ONNI GROUP 1120 JOHN STREET

ONNI PERKINS+WILL

His othering

1120 JOHN STREET | PROJECT 3030079 | WEST DESIGN REVIEW BOARD





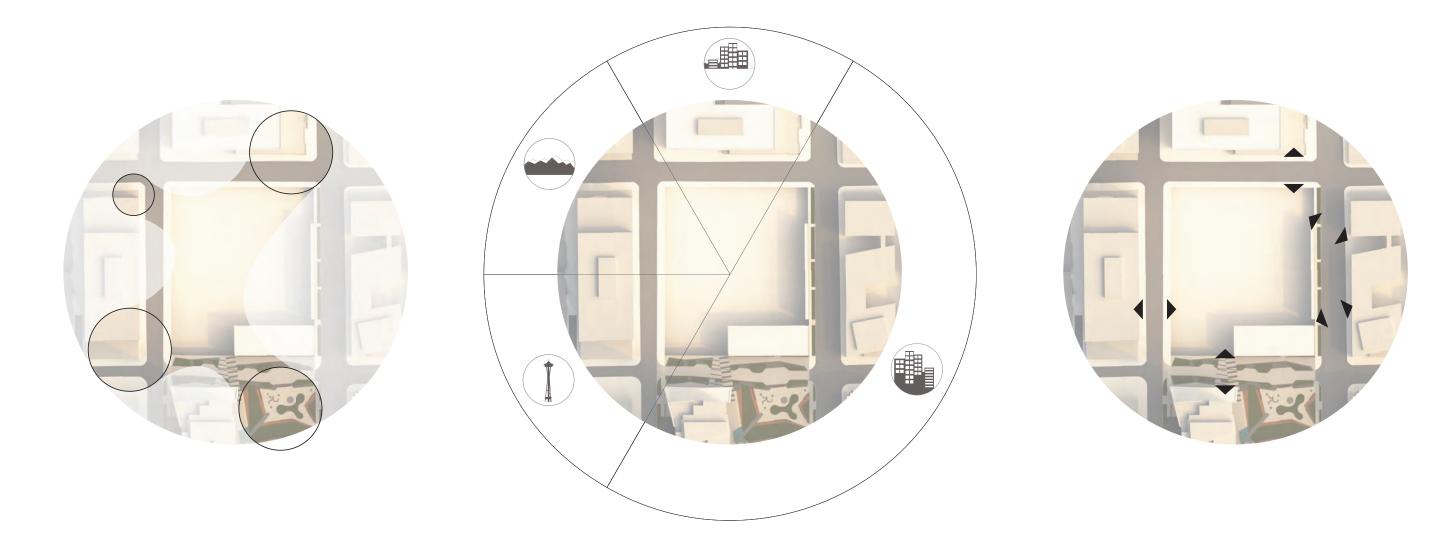


Aerial view showing three block radius around the site



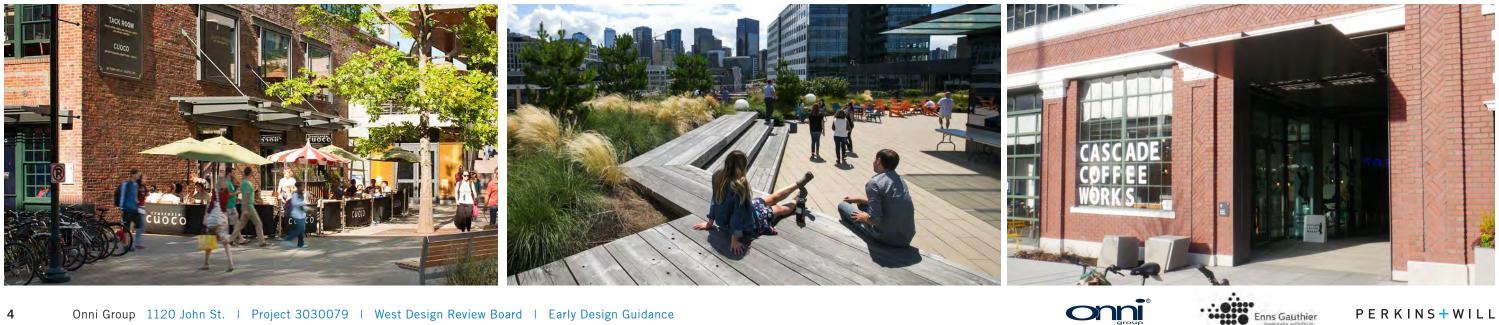


DESIGN OBJECTIVES / ARCHITECTURAL CONCEPTS



Connecting Activity Nodes

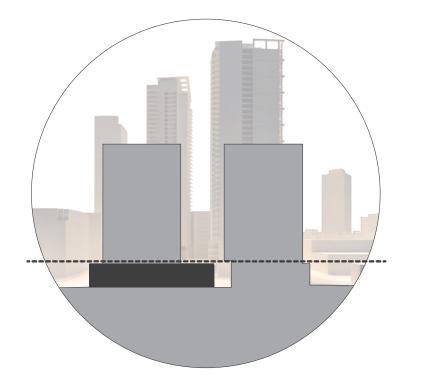
Celebrating Views

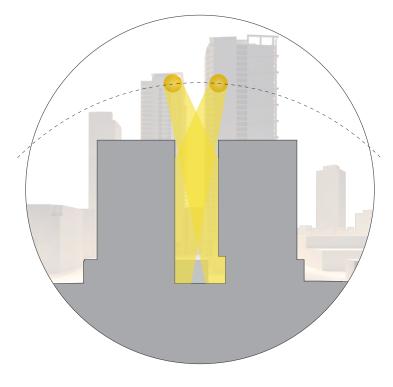




Permeable Entries Across Site

DESIGN OBJECTIVES / ARCHITECTURAL CONCEPTS



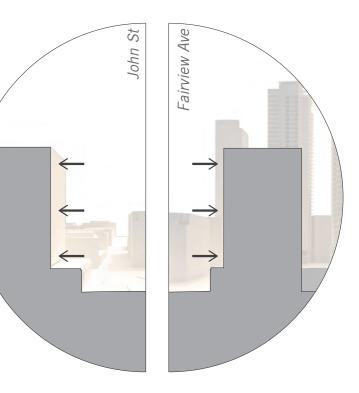


Maintaining Historic Datum and Volume

Courtyard Daylighting







Setback from Historic Structures





ZONING / OVERVIEW

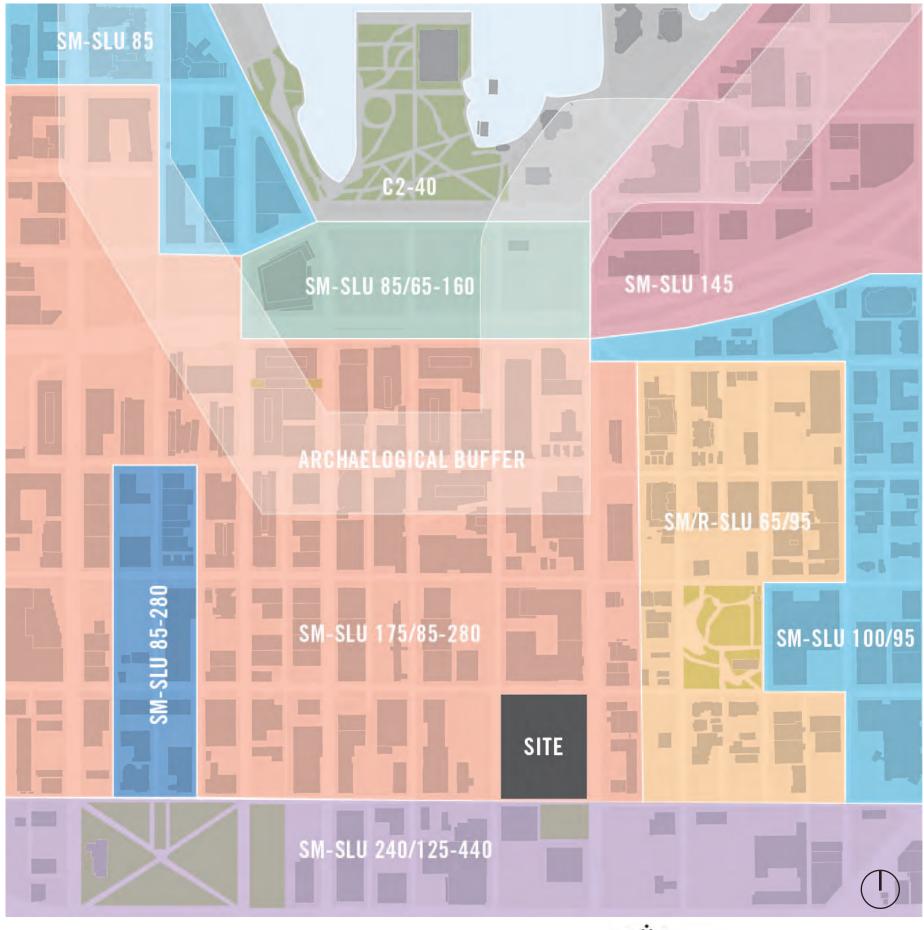
ZONING DEVELOPMENT PROGRAM:

110,607 SF **SITE** 110,607 SF SITE x 8 FAR = 884,856 SF 175' Tower Height

PROPOSED DEVELOPMENT PROGRAM:

110,607 SF **SITE** 110,607 SF SITE x 8 FAR = 884,856 SF 110,607 SF SITE x 0.5 FAR = 55,303 SF (Additional) 110,607 SF SITE x 8.5 FAR = 940,160 SF (Total FAR) 190' EAST TOWER HEIGHT 207.5' WEST TOWER HEIGHT

1,023,377 TOTAL GSF (including exempt areas) 22,121 SF Open Space 53,884 SF Retail Exempt Area 29,333 SF Landmark Exempt Area 940,160 SF Commercial Office 1,200 Below-grade Parking Stalls (Approximately)







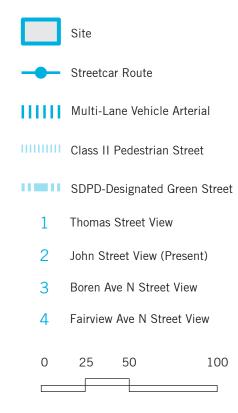
NEIGHBORHOOD ANALYSIS / STREETSCAPES

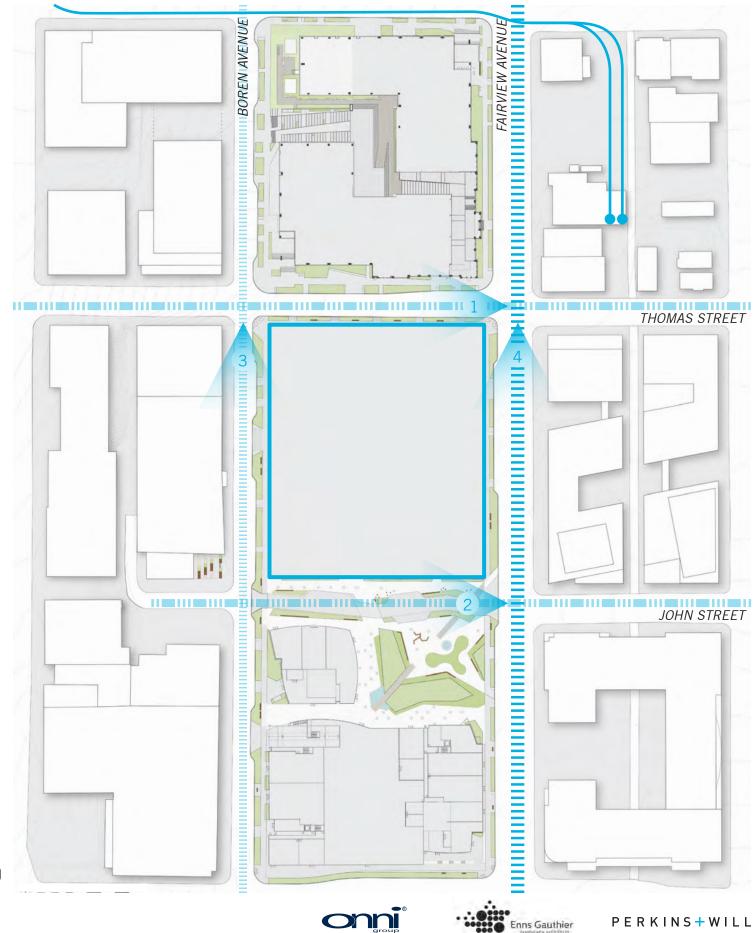




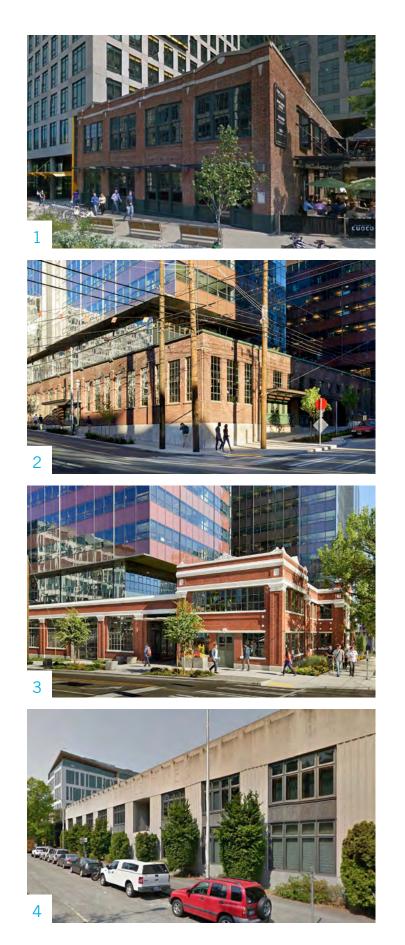


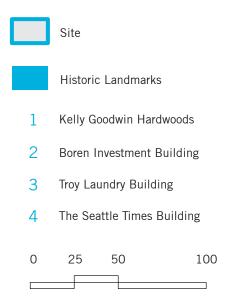


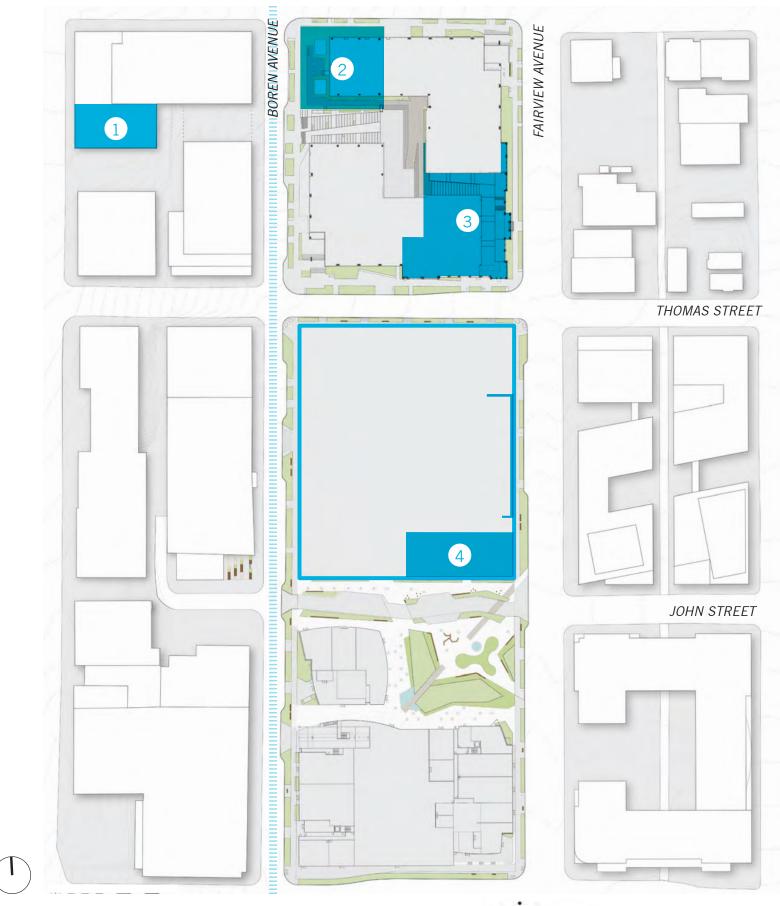




NEIGHBORHOOD ANALYSIS / LANDMARK STORY









Enns Gauthier

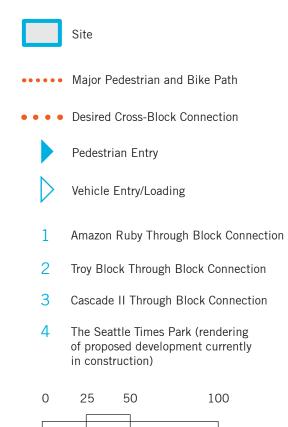
NEIGHBORHOOD ANALYSIS / PEDESTRIAN CONNECTIVITY

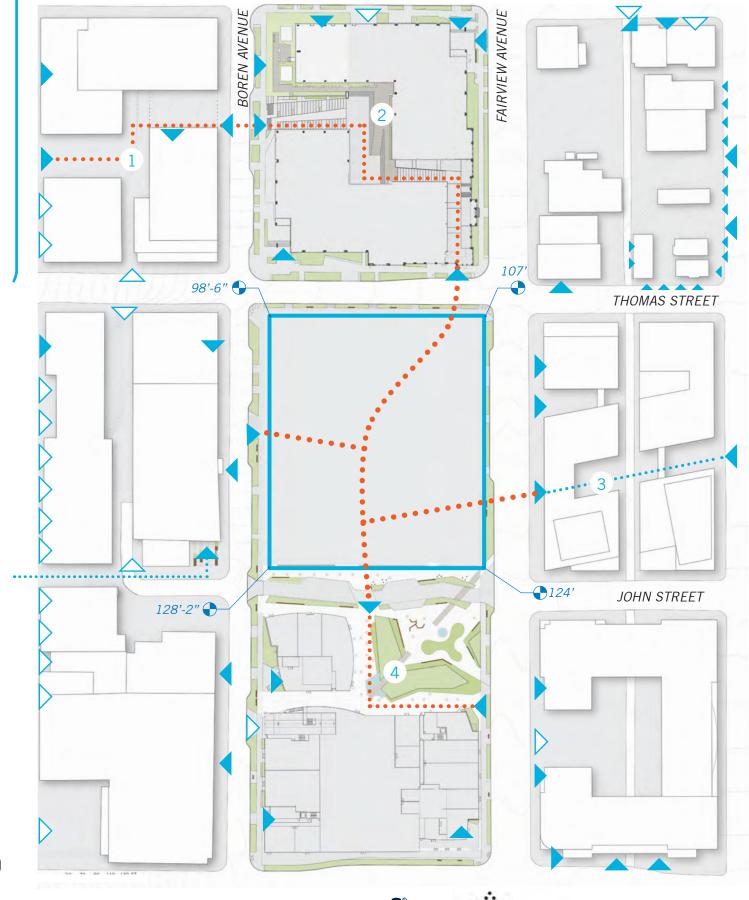












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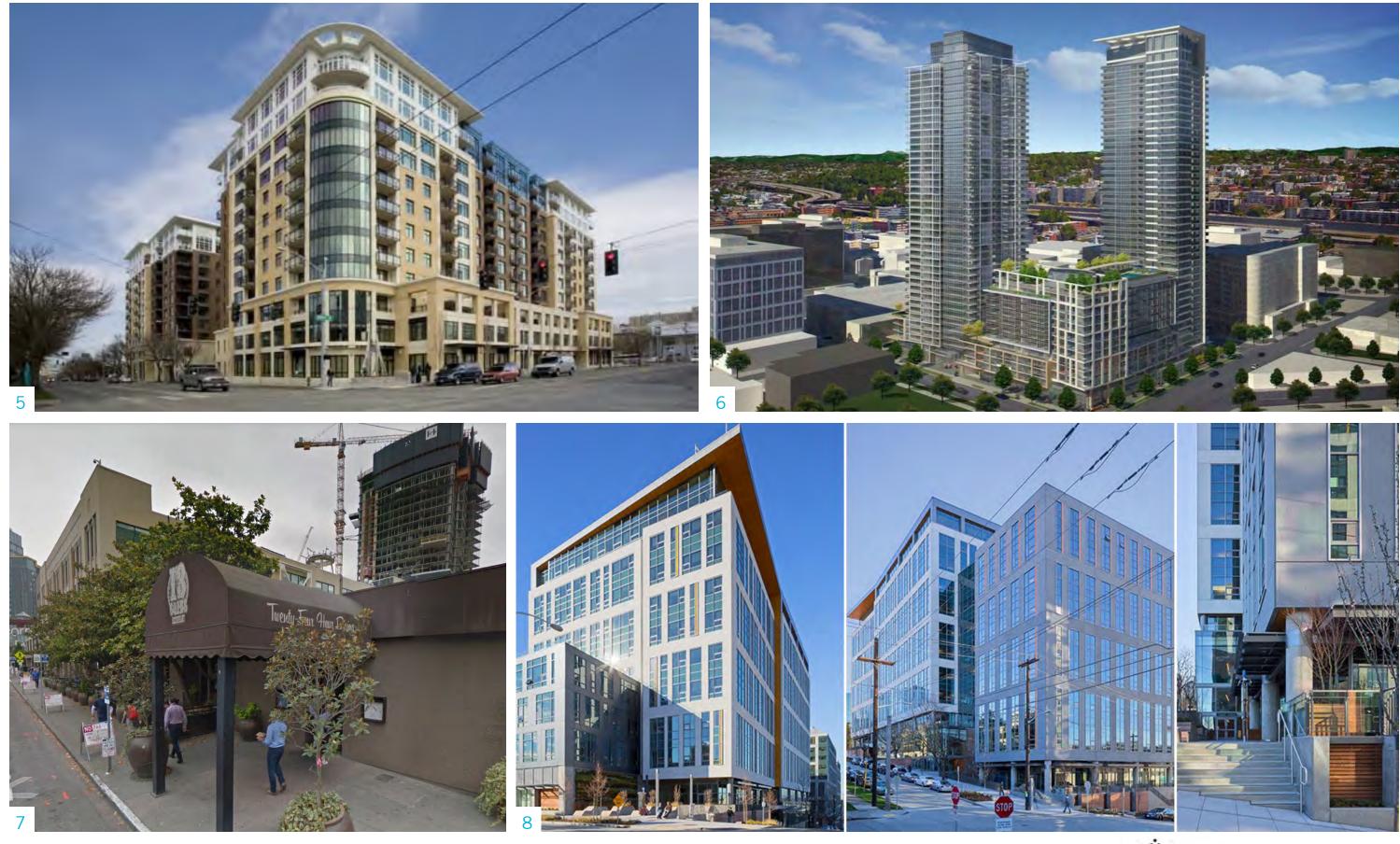


Enns Gauthier

NEIGHBORHOOD ANALYSIS / SITE VICINITY PHOTOS



Enns Gauthier











10 - TROY LAUNDRY BUILDING

11 - SEATTLE TIMES BUILDING





12 - IMMANUAL LUTHERAN CHURCH





Enns Gauthier

DEVELOPMENT OBJECTIVES / HISTORIC NARRATIVE





DEVELOPMENT OBJECTIVES / LANDMARK'S BOARD SUMMARY

ARC 1 - February 2nd

- Board did not support any of the schemes that were shown at ARC 1 because all schemes were on top of the Seattle Times Building;
- Board will only support the development completely off Landmark Structure (Seattle Times • Office Building), a slight cantilever is acceptable. Board is flexible on setback at Fairview Avenue.
- Concept 3 (Fold) was successful in its use of open space. The angling of the facade helps • differentiate the mass. The podium datum was driven by the Seattle Times building.
- Board members support grocery store at Fairview and John, but board cannot review use. ٠
- Board members support roof top deck/activity on the Seattle Times Building landscape and ٠

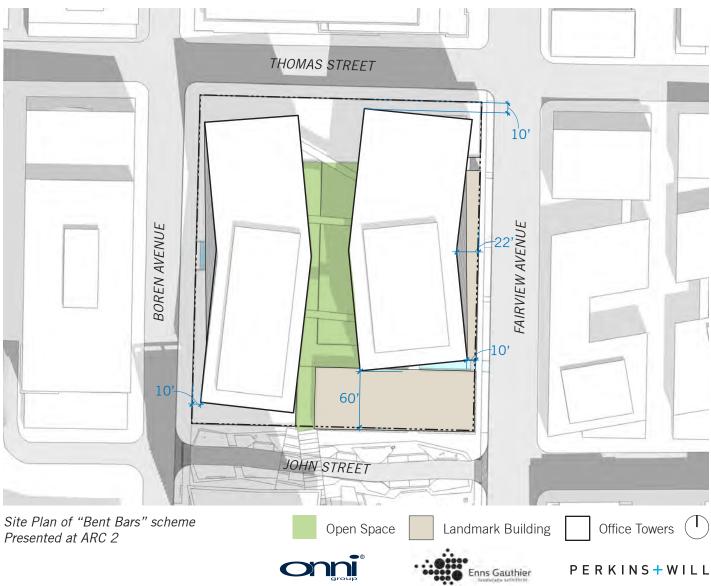


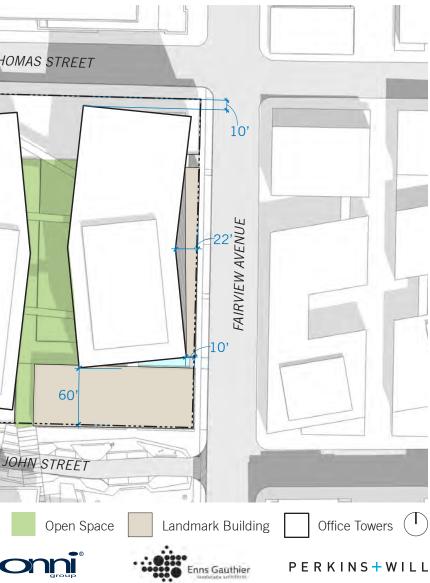
Site Plan of "Bent Bars" scheme Presented at ARC 1

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ARC 2 - March 30th

- Board appreciates setback from the Seattle Times Office building and understands that this pushes the east tower into the upper level setback at Thomas St as a result. Board accepts Building treatment at Fairview passage and at the return walls of the historic facades repairs
- previous damage and activates the Seattle Times Building
- The datum coming around at the podium highlights the historic buildings and incorporates them appropriately by allowing you to feel their volume
- The Board has concerns regarding the sky bridges.
- The Board would like to see varied heights to support the bowl concept in SLU. ٠
- Board mentioned they could support varying tower heights as it relates to the text amendment. ٠







FACING WEST (SITE)



RESIDENTIAL BUILDING THROUGH-BLOCK CONNECTION

FACING EAST (OPPOSITE OF SITE)





STREET ELEVATIONS / JOHN STREET



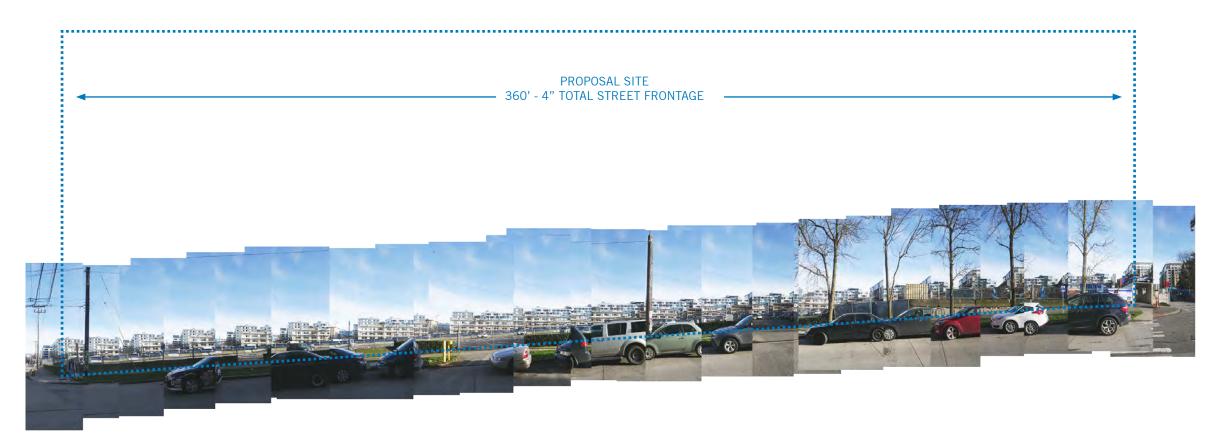
FACING NORTH (SITE)



FACING SOUTH (OPPOSITE OF SITE)



STREET ELEVATIONS / BOREN AVENUE NORTH



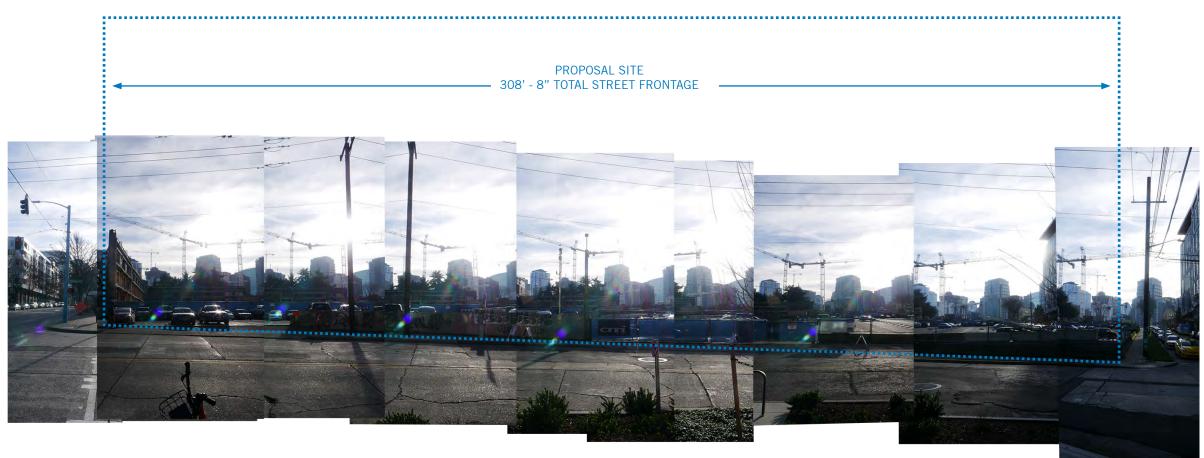
FACING EAST (SITE)



FACING WEST (OPPOSITE OF SITE)







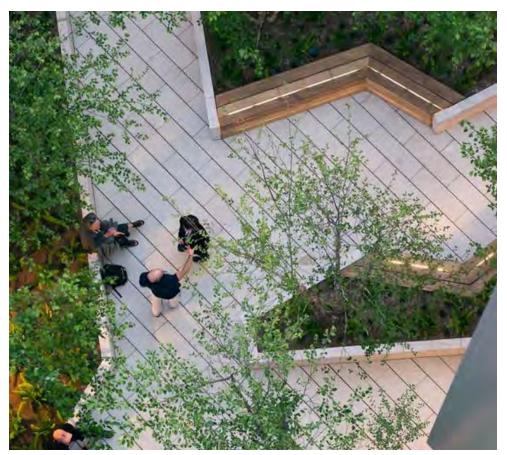
FACING SOUTH (SITE)







APPLICANT-SELECTED DESIGN GUIDELINES / SOUTH LAKE UNION



CONTEXT AND SITE

CS1-I NATURAL SYSTEMS AND SITE FEATURES Responding To Site Characteristics

Take advantage of site configuration to accomplish sustainability goals.

CS2-4-b URBAN PATTERN AND FORM Responding to the Block

Express varied architectural elements and orient spaces toward streets and public realm.

CS2-4-c URBAN PATTERN AND FORM Midblock Connections

Encourage and activate public passage through the block by street level uses, water features, landscaping, seating and public art.

CS3-II-ii-iv ARCHITECTURAL CONTEXT AND CHARACTER Architectural Context

Re-use and preserve important buildings and landmarks where possible.



PUBLIC LIFE

PL1-I-i-iii HUMAN ACTIVITY

Keep neighborhood connections open, and discourage closed campuses. PL1-1 CONNECTIVITY Network of Open Spaces

Incorporate mid-block connections, linked courtyards or activating alleyways.

PL2-I WALKABILITY Streetscape Compatibility

Sidewalk-related spaces should appear safe, welcoming and open to the general public.

PL4-A ACTIVE TRANSPORTATION Entry Locations and Relationships

Provide safe and convenient access points for all modes of travel.



DESIGN CONCEPT

DC1 PROJECT USES AND ACTIVITIES

Locate frequently along street front.

DC3 OPEN SPACE CONCEPT

Landscaping to reinforce design continuity with adjacent sites.



Locate frequently used public interior uses in visible or prominent areas

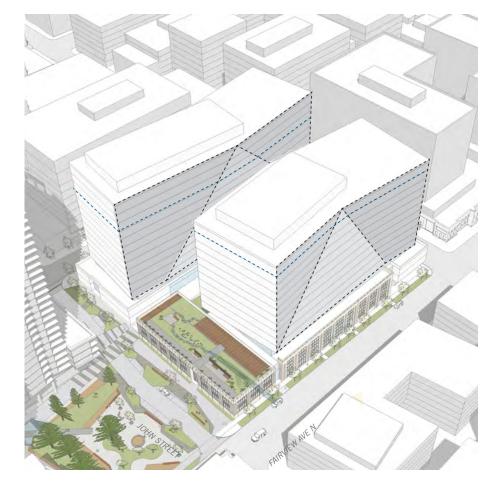


CONCEPT 1 / REVEAL



CONCEPT 2 / INTERLOCK





CS1-I / Site Configuration for Sustainability CS2-I / Public Outlooks and Overlooks CS2-4-c / Midblock Connections CS3-II / Reveal and Reclaim Historic Character PL1 / Network of Open Spaces PL2-I / Welcoming Streetscape PL4 / Connect All Major Points of Access DC-4 - Exterior Elements and Finishes DC-3 - Landscape for Design Continuity

CS1-I / Site Configuration for Sustainability CS2-I / Public Outlooks and Overlooks CS3-II / Reveal and Reclaim Historic Character PL1 / Open Campus PL2-I / Welcoming Streetscape PL4 / Connect All Major Points of Access DC-4 - Exterior Elements and Finishes DC-3 - Landscape for Design Continuity

ADVANTAGES

· Code compliant · Minimal facades on Boren and Fairview Avenues

CONSTRAINTS

- Modification of Printing Production Plant required for E/W mid-block connection
- Mid-block connection does not correspond to major access points
- Mid-block connection is nearly always in shade due to south tower
- No visibility through site
- Massing does not relate to historic building

CS1-I / Site Configuration for Sustainability CS2-I / Public Outlooks and Overlooks CS3-II / Reveal and Reclaim Historic Character PL1 / Open Campus PL2-I / Welcoming Streetscape PL4 / Connect All Major Points of Access DC-4 - Exterior Elements and Finishes DC-3 - Landscape for Design Continuity

> MAXIMUM FLOOR PLATE SIZE DEPARTURE **CURB CUT DEPARTURE TOWER SEPARATION DEPARTURE** THROUGH-BLOCK CONNECTION DEPARTURE

ADVANTAGES

 Adds visual interest to facade • N/S mid-block open space connects

pedestrian-oriented streets

CONSTRAINTS

- · Inefficient floor plate Mid-block connection does not
- correspond to major access points No visibility through site
- Massing does not relate to historic buildings

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CONCEPT 3 / FOLD (PREFERRED)



MAXIMUM FLOOR PLATE SIZE DEPARTURE CURB CUT DEPARTURE TOWER SEPARATION DEPARTURE THROUGH-BLOCK CONNECTION DEPARTURE

ADVANTAGES

- · Folded mass provides relief at street wall and shapes mid-block connection
- Optimized daylight conditions at open space and tower interiors
- N/S mid-block open space connects pedestrian-oriented streets and aligns with natural grade
- Relates to datum of the Seattle Times Office Building
- No modification of Printing Production Plant facade

CONSTRAINTS

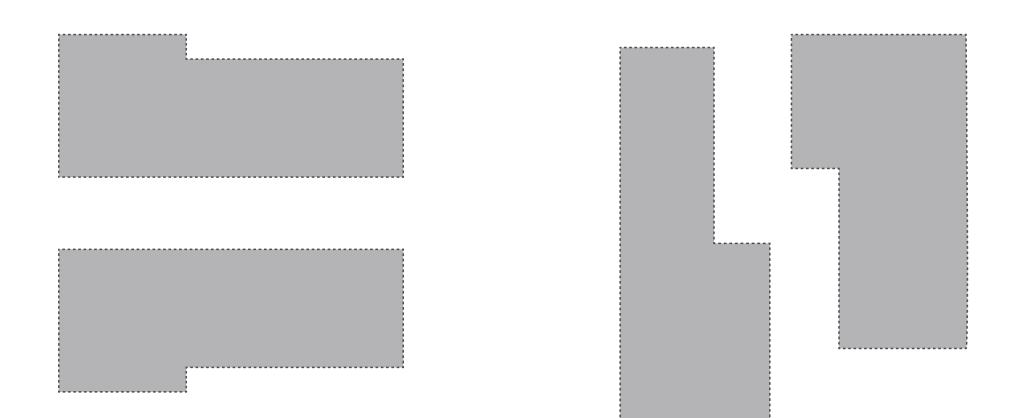
- Reduces floor area at gasket
- West tower mass creates narrow pedestrian experience on Boren Ave



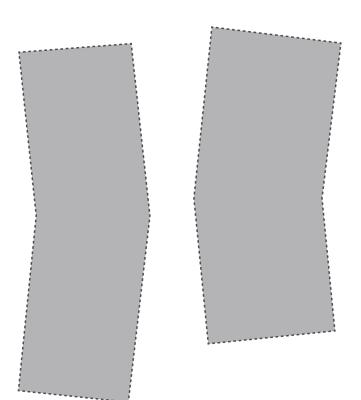


CONCEPT 1 / REVEAL

CONCEPT 2 / INTERLOCK



CONCEPT 3 / FOLD (PREFERRED)

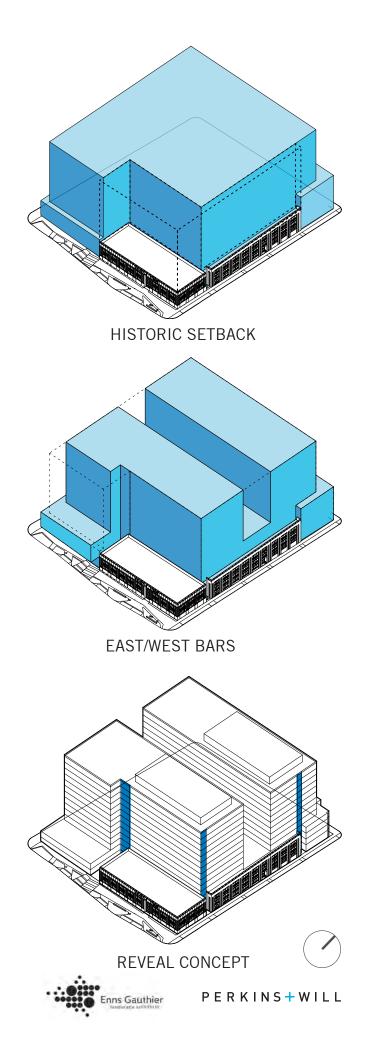




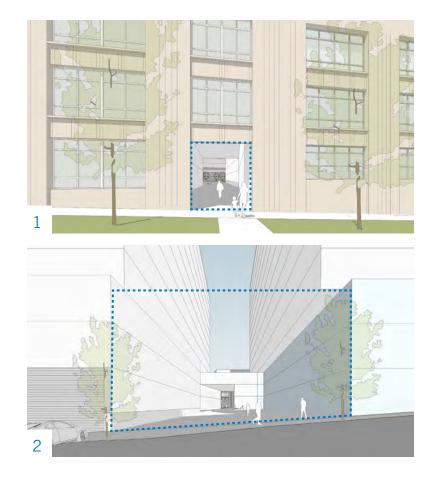


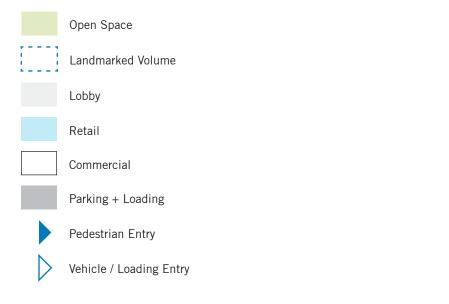
Concept 1 - SE Aerial View

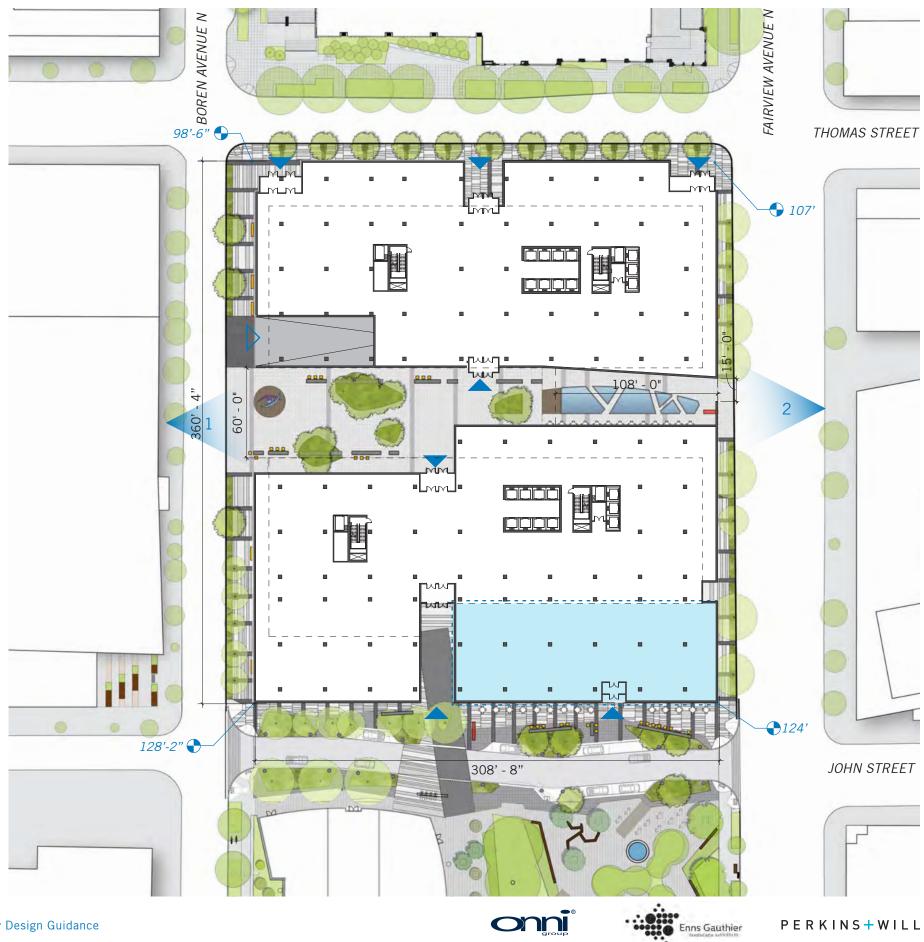




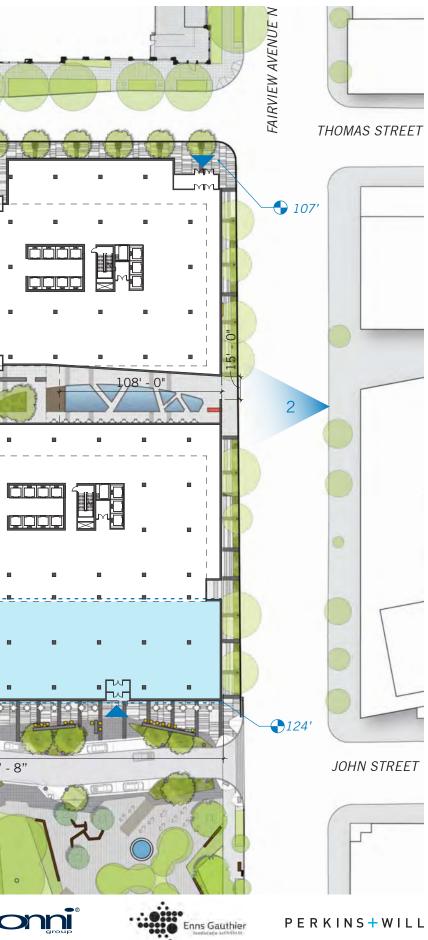
CONCEPT 1 / REVEAL COMPOSITE SITE PLAN

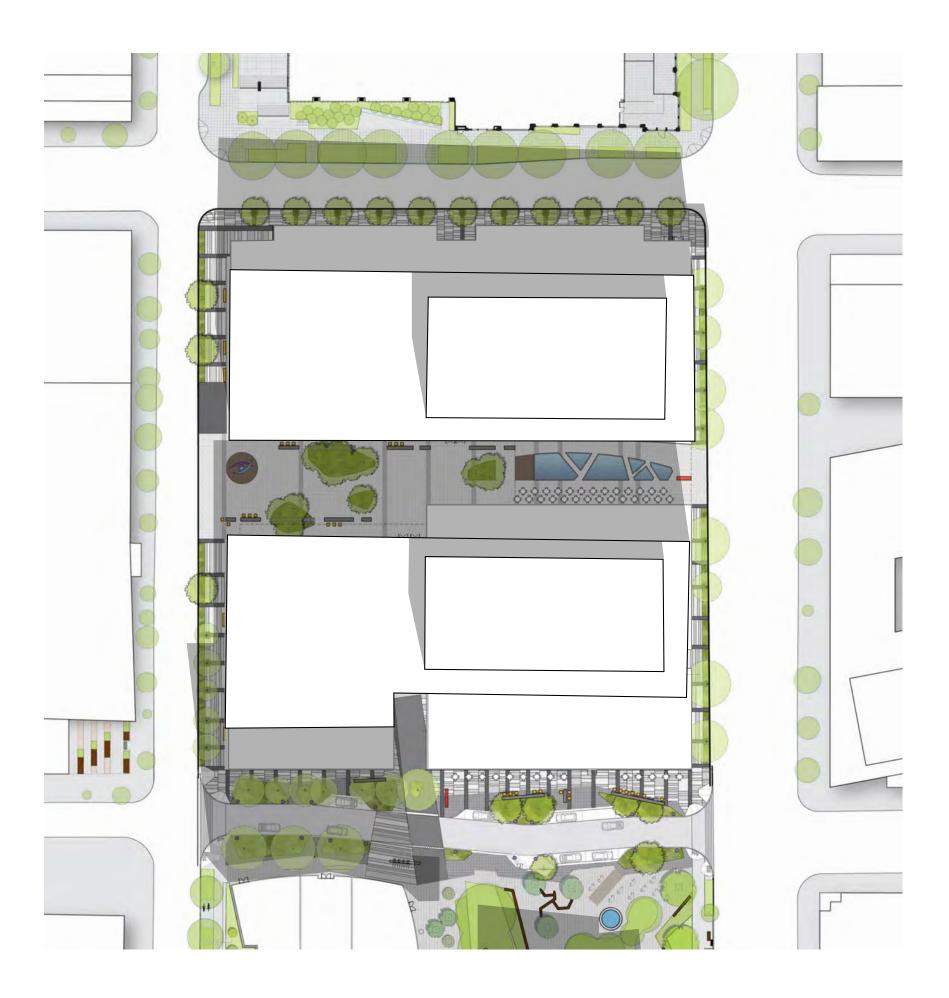






1/64" = 1'-0"







Concept 1 - View at Plaza Facing North







CONCEPT 1 / REVEAL PERSPECTIVE VIEWS





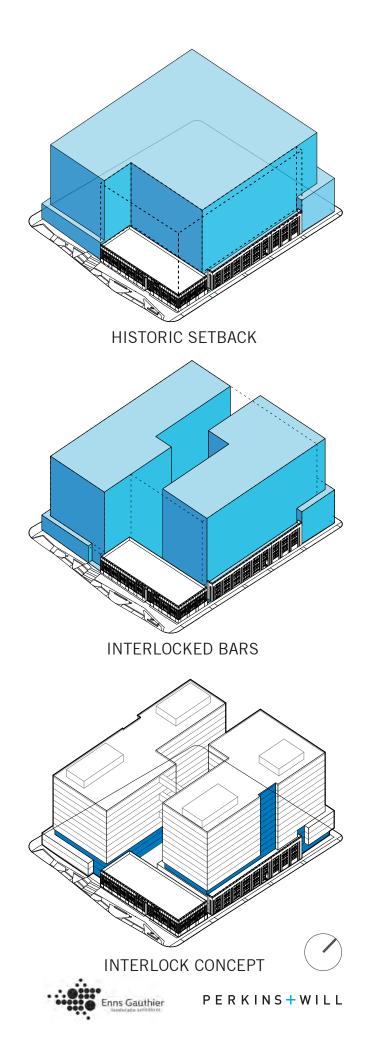




Enns Gauthier

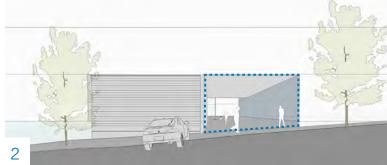


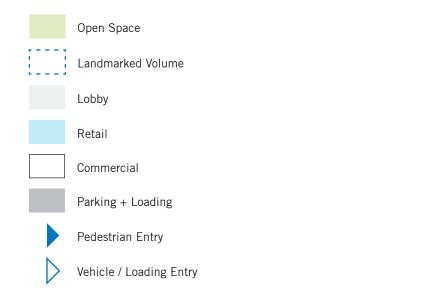
Concept 2 - SE Aerial View

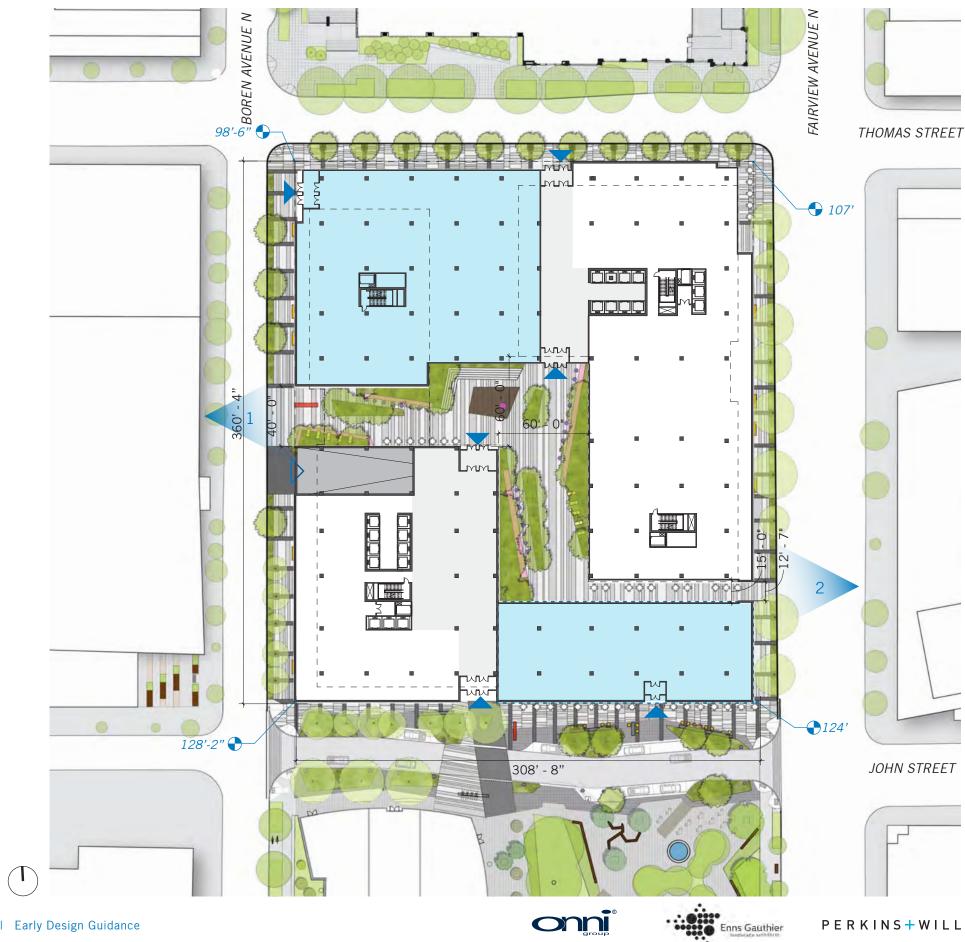


CONCEPT 2 / INTERLOCK COMPOSITE SITE PLAN

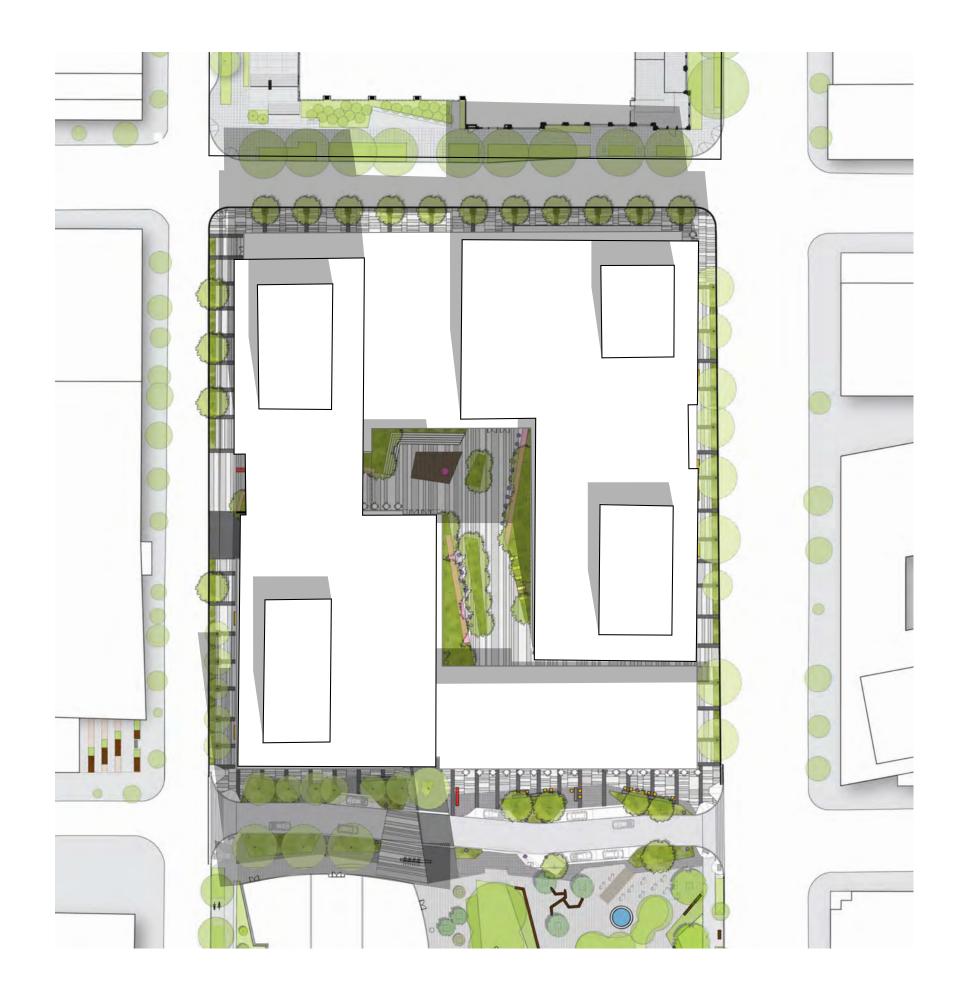








1/64" = 1'-0"





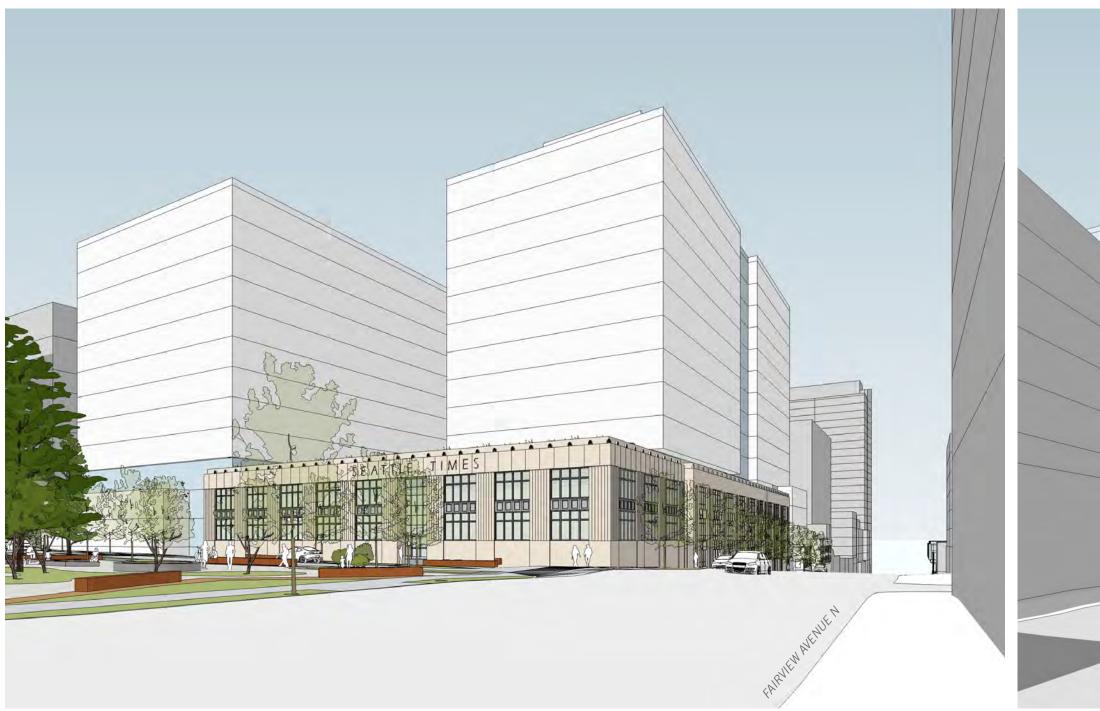
Concept 2 - View at Plaza Facing North







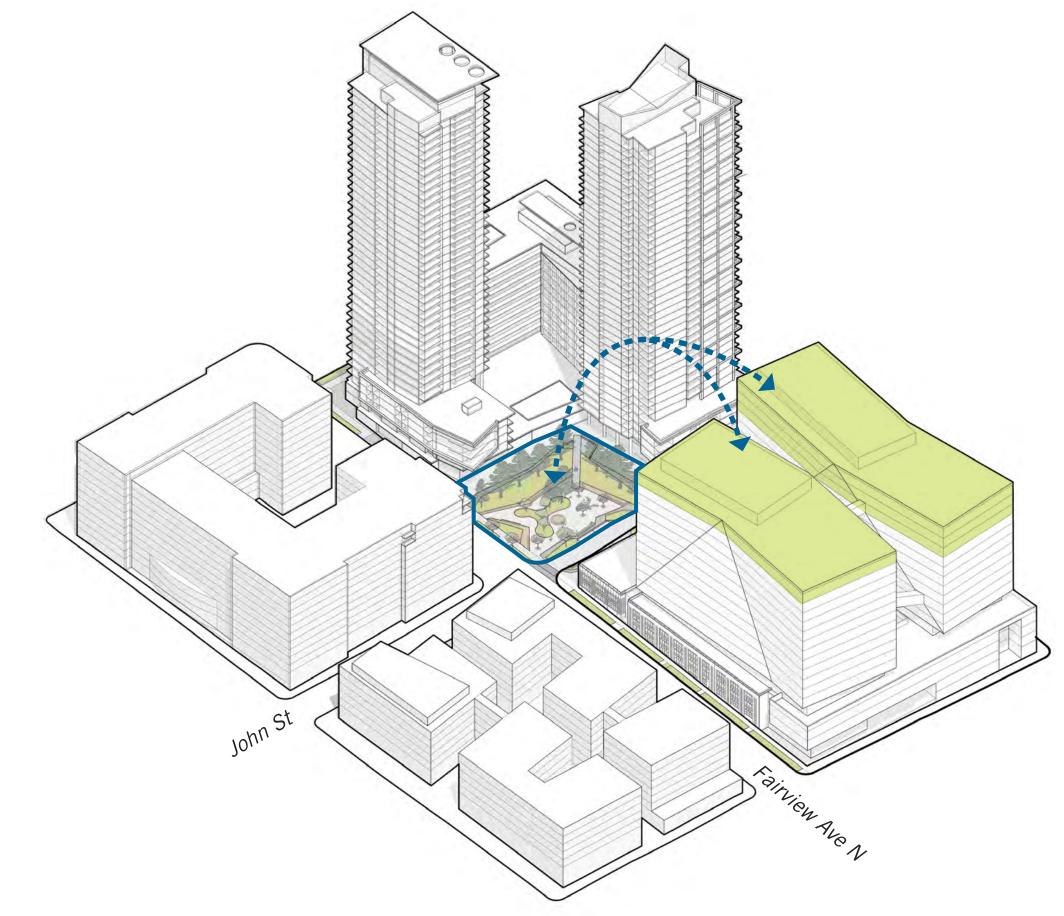
CONCEPT 2 / INTERLOCK PERSPECTIVE VIEWS



Concept 2 - View on Fairview Ave Facing North



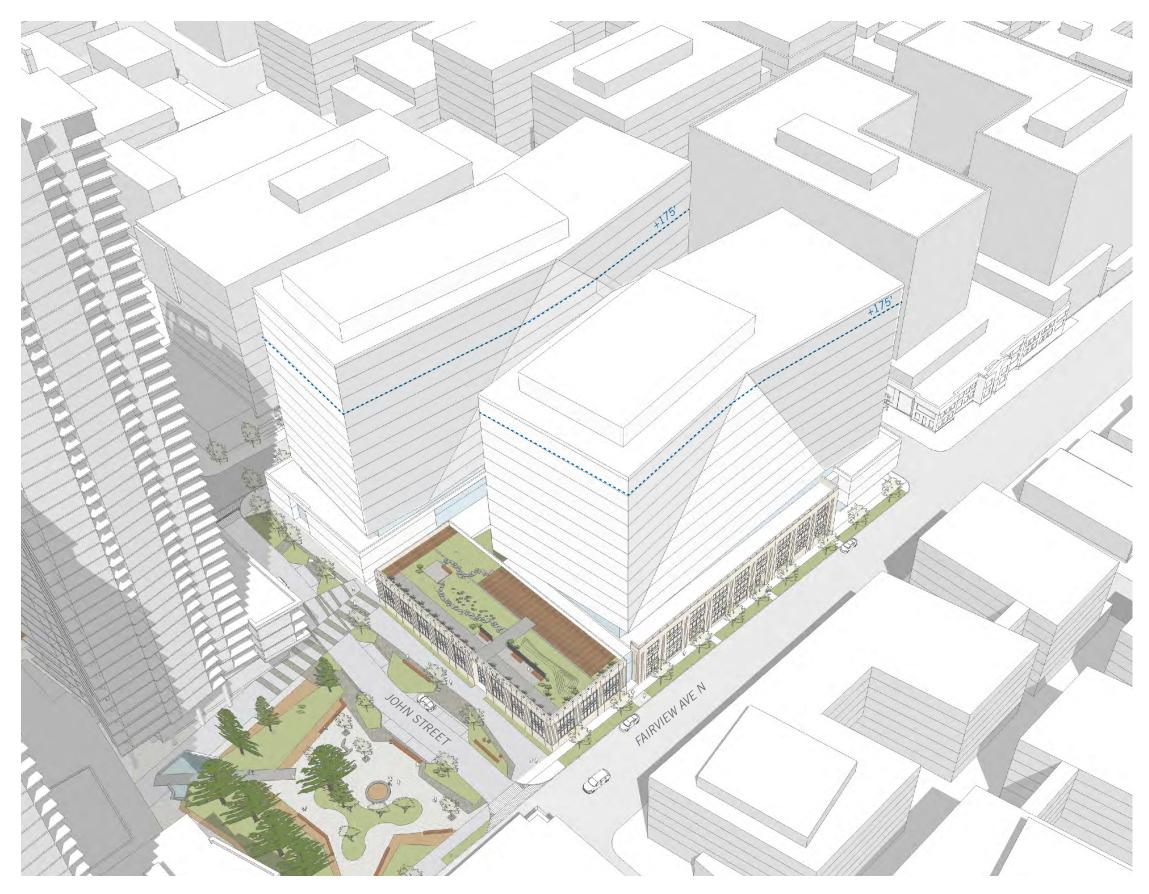






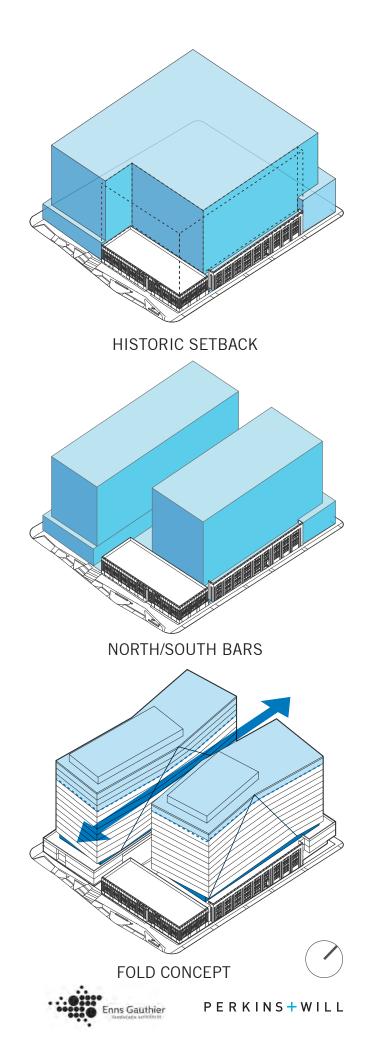


CONCEPT 3 / FOLD (PREFERRED) MASSING DEVELOPMENT



Concept 3 - SE Aerial View





CONCEPT 3 / FOLD (PREFERRED) COMPOSITE SITE PLAN







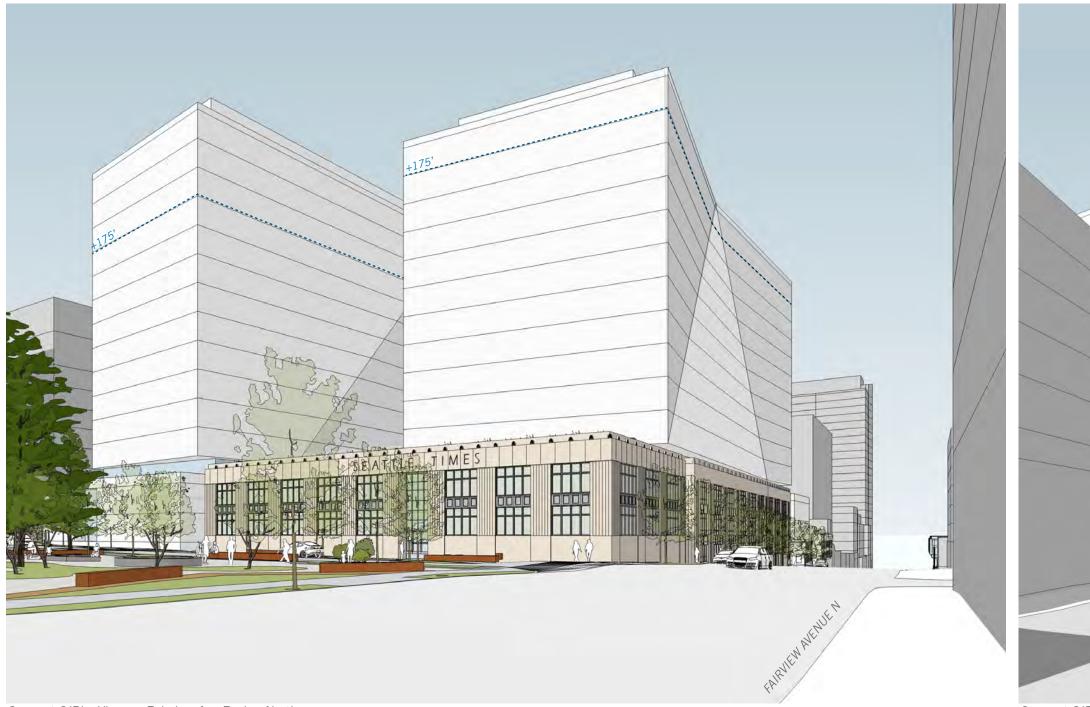
Concept 3(B) - View at Plaza Facing North



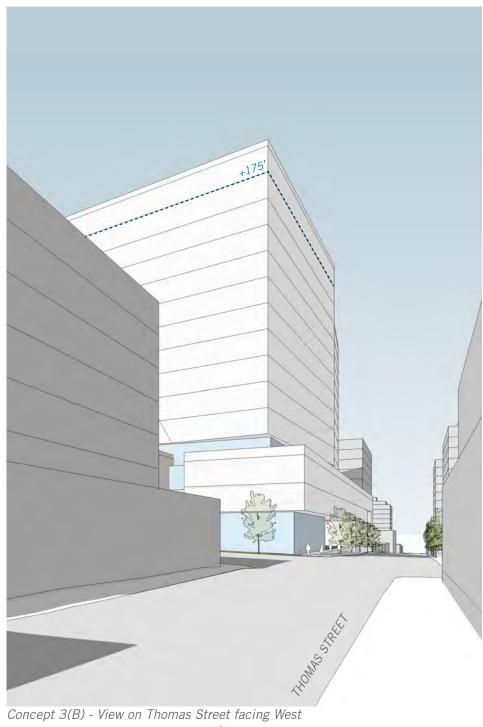




CONCEPT 3 / FOLD (PREFERRED) PERSPECTIVE VIEWS



Concept 3(B) - View on Fairview Ave Facing North





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CONCEPT 3 / FOLD (PREFERRED) ROOF PLAN - 12 PM EQUINOX



CONCEPT 1

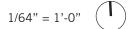


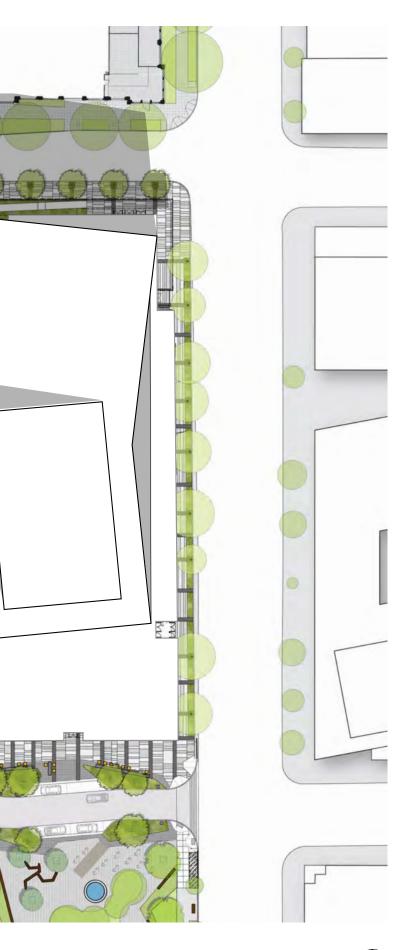
MM

NAM

CONCEPT 3

CONCEPT 2

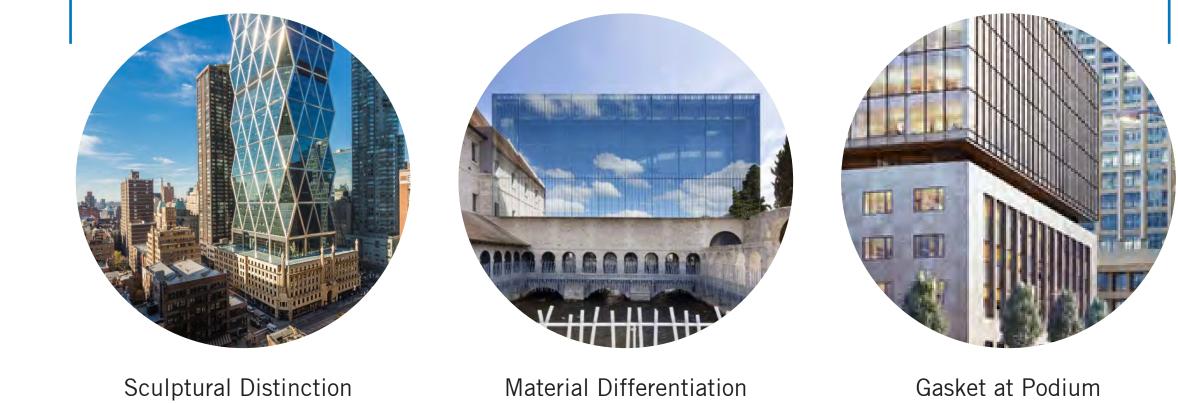




CONCEPT 3 (PREFERRED) / FACADE PRECEDENT IMAGERY



RELATIONSHIP TO HISTORIC



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Gasket at Podium



CONCEPT 3 (PREFERRED) / FACADE PRECEDENT IMAGERY



PODIUM CLADDING CONCEPTS







OPTION A / Textural Fins

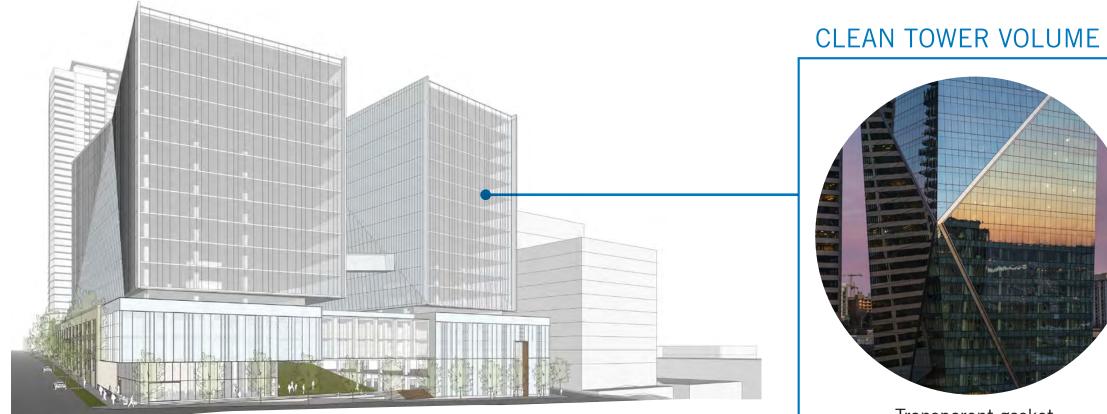


OPTION B / Terra Cotta Baguette

OPTION C / Glazing to Match Tower Volumes



CONCEPT 3 (PREFERRED) / FACADE PRECEDENT IMAGERY



Transparent gasket



Clean volume to express fold



SOLAR SHADING



Fritted glazing to maintain volumetric expression

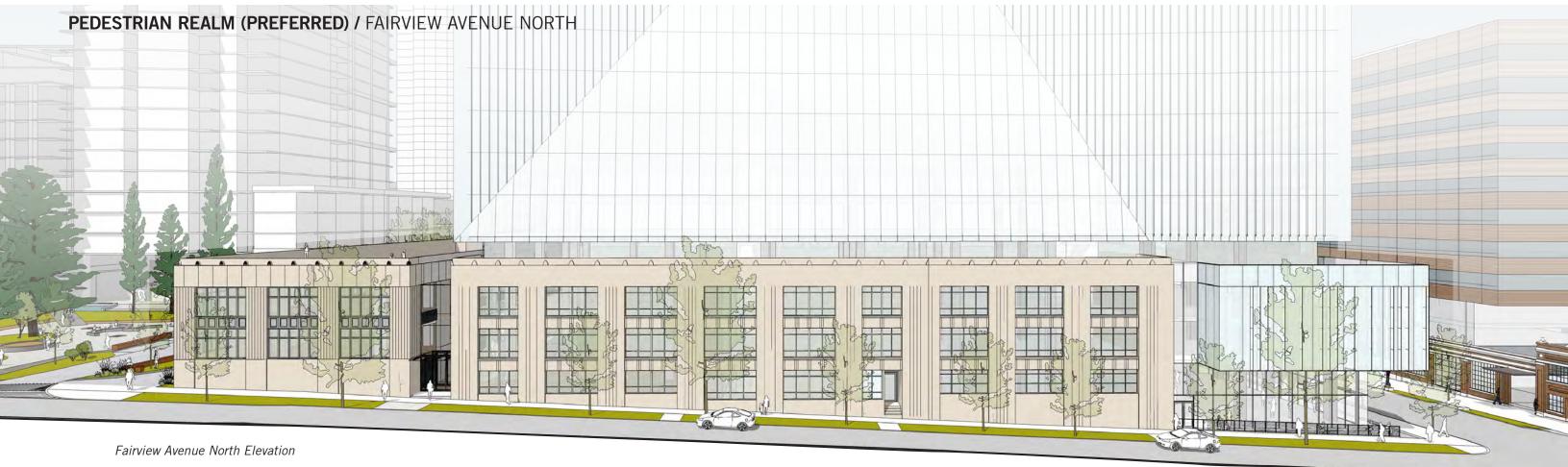


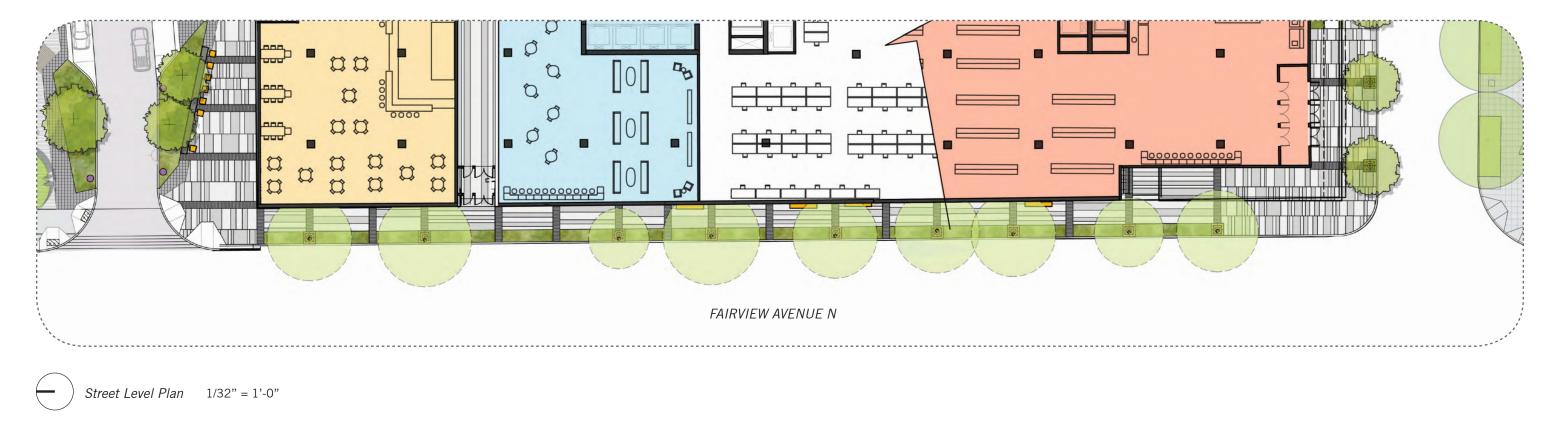
Celebrated hi-tech shading







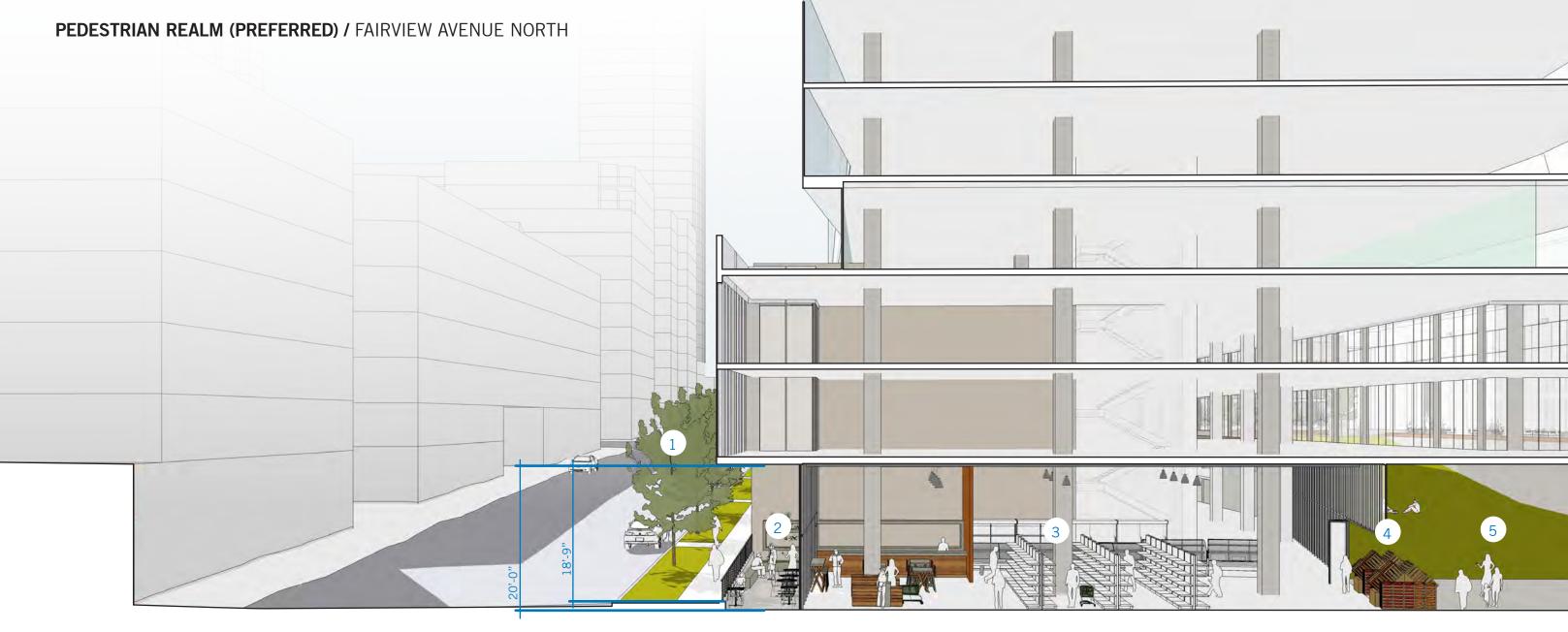






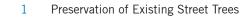






Section through Fairview Ave N facing North

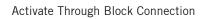
Provide Grocery and Cafe Seating



- 2 Sidewalk Cafe
- 3 Grocery Store
- 4 Open Air Market
- 5 Courtyard Connection to John Street



Integrate Grab and Go Options











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Minimal Glass Canopy



Canopy and Integrated Building Signage

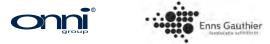


Color And Texture Of Frame at Entrance

Active Passage to Public Realm

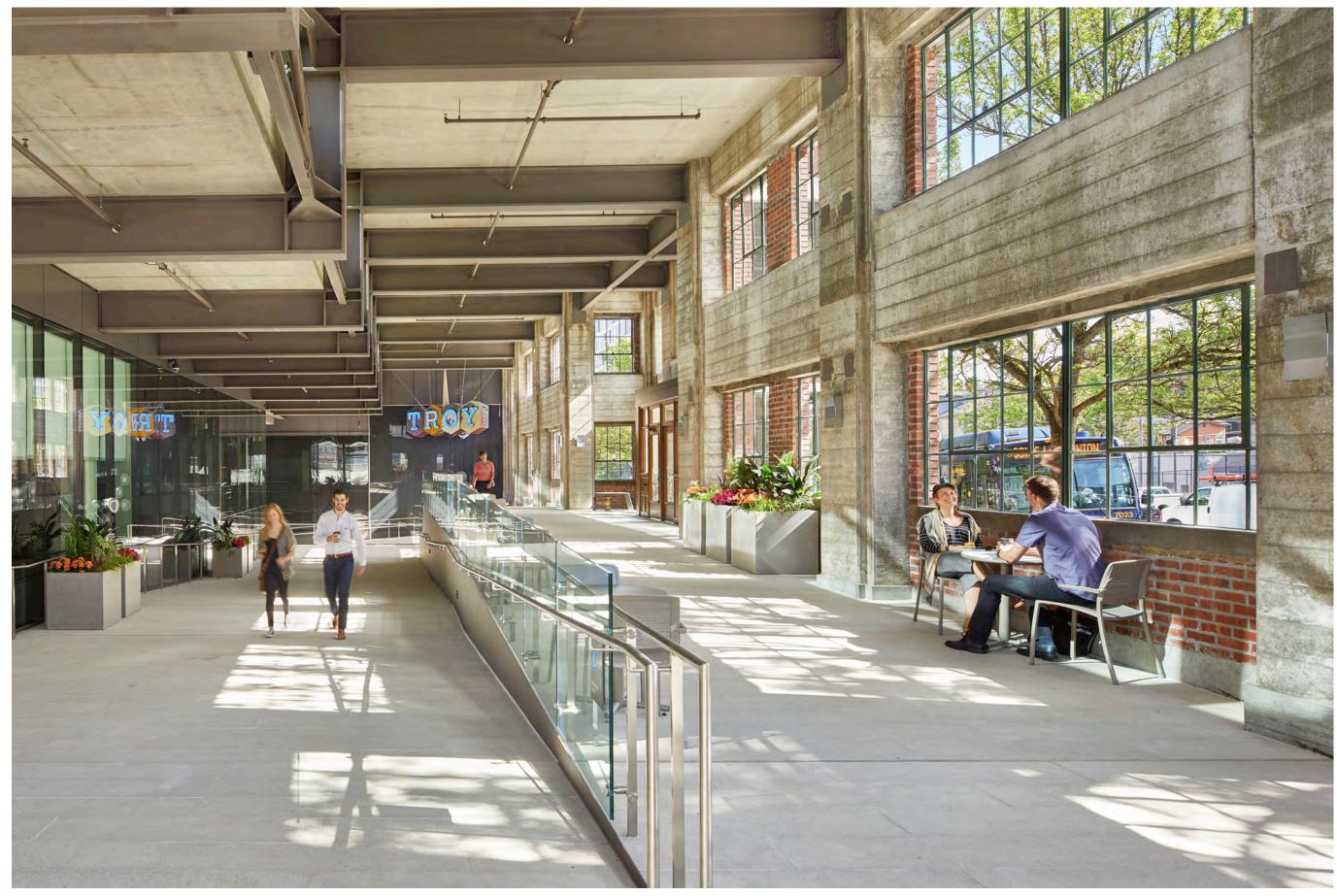








PEDESTRIAN REALM (PREFERRED) / INTERIOR TREATMENT OF SEATTLE TIME BUILDING - PRECEDENT



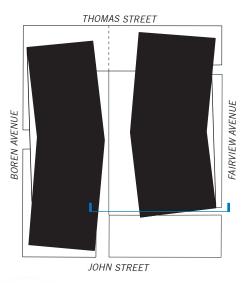
Precedent - Troy Block Arcade







- 1 Workplace Outdoor Seating
- 2 East Tower Office Space
- 3 Fairview Atrium Passage
- 4 Access to Seattle Times Roofdeck
- 5 East Tower Office Lobby
- 6 East Tower Entry



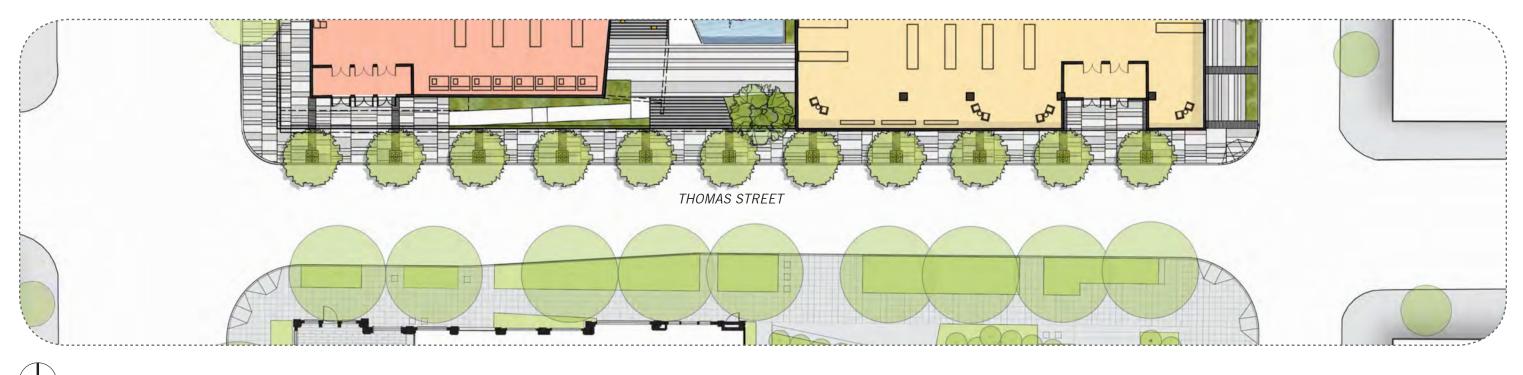




PERKINS+WILL



Thomas Street Elevation



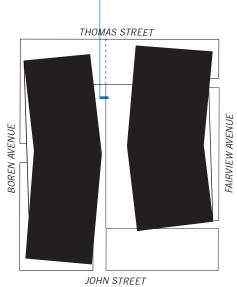
Street Level Plan 1/32" = 1'-0"



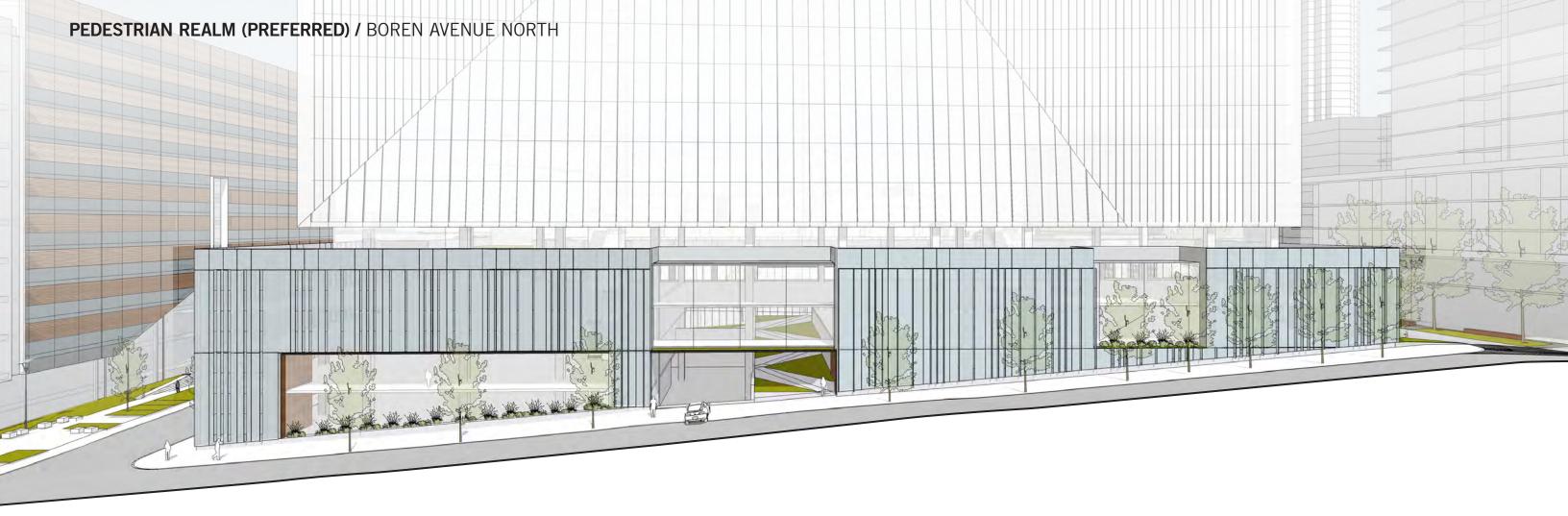




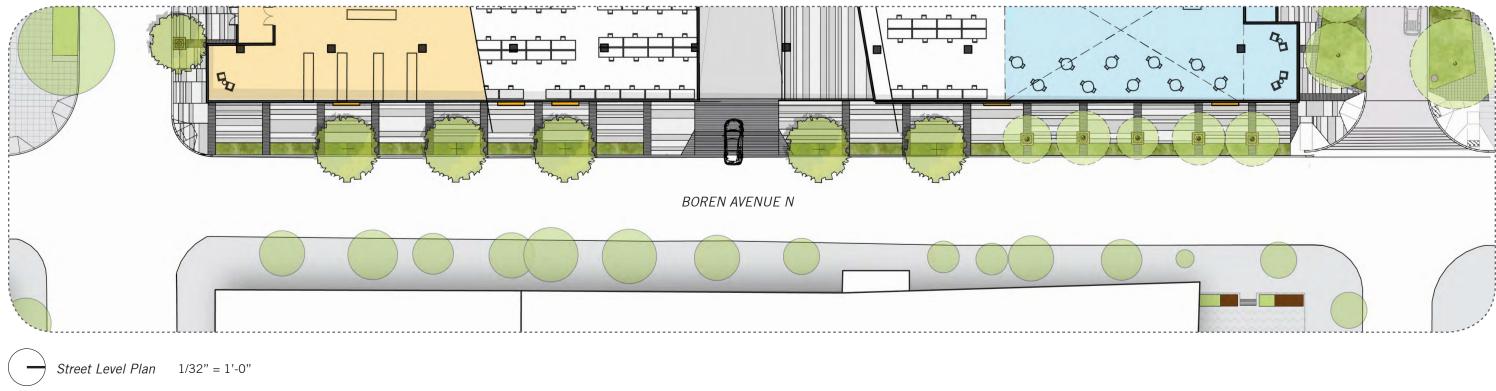
- 1 Troy Block Arcade Entrance
- 2 Cascade Coffee Works
- Accessible Walkway to Open Space 3
- Stepped Seating as Public Benefit 4
- Open Air Market 5
- 6 Courtyard Connection to John Street







Boren Avenue North Elevation









John Street Elevation



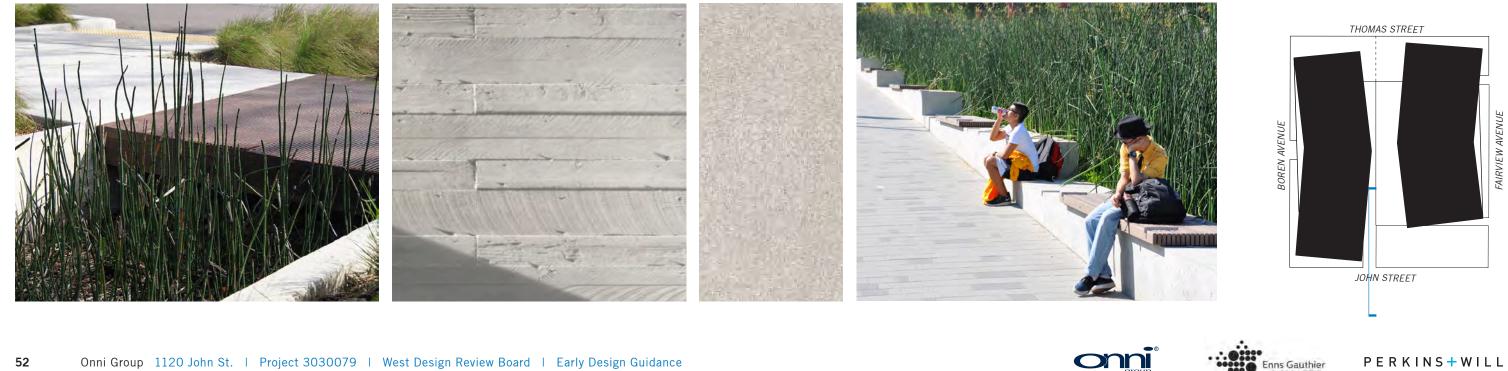
Street Level Plan 1/32" = 1'-0"







Material and Landscape Concepts



Section through John Street facing East

THROUGH BLOCK CONNECTION /



1 Framed element at entry and signage



2 Warmth at cantilever entrance to through-block connection



3 Retail visibility to engage pedestrian experience







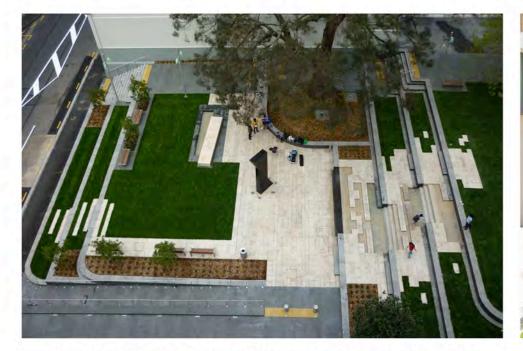








LANDSCAPE / DESIGN CONSIDERATIONS (SELECTED FROM SOUTH LAKE DESIGN GUIDELINES)



OPPORTUNITIES WITH TOPOGRAPHY: TERRACES, FEATURE ELEMENTS, ACCESSIBILITY



ACTIVATED, SAFE AND DIVERSIFIED MIDBLOCK CONNECTIONS

ENHANCE THE PEDESTRIAN EXPERIENCE: GATEWAYS, FOCAL POINTS, VISUAL CONNECTIONS



MEMORY: PRESERVE HISTORY AND LEGACY OF SITE BY TELLING ITS 'STORY'



USE DURABLE AND RECOGNIZABLE LANDSCAPE MATERIALS UNIQUE TO THE SITE



INCORPORATE PLANTS AND WATER SOURCES TO CREATE HABITAT FOR LOCAL SPECIES







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LANDSCAPE / OVERALL CONCEPT PLAN



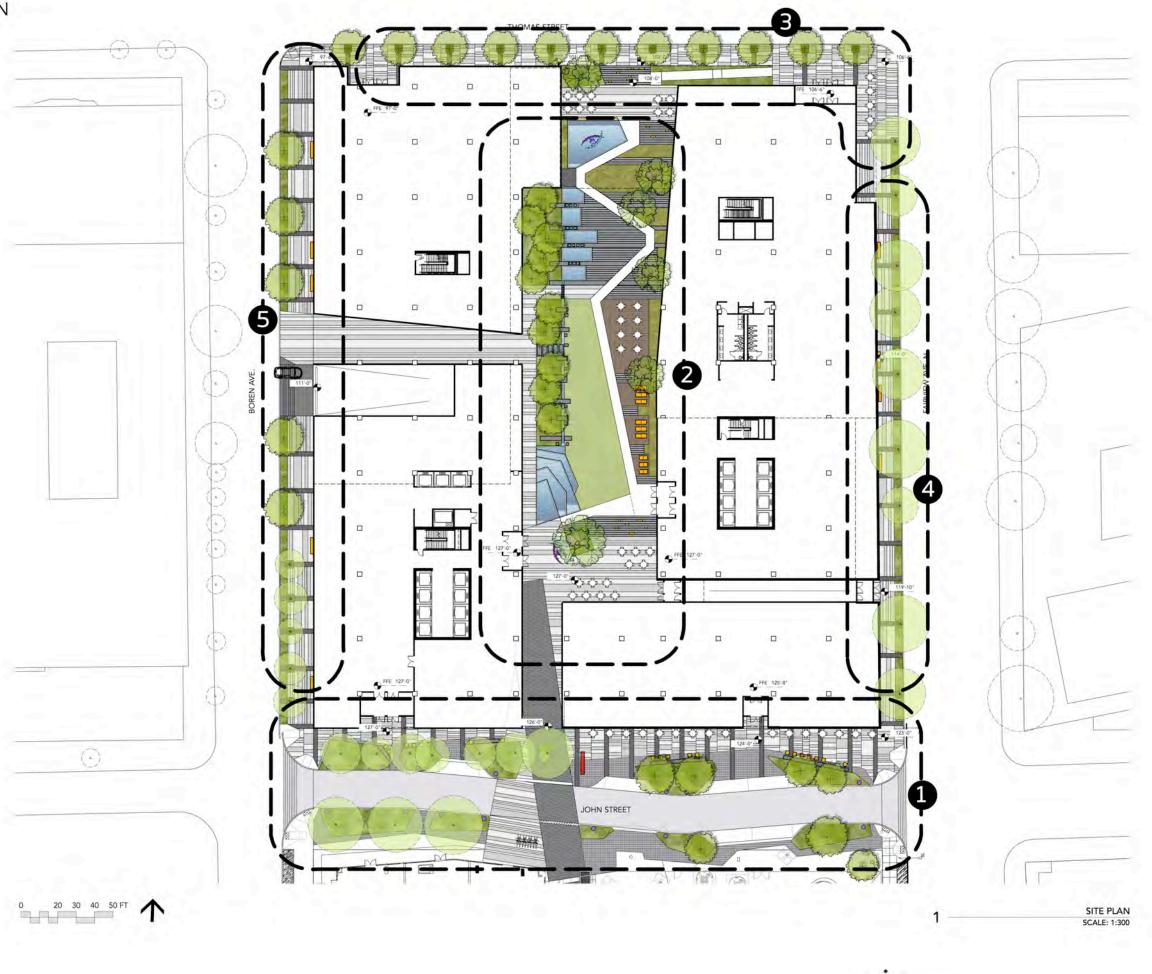
1. JOHN STREET "WOONERF"

2. MIDBLOCK PASEO

3. THOMAS ST. PUBLIC PLAZA AND LANDING

4. FAIRVIEW AVE. SEATTLE TIMES HISTORIC BUILDING FRONTAGE

5. BOREN AVE. OFFICE RETAIL FRONTAGE

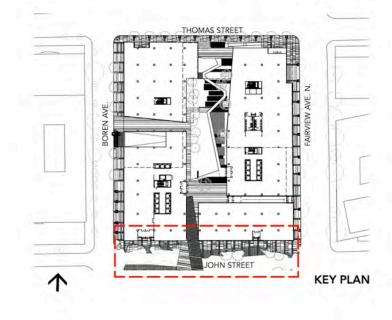


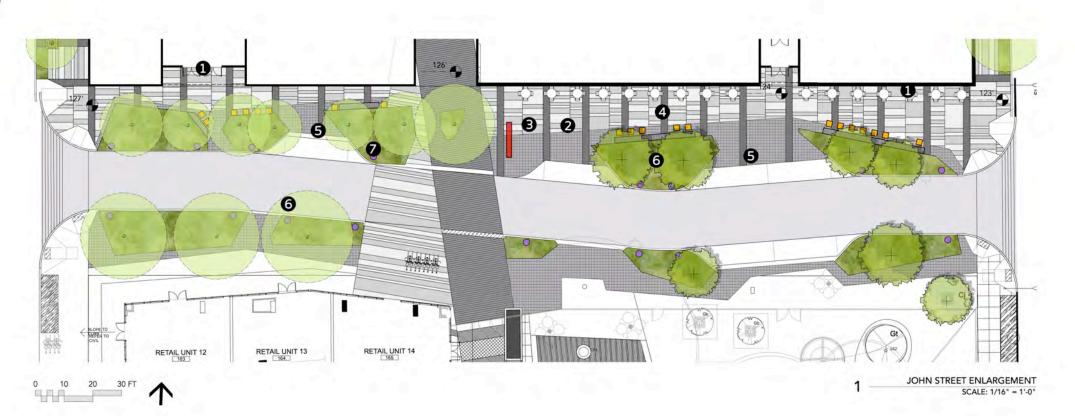
Ongroup



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LANDSCAPE / JOHN ST. 'WOONERF' CONCEPTS







PUBLIC SEATING ELEMENTS

WAYFINDING SIGNAGE AND PUBLIC WOONERF' PRECEDENT



ART

CAFE / RETAIL SEATING



CAFE / RETAIL SEATING

E

FEATURE PAVING ELEMENTS

DESIGN CONSIDERATIONS

- Paving pattern and materials inspired by historic Seattle Times: "columns" of newspapers; banding to align with building columns
- Provide opportunities for sitting, socialize, gathering along CRU's/restaurant: metal furnishing to mimic building facade grates
- Provide lighting/power/poles to accommodate a range of programming and events along the John St. 'woonerf'
- Preserve existing trees by surrounding the trunks with shrub/perennial beds for seasonal interest
- Extend materiality and paving patterns from Seattle Times Park into the site to create a cohesive pedestrian experience
- Mark the entry of the mid-block pedestrian connector with signage and possible public art



Onn

MATERIALITY

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COLOURED CONCRETE COLUMNS TO MIMIC 'NEWSPAPERS', WITH STONE BANDING TO ALIGN WITH COLUMNS

GRANITE COBBLES TO MATCH SOUTH SIDE OF JOHN ST.

VERTICAL ENTRY SIGN (DIGITAL MEDIA)

CUSTOM METAL TABLES WITH CUBE SEATING

PARALLEL PARKING STALLS

LANDSCAPE BEDS WITH SHRUB/PERENNIAL MIX AND STREET TREES WITH 7' STANDARD

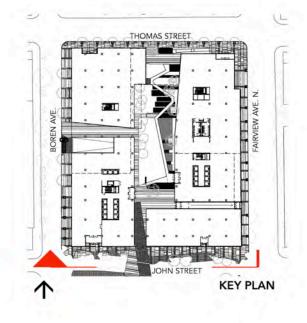
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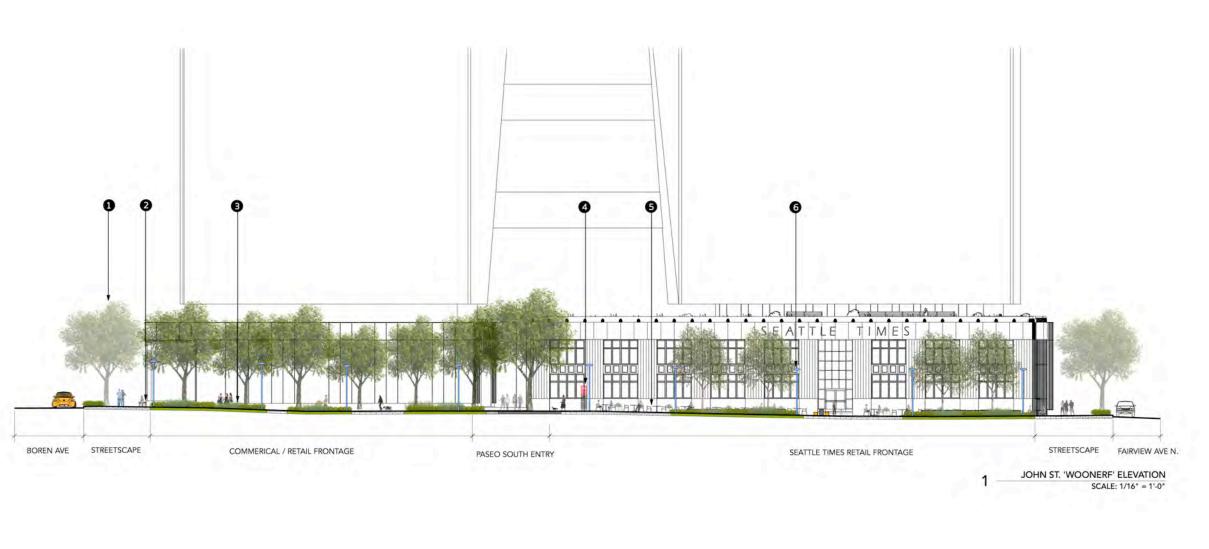
ARCHITECTURAL FEATURE POLES FOR POSSIBLE LIGHTING AND CANOPY SUPPORT





LANDSCAPE / JOHN ST. 'WOONERF' ELEVATION





LEGEND - SOUTH ELEVATION

1. EXISTING STREET TREES TO REMAIN 2. CIP CONCRETE BENCHES 3. LANDSCAPE BEDS, EXISTING TREES AND PUBLIC SEATING 4. WAYFINDING/INFO SIGN 5. TABLES + SEATING 6. ARCHITECTURAL POLES



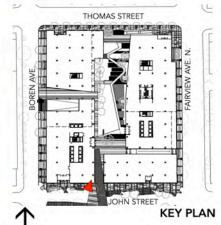


PERKINS+WILL

LANDSCAPE / JOHN ST. 'WOONERF' PERSPECTIVES









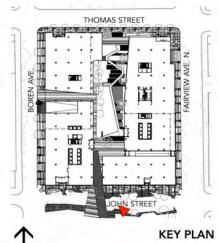




LANDSCAPE / JOHN ST. 'WOONERF' PERSPECTIVES







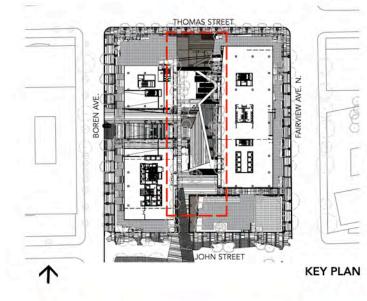


LANDSCAPE / JOHN ST. 'WOONERF' PERSPECTIVES





LANDSCAPE / CENTRAL PASEO CONCEPTS



DESIGN CONSIDERATIONS

- Extend paving typology and materiality from John St. into the central paseo
- Take advantage of grade changes to incorporate stairs, seating and water feature
- Ensure accessibility and integrated ramping system
- Provide flexible programming for a range of activities: seating, gathering, sun tanning, eating, people watching, and events/markets
- · Enhance bird habitat through native planting, perennial gardens, and a mixture of deciduous trees and understorey native plants
- Ensure visual and physical connections between upper and lower terraces with signage, public art and visual corridors
- Explore interactive/integrated site elements: interactive water play; custom seating elements; integrated public art
- Ensure a welcoming and safe pedestrian experience at all times of the day by introducing lighting and wayfinding elements

MATERIALITY

A FEATURE PAVING TO MATCH SEATTLE TIMES FRONTAGE 0 PROPOSED PUBLIC ART Ø CASCADING WATER FEATURE + TERRACES SEATING TERRACES WITH PLATFORMS, STAIRS, AND CUSTOM SEATING 4 ELEMENTS 6 DECIDUOUS TREE WOODLAND HABITAT WITH NATIVE UNDERSTORY; POSSIBLE SECONDARY PATHWAYS 6 INTERACTIVE WATER PLAY: STONE SLABS OVER WATER CHANNEL 0 ACCESSIBLE RAMP 8 INTEGRATED SEATING / PUBLIC ART INTO STEPS 0 PERENNIALS, GRASSES, BUTTERFLY GARDEN 10 GREAT LAWN; 5% SLOPE 1 RETAIL PATIO SEATING D E/W CONNECTION









RETAIL PATIO SEATING

CASCADING / TERRACED WATER FEATURE

PUBLIC ART

CUSTOM INTERACTIVE SEATING / LOUNGERS



CUSTOM FURNISHING ON STEPS



RAMP INTEGRATED WITH STAIRS



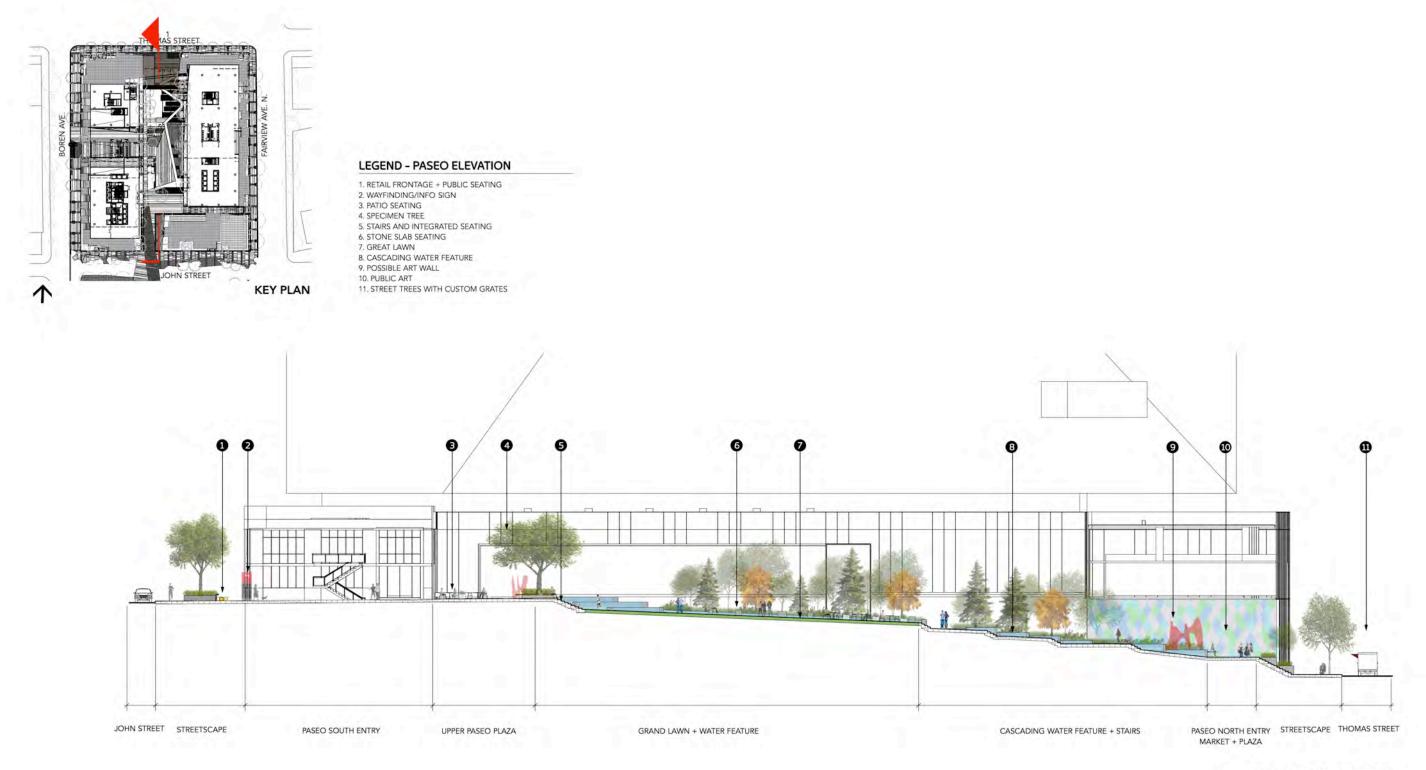
CENTRAL LAWN AND WALKWAY





Enns Gauthier

LANDSCAPE / CENTRAL PASEO ELEVATION



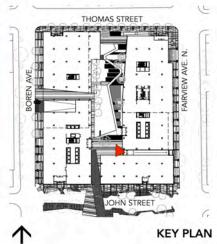


PASEO LOOKING WEST SECTION 1 SCALE: 1/16" = 1'-0"





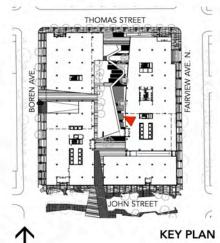






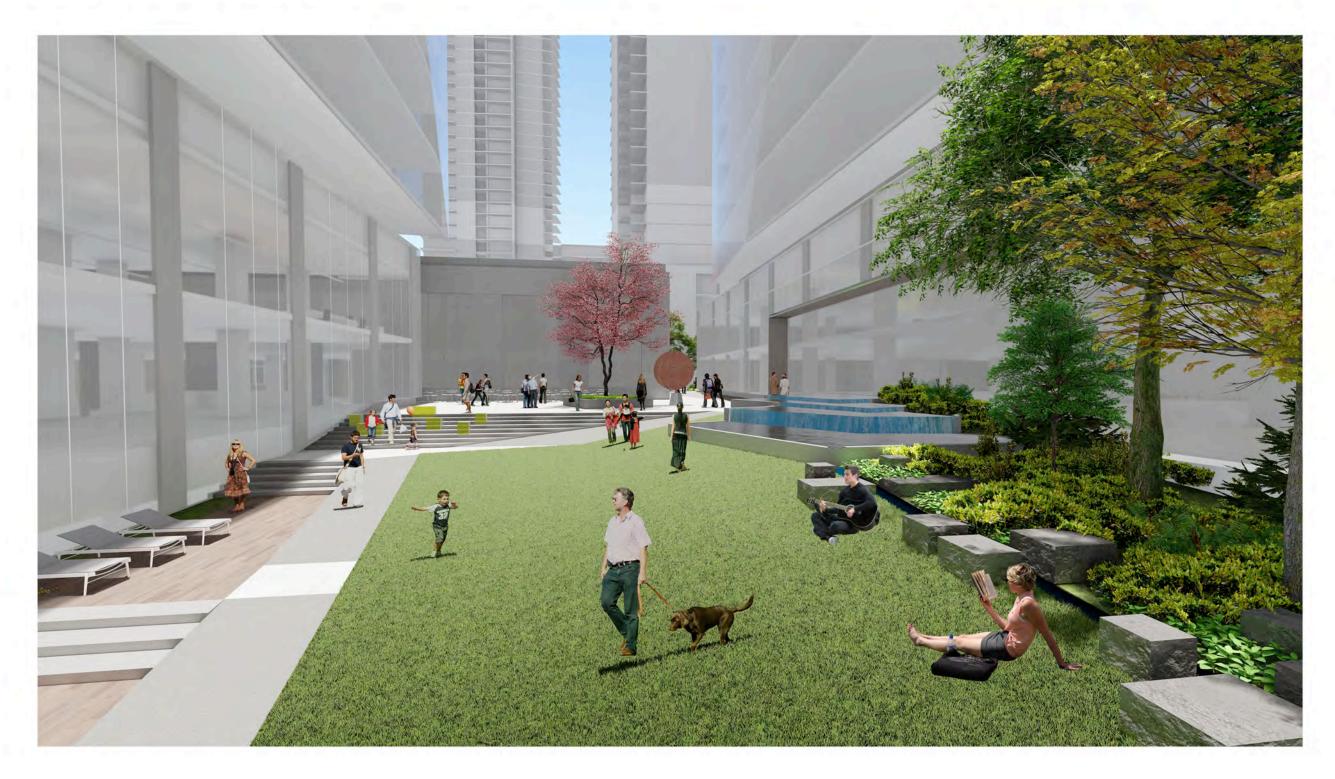


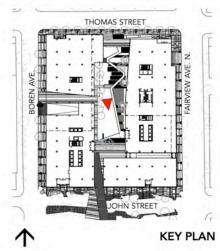








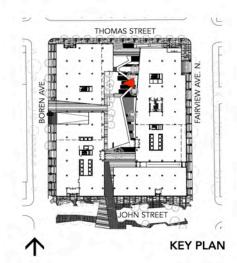






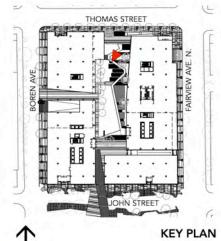






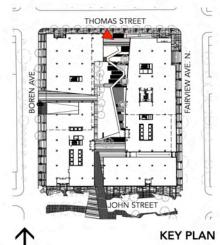






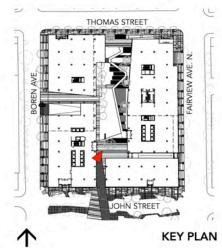






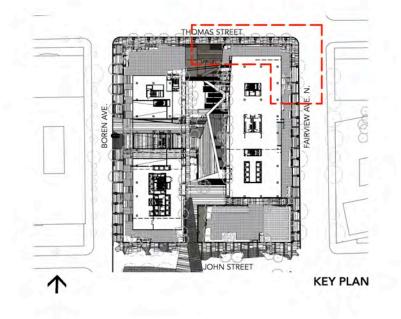


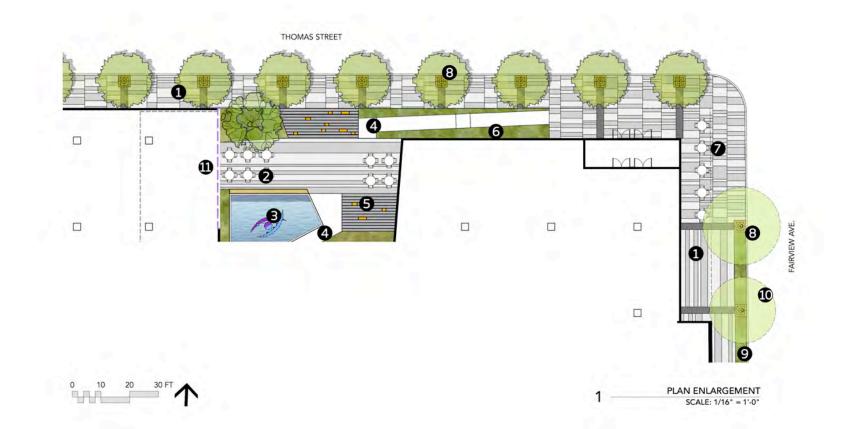






LANDSCAPE / THOMAS ST. PLAZA + LANDING CONCEPTS







PAVER BANDING TO REPRESENT 'NEWSPAPER' COLUMNS



CUSTOM FURNISHING ON STEPS







OUTDOOR PRODUCE MARKET

PUBLIC ART

DESIGN CONSIDERATIONS

- Mirror feature paving from Seattle Times frontage to create a site-wide thematic
- Stairs and lower terrace form a "landing" for mid-block connection, programmed for multiple uses and events (ie. gatherings, outdoor market, patio seating) Public Art and/or wayfinding signage to mark this iconic "gateway" to the site
- Water feature "lower pool", stairs and ramp provide continuity from south end of site
- Explore interactive/integrated site elements: interactive water play; custom seating elements; integrated public art
- Ensure a welcoming and safe pedestrian experience at all times of the day by introducing lighting and wayfinding elements
- Extend feature materials treatment and pedestrian activation around northeast corner of retail frontage

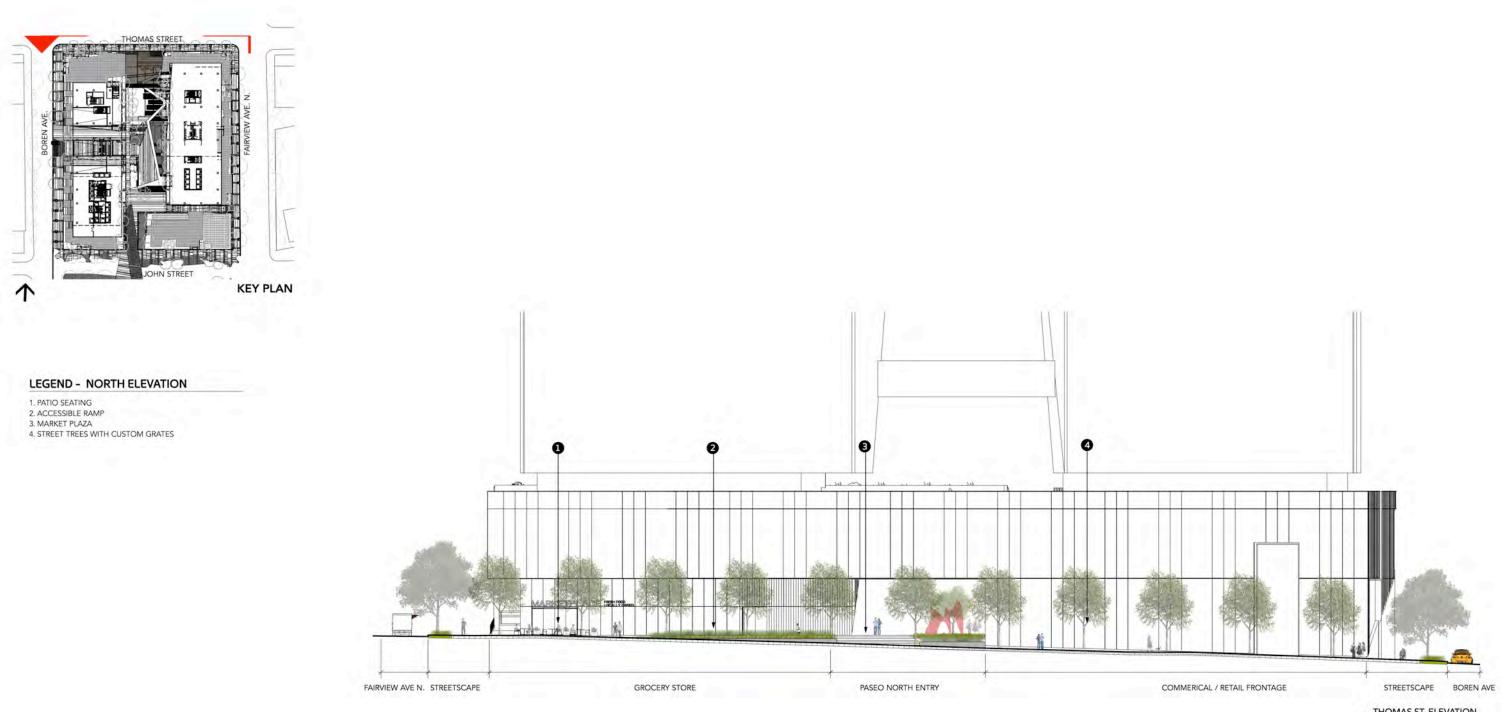


MATERIALITY

0	STONE BANDS WITH SCORED FEATURE CONCRETE BANDING TO MATCH SEATTLE TIMES FRONTAGE
0	PROPOSED PUBLIC ART: SEATTLE TIMES HISTORIC THEME
€	WATER FEATURE LANDING WITH INTEGRATED SEATING
4	ACCESSIBLE RAMP
6	INTEGRATED CUSTOM SEATING ELEMENTS / STAIRS
6	PERENNIALS AND GRASSES
0	RETAIL PATIO SEATING
8	CUSTOM TREE GRATES
0	BUFFER PLANTING
10	EXISTING STREET TREE TO REMAIN
0	ART WALL



LANDSCAPE / THOMAS ST. PLAZA + LANDING ELEVATION

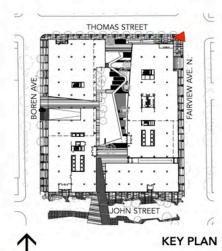






LANDSCAPE / THOMAS ST. PUBLIC PLAZA + LANDING PERSPECTIVES

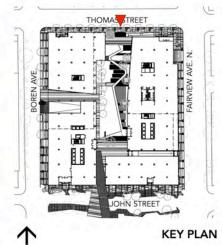






LANDSCAPE / THOMAS ST. PUBLIC PLAZA + LANDING PERSPECTIVES





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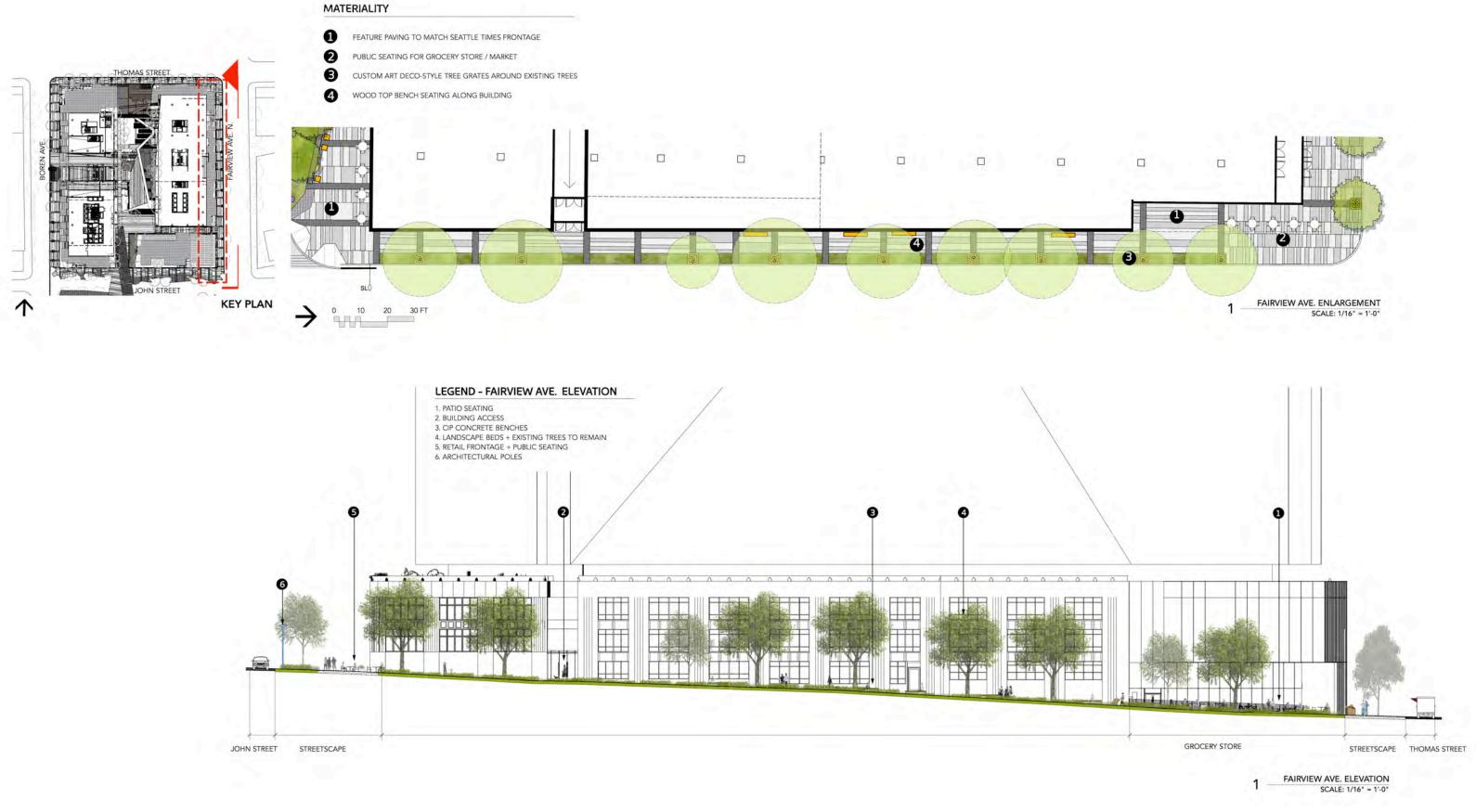


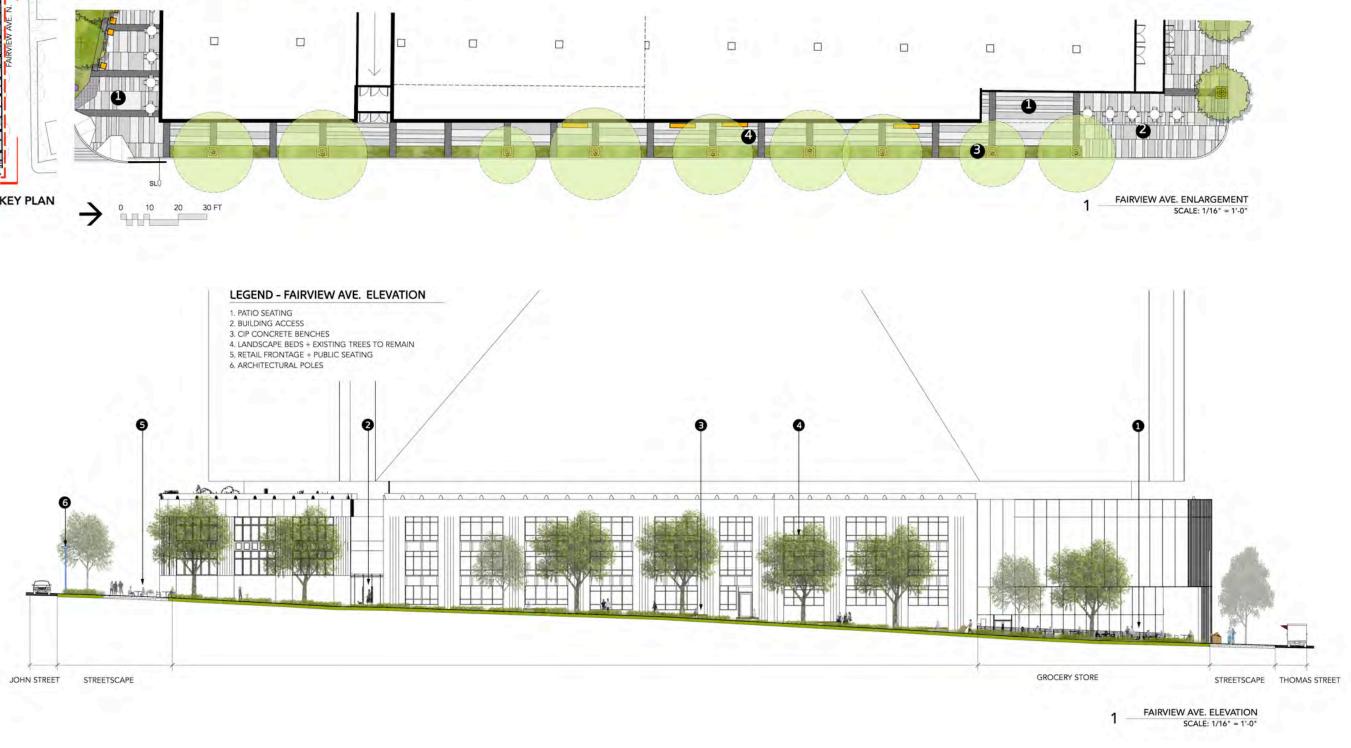
LANDSCAPE / THOMAS ST. PUBLIC PLAZA + LANDING PERSPECTIVES





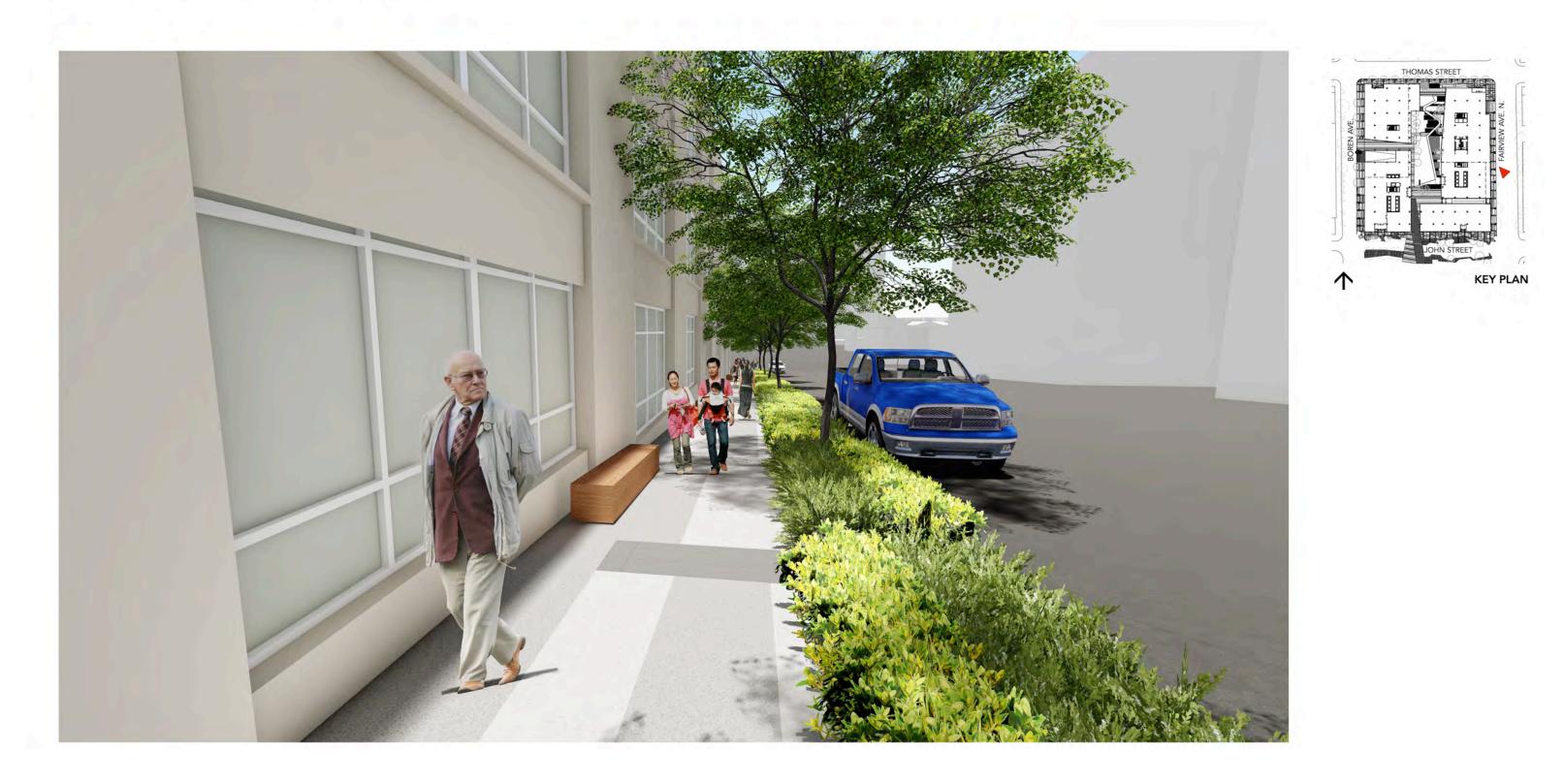
LANDSCAPE / FAIRVIEW AVENUE







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LANDSCAPE / BOREN AVENUE



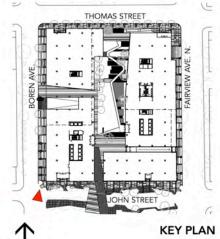




PERKINS+WILL

LANDSCAPE / BOREN AVENUE PERSPECTIVE







LANDSCAPE / OVERALL GROUND LEVEL LIGHTING PLAN

LIGHTING LEGEND - LEVEL 1

	QTY	TYPE	MANUFACTURER	DESCRIPTION
LIGHT TYPE A	28	Tree Flood Light	BK Lighting	Denali flood light
LIGHT TYPE B	11	Street Tree Lighting	Hometown Evolution Inc.	Black commercial grade light string with G50 Spiral Edison C9 Base Light - Provide outlet at base of trees
LIGHT TYPE C	40	Step/Wall Light	I-light Tech.	Plexineon 2X White 2800K
LIGHT TYPE D	15	BEGA Seat Lighting	Bega Lighting	8.4W LED Luminair #77 731
LIGHT TYPE E	20	Tree Grate Lighting	I-light Technologies	Plexineon 1x White - Custom Grate
LIGHT TYPE F	9	Custom Bench Light	I-light Technologies	Plexineon 1x White
LIGHT TYPE G	14	Coloured Paver Lighting	LED Linear Lighting Solutions	VarioLED Oceanos IP68
UIGHT TYPE H	1	In-ground Luminaire	Bega Lighting	Product #: 77 052
LIGHT TYPE H		Luminaire		

DESIGN RATIONALE

JOHN STREET "WOONERF"

- Illuminated cube seating

- Tree LED string lights
- In-ground uplighting for public art - Option for cable lighting across John St
- Inset paving light for upper and lower plazas

2 CENTRAL PASEO

- Uplight for "urban forest" - Illuminated cascading water feature - Stair and ramp lighting
- THOMAS ST. PUBLIC PLAZA + LANDING
- Tree grate lighting for trees - Stair, ramp, wall lighting - Illuminated public art

- **4** FAIRVIEW
 - Tree grate lighting for trees
 - LED strip lights for CIP benches
 - Possible lighting for building columns

5 BOREN AVENUE

- Tree uplighting in landscape beds

- LED strip lights for CIP benches



Type A- BK Denali Flood Light



Type B - White LED Light Strings Type C - I-light Step/Wall Light





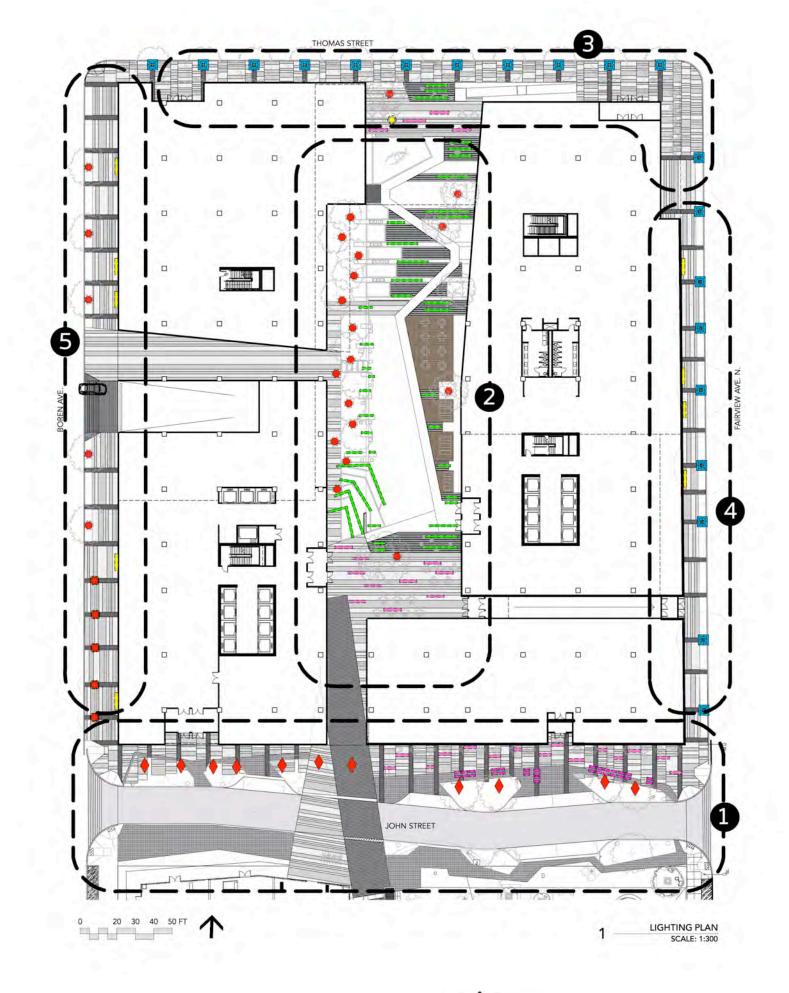
Type D - BEGA Seat Lighting





Type F - BEGA In-ground Light



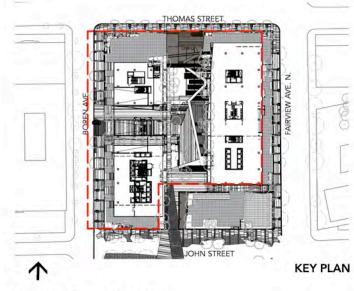








LANDSCAPE / LEVEL 3 OFFICE ROOF DECKS



DESIGN CONSIDERATIONS

- Draw inspiration from Architectural form and character in amenity deck layout and materials
- Programming is heavily focused on office life: providing places to relax, to meet, to work, to socialize, to play and to exercise
- Maximize solar exposure for open, flexible spaces
- Enhance the "urban oasis" of the central paseo by creating lush vegetated terraces overlooking the ground plane below
- Provide covered areas with utility hookup for events, meetings etc.
- Create place to watch people + activities below





MATERIALITY

EXTERIOR WORK SPACES/ BREAK OUT MEETINGS

SOCIAL AREAS, RELAXATION, EATING

FITNESS AREA / YOGA DECK

SUN PATIO DECK

RAISED VIEWING DECK

"GREEN TERRACES"

COVERED JUICE BAR/ PREP AREA

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4

6

6

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INTIMATE SPACES FOR MEETINGS AND / OR RELAXING

EVENTS / OFFICE GATHERINGS







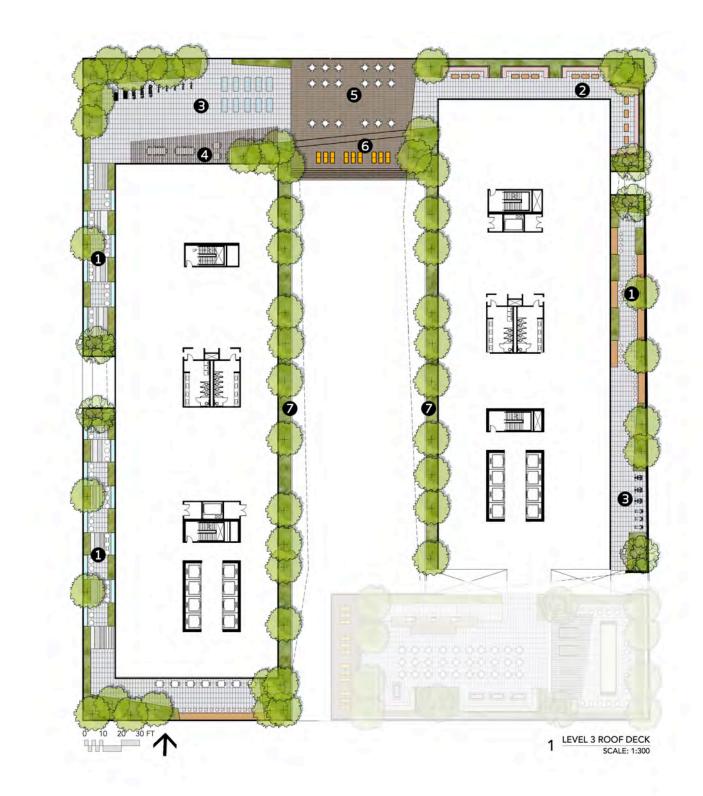


BREAKOUT SEATING AREAS





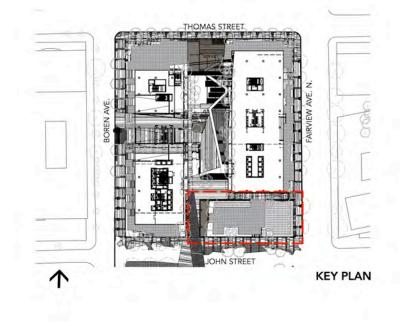
STRETCHING / YOGA

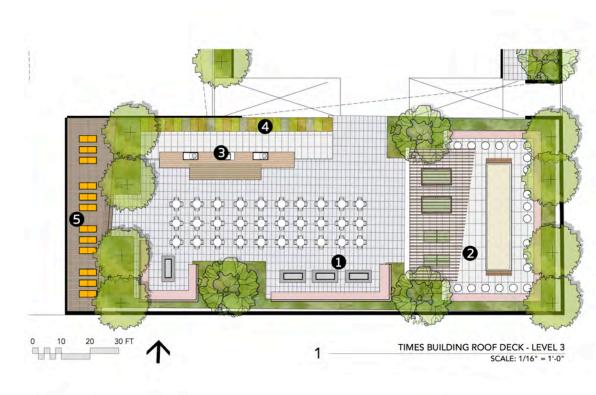






LANDSCAPE / LEVEL 3 SEATTLE TIMES ROOF DECKS







BOCCE



GATHERING SPACES WITH CABLE LIGHTING



MULTI-PURPOSE SPACE WITH POSSIBLE SEATING AND FIRE PIT AREA



CONTEMPORARY WOOD AND STEEL TRELLIS



ROOFTOP DINING

DESIGN CONSIDERATIONS

- Draw inspiration from Architectural form and character in amenity deck layout and materials
- Programming to serve restaurant clientele as well as event space, corporate functions Full sun exposure, south facing deck
- Take advantage of views and people-watching onto
- Seattle Times Park
- Incorporate urban agriculture if possible
- Provide layout flexibility to accommodate a range of events and activities; create large and small spaces



MATERIALITY

0	SOCIAL SPACES WITH FIRE PIT AND COUCHES
0	GAMES AREA: BOCCE, SEATING, LUNCH TABLES, POOL, PING-PONG
€	OUTDOOR KITCHEN / PREP
4	URBAN AGRICULTURE PLOTS FOR RESTAURANT SUPPLY
Ø	EATING/VIEWING DECK OVERLOOKING SEATTLE TIMES PARK + PASEO



CONCEPT 1 / REVEAL



ADVANTAGES

Code compliant

Minimal facades on Boren and Fairview Avenues

CONSTRAINTS

- Modification of Printing Production Plant required for E/W mid-block connection
- Mid-block connection does not correspond to major access points
- Mid-block connection is nearly always in shade due to south tower
- No visibility through site
- Massing does not relate to historic building

DEPARTURES

A. None requested

CONCEPT 2 / INTERLOCK



ADVANTAGES

- Adds visual interest to facade
- N/S mid-block open space connects pedestrian-oriented streets

CONSTRAINTS

- Inefficient floor plate
- Mid-block connection does not correspond to major access points
- No visibility through site
- Massing does not relate to historic buildings

DEPARTURES

Benefit: Allows for the pedestrian courtyard and cross block connection to be more open and connected with the Seattle Times Park to the south and Thomas Street (green street) to the north.

permitted;

Benefit: Allows tower placement to correspond to the direction of travel for through-block connection leaving it open to the sky as much as possible. This alignment also maximizes solar exposure at the ground plane (SLU Guideline CS1-I).

D. Through-block Pedestrian Connection - Per section 24023.48.240.H.3 the Director may allow modifications for the connection if the applicant demonstrates that alternative treatments will better serve the development by enhancing pedestrian comfort and promoting greater use of the connection. This option would look to modify the minimum distance for the through-block intersection at Fairview Ave N to 70' in order to allow the intersection to occur at the gap between the two landmark structures on site.

Benefit: Locating the Fairview Ave N at-grade entry to the through-block connection between the two existing landmarked structures restores and reactivates the history of the site (CS3-II-ii-iv). This intersection location will also align with the existing E/W passage across the avenue at the Cascade Apartments, linking these two open spaces to encourage pedestrian movement to the residential part of the neighborhood.

TEXT AMENDMENT

A. East Tower within 30' of upper-level setback on Thomas Street - Per meeting with Landmarks on March 30th (notes provided on pg 18 of this package) the East Tower was pushed north to allow no part of the tower to overhang over the Seattle Times Office Building.



A. Maximum Floor plate size - Due to the landmark structure on the lot, project is asking for a departure of the maximum floor plate size with an additional 5% for a maximum of 31,500 sf per floor per subsections 23.48.245.B.1.d.1 and 23.48.245.B.1.d.2;

B. Width of curb cut - For two way traffic, the minimum width of curb cuts is 22 feet, and the maximum width is 25 feet, except that the maximum width may be increased to 30 feet if truck and auto access are combined per subsection 23,54,030,F.2,b,2;

Benefit: By combining the auto and truck access to one curb cut the landscaped pedestrian experience on Boren Avenue would be maximized. The roll down door at the truck access can be an art or design feature when closed. Also helps reduce long queuing internally in the garage.

C. **Tower Separation -** A minimum separation of 60 feet is provided between all portions of structures on the lot that exceed the limit on podium height shown on Map A for 23.48.245. If the lot includes a qualifying Landmark structure, an average separation of 60 feet is



CONCEPT 3 / FOI D



ADVANTAGES

- Folded mass provides relief at street wall and shapes mid-block connection
- Optimized daylight conditions at open space and tower interiors
- N/S mid-block open space connects pedestrian-oriented streets and aligns with natural grade
- Relates to datum of the Seattle Times Office Building
- No modification of Printing Production Plant facade

CONSTRAINTS

Reduces floor area at gasket

DEPARTURES

A. Maximum Floor plate size - Due to the landmark structure on the lot, project is asking for a departure of the maximum floor plate size with an additional 5% for a maximum of 31,500 sf per floor per subsections 23.48.245.B.1.d.1 and 23.48.245.B.1.d.2:

Benefit: The applicant proposes a floor area of 31,500 SF to provide more open space at the pedestrian courtvard and cross block connection. The courtyard will connect the Seattle Times Park to the south and Thomas Street (green street) to the north, while the cross block connection will be oriented E/W. This will allow porosity into the block on all four sides, as opposed to a podium building type with increased building serperation at the upper floors and decreased porosity at the podium. Overall, this departure will provide a design that better meets the intent of SLU Design Guidelines PL1-1 and CS2-4.b by providing an open and permeable podium with usable pedestrian space.

B. Width of curb cut - For two way traffic, the minimum width of curb cuts is 22 feet, and the maximum width is 25 feet, except that the maximum width may be increased to 30 feet if truck and auto access are combined per subsection 23.54.030.F.2.b.2;

Benefit: In order to maintain the design intent for the green streets at Thomas and John, and retain the historic structure of the Seattle Times Printing Production Plant on Fairview Avenue North, the applicant proposes that any curb cuts for the site be located on Boren Avenue North. Unlike *Fairview Avenue North. which is a multi-lane arterial. Boren Avenue has* less traffic and will provide safer access in and out of the site. Limiting curb cuts to this street, the applicant proposes that only one, wider curb cut, that combines auto and truck access, be made in order to minimize the impact of vehicular entries on the pedestrian experience at this street. This is especially important given that the west entry into the E/W through-block connection will also be located on Boren Ave. The applicant would like to ensure that this entry has prominance on the Boren facade and that it is inviting to the public per SLU guideline CS2-4.b.2.

C. Tower Separation - A minimum separation of 60 feet is provided between all portions of structures on the lot that exceed the limit on podium height shown on Map A for 23.48.245. If the lot includes a gualifying Landmark structure, an average separation of 60 feet is permitted;

Benefit: The applicant is proposing to shape the two office towers in order to consider the massing of the development at the street space and skyline scales, as well as the pedestrian. The faceted form is intented to be experienced from many viewpoints and distances, using shading, texture, and varying planes to create visual interest (Shape & Design All Sides, DC2-4.b). The tower facades along Boren and Fairview Avenues fold to lean away from the street, opening up the streetroom along these view corridors leading toward South Lake Union. The folded facades within the courtyard will serve to direct movement through the site to connect the Seattle Times Park and the Troy Block Arcade. The north and south ends of these towers are left vertical but oriented with the movement of the bent towers in order to face the site's four prominent views: downtown, South Lake Union, the *Olympics and the Space Needle. Additionally, the N/S orientation and* placement of these towers is intended to better meet design guideline *DC2-4.b, which states that the form should reduce shadow impacts at* the ground plane and afford greater space and light between nieghboring developments. Lastly, the alignment of the towers with the N/S courtyard

D. Through-block Pedestrian Connection - Per section 24023.48.240.H.3 the Director may allow modifications for the connection if the applicant demonstrates that alternative treatments will better serve the development by enhancing pedestrian comfort and promoting greater use of the connection. The applicant proposes to modify the minimum distance for the through-block intersection at Fairview Ave N to 70' from the south lot line in order to allow the intersection to occur at the gap between the two landmark structures on site. The width of the gap between the two structures is 12'9". The applicant therefore proposes that the 15' minimum width requirement be eased at this location before opening up to ensure a 25' average width along the length of the connection.

Benefit: Locating the Fairview Ave at-grade entry to the through-block connection between the two existing landmarked structures restores and reactivates the history of the site (CS3-II-ii-iv). This intersection location will also align with the existing E/W passage across the avenue at the Cascade Apartments, linking these two open spaces to encourage pedestrian movement to the residential part of the neighborhood (PL1-1). The passage through the building at the Fairview Ave entry will be minimally covered by a skylight along its length to feel open to the sky.

The addition of the N/S courtyard open space connecting John and Thomas streets will merge with the E/W through-block connection to increase activity (PL1-1.a) and create an open campus that takes advantage of the site's configuration to maximize solar exposure, express topography, and allow for sustainable landscaping (CS1-1). Linking the streets in addition to the avenues will also encourage safe pedestrian movement; Fairview Ave N is a five lane arterial that would not provide a comfortable pedestrian crossing. Additionally, the N/S courtyard will connect two major neighborhood amenities that are part of an important open space network in this part of South Lake Union: Troy Block Arcade and the future Seattle Times Park (PL1-1.c.). The courtyard, open to the sky for a majority of its length, will allow views through the entire block in order to discourage closed campuses and provide a public passage that captures pedestrian interest through public art, seating, water features and native landscaping (PL2-2.a-c, and CS3-4-c).

TEXT AMENDMENT

A. **Building Height** - Additional density negotiated with the city will increase the height limit on this site. The additional density is negotiated in consideration of preserving the Seattle Times Park along with the apparent loss of density and below grade parking areas.

C. **Skybridges -** These lightweight, highly transparent bridges, will take advantage of their underside to create pieces of art that will add pedestrian interest through the N/S courtyard and enhance the sculpted form of the two towers.

inns Gauthier



will maximize solar exposure at the ground plane to support sustainable landscaping and an active pedestrian experience (CS1-I).

B. East Tower within 30' of upper-level setback on Thomas Street - Per meeting with Landmarks on March 30th (notes provided on pg 18 of this package) the East Tower was pushed north to allow no part of the tower to overhang over the Seattle Times Office Building.

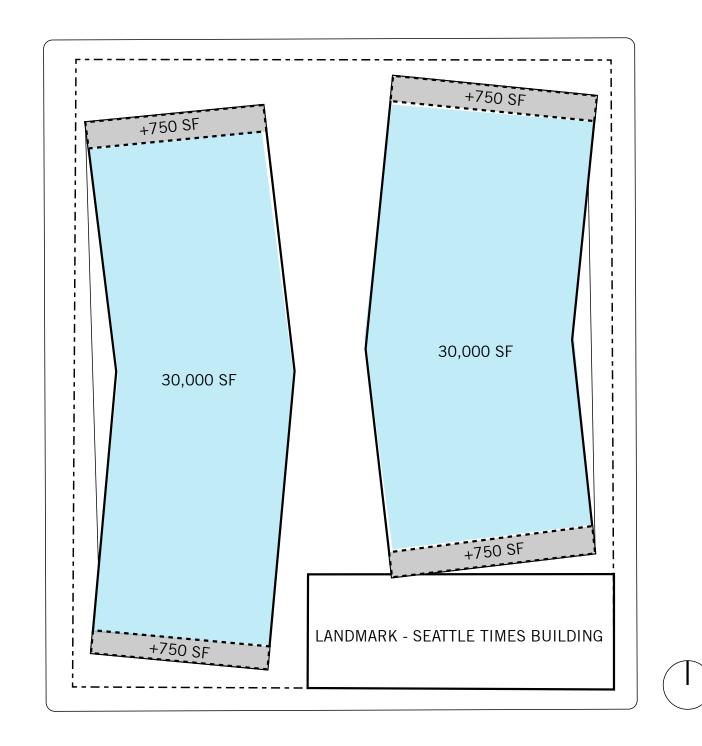


A. **Maximum Floor plate size** - Due to the landmark structure on the lot, project is asking for a departure of the maximum floor plate size with an additional 5% for a maximum of 31,500 sf per floor per subsections 23.48.245.B.1.d.1 and 23.48.245.B.1.d.2;

Benefit: The applicant proposes a floor area of 31,500 SF to provide more open space at the pedestrian courtyard and cross block connection. The courtyard will connect the Seattle Times Park to the south and Thomas Street (green street) to the north, while the cross block connection will be oriented E/W. This will allow porosity into the block on all four sides, as opposed to a podium building type with increased building serperation at the upper floors and decreased porosity at the podium. Overall, this departure will provide a design that better meets the intent of SLU Design Guidelines PL1-1 and CS2-4.b by providing an open and permeable podium with usable pedestrian space.







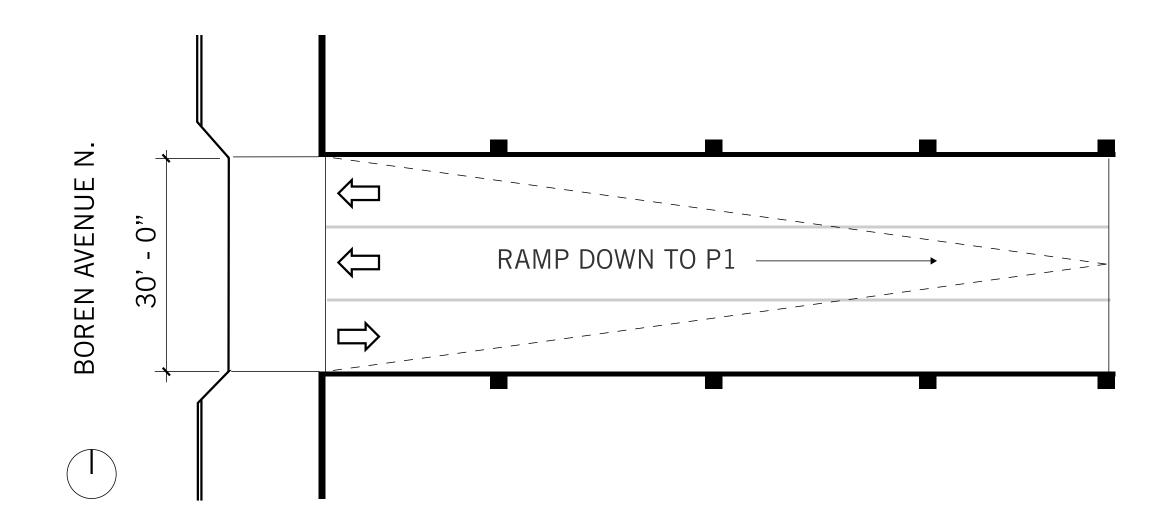




DEPARTURE 3 (PREFERRED OPTION) / CURB CUT WIDTH

B. Width of curb cut - For two way traffic, the minimum width of curb cuts is 22 feet, and the maximum width is 25 feet, except that the maximum width may be increased to 30 feet if truck and auto access are combined per subsection 23.54.030.F.2.b.2;

Benefit: In order to maintain the design intent for the green streets at Thomas and John, and retain the historic structure of the Seattle Times Printing Production Plant on Fairview Avenue North, the applicant proposes that any curb cuts for the site be located on Boren Avenue North. Unlike Fairview Avenue North, which is a multi-lane arterial, Boren Avenue has less traffic and will provide safer access in and out of the site. Limiting curb cuts to this street, the applicant proposes that only one, wider curb cut, that combines auto and truck access, be made in order to minimize the impact of vehicular entries on the pedestrian experience at this street. This is especially important given that the west entry into the E/W through-block connection will also be located on Boren Ave. The applicant would like to ensure that this entry has prominance on the Boren facade and that it is inviting to the public per SLU guideline CS2-4.b.2.

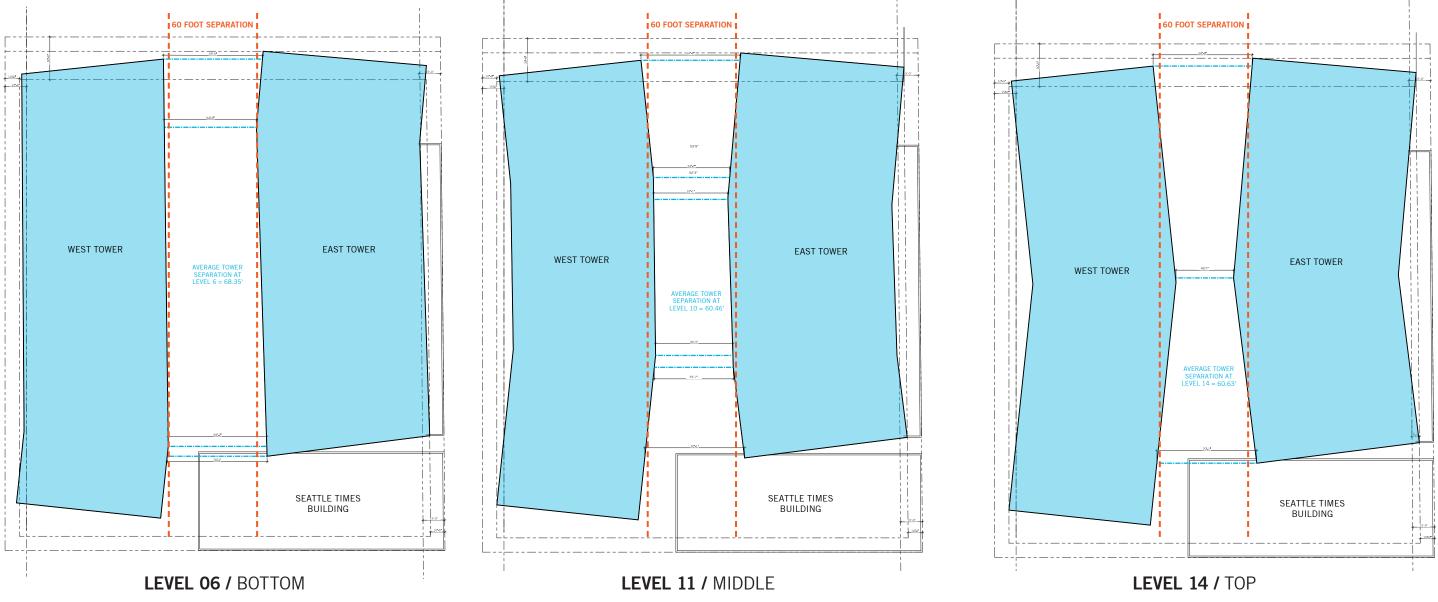




DEPARTURE 3 (PREFERRED OPTION) / AVERAGE TOWER SEPERATION

C. Tower Separation - A minimum separation of 60 feet is provided between all portions of structures on the lot that exceed the limit on podium height shown on Map A for 23.48.245. If the lot includes a qualifying Landmark structure, an average separation of 60 feet is permitted;

Benefit: The applicant is proposing to shape the two office towers in order to consider the massing of the development at the street space and skyline scales, as well as the pedestrian. The faceted form is intented to be experienced from many viewpoints and distances, using shading, texture, and varying planes to create visual interest (Shape & Design All Sides, DC2-4.b). The tower facades along Boren and Fairview Avenues fold to lean away from the street, opening up the streetroom along these view corridors leading toward South Lake Union. The folded facades within the courtyard will serve to direct movement through the site to connect the Seattle Times Park and the Troy Block Arcade. The north and south ends of these towers are left vertical but oriented with the movement of the bent towers in order to face the site's four prominent views: downtown, South Lake Union, the Olympics and the Space Needle. Additionally, the N/S orientation and placement of these towers is intended to better meet design guideline DC2-4.b, which states that the form should reduce shadow impacts at the ground plane and afford greater space and light between nieghboring developments. Lastly, the alignment of the towers with the N/S courtyard will maximize solar exposure at the ground plane to support sustainable landscaping and an active pedestrian experience (CS1-I).









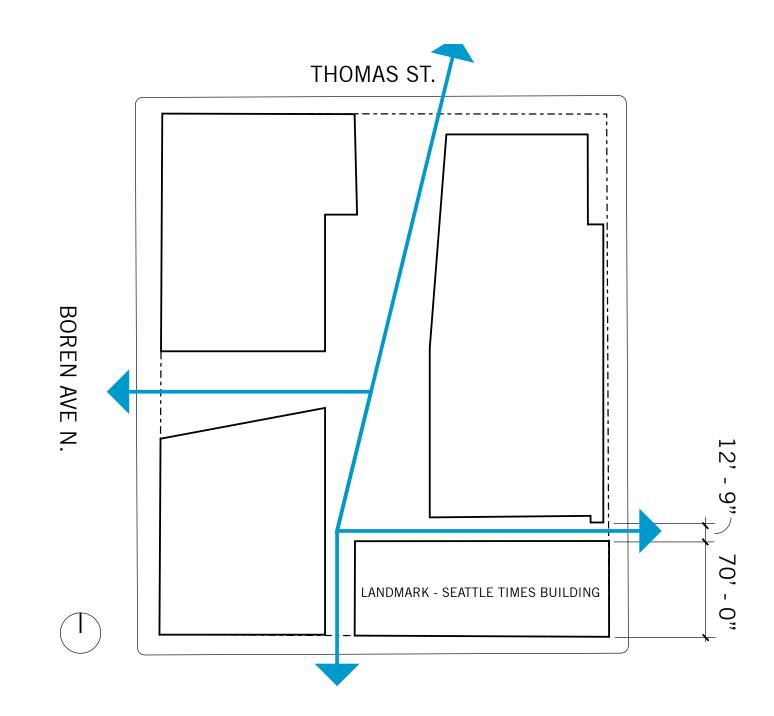
Enns Gauthier

DEPARTURE 3 (PREFERRED OPTION) / CURBCUT WIDTH

D. **Through-block Pedestrian Connection -** Per section 24023.48.240.H.3 the Director may allow modifications for the connection if the applicant demonstrates that alternative treatments will better serve the development by enhancing pedestrian comfort and promoting greater use of the connection. The applicant proposes to modify the minimum distance for the through-block intersection at Fairview Ave N to 70' from the south lot line in order to allow the intersection to occur at the gap between the two landmark structures on site. The width of the gap between the two structures is 12'9". The applicant therefore proposes that the 15' minimum width requirement be eased at this location before opening up to ensure a 25' average width along the length of the connection.

Benefit: Locating the Fairview Ave at-grade entry to the through-block connection between the two existing landmarked structures restores and reactivates the history of the site (CS3-II-ii-iv). This intersection location will also align with the existing E/W passage across the avenue at the Cascade Apartments, linking these two open spaces to encourage pedestrian movement to the residential part of the neighborhood (PL1-1). The passage through the building at the Fairview Ave entry will be minimally covered by a skylight along its length to feel open to the sky.

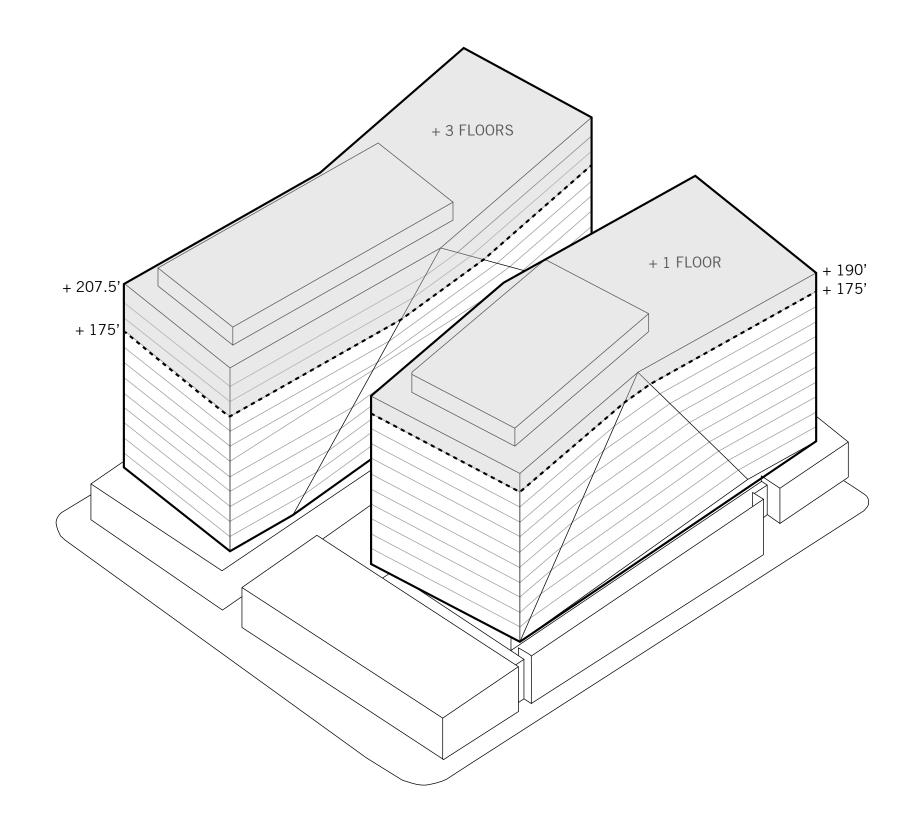
The addition of the N/S courtyard open space connecting John and Thomas streets will merge with the E/W through-block connection to increase activity (PL1-1.a) and create an open campus that takes advantage of the site's configuration to maximize solar exposure, express topography, and allow for sustainable landscaping (CS1-1). Linking the streets in addition to the avenues will also encourage safe pedestrian movement; Fairview Ave N is a five lane arterial that would not provide a comfortable pedestrian crossing. Additionally, the N/S courtyard will connect two major neighborhood amenities that are part of an important open space network in this part of South Lake Union: Troy Block Arcade and the future Seattle Times Park (PL1-1.c.). The courtyard, open to the sky for a majority of its length, will allow views through the entire block in order to discourage closed campuses and provide a public passage that captures pedestrian interest through public art, seating, water features and native landscaping (PL2-2.a-c, and CS3-4-c).





TEXT AMENDMENT

A. **Building Height** - Additional density negotiated with the city will increase the height limit on this site. The additional density is negotiated in consideration of preserving the Seattle Times Park along with the apparent loss of density and below grade parking areas.

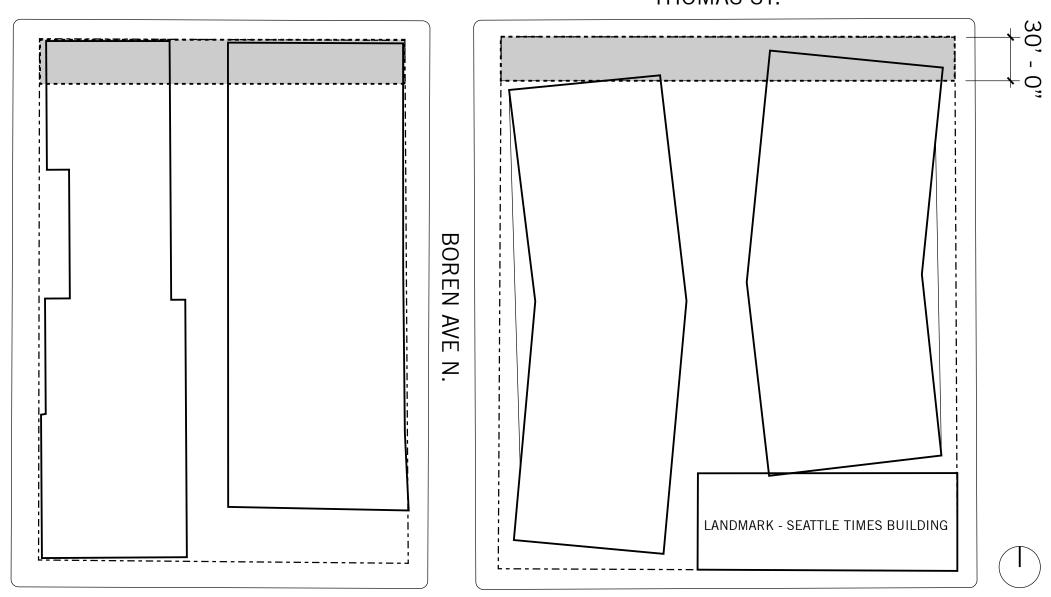






TEXT AMENDMENT

B. East Tower within 30' of upper-level setback on Thomas Street - Per meeting with Landmarks on March 30th (notes provided on pg 18 of this package) the East Tower was pushed north to allow no part of the tower to overhang over the Seattle Times Office Building.



THOMAS ST.







TEXT AMENDMENT

C. **Skybridges** - These lightweight, highly transparent bridges, will take advantage of their underside to create pieces of art that will add pedestrian interest through the N/S courtyard and enhance the sculpted form of the two towers.



Precedent - Sky Bridge - Skywalk Rennwag Vienna





PERKINS+WILL



SLU GREEN STREET STANDARDS

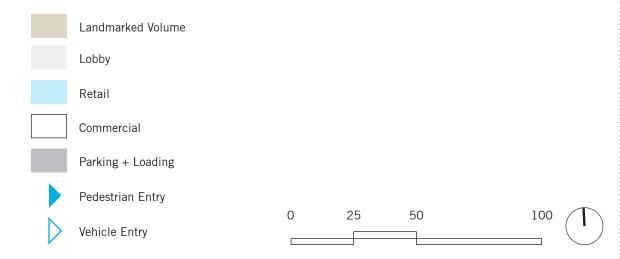


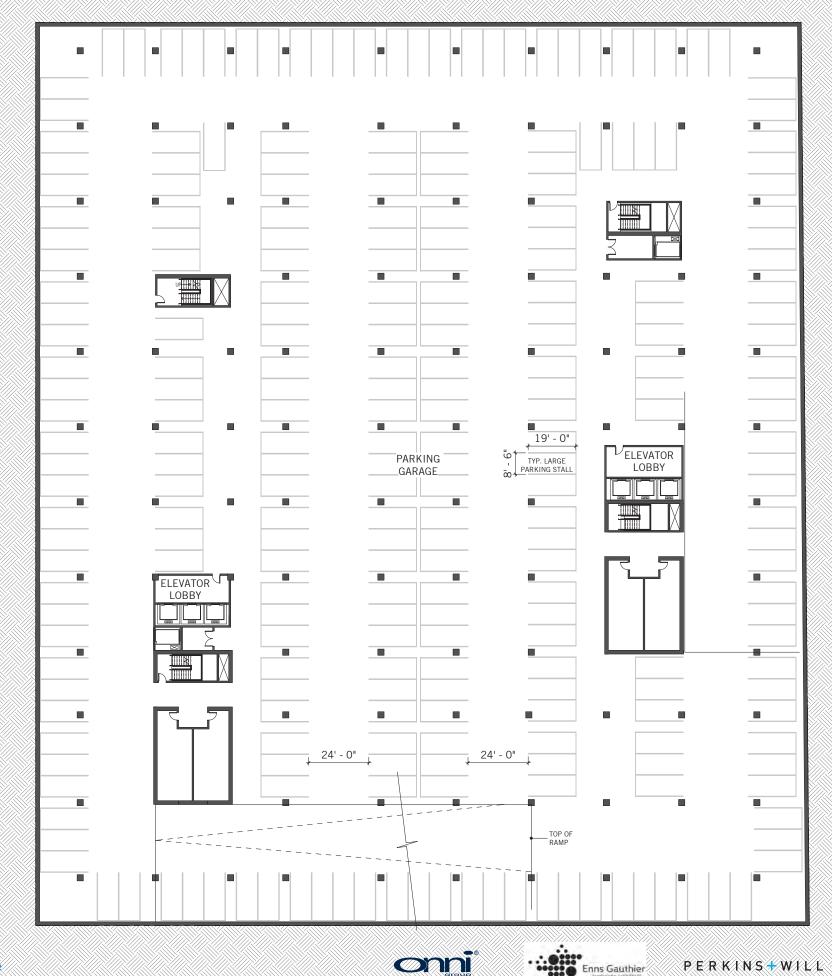
SLU Concept Plan for Thomas and John Streets Image: 2.9 Urban Village Neighborhood

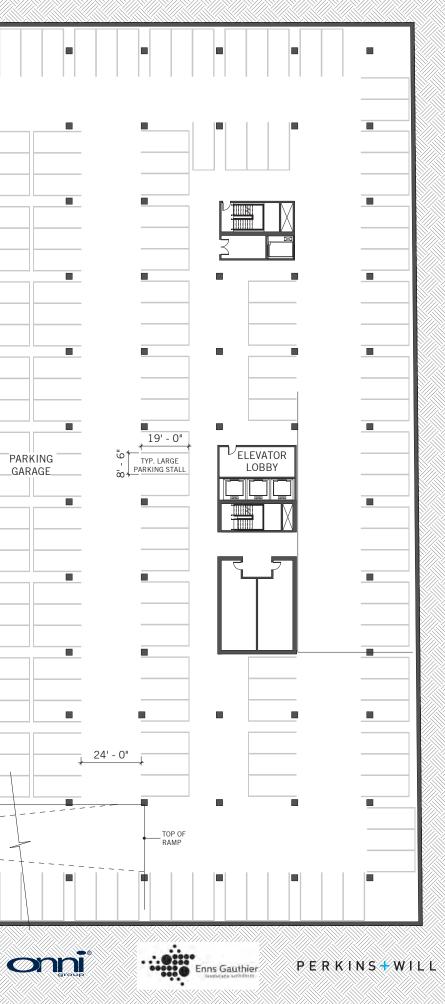




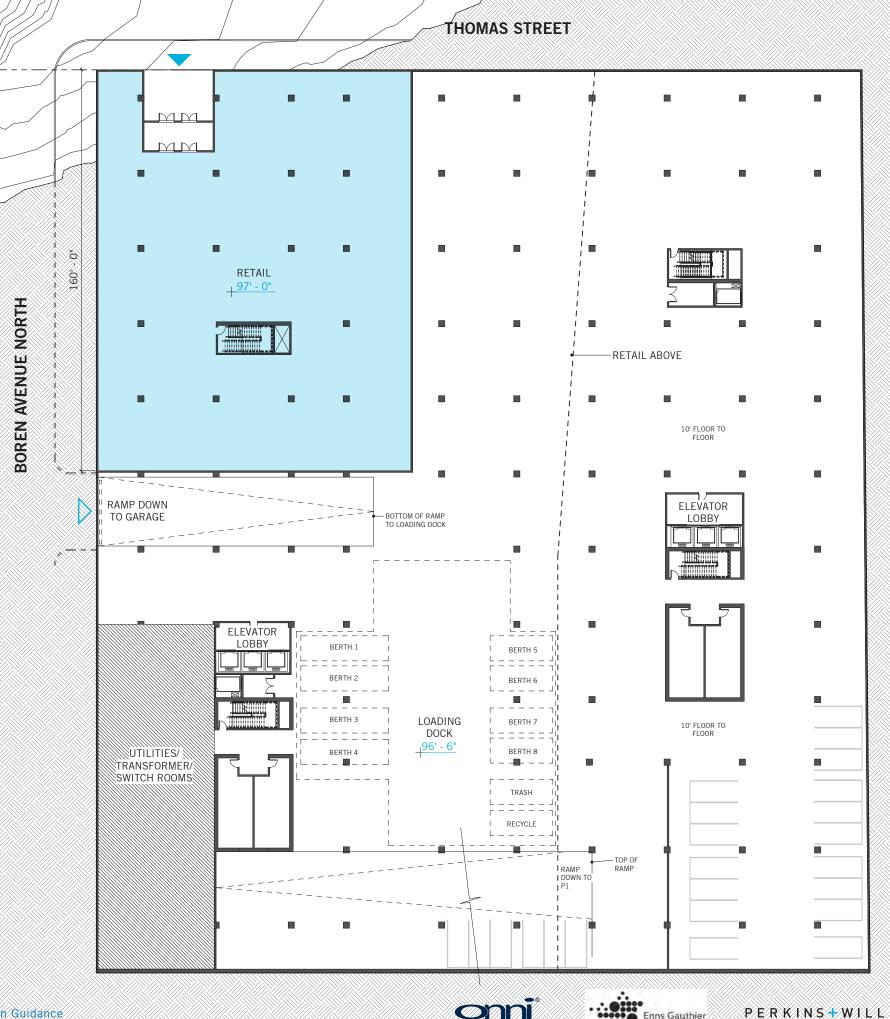
CONCEPT 3 FLOOR PLANS / TYPICAL PARKING LEVEL

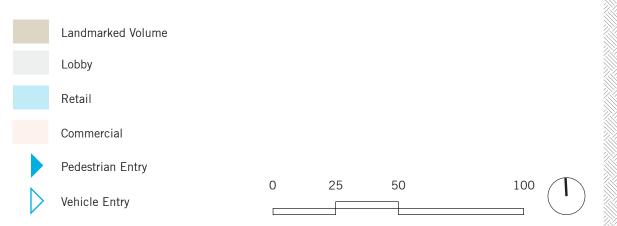


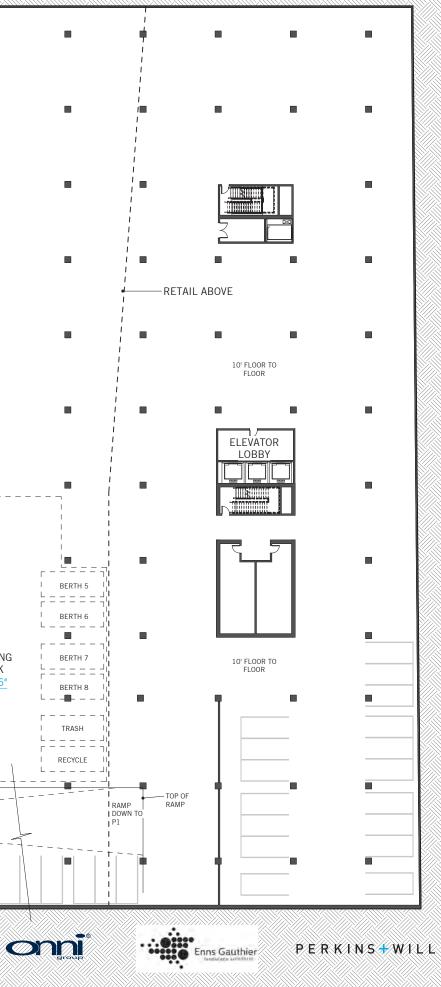


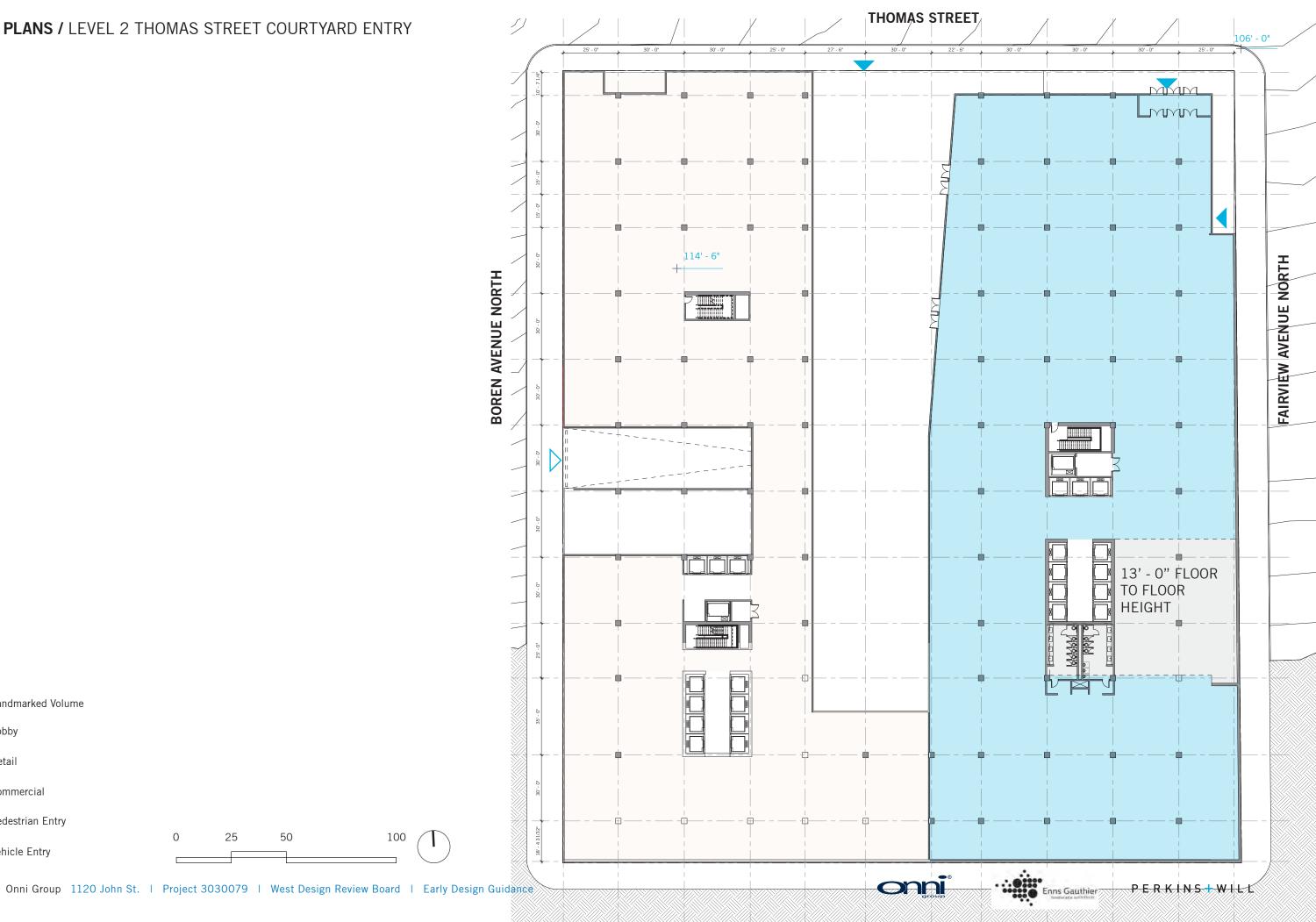


FLOOR PLANS / LEVEL 1 RETAIL ENTRY









Landmarked Volume

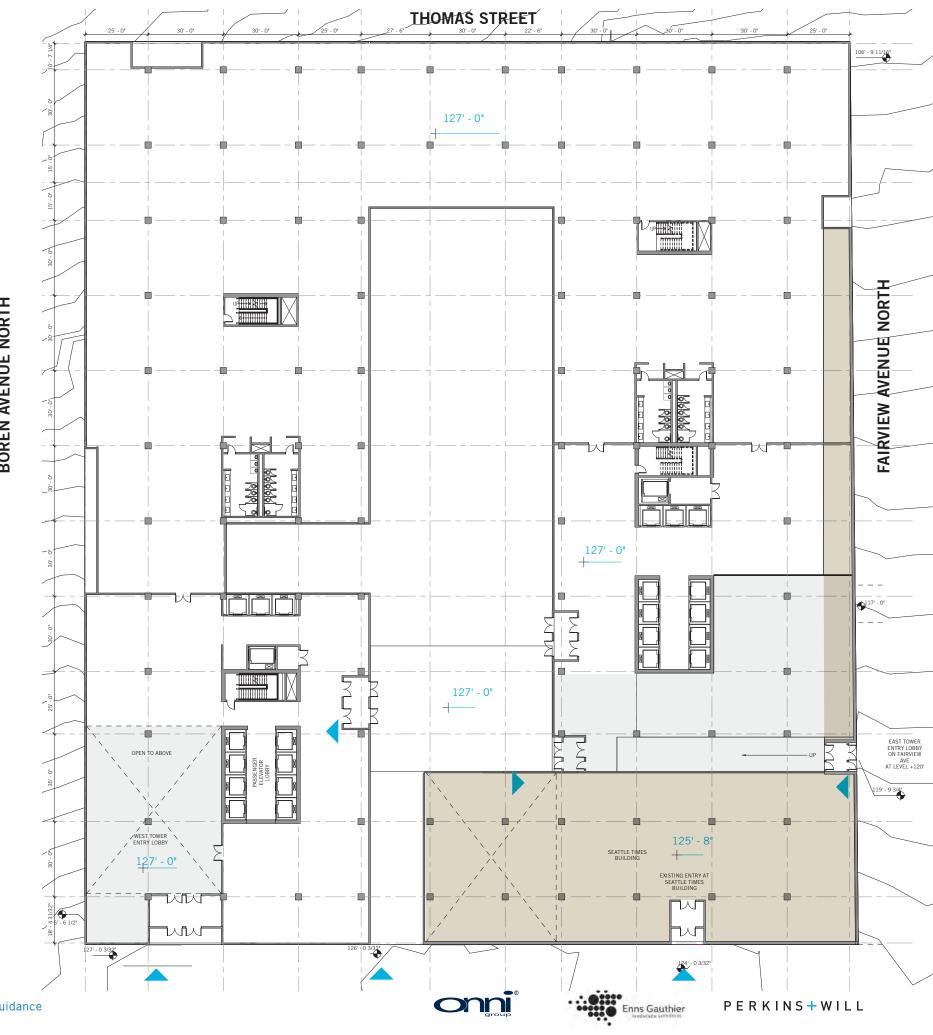
Lobby

Retail

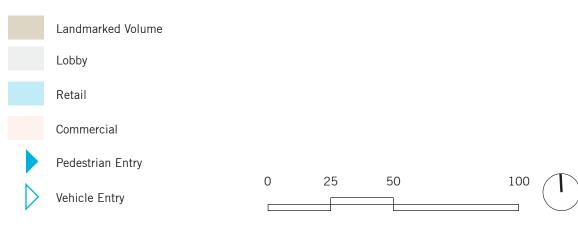
Commercial

Pedestrian Entry

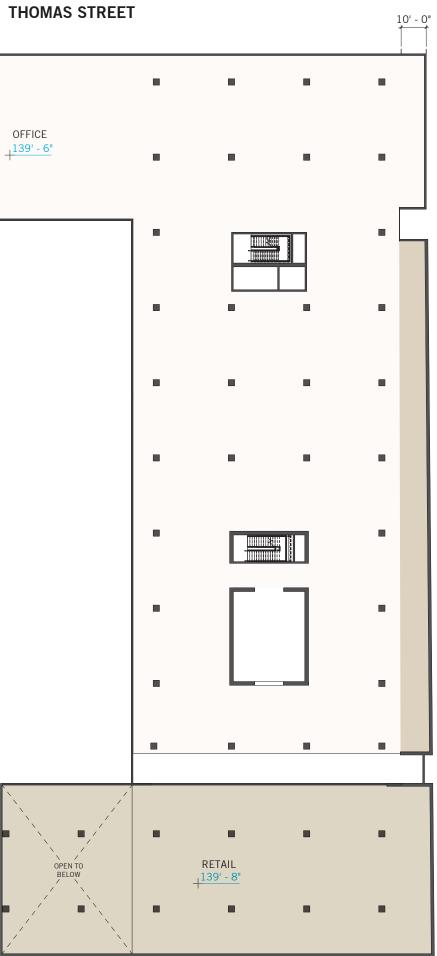
Vehicle Entry











Landmarked Volume

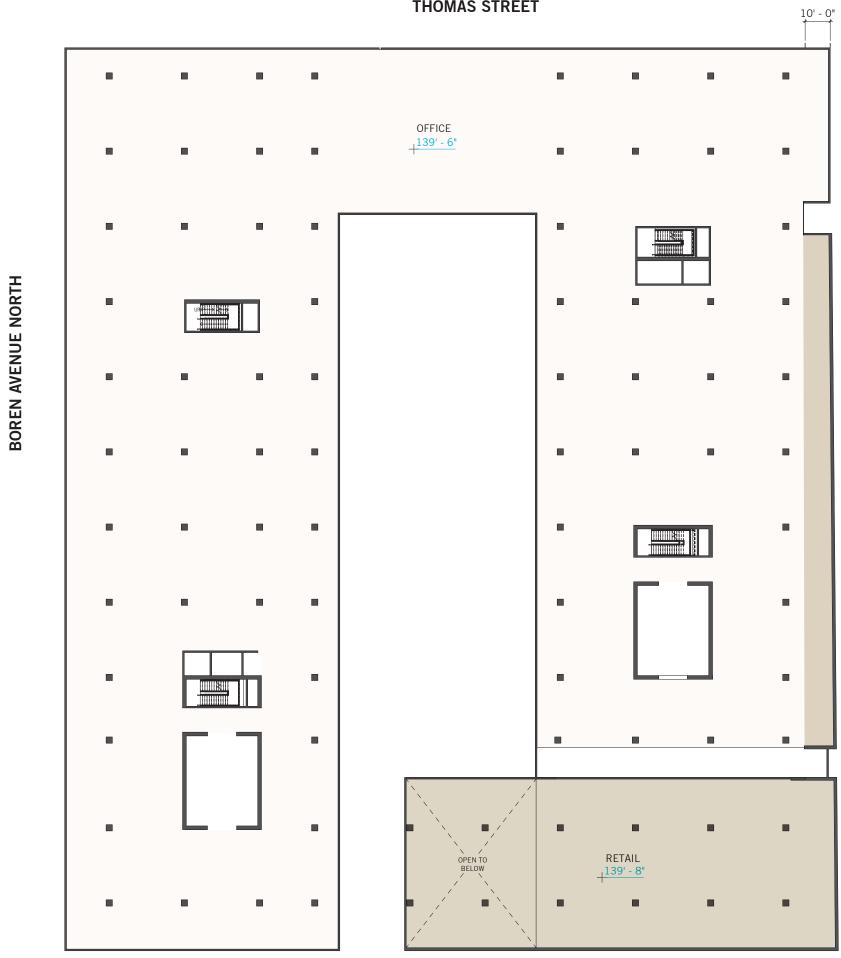
Lobby

Retail

Commercial

Pedestrian Entry

Vehicle Entry





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