

# 308 9TH AVE N





## DESIGN TEAM | INFO

**ARCHITECT** | SKIDMORE JANETTE ARCHITECTURE PLANNING & DESIGN

**OWNER** | BRIAN REGAN

MUP # | 3022989

## CONTENTS

1 - 3	COVER & CONTENTS	23	<b>CONCEPTUAL DESIGN OPTIONS</b>
4 - 5	DESIGN OBJECTIVES	24 - 25	OPTION A "THE STEPPED VERTICAL"
6 - 13	NEIGHBORHOOD ANALYSIS	26 - 27	OPTION B "THE STEPPED CORNER"
14	BLANK	28 - 29	OPTION C "THE PEARL" (PREFERRED)
15 - 18	SITE ANALYSIS	30	DESIGN COMPARISONS
19 - 21	DESIGN GUIDELINES - CITY OF SEATTLE	31	SHADOW STUDY
22	DESIGN GUIDELINES - SLU	32	ARCHITECT & CLIENT WORK SAMPLES

## DESIGN OBJECTIVES | PROJECT GOALS & PROGRAM

The 308 9th Ave project is a proposed 8-story commercial building featuring ground floor retail, office entry and parking off the Alley with 7 stories of small class-B office space above the retail level. Located in the South Lake Union neighborhood, the project is designed for an active street level retail experience with upper floors contributing a variety of flexible turnkey workspaces to provide space opportunities for small entrepreneurs and start-ups. The project intends to widen the diversity of office space availability in the South Lake Union area where the majority of development is Class-A office buildings, most of which is for single corporate users.

The site has 60' of street frontage and located mid-block on the east side of 9th Ave and currently has a single story masonry and wood retail structure that will be demolished. Directly to the north is a single story masonry retail building, while further north a proposed 240' residential tower is currently under construction. Directly to the south on the corner of 9th and Thomas Street is the 2-story Christian Science Reading Room building built in the 1920's and beautifully maintained. There is an Alley to the east and 20' of separation from our south property line to the Christian Science Reading Room building, which is used for access and parking.

Our program consists of 1-level of retail, office entry and parking off the Alley with 7-levels of small-scale office spaces on the upper levels, a two story base to respect the building to the south, and upper floor modulation for a long term exposure approach as if it were a corner site. We feel there are unique opportunities for façade treatment to the south and west due to the existing Christian Science Reading Room building's current well-kept condition and through discussions with the owners that their intent is to stay in their current location for years to come. Our building can act as a visual connection between old and new while respecting the Christian Science Reading Room building and provides opportunities to treat an otherwise mid-block site as a corner site for the foreseeable future. Also present is the opportunity to respect the corner site as a potential way-finding building and honoring it with modulation, durable base material choices, and a two-story base.

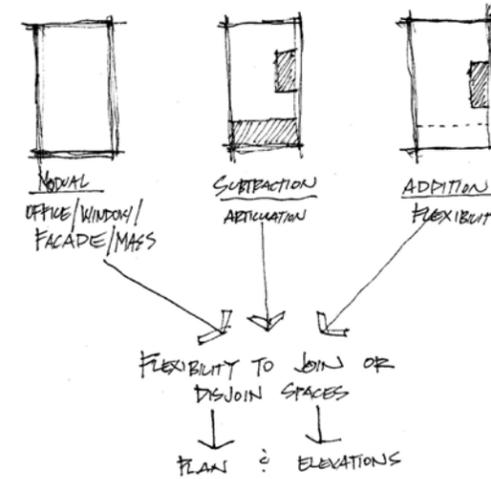
### Building Program – Option C “The Pearl” (PREFERRED)

Site Area:	7,194 SF	Retail:	1,700 SF
Zone:	SM-SLU 160/85-240	Parking:	3,300 SF
FAR:	Base 4.5, Maximum 7.0	Office:	44,000 SF
Office Units:	84	Building SF:	48,242 (FAR Contributing)
Parking Stalls:	7		

The garage, service and loading entries have been located off the Alley that runs parallel to 9th Ave between Thomas Street and Harrison Street to allow for the full frontage along 9th Ave to be dedicated to a safe, vibrant and accessible street level experience. The city has plans to expand the sidewalk and planting strip along 9th Ave to a 15' walkway/planting strip, 7' bike lane, with 11' drive lanes. Short-term bike parking, green streetscape improvements, and generous building awnings will enhance the street level experience. The use of a large transparent building façade from the southwest corner of the site to the north office entry will provide visibility to the inside of the building and provide opportunities for outside/ inside connections at the street level. The north façade will be designed as a blank wall expression with the use of either vertical siding changes, horizontal steel planter elements, or our preferred choice of concrete panel siding to act as a canvas for a local artist to create a large mural.

The buildings use of scale, a 2-story base, upper level modulation, punched upper level operable windows and material choices are intended to respect the commercial and industrial history of the South Lake Union neighborhood while presenting the upper levels of the building for the uses that are to be contained within, small scale flexible office space for the start up entrepreneur. Natural materials at the base will provide visual interest and respect the historic materials used in this neighborhood that gradually weathered over time to further the grounding of place.

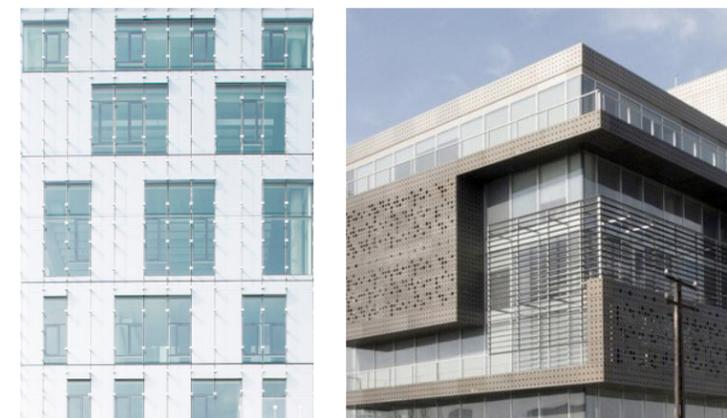
The project is proposing to achieve a LEED Gold certification through an aggressive energy strategy that minimizes the need for artificial lighting, heating and cooling through the use of operable windows, upper level setbacks to allow for glazing on the south and west façade, natural light and ventilation in all offices, non-structural exterior sun screening, VRF HVAC, and high efficiency elevators. Rooftop green space, photovoltaic panels, and on site retention planters will assist in designing the 5th façade or rooftop and contribute to our goal of LEED Gold. Non-toxic locally sourced materials will be used for both interior and exterior building materials.



Modulation / Flexibility / Subtraction / Addition

### How small flexible office space informs the design:

The owners program of small flexible office space for the start-up entrepreneur is what is informing the design of our building from both the inside and outside. Our design objective is to use the modular nature of the office to inform all aspects of our design from plan, elevation, section, all the way to the details. The flexibility to join or disjoin offices as needed is reflected in our choice of massing options, window placement, façade articulation and construction methods. We want this building to stand apart from the other large office all glass curtain-wall building appearance in the neighborhood and reflect the nature of what is inside with punch windows, façade material changes, and subtle massing shifts to respect the history of its place while providing an obvious bridge to the present and future.



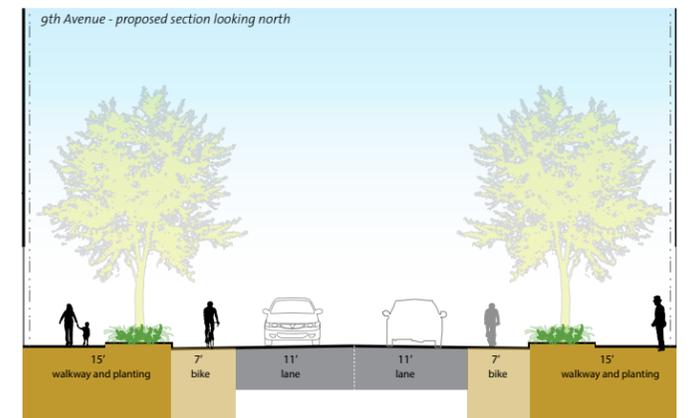
Punched windows & pattern, non-curtain wall, facade articulation



Streetscape with prominent entry awnings



Identifiable office and retail entries



City of Seattle proposed street improvements

CONCEPT & INSPIRATION



01. Create rhythm and order with window patterning



02. Timeless materials, strong retail base, distinct top treatment



03. Punched windows



04. Unique treatment of blank facade



05. Create an enhanced entry with awnings & signage



06. Retain character from existing building & neighborhood



07. Breaking up the building into distinct parts using material

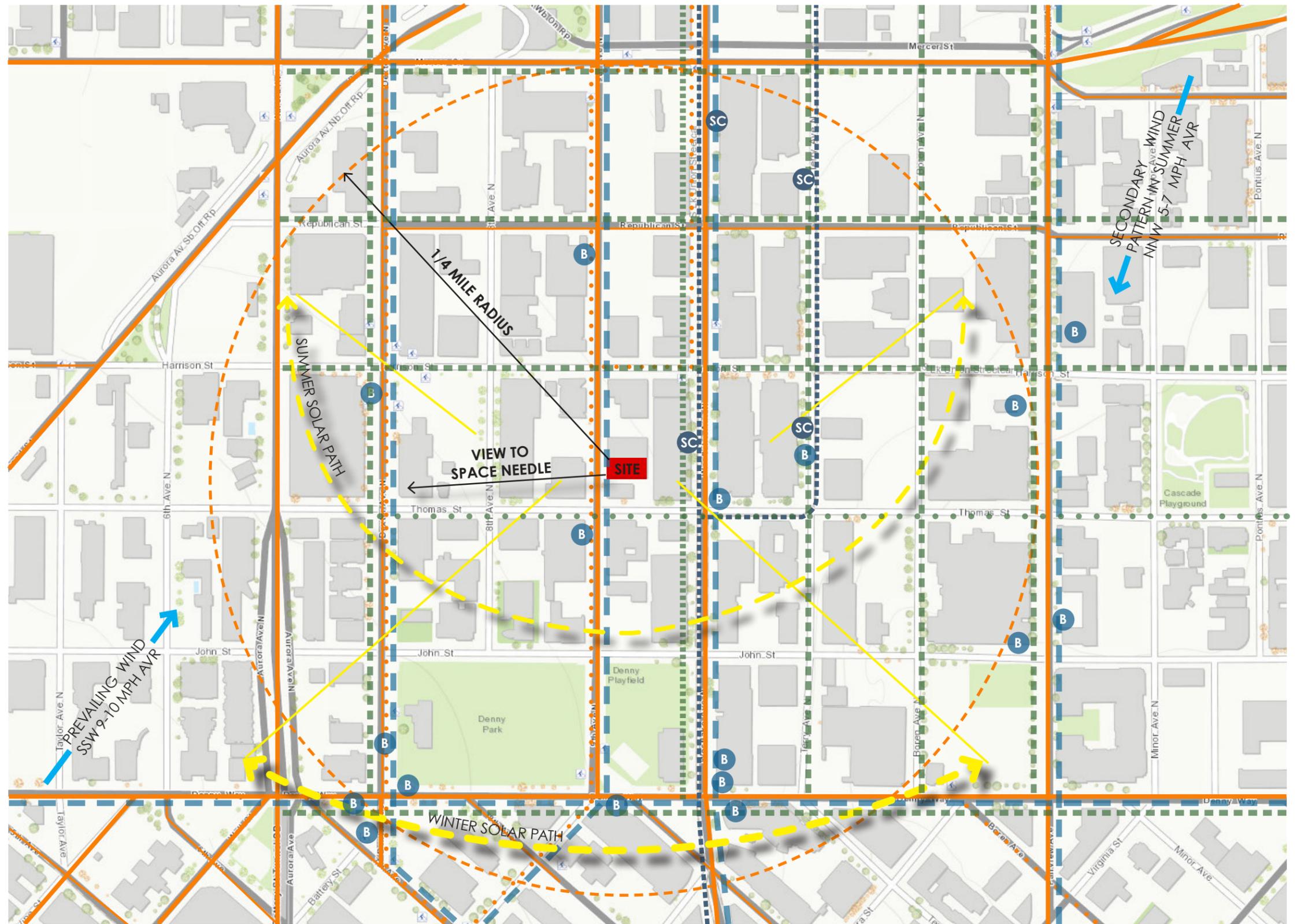


08. Activated retail area, connecting interior & exterior spaces

# CIRCULATION, TRANSIT, & ENVIRONMENTAL ANALYSIS

## KEY

- MAIN
- ARTERIAL
- BIKE ROUTE / LANES
- CLASS I PEDESTRIAN STREET
- CLASS II PEDESTRIAN STREET
- FUTURE GREEN STREET
- B NEARBY BUS TRANSIT STOP
- SC NEARBY STREET CAR TRANSIT STOP
- TRANSIT ROUTE



**ANALYSIS** | Located in the high density SLU neighborhood adjacent to many transit stops & near the future Thomas Green Street. Partial views of the Space Needle from SW corner on upper floors.

**CONCLUSION** | Develop small office use to compliment neighborhood & provide a building that encourages mass transit & bicycling participation. Provide options for territorial views, clean forms & roof scape for viewing from other buildings



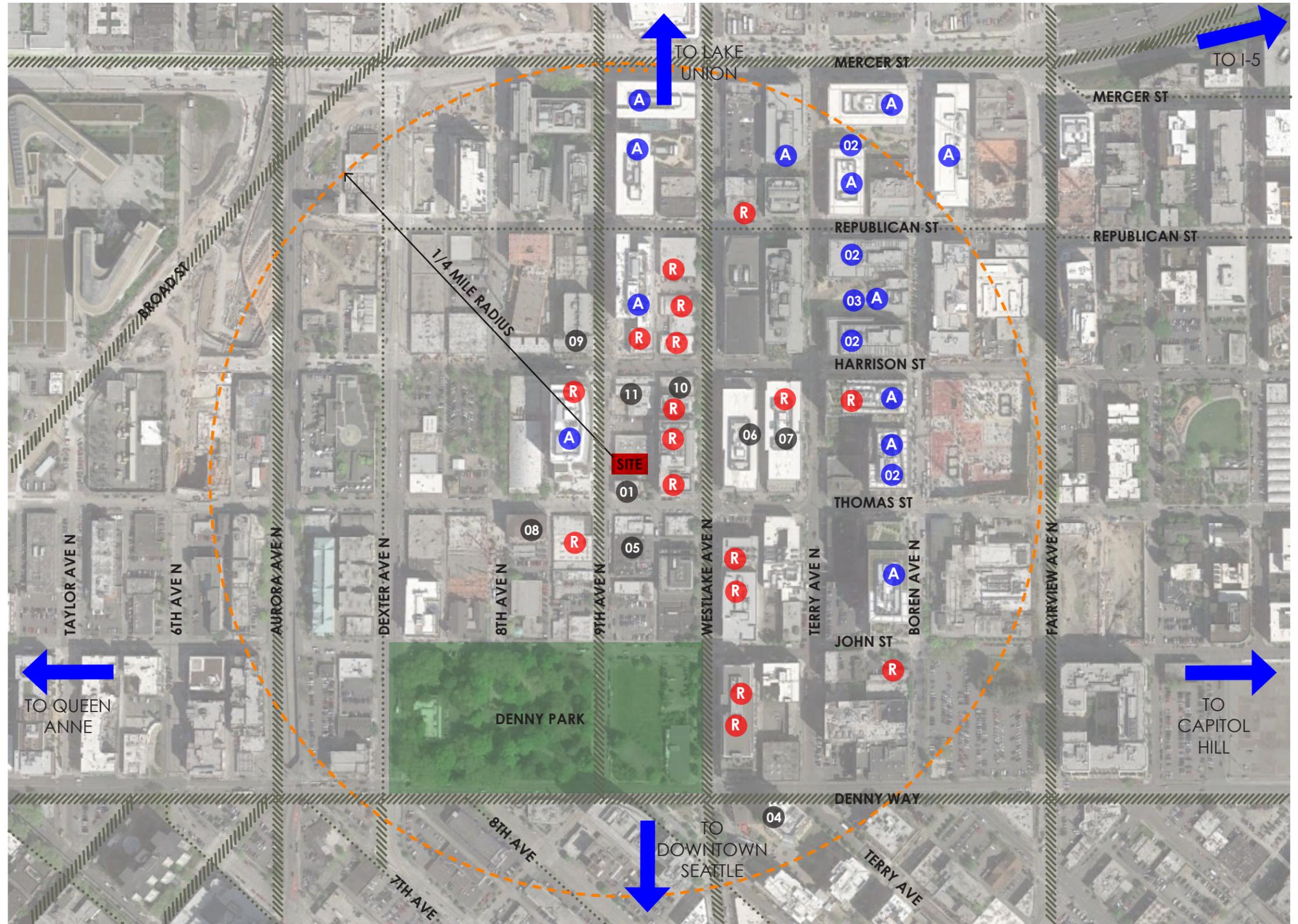
# NEIGHBORHOOD & AMENITIES

## KEY

- ////// HIGH ACTIVITY CORRIDOR / PRIMARY ARTERIAL
- ..... NEIGHBORHOOD / SECONDARY ARTERIAL
- R** RESTAURANTS / FOOD & DRINK within immediate vicinity of site
- A** AMAZON OFFICE within immediate vicinity of site
- 01** FIRST CHURCH OF CHRIST
- 02** AMAZON LOCKER
- 03** AMAZON CAMPUS GRAND PLAZA
- 04** WHOLE FOODS, groceries
- 05** PROPOSED 12 STORY MIXED USE
- 06** GROUP HEALTH HEADQUARTER
- 07** FLOW FITNESS
- 08** DENNY APARTMENTS
- 09** VEER LOFTS (CONDOS)
- 10** TESLA MOTORS
- 11** PROPOSED 240' RESIDENTIAL TOWER

**ANALYSIS** | The site, within the South Lake Union commercial corridor, is located in a busy commercial area with typical ground level retail/food vendors and office space above.

**CONCLUSION** | The site is located appropriately for high density, in a commercial zone, adjacent to similar developments. There are restaurants, green spaces, and other amenities in the immediate vicinity, Area has many large scale buildings with single occupant corporate floors. Provide retail & ground level with small class B office space to encourage & provide alternative to large scale corporate offices.

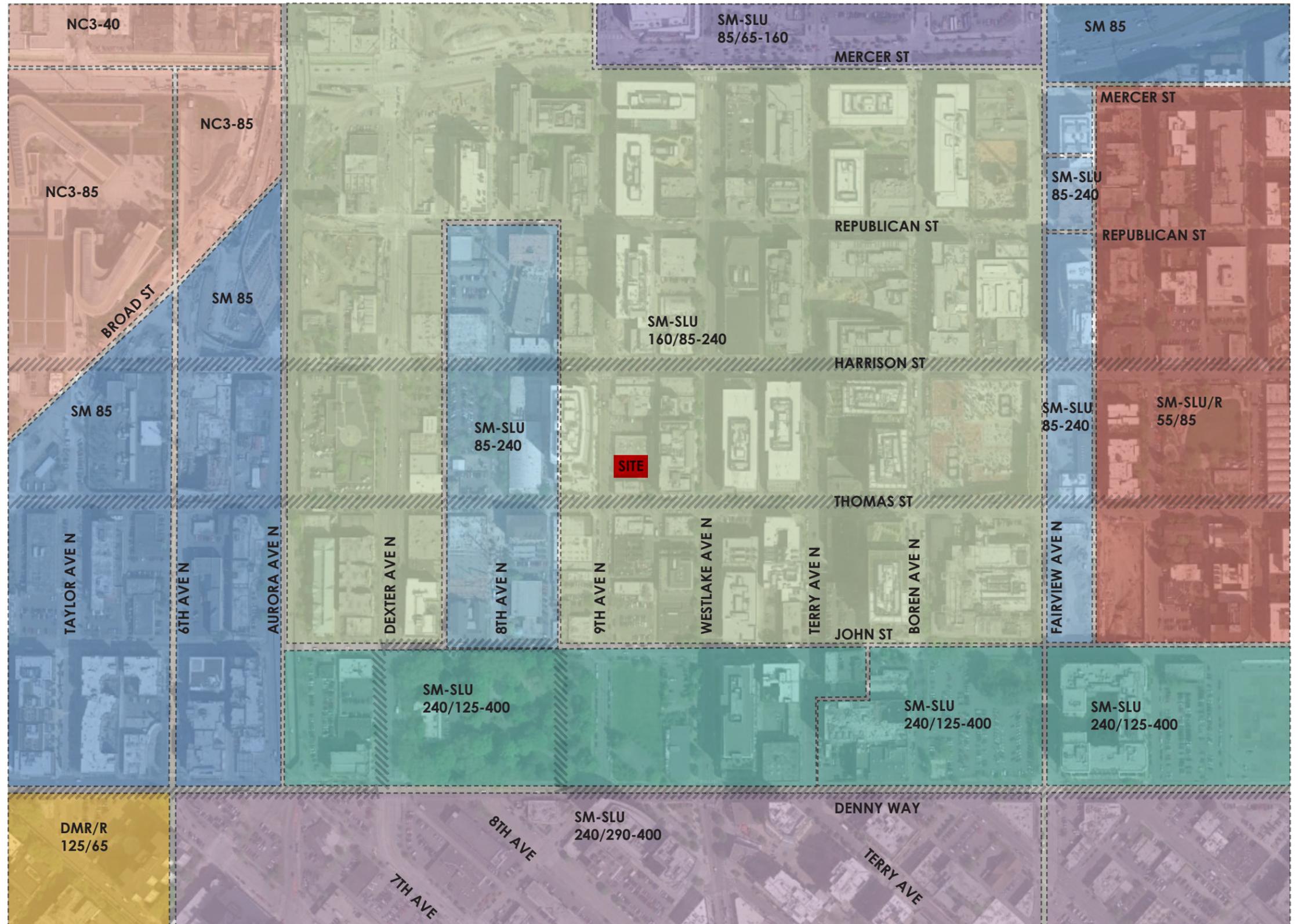


# NEIGHBORHOOD ZONING & UPPER LEVEL SET BACK REQUIREMENTS

## KEY

//// UPPER LEVEL SETBACK REQUIREMENTS

- NC3-40/85
- SM-85
- SM-SLU 160/85-240
- SM-SLU 85-240
- SM-SLU 240/125-400
- SM-SLU 240/290-400
- SM-SLU/R 55/85
- DMR/R 125/65
- SM-SLU 85/65-160
- SITE



**ANALYSIS** | The site is located mid-block in the SM-SLU 160/85-240 Zone. Majority of the area has been recently developed by large scale single occupancy office tenants.

**CONCLUSION** | Develop a building to compliment the neighborhood with a wider opportunity for small scale office space. Building to be built to maximum height of 85' as block already contains a "Tower" structure.



## CONTEXT MASSING & ADJACENT USES

### KEY

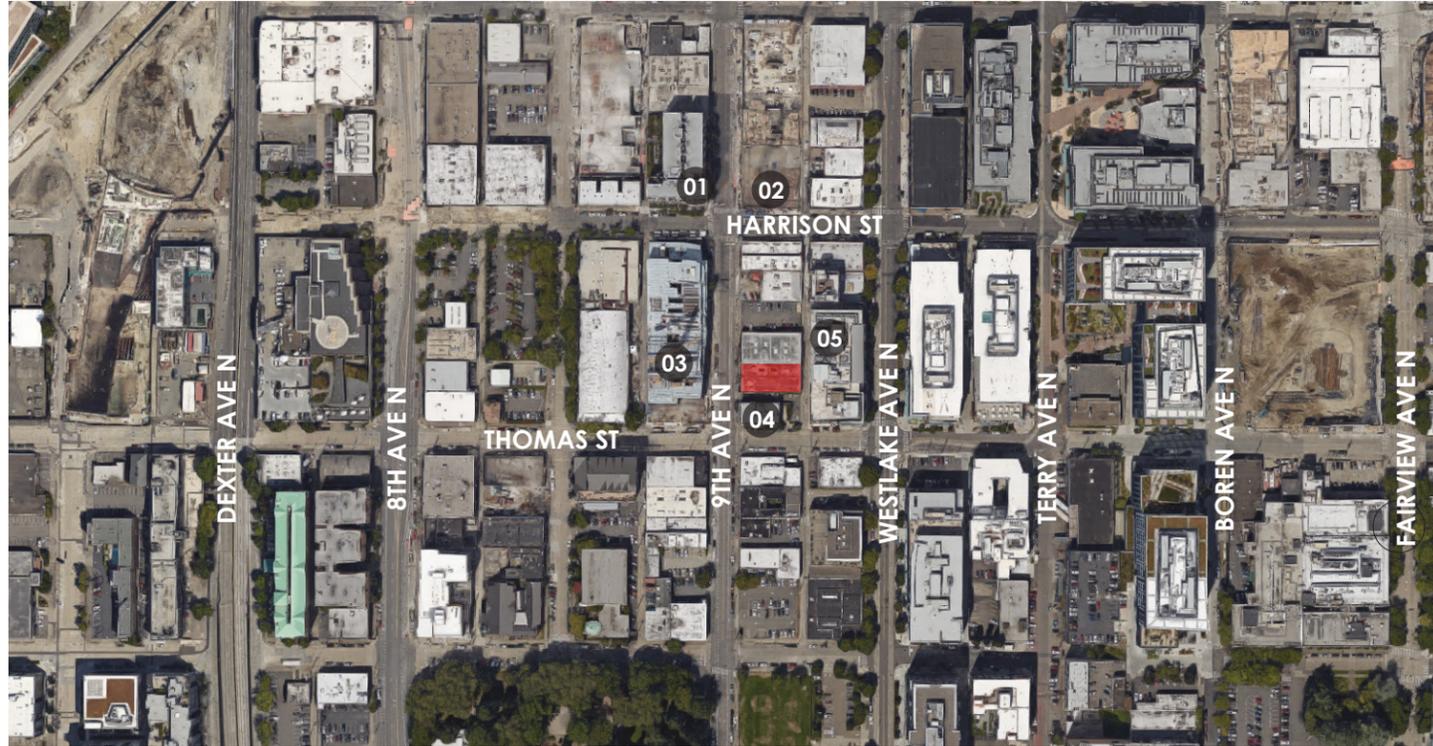
- MIXED USE
- COMMERCIAL
- MULTI-FAMILY RESIDENTIAL
- SINGLE FAMILY RESIDENTIAL
- INSTITUTIONAL
- PARKING
- SITE



**ANALYSIS** | The majority of sites in the immediate 9 block area have been, or are in the process of being developed into office, retail, and residential towers. Lot to the south is currently an attractive 2-story brick building in good repair that is owner occupied.

**CONCLUSION** | In-fill the block and provide a transition from a 240' tower to the north to the 2-story building to the south with an 85' retail/office building that will add diversity to the office space needs of the neighborhood.

## NEIGHBORHOOD DESIGN CUES



NEIGHBORHOOD VICINITY MAP



01. VEER LOFTS | MIXED USE | 401 9TH AVE N

- Full building modulation along street-facing facade
- Vibrant street-level experience
- Encouraging pedestrian traffic with green buffer zone



02. 1400 on 9th | MIXED USE | 400 9th AVE N

- Strong corner element. Reflection of Space Needle
- Pedestrian street activation, Public art, setback encourages pedestrian presence



03. AMAZON APOLLO | OFFICE | 225 NE 70TH ST

- Full city block, new construction office building



04. CHRISTIAN SCIENCE READING ROOM | RETAIL | 900 THOMAS ST

- Materiality - Brick, metal/wood window overhang



05. WESTLAKE TERRY | 320 WESTLAKE AVE N

- Materiality - mix of brick, metal & concrete/stucco
- Street activation - restaurant, retail, landscape

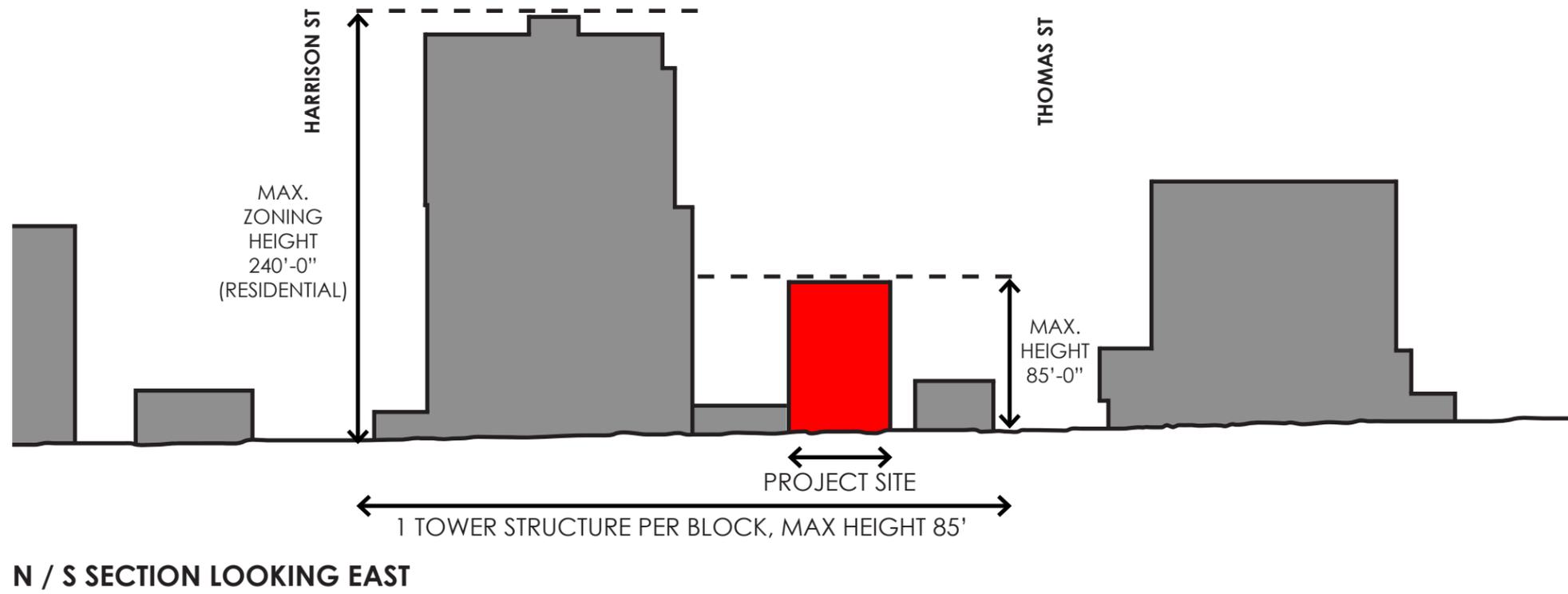
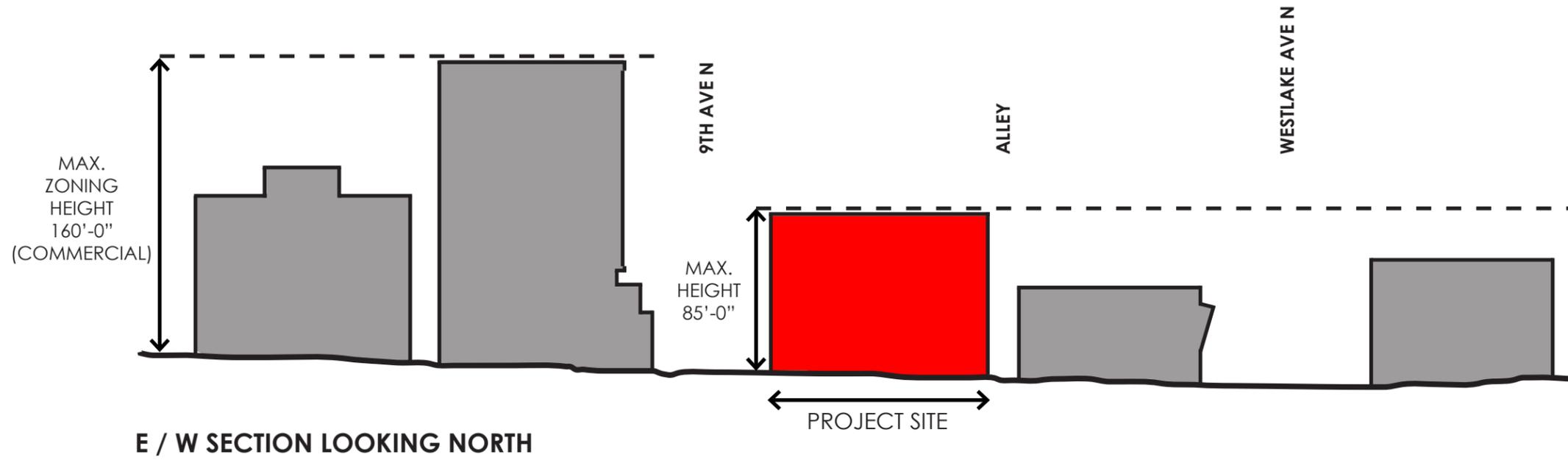
### NEIGHBORHOOD CONTEXT & DESIGN CUES | SUMMARY

The South Lake Union area has changed rapidly over the past 10 years. The previously common paved parking lots and 1-2 story brick warehouse/stores have been replaced by high-rise office buildings and mixed use, mid-rise residential buildings. The zoning for the area encourages pedestrian activation at the street level.

The proposed design will give another reason for pedestrian traffic; the on the go, start-up business person that currently have to go elsewhere for their need for a small flexible office space.

Use cues from both the larger buildings and the small 2-story building to the south for guidance to create a building that bridges the gap between the two.

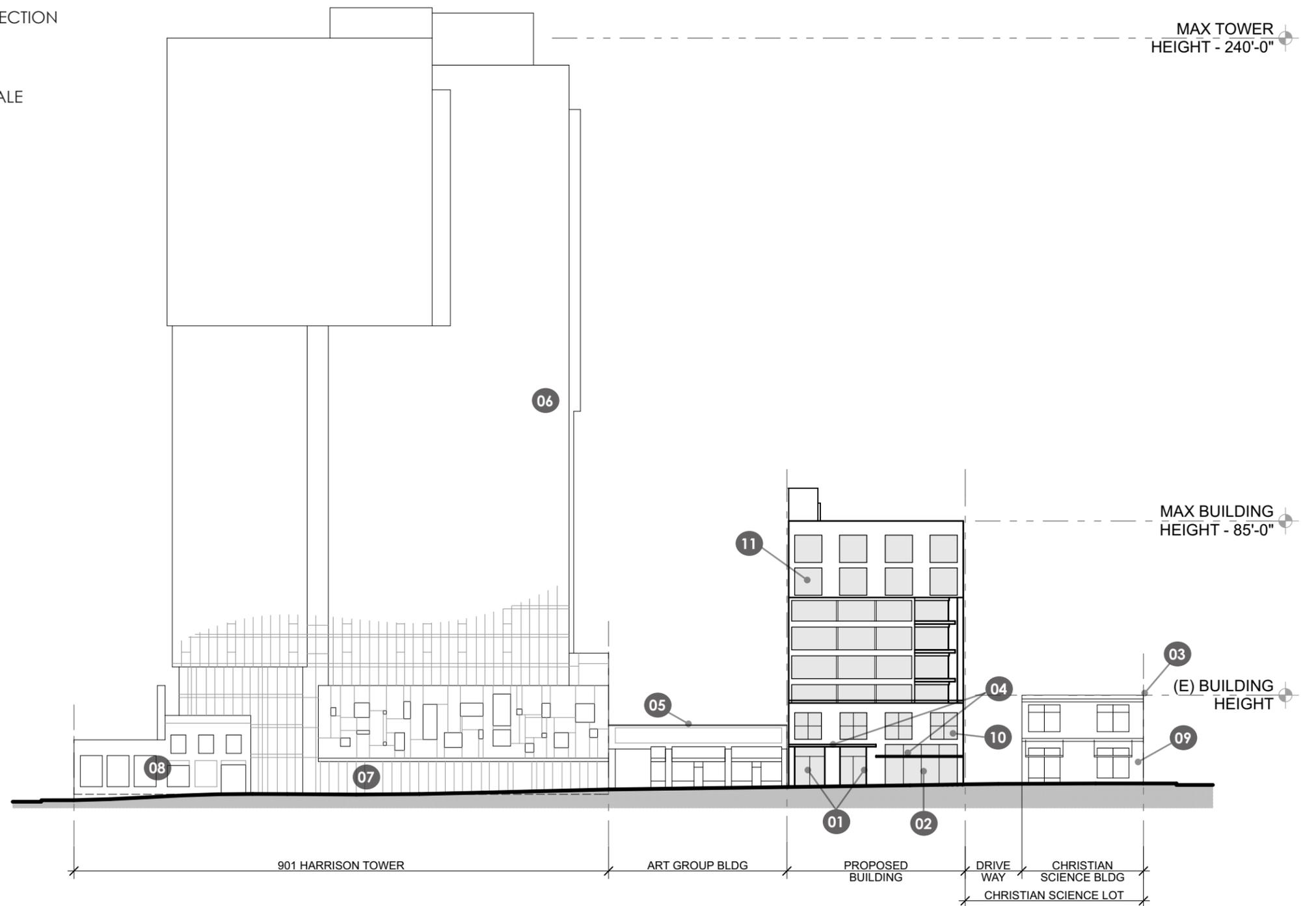
NEIGHBORHOOD SECTIONS



# STREET WALL ELEVATION STUDY

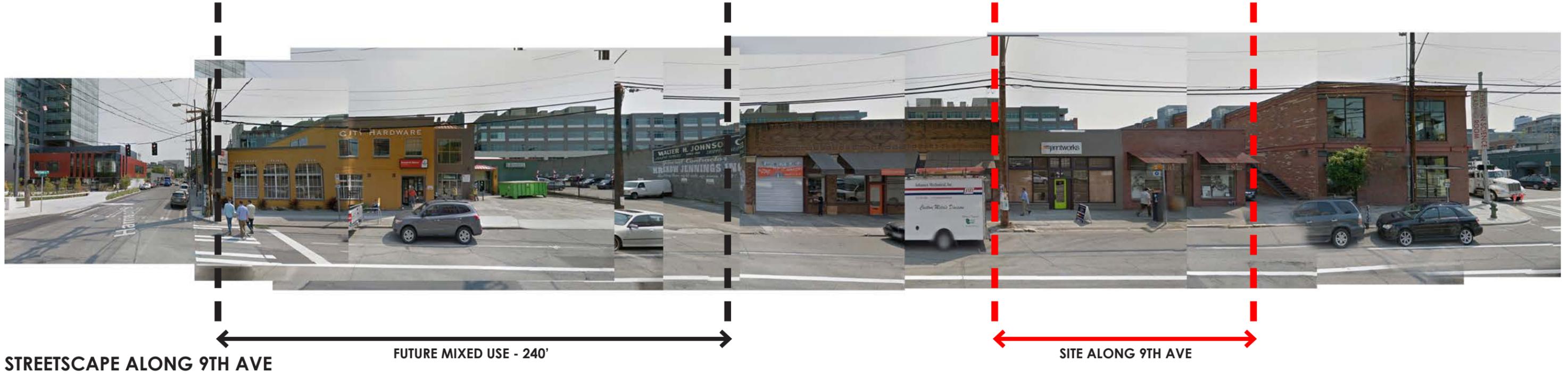
## KEY

- 01 RECESSED OFFICE & RETAIL ENTRIES (TRANSPARENT)
- 02 OPERABLE TRANSPARENT DOORS TO ALLOW INSIDE-OUTSIDE CONNECTION
- 03 RESPECT BASE HEIGHT OF BUILDING TO SOUTH
- 04 ALTERNATING AWNING HEIGHT TO HIGHLIGHT ENTRIES & LOWER SCALE AT TRANSPARENT STOREFRONT
- 05 DATUM AT BUILDING TO NORTH ALIGNS WITH MIDPOINT OF OFFICE WINDOWS L2
- 06 TOWER STRUCTURE ON BLOCK (CURTAIN WALL)
- 07 TRANSPARENT RETAIL BASE (STOREFRONT)
- 08 SALVAGED BUILDING FACADE (PUNCHED OPENINGS)
- 09 FLAT BRICK FACADE WITH PUNCHED OPENING
- 10 PUNCHED OPENINGS AT 2ND LEVEL STREET FACADE
- 11 PUNCHED OPENINGS (NON-CURTAIN WALL) TO RELATE TO SMALL, FLEXIBLE OFFICE LAYOUT INSIDE



**STREETScape ALONG 9TH AVE**

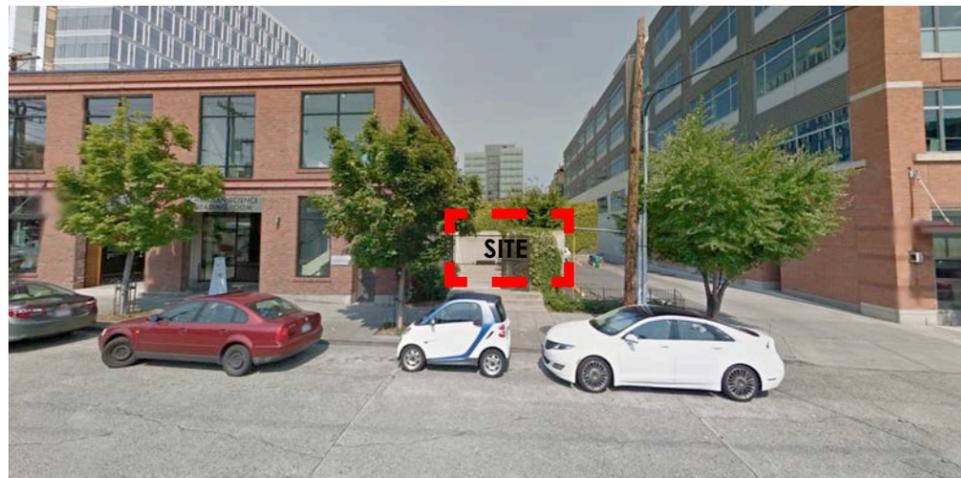
STREETSCAPES



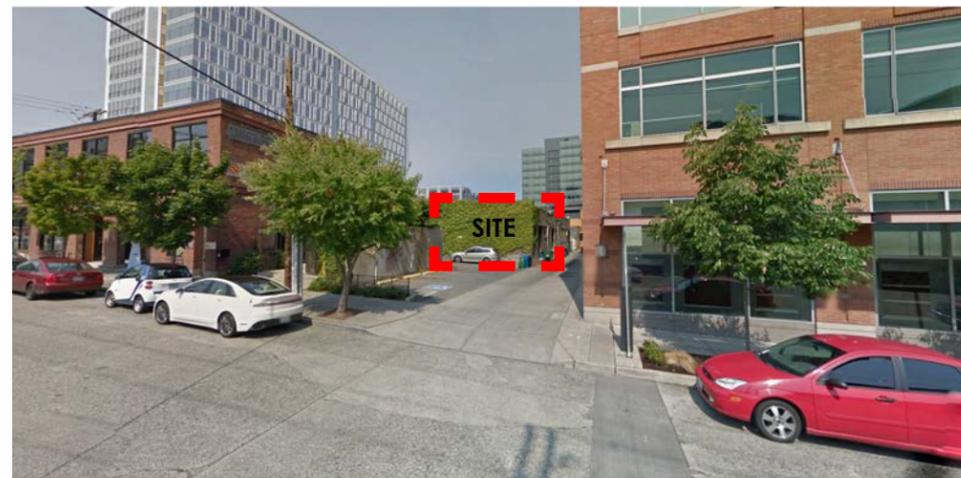
STREETScape ALONG 9TH AVE

FUTURE MIXED USE - 240'

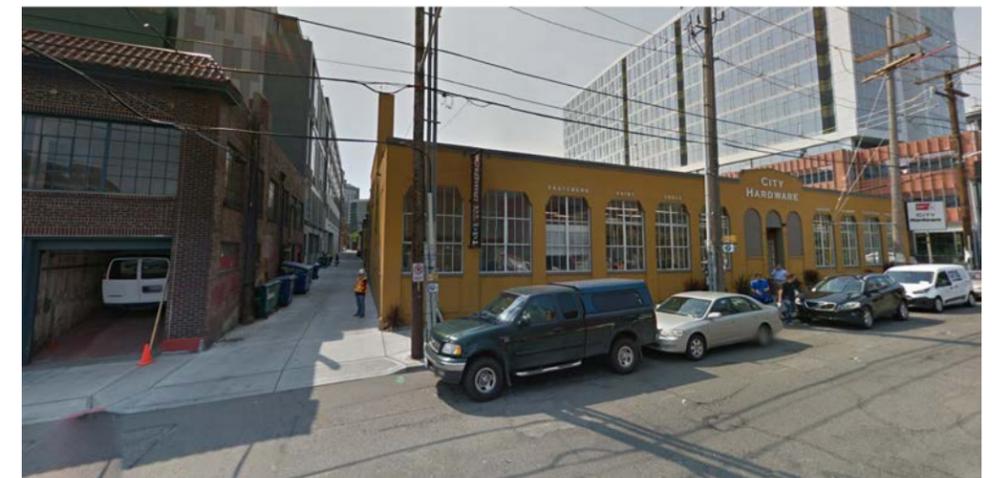
SITE ALONG 9TH AVE



TOWARDS SITE AT ALLEY OFF OF THOMAS ST.



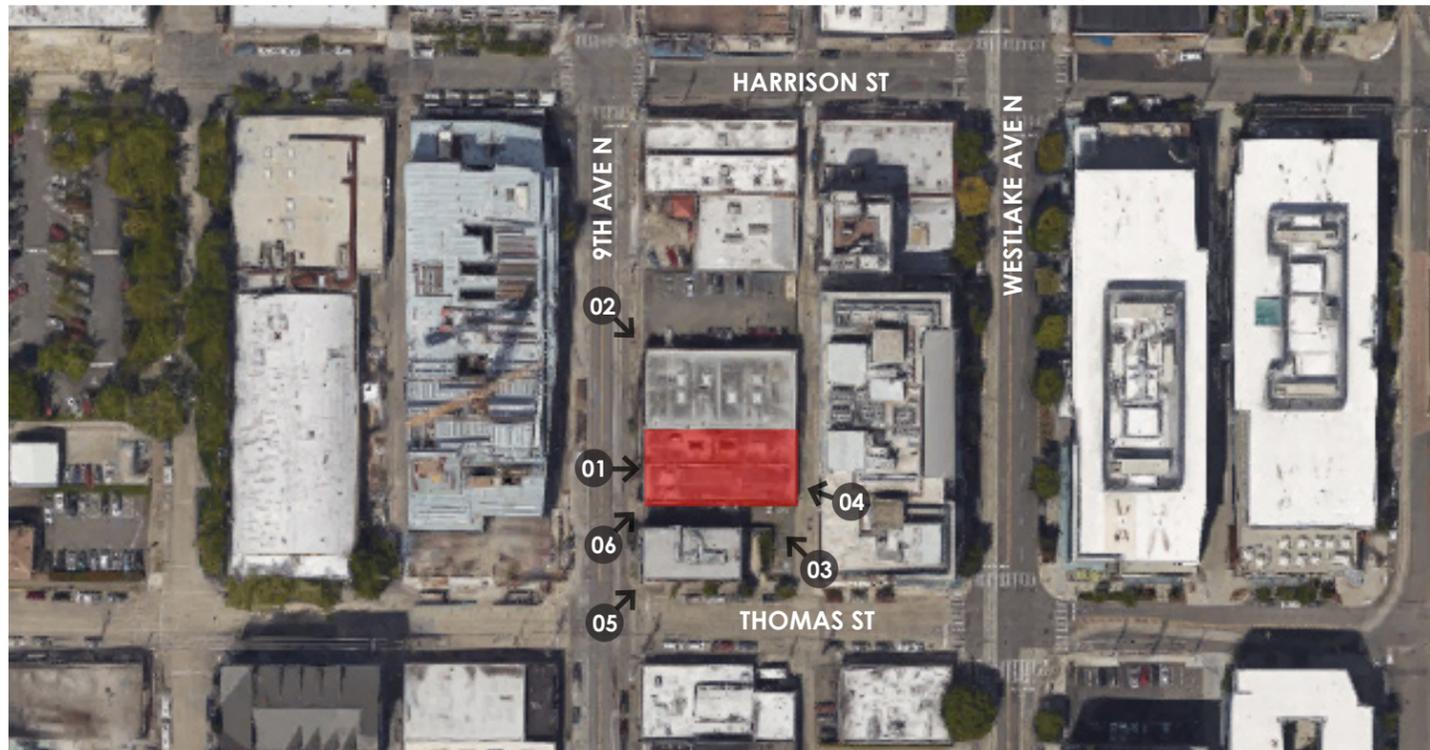
TOWARDS SITE AT ALLEY OFF OF THOMAS ST.



TOWARDS SITE AT ALLEY OFF OF HARRISON ST.

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## SITE CONTEXT PHOTOS



SITE VICINITY MAP



### SITE CONTEXT | SUMMARY

- 2-story Christian Science reading room building to the south is in good repair, well maintained, attractive, with a brick facade. Owner occupied gives reason to believe this building will be around for many years.
- Building to the north is a single story masonry building owned by a large development company.
- Majority of surrounding properties have been redeveloped or are in the process of being developed.
- 240' Residential tower on the Northwest corner of block is currently under development and is the only "Tower" structure allowed on the block.
- Our proposal will build to the maximum height of 85' and treat the Southwest corner of our lot as a corner site respecting the 2-story brick building to the south. Also to include an attractive north facade treatment until the lot to the north is developed.



01. LOOKING NORTHEAST ALONG 9TH



02. LOOKING SOUTHEAST ALONG 9TH



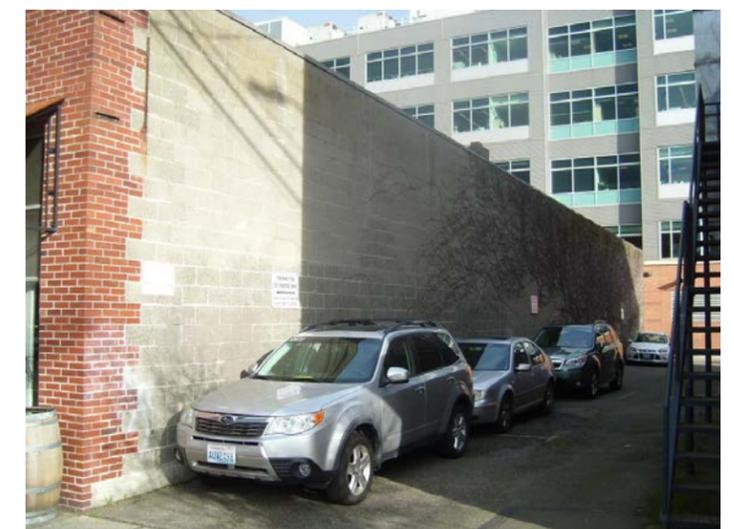
03. LOOKING NORTHWEST ALONG BACK ALLEY



04. LOOKING NORTHWEST AT SITE



05. LOOKING AT CORNER OF 9TH & THOMAS ST.



06. LOOKING AT ALLEY BETWEEN SITE & 900 THOMAS ST.

# SITE ANALYSIS

## SIZE

7,194 SF

## TOPOGRAPHY

Relatively flat

## RIGHT OF WAYS / STREETS

Site sits on 9th Ave N to the West and has an alley to the East. Located between Harrison and Thomas streets.

## ADJACENT BUILDINGS / USES

Amazon office across site on 9th Ave N, 12 stories tall. Completed in 2015. Takes up the whole block.

Building directly to the south is a religious bookstore & offices - 2 stories.

Next lot to the north is a single story retail store.

Site across the alley to the East is a 4 story commercial building.

## TREES

Street trees to be provided in the planting strip per SDOT's standards.

## SEATTLE CITY LIGHTS

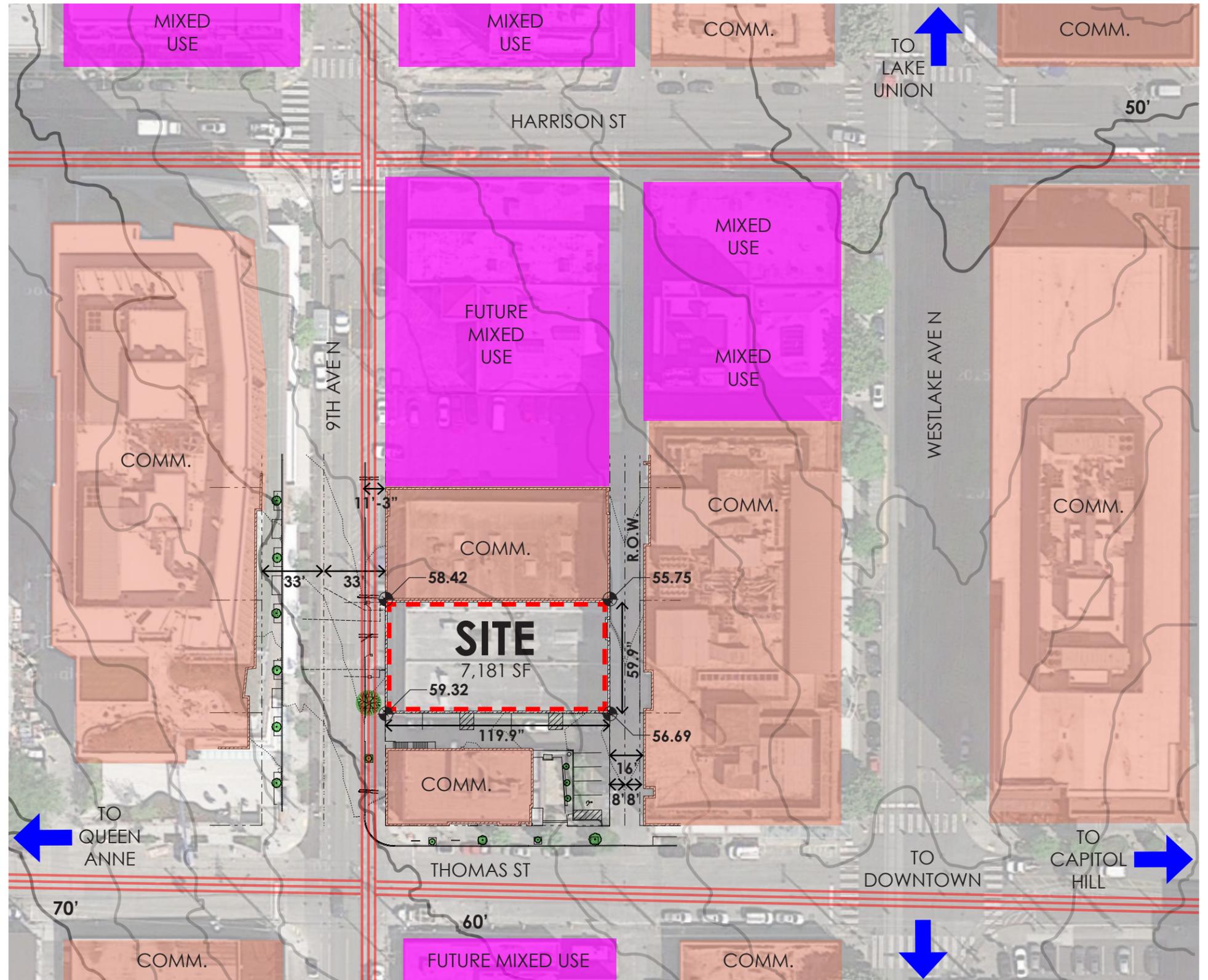
Required 14' horizontal clearance between power line and structure

## ALLEY

2'-0" dedication required, paved, 16' above alley  
Additional 2'-0" loading zone dedicated off alley

## KEY

-  PROPERTY LINE
-  OVERHEAD HIGH VOLTAGE POWER LINES
-  POWER POLE
-  EXISTING LANDSCAPING (TO BE RETAINED)
-  NEW STREET TREE



# ZONING SUMMARY | SEATTLE MUNICIPAL CODE TITLE 23

## Requirements SM-SLU 160/85-240

### SMC 23.48

**SMC 23.48.005.A** - Permitted Uses: All uses are permitted outright unless specifically prohibited by 23.48.005.C  
Office, Retail, Eating and Drinking Establishments, Entertainment, Parking within a structure

**SMC 23.48.005.D** – Required Street Level Uses  
General Sales and Service; Eating and Drinking Establishments; Entertainment uses

### SMC 23.48.020 – Floor Area Ratio

SMC 23.48.020 –Sends to SMC 23.48.220 Table A for SLU

FAR limits for non-residential Uses: Base FAR = 4.5; Max FAR = 7.0

Max FAR for structures that do not exceed the base height limit and include residential use Max FAR= 6.0

C – All non exempt floor area above the base FAR is considered extra floor area and may be obtained, up to max FAR, only through provisions of public amenities meeting standards of 23.48.021 and 23.58A

D – Exempt from FAR

1. Underground Stories
2. Allowance for mechanical in structures 65' in height or higher, 3.5% of total chargeable gross floor area.
3. Street Level uses identified in 23.48.005.D; Retail Sales, Eating & Drinking establishments, Entertainment uses.

### SMC 23.48.021 – Extra Floor Area

A.1 – Except Pursuant to SMC 23.48.221 and located inside local infrastructure project per SMC 23.58.A.044 Map A. This project is located inside Local Infrastructure Project Area. Extra floor area shall be achieved through 23.48.021.C

SMC 23.48.021.C.2 – If Max height for non-residential is greater than 85'; the applicant shall:

- a- Achieve 75% of extra non-residential area by using bonus floor area for affordable housing and childcare pursuant to SMC 23.58A.024 or TDR per SMC 23.48.221.A & 23.58A.024.

SMC 23.58A.024.

- A. Performance option, **payment option** or combination of both
- C. Performance option for Child Care
- D. Payment Option

- 1.b.1 – Housing Payment per schedule (FEE TBD)
- 1.b.2- Child Care Payment per schedule (FEE TBD)
  2. Payment prior to issuance of permit
  3. Deposit will go into special account

- b- Achieve 25% of extra non-residential area by acquiring regional development credits per SMC 23.58A.044

### SMC 23.58A.044-Regional Development Credits Program

B. Process. Achieve extra floor area by acquiring regional development credits. Acquire and extinguish certified regional development credits that originate from property located in King, Pierce, or Snohomish counties.

C. Extra non-residential floor area per Table B.

King:	Agricultural: 1,120 SF/Credit
	Forest or Rural: 1,030 SF/Credit
Pierce:	Agricultural: 290 SF/Credit
	Forest: 590 SF/Credit
Snohomish:	Agricultural: 670 SF/Credit
	Forest: 590 SF/Credit

**SMC 23.48.021.D** –Minimum requirement. Development containing any extra floor area shall meet the following:

1. Except Pursuant to SMC 23.48.221.C supersedes this section  
SMC 23.48.221.C.1. - LEED Gold rating or substantially equivalent standard.
2. Demonstration of LEED rating
3. Provide Traffic Management Plan for non-residential development demonstrating no more than 40% of trip to & from the development will be made using single occupant vehicles. TMP to be submitted with MUP application.

### SMC 23.48.025 – Structure Height

A.2 – Height limit for non-residential and live work use is shown as the first figure after the zone designation.

Therefore height limit for this project being all non-residential use is 160'

B – Pitched Roofs – Ridge of a pitch roof may extend 5' above height limit.

C – Rooftop Features:

1. Flagpoles are exempt from Height Limits provided they are a minimum of 10' away from side and rear lot lines.
2. Open Railings, Planters, Skylights, clerestories, greenhouses, parapets and firewalls may extend up to 4' above height limit with unlimited rooftop coverage.
3. Solar collectors may extend up to 7' above height limit with unlimited rooftop coverage.
4. The following may extend up to 15' above height limit as long as they do not exceed 20% of the roof area, or 25% of the roof area if the total includes stair or elevator or screened mechanical equipment: Solar collectors, Stair Penthouses, Mechanical equipment, Minor Communications utilities.
8. Locate 10' from north edge of roof or provide shadow diagrams for Jan 21st at noon.

c. Clerestories

### SMC 23.48.040 – Street Level Development Standards

A.1 – Primary pedestrian entrance shall be no more than 3' above or below sidewalk grade.

A.2.c – Minimum height for street facing facades is 15' Non-Pedestrian Street.

B.1.b – 30% of Street facing façade must be transparent between 2' & 8' above sidewalk.

B.2.b. – Blank façade are limited to 30' wide. Any blank façade shall be separated by transparent areas at least 2' wide. Blanks facades shall not exceed 70% of the street façade of the structure on each street frontage.

C – Minimum floor to floor height of 13' and extend at least 30' in depth at street level. Street level uses shall be located within 10' of the street lot line. Access to street level uses shall be provided directly from street.



## REQUIRED SETBACKS

## ZONING SUMMARY | SEATTLE MUNICIPAL CODE TITLE 23

### **SMC 23.48.055** – Screening and landscaping standards.

A.2 – Landscaping that achieves a Green Factor score of .30 or greater

D – Street trees shall be provided in all planting strips.

### **SMC 23.48.080** – Required Parking and Loading. See 23.54.015

A. – Parking is not required per 23.54.015 Table A (J)

-Bicycle Parking required per 23.54.015 Table D. Retail/Restaurant 1/12,000SF LT, 2000SF ST.

Office 1/2000SF LT, 1/4000SF ST

B. Loading berths per 23.54.035

23.54.035.

A.1 Loading berths per Table A – 1 required Low Demand Use

C.1 – 10' Wide x 14' vertical clearance

C.2.b – 35' in Length

C. Access from alley truck loading parallel to alley a setback of 12' is required for the loading berth measured from centerline of alley per Exhibit D for 23.47A.014

### **SMC 23.48.085** – Parking and Loading Location, access and curb cuts

A. – Parking May be provided on site

D.1. Parking and loading shall be from the alley

## **Subchapter II – South Lake Union Provisions**

### **SMC 23.48.205** – Uses for South Lake Union

No requirements for our project

### **SMC 23.48.220** – Floor area ratio (FAR) in South Lake Union Urban Center

A.1 – Table A – FAR limits for non-residential uses. Base FAR: 4.5; Max FAR 7

B.2 – Exempt FAR at street level for general sales and service and eating & drinking establishments.

### **SMC 23.48.221** – Extra floor area in South Lake Union Urban Center

C.1 – LEED Gold Rating

### **SMC 23.48.225** – Structure Height in South Lake Union Urban Center

A.1 – Height limit for non-residential and live work use is shown as the first figure after the zone designation. Therefore height limit for this project being all non-residential use is 160'

### **SMC 23.48.230** – Extra Height in South Lake Union Urban Center

Not requesting extra Height

### **SMC 23.48.235** – Upper Level setback requirements in South Lake Union Urban Center

A. Upper level setback applies to lots abutting a street shown on Map A for 23.48.235. 9th Ave is not shown on Map A

### **SMC 23.48.240** – Street Level development standards in South Lake Union Urban Center

A. Our site is not a Class 1, Class 2 Pedestrian street or a Neighborhood Green Street.

G.1 – Lot does not exceed 30,000SF

H.1.a – Through-block connection no required

### **SMC 23.48.245** – Upper Level development standards in South Lake Union Urban Center

For the purpose of this section a tower is a structure that exceeds 85' for the SM-SLU 160/85-240

B.1.a – No floor area limit for non-residential use in a structure that does

Not contain non-residential use above 85' in height.

C.1.a – Our lot is not on a street shown on Table A

D. – Façade Modulation does not apply for non-residential use not exceeding 85' in height

F.1 – Only one residential tower, or one structure with non-residential uses

Exceeding 85' in height is permitted on a single block front. Property on

Corner of 9th & Harrison is the tower structure on this block.

F.5 – Do not meet c-

### **SMC 23.48.250** – Open space requirements for office uses in South Lake Union Urban Center

A.5 – Small-scale office development projects involving less than 85,000 SF of

New office space should be exempt from any open space requirements.

### **SMC 23.48.255** – Screening and landscaping standards in South Lake Union Urban Center

A.1 – No additional requirements for this lot.

B. – Parking is not permitted at street level unless separated from street by other Uses.

### **SMC 23.48.280** – Required parking in South Lake Union Urban Center

A. – Off-street parking and bicycle parking required per 23.54.015

B.1 – Limit to parking for non-residential use is space (1) one for every 1,000 SF in non-residential use.

### **SMC 23.53.035** – Structural Building Overhangs and Minor Architectural Encroachments

### **SMC 23.53.035** – Building overhangs and architectural encroachments shall meet the following

A. – Minor architectural encroachments that does not increase volume or floor area – cornices, eaves, sills, belts, etc.

2. Maximum vertical dimension = 2'-6"

3. Maximum horizontal dimension

a. 1'-0" below roof level

b. 3'-0" at roof level

4. Minimum vertical clearance at sidewalk – 8'-0", alley – 16'-0"

B. – Structural building overhangs that increases volume or floor area – Bay windows, balconies and other projections, as defined under Title 15

1. An annual permit from SDOT

2. Overhangs must be removable

3. Overhangs must not be part of the building structure or systems

4. Minimum vertical clearance at sidewalk – 8'-0", alley – 26'-0"

5. Maximum depth = 3'-0" and no closer than 8'-0" of centerline of alley

6. 50% of bay window shall be glass. 60% of that glass must be parallel to the property line

7. Maximum length of overhang shall be 15'-0"

10. Minimum separation between bays shall be 8'-0"

11. Minimum separation from interior lot lines shall be 1'-0", unless there is a building on the adjoining lot that is at the lot line, then the bay may be flush with the lot line.

C – Total building overhang shall not exceed 30% of the overall façade area. Solid balcony railings are included in that calculation. Open railings are not.

### **23.54.040** – Solid Waste and recyclable materials storage and access

A – Provide storage space for solid waste and recyclable materials per Table A

Table A

Non-Residential development

50,001-100,000 SF = 225 SF Storage Space

F.1.a – Placed no more than 50' from curb or collection location

F.1.c – Access ramps to storage space shall not exceed 6%

F.1.d – Gates or access route shall be a minimum of 10' wide.



**CS1 B.1 | SUN AND WIND:** Take advantage of solar exposure and natural ventilation available onsite where possible. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating where possible.

**CS1 B.2 | DAYLIGHT AND SHADING:** Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.

**CS2 C.2 | MID-BLOCK SITES:** Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.

**CS2 D.1 | EXISTING DEVELOPMENT & ZONING:** Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

**CS3 A.2 | CONTEMPORARY DESIGN:** Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

**CS3 A.4 | EVOLVING NEIGHBORHOODS:** In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

**PL2 A.1 | ACCESS FOR ALL:** Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door. Refrain from creating separate “back door” entrances for persons with mobility limitations.

**RESPONSE |**

- Step South facade upper floors for fenestration.
- Provide operable windows in all office spaces for access to light and air.
- Clerestory windows to provide light into upper offices and hallways.
- Roof overhang for summer shading of upper floors.

**RESPONSE |**

- Site building on 9th Ave property line to maintain strong street edge.
- Street facade height to Level three for to step datum from 2-story building to the south.
- North wall to be designed with interesting material and siding transitions to provide interest in North facade until such time as a new building is designed.

**RESPONSE |**

- Construct building to 85' height limit, maximum height allowed for rest of block front along 9th Ave.
- Setback buildings middle floors to respect height of building to the south.
- North side no stepping in anticipation of building potential for lot to the North.

**RESPONSE |**

- Contemporary clean lines of building with punched window fenestrations at upper floor offices.
- High quality contrasting facade materials and colors to highlight uses within building.
- New pattern in upper facade with punched openings for diversity from standard curtain wall construction.

**RESPONSE |**

- Highly transparent operable street level facade for active retail to spill out to street providing access for all at street level.
- Primary entrances for both retail and office use off 9th Ave.
- Garage and back of house functions off alley with internal connection to both office and retail entrances.



**PL2 B.1 | EYES ON THE STREET:** Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

**PL2 B.2 | LIGHTING FOR SAFETY:** Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

**PL2 B.3 | STREET-LEVEL TRANSPARENCY:** Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening.

**RESPONSE |**

- Highly transparent operable street level facade for active retail to spill out to street providing lines of site into building and to street.
- Subtle lighting under awnings and along building facade.
- Level three setback contains usable outdoor space for viewing to 9th Ave.

**PL2 C.1 | LOCATIONS AND COVERAGE:** Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops. Address changes in topography as needed to provide continuous coverage the full length of the building, where possible.

**RESPONSE |**

- Continuous awnings with multiple depths to highlight entries for both retail and office use while maintaining protection from the elements.
- Larger awnings at entries.

**PL3 A.1 | ENTRIES, DESIGN OBJECTIVES:** Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

**RESPONSE |**

- Highly transparent operable street level facade for active retail to spill out to street and identify retail primary entry.
- Facade recesses at both retail and office entries to highlight uses.
- Use of awnings as identifiers for specific entries.
- Ample space for retail and office entries on interior of building.

- Office/commercial lobbies should be visually connected to the street through the primary entry and sized to accommodate the range and volume of foot traffic anticipated;
- Retail entries should include adequate space for several patrons to enter and exit simultaneously, preferably under cover from weather.

**PL4 B.2 | BIKE FACILITIES:** Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

**RESPONSE |**

- Long and short term bike storage at street level as well as basement level for secure bike storage.
- Shower facilities for occupants use.
- Laundry facilities for occupants use.

**DC1 C.4 | SERVICE USES:** Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation. Where service facilities abut pedestrian areas or the perimeter of the property, maintain an attractive edge through screening, plantings, or other design treatments.

**RESPONSE |**

- Garage entry, loading space, trash, and back of house area located off alley.



**DC2 A.2 | REDUCING PERCEIVED MASS:** Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

**RESPONSE |**

- Facade articulation through setbacks, window bays, awnings, and siding material changes.



**DC2 B.1 | FAÇADE COMPOSITION:** Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

**RESPONSE |**

- Changes in facade materials and colors to wrap multiple facade planes.
- Alley facade incorporated with roof and siding transitions.
- Roof scape design for added interest when viewed from adjacent building and the space needle.
- Blank Facade to North  
Add interest to blank facade by:
  - A. Vertical material differentiation
  - B. Horizontal steel planter elements
  - C. Create a canvas for artist mural



**DC2 C.1 | VISUAL DEPTH AND INTEREST:** Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.

**RESPONSE |**

- Facade articulation through setbacks, window bays, awnings, and siding material changes.
- Highly transparent operable street level facade for active retail to spill out to street providing access for all at street level.



**DC4 A.1 | EXTERIOR FINISH MATERIALS:** Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

**DC4 A.2 | CLIMATE APPROPRIATENESS:** Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions. Highly visible features, such as balconies, grilles and railings should be especially attractive, well crafted and easy to maintain. Pay particular attention to environments that create harsh conditions that may require special materials and details, such as marine areas or open or exposed sites.

**RESPONSE |**

- Steel, concrete, and stone facade materials for highly durable finishes.
- Roof, awnings and bay design to allow for clean transition between materials.



**A.2 | STREETScape COMPATIBILITY**

*The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.*

**SLU-SPECIFIC SUPPLEMENTAL GUIDANCE**

- The vision for street level uses in South Lake Union is a completed network of sidewalks that successfully accommodate pedestrians. Streetscape compatibility is a high priority of the neighborhood with redevelopment.
- Sidewalk-related spaces should appear safe, welcoming and open to the general public.
- Encourage provision of spaces for street level uses that vary in size, width, and depth. Encourage the use of awnings and weather protection along street fronts to enhance the pedestrian environment.
- Where appropriate, configure retail space so that it can spill-out onto the sidewalk (retaining six feet for pedestrian movement, where the sidewalk is sufficiently wide).

**RESPONSE |**

- Highly transparent operable street level facade for active retail to spill out to street providing access for all at street level.
- Continuous awnings with multiple depths to highlight entries for both retail and office use while maintaining protection from the elements.

**A.8 | PARKING AND VEHICLE ACCESS**

*Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.*

**A.9 | LOCATION OF PARKING ON COMMERCIAL STREET FRONTS**

*Parking on a commercial street front should be minimized and where possible should be located behind a building.*

**RESPONSE |**

- Garage entry, loading space, trash, and back of house area located off alley.

**B.1 | HEIGHT, BULK AND SCALE COMPATIBILITY**

*Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zones.*

**SLU-SPECIFIC SUPPLEMENTAL GUIDANCE**

- Relate proportions of buildings to the width and scale of the street.
- Articulate the building facades vertically or horizontally in intervals that relate to the existing structures or existing pattern of development in the vicinity.
- Consider using architectural features to reduce building scale such as:
  - complementary materials;
  - detailing;
  - accent trim.

**RESPONSE |**

- Construct building to 85' height limit, maximum height allowed for rest of block front along 9th Ave.
- Setback buildings middle floors to respect height of building to the south.
- North side no stepping in anticipation of building potential for lot to the North.
- Horizontal and vertical breaks in facade with building setbacks and bays.

**C.1 | ARCHITECTURAL CONTEXT**

*New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.*

**SLU-SPECIFIC SUPPLEMENTAL GUIDANCE**

- Respond to the working class, maritime, commercial and industrial character of the Waterfront and Westlake areas. Examples of elements to consider include:
  - window detail patterns;
  - open bay doors;
  - sloped roofs.

**RESPONSE |**

- Setback buildings middle floors to respect height of building to the south.
- Contemporary clean lines of building with punched window fenestrations at upper floor offices.
- Complementary pattern in upper facade with punched openings for diversity from standard curtain wall construction.

**C.2 | ARCHITECTURAL CONCEPT AND CONSISTENCY**

*Building design elements, details and massing should create a well proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roof line or top of the structure should be clearly distinguished from its facade walls.*

**SLU-SPECIFIC SUPPLEMENTAL GUIDANCE**

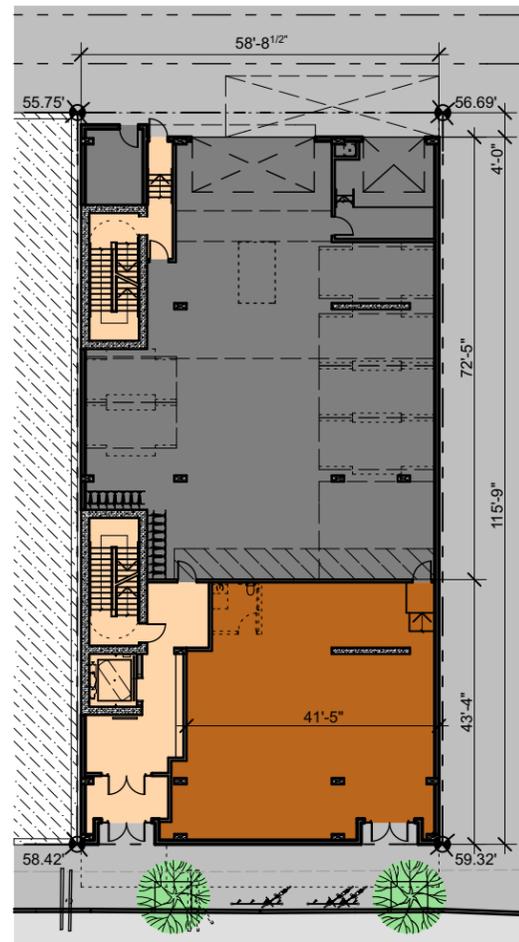
*Design the "fifth elevation" — the roofscape — in addition to the streetscape. As this area topographically is a valley, the roofs may be viewed from locations outside the neighborhood such as the freeway and Space Needle. Therefore, views from outside the area as well as from within the neighborhood should be considered, and roof-top elements should be organized to minimize view impacts from the freeway and elevated areas.*

**RESPONSE |**

- Changes in facade materials, colors and setbacks to wrap multiple facade planes.
- Roof scape design and form for added interest when viewed from adjacent building and the space needle.

## CONCEPTUAL DESIGN OPTIONS

CONCEPTS | OPTION A "THE STEPPED VERTICAL"



MAIN LEVEL PLAN



- Office count: 84 units
- Parking: 7 stalls
- Retail space: 1,700 sf
- Overall sf: 47,507 sf (remaining FAR: 4,514 sf)

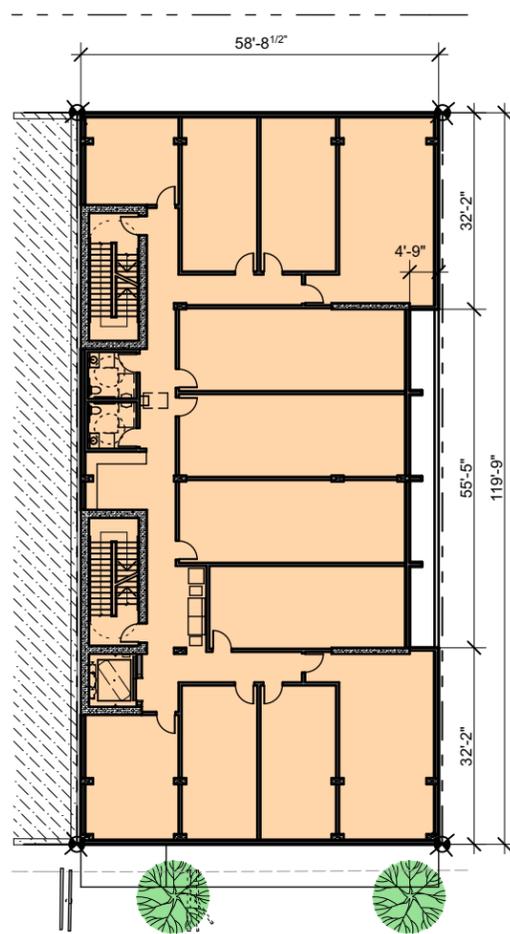
This options genesis is a vertical expression above a 2-story base that respects the height of adjacent neighbor to the south while creating a vertical lift to an expressed roof top clearstory window band and roof. Office and Retail entries are separated along 9th Ave, with main transparent façade element in the center of the building. Access to the parking and services are off the alley.

Pros

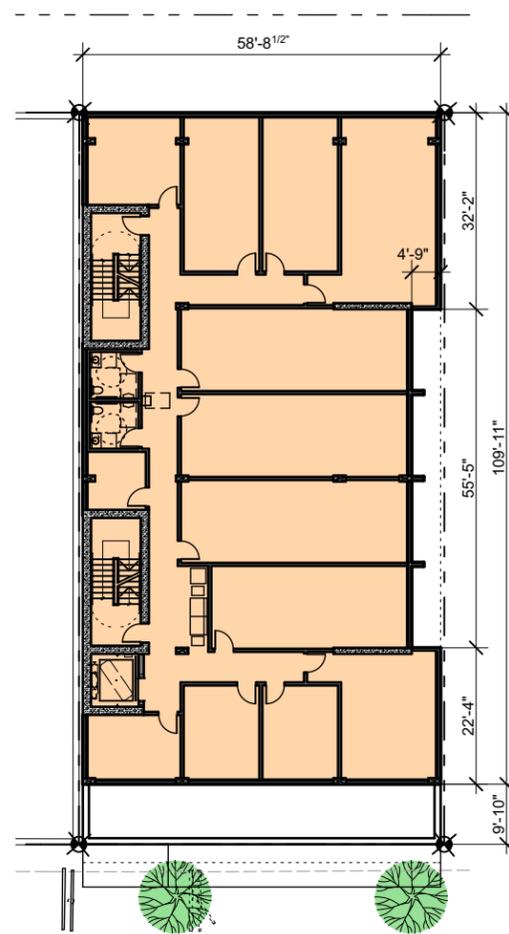
- Building expression clear with a base, middle and top elements.
- Alignment of base height to respect building to the south.
- Occupied deck above level two to allow eyes on the street from the exterior
- Fenestration allows for natural light and air available to all office spaces.

Cons

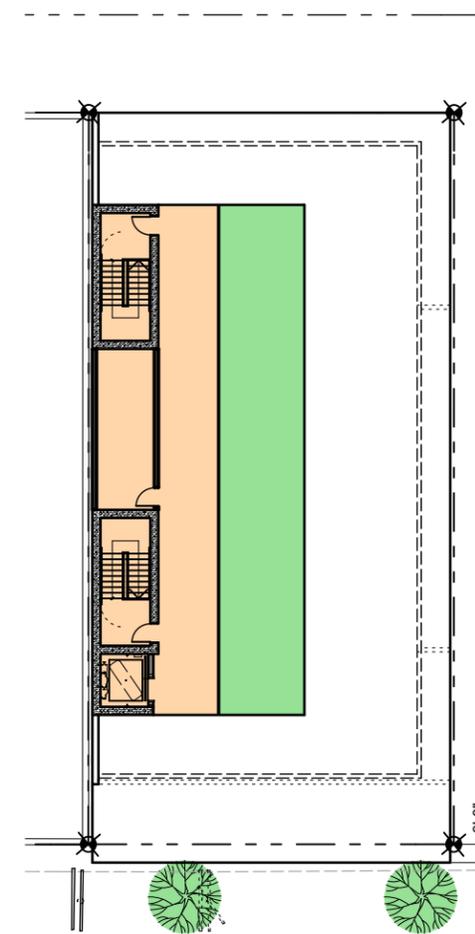
- Blank Façade at Southwest corner on upper office units
- Minimizes potential for upper floor office footprint.



L2 PLAN



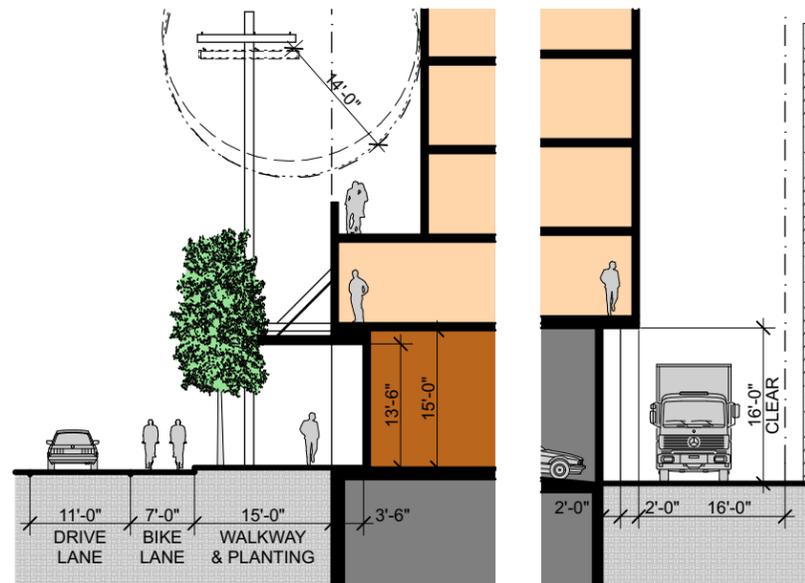
L3-8 PLAN



ROOF PLAN

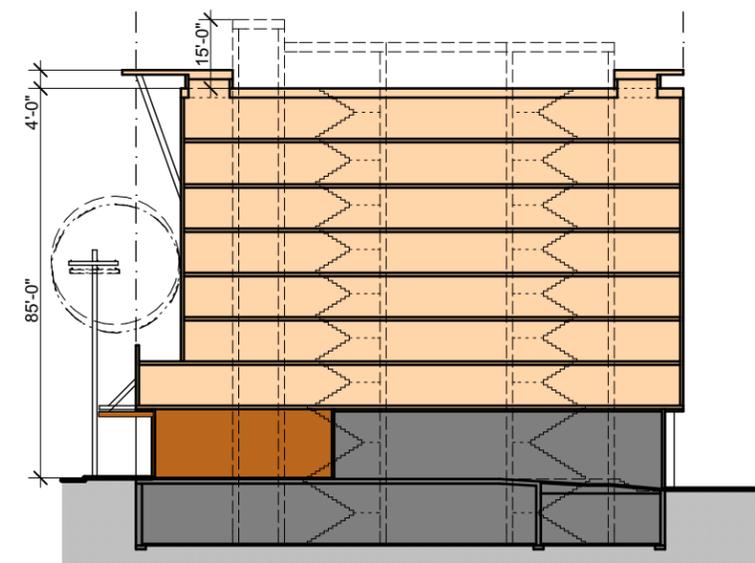
**KEY**

- EXISTING BUILDINGS
- SIDEWALK/DRIVE/ALLEY
- PARKING/UTILITIES
- RETAIL
- OFFICE
- GREENSPACE



STREET SECTION  
(FUTURE 9TH AVE STREET PLAN)

ALLEY SECTION



BUILDING SECTION

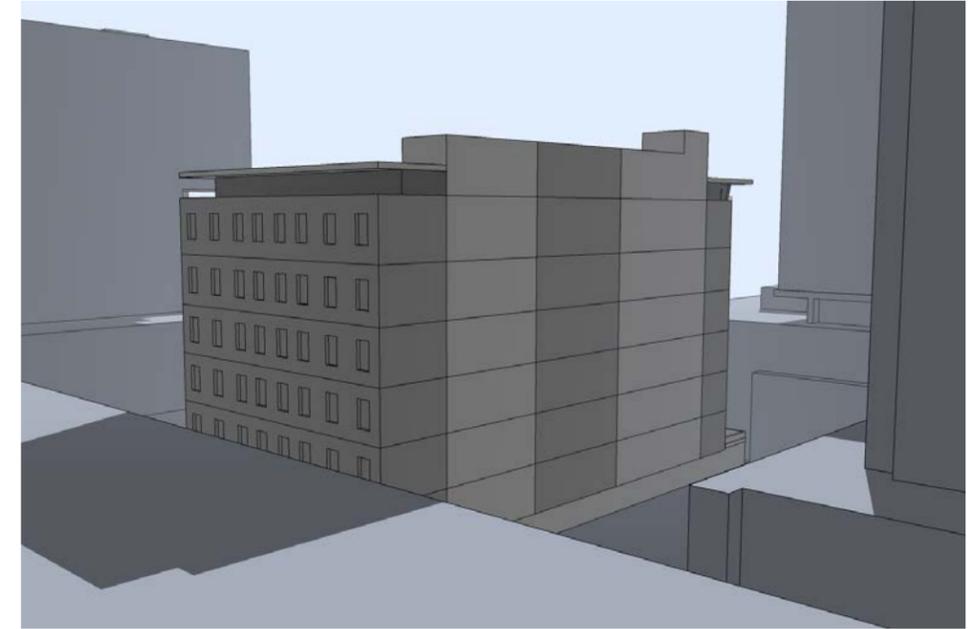
CONCEPTS | OPTION A "THE STEPPED VERTICAL"



VIEW ONE



VIEW TWO



VIEW THREE



VIEW FOUR

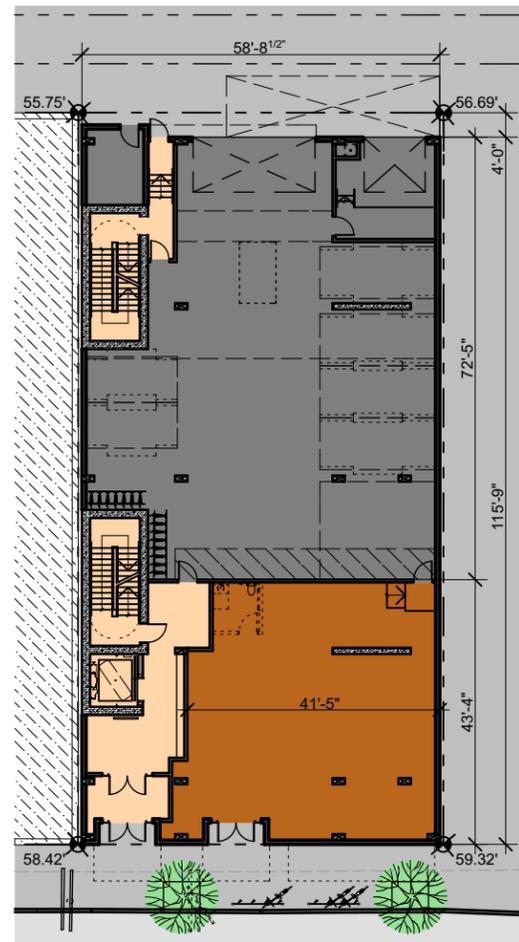


VIEW FIVE



VIEW SIX

CONCEPTS | OPTION B "THE STEPPED CORNER"



MAIN LEVEL PLAN



- Office count: 84 units
- Parking: 7 stalls
- Retail space: 1,700 sf
- Overall sf: 47,984 sf (remaining FAR: 4,088 sf)

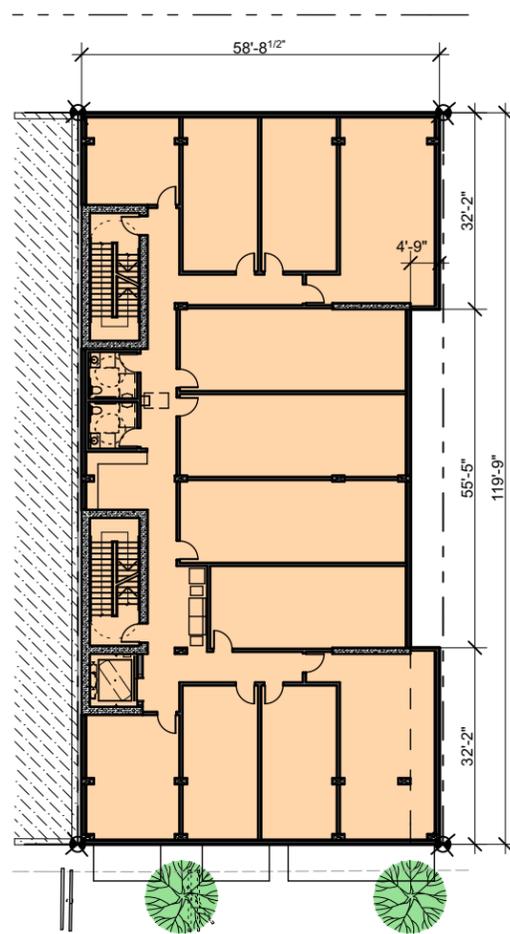
This options genesis is a corner building expression above a 2-story base with no blank facades along the southwest corner of the upper floors. Office and Retail entries are brought to the north of 9th Ave, allowing a transparent façade element along the southwest corner of the building. Access to the parking and services are off the alley.

Pros

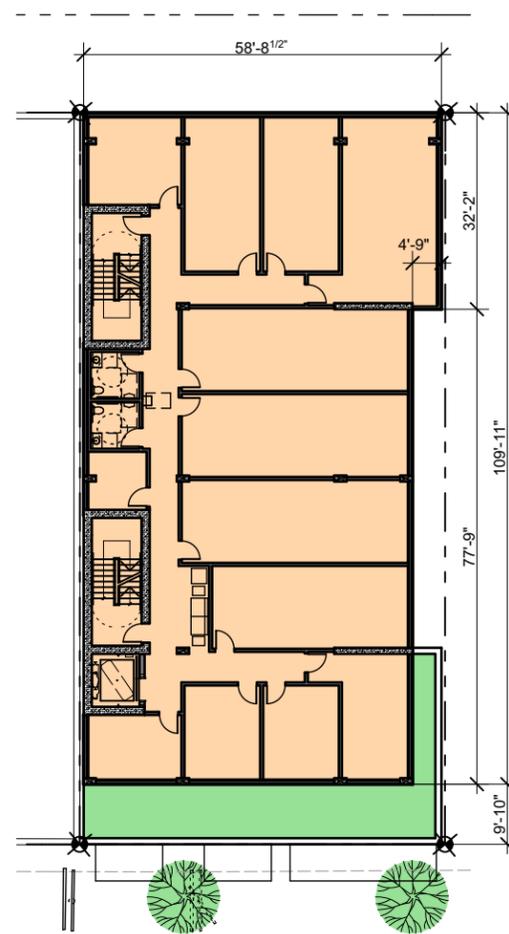
- Upper mass expressed as a corner building without blank façade on the southwest corner.
- Landscaped roof deck above level 2 provides green scape visible from street on multiple levels.
- Presents as a corner building for a long haul visually interesting south & west façade.
- Glazing at upper levels provides view potential towards space need.
- Natural light and air available to all office spaces.

Cons

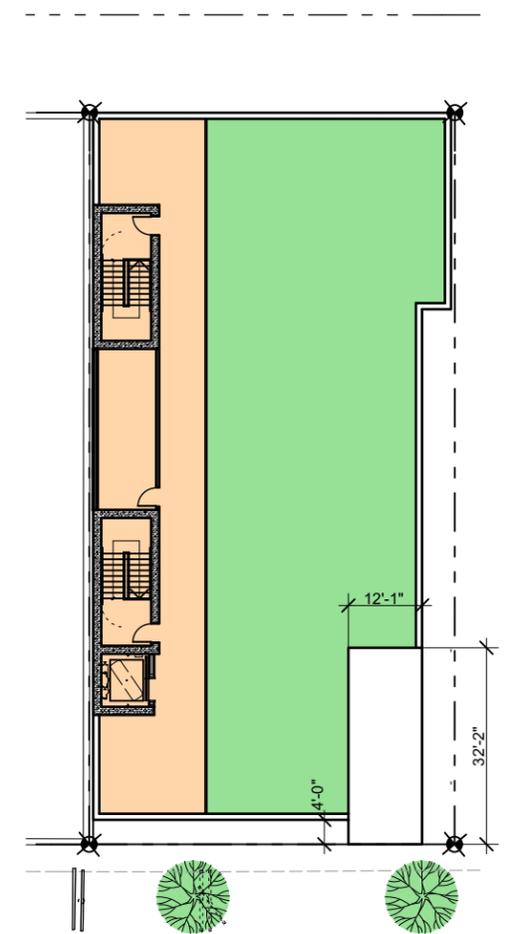
- Smallest footprint for upper level office function does not maximize site potential
- Corner element lost if building to south is replaced with lot line to lot line building.



L2 PLAN (L7-8 SIM)



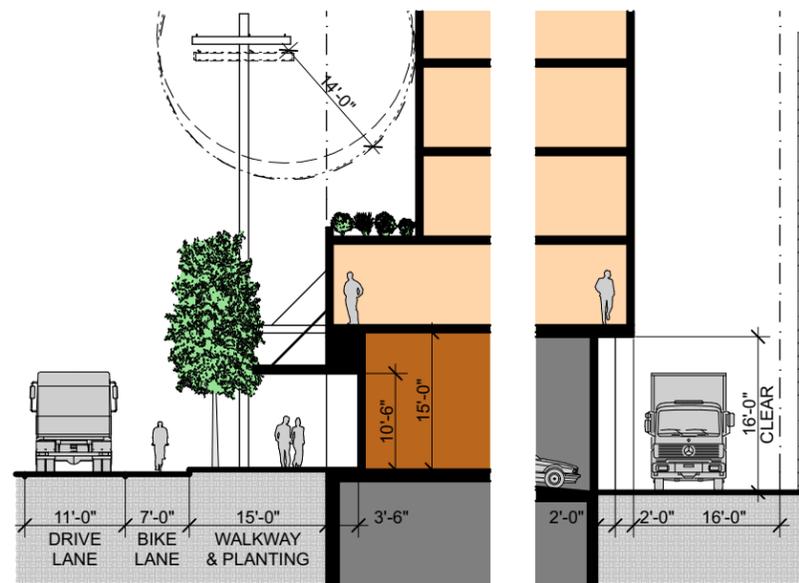
L3-6 PLAN



ROOF PLAN

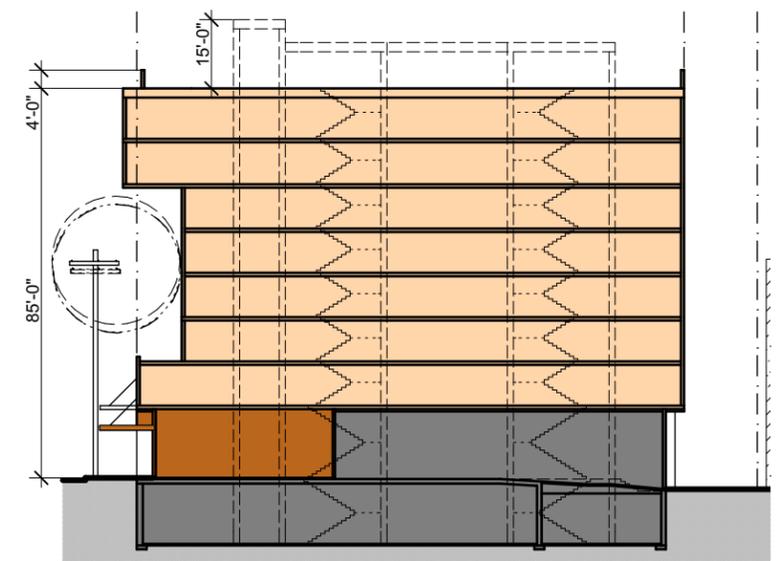
KEY

- EXISTING BUILDINGS
- SIDEWALK/DRIVE/ALLEY
- PARKING/UTILITIES
- RETAIL
- OFFICE
- GREENSPACE



STREET SECTION  
(FUTURE 9TH AVE STREET PLAN)

ALLEY SECTION



BUILDING SECTION

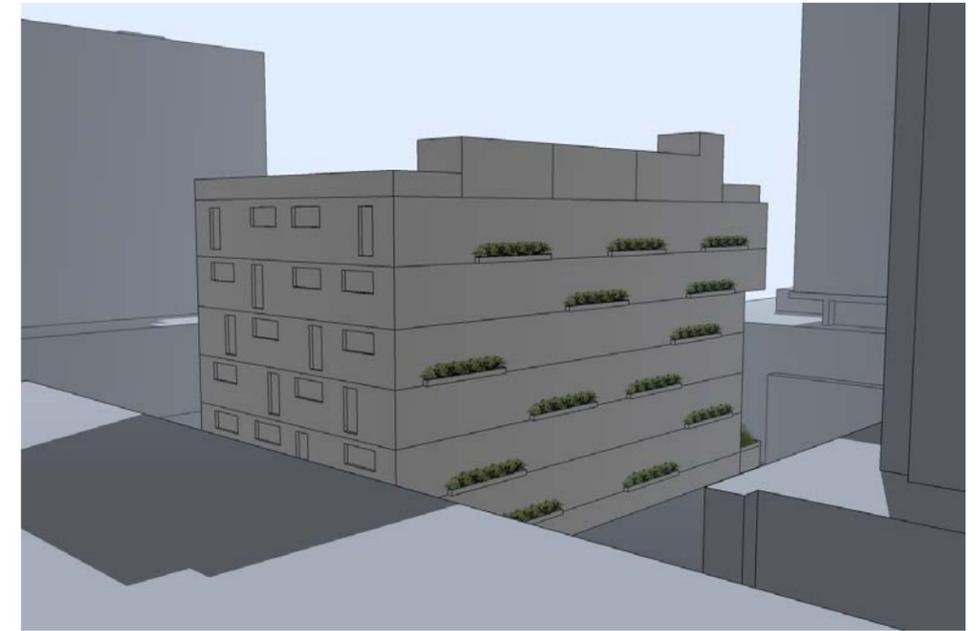
CONCEPTS | OPTION B "THE STEPPED CORNER"



VIEW ONE



VIEW TWO



VIEW THREE



VIEW FOUR

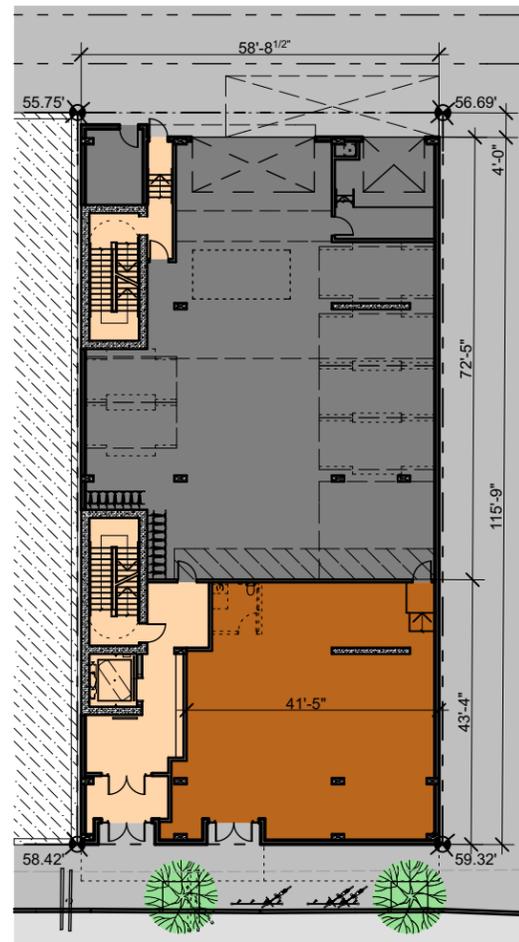


VIEW FIVE



VIEW SIX

CONCEPTS | OPTION C "THE PEARL" (PREFERRED)



MAIN LEVEL PLAN



- Office count: 84 units
- Parking: 7 stalls
- Retail space: 1,700 sf
- Overall sf: 48,242 sf (remaining FAR: 3,804 sf)

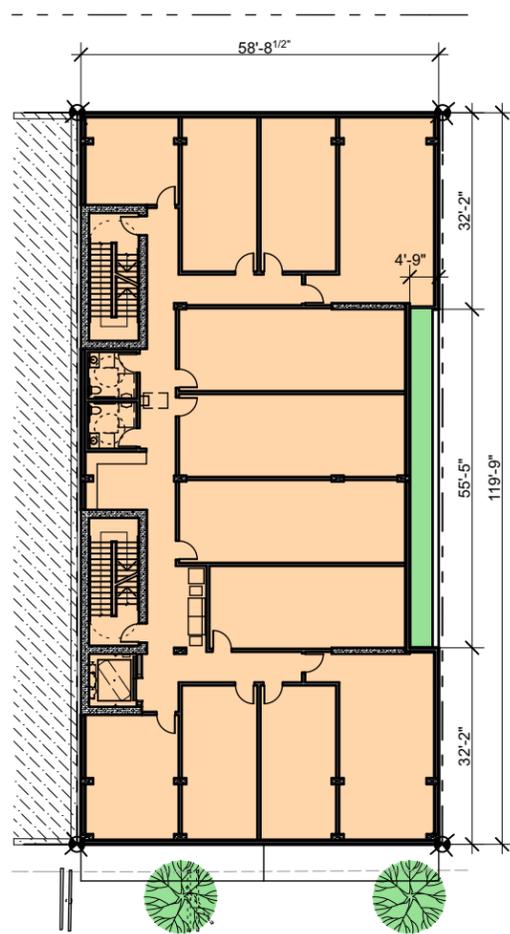
This options genesis is a recessed center expression above a 2-story base with a 2-story modulated upper façade reaching back out to the street that collects the center "pearl" of office windows. Office and Retail entries are collected along north end of 9th Ave, allowing maximum transparent façade element into retail space. Horizontal emphasis of façade fenestration and shading devises aides in reducing the perceived height of the building.

Pros

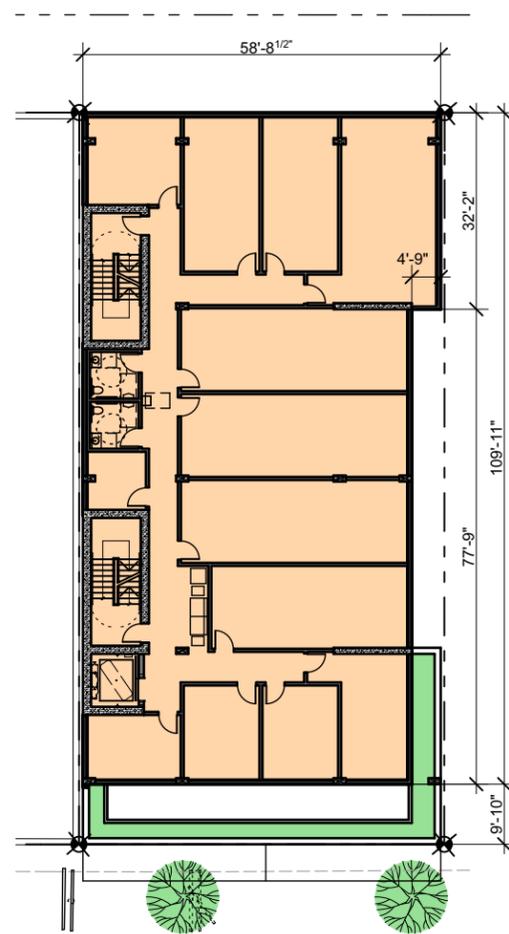
- Base height to respect building to the south.
- Maximizes upper level office footprint while providing opportunities for maximum natural light and air to all offices.
- Expression of base, middle and top.
- Flexibility in building southwest façade allows for future south site development while expressing buildings structural system.
- Horizontal expression allows for maximum solar control with exterior sun shading devices

Cons

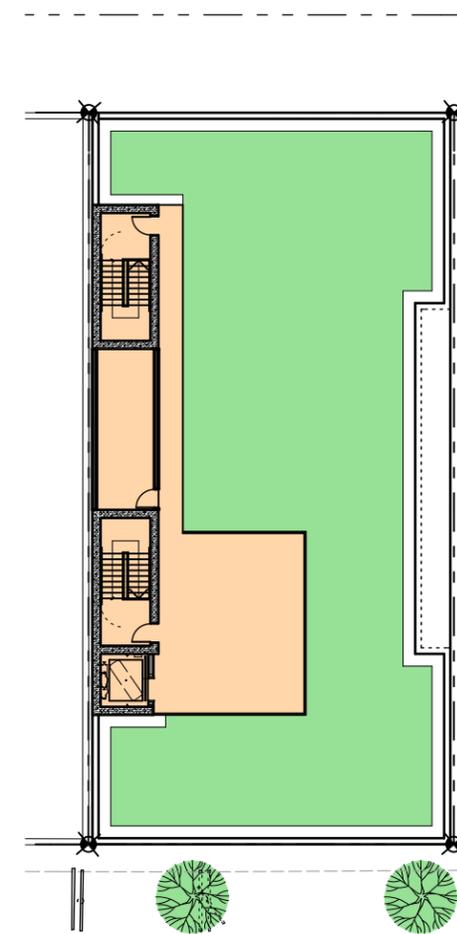
- Top two floors at south façade have blank façade.



L2 PLAN (L7-8 SIM)



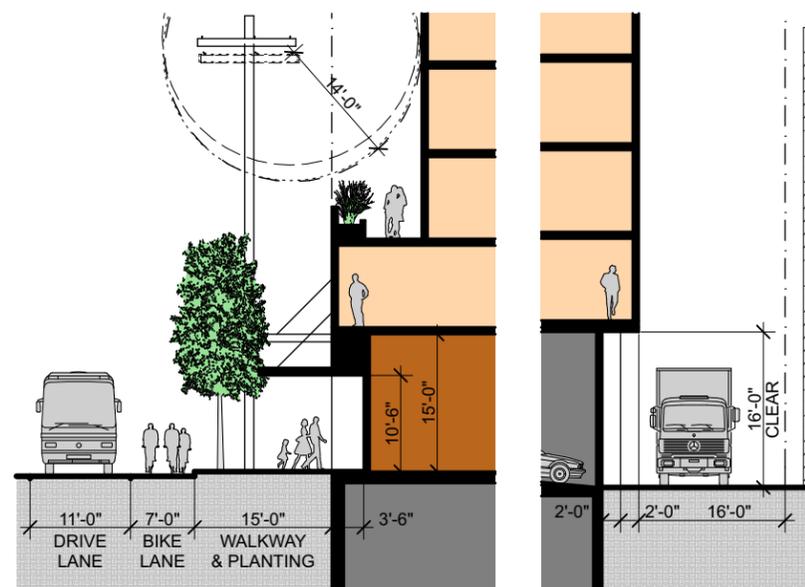
L3-6



ROOF PLAN

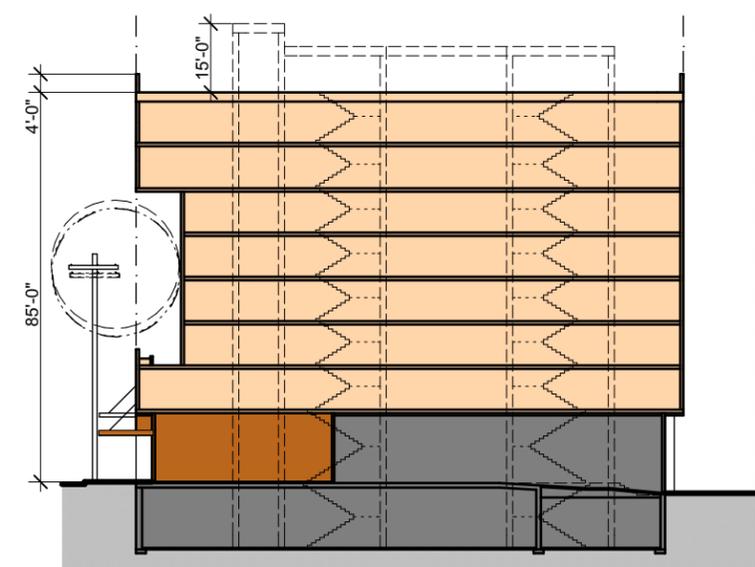
**KEY**

- EXISTING BUILDINGS
- SIDEWALK/DRIVE/ALLEY
- PARKING/UTILITIES
- RETAIL
- OFFICE
- GREENSPACE



STREET SECTION  
(FUTURE 9TH AVE STREET PLAN)

ALLEY SECTION



BUILDING SECTION

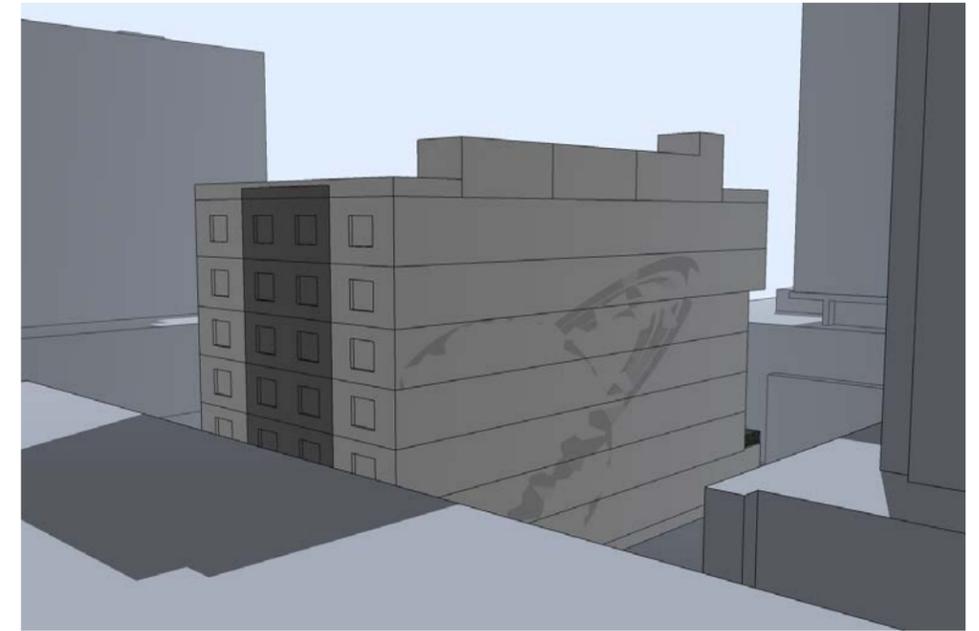
CONCEPTS | OPTION C "THE PEARL" (PREFERRED)



VIEW ONE



VIEW TWO



VIEW THREE



VIEW FOUR



VIEW FIVE



VIEW SIX

## DESIGN COMPARISONS



**OPTION A "THE STEPPED VERTICAL"**

**Pros**

- Building expression clear with a base, middle and top elements.
- Alignment of base height to respect building to the south.
- Occupied deck above level two to allow eyes on the street from the exterior
- Fenestration allows for natural light and air available to all office spaces.

**Cons**

- Blank Façade at Southwest corner on upper office units
- Minimizes potential for upper floor office footprint.



**OPTION B "THE STEPPED CORNER"**

**Pros**

- Upper mass expressed as a corner building without blank façade on the southwest corner.
- Landscaped roof deck above level 2 provides green scape visible from street on multiple levels.
- Presents as a corner building for a long haul visually interesting south & west façade.
- Glazing at upper levels provides view potential towards space needle.
- Natural light and air available to all office spaces.

**Cons**

- Smallest footprint for upper level office function does not maximize site potential
- Corner element lost if building to south is replaced with lot line to lot line building.



**OPTION C "THE PEARL" (PREFERRED)**

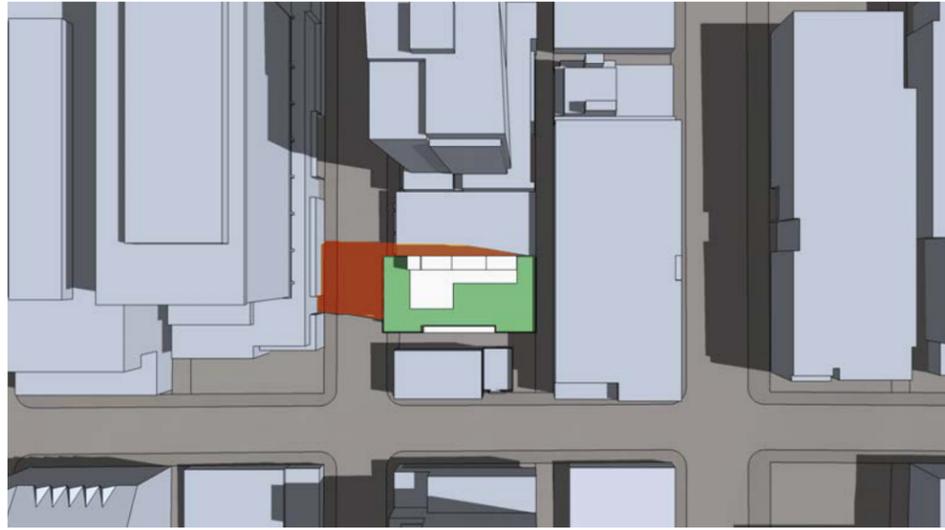
**Pros**

- Base height to respect building to the south.
- Maximizes upper level office footprint while providing opportunities for maximum natural light and air to all offices.
- Expression of base, middle and top.
- Flexibility in building southwest façade allows for future south site development while expressing buildings structural system.
- Horizontal expression allows for maximum solar control with exterior sun shading devices

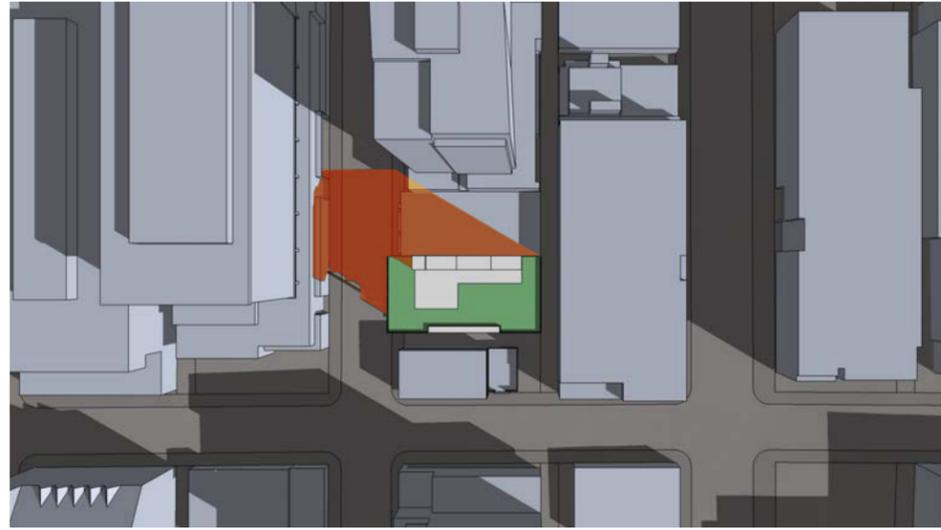
**Cons**

- Top two floors at south façade have blank façade.

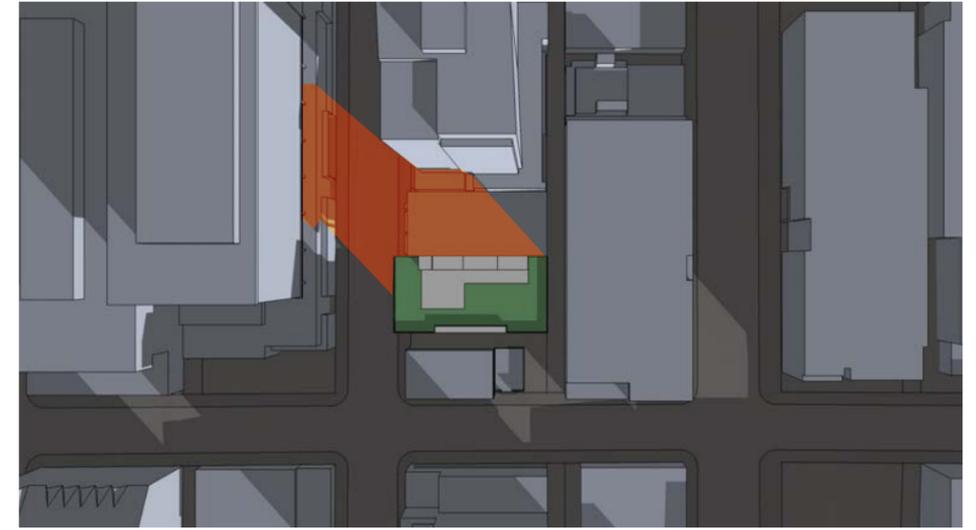
CONCEPTS



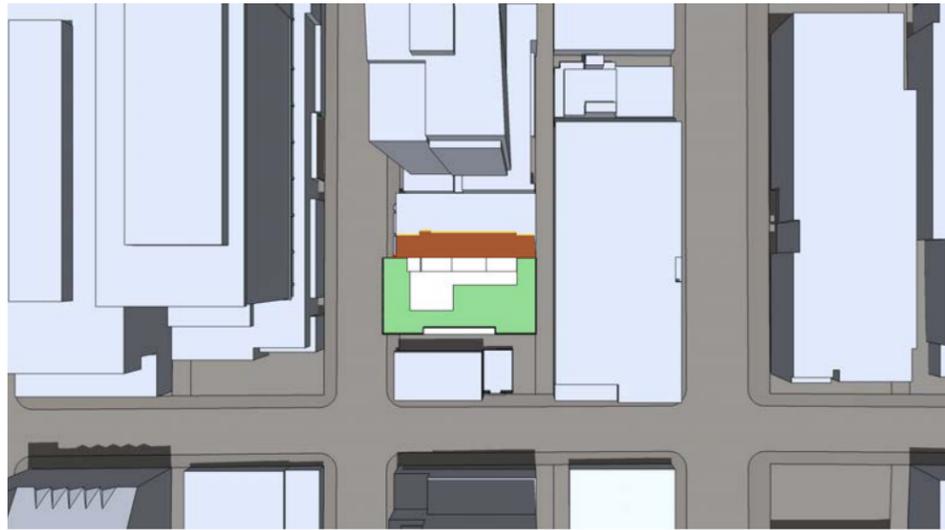
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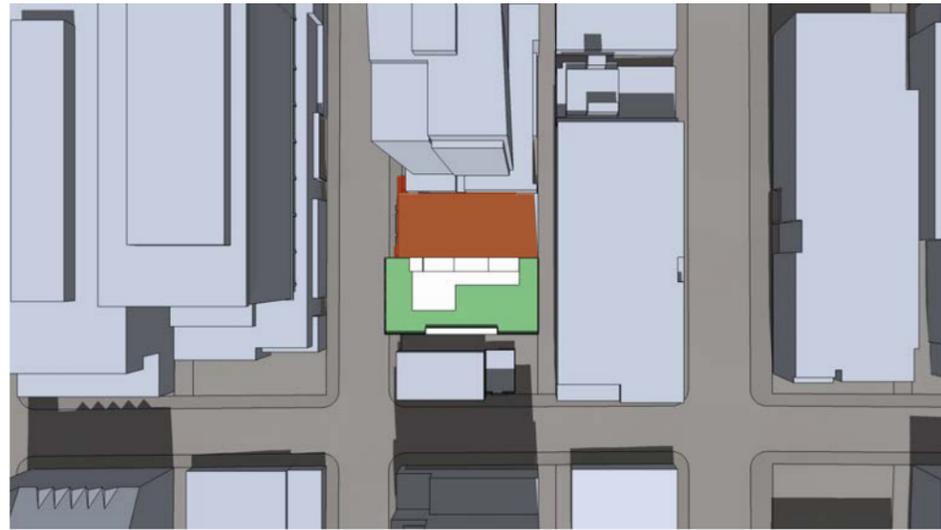
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DECEMBER 21 | 9:00 AM



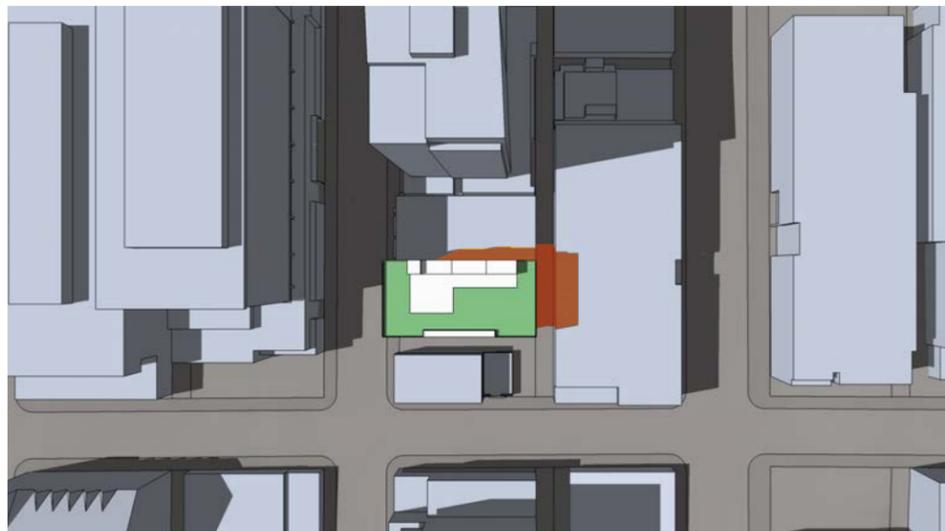
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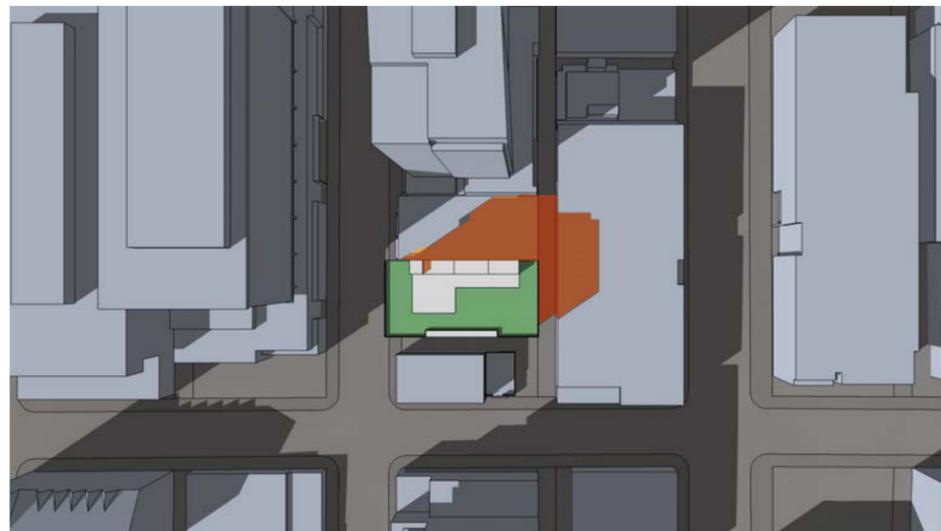
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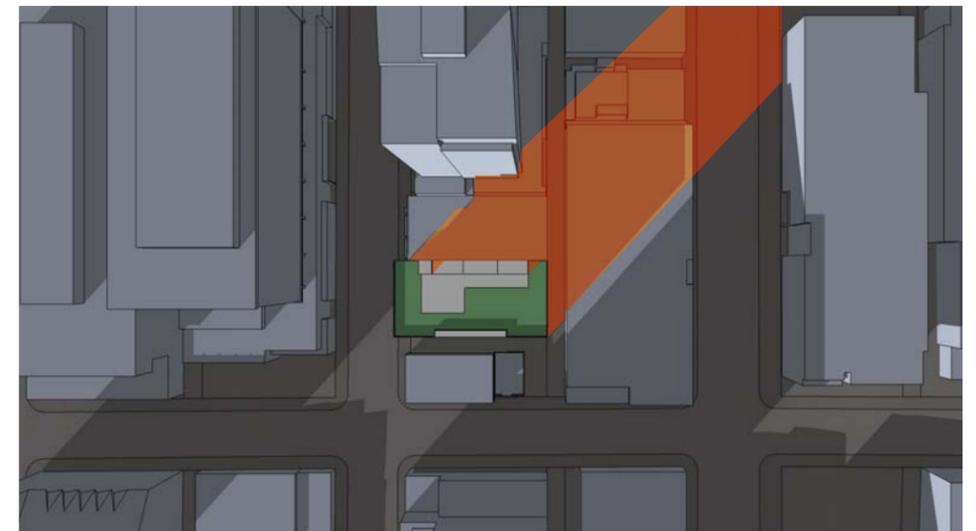
DECEMBER | 12:00 PM



JUNE 21 | 3:00 PM



MARCH/SEPTEMBER 21 | 3:00 PM



DECEMBER | 3:00 PM

**WORK EXAMPLES**

SKIDMORE JANETTE APD



BRIAN REGAN | CLIENT

