



630 Boren Ave N Recommendation Meeting #2

West DRB - September 7th, 2016

SDCI# 3022086

Block 25 West



GRAPHITE

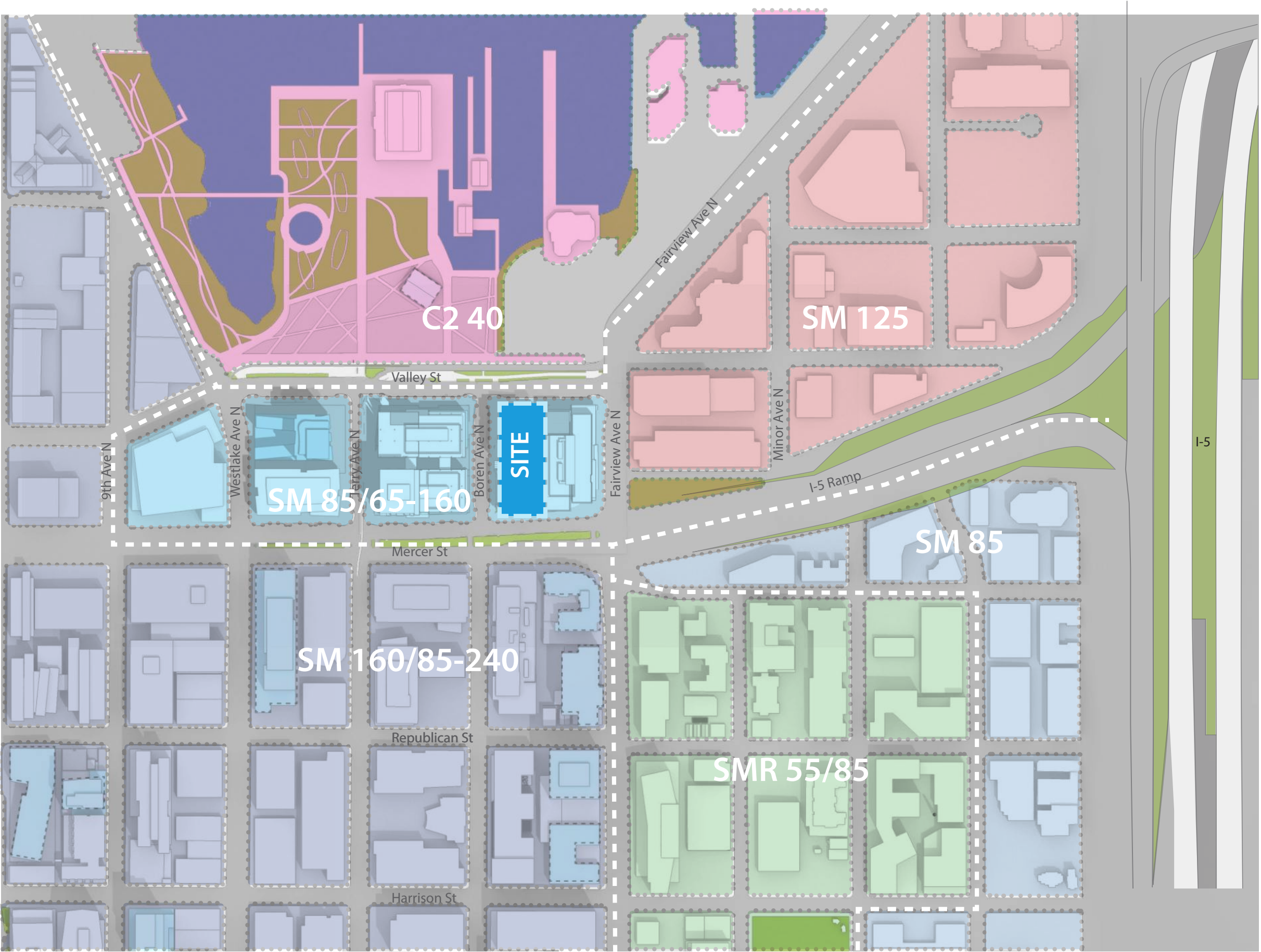
Contents

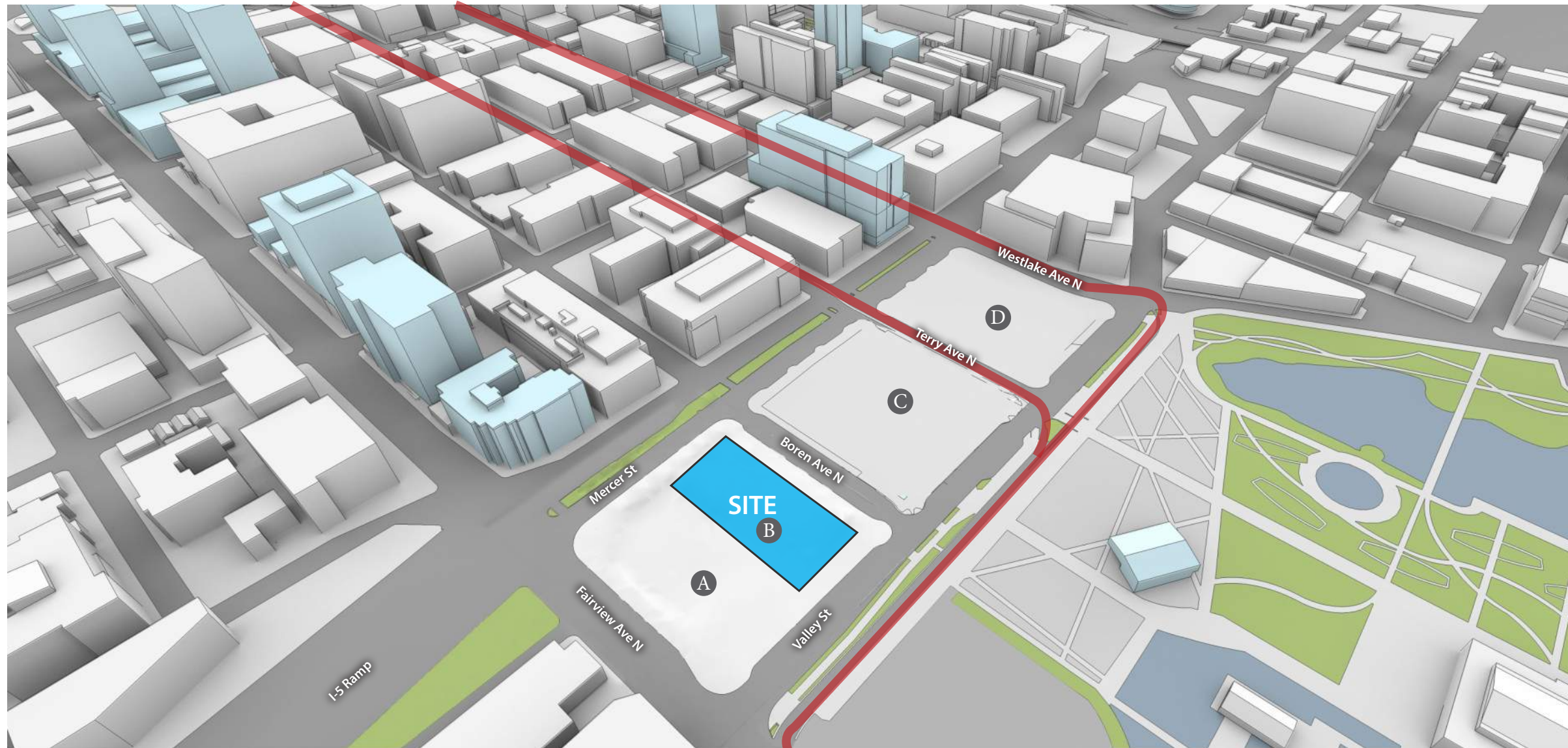
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Project Info

Property Address	630 Boren Avenue North Seattle, WA 98109
DPD Project Number	3022086
Owner	Vulcan Real Estate 505 5th Avenue South, Suite 900 Seattle, WA 98104 <i>Contact:</i> Maggie Capelle 206.324.2000 MaggieC@vulcan.com
Architect	Graphite Design Group 1809 7th Avenue, Suite 700 Seattle, WA 98101 <i>Contact:</i> Peter Krech 206.224.3335 peter.krech@graphitedesigngroup.com www.graphitedesigngroup.com
Development Objectives	The mixed-use proposal includes 6-stories of commercial office with an 7-story residential tower above, for a total of approximately 242,000 SF of above-grade construction (145,600 SF of Office use, 94,000 of Residential, and 2,500 SF of retail), and 3 levels of below grade parking for approximately 214 cars (95 of which are provided for residential units). Also provided will be approximately 8,210 SF of open space at grade. Primary building entries will be from Boren Avenue North. Automobile entries will be from the alley bordering the it to the east. Two loading berths and trash and recycling facilities will be accessible from the alley.

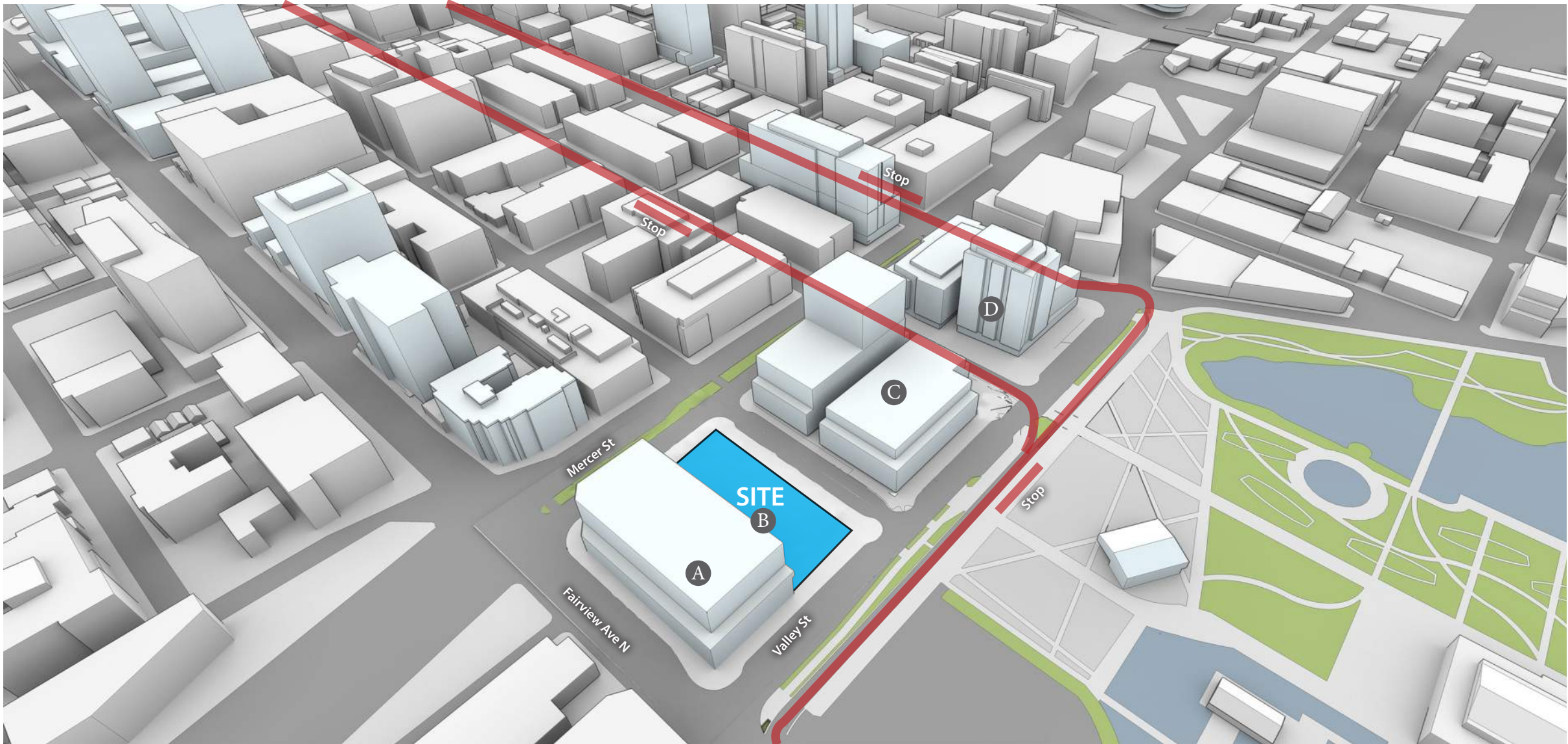






- A #3020512; EDG, MUP application ACTIVE
DRB Recommendation Approved 7/20/2016
- B #3017401 MUP application ACTIVE &
#3022086 this DR#2
- C #3017398 MUP application ACTIVE &
#3022087 MUP application; DR 9/21/2016
- D #3017484 MUP application ACTIVE





Proposed Development
(EDG or MUP Submitted)

- A #3020512; EDG, MUP application ACTIVE
DRB Recommendation Approved 7/20/2016
- B #3017401 MUP application ACTIVE &
#3022086 this DR#2
- C #3017398 MUP application ACTIVE &
#3022087 MUP application; DR 9/21/2016
- D #3017484 MUP application ACTIVE

Street Car



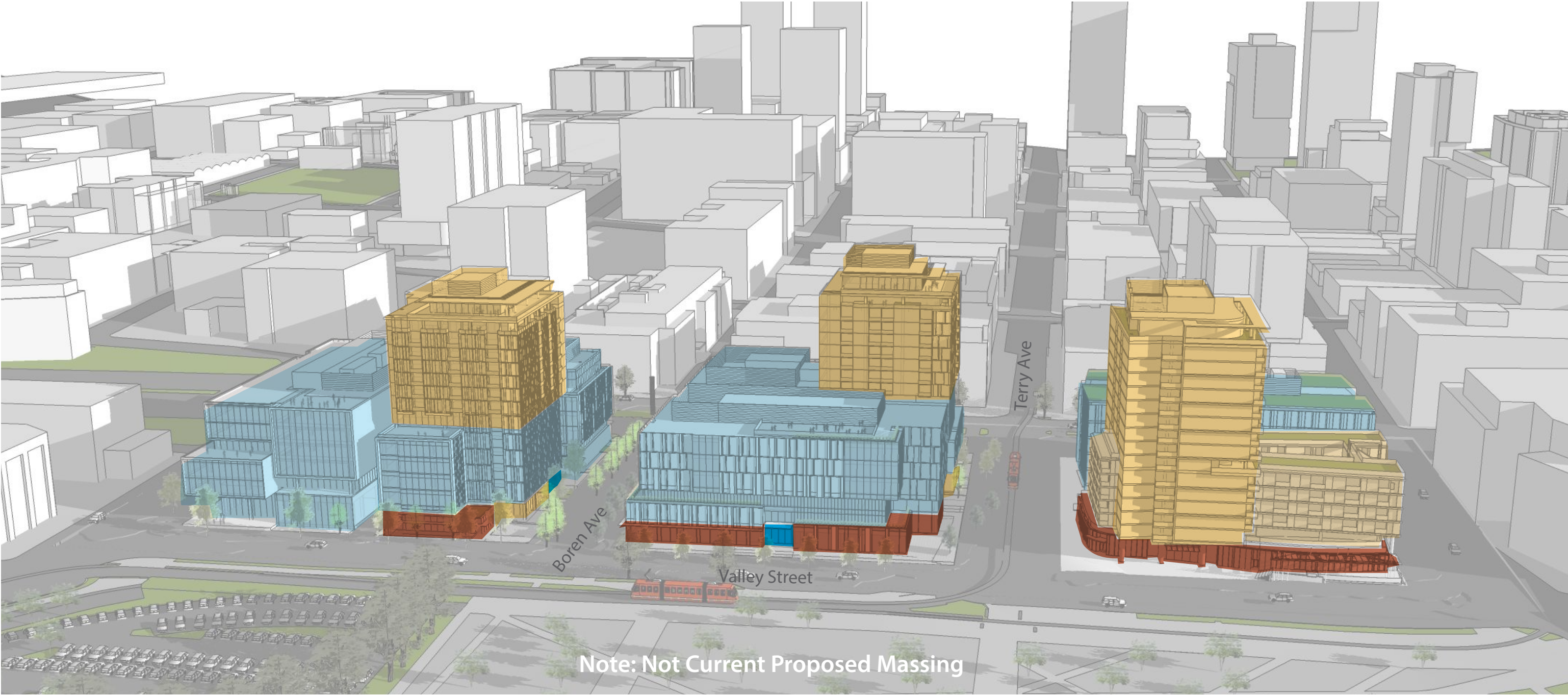


BLOCK 37
3017484 – MUP active

BLOCK 31
3022087

BLOCK 25 WEST **BLOCK 25 EAST**
3022086 3020512

◀ Building Entrance
◀ Vehicle Entry/Exit

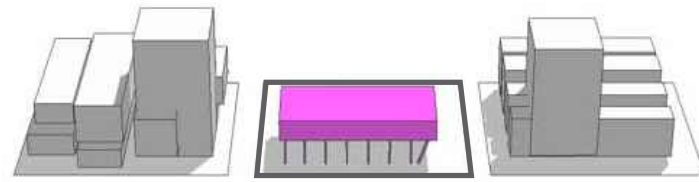


BLOCK 25 EAST
3020512

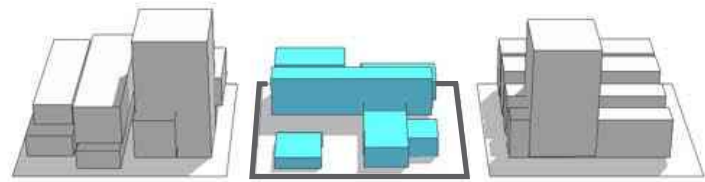
BLOCK 25 WEST
3022086

BLOCK 31
3022087

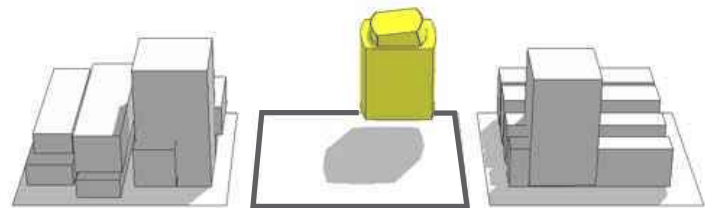
BLOCK 37
3017484 – MUP active



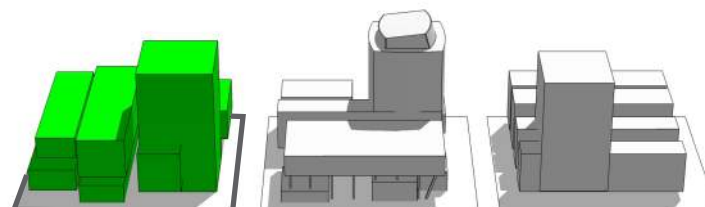
- ← **1 Piers**
Strong
Defined
Anchor



- ← **2 Container**
Modular
Stacked
Assembled

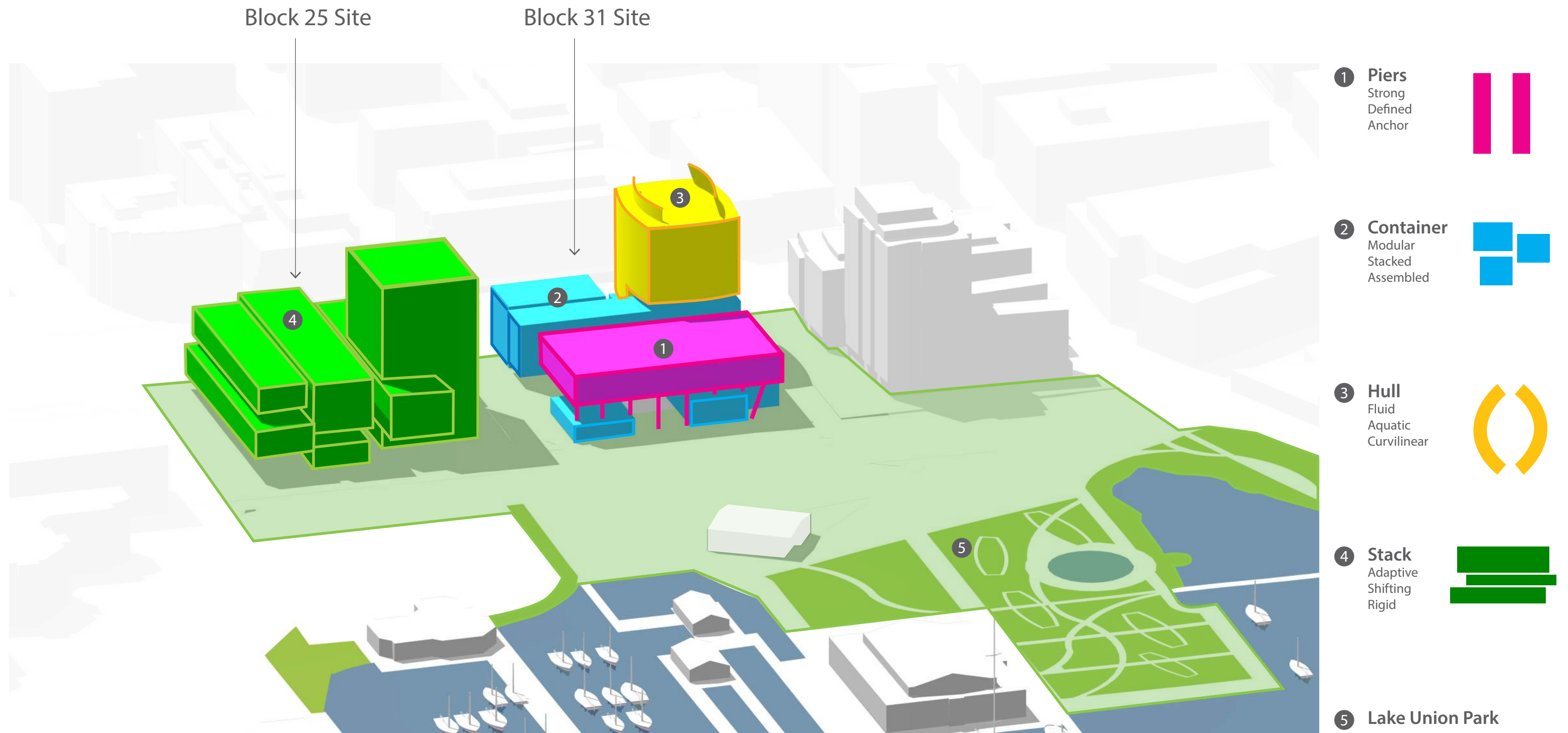


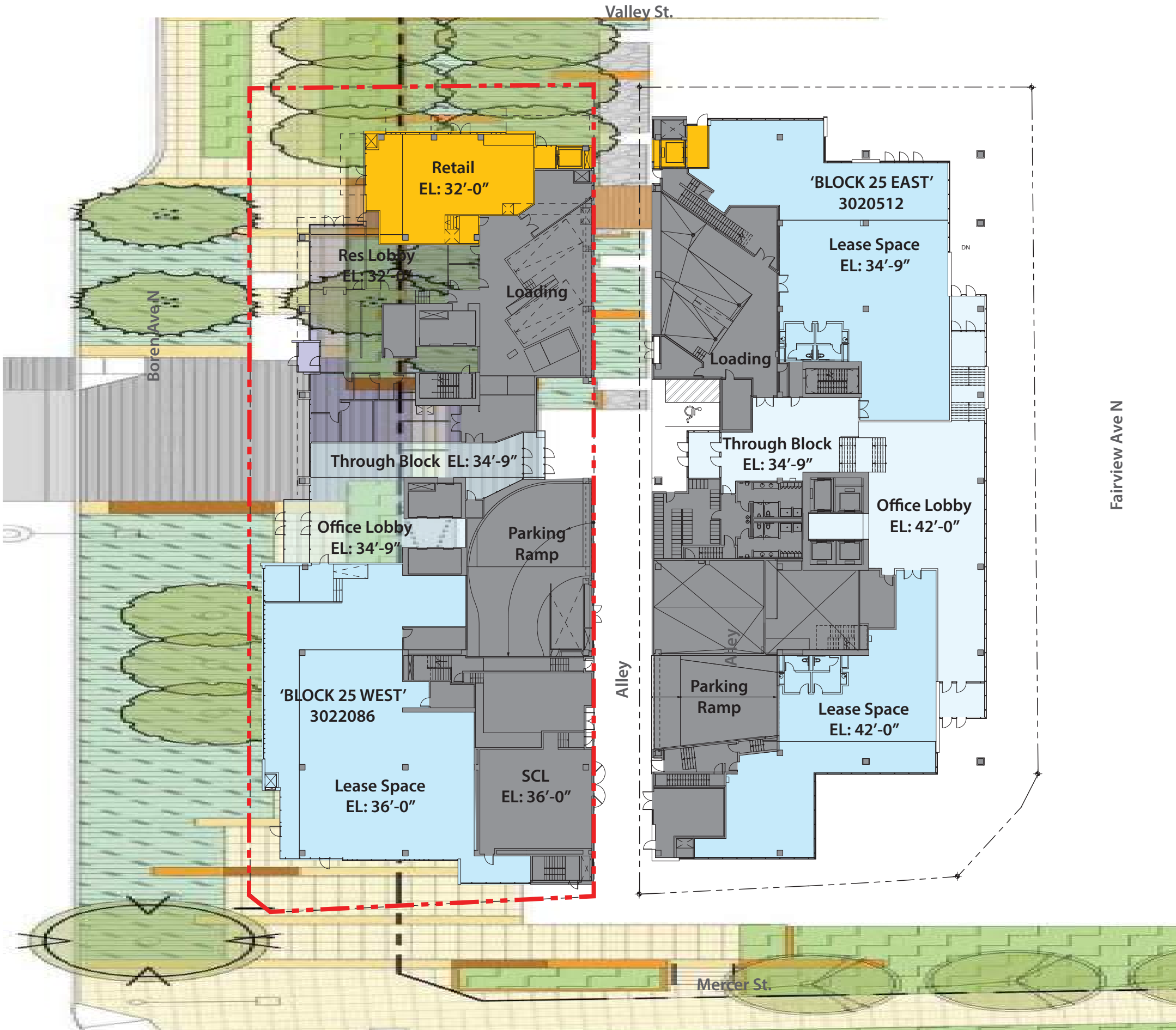
- ← **3 Hull**
Fluid
Aquatic
Curvilinear



- ← **4 Stack**
Adaptive
Shifting
Rigid







- Retail
- Residential
- Office Lobby
- Office
- Parking
- MEP/BOH
- Pedestrian Paving - 2'x2' concrete
- Boardwalk Paving
- Midblock Paving - scored concrete
- Bioretention Planting
- Streetscape Planting
- Structured Seating
- "Gangway" ramp paving



Following are summary comments from DRB Recommendation Meeting #1, July 20, 2016:

1. Block Concept and Massing

- Horizontal tubes exhibit a strong design concept in the three-block waterfront district
- Supported the consistent 2-story scale of the ground floors
- Recommended the eastern tube of the Mercer elevation shift up
- Recommended enhancing the vertical reveal and fin of the north tower

2. Residential Tower Verticality and Composition

- Supported concept of a 'vertical tube' and reinforcing slender, vertical proportions
- Recommended the vertical fins be more pronounced on the north and south facades, and/or the adjacent wall planes be offset, and/or deep, wide reveals be employed, to reinforce verticality
- To ensure verticality, recommended the top floor of windows and balconies be consistent with the floors below
- Recommended the vertical spandrels and fenestration be carried down and through the office floors, to better unify the form

3. Ground Floor and Landscape

- Supported warm, wood cladding proposed at the north, south, and west corners of the ground floor, and the wood liner in the west office portal and lobby
- Recommended a more welcoming residential entrance on the west elevation
- Strongly agreed the elevated boardwalk must be legible and is a key aspect
- Recommended the boardwalk material have a unique color, texture, pattern, and acoustical character

Recommendation #1
View from West



Recommendation #1
View from South





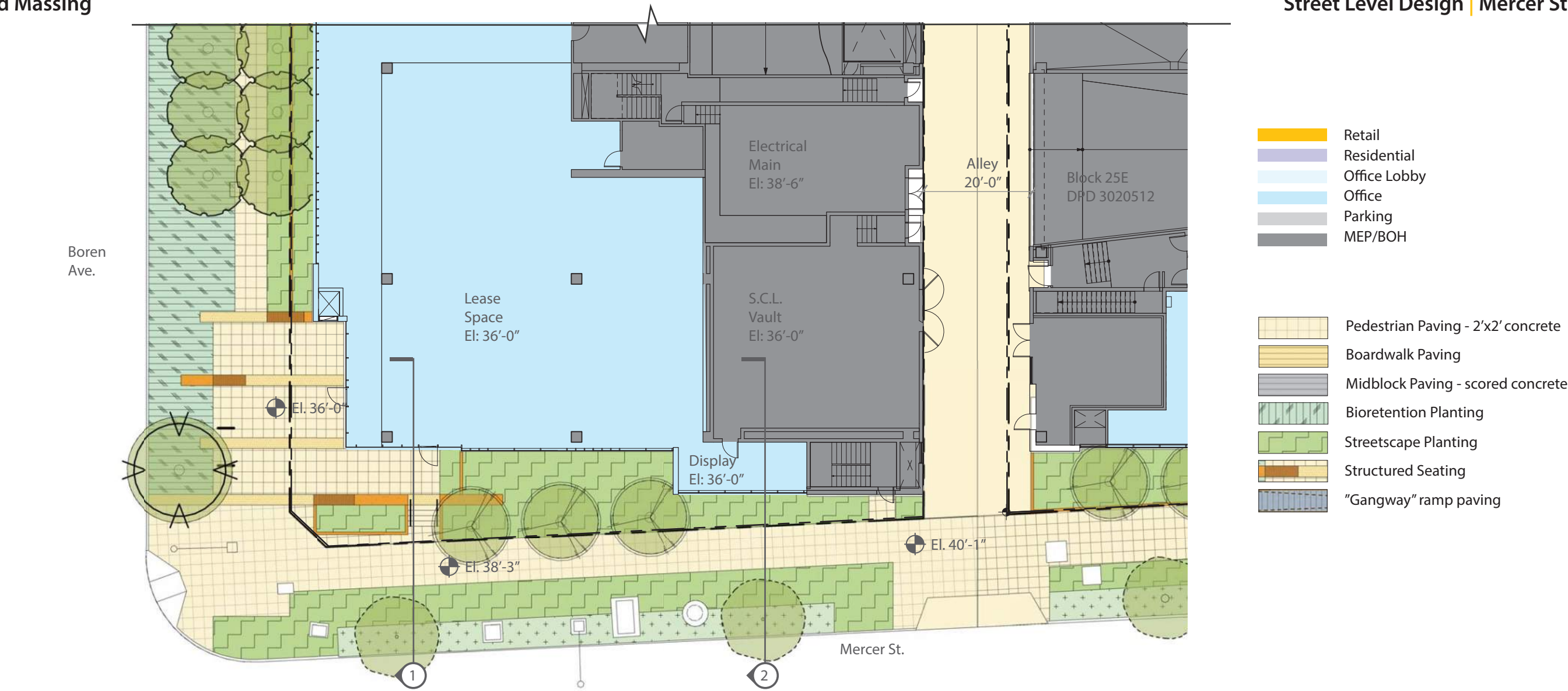
Recommendation #1
View looking Northwest



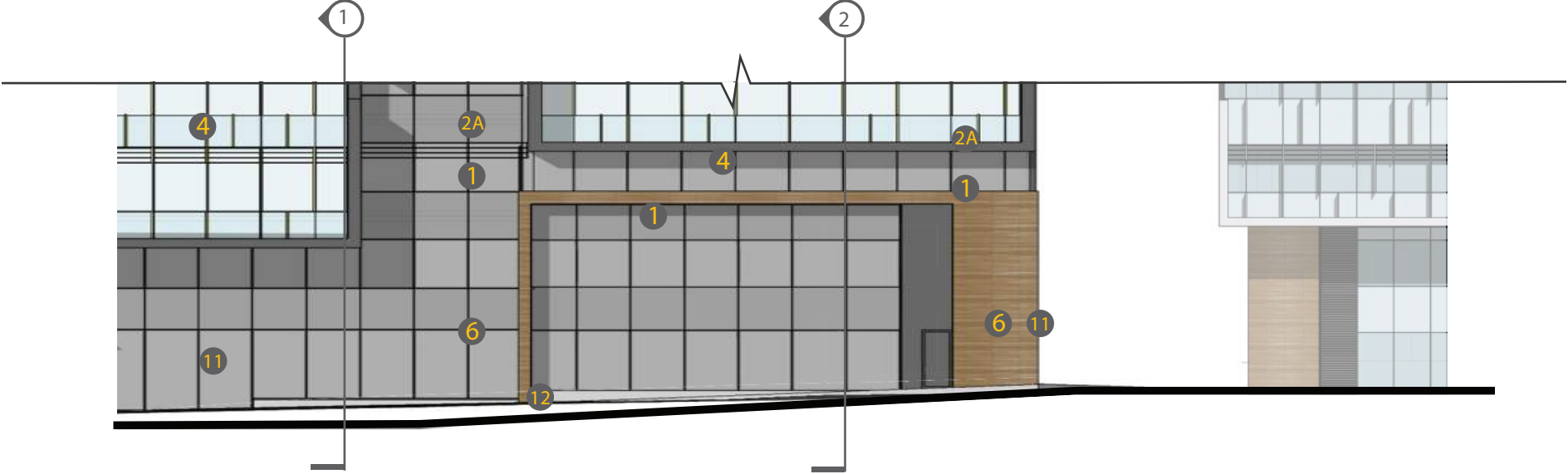
PROPOSED
View looking Northwest

- 1 Elevate south-facing “monitor” on east side of block to introduce visual movement and variety
- 2 Reinforce established language of level 1 and 2 wood “boxes” at SE corner
- 3 De-emphasize stair-stepping of 6th floor massing
- 4 Further differentiate tower massing by emphasizing contrast of the smooth, darker-toned south and est block with the more textural west and north block. See further analysis pages 16-23





Level 1 Enlarged Plan

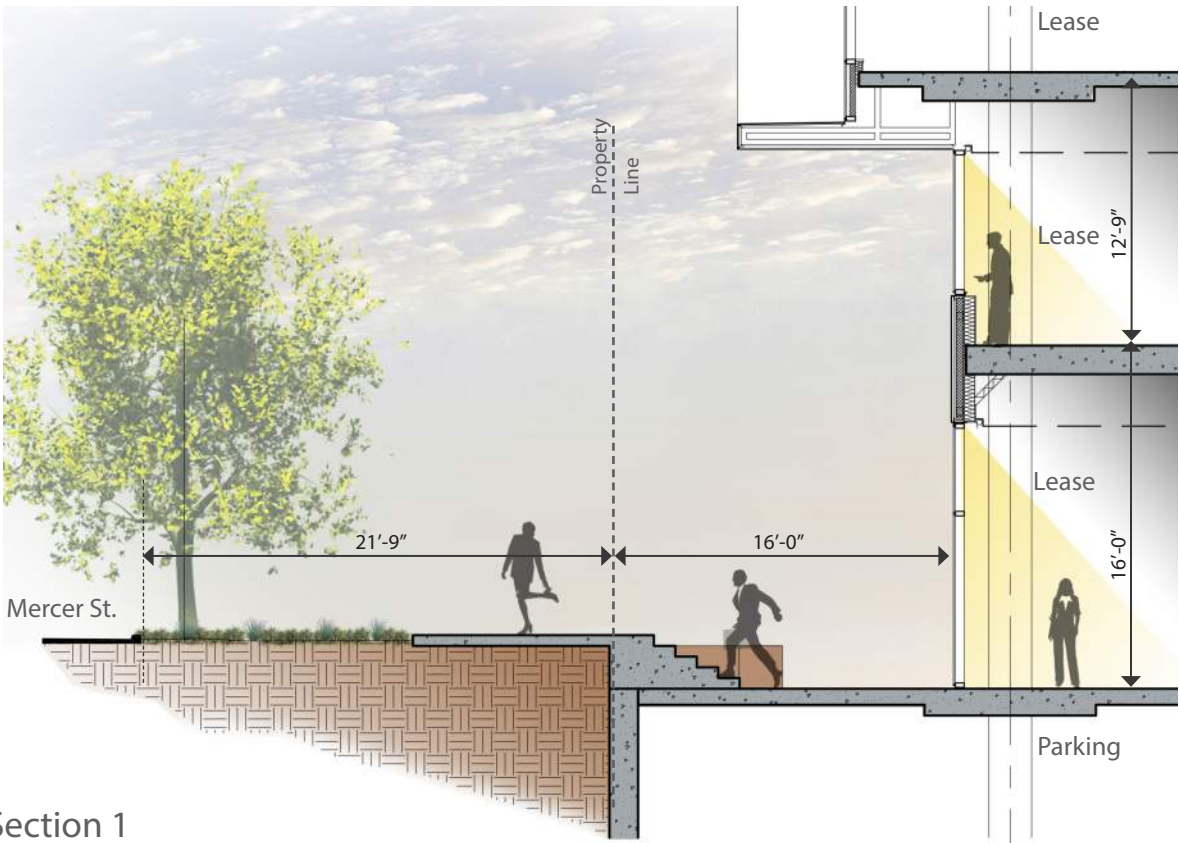


Mercer Street Elevation

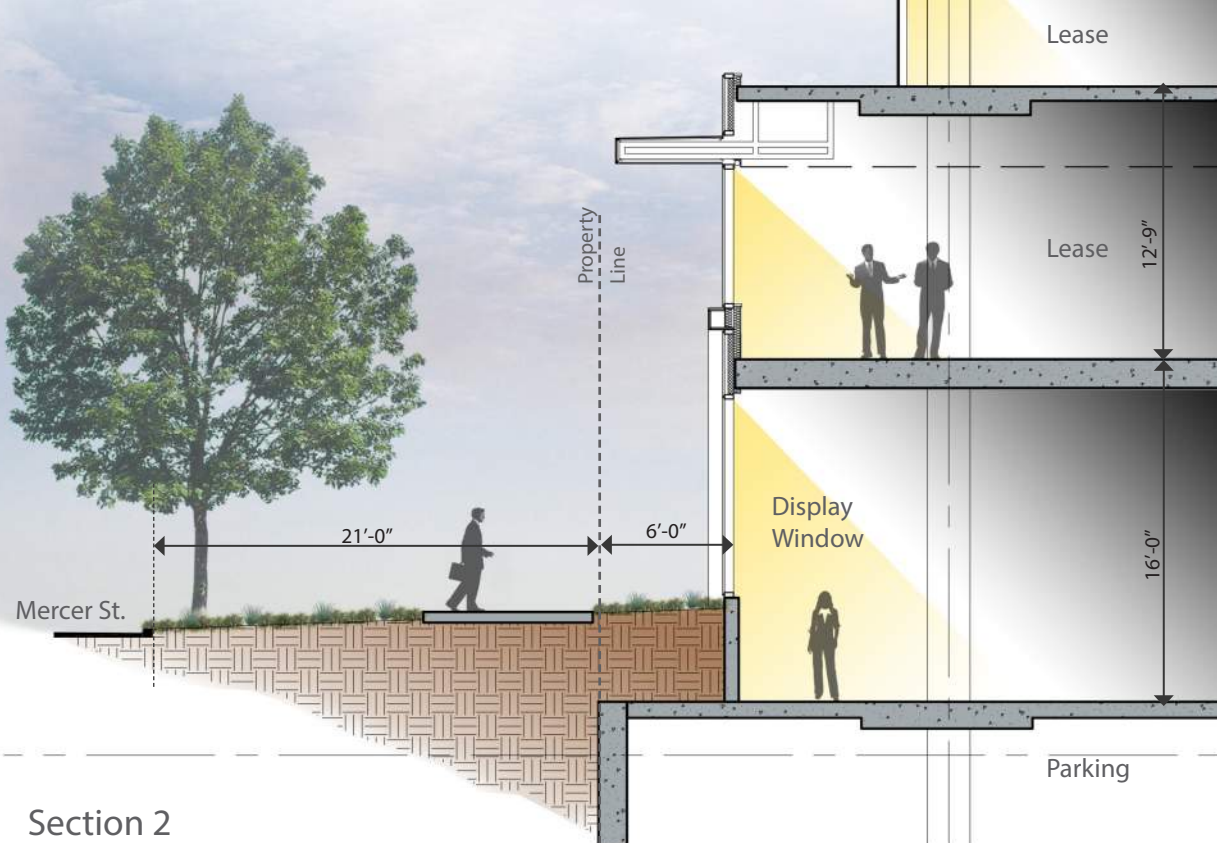
*See page 30 for material notes



Mercer Street View Looking North



Section 1



Section 2

Keynotes

- 1 Mercer Street
- 2 Boren Avenue N.
- 3 Corner Plaza
- 4 Display Window
- 5 Office Entry



RECOMMENDATION #1 PROPOSAL 7/20



An abundance of character, but lacking refinement...



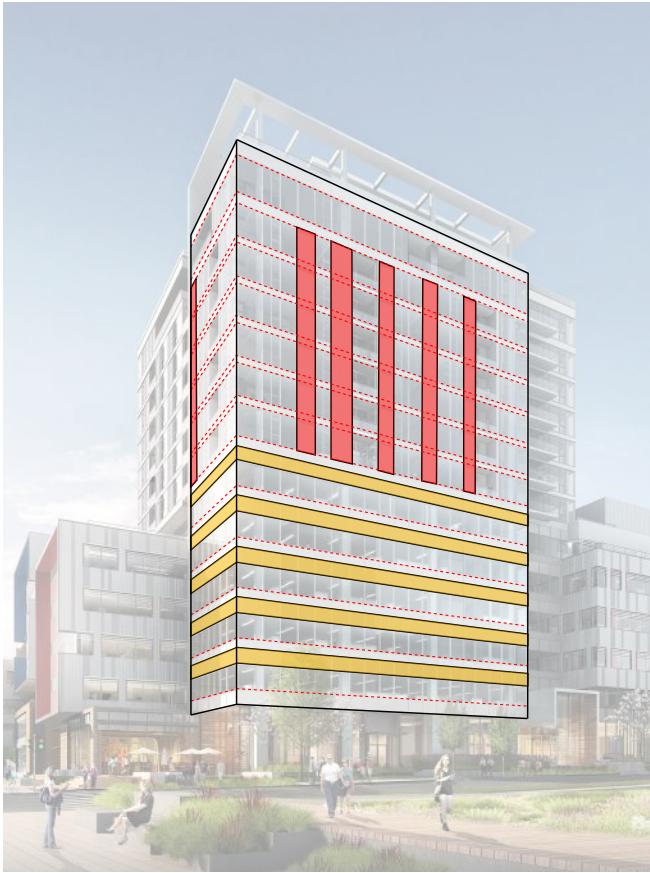
An elegant suit and beautiful textile compliment the form...

EDG 1CRITIQUE:

- Endorsement of massing strategy that emphasizes vertical residential block; explore reinforcing with vertical frame or fin element and skin treatment
- Too much delineation in skin pattern between residential and commercial portions of tower
- Top floor should be more integrated
- Both residential and commercial skin treatments too plain - not a strong example of either
- Pursue strategies to make tower slab more unified, elegant and “calm”
- High-profile site warrants a distinctive design



PREVIOUS



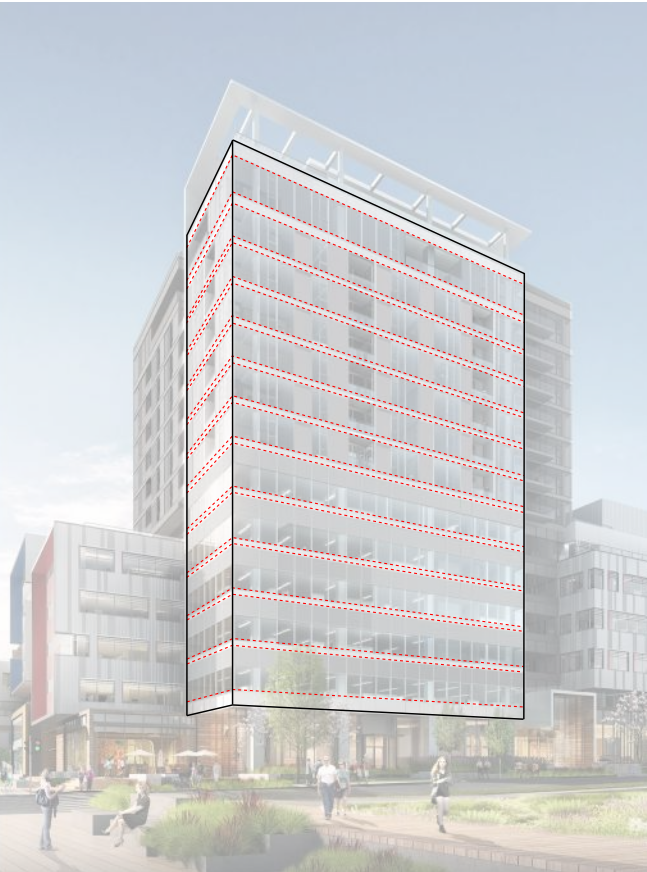
1 →
“Tune” spandrel colors to more closely resemble vision glass; visually simplify tower mass and emphasize verticality



PROPOSED



2 →
Adjust height of office floor slab spandrel panels to match residential; make darker to emphasize pattern





STUDY 1

- Reinforce vertical proportions of window wall with projections

CRITIQUE:

- Too rigid, static



STUDY 2

- Introduce visual play and movement with “staggered” fin pattern

CRITIQUE:

- Too subtle; pattern gets lost in form
- Too similar to other fin patterns in the vicinity, not distinctive



STUDY 3

- Introduce “fluid” pattern through alternating shape and depth of vertical mullions

CRITIQUE:

- Too busy
- Form not large enough to register pattern
- Does not achieve goal of enhancing verticality



STUDY 4 - Preferred

- Groupings of two floors to create vertical proportion
- Double-story groupings span residential and office floors to knit together tower form.
- Employ alternating shape and depth of vertical mullions to introduce interest and movement

CRITIQUE:

- Successful design strategy when paired with additional enhancements to color palette, form and details - see analysis next page



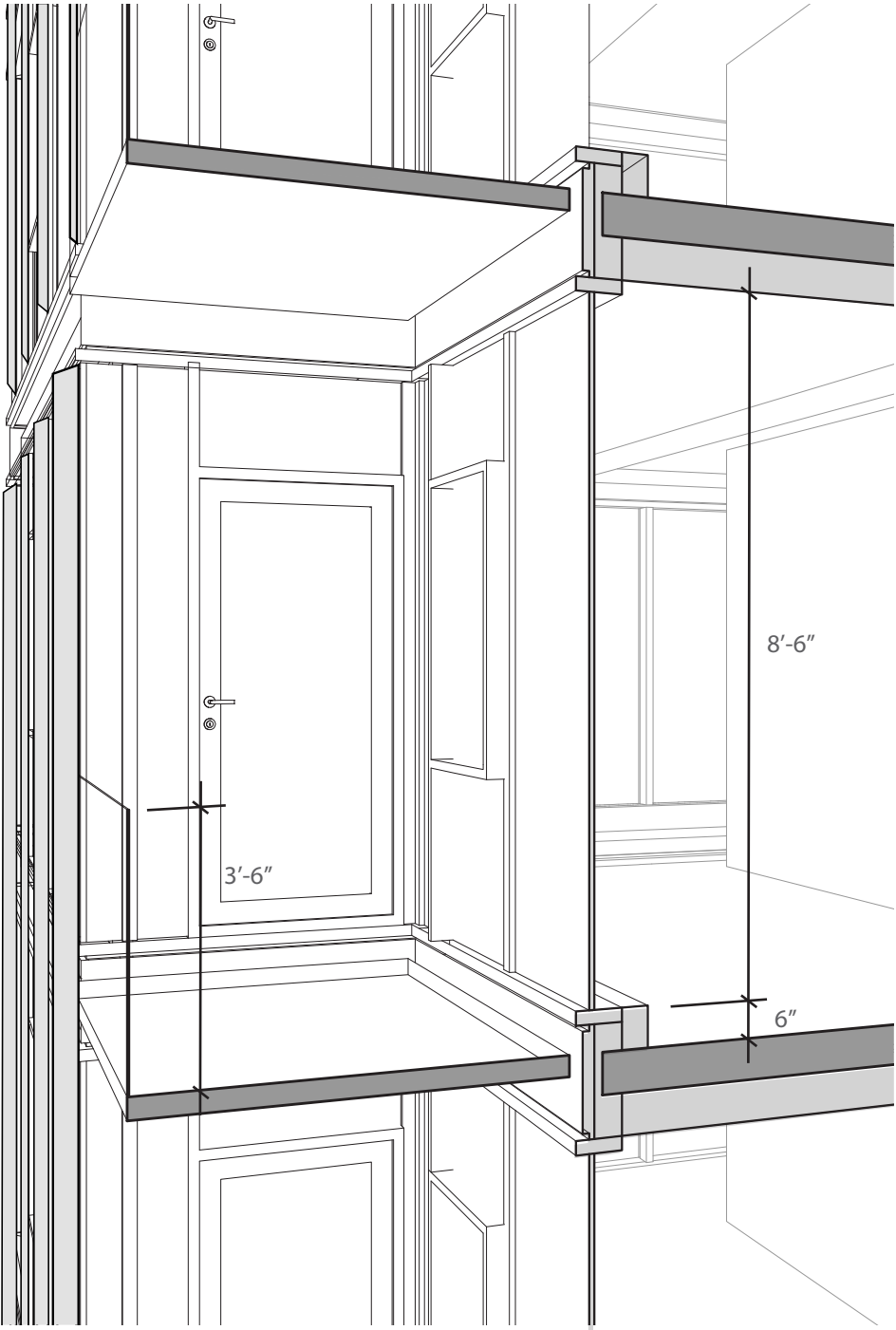
- 3 Amplify vertical fin element to define tower block
- 4 Deemphasize individual floor lines with two-story pattern that visually unifies form
- 5 Knit penthouse level into overall form with pattern overlay
- 6 Maintain spandrel color continuity between residential and office



Form + Skin Diagram

Proposed Design Proposal

2. Residential Tower Verticality and Composition

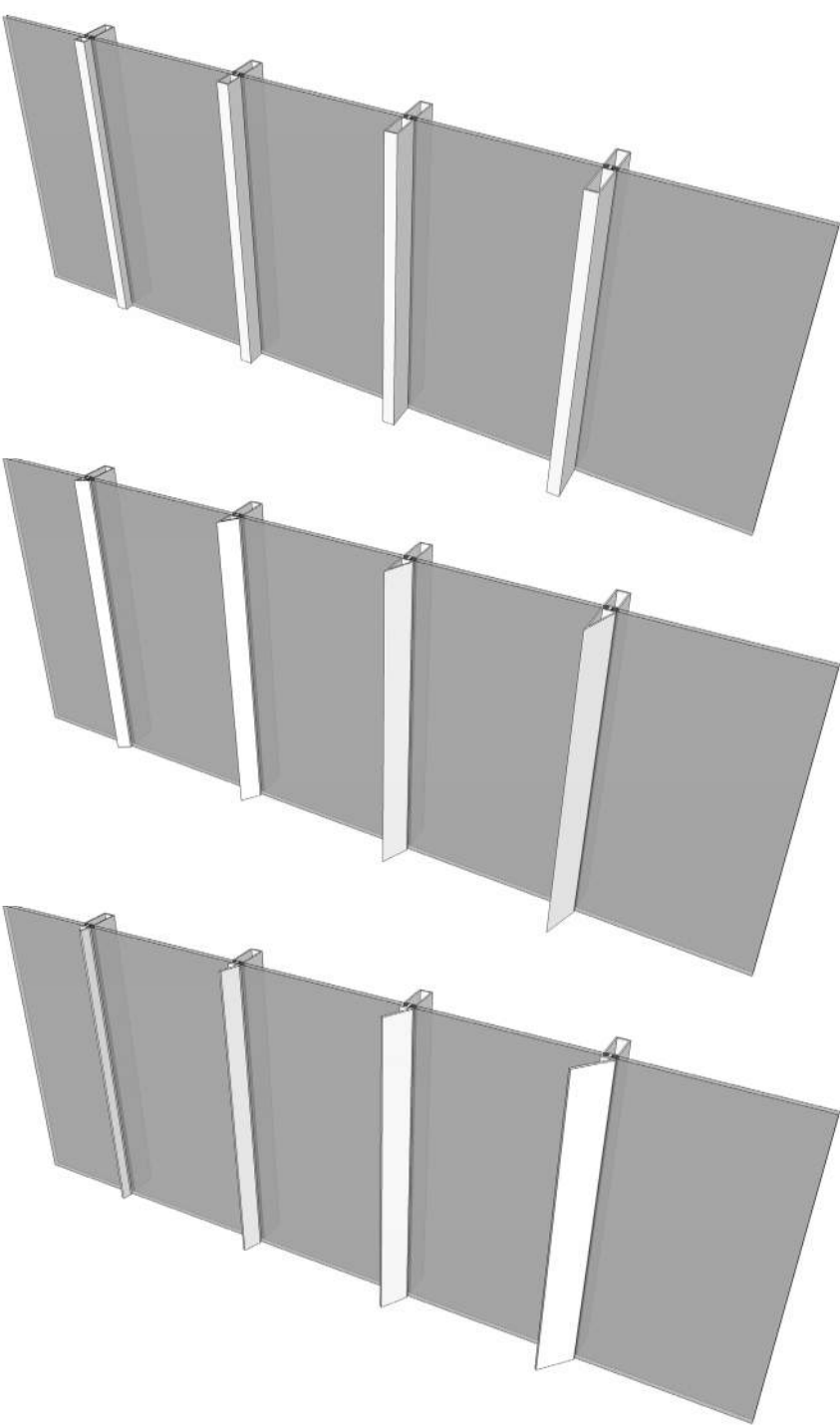


1 Wall section perspective - Residential

2. Residential Tower Verticality and Composition



Tower Facade Design Concept



1 Vary Depth



2 Vary Depth and Shape



4 Vary Depth, Shape and Angle

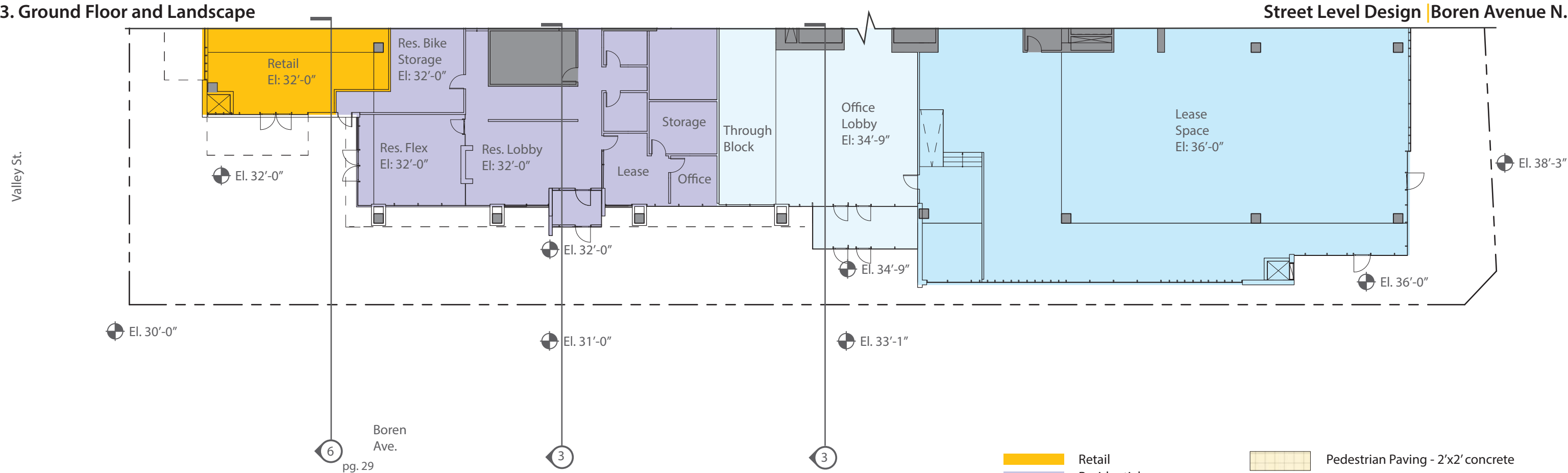






3. Ground Floor and Landscape

Street Level Design | Boren Avenue N.



Level 1 Enlarged Plan

- Retail
- Residential
- Office Lobby
- Office
- Parking
- MEP/BOH
- Pedestrian Paving - 2'x2' concrete
- Boardwalk Paving
- Midblock Paving - scored concrete
- Bioretention Planting
- Streetscape Planting
- Structured Seating
- "Gangway" ramp paving



Boren Avenue N. Elevation

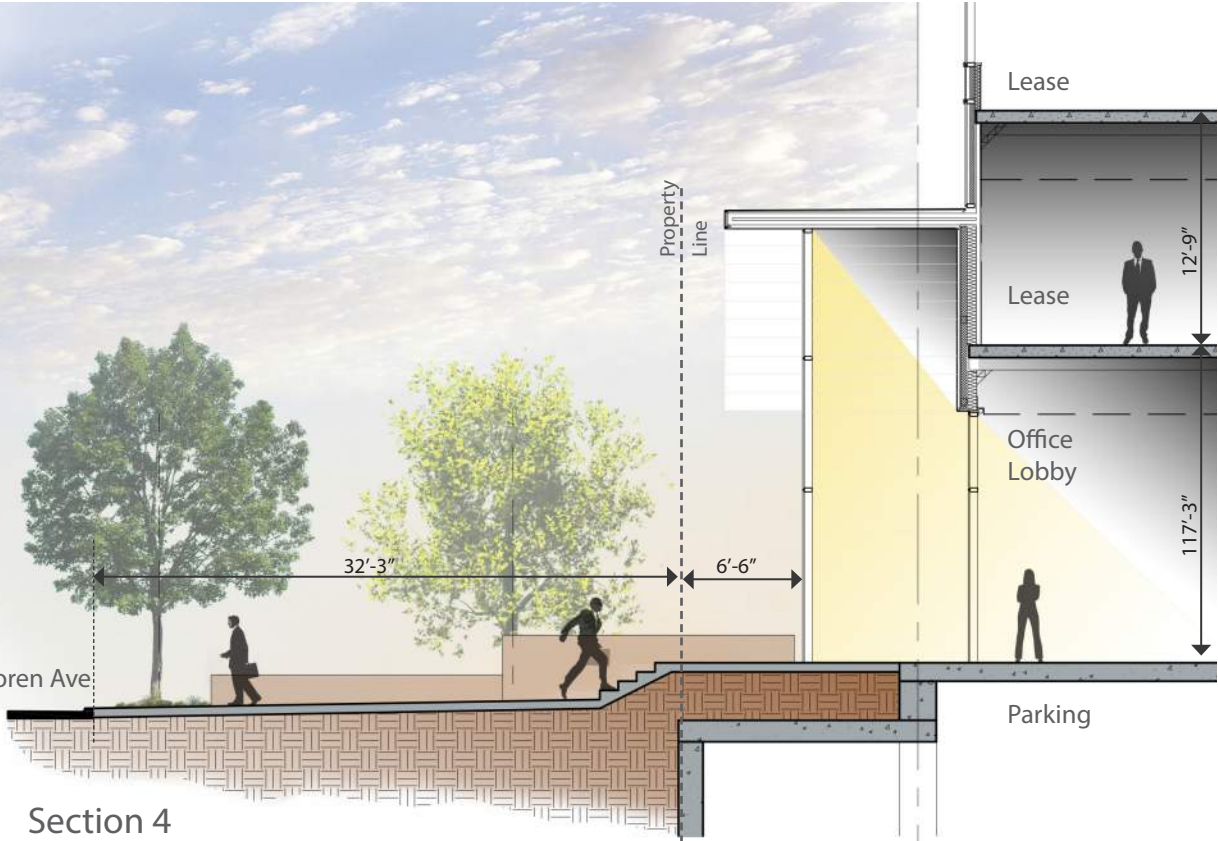
*See page 30 for material notes



Boren Avenue N. Street View Looking East



Section 3



Section 4

Keynotes

- 1 Valley Street
- 2 Boren Avenue N.
- 3 Retail Entry
- 4 Plaza
- 5 Residential Lobby
- 6 Valley Street "Boardwalk"
- 7 Office Entry



GRAPHITE

630 Boren Ave N | West DRB | DRB #2 | September 7th, 2016 | SDCI # 3022086



1
Original DRB 1
Proposal



2
"Wood Box"



3
"Metal Box"

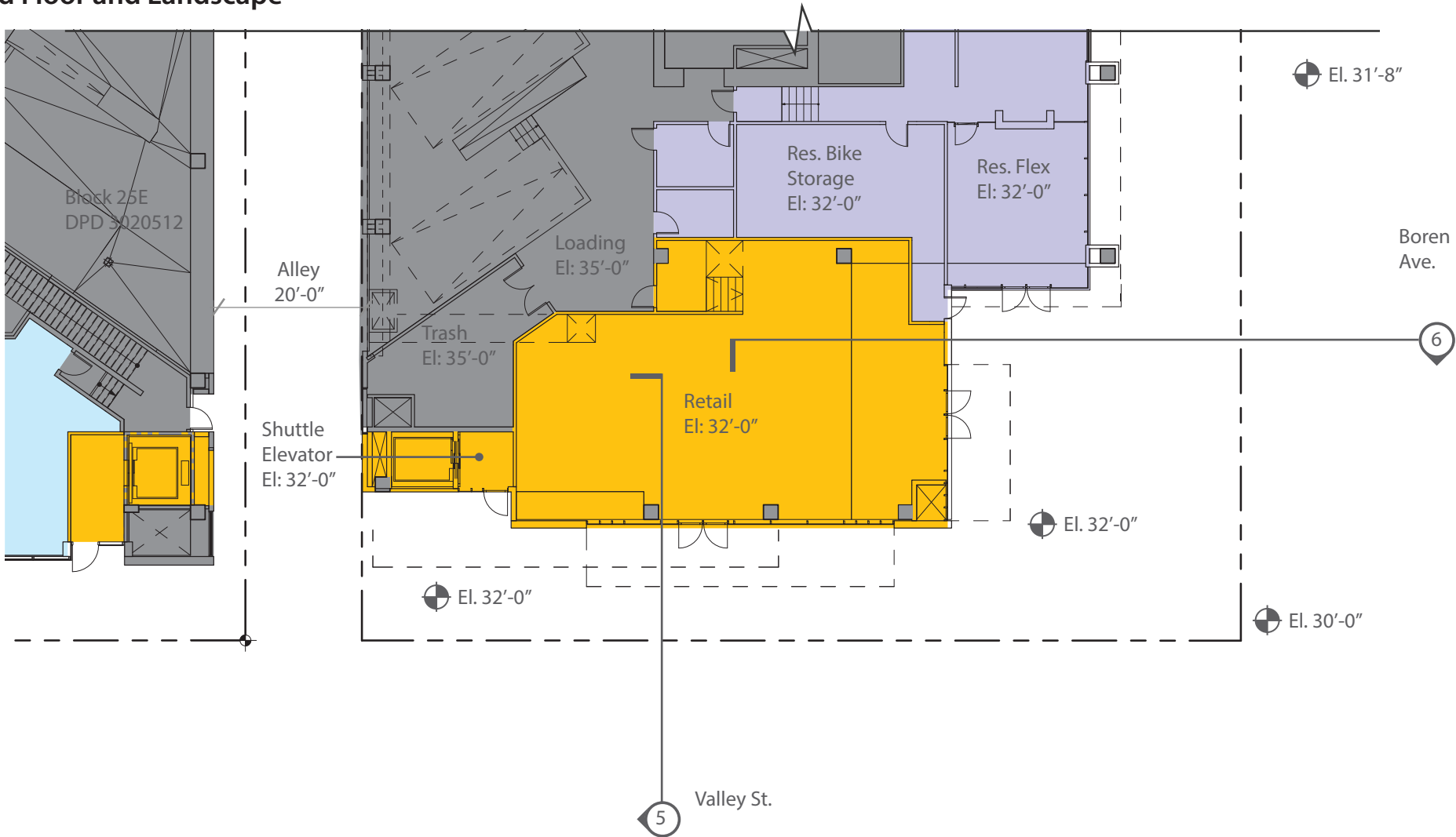


4
"Glass Box"
Preferred



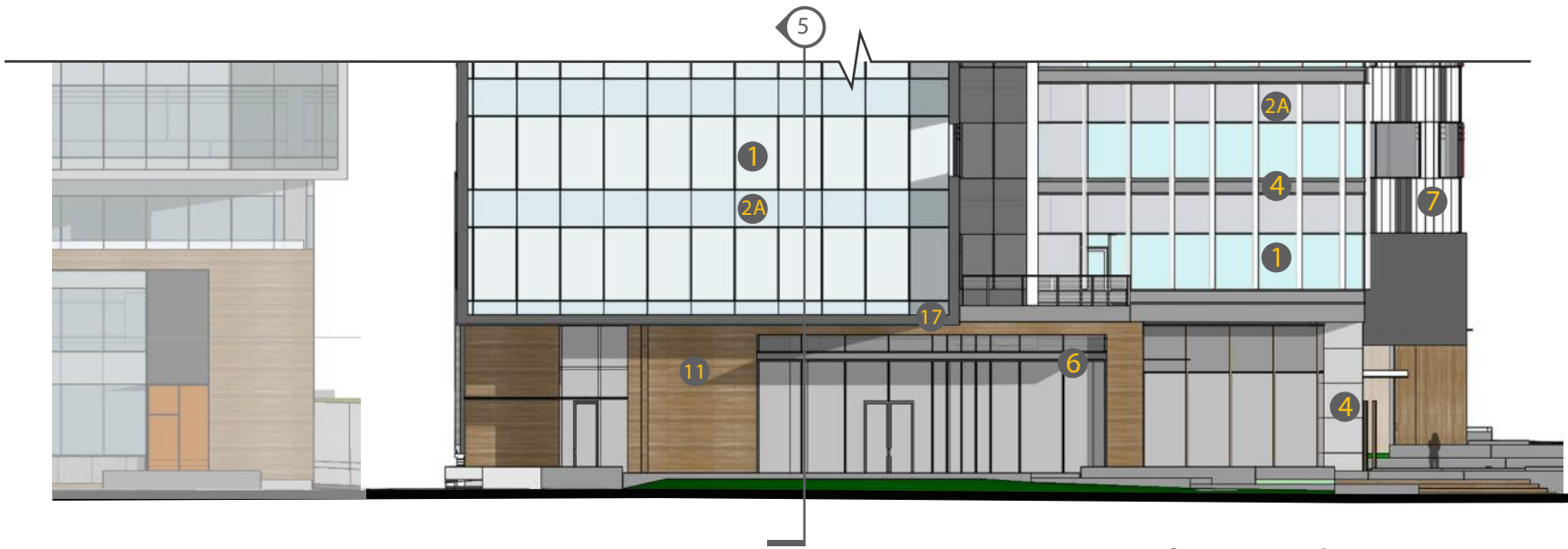
3. Ground Floor and Landscape

Street Level Design | Valley Street



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

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- Bioretention Planting
- Streetscape Planting
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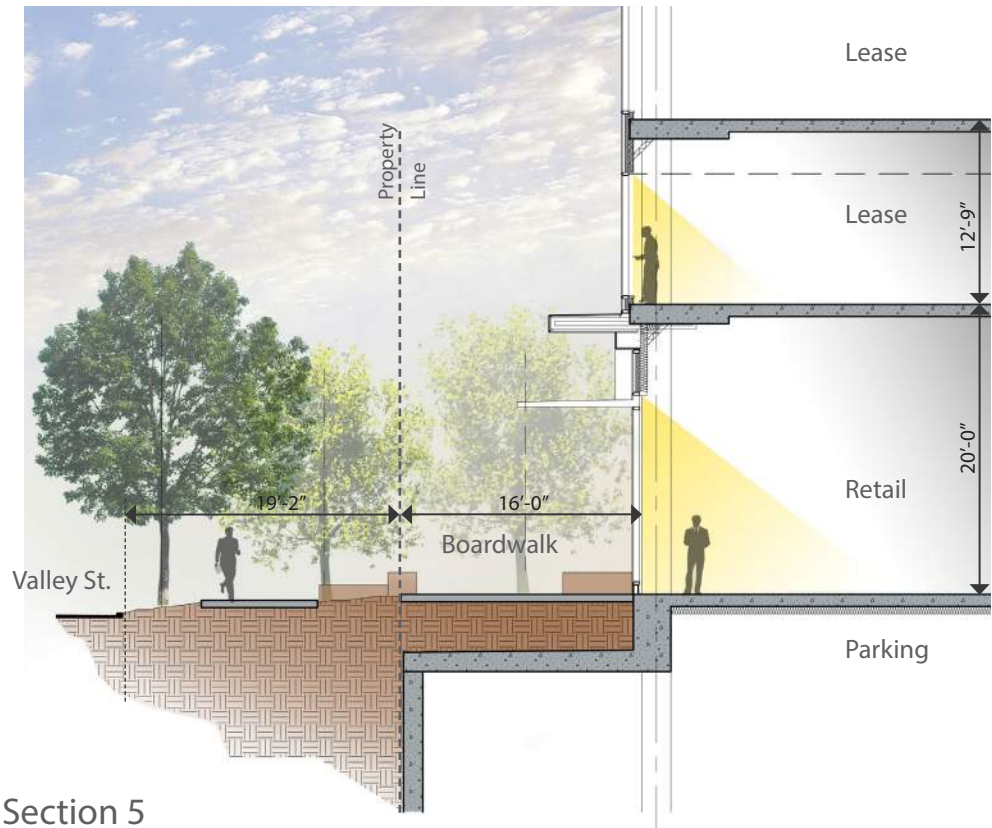


*See page 37 for material notes

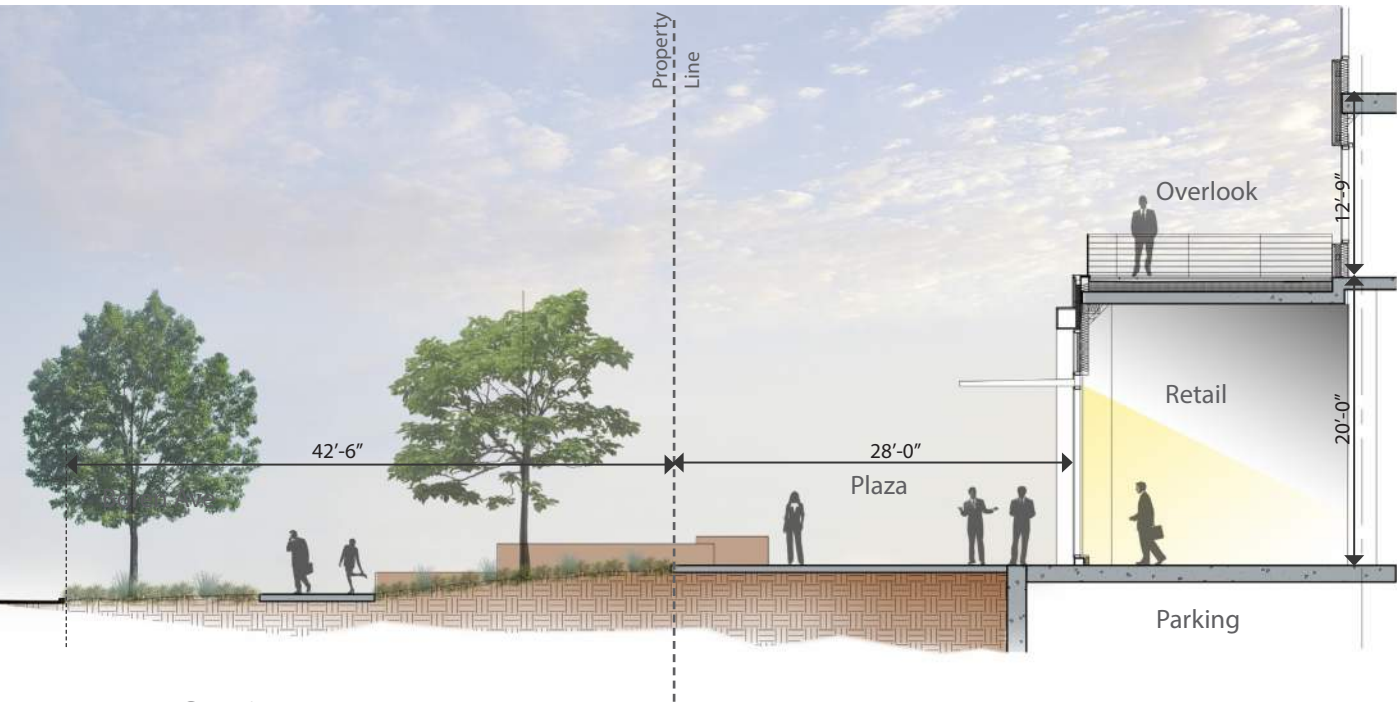
Note: see pg 62-74 for all plans, section and full elevations with materials



Valley Street View Looking Southeast



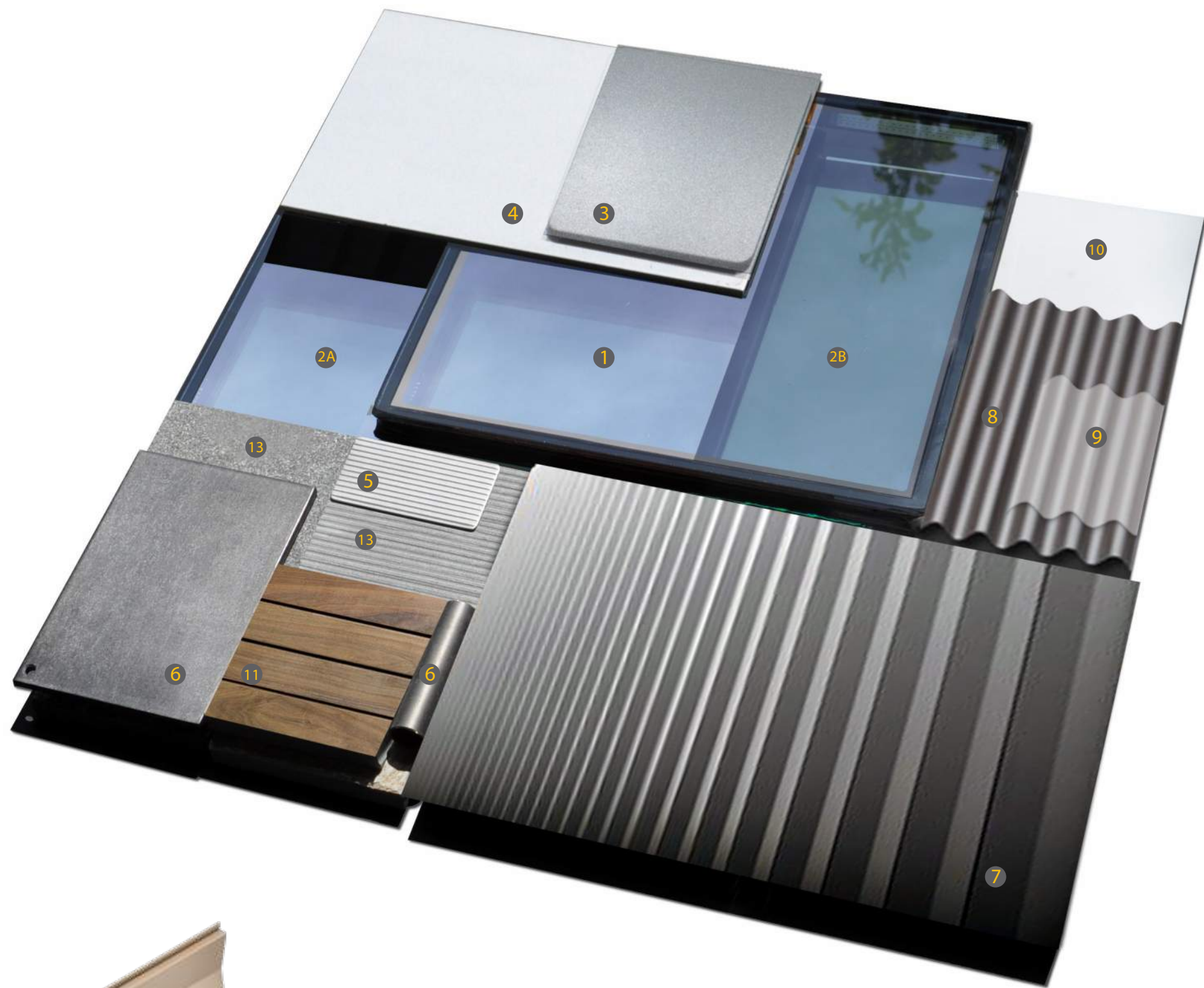
Section 5



Section 6

Keynotes

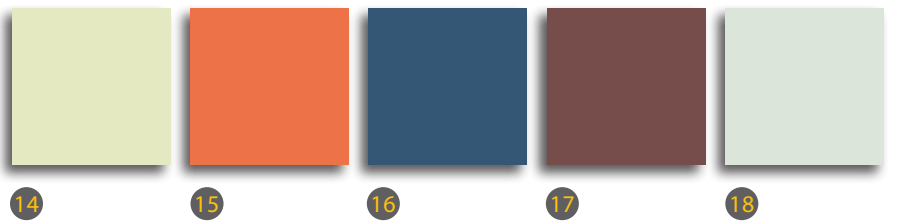
- 1 Valley Street
- 2 Boren Avenue N.
- 3 Retail Entry
- 4 Plaza
- 5 Residential Lobby
- 6 Valley Street "Boardwalk"
- 7 Parking Entry



Material Palette

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

Note Colors 1-5 proposed as painted metal



Note: see pg 62-74 for all plans, section and full elevations with materials



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



Material Palette

- 1

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

Spandrel Glass - Office
 - Opaque Low-E Glass
- 2B

Spandrel Glass - Residential
 - Opaque Low-E Glass
- 3

Metal 1
 - Storefront Framing
 - Resi. Window Wall
 - Roof Screen
- 4

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

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

Metal 4
 - Natural Steel
 - Podium Accents
- 7

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

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

Composite Metal
 - Soffits
- 10

Wood Planks
 - Podium Accent Cladding
- 11

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

Paving Units
 - Roof Terrace Paving
- 13

Color 1: Light Green
- 14

Color 2: Orange
- 15

Color 3: Dark Blue
- 16

Color 4: Rust
- 17

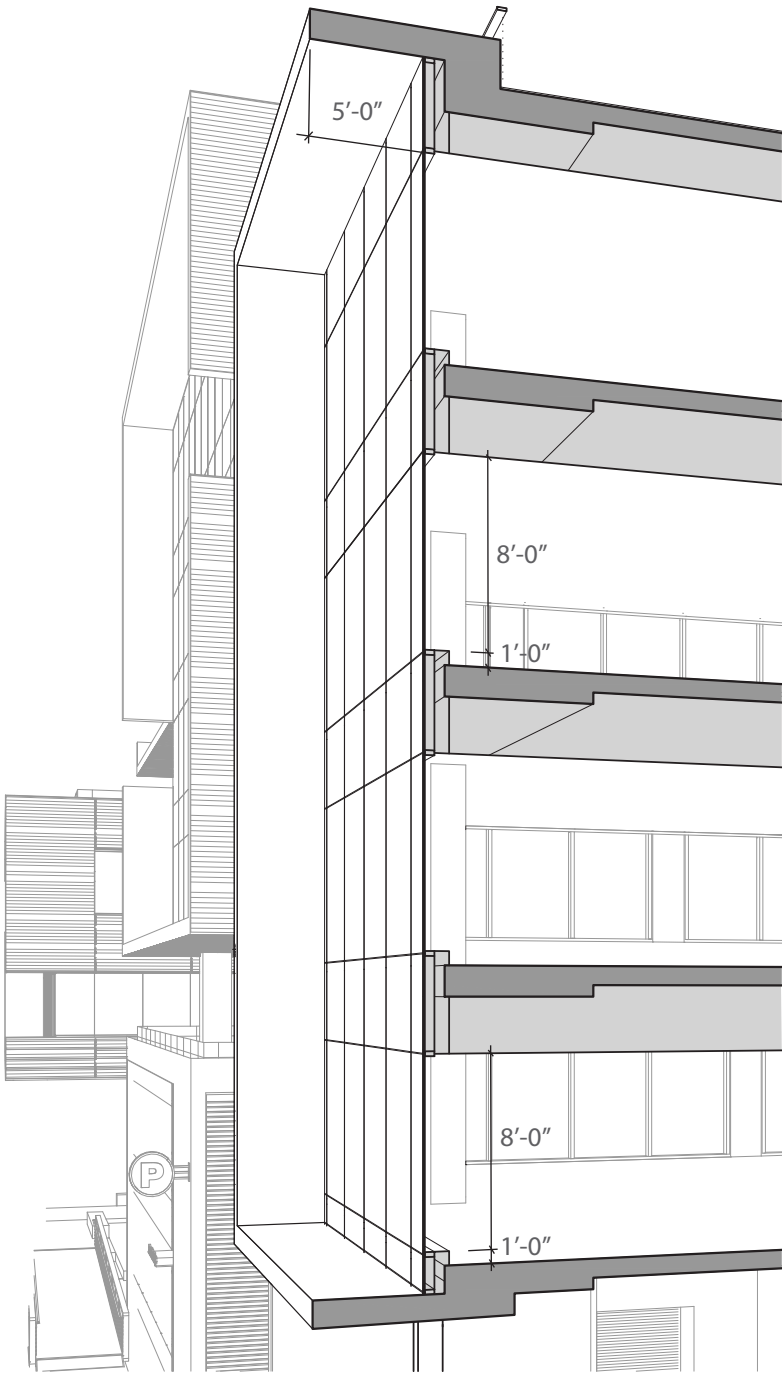
Color 5: Light Blue
- 18

Note Colors 1-5 proposed as painted metal

Note: see pg 62-74 for all plans, section and full elevations with materials



North Podium Detail



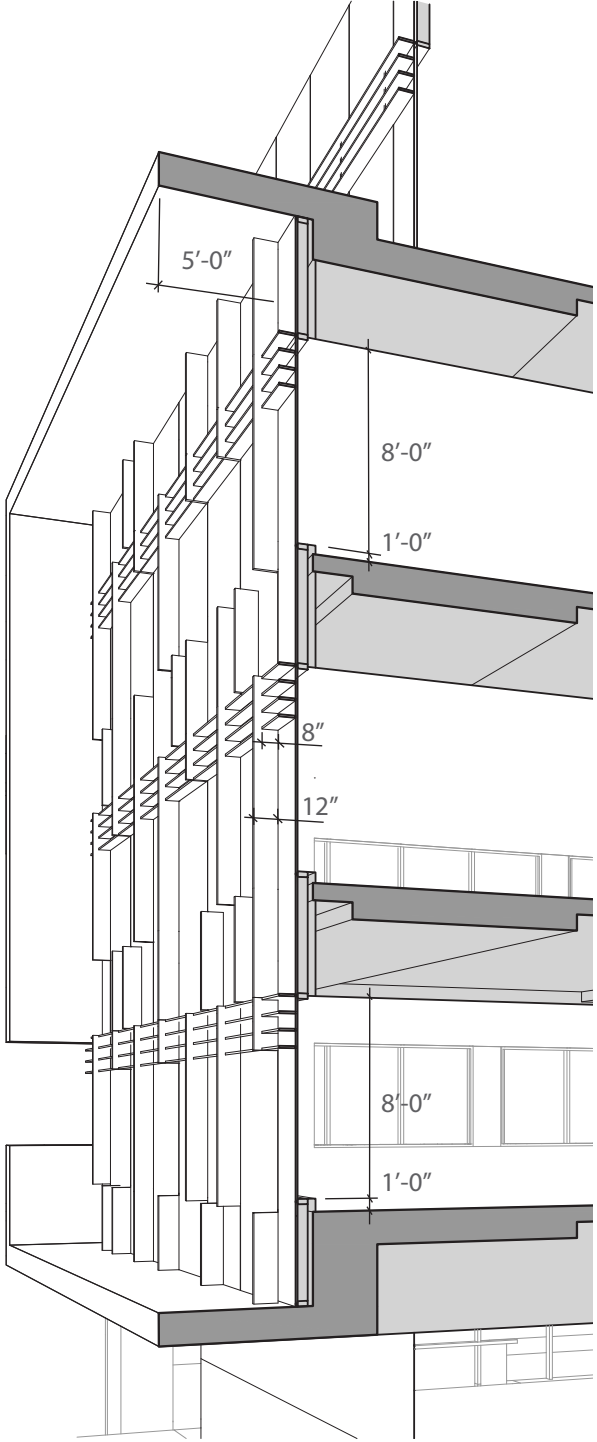
1 Wall section perspective - North Facade



South Podium Detail



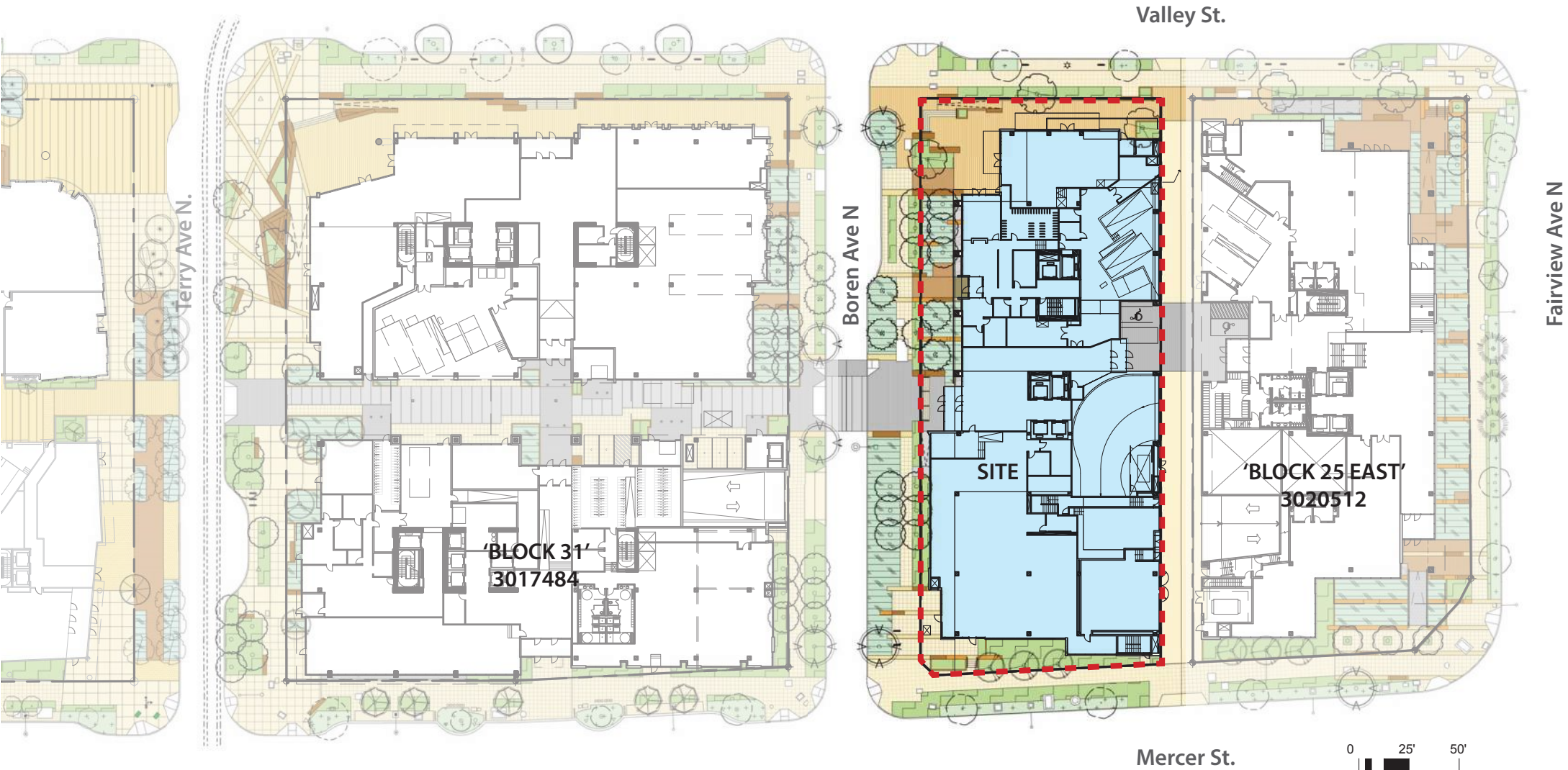
1 Wall section perspective - West Facade



2 Wall section perspective - South Facade







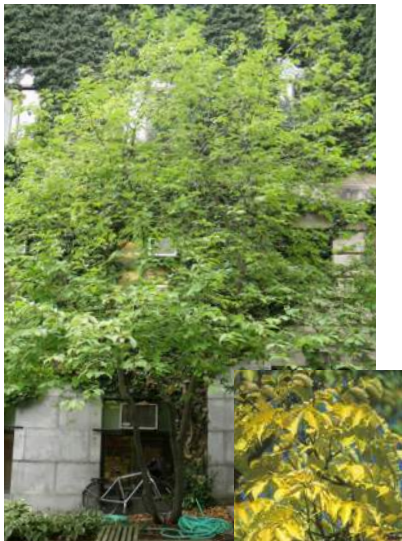



- Retail
 - Residential
 - Office Lobby
 - Office
 - Parking
 - MEP/BOH
-
- Pedestrian Paving - 2'x2' concrete
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Note: see pg 62-74 for all plans, section and full elevations with materials

Tree Planting Design





 Halesia carolina 'Rosy Ridge'
Rosy Ridge silverbell




 Magnolia virginiana 'Moonglow'
Moonglow sweet bay magnolia

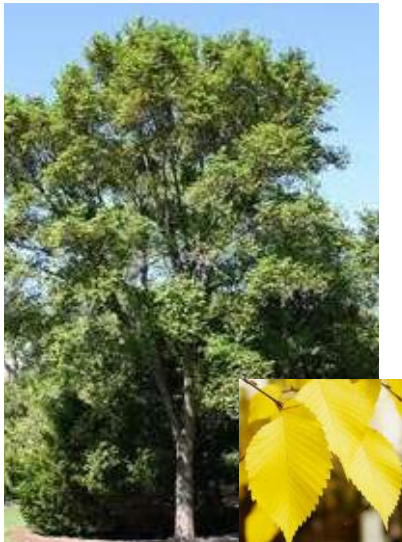


 Cercidiphyllum japonicum
Katsura tree

 Existing trees to remain




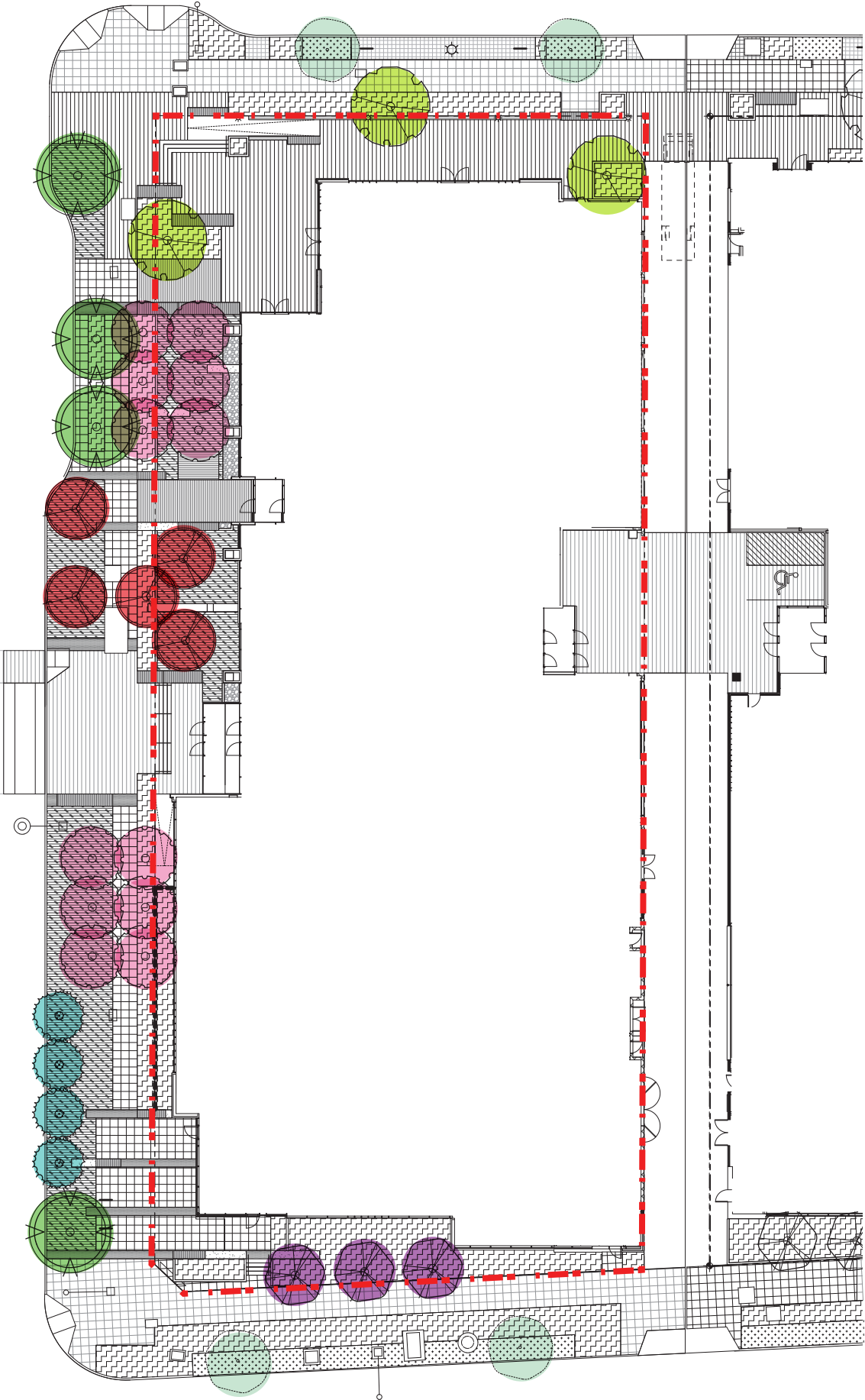
 Amelanchier x grandiflora 'Autumn Brilliance'
Autumn Brilliance Serviceberry



 Ulmus 'Morton Glossy'
Morton Glossy elm



 Nyssa sylvatica
Black tupelo



Streetscape/Plaza Planting Design

FIELD



Mahonia nervosa
Dwarf Oregon grape



Gaultheria shallon
Salal



Blechnum spicant
Deer fern



Polystichum munitum
Sword fern

EXISTING TO REMAIN



STRUCTURE



Lonicera pileata
Privet honeysuckle



Raphiolepis umbellata 'Minor'
Dwarf Yeddo hawthorn



Cornus sanguinea 'Midwinter Fire'
Midwinter Fire dogwood



Azalea 'Everest'
Everest azalea

ACCENTS



Elymus glaucus
Blue wild rye



Sidalcea oregana 'Brilliant'
Brilliant prairie mallow



Deschampsia caespitosa
Tufted hair grass



Philadelphus lewisii
Wild mock orange



Allium cernuum
Nodding onion



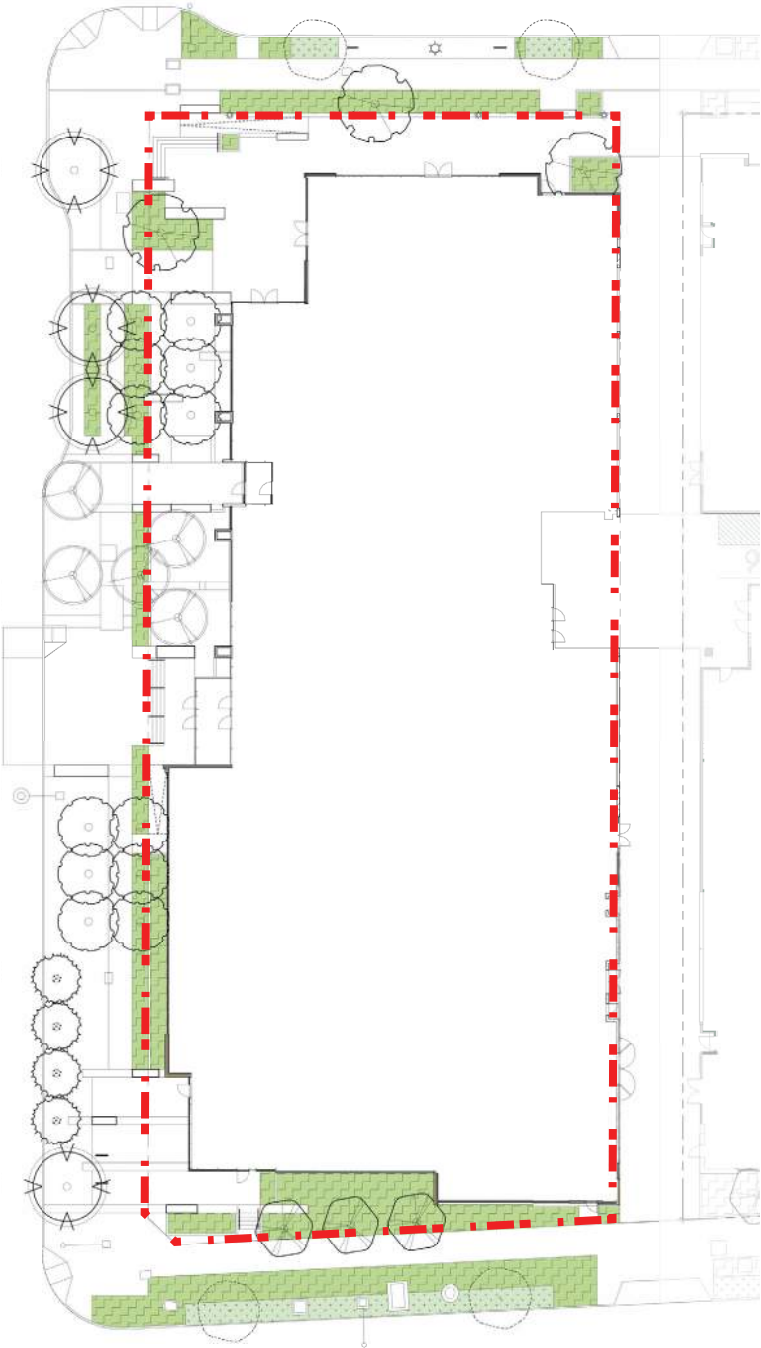
Lupinus polyphyllus
Lupin



Aquilegia caerulea
Colorado blue columbine



Maianthemum racemosum
Feathery false lily of the valley



GRAPHITE

630 Boren Ave N | West DRB | DRB #2 | September 7th, 2016 | SDCI # 3022086

Bioretention Planting Design

STRUCTURE



Cornus sericea 'Flaviramea'
Yellowtwig dogwood



Myrica gale
Bog myrtle



Spiraea douglasii
Rose spiraea



Physocarpus capitatus 'tilden park'
Pacific ninebark

FIELD



Juncus patens 'Elk Blue'
Elk Blue California gray rush



Juncus ensifolius
Swordleaf rush



Liriope 'Big Blue'
Big Blue lilyturf



Carex obnupta
Slough Sedge

ACCENTS



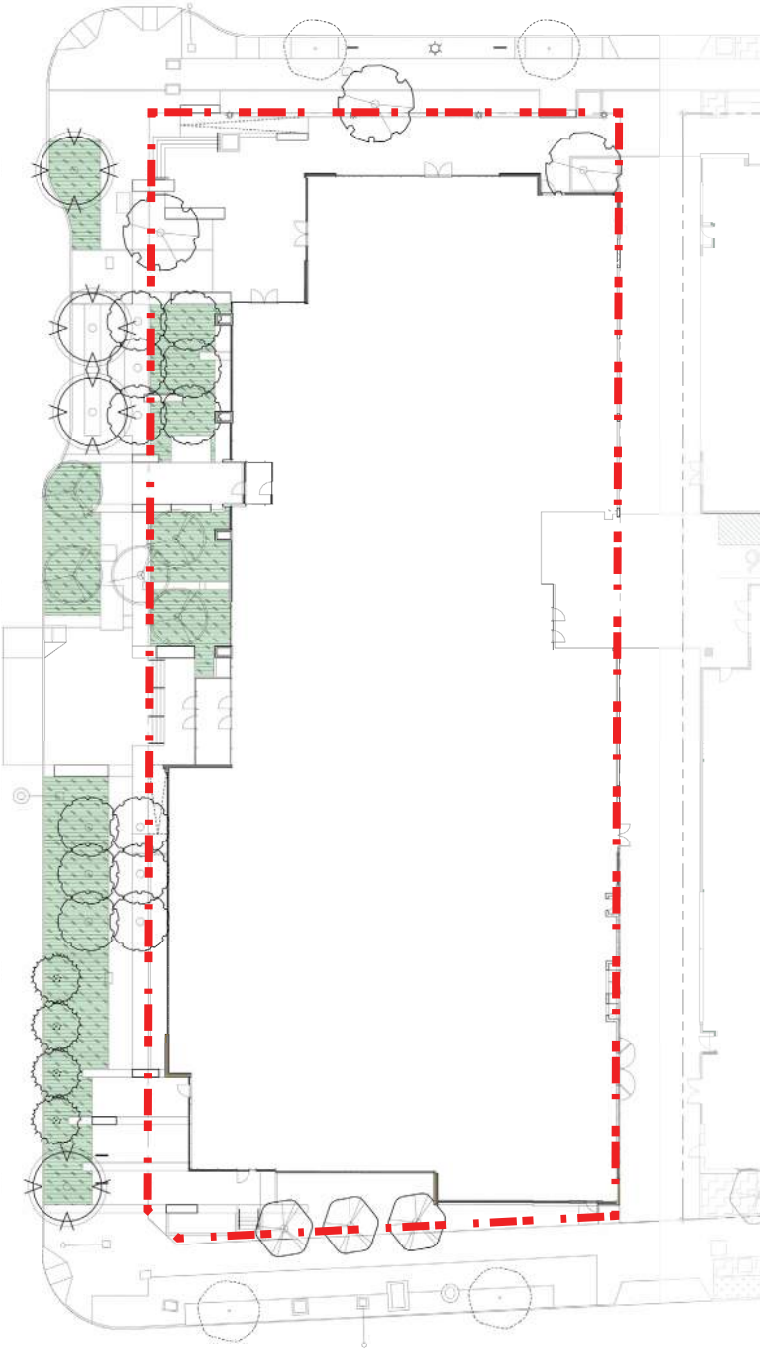
Iris douglasiana
Douglas iris



Camassia quamash
Common camas



Helleborus 'Ivory prince'
Ivory prince hellebore



Materials

PEDESTRIAN PAVING

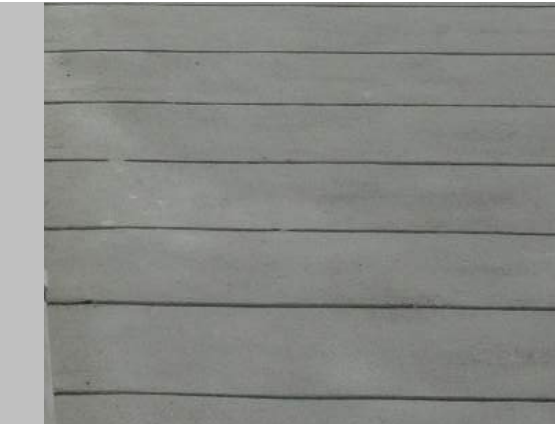


2' scoring with medium etched finish



2' bands with heavy etched finish

MIDBLOCK PAVING



12" band scoring w/ medium etch

BOARDWALK KICK



Wood kick at north edge of boardwalk

DECKING AT RESIDENTIAL LOBBY AND RETAIL PLAZA



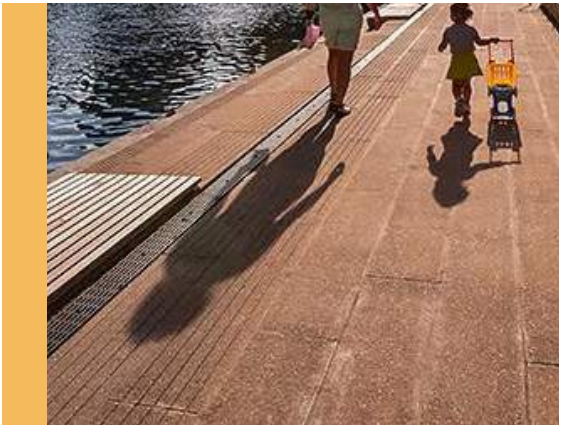
Dark pultruded fiberglass

VEHICULAR PAVING



5' band scoring with raked finish

'BOARDWALK' FINISH



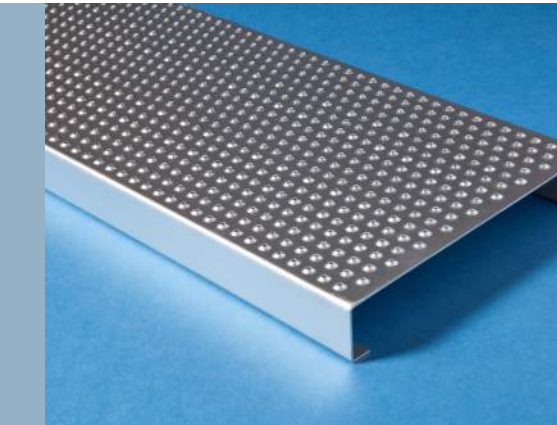
Option 1- 12" wide etched concrete bands 2-3 depths in random pattern



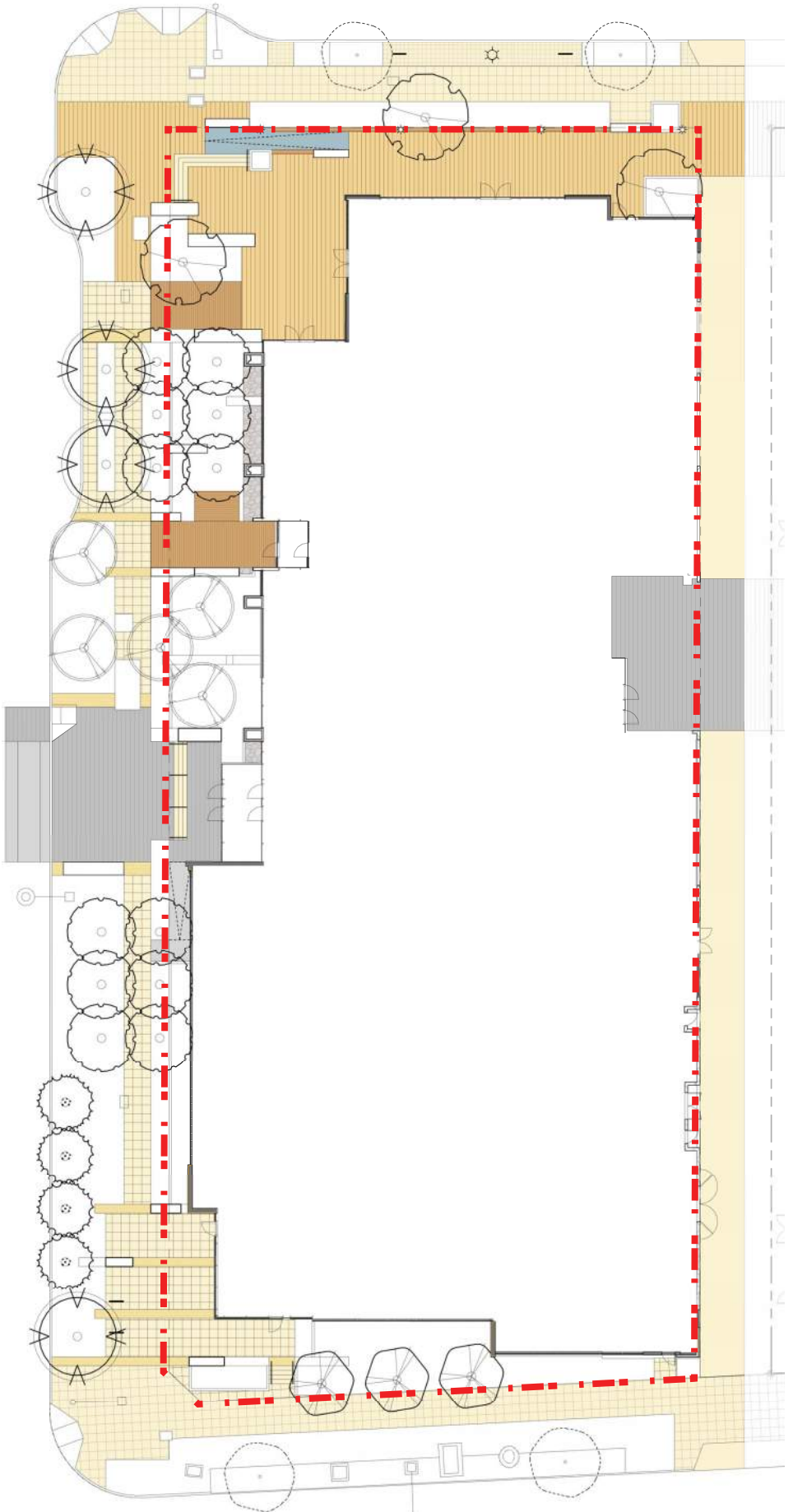
Option 2- 12" wide pultruded plank paving (in ROW, Option 1 to be used)



'GANGWAY' FINISH



12" wide perforated metal planks



Site Furnishings



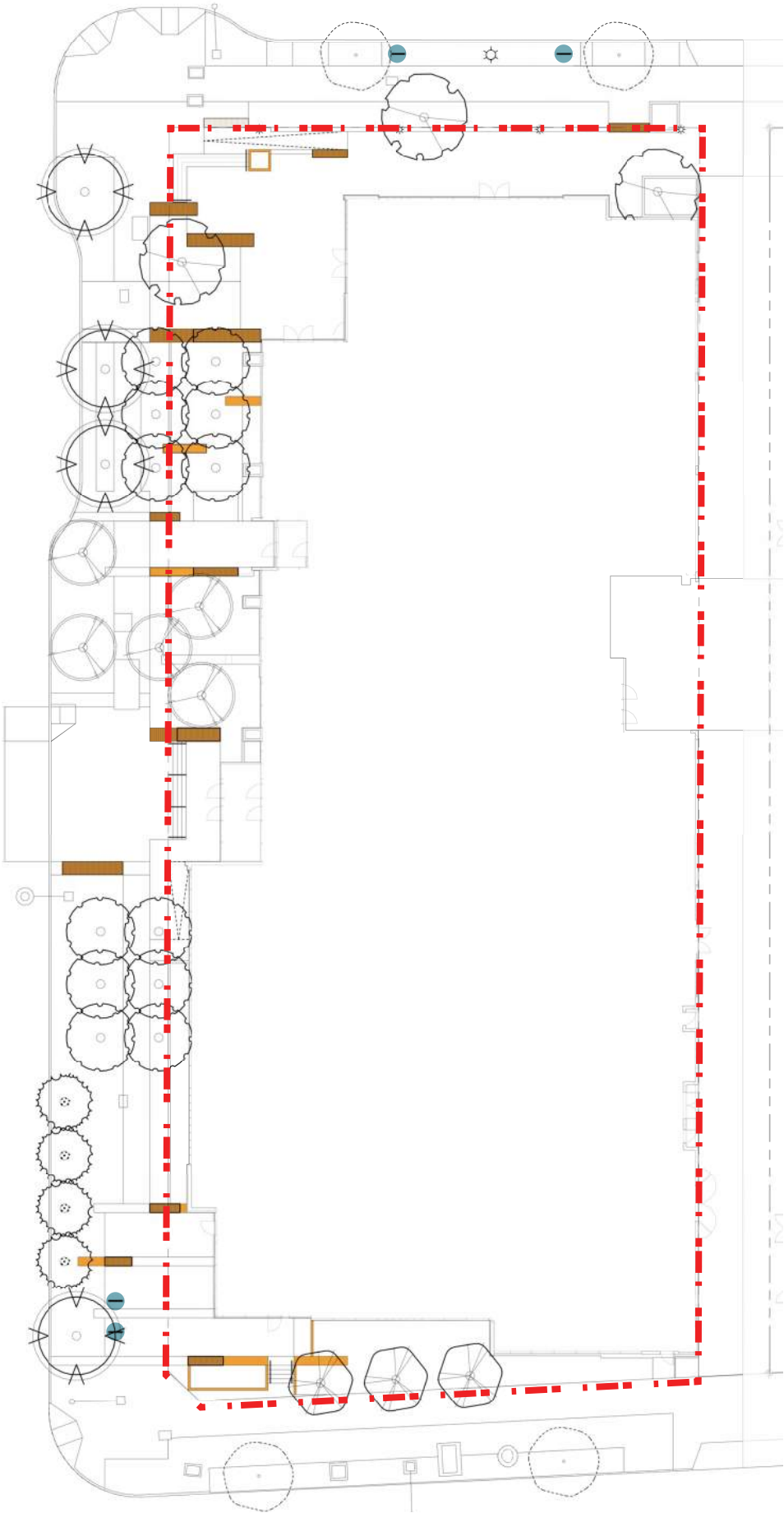
Streetlife Rough And Ready Topseat



Tofino Sportworks Bike Racks



Concrete Plinth / Wall



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LIGHTING DESIGN CONSIDERATIONS

IDENTITY

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

COMFORT

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

SAFETY

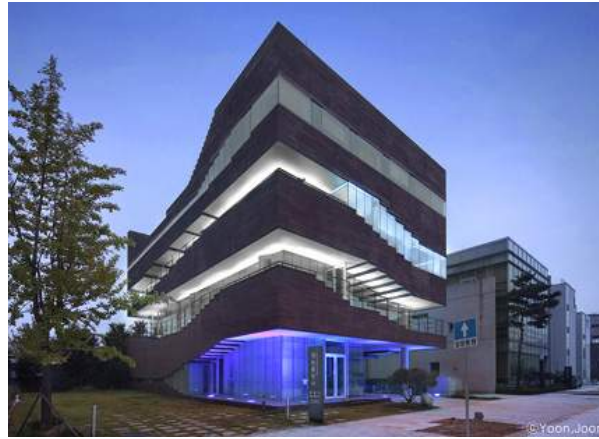
In addition to its aesthetic qualities, the lighting will also provide the necessary amount of light for office workers and visitors to navigate safely through the premises.

MAINTENANCE

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

ENERGY

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



BUILDING FACADE

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



CANOPIES AND ENTRIES

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



BOARDWALK & RIGHT OF WAY

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

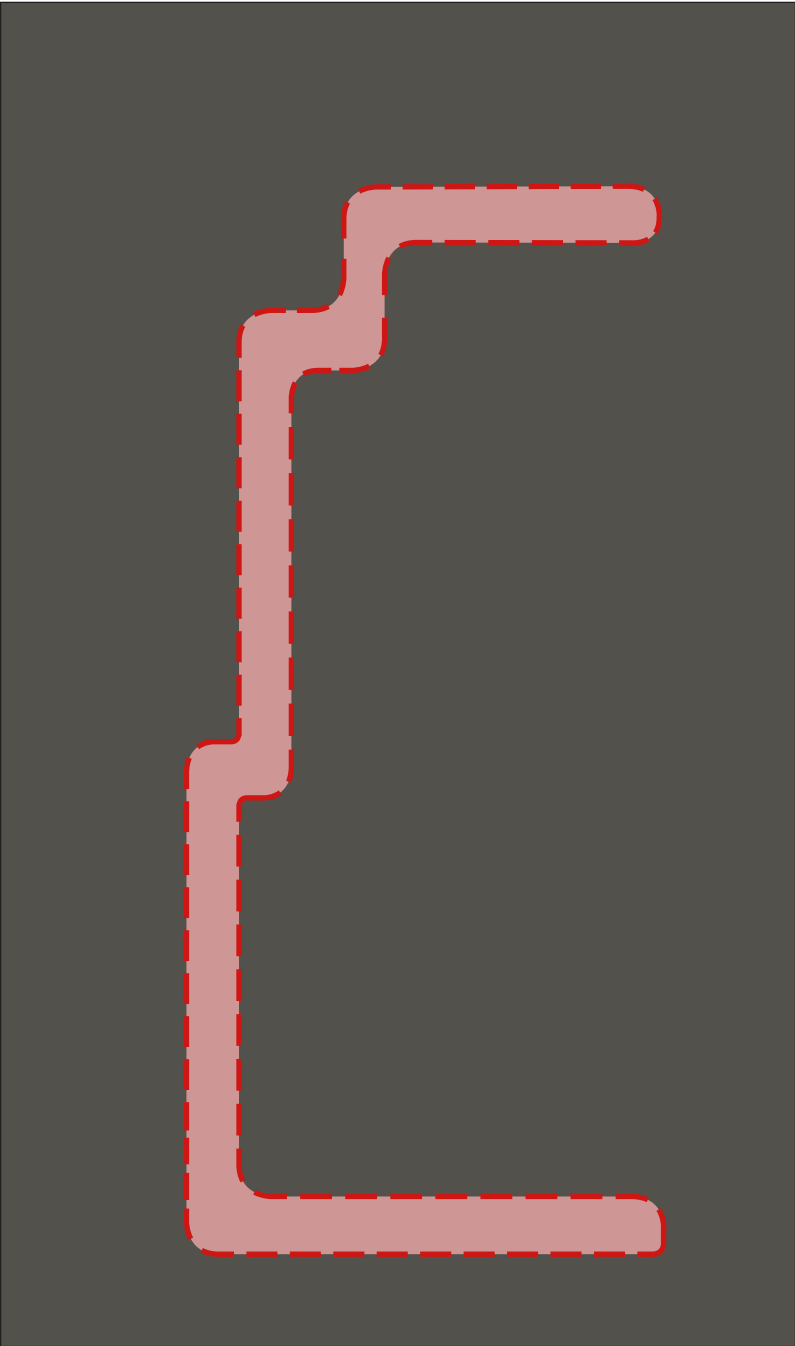


LANDSCAPE & ROOF TERRACE

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

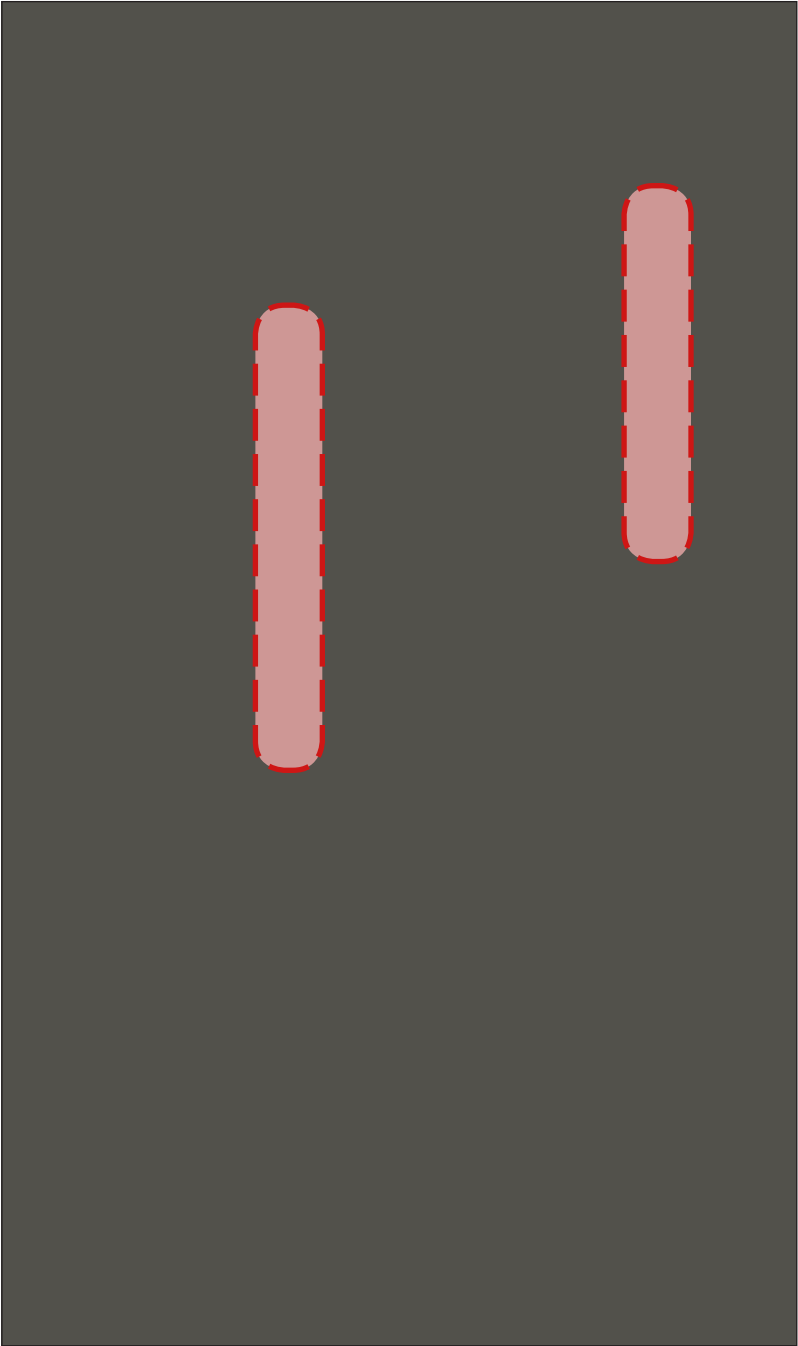
BUILDING FACADE

Ingrade uplights and linear surface-mounted uplights illuminate the underside of the “stacked” structures.



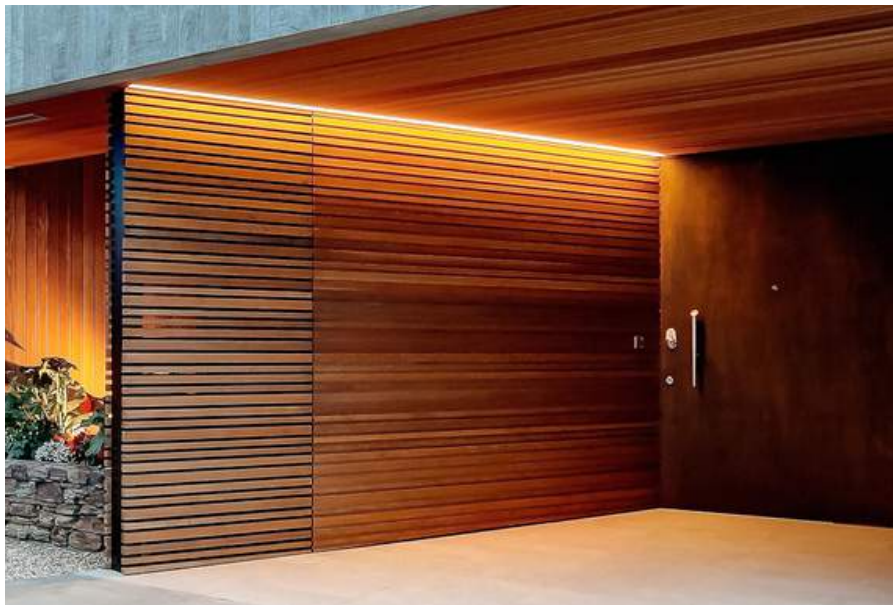
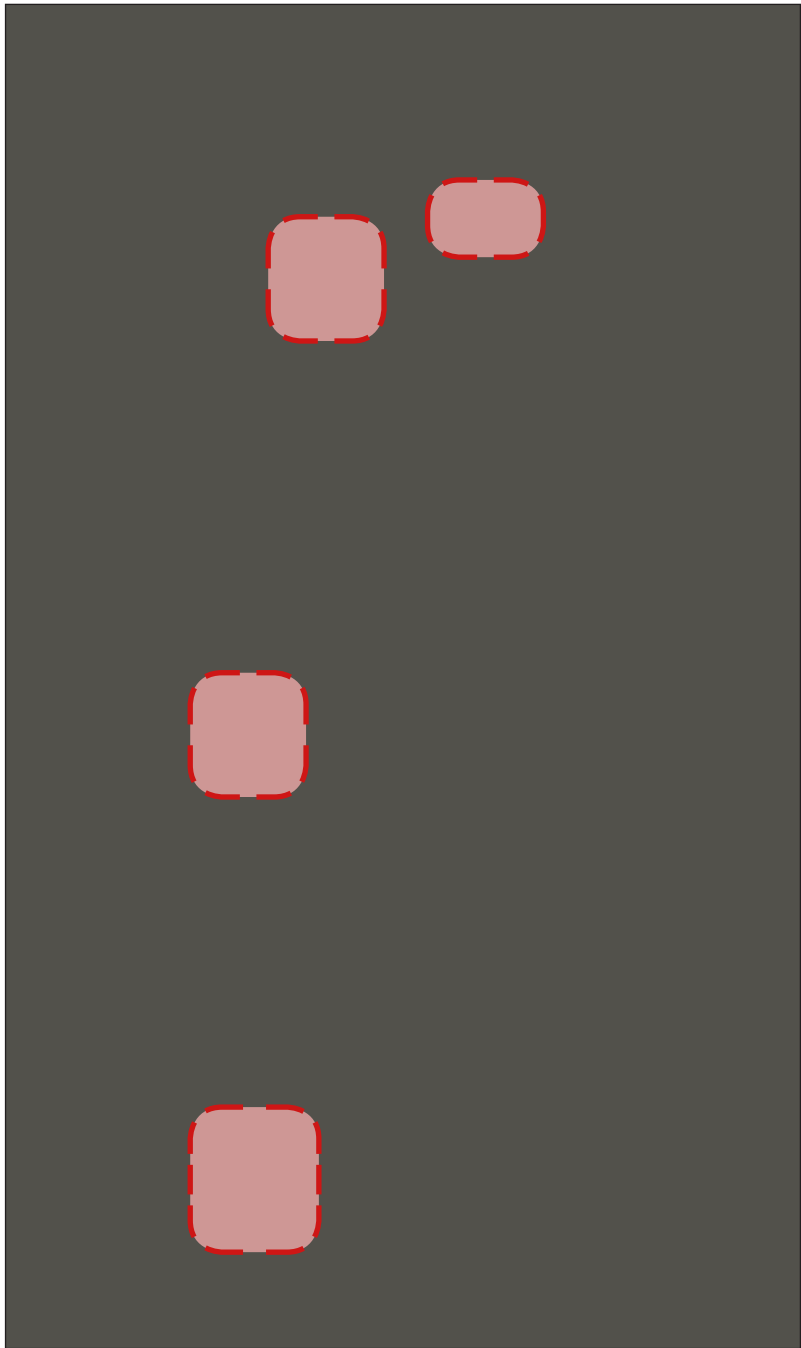
BUILDING FACADE

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



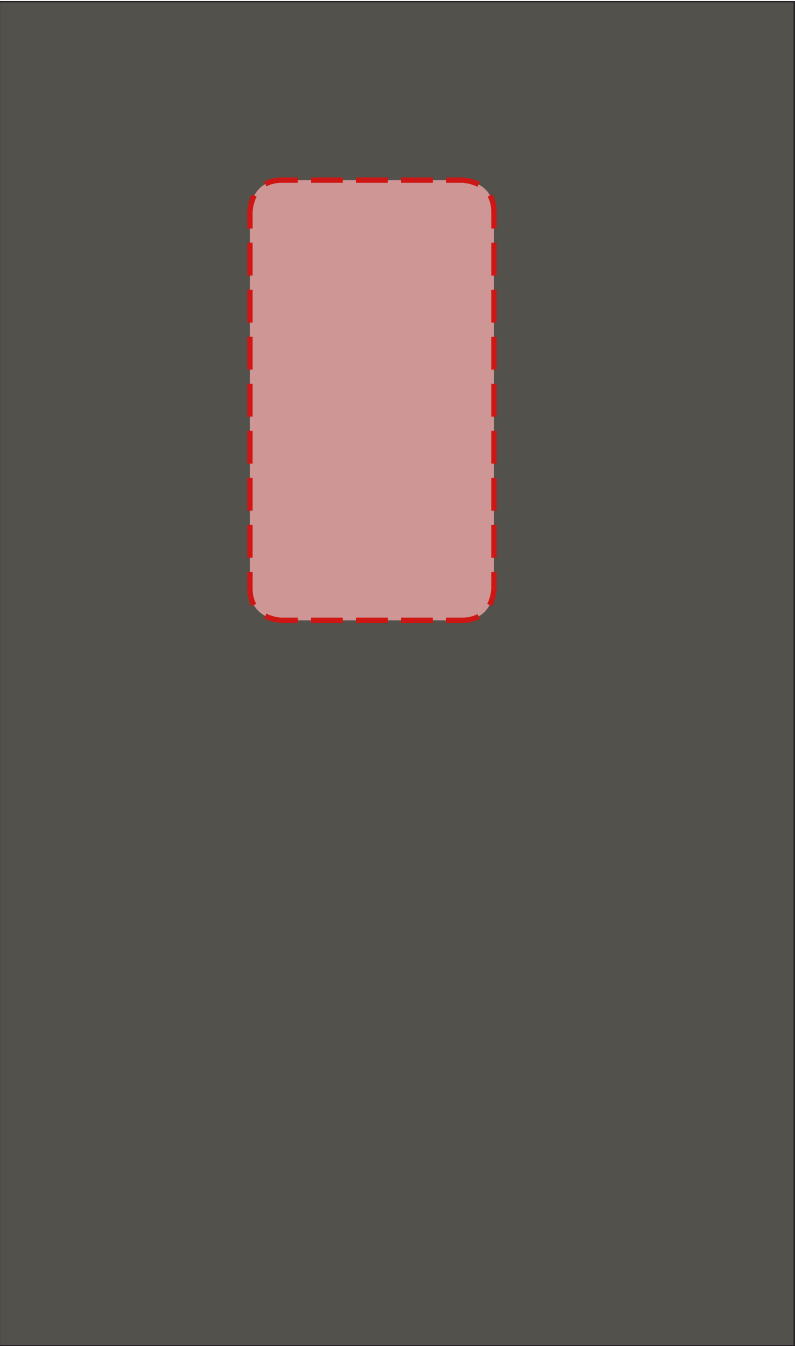
CANOPIES AND ENTRIES

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



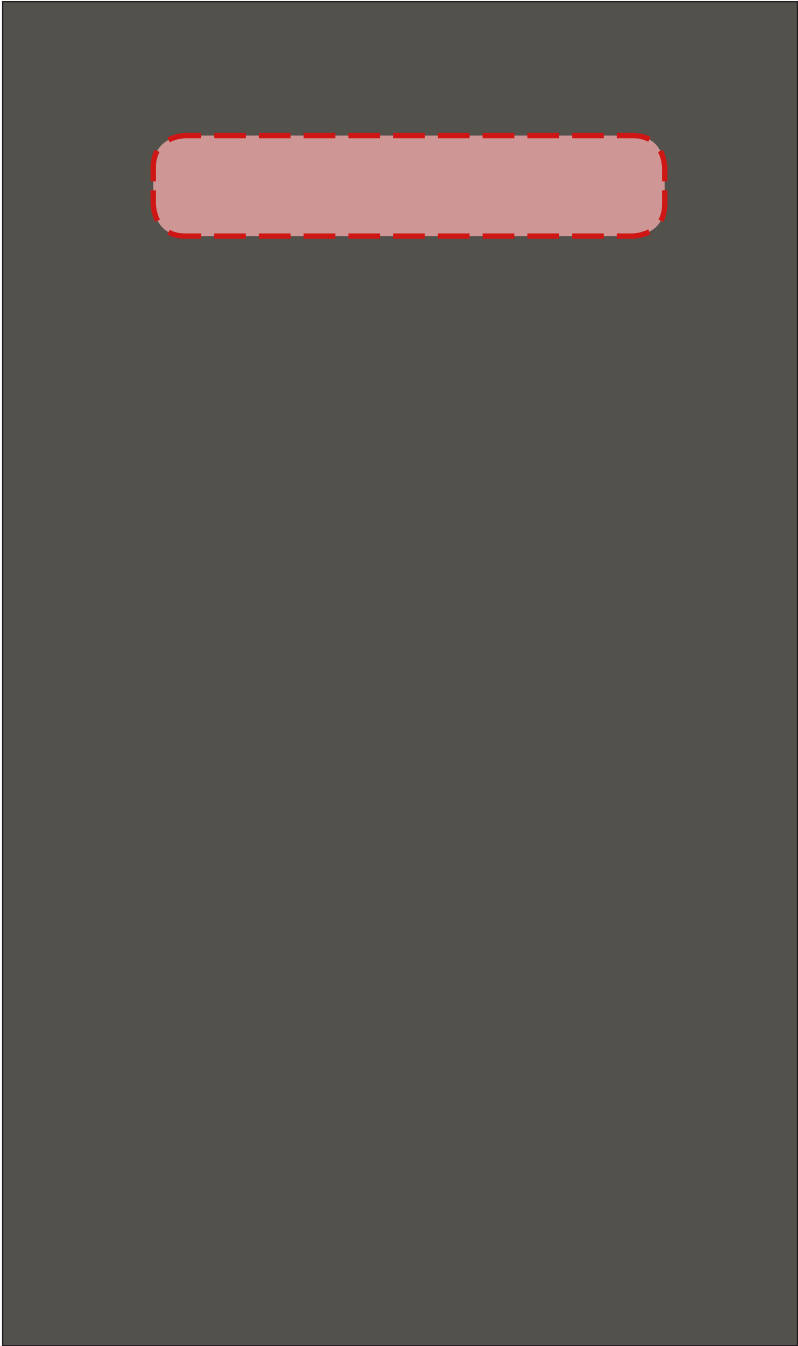
LANDSCAPE & ROOF TERRACE

Uplit trees and bench seating with a warm underglow give the landscape a nighttime presence and create a welcoming environment. A canopy lit from below heightens the crown of the residential tower and provides a long-distance focal point.



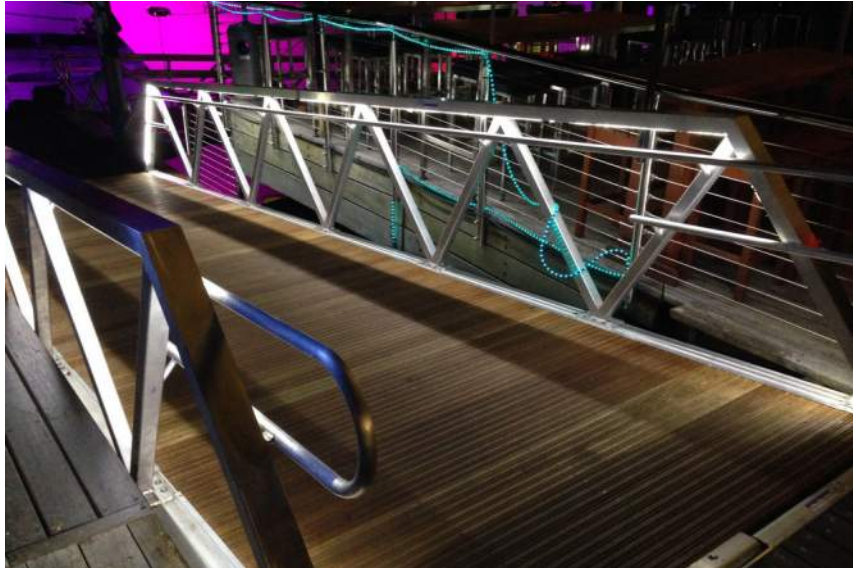
BOARDWALK AND RIGHT OF WAY

A rhythm of multi-head post top luminaires provide general lighting for vehicles as well as at the pedestrian level.



BOARDWALK AND RIGHT OF WAY

Lighting integrated into handrails supplement ambient light levels.

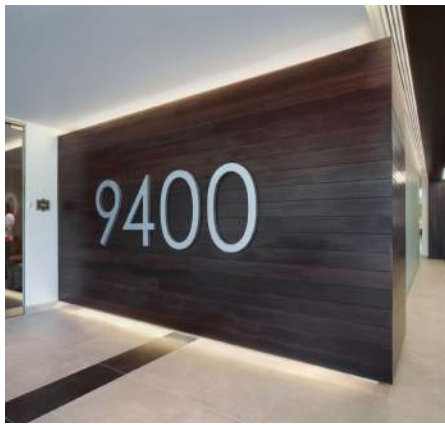


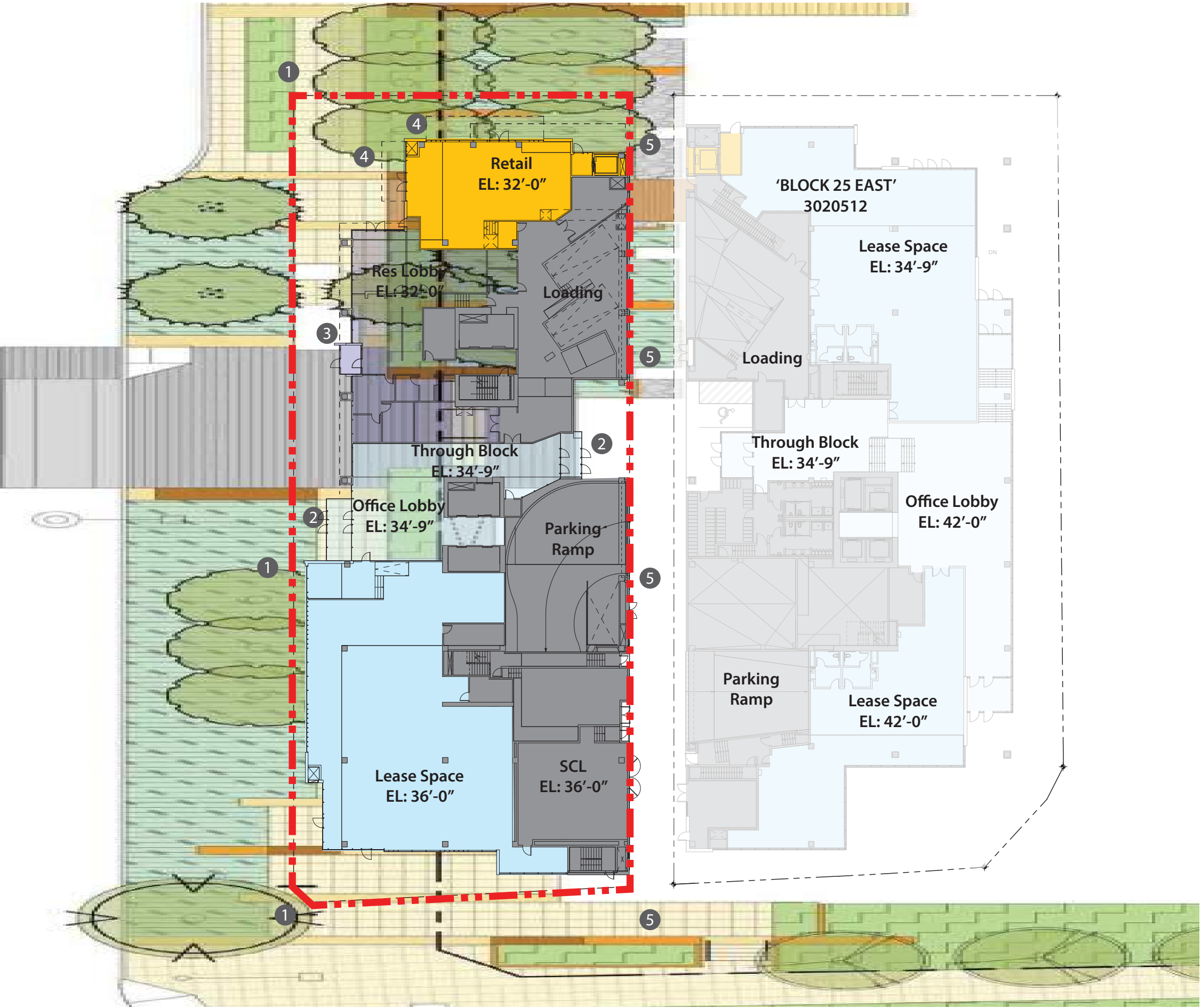


Description: Pin-mounted to facade or landscape monument. Three-dimensional relief letters in stainless steel, powder-coated metal or illuminated channel letters. (Note: final commercial building identity is subject to tenant's requirements and will be reviewed by owner for consistency with building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



Description: Hung from canopy or wall adhered. Three-dimensional relief letters in stainless steel or powder-coated metal. (Note: final retail signage is subject to retailer's requirements and will be reviewed by owner for consistency with building design).





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

Departure Request 1A:

Standard	Request	Proposed	Rationale	Applicable Design Guidelines
23.48.012.B.1 Upper Level Setback Requirements B. Upper Level setbacks in the SM 85/65-160 Zone 1. Portions of a structure above 45 feet in height shall set back a minimum of 15 feet from street lot lines abutting Valley Street, Westlake Avenue North, Terry Avenue North, Boren Avenue North, and Fairview Avenue North	Allow for an encroachment into the required setback area above 45' as measured vertically from the street lot line parallel to Boren Avenue N.	Levels 4-5 encroaches 10'-5" into the 45 foot setback along Boren Ave N. for 118'. The approximate area requested for departure is 2,378 SF in plan.	The building massing and facade is improved by maintaining three levels of office that together have a volume higher than 45' along Boren Avenue N. The scale of this massing is consistent with the proportions of the larger tower mass and contrasts the dominantly vertical-proportioned tower with a horizontally-proportioned counterpoint, creating a balanced massing that enhances the overall composition. This massing also shifts building mass from levels 1-2 to levels 4-5, providing greater ground level setbacks from 0-15 feet than the code requires, enhancing the opportunity for landscaping and pedestrian amenities.	CS2 A.1. Sense Of Place, creates gateway to community. CS2 A.2. Architectural Presence, the first three floors contribute to the street edge. DC2 A Massing, Response to site and Reduce Perceived Mass. DC2 B.1. Facade Composition.

Departure Request 1B:

Standard	Request	Proposed	Rationale	Applicable Design Guidelines
23.48.012.B.1 Upper Level Setback Requirements B. Upper Level setbacks in the SM 85/65-160 Zone 1. Portions of a structure above 45 feet in height shall set back a minimum of 15 feet from street lot lines abutting Valley Street, Westlake Avenue North, Terry Avenue North, Boren Avenue North, and Fairview Avenue North	Allow for an encroachment into the required setback area above 45' as measured vertically from the curb line parallel to Valley St.	Levels 3-5 encroaches 4'-10" into the 45 foot setback along Valley St. for 2'-4". The approximate area requested for departure is 12 SF in plan.	The building massing and façade is improved by maintaining four levels of office that together have a volume higher than 45'-0" and encroaches on the 15'-0" setback on Valley St. The scale of the massing is constant with the proportions of the monitors from project 3020512, creating a balanced massing that frames a view and gestures to South Lake Union. this massing also helps support the neighborhood gateway at Fairview and Valley, while creating a corridor at Boren that opens to the lake increasing pedestrian connection.	CS2 A.1. Sense Of Place, creates gate way to community. CS2 A.2. Architectural Presence, the first three floors contribute to the street edge. CS2 C.1. Corner Sites, Responding directly to Gateways DC2 A Massing, Response to site and Reduce Perceived Mass. DC2 B.1. Facade Composition.

Departure Request 2A:

Standard	Request	Proposed	Rationale	Applicable Design Guidelines
23.18.014.A.2 Street Level Development Standards B. Minimum Façade Height On Class 2 Pedestrian Streets and Neighborhood Green Streets, the minimum height for street-facing facades is 25 feet	Allow for portions of the façade along Boren Avenue N. to be setback from the street lot line at a dimension greater than 12'-0, and to allow for a minimum facade height of 16'-5"	See A1/G005b -Approximately 30'-1" linear feet of street level facade set back on Boren Ave.	The building massing is improved by setting back portions of the façade more than 12 feet by creating an open space that emphasizes the relation of the open space to Lake Union Park. This massing also allows for a higher quality open space at the street level.	CS2 A.1. Sense Of Place, creates gateway to community. CS2 A.2. Architectural Presence, the first three floors contribute to the street edge. DC2 A Massing, Response to site and Reduce Perceived Mass. DC2 B.1. Facade Composition.

Departure Request 2B:

Standard	Request	Proposed	Rationale	Applicable Design Guidelines
23.18.014.A.2 Street Level Development Standards B. Minimum Façade Height On Class 1 Pedestrian Streets and Neighborhood Green Streets, the minimum height for street-facing facades is 45 feet	Allow for portions of the façade along Valley St. to be setback from the street lot line at a dimension greater than 12'-0" , And to allow for a facade height of 16'-5"	See A1/G005b Approximately 22'-6" linear feet of street level façade set back on Valley St.	The building massing is improved by setting back portions of the façade more than 12 feet by creating an open space that emphasizes the relation of the open space to Lake Union Park. This massing also allows for a higher quality open space at the street level.	CS2 A.1. Sense Of Place, creates gateway to community. CS2 A.2. Architectural Presence, the first three floors contribute to the street edge. DC2 A Massing, Response to site and Reduce Perceived Mass. DC2 B.1. Facade Composition.

Departure Request 3:

Standard	Request	Proposed	Rationale	Applicable Design Guidelines
23.48.010.H.7 Roof top coverage The combined total rooftop coverage may be increased to 65% of the roof area provided that: a. All mechanical equipment is screened and b. No rooftop features are located closer than 10 feet of the roof edge.	Allow for an encroachment into the required 10' rooftop setback area.	See A2/G005b Amenity level canopy align with the North and West façade of the tower.	Allowing for the requested encroachment results in an overall tower composition that enhances the skyline, is better proportioned, and has no detrimental shading impacts on adjacent projects.	CS2 A.2. Architectural Presence DC2 A.2 Massing, Reduce Perceived Mass DC2 B.1. Facade Composition

Departure Request 4:

Standard	Request	Proposed	Rationale	Applicable Design Guidelines
23.48.014.F.1 Street Level Development Standards F. Required open area in the SM 85/65-160 zone 1. A minimum of 60 percent of the required open area shall be provided as usable open space that meets the following conditions: a.) The usable open space is open from the ground to the sky and is visible and accessible to pedestrians from an abutting street, including persons with disabilities; b.) The open space is substantially at street-level, although portions are permitted to be within 4 feet of street level, provided that grade changes are gradual and do not significantly disrupt the continuity of the space, and no part of the open space is significantly above or below the grade of the nearest abutting street; c.) The open space has a minimum horizontal dimension of 15 feet; and d.) The open space enhances visual and physical pedestrian connections between South Lake Union Park and development on the lot, and is accessible to the public, free of charge, during the hours of operation of South Lake union Park.	To allow for a 9% reduction of the required open area.	See A1/G-005C To provide 7,442 SF of the required 6,850 SF open space. To provide 5,201 SF of the required 4,110 SF that meets items a,b and d. To provide 3,482 SF of the required 4,110 SF that meets items a,b,c, and d. Leaving a deficit of 628 sf.	Enhancing the pedestrian connection from Mercer to Valley street is achieved more successfully by concentrating the open space at the north end of the block in a plaza adjacent to the intersection of Boren Avenue N. and Valley Street, and the adjacent active retail use. The remaining open space is more linear in proportion and functions as an enhancement of the right-of-way, emphasizing pedestrian routes to the larger northern open space and connection to the lake and SLU park beyond. Increasing all of the open space to a minimum horizontal dimension of 15' would result in a smaller open space on the north end of the site and an elimination of some open space adjacent to Boren Avenue N., decreasing its effectiveness as a landscaped boulevard.	DC3 C.1 Reinforce Existing Open Space CS2 A.1. Sense Of Place, creates gateway to community. CS2 A.2. Architectural Presence, the first three floors contribute to the street edge. CS2 C.1. Corner Sites, Responding directly to Gateways DC2 A Massing, Response to site and Reduce Perceived Mass.

Departure Request 5:

Standard	Request	Proposed	Rationale	Applicable Design Guidelines
23.54.030.D.3 Parking Space Standards Driveway slope for all uses. No portion of a driveway, whether located on a lot or on a right-of- way, shall exceed a slope of 15 percent.. The Director may permit a driveway slope of more than 15 percent if it is found that: - The topography or other special characteristic of the lot makes a 15 percent maximum driveway slope infeasible; -The additional amount of slope permitted is the least amount necessary to accommodate the conditions of the lot; and -The driveway is still useable as access to the lot.	Allow for driveway slope of 17%	See A1/G-005A	Working against the slope of the alley, the inner most slope of a curved radius is at 17%. There is an entry width of 33'-0", 9'-0" larger than SMC standards, to allow for greater maneuverability. An alternative, code-compliant ramp would require a slope length longer than what is proposed, which would move the garage entry portal one bay to the north. This would cut off alley access for pedestrians from the office lobby and eliminate connection across the block to Block 25 East	CS2 C.3. Urban Pattern and Form; Full Block Sites; Relationship to the Block PL2 A.2. Street Level Interaction; Access Challenges PL3 A.1.a. Street Level Interaction; Office/Commercial Lobbies DC1 B.1. Project Uses and Activities; Vehicular Access and Circulation; Location and Design

Departure 1 (SMC 23.48.012.B.1):

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

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

Departure 1A:

Request:
Allow for an encroachment into the required setback area above 45' as measured vertically from the street lot line parallel to Boren Avenue N.

Proposed:
Levels 4-5 encroaches 10'-5" into the 45 foot setback along Boren Ave N. for 118'. The approximate area requested for departure is 2,378 SF in plan. .

Rational:

The building massing and facade is improved by maintaining three levels of office that together have a volume higher than 45' along Boren Avenue N. The scale of this massing is consistent with the proportions of the larger tower mass and contrasts the dominantly vertical-proportioned tower with a horizontally-proportioned counterpoint, creating a balanced massing that enhances the overall composition. This massing also shifts building mass from levels 1-2 to levels 4-5, providing greater ground level setbacks from 0-15 feet than the code requires, enhancing the opportunity for landscaping and pedestrian amenities.

Applicable Design Guidelines:

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

Departure 1B:

Request:
Allow for an encroachment into the required setback area above 45' as measured vertically from the curb line parallel to Boren Avenue N.

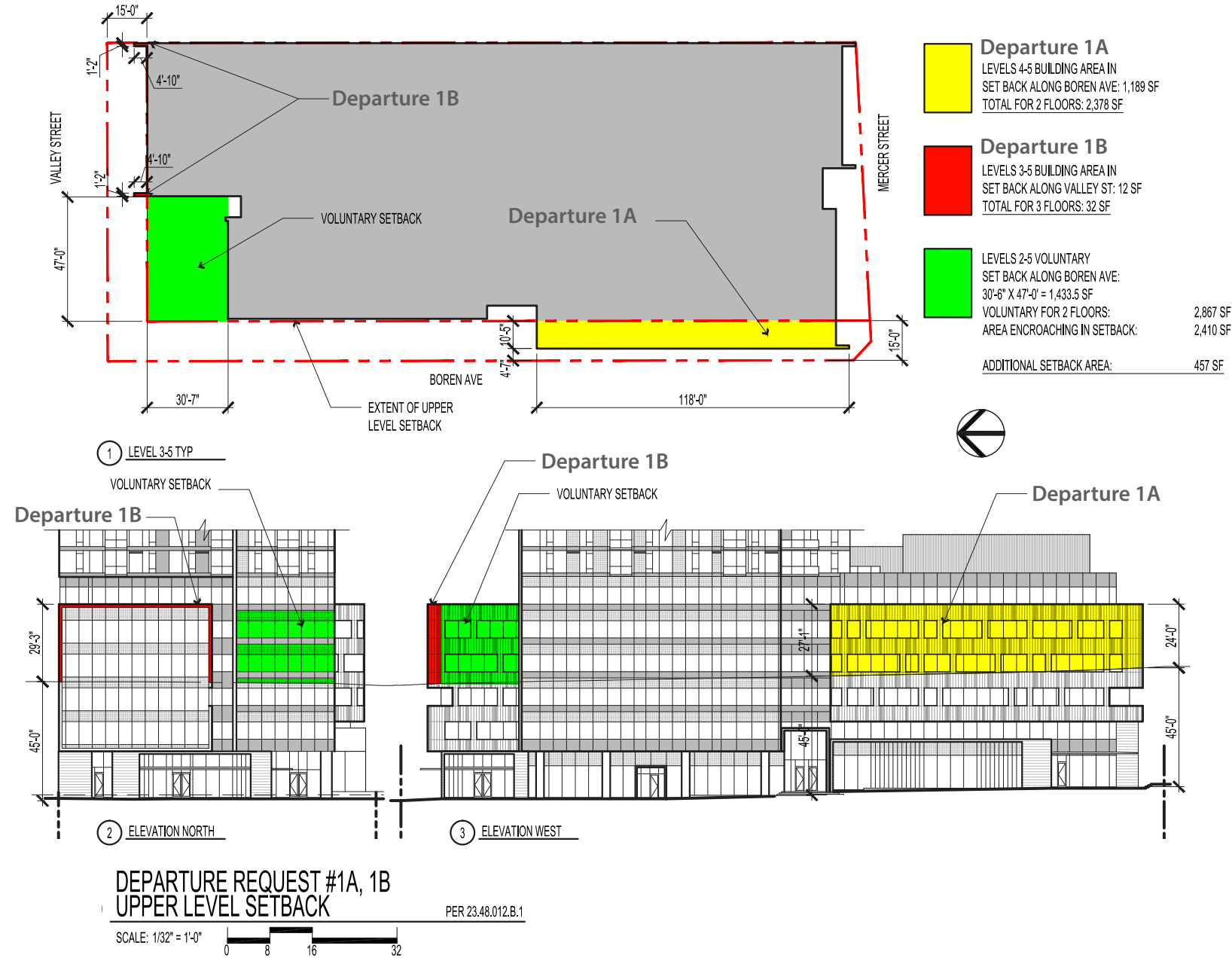
Proposed:
Levels 3-5 encroaches 4'-10" into the 45 foot setback along Valley St. for 2'-4". The approximate area requested for departure is 12 SF in plan.

Rational:

The building massing and façade is improved by maintaining four levels of office that together have a volume higher than 45'-0" and encroaches on the 15'-0" setback on Valley St. The scale of the massing is consistent with the proportions of the monitors from project 3020512, creating a balanced massing that frames a view and gestures to South Lake Union. This massing also helps support the neighborhood gateway at Fairview and Valley, while creating a corridor at Boren that opens to the lake increasing pedestrian connection.

Applicable Design Guidelines:

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





Proposed: Boren and Republican



Proposed: Boren Mid-Block



Proposed: Boren and Mercer



Compliant Scheme: Boren and Republican



Compliant Scheme: Boren Mid-Block



Compliant Scheme: Boren and Mercer

Departure 2 (SMC 23.48.014.A.2.b):

Minimum Facade Height in the SM 85/65-160 Zone Required:
2. A minimum facade height is required for the street-facing facades of new structures, unless all portions of the structure are lower than required minimum facade height listed below.
b. On Class 2 Pedestrian Streets and Neighborhood Green Streets, as shown on Maps A and B for 23.48.014, the minimum height for street facing facades is 25 feet., Class 1 Pedestrian Streets have a minimum height of 45 feet.

Departure 2A:

Request:
Allow for portions of the façade along Boren Avenue N. to be setback from the street lot line at a dimension greater than 12'-0", and to allow for a minimum facade height of 16'-5"
Proposed:
Approximately 30'-1" linear feet of street level facade set back on Boren Ave.

Departure 2B:

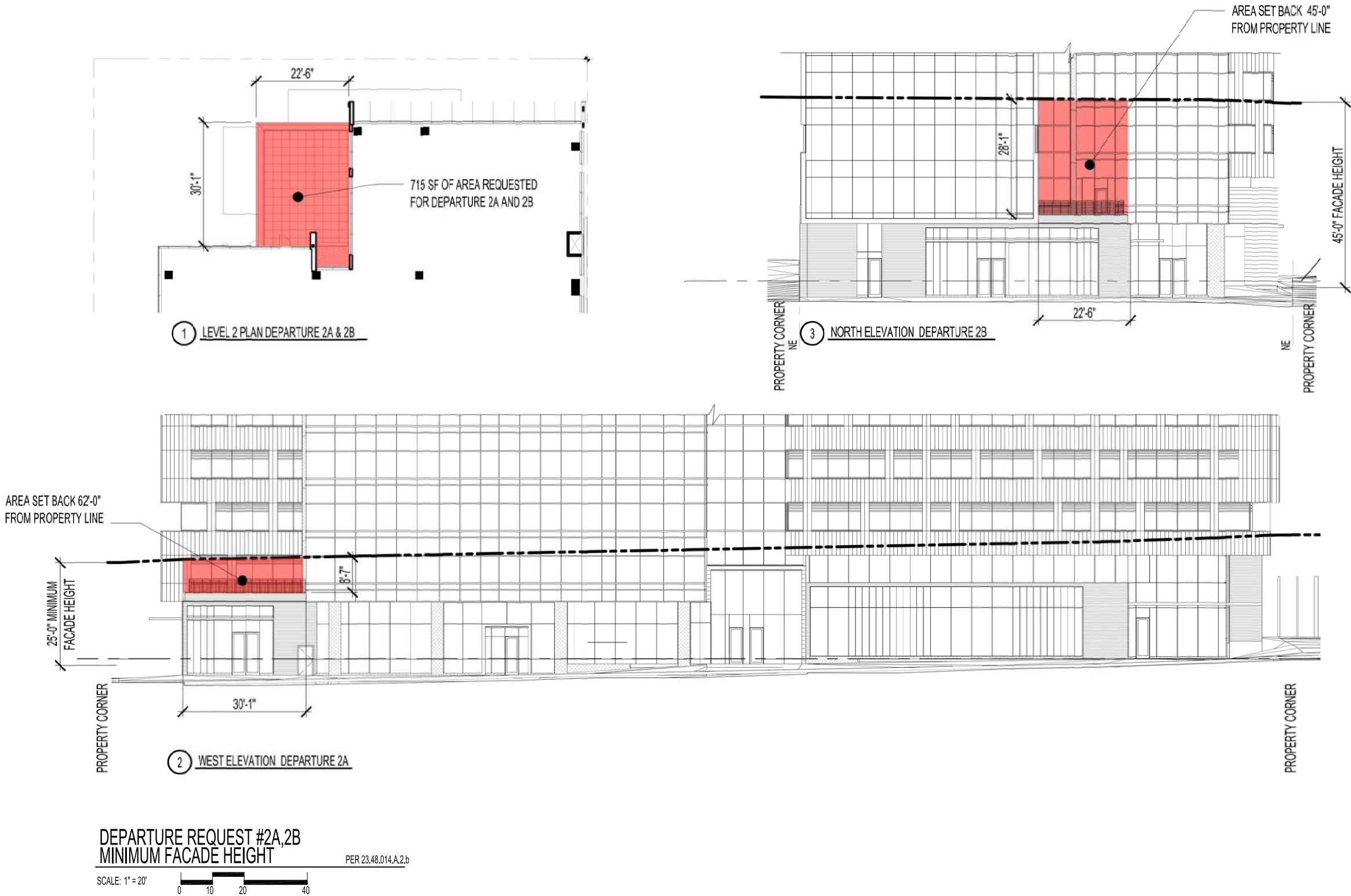
Request:
Allow for portions of the façade along Valley St. to be setback from the street lot line at a dimension greater than 12'-0", And to allow for a facade height of 16'-5"
Proposed:
Approximately 22'-6" linear feet of street level façade set back on Valley St.

Rationale:

The building massing is improved by setting back portions of the façade more than 12 feet by creating an open space that emphasizes the relation of the open space to Lake Union Park. This massing also allows for a higher quality open space at the street level.

Applicable Design Guidelines:

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



Departure 3 (SMC 23.48.010.H):

Structure Height

Required:
The combined total rooftop coverage may be increased to 65% of the roof area provided that:
a. All mechanical equipment is screened and
b. No rooftop features are located closer than 10 feet of the roof edge.

Request:
Allow for an encroachment into the required 10' rooftop setback area.

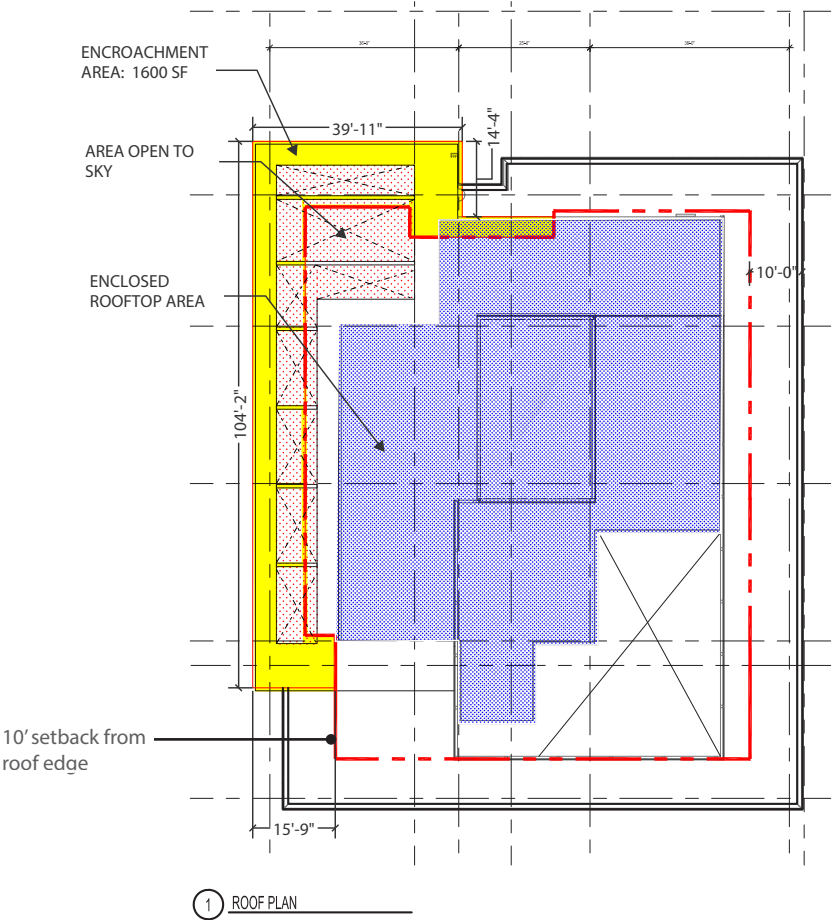
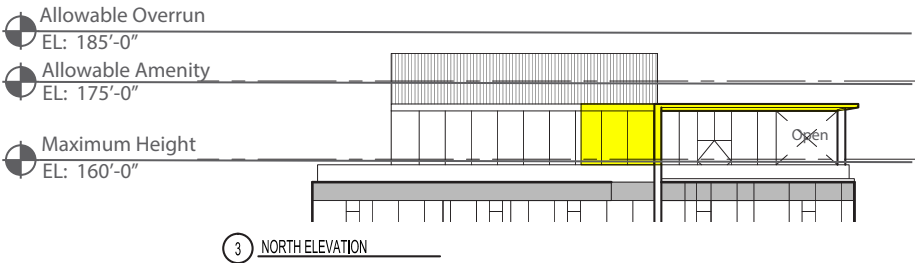
Proposed:
Amenity level canopy align with the North and West facade of the tower.

Rational:
Allowing for the requested encroachment results in an overall tower composition that enhances the skyline, is better proportioned, and has no detrimental shading impacts on adjacent projects.

Applicable Design Guidelines:
CS2 A.2: Architectural Presence
DC2 A.2: Massing, Reduce Perceived Mass
DC2 B.1: Facade Composition



Perspective View



*See Street Perspectives on page 22-23



Departure 4 (SMC 23.48.014.F.1):

Street Level Development Standards

- Required:
- F. Required open area in the SM 85/65-160 zone
1. A minimum of 60 percent of the required open area shall be provided as usable open space that meets the following conditions:
- a.) The usable open space is open from the ground to the sky and is visible and accessible to pedestrians from an abutting street, including persons with disabilities;
 - b.) The open space is substantially at street-level, although portions are permitted to be within 4 feet of street level, provided that grade changes are gradual and do not significantly disrupt the continuity of the space, and no part of the open space is significantly above or below the grade of the nearest abutting street;
 - c.) The open space has a minimum horizontal dimension of 15 feet; and
 - d.) The open space enhances visual and physical pedestrian connections between SLU Park and development on the lot, and is accessible to the public, free of charge, during the hours of operation of SLU Park.

- Request:
- To allow for a 9% reduction of the required open area.
- Proposed:
- To provide 3,482 SF of the required 4,110 SF that meets items a,b,c, and d.
 - Leaving a deficit of 628 sf.

Rationale:

Enhancing the pedestrian connection from Mercer to Valley St. is achieved more successfully by concentrating the open space at the north end of the block in a plaza adjacent to the intersection of Boren Ave. N. and Valley St., and the adjacent active retail use. The remaining open space is more linear in proportion and functions as an enhancement of the right-of-way, emphasizing pedestrian routes to the larger northern open space and connection to the lake and SLU Park beyond. Increasing all of the open space to a minimum horizontal dimension of 15' would result in a smaller open space on the north end of the site and an elimination of some open space adjacent to Boren Ave. N., decreasing its effectiveness as a landscaped boulevard.

- Applicable Design Guidelines:**
- CS2 A.1. Sense Of Place, creates gateway to community.
- CS2 A.2. Architectural Presence, the first three floors contribute to the street edge.

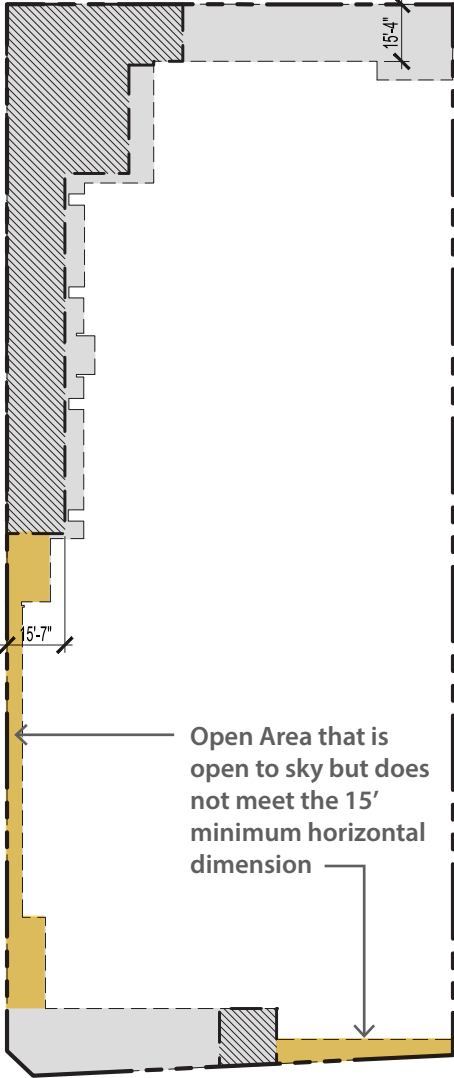
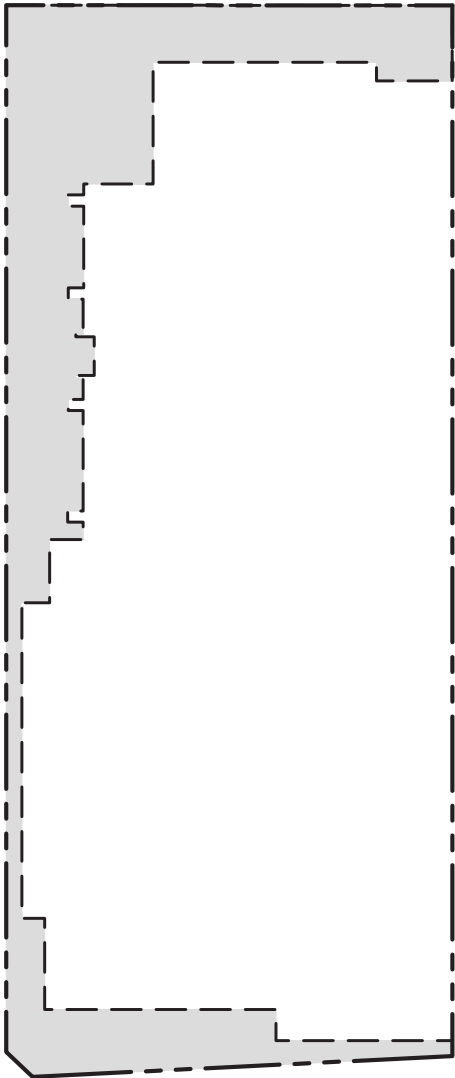


TABLE 1 - TOTAL OPEN SPACE		
OPEN AREA	REQUIRED	PROVIDED
20% OF SITE AREA (34,252 SF)	6,850 SF	7,442 SF (SURPLUS OF 592 SF)
60% OF OPEN AREA: REQUIRED TO MEET SMC 23.48.014.F.1 AS USABLE OPEN SPACE	4,110 SF	SEE TABLE 2, 3

TABLE 2		
PROPOSED OPEN SPACE MEETING STANDARDS A,B, & D	60% OF REQUIRED OPEN AREA	PROVIDED
AREA MEETING REQUIREMENTS: SMC 23.48.014.F.1 A,B,D	4,110 SF	5,201 SF (SURPLUS OF 2,503 SF)

TABLE 3		
PROPOSED OPEN SPACE MEETING STANDARDS A,B,C,& D	REQUIRED 60% OF OPEN AREA	PROVIDED
AREA NOT MEETING REQUIREMENTS: SMC 23.48.014.F.1 A,B,C,D	4,110 SF	3,482 SF (DEFICIT OF 628 SF)

DEPARTURE #4

AREA OF DEPARTURE REQUEST

A1 DEPARTURE REQUEST #4
REQUIRED OPEN AREA F.1 PER 23.48.014.F.1

SCALE: 1/32" = 1'-0"

0 8 16 32

Departure 5 (SMC 23.54.030.D.3):

Parking Space Standards

- Required:
Driveway slope for all uses. No portion of a driveway, whether located on a lot or on a right-of-way, shall exceed a slope of 15 percent. The Director may permit a driveway slope of more than 15 percent if it is found that:
- The topography or other special characteristic of the lot makes a 15 percent maximum driveway slope infeasible;
 - The additional amount of slope permitted is the least amount necessary to accommodate the conditions of the lot; and
 - The driveway is still useable as access to the lot.

Request:
Allow for driveway slope of 17%

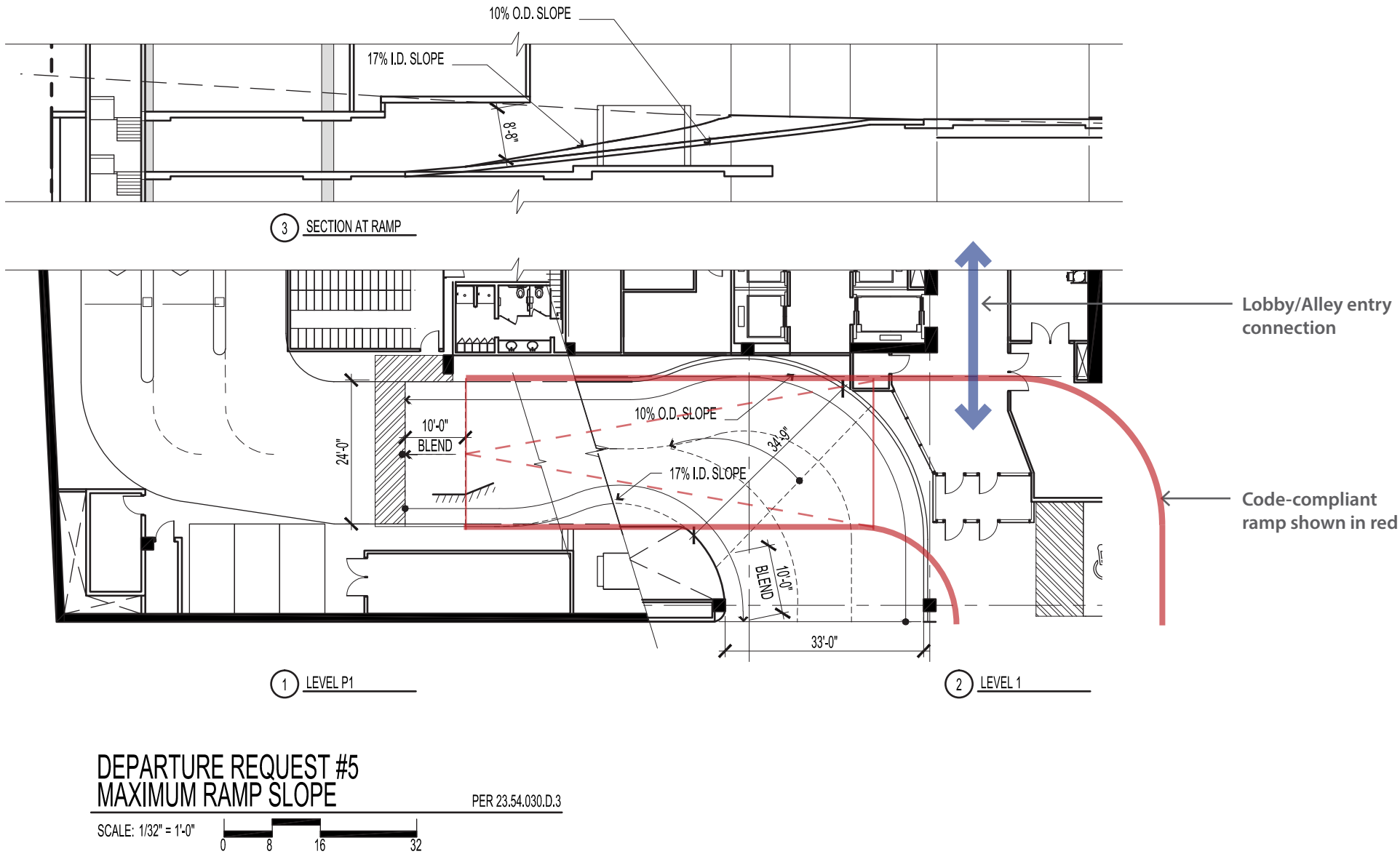
Proposed:
See accompanying plan drawing

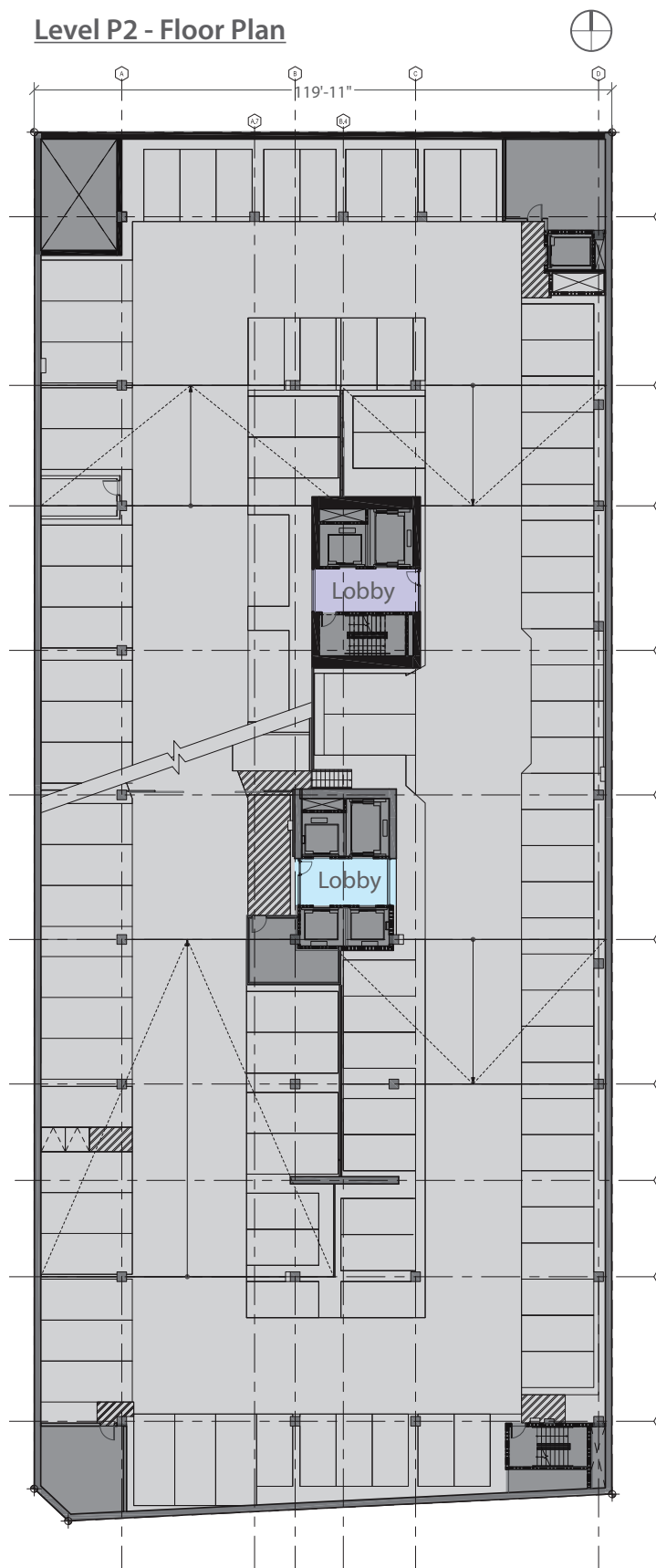
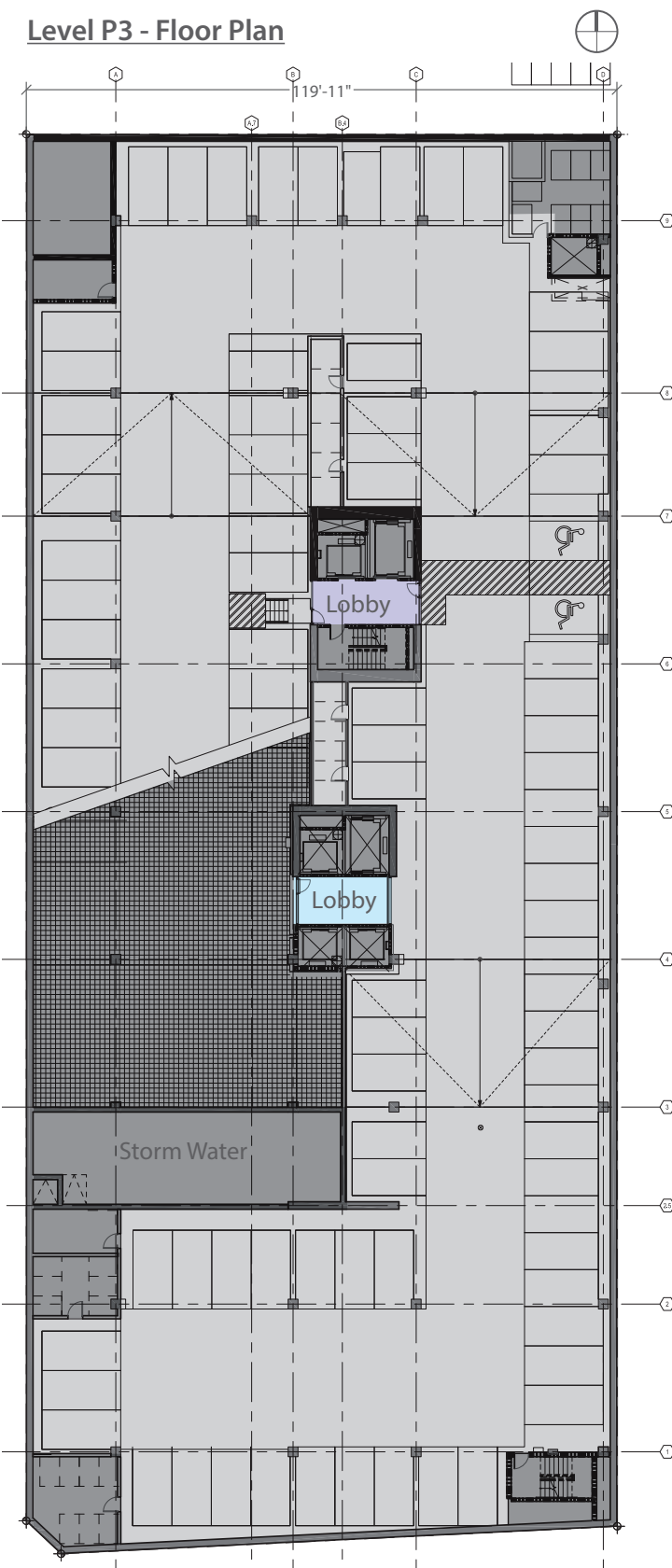
Rational:
Working against the slope of the alley, the inner most slope of a curved radius is at 17%. There is an entry width of 33'-0", 9'-0" larger than SMC standards, to allow for greater maneuverability

An alternative, code-compliant ramp would require a slope length longer than what is proposed, which would move the garage entry portal one bay to the north. This would cut off alley access for pedestrians from the office lobby and eliminate connection across the block to Block 25 East

Applicable Design Guidelines:

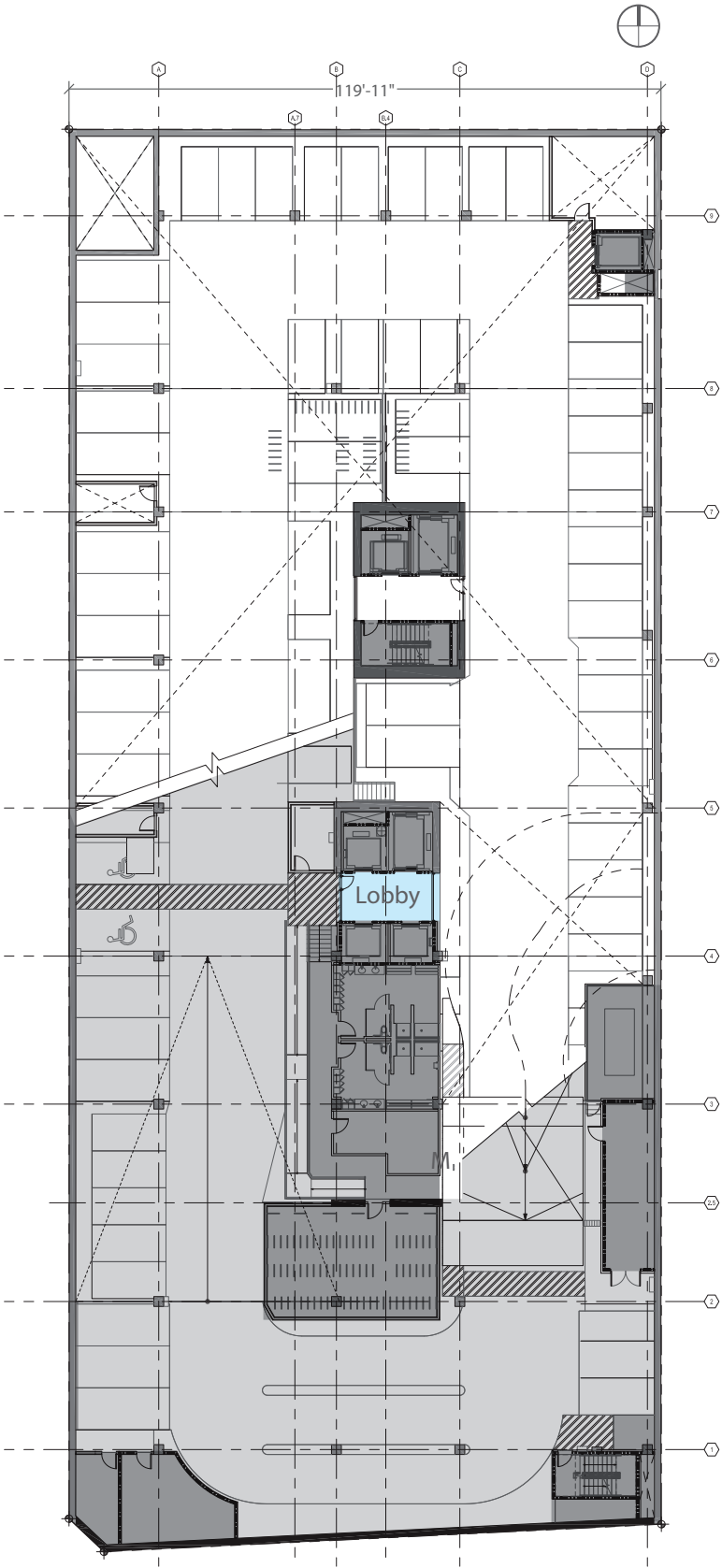
- CS2 C.3.** Urban Pattern and Form; Full Block Sites; Relationship to the Block
- PL2 A.2.** Street Level Interaction; Access Challenges
- PL3 A.1.a.** Street Level Interaction; Office/Commercial Lobbies
- DC1 B.1.** Project Uses and Activities; Vehicular Access and Circulation; Location and Design



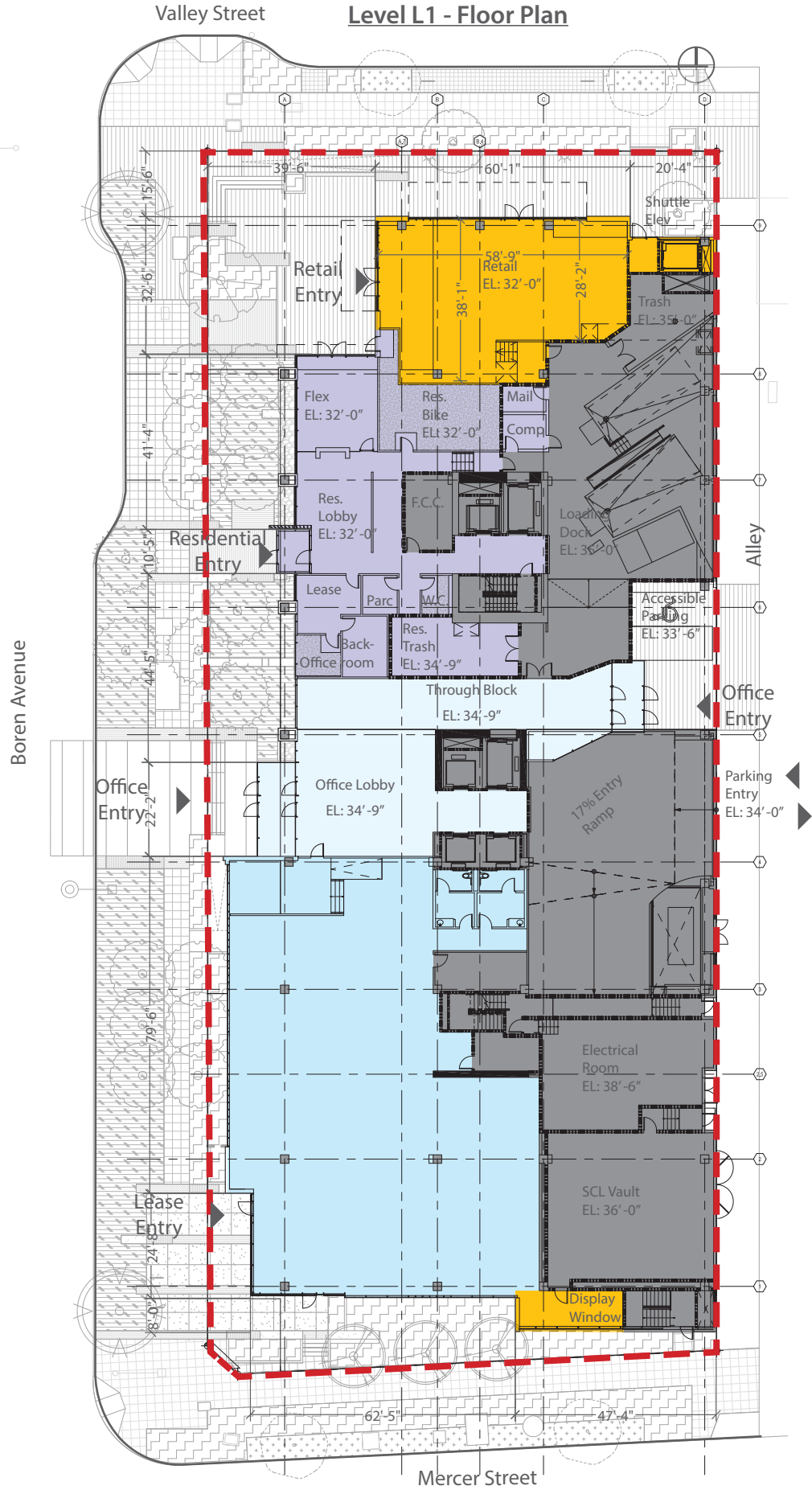


- Retail
- Residential
- Office Lobby
- Office
- Parking
- MEP/BOH

Level P1 - Floor Plan



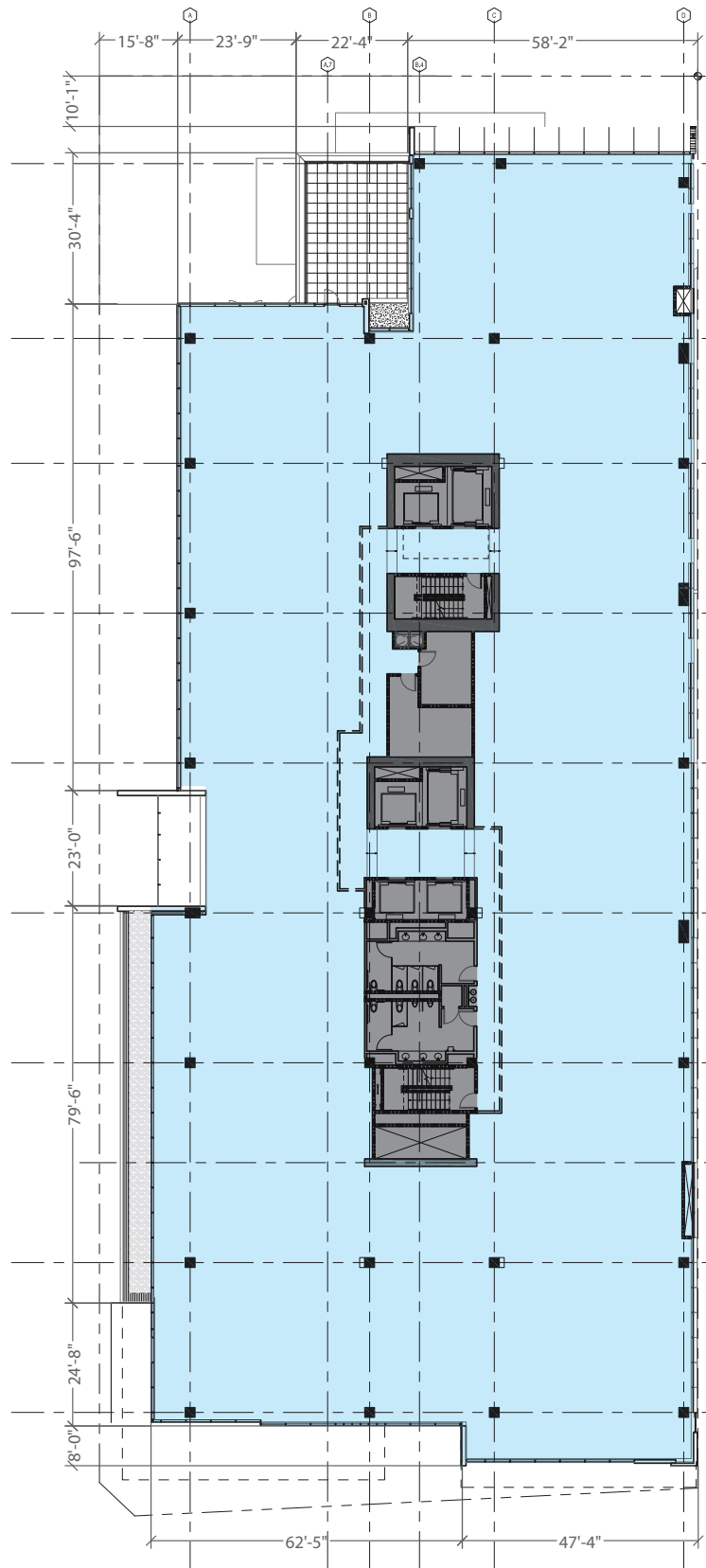
Level L1 - Floor Plan



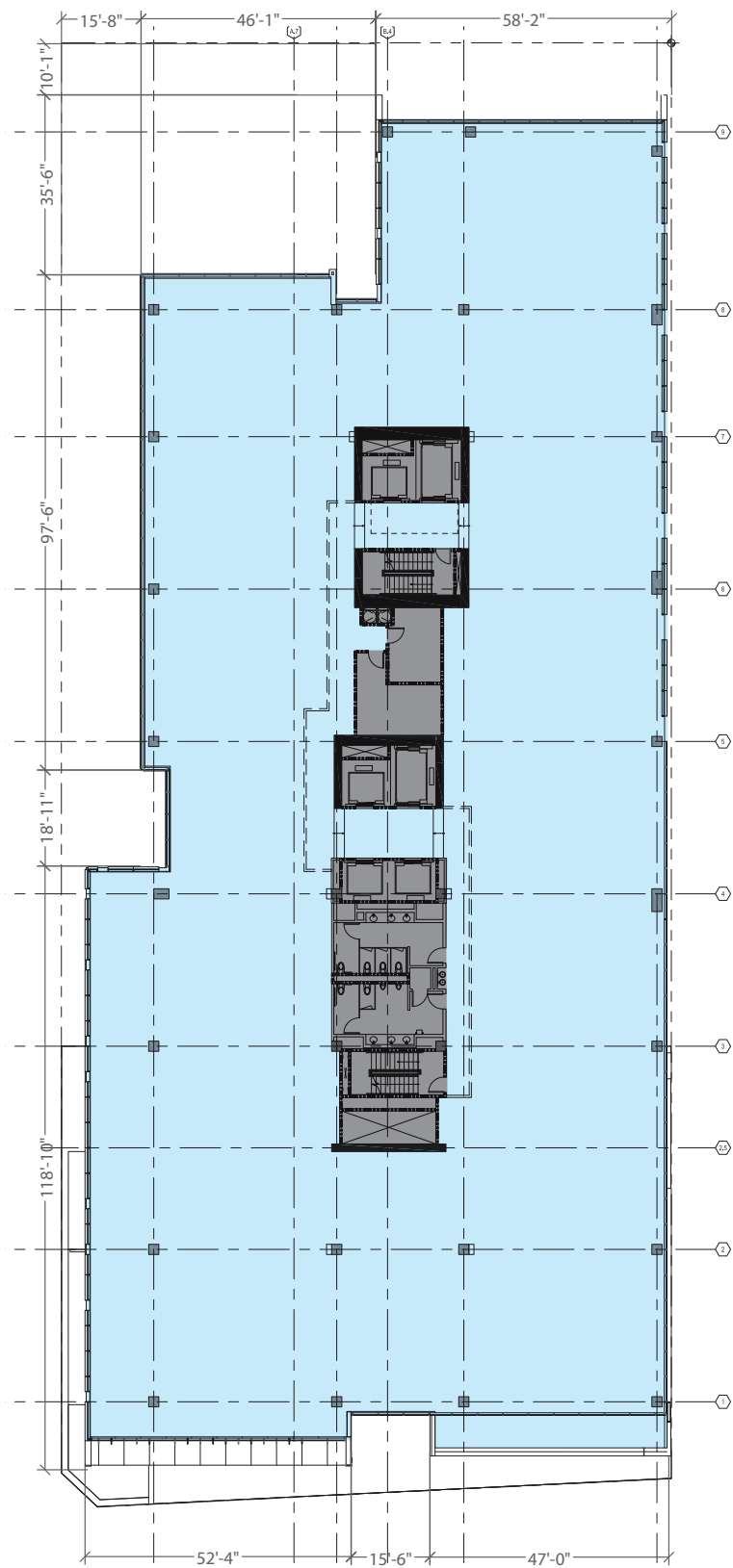
- Retail
- Residential
- Office Lobby
- Office
- Parking
- MEP/BOH

See page 10 for composite architectural and illustrative site plan

Level L2 - Floor Plan

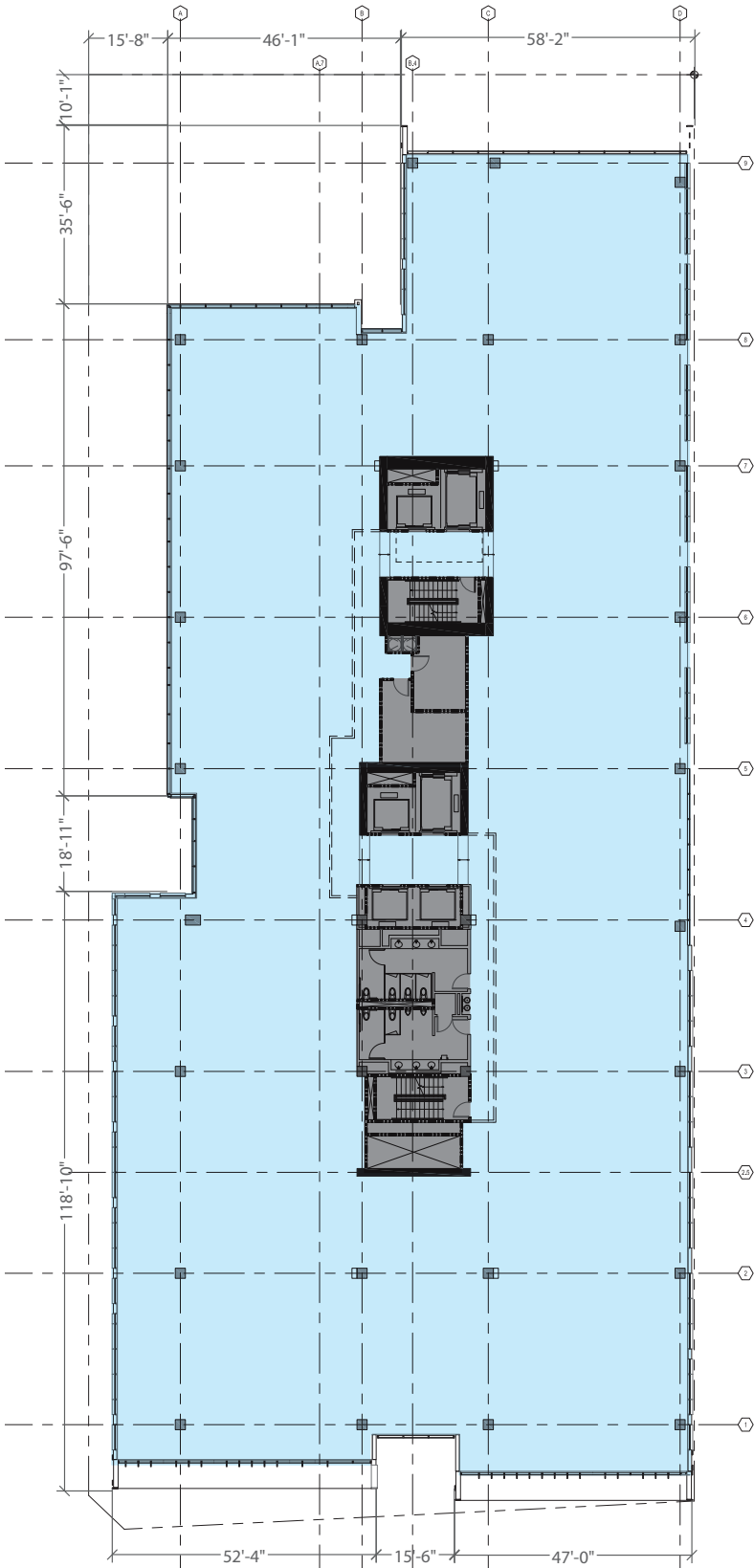


Level L3 - Floor Plan

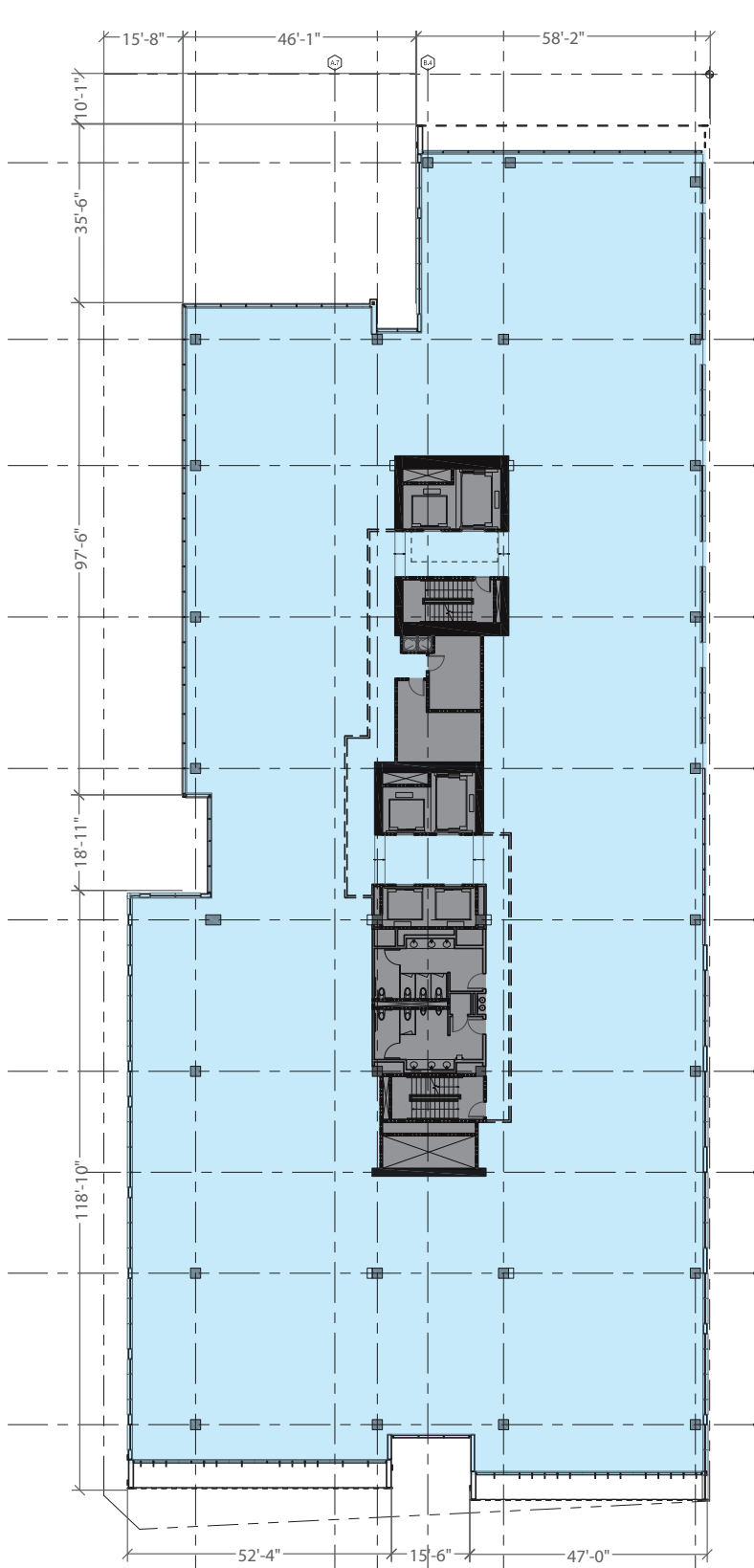


- Retail
- Residential
- Office Lobby
- Office
- Parking
- MEP/BOH

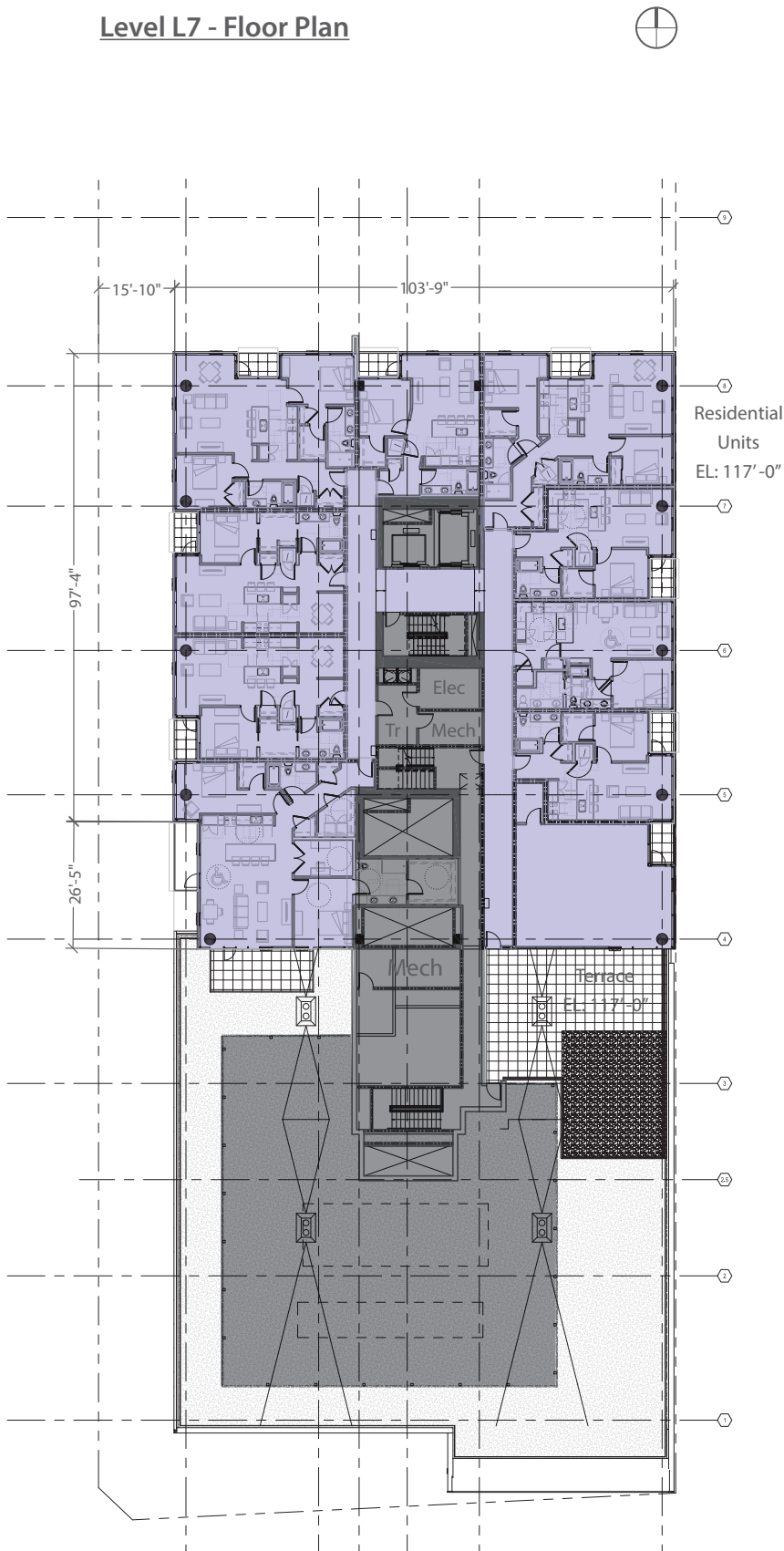
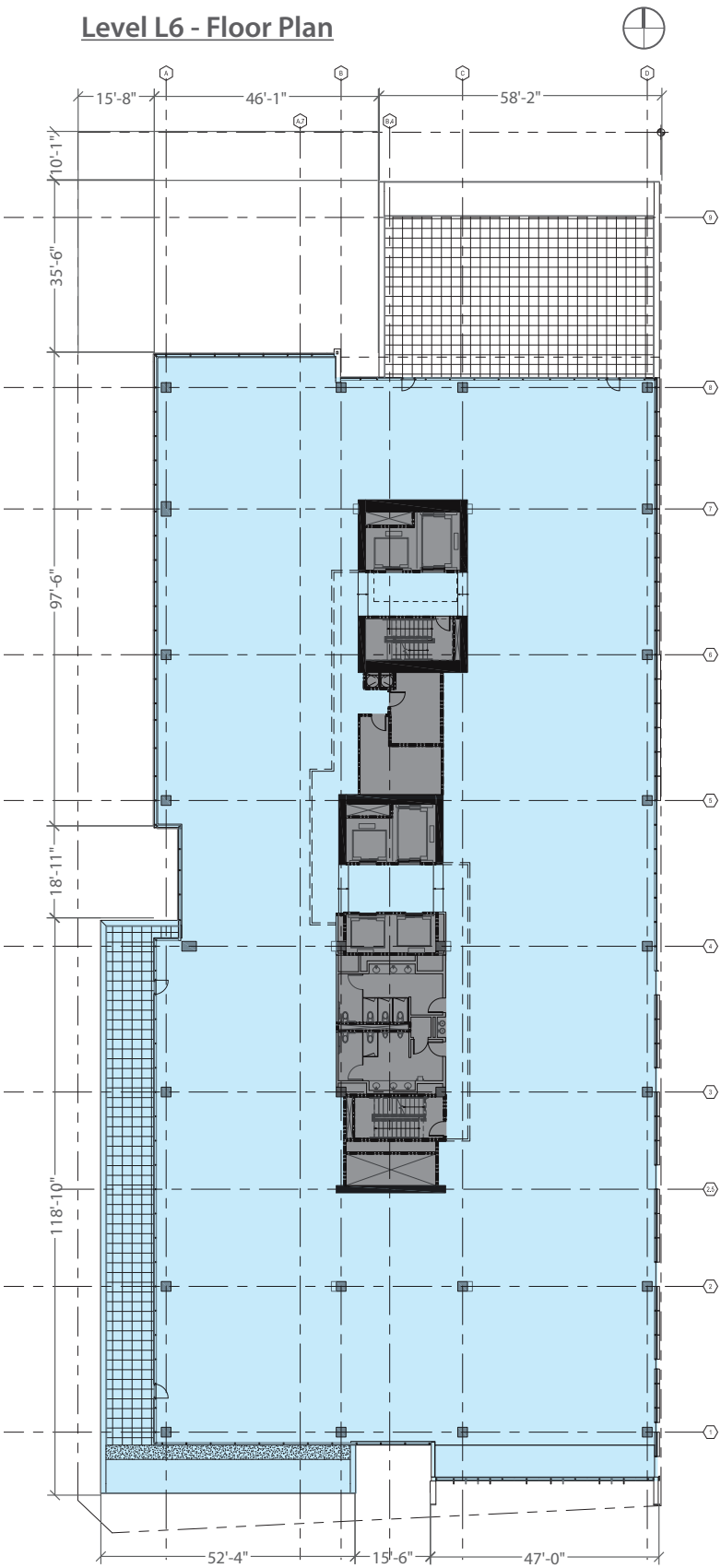
Level L4 - Floor Plan



Level L5 - Floor Plan

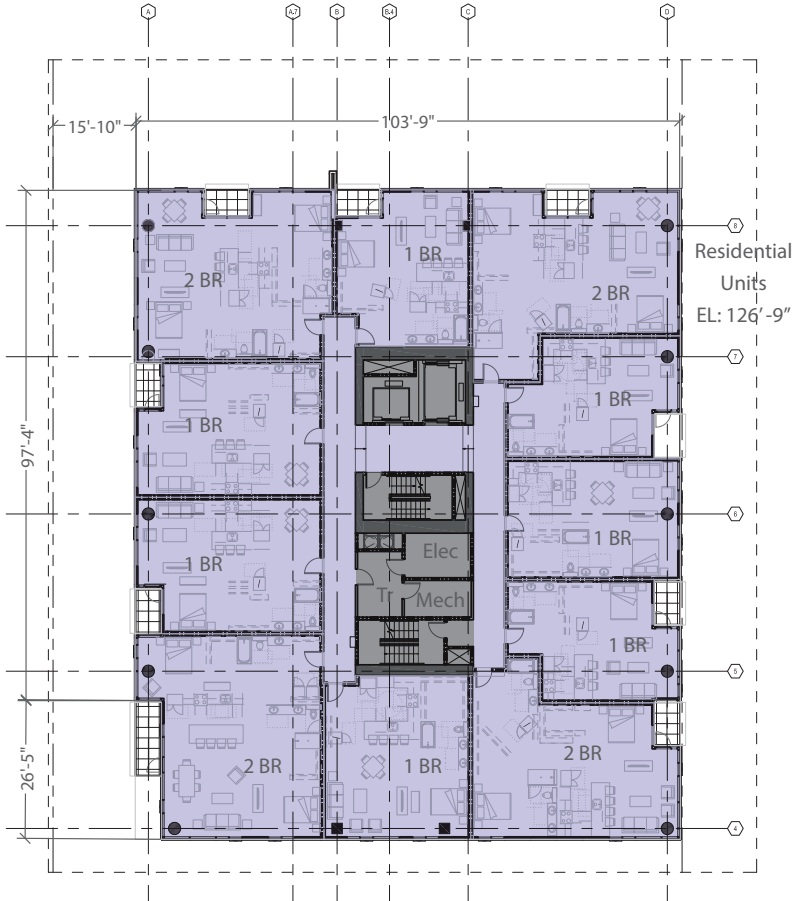


- Retail
- Residential
- Office Lobby
- Office
- Parking
- MEP/BOH



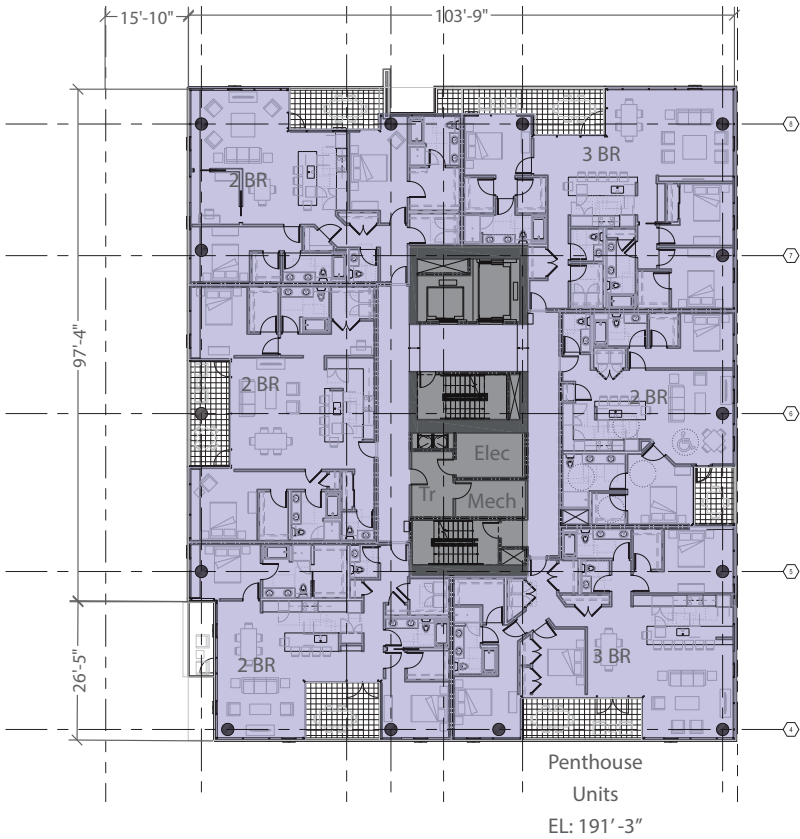
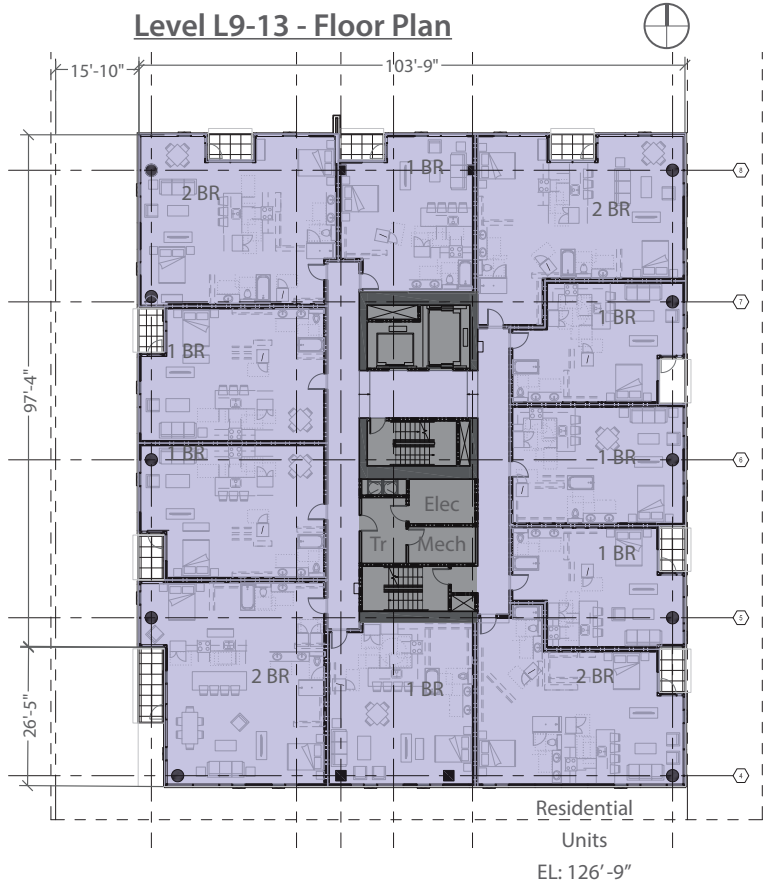
- Retail
- Residential
- Office Lobby
- Office
- Parking
- MEP/BOH

Level L8 - Floor Plan

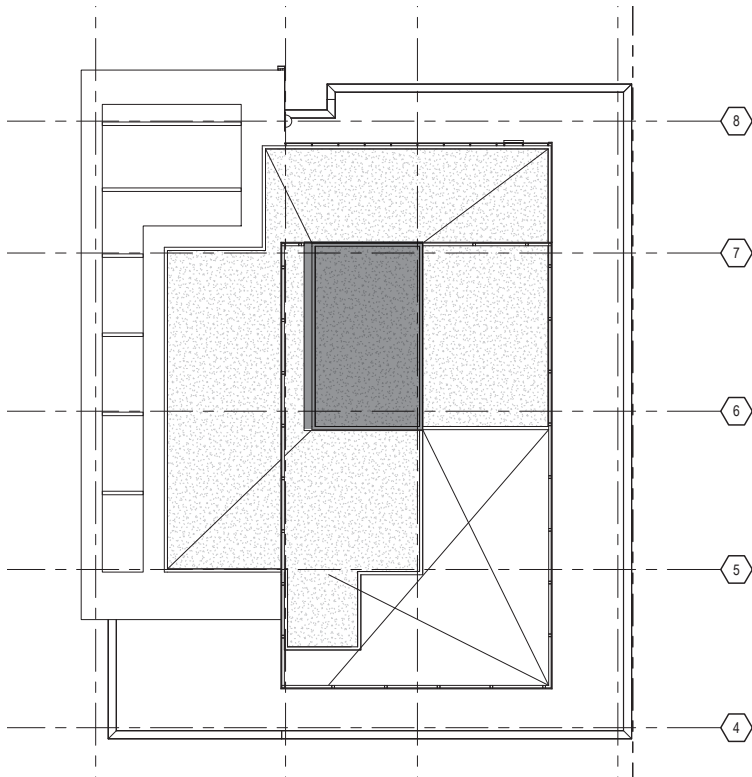
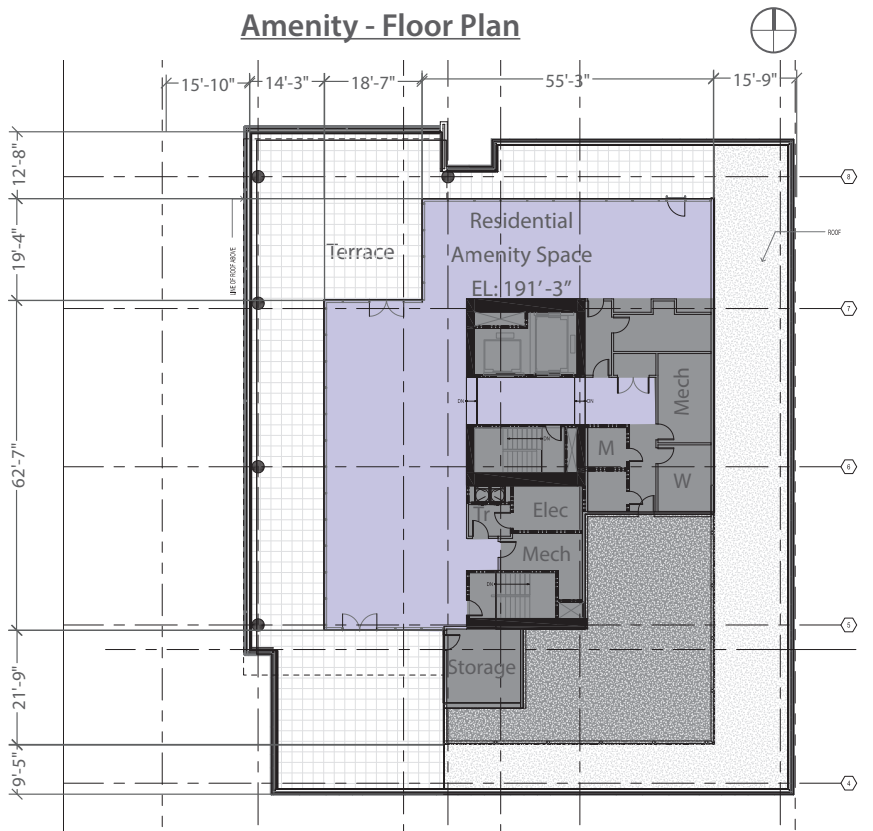


- Retail
- Residential
- Office Lobby
- Office
- Parking
- MEP/BOH

Level L9-13 - Floor Plan

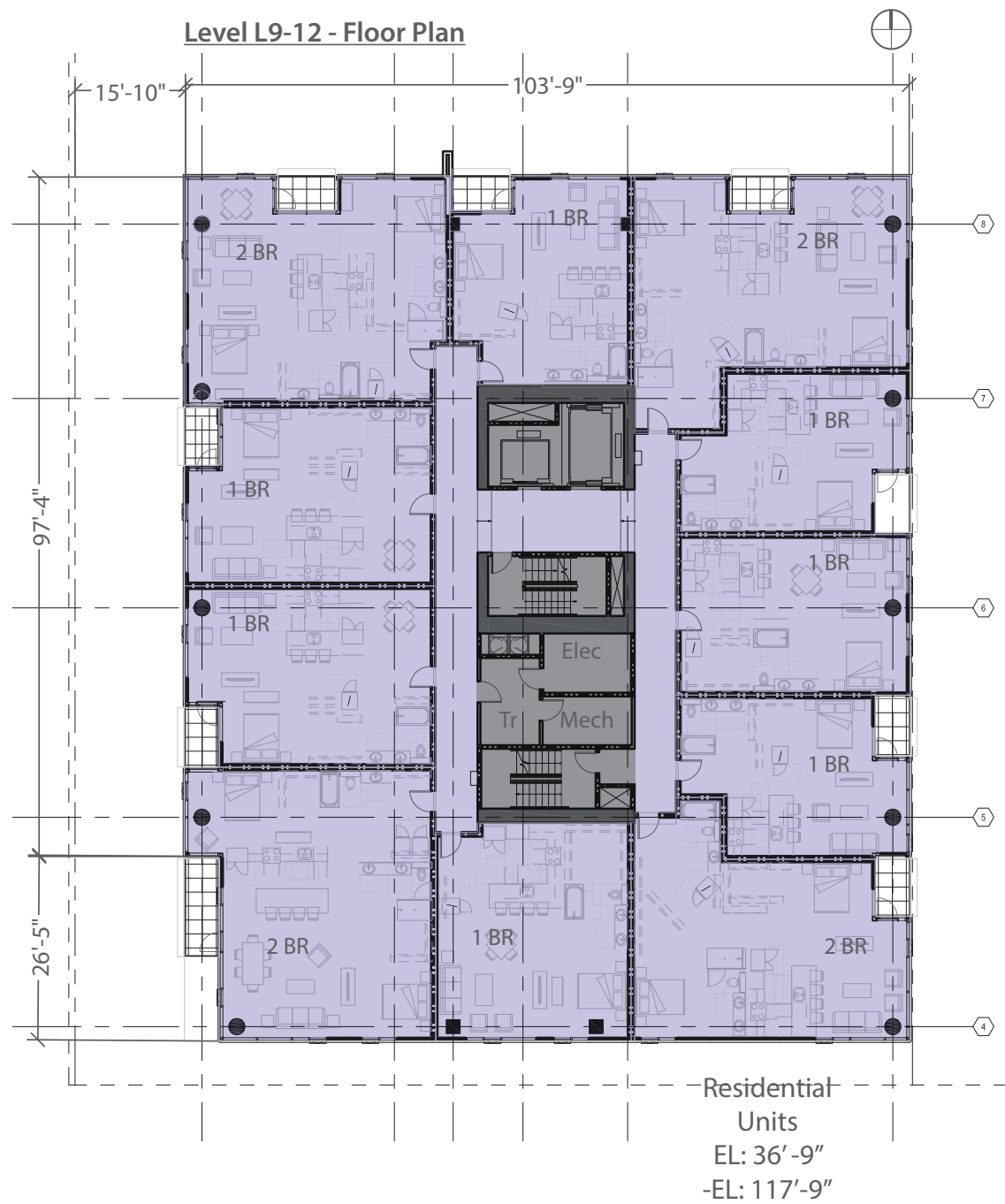


Amenity - Floor Plan

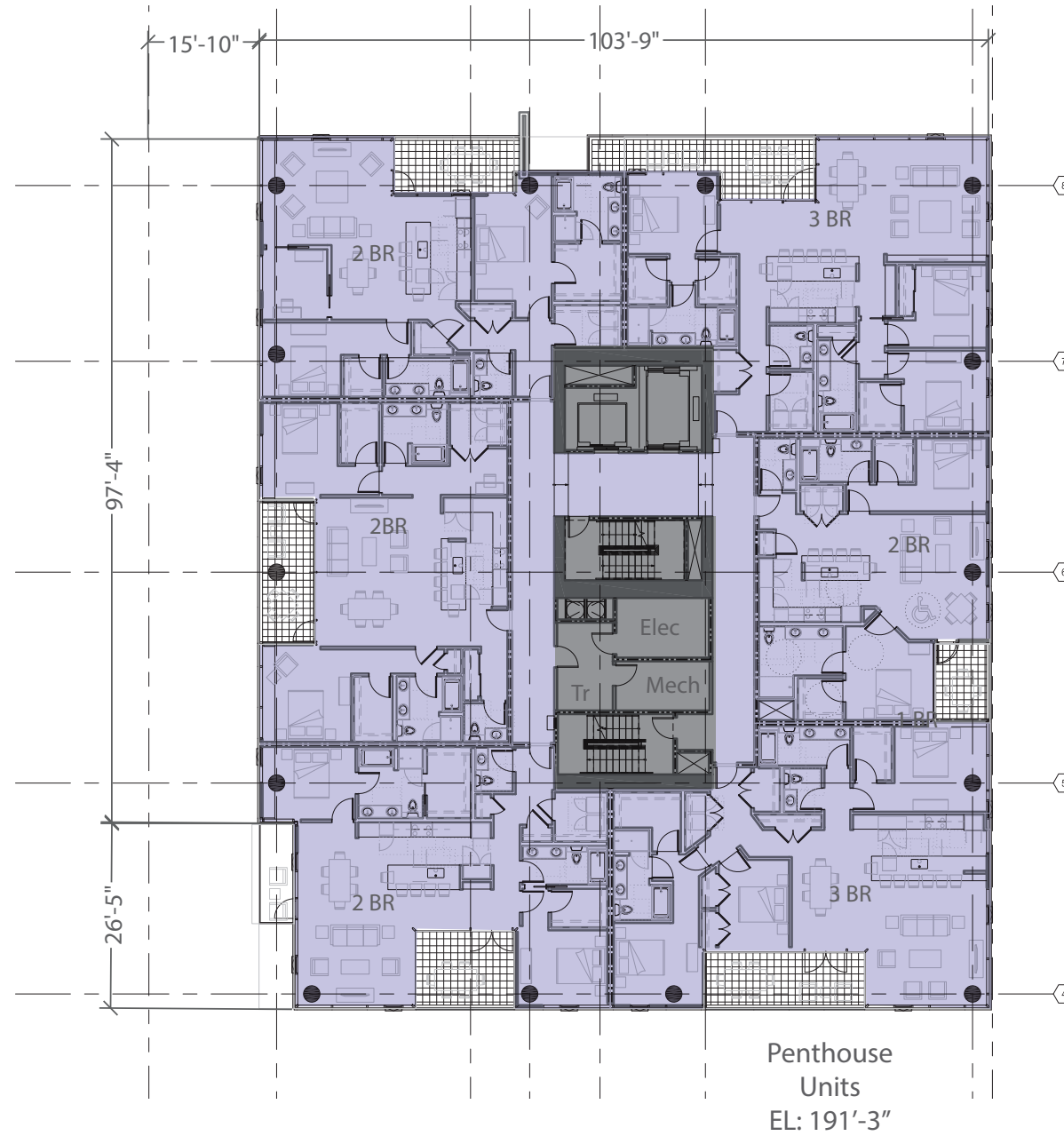


- Retail
- Residential
- Office Lobby
- Office
- Parking
- MEP/BOH

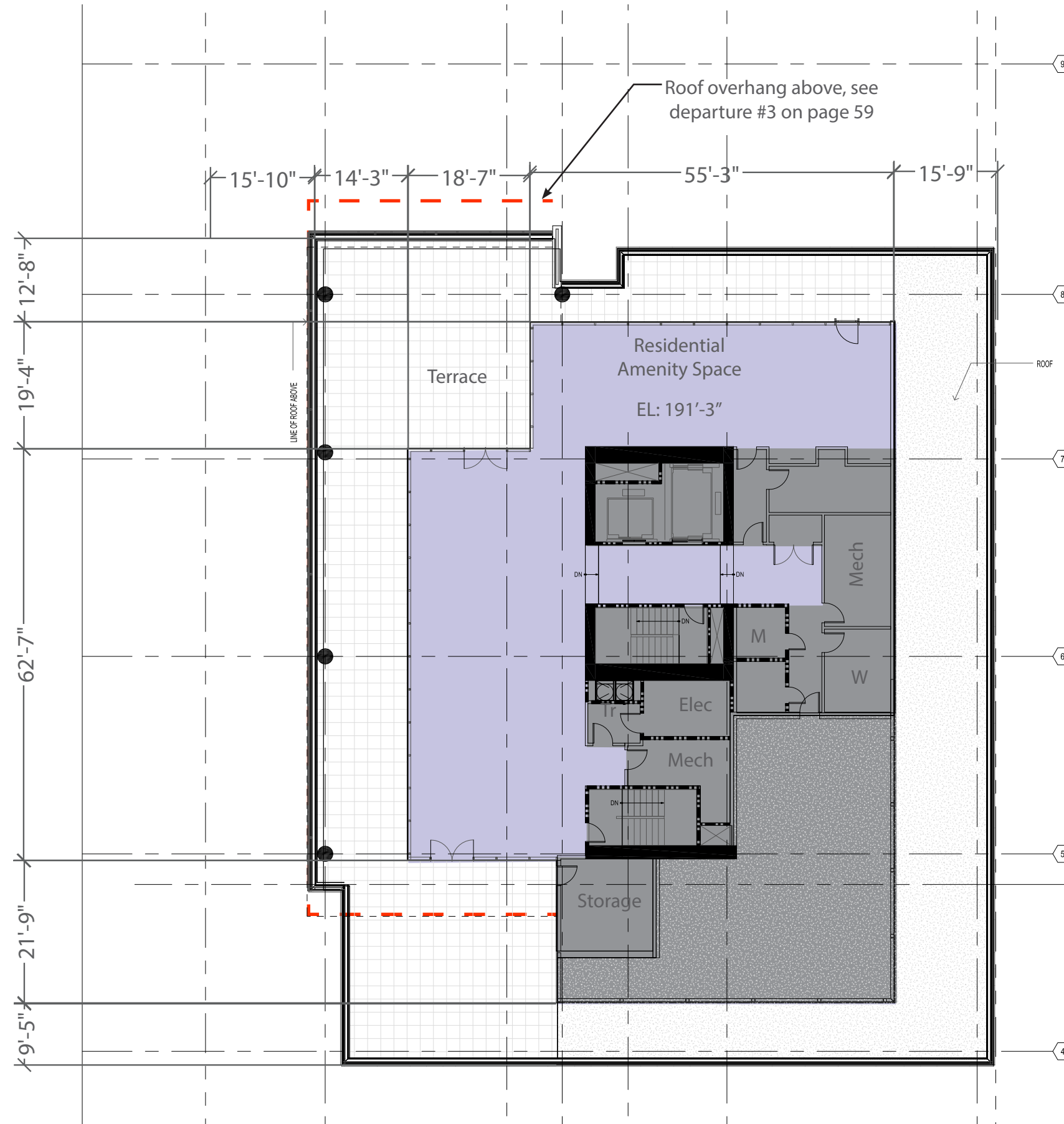
Level L9-12 - Floor Plan

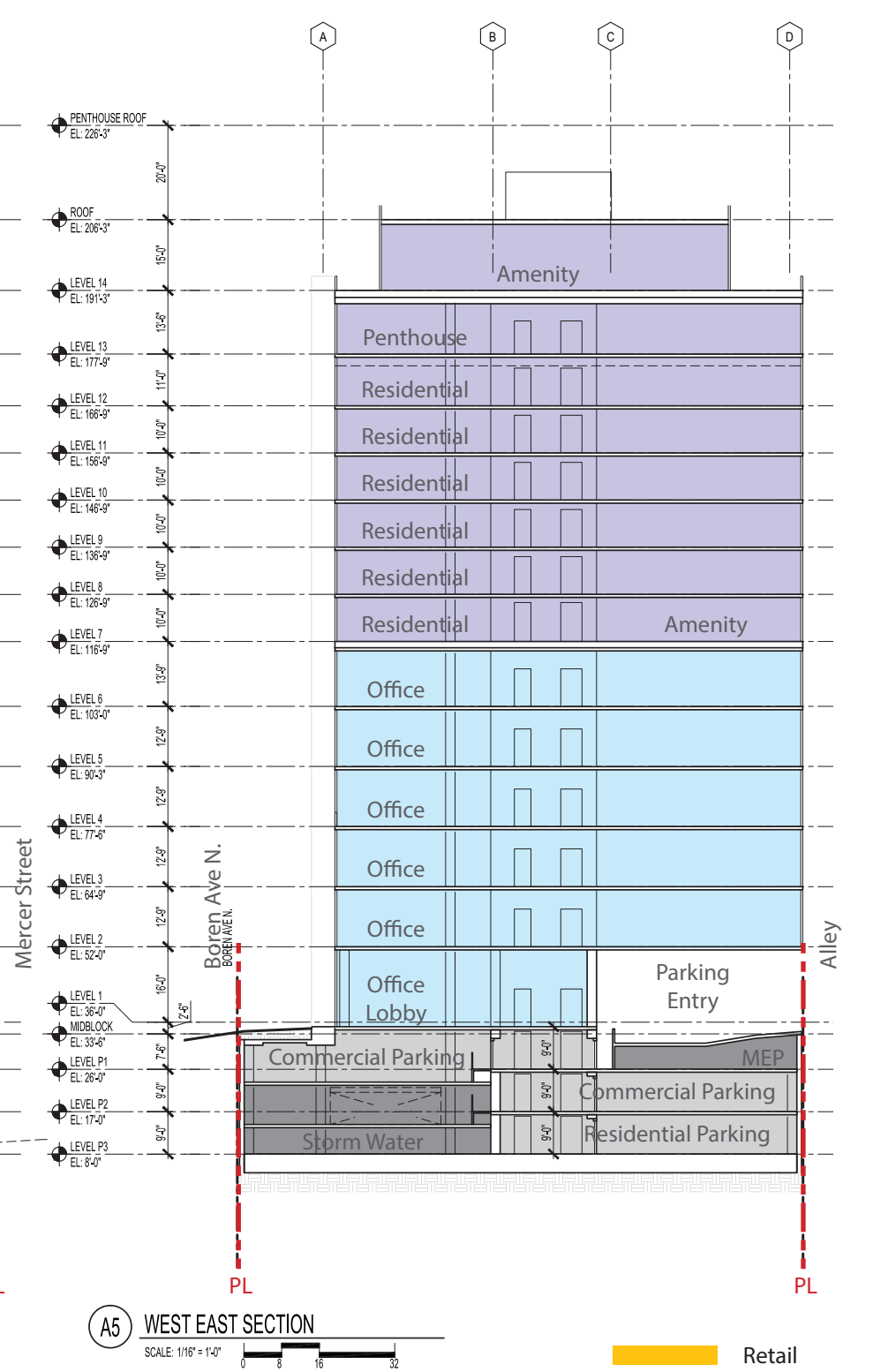
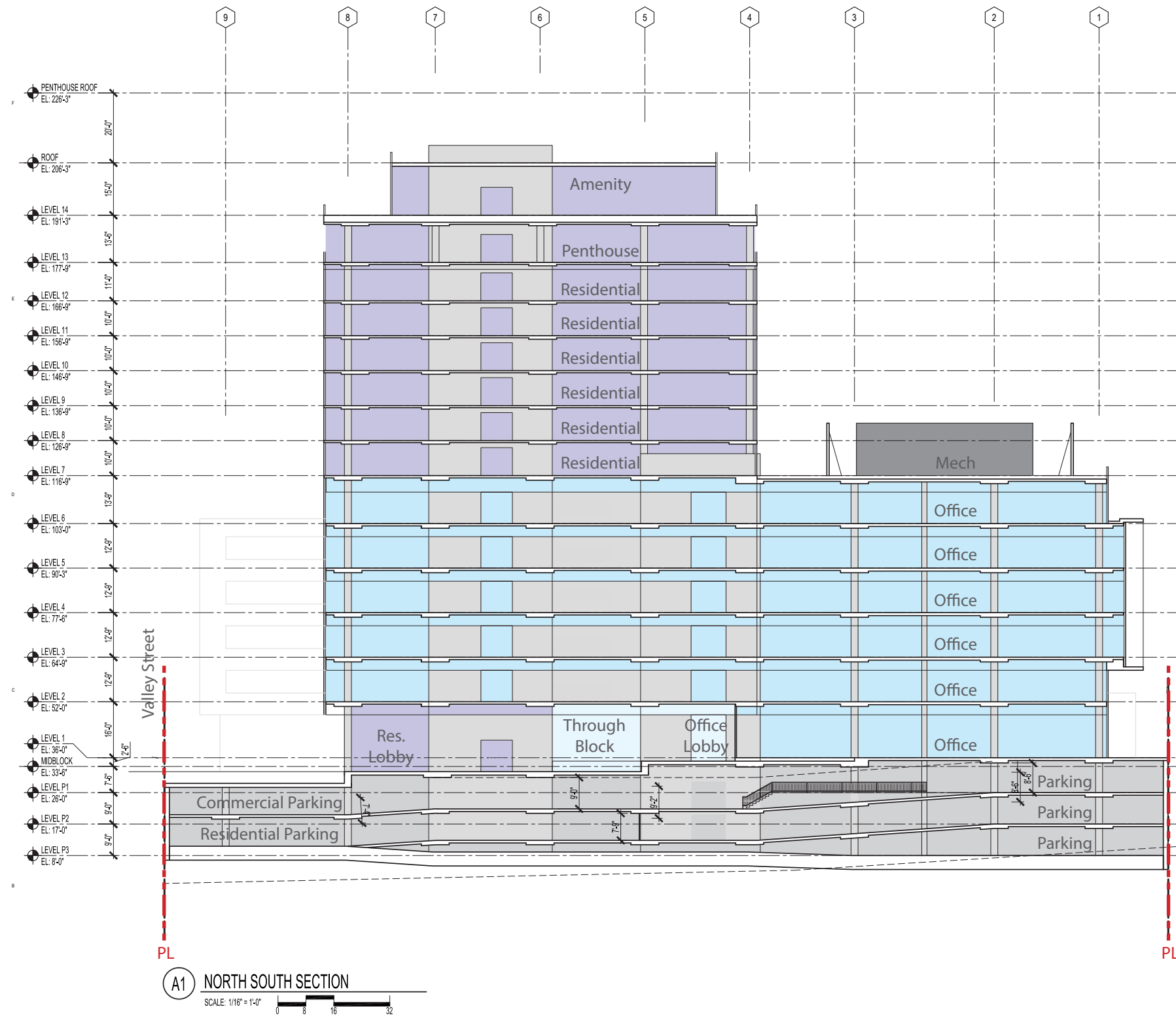


Level 13 - Floor Plan



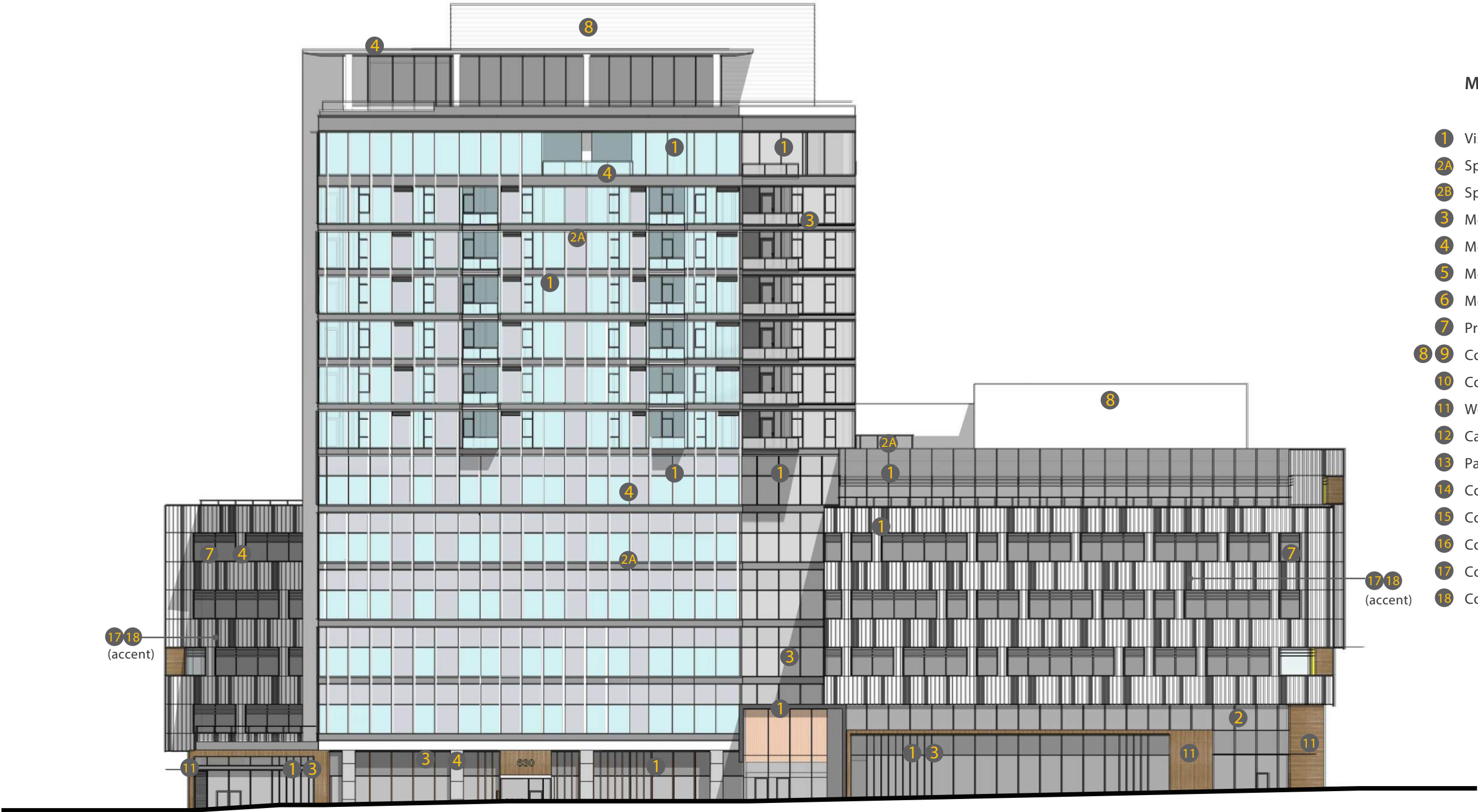
- Retail
- Residential
- Office Lobby
- Office
- Parking
- MEP/BOH



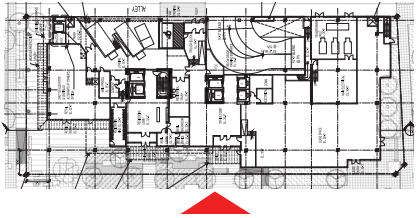


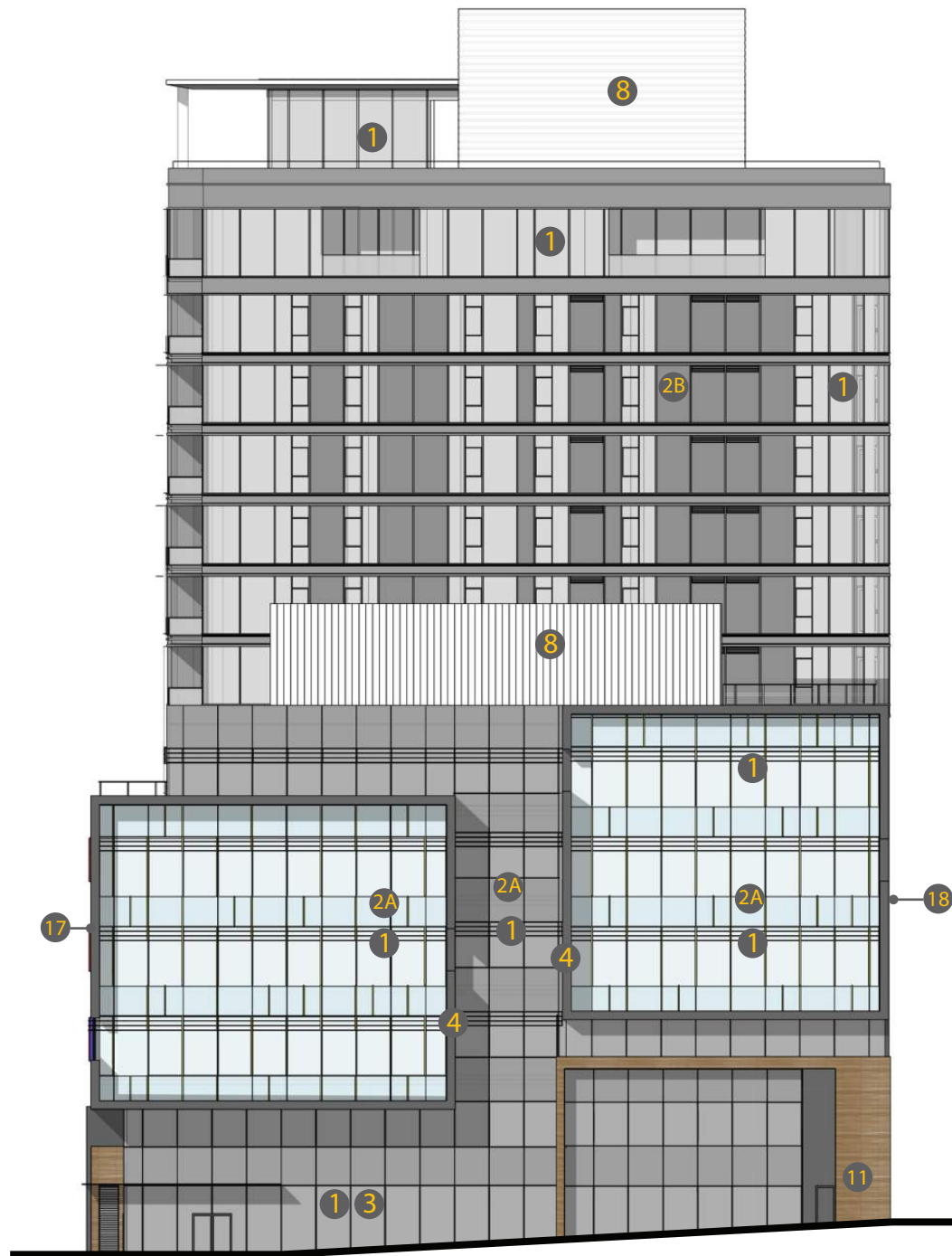
Material Palette

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

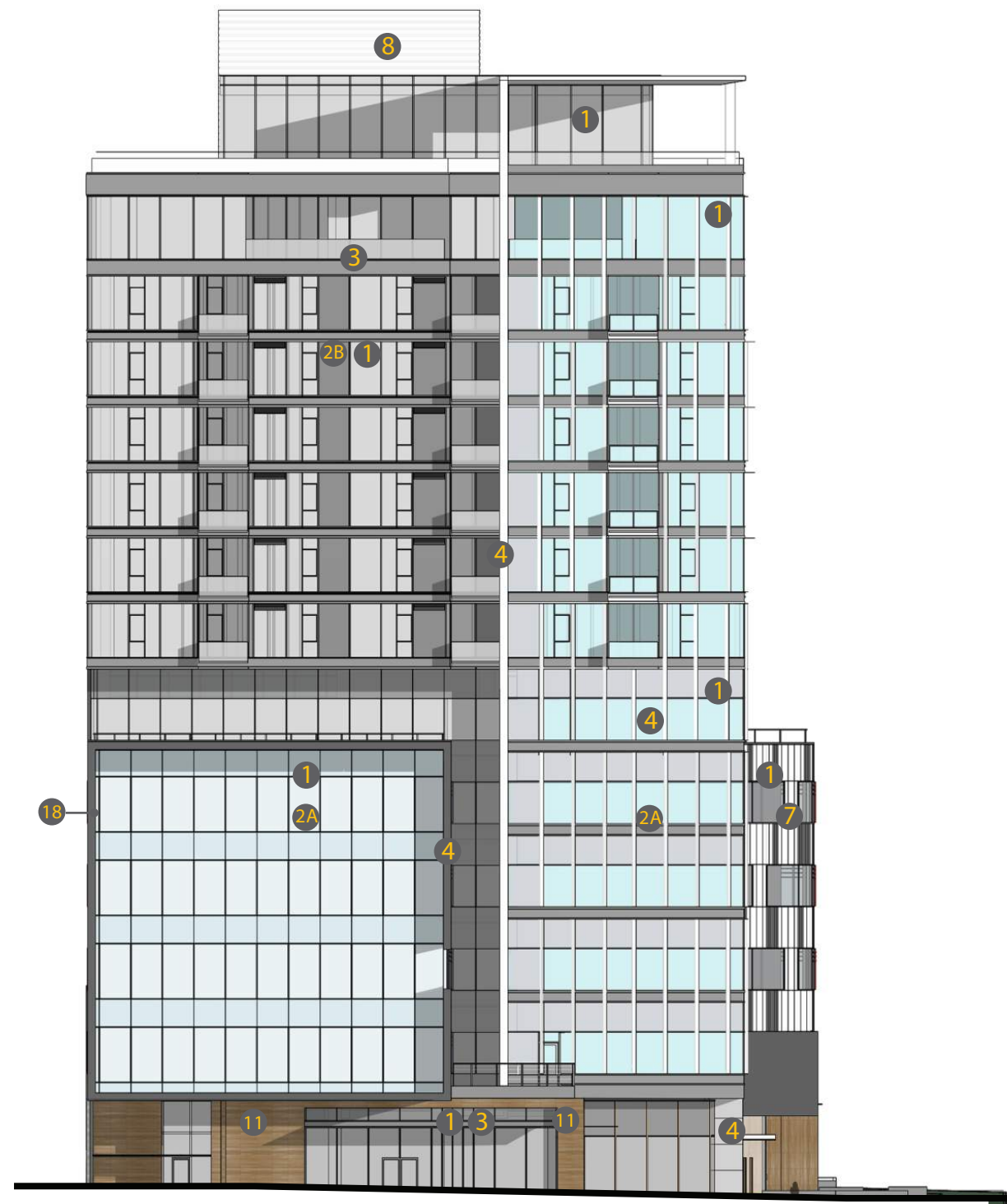
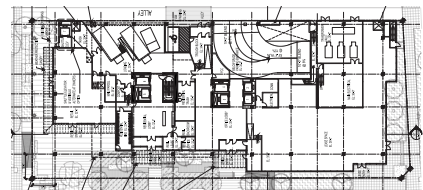


Boren Avenue Elevation 0 4 8 16

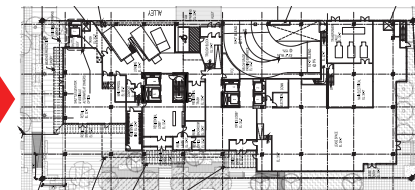




Mercer Street Elevation



Valley Street Elevation

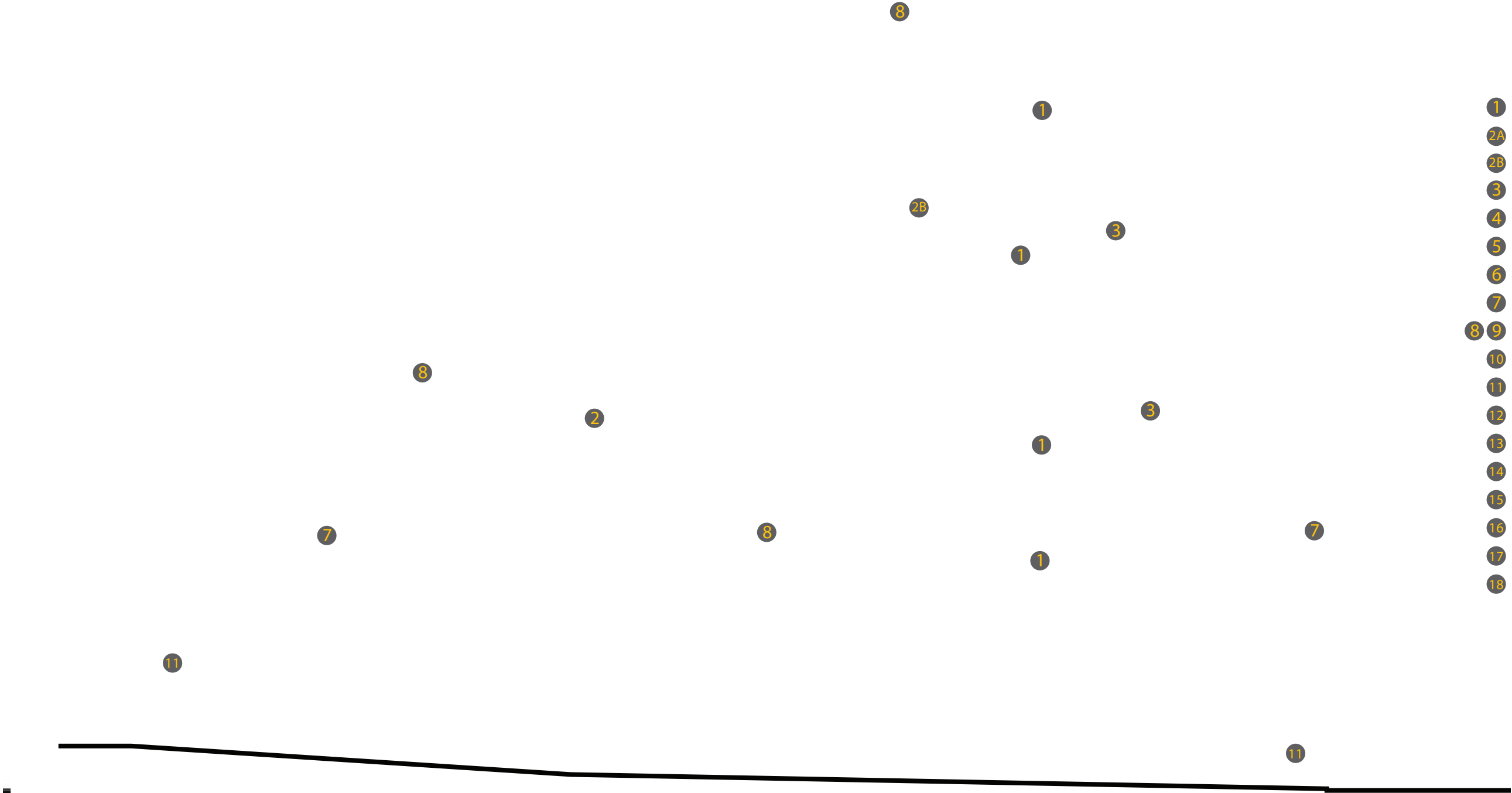


Material Palette

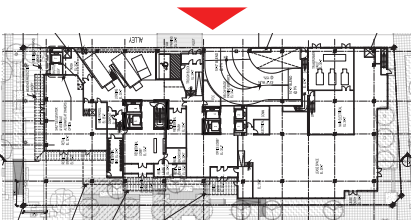
- 1 Vision Glass
- 2A Spandrel Glass (Office)
- 2B Spandrel Glass (Residential)
- 3 Metal 1
- 4 Metal 2
- 5 Metal 3
- 6 Metal 4
- 7 Profiled Metal Panels
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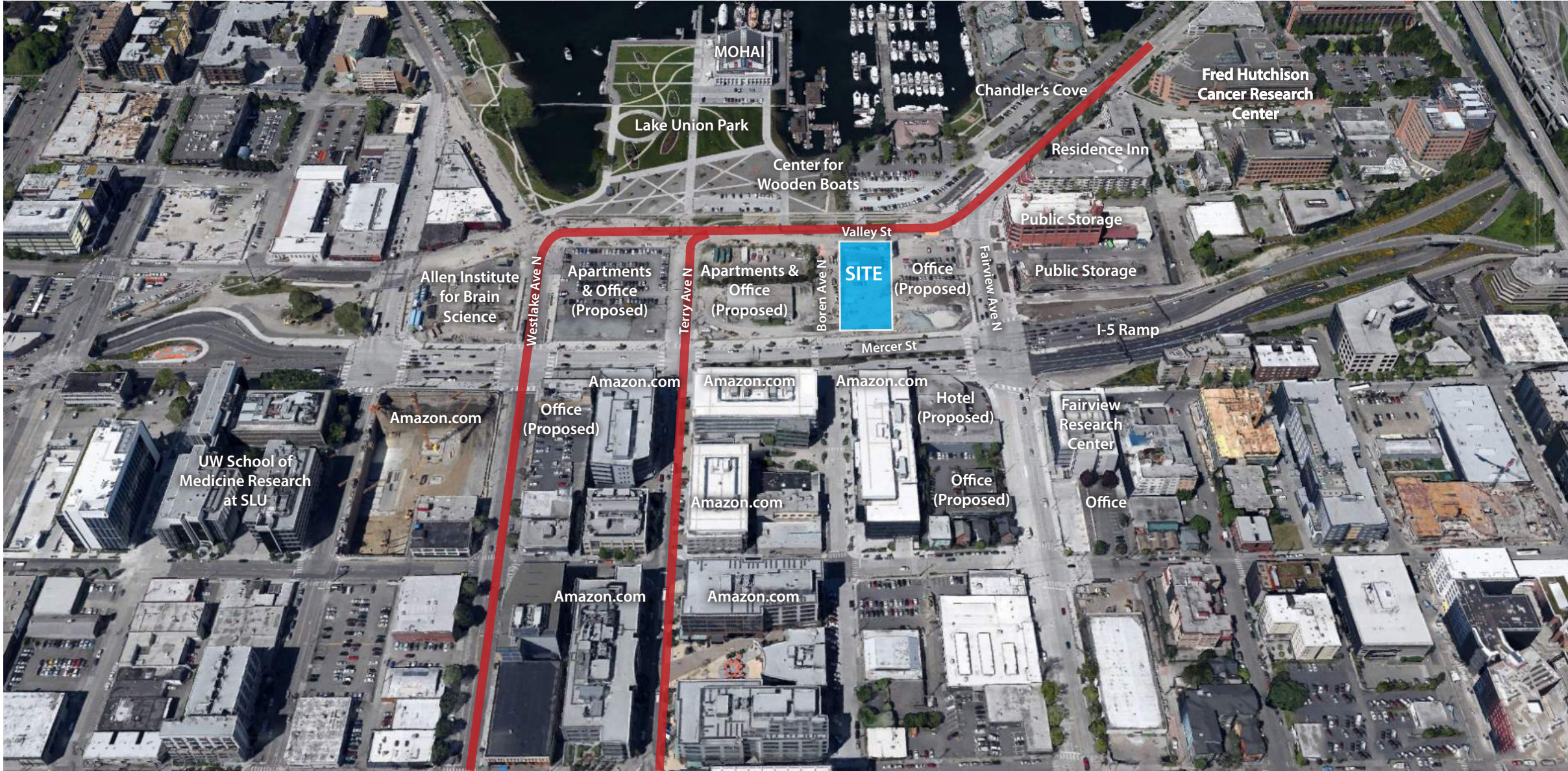
Material Palette

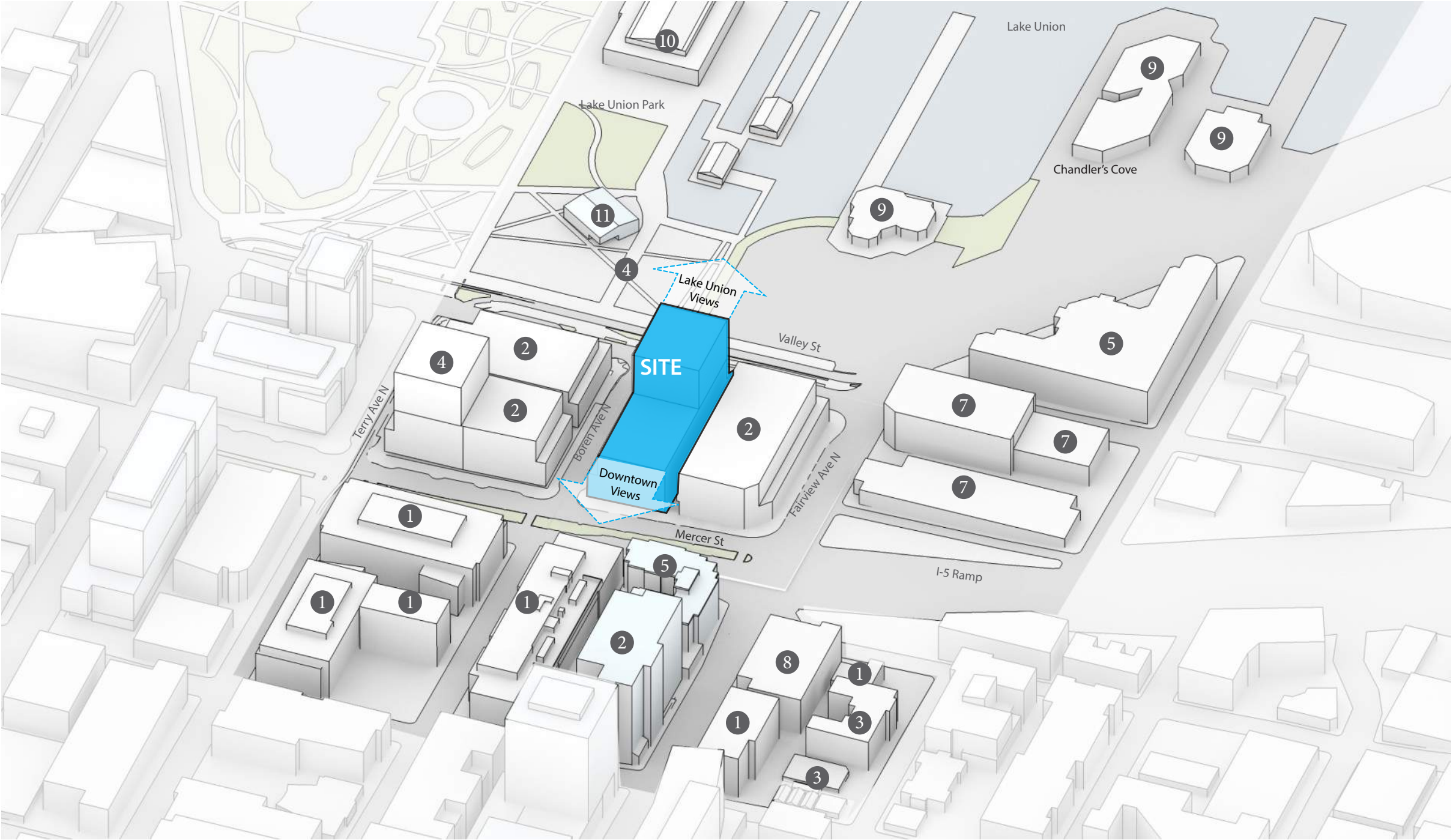
- 1 Vision Glass
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Boren Avenue Elevation







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

X. 400 Fairview Office (Under Construction)





A. Mercer Block 25 East: 3020512



B. Mercer Block 31: 3022087



C. Mercer Block 37: 3017401



D. 527 Fairview Hotel (Proposed) 3016993



E. Block 38 Office (Proposed)



L. 700 Fairview Storage (Historic Landmark)



H. 501 Fairview Office (Proposed)



G. Fairview Research Center



F. Wagner Education Center (Under Construction)



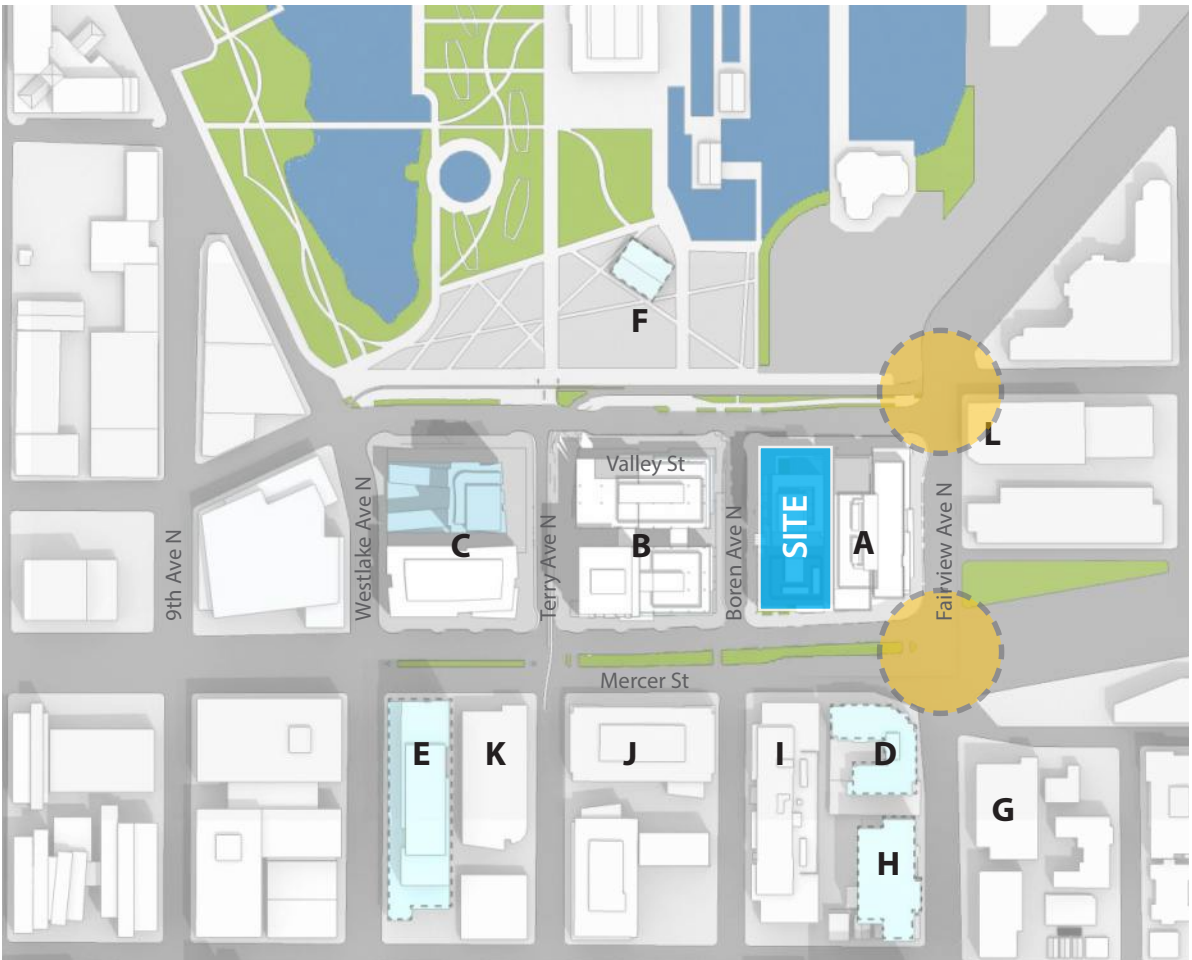
K. Amazon.com "Wainwright"

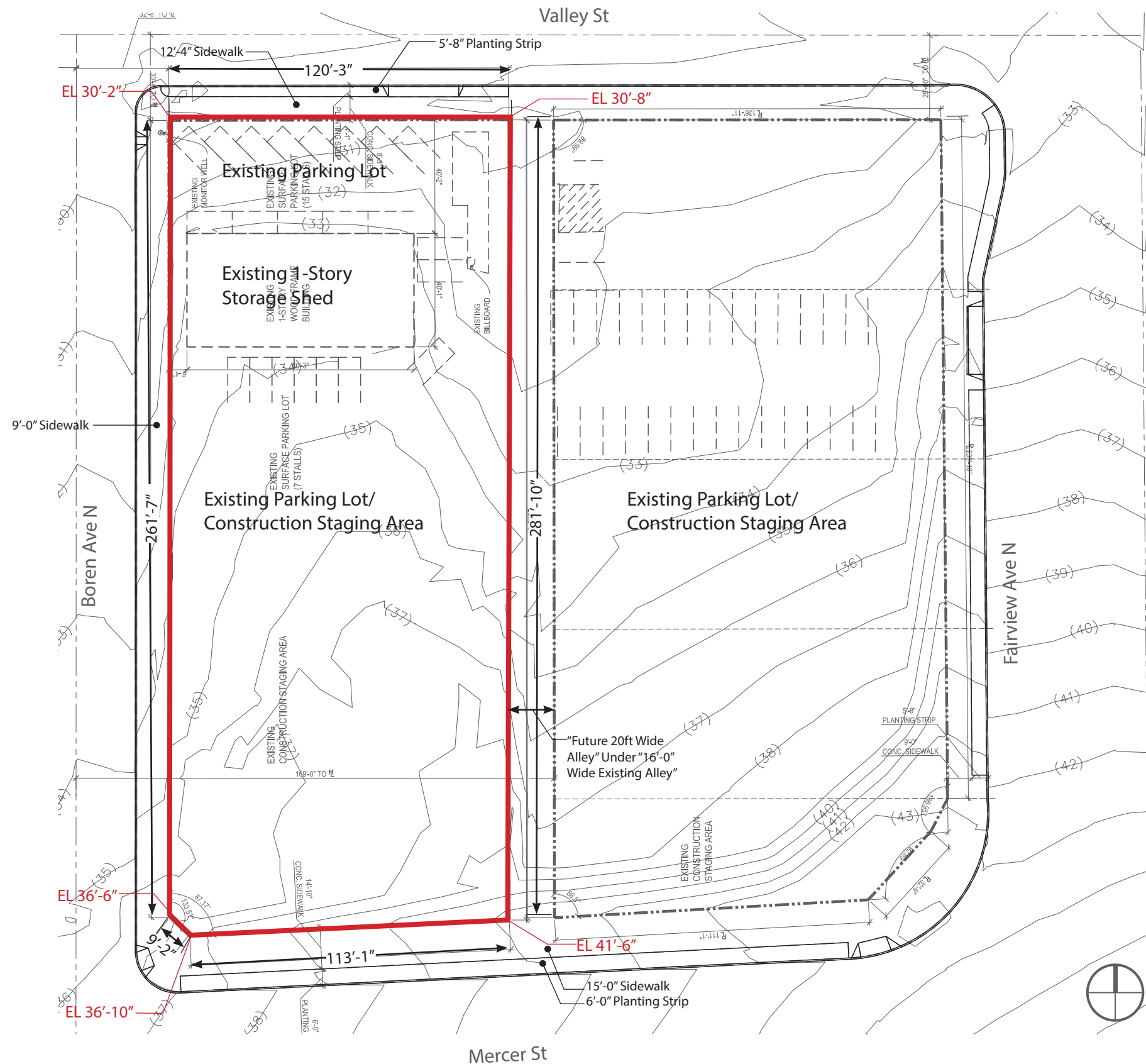


J. Amazon.com "Obidos"



I. Amazon.com "Fiona"





Site Area:

34,289 square feet with approximately 288 FT of frontage on Boren Avenue N, 120 FT of frontage on Mercer Street, and 120 FT of frontage on Valley Street.

Topography:

The site slopes from elevation ~ 41'-0" in the southeast corner down to ~ 30'0" in the northwest corner.

Tree Survey:

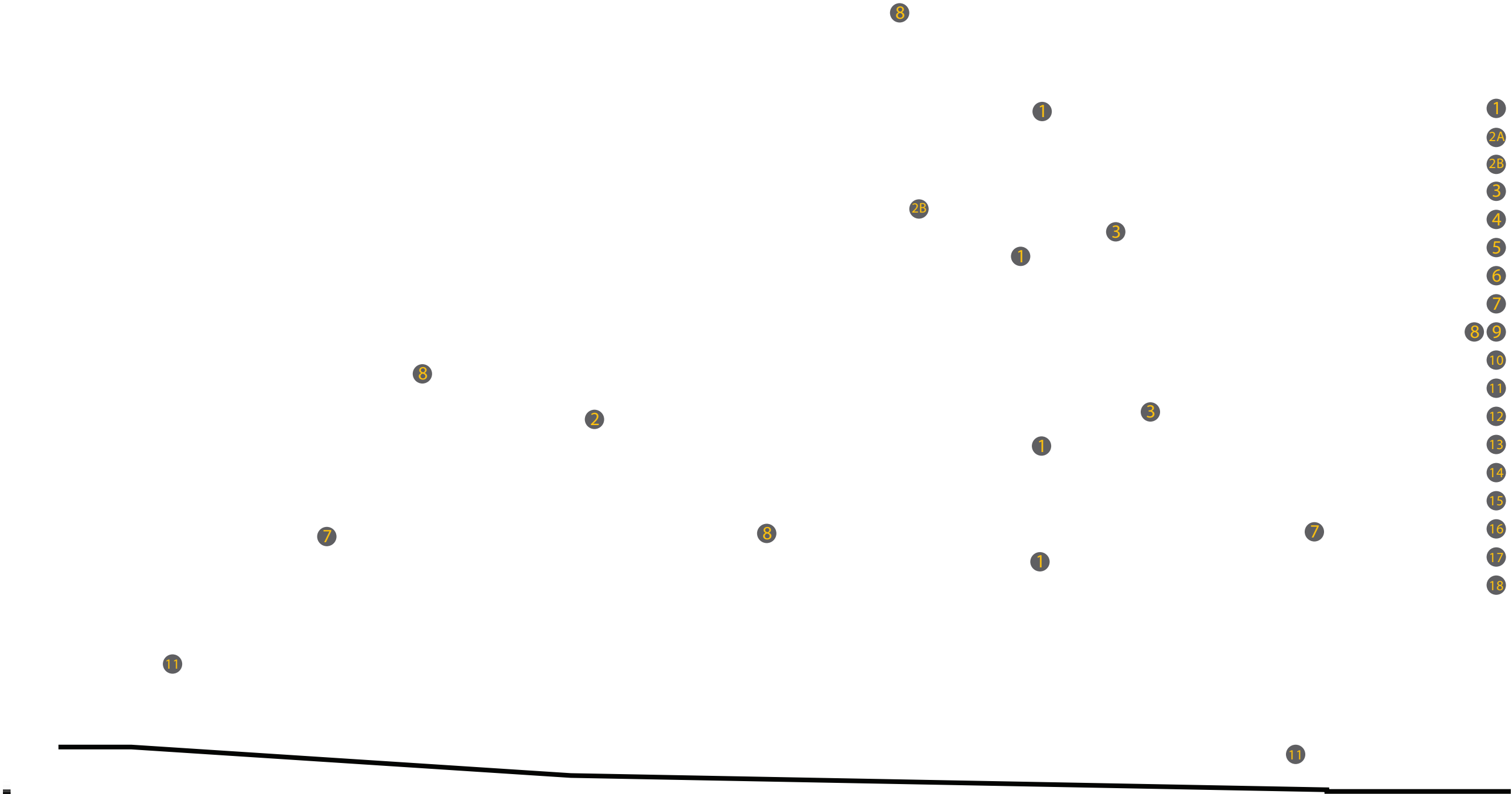
There are no significant trees on the site. Trees are located within the sidewalk Right-of-way.

Existing Buildings:

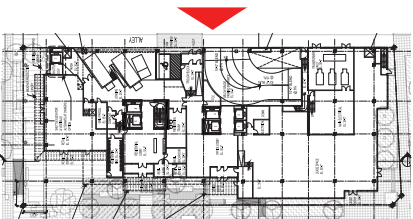
There is one existing building on site, a construction staging area and existing parking occupy the site.

Material Palette

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Boren Avenue Elevation



Project Goals

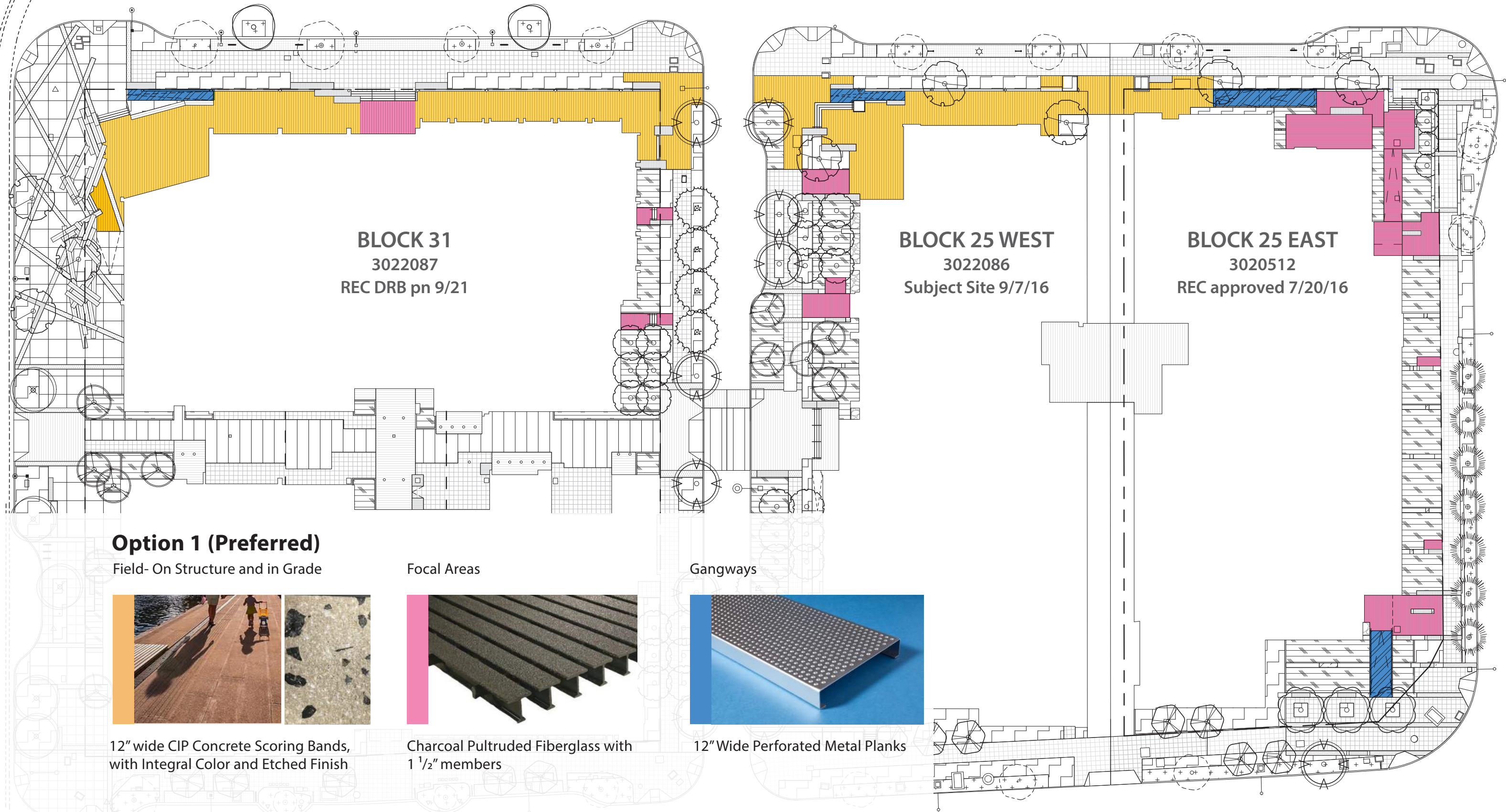
- Create a rich, diverse pedestrian environment with a variety of scales, active uses and characters of open spaces
- Connect to and enhance existing neighborhood pedestrian, vehicular, transit and cycling circulation patterns
- Create a gateway between the South Lake Union neighborhood and the lake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



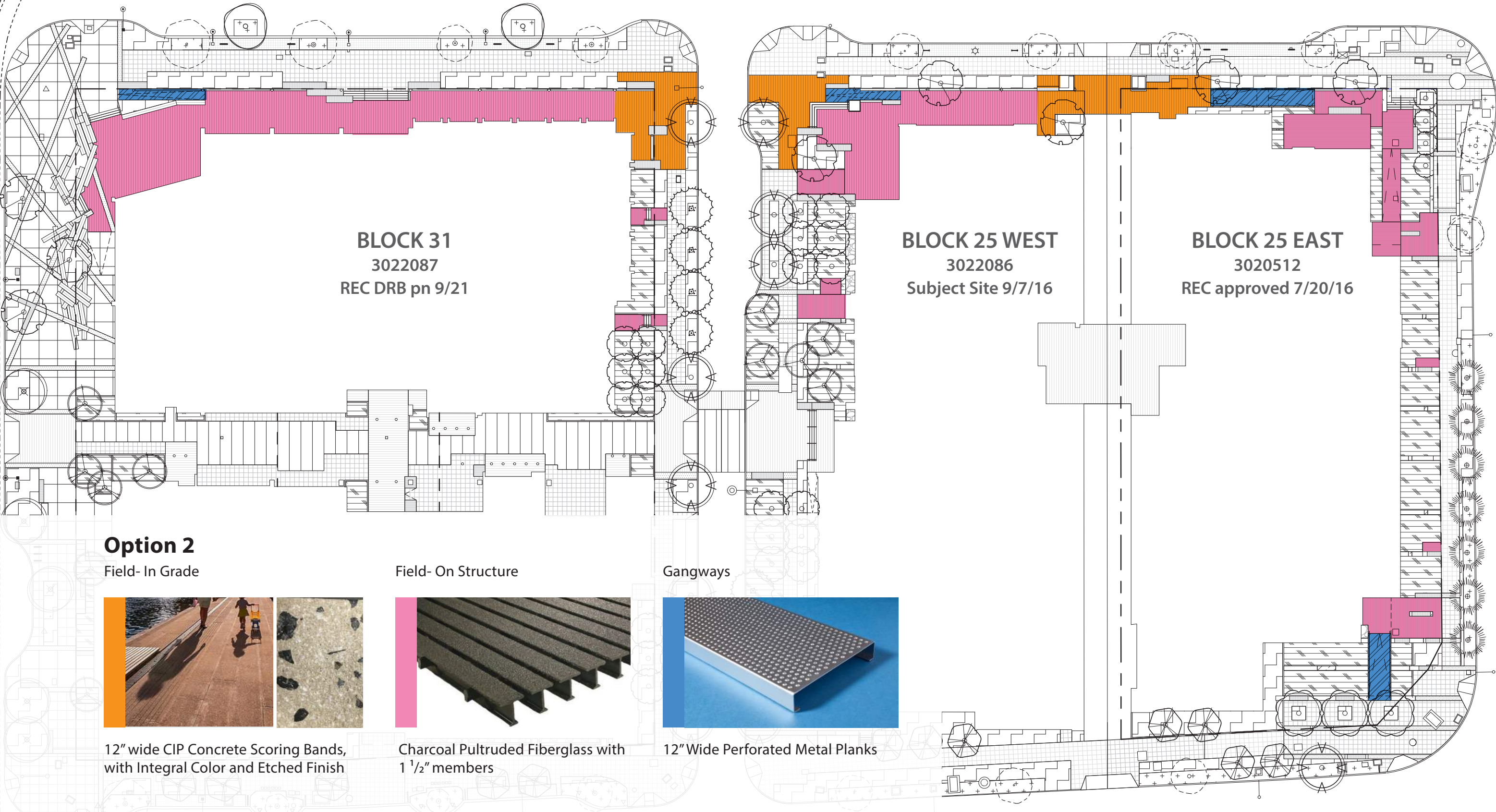
GRAPHITE

630 Boren Ave N | West DRB | DRB #2 | September 7th, 2016 | SDCI # 3022086

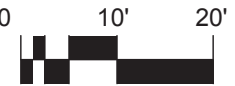
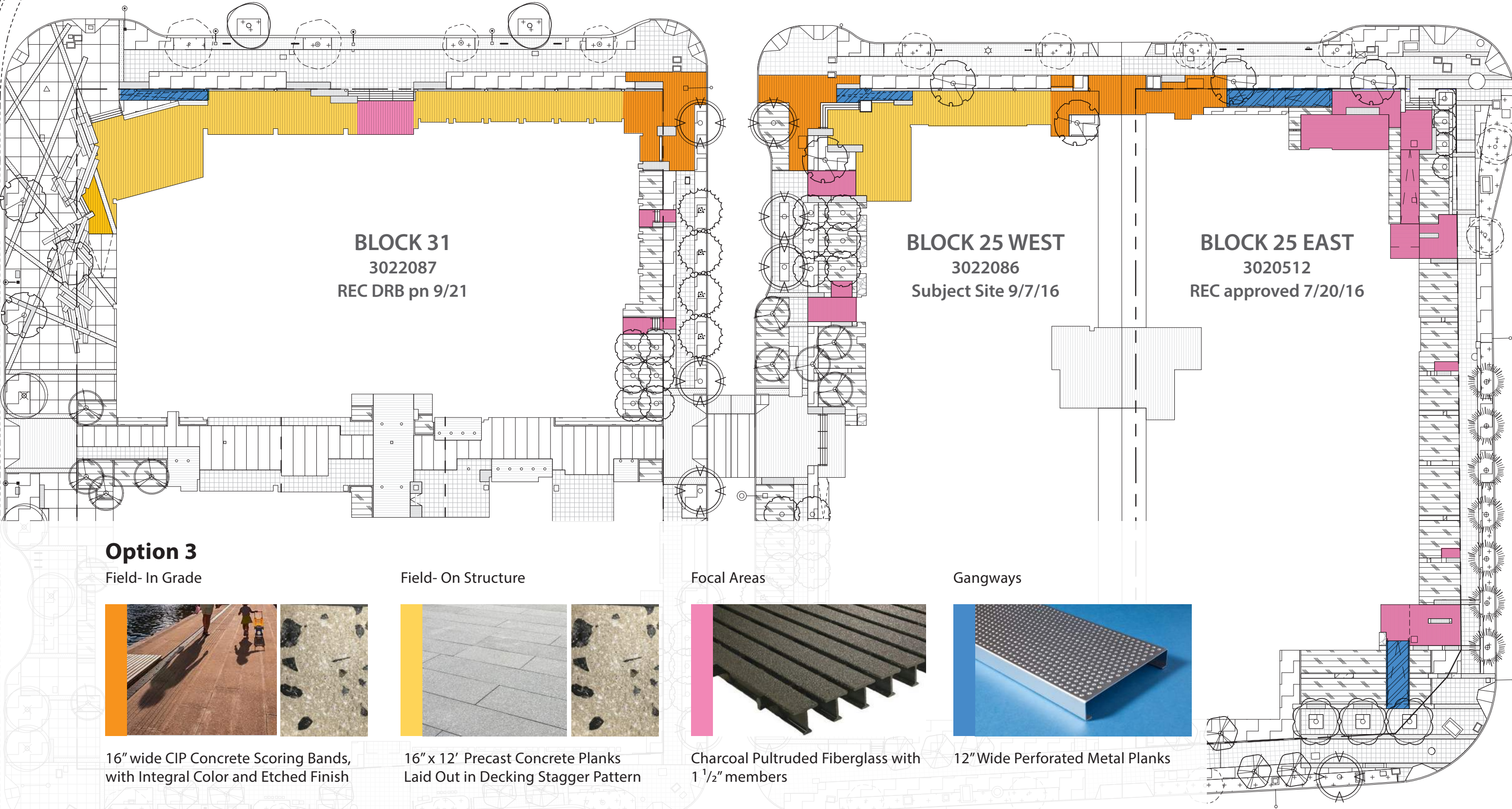
Boardwalk Paving Diagram

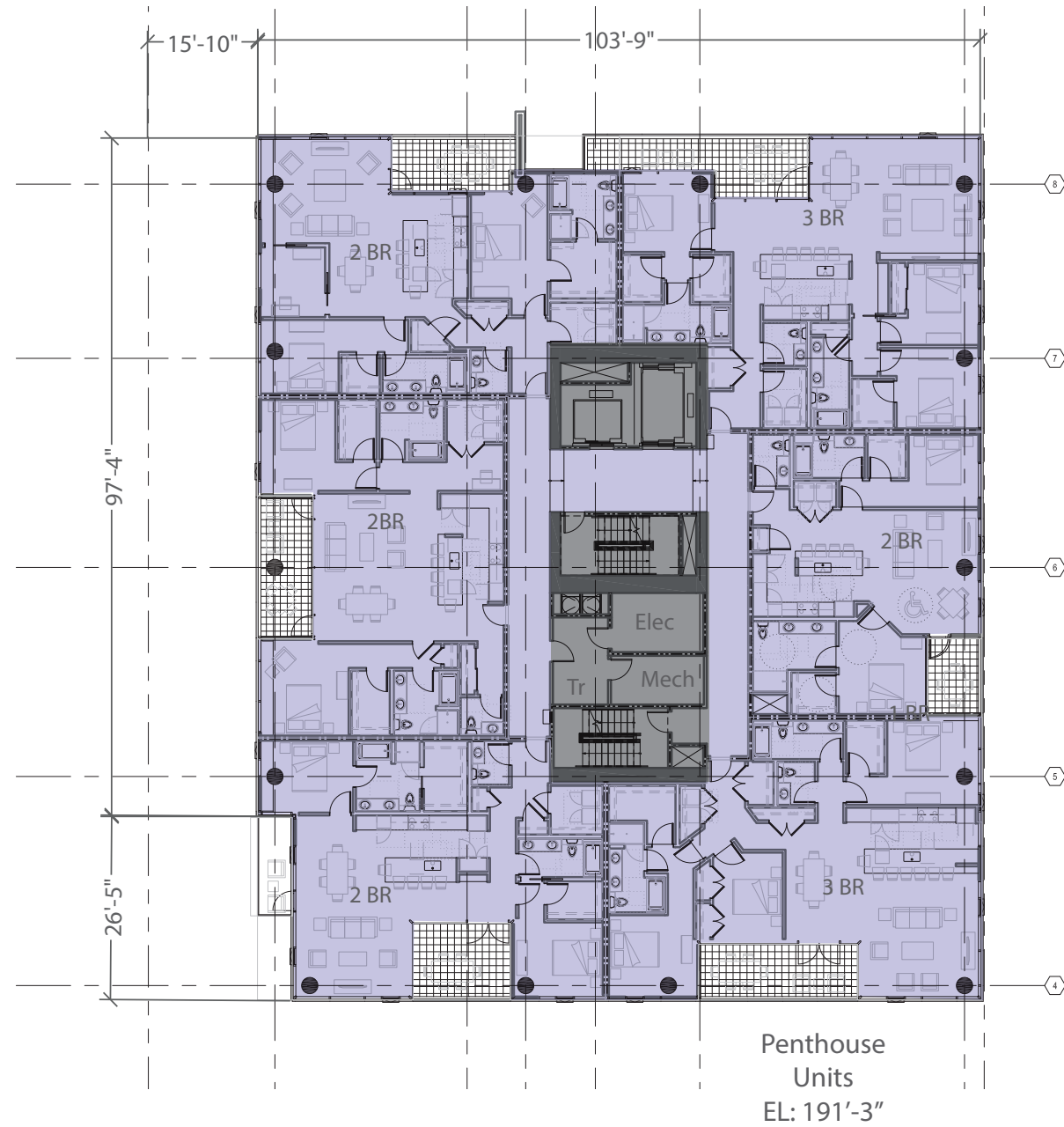


Boardwalk Paving Diagram



Boardwalk Paving Diagram

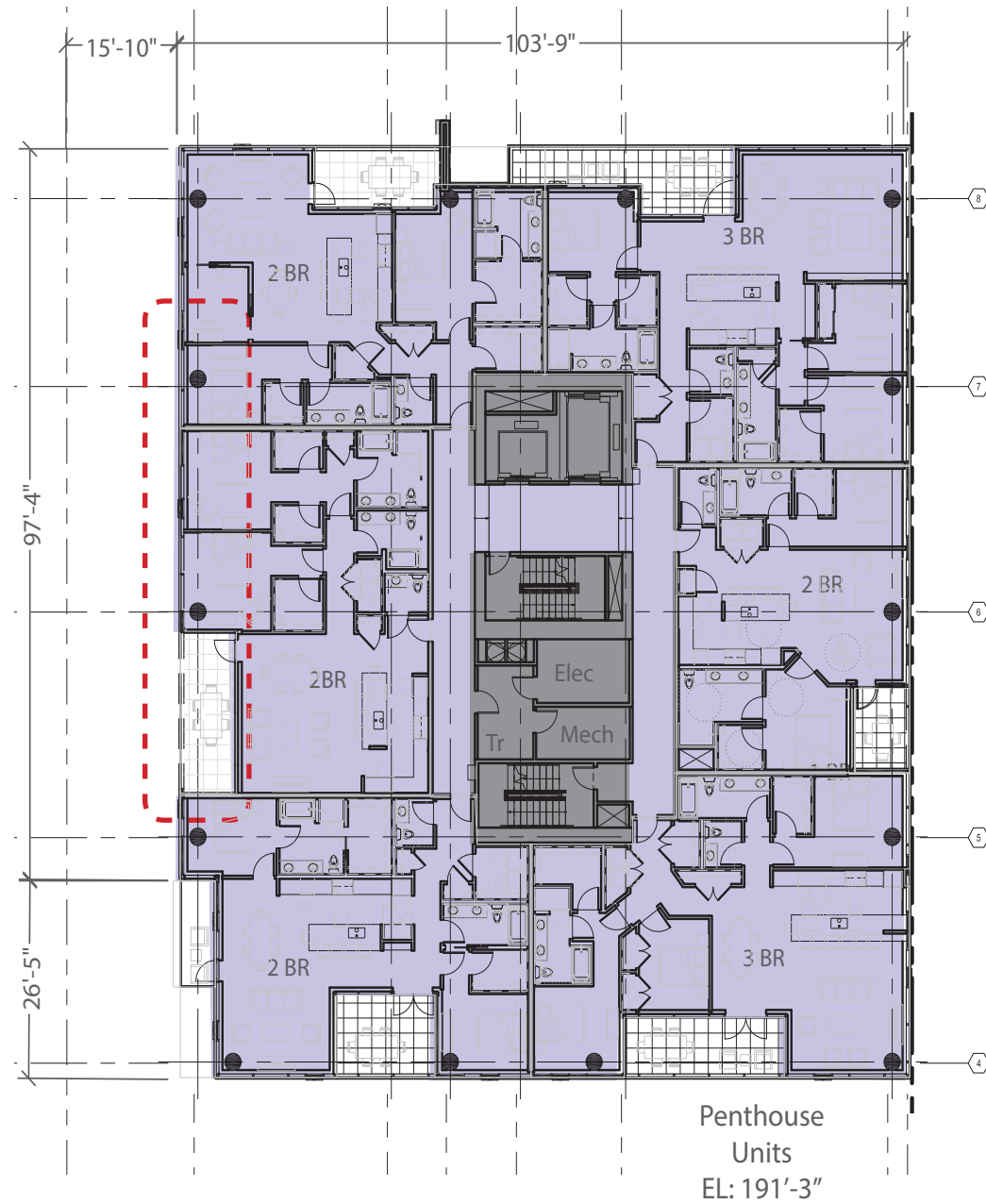




LEVEL 13 PLAN



TOWER VIEW FROM WEST



ALTERNATE LEVEL 13 PLAN



TOWER VIEW FROM WEST