

815 9th AVENUE

# EARLY DESIGN GUIDANCE

NOVEMBER 28, 2018



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# 4.0 SITE PLAN

**PARCEL NUMBER:** 8590400875

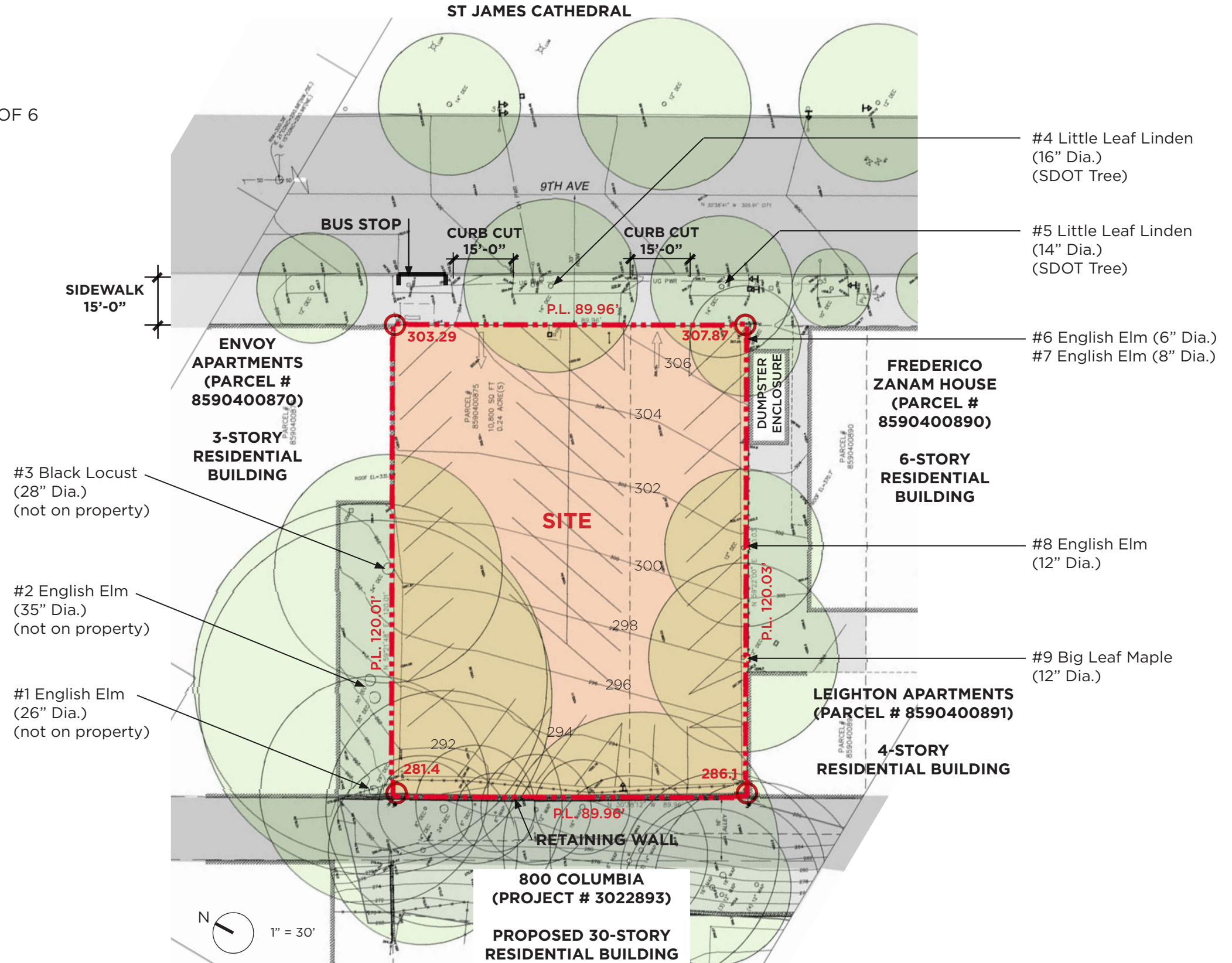
**SITE ADDRESS:** 815 9th AVENUE

**LEGAL DESCRIPTION:**  
TERRY'S 1ST ADDITION 3 & NLY 1/2 OF 6

**LOT SIZE:** 10,800 SF

**CURRENT USE:** PAID PARKING LOT

SITE PLAN: EXISTING



ZONING MAP

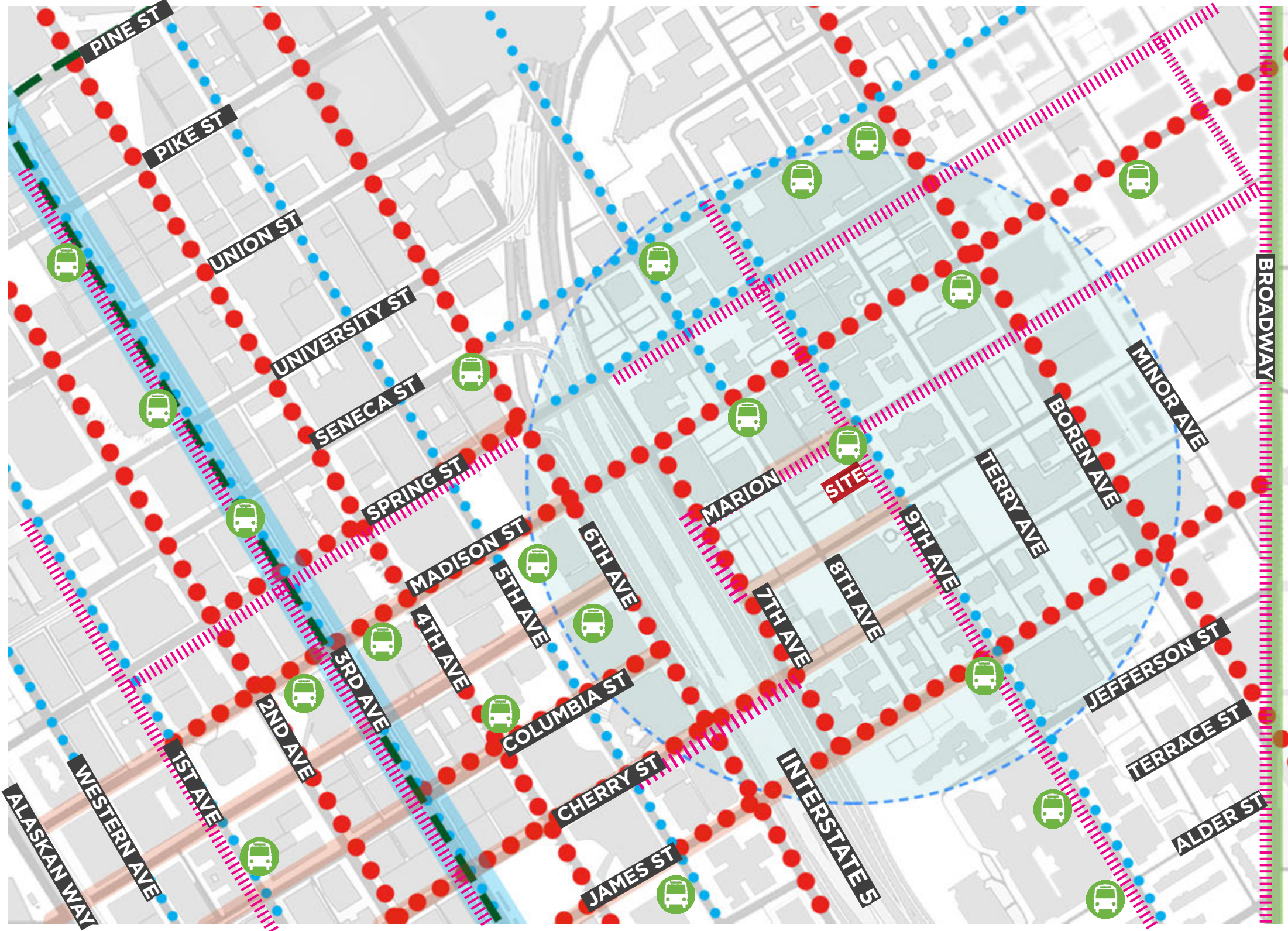


LEGEND

- DOC1 U / 450-U
- DMC 340 / 290-440
- NC3 - 160 NC3-170 (M)
- MAJOR INSTITUTION OVERLAY
- HR
- MR

# 5.0 URBAN DESIGN ANALYSIS

## ACCESS MAP



## LEGEND

- Interstate 5
- Principal Arterial
- Minor Arterial
- Collector Arterial
- Transit Corridor
- Light Rail
- Street Car
- BUS Bus Stop
- Bicycle Path
- 5 Minute Walking Radius
- Streets with Slope Greater than 9%



**1 800 Columbia Street**  
30-Story Residential Building



**2 Westbank Frye Highrise**  
707 Terry Avenue  
33-Story Residential Building



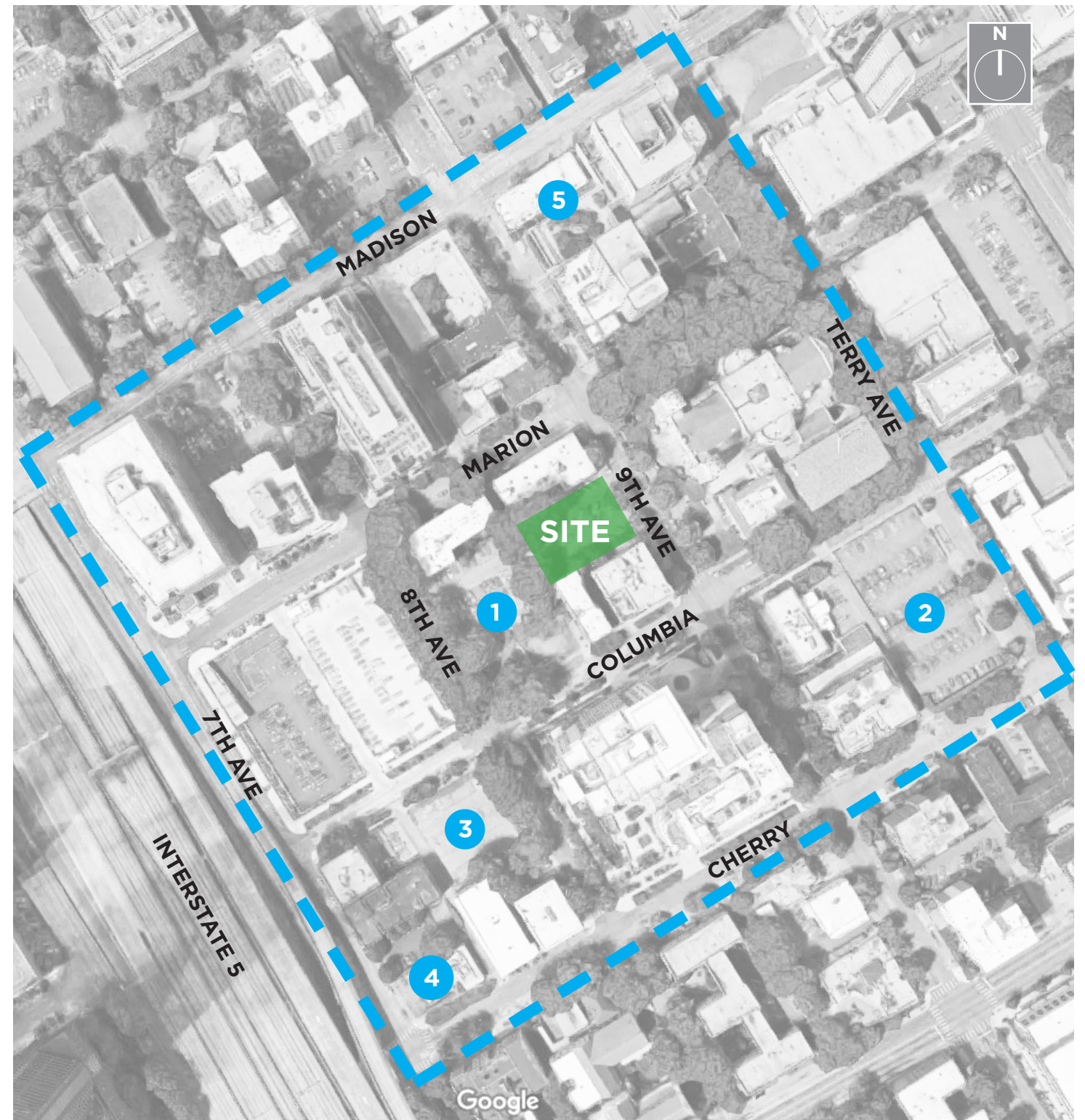
**3 Skyline 2 - 8th Avenue**  
21-Story Senior Living Apartment Building



**4 Plymouth On First Hill**  
7-Story Residential Building

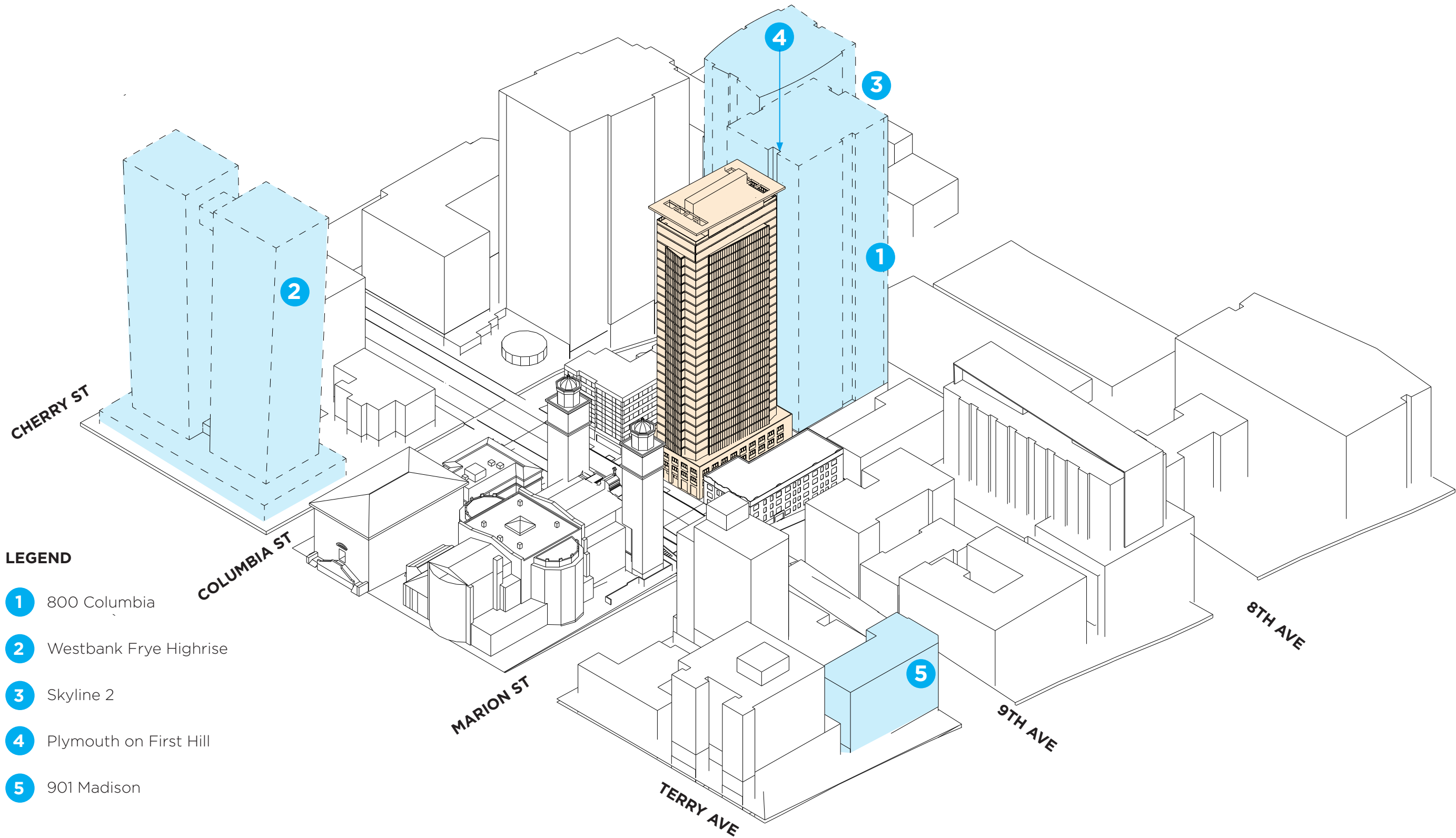


**5 901 Madison Street**  
17-Story Mixed-Use Building



## 5.0 URBAN DESIGN ANALYSIS

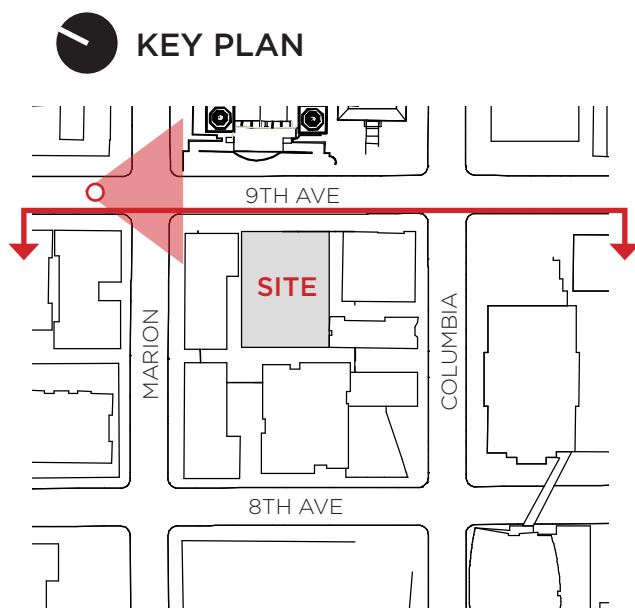
### 3D AXON: PROPOSED AND NEW NEIGHBORHOOD DEVELOPMENT



STREET ELEVATION - 9th AVENUE LOOKING WEST



VIEW FROM 9th AND MARION LOOKING SOUTH



St James Cathedral



Envoy Apts



## 5.4 URBAN DESIGN ANALYSIS

STREET ELEVATION - 9th AVENUE LOOKING EAST

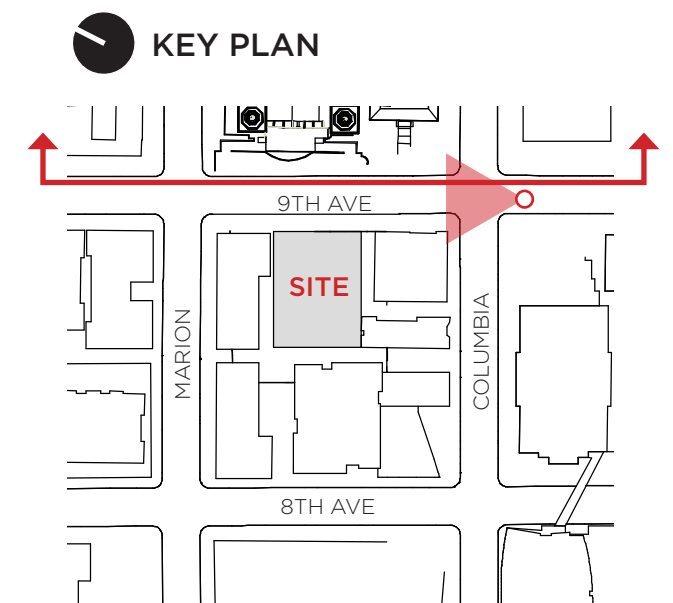


VIEW FROM 9th AND COLUMBIA LOOKING NORTH



Frederico Zanam House

St James Cathedral



DEVELOPMENT STANDARDS SUMMARY

**Address:** 815 9th Ave, Seattle WA 98104

**Parcel Number:** 8590400875

**Parcel Size:** 10,800 sf (90' x 120')

**Zoning:** HR

**Applicable Code Section** SMC 23.45 Multi-Family

**Permitted Uses**

(Table A for 23.45.504)

Residential Use - Permitted outright

General sales and services (Ground floor commercial uses) - Permitted outright per 23.45.532

**Base and Maximum Floor Area Ratio (FAR)**

(SMC 23.45.510)

Base FAR: 8.0 for lots 15,000 sf or less

Max FAR: 13.0 for structures 240' or less

14.0 for structures over 240'

Floor area exempt from FAR limits:

- All underground stories
- Enclosed common amenity area in HR zones
- Mechanical equipment allowance: 3.5% of gross floor area
- Ground floor commercial uses in HR zones with a minimum floor to floor height of 13' and a minimum depth of 15'

**Structure Height**

(SMC 23.45.514)

Base Height Limit: 160'

Max. Height Limits: 240' / 300'

Conditions for structures over 240' (SMC 23.45.516):

- (1) Average residential gross floor area per story above height of 45' does not exceed 9,500 sf
- (2) No parking is located at or above grade
- (3) Landscaped open space for at least 25% of lot area at grade, or Landscaped, common amenity area for at least 20% of lot area at grade

Rooftop features may extent 15' above height limit if combined total coverage of all roof features do not exceed 20% of roof area, or 25% of roof area if the total includes screened mechanical equipment.

**Max Lot Coverage:** None

**Setbacks**

(Table C for 23.45.518 , Structures over 85' in height)

Front (below 45' / above 45'): 7' average, 5' min.none / 10'

Side (below 45' / above 45'): 7' average, 5' min. / 20'

Alley (below 45' / above 45'): None if existing alley is 16' wide / 10'

Permitted Projections into Setbacks (SMC 23.45.518 - HR Setbacks):

Bay windows and other features that provide floor area may project a maximum of 2' into required setbacks if they are no closer than 5' to anyproperty line, and no more than 10' in width

**Amenity Area**

(SMC 23.45.522)

5% of gross residential floor area

No more than 50% of enclosed amenity area

**Parking Requirements**

(SMC 23.54.015)

Residential Parking: No minimum requirement (Table B for 23.54.015)

Sales and Services Parking: 1 space for each 500 sf (Table A for 23.54.015)

Parking Access: Alley access required

Bicycle Parking:

Residential requirements: 1 per 1 dwelling unit for the first 50 spaces, additional spaces are required at three-quarters the ratio (Table D for 23.54.015)  
1 per small efficiency dwelling units

Commercial requirements: 1 per 4,000 sf (long-term)

1 per 2,000 sf (short-term)

**Loading Requirements**

(SMC 23.45.532)

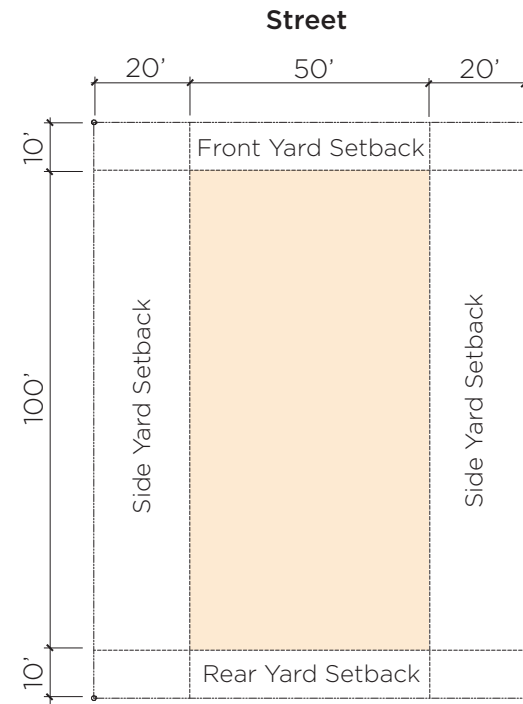
No loading berths required for ground-floor commercial uses.

**Environmentally Critical Area:** 40% steep slope

**Ground Floor commercial uses:** Single business: 4,000 sf max  
Multi-purpose retail sales: 10,000 sf max

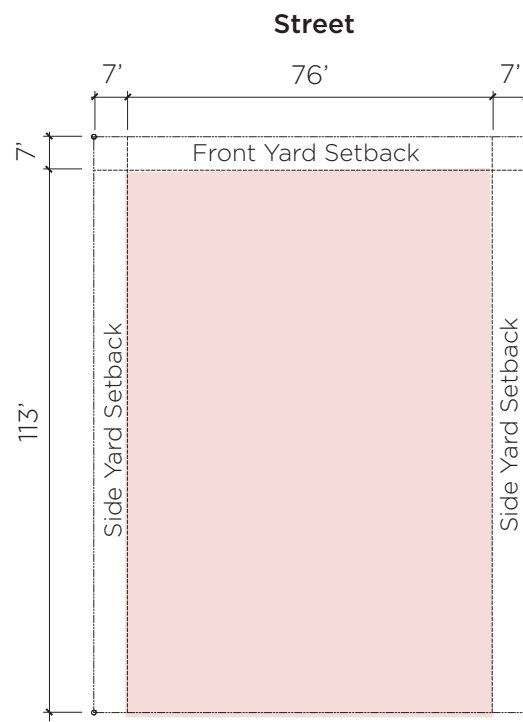
# 6.0 ZONING DATA

REQUIRED SETBACKS ABOVE 45'



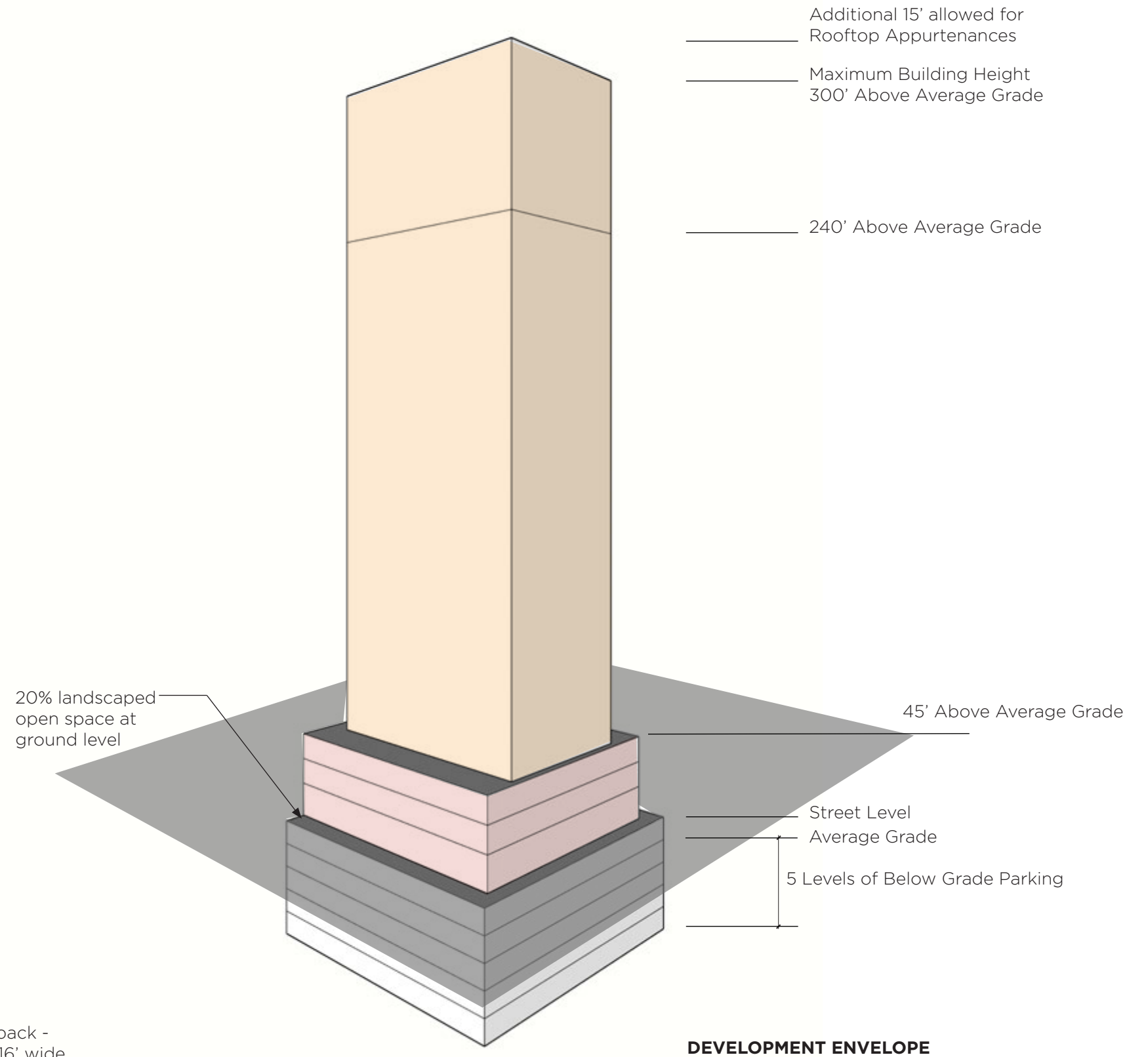
Alley

REQUIRED SETBACKS 45' AND BELOW

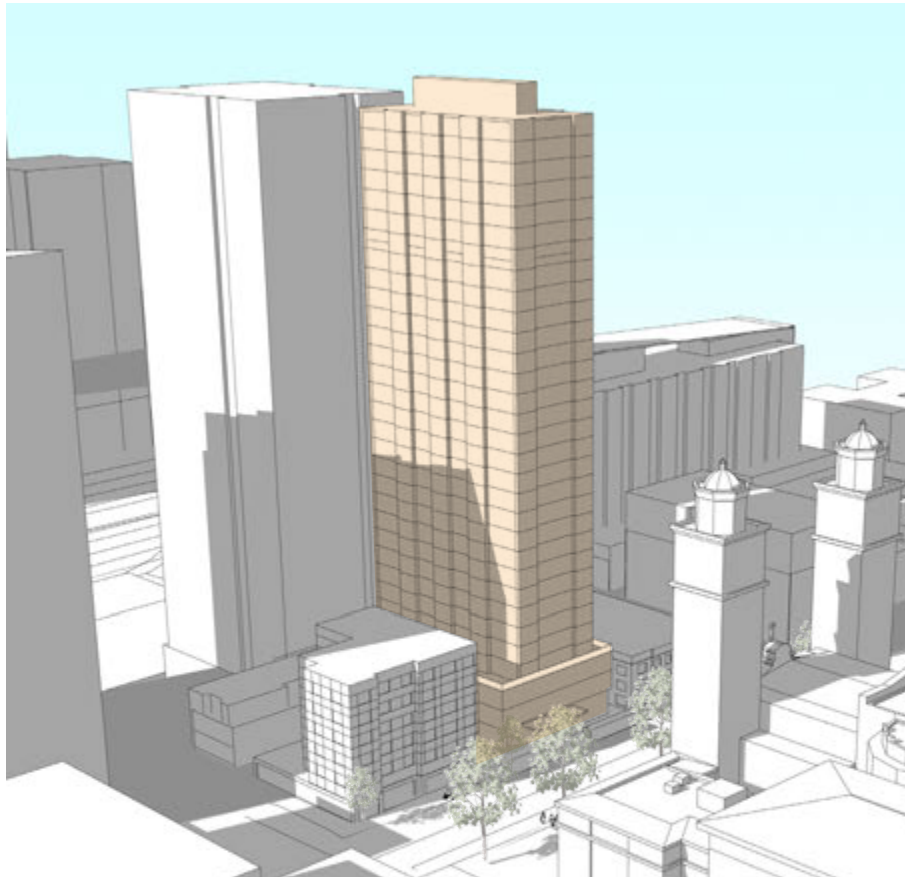


No required setback - Existing alley is 16' wide

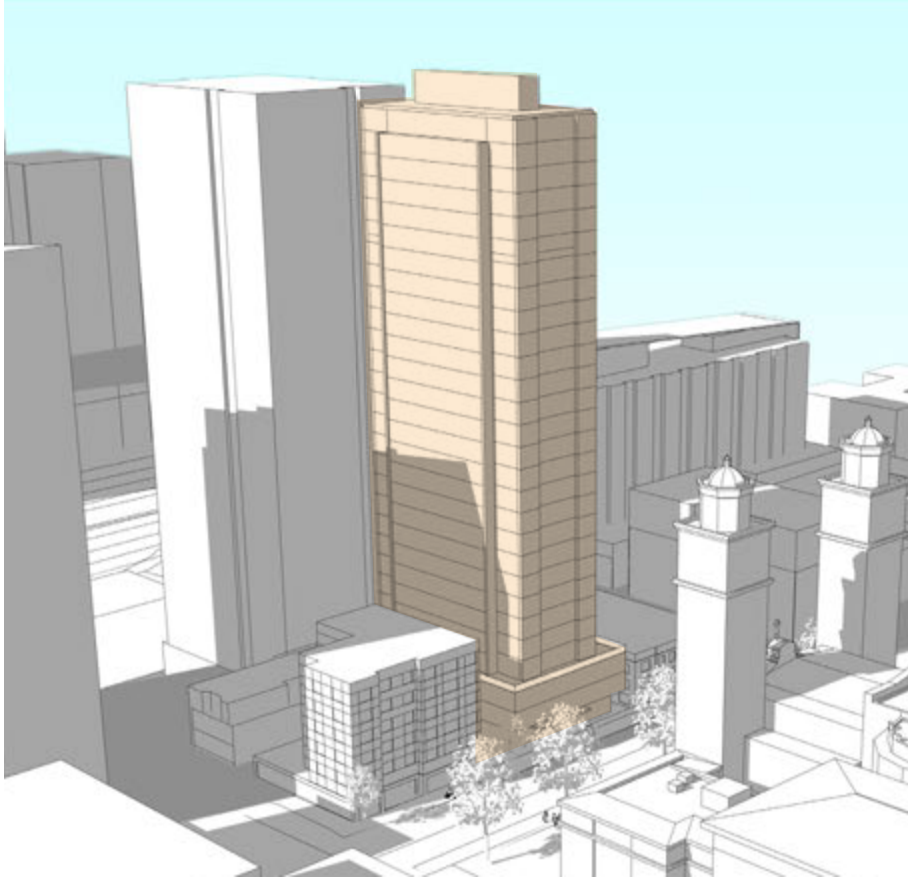
MAXIMUM DEVELOPMENT ENVELOPE



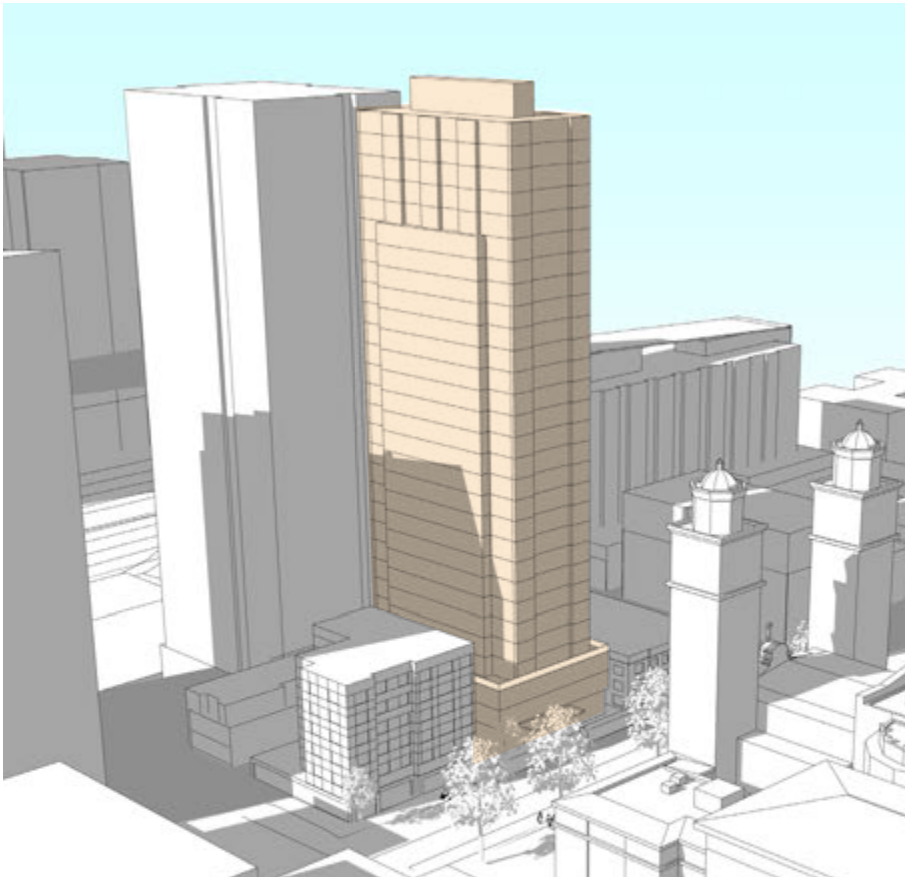
# PREVIOUS EDG SCHEMES



OPTION 1



OPTION 2



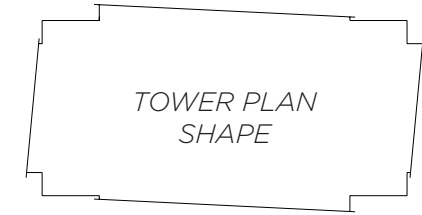
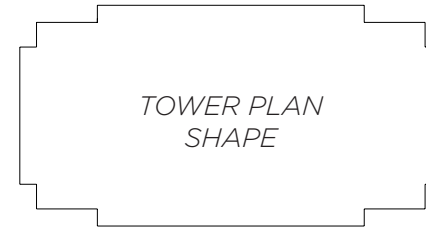
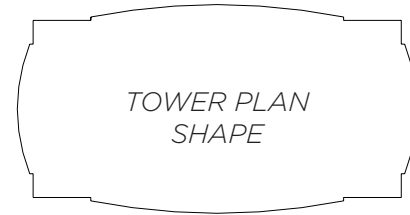
OPTION 3

## 7.0 EDG RESPONSE

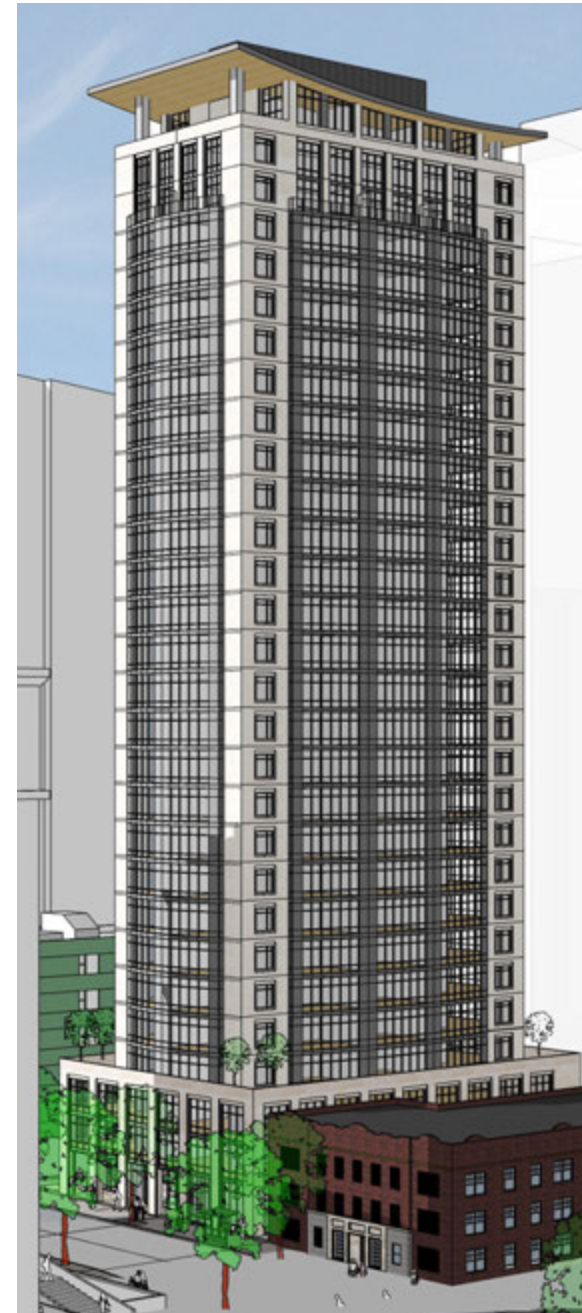
### DESIGN REVIEW BOARD COMMENTS

<i>Massing proposals are too similar and too conservative for the neighborhood, provide more creative architectural concepts</i>	13
<i>Demonstrate how the building will function at varying scales, both at the level of the skyline, and at the pedestrian scale</i>	14
<i>Show how materials will play a part in articulating and detailing the requested two architectural concepts</i>	14
<i>Explain how the podium reinforces the architectural concept, and provides a successful transition between pedestrian level and the tower above</i>	14
<i>Show how ground level setbacks, the upper level massing, and facade articulation have been informed by the existing condition, but also set a positive precedent for the pedestrian experience along the street</i>	15
<i>Demonstrate how the podium datum relates to adjacent structures</i>	15
<i>Demonstrate how the facade articulation references adjacent structures</i>	16
<i>Demonstrate how the podium character will complement the St. James Cathedral</i>	16
<i>Retail uses should be maximized, residential lobby should be minimized</i>	17
<i>Bus stop should be incorporated into building design</i>	18
<i>Terrace the retaining walls along the side of the building</i>	19
<i>Clarify how vehicle circulation will occur without use of the alley</i>	20
<i>Locate space for residential loading</i>	20
<i>Provide adequately sized trash room for the number of residential units provided</i>	21

*“The Board agreed the proposed massing options were too conservative for the evolving First Hill neighborhood context. The Board challenged the design team to demonstrate more creativity and artistry in the building design.”*



The provided 3 options vary both in material application but also in massing, providing unique possibilities for the site and the First Hill neighborhood



OPTION A: CURVED SCHEME



OPTION B: RECTANGULAR SCHEME



OPTION C: ANGLED SCHEME

## 7.0 EDG RESPONSE

*“The Board agreed that the building will need to function at two scales-- the pedestrian level and within the Seattle skyline. At the second Early Design Guidance Meeting, the team should demonstrate how the building will be perceived at both scales.”*

*“The board requested further study demonstrating: How the podium reinforces the architectural concept and provides a successful transition between pedestrian levels and the tower above”*

*“At the 2nd Early Design Guidance Meeting, the Board requested... Visual representations demonstrating how the fenestration, material application, and detailing will further articulate the architectural concept at the pedestrian scale and within the Seattle Skyline.”*



All options work to integrate with their surroundings at a variety of scales. At street view, the podium’s low, tripartite form blends in with other buildings in the area, while at the level of the skyline it contributes visual interest and asserts its own unique identity in the fast-developing First Hill neighborhood. Successful transitions between these scales is done through consistency in material color and window openings, binding the portions of each scheme together in a cohesive whole.

“The Board requested further study demonstrating: How the podium datum relates to adjacent structures.”

“The Board requested further study demonstrating: How ground level setbacks, the upper level massing, and facade articulation have been informed by the existing condition, but also set a positive precedent for the pedestrian experience along the street”

The top of the podium in all options is 3 storeys tall, and 36'-0" above grade, similar to other low rise buildings in the immediate area. This ensures the building remains unobtrusive at street level despite its large size. Aligning the podium's front facade with other buildings on the street furthers this concept.





## 7.0 EDG RESPONSE

*“The Board requested further study demonstrating: How the podium character will complement the Saint James Cathedral.”*



OPTION A: utilizes a white granite podium with large scale windows to respond to the color, material, and monumentality of the cathedral



*“The Board requested further study demonstrating: How the facade articulation references adjacent structures.”*



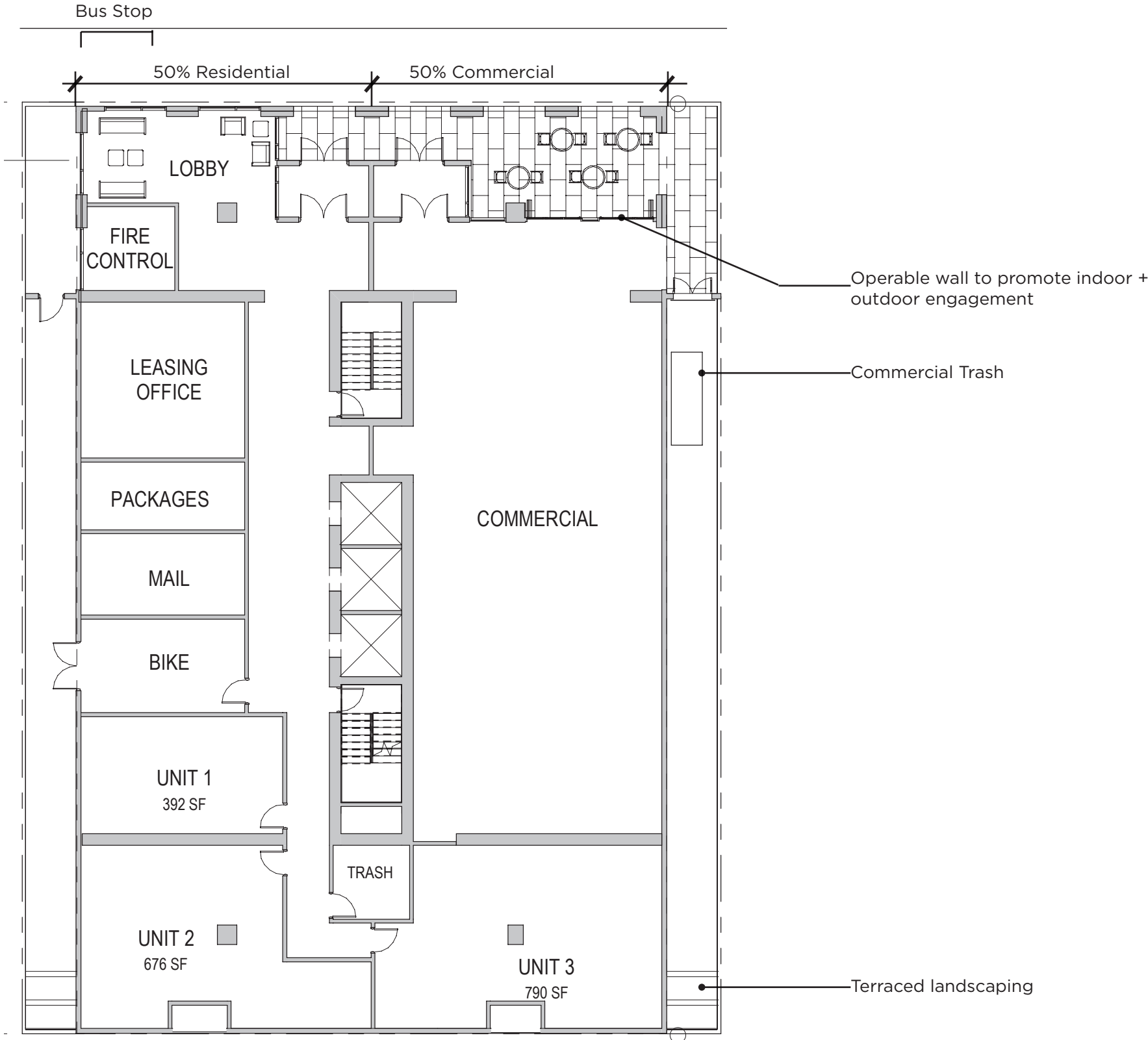
OPTION B: utilizes a red granite podium with large scale windows to respond to the color and monumentality of the cathedral, while referencing the color of the surrounding masonry buildings



OPTION C: utilizes a terra cotta masonry base with punched openings to respond to the residential attributes of the neighborhood



“The Board agreed that the 9th Avenue street level frontage should maximize retail uses, minimize the residential lobby, and the package rooms should be located to the interior of the structure.”



## 7.0 EDG RESPONSE

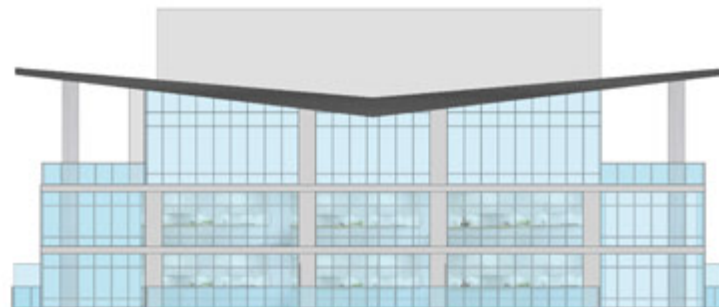
*“The Board encouraged the design team to work with SDOT to incorporate bus stop into the building.”*

Roof lines in all options will inform the bus stop roof. The bus stop itself will face inward from the street to maximize sidewalk width.

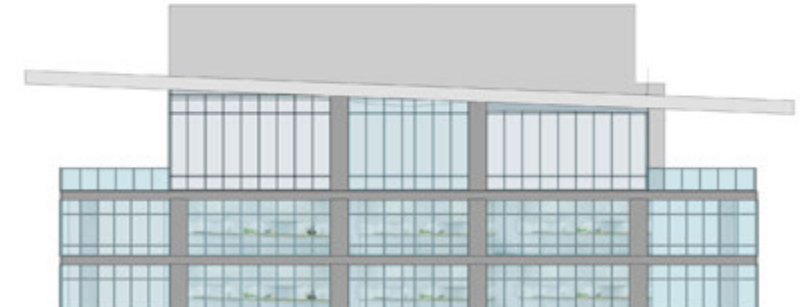
### OPTION A: CURVED



### OPTION B: RECTANGULAR

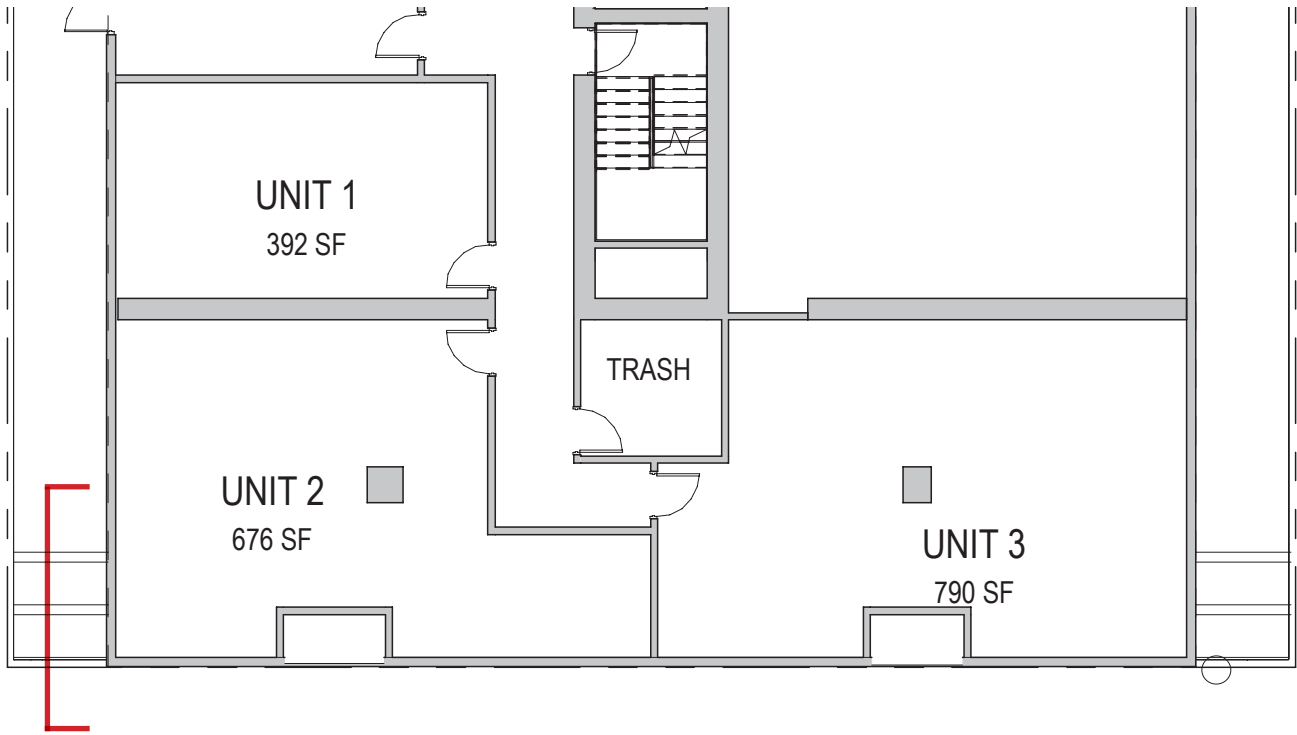
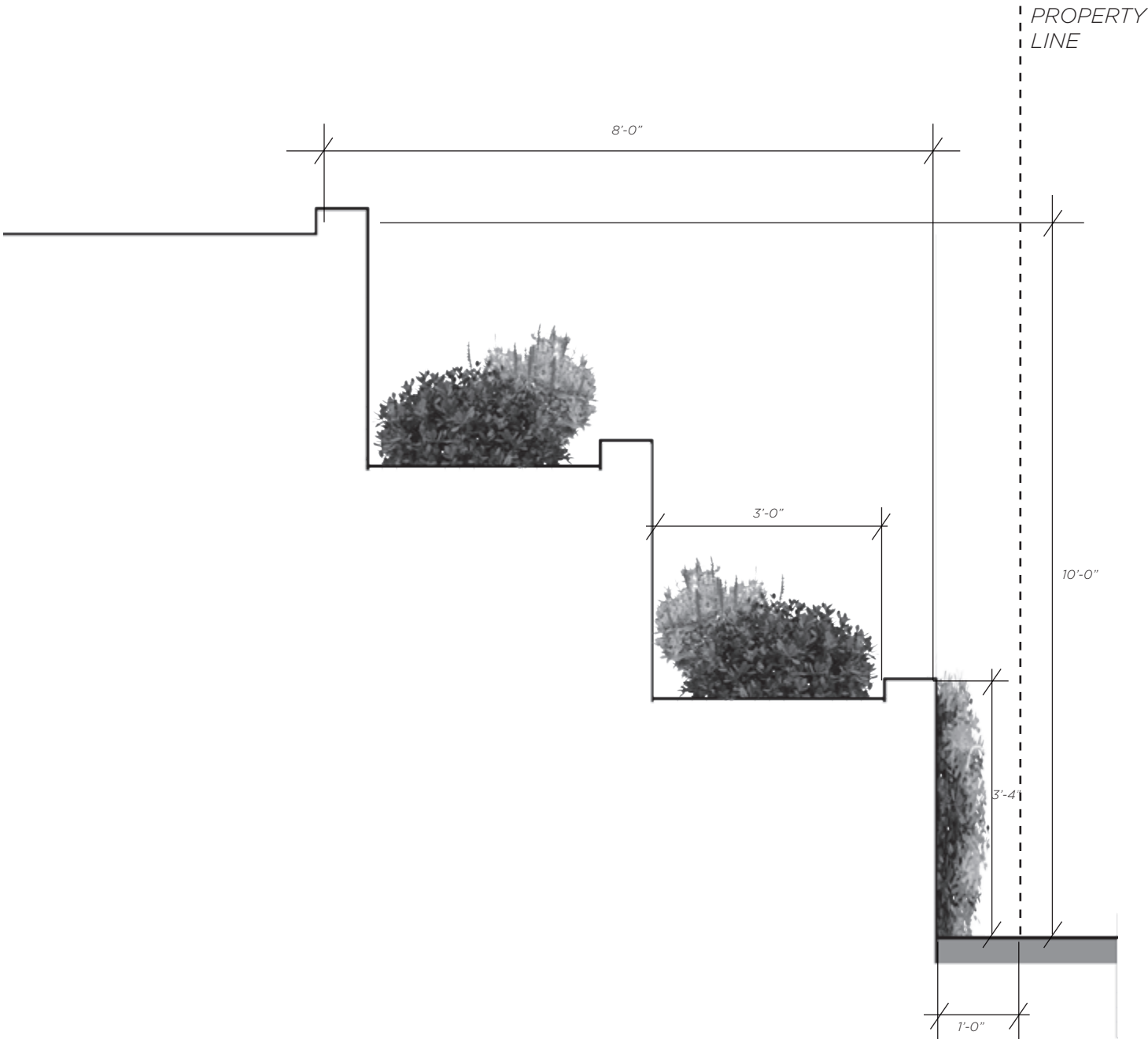


### OPTION C: ANGLED (PREFERRED)



**7.0 EDG RESPONSE**

*“The board urged the team to provide terraced retaining walls on the sides of the building rather than a large wall at the alley.”*



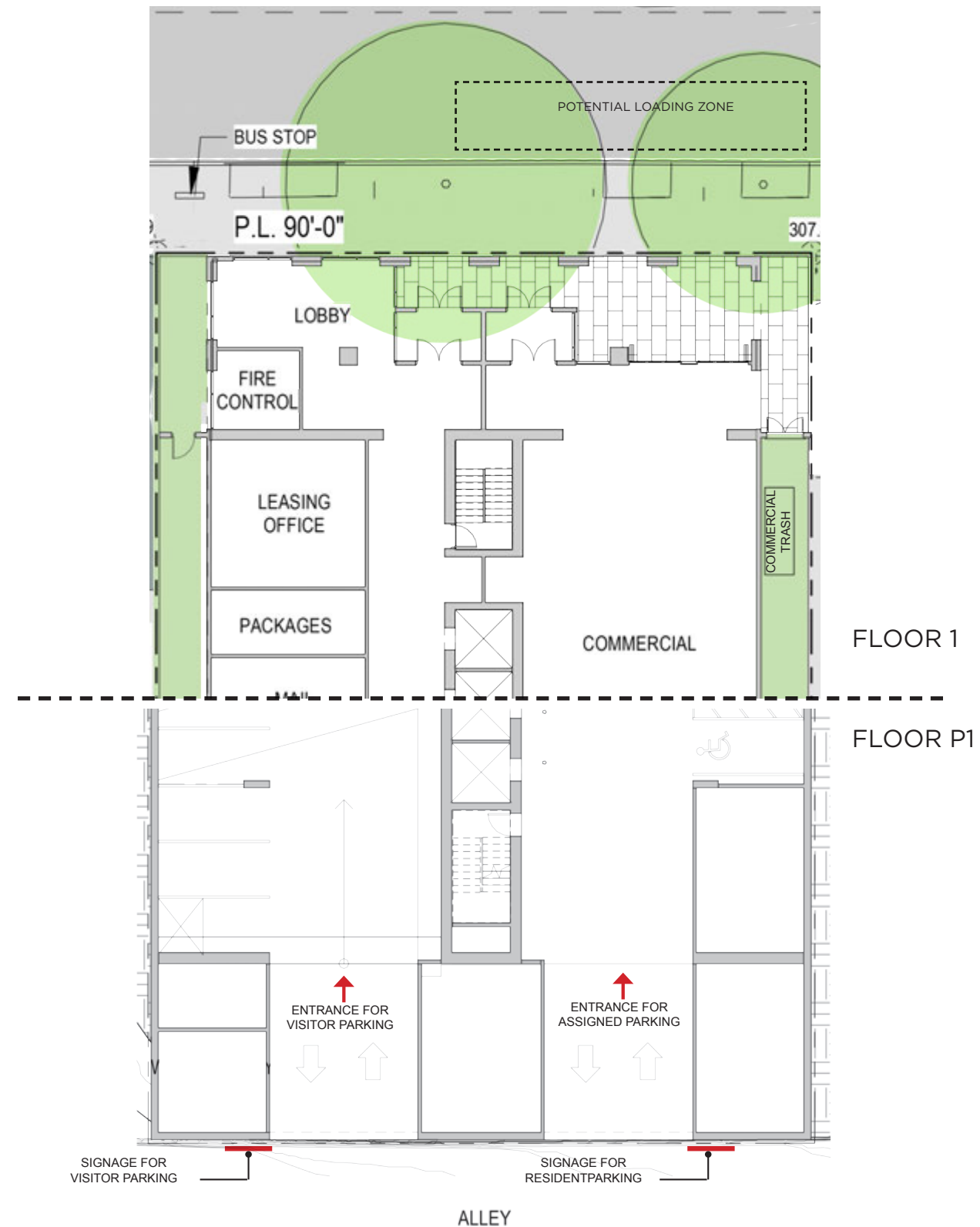
All options will incorporate terraced retaining walls (left), as well balconies in all units along the back of the podium (top)-- both moves will provide visual relief to the alley

## 7.0 EDG RESPONSE

*“The Board requested: Clarity on how vehicle circulation would occur without use of the alley.”*

All residents and employees will have assigned parking. Visitors will have designated parking from the north garage entry. Trash and loading for residents will happen from alley. We will work with SDOT to designate commercial loading and trash from 9th via loading zone.

*“The Board requested: The location for residential loading.”*



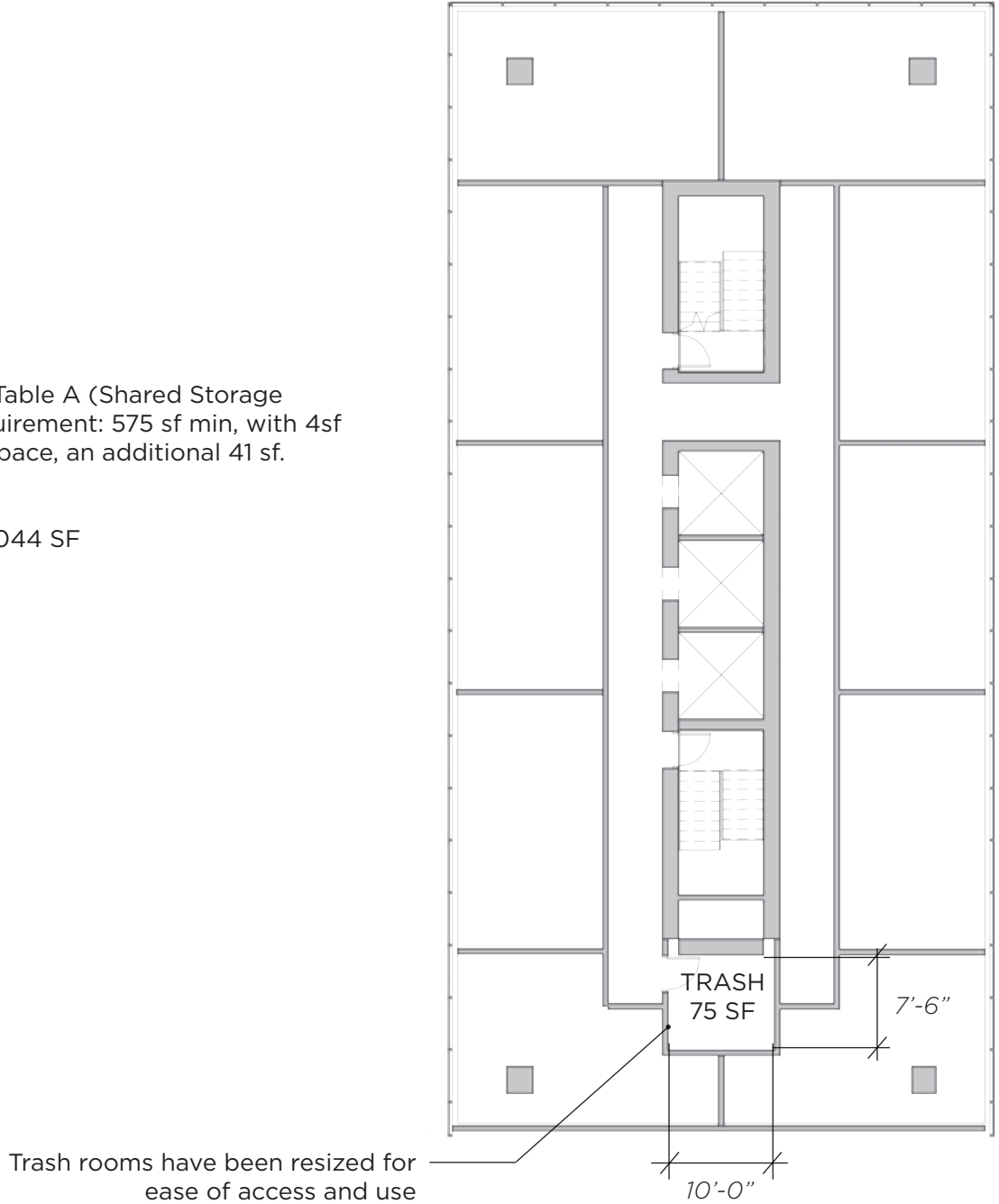
“The Board requested: An adequately sized trash room for the number of residential units provided.”

Seattle Land Use Code SMC23.54.040 Table A (Shared Storage Space for Solid Waste Containers) Requirement: 575 sf min, with 4sf for every unit above 100 sft. For retail space, an additional 41 sf.

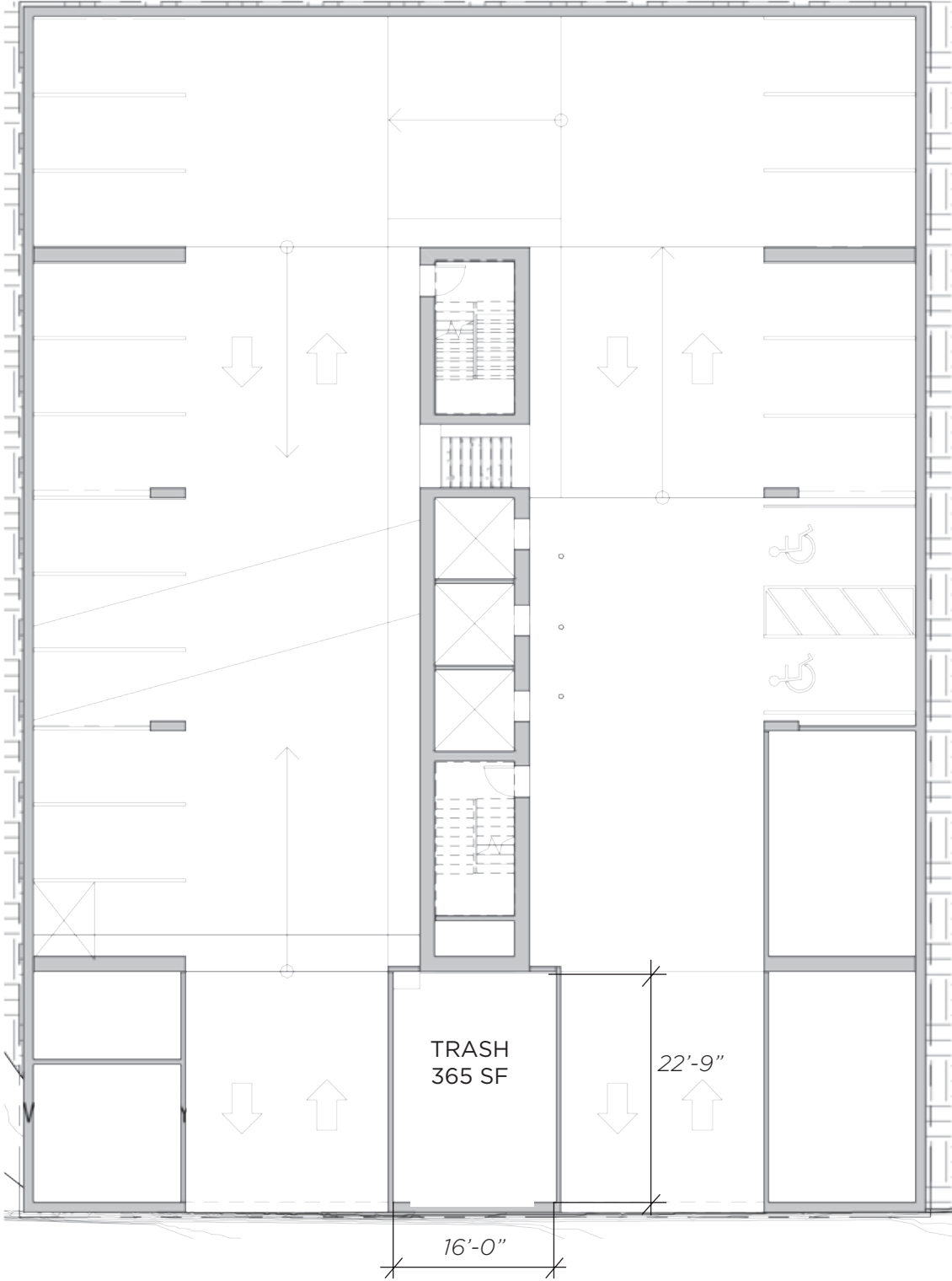
(276 units x 4sf) + 575sf + 41sf  
 TOTAL REQUIRED STORAGE SPACE: 2044 SF

PROVIDED STORAGE SPACE: 2540 SF

(29 res. floors x 75sf) + 365sf



TYP. FLOOR TRASH ROOM LOCATION



MAIN TRASH ROOM LOCATION (P2)

# MASSING OPTIONS



OPTION A: CURVED



OPTION B: RECTANGULAR



OPTION C: ANGLED



# **MASSING A**

# **CURVED SCHEME**

## OPTION A: CURVED SCHEME

### PROS

- Distinctive and prominent roofline
- Curved glass bays to create visual relief and add massing interest
- Monumental podium fenestration references scale and grandeur of church
- White granite cladding reflects material palette of the church

### CONS

- Corners of tower are solid, depriving units of prime views
- Roof shape does not conform to existing roof typologies in the neighborhood
- Architectural Style does not reflect new, contemporary buildings in the neighborhood



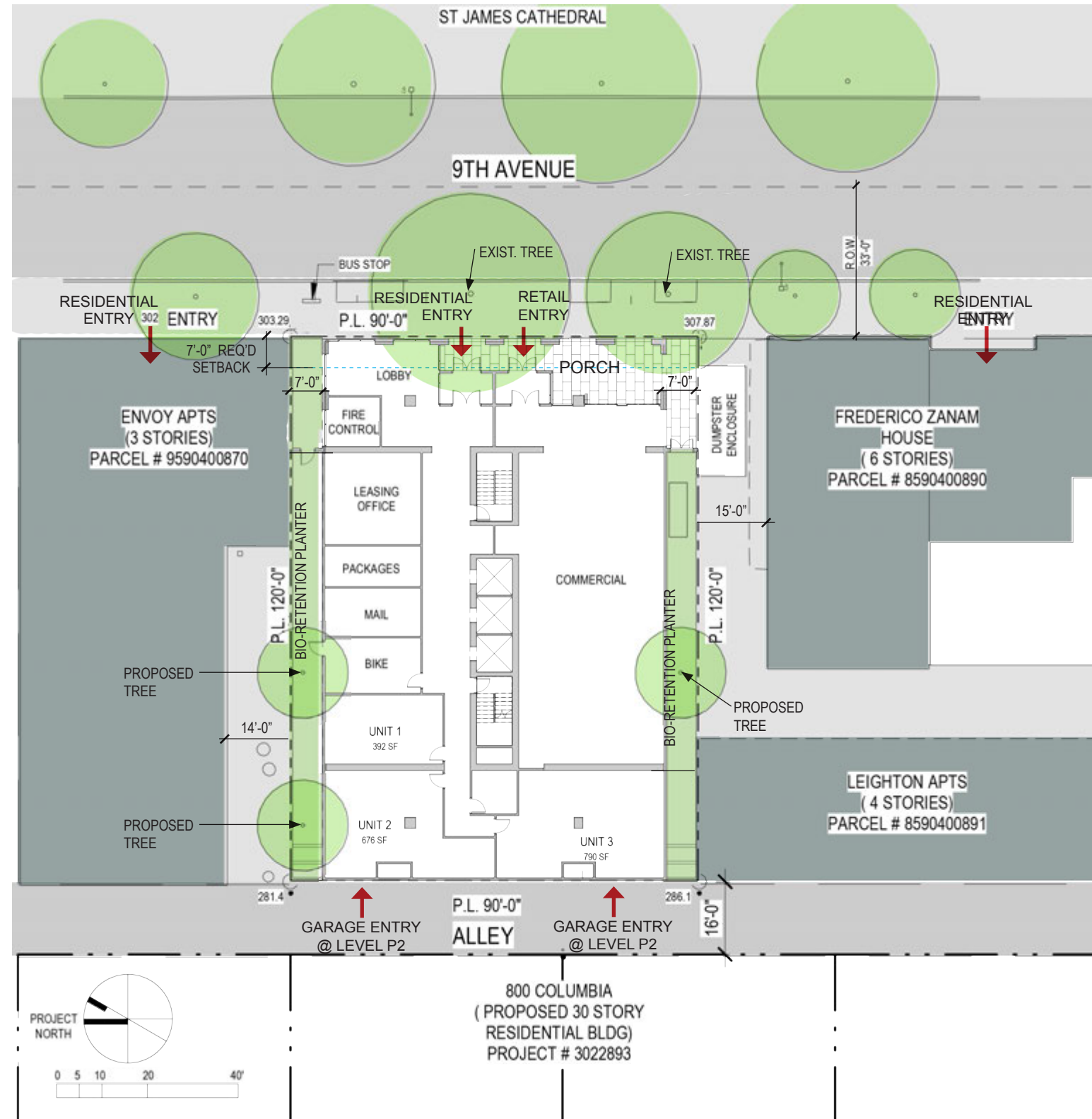
## 8.0 ARCHITECTURAL MASSING CONCEPTS





# 8.0 ARCHITECTURAL MASSING CONCEPTS

STREET LEVEL FLOOR PLAN

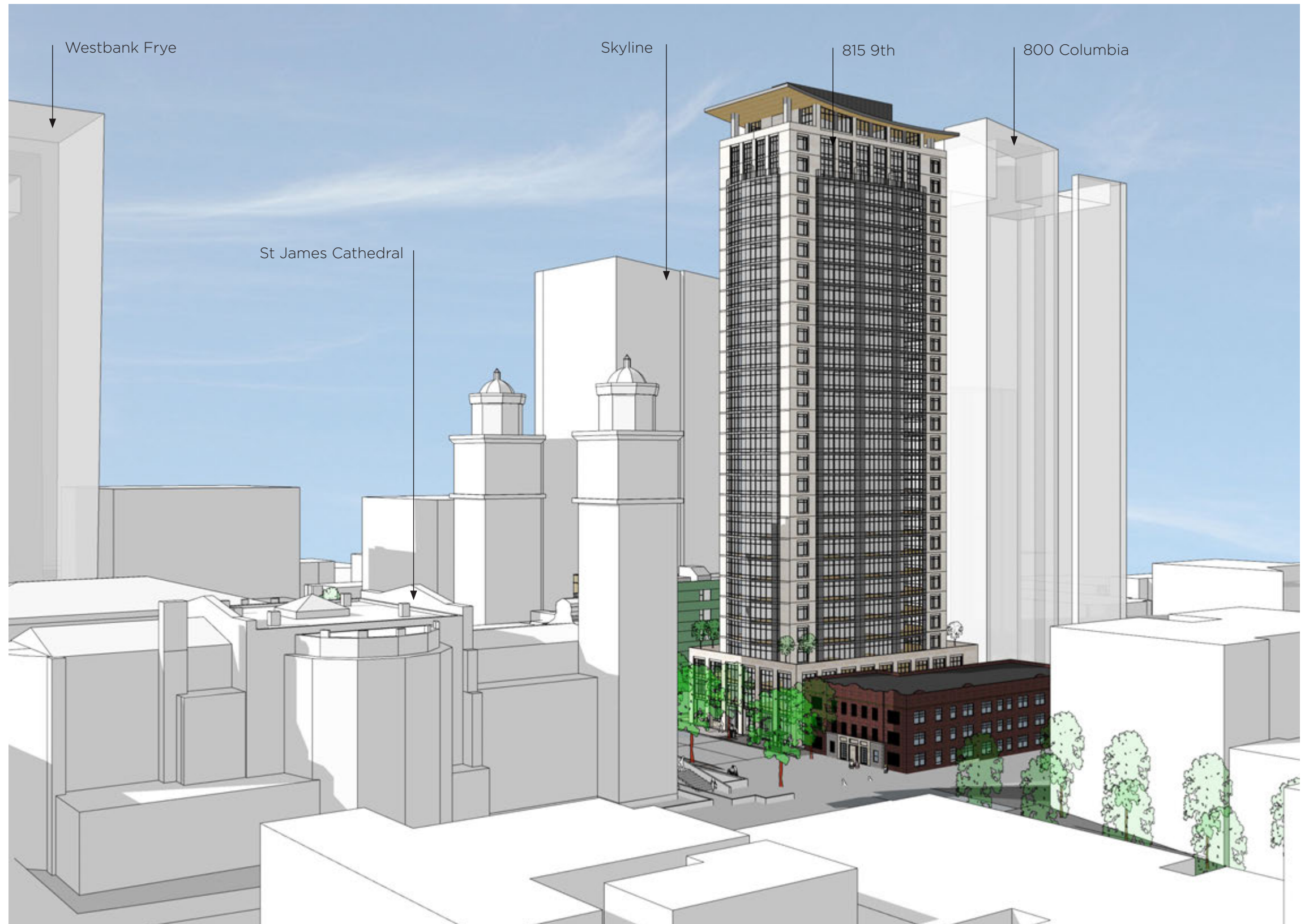
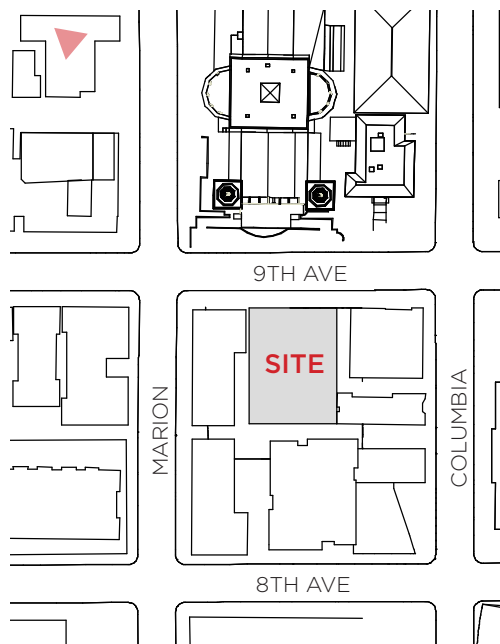


OPTION A

Concept Summary

Tower Height: 300'  
 Building Area: 151,200 sf  
 FAR: 14.0  
 No. of Floors: 29  
 Residences: 275 units  
 Parking Spaces: 102

KEY PLAN



## 8.0 ARCHITECTURAL MASSING CONCEPTS

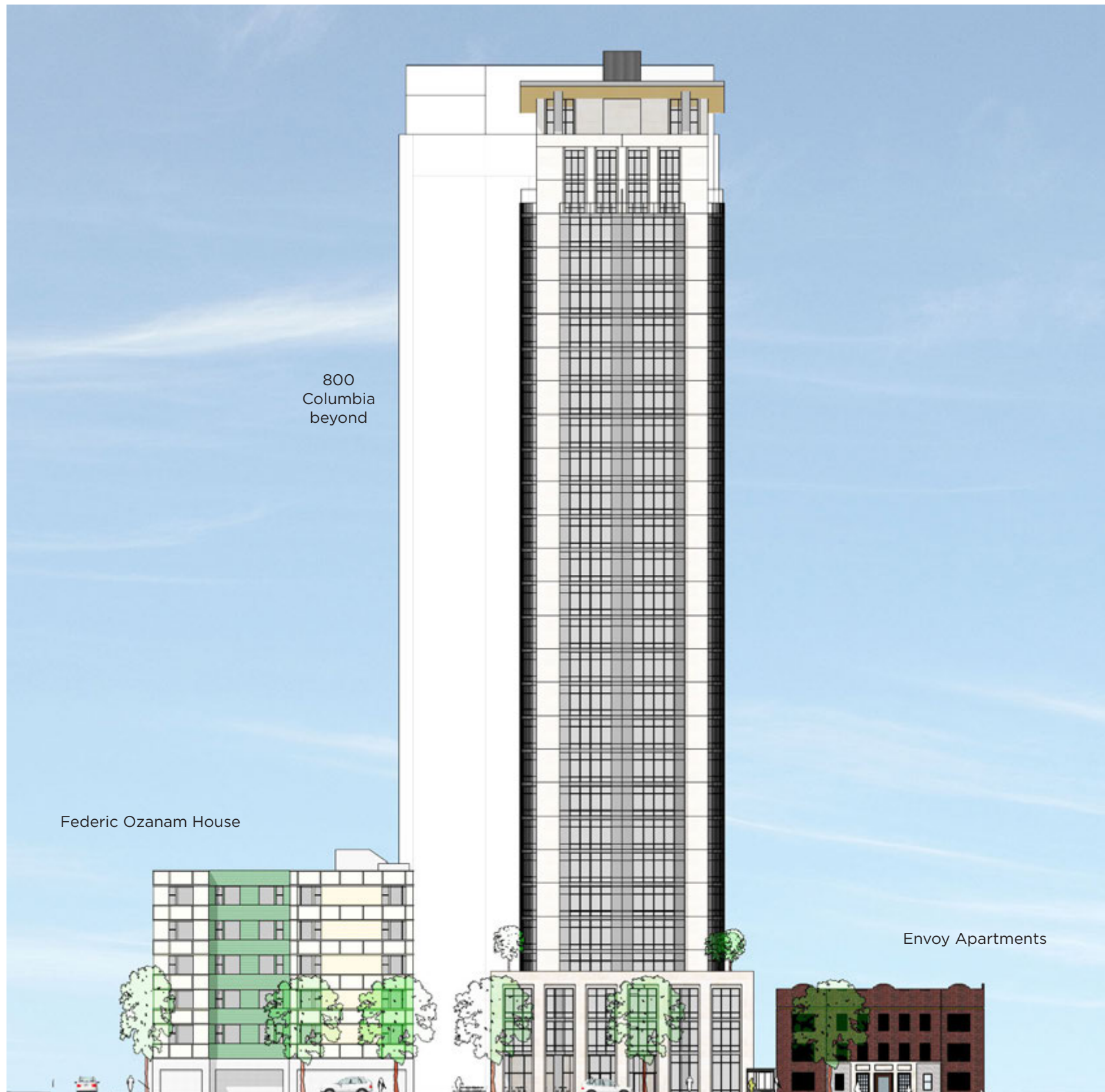
### OPTION A: STREET PERSPECTIVE FROM NINTH AND MARION



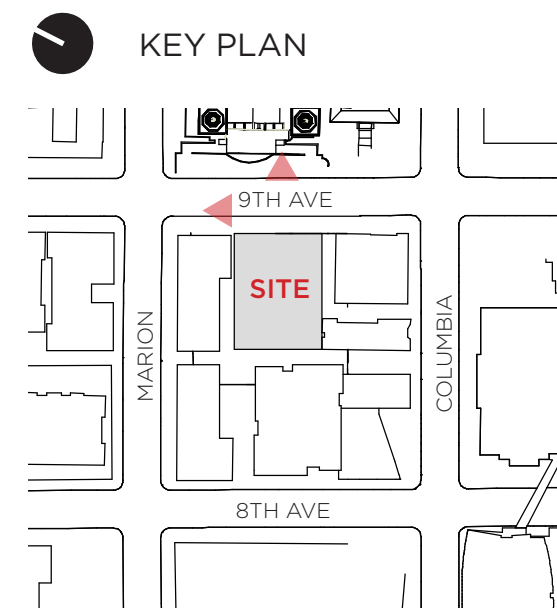
Our project recognizes the importance of maintaining the neighborhood character of 9th Avenue and the pedestrian quality of the street. The proposed podium relates well with neighboring buildings in both scale and character and will further reinforce the streetscape by transforming a mid-block parking lot into a building that weaves into the existing urban fabric.

## 8.0 ARCHITECTURAL MASSING CONCEPTS

### PODIUM ELEVATION



The proposed podium relates well with neighboring buildings in both scale and character.





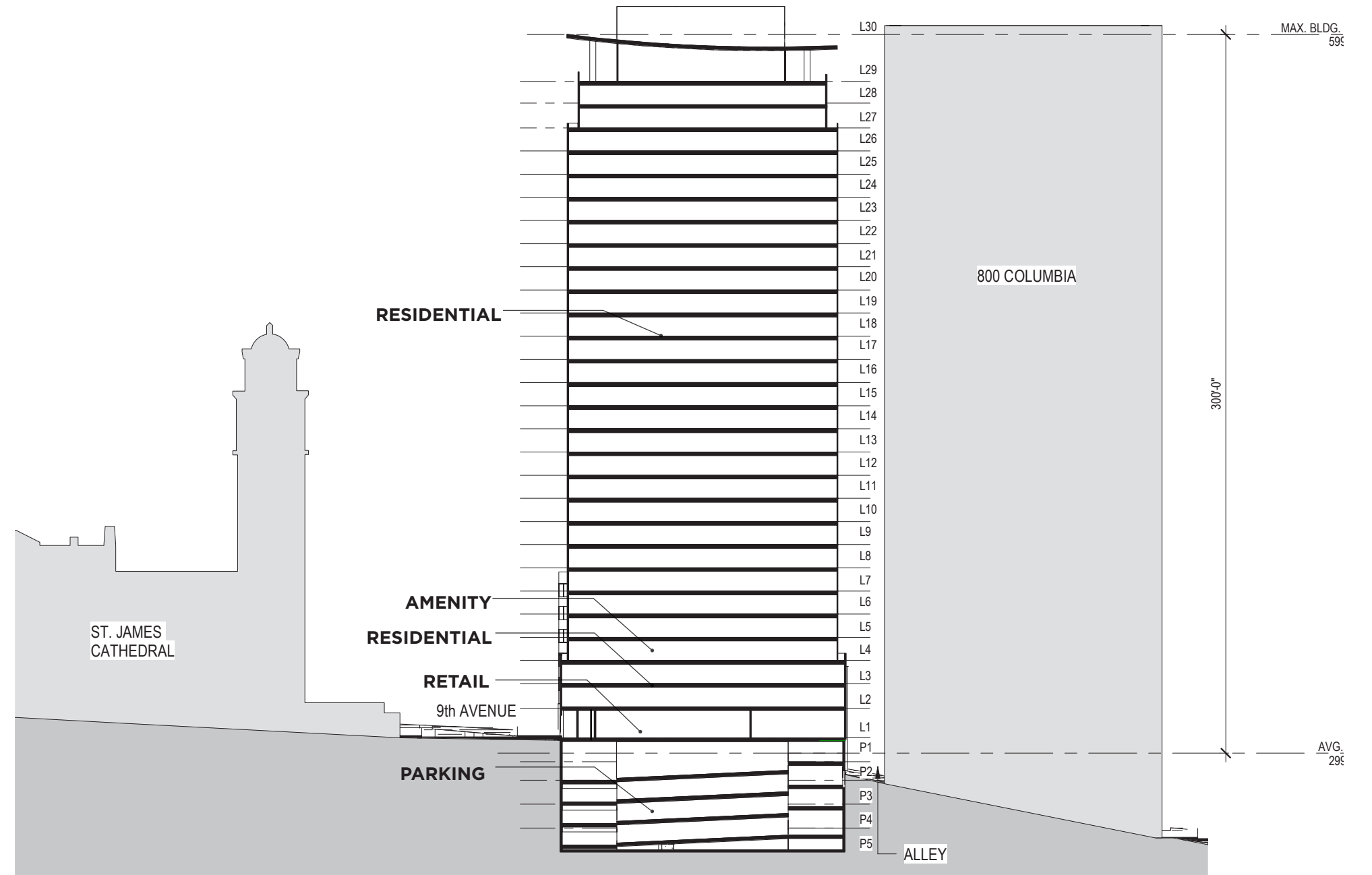
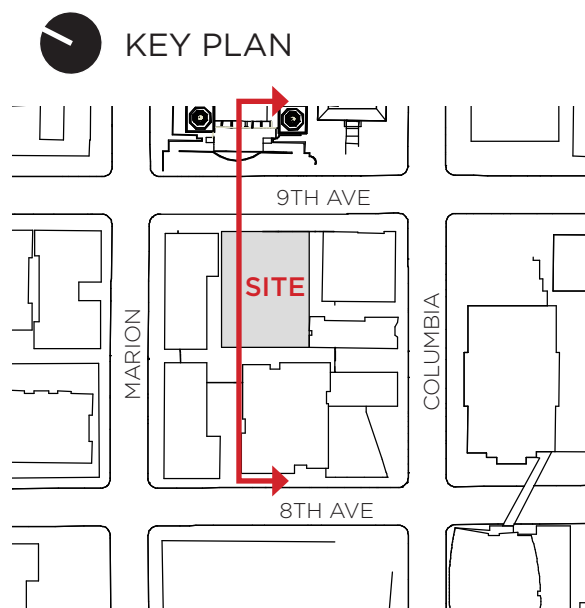
## 8.0 ARCHITECTURAL MASSING CONCEPTS

OPTION 5: STREETSCAPE PERSPECTIVE - 9TH AVE LOOKING SOUTH

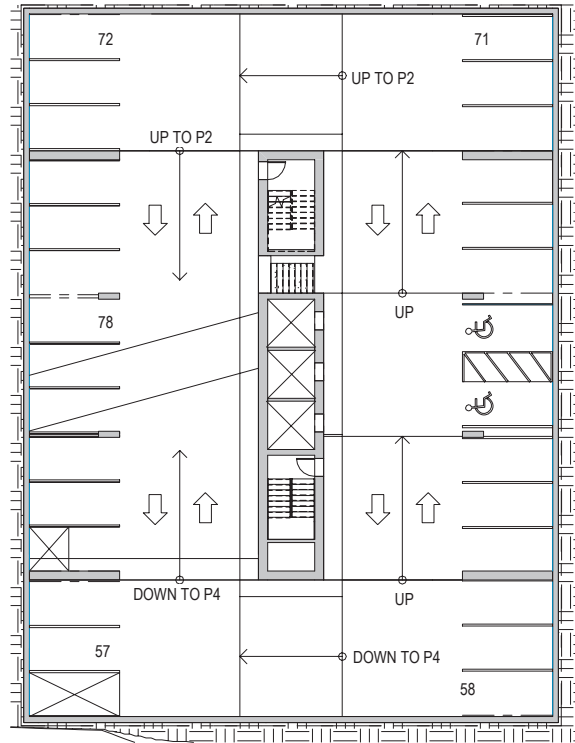


A key focus of this project is the importance of maintaining the neighborhood character of 9th Avenue and the pedestrian quality of the street.

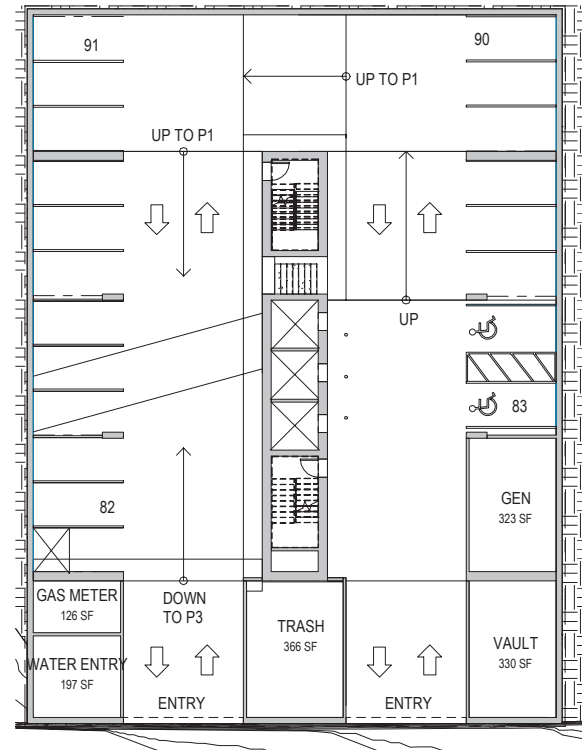
BUILDING SECTION: OPTION A



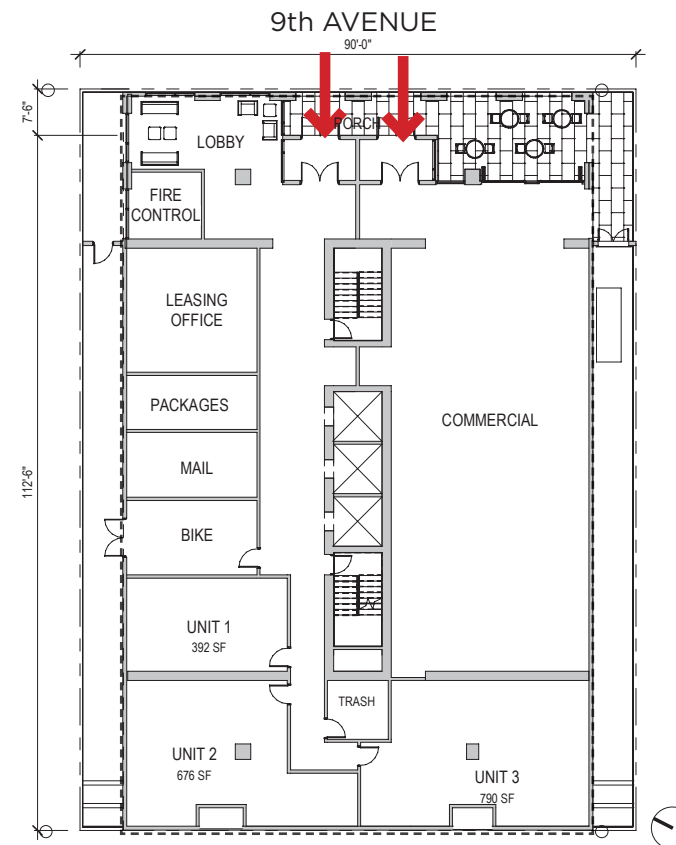
# 8.0 ARCHITECTURAL MASSING CONCEPTS



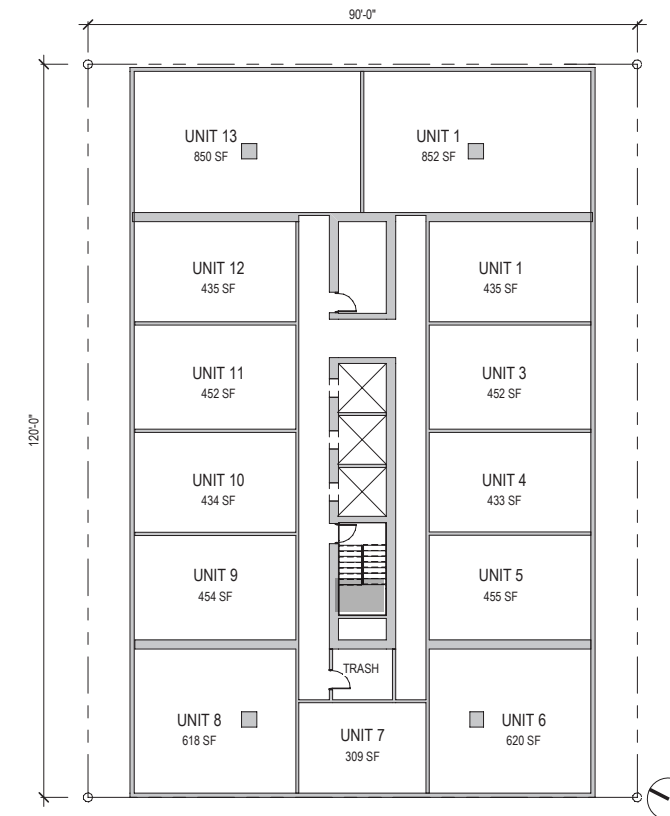
TYP. PARKING FLOOR PLAN



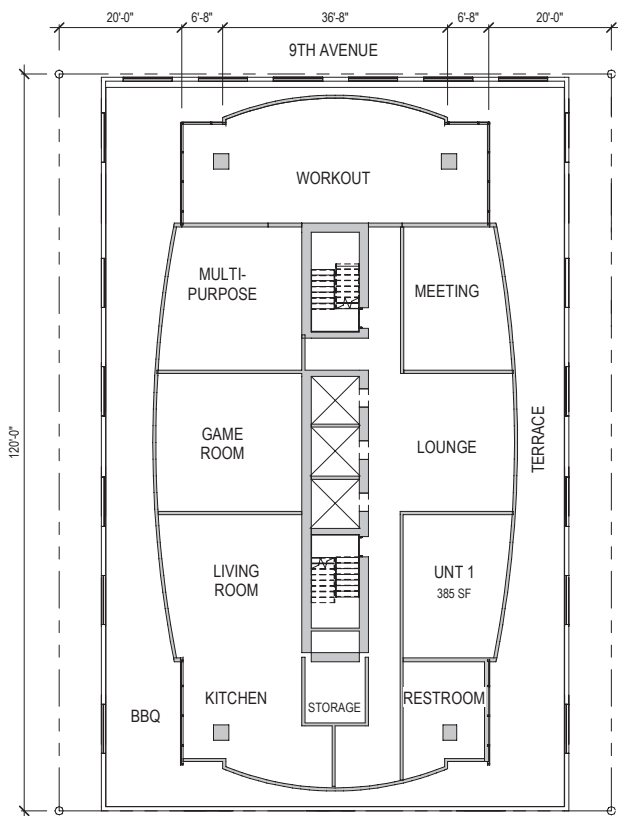
LEVEL P2 PLAN (GARAGE ENTRY FROM ALLEY)



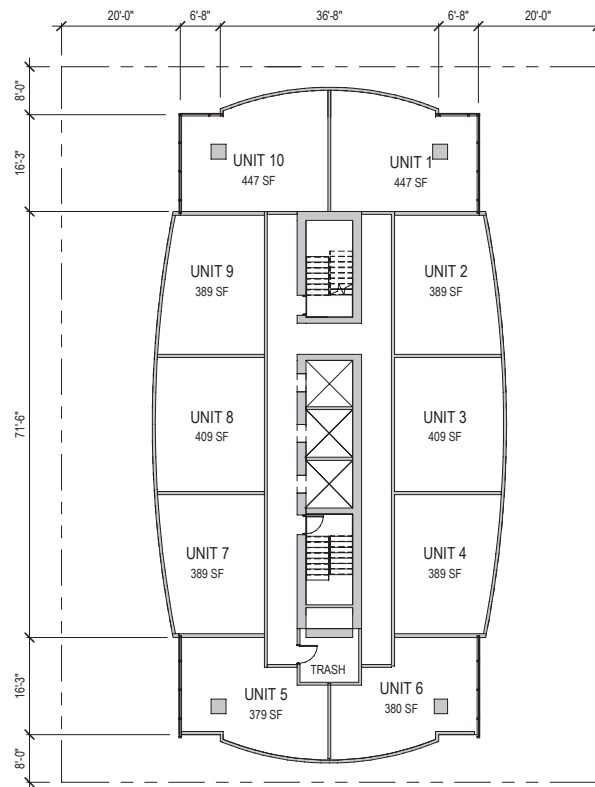
LEVEL 1 PLAN (ENTRY FROM 9TH AVENUE)



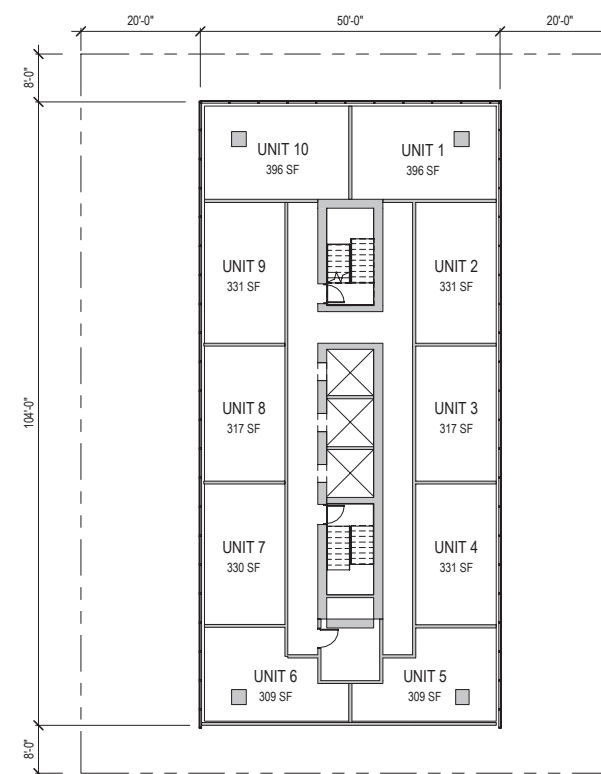
LEVEL 2-3 FLOOR PLAN



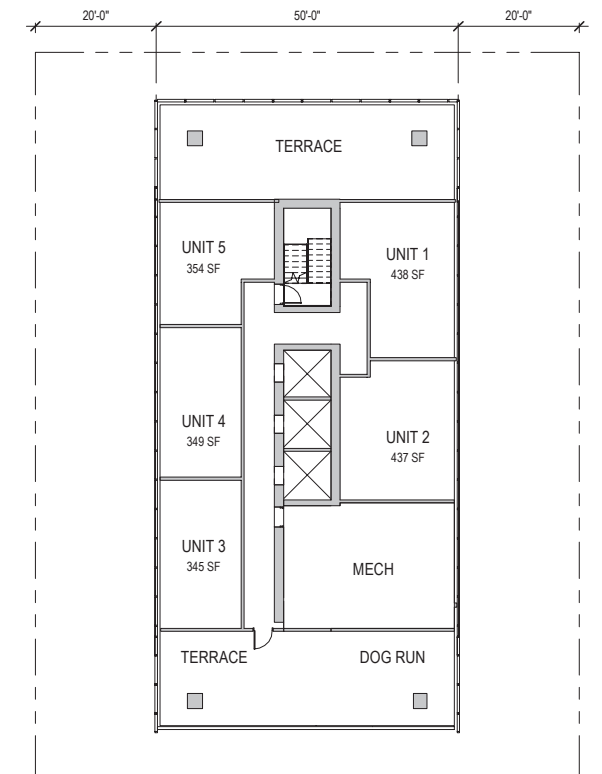
LEVEL 4 PLAN (AMENITY FLOOR)



LEVEL 5-26 FLOOR PLAN



LEVEL 27-28 FLOOR PLAN



LEVEL 29 ROOF PLAN

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**MASSING B**

**RECTANGULAR SCHEME**

## OPTION B: RECTANGULAR SCHEME

### PROS

- Distinctive and prominent roofline
- Solid, rectangular bays with punched openings reflect residential character of the neighborhood
- Glass corners allow residents great views
- Red granite podium references monumentality of the church and the color palette of the brick buildings in the neighborhood

### CONS

- Podium monumentality may not mesh well with character of other residential buildings.
- Rectangular bays do not maximize visual interest of building
- Architectural materials are both traditional and modern and do not present a singular, cohesive style
- Roofline is singular to the design and not indicative of downtown forms and massing.



## 8.0 ARCHITECTURAL MASSING CONCEPTS

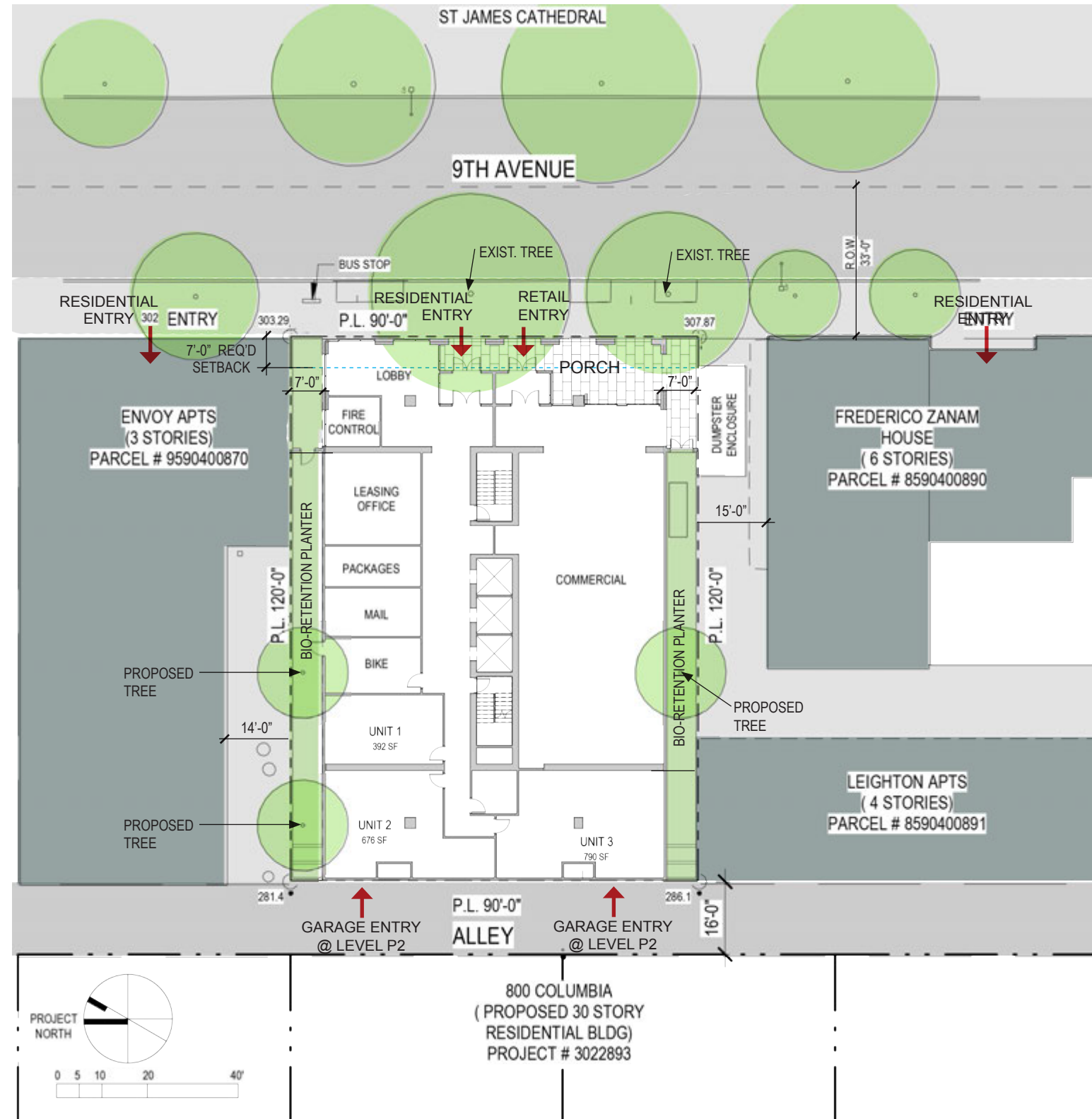






# 8.0 ARCHITECTURAL MASSING CONCEPTS

STREET LEVEL FLOOR PLAN

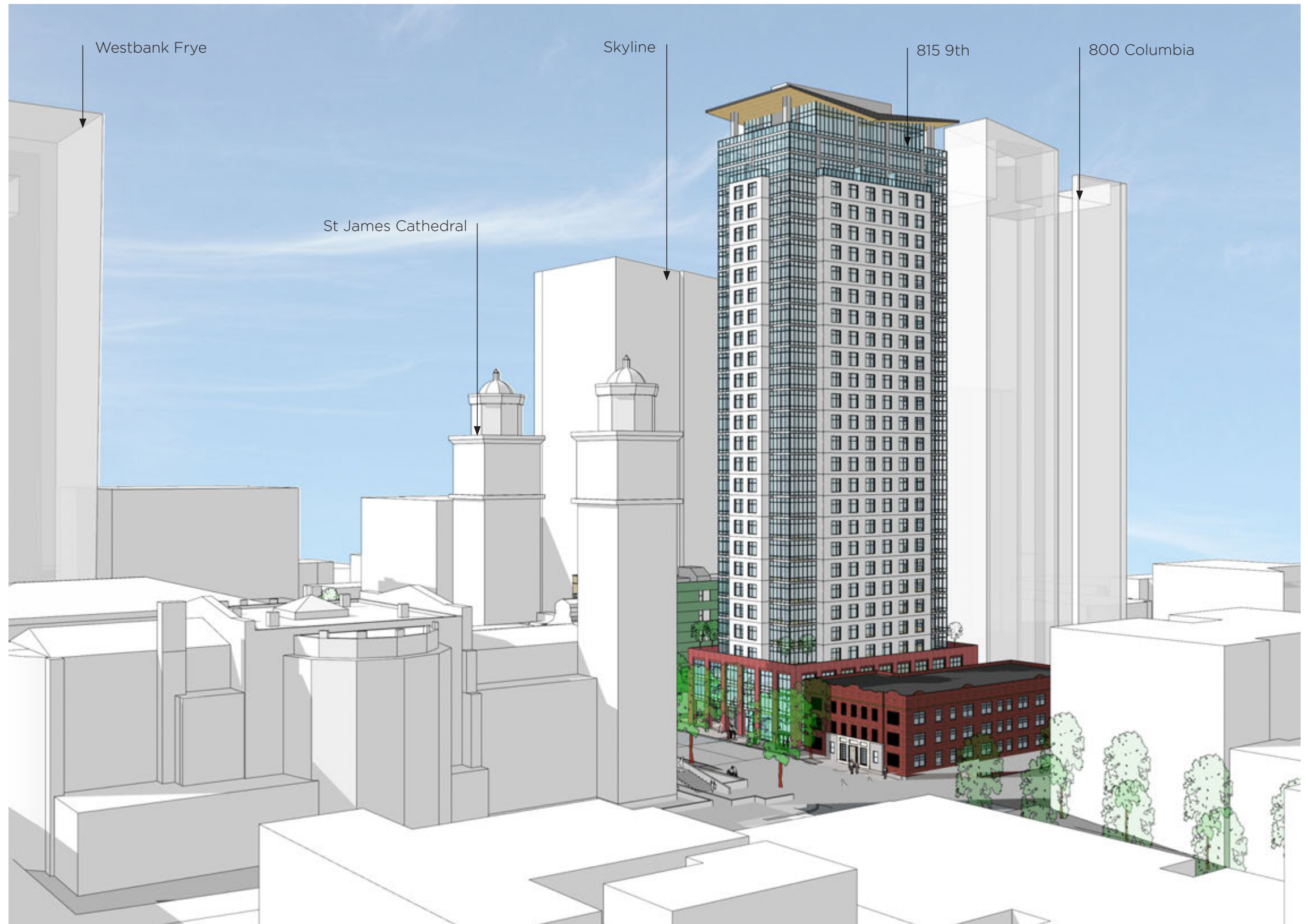


OPTION B

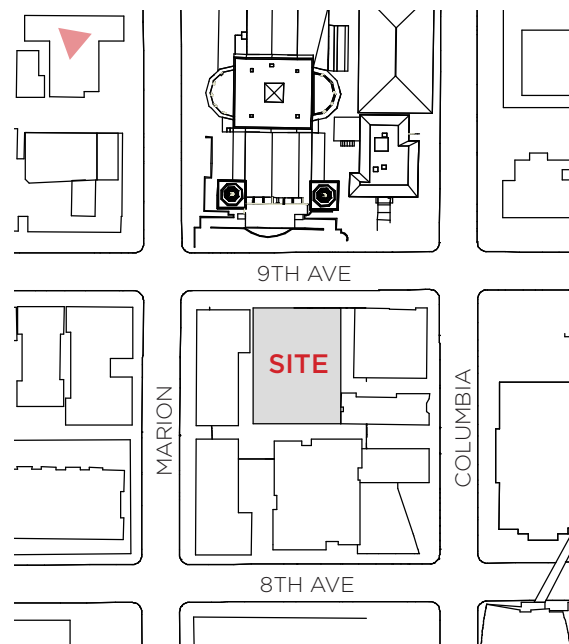
SKYLINE PERSPECTIVE

Concept Summary

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KEY PLAN



## 8.0 ARCHITECTURAL MASSING CONCEPTS

### OPTION B: STREET PERSPECTIVE FROM NINTH AND MARION



Our project recognizes the importance of maintaining the neighborhood character of 9th Avenue and the pedestrian quality of the street. The proposed podium relates well with neighboring buildings in both scale and character and will further reinforce the streetscape by transforming a mid-block parking lot into a building that weaves into the existing urban fabric.

## 8.0 ARCHITECTURAL MASSING CONCEPTS

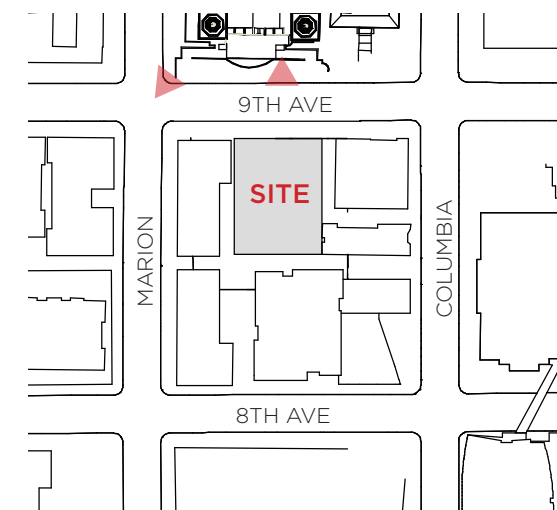
### PODIUM ELEVATION



The proposed podium relates well with neighboring buildings in both scale and character.

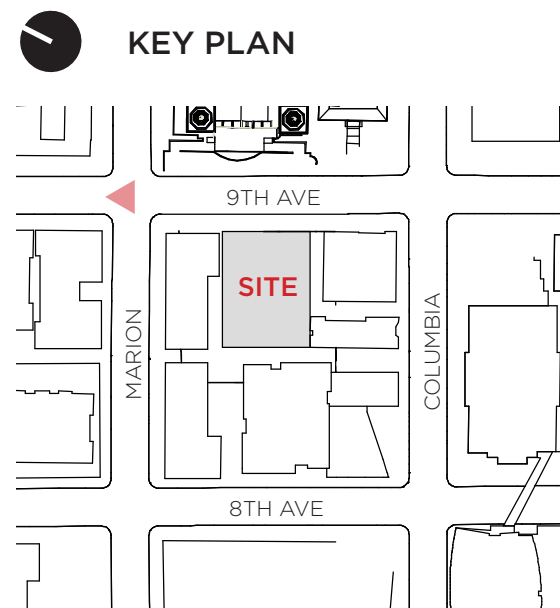


### KEY PLAN



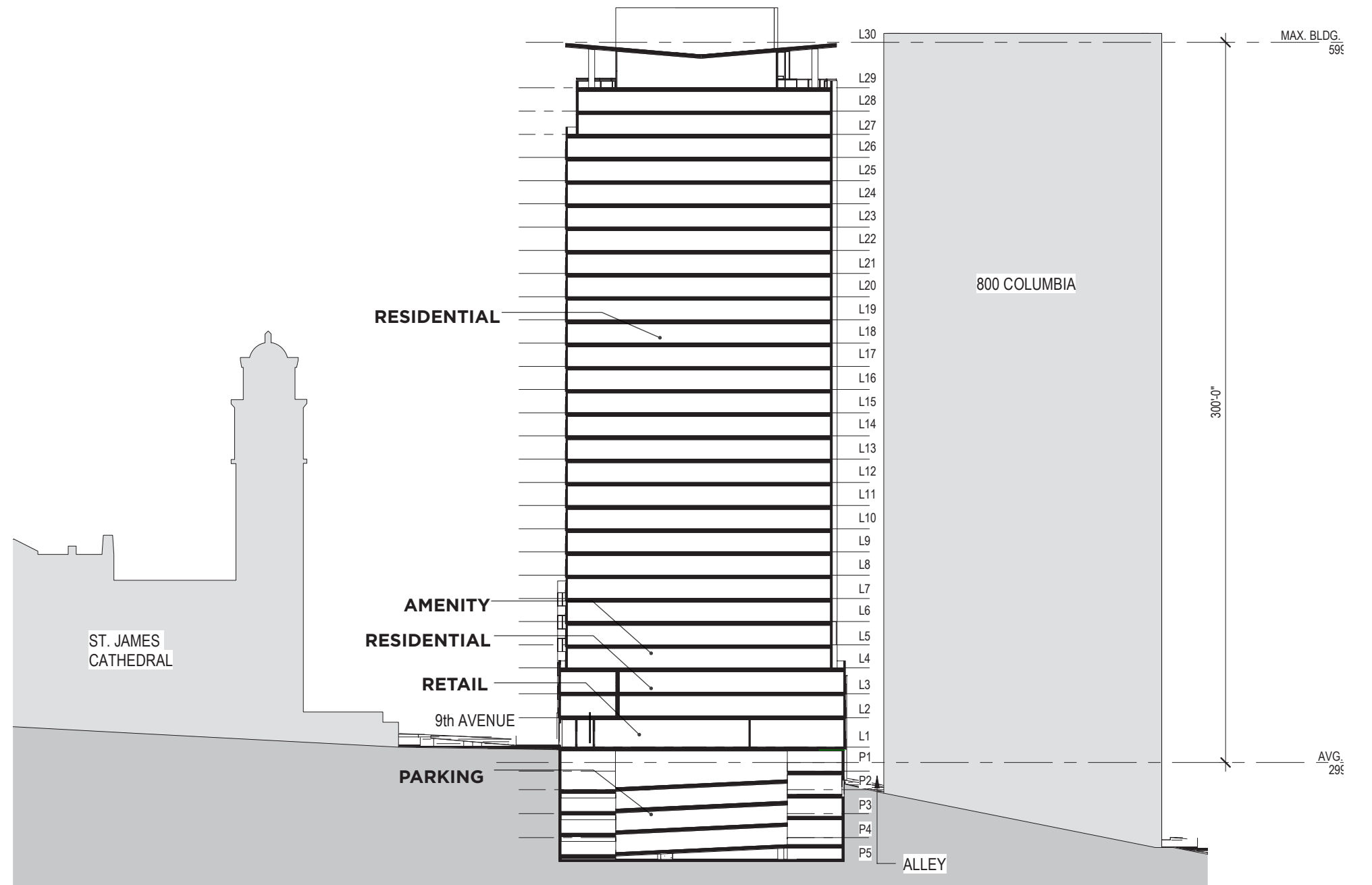
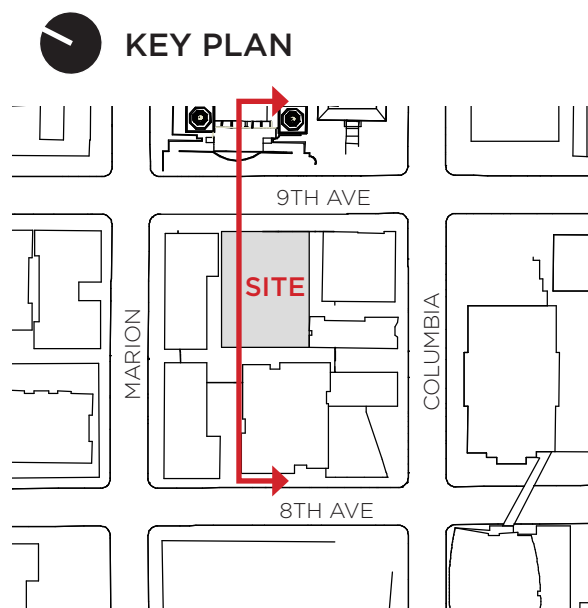
## 8.0 ARCHITECTURAL MASSING CONCEPTS

OPTION B: STREETScape PERSPECTIVE - 9TH AVE LOOKING SOUTH

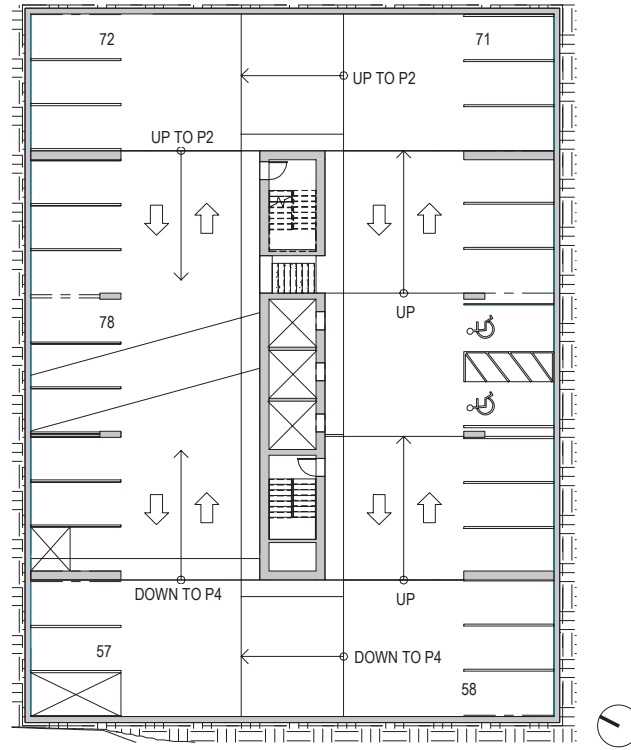


A key focus of this project is the importance of maintaining the neighborhood character of 9th Avenue and the pedestrian quality of the street.

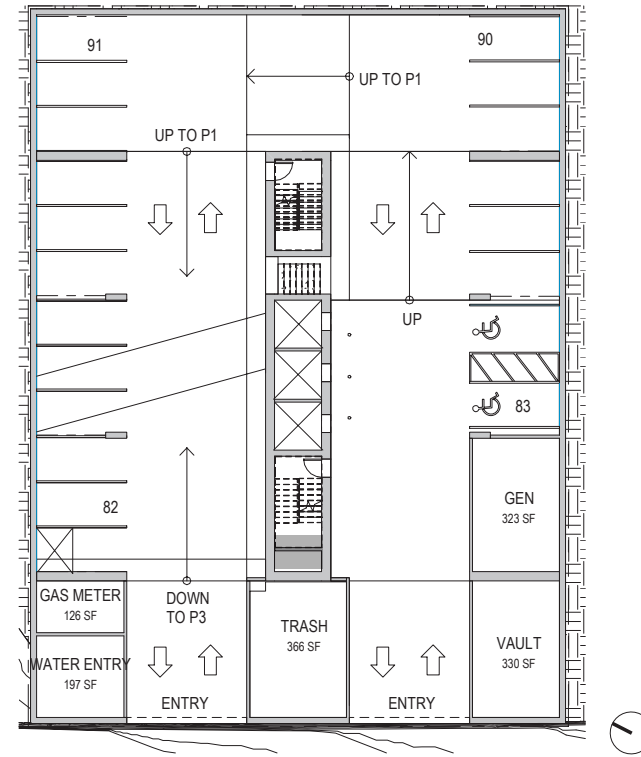
BUILDING SECTION: OPTION B



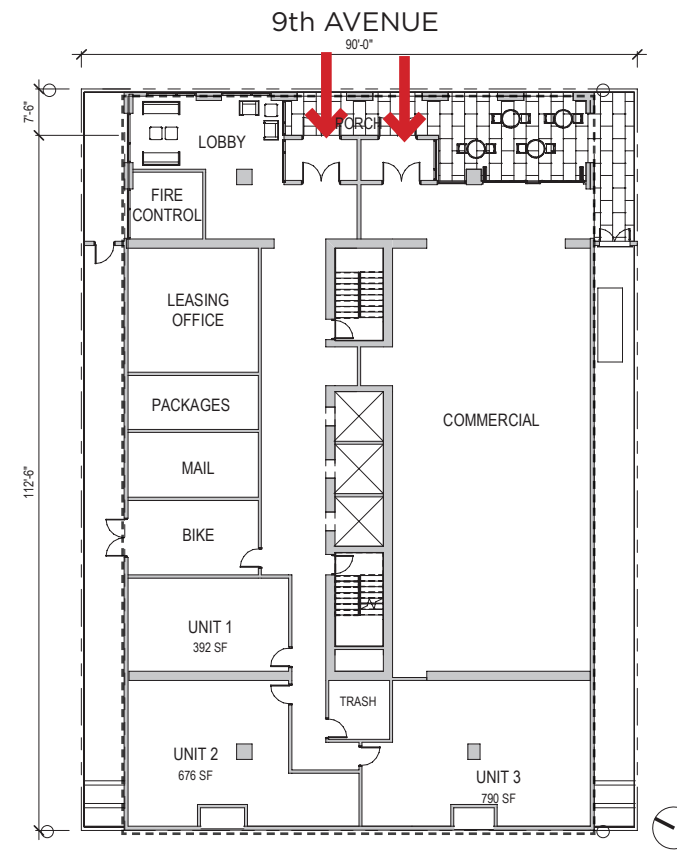
# 8.0 ARCHITECTURAL MASSING CONCEPTS



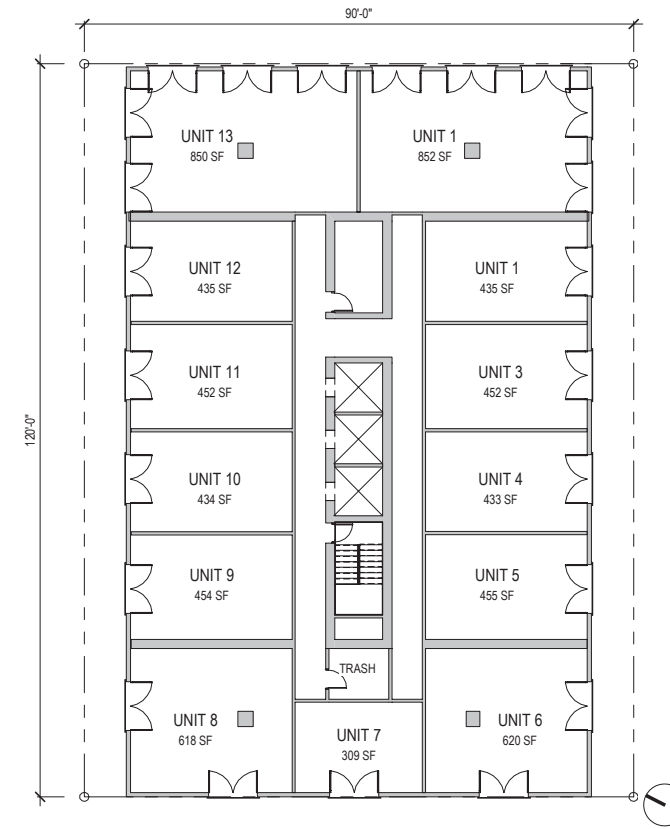
TYP. PARKING FLOOR PLAN



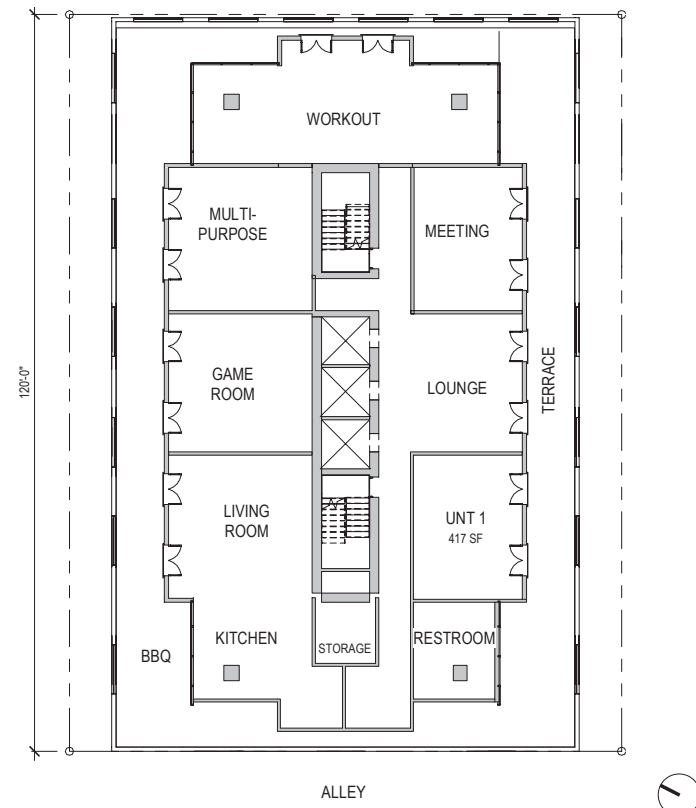
LEVEL P2 PLAN  
(GARAGE ENTRY FROM ALLEY)



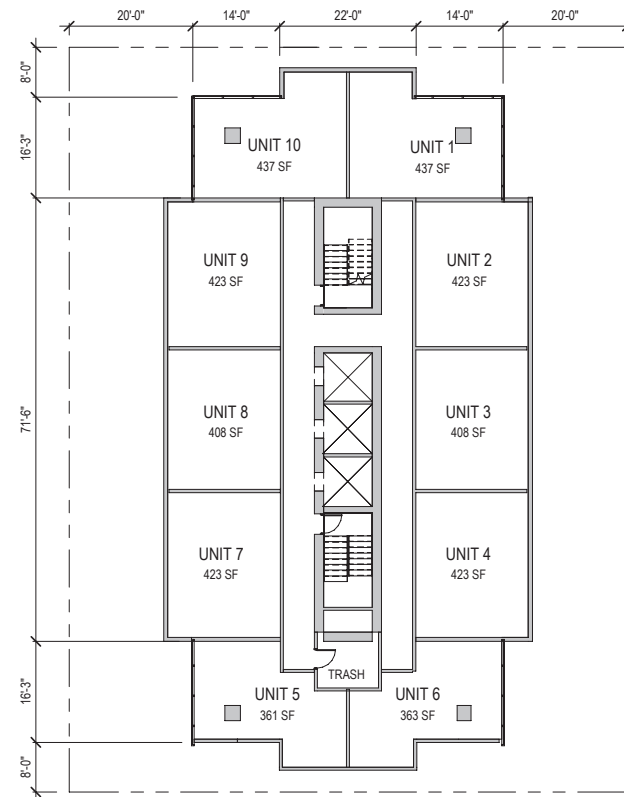
LEVEL 1 PLAN  
(ENTRY FROM 9TH AVENUE)



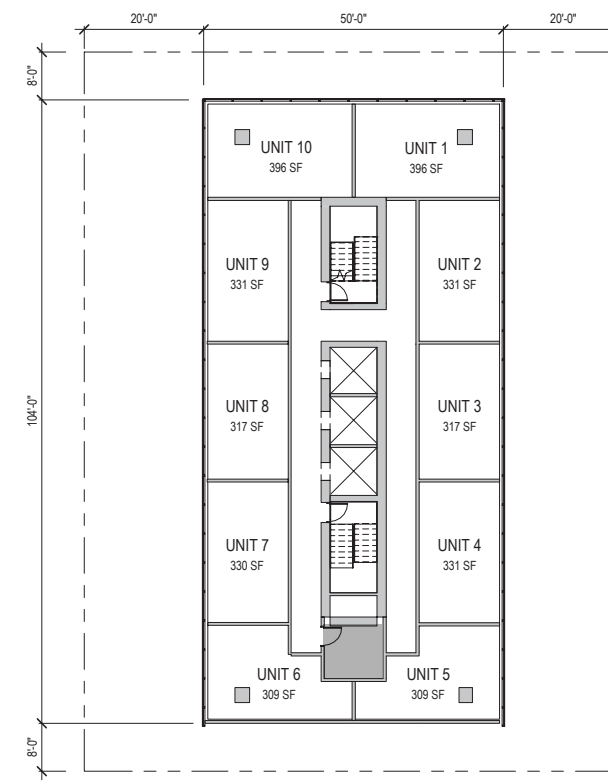
LEVEL 2-3 FLOOR PLAN



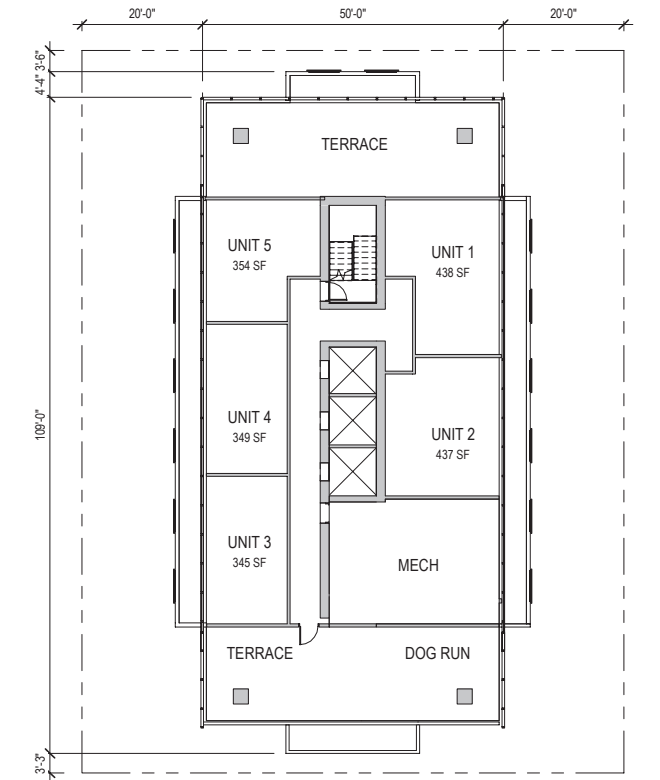
LEVEL 4 PLAN (AMENITY FLOOR)



LEVEL 5-26 FLOOR PLAN



LEVEL 27-28 FLOOR PLAN



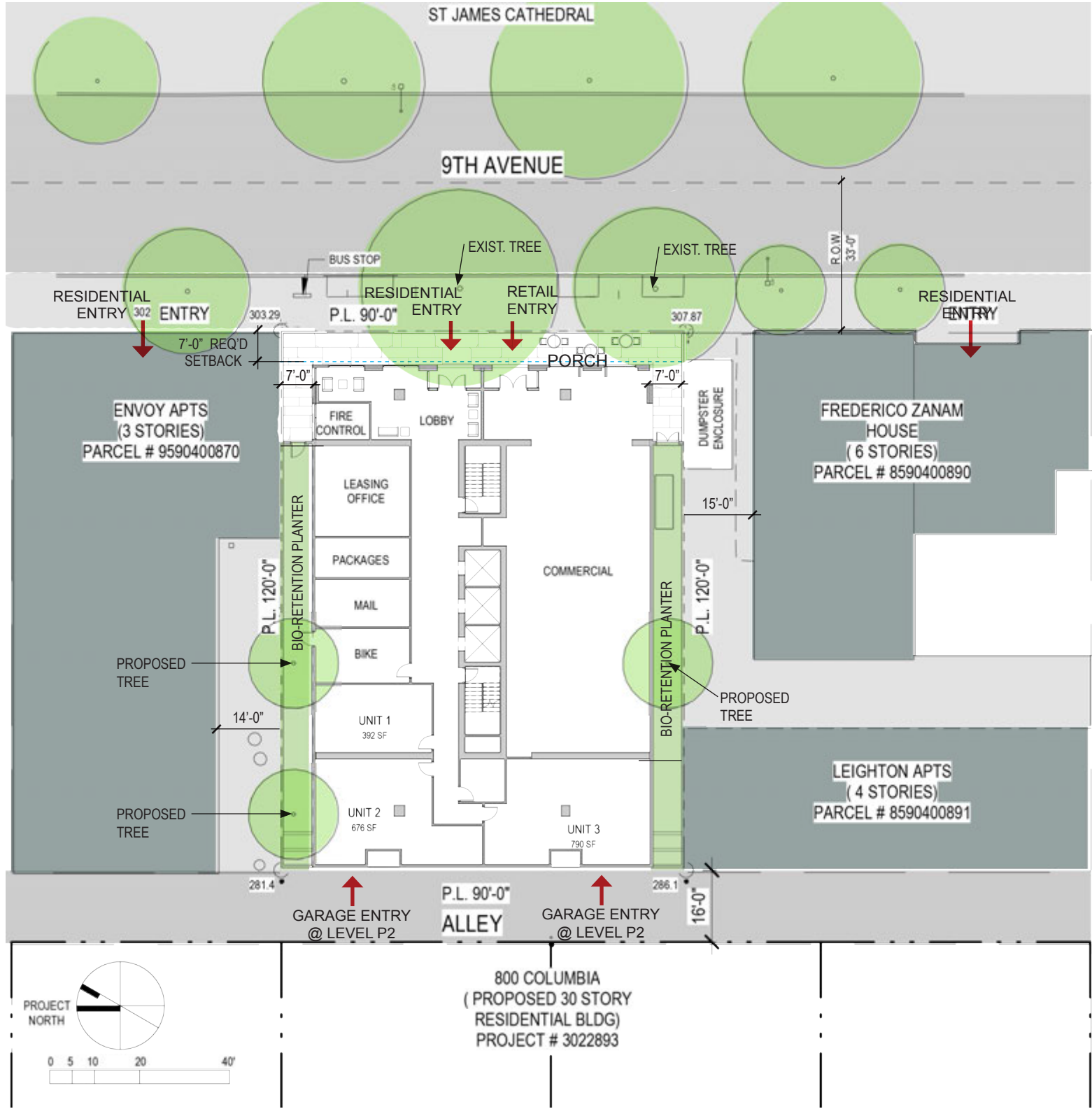
LEVEL 29 ROOF PLAN

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**MASSING B ADDENDUM**  
**RECTANGULAR SCHEME**

STREET LEVEL FLOOR PLAN

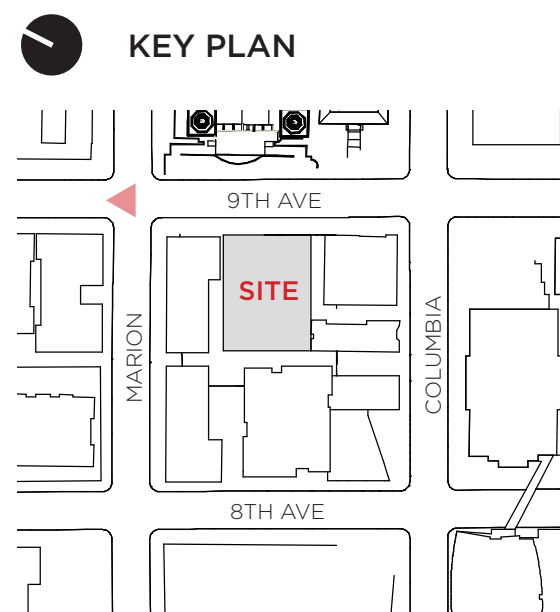


## OPTION B: STREET PERSPECTIVE FROM NINTH AND MARION



Our project recognizes the importance of maintaining the neighborhood character of 9th Avenue and the pedestrian quality of the street. The proposed podium relates well with neighboring buildings in both scale and character and will further reinforce the streetscape by transforming a mid-block parking lot into a building that weaves into the existing urban fabric.

OPTION B: STREETSCAPE PERSPECTIVE - 9TH AVE LOOKING SOUTH



A key focus of this project is the importance of maintaining the neighborhood character of 9th Avenue and the pedestrian quality of the street.

**PREFERRED MASSING C**  
**ANGLED SCHEME**

## OPTION C: ANGLED SCHEME (PREFERRED)

### PROS

- Distinctive and prominent roofline, similar to others in the area and in the PNW
- All glass facade, similar to other towers being built in neighborhood
- Podium is solid with punched openings, referencing other residential buildings in the neighborhood.
- Angled bays direct views and provide playful personality

### CONS

- Base intentionally avoids referencing the cathedral in favor of residential surroundings
- Building intentionally separates into a solid base with a glass tower, and integrates the two through color alone



## 8.0 ARCHITECTURAL MASSING CONCEPTS



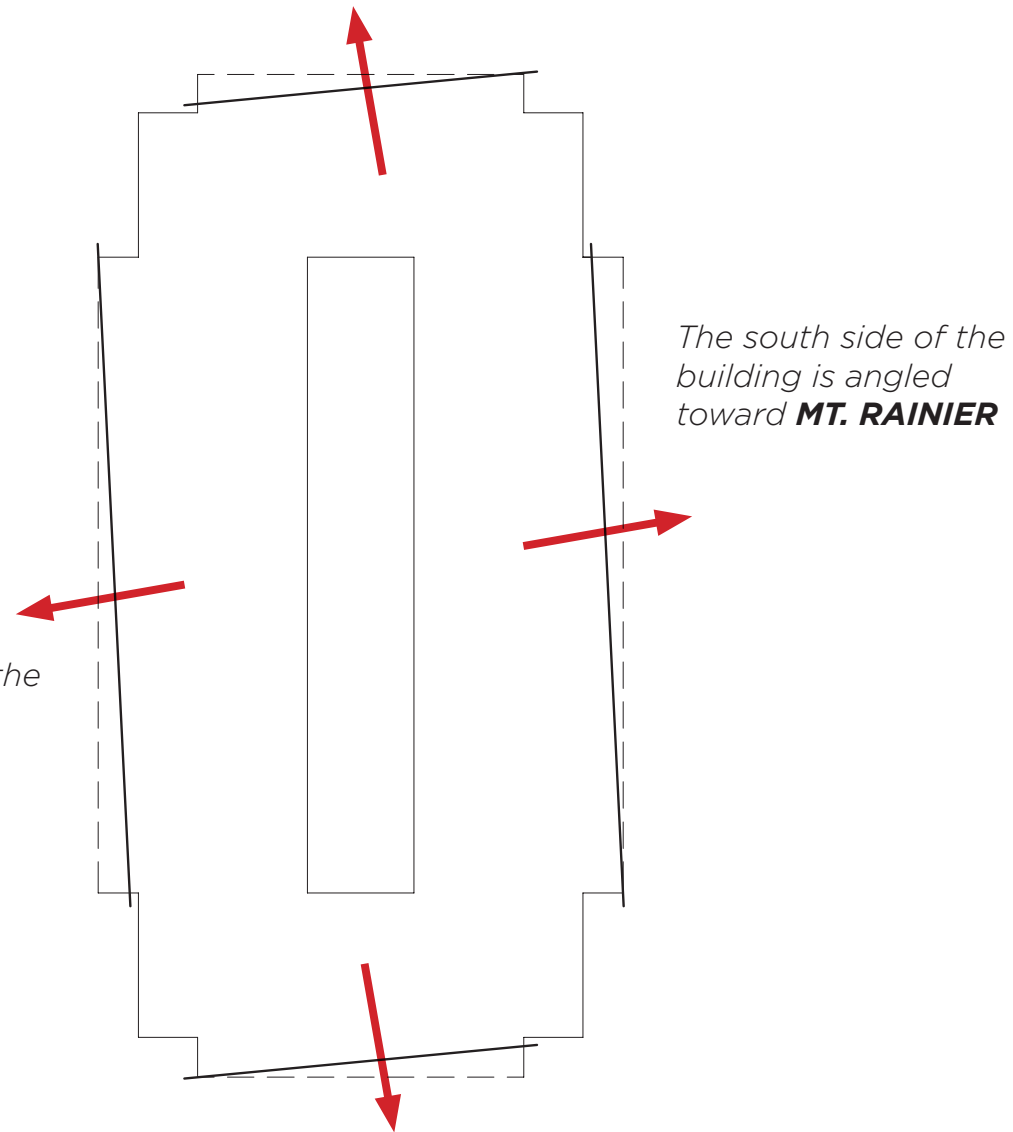




## 8.0 ARCHITECTURAL MASSING CONCEPTS



The east side of the building is angled to frame views of **ST. JAMES CATHEDRAL**

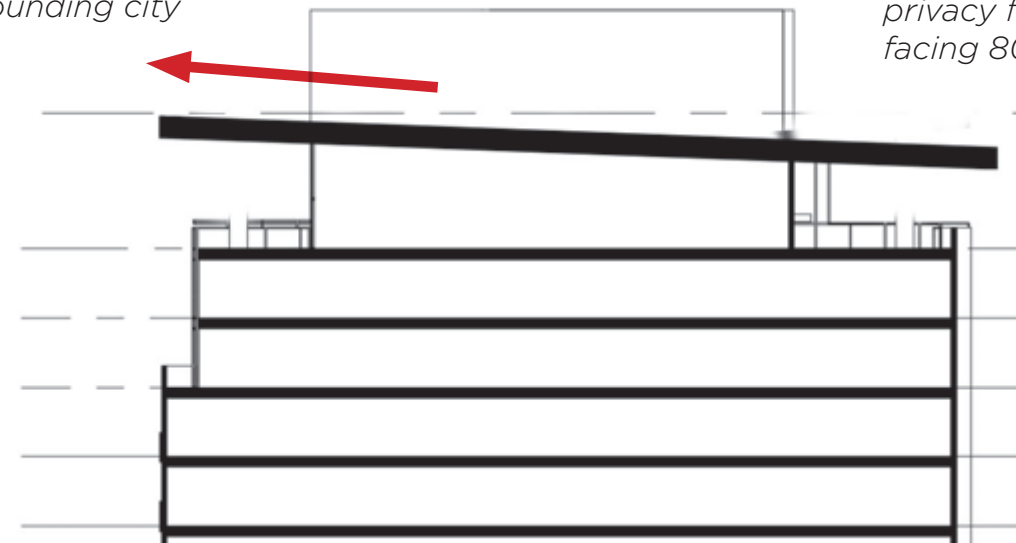


The south side of the building is angled toward **MT. RAINIER**

The north side of the building is angled to frame views of **DOWNTOWN**

The west side of the building is angled to avoid views of **800 COLUMBIA**

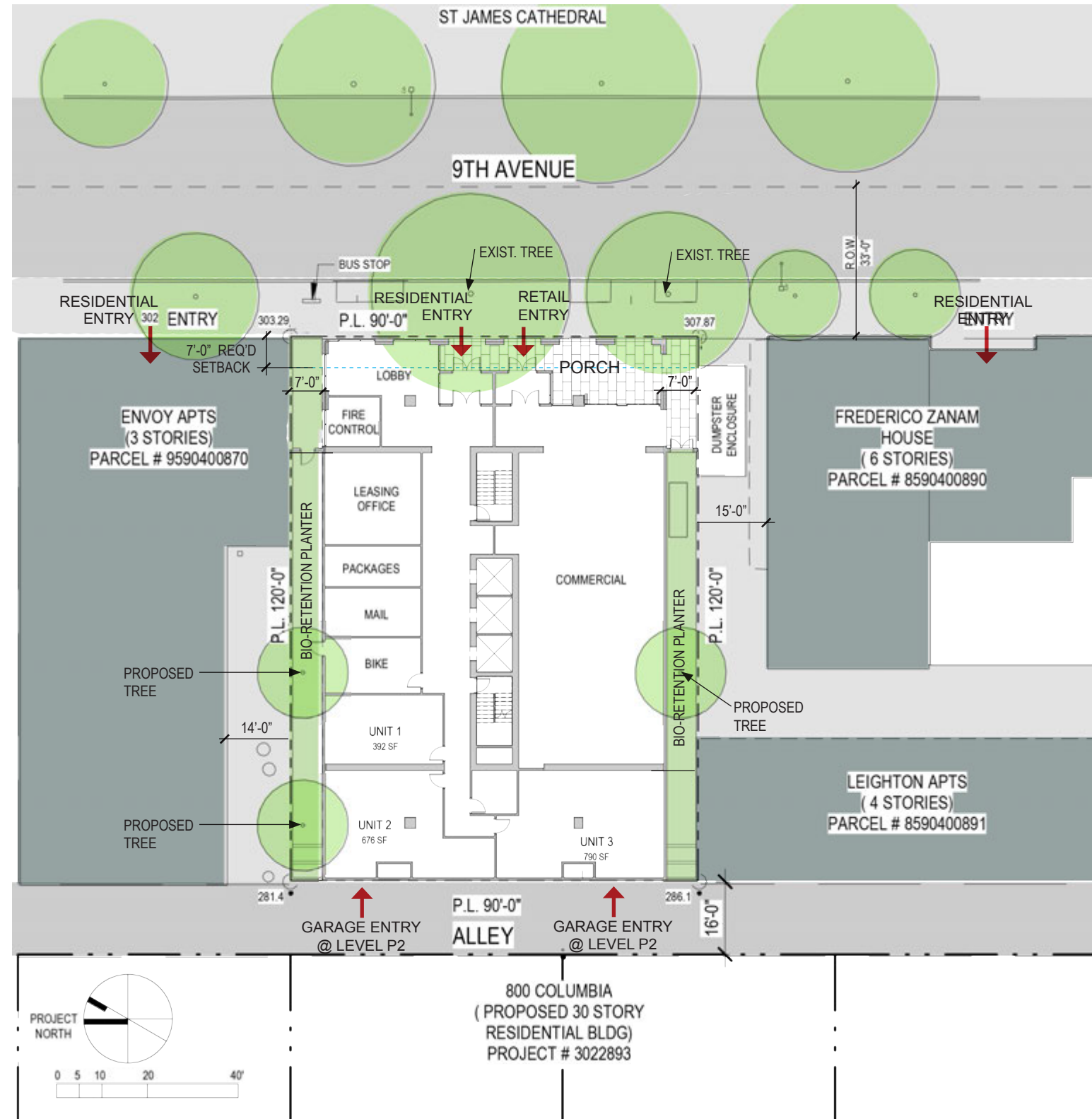
Roofline is angled up toward the east for views of the surrounding city



Slope gives more privacy for terrace facing 800 Columbia

# 8.0 ARCHITECTURAL MASSING CONCEPTS

STREET LEVEL FLOOR PLAN

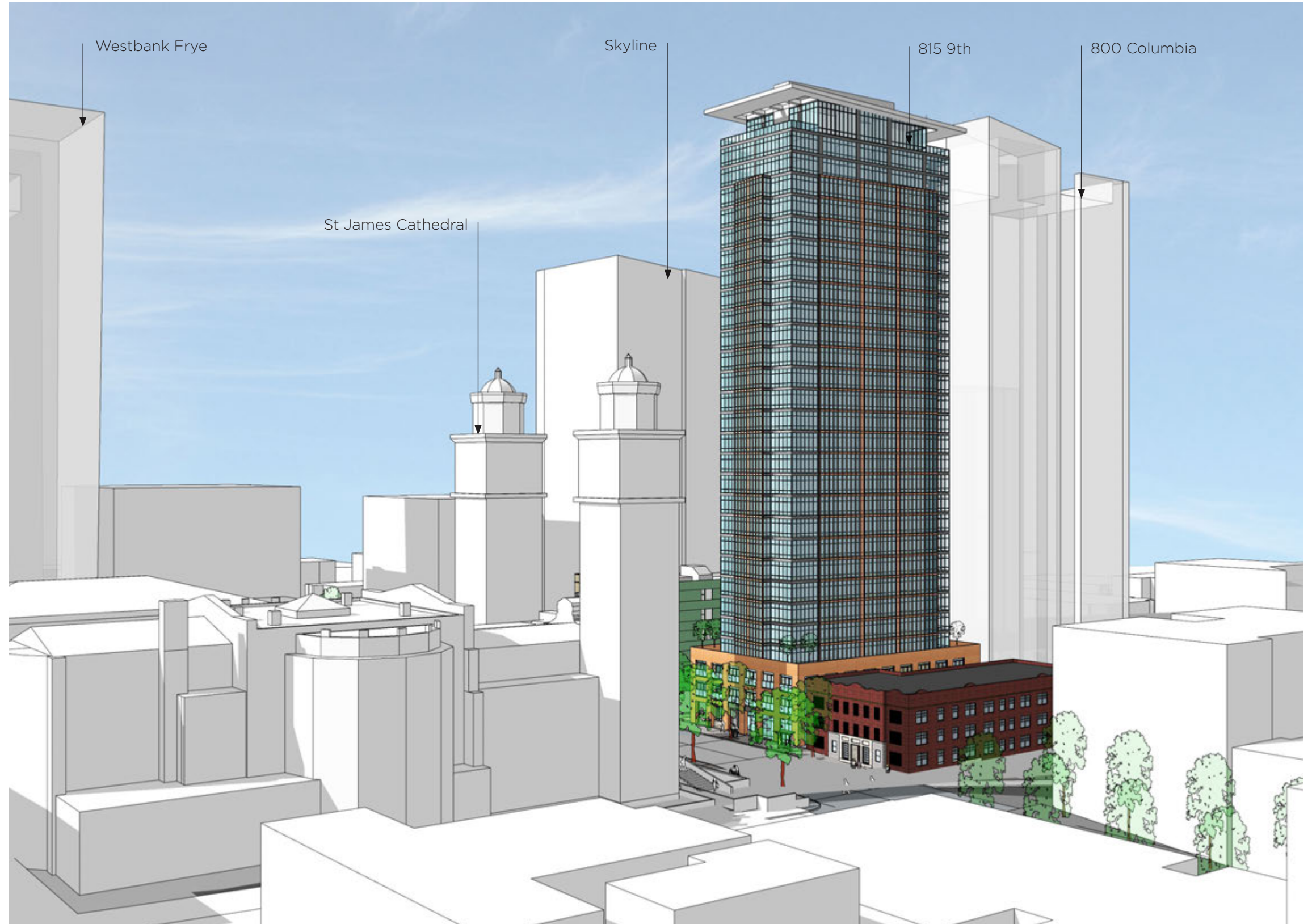


OPTION C

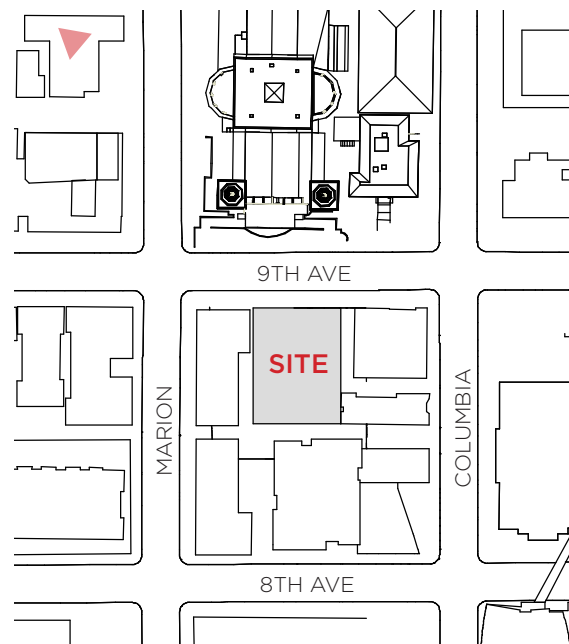
SKYLINE PERSPECTIVE

**Concept Summary**

Tower Height: 300'  
 Building Area: 151,200 sf  
 FAR: 14.0  
 No. of Floors: 29  
 Residences: 275 units  
 Parking Spaces: 102



**KEY PLAN**



## 8.0 ARCHITECTURAL MASSING CONCEPTS

### OPTION C: STREET PERSPECTIVE FROM NINTH AND MARION



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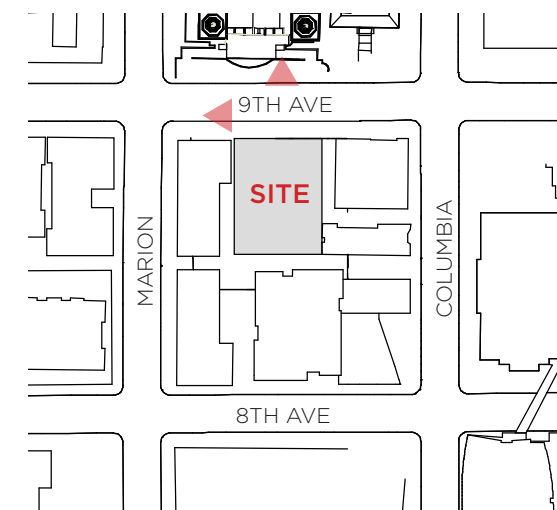
PODIUM ELEVATION



The proposed podium relates well with neighboring buildings in both scale and character.

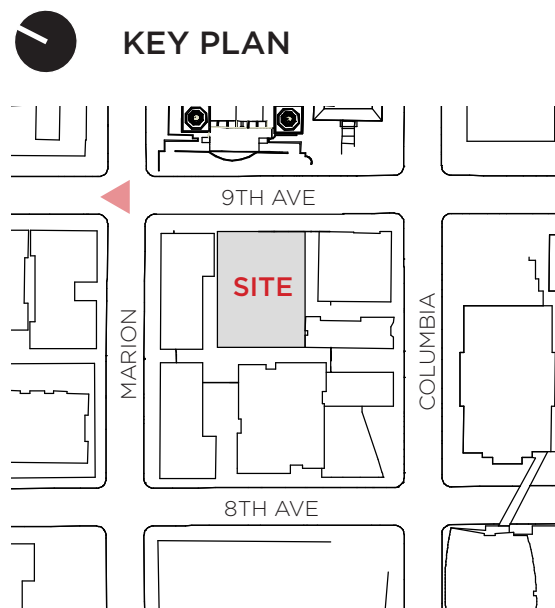


KEY PLAN



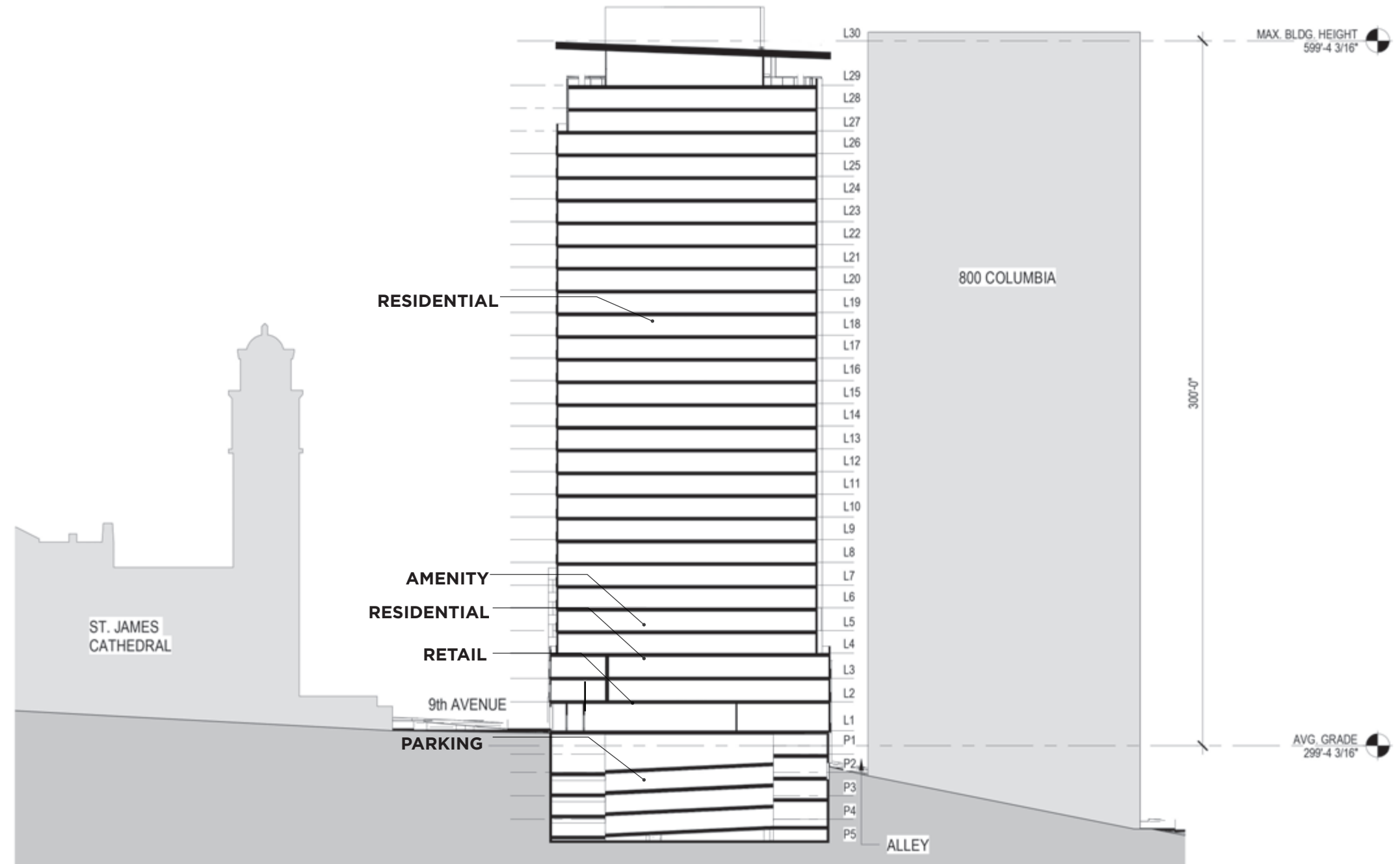
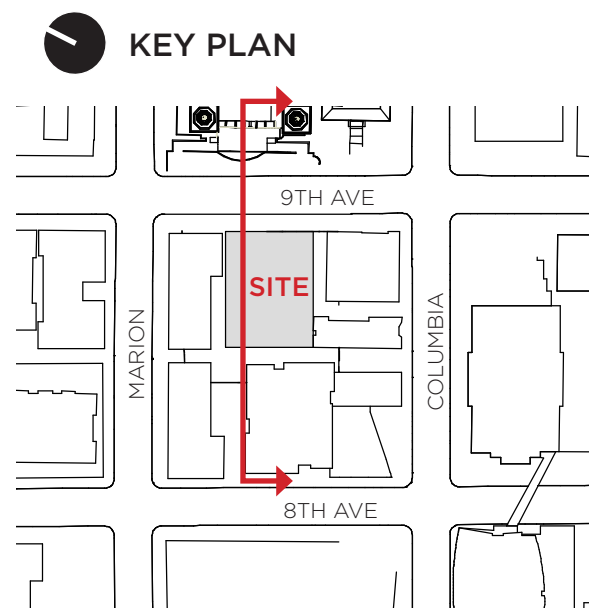
## 8.0 ARCHITECTURAL MASSING CONCEPTS

OPTION C: STREETSCAPE PERSPECTIVE - 9TH AVE LOOKING SOUTH



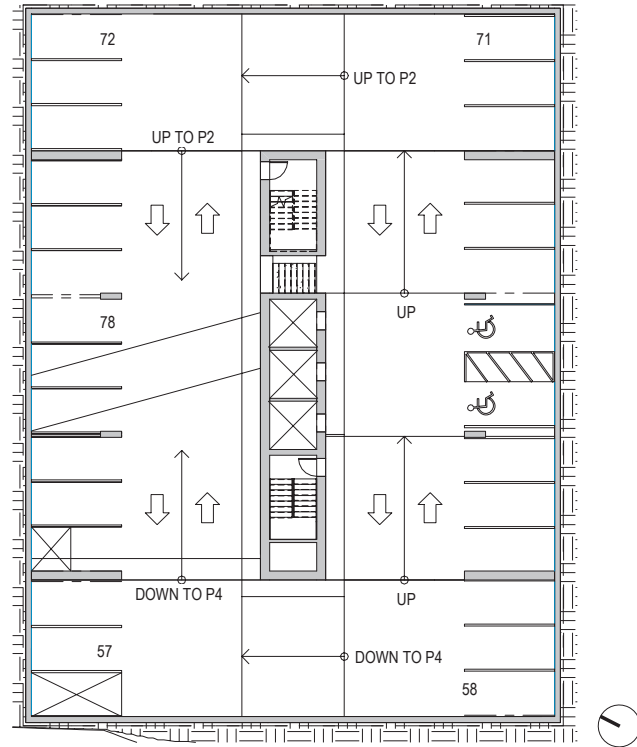
A key focus of this project is the importance of maintaining the neighborhood character of 9th Avenue and the pedestrian quality of the street.

BUILDING SECTION: OPTION C

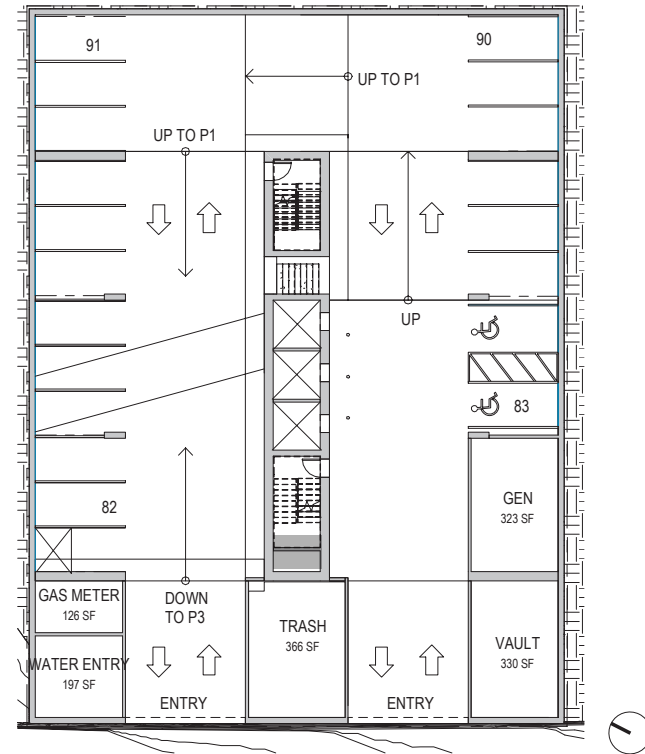




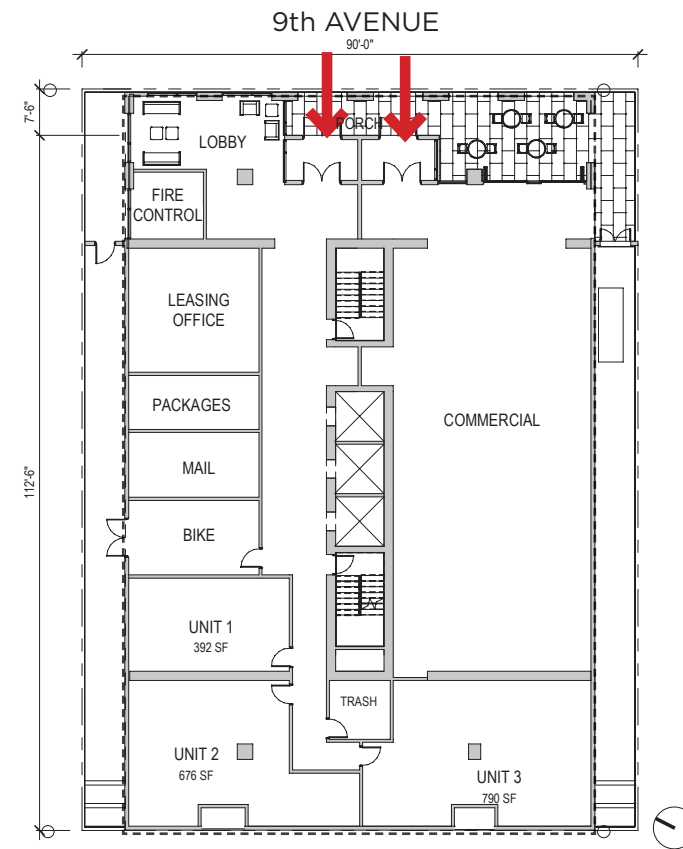
# 8.0 ARCHITECTURAL MASSING CONCEPTS



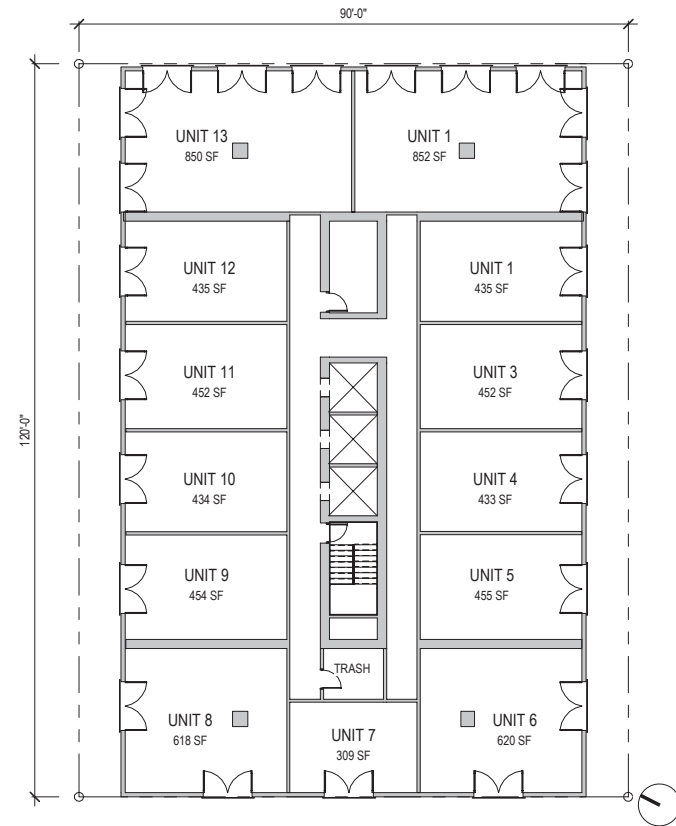
TYP. PARKING FLOOR PLAN



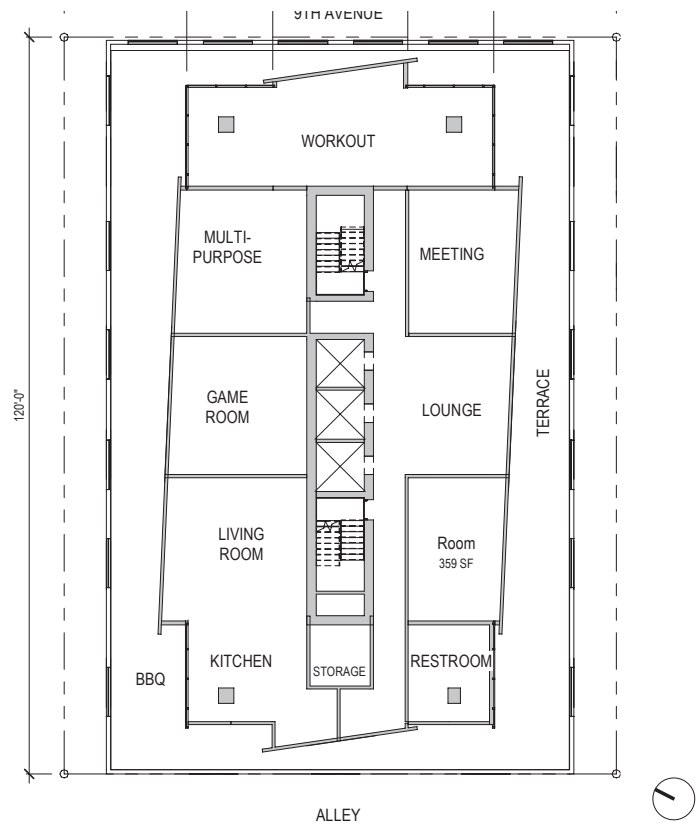
LEVEL P2 PLAN  
(GARAGE ENTRY FROM ALLEY)



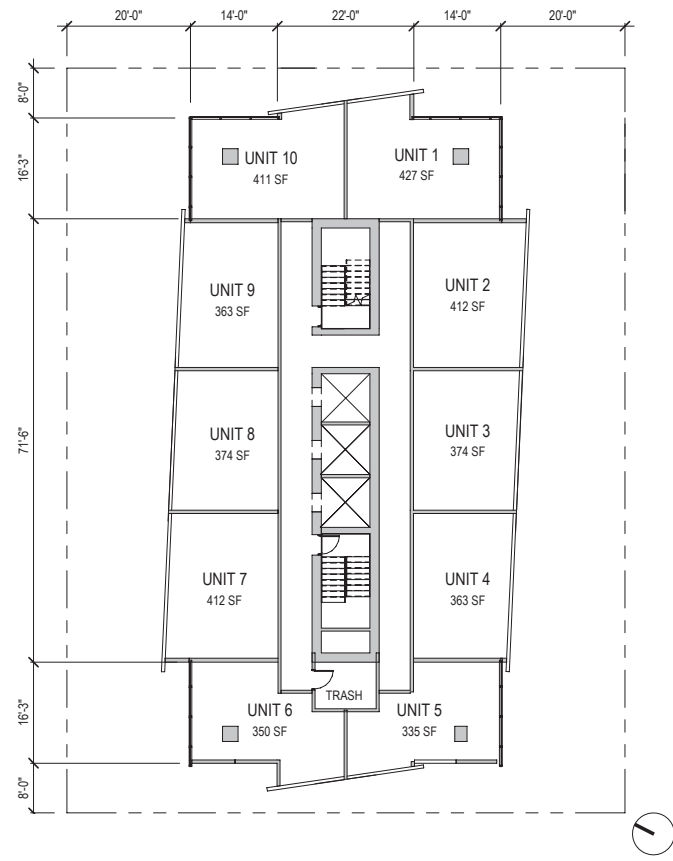
LEVEL 1 PLAN  
(ENTRY FROM 9TH AVENUE)



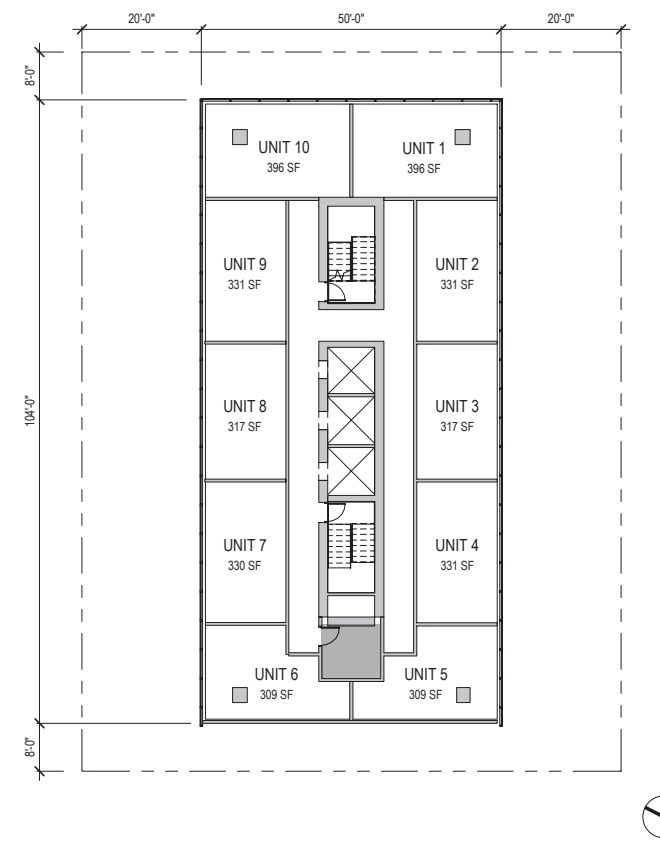
LEVEL 2-3 FLOOR PLAN



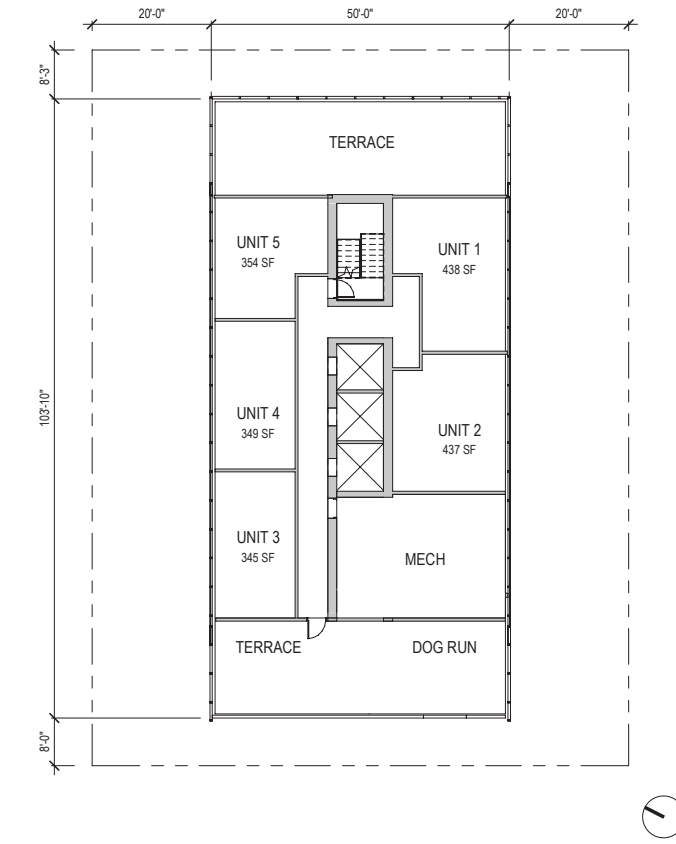
LEVEL 4 PLAN (AMENITY FLOOR)



LEVEL 5-26 FLOOR PLAN



LEVEL 27-28 FLOOR PLAN

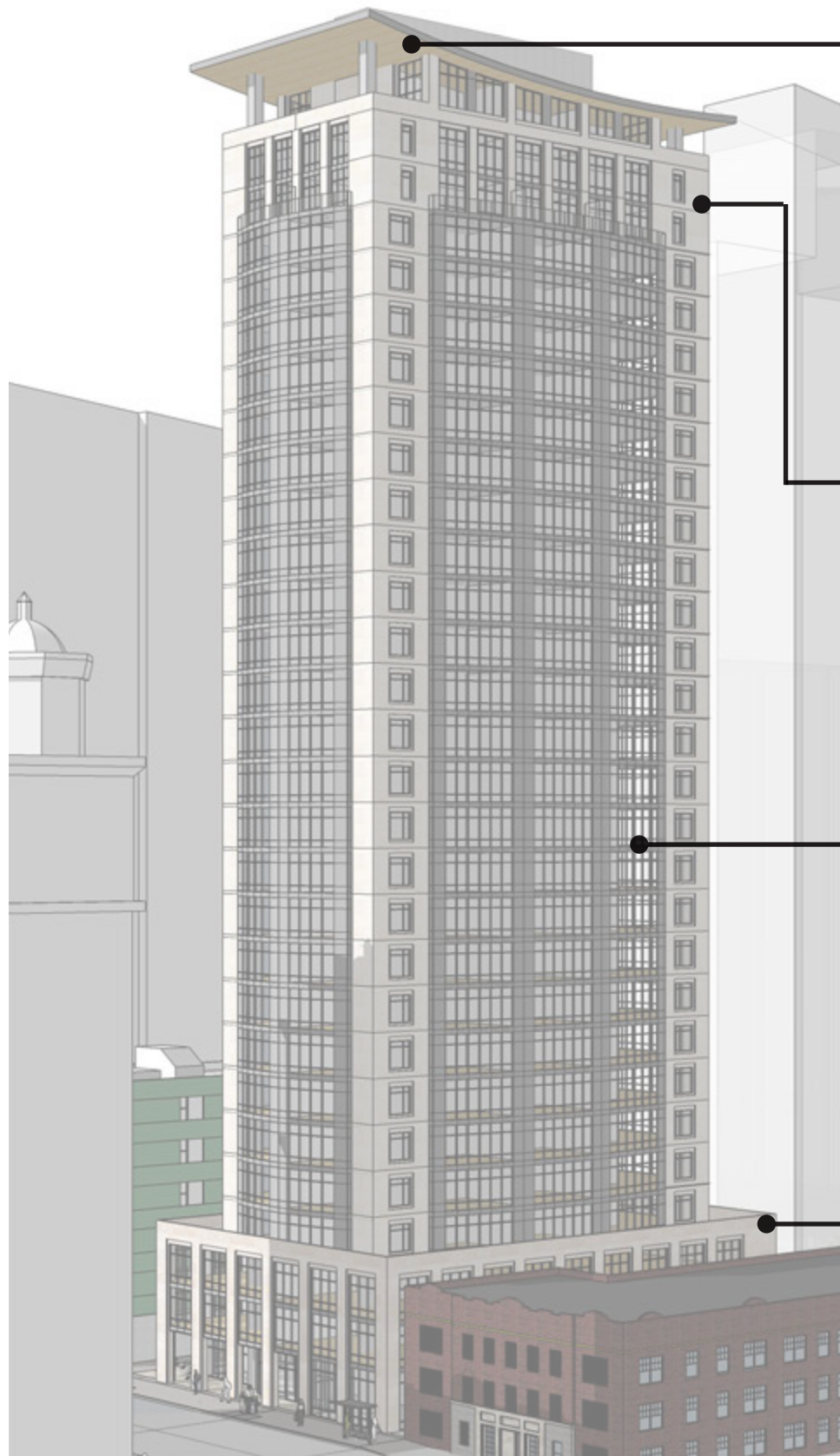


LEVEL 29 ROOF PLAN

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## 8.0 MATERIAL PALETTES

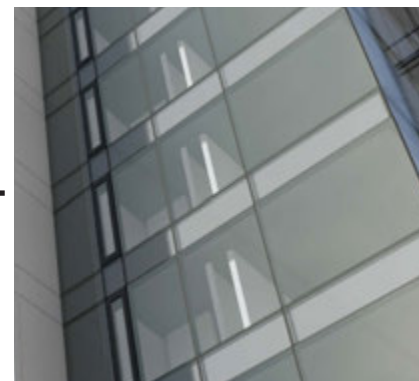
## OPTION A: CURVED SCHEME



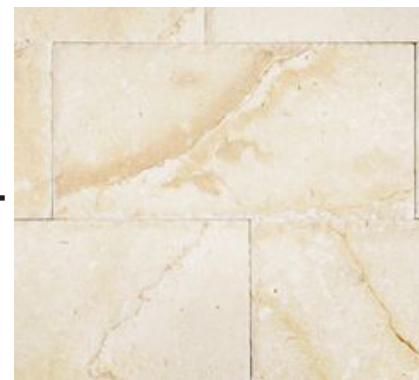
WOOD SOFFIT



METAL PANEL

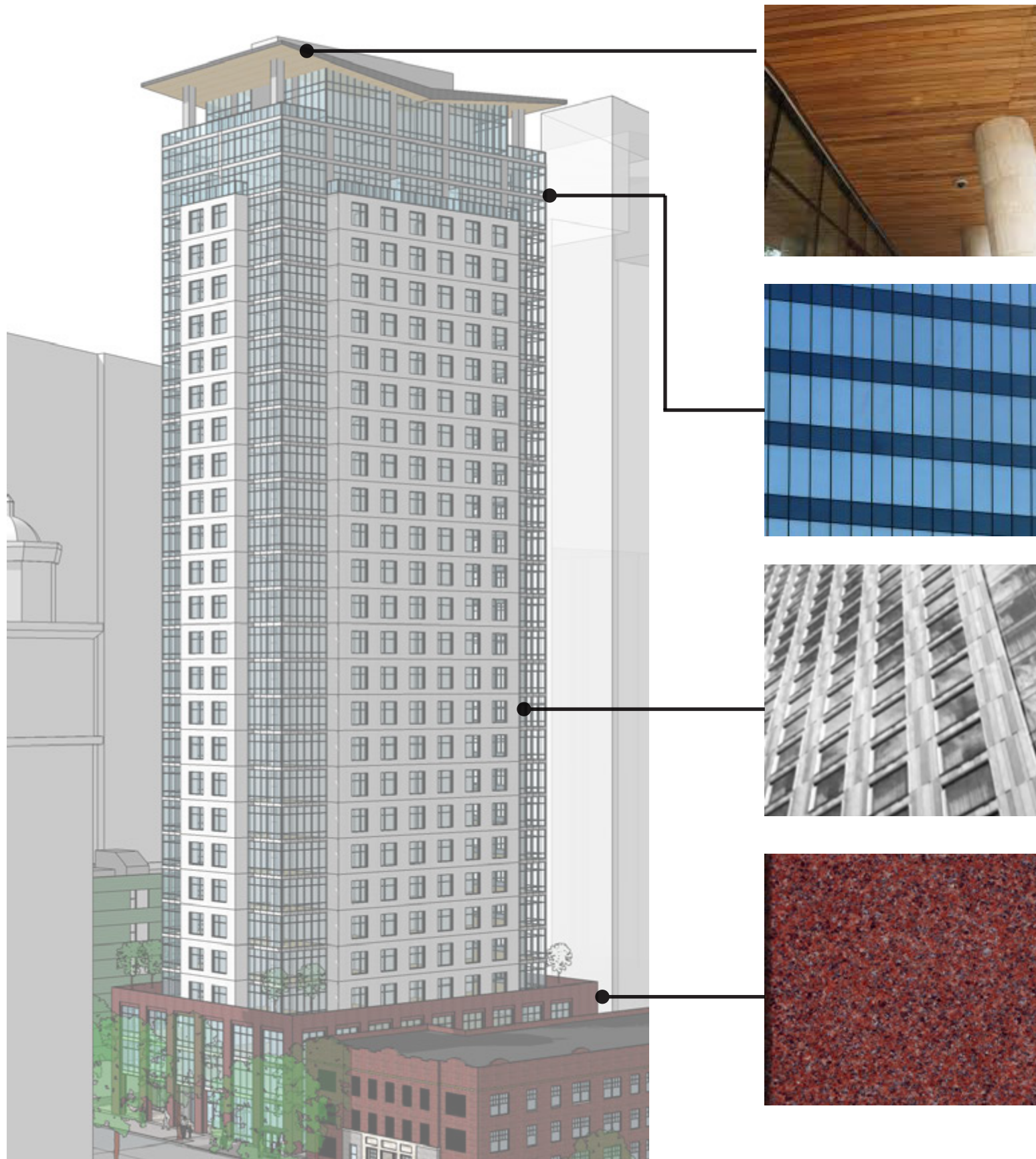


HIDDEN MULLION WINDOW WALL SYSTEM

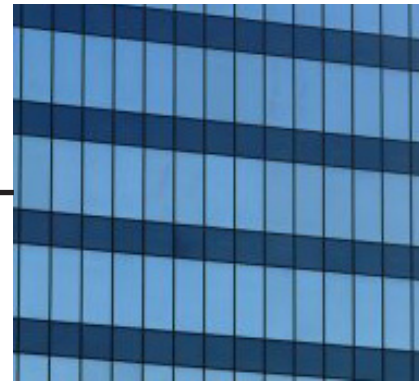


GRANITE

# OPTION B: RECTANGULAR SCHEME



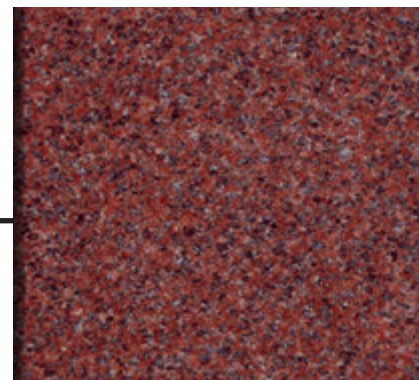
WOOD SOFFIT



HIDDEN MULLION WINDOW WALL SYSTEM

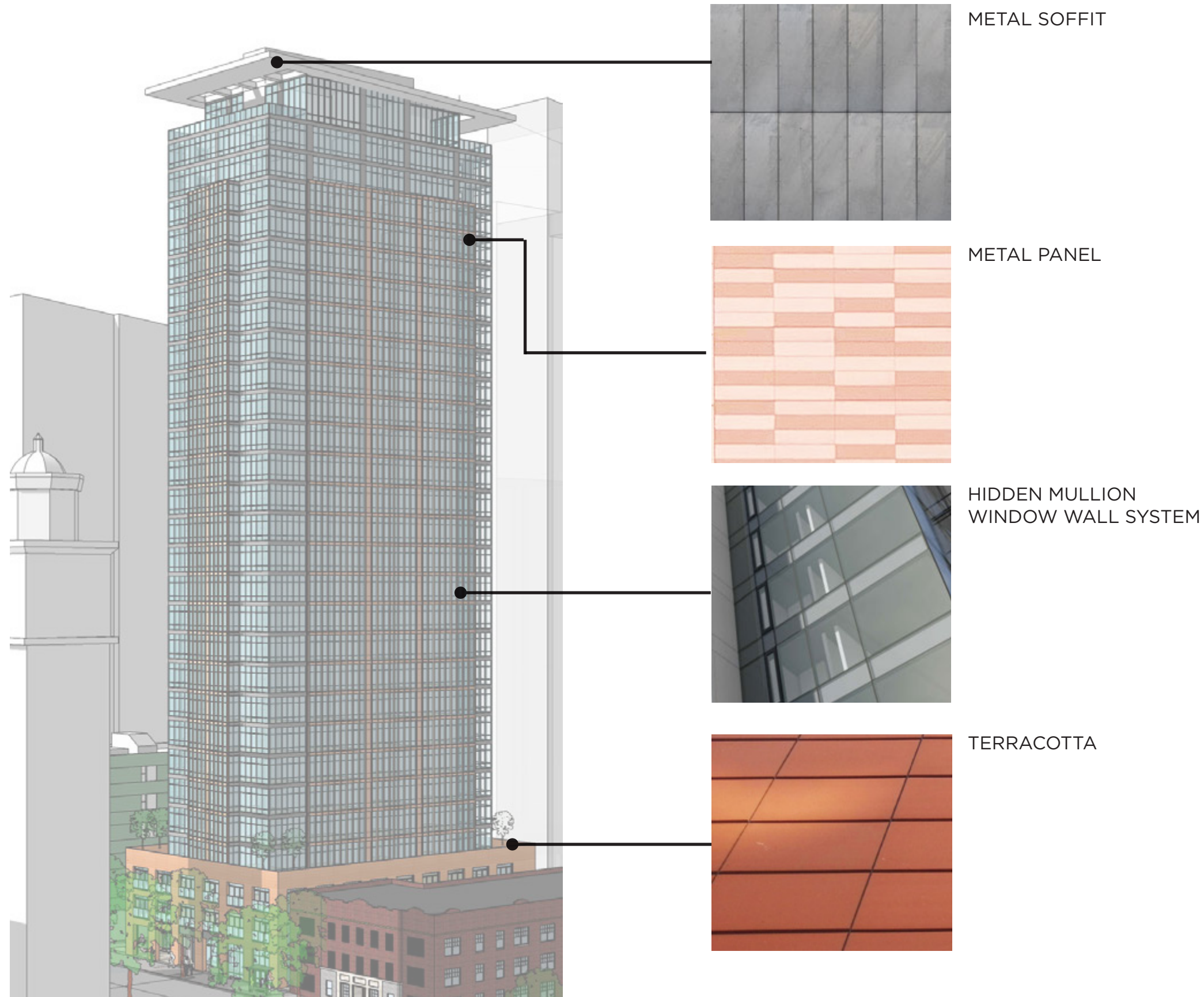


METAL PANEL

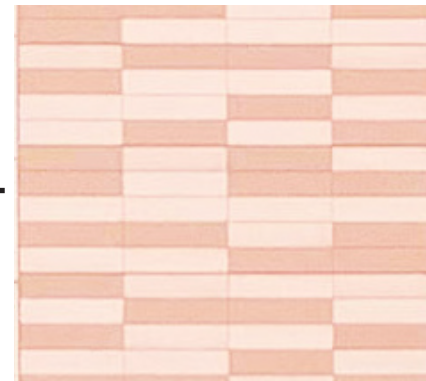


RED GRANITE

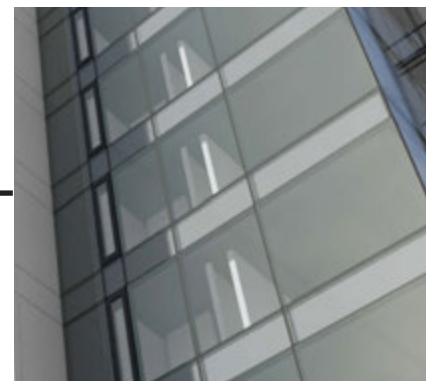
## 8.0 MATERIAL PALETTES



METAL SOFFIT



METAL PANEL



HIDDEN MULLION WINDOW WALL SYSTEM



TERRACOTTA

## OPTION C: ANGLED SCHEME (PREFERRED)

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# 9.0 DEPARTURES

## LAND USE CODE

**Setbacks and Separations**  
SMC 23.45.518.C

**Lower than 45 feet in height**

- Lot line abutting a street: 7' minimum setback
- Lot line abutting an alley: No minimum setback if alley is 16' wide
- Lot line abuts neither a street nor alley: 7' minimum setback



**Reinforcing a strong street-edge** where neighboring buildings are located up to their property lines

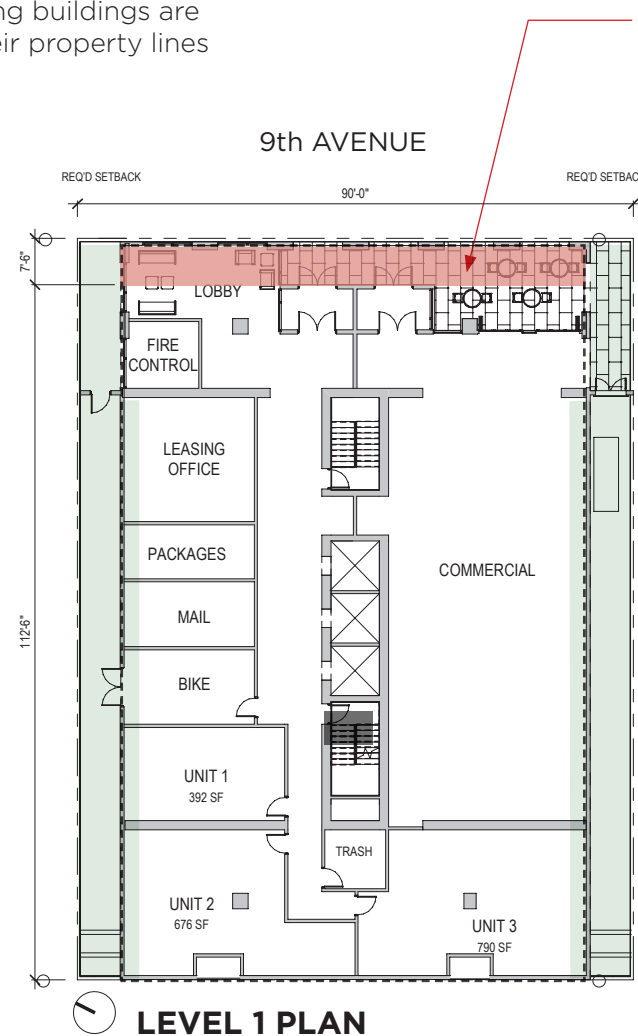
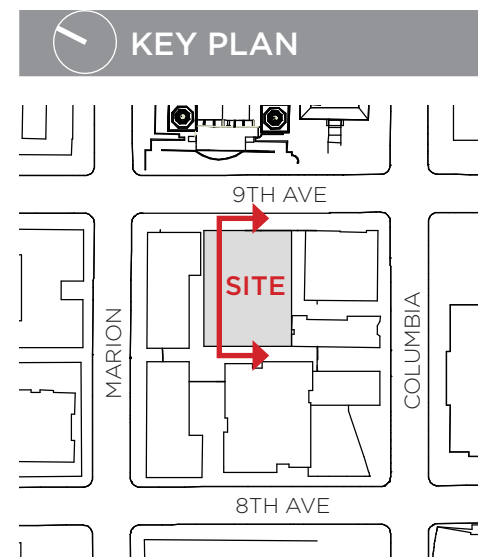
## SEATTLE DESIGN GUIDELINES

**CS2 - Urban Pattern and Form**

**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. Consider the qualities and character of the streetscape-its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function in siting and designing the building.

## SOLUTION AND DEPARTURE REQUEST

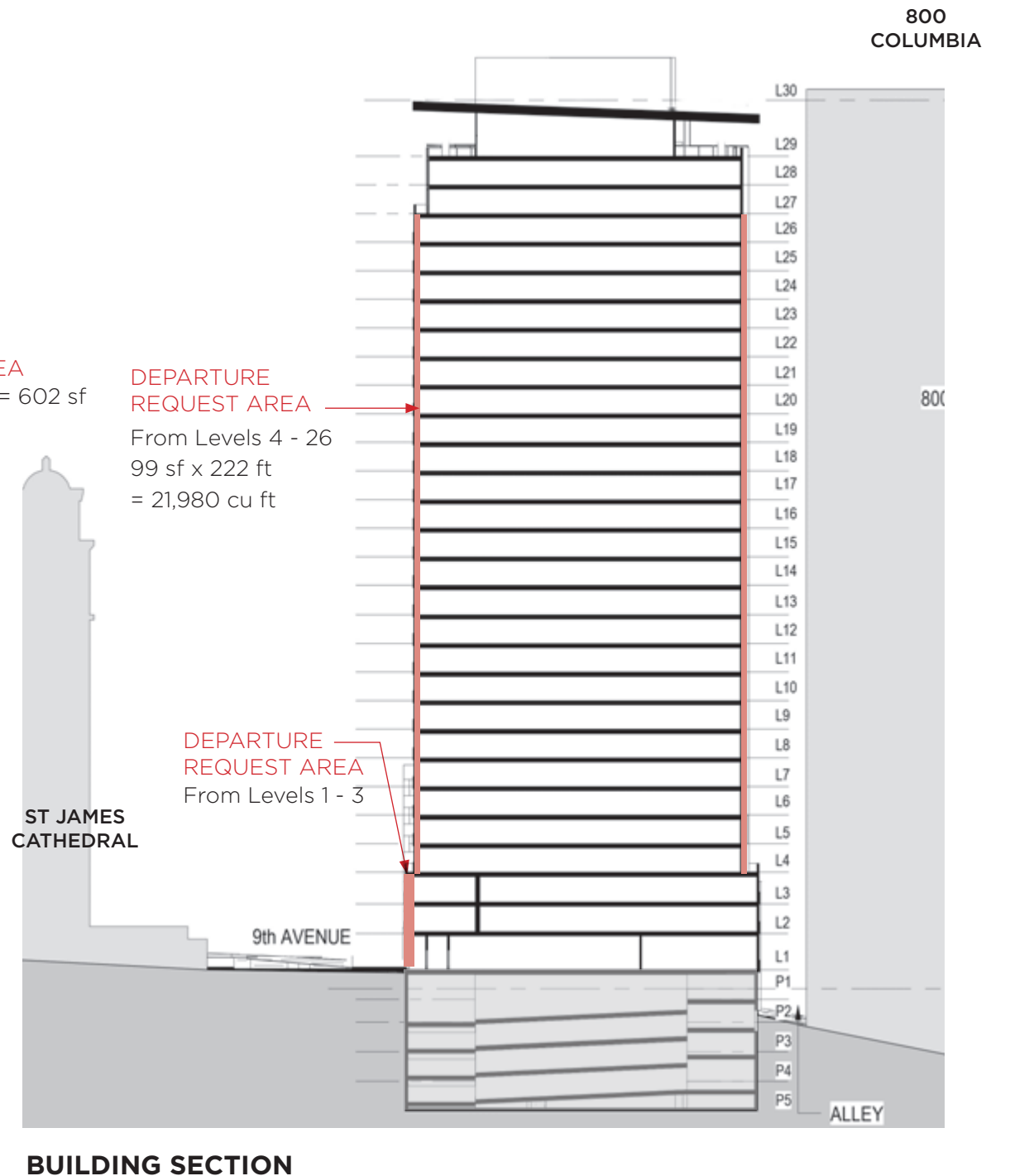
**Project proposes reducing the front yard setback from 7'-0" to 0'.** This is in order for the proposed podium facade to align with the two neighboring buildings. The aim is to reduce the interruption of the character of the streetscape along 9th Avenue.



**DEPARTURE REQUEST AREA**  
86'-0" X 7'-0" = 602 sf

**DEPARTURE REQUEST AREA**  
From Levels 4 - 26  
99 sf x 222 ft  
= 21,980 cu ft

**DEPARTURE REQUEST AREA**  
From Levels 1 - 3



LAND USE CODE

**Setbacks and Separations**  
SMC 23.45.518.C

**Greater than 45 feet in height**

Lot line abutting a street: 10' minimum setback

Lot line abutting an alley: 10' minimum setback

Lot line abuts neither a street nor alley: 20' minimum setback

SEATTLE DESIGN GUIDELINES

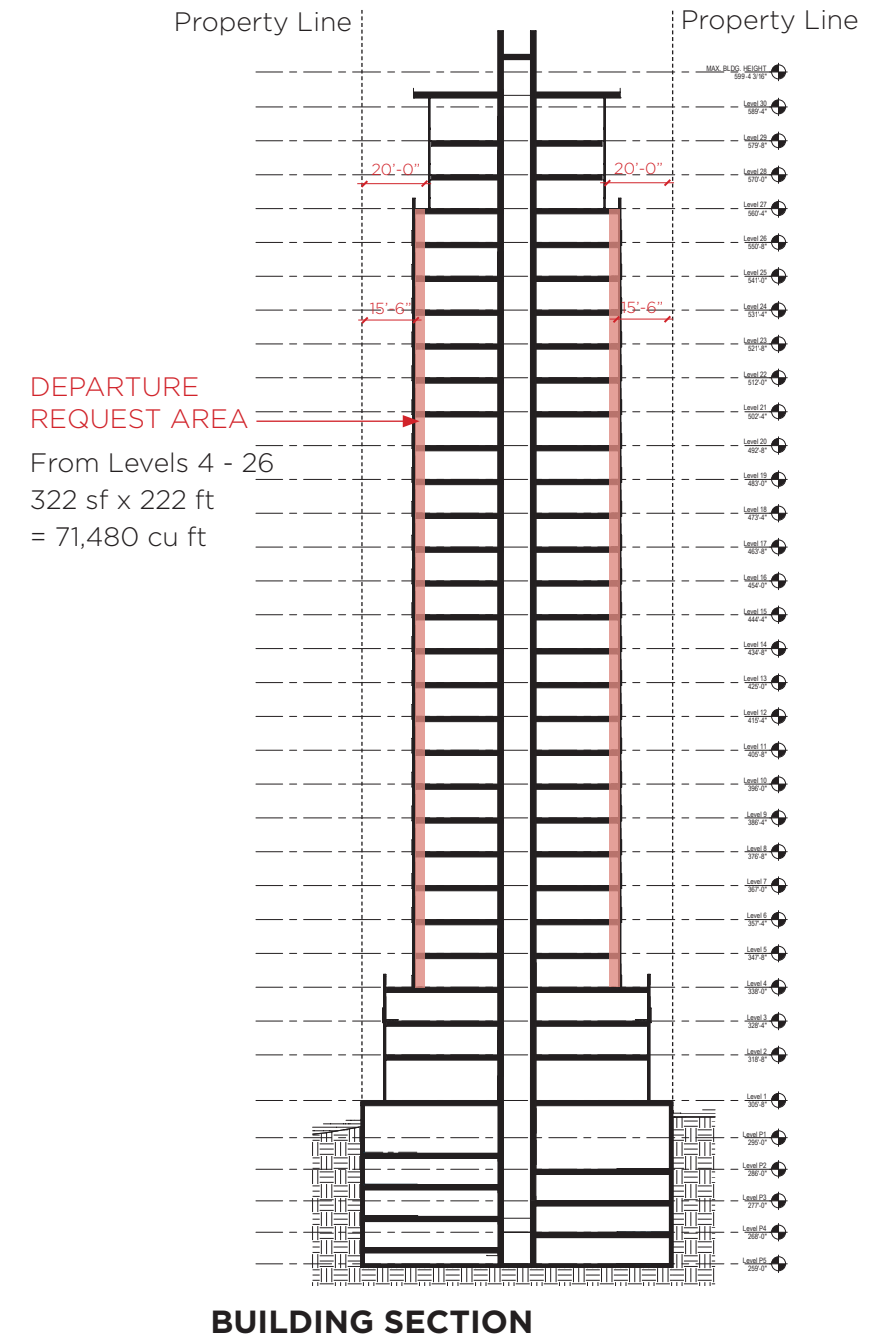
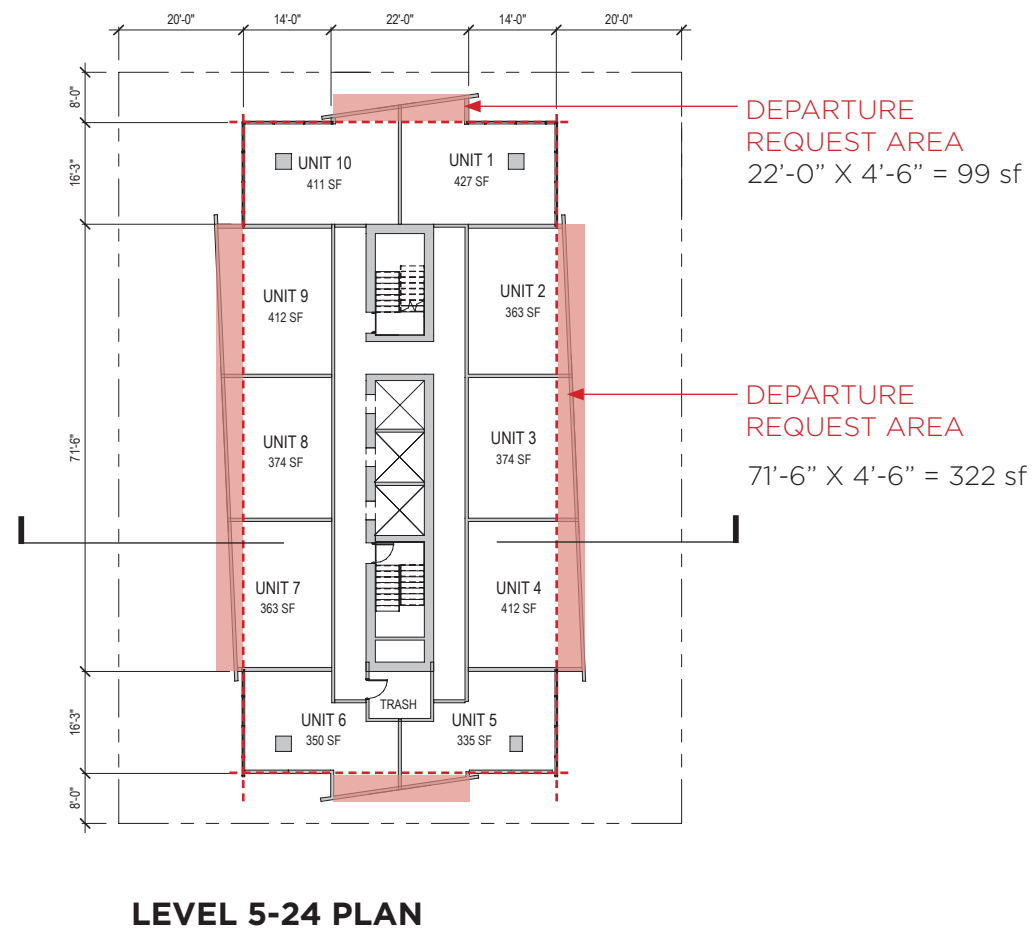
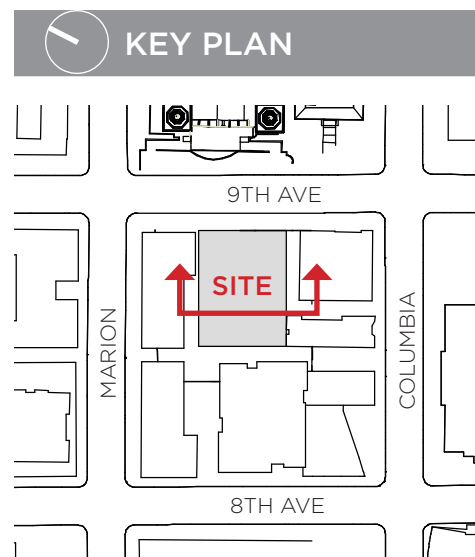
**DC2 - Architectural Concept**

**Reducing Perceived Mass:** Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

SOLUTION AND DEPARTURE REQUEST

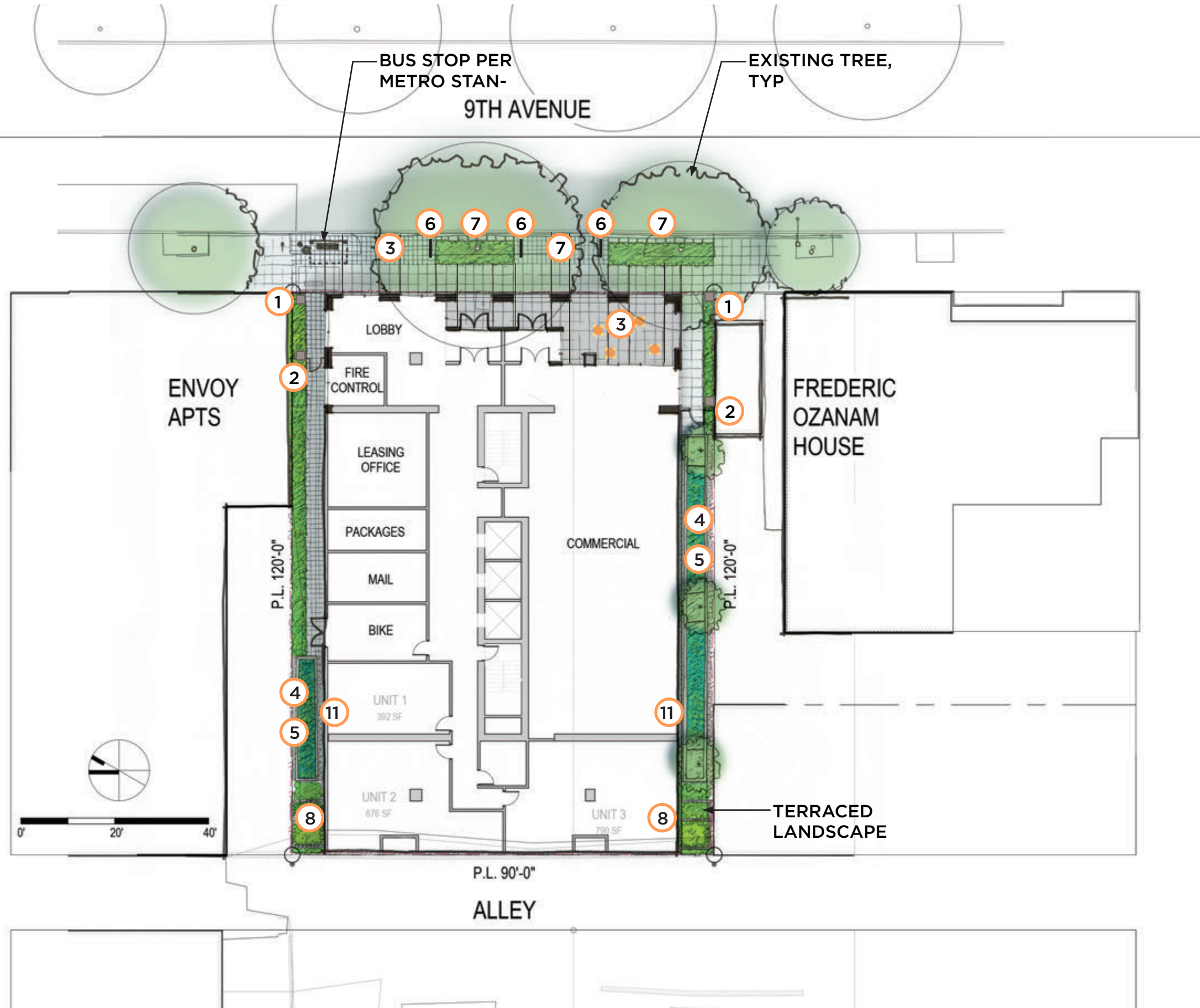
**Project proposes reducing the side yard setbacks from 20'-0" to 15'-6".**

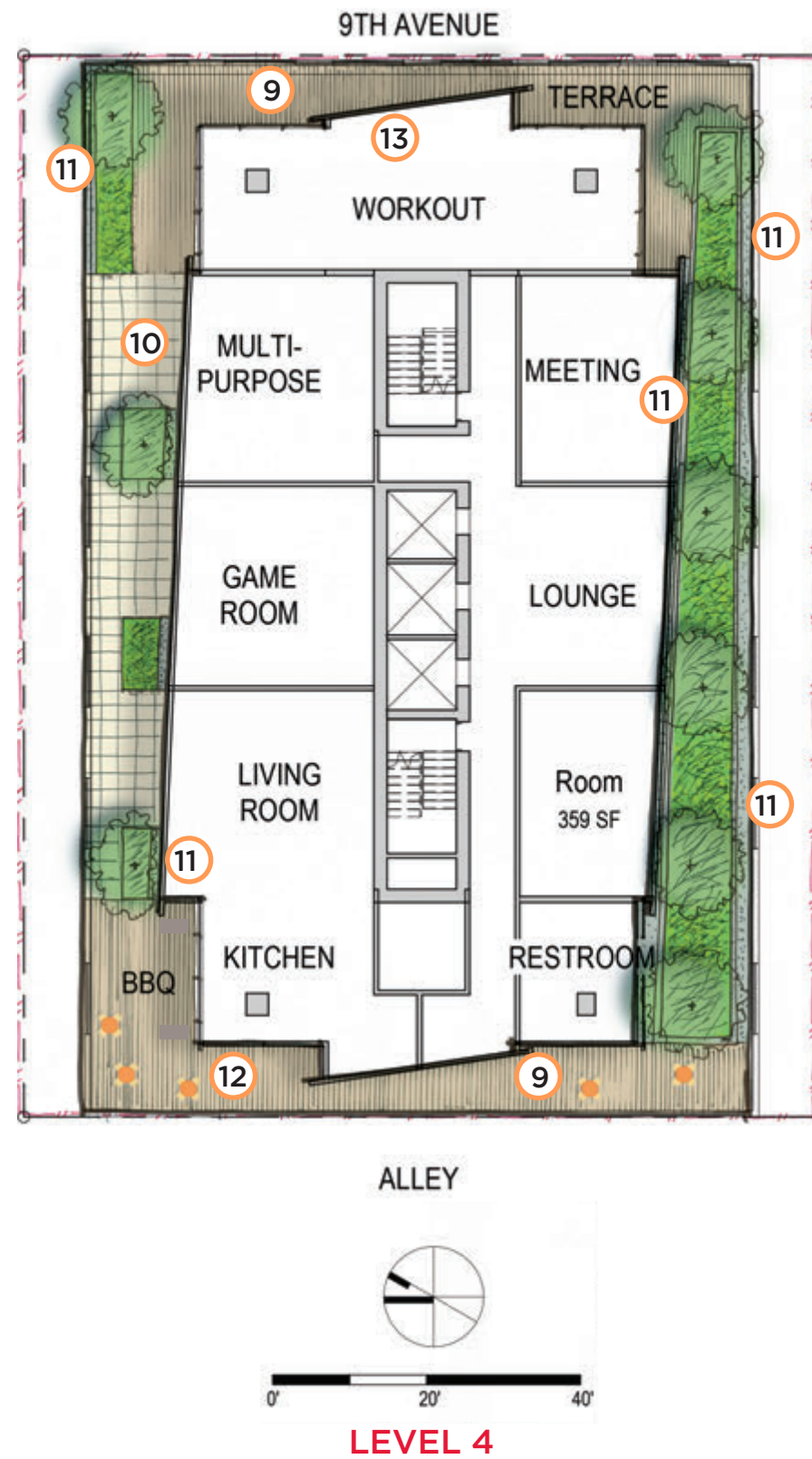
**This departure helps sculpt the tower floor plate to reduce the perceived mass of the building.**





9.0 LANDSCAPING





LEVEL 4

9.0 LANDSCAPING



EXISTING: ST JAMES CATHEDRAL - SITE WALLS



EXISTING: STREET TREES - LINDEN



1 CIP WALL REVEAL + LIGHTS



2 GATE ACCESS TO BIKE ROOM



3 STAINLESS STEEL SCREED IN CON-



4 BIO RETENTION



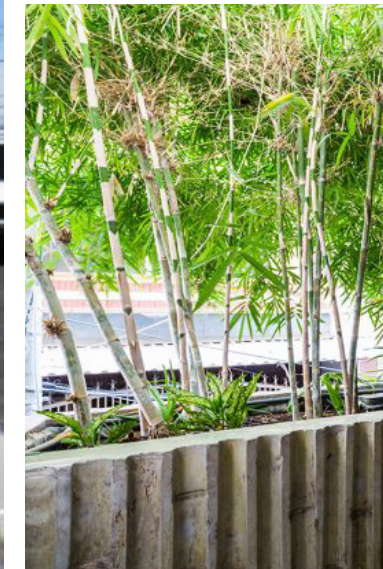
5 RAIN LEADERS + SPLASH BLOCK



6 BIKE RACK



7 COURTESY STRIP AND PLANTER PASS THROUGHS



8 TERRACED PLANTING



9 EXTENSION OF INDOOR PROGRAM



10 PODIUM LEVEL GATHERING SPAC-



12 ROOF LEVEL DINING AREAS WITH METAL PLANTERS + BBQ



11 STONE PAVING TEXTURE



13 PEDESTAL PAVERS - WOOD +