



121 BOREN AVE N

#3021279

DESIGN RECOMMENDATION MEETING

JULY 13TH, 2016

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DEVELOPMENT OBJECTIVES + PROGRAM:

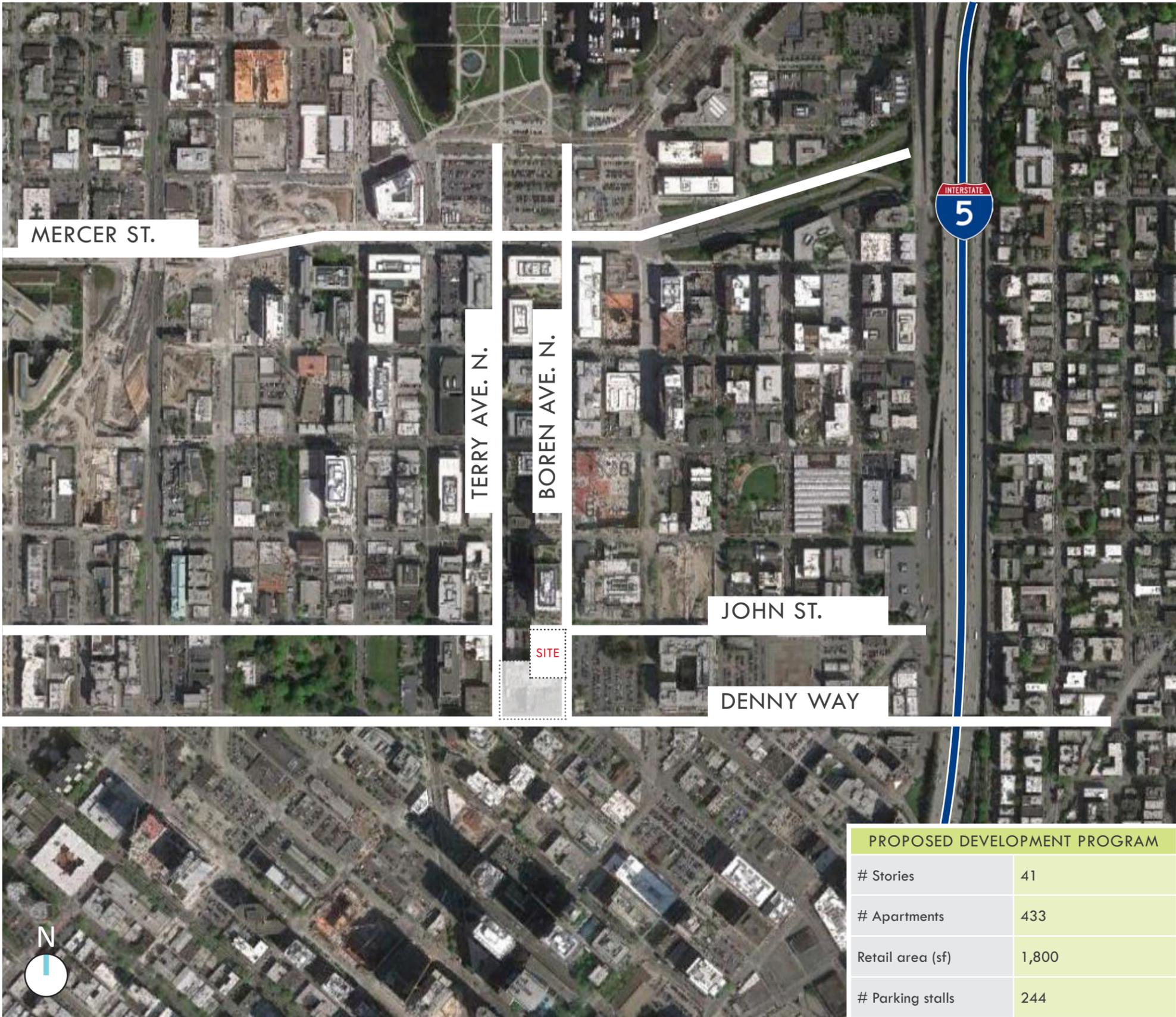
The proposed project is located at the corner of John Street and Boren Avenue North. While the area being developed only encompasses a 120' x 127' site, it is part of a larger ownership parcel which encompasses the majority of the block bounded by Terry Avenue North, Denny Way, Boren Avenue North, and John Street.

The property is zoned SM 240/125-400 and located within the South Lake Union Urban Center. The South Lake Union Neighborhood Specific Design Guidelines will apply. John Street is classified as a "Neighborhood Green Street".

The surrounding zoning to the east and west is also SM 240/125-400. The existing Bunge Foods Building is immediately adjacent to the west where Mack Urban proposes a 400' tall tower (in MUP process). A 400' tall residential tower by Holland Development is under construction on the west side of Terry Avenue at 970 Denny Way. Two 400' tall residential towers are planned by Onni Development on the full block on the east side of Boren. The zoning to the north is SM 160/85-240 and a 125' tall office building AT 201 Boren Ave N (Amazon's 'Arizona' building). Across Denny Way is the Denny Triangle Urban Center with its DMC 240/290-400 downtown zoning designation and is home to the historic Lenora Square building with Cornish College and three shorter towers at 2200 Westlake that range from 125' to 160' tall and have Whole foods, Pan Pacific Hotel and other retailers at the base.

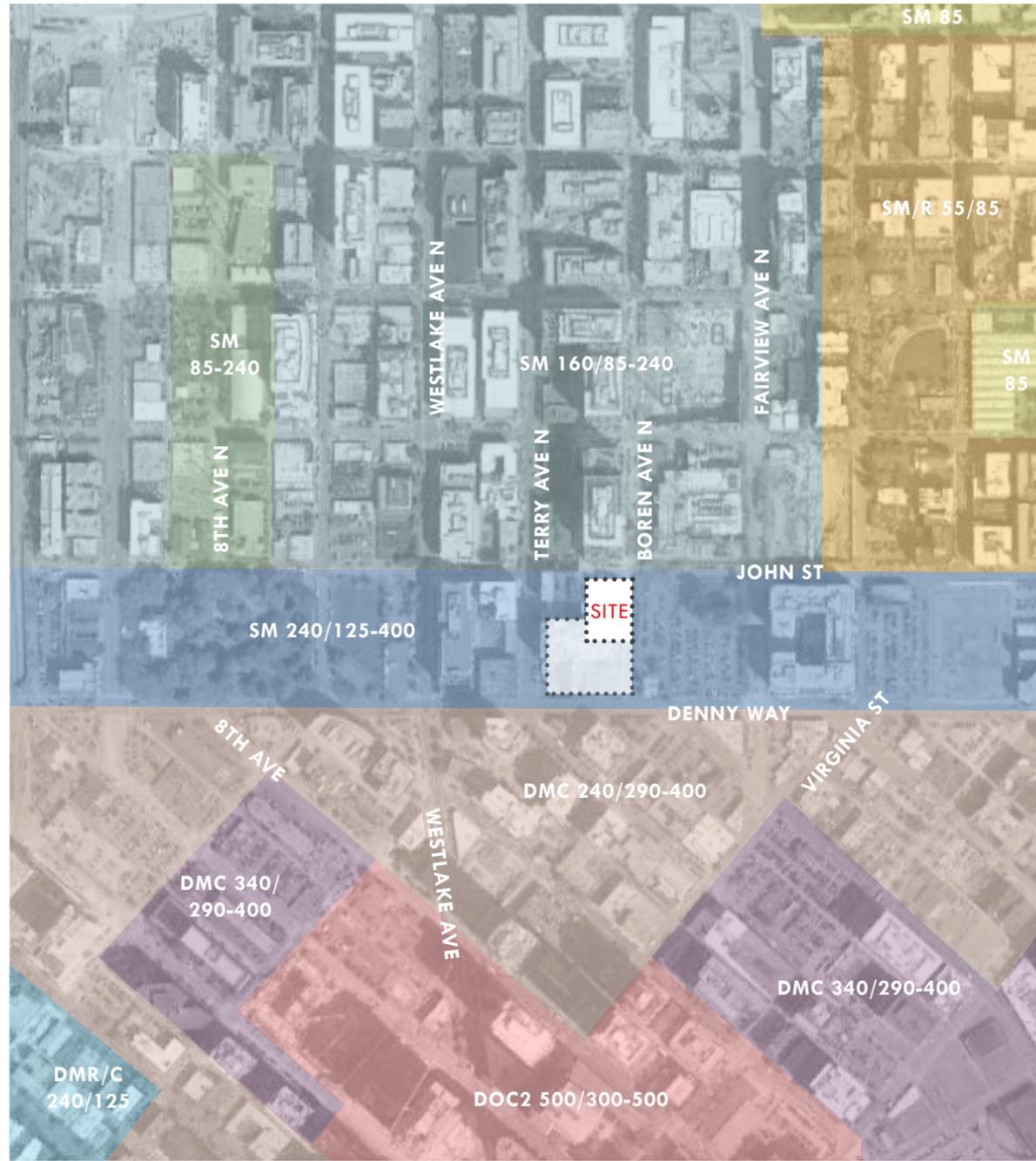
The existing 1000 Denny Way Seattle Times Building, which inhabits over 60% of of the site area, is located in the center of the property and includes the original 1929 structure, which is 5 to 8 stories tall, as well as a lower 1965 addition on the southeast corner. The building was substantially improved and seismically retrofitted in 2003, and will remain in place. The building houses office space on Levels 5 (Boren Avenue North) through 8, including the current offices of the Seattle Times newspaper. The three floors below Boren Avenue North contain some of the most intensive and critical datacenters in the Northwest.

The proposed development is located at the crossroads of the Denny Triangle and South Lake Union Urban Centers. A new 41-story residential tower is proposed at the northeast corner of the site, located where an existing single-story building will be removed (13 Coins Restaurant). The project proposes 433 residential apartments, 244 parking stalls in 7 levels of below-grade parking, approximately 1,800sf of retail space at the ground level, and residential amenities within the podium and at the roof.

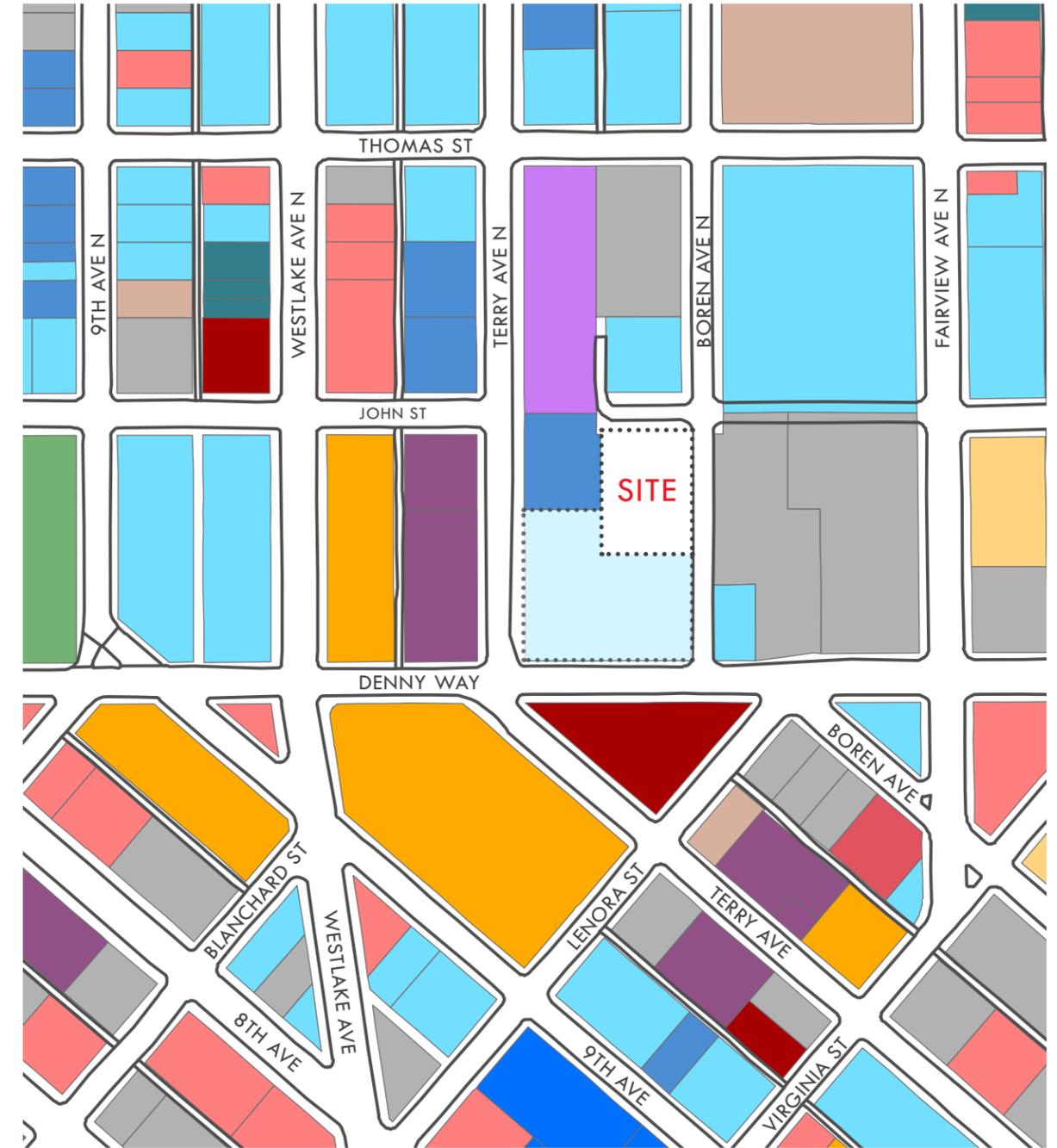


PROPOSED DEVELOPMENT PROGRAM	
# Stories	41
# Apartments	433
Retail area (sf)	1,800
# Parking stalls	244

VICINITY MAP: ZONING



VICINITY MAP: EXISTING LAND USE

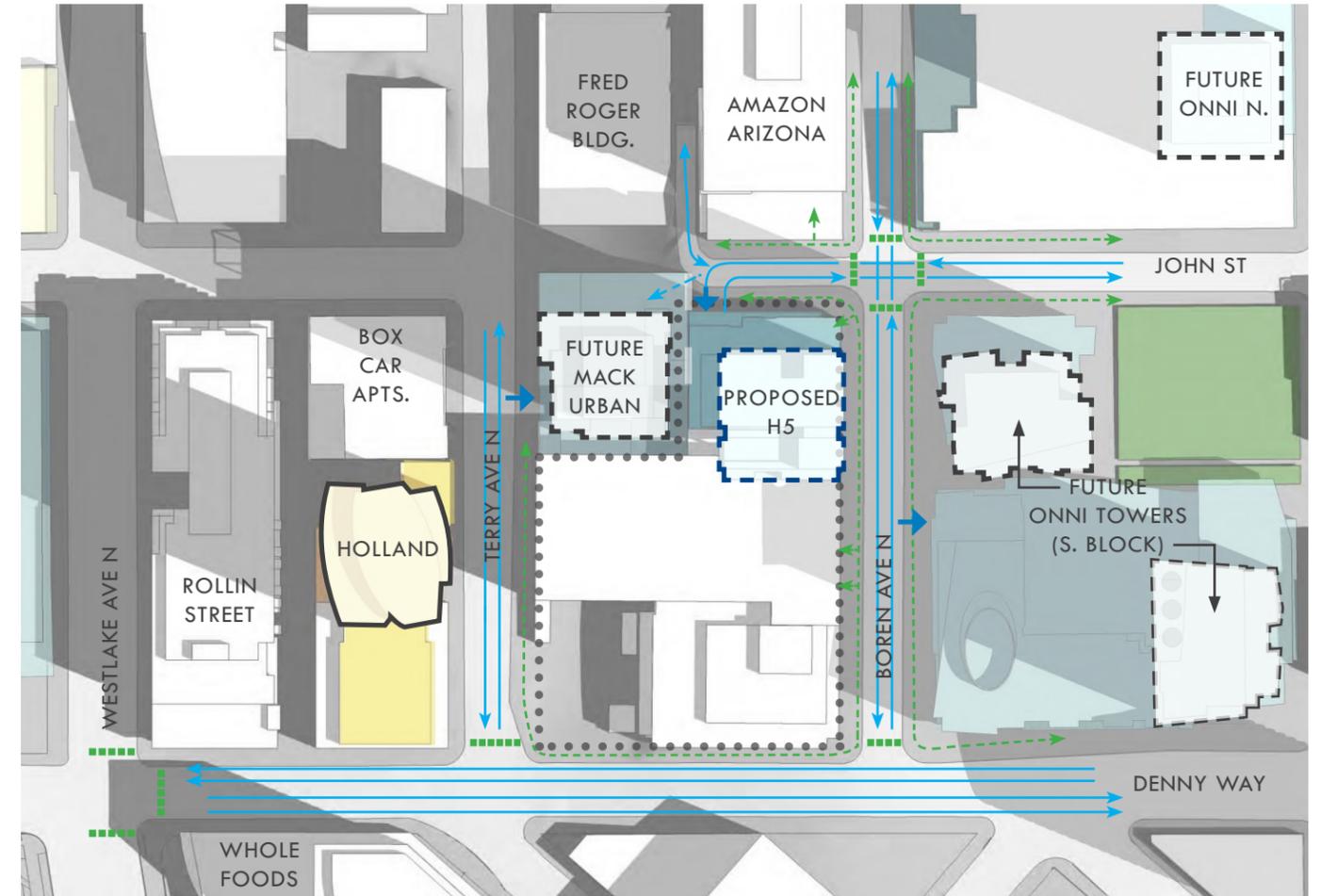


VICINITY MAP: MOBILITY AND OPEN SPACE



-  BIKE SHARE STATION
-  PRIMARY BICYCLE ROUTE
-  BUS STOP
-  KING COUNTY METRO BUS ROUTE
-  STREET CAR STOP
-  STREET CAR ROUTE
-  PARK
-  CORNISH CAMPUS
-  GREEN STREET
-  CLASS 1 PEDESTRIAN STREET
-  CLASS 2 PEDESTRIAN STREET
-  FARMERS MARKET
-  P-PATCH

SITE CIRCULATION



-  PROJECTS IN REVIEW
-  PROJECTS UNDER CONSTRUCTION
-  EXISTING CONTEXT
-  PEDESTRIAN CIRCULATION
-  VEHICLE CIRCULATION
-  PARKING ENTRIES

Vehicles will approach the building from Boren Ave N. The site has no alley; access to parking is proposed from Boren Ave N, a Class II Pedestrian street. John Street, to the north of the site, is a designated Neighborhood Green Street.

Pedestrians arriving at the building will most likely walk North or South on Boren Avenue North or along John Street until they reach the building entrance at the corner of Boren and John.



VICINITY MAP: CURRENT + FUTURE DEVELOPMENT



FUTURE DEVELOPMENT SITES



A 1001 JOHN ST



B FRED ROGERS BUILDING



C 201 BOREN AVE N



D 1120 JOHN ST (ONNI NORTH)



E 1120 DENNY WAY (ONNI SOUTH)



F 970 DENNY WAY (UNDER CONSTRUCTION)



G BOX CAR APARTMENTS



H ROLLIN STREET FLATS



I 202 WESTLAKE AVE N



J DRSI SLU



K TERRY THOMAS BUILDING



L 2200 WESTLAKE



M CORNISH MAIN CAMPUS CENTER



N RECOVERY CAFE



O RAISBECK PERFORMANCE HALL



P NORTON BUILDING (CORNISH)



Q CORNISH COMMONS

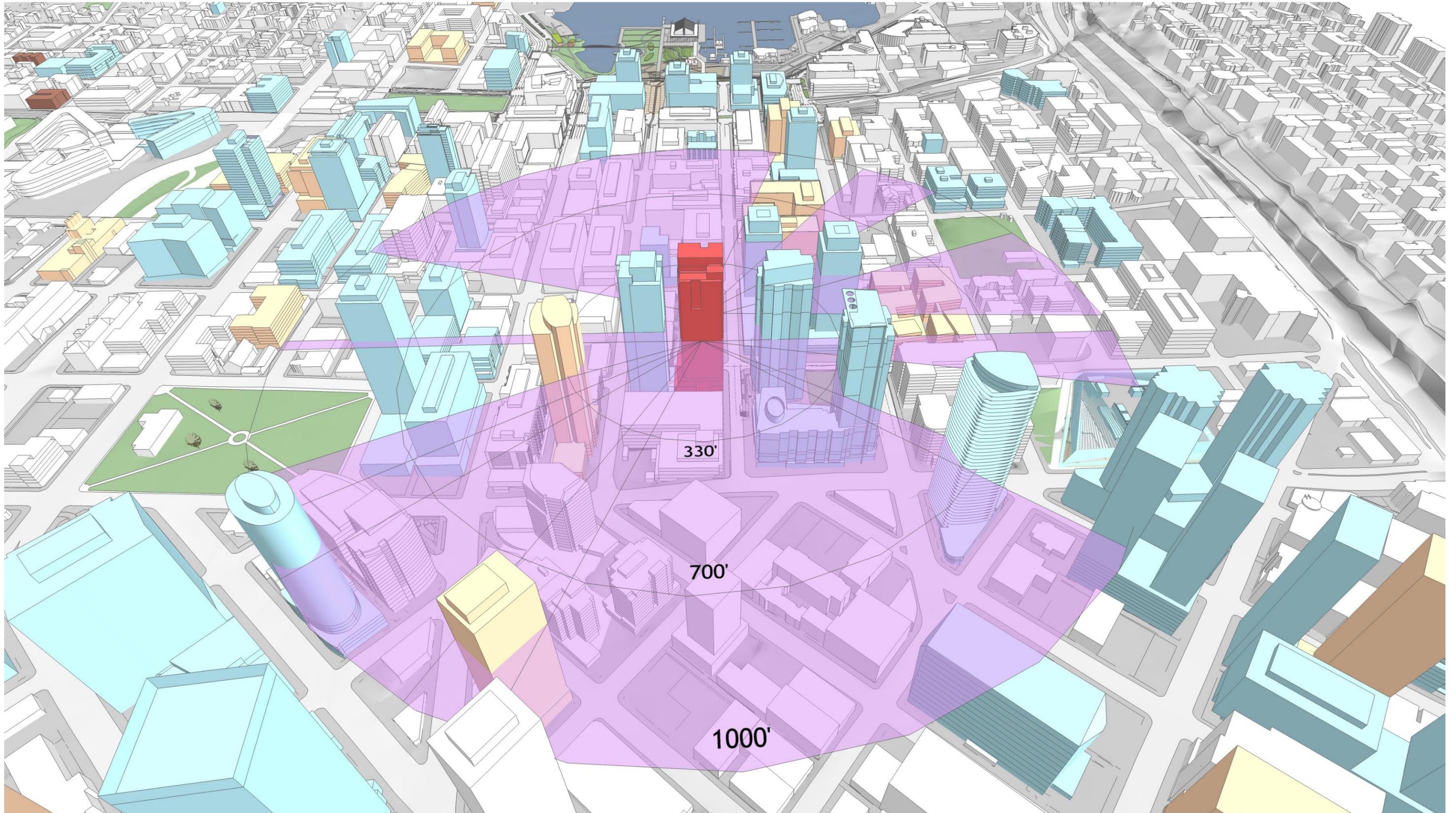


R 2101 9TH AVE

AERIAL VIEW



AERIAL VIEW - VIEW CONE @ 160'-0"



OWNERSHIP PARCEL

AREA OF NEW CONSTRUCTION



1

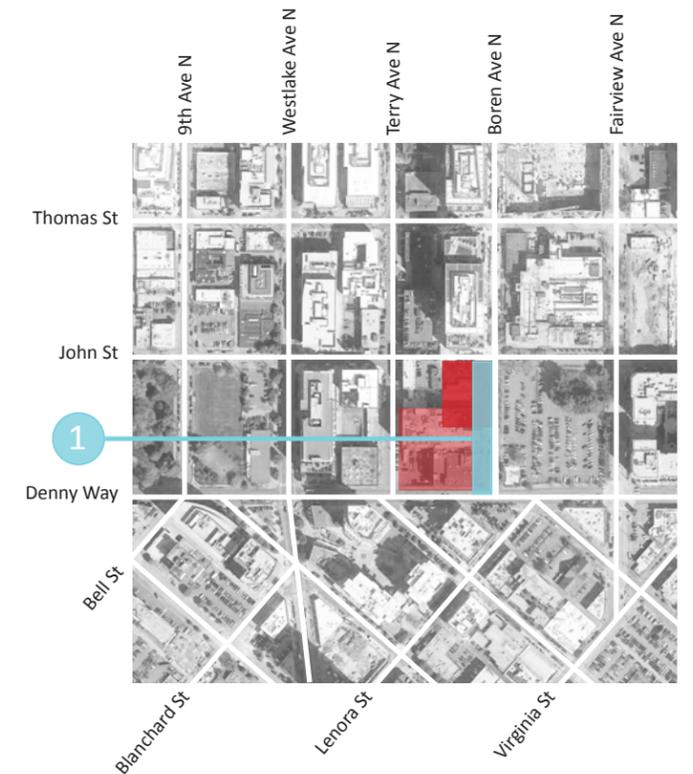
BOREN AVE N, FACING WEST, BETWEEN DENNY WAY AND JOHN ST



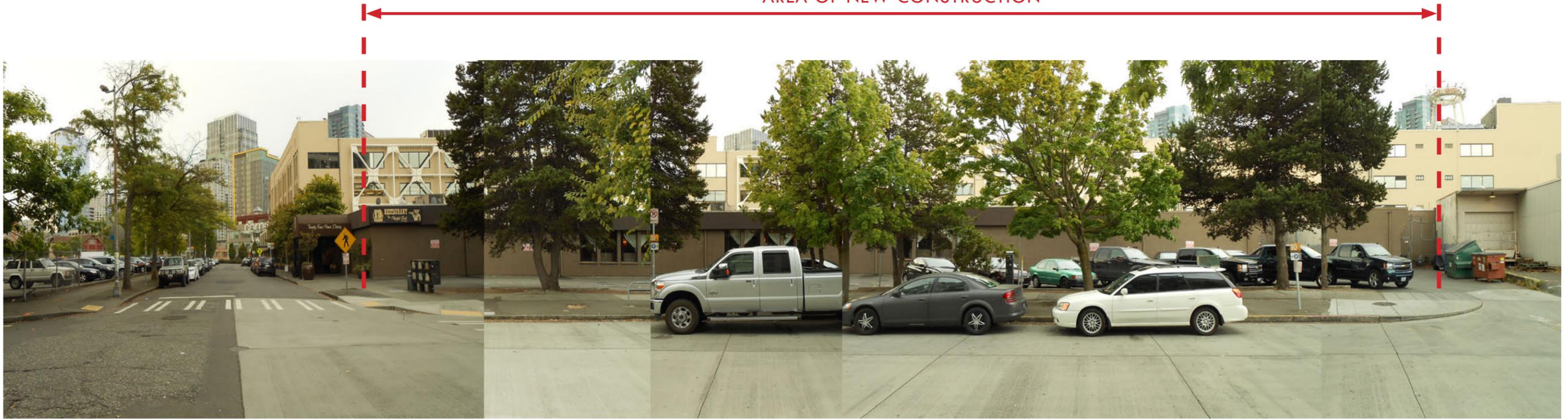
SEATTLE TIMES MART BUILDING (1000 DENNY WAY)



SEATTLE TIMES MART BUILDING (1000 DENNY WAY)



AREA OF NEW CONSTRUCTION

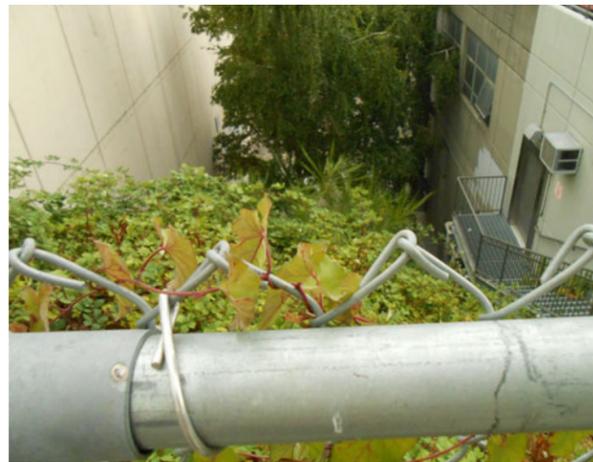


2

JOHN STREET, FACING SOUTH, BETWEEN BOREN AVE N AND VACATED ALLEY



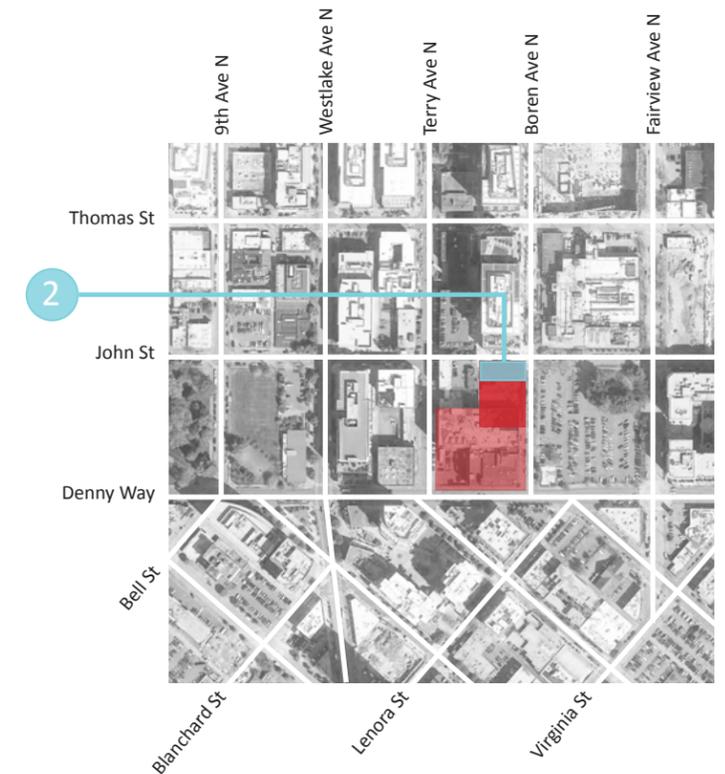
VACATED ALLEY CONDITION, FACING SOUTH



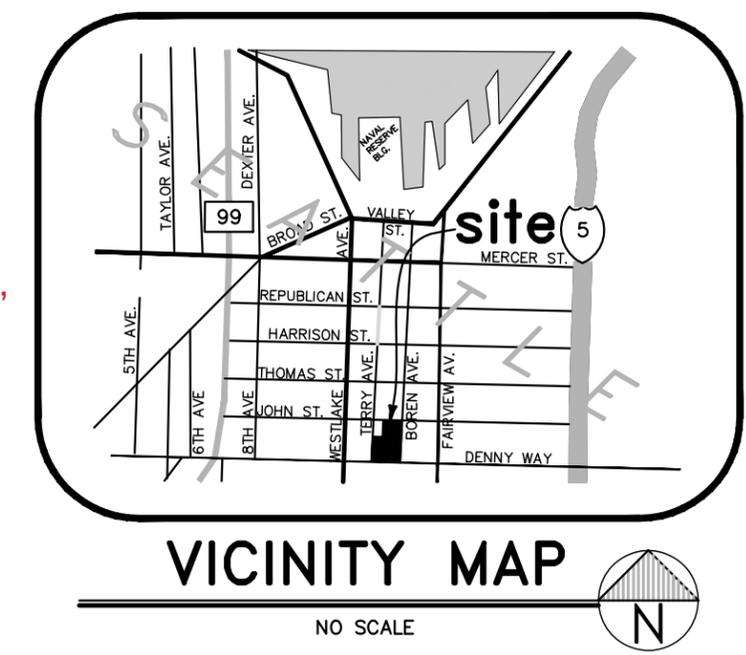
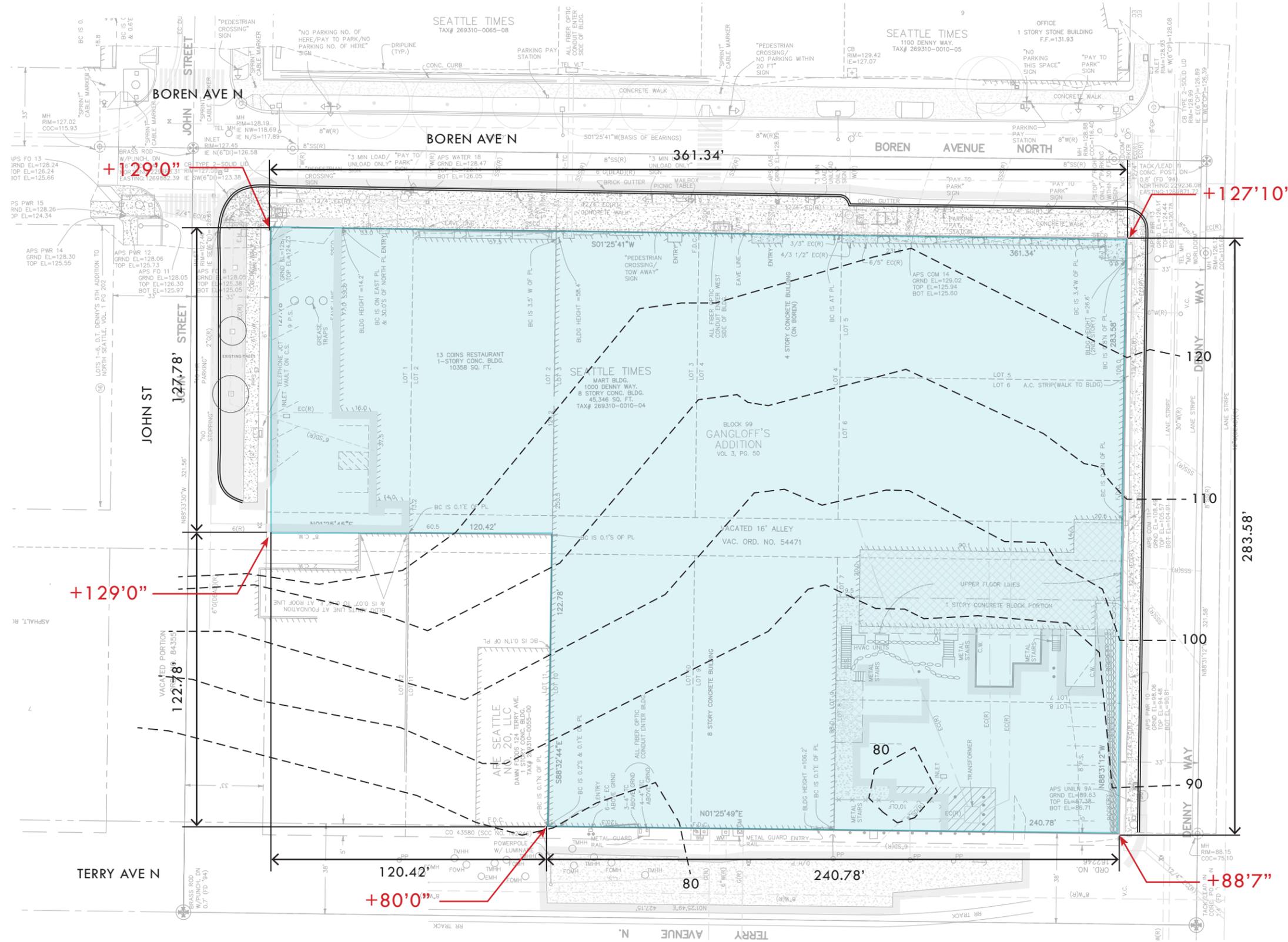
STREET END CONDITION, VIEW WEST BETWEEN BUILDINGS



VACATED ALLEY CONDITION, EXISTING STAIR ACCESS



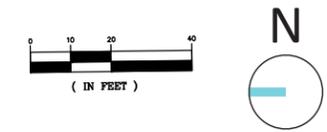
SITE SURVEY



The site is currently occupied by two structures, the Seattle Times Mart building, an 8-story concrete commercial service building, and a single-story reinforced concrete structure that contains the the 13 Coins Restaurant. The Seattle Times structure will remain on the site; the smaller restaurant building will be demolished.

The block's alley was previously vacated, and the existing buildings currently occupy the right of way. The western half of John Street's right of way has been vacated between Terry Ave N and Boren Ave N., resulting in a dead-end street that provides parking access to the Seattle Opera site to the northeast.

The site features a significant elevation drop of just over 40' between its northeast and southwest corners. A 39' grade change is evenly distributed along Denny Way. In the north-south direction, Boren Avenue is relatively flat, dropping just over one foot across the length of the site, while Terry Avenue slopes more than 8' over 240'.



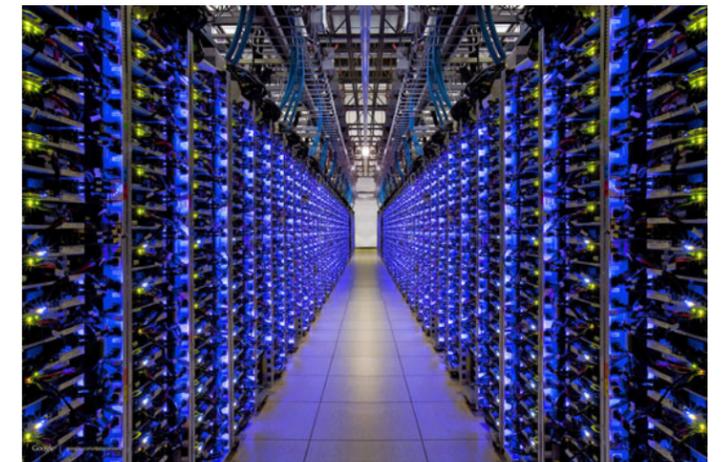
BACKGROUND

Most of the project site is occupied by the existing Seattle Times building, which is to remain. The original structure, originally known as The Mart Building, was built for the Peck and Hills Furniture Company in 1929. This “PWA Moderne” building was designed by Albert C. Martin, best-known as architect for L.A. City Hall. During the 20th century it served various storage and industrial uses for the Bon Marche and others. Further additions and investments have been added over the decades: a four-story addition was built on the south portion of the block in the 1960’s, and then a significant seismic and life-safety upgrade was completed in 2011.

In addition to the history of the structure itself, at a number of levels the building’s current and future uses play a significant role the South Lake Union neighborhood, wider Seattle and even arguably, the entire Northwest region which the proposed design is intended to directly support.



VIEW OF THE SEATTLE TIMES BUILDING (FACING SOUTHWEST)



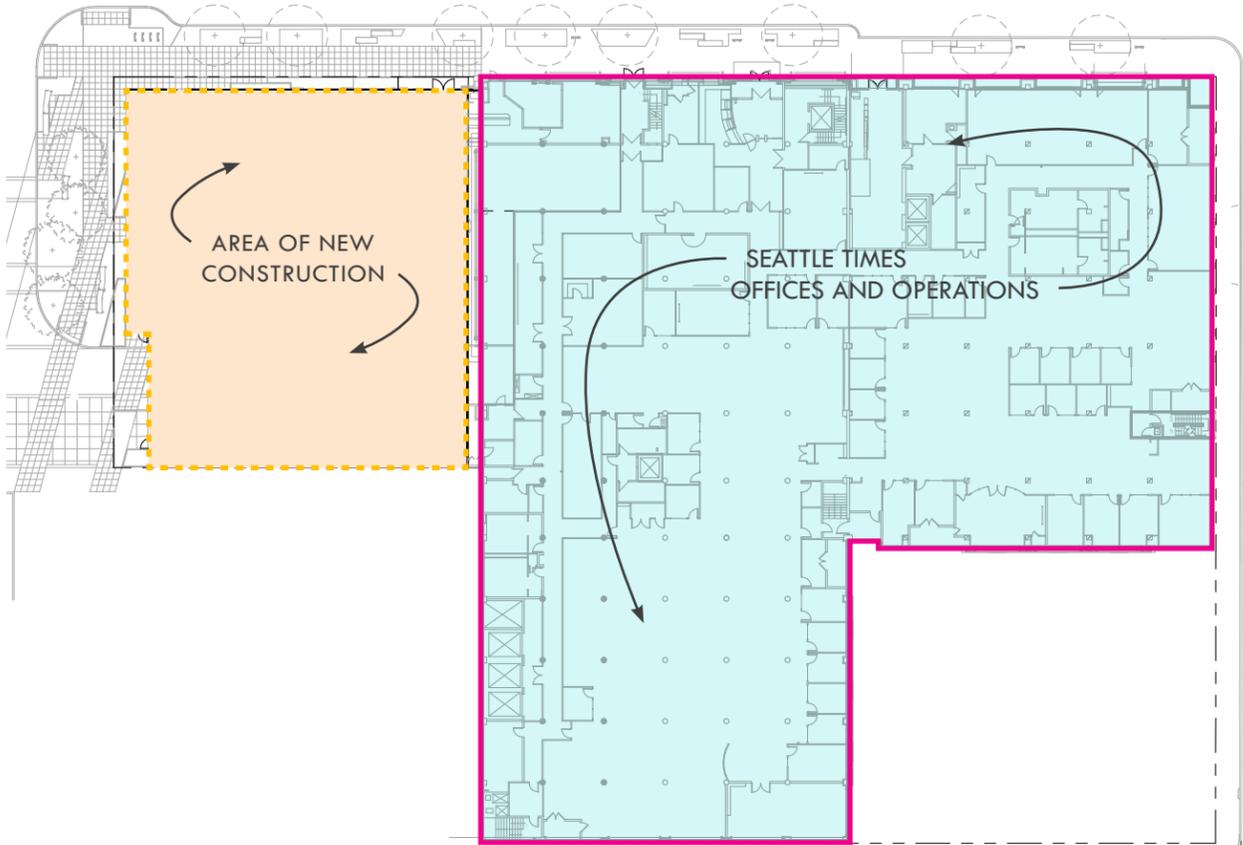
TENANTS: OFFICE

First and foremost, as the namesake tenant, The Seattle Times occupies three full floors of office space, about 140,000 square feet with approximately 200 employees. Seattle Times staff work on Levels 5, 6 and 7, where Level 5 is the ground floor along Boren Avenue North. Despite ongoing challenges of the Internet Age for traditional newspapers, the 125-year-old Seattle Times company has in recent years continued to evolve their business so as to remain the “newspaper of record” for the Pacific Northwest.

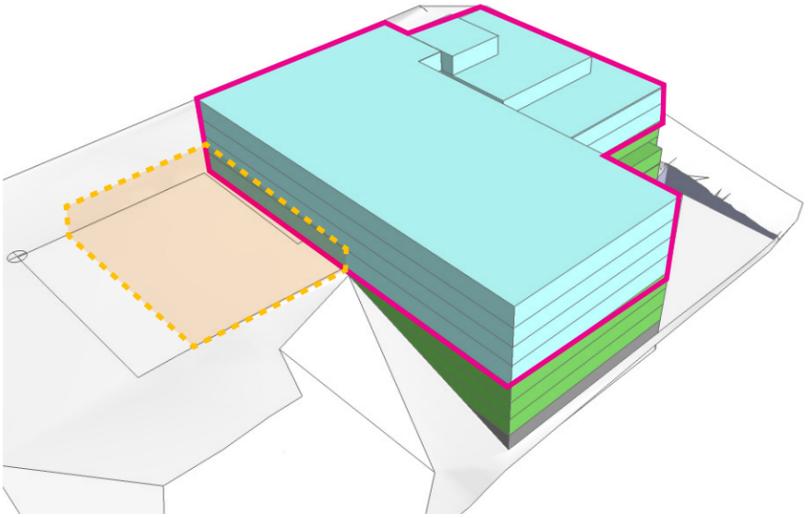
According to Wikipedia, The Times:

“...is the largest daily newspaper in the state of Washington, largest Sunday circulation in the Pacific Northwest and largest in the west north of San Francisco. It has been Seattle’s only major daily print newspaper since 2009.... One of the few remaining major city dailies in the United States independently operated and owned by a local family.”

With large floor plates and a regularly spaced concrete column grid, the building’s structure enables all manner of flexible tenant build-outs now and for years into the future. Recently, the top floor of the building (Level 8) underwent a full tenant improvement for a technology firm, making a significant addition to SLU’s booming technology ecosystem.



LEVEL 6 OF SEATTLE TIMES BUILDING



LEVELS 5 THRU 8 OF THE SEATTLE TIMES BUILDING ARE OCCUPIED BY OFFICE TENANTS



VIEW FROM LEVEL 7



REPRESENTATIVE INTERIOR CONDITION AT NORTH SIDE OF TYPICAL OFFICE FLOOR PLATE

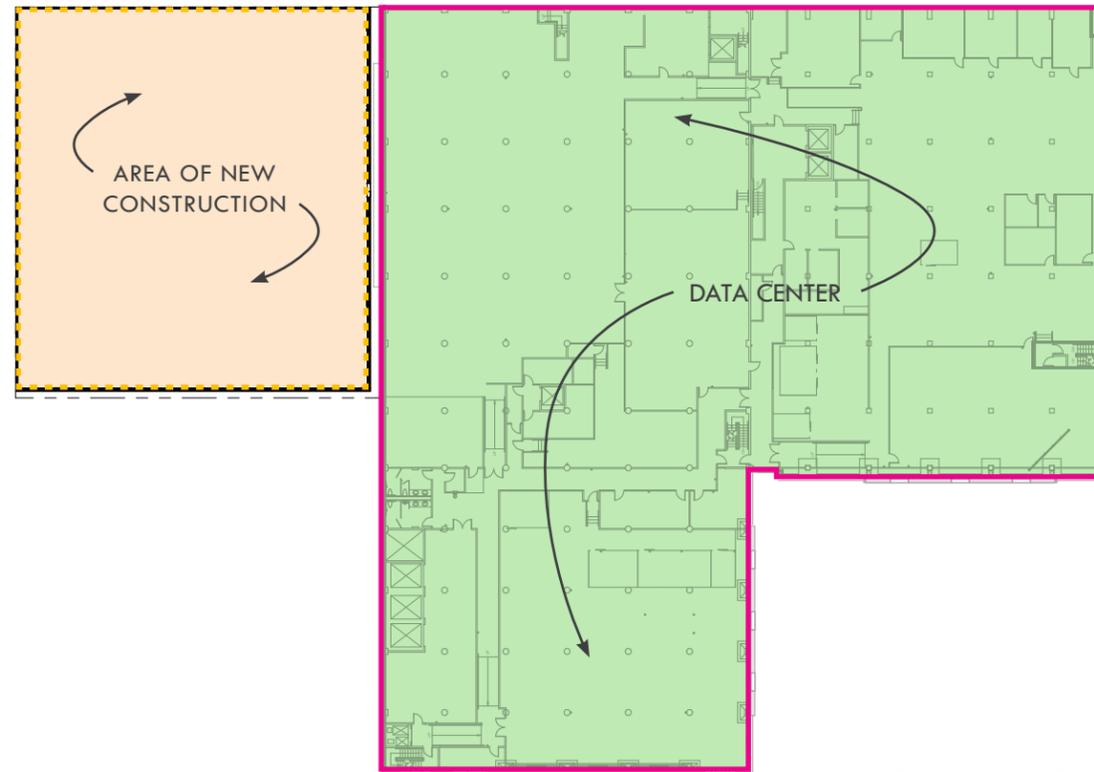


VIEW LOOKING NORTHWEST FROM LEVEL 8

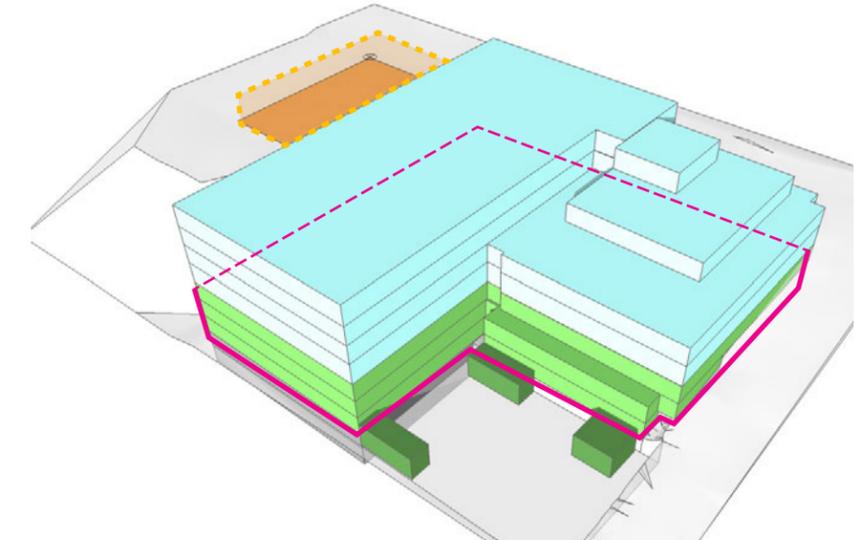
TENANTS: DATA CENTER

Another role the building plays in Seattle's technology industry is through hosting over 300,000 SF of space for data center services, the second-largest such building in downtown Seattle. Even in today's hyper-connected world, physical proximity is a highly desirable trait for technology-driven businesses communications where every microsecond counts. The building, located within a few feet of major communication and fiber lines under Terry Avenue that connect Seattle to the rest of North America and beyond, is perfectly positioned to provide that capability. Its sturdy structure and aforementioned large, open floor plates allow for flexible growth and adaptation. The Data Center holds a long term lease and is a critical infrastructure resource for the data-and-power-hungry South Lake Union tech industry currently driving much of the region's economic growth.

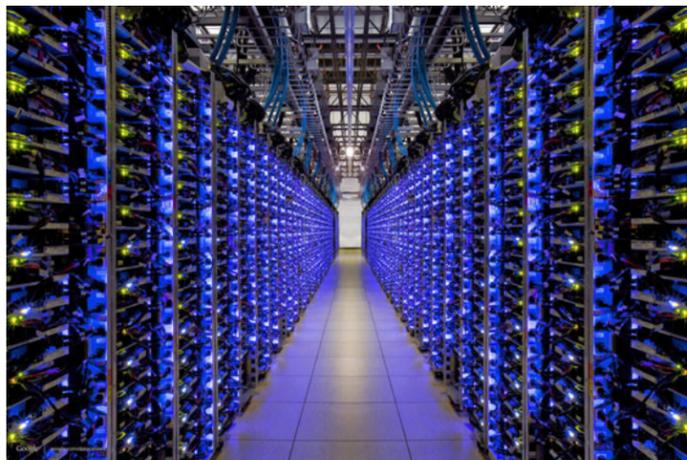
Currently, a number of generators, transformers, and other equipment required by the Data Center are located at the property's southwest corner, in the parking lot at Denny Way and Terry Avenue.



LEVEL 4 OF THE SEATTLE TIMES BUILDING



LEVELS 2 THROUGH 4 ARE OCCUPIED BY DATA CENTER USES



VIEW FROM DENNY WAY & TERRY AVENUE OF H5 ELECTRICAL EQUIPMENT



VIEW FROM DENNY WAY LOOKING OVER LOT WITH ELECTRICAL EQUIPMENT

LAND USE CODE: ZONE:	SEATTLE LAND USE CODE, TITLE 23 OF THE SEATTLE MUNICIPAL CODE SM 240/125-400 SOUTH LAKE UNION URBAN CENTER	
STREETS: PER 23.48.014 MAP A	BOREN AVE N - CLASS II PEDESTRIAN STREET JOHN STREET - NEIGHBORHOOD GREEN STREET	
SMC 23.48.004 - USES	ALL USES ARE PERMITTED OUTRIGHT, EITHER AS PRINCIPAL OR ACCESSORY USES, EXCEPT THOSE SPECIFICALLY PROHIBITED BY SUBSECTION 23.48.004.B AND THOSE PERMITTED ONLY AS CONDITIONAL USES BY SUBSECTION 23.48.004.C.	
SMC 23.48.009 - FLOOR AREA RATIO TABLE B, SM 240/125-400	NON RESIDENTIAL: 5.0 BASE , MAXIMUM 7.0 FAR . 22,604 SF PROJECT SUB-AREA * 5 = 113,020 SF NONRESIDENTIAL MAX GROSS FLOOR AREA 53,134 SF BASE STRUCTURE SITE AREA * 5 = 265,670 SF NONRESIDENTIAL MAX GROSS FLOOR AREA	102,122 GSF CHARGEABLE AREA; (11,044 GSF = NEW CONSTRUCTION) 252,685 GSF CHARGEABLE AREA
D.	EXEMPTIONS: 4. 3.5% MECHANICAL SPACE 7. ALL RESIDENTIAL USE IN A RESIDENTIAL TOWER	RESIDENTIAL AREA EXEMPT
SMC 23.48.010 - STRUCTURE HEIGHT	A. RESIDENTIAL BASE HEIGHT LIMIT 125'. MAXIMUM RESIDENTIAL HEIGHT 400'	
D. ADDITIONAL HEIGHT	FLOOR AREA AND HEIGHT ABOVE 125' SUBJECT TO INCENTIVE PROGRAMS 23.49.011, 23.58 A AND UPPER LEVEL DEVELOPMENT STANDARDS 23.48.012	
H. ABOVE HEIGHT LIMIT		
H.2 ROOFTOP FEATURES	RAILINGS & PLANTERS > 4'-0"	400' TALL TOWER WITH ADDITIONAL 15' OF HEIGHT FOR ENCLOSED COMMON AMENITY AREA.
H.4	15' FOR MECHANICAL EQUIPMENT AND COMMON AMENITY AREA IF < 25%	
H.5	FOR STRUCTURES > 85', ELEVATOR PENTHOUSES UP TO 25'. 35' FOR ELEVATORS PROVIDING ACCESS TO USABLE OPEN SPACE AT ROOFTOP	
H.7	COMBINED TOTAL ROOF AREA COVERAGE UP TO 65% IF MECHANICAL EQUIPMENT IS SCREENED AND ALL ROOFTOP FEATURES > 10' FROM ROOF EDGE	DEPARTURE REQUESTED.
H.9 SCREENING	ROOFTOP MECHANICAL EQUIPMENT AND ELEVATOR PENTHOUSES SHALL BE SCREENED WITH FENCING, WALL ENCLOSURES, OR OTHER STRUCTURES.	
23.48.011 - EXTRA FLOOR AREA IN SEATTLE MIXED ZONES	RESIDENTIAL TOWER PROJECTS WILL DIRECT 60% OF THE BONUS AMENITY INCENTIVE PROGRAM TO AFFORDABLE HOUSING AND 40% TO OPEN SPACE TDR'S OR LANDMARK PRESERVATION PROGRAM. PARTICIPATION REQUIRES: LEED GOLD RATING OR SUBSTANTIALLY EQUIVALENT STANDARD; PROVISION OF TRANSPORTATION MANAGEMENT PROGRAM; AND PROVISION OF ENERGY MANAGEMENT PLAN.	PROJECT PURSUING FULL INCENTIVES APPLIED TO RESIDENTIAL TOWERS.
23.48.013 - UPPER-LEVEL DEVELOPMENT STANDARDS	UPPER-LEVEL COVERAGE LIMIT FOR RESIDENTIAL TOWER ABOVE PODIUM HEIGHT IS THE LESSER OF 10,500 SF OR 50% OF 22,604-SF PROJECT SUB-AREA. IN THIS CASE, 10,500 SF IS THE APPLICABLE MAXIMUM.	AVERAGE FLOOR PLATE ABOVE PODIUM = 9,894 SF . THIS IS BELOW THE 10,500 SIZE LIMIT.
B. FLOOR AREA LIMIT - NON-RES	WITH ONLY RESIDENTIAL ABOVE 85 FEET NO FLOOR AREA LIMIT FOR NONRESIDENTIAL USES IN A STRUCTURE	RESIDENTIAL ONLY > 85'
B2. FLOOR AREA LIMIT FOR RESIDENTIAL TOWERS ABOVE 160' TALL	FLOOR PLATES ABOVE PODIUM: 10,500 SF AVERAGE, 11,500 SF MAX	10,438 SF MAX FLOOR PLATE PROPOSED ABOVE PODIUM 9,894 SF AVERAGE FLOOR PLATE PROPOSED ABOVE PODIUM
B.4 PODIUM STANDARDS		
B.4.a PODIUM HEIGHT LIMIT PER 23.48.013 MAP A	45' HEIGHT LIMIT ON JOHN AND BOREN AVE N	
C. UPPER-LEVEL SETBACKS	AREA LIMIT FOR PODIUM: 75% LOT COVERAGE PER FLOOR OR 100% ON THREE PODIUM FLOORS OR LESS REQUIRED (FOR TOWERS) AT LOTS ABUTTING A STREET SHOWN ON MAP A FOR 23.48.013. ON JOHN STREET, SOUTH SIDE, BETWEEN AURORA AVE N AND MINOR AVE N A 30' SETBACK IS REQUIRED ABOVE 45'	3 FLOORS PROPOSED IN PODIUM - 100% COVERAGE ALLOWED 30' UPPER LEVEL SETBACK AT JOHN STREET ABOVE 45' PROPOSED

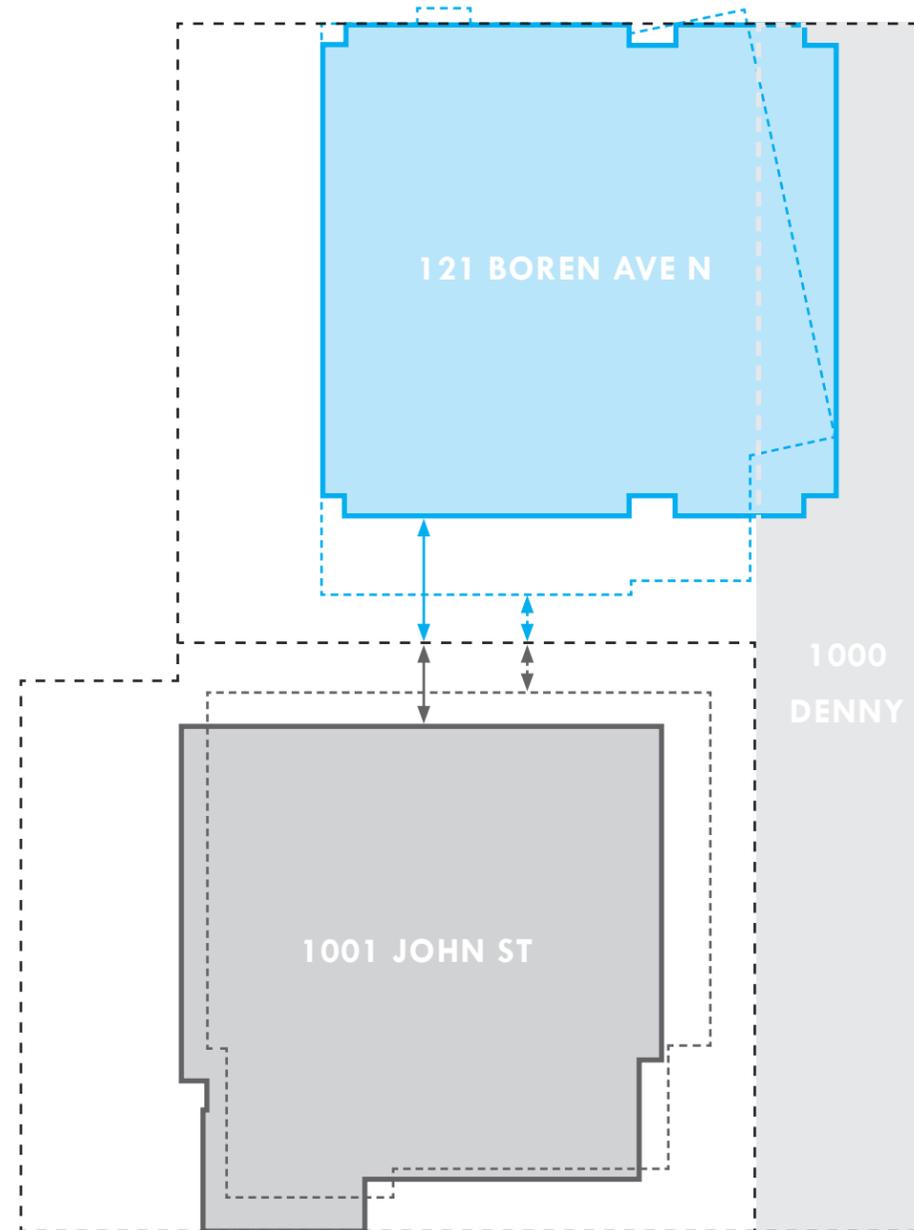
E. MAXIMUM FACADE WIDTH	> BASE HEIGHT (85') = 120'	PROPOSAL HAS NO FACADES LONGER THAN 120'
F.1 LIMIT ON TOWER STRUCTURES PER BLOCK	ONLY ONE RESIDENTIAL TOWER...PERMITTED ON A SINGLE BLOCK FRONT.	
G.1 TOWER SEPARATION	FOR STRUCTURES WITH RESIDENTIAL USE ABOVE BASE RESIDENTIAL HEIGHT LIMIT AND THAT ARE LOCATED ON THE SAME BLOCK. 60' SEPARATION REQUIRED BETWEEN ALL PORTIONS OF THE STRUCTURE > 125' BASE HEIGHT LIMIT FOR RESIDENTIAL	DEPARTURE REQUESTED.
23.48.014 - STREET-LEVEL DEVELOPMENT STANDARDS		
PER MAPS 23.48.014 A AND B		
A.2.b STREET-FACING FAÇADES MINIMUM HEIGHT	CLASS 2 PEDESTRIAN STREETS AND NEIGHBORHOOD GREEN STREETS (BOREN AVE N AND JOHN STREET): 25' ALL OTHER STREETS 15'	FAÇADE HEIGHT ON BOREN AVE N AND JOHN STREETS ARE BOTH > 25'
A.3.b PERMITTED SETBACKS FROM STREET LOT LINES	THE STREET-FACING FAÇADE OF A STRUCTURE MAY BE SET BACK < 12' FEET FROM STREET LOT LINE IF LANDSCAPED PER SECTION 23.48.024	LESS THAN 30% OF STREET-FACING FAÇADE ON BOREN AVE N IS SET BACK GREATER THAN 12' FOR THE COURTYARD.
D.2 TRANSPARENCY AND BLANK FACADE REQUIREMENTS	APPLIES TO STREET-FACING FAÇADE BETWEEN 2 FEET AND 8 FEET ABOVE SIDEWALK	
D.2.a TRANSPARENCY REQUIREMENTS	FOR BOREN AVE N AND JOHN STREETS, 60% OF NON-RESIDENTIAL PORTIONS OF STREET FACING FACADE MUST BE TRANSPARENT	
D.2.b BLANK FACADE LIMITS	FOR CLASS 2 PEDESTRIAN AND NEIGHBORHOOD GREEN STREETS, FOR NON-RESIDENTIAL PORTIONS OF FACADES, MAX SEGMENT LENGTH < 15' AND SHALL BE SEPARATED BY TRANSPARENT AREAS AT LEAST 2' WIDE	
23.48.020 - AMENITY AREA FOR RESIDENTIAL USES	REQUIRED FOR DEVELOPMENT > 20 UNITS. 5% OF TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE	REQUIRED AMENITY = 14,677 SF PROVIDED AMENITY = 17,107 SF
23.48.024.A - SCREENING AND LANDSCAPING STANDARDS	LANDSCAPING THAT ACHIEVES A GREEN FACTOR SCORE OF .30 OR GREATER REQUIRED, STREET TREES SHALL BE PROVIDED IN ALL PLANTING STRIPS.	
23.48.025 - DEMONSTRATION OF LEED RATING	PER 23.48.011, PROJECT IS GAINING EXTRA RESIDENTIAL FLOOR AREA	PROJECT WILL ACHIEVE A LEED GOLD RATING
23.48.032 - REQUIRED PARKING AND LOADING	PER 23.54.015 TABLE A, NO MINIMUM PARKING REQUIREMENT FOR SOUTH LAKE UNION URBAN CENTER	244 STALLS PROVIDED
23.48.034 - PARKING AND LOADING LOCATION, ACCESS AND CURB CUTS	IF A LOT ABUTS MORE THAN ONE RIGHT-OF-WAY, THE LOCATION OF ACCESS FOR PARKING AND LOADING SHALL BE DETERMINED BY THE DIRECTOR AS A TYPE I DECISION	PER DIRECTION FROM DESIGN REVIEW BOARD, CURB CUT FOR PARKING ACCESS SHALL BE FROM JOHN STREET
23.54.015.K - BICYCLE PARKING TABLE E:	MINIMUM NUMBER OF OFF-STREET BICYCLE PARKING SPACES: RETAIL: 1:12,000 SF LONG TERM; 1:2000 SF SHORT TERM 1 LONG-TERM AND 1 SHORT-TERM REQUIRED RESIDENTIAL: 1:4 DWELLING UNITS; AFTER FIRST 50 SPACES, 1:8 UNITS 79 LONG-TERM REQUIRED	8 SHORT-TERM SPACES PROVIDED 80 LONG-TERM BICYCLE SPACES PROVIDED

REMOVAL OF (SOUTH) DENNY TOWER



At the Early Design Guidance meeting, two towers were proposed on a larger site. The proposal has now been reduced in this application to just one tower (the “North Tower” reviewed at EDG) at the corner of John Street and Boren Avenue North. The elimination of the south tower also removes the ‘one tower per block face’ conflict with 1001 John St. In this way, both projects can move forward, provided that the tower separation departures for the two projects are granted.

RESPONSE TO NEIGHBORING DEVELOPMENT



In addition to completely removing the South Tower from the design proposal, and eliminating the ‘one tower per block face’ conflict with 1001 John St, the footprint of the North Tower has also been significantly altered to allow for a greater tower separation with the neighboring tower to the west. Whereas the previous designs proposed a 10’ setback from the property line to the west, the revised tower floorplate provides a considerably larger setback of 25’.

KEY GUIDANCE

A) MASSING AND SITE CONCEPT

1. The project should explain the long term plan for the existing Seattle Times building, and develop a cohesive and integrated design informed by the context.
2. The tower(s) should be designed with the elegance of EDG Massing Option 2, showing more restraint in articulation, and stronger compositional elements, but maintaining the 12 degree rotation of the Preferred Massing.
3. The project should show the relationship to the proposed development to the west, 1001 John St (SDC#3020563).

B) NORTH TOWER AND PODIUM

1. The Board indicated that it would support the gap between the North Tower and the existing Seattle Times building, on the condition that it provide street-level useable space, and is integrated into the entry sequence.
2. The tower design should add interest to the massing with strong compositional elements, such as balconies, rather than simple material changes.
3. The podium design should be more substantial, and more deliberately integrated with the tower above.
4. Look to the materiality of the existing building to provide cues on how to add texture to the design.
5. Maintain the slant at the top of the tower.

C) NORTH TOWER STREETScape

1. The Board did not support two curb cuts - one each on Boren Ave N and John St. The board directed the applicant to provide a single curb cut for parking access, loading, and services, located on John St.
2. Consider a John St streetscape design that integrates with the proposed 'woonerf' to the east.
3. Design a John St streetscape that supports the proposed hill climb feature that is part of the proposed development to the west.
4. Design the plaza at the corner of Boren Ave N and John St to have more purpose and capture more activity from the retail space at the corner.

RESPONSE

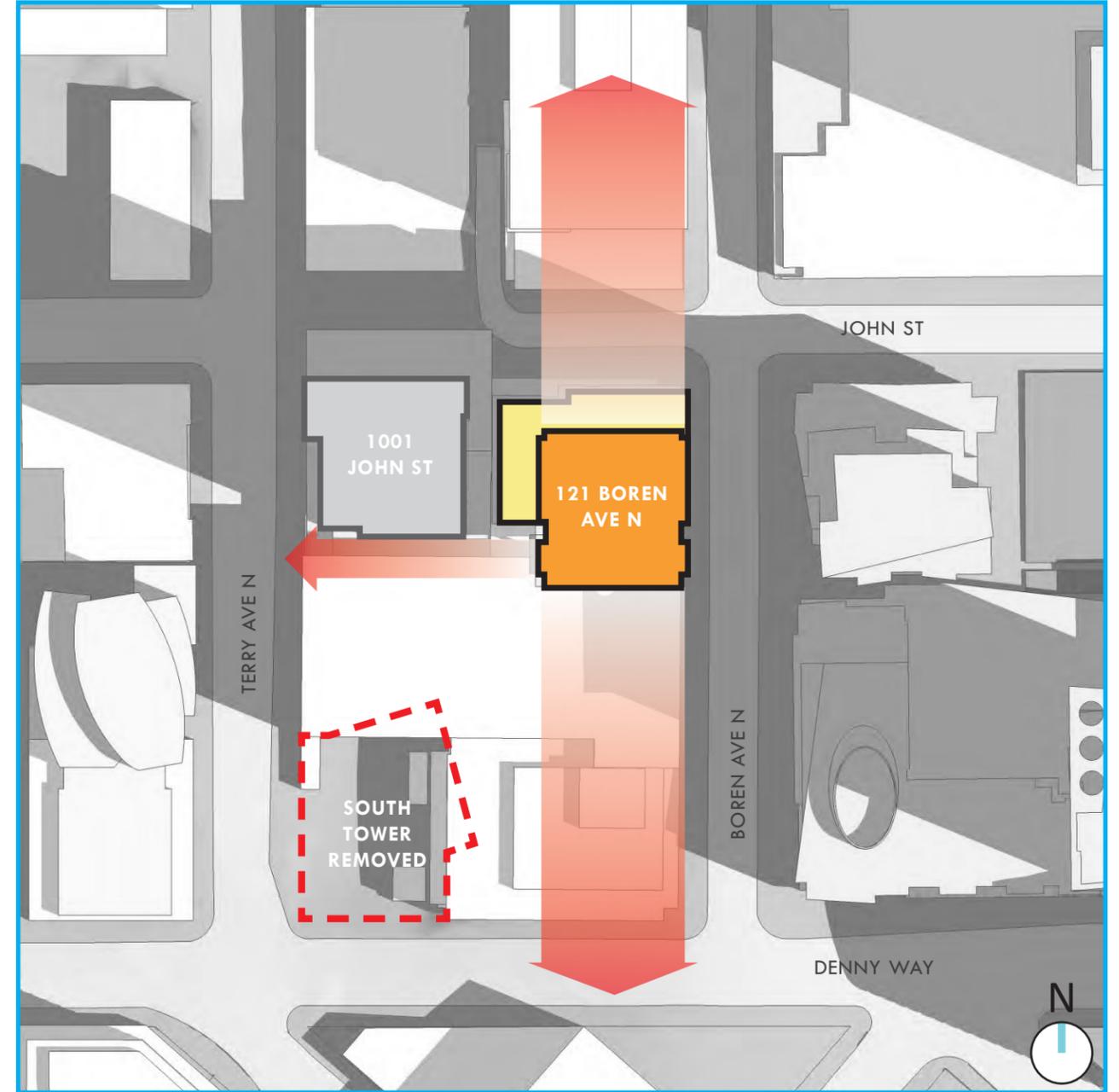
- **The proposed design endeavors to pay respect to the existing Seattle Times building in its overall form and scale.**
- **Design cues were drawn from EDG Massing Option 2, in particular the simple, restrained massing and strong compositional elements. Because of the elimination of the South Tower, and the shift in the North Tower location to allow increased space to the neighboring proposed project to the west (1001 John St), the 12 degree rotation has been removed.**
- **The tower shape and location has been significantly redesigned in order to provide a greater tower spacing to the 1001 John St tower to the west. The South Tower has been removed altogether, thus eliminating the "one tower per block face" conflict with 1001 John St. Finally, the streetscape on John St has been designed to respond to and enhance the features proposed by 1001 John St, in particular the proposed hill climb.**
- **The proposed design has eliminated the curb cut on Boren, and concentrated vehicle access and building services to a single curb cut on John. This has allowed the gap between the tower and the existing Seattle Times to be brought to ground level, and be integrated into the entry sequence.**
- **The tower design features a clear and deliberate massing parti, and utilizes balcony elements to provide scale and variety to the facade.**
- **The podium height has been raised from two to three stories, and has been redesigned to visually interlock with the tower above.**
- **The proposed design draws on the bay structure and heirarchy, tripartite division, and color family of the historic Seattle Time building to inform the design of both the tower and the podium.**
- **Because the 12 degree rotation in plan has been eliminated, and the simple vertical form of the tower has been enhanced, a rectilinear form has been deemed a more appropriate resolution to the top of the tower.**
- **The proposed design has eliminated the curb cut on Boren, and concentrated vehicle access to a single curb cut on John.**
- **The proposed streetscape design draws on the proposed 'woonerf' to the east in developing a pedestrian focused environment.**
- **The proposed design seeks to support the proposed hill climb feature of the neighboring project to the west by enhancing the pedestrian path through and to that location.**
- **The plaza at Boren and John has been redesigned to be integrated into the lush environment of the Neighborhood Green Street, and to support the retail space within the building.**

EDG

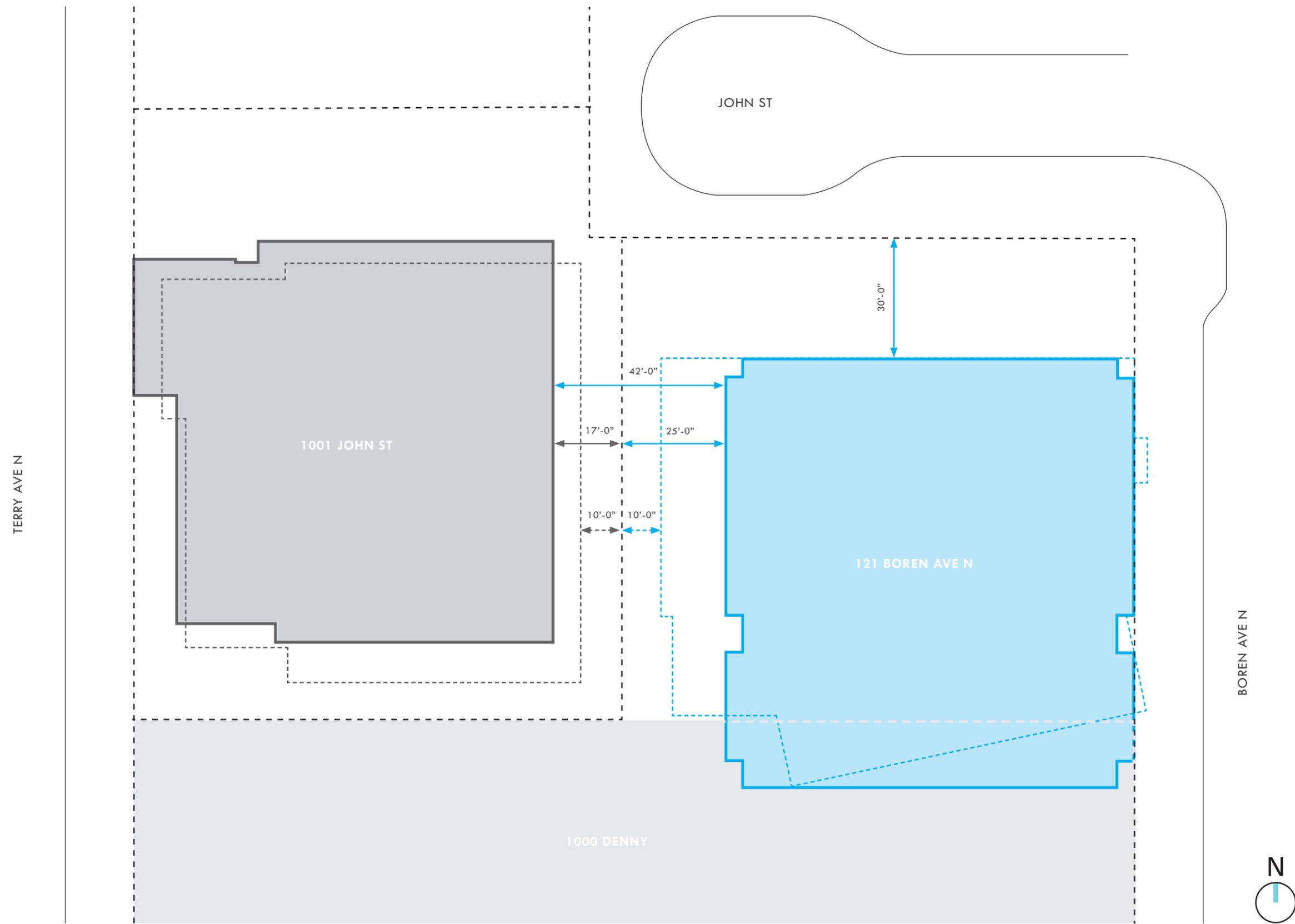


- TWO TOWERS (NORTHEAST AND SOUTHWEST CORNERS OF SITE)
- TOWERS ROTATED IN RESPONSE TO EACH OTHER
- DESIGN DOES NOT ACKNOWLEDGE 1001 JOHN ST

CURRENT DESIGN



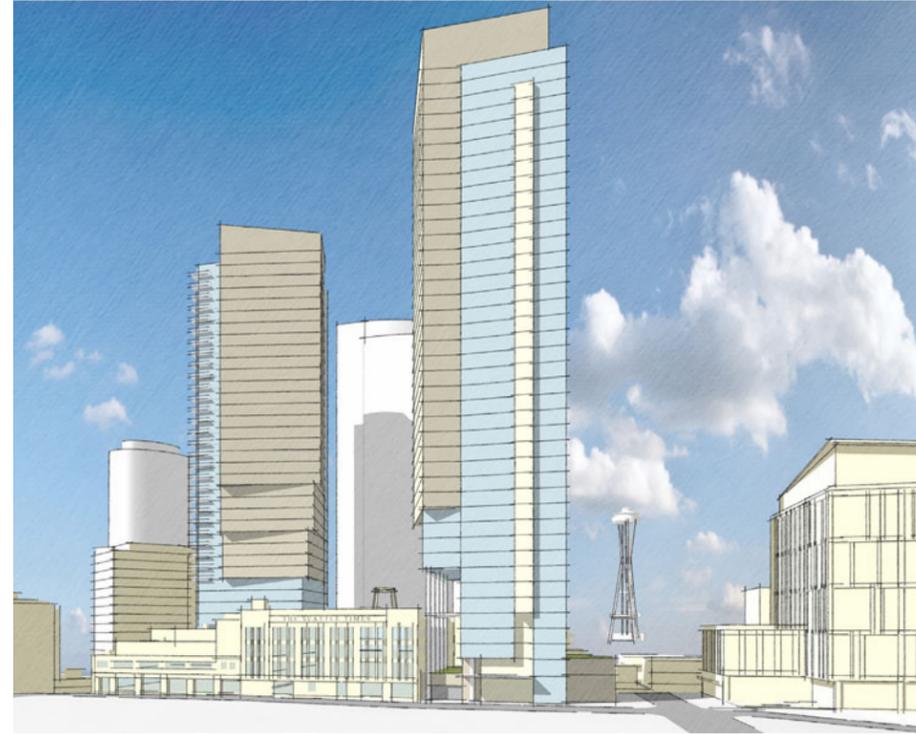
- ONE TOWER (NORTHEAST CORNER OF SITE)
- TOWER SHIFTED TO SOUTH TO ALLOW FOR VIEWS PAST 1001 JOHN
- REMOVAL OF SOUTH TOWER ELIMINATES 'ONE TOWER PER BLOCK FACE' CONFLICT WITH 1001 JOHN ST



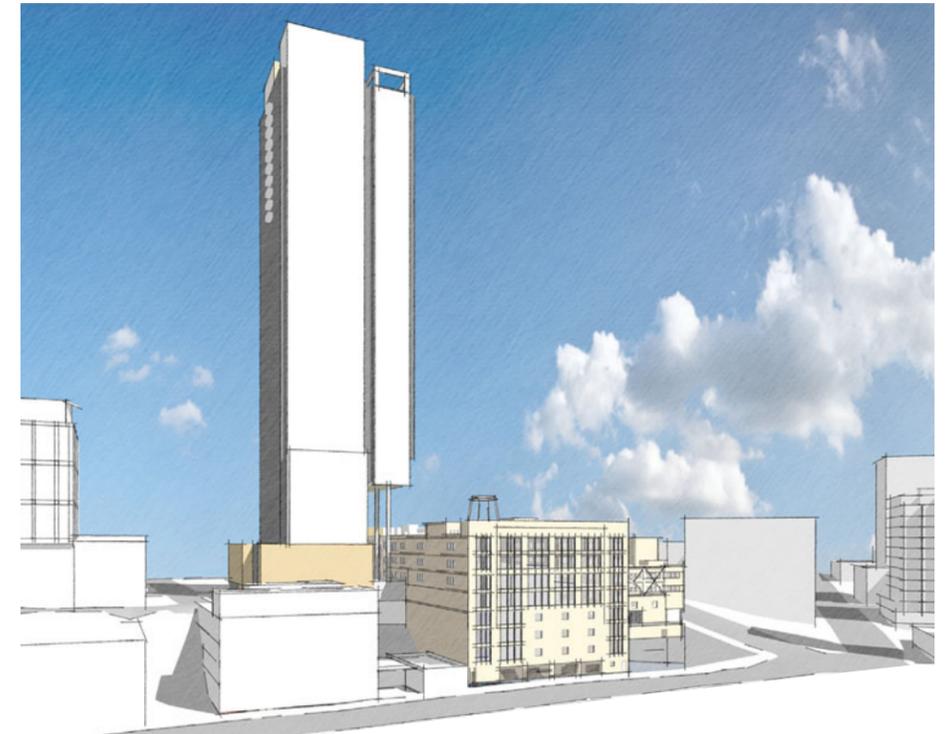
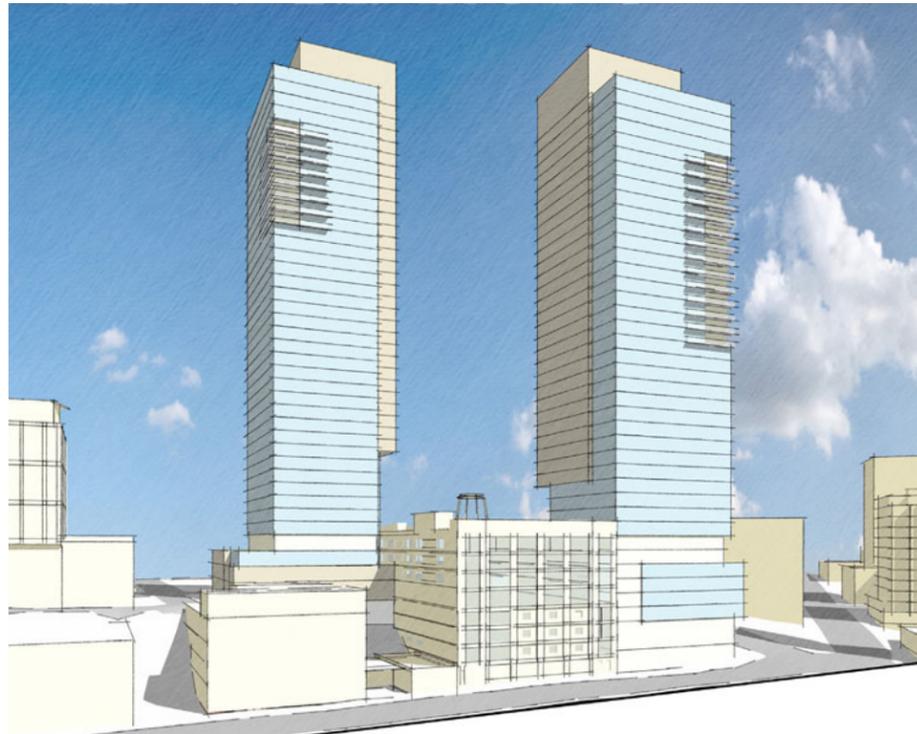
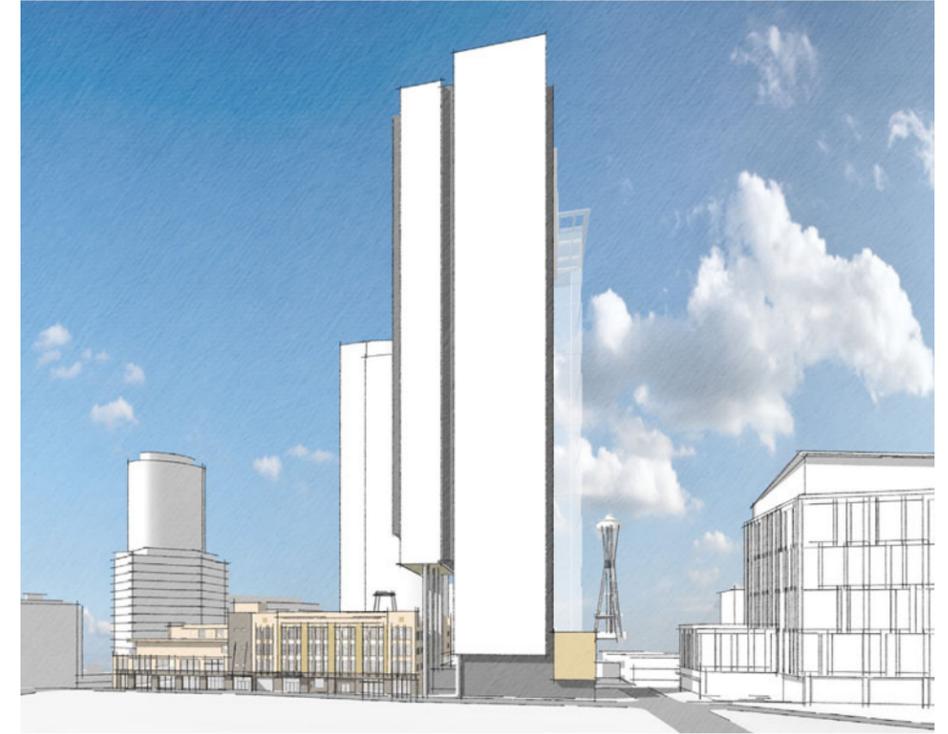
EDG - OPTION 2



EDG - PREFERRED OPTION



CURRENT DESIGN



DESIGN GUIDANCE

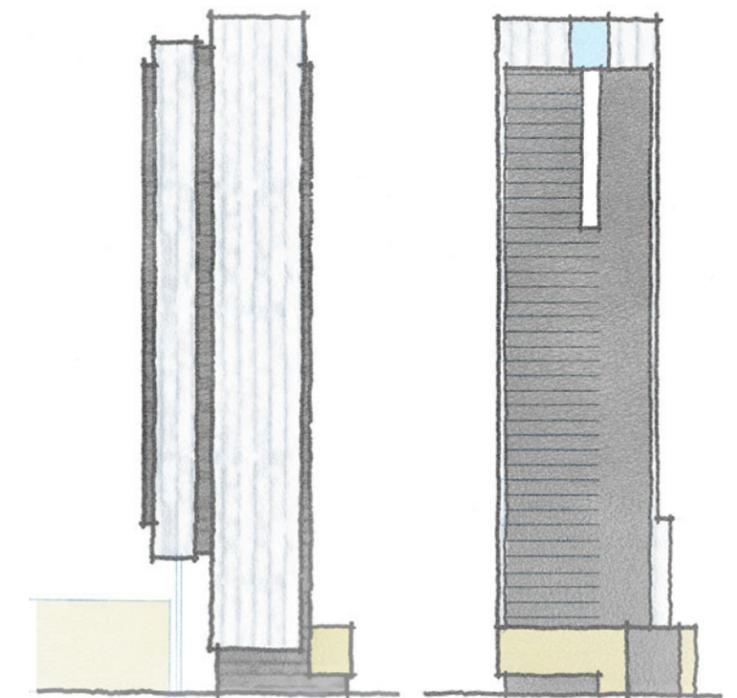
“The tower should be designed with the elegance of EDG Massing Option 2, showing more restraint in articulation, and stronger compositional elements.”

APPLICANT RESPONSE

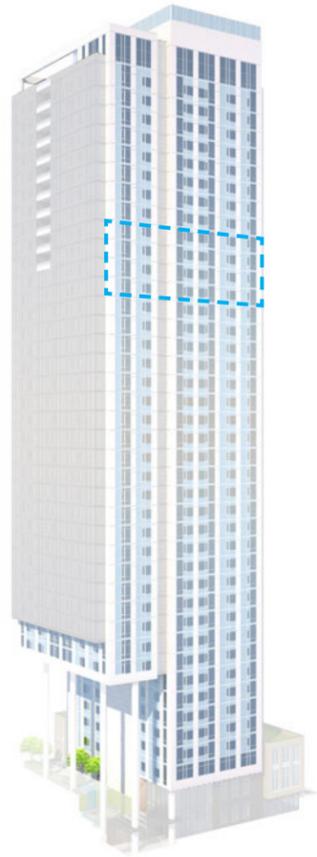
The proposed design utilizes a strong compositional parti of sliding rectangular volumes, and a primary/secondary kit of parts. The design employs dramatic changes in plane between the the primary and secondary elements. The composition of the forms accentuates the verticality of the tower, and responds to the dramatic setback of the tower from the Seattle Times building at the lower floors.

While the materiality and texture of the primary and secondary forms is intended to be subtle, refined, even crystalline, there is a powerful contrast between the two.

Balconies on the north and south elevations provide compositional elements that break down the scale of the facades, and add visual interest. Discontinuous ‘top-hat’ panels at the floor lines in these secondary masses contribute a finer grain of detail.

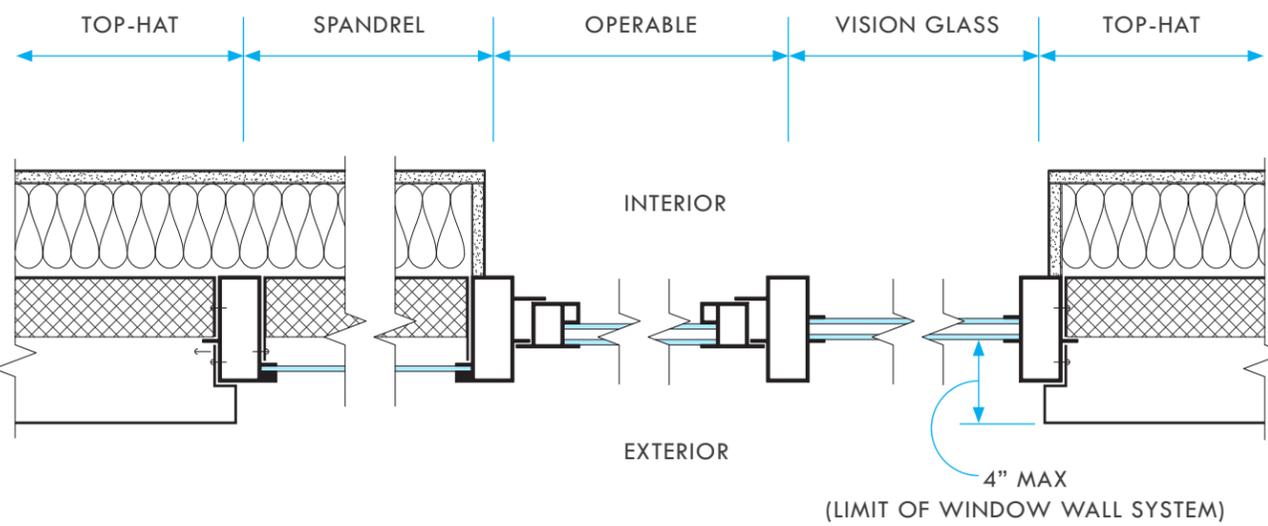
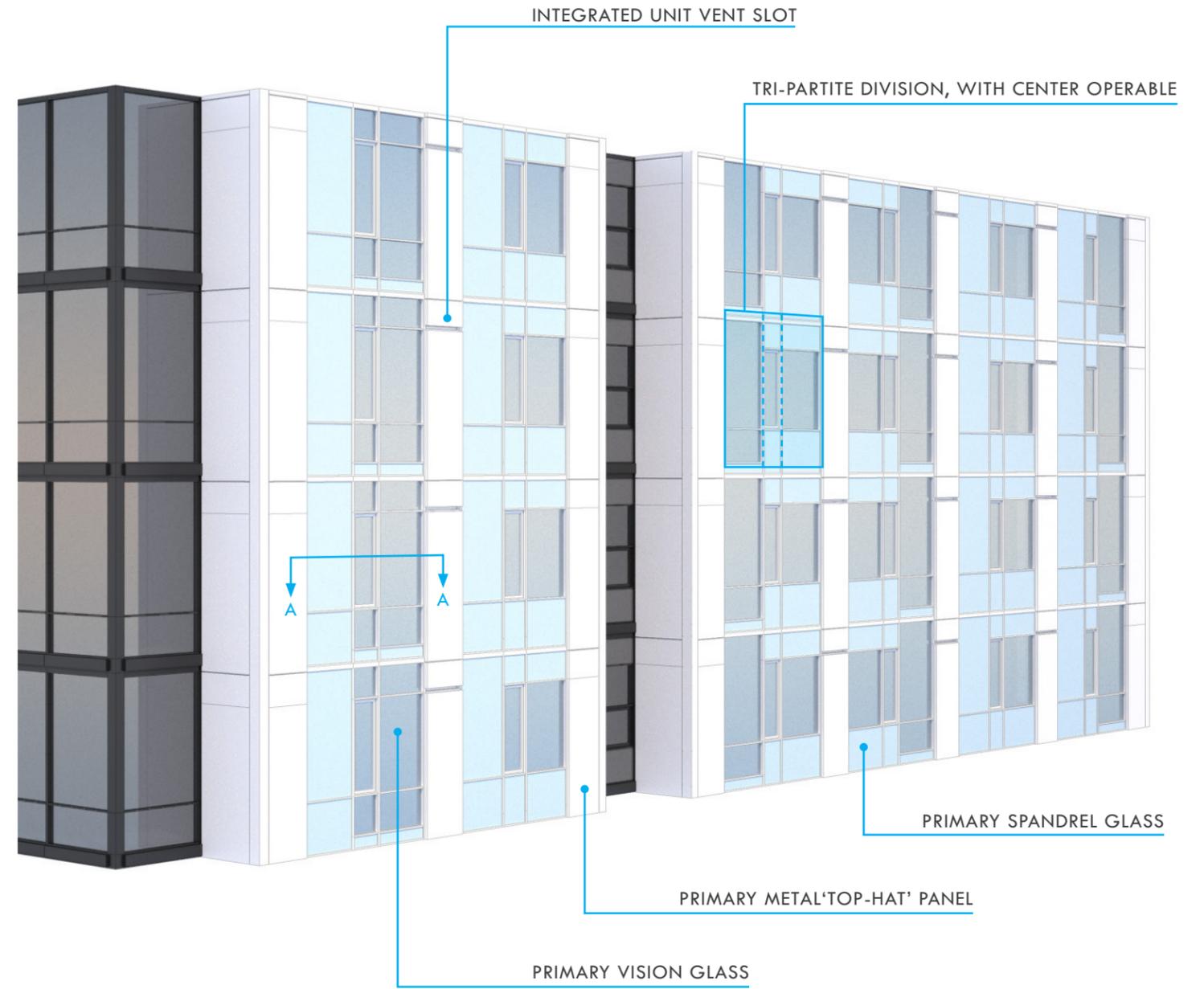


PRIMARY MASSING MATERIAL DETAILS



KEY DESIGN INTENT

- VERTICAL EXPRESSION
- PURE VOLUMES WITH LAYERED 'SHAVING AWAY' TO MATERIALS BENEATH
- 'TAUT', CRISP SKIN
- TRI-PARTITE SUB-DIVISION REFERENCING SEATTLE TIMES FACADE
- DRAMATIC PLANE CHANGE FROM PRIMARY TO SECONDARY



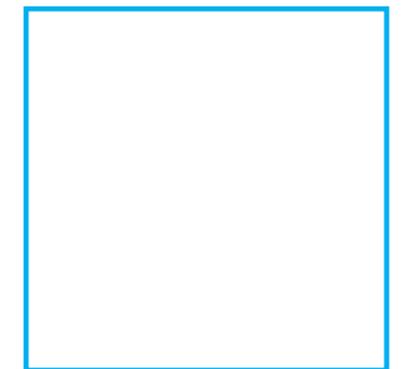
SECTION A-A



PRIMARY VISION GLASS

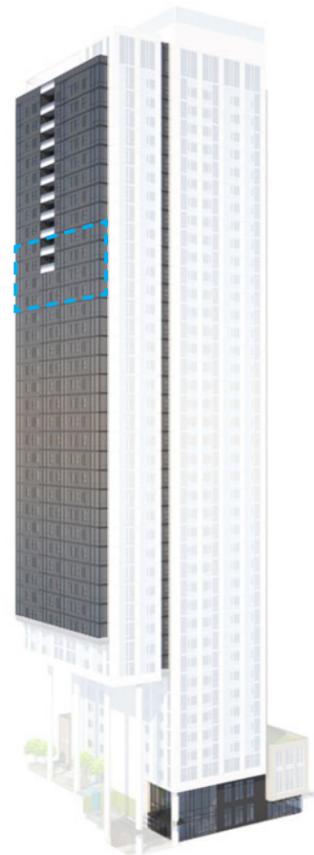


PRIMARY SPANDREL GLASS



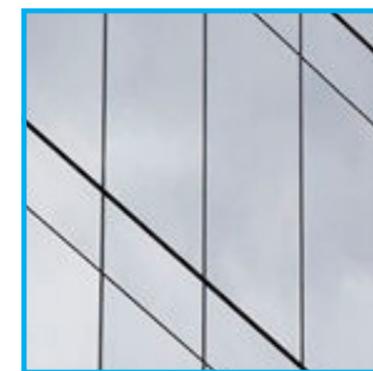
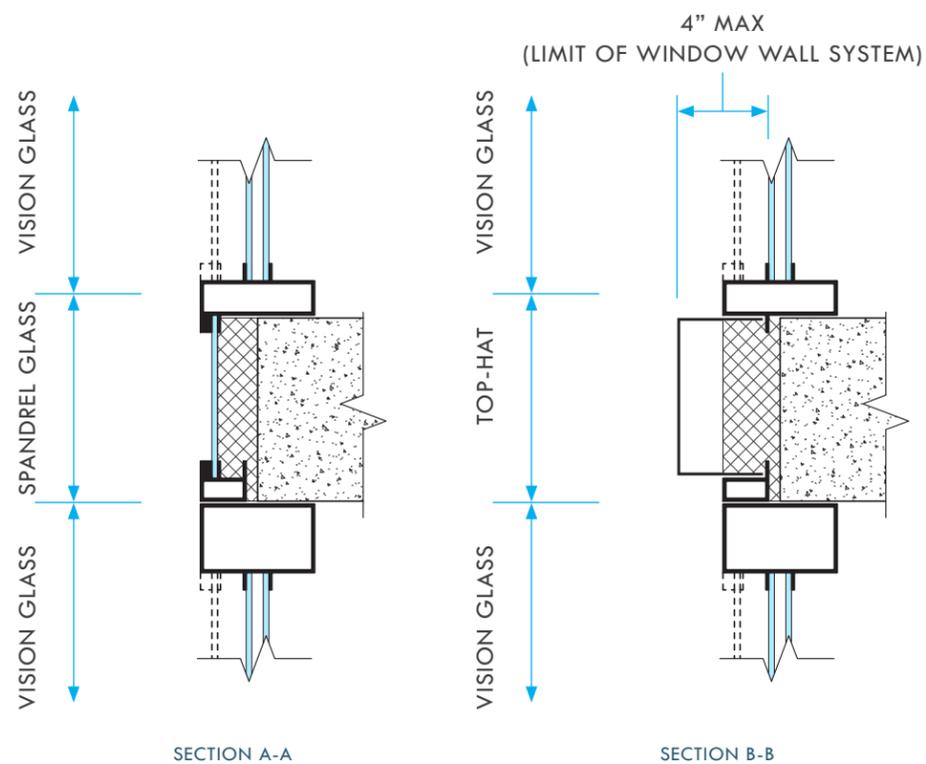
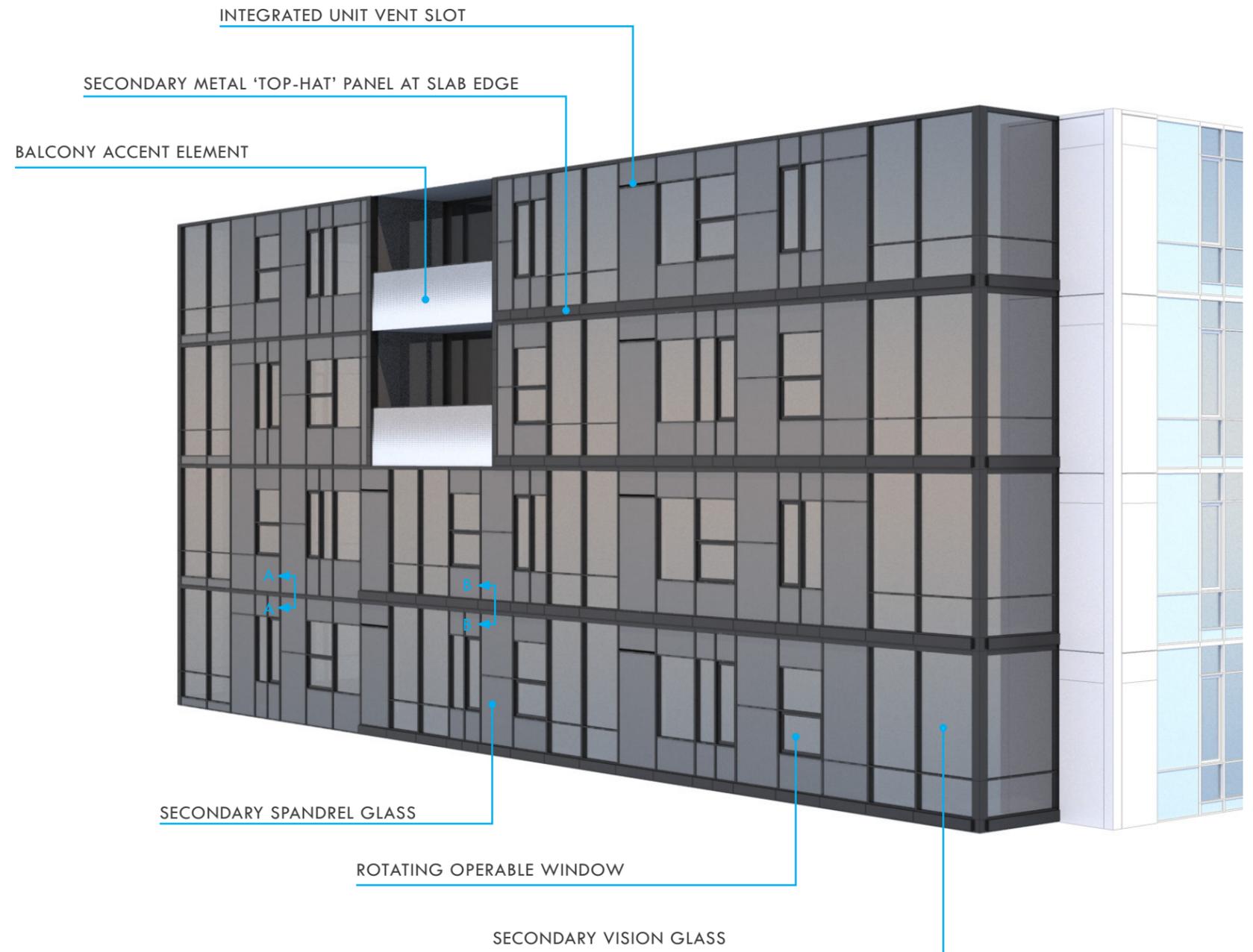
PRIMARY METAL 'TOP-HAT' PANEL

SECONDARY MASSING MATERIAL DETAILS



KEY DESIGN INTENT

- HORIZONTAL EXPRESSION
- SUBTLE, TEXTURED, MONOLITHIC SURFACE
- LARGE COMPOSITIONAL ELEMENTS
 - BALCONIES
 - TOP HAT PANEL/SPANDREL AT SLAB EDGE
- DRAMATIC PLANE CHANGE FROM PRIMARY TO SECONDARY



SECONDARY VISION GLASS



SECONDARY SPANDREL GLASS



SECONDARY METAL 'TOP-HAT' PANEL



BIRDSEYE FROM SOUTHEAST



BIRDSEYE FROM NORTHWEST



VIEW NORTHWEST ON BOREN AVE



VIEW WEST ON JOHN ST



VIEW EAST ON JOHN ST

EDG

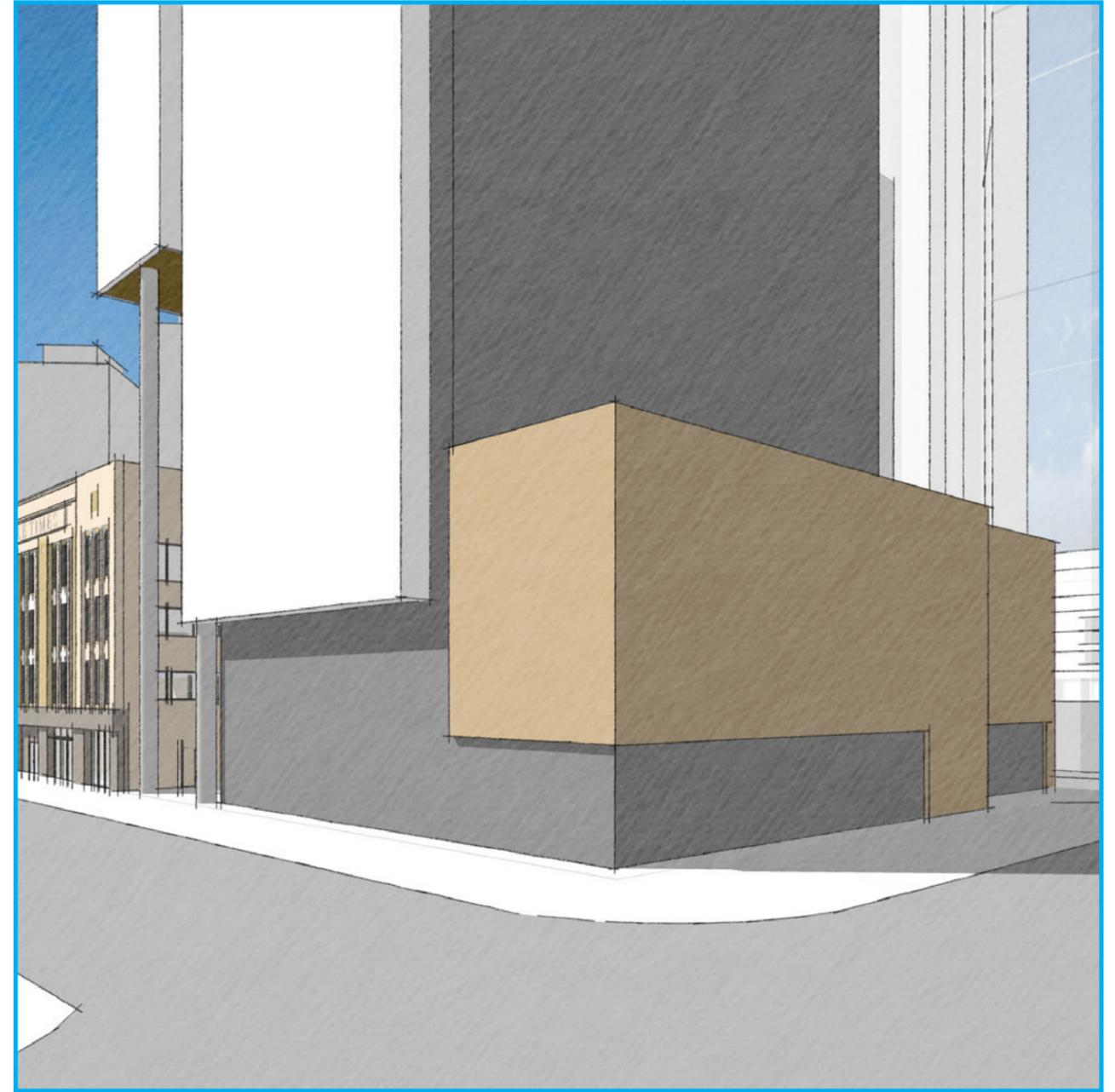


DESIGN GUIDANCE

“The podium design should be more substantial, and more deliberately integrated with the tower above.”

“Look to the materiality of the existing building to provide cues on how to add texture to the design.”

CURRENT DESIGN



APPLICANT RESPONSE

The podium height has been raised from two to three stories, and has been redesigned to visually interlock with the tower above.

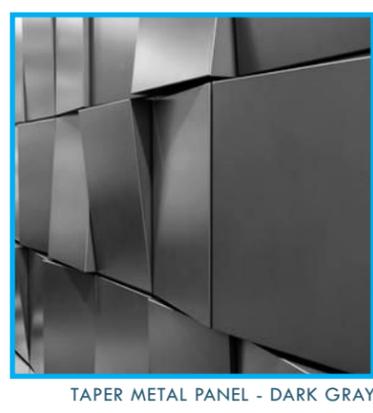
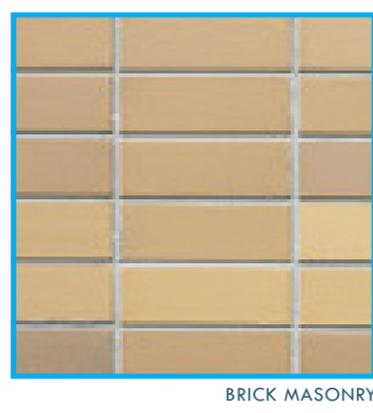
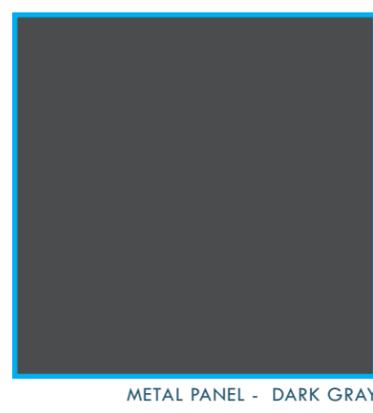
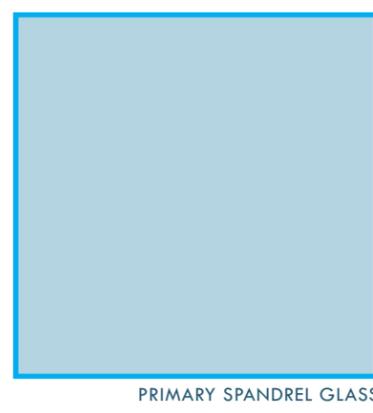
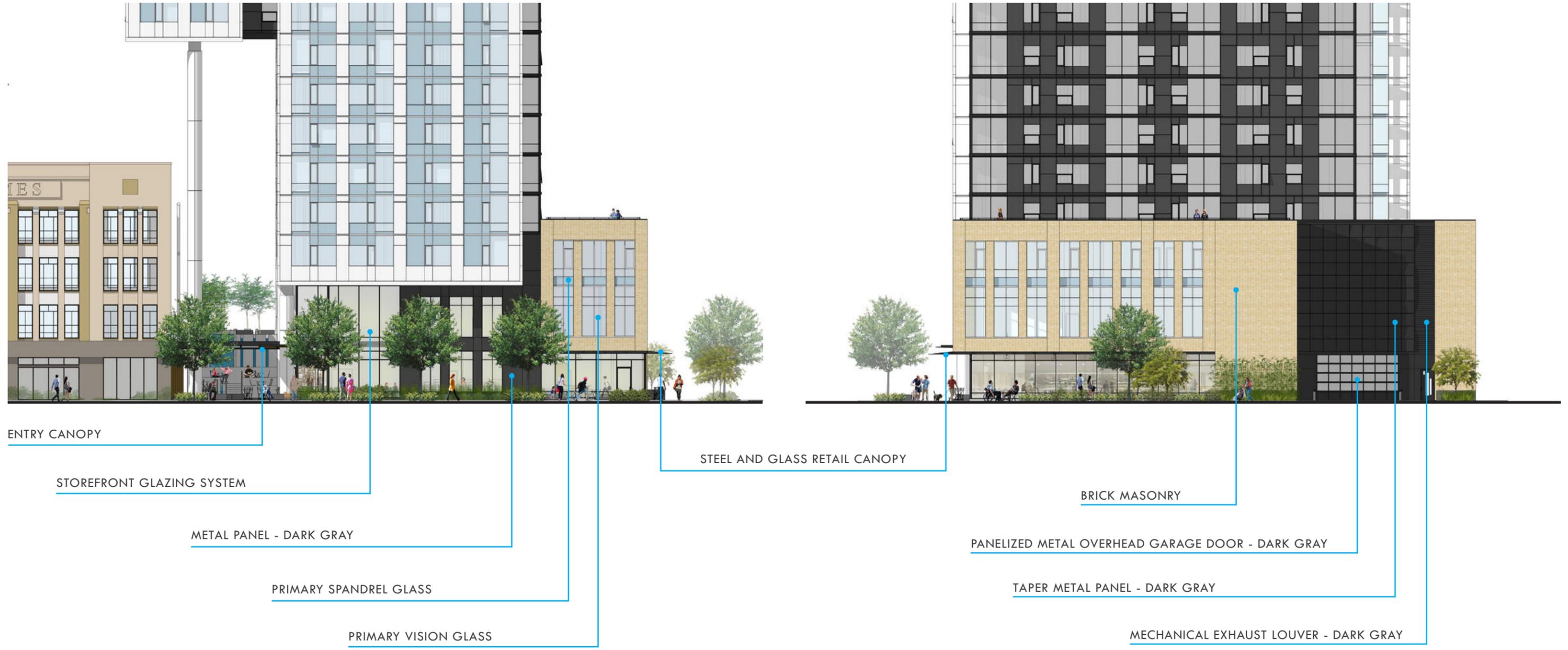
The design draws on the bay structure and heirarchy, tripartite division, and color family of the historic Seattle Time building to inform the design of both the tower and in particular the podium.

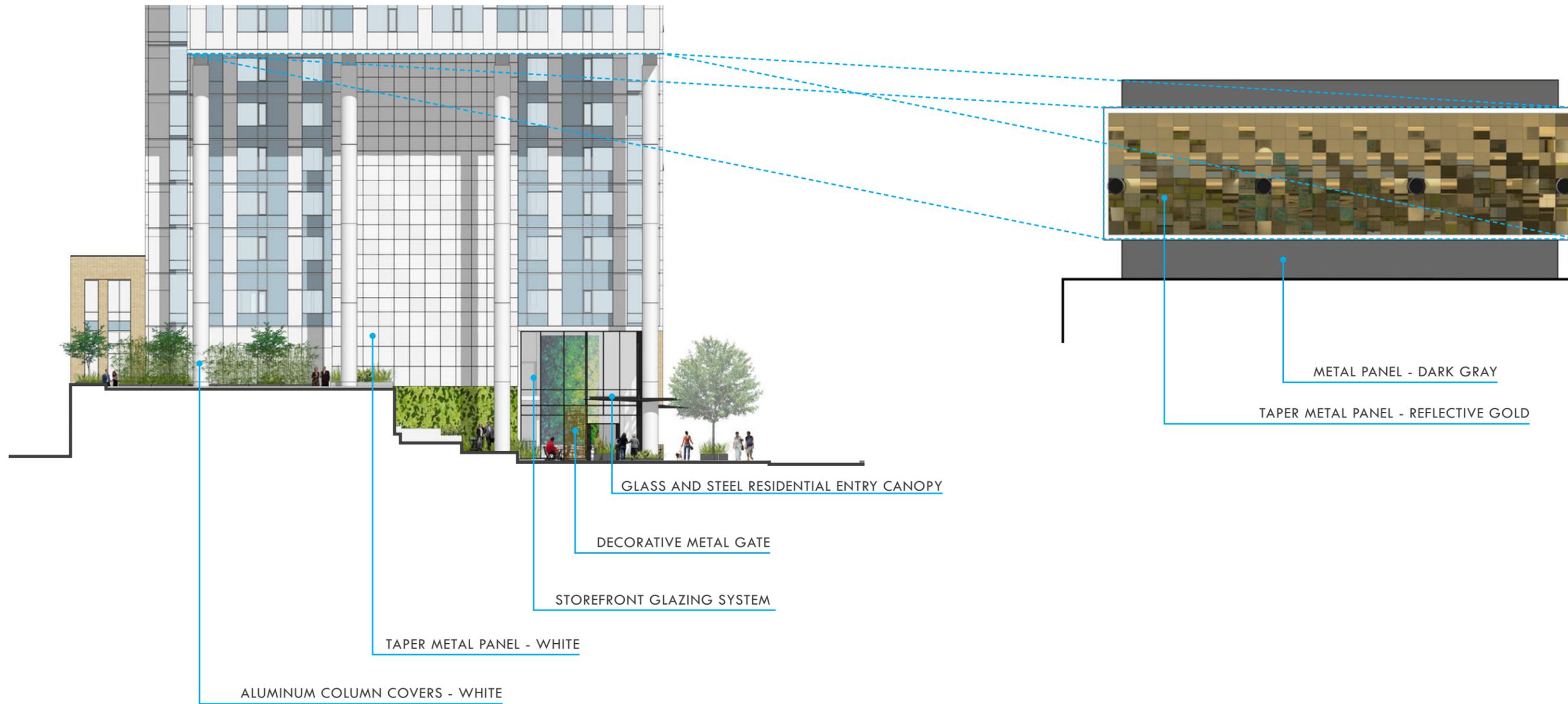
The heavier masonry materiality of the podium serves both as a reference to the existing Seattle Times building, and as a visual counterweight to the cantilevered tower above.



VIEW FROM CORNER OF BOREN AVE N AND JOHN ST

PODIUM MASSING MATERIAL DETAILS





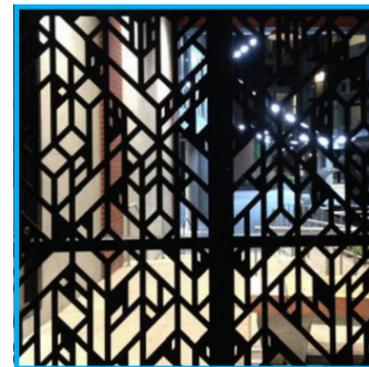
TAPER METAL PANEL - WHITE



TAPER METAL PANEL - GOLD



ALUMINUM COLUMN COVERS - WHITE



DECORATIVE METAL GATE

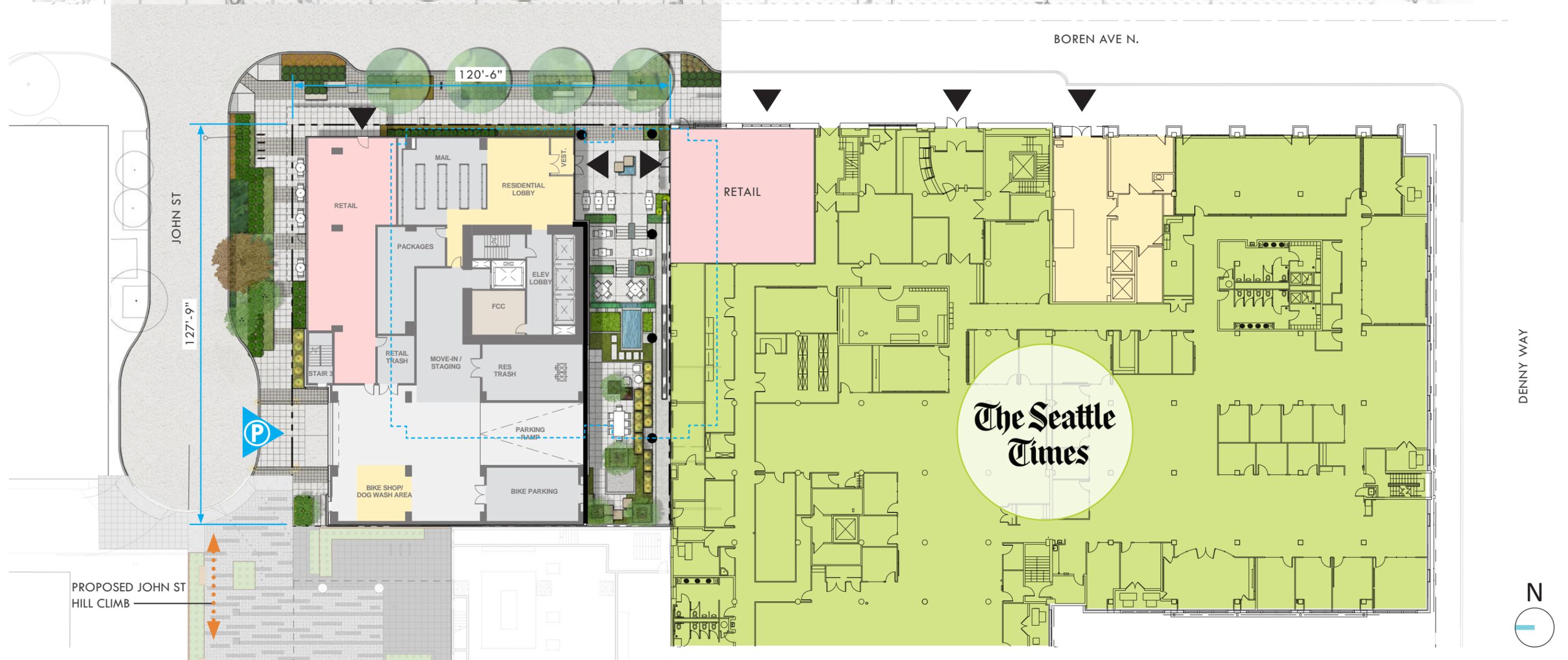


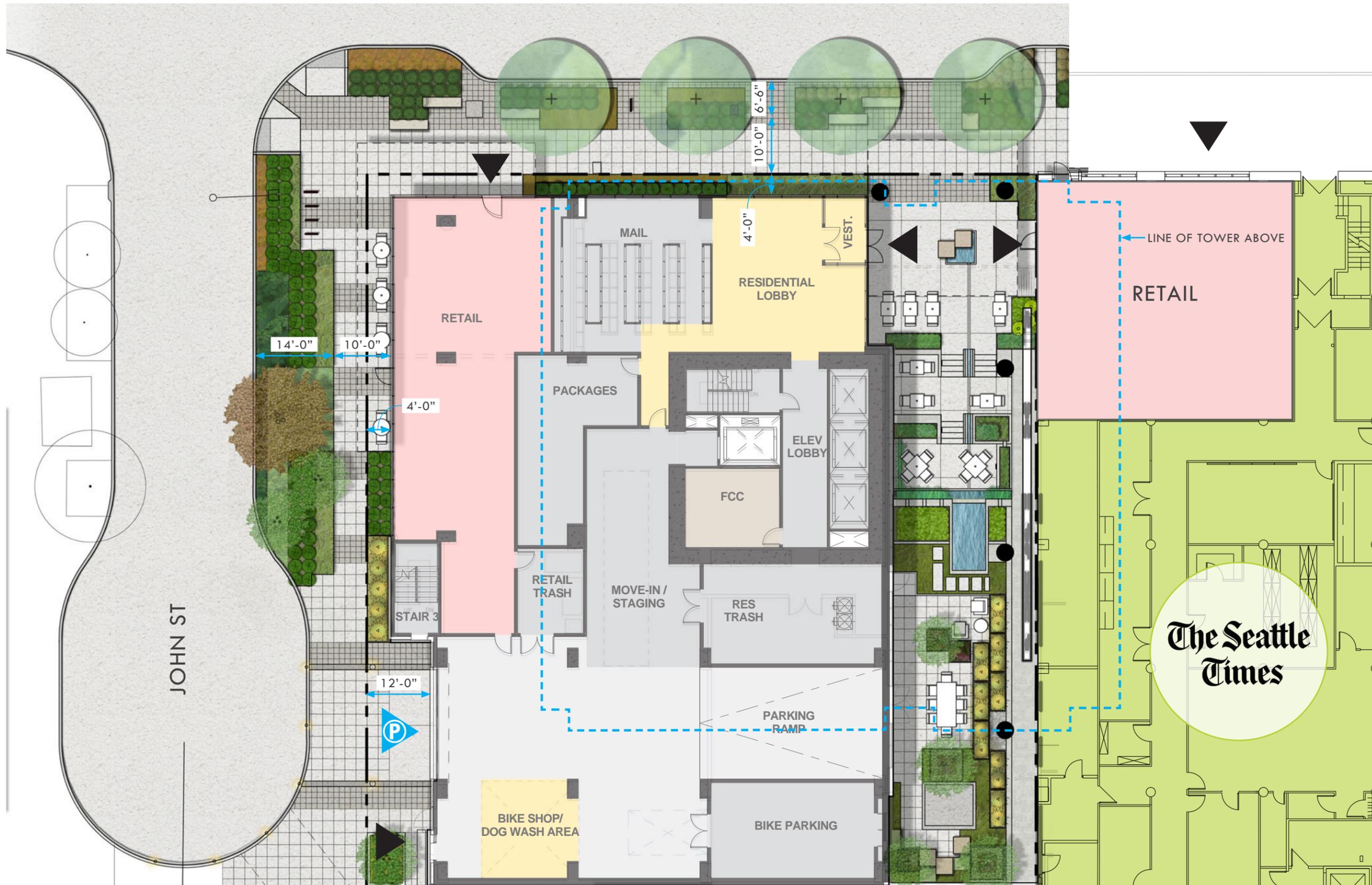
DESIGN GUIDANCE

TBD

APPLICANT RESPONSE

TBD





BOREN AVE N STREETSCAPE



BOREN AVE N STREET ELEVATION

DESIGN GUIDANCE

The podium design should be more **substantial**, and more deliberately **integrated with the tower above**.

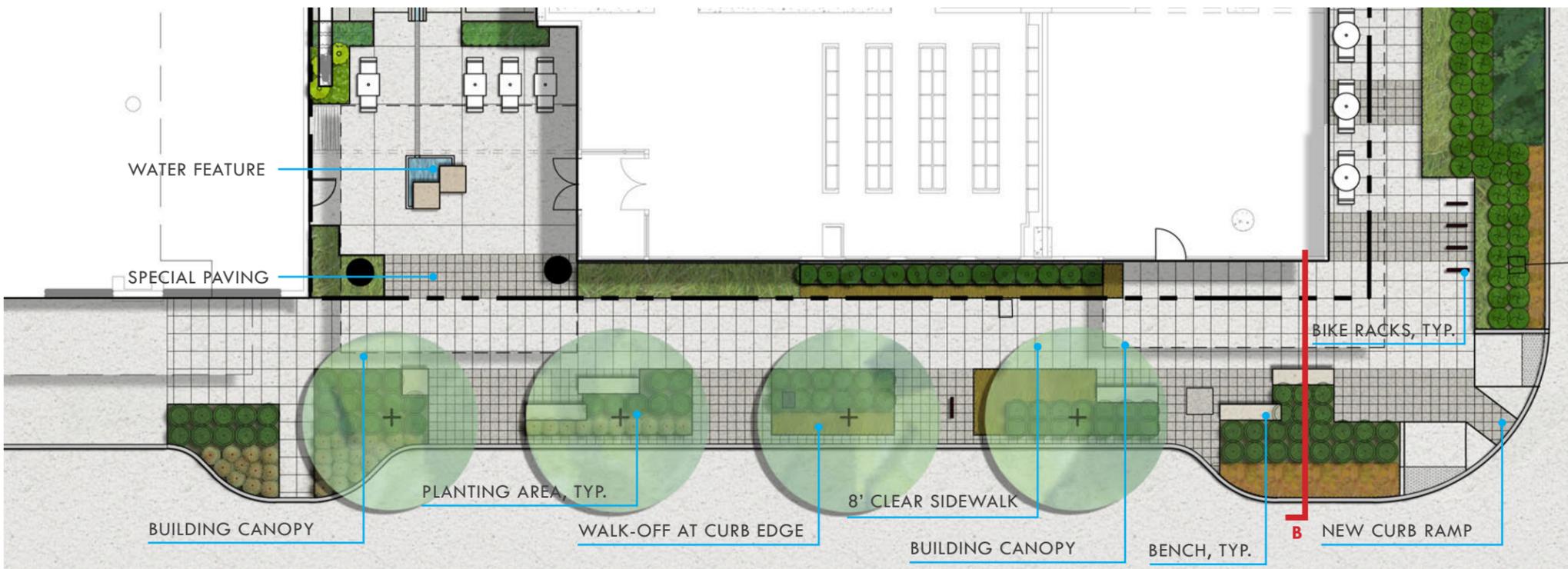
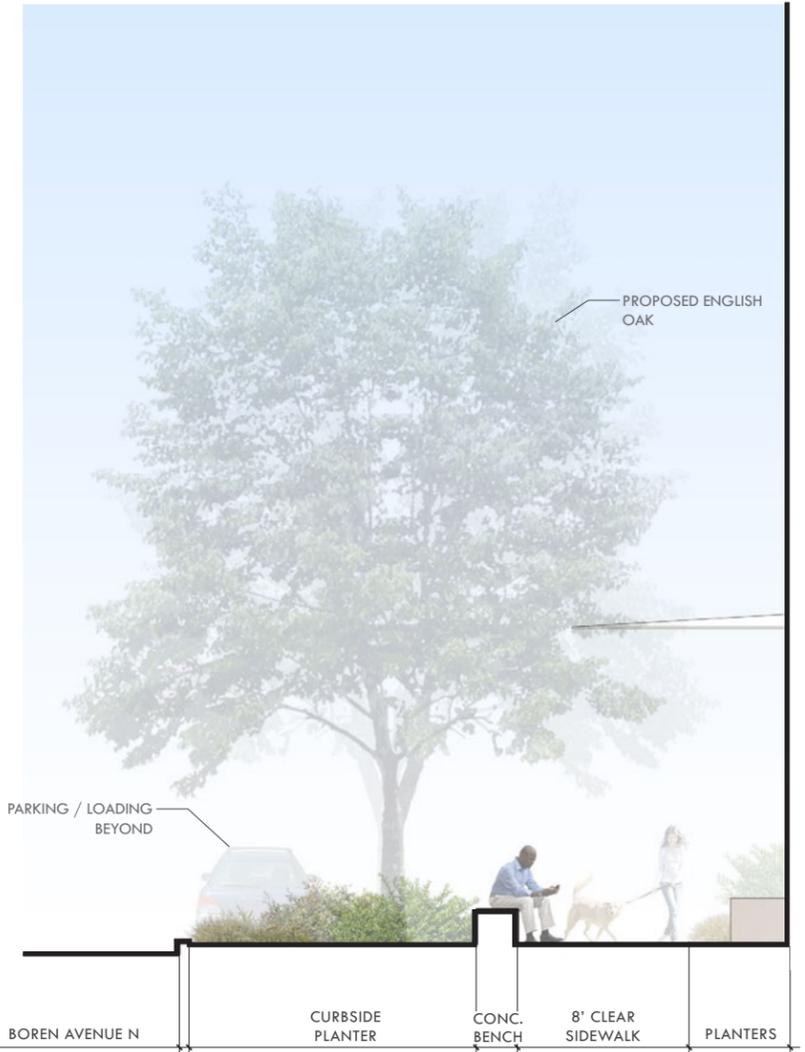
Design the plaza at the corner of Boren Ave N and John St to have more purpose and capture more activity from the retail space at the corner.

APPLICANT RESPONSE

The podium height has been raised from two to three stories, and has been redesigned to visually interlock with the tower above.

The plaza at Boren and John has been redesigned to be integrated into the lush environment of the Neighborhood Green Street, and to support the retail space within the building.

SECTION B: BOREN AVE N



BOREN AVE N STREETSCAPE PLAN

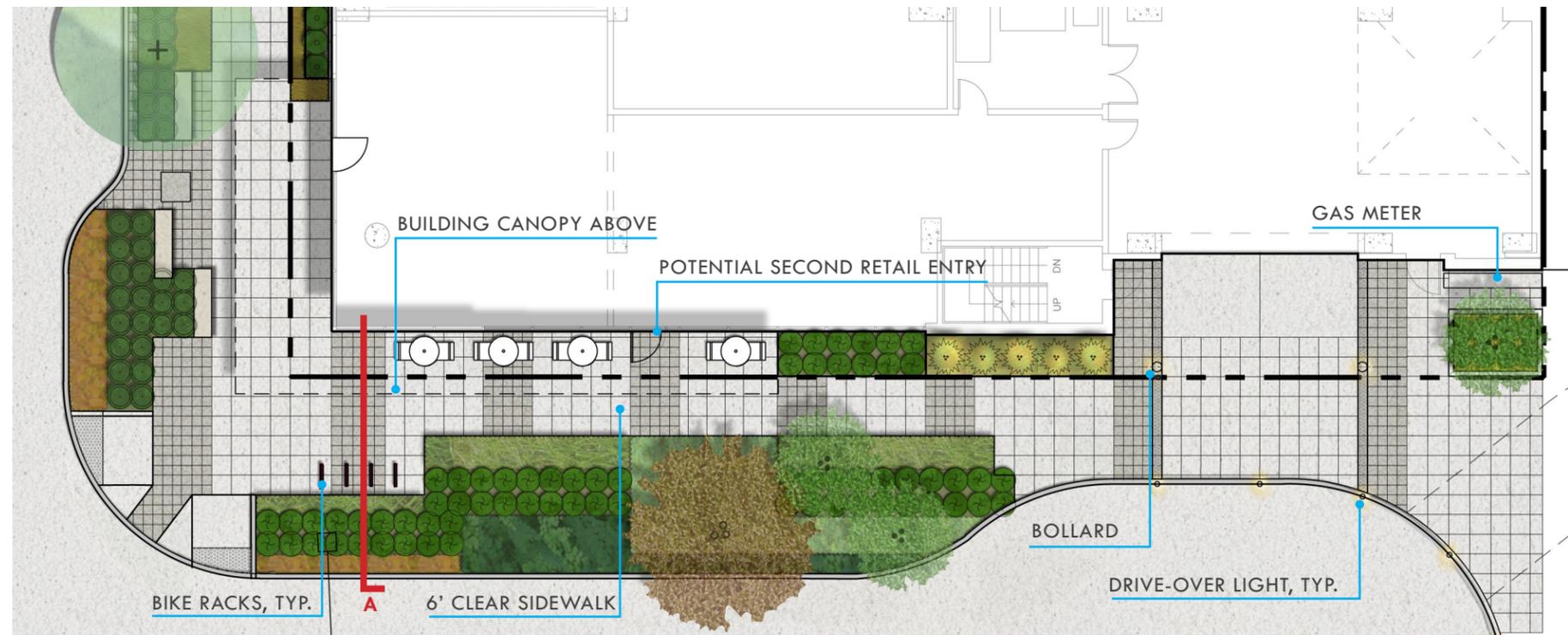


VIEW WEST FROM CORNER OF JOHN ST AND BOREN AVE N

JOHN ST STREETSCAPE



JOHN ST STREET ELEVATION



JOHN ST STREETSCAPE PLAN

DESIGN GUIDANCE

Consider a John St streetscape design *that integrates with the proposed 'woonerf' to the east.*

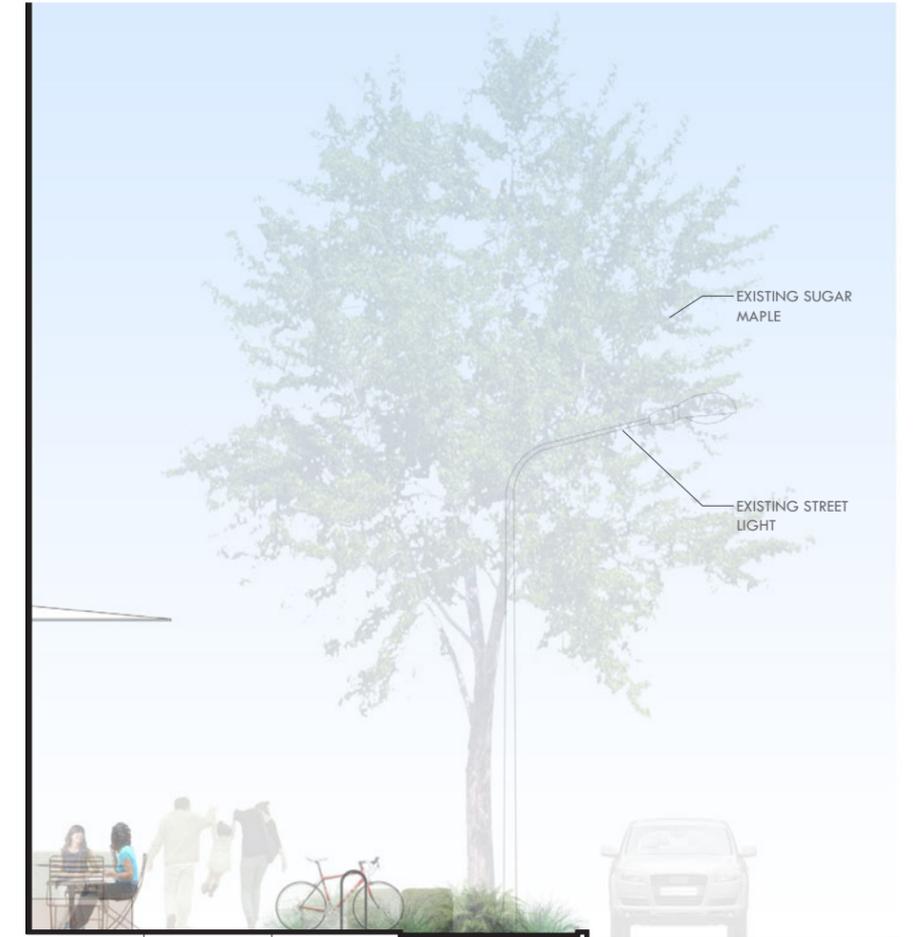
Design a John St streetscape *that supports the proposed hill climb* feature that is part of the proposed development to the west.

APPLICANT RESPONSE

The proposed streetscape design draws on the proposed 'woonerf' to the east in developing a pedestrian focused environment, including specialty paving, ample landscape, and a rolled curb at the end of John St.

The proposed design seeks to support the proposed hill climb feature of the neighboring project to the west by enhancing the pedestrian path through and to that location.

SECTION A: JOHN ST

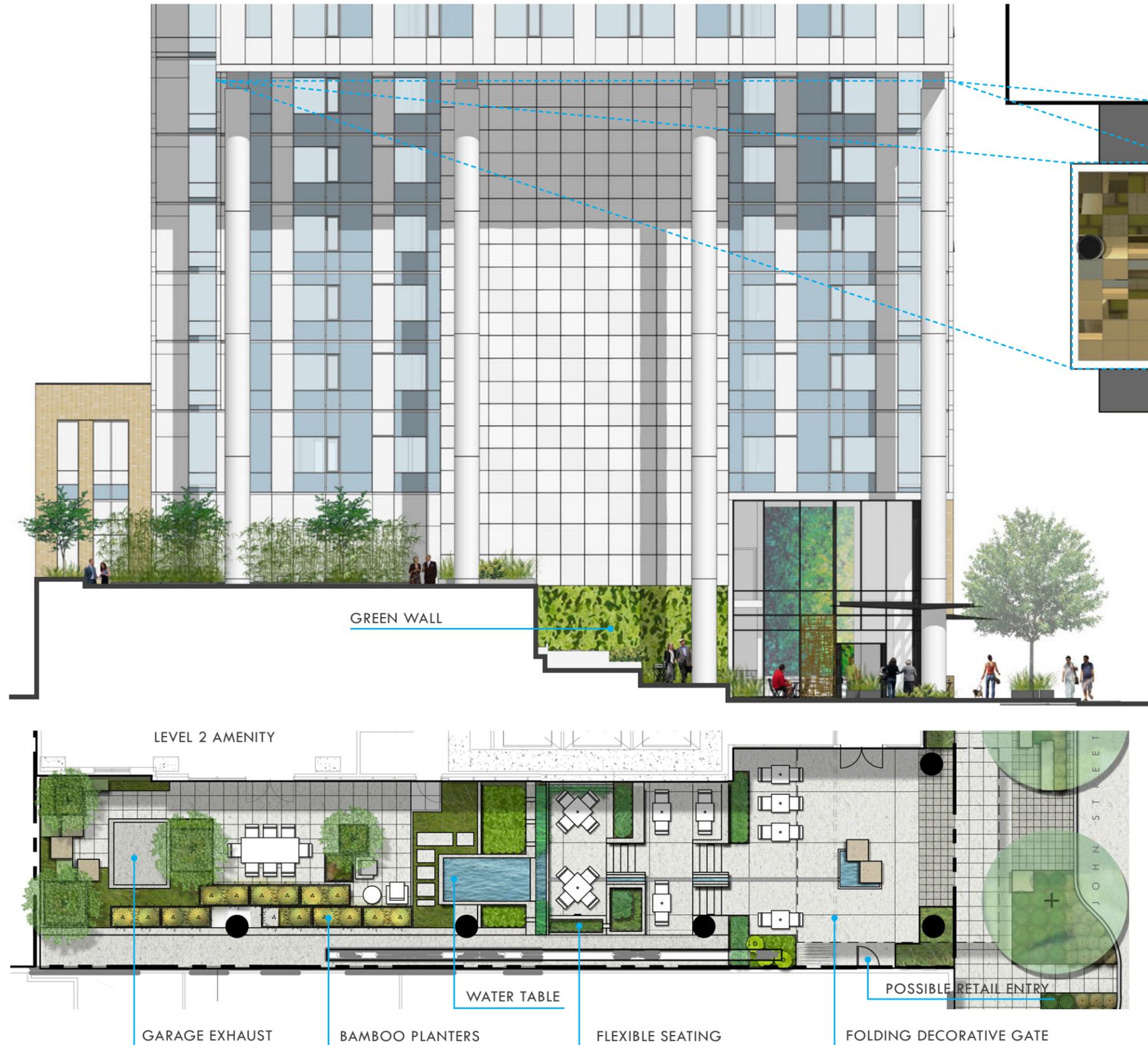




VIEW EAST FROM 1001 JOHN ST PLAZA



VIEW SOUTH FROM CORNER OF JOHN ST AND BOREN AVE N



REFLECTED CEILING PLAN OF SOFFIT ABOVE

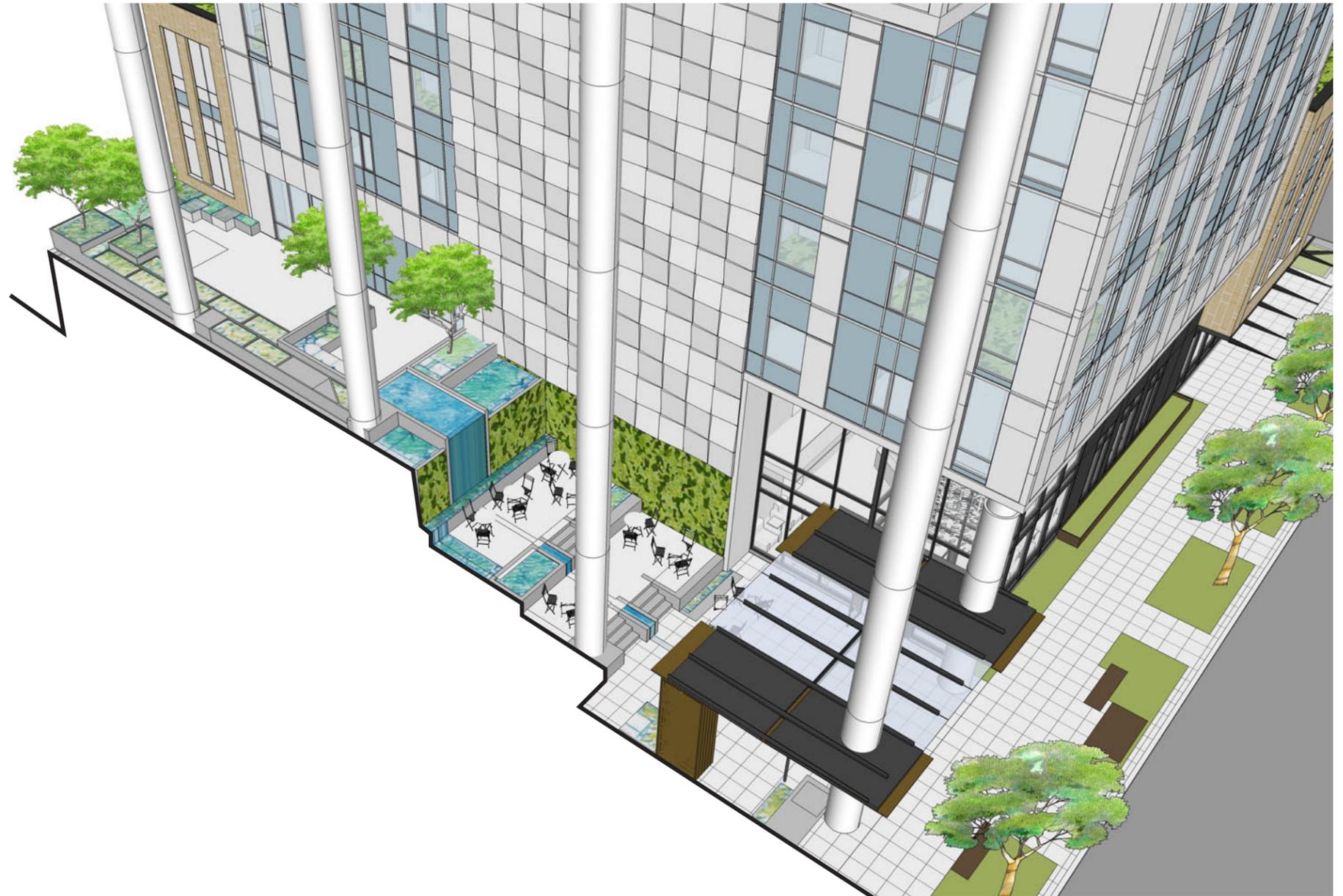
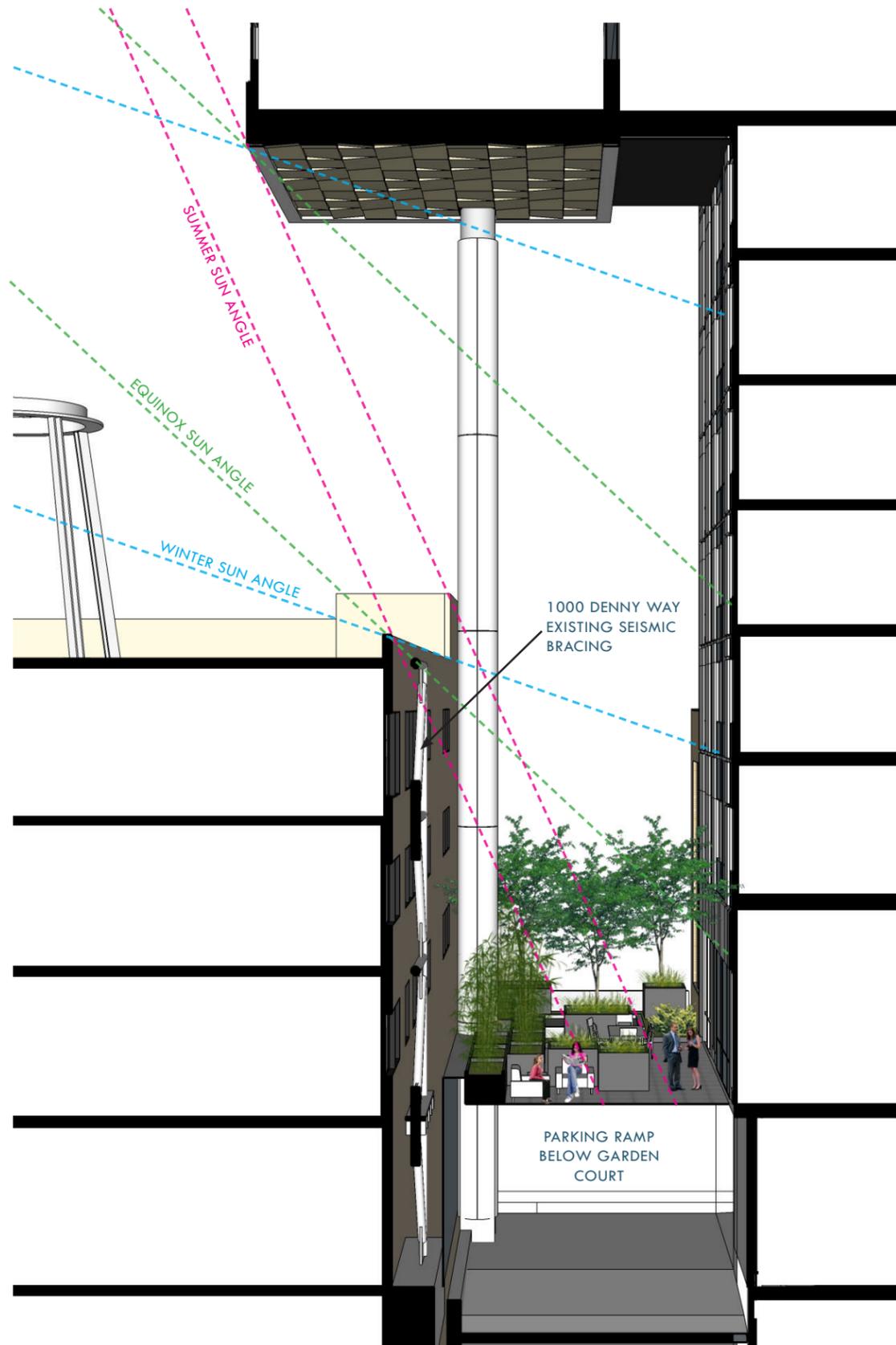
DESIGN GUIDANCE

The Board indicated that it would support the gap between the North Tower and the existing Seattle Times building, on the condition that it **provide street-level useable space**, and is **integrated into the entry sequence**.

APPLICANT RESPONSE

The design proposes an at-grade entry court within the gap between the tower and the existing Seattle Times. Both the tower residential lobby and a new retail space within the Seattle Times building open onto this space, which provides flexible public seating. In off-hours, a decorative gate will close off the seating area, while keeping the entrance vestibule to the residential lobby accessible.

In order to provide the necessary clear height for the parking ramp below, the rear portion of the Garden Court is raised to Level 2, and serves as visual relief to the adjacent offices within the Seattle Times building.





VIEW NORTH ON BOREN AVE N



VIEW WEST ACROSS BOREN AVE N FROM PROPOSED THROUGH-BLOCK PEDESTRIAN CONNECTION



VIEW OF RESIDENTIAL LOBBY ENTRY - OPEN GATE



VIEW OF RESIDENTIAL LOBBY ENTRY - CLOSED GATE (AFTER HOURS)

LANDSCAPE CONCEPT

PRECEDENT IMAGES



Amazon Locker Plaza



NEIGHBORING DEVELOPMENT



1001 John Street / MACK URBAN, CollinsWoerman, Hewitt



John Street Woonerf / ONNI, Chris Dikeakos Architects, Inc., ETA Landscape Architecture



Lagerstroemia var. 'Natchez' / Natchez (White) Crepe Myrtle



Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry



Arbutus unedo / Compact Strawberry Tree



Hamamelis x intermedia 'Jelena' / Jelena Witch Hazel



Helictotrichon sempervirens / Blue Oat Grass



Lavandula x intermedia 'Provence' / Provence French Lavender



Vaccinium ovatum / Evergreen Huckleberry



Carex testacea / Orange New Zealand Sedge



Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo



Calluna vulgaris 'Firefly' / Heather



Pennisetum alopecuroides 'Hameln' / Dwarf Fountain Grass



Anemanthele lessoniana / Pheasant's Tail Grass



Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass



Acorus gramineus 'Ogon' / Golden Variegated Sweet Flag



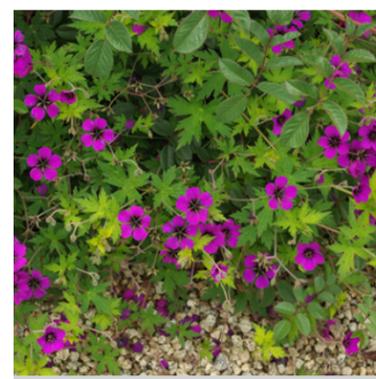
Liriope spicata 'Silver Dragon' / Silver Dragon Lilyturf



Carex morrowii 'Ice Dance' / Ice Dance Sedge



Agapanthus x 'Monmid' / Midnight Blue Agapanthus



Geranium 'Patricia' / Patricia Hardy geranium



Euphorbia amygdaloides var. robbiae / Robb's Euphorbia



Green Roof Mix

LANDSCAPE DESIGN - STREETScape LANDSCAPE MATERIALS



Quercus robur/ English Oak



Existing Sugar Maple to remain



Cornus kousa 'Chinensis' / Chinese Dogwood



Pittosporum tobira 'Wheeler's Dwarf' / Wheeler's Dwarf Japanese Mock Orange



Spiraea betulifolia 'Tor' / Birchleaf Spiraea



Hydrangea quercifolia 'Pee Wee' / Dwarf Oakleaf Hydrangea



Liriope spicata / Creeping Lily Turf



Carex testacea / Orange New Zealand Sedge



Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo



Anemanthele lessortiana / Pheasant Tail Grass



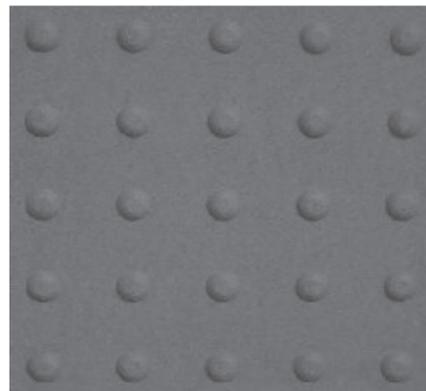
Lonicera pileata / Box Leaf Honeysuckle



Natural Concrete



Sandblast Finish, Specialty-scored Concrete



Detectable Warning Pavers



Carex morrowii 'Ice Dance' / Ice Dance Sedge



Sarcococca humilis var. 'humilis' / Creeping Sweet Box



Polystichum munitum / Sword Fern



Buxus microphylla 'Koreana' / Korean Box



Cast in Place Conc. Benches



Steel Planters



Westport No-scratch Bike Rack

STREETSCAPE DESIGN

The design at John Street, which is a designated Green Street, is an extension of the proposed *woonerf* design across Boren to the east - and will highlight public access to spectacular views of the Space Needle and western skyline. This shared roadway also continues eastward directly to the historic Seattle Times Park.

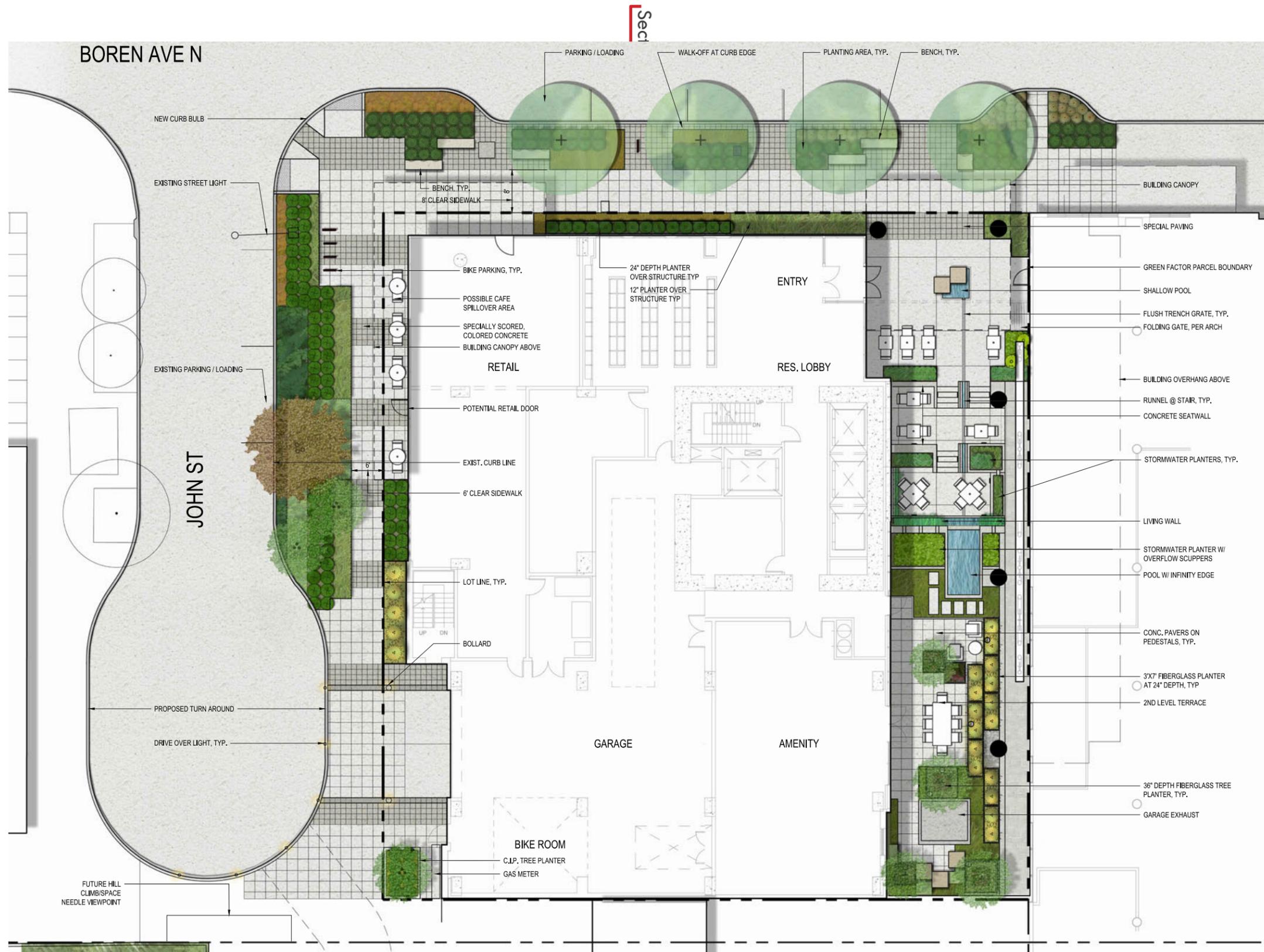
Our project responds to the generous, south-facing retail plaza across John to the north (Amazon Locker) - incorporating curb bulbs to shorten pedestrian crossings, bike parking, and cast-in-place benches with LED lighting to activate the corner. Covered space for cafe seating provides additional opportunities for outdoor seating/dining.

A series of specially-scored, colored concrete bands create a cadence that relates to the rhythm of the architecture as one walks westward along John Street. Within the ample curbside planter a combination of clipped hedges and low, evergreen groundcover provide a lush, green groundplane along John. The preservation of a large, existing Sugar Maple adds a sense of place, and three smaller ornamental Dogwoods lend a smaller, pedestrian scale to the street (as well as seasonal color).

We are proposing to lower the sidewalk as it approaches the driveway entrance, so that curb along the south end of the turn-around will be a simple, flush band of concrete. This will allow for a free-flow of pedestrian movement at a diagonal toward the views of the space needle - without extensive curb cuts and warping of grades. The plan shows drive-over lights, bollard lights and detectable warning pavers, which will indicate to both drivers and pedestrians that there is a crossing.

Along Boren, the specially-scored, colored concrete is repeated as a border along the 8' sidewalk. English Oak trees are planted at 26' intervals, and respond to proposed tree plantings by the property across Boren.

A new curb bulb extension will allow for an implied crossing at the south end of the project, in concert with the neighboring project's proposed mid-block crossing.





Acer palmatum/
Green Japanese Maple



Phyllostachys 'Bissettii'/
Bissett's Bamboo



Asarum caudatum/
Wild Ginger



Oxalis oregana/
Redwood Sorrel



Gaultheria-procumbens/
Wintergreen



Sarcococca humilis var.
'Humilis' /
Creeping Sweet Box



Cyrtomium falcatum/
Holly Fern



Polystichum setiferum/
Soft Shield Fern



Helleborus orientalis/
Lenten Rose



Liriope spicata/
Creeping Lily Turf



Carex obnupta/
Slough Sedge



Scirpus microcarpus/
Small-fruited Bulrush



Juncus tenuis/
Slender Rush



Calamagrostis brachytricha/
Korean Feather Reed Grass



Hakonechloa macro
'Aureola'/Golden Jap-
anese Forest Grass'



Acorus gramineus
'Ogon'/ Golden Varie-
gated Sweet Flag

GARDEN COURT



Living Wall

LEGEND:

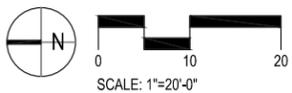
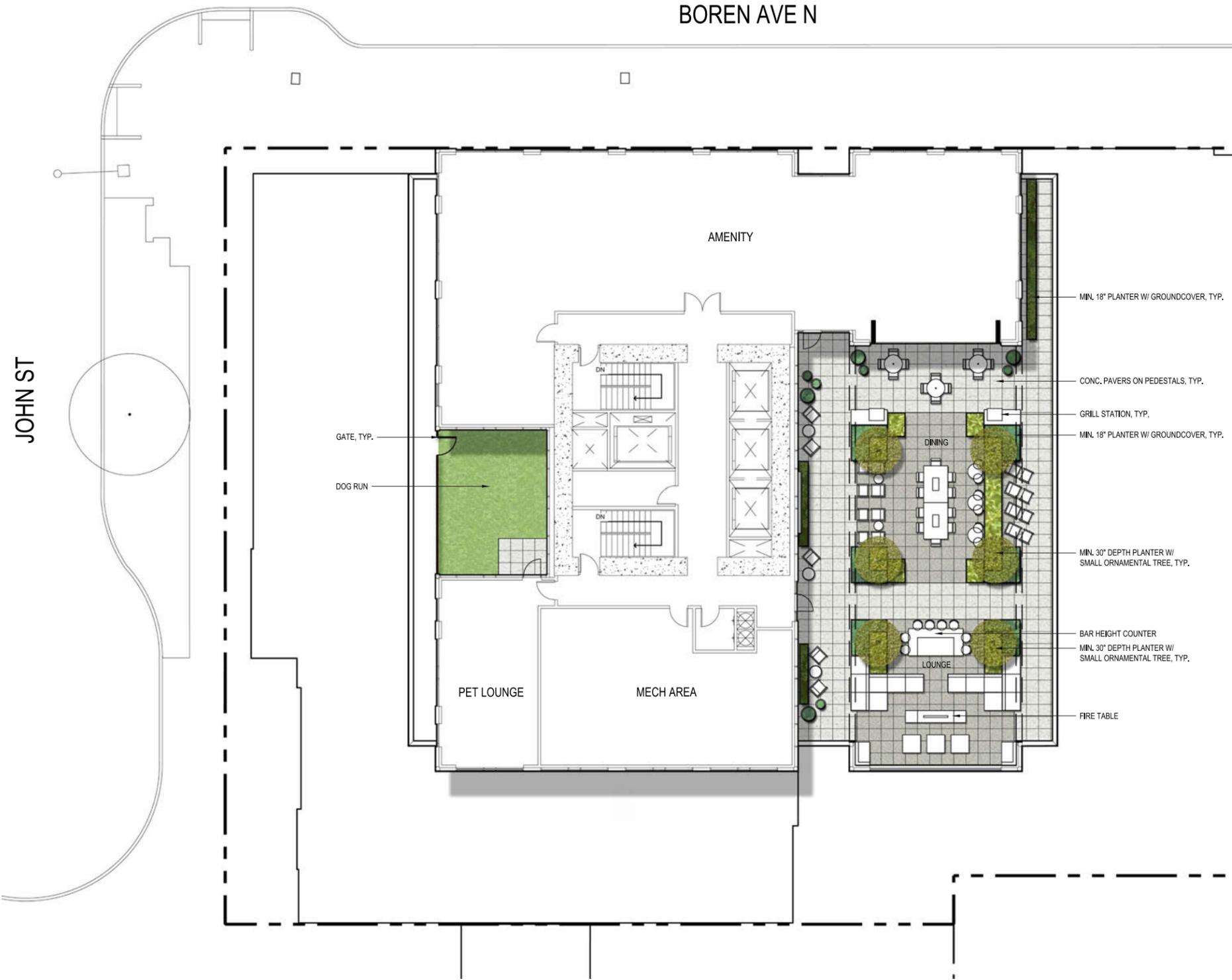
- A** Specially-scored, colored concrete
- B** Shallow pool with concrete plinth seating
- C** Garage exhaust
- D** Water feature
- E** Concrete seatwall, typ.
- F** Stormwater planters, typ.
- G** Living wall
- H** Stormwater planters with overflow scuppers
- I** Pool with infinity edge
- J** Bamboo planters for filtered views between terrace and Times building windows
- K** Japanese Maples

GARDEN COURT DESIGN

At the entrance to the Garden Court, additional benches frame a small plaza as well as the building's residential entry. Inside the court, three stepping levels contain various seating options and shade-loving plantings that lead up to an 8' high living wall that serves as a focal point for the space. Visitors experience the movement of water throughout the court - encountering a shallow pool at the entry and tracing its route through covered trenches and open runnels to the top of the living wall. A system of stormwater planters highlights water in another way, slowing stormwater runoff before it reaches the street.

Beyond the living wall, the court is level with the building's second floor providing outdoor amenity space for tenants. Here, a water table and stormwater planters spill over the living wall feeding the plantings below. Japanese Maples, bamboo, grasses and ferns create intimate spaces for formal and informal gatherings. The court supports private dining and catered events, as well as spaces for lounging and taking in neighborhood views.

LEVEL 41 ROOF TERRACE



UPPER TERRACE LANDSCAPE ELEMENTS



Pedestal Pavers



Steel planters



Modular Fiberglass Planters

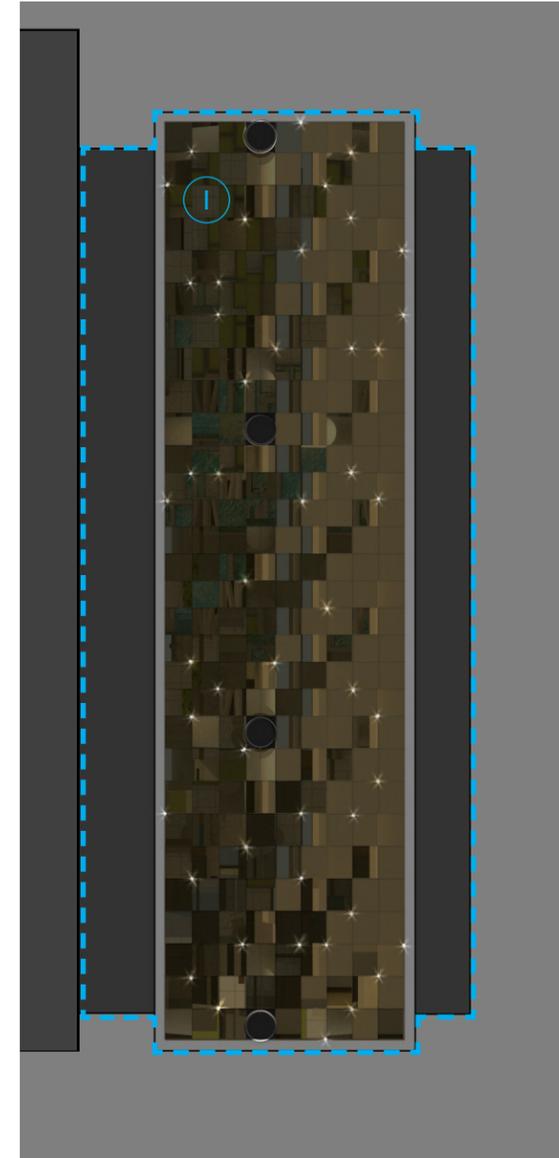
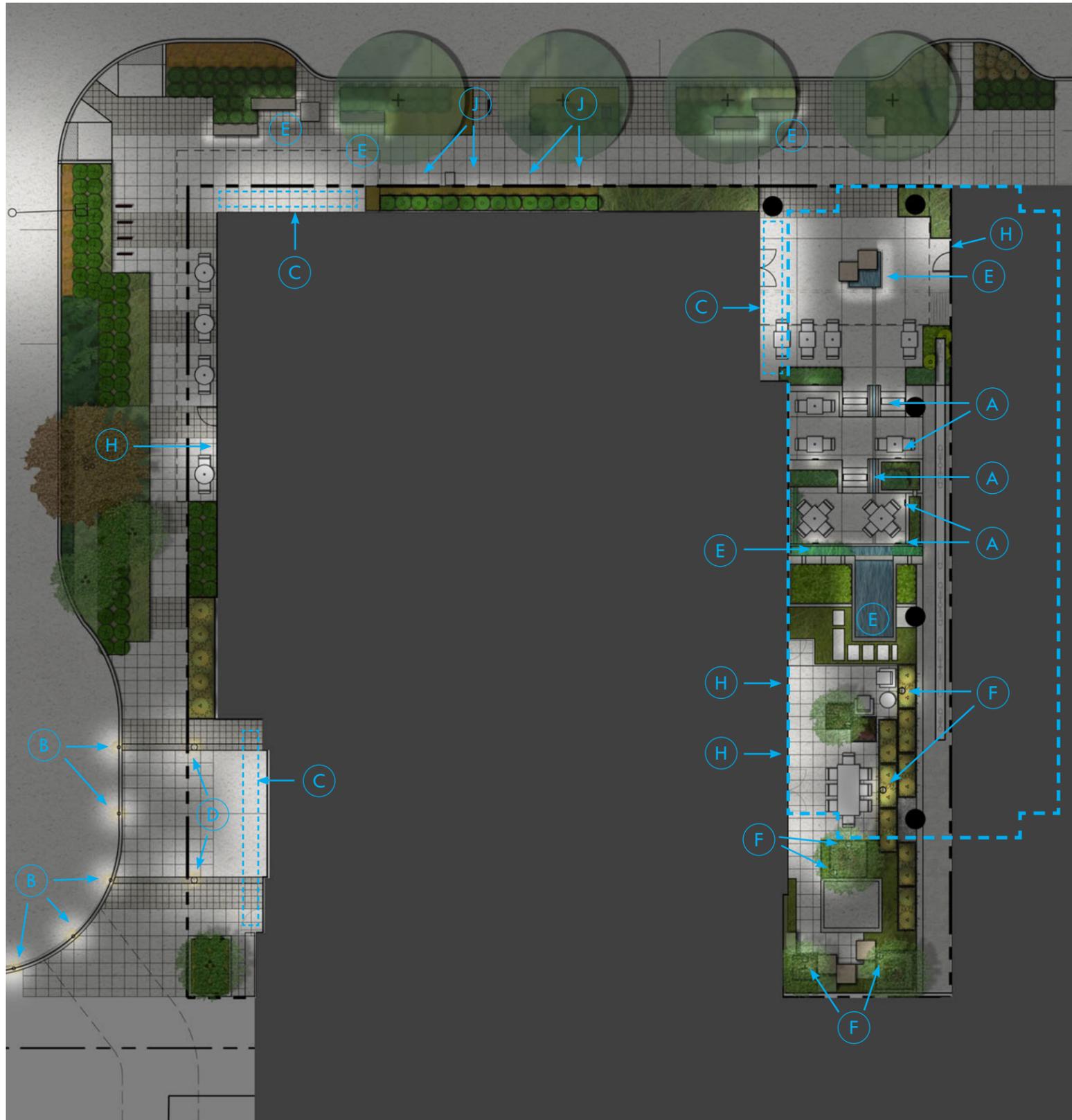


Grill Station



Dog Run Surfacing- Anti-Bacterial Synthetic Turf

GROUND LEVEL/LEVEL 2 LIGHTING PLAN



STEP LIGHT



DRIVE-OVER LUMINAIRE



SURFACE MOUNTED LINEAR LED



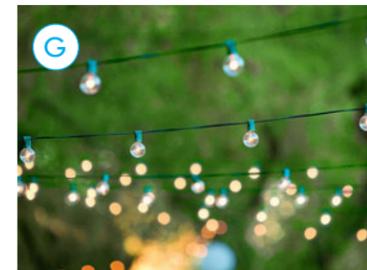
ILLUMINATED BOLLARD



BENCH LIGHTING



LANDSCAPE FLOODLIGHT



FESTOON LIGHTING



WALL-MOUNTED CAN LIGHTING

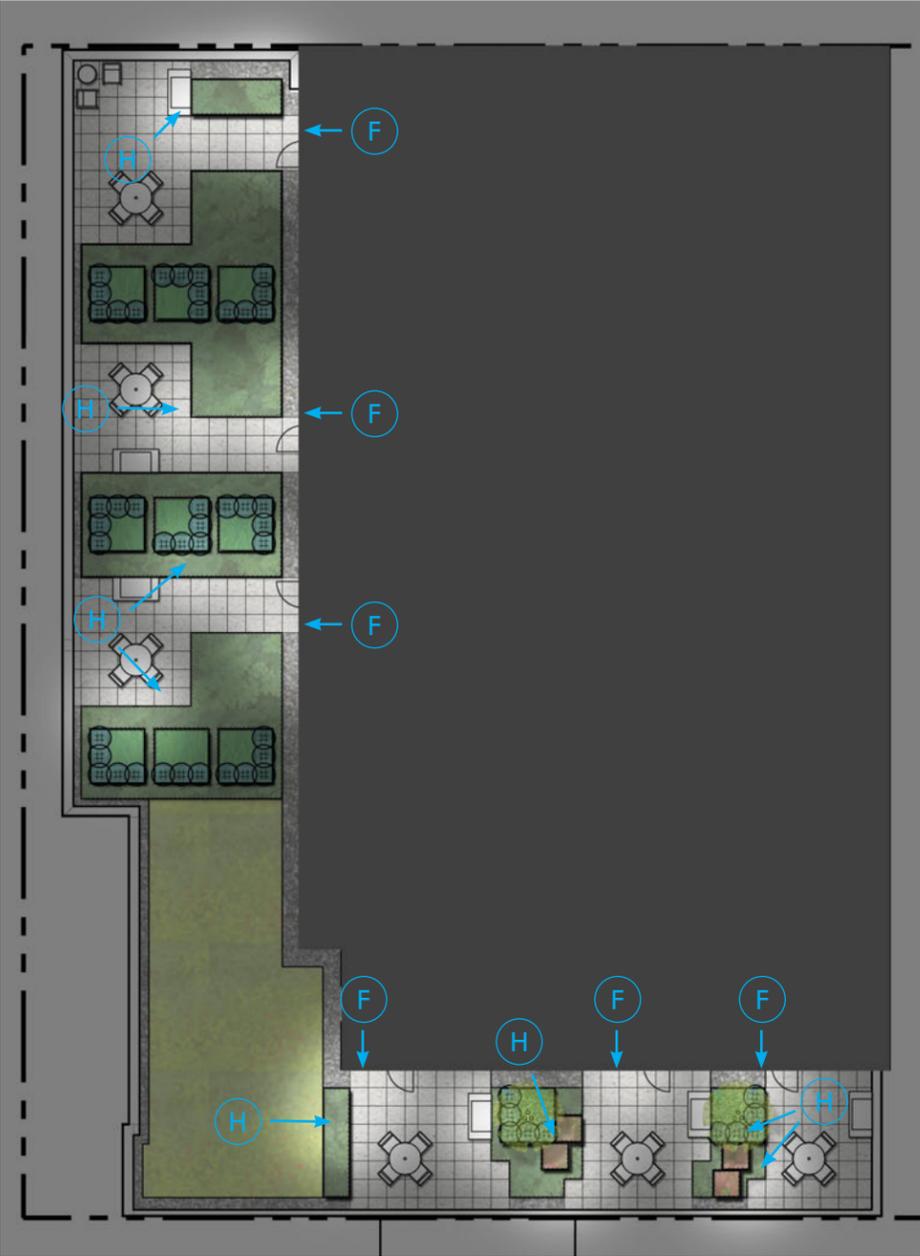


MINI LED RECESSED SPARKLE LIGHT

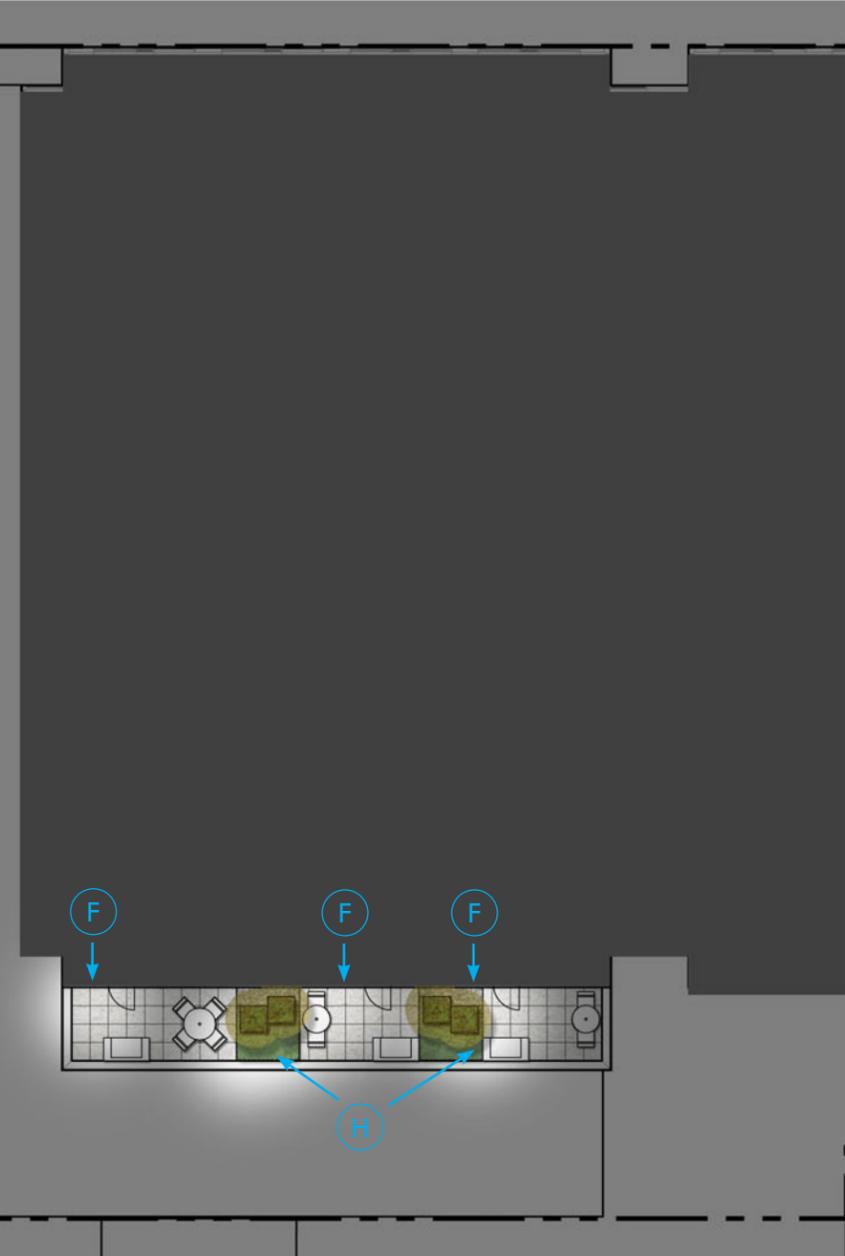


UP/DOWN WALL WASH

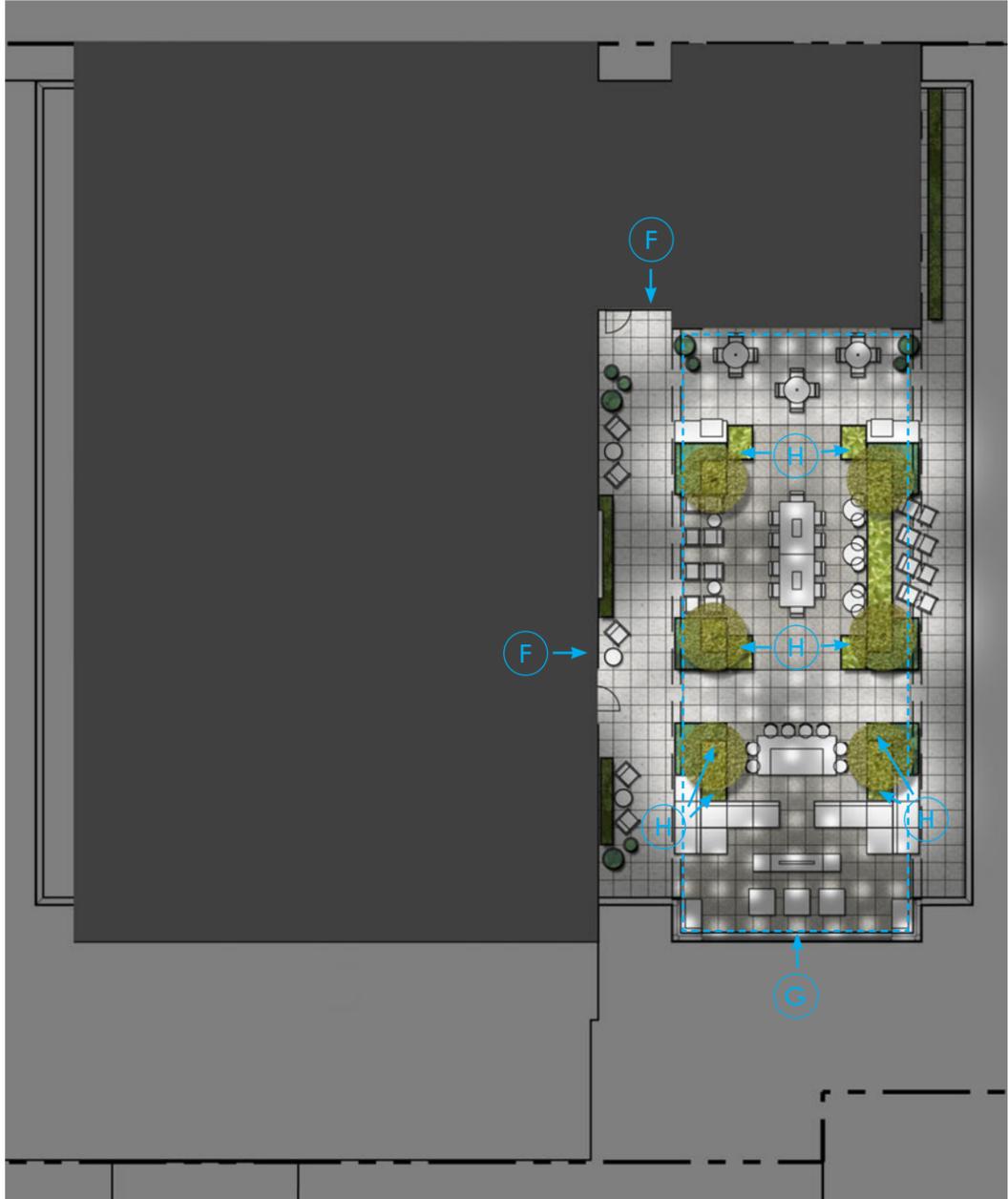
LEVEL 4 LIGHTING PLAN



LEVEL 11 LIGHTING PLAN



LEVEL 41 LIGHTING PLAN

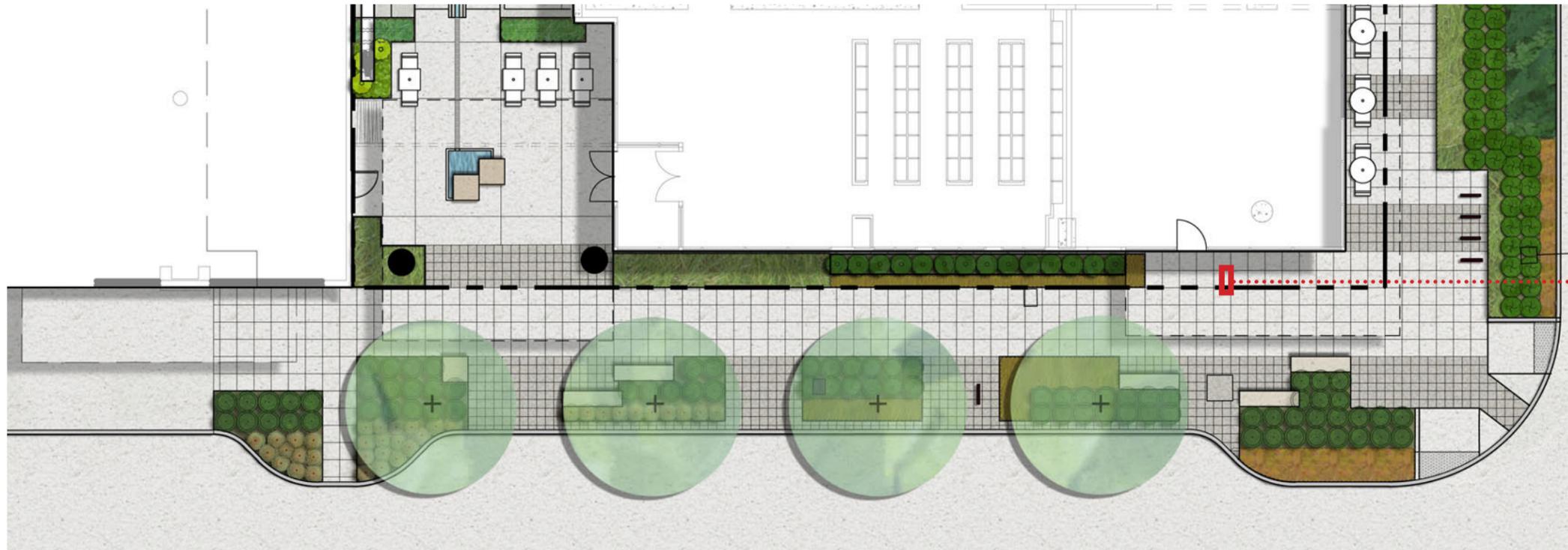
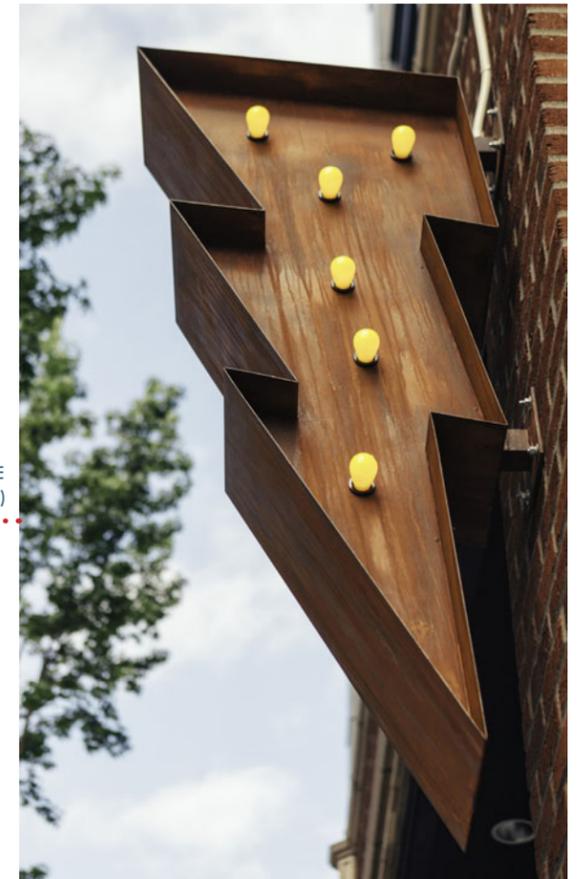




BOREN AVE N STREET ELEVATION

RETAIL BLADE SIGNAGE
(POTENTIAL LOCATION)

BUILDING IDENTIFICATION
SIGNAGE (POTENTIAL
LOCATION)



RETAIL BLADE SIGNAGE
(POTENTIAL LOCATION)



CANOPY SIGNAGE (POTENTIAL LOCATION)



WINDOW SIGNAGE (POTENTIAL LOCATION)



DEPARTURE #1 - ROOF TOP FEATURES

Standard:

SMC 23.48.010.H.4 - The following rooftop features may extend up to 15 feet above the maximum height limit, so long as the combined total coverage of all features listed in this subsection 23.48.010.H.4 does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment:

- a. Solar collectors;
- b. Stair penthouses;
- c. Mechanical equipment;
- d. Atriums, greenhouses, and solariums;
- e. Play equipment and open-mesh fencing that encloses it, as long as the fencing is at least 15 feet from the roof edge;
- f. Minor communication utilities and accessory communication devices, except that height is regulated according to the provisions of Section 23.57.012; and
- g. Covered or enclosed common amenity area for structures exceeding a height of 125 feet.

SMC 23.48.010.H.7 - At the applicant's option, the combined total coverage of all features listed in subsections 23.48.010.H.4 and 23.48.010.H.5 above may be increased to 65 percent of the roof area, provided that all of the following are satisfied:

- a. All mechanical equipment is screened; and
- b. No rooftop features are located closer than 10 feet to the roof edge.

Proposed Design Departure:

No setback from roof edges for roof amenity features and mechanical screens, while maintaining 65% roof coverage.

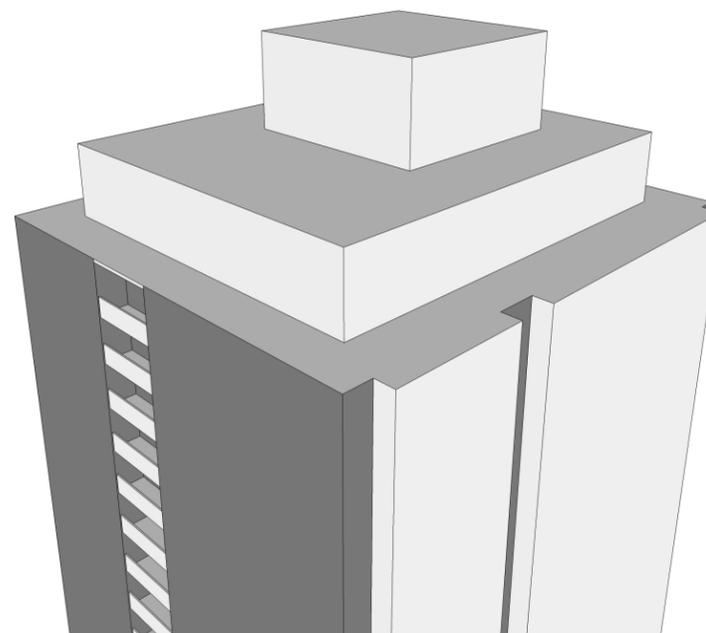
Rationale:

Allowing the mechanical screening and indoor residential amenity spaces to be incorporated into the tower massing creates a more integrated and elegant design, helping to accentuate the slenderness and verticality of the tower and reinforcing the consistency of the overall architectural concept.

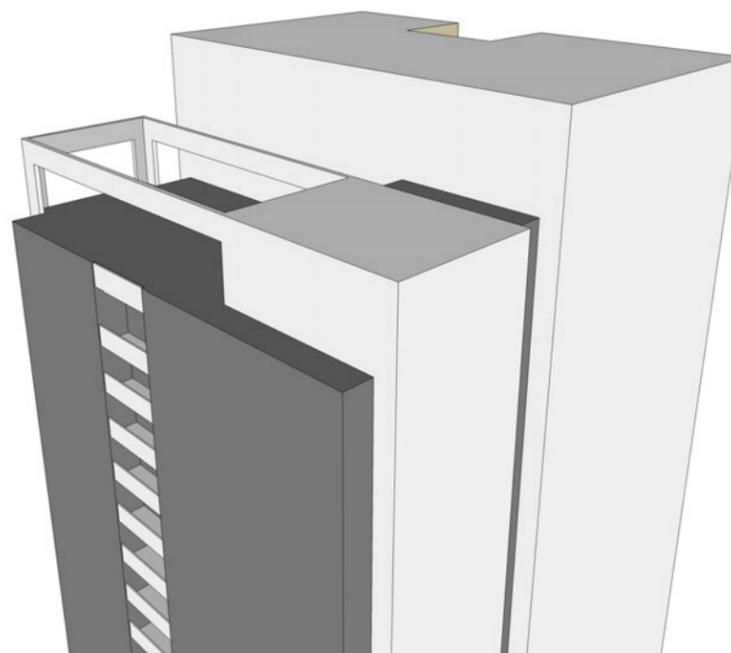
Supporting guidelines:

- DC2-B.1 - FACADE COMPOSITION

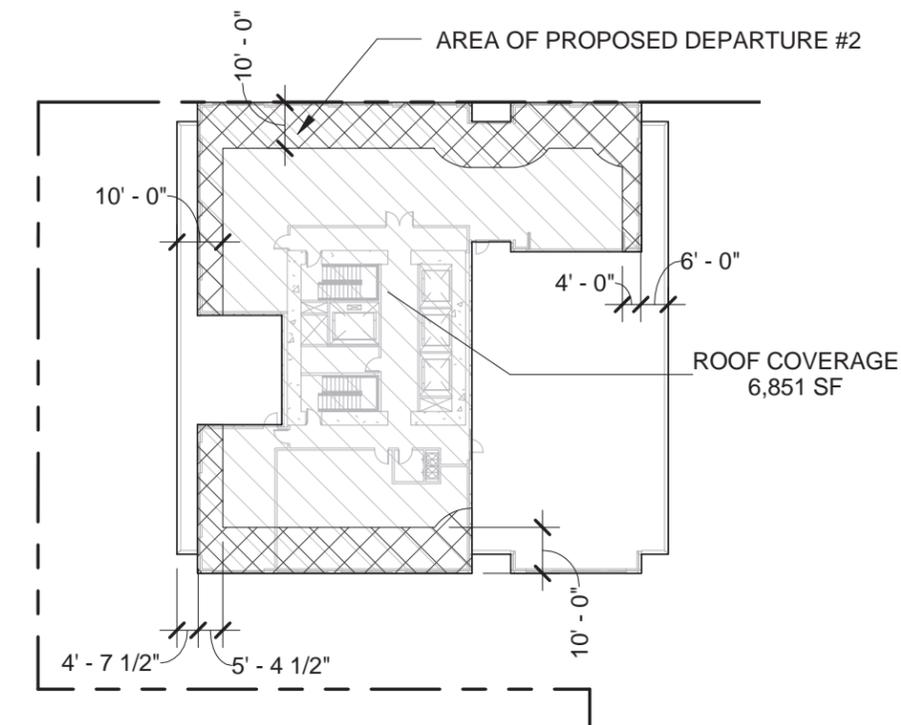
CODE COMPLIANT ROOF FORM



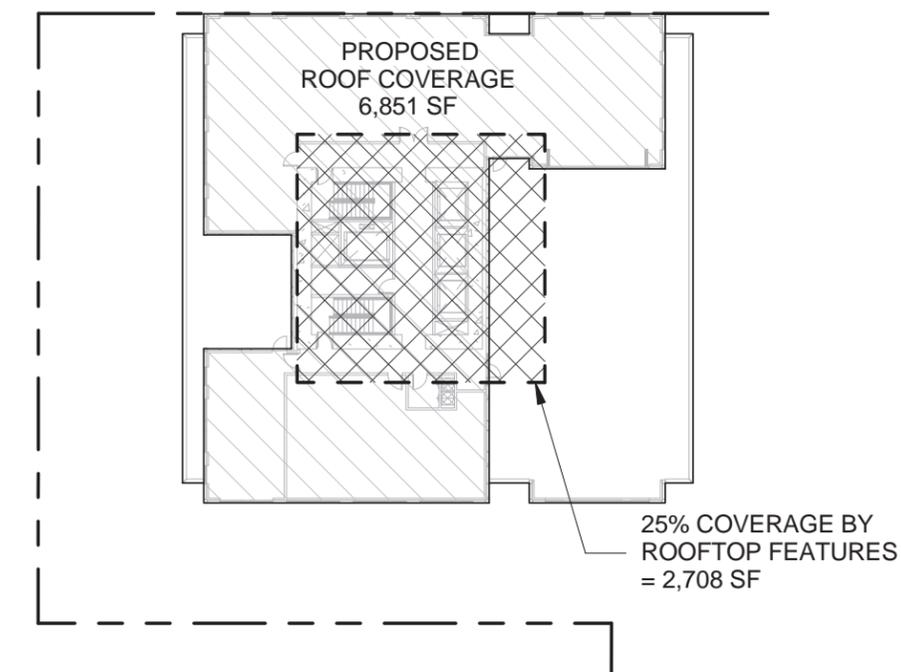
PROPOSED ROOF FORM



10' SETBACK FROM ROOF EDGE



25% VS 65% ROOF COVERAGE



DEPARTURE #2 - CURB CUT LOCATION

Standard:

SMC 23.48.034.D - If a lot abuts more than one street, the location of access is prioritized by street classification. As such, Boren Ave N is identified as the preferred location for the curb cut.

Proposed Design Departure:

To locate the curb cut, per the Design Review Board's direction at EDG, on John St.

Rationale:

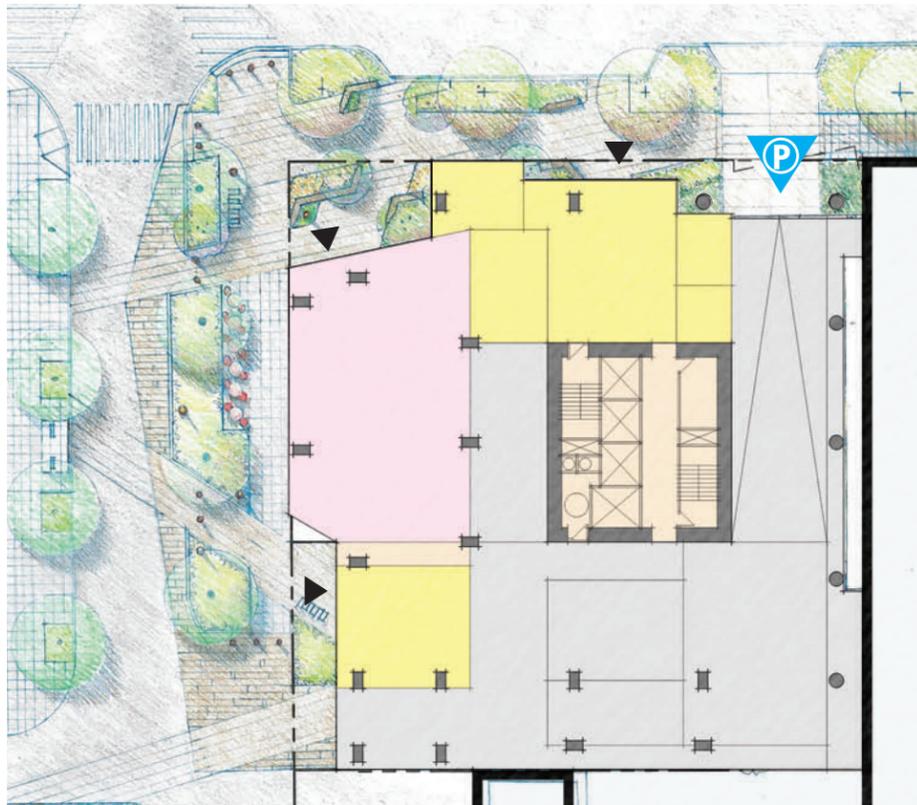
At EDG, the Design Review Board did not express support for two curb cuts, one each on Boren Ave N and John St. They directed the applicant to provide a single curb cut on John St, so as to concentrate the building's services, loading, and parking access in one location, as well as to allow the gap between the tower and the existing Seattle Times building to provide useable public space, and be integrated into the building entry sequence.

Locating the curb cut on John St allows for a more gracious relationship of the design of the building to the residential lobby and entry. It also responds to the proposed through-block connection provided by the ONNI development across Boren.

Supporting guidelines:

- PL1-A.2 - ADDING TO PUBLIC LIFE
- PL3-A.2 - ENSEMBLE OF ELEMENTS
- DC1-B.1 - (VEHICULAR) ACCESS LOCATION AND DESIGN
- DC3-B.3 - CONNECTIONS TO OTHER OPEN SPACE

EDG



PROPOSED DESIGN



EDG



PROPOSED DESIGN



DEPARTURE #3 - TOWER SEPARATION

Standard:

SMC 23.48.013.G.1 - A separation of 60 feet is required between all portions of the structure that exceed the base height limit for residential use. This separation applies to structures with residential uses above the base height limit located within the same block.

Proposed Design Departure:

Tower spacing of 42'. This is based on the location of the 1001 John St tower 17' from the common property line, and as shown on the 3/15/2016 1001 John St MUP correction drawings. The 121 Boren tower is located 25' from the common property line, resulting in a 42' tower separation above the base height limit.

Rationale:

The proposed tower and its neighbor at 1001 John St have come to a mutual agreement by which both towers will be able to coexist. In agreeing to the removal of the south tower from this proposal, as well as a mutually supported departure from the tower separation requirements, both projects' towers remain viable.

Because it is the collective desire of the developers, the community, and the Design Review Board to keep the 1001 John St tower out of the John St right of way so as to preserve views toward the Space Needle along John St, it is necessary to reduce the required tower separation from 60'-0" to 42'-0" so that the floor areas of the two towers do not become so small so as to render them economically unviable.

The closer proximity of the two towers is mitigated by the significant jog in north-south alignment of the two towers by the 30'-0" John St view corridor setback, as well as the significant cantilever of the 121 Boren Ave N tower over the existing Seattle Times Building, allowing for views past each other to the east and west.

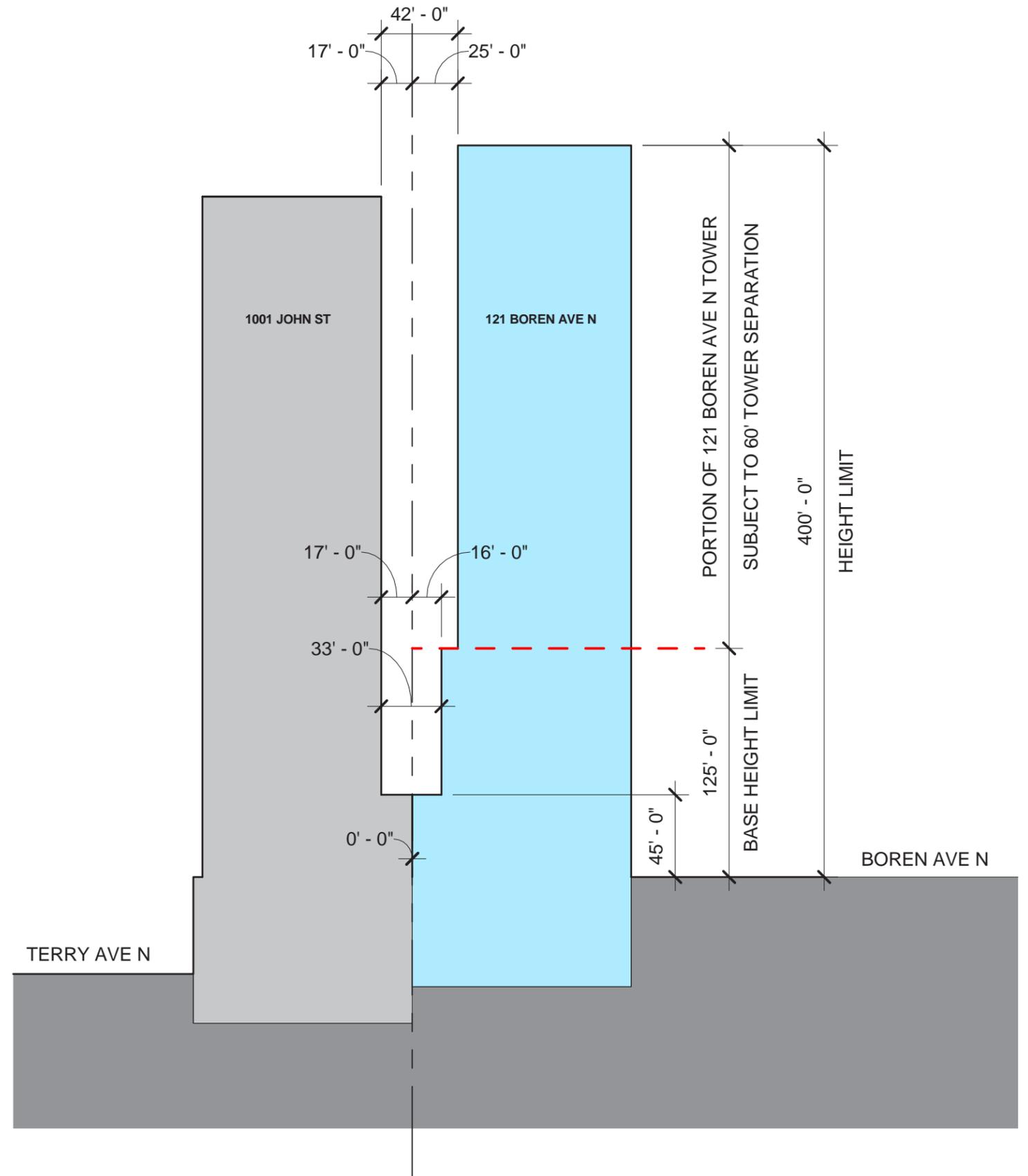
In addition, the majority of the units in the 121 Boren Ave N tower have been oriented to the north or south, so as to take advantage of the unimpeded views in those directions.

There is a great deal of public benefit in this compromise. The 1001 John St tower would not be pushed into the John St ROW, allowing for improved views from the public realm, as well as neighboring property. It also allows for a better relationship to the hill climb and plaza, as proposed by the 1001 John St project.

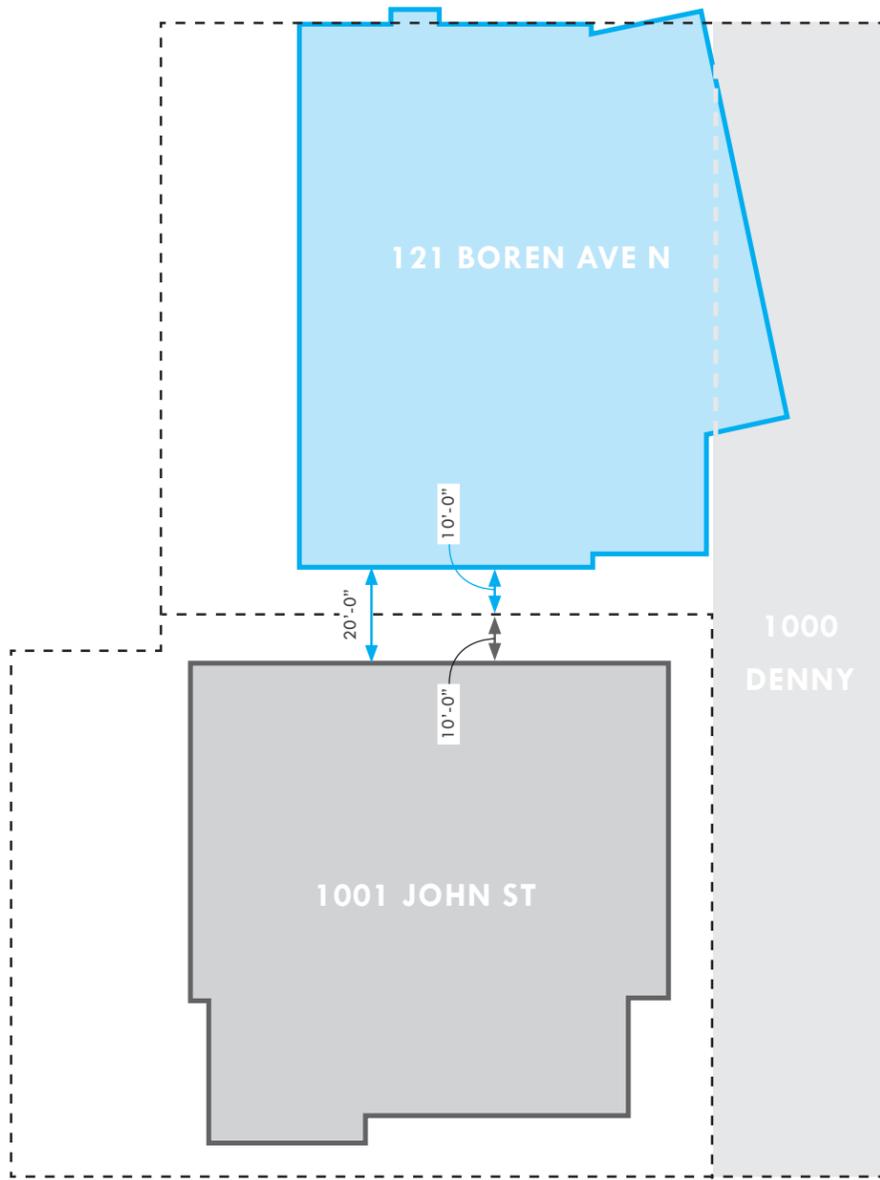
The above rationale was presented during the first Design Recommendation for 1001 John St, and the Board supported this departure.

Supporting guidelines:

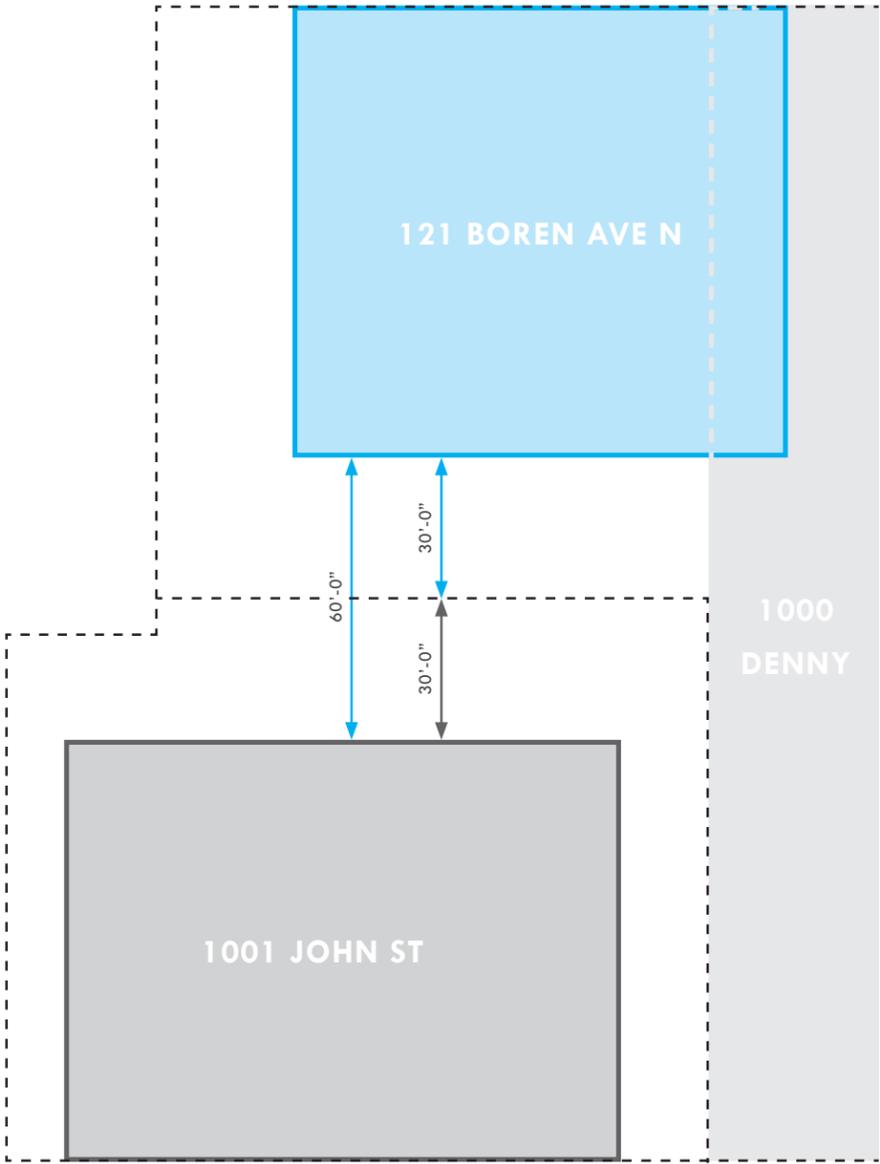
- CS2-B - ADJACENT SITES, STREETS AND OPEN SPACES
- CS2-C.5 - RESPECT FOR ADJACENT SITES



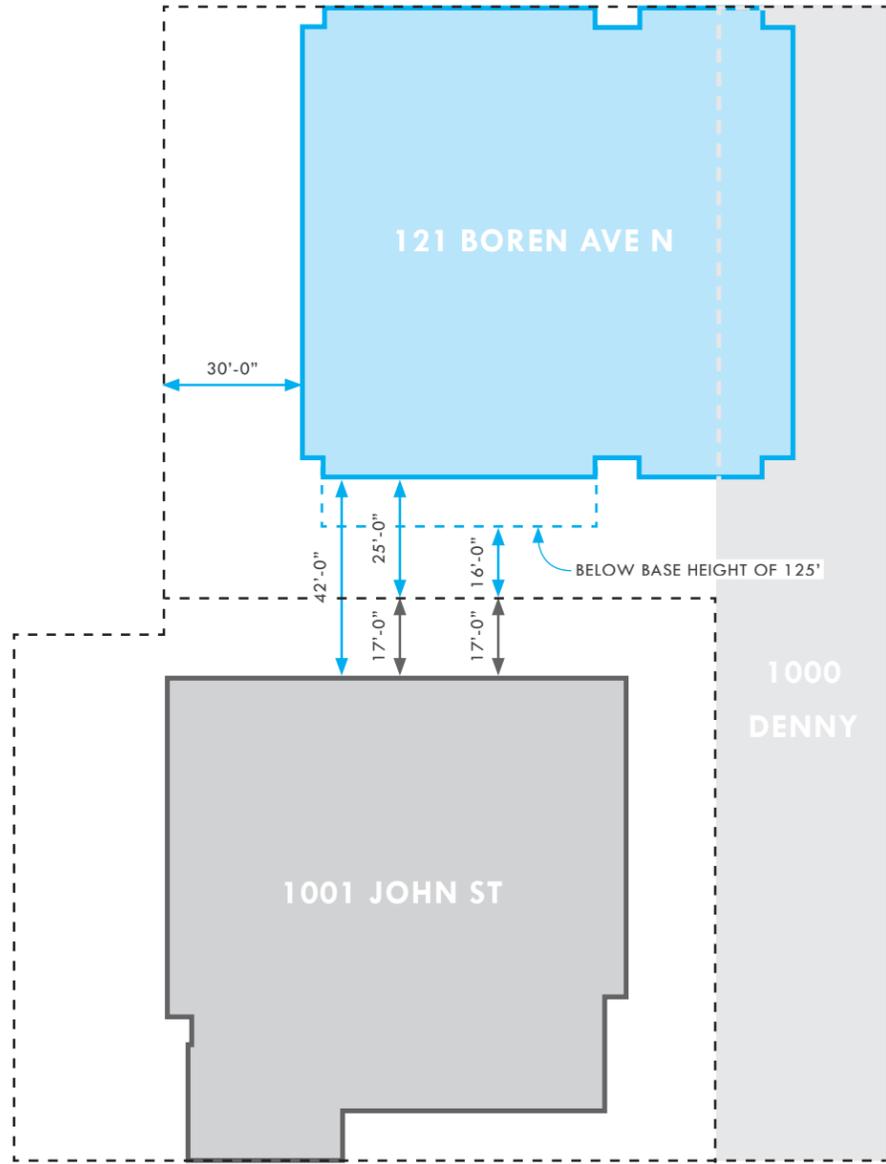
ORIGINAL TOWER LOCATIONS



CODE COMPLIANT TOWER LOCATIONS



PROPOSED TOWER LOCATIONS



DEPARTURES #4 & 5:

PRESERVING THE EXISTING SEATTLE TIMES

The remaining development standard departures are required to allow the existing 1000 Denny Way Seattle Times building to remain. Preserving the Seattle Times building is a priority, not only because it represents a significant amount of investment on the part of the property owner, but also because it reflects the South Lake Union Neighborhood and City of Seattle’s priorities:

From the Seattle & SLU Design Guidelines:

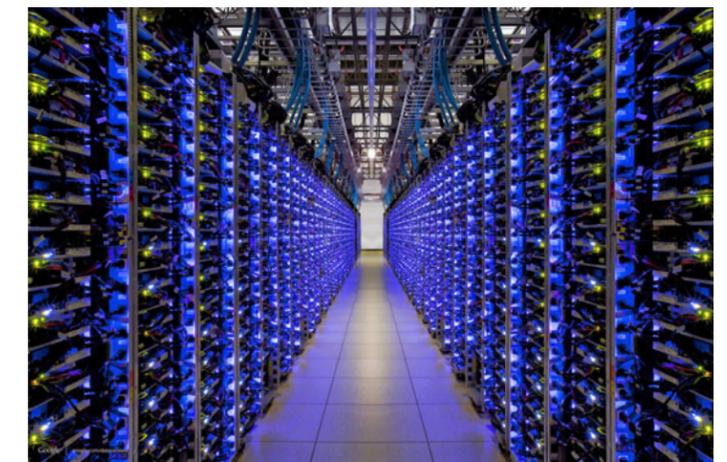
- CS3.A.1 - *Fitting Old and New Together: Create compatibility between new projects and existing architectural context, including historic and modern designs.*
- CS3.B.2 - *Historical/Cultural References: Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.*
- See also CS3.A.3-4, SLU CS3.II.i, SLU CS3.II.iv

From the SLU Urban Center Neighborhood Plan:

“Policy 2: Promote diversity of building styles and support the diverse characters of neighborhood sub-areas. ... Strategy 2c: Use additional height and density as an incentive for projects that implement multiple neighborhood plan policies ... Consider impacts on ... landmarks and other historic buildings. ... Strategy 2b: Provide incentives for the retention and adaptive reuse of existing buildings that ... can help maintain a diversity of building styles”

However, Seattle’s Land Use Code is written in such a way that the preservation of the Seattle Time building cannot be achieved without departures from development standards. As it relates to Usable Open Space and Through Block Pedestrian Connection requirements, the Land Use Code does not make a distinction in the size of new construction, but only in the size of ownership parcels. This means that, regardless of the size of new construction, be it a 50 unit apartment building or a 1,000 unit apartment building, if the ownership parcel is large enough, Usable Open Space and Through Block Pedestrian Connections will be required. Without departures, this would, in the case of the Seattle Times Building, require its demolition. We ask that the board consider the area of new construction (15,383 sf), and the area required to support the proposed tower (20,876 sf), versus the area of the ownership (75,738 sf) which triggers these requirements.

The proposed design succeeds in better meeting the intent of the Neighborhood and City Design Guidelines. Furthermore, the overall bulk of the proposed development is significantly reduced when compared to a full build-out scenario. However, the proposed design is impossible to achieve without these critical departures.



DEPARTURE #4 - USABLE OPEN SPACE

Standard:

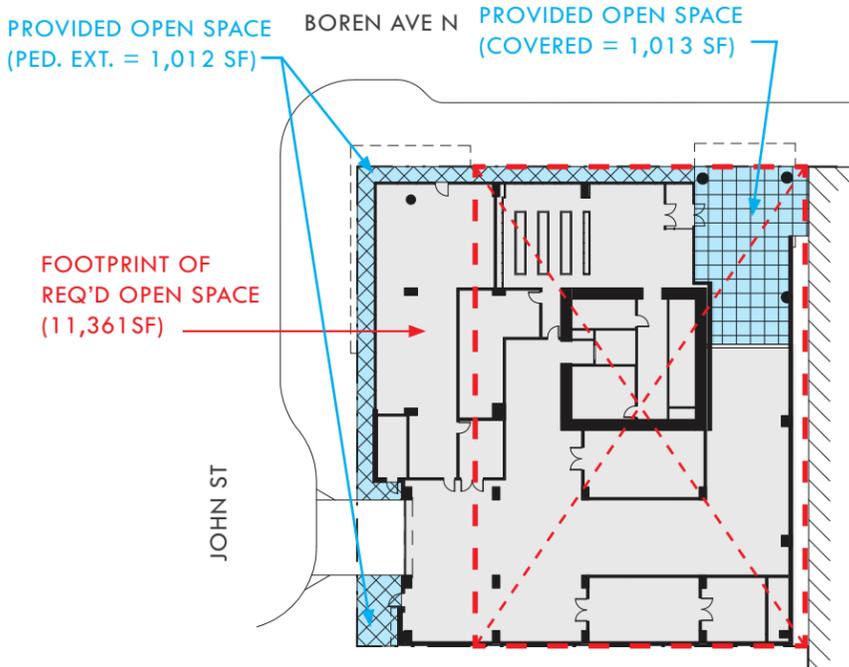
SMC 23.48.014.G - On lots exceeding 30,000 square feet in area, proposed development containing extra floor area per SMC 23.48.011 shall provide usable open space equal to 15% of the lot area accessible at street level. The open space must have an average horizontal dimension of 20'-0", and a minimum horizontal dimension of 10'-0". A minimum of 45% of the area must be exterior, abutting a street, and open to the sky. A maximum of 20% may be covered. A maximum of 35% may be enclosed. A maximum of 10% may extend the pedestrian area onto the lot, or accommodate landscaping - this area does not have minimum horizontal dimension requirements.

Proposed Design Departure:

The project proposes a total of 2,025 sf open space. 50% (1,013 sf) covered, 50% (1,012 sf) extending the pedestrian area onto the lot or accommodating landscaping.

Rationale:

The rationale for this departure is to preserve the Seattle Times building, and thus better meet the design guidelines cited on the previous page. Because the proposed development occurs on a small portion of a larger ownership parcel, it is not feasible to provide 15% usable open space. The ownership parcel, at 75,738 square feet would require 11,361 square feet of usable open space. This amounts to 74% of the area within which the proposed development would take place, and would render the project infeasible.



DEPARTURE #5 (TYPE I DIRECTOR'S DECISION) - THROUGH-BLOCK PEDESTRIAN CONNECTION

Standard:

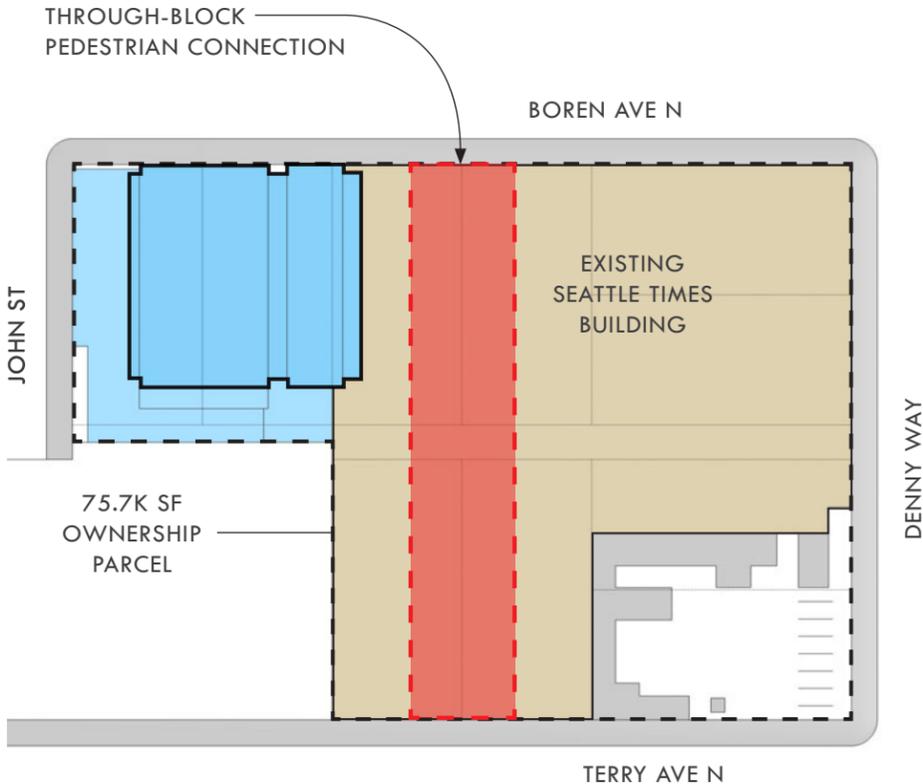
SMC 23.48.014.H - Developments with lot areas of 60,000 square feet or greater, and which abut two north-south avenues, shall provide a through-block pedestrian connection extending across the development to both abutting avenues.

Proposed Design Departure:

The project requests that the Director, with the support of the Board, grant a departure from this requirement.

Rationale:

The rationale for this departure is to preserve the Seattle Times building, and thus better meet the design guidelines cited on the previous page. The project area is substantially less than 60,000 sf. Moreover, although the ownership parcel as a whole abuts two north-south avenues, the project area abuts only one such avenue (Boren). It would not be possible to provide a through-block pedestrian connection without necessitating the demolition of the Seattle Times building.



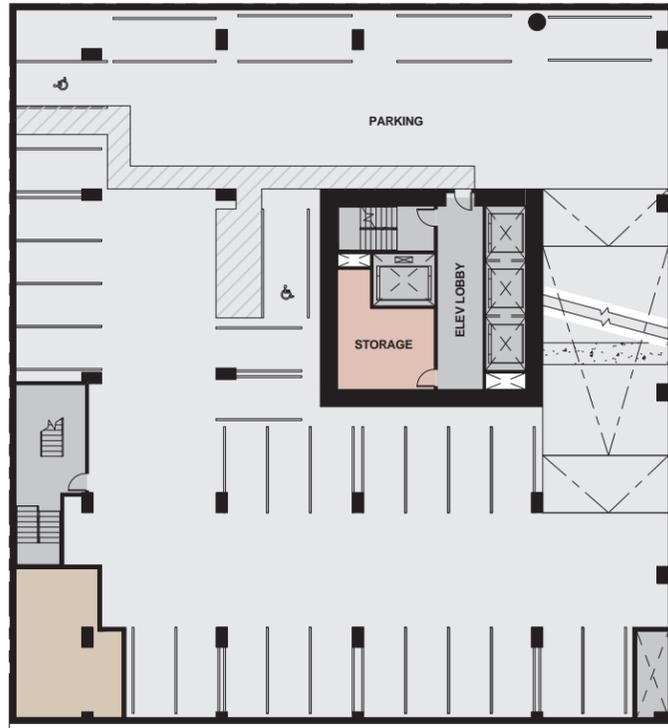
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APPENDIX I

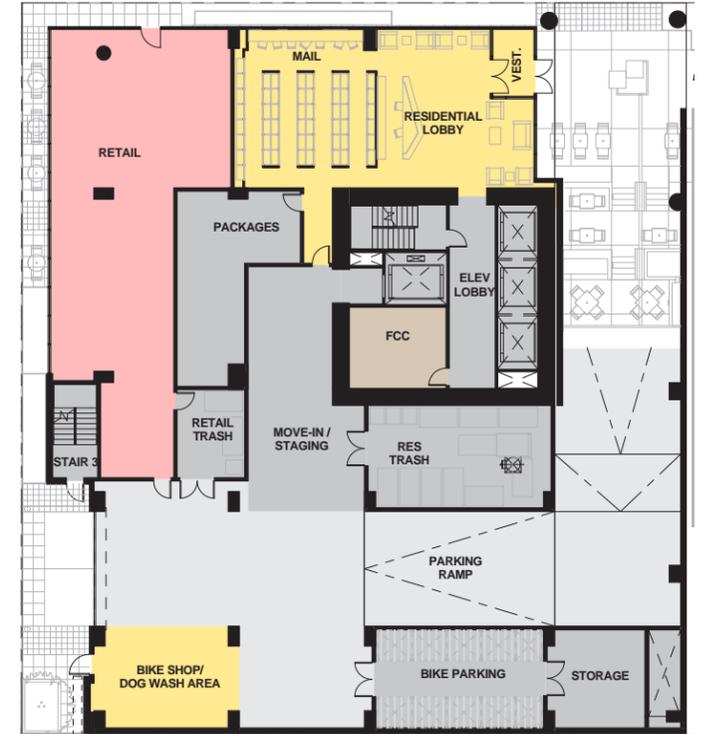
PLANS, SECTIONS, ELEVATIONS, SHADOW STUDIES



PARKING LEVEL 2-7



PARKING LEVEL 1



GROUND LEVEL



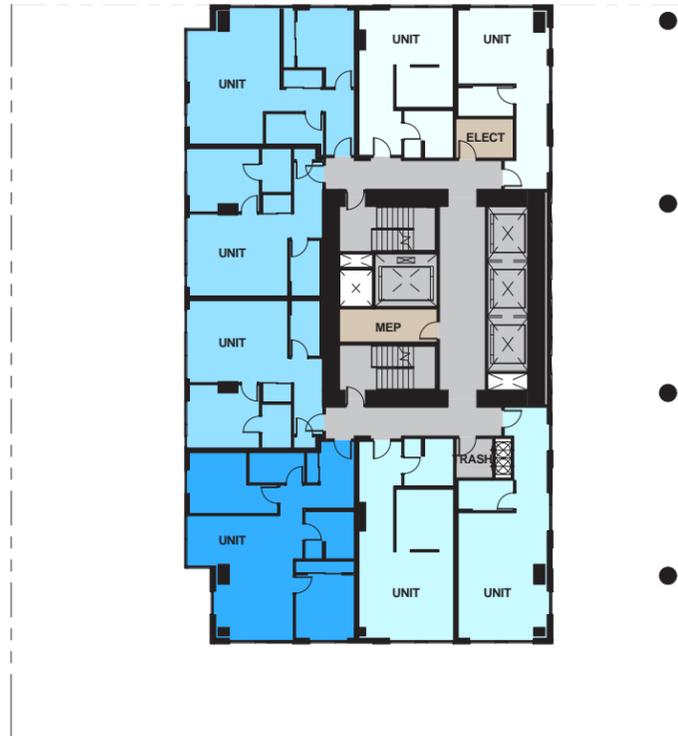
LEVEL 2



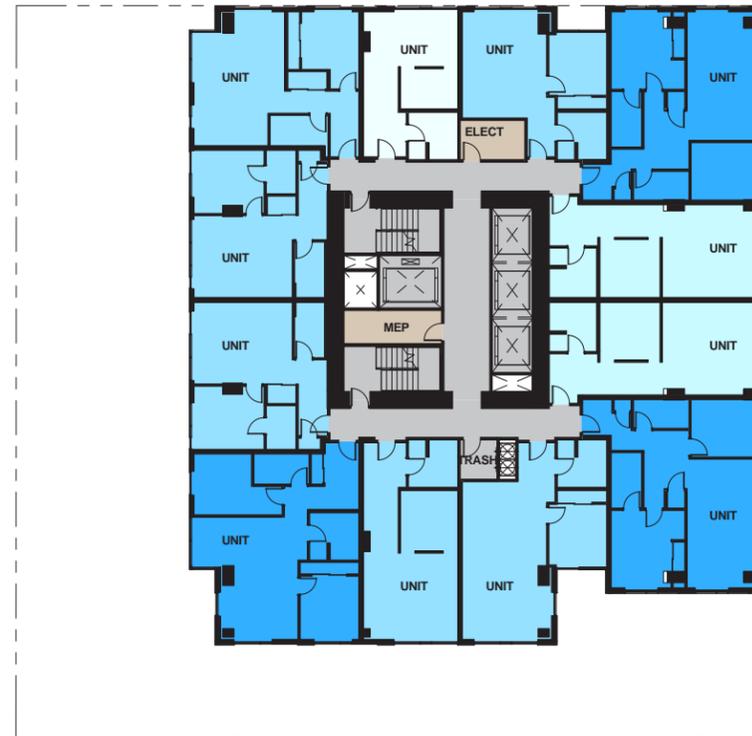
LEVEL 3



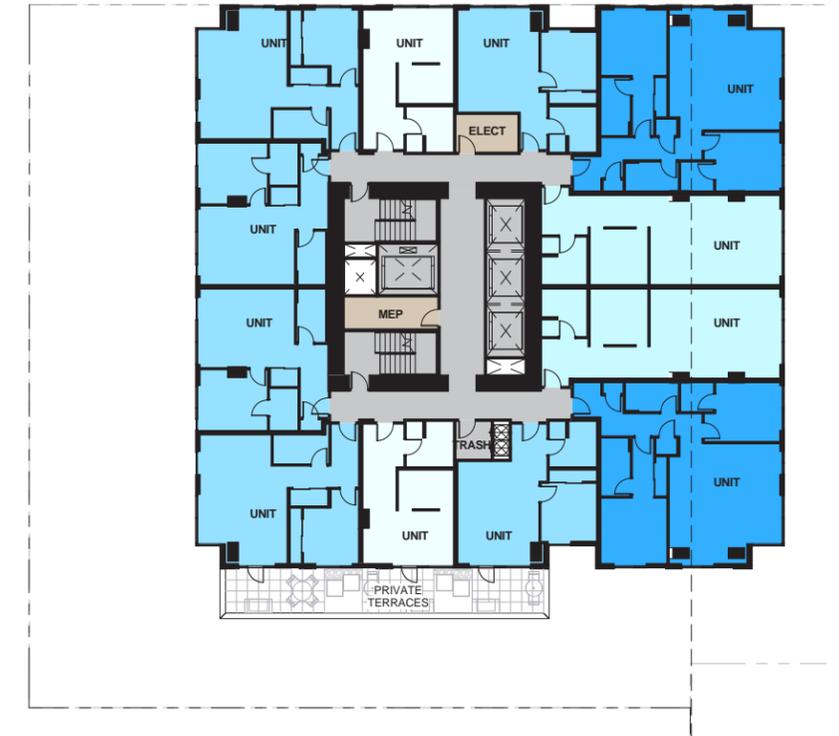
LEVEL 4



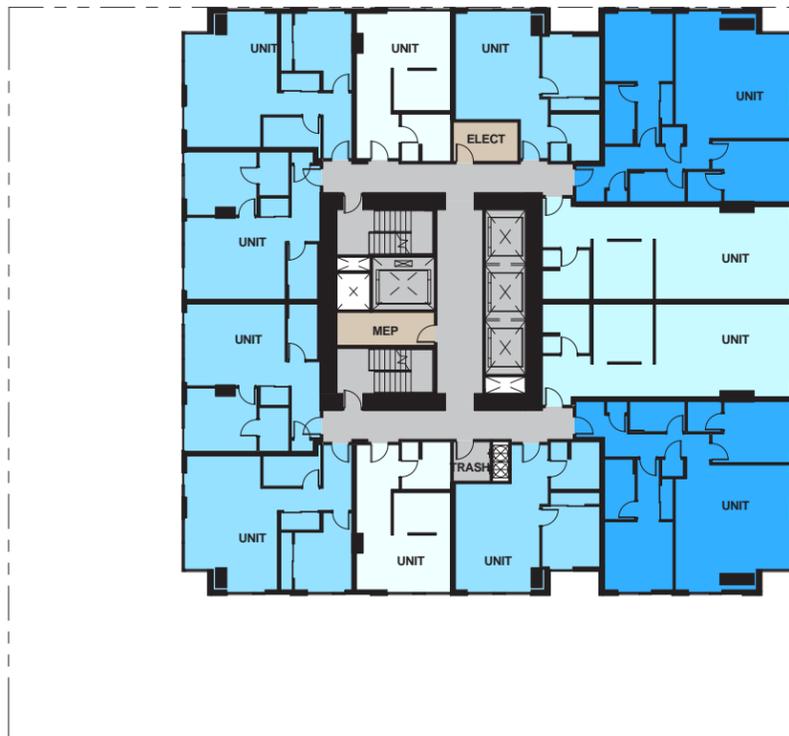
LEVEL 5-8



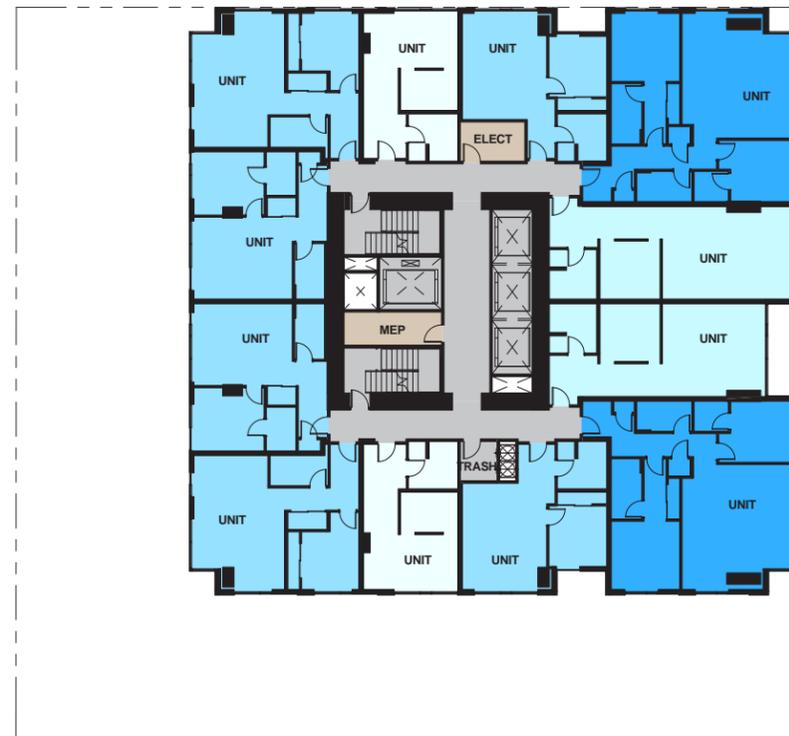
LEVEL 9-10



LEVEL 11



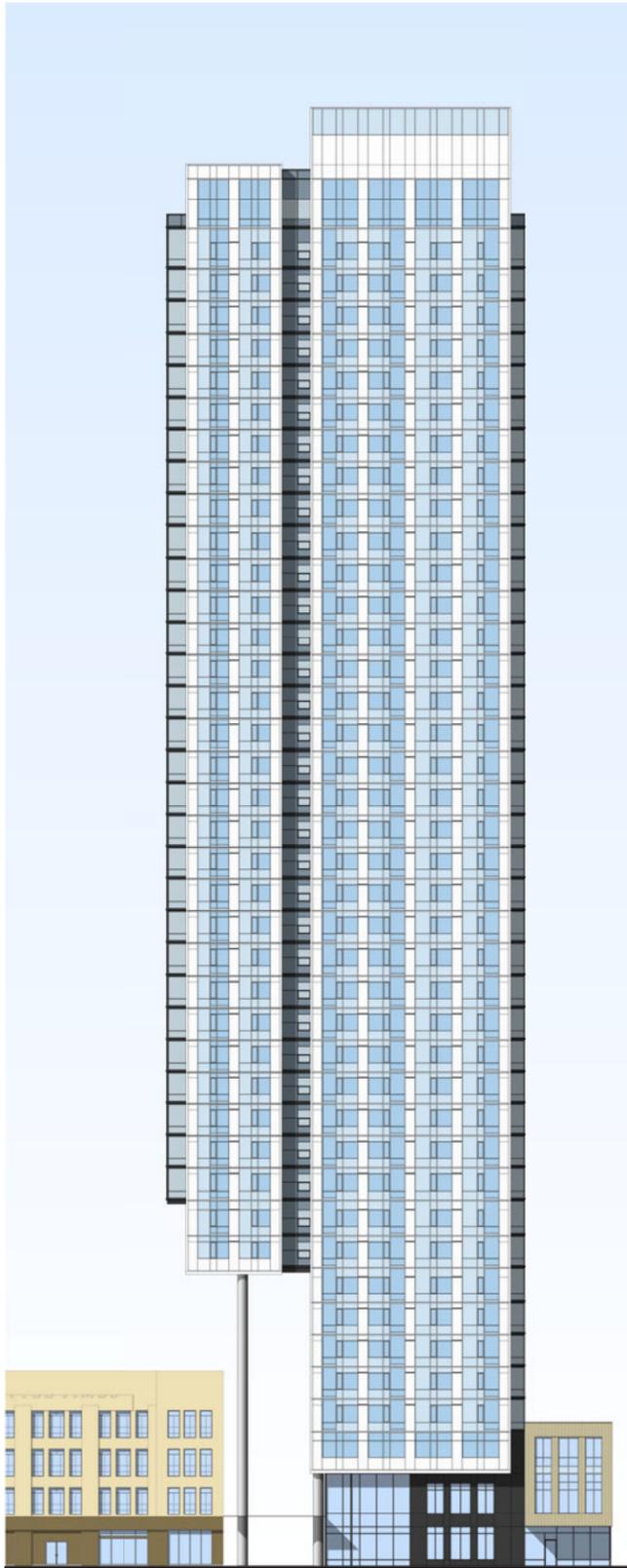
LEVEL 12-30



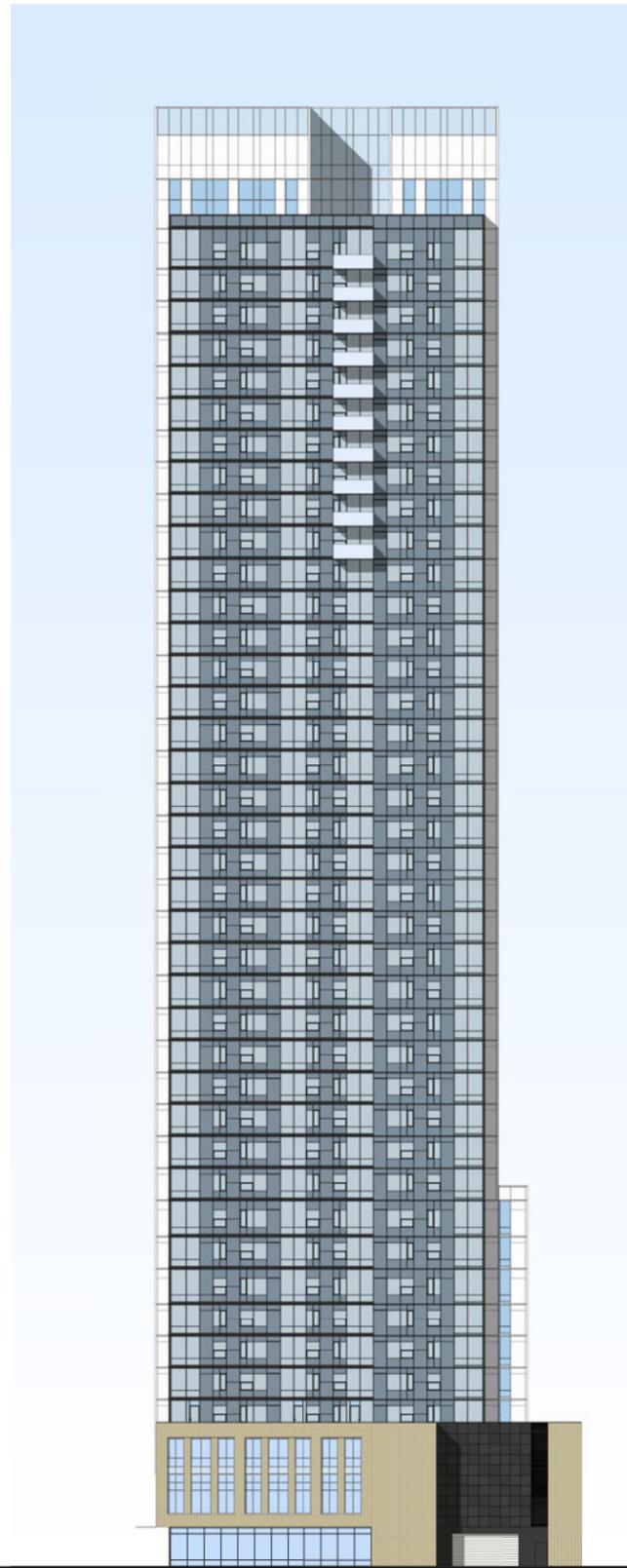
LEVEL 31-40



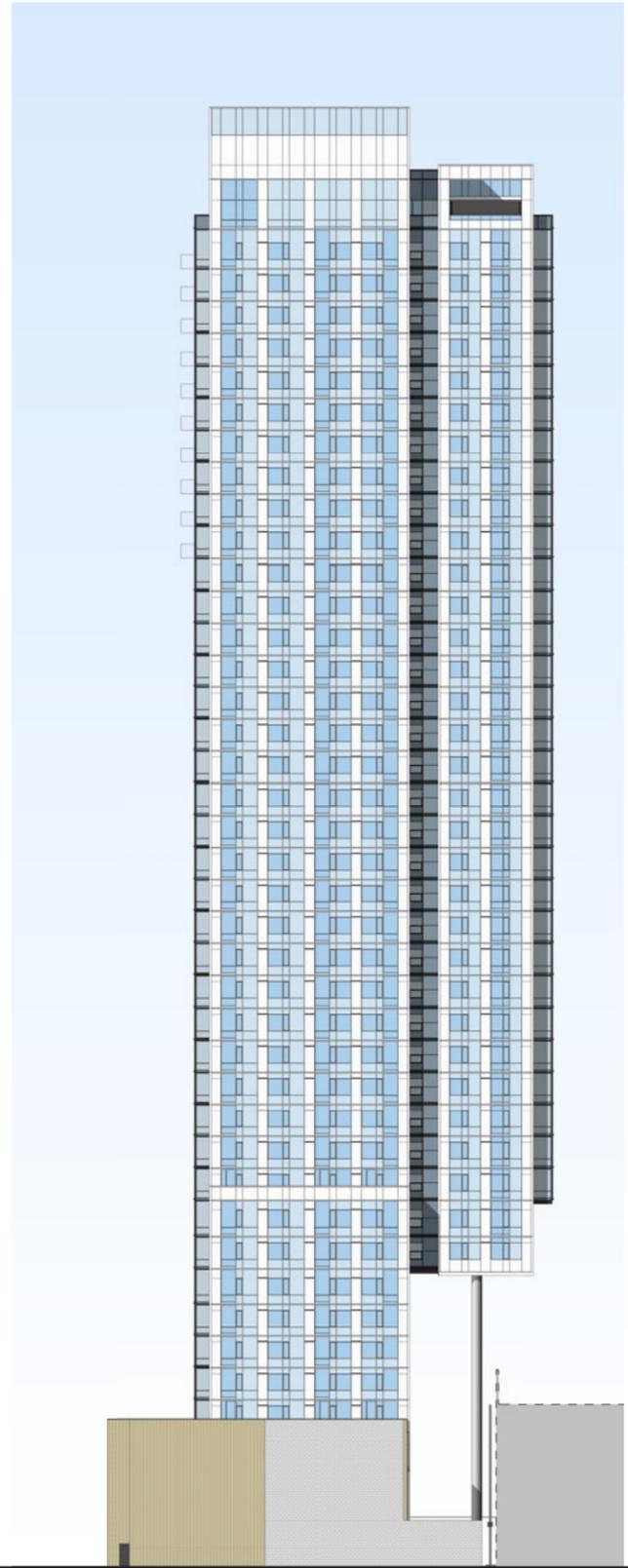
LEVEL 41



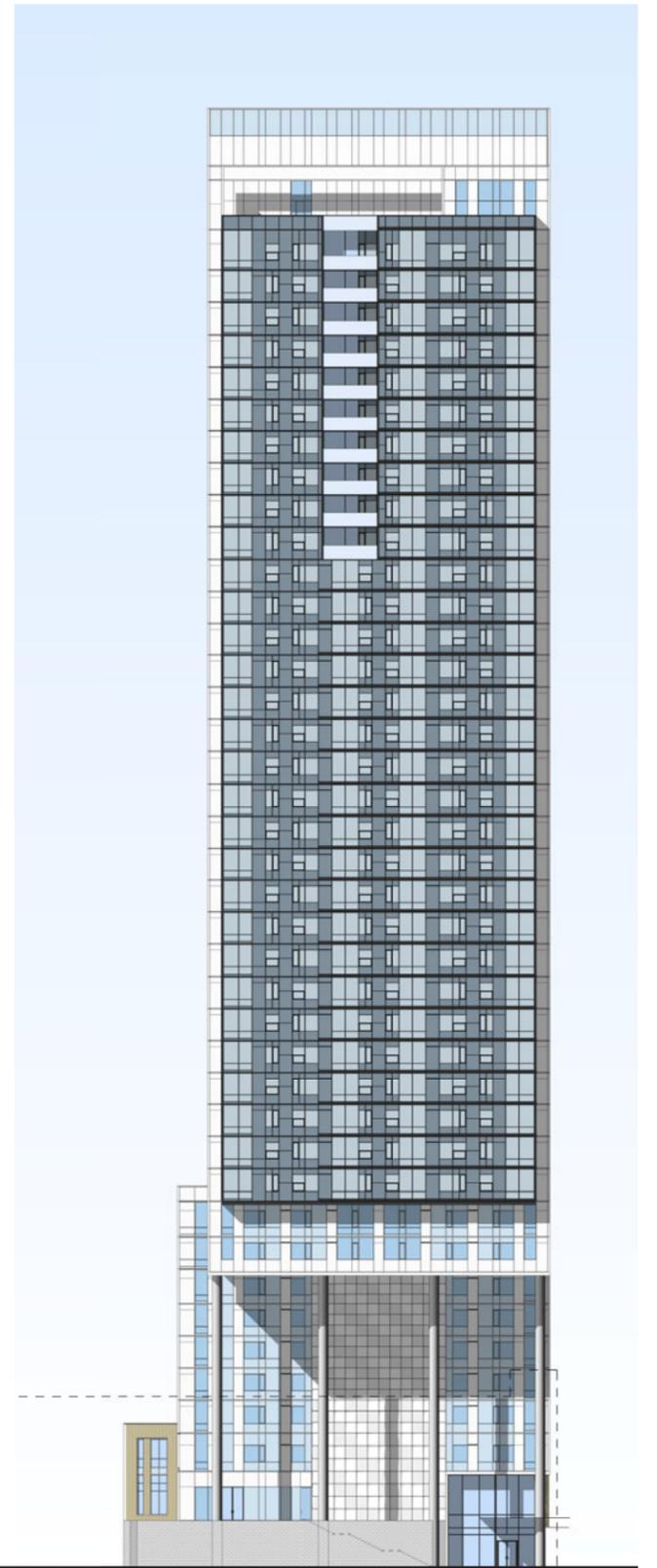
EAST ELEVATION



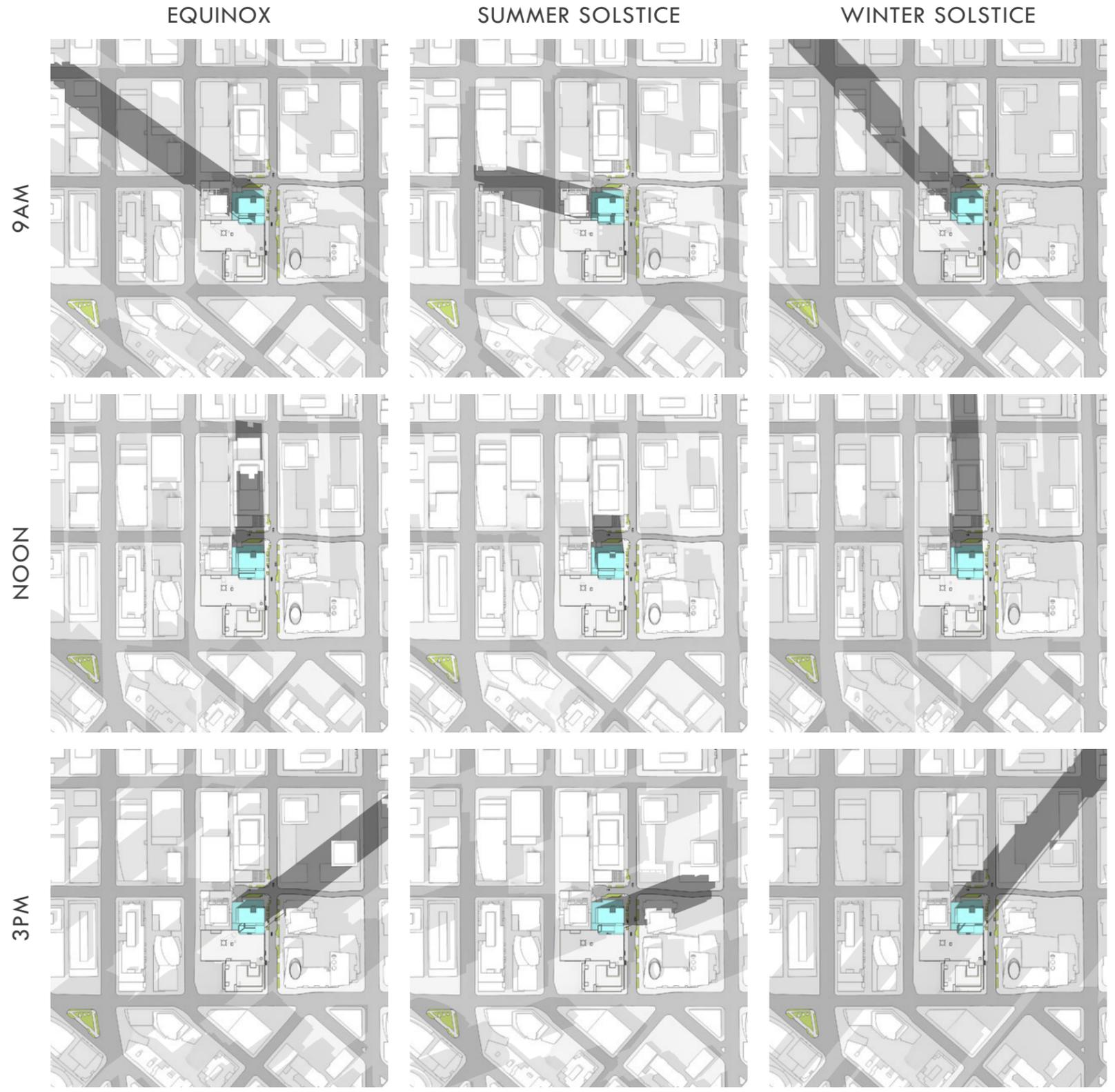
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



APPENDIX II

ADDITIONAL HEIGHT SUPPLEMENT

THE CITY COUNCIL IS CONSIDERING LEGISLATION TO ALLOW FOR AN ADDITIONAL 40' IN HEIGHT IN THE SM 240/125-400 ZONE, RAISING THE HEIGHT LIMIT FROM 400' TO 440'. THE FOLLOWING SHEETS ILLUSTRATE THE VISUAL AND SHADOW IMPACTS OF THIS ADDITIONAL HEIGHT, IN THE CASE THAT THE PROJECT CHOOSES TO PURSUE SUCH A CHANGE.

TOWER MASSING - ADDITIONAL HEIGHT



ADDED HEIGHT PROGRAM	
# Stories	45
# Apartments	481
Retail area (sf)	1,800
# Parking stalls	280

BIRDSEYE FROM SOUTHEAST



BIRDSEYE FROM NORTHWEST



VIEW NORTHWEST ON BOREN AVE

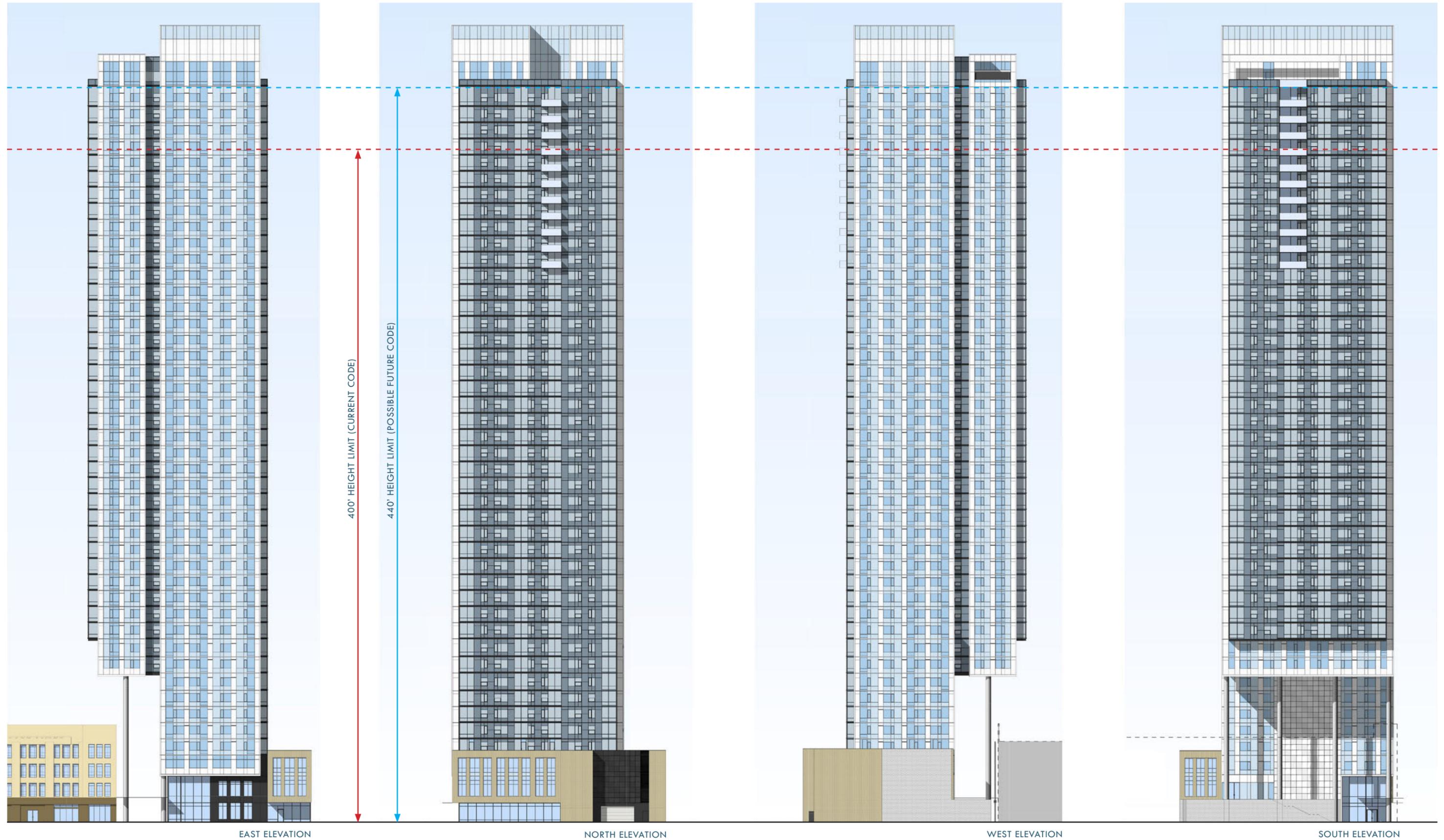


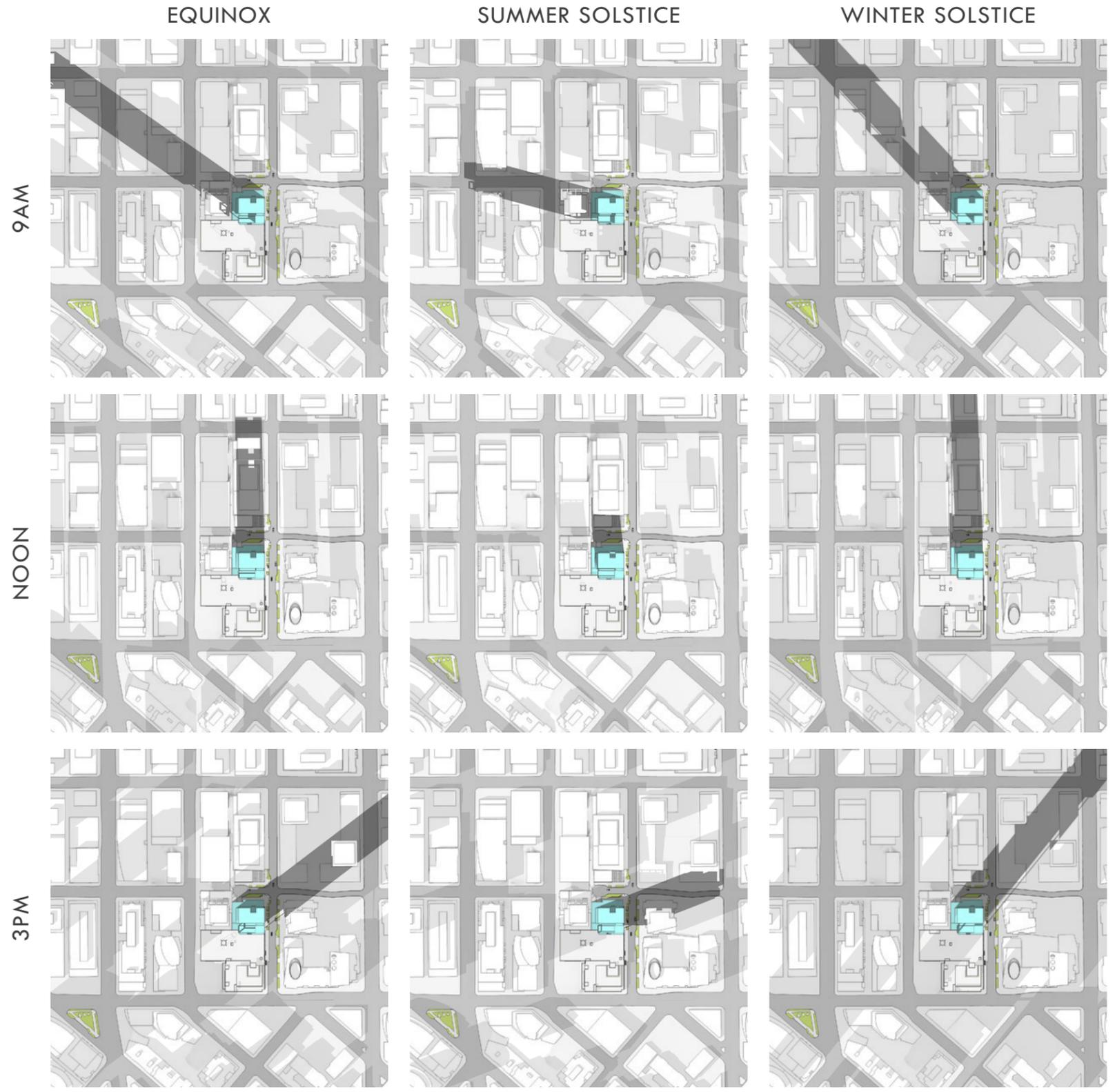
VIEW WEST ON JOHN ST



VIEW EAST ON JOHN ST

ELEVATIONS - ADDITIONAL HEIGHT





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