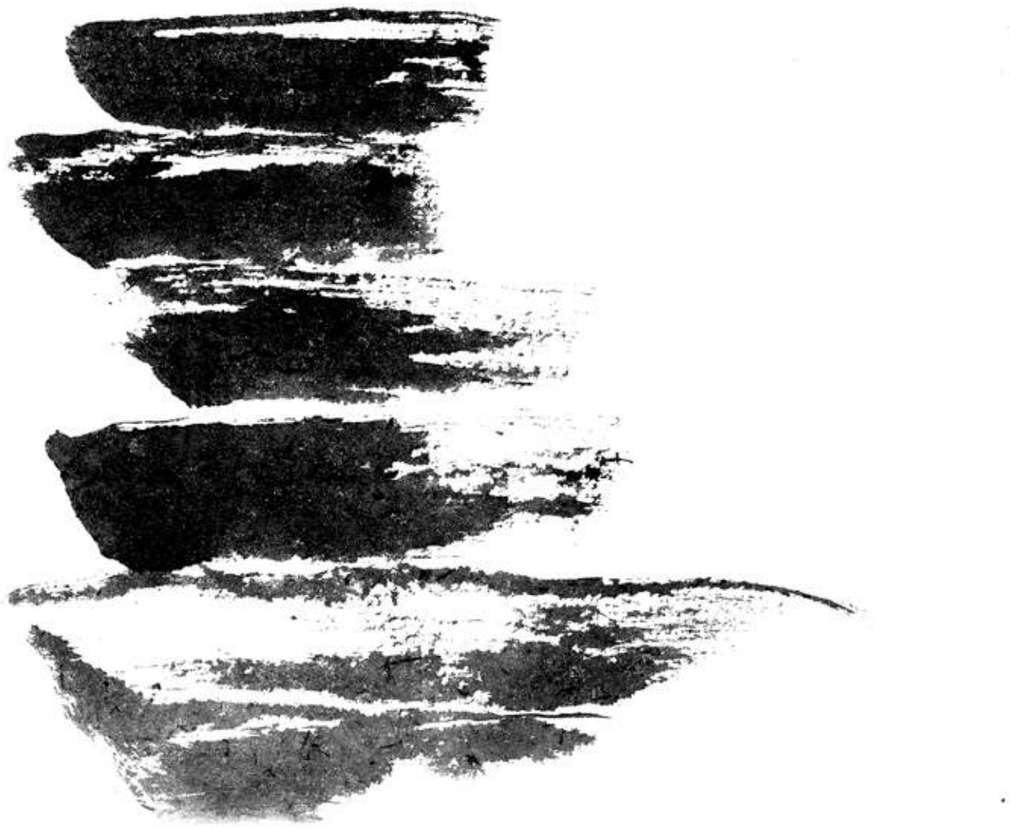


TABLE OF CONTENTS

Gensler
1200 6th Ave, Seattle, WA 98101
206.654.2100

DA LI Properties LLC
510 Occidental Ave. S. #521
Seattle, WA 98104

ADDRESS
222 5th Avenue N, Seattle, WA 98109

PARCELS

Parcel A

Lot 9, block 60, D.T. Denny's addition to North Seattle, according to the plat recorded in volume 2 of plats, page 46, in King County, Washington;
Except the west 7 feet thereof condemned for widening fifth avenue north in district court of the third judicial district of Washington territory, cause no. 7541, as provided for in City of Seattle ordinance no. 1224.

Parcel B

Lots 10, 11 and 12 of block 60, D.T. Denny's addition to North Seattle according to the plat recorded in Volume 2 of plats, page 46, in King County, Washington;

Except the west 7 feet there of for street.

ZONING
SM - UP 160 (M)

1.0 DEVELOPMENT OBJECTIVES

The proposal is for the design and construction of a new eight-story office building with 99 below grade parking stalls. The project contains ground floor retail and seven levels of office above, totaling in 176,000 SF.

The project fits into and contributes to the surrounding context by:

- Taking advantage of current land use requirements and more fully utilizing the site for maximum density and public/private use.
- Expanding the availability of commercial office space in this neighborhood, broadening the varied mix of use and amenities in the area.
- Expanding the availability for street level retail space, offering potential of a more varied and active street environment for local residents and makers.
- The project takes inspiration from the eclectic collection of significant buildings within Seattle Center to strengthen and enhance the neighborhood.

2.0 SITE SURVEY

Parcel A:
Lot 9, block 60, D.T. Denny's addition to North Seattle, according to the plat recorded in volume 2 of plats, page 46, in King County, Washington;
Except the west 7 feet thereof condemned for widening fifth avenue north in district court of the third judicial district of Washington territory, cause no. 7541, as provided for in City of Seattle ordinance no. 1224.

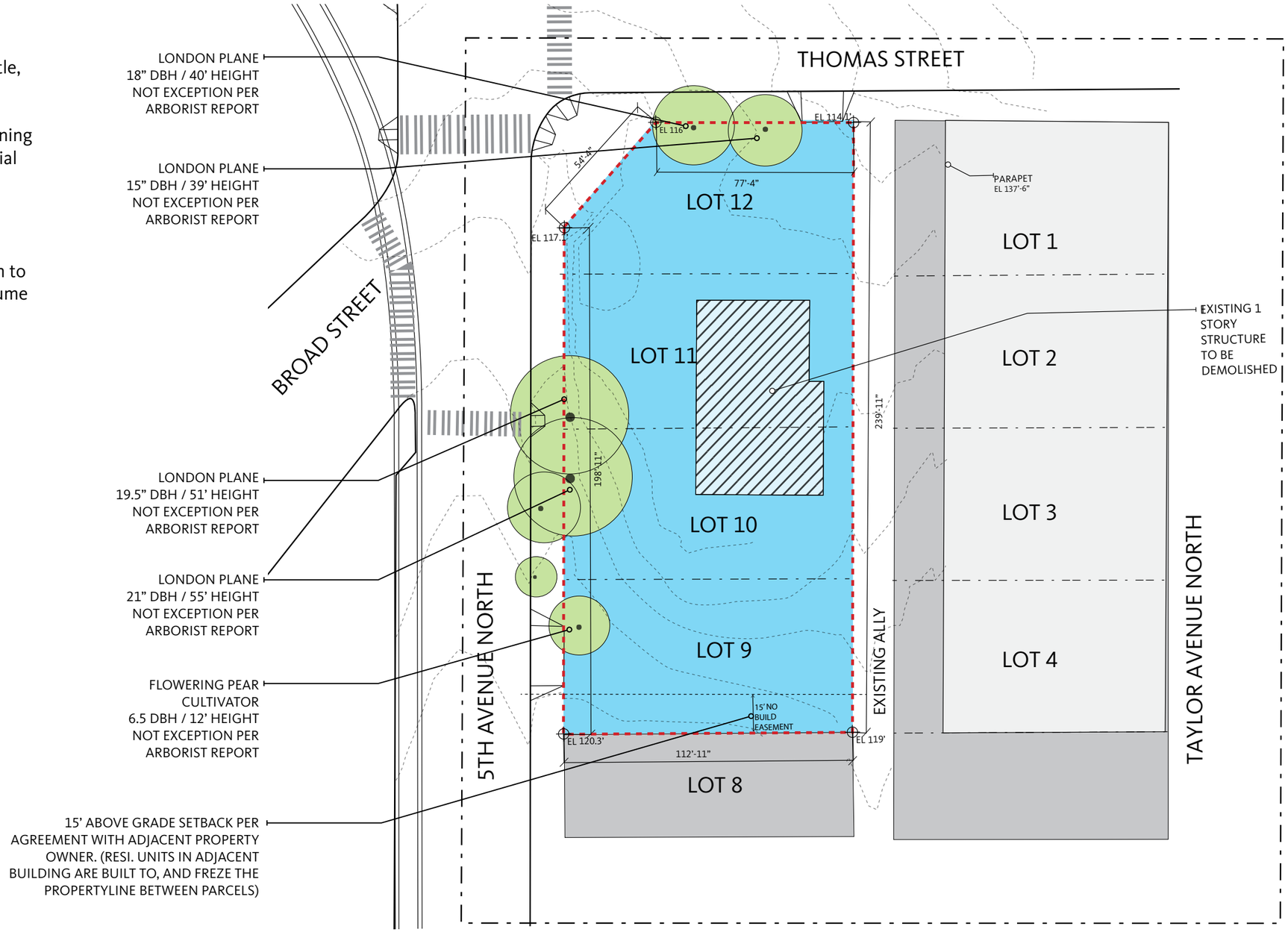
Parcel B:
Lots 10, 11 and 12 of block 60, D.T. Denny's addition to North Seattle according to the plat recorded in Volume 2 of plats, page 46, in King County, Washington;
Except the west 7 feet there of for street.

PROJECT AREA: 25,933 SF
SITE DIMENSIONS: 112'-11" X 239'-11"
CURRENT USE: COMMERCIAL OFFICE

Property Line

Site

Existing Building (to be demolished)



3.0 SITE ANALYSIS

Vicinity Map

N

3.0 SITE ANALYSIS

Existing Site Conditions

VIEW FROM THOMAS STREET

VIEW FROM SEATTLE CENTER

VIEW FROM 5TH AVE N

VIEW FROM MIDBLOCK ALLEY

3.0 SITE ANALYSIS

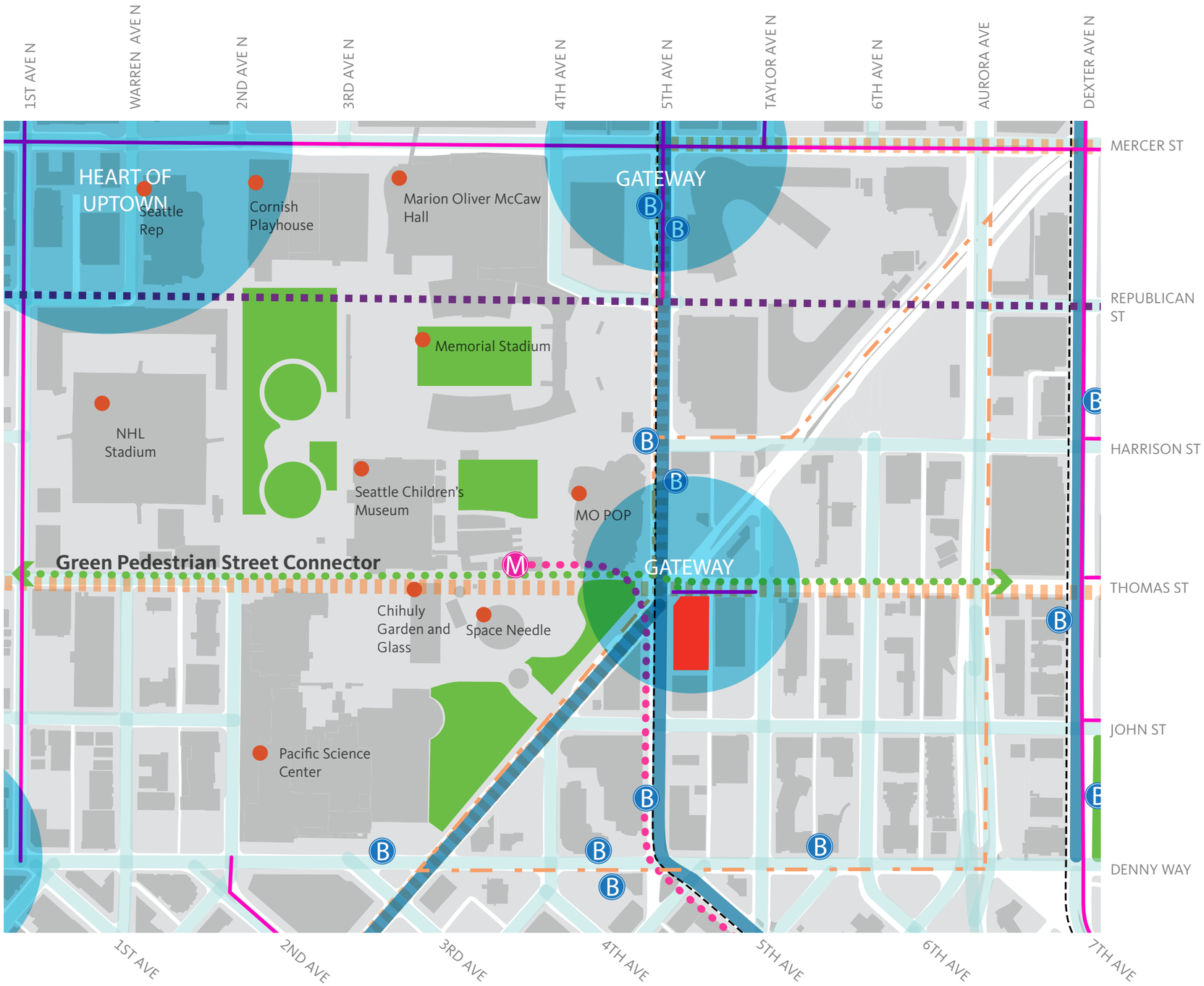
Traffic Patterns

The site is centrally located, across the street from Seattle Center, and situated midway between two major arterial streets, Mercer St. & Denny Way. Significant numbers of pedestrians and tourists will pass by the site, Seattle centers draws approximately 13 million visitors annually. Access to highway 99 and I-5 are easy via Mercer St and Denny Way.

The site is within close proximity to several transit lines, including bus routes 3, 4 & 8, and the monorail station. These lines connect the site to several neighborhoods such as Queen Anne, Capitol Hill, Madison Valley, Downtown, First Hill, Madrona & Judkins park.

LEGEND

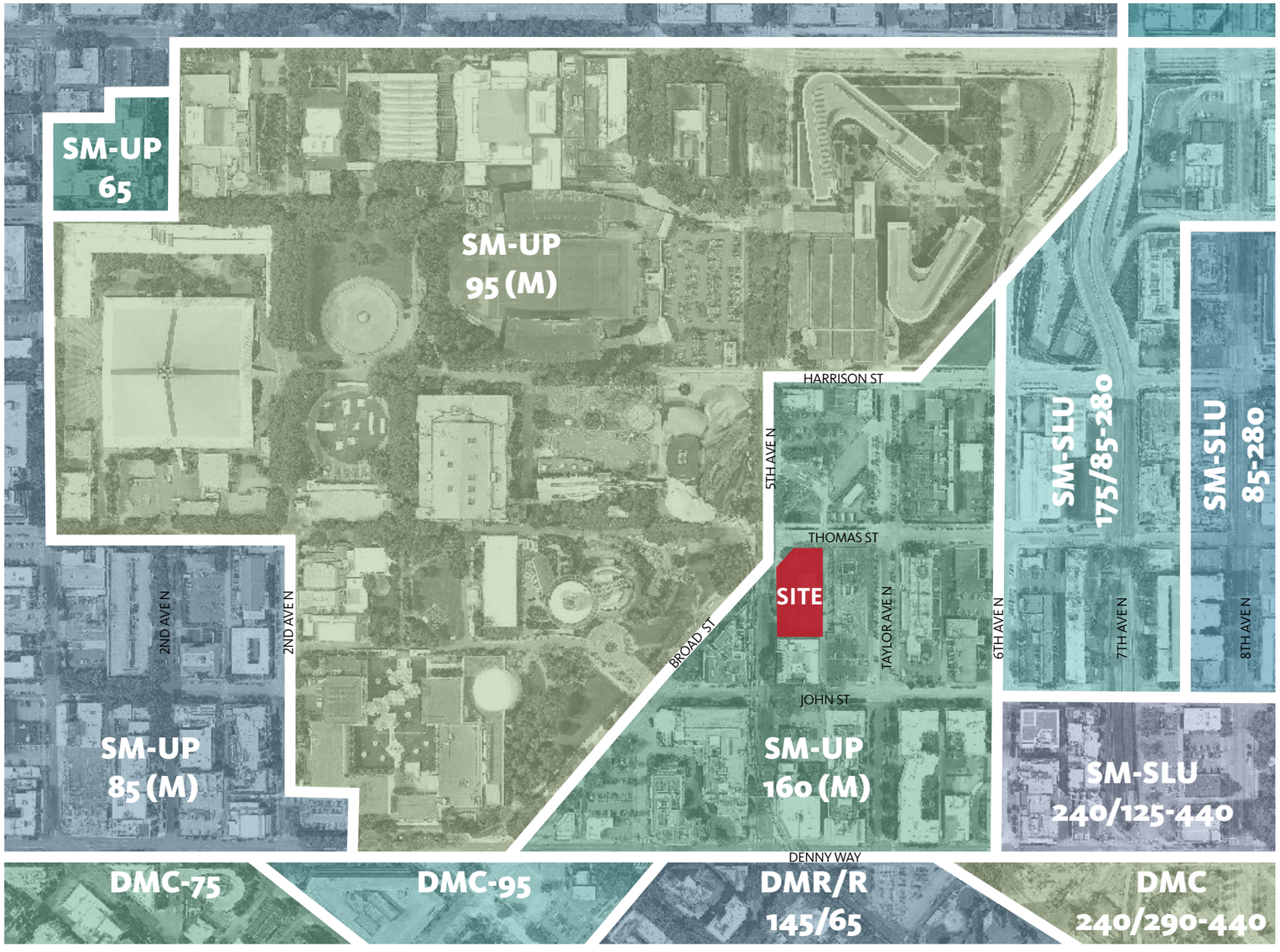
- SEATTLE CENTER
- BUS STOP
- MONORAIL
- CLASS I
- CLASS II
- GREEN STREET
- MONORAIL LINE
- BICYCLE ROUTES
- METRO BUS
- OPEN SPACE
- ZONE BOUNDRY
- BAY TO LAKE TRAIL
- LIGHT RAIL EXPANSION



3.0 SITE ANALYSIS

Zoning Map

The project is located across the street from Seattle Center in the Seattle Mixed Uptown 160 zone (SM-UP-160(M)). It covers approximately two-thirds of a half block at the north west corner, where Thomas St., 5th Ave N. and Broad street meet. Directly across the Broad St. and 5th Ave. intersection is the adjacent zone SM-UP 95

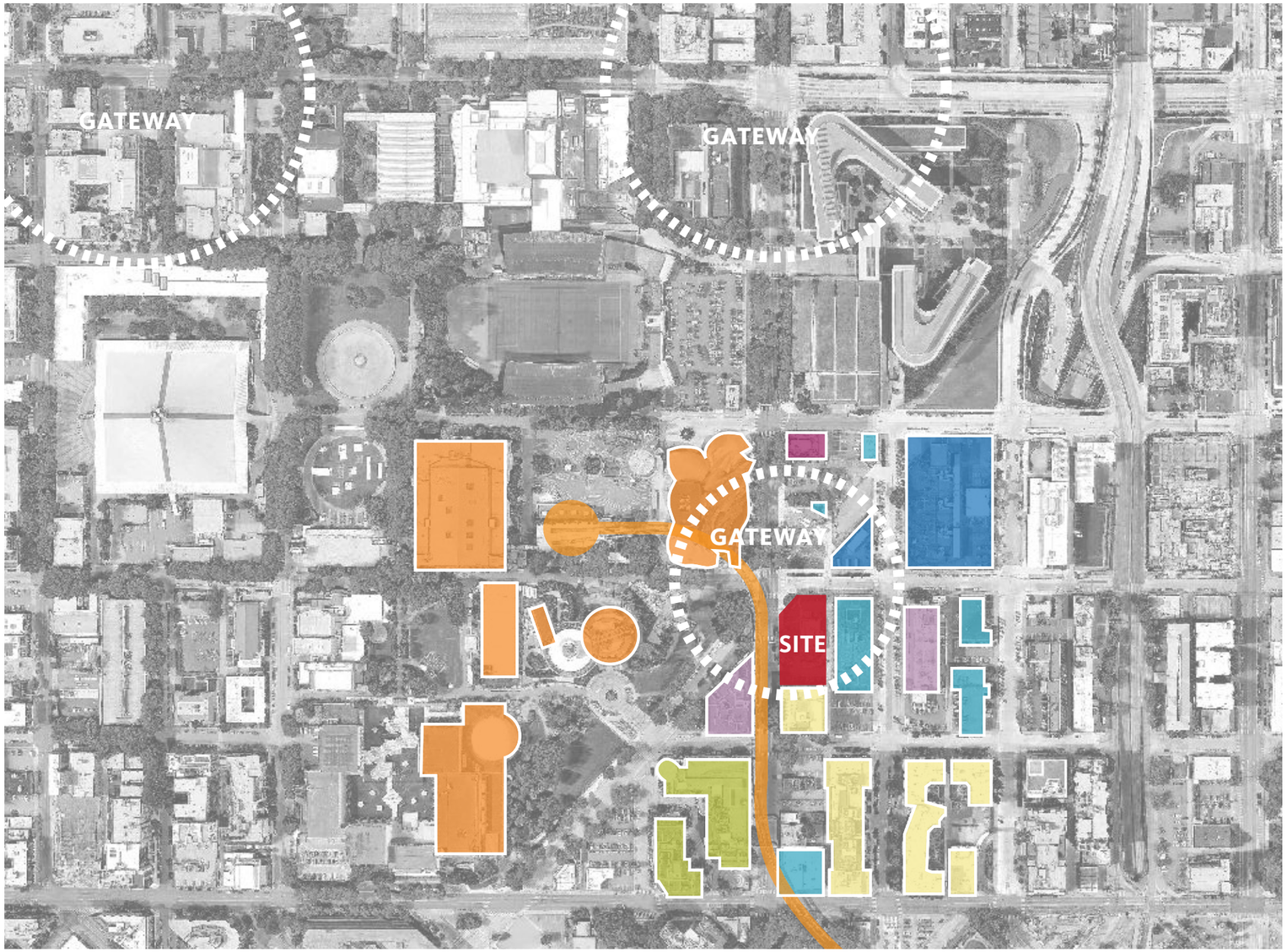


3.0 SITE ANALYSIS

Neighborhood Context

The project exists in a special place - the eastern edge of Seattle center. The unique proximities this affords is a fantastic opportunity to rethink the experiences and connections that can be made here. With residential Queen Anne to the north, South Lake Union to the east, and Downtown Seattle to the south, this location is “ten minutes to everywhere.” Additionally, the waterfront and other major attractions are just a few minutes away.

The adjacent structures are a unique collection of Worlds Fair landmark buildings, mid rise residential buildings, hotels and low rise office buildings. The proposed project will include office space in the upper levels, with street level retail and restaurants that will increase pedestrian interaction with the neighborhood beyond Seattle Center.

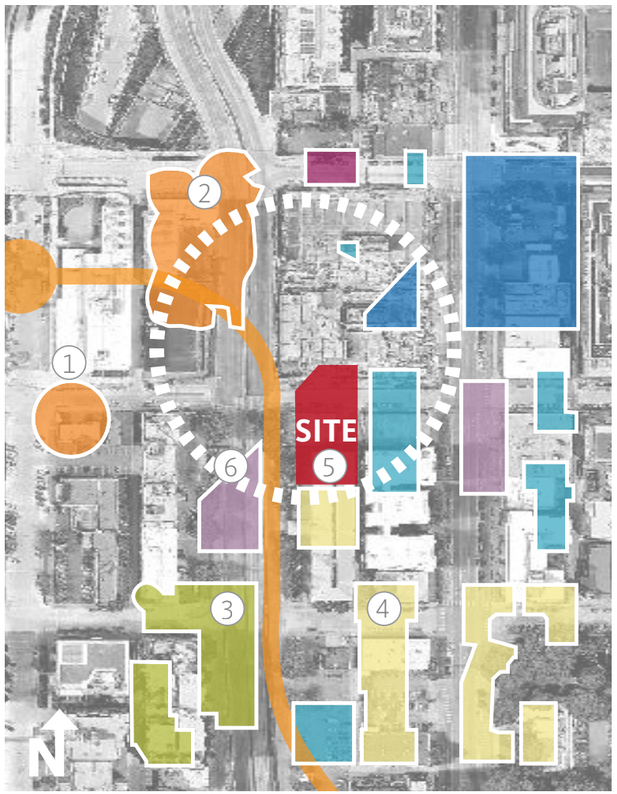


- Landmark
- Hotel
- Office
- Residential
- Retail & Residential
- Seattle City Light
- Vacant Building

3.0 SITE ANALYSIS

Surrounding Buildings

- Landmark
- Hotel
- Office
- Residential
- Retail & Residential
- Seattle City Light
- Vacant Building



① 400 Broad St - the Space Needle
- Observation Tower
- 605 ft

② 325 5th Ave N - Museum of Pop Culture
- Museum
-3 Floors

③ 140 4th Ave N - KOMO Plaza
- Residential & Retail
- 6 Floors

④ 101 Taylor Ave N - The Century
- Residential
- 8 Floors

⑤ 206 5th Ave N - Aperture On Fifth Apartments
- Residential
- 6 Floors

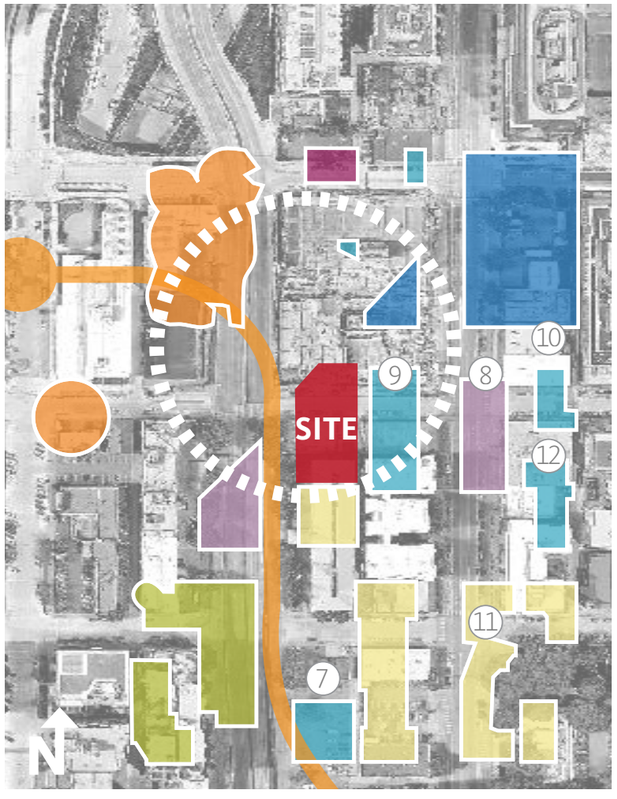
⑥ 201 5th Ave N - Hyatt House
- Hotel
- 8 Floors

The project site serves as the Gateway to the lively atmosphere of the Seattle Center

3.0 SITE ANALYSIS

Surrounding Buildings

- Landmark
- Hotel
- Office
- Residential
- Retail & Residential
- Seattle City Light
- Vacant Building



7 500 Denny Way - Law Offices of Carol L Edward & Associates
- Office
- 1 Floor

8 Executive Inn by the Space Needle
- Hotel
- 5 Floors

9 223 Taylor Ave N - TW Telecom Inc
- Office
-2 Floors

10 233 6th Ave N - The Arc of King County
- Office
- 1 Floor

11 1800 Terry - 100 Taylor Ave N
- Residential
- 6 Floors

12 215 6th Ave N - Site Workshop
- Office
- 2 Floors

The urban fabric to the North & East of the site is dominated by office with intermittent residential and hospitality. Our site should aim to animate street level to a greater degree with retail and pedestrian spaces.

3.0 SITE ANALYSIS

Aerial Views

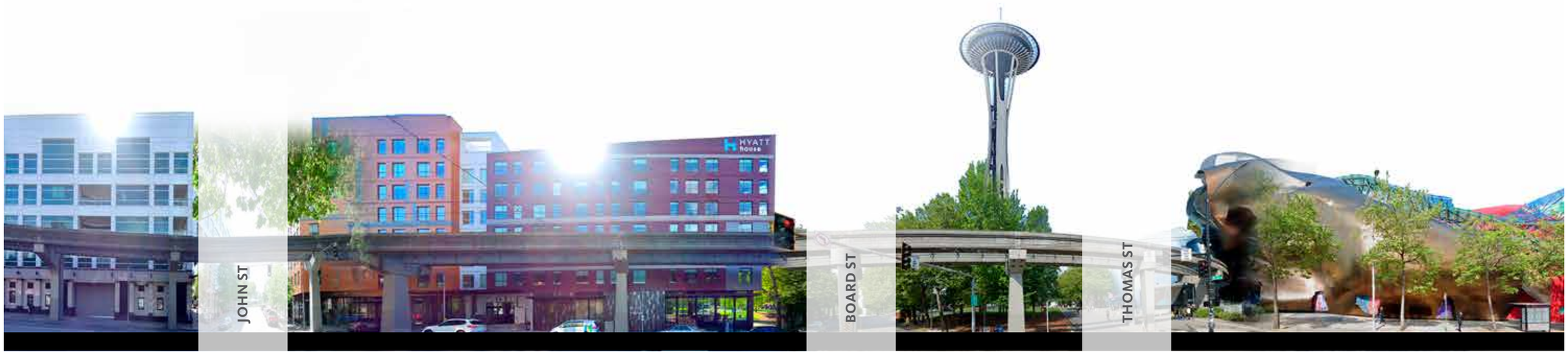
VIEW FROM SOUTH

VIEW FROM EAST

3.0 SITE ANALYSIS

Streetscape Photo-montage

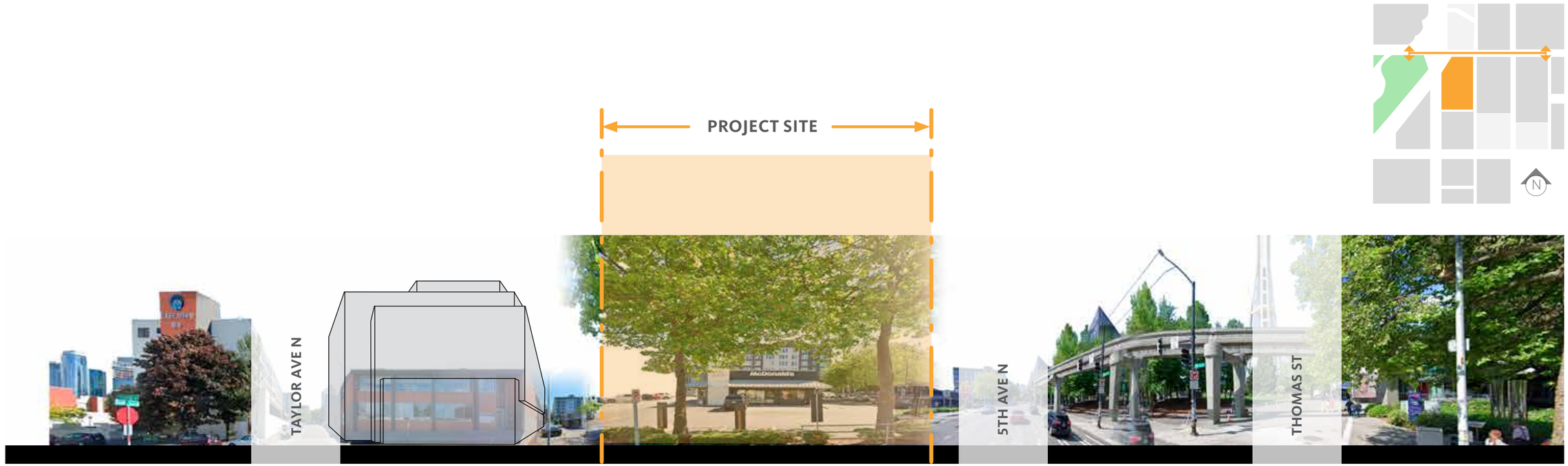
5TH AVENUE NORTH, FACING EAST



5TH AVENUE NORTH, FACING WEST

3.0 SITE ANALYSIS

Streetscape Photo-montage

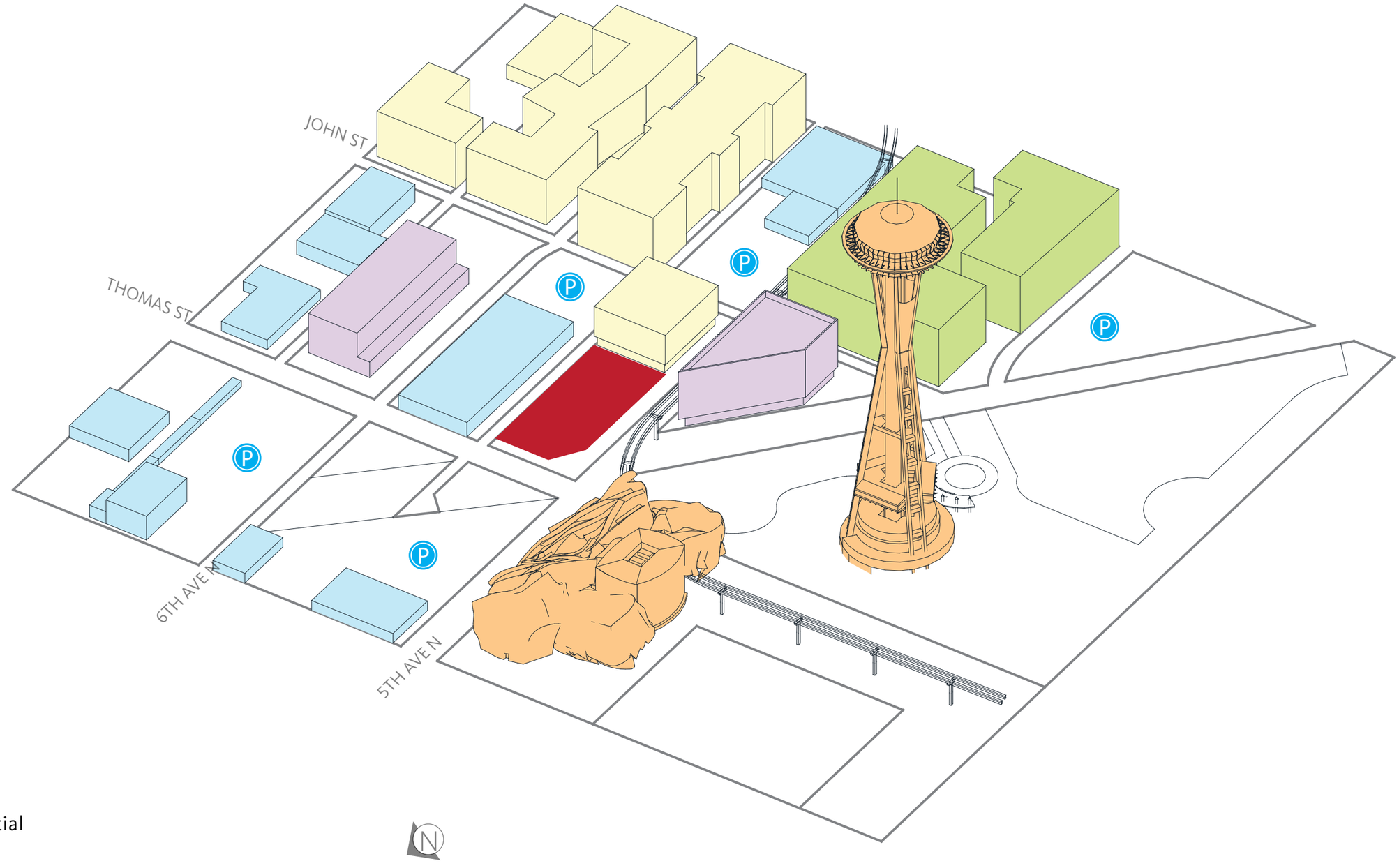


5TH AVENUE NORTH, FACING EAST

5TH AVENUE NORTH, FACING WEST

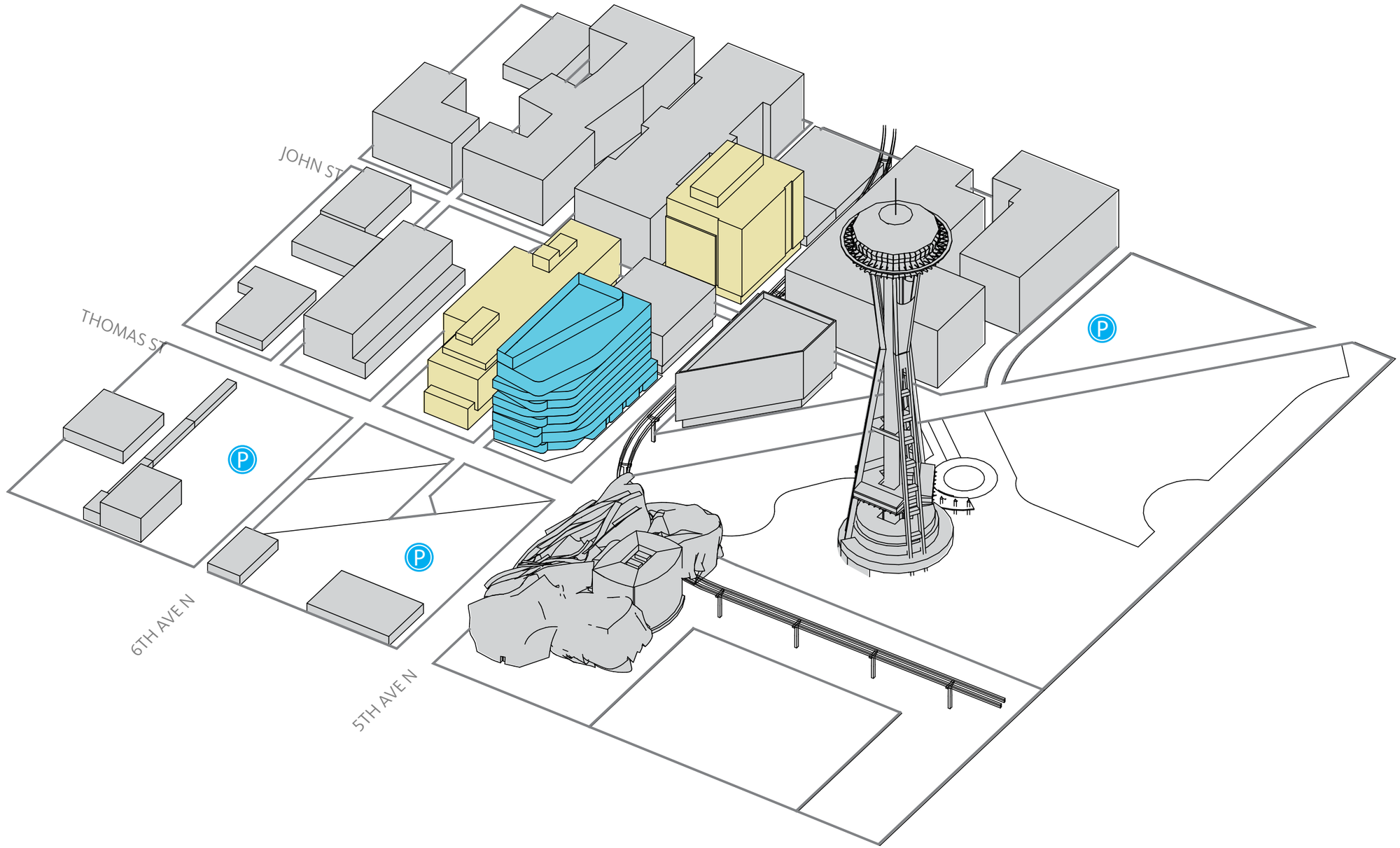
3.0 SITE ANALYSIS

Existing Massing + Uses



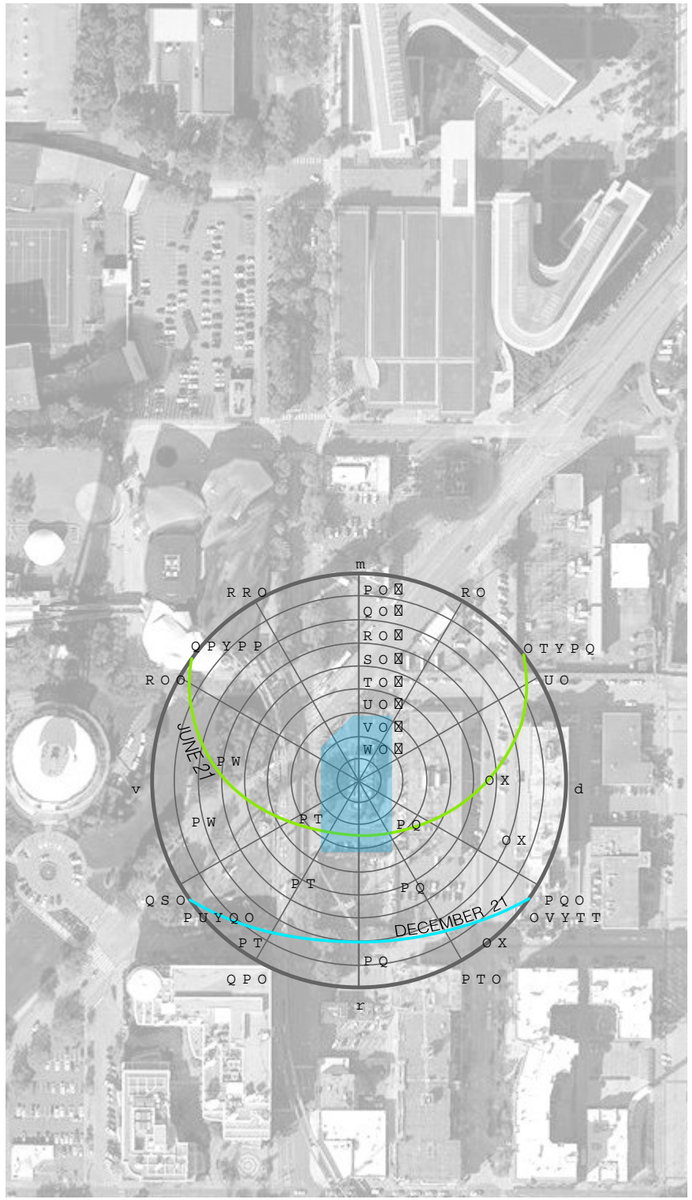
3.0 SITE ANALYSIS

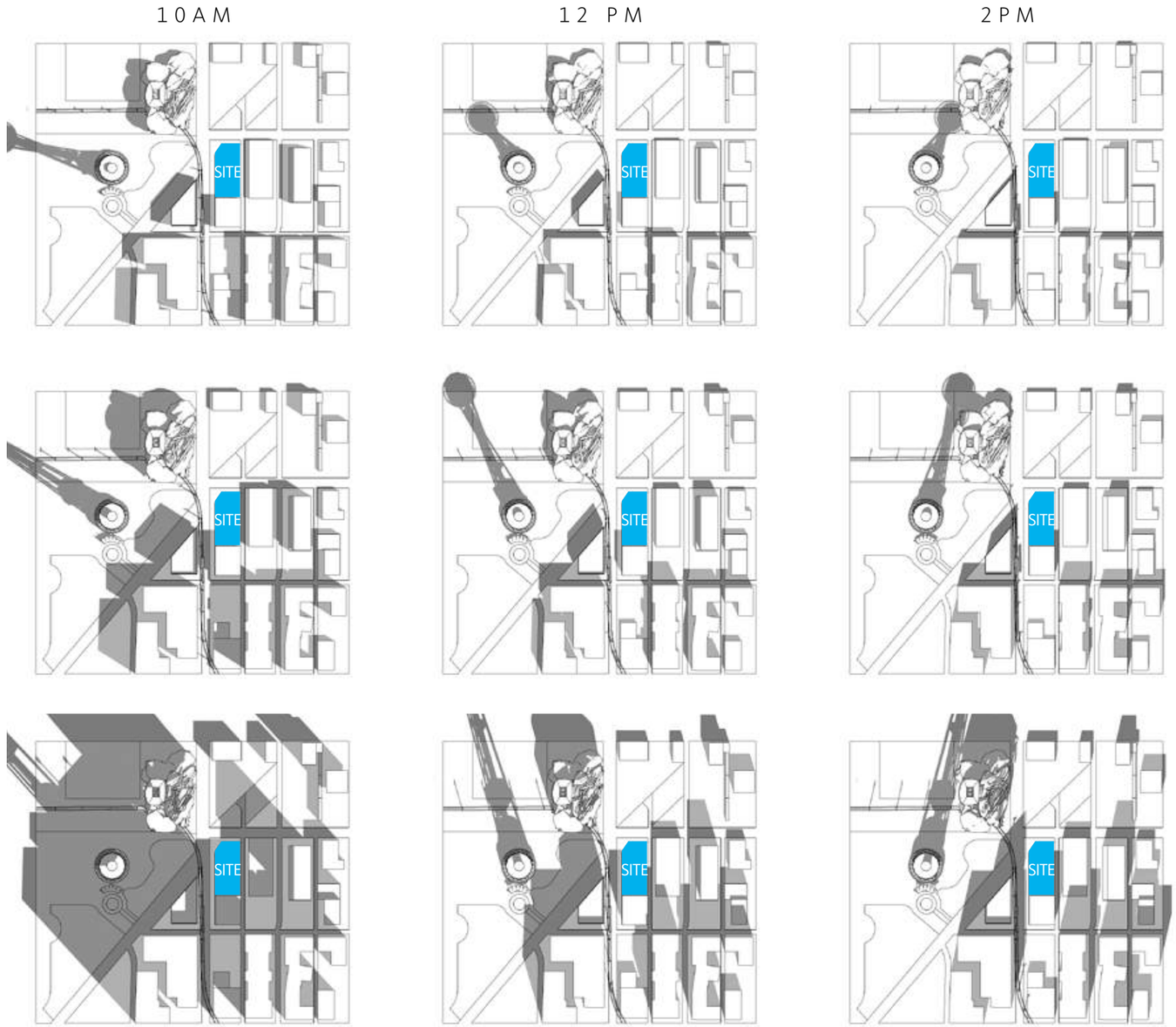
Proposed and Under Construction



3.0 SITE ANALYSIS

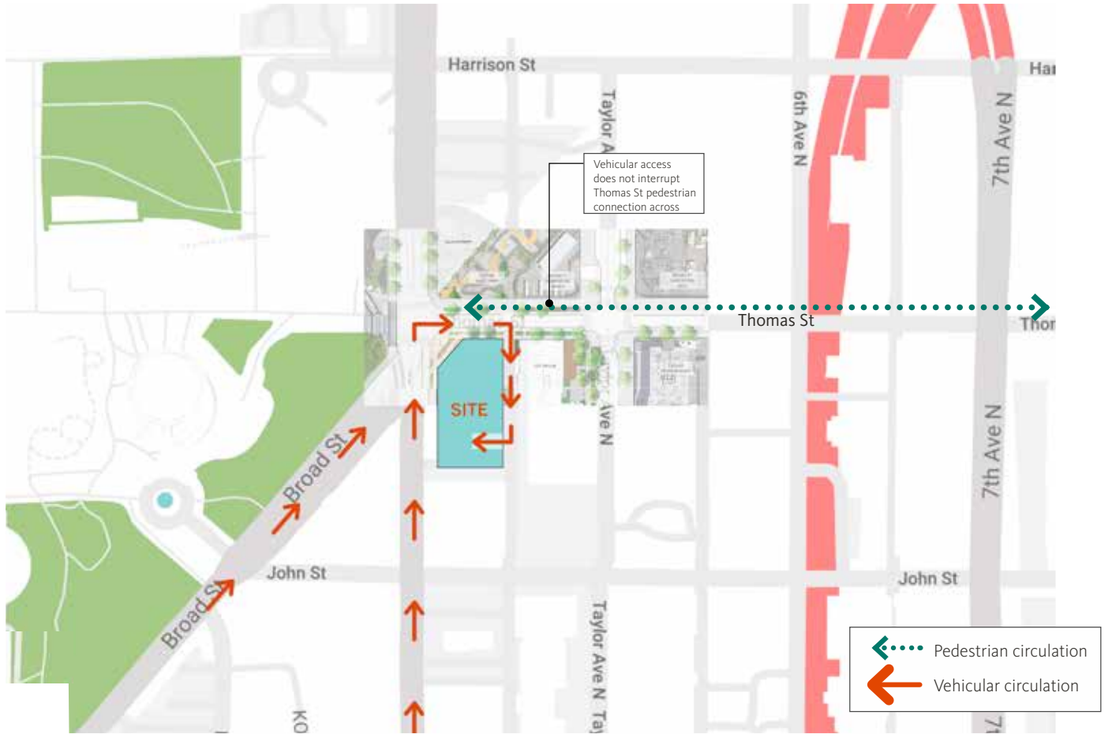
Shadow Study (Site with Existing Buildings)



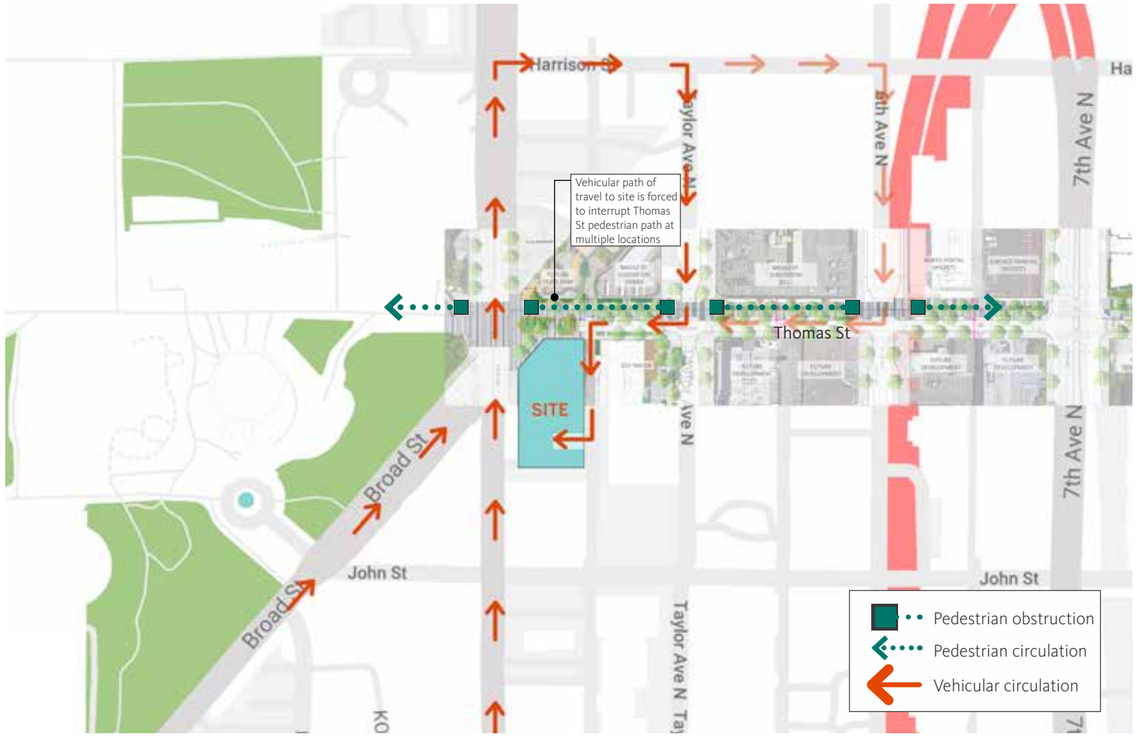


3.0 SITE ANALYSIS

Site Access



Current Site Access I 2013 Thomas Green St Concept Plan



Proposed Site Access I 2019 SDOT Proposed Thomas St Redesign

3.0 SITE ANALYSIS

New Concept Proposal - 2019 SDOT Prposed Thomas St. Redesign

3.0 SITE ANALYSIS

Proposed Site Design - Response to 2019 SDOT Proposed Thomas St Redesign

Woonerf Style Street Between 5th Ave N & Alley

4.0 ZONING DATA

Zone

SM-UP 160 (M)

Use SMC 23.48.005

A. The proposed uses of office, retail and accessory parking are permitted.
D. 5th avenue north is designated as class 1 pedestrian street and Thomas street is a Green Street, they will comply with the required street use

Uses for Seattle Mixed - Uptown SMC 23.48.705

B. Proposal does not provide flexible-use parking.

Transportation Management Programs SMC 23.48.710

A. The proposal will provide a transportation management plan.

FAR in SM-UP Zones SMC 23.48.720

A. Per Table A the FAR limits are as noted below:

Base FAR = 5
Max FAR = 7
Applicable to structures < 125 feet in height with non-residential uses

Max FAR = 25,933 X 7 = 181,531

C4. Street-level uses per 23.48.005.D meeting standards of 23.48.040.C are exempt from FAR calculations.

The proposal provides street-level uses on 5th ave & Thomas street

Extra Floor Area in Seattle Mixed Zones SMC 23.48.021

A1. The proposal is located within a local infrastructure project area and seeks extra floor area by providing public amenities as required by 23.48.021 And chapter 23.58.A.
C2. The proposal will satisfy the bonus non-residential floor area for affordable housing and child care by the payment option.
D. The development will meet the green building standard and will seek LEED (v4) gold certification and will provide a transportation management program per 23.48.710.

Extra Floor Area in SM-UP 160 Zone SMC 23.48.722

To achieve extra floor area above the base FAR the project will implement the following:

A1a. Achieve 65% of extra floor area for affordable housing and child care per 23.58A.024

A1b. Achieve 35 % of the extra floor area through TDR or TDP per sections 23.48.723 and 23.58A.042; or providing open space amenities according to Sections 23.48.724 and 23.58A.040.

TDR & TDP in SM-UP 160 Zone SMC 23.48.723

The proposal will satisfy the affordable housing impact mitigation program for commercial development with the payment option.

Bonus Floor Area for Open Space Amenities SMC 23.48.724

C. Open space amenities shall comply with applicable development standards per 23.58A.040

Structure Height SMC 23.48.025

C2. Open railings, planters, skylights, clerestories, greenhouses, parapets and firewalls may extend 4 feet above max. Height.
C4. Features such as stair penthouses, mechanical equipment and covered or enclosed common amenity may extend 15 feet above max. Height (coverage not to exceed 20% / 25%).
C7. Features listed under c4 and c5 above may increase to 65% of roof area if: all mechanical equipment is screened; no rooftop features are closer than 10 feet to the roof edge.
C9. Mechanical equipment and elevator penthouses to be screened with fencing wall enclosures or other structure.

Max Structure Width & Depth SMC 23.48.732

A. Max width & depth of a structure is 250' excluding below grade or partially below grade stories that don't extend >4' above sidewalk

Open Space Requirement SMC 23.48.735

A. 20 Square feet open space required for each 1,000 square feet of gross office space (if the SMUP project exceeds 95' in height and >85,000sf office use)
B. Open space may be provided on-site or off-site.
B1.A open space to meet requirements of 23.48.740.B and is accessible to all occupants of the building.
B1.B. Open space provided on site per this requirement is eligible for amenity feature bonuses per 23.48.021 When the followings are met: minimum horizontal dimension of 20'; the space is directly accessible to pedestrians from street; and, the space is available during normal business hours

Landscaping & Screening Standard SMC 23.48.005

A. Green factor score of 0.30 or greater required

D. Street trees required as determined by the director and director of transportation.

Required Parking and Loading SMC 23.48.080

A. Motor vehicle off-street parking per 23.54.015 Table A Section II. J. There is no minimum parking requirement in urban centers.
Bicycle parking is provided per 23.54.015 section K
B. Loading berths provided per 23.54.035.
3 loading berths provided for low-demand use building with a gross floor area between 160,001-264,000sf

4.0 ZONING DATA

Zoning Diagram_125' 8 floors above grade
MAXIMUM ZONING ENVELOPE & CONSTRAINTS

General Site Information

- Zone: SM-UP 160
- Overall lot: 25,933SF
- Base FAR 5: 131,210 SF
- Max FAR 7: 181,531 SF
- Typical Floor Area: Tower: 22,000 SF / Podium: 24,660 SF

Open Space Requirement

- 20 SF / 1,000 SF of GSF office = open space required if (>95' high & >85k gsf office)
- About 3,850 SF - 4,000 SF

Floor area exempted from FAR calcs

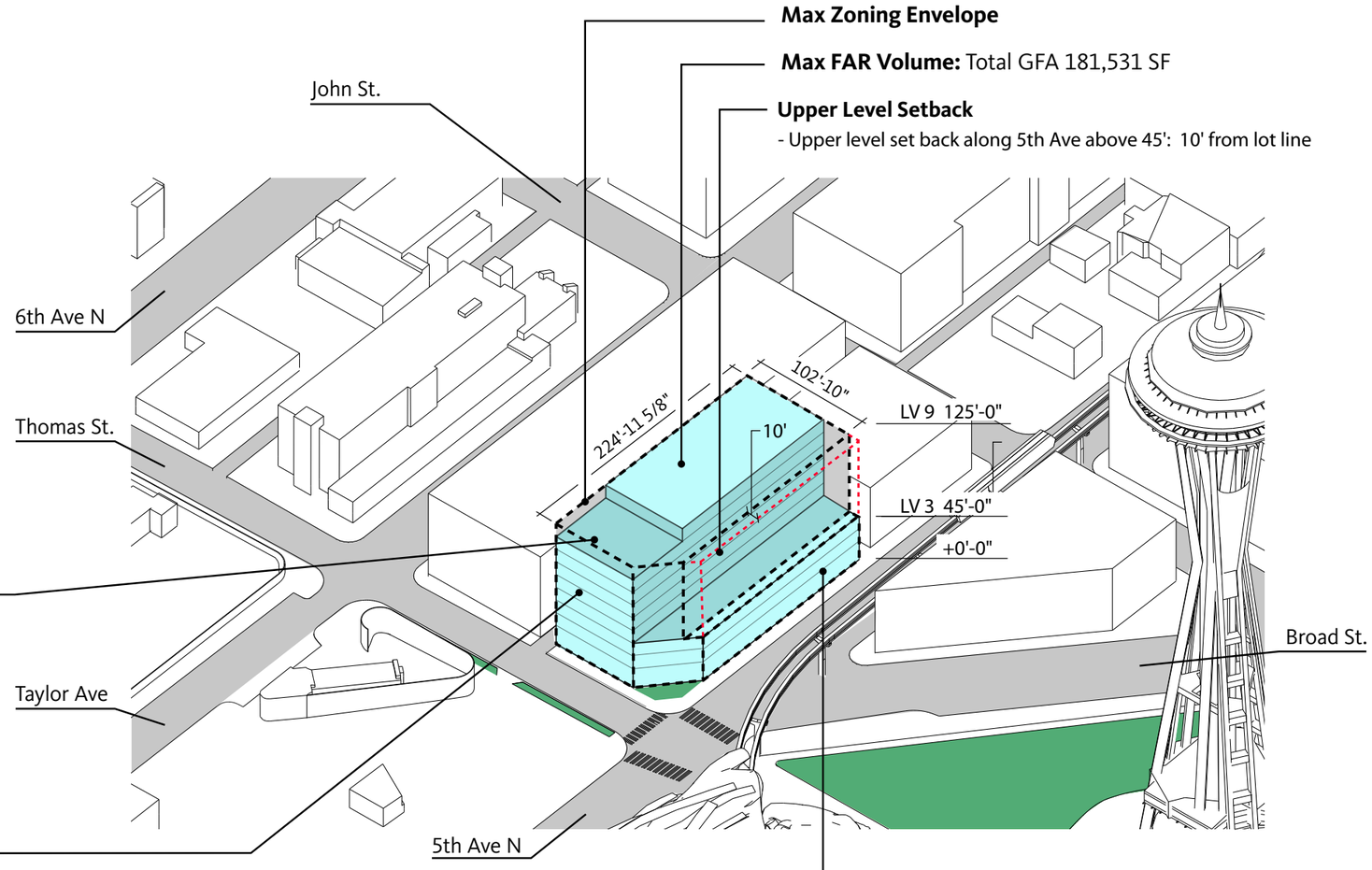
- Underground stories
- Portion of a story that extend<4' above existing or finished grade, whichever is lower, excluding access
- Mech allowance(for structure >65'), 3.5% of total chargeable GSF
- Mech equipment on the roof
- GSF for solar collectors/wind driven power generators
- Bike commuter shower facilities
- Bike parking for small efficiency dwelling units/congregate resi sleeping rooms

Rooftop Features

- Up to 4' : Railings, planters, skylights, clerestories, greenhouses, parapets, fire walls may extend up to 4' above max height limit with unlimited rooftop coverage
- Up to 15': Solar collectors, stair penthouses, mech equipment, atriums, play equipment, mesh fencing(at least 15' from edge); minor comm utilities devices, covered/enclosed common amenity area for structures >125'
- Up to 25': for structures>85': elevator penthouses
- Up to 45': for structures> 125': if servicing the rooftop open space/common recreational area, elev penthouses/mech equipment can go up to 45'. Coverage/ height requirements per 23.48.025C & 23.48.025 C4

Street Level Facade

Thomas St. (Green Street)
- 15' minimum height required
- Street facing façade may set back up to 12' from lot line if
  a. The setback is landscape(253.48.055.A.2);
  b. Additional setback allowed for up to 30% of the length of setbacked portion if this additional setback is 20' from corner
- Outdoor amenity area, other required open space or usable open space is not considered part of the setback
- Minimum 60% street facing facade (between 2'-8' height) must be transparent
- Blank façade limits: max 15' wide segments allowed(up to 30' per Director's approval); total width of blank façade= 40% of street-facing façade width
- Street-level use: min floor to floor =13' and 30' min deep from street front facade
- No required usable open space as lot is less than 30,000 sf
- No through-block pedestrian connection required as lot is less than 40,000 sf



Required Parking & Loading

- Loading Berth: low demand (office):2
- Office: 1 space/ 1,000 SF
- Lab, R&D: 1 space/ 1,500 SF
- Eating & drinking establishments: 1 space/ 250 SF
- Bike Parking
  a. Office/lab/R&D: long term: 1/2000 sf: short term: 1/10,000 sf
- 23.54.040 Solid Waste & Recycling material storage/access 500 sf

Street Level Facade

5th Ave (Class I Pedestrian)
- 45' minimum height required
- Primary Pedestrian entrance required to face 5th Ave
- Pedestrian street must be built to lot line for 70% of the length, excluding outdoor amenity area and required open space area
- Minimum 60% street facing facade (between 2'-8' height) must be transparent
- Blank façade limits: max 15' wide segments allowed(up to 30' per Director's approval); total width of blank façade= 40% of street-facing façade width
- Street-level use: min floor to floor =13' and 30' min deep from street front facade
- No required usable open space as lot is less than 30,000 sf
- No through-block pedestrian connection required as lot is less than 40,000 sf

DC2 Architectural Concept

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

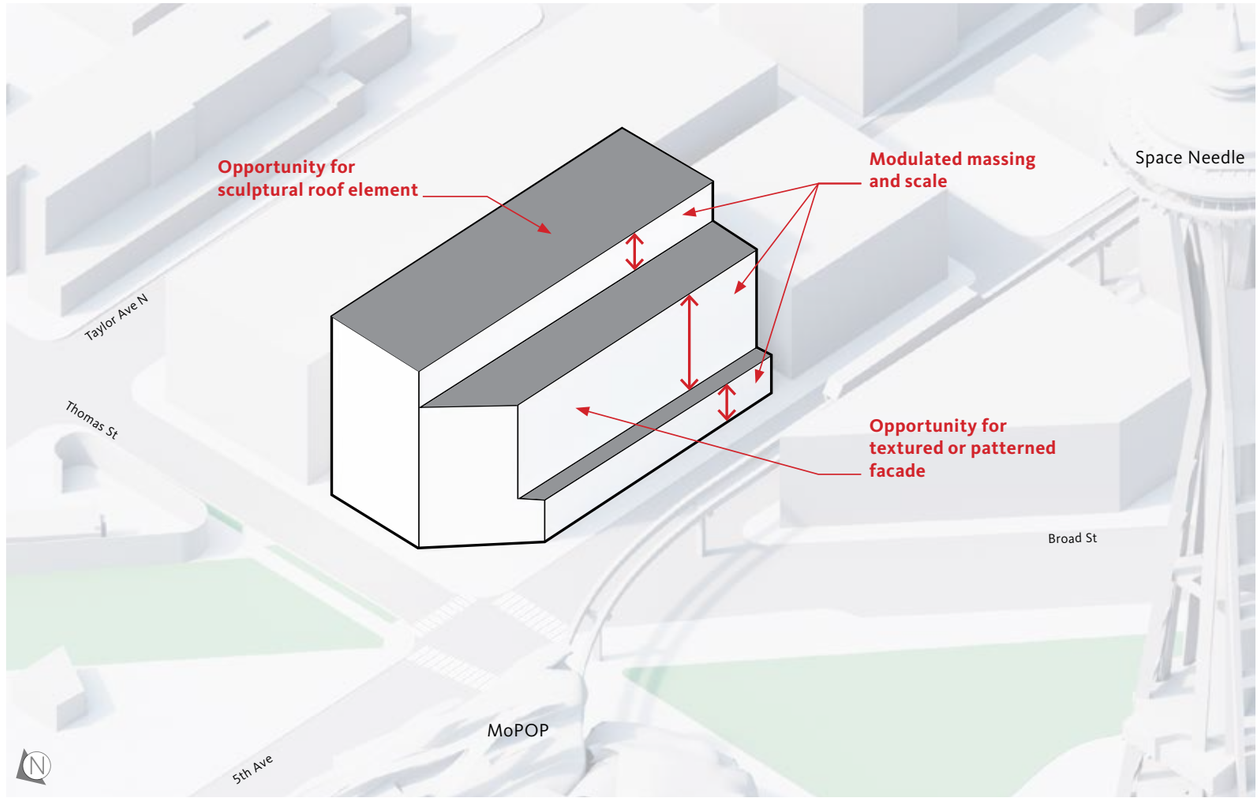
I. Architectural Context

V. 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 façade surfaces, bulk and scale shifts.

Tall Building Design Guidelines apply to the entire structure whenever any portion of the structure exceeds 85 feet in height. In Uptown this includes the area south east of the Seattle Center where base heights up to 165 feet are allowed, or areas of Uptown where the base height is 85 feet, but incentives may allow taller buildings.

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.
b. Tall Form Placement, Spacing & Orientation: Locate the tall forms to optimize the following: minimize shadow impacts on public parks, plazas and places; maximize tower spacing to adjacent structures; afford light and air to the streets, pedestrians and public realm; and minimize general impacts to nearby existing and future planned occupants.
c. Tall Form Design: Avoid long slabs and big, unmodulated 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 foorplates 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.
d. Intermediate Scales: To mediate the extra height/scale, add legible, multi-story intermediate scale elements: floor groupings, gaskets, of-sets, projections, sky terraces, layering, or other legible modulations to the middle of tall forms. Avoid a single repeated extrusion from base to top.
e. Shape & Design All Sides: Because tall forms are visible from many viewpoints/ distances, intentionally shape the form and design of all sides (even party walls), responding to differing site patterns and context relationships. Accordingly, not all sides may have the same forms or display identical cladding.
f. Adjusted Base Scale: To mediate the form's added height, design a 1-3 story base scale, and/ or highly legible base demarcation to transition to the ground and mark the 'street room' proportion. Tall buildings require several scale readings, and the otherwise typical single-story ground floor appears squashed by the added mass above.
g. Ground Floor Uses: Include identifiable primary entrances -scaled to the tall form - and provide multiple entries. Include genuinely activation uses or grade-related residences to activate all streets.
h. Facade Depth & Articulation: Use plane changes, depth, shadow, and texture to provide human scale and interest and to break up the larger façade areas of tall buildings, especially in the base and lower 100 feet. Compose fenestration and material dimensions to be legible and richly detailed from long distances.
i. Quality & 6th Elevations: Intentionally design and employ quality materials and detailing, including on all softs, balconies, exterior ceilings and other surfaces seen from below, including lighting, vents, etc.
j. Transition to the Sky & Skyline Composition: Create an intentional, designed terminus to the tall form and enhance the skyline (not a simple fat 'cut-of'). Integrate all rooftop elements and uses into the overall design, including mechanical screens, maintenance equipment, amenity spaces and lighting. Use wide photo simulations to study & design how the tall building will contribute to the overall skyline profile and variety of forms.



DC2 Architectural Concept

RESPONSE

I. Architectural Context
V. Tall Buildings

The building reflects the dynamic convergence of the major streets and monorail with setbacks to modulate the building mass. The two story podium along 5th Avenue is further articulated to create distinct pedestrian retail experiences. A series of green terraces provide additional scale and texture to the building. The top of the building will have a landscaped roof deck for tenants. The building proportion is expressed as a base, middle and top.

CS2 Urban Pattern & Form

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

I. Sense of Place

Use site identity features at Uptown Gateway locations (see Figure 1). Examples of identity features include art, welcoming or way-finding signage, distinct architecture or major public open space.

II. Adjacent Sites

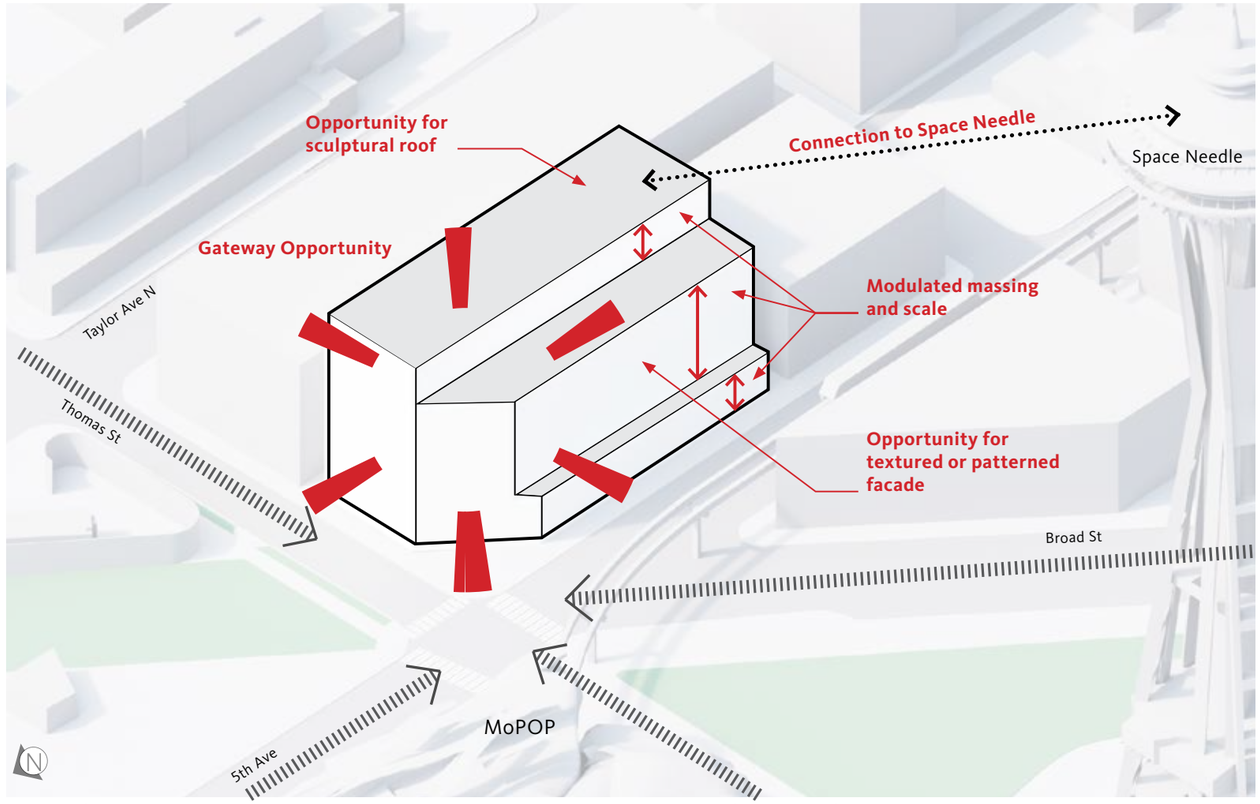
Buildings adjacent to the Seattle Center campus should be sited to create synergistic relationships and reinforce connections between the Seattle Center and the surrounding Uptown neighborhood.

DC2 Architectural Concept

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

I. Architectural Context

Architecture that emphasizes human scale, streetscape rhythm, quality detailing and materials is more important than consistency with a particular period or style. Uptown's evolving and dynamic architectural context embraces a range of historical styles, and modern innovate design that reflects the Uptown Arts and Cultural District.



CS2 Urban Pattern & Form

RESPONSE

I. Sense of Place
II. Adjacent Sites

The design expresses its proximity to Seattle Center and aims to create a distinctive building that will be a gateway to the Uptown neighborhood. Building amenites are expressed as a collection of unique volumes that will be legible from the exterior. A rooftop terrace for tenants will provide outdoor spaces for a multitude of uses and provides dramatic views of the city, Elliot Bay and the Space Needle.

DC2 Architectural Concept

RESPONSE

I. Architectural Context
V. Tall Buildings

The building reflects the dynamic convergence of the major streets and monorail with setbacks to modulate the building mass. The two story podium along 5th Avenue is further articulated to create distinct pedestrian retail experiences. A series of green terraces provide additional scale and texture to the building.

PL1 Connectivity

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

I. Enhancing Open Spaces

Locate plazas intended for public use at or near grade to promote both a physical and visual connection to the street. Where publicly accessible plazas abut private open space, use special paving materials, landscaping, and other elements to provide a clear definition between the public and private realms.

II. Adding to Public Life

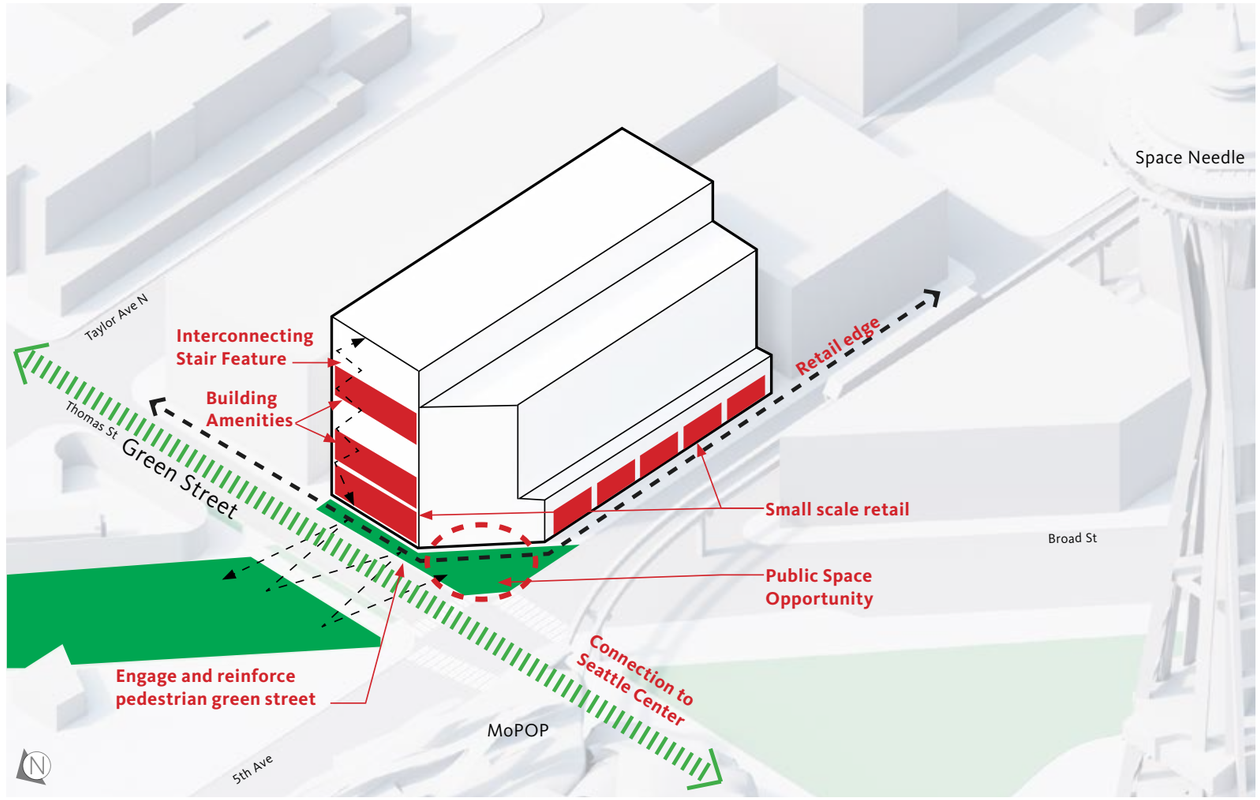
Opportunities to add to public life are especially important for street-facing facades that are adjacent to the Seattle Center.

III. Pedestrian Volumes and Amenities

a. Encourage streetscapes that respond to unique conditions created by Seattle Center. Design wide sidewalks, sturdy street furniture and durable landscaping to accommodate high pedestrian volumes and flow of event crowds.
b. Pedestrian amenities are especially encouraged in the Heart of Uptown, and along the Queen Anne Ave. and 1st Ave N corridors.
c. All of Uptown should be considered a “walking district.” New development should strive to support outdoor uses, activities and seating that create an attractive and vibrant pedestrian environment. Consider widening narrow sidewalks though additional building setback at street level.

II. Outdoor Uses and Activities

Encourage outdoor dining throughout Uptown.



PL1 Connectivity

RESPONSE

I. Enhance Open Space
II. Adding to Public Life
III. Pedestrian Volumes and Amenities
IV. Outdoor Uses and Volumes

Building amenities are stacked on the North side of the building to activate and engage the pedestrian experience along Thomas Street. A ground floor cafe will enhance the green street by providing a food and beverage destination which the neighborhood currently lacks. Outdoor seating for cafe spills out and will also create connections to the street, and activate the corner for a better public open space.

An interconnecting feature stair that links the vertical stack of amenities along Thomas Street will encourage physical movement within the building while providing views to the exterior. This feature stair embraces and reinforces health and well-being aspects of the green street.

Retail along 5th Avenue provides a series of small scale storefronts to provide modulation and visual interest for pedestrians.

5.0 PRIORITY DESIGN GUIDELINES

Summary of Early Public Outreach

Comments from Early Public Outreach

• Building
One attendee inquired what type of building is being constructed at this location.

• Design
One attendee inquired how the building will be oriented toward the street.

• Height
One attendee inquired how tall the building will be, why the project team is not reaching the full allowable height and what leads to that decision.

• Landscape
One attendee inquired whether the south buffer landscape will be visible from ground level, and whether the trees on-site will be knocked down.

• Rooftop
One attendee inquired what will be put on the rooftop of the building.

• Set-Backs.
One attendee inquired where the building edge will go.

Comments from Uptown Land Use Committee

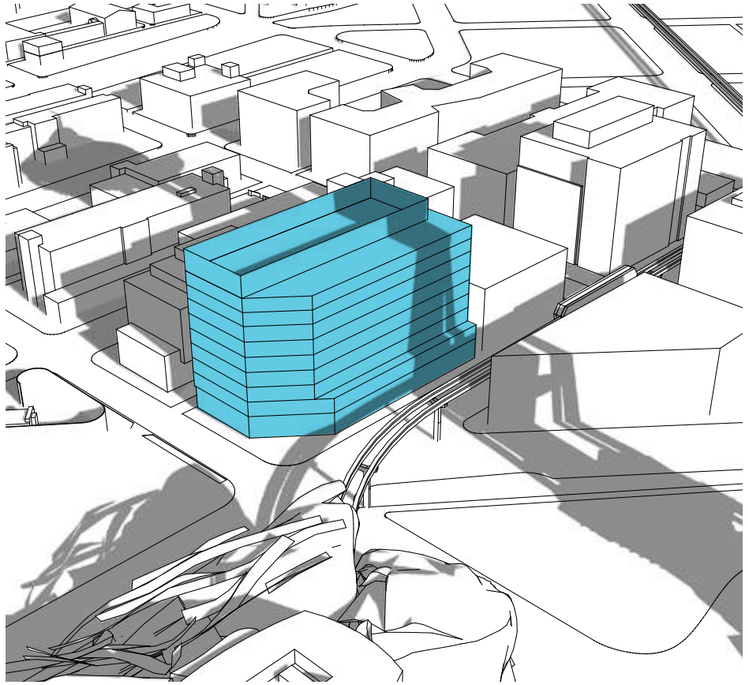
• Site & Context
-The proposed concept design was well received by LURC members
-The proposed office entry location along 5th Ave N is appropriate and supported by LURC.
-Parking garage entry off the alley was well received.

• Sense of Place
-The design team is aware of the importance of the corner and has proposed incorporating a corner plaza and enhanced open space which works well based on its location
- The ”preferred” architectural massing presented has a pleasant design

• Public Life + Connectivity
-Retail: Current design reflects attractive, well design retail on both 5th Ave N and Thomas St. LURC members appreciated the proposed design gestures
-Uptown LURC encourages streetscapes that respond to unique conditions which needs to be addressed
-The entry along 5th Ave N should be designed to encourage human interaction at the sidewalk level
-Design entries must be pedestrian friendly and design team should review the Uptown-specific guidelines identified in PL3

• Architectural Design
-The proposed preferred design which the design team described as a “vertical village” is appropriate and supported by UP-LURC. Noted was the need for architecture detail as the design progresses.
- The design team described the inclusion of vertically placed amenity spaces including a visible roof deck, a prominent exterior staircase that is meant to interplay with the skate park.
-LURC members found the preferred scheme to have interesting massing at the corner with a very different and playful architectural language. LURC has long championed architectural diversity and interesting, different looking buildings – to better reflect the adjacent arts and culture uses.

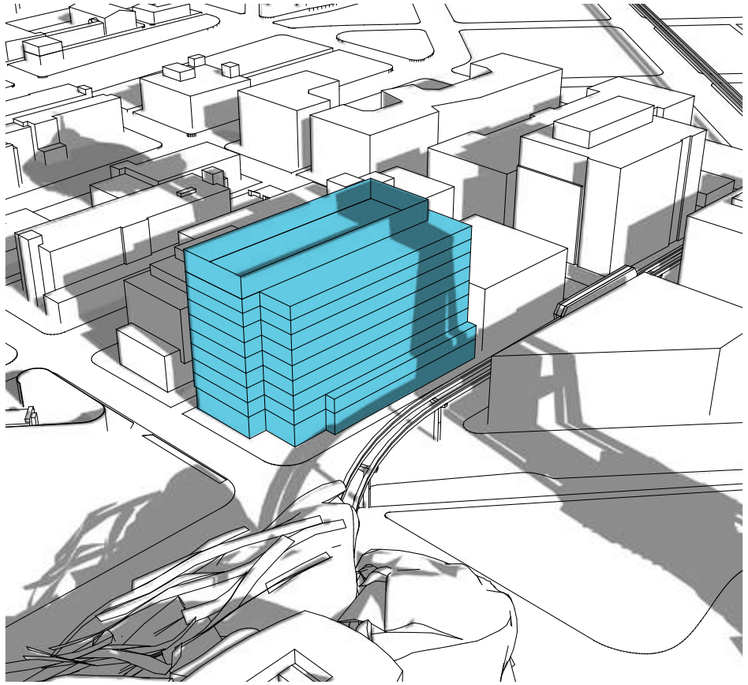
Summary of Alternatives



Scheme A - Extrude

Pros
- Simple massing
- Maximizes FAR
- Code compliant

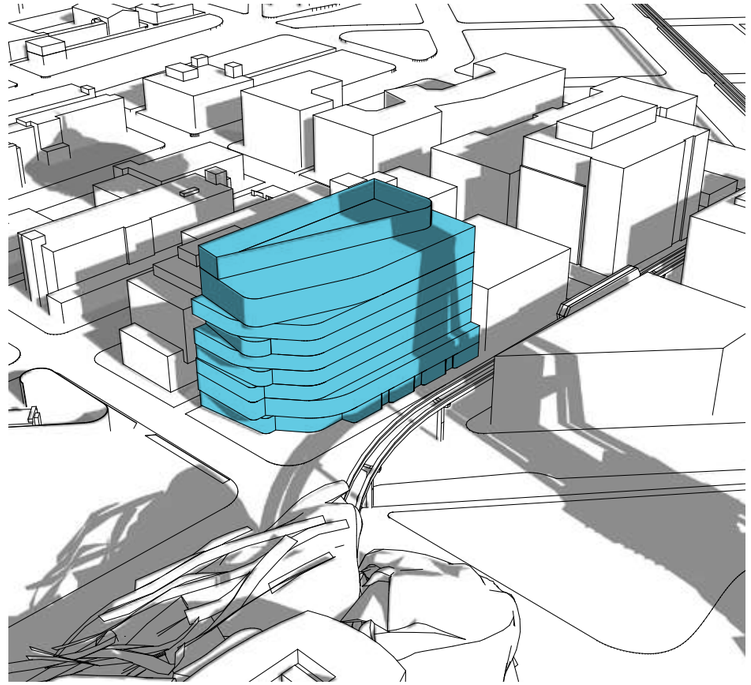
Cons
- Minimal pedestrian interaction
- Does not respond to surrounding context
- Does not create a gateway



Scheme B - Cut

Pros
- Carved out corner starts to create pedestrian spaces
- Building mass is simple with multiple scales
- Code compliant

Cons
- Does not respond to surrounding context
- Minimal pedestrian interaction
- Does not have a strong gateway presence
- Ground floor is not articulated



Scheme 3 _ Vertical Village Preferred

Pros
- Dynamic form responds to surrounding context
- Unique architectural expression signifies gateway
- Articulated ground floor provides a finer scale and visual interest for pedestrians
- Rooftop amenities provide visual connection to Space Needle and views of surrounding area
- Code compliant

6.0 ARCHITECTURAL CONCEPTS

Scheme A - Extrude

CONCEPT

A simplified form which maximizes the building envelope and floor area ratio

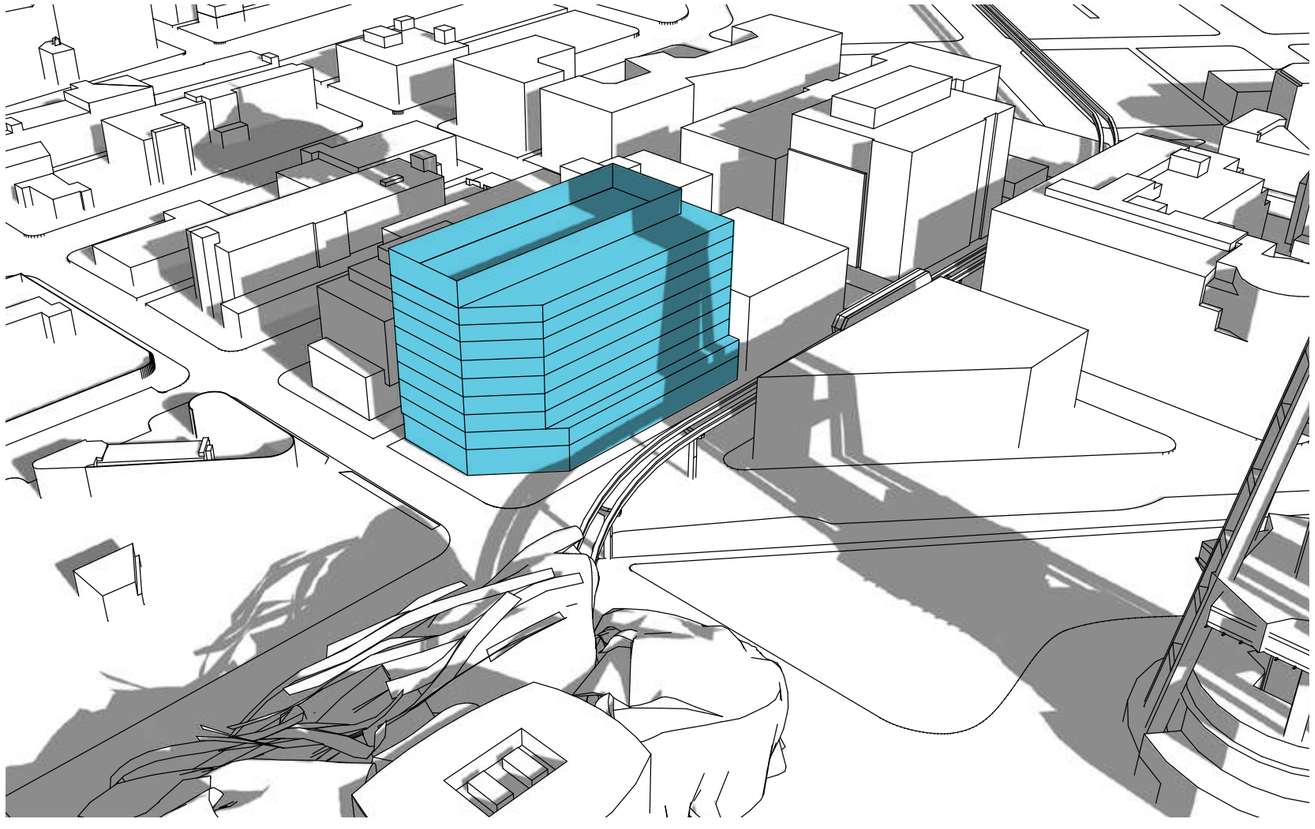
AREA SUMMARY

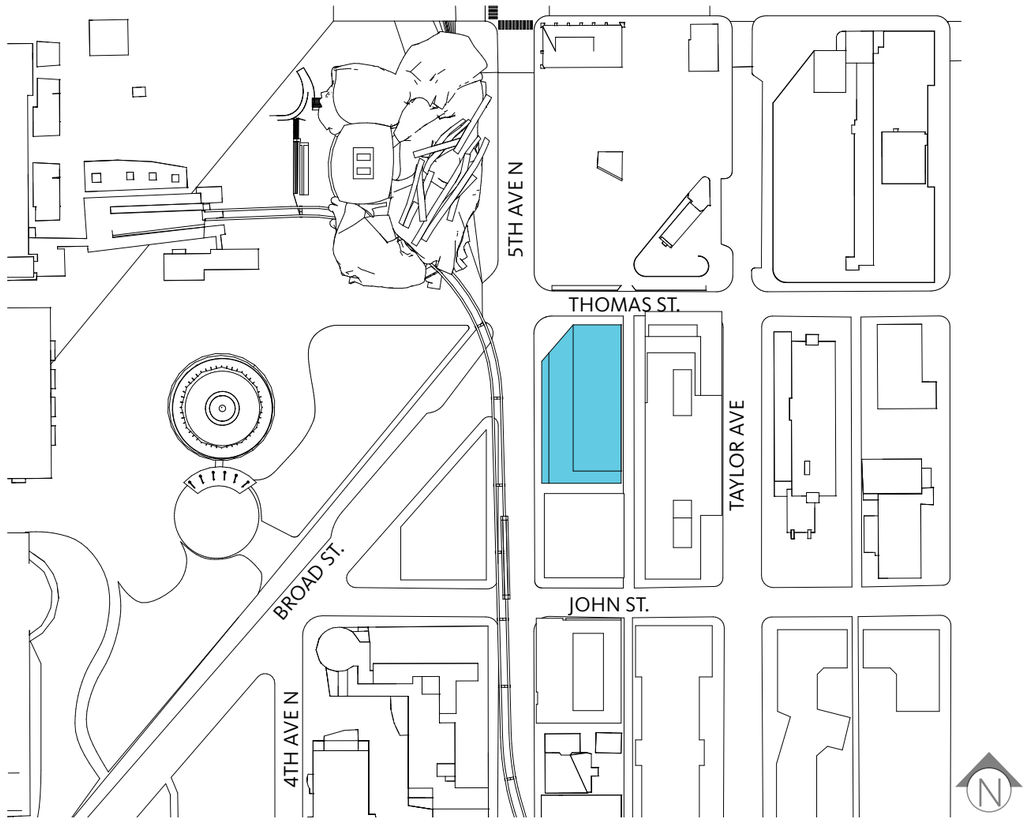
204,006 SF
99 Parking Stalls Provided

PROS & CONS OF MASSING

Pros
- Simple massing
- Maximizes FAR
- Code compliant

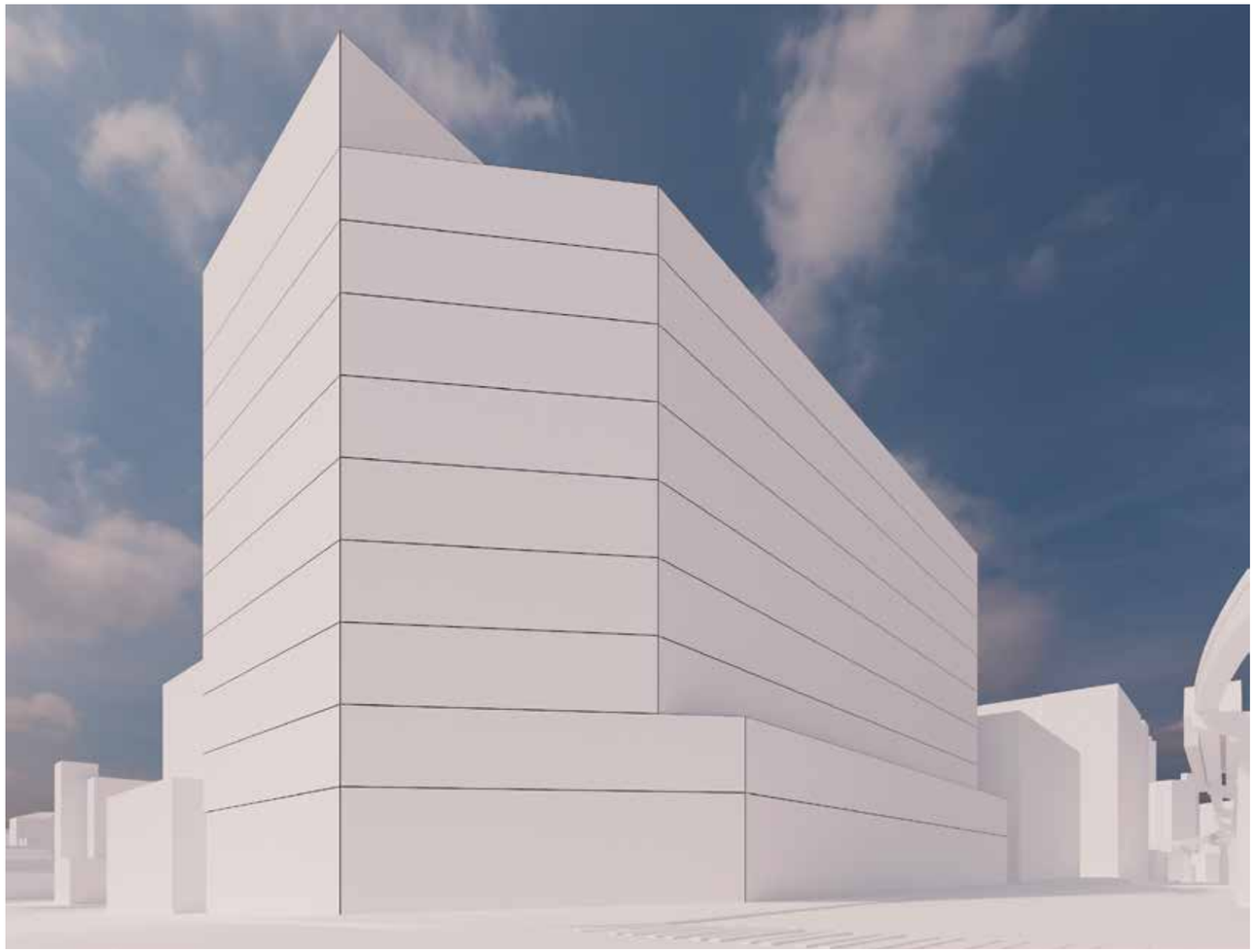
Cons
- Minimal pedestrian interaction
- Does not respond to surrounding context
- Does not create a gateway



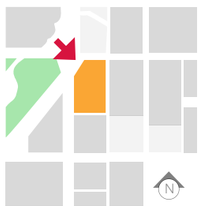


6.0 ARCHITECTURAL CONCEPTS

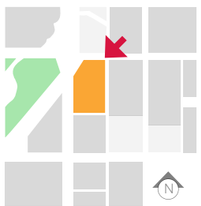
Scheme A - Extrude



View from Seattle Center facing Southeast

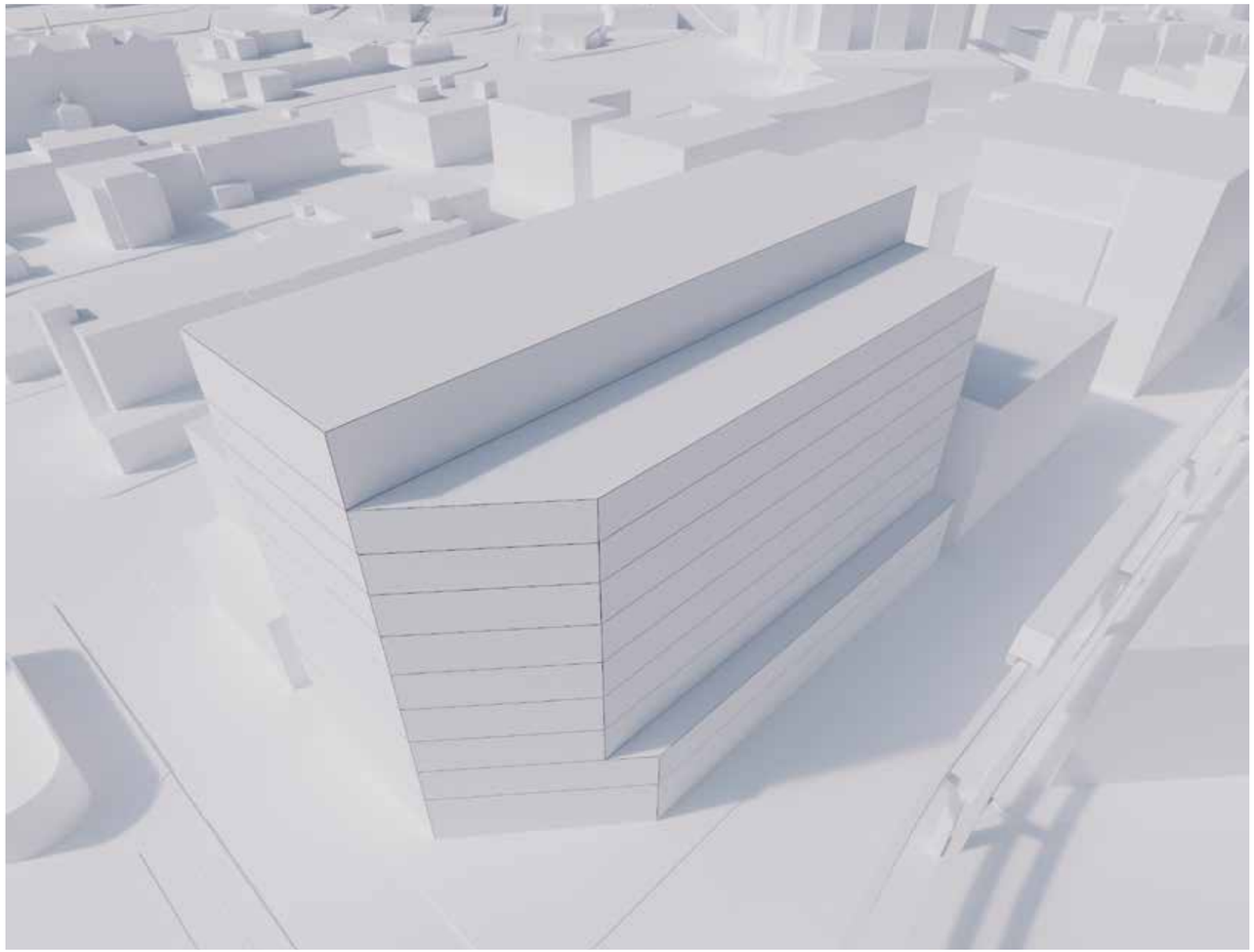


View facing Southwest

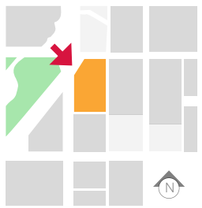


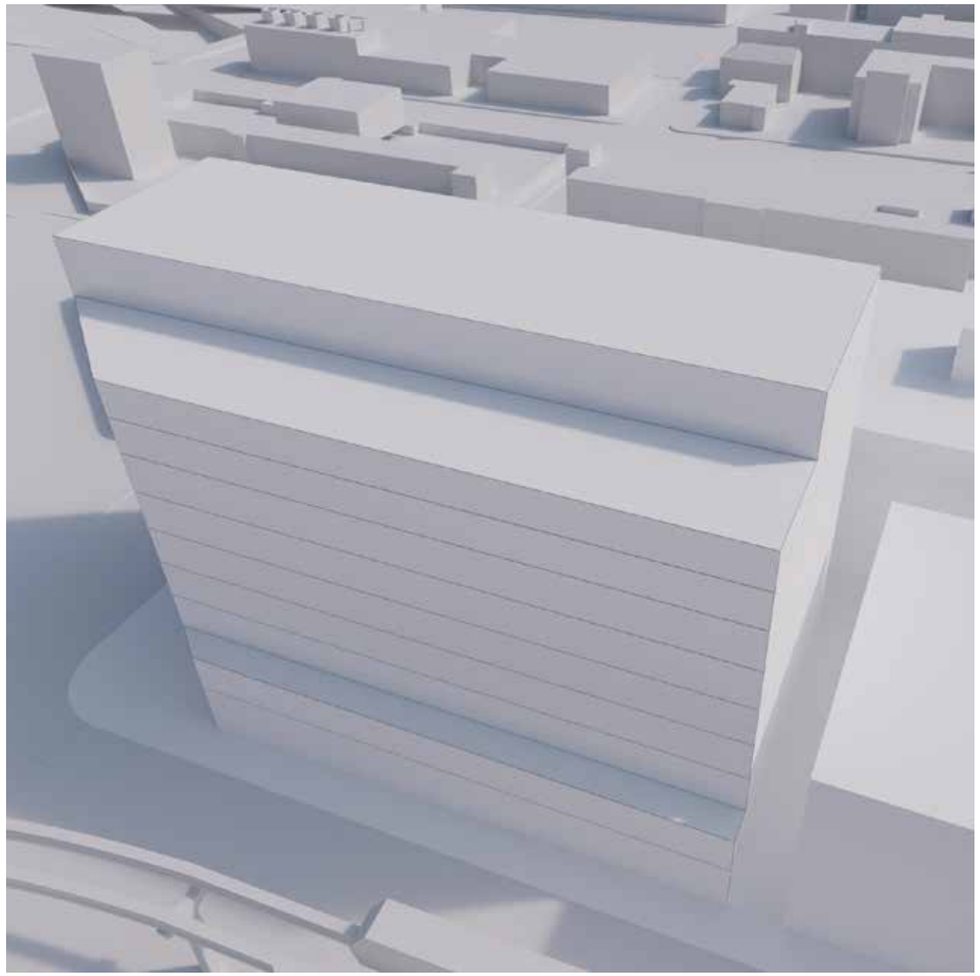
6.0 ARCHITECTURAL CONCEPTS

Scheme A - Extrude



Aerial View facing Southeast

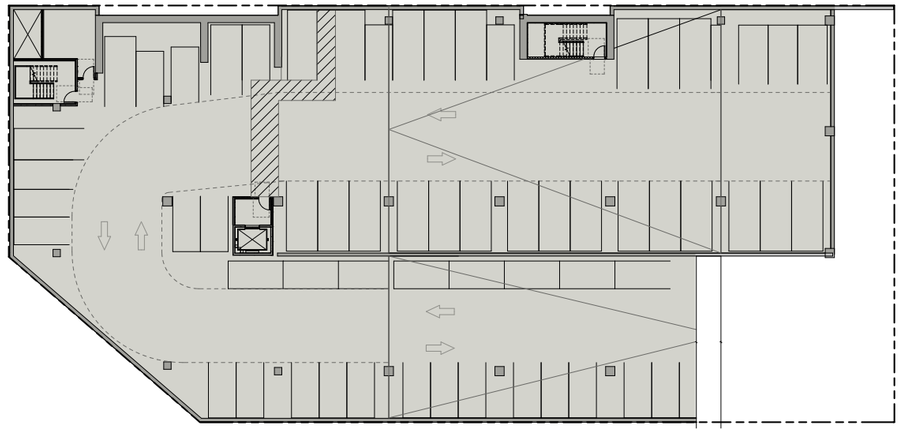




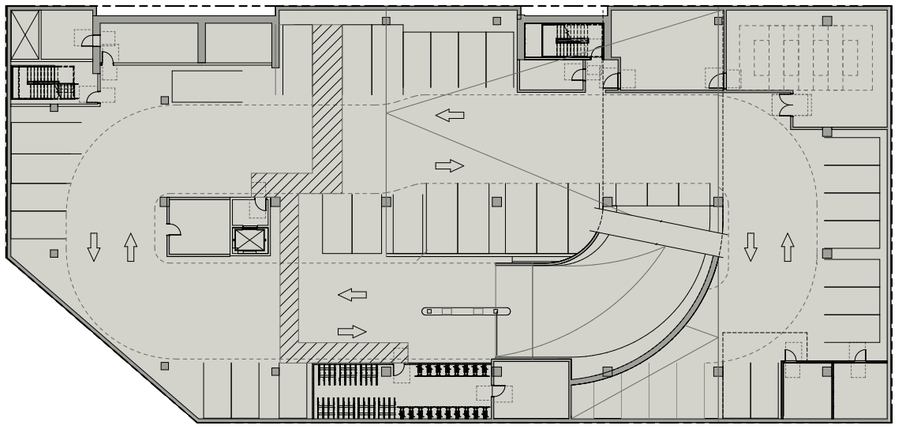
View facing Northeast
15’ easement from property to the South

6.0 ARCHITECTURAL CONCEPTS

Floor plans

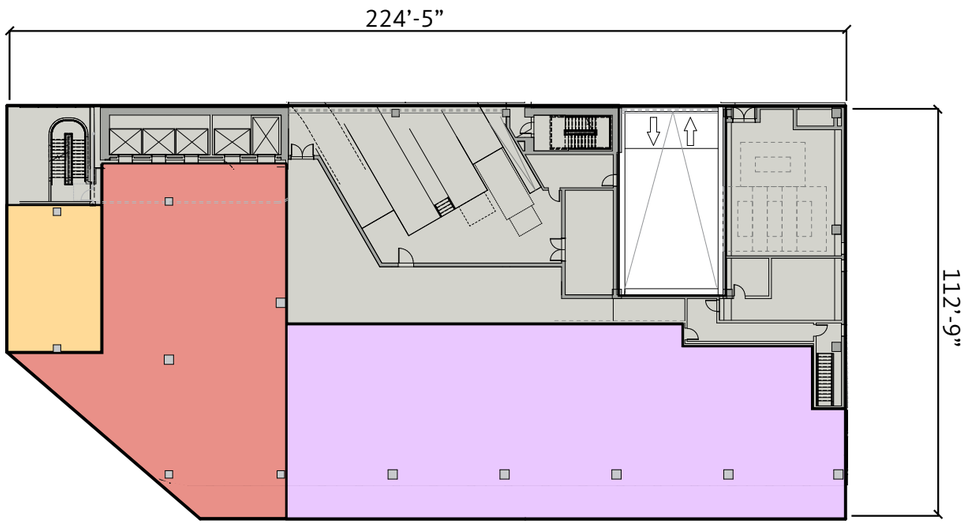


Level P2

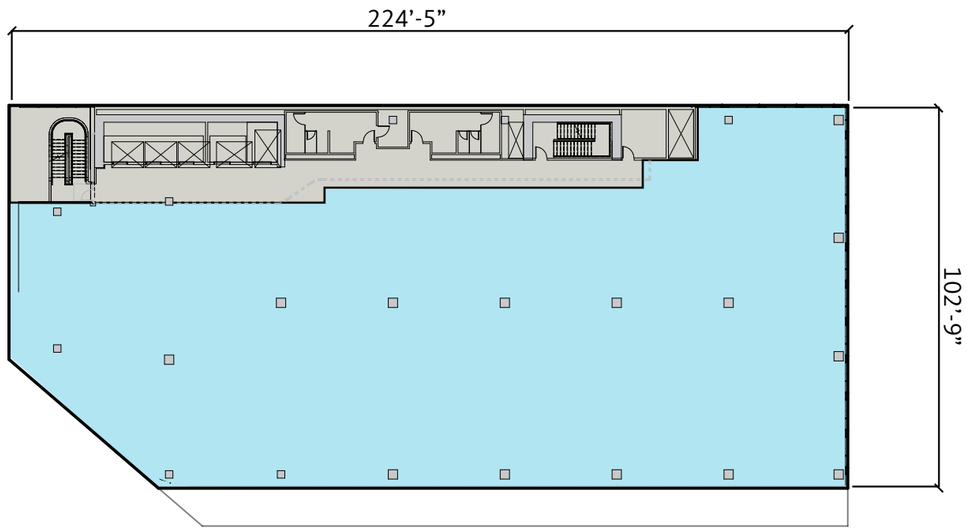


Level P1

- Food & Beverage
- Retail
- Office
- Terrace
- Landscaped Roof
- Amenity
- Lobby
- Garage / BOH

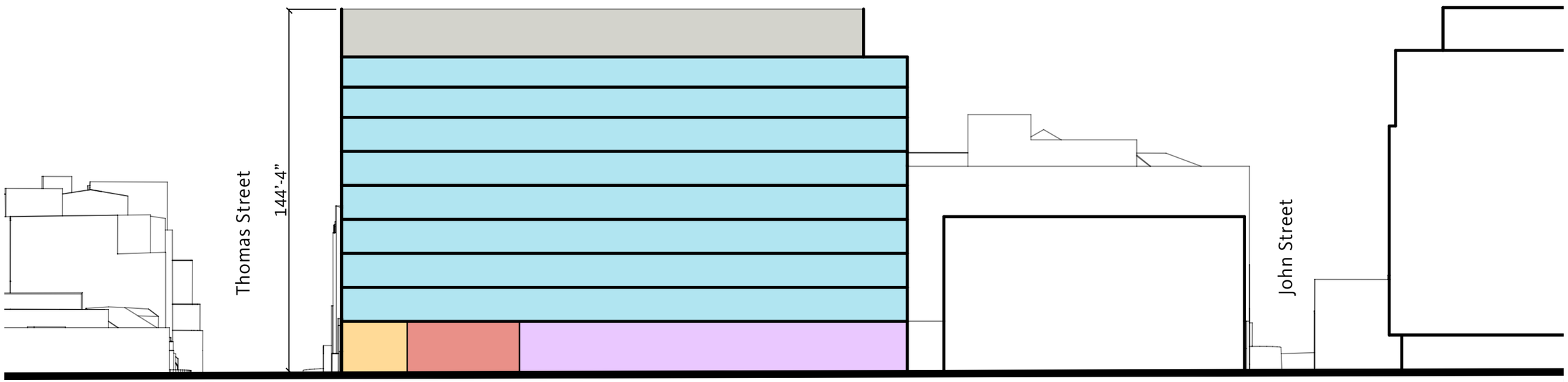


Level 1



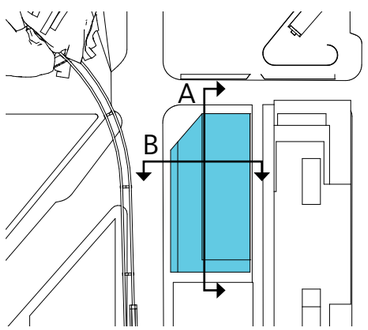
Typical Office Level

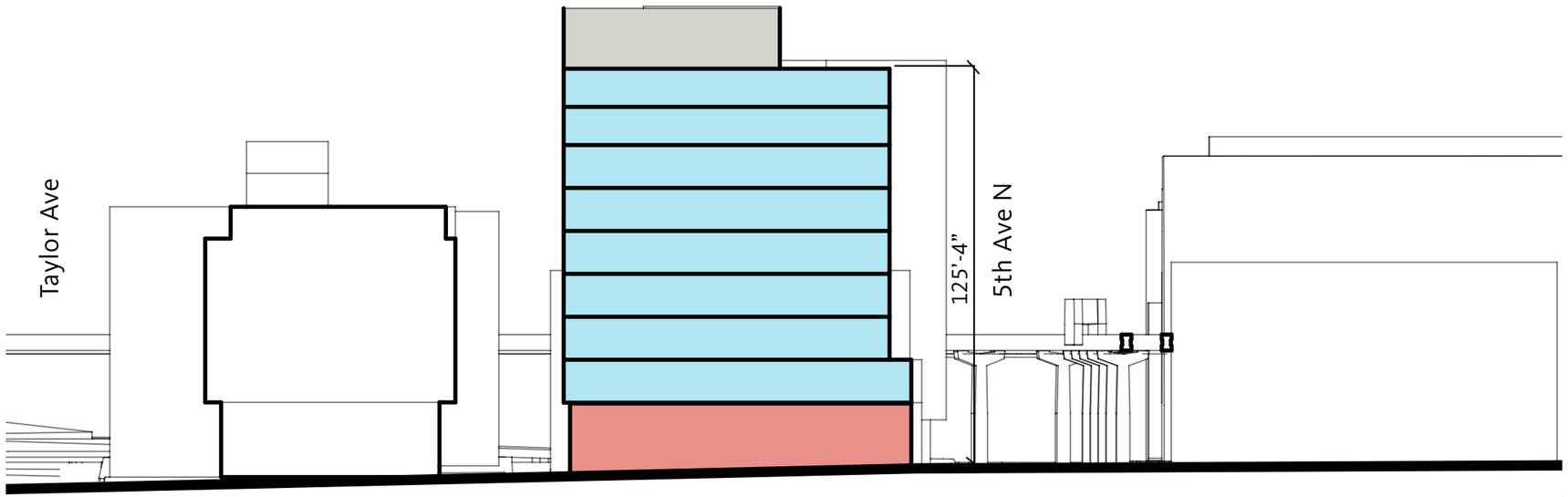
Scheme A - Extrude



Section A

- Food & Beverage
- Retail
- Office
- Terrace
- Landscaped Roof
- Amenity
- Lobby
- Garage / BOH





Section B

6.0 ARCHITECTURAL CONCEPTS

Scheme B - Cut

CONCEPT

A simplified form with a notched corner to provide additional area for streetscape activation.

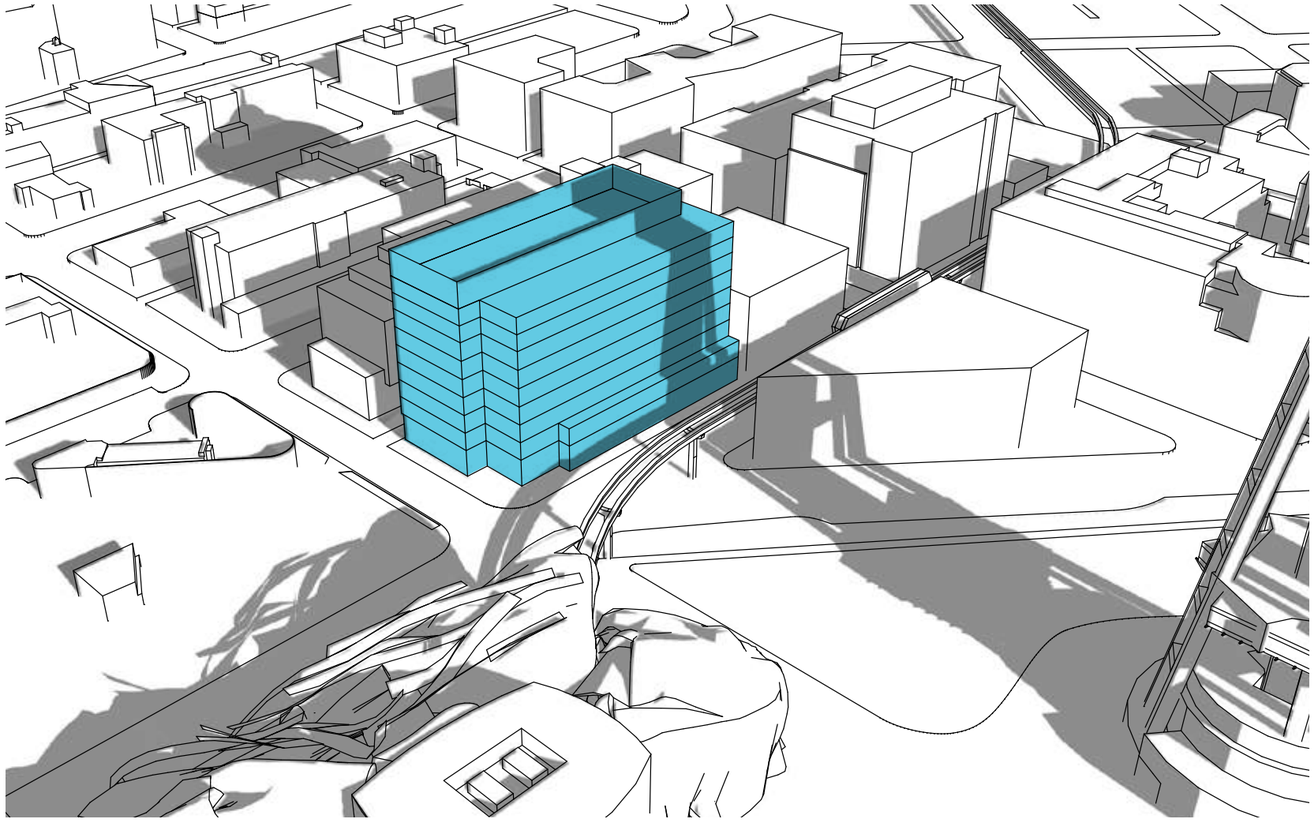
AREA SUMMARY

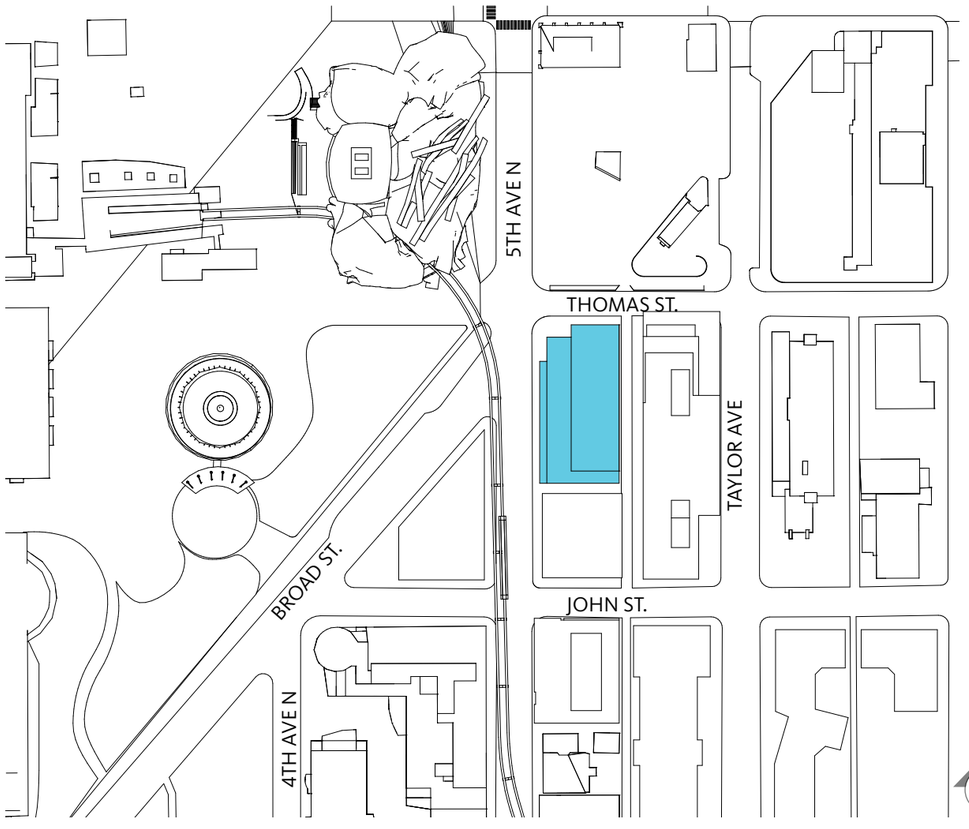
204,653 SF
99 Parking Stalls Provided

PROS & CONS OF MASSING

Pros
- Carved out corner starts to create pedestrian spaces
- Building mass is simple with multiple scales
- Code compliant

Cons
- Does not respond to surrounding context
- Minimal pedestrian interaction
- Does not have a strong gateway presence
- Ground floor is not articulated

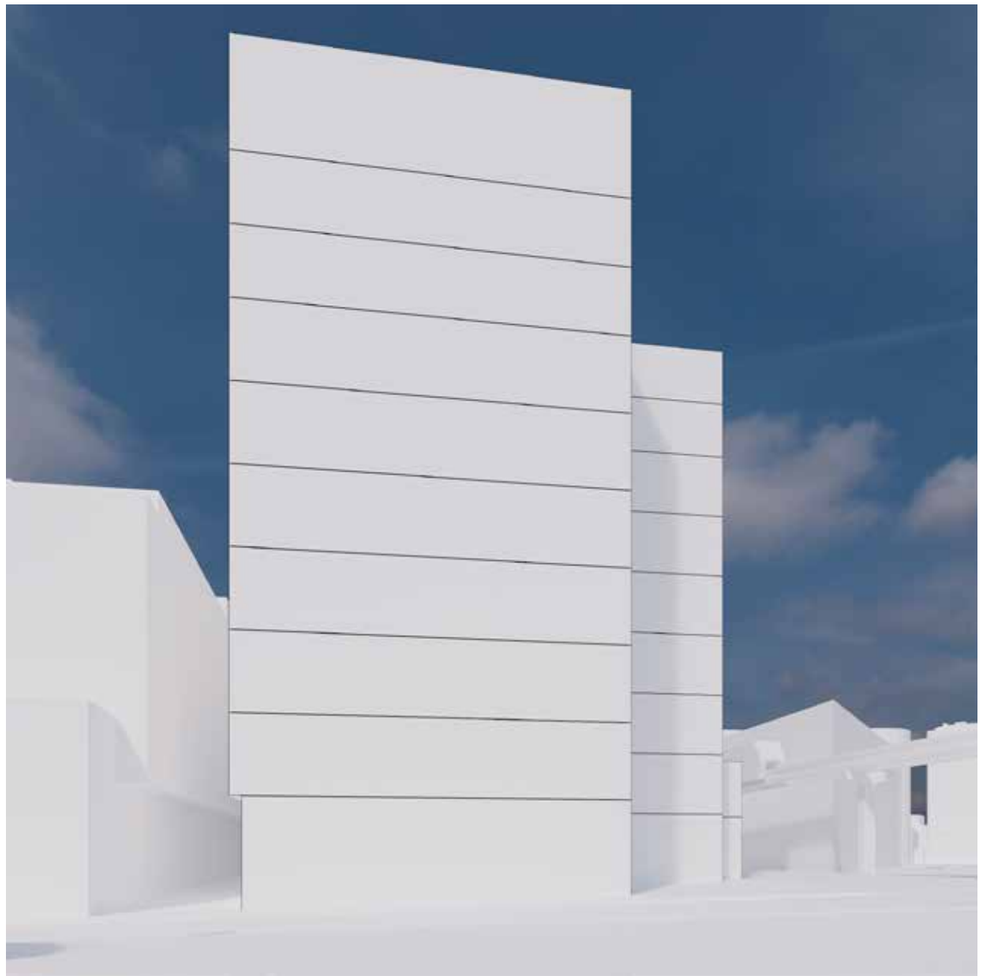




6.0 ARCHITECTURAL CONCEPTS

Scheme B - Cut

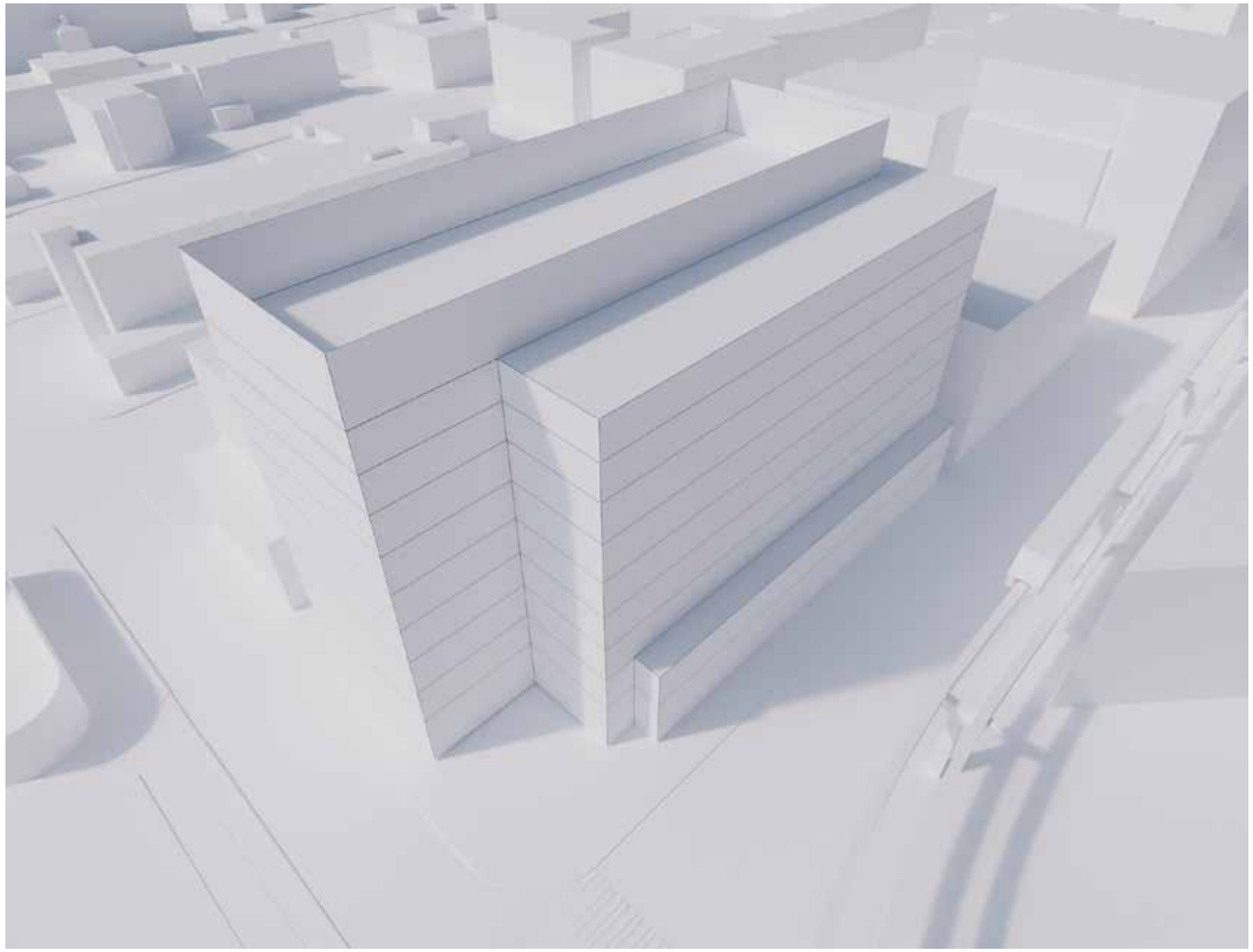
View from Seattle Center facing Southeast



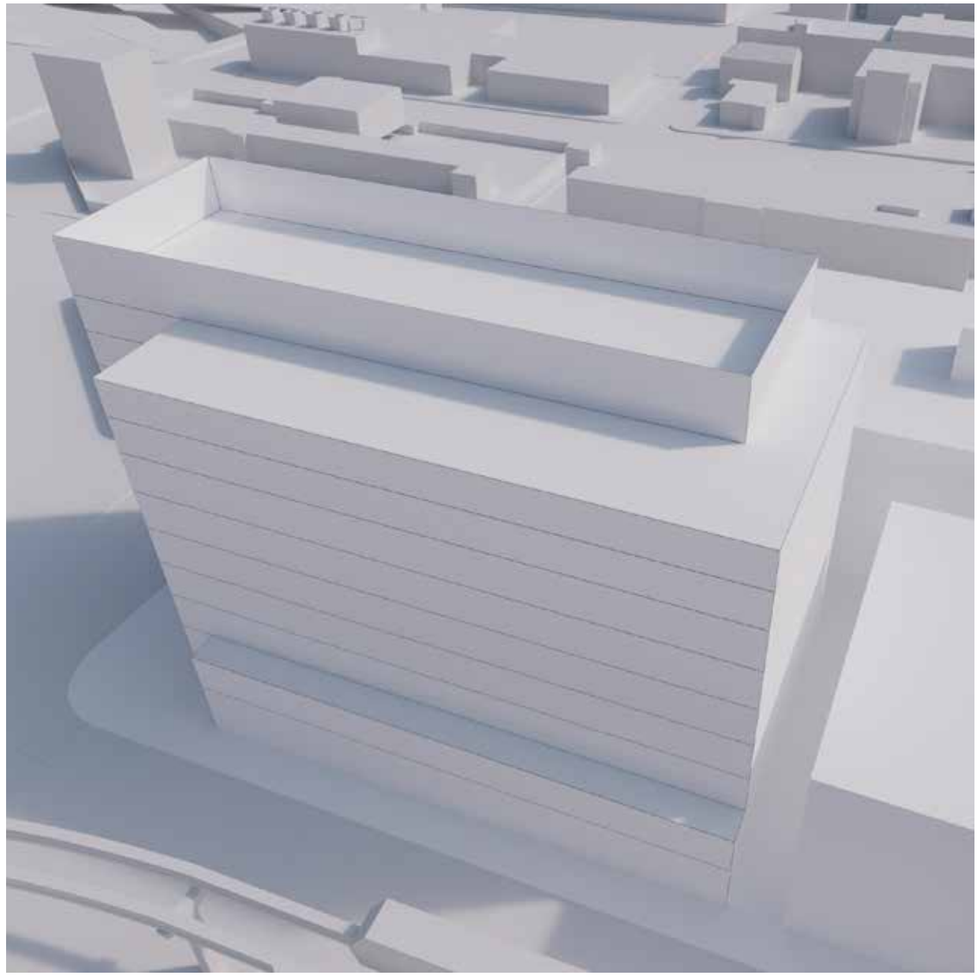
View facing Southwest

6.0 ARCHITECTURAL CONCEPTS

Scheme B - Cut



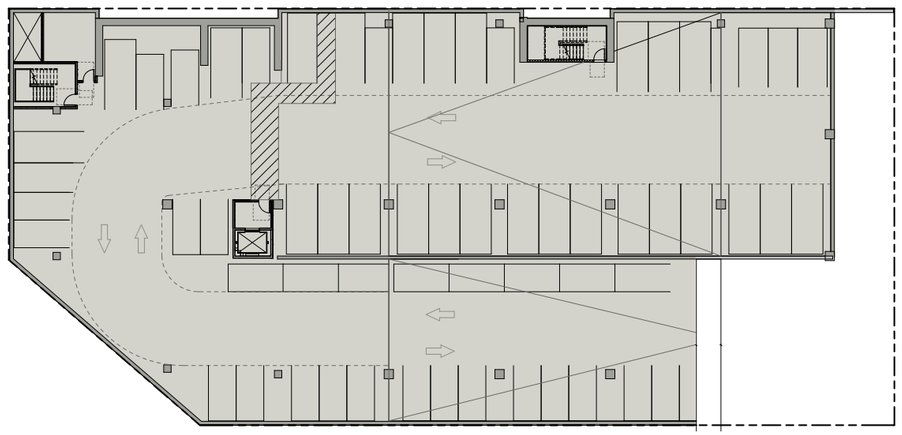
Aerial View facing Southeast



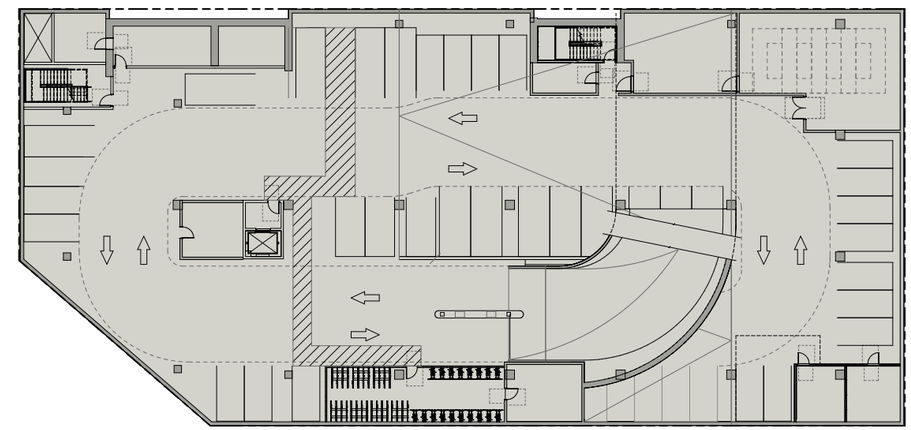
View facing Northeast
15’ easement from property to the South

6.0 ARCHITECTURAL CONCEPTS

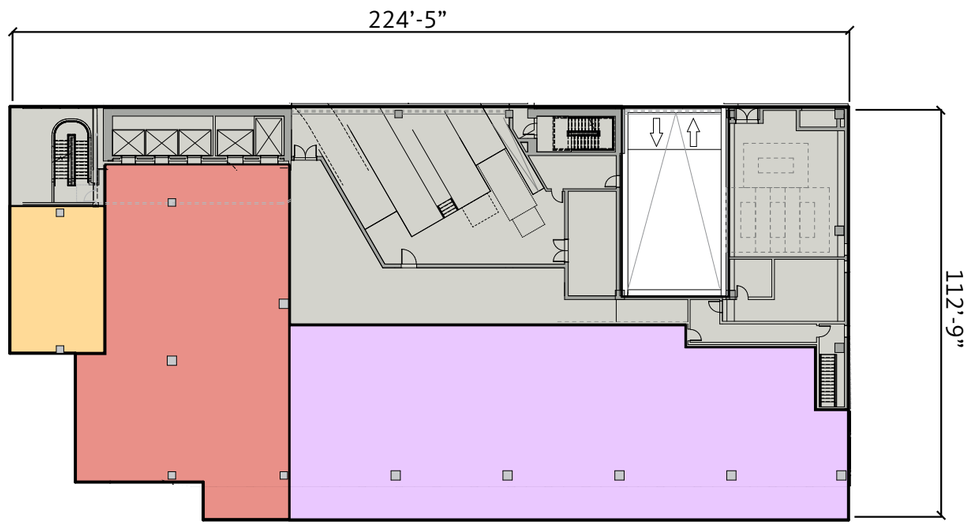
Floor plans



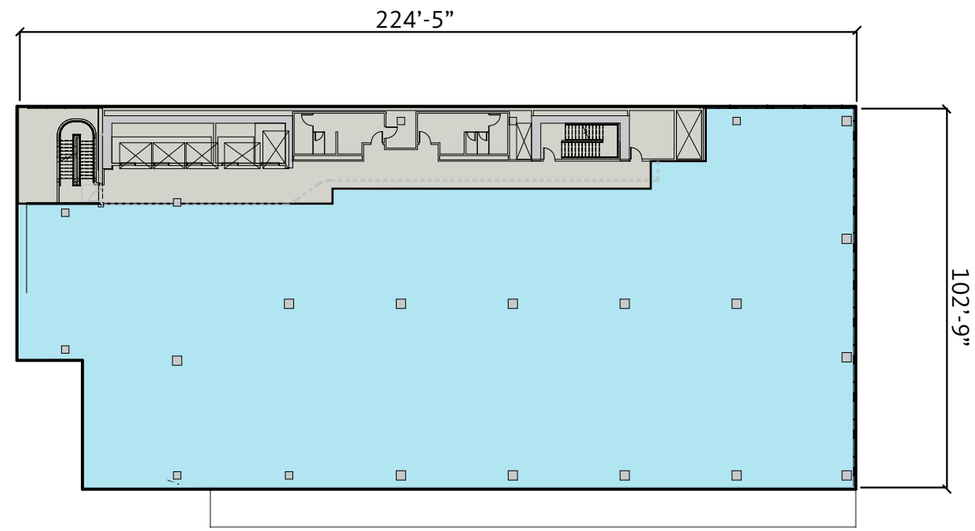
Level P2



Level P1



Level 1

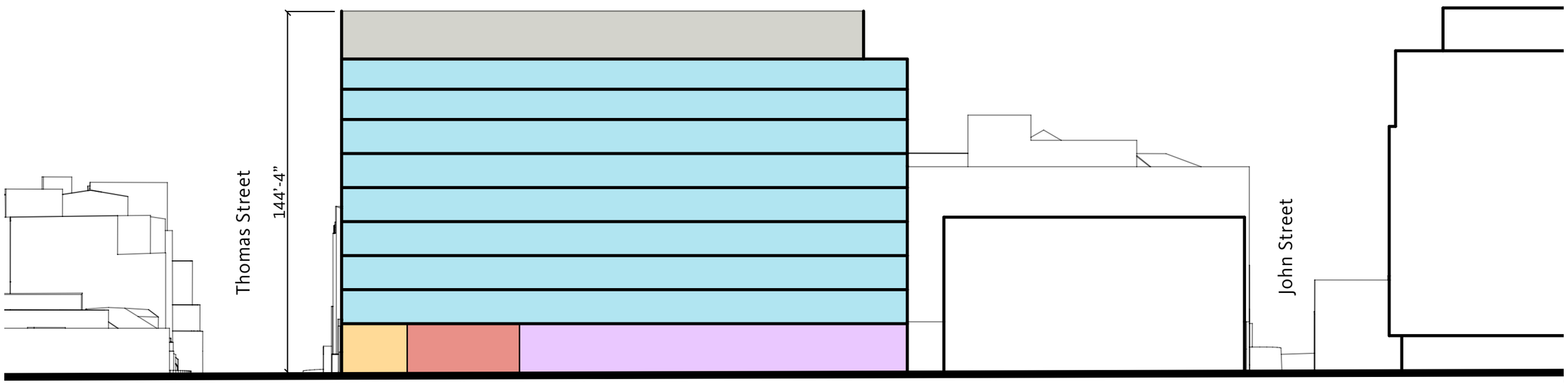


Typical Office Level

- Food & Beverage
- Retail
- Office
- Terrace
- Landscaped Roof
- Amenity
- Lobby
- Garage / BOH

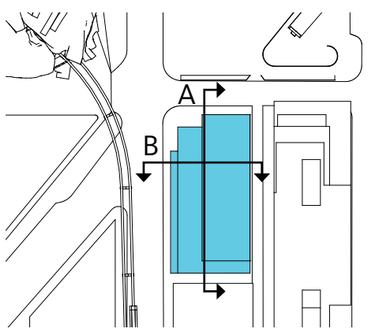
6.0 ARCHITECTURAL CONCEPTS

Scheme B - Cut



Section A

- Food & Beverage
- Retail
- Office
- Terrace
- Landscaped Roof
- Amenity
- Lobby
- Garage / BOH



Section B

6.0 ARCHITECTURAL CONCEPTS

Scheme C - Vertical Village _ Preferred

CONCEPT

A dynamic form that is molded in response to the forces and flows of the site. Spaces are created that speak to both the human and urban scale.

AREA SUMMARY

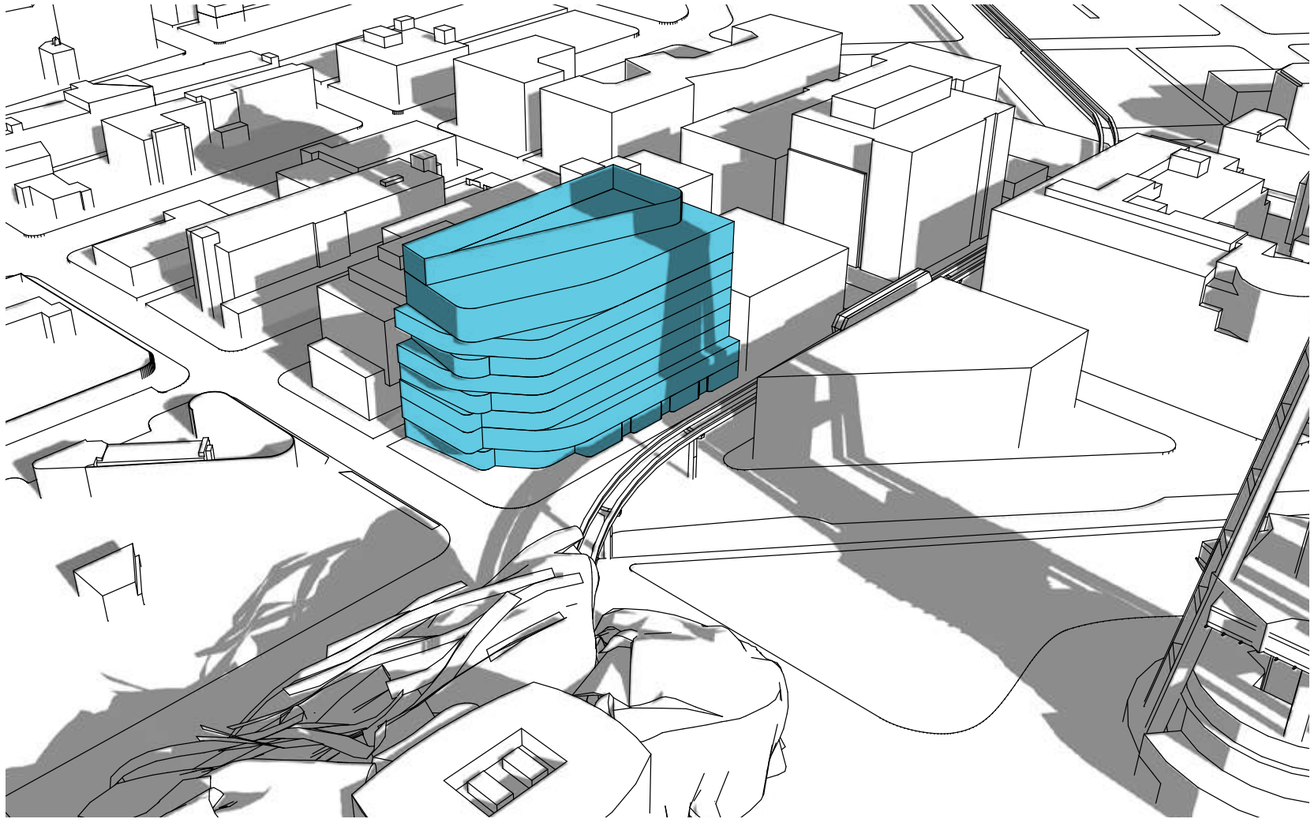
183,693 SF

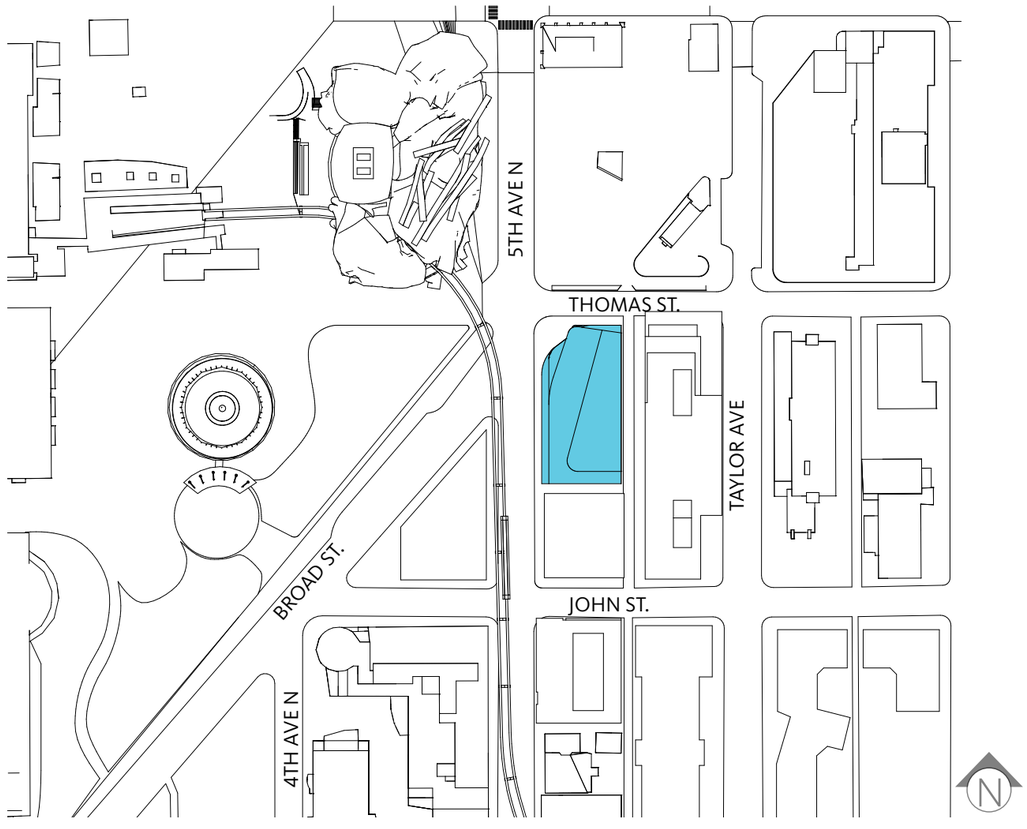
99 Parking Stalls Provided

PROS & CONS OF MASSING

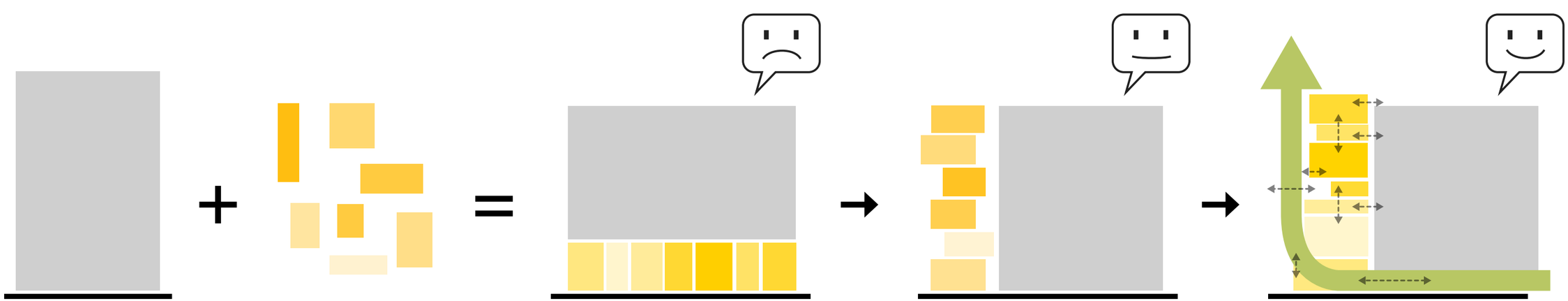
Pros

- Dynamic form responds to surrounding context
- Unique architectural expression signifies gateway
- Articulated ground floor provides a finer scale and visual interest for pedestrians
- Rooftop amenities provide visual connection to Space Needle and views of surrounding area
- Code compliant





Diagrammatic Concept - Vertical Village _ Preferred



Traditional Office Building
Lacks a sense of community.

Building Amenities
Seattle Center is a complex of amenities. Let's tie into the context by also adding amenities that benefit our office tenants- health and wellness, social and gathering spaces, places to innovate, and parks in the sky. This creates an office community.

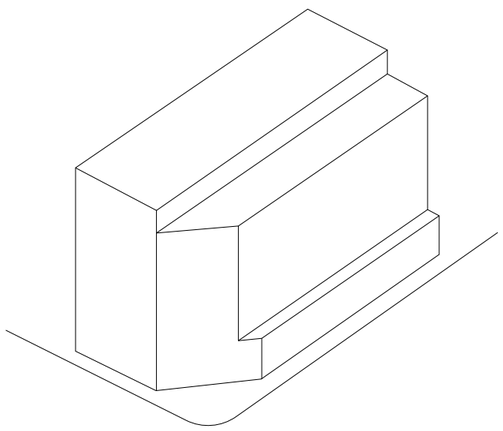
Horizontal Amenity Layout
This keeps the office community isolated to one level. Sad.

Vertical Amenity Layout
Stacked amenities become the catalyst for a vertical office community.

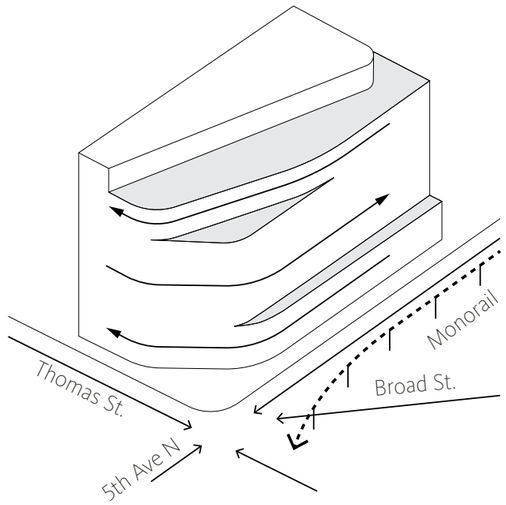
Vertical Street
Connect amenities with a ribbon of circulation. This untethers tenants from staying on their floor. Serendipitous encounters happen for every tenant in the building. All of this activity visually contributes to the green street (Thomas St).

6.0 ARCHITECTURAL CONCEPTS

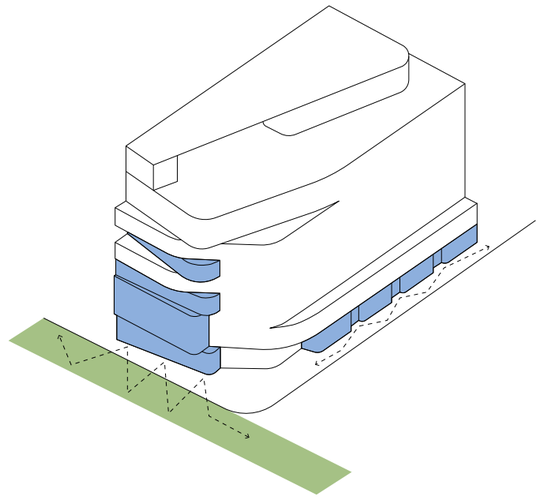
Diagrammatic Concept - Vertical Village _ Preferred



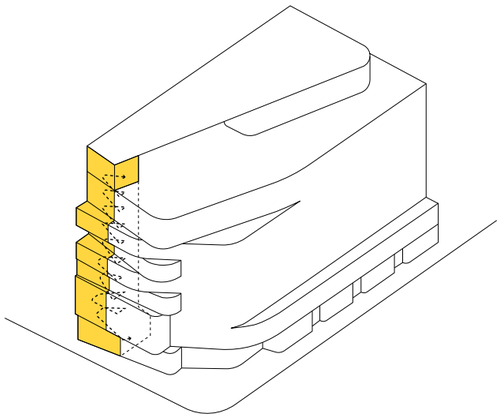
Zoning Envelope
Zoning envelope is respectd and prefered design is code compliant.



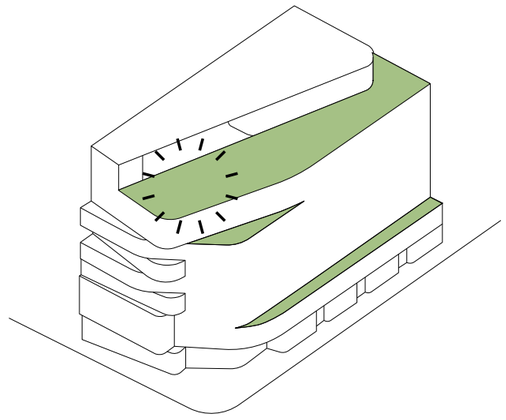
Site Influences
All of the horizontal circulation from the streets,the monorail, and the sculptural forms of the Seattle Center influence the form of the building.



Street Activation
The building amenities and retail activate both Thomas St (Green Street) and 5th Avenue.



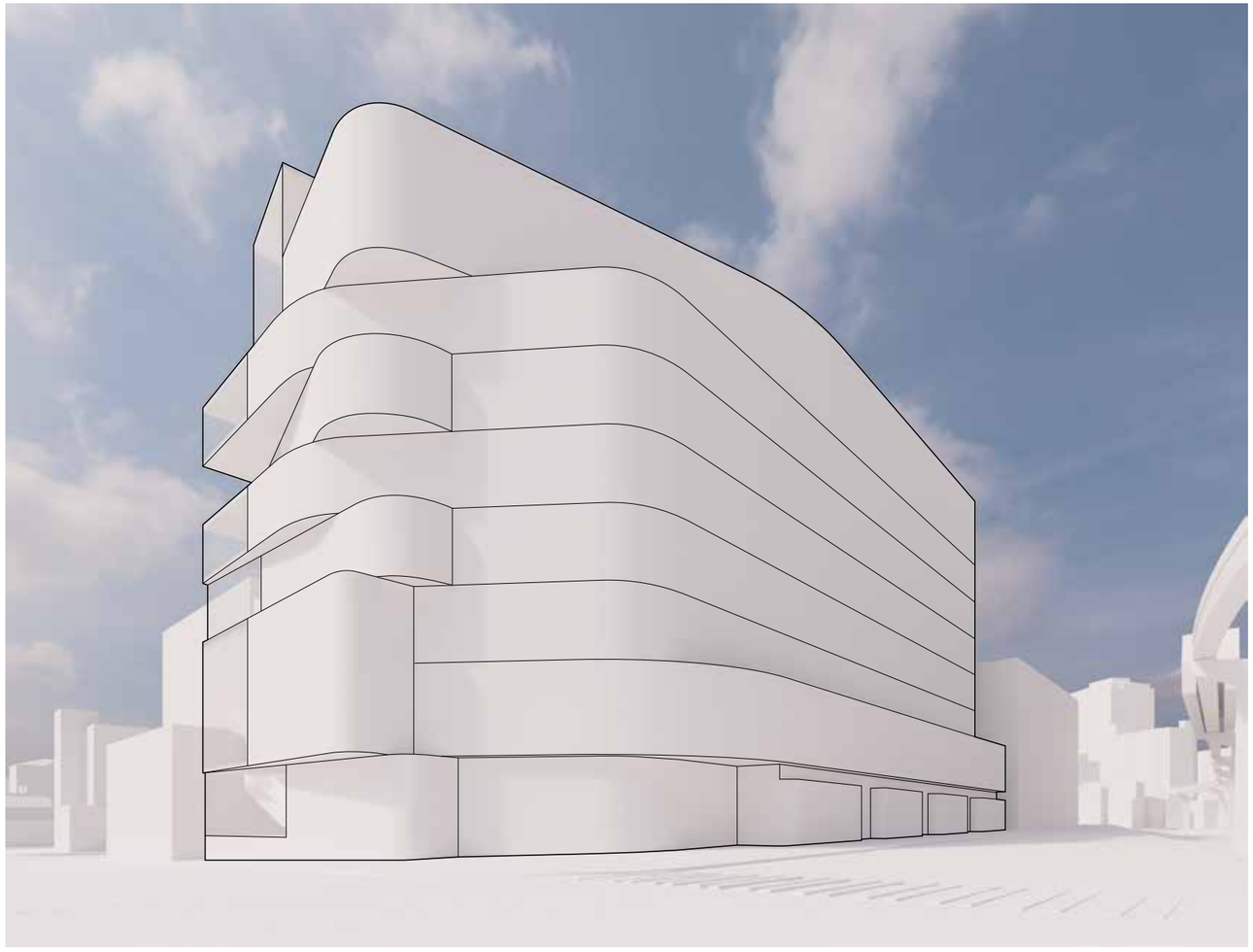
Vertical Street
Connect amenities with a ribbon of circulation. This untethers tenants from staying on their floor. Serendipitous encounters happen for every tenant in the building.



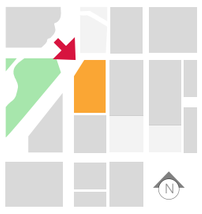
Rooftop Amenities
Rooftop amenities provide visual connection to Space Needle and views of surrounding area.

6.0 ARCHITECTURAL CONCEPTS

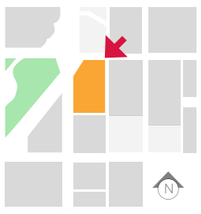
Scheme C - Vertical Village _ Preferred



View from Seattle Center facing Southeast

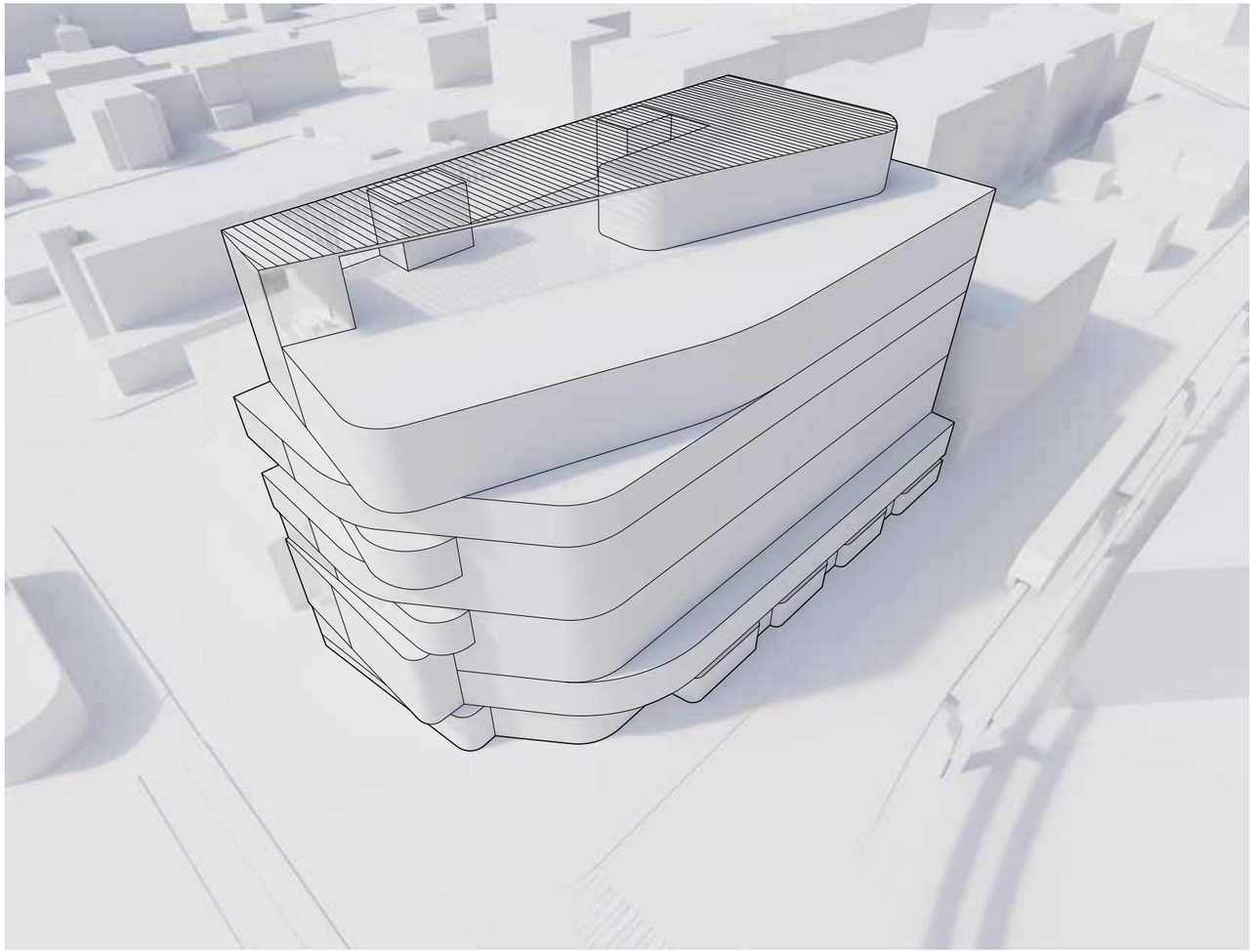


View facing Southwest

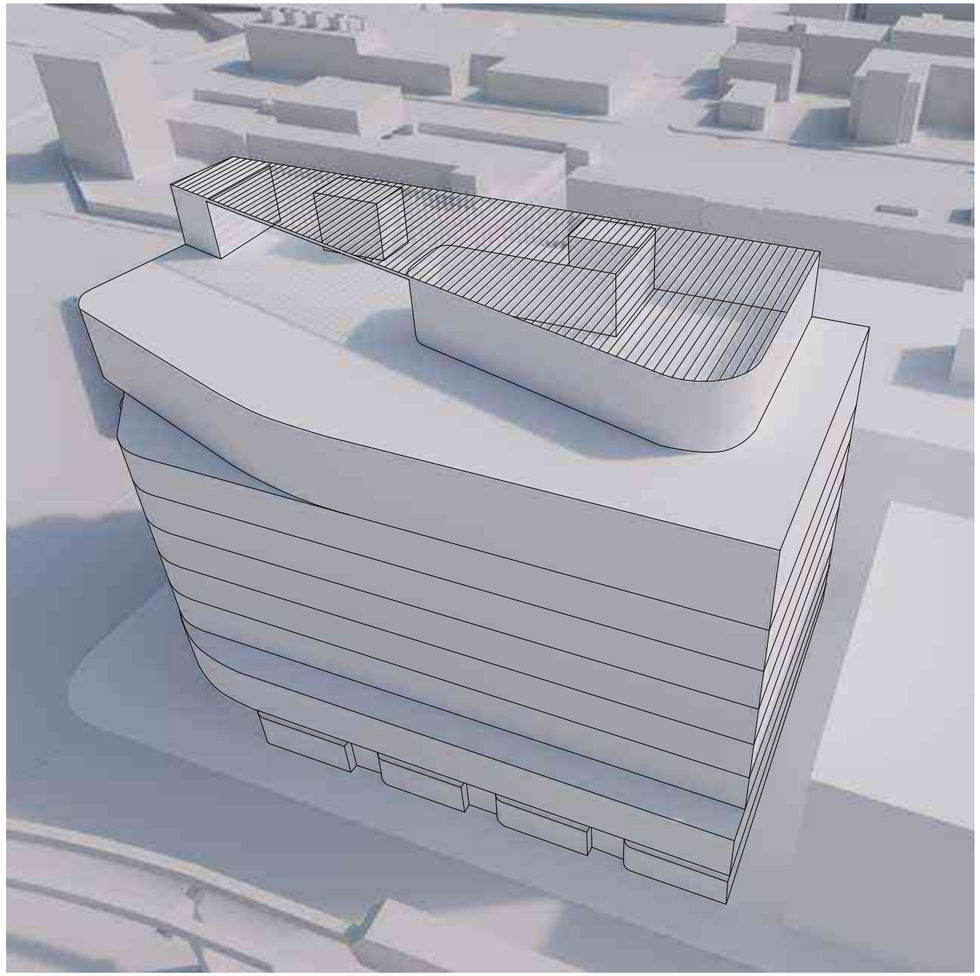


6.0 ARCHITECTURAL CONCEPTS

Scheme C - Vertical Village _ Preferred



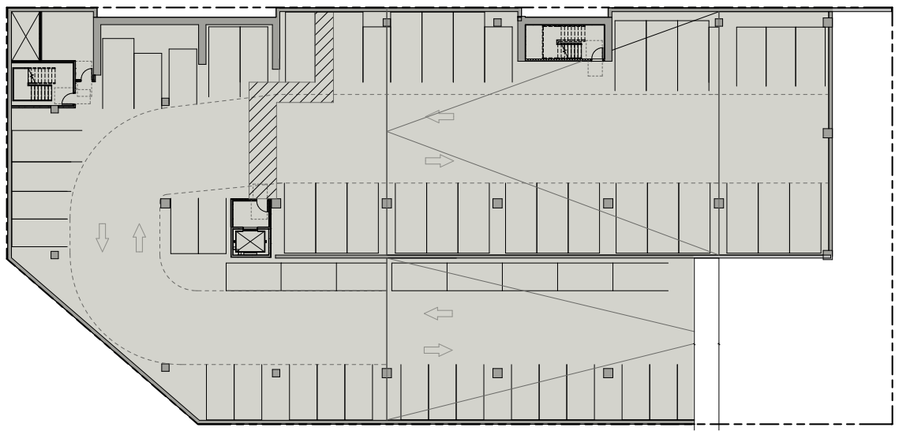
Aerial View facing Southeast



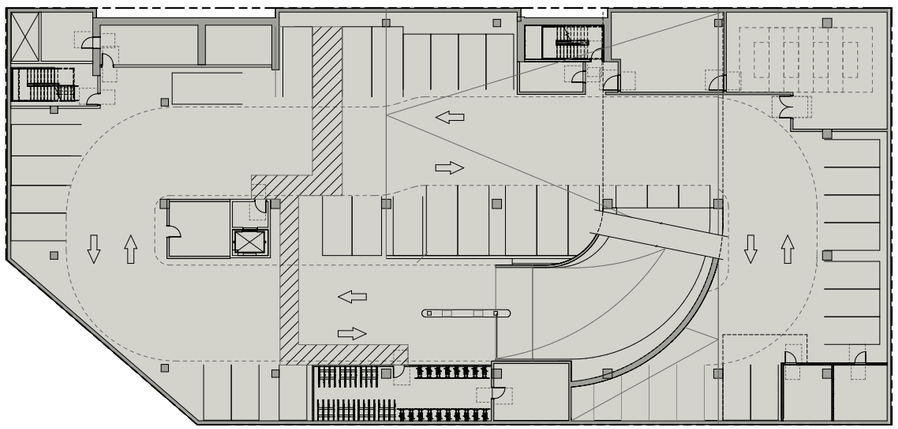
View facing Northeast
15’ easement from property to the South

6.0 ARCHITECTURAL CONCEPTS

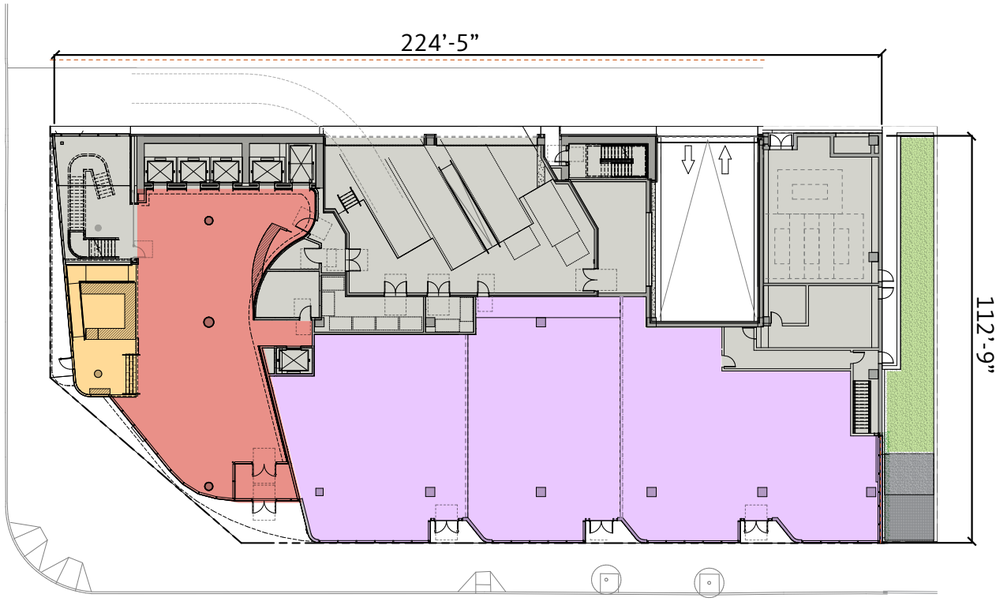
Floor plans



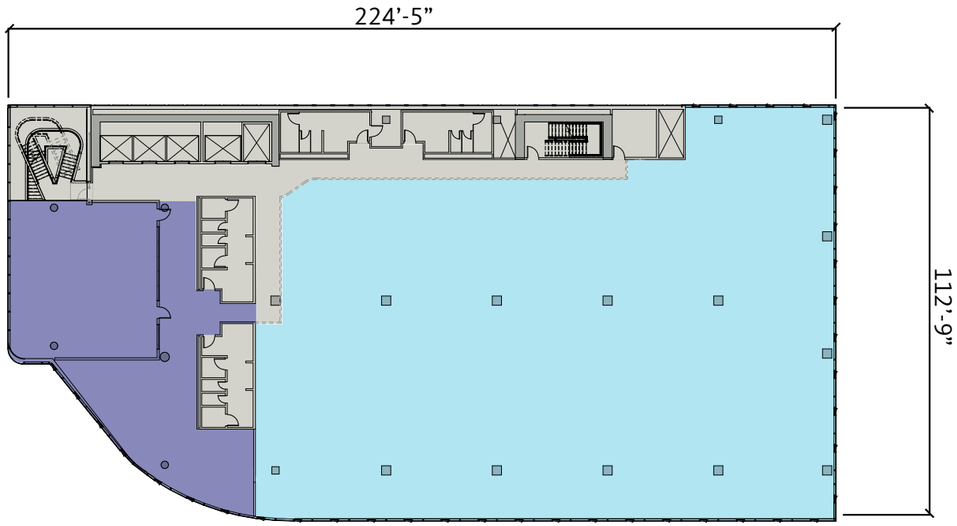
Level P2



Level P1



Level 1

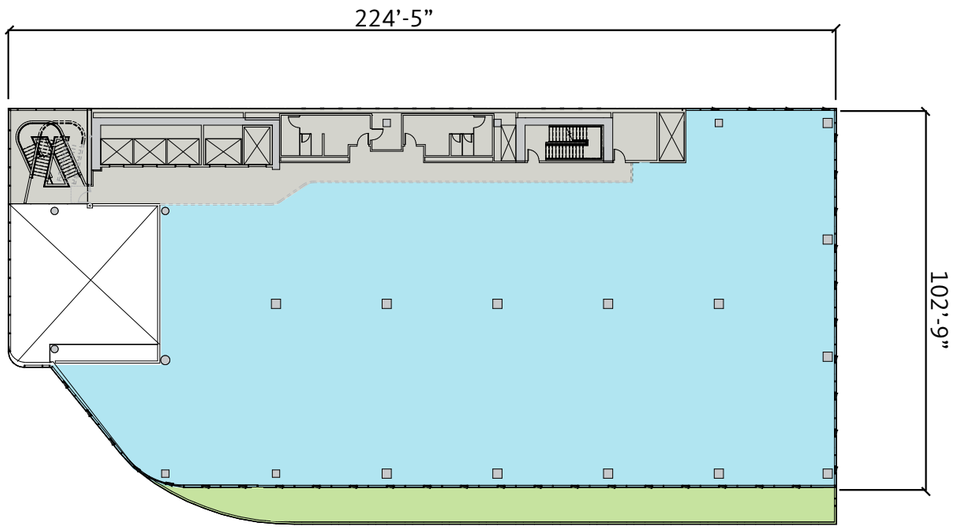


Level 2

- Food & Beverage
- Retail
- Office
- Terrace
- Landscape
- Amenity
- Lobby
- Garage / BOH

6.0 ARCHITECTURAL CONCEPTS

Floorplans



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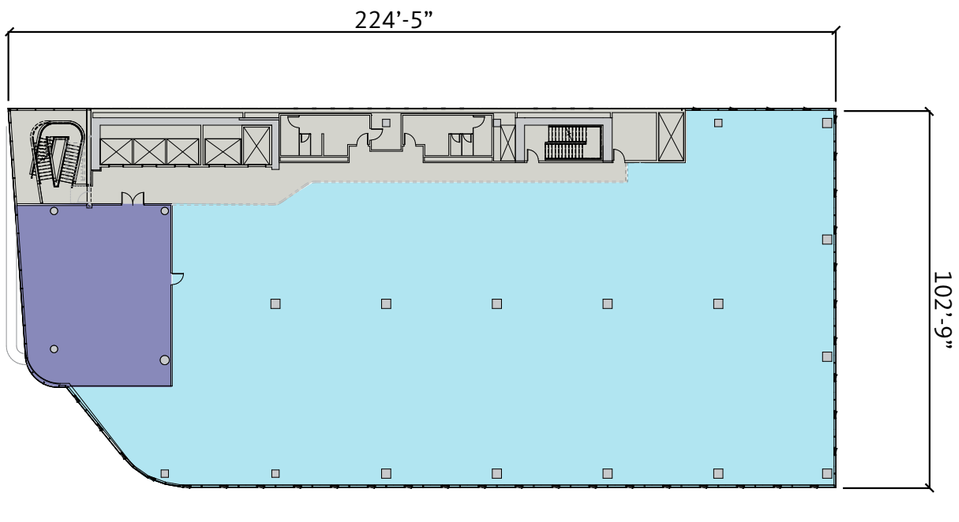

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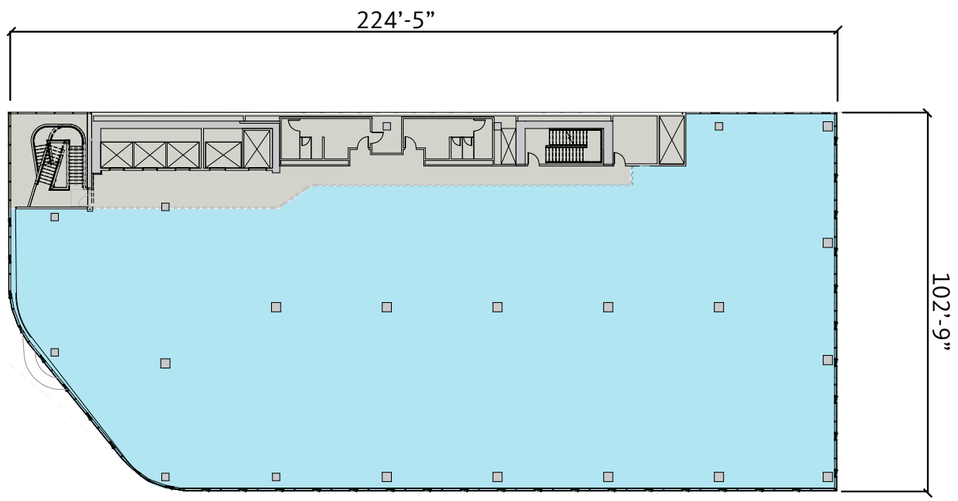

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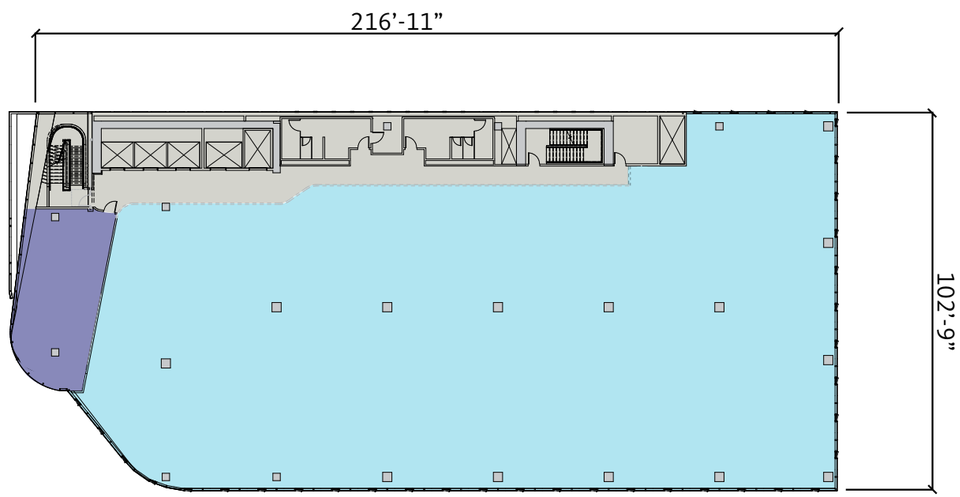
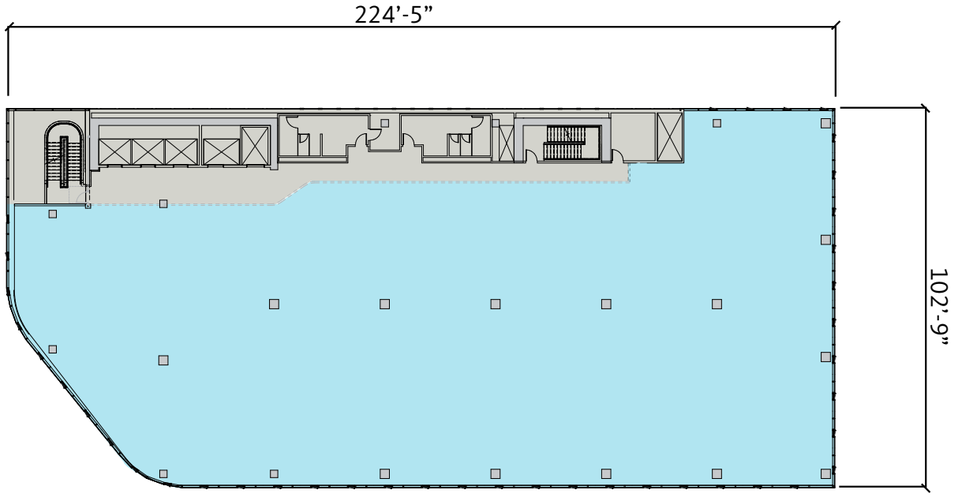


Level 6

- Food & Beverage
- Retail
- Office
- Terrace
- Landscaped Roof
- Amenity
- Lobby
- Garage / BOH

6.0 ARCHITECTURAL CONCEPTS

Floorplans



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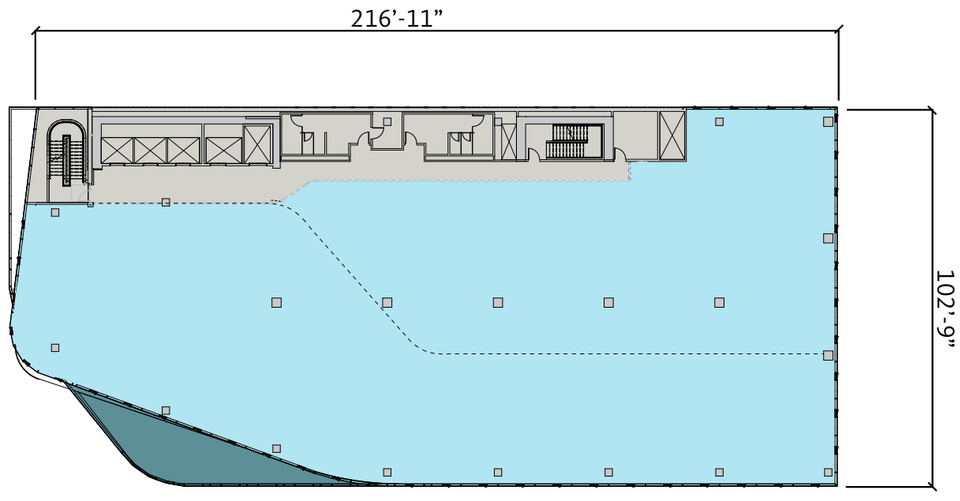
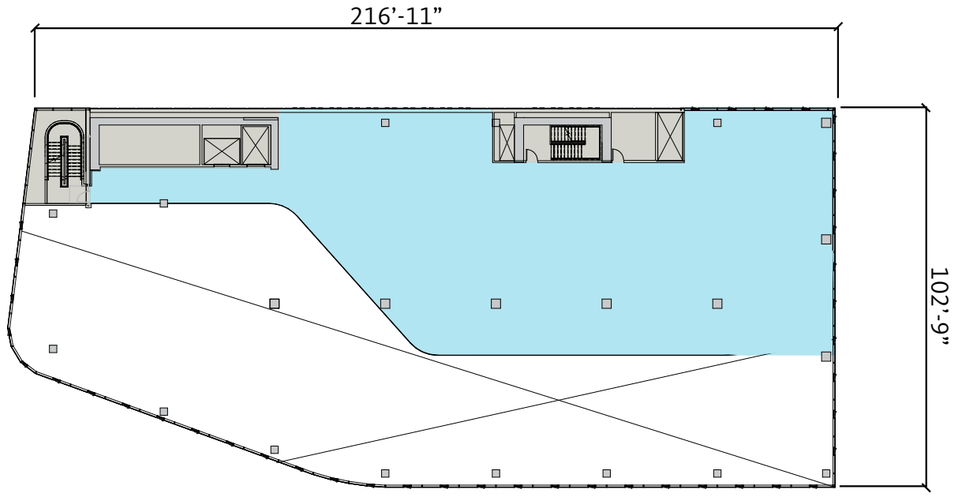
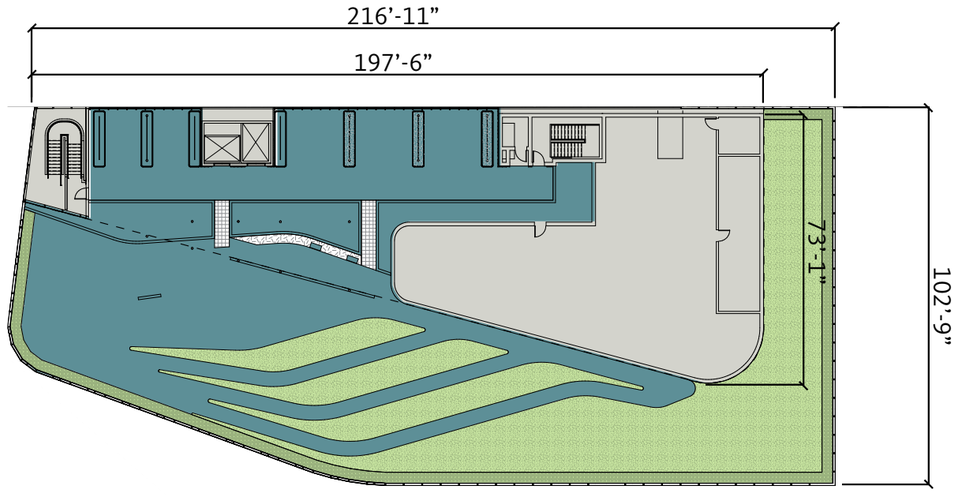


Level 8



Level 8 Mezzanine

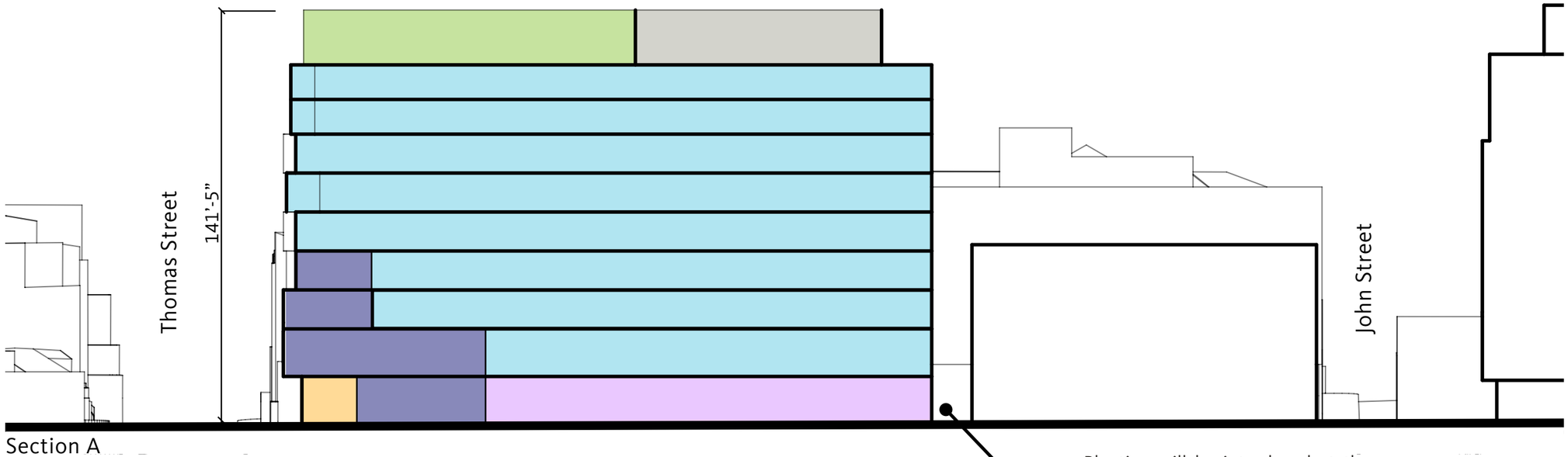


Roof

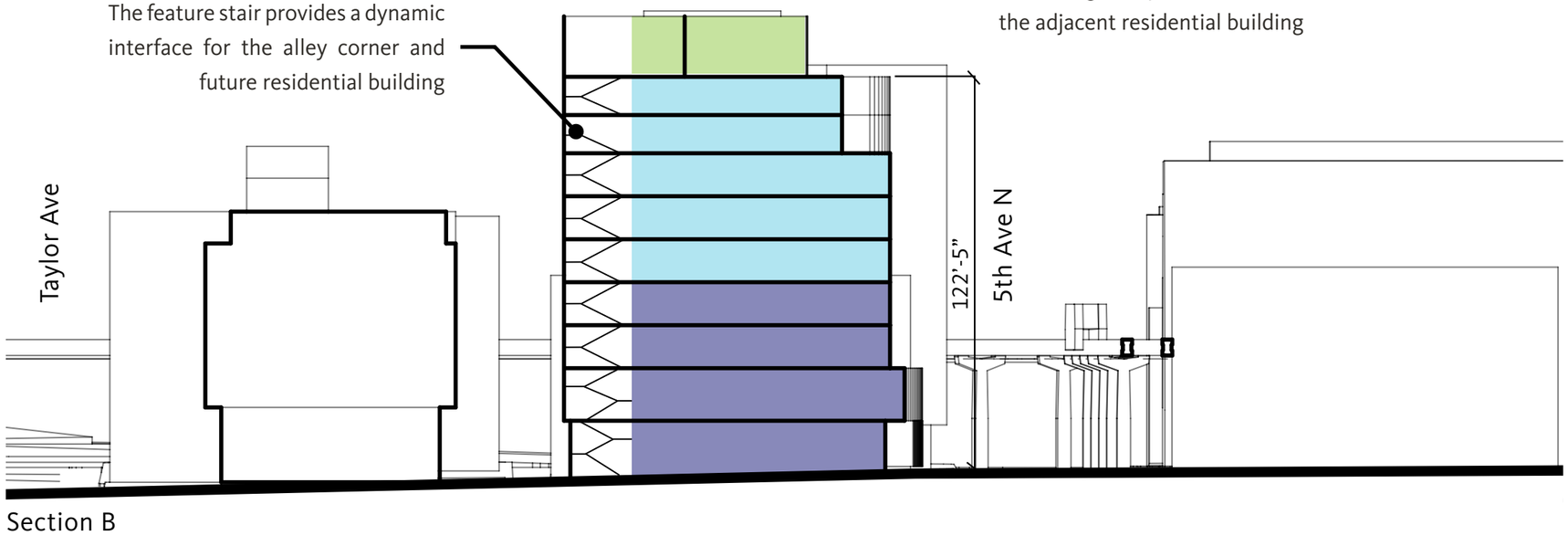
Food & Beverage
Retail
Office
Terrace
Landscaped Roof
Amenity
Lobby
Garage / BOH

6.0 ARCHITECTURAL CONCEPTS

Scheme C - Vertical Village _ Preferred

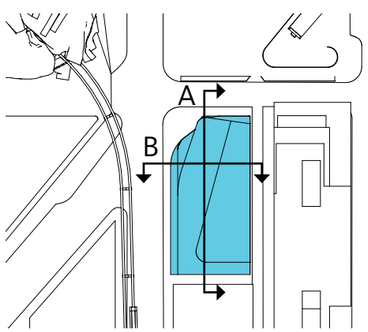


Section A



Section B

- Food & Beverage
- Retail
- Office
- Terrace
- Landscaped Roof
- Amenity
- Lobby
- Garage / BOH

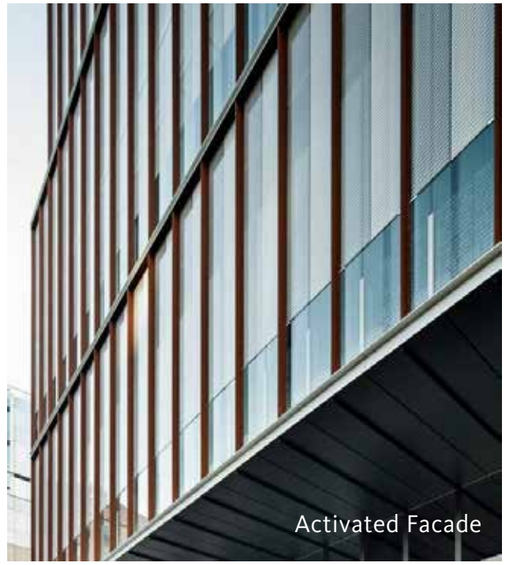


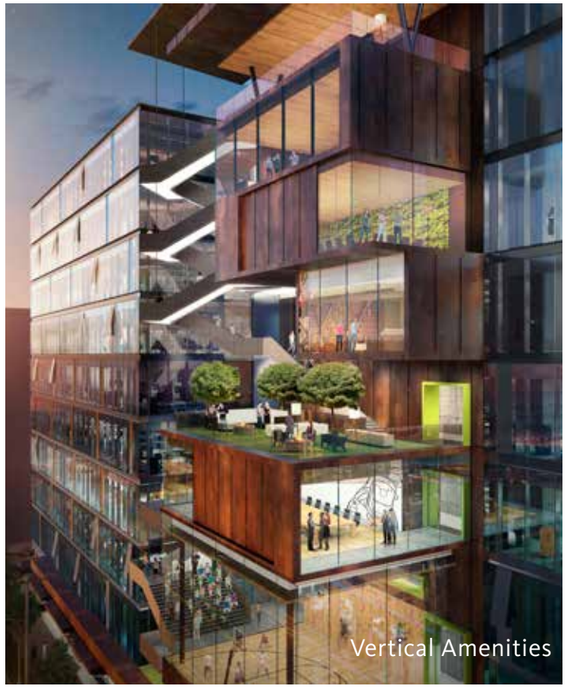
6.0 ARCHITECTURAL CONCEPTS

Architectural Character


Massing Articulation

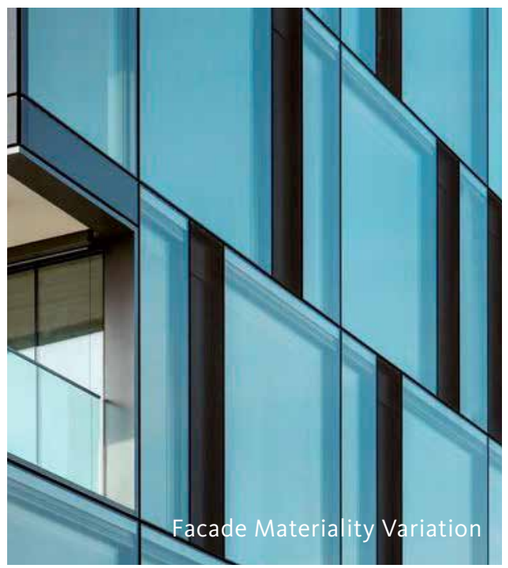

Rooftop as Fifth Facade


Activated Facade


Vertical Amenities


Activated Facade

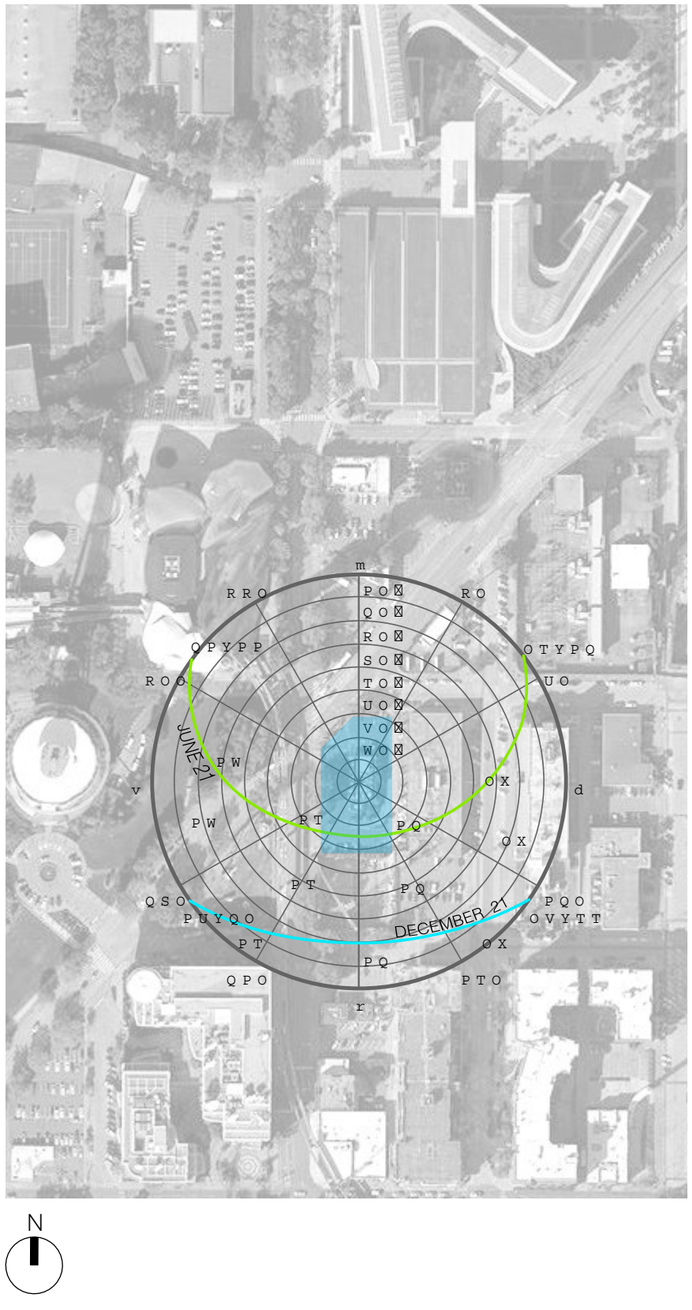

Angled to Seattle Center


Facade Materiality Variation


Rounded Corners

6.0 ARCHITECTURAL CONCEPT

Shadow Study



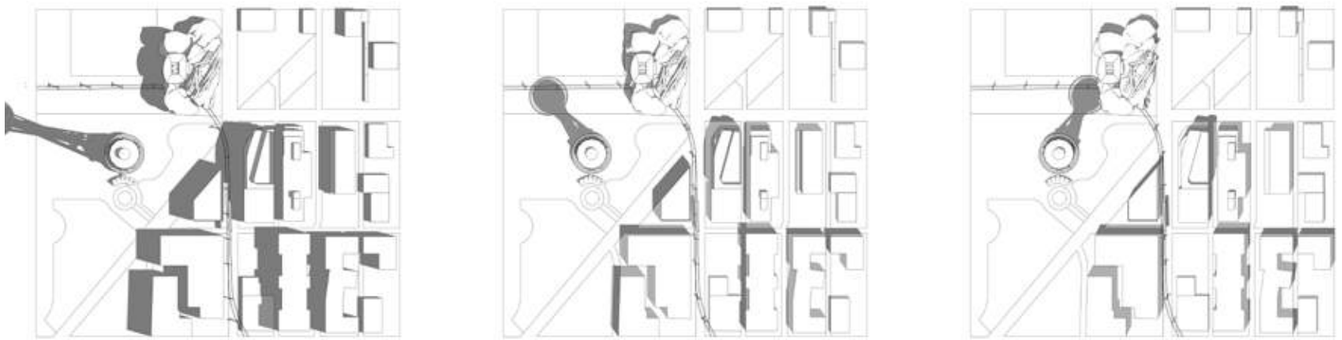
N

10AM

12 PM

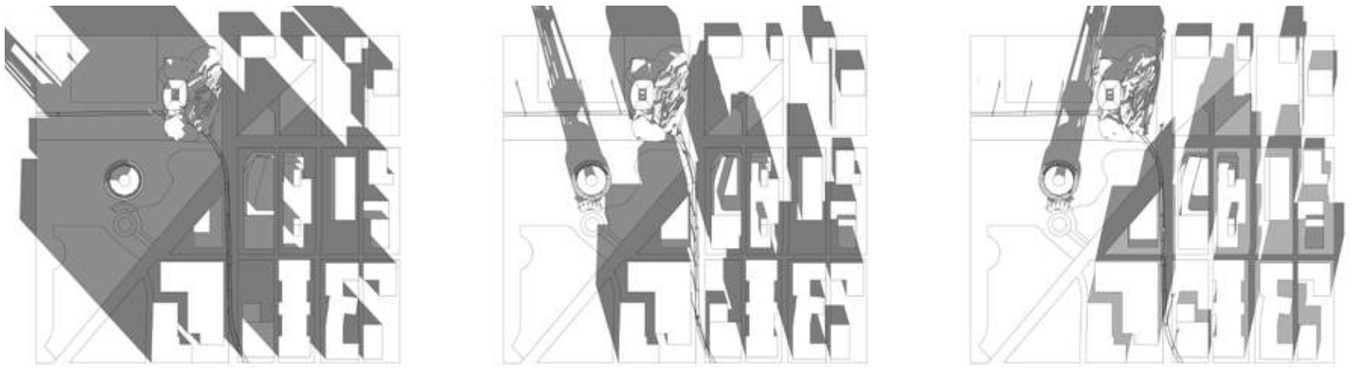
2PM

June 21



March 21

December 21



6.0 ARCHITECTURAL CONCEPT

Site Plan

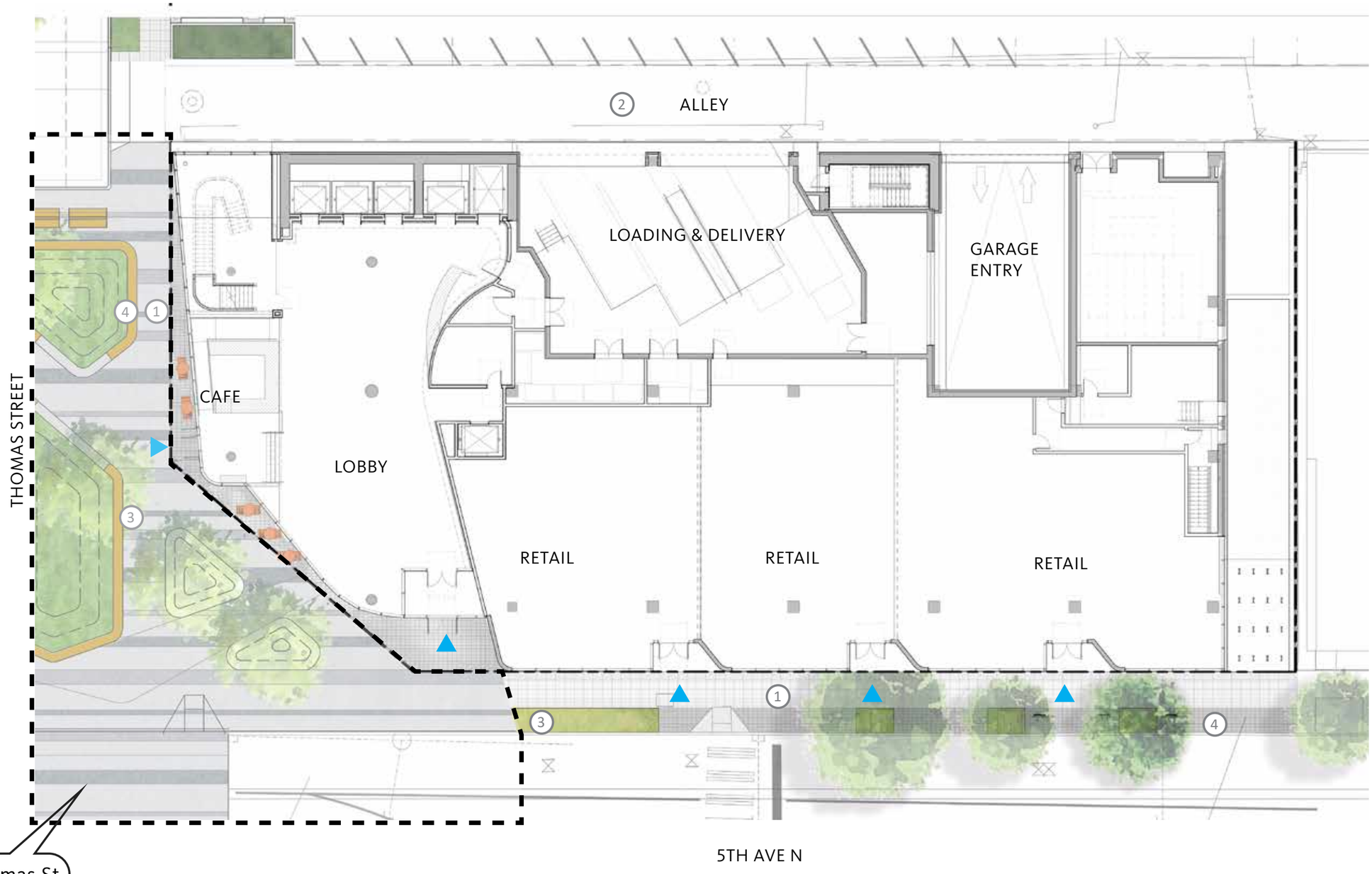
7.0 LANDSCAPE

Landscape Site Plan

LEGEND

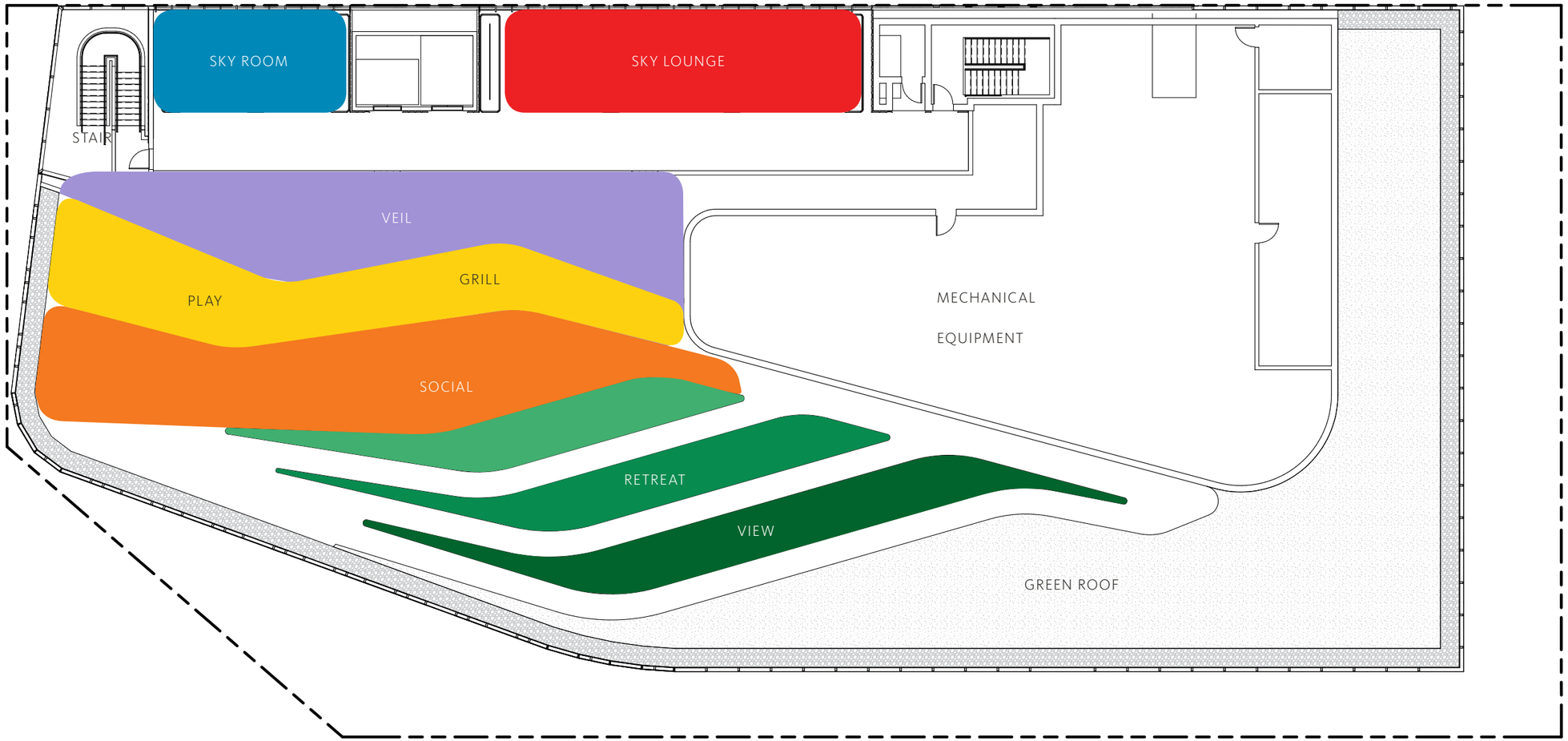
1. SDOT Sidewalk
2. Alley Paving
3. Planting
4. Existing Trees to Remain

▼ Primary Building Entries



7.0 LANDSCAPE

Rooftop Programmatic Diagram



7.0 LANDSCAPE

Landscape Imagery


Pedestrian Flow


Warm Materials


Integrated Seating

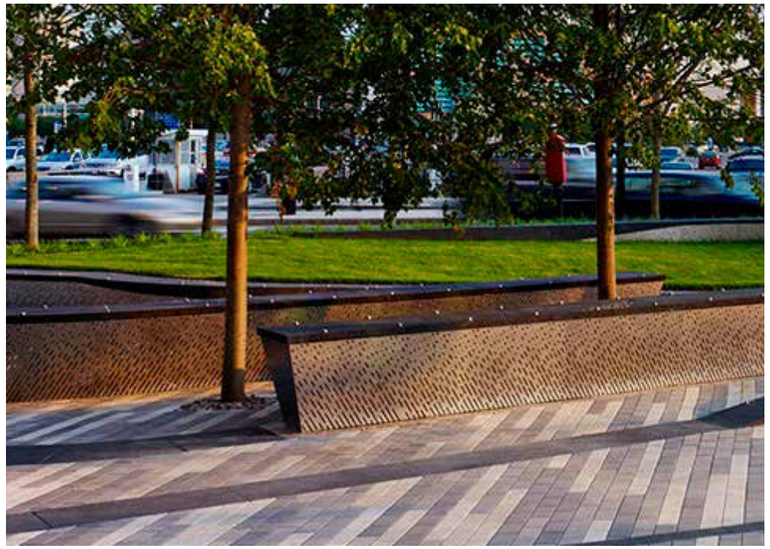

Immersive Enviroment


Bermed Landscape


Dynamic Paving Patterns

7.0 LANDSCAPE

Landscape Imagery



5.0 PRIORITY DESIGN GUIDELINES

Summary of Early Public Outreach

Comments from Early Public Outreach

• Building
One attendee inquired what type of building is being constructed at this location.

• Design
One attendee inquired how the building will be oriented toward the street.

• Height
One attendee inquired how tall the building will be, why the project team is not reaching the full allowable height and what leads to that decision.

• Landscape
One attendee inquired whether the south buffer landscape will be visible from ground level, and whether the trees on-site will be knocked down.

• Rooftop
One attendee inquired what will be put on the rooftop of the building.

• Set-Backs.
One attendee inquired where the building edge will go.

Comments from Uptown Land Use Committee

• Site & Context
-The proposed concept design was well received by LURC members
-The proposed office entry location along 5th Ave N is appropriate and supported by LURC.
-Parking garage entry off the alley was well received.

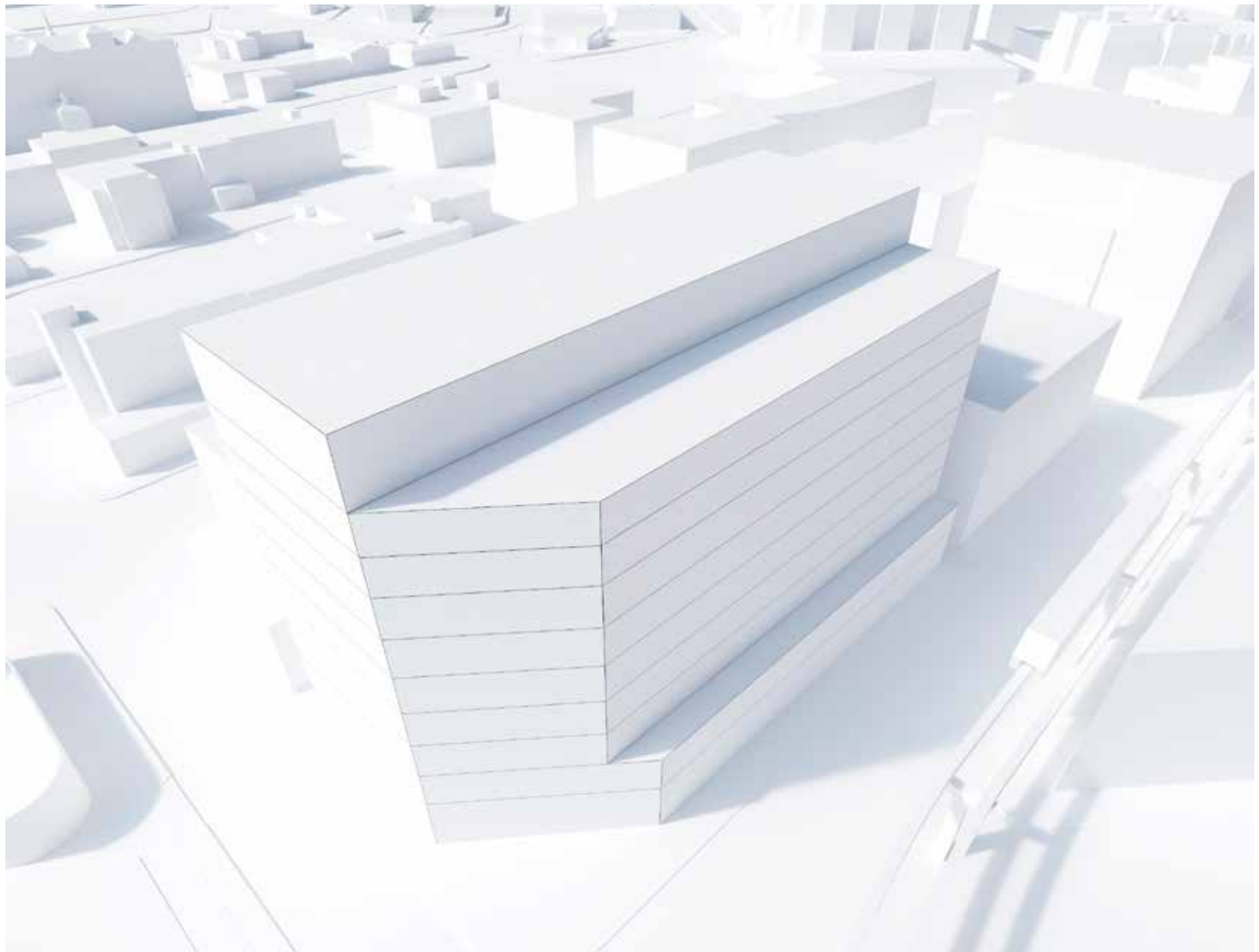
• Sense of Place
-The design team is aware of the importance of the corner and has proposed incorporating a corner plaza and enhanced open space which works well based on its location
- The "preferred" architectural massing presented has a pleasant design

• Public Life + Connectivity
-Retail: Current design reflects attractive, well design retail on both 5th Ave N and Thomas St. LURC members appreciated the proposed design gestures
-Uptown LURC encourages streetscapes that respond to unique conditions which needs to be addressed
-The entry along 5th Ave N should be designed to encourage human interaction at the sidewalk level
-Design entries must be pedestrian friendly and design team should review the Uptown-specific guidelines identified in PL3

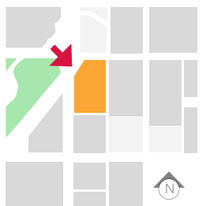
• Architectural Design
-The proposed preferred design which the design team described as a "vertical village" is appropriate and supported by UP-LURC. Noted was the need for architecture detail as the design progresses.
- The design team described the inclusion of vertically placed amenity spaces including a visible roof deck, a prominent exterior staircase that is meant to interplay with the skate park.
-LURC members found the preferred scheme to have interesting massing at the corner with a very different and playful architectural language. LURC has long championed architectural diversity and interesting, different looking buildings – to better reflect the adjacent arts and culture uses.

6.0 ARCHITECTURAL CONCEPTS

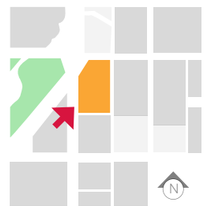
Scheme A - Extrude



Aerial View facing Southeast

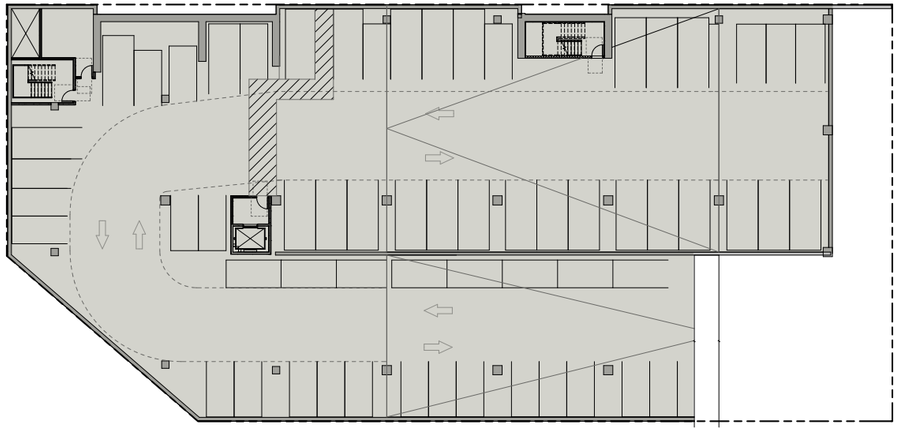


View facing Northeast
15’ easement from property to the South

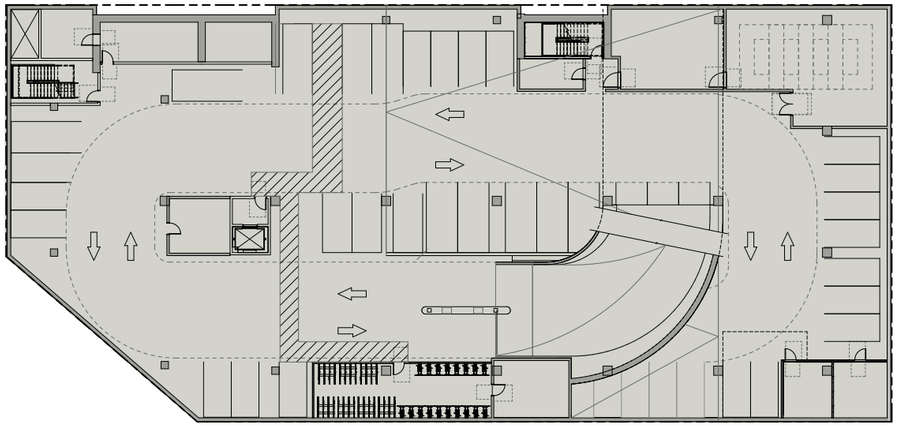


6.0 ARCHITECTURAL CONCEPTS

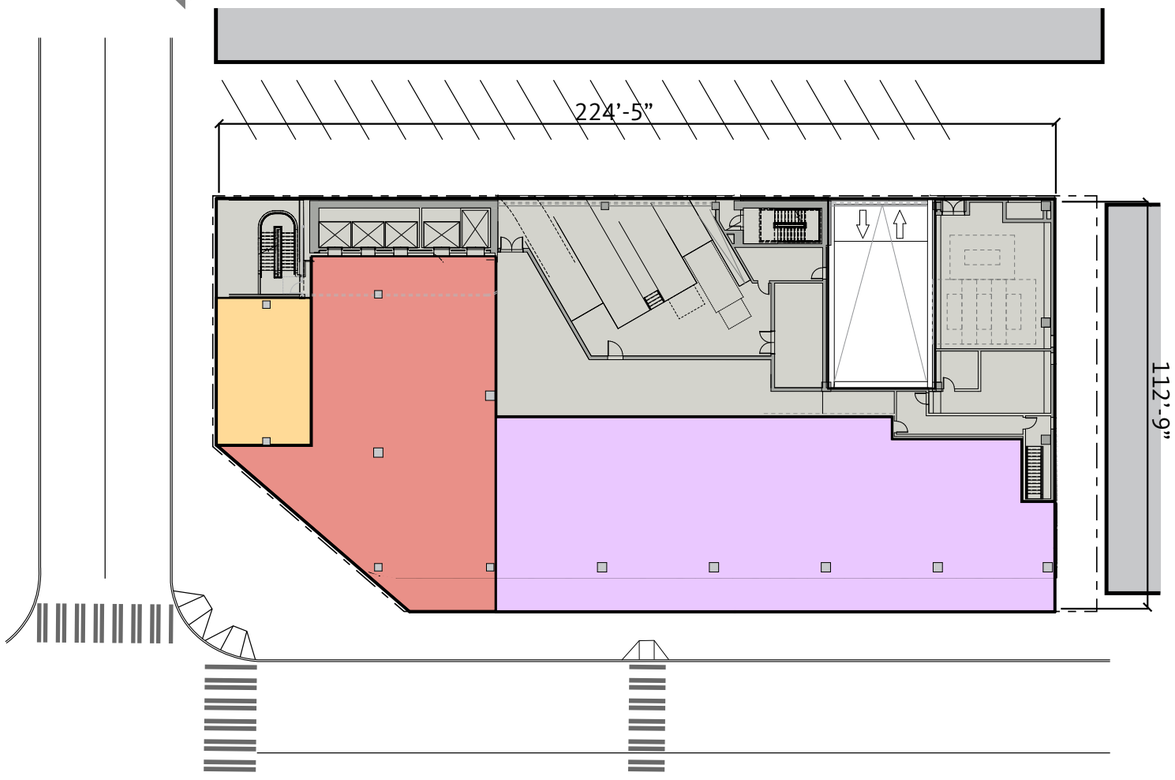
Floor plans



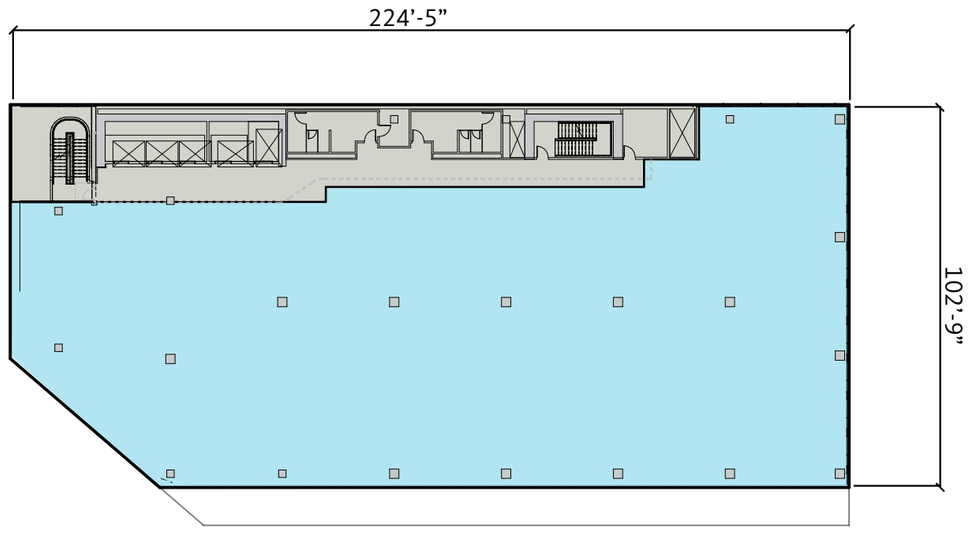
Level P2



Level P1



Level 1

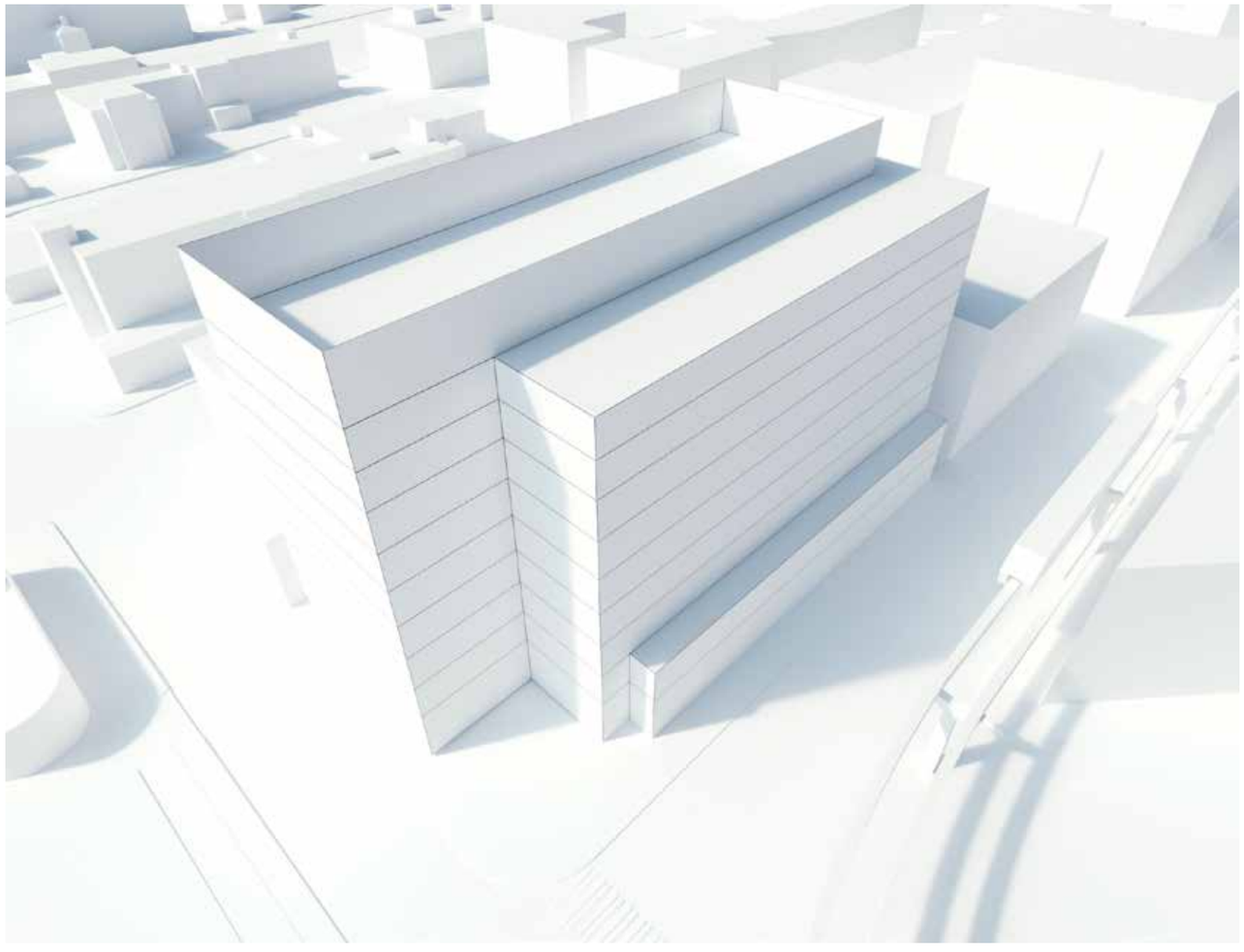


Typical Office Level

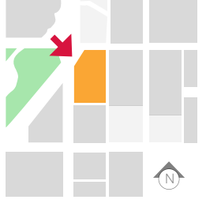
- Food & Beverage
- Retail
- Office
- Terrace
- Landscape
- Amenity
- Lobby
- Garage / BOH

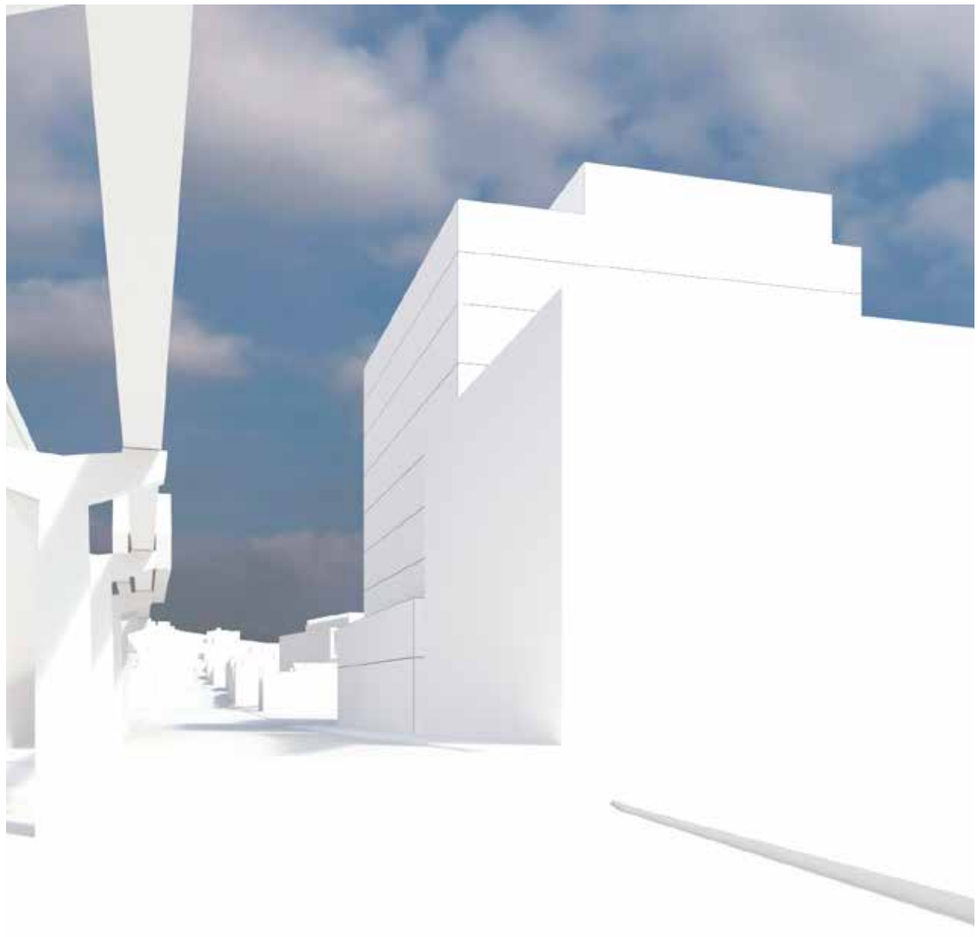
6.0 ARCHITECTURAL CONCEPTS

Scheme B - Cut

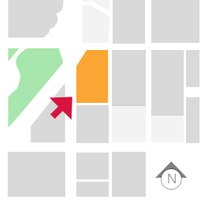


Aerial View facing Southeast



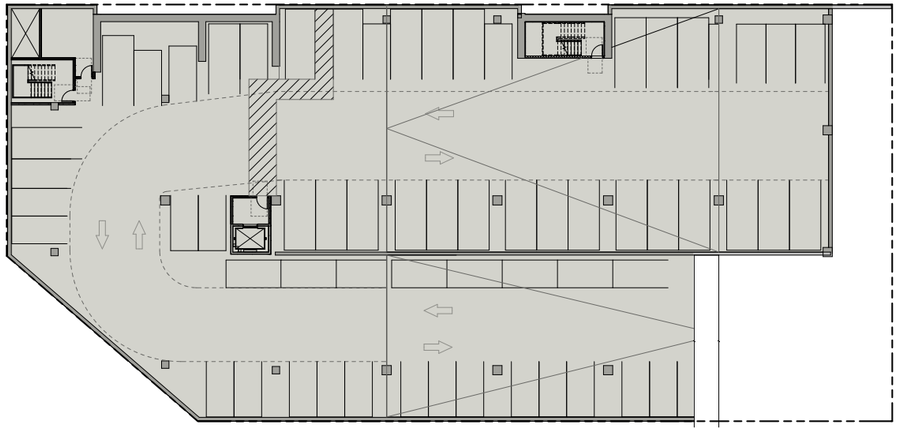


View facing Northeast
15’ easement from property to the South

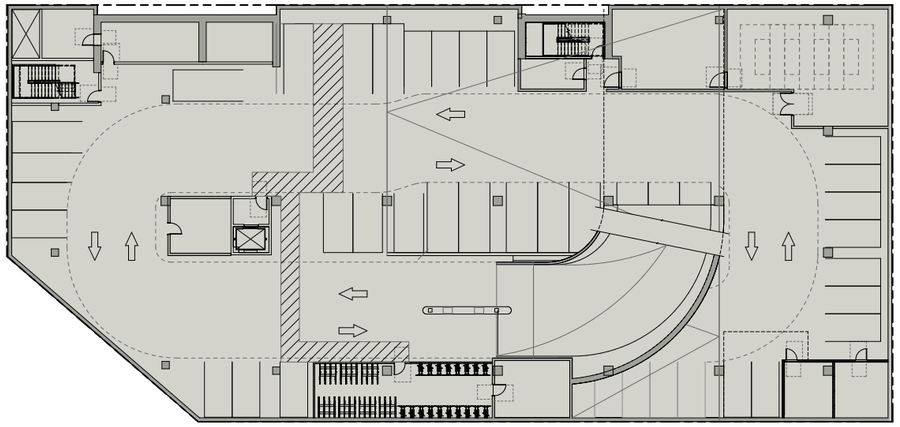


6.0 ARCHITECTURAL CONCEPTS

Floor plans



Level P2



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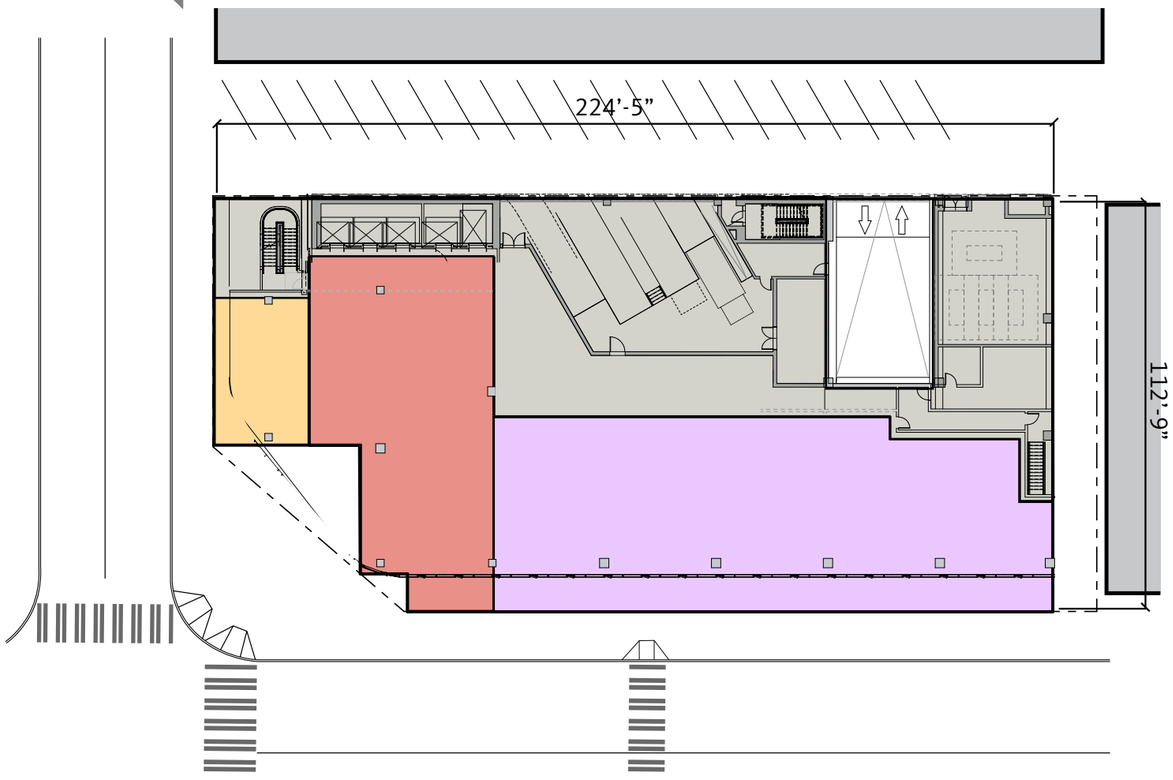
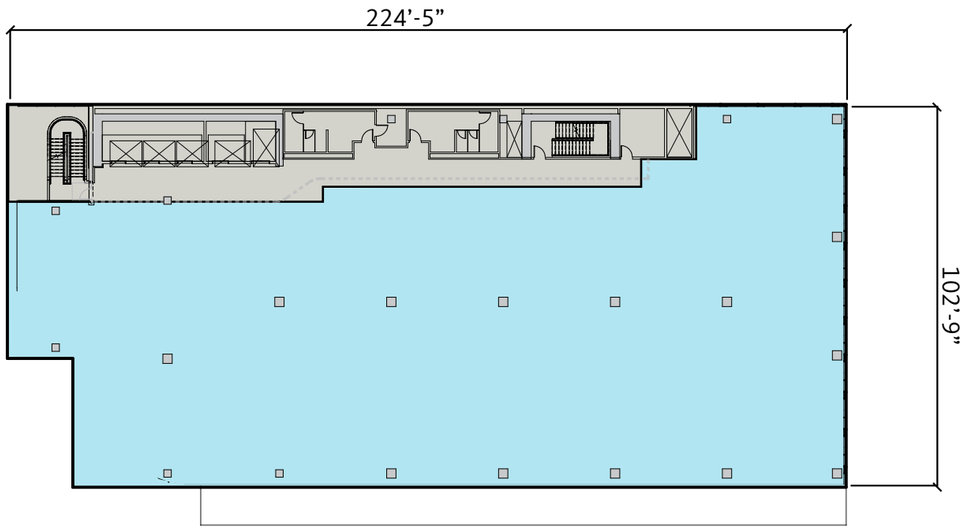


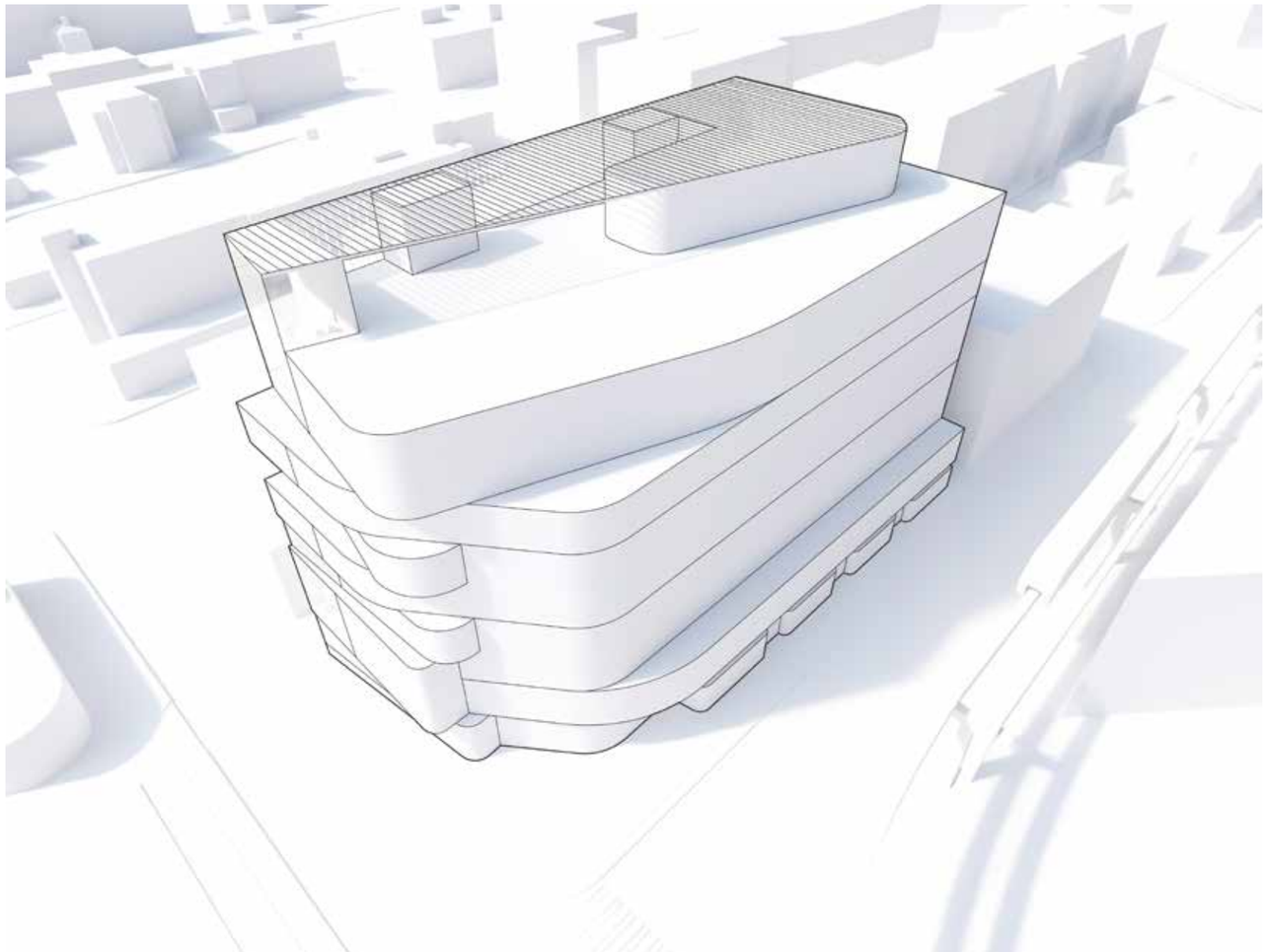
Level 1



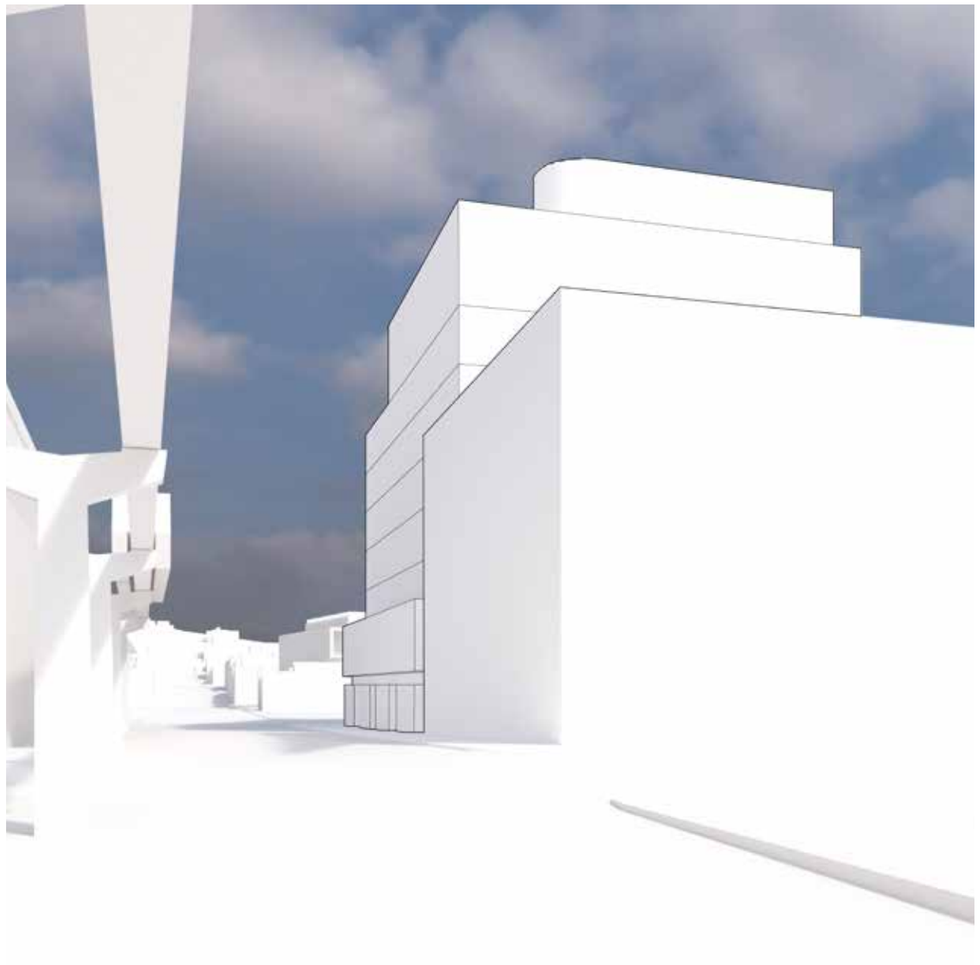
Typical Office Level

- Food & Beverage
- Retail
- Office
- Terrace
- Landscape
- Amenity
- Lobby
- Garage / BOH

Scheme C - Vertical Village _ Preferred



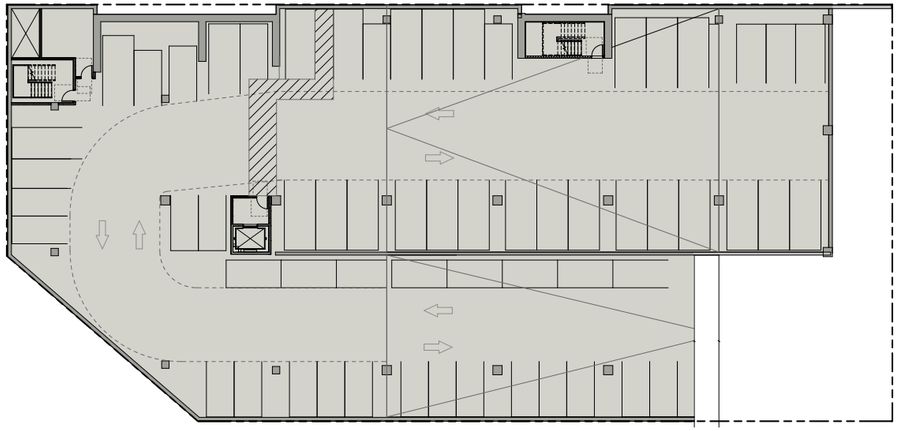
Aerial View facing Southeast



View facing Northeast
15’ easement from property to the South

6.0 ARCHITECTURAL CONCEPTS

Floor plans



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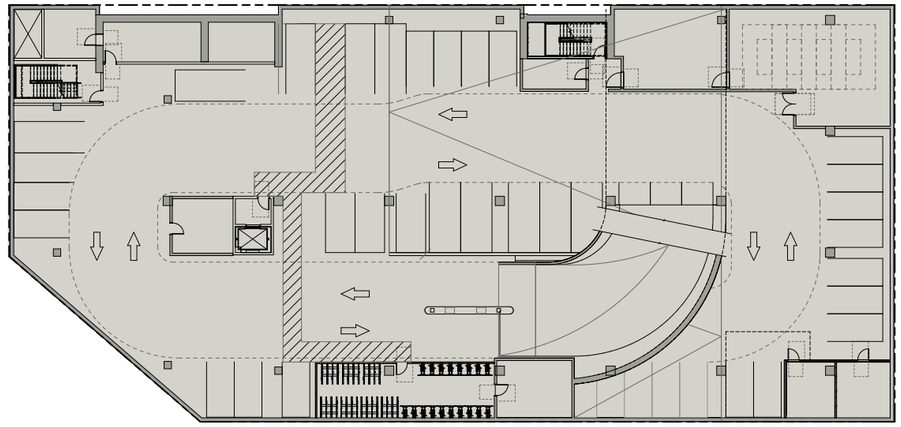

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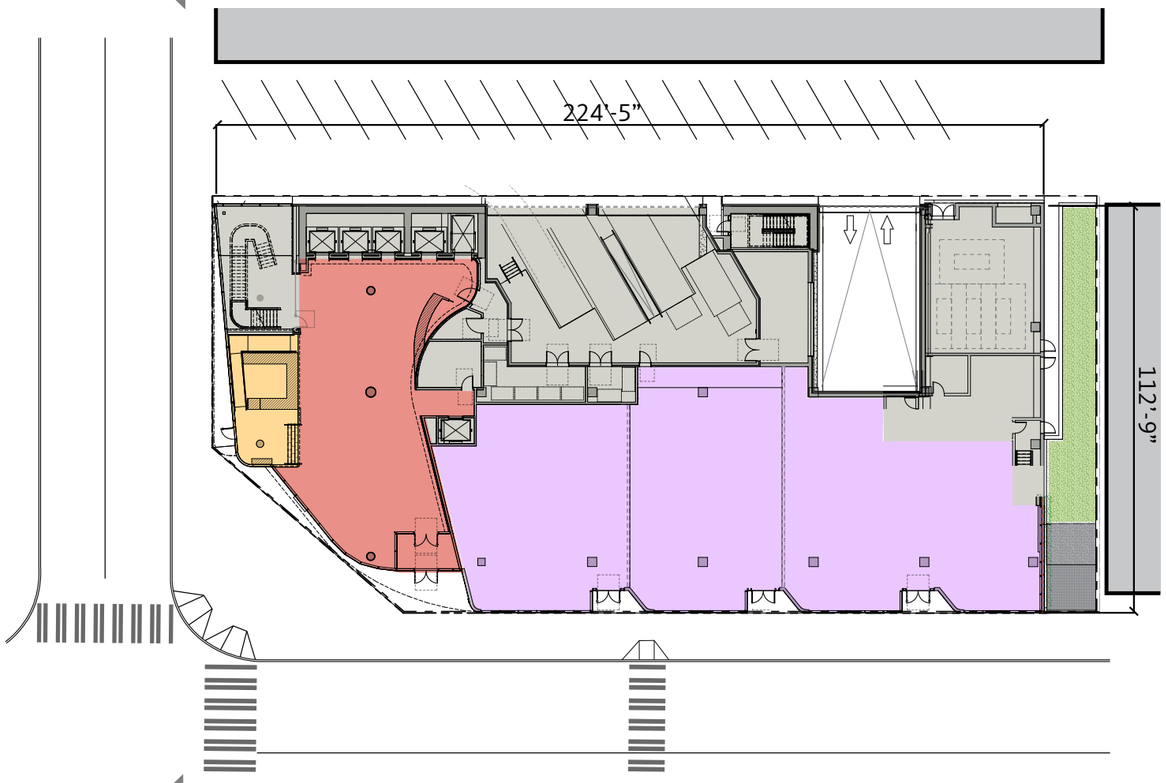

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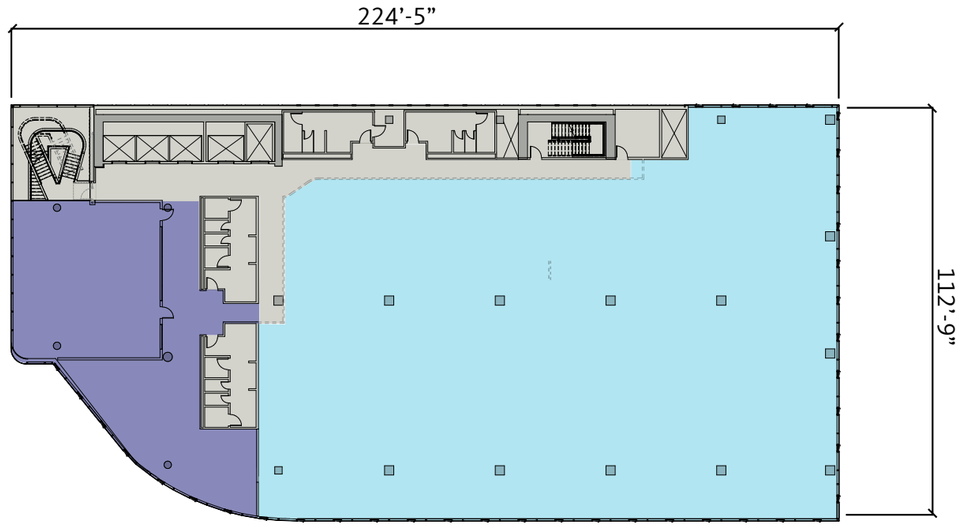

Level 2

- Food & Beverage
- Retail
- Office
- Terrace
- Landscape
- Amenity
- Lobby
- Garage / BOH