

Project Address: 222 Dexter
SDCI Project # 3033777-EG

Owner
GEMDALE USA CORPORATION

Architect
HEWITT

Landscape Architect
HEWITT

222 Dexter

Early Design Guidance

West Design Review Board Meeting
on 04/24/2019

PROJECT INFORMATION:

| | | |
|--------------------|---|--|
| ADDRESS: | 222 Dexter Ave N Seattle, WA 98109 | |
| SDCI PROJECT NO: | 3033777-EG | |
| LEGAL DESCRIPTION: | PARCEL A: DENNYS D T PARK ADD LESS ST PLAT BLOCK: 80 PLAT LOT: 11-12 | PARCEL B: DENNYS D T PARK AND LESS ST PLAT BLOCK: 80 PLAT LOT: 10 |
| PARCEL NO: | PARCEL A: 199120-1140 228 DEXTER AVE N | PARCEL B: 199120-1135 222 DEXTER AVE N |

PROJECT TEAM

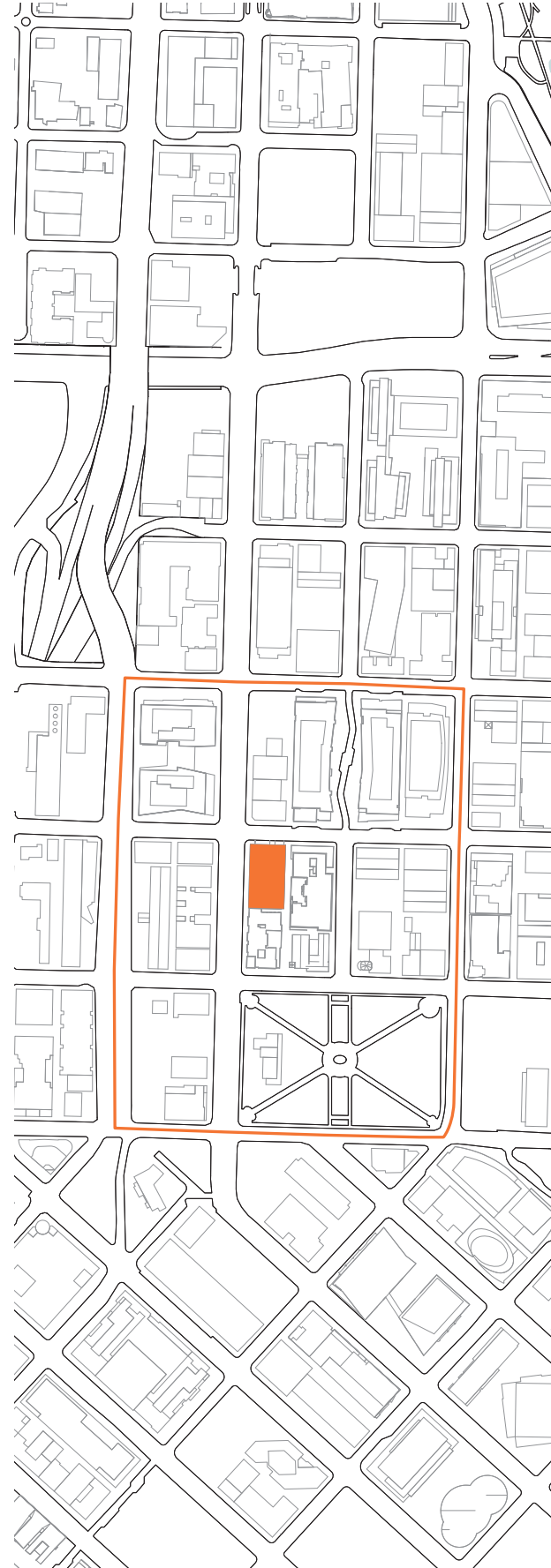
| | | |
|----------------------|--|--|
| OWNER: | GEMDALE USA CORPORATION 1601 5th Ave, Suite 1100 Seattle, WA 98101 (206) 276-8727 Contact: PJ Santos | |
| ARCHITECT: | HEWITT 101 Stewart Street, Suite 200 Seattle, WA 98101 (206) 624-8154 Contact: Sarah Bonser | |
| LANDSCAPE ARCHITECT: | HEWITT 101 Stewart Street, Suite 200 Seattle, WA 98101 (206) 624-8154 Contact: Jake Woland | |

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1.0

Development Objectives



1.0 DEVELOPMENT OBJECTIVES | QUANTITIES

DEVELOPMENT QUANTITIES:

- Construct one 290' high, 29-story mixed use structure including:
- Podium & roof levels covered and open recreational area
- 3 stories of below grade parking with approximately 140 parking stalls
- Approximately 320-340 apartment units, of which 10-14 will be family friendly 3-bedrooms units
- Approximately 5,000 sf of street level retail

TOWER SCALE
Urban Cityscape



At the tower scale, the interest lies in the building's relationship with the surrounding urban landscape.



This scale is large, and encompasses elements farther away than can be experienced at the street level.



It relates to the sky, the weather, water, mountains, and distant landmarks. At this scale, a broader perspective of our environment is experienced.



North-South Section along
Dexter Ave, looking East

PODIUM SCALE
Block and Street



The street level and podium of the tower form a relationship with its immediate neighborhood.



This relationship is about the block, the streets, the pedestrian experience and the character that they each possess.



We are driven by the opportunities presented in these smaller scale elements.

SUMMARY:

The project team for 222 Dexter Avenue N contacted the team at Department of Neighborhoods to launch early outreach efforts on September 12th, 2018 and completed all required steps on October 11th, 2018. The team deployed three “high-impact” methods to reach and communicate with neighborhood stakeholders during that time: hung posters, created a project hot-line, and hosted an in-person evening community meeting.

OUTREACH METHODS OVERVIEW:

On September 27th, 2018 the project team hung 12 posters (10 min.) in local businesses and other publicly-accessible venues within a half mile of the proposed site. On September 19, 2018, the project team launched the project hot-line. On Thursday, October 11th, 2018 the project team hosted a site walk and presentation.

COMMUNITY FEEDBACK OVERVIEW:

To date, we have received 11 questions and comments, all received in person. Questions most frequently concerned general project information such as height and size, project timeline, and the future of the existing building. Comments largely concerned wishes that the project contain mixed-uses and incomes, along with interest in the proposed project being constructed in an environmentally friendly manner.

KEY DATES OVERVIEW:

- September 19th, 2018 - project hot-line is live
- September 27th, 2018 - Posters were hung in public places in the vicinity
- October 11th, 2018 - Public site walk and presentation hosted

OUTREACH METHOD: ELECTRONIC

On September 19, 2018, the project team launched the project hot-line. Members of the public which called could leave voice messages and hear the following message:

“Hello! Thank you for calling our 222 Dexter Avenue North project design review hot-line. To bypass this message, please press 1. Located at 222 Dexter Avenue North, this project includes a 28-story LEED-certified residential tower with four levels of below-grade parking. The project will also include ground-level retail and is zoned SM-SLU175/85-280. The brick building on the property is currently undergoing landmark analysis by BOLA Architecture and Planning. The contact person for this project is Natalie Quick and additional information can be found at the Seattle Services Portal on the Seattle.gov website using the project address. To provide direct feedback for the project applicant, you may leave detailed comments, questions or concerns at the conclusion of this message. Please make sure you also clearly state your name, phone number and email address. This line is monitored daily and we try to return phone calls within two business days. You may also email us at 222DexterAveN@gmail.com. Additionally, you are also invited to join us for a project site walk at 6pm on Thursday, October 11 at 222 Dexter Avenue North. The development team will be on-site to discuss the project vision and approach. If you choose to leave a message, please remember that all comments are subject to public disclosure, and any information collected may be made public. Thank you and have a great day.”

OUTREACH METHOD: PRINT

On September 27th, 2018 the project team hung 12 posters (10 min.) in local businesses and other publicly-accessible venues within a half mile of the proposed site.

Locations where posted as follows:

- | | |
|---------------------------------|--------------------------------|
| • Fresh Flours South Lake Union | 432 8th Ave N |
| • Starbucks | 330 Westlake |
| • Uptown Espresso | 500 Westlake Ave N |
| • Starbucks | 442 Terry Ave N |
| • Starbucks | 2001 8th Avenue |
| • Starbucks | 2011 7th Avenue |
| • Light/Telephone Pole #1 | John St & Dexter Ave N. |
| • Light/Telephone Pole #2 | Thomas St & Dexter Ave N. |
| • Light/Telephone Pole #3 | Westlake Ave. N & Thomas St. |
| • Light/Telephone Pole #4 | Westlake Ave. N & Harrison St. |
| • Light/Telephone Pole #5 | Republican St. & 9th Ave N. |
| • Light/Telephone Pole #6 | Harrison St. & Terry Ave. |



JOIN US

THUR
OCT 11

Join us for an open house to learn more about the **222 Dexter Avenue N Project.**

The proposed project will be a 28-story LEED-certified residential tower with four levels of below-grade parking. The project will also include ground-level retail and is zoned SM-SLU175/85-280. The brick building on the property is currently undergoing landmark analysis by BOLA Architecture and Planning.

What: Join the project team and their architects to discuss the vision and approach for this new residential project in the neighborhood. Coffee and cookies will be provided. All are welcome. No RSVP needed.

Time: Event begins promptly at 6pm and will end around 7:30pm (rain or shine)

Date: Thursday, October 11th, 2018

Where: Meet at the site (222 Dexter Avenue N)

Project Address:
222 Dexter Avenue N
Seattle, WA 98109

Contact:
Natalie Quick

Applicant:
Gemdale USA

Additional Project Information on Seattle Services Portal via the Project Address:
222 Dexter Avenue N

Project Hotline & Email:
(206) 693-4162
222DexterAveN@gmail.com

Note:
Calls and emails are returned within 1-2 business days. Calls and emails are subject to City of Seattle public disclosure laws.

OUTREACH METHOD: IN-PERSON

On Thursday, October 11th, 2018 the project team hosted a site walk at 6:00pm. All that were interested were invited. Additionally, the community event was posted on Early Community Outreach for Design Review Calendar.

The meeting materials included an overview of the project timeline, the project area, zoning, historical landmark information; and details on how attendees could share feedback.

Four people attended. Below is a summary of the questions and comments offered by the community during the meeting:

Questions:

- Which building or buildings are part of this project?
- What will the total square footage be?
- Will you be nominating the brick building for historic designation?
- Will there be a mix of market-level and affordable housing?
- Will the building be all office space?
- At what point in the timeline does the purchase of the property take place? When would the property close? When will you know if this project is viable or not?
- Does the City require mixed-income housing within one unit in order to qualify for offsets?
- Is there any interest in doing green building for this project?

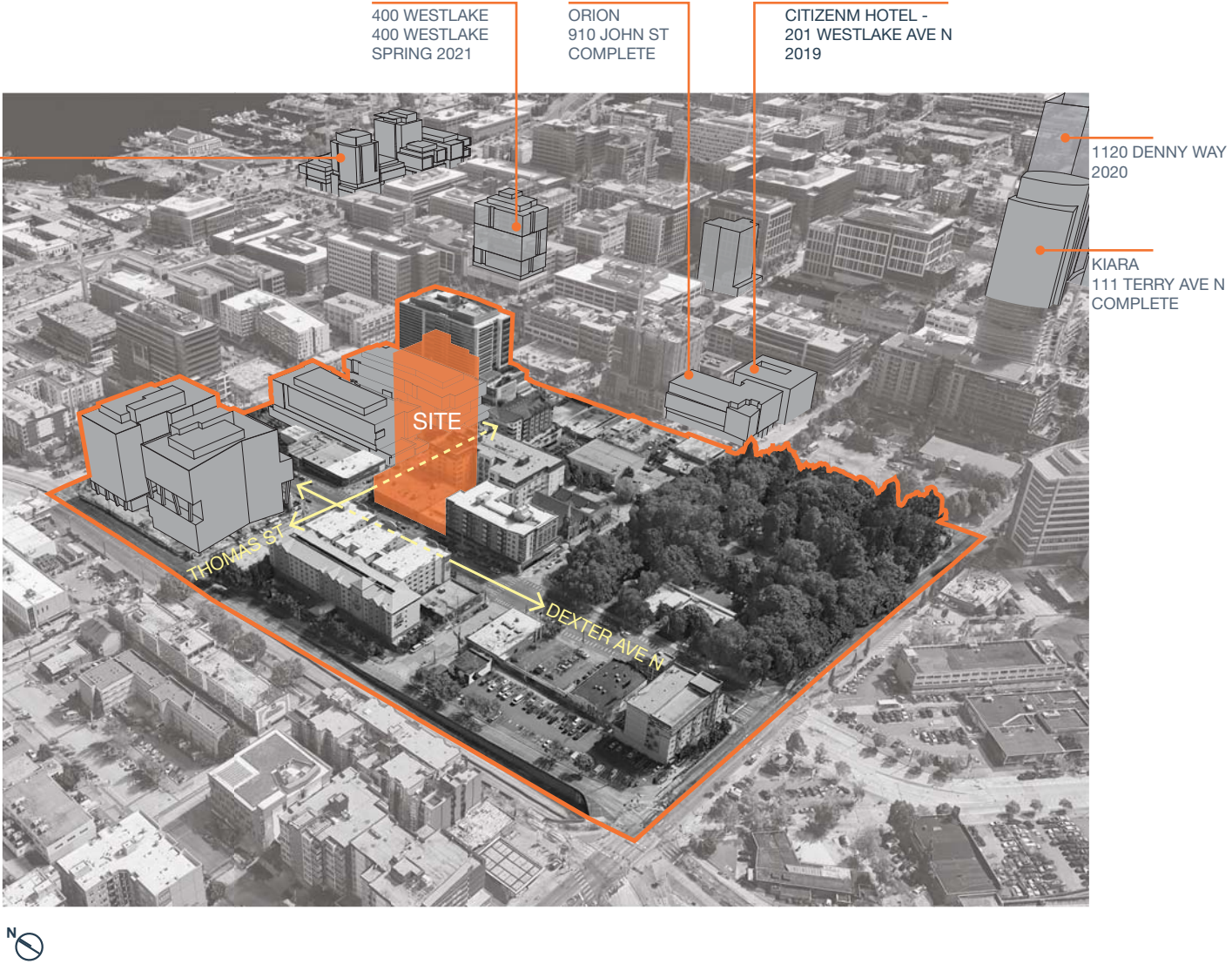
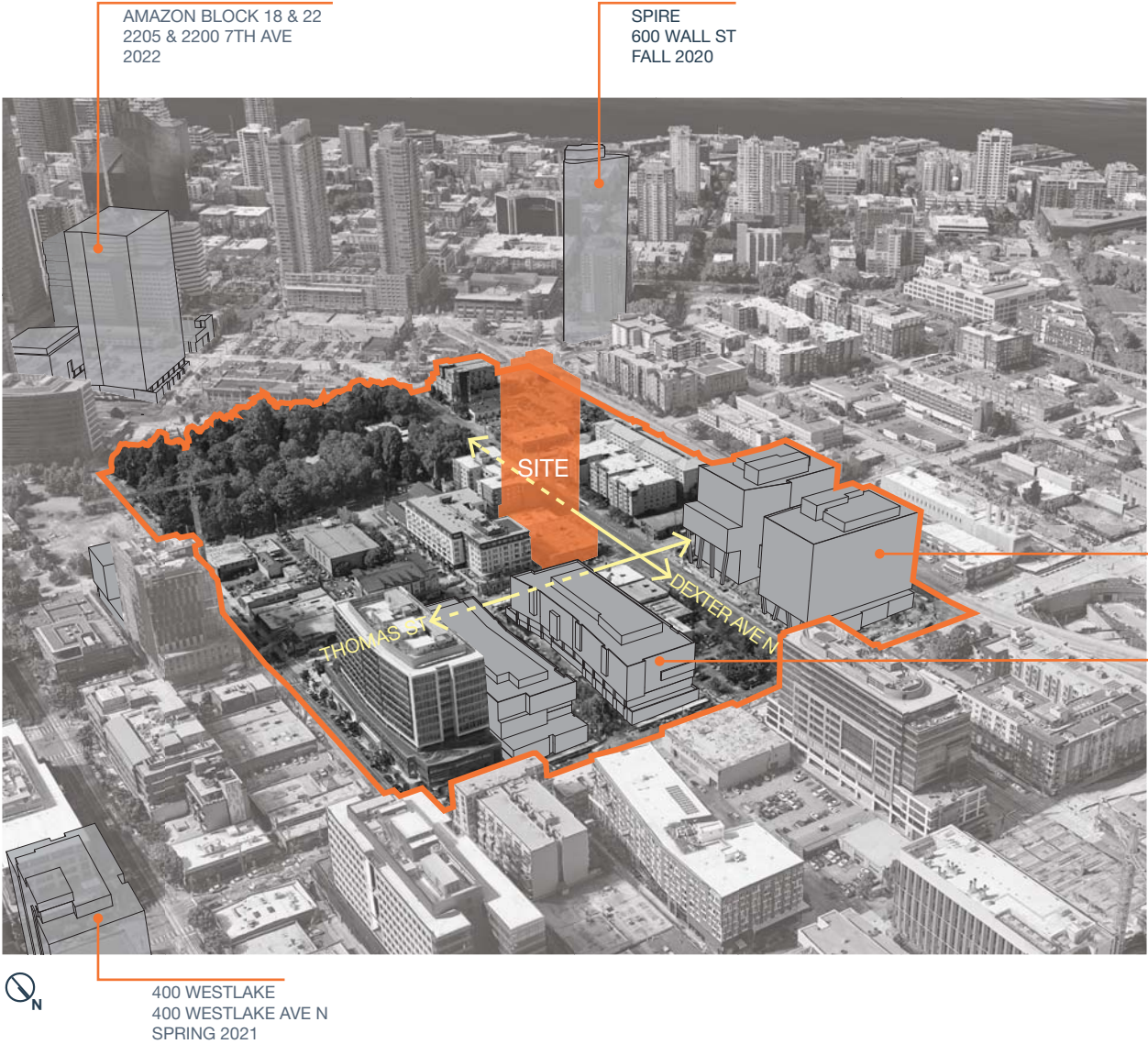
Comments:

- We need more mixed-income housing.
- There is more of a justice-oriented outcome if options for different income levels are housed within the same building.
- Consider using native plants or food-producing plants in landscaping. There are services that will harvest food in the City for local food banks.

Please Note: There were no specific community comments or questions regarding any proposed massing, scale, or architectural design issues

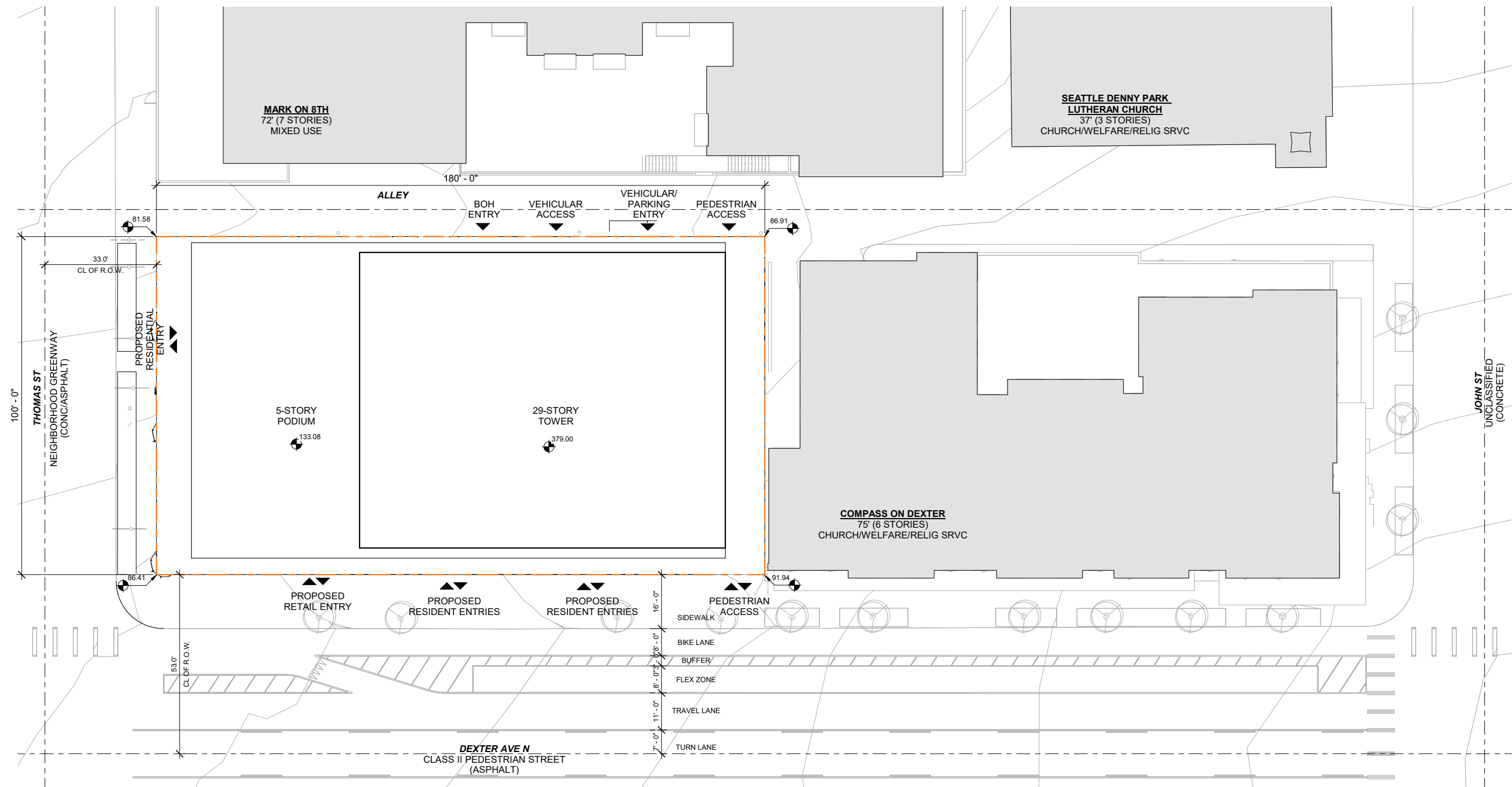


1.0 DEVELOPMENT OBJECTIVES | 9 BLOCK AERIAL VIEW

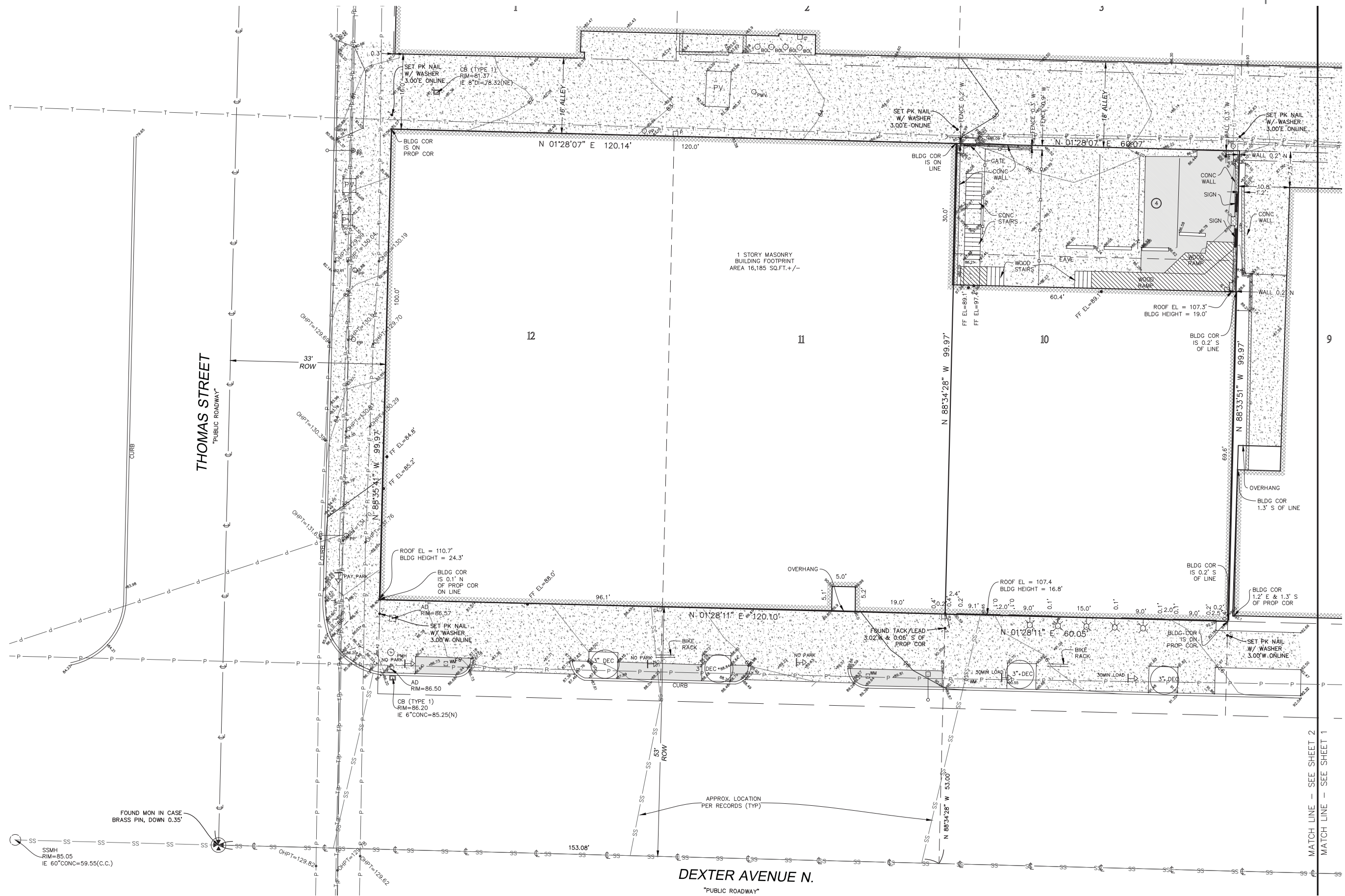


2.0

Site Plan



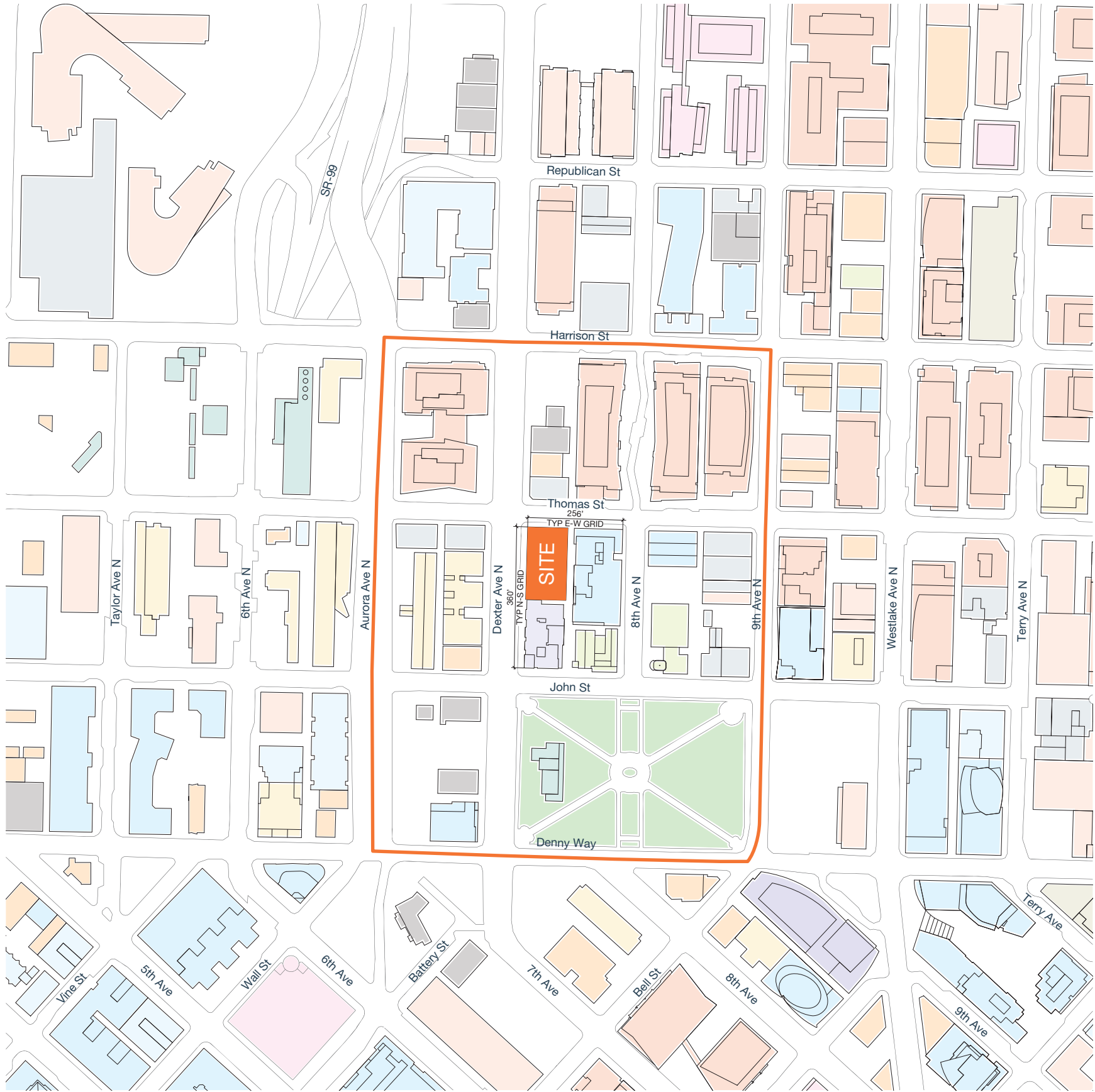
Note: This site plan is a development strategy overview and does not depict a design alternative



3.0

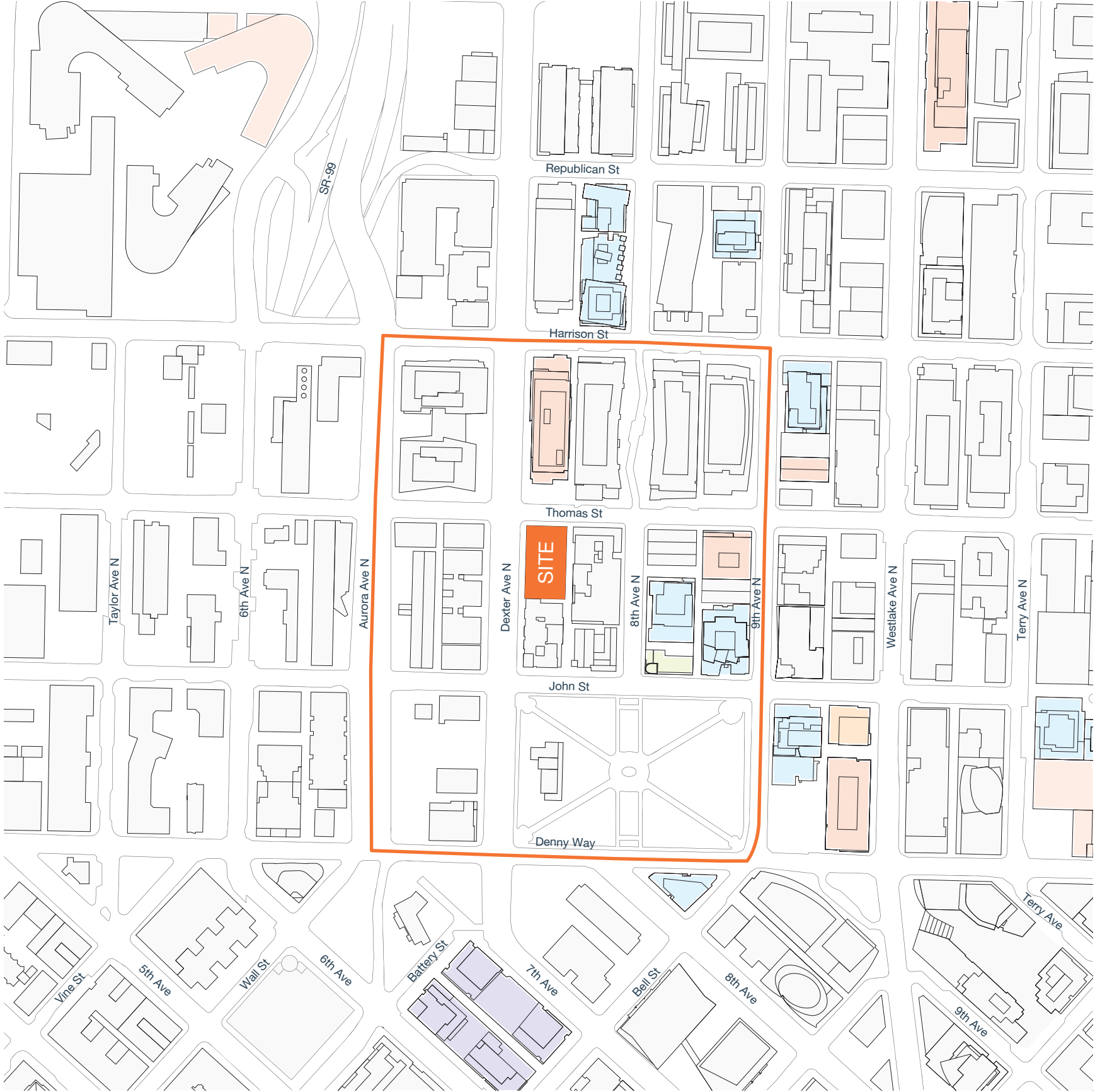
Site Context and
Urban Analysis

3.0 SITE CONTEXT & URBAN ANALYSIS | SURROUNDING USES | PRESENT & IN CONSTRUCTION



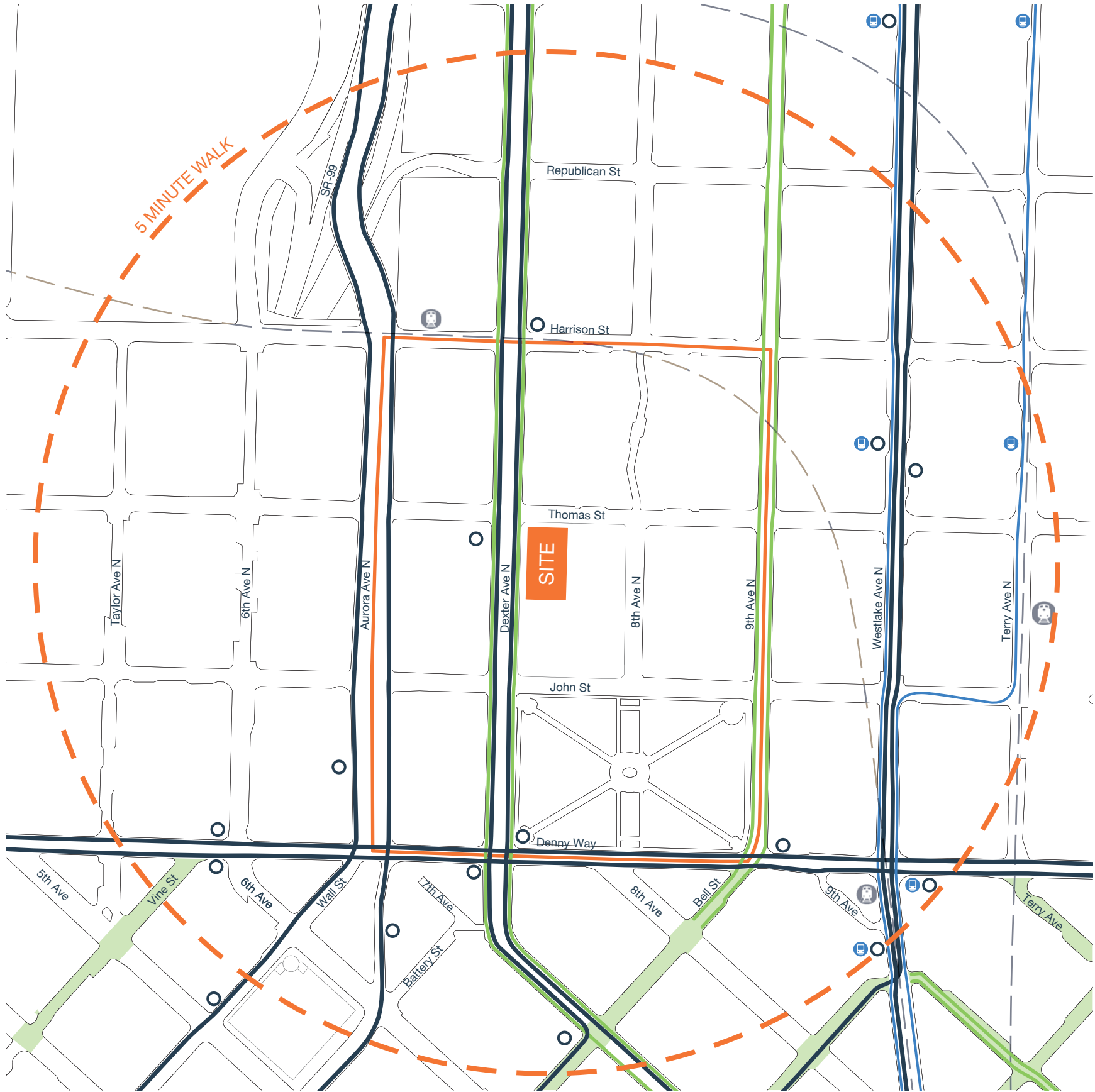
- EXISTING USES:
- | | | | |
|--------------|--------------------------------------|--------------|--------------------------------------|
| Orange line | Nine Block Site Line | Green | Public Park |
| Orange | 1516 2nd Ave | Light Green | Cultural |
| Teal | Governmental | Yellow | Retail |
| Yellow | Hotel | Light Orange | Education |
| Pink | Human Services | Grey | Industrial |
| Grey | Warehouse | Light Orange | Office/Retail |
| Light Blue | Office | Light Blue | Residential/Retail |
| Light Blue | Residential | Light Purple | Residential/Human Services/Education |
| Light Purple | Residential/Human Services/Education | Dark Purple | Residential/Office/Retail |
| Dark Purple | Residential/Office/Retail | | |





PROPOSED USES:

| | |
|--|-----------------------------|
| ■ Nine Block Site Line | ■ Cultural |
| ■ 1516 2nd Ave | ■ Retail |
| ■ Governmental | ■ Education |
| ■ Hotel | ■ Industrial |
| ■ Human Services | ■ Office/Retail |
| ■ Warehouse | ■ Residential/Retail |
| ■ Office | ■ Residential/Office/Retail |
| ■ Residential | |
| ■ Residential/Human Services/Education | |
| ■ Residential/Office/Retail | |



- PUBLIC TRANSIT
- Nine Block Site Line
 - - Proposed Light Rail Alignment
 - 🚊 Proposed Light Rail Station Entry
 - Bus Route
 - Bus Stop
 - Trolley Route
 - 🚋 Trolley Stop
 - Bike Lane
 - Green Street

3.0 SITE CONTEXT & URBAN ANALYSIS | NEIGHBORHOOD CONTEXT



- 1. 333 Dexter (Facebook) - Summer 2019
- 2. Vulcan - Proposed
- 3. Arbor Blocks West - Early 2019
- 4. Arbor Blocks East - Early 2019
- 5. Amazon - Apollo
- 6. Public 47 Architects
- 7. Holiday Inn Express & Suites Seattle
- 8. Unoccupied Warehouse
- 9. Holiday Inn Seattle - Downtown
- 10. Winston Wachter Fine Art
- 11. Compass Housing Alliance, Road to Housing Office
- 12. Mark on 8th Apartments
- 13. Denny Park Lutheran Church
- 14. Denny Park Apartments
- 15. Seattle Unity Church & Apartments - Proposed
- 16. Office - Proposed
- 17. Banya 5
- 18. Residential Tower - Proposed
- 19. Willamette Dental Group - Seattle
- 20. Mary's Place
- 21. Borealis Apartment
- 22. Seattle Parks & Rec Office
- 23. Denny Park

| | |
|----------------------------|--------------------|
| 222 Dexter | Public Park |
| Governmental | Cultural |
| Hotel | Retail |
| Human Services | Education |
| Warehouse | Industrial |
| Office | Office/Retail |
| Residential | Residential/Retail |
| Residential/Human Services | |
| Residential/Office/Retail | |

3.0 SITE CONTEXT & URBAN ANALYSIS | NODES & LANDMARKS



1 MOHAI



2 The Center for Wooden Boats



3 McCaw Hall



4 Gates Foundation



5 The Seattle Coliseum



6 International Fountain



7 Museum of Pop Culture



8 Seattle Space Needle



9 Pacific Science Center



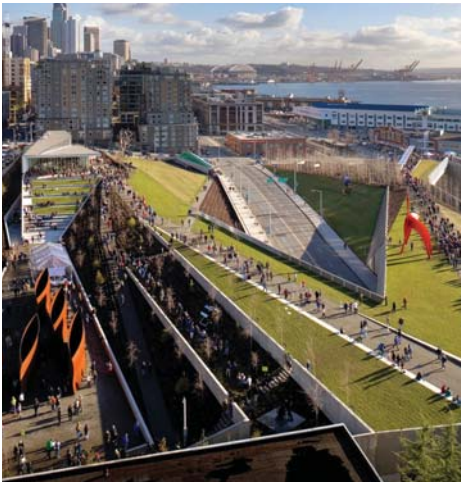
With the exception of Denny Park, notable landmarks are within a five to ten minute walk from the site. These features therefore no experienced directly at the site but contribute to its sense of place.



10 Denny Park



11 Seattle City Light Denny Substation & Dog Park



12 Olympic Sculpture Park



13 Amazon Spheres

3.0 SITE CONTEXT & URBAN ANALYSIS | LANDMARK BUILDINGS



① West Earth Company Clock, 1915
Corner of Dexter Ave. N and Harrison St.
Object



② 777 Thomas St, 1931
777 Thomas St,
Masonry facade



③ Pioneer Sand and Gravel Company, 1927 (1938 Remodel)
901 Harrison St,
2-story, Masonry originally office and warehouse



④ Pacific McKay & Ford McKay Buildings, 1925 & 1922
601-615 Westlake Ave N,
Masonry facade



⑤ Firestone Auto Supply & Service Store, 1929
400 Westlake Ave N,
Masonry facade



⑥ Terry Avenue Building, 1914
320 Terry Avenue N,
Masonry facade



⑦ C. B. Van Vorst Building, 1915
415 Boren Ave N,
Masonry facade



⑧ Warehouse for the Boren Investment Company, 1925
334 Boren Ave N,
Masonry facade



⑨ Troy Laundry Building, 1927
307 Fairview Ave N,
Masonry facade



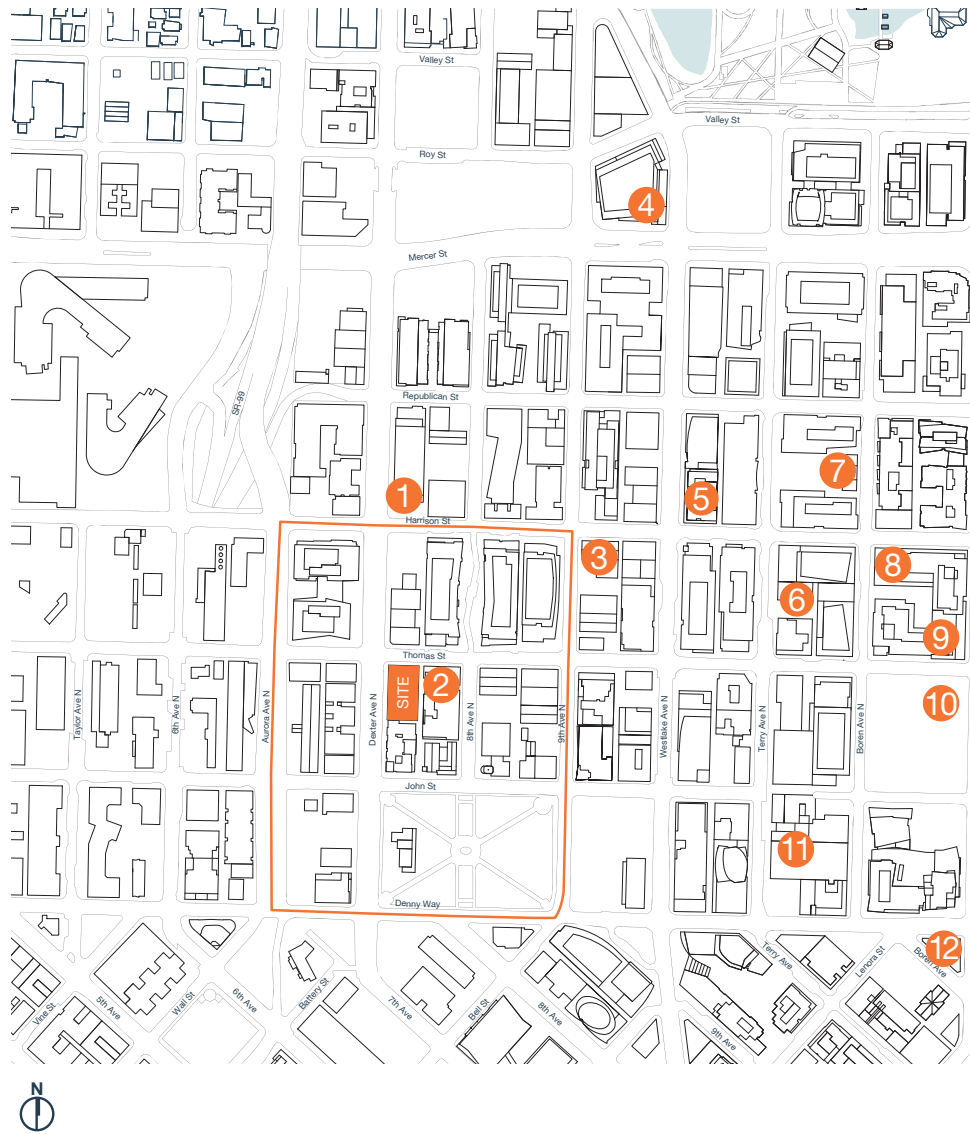
⑩ Seattle Times Building, 1931
1120 John St,
Masonry facade



⑪ Peck & Hills Furniture Company, 1929
1000 Denny Way,
4-story manufacturing facility



⑫ Fashioncraft, 1929
2022 Boren Ave,
1-story, Masonry office





1 971 Valley St
16-stories (Future)
Apartments



2 624 Terry Ave N
16-stories (Construction)
Apartments



3 630 Boren Ave N
14-stories (Construction)
Office



4 401 8th Ave N
24-stories (Future)
Apartments



5 427 9th Ave N
26-stories (Future)
Apartments



6 1145 Republican St
24-stories (Future)
Apartments



7 901 Harrison St
24-stories (Future)
Apartments



8 200-10 Eighth Ave N
29-stories (Future)
Apartments



9 820 John St
28-stories (Future)
Apartments



10 110-111 9th Ave N
40-stories (Future)
Apartments



11 970 Denny Way
40-stories
Apartments



12 1001 John St
43-stories (Future)
Apartments



13 121 Boren Ave N
41-stories (Future)
Apartments



14 600 Wall St
43-stories (Construction)
Apartments



15 2301 7th Ave (Future)
40-stories (Future)
Condominium



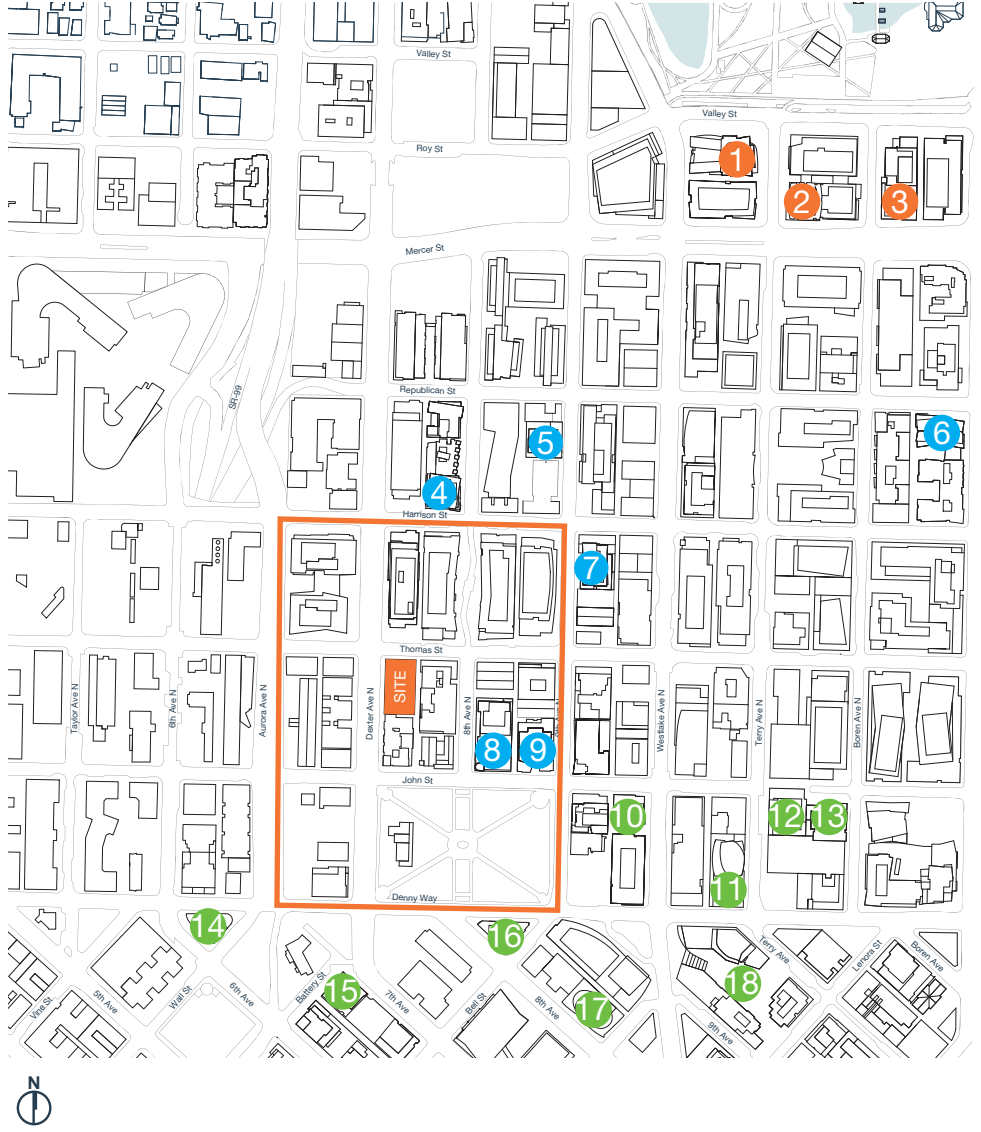
16 2300 8th Ave
42-stories (Future)
Condominium



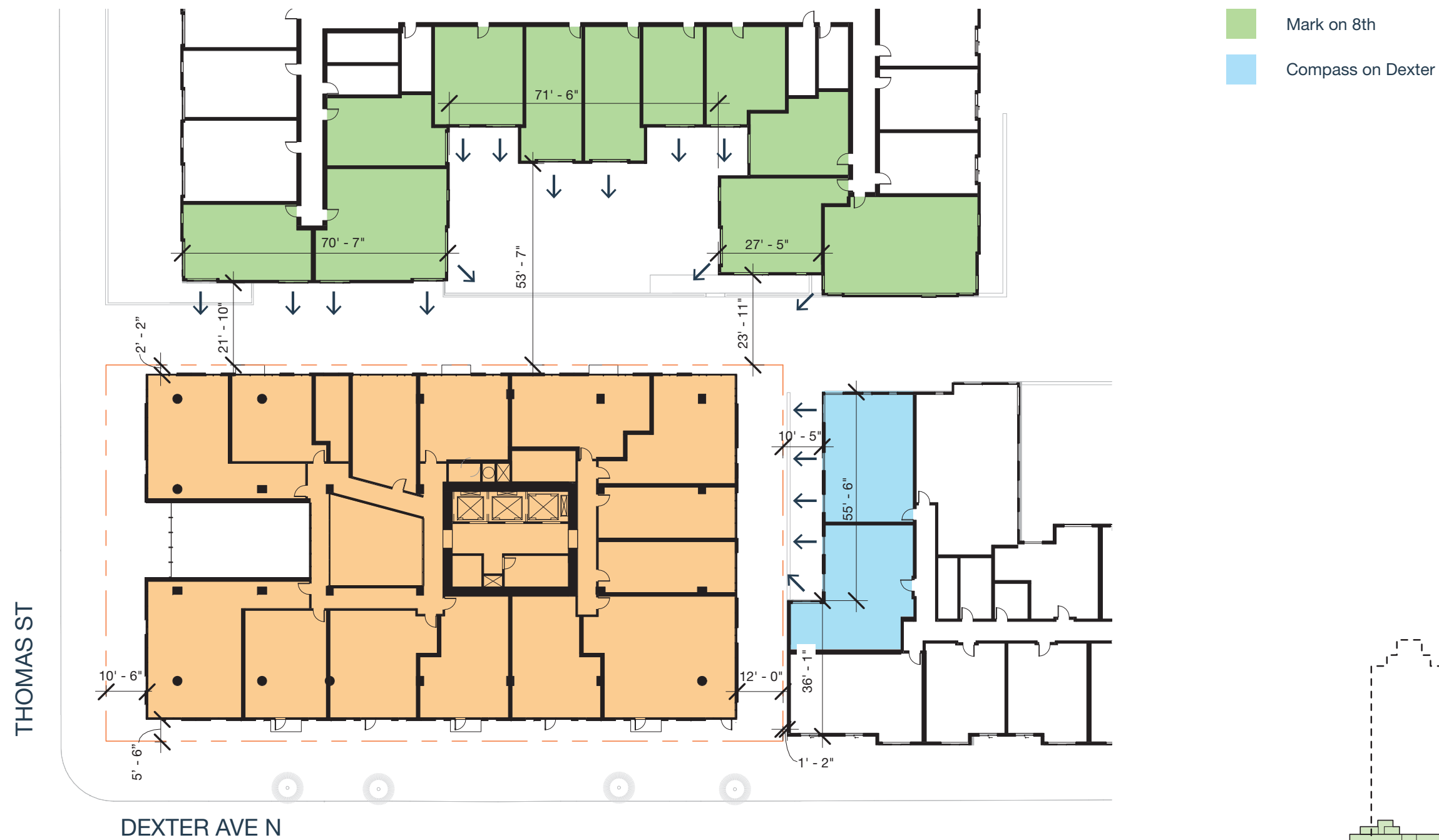
17 2202 8th Ave
40-stories
Apartments

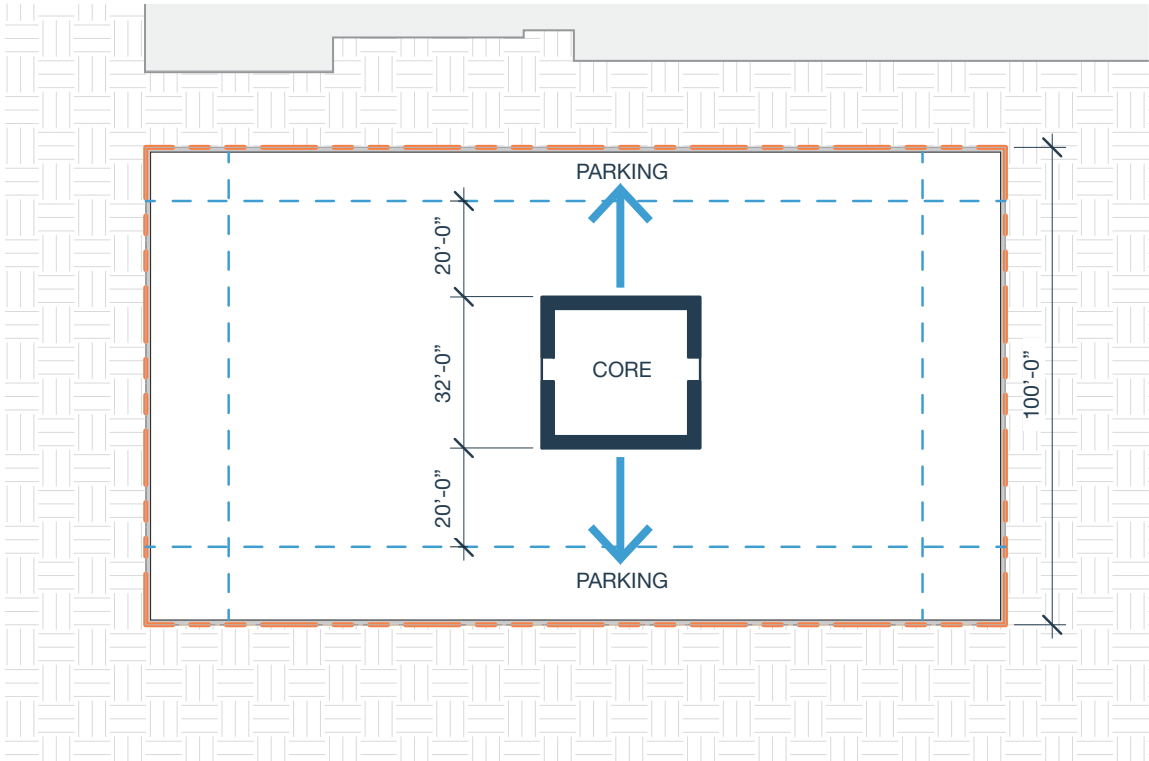


18 Westlake Condos
25-stories,
Condominium

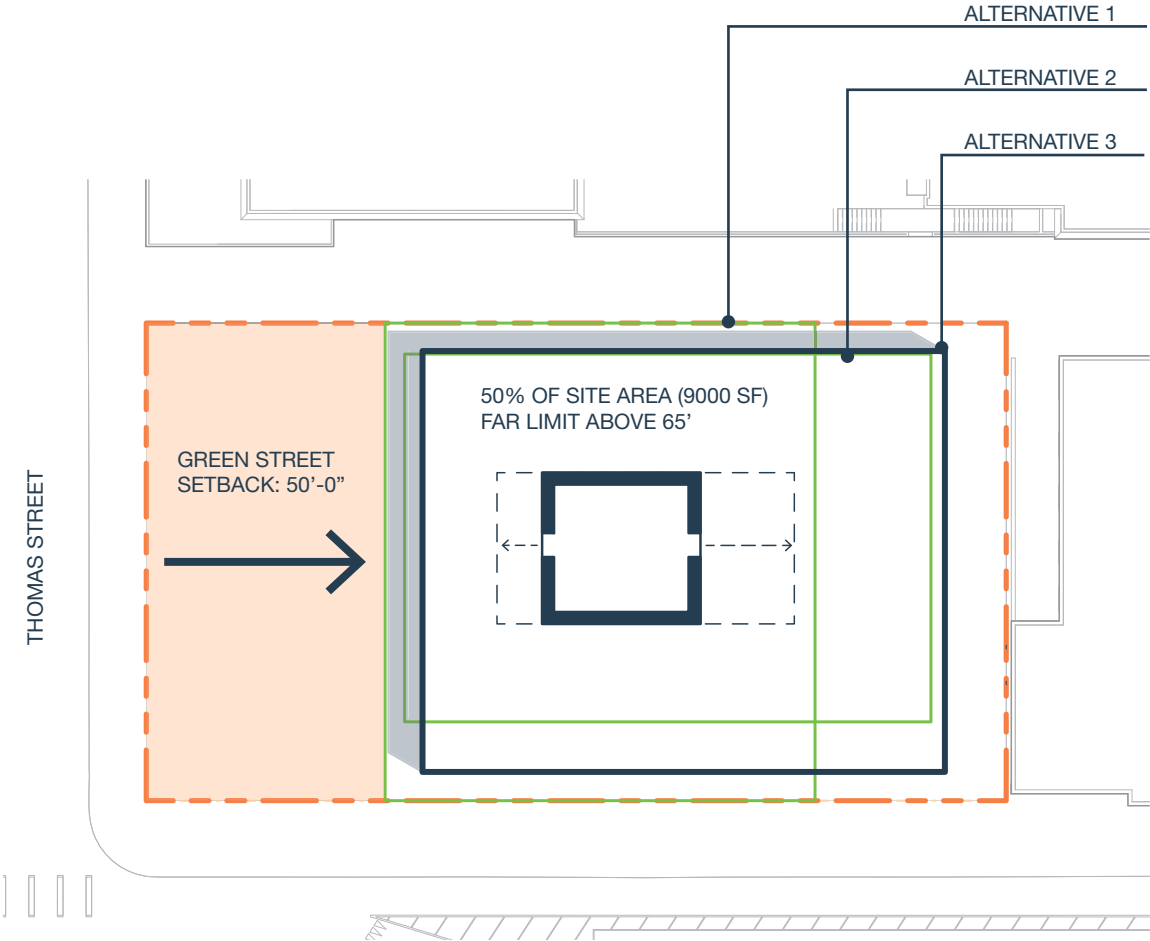


The urban context is made up of three layers of towers. First the 160ft (14-16 stories) towers north of Mercer Ave. Next between Mercer and John St where our site is situated are the 240-280ft towers (24-29 stories). To the south of John St are the 400-440ft (40-43 stories) towers where South Lake Union transitions to the Denny Triangle.





EAST/WEST CONSTRAINTS



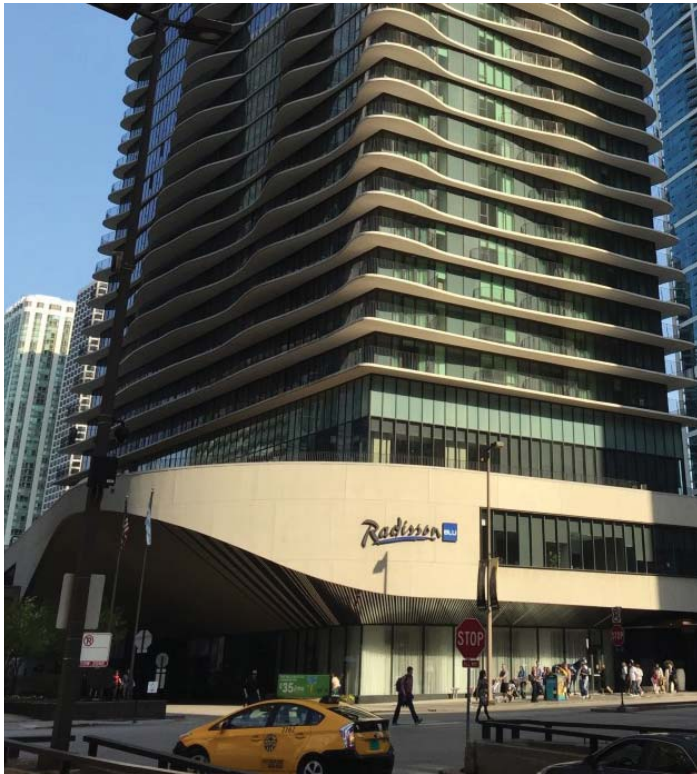
NORTH/SOUTH CONSTRAINTS



Stadium Place, ZGF
Seattle, Washington



9th & Thomas, Olson Kundig Architects
Seattle, Washington



Aqua Tower, Studio Gang
Chicago, Illinois

Examples of towers with a distinct podium at the street level



Stadium Place, ZGF
Seattle, Washington



Lever House, SOM
New York, New York

Examples of medium height towers that are sculptural and memorable from a distance



Torre Nova Diagonal, MSAA Group
Barcelona, Spain



The Cube, Orange Architects
Sin El Fil, Lebanon



Hearst Tower, Foster + Partners
New York, New York



Baityk, MVRDV
Poznan, Poland



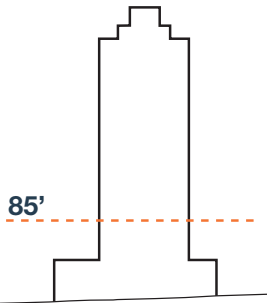
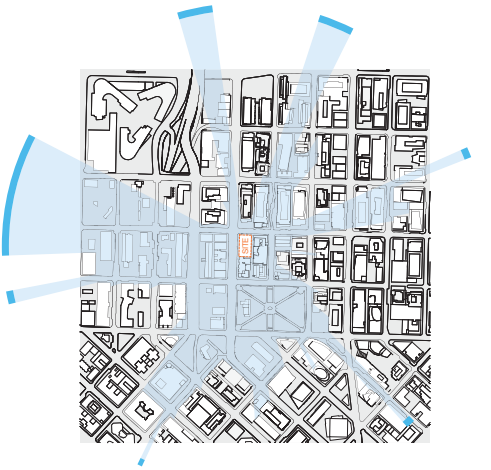
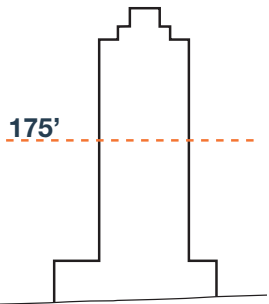
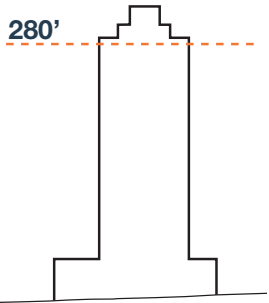
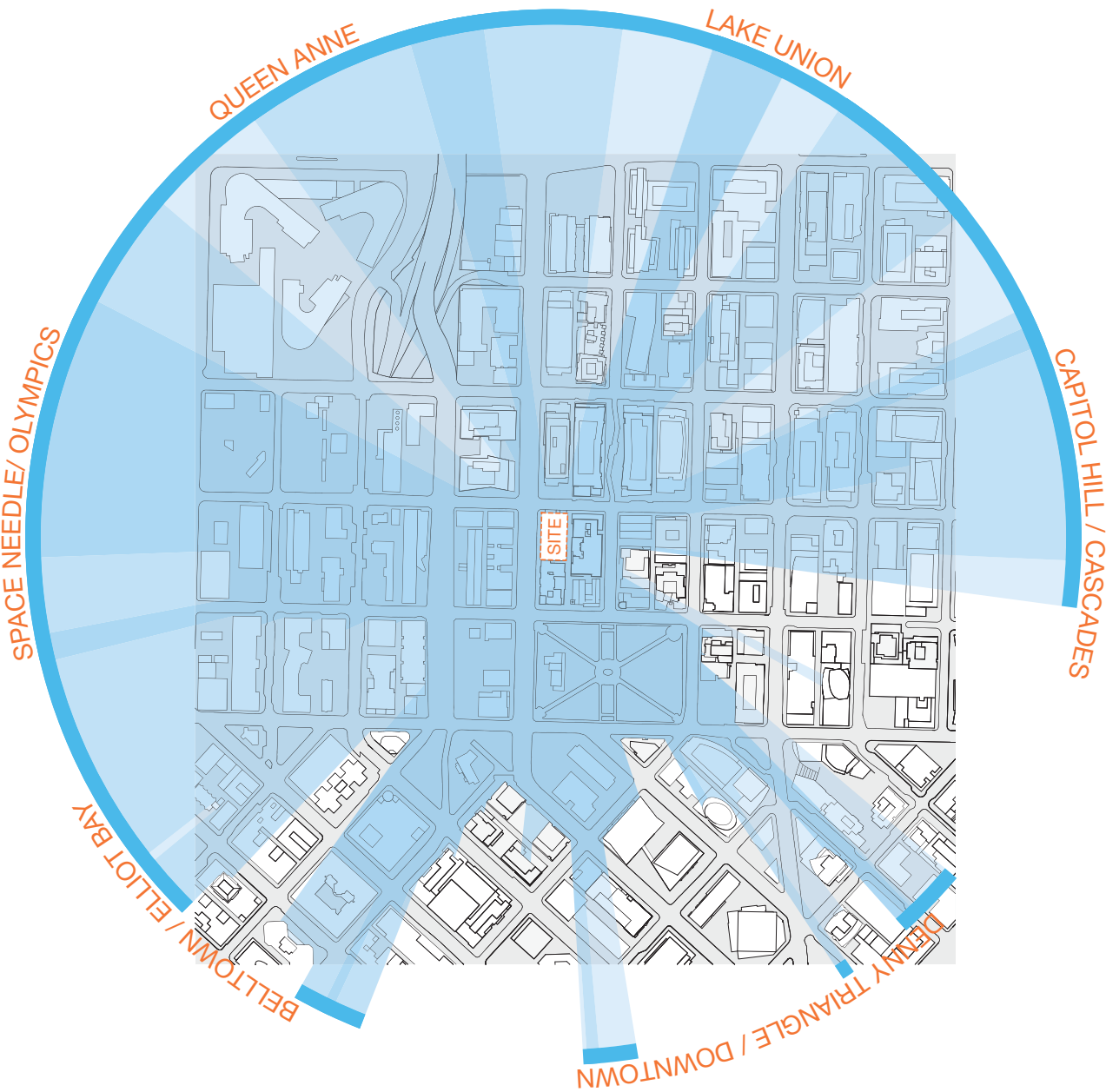
Blue Condominium, Bernard Tschumi
New York, New York

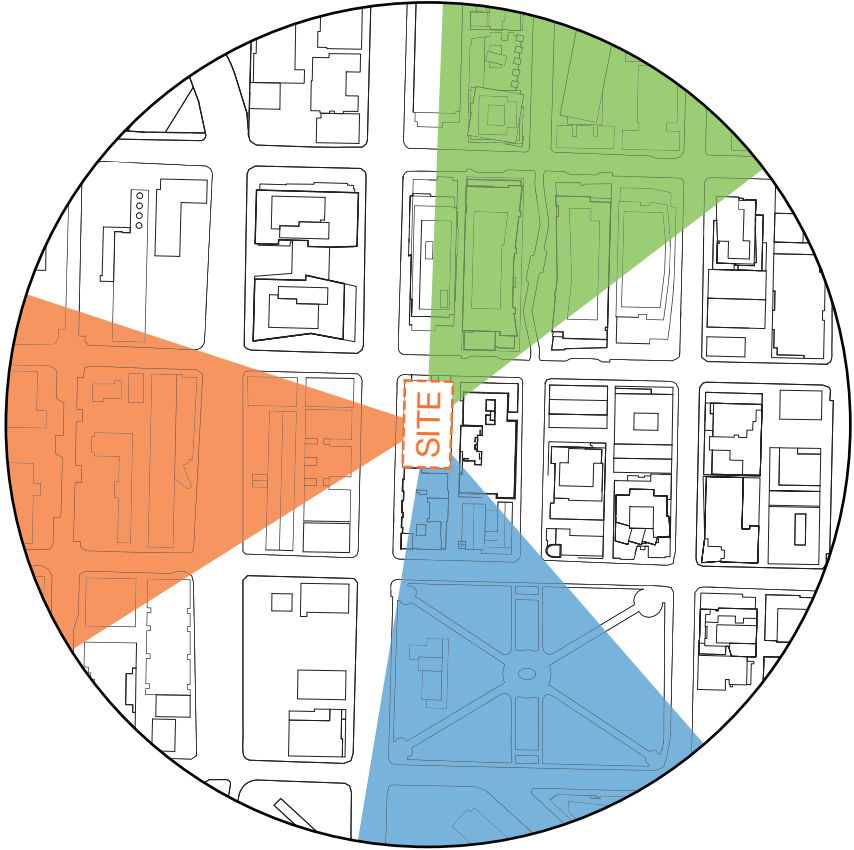


Zebrano, Plan b arquitectos + M+Group
Envigado, Colombia

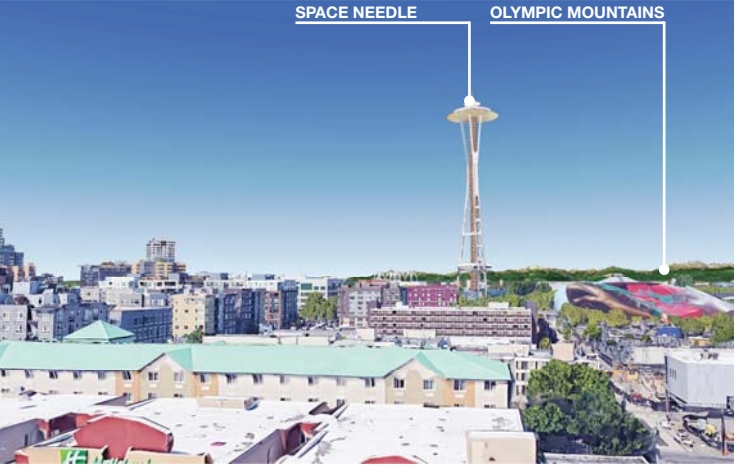


The Wave, ZGF
Seattle, Washington

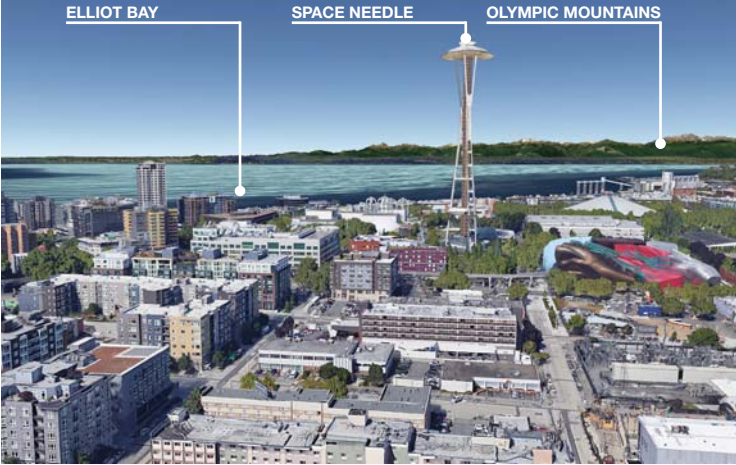




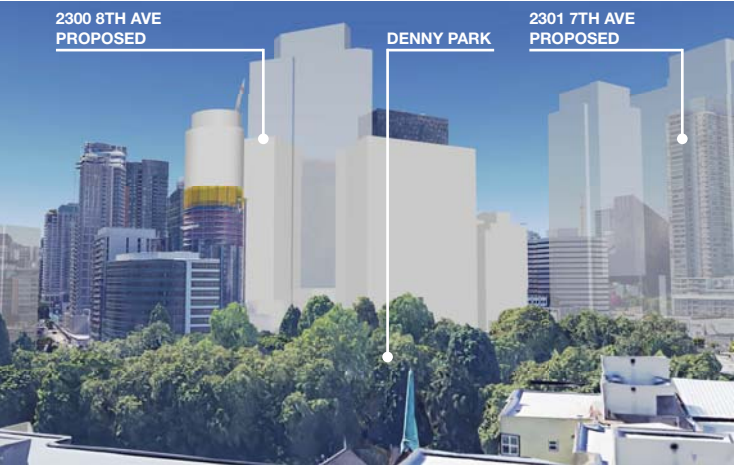
- Space Needle & Olympics - Higher elevation
- Space Needle & Olympics - Lower elevation
- Denny Park and Denny Triangular - Higher elevation
- Denny Park and Denny Triangular - Lower elevation
- Lake Union - Higher elevation
- Lake Union - Lower elevation



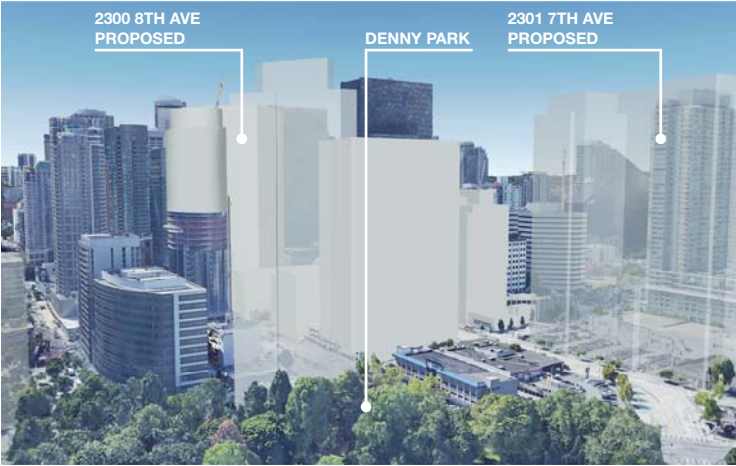
Space Needle and the Olympics - Lower Elevation



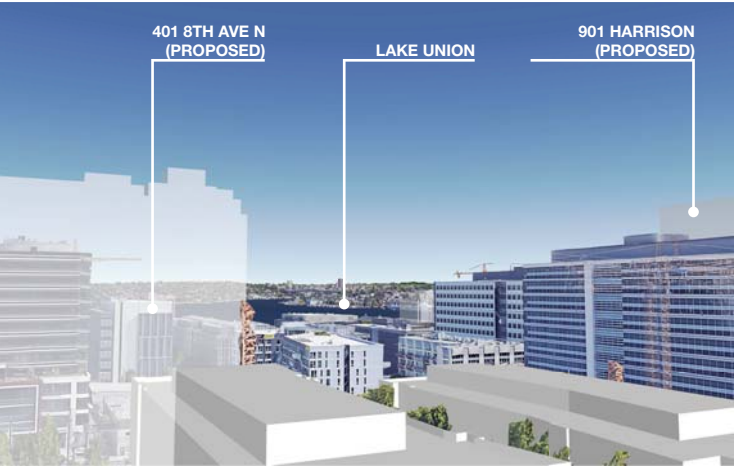
Space Needle & Olympics - Higher elevation



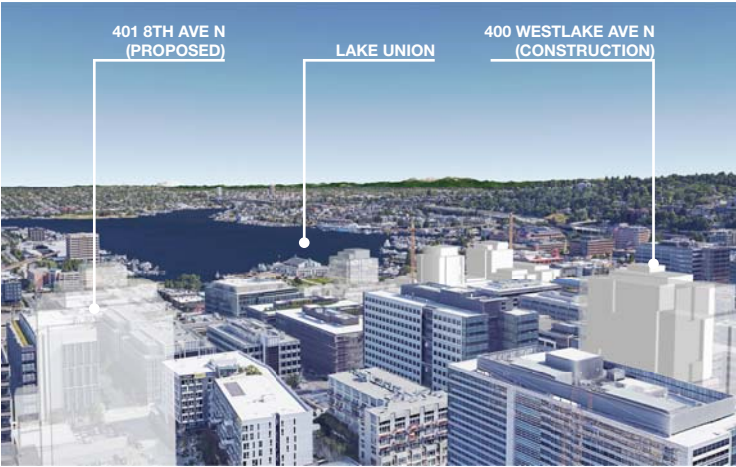
Denny Park and Denny Triangular - Lower elevation



Denny Park and Denny Triangular - Higher elevation



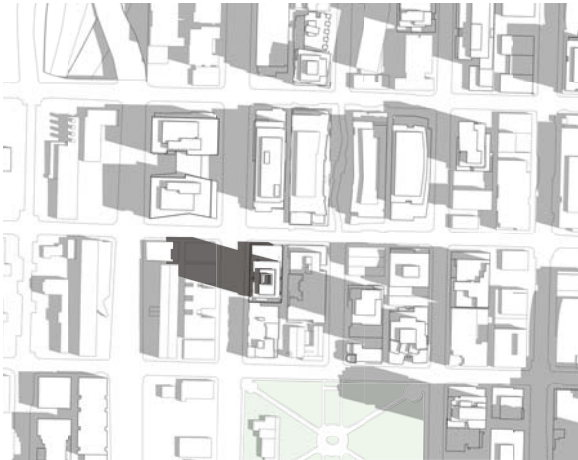
Lake Union - Lower elevation



Lake Union - Higher elevation

SUMMER SOLSTICE

9:00 AM



12:00 PM

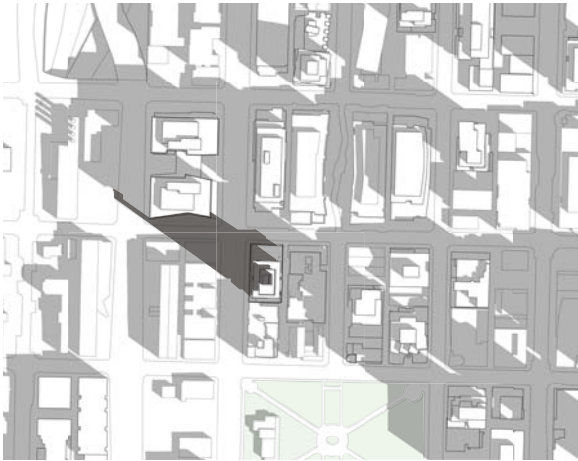


3:00 PM

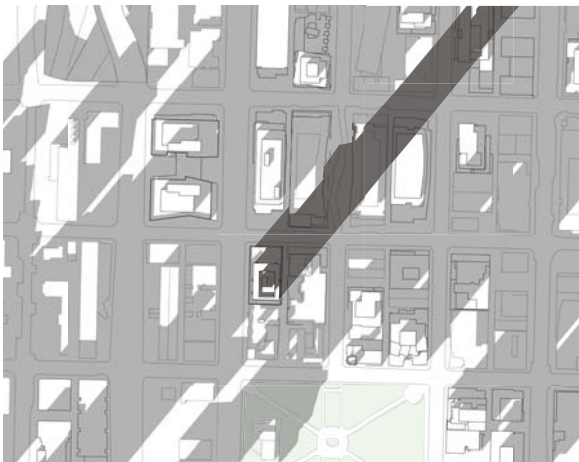
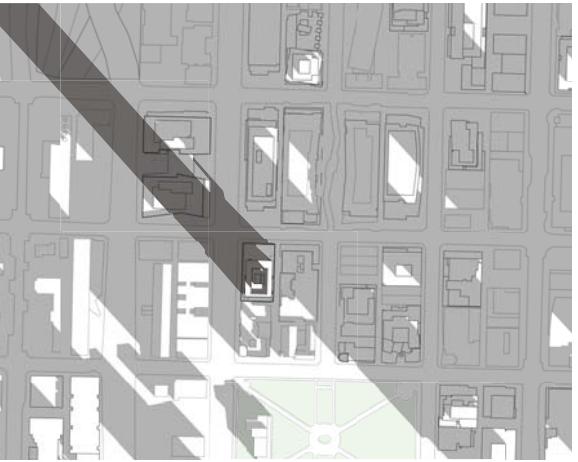


No adverse effects to public outdoor spaces such as Denny Park

EQUINOX



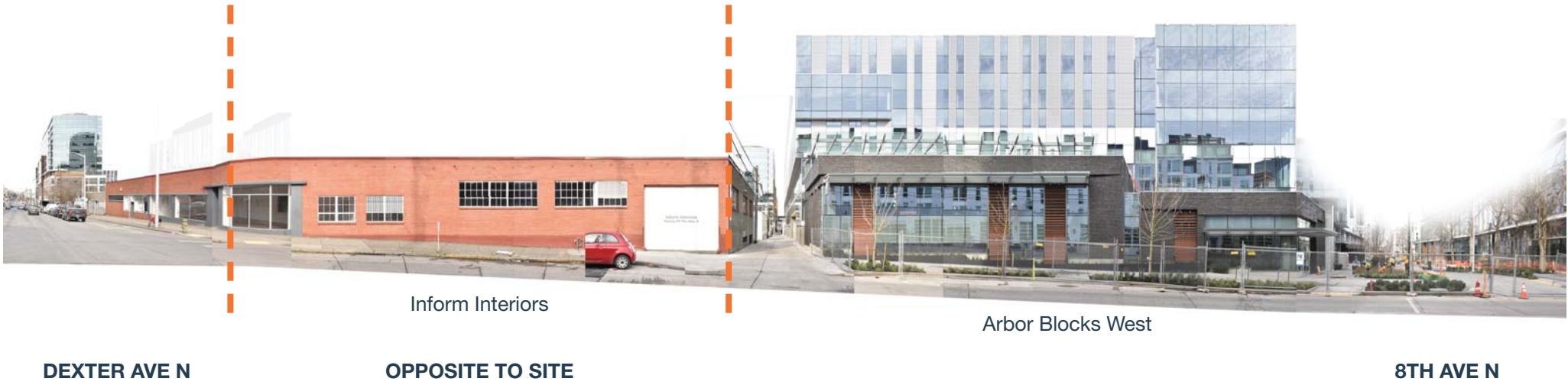
WINTER SOLSTICE







THOMAS ST - FACING SOUTH



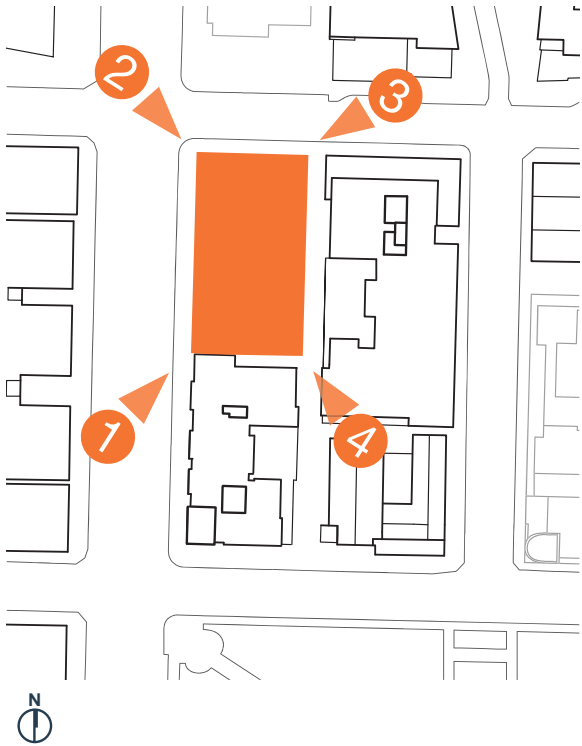
THOMAS ST - FACING NORTH



1 View from Dexter Ave North facing NE



2 View from Dexter Ave North facing SW



3 View from alley of SE corner



4 View from alley of NE corner

3.0 SITE CONTEXT & URBAN ANALYSIS | AT GRADE EXPERIENCE ON DEXTER AVE



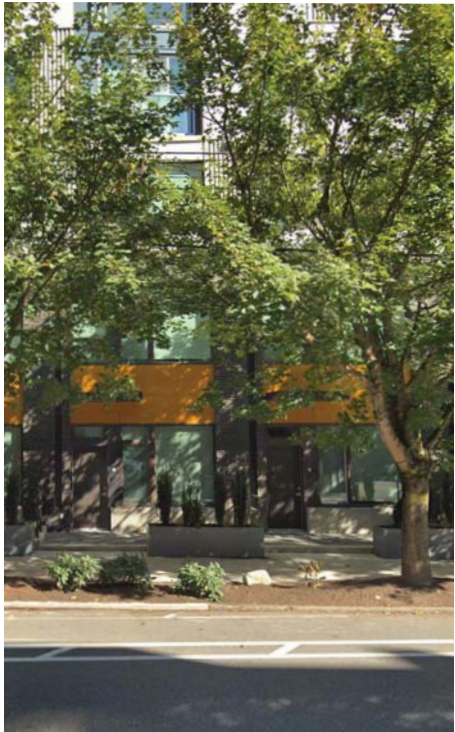
True North
801 Dexter Ave N
Modulation of facade to enhance privacy



Leeward
1305 Dexter Ave N
Changes in grade for residential entries



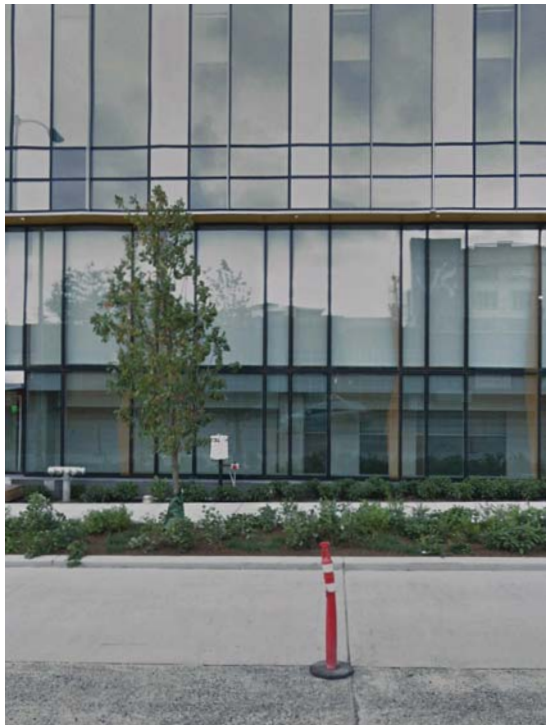
Union SLU
905 Dexter Ave N
Changes in grade and materiality for residential entries



Juxt SLU
810 Dexter Ave N
Use of vegetation for rhythm and scale

Examples of existing at-grade residential and commercial uses along Dexter Ave N:

An analysis of street-level uses along Dexter Ave provides a variety of approaches to activating the pedestrian experience; some more successfully than others. The scale of modulation, materiality, and use of landscaping all have an effect on how the street-level experience is perceived by pedestrians.



UW Medical
500 Dexter Ave N
Canopy shelter and vegetation for scale



Dexter Brewhouse
803 Dexter Ave N
Canopy shelter for scale and weather protection



Mixed-Use Building
400 Dexter Ave N
Recessed entry as a point of interest

Design Response

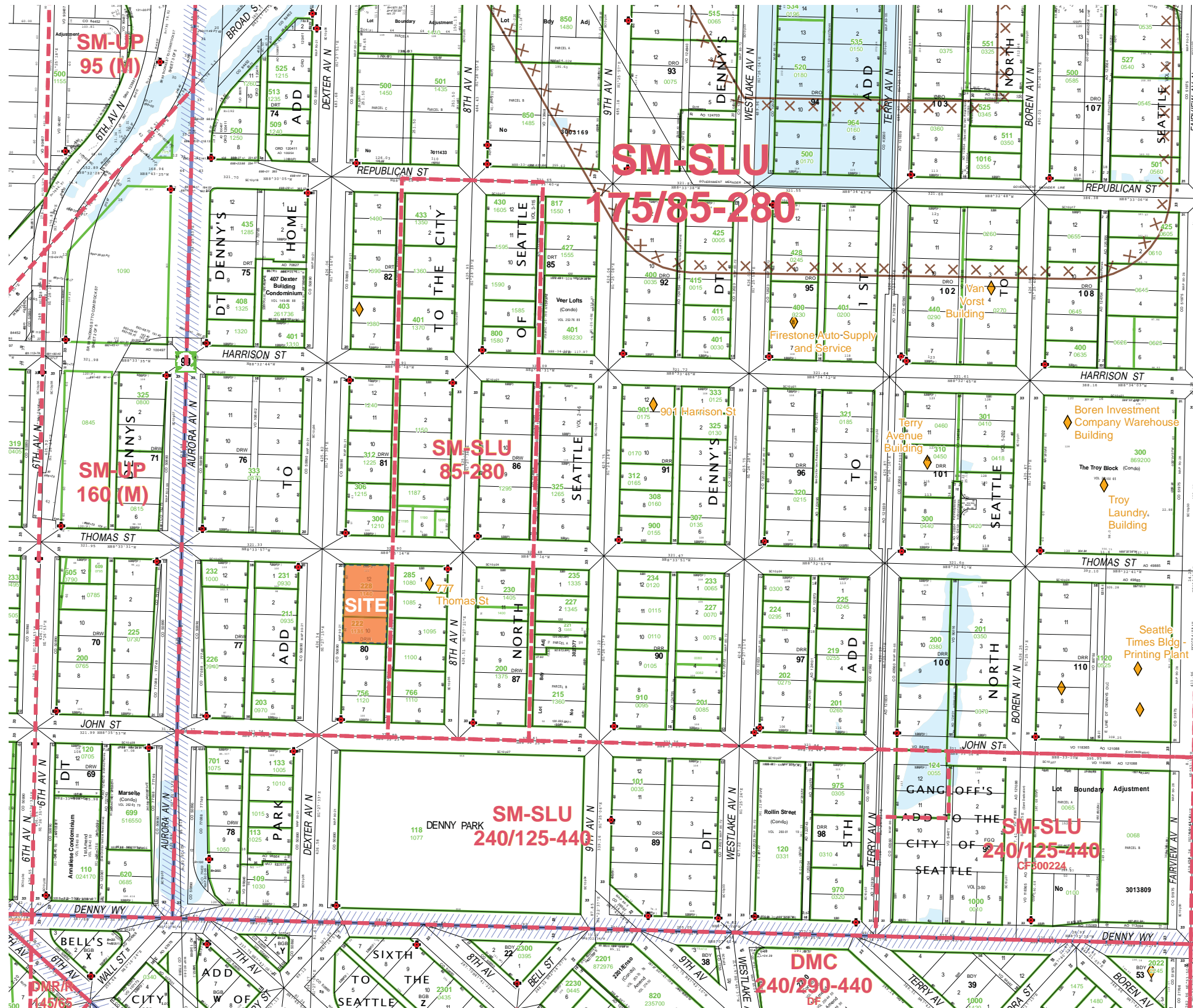
Provide a physical 'threshold' feature to define the boundary between public right-of-way and private or semi-private patio spaces.

The strategic use of landscaping elements to provide rhythm and scale to the pedestrian experience and shelter the residential entries.

Design the unit entries to enhance privacy for residents through grade changes, modulation, and vegetation.

4.0

Zoning Data



PROJECT ADDRESS:
222 DEXTER AVE N, WA 98109

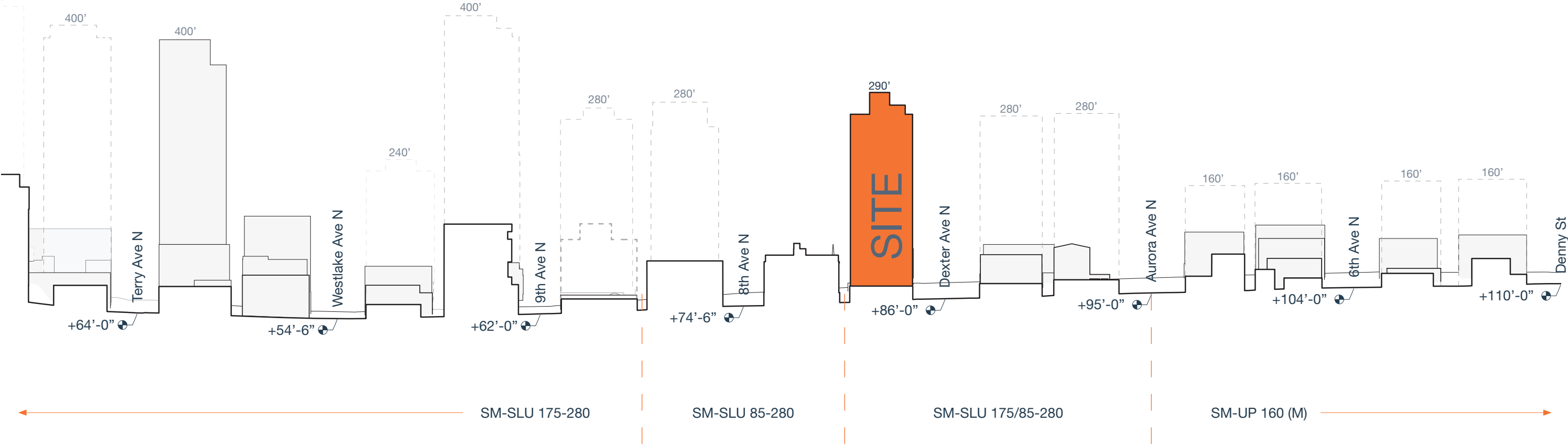
KING COUNTY PARCEL NUMBERS:
199120-1140 (228 DEXTER AVE N)
199120-1135 (222 DEXTER AVE N)

SITE AREA:
12,000 sf (228 DEXTER)
6,000 sf (222 DEXTER)
Total Site Area: 18,000 sf

OVERLAY DISTRICT:
South Lake Union Village

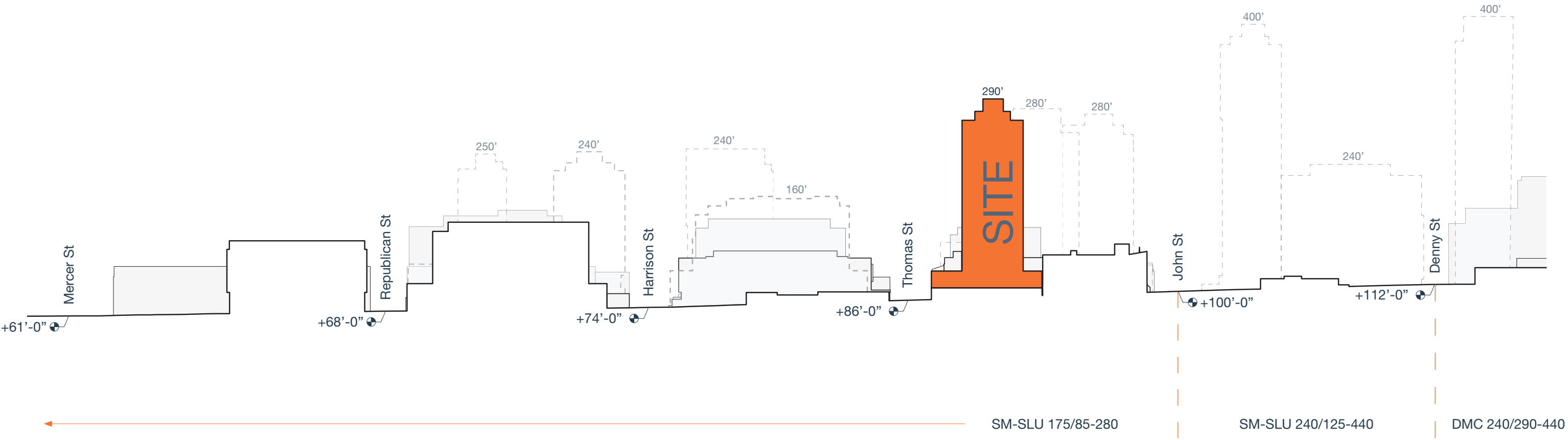
ZONING CLASSIFICATION:
DMC SM-SLU 175/85-280

STREET CLASSIFICATIONS:
Dexter Ave N:
Class II Pedestrian Street
Street Level Uses required
Thomas St:
Neighborhood Greenway
Street Level Uses required

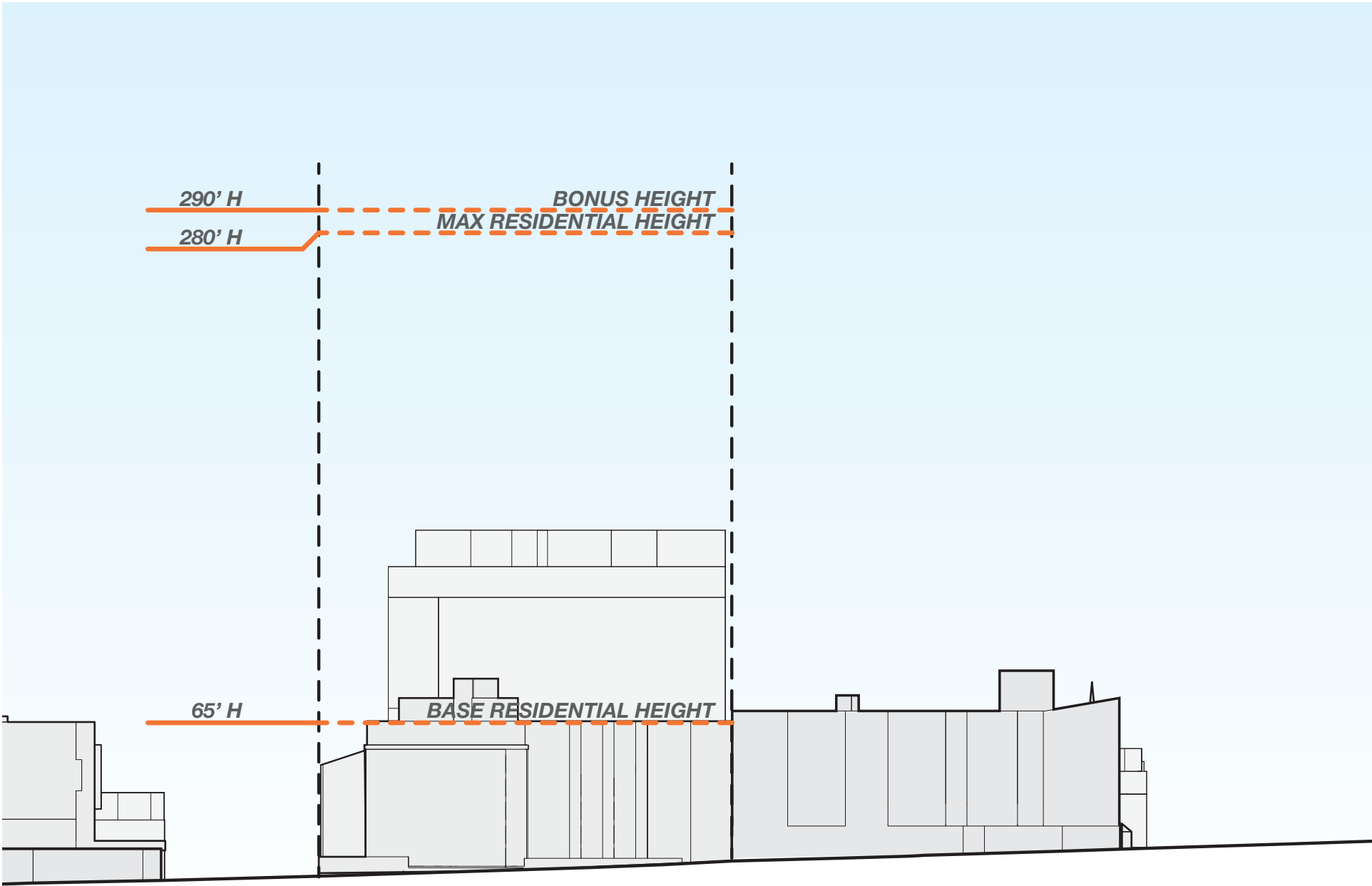


SECTION ALONG THOMAS FACING SOUTH

4.0 ZONING DATA | ENVELOPE SECTIONS



SECTION ALONG DEXTER FACING EAST



1 23.48.225 Structure Height

Base height for residential use is 175'
Maximum height for residential use is 280' with incentive provisions

- C. An additional 10' height is permitted above the otherwise applicable max height for residential uses if the structure includes:
1. Includes a minimum of ten dwelling units that each have minimum area of 900 gross square feet and include three or more bedrooms
 2. An amenity area. Each dwelling unit shall have access to an outdoor amenity area that is located on the same story as the dwelling unit and meets the following standards:
 - a. The amenity area has a minimum area of 1300 square feet and minimum dimension of 20'
 - b. The amenity area must be common amenity area, except that up to 40% of the amenity area may be private provided that the private and common amenity area are continuous and are not separated by barriers more than 4 feet in height; and the private amenity areas are directly accessible from units meeting these requirements; and
 - c. The common amenity area includes children's play equipment; and
 - d. The common amenity area is located at or below a height of 85 feet.

2 Upper-level floor area limit. For residential towers, the average gross floor area of all stories above the specified podium height. Maximum average allowable tower floor area - $18,000 \text{ SF} \times 0.5 = 9,000 \text{ square feet}$

Podium floor area limits. For all stories below the podium height, the average floor area shall not exceed 75% of the lot area.-
Maximum average allowable podium floor area - $18,000 \text{ SF} \times .75 = 13,500 \text{ square feet}$

1 23.48.025 Building Height
In the SM-SLU Zone the third figure shown is the maximum residential height limit.

SM - SLU 175/85-[280]
PROPOSED: 280' + 10' *

2 * 23.48.225.D Structure Height in South Lake Union Urban Center (SM-SLU) Zones
An additional 10 feet in height is permitted above the otherwise applicable maximum height limit for residential uses for a structure that includes residential dwelling units that comply with all of the following conditions:

1. The structure includes a minimum of ten dwelling units that each have a minimum area of 900gross square feet and includes three or more bedrooms

2. Amenity area. Each dwelling unit shall have access to a common outdoor amenity area that has a minimum area of 1,300 square feet and a minimum horizontal area of 20 feet. The amenity area is to be located on the same story as the related dwelling units, located at or below a height of 85 feet, and shall include children's play equipment.

PROPOSED: 10 Units located between L02 and L05
L01 Mezz - 2 Townhouse Units + 3 Flats + 1,696 sf Amenity
L05 - 4 Townhouse Units + 1 Flat + 1,346 sf Amenity

TOTAL HEIGHT: 280' + 10' = 290'

3 23.48.220 Floor Area Ration (FAR) in South Lake Union Urban Center (SM-SLU) Zones
In all SM-SLU Zones, except SM-SLU/R 65/95, SM-SLU 100/95 and SM-SLU 145 Zones, a development that includes a residential structure or a portion of a structure as a residential tower is exempt from FAR requirements

Proposed residential project is exempt from FAR requirements.

4 23.48.245 Upper Level Development Standards in South Lake Union Urban Center (SM-SLU) Zones
a. Upper-level floor area limit. For residential towers, the average gross floor area of all stories above the podium height specified on map a (65') shall not exceed 50% of the lot area

B.1.b For a structure that exceeds a height of 160 ft

1) The average gross floor area for all stories with residential use that extend above the podium height shall not exceed 10,500 sqft, or the floor six established by the upper-level floor area limit in subsection 23.48.245.A, Whichever is less, except as allowed in subsection 23.48.245.A

2) The gross floor area of any single residential story above the podium height shall not exceed 11,500 sqft.

LOT AREA: 18,000 sqft
ALLOWABLE TOWER PLATE: 18,000 sqft x 0.5 = 9,000 sqft
ALLOWABLE PODIUM PLATE: 18,000 sqft x 0.75 = 13,500 sqft

4.B. Podium floor area limits. For all the stories below the podium height specified on Map A for 23.48.245, shall not exceed 75% of the lot area. Floor area is not limited for each story if the total number of stories below the podium height is three or fewer stories, or if the conditions in subsection 23.48.245.B.4.C apply.

C.2.A. Portions of a structure facing the applicable street, maximum height above which a setback is required per Table A 23.48.245.

D. Facade modulation is required for the street-facing portions of a structure located within 15' of a lot line.

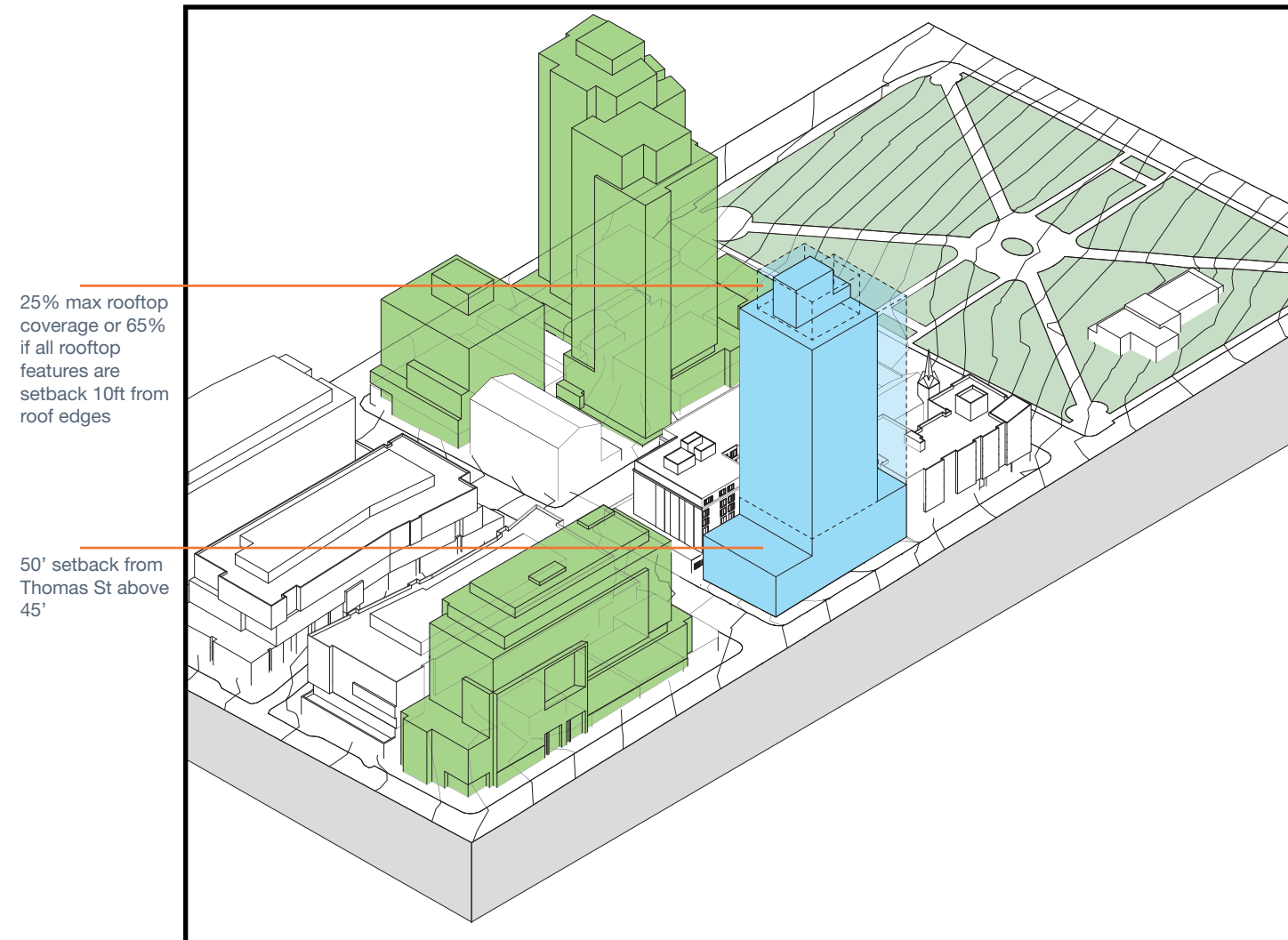
5 23.48.235 Upper-level Setback requirements in South Lake Union Urban Center (SM-SLU) Zones
A.1. Any portion of a structure greater than 45 feet in height is required to set back from a lot line abutting a street shown on Map A for 23.48.235

Map A for 23.48.235 Upper Level Setbacks

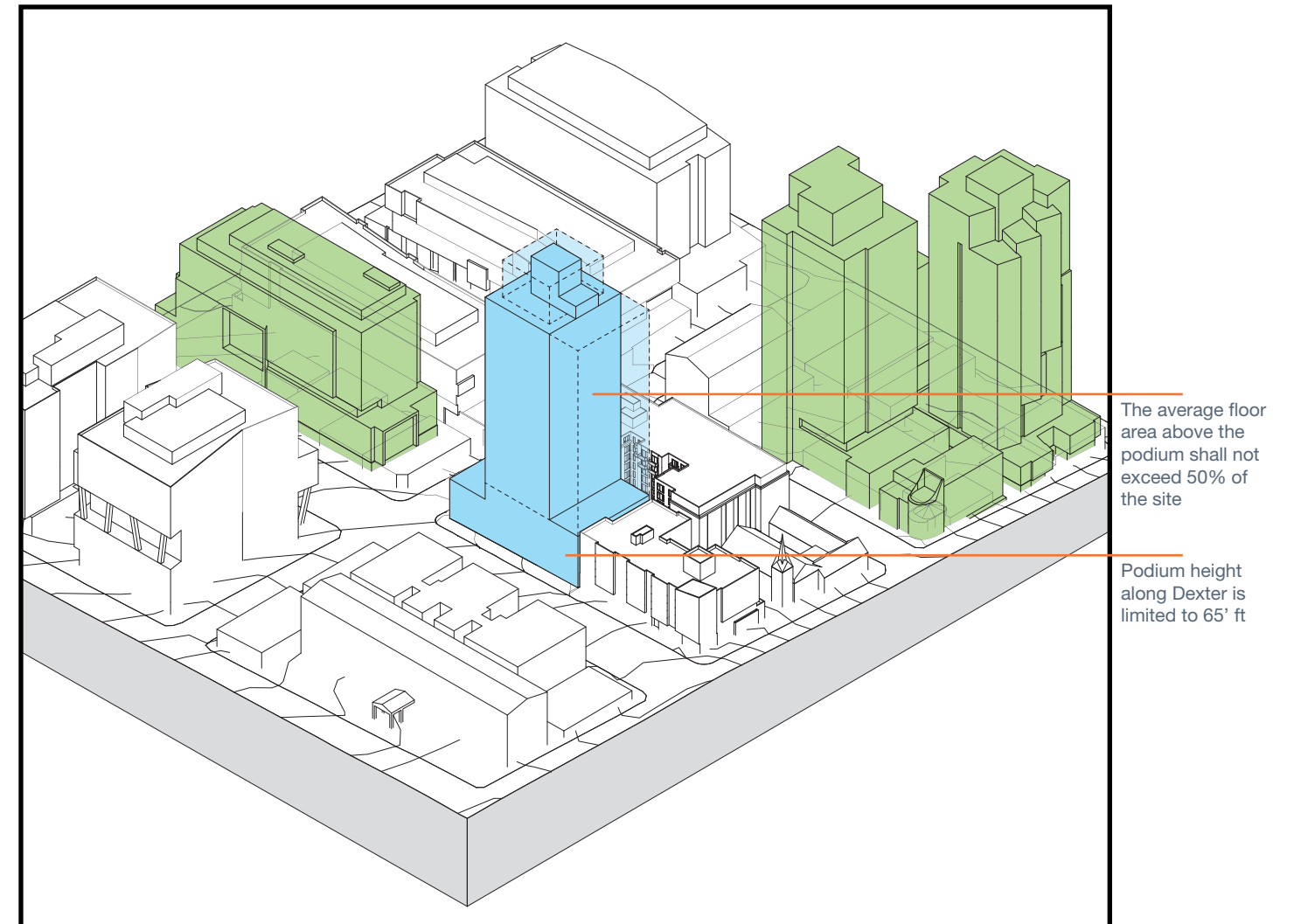


Table A for 23.48.245 Upper Level Setbacks

| Location of Lot | Height above which setback is required (ft) | Min depth of set-back from street lot line (ft) |
|--|---|---|
| Thomas St, south side, between Aurora Ave N to 8th Ave N | 45' | 50' |



- Potential Zoning Envelope for 222 Dexter Ave N
- Adjacent Proposed Projects



- Potential Zoning Envelope for 222 Dexter Ave N
- Adjacent Proposed Projects

5.0

Design Guidelines

ARCHITECTURAL EXPRESSION

CS2 CONTEXT & SITE: URBAN PATTERN & FORM

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

2. Heart Locations

In addition to Gateways, the UDF identifies Regional and Neighborhood Heart locations. ‘Heart’ locations are the center of commercial and social activity within the neighborhood. These locations provide anchors for the community and give form to the neighborhood.

Design Response:

The location of the site in the Aurora / Dexter Corridor subarea and at the corner of Thomas Street and Dexter Ave is highly visible from the adjacent Uptown neighborhood. Specifically, there is a clear vantage point from the Seattle Center at the corner of 5th N and Thomas to the site. The nearest heart location defined the SLU Design Guidelines is at the intersection of Aurora Ave and Thomas, a block to the west of the site. Therefore the proposed tower may act as a notable landmark with the ability to mark a relationship between the Uptown / Seattle Center and a westerly marker to the SLU neighborhood.

PL2 PUBLIC LIFE: WALKABILITY

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

2. Walkways and Pedestrian

Interest Visually engaging pedestrian walkways reinforce the pedestrian network and are an important element in project design. The pattern of near-by features, spatial changes, and points of interest define the pedestrian experience. In designing projects with exposure to pedestrian walkways consider the following guidance:

Design Response:

The three alternatives studied and proposes different responses to the pedestrian environment. Alternative 2 and Alternative 3 (preferred) considered the residential and pedestrian character of 8th Ave N, Denny Park, the alley to the east of the site and Thomas Street (designated a green street.) These street uses and characters suggested the proposed alternatives to consider a variety of residential uses, characters at the street and alley level. Furthermore, the relationship of the alley, it’s residential neighbors and the close proximity to Denny Park suggested a opportunity to strengthen their ties by adding the residential quantiles and to consider a clear pedestrian connection from Denny Park to the site, through the Alley. In addition, by placing the residential tower’s entry a the corner of Thomas Street and the alley furthers the opportunity to amplify the residential qualities of the site and its neighbors.

PL3 PUBLIC LIFE: STREET-LEVEL INTERACTION

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

2. Residential Edges

- a. Ground-Level Residential (Including Live/Work Uses) The UDF identifies areas with a residential focus. Projects fronting onto a designated Green or ‘woonerf’ street as shown on page 12, should include the following elements to provide privacy layering to the sidewalk.

Design Response:

In conjunction with PL2, the proposed Alternatives 2 and 3 include residential uses along the majority of Dexter Ave. These uses propose a generous setback / buffer from dexter and add variety to the street experience which contains a dedicated bike lane adjacent to the site. A south, side yard landscaped buffer between the site and the neighbor to the south allow for a pedestrian connection to and across the site for residents. (it is proposed that the connection will be secured and for residents only.) This side yard would lead to a “back-door” residential entry and common outdoor amenity area for the family friendly units at the same level.

DC2 DESIGN CONCEPT: ARCHITECTURAL CONCEPT

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

1. Massing, Design, and Scale

- 2. The street space where the street and adjacent open spaces are perceived as a ‘room’ (generally street block or two long and about 60 feet high); and
- 3. Tall building or skyline scale (where the building form is perceived generally at more than a block away).

Design Response:

The proposed alternatives 2 and 3 (preferred) considers two-scales for the project. (Please see Sheet 5 for additional information.) One scale at the pedestrian level and a second scale at a larger, urban level. The podium and base of the alternatives is intended to respond to the smaller scale street level experience, while the tower form has the opportunity to respond to and reflect a larger landmarks and natural features of the surrounding area - Lake Union, Seattle Center, Overhead weather patterns, Puget Sound and Mountain views. Since the tower will be seen from a distance, and occupants living in the homes within the tower will experience more distant features than at the street level, it is intended the tower could reflect a larger urban scaled sculptural form that reflects and takes its design cues from the natural features and urban forms of a similar scale.

THE STREETScape

DC2 DESIGN CONCEPT: ARCHITECTURAL CONCEPT

3. Building Podiums

Podiums in South Lake Union are intended to promote a pedestrian scale by creation a ‘street wall’ that is proportional to the width and intensity of the streets they face. Podiums lower three floors or less are limited to 75% lot coverage to promote creative massing within the constraints of the podium height limits.

Towers that extend a building’s street-front facade upward directly from the podium can diminish or disrupt height and scale consistency of an otherwise coherent spatial ‘street room’. For a successful scale transition, the podium facade must provide pedestrian scaled elements and proportions.

Design Response:

The Preferred Alternative proposes a layered configuration of a base, a three story podium, an amenity recess at level 05, and tower form. This layering has a variety of scales and uses. At the base, the smaller scaled pedestrian expedience is strengthen with a variety of uses - Retail at the corner, residential units on Dexter and the Alley, and the residential lobby entrance at the corner of Thomas Street and the Alley. A variety of building expressions, landscaped buffers to the residential units and setback adjacent to the retail uses and lobby entries all contribute to a finer grained pedestrian scale.

TOWER

DC2 DESIGN CONCEPT: ARCHITECTURAL CONCEPT

4. Tall Buildings

Tall buildings require additional design guidance since they are highly visible above typical ‘fabric structures’ and impact the public visual realm with inherently larger facade surfaces, bulk, and scale shifts. These Tall Building Guidelines work in concert with and do not restate applicable Citywide Guidelines (or applicable neighborhood guidelines), which cover many important topics on the base and lower levels of tall buildings. Tall Building Guidelines apply to the entire structure whenever any portion of the structure exceeds 85 foot height.

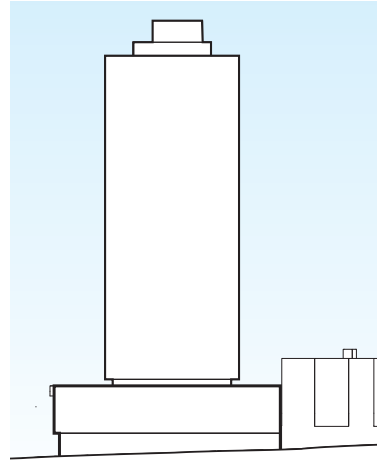
- a. Response to Context: Integrate and transition to a surrounding fabric of differing heights; relate to existing visual datums, the street wall and parcel patterns. Respond to prominent nearby sites and/or sites with axial focus or distant visibility, such as waterfronts, public view corridors, street ends.*
- c. Tall Form Design: Avoid long slabs and big, un-modulated boxy forms, which cast bigger shadows and lack scale or visual interest. Consider curved, angled, shifting and/or carved yet coherent forms. Shape and orient tall floor plates based on context, nearby opportunities and design concepts, not simply to maximize internal efficiencies. Modulation should be up-sized to match the longer, taller view distances.*

Design Response:

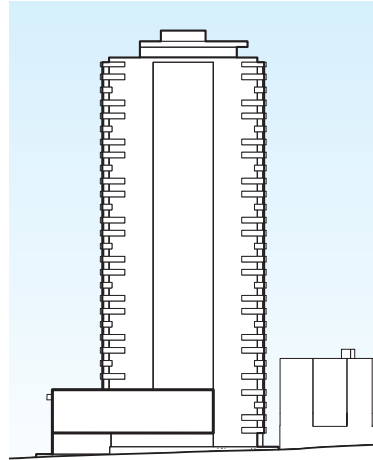
In addition to the response on the previous page for guideline DC2, the tower form’s angled expression proposed for alternative 3 (preferred) displays a highly modulated, shifted form. Nearby concepts that influenced the form was the shift in the street grid that occurs north and south of Denny Way and the intersecting pedestrian path pattern and organization of Denny Park. In addition, nearby structures such as 300 Dexter Ave and 333 Dexter Ave display the angular nature that is so prominent in this neighborhood.

6.0

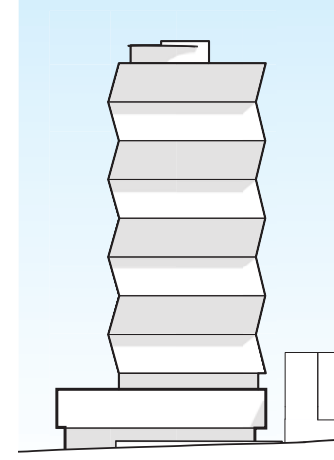
Architectural Massing Concepts



ALTERNATIVE 1
Cube



ALTERNATIVE 2
Common Bond

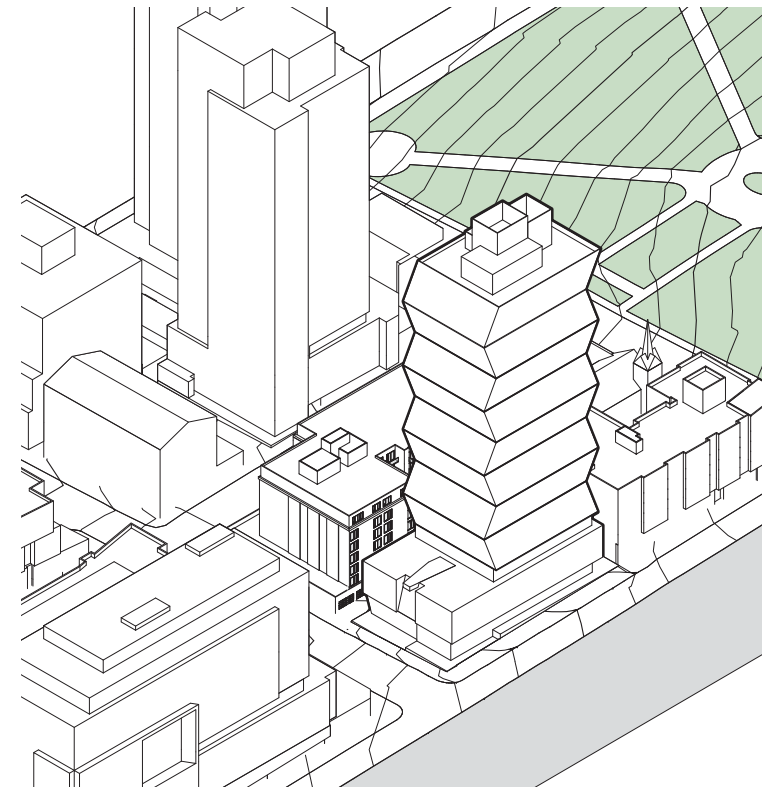
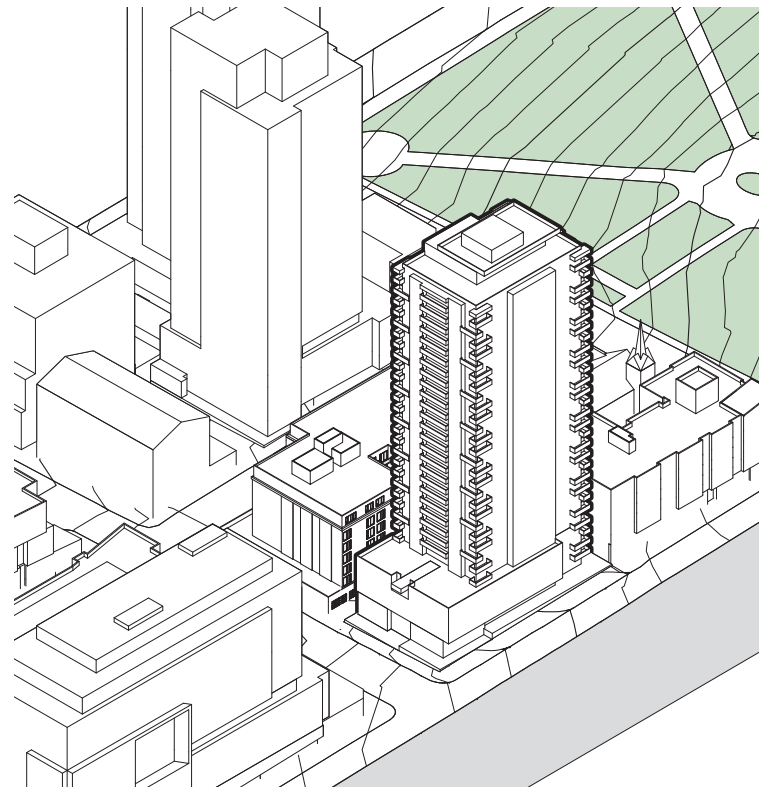
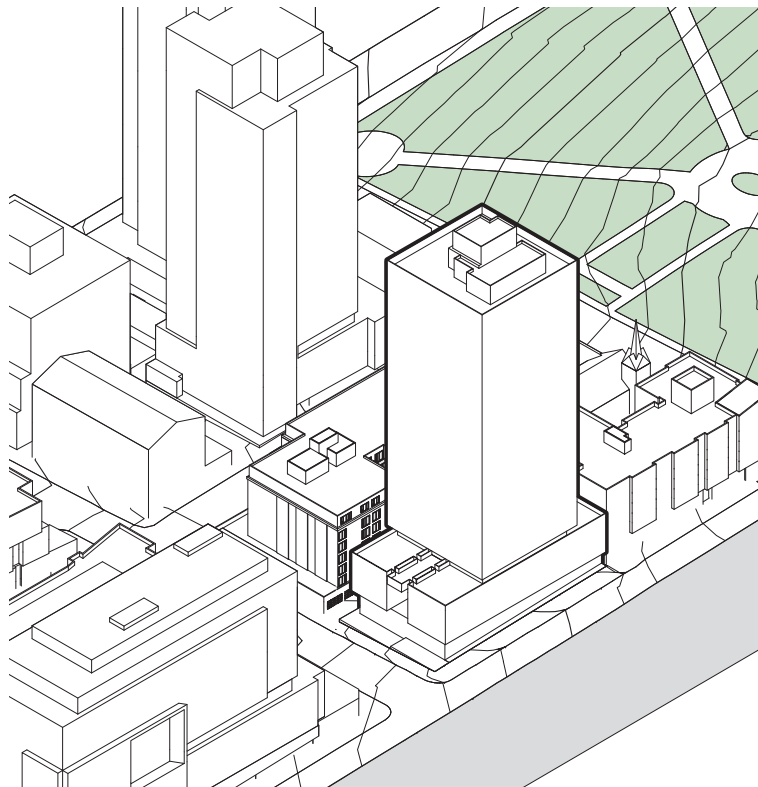


ALTERNATIVE 3
Preferred | Cloud Tower

Design Parameters for all alternatives:

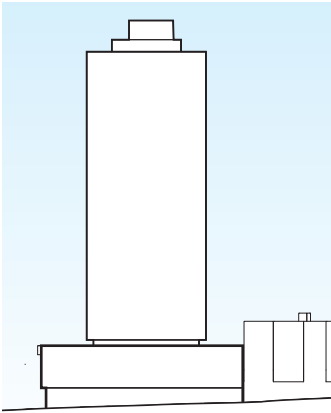
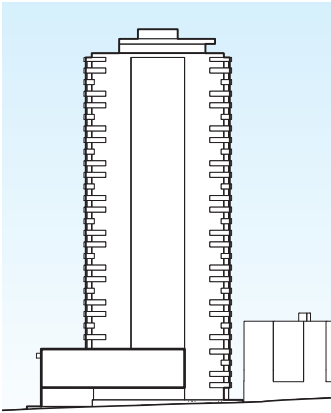
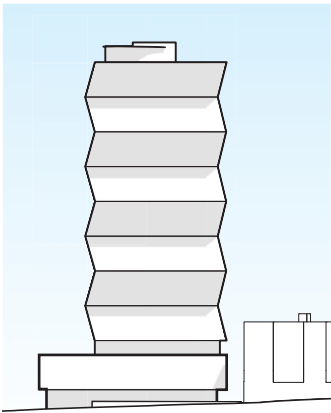
The three alternatives proposed share these parameters:

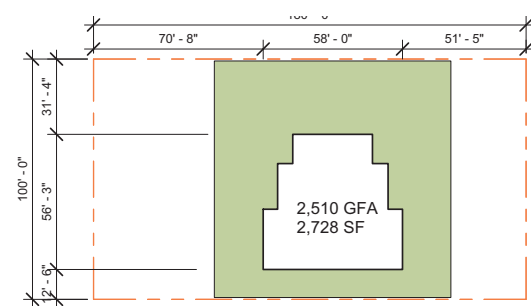
- A relatively equal amount total gross square feet and rentable building areas between all three alternatives. - All alternatives need to be the same relative size.
- Similar tower position - Please see p. 21 for tower placement diagram
- A consideration that the alternatives possess a quality of being able to respond at multiple scales - a podium relating to the street level experience and a tower form relating to a larger urban context. (please see p. 5 "Design Vision.")
- Limited or no requests for development standard departures.



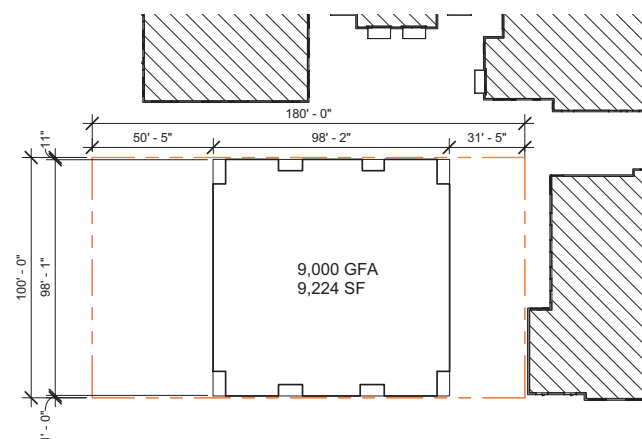
Please Note:

For additional alternatives studied but rejected for the Early Design Guidance meeting, please see page 119

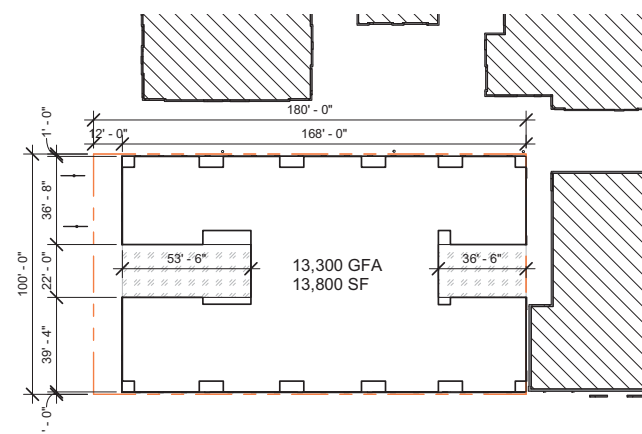
| | DEVELOPMENT STRATEGY | ARCHITECTURAL CONCEPT | OUTDOOR AMENITIES | DEPARTURES REQUESTED |
|---|--|---|------------------------|--|
| <div>Alternative 1</div> <div>Cube</div>  | Below grade parking; Non-residential uses on Dexter and corner of Thomas Street and Dexter Ave; Residential entry on Thomas; 10 family friendly units at Level 05; Amenity and roof terrace; Residential tower to 290'; rooftop amenity. | Full Podium / gasket / tower | Level 05 & Roof | NONE |
| <div>Alternative 2</div> <div>Common Bond</div>  | Below grade parking; Non-residential uses at the corner of Thomas Street and Dexter Ave; Residential uses on Dexter Ave and South portion of the Alley; Residential entry at the corner Thomas and the alley; 10 family friendly units; Level 05 Amenity and roof terrace; Residential tower to 290'; rooftop amenity. | 1/2 Podium with tower integrated into 5th floor amenity and down to street level; residential units at street level | Levels 02, 05 and Roof | NONE |
| <div>Alternative 3 Preferred</div> <div>Cloud</div>  | Below grade parking; Non-residential uses at the corner of Thomas Street and Dexter Ave; Residential uses on Dexter Ave and South portion of the Alley; Residential entry at the corner Thomas and the alley; 10 family friendly units; Level 05 Amenity and roof terrace; Residential tower to 290'; rooftop amenity. | 1/2 Podium with tower integrated into 5th floor amenity and down to street level; residential units at street level | Levels 02, 05 and Roof | Departure Requested: Proposed facade is set back along Thomas St beyond 12'-0" for more than 30% of the facade. |



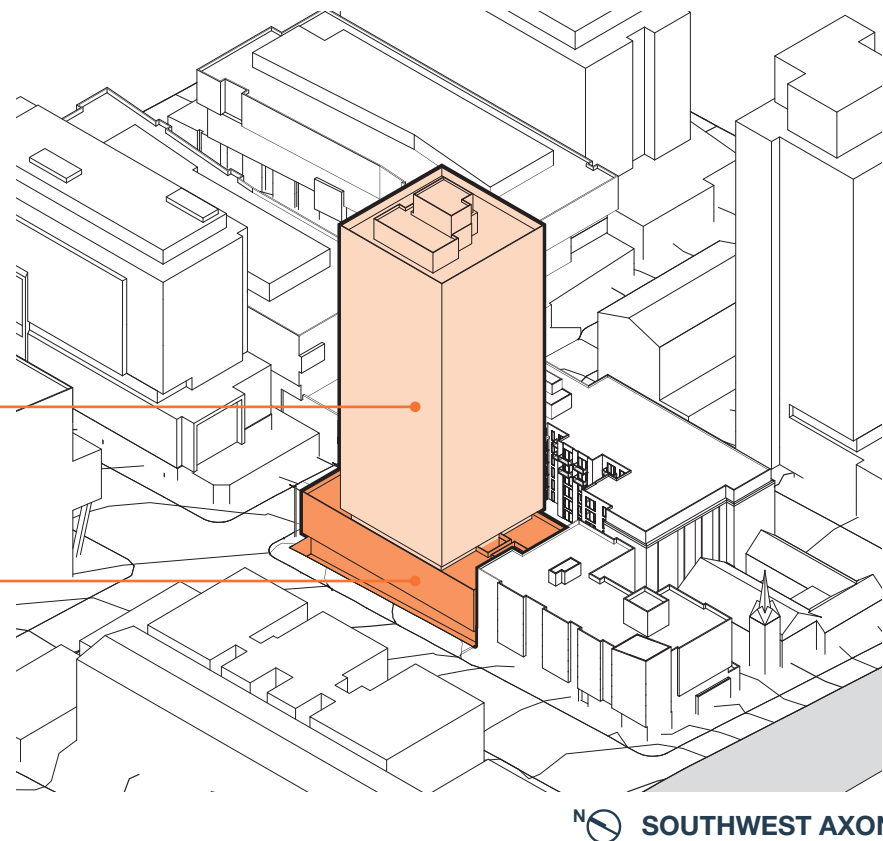
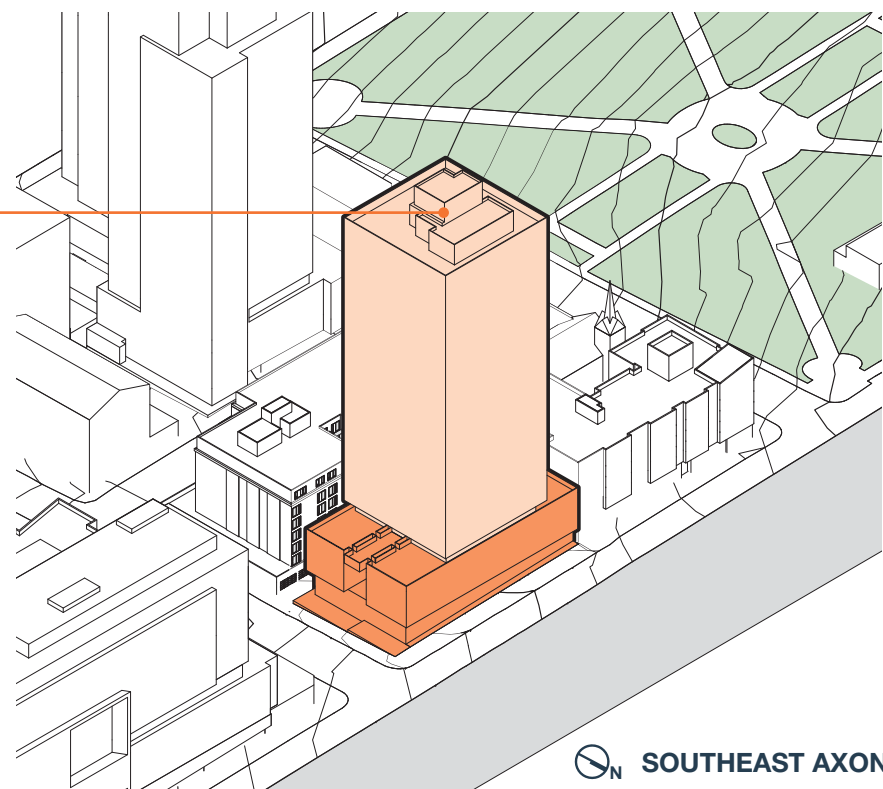
ROOF



L06-29 (TOWER)



L02-L04 MEZZ (PODIUM)



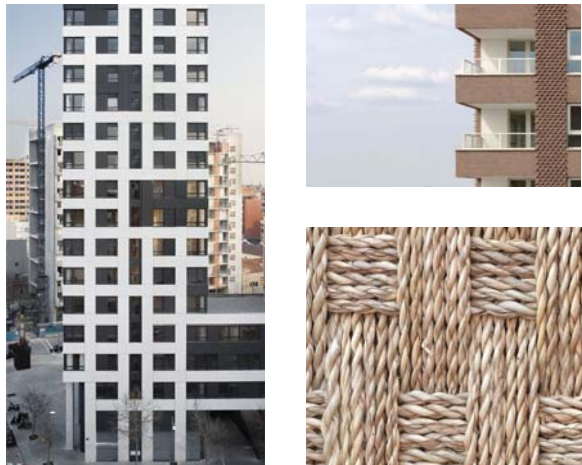
Alternative 01 is a tower form that is square in plan at 98' x 98.' It proposes the narrowest dimension of the three alternatives in the north and south dimension. Conversely of the three alternatives it's north and south dimensions extend fully to the property lines. It's three story podium is separated from the tower with a recessed "gasket" at level 05, and the street level at levels 01 and the level 01 mezzanine. The street level frontage on Dexter Ave is proposed to be all non-residential rather than a mixed-use condition with alternativeness 02 and 03 (preferred.)

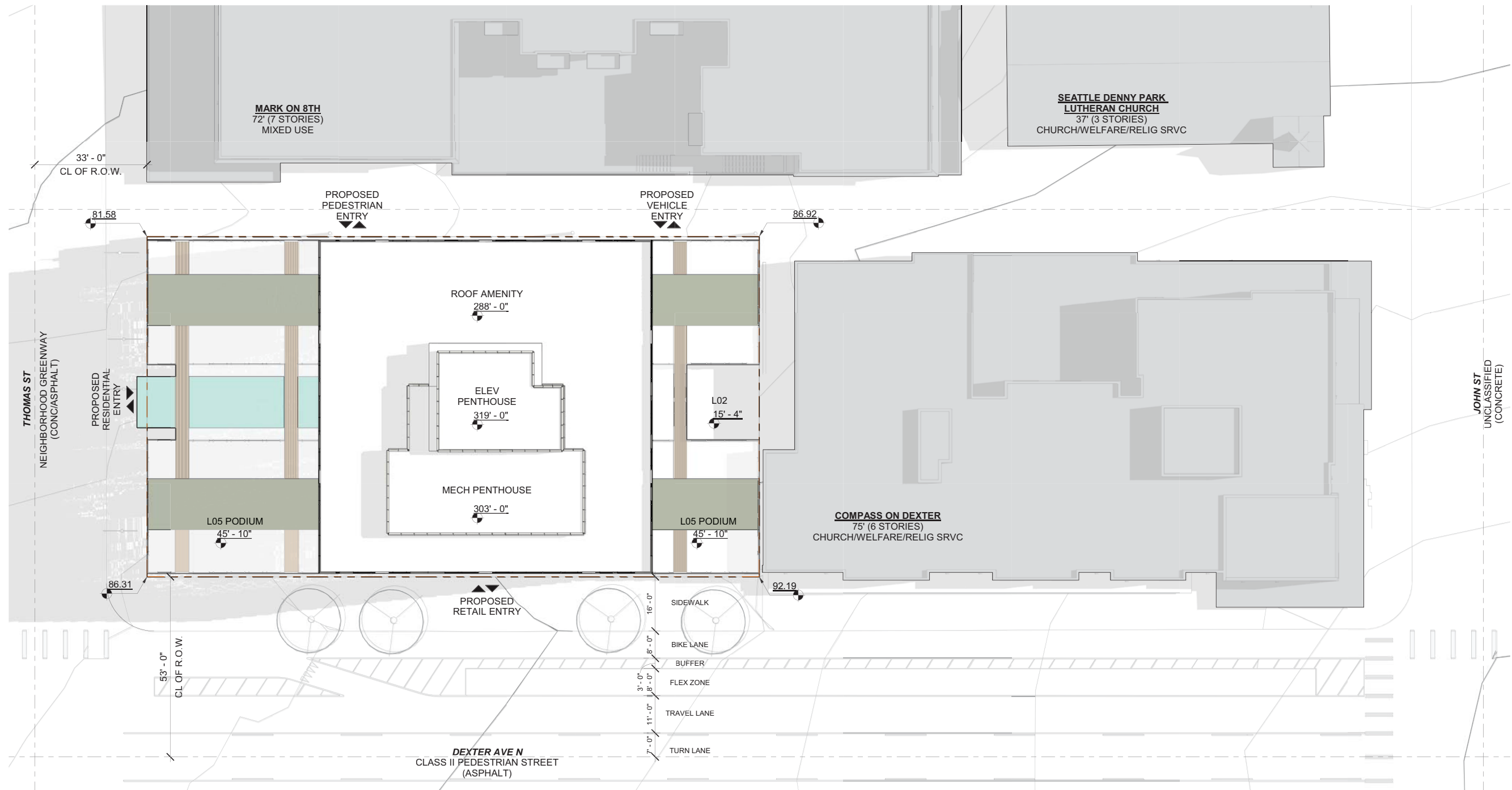
Opportunities

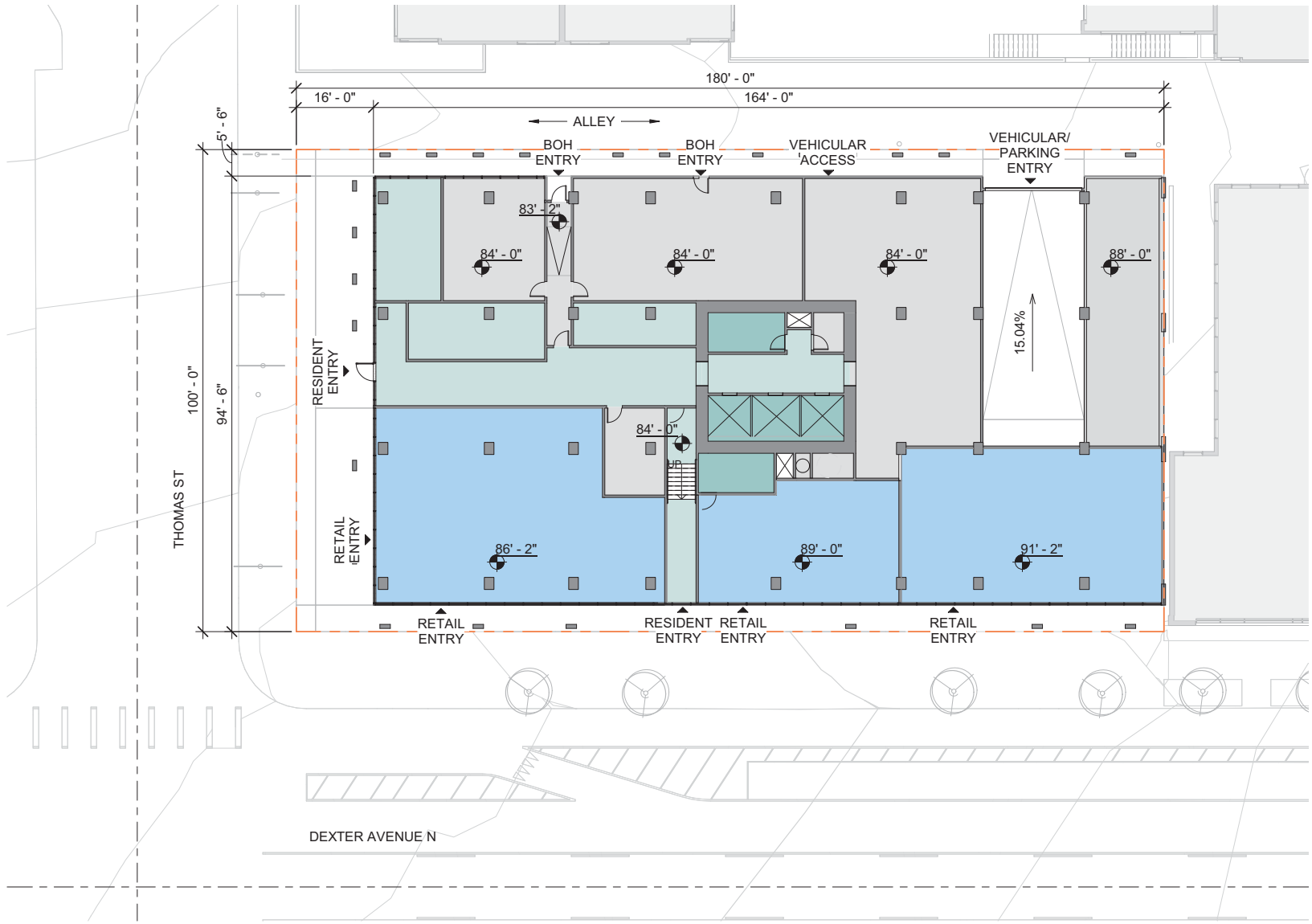
- + Efficient tower form, clear podium / gasket / tower arrangement.
- + Alternative 01 has the most separation form the south neighbor than other two alternatives. (Please see tower position diagram, p. 21)

Constraints

- Alternative 01's east and west tower facades extend fully to the property lines. (please see tower position diagram, p. 21)
- The least amount of relief with the south neighbor at levels 01-05 than the other alternatives. (Please see p. 57)
- Tower form intended to be a "background" structure in the skyline and therefore the least memorable from a distance when compared to the other alternatives.







STREET LEVEL COMPOSITE

- Units

Family Friendly Units

Commercial

Corridor

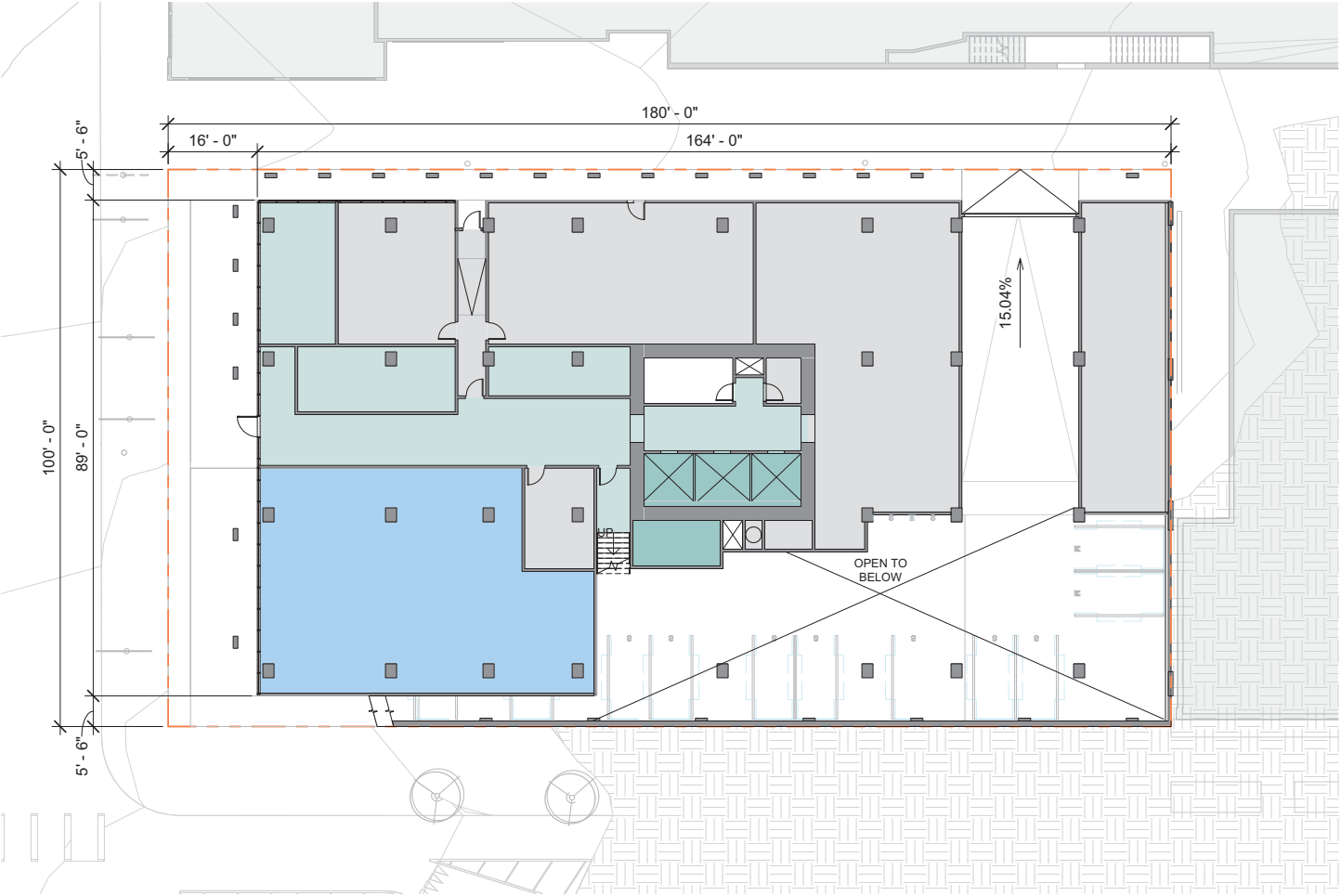
Parking

Vertical Circulation

Back of House

Amenity

Outdoor Amenity



LEVEL 1

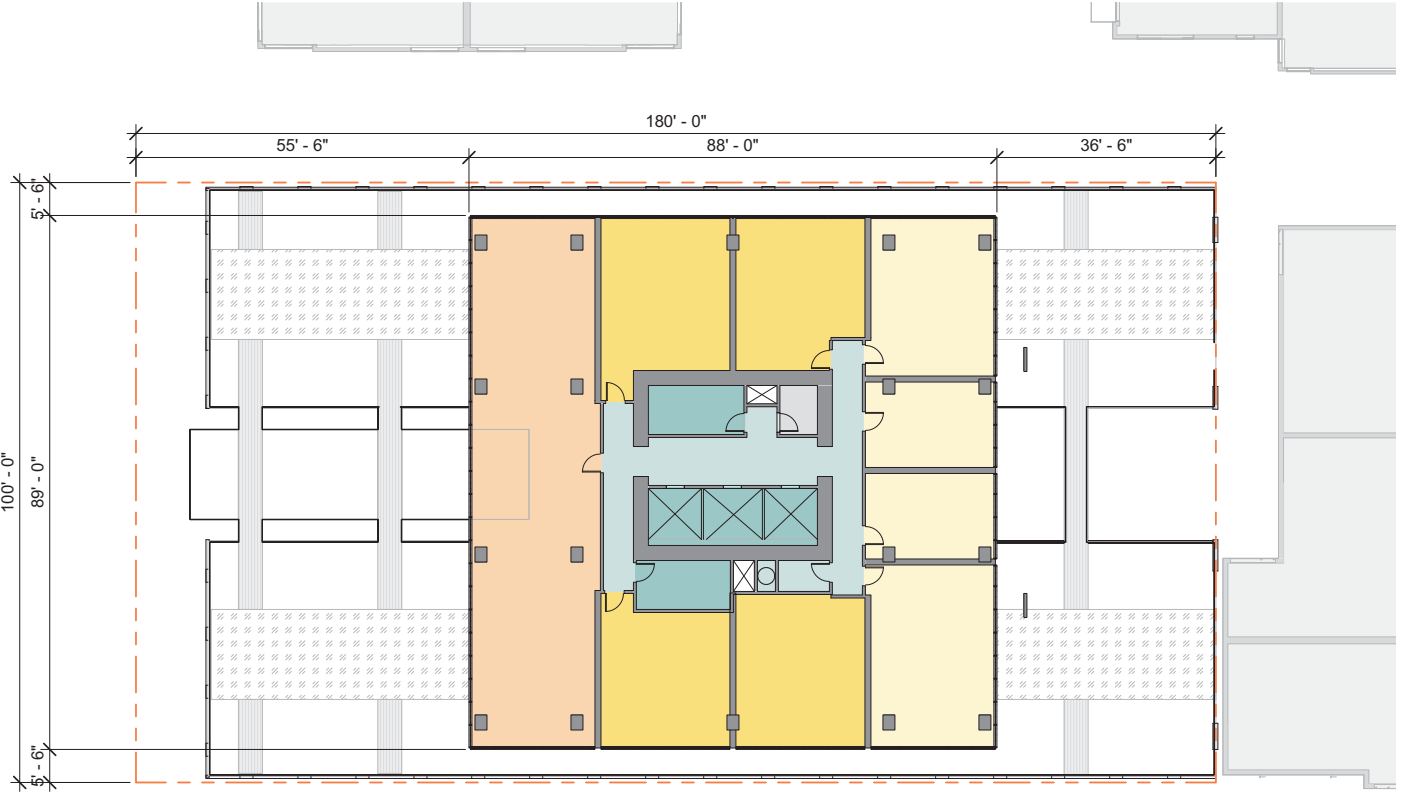


LEVEL 2

- | | | | |
|-----------------------|------------|----------------------|-----------------|
| Units | Commercial | Parking | Back of House |
| Family Friendly Units | Corridor | Vertical Circulation | Amenity |
| | | | Outdoor Amenity |



LEVEL 3-4, TYP



LEVEL 5

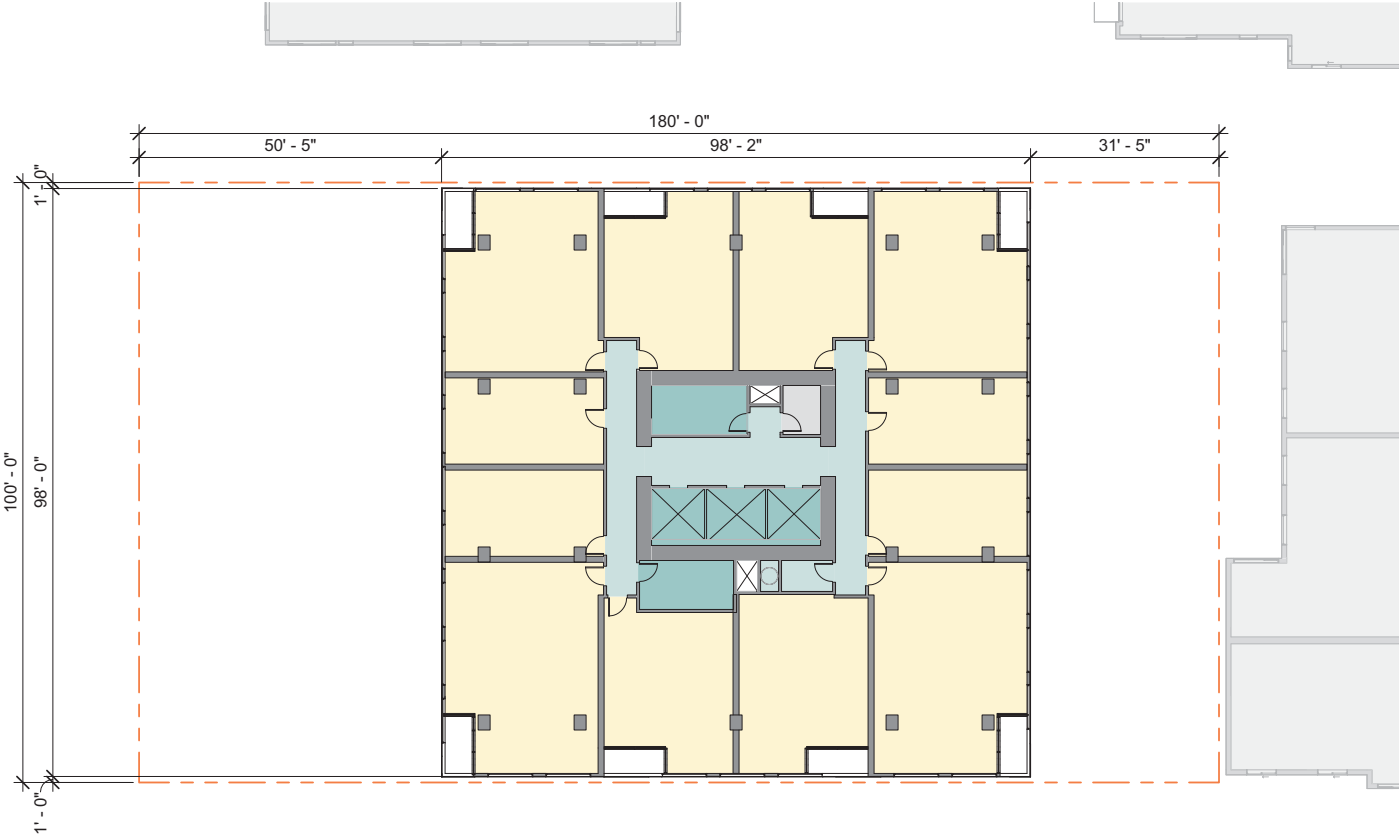
- Units

Family Friendly Units
- Commercial

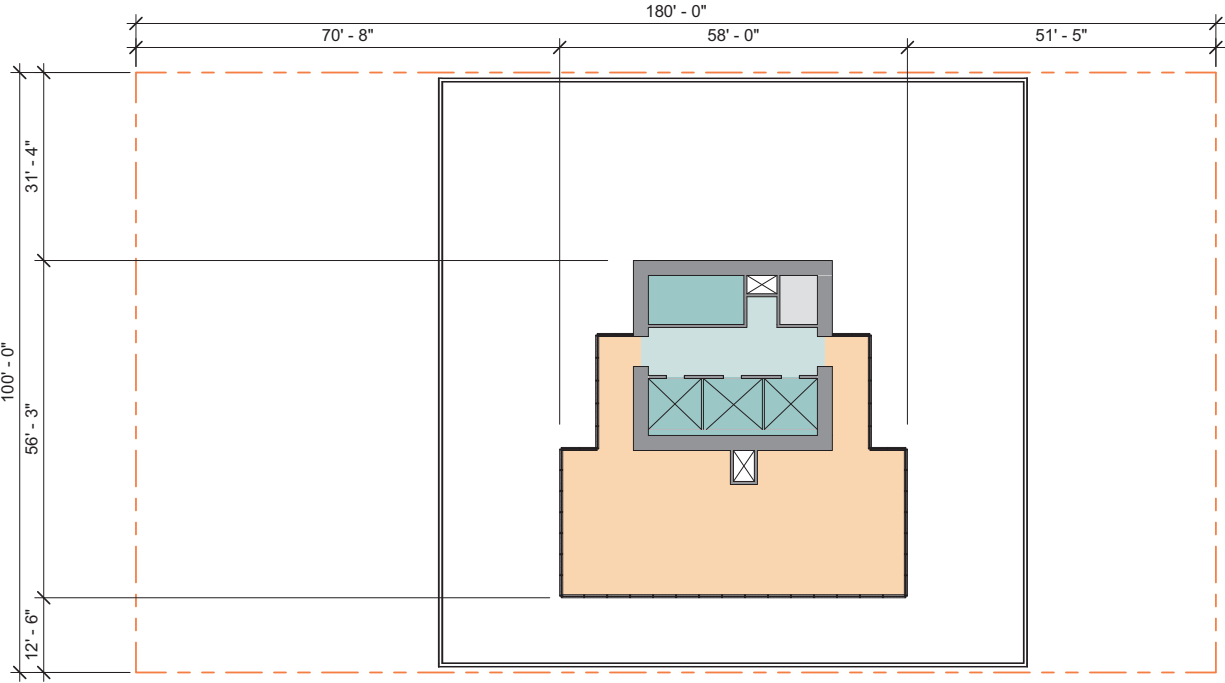
Corridor
- Parking

Vertical Circulation
- Back of House

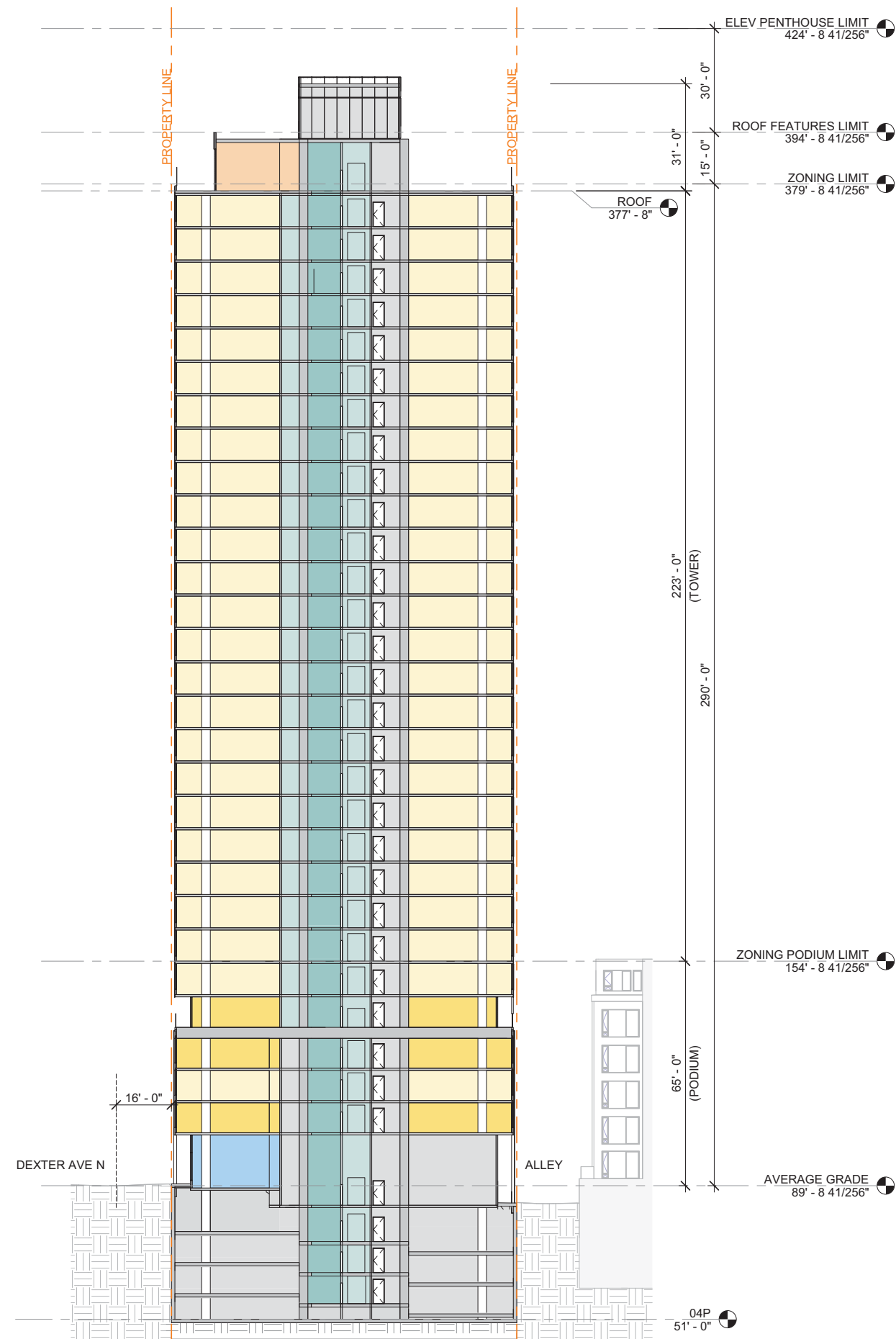
Amenity
- Outdoor Amenity



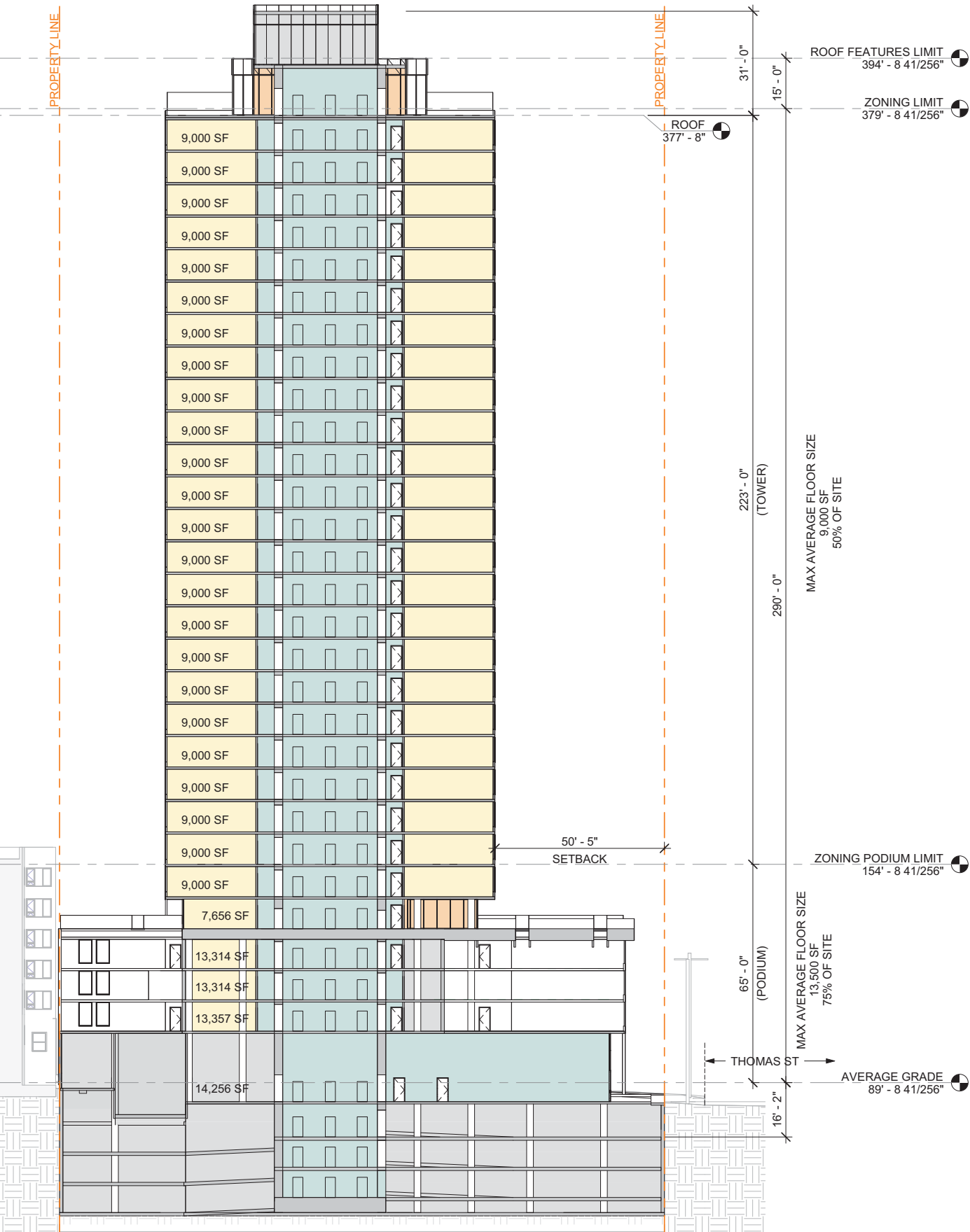
LEVEL 6-29, TYPICAL



ROOF LEVEL

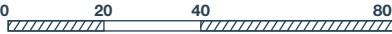


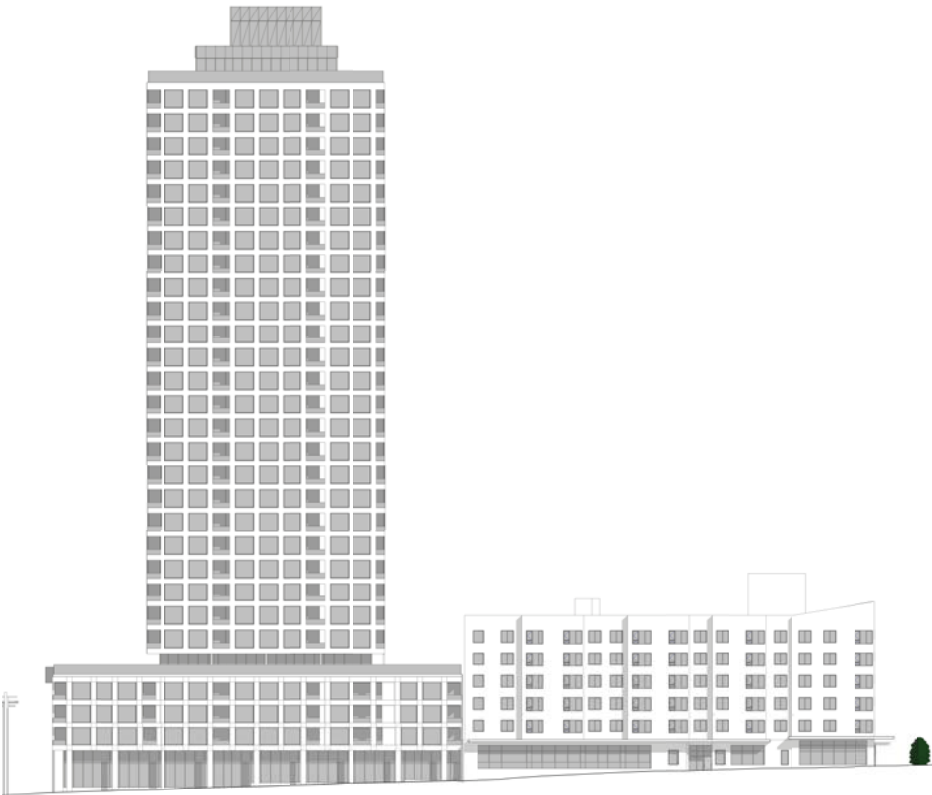
E-W SECTION



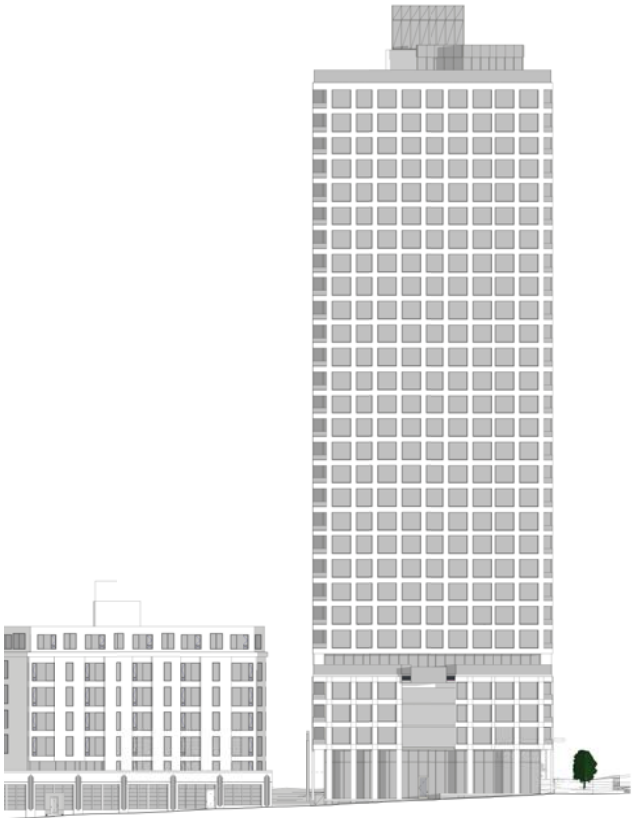
N-S SECTION

- Units
- Family Friendly Units
- Commercial
- Corridor
- Parking
- Vertical Circulation
- Back of House
- Amenity
- Outdoor Amenity

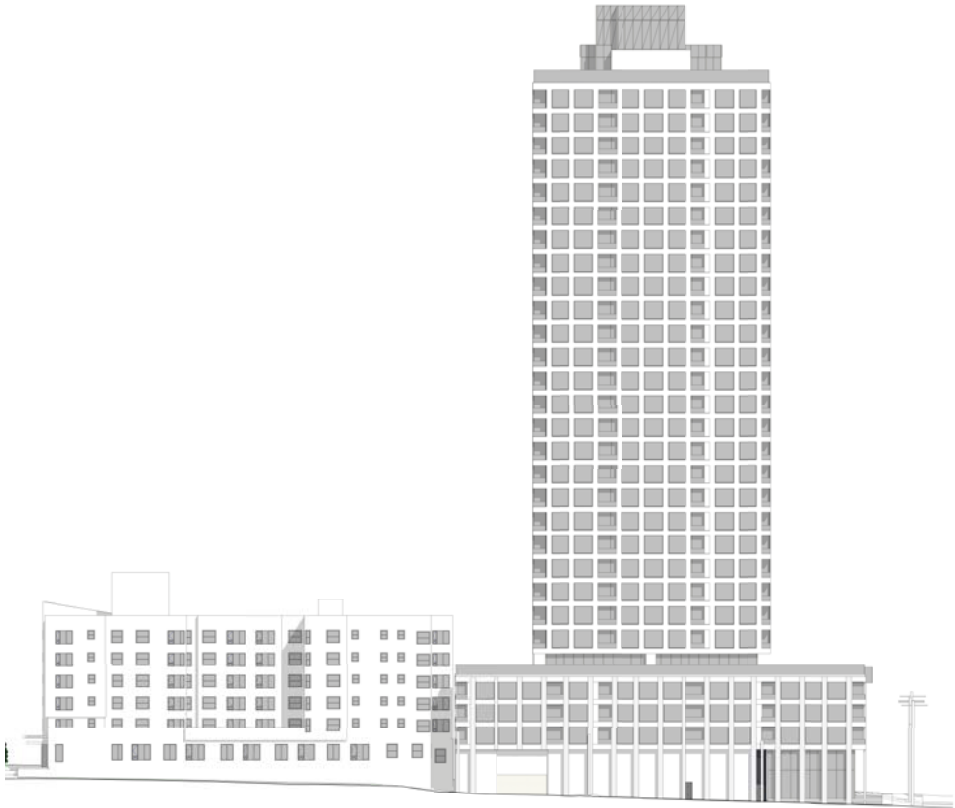




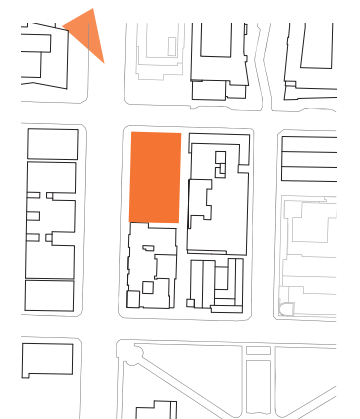
DEXTER AVE N (WEST)



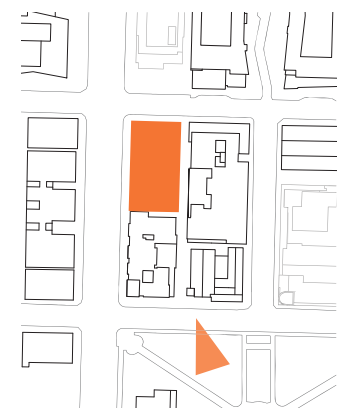
THOMAS ST (NORTH)

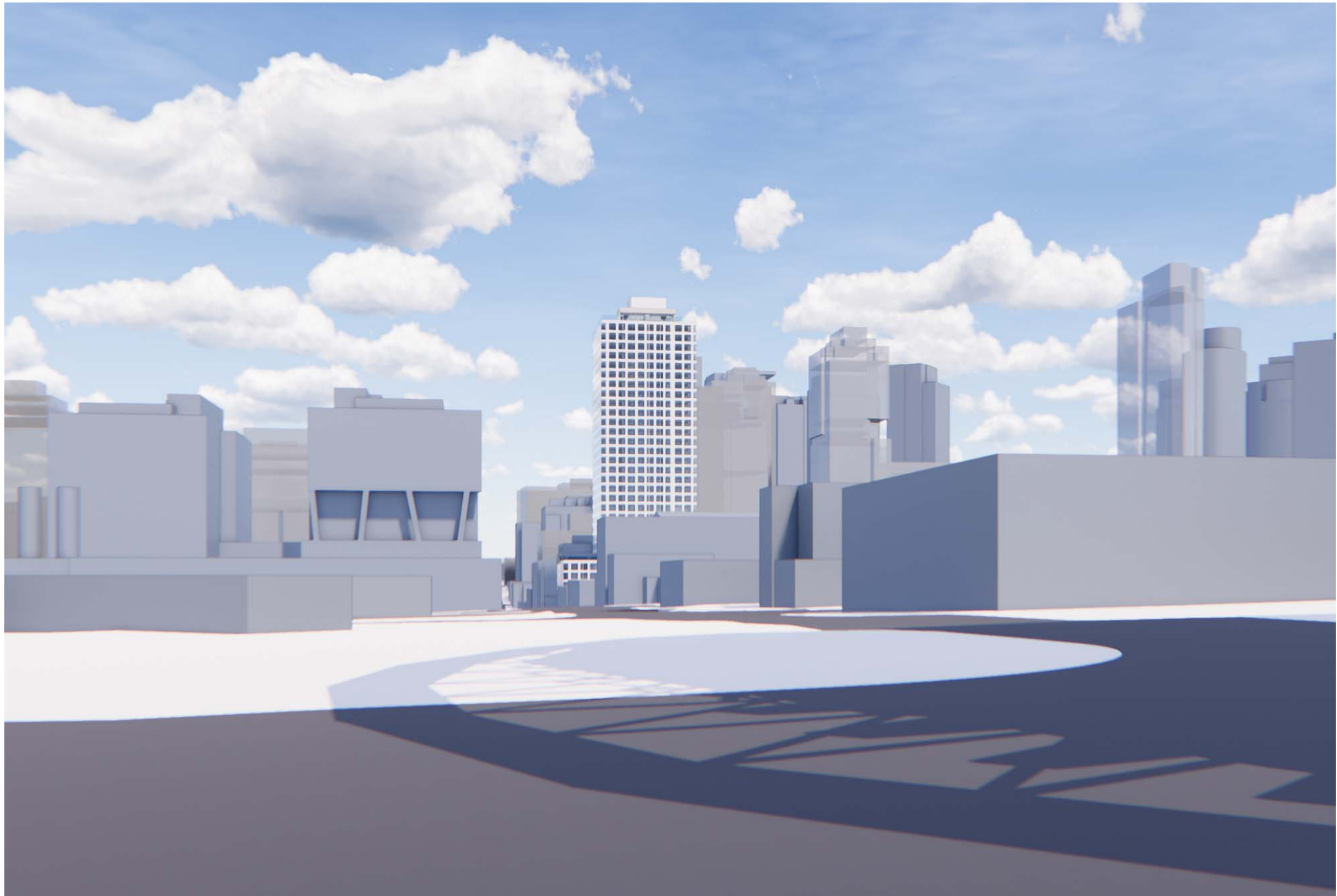


ALLEY (EAST)





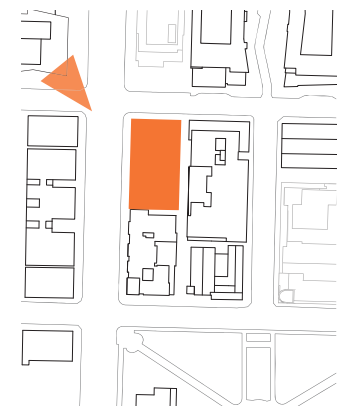


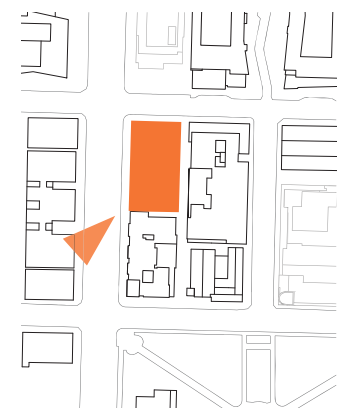


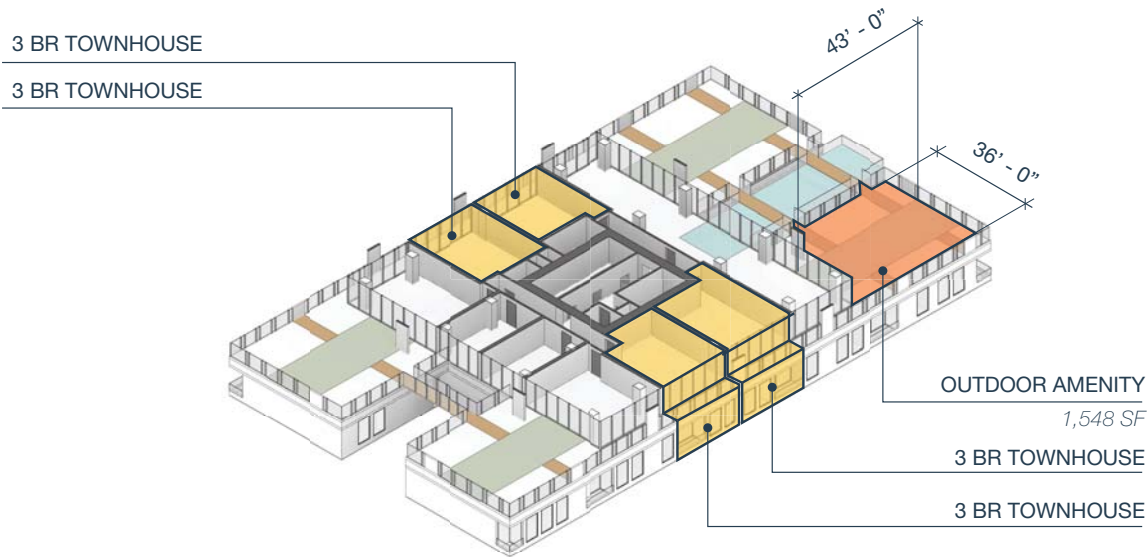
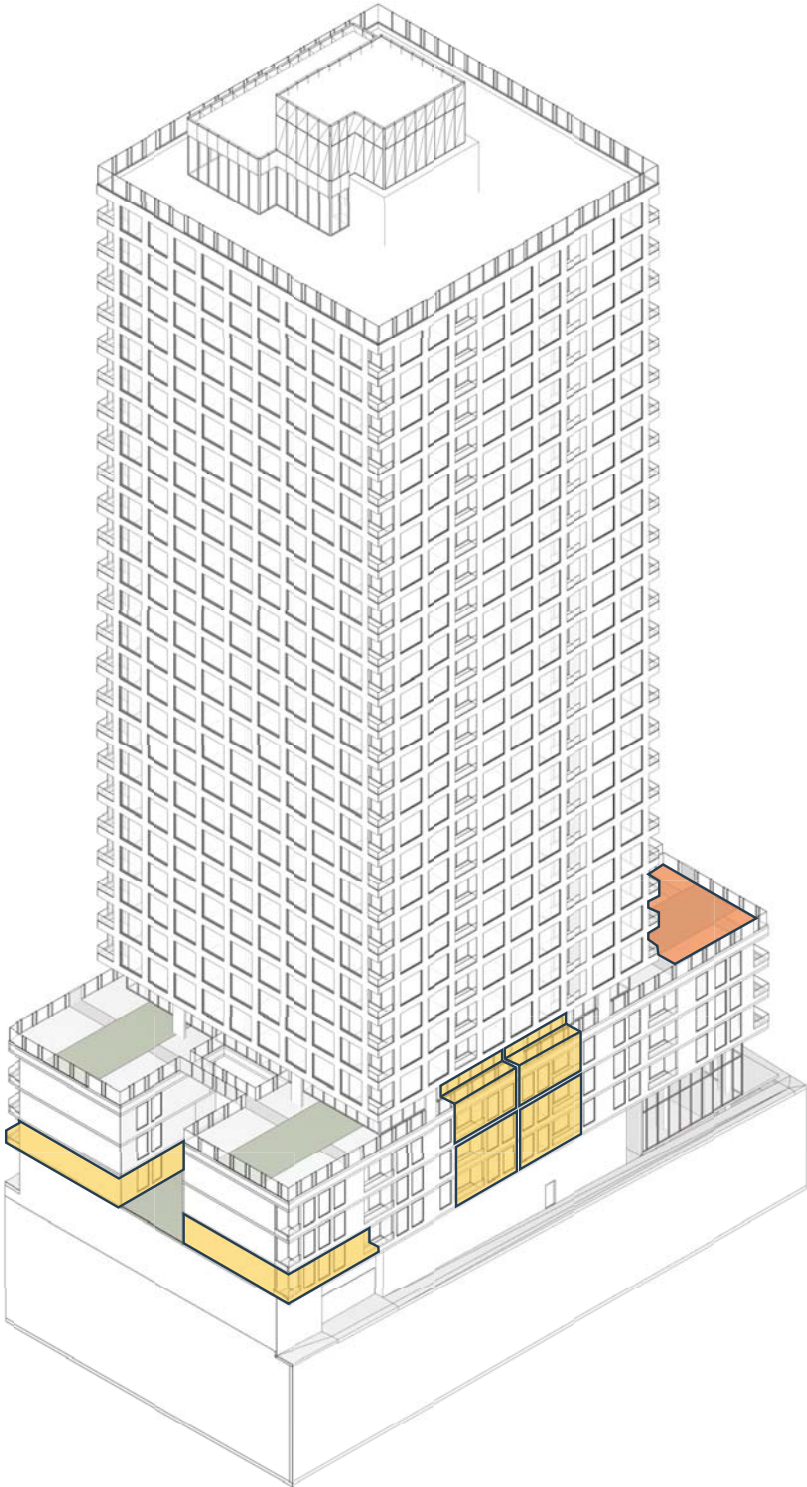
STREET LEVEL VIEW FROM 2ND AVE



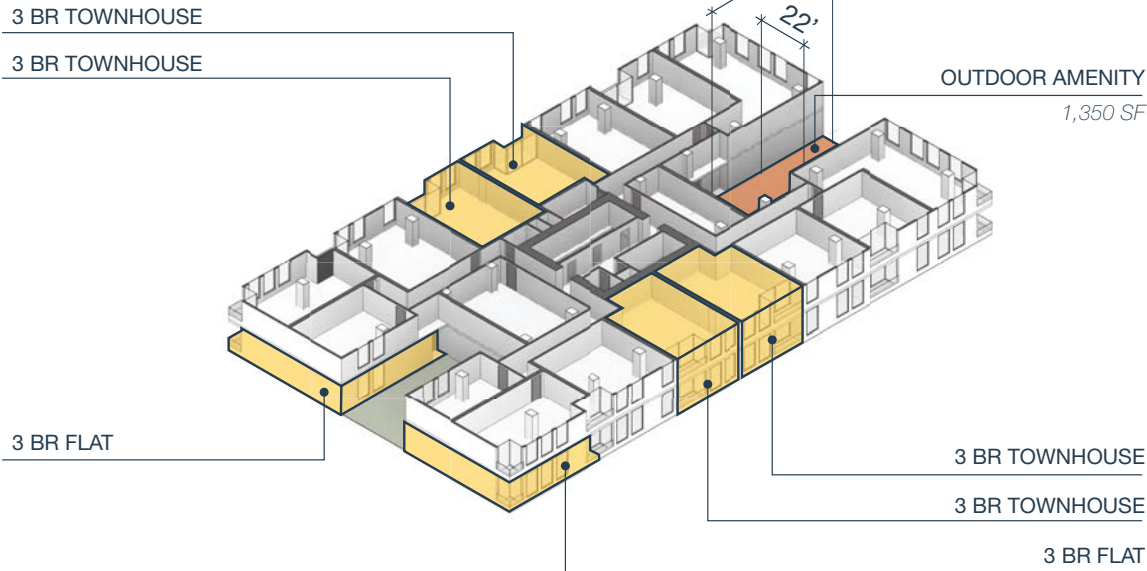




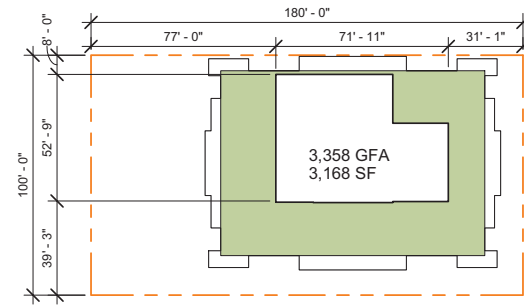




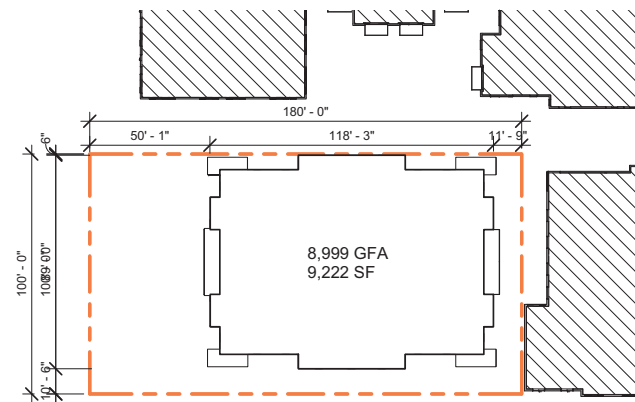
LEVELS 04 + 05
4 3-BEDROOM UNITS



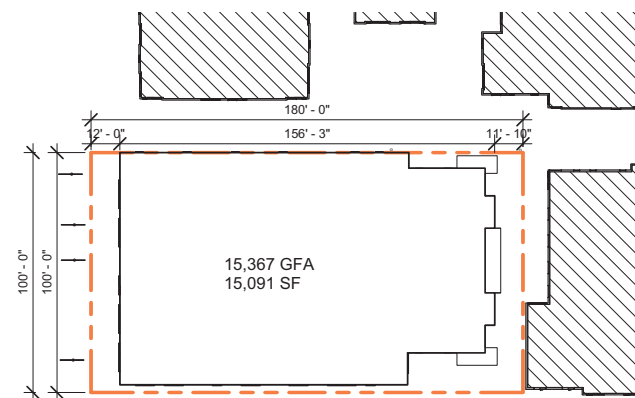
LEVELS 02 + 03
6 3-BEDROOM UNITS



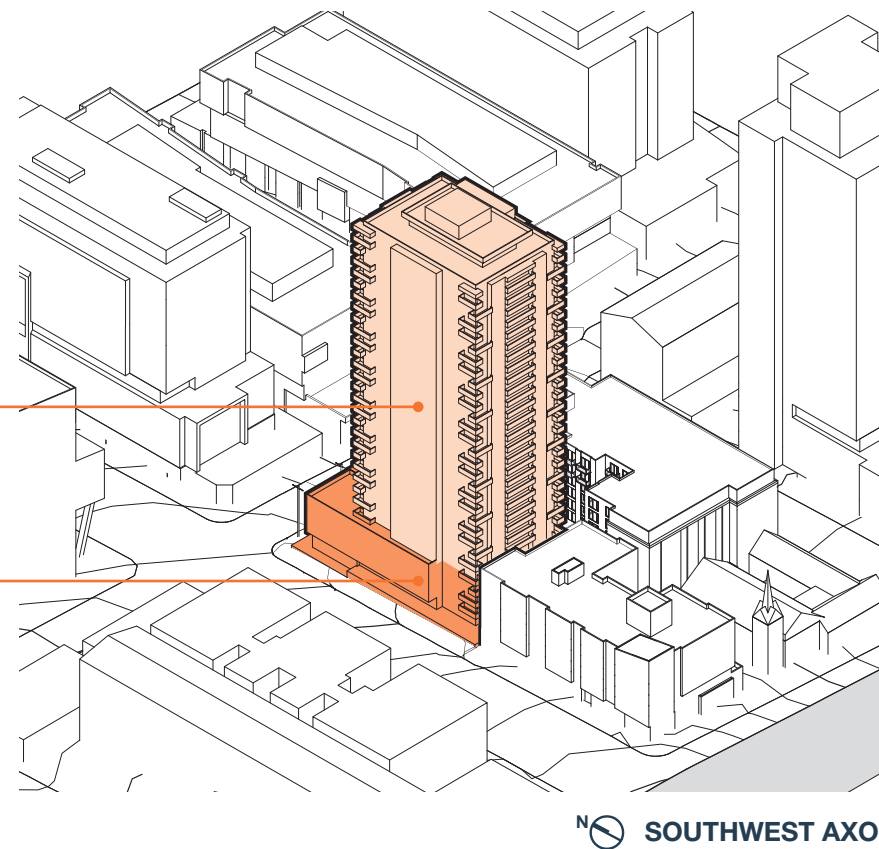
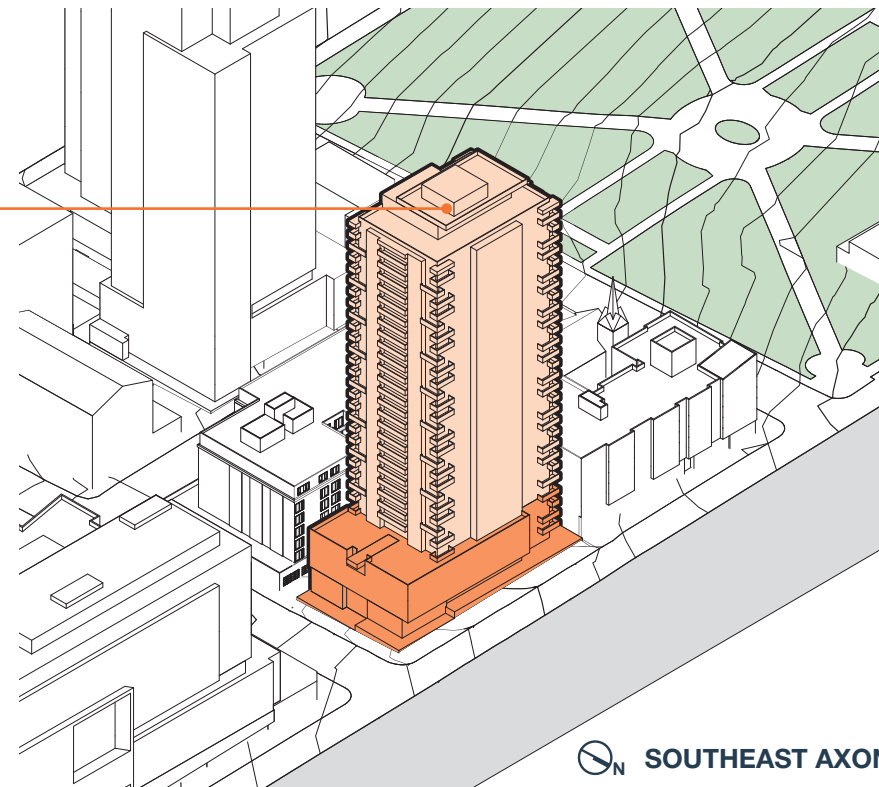
ROOF



L06-29 (TOWER)



L02-L04 MEZZ (PODIUM)



Alternative 02's tower is setback its on all sides. It is narrower east to west and wider north to south than alternative 01. It's podium at level 02 to 04 spans 1/2 the north frontage on Dexter Ave while the tower form grounds itself at the street level to the south. A mixed-use condition on Dexter is created with residential units on Dexter Ave, and retail proposed at the Corner of Dexter Ave and Thomas Street. Balconies alternating at the corners of the tower are intended to create an expressive tower form with visual interest.

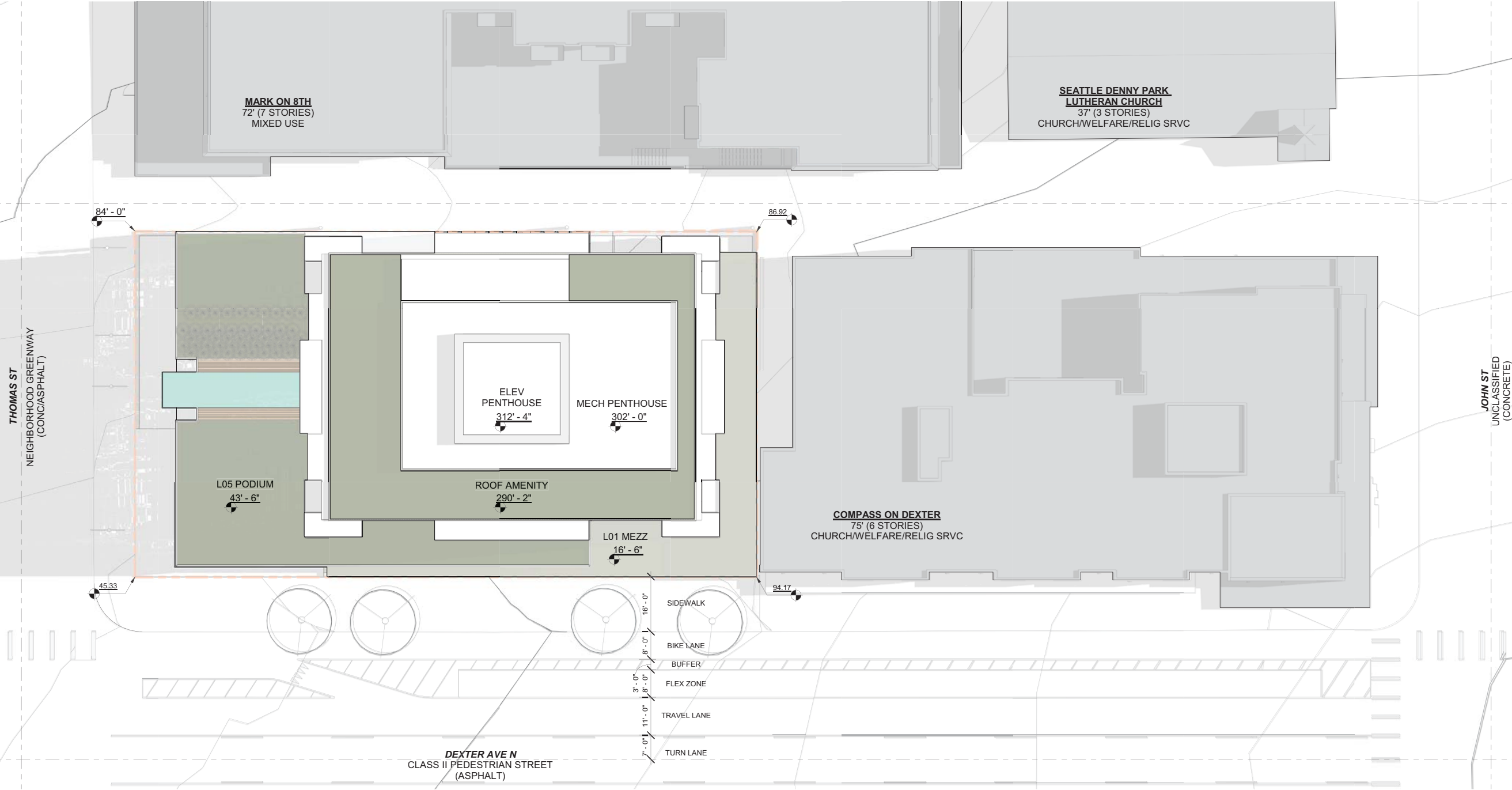
Opportunities

- + More expressive tower form with secondary architectural features; ie alternating balconies at the corners
- + More slender tower form / narrower east to west.
- + Levels 02 - 04's podium shortest / with more modulation than other alternatives
- + More flexibility of building material choices (window wall or curtain wall, etc) than Alternative 03 (curtain wall only.)

Constraints

- Secondary architectural features such as alternating / expressive balconies, facade treatments not sufficient for a meaningful tower form. From short distances, the balconies provide facade texture but does not compare to the sculptural qualities of alternative 03 (preferred.)







LEVEL 1-1 MEZZANINE, STREET LEVEL COMPOSITE

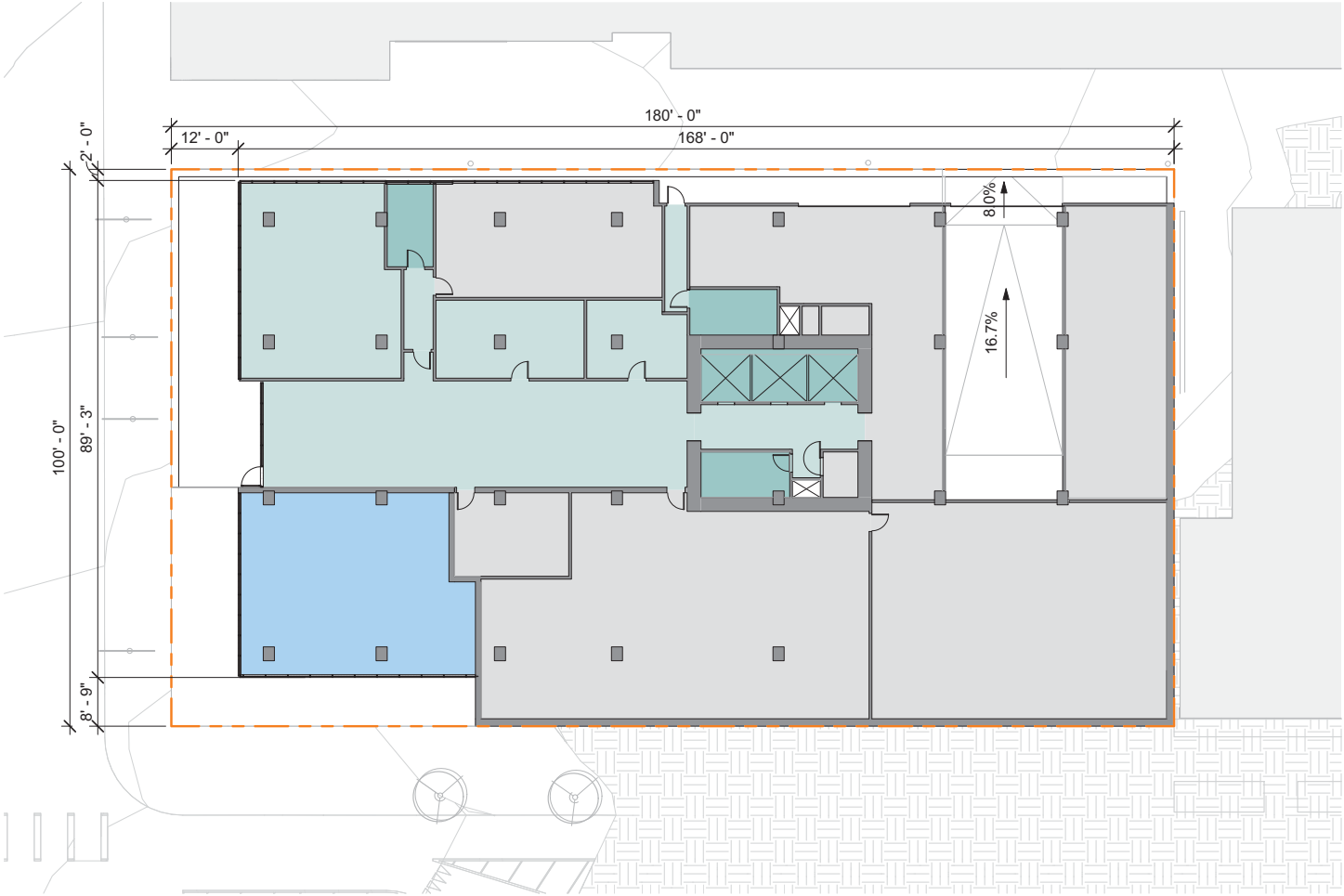
- Units

Family Friendly Units
- Commercial

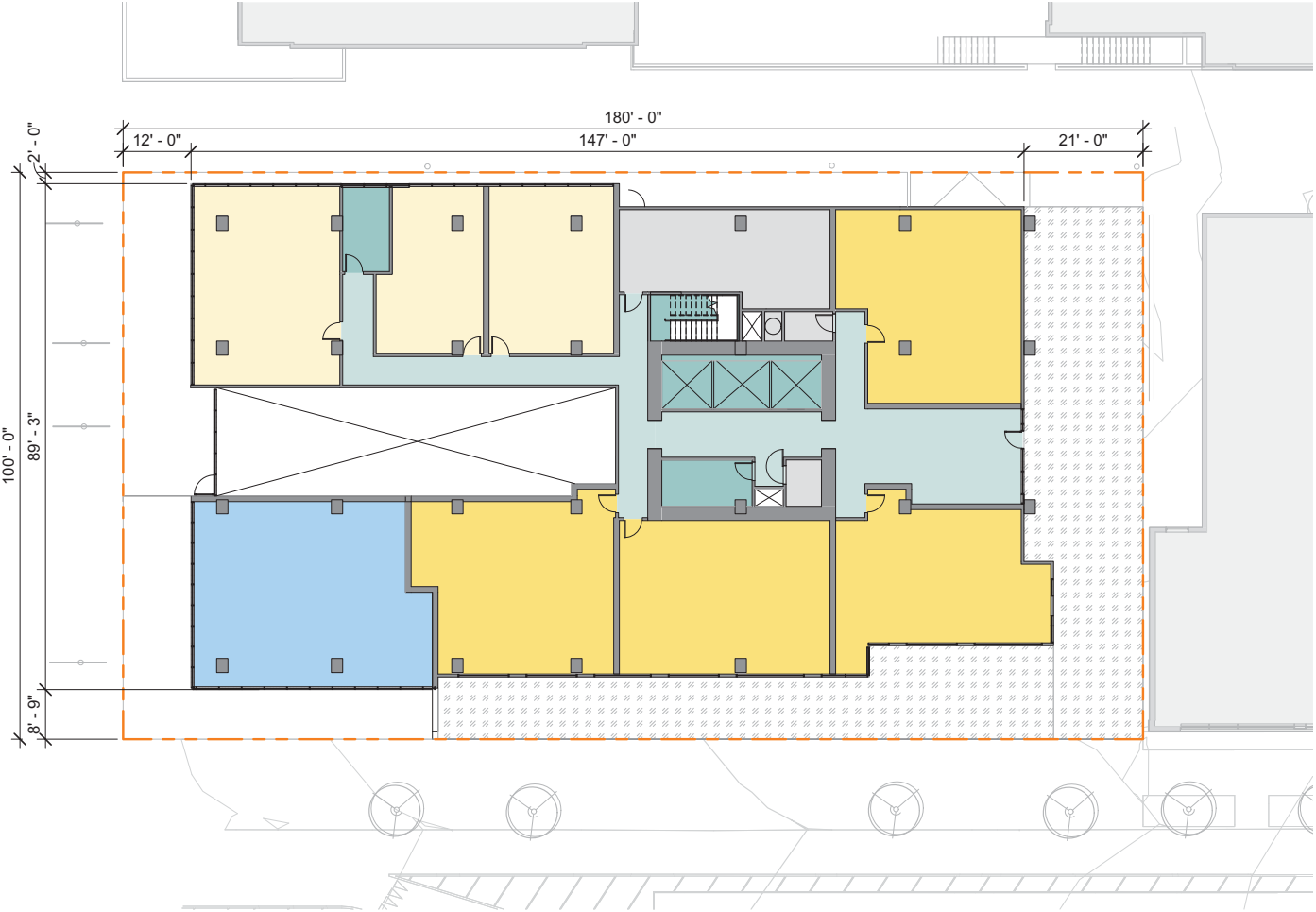
Corridor
- Parking

Vertical Circulation
- Back of House

Amenity
- Outdoor Amenity



LEVEL 1



LEVEL 1 MEZZANINE

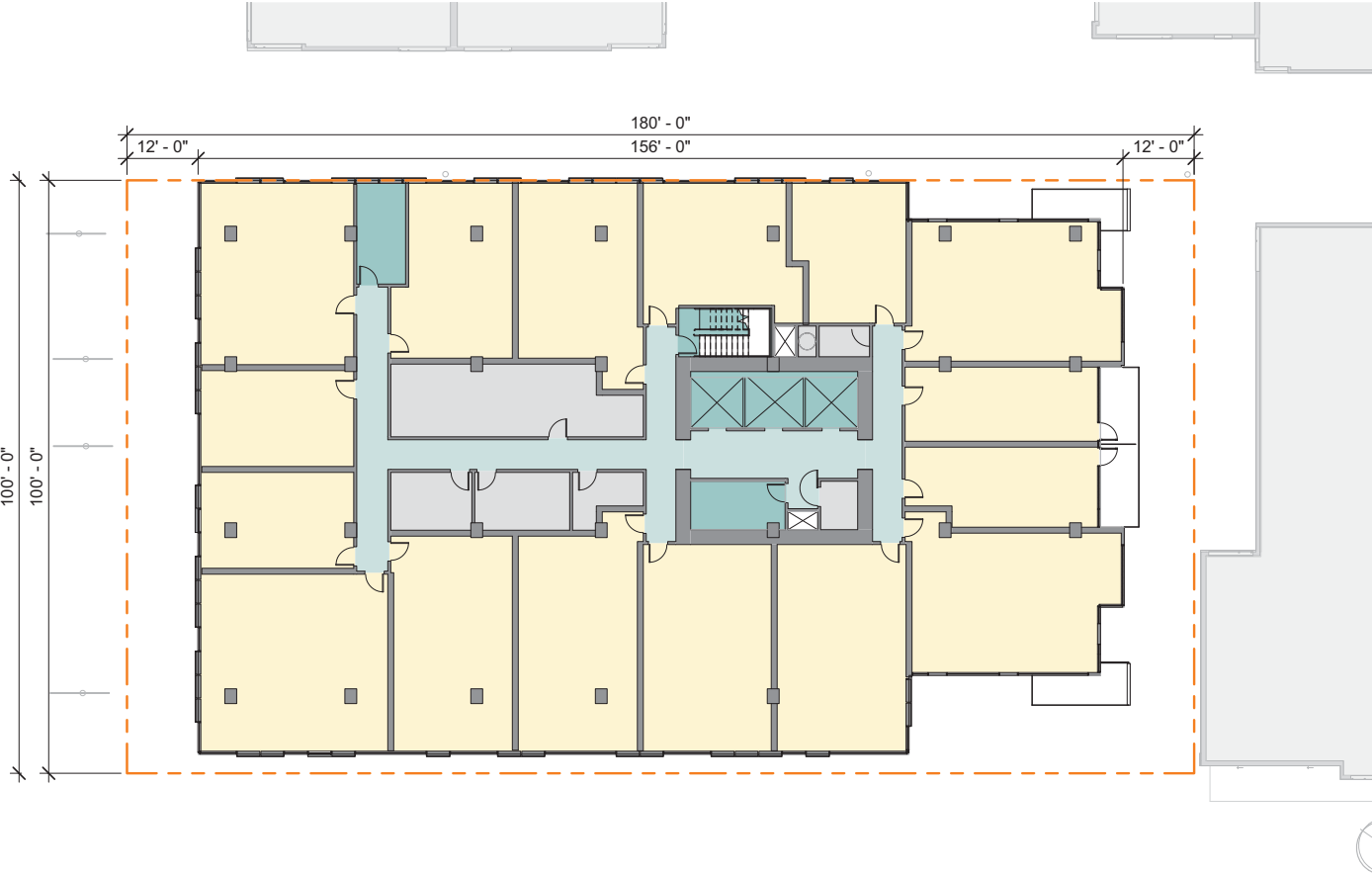
- Units

Family Friendly Units
- Commercial

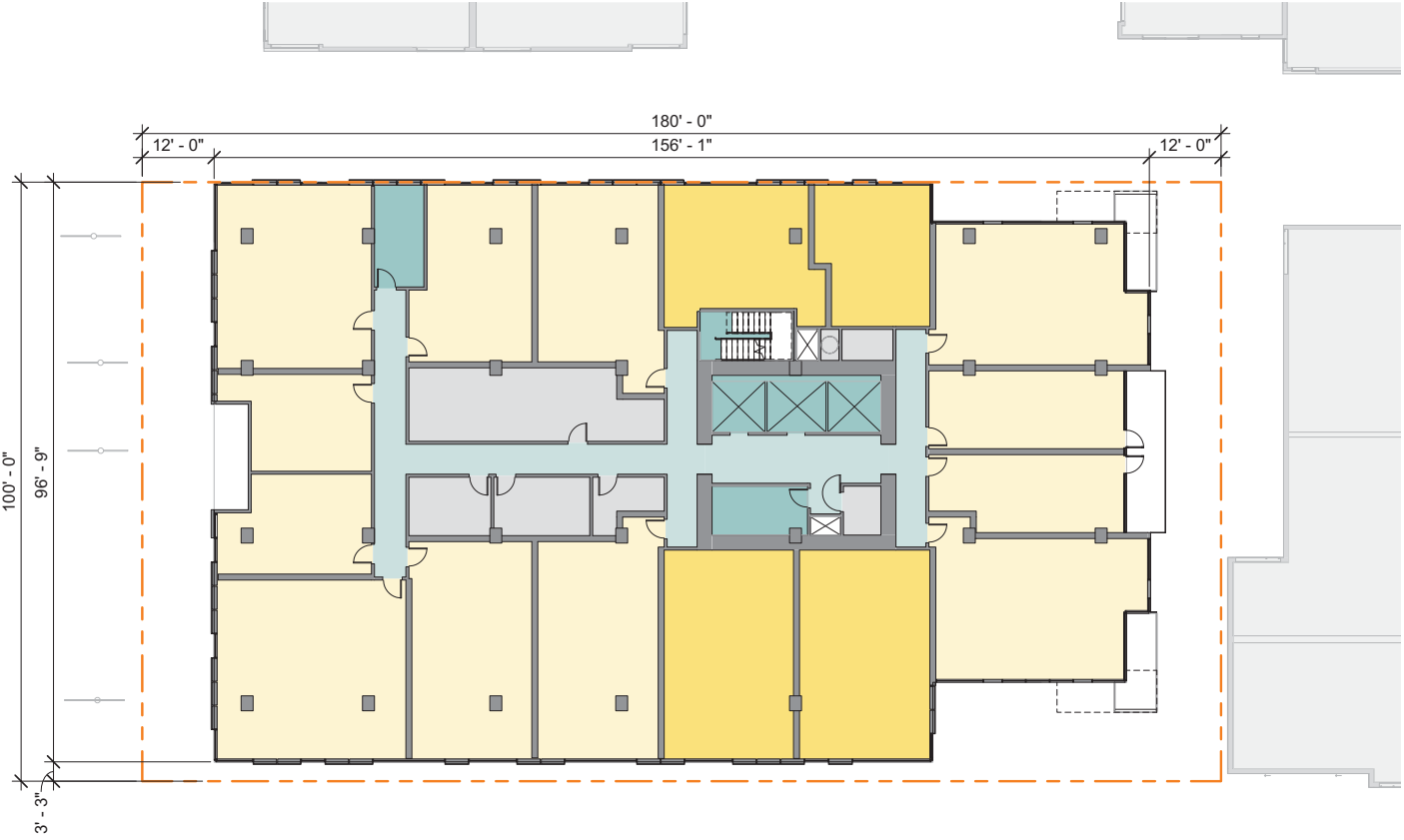
Corridor
- Parking

Vertical Circulation
- Back of House

Amenity
- Outdoor Amenity



LEVEL 2-3 TYPICAL



LEVEL 4

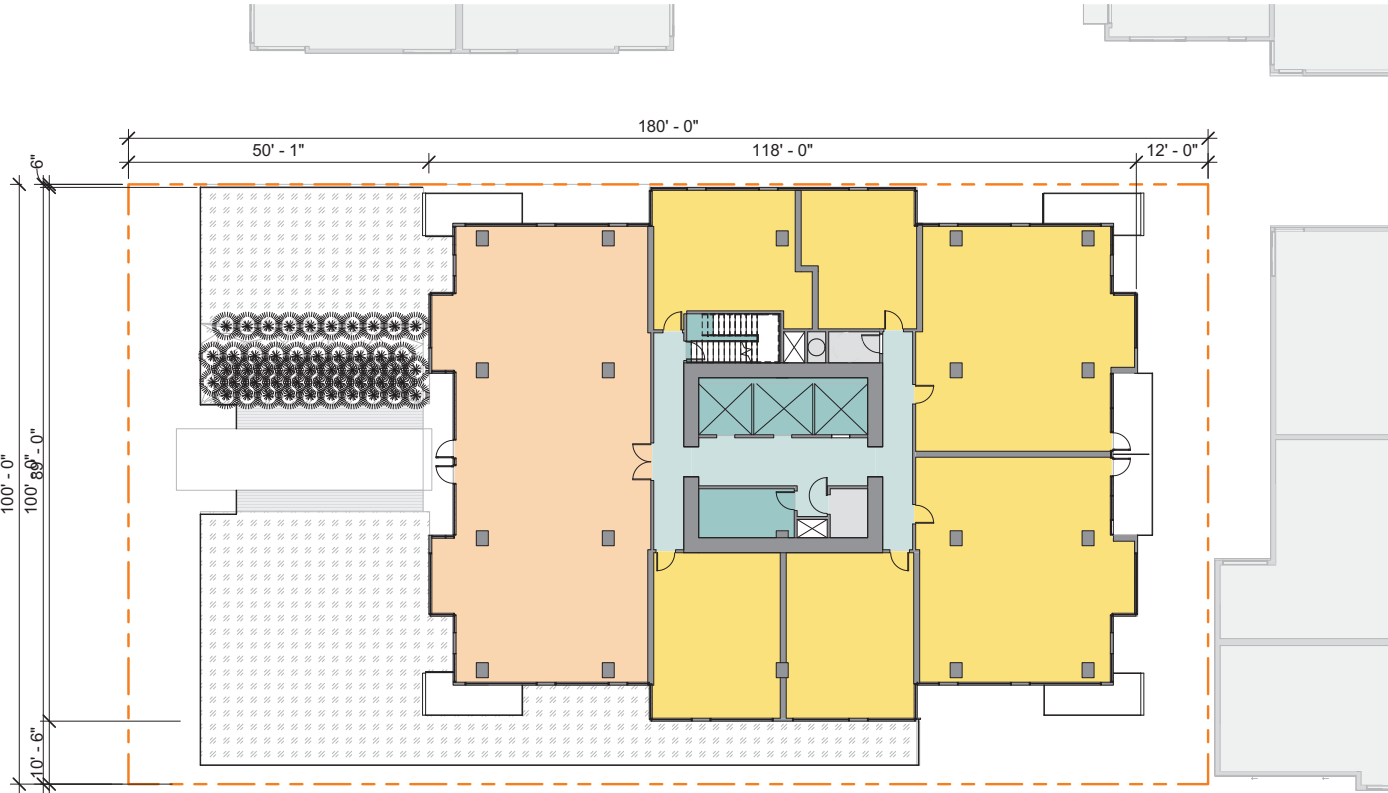
- Units

Family Friendly Units
- Commercial

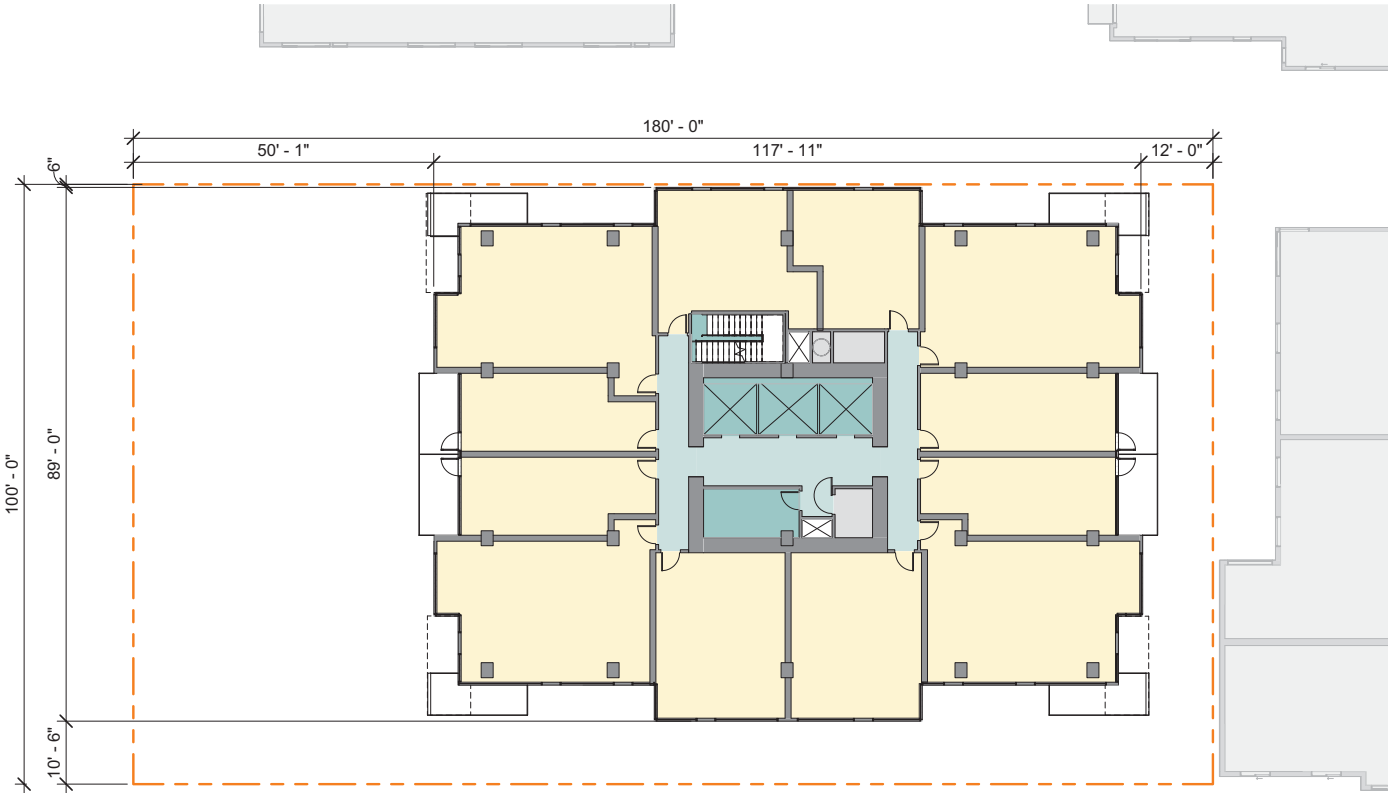
Corridor
- Parking

Vertical Circulation
- Back of House

Amenity
- Outdoor Amenity



LEVEL 5



LEVEL 6, 8-9, 11-12, 14-15, 17-18, 20-21, 23-24, 26-27, 29 TYPICAL

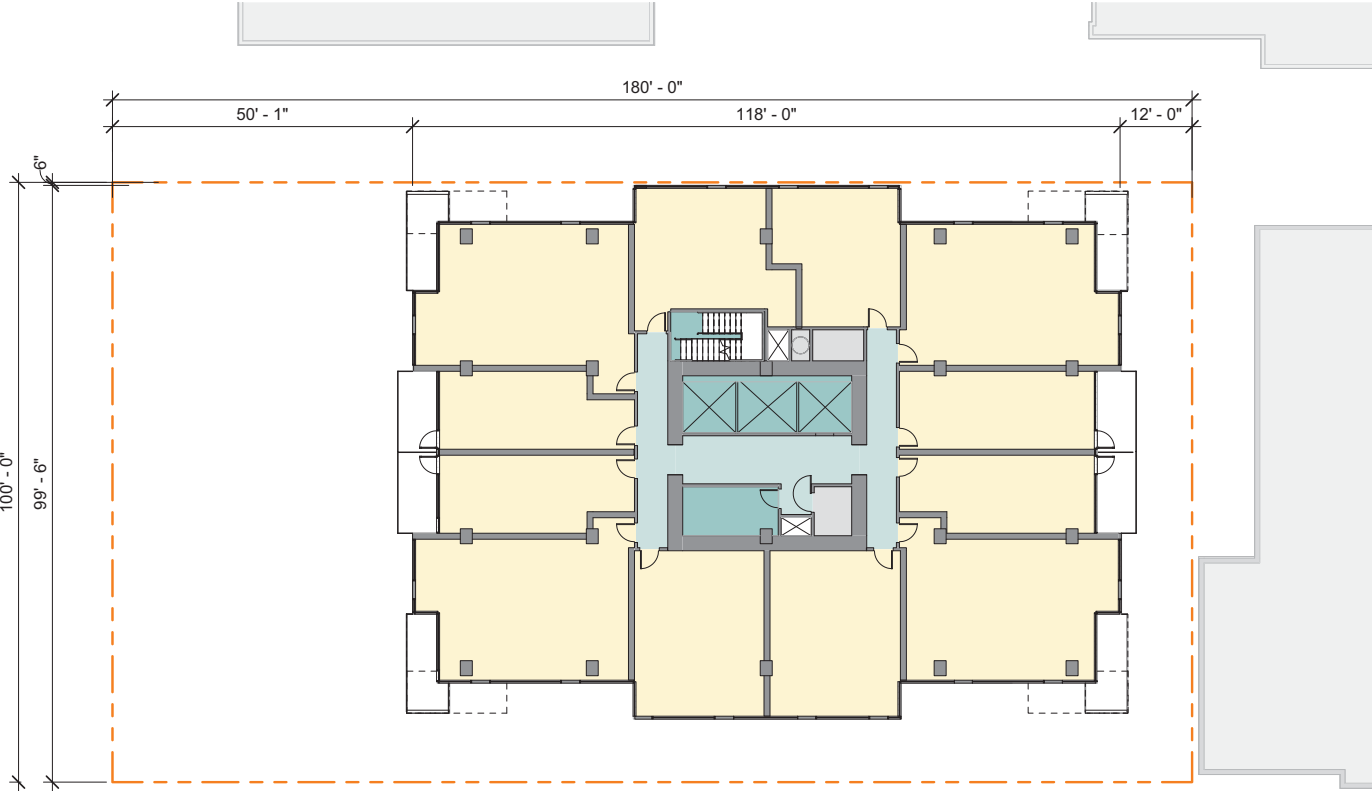
- Units

Family Friendly Units
- Commercial

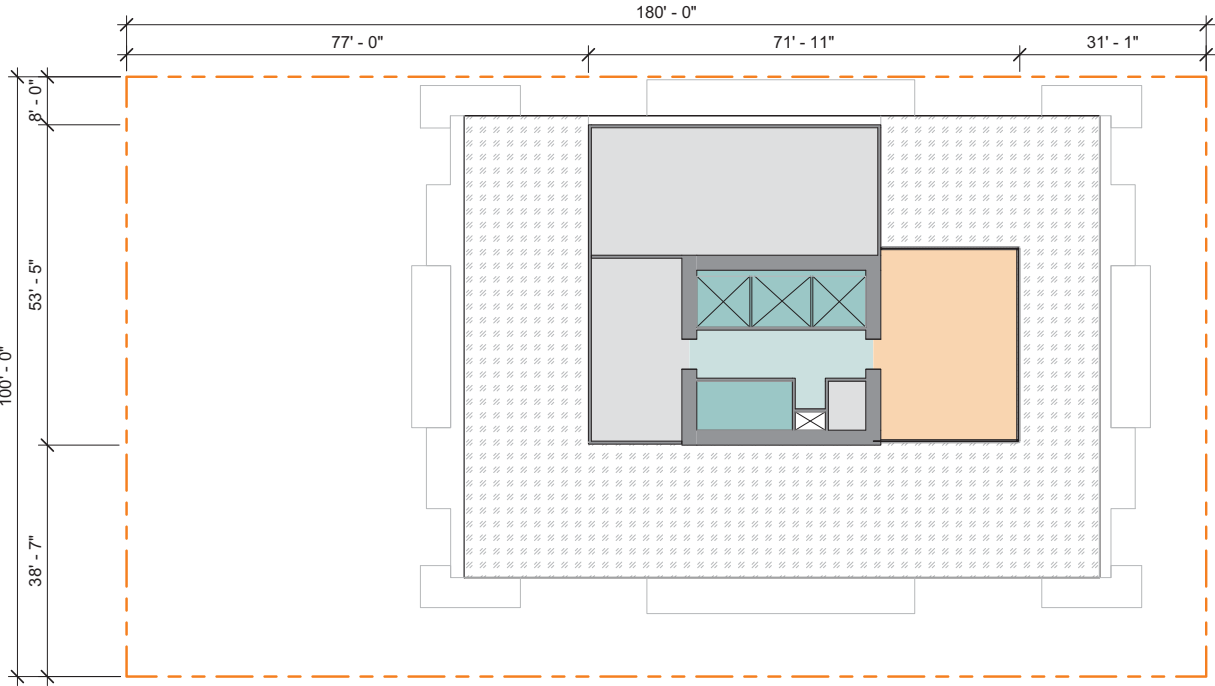
Corridor
- Parking

Vertical Circulation
- Back of House

Amenity
- Outdoor Amenity



LEVEL 7, 10, 13, 16, 19, 22, 25, 28 TYPICAL



ROOF

- Units

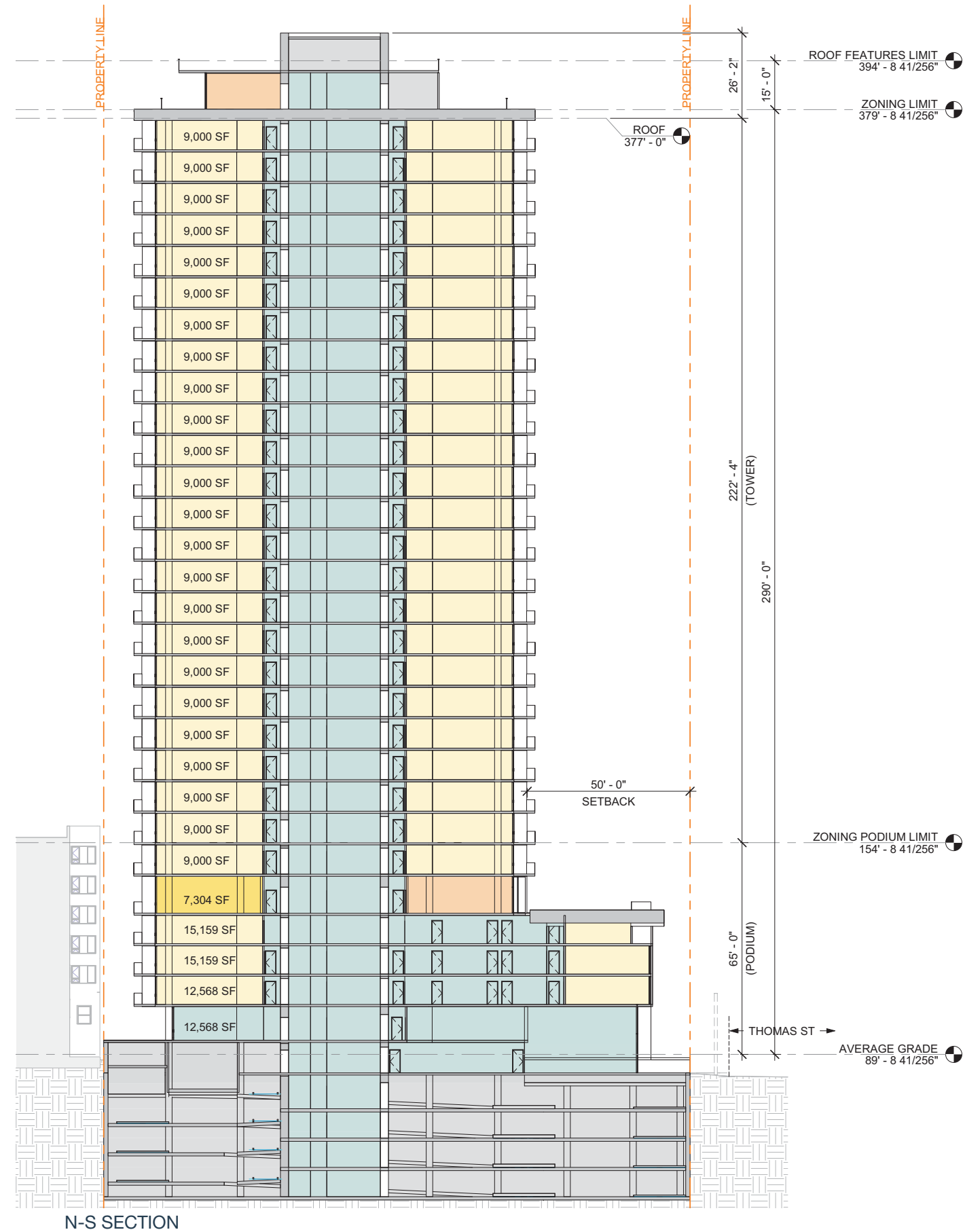
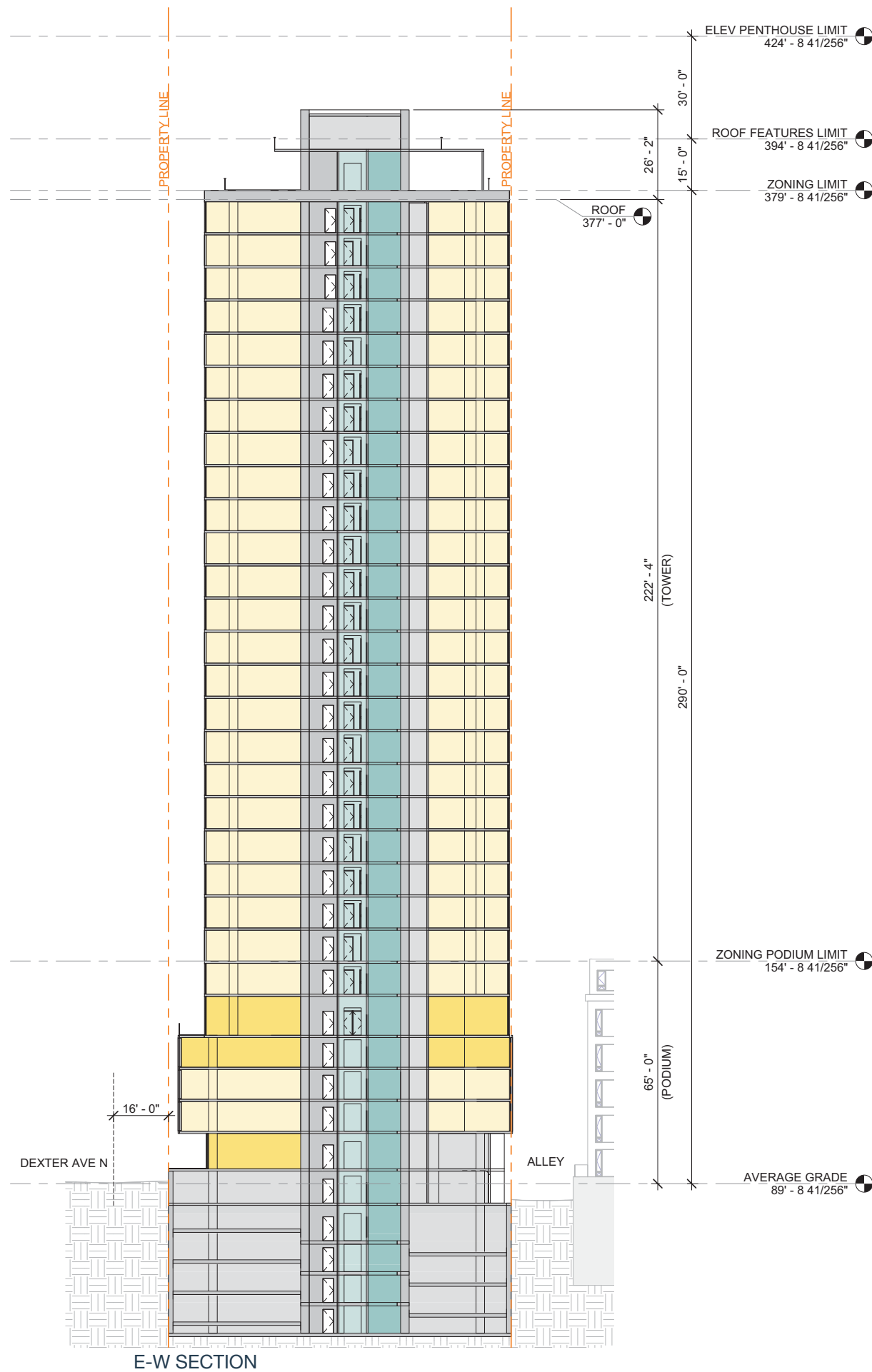
Family Friendly Units
- Commercial










Corridor
- Parking

Vertical Circulation
- Back of House

Amenity
- Outdoor Amenity

6.2 ARCHITECTURAL MASSING CONCEPTS | ALT 02 COMMON BOND | BUILDING SECTIONS



-  Units
-  Family Friendly Units
-  Commercial
-  Corridor
-  Parking
-  Vertical Circulation
-  Back of House
-  Amenity
-  Outdoor Amenity



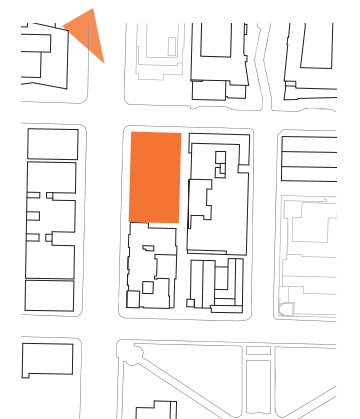
DEXTER AVE N (WEST)



THOMAS ST (NORTH)

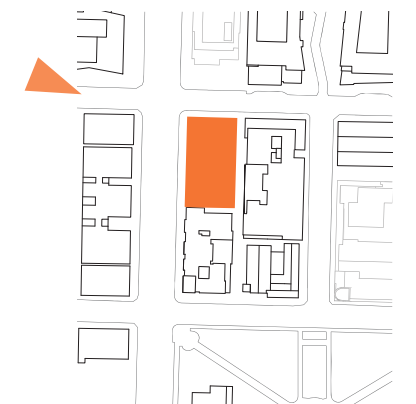


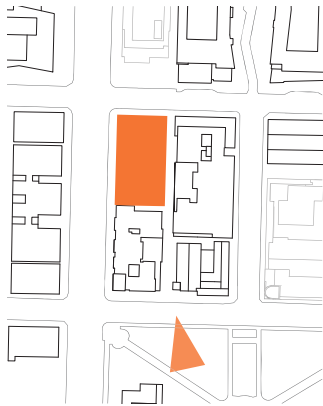
ALLEY (EAST)

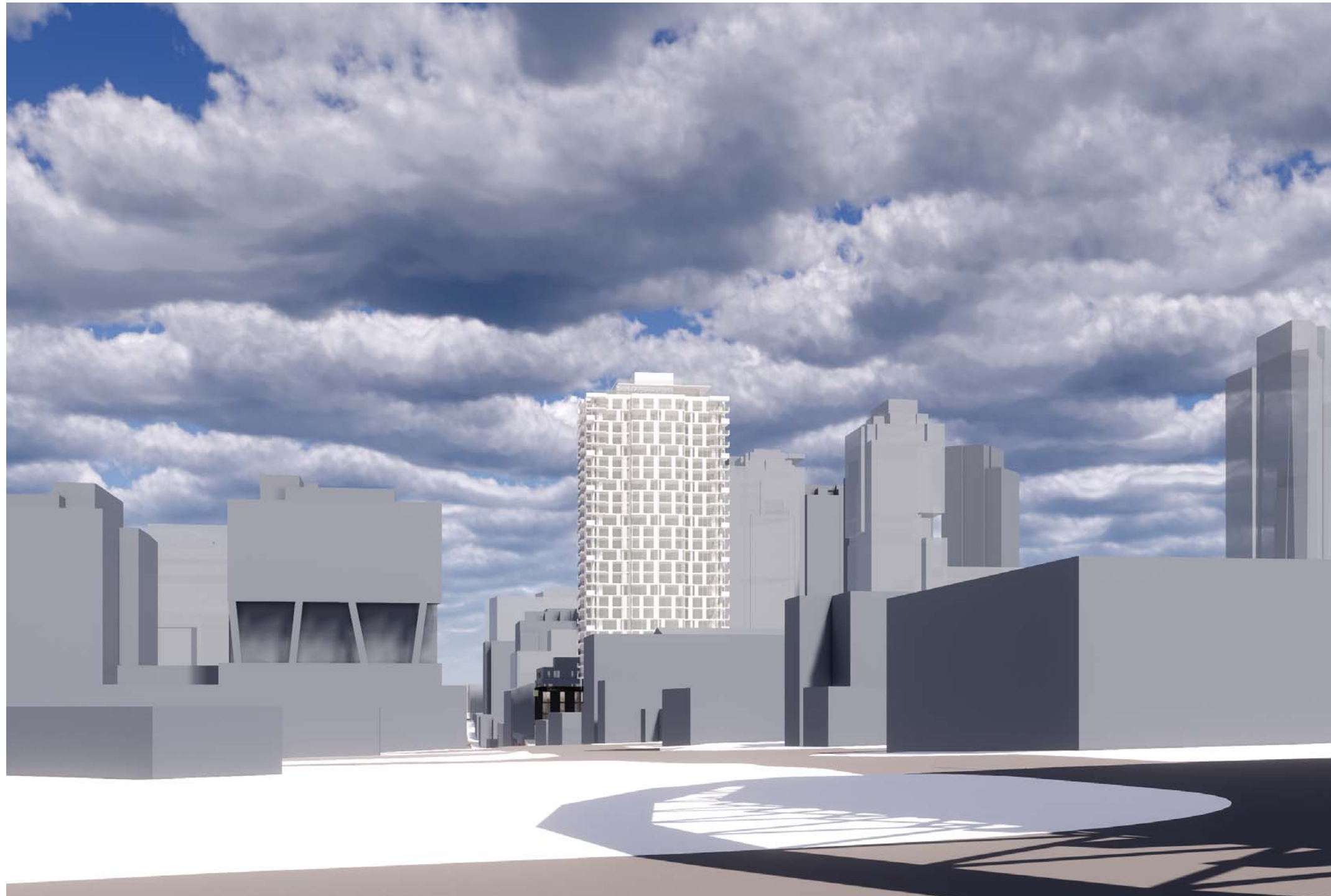




VIEW FROM SE LOOKING NW





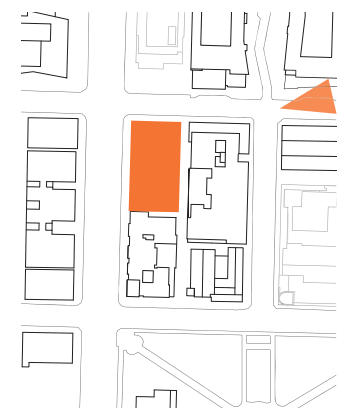


STREET LEVEL VIEW FROM 2ND AVE

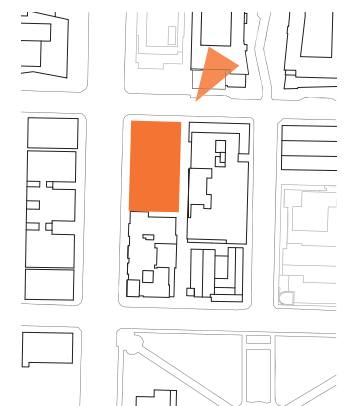


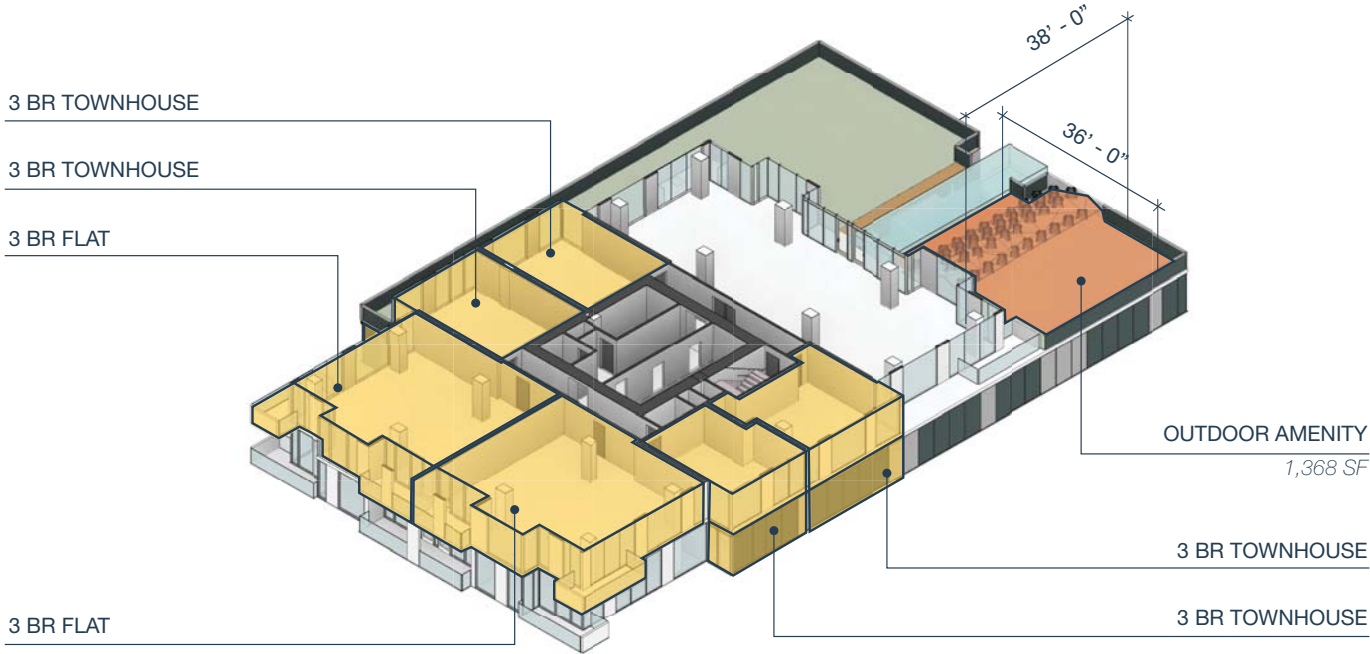
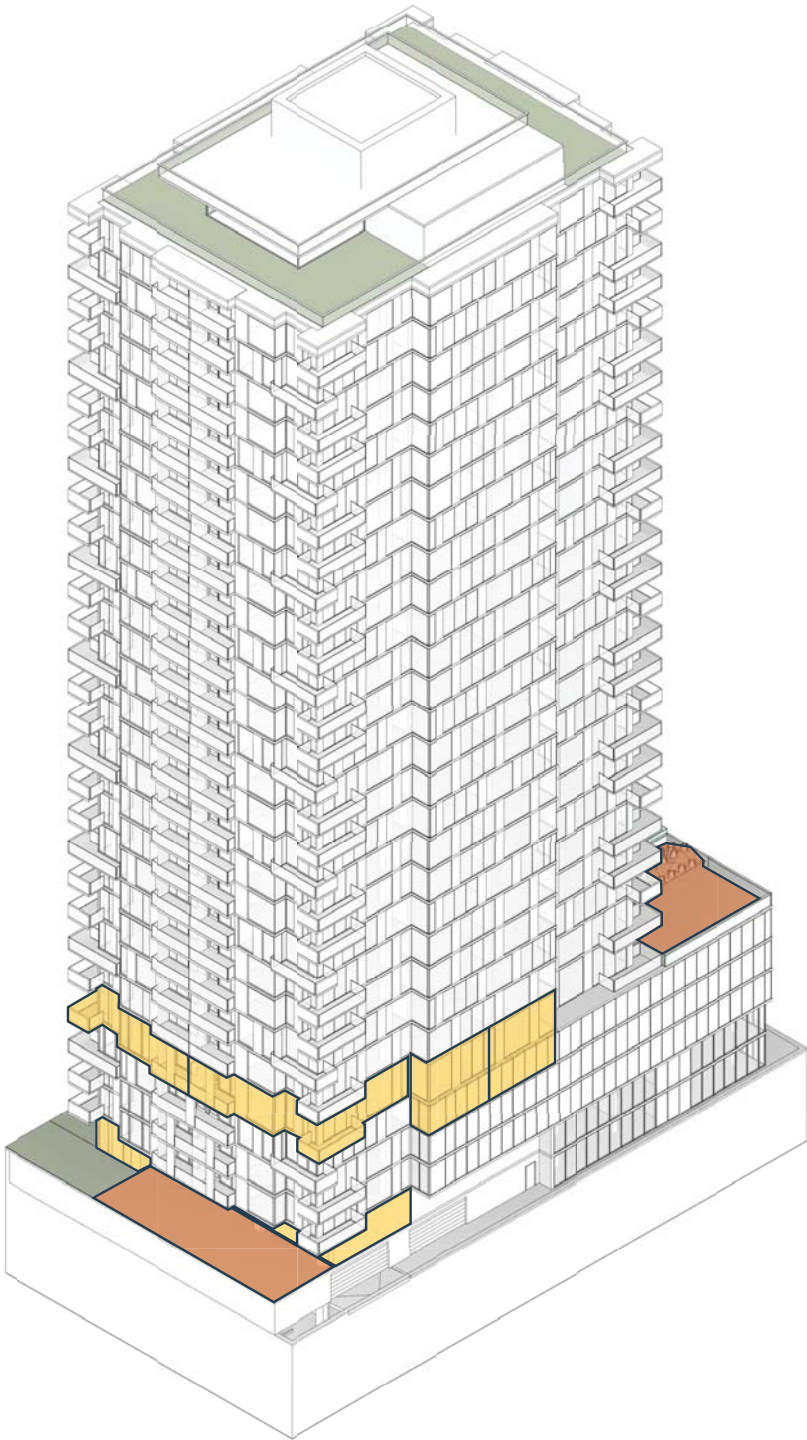


STREET LEVEL VIEW FROM 3RD AVE

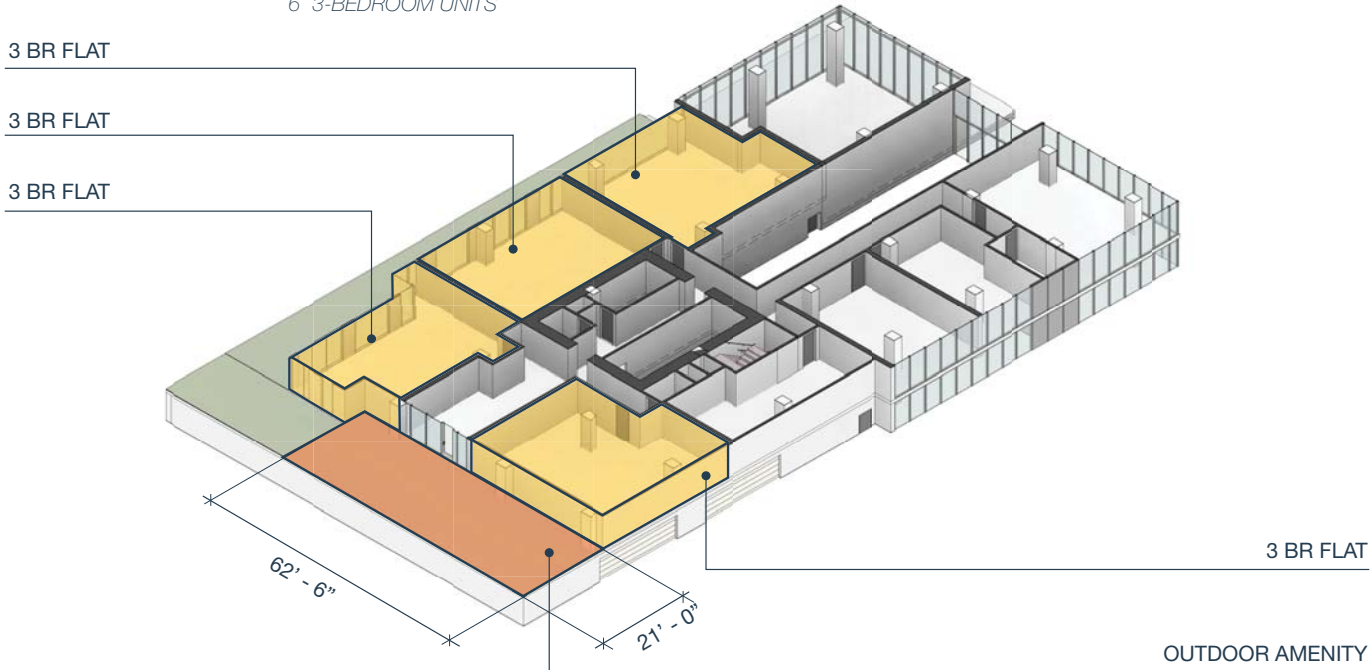






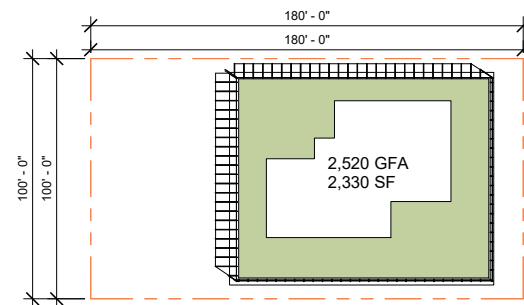


LEVELS 04 + 05
6 3-BEDROOM UNITS

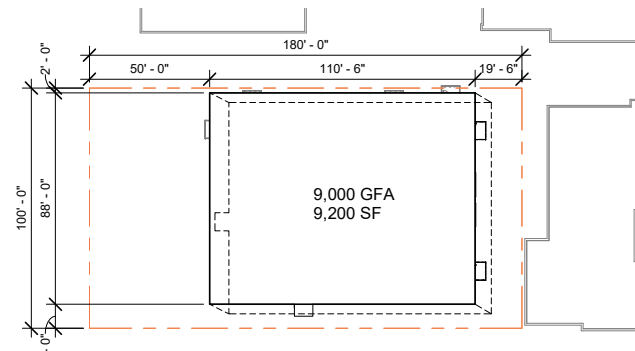


LEVELS 01 MEZZ + 02
4 3-BEDROOM UNITS

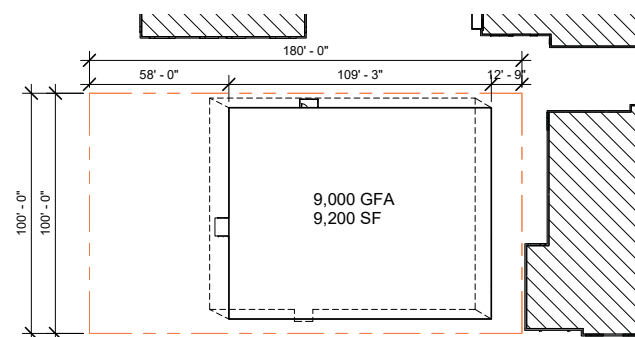
6.3 ARCHITECTURAL MASSING CONCEPTS | ALT 03 CLOUD TOWER (PREFERRED) | OVERVIEW



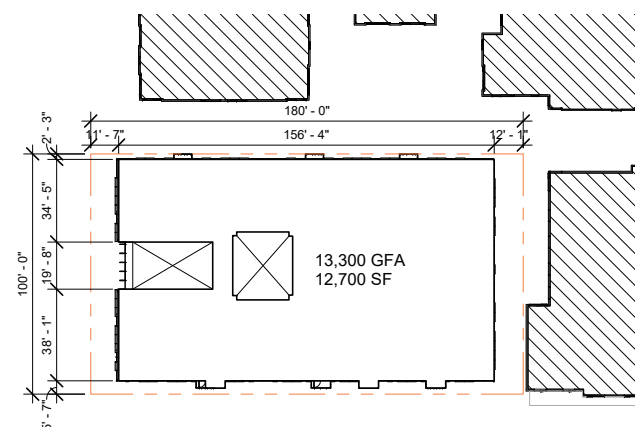
ROOF



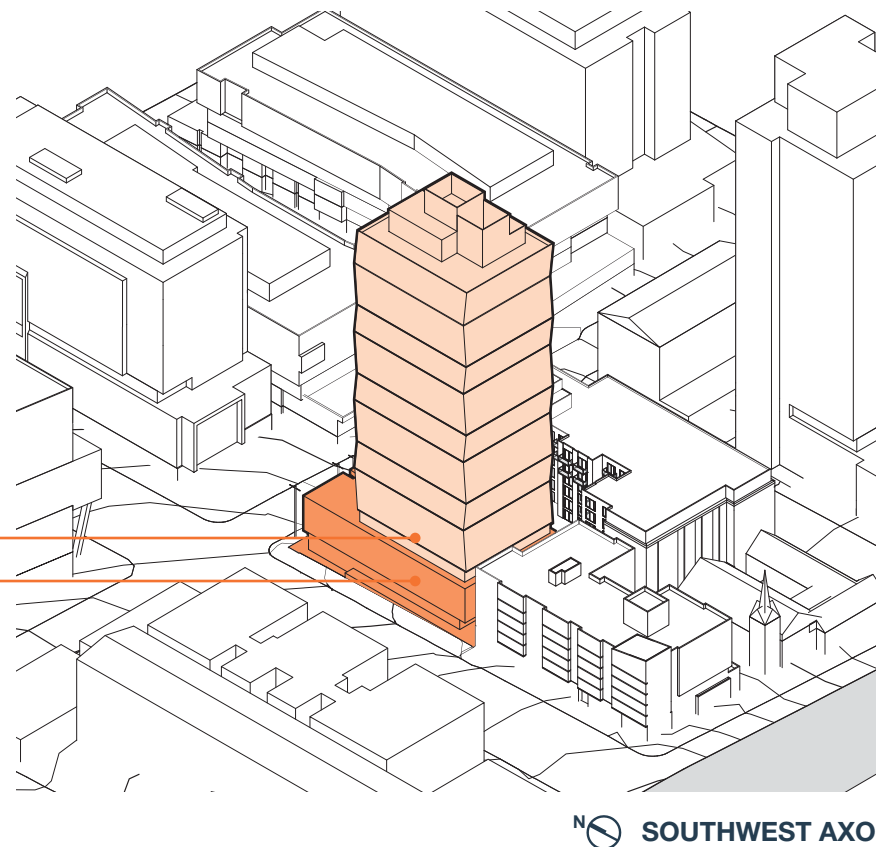
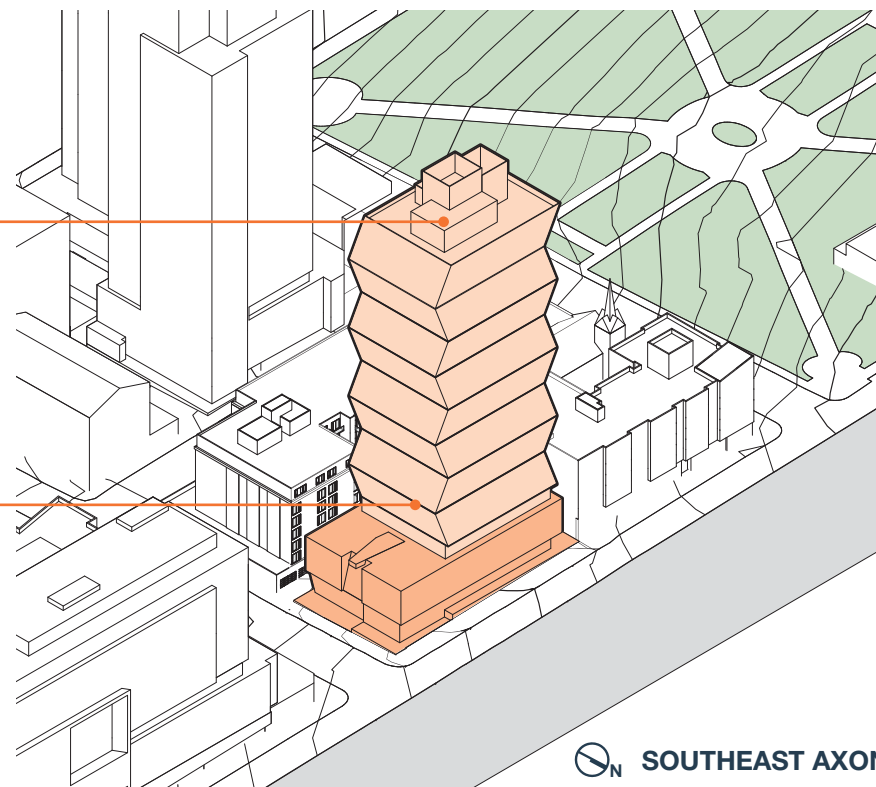
L09, L15, L21, L27 (TOWER)



L06, L12, L18, L24 (TOWER)



L02-L04 MEZZ (PODIUM)



The 290' H "Cloud Tower" is over a level 05 recessed gasket and three story-podium. At the street level, retail is proposed at the intersection of Thomas Street. To the east of the retail on Thomas is the residential entry. To the west and on Dexter Ave is Family Friendly street level units and associated outdoor landscaped, semi-private terraces.

The level 05 "gasket" proposes indoor amenity spaces and outdoor amenity terrace to the north. This terrace is bifurcated with a water feature and multi-story faceted facade that integrates the street level residential entry and podium with the tower above.

Opportunities

- + Best expresses "two-scale, tower and podium" concept - please see page 5 for concept description
- + Most sculptural tower form of all the alternatives.
- + Most expressive tower from near and far with as simple structural concept of the three alternatives and envelope solution.
- + Most tower expression created with little complexity with envelop detailing; please see page 119 for "rejected alternatives"
- + Two areas for family friendly amenity spaces exceeds the zoning requirement, and no departure is requested for this requirement.

Constraints

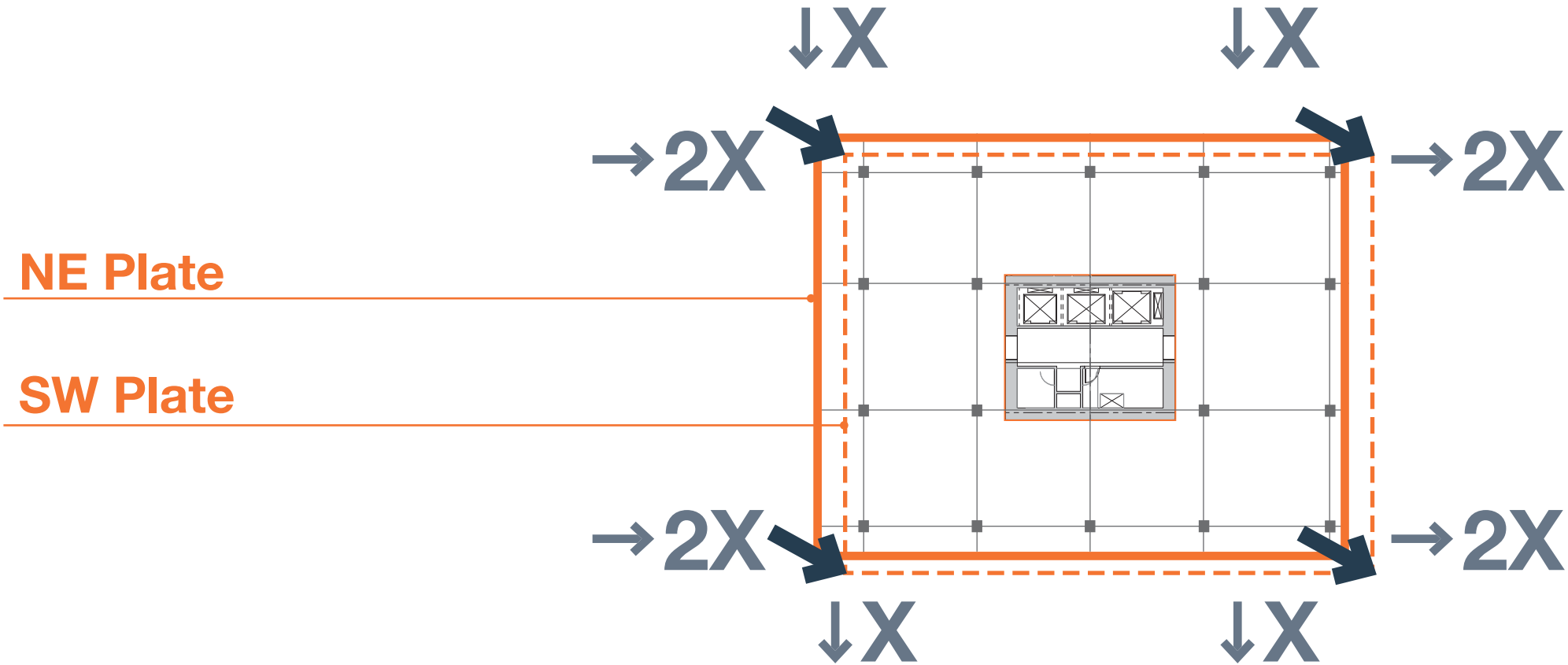
- To create the tower expression with angled facades, there are limitations to the types of cladding systems that can be used, i.e. curtain wall systems rather than most window wall systems.
- The 50' setback on Thomas Street above a height of 45' and A 65' H podium height as s defined in the zoning code, results in a lower podium at 45' H.
- Existing overhead electrical lines on Thomas Street results in required facade setbacks at the podium levels. Departure requested.



DC2 -1-3 TALL BUILDING SKYLINE SCALE

Tower Form Concept Development

Through the course of early design, the team explored various shifting and rotating tower configurations. (In addition to the preferred concept, please see page 116 for “rejected alternatives.”) The goal of the concept was to create a sculptural tower expression that could be understood from near and far and reflect a larger scale relationship with the surrounding area. (Please see page 05 for the “Two-Scale” concept.)



DC2 -1-3 TALL BUILDING SKYLINE SCALE

Tower Form Concept Development

The Tower expression is created by a series of shifting rectangular floor plates. The 9,000 sf rectangular floor plate that comprises each floor steps out along the x- and y-axis, and returns over a series of floors. The column grid and core remain in the same location throughout.

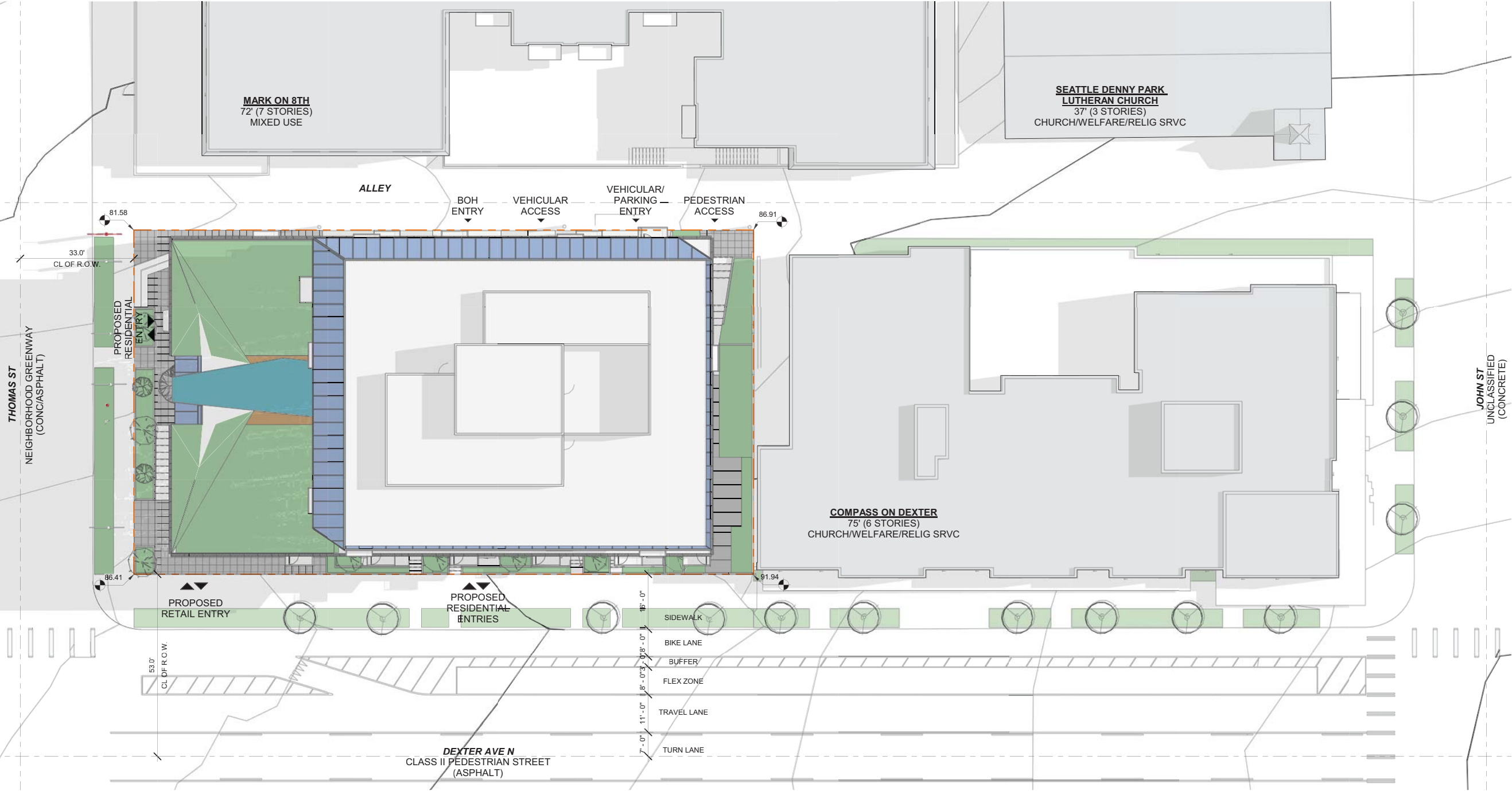


DC2 -1-3 TALL BUILDING SKYLINE SCALE

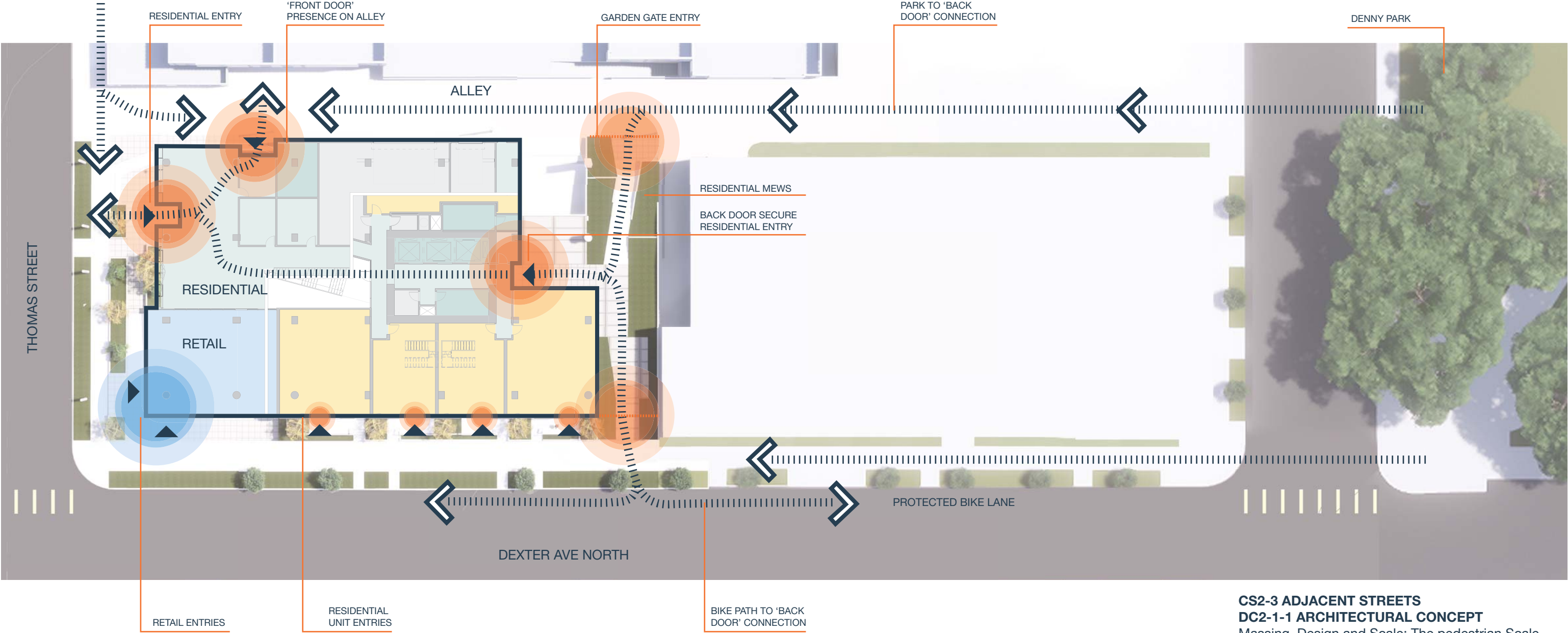
Tower Form Concept Development - Study model

The study model illustrates the shifting plates every three floors (please see previous page) It was used to explore the degree of expression created by floor plates shifting within the expected ranges of typical concrete design without additional structure.

NOTE: This model is intended to illustrate a study of tower form and expression only, it is not intended to propose the amount of transparent glazing of facade or materiality.



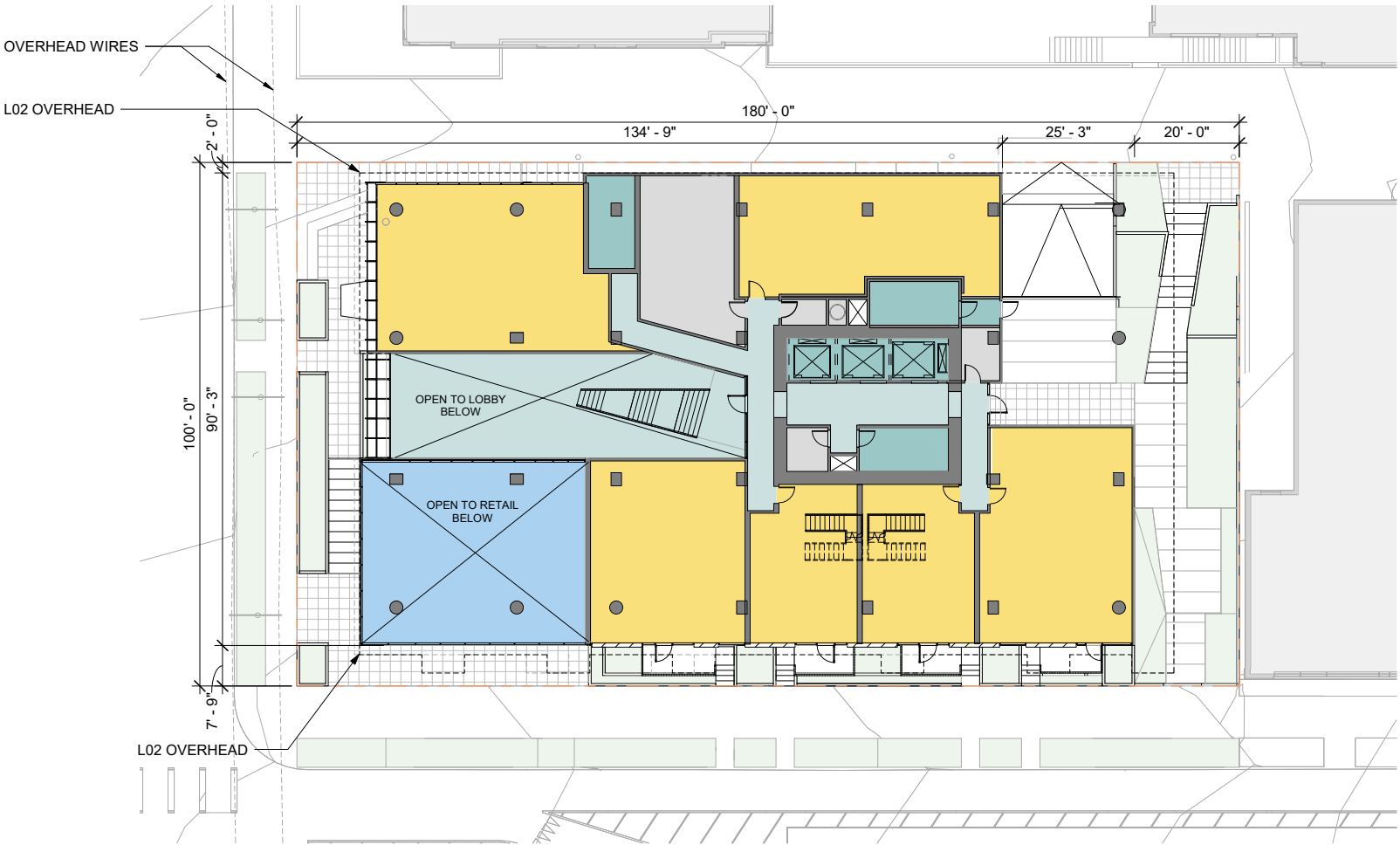
- | | | | |
|-----------------------|------------|----------------------|-----------------|
| Units | Commercial | Parking | Back of House |
| Family Friendly Units | Corridor | Vertical Circulation | Amenity |
| | | | Outdoor Amenity |



CS2-3 ADJACENT STREETS
DC2-1-1 ARCHITECTURAL CONCEPT
Massing, Design and Scale; The pedestrian Scale

Alternative 03's "Street / Block / Pedestrian scale" (please see p. 5) proposes to strengthen a relationship with Denny Park and the residential character to the south and east of the site. Additionally, it is intended that the alley could double as a "backdoor" residential presence to the site from the park and activate the corner of Thomas Street and the Alley to the north.

- | | | | |
|-----------------------|------------|----------------------|-----------------|
| Units | Commercial | Parking | Back of House |
| Family Friendly Units | Corridor | Vertical Circulation | Amenity |
| | | | Outdoor Amenity |



LEVEL 1-1 MEZZANINE, STREET LEVEL COMPOSITE

- Units

Family Friendly Units

Commercial

Corridor

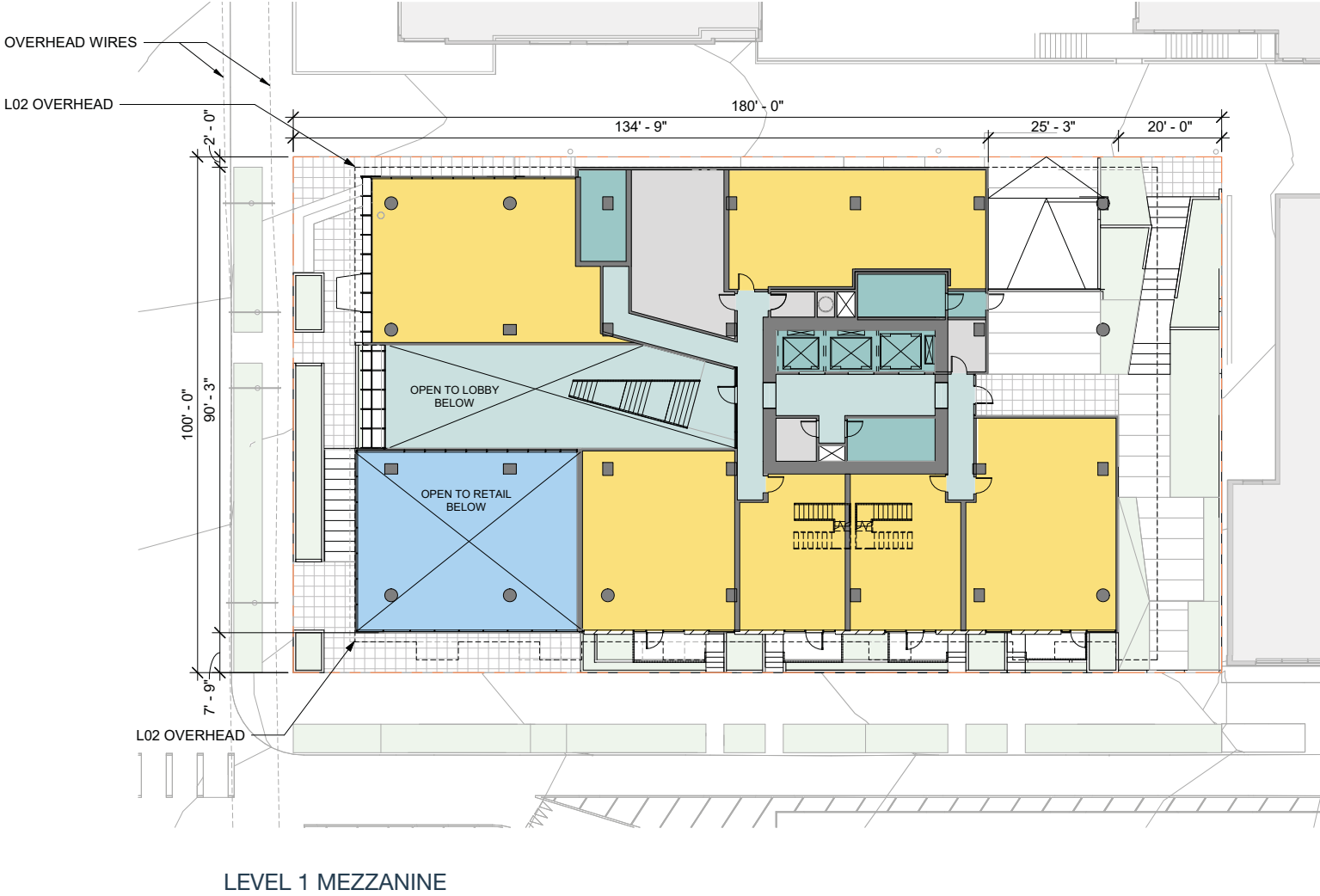
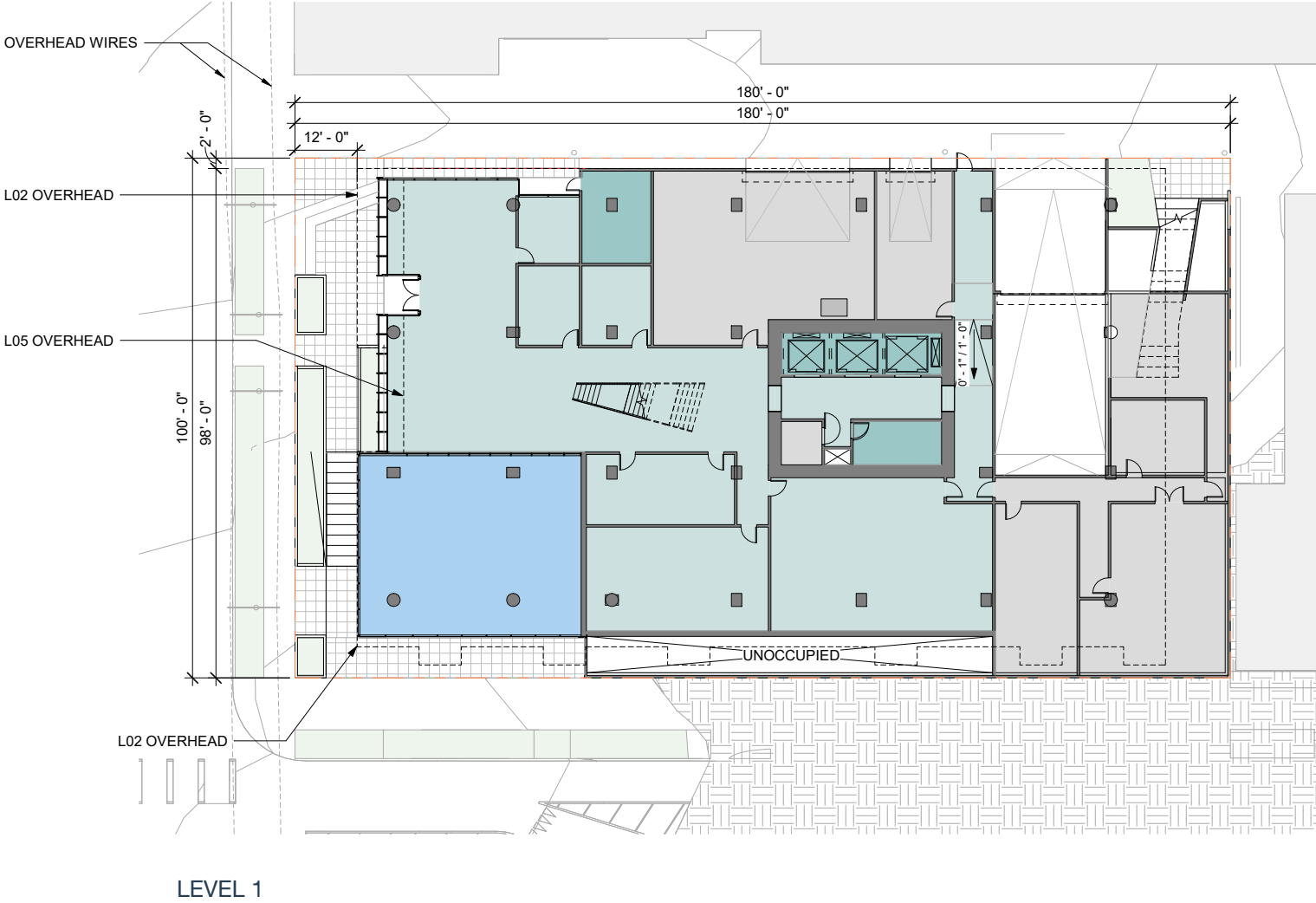
Parking

Vertical Circulation

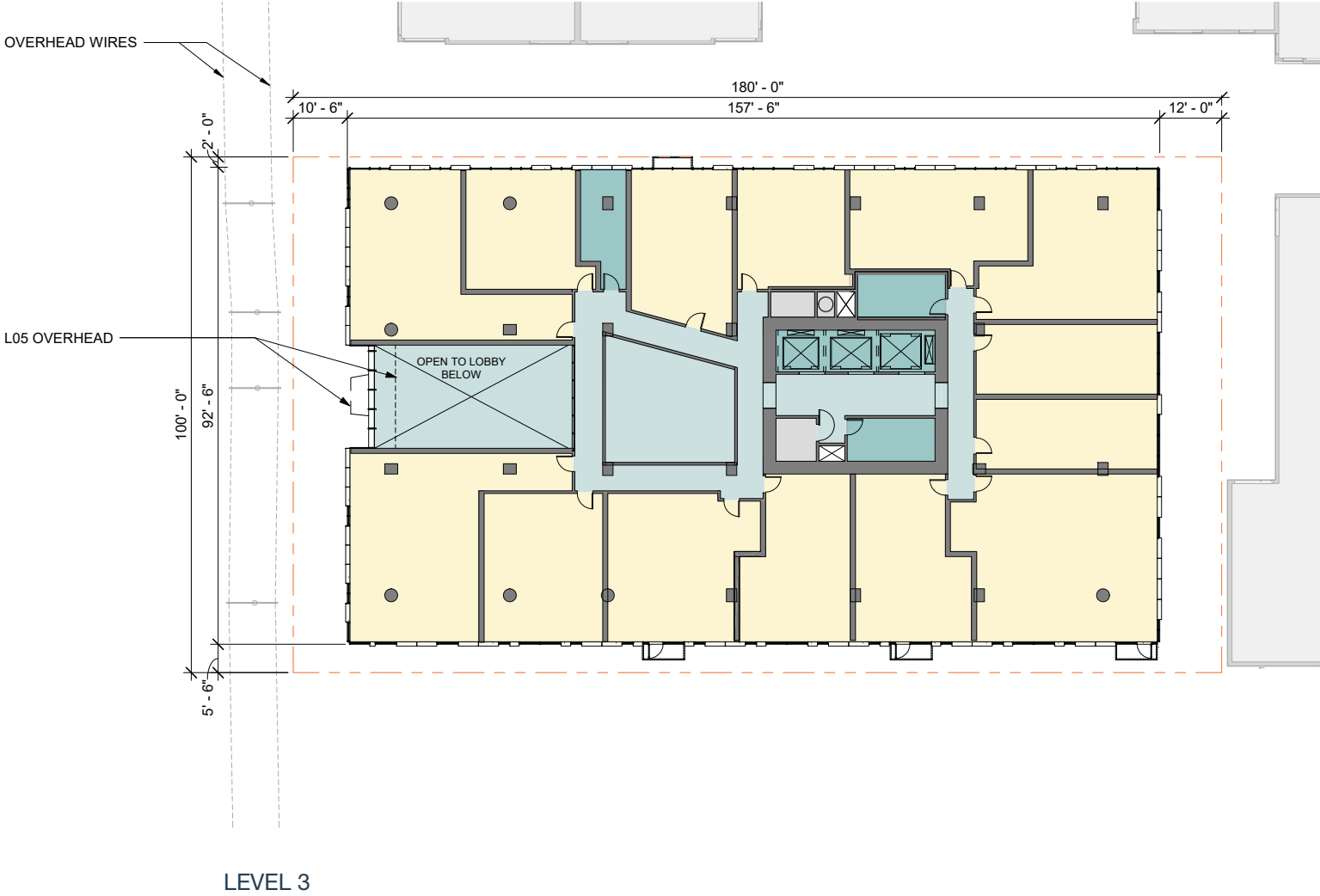
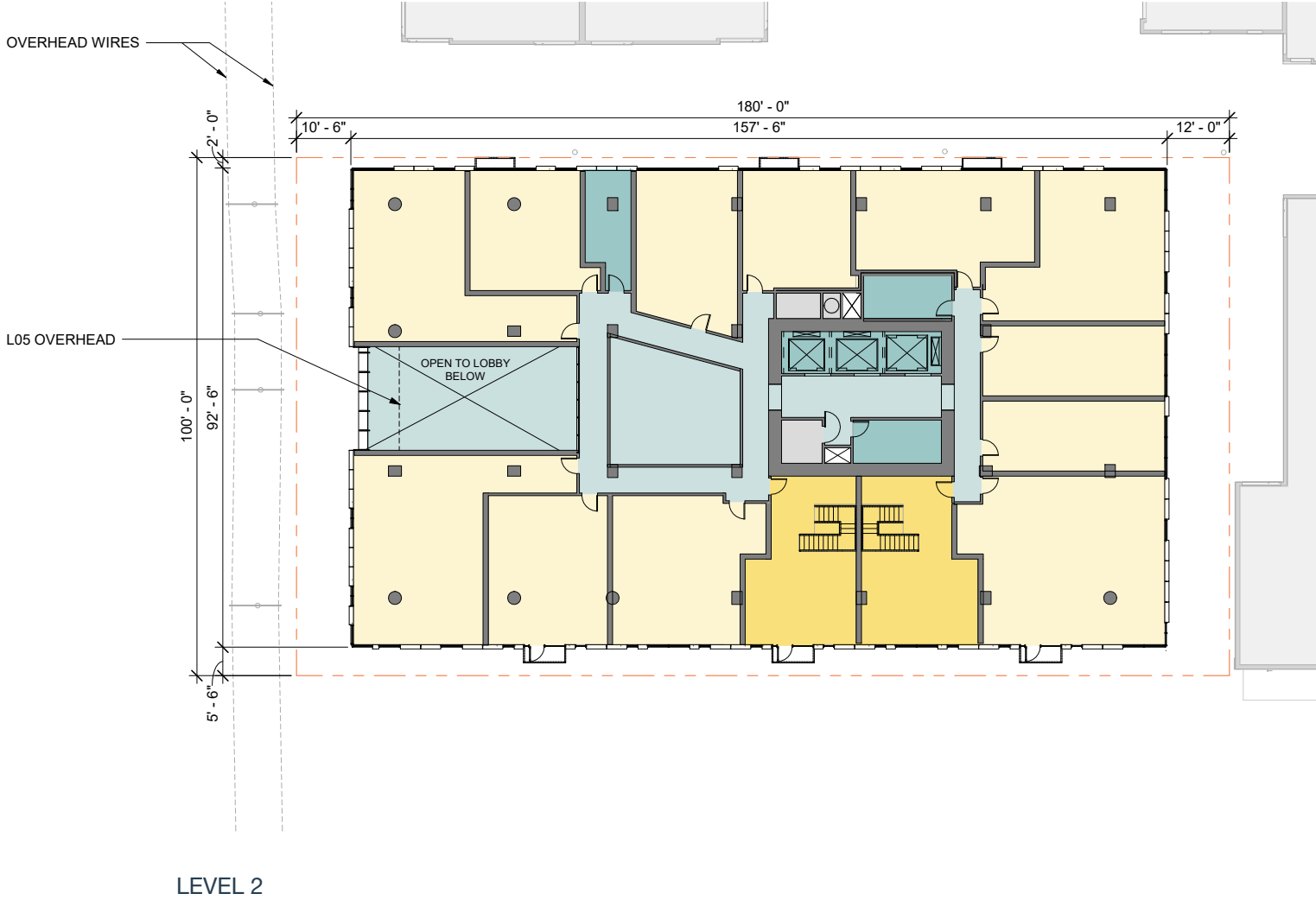
Back of House

Amenity

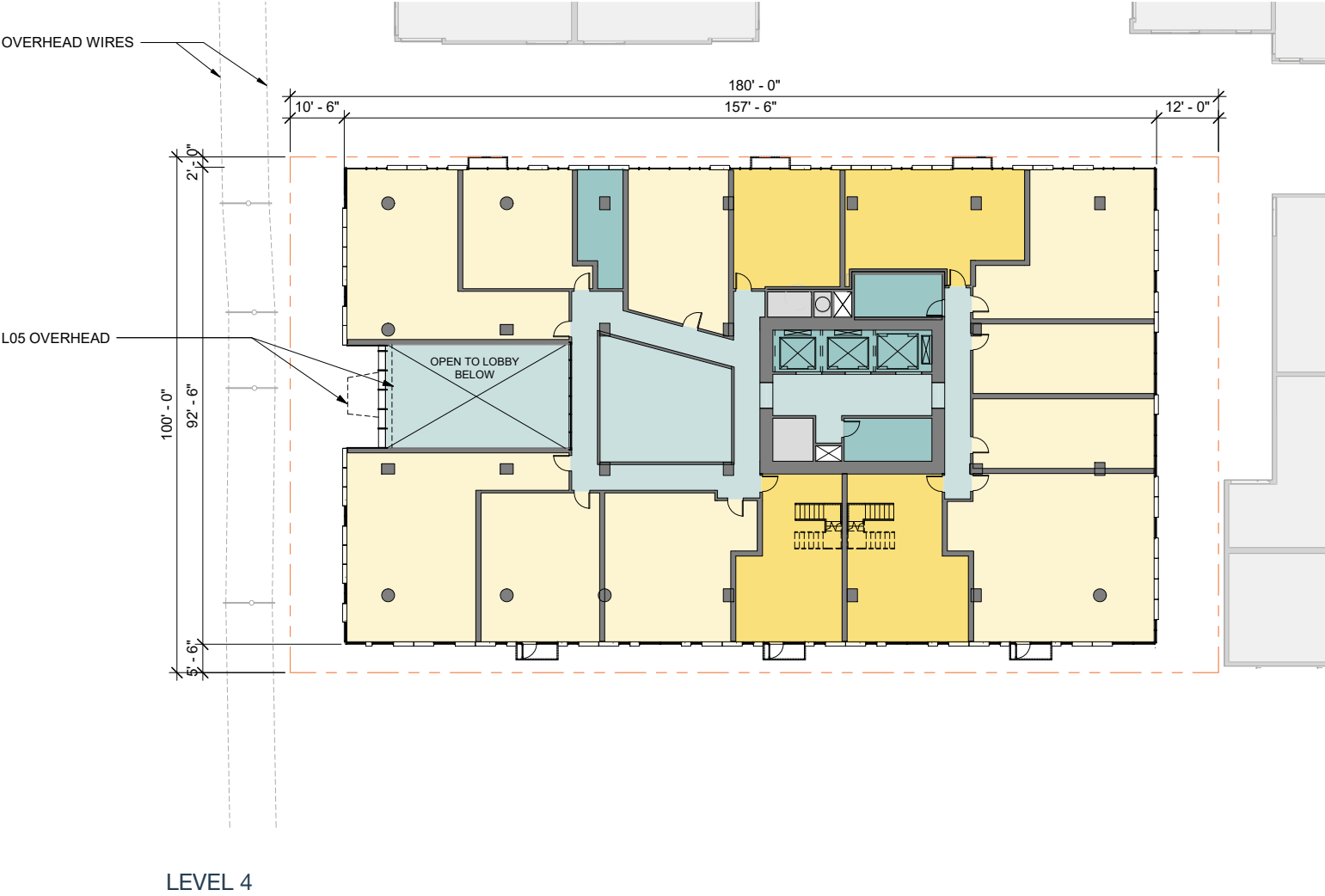
Outdoor Amenity



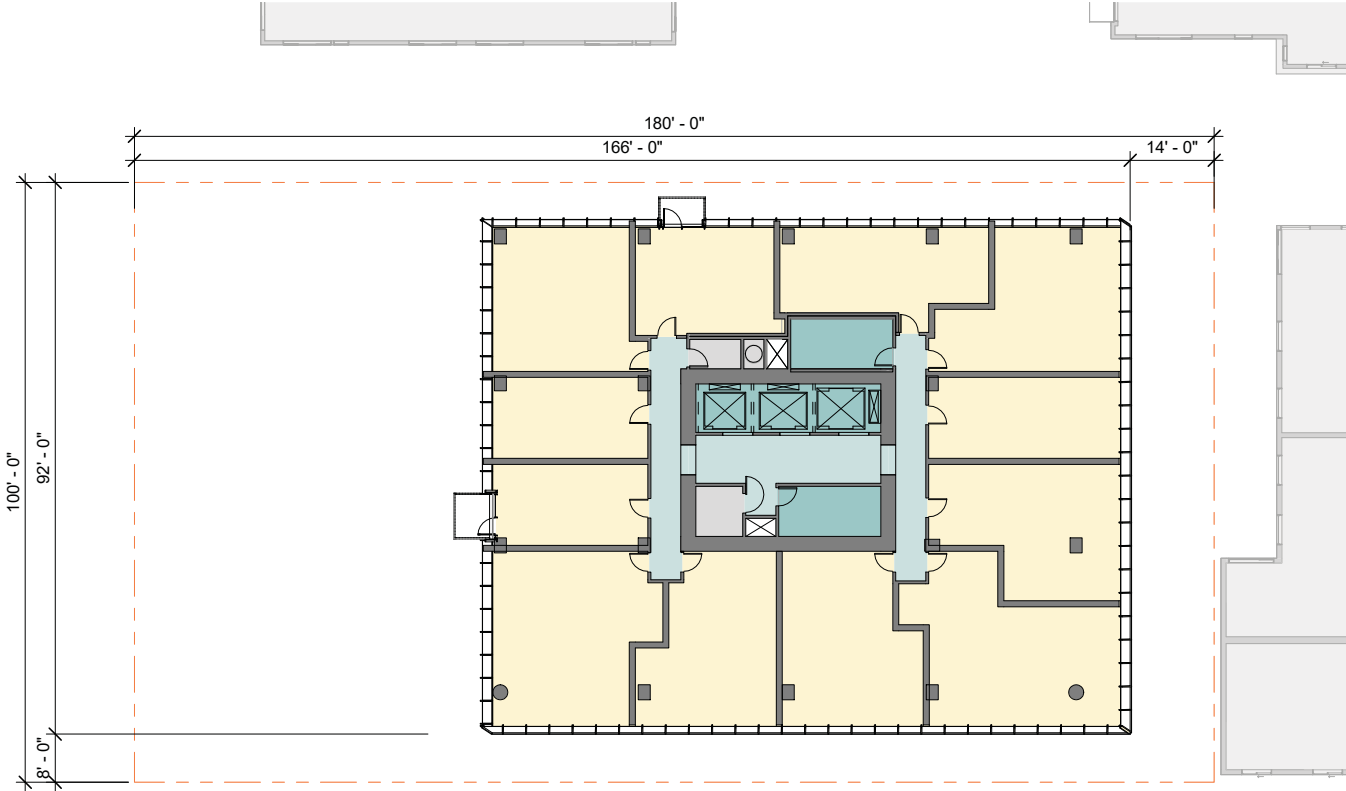
- Units
- Family Friendly Units
- Commercial
- Corridor
- Parking
- Vertical Circulation
- Back of House
- Amenity
- Outdoor Amenity



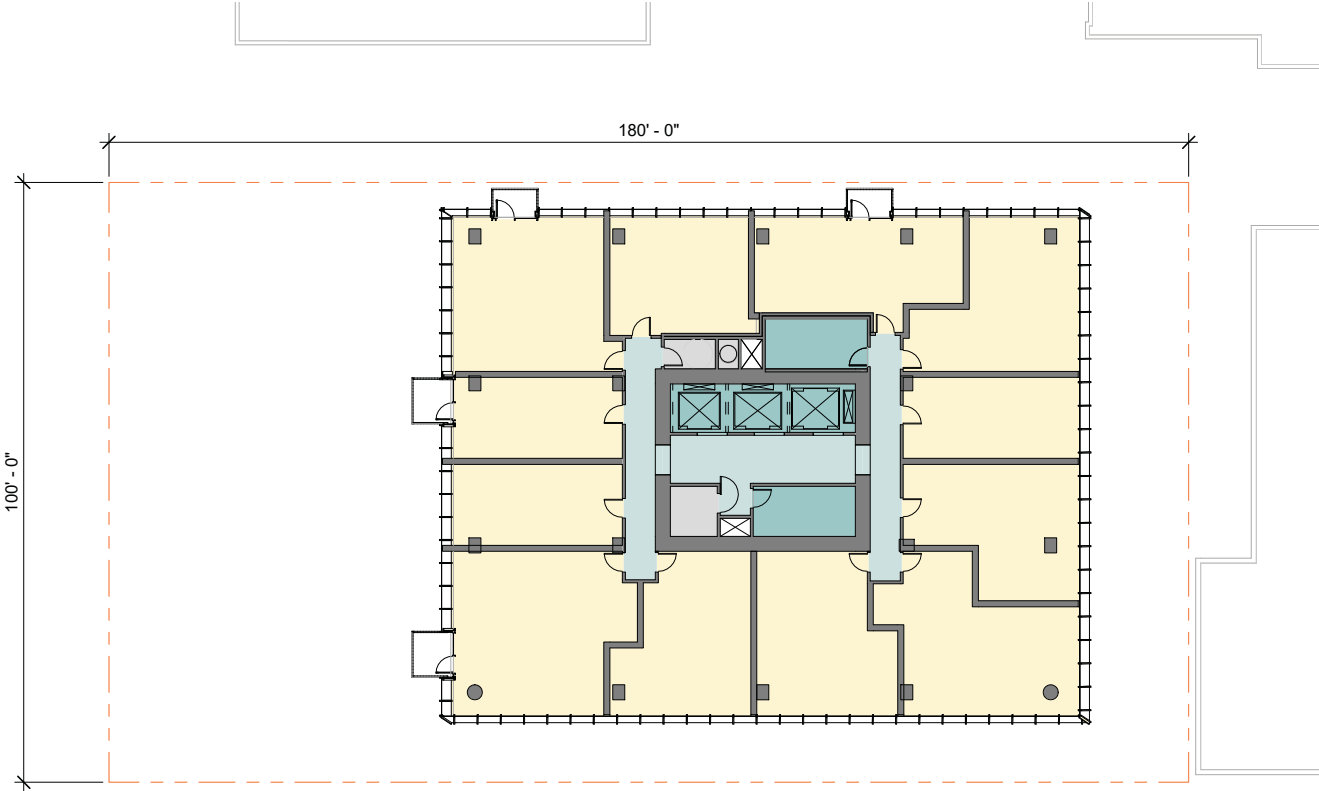
- Units
- Family Friendly Units
- Commercial
- Corridor
- Parking
- Vertical Circulation
- Back of House
- Amenity
- Outdoor Amenity



- Units
- Family Friendly Units
- Commercial
- Corridor
- Parking
- Vertical Circulation
- Back of House
- Amenity
- Outdoor Amenity



LEVEL 6, 12, 18, 24 TYPICAL



LEVEL 7, 13, 19, 25 TYPICAL

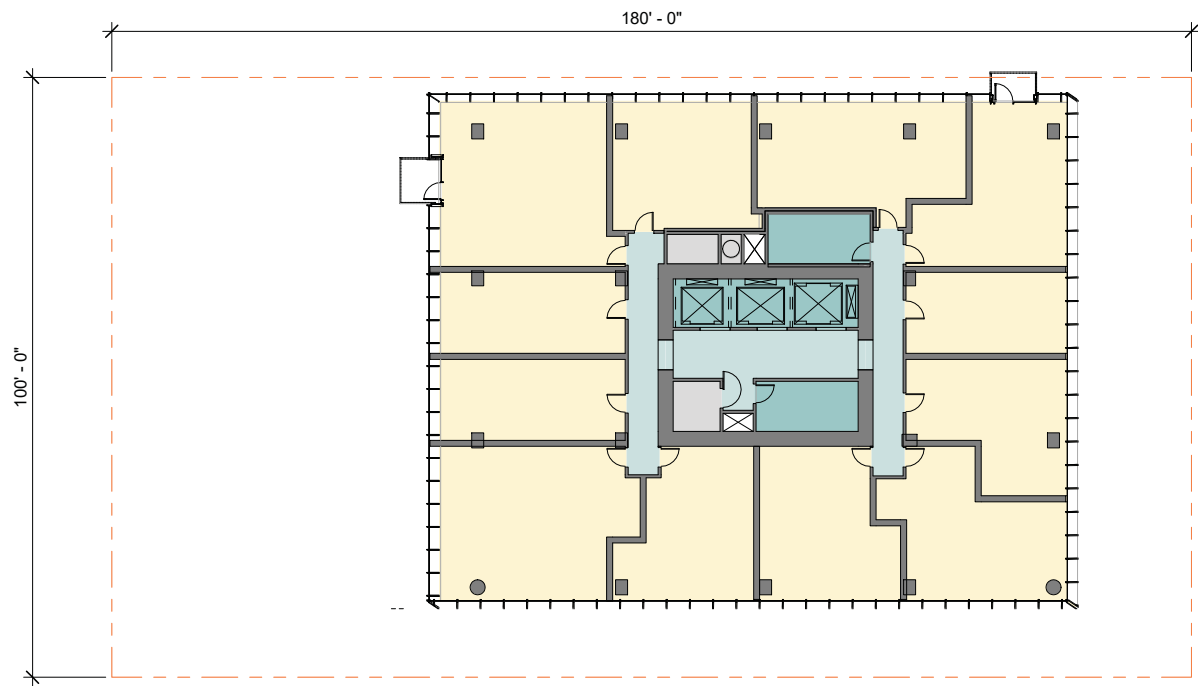
- Units

Family Friendly Units
- Commercial

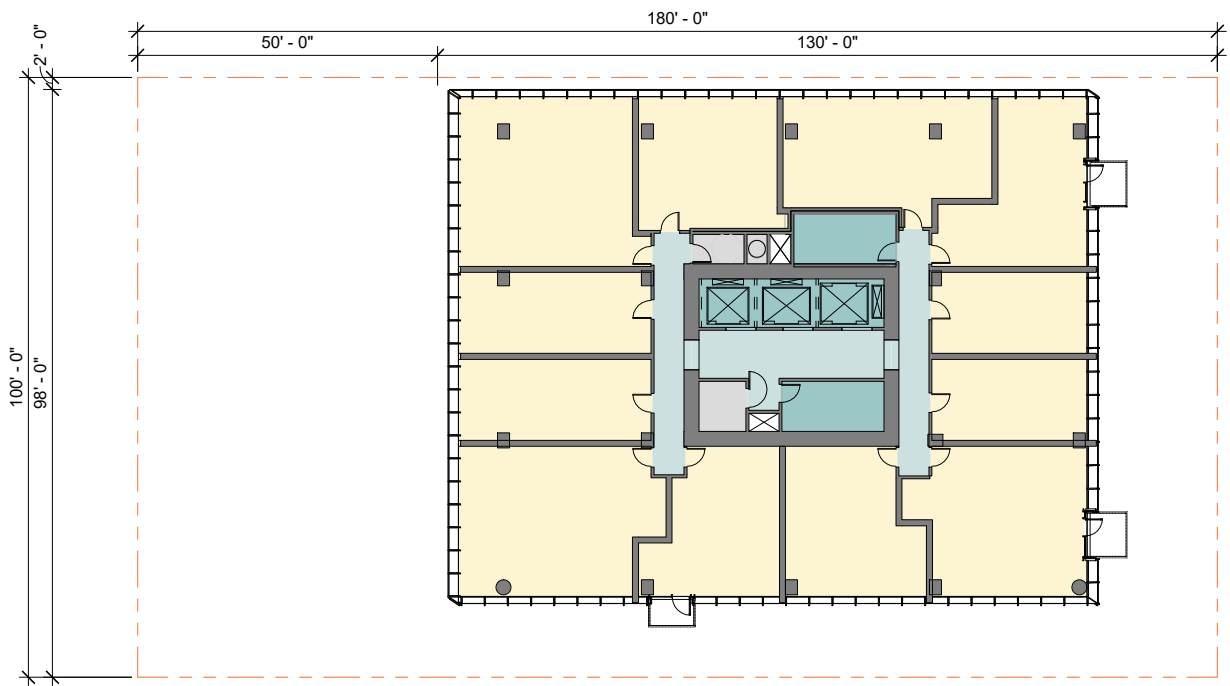
Corridor
- Parking

Vertical Circulation
- Back of House

Amenity
- Outdoor Amenity



LEVEL 8, 14, 20, 26 TYPICAL



LEVEL 9, 15, 21, 27 TYPICAL

- Units

Family Friendly Units

Commercial

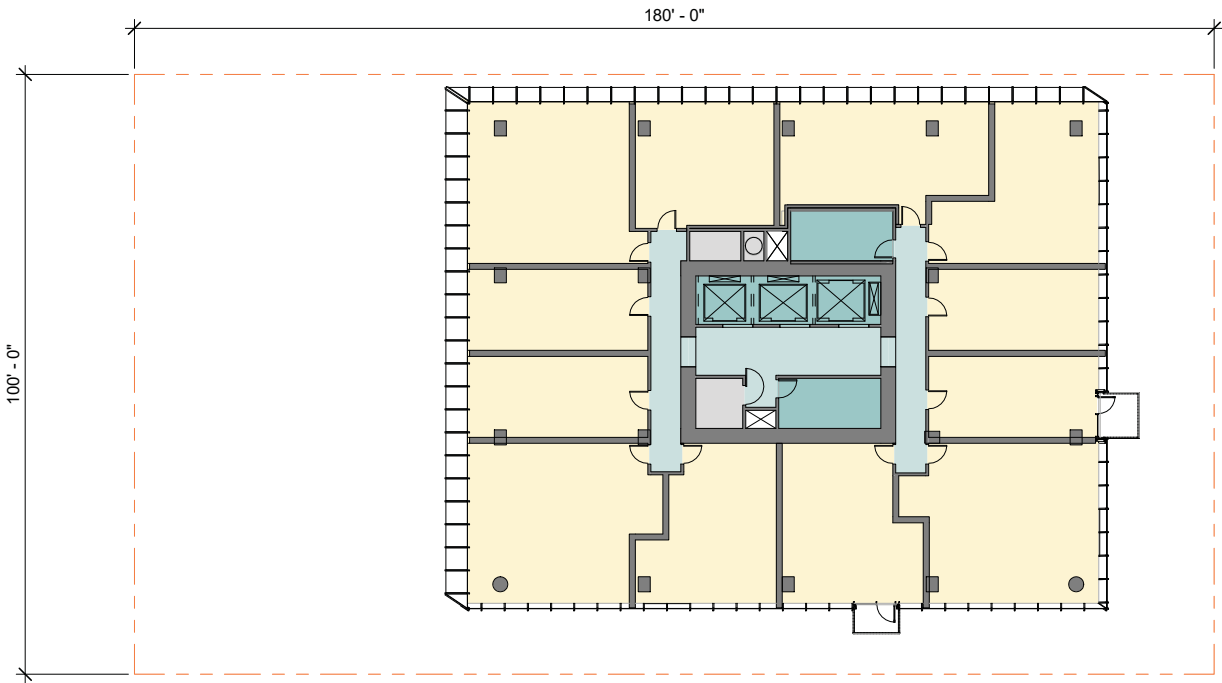
Corridor
- Parking

Vertical Circulation

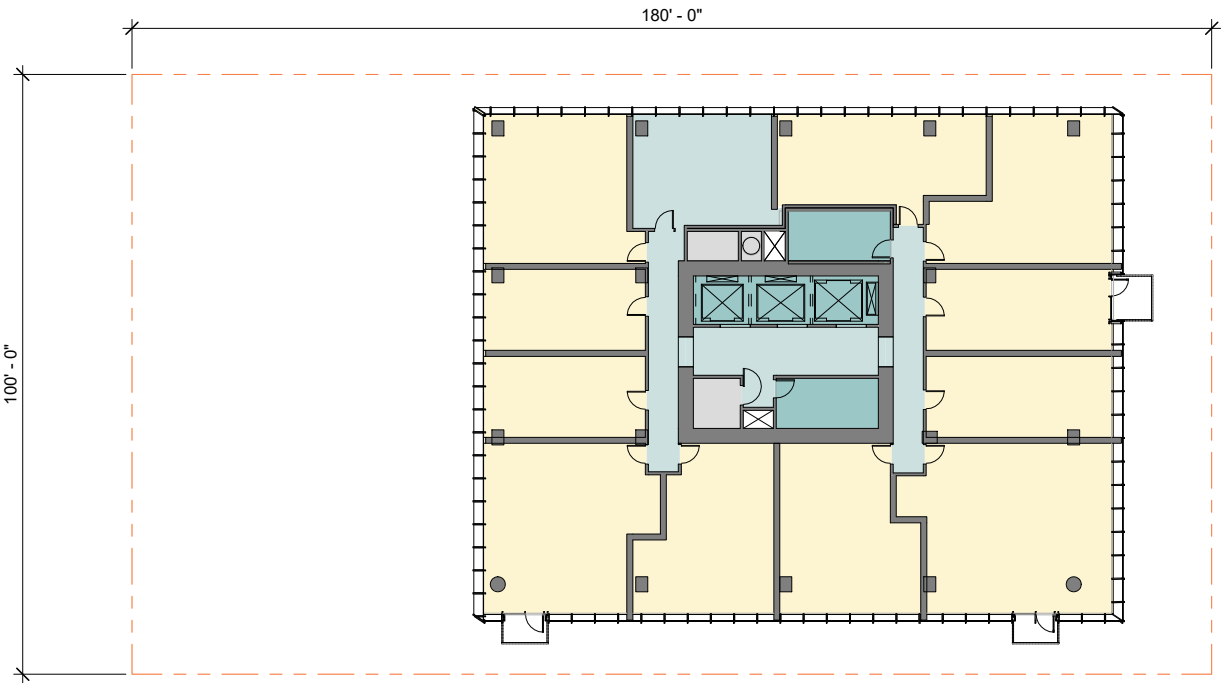
Back of House

Amenity

Outdoor Amenity



LEVEL 10, 16, 22, 28 TYPICAL



LEVEL 11, 17, 23, 29 TYPICAL

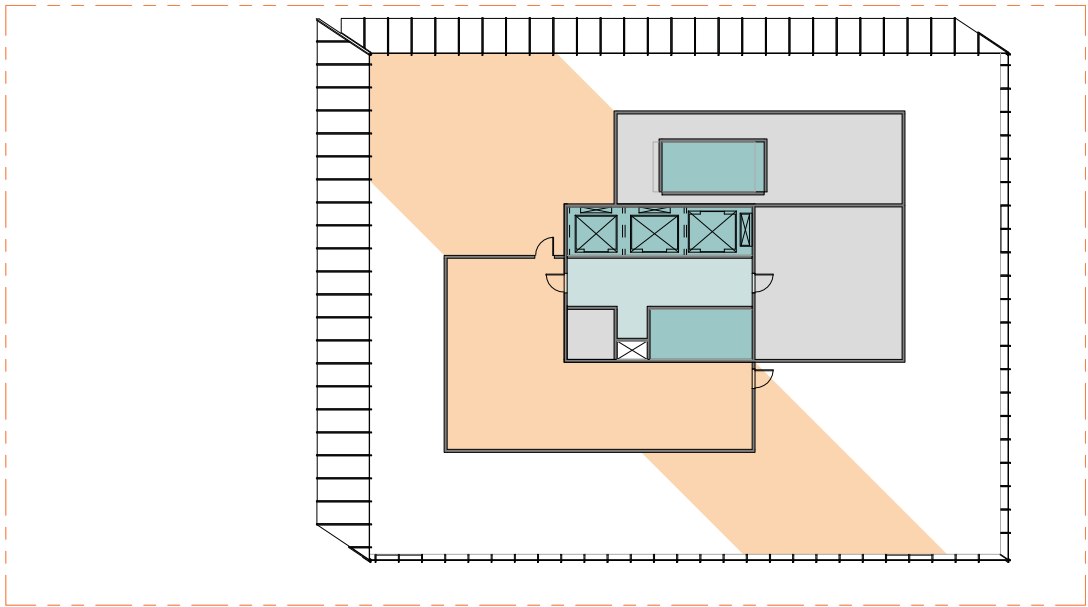
- Units

Family Friendly Units
- Commercial

Corridor
- Parking

Vertical Circulation
- Back of House

Amenity
- Outdoor Amenity



ROOF

- Units

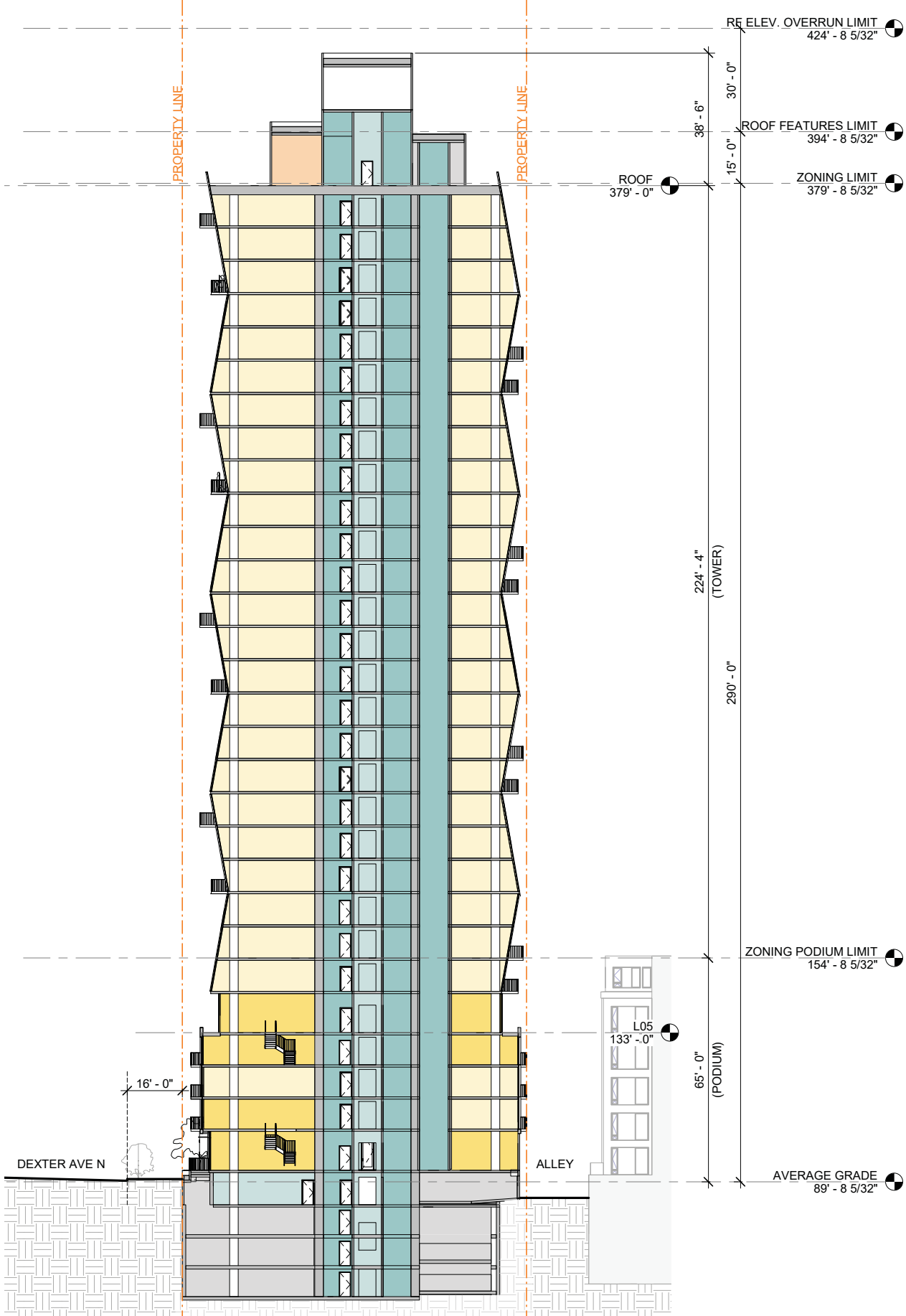
Family Friendly Units
- Commercial

Corridor
- Parking

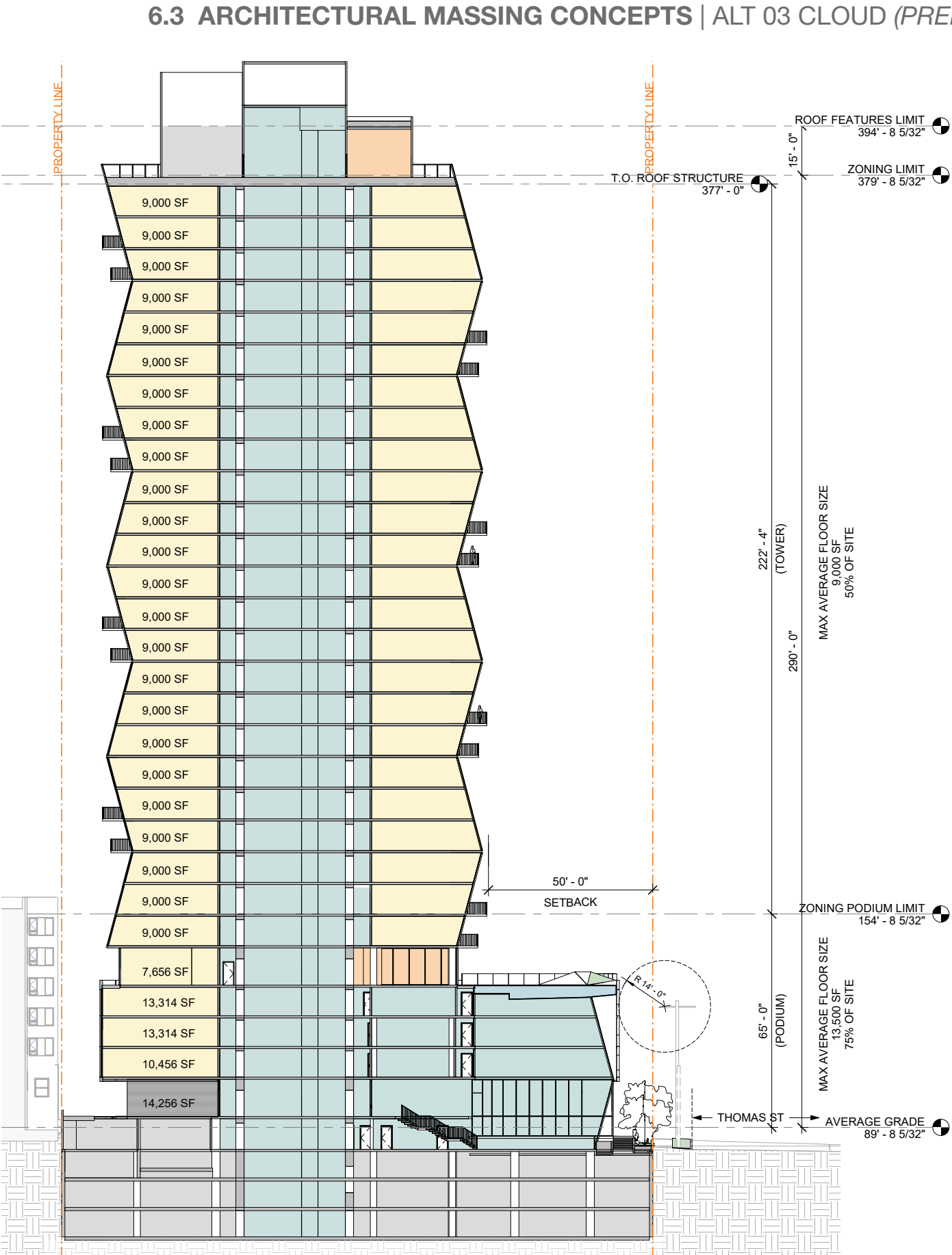
Vertical Circulation
- Back of House

Amenity
- Outdoor Amenity



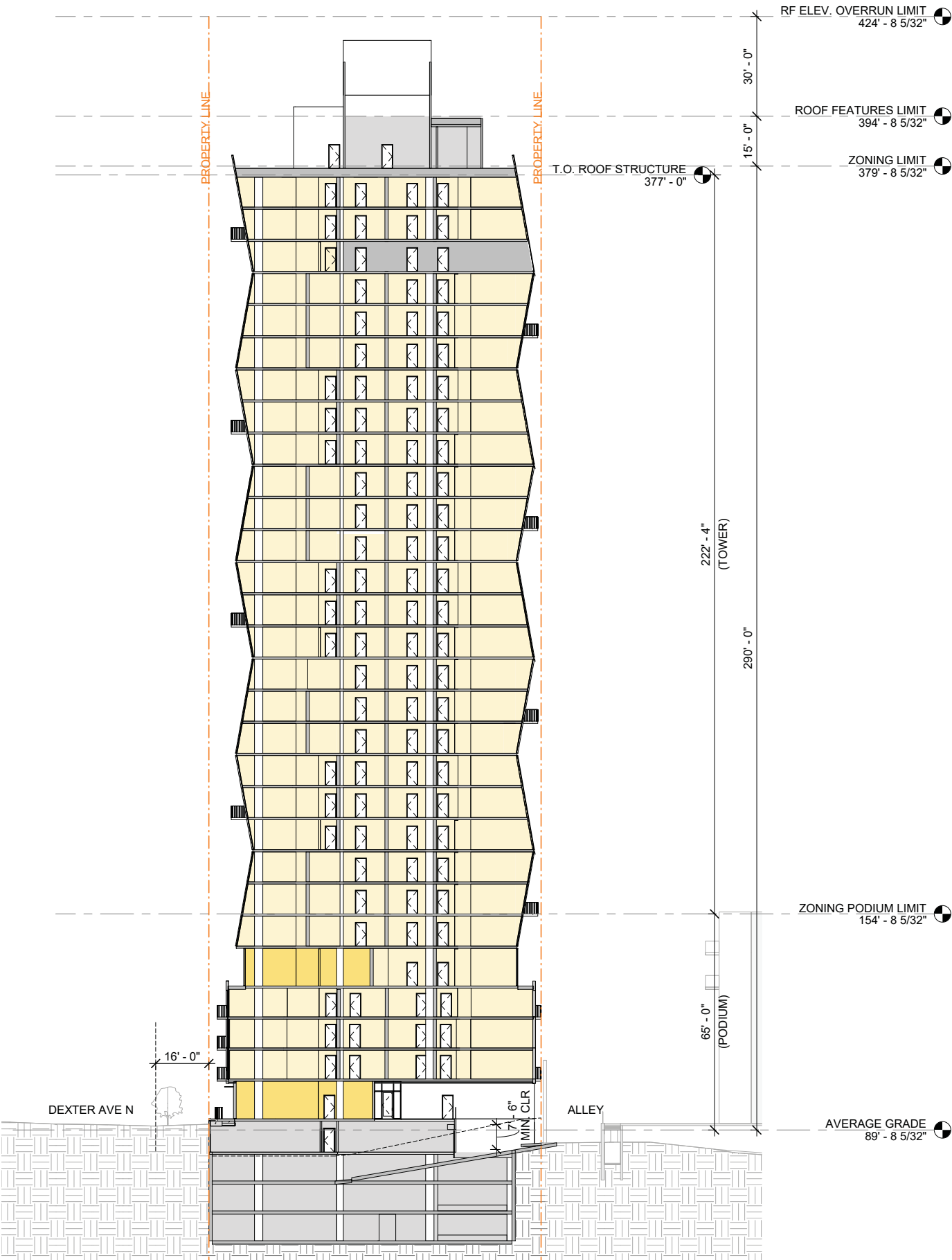


E-W SECTION 01



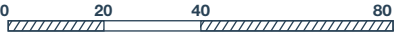
N-S SECTION

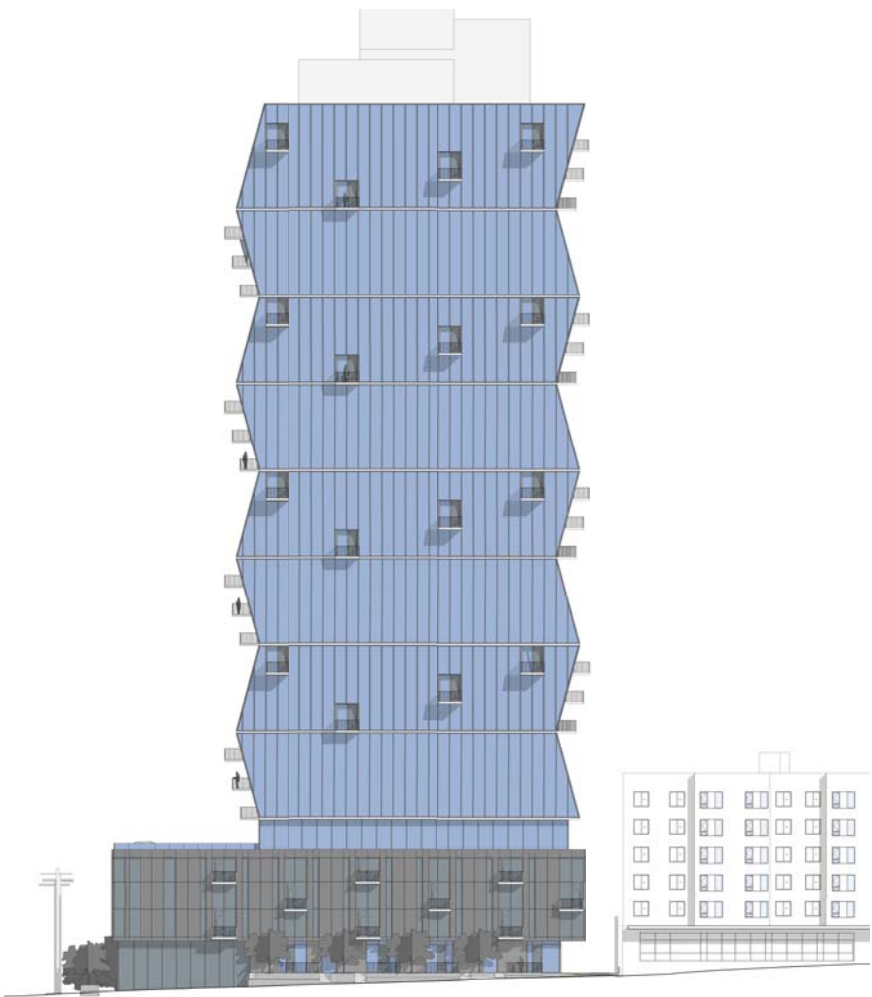
- Units
- Family Friendly Units
- Commercial
- Corridor
- Parking
- Vertical Circulation
- Back of House
- Amenity
- Outdoor Amenity



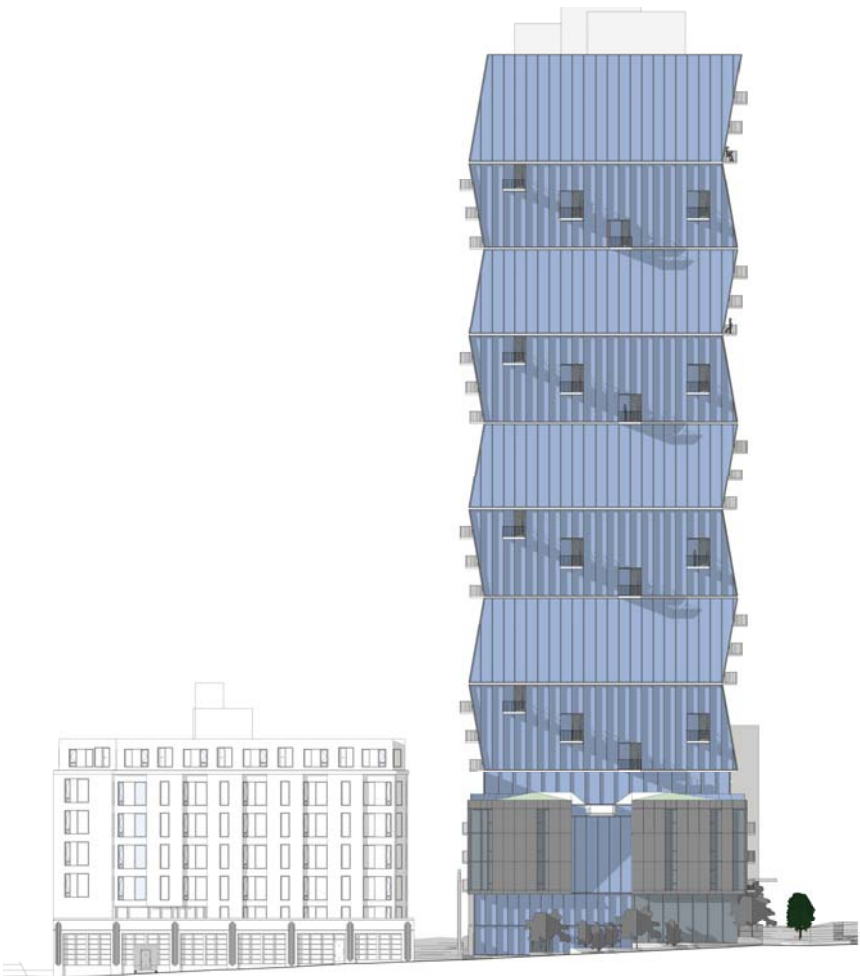
E-W SECTION 02

- Units
- Family Friendly Units
- Commercial
- Corridor
- Parking
- Vertical Circulation
- Back of House
- Amenity
- Outdoor Amenity

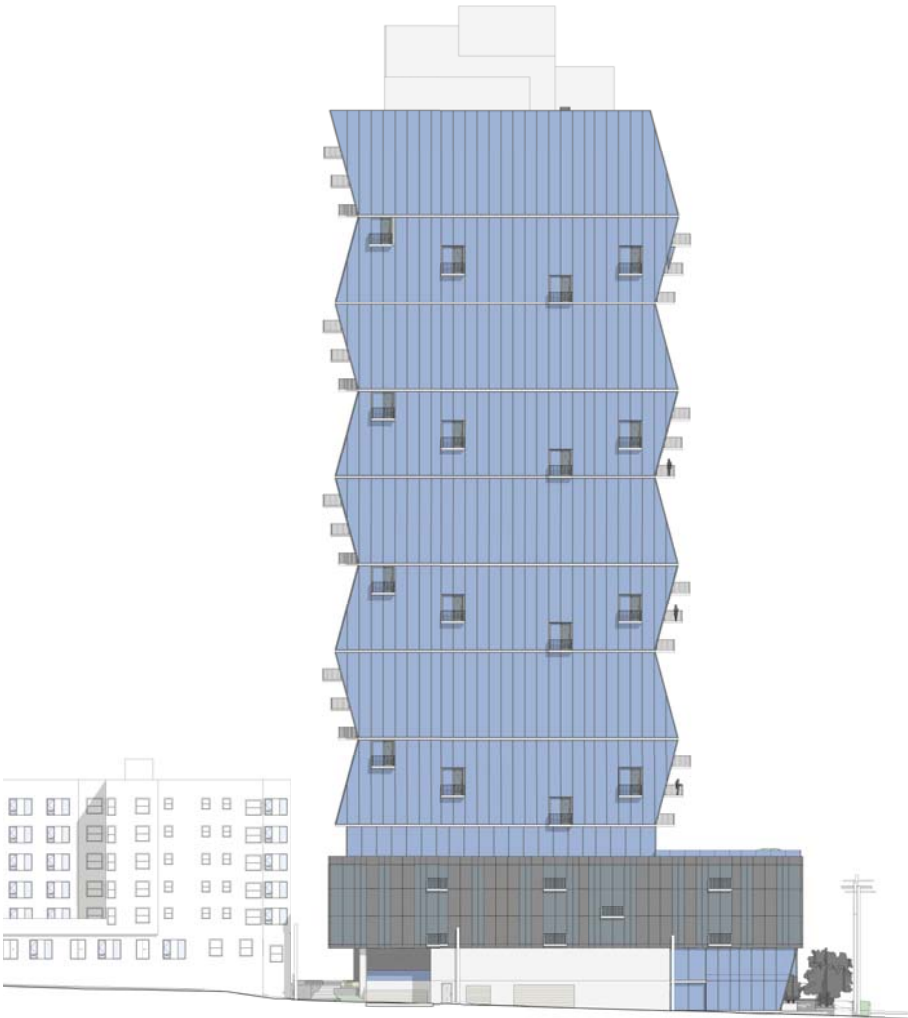




DEXTER AVE N (WEST)



THOMAS ST (NORTH)



ALLEY (EAST)





**CS2-3 ADJACENT STREETS
DC2-1-1 ARCHITECTURAL CONCEPT**
Massing, Design and Scale; The pedestrian Scale

A variety of smaller scale facade heights along
Thomas Street (neighborhood green street per
zoning)

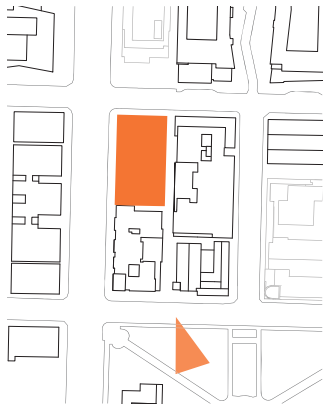


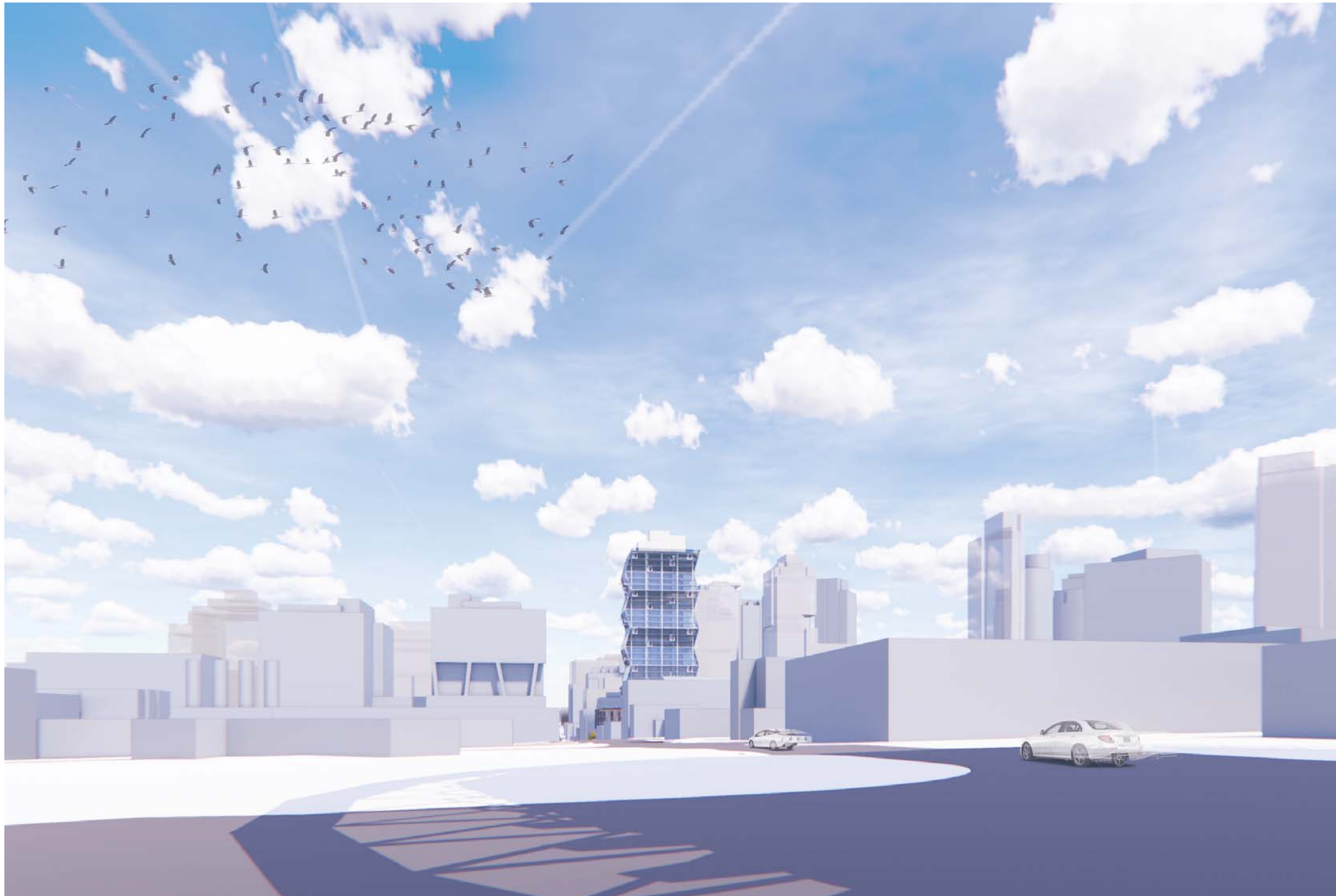


DC2-1-3; DC2-4-3 ARCHITECTURAL CONCEPT
Massing, Design and Scale;

c. Tall Form Design: Avoid long slabs and big, un-modulated boxy forms, which cast bigger shadows and lack scale or visual interest. Consider curved, angled, shifting and/or carved yet coherent forms. Shape and orient tall floor plates based on context, nearby opportunities and design concepts, not simply to maximize internal efficiencies. Modulation should be up-sized to match the longer, taller view distances.

A view of the angled tower from Denny Park as an example of a larger urban scaled sculptural element as seen from a notable larger scaled open green space





DC2-1-3; DC2-4-3 ARCHITECTURAL CONCEPT
Massing, Design and Scale;

c. Tall Form Design: Avoid long slabs and big, un-modulated boxy forms, which cast bigger shadows and lack scale or visual interest. Consider curved, angled, shifting and/or carved yet coherent forms. Shape and orient tall floor plates based on context, nearby opportunities and design concepts, not simply to maximize internal efficiencies. Modulation should be up-sized to match the longer, taller view distances.

A view of the angled tower from the intersection of 5th Ave N and Thomas Street within the afternoon shadow of the Space Needle. The sculptural form of the tower is intended to be experienced from a distance and relate to larger scaled natural features (Water, Sky, Mountains) and landmarks.

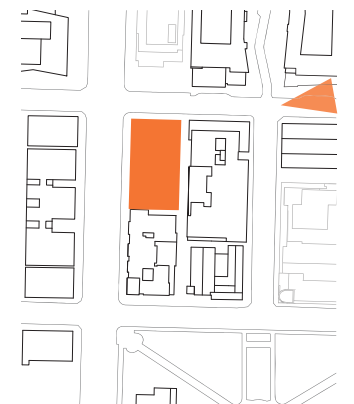


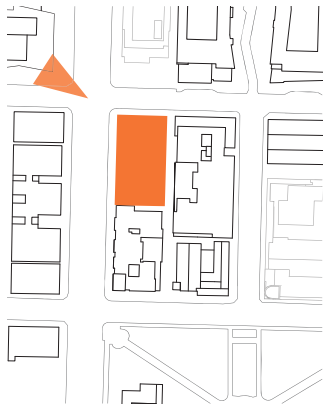


DC2-1-3; DC2-4-3 ARCHITECTURAL CONCEPT
Massing, Design and Scale;

c. Tall Form Design: Avoid long slabs and big, un-modulated boxy forms, which cast bigger shadows and lack scale or visual interest. Consider curved, angled, shifting and/or carved yet coherent forms. Shape and orient tall floor plates based on context, nearby opportunities and design concepts, not simply to maximize internal efficiencies. Modulation should be up-sized to match the longer, taller view distances.

A view of the angled tower from the intersection of 9th Ave N and Thomas Street. The sculptural form of the tower is intended to be experienced from a distance and relate to larger scaled natural features (Water, Sky, Mountains) and landmarks. In this view the angle forms propose a composition that points to, or gestures to, the Space Needle. This suggests a tower connected to the larger urban environment and working as a intermediate landmark between SLU and Uptown / Seattle Center on Thomas Street.







Corner retail

Secondary Architectural features to add scale, variety and visual interest

Residential terraces and entries

Residential mews (Please see landscape concept plans)

DC2 DESIGN CONCEPT: ARCHITECTURAL CONCEPT

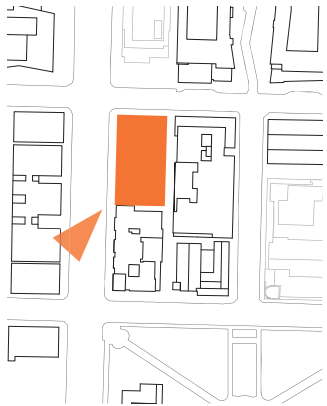
3. Building Podiums

Podiums in South Lake Union are intended to promote a pedestrian scale by creation a ‘street wall’ that is proportional to the width and intensity of the streets they face. Podiums lower three floors or less are limited to 75% lot coverage to promote creative massing within the constraints of the podium height limits.

Towers that extend a building’s street-front facade upward directly from the podium can diminish or disrupt height and scale consistency of an otherwise coherent spatial ‘street room’. For a successful scale transition, the podium facade must provide pedestrian scaled elements and proportions.

Design Response:

The podium on Dexter is proposed to be a smaller scaled pedestrian expedience with a variety of uses; A residential mews to the south, street level residential units and semi-private terraces, and retail uses at the corner of Dexter Ave and Thomas Street. Patterns of windows, balconies and material choices could be selected to add variety, visual interest and a smaller pedestrian scale at the street level.





Denny Park beyond

Residential entry lobby

Residential entry lobby - tall interior space creating visual connection to level 05 roof terrace

Proposed water feature at level 05 amenity terrace

PL2 PUBLIC LIFE: WALKABILITY

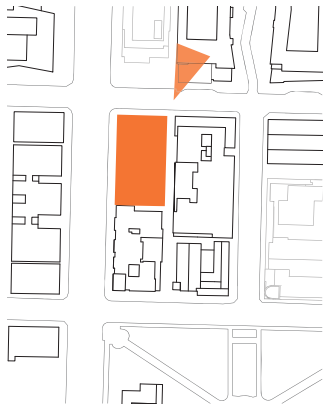
Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

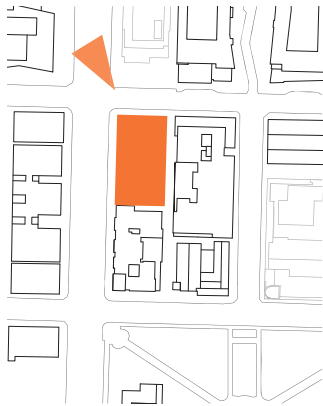
2.Walkways and Pedestrian

Interest Visually engaging pedestrian walkways reinforce the pedestrian network and are an important element in project design. The pattern of near-by features, spatial changes, and points of interest define the pedestrian experience. In designing projects with exposure to pedestrian walkways consider the following guidance:

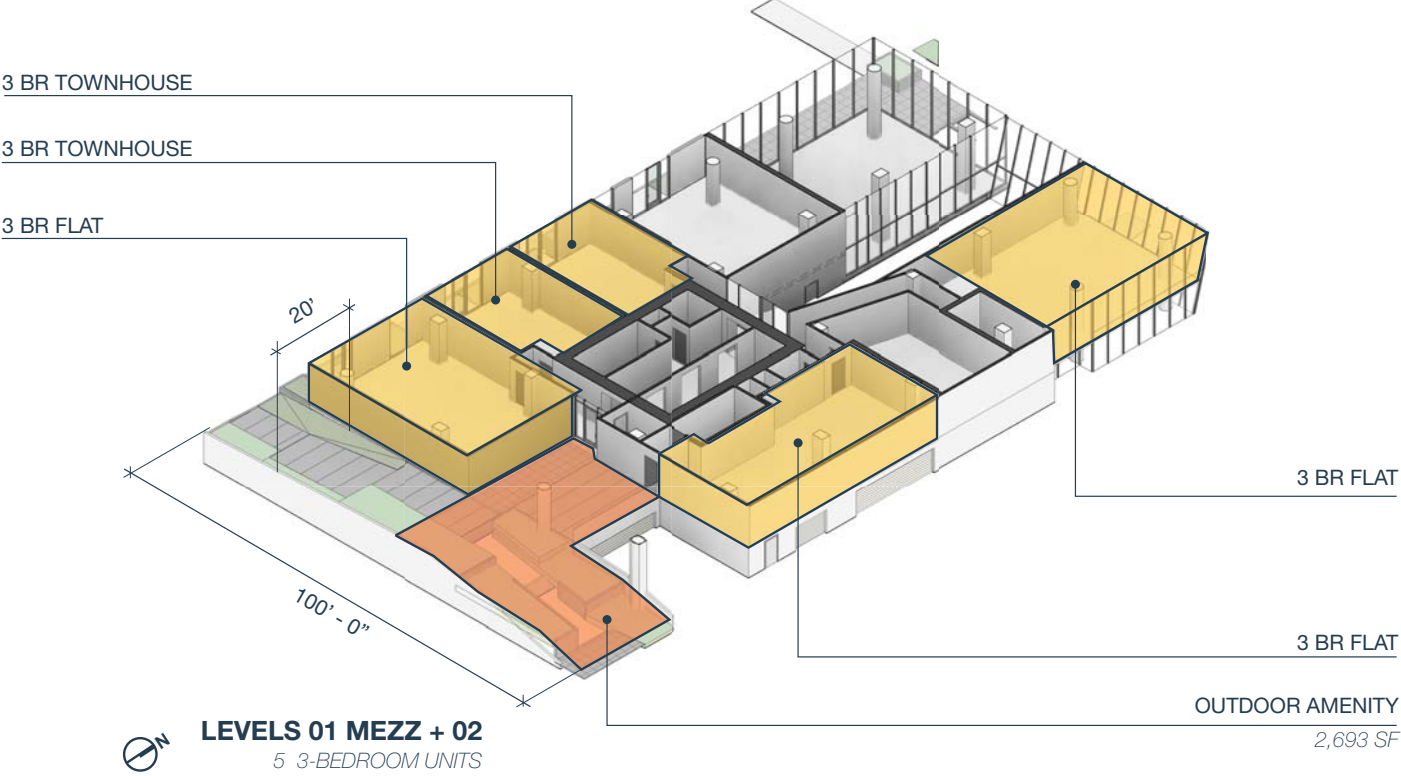
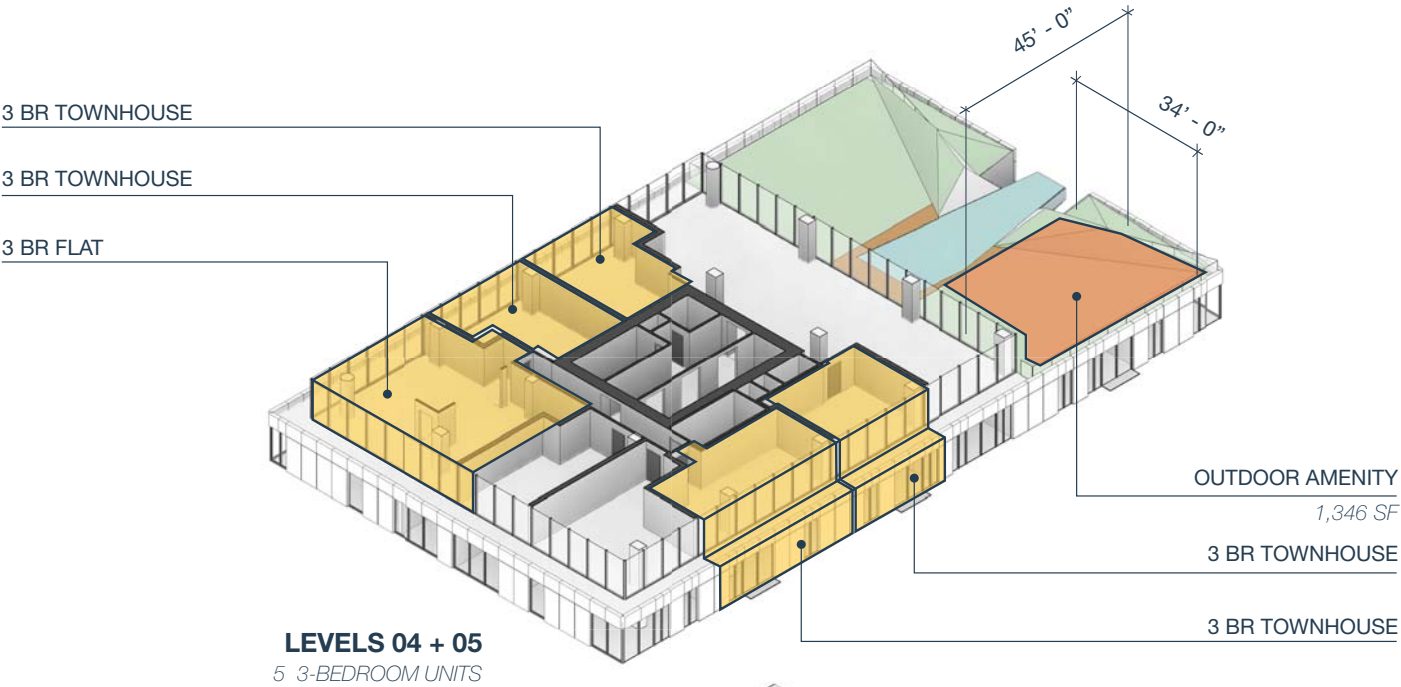
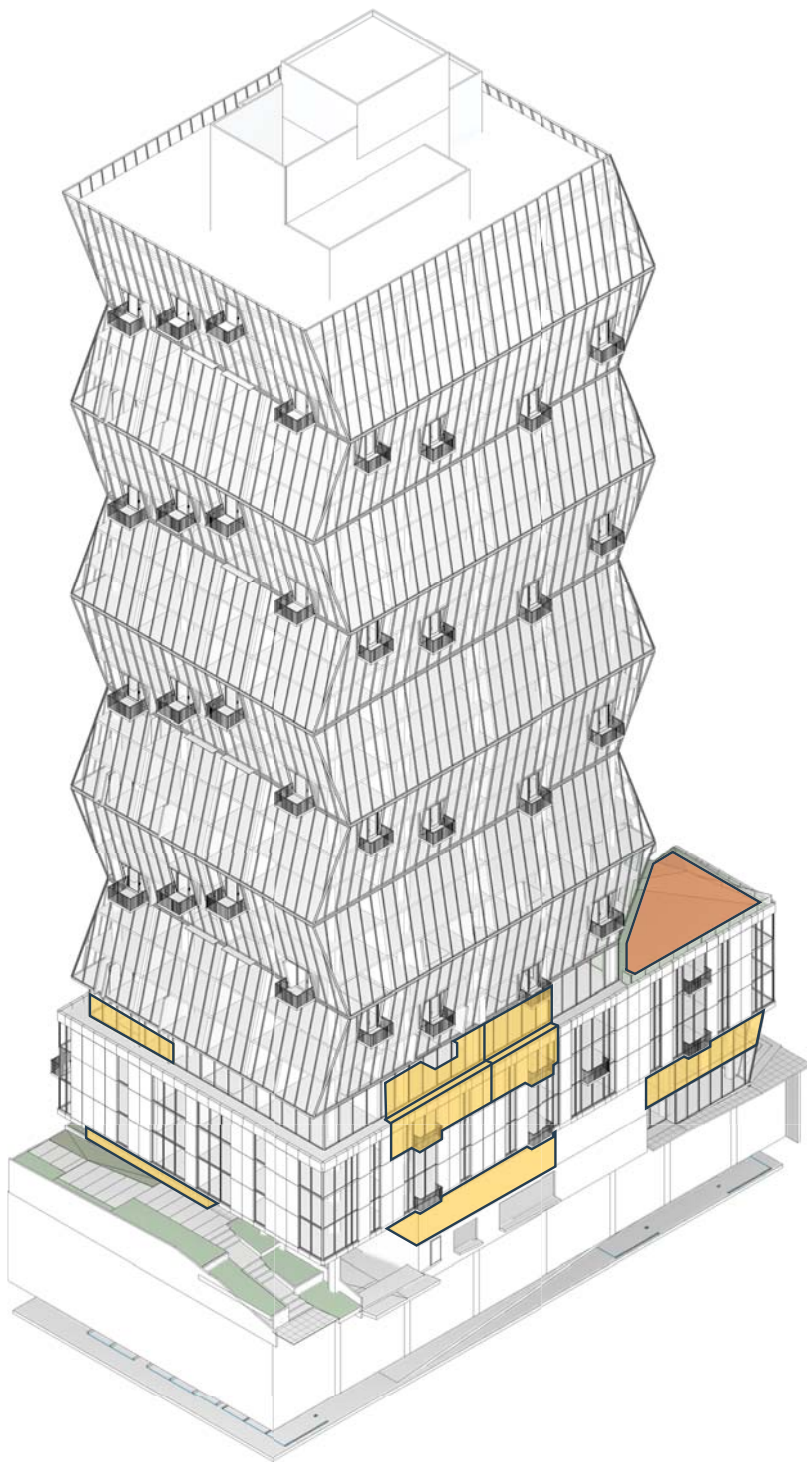
Design Response:

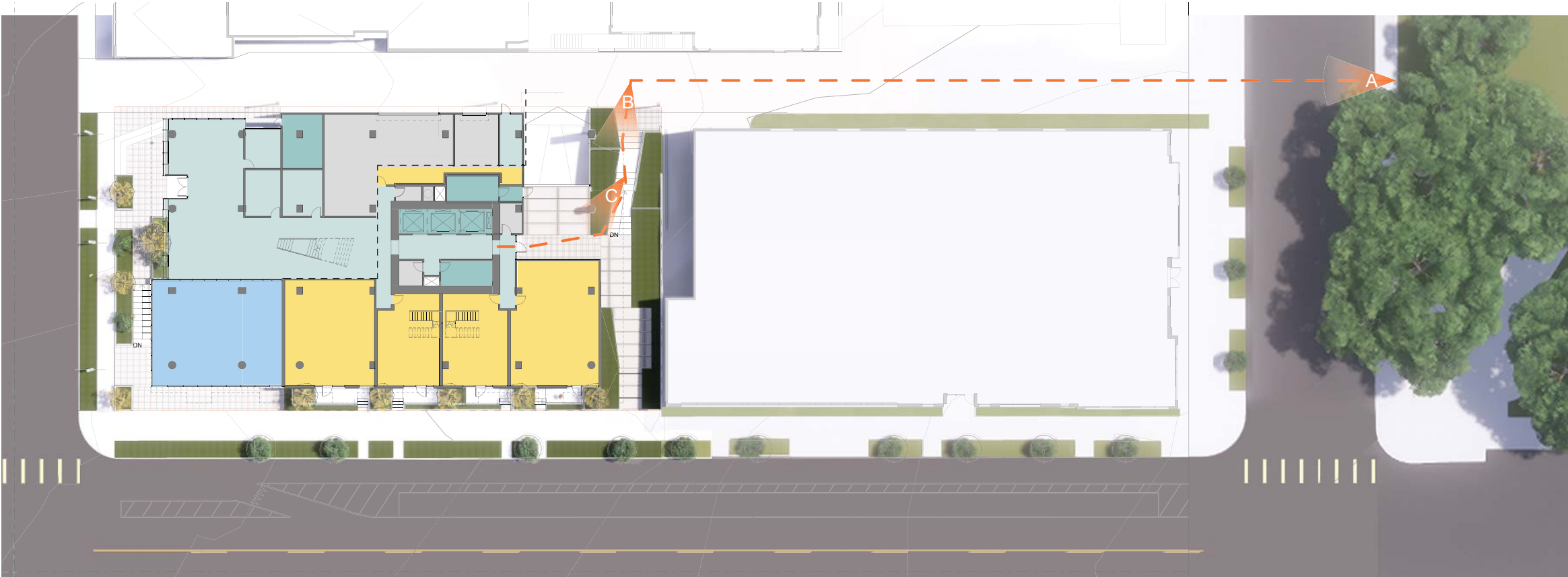
locating the residential lobby and entry at the corner of the Alley and Thomas Street is intended to activate the Alley and strengthen the nearby relationship to Denny Park. In addition at the south end of the site, a proposed residential mews also adds to the purpose of the alley beyond service and access.





6.3 ARCHITECTURAL MASSING CONCEPTS | ALT 03 CLOUD TOWER (PREFERRED) | SMC 23.48.225.D COMPLIANCE





PL2 PUBLIC LIFE: WALKABILITY

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

2.Walkways and Pedestrian

Interest Visually engaging pedestrian walkways reinforce the pedestrian network and are an important element in project design. The pattern of near-by features, spatial changes, and points of interest define the pedestrian experience. In designing projects with exposure to pedestrian walkways consider the following guidance:

Design Response:

The preferred alternative proposes a “Back-door” Residential entry to be part of a pedestrian network between existing features such as Denny Park, the alley and the prosed project.



A. Denny Park



B. Landscaped Setback



C. Entry

- Units
- Family Friendly Units
- Commercial
- Corridor
- Parking
- Vertical Circulation
- Back of House
- Amenity
- Outdoor Amenity

6.3 ARCHITECTURAL MASSING CONCEPTS | ALT 03 CLOUD TOWER (PREFERRED) | TOWNHOUSE / PEDESTRIAN EXPERIENCE



A. Approach



B. Setback



C. Entry

- Units
- Family Friendly Units
- Commercial
- Corridor
- Parking
- Vertical Circulation
- Back of House
- Amenity
- Outdoor Amenity

6.3 ARCHITECTURAL MASSING CONCEPTS | ALT 03 CLOUD TOWER (PREFERRED) | MAIN ENTRY / PEDESTRIAN EXPERIENCE



A. Approach

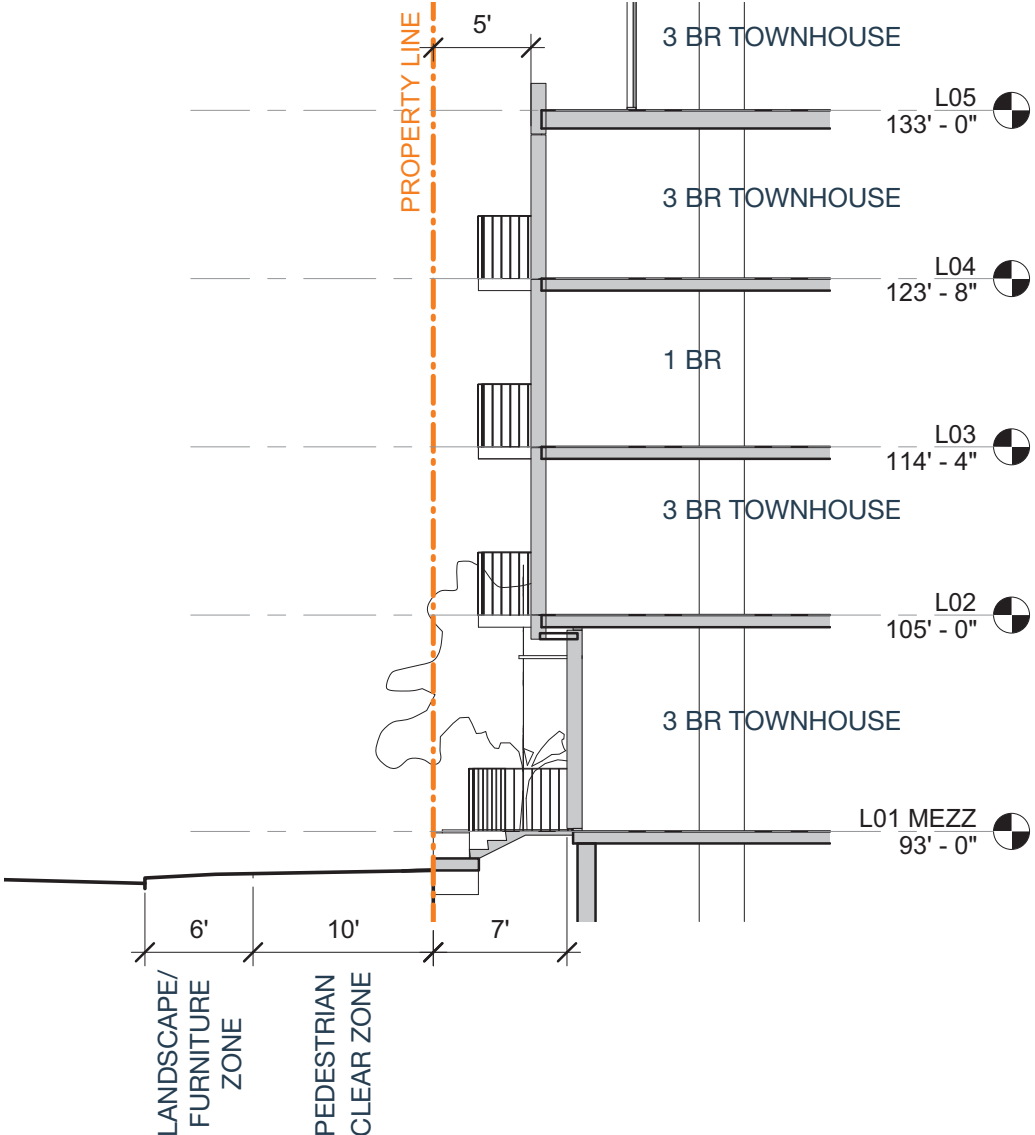
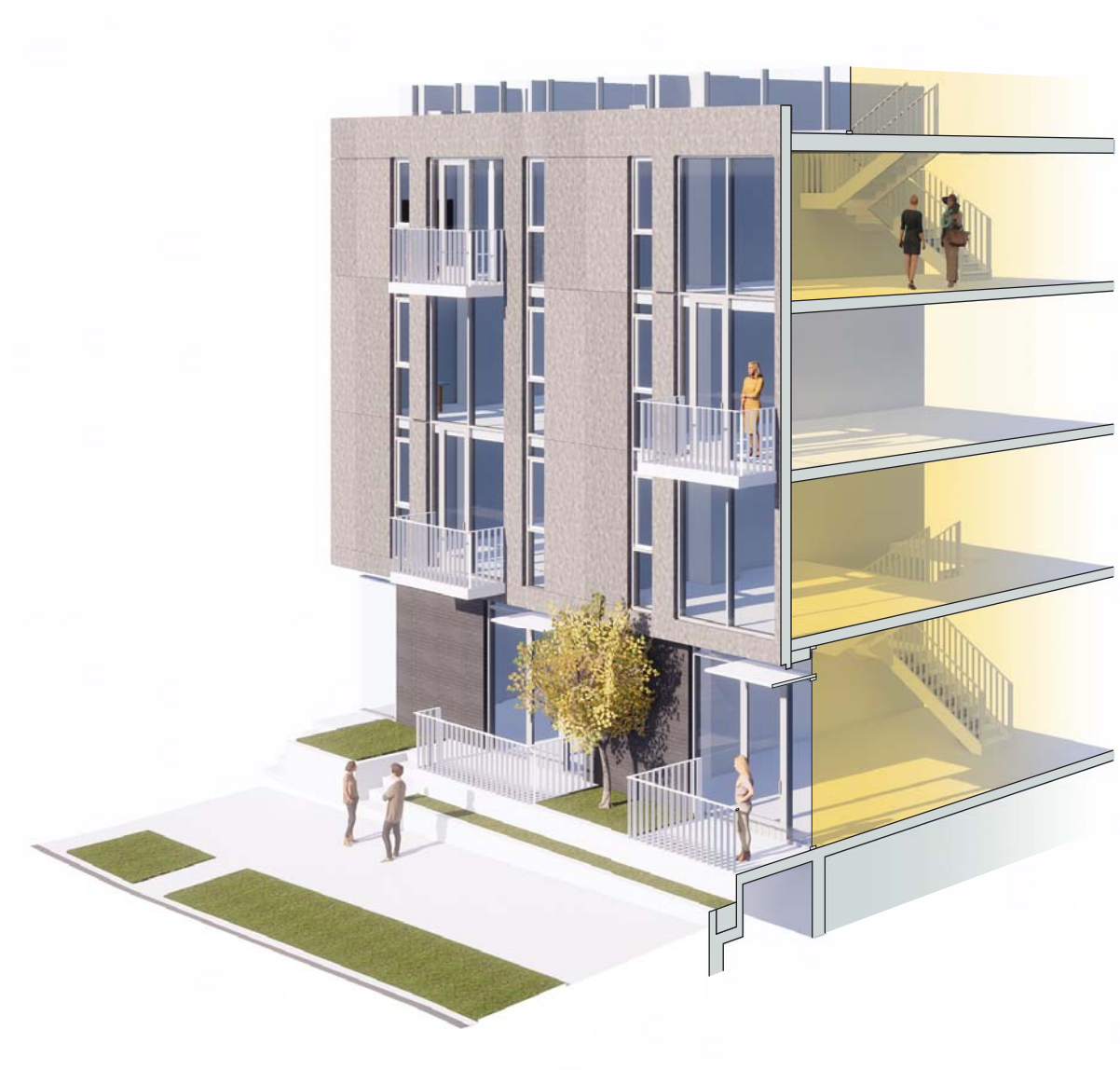


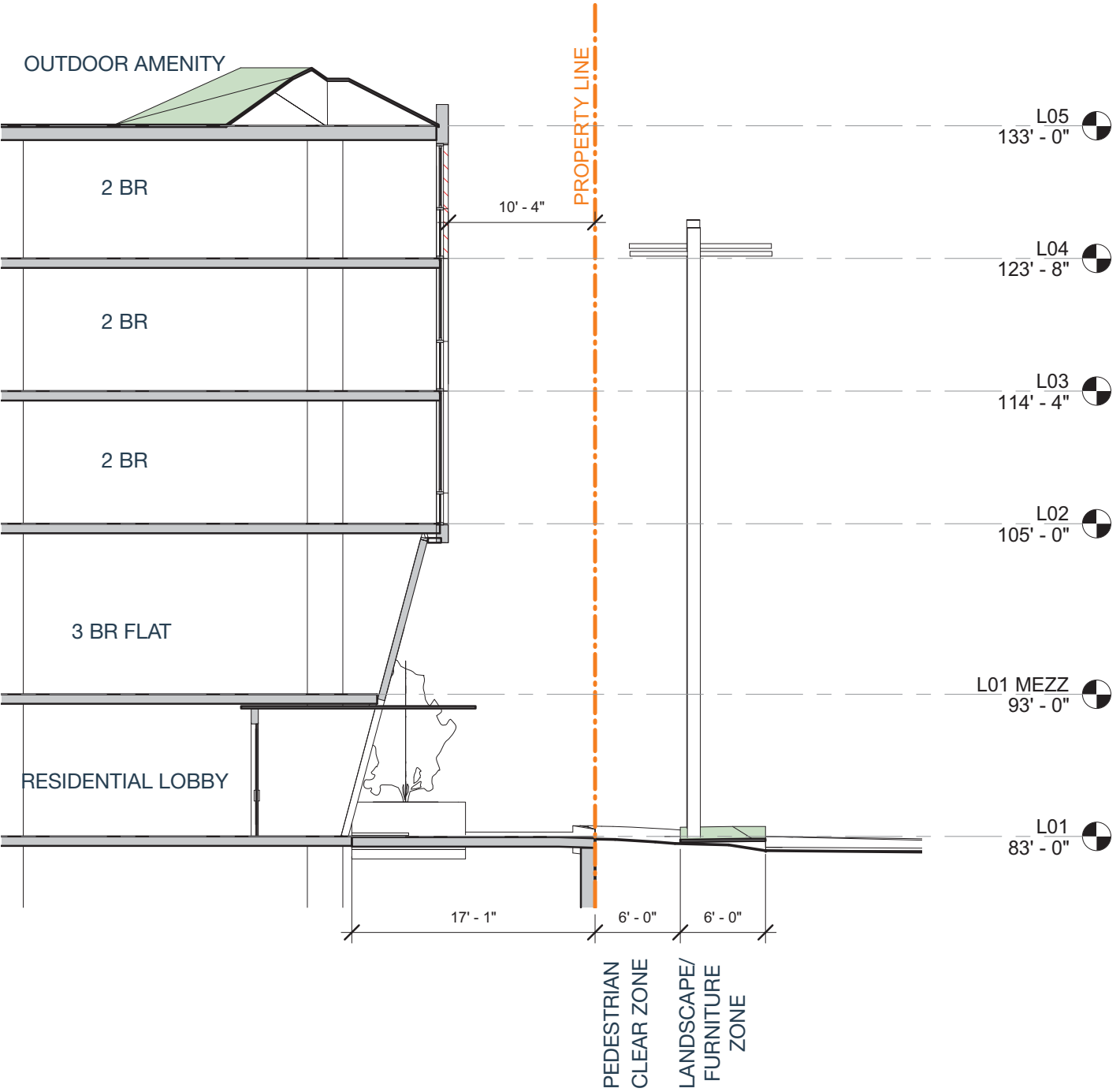
B. Setback



C. Entry

- Units
- Family Friendly Units
- Commercial
- Corridor
- Parking
- Vertical Circulation
- Back of House
- Amenity
- Outdoor Amenity









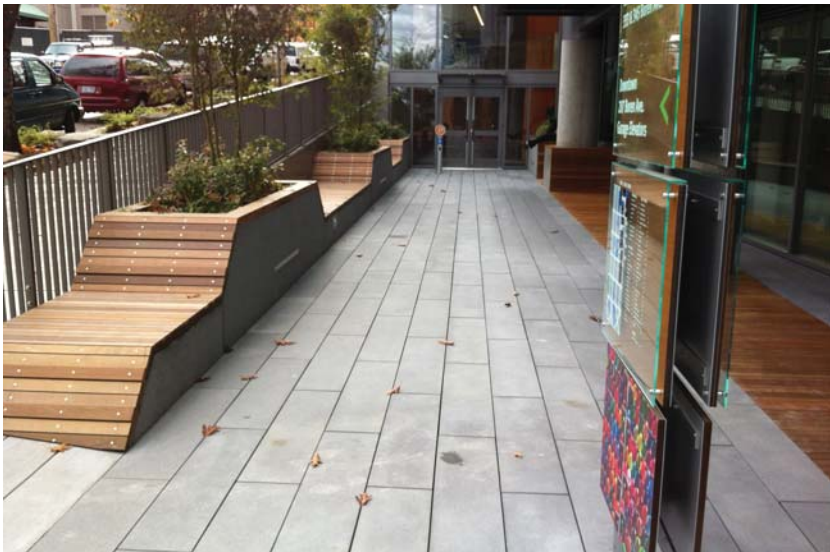
RESIDENTIAL STOOPS



LOBBY FOCAL POINT

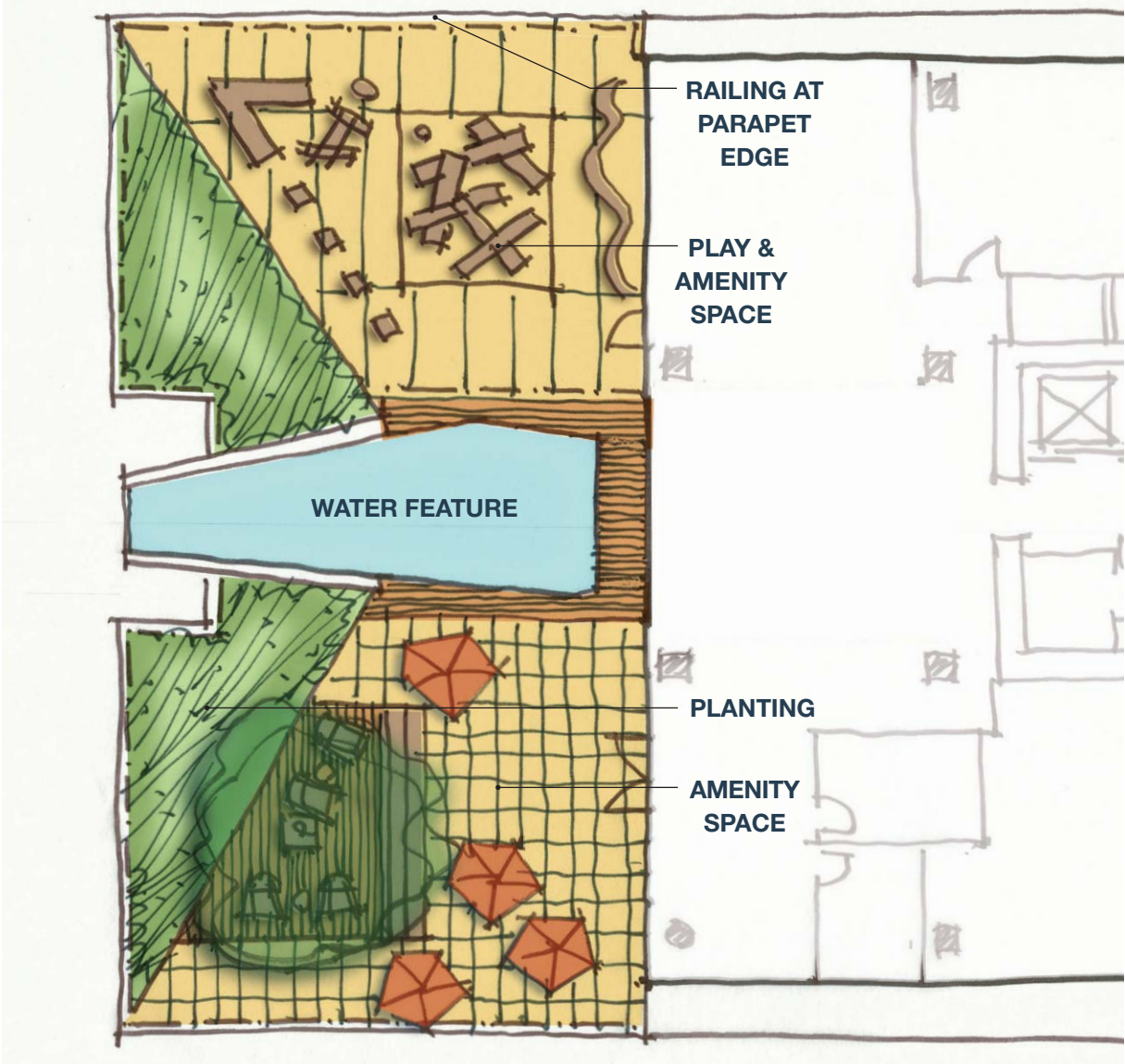


RETAIL EDGE



SCULPTURAL PLAY





LEVEL 5 TERRACE



WATER FEATURE



AMENITY SPACE

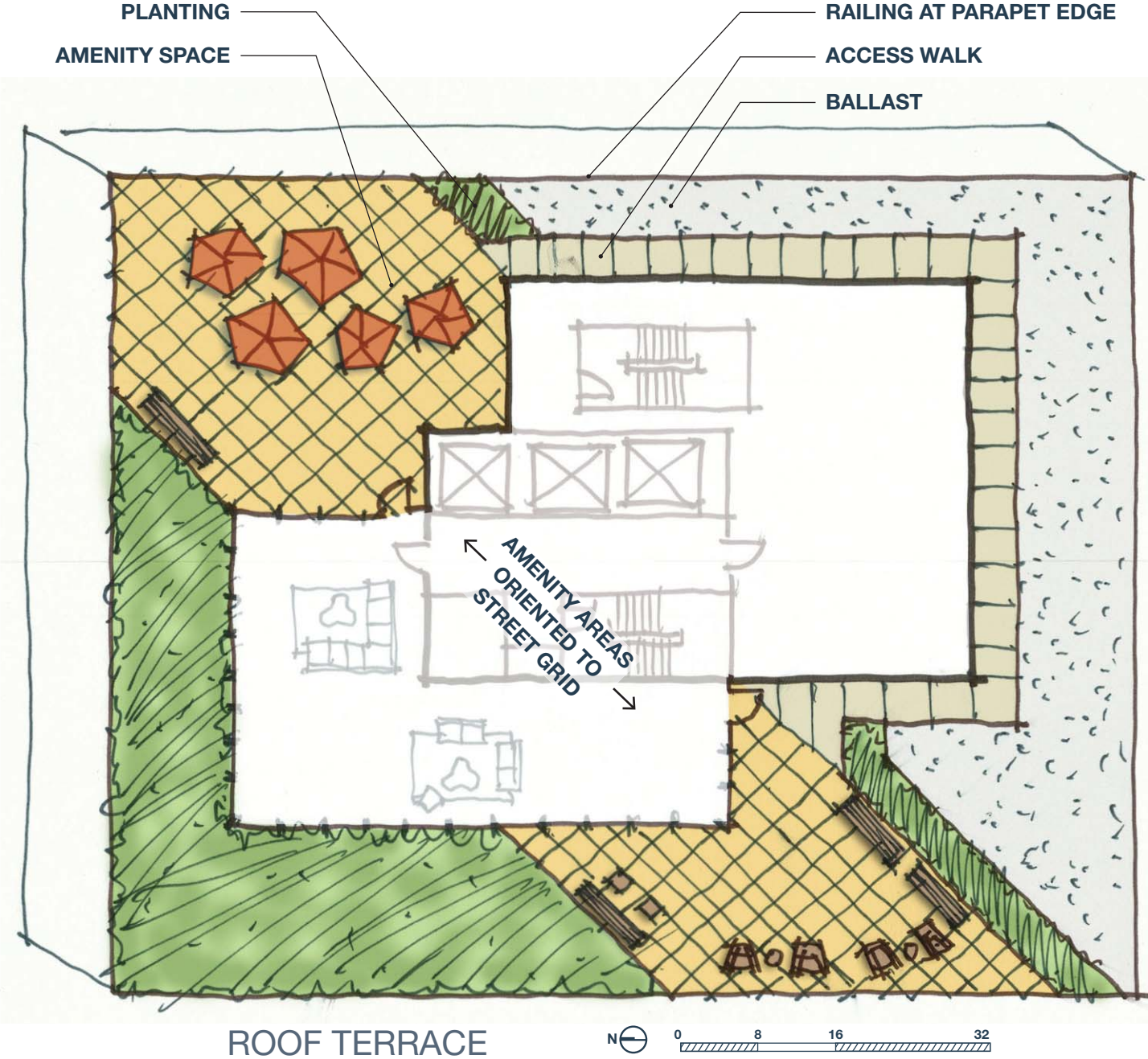


AMENITY & PLAY SPACE



MOUNDED LANDFORMS





AMENITY SPACE



AMENITY SPACE



AMENITY SPACE

7.0

Departure Requests

Exhibit B for 23.48.240
Street-level Setbacks

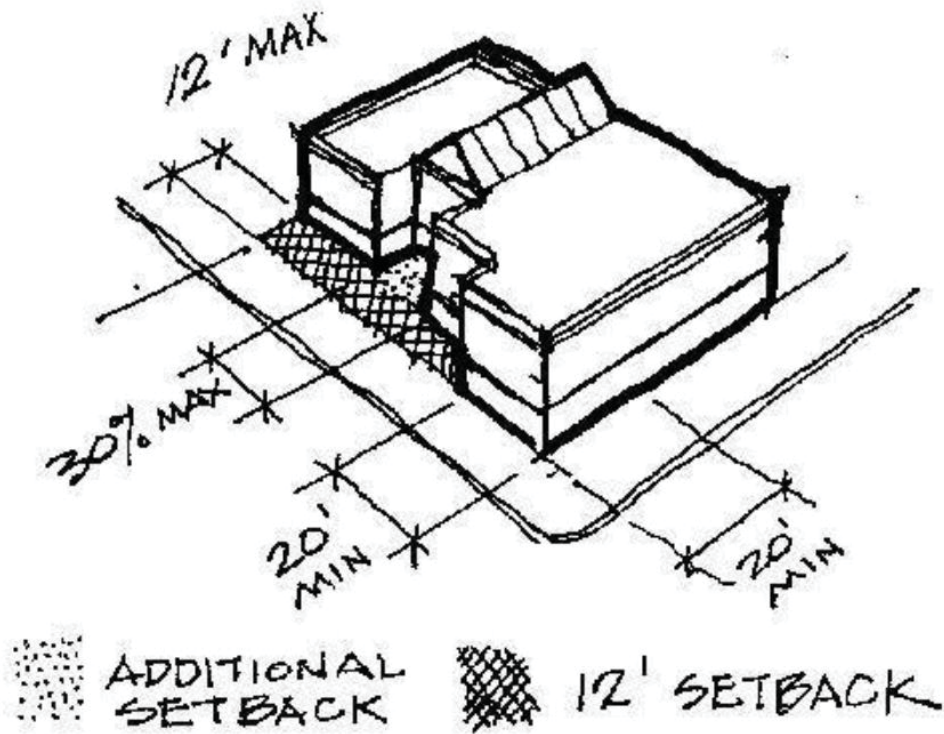
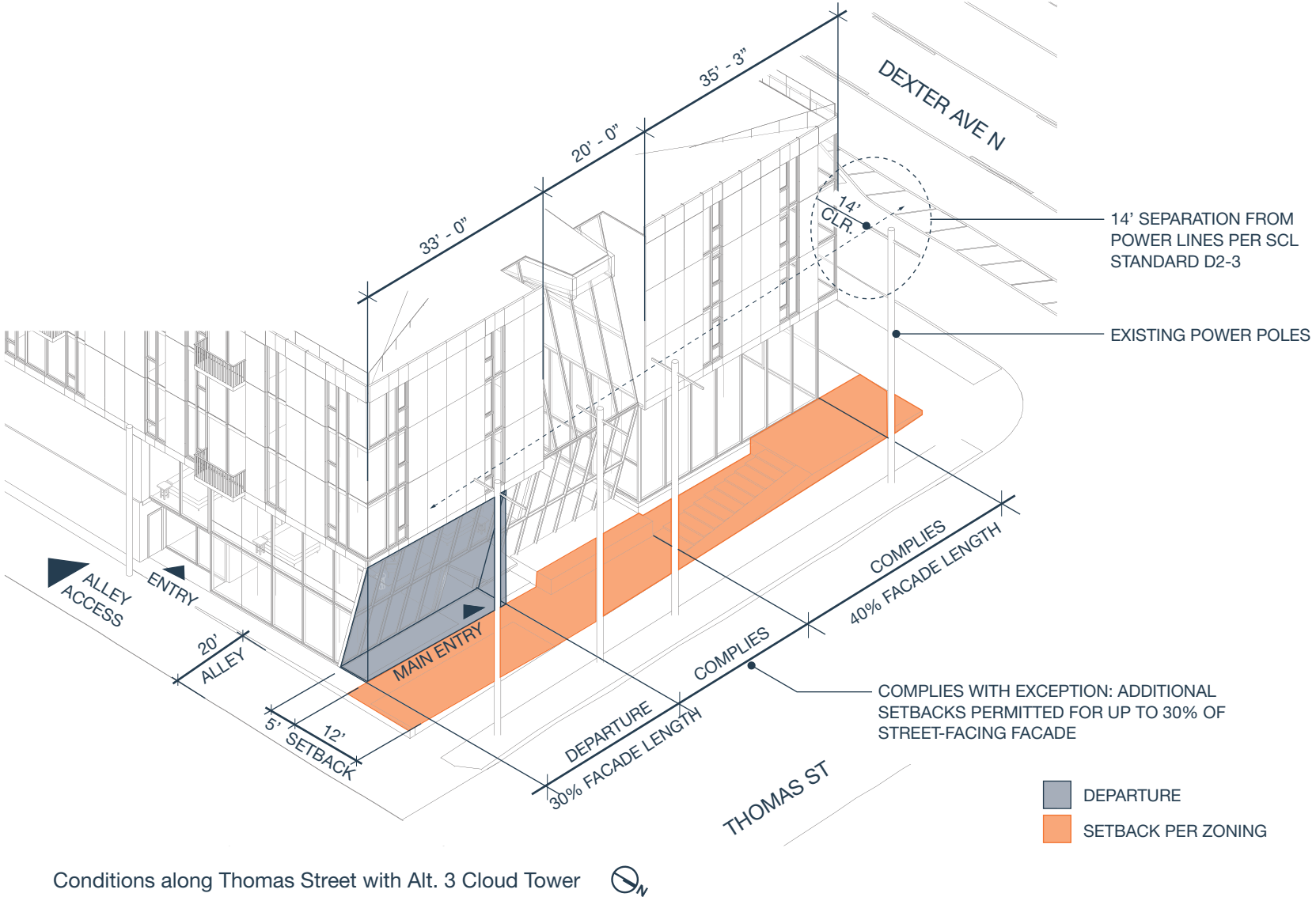


Diagram from SMC 23.48.240



Conditions along Thomas Street with Alt. 3 Cloud Tower

| SM-SLU 175/85-280 ZONING CODE | | REQUIREMENT | PROPOSED | DEPARTURE JUSTIFICATION | DESIGN REVIEW GUIDELINES |
|----------------------------------|---|--|---|---|--|
| 1 | SMC 23.48.240 STREET-LEVEL DEVELOPMENT STANDARDS IN SLU URBAN CENTER | B.1.b. Except on Class 1 Pedestrian Streets, the street-facing facade of a structure may be set back up to 12 feet from the street lot line subject to the following: The setback area shall be landscaped according to the provisions of subsection 23.48.005.A.3; Additional setbacks are permitted for up to 30% of the length of the portions of the street-facing facade that are set back from the street lot line, provided that the additional setback is located 20 feet or more from any street corner; Any required outdoor amenity area, required open space, or usable open space provided in accordance with subsections 23.48.240.E, 23.48.240.F, or 23.48.245.B.4.c is not considered part of the setback area and may extend beyond the limit on setbacks from the street lot line that would otherwise apply under subsections 23.48.240.B.1.b.1 or 23.48.240.B.1.b.2. | Adhere to street-facing setbacks (12' max.) for portions of the facade closest to Dexter Ave N. Greater setback distances are proposed for the East portion of Thomas St. We are providing a 14 foot separation from existing power lines (per SCL Standard D2-3) along Thomas St. We are proposing to provide additional distance at grade near the main building entry and alley. | <p>This site is subject to the 12 foot maximum setback along Thomas Street, but also must comply with SCL clearances from the existing utility poles along Thomas Street. To meet each of these requirements, a departure from the SMC23.48.240 12 foot maximum setback is proposed.</p> <p>This departure aligns with the SLU Design Guidelines, and specifically reinforces DC2 - Architectural Concept, PL2 - Walkability, and PL3 - Street-Level Interaction. At the pedestrian level, the increased setback allows for architectural modulation along the street and the creation of engaging pedestrian walkways with landscaping. Additional setbacks create the opportunity for increased facade depth and articulation. In addition, a major articulated entry along Thomas Street that integrates the tower and podium designs benefits from the increased sidewalk width.</p> <p>Thomas Street is classified as a Neighborhood Green Street, which is intended to expand public space and to reinforce the pedestrian scale. This classification prioritizes high-quality open space and opportunities to enhance the pedestrian circulation experience.</p> | SEATTLE SDCI SOUTH LAKE UNION NEIGHBORHOOD DESIGN GUIDELINES DC2 - Architectural Concept PL2 - Walkability PL3 - Street-Level Interaction |

8.0

Summary



The “Cloud Tower” is the preferred alternative because:

A clear variety of scales:

The “Cloud Tower” alternative best responds to the variety of scales, uses and site experiences. The base and podium considers a smaller scale that is about the block, the street, and the pedestrian level. The tower is proposing a relationship to a larger context. It’s sculptural expression is intended to connect with an environment larger than the pedestrian scale. It relates to near-by natural features such as bodies of water, mountain views and weather patterns. Therefore the proposed alternative best represents an opportunity for a clear neighborhood podium and a memorable tower.

A neighborhood podium:

The podium is layered with a variety of uses, experiences and relationship to its context and human scale. At the street level it takes advantage of nearby features such as Denny Park, the dedicated bike path and alley. The scale, height and uses are compatible with its neighbors.


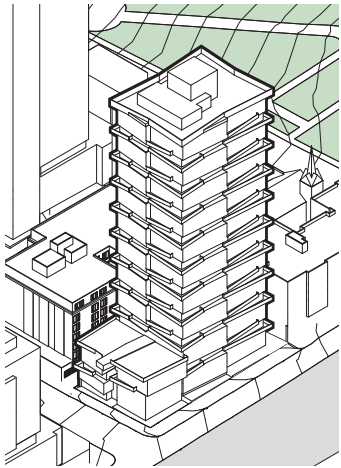
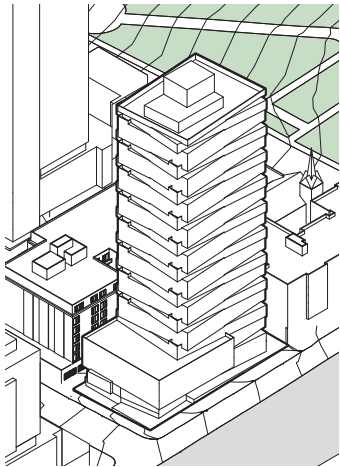
A memorable tower:

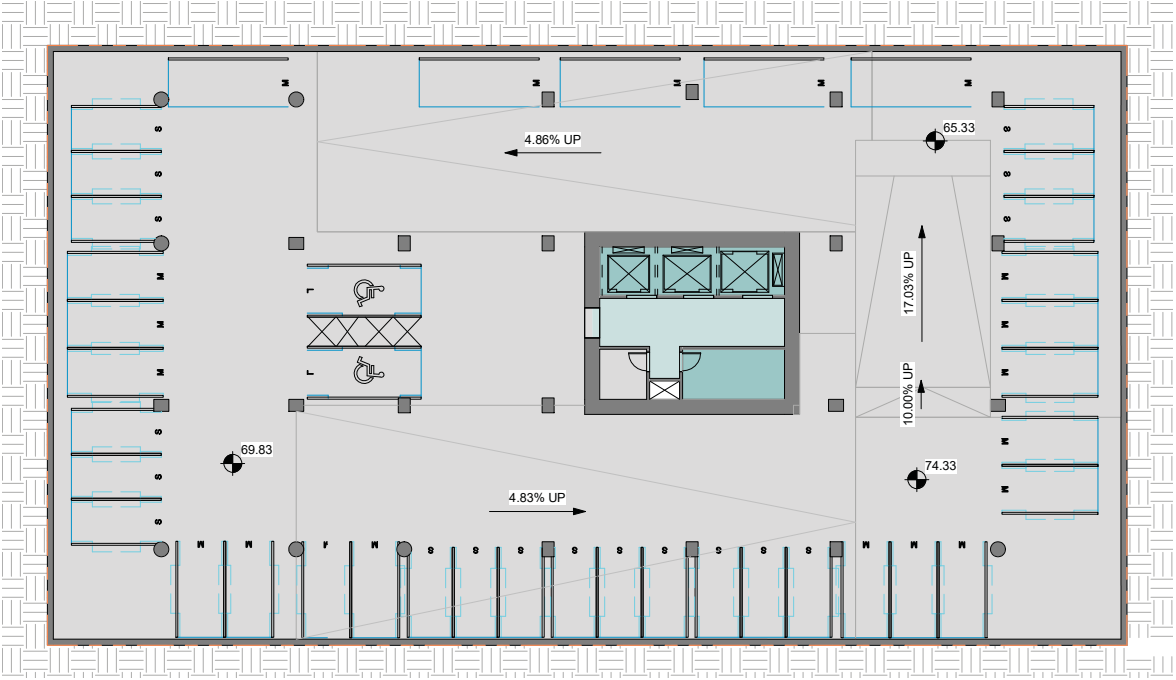
The tower’s expression is proposed to reflect larger context and be perceived as a sculptural form from a distance. The residents living within the tower will have a different experience than at the pedestrian and street level therefore its expression is proposed to be different. The angular, sculptural form of the tower intends to catch the changing patterns of light, clouds and the surrounding area.



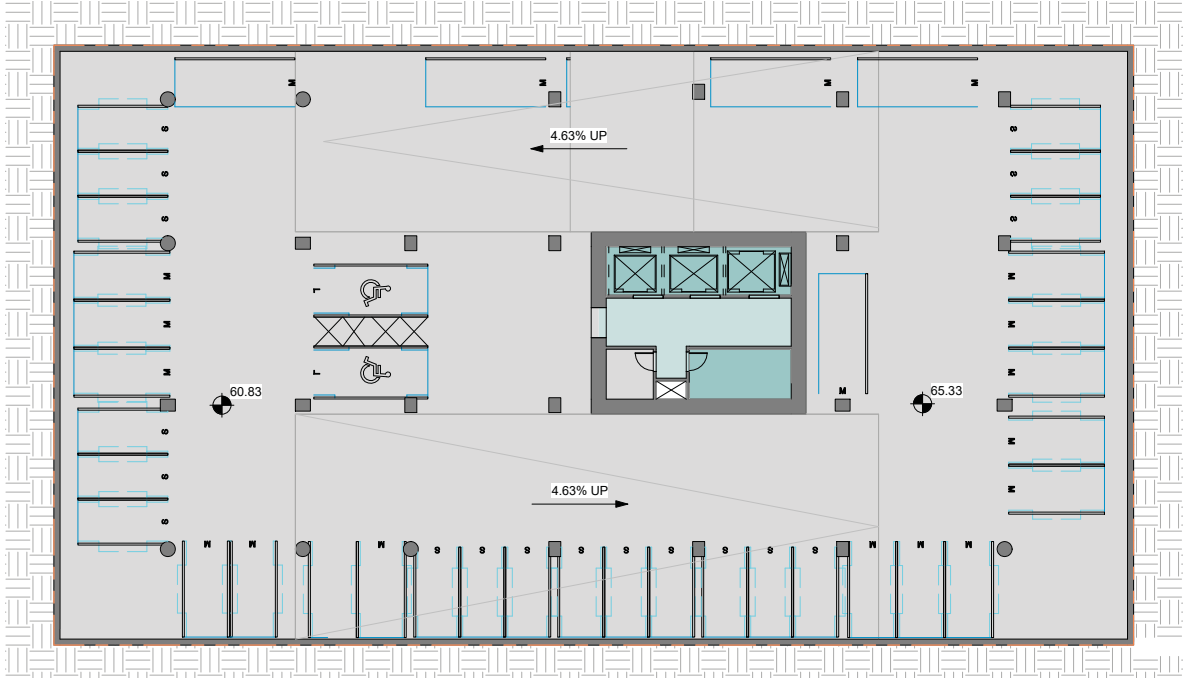
9.0

Appendix

| | REASON FOR REJECTION | DEVELOPMENT STRATEGY | OUTDOOR AMENITIES | DEPARTURES REQUESTED |
|--|--|---|--|----------------------|
| <p>Alternative 4 Rejected “Belfast Precedent”</p>  | <p>Alternative rejected due to angular shaped corner bays, architectural form not to the benefit of the arrangement of apartment homes within the tower. While serrated form had sculptural qualities, it did not reflect the interest in the shifting angles of the street grid, Denny Park, and the design cues of the Seattle Center.</p> | <p>Tower on podium, no street level residential units proposed along Dexter Ave</p> | <p>5th floor terrace / roof</p> | <p>NONE</p> |
| <p>Alternative 5 Rejected “CrissCross 2:1”</p>  | <p>The alternative was rejected due to its reliance of angular balconies, construction complexity of intersecting floors at different angles and impacts to energy code compliance. In addition it was considered to be less sculptural at a distance than the preferred alternative three</p> | <p>Tower integrated with the base of the building, no distinct podium proposed, corner retail, residential units along Dexter</p> | <p>level 01 (family) / 5th floor (amenity and family amenity) / roof</p> | <p>NONE</p> |
| <p>Alternative 6 Rejected “4 Degree Rotation”</p>  | <p>This alternative derived it’s visual interest in the architectural form not with its balconies but by alternating floors at an opposite of 4 degrees. Similar complexities as the above with concerns regarding energy code compliance, constructibility and lack of a memorable architecture interest of the tower form.</p> | <p>Partial podium at the north 1/2 of the site, integrated tower on the south portion.</p> | <p>level 01 (family) 5th floor (amenity and family amenity) / roof</p> | <p>NONE</p> |



PARKING 01



PARKING 02

