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Project Info

3022087

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Development Objectives

Property Address

DPD Project Number

Owner

Architect

The mixed-use proposal includes one 6-story structure of commercial office, and one 6 story structure with an 8-story residential tower above, for a total of approximately 420,000 SF of above-grade construction (approximately 307,900 SF of Office use, approximately 110,700 of Residential, and approximately 7,850 SF of retail), and below grade parking for approximately 371 cars (82 of which are provided for residential units). The project will have 79 residential units. Also provided will be approximately 17,900 SF of open space at grade, including a through-block woonerf connecting Terry Avenue North and Boren Avenue North at mid-block. Primary building entries will be from Valley and Mercer Streets. Automobile entries will be from Boren Avenue North. Four loading berths and trash and recycling facilities will be accessible from the through-block woonerf.





625 Boren Avenue North Seattle, WA 98109



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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



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Existing Aerial Photo







A. Mercer Block 25 East: 3020512



B. Mercer Block 25 West: 3022086



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 (Proposed)



K. Amazon.com "Wainwright"



J. Amazon.com "Obidos"



I. Amazon.com "Fiona"







Surrounding Context









2 Office (Proposed)

- 3 Residential
- 4 Residential (Proposed)
- 5 Hotel
- 6 Hotel (Proposed)
- 7 Storage
- 8 Research
- 9 Restaurant
- 10 Museum/Cultural
- Museum/Cultural (Under Construction)



CS2. Urban Pattern and Form



include provision of public plazas and public open spaces and changing the form setbacks of the building to enhance oppo for views.

iii. Gateways

Reinforce community gateways through of architectural elements, streetscape landscaping and/or signage.

B. Height, Bulk, and Scale

i. Address both the pedestrian and auto ex through building placement, scale and with specific attention to regional trans corridors such as Mercer and Fairview.

iii. Relate proportions of buildings to the v scale of the street.

CS3. Architectural Context and Chara

II. Architectural Context

i. Support the existing fine grained charac neighborhood with a mix of building style

iv. Respond to the history and character adjacent vicinity in terms of patterns, scale.

PL1. Connectivity

III. Pedestrian Open Spaces and Entrances New developments are encouraged to work with the Design Review

Board and interested citizens to provide features that enhance the public realm, i.e. the transition zone between private property and the public right of way.













erlooks" for 5. Examples d/or other n or facade portunities	The proposed design responds to the allowable zoning envelope and resultant presence on the lakefront by employing distinctive massing solutions that respond to the surrounding context while creating vistas within the site both for the public and building occupants. Vistas include public lobby exits with views to the lake and slightly elevated platforms that could accommodate outdoor seating.
h the use features, experience nd details	The proposed massing at the two north-south frontages of Terry and Boren avenues step back progressively as one moves north, opening up view portals to the lake and park beyond, and terminating at substantial open spaces at the Valley Street intersection
width and	The proposed design varies the scale and proportion of the three primary facades in response each corresponding street. Mercer being more automobile focused has been scaled appropriately while Terry, Boren and Valley are more pedestrian focused and articulated and relate more directly to the adjacent residential projects in scale.

C	t	e	r

ecter of the es. eter in the	The proposal enhances overall ensemble of the Lakefront Blocks by situating the tower on the south half of the block, held back from the lake to allow the office podium and north building to step down in scale moving north.
style, and	Symbolic references to the areas maritime and industrial will influence the design at many scales

Pedestrian open spaces have been strategically placed and scaled to support adequate transitions, connections, support, or buffering between the public and private realm as needed. In particular the through-block pedestrian woonerf breaks down the perceived scale of the block and invites the public into the heart of the block

PL3. Street-Level Interaction







I. Streetscape Compatibility Where appropriate, consider a reduction in required amount of commercial and retail at the ground level. Place retail in areas the conducive to the use and will be successfu

II. Human Activity

ii. Design facades to encourage activity to from business onto the sidewalk, and vice-

DC2. Architectural Concept

I. Architectural Concept and Consistency Design the "fifth elevation" — the roofscap addition to the streetscape.

DC3. Open Space Concept

- II. Landscaping To Enhance The Building And Consider integrating artwork into publicly areas of a building and landscape that sense of place related to the previous us area.
- III. Landscape Design To Address Spe Conditions
- Landscaping should be designed to take a of views to waterfront and downtown Seat







Applicant Suggested Priority SLU Design Guidelines

in the Il space hat are ful.	The proposal seeks to place ground level volumetrically flexible spaces in locations that best serve the public while preserving less desirable frontages and more volume restricted spaces for private commercial use. No bonus FAR is being pursued to allow for more sculpting and public space formation through massing moves.
o spill out e-versa.	The proposed grade level encourages spill out from the interior to the exterior and vice versa through midblock access, the woonerf, and small commercial spaces at plazas and lobbies adjacent to plazas.

pe — in	An occupied terrace is being proposed for a portion of the roof, providing expansive views of the lake
	and providing a pleasant "fifth elevation" for the surrounding taller building occupants.

d/Or Site accessible t evokes a uses of the	Distinct landscape elements and possibly artwork is proposed to be integrated into the northwest corner plaza at the intersection of Terry Avenue and Valley Street. The historic context of the area will have influence over landscape and potential artwork design decisions.
ecial Site advantage attle.	The site's topography and proximity to the lake allows for slightly elevated landscaped vistas where the public may experience views of Lake Union Park as well as Chandlers Cove and lake beyond.
	Situating the residential tower on the south half of the site also allows for better lake vistas from adjacent properties to the south, east and west.





BLOCK 31 3022087 Ground Plan Proposed in this EDG #2

3022086





Lakefront Blocks Curb Alignment and Paving Plan

BLOCK 25 WEST BLOCK 25 EAST 3020512 **DRB Endorsed EDG Plans**



 Building Entrance Vehicle Entry/Exit At the December 2, 2015 Early Design Guidance Meeting the West Design Review Board provided the following areas of focus for further design guidance:

- 1.0 Block Concept and Massing
- 2.0 Ground Floor and Landscape
- 3.0 Through-Block Connection
- 4.0 Podium Massing and Modulation
- 5.0 Residential Box & Character
- 6.0 Preliminary Materiality

Further detail regarding specific guidance, and the proposed design response, follow on subsequent pages, in the above 1-6 order.









Summary of EDG 1 Guidance

EDG 1 Massing

Proposed Massing





1.0 Lakefront Blocking and Massing

The language of the lake is brought to Block 31 through massing that reinterprets the surrounding context . Starting with strong, defining pier elements, stacking reminiscent of lakefront waterfront language defines lower building volumes. Upper level shaped and curved elements reference maritime forms. The composition of stacked and arrayed elements of varying scales speak to the character of Lake Union, while the tower works in conjunction with those on adjacent Blocks 25 and 37 to anchor the neighborhood.





1.0 Lakefront Blocking and Massing

As the container language forms the abstract base of Block 31, the pier is defined by a floating horizontal mass on the north end of the project. The idea of "lifting" the block allows for a gesture towards Lake Union Park as it slides underneath the massing of Block 31's frontage and throughblock. Anchoring the south is the sail or hull-like form of the residential tower. The different elements create an interlock of form differentiating Block 31 from Blocks 37 and 25 on the east and west adjacencies.



Piers Strong Defined Anchor





Container Modular Stacked Assembled





Hull Fluid Aquatic Curvilinear





Lake Union Park



EDG 1 Massing Diagram



Proposed Massing Diagram

Elevate the office form to emphasize the ground plane

Allow the waterfront to flow into and activate the site

Stitch the Lakefront ensemble together with bold forms, each with their own distinct character





1.0 Block Concept and Massing





Preferred response Axial view of Boren, looking South





1.0 Block Concept and Massing

Early Design Guidance:

 a. Central block should exhibit its own strong design concept that energizes the 3-block waterfront district

Design Response:

Themes of the waterfront district have been embraced with a design concept inspired by pier architecture and maritime influences. These include strong counterpoint of vertical and horizontal forms, color that punctuates massing, and a contemporary interpretation of the street-level boardwalk along Valley Street.



Preferred response Aerial looking South





1.0 Block Concept and Massing

Early Design Guidance:

- b. Block should read as 2-3 different forms
- c. Central residential box should be unique

Design Response:

On Valley Street, the office massing has elevated above the retail podium and is expressed as a distinct form. Retail forms at the north and south corners are pulled forward of the central mass to each have a unique presence on the street-level boardwalk. Similarly, the south half of the block has been broken down with added horizontal plane shifts so as to read as individual "stacked" forms. As a whole the ensemble now reads as a balanced composition of different masses.

The central residential box has been developed with a simplified cladding treatment that relates to the southern half of the central block and is distinct from the other residential towers. Further, the top expression is unique from the adjoining blocks



Preferred response Aerial looking North

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1.0 Block Concept and Massing



View looking southeast at Valley Street and Terry Avenue N.





2.0 Ground Floor and Landscape

Early Design Guidance:

 The ground floor along Terry should be the most transparent, tall in scale, and porous with frequent public access doors.

The scale should lap up into levels 2 and 3

Design Response:

 The retail along Terry has been designed to be predominantly transparent, with proportions that are vertical at the primary intersections with Mercer and Valley Streets, stepping down to a single story expression (although still tall at 15+') at mid-block. Retail has been added to the south building at the through-block (see item #4), and access doors have been added to increase street level activity.









View looking south at Boren Avenue N. and Valley Street



View looking south at Valley Street





625 Boren Ave N | West DRB | Early Design Guidance 2 | February 17, 2016 | DPD #3022087

2.0 Ground Floor and Landscape

Early Design Guidance:

b. [The Board] supported the boardwalk
 concept for a generous and flexible
 mixing space at a slight elevation (1-2 ft)
 above the adjacent sidewalk

Storefronts should have more depth, layering and pedestrian scale

c. [Boren] should have more than 1 doorset, and more hardscape patios or 'rooms' to complement those opposite on Block 25

Design Response:

- As noted, the boardwalk vocabulary has been wrapped around the corner from Valley Street to Boren Avenue, bringing with it the retail storefront vocabulary. Additional doorsets have been added to activate the frontage
- The retail storefronts have been accentuated with massing and color. Drawing from the modular themes of waterfront shipping containers and pier architecture, the retail "boxes" assert their own personality and character. The retail fronting Valley to the west of the office entry has been further enhanced with the addition of a pedestrian-scaled arcade along the boardwalk, providing scale transition and circulation linkage to the plaza at the corner to Terry Avenue and Valley Street.



View looking north at Mercer Street and Boren Avenue N.





2.0 Ground Floor and Landscape

Early Design Guidance:

d. [The Board] supported the midblock office lobby [at Mercer] as
a modulating feature on the long
Mercer street level, and it should
extend its presence vertically into the
podium

Design Response:

 The mid-block office lobby remains at Mercer street, and has been made more prominent by stepping the first three levels of the podium to create a setback at the entry point. Further, color & material accents both vertically and horizontally draw attention to the mid-block entry point.







1. Perspective Of Current Massing At Mercer



2. Perspective Of Current Massing At Corner Of Valley & Terry







Street Level Experience



Boardwalk Plaza Experience



1. Perspective Of Current Massing Along Boren Ave (Looking North)



2. Perspective Of Current Massing Corner Along Terry Ave (Looking South)

















16'9" Office Lobby







2.0 Ground Floor and Landscape







Valley







2.0 Ground Floor and Landscape





2 Site Tree

3 Planting Zone

4 "Boardwalk" Hard scape

- 5 Elevated Planting
- 6 Seating Features











Mercer



View looking west at the through-block connection and Boren Avenue N.



View looking east at the through-block connection and Terry Avenue N.





3.0 Through-Block Connection



- a. [The Board] supported the 30-37 ft width and staggered configuration of the connection
- b. Truly active uses should be located on all four corners at the mid-block
- c. [Bridges] should be designed to be fully transparent and light in appearance, to maximize light penetration

Design Response:

- The dimensions of the through-block connection have been maintained, and retail has been added at the northwest corner of the south building in place of residential BOH space. This retail fronts both Terry Avenue and the throughblock connection.
- The design intent is to maintain as much transparency as possible within the bridges (floor-to ceiling glass, non-reflective glazing). Also design consideration will be given to the underside of the bridges through thoughtful section of materials and lighting.







Preferred Response view looking east on the pedestrian through block connection





3.0 Through-Block Connection



SMC 23.48.014.F Required open area in the SM 85/65-160 Zone

2. At the applicant's option, up to 40 percent of [the] required open area may be provided as any combination of:

a. A woonerf that serves as a throughblock pedestrian passageway...

SMC 23.84.044 "W" Definitions

"Woonerf" means a common space shared by pedestrians, bicyclists and vehicles, used for vehicular access, in which amenities such as trees, planters, and seating serve to impede vehicular movement and provide opportunities for outdoor use by occupants of abutting structures. A woonerf is intended and designed to prioritize pedestrian movement and safety, through features such as pavers and pervious ground surfaces that slow vehicular movement



Podium EDG 1



Podium Proposed





4.0 Podium Massing and Modulation



View looking southeast at Valley Street and Terry Avenue N.







Early Design Guidance:

a. [The Board supported] a ground level with more texture, pedestrian scale and depth

[Emphasize] the central entrance, adding an arcade or strong layering, and/or amplifying the northwest corner at the Terry/Valley plaza

Design Response:

 The podium ground level has been designed with diverse scaling elements, including retail "boxes" that vary from 1 to 2 stories and modulate in and out from the office window wall behind. The central office entrance has been accentuated by framing it with the projecting retail boxes and a tall canopy element. The west retail has incorporated an arcade at the boardwalk level.



View looking West at Mercer Street



Section View looking North at Mercer Street





4.0 Podium Massing and Modulation

Early Design Guidance:

(Mercer)

 b. The massing along Mercer should be legibly broken down to animate a multiblock corridor that is overly uniform and flat.

[The Board supported a] large, recessed gasket between the residential box above and the 3 level corner element which amplifies the retail corner

Design Response:

 The massing along Mercer has responded to Board guidance by breaking up the massing into three distinctly legible volumes that vary in scale and modulation from the lower to upper floors of the building. This further exploration of the "slip" concept has been enhanced by the introduction of sub-patterns of alternating transparent and opaque windows/projections to give each bar directionality. The 4th floor has been recessed to further amplify the "floating" nature of the residential box.







View looking northeast at Mercer Street and Terry Avenue N.





4.0 Podium Massing and Modulation

Early Design Guidance:

(Terry & Boren)

c. The four level box at the mid-block
 competed with the residential box
 nearby and was over-scaled along Terry;
 the Board suggested stepping the floors

Design Response:

 Massing at mid-block has been revised to break down the scale at this location into three volumes, providing better transition to both the mid-block and north building.









4.0 Podium Massing and Modulation



Massing options were explored for the lifted horizontal bar expression along Lake Union facing facade.

Solid horizontal bar; vertical accents
 Solid horizontal bar; punch outs
 Split horizontal bar; angled accents
 Split horizontal bars; vertical asymetry

*Note Residential Box early schemes for massing only.





4.0 Podium Massing and Modulation



Massing options were explored for the lifted horizontal bar expression along Lake Union facing facade.

2

1 EDG 1 Proposal Alternate with additional retail bays



4 Straight Corner Column

*Note Residential Box early schemes for massing only.




Conceptual Section - East/West





4.0 Podium Massing and Modulation



Typical Residential Floor Plan







Response:







5.0 Residential Box & Character







View looking north at Terry Avenue N. and Mercer Street





5.0 Residential Box & Character

Preferred Proposal

Early Design Guidance:

a. [The Board supported a] residential box 'floating above' a well-articulated podium

A very legible offset/non-alignment is crucial, and the transition to recessed gasket below, and soffit materials are all critical to the success of this concept

Design Response:

In the preferred option, the 4th & 7th floors of the residential tower has been recessed to provide a legible gasket, clearly delineating the residential massing form the podium. The offset created by the recess and alternating stacked volumes of the podium below further enhance the residential massing. The cladding treatment of the residential tower follows the progression initiated in the podium, featuring larger scaled, more heavily textured materials at the base, progressing to more smooth materials in the tower.









5.0 Residential Box & Character

Residential Design Variants



1 Tower forms to top 2 Penthouse form breaks tower form 3 Penthouse opens toward Lake Union 4 Penthouse opens toward downtown







5.0 Residential Box & Character

Upper Level Floor Plan EDG #1

Upper Level Floor Plan EDG #2







View looking south from Lake Union Park





5.0 Residential Box & Character

Preferred Proposal

Early Design Guidance:

b. [The Board] agreed that the residential box has bulky, squat proportions and encouraged exploration of other forms

[The Board] suggested slipped, twisted or curvilinear forms that are boldly contrasting to the base

The Board agreed that the tower top should not have overhangs of any similarities to the flanking towers, but rather a simple approach that reinforces the bold form below

Design Response:

- The tower top has been greatly simplified and an angular geometry with rounded, eased corners has been employed to differentiate it from the top treatments of the towers to the west and east.
- The design objective is of a "light" feeling tower that expresses its floating presence above the heavier, more textural podium



Precedent Images





6.0 Preliminary Materiality

Early Design Guidance:

a. The approach should extend well beyond 2-dimensional "patterns"
& staggers, to include measurable, substantive depth, shadows, projections, human scale and visual interest

Design Response:

 The materiality concept is intended to draw from the same waterfront and maritime themes that influence the building massing; bold colors, strong counterpoint between horizontal and vertical, and references to such waterfront vernacular as shipping containers, vessels, piers and boardwalks. As an ensemble the intent is to create a strong distinction between the north and south podium and residential massing through contrast of these materials, including implementing a warmer tone for the north half of the block and cooler tone for the south.







Departure 1 (SMC 23.48.0314.c):

Plaza at Terry & Valley

Required:

1. Street level facades on that portion of Terry Ave between Mercer Street and Valley Street shall be set back an average of 10' from the lot line. In addition all street level facades on Valley Street within 50' of Terry Ave shall be set back an average of 50' from the lot line.

Request:

Allow for a reduction of the required 50' setback along Valley Street.

Proposed:

Open space of approx 47' x 55' with the long dimension parallel to Valley Street.

Rationale:

The proposed rectangular plaza more effectively engages Terry Avenue North, enhancing it's use as a festival street and pathway to South Lake Union Park. This engagement with Terry Avenue N. also better compliments the large open space plaza across the street on Block 31.

Applicable Design Guidelines:

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.

DC2 A: Massing, Response to site and Reduce Perceived Mass.

Required Plaza Area = 2,500 sf (50' x 50')
 Proposed Plaza Area~ 2,500 sf (approx 47' x 55')

Proposed Departure Area~223 sf







- 22' two-way parking & loading access

370 cars in & out per day (residential & commercial)

Site Plan - Code Compliant Option: One 2-way curb cut (24' max width)







Design Departures

Departure 2 (SMC 23.48.034.E.1):

Parking and loading location, access and curbcuts

Required:

E. Curb cut width and number

1. Permitted access shall be limited to one two-way curbcut. In the event the site is too small to permit one two-way curbcut, two one-way curbcuts shall be permitted.

Request:

Allow for 3 curb cuts

Proposed:

One 24' two-way curbcut at Boren Avenue N, one 12' one-way curbcut at Boren Avenue N, one 12' one-way curbcut at Terry Avenue N.

- Service vehicle spaces distributed to serve commercial, residential & retail
- Below grade allocation:
 - 88 spaces (residential)
- 282 spaces (commercial) Commercial spaces serve office and retail use
- Peak office trips: AM & PM .
- Peak service trips: Early AM ٠

Rationale:

Allowing three curbcuts allows for functional separation of service and parking vehicle access points, which in turn allows for a design solution that does not require automobiles to utilize the woonerf to access the below-grade parking structure. The code-compliant solution, with a single two-way curbcut where the woonerf meets Boren Avenue N., would result in a degraded pedestiran environment at the cross-block pedestrian connection due to the high volume of service vehicles and automobiles accessing the space.

Applicable Design Guidelines:

CS2 B.1. Site Characteristics CS2 C.3. Full Block Sites PL1.B.2 Pedestrian Volumes







Departure 3 (SMC 23.48.012.B.1):

Upper-Level Setback

Required:

1. Upper level setbacks in the SM-SLU 85/65-160 zone requires 15' setback above 45' minimum.

Request:

Allow for a reduction of the required 15' setback for a portion of residential tower facade.

Proposed:

A portion of the residential tower of 60' will range between 15' and 13' from the property line depending on the curve.

Rationale:

The proposed tower shape is a unique sculptural opportunity to engage a different design for Block 31 against the other two adjacent residential towers. To emphasize the curved facade based on tower placement, we are requesting a portion of the tower beyond the 15' setback in exchange for not building within allowable area as shown in diagram 1.

Applicable Design Guidelines:

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. **DC2 A:** Massing, Response to site and Reduce Perceived Mass.



Code Compliant Tower: -105' width - Linear view toward lake







Design Departures

Departure 4 (SMC 23.48.013.E.3):

Maximum Facade Width

Required:

3. In the SM-SLU 85/65-160 zone, on blocks bounded by Valley Street, Mercer Street, Westlake Avenue North, and Fairview Avenue North, the maximum facade width for portions above the podium height is 105 feet along the general east/west axis of the site (perpendicular to the Avenue)

Request:

Allow for a width of 110 feet for the tower.

Proposed:

Build a tower that is 110 feet wide at the middle of the curve and reduce the width on the north and south facades to help express the curve.

Rationale:

Allowing the proposed will enhance the curved shape for the tower which will differentiate itself from adjacent blocks. It will enhance the skyline without encroaching on the general principles and philosophies of the code's provision. Reducing the width of the north & south facades will trade off with the 110 feet width of the proposal and provide a curved tower that does not exceed footprint area requirements of the zone. In addition, the 110 feet width will not occur for the entire tower, which will percieve itself as a reduced mass rather than a larger width. Allowing this provision will help enhance the skyline with a unique shape that reduces itself looking either toward downtown from the lake or from south lake union toward the lake.

Applicable Design Guidelines:

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









Departure 5 (SMC 23.54.035):

Loading Berth Requirements and Space Standards

Required:

1. Width and Clearance. Each loading berth shall be not less than ten (10) feet in width and shall provide not less than fourteen (14) feet vertical clearance.

Request:

Allow for a reduction of the required 14' loading berth height clearance

Proposed:

Loading spaces with a minimum overhead clearance of 12'-8" to 13'-5".

Rationale:

Allowing for lower overhead clearance at the loading dock permits the loading dock opening to be below the second floor datum line, which is an important scale-enhancing element of the design at the through-block woonerf. To maintain 14' of clearance the loading dock opening would extend into the second floor, breaking this datum, resulting in an oversized scale element in the woonerf and thus out of context with the desired pedestrian character.

Applicable Design Guidelines:

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.

DC2 A: Massing, Response to site and Reduce Perceived Mass.

DC2 B.1: Facade Composition.



Departure Request 1:

Standard	Request	Proposed	Rationale	Applicabl
23.48.014.c Plaza at Terry Street level facades on that portion of Terry Ave between Mercer Street and Valley Street shall be set back an average of 10' from the lot line. In addition all street level facades on Valley Street within 50' of Terry Ave shall be set back an average of 50' from the lot line. 	To provide a large plaza of the same area but different shape at the northwest corner of the site.	Open space of approx 25' x 130' with the long dimension parallel to Terry Avenue N.	The proposed rectangular plaza more effectively engages Terry Avenue North, enhancing it's use as a festival street and pathway to South Lake Union Park. This engagement with Terry Avenue N. also better compliments the large open space plaza across the street on Block 31.	CS2 A.1. S community CS2 A.2. A floors contr DC2 A Mar Perceived

Standard	Request	Proposed	Rationale	Applicabl
 SMC 23.48.034.E.1 Parking and loading location, access and curbcuts E. Curbcut Width and Number Permitted access shall be limited to one two-way curbcut. In the event the site is too small to permit one two-way curbcut, two one-way curbcuts shall be permitted. 	Allow for 3 curb cuts	One 24' two-way curbcut at Boren Avenue N, One 12' one-way curbcut at Boren Avenue N, one 12' one-way curbcut at Terry Avenue N.	Allowing three curbcuts allows for functional separation of service and parking vehicle access points, which in turn allows for a design solution that does not require automobiles to utilize the woonerf to access the below-grade parking structure. The code-compliant solution, with a single two-way curbcut where the woonerf meets Boren Avenue N., would result in a degraded pedestiran environment at the cross-block pedestrian connection due to the high volume of service vehicles and automobiles accessing the space.	CS2 A.1. S comunity CS2 A.2. / floors conf DC2 A Ma Perceived DC2 B.1. I





able Design Guidelines

- 1. Sense Of Place, creates gateway to nity.
- 2. Architectural Presence, the first three ontribute to the street edge.
- Massing, Response to site and Reduce red Mass.

ble Design Guidelines

- . Sense Of Place, creates gate way to nity.
- Architectural Presence, the first three ontribute to the street edge.
- Massing, Response to site and Reduce ed Mass.
- . Facade Composition.

Departure Request 3:

Standard	Request	Proposed	Rationale	Applicab
 23.48.012.B.1 Upper Level Setback Requirements B. Upper Level setbacks in the SM 85/65-160 Zone 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 Boren Avenue N.	Levels 4-13 encroach from 0' to 2' into the 45 foot setback along Boren Ave N. for 60'. The approximate area requested for departure is 580 SF in plan	The proposed tower shape is a unique sculptural opportunity to engage a different design for Block 31 against the other two adjacent residential towers of blocks 37 and 25 W. To emphasize the curved façade based on tower placement, we are requesting a portion of the tower beyond the 15' setback in exchange for not building within the allowable area as shown in diagram 1.	CS2 A.1. communi CS2 A.2. floors cor DC2 A M Perceived DC2 B.1.

Departure Request 4:

Standard	Request	Proposed	Rationale	Applicabl
	nequest	Toposed		, applicabl
 23.48.013.E.3 Upper Level Development Standards E. Maximum Façade Width in the SM 85/65-160 Zone 3. In the SM 85/65-160 zone, on blocks bounded by Valley Street, Mercer Street, Westlake Avenue Noth, and Fairview Avenue North, the maximum façade width for portions of structures above the podium height is 105 feet along the general east/west axis of the site (perpendicular to the Avenues 	Allow for a width of 110 feet for the tower along the east/ west axis	Build a tower that is 110 feet wide at the middle of the curve and reduce the width of the north and south facades to help express the curve	Allowing the proposed will enhance the curved shape for the tower which will differentiate itself from adjacent blocks 37 and 25. It will enhance the skyline without encroaching on the general principles and philosophies of the code's provision. Reducing the width of the north and south facades will trade off with the 110 feet width of the proposal and provide a curved tower that does not exceed the footprint area requirements of the zone. In addition, the 110 feet width will not occur for the entire tower, which will percieve itself as a reduced mass rather than a larger width. Allowing this provision will help enhance the skyline with a unique shape that reduces itself looking either toward downtown from the lake or from south lake union toward the lake.	CS2 A.1. S community CS2 A.2. / floors cond DC2 A Ma Perceived DC2 B.1. I

Departure Request 5:				
Standard	Request	Proposed	Rationale	Applicab
 23.54.035 Loading Berth Requirements and Space Standards C. Standards for Loading Berths 1. Width and Clearance. Each loading berth shall be not less than ten (10) feet in width and shall provide not less than fourteen (14) feet vertical clearance. 	Allow for a reduction of the required 14' loading berth height clearance	Loading spaces with a minimum overhead clearance of 12'-6".	Allowing for lower overhead clearance at the loading dock permits the loading dock opening to be below the second floor datum line, which is an important scale-enhancing element of the design at the through-block woonerf. To maintain 14' of clearance the loading dock opening would extend into the second floor, breaking this datum, resulting in an oversized scale element in the woonerf and thus out of context with the desired pedestrian character.	CS2 A.1. communit CS2 A.2. floors con DC2 A Ma Perceived DC2 B.1.





able Design Guidelines

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APPENDIX





625 Boren Ave N | West DRB | Early Design Guidance 2 | February 17, 2016 | DPD #3022087







Surrounding Uses



- 2 Public Dock
- 3 Canoe Carving Area
- 4 Children's Play Area
- **5** Model Boat Pond
- 6 Children's Water Park
- 7 Center for Wooden Boats
- 8 Food Truck/ Farmers Market Area

 \bigcirc







Street Classification



Class II Pedestrian Street









Gateways & Heart Locations



*Per SLU Design Guidelines: CS2 Urban Pattern & Form I. Responding to Site Characteristics iii. Gateways iv. Heart Locations

 \bigcirc







Α.





D.





Site Photos







A-55





Β.

C.



D.





Site Photos









A-56





GRAPHITE

Street Concept View from Valley and Terry







Street Concept View from Mercer and



A-58





Street Concept View from MOHAI at Terry









Street Concept View from Lake Union Park at Terry Axis







625 Boren Ave N | West DRB | Early Design Guidance 2 | February 17, 2016 | DPD #3022087

Surrounding Context Existing









Proposed Development (EDG or MUP Submitted) #3020512; EDG on 9/16/15, MUP application pending. A #3017401 MUP application ACTIVE & #3022086 EDG#1 on 11/18/15: В #3017398 MUP application ACTIVE & #3022087 this EDG#1. C D #3017484 MUP application ACTIVE".





Site Area:

72,390 square feet with approximately 284' of frontage on Boren Avenue N, 251' of frontage on Mercer Street, 291' of frontage on Terry Ave Nand 256' of frontage on Valley Street.

Topography:

The site slopes from elevation ~ 36'-0'' in the southeast corner down to ~ 28'-6'' in the northwest corner.

Tree Survey:

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

Existing Buildings:

There are no existing buildings on site. An existing gravel parking lot occupies the site.







Flight Path









Public Parking & Pedestrian Access



Cheshiahud Lake Union Loop



Crosswalk Location



Transit Stop



Public Parking





Summer- June 21st

9:00 am



12:00 pm

12:00 pm



Spring & Fall- March & Sept. 20th

9:00 am







Winter- December 21st

9:00 am

12:00 pm





Shadow Analysis

3:00 pm

3:00 pm



3:00 pm

Zoning Analysis: Site Address: Zone:

Block 31 630 Boren Avenue North, Seattle, WA 98109 Seattle Mixed 85/65-160 South Lake Union Urban Center Overlav

23.48.004 Uses

standard

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.

At Valley St and Westlake Avenue North (Class L pedestrian streets) one or more of the following are required as qualifying street-level uses:

- General sales and service
- Eating and drinking establishments
- Entertainment uses
- Public libraries
- Public Arts facilities
- Arts facilities

Street level uses must meet the standards of 23.48.014.E

23.48.009 FLOOR AREA RATIO Standard

Base FAR in SM 85/65-160 zones: 4.5 ; Maximum FAR in SM 85/65-160 zones: 7 The following is exempt from FAR

All floor area below grade

- · Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access, to increase privacy for residential units in the first full story above grade
- As an allowance for mechanical equipment, in any structure 65 feet in height or more, 3.5 percent of the total chargeable gross floor area in a structure is exempt from FAR calculations
- All gross floor area used for accessory parking located above grade
- All gross floor area in residential use
- General sales and service, eating and drinking establishment, or entertainment use Within the SLU Urban Center, GFA occupied by mechanical equipment, up to a
- maximum of 15% after other deductions
- Mechanical equipment located on the roof of a structure

23.48.010 GENERAL STRUCTURE HEIGHT

Standard

Height Limit: 85' (commercial); 160' (residential)

A proposal to build a structure greater than 85 feet in height, requires the applicant to show that the proposed structure height will not physically obstruct use of the flight path shown on Map A for 23.48.010.

Rooftop Features allowed above maximum height limit:

- · Railings, planters, skylights, clerestories, greenhouses and parapets may extend up to 4' above height limit with unlimited rooftop coverage.
- Solar collectors may extend up to 7 feet above the maximum height limit, with unlimited rooftop coverage
- Rooftop features (solar collectors, stair penthouses, mechanical equipment, greenhouses, solariums etc...) may extend up to 15 feet above maximum height limit to a combined coverage limit of 25% if the total includes stair or elevator penthouses or screened mech, equipment,
- Rooftop features may cover up to a combined coverage limit of 65% provided that all mechanical equipment is screened and no feature is located closer than 10 feet from the roof edge
- Rooftop mechanical equipment and elevator penthouses shall be screened with fencing, wall enclosures, or other structures.
- For structures greater than 85 feet in height, elevator penthouses up to 25 feet above the height limit are permitted. If the elevator provides access to a rooftop designed to provide usable open space, elevator penthouses up to 35 feet above the height limit are permitted.

23.48.012 UPPER-LEVEL SETBACK REQUIREMENTS

- Portions of a structure above 45 feet in height shall set back a minimum of 15 feet from street lot lines abutting Valley Street, Terry Avenue North and Boren Avenue North as shown in Exhibit B for 23.48.012
- Additional upper-level setbacks as required by 23.48.013.C.3

The first four feet of horizontal projections of decks, balconies with open railings, eaves, cornices and gutters shall be permitted in required setbacks

GRAPHITE

23.48.013 UPPER-LEVEL DEVELOPMENT STANDARDS FOR SPECIFIC BUILDING TYPES IN SM ZONES IN THE SOUTH LAKE UNION URBAN CENTER

Standard

For residential towers, the average gross floor area of all stories above the podium height

shall not exceed 50% of the lot area

There is no floor are limit for nonresidential uses in a structure that does not contain

nonresidential uses above 85 feet in height

Area limit for residential towers:

The average gross floor area for all stories with residential use that extend above the podium height limit shall not exceed 10,500 square feet

The gross floor area of any single residential story shall not exceed 11,500 SF For a mixed-use structure with residential uses located on a different story from nonresidential uses, the floor area limits shall apply to each use at the applicable height limit

- Per section 23.48.013, Map A:
- 65' podium height limit abutting Valley Street 85' podium height limit abutting Mercer Street
- The podium height limit extends from the street lot line to a distance of 120' from for street lot line.

Area limits for podiums do not apply if the lot meets the provisions of 23.48.014.G

Residential towers above the base height limit, any portion of a structure above 65 feet in

height shall provide a minimum setback of 25 feet from Valley street.

The first four feet of horizontal projections of decks, balconies with open railings, eaves,

cornices and gutters shall be permitted in required setbacks

- Maximum facade width:
- Maximum façade width for portions above the podium height limit is 105 feet along the general east/west axis of the site
- Only one residential tower is permitted on a single block

23.48.014 STREET LEVEL DEVELOPMENT STANDARDS

Pedestrian primary entry within 3' of sidewalk grade

- Minimum façade heights:
- Westlake Avenue North (class 1 pedestrian street): 45'
- Mercer Street (Class II Pedestrian Street): 25'
- Boren Avenue North (Class II Pedestrian Street): 25'
- Valley Street (Class II Pedestrian Street): 25'
- Street-facing facades of structures abutting Class 1 Pedestrian Street shall be built to the street lot line for a minimum of 70% of the faced length
- Required outdoor amenity area or open space is excluded from the total amount that is required to be built to the street lot line
- Street façade may be setback up to 12' from street lot line if:
 - Landscaped per 23.48.024
 - Additional setbacks permitted for up to 30% of façade that are setback from street lot line as long as the additional setback is located further than 20' from any street corner
- Any required outdoor amenity area or open space is not considered part of the setback
- Street level facades on that portion of Terry Avenue North between mercer and Valley Street shall be set back an average of 10 feet from the lot line. In addition all street level facades on Valley Street within 50 feet of Terry avenue North shall be set back an average of 50 feet from the lot line.

23.48.014.D TRANSPARENCY AND BLANK FAÇADE REQUIREMENTS

Standard

- At Mercer St, and Boren Ave N (Class II Pedestrian Streets) and Terry Avenue • north and Valley Street (Class 1 Pedestrian Streets) 60% of street facade to be transparent between 2' and 8' above sidewalk level
- Any blank facade segments shall be separated by transparent areas at least 2 feet wide.
- Only clear or lightly tinted glass in window, doors and display windows shall be considered transparent. Transparent areas shall allow views into the structure or display windows from the outside.
- For Class II and II Pedestrian Streets, blank facades limited to segments 15' in length except garage doors which shall be limited to the width of the driveway plus 5 feet
- The total of all blank façade segments, including garage doors, shall not exceed 40% of the street facade.

23.48.014.E DEVELOPMENT STANDARDS FOR REQUIRED STREET-LEVEL USES Standard

Required street-level uses shall meet the following requirements:

- A minimum of 75% of each street frontage where street-level use is required shall be occupied by uses listed in subsection 23.48.004.D
- Minimum floor-to-floor height of 13 feet and extend at least 30 feet from the street front facade
- Any blank façade segments shall be separated by transparent areas at least 2 feet wide.
- Required to be located within 10 feet of the property line or abut required amenity area or open space
- Pedestrian access is required to be directly from the street. Entrances shall be within 3 feet of sidewalk grade.

23.48.014.F REQUIRED OPEN AREA IN THE SM 85/65-160 ZONE

23.48.014.G REQUIRED USABLE OPEN SPACE IN THE SM 85/65-160 ZONE

open space that meets the following condition

horizontal dimension is 10 feet

23.48.022 AMENITY AREA FOR RESIDENTIAL USES

provided as amenity area

23.48.022 OPEN SPACE REQUIREMENTS FOR OFFICE USES

ceiling height of 13 feet

required open space

open space.

Accessible to all residents

Standards for amenity area:

Open area shall be generally accessible at street level

Required open area

Standard

the following:

Required useable open space

pedestrians.

overhead

required for office use.

Standard

Standard

625 Boren Ave N West DRB Early Design Guidance 2 February 17, 2016 DPD #3022087

standards are met:

- A minimum of 20% of the lot area shall be provided as open and shall include the following: • A minimum of 60 percent of the required open area shall be provided as usable open
 - space that meets the following conditions: 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:
 - The open space is substantially at street-level, although portions are
 - permitted to be within 4 feet of street level
 - The open space has a minimum horizontal dimension of 15 feet 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.
- Up to 40% of the required open area may be provided as any combination of that satisfy the individual requirements of 23.48.014.F.2, a-d:
 - A woonerf that serves as a through-block pedestrian passageway. Woonerf mush have a minimum width of 20 feet, provide a direct connection between the north/south avenues abutting the lot, have a clear pedestrian passageway, and be adequately lit and available for pedestrian use 24 hours every day
 - Open areas with a horizontal dimension less than 15 feet abutting a street lot line
- Usable elevated open space up to a maximum of 40 feet above street level

A minimum of 15% of the lot area shall be provided as useable open space and shall include

• A minimum of 60 percent of the required open space shall be provided as usable

Up to a maximum of 20 percent of the required open space may be covered

sidewalk that extends the pedestrian area or accommodates landscaping

Useable open space is eligible to qualify as amenity area for residential uses or open space

Amenity area is required for all new development with more than 20 dwelling units

Up to a maximum of 10% of the open space may be provided as an area butting a

An area equivalent to 5% of the total gross floor area in residential use shall be

A maximum of 50% of the required amenity area may be enclosed

accessible from the street shall be counted as twice the actual area.

horizontal dimension is 10 feet for amenity area at street level.

Open space in the amount of 20 square feet for each 1,000 square feet of gross office floor

The space has a minimum horizontal dimension of 20 feet and a minimum floor-to-

The space is directly accessible to pedestrians from the street or an outdoor usable

Lobbies and other primary building pedestrian access areas do not qualify as

Open space provided on site is eligible for amenity feature bonuses when the following

area is required that is directly accessible to all occupants of the building

The space is available for use during normal business hours

The minimum horizontal dimension is 15 feet, except that the minimum

Amenity area that is provided as landscaped, street level open space that is

The average horizontal dimension for qualifying area is 20 feet, and the minimum

A minimum of 45% of the required useable open space shall be exterior space open

to the sky, abut a street along at least one frontage, and provide physical access to

23.48.024 LANDSCAPING

Standard

Landscape screening as defined by 23.48.024(A) is required for the following uses: Gas station

- Surface parking areas
- Parking in structures at or above street level
- Street Trees shall be provided in all planting strips.

Landscaping required to achieve the Green Factor score of .30 or greater.

23.48.032 REQUIRED PARKING AND LOADING Standard

- Off-street parking spaces may be required according to the requirements of SMC 23.54.015.
- Per Table "A" for 24.54.015, no parking is required for non-residential uses located in Urban Centers.
- Parking for nonresidential uses in excess of the maximum quantity identified in subsection 23.48.032.8.1 may be permitted as a special exception pursuant to Chapter 23.76.
- Parking is limited to one parking space per every 1,000 square feet of gross floor area in non-residential use.

Loading berths shall be provided pursuant to Section 23.54.035, Loading berth requirements and space standards

23.48.034 PARKING AND LOADING LOCATION, ACCESS AND CURB CUTS

Standara

- Accessory surface parking is permitted under the following conditions:
- Parking shall be at the rear or side of the principal structure
- The area allotted to accessory parking is limited to 30% of the lot area

Parking shall be separated from street lot lines by another use within a structure Access to parking is permitted from the street. Access is allowed on the following, numbered

- from most to least preferred:
- 1. An undesignated street
- 2. Class 2 Pedestrian Street
- 3. Class 1 Pedestrian Street

4. Designated Neighborhood Green Street

Permitted access shall be limited to one two-way curbcut

25.54.015 REQUIRED PARKING

Stanuar	u
•	Per table 23.54.015, no minimum parking is required for non-residential and
	residential uses in urban centers
•	Maximum parking is per 23.48.032

25.54.015 BICYCLE PARKING

Standa	rd
Long Te	erm Bicycle Parking
•	Offices:
	 1 space/2,000 SF for first 50 Bicycles
	 1 space/4,000 SF over 50 bicycles
•	Eating and Drinking Establishments:
	- 1 space/12,000 SF
•	Residential uses:
	 1 space/4 dwelling units
Short-T	erm Bicycle Parking
•	Offices:
	- 1/40,000 SF
•	Eating and Drinking Establishments
	- 1/2,000 SF
•	Residential uses:
	- None required

23.54.035.C LOADING BERTH STANDARDS AND SPACE REQUIREMENTS

Standard

- Per "low demand" office use between 264,001 to 388,000 SF, 4 spaces at 10'W x 35'L x 14'H are required
- Per 23.54.035.B.2, within the South Lake Union Urban Center, loading berth requirements may be waived or modified if the Director finds, after consultation with and approval by the Director of Transportation, that the number of loading berths in Table A for 23.54.035 is not required and that the modified number will be sufficient

23.54.040 - SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS

- Standard
- Residential Uses:

 For 50-100 dwelling units: 375 SF plus 4 SF for each additional dwelling unit above 50
- Non-Residential uses:
- Offices:
- 200,001 plus square feet: 500 square feet







Zoning Summary