

BLOCK
56N

433 8TH AVENUE NORTH

EARLY DESIGN GUIDANCE | MUP #3020826

WEST DESIGN REVIEW BOARD MEETING - OCTOBER 7 - 2015



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ATTACHMENT A - STATEMENT OF DEVELOPMENT OBJECTIVES

City of Seattle | Application for Early Design Guidance

PART 1 CONTACT INFO

1. Property Address: 433 8th Avenue North, Seattle, WA 98109
2. Project number: #3020826
3. Additional related project number(s): none
4. Owner/Lessee Name City Investors XXII LLC
5. Contact Person* Name Jodi Patterson O'Hare
Firm Permit Consultants NW
Mailing Address 26456 Marine View Dr So
City State Zip Des Moines, WA 98198
Phone 425.681.4718
E-mail address jodi@permitcnw.com
6. Applicant's Name Jodi Patterson O'Hare
Relationship to Project Permit Consultant
7. Design Professional's Name Brian Runberg AIA
Runberg Architecture Group, PLLC
Address 1 Yesler Way, Suite 200
Phone (206) 956-1970
Email address brianr@runberg.com
8. Applicant's Signature _____ Date _____
*Only the contact person will receive notice of the meeting. The contact person is responsible for informing other pertinent parties.

PART 2 SITE AND DEVELOPMENT INFO

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

The site is located in the South Lake Union Hub Urban Village. The site is approximately nine blocks west of Interstate 5, two blocks east of Aurora Avenue, three blocks north of Denny Park and approximately 1/4 mile southwest of Lake Union. The site measures approximately 120' x 120', the northern 1/3 of the half block bounded by 8th Avenue North to the east, Republican Street to the north and an alley to the west. Immediately to the south of the site is a planned multifamily property. The site slopes gently downward from the SW to the NE +/- 5 ft. The one-story commercial property at the north end of the site is currently unoccupied and the two-story commercial property on the south half is currently occupied.

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood-Specific Guidelines.

The site zoning is SM 85-240' (Seattle Mixed). It is located within the SLU Hub Urban Village, which is an Urban Center. Republican Street is a Class 2 pedestrian street. Eighth Avenue North is a Neighborhood Green Street/residential shared-use street. South Lake Union published Neighborhood Design Guidelines in May 2005. Those Neighborhood Design Guidelines were reformatted in late 2013 to reflect the new format, organization and numbering system of the Seattle Design Guidelines adopted in 2013.

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

The site is at the northern end of the SM 85-240' zone. That zone is located on both sides of 8th Avenue North between John and Republican Streets. Zoning standards favor residential uses in this zone. Surrounding zoning is SM 160'/85-240'. The neighborhood slopes down gradually towards the east and north, towards Lake Union. Existing surrounding uses include biomedical research, market-rate housing, commercial office space as well as several underutilized light industrial and light commercial uses. Pursuant to the 2013 rezone, a number of office and residential towers in the immediate vicinity are currently under construction or in the entitlements process. Community landmarks include South Lake Union Park to the north and Denny Park to the south. The University of Washington Research Lab is to the north of the site. The Gates Foundation and Seattle Center are within walking distance to the west and will be easily accessible by foot once the SR-99 realignment is completed to facilitate pedestrian crossing over Aurora Ave N. Republican Street at the north end of the project block will be an off-ramp for the future SR-99 tunnel. Restaurants and services along Westlake Ave are just two blocks east of the site. The site currently offers views to the Space Needle and the north end of downtown. The neighborhood is well-served by buses and the South Lake Union Streetcar.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.

The applicant proposes a 7-story residential mixed-use development consisting of approximately 75-90 residential units, and parking for approximately 80 vehicles below grade, accessed from the adjacent building to the south from the alley. Streetscape improvements such as curb bulbs and widened sidewalks are also proposed.

Departures:

- A departure may be requested to allow less than the minimum 10' averaged setback required along 8th Avenue North by 23.48.014.B.1 Additional Facade Requirements in the SM 85-240' zone.
- A departure may be requested to allow commercial use to abut the 8th Avenue North setback, whereas 23.48.014.B.1.c. only allows residential units and residential lobby space along setback.
- A departure may be requested to increase the street-level facade of lobby beyond 20% of the total width of the 8th Avenue North setback permitted by 23.48.014.B.1.d.
- A departure may be requested in the future to allow a 12'-6" floor to floor height for FAR except street-level uses dictated by 23.48.014 E.2. (dependant on final grade and elevation points)

PROJECT VISION AND DATA

conserve resources by increasing urban density and developing near transit



new housing contributes to a vibrant mixed commercial / residential neighborhood

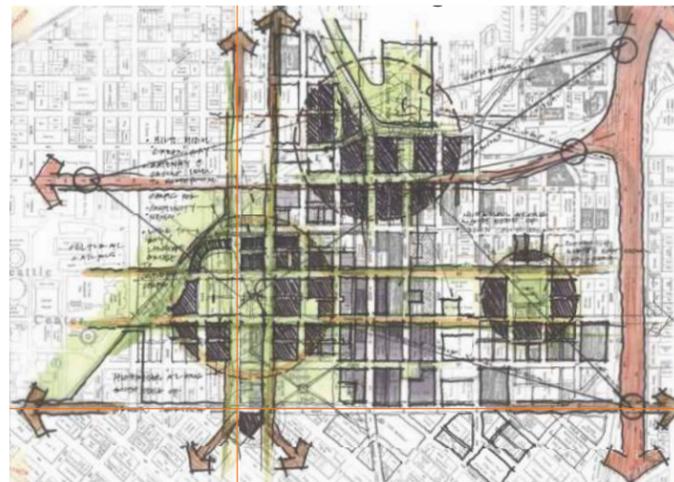
residential use supports retail and helps local businesses thrive

433 8TH AVENUE NORTH

- 7 STORY BUILDING WITH PENTHOUSE LOFT UNITS
- APPROXIMATELY 75-90 RESIDENTIAL UNITS
- APPROXIMATELY 6,500 SQUARE FEET OF GROUND FLOOR COMMERCIAL RETAIL
- APPROXIMATELY 2,000 SQUARE FEET OF ACTIVE RESIDENTIAL AMENITY
- APPROXIMATELY 80 STRUCTURED PARKING STALLS IN BELOW-GRADE GARAGE ACCESSED FROM NEIGHBORING BUILDING (NO CURB CUT)
- ENHANCED PEDESTRIAN REALM, ENLARGED SIDEWALKS AND CURB BULBS
- TARGETING LEED GOLD (MINIMUM)

SOUTH LAKE UNION URBAN CENTER

SOUTH LAKE UNION OBJECTIVES

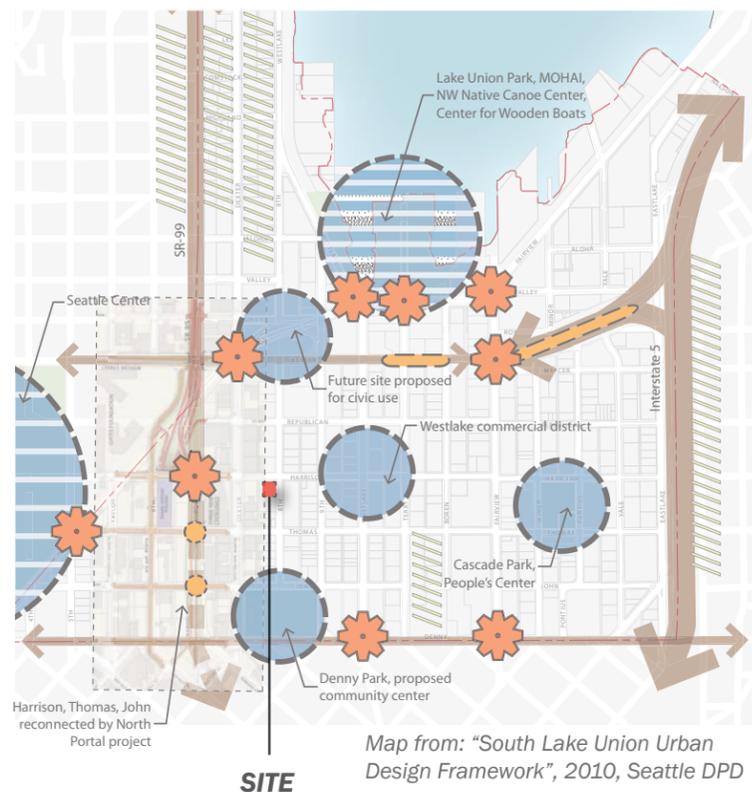


Map from: "South Lake Union Urban Design Framework", 2010, Seattle DPD

The South Lake Union Design Framework states the following priorities for the neighborhood:

- **Community Character:** Encourage pedestrian-oriented activities by building a network of pedestrian nodes and corridors. Preserve landmarks, support existing community organizations, and keep a diversity of businesses in the neighborhood. Support schools and child care, arts and cultural activities, and community interaction.
- **Transportation:** Reduce car dependence by improving transit, pedestrian and bike routes, and establishing new public/private partnerships to reduce vehicle miles traveled. Improve Mercer, Valley Street, and connections to surrounding neighborhoods.
- **Parks and open space:** Support improvements to Lake Union Park, Cascade Playground/P-Patch/People's Center, and Denny Park.
- **Housing:** Create a diversity of housing options including affordable units. Provide amenities to make the neighborhood attractive to families. Concentrate housing in some areas to create a distinct residential environment. Promote live-work housing.
- **Sustainable development:** Encourage green building practices including green stormwater infrastructure to improve Lake Union water quality. Coordinate to reduce per capita energy usage. Protect natural light and view corridors at street level, and increase vegetation within the neighborhood and along the shoreline.

GATEWAYS, HEARTS AND EDGES



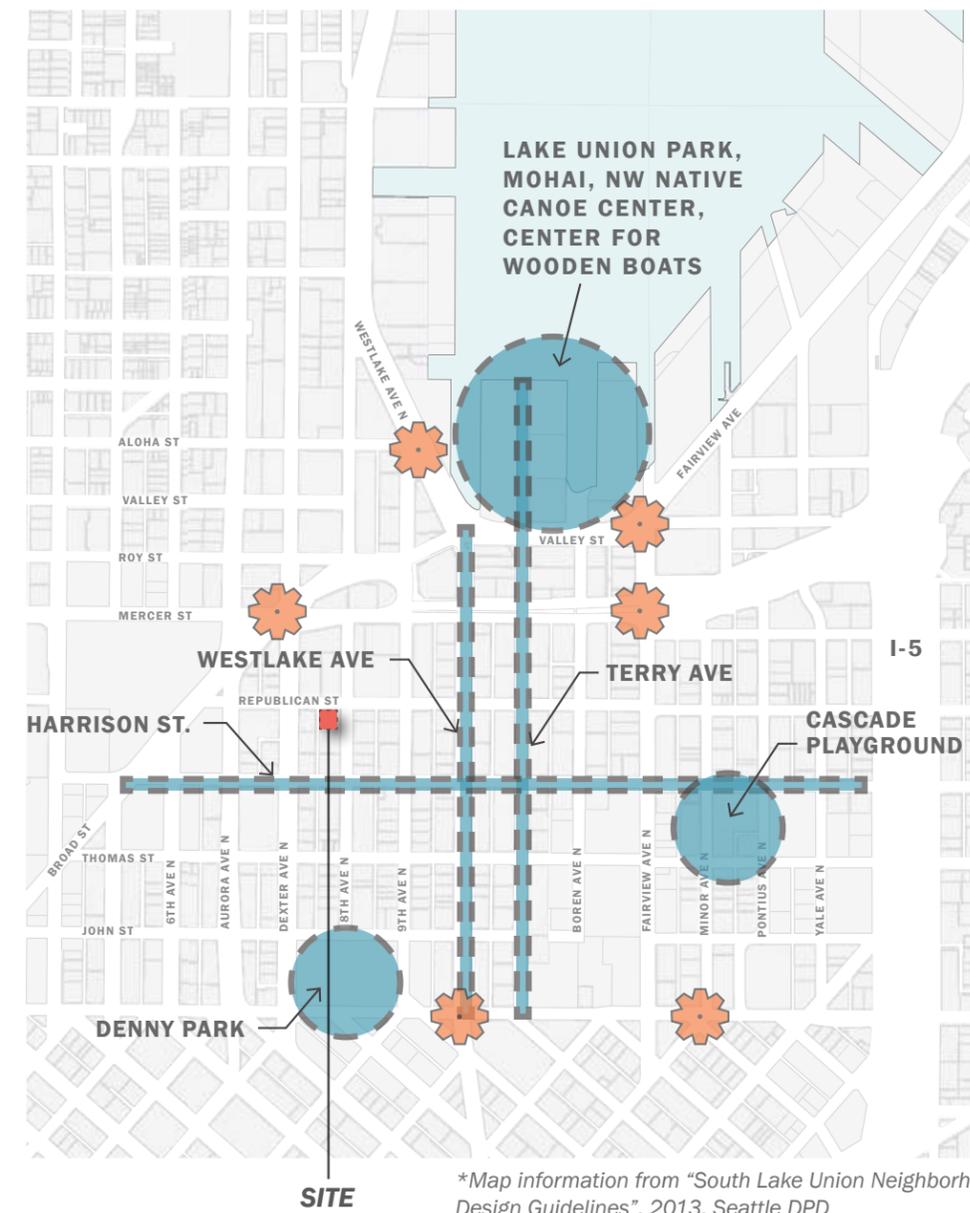
Map from: "South Lake Union Urban Design Framework", 2010, Seattle DPD

SOUTH LAKE UNION URBAN DESIGN FRAMEWORK

According to the SLU Urban Design Framework, gateways are the notable passages into and out of the neighborhood, hearts are the centers of community life, and edges are the boundaries that define SLU. The project is located between several neighborhood heart locations, notably Denny Park to the south and the Westlake commercial district to the east.

LEGEND	
	Neighborhood Heart
	Regional Heart
	Gateway
	Processional gateway
	Infrastructure barrier
	Challenging topography

SOUTH LAKE UNION HEART CENTERS

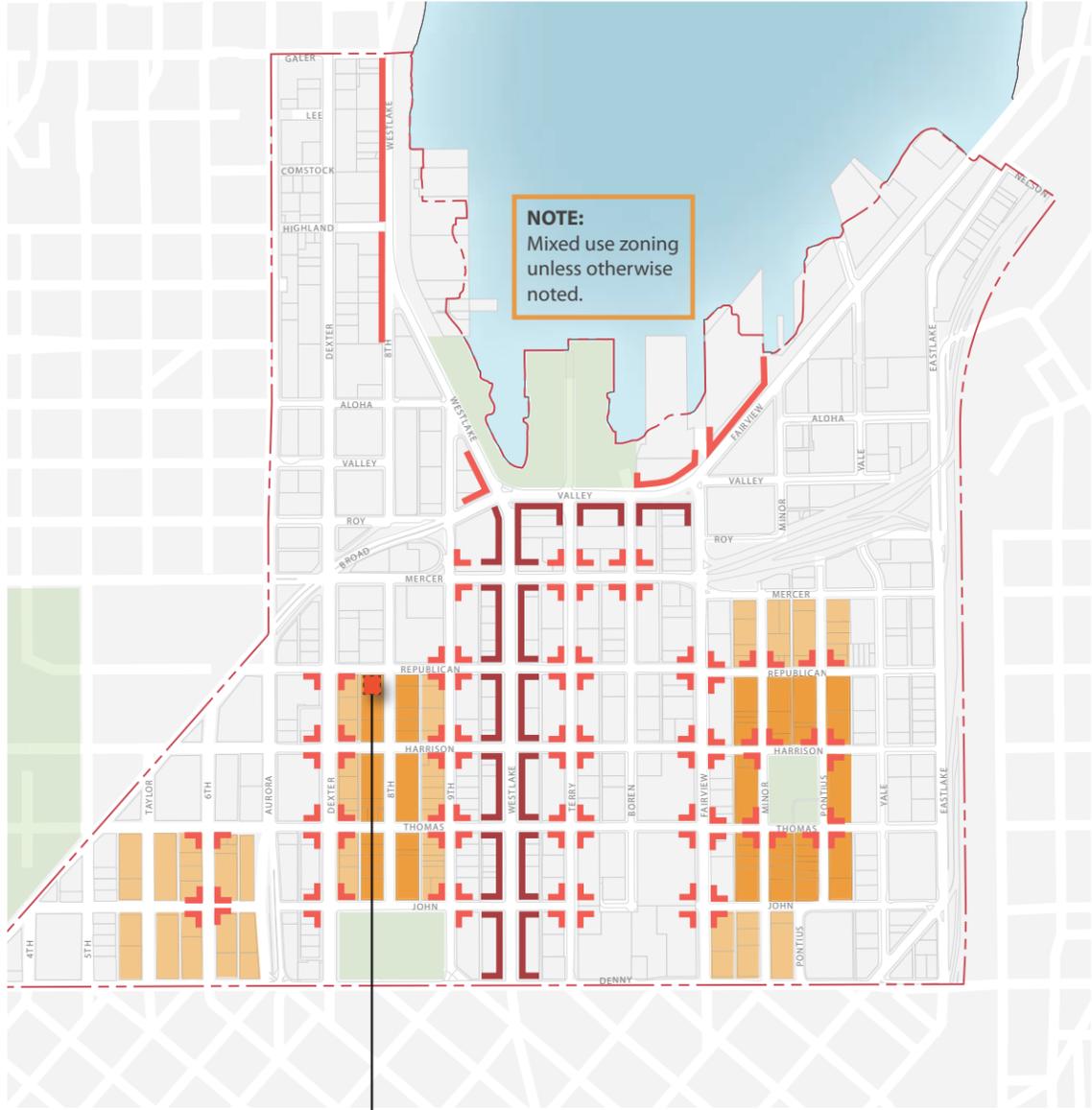


*Map information from "South Lake Union Neighborhood Design Guidelines", 2013, Seattle DPD

SOUTH LAKE UNION NEIGHBORHOOD DESIGN GUIDELINES

The site is located between several "heart" and gateway locations identified by the South Lake Union Neighborhood Design Guidelines. Harrison Street one block south of the site, is a heart location for the neighborhood. Denny Park to the south is a prominent heart location in the city.

RESIDENTIAL AND RETAIL FOCUS AREAS



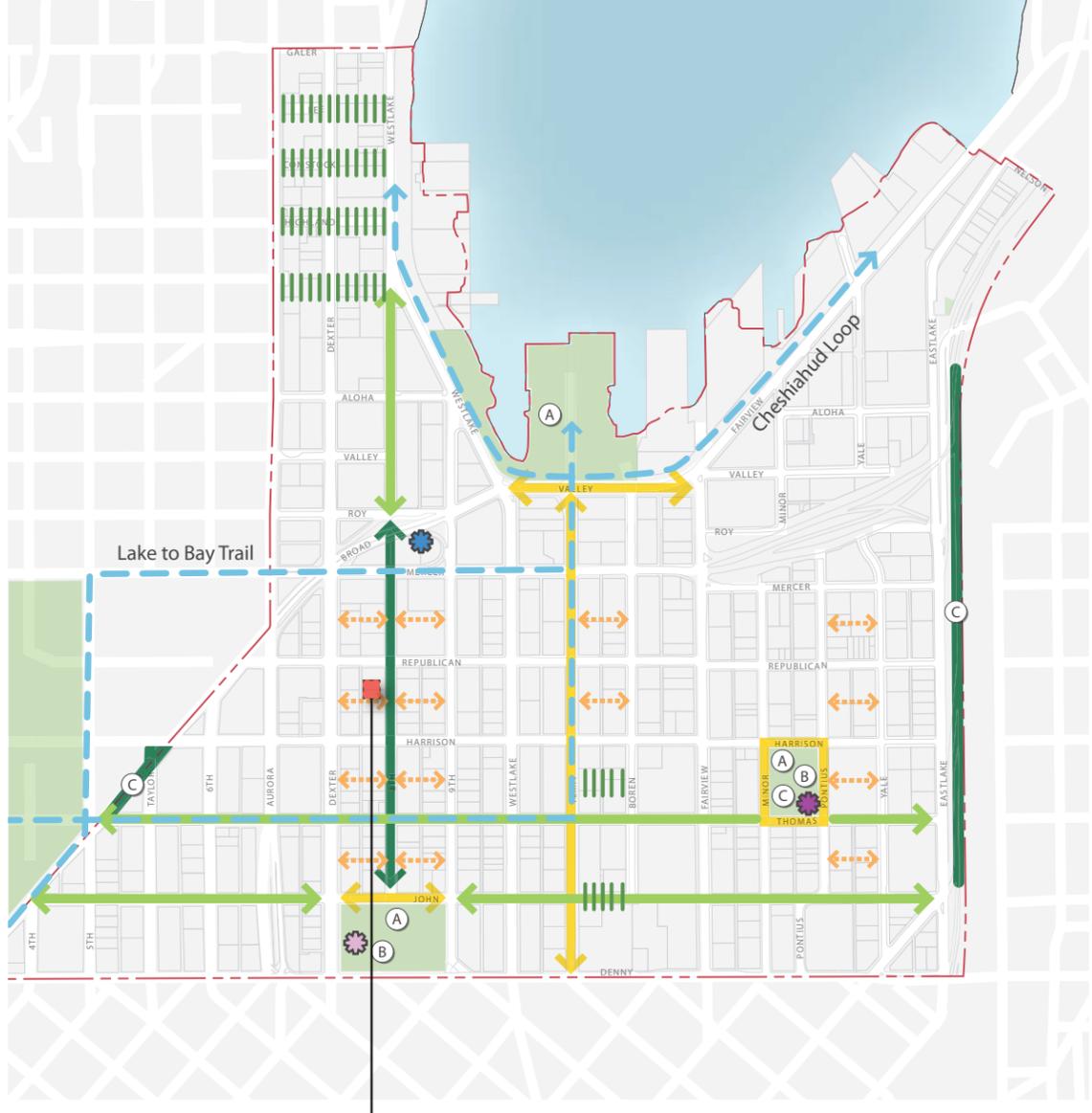
LEGEND

	Primary Residential
	Mixed Use - Residential Emphasis
	Pedestrian-Oriented Retail & Services Required
	Neighborhood Retail & Service Incentives

The site falls within the Primary Residential corridor along 8th Ave N, as identified in the South Lake Union Urban Design Framework and also faces the more commercial Republican Street.

*Map from the South Lake Union Urban Design Framework, 2010, Seattle DPD

PUBLIC SPACE NETWORK



LEGEND

	Hill Climb		Potential Site for Civic Use
	Mid-Block Ped Connections		Community Center
	Urban Trail		Proposed Community Center
	Festival Street (Mixed Use)		Playground
	Green Street		Active Recreation
	Road Diet / Woonerf		Other Recreation: Dog Runs, Gardens

The site is located along 8th Ave N, which has been identified as a green street, a woonerf and a residential shared use street in various documents. For clarity we will use the term "green street" to describe this important corridor connecting Denny Park to the UW medical complex.

*Map from the South Lake Union Urban Design Framework, 2010, Seattle DPD

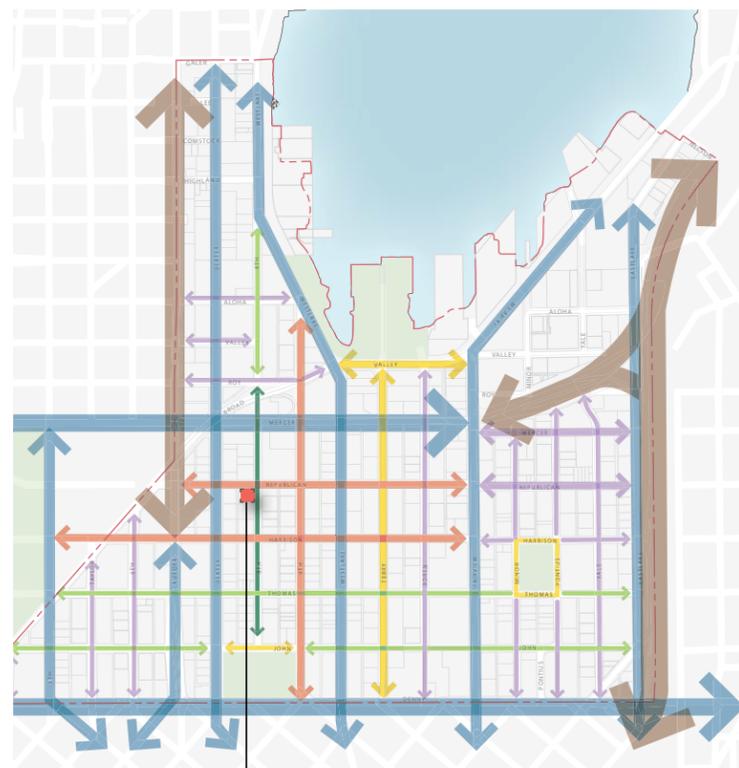


NEIGHBORHOOD PEDESTRIAN USES AND MOVEMENT

STREET CHARACTER

The current configuration of Aurora Ave N creates a hard edge to the South Lake Union urban center. Once the north portal re-configuration of SR-99 is complete, the neighborhood will be reconnected to the west. Republican Street will collect additional vehicle traffic from the exit ramp from SR-99 just west of Dexter Ave N, creating a busier street and a more commercial character.

The proposed 8th Ave N is a strong Residential Corridor located between several major research and cultural institutions, with good proximity to the commercial development to the east. The feel of 8th Ave N is a quieter residential character



*Map from the "South Lake Union Urban Design Framework," 2010.

- Freeway
- Boulevard / Great Street
- Mixed Use Street
- Festival Street (Mixed Use)
- Neighborhood Street
- Green Street
- Woonerf
- (Line weight represents traffic volume)

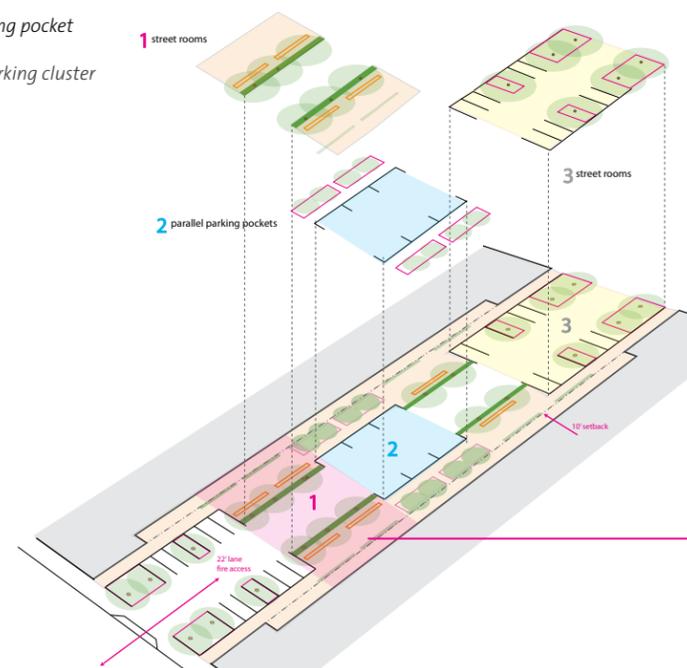
8TH AVE N STREET ROOM EXAMPLES

The street room idea promoted by the Street Concept Plans encourages outdoor shared space that will help define and characterize the neighborhood. This example of a side room configuration is similar to the space proposed by the neighboring projects.



EXAMPLE DIAGRAM OF 8TH AVENUE COMPONENTS

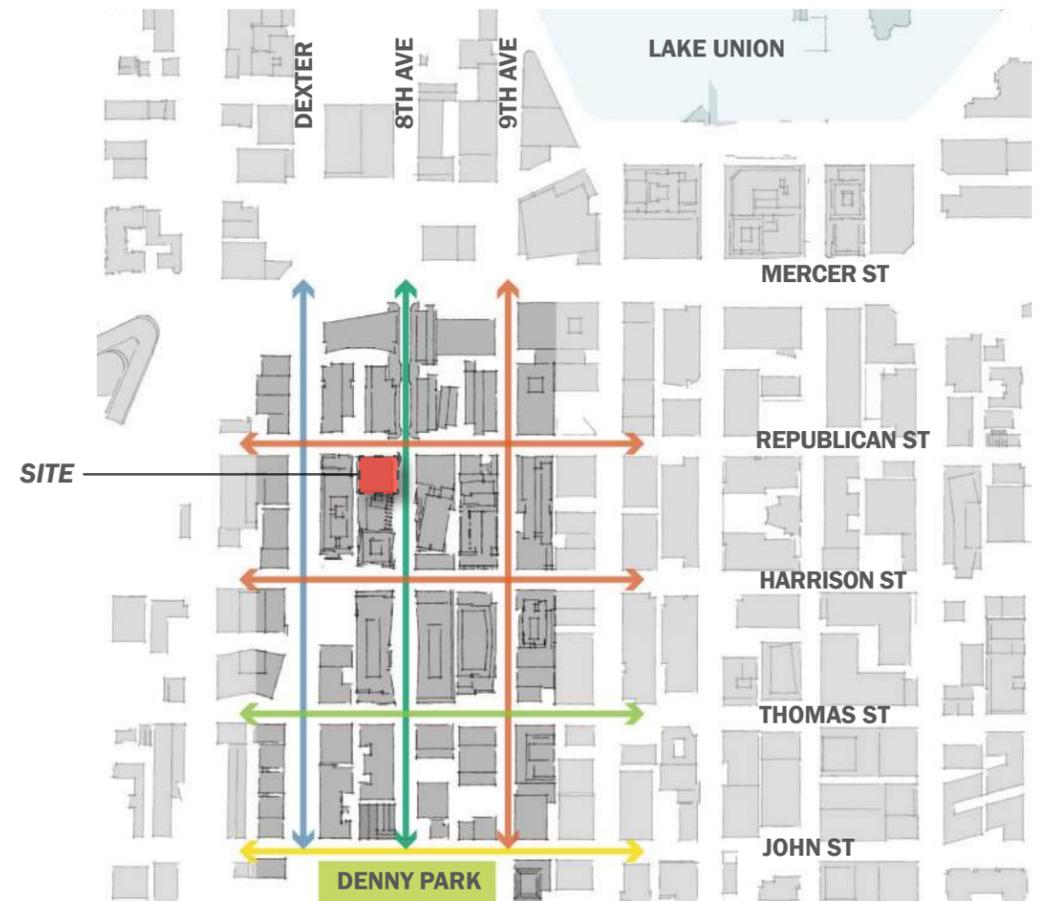
- 1 8th Ave street "rooms"
- 2 Parallel parking pocket
- 3 retail and parking cluster



*Diagram from "South Lake Union Street Concept Plans," 2013.

SOUTH LAKE UNION STREETScape VISION AND GOALS

The site is located along 8th Ave N, a street designated to be a "woonerf" or green street as well as Republican Street, a Mixed Use street with higher rates of traffic and commercial use. The street concept plan and the urban design framework call for reduced vehicular capacity along 8th Ave N while mixed-use streets expect higher traffic while still providing for bicycles and pedestrian traffic.



*Map information from "South Lake Union Street Concept Plans", 2013.

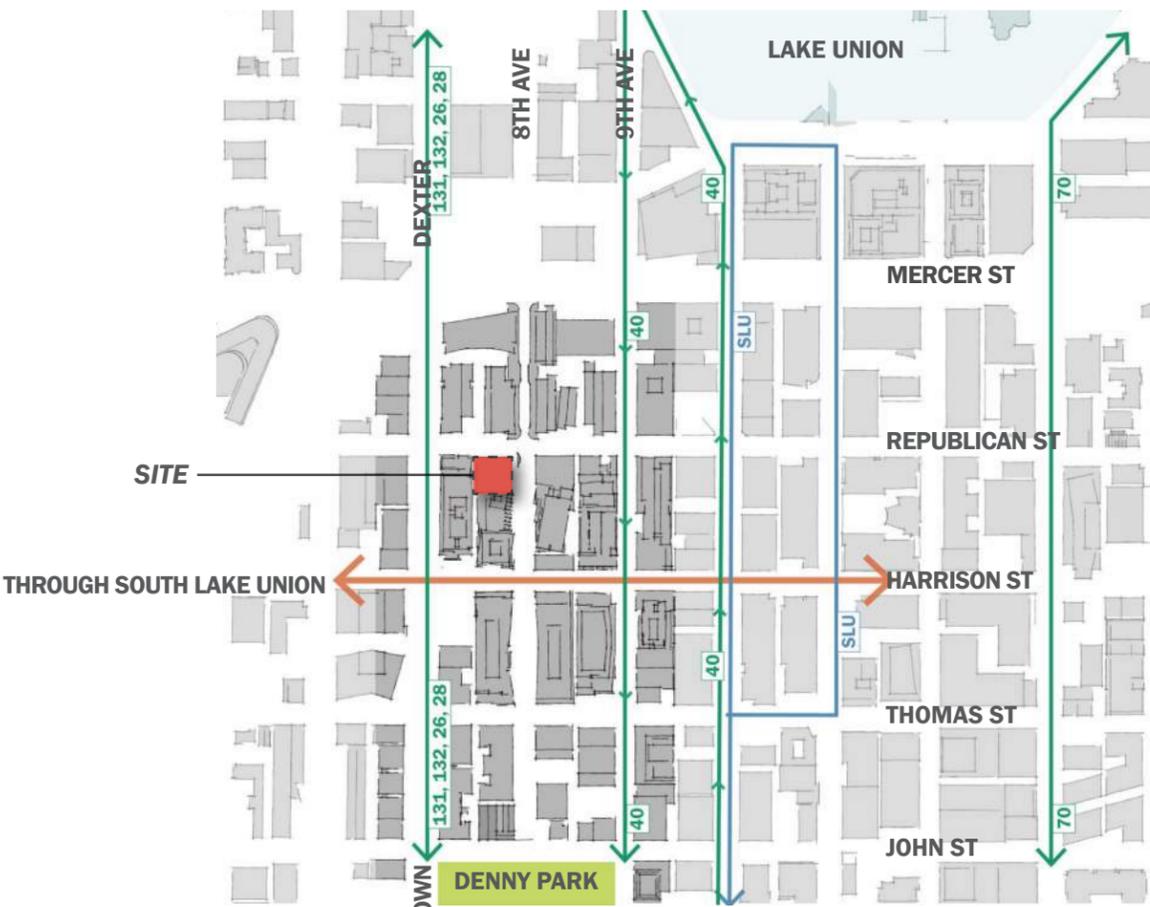
- BOULEVARD/GREAT STREET
- MIXED USE STREET
- FESTIVAL STREET
- GREEN STREET
- SHARED USE STREET (WOONERF)



NEIGHBORHOOD TRAFFIC, TRANSPORTATION AND MOVEMENT

TRANSIT CONNECTIONS

Harrison Street is a major transit connector, and will become even more so as the Mercer Corridor improvements are completed. Republican Street will become the first off-ramp to the new underground 99 and is expected to be a heavily vehicular shared street. Dexter Avenue N and 9th Avenue N are major north-south connections for transit.



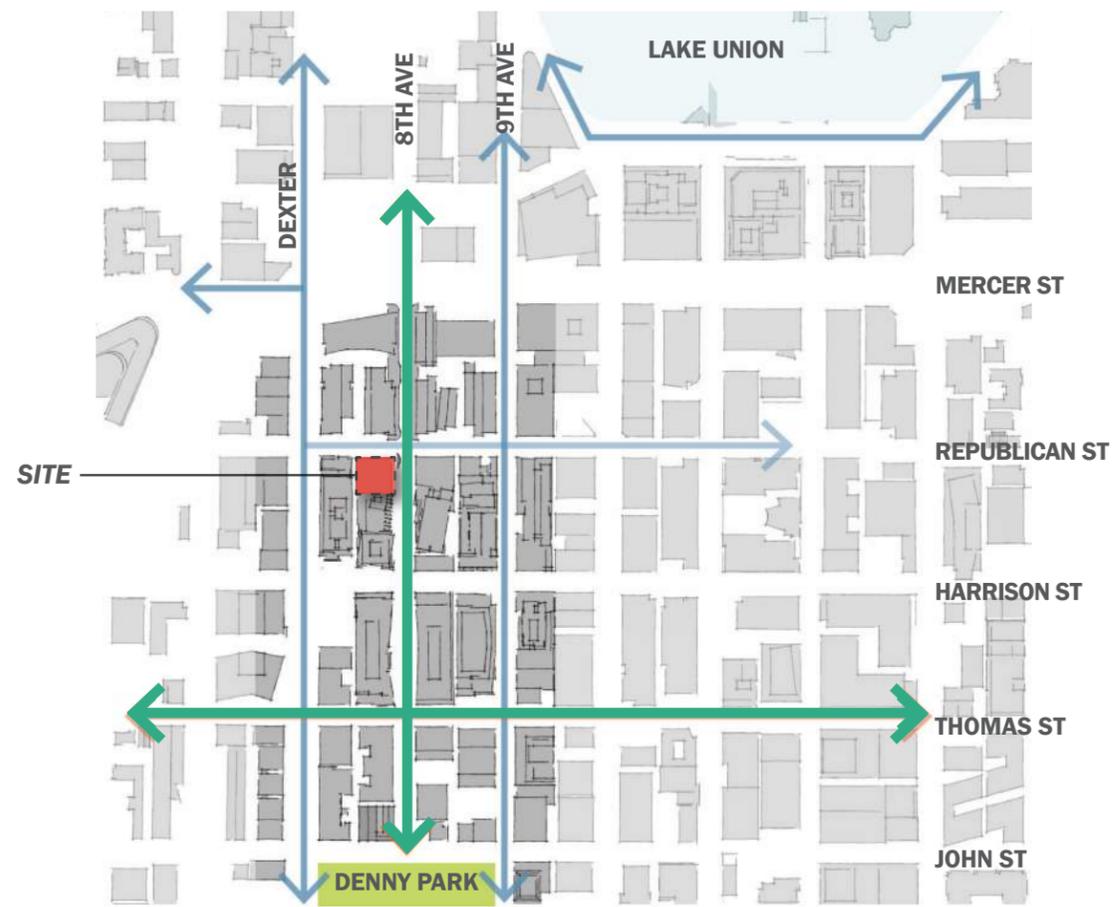
*Map information from "South Lake Union Street Concept Plans", 2013.

- EXISTING STREETCAR
- EXISTING BUS
- PROPOSED TRANSIT



FUTURE PEDESTRIAN + BIKE CONNECTIONS (proposed 2013 Bike Master Plan)

The site is located along 8th Ave N, a street that serves as a pedestrian connection. Bike paths on Republican Street, Dexter Avenue N and 9th Avenue N are all within a block of the site and the streetcar runs two blocks east along Westlake Avenue N. Although some biking is anticipated along Republican St. the increased traffic from SR-99 promote Thomas, Harrison and 8th Ave N as more bike friendly options. The project will provide bike racks along 8th Ave. N to promote biking to and from the site.



*Maps adapted from "South Lake Union Street Concept Plans", 2013, City of Seattle

- BICYCLES
- PEDESTRIANS



NEIGHBORHOOD GREEN SPACE

PAST

Denny Park became Seattle's first public green space in 1883, serving the cascade neighborhood and the rest of the city. By 1904, the surrounding area had become largely residential in use and throughout the years the park has been improved to add amenities for these neighborhood residents, such as planting beds, play equipment and playfields.



1903



1904



1887 - CASCADE NEIGHBORHOOD

PRESENT

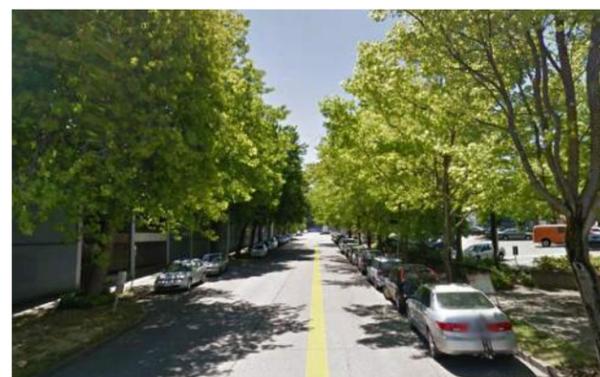
Denny Park drastically changed after the Denny Regrade in 1930, creating the flat, formally planned park that remains today. The large and diverse trees in the park are one of its key distinctive features. Recent improvements to the park, such as new lighting and a dog area, are encouraging people to use this neighborhood amenity.



DENNY PARK PATH AND TREES



OFF LEASH DOG AREA



8TH AVE N FACING DENNY PARK - TREE CANOPY

FUTURE GOALS

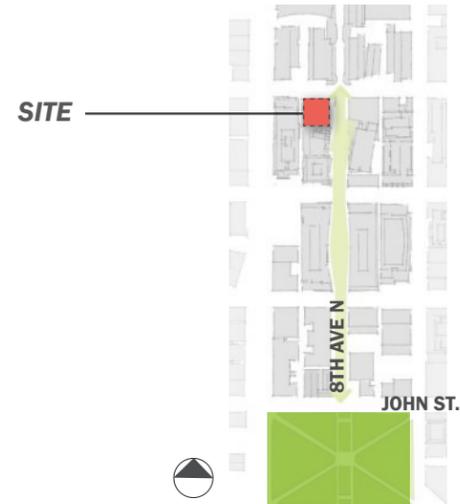
The South Lake Union Urban Design Framework aims to connect Denny Park to the South Lake Union neighborhood residents by using 8th Ave N as a continuation of the park and a connector to it. This aligns with the proposed 8th Avenue Residential Corridor, which envisions 8th Avenue as a pedestrian-oriented shared street with "street rooms," lined with primarily residential use.



8TH AVE N CORRIDOR PLAN

DENNY PARK

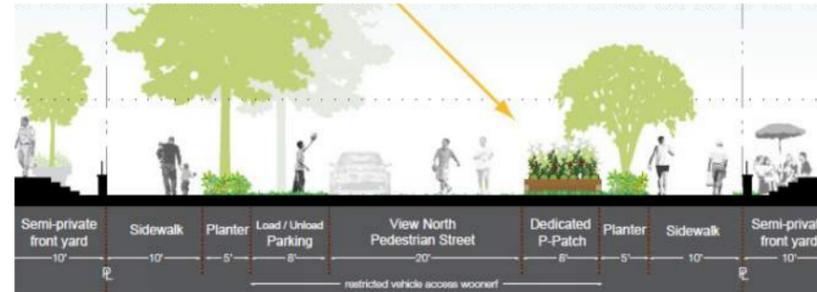
Denny Park is considered a neighborhood heart center and is Seattle's oldest common green space with a formal character. The park is an urban oasis serving the Cascade and South Lake Union neighborhoods for over a century. Amenities include planting beds, play equipment, playfields and a recently added dog park, making the open space a destination for many in the neighborhood.



*Map information from "South Lake Union Street Concept Plans", 2013.

STREETSCAPE

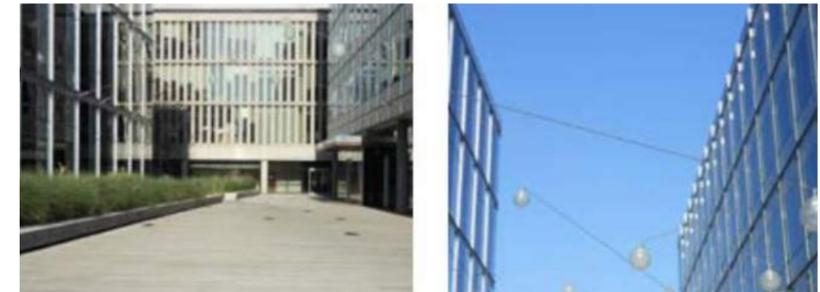
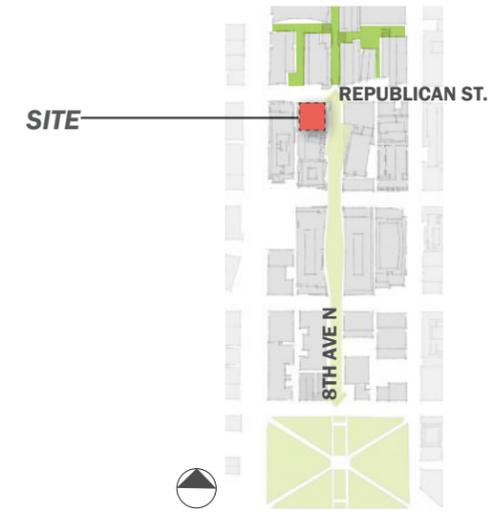
Mature sweetgum trees along 8th Ave N between Thomas and Harrison create a distinctive green street feel, help set up the outdoor room concept and inform the palate and street design for the surrounding blocks. The South Lake Union Urban Design Framework encourages extending the character and feel of Denny Park northward along 8th Ave N.



*Map information from "South Lake Union Street Concept Plans", 2013.

UW MEDICINE

UW Medicine campus is a well known icon in the south lake union neighborhood and acts as the terminus of the 8th Ave. N green street, counterbalancing Denny park at the south end. The complex occupies both sides of the 8th Ave N corridor between Republican St. and Mercer St. The complex is planned for future expansion.



*Map information from "South Lake Union Street Concept Plans", 2013.

NEIGHBORHOOD DEVELOPMENT AND USES

SURROUNDING USES

The project is located in South Lake Union near major institutional uses and technology-based companies. During site analysis the project team noted several new and proposed projects being built or planned for this neighborhood. The following list summarizes the notable centers of industry, education, commerce, and research in the area, as well as critical green space and centers of worship.

Images of these buildings or future designs may be found on the opposite page. Please refer to these images to understand the scale and breadth of new development planned for this neighborhood.

- A The Gates Foundation
- B Single Story Neighborhood Retail
- C University of Washington School of Medicine Phases 3
- D University of Washington School of Medicine Phases 1 & 2
- E Future Allen Institute for Brain Science
- F Future 9th Ave N - Amazon Phase VI
- G Future 435 Dexter Ave N - Residential Mixed Use
- H Future 400 Dexter Ave N - Office Mixed Use
- I Future 430 8th Ave N - Residential Mixed Use
- J Future 427 9th Ave N - Residential Tower
- K Future 400 9th Ave N - Amazon Phase VII
- L Future 333 Dexter Ave N - Office Mixed Use
- M Future 401 8th Ave - Residential Tower
- N Veer Lofts
- O Future 901 Harrison St - Residential Tower
- P Future 325 9th Ave N - Amazon Phase VIII
- Q Denny Lutheran Church
- R Denny Park
- S Future 300/333 8th Ave N - Offices/Mixed Use
- T Denny Park Apartments
- U Future 234 9th Ave N and 910 John St - Mixed Use
- V Future 756 John St Residential - Mixed Use
- W Future 777 Thomas St Residential - Mixed Use
- X Future 110 and 111 9th Ave N = Residential Towers

**Red text indicates future development*



- Multifamily/Mixed-Use Residential
- Commercial/Retail/Office
- Research
- Community
- Recreation/Open Space



PROJECTS TO THE WEST



Bill and Melinda Gates Foundation



435 Dexter Ave N - Residential Mixed Use

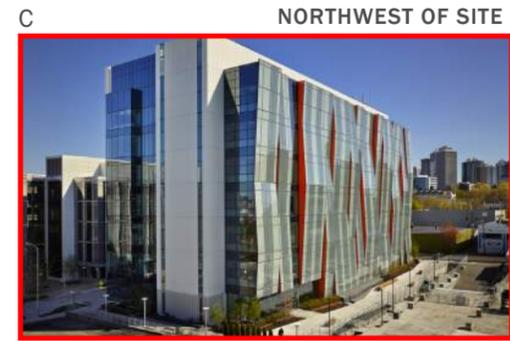


333 Dexter Ave N - Residential Mixed Use



Denny Lutheran Church

SURROUNDING PROJECTS



UW School of Medicine



400 Dexter Office/Mixed Use



801 8th Ave N - Residential Tower



Denny Park



UW School of Medicine



430 8th Ave - Residential Mixed Use



Veer Lofts



300 & 333 8th Ave N - Office Mixed Use

PROJECTS TO THE EAST



Allen Institute for Brain Science



427 9th Ave N Residential Tower



901 Harrison Residential Tower



Denny Park Apartments



Amazon Campus Phase VI



Amazon Campus Phase VII



Amazon Campus Phase VII

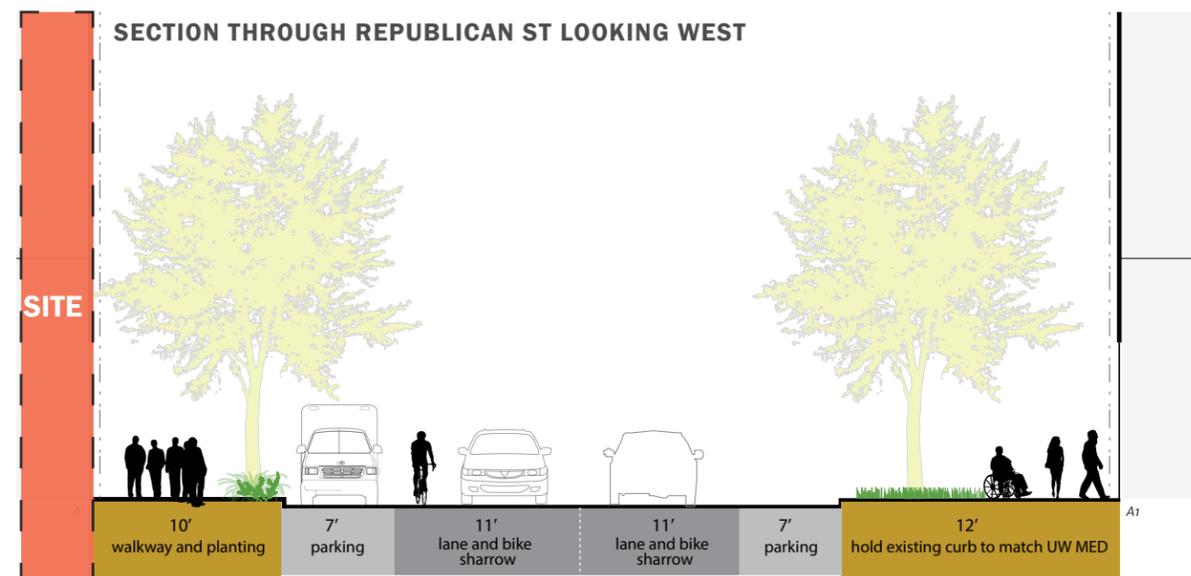


110 Westlake and 111 9th Ave N Towers

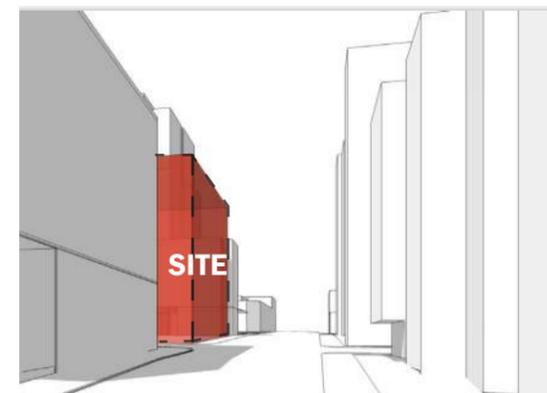
REPUBLICAN STREET CONCEPT

SOUTH LAKE UNION STREET CONCEPT PLANS

According to the South Lake Union Street Concept Plans prepared for the City of Seattle in April 2013, Republican Street is meant to accommodate traffic exiting northbound SR 99, heading east, while creating a safe and welcoming street for pedestrians and bicycles. Along the south edge of Republican, 10-foot sidewalks with street trees and landscape zones will help to achieve this goal.



*Street sections from the "South Lake Union Concept Plans" prepared for the City of Seattle in April 2013.



VIEW WEST ON REPUBLICAN STREET

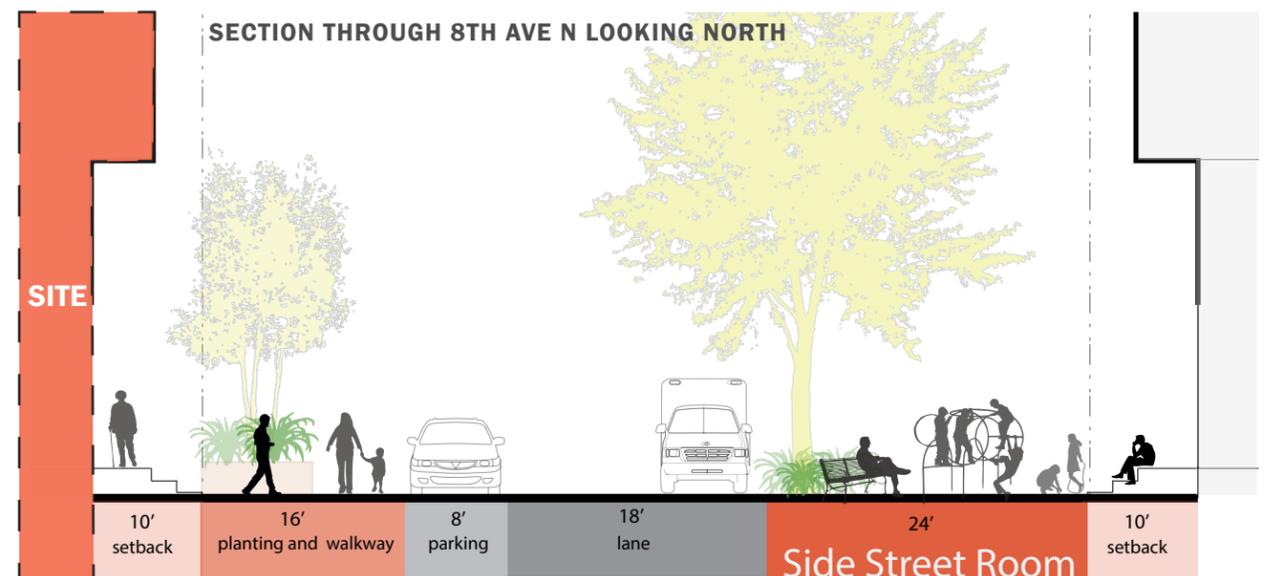


UW SCHOOL OF MEDICINE

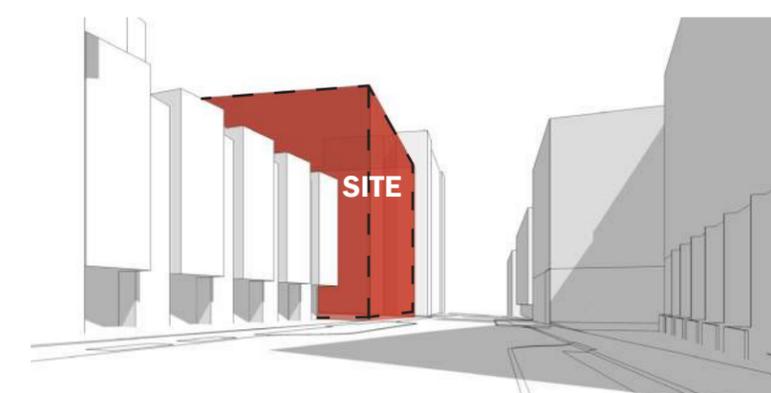
8TH AVENUE NORTH CONCEPT

8TH AVENUE NORTH STREET CONCEPT PLANS

Plans for 430 8th Ave N, a mixed use project under construction across the street, and for 401 8th Ave N, a proposed mixed use project to the south, create a dynamic pedestrian experience along 8th Ave N. The side street room proposed by these two projects is shown below. Our project will respond to the special character of the 8th Ave N streetscape by creating the final corner of this outdoor space, continuing an engaging and pedestrian-friendly streetscape.



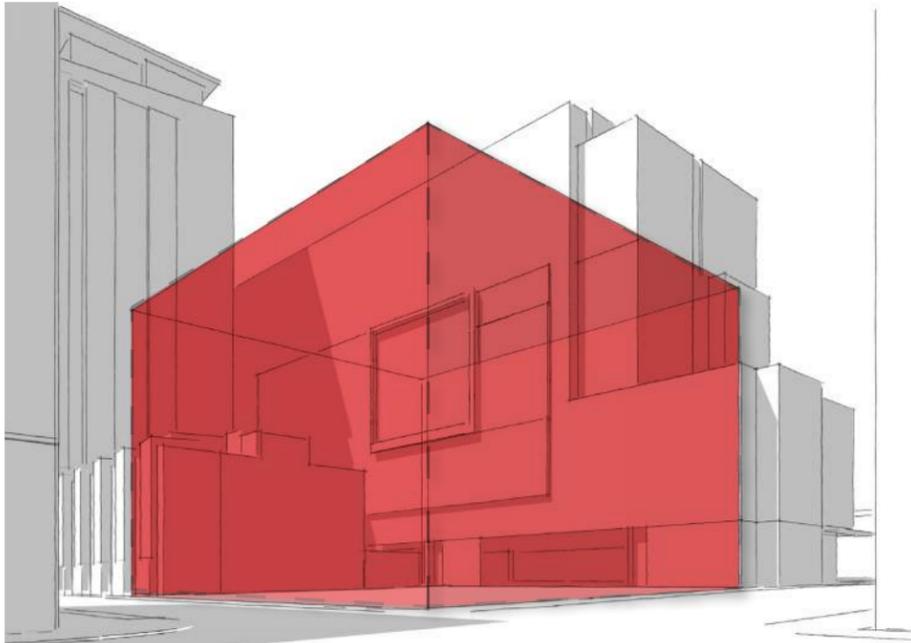
*Street sections from the "South Lake Union Concept Plans" prepared for the City of Seattle in April 2013.



VIEW NORTH ON 8TH AVENUE N



430 8TH AVE SIDE STREET ROOM



NOTES FROM STREET CONCEPT PLAN:

8TH AVE N | LAND USE DEVELOPMENT

- 1 Residential use has a 10' setback at mid-block
- 2 Commercial use should be 40' length at block corners

8TH AVE N | STREET LIFE ZONES

- 3 Flex zone is a multimodal portion of the street that accommodates people, bikes, and cars, at a slower speed as well as fire access.
- 4 Street Life zone accommodates a variety of block activities including multiple opportunities for walking (ADA accommodating), sitting, playing, or connecting with neighbors; all within lush planting and a full tree canopy.

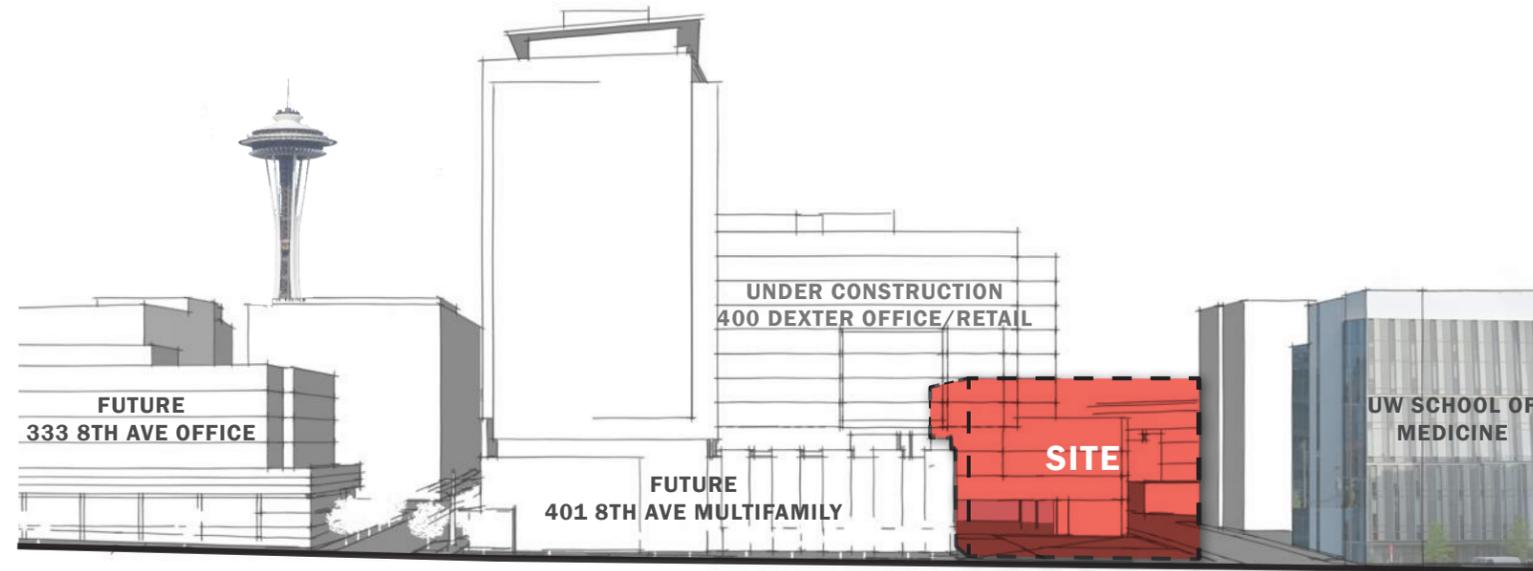
REPUBLICAN STREET | PROPOSED CONFIGURATIONS

- 1 11' travel lanes; one each direction
- 2 7' parallel parking, both sides
- 3 Bicycles allowed in street (consider painted sharrow signage)
- 4 Keep north curb line set by UW Medicine development
- 5 Extend landscape character from UW Medicine on north side of street
- 6 Encourage undergrounding of utilities with development

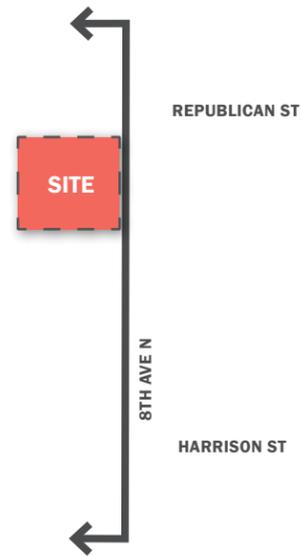
STREETSCAPES - 8TH AVENUE NORTH - FACING WEST



EXISTING STREETScape



FUTURE STREETScape



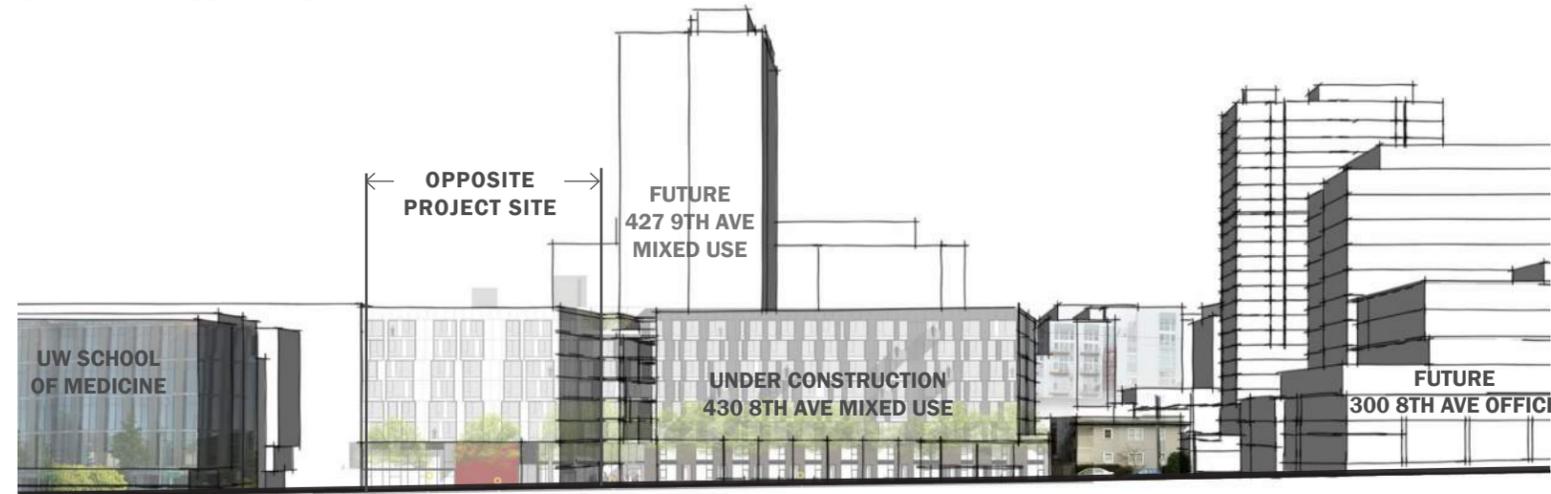
KEY PLAN



SITE PLAN



EXISTING STREETSCAPE



FUTURE STREETSCAPE



SITE PLAN

FUTURE NEIGHBORS



300 & 333 8TH AVENUE OFFICE BUILDINGS



401 8TH AVE MULTIFAMILY



430 8TH AVE MIXED USE

STREETSCAPES - REPUBLICAN STREET - FACING SOUTH

EXISTING SITE CONDITIONS



EXISTING STREETScape



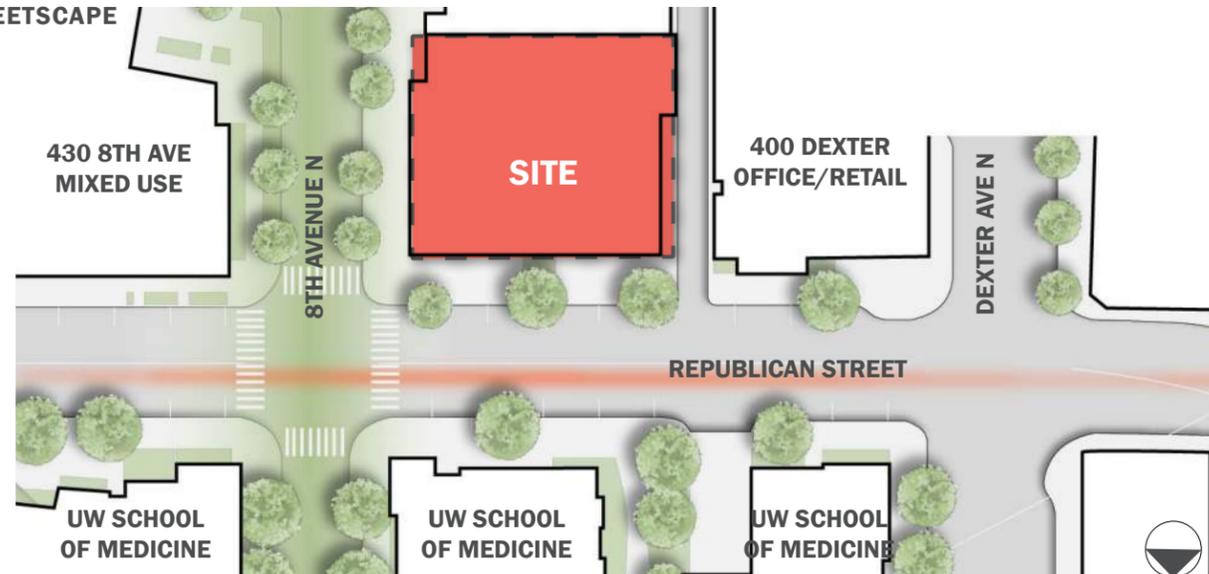
FUTURE STREETScape



8TH AVE N
HARRISON ST



KEY PLAN



SITE PLAN

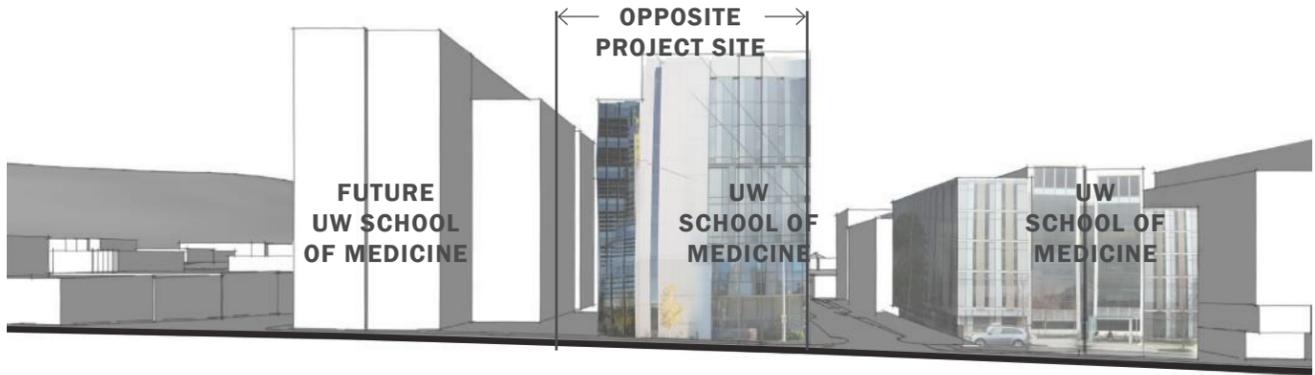
STREETSCAPES - REPUBLICAN STREET - FACING NORTH

BLOCK 56N

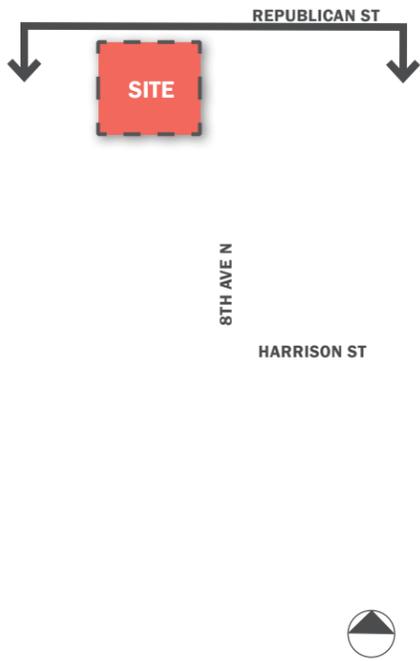
EXISTING SITE CONDITIONS



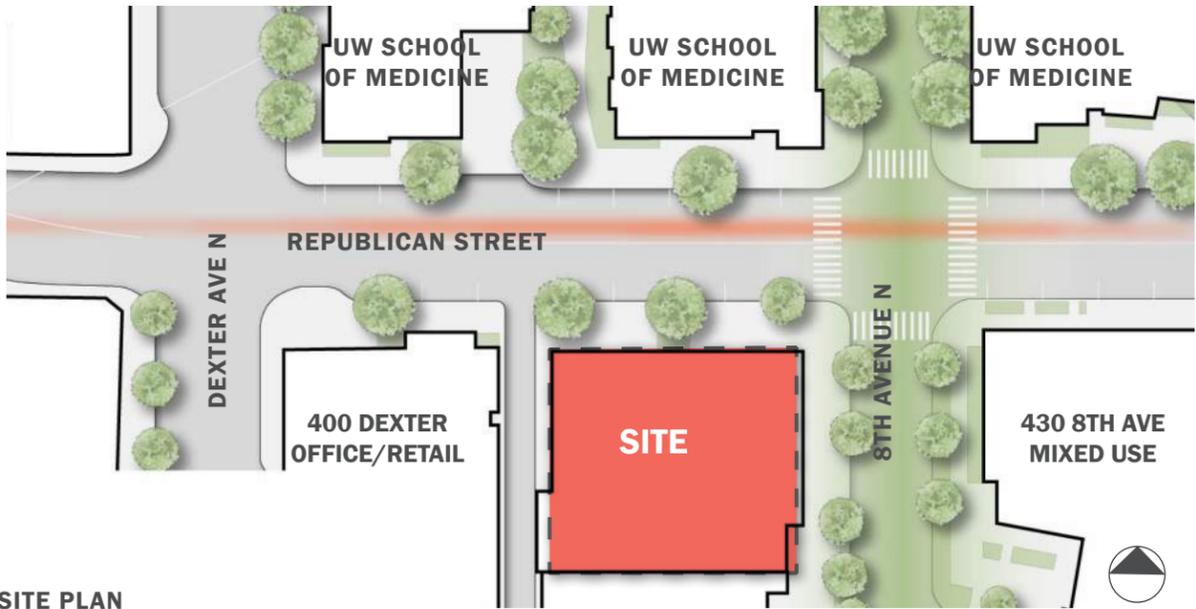
EXISTING STREETSCAPE



FUTURE STREETSCAPE



KEY PLAN



SITE PLAN

FUTURE NEIGHBORS



400 DEXTER PROPOSED OFFICE/RETAIL

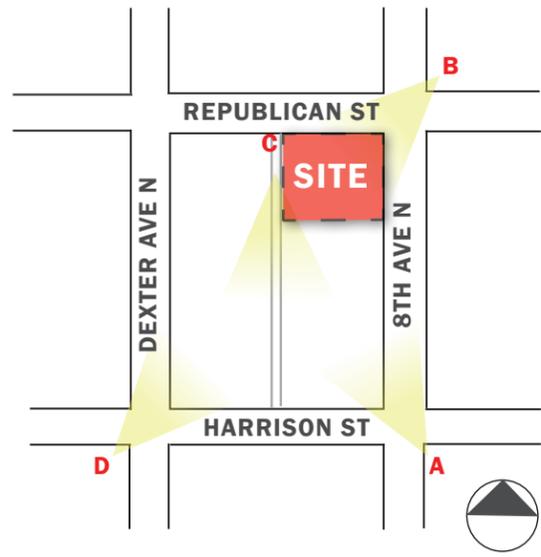


UNIVERSITY OF WASHINGTON SCHOOL OF MEDICINE PHASE 1 & 2

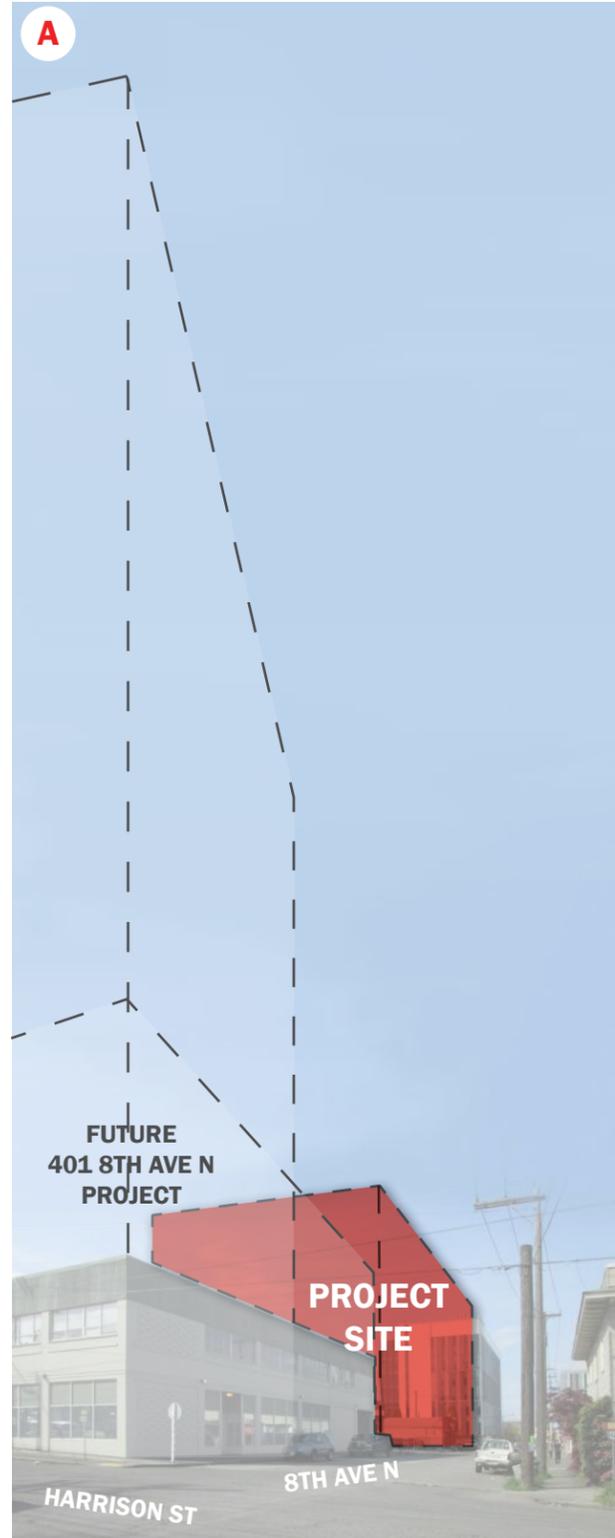


UNIVERSITY OF WASHINGTON SCHOOL OF MEDICINE PHASE 3

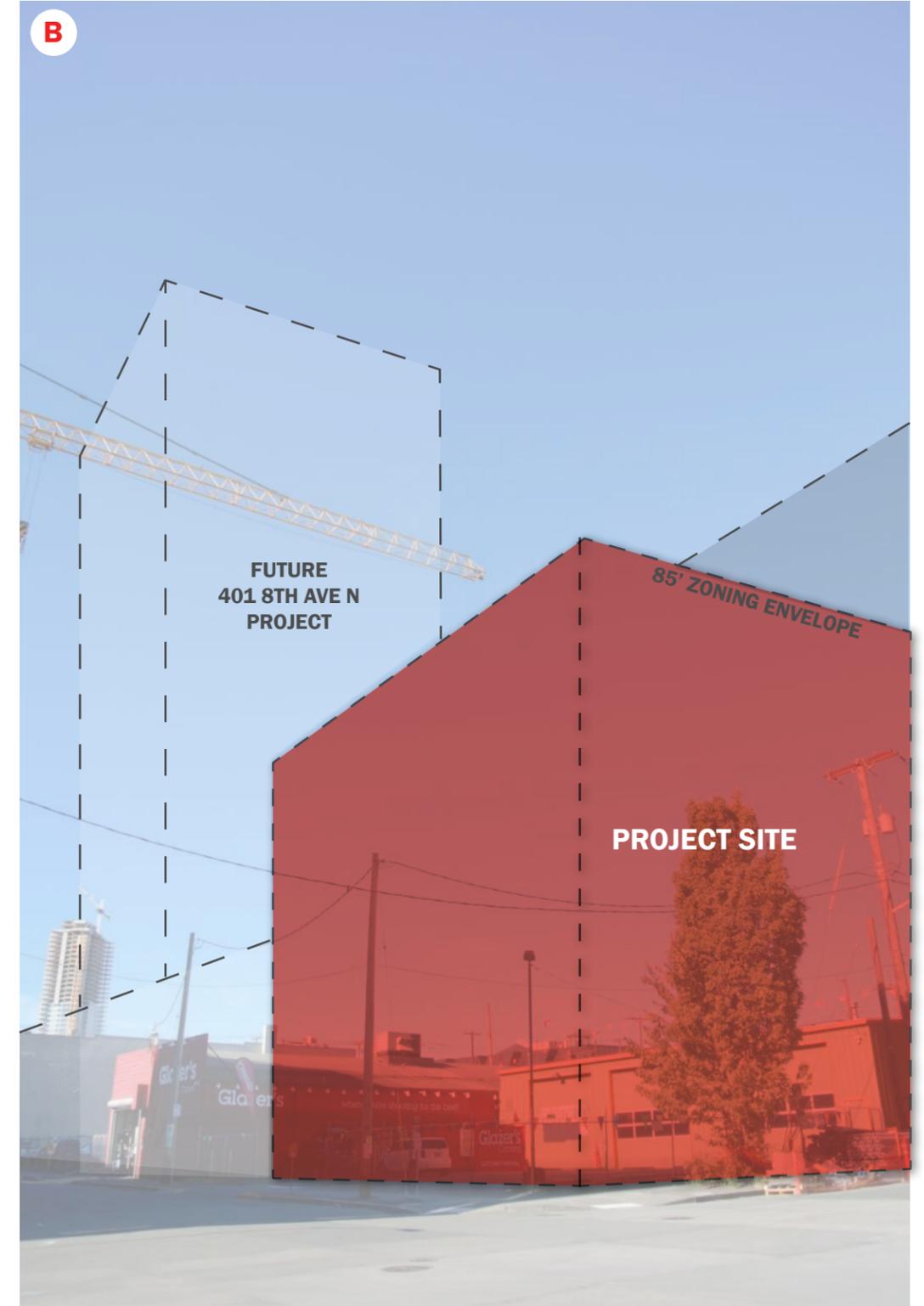
EXISTING SITE VIEWS



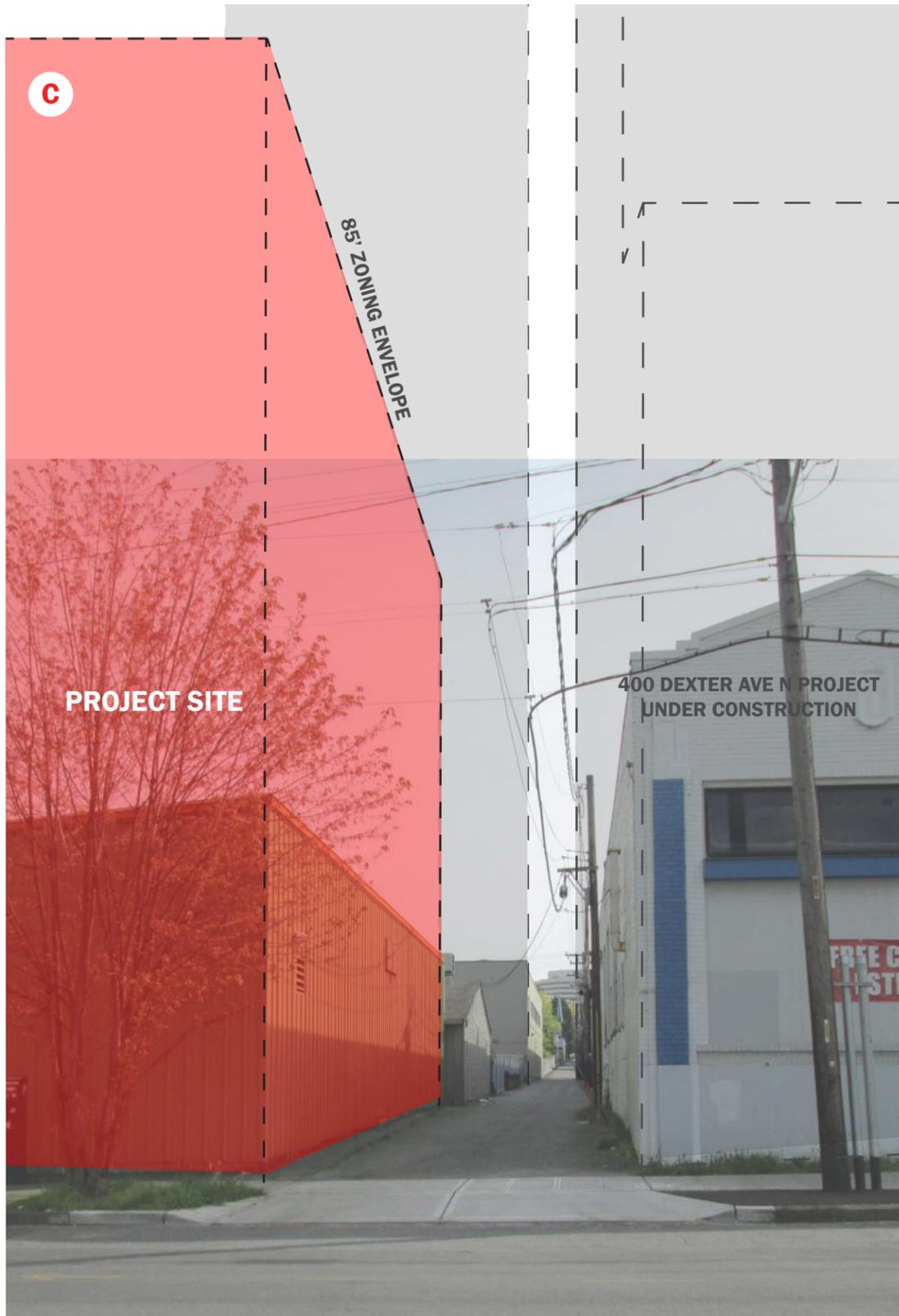
FUTURE 401 8TH AVE N PROJECT SOUTH OF SITE



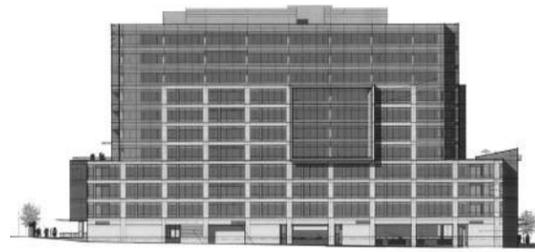
VIEW FROM 8TH AVENUE & HARRISON STREET LOOKING NORTHWEST



VIEW FROM 8TH AVENUE N AND REPUBLICAN STREET LOOKING SOUTHWEST



VIEW LOOKING SOUTH IN THE ALLEY



FUTURE 400 DEXTER AVE N PROJECT - ALLEY FACADE



400 DEXTER AVE N PROJECT - UNDER CONSTRUCTION WEST OF SITE



VIEW FROM DEXTER AVE N AND HARRISON STREET LOOKING NORTHEAST

EXISTING SITE VIEWS

BLOCK 56N

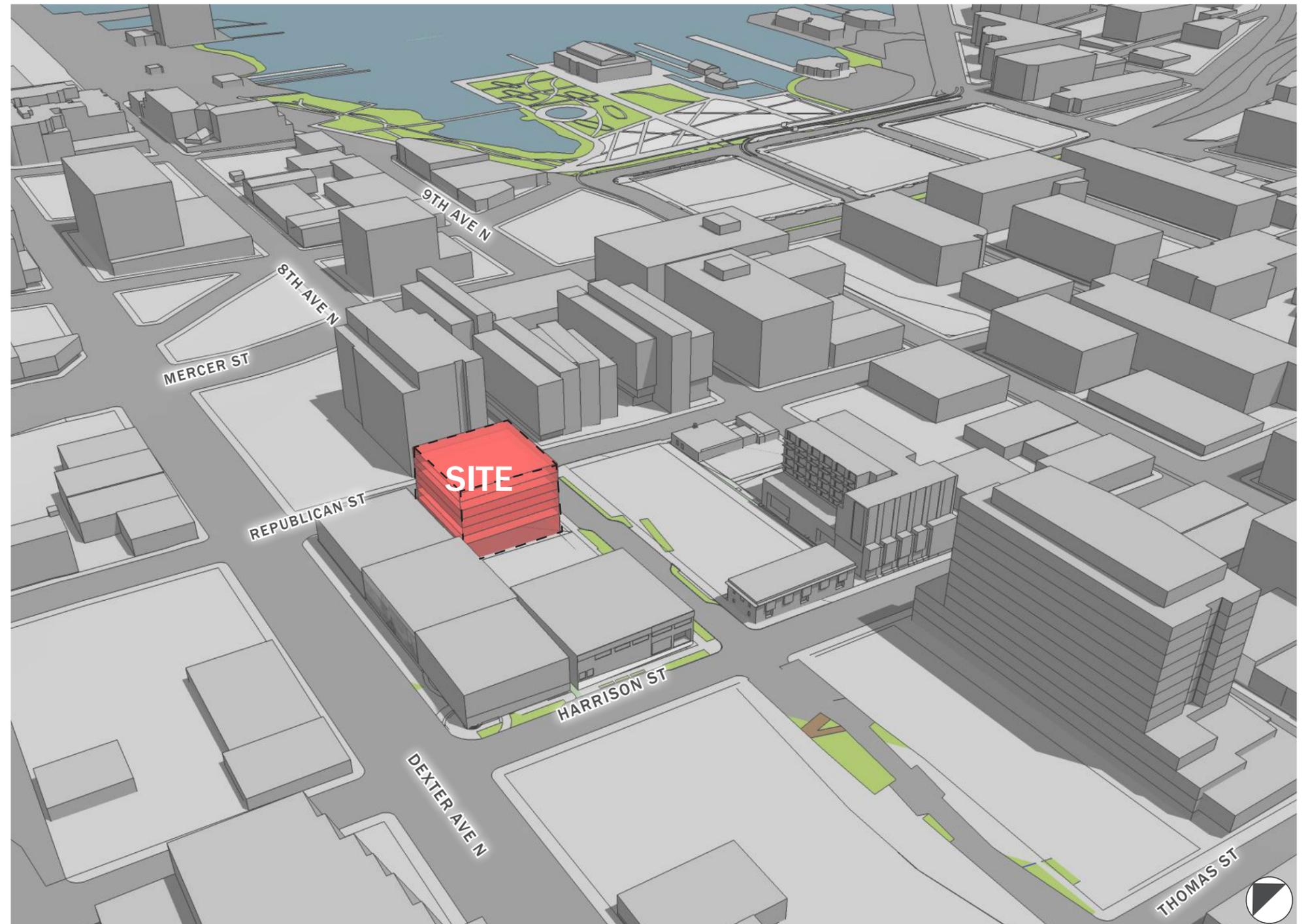
EXISTING SITE CONDITIONS

EXISTING DEVELOPMENT

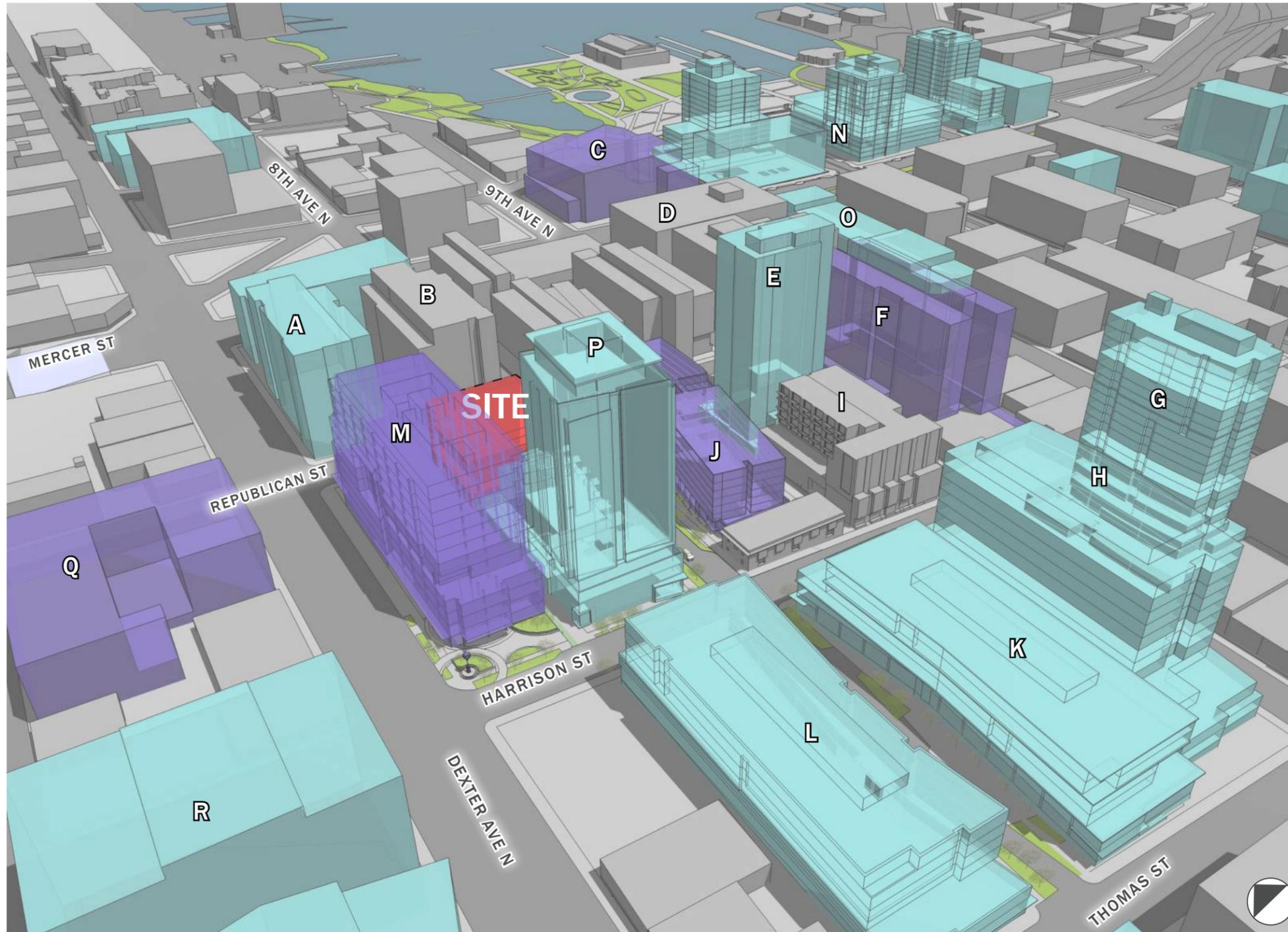
DESIGNING WITH THE HISTORICAL CONTEXT

The South Lake Union neighborhood is changing dramatically; compare the current built environment to the proposed development on the facing sheet.

As we grow, we want to honor the historic context of the area and the city. This has been an area with strong industrial and maritime ties. We strive to take cues from that history while developing new, modern neighborhoods for people to live and work.



AERIAL VIEW FACING NORTHEAST DEPICTING EXISTING BUILDINGS.



AERIAL VIEW FACING NORTHEAST DEPICTING EXISTING, NEW AND PROPOSED DEVELOPMENTS

DESIGNING WITH THE FUTURE IN MIND

The South Lake Union neighborhood is undergoing rapid change. Many parcels surrounding the site have new projects either proposed or under construction, meaning the context surrounding the site will be very different from what exists today. The design team is considering these new projects in designing the Block 56NE project.

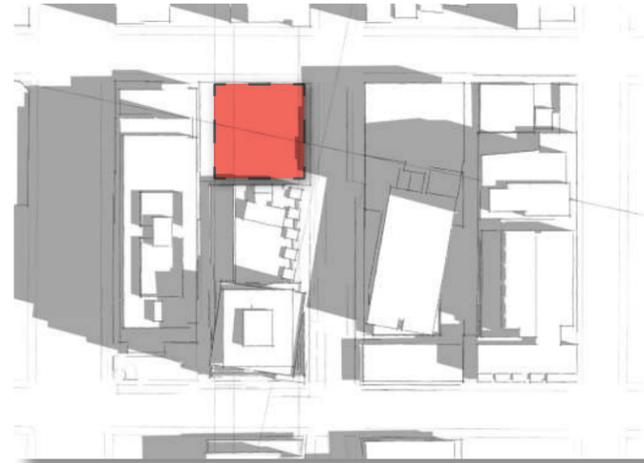
- A University of Washington Phase 3
- B University of Washington Phases 1 & 2
- C Paul Allen Institute for Brain Science
- D Amazon Phase VI
- E 427 9th Ave Mixed Use
- F Amazon Phase VII
- G 901 Harrison Mixed Use
- H Amazon Phase VIII
- I Veer Lofts
- J 430 8th Ave Mixed Use
- K 300 8th Ave Office
- L 333 8th Ave Office
- M 400 Dexter Ave Office/Retail
- N Development Site - Lakefront Blocks
- O Development Site - Block 38
- P Future 401 8th Ave Multifamily
- Q 435 Dexter Ave N - Residential Mixed Use
- R 333 Dexter Ave. N Office Mixed Use

- EXISTING BUILDINGS
- PROPOSED
- UNDER CONSTRUCTION
- SITE ZONING ENVELOPE

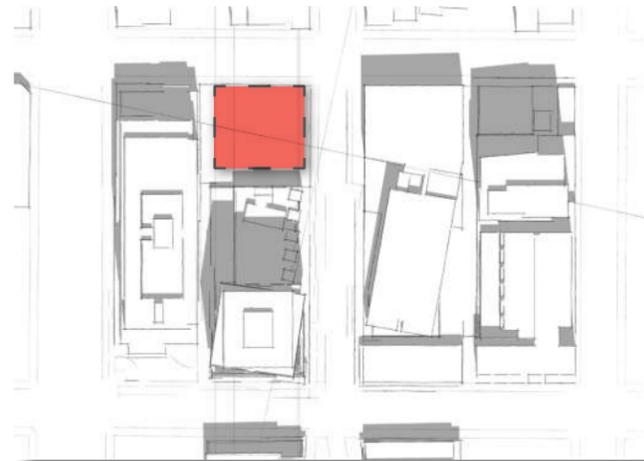
EXISTING SITE SHADOWS FROM SURROUNDING BUILDINGS

SUMMER SOLSTICE - MORNING AND NOON SUN

9AM



12PM



3PM

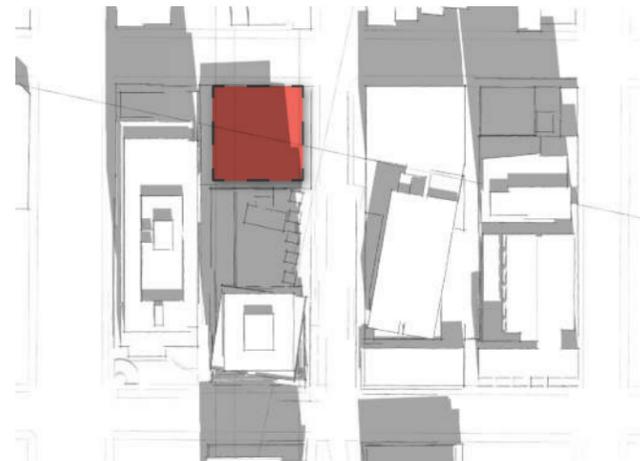


EQUINOX - MINIMAL MORNING SUN

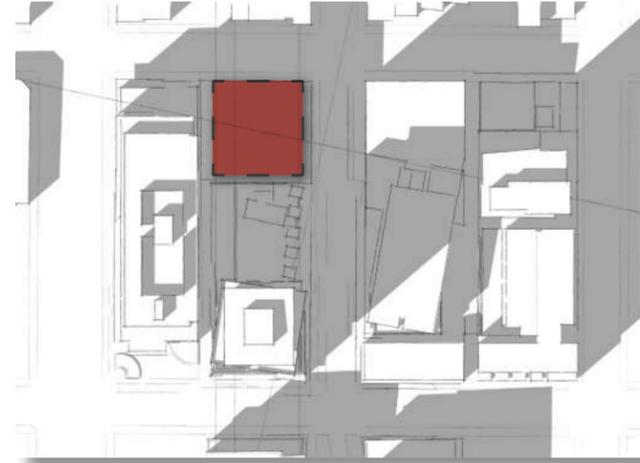
9AM



12PM



3PM



WINTER SOLSTICE - NEGLIGIBLE SUN ACCESS

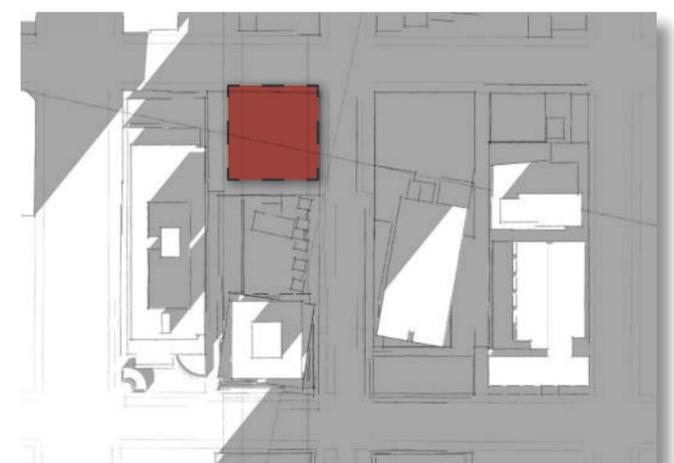
9AM



12PM

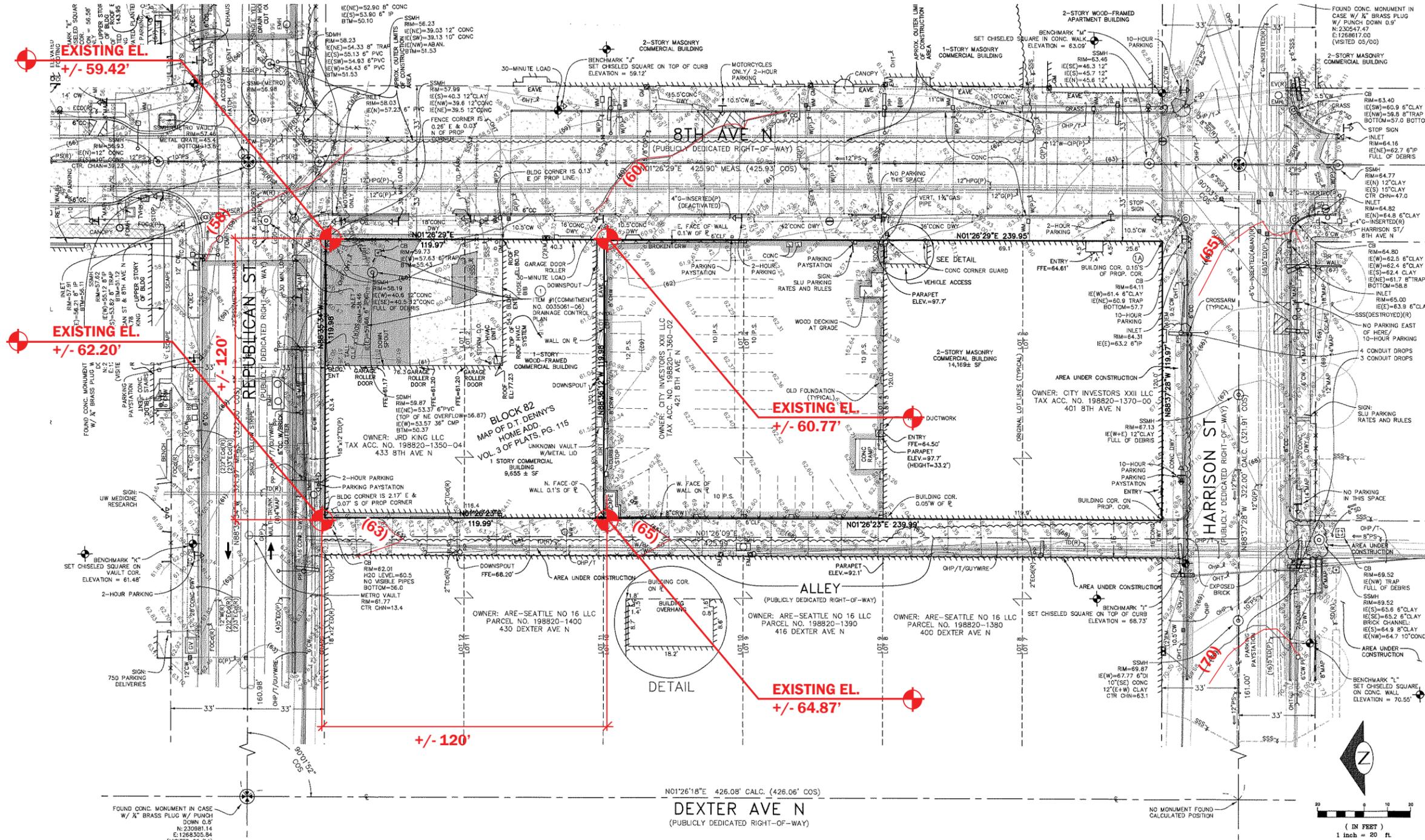


3PM



PARCEL NUMBER:
198820-1350

LEGAL DESCRIPTION:
LOTS 1 AND 2, BLOCK 82, D.T. DENNY'S HOME ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE(S) 115, IN KING COUNTY, WASHINGTON



ZONING

ZONING MAP

The site is located within the **SM 85-240'** zone and is surrounded predominantly by SM-160/85-240.



23.48.004 USES

A.) Permitted uses:

All uses are permitted outright, except those specifically prohibited in the SM 85-240 zone, Permitted non-residential uses are limited to a height of 20 feet above the street-level.

D.) Required street-level uses:

None required for Class 2 Pedestrian streets.
Requirements for SM 160/85-240 zone not applicable.

23.48.009 FLOOR AREA RATION

B.) FAR Limits in Specified SM Zones - Per Table 23.48.009 B for 85' Building:

Base FAR for non-residential	= 0.5	Max FAR for non-residential	= None
Base FAR for Residential	= None	Max FAR for residential	= 6

For Mixed-Use - 85' Buildings shall not exceed the lower of the max non-residential FAR or max residential FAR

D.) Exempt Floor Areas

All GFA underground; Portions of a story that extend no more than 4 feet above grade, Landmark structures; Mechanical allowance of 3.5%; GFA for solar collectors

In the South Lake Union Urban Center, street-level uses identified in subsection 23.48.004.D, whether required or not, that meet the development standards of subsection 23.48.014.E

E.) Minimum FAR

Max FAR for Residential	= 3
-------------------------	-----

23.48.010 STRUCTURE HEIGHT

A.) Base and Maximum Height Limit:

Base Height Limit	= 85'
Max Residential Height Limit	= 240'

H.) Rooftop Features:

- 4' above max height = railings, planters, skylights, clerestories, greenhouses, parapets
- 7' above max height = solar collectors
- 15' above max height = stair penthouses, mech equipment, atriums, greenhouses and solariums, covered or enclosed common amenity area for structures exceeding 125 feet
- max 25% to 65% per 23.48.10.H.6 and 7

23.48.011 EXTRA FLOOR AREA IN SEATTLE MIXED USE ZONES

A.) General:

Developments containing extra floor area shall provide public amenities;
The development is located within the Local Infrastructure Project Area for South Lake Union.
Extra floor area shall be achieved through the requirements of subsection 23.48.011.C.

C.) Calculation within an adopted Local Infrastructure Project Area:

Maximum height limit is greater than 85'
Achieve all bonus residential floor area for affordable housing per **23.58A.014**

23.48.012 UPPER LEVEL SETBACKS - N/A

Governed by 23.48.013

23.48.013 UPPER LEVEL SETBACKS IN SLU URBAN CENTER

- A.) **Upper-level coverage limit for residential towers – N/A (not a tower)**
- B.) **Floor area limits and podium heights –N/A (not a tower)**
- C.) **Upper-level setbacks –N/A (not a tower)**
- D.) **Facade modulation – N/A does not exceeding 85 feet in height)**
- E.) **Maximum façade width. – N/A (does not exceed the base height limit)**
- F.) **Limit on tower structures per block –N/A (not a tower)**
- G.) **Tower separation –N/A (not a tower)**

23.48.014 STREET LEVEL DEVELOPMENT STANDARDS

A.) **General Facade Requirements -**

Primary pedestrian entrance required 3' within above or below sidewalk grade
 Minimum facade height of 25' is required on Class 2 Pedestrian Streets and Neighborhood Green Streets
 Maximum setback is 12'; 30% allowed additional setbacks except within 20' of street corner

B.) **Additional Requirements in SM 85-240: DEPARTURES REQUESTED**

For street facing facades along 8th Ave, an average setback of 10' and a minimum setback of 5' is required.

(Setbacks greater than 15' not calculated; facade within 40' of street corner exempt)

Only ground related residential units and lobbies are permitted along required setback.

Lobby limited to 20% of width of setback along 8th Ave; Driveways are not permitted

Non-residential uses permitted to max 20' above street level

Non-residential uses along 8th Ave permitted only within 20' of intersection street lot lines

D.) **Transparency and Blank Facade Requirements:**

Transparency required within 2' to 8' above sidewalk; residential use exempt.

Class 1 and 2 Pedestrian and Green Streets = 60% transparency required

Blank facade limited to 15' wide segments, except garage doors;
 separated by 2' min. transparency; residential use exempt.

E.) **Development Standards for Required and FAR Exempt Street Level Uses:**

No required uses at Class 2 Pedestrian Street

FAR exempt uses require 13' floor to floor height and min 30' depth

FAR exempt uses must be within 10' of the street lot line and with direct pedestrian access

Street-level uses provided on at least 10% of the street-facing facade green street, where required

23.48.020 AMENITY AREA FOR RESIDENTIAL USES

B.) **Quantity of Amenity Area = 5% of Total Gross Floor Area in residential use**C.) **Standards for Amenity Area = max 50% enclosed; 15' wide min.; 225' min. area**

Landscaped open at street level = 10' min. wide and shall be counted as twice actual area

Lots abutting Green Street 50% of amenity may be met by contributing to Green Street development

23.48.024 SCREENING AND LANDSCAPING REQUIREMENTS

Landscaping shall meet greenfactor of 0.03

23.48.026 NOISE STANDARDS

Refuse compacting/recycling shall be conducted within an enclosed structure

23.48.028 ODOR STANDARDS

Venting shall be 10' min. above sidewalk and away from residential uses

23.48.030 LIGHT AND GLARE STANDARDS

Exterior lighting shall be shielded and directed away from adjacent uses

Parking garages and vehicle lights must be screened; Pole lighting 30' max.

23.48.032 REQUIRED PARKING AND LOADING

Parking and Loading shall be provided per section 23.54

23.48.034 PARKING AND LOADING LOCATION, ACCESS AND CURB CUTS

A.) **Parking accessory to non-residential uses may be provided on-site and/or 800 feet from the lot**

B.) **Parking allowed at street level and above first story with provisions**

C.) **Surface parking provided max. 30% of lot located to rear or side and separated from all streets**

D. and E.) **Access to parking and loaded from alley and limited to one two-way curb cut**

23.54.015 REQUIRED PARKING

Parking shall be provided per Table A, B, and C for 23.54.015

Parking waivers available per 23.54.015.D

Bicycle Parking shall be provided per 23.54.015.K and Table D for 23.54.015

23.54.035 LOADING BERTH REQUIREMENTS

Loading shall be provided per Table A, for 23.54.035

23.54.040 SOLID WASTE AND RECYCLABLE MATERIALS

Required storage area = 375 sf + 4sf for each additional unit above 50 + 82 sf for non-residential up to 5000sf

Residential may be reduced 15% if minimal dimension of 20' is provided (General width 12' min.) 21' clear

§1 NATURAL SYSTEMS & SITE FEATURES



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

B. Sunlight and Natural Ventilation

- *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 the site.

E. Water

- *Adding Interest with Project Drainage:* Use project drainage systems as opportunities to add interest to the site through water-related design elements.

South Lake Union Supplemental Guidance:

I. Responding to Site Characteristics

- New development is encouraged to take advantage of site configuration to accomplish sustainability goals. The Board is generally willing to recommend departures from development standards if they are needed to achieve sustainable design.

RESPONSE: The project will use reflected light and increased exterior façade along the courtyard to help maximize daylighting on this north facing parcel. The project will take advantage of open space adjacent to the right of way to incorporate green stormwater infrastructure and sustainable landscaping.

§2 URBAN PATTERN & FORM



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

A. Location in the City and Neighborhood

- *Architectural Presence:* Evaluate the degree of visibility or architectural presence that is appropriate given the context. A site may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge are important to the creation of a quality public realm.

B. Adjacent Sites, Streets, and Open Spaces

- *Connection to the Street:* Identify opportunities for the project to make a connection to the street and consider how the building will interact with the public realm.
- *Character of Open Space:* Contribute to the character and proportion of surrounding open spaces. Evaluate spaces for how they function as public “outdoor rooms”.

South Lake Union Supplemental Guidance:

I. Responding to Site Characteristics

- Encourage provision of “outlooks and overlooks” for the public to view the lake and cityscapes.

B. Height, Bulk, and Scale

- Address both the pedestrian and auto experience through building placement, scale, and details.
- Encourage stepping back an elevation at upper levels

C. Relationship to the Block

- *Corner Sites:* Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility.

D. Height, Bulk, and Scale

- *Existing Development and Zoning:* Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.
- *Respect for Adjacent Sites:* Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

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.

- Relate proportions of buildings to the width and scale of the street.

RESPONSE: The site is well suited to simple massing that reacts to and supports the neighboring projects and adjacent streetscapes. The project will strive to develop a strong street edge along Republican St and respond to the three facing corner blocks at the intersection of 8th Ave N and Republican St. Landscape setbacks and a more residential approach along 8th Ave N honor and complete the “outdoor room” created by the projects to the south and east. Massing will respond sensitively to surrounding buildings and streetscape and will modulate appropriately for the size of the building.

§3 ARCHITECTURAL CONTEXT & CHARACTER



Contribute to the architectural character of the neighborhood.

A. Emphasizing Positive Neighborhood Attributes

- *Contemporary Design:* Explore how contemporary designs contribute to the development of attractive new forms and architectural styles, as expressed through use of new materials or other means.
- *Evolving Neighborhoods:* Explore ways for new development to establish a positive and desirable context for others to build upon in the future.

B. Local History and Culture

- *Placemaking:* Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

South Lake Union Supplemental Guidance:

I. Height, Bulk, and Scale

- Articulate the building facades in intervals that relate to the existing structures or pattern of development.
- Consider using architectural features to reduce scale.

II. Architectural Context

- Respond to the history and character in the vicinity. Encourage historic character to be reclaimed.
- Respond to the working class, maritime, and industrial character.

RESPONSE: The surrounding neighborhood is developing quickly and showcases examples of contemporary design. This project is in scale with the height, bulk and size of all adjacent buildings and will relate to horizontal datums to the east and west along Republican St. and continue the residential character developed along 8th Ave N.

1 CONNECTIVITY



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

A. Network of Open Spaces

- **Enhancing Open Space:** Design the building and open spaces to positively contribute to a broader network of open spaces. Consider ways that design can enhance existing off-site open spaces.

B. Walkways and Connections

- **Pedestrian Amenities:** Consider opportunities for creating lively, pedestrian oriented open spaces. Provide visible access to the building's entry.

C. Outdoor Uses and Activities

- **Selecting Activity Areas:** Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

South Lake Union Supplemental Guidance:

I. Human Activity

- Reinforce pedestrian connections.
- Design for a network of safe and well-lit connections

II. Adjacent Site Landscaping Design Continuity

- Support the creation of a hierarchy of passive and active open space within South Lake Union.

III. Pedestrian Open Spaces and Entrances

- Enhance the public realm.

RESPONSE: The project will contribute to the residential character of the "open room" concept created along 8th Ave. N while supporting a safe walkable path connecting south to Denny park. The residential and commercial entries will be visually distinct and placed relative to adjacent uses.

2 WALKABILITY



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

B. Safety and Security

- **Eyes on the Street:** Create a safe environment by providing lines of sight and encouraging natural surveillance.
- **Street Level Transparency:** Ensure transparency of street-level uses where appropriate.

C. Weather Protection

- **Locations and Coverage:** Overhead weather protection is encouraged at or near uses that generate pedestrian activity.
- **People-Friendly Spaces:** Create an artful and people-friendly space beneath building canopies by using human-scale architectural elements along the façade.

South Lake Union Supplemental Guidance:

I. Streetscape Compatibility

- A complete network of sidewalk-related spaces should appear safe, welcoming and open to the general public.
- Provide pedestrian-friendly streetscape amenities

II. Personal Safety and Security

- Enhance public safety throughout the neighborhood
- Enhanced pedestrian and street lighting
- Design public spaces defensively with clear sight lines

RESPONSE: The project will focus appropriate activities and transparency along the 8th Ave N residential open space while tying into the east west connection along Republican. A focus on creating visually distinct the residential and commercial entries placed relative to adjacent uses will help give identity to the project while providing added security to the outdoor room.

1 PROJECT USES & ACTIVITIES



Optimize the arrangement of uses and activities on site.

A. Arrangement of Interior Uses

- **Visibility:** Locate uses and services frequently used by the public in visible or prominent areas.
- **Views and Connections:** Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly public spaces.

B. Vehicular Access and Circulation

- **Access Location and Design:** Minimize conflict between vehicles and non-motorists. Create safe and attractive conditions for pedestrians, bicyclists, and drivers by using existing alleys for access and emphasizing use of the sidewalk for pedestrians.

C. Parking and Service Uses

- **Below-Grade Parking:** Locate parking below grade wherever possible.
- **Service Uses:** Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

South Lake Union Supplemental Guidance:

I. Design of Parking Lots near Sidewalks

- Providing parking below grade is preferred.

RESPONSE: The arrangement of spaces focuses the residential lobby toward the light and view created by the 8th Ave. N outdoor space and locates the ground floor retail along the more public streetscape along Republican. The underground parking is accessed by a shared garage entry allowing fewer entry points along the alley. Transformer and trash are accessed from the alley.

3 OPEN SPACE CONCEPT



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

A. Building-Open Space Relationship

- **Interior/Exterior Fit:** Ensure that interior and exterior spaces relate well to each other

B. Open Space Uses and Activities

- **Connections to Other Open Space:** Site open spaces should connect with or enhance nearby public open space
- **Multifamily Open Space:** Design common and private open spaces in multifamily projects to encourage physical activity and social interaction.

C. Design

- **Reinforce Existing Open Space:** Where a strong open space concept exists in the neighborhood, reinforce existing character.
- **Amenities and Features:** Use a combination of hardscape and plantings and a variety of features to shape attractive, suitable outdoor spaces.

South Lake Union Supplemental Guidance:

I. Adjacent Site Landscaping Design Continuity

- Encourage landscaping that meets LEED criteria. Where appropriate, plant indigenous species.

II. Landscaping to Enhance the Building and Site

- Consider publicly accessible artwork that evokes a sense of place related to the previous uses of the area.

RESPONSE: Contributing to the outdoor room is the primary open space concept for this small project; however a small roof deck, promoting interaction and outdoor activity, and a private commercial outdoor area will be provided. The adjacency of the lobby and the massing of the upper levels will help create a corner to the "outdoor room."

SITE CONTEXT SUMMARY

OPPORTUNITIES

- 1 Foster development of pedestrian oriented green street condition along 8th Ave N per SDOT approved plans. Enhance the streetscape by finishing the corner of the "outdoor room" created by the project across the street and to the south and complementing residential feel of 8th Ave N.
- 2 Respond to the strong street corner created at Republican Street and 8th Ave N.
- 3 Walkable green space / Denny Park
- 4 Provide valuable community retail amenity for the residential neighborhood

CONSTRAINTS

- 1 Future development, including towers at 400 Dexter to the west and 401 8th to the south, will obstruct views.
- 2 Future 400 Dexter office tower to the west and future 401 8th Ave. N multifamily tower to the south will limit solar access to the site for most of the afternoon.
- 3 Future 400 Dexter office tower will present peak surges in traffic utilizing the alley. Traffic to and from the site needs to be carefully planned.
- 4 Traffic will increase on Republican Street from future SR-99 off-ramp.

KEY INTERSECTION

↔ **FEATURE GREEN STREET / SHARED USE STREET**

← → **GREEN STREETS**

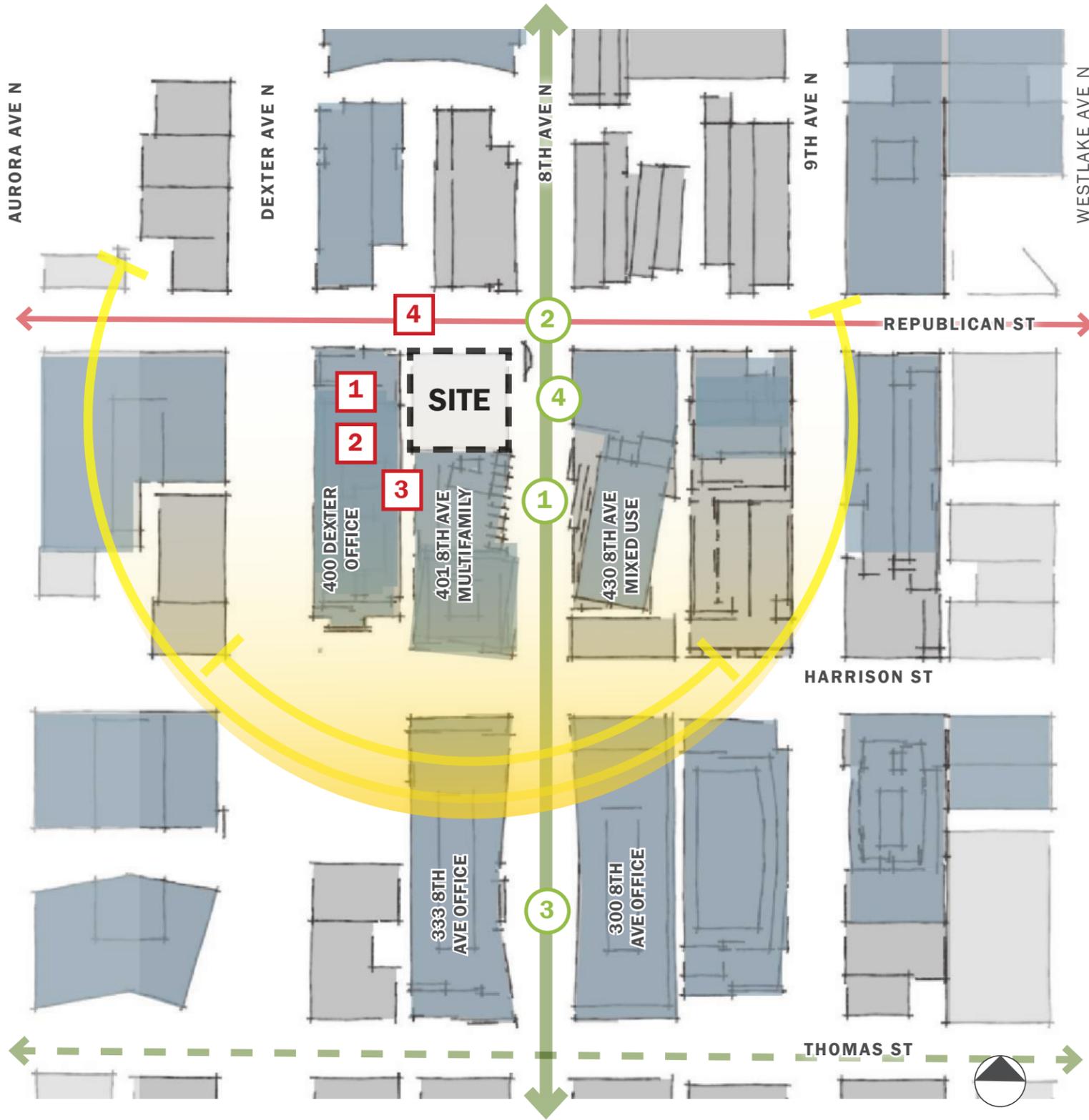
VIEWS

■ **PLANNED / UNDER CONSTRUCTION**

SOLAR ACCESS

21 JUNE 2014:
Sunrise 5:11 AM - Sunset 9:11 PM

21 DECEMBER 2014:
Sunrise 7:55 AM - Sunset 4:20 PM

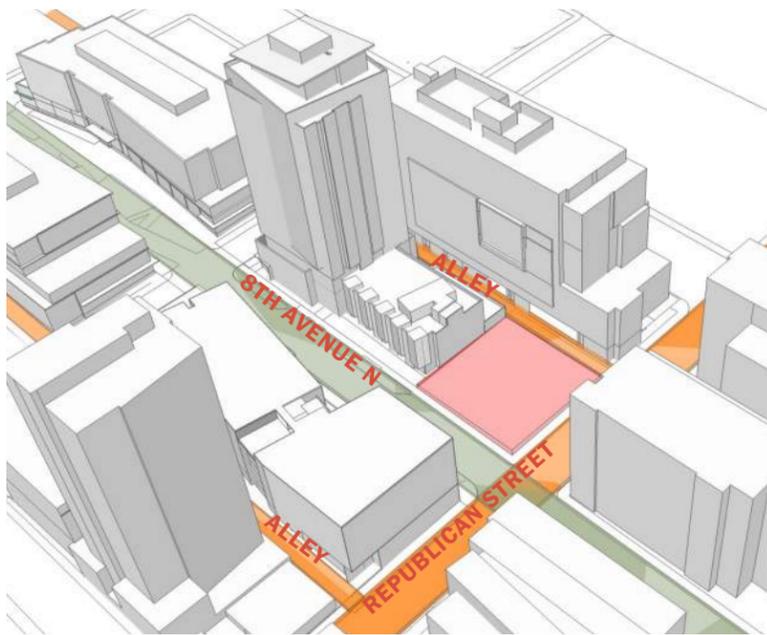


VEHICULAR ENTRIES



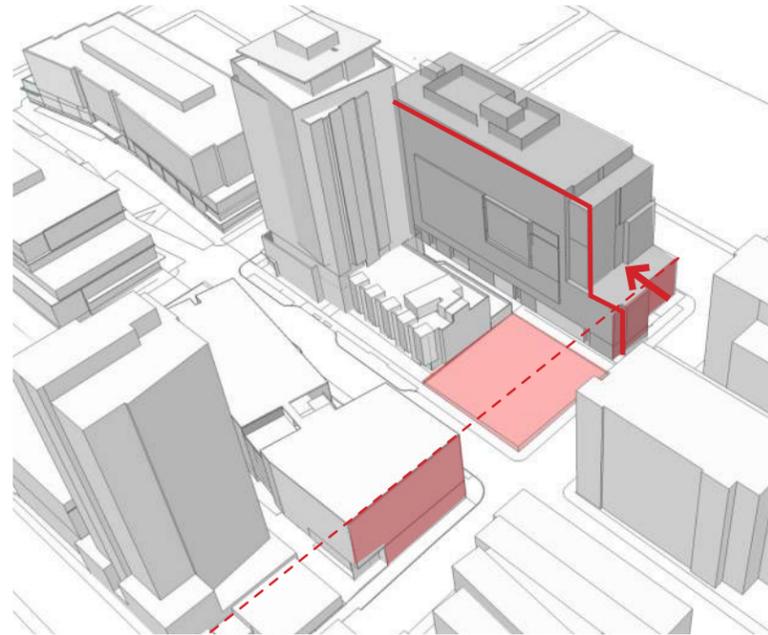
PEDESTRIAN ENTRIES





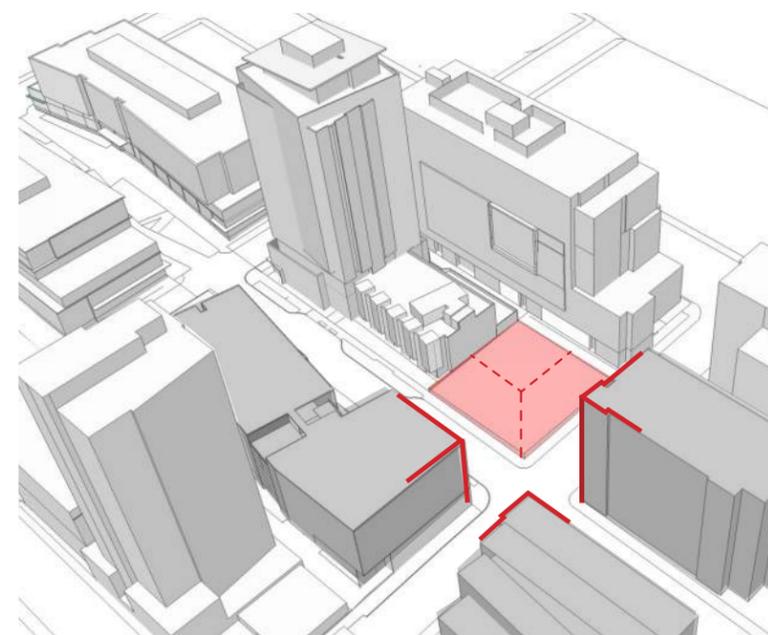
STREET USE

8th Avenue N is a neighborhood green street while Republican is a mixed use street accommodating traffic exiting SR 99. Mid block alleys running parallel to 8th Avenue N dead-end into the UW School of Medicine pedestrian complex.



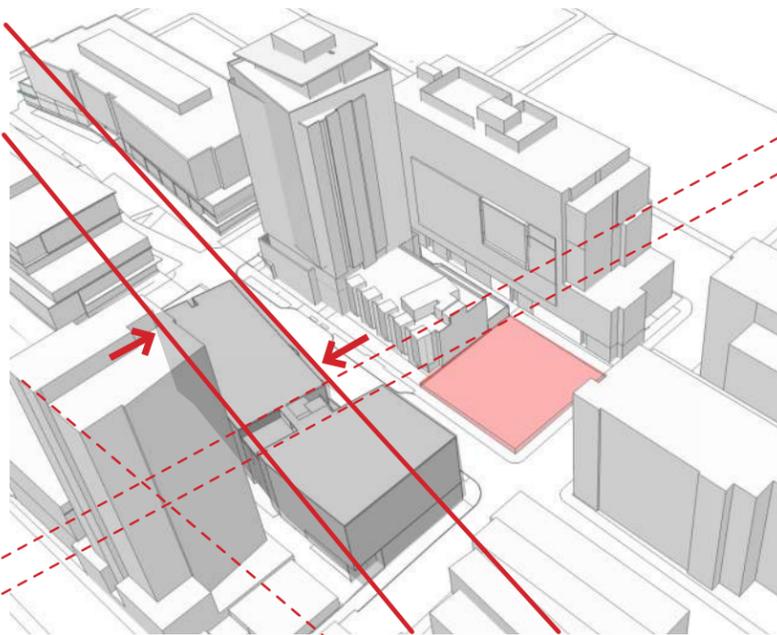
REPUBLICAN ST FACADE

The massing of the office building under construction at 400 Dexter steps down along Republican Street to approximately 65'. The building under construction at 430 8th Ave N creates a strong street facade at approximately 85' across the face of the site.



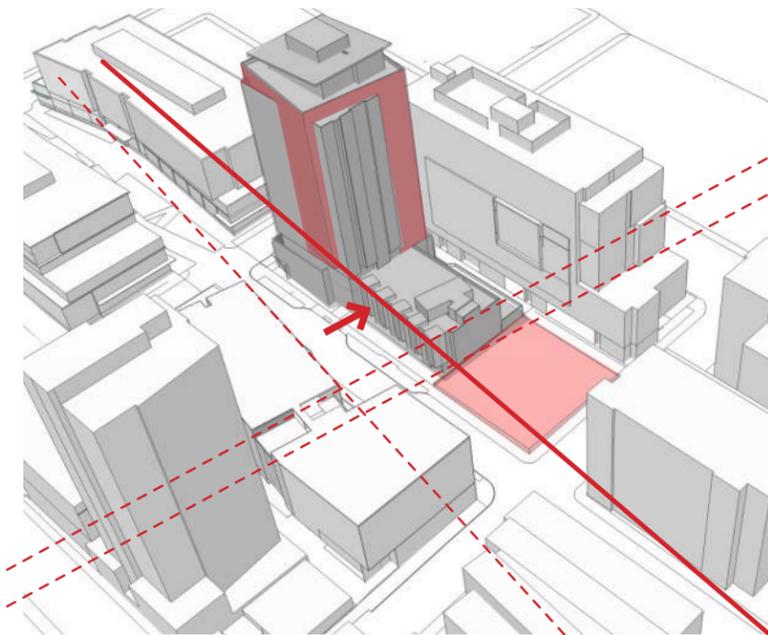
CORNER OF REPUBLICAN ST AND 8TH AVE N.

The existing and proposed buildings at the intersection of 8th Avenue N and Republican Street all have strong corners that meet their property lines and reach their full zoning limits, creating a gateway to the green street.



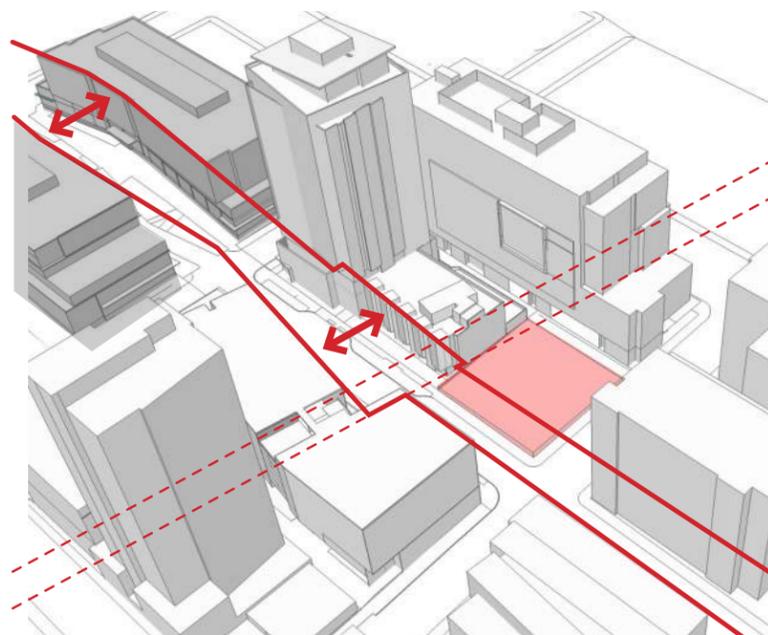
8TH AVE N - MIXED USE DEVELOPMENT

The mixed use project under construction at 430 8th Avenue N pivots away from VEER lofts across the alley and creates a large outdoor street room along 8th Ave N.



8TH AVE N - RESIDENTIAL TOWER

The proposed residential tower at 401 8th Avenue N creates the west side of the outdoor room facing 430 8th Ave N and the twisted tower relates to the angled building

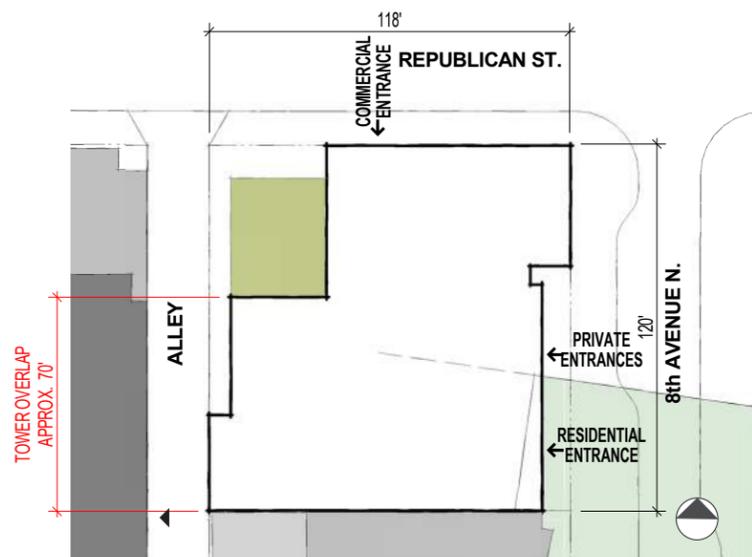
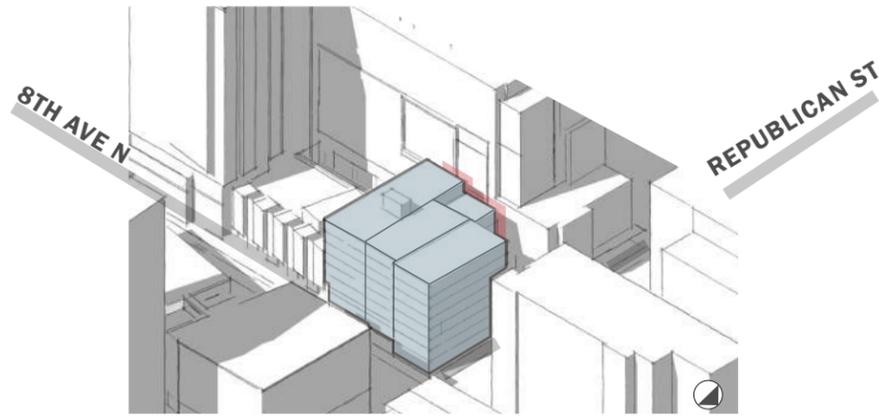


8TH AVE N - WOONERF

Further south, a residential woonerf bounded by the proposed projects at 300 and 333 8th Avenue N will continue the pedestrian link to Denny Park.

MASSING ALTERNATIVES

A OPTION A - CODE COMPLIANT



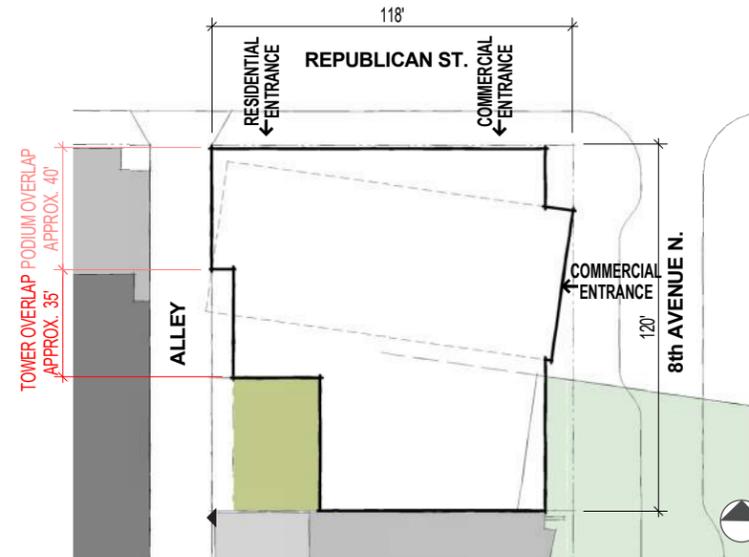
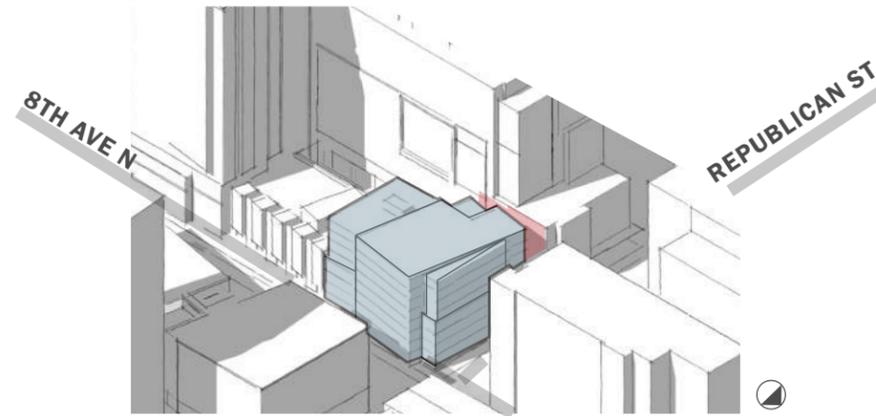
PROS:

- No departures required
- Strong response to street corner
- Enhance residential feel of 8th Ave N.

CONS:

- Maximum overlap to office tower
- Open street corner along Republican erodes the urban facade
- Required ground level residential use abutting the 8th Ave setback reduces the available ground floor nonresidential area
- Townhouses along 8th Ave N feel isolated
- 16' maximum allowed lobby frontage lacks inviting feel for entry
- Ground floor open space shaded by buildings
- North facing courtyard does not have opportunity to bounce light
- North facing roof deck

B OPTION B



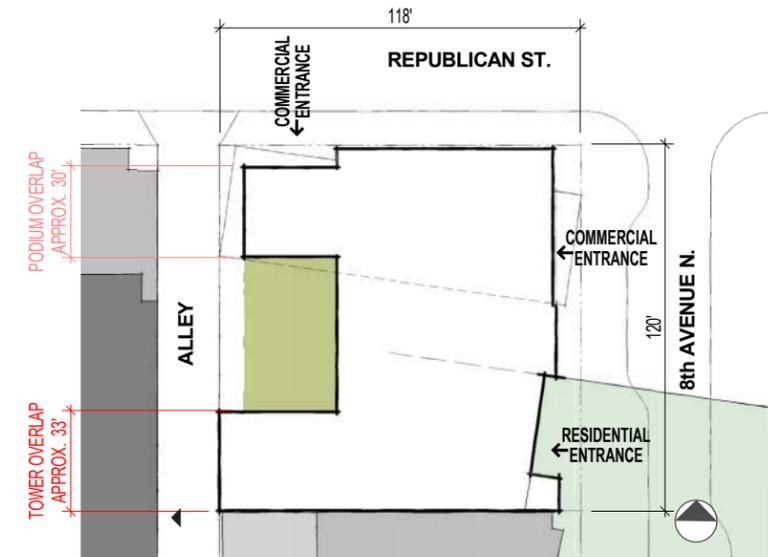
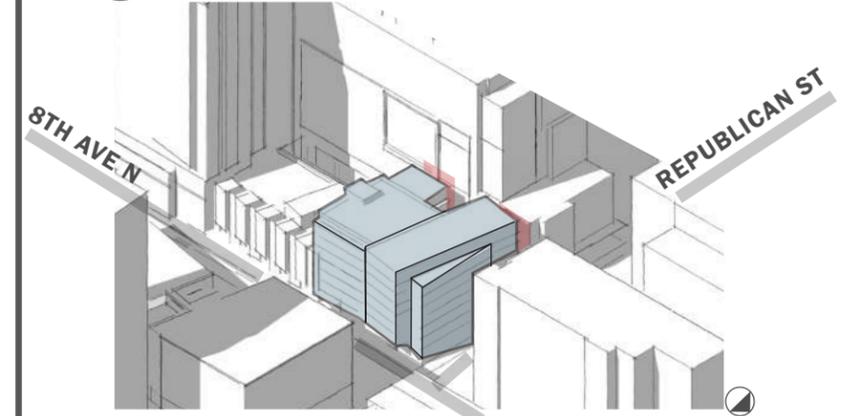
PROS:

- Minimum overlap to office tower
- Strong response to street corner
- Strong response to Republican St urban facade
- Opportunity to bounce light into courtyard

CONS:

- Departures required
- Alley access for services and relationship to lobby dictate a residential lobby along Republican St
- 8th Ave N frontage becomes mostly commercial
- Ground floor open space shaded by buildings

C OPTION C - PREFERRED



PROS:

- Minimum overlap to office tower
- Strong response to street corner
- Strong response to Republican St urban facade
- Residential lobby along 8th Ave enhances residential feel and contributes to the outdoor room concept
- Opportunity to bounce light into courtyard

CONS:

- Requires departures
- Ground floor open space shaded by buildings

MASSING OPTION A | CODE COMPLIANT

OPT A

PROS:

- No departures required
- Strong response to street corner
- Enhance residential feel of 8th Ave N.

CONS:

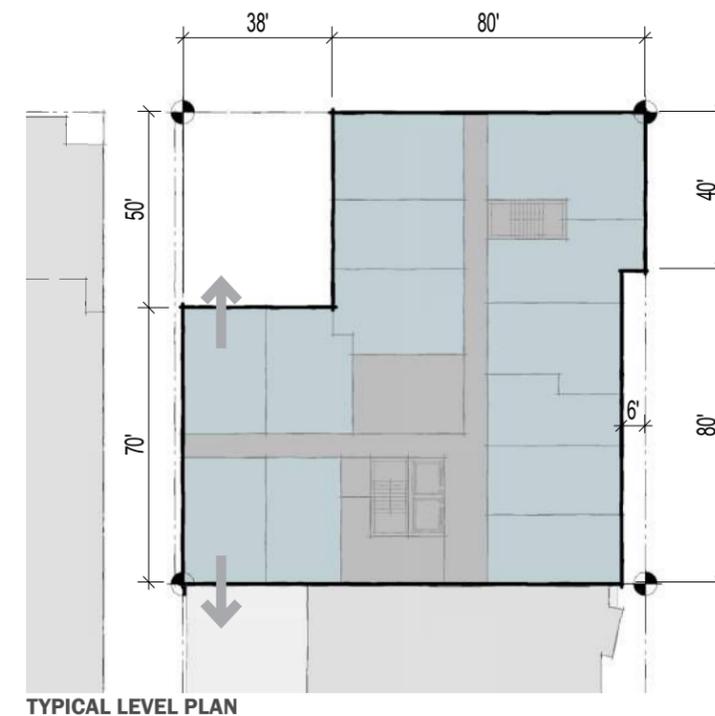
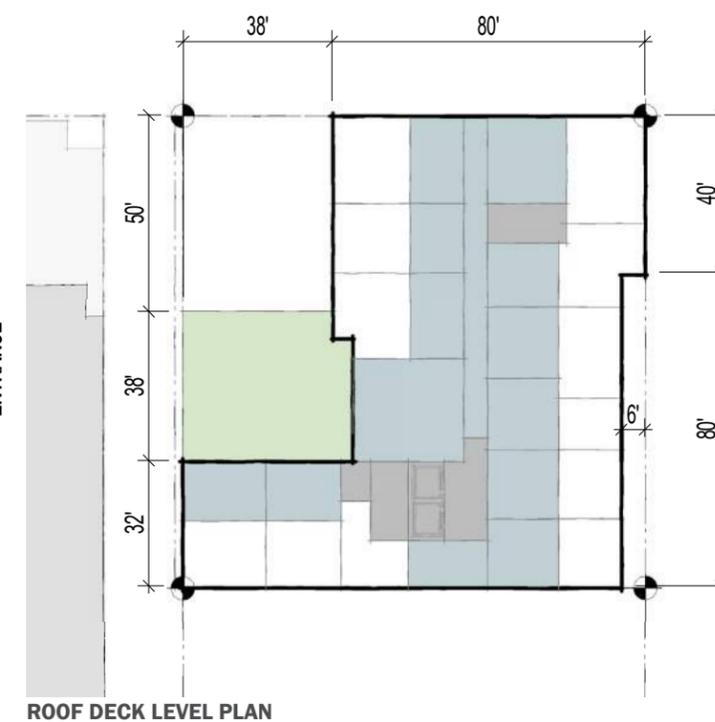
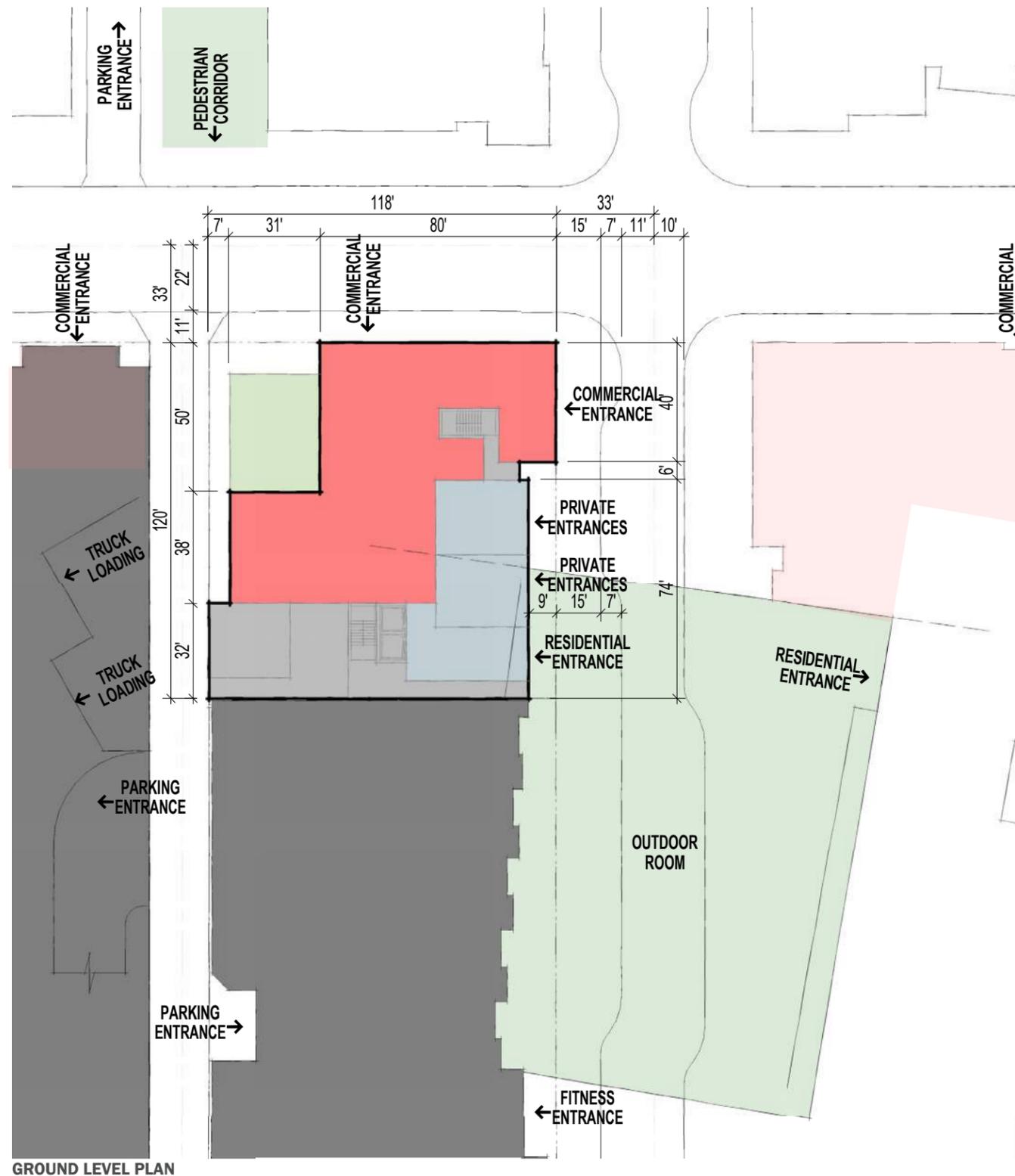
- Maximum overlap to office tower
- Open street corner along Republican erodes the urban facade
- Required ground level residential use abutting the 8th Ave setback reduces the available ground floor nonresidential area
- Townhouses along 8th Ave N feel isolated
- 16' maximum allowed lobby frontage lacks inviting feel for entry
- Ground floor open space shaded by buildings
- North facing courtyard does not have opportunity to bounce light
- North facing roof deck

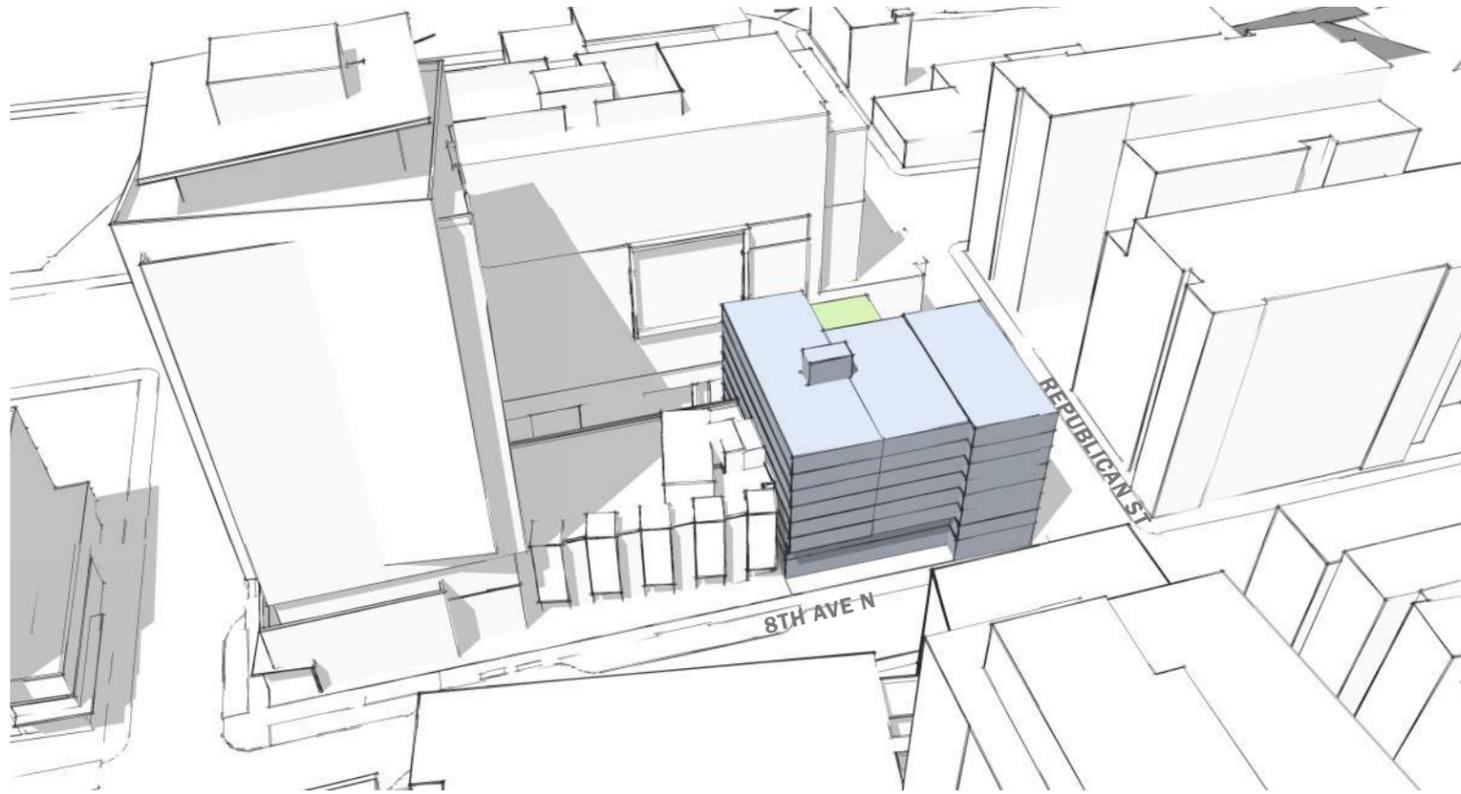
RESIDENTIAL 

NONRESIDENTIAL 

OUTDOOR SPACE 

CIRCULATION / MECH 

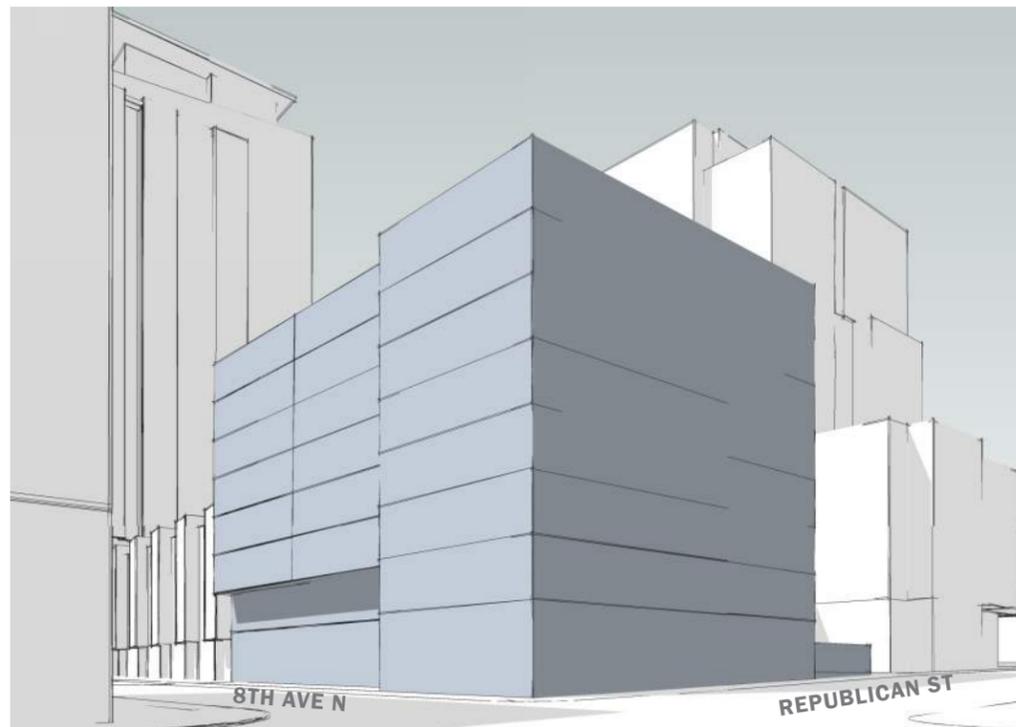




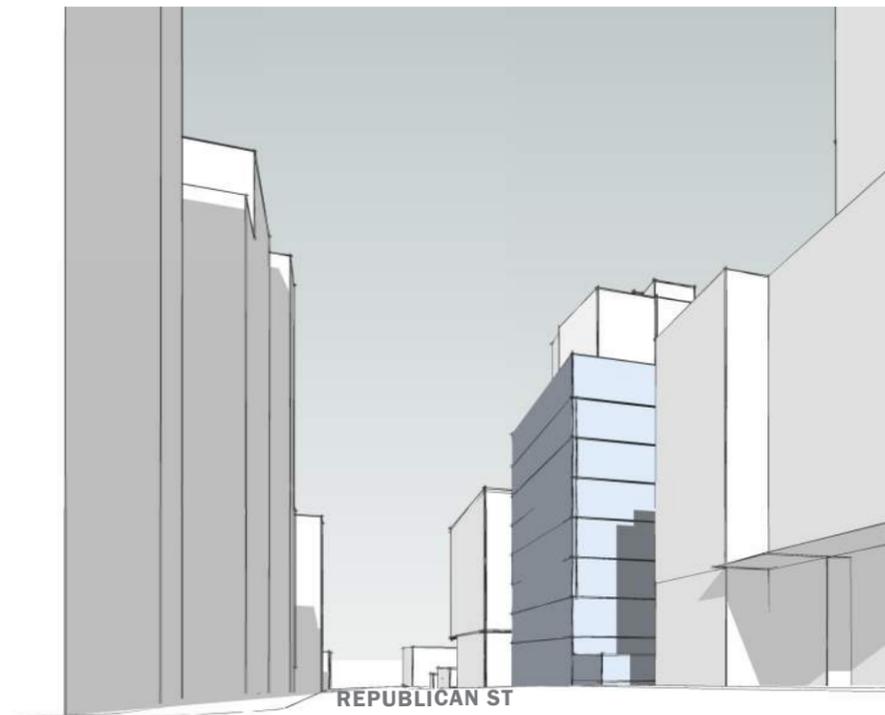
BIRDS EYE VIEW



VIEW LOOKING NORTH ON 8TH AVENUE



VIEW FROM CORNER OF 8TH AVENUE AND REPUBLICAN STREET



VIEW LOOKING EAST ON REPUBLICAN STREET



VIEW LOOKING SOUTH FROM UW MEDICINE PEDESTRIAN PATH

MASSING OPTION B

OPT B

PROS:

- Minimum overlap to office tower
- Strong response to street corner
- Strong response to Republican St urban facade
- Opportunity to bounce light into courtyard

CONS:

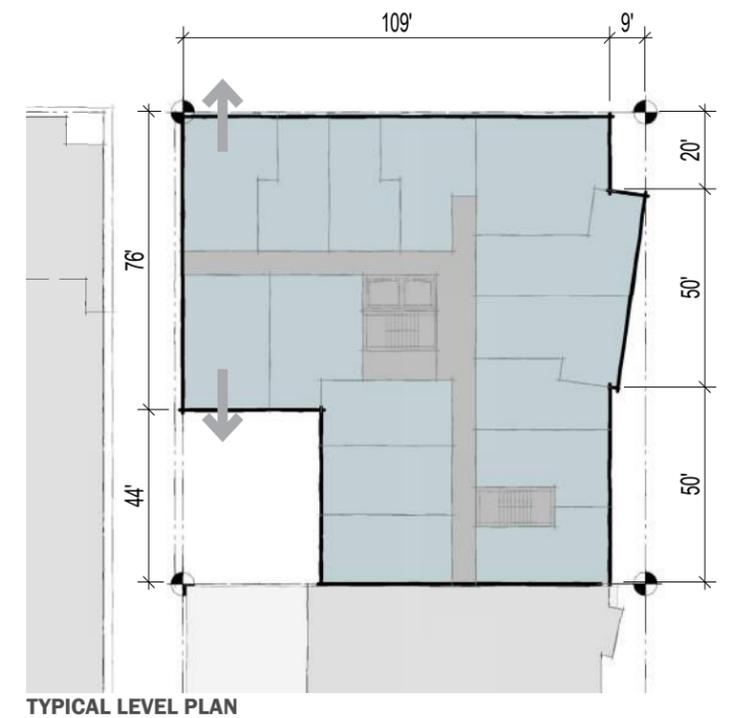
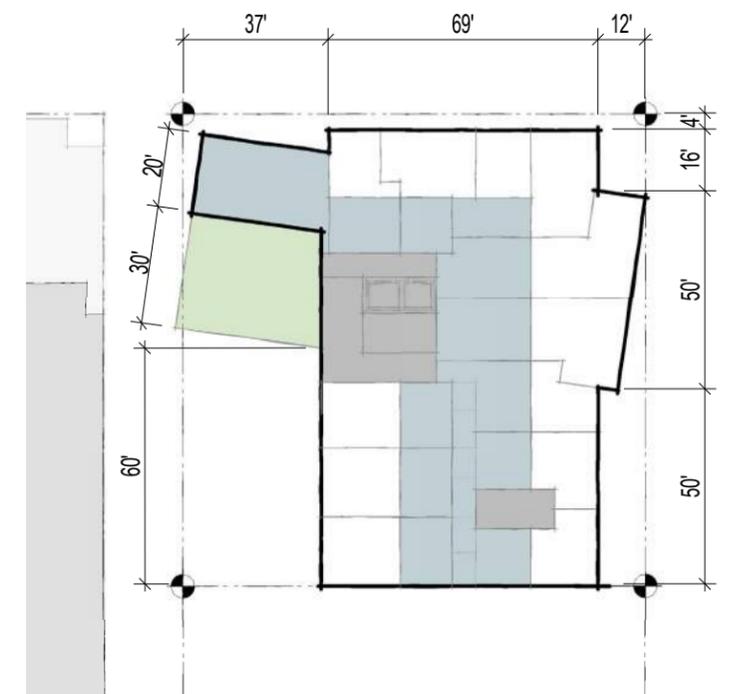
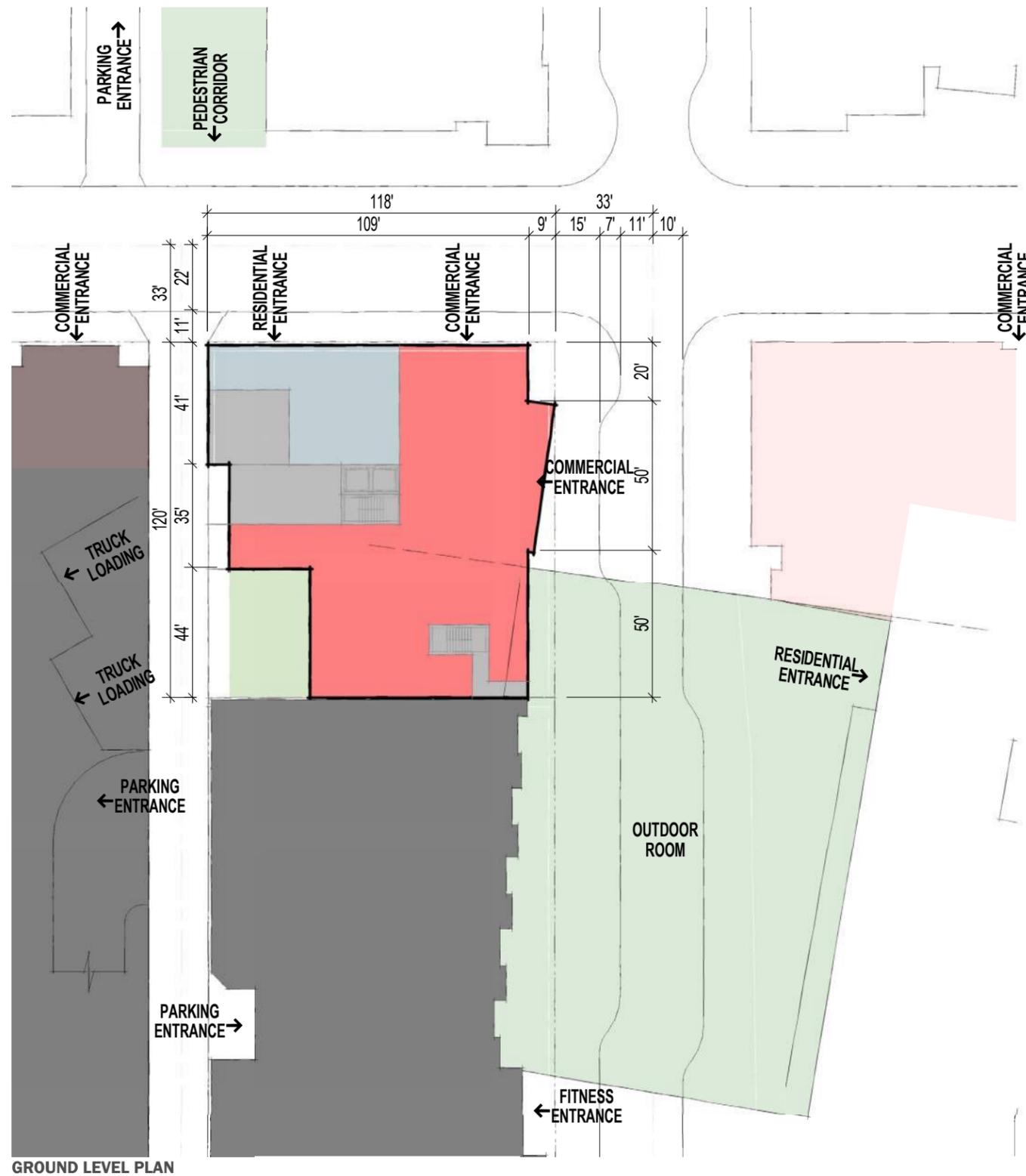
- Departures required
- Alley access for services and relationship to lobby dictate a residential lobby along Republican St
- 8th Ave N frontage becomes mostly commercial
- Ground floor open space shaded by buildings

RESIDENTIAL 

NONRESIDENTIAL 

OUTDOOR SPACE 

CIRCULATION / MECH 

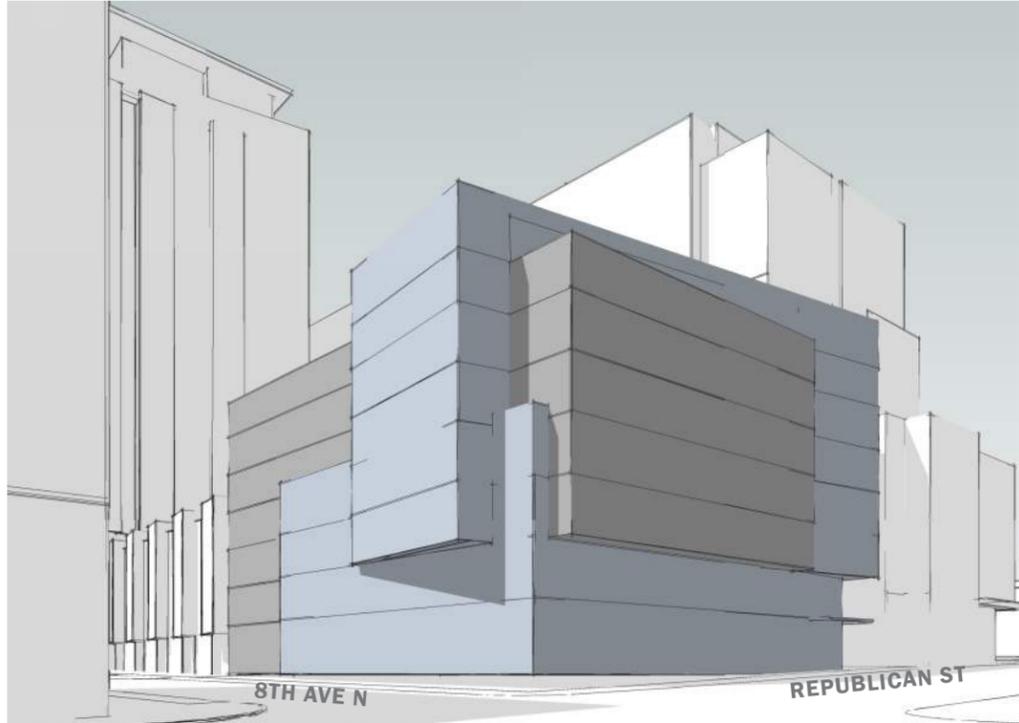




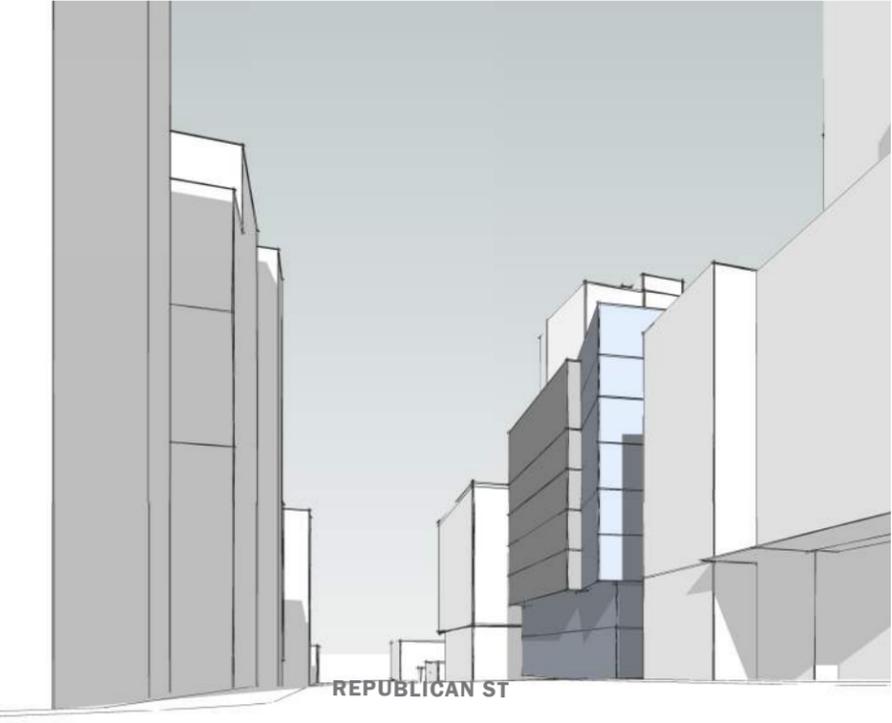
BIRDS EYE VIEW



VIEW LOOKING NORTH ON 8TH AVENUE



VIEW FROM CORNER OF 8TH AVENUE AND REPUBLICAN STREET



VIEW LOOKING EAST ON REPUBLICAN STREET



VIEW LOOKING SOUTH FROM UW MEDICINE PEDESTRIAN PATH

MASSING OPTION C | PREFERRED

OPT C

PROS:

- Minimum overlap to office tower
- Strong response to street corner
- Strong response to Republican St urban facade
- Residential lobby along 8th Ave enhances residential feel and contributes to the outdoor room concept
- Opportunity to bounce light into courtyard

CONS:

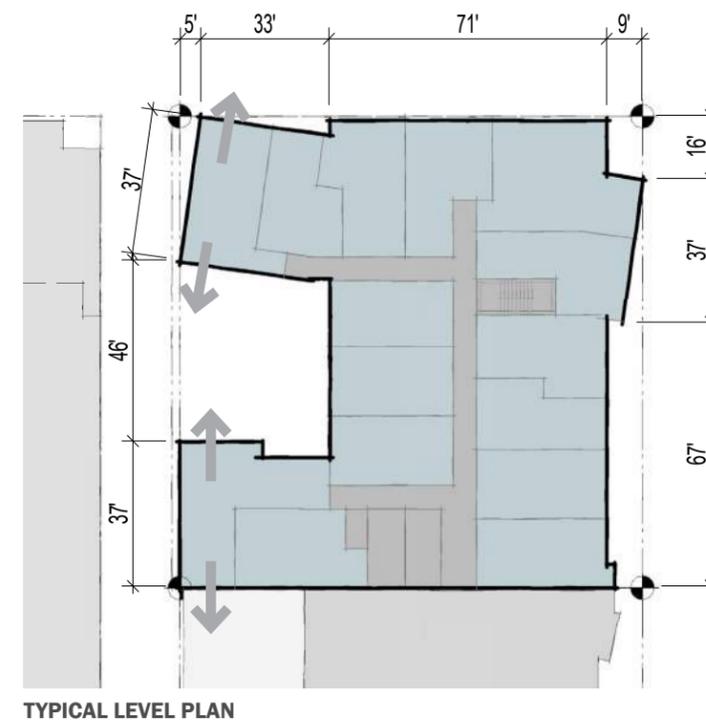
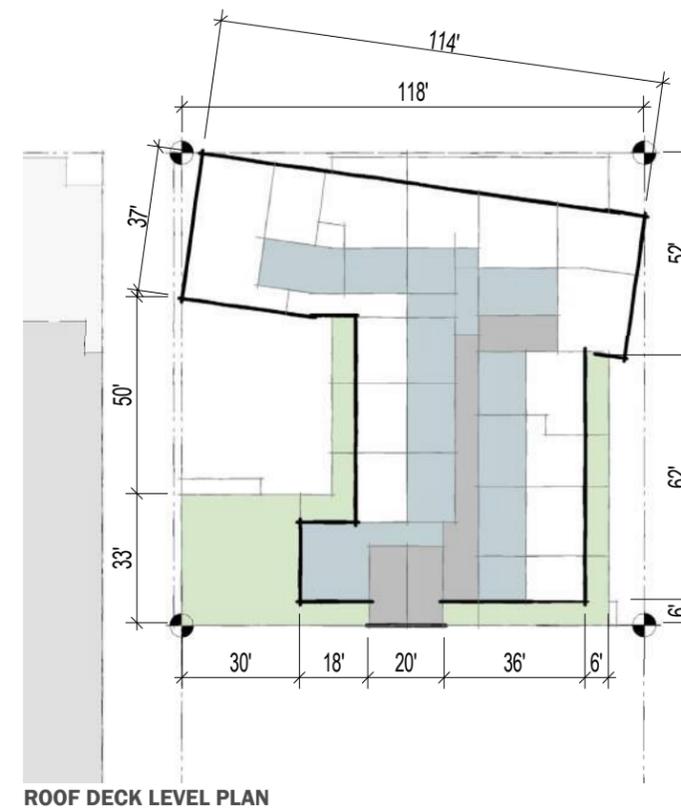
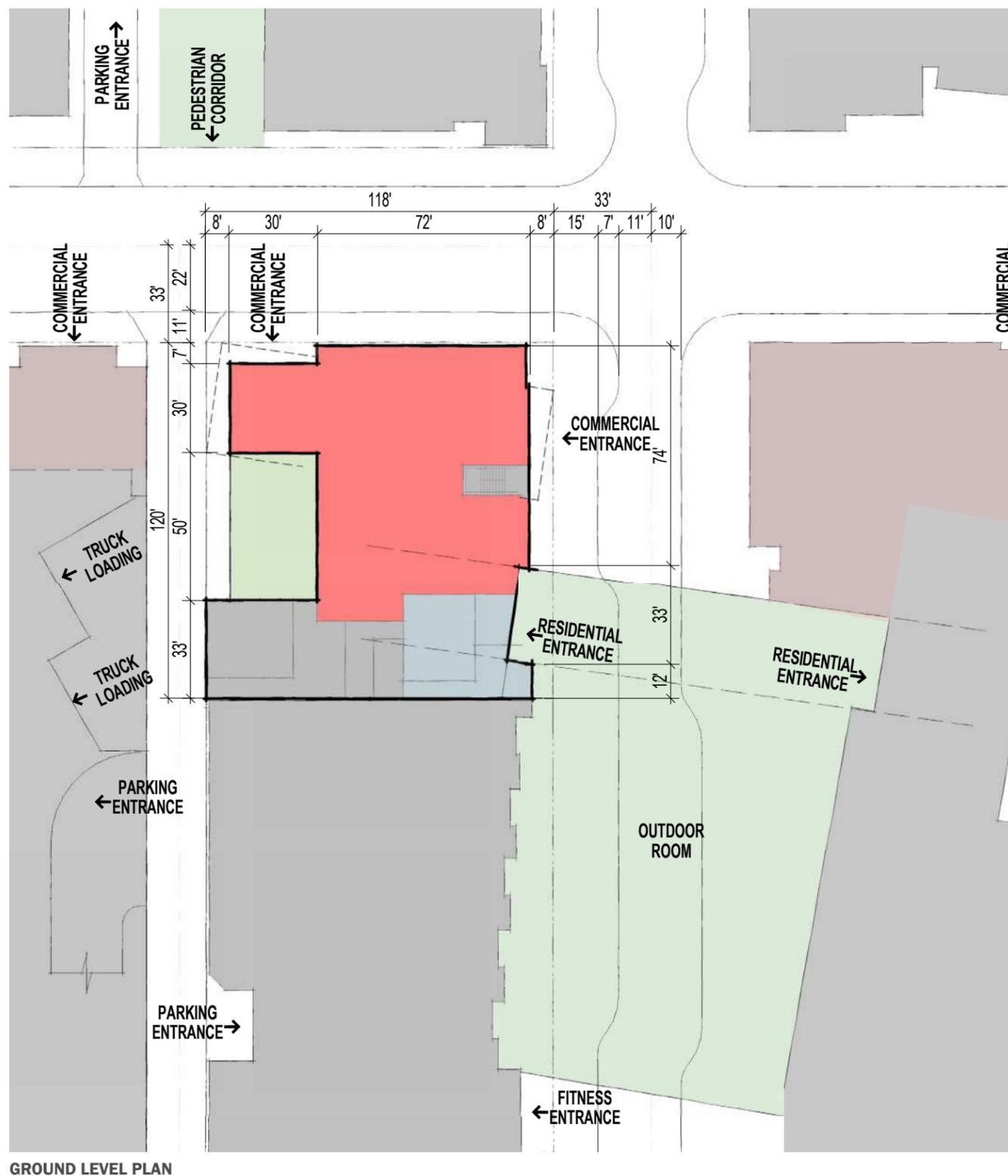
- Requires departures
- Ground floor open space shaded by buildings

RESIDENTIAL 

NONRESIDENTIAL 

OUTDOOR SPACE 

CIRCULATION / MECH 

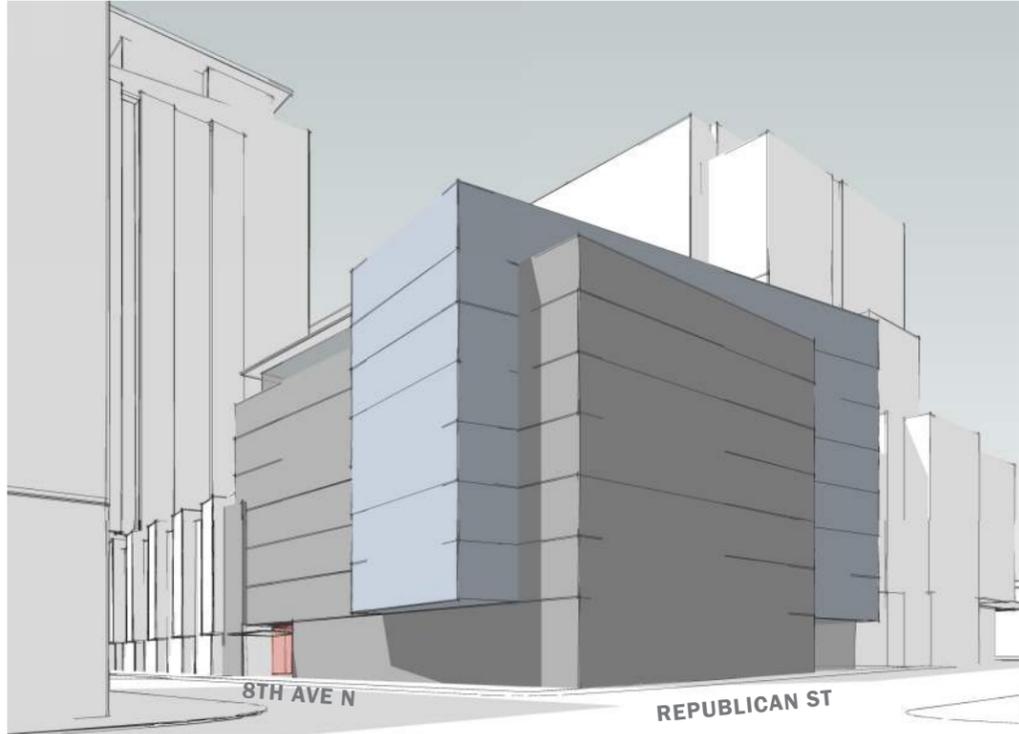




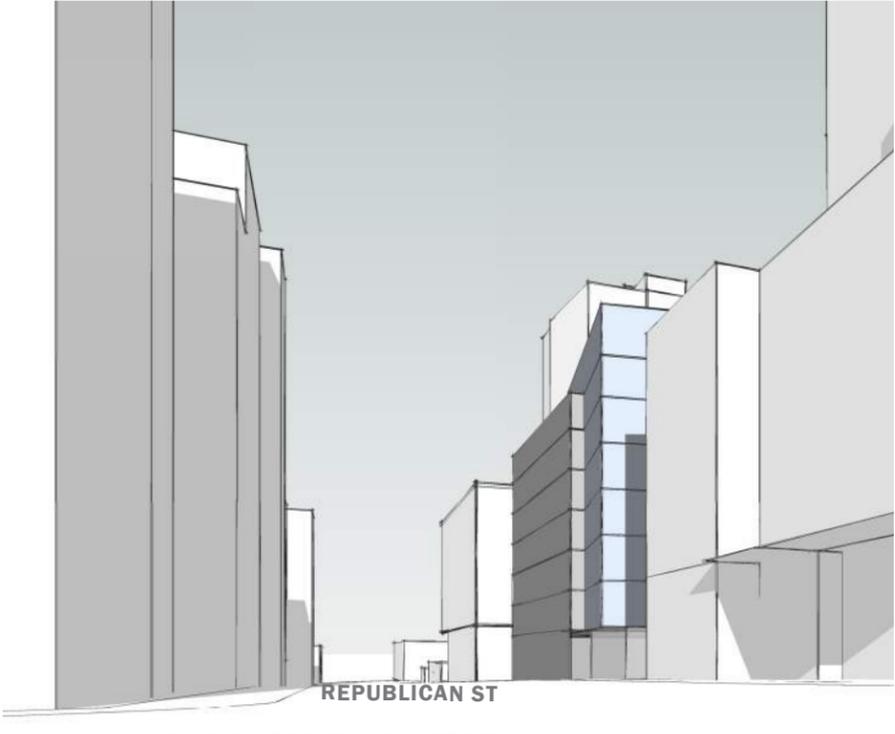
BIRDS EYE VIEW



VIEW LOOKING NORTH ON 8TH AVENUE



VIEW FROM CORNER OF 8TH AVENUE AND REPUBLICAN STREET



VIEW LOOKING EAST ON REPUBLICAN STREET

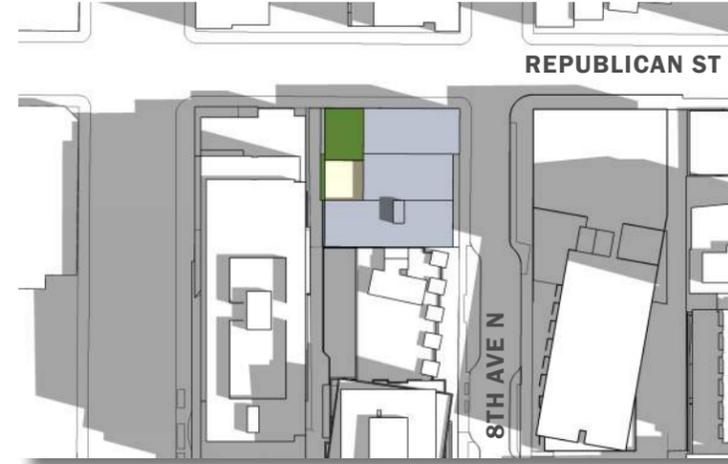


VIEW LOOKING SOUTH FROM UW MEDICINE PEDESTRIAN PATH

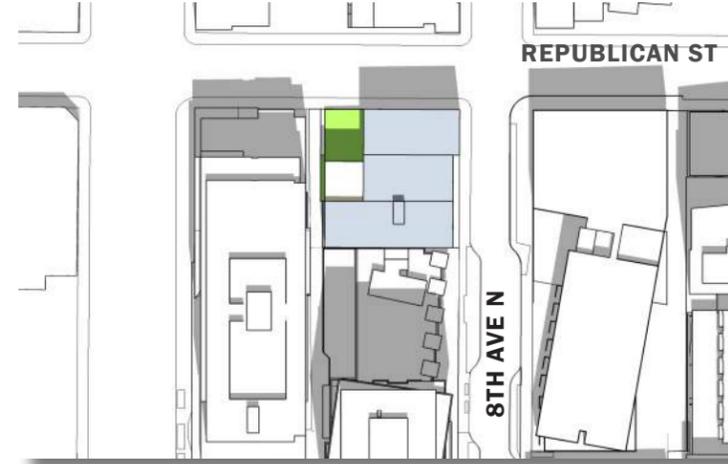
SUN STUDIES | SUMMER SOLSTICE

OPTION A | CODE COMPLIANT

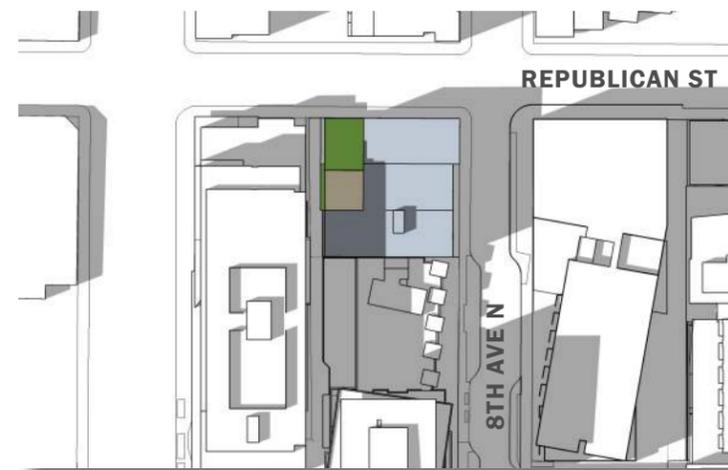
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12 PM

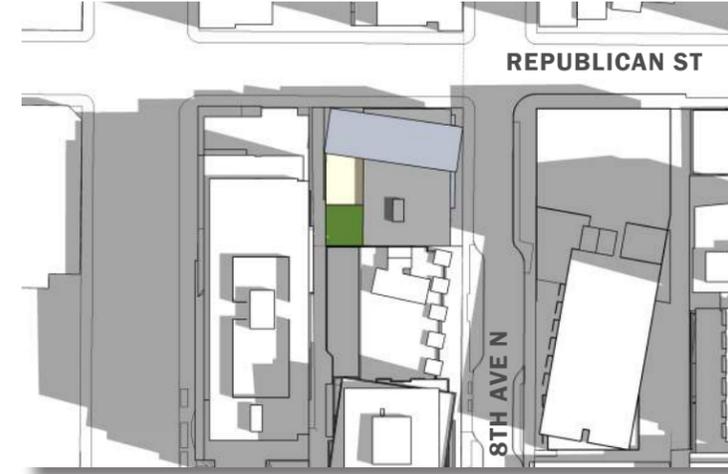


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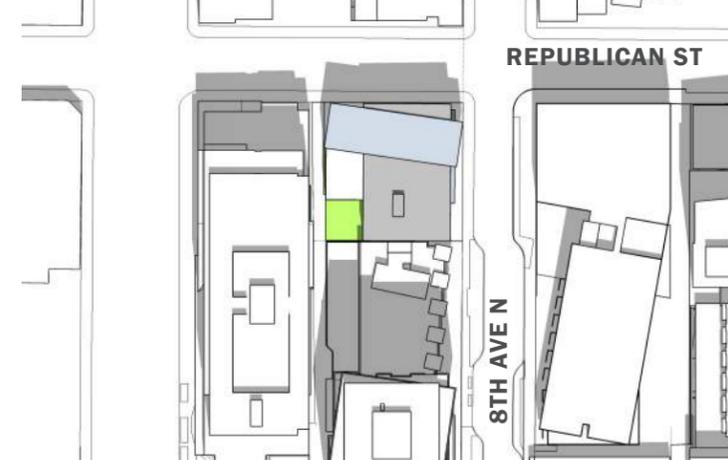


OPTION B

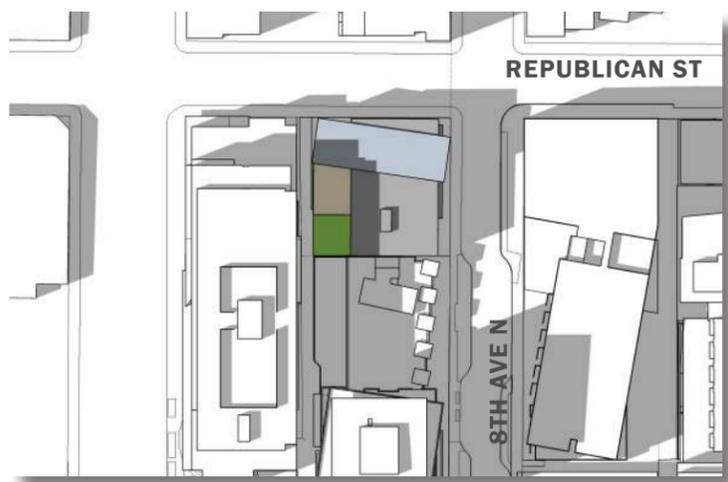
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12 PM

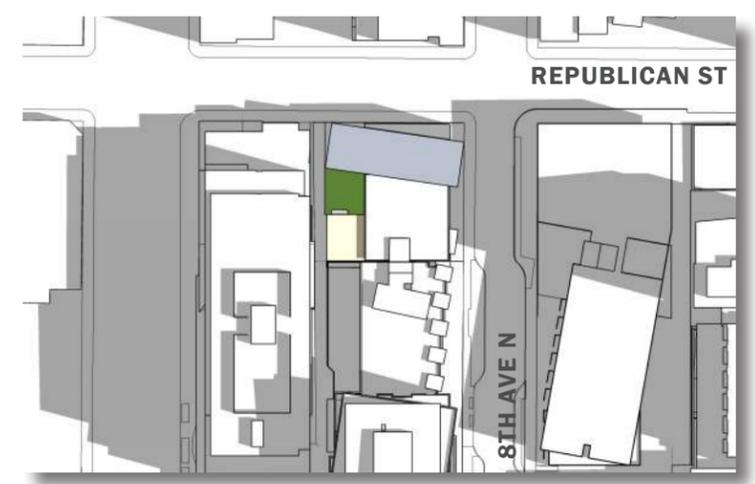


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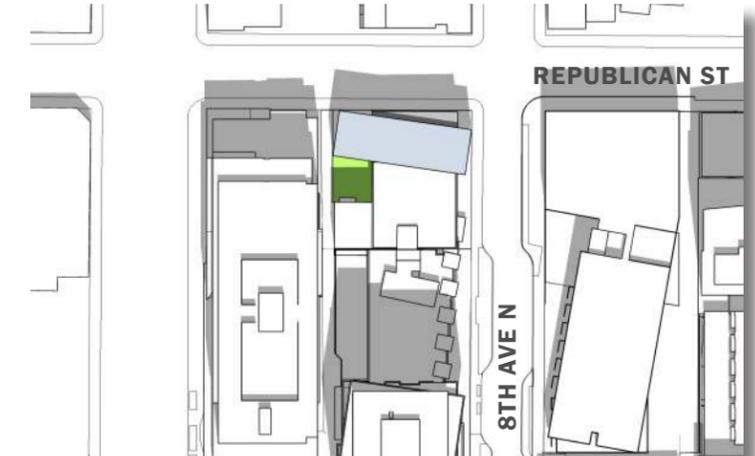


OPTION C PREFERRED

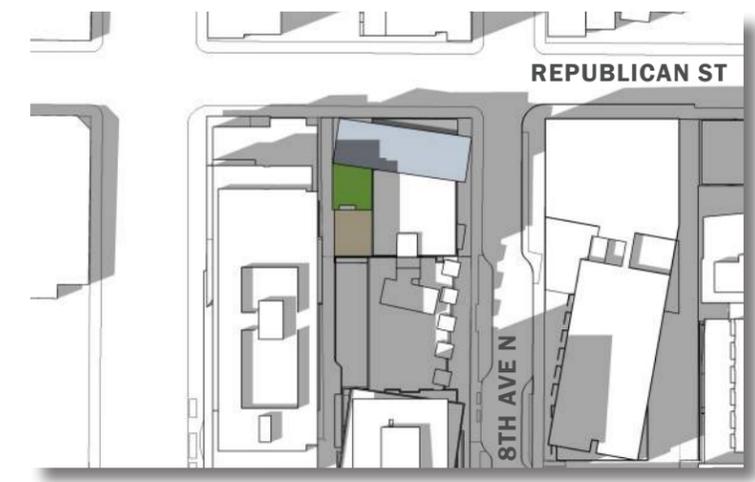
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12 PM



3 PM

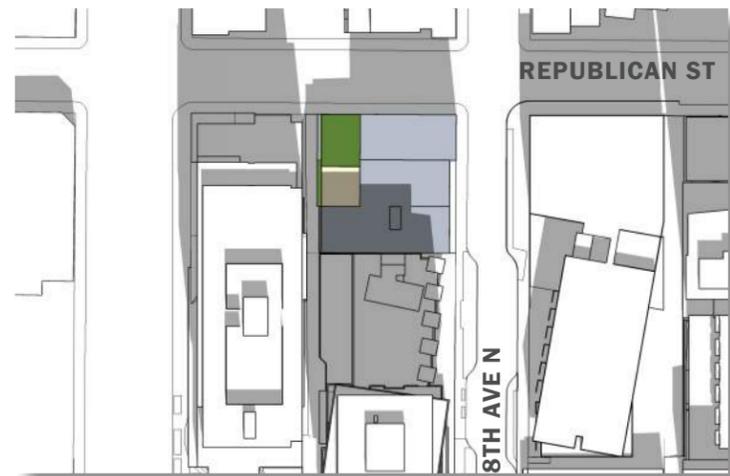


OPTION A | CODE COMPLIANT

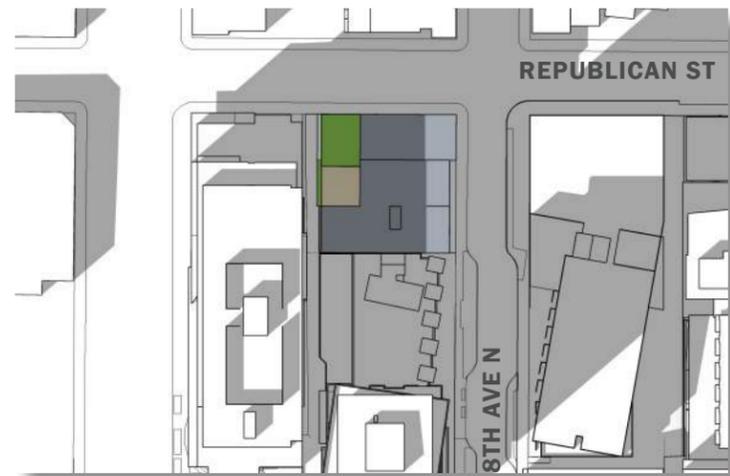
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12 PM

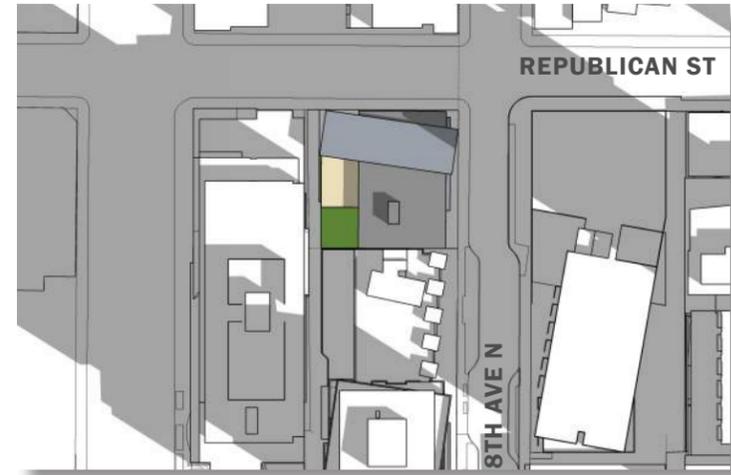


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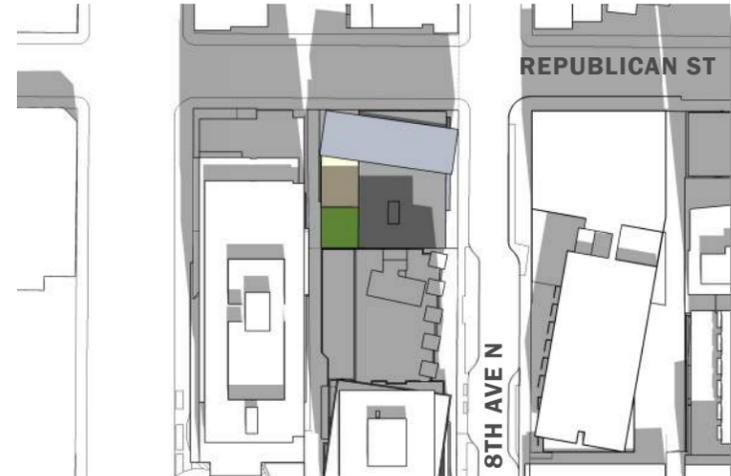


OPTION B

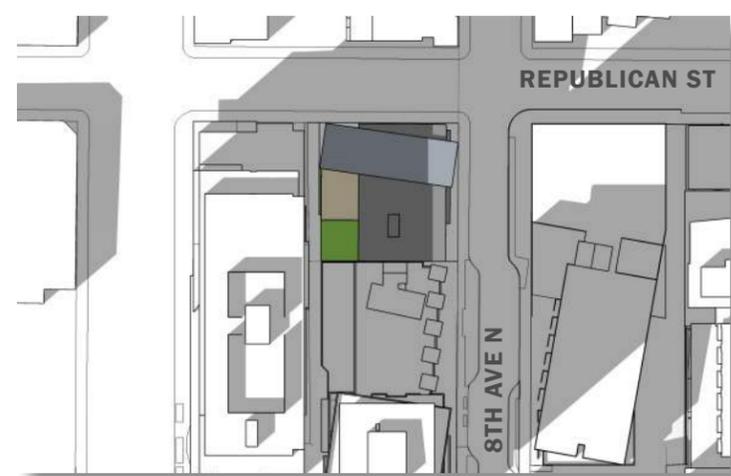
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12 PM



3 PM

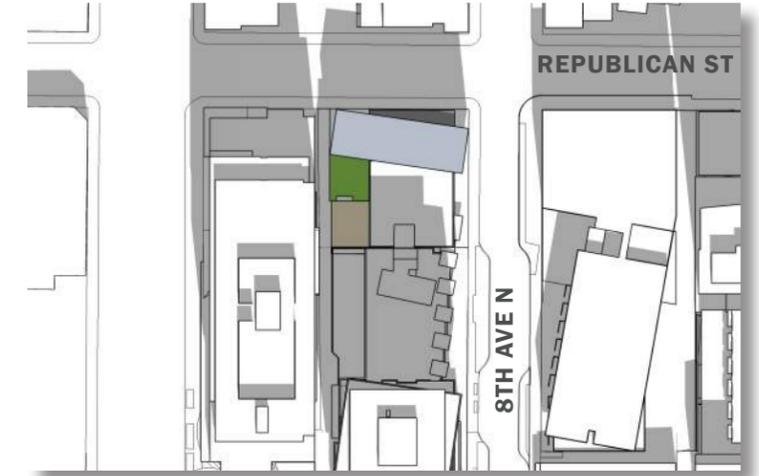


OPTION C PREFERRED

9 AM



12 PM

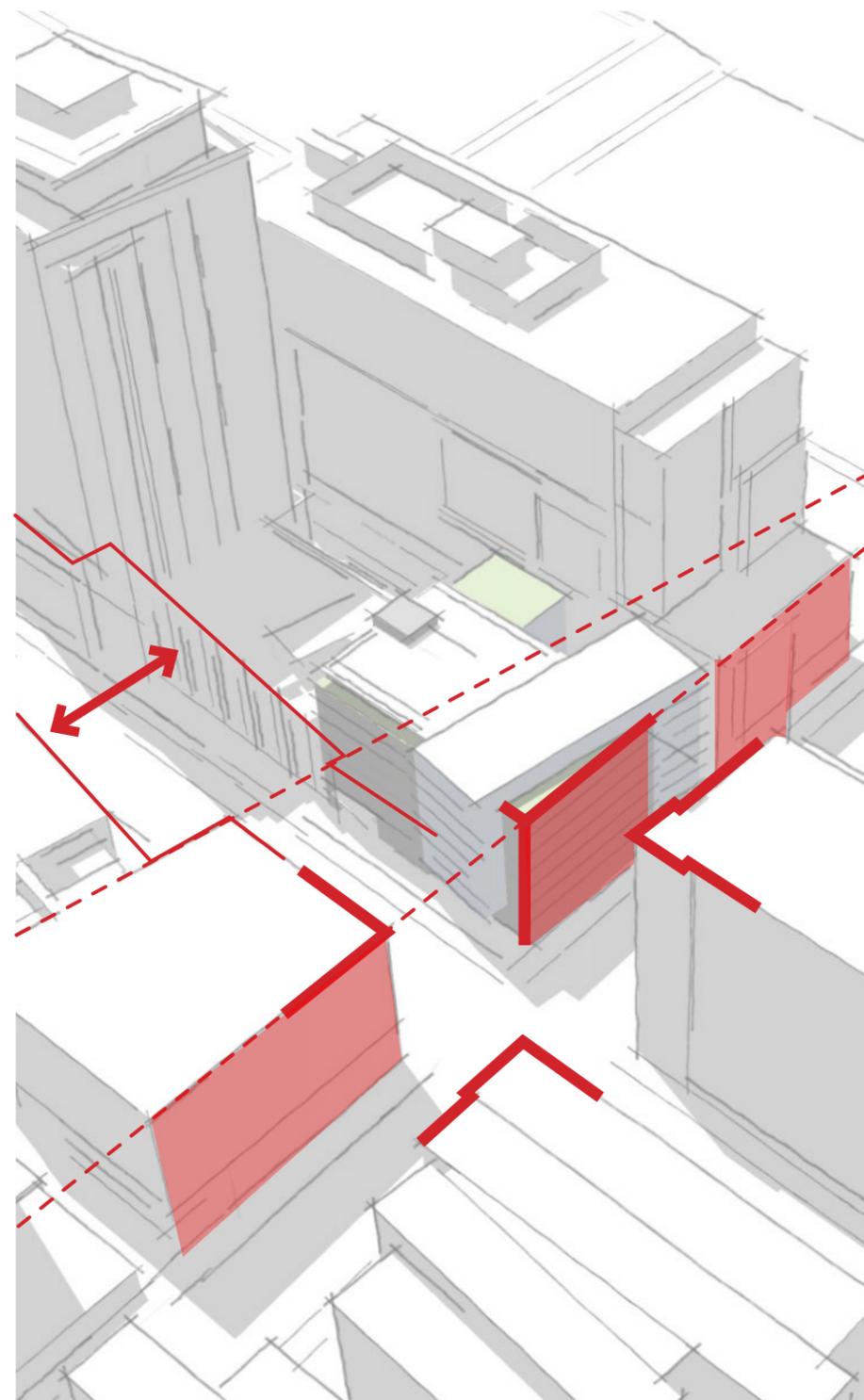


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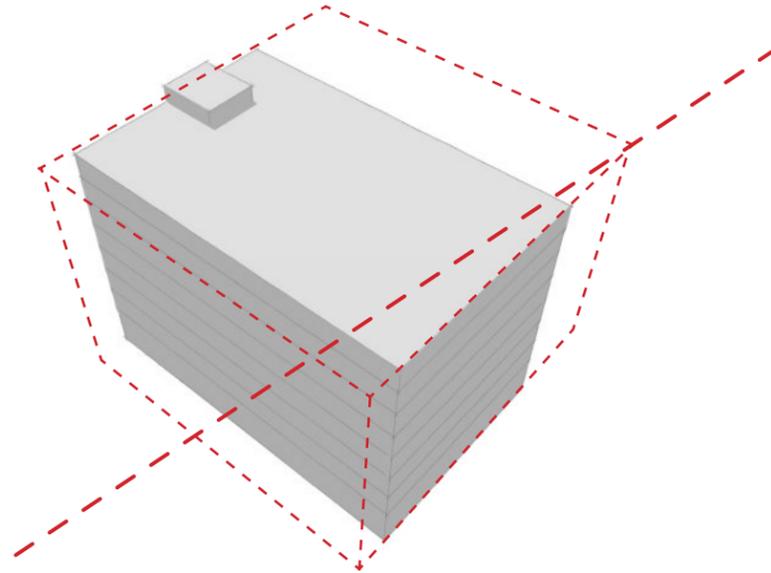


ARCHITECTURAL CONCEPT SUMMARY

MASSING DIAGRAMS

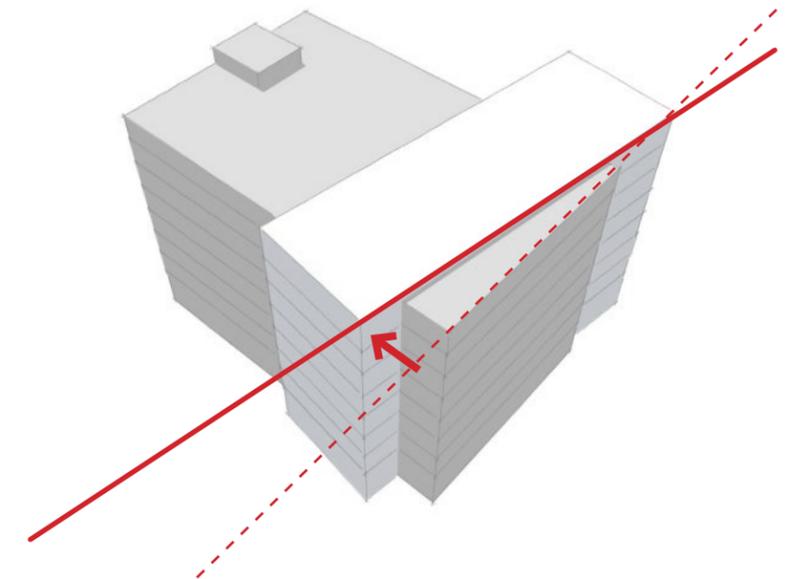


See existing site conditions diagrams on page 29.



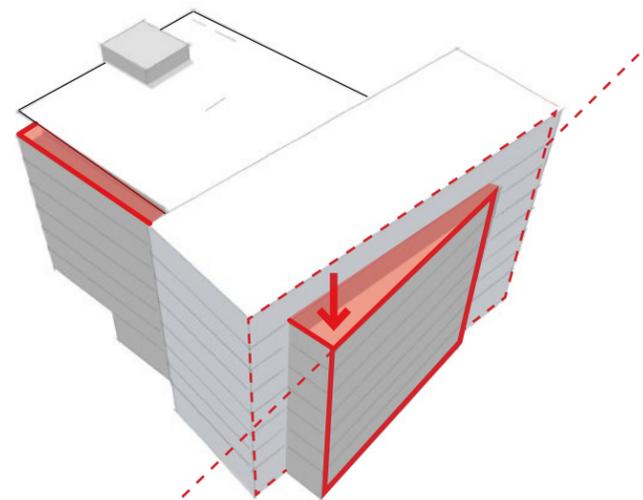
SOLID MASS

The bulk of the project is a solid mass, proposed to be a darker masonry like material with punched openings. The north side of this mass creates a strong facade along Republican Street. Along 8th Ave N it creates a simple backdrop with units overlooking the outdoor room along the green street.



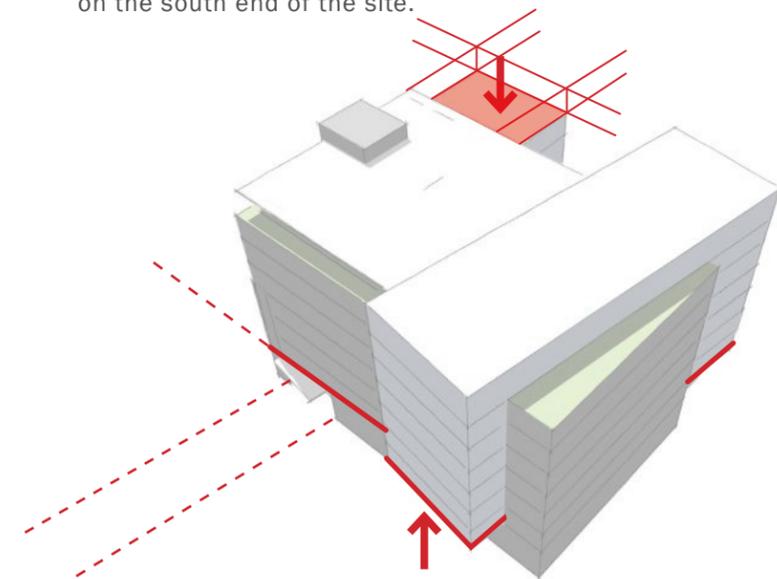
ANGLED MASS

A light, airy north wing pulls in from Republican Street and pivots to respond to the angle set by 430 8th Avenue N across the street. This contrasting material, higher massing and lighter feel provide a contrast to the solid mass and counter balance to the tower located on the south end of the site.



UPPER LEVEL DEVELOPMENT

The darker mass steps down at the upper level to give prominence to the angled mass and to provide top level lofts with private decks. The elevation responds to the datum set up by the office tower to the west, supporting a unified Republican Street facade.



FINAL DEVELOPMENT

The lighter angled mass pulls up off the ground to provide weather protection and visual identification of commercial entries. A lower massing along the back of the building creates a roof deck. The residential lobby is defined by a simple erosion of the facade mirroring the entry at the opposing lot. The edge of the carved lobby entry and a thin projecting canopy marks the corner of the outdoor room.

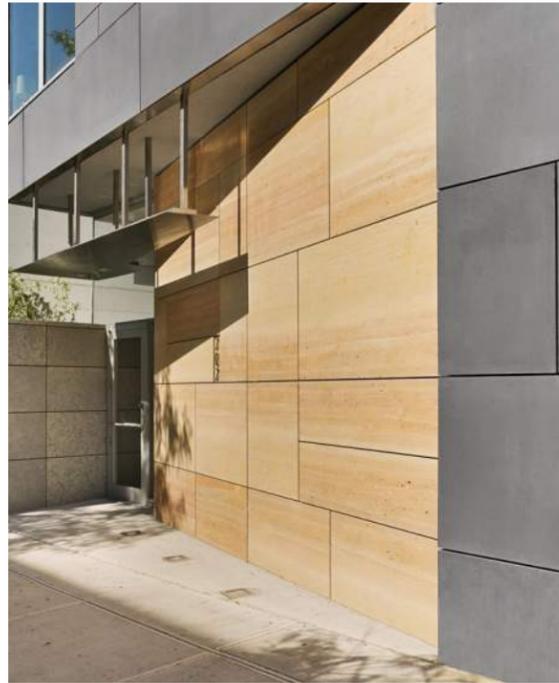
SOLID MASS IDEAS:



ANGLED MASS IDEAS:



GROUND FLOOR IDEAS:



MASSING:

- SIMPLE MASSING
- INTERSECTION FORMS WITH DISTINCT CHARACTER
- UNIQUE CHARACTER AT LOBBY

FEATURES:

- HIDDEN COURTYARD
- INTIMATE ROOFTOP DECK
- FOCUS ON OUTDOOR ROOM

INSPIRATION:

- FABRIC OF THE CITY
- HISTORY OF SITE
- NATURAL MATERIALS

WATER:

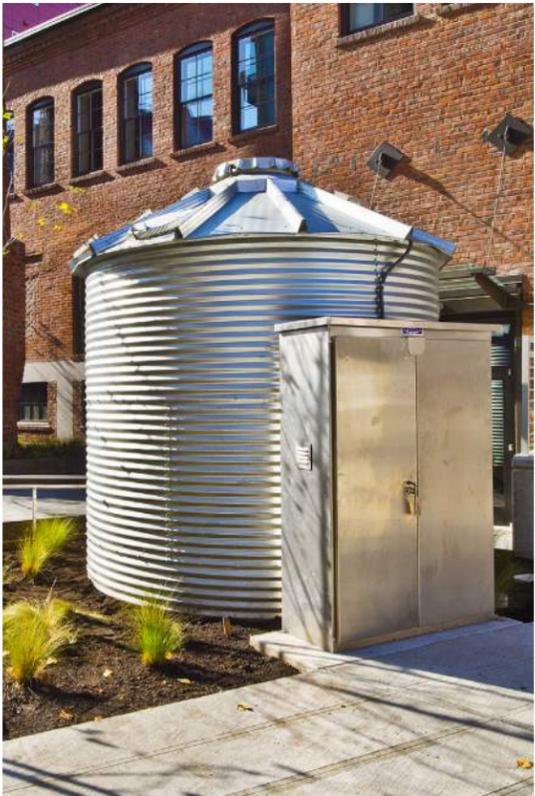
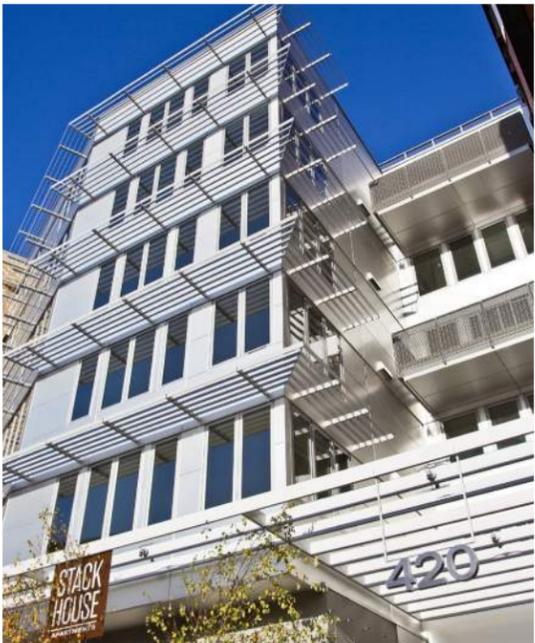
- REDUCE WATER CONSUMPTION ON SITE
- NATURAL FILTRATION
- RAINWATER CAPTURE AND REUSE

ENERGY:

- PASSIVE VENTILATION
- EFFICIENT WINDOWS AND SHADES
- USING REFLECTED LIGHT TO BRING DAYLIGHT INTO RESIDENTIAL AND COMMERCIAL SPACES

COMMUNITY:

- EXTERIOR GREEN SPACE
- GATHERING AREAS
- CONSOLIDATION OF PARKING ACCESS



EQUILIBRIUM



SITE PLAN WITH SUGGESTED LANDSCAPING



OUTDOOR ROOM

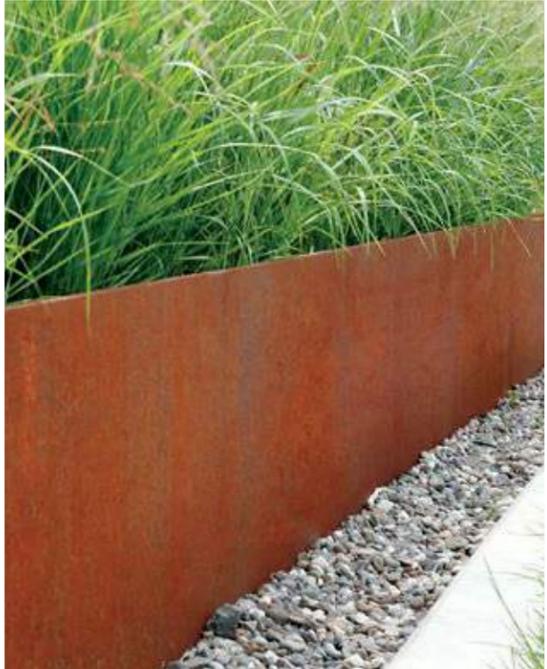
- PROVIDE PLANTERS AND SEATING TO FOSTER INTERACTION AND PUBLIC USE
- PROVIDE A WELCOMING PLAZA ORIENTING THE LOBBY TOWARDS THE OUTDOOR ROOM
- PROVIDE GINKGO TREES TO HIGHLIGHT AND DEFINE THE RESIDENTIAL ENTRY

STREET LANDSCAPING

- ENCOURAGE GREATER PEDESTRIAN AND BIKE USE OF 8TH AVE N WITH CURB BULBS AND OTHER STREET CALMING MEASURES
- PLANT KATSURA TREES TO MATCH THOSE FOUND ELSEWHERE ALONG REPUBLICAN ST
- PLANT TULIP TREES ALONG 8TH AVE N TO MIRROR PLANING ACROSS THE STREET

PRIVATE GREEN SPACE:

- USE PLANTING TO SOFTEN THE ALLEY EDGE ALONG THE PRIVATE NON RESIDENTIAL COURTYARD
- USE PLANTING TO DIRECT AND ENTICE PEDESTRIANS TO THE PRIVATE NON RESIDENTIAL COURTYARD
- PROVIDE GREEN FEATURES AT THE UPPER LEVEL TO ENHANCE RESIDENTIAL GATHERING SPACES



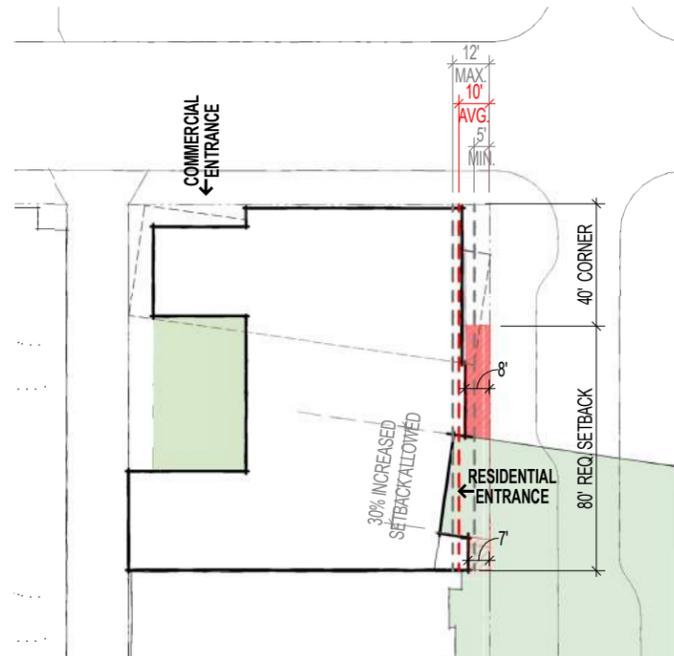
DEPARTURE REQUESTS

DEPARTURE REQUEST SUMMARY

1 DEPARTURE 1
AVERAGE SETBACK REDUCTION

Development Standard:
23.48.014 A&B require a minimum setback of 5'-0", an average setback of 10'-0" and a maximum setback of 12'-0" with 30% frontage allowed to be set back more than 12'-0".

Request / Proposal:
Allow an average setback of less than 10'-0" (anticipated setback calculation will be between 8'-0" and 9'-11").



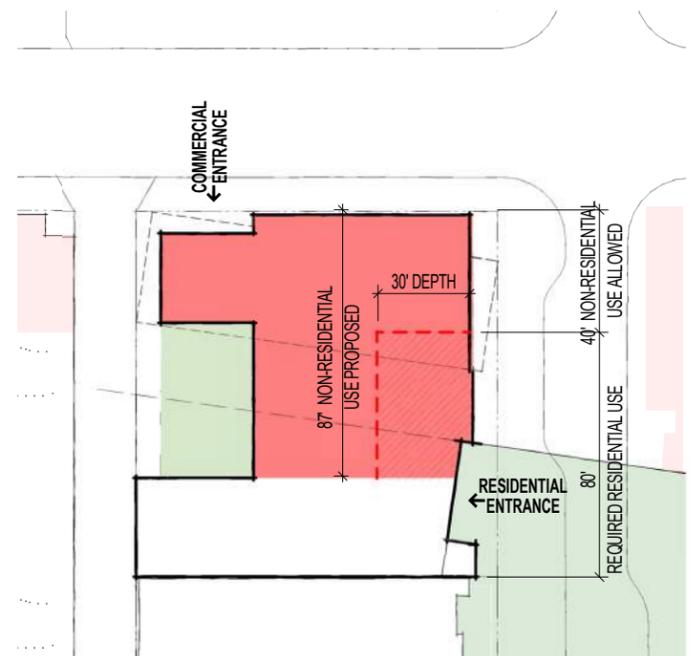
Supporting Design Guideline:
CS2 B.3 Character of Open Space:
Contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or "rooms" for public use. Determine how best to support those spaces through project siting and design.

Justification:
This departure is requested to allow for more flexible response to the green street and allow the building to extend to a point that enables it to create a strong fourth corner to help define the outdoor room developed by the projects to the east and to the south.

2 DEPARTURE 2
8TH AVE. N COMMERCIAL USE FRONTAGE

Development Standard:
23.48.014.B.1.c - requires only residential units and residential lobby space to abut the required setback area

Request / Proposal:
Allow commercial or institutional use to front along the required setback area.



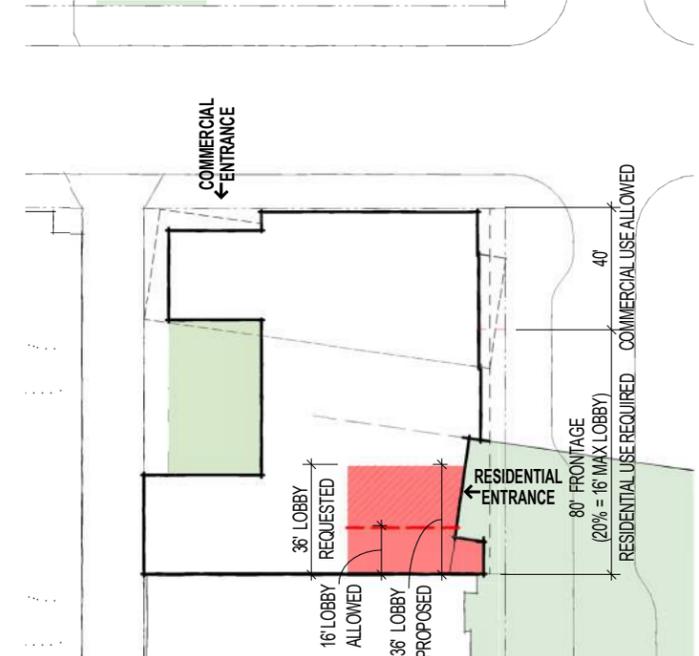
Supporting Design Guideline:
DC1 A.2 Arrangement of Interior Uses - Gathering Places:
Maximize the use of any interior or exterior gathering spaces by considering the following:
a. a location at the crossroads of high levels of pedestrian traffic;
b. proximity to nearby or project-related shops and services; and
c. amenities that complement the building design and offer safety

Justification:
This departure is requested to create commercial opportunities at the intersection of 8th Ave N and Republican street, creating an attractive end and gateway to this green street. The length of the space is complimentary to the commercial use across 8th Ave N to the west while creating a secure outdoor amenity for this private non-residential ground floor use.

3 DEPARTURE 3
LOBBY WIDTH

Development Standard:
23.48.014.B.1.d - requires residential lobbies to be limited to 20% of the required setback along 8th Ave. N

Request / Proposal:
Increase the allowable lobby width based on the required setback frontage from the code maximum 16'-0" wide to 36'-0" wide.

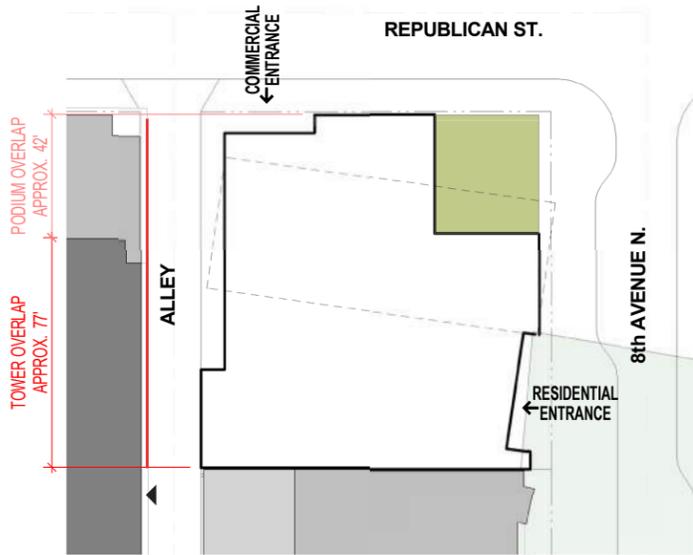
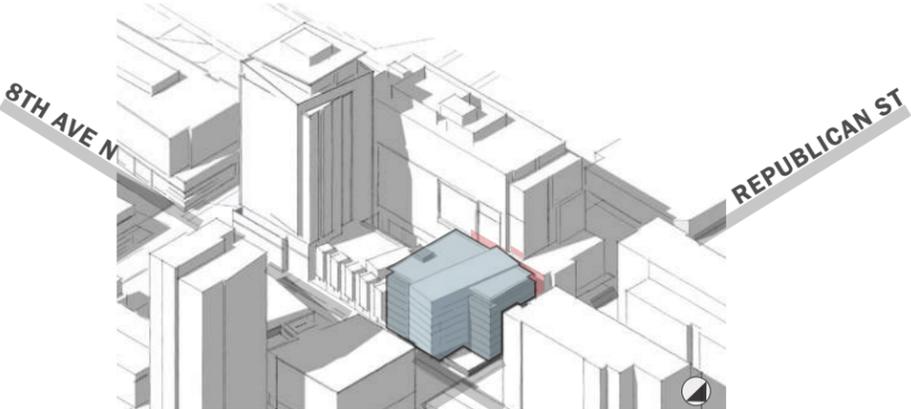


Supporting Design Guideline:
PL3 A.1.c Entries:
Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.

Justification:
This departure is requested to allow a welcoming usable lobby space on a short street frontage and adequate frontage to provide eyes on the open room green space.

FURTHER MASSING STUDIES

D OPTION D



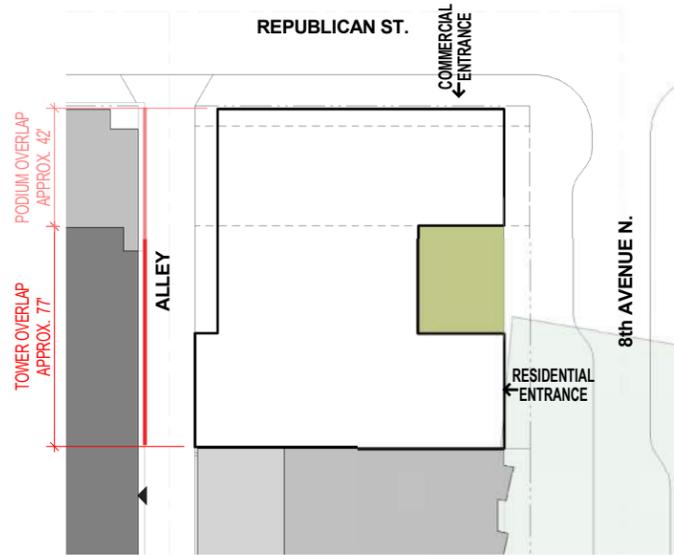
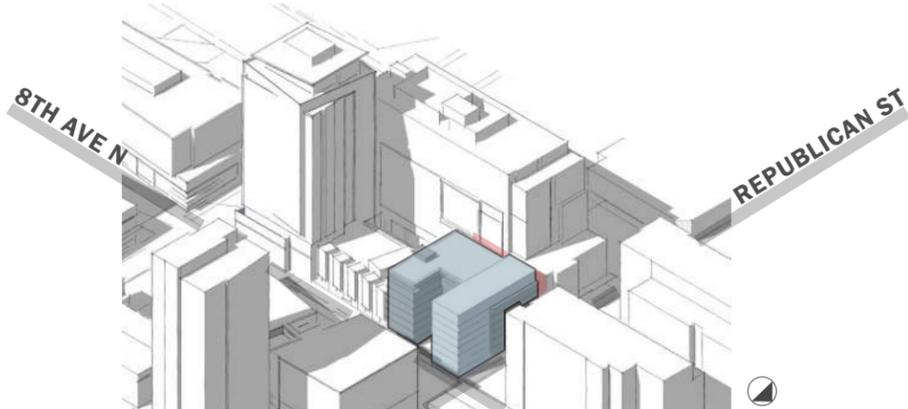
PROS:

- Residential lobby along 8th ave enhances residential feel
- Minimal morning sun for open space

CONS:

- Maximum overlap to office building
- Weak response to street corner
- Weak response to republican st urban facade
- Departures required
- North facing courtyard does not have opportunity to bounce light

E OPTION E



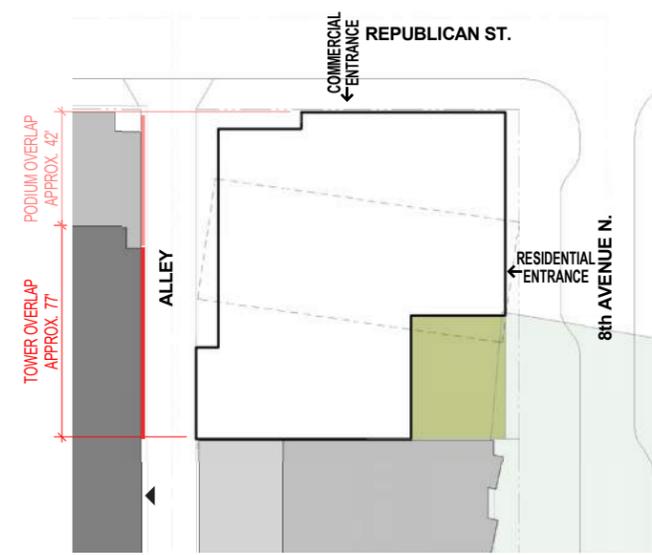
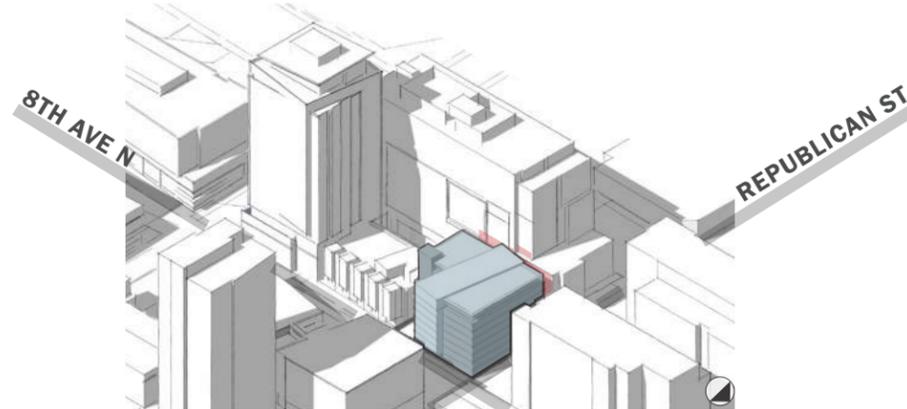
PROS:

- Strong response to street corner
- Strong response to republican st urban facade
- Minimal morning sun for open space

CONS:

- Maximum overlap to office building
- Minimal opportunity to bounce light in morning only
- Nonresidential outdoor area for commercial use along 8th ave does not enhance residential feel
- Outdoor room does not have strong 4th corner
- Ground floor open space shaded by buildings
- Departures required

F OPTION F



PROS:

- Strong response to street corner
- Strong response to republican st urban facade
- Minimal morning sun for open space
- Creates a fourth corner to the outdoor room

CONS:

- Maximum overlap to office building
- Minimal opportunity to bounce light in morning only
- Nonresidential outdoor area for commercial use along 8th ave does not enhance residential feel
- Ground floor open space shaded by buildings
- Departures required

