



SOUTH LAKE UNION **BLOCK 57 WEST** 300 DEXTER AVENUE NORTH



WEST DESIGN REVIEW BOARD
SEATTLE DCI #: 3025418
DESIGN REVIEW BOARD RECOMMENDATION MEETING: APRIL 17, 2019

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PROPOSAL OUTLINE



DEVELOPMENT OBJECTIVES

Design and construct an 11-story building on 4 lots on the east side of Dexter Ave N. between Thomas St. and Harrison St. At the time the project vested, the site was zoned SM-SLU 160/85-240. The site area is approximately 23,980 square feet. The project is a commercial structure consisting of approximately 200,000 sf of commercial office space, 6,000 sf of street level retail use, and approximately 206 parking stalls in a below-grade garage. Parking and loading access will be provided from the alley on the east side of the site. There are no residential units planned for the site.

TOTAL LOT AREA 23,950 GSF

FAR base: 4.5 FAR max: 7 FAR max under MHA Legislation: 8

PROPOSED BUILDING AREA 198,800 GSF

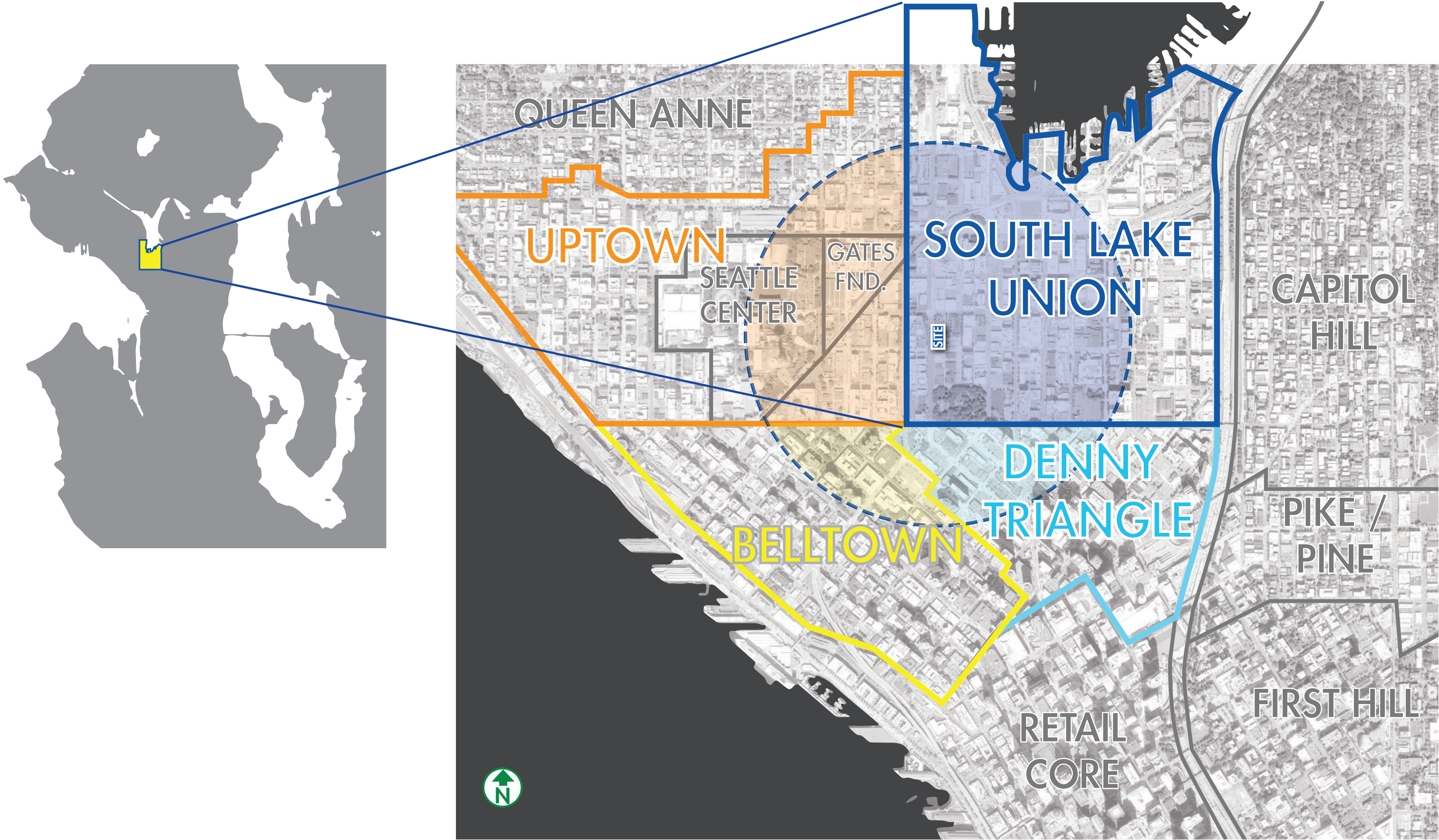
4 levels underground parking: 206 spaces

PROJECT GOALS

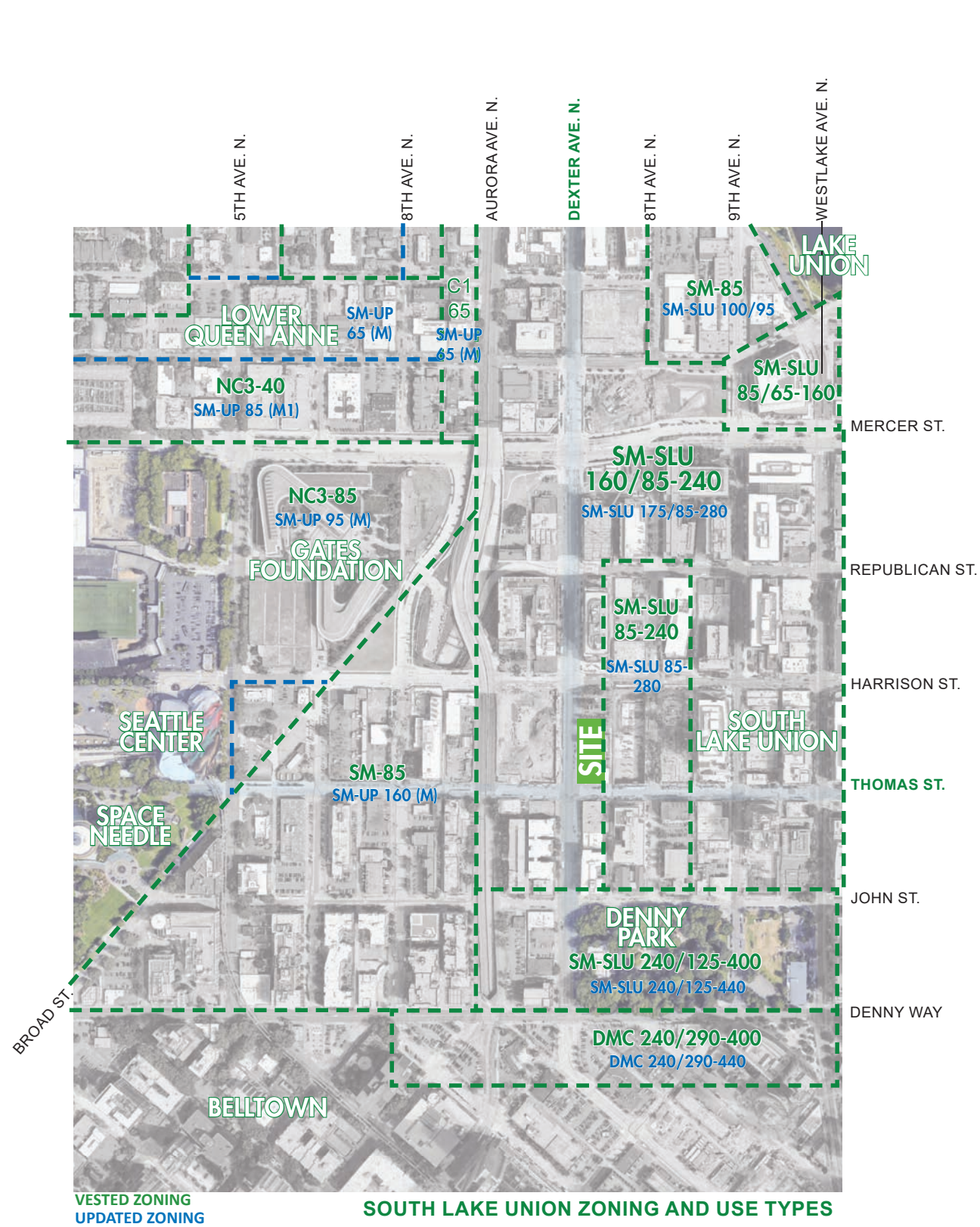
- Create a sense of place for the site, the immediate neighborhood and the greater South Lake Union district.
- Respect and contribute to the character and quality of the neighborhood.
- Create open space in a thoughtful and deliberate manner in keeping with the Thomas Green Street Concept Plan and with new development along Thomas St. to the east.
- Build a sustainable project targeting LEED Gold certification.
- Locate parking below grade, with parking and loading access from the alley.
- Utilize the full development potential of the site.
- Comply with all code requirements and Design Guidance, utilizing MHA for additional FAR.

CONTEXT ANALYSIS + SITE CONDITIONS

CONTEXT VICINITY MAP




SITE CONTEXT ZONING + NEIGHBORHOOD



URBAN ANALYSIS 9-BLOCK AERIAL



- ① 333 & 330 8TH AVE N
- ② 333 DEXTER
- ③ 231 DEXTER AVE N / 211 DEXTER AVE N
- ④ 228 DEXTER AVE N
- ⑤ 777 THOMAS ST
- ⑥ 230 8TH AVE N
- ⑦ 403 DEXTER
- ⑧ 400 DEXTER
- ⑨ 401 8TH AVE
- ⑩ 800-810 HARRISON STREET
- ⑪ 427 9TH AVE N
- ⑫ 500 DEXTER AVE N
- ⑬ 400 9TH AVE N
- ⑭ 901 HARRISON STREET
- ⑮ 308 9TH AVE N
- ⑯ 234 9TH AVE N
- ⑰ 910 JOHN STREET
- ⑱ 110 9TH AVE N
- ⑲ DENNY PARK

 NEW / FUTURE DEVELOPMENT

 EXISTING / NO DEVELOPMENT PLANNED

URBAN ANALYSIS 9-BLOCK AERIAL



SITE **RESIDENTIAL** **OFFICE** **COMMERCIAL** **HOTEL** **RELIGIOUS**

IMMEDIATE CONTEXT



1 333 + 330 8TH AVE N



2 333 DEXTER AVE N



URBAN ANALYSIS CONTEXT IMAGERY

SURROUNDING CONTEXT



3 231 DEXTER AVE N / 211 DEXTER AVE N



4 228 DEXTER AVE N



5 777 THOMAS ST



6 230 8TH AVE N



7 403 DEXTER



8 400 DEXTER AVE N



9 401 8TH AVE



10 800-810 HARRISON ST

CURRENT SITE CONDITIONS IN CONTEXT



(A) AERIAL OF SITE FROM SOUTHWEST

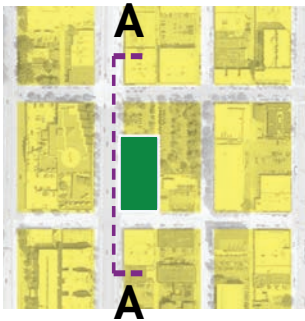


(B) SOUTHWEST CORNER (DEXTER AND THOMAS)

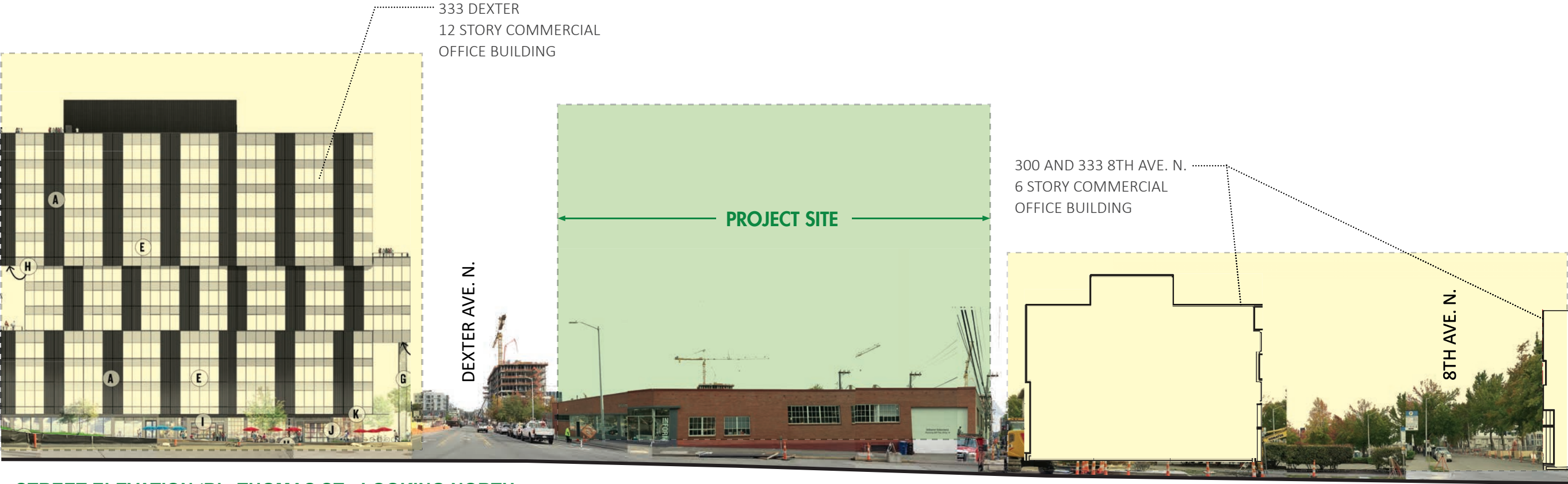


(C) LOOKING SOUTH ON DEXTER TOWARD SITE

CURRENT SITE CONDITIONS IN CONTEXT



STREET ELEVATION 'A' - DEXTER AVE - LOOKING EAST



STREET ELEVATION 'B' - THOMAS ST - LOOKING NORTH

ZONING DATA

CODE: Seattle Municipal Code, Title 23, Chapter 48, Seattle Mixed

ADDRESS: 300 Dexter Avenue North

ZONING: SM-SLU 160/85-240

DESIGN GUIDELINES: City of Seattle Design Guidelines; South Lake Union Design Guidelines

STREET DESIGNATIONS:

Dexter Ave N is a Class 2 Pedestrian Street

Thomas Street is a Neighborhood Green Street

SUSTAINABILITY GOAL: Target LEED Gold

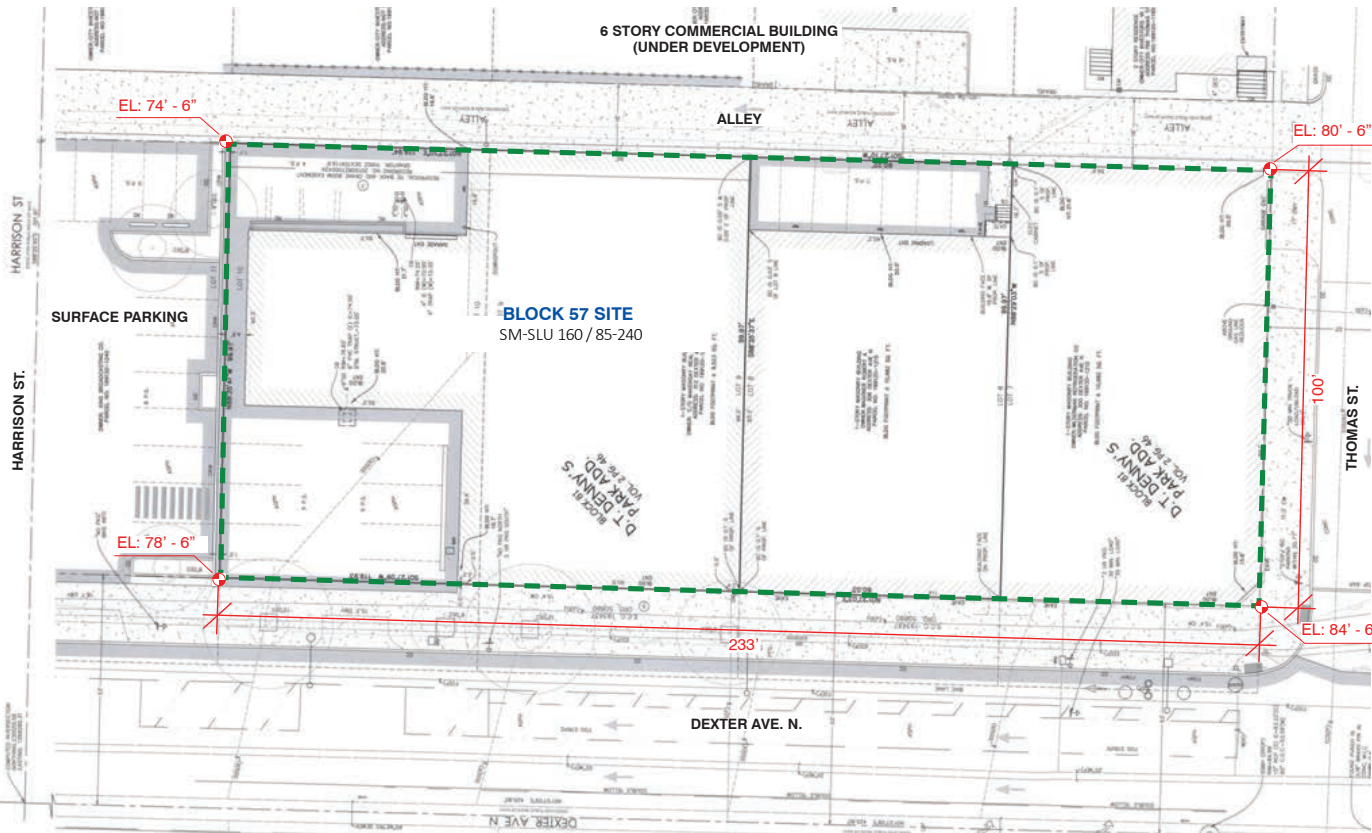
- SMC 23.48.205 **USES IN SOUTH LAKE UNION:** Proposed Office; with below-grade parking
- Required Street Level Uses: Anticipated Retail / Food / Beverage; Office entrance and lobby
- SMC 23.48.220 **FLOOR AREA RATIO IN SOUTH LAKE UNION:** Site is zoned for Base FAR of 4.5, Max FAR of 7.
- SMC 23.58.C **MANDATORY HOUSING AFFORDABILITY FOR RESIDENTIAL DEVELOPMENT:** Project will voluntarily opt-in to MHA program and pay affordable housing fees to achieve a maximum FAR of 8.
- SMC 23.48.225 **STRUCTURE HEIGHT:** Project will not use the additional height to 175’ through MHA. Structure height will not exceed 160’ height limit. Site is not in flight path.
- SMC 23.48.240 **STREET-LEVEL DEVELOPMENT STANDARDS IN SOUTH LAKE UNION:** Project provides a minimum of 60% transparency on both Dexter (Class 2) and Thomas (Neighborhood Green Street).
- Two small segments of blank facade at the north end of the project on Dexter and the east end of the project on Thomas exceed 15’ but are less than 30’ requiring a Type 1 Modification.
- Street-level use is taller than the minimum of 13’ and at least 30’ in depth.
- Pedestrian access is directly from the street and the provided open space.
- Required open space is provided adjacent to, and accessible from the Thomas Green Street; with optimum solar orientation (south-facing) and required minimum of 45% open to sky. The portion under building overhangs exceeds the minimum height required.
- SMC 23.48.055 **SCREENING AND LANDSCAPE:** Plantings provided in public open space will meet quantity, density, and viability standards and achieve a Green Factor score of .30 or greater.
- Street trees provided as required.
- SMC 23.48.085 **PARKING AND LOADING LOCATION, ACCESS, AND CURB CUTS:** Below-grade parking and loading are located on the existing alley accessed from Thomas Street
- SMC 23.48.245 **UPPER-LEVEL DEVELOPMENT STANDARDS IN SOUTH LAKE UNION:** Upper-level floor plates do not exceed the maximum of 24,000 sf.

Departure is requested for the Podium Floor Area Limits. [See page 61 for detail of Departure Request]

Departure is requested for upper-level Facade Modulation. [See page 65 for detail of Departure Request]

Project exceeds 85’ in height and will be the only tower on this single block front per Master Use Permit.

- SMC 23.48.250 **OPEN SPACE REQUIREMENT FOR OFFICE USE IN SOUTH LAKE UNION:** Open space in the quantity required is provided adjacent to, and accessible from the Thomas Green Street.
- SMC 23.48.280 **REQUIRED PARKING IN SOUTH LAKE UNION:** Provided below-grade parking will not exceed the maximum of 1 space / 1000 sf of non-residential floor area; bicycle parking provided in the amount required.
- SMC 23.54.035 **LOADING BERTH REQUIREMENTS AND SPACE STANDARDS:** Three loading berths will be provided for low-demand office-use with a length of 25 feet requiring a Type 1 Director’s Decision for reduction of the minimum 35’ length. Berths will not result in vehicles extending beyond site property line.



Preliminary Site Survey

SITE PLAN

LOBBY RETAIL BACK OF HOUSE / LOADING BUILDING ENTRY GARAGE ENTRY

239' - 10"

333 8TH AVE N.
6 STORY OFFICE

285 8TH AVE N.
6 STORY
RESIDENTIAL
GROUND LEVEL
COMMERCIAL

XXXX THOMAS ST
X STALL PARKING LOT

100' - 0"

93' - 1"

73.33' EL

77.03' EL

196' - 10"

42' - 11"

80.27' EL

ALLEY

GENERATOR

GARAGE ACCESS

MAIN ELECTRICAL ROOM

LOADING

STAIR 1

FIRE COMMAND

OFFICE

OFFICE

OFFICE

SOLID WASTE STORAGE

UTILITY

RETAIL

LOBBY

79' - 0"

RETAIL

84' - 0"

83' - 8"

84.70' EL

CANOPY ABOVE

BIKE LANE

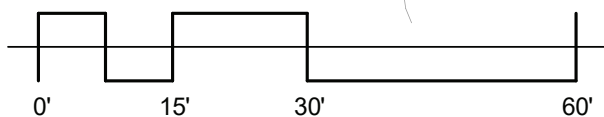
STREET PARKING

DEXTER AVE N
CLASS 2 PEDESTRIAN STREET

BIKE LANE

THOMAS ST
GREEN STREET

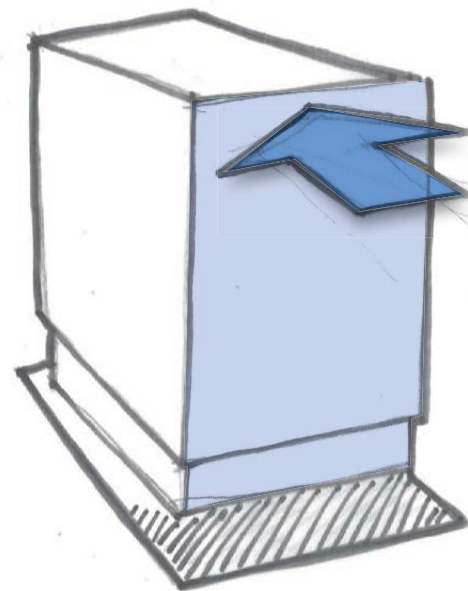
228 DEXTER AVE N.
1 STORY COMMERCIAL



DESIGN CONCEPT + EARLY DESIGN GUIDANCE RESPONSE

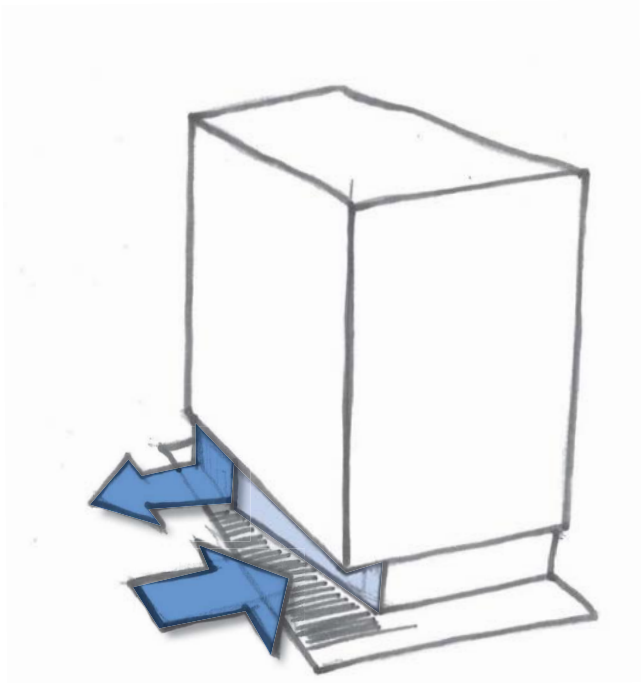


DESIGN APPROACH



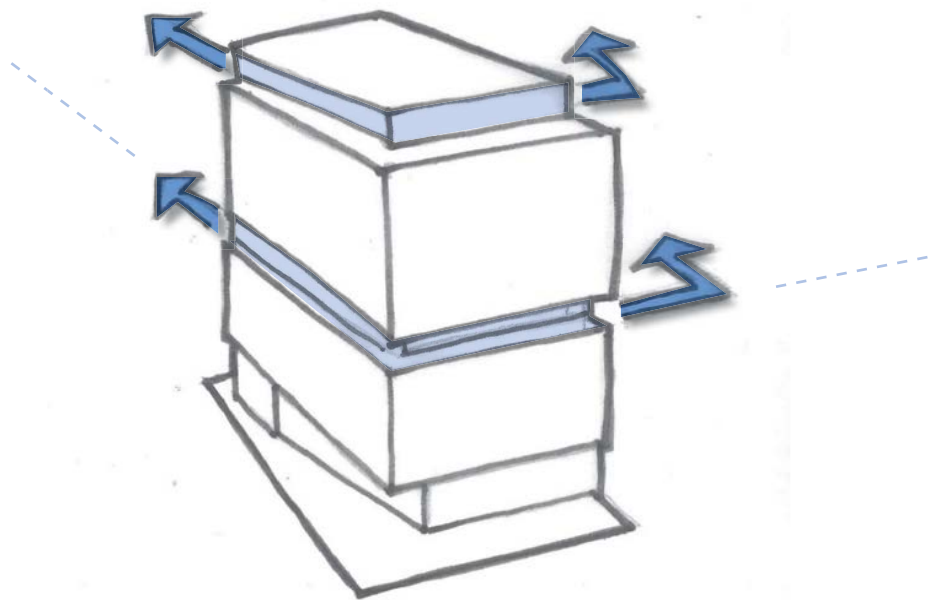
01 | GREEN STREET

The conceptual design of Block 57W is a balanced response to context and location. The green street along Thomas presents an opportunity to create a south-facing animated public space reinforced by a pedestrian-scaled setback at the base of the building.



02 | PUBLIC REALM

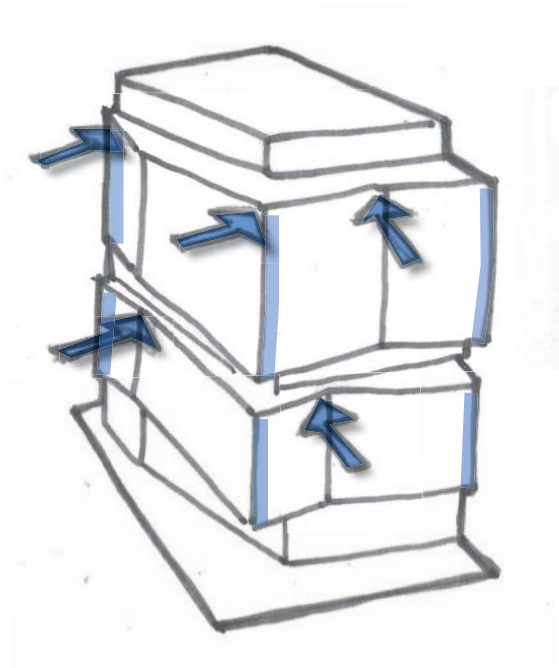
Additional setbacks along Dexter wrap public space around the corner to connect the street-level uses on the south to the main building entrance at the north end of the building. The main building entrance acknowledges the pedestrian pass-through across Dexter.



03 | SCALE + BULK

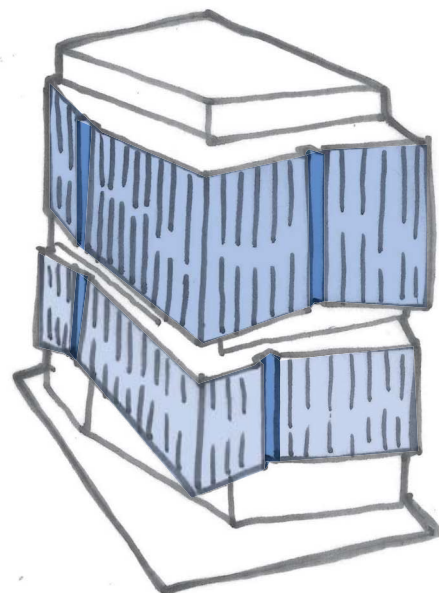
The scale and bulk of Block 57W is divided into smallervolumeswiththeintroductionof a horizontal 'belt-line' at the 85-foot datum of adjacent existing and future buildings (zoned height for non-tower development). The top floor is set back to further reduce the perceived height of the building. The volumetric articulation is carried around the east alley facade.

DESIGN APPROACH



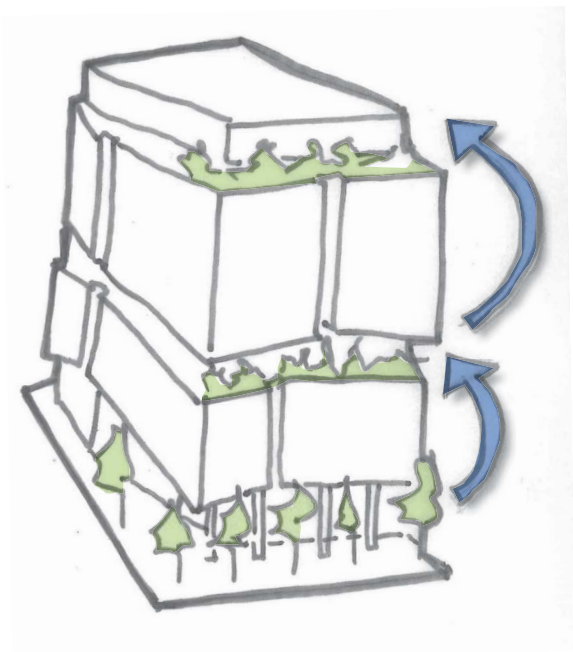
04 | MODULATION

The large ‘floating’ volumes are sculpted with folds and deflections to alleviate the blocky orthogonal mass and encourage a dynamic dialogue between the two volumes.



05 | ARTICULATION

Dramatic reveals are introduced into the folds emphasizing the prominent corner and south exposure. The resulting smaller volumes are differentiated with vertical fins on alternating volumes.



06 | ACTIVATE

Exaggerated cantilevers and terraces at the south end of the building interact with the active pedestrian plaza. Greenery on the terraces visually connect the building with the landscape and green street below.

NEIGHBORHOOD DESIGN GUIDELINES + RESPONSE

CS1 NATURAL SYSTEMS AND SITE FEATURES



USE NATURAL SYSTEMS AND FEATURES OF THE SITE AND ITS SURROUNDINGS AS A STARTING POINT FOR PROJECT DESIGN.

RESPONSE
Providing a generous setback along the southern edge of the site creates a public space where outdoor areas take advantage of solar access and breezes along the Thomas Green Street. The south plaza provides opportune locations to incorporate rain gardens and other storm water management strategies. Placement of trees and plantings frame public spaces where associated seating are arranged to welcome spill-out of adjacent retail activities and address the superlative views of the Space Needle. The building takes cues from the ground level open space with generous south-facing terraces at mid and upper levels. The project seeks to target LEED Gold.

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.

RESPONSE
Locating public and landscaped open space on the south of the site reinforces the pattern and purpose of several new projects along Thomas Green Street, particularly the one across Dexter. The street level open space, as well as terraces on the building take advantage of vistas to the Space Needle and back toward Downtown. The building setback on the south generally aligns with the upper levels of the adjacent buildings to the east, and the setback of the building to the west. The building entrance at the north end of the building creates a focal point from the pedestrian pass through across Dexter.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER



CONTRIBUTE TO THE ARCHITECTURAL CHARACTER OF THE NEIGHBORHOOD.

RESPONSE
The building height is similar to new buildings across and along Dexter, and is set back from the single-story structure across Thomas. A horizontal “belt-line” at the 6th floor recognizes a datum close to the 85’ height limit of parcels to the north and south, and breaks down the scale of the long facade on Dexter. Angles in plan articulate the Dexter and Thomas facades and echo those of the building across Dexter. The tall ground floor and second floor set back from large building cantilevers to create pedestrian-oriented and protected spaces to which the transparent tenant spaces open up.

PL1 CONNECTIVITY



COMPLEMENT AND CONTRIBUTE TO THE NETWORK OF OPEN SPACES AROUND THE SITE AND THE CONNECTIONS AMONG THEM.

RESPONSE
Along with other new projects to the east fronting Thomas, a generous setback along the southern edge of the site opens onto the Thomas Green Street and creates an area of pedestrian relief along busy Dexter Avenue. This public space anchored by street level uses activates this area along Dexter, encouraging activity and visual connectivity. The design of the open space orients to the view of the Space Needle and creates a visual connection with the similar open space across Dexter.

NEIGHBORHOOD DESIGN GUIDELINES + RESPONSE

PL2 WALKABILITY



CREATE A SAFE AND COMFORTABLE WALKING ENVIRONMENT THAT IS EASY TO NAVIGATE AND WELL-CONNECTED TO EXISTING PEDESTRIAN WALKWAYS AND FEATURES.

RESPONSE
Permeable frontage and large sidewalks at ground level encourage an active pedestrian environment. The open space at the corner of Dexter and Thomas is accessible from the sidewalk and incorporates seating integrated with the landscape. Transparent retail spaces front sidewalk and open space and provide room for spill-out. The building entrance is architecturally defined and easy to locate. The pedestrian areas will be well-illuminated by the soffits of large overhangs.

PL3 STREET LEVEL INTERACTION



ENCOURAGE HUMAN INTERACTION AND ACTIVITY AT THE STREET-LEVEL WITH CLEAR CONNECTIONS TO BUILDING ENTRIES AND EDGES.

RESPONSE
Street level uses along the Class II pedestrian street Dexter Avenue and opening to the southern open space along Thomas enhance activity along the street and sidewalks. The open space provides a range of seating types and encourages interaction between individuals and groupings. The building lobby at the north end of the building along Dexter connects and encourages pedestrians along the entire street frontage, with physical and visual connections between street-level elements.

DC1 PROJECT USES AND ACTIVITIES + DC2 ARCHITECTURAL CONCEPT



OPTIMIZE THE ARRANGEMENT OF USES AND ACTIVITIES ON THE SITE.

DEVELOP AN ARCHITECTURAL CONCEPT THAT WILL RESULT IN A UNIFIED AND FUNCTIONAL DESIGN THAT FITS WELL ON THE SITE AND WITHIN ITS SURROUNDINGS.

RESPONSE
Active uses at ground level create a friendly and permeable connection to sidewalks and open space. The articulation and massing of the office-uses above shelter pedestrians, provide visual interest, and offer exterior terraces as both tenant amenity and connection to open space and Green Street below. Loading and below-grade parking is accessed from the alley to minimize conflict between vehicles and non-motorists.

DC3 OPEN SPACE CONCEPT



INTEGRATE OPEN SPACE DESIGN WITH THE DESIGN OF THE BUILDING SO THAT EACH COMPLEMENTS THE OTHER.

RESPONSE
The south-facing landscaped open space is located along the Thomas Green Street. Architecturally, the massing responds to the Dexter / Thomas corner and to the open space below, and provides opportunity for green terraces at mid and top levels of the building. Both building and open space take advantage of views to the Space Needle, and the upper terraces also provide exceptional views back towards downtown.

EARLY DESIGN GUIDANCE RESPONSE

EDG-1 MASSING + URBAN FORM

A. The Board agreed Option C has the better potential, but requires significant improvement per all the following guidance.

We progressed Option C and incorporated improvements per the following guidance.

B. The Board is receptive to the 12 story MHA massing Option, shown on pg 46, provided all the guidance herein is resolved. (DC2)

The project's current design massing incorporates the floor area allowed under MHA in 11 stories with appropriate design responses so the building fits into context. See page 50.

C. The Board agreed with public comment that the plan shifts and façade creases shown on Option C [46-49] were too subtle and not substantial enough to adequately break up a bulky rectangular volume, or to be legible at pedestrian viewpoints [49]. (DC2-B)

We introduced a strong horizontal 'belt-line' to dramatically emphasize and clarify the interplay of geometries. The large 'floating volumes' are sculpted to alleviate the blocky orthogonal bulk and encourage a dynamic dialogue between the two large volumes. Strong vertical reveals highlight the deflections in the facades and break up the large volumes into smaller components, with emphasis on the dynamic corners. Vertical fins in the curtain wall further reinforce the changes in plane and independent character of the smaller volumes. The volumetric articulation is carried around the east alley facade.



VIEW FROM DEXTER AND THOMAS- EARLY DESIGN GUIDANCE



VIEW FROM DEXTER AND THOMAS- PROPOSED DESIGN

DESIGN GUIDANCE RESPONSE

EDG-2 GROUND LEVEL

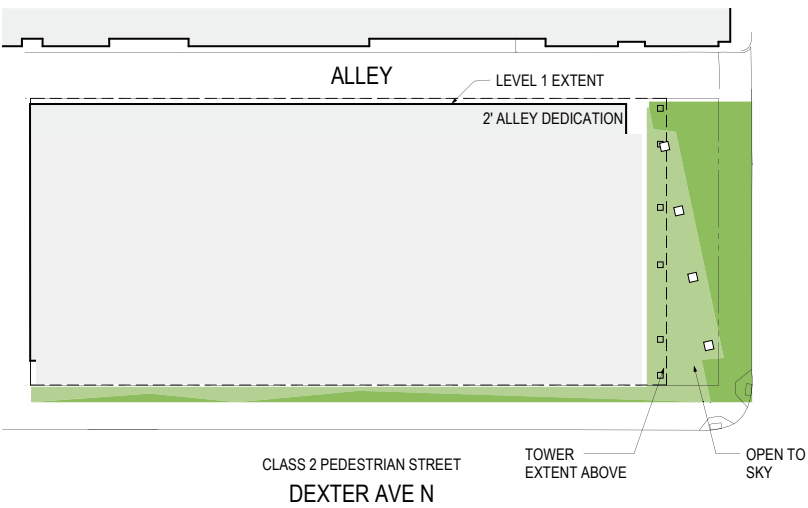
- A. The Board agreed that the ground floor scale should be taller than shown on pg 49, and with a greater setback from the street, especially at the southwest corner. (CS2-C.1)
- Agreed. The ground plane setback increased along both Dexter and Thomas. Additionally, the ground plane zone now includes both Levels 1 and 2 yielding a taller pedestrian level.
- B. The Board supported the depth and extent of retail shown [49] and recommended multiple doors that would activate the plaza and Dexter frontage. (CS2-A, PL3)
- Multiple doors provided to plaza and Dexter frontage.
- C. The Board strongly supported the deep and continuous open space along Thomas Street as shown on 48/middle, and recommended more depth of setback along Dexter, possibly using a folded/creased motif from the tower above. (PL1-A, DC3-I)
- Agreed. The ground plane setback increased along Dexter and Thomas. The southwest corner is further setback by canting the façade along Dexter, similar to the walls above.
- D. The Board strongly recommended a complete landscape design be provided in all subsequent drawings and meetings, including a design concept. (DC3)
- A complete landscape design is proposed. Please refer to Section 6 of this package.
- E. The Board concurred with SDOT emphasis on bicycle accommodation, and recommended bicycle facilities and bicycle access directly from Dexter Avenue, for bike commuters on that designated route. (PL4-B)
- Bicycle parking is proposed near the main entrance on Dexter.
- F. The Board agreed that the increased setbacks and scale of the lower levels is critical, as well as the legible modulation above, and any 'lost floor area' can be made up in a taller form. (CS2-B)
- The ground plane zone (Levels 1 and 2) is further set back and the form responds to the form of the volumes above. The floor area pulled from these levels is captured on Level 11.



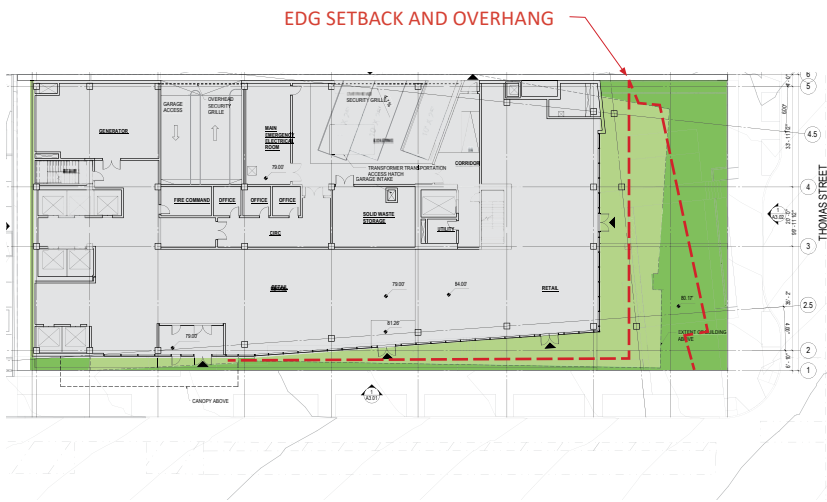
BUILDING IN CONTEXT- EARLY DESIGN GUIDANCE



BUILDING IN CONTEXT- PROPOSED DESIGN



LEVEL 01 PLAN - EARLY DESIGN GUIDANCE



LEVEL 01 PLAN -PROPOSED DESIGN

DESIGN GUIDANCE RESPONSE

EDG-3 ARCHITECTURAL EXPRESSION

A. Consistent with 1b above, the Board agreed the tower setbacks, creases and folds must be clearly expressed with materiality and details, not simply a uniform wrap of cladding. (DC2-A.2; DC2-B)

C. The Board supported the deep and projecting balconies on the south side of the building, consistent with precedent images on pg 55, as they provide valuable façade richness on an otherwise generic office volume, and on the side of the building with best solar access. (DC2-D)

Response to Comments A and C. The proposed design consolidates the balconies into generous south-facing landscaped terraces, visually connecting to the landscape at street-level. Volumetric push/pull and folds in the facade, highlighted by the vertical reveals and curtain wall fins add richness and animation on this public plaza and green street face.

B. The Board agreed that the blank, north party wall [48] should provide visual interest and depth, as it may remain visible for some time; elevations and perspectives are recommended in all subsequent drawings and meetings. (DC2-B.2)

Renderings and elevations of the north wall are provided in this package. Color and geometry in the detailing of the wall provides visual interest without detracting from the Dexter façade. See pages 50-57.

D. The Board recommended the proposed Dexter façade acknowledge the mid-block view axis from the project across Dexter Avenue, although it may be a subtle gesture. (CS2-B)

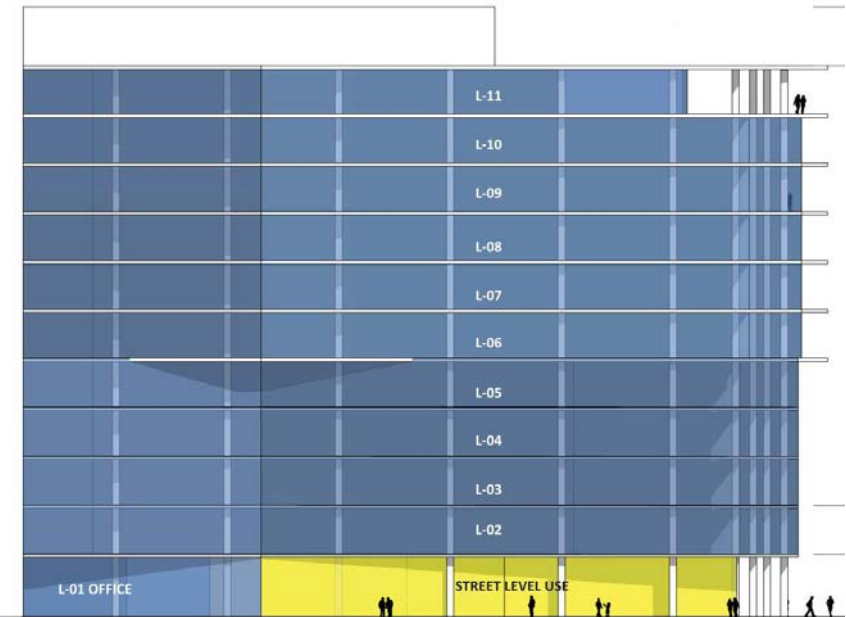
The mid-block view axis across Dexter is acknowledged with the main building entrance and play of glass facades above, anchored by the masonry element on the north end of the building.



VIEW FROM THOMAS- EARLY DESIGN GUIDANCE



VIEW FROM THOMAS- PROPOSED DESIGN



DEXTER FACADE- EARLY DESIGN GUIDANCE



DEXTER FACADE + ENTRY - PROPOSED DESIGN

EDG-3 ARCHITECTURAL
EXPRESSION

E. The Board supported integration of green walls, but concurring with public comment, recommended irrigation and detailing to ensure the green walls thrive, and the underlying architecture is complete in case the vegetation is slow to grow or does not survive. (DC4-D)

Rich, sustainable plantings on the landscaped terraces and around the ground-level plaza provide the primary visual emphases along the Thomas Green Street.

F. The Board recommended multiple street-level perspectives of all sides of the building be provided in subsequent drawings and meetings. (DC2)

Multiple street-level perspectives, including human-scaled views of the plaza are included in the package. See pages 46-57.

G. The Board recommended complete, detailed elevations of all sides of the building be provided in subsequent drawings and meetings, including the adjacent context. (DC2)

Complete, detailed elevations of all sides of the building are provided in the package. See pages 50,51.



BUILDING IN CONTEXT- EARLY DESIGN GUIDANCE



BUILDING IN CONTEXT- PROPOSED DESIGN



GROUND LEVEL - EARLY DESIGN GUIDANCE

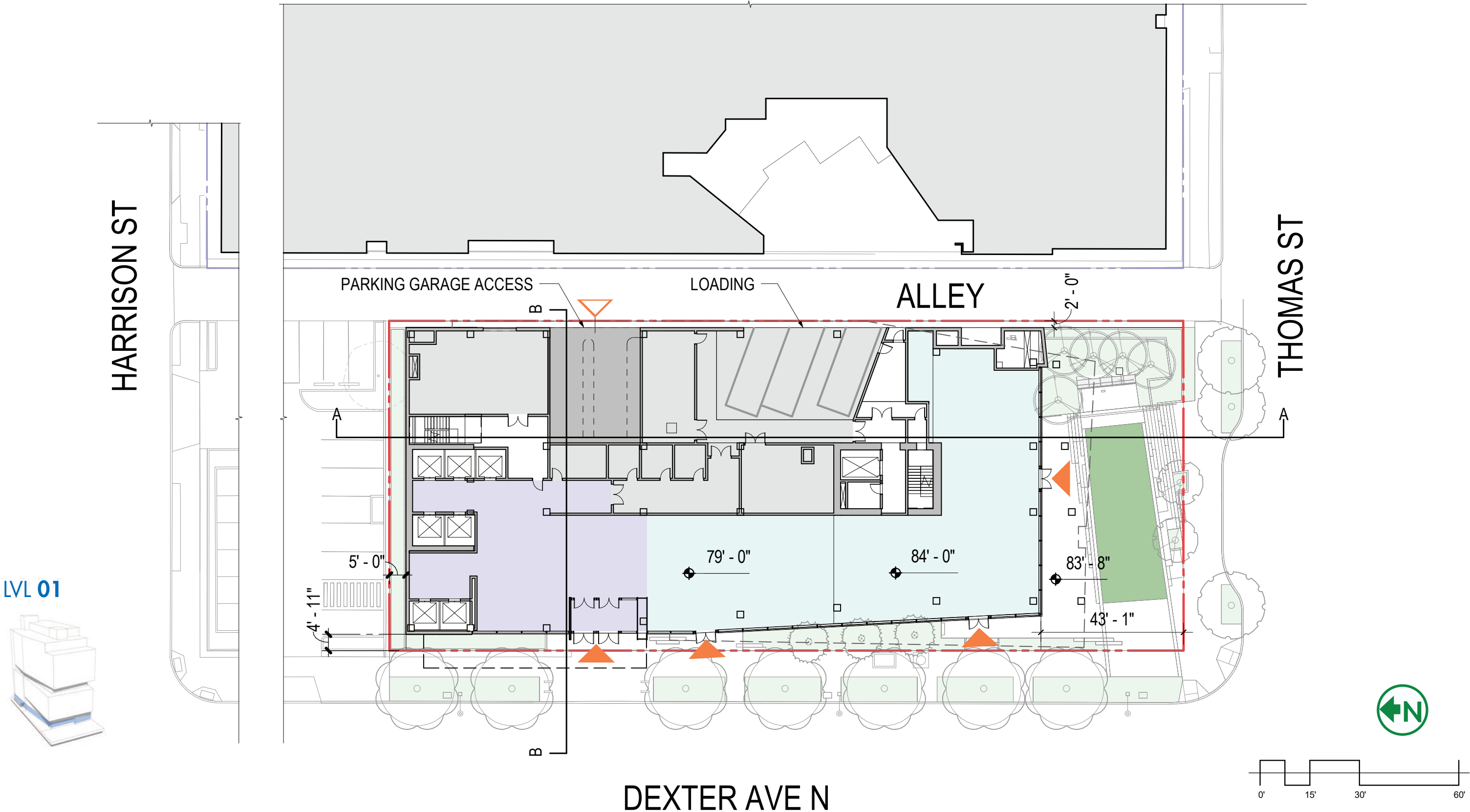


GROUND LEVEL PLAZA - PROPOSED DESIGN

BUILDING + LANDSCAPE PLANS

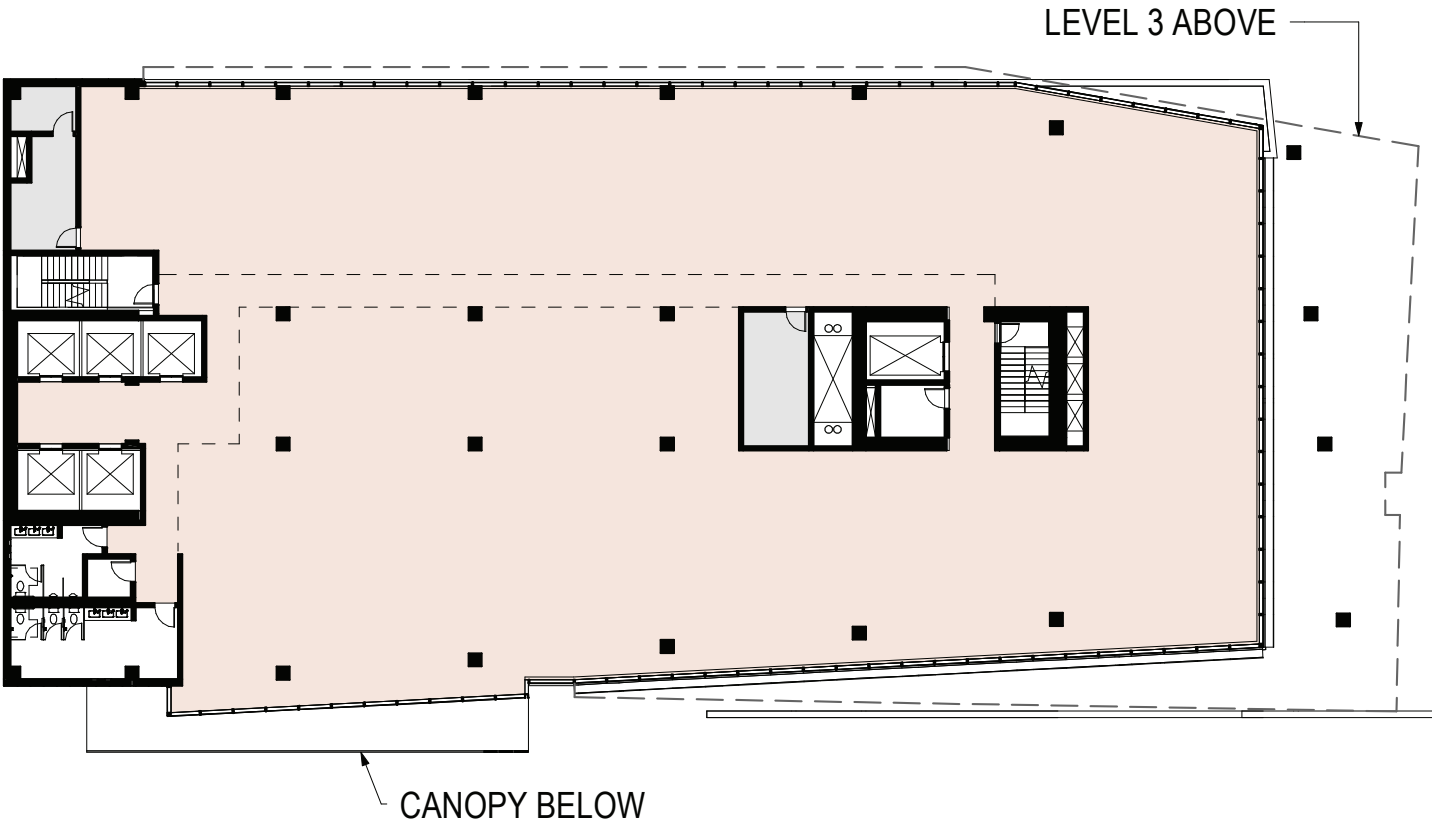
FLOOR PLANS

LOBBY RETAIL OFFICE PARKING BACK OF HOUSE ARTIFICIAL TURF PLANTING BUILDING ENTRY GARAGE ENTRY

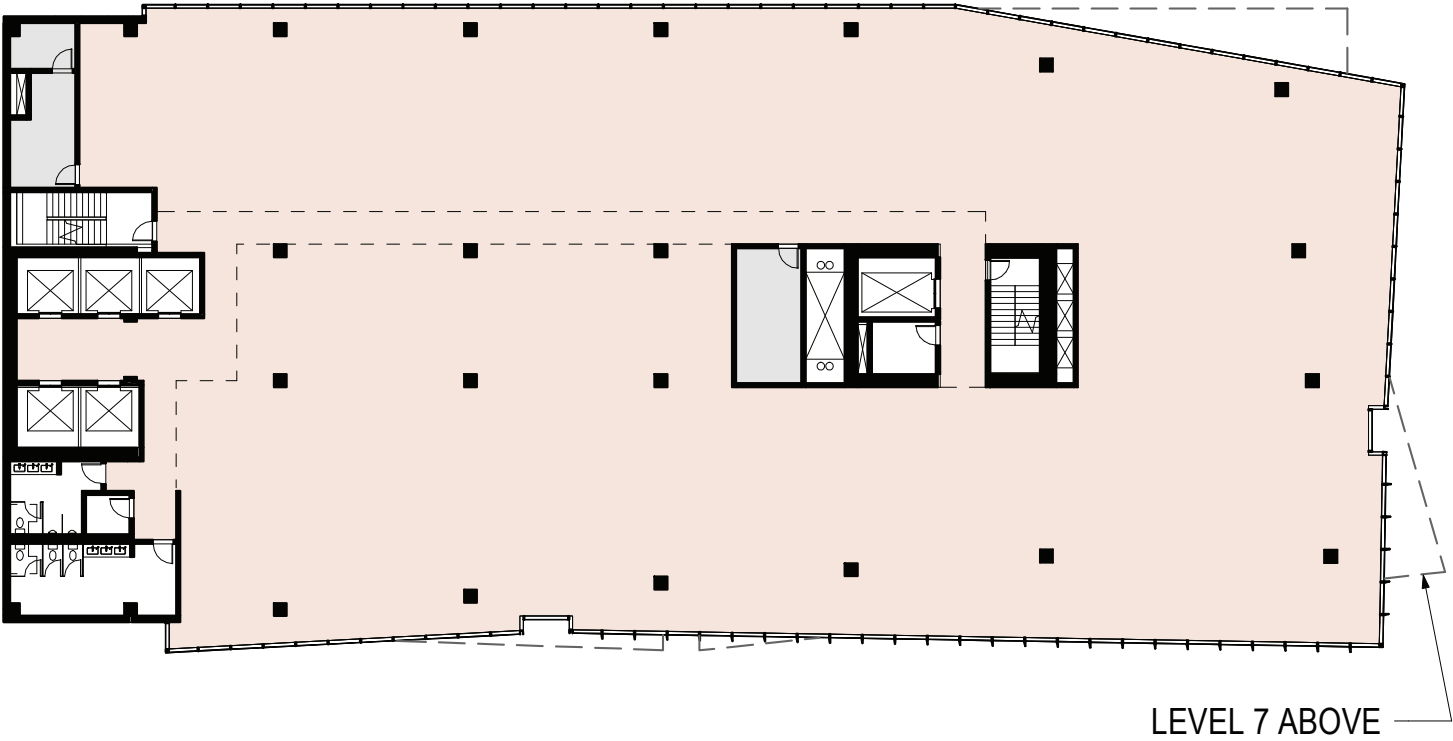


FLOOR PLANS

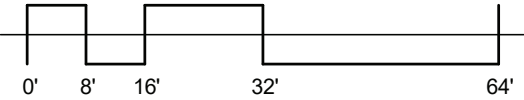
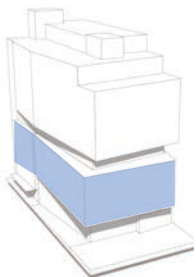
LOBBY RETAIL OFFICE PARKING BACK OF HOUSE



LVL 02

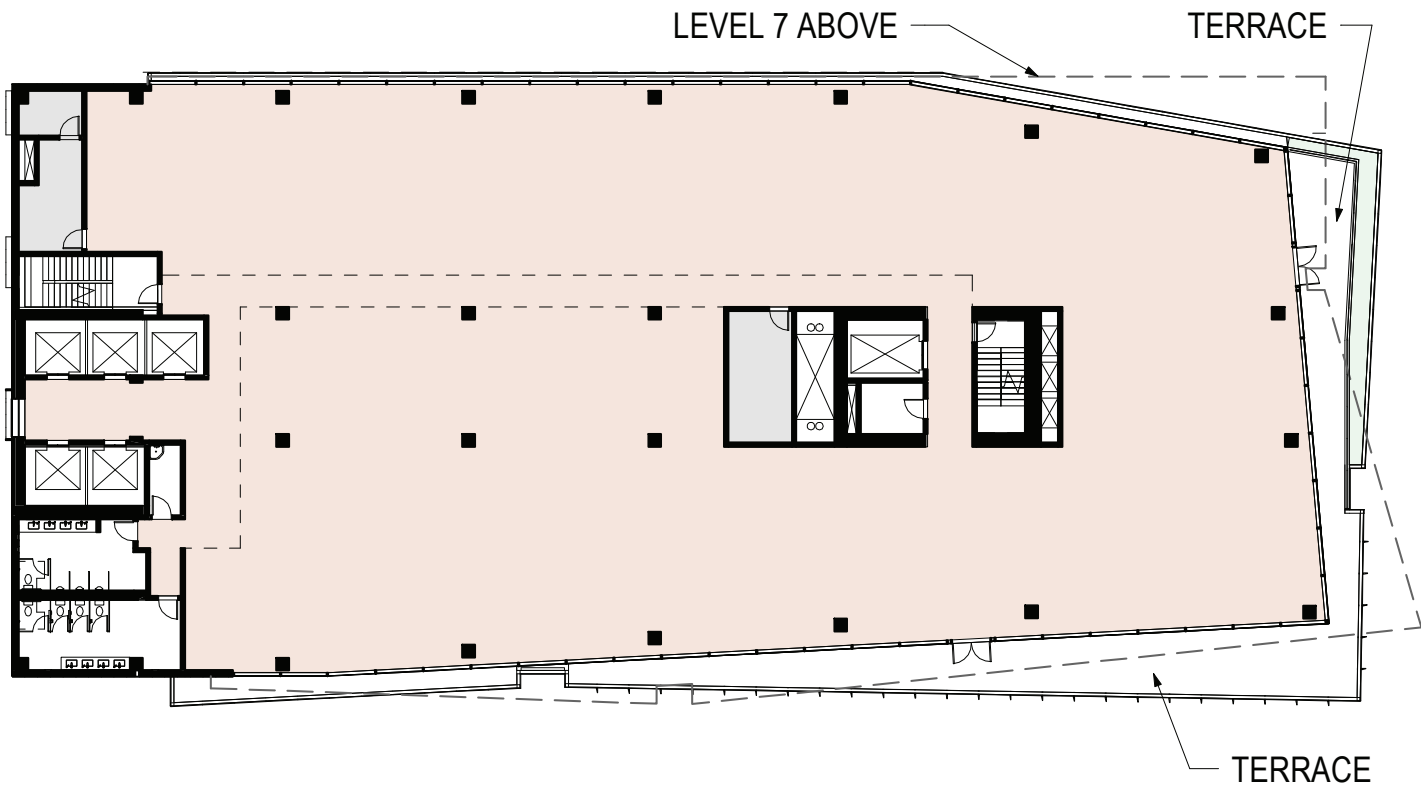


LVL 03-05

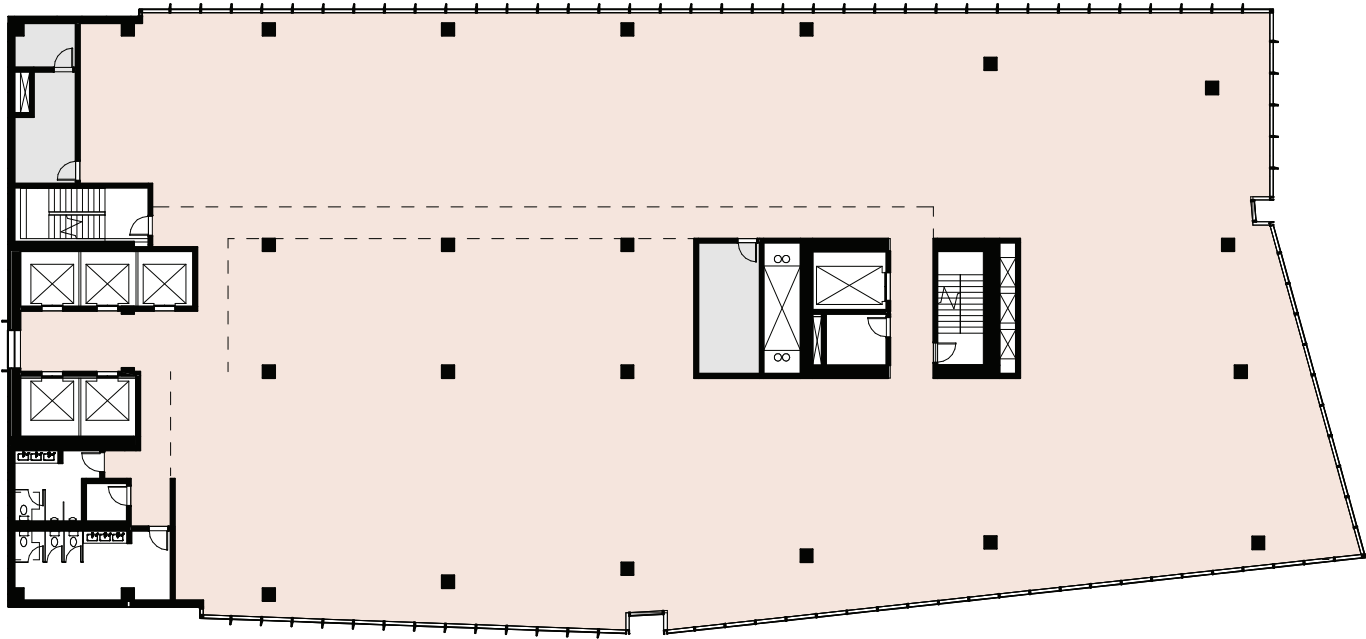
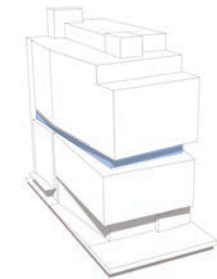


FLOOR PLANS

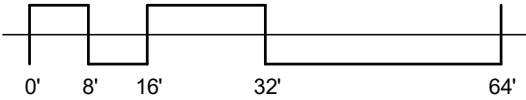
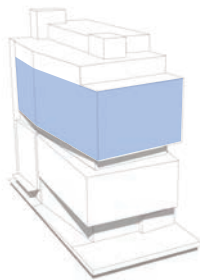
LOBBY RETAIL OFFICE PARKING BACK OF HOUSE



LVL 06

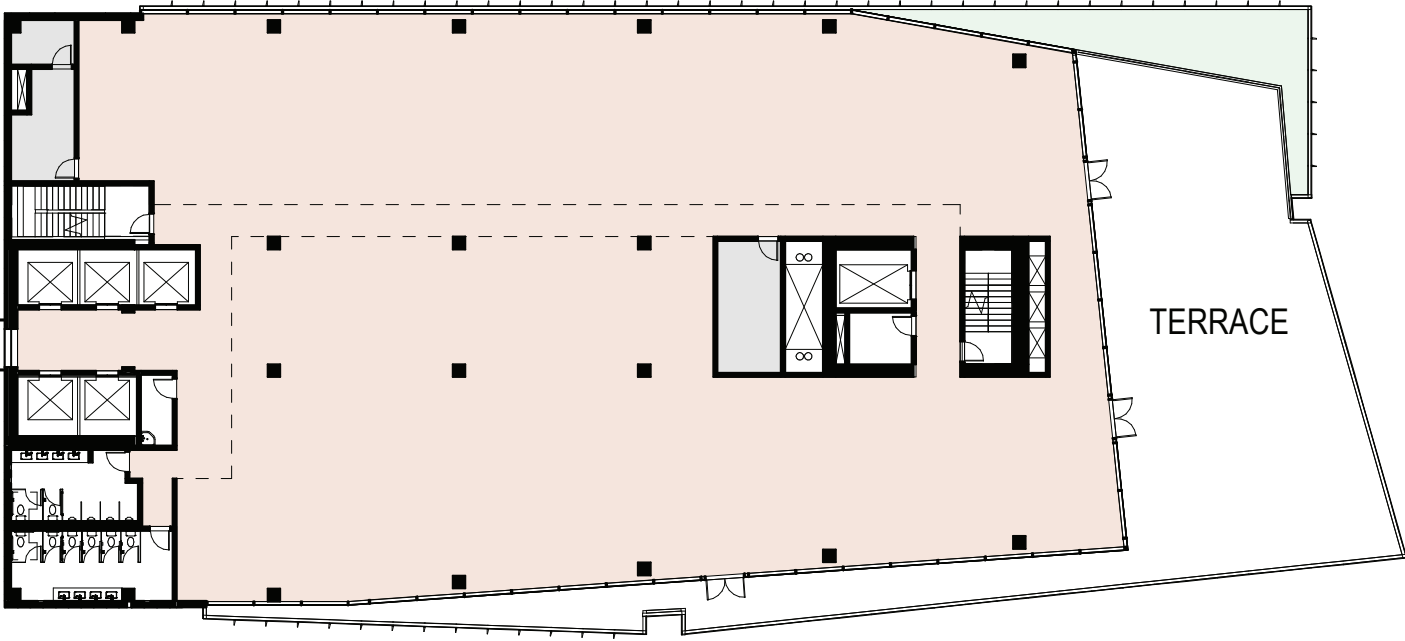


LVL 07-10

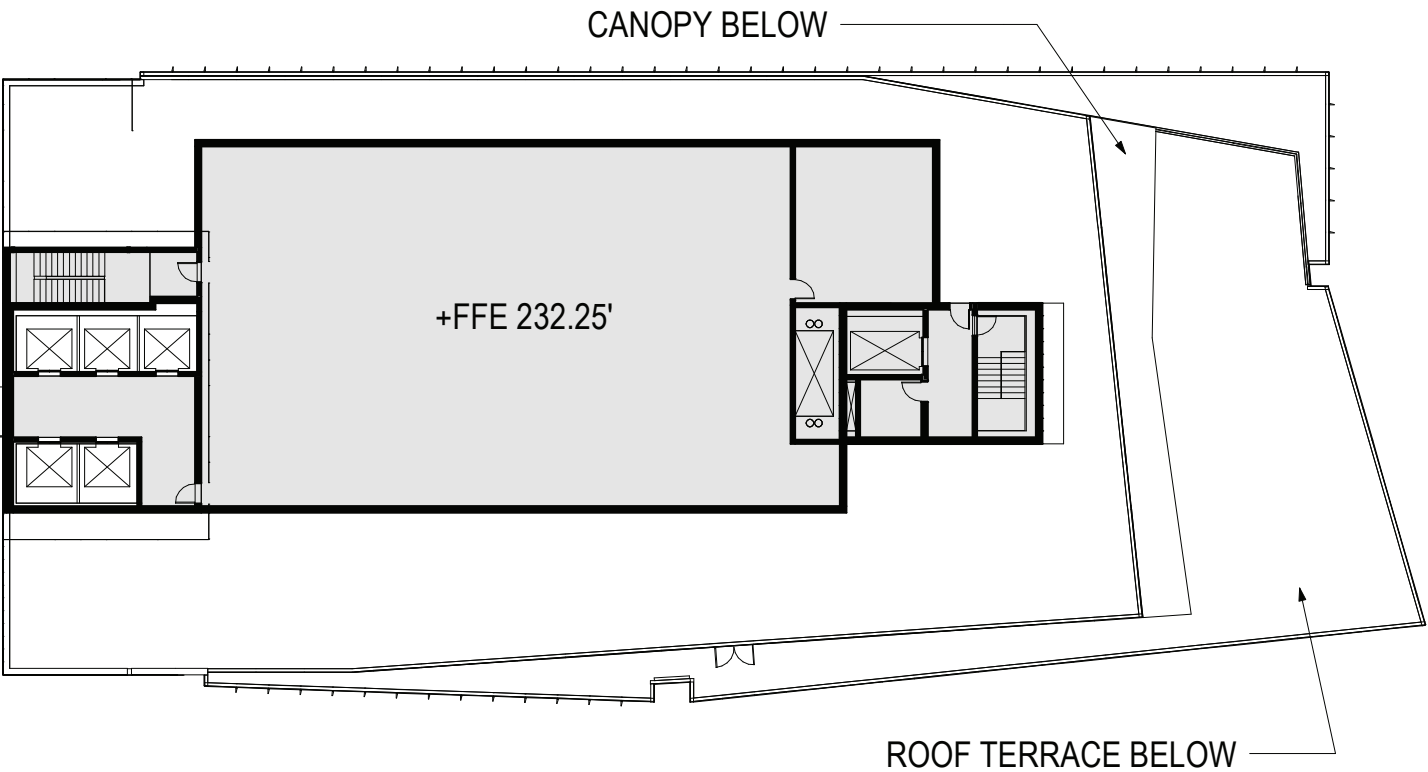
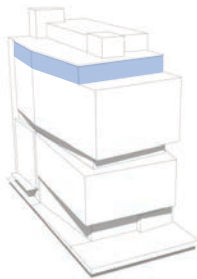


FLOOR PLANS

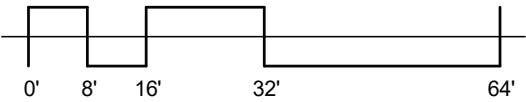
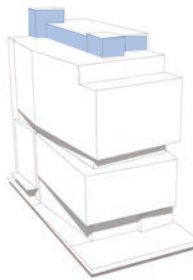
LOBBY RETAIL OFFICE PARKING BACK OF HOUSE



LVL 11



ROOF LVL

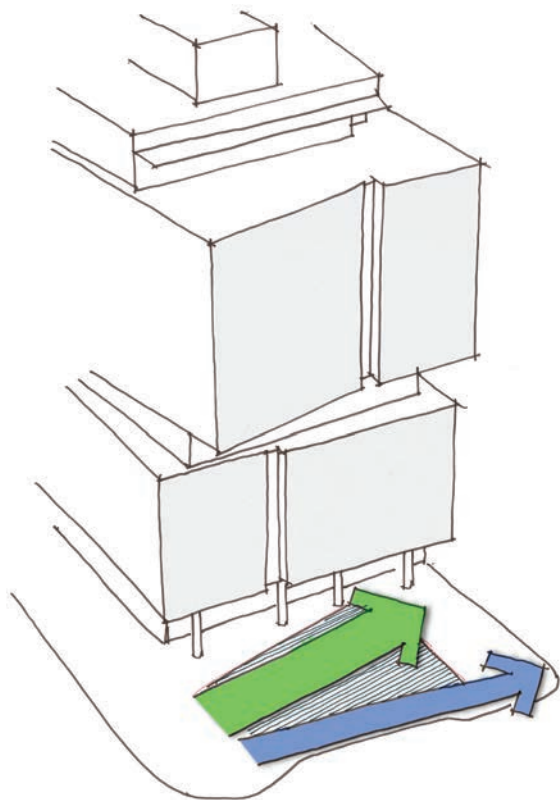


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LANDSCAPE CONCEPT

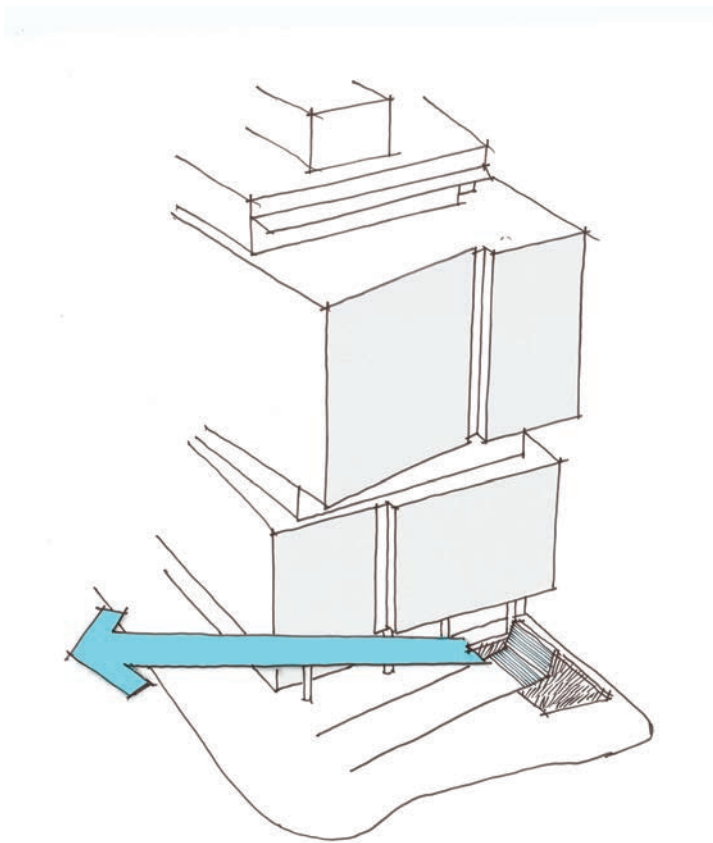


LANDSCAPE CONCEPT



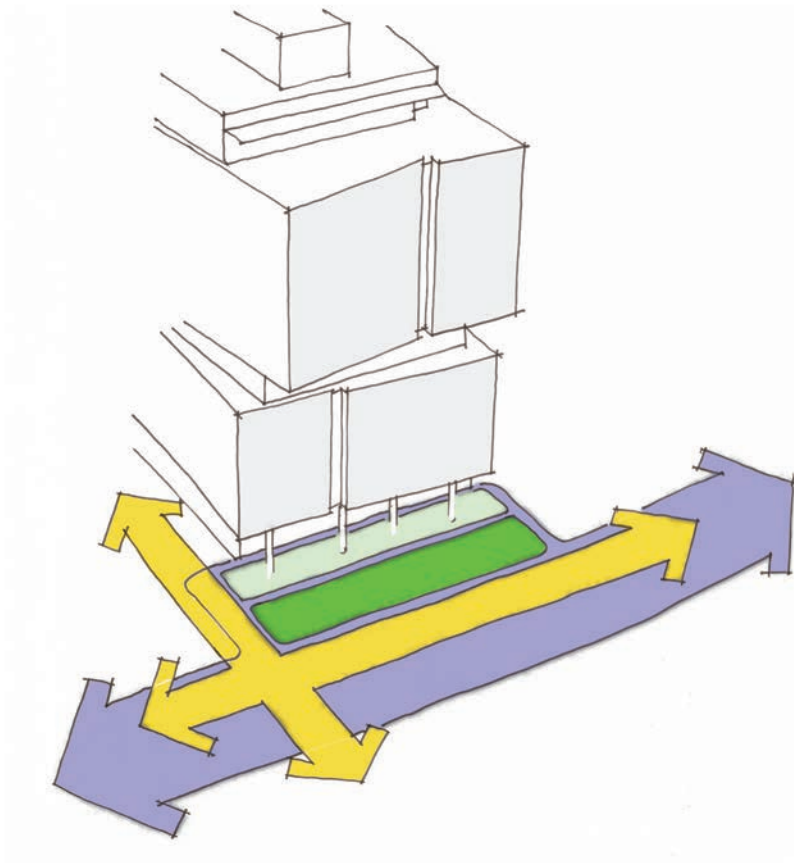
01 | **ACTIVATED EDGE**

Faceted planes of landscape reference facade of building to develop a coherent composition of space.



02 | **AIMING**

Create an appealing seating element to frame view of the Space Needle.



03 | **LINKING**

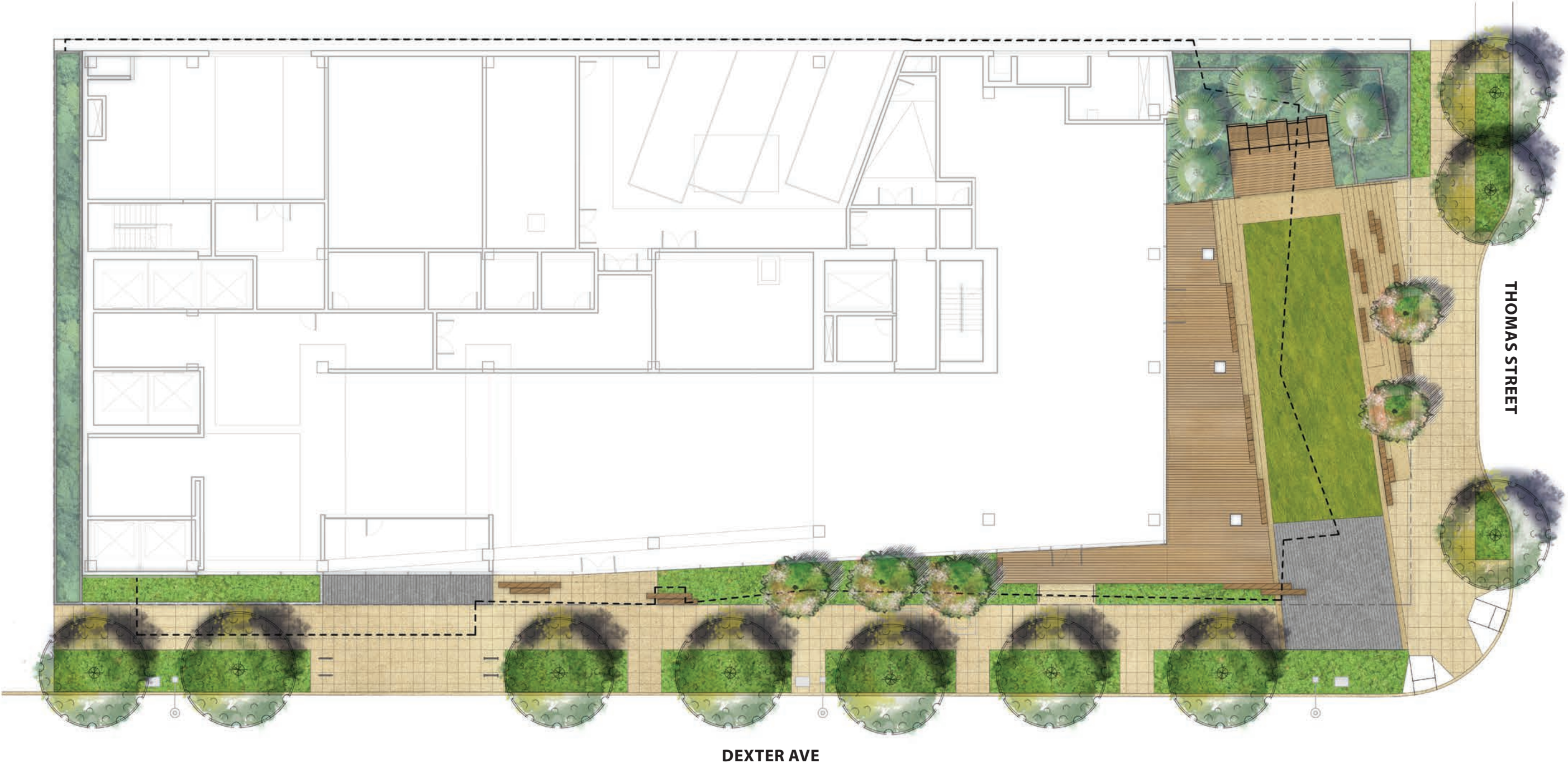
Create additional node of public open space on Thomas Street and Lake to Bay Corridor.



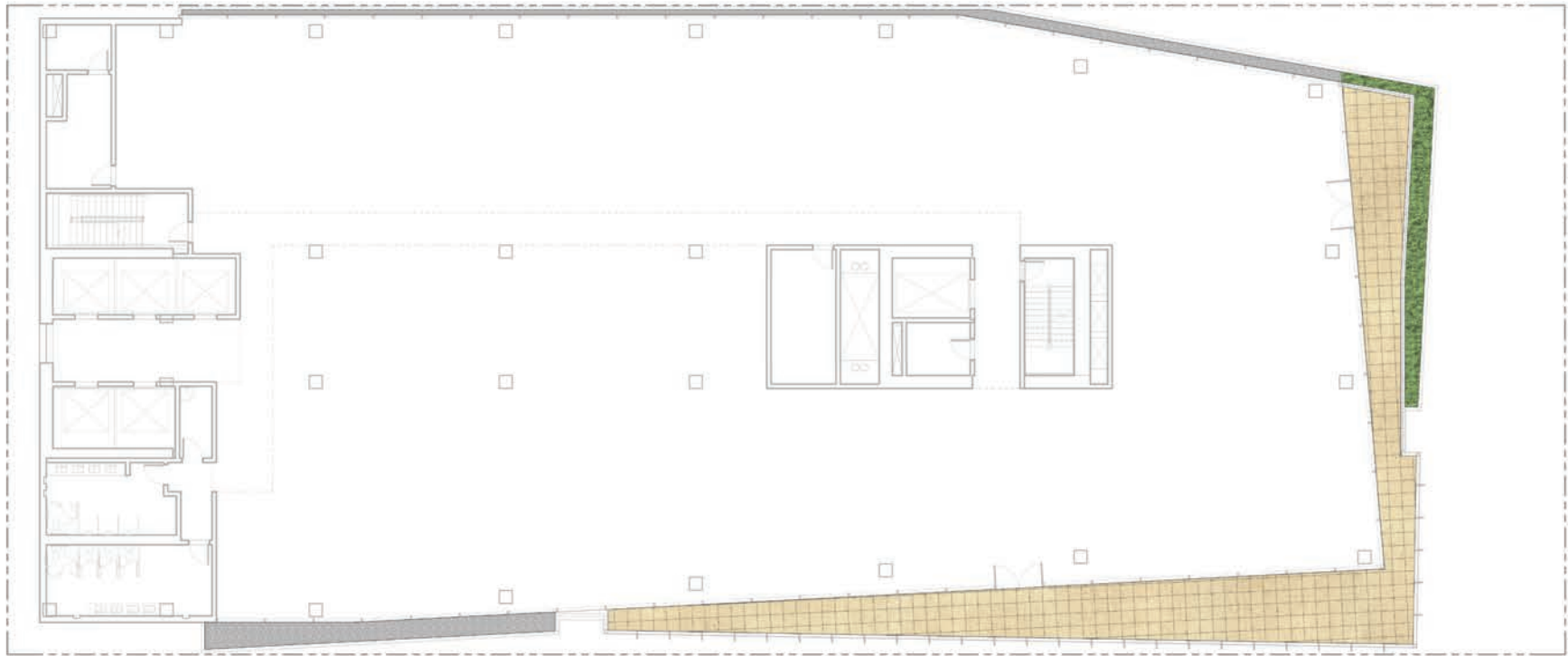
LANDSCAPE CONCEPT



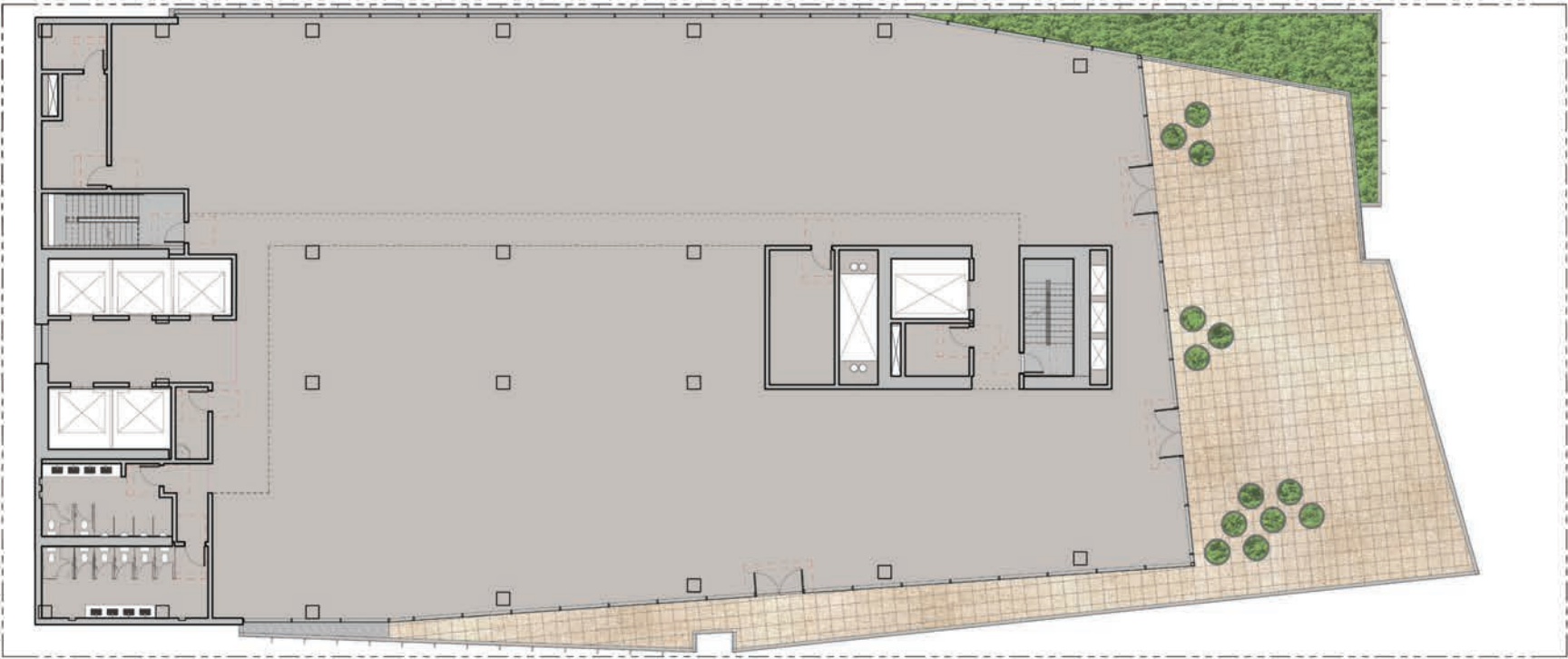
LANDSCAPE SITE PLAN



LANDSCAPE TERRACE

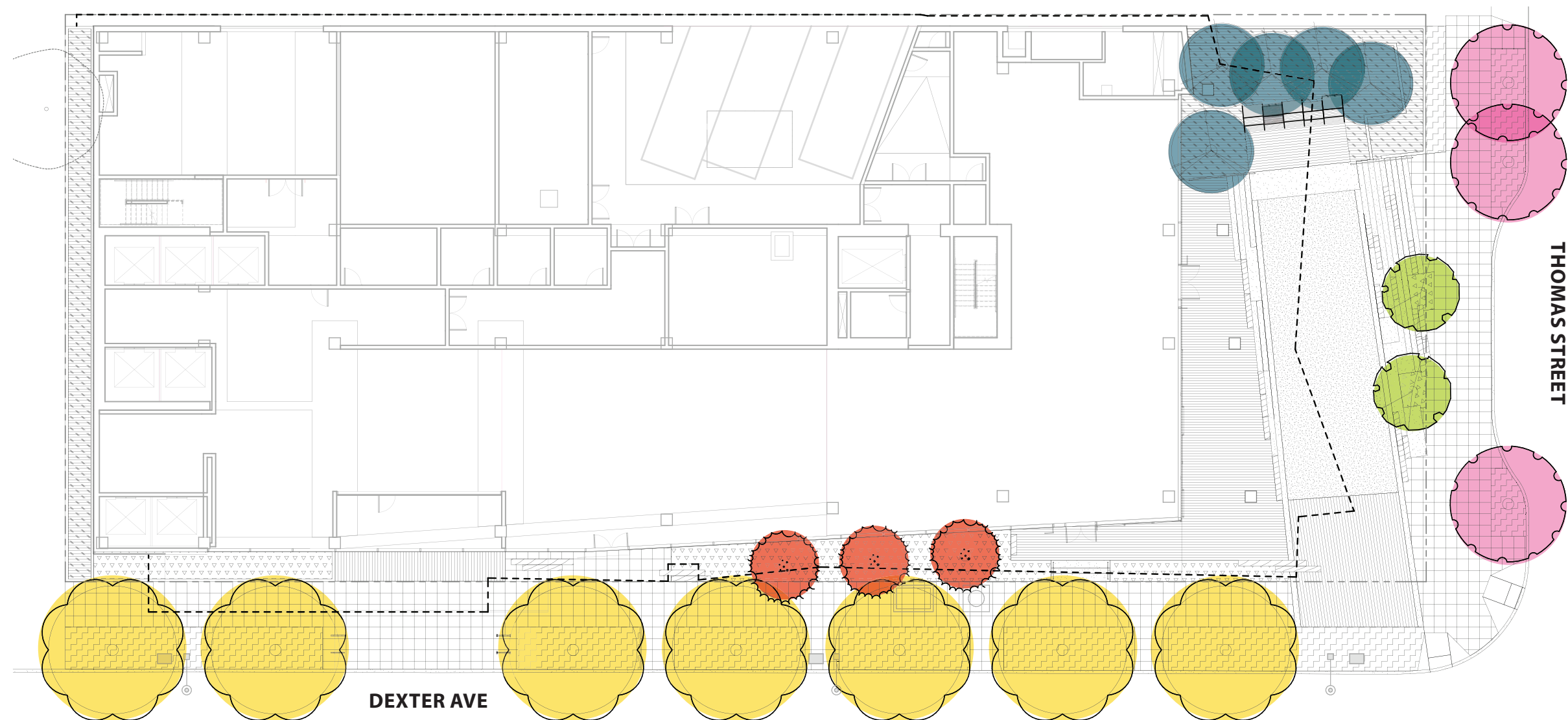


LEVEL 06 TERRACE



LEVEL 11 TERRACE

TREE PLANTING DESIGN



Phellodendron amurense 'Macho'
Macho cork tree
3" - 4" Cal.



Halesia carolina 'Rosy Ridge'
Rosy Ridge silverbell
3 - 1/2" Cal.



Amelanchier x grandiflora
'Autumn Brilliance'
Autumn Brilliance
Serviceberry



Ulmus 'Morton Glossy'
Morton Glossy elm
3" - 4" Cal.



Magnolia virginiana 'Moonglow'
Moonglow sweet bay magnolia
3 - 1/2" Cal.

STREETSCAPE / PLAZA PLANTING DESIGN

FIELD



Mahonia nervosa
Dwarf Oregon grape



Gaultheria shallon
Salal



Blechnum spicant
Deer fern

1 - 2 GAL POTS | 12" - 18" O.C.

ACCENTS



Elymus glaucus
Blue wild rye

2 - 3 GAL POTS | 18" - 24" O.C.



Deschampsia caespitosa
Tufted hair grass



Philadelphus lewisii
Wild mock orange



Aquilegia caerulea
Colorado blue columbine

STRUCTURE



Lonicera pileata
Privet honeysuckle

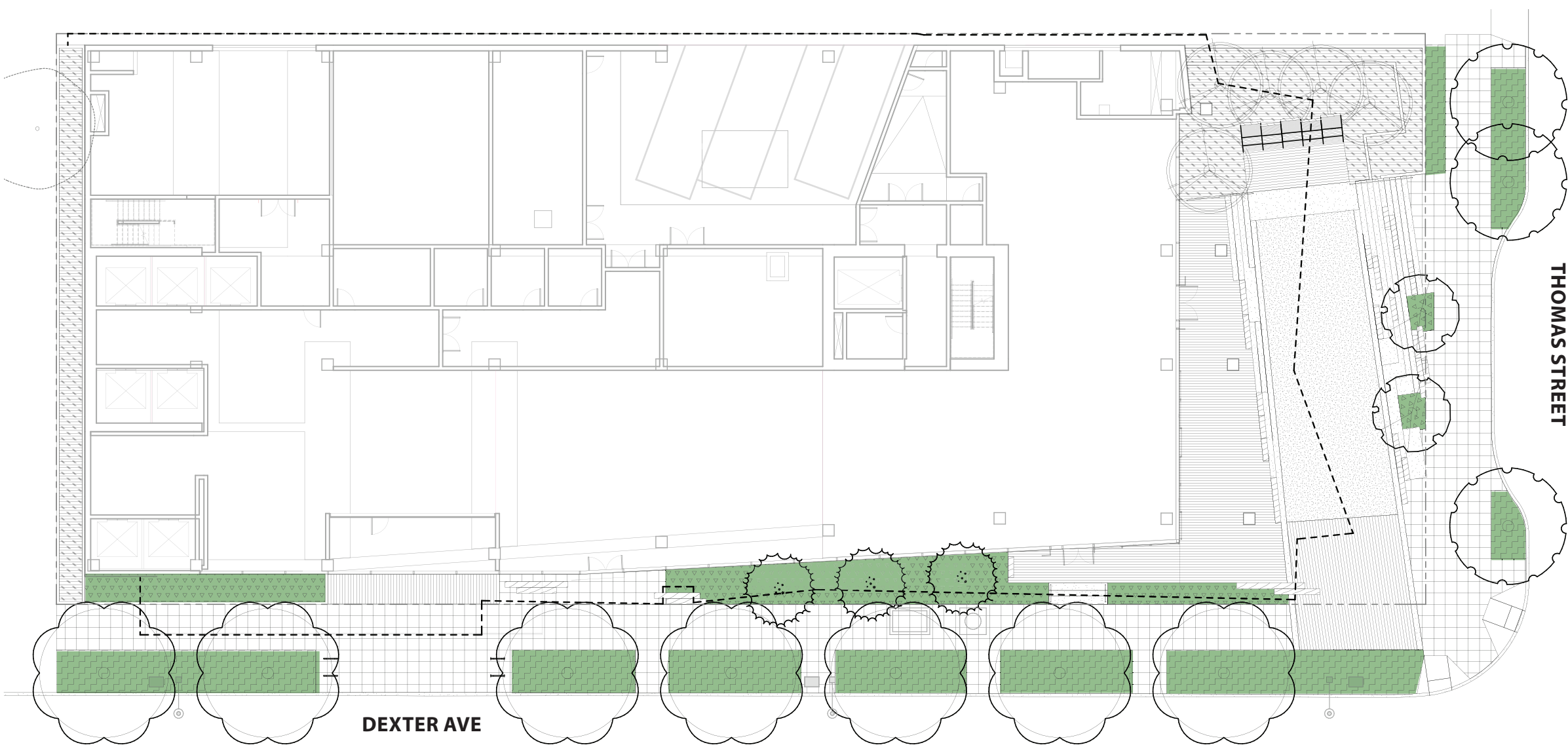
3 - 5 GAL POTS | 24" - 36" O.C.



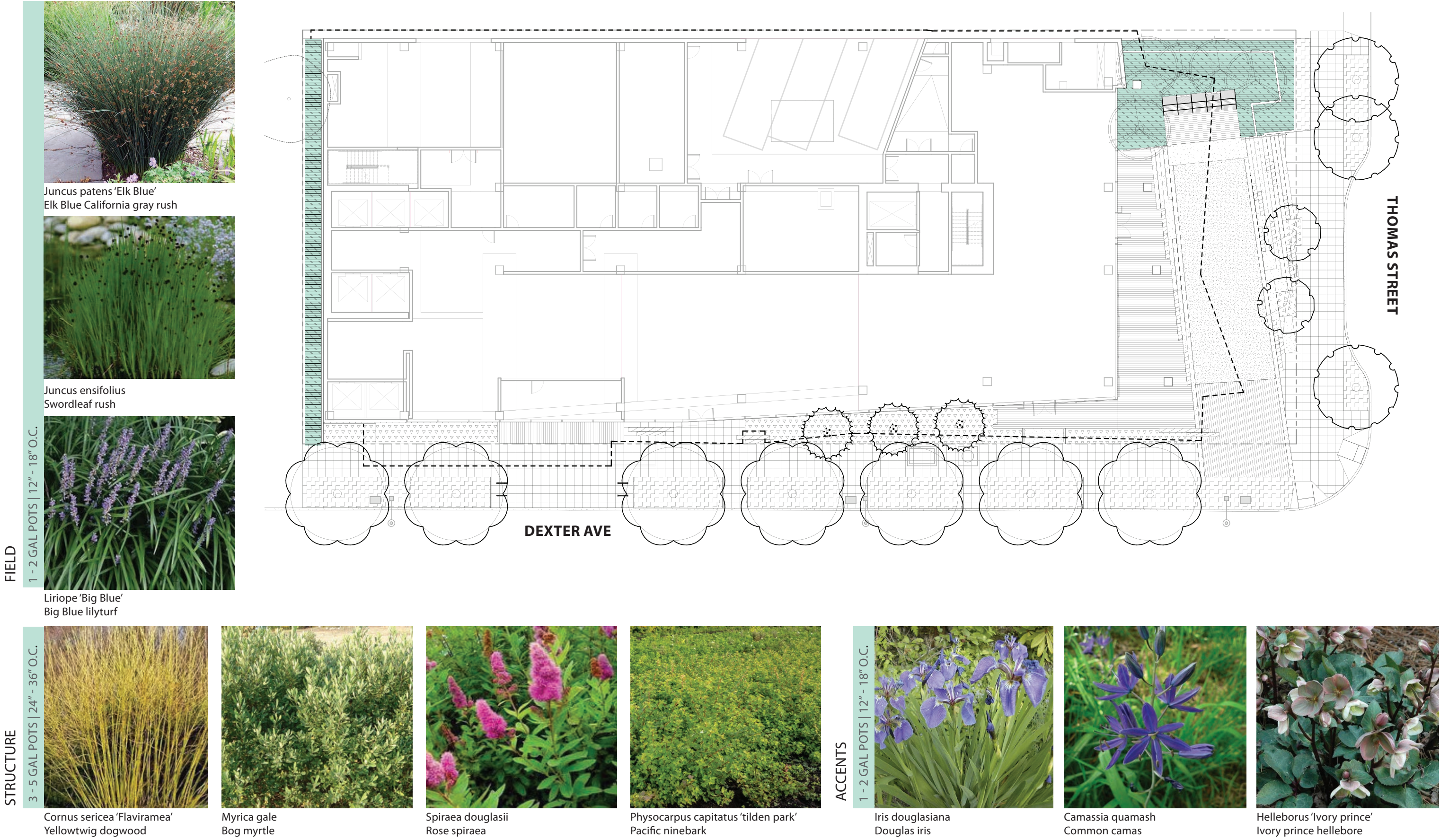
Raphiolepis umbellata 'Minor'
Dwarf Yeddo hawthorn



Cornus sanguinea 'Midwinter Fire'
Midwinter Fire dogwood



BIORETENTION PLANTING DESIGN



LANDSCAPE MATERIALS

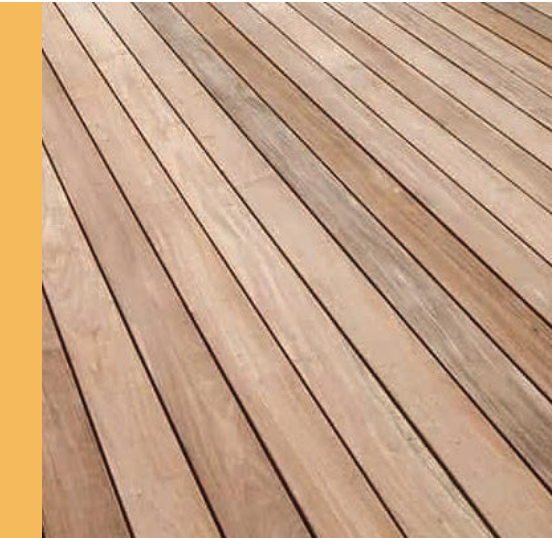
PEDESTRIAN PAVING



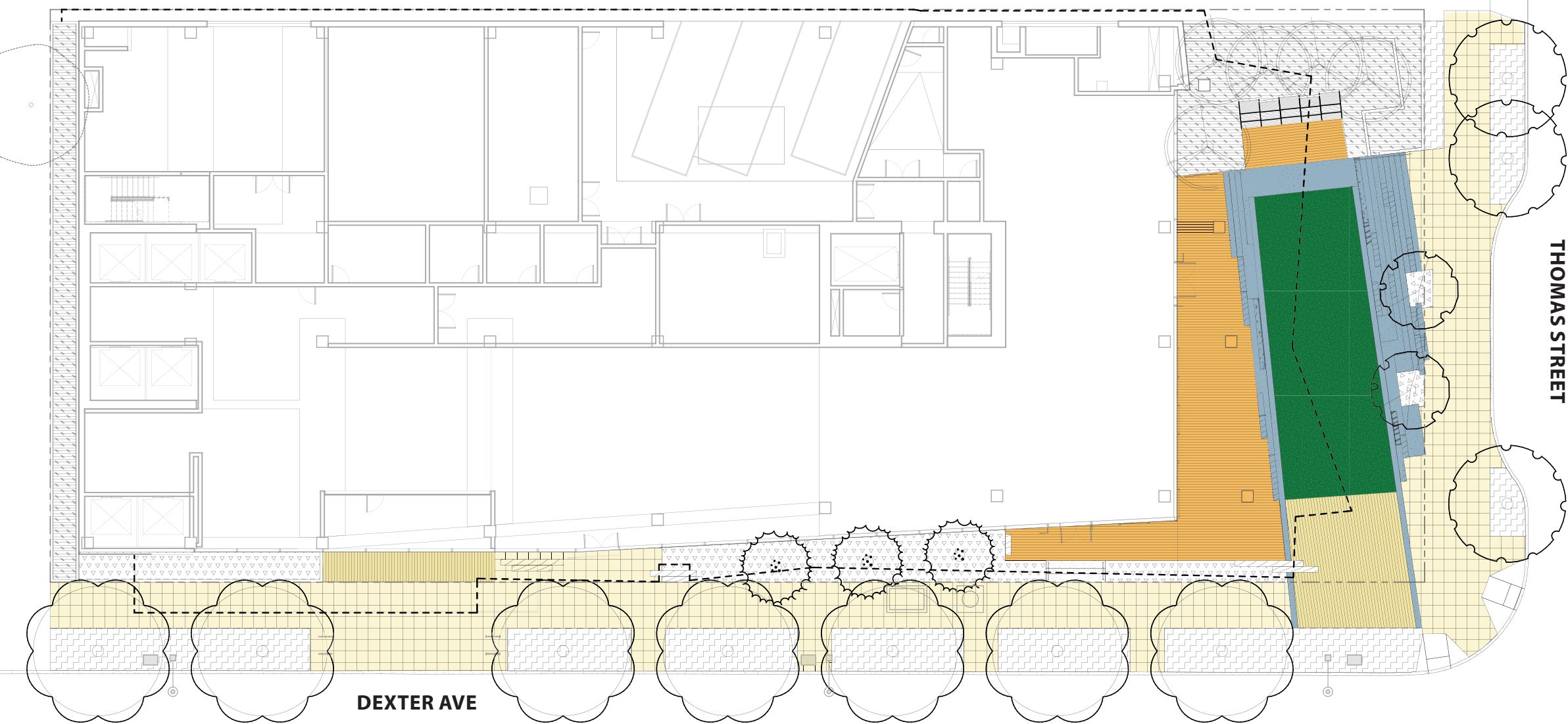
2' scoring with medium etched finish



6" x 48" concrete pavers



Ipe wood decking



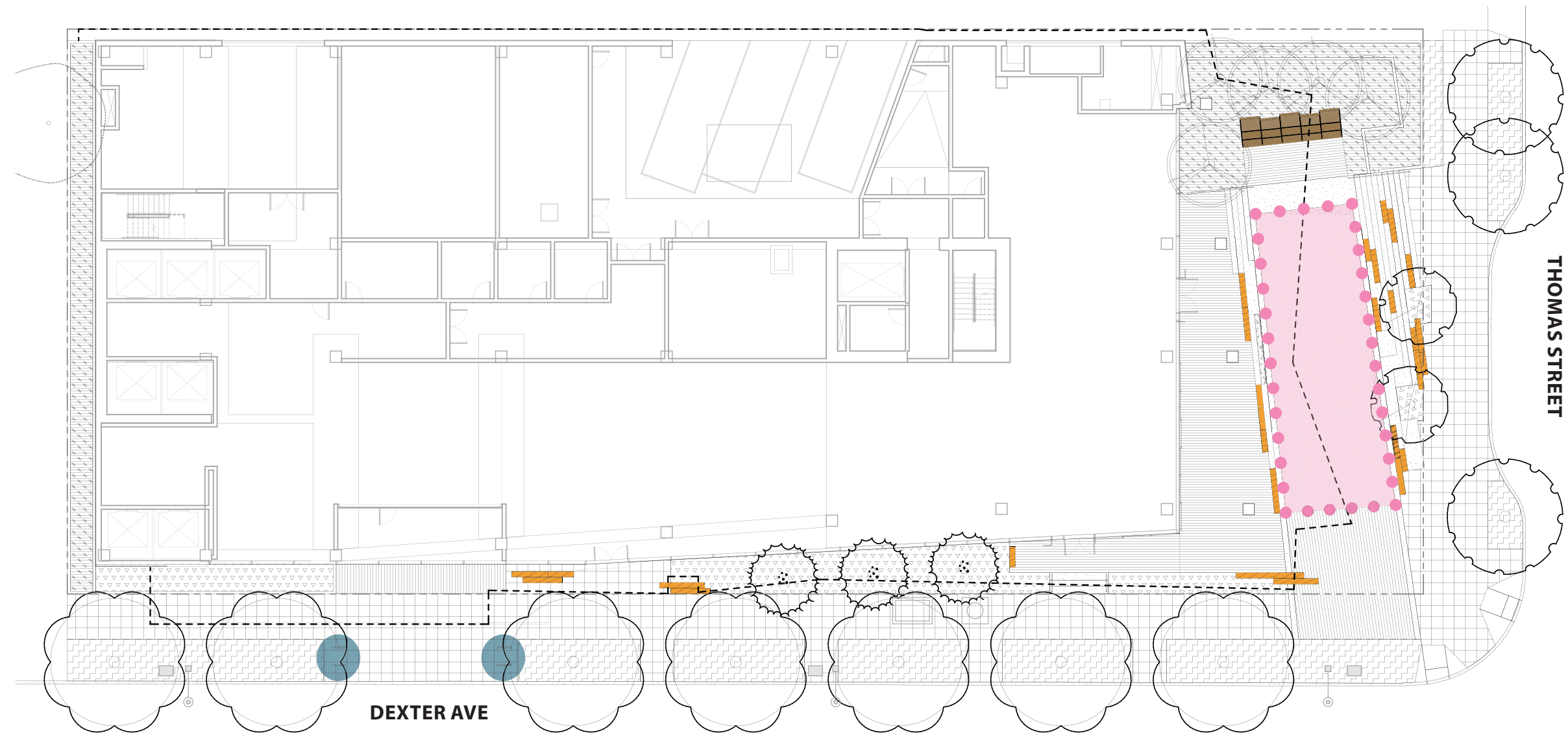
Concrete seat with heavy wood timbers



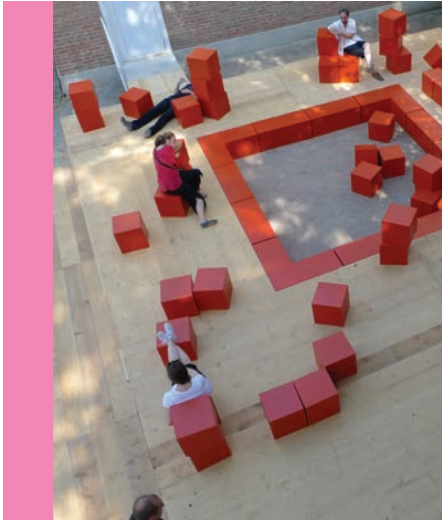
Artificial turf



SITE FURNISHINGS



SITE FURNISHINGS / ACTIVITY



Flexible seating




Concrete seat with heavy wood timbers



Inclined seat element



 Bike Racks

LANDSCAPE TERRACE AMENITY SPACES

MATERIALS



Modular planters



2x2 Concrete pavers



Ballast

PLANTING



Lonicera pileata
Privit honeysuckle



Raphiolepis umbellata 'Minor'
Dwarf Yeddo hawthorn



Cornus sanguinea 'Midwinter Fire'
Midwinter Fire dogwood



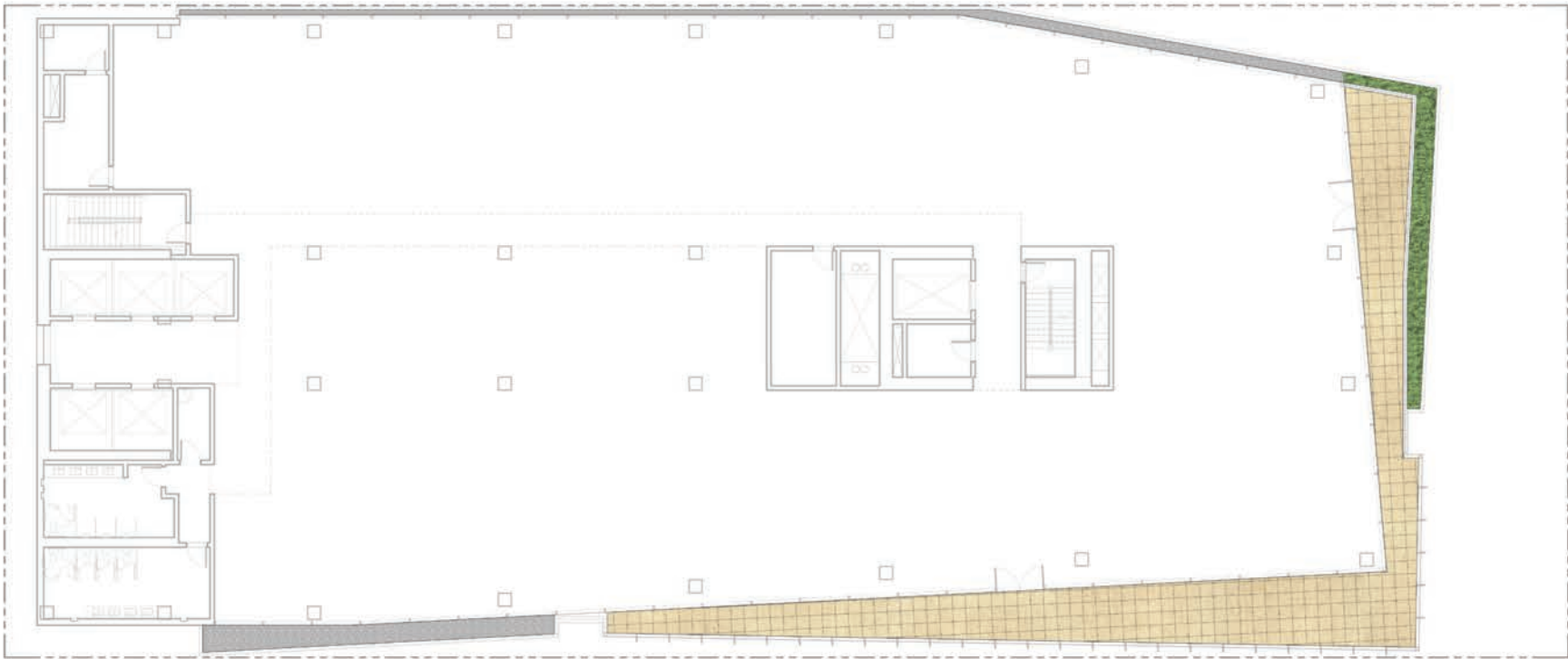
Sidalcea oregana 'Brilliant'
Brilliant prairie mallow



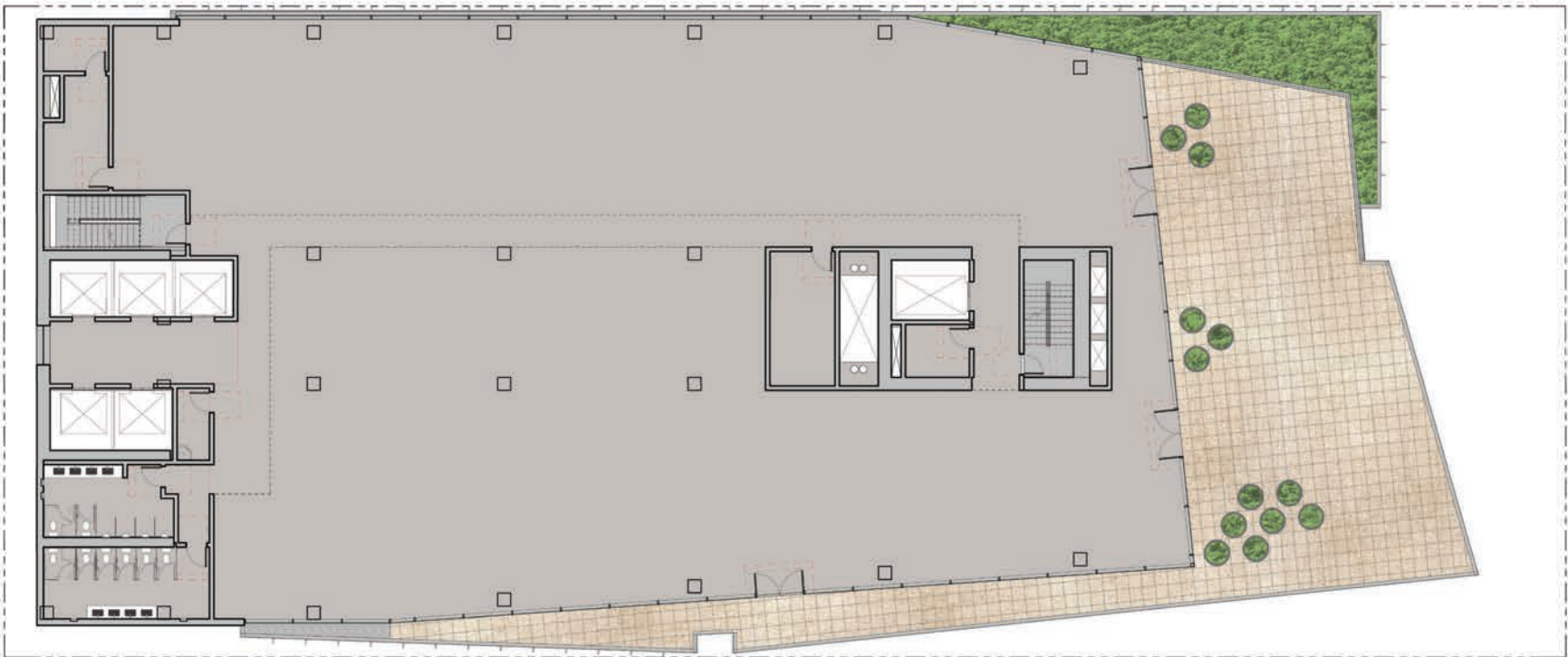
Deschampsia caespitosa
Tufted hair grass



Philadelphus lewisii
Wild mock orange



LEVEL 06 TERRACE

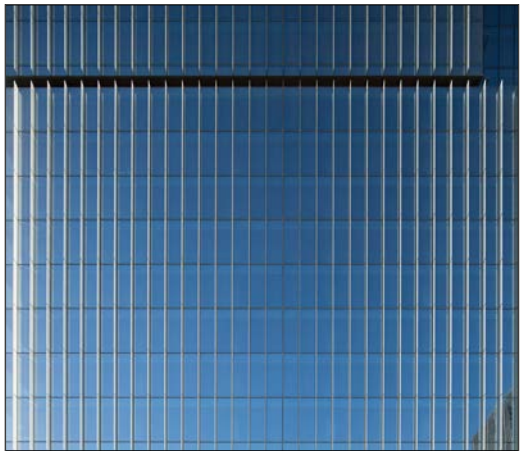


LEVEL 11 TERRACE

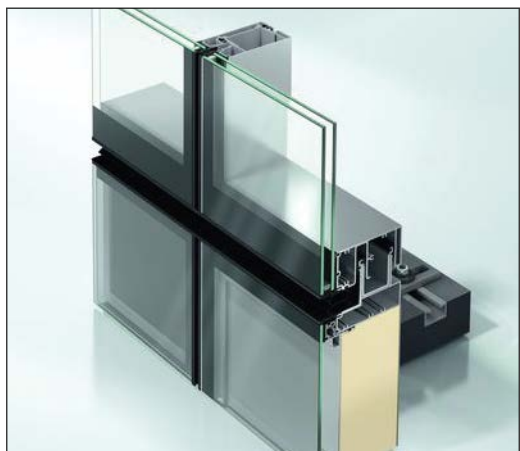
DESIGN + MATERIALITY



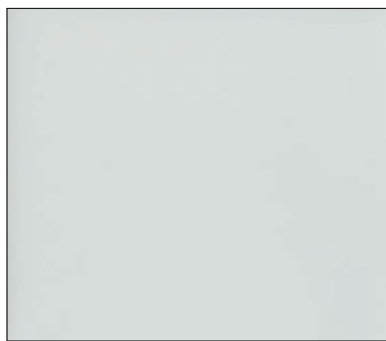
PROJECT MATERIALITY



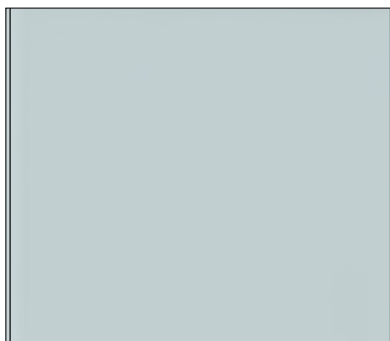
GLASS CURTAIN WALL 1



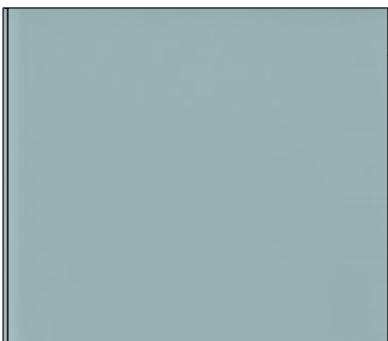
CURTAIN WALL DETAIL- BUTT-GLAZING



VISION GLASS 2



SPANDREL GLASS 3



SHADOW BOX GLAZING 4



CURTAIN WALL- VERTICAL FINS 5



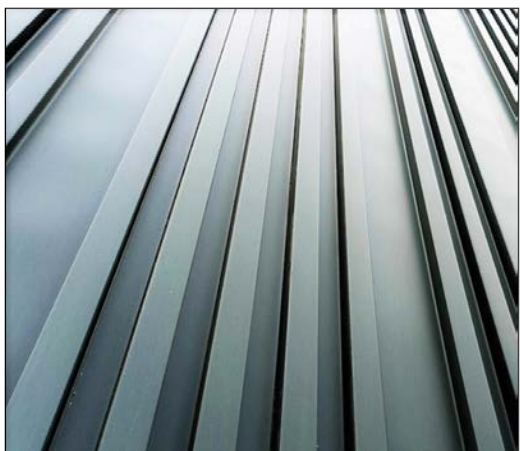
REINFORCED CONCRETE PANEL 6



CAST CONCRETE 7



CONCRETE MASONRY UNIT 8



CORRUGATED METAL PANEL 9

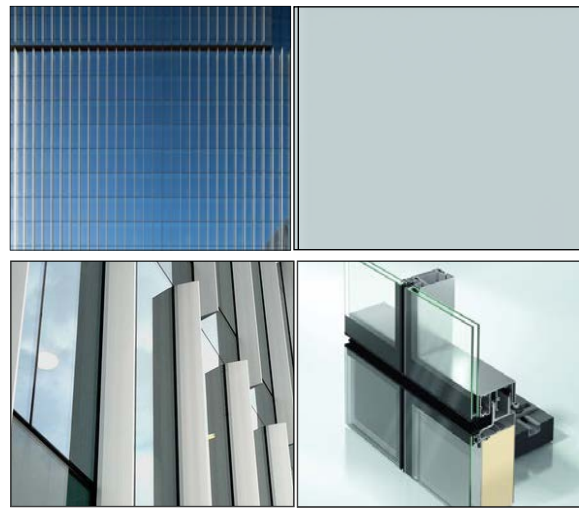


METAL PANEL: MULTI-TONE COLOR ACCENT 10

Block 57 utilizes a simple complementary material palette. Primary surfaces are clad in an airy high-quality butt-glazed curtain wall, with vertical fins on alternating volumes. The spandrel glass color is intended to blend with vision glass to render monolithic glass volumes. Strong color accents in metal and concrete panels contrast and anchor glass surfaces. Cast-in-place concrete and concrete block are used as background and for durable surfaces along the alley.

PROJECT MATERIALITY

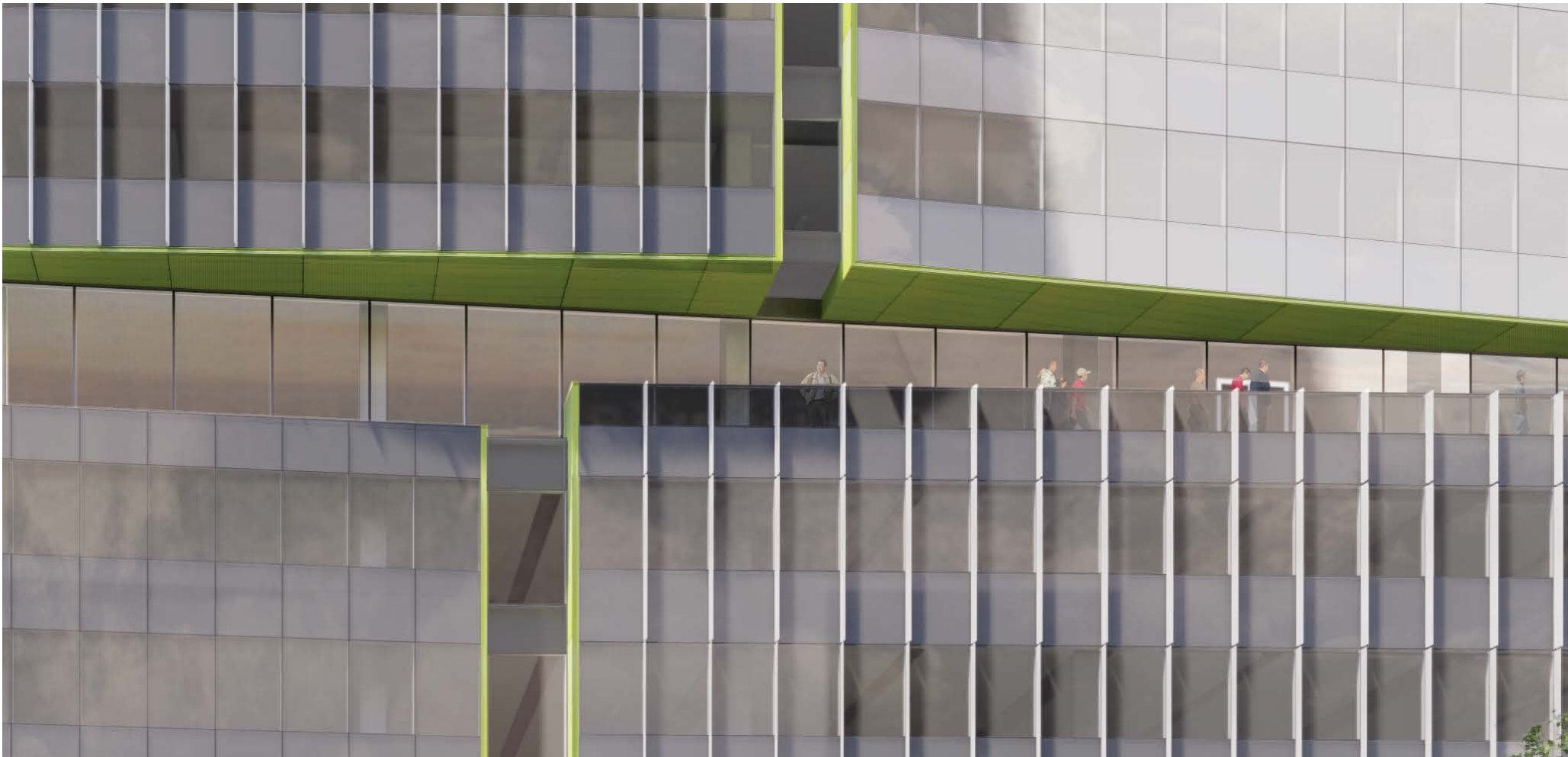
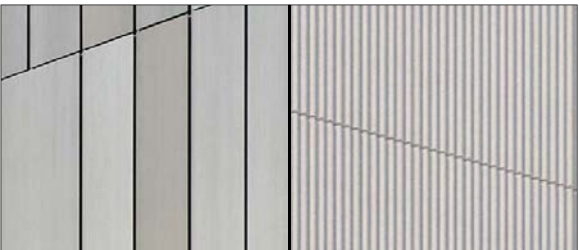
CURTAIN WALL



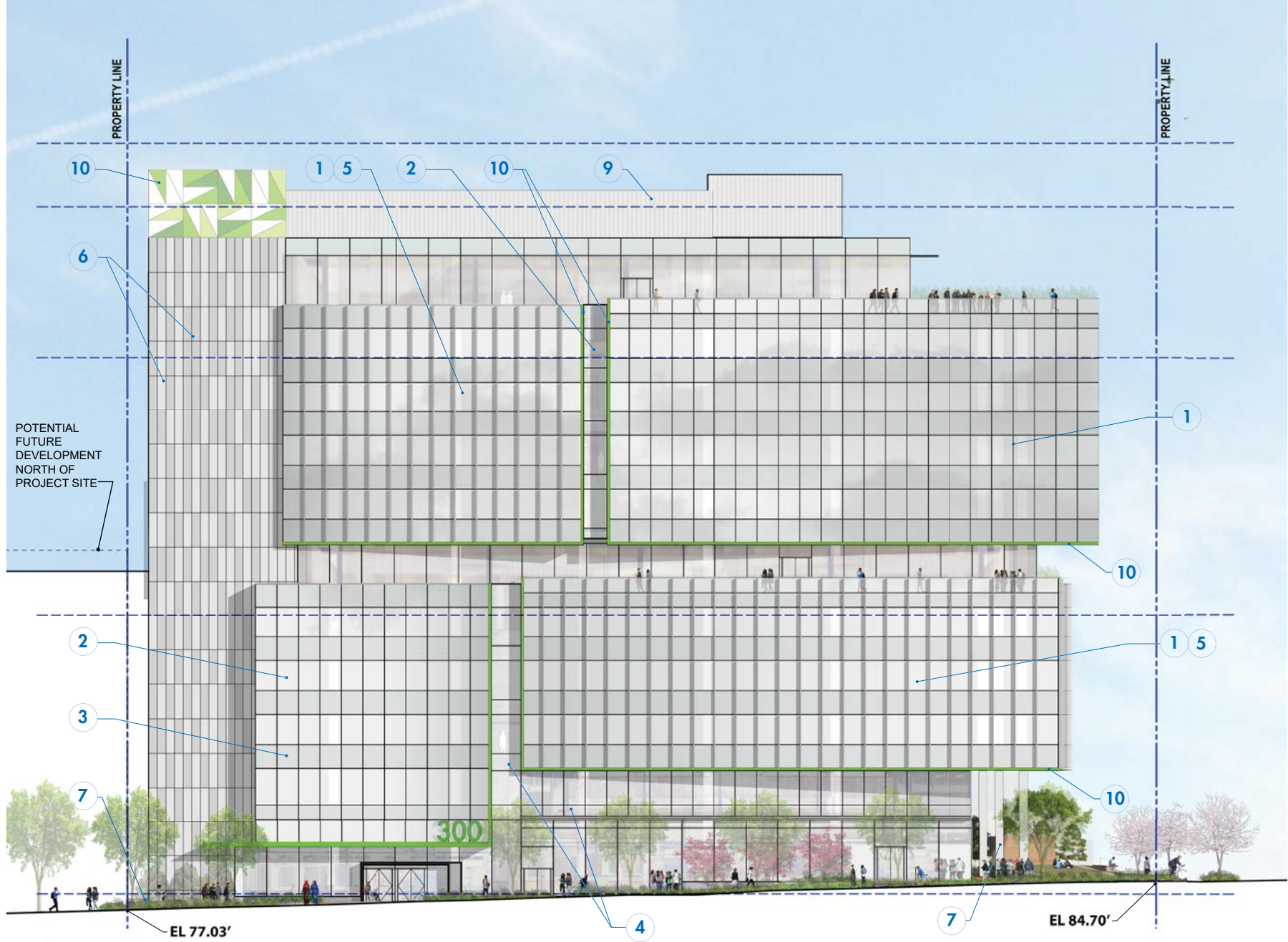
SOFFIT AND REVEAL PANELS



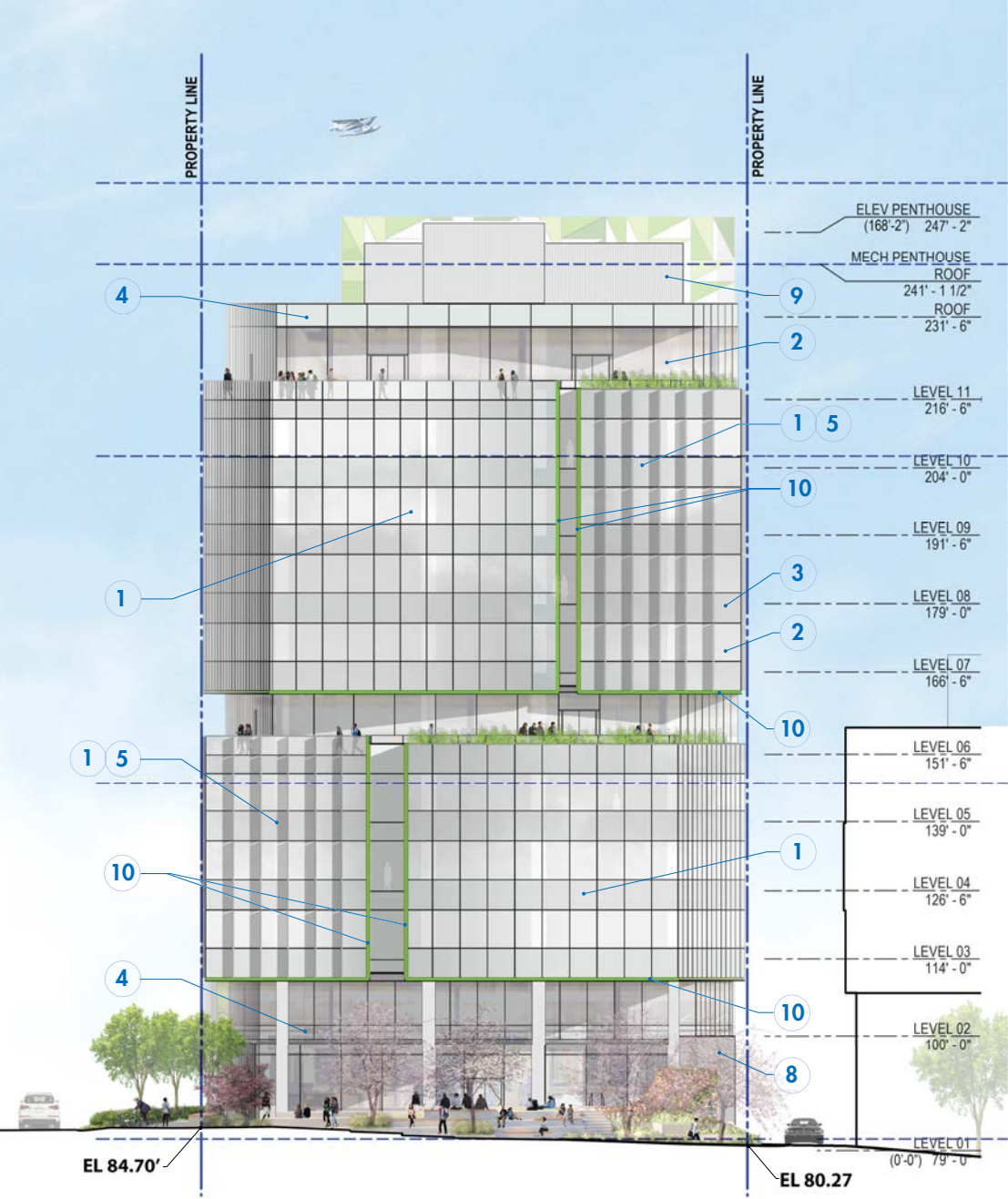
SOLID PANELS VARIED TONES AND COLORS



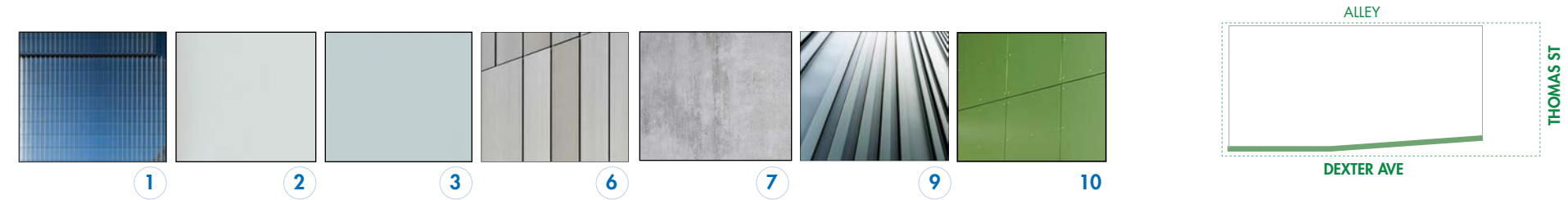
ELEVATION MATERIALITY



WEST | DEXTER AVE



SOUTH | THOMAS ST



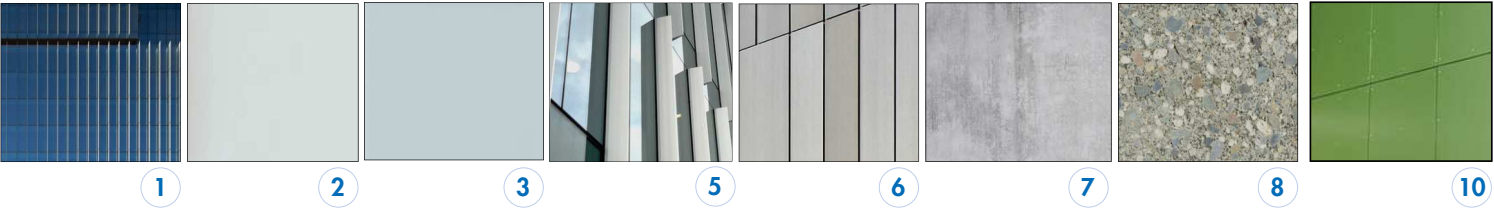
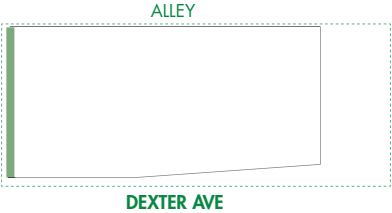
ELEVATION MATERIALITY



EAST | ALLEY



NORTH | ADJACENT PROPERTY



RENDERINGS



SOUTHWEST | DEXTER + THOMAS



EAST | THOMAS



SOUTH | PLAZA



SOUTHEAST | RETAIL



WEST | ENTRANCE



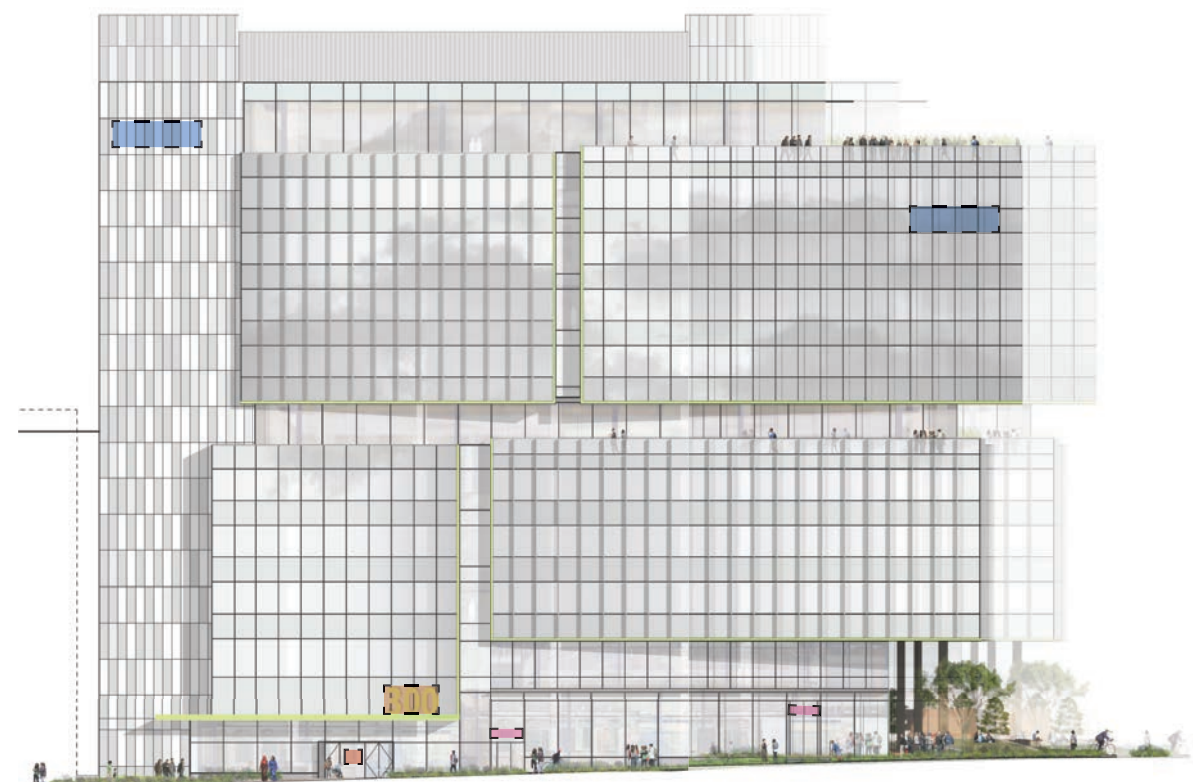
NORTH | **DEXTER + HARRISON**

VULCAN | **DESIGN REVIEW BOARD RECOMMENDATION** | ZGF ARCHITECTS

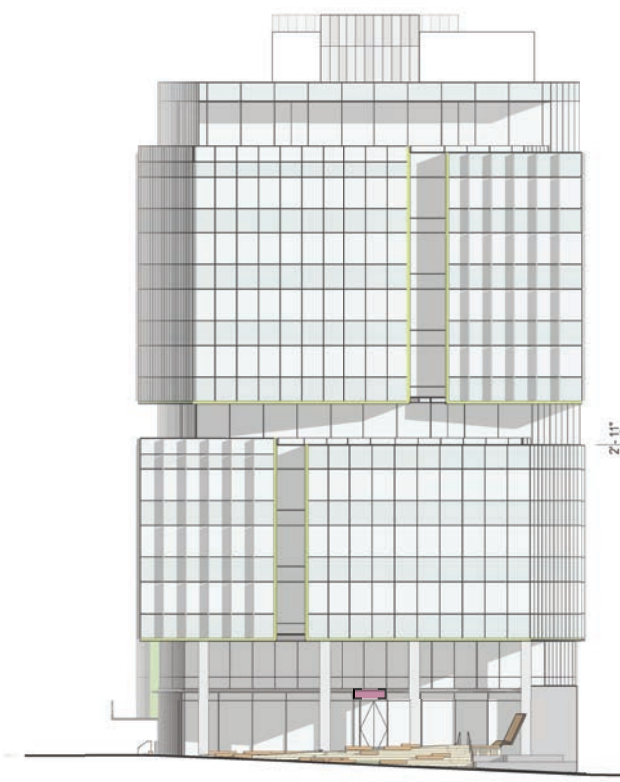
04.05.2019 | BLOCK 57W

SIGNAGE + LIGHTING

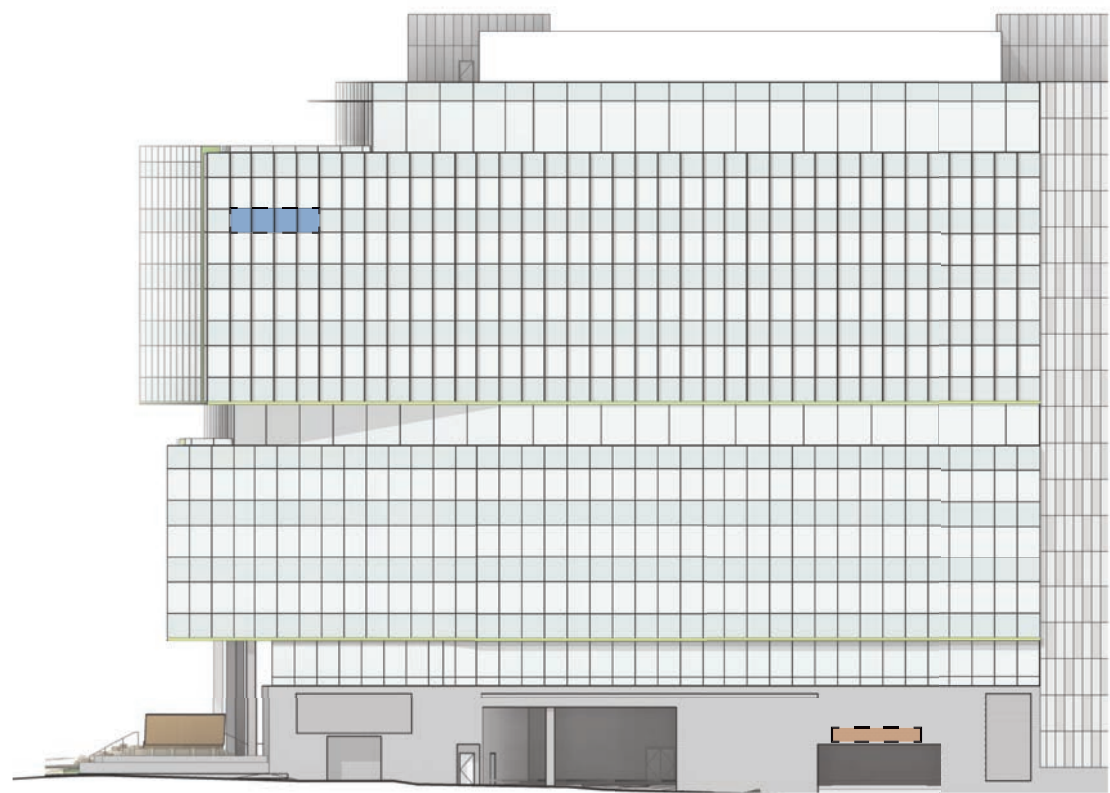
SIGNAGE CONCEPT PLAN



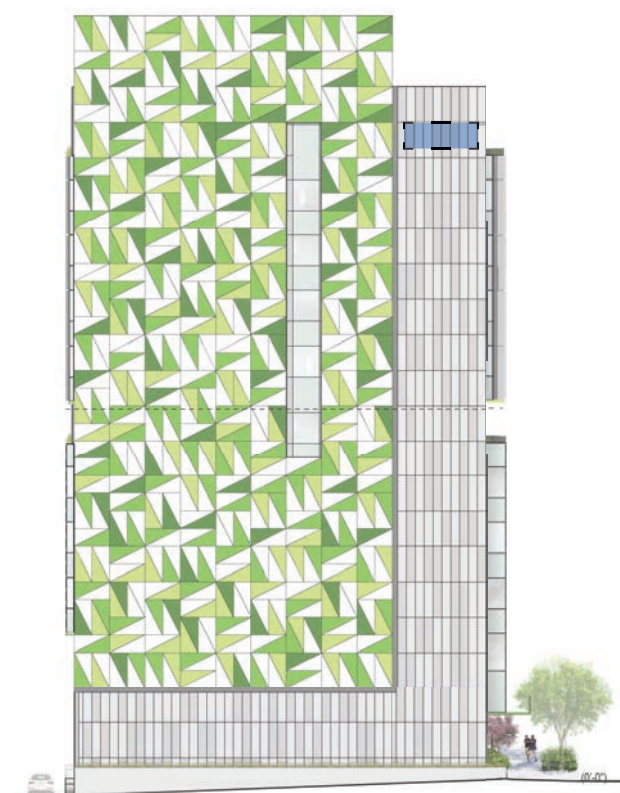
WEST | DEXTER AVENUE N



SOUTH | THOMAS ST







EAST | ALLEY



NORTH | ADJACENT PROPERTY

KEY

-  BUILDING ADDRESS, PARKING
-  BUILDING NAME
-  TENANT IDENTITY POSSIBLE LOCATIONS SUBJECT TO TENANT REQUIREMENTS
-  RETAIL SIGNAGE SUBJECT TO TENANT REQUIREMENTS

LIGHTING DESIGN

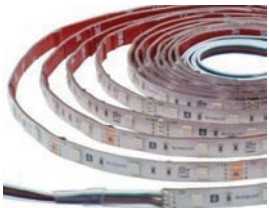
- LEGEND (ALL FIXTURES TO BE LED)
- 1. FULL CUT-OFF ALLEY WALL PACKS
 - 2. UNDER BENCH TAPE LIGHT TO PROVIDE SOFT GLOW
 - 3. TREE UPLIGHTS
 - 4. MULLION MOUNTED LINEAR TO UPLIGHT SOFFIT
 - 5. RECESSED, LOW-GLARE SOFFIT DOWNLIGHTS
 - 6. CONCEALED LIGHTING TO HIGHLIGHT LANDSCAPING
 - 7. HANDRAIL LIGHTING
 - 8. EXISTING STREET LIGHTING



1



2



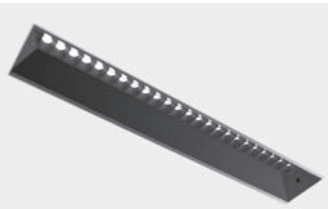
3



4



5



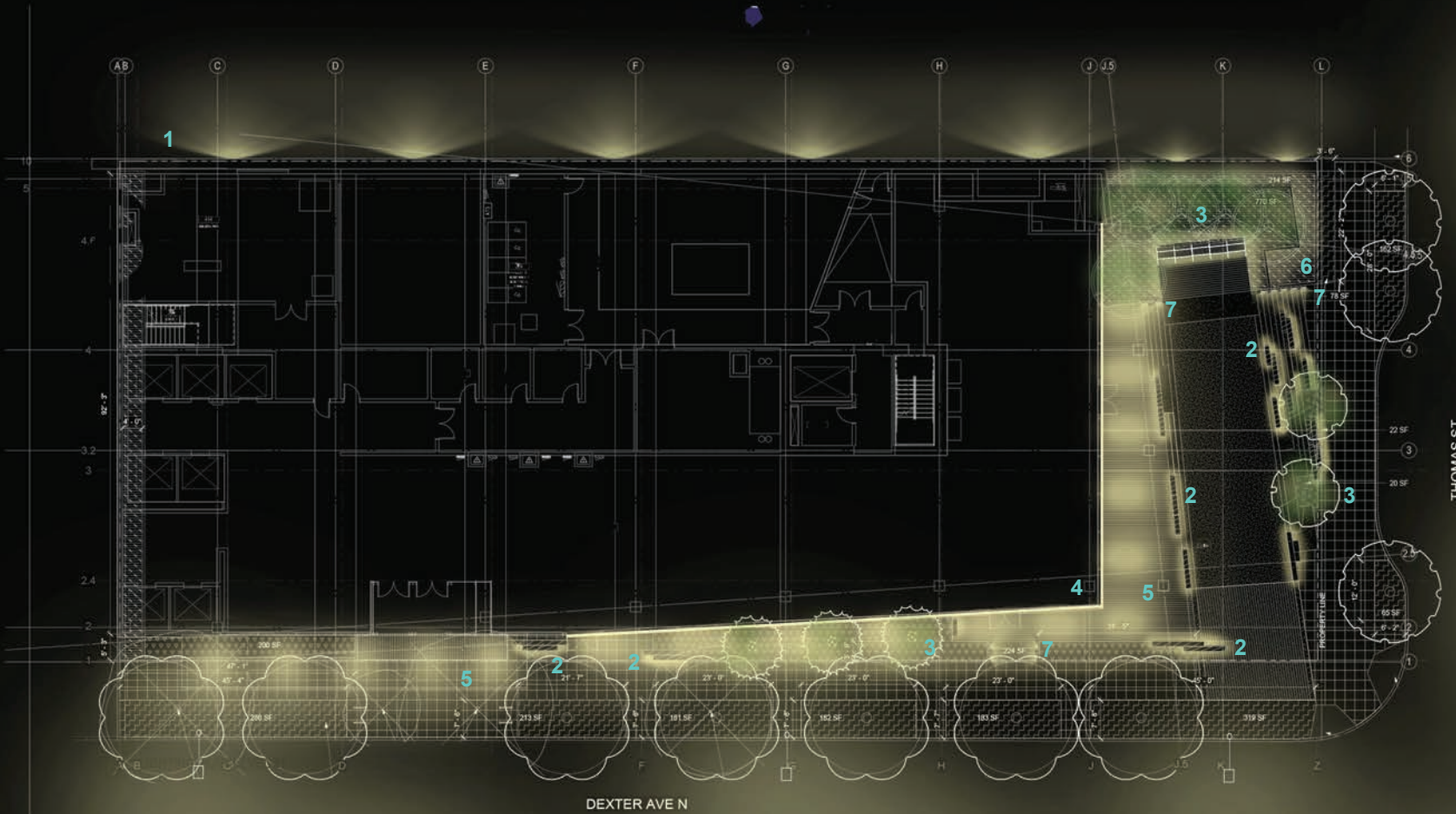
6



7



SITE | LVL 01

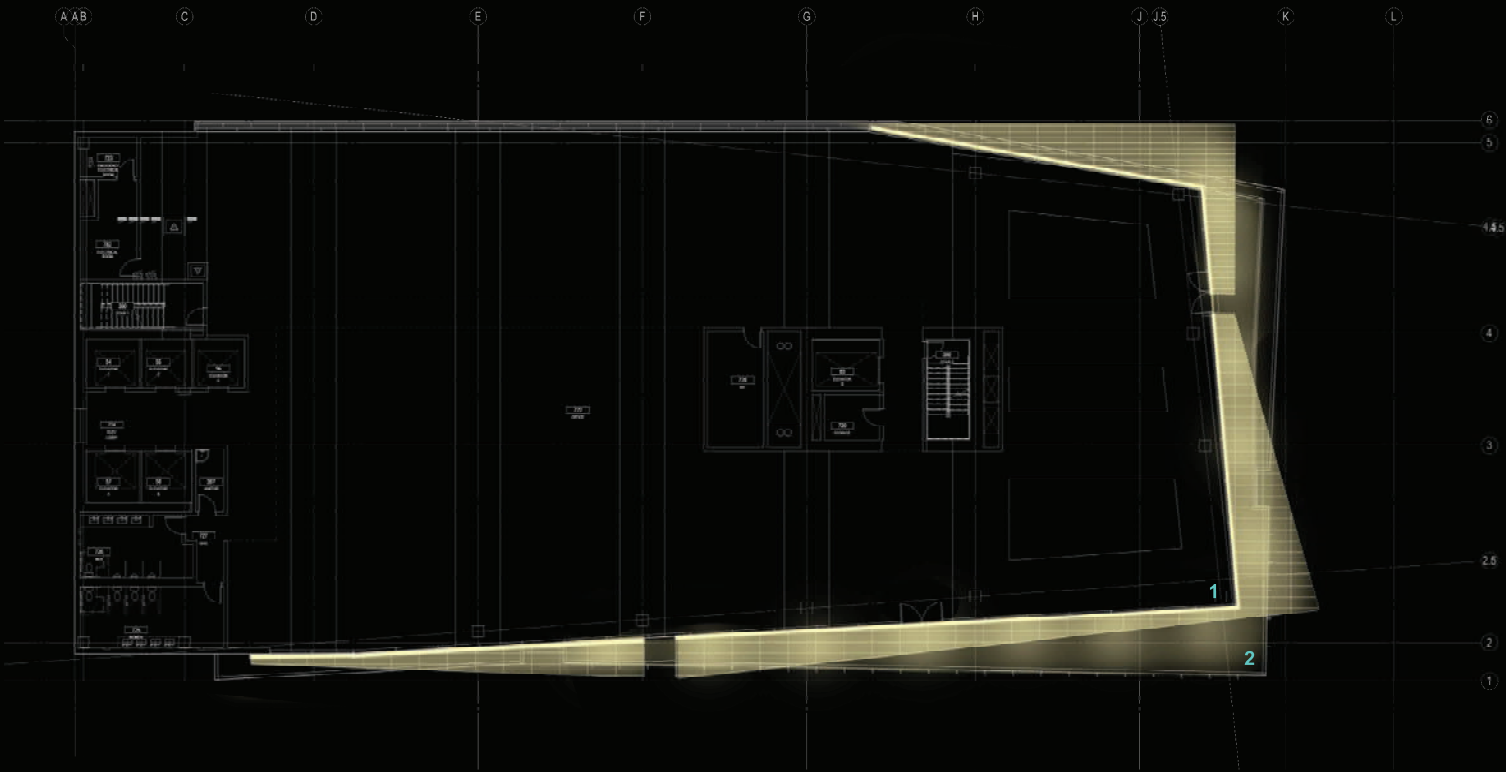


8 (TYP.)

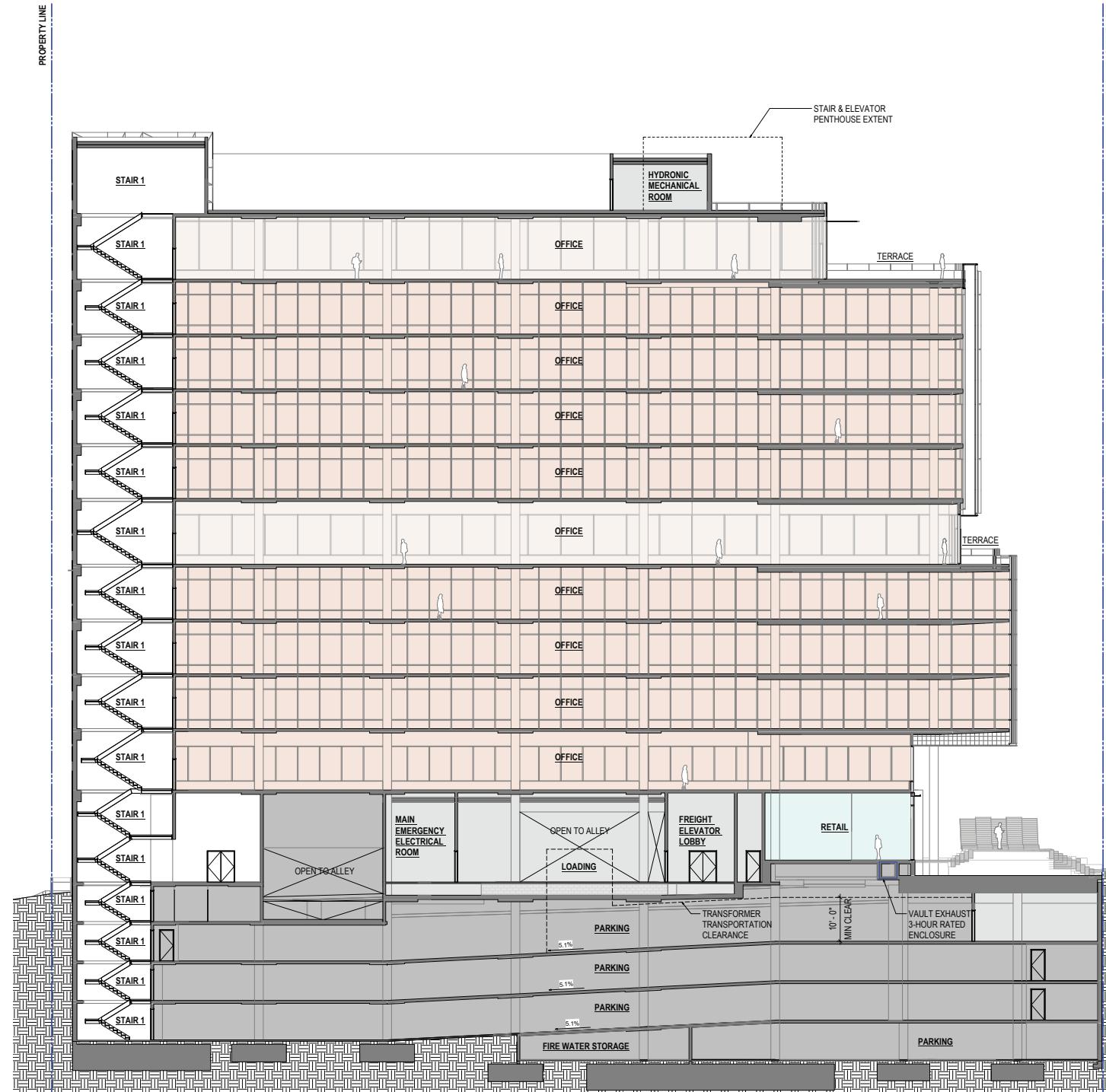
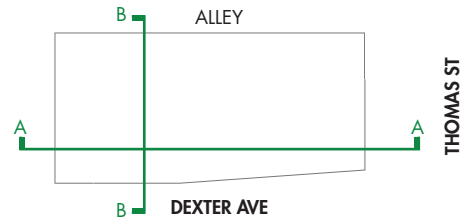
LIGHTING DESIGN

- LEGEND (ALL FIXTURES TO BE LED)
- 1. MULLION MOUNTED LINEAR TO UPLIGHT SOFFIT
 - 2. RECESSED, LOW-GLARE SOFFIT DOWNLIGHTS

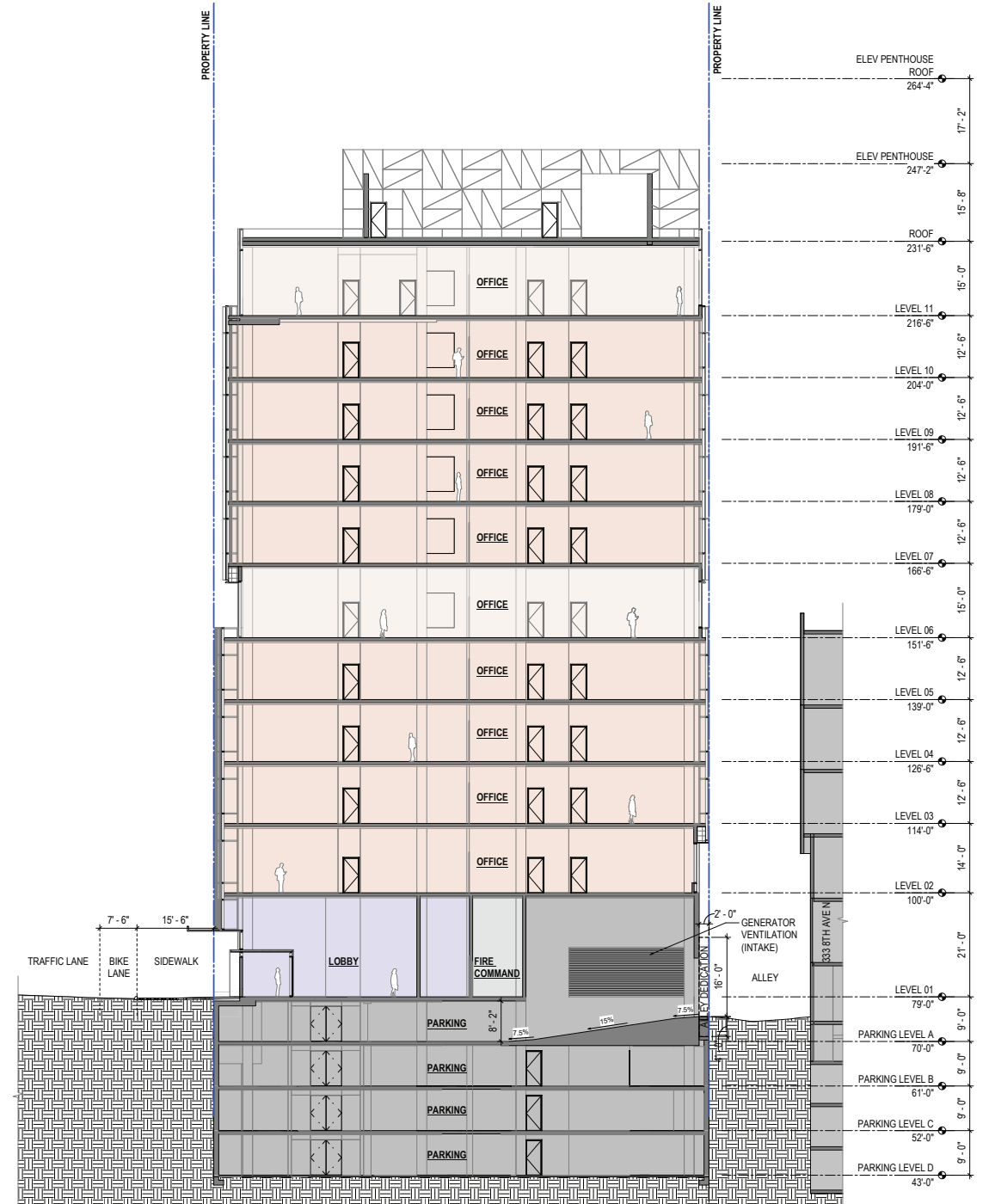
TERRACE | LVL 06



BUILDING SECTIONS



A | NORTH-SOUTH



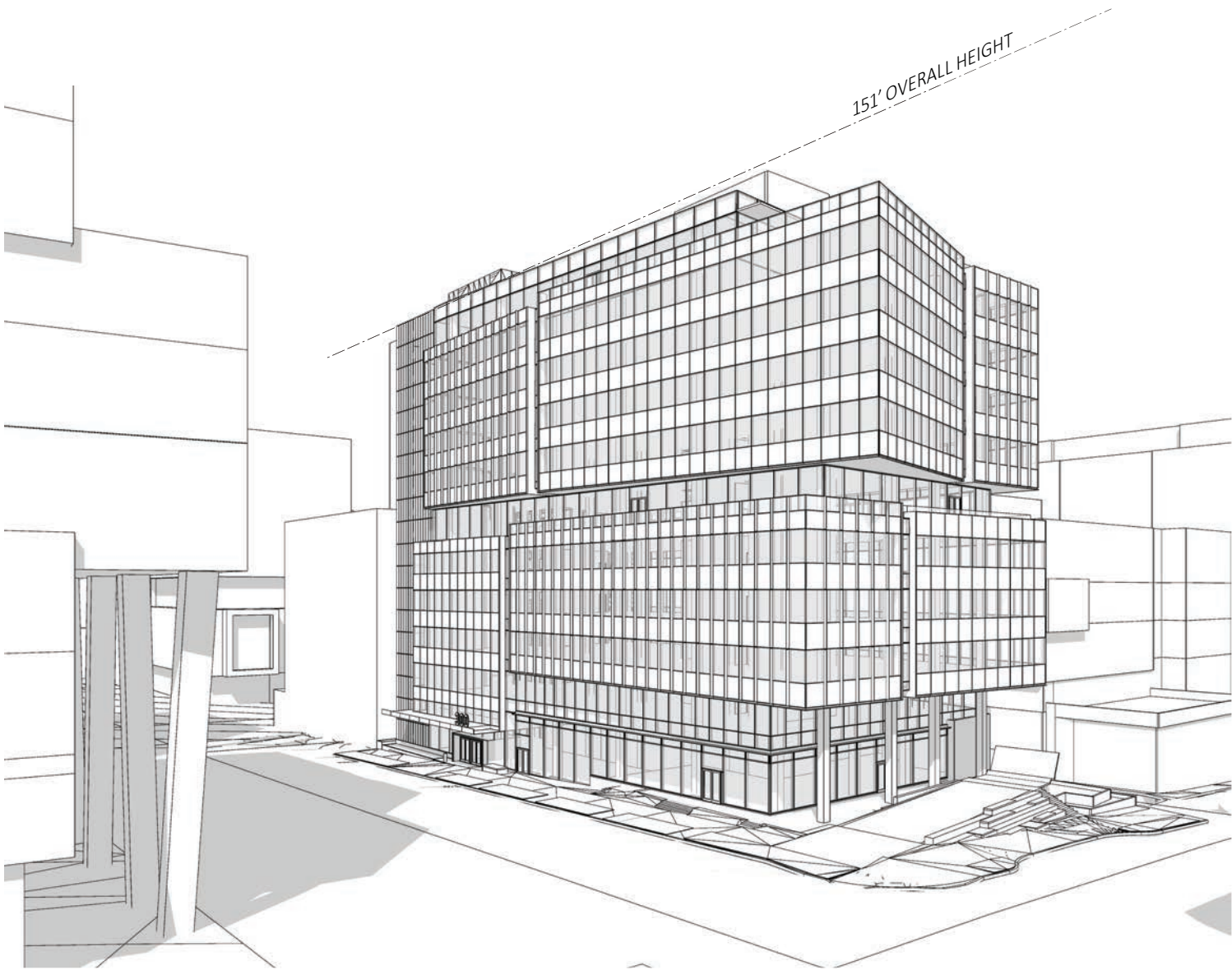
B | EAST-WEST

POSSIBLE TENANT ALTERNATES

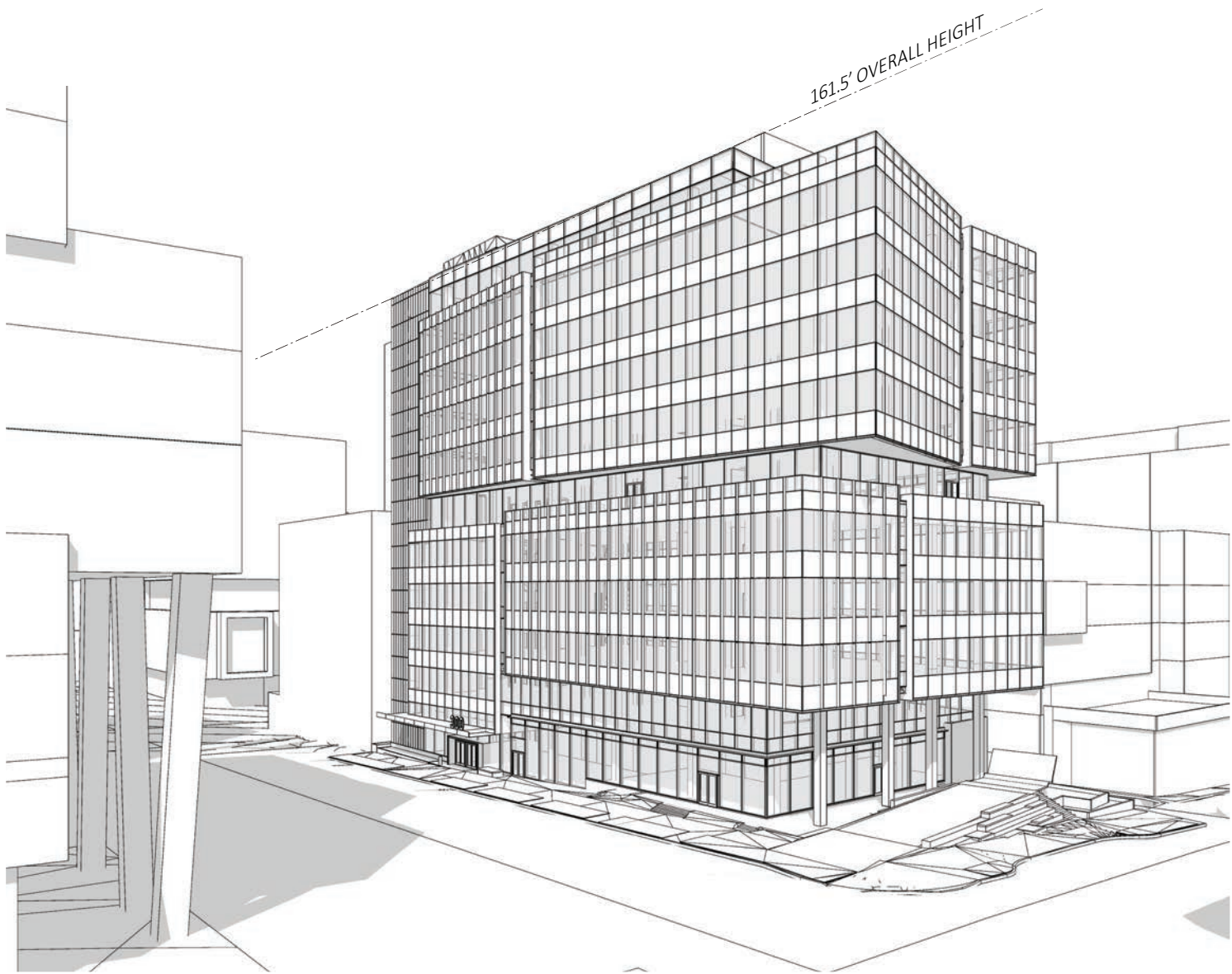
POSSIBLE TENANT ALTERNATE BUILDING HEIGHT

APPLICANT IS SEEKING BOARD SUPPORT FOR ALTERNATIVE TALLER FLOOR-TO-FLOOR HEIGHT THAT COULD BE REQUIRED BY POTENTIAL LAB TENANT.

*NOTE: BOTH OPTIONS COMPLY WITH THE HEIGHT LIMITS IN THE CODE.



AS PROPOSED | 12'-6" TYP. FLOOR - FLOOR



ALT POSSIBILITY | 14'-0" TYP. FLOOR - FLOOR

POSSIBLE TENANT ALTERNATE COLOR SCHEME

APPLICANT IS SEEKING BOARD SUPPORT FOR ALL COLOR ALTERNATIVES FOR FUTURE TENANT FLEXIBILITY.



PROPOSED:
SPRING GREEN

ALTERNATE
POSSIBILITY:
MOUNTAIN



Vibrant color inspired by nature is an integral part of our design, providing visual contrast and definition to the building form, and bringing a friendly energy to the public realm.

We studied many color possibilities before narrowing to our primary choices. Three color options were equally compelling.

We selected the lacy leaves of **Spring Green**, as it represents life and renewal, and the constant change and re-invention of South Lake Union and Seattle.

Mountain is inspired by the natural beauty unique to our area: the Olympic and Cascade mountain ranges, gradating from water to mountain to sky.

The richness of **Autumn**'s multitude of color is inspired by leaves drifting down to carpet the ground. Autumn represents diversity and transformation, but also the comfort of returning home (and getting back to business).

ALTERNATE
POSSIBILITY:
AUTUMN



DEPARTURES

DEPARTURE PODIUM FLOOR AREA LIMIT

DEPARTURE: SMC 23.48.245.B.4.b; PODIUM FLOOR AREA LIMITS

SMC REQUIREMENTS

4. Podium standards. The standards for podiums apply only to structures or portions of structures that include a tower that is subject to a floor area limit

b. Podium floor area limits. For the podiums of structures with residential uses that exceed the base height limit established for the zone under subsection 23.48.225.A.1 and for structures with non-residential uses that exceed a height of 85 feet, the average floor area coverage of required lot area, pursuant to subsection 23.48.245.A, for all the stories below the podium height specified on Map A for 23.48.245, shall not exceed 75 percent of the lot area, except that floor area is not limited for each story if the total number of stories below the podium height is three or fewer stories, or if the conditions in subsection 23.48.245.B.4.c apply. [Conditions do not apply.]

DEPARTURE SUMMARY

Provision limits average podium floor plates (below 65 feet) to 75% of lot coverage.

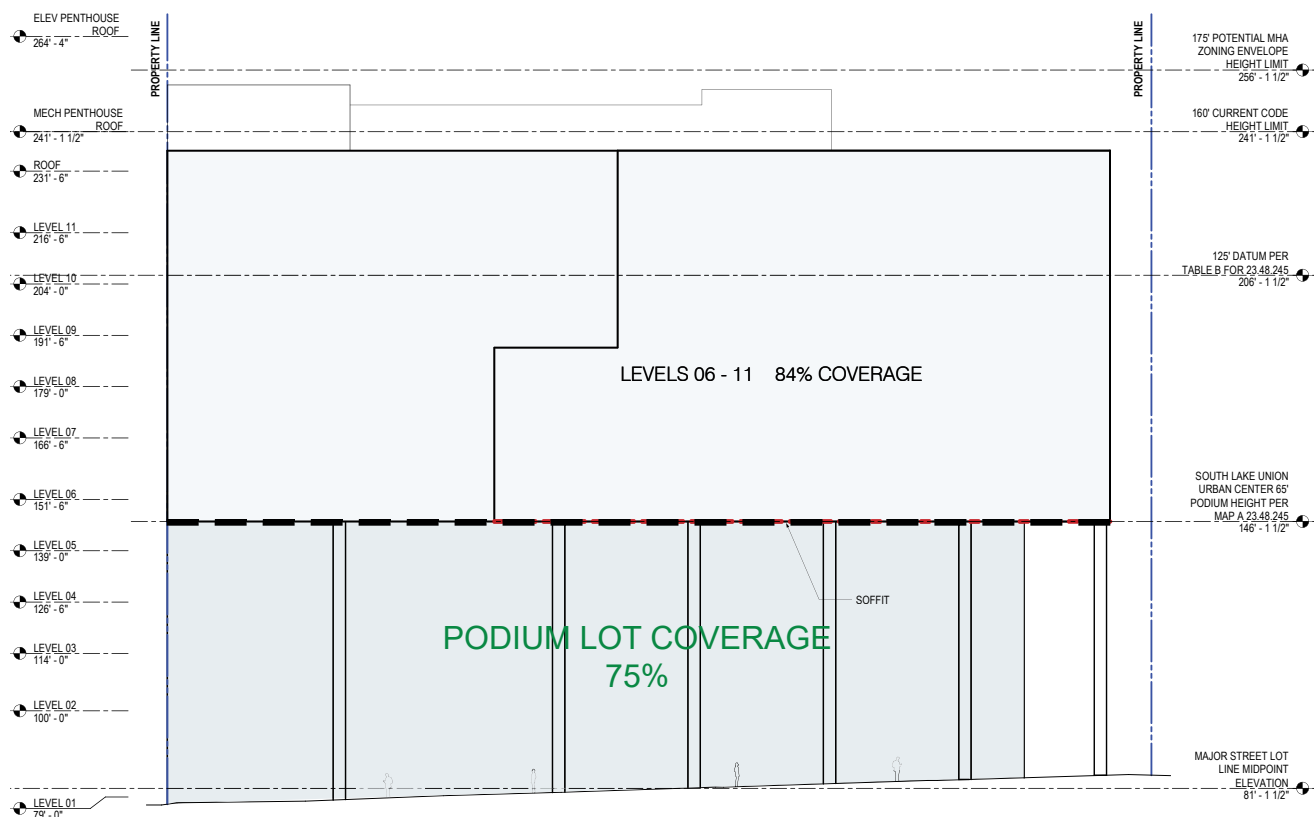
REQUESTED DEPARTURE

The proposed design seeks a departure to exceed the average podium lot coverage limits established in SMC 23.48.245.B.4.b by 2 percent for an average podium lot coverage of 77 percent.

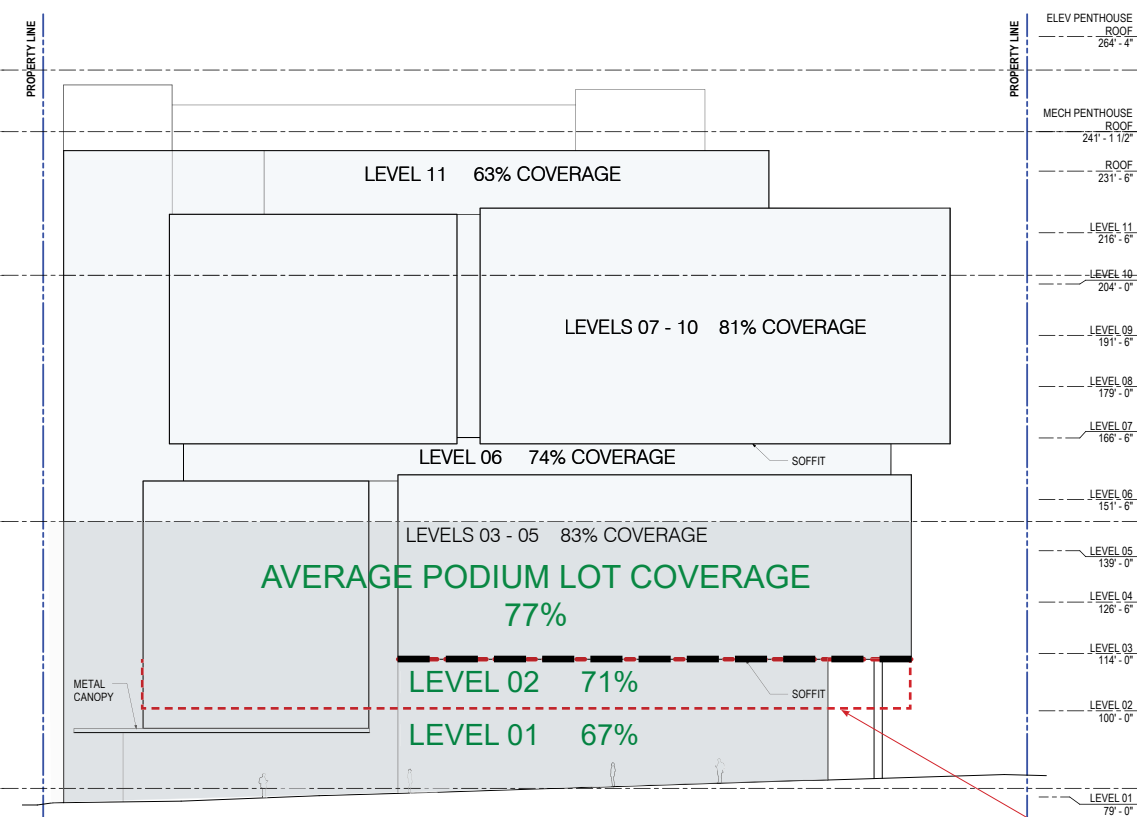
JUSTIFICATION

On this small lot size of 23,980 SF, the resulting massing of the code requirement yields an uncomfortable pedestrian-level environment with very tall, skinny columns supporting the large floorplates above. By averaging the podium floors (levels 01 - 05), we are able to reduce the footprint of levels 01 and 02, thus reducing the height of the soffit to a comfortable pedestrian-scale, and provide additional sheltered open space at ground level (PL2 - Walkability). The proposed design decreases the podium lot coverage on level 01 to only 67 percent and 71 percent on level 2 where the coverage will be experienced to the greatest extent by the pedestrian (PL1 - Connectivity, PL3 - Street Level Interaction & DC3 - Open Space Concept). This strategy permits us to increase the floorplates of levels 03 - 05 to support building massing which further breaks down building scale to complement neighboring buildings and context (CS2 - Urban Pattern and Form & DC1 - Project Uses and Activities). The average lot coverage for the overall building is 77 percent, even though 100 percent lot coverage is allowed at the tower levels. Voluntarily restricting the tower floorplates preserves the strong architectural concept that is expressed on levels 3 - 11 (DC2 - Architectural Concept).

DEPARTURE PODIUM FLOOR AREA LIMIT



ELEVATION - CODE-COMPLIANT PODIUM

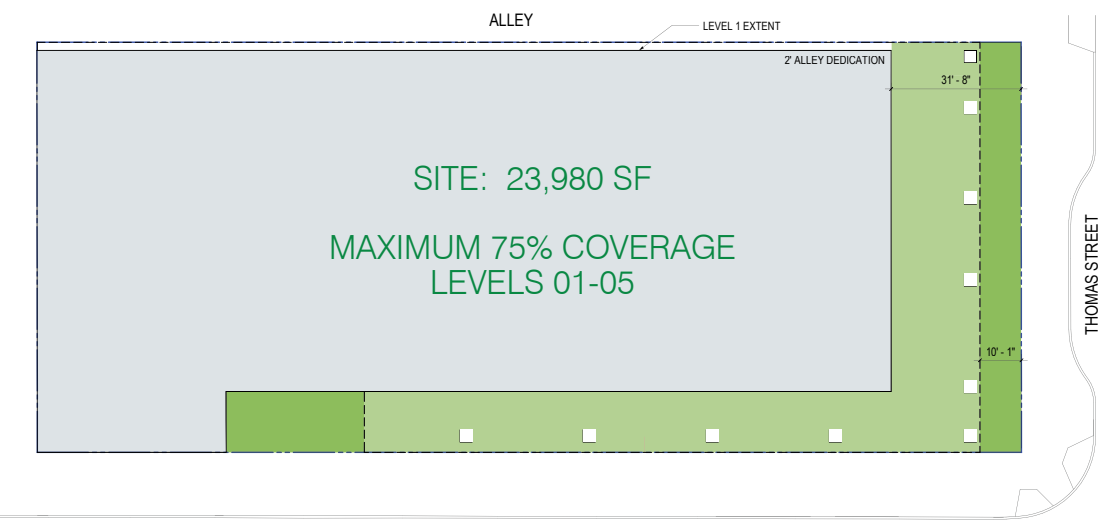


ELEVATION - PROPOSED PODIUM

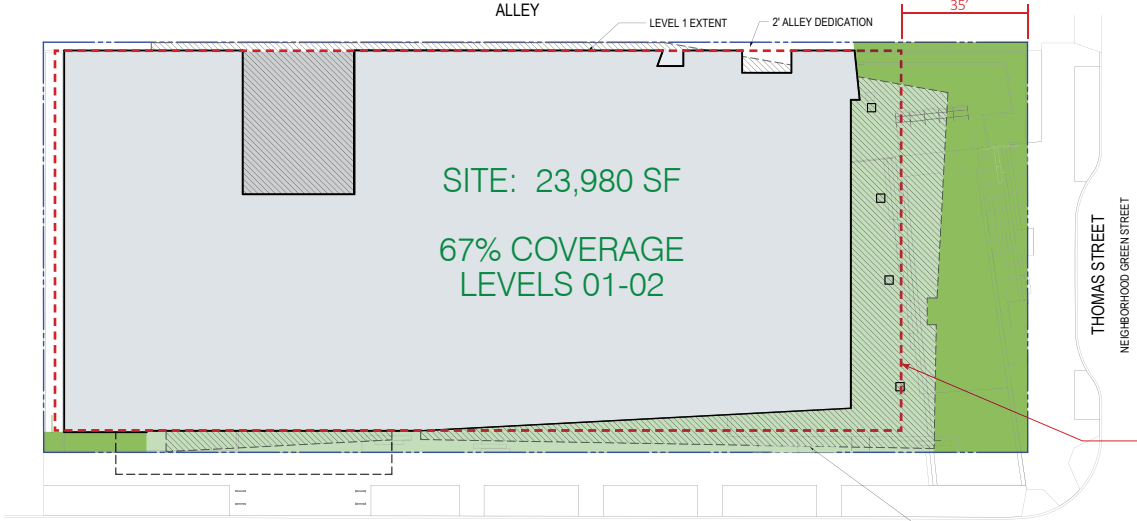
TOWER FLOOR AREAS		
LEVEL	GFA	% LOT COVERAGE
LEVEL 11	15,142 SF	63%
LEVEL 10	19,504 SF	81%
LEVEL 09	19,504 SF	81%
LEVEL 08	19,504 SF	81%
LEVEL 07	19,504 SF	81%
LEVEL 06	17,672 SF	74%
TOTAL TOWER GFA		110,829 SF
AVERAGE TOWER LEVEL GFA		18,471 SF
CODE ALLOWED MAXIMUM (23,980 SF LOT AREA)		100%

PODIUM FLOOR AREAS		
LEVEL	GFA	% LOT COVERAGE
LEVEL 05	19,886 SF	83%
LEVEL 04	19,886 SF	83%
LEVEL 03	19,886 SF	83%
LEVEL 02	17,087 SF	71%
LEVEL 01	16,008 SF	67%
TOTAL TOWER GFA		92,753 SF
AVERAGE PODIUM LEVEL GFA		18,551 SF
CODE ALLOWED MAX AVERAGE (23,980 SF LOT AREA)		75%

SOFFIT HEIGHT AT EDG



LEVEL 01 PLAN



LEVEL 01 PLAN

LEVEL 01 BOUNDARY AT EDG

PER CODE

PROPOSED

DEPARTURE PODIUM FLOOR AREA LIMIT

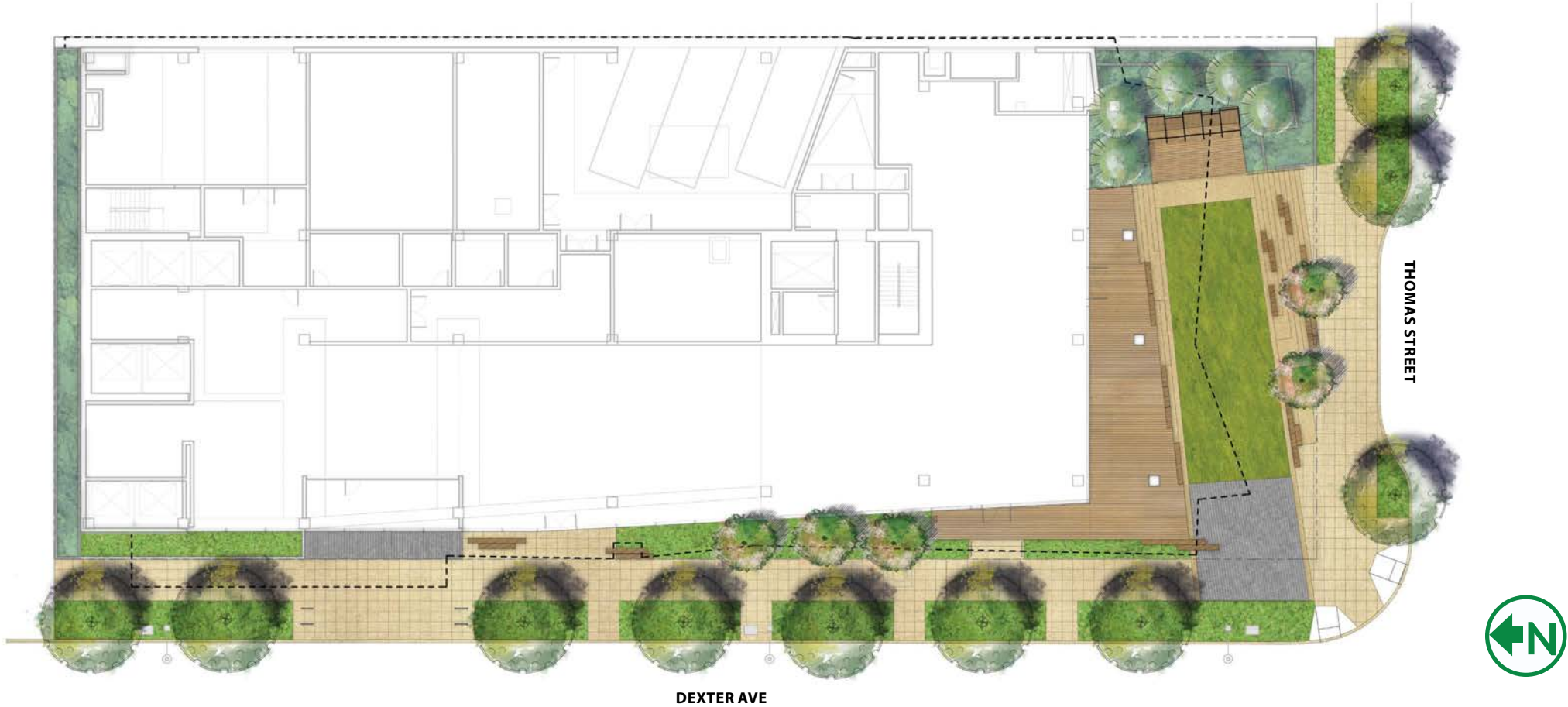
BENEFITS OF DEPARTURE | DEXTER + THOMAS



HUMAN SCALE AT PODIUM



MAXIMIZED OPEN SPACE ALONG GREEN STREET



SITE PLAN



DEPARTURE UPPER-LEVEL FACADE MODULATION

DEPARTURE: SMC 23.48.245.D; FACADE MODULATION

SMC REQUIREMENTS

D. Facade modulation. For all structures with non-residential uses exceeding 85 feet in height, facade modulation is required for the street-facing portions of a structure located within 15 feet of a street lot line and exceeding the podium height specified for the lot on Map A for 23.48.245. No modulation is required for portions of a facade set back 15 feet or more from a street lot line.

1) The maximum length of a facade without modulation is prescribed in Table B for 23.48.245. This maximum length shall be measured parallel to each street lot line, and shall apply to any portion of a facade, including projections such as balconies, that is located within 15 feet of street lot lines.

2) If a portion of a facade that is within 15 feet of the street lot line is the maximum length permitted for an unmodulated facade, the length of the facade may be increased only if additional portions of the facade are set back a minimum of 15 feet from the street lot line for a minimum distance of 40 feet. If the required setback is provided, additional portions of the facade may be located within 15 feet of the street lot line.

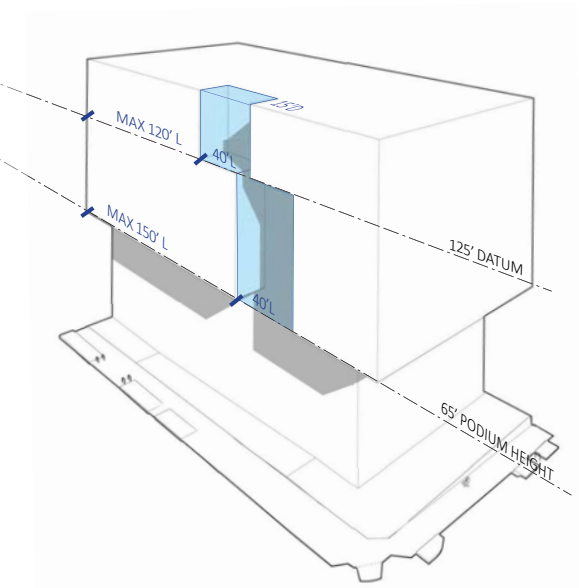
DEPARTURE SUMMARY

Provision limits the unmodulated facade length above the podium to 150 feet and above 125 feet to 120 feet in length, and establishes a 15 foot setback for 40 feet in length as the minimum needed to establish a break in the unmodulated facade.

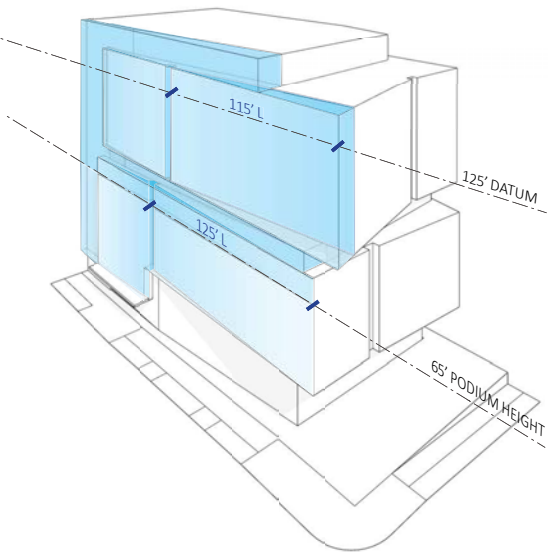
REQUESTED DEPARTURE

The project team is requesting a departure from the vertical modulation required by code. The proposed modulation is of shallower average depth but greater length than the required 15' x 40' modulation. Proposed design takes an angular rather than orthogonal approach to vertical modulation, while not exceeding maximum facade lengths specified in code, and introduces significant horizontal modulation. Proposal exceeds the intent of the prescribed modulation by 3,840 sf of floor area as calculated in the diagrams.

In addition, proposed design continues modulation around the south and east facades of building, not required by code.



CODE-PREScribed MODULATION

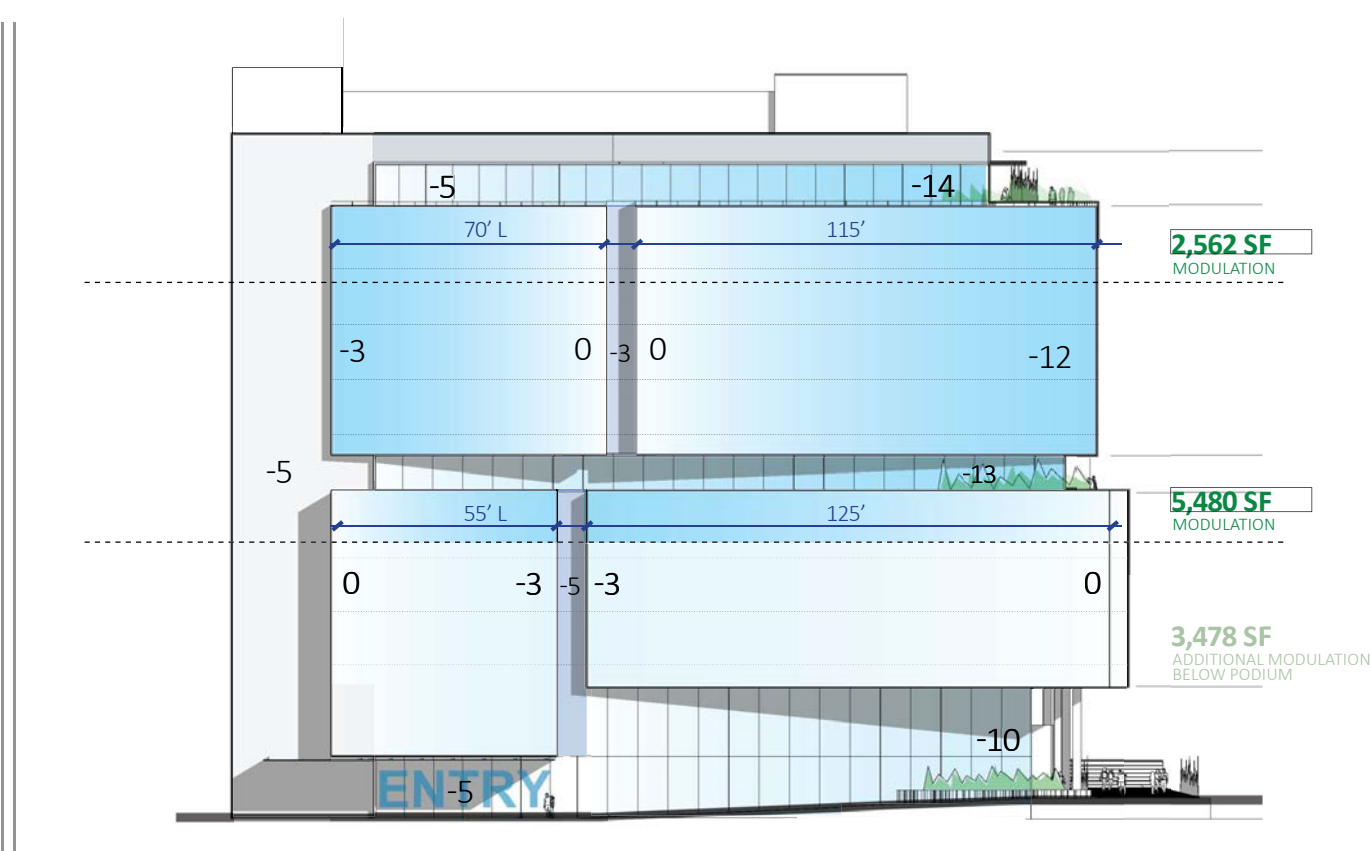
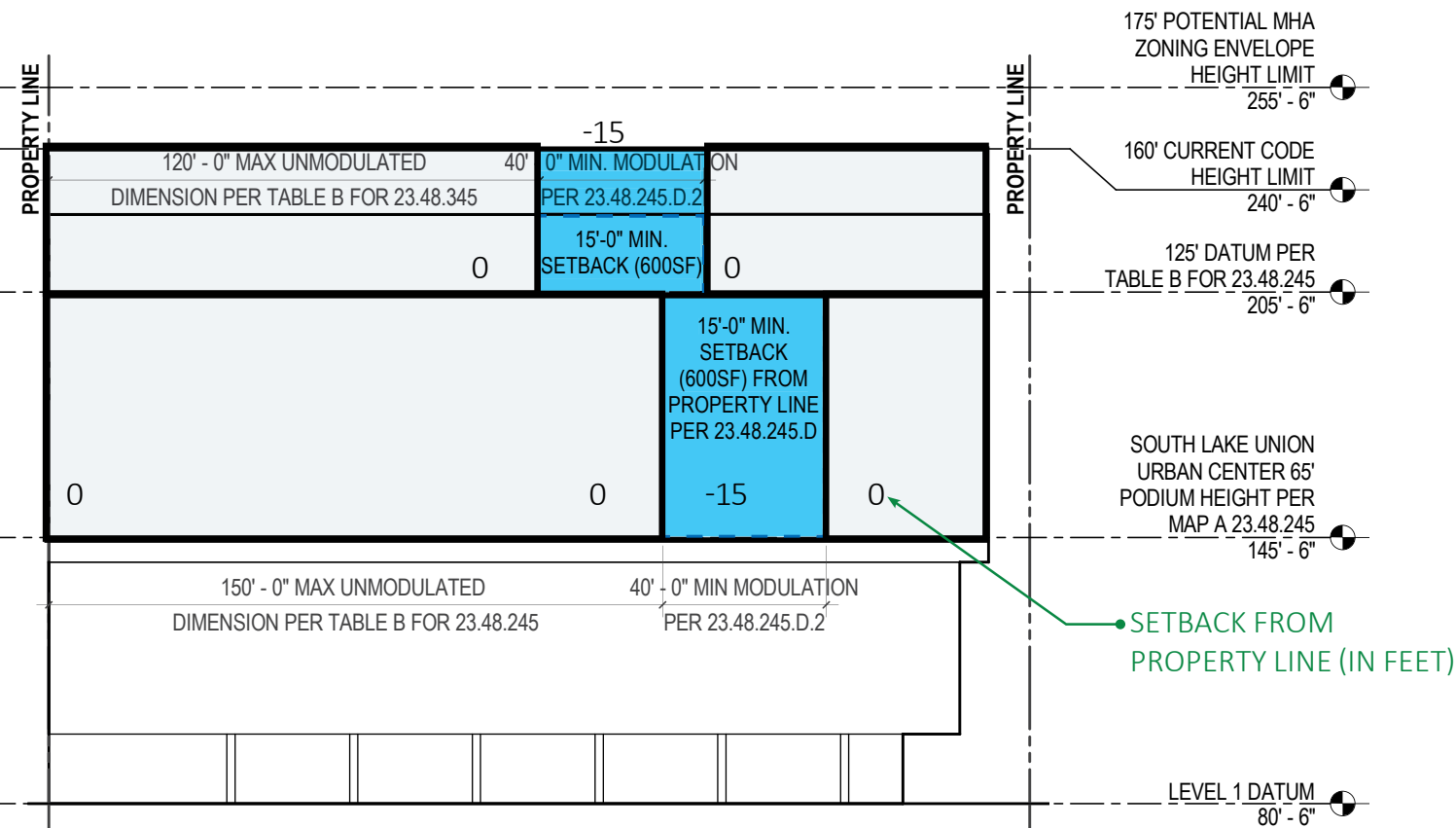


PROPOSED MODULATION

JUSTIFICATION

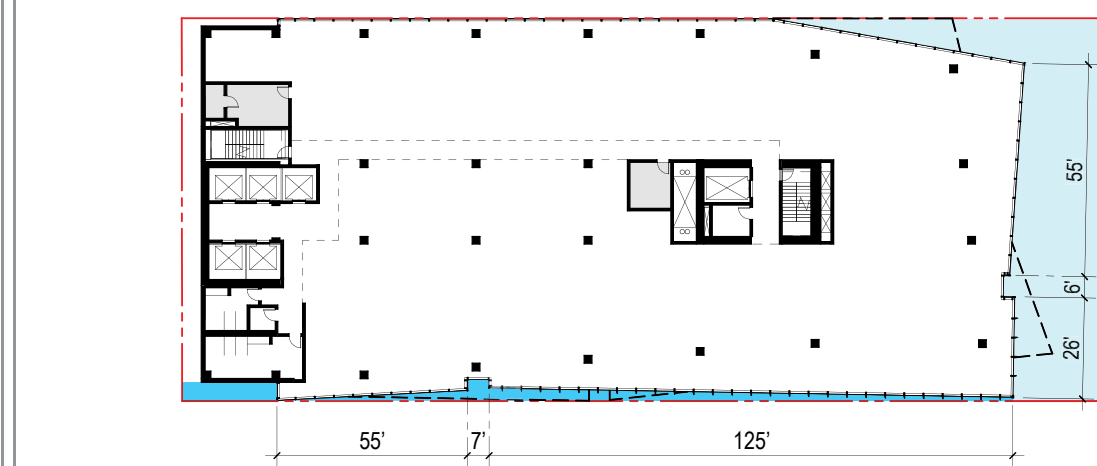
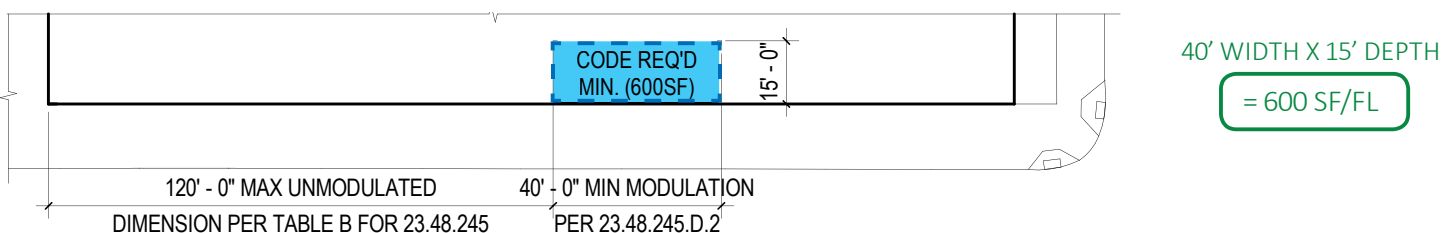
The project takes a larger view than that prescribed by code. The prominence of the building corner at the intersection of Dexter and Thomas, and the desire for architectural interest of the south facade along the Thomas green street, leads us to big massing moves that wrap modulation around the south and east facades (CS2 - Urban Pattern and Form & CS3 - Architectural Context and Character). The resulting large volumes are independently modulated to create a dynamic three-dimensional composition that exceeds the code intent to break down building scale and create visual interest (DC2 - Architectural Concept). The proposal improves the viability of office floorplates on a very narrow site and reduces pressure to grow the building massing to the south, where solar and open-to-sky access benefits the open space along the Thomas green street (DC3 - Open Space Concept).

DEPARTURE UPPER-LEVEL FACADE MODULATION



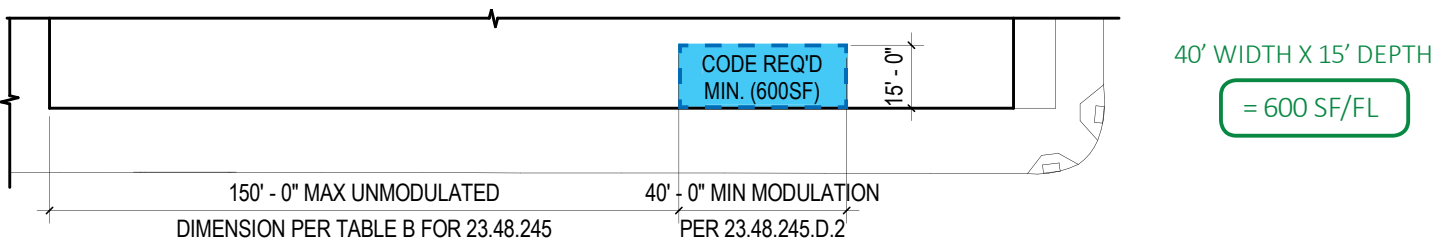
WEST ELEVATION | DEXTER
PROPOSED DESIGN

WEST ELEVATION | DEXTER
SOUTH LAKE UNION URBAN CENTER CODE
PRESCRIBED MODULATION REQUIREMENTS



LEVEL 05
FACADE MODULATION AT LEVEL 5
= 527 SF

LEVELS 10-11 PLAN - MODULATION REQUIRED ABOVE 125'H



527 SF + 1,692 SF + 4,348 SF + 1,475 SF =

8,042 SF TOTAL
MODULATION
ABOVE PODIUM

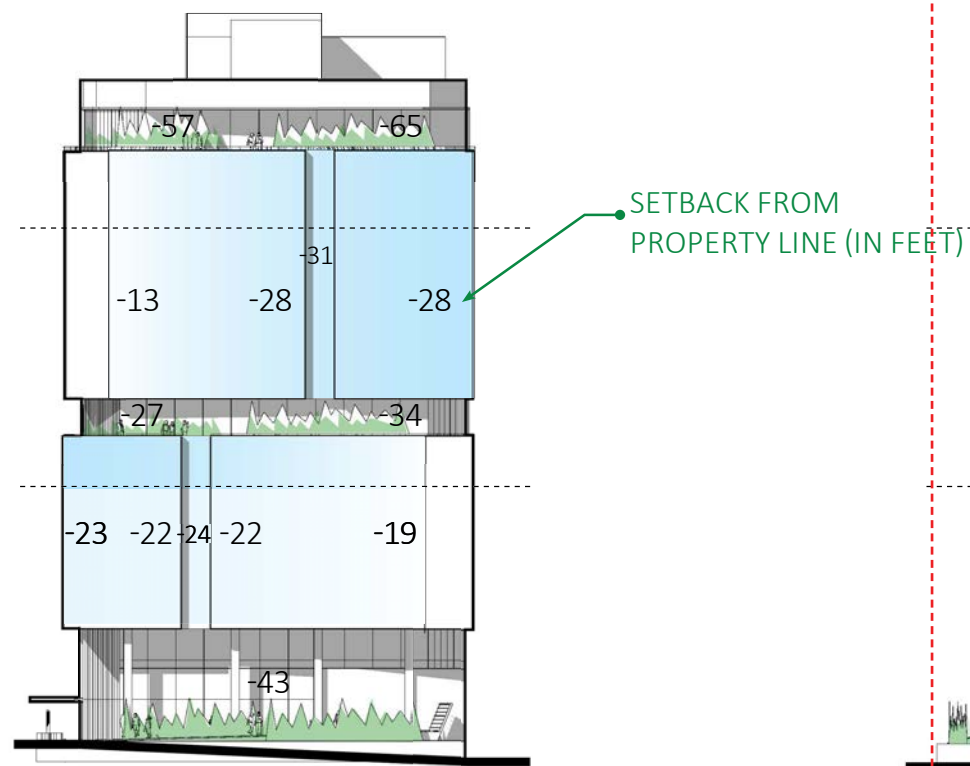
PROPOSED

LEVELS 05-09 PLAN - MODULATION REQUIRED ABOVE 65'H

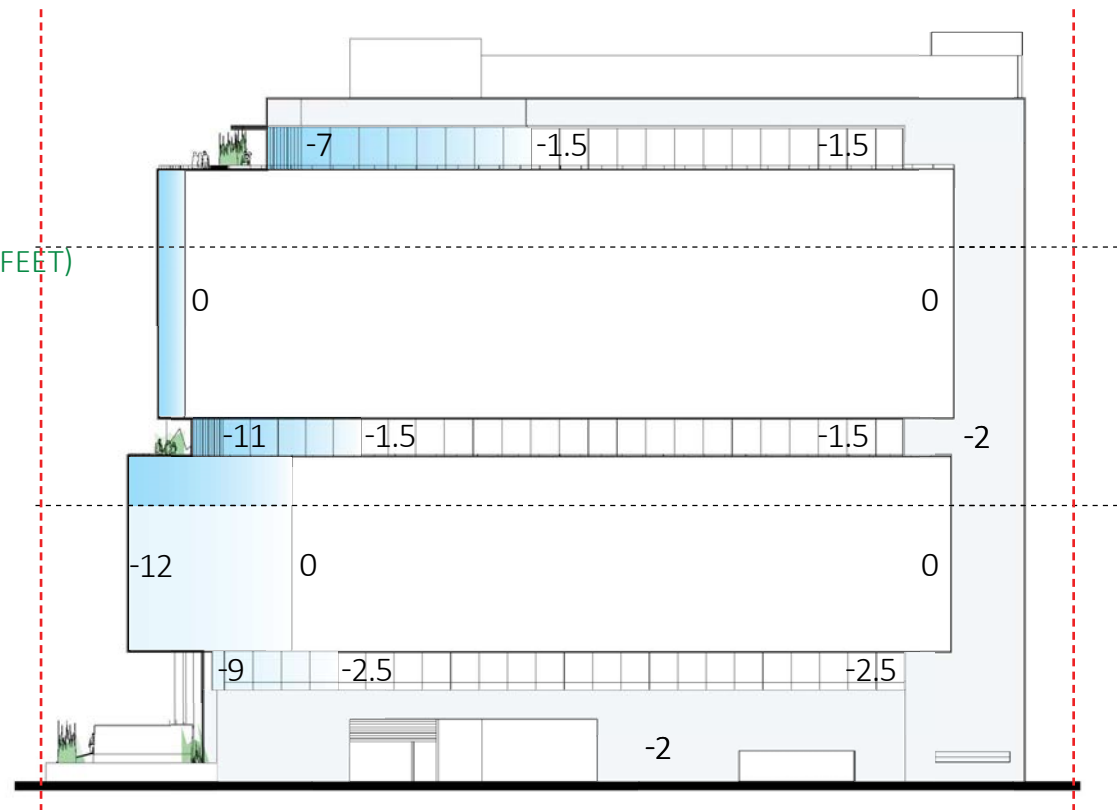
600 SF/FL X 7 FLOORS =

4,200 SF TOTAL
MODULATION
ABOVE PODIUM

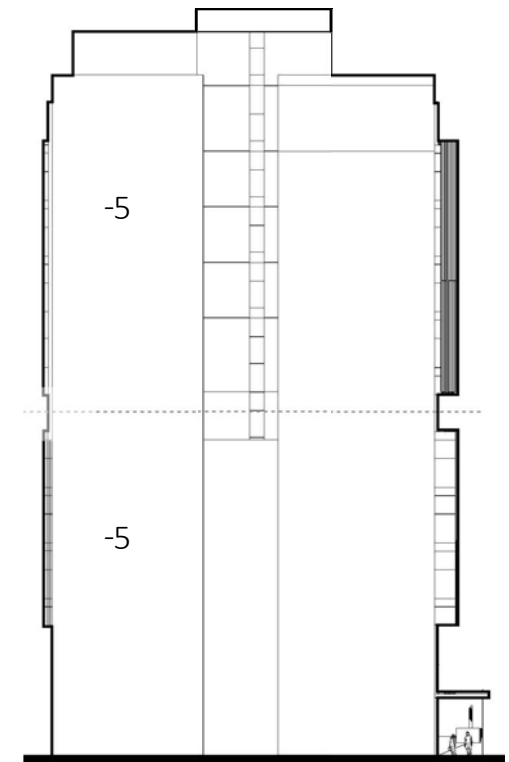
PER CODE



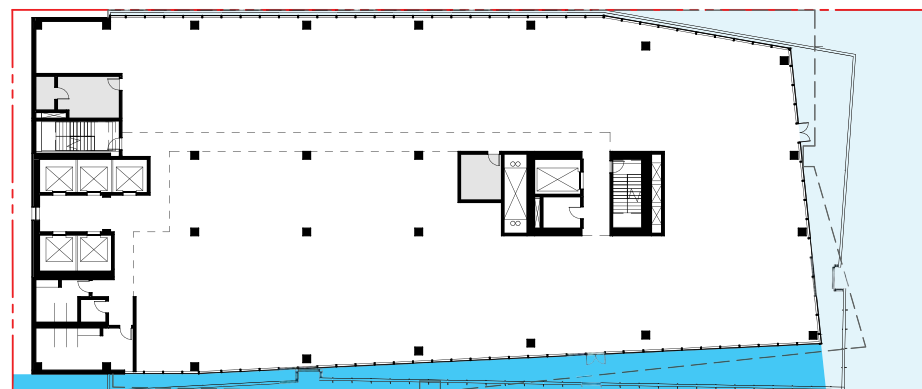
SOUTH ELEVATION | THOMAS
PROPOSED DESIGN



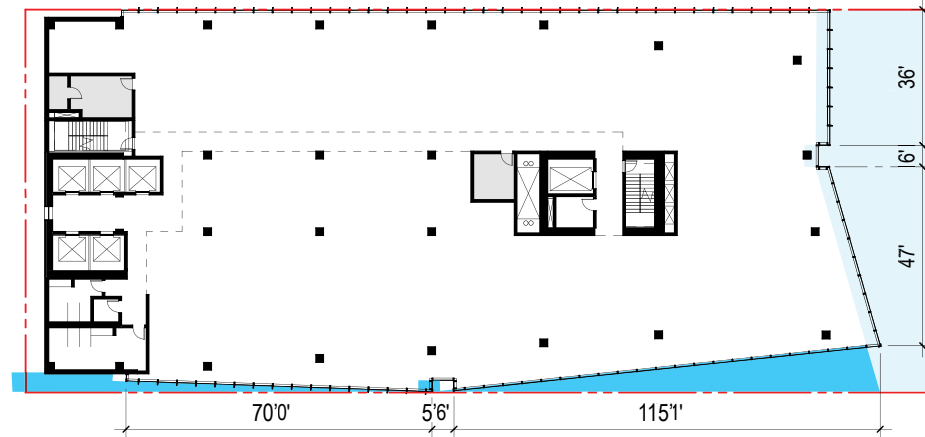
EAST ELEVATION | ALLEY
PROPOSED DESIGN



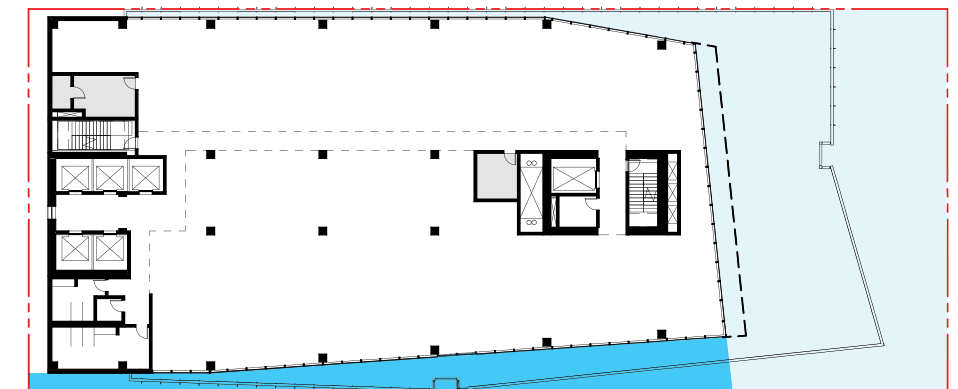
NORTH ELEVATION
PROPOSED DESIGN



LEVEL 06
FACADE MODULATION AT LEVEL 6
= 1,692 SF



LEVELS 07-10
FACADE MODULATION AT LEVELS 7-10
(1,087 SF/FL X 4 FLOORS)
= 4,348 SF

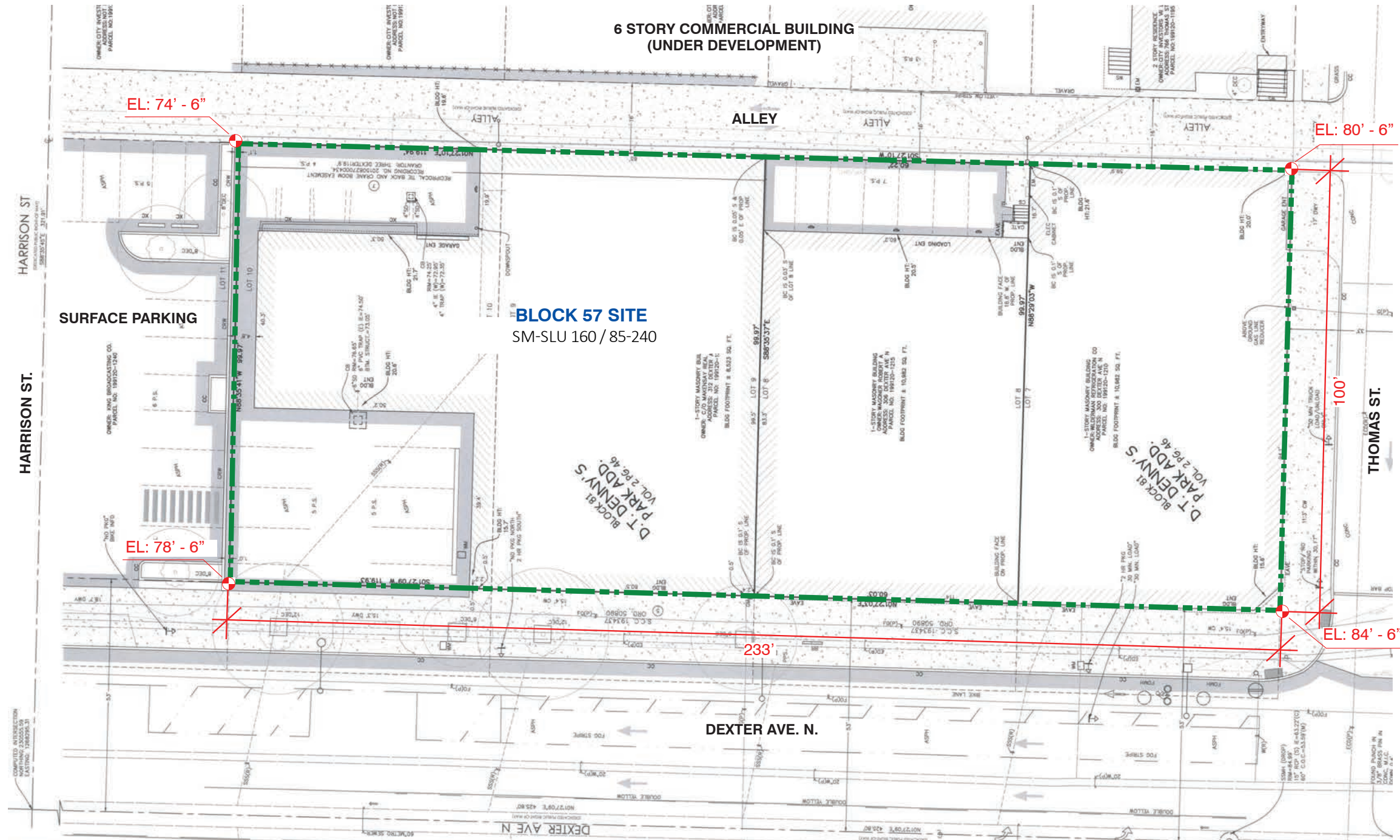


LEVEL 11
FACADE MODULATION AT LEVEL 11
= 1,475 SF





APPENDIX



PRELIMINARY SITE SURVEY



LEGAL DESCRIPTIONS

LOT 7, BLOCK 81, D.T. DENNY'S PARK ADDITION TO NORTH SEATTLE, ACCORDING TO PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 46, IN KING COUNTY, WASHINGTON,

EXCEPT THE WEST 20 FEET CONDEMNED BY THE CITY OF SEATTLE FOR WIDENING DEXTER AVENUE IN KING COUNTY SUPERIOR COURT CAUSE NO. 193437, AS PROVIDED BY ORDINANCE NO. 50890, OF THE CITY OF SEATTLE;

ALSO EXCEPTING THEREFROM THAT PORTION OF LOT 7, BLOCK 81, D.T. DENNY'S PARK ADDITION TO NORTH SEATTLE, ACCORDING TO PLAT, RECORDED IN VOLUME 2 OF PLAT, PAGE 46, IN KING COUNTY, WASHINGTON, LYING NORTH OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 3/4THS OF AN INCH SOUTH OF A POINT ON THE NORTH LINE OF SAID LOT 7, WHICH IS 100 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE RUNNING EAST TO A POINT ON THE EAST LINE THEREOF, THREE INCHES SOUTH OF THE NORTHEAST CORNER, THEREOF.

LOT 8, BLOCK 81, D.T. DENNY'S PARK ADDITION TO NORTH SEATTLE, ACCORDING TO PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 46, IN KING COUNTY, WASHINGTON, EXCEPT THE WEST 20 FEET CONDEMNED BY THE CITY OF SEATTLE FOR WIDENING DEXTER AVENUE IN KING COUNTY SUPERIOR COURT CAUSE NO. 193437, AS PROVIDED BY ORDINANCE NO. 50890, OF THE CITY OF SEATTLE; ALSO A PORTION OF LOT 7, BLOCK 81, D.T. DENNY'S PARK ADDITION TO NORTH SEATTLE, ACCORDING TO PLAT, RECORDED IN VOLUME 2 OF PLAT, PAGE 46, IN KING COUNTY, WASHINGTON, LYING NORTH OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 3/4THS OF AN INCH SOUTH OF A POINT ON THE NORTH LINE OF SAID LOT 7, WHICH IS 100 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE RUNNING EAST TO A POINT ON THE EAST LINE THEREOF, THREE INCHES SOUTH OF THE NORTHEAST CORNER, THEREOF.

LOTS 9 AND 10, BLOCK 81, D. T. DENNY'S PARK ADDITION TO NORTH SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 46, IN KING COUNTY, WASHINGTON; EXCEPT THE WEST 20 FEET THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 193437 FOR STREET PURPOSES, AS PROVIDED BY ORDINANCE NUMBER 50890 OF THE CITY OF SEATTLE.

ZONING OVERVIEW

CODE ANALYSIS

CODE: Seattle Municipal Code, Title 23, Chapter 48, Seattle Mixed

ADDRESS: 300 Dexter Avenue North

ZONING: SM-SLU 160/85-240

DESIGN GUIDELINES: City of Seattle Design Guidelines; South Lake Union Design Guidelines

STREET DESIGNATIONS:

Dexter Ave N is a Class 2 Pedestrian Street

Thomas Street is a Neighborhood Green Street

SUSTAINABILITY GOAL: Target LEED Gold

SMC 23.48.005 Uses:

A. All uses are permitted outright, either as principal or accessory uses, except those specifically prohibited by subsection 23.48.005.B and those permitted only as conditional uses by subsection 23.48.005.C.

All proposed uses are allowed (Office, Retail, Below Grade Parking.)

D. Required street-level uses

1. One or more of the uses listed in this subsection 23.48.005.D are required at street level on all lots abutting streets designated as Class 1 Pedestrian Streets shown on Map A for 23.48.240, except as required in subsection 23.48.205.A. The following uses qualify as required street-level uses:

- a. General sales and service uses;
- b. Eating and drinking establishments;
- c. Entertainment uses;
- d. Public libraries;
- e. Public parks; and
- f. Arts facilities.

Street-level use is anticipated to be retail.

2. Standards for required street-level uses. Required street-level uses shall meet the development standards in subsection 23.48.040.C.

SMC 23.48.020 Floor Area Ratio:

C. All non-exempt non-residential floor area above the base FAR is considered extra floor area. Extra floor area may be obtained, up to the maximum FAR, only through the provision of public amenities meeting the standards of Section 23.48.021 and Chapter 23.58A.

D. Floor area exempt from FAR calculations

1. The following floor area is exempt from maximum FAR calculations:

- a. All underground stories or portions of stories.
- b. Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access.
- c. As an allowance for mechanical equipment, in any structure 65 feet in height or more, 3.5 percent of the total chargeable gross floor area in a structure is exempt from FAR calculations. Calculation of the allowance includes the remaining gross floor area after all exempt space allowed in this subsection 23.48.020.D has been deducted. Mechanical equipment located on the roof of a structure, whether enclosed or not, is not included as part of the calculation of total gross floor area.
- d. All gross floor area for solar collectors and wind-driven power generators.

SMC 23.48.025 Structure height:

C. Rooftop features

2. Open railings, planters, skylights, clerestories, greenhouses, parapets, and firewalls may extend up to 4 feet above the maximum height limit with unlimited rooftop coverage. Insulation material or soil for landscaping located above the structural roof surface may exceed the maximum height limit if enclosed by parapets or walls that comply with this subsection 23.48.025.C.2.

3. Solar collectors may extend up to 7 feet above the maximum height limit, with unlimited rooftop coverage.

4. The following rooftop features may extend up to 15 feet above the maximum height limit, so long as the combined total coverage of all features listed in this subsection 23.48.025.C.4, including weather protection such as eaves or canopies extending from rooftop features, does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment:

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

5. For structures greater than 85 feet in height, elevator penthouses up to 25 feet above the height limit are permitted. If the elevator provides access to a rooftop designed to provide usable open space or common recreation area, elevator penthouses up to 45 feet above the height limit are permitted.

7. At the applicant's option, the combined total coverage of all features listed in subsections 23.48.025.C.4 and 23.48.025.C.5 may be increased to 65 percent of the roof area, provided that all of the following are satisfied:

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

8. In order to protect solar access for property to the north, the applicant shall either locate the rooftop features listed in this subsection 23.48.025.C.8 at least 10 feet from the north edge of the roof, or provide shadow diagrams to demonstrate that the proposed location of such rooftop features would shade property to the north on January 21st at noon no more than would a structure built to maximum permitted bulk:

- a. Solar collectors;
- b. Planters;
- c. Clerestories;
- d. Atriums, greenhouses, and solariums;
- e. Minor communication utilities and accessory communication devices according to the provisions of Section 23.57.012;
- f. Nonfirewall parapets; and
- g. Play equipment.

9. Screening. Rooftop mechanical equipment and elevator penthouses shall be screened with fencing, wall enclosures, or other structures.

23.48.040 - Street-level development standards

A. General facade requirements. General facade requirements apply to Class 1 and Class 2 Pedestrian streets as shown on Map A for 23.48.240 and Map A for 23.48.440.

- 1. Primary pedestrian entrance. Each new structure facing a street is required to provide a primary building entrance for pedestrians from the street or a street-oriented courtyard that is no more than 3 feet above or below the sidewalk grade.
- 2. Minimum facade height. A minimum facade height is required for the street-facing facades of new structures, unless all portions of the structure are lower than the required minimum facade height listed below.
 - b. On Class 2 Pedestrian Streets and Neighborhood Green Streets the minimum height for street-facing facades is 25 feet.

B. Transparency and blank facade requirements. The provisions of this subsection 23.48.040.B apply to the area of a street-facing facade between 2 feet and 8 feet above a sidewalk (Exhibit A for 23.48.040) pursuant to subsection 23.48.040.B.1.

1. Transparency requirements apply to all street-facing, street-level facades, except for portions of structures in residential use, as follows:

- a. For Class 1 and Class 2 Pedestrian Streets and Neighborhood Green Streets, shown on Map A for 23.48.240 and Map A for 23.48.440, a minimum of 60 percent of the street-facing facade must be transparent.
- d. Only clear or lightly tinted glass in windows, doors, and display windows are considered transparent. Transparent areas shall be designed and maintained to provide views into and out of the structure. Except for institutional uses, no permanent signage, window tinting or treatments, shelving, other furnishings, fixtures, equipment, or stored items shall completely block views into and out of the structure between 4 feet and 7 feet above adjacent grade. The installation of temporary signs or displays that completely block views may be allowed if such temporary sign complies with subsection 23.55.012.B.

2. Blank facade limits. Any portion of the facade that is not transparent is considered to be a blank facade.

a. Blank facade limits for Class 1 and Class 2 Pedestrian Streets and Neighborhood Green Streets.

- 1) Blank facades shall be limited to segments 15 feet wide, except for garage doors, which may be wider than 15 feet. Blank facade width may be increased to 30 feet if the Director determines that the facade is enhanced by architectural detailing, artwork, landscaping, or other similar features that have visual interest. The width of garage doors shall be limited to the width of the driveway plus 5 feet.
- 2) Any blank segments of the facade shall be separated by transparent areas at least 2 feet wide.
- 3) The total of all blank facade segments, including garage doors, shall not exceed 40 percent of the street facade of the structure on each street frontage; or 55 percent if the slope of the street frontage of the facade exceeds 7.5 percent.

C. Development standards for required street-level uses. Street-level uses required by subsection 23.48.005.D, and street-level uses exempt from FAR calculations under the provisions of subsection 23.48.220.B.2, whether required or not, shall meet the following development standards:

2. The space occupied by street-level uses shall have a minimum floor-to-floor height of 13 feet and extend at least 30 feet in depth at street level from the street-front facade.

3. Street-level uses shall be located within 10 feet of the street lot line, except that if outdoor amenity area required in subsection 23.48.045.B, or other required open space, abuts the applicable street lot line and separates the street-facing facade from the street, the required street-level use may abut the amenity area or open space.

4. Pedestrian access to street-level uses shall be provided directly from the street, permitted outdoor common amenity area, or abutting required open space. Pedestrian entrances shall be located no more than 3 feet above or below sidewalk grade or at the same elevation as the abutting permitted outdoor common amenity area or required open space.

23.48.055 - Screening and landscaping standards

A. Landscaping requirements

1. All landscaping provided to meet the requirements of this Section 23.48.055 shall comply with the Director's rules adopted to foster the long-term health, viability, and coverage of plantings. The Director's rules shall address, at a minimum, the type and size of plants, spacing of plants, use of drought-tolerant plants, and access to light and air for plants.

2. Landscaping that achieves a Green Factor score of .30 or greater, pursuant to Section 23.86.019, is required for any lot with:

b. Development, either a new structure or an addition to an existing structure, containing more than 4,000 square feet of non-residential uses

B. Where screening or landscaping is required for specific uses in subsection 23.48.055.C, or when landscaping is required in setbacks as specified by development standards, the following types of screening and landscaping shall be provided:

1. Three foot high screening on street lot lines. The required screening may be provided as either:

- a. A fence or wall at least 3 feet in height; or
- b. A hedge or landscaped berm at least 3 feet in height.

2. Landscaping for setback areas and berms. Each setback area or berm required shall be planted with trees, shrubs, and grass or evergreen groundcover. Features such as pedestrian access meeting the Washington State Rules and Regulations for Barrier-Free Design, decorative pavers, sculptures, or fountains may cover a maximum of 30 percent of each required landscaped area or berm. Landscaping shall be provided according to standards promulgated by the Director. Landscaping designed to provide treatment for storm water runoff qualifies as required landscaping.

D. Street trees requirements

1. Street trees shall be provided in all planting strips. Existing street trees may count toward meeting the street tree requirement.

3. If it is not feasible to plant street trees according to City standards, either a landscaped setback a minimum of 5 feet deep is required along the street lot line, or landscaping other than

trees may be located in the planting strip according to Department of Transportation standards. The street trees shall be planted in the landscaped area at least 2 feet from the street lot line if they cannot be placed in the planting strip.

23.48.065 - Noise and odor standards

A. All permitted uses and activities are subject to the noise standards of Section 23.47A.018.

B. All permitted uses and activities are subject to the odor standards of Section 23.47A.020.

23.48.075 - Light and glare standards

All permitted uses are subject to the light and glare standards of Section 23.47A.022.

23.48.085 - Parking and loading location, access and curb cuts

A. Parking accessory to non-residential uses may be provided on-site and/or within 800 feet of the lot to which it is accessory, according to the provisions of Section 23.54.025, Off-site parking.

B. Parking at street level within structures

1. Except as permitted under subsections 23.48.085.B.2 and 23.48.085.B.3, parking is not permitted at street level unless separated from the street by other uses, provided that garage doors need not be separated.

2. Due to physical site conditions such as topographic or geologic conditions, parking is permitted in stories that are partially below street level and partially above street level without being separated from the street by other uses, if:

- a. The street front portion of the parking that is at or above street level does not abut a Class 1 Pedestrian Street requiring street-level uses; and
- b. The street front portion of the parking that is at or above street level, excluding garage and loading doors and permitted access to parking, is screened from view at the street level; and
- c. The street-facing facade is enhanced by architectural detailing, artwork, landscaping, stoops, and porches providing access to residential uses, or similar visual interest features.

3. Parking is permitted in a story that is partially above street-level and partially below street-level in a structure permitted in a setback area under the provisions of subsection 23.48.240.C.2.b.

D. Parking and loading access. If a lot abuts more than one right-of-way, the location of access for parking and loading shall be determined by the Director, depending on the classification of rights-of-way according to the following:

1. Access to parking and loading shall be from the alley when the lot abuts an alley improved to the standards of subsection 23.53.030.C and use of the alley for parking and loading access would not create a significant safety hazard as determined by the Director.

2. If the lot does not abut an improved alley, or use of the alley for parking and loading access would create a significant safety hazard as determined by the Director, parking and loading access may be permitted from the street. If the lot abuts more than one street, the location of access is determined by the Director, as a Type I decision, after consulting with the Director of Transportation. Unless the Director otherwise determines under subsection 23.48.085.D.3, access is allowed only from a right-of-way in the category, determined by the classifications shown on either Map A for 23.48.240 or Map A for 23.48.440 that is most preferred among the categories of rights-of-way abutting the lot, according to the ranking set forth below, from most to least preferred (a portion of a street that is included in more than one category is considered as belonging only to the least preferred of the categories in which it is included).

- a. An undesignated street;
- b. Class 1 Pedestrian Street;
- c. Class 2 Pedestrian Street;
- d. Designated Neighborhood Green Street.

3. The Director may allow or require access from a right-of-way other than one indicated by subsection 23.48.085.D.1 or subsection 23.48.085.D.2 if, after consulting with the Director of Transportation on whether and to what extent alternative locations of access would enhance pedestrian safety and comfort, facilitate transit operations, facilitate the movement of vehicles, minimize the on-street queuing of vehicles, enhance vehicular safety, or minimize hazards, the Director finds that an exception to the access requirement is warranted. Curb cut controls on designated Neighborhood Green Streets shall be evaluated on a case-by-case basis, but generally access from Neighborhood Green Streets is not allowed if access from any other right-of-way is possible.

23.48.205 - Uses for South Lake Union

C. Required street-level uses. Within the SM-SLU 160/85-240 zone, for development meeting the standards in subsection 23.48.230.B, structures with a street-facing facade along 8th Avenue N., or located on a designated Neighborhood Green Street (Map A for 23.48.240) shall have a minimum of 10 percent of the length of the street-level portion of that street-facing facade occupied by general sales and service uses, eating and drinking establishments, or entertainment uses, that meet the development standards for required street-level uses in subsection 23.48.240.E.

23.48.220 - Floor area ratio (FAR) in South Lake Union Urban Center

A. General provisions – Table A

Site is zoned SM-SLU 160/85-240, for a Base FAR of 4.5 and a Max FAR of 7, and a maximum height for non-residential development of 160 feet.

Under proposed HALA up-zoning in SLU, the Max FAR would be 8, and the max height would be 175 feet

*SEE PG 5 FOR MORE INFORMATION

B. The following floor area is exempt from FAR calculations:

2. Street-level uses identified in subsection 23.48.005.D, whether required or not, and that meet the development standards of Section 23.48.240; except that at locations meeting the conditions of Section 23.48.230, only gross floor area at street level that is a general sales and service, eating and drinking establishment, or entertainment use is exempt.

23.48.221 - Extra floor area in South Lake Union Urban Center

A. Calculation outside of an adopted Local Infrastructure Project Area

2. Means to achieve extra non-residential floor area. If the maximum height limit for non-residential use is greater than 85 feet and the lot is located in the South Lake Union Urban Center, the applicant shall:
- a. achieve 75 percent of the extra non-residential floor area on the lot by using bonus non-residential floor area for affordable housing and child care pursuant to Section 23.58A.024, or housing TDR pursuant to subsection 23.48.221.B and Section 23.58A.042, or both.
 - b. achieve 25 percent of the extra non-residential floor area by using open space TDR pursuant to Chapter 23.84A or Landmark TDR pursuant to subsection 23.48.221.A and Section 23.58A.042.

B. Standards for TDP and TDR

- 1. All lots in the South Lake Union Urban Center that meet the definition of a TDR or TDP sites in Chapter 23.84A are eligible for transfer.
- 2. Receiving sites in the South Lake Union Urban Center may only receive TDP or TDR from sending sites in the South Lake Union Urban Center except that receiving sites in the South Lake Union Urban Center may receive Landmark or open space TDP or TDR from sending sites in Downtown or South Downtown if the applicant demonstrates to the satisfaction of the Director that no private or public entities are offering such TDP or TDR for sale in the South Lake Union Urban Center, at a price per square foot no greater than the fee-in-lieu rates for the payment option for affordable housing under Section 23.58A.014 for TDP and the payment option for affordable housing and child care under Section 23.58A.024 for TDR.
- 3. A cumulative combination of TDR and TDP exceeding a total of five times the lot area may not be transferred from any lot.

C. Minimum requirement. Development containing any extra floor area in South Lake Union Urban Center shall meet the following requirements:

- 1. LEED requirement
 - a. Except as described in subsection 23.48.021.C.1.b, the applicant will earn a LEED Gold rating or meet a substantially equivalent standard, and shall demonstrate compliance with that commitment, in accordance with the provisions of subsection 23.48.021.D.2.

23.48.225 - Structure height in South Lake Union Urban Center *SEE PG 5 FOR MORE INFORMATION

A. Base and maximum height limits

SM-SLU 160/85-240; for non-residential use, max height limit is 160 feet; under proposed HALA up-zoning in SLU, the max height would be 175 feet.

D. A proposal to build a structure greater than 85 feet in height in the SM-SLU 85/65-160 and SM-SLU 160/85-240 zones and located north of Mercer Street and West of Fairview Avenue within the South Lake Union Urban Center, requires the applicant to show that the proposed structure height will not physically obstruct use of the flight path shown on Map A for 23.48.225 or endanger aircraft operations.

Site is not in flight path on Map A.

E. All non-exempt floor area and residential floor area located above the base height is considered extra floor area. Extra floor area may be obtained above the base height, up to the maximum height, only through the provision of public amenities meeting the standards of Section 23.48.021 and Chapter 23.58A.

23.48.240 - Street-level development standards in South Lake Union Urban Center

A. Street-level development standards in Section 23.48.040 apply to all streets in SM-SLU zones designated as Class 1 Pedestrian Streets, Class 2 Pedestrian Streets, or Neighborhood Green Streets as shown on Map A for 23.48.240.

B. General facade requirements

1. Permitted setbacks from street lot lines. Except on lots subject to the provisions of subsection 23.48.240.C, the street-facing facades of a structure are permitted to set back from the street lot line as follows:

b. 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 subject to the following (Exhibit B for 23.48.240):

- 1) The setback area shall be landscaped according to the provisions of subsection 23.48.055.B.2;
- 2) Additional setbacks are permitted for up to 30 percent of the length of portions of the street-facing facade that are set back from the street lot line, provided that the additional setback is located 20 feet or more from any street corner; and
- 3) Any required outdoor amenity area, or other required open space, or usable open space provided in accordance with subsections 23.48.240.E, 23.48.240.F, or 23.48.245.B.4.c is not considered part of the setback area and may extend beyond the limit on setbacks from the street lot line that would otherwise apply under subsections 23.48.240.B.1.b.1 or 23.48.240.B.1.b.2.

G. Required usable open space in the SM-SLU 85/65-125, SM-SLU160/85-240 and SM-SLU 240/125-400 zones

1. Except as provided for in subsection 23.48.240.G.3 and 23.48.240.F, in the SM-SLU 85/65-125, SM-SLU 85/65-160, SM-SLU 160/85-240 and SM-SLU 240/125-400 zones, on lots exceeding 30,000 square feet in area, proposed development containing extra floor area as provided for in Sections 23.48.021 and 23.48.221 shall provide usable open space as follows:

a. The minimum amount of required usable open space shall be equal to 15 percent of the lot area and shall generally be accessible at street level, with variations in elevation allowed to accommodate changes in topography;

b. The average horizontal dimension for any area qualifying as required usable open space is 20 feet, and the minimum horizontal dimension is 10 feet, except that there is no minimum horizontal dimension for additional pedestrian area abutting a sidewalk that is provided according to subsection 23.48.240.G.1.f;

c. A minimum of 45 percent of the required usable open space shall be exterior space open to the sky and shall abut a street along at least one street frontage and provide both visual and physical access from the street to pedestrians, including persons with disabilities;

d. Up to a maximum of 20 percent of the required usable open space may be covered overhead to provide weather protected space and a widened sidewalk area, if the following conditions are met:

- 1) The open space abuts a street lot line and is open and accessible to pedestrians along the sidewalk and,
- 2) If the space is covered by portions of the structure above, or is provided as an arcade open to the street, the minimum vertical clearance is 20 feet;

e. Up to a maximum of 35 percent of the required usable open space may be provided as enclosed space, such as a public atrium, a shopping atrium, wintergarden, or covered portion of a through-block pedestrian connection, if the enclosed open space meets all of the following requirements:

- 1) Direct access is provided to pedestrians, including persons with disabilities, from the street, or from an outdoor, usable public open space abutting the street;
- 2) The space is provided as one continuous area that is a minimum of 2,000 square feet in size. Space, such as lobby area, that is used solely to provide access between the structure's principal street entrance and elevators, does not qualify as required usable open space;
- 3) The minimum floor-to-ceiling height is 15 feet; and
- 4) The space is accessible to the public during normal business hours.

f. Up to a maximum of 10 percent of the required usable open space may be provided as an area abutting a sidewalk that extends the pedestrian area onto the lot or accommodates landscaping or extensions of right-of-way green factor treatment pursuant to Section 23.86.019. Minor changes between the sidewalk elevation and the elevation of the abutting sidewalk area are permitted to accommodate changes in topography, or to provide for features such as ramps that improve access for persons with disabilities.

2. Usable open space provided under this subsection 23.48.240.G is eligible to qualify as either amenity area for residential uses under Section 23.48.045 or open space required for office use under Section 23.48.250, or all three, provided the applicable standards of these sections are met.

Site is less than 30,000 sf; SMC 23.48.240.G.1 does not apply to open space requirements.

23.48.245 - Upper-level development standards in South Lake Union Urban Center

Lots in the SM-SLU 85/65-125, SM-SLU 85/65-160, SM-SLU160/85-240, SM-SLU 85-240, and SM-SLU 240/125-400 zones are subject to upper-level development standards that may include upper-level floor area limits, gross floor area limits and podium heights, upper-level setbacks, facade modulation, maximum facade widths, a limit on the number of towers per block, and tower separation requirements, as specified in this Section 23.48.245. For the purpose of this Section 23.48.245, a tower is a structure that exceeds a height of 65 feet for the SM-SLU 85/65-125 and SM-SLU 85/65-160 zones, 85 feet for the SM-SLU 160/85-240 and SM-SLU 85-240 zones, or 125 feet for the SM-SLU 240/125-400 zone.

B. Floor area limits and podium heights. The following provisions apply to development in the SM-SLU 85/65-125, SM-SLU 85-240, SM-SLU 85/65-160, SM-SLU 160/85-240, and SM-SLU 240/125-400 zones located within the South Lake Union Urban Center:

1. Floor area limit for structures or portions of structures occupied by non-residential uses.

d. For structures or portions of structures with non-residential uses that exceed a height of 85 feet, or that exceed the height of 105 feet under the provisions of subsection 23.48.245.B.1.b, or 120 feet under subsection 23.48.245.B.1.c, each story of the structure above the specified podium height indicated for the lot on Map A for 23.48.245 is limited to a maximum gross floor area of 24,000 square feet per story, except that the average gross floor area for stories above the specified podium height is 30,000 square feet for structures on a lot that meets the following conditions:
[Conditions do not apply.]

4. Podium standards. The standards for podiums apply only to structures or portions of structures that include a tower that is subject to a floor area limit.

a. Height limit for podiums. The specific podium height for a lot is shown on Map A for 23.48.245, and the height limit extends from the street lot line to the parallel alley lot line, or, where there is no alley lot line parallel to the street lot line, from the street lot line to a distance of 120 feet from the street lot line, or to the rear lot line, if the lot is

less than 120 feet deep. The podium height is measured from the grade elevation at the street lot line. In the SM-SLU 85/65-160 zone on the blocks bounded by Valley Street, Mercer Street, 9th Avenue North, and Fairview Avenue North, the line on Map A for 23.48.245 demarcating the different podium heights within these blocks is located 120 feet north of the northerly line of Mercer Street.

Map A for 23.48.245 shows a podium height of 65 feet for this site.

b. Podium floor area limits. For the podiums of structures with residential uses that exceed the base height limit established for the zone under subsection 23.48.225.A.1 and for structures with non-residential uses that exceed a height of 85 feet, the average floor area coverage of required lot area, pursuant to subsection 23.48.245.A, for all the stories below the podium height specified on Map A for 23.48.245, shall not exceed 75 percent of the lot area, except that floor area is not limited for each story if the total number of stories below the podium height is three or fewer stories, or if the conditions in subsection 23.48.245.B.4.c apply. [Conditions do not apply.]

c. The floor area limit on podiums in subsection 23.48.245.B.4.b does not apply if a lot includes one of the following:

1) Usable open space that meets the provisions of subsection 23.48.240.F

D. Facade modulation. For all structures with non-residential uses exceeding 85 feet in height, facade modulation is required for the street-facing portions of a structure located within 15 feet of a street lot line and exceeding the podium height specified for the lot on Map A for 23.48.245. No modulation is required for portions of a facade set back 15 feet or more from a street lot line.

1. The maximum length of a facade without modulation is prescribed in Table B for 23.48.245. This maximum length shall be measured parallel to each street lot line, and shall apply to any portion of a facade, including projections such as balconies, that is located within 15 feet of street lot lines.

2. If a portion of a facade that is within 15 feet of the street lot line is the maximum length permitted for an unmodulated facade, the length of the facade may be increased only if additional portions of the facade are set back a minimum of 15 feet from the street lot line for a minimum distance of 40 feet. If the required setback is provided, additional portions of the facade may be located within 15 feet of the street lot line.

F. Limit on tower structures per block

1. Only one residential tower, or one structure with non-residential uses exceeding 85 feet in height, is permitted on a single block front, except as further limited by subsections 23.48.245.F.3, 23.48.245.F.4, and 23.48.245.F.5.

2. For purposes of this subsection 23.48.245.F an existing tower is either:

a. A tower that is physically present, except as provided below in subsection 23.48.245.F.2.b; or

b. A proposed tower for which a Master Use Permit decision has been issued, unless and until either:

- 1) the Master Use Permit issued pursuant to such a decision expires or is cancelled, or the related application is withdrawn by the applicant, without the tower having been constructed; or
- 2) a ruling by a hearing examiner or court reversing or vacating such a decision, or determining such decision or the Master Use Permit issued thereunder to be invalid, becomes final and no longer subject to judicial review.

23.48.250 - Open space requirement for office uses in South Lake Union Urban Center

B. Quantity of open space. Open space in the amount of 20 square feet for each 1,000 square feet of gross office floor area is required for the following projects:

- 1. The project is on a lot located in an SM-SLU zone that has a height limit for non-residential uses that exceeds 85 feet; and
- 2. The project includes 85,000 or more square feet of gross office floor area.

C. Standards for open space. Open space may be provided on-site or off-site, as follows:

1. On-site open space

- a. Open space on site or on an adjacent lot directly accessible from the project site shall satisfy the requirement of this Section 23.48.250 if it meets the standards of subsection 23.48.240.F or subsection 23.48.240.G and the open space is accessible to all occupants of the building.
- b. Open space provided on-site under this requirement is eligible for amenity feature bonuses, where allowed in Section 23.48.021 or 23.48.221 when the following standards are met:
 - 1) The space has a minimum horizontal dimension of 20 feet and a minimum floor-to-ceiling height of 13 feet;
 - 2) The space is directly accessible to pedestrians, including persons with disabilities, from the street, or from an outdoor usable open space abutting the street;
 - 3) The space is available for use during normal business hours;
 - 4) Enclosed areas providing the connection between the structure's primary pedestrian access to the street and elevator cores, such as lobby space, do not qualify as required open space.

4. Open space provided under this Section 23.48.250 shall qualify as the open space required under subsections 23.48.240.F and 23.48.240.G, and this Section 23.48.250 if within one-quarter mile of the sending site.

23.48.280 - Required parking in South Lake Union Urban Center

A. Off-street parking spaces and bicycle parking are required according to Section 23.54.015, Required parking.

B. Maximum parking limit for non-residential uses

- 1. Except as provided in subsections 23.48.280.B.2 and 23.48.280.B.3, parking for non-residential uses is limited to one parking space per every 1,000 square feet of gross floor area in non-residential use.

23.54.035 - Loading berth requirements and space standards

A. Quantity of Loading Spaces.

- 1. The minimum number of off-street loading berths required for specific uses shall be set forth in Table A. (See Table A for Section 23.54.035.)

Table indicates 3 loading berths required for low demand (office) use.

C. Standards for Loading Berths.

- 1. Width and Clearance. Each loading berth shall be not less than ten (10) feet in width and shall provide not less than fourteen (14) feet vertical clearance.
- 2. Length.
 - b. Low- and Medium-demand Uses. Each loading berth for low- and medium-demand uses, except those uses identified in subsection C2d, shall be a minimum of thirty-five (35) feet in length unless reduced by determination of the Director as provided at subsection C2c.
 - c. Exceptions to Loading Berth Length. Where the Director finds, after consulting with the property user, that site design and use of the property will not result in vehicles extending beyond the property line, loading berth lengths may be reduced to not less than the following:

(ii) Low- and Medium-demand Uses. Twenty-five (25) feet.

23.58C - Mandatory Housing Affordability for residential development
23.58C.025 - Applicability and general requirements

D. Relationship to incentive zoning. Where the provisions of the zone refer to this Chapter 23.58C and where bonus residential floor area or extra residential floor area may be achieved according to the provisions of the zone and/or Chapter 23.58A, the following provisions apply:

- 1. All requirements to provide low-income or moderate-income housing, or affordable housing as defined in Section 23.58A.004, for achieving bonus residential floor area or extra residential floor area according to the provisions of the zone and/or Chapter 23.58A shall be satisfied solely by compliance with this Chapter 23.58C.
- 2. Any non-housing requirements for achieving bonus residential floor area or extra residential floor area shall be satisfied according to the provisions of the zone and/or Chapter 23.58A.

Extra floor area to FAR 8 achieved by MHA incentive.

23.58A.022 - Methods to achieve extra nonresidential floor area

The method to achieve extra nonresidential floor area shall be as provided in the provisions of the underlying zone. If the underlying zone does not provide methods to achieve extra nonresidential floor area, the methods shall be:

- B. If the maximum height limit for nonresidential use is greater than 85 feet, the applicant shall use housing and childcare bonus nonresidential floor area pursuant to Section 23.58A.024, or housing TDR pursuant to Section 23.58A.042, or both, to achieve 75 percent of total extra nonresidential floor area on the lot, and, to the extent permitted under the provisions of the zone and this Chapter 23.58A, shall use bonus nonresidential floor area for amenities pursuant to Section 23.58A.040, or TDR pursuant to Section 23.58A.042, or both, for the balance of the extra nonresidential floor area.

23.58A goes on to specifics of achieving MHA through Performance Option (this project will not be including residential component), off-site housing, or payment-in-lieu.

Potential Departures/Director Decisions

- 1. SMC 23.48.245.D Upper Level Façade Modulation – limits the unmodulated façade length above the podium to 150 feet and above 125 feet to 120 feet in length, and establishes a 15-foot setback as the minimum needed to establish a break in the unmodulated façade.

SEE DEPARTURES INFORMATION STARTING ON PAGE 68

- 2. SMC 23.48.245.B.4.b Podium floor area limits – limits average floor area coverage below the podium height to 75% of lot coverage.

SEE DEPARTURES INFORMATION STARTING ON PAGE 68

NEIGHBORHOOD DESIGN GUIDELINES

CS1 NATURAL SYSTEMS AND SITE FEATURES

USE NATURAL SYSTEMS AND FEATURES OF THE SITE AND ITS SURROUNDINGS AS A STARTING POINT FOR PROJECT DESIGN

I. RESPONDING TO SITE CHARACTERISTICS

New development is encouraged to take advantage of site configuration to accomplish sustainability goals. The Board is generally willing to recommend departures from development standards if they are needed to achieve sustainable design. Refer to the Leadership in Energy and Environmental Design* (LEED) manual which provides additional information. Examples include:

- i. Solar orientation
- ii. Storm water run-off, detention and filtration systems
- iii. Sustainable landscaping
- iv. Versatile building design for entire building life cycle

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.

B. ADJACENT SITE, STREETS AND OPEN SPACES

- 2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.
- 3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or “rooms” for public use.

C. RELATIONSHIP TO THE BLOCK

- 1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry.

I. RESPONDING TO SITE CHARACTERISTICS

- i. Encourage provision of “outlooks and overlooks” for the public to view the lake and cityscapes.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

CONTRIBUTE TO THE ARCHITECTURAL CHARACTER OF THE NEIGHBORHOOD.

I. HEIGHT, BULK, AND SCALE

- i. Articulate the building facades vertically or horizontally in intervals that relate to the existing structures or existing pattern of development in the vicinity.
- ii. Consider using architectural features to reduce building scale such as: landscaping; trellis; complementary materials; detailing; accent trim.

II. ARCHITECTURAL CONTEXT

- i. Support the existing fine-grained character of the neighborhood with a mix of building styles.
- ii. Re-use and preserve important buildings and landmarks when possible.
- iii. Expose historic signs and vintage advertising on buildings where possible.
- iv. Respond to the history and character in the adjacent vicinity in terms of patterns, style, and scale. Encourage historic character to be revealed and reclaimed, for example through use of community artifacts, and historic materials, forms and textures.
- v. Respond to the working class, maritime, commercial and industrial character of the Waterfront and Westlake areas.
- vi. Respond to the unique, grass roots, sustainable character of the Cascade neighborhood.

PL1 CONNECTIVITY

COMPLEMENT AND CONTRIBUTE TO THE NETWORK OF OPEN SPACES AROUND THE SITE AND THE CONNECTIONS AMONG THEM.

I. HUMAN ACTIVITY

- i. Keep neighborhood connections open, and discourage closed campuses.
- ii. Reinforce pedestrian connections both within the neighborhood and to other adjacent neighborhoods. Transportation infrastructure should be designed with adjacent sidewalks, as development occurs to enhance pedestrian connectivity.
- iii. Design for a network of safe and well-lit connections to encourage human activity and link existing high activity areas.

II. LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES

- i. Support the creation of a hierarchy of passive and active open space within South Lake Union. This may include pooling open space requirements on-site to create larger spaces.

III. PEDESTRIAN OPEN SPACES AND ENTRANCES

New developments are encouraged to work with the Design Review Board and interested citizens to provide features that enhance the public realm, i.e. the transition zone between private property and the public right of way.

PL2 WALKABILITY

CREATE A SAFE AND COMFORTABLE WALKING ENVIRONMENT THAT IS EASY TO NAVIGATE AND WELL-CONNECTED TO EXISTING PEDESTRIAN WALKWAYS AND FEATURES.

I. STREETScape COMPATIBILITY

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.

- i. 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.
- ii. Provide pedestrian-friendly streetscape amenities, such as: tree grates; benches; lighting.
- iii. 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).

II. PERSONAL SAFETY AND SECURITY

Enhance public safety throughout the neighborhood to foster 18-hour public activity. Methods to consider are:

- i. enhanced pedestrian and street lighting;
- ii. well-designed public spaces that are defensively designed with clear sight lines and opportunities for eyes on the street;
- iii. police horse tie-up locations for routine patrols and larger event assistance.

PL3 STREET LEVEL INTERACTION

ENCOURAGE HUMAN INTERACTION AND ACTIVITY AT THE STREET-LEVEL WITH CLEAR CONNECTIONS TO BUILDING ENTRIES AND EDGES.

II. HUMAN ACTIVITY

- i. Create graceful transitions at the streetscape level between the public and private uses
- ii. Design facades to encourage activity to spill out from business onto the sidewalk, and vice-versa
- iii. Reinforce retail concentrations with compatible spaces that encourage pedestrian activity.
- iv. Create businesses and community activity clusters through collocation of retail and pedestrian uses as well as other high pedestrian traffic opportunities.

DC1 PROJECT USES AND ACTIVITIES

DC2 ARCHITECTURAL CONCEPT

DC1: OPTIMIZE THE ARRANGEMENT OF USES AND ACTIVITIES ON THE SITE.

B. VEHICULAR ACCESS AND CIRCULATION

- 1. Access Location and Design:** Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers by:
- a. Using existing alleys for access or, where alley access if not feasible, choosing a location for street access that is the least visually dominant.

C. PARKING AND SERVICE USES

- 1. Below-Grade Parking:** Locate parking below grade wherever possible.

DC2: DEVELOP AND ARCHITECTURAL CONCEPT THAT WILL RESULT IN A UNIFIED AND FUNCTIONAL DESIGN THAT FITS WELL ON THE SITE AND WITHIN ITS SURROUNDINGS.

I. ARCHITECTURAL CONCEPT AND CONSISTENCY

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.

DC3 OPEN SPACE CONCEPT

INTEGRATE OPEN SPACE DESIGN WITH THE DESIGN OF THE BUILDING SO THAT EACH COMPLEMENTS THE OTHER.

I. LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES

- i. Encourage landscaping that meets LEED criteria. This is a priority in the Cascade neighborhood.
- ii. Where appropriate, install indigenous trees and plants to improve aesthetics, capture water and create habitat.
- iii. Retain existing, non-intrusive mature trees or replace with large caliper trees.
- iv. Water features are encouraged including natural marsh-like installations.
- v. Reference the City of Seattle Right Tree Book and the City Light Streetscape Light Standards Manual for appropriate landscaping and lighting options for the area.

II. LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE

Consider integrating artwork into publicly accessible areas of a building and landscape that evokes a sense of place related to the previous uses of the area. Neighborhood themes may include service industries such as laundries, auto row, floral businesses, photography district, arts district, maritime, etc.

III. LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

Landscaping should be designed to take advantage of views to waterfront and downtown Seattle.

