

408 Aurora Ave N

EARLY DESIGN GUIDANCE PROPOSAL PACKET

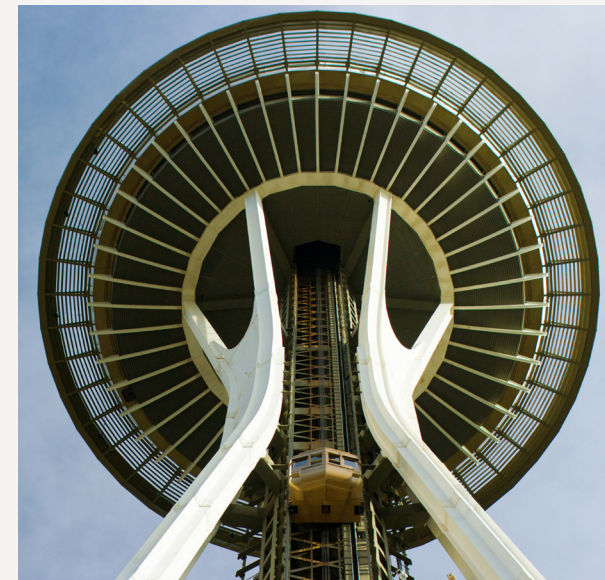
408 Aurora Ave N, Seattle, WA 98109

Property Parcel Number: 198820-1325

SDCI Projects #3024611, #6537284

Meeting Type: EDG

Meeting Date: September 7, 2016



ARC ARCHITECTS, ARCHITECT
1101 EAST PIKE STREET, SEATTLE, WA 98122
OFFICE: (206) 322-3322
WWW.ARCARCHITECTS.COM

THE METROPOLITAN COMPANIES, DEVELOPER
1510 14TH AVENUE, SUITE B, SEATTLE, WA 98122
OFFICE: (206) 549-5115
WWW.METROPOLITANCOS.COM

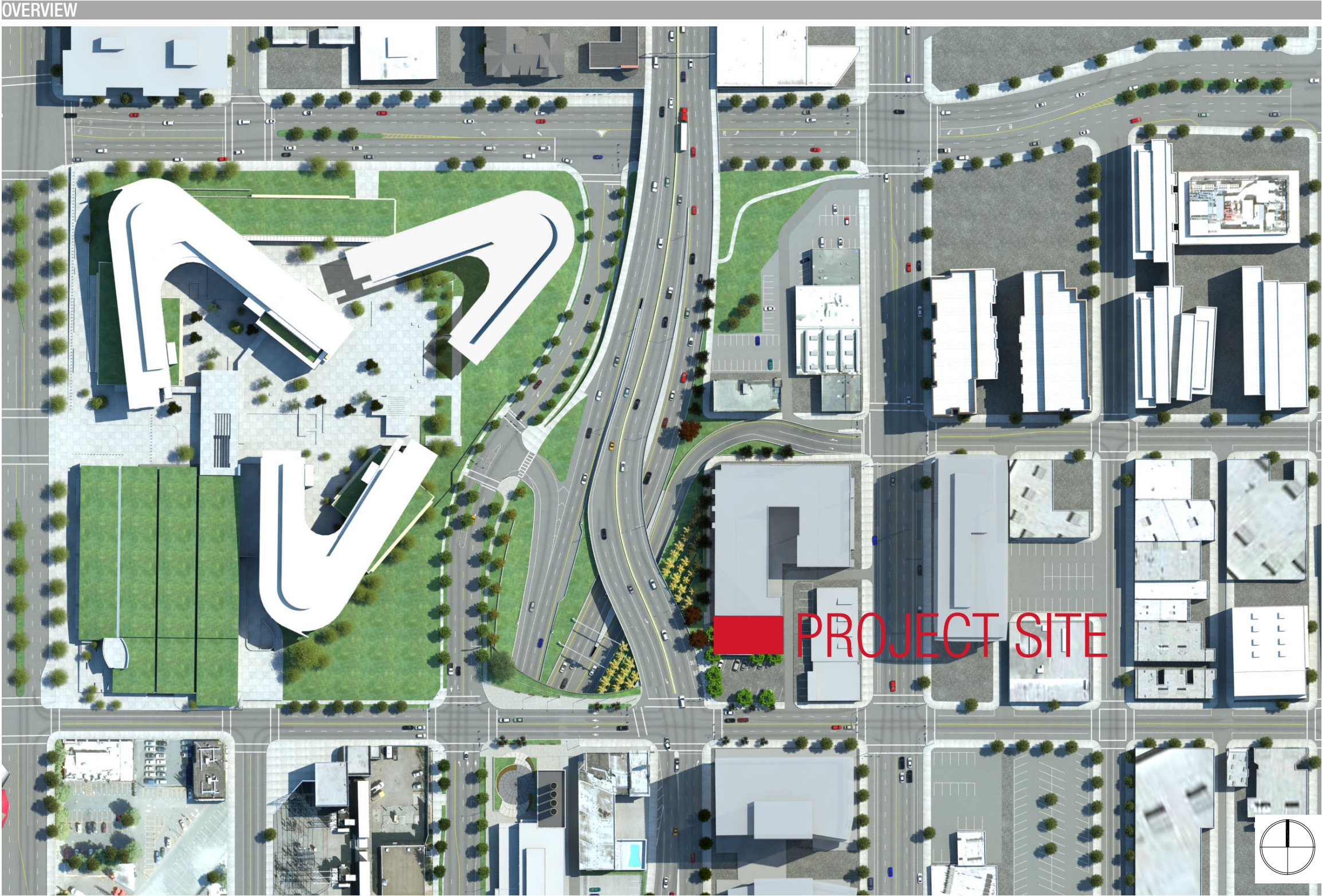
KAREN KEIST, LANDSCAPE ARCHITECT
111 W JOHN ST STE 306 SEATTLE, WA 98119
OFFICE: (206) 323-6032
WWW.KK-LA.COM

SWENSON SAY FAGET, STRUCTURAL ENGINEER
2124 THIRD AVENUE, SUITE 100, SEATTLE, WA 98121
OFFICE: (206) 443-6212
WWW.SSFENGINEERS.COM

table of contents*

*ORGANIZED FROM THE *DESIGN REVIEW: EDG PROPOSAL PACKET REQUIREMENTS (CIRCA 06/2016)*

CONTENT	PG#
SECTION 3.0 - DEVELOPMENT OBJECTIVES	2
SECTION 4.0 - SITE PLAN.....	3
SECTION 5.0 - URBAN DESIGN ANALYSIS.....	4
SECTION 6.0 - ZONING DATA	11
SECTION 7.0 - DESIGN GUIDELINES.....	12
SECTION 8.0 - ARCHITECTURAL MASSING CONCEPTS.....	14
SECTION 9.0 - DEPARTURES.....	N/A



3.0

Development Objectives

CONTEXTUAL CONTRIBUTION / SUSTAINABLE AMBITIONS

Framing the eastern edge of the future North Portal of the Alaskan Way Viaduct Replacement Tunnel, 408 Aurora Ave N is a 7-story residential building catered to the diverse and growing community of technology citizens (techizens) within South Lake Union. It's prime location provides an opportunity for a building that marks the transition between the on-going improvements to the Alaskan Way Viaduct and the recent infusion of urban redevelopment in South Lake Union. It is intended to be seen. It will also capitalize on it's unobstructed views of iconic city features (ex: The Space Needle, Bill and Melinda Gates Foundation, downtown Seattle, Queen Anne, Lake Union).

With an owner who has a wealth of knowledge and experience in sustainable building practices, supported by a project team dedicated to environmental design, the primary goal is to design and construct a building that maximizes its site's potential by integrating responsible systems and products with proven quantitative and qualitative results.

A building should tell a story, one that educates and inspires.

The basic program includes:

72

residential loft units of equal size and configuration

38,880

total gross square footage

0

commercial square footage (retail, office, hotel, etc.) or live-work units

0

number of parking stalls provided; dedicated interior bike storage for 55 provided.

AERIAL VIEW



SUMMARY

Legal Description:

Lot 8, block 75, D.T. Denny's home addition to the city of Seattle, according to the plat thereof, recorded in volume 3 of plats, page 115, records of King County, Washington;

Except the west 12 feet thereof condemned in king county superior court cause no. 193437 for the widening of aurora avenue, as provided by ordinance no. 50890 of the city of seattle.

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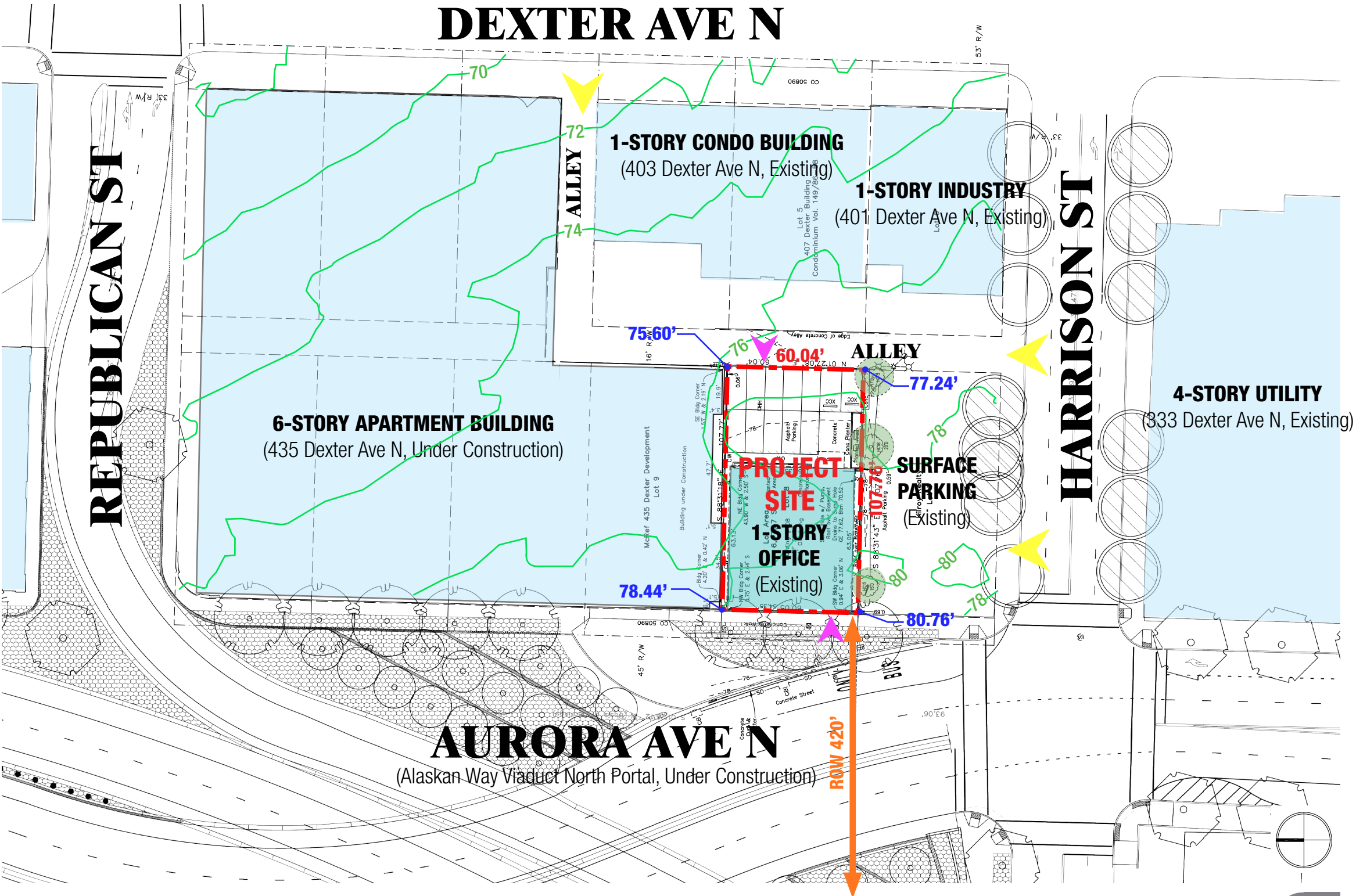
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An easement for light and air over a portion of said land lying below 110.00 feet (navd 1988 datum), as provided by document recorded under king county auditor file number 20130201001042.

Site Plan Legend:

- Trees: Horse Chestnut (Aesculus hippocastanum)
- Property Line + Dimensions
- Adjacent Structures
- Topography
- Vehicular Access
- Pedestrian Access
- ROW Dimensions
- Property Corner Spot Elevations
- Existing Site Structures

SITE PLAN, N.T.S.



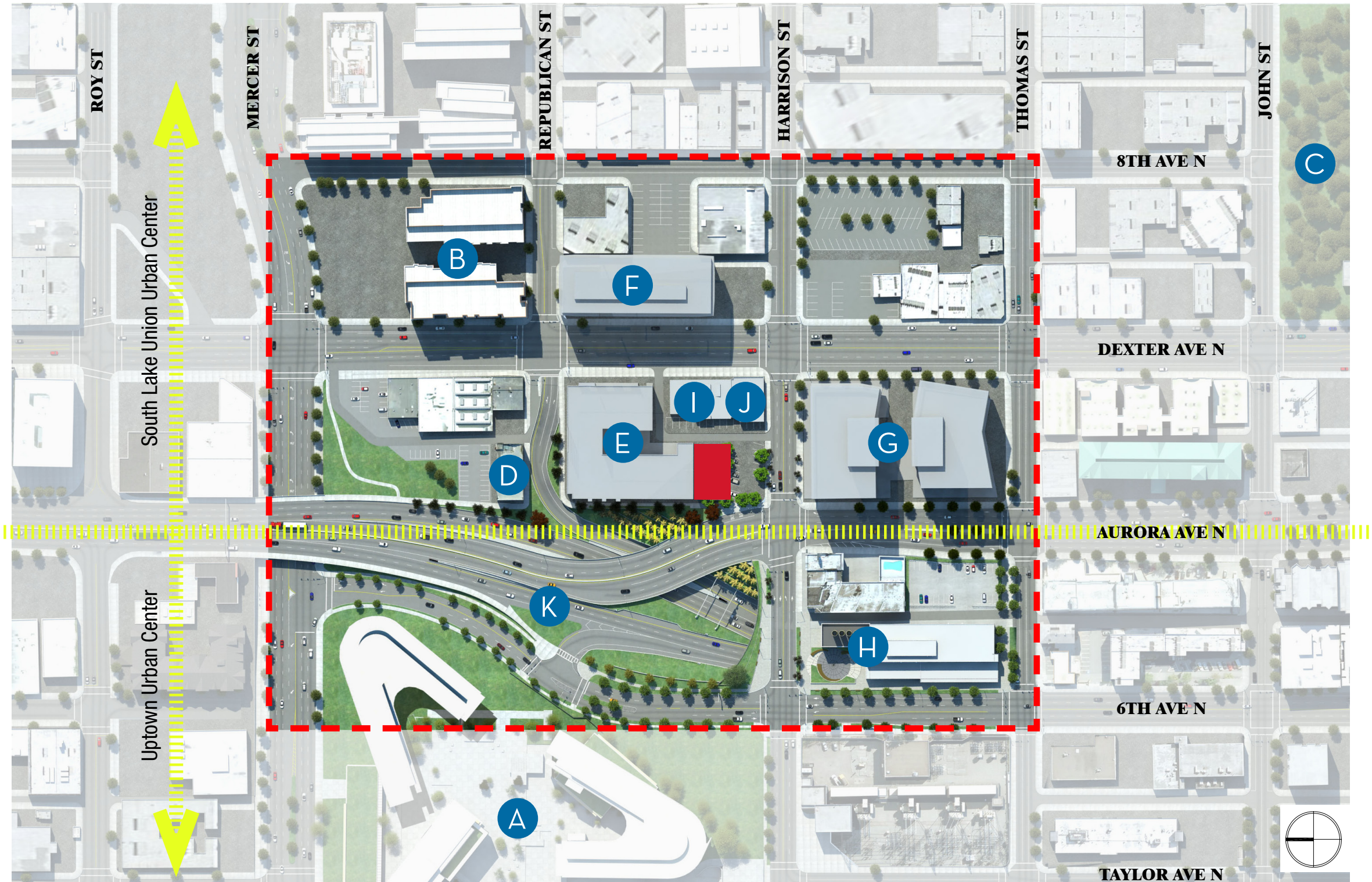
5.0

Urban Design Analysis Aerial Graphic (3 block x 3 block)

Aerial Graphic Legend:

- A Bill and Melinda Gates Foundation, Office Building
- B 500 Dexter Ave N - UW Medicine, R&D Laboratory
- C Denny Park, Public Park
- D 500 Aurora Ave N - Office Building
- E 435 Dexter Ave N - 295 Residential Units
- F 400 Dexter Ave N - Office Building
- G 333 Dexter Ave N - Office Building
- H Alaskan Way Viaduct North Portal Building
- I 403 Dexter Ave N, 91 Residential Units
- J 401 Dexter Ave N - Industrial Building
- K Alaskan Way Viaduct North Portal
- Project Site

AERIAL GRAPHIC (3 BLOCK X 3 BLOCK)



5.0

Urban Design Analysis Vicinity Map w/ Community Nodes and Landmarks

VICINITY MAP W/ COMMUNITY NODES AND LANDMARKS



A Bill and Melinda Gates Foundation



B South Lake Union Park



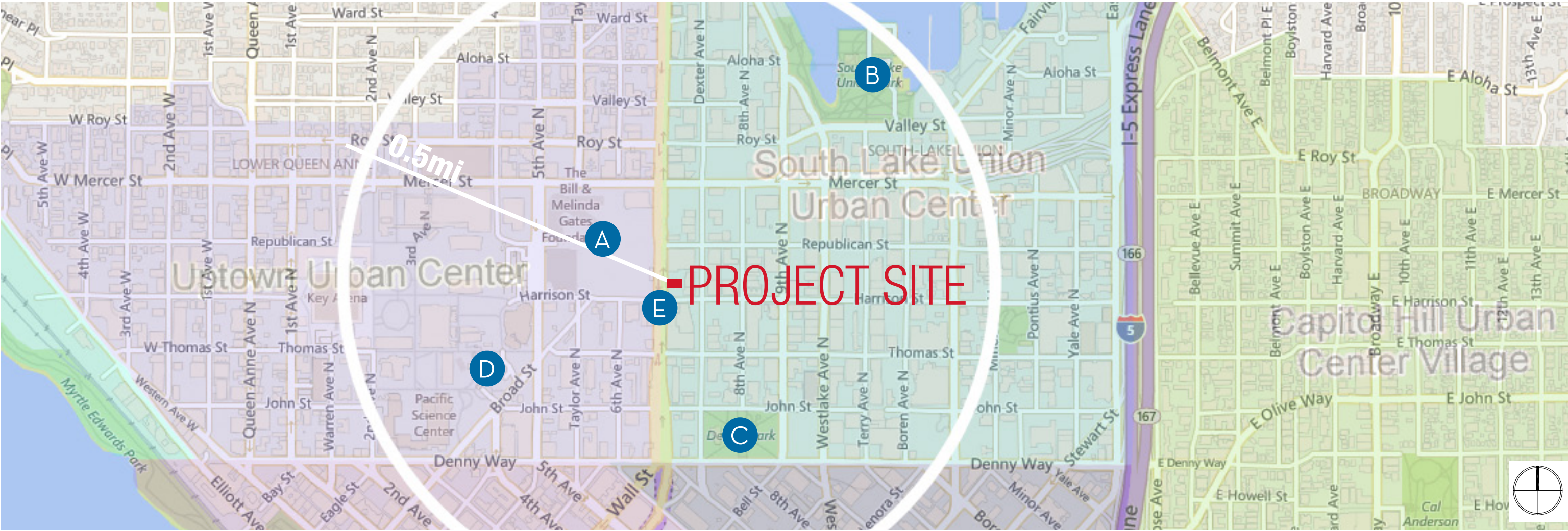
C Denny Park



D The Space Needle, Seattle Center



E Alaskan Way Viaduct North Portal



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Urban Design Analysis Axonometric of Surrounding Area

Axonometric Legend:

- Existing Structures
- Projects Under Construction (6/2016)
- Projects in Design
- Project Site

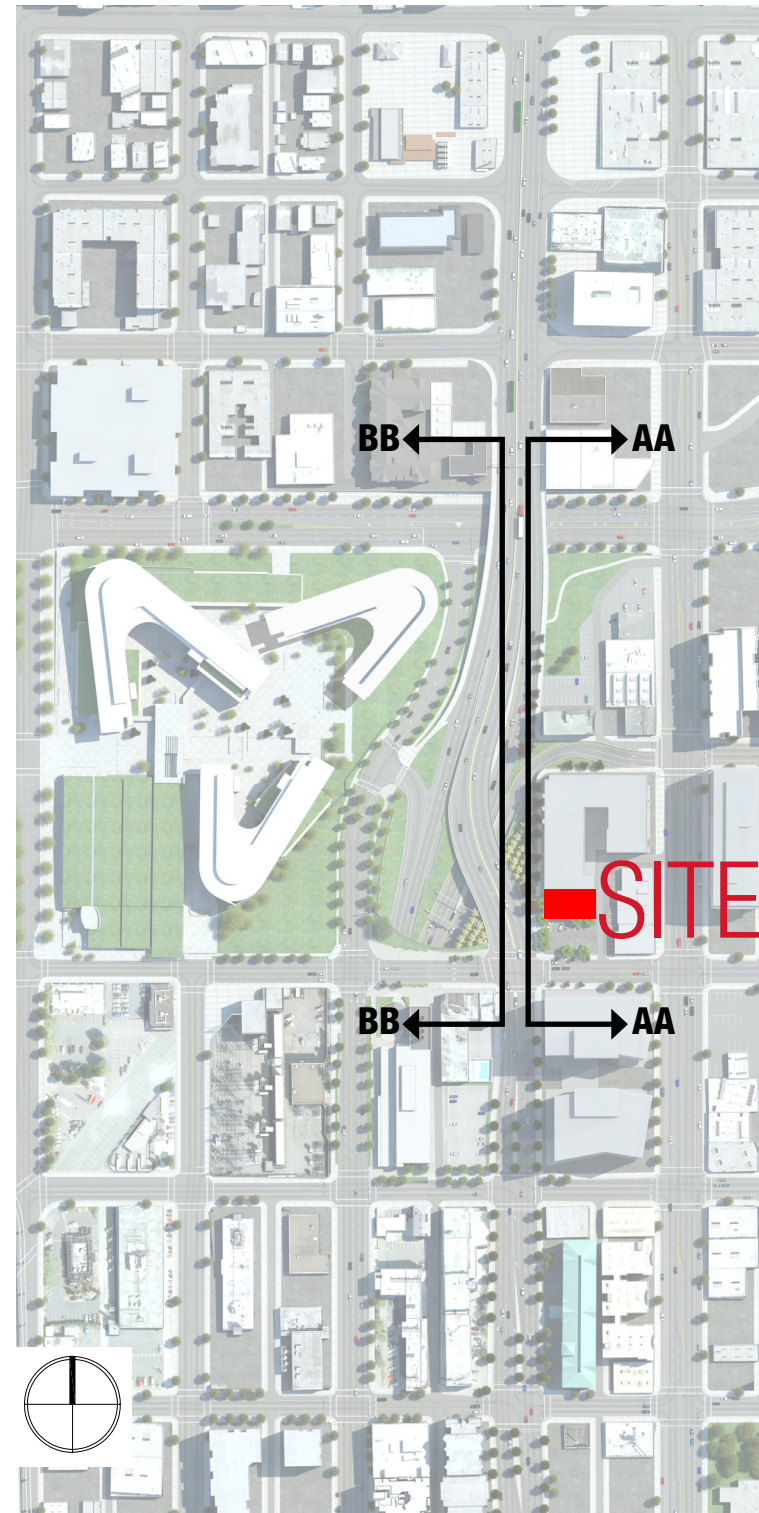
AXONOMETRIC, 9 BLOCK AREA



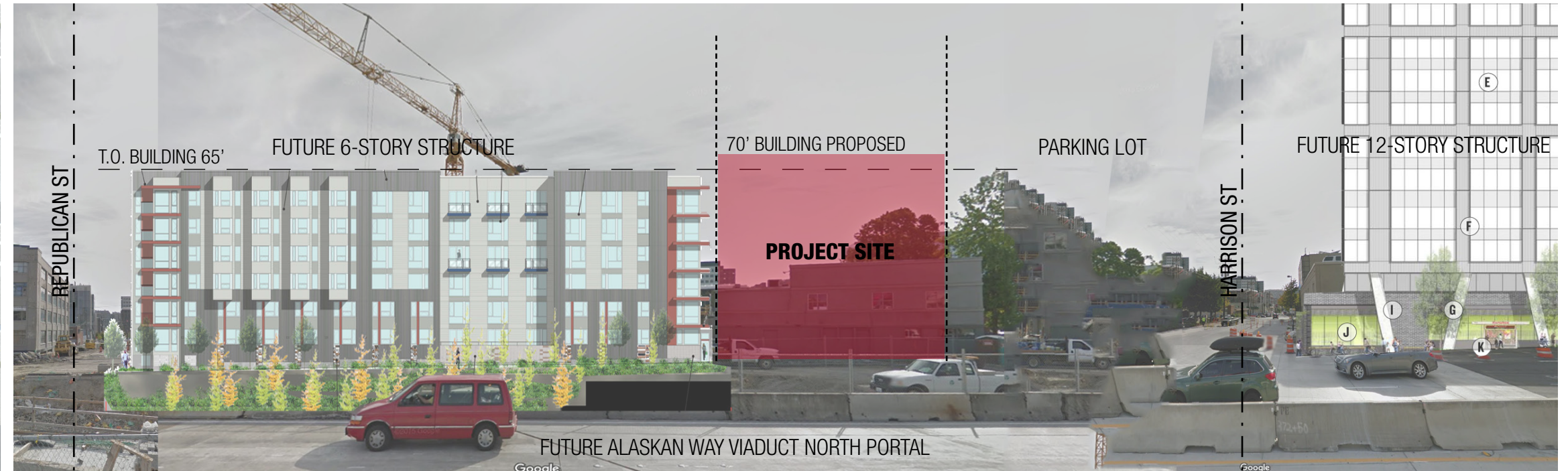
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Urban Design Analysis Streetscape Photomontage

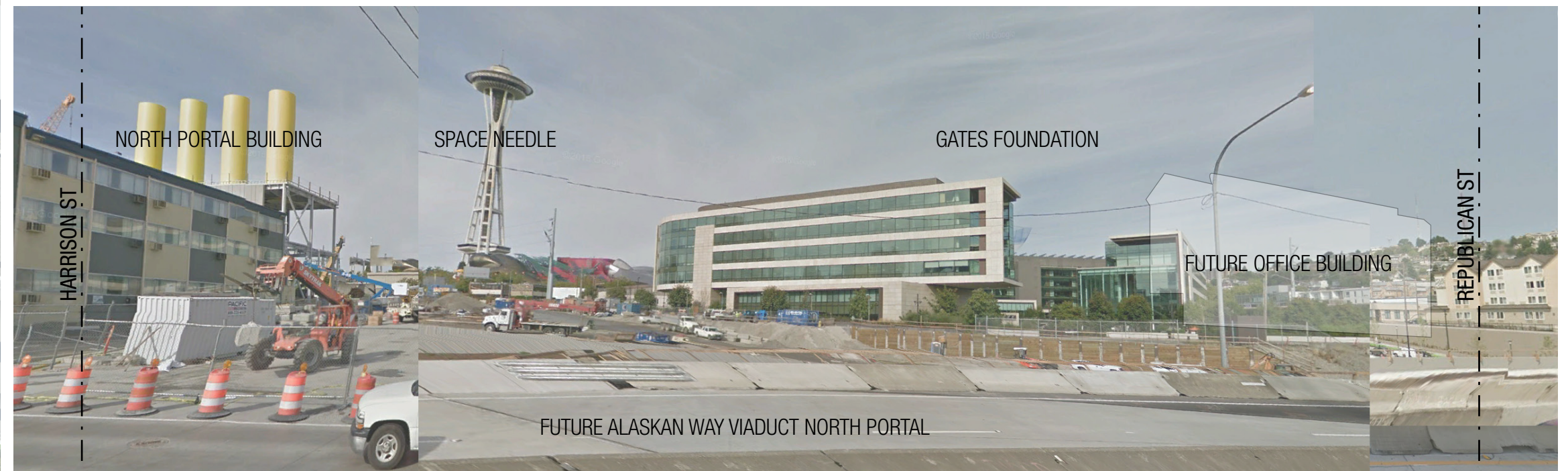
KEY PLAN



PHOTOMONTAGE STRIPS



AA - PHOTOMONTAGE LOOKING EAST



BB - PHOTOMONTAGE LOOKING WEST

Urban Design Analysis

Context Analysis & Design Cues

NARRATIVE

Design Cues

Location / Views

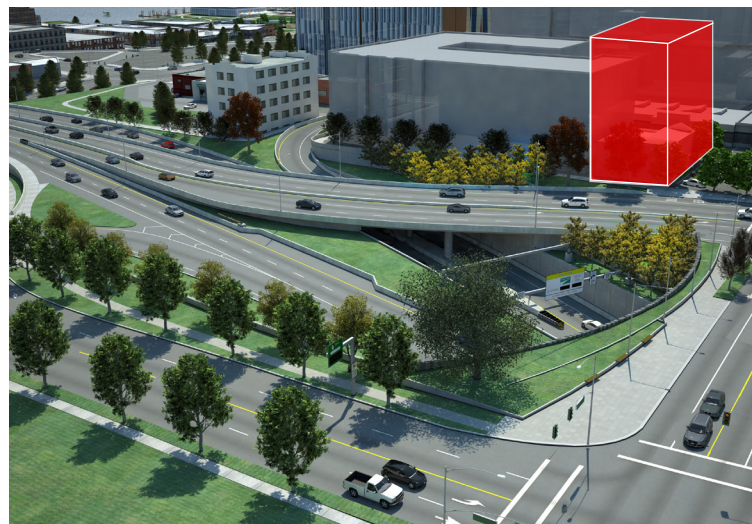
Framing the east edge of the future Alaskan Way Viaduct North Portal, the west elevation of property will have unobstructed views of the Seattle Center, Queen Anne and Olympic Mountains with no property within +500' of the property edge. **Design Cue: focus as many apartment units along this property edge with as much transparency as possible.**

Noise

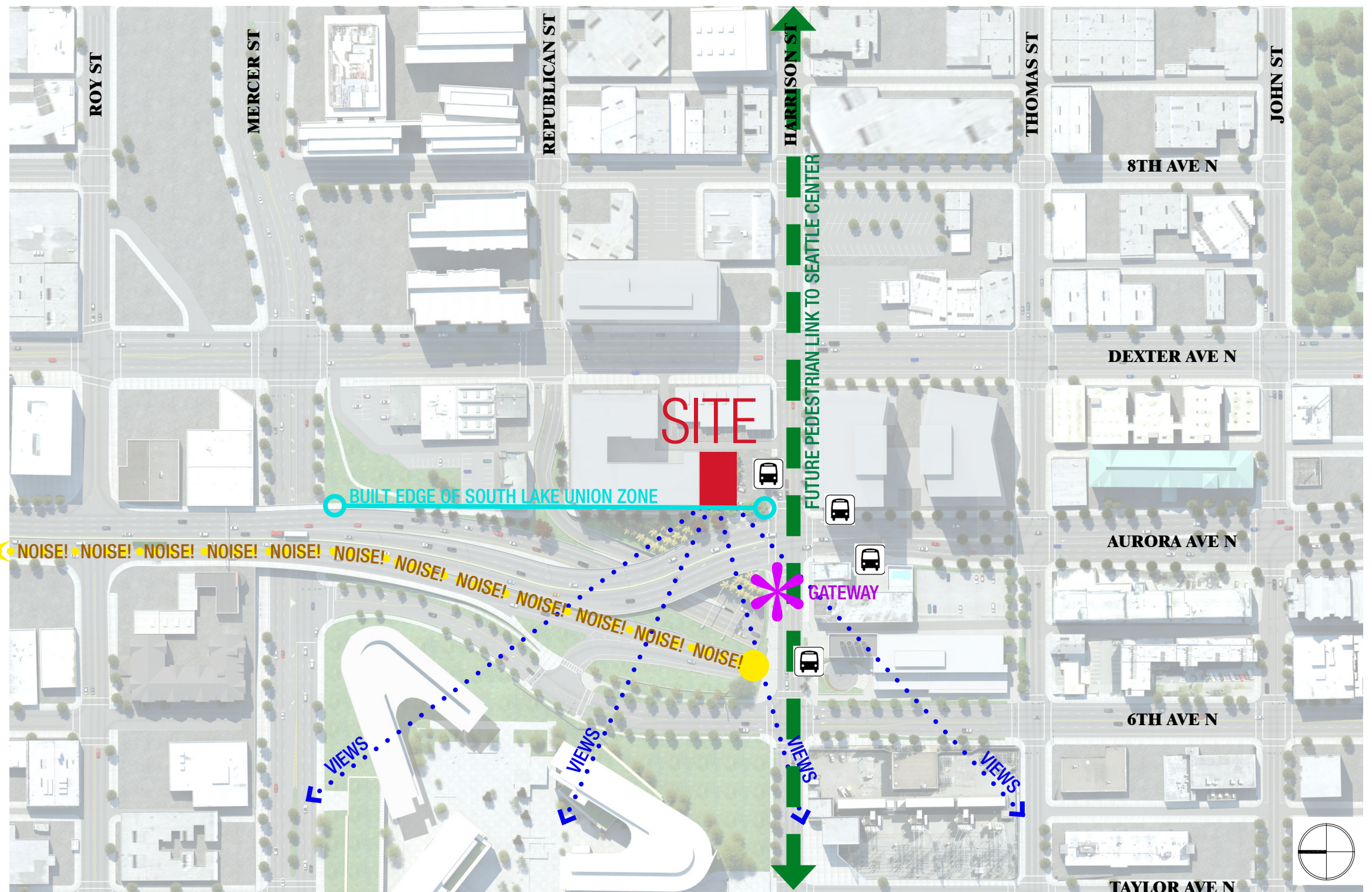
With speeds up to 40mi (and beyond), vehicle noise, debris and dust stemming from the future Alaskan Way Viaduct North Portal will be a major concern at all hours of the day. **Design Cue: Invest heavily in acoustical solutions for the Viaduct-facing west elevation.**

Street Use and Landscaping

With on pedestrian access from the West and vehicular access from the alley (East), the property is lacks conventional public right-of-way and private site features unless dedicated within the project site. **Design Cue: dedicate area on street (and/or wall, and/or roof) for landscaping, drop-off, on-leash dog areas.**



CONTEXT ANALYSIS



5.0

Urban Design Analysis

Maps of Access Opportunities, Traffic Patterns, Routes, Streetscape Overlays

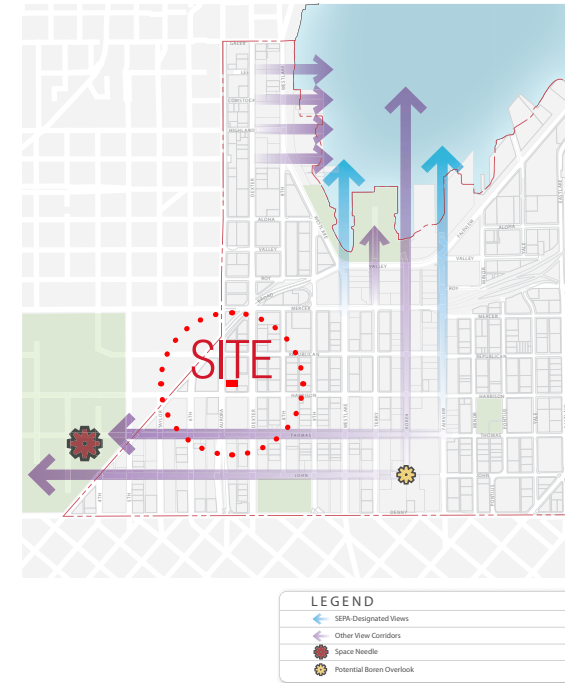
Summary:

The South Lake Union Urban Design Framework (2010) establishes a shared design vision and implementation strategy for the future of South Lake Union (SLU). Translating 15 years of community planning into guiding principles, conceptual recommendations, and implementation actions, it is intended to help realize the vision described in the Neighborhood Plan.

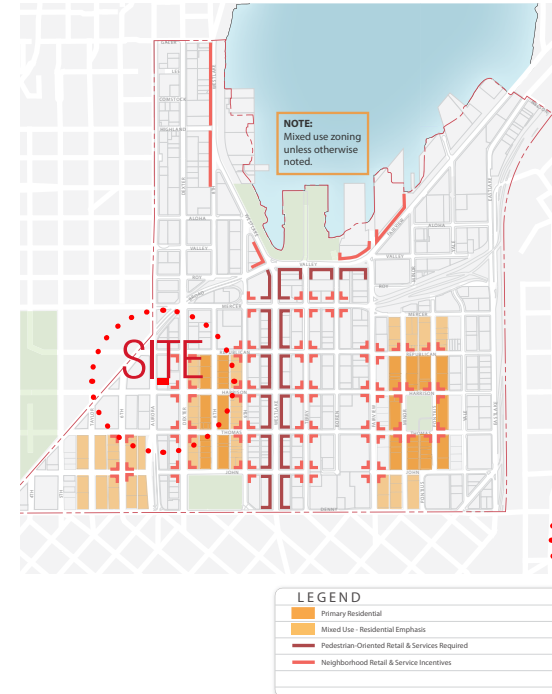


ESTABLISHED NEIGHBORHOOD OVERLAYS AND OPPORTUNITIES

VIEWS



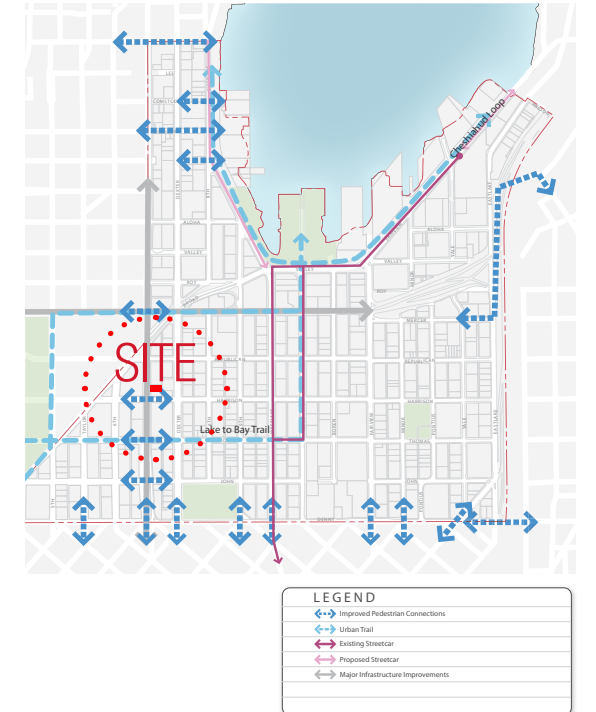
RESIDENTIAL AND RETAIL FOCUS AREAS



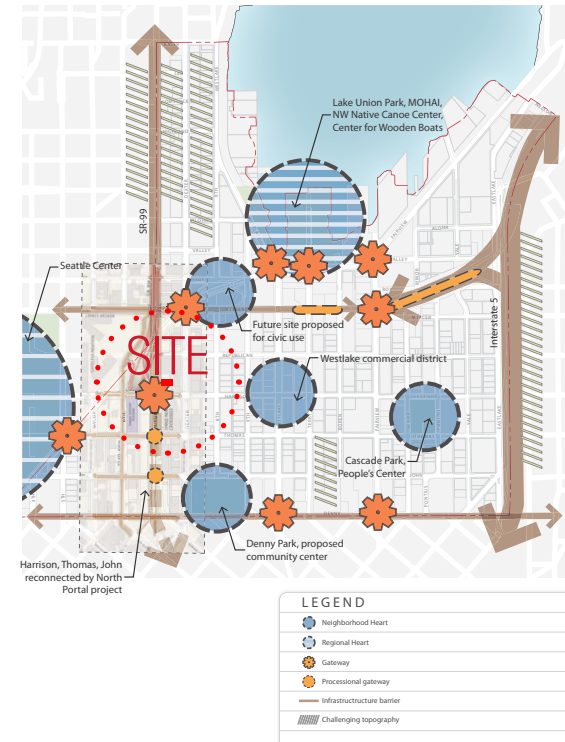
LAKEFRONT



NEIGHBORHOOD CONNECTIONS



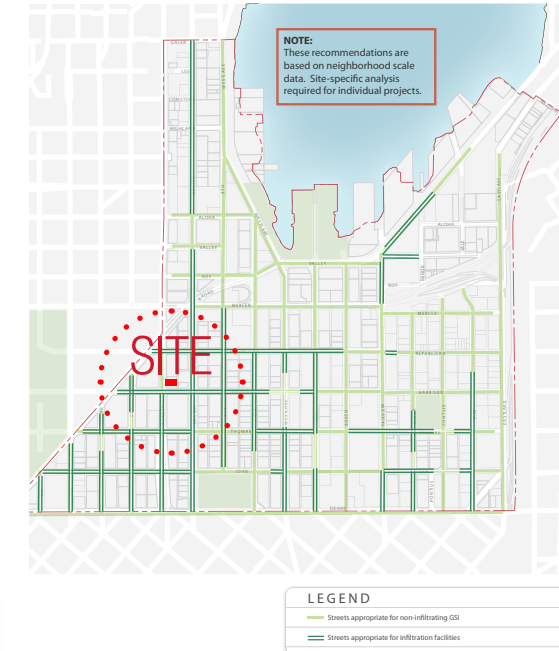
GATEWAYS, HEARTS, AND EDGES



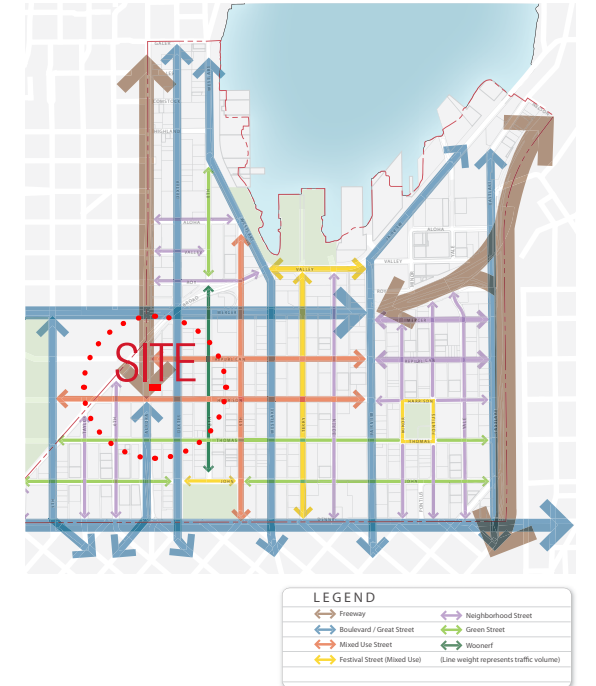
PUBLIC SPACE NETWORK



GREEN STORMWATER INFRASTRUCTURE



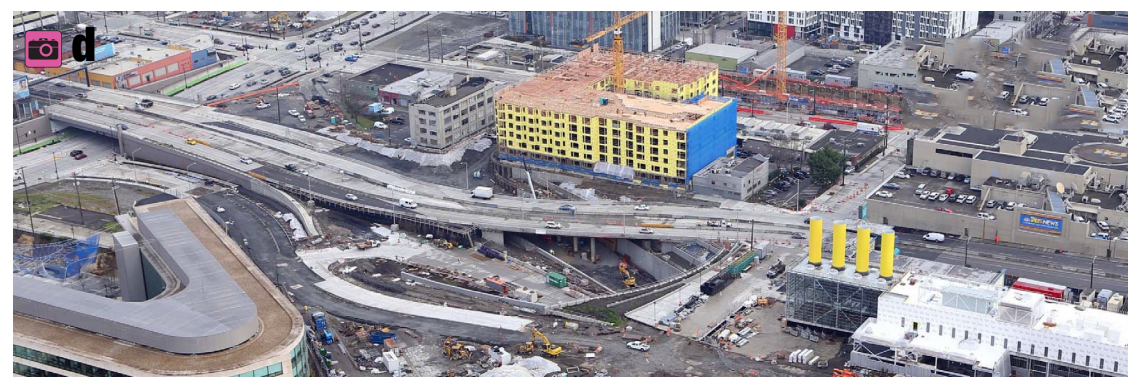
STREET CHARACTER



5.0

Urban Design Analysis Site Photos

SITE PHOTOS



6.0

Zoning Data

CODE SECTION / DESCRIPTION

Zoning Classification

SM-SLU 160/85-240

Seattle Mixed 160 / residential height

Incentive Height = 85-240

Neighborhood Overlay

South Lake Union Urban Village

Frequent Transit Corridor (per DCI GIS)

Environmentally Critical Area

None per DCI GIS map

Seattle Municipal Code (SMC) 23.48.220 - Floor area ratio (FAR) in South Lake Union Urban Center – residential use = 6 max. Proposed FAR = 6.

SMC 23.48.005 Uses – site is not located on a Class 1 pedestrian street therefore no required street level uses apply. Proposed = no ground floor commercial/retail (ground floor residential).

SMC 23.48.280 Required parking in South Lake Union Urban Center - Required parking in South Lake Union Urban Center = 0. Proposed = 0.

SMC 23.48.025 Structure height - Max = 85', Proposed = 85'.

SMC 23.48.040 Street-level development standards: Primary pedestrian entrance - Each new structure facing a street is required to provide a primary building entrance for pedestrians from the street that is no more than 3 feet above or below the sidewalk grade. Proposed as required.

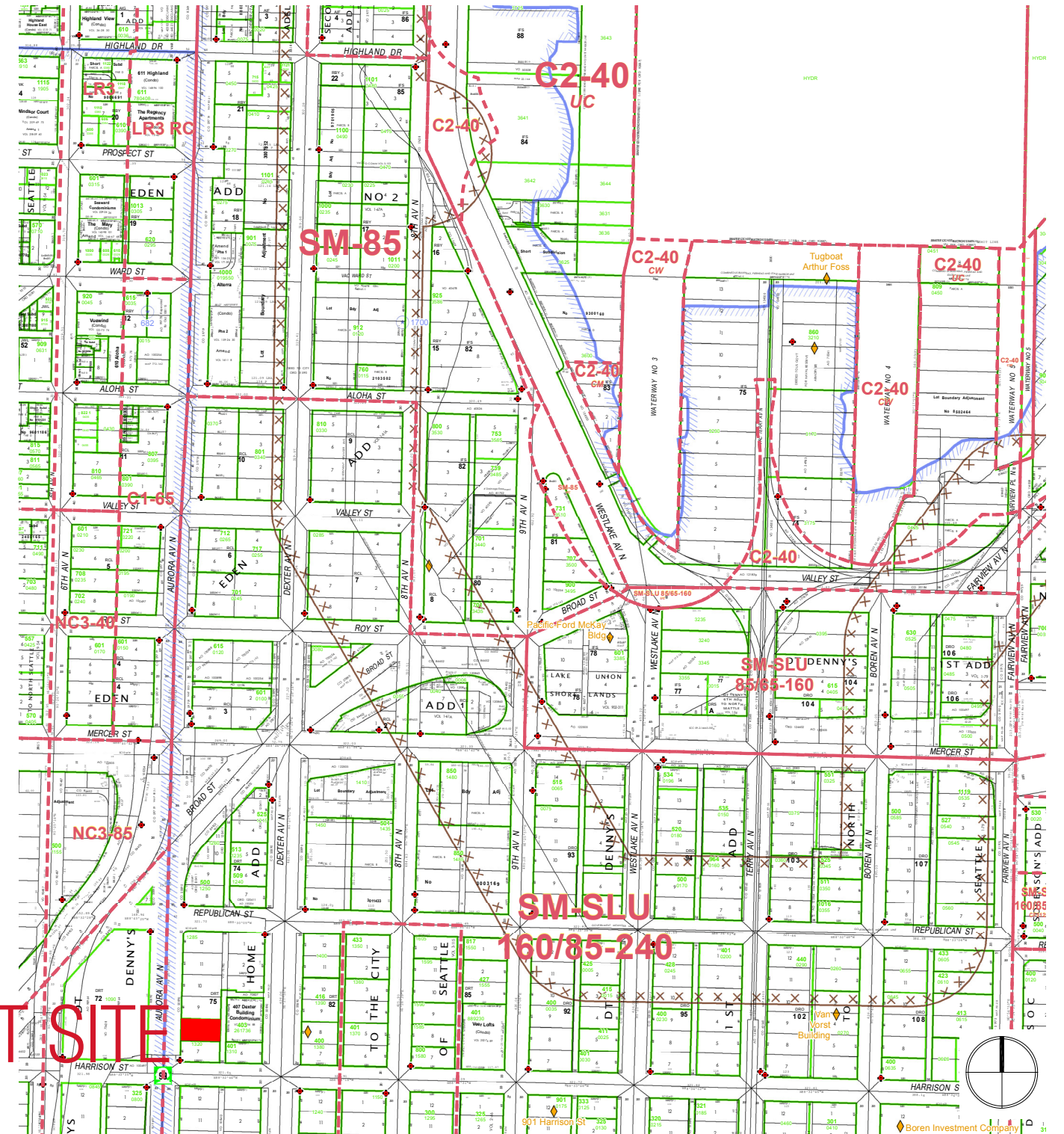
SMC 23.48.040 Street-level development standards: Minimum facade height - On Class 2 Pedestrian Streets and Neighborhood Green Streets the minimum height for street-facing facades is 25 feet.

SMC 23.48.055 Screening and landscaping standards - Landscaping that achieves a Green Factor score of .30 or greater. Proposed as required.

SMC 23.48.240 Street-level development standards in South Lake Union Urban Center - Except on Class 1 Pedestrian Streets, as shown on Map A for 23.48.240, and as specified in subsection 23.48.240.B.1, the street-facing facade of a structure may be set back up to 12 feet from the street lot line.

SMC 23.54.040 Solid waste and recyclable materials storage and access - Table A for 23.54.040: Shared Storage Space for Solid Waste Containers 26-50 dwelling units 375 square feet + 4sf for each unit above 50

SMC 23.47A.022 Light and glare standards - Exterior lighting must be shielded and directed away from adjacent uses. Proposed as required.



7.0

Design Guidelines

From the South Lake Union Design Guidelines (2013 revision)

PRIORITY GUIDELINES

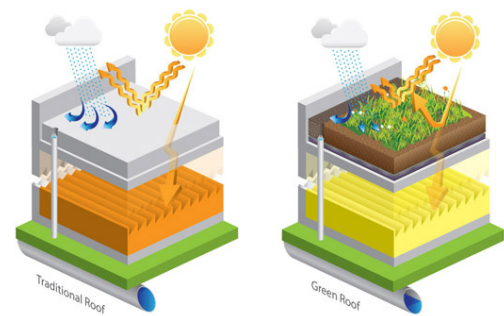
Context and Site

CS1 - Natural Systems and Site Features

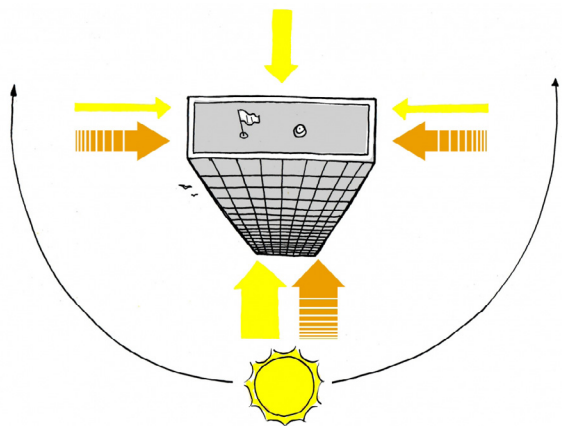
Use natural systems and features of the site and its surroundings as a starting point for project design.

Proposed Response: Implement green-roof system for storm water detention and filtration

Green Roof Comparison



Proposed Response: Orient building so the east/west elevations are shorter than the north/south to reduce solar heat gain



Context and Site

CS2 - Urban Pattern and Form

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

Proposed Response: Dedicate South elevation of building (Harrison Street facing elevation) for public art (graphic) on wall surface to enhance South Lake Union designated 'Heart Location' along Harrison Street.

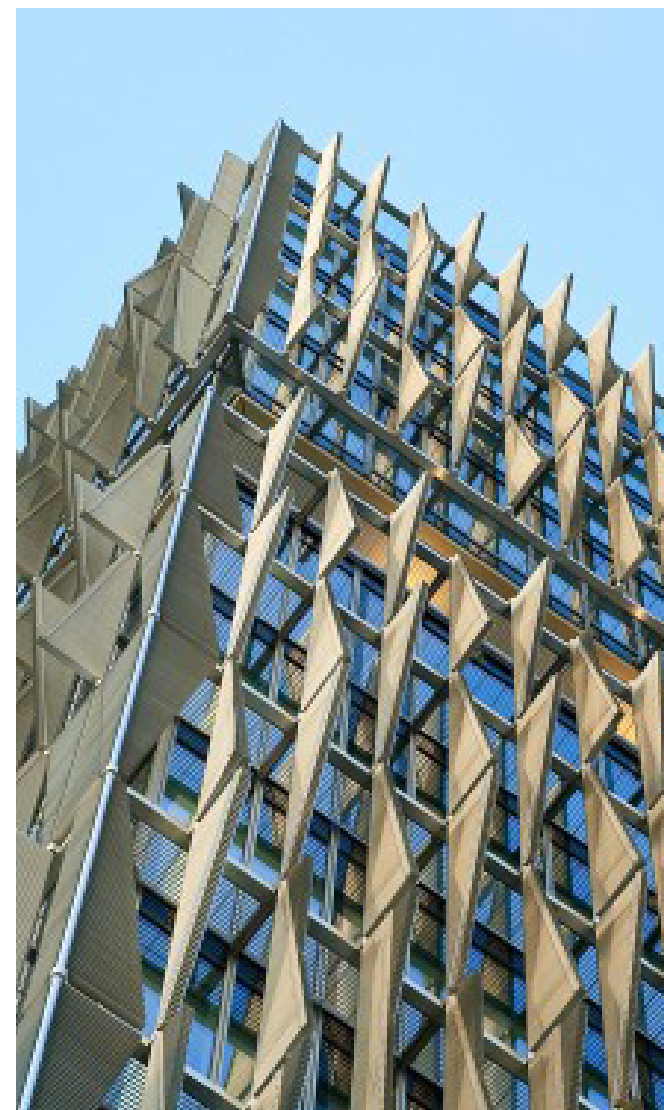


Context and Site

CS3 - Architectural Context and Character

Contribute to the architectural character of the neighborhood.

Proposed Response: Integrate sun shades at intervals on the street-facing elevation for vertical articulation.



Public Life

PL1 - Connectivity

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

Proposed Response: Create a transition zone between private property and the public right of way with an exterior landscaped entry off Aurora Ave N.



7.0

Design Guidelines

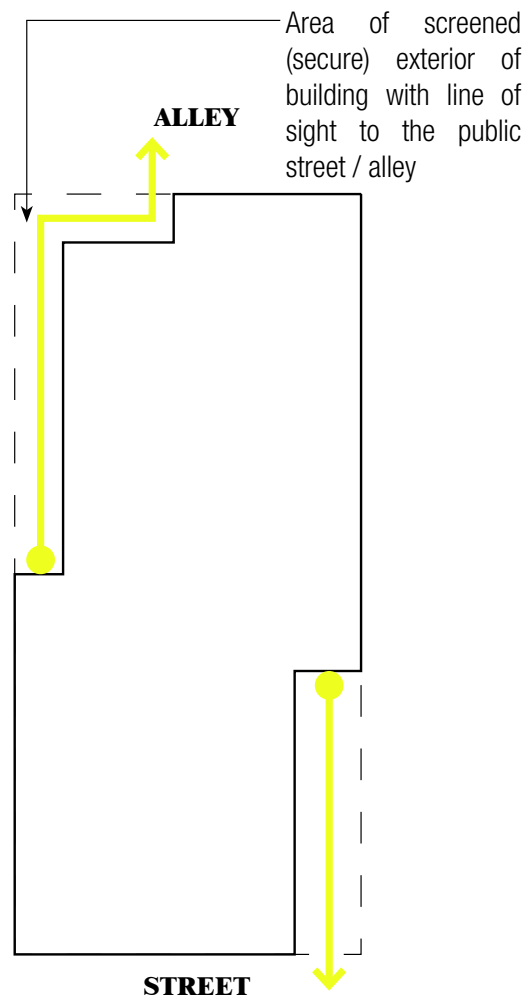
From the South Lake Union Design Guidelines (2013 revision)

PRIORITY GUIDELINES

PL2 - Walkability

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

Proposed Response: Create building entry points that are defensively designed with clear sight lines and opportunities for eyes on the street/alley.



Context and Site

PL3 - Street Level Interaction

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

Proposed Response: Utilize small garden planters at street-level residential to enhance the character of the streetscape



Context and Site

DC2 - Architectural Concept

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

Proposed Response: Take advantage of the 'fifth elevation' roofscape to provide an amenity for tenants to gather, view their surroundings and become educated on sustainable green-roof practices.

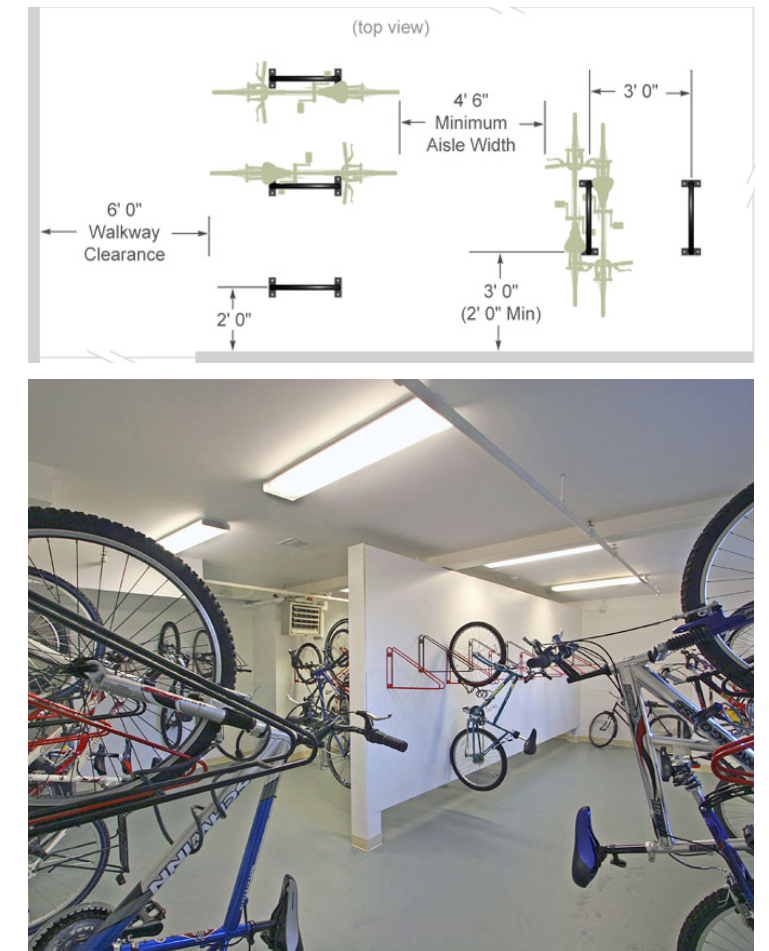


Design Concept

DC1 - Project Uses and Activities

Optimize the arrangement of uses and activities on site.

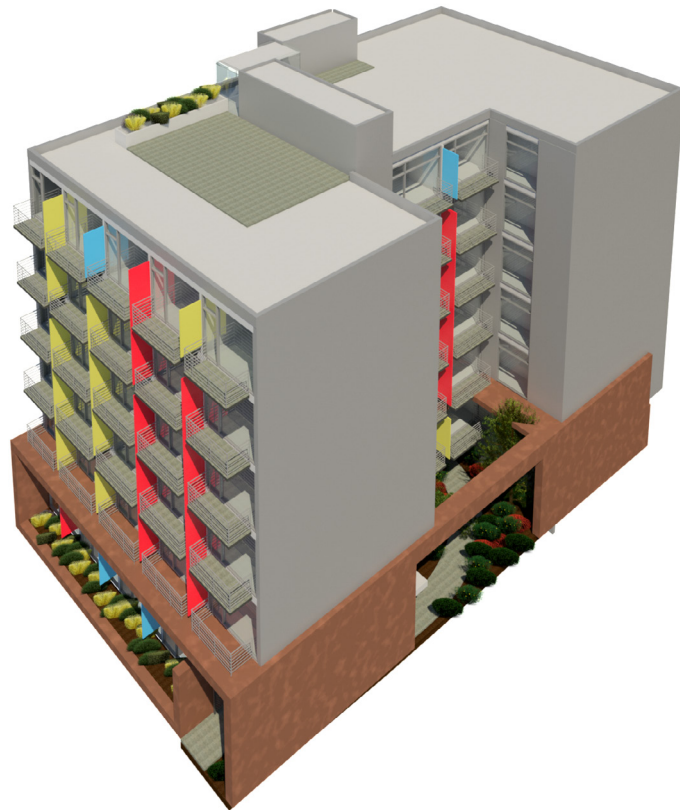
Proposed Response: Propose all parking (required = zero parking stalls) be replaced with dedicated ground-floor bike storage room accessible to all tenants from alley.



Architectural Massing Concepts
Massing Comparison Sheet

COMPARISON SHEET WITH OPPORTUNITIES AND CONSTRAINTS

A



PREFERRED MASSING OPTION
7-STORY, 75 UNIT
APARTMENT BUILDING

Opportunities

- Property abuts adjacent properties, allowing opportunity to focus glazing on East/West elevations with spectacular views.
- Innovative recessed/green entry courtyard

Constraints

- Parcel does not front a street, main access off on-ramp to WA-99
- Noisy street

B



PREFERRED MASSING OPTION
7-STORY, 75 UNIT
APARTMENT BUILDING

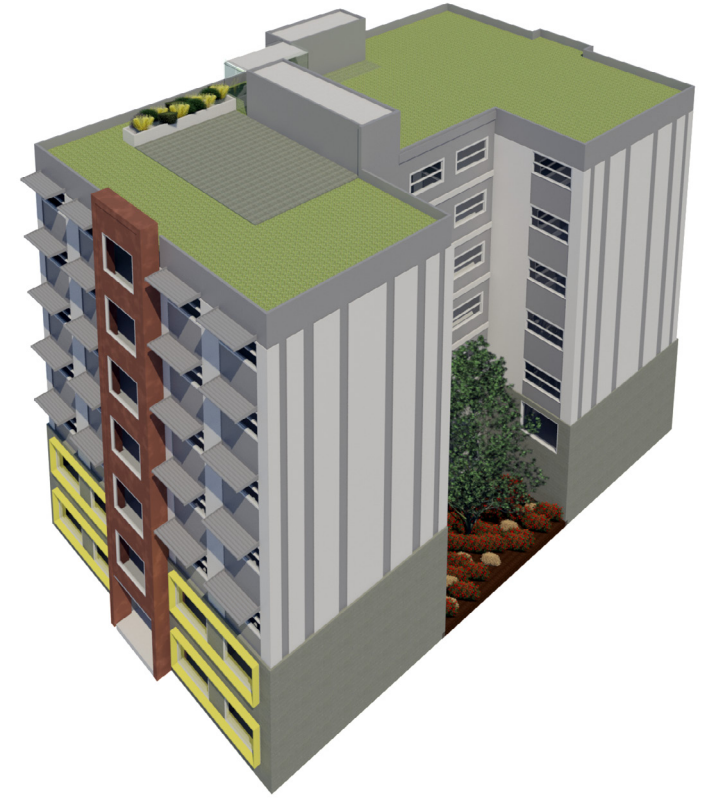
Opportunities

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Constraints

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- Noisy street

C



PREFERRED MASSING OPTION
7-STORY, 78 UNIT
APARTMENT BUILDING

Opportunities

- Green roof and deck with spectacular views.

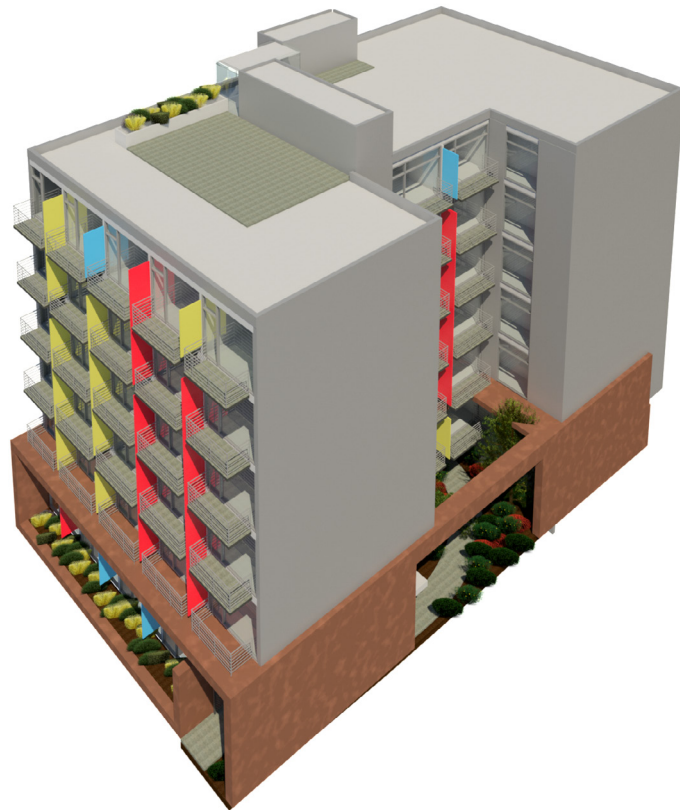
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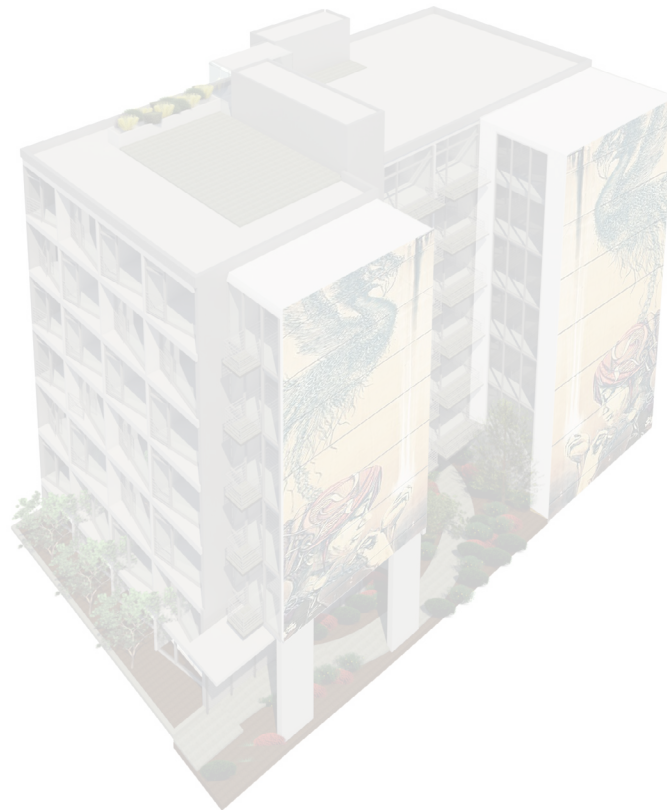
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STREET-LEVEL BUILDING MASSING STUDIES / SKETCHES



Context and Site

CS3 - Architectural Context and Character

Integrate colorful sun shades at intervals on the street-facing elevation for vertical articulation to break down building mass.

Context and Site

PL3 - Street Level Interaction

Utilize small garden planters at street-level residential to enhance the character of the streetscape

Public Life

PL1 - Connectivity

Create a transition zone between private property and the public right of way with an exterior landscaped entry off Aurora Ave N. Articulated building 'base', folded plane with carved opening to designate building entry



6-STORY APARTMENT BUILDING
 (435 Dexter Ave N, Under Construction)

POTENTIAL
 85'MAX
 BUILDING

**SURFACE
 PARKING**
 (Existing)

SUMMARY

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






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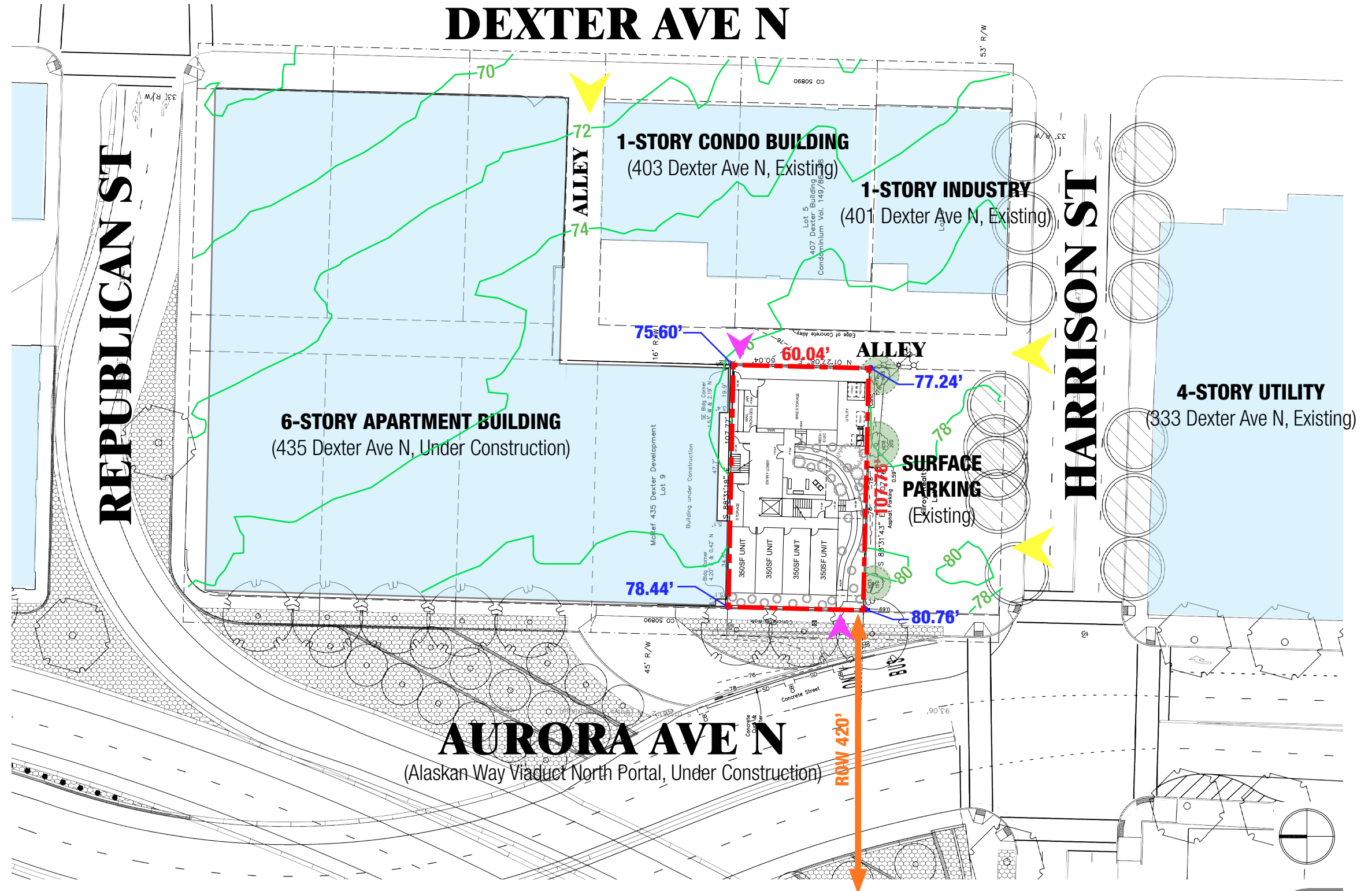
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-  Pedestrian Access
-  ROW Dimensions
-  Property Corner Spot Elevations
-  Existing Site Structures

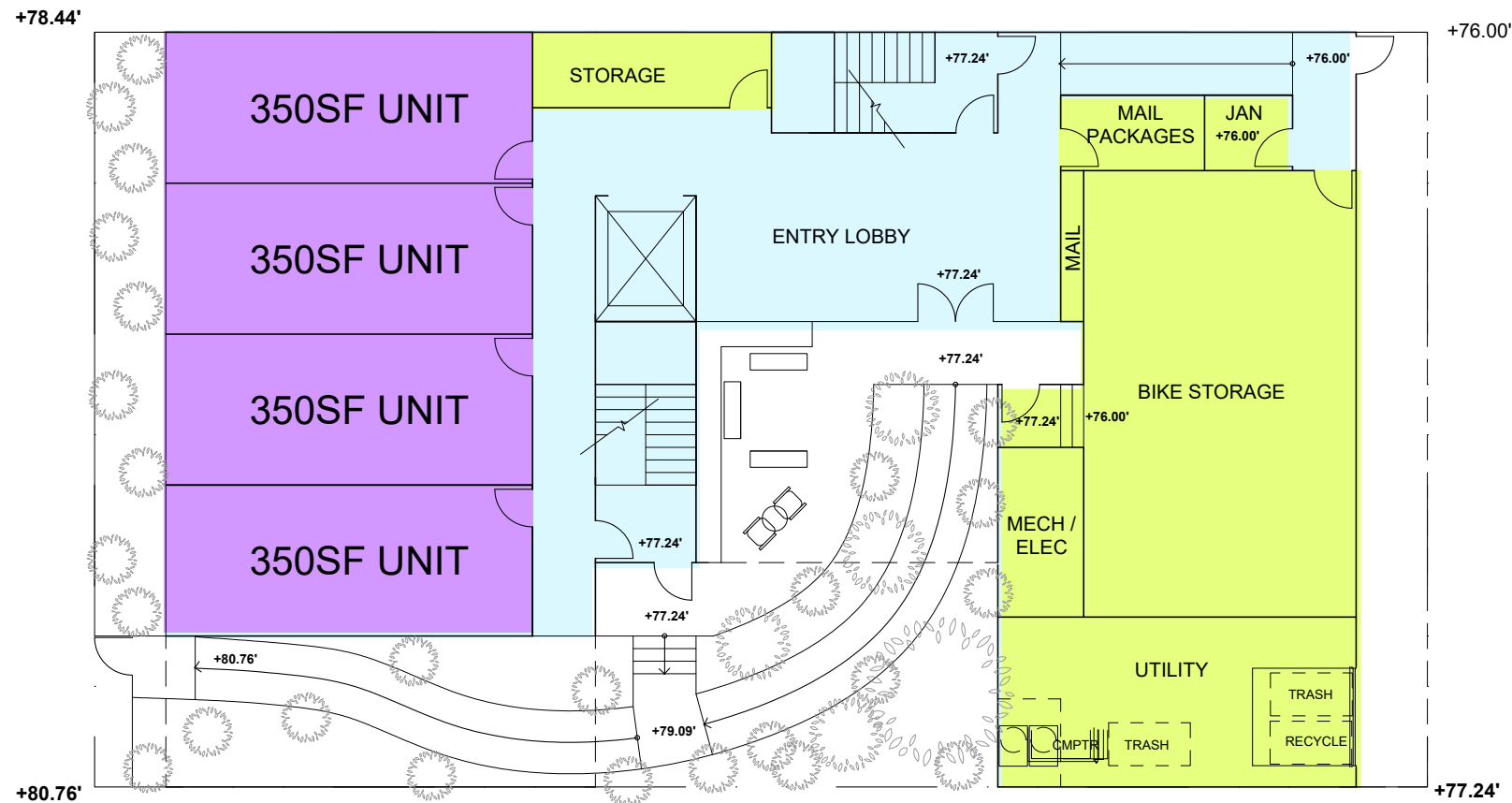
SITE PLAN, N.T.S.



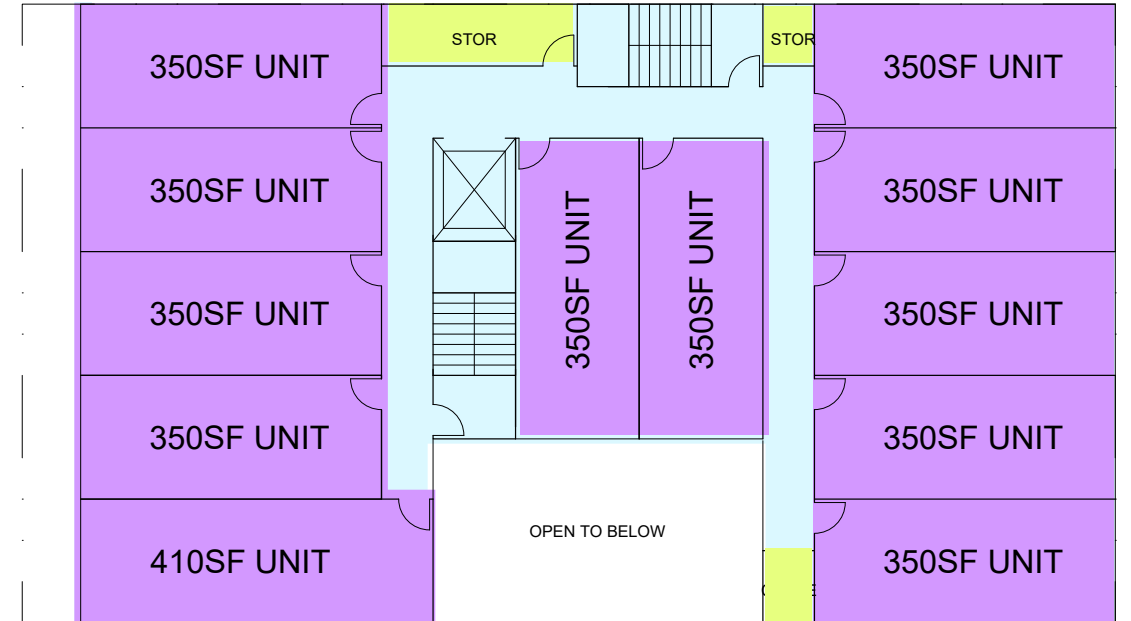
CONCEPTUAL FLOOR PLANS

LEGEND

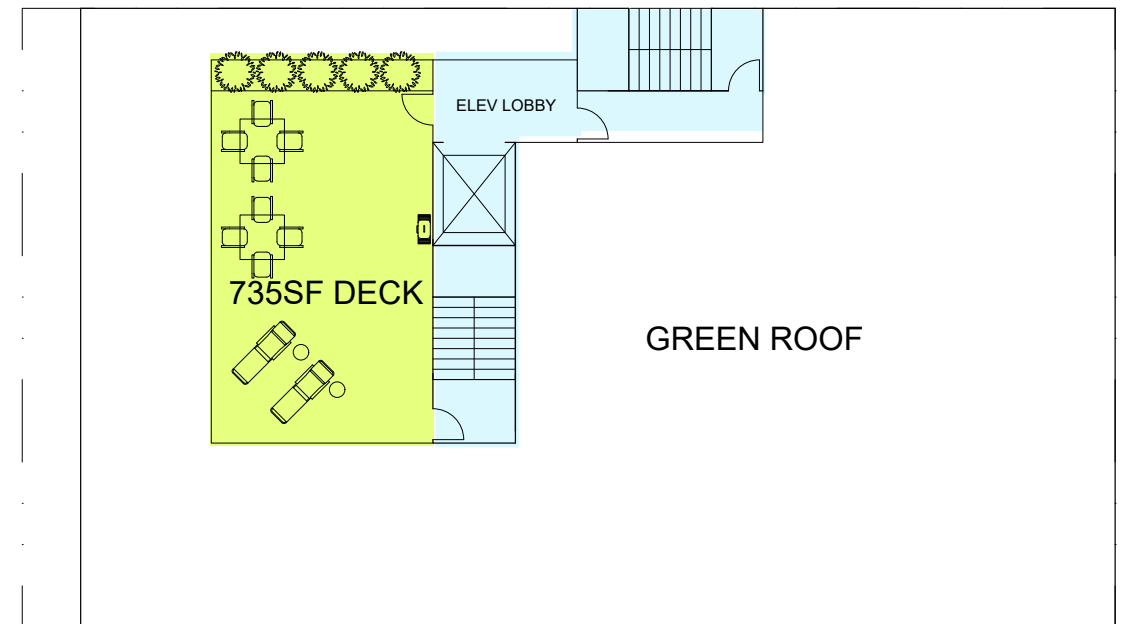
- RESIDENTIAL (APARTMENTS)
- BUILDING CIRCULATION
- AMENITY SPACE (RESIDENTIAL)



GROUND FLOOR PLAN
SCALE: N.T.S.

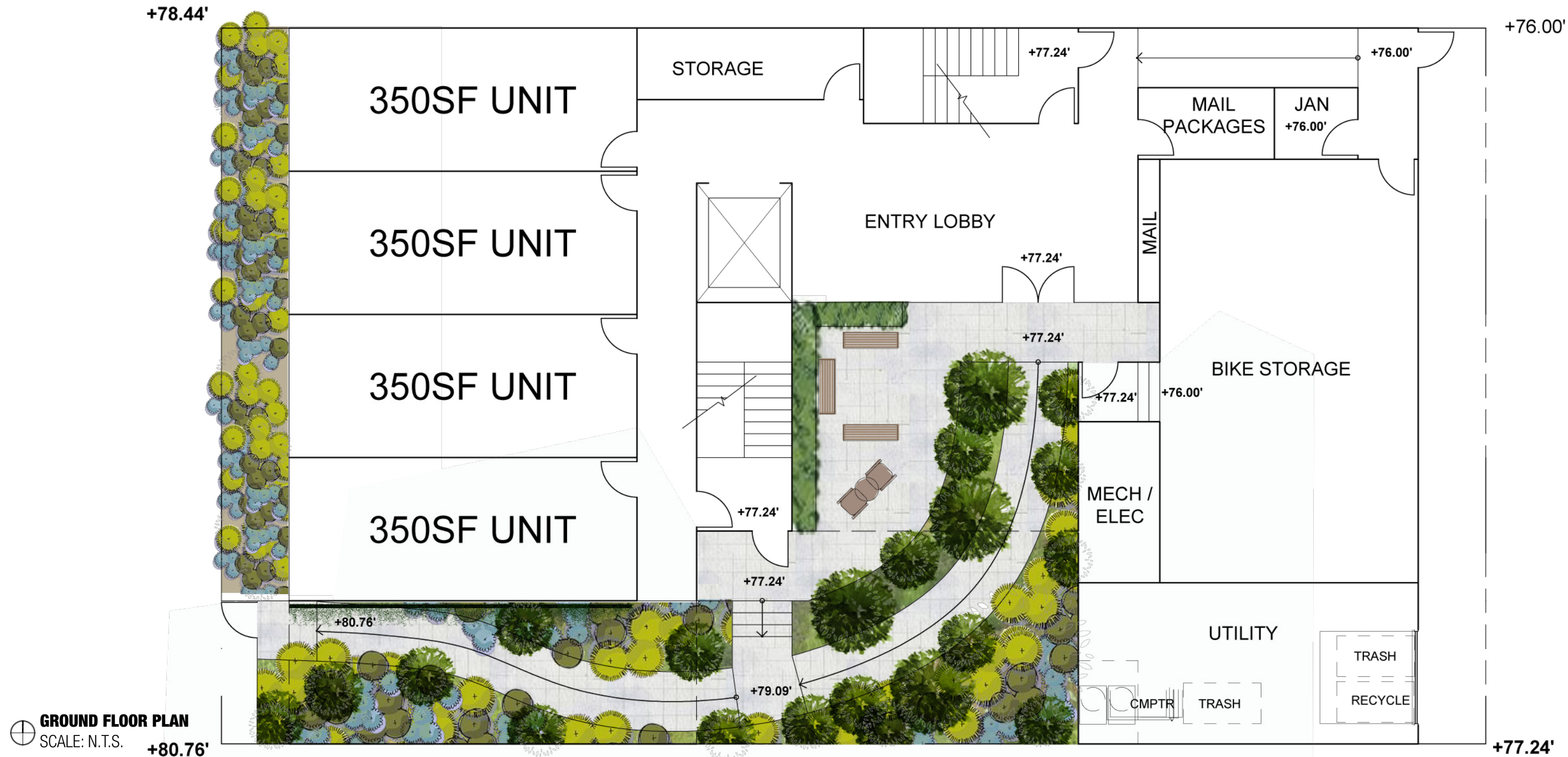


TYPICAL RESIDENTIAL PLAN (x6)
SCALE: N.T.S.



ROOF PLAN
SCALE: N.T.S.

CONCEPTUAL LANDSCAPE GROUND FLOOR PLAN



⊕ **GROUND FLOOR PLAN**
SCALE: N.T.S.

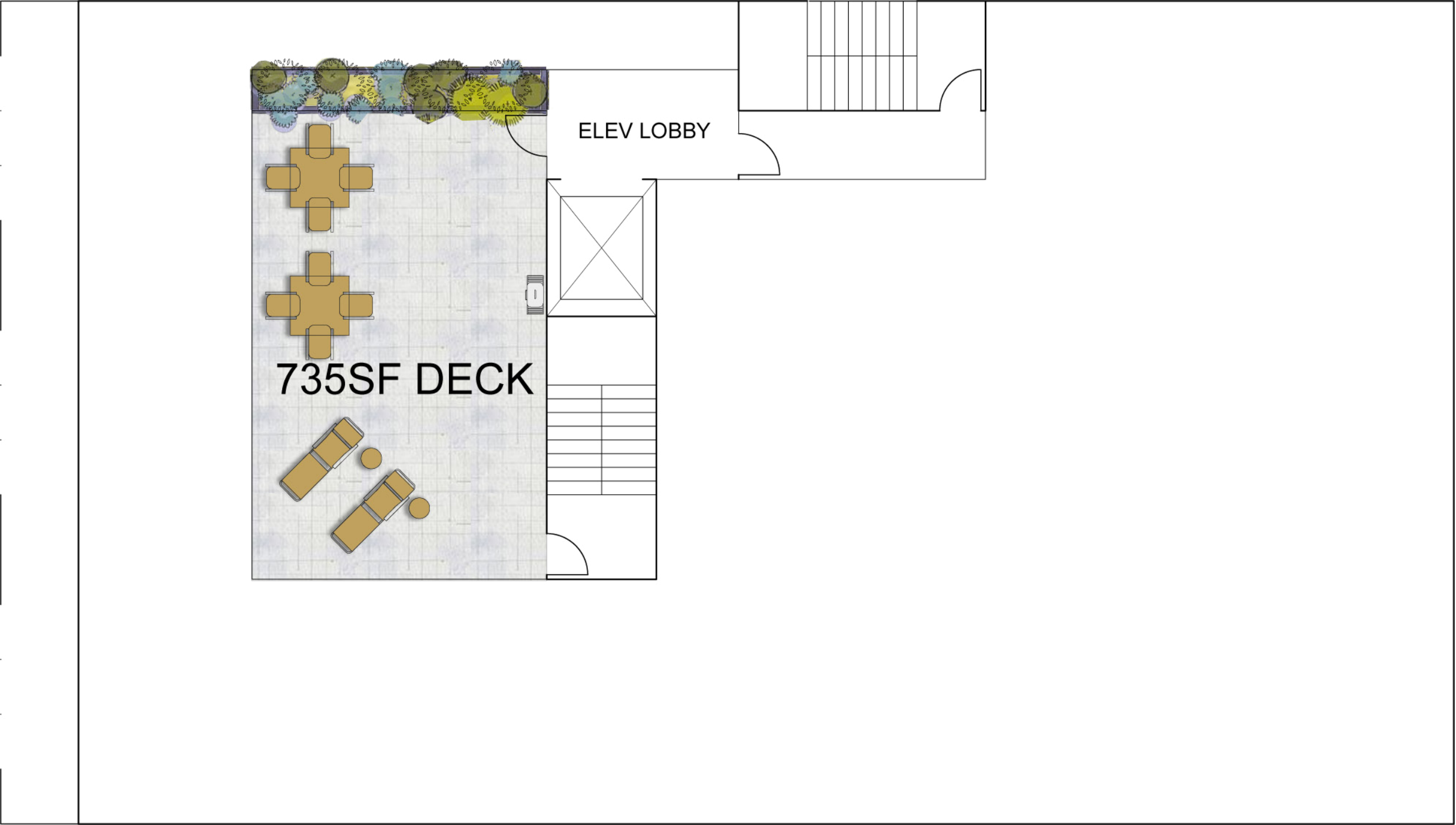
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Architectural Massing Concepts
Conceptual Floor Plans

PREFERRED MASSING OPTION
6-STORY, 75 UNIT APARTMENT BUILDING



CONCEPTUAL LANDSCAPE ROOF PLAN



⊕ **ROOF PLAN**
SCALE: N.T.S.

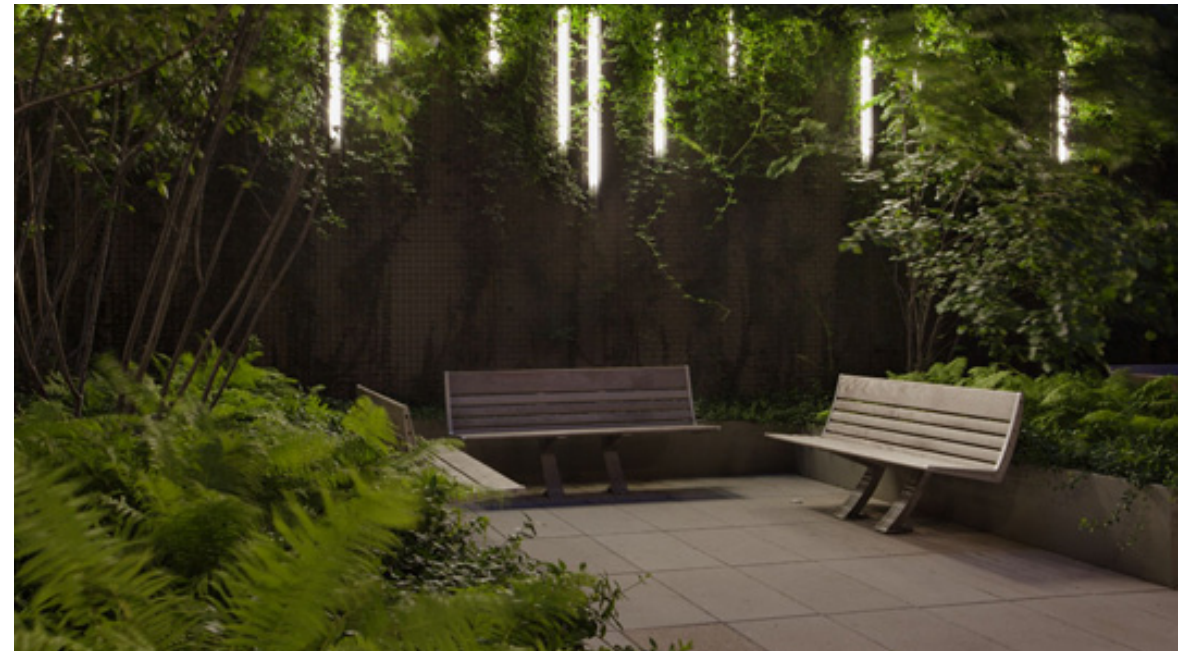
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Architectural Massing Concepts
Recessed / Green Wall Entry

SECTION PERSPECTIVE ENTRY COURTYARD

PREFERRED MASSING OPTION
6-STORY, 75 UNIT APARTMENT BUILDING

A



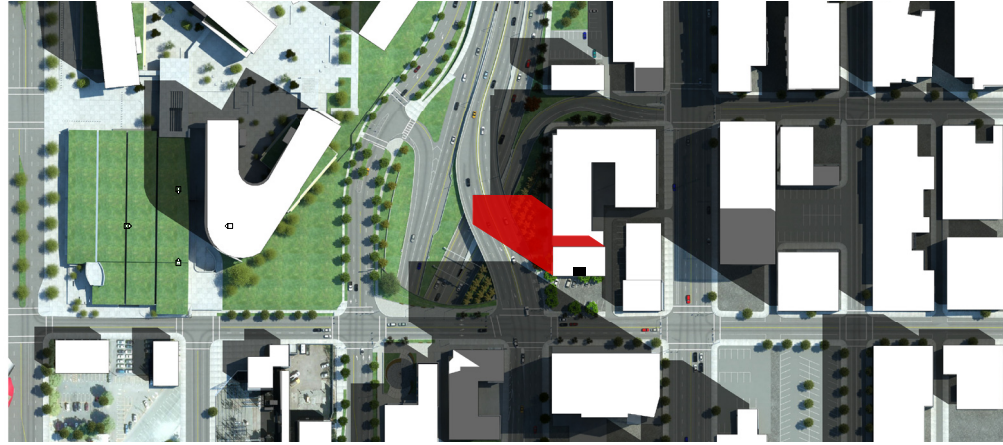
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Sun/Shadow Graphic Analysis
Option A

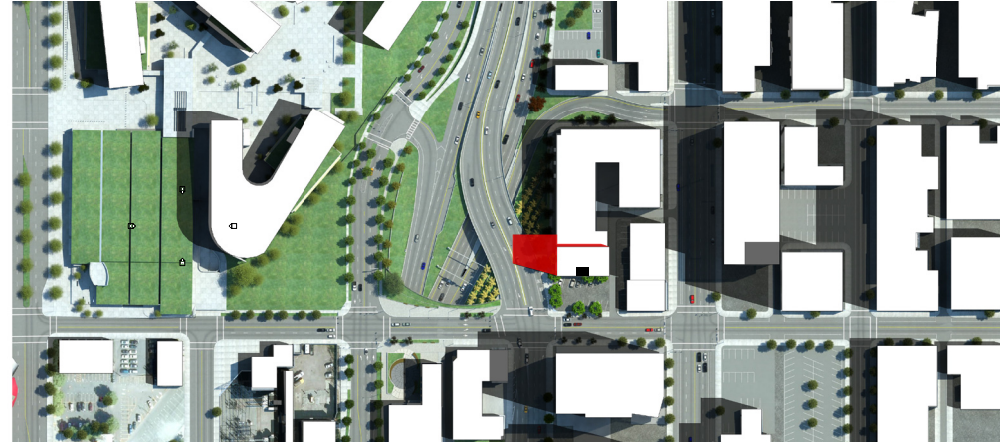
PREFERRED MASSING OPTION
6-STORY, 75 UNIT APARTMENT BUILDING

A

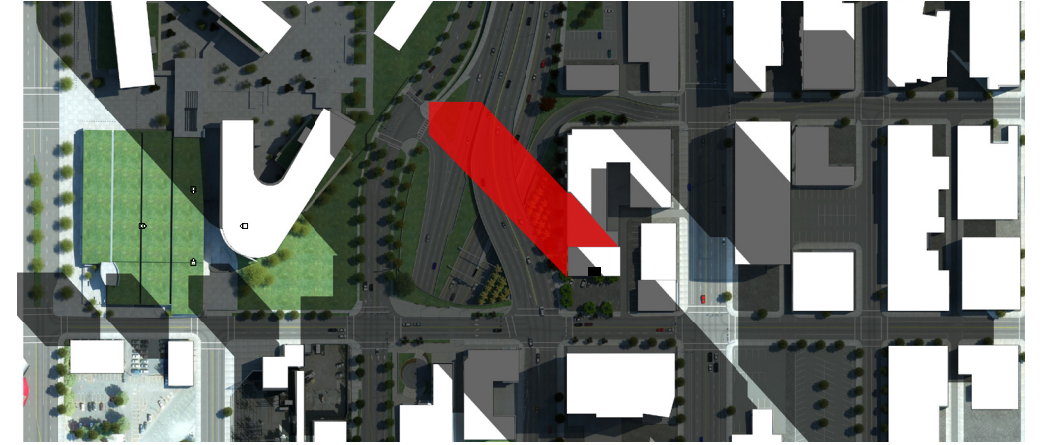
SITE PLANS



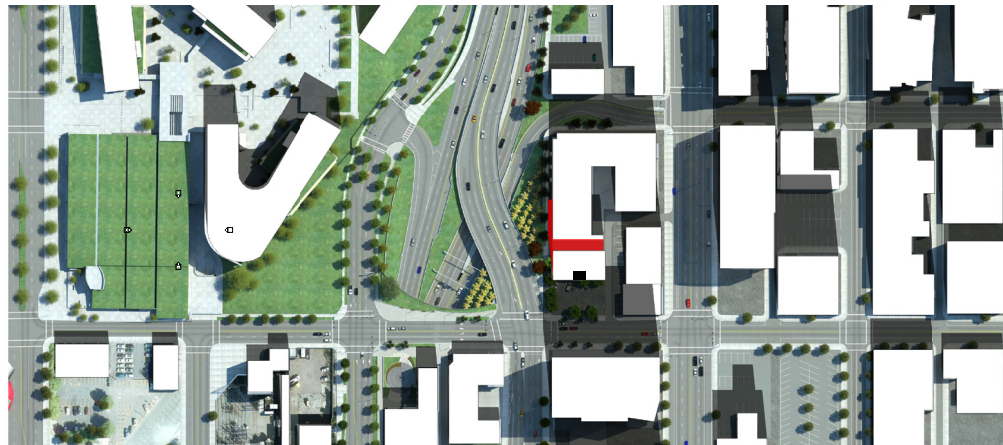
March/September 21, 9AM



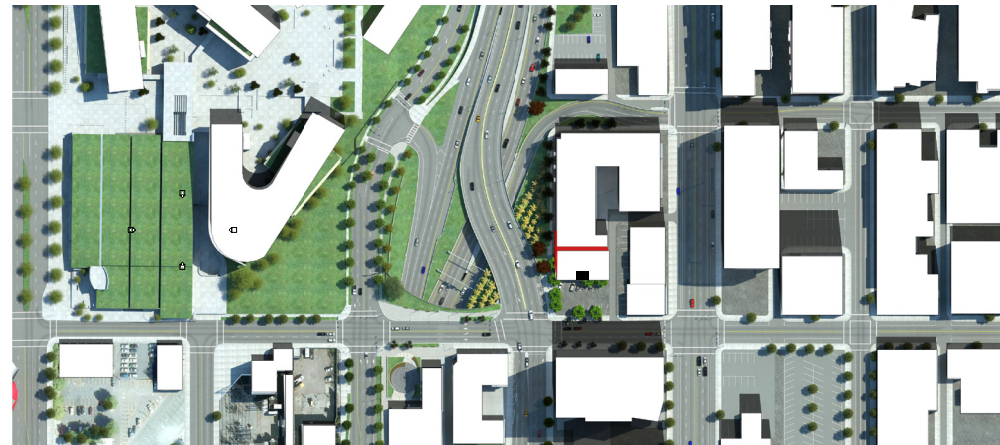
June 21, 9AM



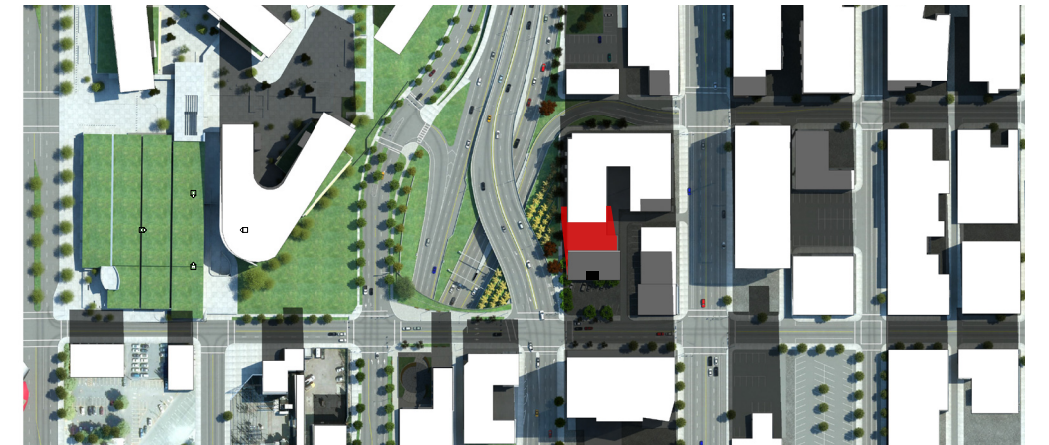
December 21, 9AM



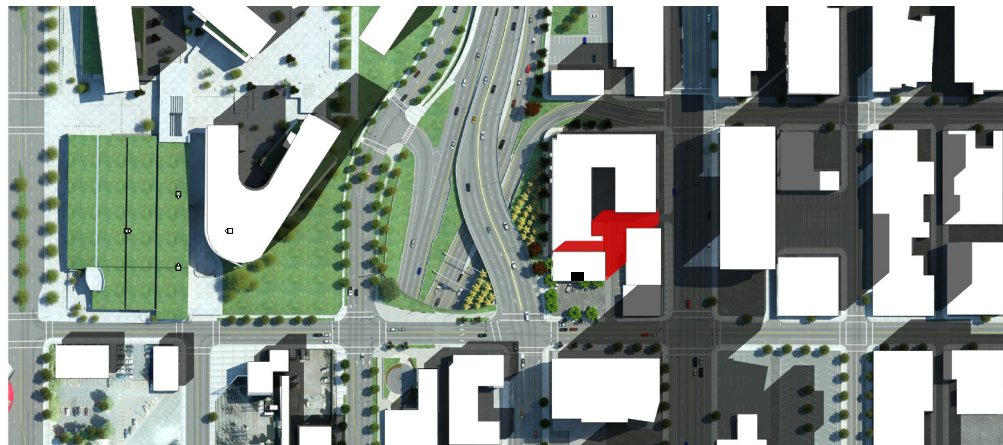
March/September 21, 12PM



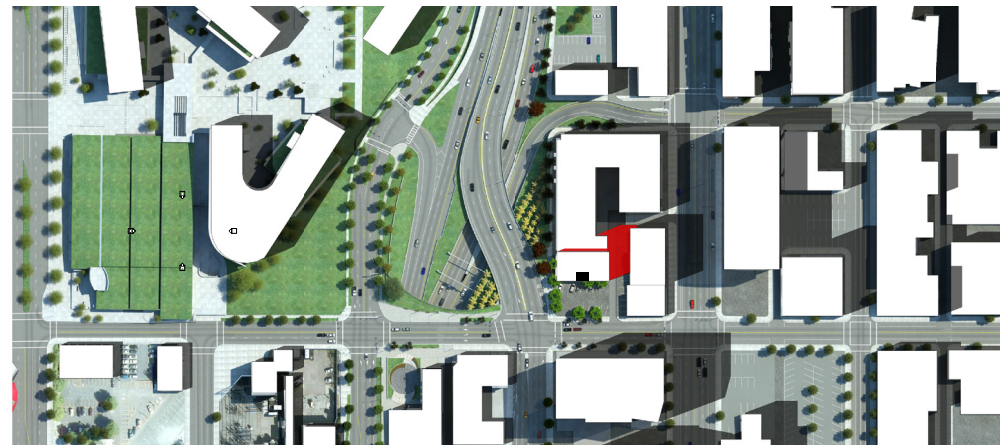
June 21, 12PM



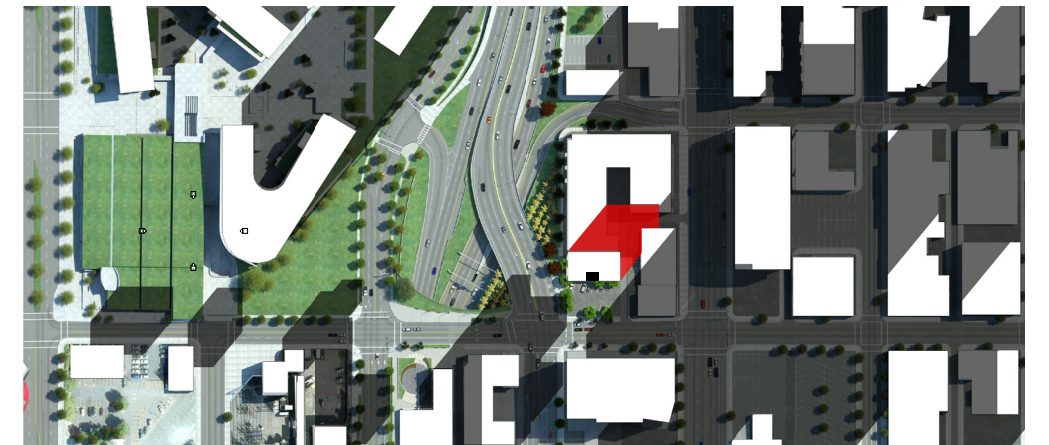
December 21, 12PM



March/September 21, 3PM



June 21, 3PM



December 21, 3PM

COMPARISON SHEET WITH OPPORTUNITIES AND CONSTRAINTS

A



PREFERRED MASSING OPTION
**7-STORY, 75 UNIT
APARTMENT BUILDING**

Opportunities

- Property abuts adjacent properties, allowing opportunity to focus glazing on East/West elevations with spectacular views.
- Innovative recessed/green entry courtyard

Constraints

- Parcel does not front a street, main access off on-ramp to WA-99
- Noisy street

B



PREFERRED MASSING OPTION
**7-STORY, 75 UNIT
APARTMENT BUILDING**

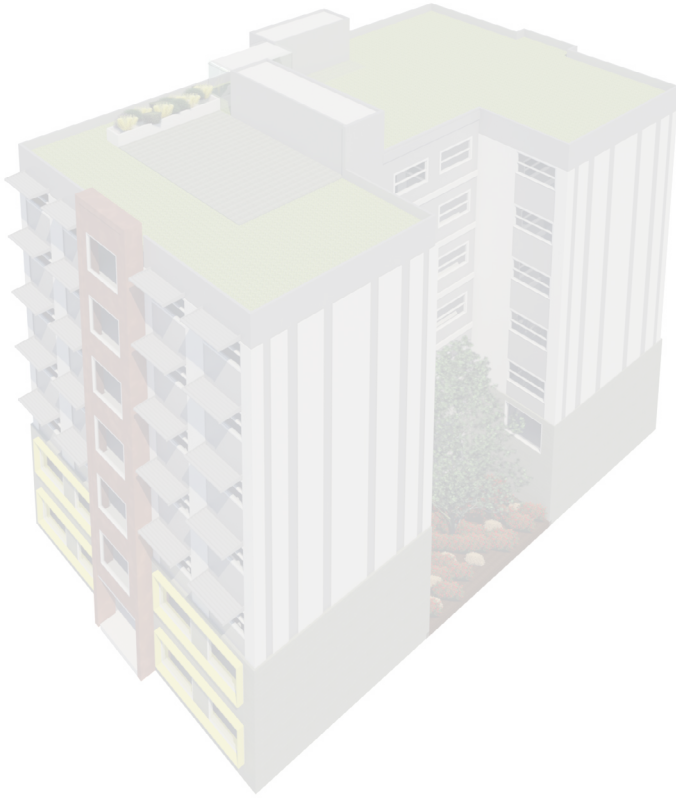
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Constraints

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- Noisy street

C



PREFERRED MASSING OPTION
**7-STORY, 78 UNIT
APARTMENT BUILDING**

Opportunities

- Green roof and deck with spectacular views.

Constraints

- Parcel does not front a street, main access off on-ramp to WA-99
- Noisy street

STREET-LEVEL BUILDING MASSING STUDIES / SKETCHES



Context and Site

CS3 - Architectural Context and Character

Tilt and turn the glazing randomly at each residential unit to create surface texture and reduce impacts of noisy street (WA-99)

Context and Site

PL3 - Street Level Interaction

Utilize small garden planters at street-level residential to enhance the character of the streetscape

Public Life

PL1 - Connectivity

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CS2 - Urban Pattern and Form

Dedicate South elevation of building (Harrison Street facing elevation) for public art (graphic) on wall surface to enhance South Lake Union designated 'Heart Location' along Harrison Street.

POTENTIAL
85'MAX
BUILDING

SURFACE
PARKING
(Existing)

6-STORY APARTMENT BUILDING
 (435 Dexter Ave N, Under Construction)



SUMMARY

Legal Description:

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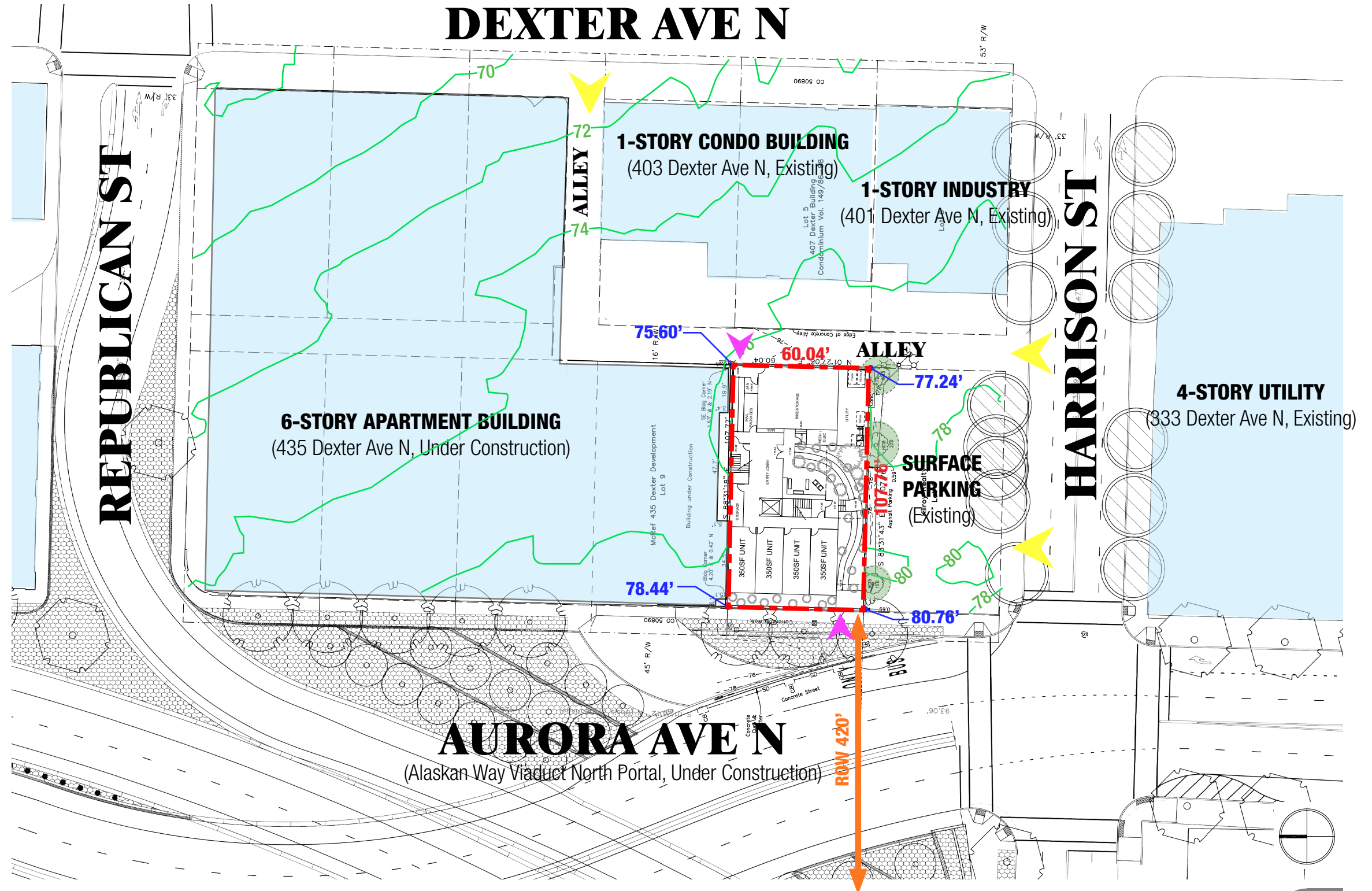
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Site Plan Legend:

- Trees: Horse Chestnut (*Aesculus hippocastanum*)
- Property Line + Dimensions
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- Topography
- ▶ Vehicular Access
- ▶ Pedestrian Access
- ↔ ROW Dimensions
- Property Corner Spot Elevations
- Existing Site Structures

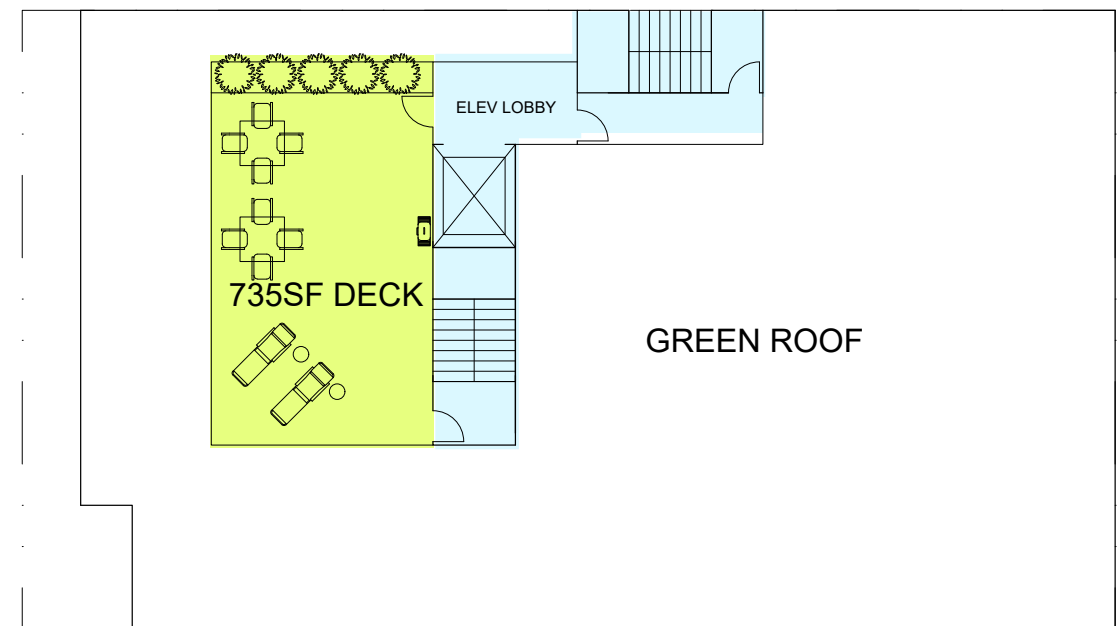
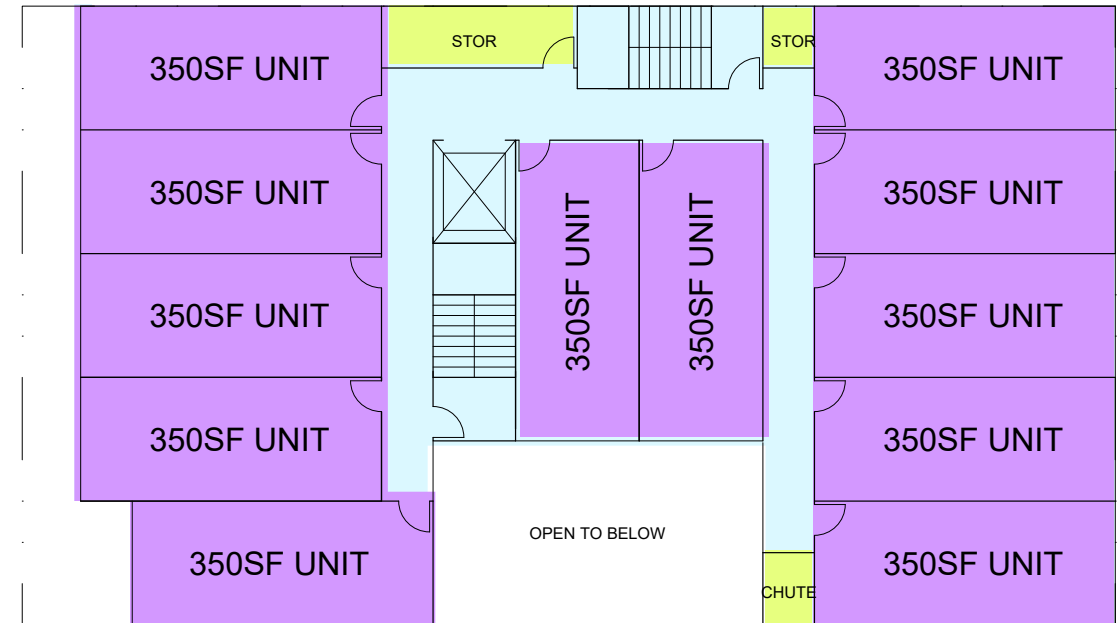
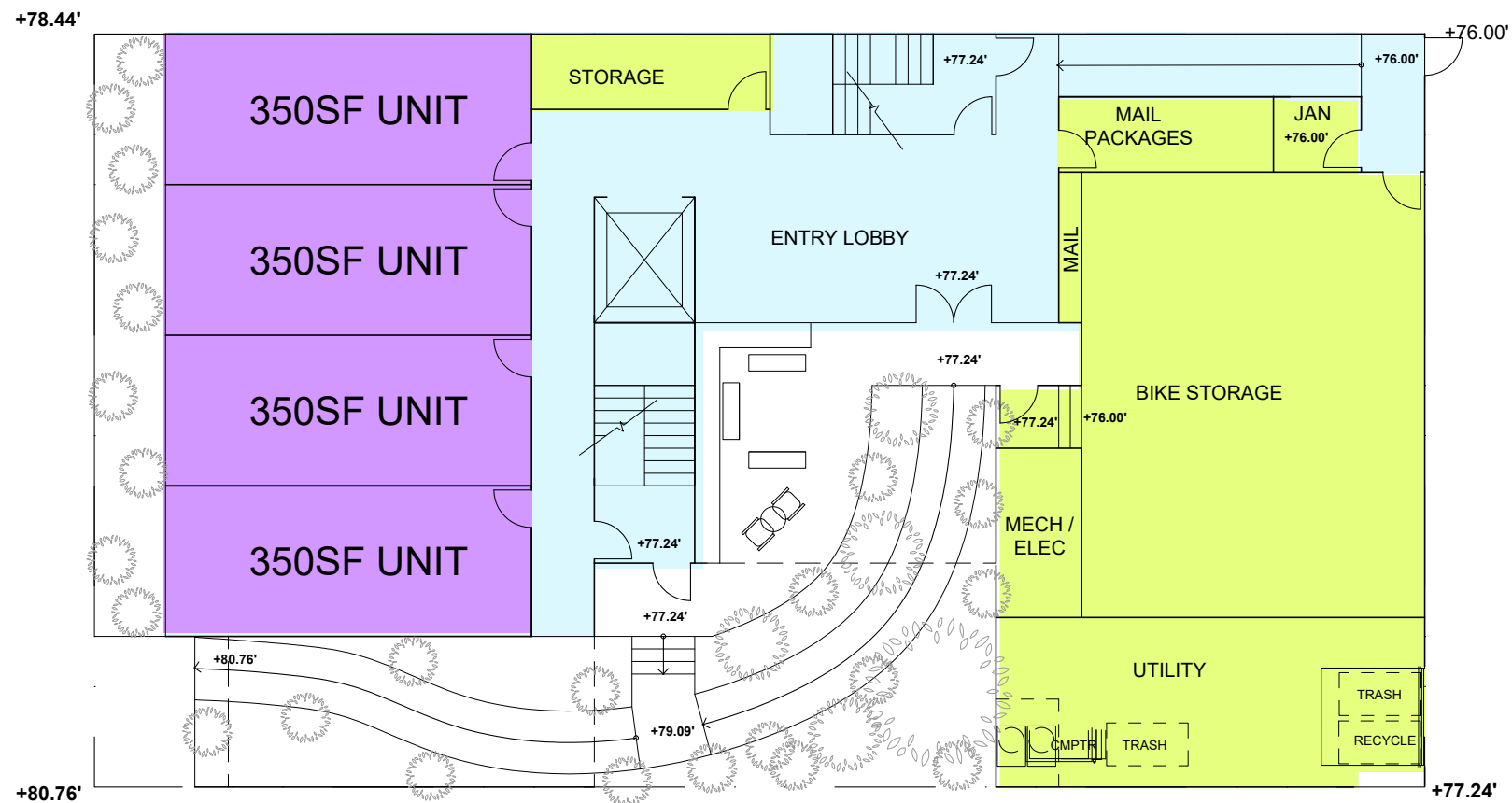
SITE PLAN, N.T.S.



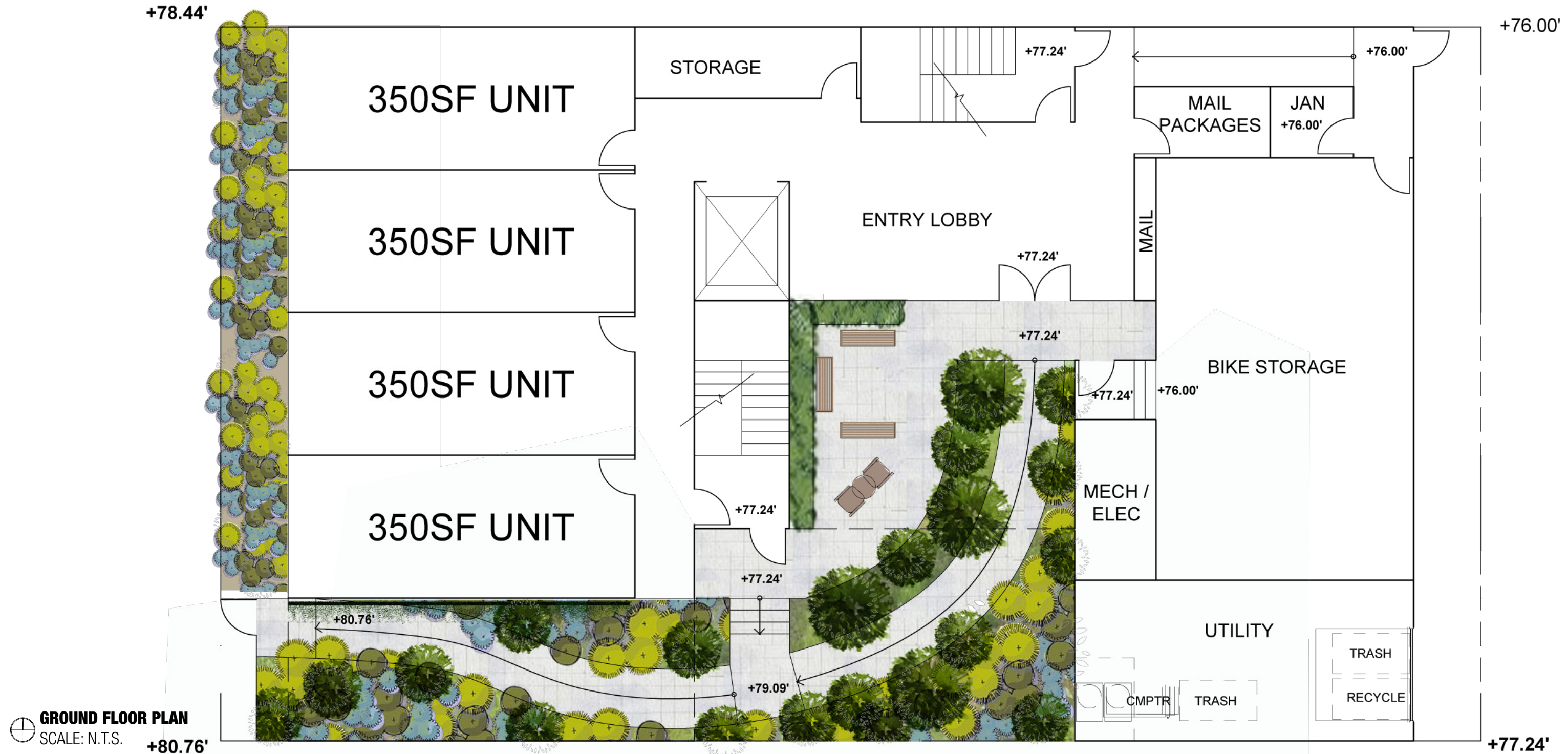
CONCEPTUAL FLOOR PLANS

LEGEND

- RESIDENTIAL (APARTMENTS)
- BUILDING CIRCULATION
- AMENITY SPACE (RESIDENTIAL)

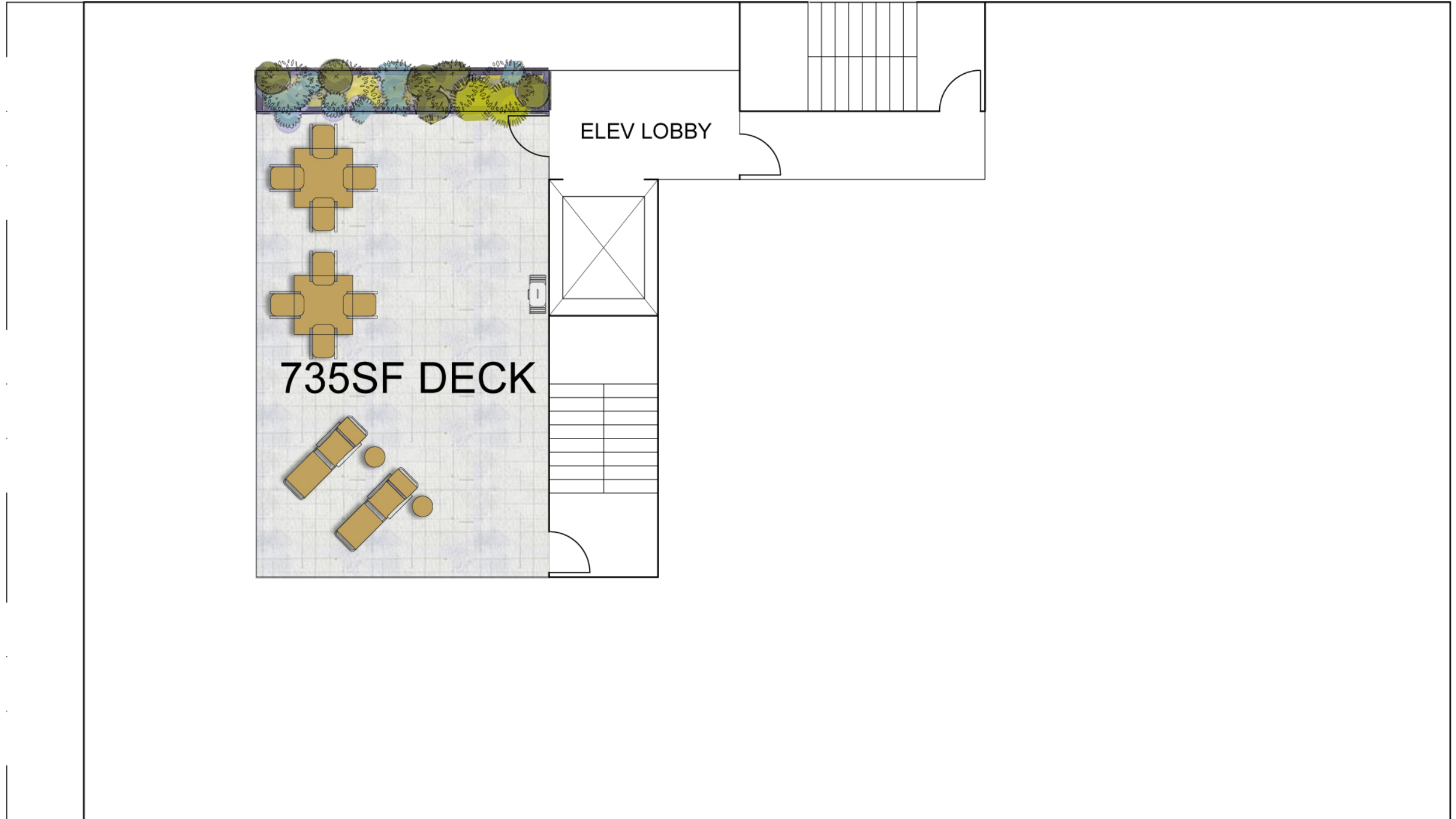


CONCEPTUAL LANDSCAPE GROUND FLOOR PLAN



⊕ **GROUND FLOOR PLAN**
SCALE: N.T.S.

CONCEPTUAL LANDSCAPE ROOF PLAN



⊕ **ROOF PLAN**
SCALE: N.T.S.

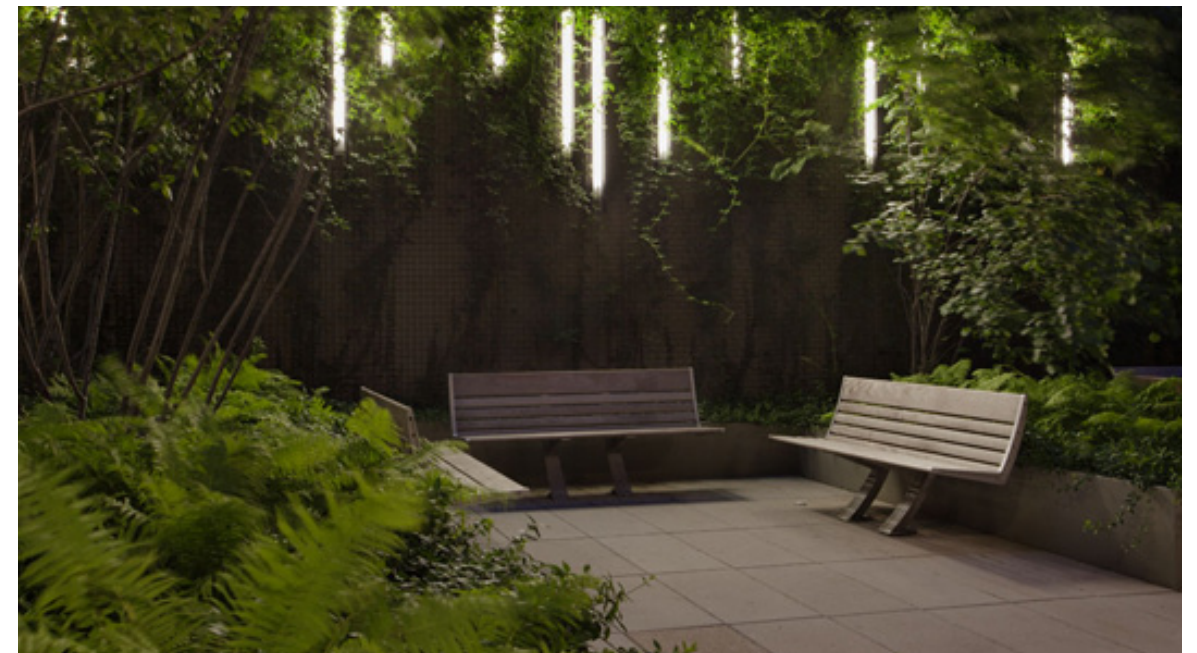
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Architectural Massing Concepts
Recessed / Green Wall Entry

SECTION PERSPECTIVE ENTRY COURTYARD

ALTERNATE MASSING OPTION
6-STORY, 75 UNIT APARTMENT BUILDING

B



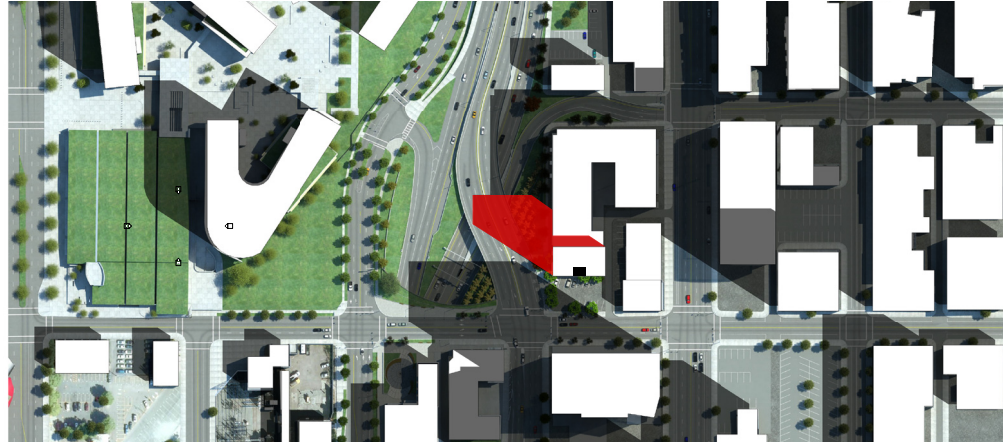
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Sun/Shadow Graphic Analysis
Option A

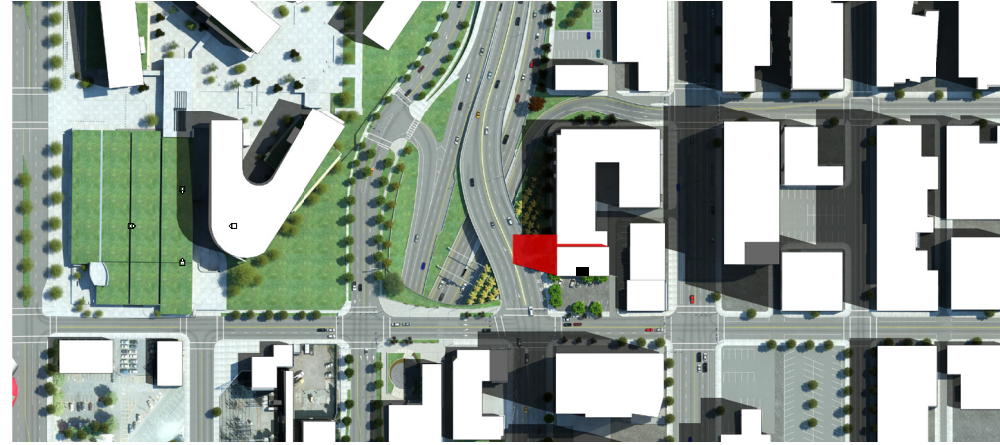
ALTERNATE MASSING OPTION
6-STORY, 75 UNIT APARTMENT BUILDING

B

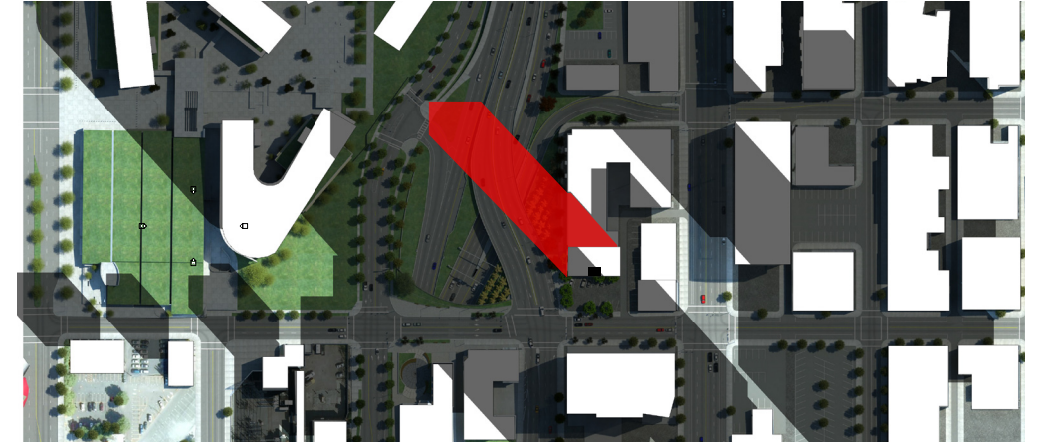
SITE PLANS



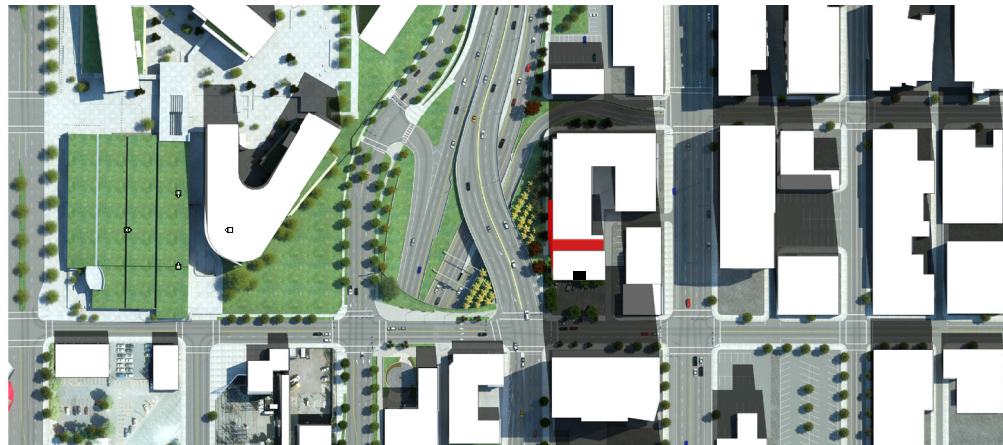
March/September 21, 9AM



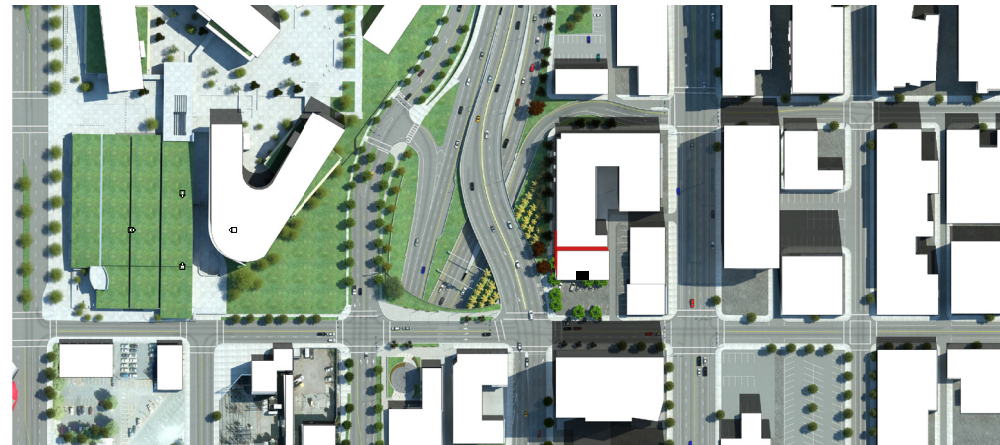
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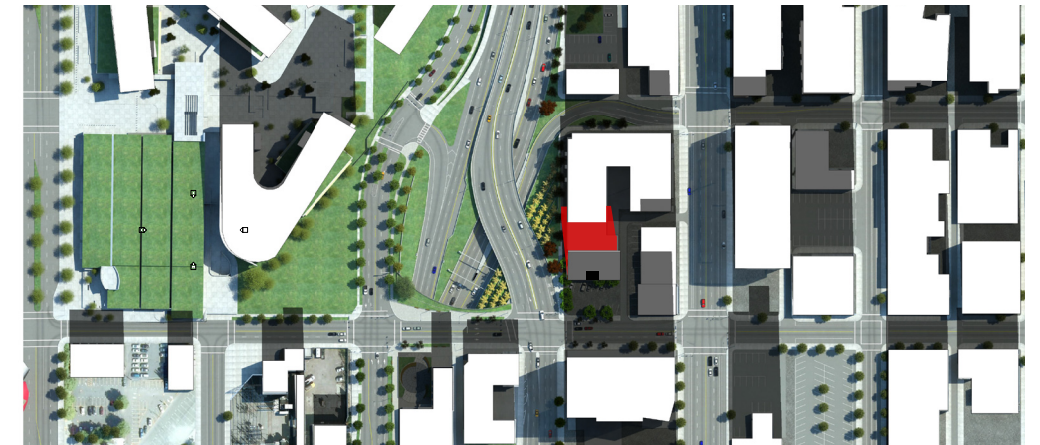
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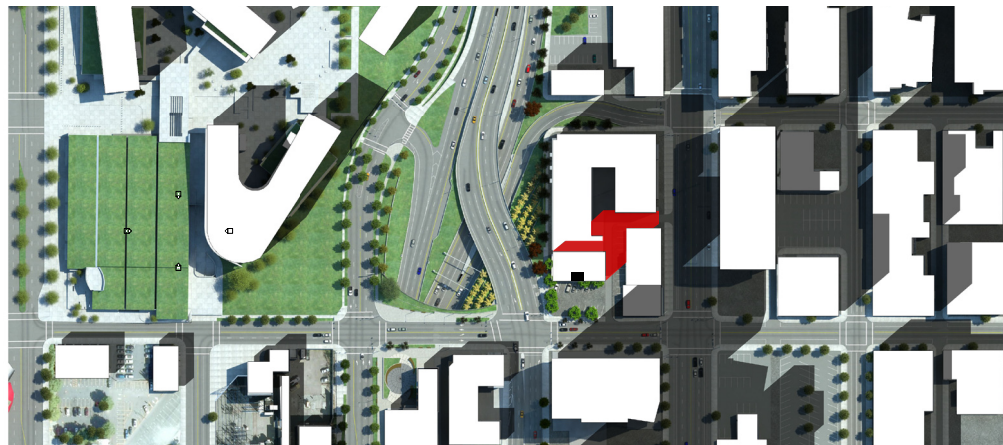
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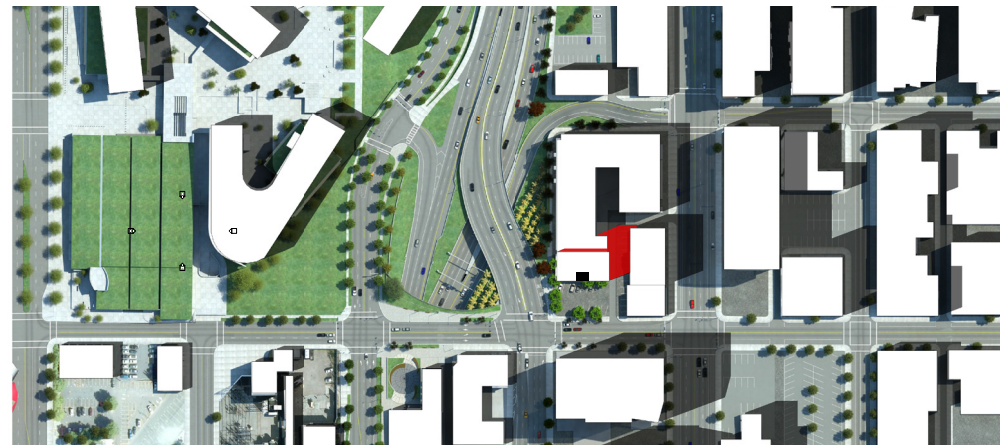
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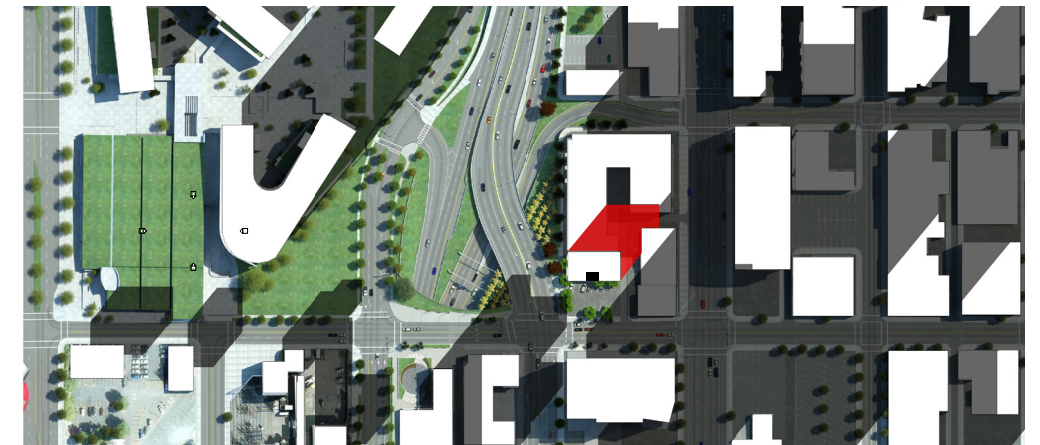
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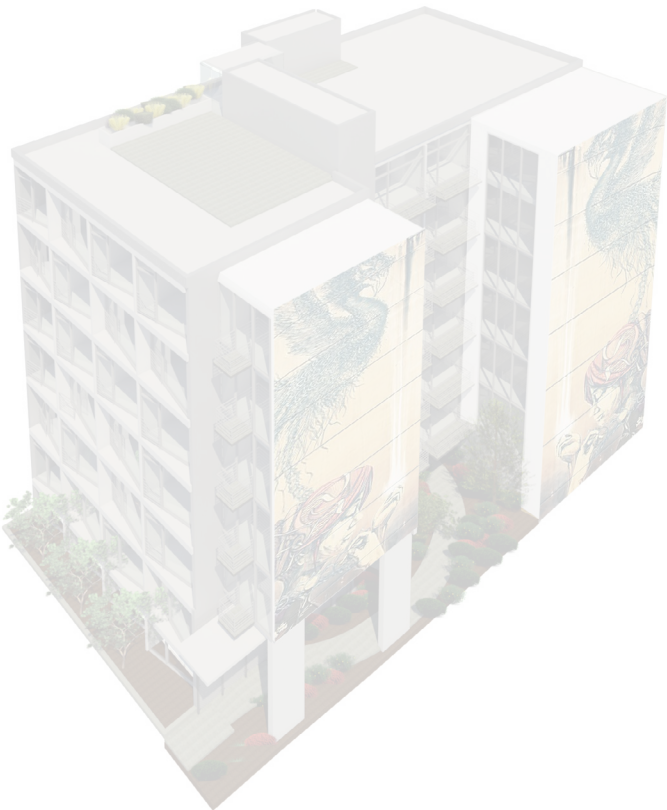
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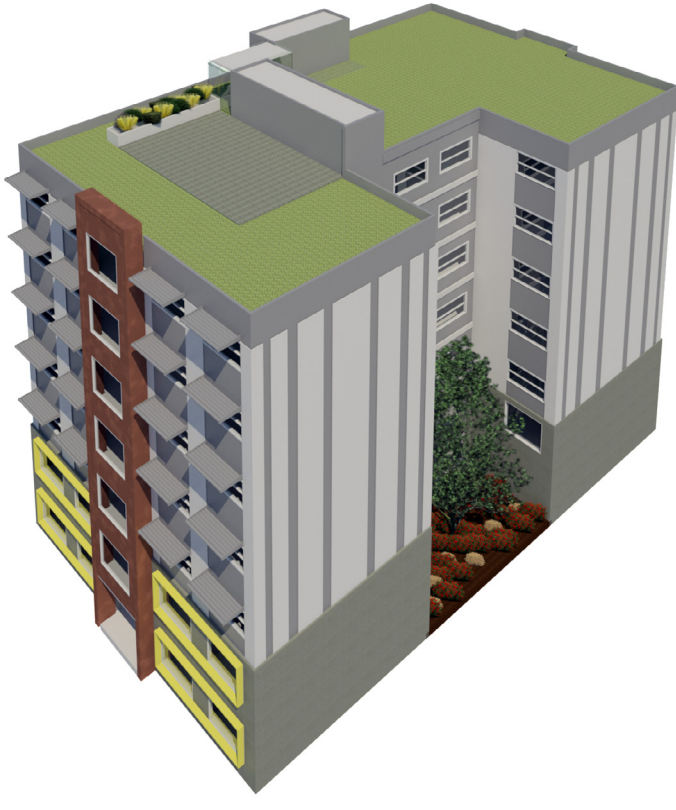
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C



PREFERRED MASSING OPTION
**7-STORY, 78 UNIT
APARTMENT BUILDING**

- Opportunities*
- Green roof and deck with spectacular views.
- Constraints*
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STREET-LEVEL BUILDING MASSING STUDIES / SKETCHES



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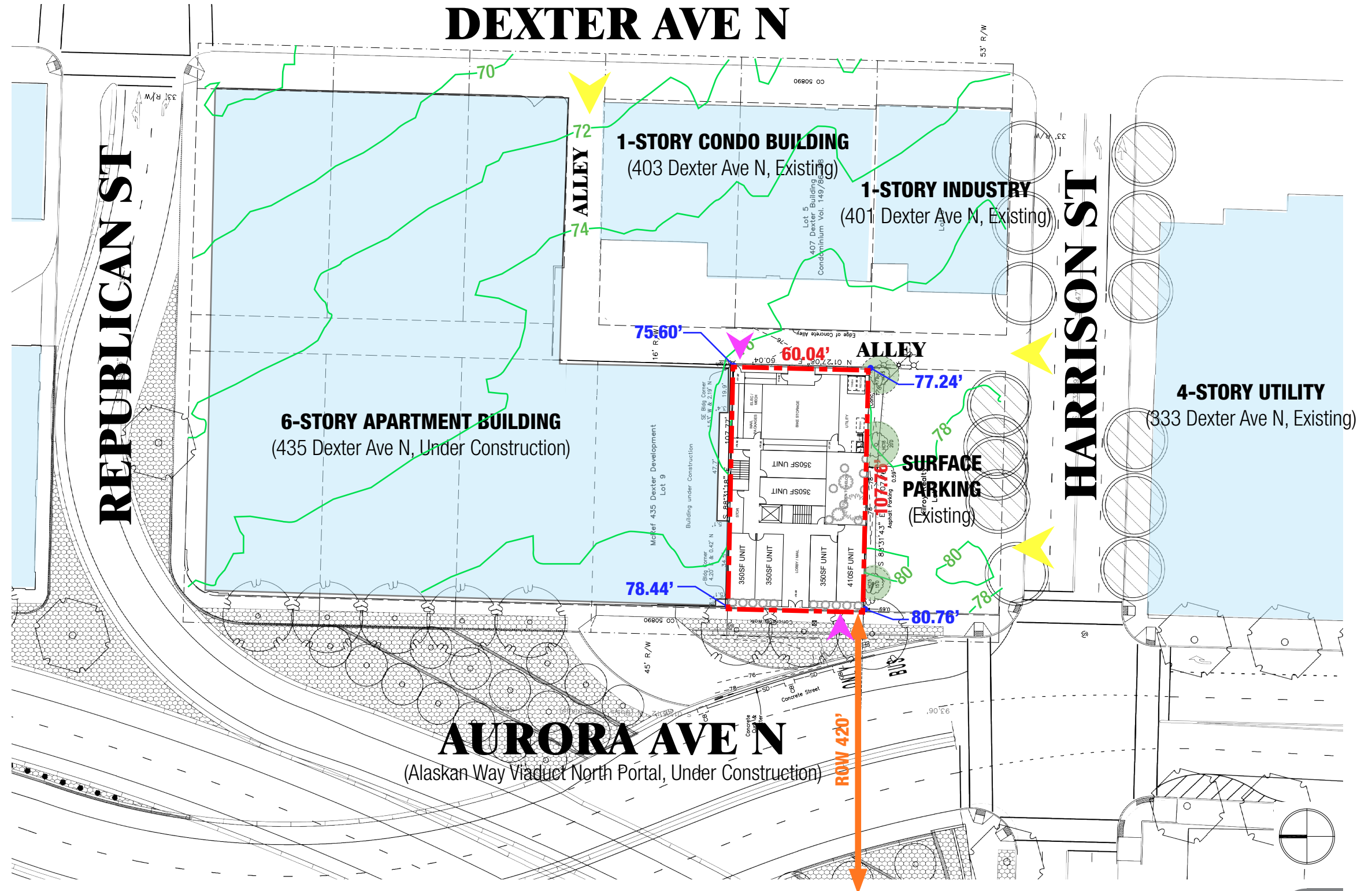
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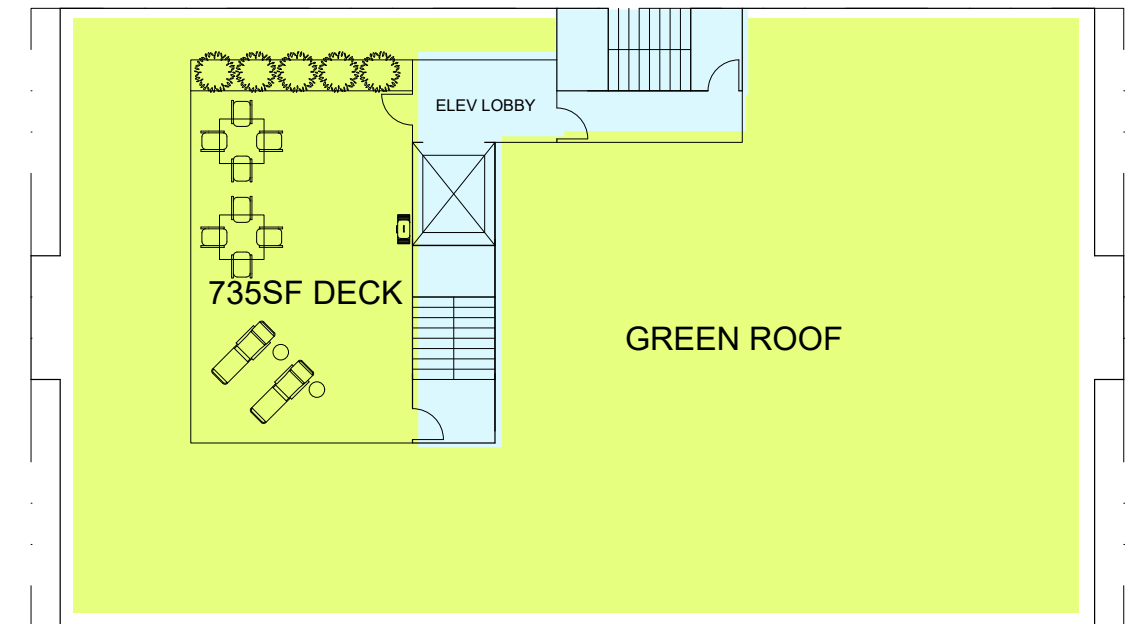
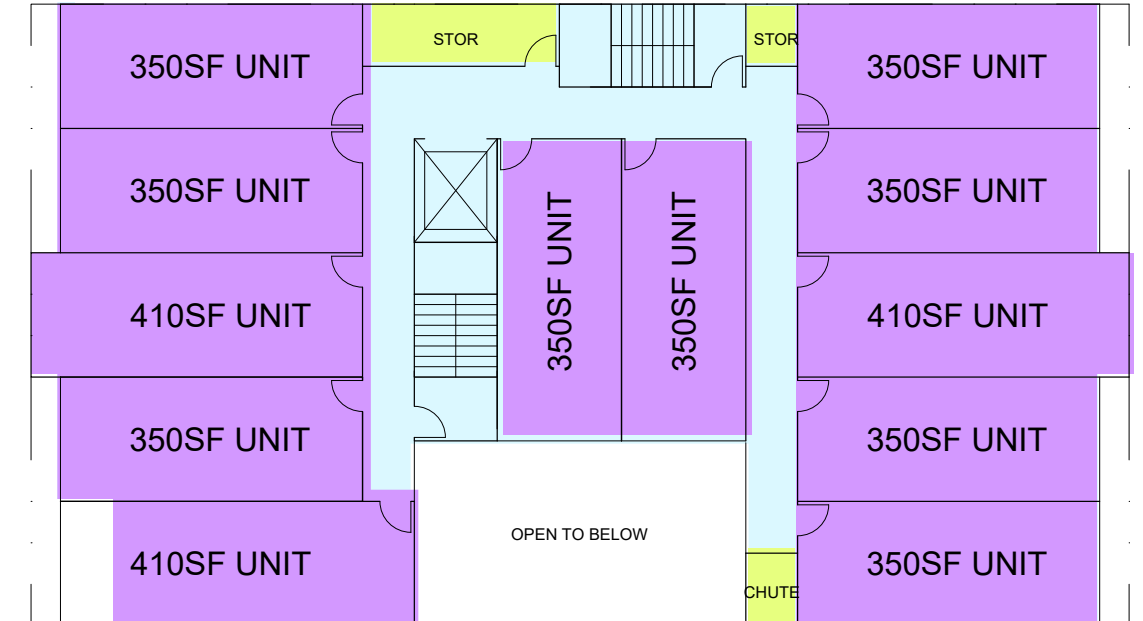
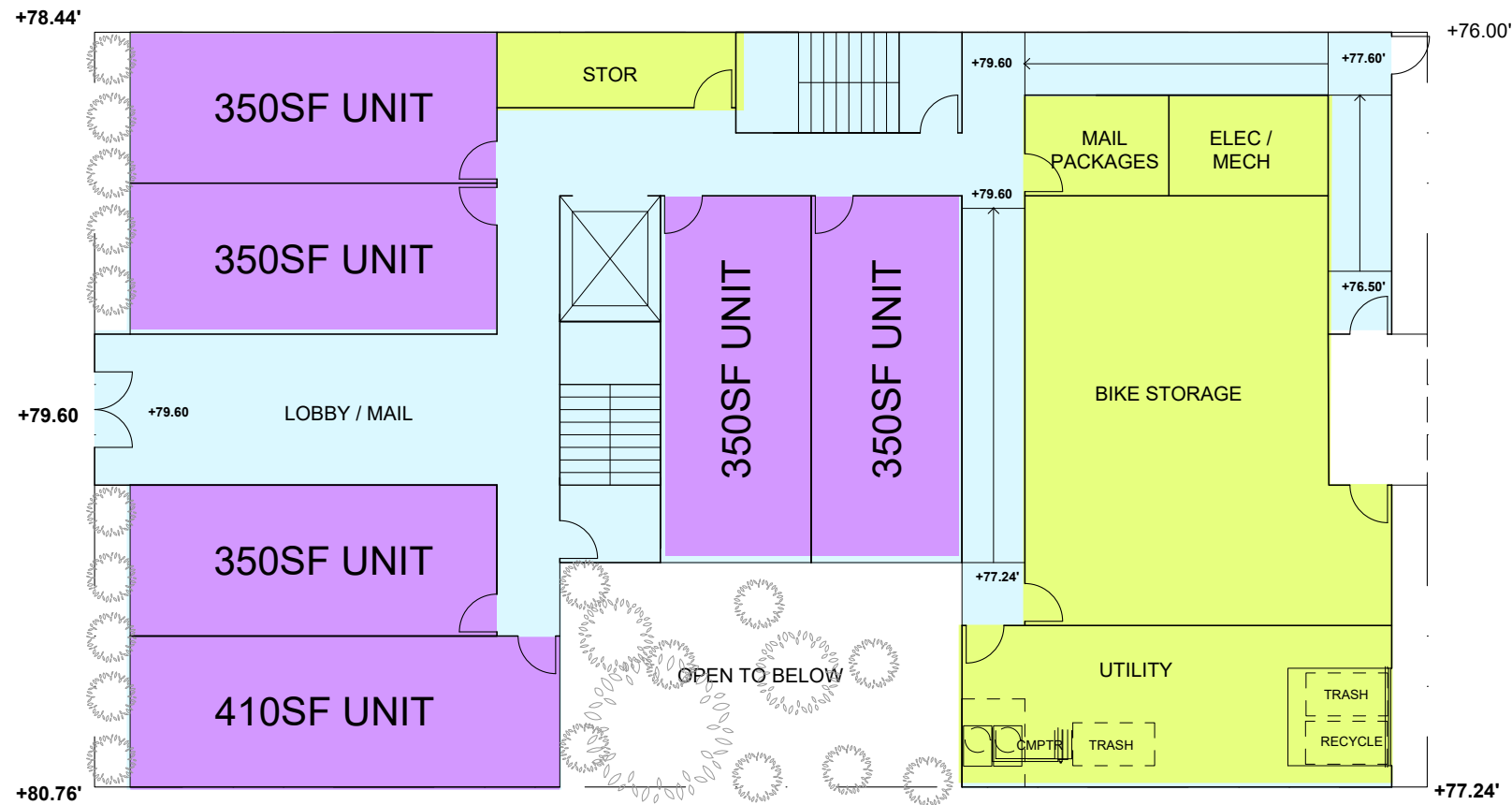
SITE PLAN, N.T.S.



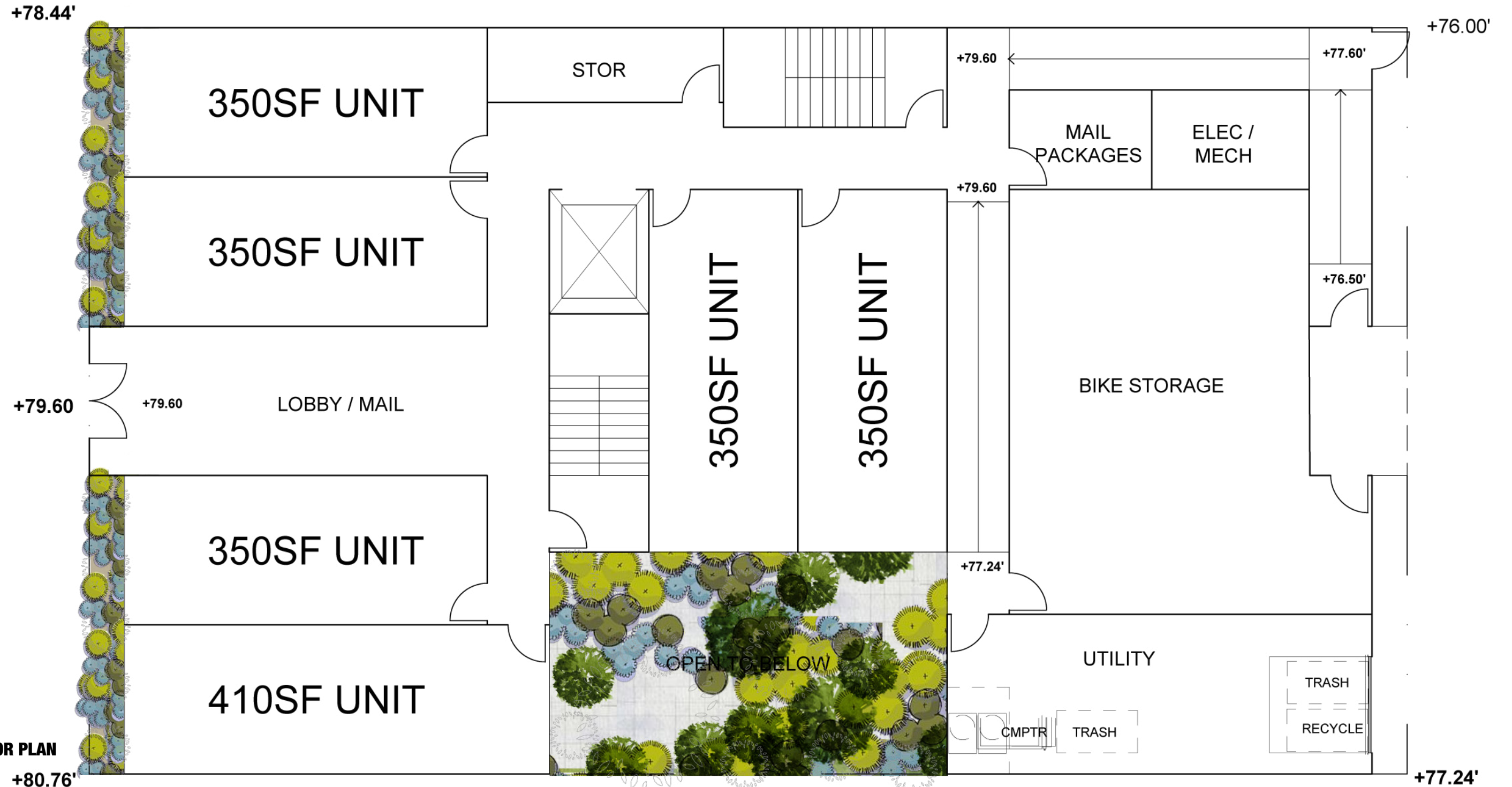
CONCEPTUAL FLOOR PLANS

LEGEND

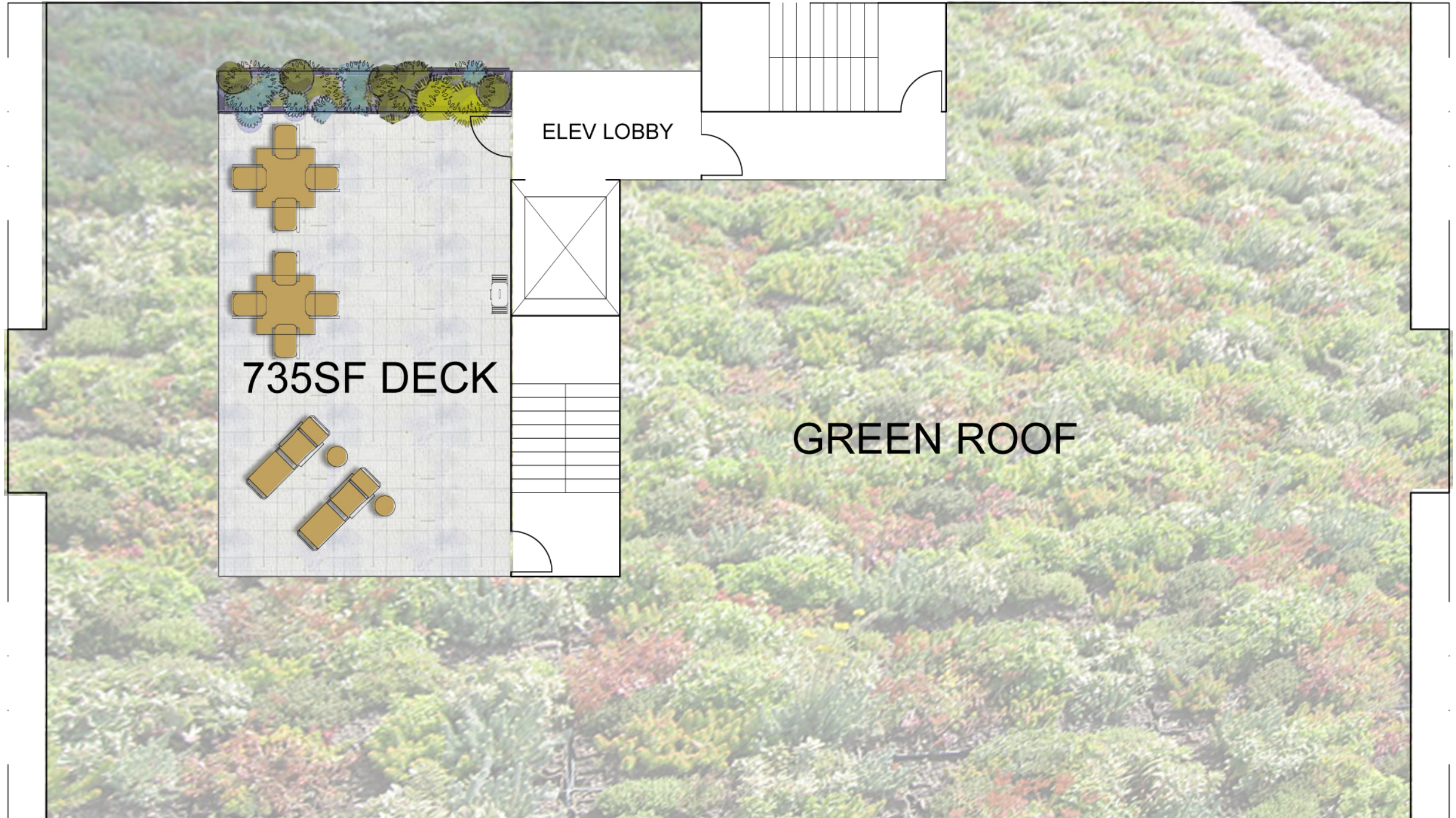
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CONCEPTUAL LANDSCAPE GROUND FLOOR PLAN



⊕ **GROUND FLOOR PLAN**
SCALE: N.T.S.



⊕ **ROOF PLAN**
SCALE: N.T.S.

8.0

Architectural Massing Concepts
Green Roof

PRECEDENT IMAGES - GREEN ROOF



ALTERNATE MASSING OPTION
6-STORY, 78 UNIT APARTMENT BUILDING



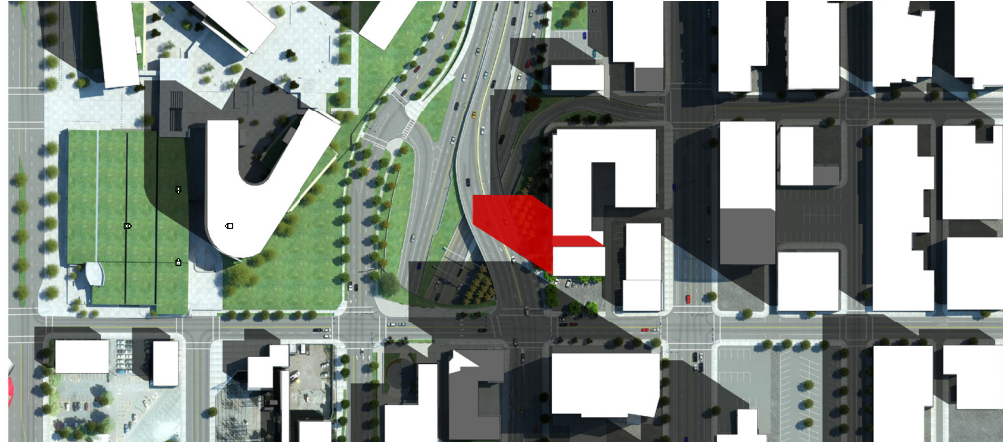
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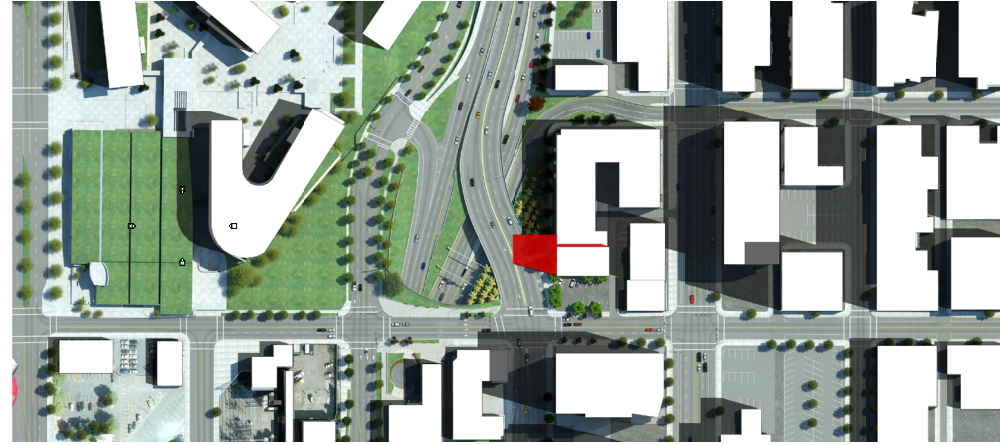
ALTERNATE MASSING OPTION
6-STORY, 78 UNIT APARTMENT BUILDING



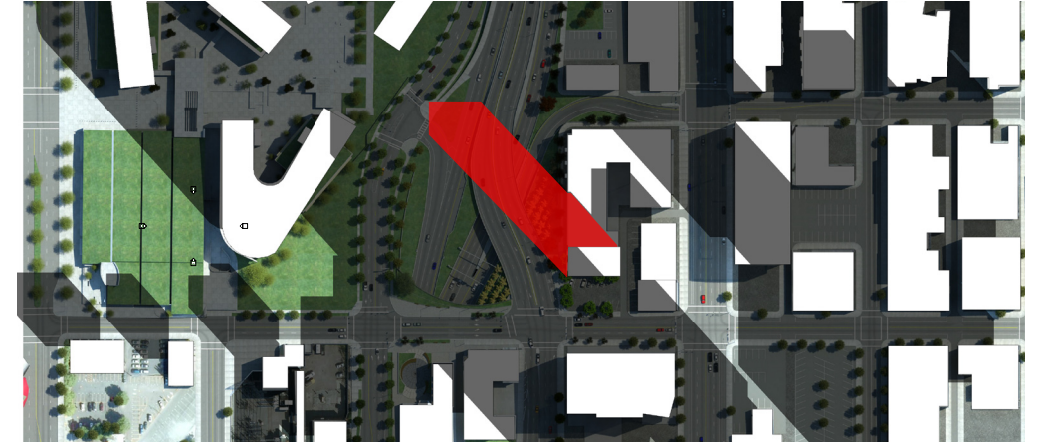
SITE PLANS



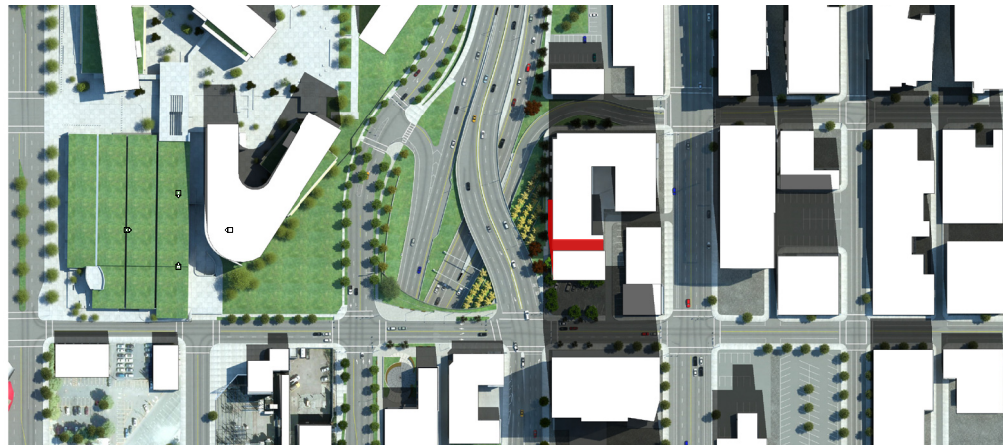
March/September 21, 9AM



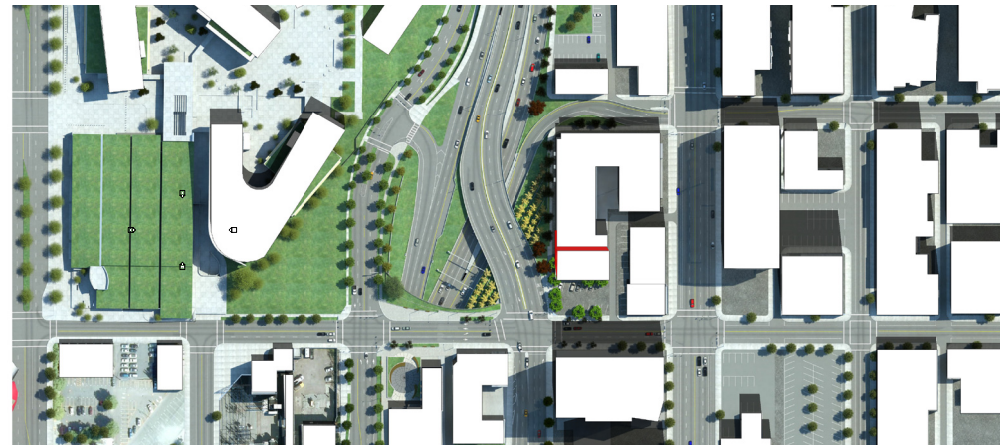
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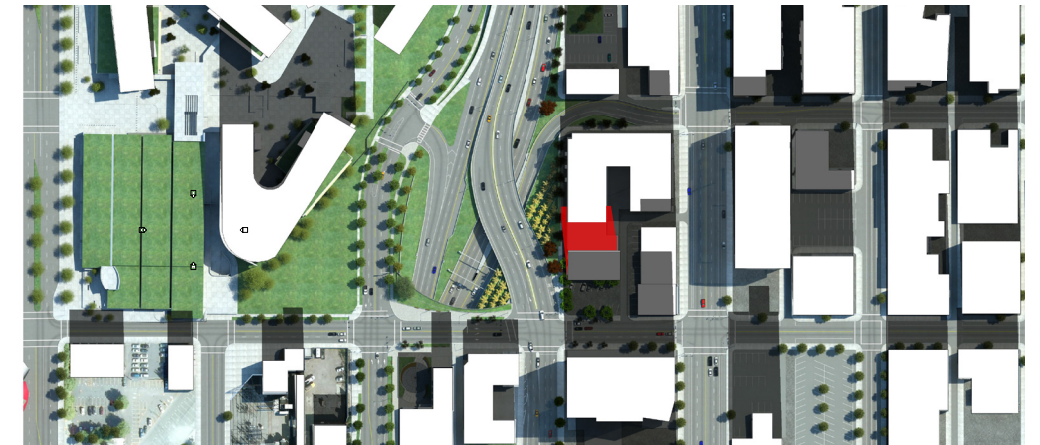
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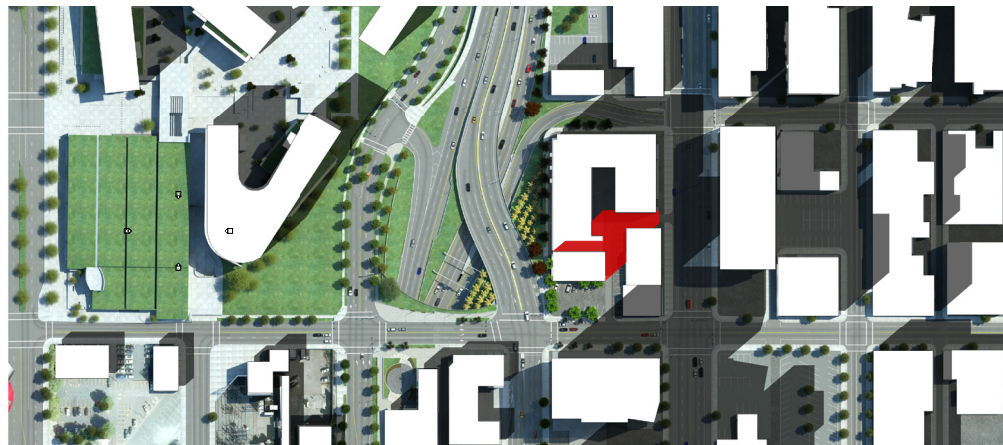
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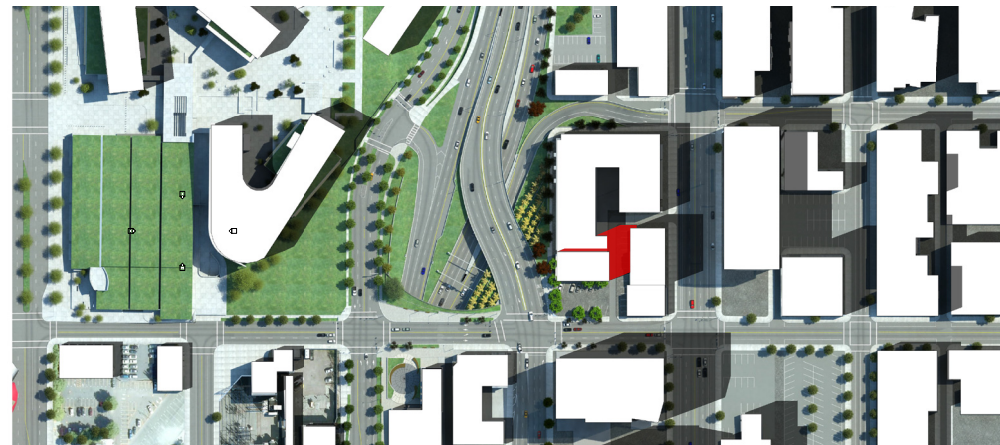
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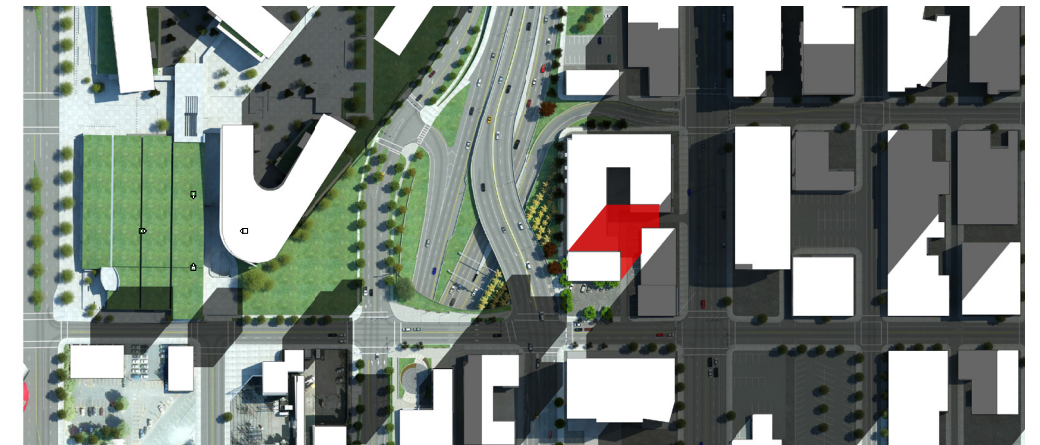
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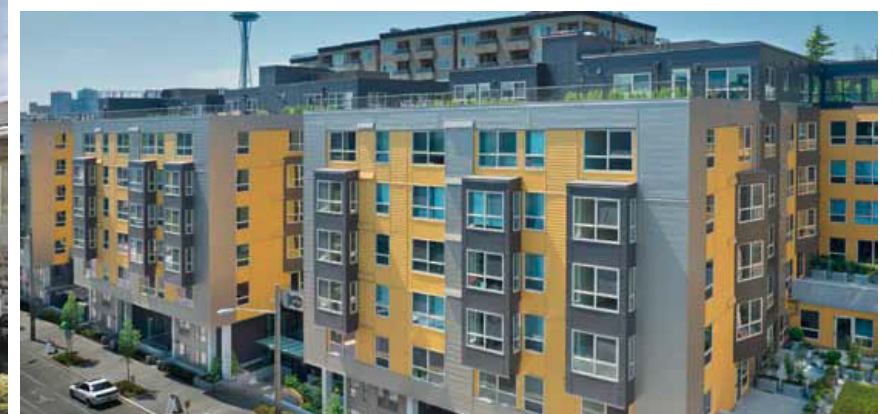


December 21, 3PM

8.0

Precedent Images *Possible Material Application*

MATERIALS



8.0

Previous Work
ARC Architects

PORTFOLIO

