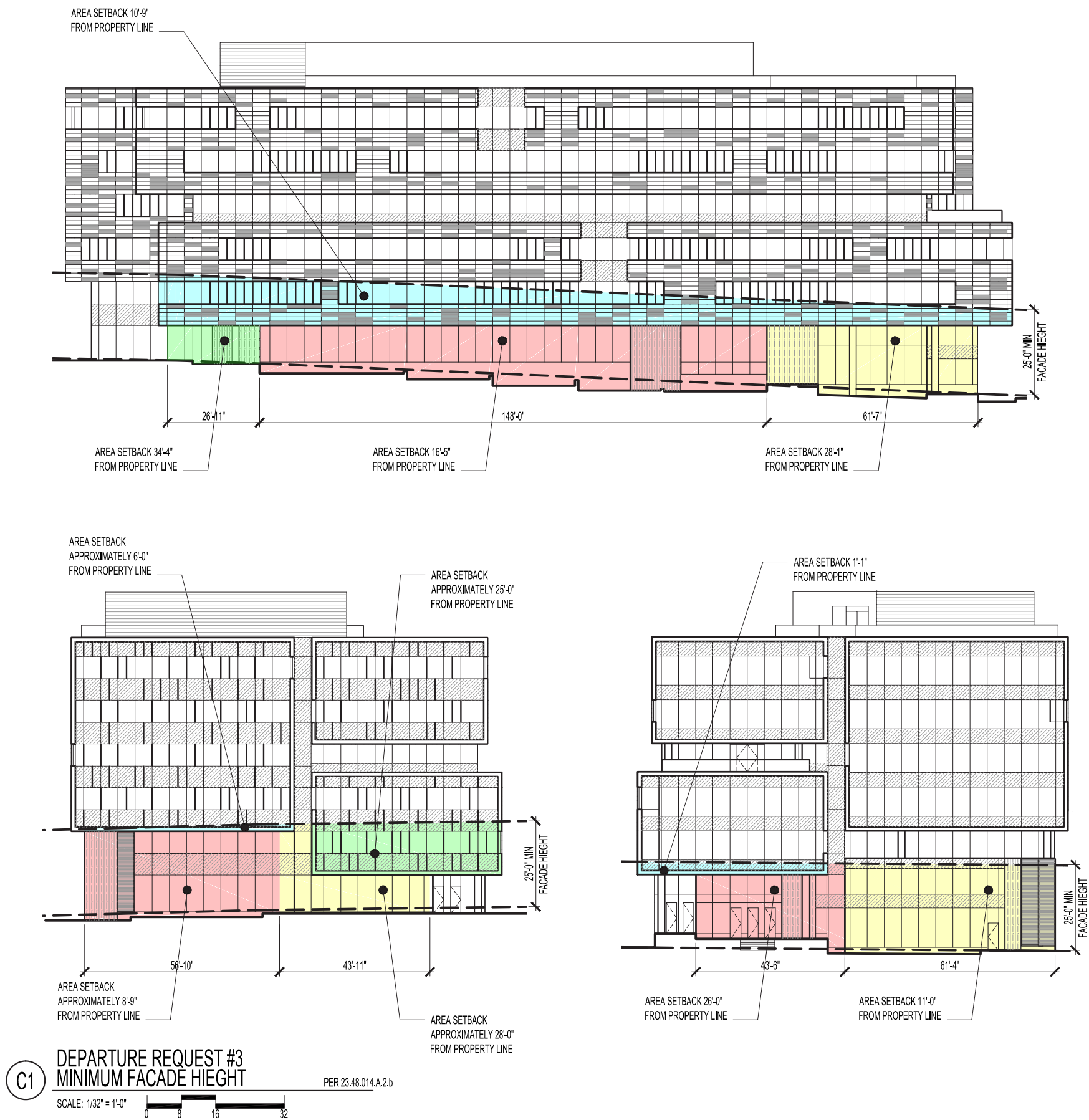
- Proposed:
- Setback portions of level 1 along Valley St. 26'-0" and 11'-0"
 - Setback portions of level 1 along Fairview Ave, 28'-1", 16'-5" and 34'-4"
 - Setback portions of level 1 along Mercer Street, 28'-0" and 8'-9"

Rationale:

By cantilevering levels 2 & 3 over the ground level, the building massing better emphasizes the connection from Downtown South Lake Union while complimenting the gateway locations at Valley and Mercer Street. Because levels 2 & 3 have an uninterrupted height of 30'-0" the appearance of a taller facade is still maintained.

Applicable Design Guidelines:

- CS2 A.1: Sense Of Place, creates gateway to community.
- CS2 A.2: Architectural Presence, the first three floors contribute to the street edge.
- CS2 C.1: Corner Sites, Responding directly to Gateways
- DC2 A: Massing, Response to site and Reduce Perceived Mass.
- DC2 B.1: Facade Composition.
- DC3 C.1: Reinforce Existing Open Space



Departure 4 (SMC 23.48.014):

Usable Open Space in the SM 85/65-160 Zone

Required:
1d. Up to a maximum of 20% of the required usable open space may be covered overhead to provide weather protected space and a widened sidewalk area, if the following conditions are met:
1) The open space abuts a street lot line and is open and accessible to pedestrians along the sidewalk and,
2) If the space is covered by portions of the structure above, or is provided as an arcade open to the street, the minimum vertical clearance is 20 feet.

Departure 4:

Request:
Allow for an area greater than 20% of the usable open space to be covered by the cantilevered floor above.
Proposed:
• Provide 2,932 SF of covered usable open space (50% of the provided usable open space)

Rationale:

By cantilevering levels 2 & 3 over the North East corner of the site the gateway location on Valley St. and Fairview Ave is enhanced by the building massing. Not only does this strengthen the relation from downtown to South Lake Union, it establishes a strong focal point on axis with Eastlake Ave.

Applicable Design Guidelines:

- CS2 A.1: Sense Of Place, creates gateway to community.
- CS2 A.2: Architectural Presence, the first three floors contribute to the street edge.
- CS2 C.1: Corner Sites, Responding directly to Gateways
- DC2 A: Massing, Response to site and Reduce Perceived Mass.
- DC2 B.1: Facade Composition.
- DC3 C.1: Reinforce Existing Open Space

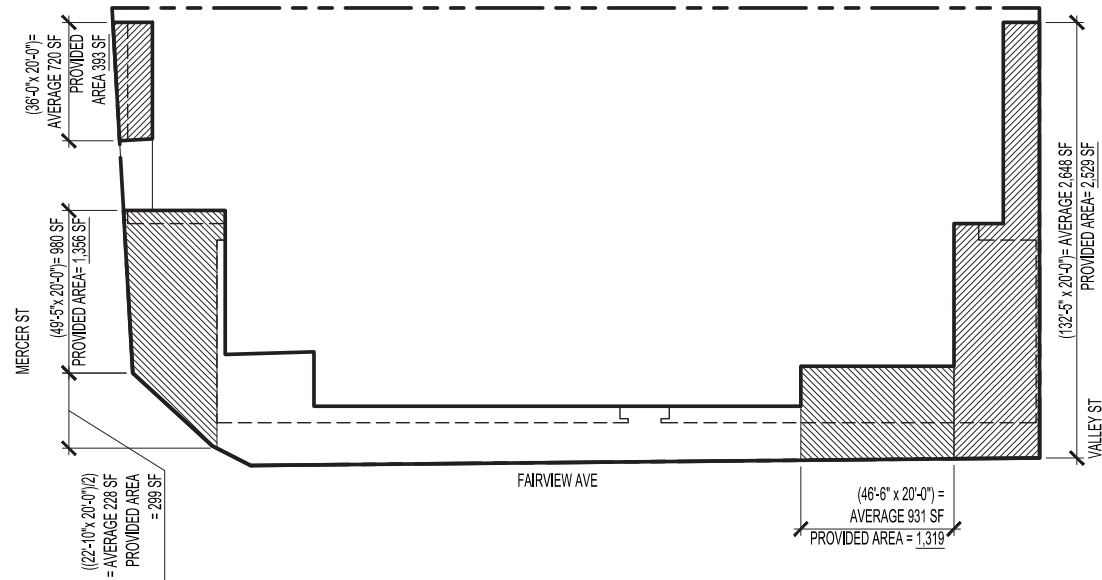


TABLE 1			
	STREET	CODE STANDARD 15% OF REQUIRED LOT AREA: (37,988 x .15) = 5,699 SF	
USABLE OPEN SPACE THAT MEETS THE FOLLOWING STANDARDS: 23.48.014.G.1.b (AVERAGE HORIZONTAL DIMENSION OF 20'-0" AND A MIN. OF 10'-0")	AVERAGE: VALLEY ST	AVERAGE: 2,648 SF	PROVIDED: 2,529 SF
	FAIRVIEW AVE	931 SF	1,319 SF
	MERCER ST	229 SF	289 SF
		980 SF	1356 SF
		720 SF	393 SF
		TOTAL AVERAGE: 5,508	TOTAL PROVIDED: 5,896

TABLE 2		
	CODE STANDARD 45% OF REQUIRED USABLE OPEN SPACE:	PROVIDED:
USABLE OPEN SPACE THAT MEETS THE FOLLOWING STANDARDS: 23.48.014.G.1.b (TABLE 1) 23.48.014.G.1.c (MIN 45% EXTERIOR SPACE OPEN TO SKY)	(5,699 x .45) = 2,565 SF	2,942 SF

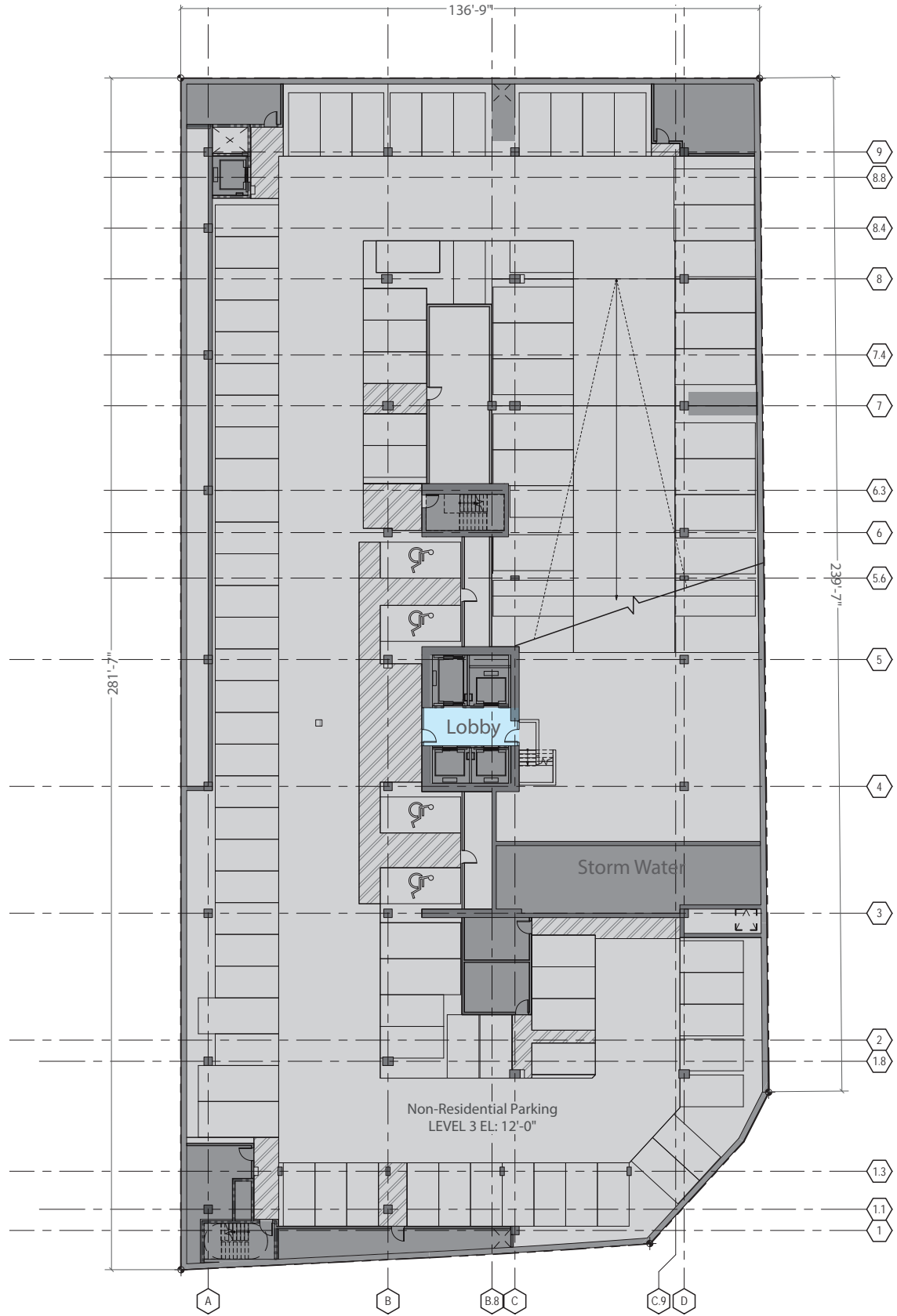
TABLE 3		
	CODE STANDARD 20% OF REQUIRED USABLE OPEN SPACE:	PROVIDED:
USABLE OPEN SPACE THAT MEETS THE FOLLOWING STANDARDS: 23.48.014.G.1.b (TABLE 1) 23.48.014.G.1.c (TABLE 2)		
23.48.014.G.1.d (MAXIMUM 20% OF USEABLE OPEN SPACE MAY BE COVERED WITH A MIN. VERTICAL CLEARANCE OF 20'-0")	(5,699 x .2) = 1,139 SF	1,139 SF (20%) 1,793 SF (31%) TOTAL: 2,932 SF
* DEPARTURE REQUESTED FOR AN ADDITIONAL 1,739 SF OF COVERED USABLE OPEN SPACE, RESULTING IN 51% COVERAGE.		
AREA OF DEPARTURE REQUEST		

E1 DEPARTURE REQUEST #4
USEABLE OPEN SPACE
SCALE: 1/32" = 1'-0"
PER 23.48.014

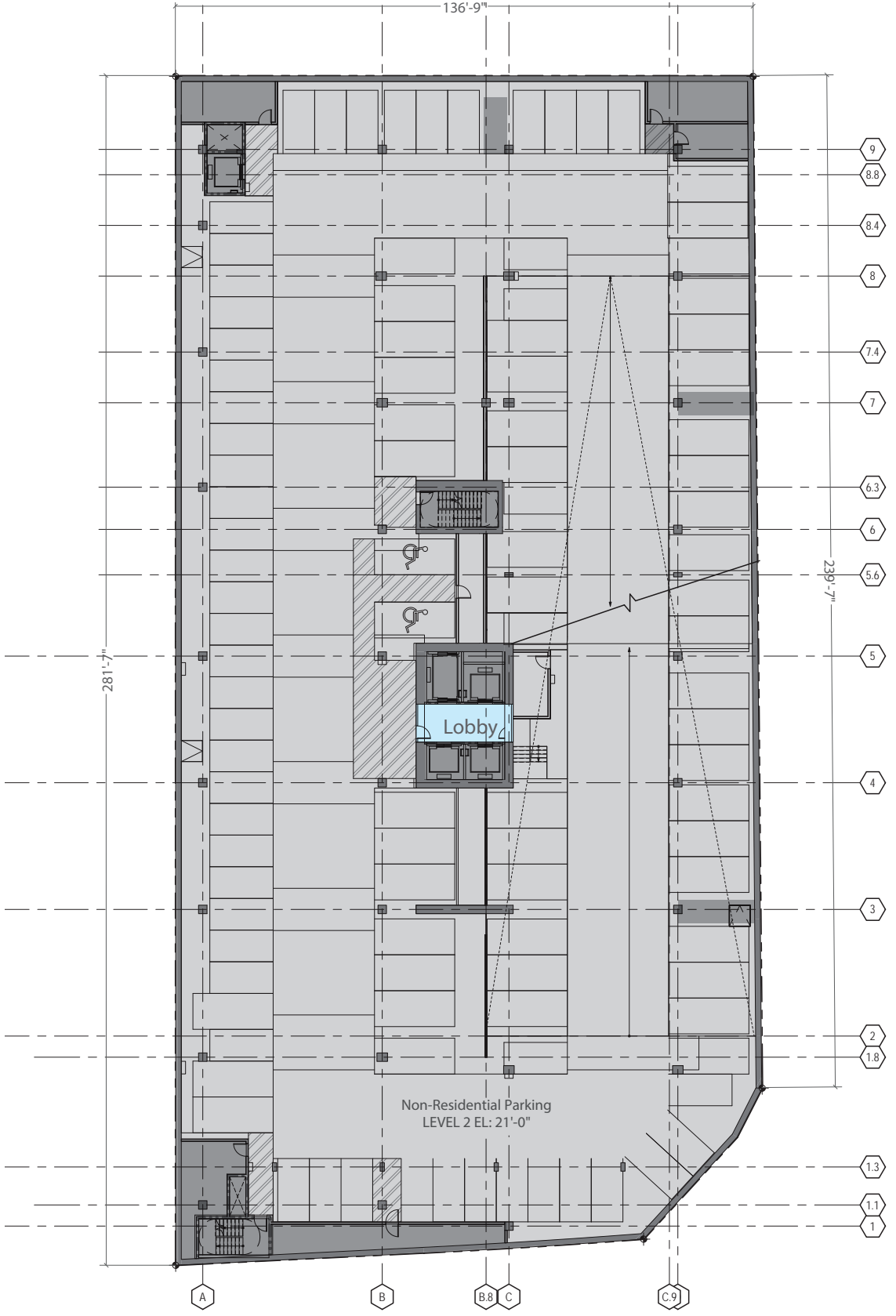


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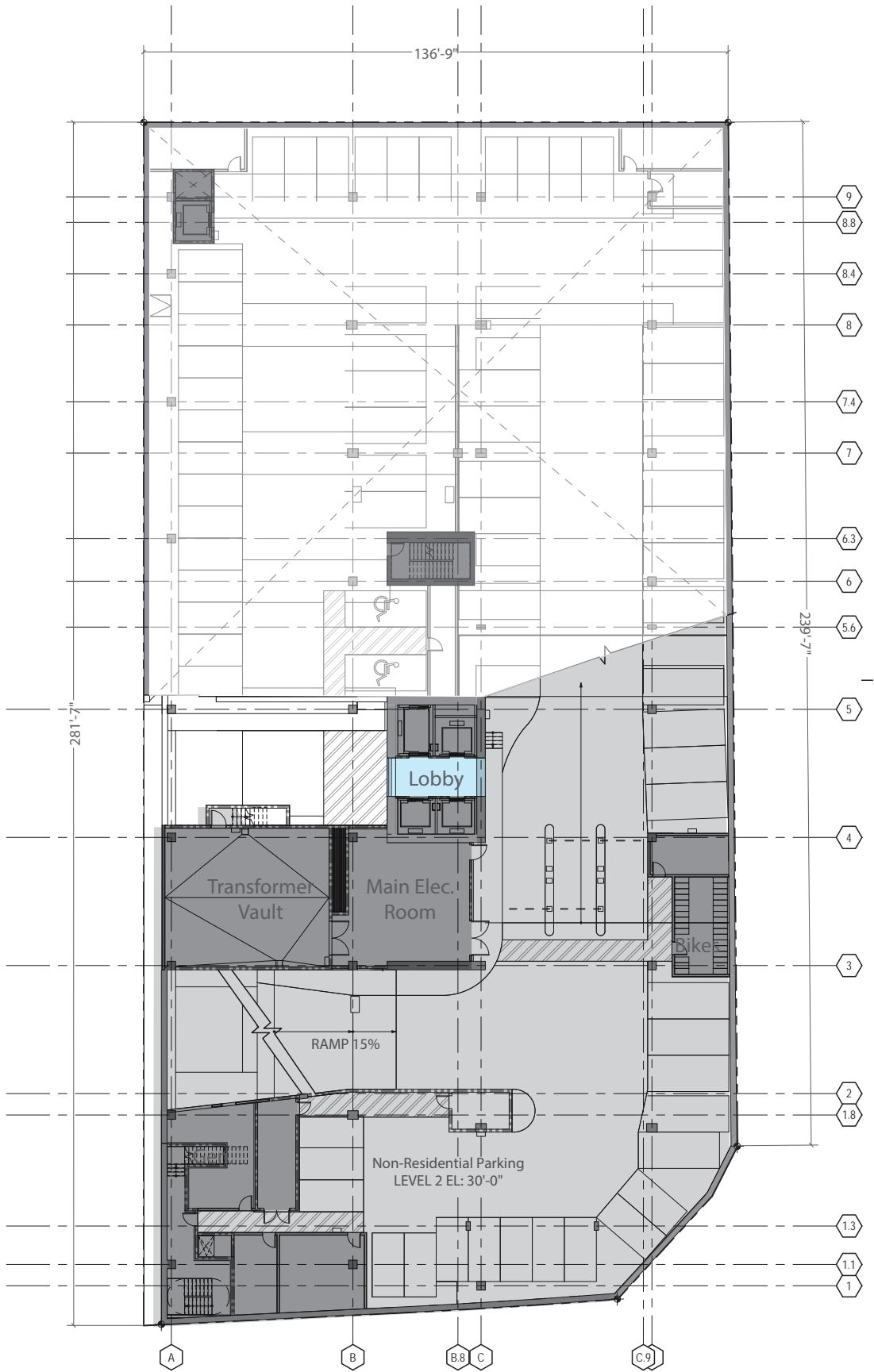


Level P3 - Floor Plan

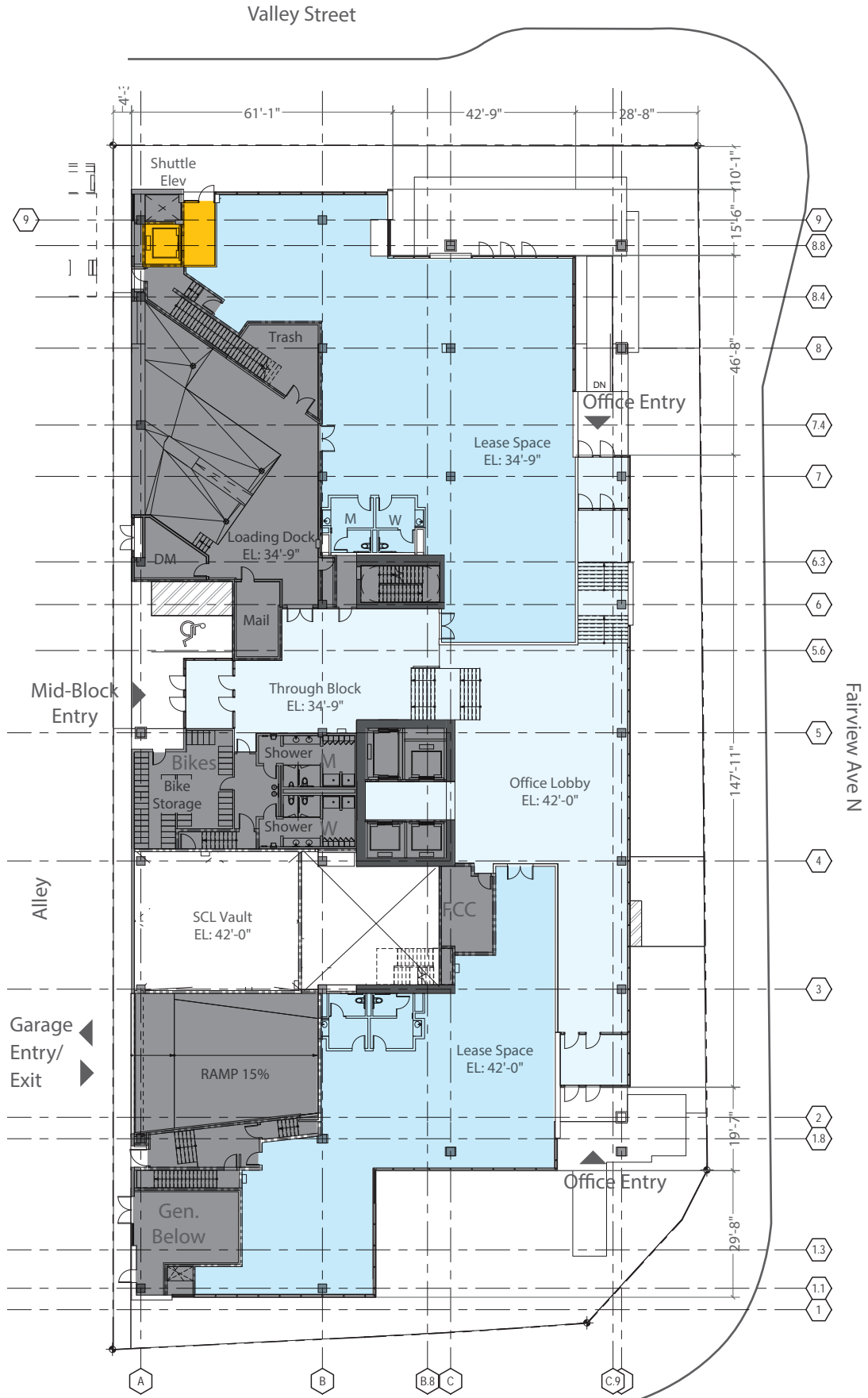


Level P2 - Floor Plan

- Retail
- Residential
- Office Lobby
- Office
- Parking
- MEP/BOH

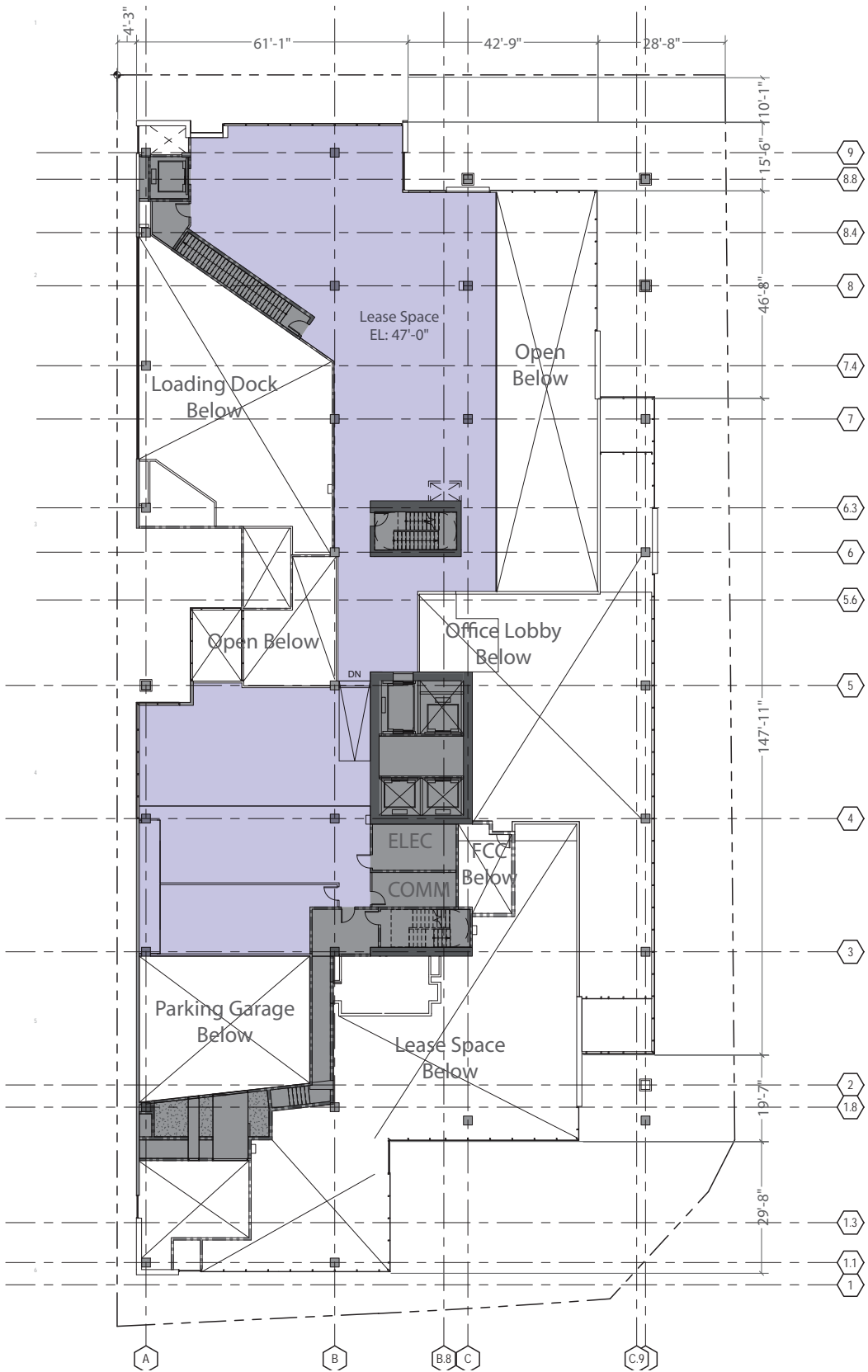


Level P1 - Floor Plan

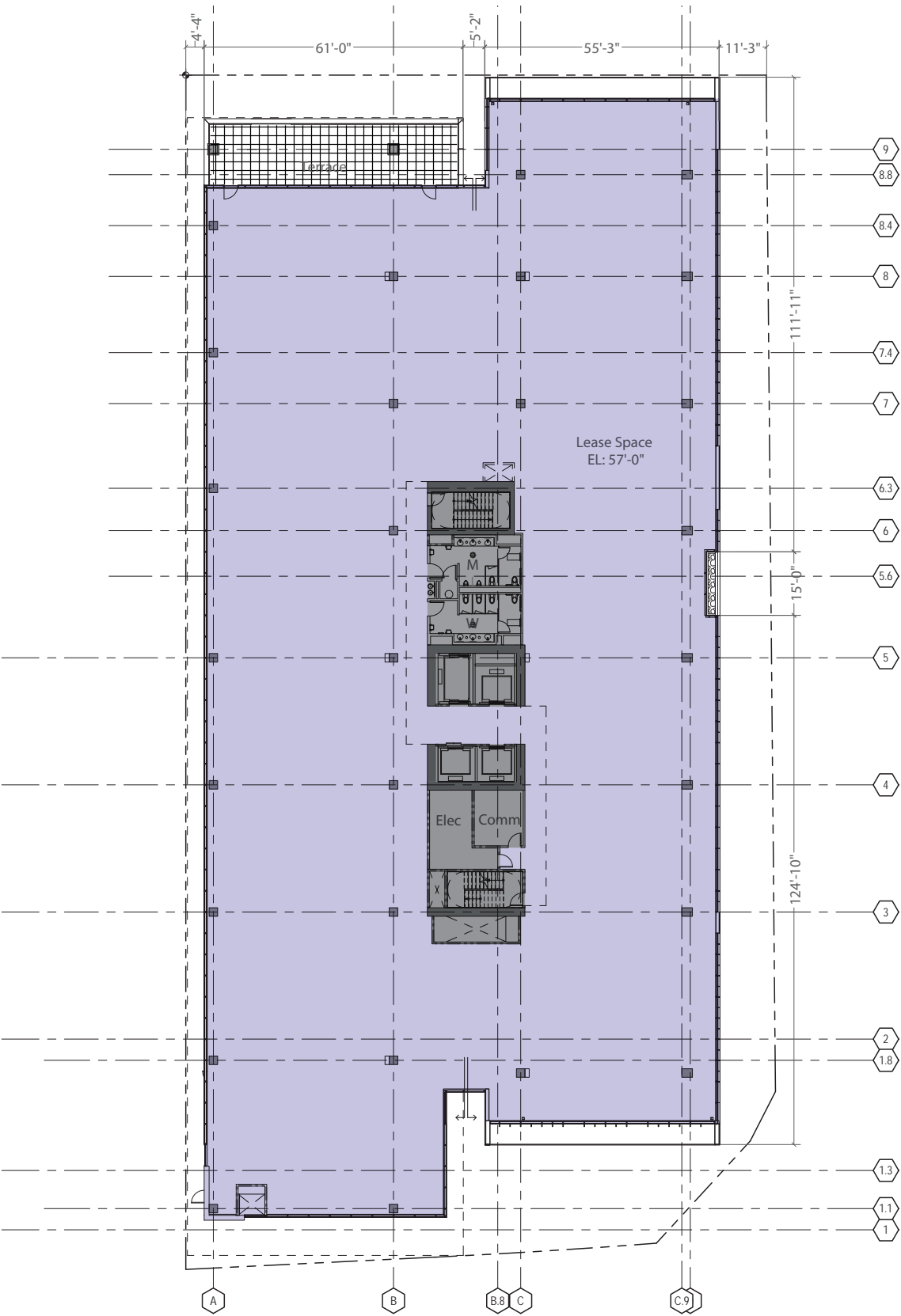


Level L1 - Floor Plan

- Retail
- Residential
- Office Lobby
- Office
- Parking
- MEP/BOH

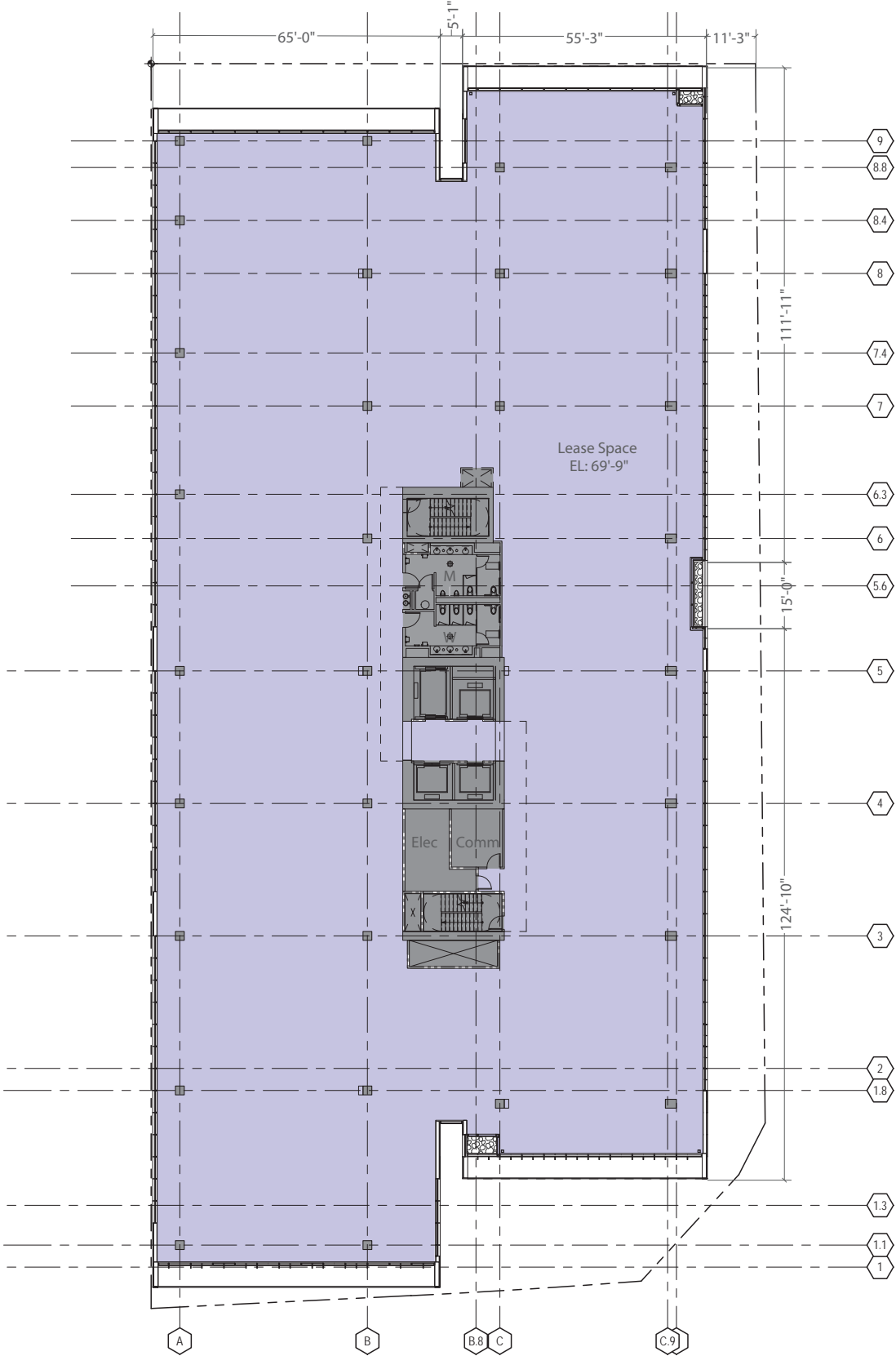


Level L1 - Floor Plan

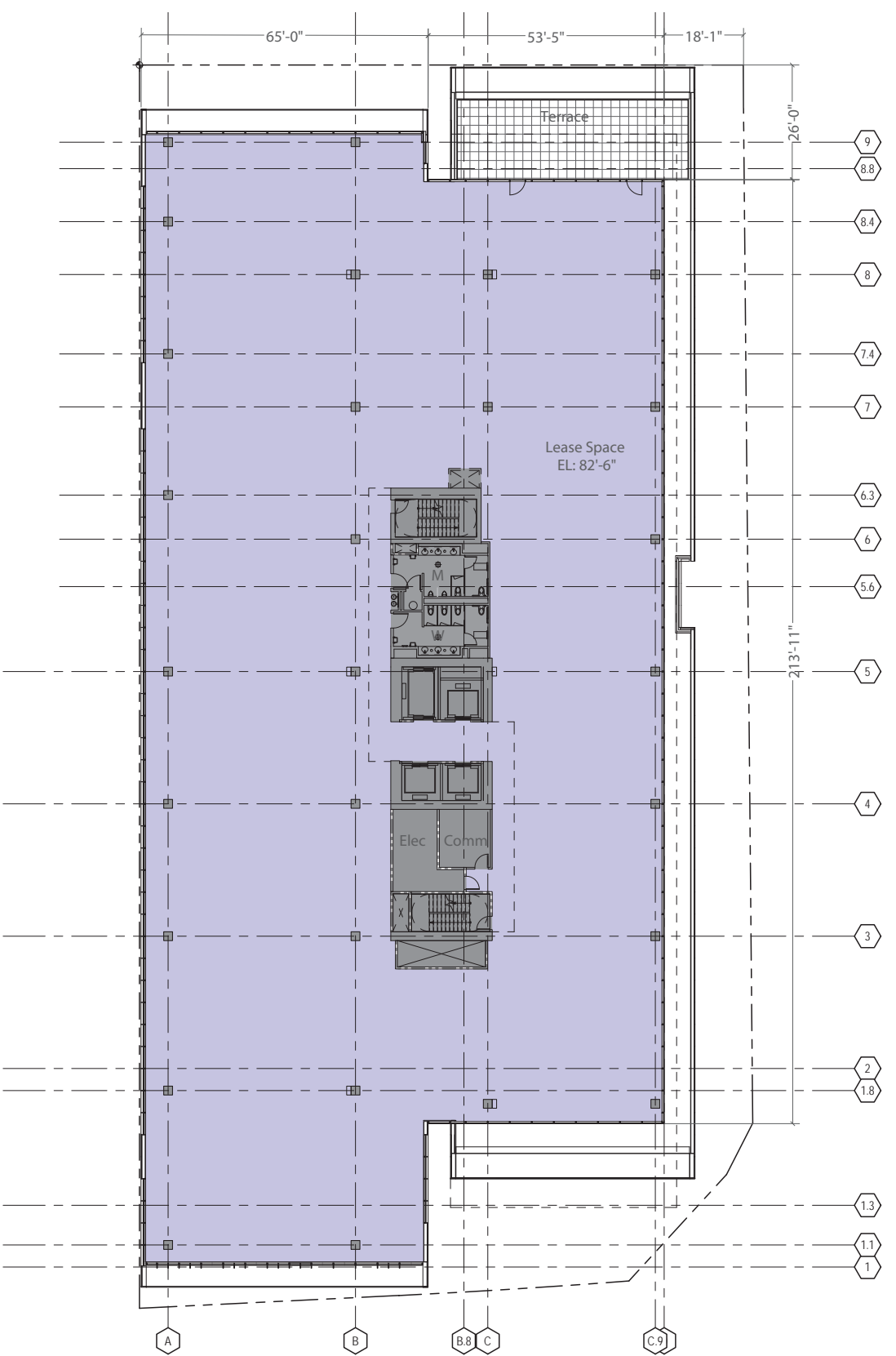


Level L2 - Floor Plan

- Retail
- Residential
- Office Lobby
- Office
- Parking
- MEP/BOH

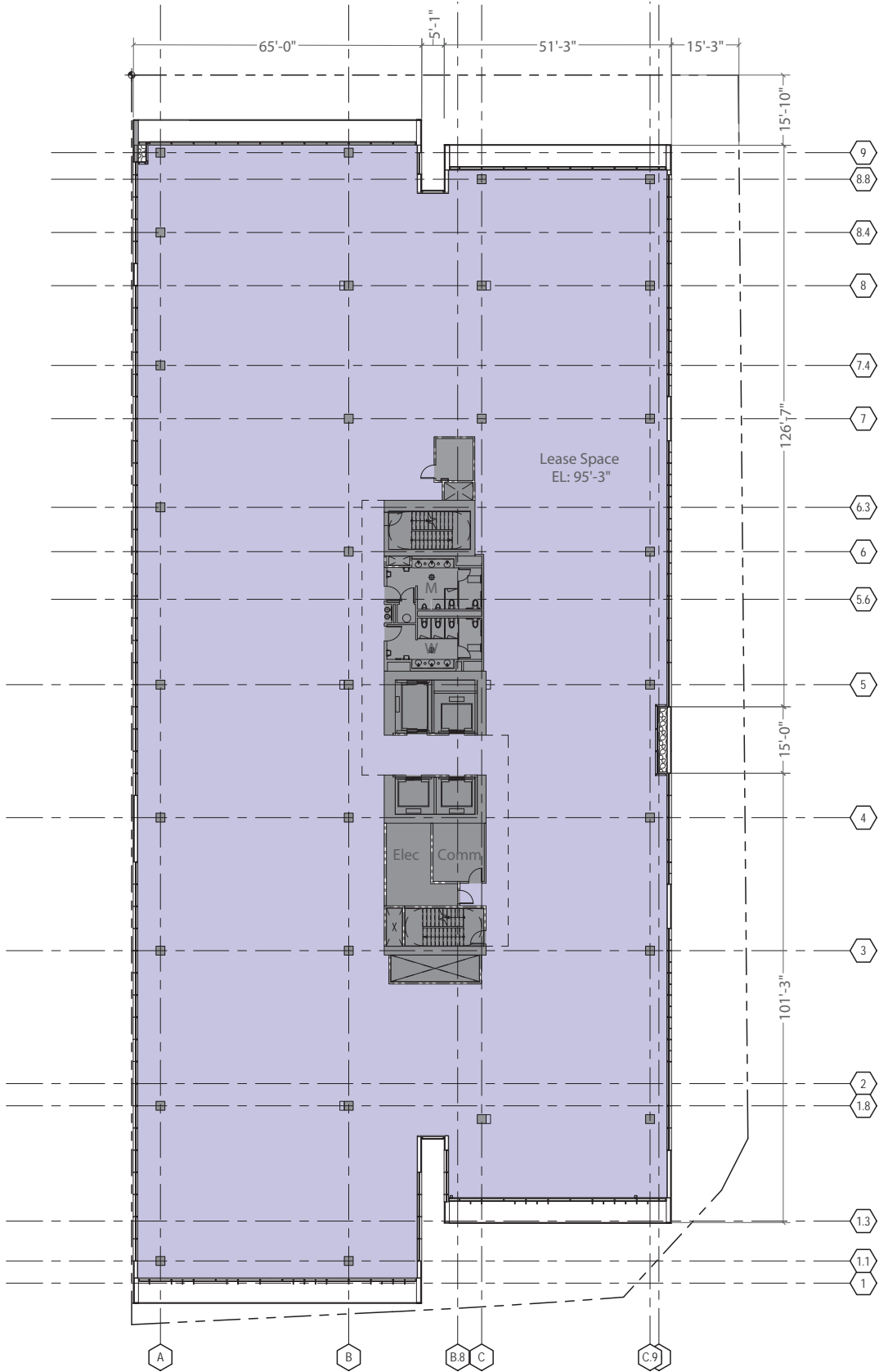


Level L3 - Floor Plan

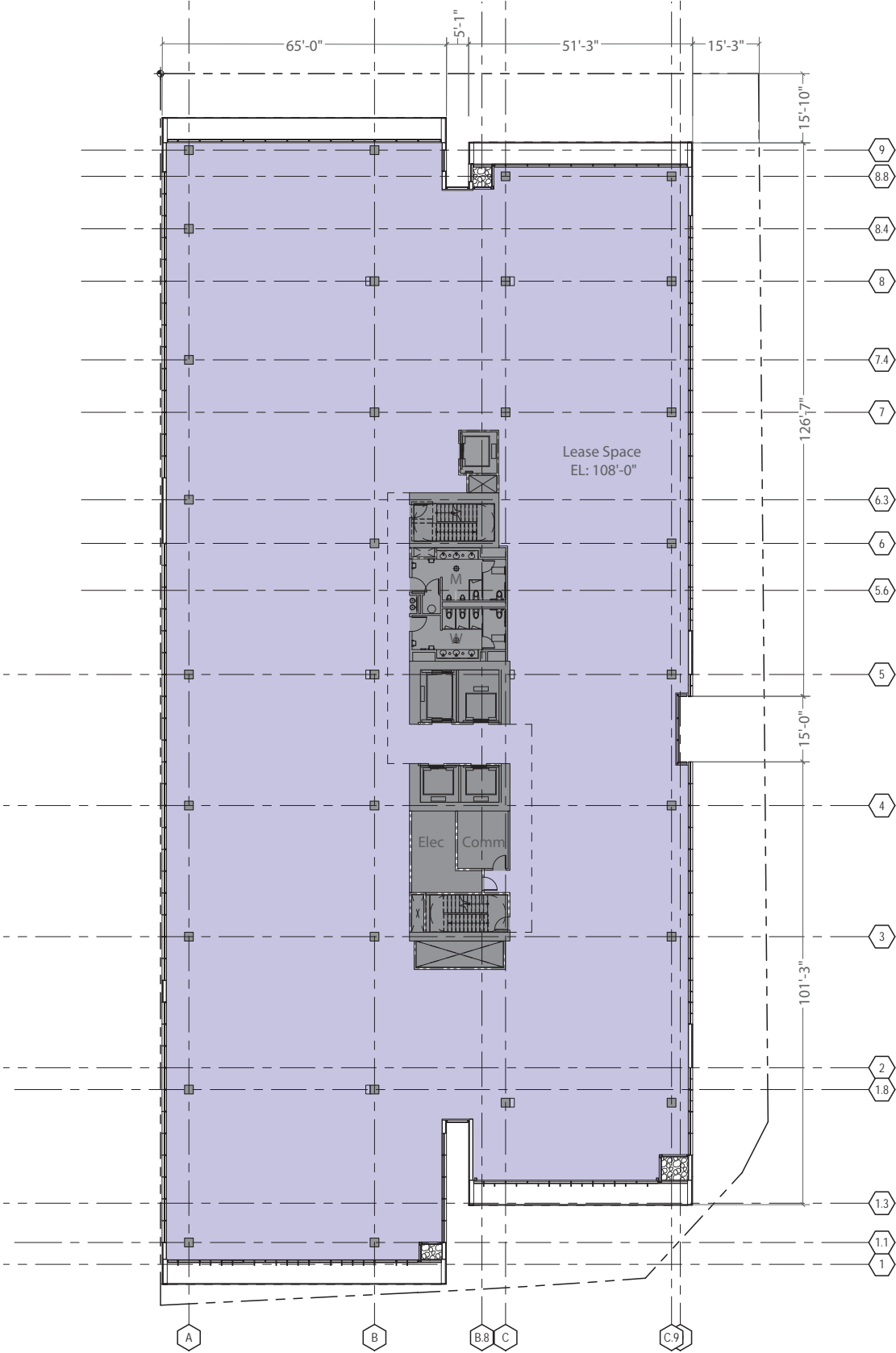


Level L4 - Floor Plan

- Retail
- Residential
- Office Lobby
- Office
- Parking
- MEP/BOH

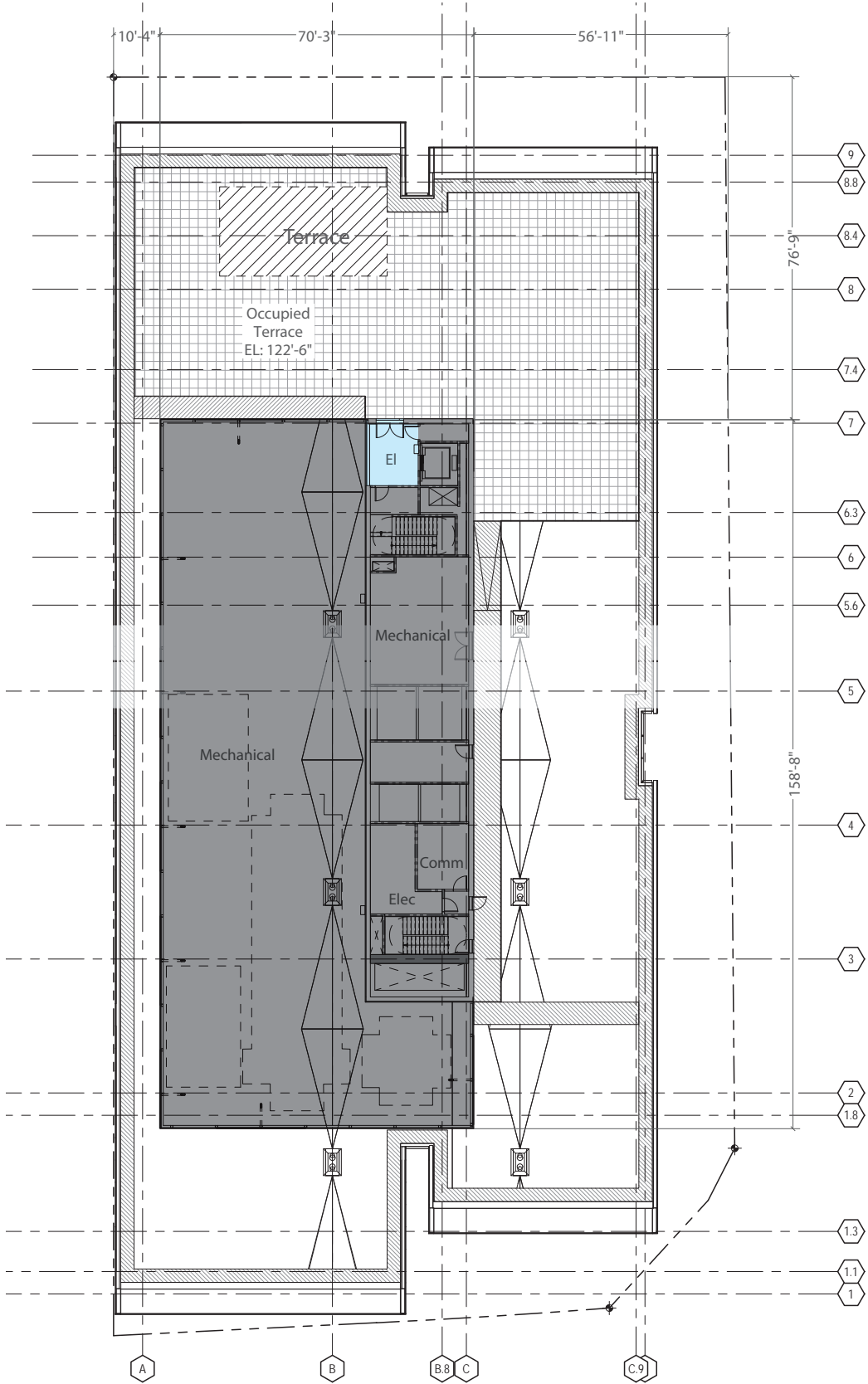


Level L5 - Floor Plan

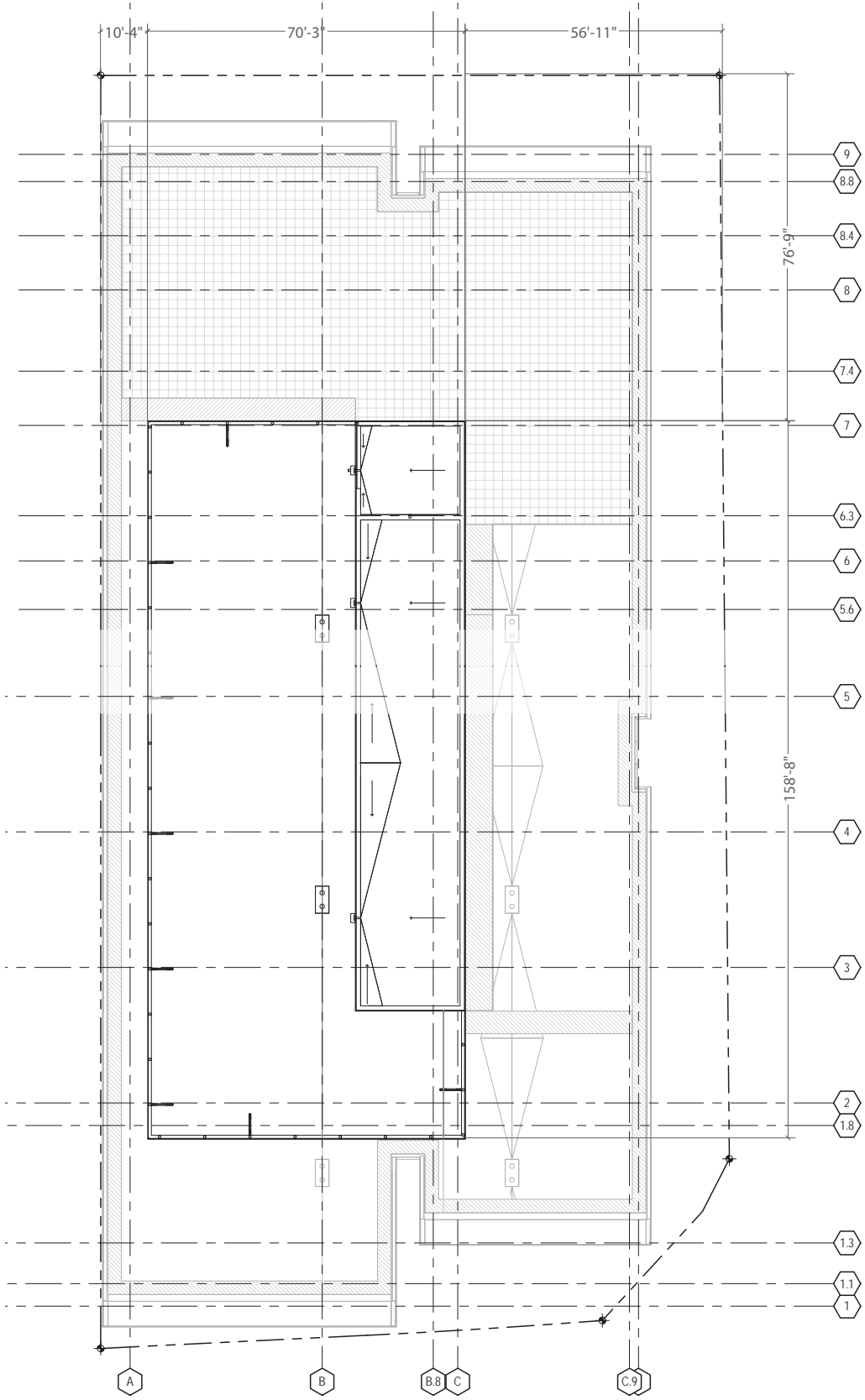


Level L6 - Floor Plan

- Retail
- Residential
- Office Lobby
- Office
- Parking
- MEP/BOH



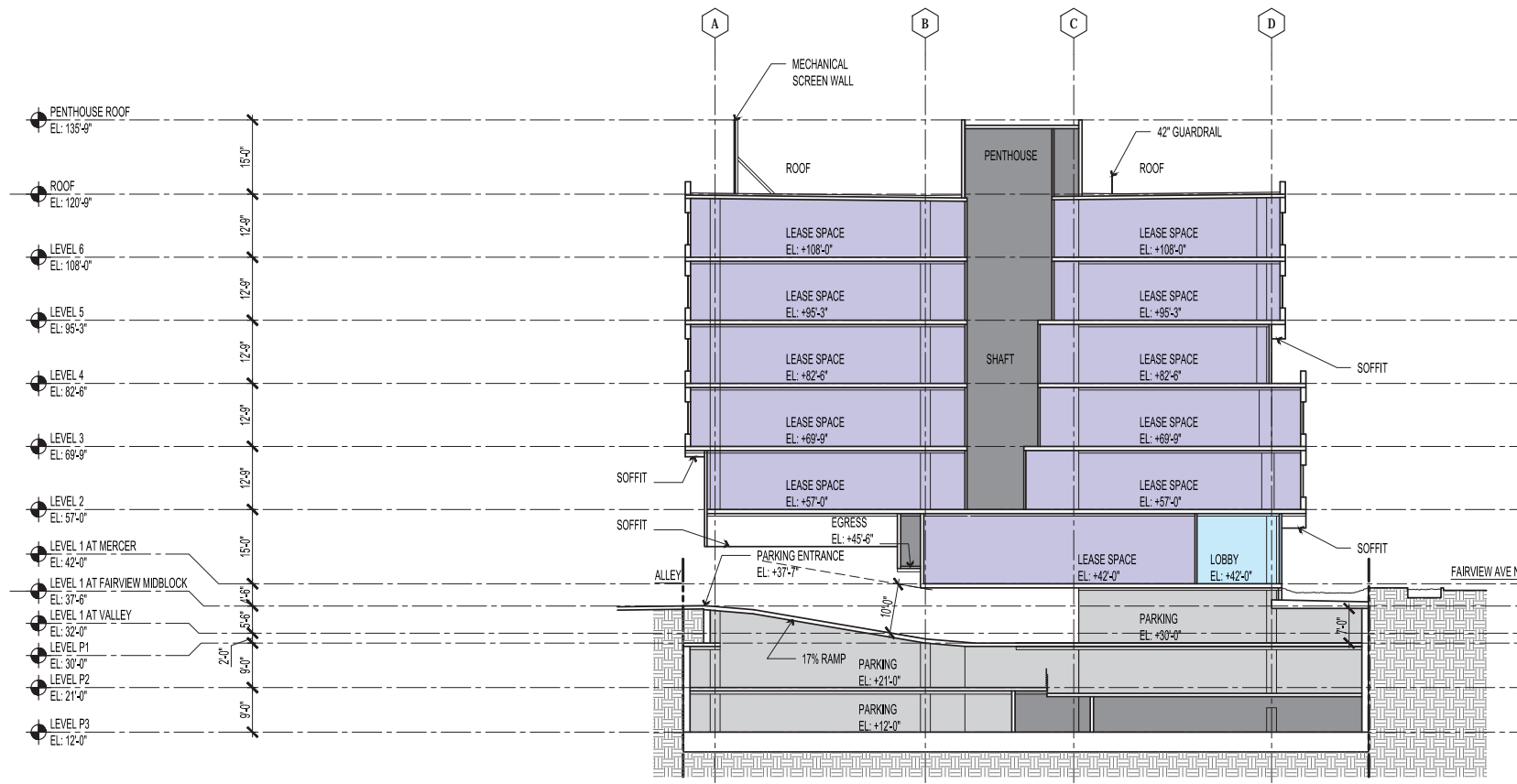
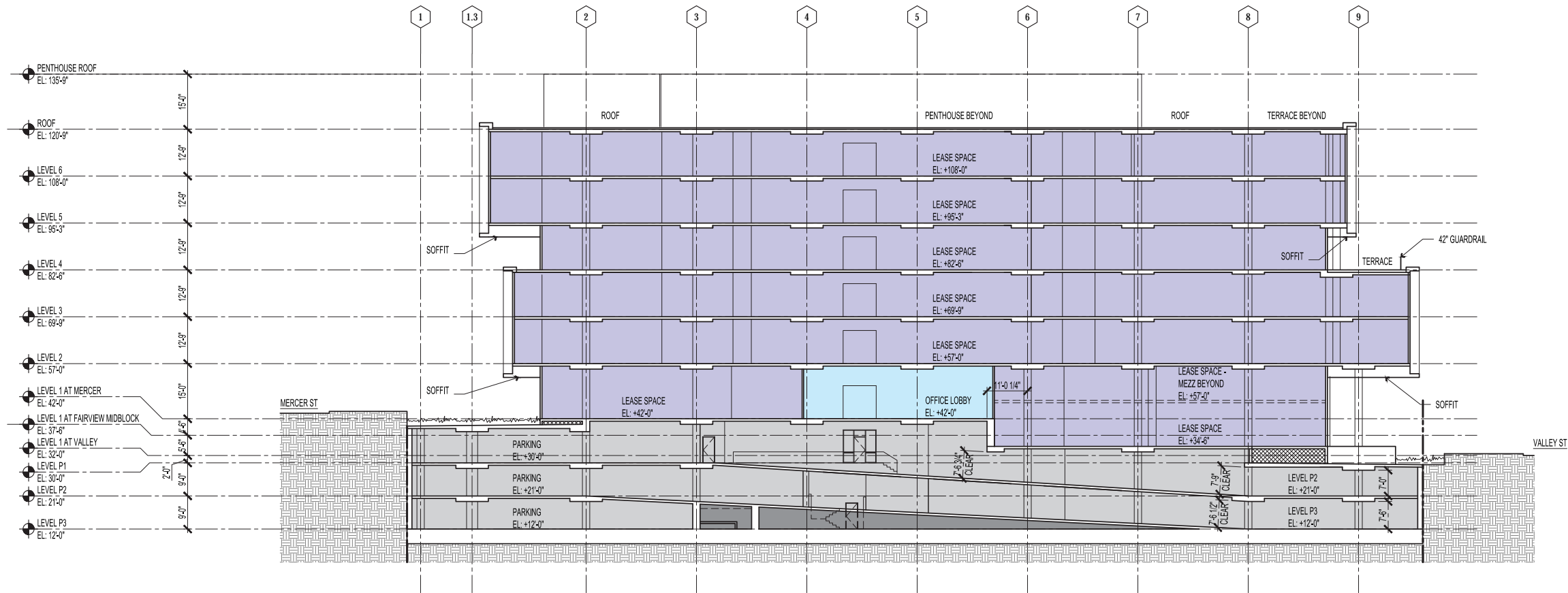
Level L7 - Roof Plan * see sheet A-20 for terrace plan



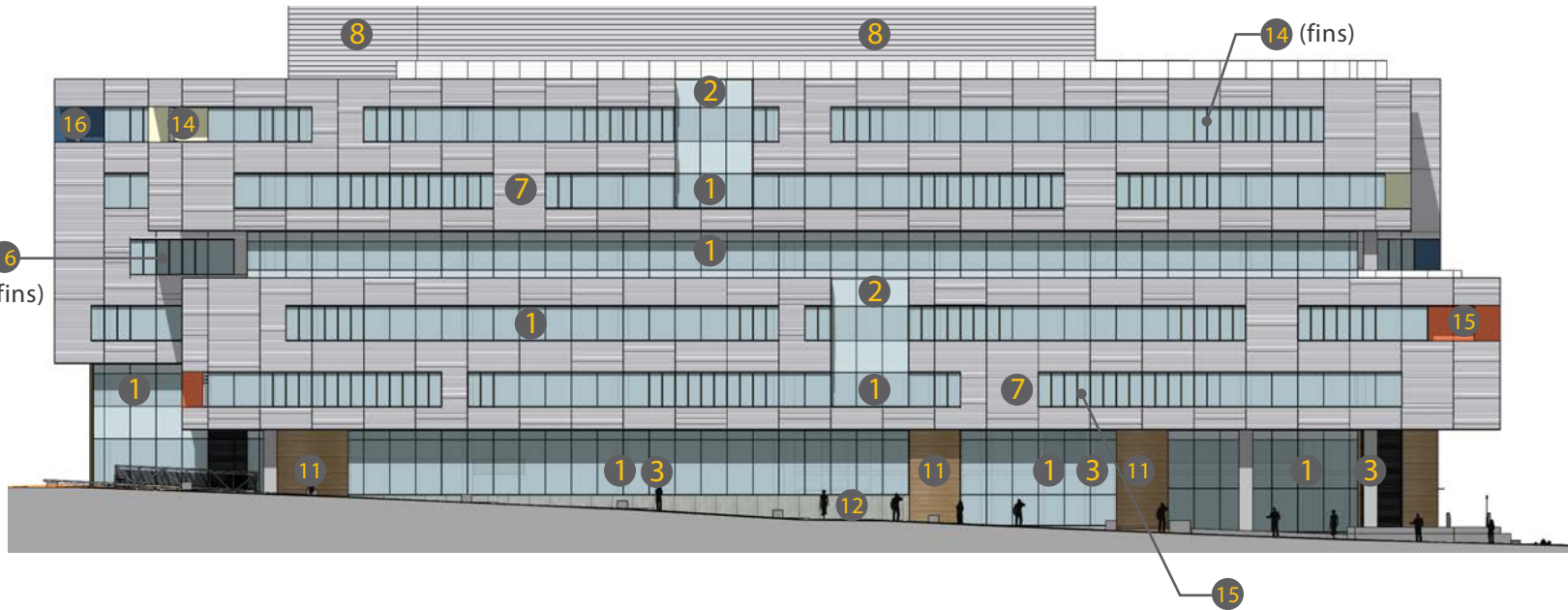
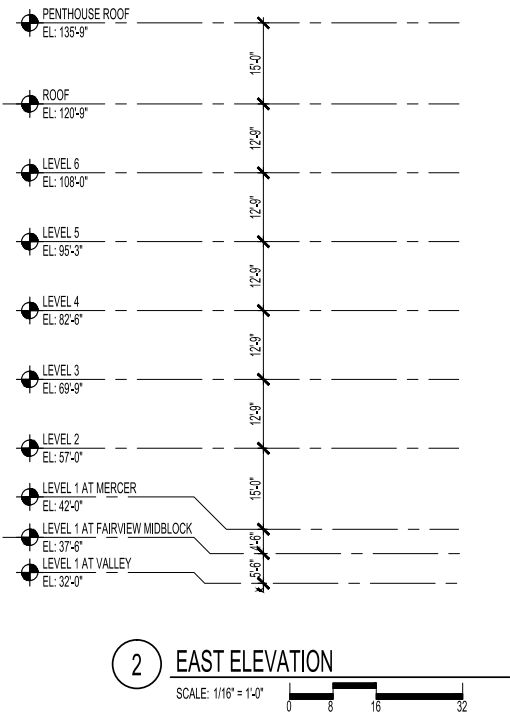
Level L7 - Upper Roof Plan

- Retail
- Residential
- Office Lobby
- Office
- Parking
- MEP/BOH

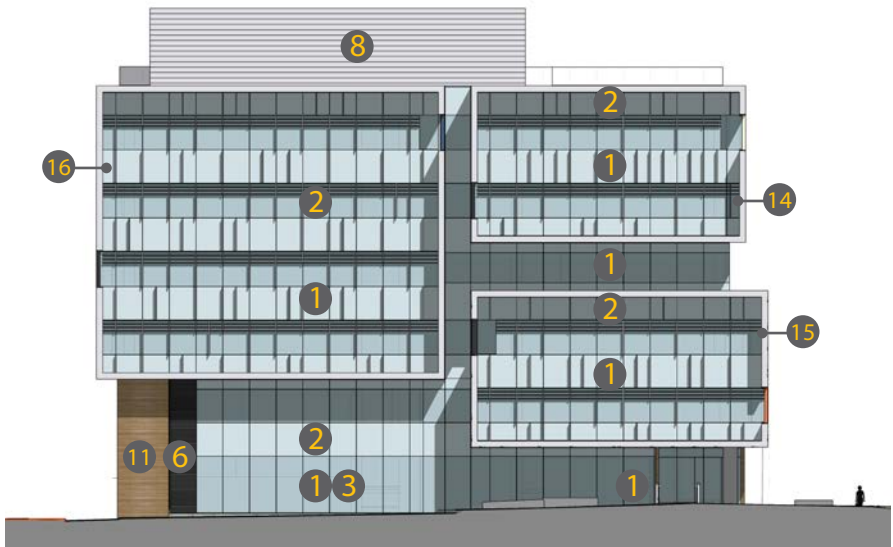
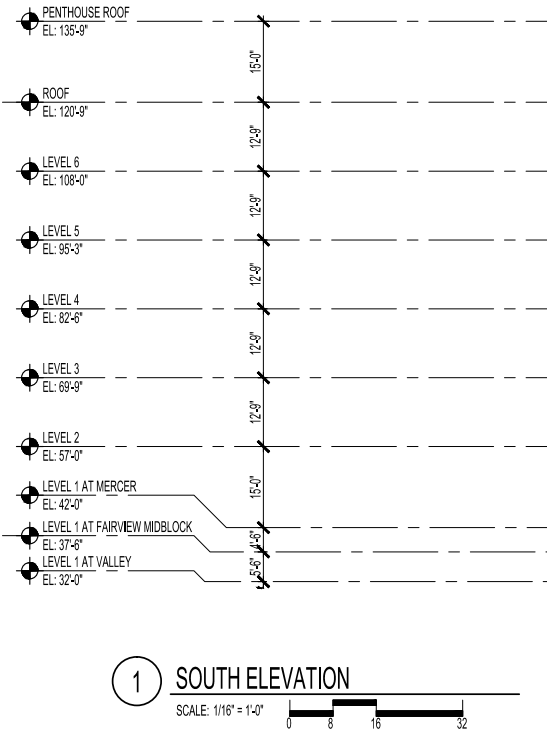
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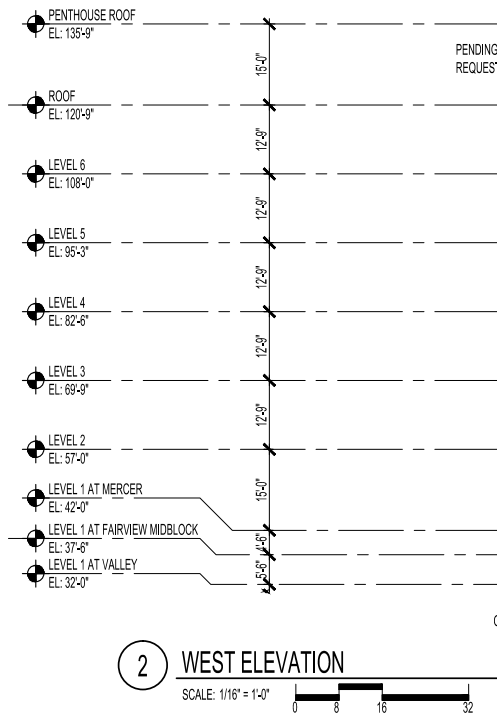
- Retail
- Residential
- Office Lobby
- Office
- Parking
- MEP/BOH



- Material Palette**
- 1 Vision Glass
 - 2 Spandrel Glass
 - 3 Metal 1
 - 4 Metal 2
 - 5 Metal 3
 - 6 Metal 4
 - 7 Profiled Metal Panels
 - 8 9 Corrugated Metal Siding
 - 10 Composite Metal
 - 11 Wood Planks
 - 12 Cast-in-Place Concrete
 - 13 Paving Units
 - 14 Color 1: Light Green
 - 15 Color 2: Orange
 - 16 Color 3: Dark Blue
 - 17 Color 4: Rust
 - 18 Color 5: Light Blue

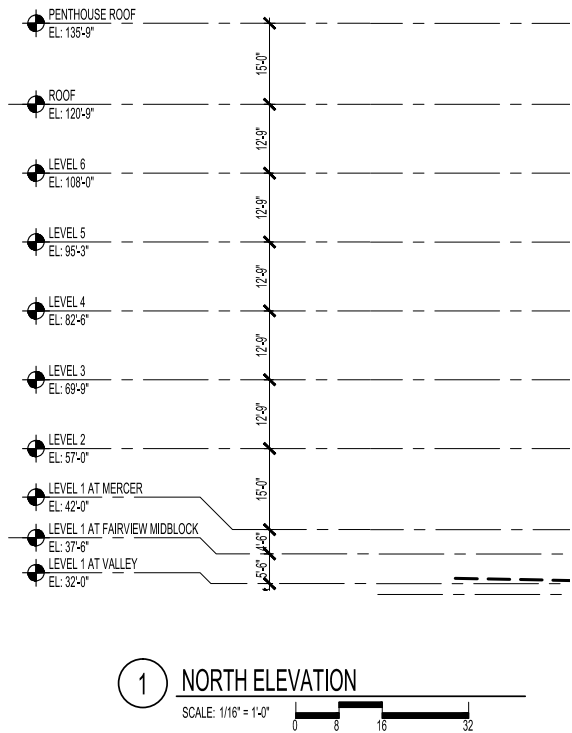


See page A-36 for material board



Material Palette

- 1 Vision Glass
- 2 Spandrel Glass
- 3 Metal 1
- 4 Metal 2
- 5 Metal 3
- 6 Metal 4
- 7 Profiled Metal Panels
- 8 9 Corrugated Metal Siding
- 10 Composite Metal
- 11 Wood Planks
- 12 Cast-in-Place Concrete
- 13 Paving Units
- 14 Color 1: Light Green
- 15 Color 2: Orange
- 16 Color 3: Dark Blue
- 17 Color 4: Rust
- 18 Color 5: Light Blue



See page A-36 for material board



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