

618 JOHN STREET

GEMDALE USA | LMN | HEWITT

SDCI PROJECT 3038245-LU

DESIGN REVIEW BOARD | RECOMMENDATION MEETING SEPTEMBER 07, 2022

0.0

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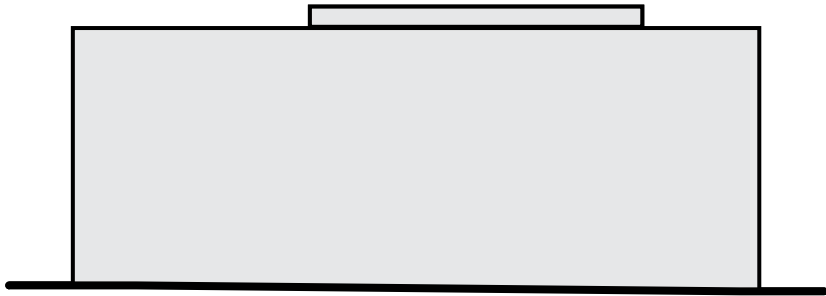
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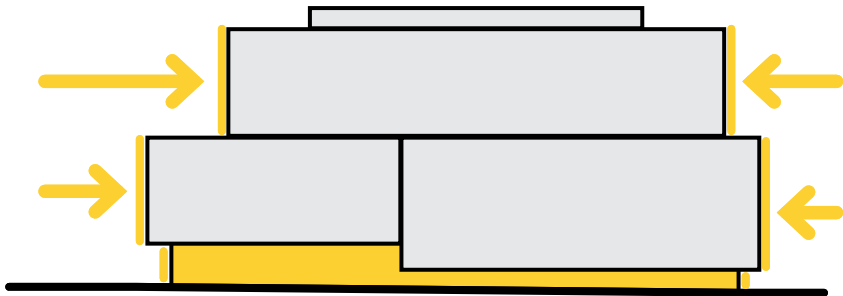
0.0 EDG SUMMARY

ARCHITECTURAL CONCEPT

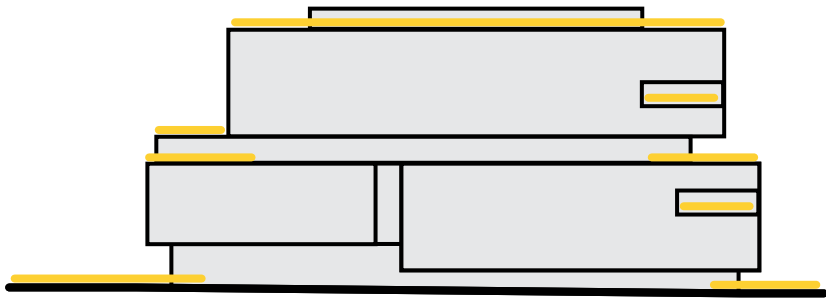
TYPICAL OFFICE BUILDING



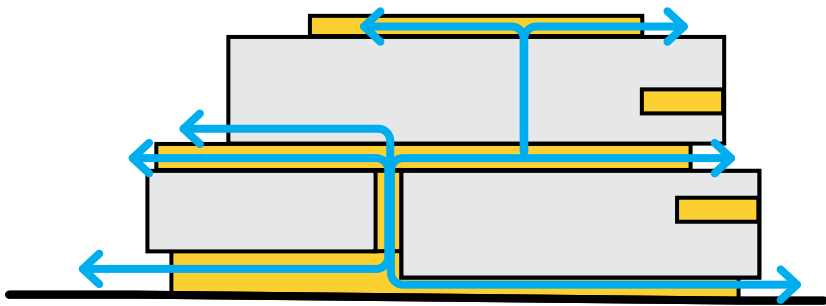
SITE RESPONSIVE



CONNECTED TO OPEN SPACE



COMMUNITY



Building form is shaped by its context. Views to the space needle are protected, open space at the North and the South is preserved and the pedestrian zone is active and transparent.

The building form is further sculpted to provide access to meaningful outdoor space throughout. Occupants will never be more than 1 level from a breath of fresh air.

Sticky spaces will stitch the building together. Typical office space is left typical, but special spaces are provided linking it all together to promote interaction, collaboration and community.

0.0 EDG SUMMARY

PUBLIC COMMENTS

Uptown Land Use Committee

- Supported the strong and distinctive design of the preferred massing option.
- Stated the two proposed public plazas and the layered landscaping along 7th contribute to an attractive pedestrian experience.
- Supported how the design emphasizes human scale, streetscape rhythm, and quality detailing and materials that reflect Uptown’s evolving and dynamic architectural context.
- Encouraged incorporating more color, especially along Thomas St. (DC)

BOARD COMMENTS

Massing

The Board noted their appreciation for the 4 viable massing options. They unanimously supported the preferred massing option, agreeing the design provided an interesting breakdown of the full block project. In addition, the Board supported the concept being carried around all sides of the building.

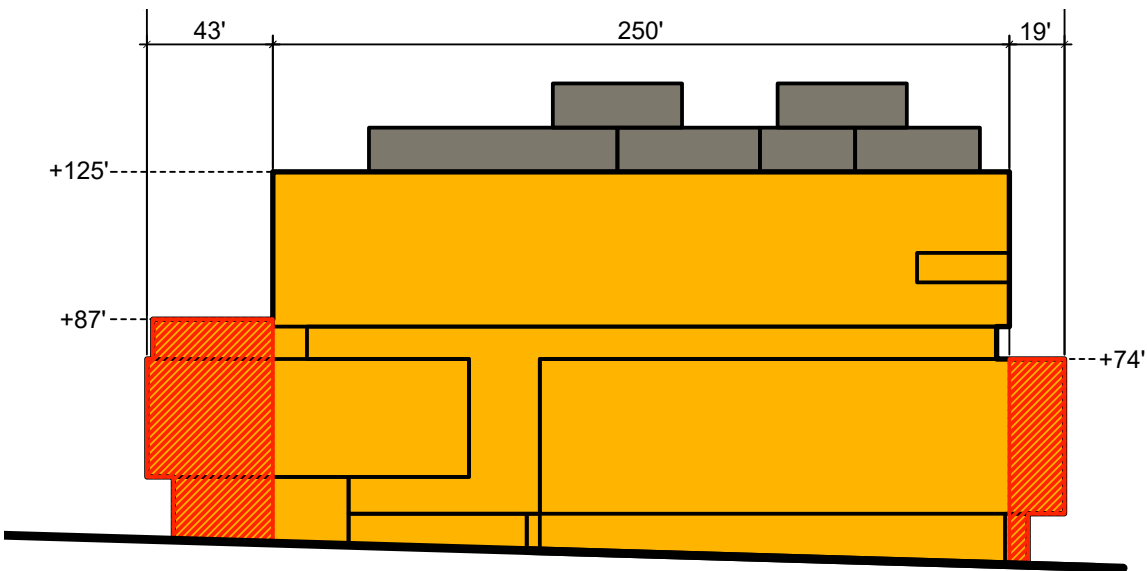
Street Level

The Board supported the overall design direction of the proposed open space plazas and streetscape plan.

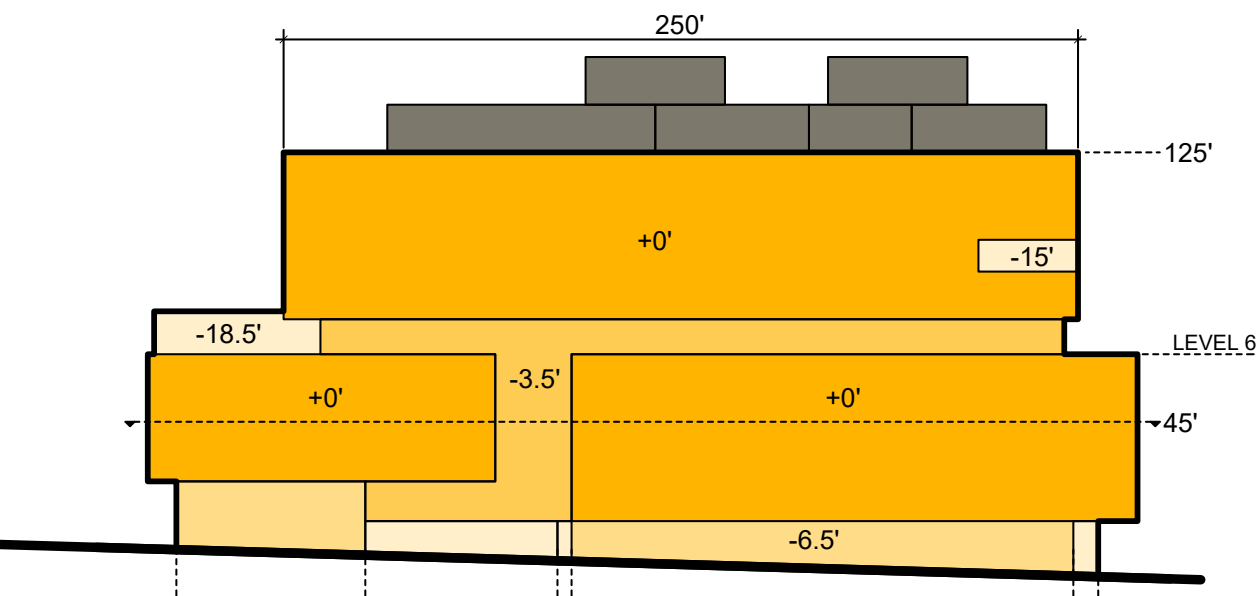


Departures

Maximum Structure Width and Depth
The Board indicated support for the requested departure that allows a more interesting architectural concept and breakdown of the massing.



Upper-level Development Standards
The Board did not support the requested departure as proposed. However, the Board stated they would open to the departure if the setback of the “sticky space” was increased to improve legibility of depth, further the architectural concept, and potentially create occupiable terraces. At the next meeting the Board expects to see resolution of the setbacks around all sides of the building.



1.0

PROPOSAL

DEVELOPMENT SUMMARY

618 John Street is a proposed 125 FT tall commercial building in the Uptown Neighborhood of Seattle and bordering South Lake Union. It's bounded by 7th Avenue to the East, John Street to the South, Thomas Street to the North and Alley to the West. There is a proposed residential building across the Alley along Thomas Street.

The project is approximately 221,250 SF of Office use and 550 SF of Retail use. Parking will be provided at three levels below grade for approximately 200 spaces while the above grade structure will be 10 stories, with various setbacks for occupied terraces and balconies and --include a rooftop amenity space and deck.

GOALS AND OBJECTIVES

The team envisions an elegant form that balances the desire to activate the street edges, provide generous public open space for the neighborhood, support the Thomas Street Concept Plan and maintain existing landmark views.

- Create a vibrant urban pedestrian experience with an activated ground floor that engages with the pedestrians and promotes safe, inviting spaces and landscaping.
- Concentrate public open spaces at John Street and Thomas Street as a place of respite for pedestrians, neighborhood residents and building tenants.
- Sustainable design will be incorporated into the project to embrace Seattle's commitment to environmental stewardship.
- Building setbacks to maintain existing views of the Space Needle from Thomas Street and John Street. Activate the building at different elevations by creating outdoor spaces for tenants to gather and work.
- The interior spaces will maximize daylight and access to fresh air to create an inviting working environment.
- The exterior architecture will have a refined design that provides a complimentary addition to the overall urban fabric of the neighborhood.



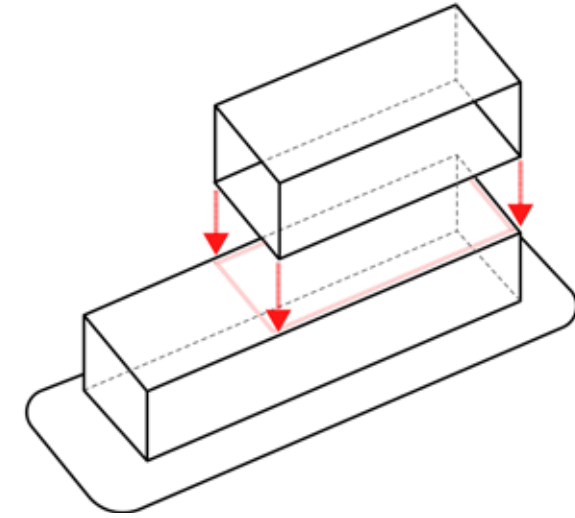
HAPPIEST & HEALTHIEST OFFICE BUILDING



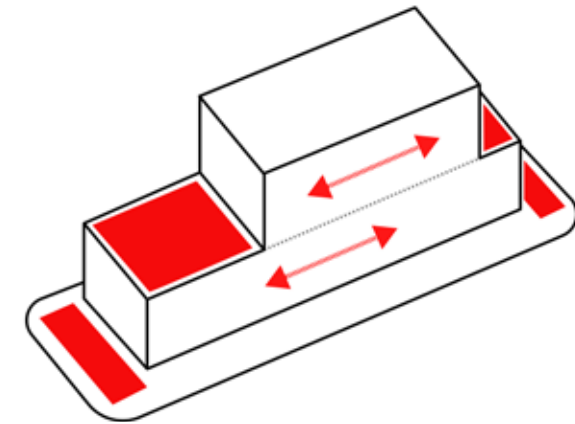




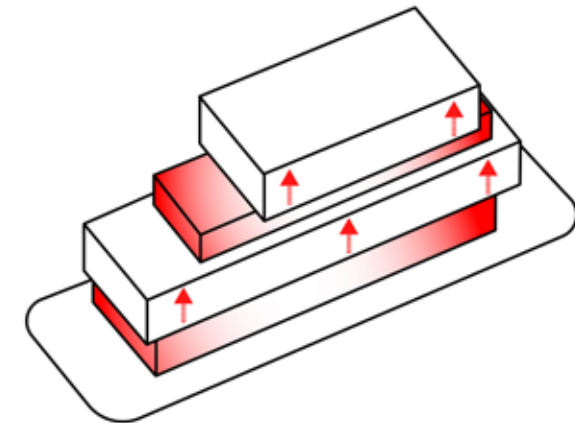
STACK



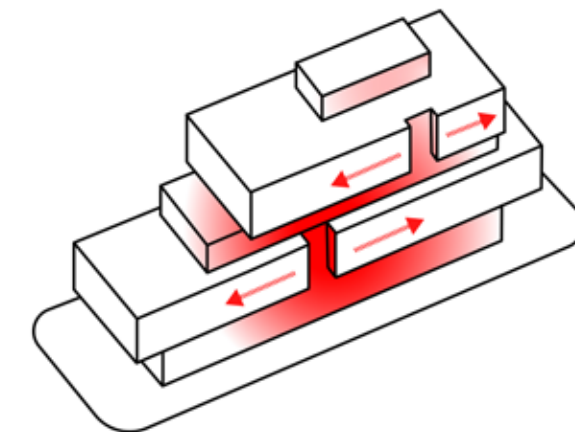
SHIFT



SEPARATE

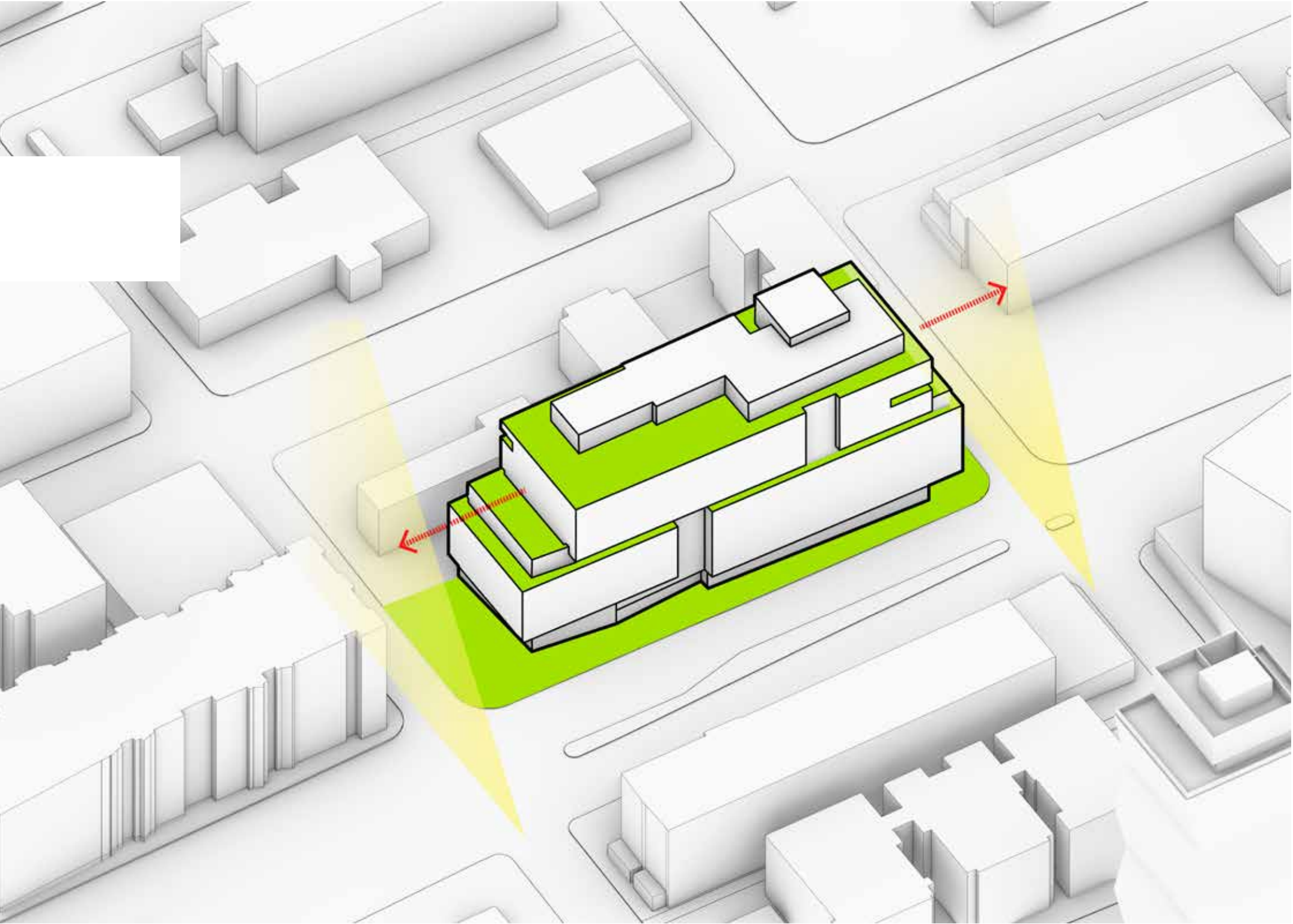


SLICE



1.0 PROPOSAL

DESIGN PRINCIPLES



**ACCESSIBLE +
EQUITABLE**

COMMUNITY

*CREATE ACCESSIBLE,
EQUITABLE PUBLIC
SPACES*

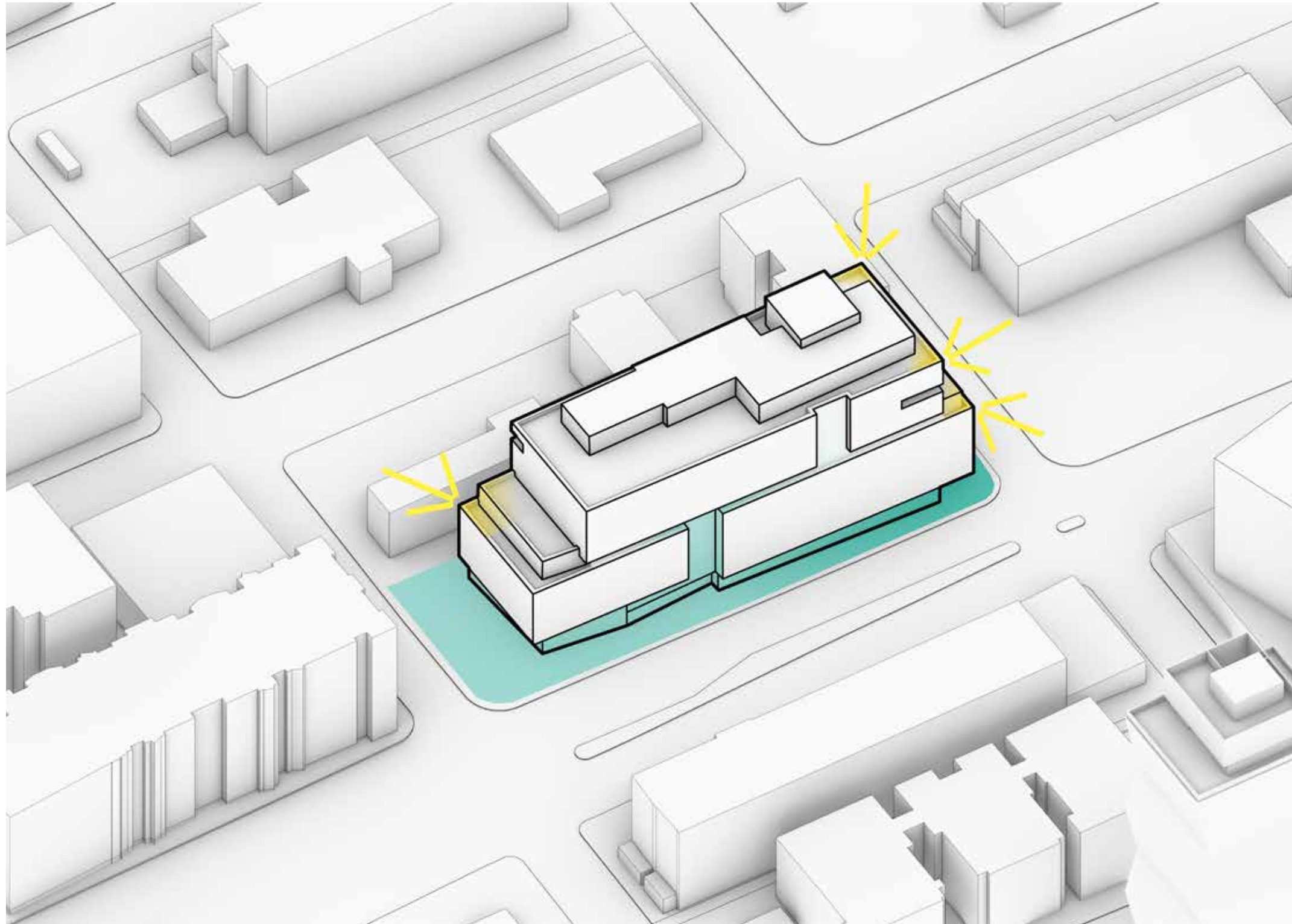
OCCUPANT

*PROVIDE ACCESS TO
OUTDOOR SPACE*



1.0 PROPOSAL

DESIGN PRINCIPLES



HEALTHY + ACTIVE

COMMUNITY

*CREATE A VIBRANT
URBAN EXPERIENCE*

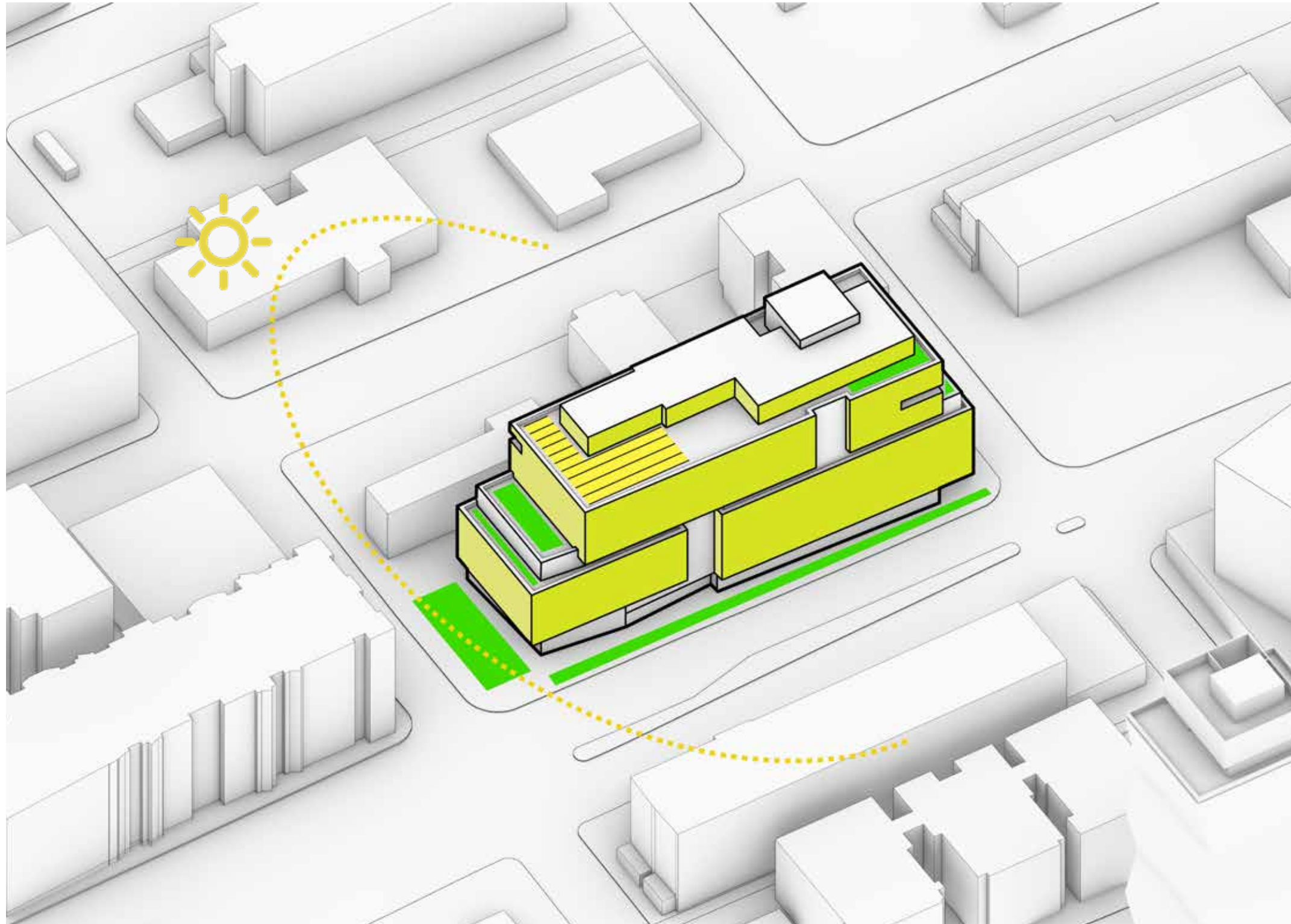
OCCUPANT

*CREATE A HEALTHFUL
ENVIRONMENT*



1.0 PROPOSAL

DESIGN PRINCIPLES



SUSTAINABLE + HIGH PERFORMING

COMMUNITY

*USE SUSTAINABLE
LANDSCAPE STRATEGIES*

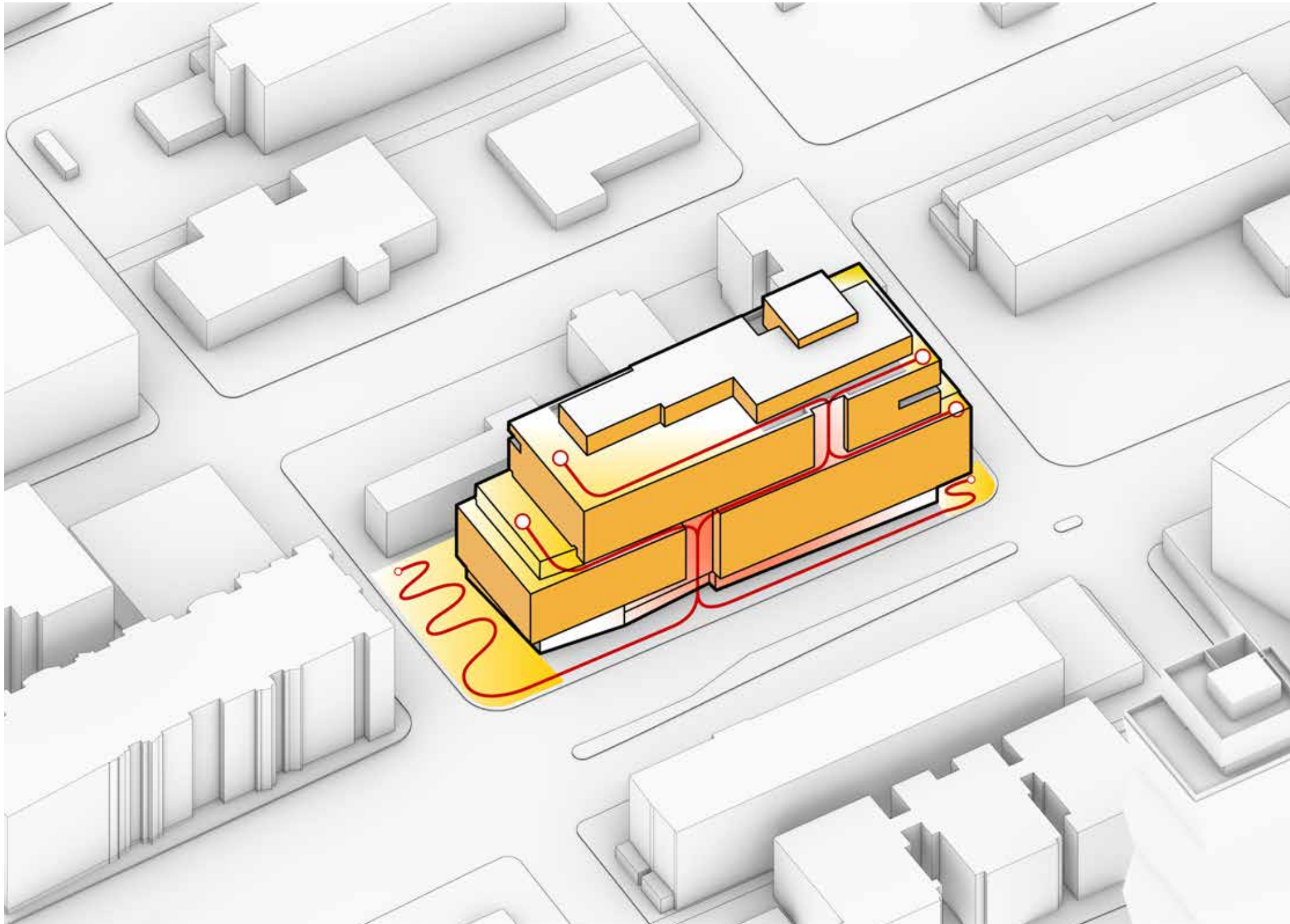
OCCUPANT

*USE HIGH PERFORMING,
SUSTAINABLE BUILDING
SYSTEMS*



1.0 PROPOSAL

DESIGN PRINCIPLES



**FLEXIBLE +
CONNECTED**

COMMUNITY

*CONNECT TO EXISTING
GREEN SPACES +
LANDMARK VIEWS*

OCCUPANT

*ENCOURAGE
INTERACTION*



COLLABORATION

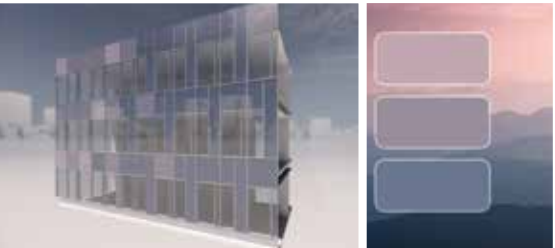
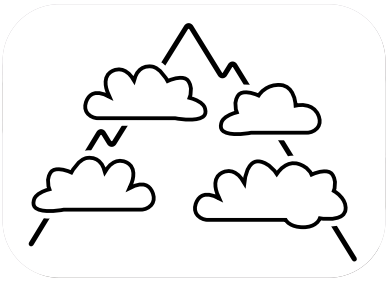
**VERTICAL
CONNECTIVITY**

1.0 PROPOSAL

MATERIALS AND EXPRESSION

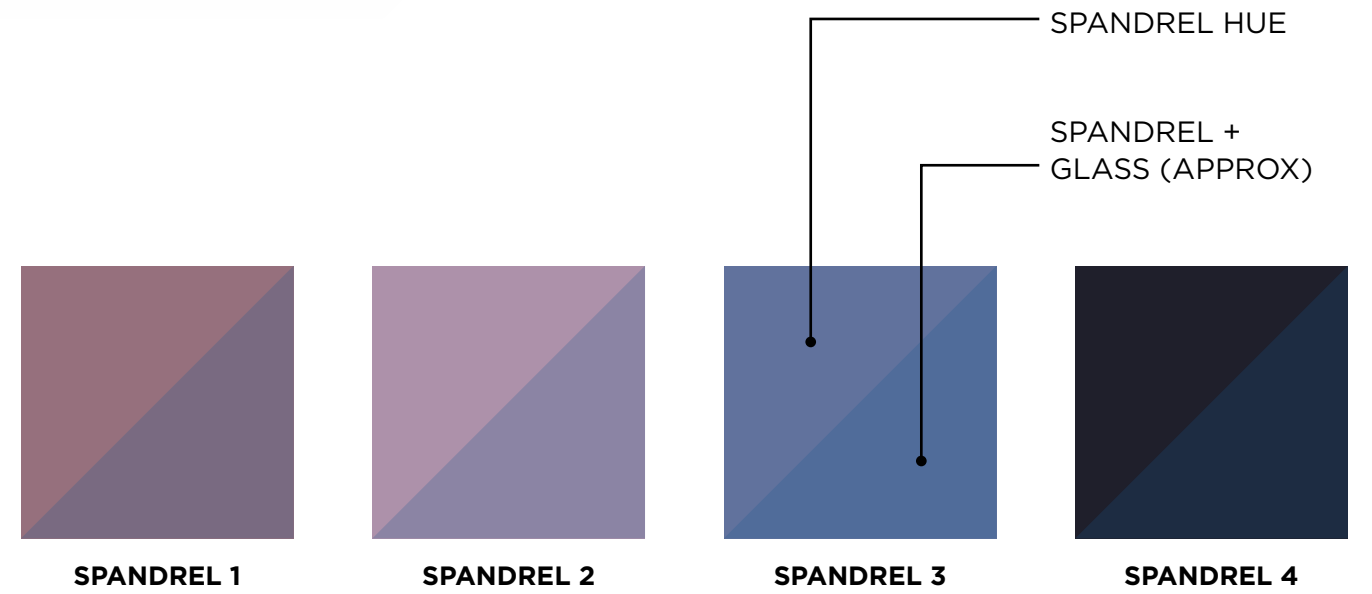
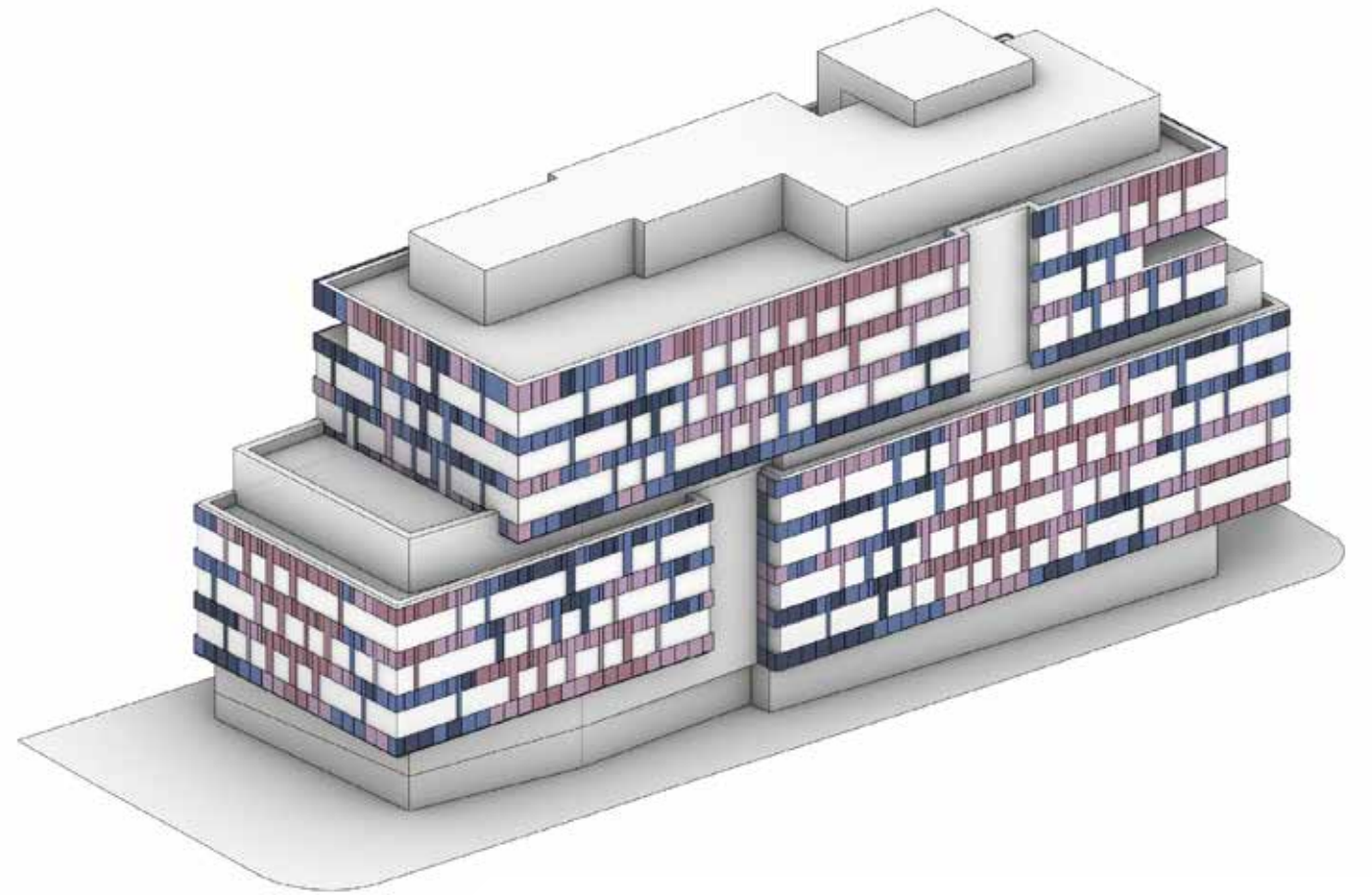


CLOUD MATERIAL PALETTE



MOUNTAIN MATERIAL PALETTE





2.0

**SUMMARY CONTEXT
ANALYSIS AND
EXISTING SITE
CONDITIONS**

2.0 SUMMARY CONTEXT ANALYSIS AND EXISTING SITE CONDITIONS

AERIAL PHOTOGRAPH



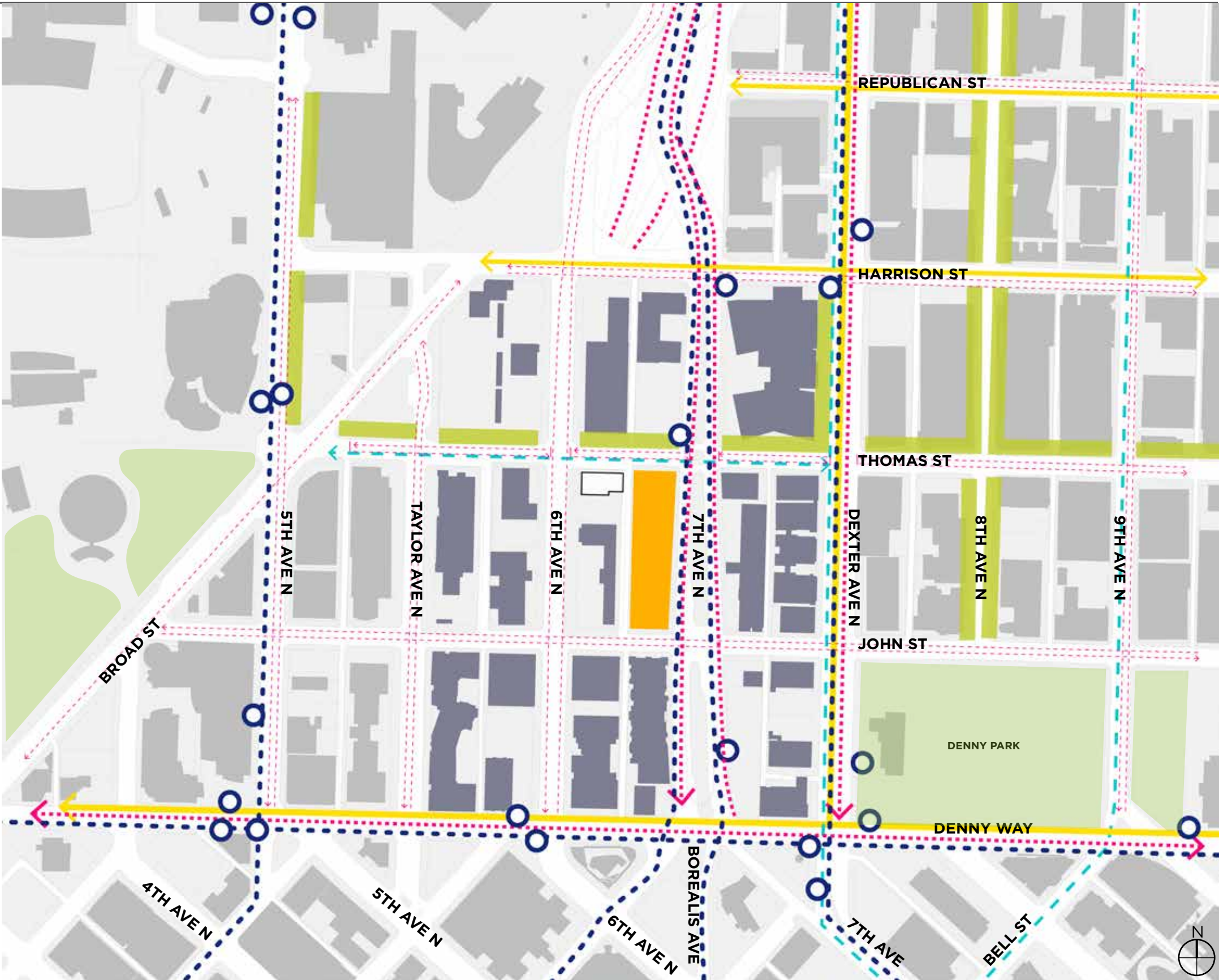
2.0 SUMMARY CONTEXT ANALYSIS AND EXISTING SITE CONDITIONS

SITE CONTEXT

The project site is located within the SM UP 160 zone. The project site is bordered by the SM SLU 175/85-280 zone to the east across 7th Avenue.

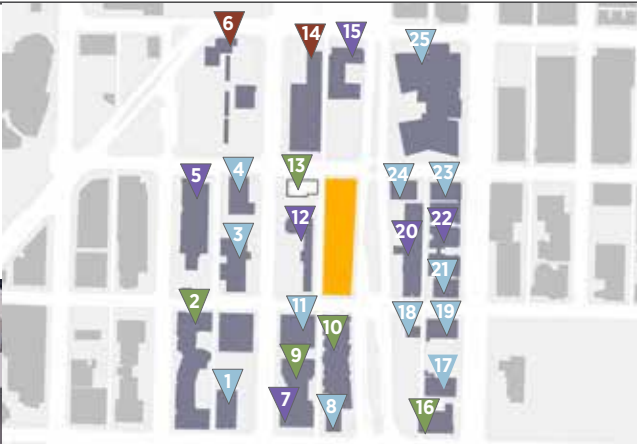
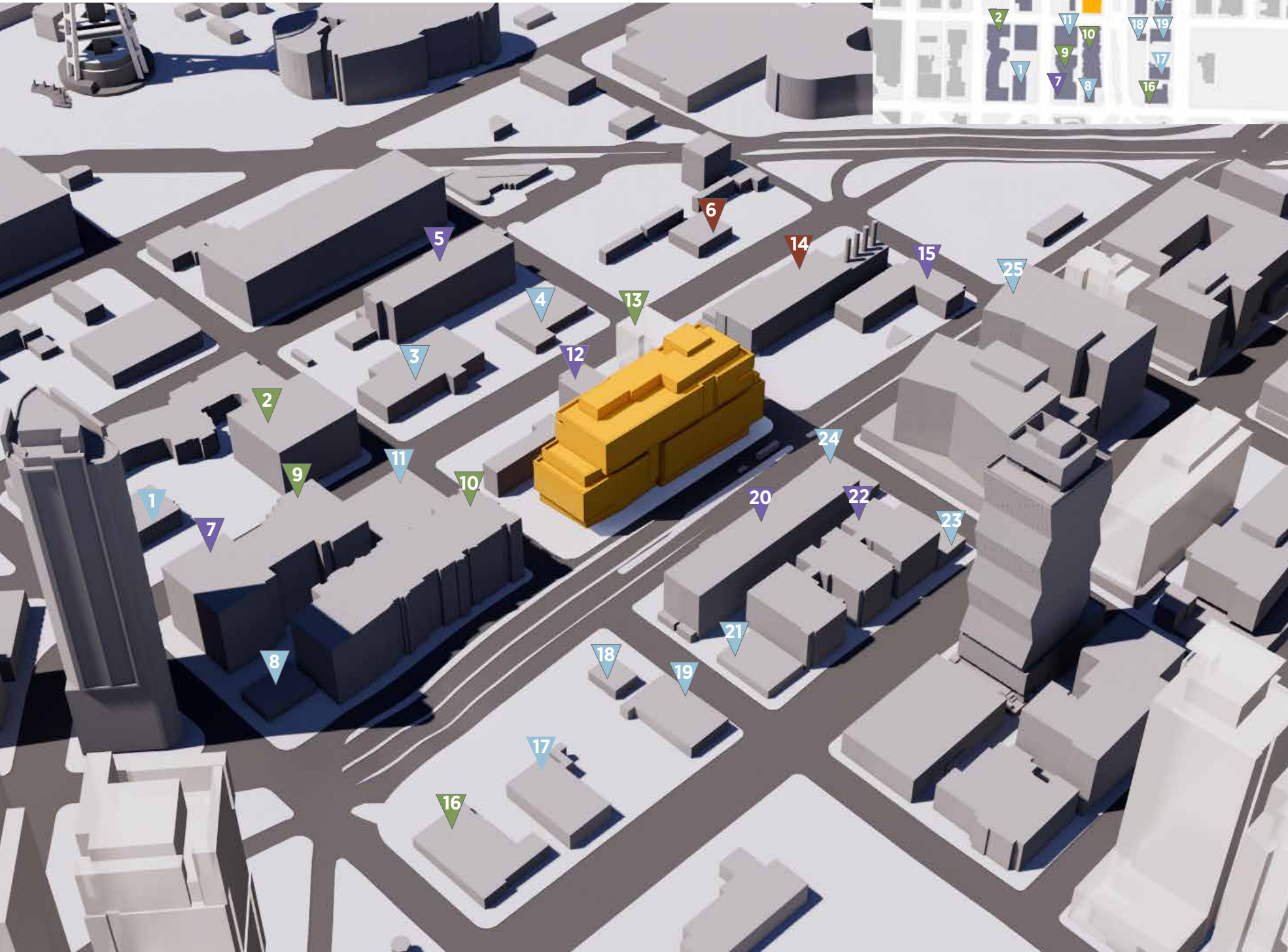
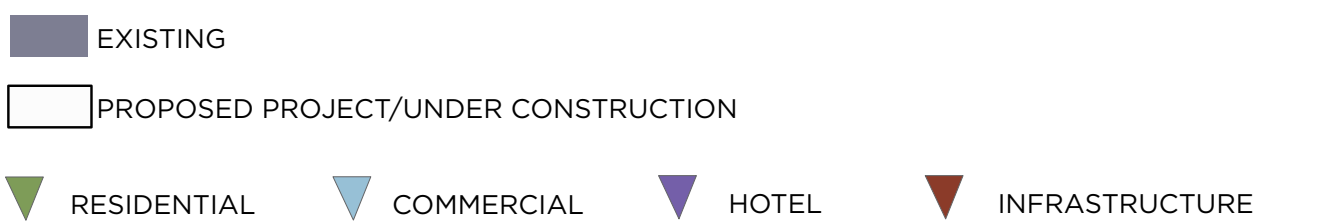
The Uptown neighborhood is rapidly evolving with several new buildings reflecting increased density and taller residential and commercial developments. There are a number of recently completed buildings and others currently in the entitlements process within the neighborhood. One proposed project is directly adjacent to the west of the site across the Alley at 605 Thomas Street (SDCI #3037318-LU). A seven story multi-family residential building with a 48-54 residential units.

- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- PEDESTRIAN CORRIDOR
- PUBLIC PARK
- GREEN STREET
- CLASS II
- BUS ROUTE
- BUS STOP
- EXISTING
- PROPOSED PROJECT /UNDER CONSTRUCTION



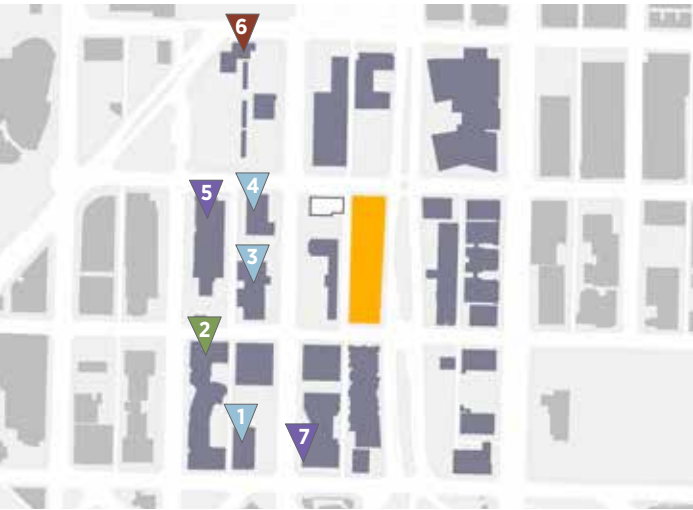
2.0 SUMMARY CONTEXT ANALYSIS AND EXISTING SITE CONDITIONS

CONTEXT ANALYSIS - AXONOMETRIC



2.0 SUMMARY CONTEXT ANALYSIS AND EXISTING SITE CONDITIONS

CONTEXT ANALYSIS - BUILDINGS



EXISTING

PROPOSED PROJECT/UNDER CONSTRUCTION

RESIDENTIAL

COMMERCIAL

HOTEL

INFRASTRUCTURE



1 Walgreens (20')
566 Denny Way



2 Taylor 28 Apartments (70')
100 Taylor Ave. N.



3 203 6th Ave. N. (25')



4 233 6th Ave. N. (15')



5 Executive Inn (55')
200 ATaylor Ave. N.



6 Seattle City Light Broad Street
Substation (50')
565 Harrison St.



7 Hyatt Place (85')
110 6th Ave. N.v

2.0 SUMMARY CONTEXT ANALYSIS AND EXISTING SITE CONDITIONS

CONTEXT ANALYSIS - BUILDINGS



EXISTING

PROPOSED PROJECT/UNDER CONSTRUCTION

RESIDENTIAL

COMMERCIAL

HOTEL

INFRASTRUCTURE



8 Shell (20')
620 Denny Way



9 Annaliese Apartments (90')
118 6th Ave. N.



10 Marsellse Condos (75')



11 120 6th Ave. N. (50')



12 Travelodge (40')
200 6th Ave. N.



13 605 Thomas (75')



14 SR-99 North Portal Tunnel
Operations Building (50')

2.0 SUMMARY CONTEXT ANALYSIS AND EXISTING SITE CONDITIONS

CONTEXT ANALYSIS - BUILDINGS



- EXISTING
- PROPOSED PROJECT/UNDER CONSTRUCTION

- RESIDENTIAL
- COMMERCIAL
- HOTEL
- INFRASTRUCTURE



15 Civic Hotel (30')
325 7th Ave. N.



16 Borealis Apartments (60')
109 Dexter Ave. N.



17 Mary's Place (15')
113 Dexter Ave. N.



18 Stingray Auto Repair (15')
701 John St.



19 Wilamette Dental Group (15')
133 N. Dexter Ave.



20 Fairfield Inn & Suites (70')
226 7th Ave. N.

2.0 SUMMARY CONTEXT ANALYSIS AND EXISTING SITE CONDITIONS

CONTEXT ANALYSIS - BUILDINGS



- EXISTING
- PROPOSED PROJECT/UNDER CONSTRUCTION

- RESIDENTIAL
- COMMERCIAL
- HOTEL
- INFRASTRUCTURE



21 Winston Wachter Fine Art (15')
203 Dexter Ave. N.



22 Holiday Inn (65')
211 Dexter Ave. N.



23 231 Dexter Ave. N. (20')



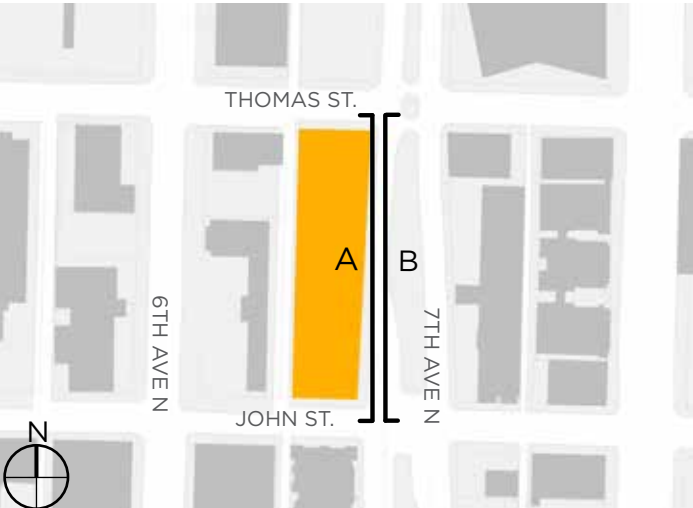
24 232 7th Ave. N. (15')



25 333 Dexter (135')

2.0 SUMMARY CONTEXT ANALYSIS AND EXISTING SITE CONDITIONS

CONTEXT ANALYSIS - STREETScape, 7TH AVE N



A- VIEW ALONG 7TH AVE N LOOKING WEST

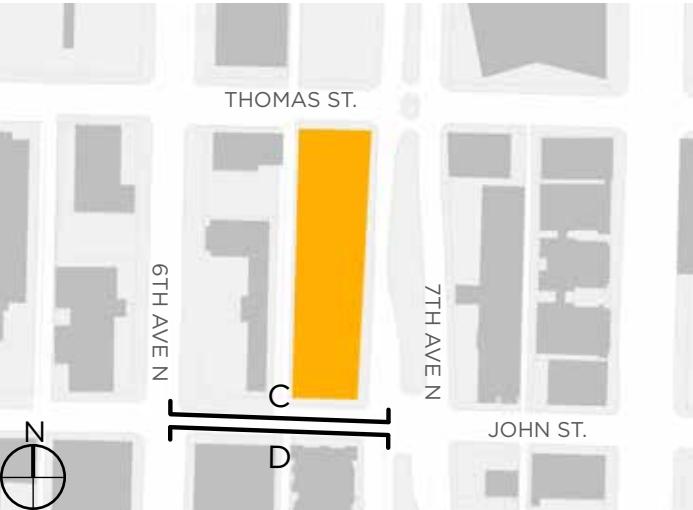


B- VIEW ALONG 7TH AVE N LOOKING EAST



2.0 SUMMARY CONTEXT ANALYSIS AND EXISTING SITE CONDITIONS

CONTEXT ANALYSIS - STREETScape, VIRGINIA STREET



C- VIEW ALONG JOHN ST LOOKING NORTH



D- VIEW ALONG JOHN ST LOOKING SOUTH



2.0 SUMMARY CONTEXT ANALYSIS AND EXISTING SITE CONDITIONS

CONTEXT ANALYSIS - STREETScape, STEWART STREET



G- VIEW ALONG THOMAS LOOKING SOUTH



H- VIEW ALONG THOMAS LOOKING NORTH



2.0 SUMMARY CONTEXT ANALYSIS AND EXISTING SITE CONDITIONS

AERIAL MAP



2.0 SUMMARY CONTEXT ANALYSIS AND EXISTING SITE CONDITIONS

AERIAL 3 BLOCK x 3 BLOCK VICINITY MAP AND ZONING



3.0

ZONING DATA

3.0 ZONING DATA

ZONING SUMMARY

STREET-LEVEL USE

23.48.005

7th Avenue – Not Required

John Street– Not Required

Thomas Street– Not Required

FLOOR AREA RATIO

23.48.020 & 23.48.720

SM-UP 160

FAR Base = 5

FAR Max = 7

FAR Deductions = 3.5% of GFA for mechanical

FAR Exemptions = Street level uses, Bicycle

commuter shower facilities

STRUCTURE HEIGHT

23.48.025 & 23.48.720

Non-Residential: 125ft (FAR 7)

Rooftop Features: 25% Coverage

- 15ft above the applicable height limit:

Stair Penthouse, Common Recreation Area,

Mechanical Equipment, Minor Communication

Equipment, Solar Collectors

- 25ft above applicable height limit: Elevator

penthouse

- 45ft above applicable height limit: Elevator

Penthouse that accesses rooftop open space.

- Solar collectors may extend up to 7’ with

unlimited rooftop coverage.

- 65% Coverage provided that all mechanical

equipment is screened and no rooftop features

are located closer than 10 feet to the roof edge.

MINIMUM FACADE HEIGHT

23.48.040.A.2

23.48.740 MAP A

7th Avenue = Class III pedestrian (15 FT)

John Street = Class III pedestrian (15 FT)

Thomas Street = Green Street (25 FT)

FACADE TRANSPARENCY

23.48.040.B.1

Class III and Green Streets: A minimum of 60

percent of the street level street-facing facade

shall be transparent. Required between 2’-0”

and 8’-0” above the sidewalk.

BLANK FACADE LIMITS

23.48.040.B.2

Blank facade segments shall be no more than

15 feet wide. Required between 2’-0” and 8’-0”

above the sidewalk. Any blank segments of

the facade shall be separated by transparent

areas at least 2 feet wide. The total of all blank

facade segments shall not exceed 40% of the

street facade. Blank facade can be increased

to 30 FT by Type I decision if the facade is

enhanced with architectural detailing, artwork

or landscaping.

STREET TREES

23.48.055.D.1

Required on all streets.

MAXIMUM STRUCTURE WIDTH

23.48.732

The maximum width and depth of a structure is

250 FT.

STREET LEVEL DEVELOPMENT STANDARDS

23.48.740.3

For streets designated as Class II and Class III

Pedestrian Streets and Green Streets, the street

facing facade of a structure may be set back up

to 12 feet from the street lot line.

Additional setbacks are permitted for up to

30% of the length of the street facing facade

provided the setback is located 20 feet from

any street corner.

Any required outdoor amenity area, other

required open space is not considered part of

the setback area and may extend beyond the

limit on setbacks from the street lot line.

USABLE OPEN SPACE

23.48.740.B.1

On lots exceeding 30,000 SF the minimum

usable open space shall be 15% of the lot area

and shall be accessible at street level. The

average horizontal dimension for any area shall

be 20 FT and the minimum dimension is 10 FT.

A minimum of 45% of the open space shall be

exterior open to the sky. A maximum of 20% of

the open space may be covered.

OPEN SPACE FOR OFFICE USE

23.48.750.A

20 SF for each 1,000 SF of gross floor area

in office use. Open space requirement for

23.48.740.B satisfies the requirements for

23.48.750.A.

CAR PARKING

23.54.015 TABLE A

Maximum allowed is one parking space per

1,000sf.

BICYCLE PARKING

23.54.015 - TABLE D

Long-term - 1 Space per 2,000sf of office area

Short-term - 1 space per 10,000sf office area

BICYCLE COMMUTER SHOWER

23.54.015.K.8

Two showers for every 100,000 SF of office

use.

OFF STREET LOADING

23.54.035

Low demand (Table A - 23.54.035)

3 loading berths required (10’W x 35’L)

SOLID WASTE STORAGE

23.54.040 Table A

Office: 500 SF required.

Retail: 82 SF required.

OVERHEAD WEATHER PROTECTION

Not applicable

MINIMUM SIDEWALK WIDTH

Not applicable.

4.0

SITE PLAN

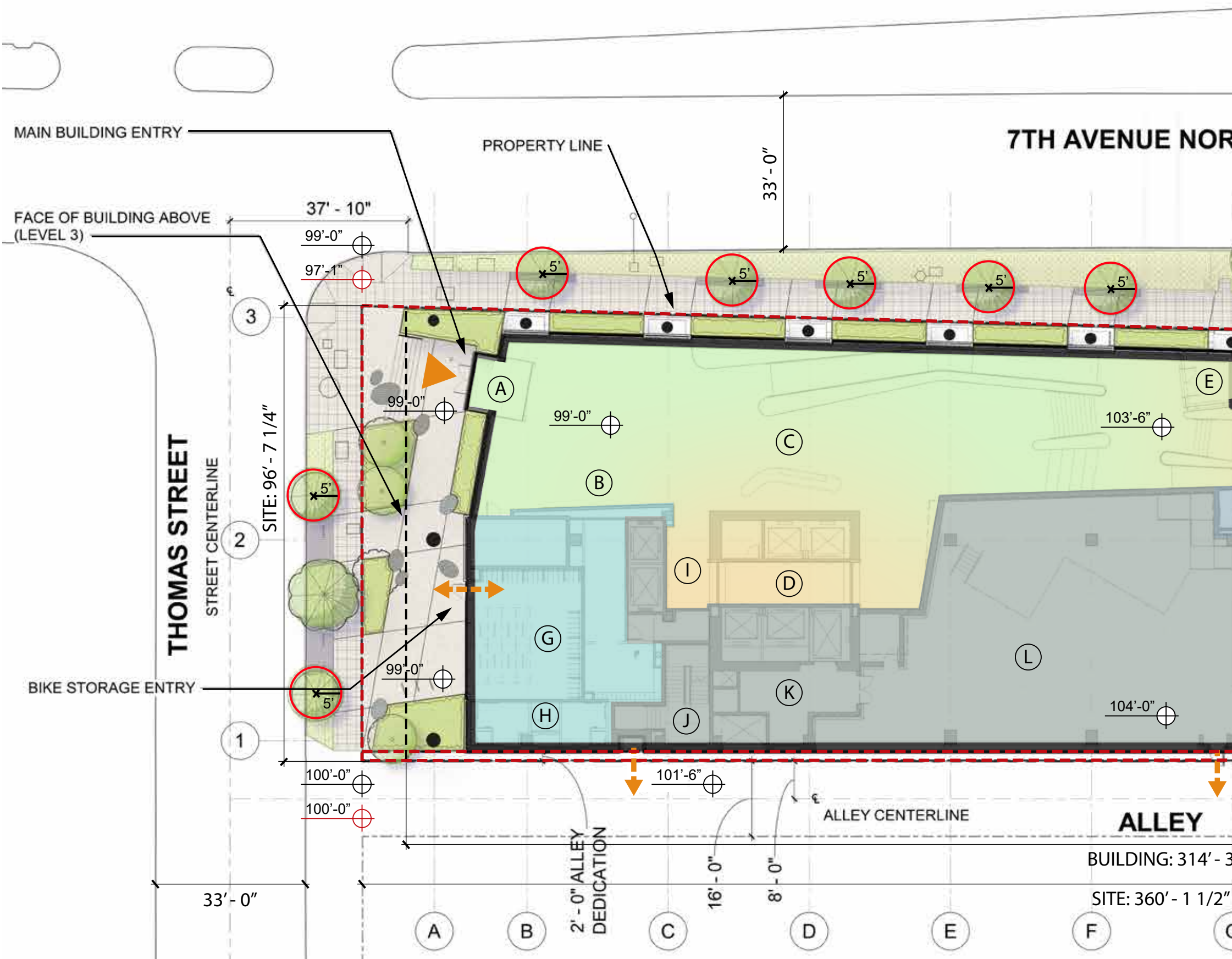
4.0 SITE PLAN

SITE PLAN - PROPOSED

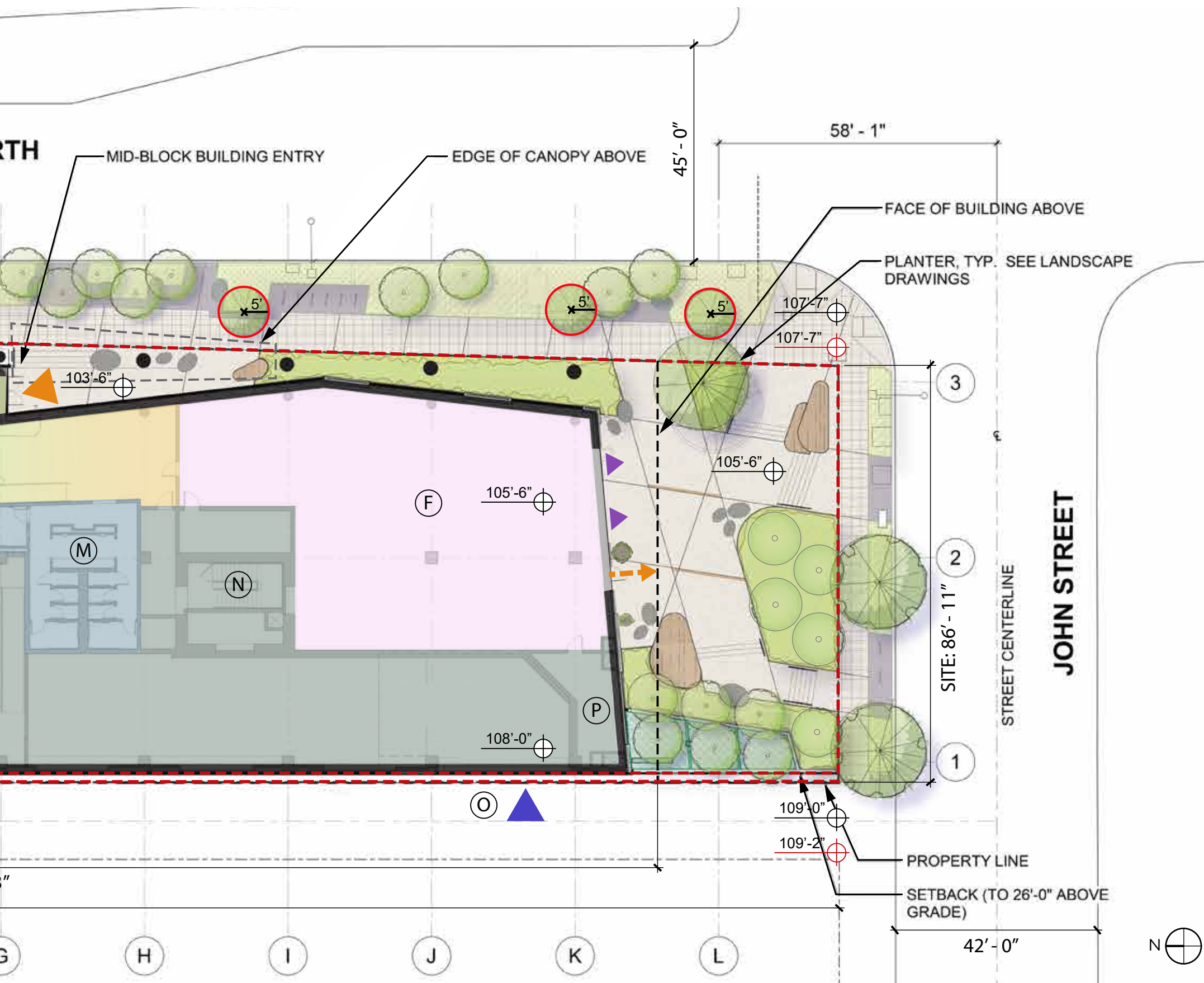
618 John Street
(SDCI #3038375-EG)
The proposal at 618 John Street is for a 125 ft. high commercial building. The project is planning for approximately 221,250 SF of office use and 550 sf of retail use. Parking will be provided below grade for up to 200 spaces. The structure will consist of 10 stories above grade and 3 stories of parking below grade.

LEGEND

- LOBBY
- BIKE
- RESTROOMS
- EVENT/ FUNCTION
- BOH
- PRIMARY ENTRANCES
- SECONDARY ENTRANCES
- EGRESS EXIT
- SLIDING DOOR
- P3-P1 PARKING ENTRANCE
- EXCEPTIONAL TREES
(TO REMAIN)
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION



4.0 SITE PLAN



- ROOM LEGEND**
- A. THOMAS ST ENTRANCE (MAIN)
 - B. RETAIL
 - C. RECEPTION/ LOBBY
 - D. ELEVATOR LOBBY
 - E. 7th AVENUE ENTRANCE
 - F. EVENT/ FUNCTION
 - G. BIKE PARKING
 - H. TWO SHOWER RESTROOMS
 - I. PARKING ELEVATOR LOBBY
 - J. NORTH EXIT STAIR
 - K. SERVICE ELEVATOR LOBBY
 - L. LOADING DOCK
 - M. ALL GENDER AND FAMILY RESTROOM
 - N. SOUTH EXIT STAIR
 - O. PARKING GARAGE ENTRANCE
 - P. STORAGE

5.0

RESPONSE TO EDG

5.0 RESPONSE TO EDG

UPTOWN DESIGN GUIDELINES

PL1.3.C

Pedestrian Volumes and Amenities

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 through additional building setback at street level.

Response:

The proposed design enhances the pedestrian experience by providing a public open space along John Street that has the opportunity to support public gatherings while also providing private areas for seating and reflection. The project also proposes a widened sidewalk along 7th Avenue and an additional landscaping, and seating along Thomas Street to further promote and enhance SDOT’s Thomas Street Concept Plan.



PL3.1A

Entries

Design entries to be pedestrian-friendly. Consider how the position, scale, architectural detailing and materials will create an entry that is clearly discernible to the pedestrian.

Response:

The proposed design envisions a lobby that mixes retail with lobby amenities to provide an activated street frontage along 7th Avenue. There are two entrances into the lobby. The main entrance off of Thomas St. is marked by a dark metal box that protrudes through the glass wall. The entrance off 7th Avenue is pronounced with an angled setback that leads pedestrians into the main doors. This two story setback is marked by a canopy and aligns with a notch in the mass of the podium above that draws your attention down to the entry.



DC2.5A

Respond to Context

Respond to prominent nearby sites and/or sites with axial focus or distant visibility, such as waterfronts, public view corridors, street ends.

Response:

The proposed design provides upper level setbacks at both John Street and Thomas Street to preserve existing street views looking west towards the Space Needle.



DC2.5B

Tall Form Placement, Spacing and Orientation

Minimize shadow impacts on public parks, plazas and spaces; maximize tower spacing to adjacent structures; afford light and air to the streets, pedestrians and public realm

Response:

The proposed design limits the structure width departure request to below 85’ to maximize the amount of light and air to the street. The massing is also shifted north on the site to provide a larger public open space on the southern end of the site as well as multiple large south facing terraces . The tower above 85’ is setback along Thomas Street to allow more light and air down to the Green Street.



5.0 RESPONSE TO EDG

UPTOWN DESIGN GUIDELINES

DC2.5D

Intermediate Scales

To mediate the extra height/scale, add legible, multi-story intermediate scale elements; floor groupings, gaskets, off-sets, projections, sky terraces, layering, or other legible modulations to the middle of tall forms. Avoid a single repeated extrusion from top to bottom.

Response:

The proposed design provides setbacks within the facade that act as a gasket between masses, grouping floors together and breaking up the scale of the tower. There are also various setbacks and balconies that allows the mass to move and shift along its longest facade. This modulation is also carried around on the Alley facade to complete the overall design of the mass. Future facade development will allow for further layering and breakdown of the grouped massing.



DC2.5E

Shape and 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 the differing site patterns and context relationships. Accordingly, not all sides may have the same forms or display identical cladding.

Response:

The proposed design provides four distinct facades to the building. The south facade has a deep setback and terraces at the upper floors to take advantage of the southern exposure. The east facade breaks down the length of the facade with gaskets and grouped massing to allow the mass to shift along 7th Avenue. The north facade sets back at the ground level for the Green Street while the podium holds the street edge before setting back again above to allow more light and air down to Thomas Street. The Alley facade continues the gasket at the 6th floor to complete the design and break down the scale of the mass on all four sides.



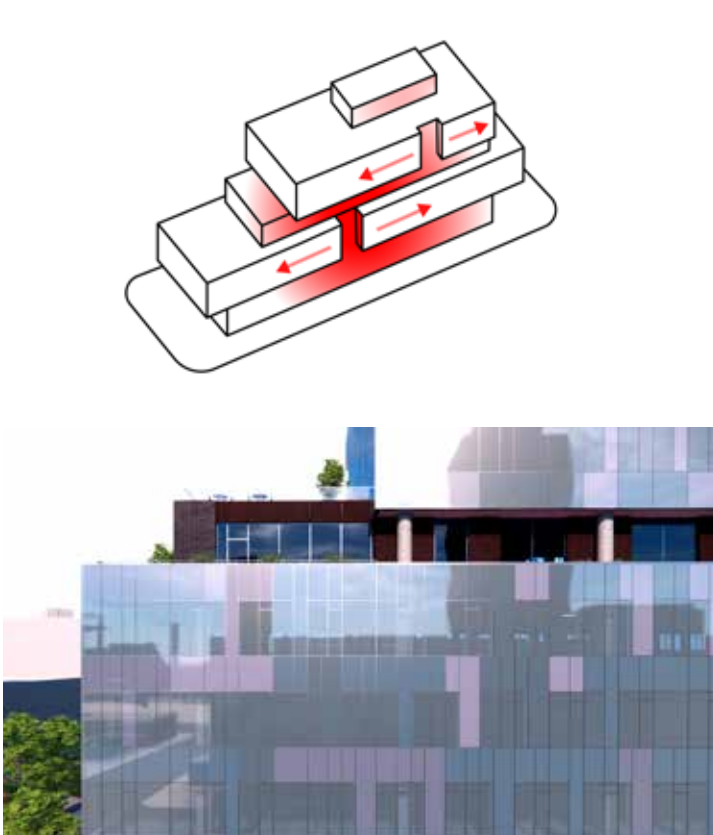
DC2.5H

Facade Depth & Articulation

Use plane changes, depth, shadow and texture to provide human scale and interest and to break up large facade 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.

Response:

The proposed design provides deep recesses to highlight the plane changes and shifting volumes to help break down the length of the facades. The design is also proposing a dark textured material at the recessed areas to enhance the shadow and texture development overall design concept on all four sides.



DC4-A-1

Exterior Finish Materials

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern or lend themselves to a high quality of detailing are encouraged.

Response:

The proposed design uses a flemish bond brick pattern at the grade and up through all the exterior occupied areas of the building. The brick pattern will also include some depth to add detail and texture.



5.0 RESPONSE TO EDG

COMMENT 1 - MASSING

1a - The Board supported the concept of the “sticky space” recess around all sides of the building. However, they were concerned the proposed depth (3.5 feet in the presentation, 5 feet shown in the packet) was not yet providing enough distinction between the volumes and recess, resulting in a rather flat facade from certain views. As such, the Board directed the design team to increase the depth of the “sticky space” with the goal of strengthening the architectural concept. The Board clarified the increase in depth should be carried around all sides of the building, however, acknowledged the proximity of the mechanical core along the west alley façade would somewhat dictate how much setback could be gained along this side. Though there may be some variation in setbacks, the overall expression should support a harmonious articulation of this design around all sides of the building. The Board noted resolution of the sticky space setbacks would be required prior to their support for any related façade modulation departures. (CS2-C-3 full block, uptown DC2 Architectural Concept, DC2-5 Tall Buildings)

RESPONSE

The evolution of the design has clarified the form and materiality of the building facade. We are looking to natural systems to inform the design and root it in its place.

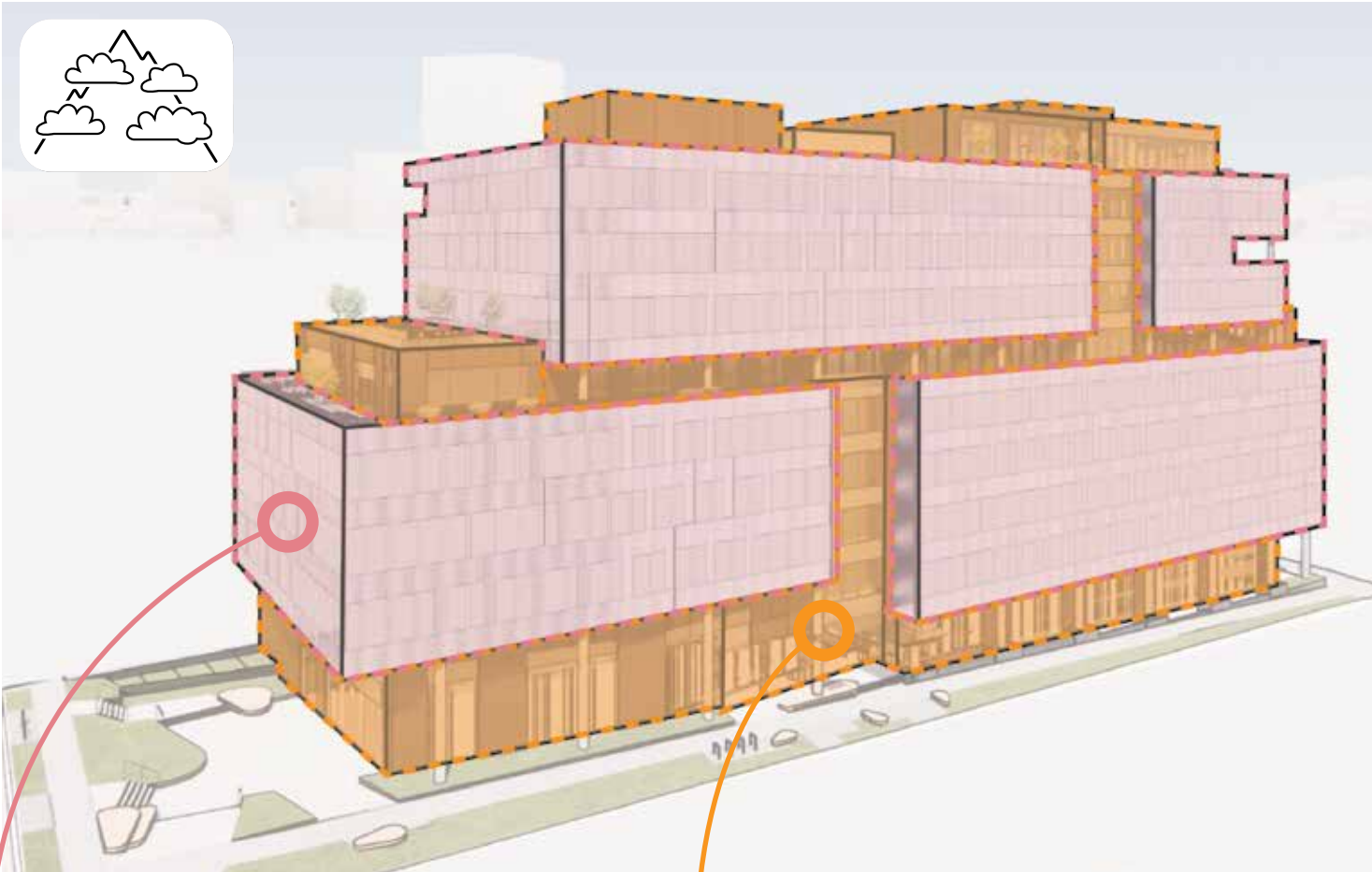
The primary facade volumes are light and ephemeral, reflecting the character of the clouds and sky. The remaining zones, also known as sticky space, will be rich and tactile, reflecting the character of earth.

This interplay of cloud elements, and mountain elements will wrap around all sides of the building. The eastern facade, with more space around it, will be lighter and more ephemeral, like clouds floating in front of a mountain. The west, more constrained by current and future neighbors, will be more solid with sparser cloud-like forms. The north and south both have multiple terrace zone, like mountain overlooks.

This theme of reflecting the natural environment to make the building feel rooted in its place has guided the design and helps address this and other board comments.



NATURAL INSPIRATION



CLOUD VS MOUNTAIN MATERIAL CONCEPT



CLOUD MATERIAL PALETTE



MOUNTAIN MATERIAL PALETTE

5.0 RESPONSE TO EDG

COMMENT 1 - MASSING

1b - The Board expanded on the setback conversation, noting there could be some massing refinement to the 3 cubic volumes as well, possibly growing the volumes in certain areas, while creating more substantial recesses within the sticky space. (CS2-C-3 full block, uptown DC2 Architectural Concept, DC2-5 Tall Buildings)

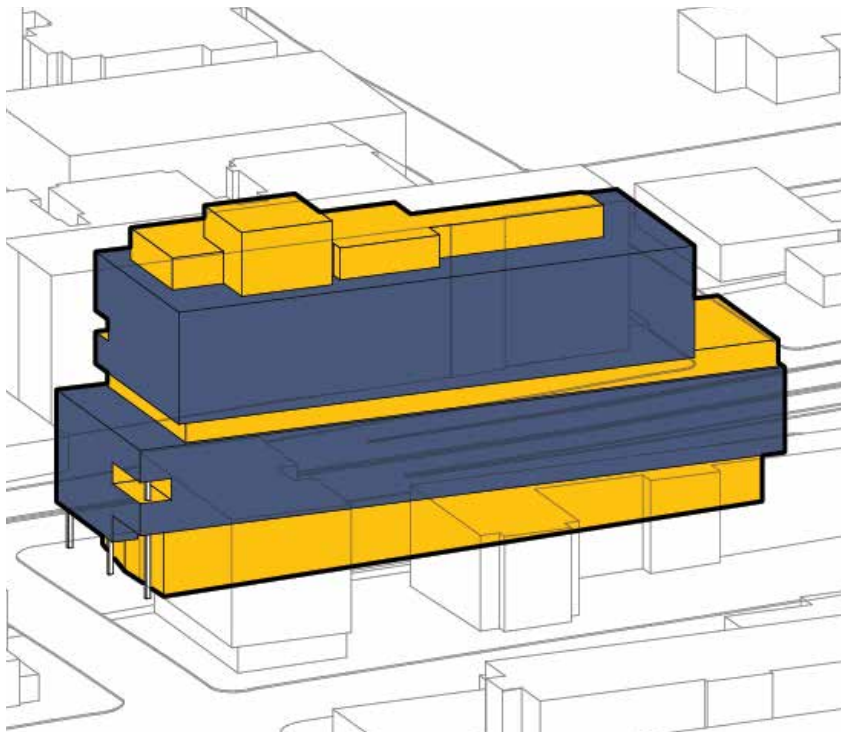
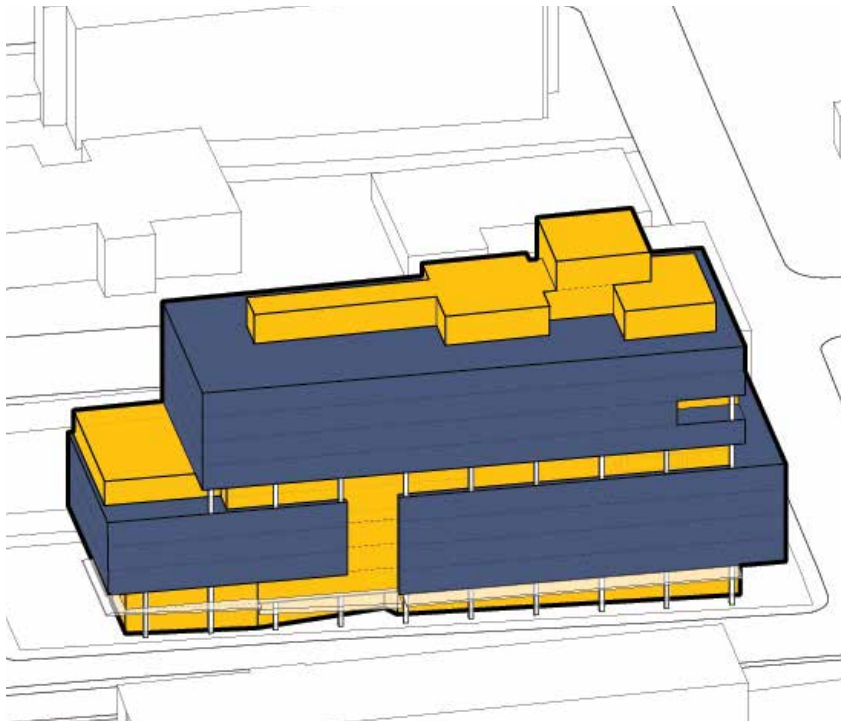
RESPONSE

To clarify the massing parti, the inset zones have been enhanced where occupied space can be realized. These deeper recesses are balanced with bumped out areas at the north and south creating two level cascading terraces. These differences in plane are further amplified by changes in materiality.

This strategy has enhanced the building design while also creating inviting and usable outdoor spaces for the tenants.

- MASSING ADDED
- MASSING RECESSED

EDG



DRB



5.0 RESPONSE TO EDG

COMMENT 1 - MASSING

1c - Related to increasing the sticky space setback, the Board encouraged creating occupiable moments within the sticky space terraces, to again further strengthen the architectural concept. The Board noted this could benefit the project by further animating the spaces above street-level. (CS2-C-3 full block, uptown DC2 Architectural Concept, DC2-5 Tall Buildings)

RESPONSE

The design of the “sticky space” has been optimized to focus more depth where it can be best activated by occupant use. Floorplate and terrace testfits informed these positions.

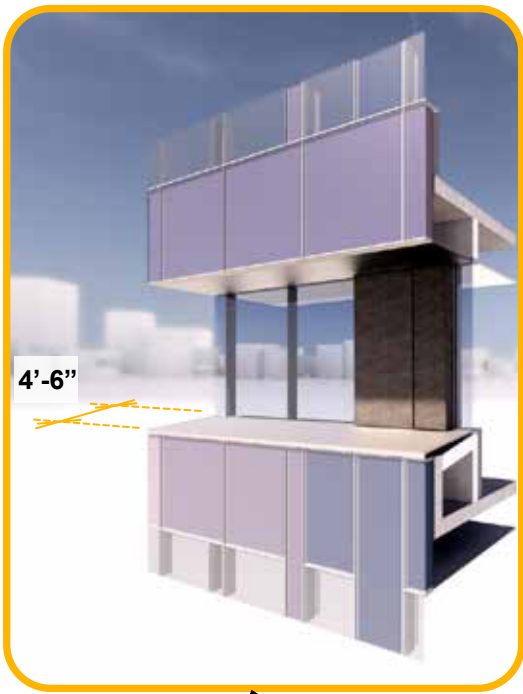
These occupiable zones at Level 6, focused at the southern extent of the 7th Avenue facade are increased to 8’ deep. This dimension will allow for a variety of configurations for these terrace zones.

The terrace space wraps the building creating occupiable space at the north and south and even turns the corner along the Alley.

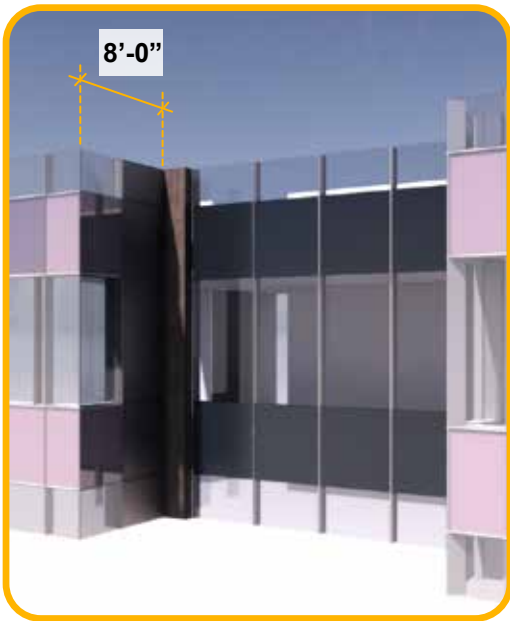
While the “sticky space” is recessed at the east and west, at the north and south it is steps out, creating a two level, cascading terrace zone.

The terraces were deepened or otherwise enhanced everywhere that we determined would be usable and activated by occupants. The remaining areas were left with shallower recess to maintain a rational structure, clear constructability, and sound weatherproofing.

In all locations the terrace zones are amplified by changes in materiality.



STICKY SPACE - HORIZONTAL



STICKY SPACE - VERTICAL

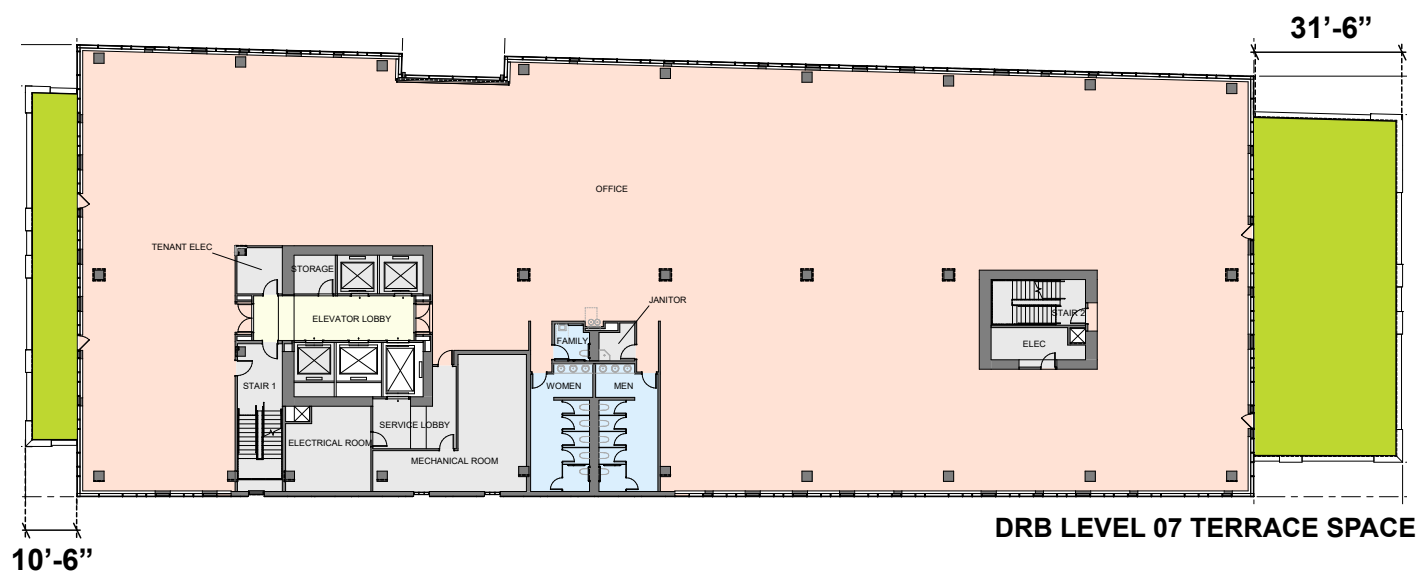
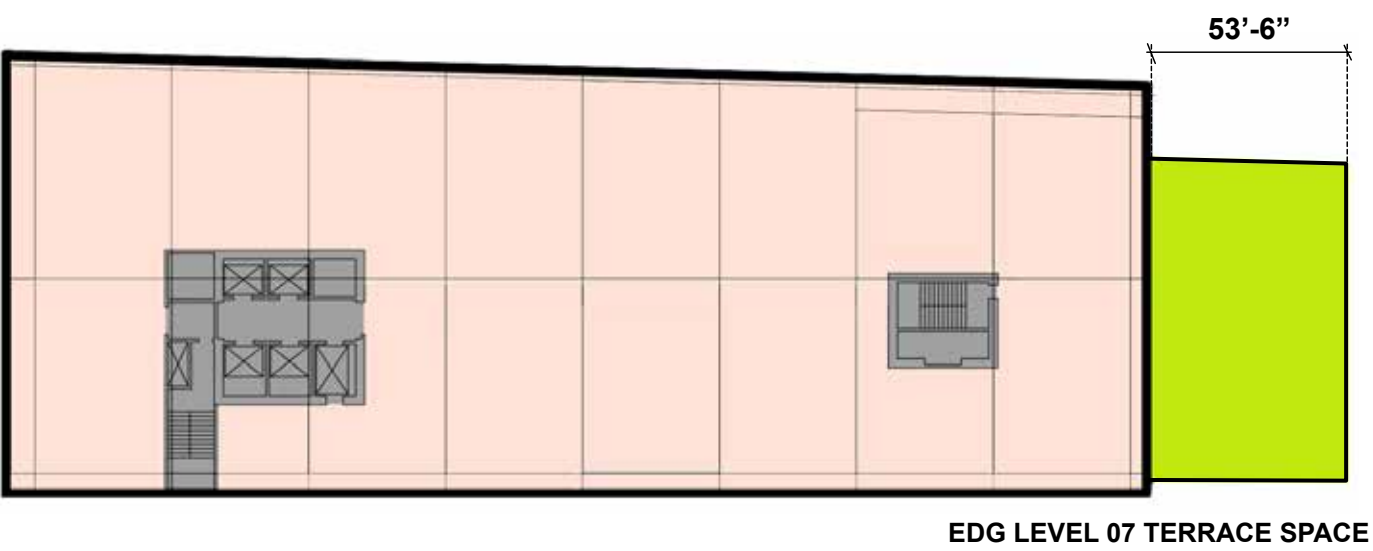
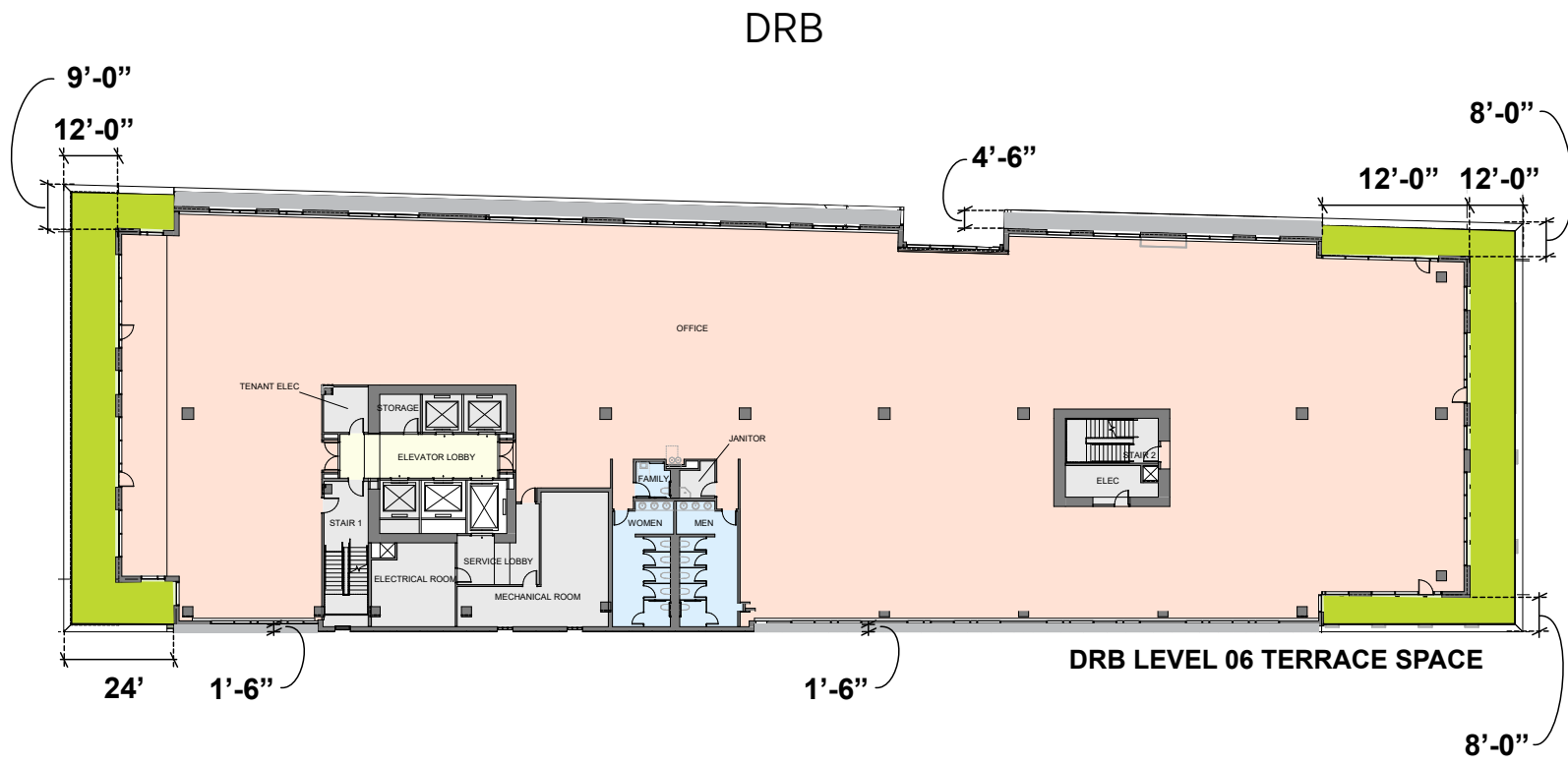
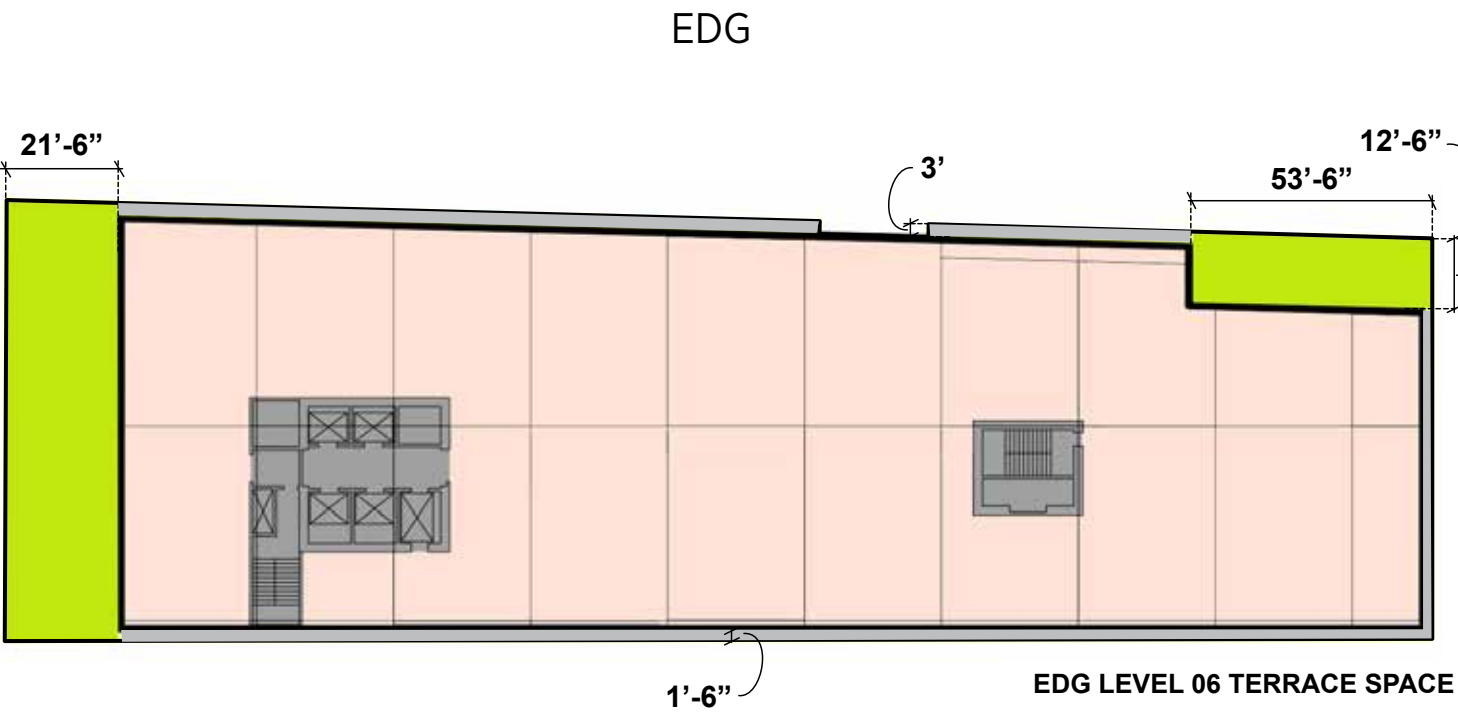


STICKY SPACE - KIT OF PARTS



STICKY SPACE - KIT OF PARTS

5.0 RESPONSE TO EDG



5.0 RESPONSE TO EDG

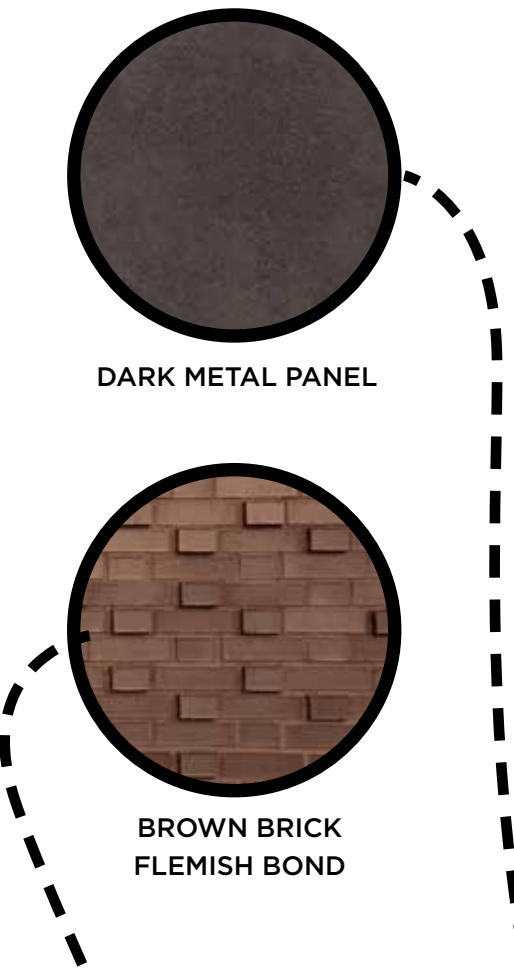
COMMENT 1 - MASSING

1d - The Board gave direction to refine the expression of the sticky space at the south 6th floor terrace to bring this area into harmony with how the sticky space language is happening around the building. The Board noted the sticky space at this location projected out, in contrast with the recessed language elsewhere on the building. The Board noted this could potentially be resolved by aligning the recess of this volume with the first floor, material treatment, or a combination of revised recess and material treatment. (DC2-B-1. Façade Composition)

RESPONSE

The design of the Level 6 terrace space has been revisited, along with “sticky space” throughout the building. At both the north and south the “sticky space” projects out creating a double terrace condition at levels 6 & 7. At the east and west, stick spaces recess in, allowing for occupancy where appropriate.

The terraces will feel like an extension of rich landscape at the ground. The brick material being used at the base will also be used at the Level 6 terraces and the rooftop. The synthesis between the formal and material expression create a consistent story from bottom to top.



STICKY SPACE MATERIALITY (BROWN BRICK AND DARK MTLP)



GROUND LEVEL WALKWAY ALONG 7TH AVE



CLOSEUP OF BRICK ON LEVEL 06 TERRACE

5.0 RESPONSE TO EDG

COMMENT 1 - MASSING

1e - The Board emphasized support for the 4-sided design language and noted this should be maintained moving forward. (CS2-C-3 full block, uptown DC2 Architectural Concept, DC2-5 Tall Buildings)

RESPONSE

The proposed design maintains the four sided design shown at EDG. The design is cohesive and consistent on all four sides, but evolves to reflect the different frontages.

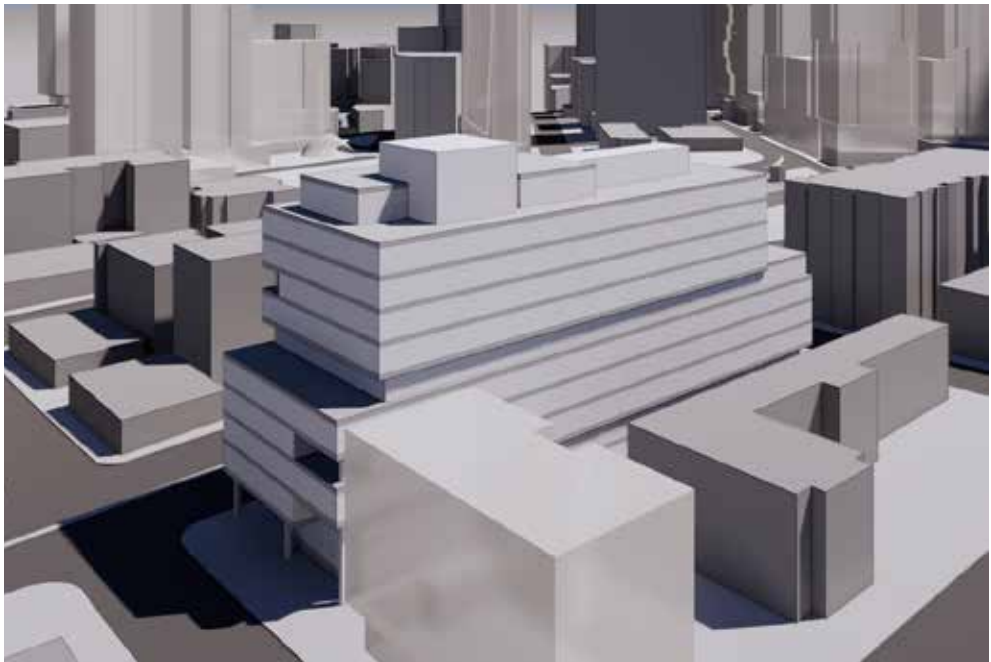
The east glassy and light, with small bands of materially rich more solid facade breaking it up. The north and the south both have significant setbacks with terrace zones that are extensions of the ground plane. The west, facing the alley has relatively less glazing, and relatively more solid, patterned facade representing the mountainous environs. Those solid zones are concentrated at the base, and fall off at the building meets the sky.

At the base, a consistent rhythm unifies all 4 sides, with brick giving way to a CMU block with similar color and texture at the west.

EDG



ORIGINAL - AERIAL SE



ORIGINAL - AERIAL NW

DRB



PROPOSED- AERIAL SE



PROPOSED- AERIAL NW

5.0 RESPONSE TO EDG

EDG



ORIGINAL - AERIAL NE



ORIGINAL - AERIAL SW

DRB



PROPOSED- AERIAL NE



PROPOSED- AERIAL SW

5.0 RESPONSE TO EDG

COMMENT 1 - MASSING

1f - Rooftop. The Board gave guidance to further clarify programming and uses of rooftop massing, how the MEP will be screened, and any amenity space. (uptown DC2 Architectural Concept, DC2-5 Tall Buildings)

RESPONSE

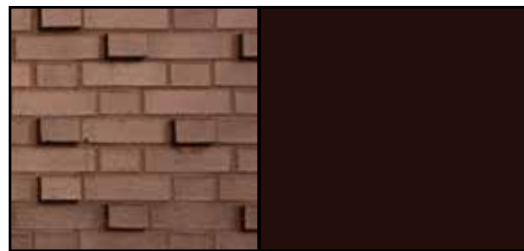
The rooftop amenity spaces and mechanical screen have been further developed. The design is proposing an indoor amenity with exterior landscaping and terraces along the East, West and North roof of the building to take advantage of the views from the site. Mechanical equipment is planned to be completely screened and setback 10 feet from the roof edge. Photovoltaic panels are proposed on the roof but will have a low profile and only visible from above.



ROOF LEVEL PROGRAM DIAGRAM



LANDSCAPE



BROWN BRICK METAL PANEL



ROOF TOP EXTERIOR AMENITY SPACES

5.0 RESPONSE TO EDG

COMMENT 2 - STREET LEVEL

2a - Further consideration of entries and overall porosity around all 3 arrival points (Thomas Street, John Street, and 7th Avenue). As a full block site, the Board noted the importance of considering how the programming and open space could work together to promote pedestrian movement around the site and activation. (uptown PL1 Connectivity, uptown PL3 Street-Level Interaction, PL4-A Entry Locations and Relationships, DC3 Open Space Concept)

RESPONSE

The proposed design is encouraging more activation and movement around the site by providing building entrances or a public plaza at all three street facing frontages. There are two entrances into the main lobby. One on the north along Thomas Street and a second on the east near the center of the site along 7th Avenue. The main public plaza is on the south along John Street with a large sliding door for further interaction between interior/outdoor activities.



S PUBLIC PLAZA



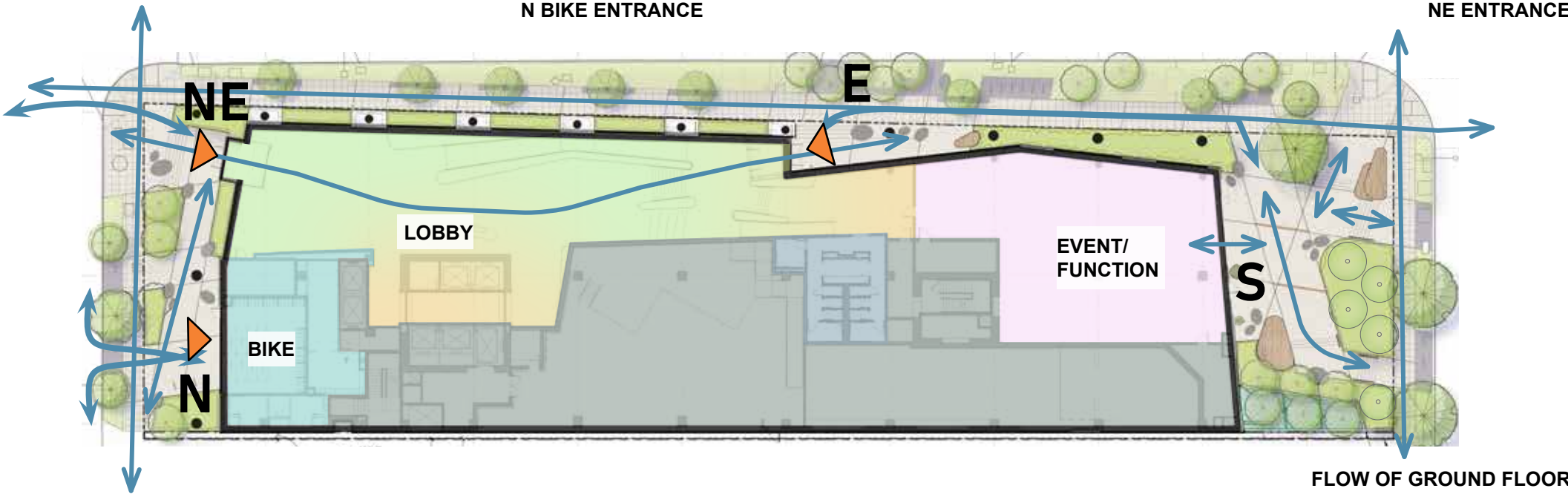
E ENTRANCE



N BIKE ENTRANCE



NE ENTRANCE



FLOW OF GROUND FLOOR

5.0 RESPONSE TO EDG

COMMENT 2 - STREET LEVEL

2b - Provide street-level sections, planting diagrams, signage, lighting clarification at the next meeting, considering how pedestrian scale can be enhanced. (uptown PL1 Connectivity, uptown PL3 Street-Level Interaction, PL4-A Entry Locations and Relationships, DC3 Open Space Concept)

RESPONSE

The proposed design has considered pedestrian scale along all three street frontages. Enhancements include rich and textured materials at the ground floor, raised planters, integrated bench seating, stepping the base of the building with the grade and clearly marked entrances. The design has provided further clarity on the planting, signage and lighting in the respective sections of the design review book.



PEDESTRIAN EXPERIENCE - 7TH AVE



RICH AND TEXTURED MATERIALS ALONG 7TH AVE



STREET SECTION - 7TH AVE

5.0 RESPONSE TO EDG



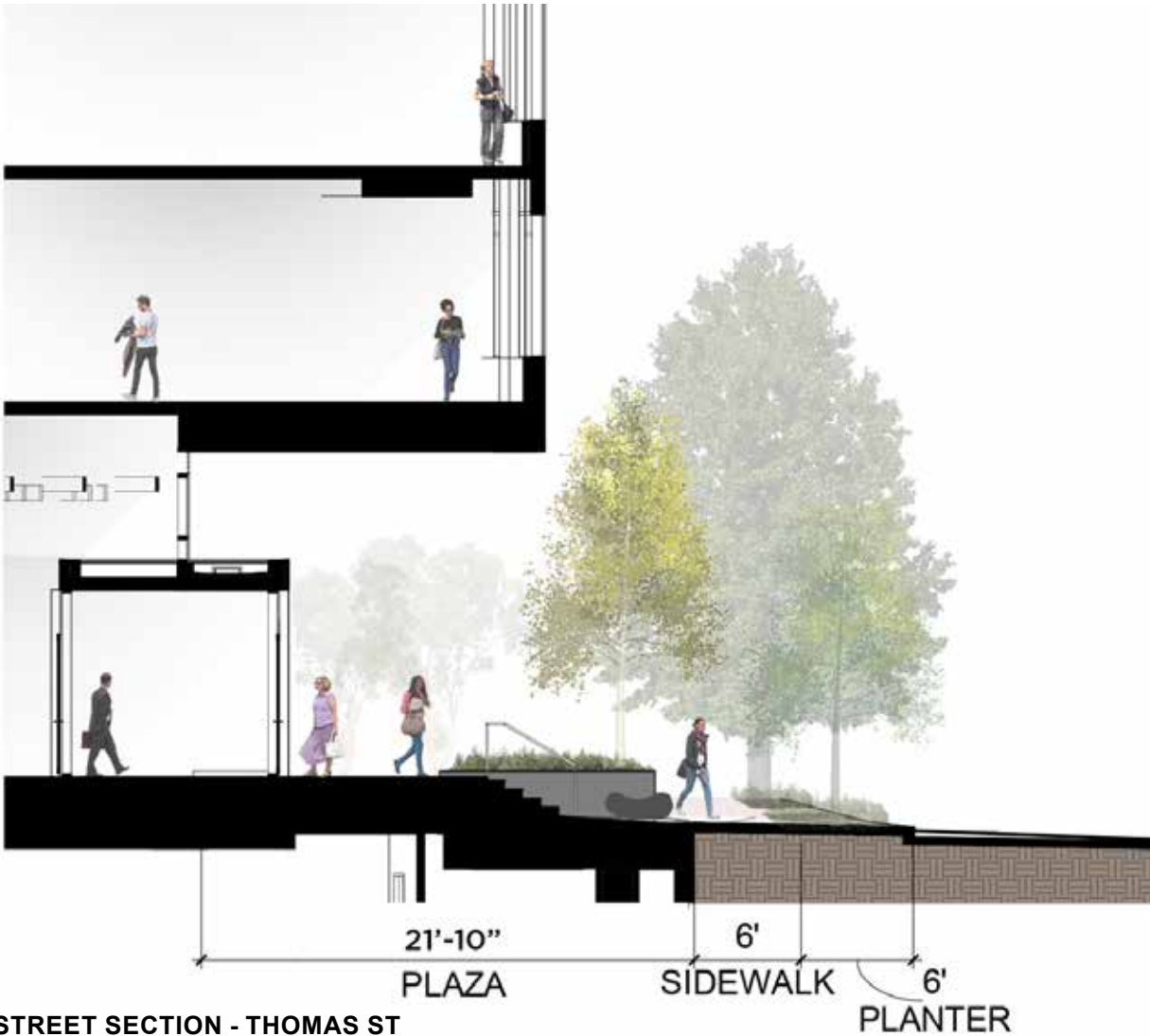
PEDESTRIAN EXPERIENCE - JOHN ST



PEDESTRIAN EXPERIENCE - THOMAS ST



STREET SECTION - JOHN ST



STREET SECTION - THOMAS ST

5.0 RESPONSE TO EDG

COMMENT 2 - STREET LEVEL

2c - The Board was intrigued by the potential for spill out space on the south plaza but noted there were no openings proposed currently. At the next meeting further clarify how this space will be activated and what cues will signal this space as public. (Uptown PL1 Connectivity, Uptown PL3 Street-Level Interaction, PL4-A Entry Locations and Relationships, DC3 Open Space Concept)

RESPONSE

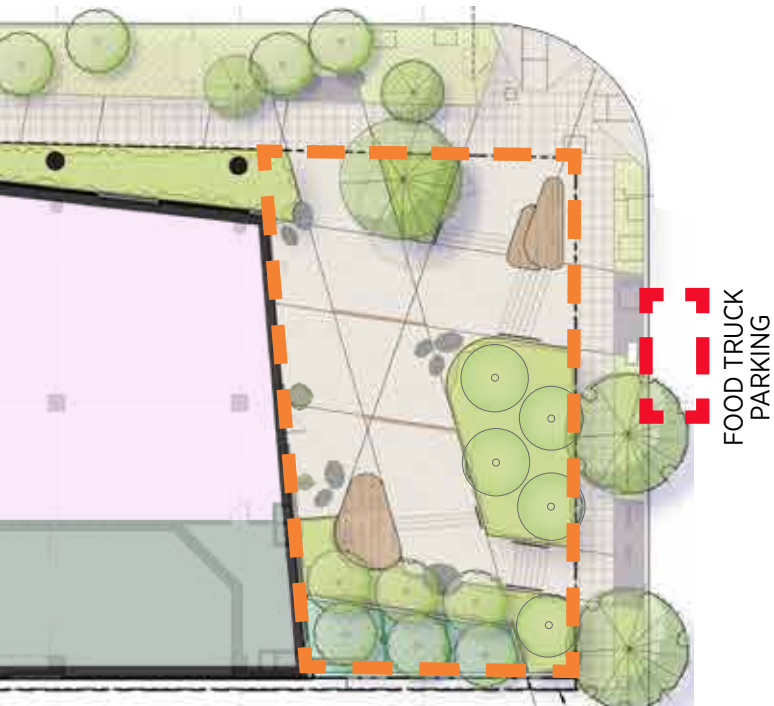
The proposed design has a large sliding glass door at the ground level that opens out to the south plaza to invite public/private interaction. The plaza is designed to be welcoming and porous to pedestrians with several areas of respite and platforms for larger gatherings. The plaza will be well lit at night for safety and comfort without impacting the residential building across John St.



PLAZA VIEW FROM JOHN STREET



PLAZA VIEW - LOOKING WEST



SOUTH PLAZA PLAN

5.0 RESPONSE TO EDG

COMMENT 3 - MATERIAL

3a - Moving forward, the Board noted that material will be critical in further breaking down and strengthening the architectural concept. In addition, the Board noted they would like to see material carried around the building to further support the 4-sided design approach. (uptown DC4 Exterior Elements and Finishes)

RESPONSE

The proposed design uses materials to strengthen the architectural concept. Each material is represented on all four sides of the building to enhance the four sided design approach.

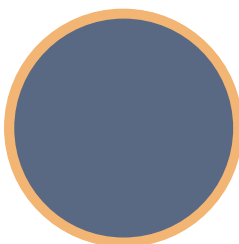
MOUNTAIN MATERIAL



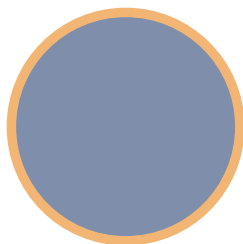
DARK METAL
PANEL



BROWN BRICK

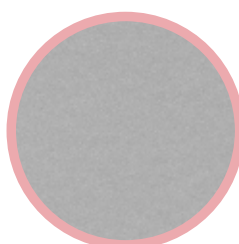


SPANDREL

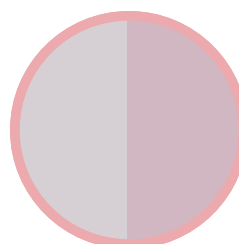


GLASS

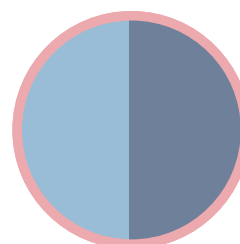
CLOUD MATERIAL



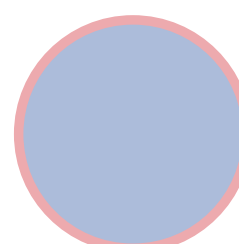
SILVER MTLP



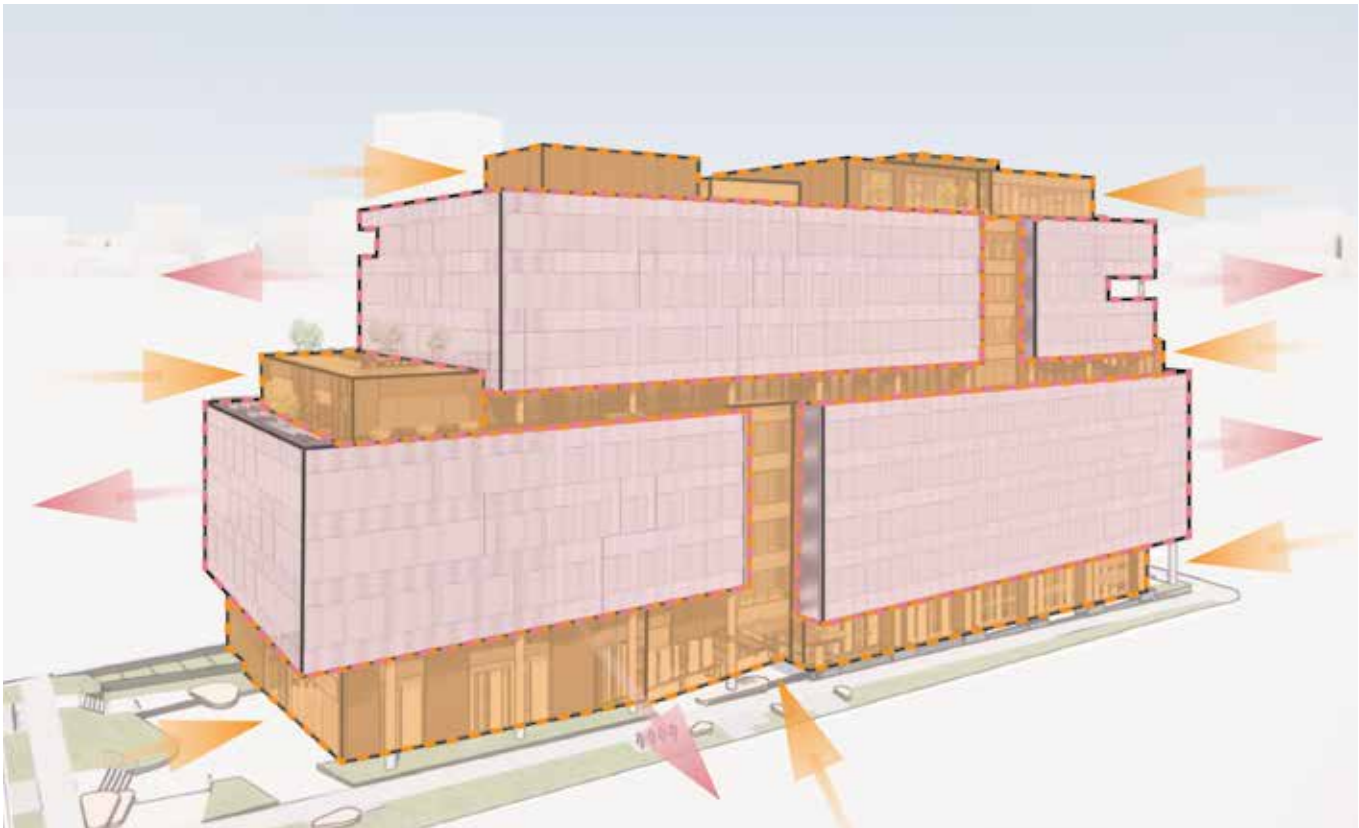
SPANDREL A & B



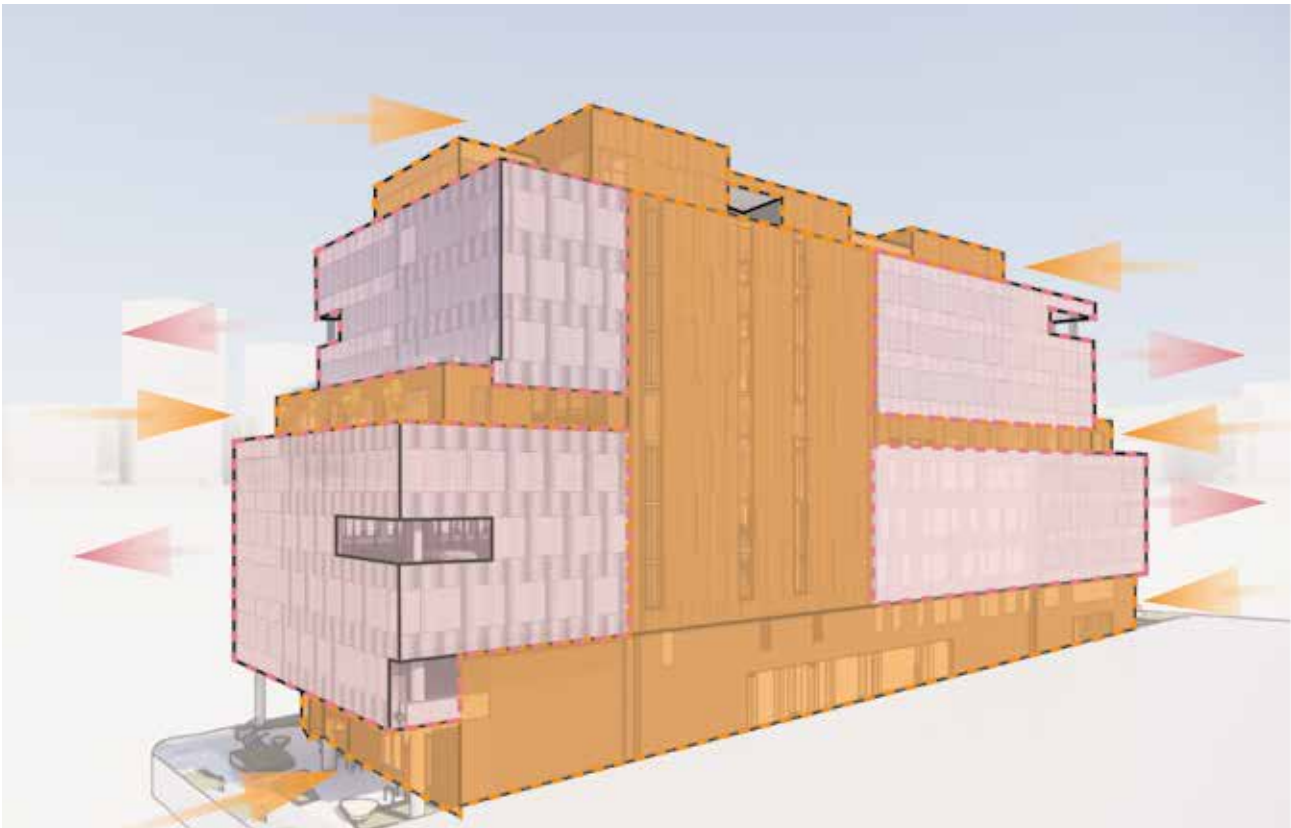
SPANDREL C & D



GLASS



SE FACADE



NW FACADE

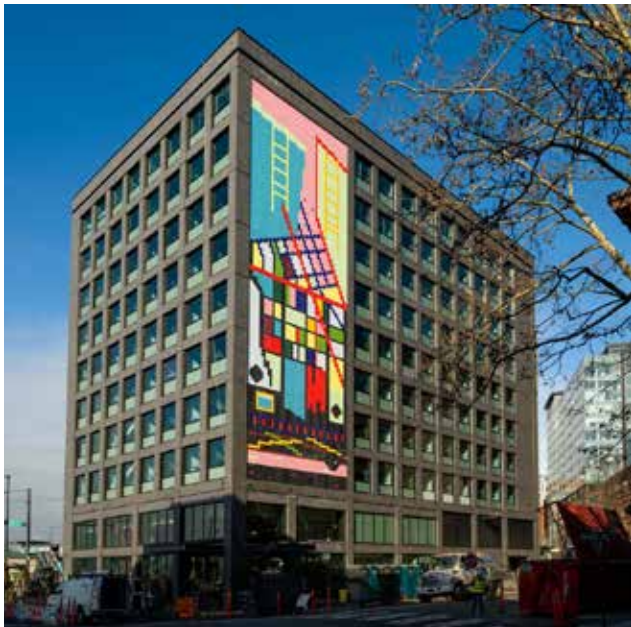
5.0 RESPONSE TO EDG

COMMENT 3 - MATERIAL

3b - In agreement with comments by the public, the Board directed the applicant to consider how art can be integrated into the project site. (uptown CS3-1-b. Visual Art, uptown DC4 Exterior Elements and Finishes)

RESPONSE

The project is proposing a location for a potential mural on the Alley wall facing towards the Space Needle. The project team is planning to reach out to local artists to provide a design using the highlighted area as a potential canvas for a mural.



SCHEMA - MURAL



STATE HOTEL - MURAL

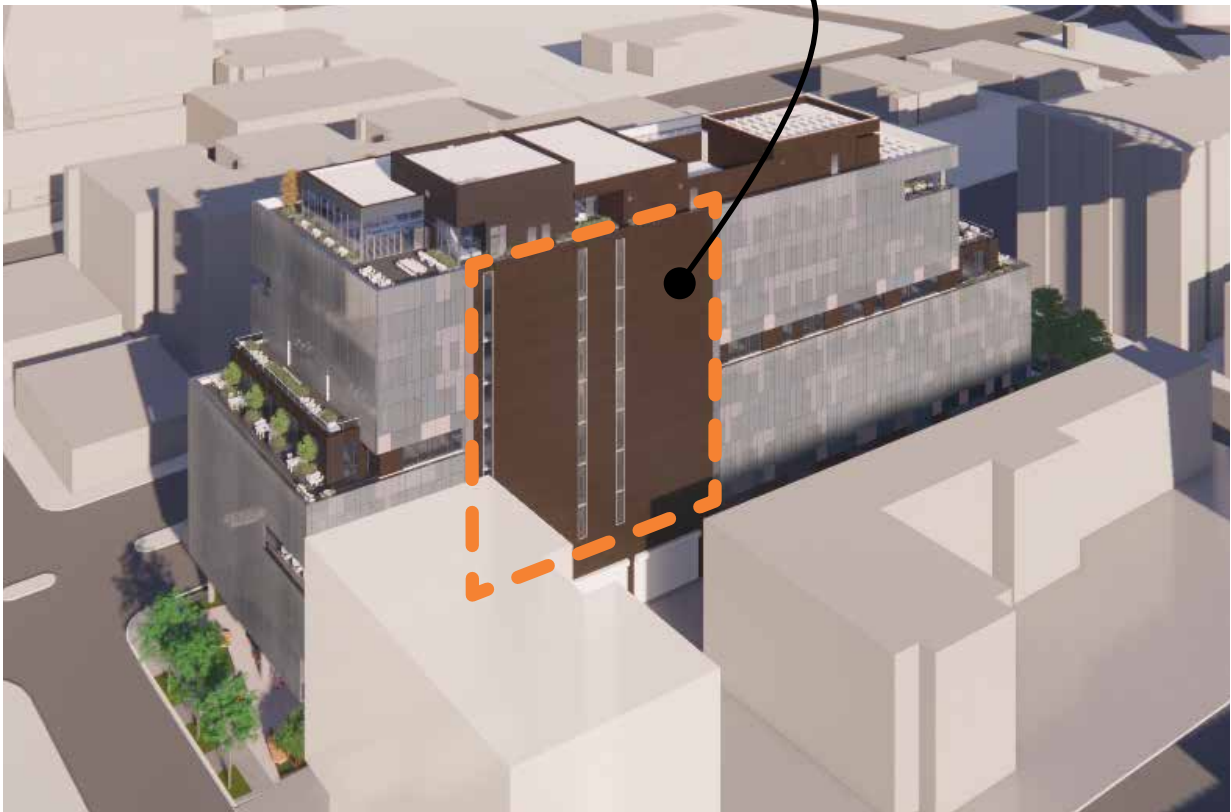


9TH AND THOMAS - MURAL



VIEW FROM SPACE NEEDLE

AREA RESERVED FOR POTENTIAL MURAL BY ARTIST

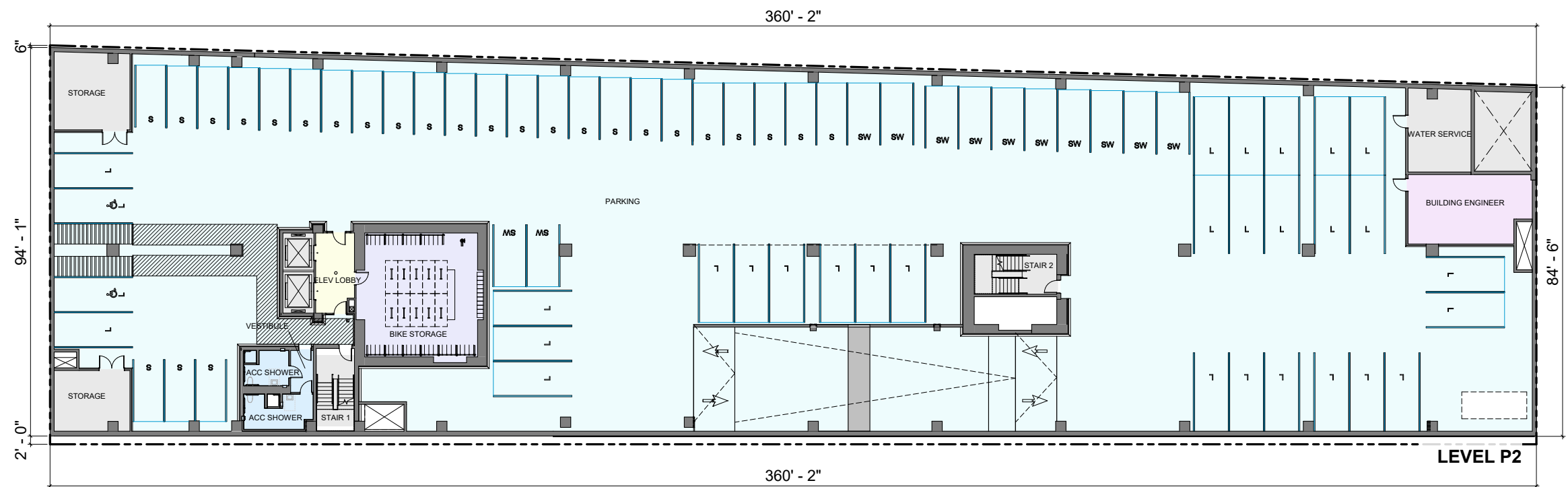
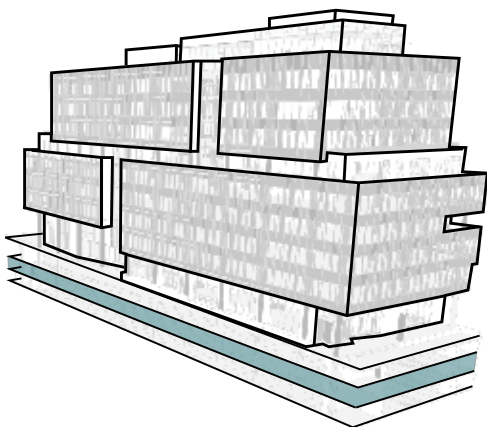
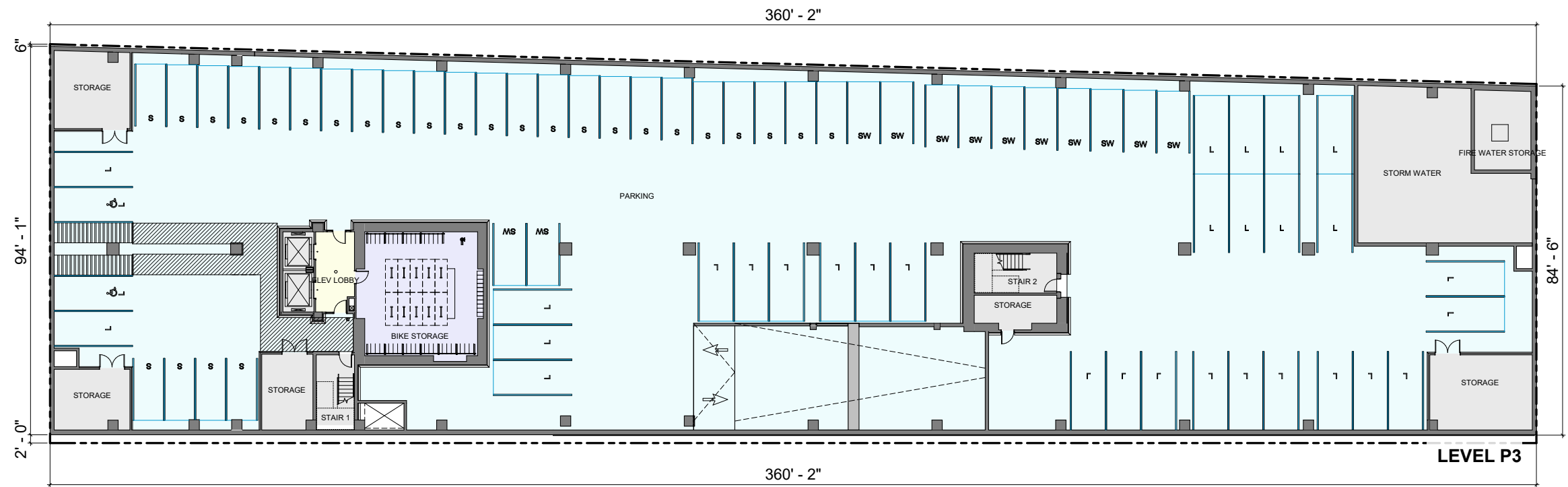
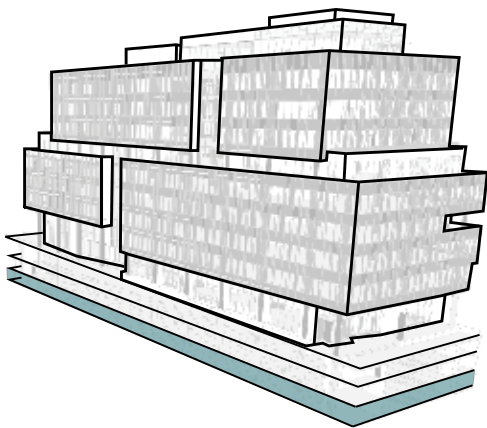


WEST FACADE

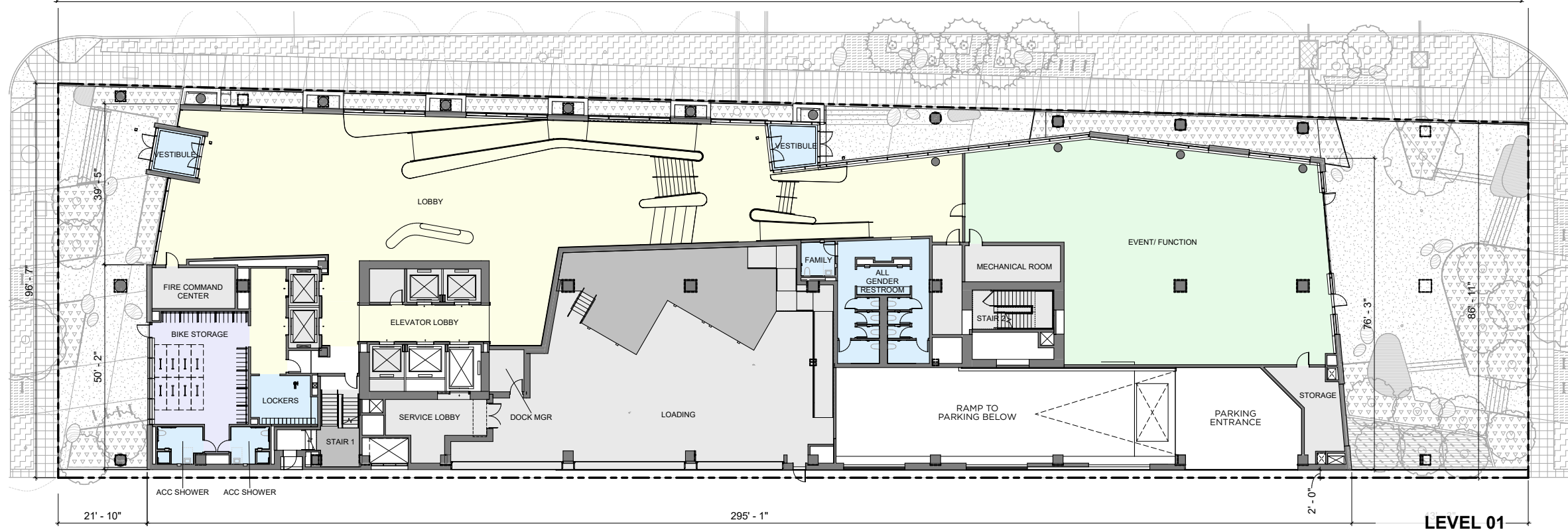
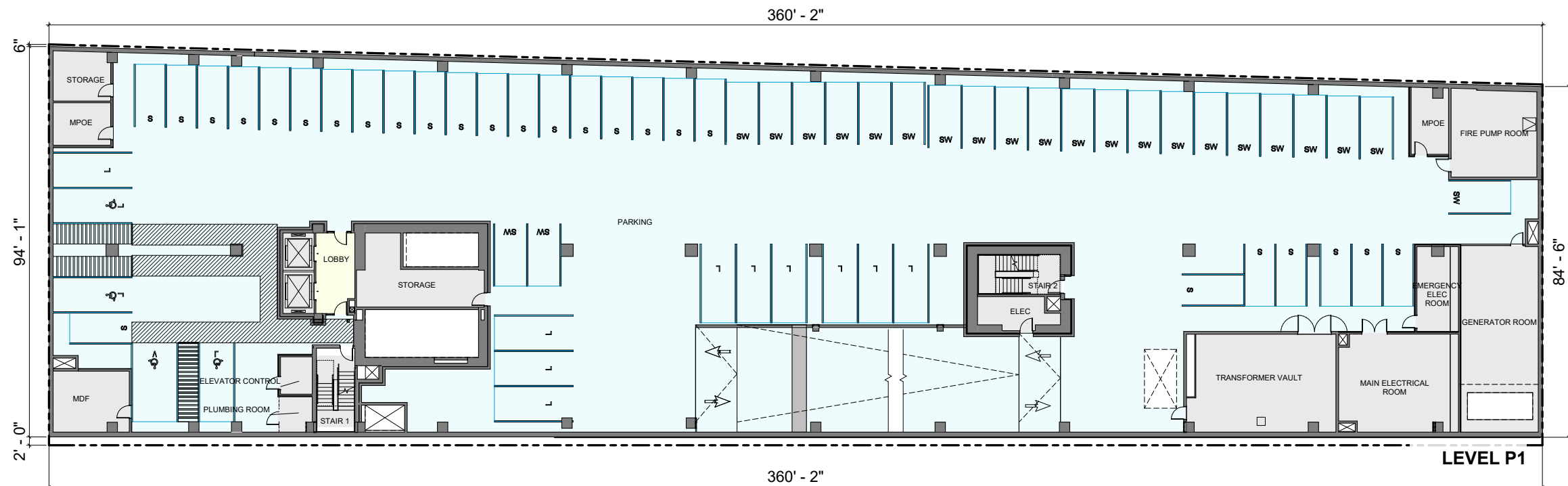
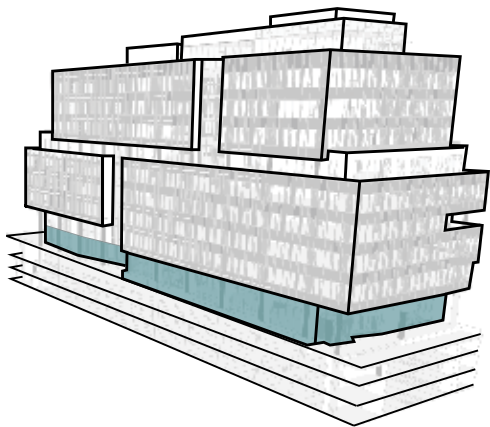
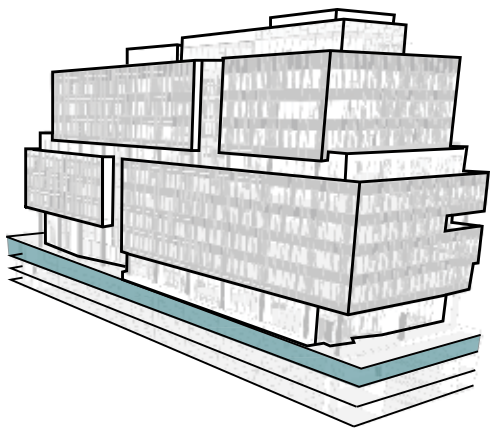
6.0

FLOOR PLANS

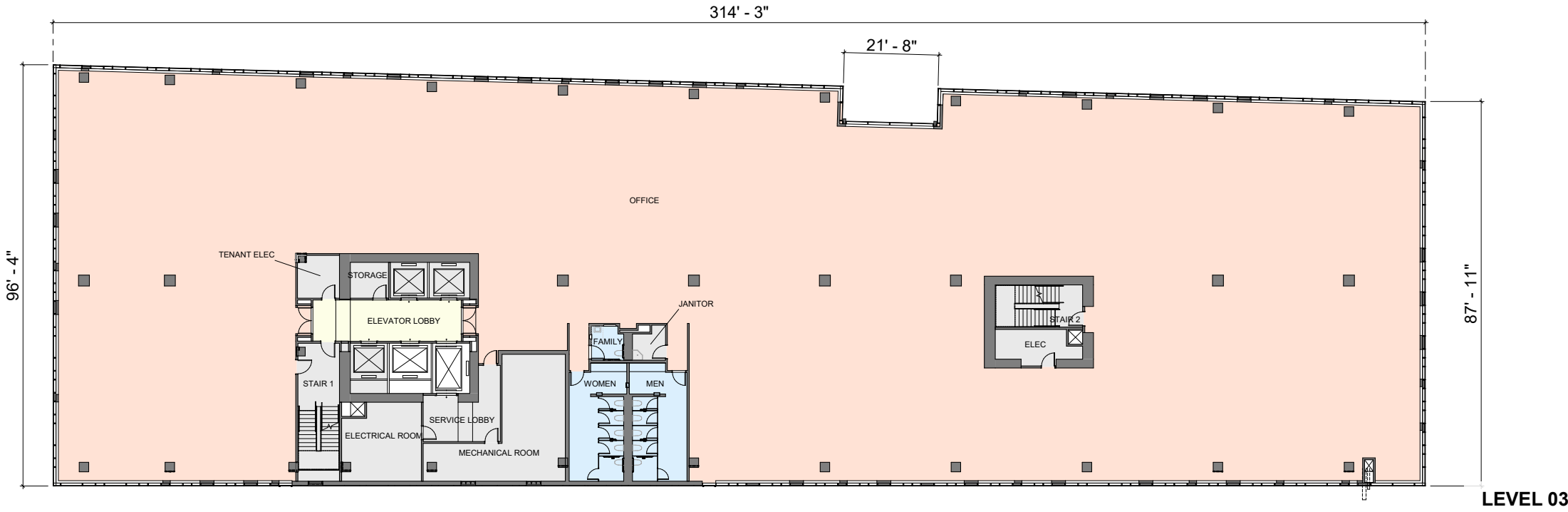
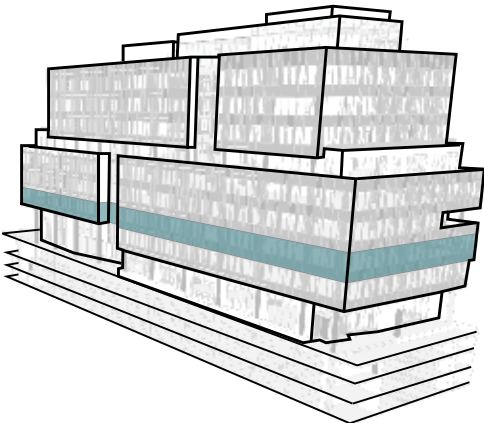
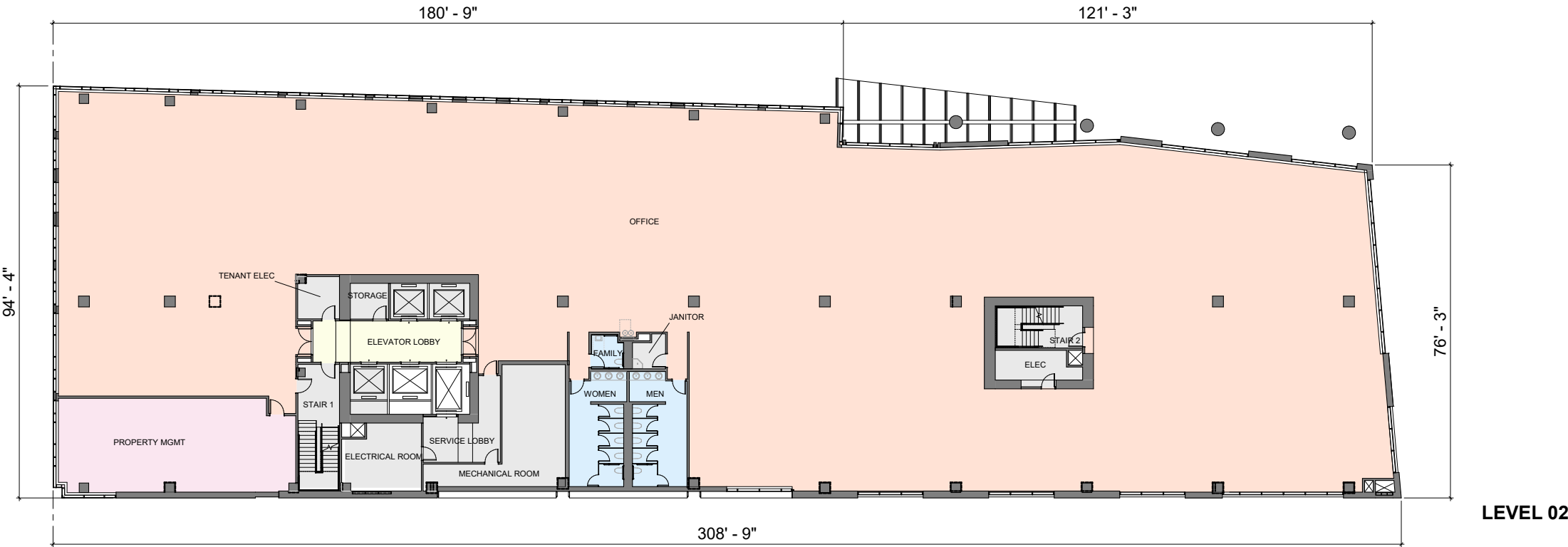
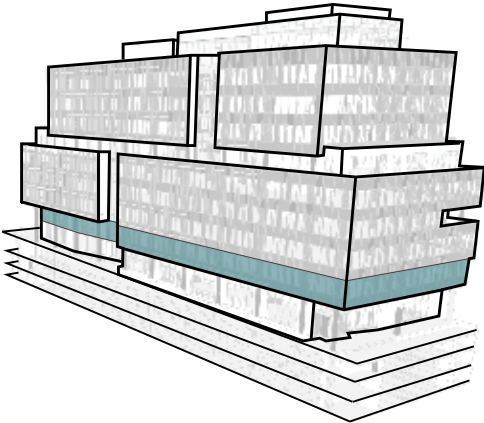
6.0 FLOOR PLANS



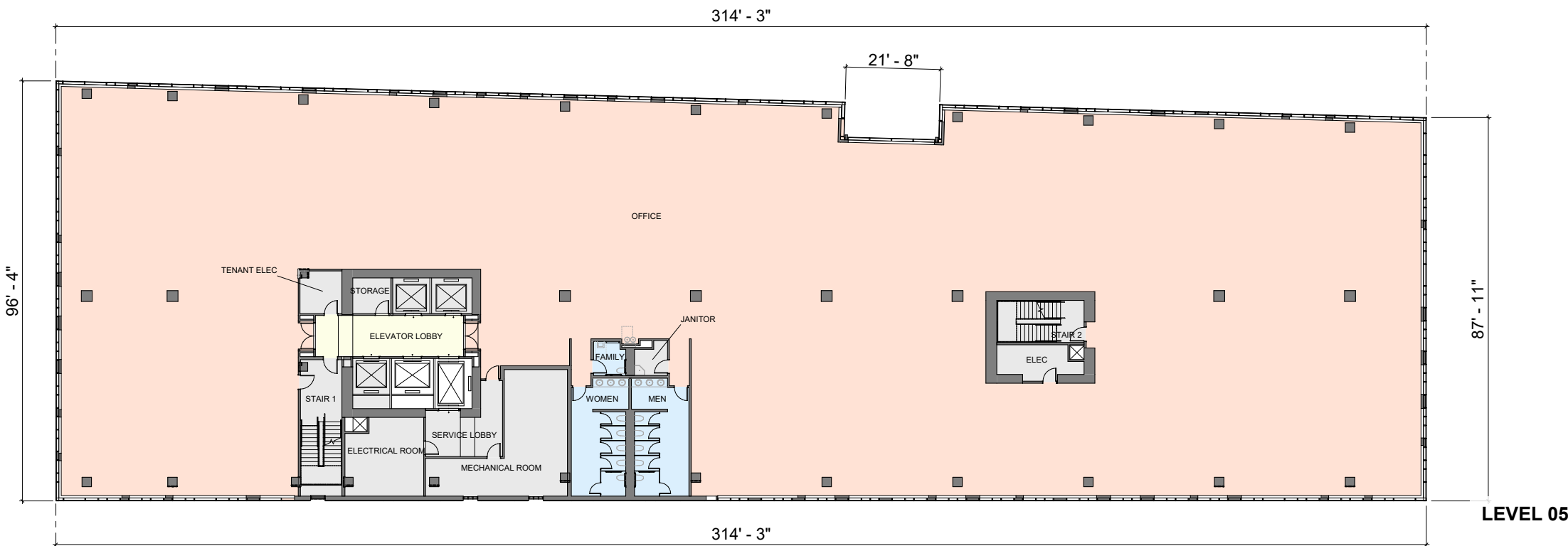
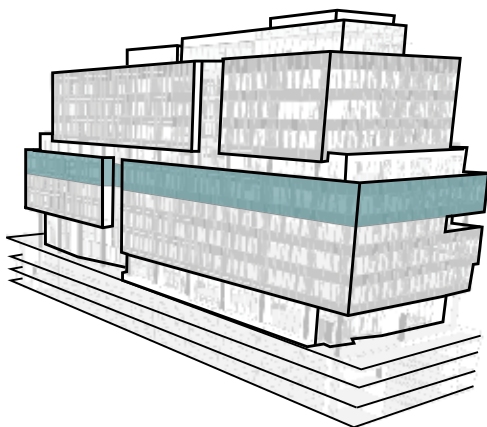
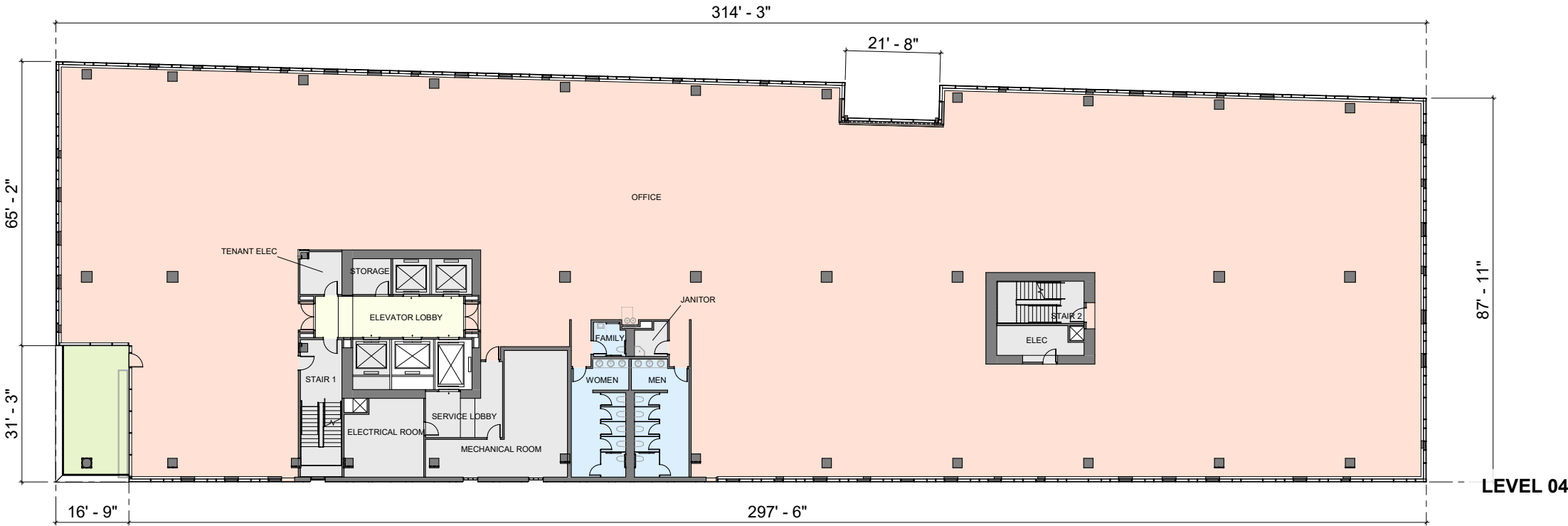
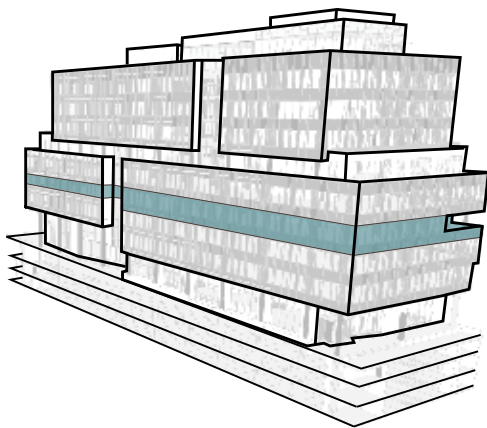
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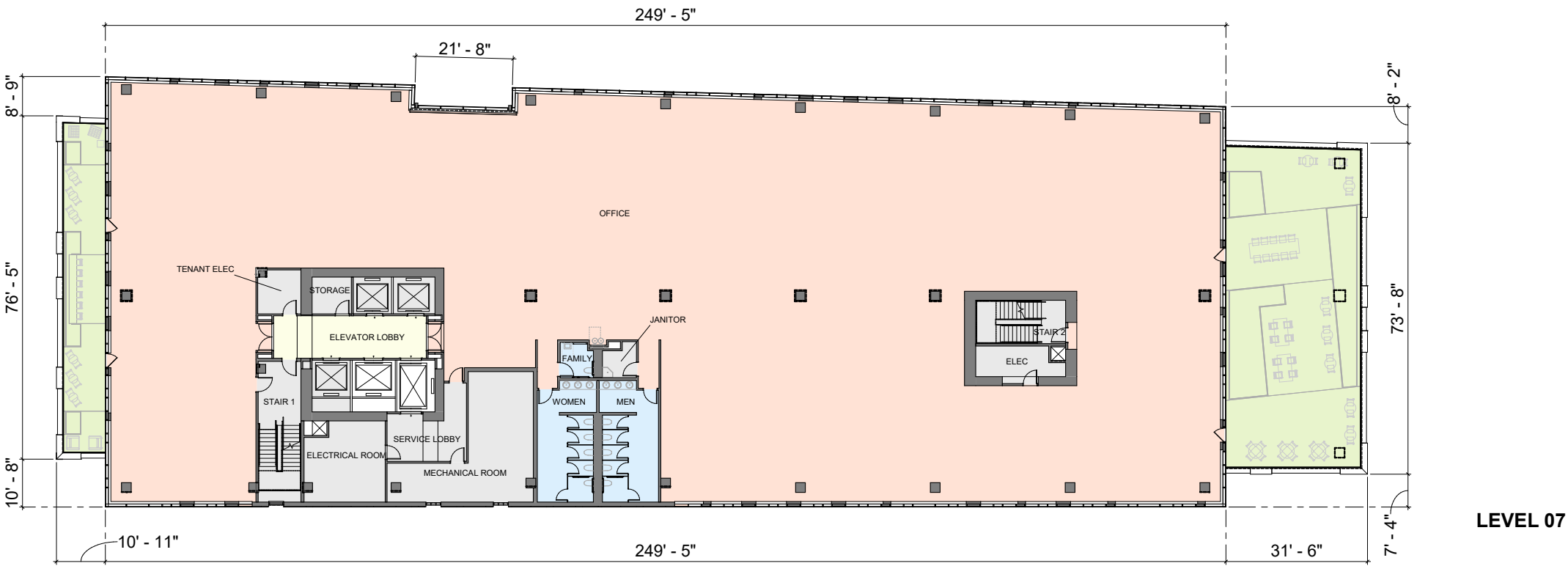
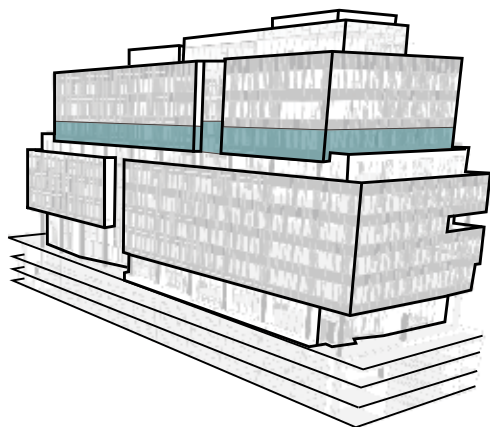
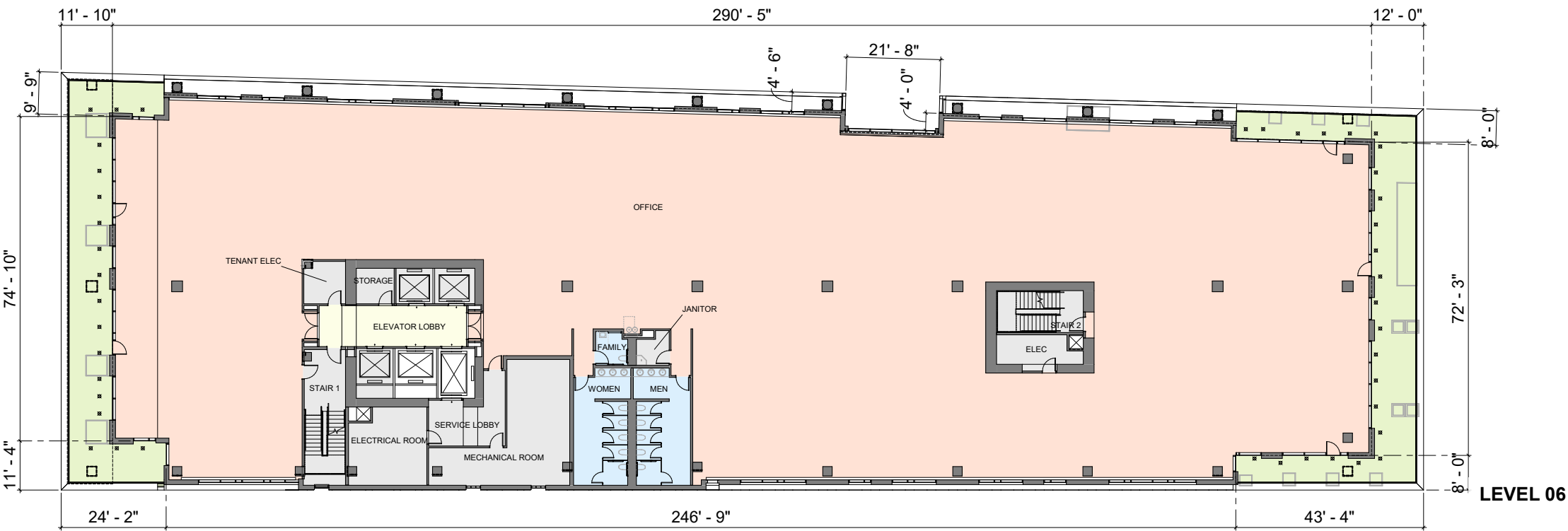
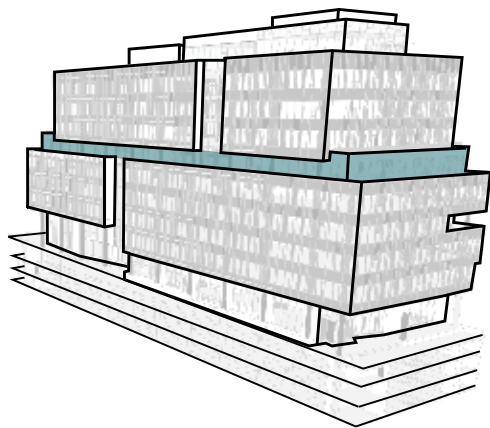
6.0 FLOOR PLANS



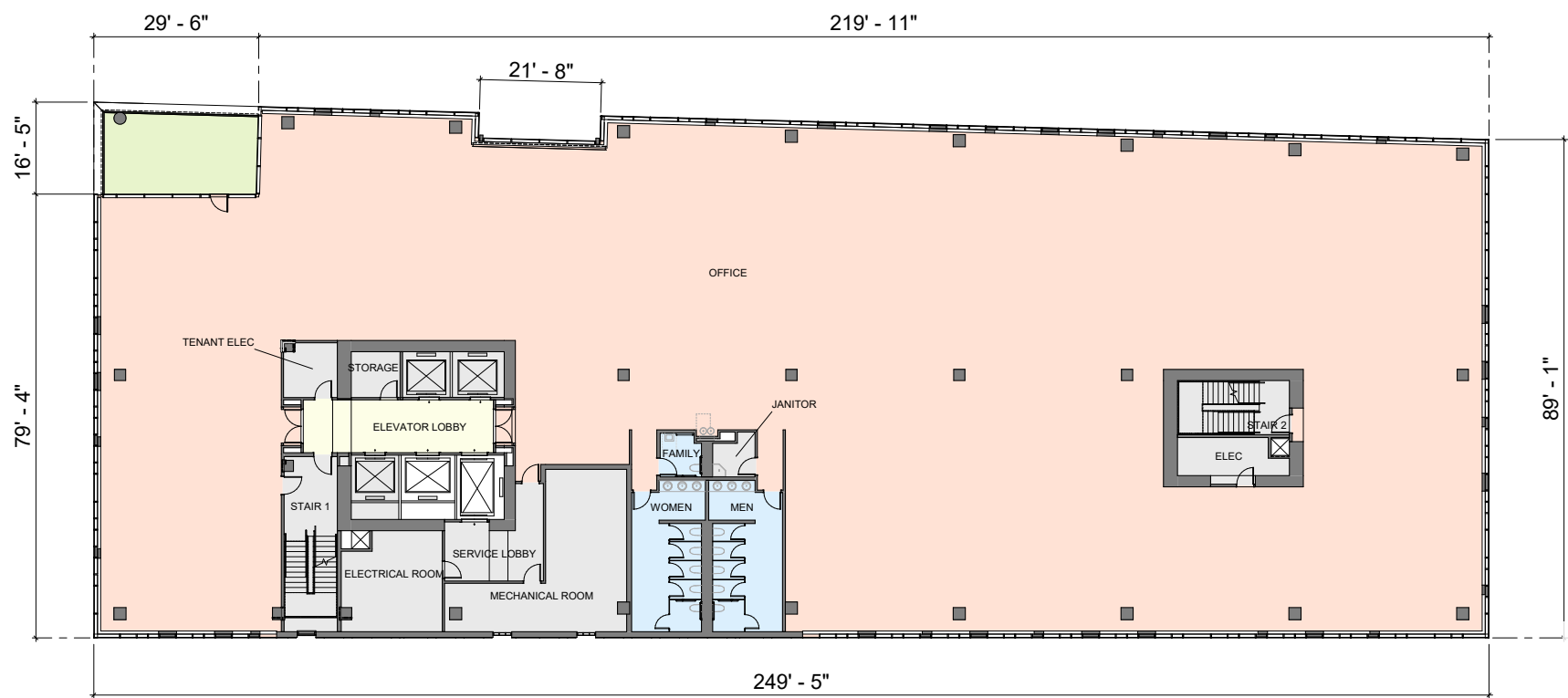
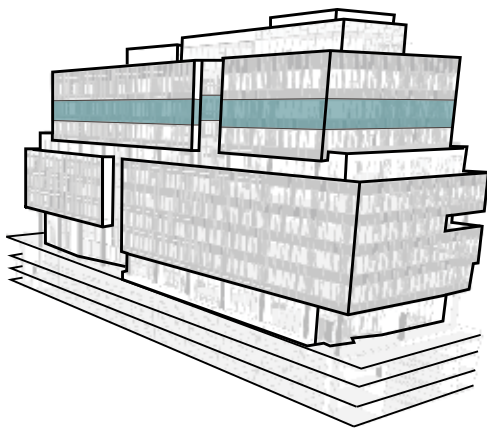
6.0 FLOOR PLANS



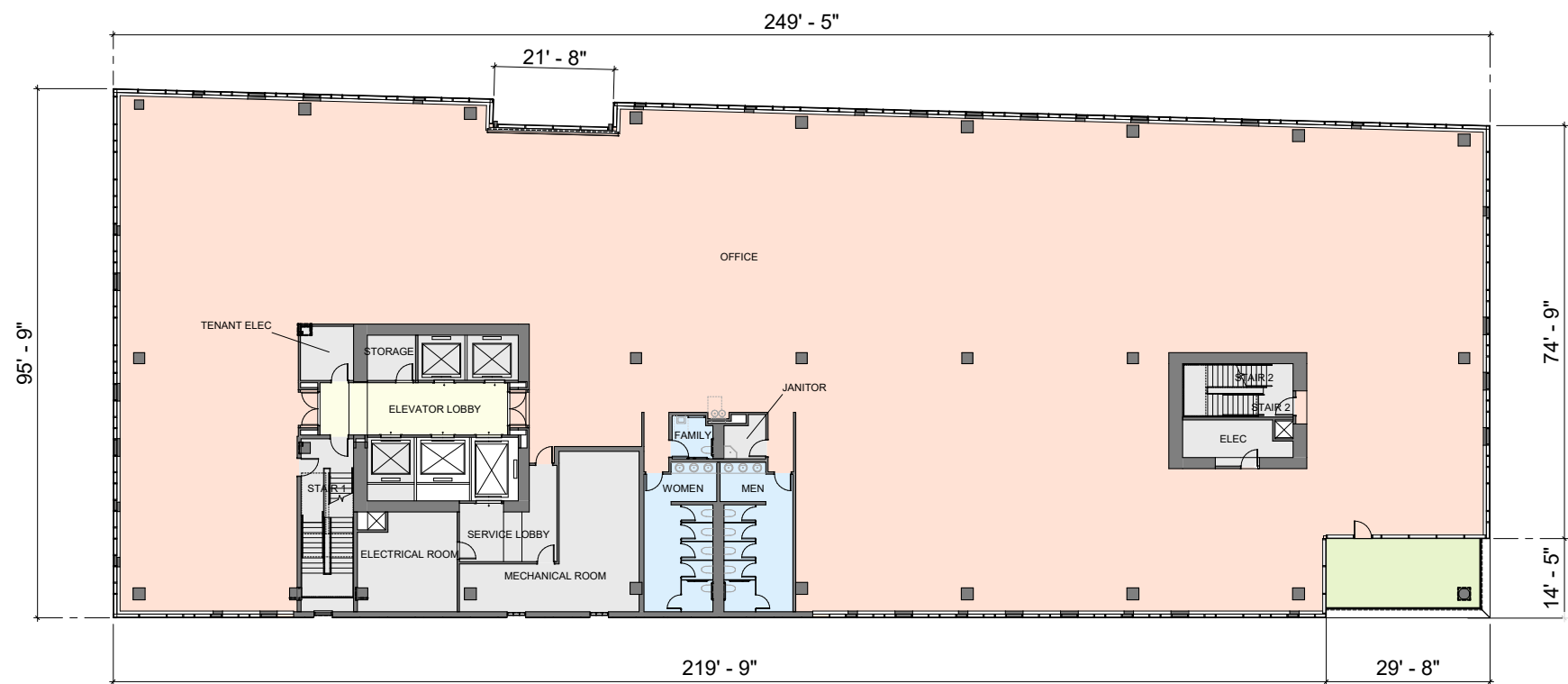
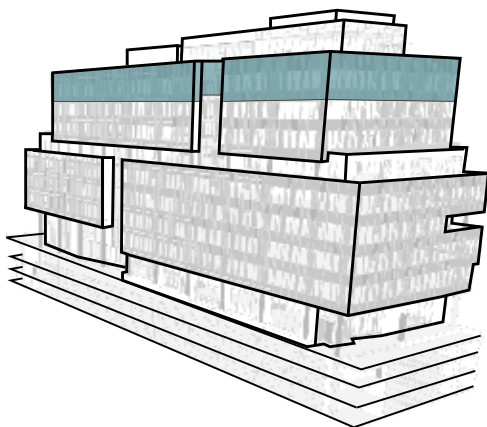
6.0 FLOOR PLANS



6.0 FLOOR PLANS

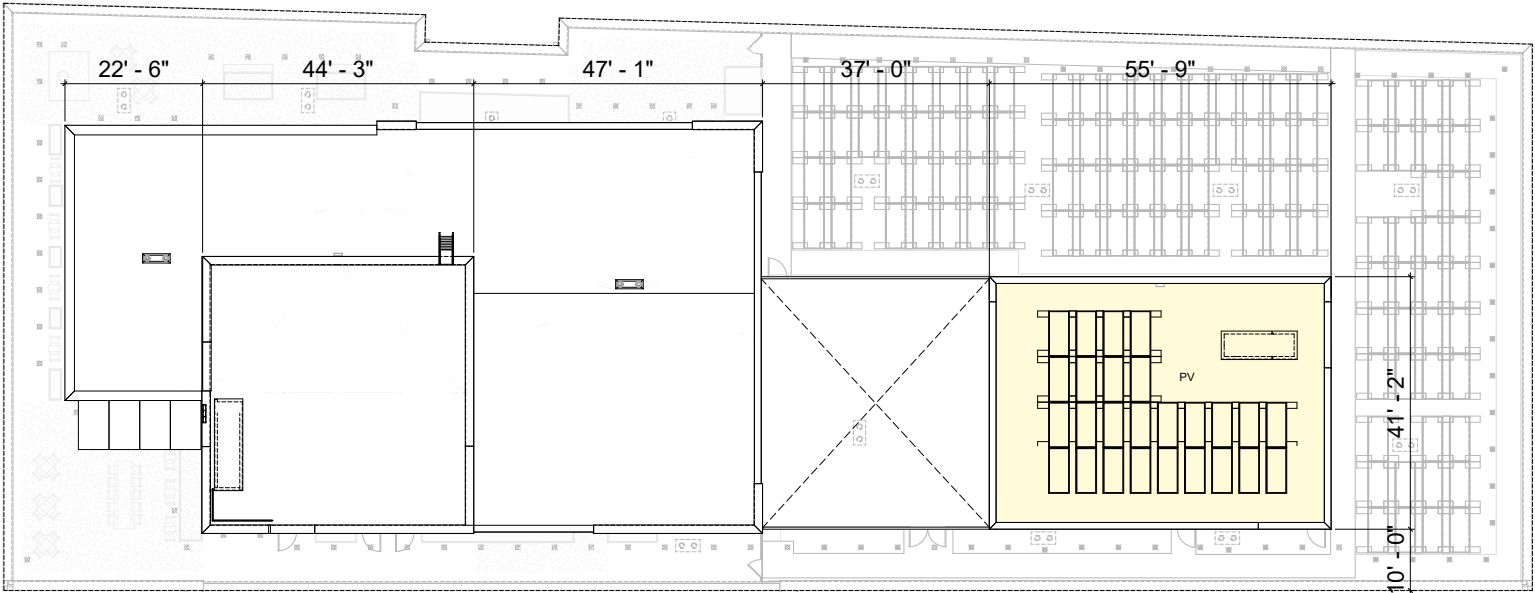
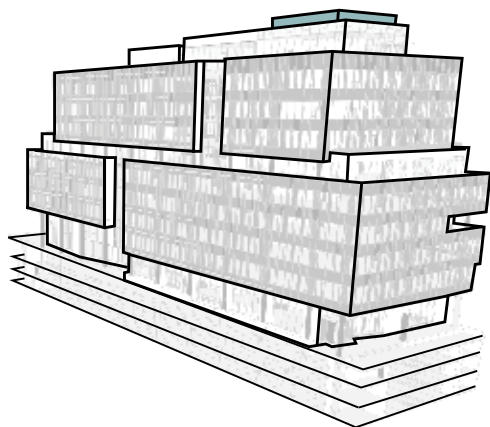
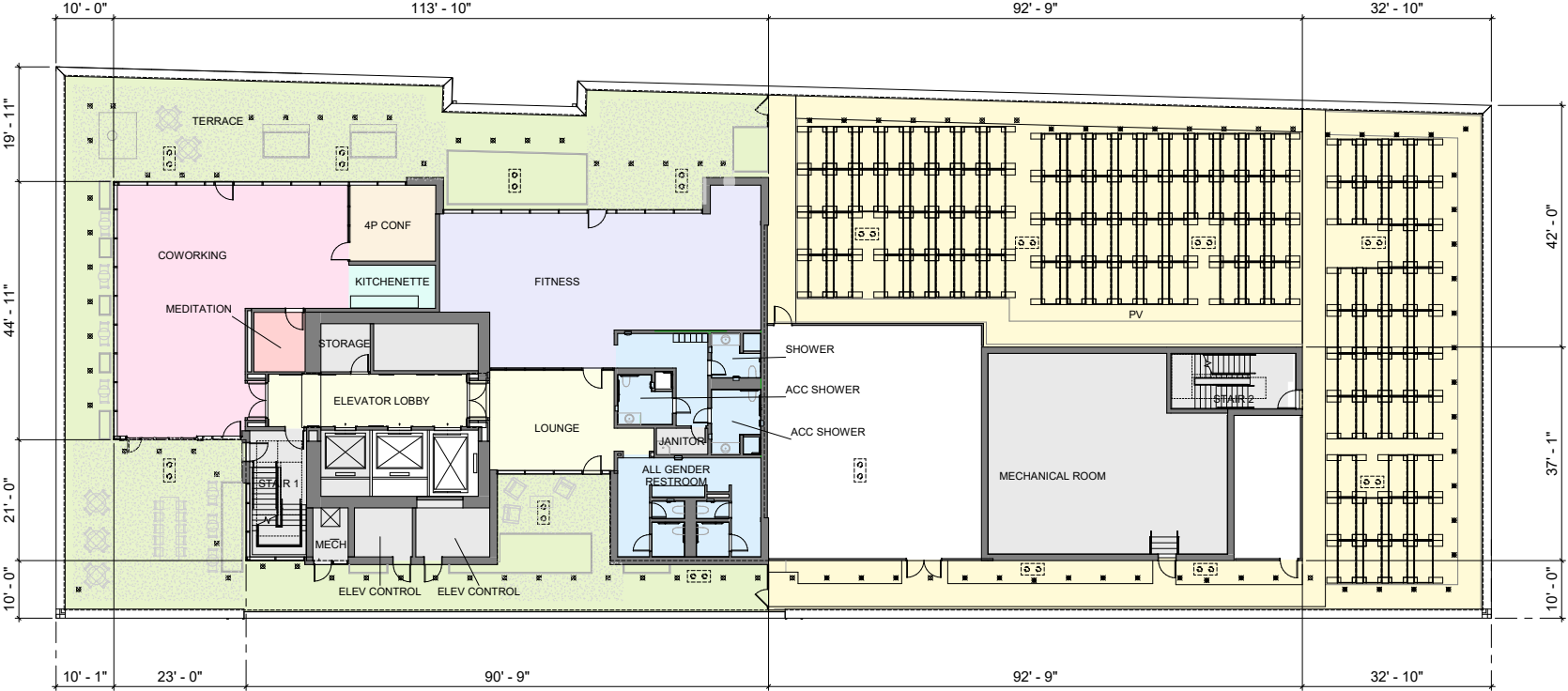
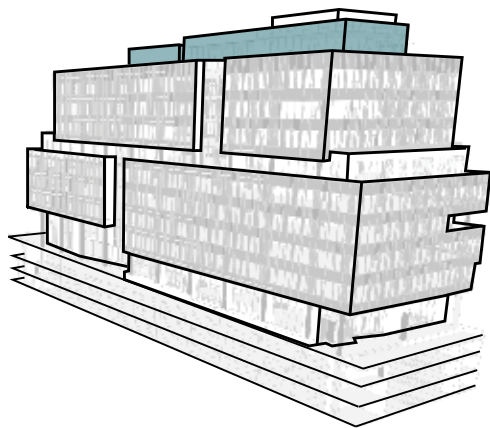


LEVEL 08



LEVEL 09

6.0 FLOOR PLANS



7.0

LANDSCAPE PLAN AND PLANTING

7.0 LANDSCAPE PLAN AND PLANTING PLAN

INTENT

Inspired by the changes in plant communities at different elevations, the planting design aims to enhance the user experience by create a unique experience at each outdoor level. At the street level this design evokes the low rolling hills at the base of a mountain with aspen groves and river birch underplanted with plantings of evergreen groundcovers, a variety of ferns and taller shrubs provides a laying of textures. Terraces include seating options and gathering spaces framed by smaller vine maples, mountain ash, witch hazel providing structure and year round interest supported with a palette of soft grasses and ferns creating areas of refuge one might find while out on a hike. At the roof level carefully selected hardy evergreen shrubs and groundcovers provide a robust backbone with perennial and grass highlights to create a kinetic and everchanging experience and embracing being in the clouds.



ROOF LEVEL



TERRACE LEVELS

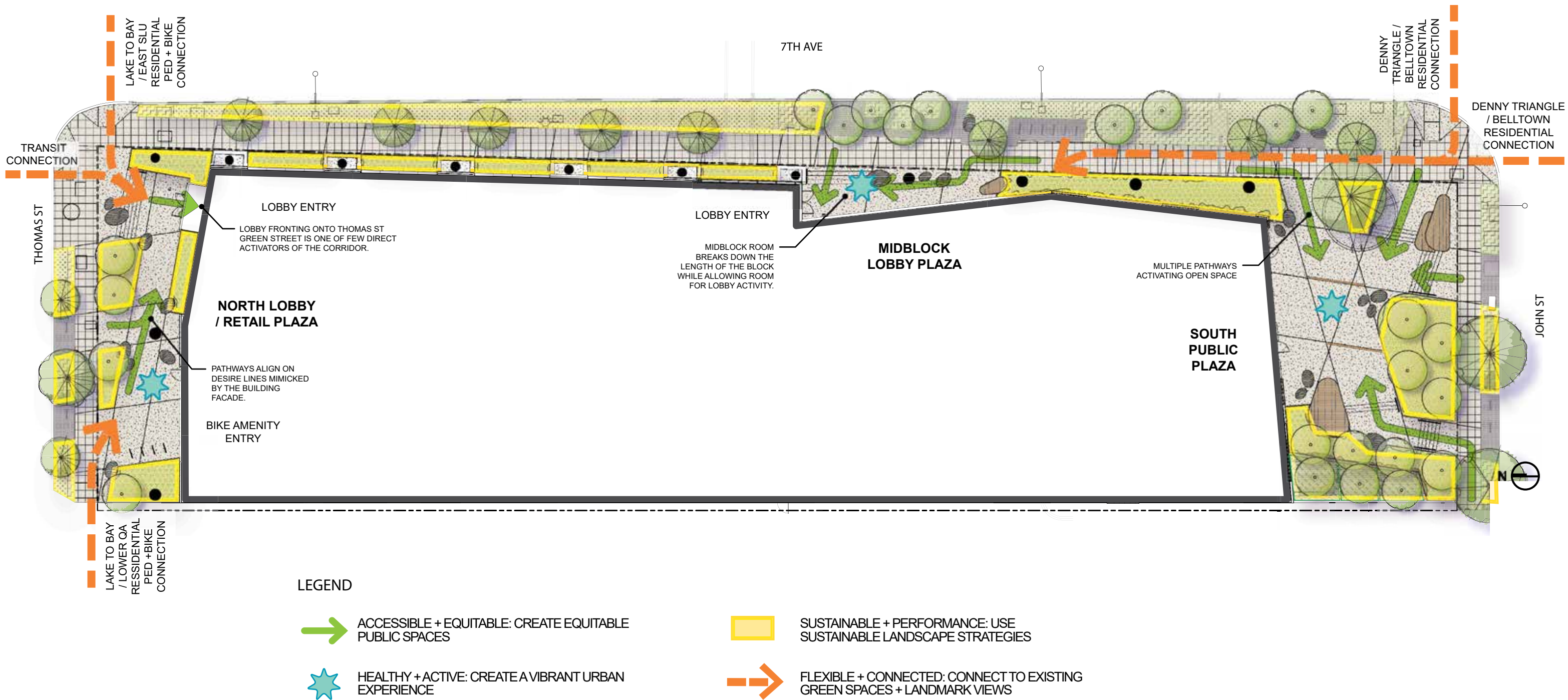


AT GRADE



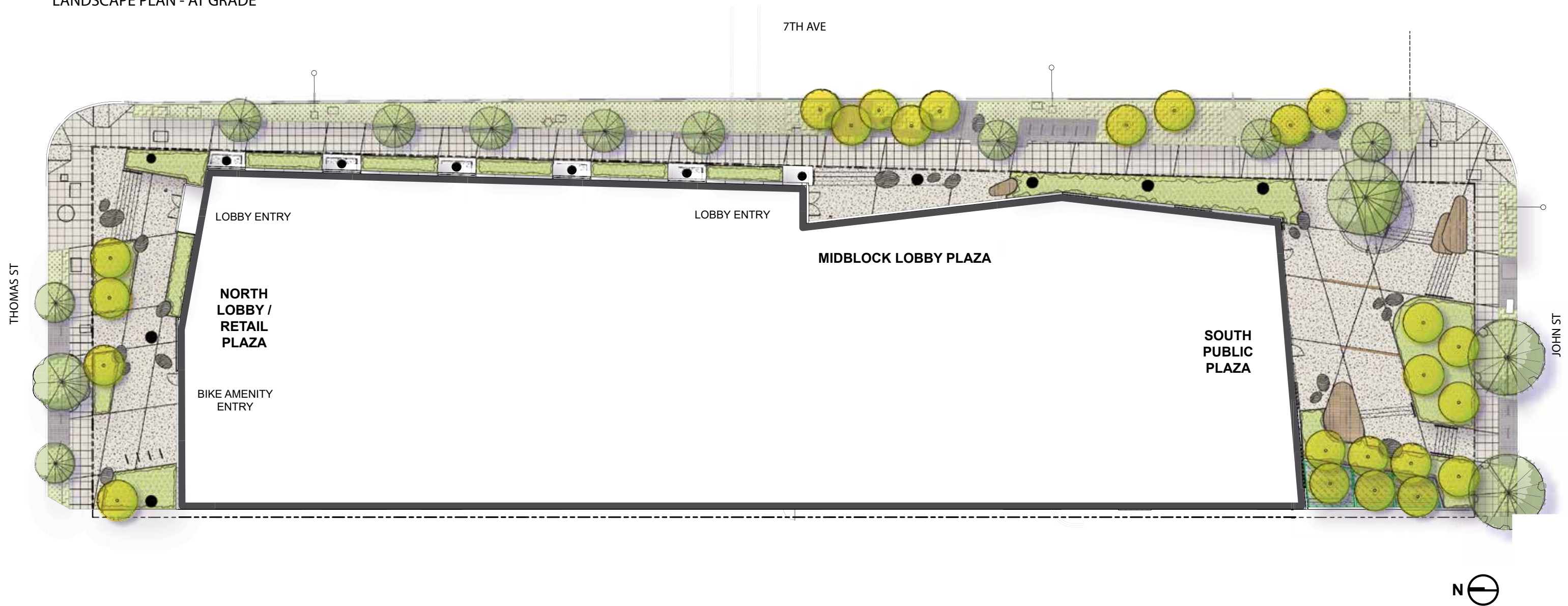
7.0 LANDSCAPE PLAN AND PLANTING PLAN

LANDSCAPE CONCEPT PLAN



7.0 LANDSCAPE PLAN AND PLANTING PLAN

LANDSCAPE PLAN - AT GRADE

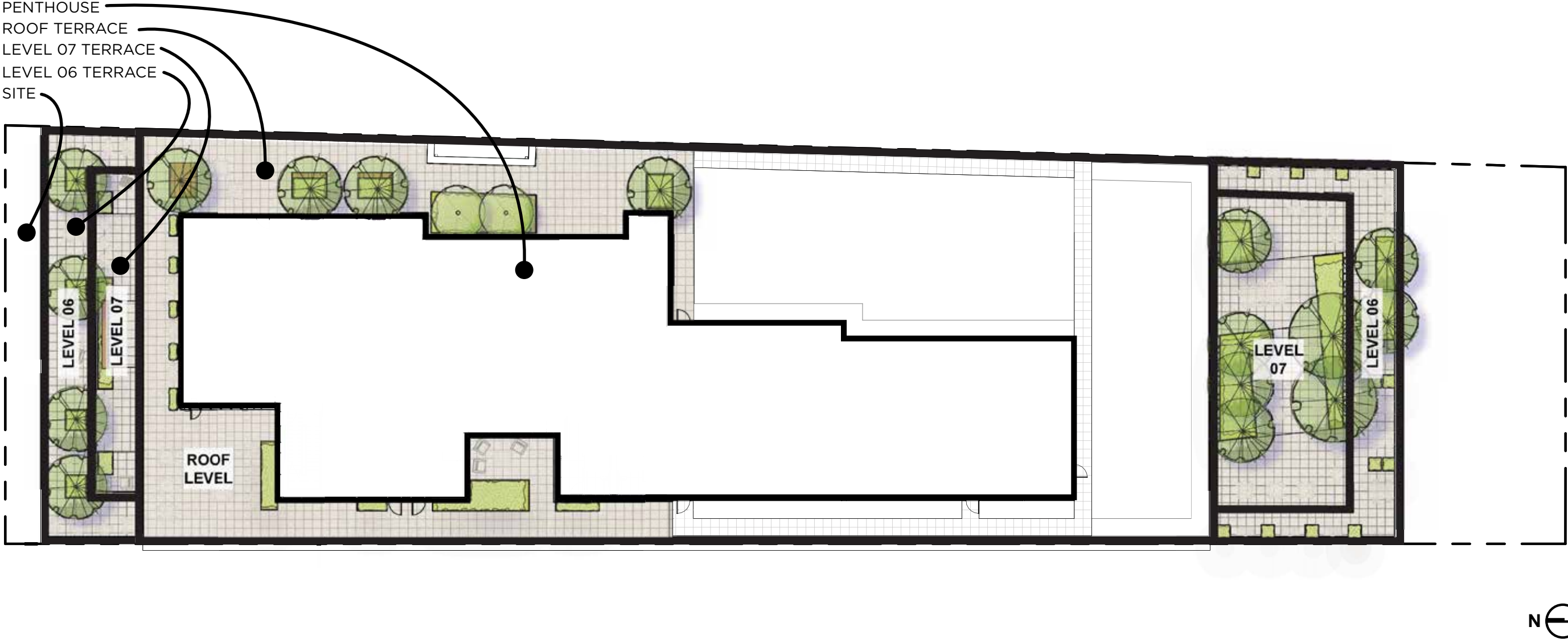


LANDSCAPE
The site is wrapped in a layered, rich landscape. Clear connections to the community shape the landscape with desire paths. Seating and shade are varied and plentiful. Access is clear and respite welcomes those just passing through.



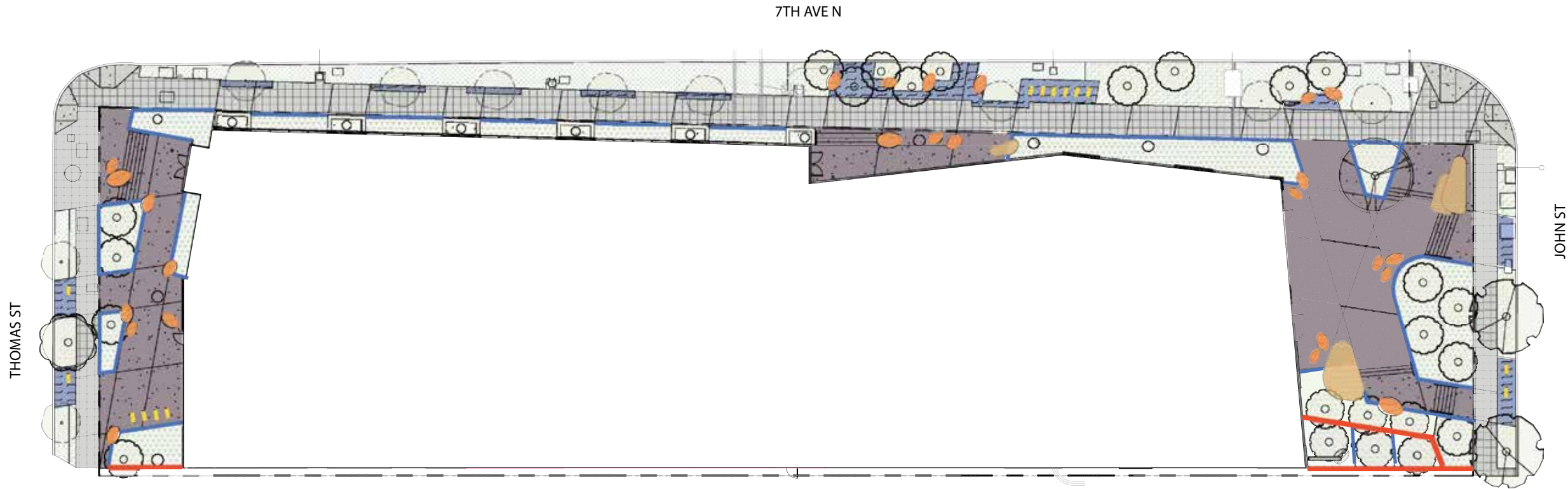
7.0 LANDSCAPE PLAN AND PLANTING PLAN

LANDSCAPE PLAN - TERRACES + ROOF LEVEL

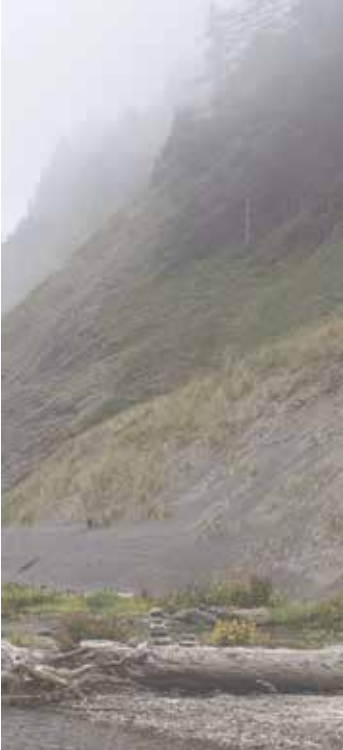


7.0 LANDSCAPE PLAN AND PLANTING PLAN

AT GRADE MATERIALS PALETTE



MATERIALS



CITY OF SEATTLE STANDARD CIP CONCRETE - 2X2 JOINTING



INTEGRAL COLORED CONCRETE - EXPOSED AGGREGATE FINISH



FLEXIBLE POROUS PAVEMENT



METAL PLANTER WALLS



CIP CONCRETE WALLS



BIKE PARKING



CONCRETE 'PEBBLE' SEATING ELEMENTS



WOOD PLINTH / STAGE OVER CIP CONCRETE WALLS

7.0 LANDSCAPE PLAN AND PLANTING PLAN

TERRACE MATERIALS PALETTE



PRECAST PAVERS



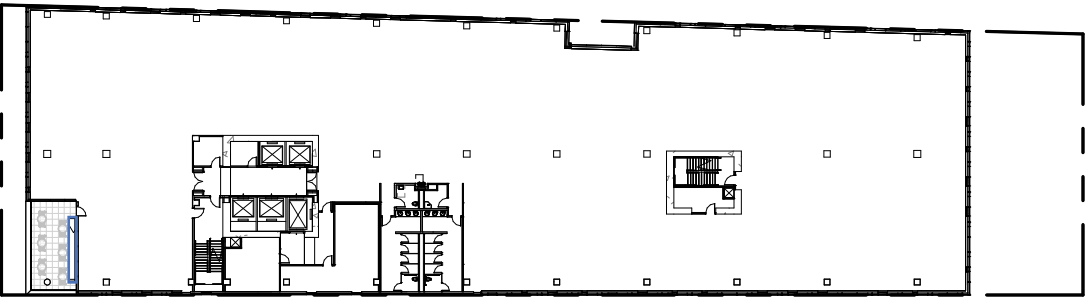
METAL PLANTER WALLS



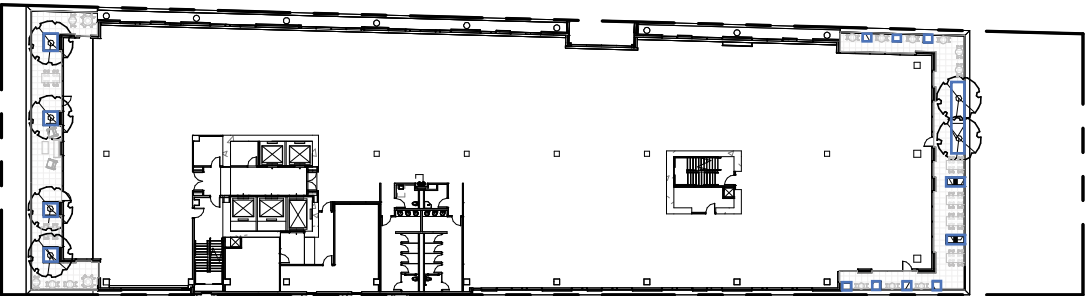
WOOD SEATING INTEGRATED WITH PLANTER WALLS



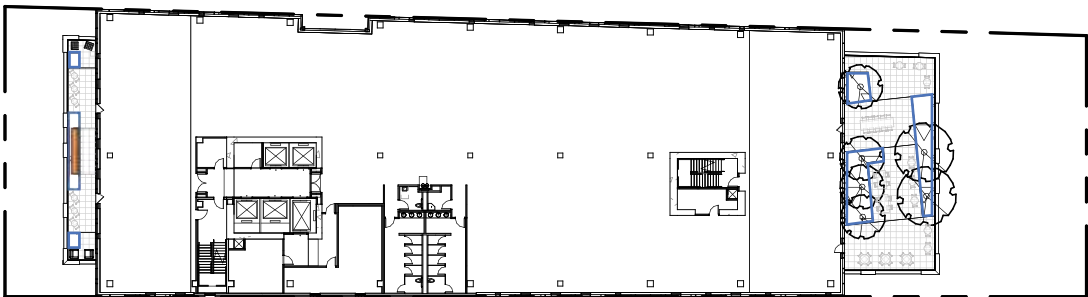
DECORATIVE GRAVEL



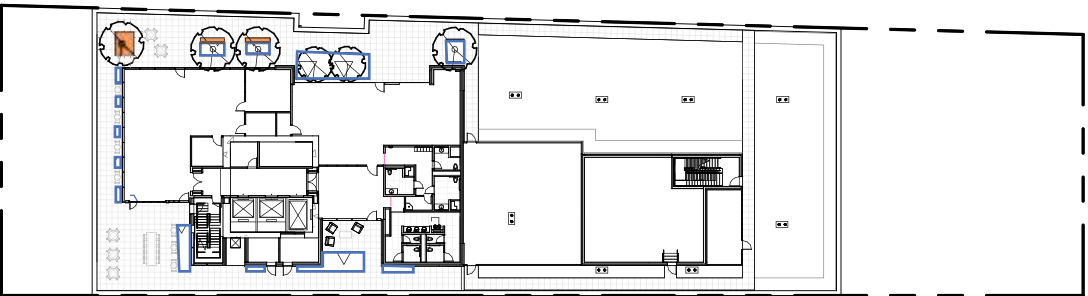
LEVEL 04



LEVEL 06



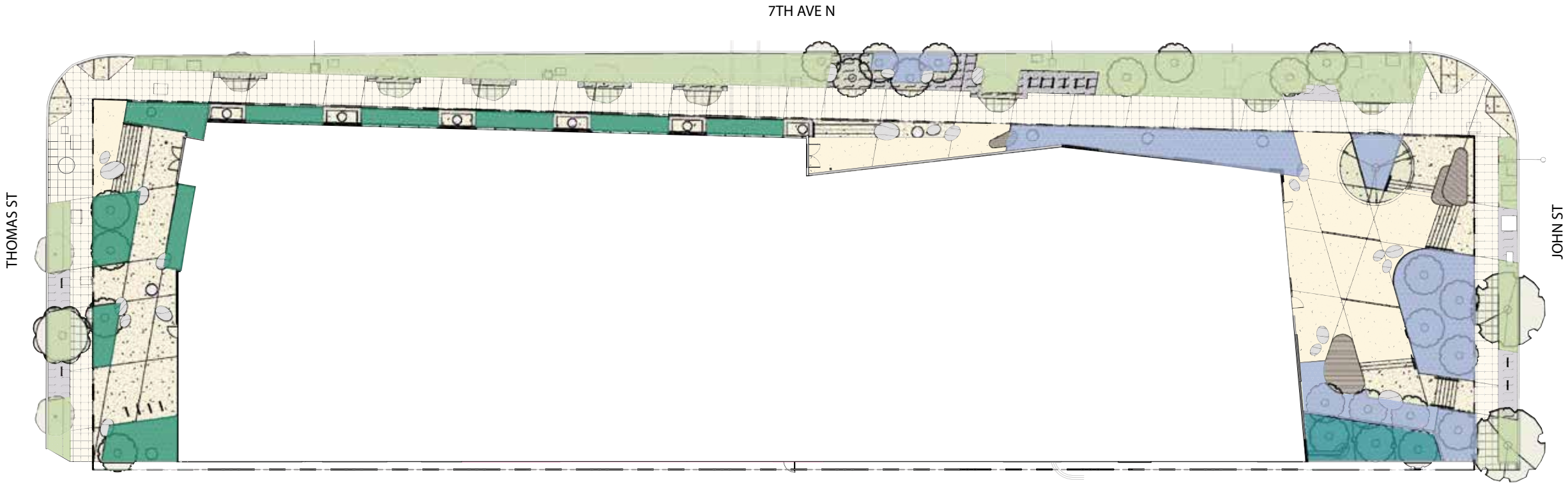
LEVEL 07



ROOF

7.0 LANDSCAPE PLAN AND PLANTING PLAN

AT GRADE PLANTING PALETTE



STREETSCAPE

- evergreen with perennial accents
- tough, ordered
- green street character
- low height



Arctostaphylos uva-ursi



Fragaria chiloensis



Anemone 'Honorine Jobert'



Rudbeckia fulgida



Lonicera pileata



Prunus laurocerasus 'Mt Vernon'

BIO-RETENTION PLANTING [SOGGY MEADOW]

- textural, grassy
- evergreen with perennial accents
- low / medium height



Adiantum pedatum



Camassia quamash



Carex obnupta



Iris douglasiana



Cypripedium



Lysichiton

NORTHERN ASPECT

- evergreen with perennial accents
- varied, mixed
- low



Athyrium filix-femina



Gaultheria shallon



Pachysandra terminalis



Iris tenax



Liriope muscari

SOUTHERN ASPECT [ASPEN GROVE]

- evergreen with perennial accents
- seasonal / colorful
- low height / medium



Mianthemum racemosum



Polystichum munitum



Acanthus mollis



Allium cernuum



Aquilegia formosa



7.0 LANDSCAPE PLAN AND PLANTING PLAN

TERRACE PLANTING PALETTE

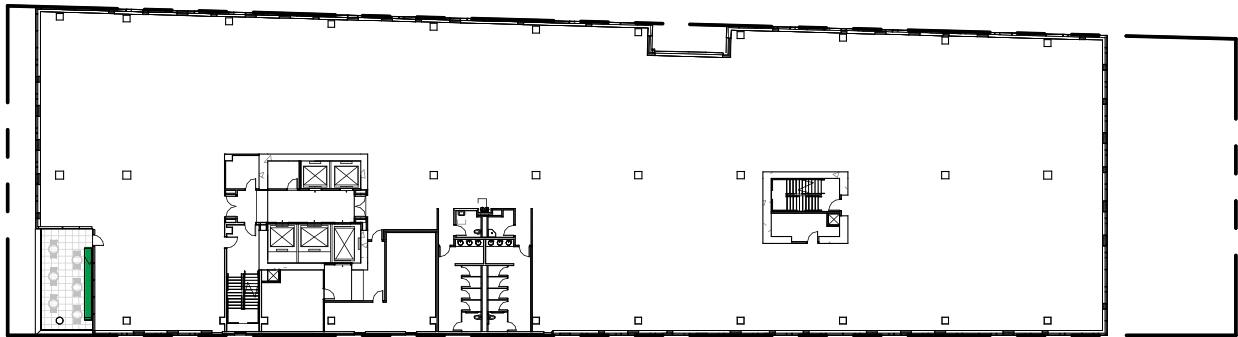


TERRACE LEVEL TREES

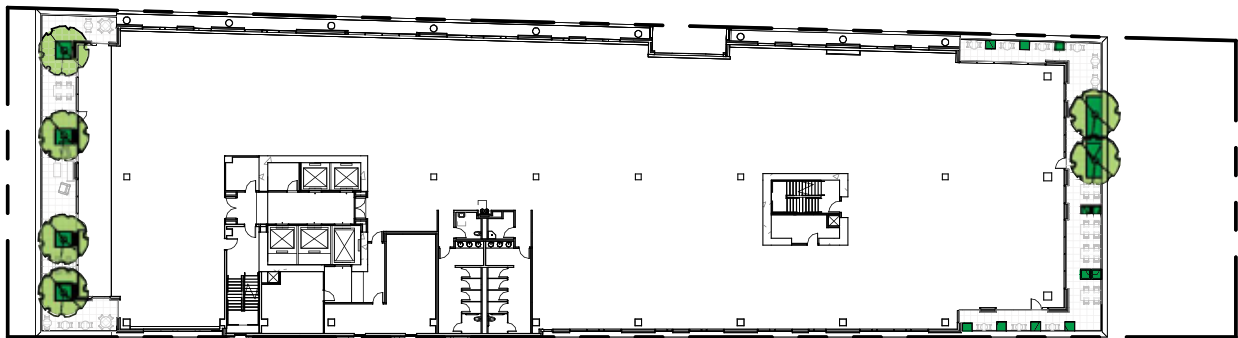


TERRACE PLANTING PALETTE

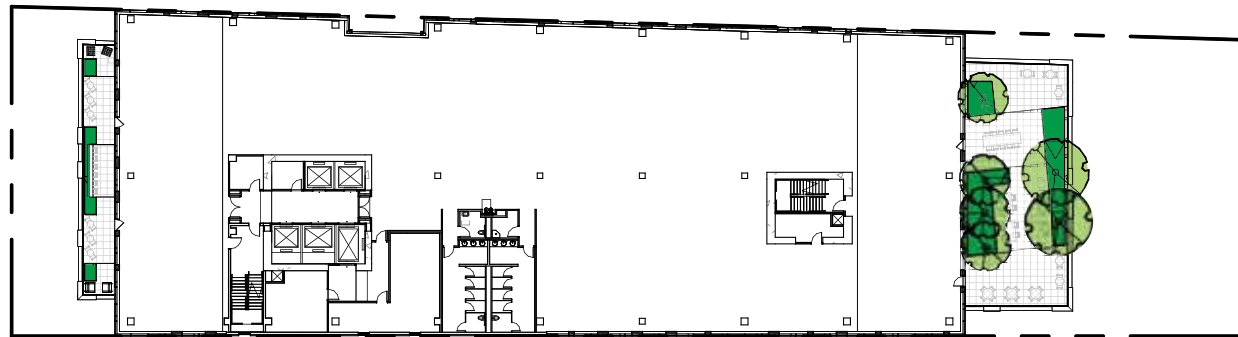
- evergreen with perennial accents
- varied / mixed
- low height / medium height



LEVEL 04



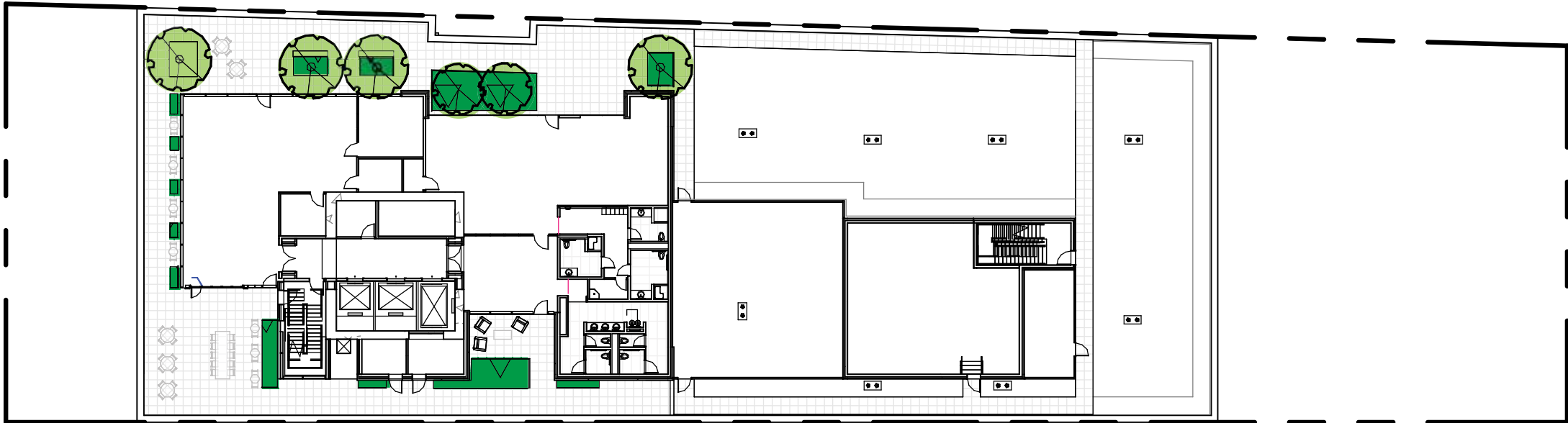
LEVEL 06



LEVEL 07

7.0 LANDSCAPE PLAN AND PLANTING PLAN

ROOF LEVEL PLANTING PALETTE



ROOF LEVEL TREES



Sorbus scopulina
Cascade mountain-ash



Cornus nuttallii
Pacific dogwood



Pinus parviflora 'Fukuzumi'
Japanese White Pine

ROOF LEVEL PLANTING PALETTE

- textural, grassy,
- seasonal /
- colorful
- low height



Fragaria chiloensis



Phlox diffusa



Arctostaphylos X. media



Symphoricarpos mollis



Castilleja hispida



Armeria maritima



Arctostaphylos uva-ursi



Cephalotaxus harringtonia 'Duke'



Helictotrichon sempervirens



Festuca idahoensis



Achillea millefolium



Xerophyllum tenax



8.0

**ELEVATIONS,
MATERIALITY, AND
RENDERINGS**

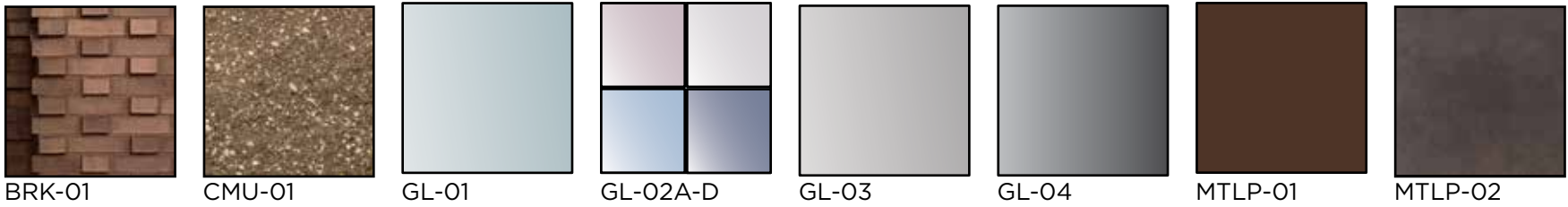
8.0 ELEVATIONS, MATERIALITY, AND RENDERINGS

MATERIALITY AND ELEVATIONS



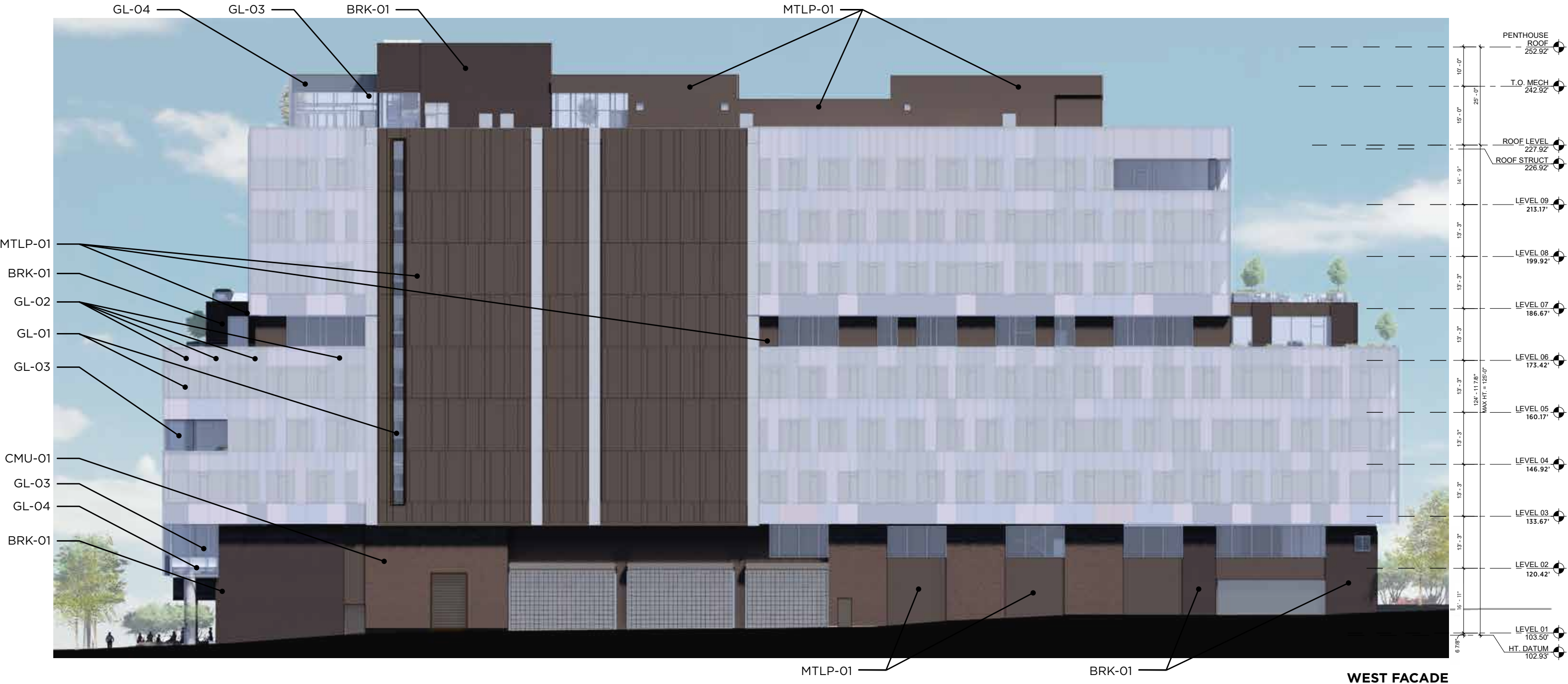
EAST FACADE

MATERIALS LEGEND

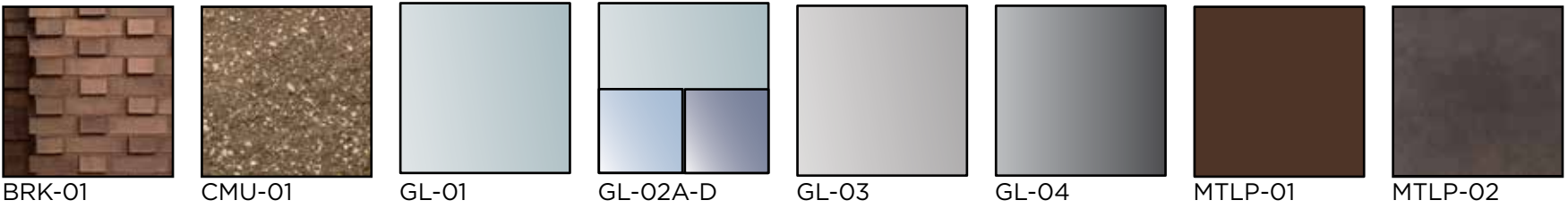


8.0 ELEVATIONS, MATERIALITY, AND RENDERINGS

MATERIALITY AND ELEVATIONS



MATERIALS LEGEND

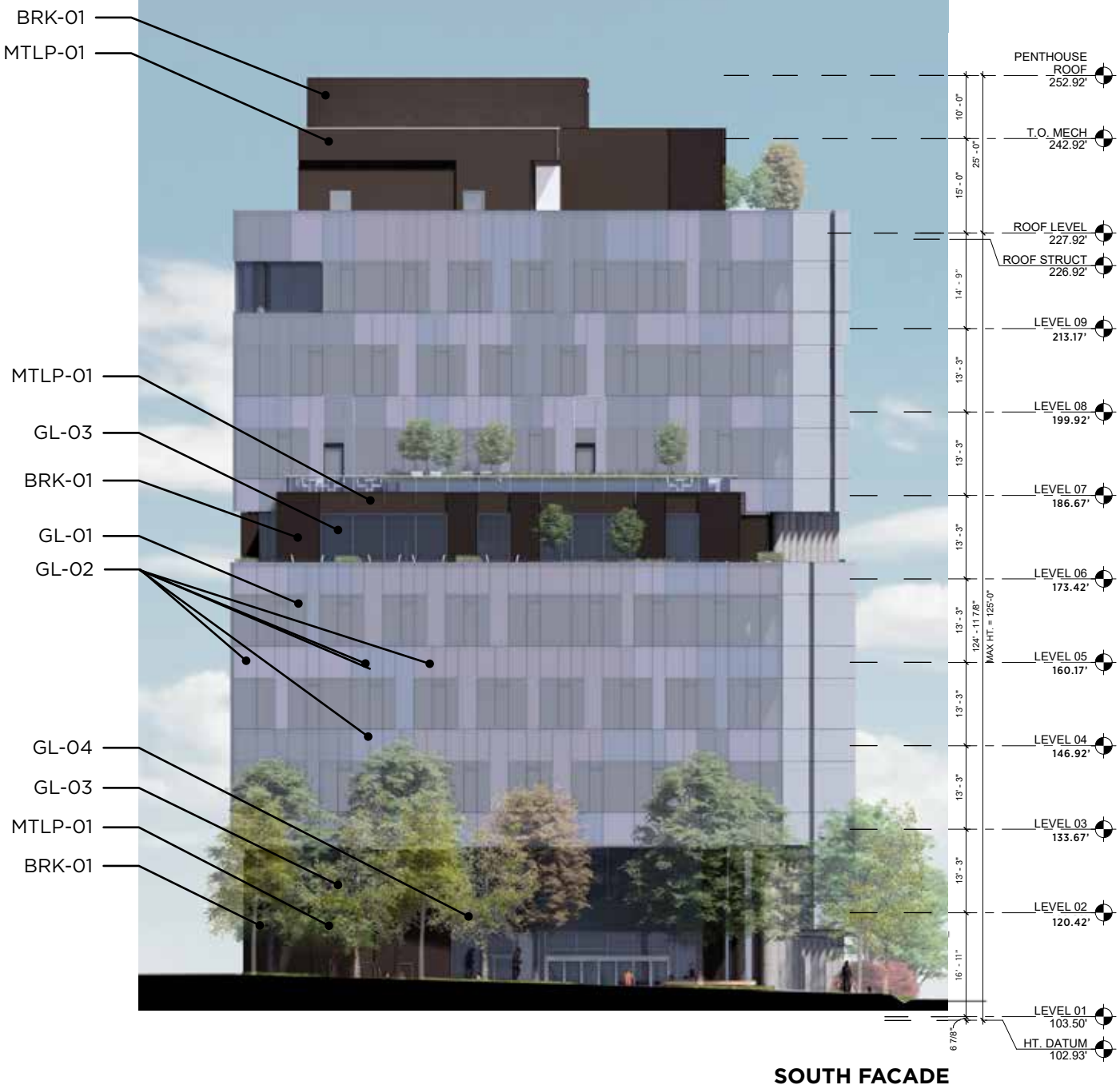


8.0 ELEVATIONS, MATERIALITY, AND RENDERINGS

MATERIALITY AND ELEVATIONS

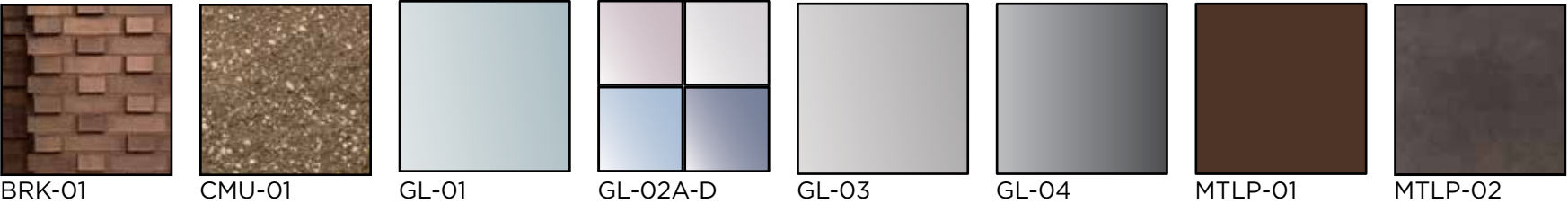


NORTH FACADE



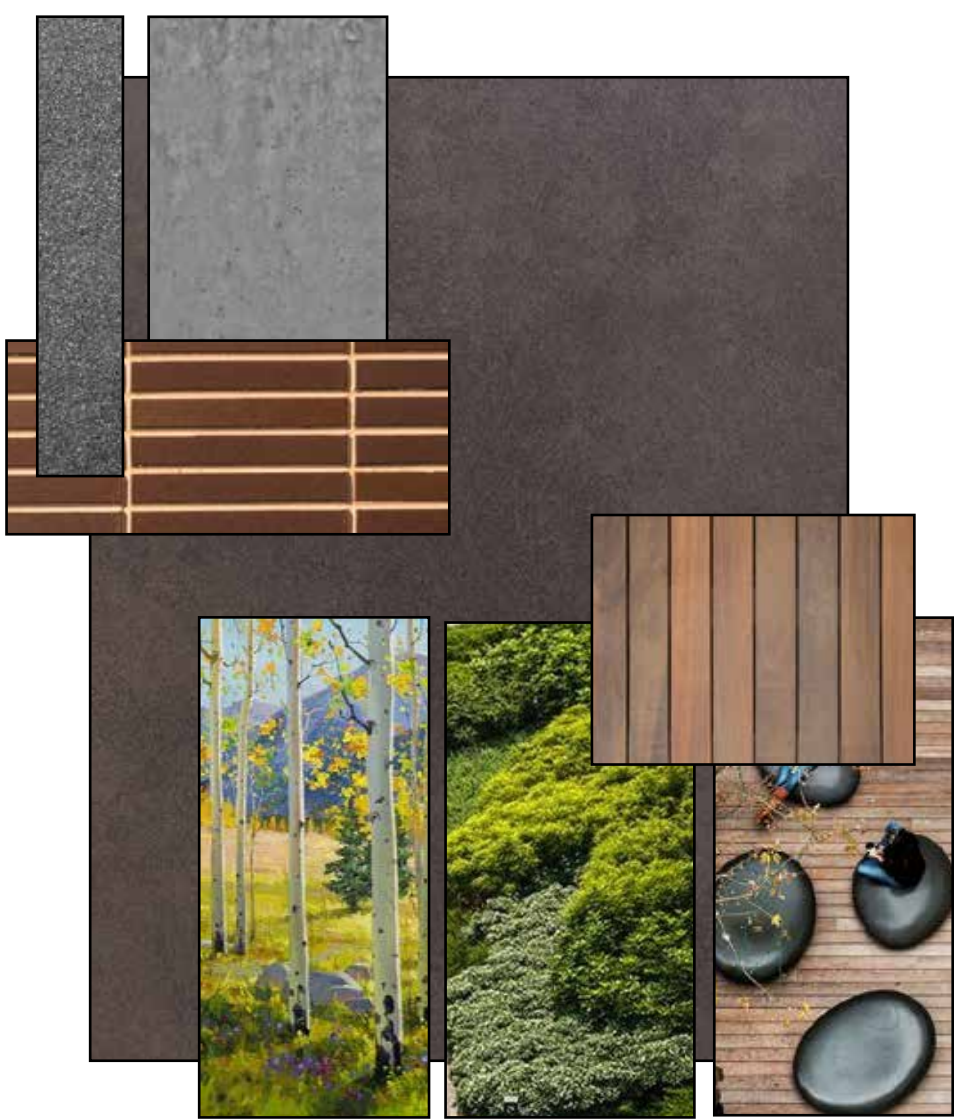
SOUTH FACADE

MATERIALS LEGEND



8.0 ELEVATIONS, MATERIALITY, AND RENDERINGS

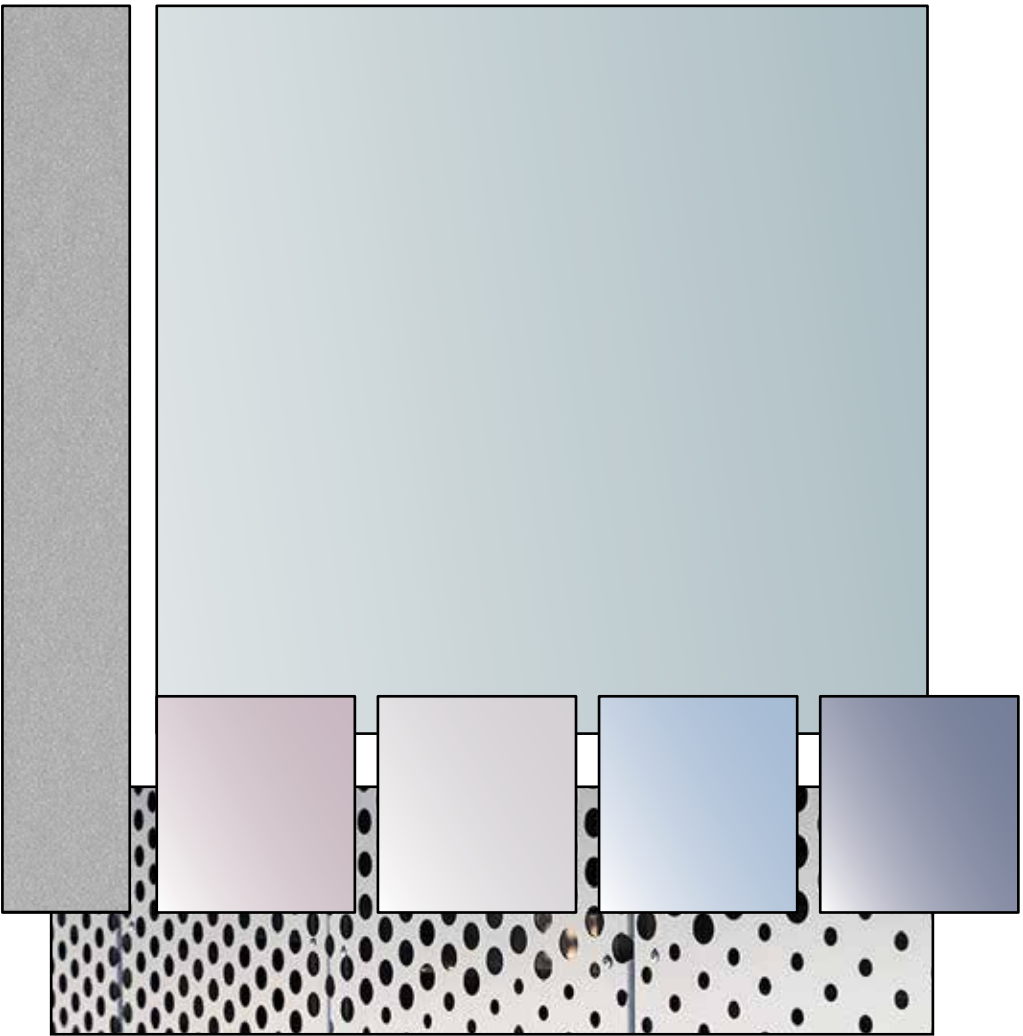
EXTERIOR MATERIALITY



PEDESTRIAN EXPERIENCE



MOUNTAIN



CLOUD

8.0 ELEVATIONS, MATERIALITY, AND RENDERINGS



SUN SHADE

BRK-01
DESCRIPTION: FACE BRICK
LOCATION: STREET LEVEL & TERRACES
FINISH: BROWN FLEMISH BOND
BASIS OF DESIGN: MAUNA LOA SMOOTH
WEBSITE: <https://www.mutualmaterials.com/products/facebrick/>



SUN SHADE

CMU-01
DESCRIPTION: SPLIT FACE CMU BLOCK
LOCATION: ALLEY
FINISH: BROWN
BASIS OF DESIGN: MUTUAL MATERIALS
WEBSITE: <https://www.mutualmaterials.com/products/concrete-masonry-units-cmu/>



SUN SHADE

GL-01
DESCRIPTION: VISION GLASS IGU
LOCATION: TYPICAL OFFICE ZONE
BASIS OF DESIGN: VITRO 1-1/4" IGU SOLARBAN 67
WEBSITE: <https://www.vitroglazings.com/products/low-e-glass/solarban-67-glass/>



SUN SHADE

GL-02 A-D
DESCRIPTION: SPANDREL GLASS IGU WITH 4 VARYING FLOOD COAT COLORS
LOCATION: TYPICAL OFFICE ZONE
BASIS OF DESIGN: VITRO 1-1/4" IGU SOLARBAN 67
WEBSITE: <https://www.vitroglazings.com/products/low-e-glass/solarban-67-glass/>

8.0 ELEVATIONS, MATERIALITY, AND RENDERINGS



SUN

SHADE

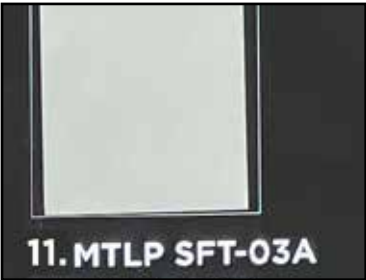
GL-03
DESCRIPTION: LOW IRON VISION GLASS IGU
LOCATION: STREET LEVEL, NOTCHES, & TERRACES
BASIS OF DESIGN: VITRO 1-1/4" IGU SOLARBAN 60
WEBSITE: <https://www.vitroglazings.com/products/low-e-glass/solarban-60-glass/>



SUN

SHADE

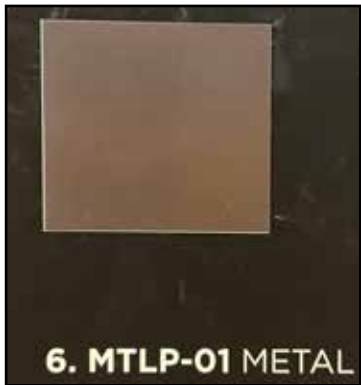
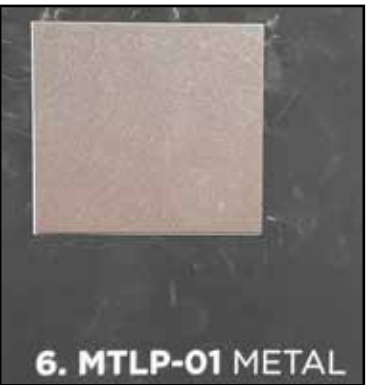
GL-04
DESCRIPTION: LOW IRON SPANDREL GLASS IGU TO MATCH LOOK OF VISION GLASS
LOCATION: STREET LEVEL, NOTCHES, & TERRACES
BASIS OF DESIGN: VITRO 1-1/4" IGU SOLARBAN 60
WEBSITE: <https://www.vitroglazings.com/products/low-e-glass/solarban-60-glass/>



SUN

SHADE

MTLP SFT-03A
DESCRIPTION: SUNLIGHT SILVER
LOCATION: LEVEL 6 SOFFIT
BASIS OF DESIGN: ALUCOBOND ALUMINUM COMPOSITE PANELS
WEBSITE: <https://www.alucobondusa.com/product/alucobond-plus/>



SUN

SHADE

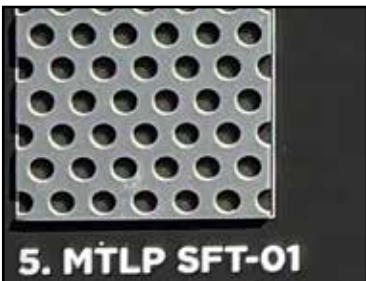
MTLP-01
DESCRIPTION: METAL PANEL
LOCATION: TERRACES, WEST CORE FACADE
FINISH: VINTAGE BRONZE
BASIS OF DESIGN: ALUCOBOND ALUMINUM COMPOSITE PANELS
WEBSITE: <https://www.alucobondusa.com/product/alucobond-plus/>



SUN

SHADE

MTLP-02
DESCRIPTION: METAL PANEL
LOCATION: STREET LEVEL ENTRIES
FINISH: OLD DIRTY BRONZE
BASIS OF DESIGN: PUREFREEFORM
WEBSITE: <https://purefreeform.com/portfolio-item/old-dirty-bronze/>



SUN

SHADE

MTLP SFT-01
DESCRIPTION: PERFORATED METAL PANEL
LOCATION: STREET LEVEL ENTRY AND TERRACE SOFFITS
FINISH: SILVER
BASIS OF DESIGN: ARKTURA
WEBSITE: <https://arktura.com/product/vapor-cluster/>

8.0 ELEVATIONS, MATERIALITY, AND RENDERINGS

GL-01: SOLARBAN 60 GLASS



AMAZON SPHERES, SEATTLE WA

MTLP SFT-01: SILVER



AMAZON 2250 7TH AVE, SEATTLE WA

BRK-01: BROWN BRICK



EASTLAKE TOWNHOUSE DEVELOPMENT, SEATTLE WA

GL-03: SOLARBAN 67 GLASS



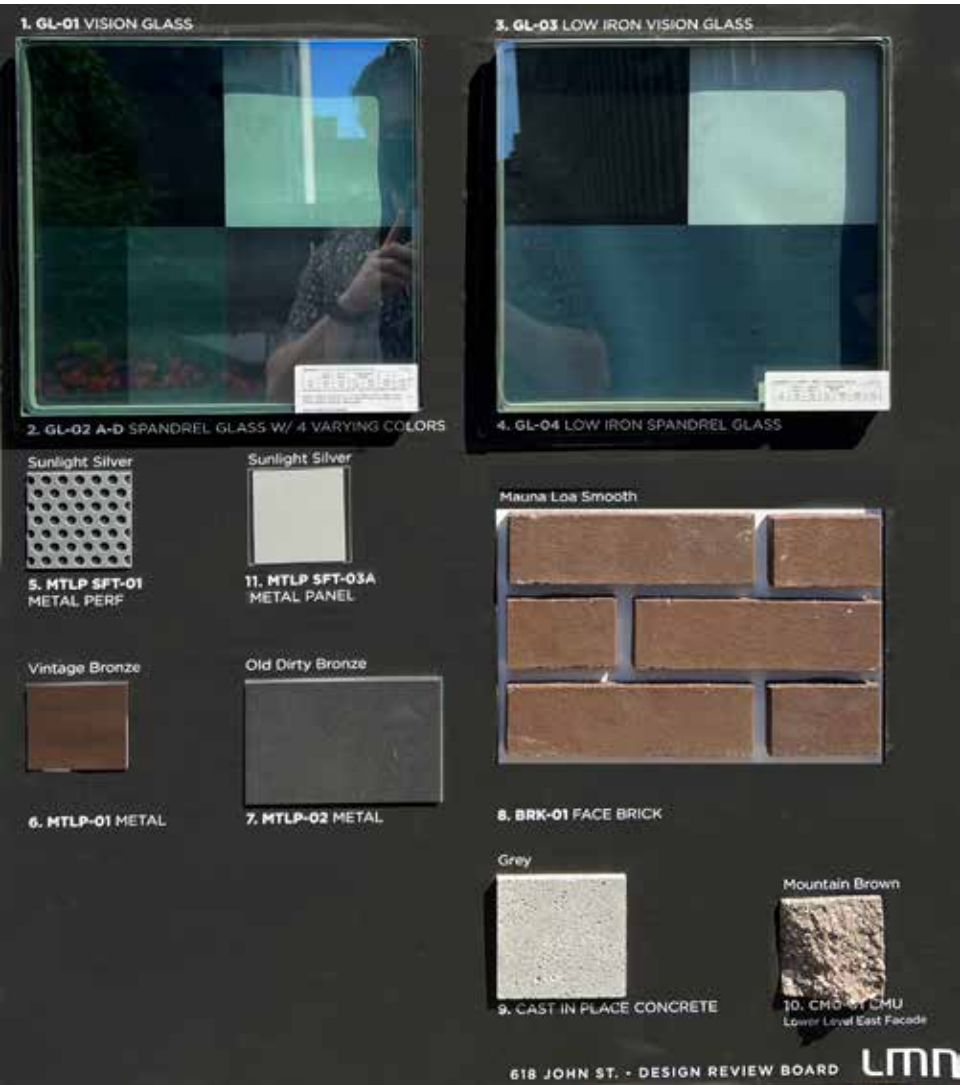
GOOGLE 520 WESTLAKE AVE, SEATTLE WA

MTLP-01: BRONZE METAL PANEL



STAYBRIDGE HOTEL, SEATTLE WA

8.0 ELEVATIONS, MATERIALITY, AND RENDERINGS



BOARD IN SUN



BOARD IN SHADE



8.0 ELEVATIONS, MATERIALITY, AND RENDERINGS

ARIAL RENDERING



8.0 ELEVATIONS, MATERIALITY, AND RENDERINGS

8.0 ELEVATIONS, MATERIALITY, AND RENDERINGS

7TH AVENUE RENDERING



8.0 ELEVATIONS, MATERIALITY, AND RENDERINGS

7TH AVENUE ENTRANCE RENDERING



8.0 ELEVATIONS, MATERIALITY, AND RENDERINGS

THOMAS STREET RENDERING



8.0 ELEVATIONS, MATERIALITY, AND RENDERINGS

CORNER OF JOHN ST. AND 7TH AVE.



8.0 ELEVATIONS, MATERIALITY, AND RENDERINGS

JOHN STREET - PLAZA RENDERING



8.0 ELEVATIONS, MATERIALITY, AND RENDERINGS

JOHN STREET - PLAZA RENDERING



8.0 ELEVATIONS, MATERIALITY, AND RENDERINGS

7TH AVENUE ENTRANCE RENDERING



8.0 ELEVATIONS, MATERIALITY, AND RENDERINGS

THOMAS STREET ENTRANCE RENDERING

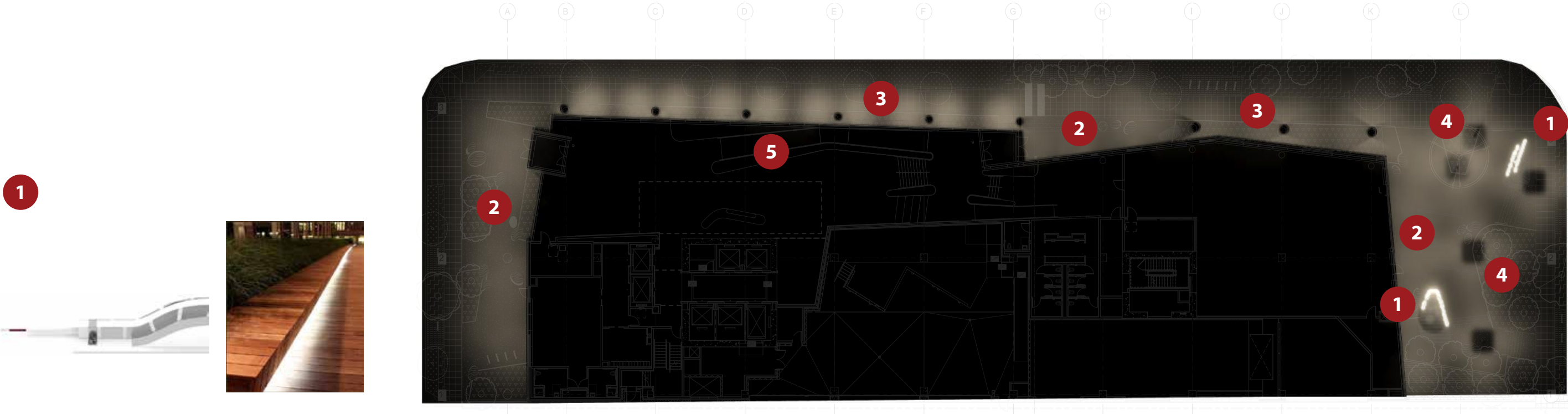


9.0

EXTERIOR LIGHTING PLANS

9.0 EXTERIOR LIGHTING PLANS

LIGHTING PLAN GROUND FLOOR



UNDERBENCH LIGHTING



SOFFIT LIGHTING -
GENERAL DOWNLIGHTING



SOFFIT LIGHTING AT COLUMNS -
COLUMN ACCENT LIGHTS



14FT COLUMN AREA LIGHT
WITH PATTERN SPOT
LUMINAIRES



LINEAR UPLIGHT BEHIND COLUMNS

9.0 EXTERIOR LIGHTING PLANS

LIGHTING PLAN - LEVLE 6

1



LINEAR DOWNLIGHTING AT TERRACE FACADE BUMP OUTS



9.0 EXTERIOR LIGHTING PLANS

LIGHTING PLAN - LEVEL 7

1

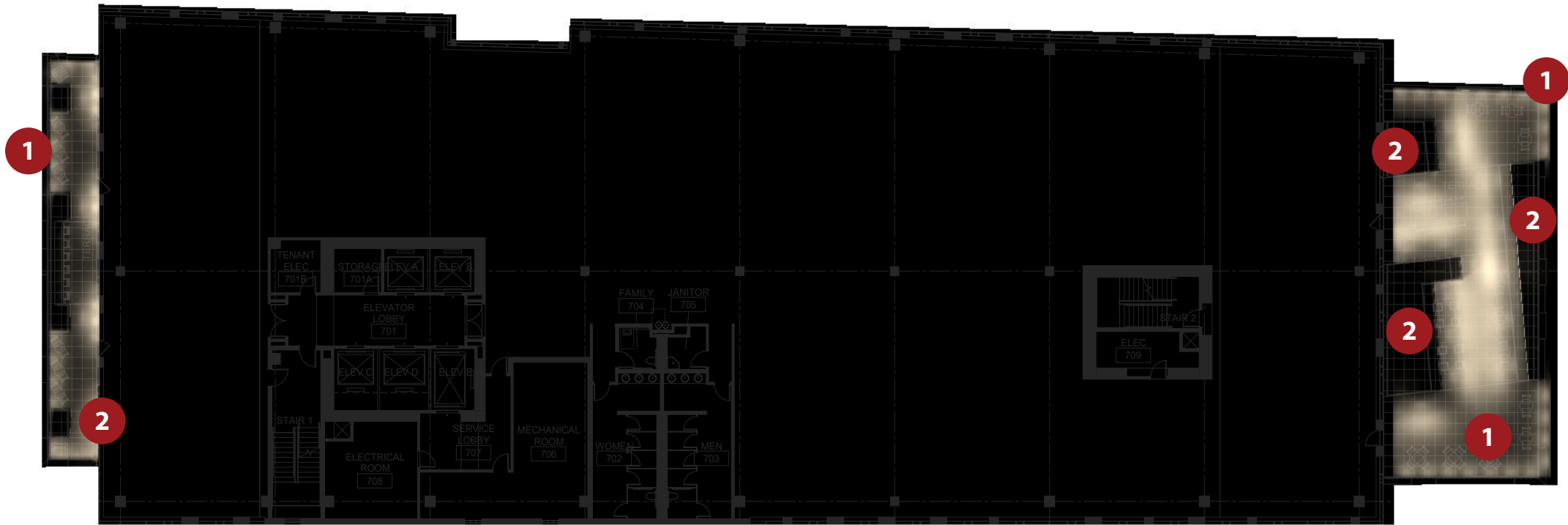


PARAPET RAILING INTEGRATED LIGHT

2



RECESSED STEP LIGHTING AT PLANTERS



9.0 EXTERIOR LIGHTING PLANS

LIGHTING PLAN - ROOF

1



EXTERIOR WALL LIGHTS

2

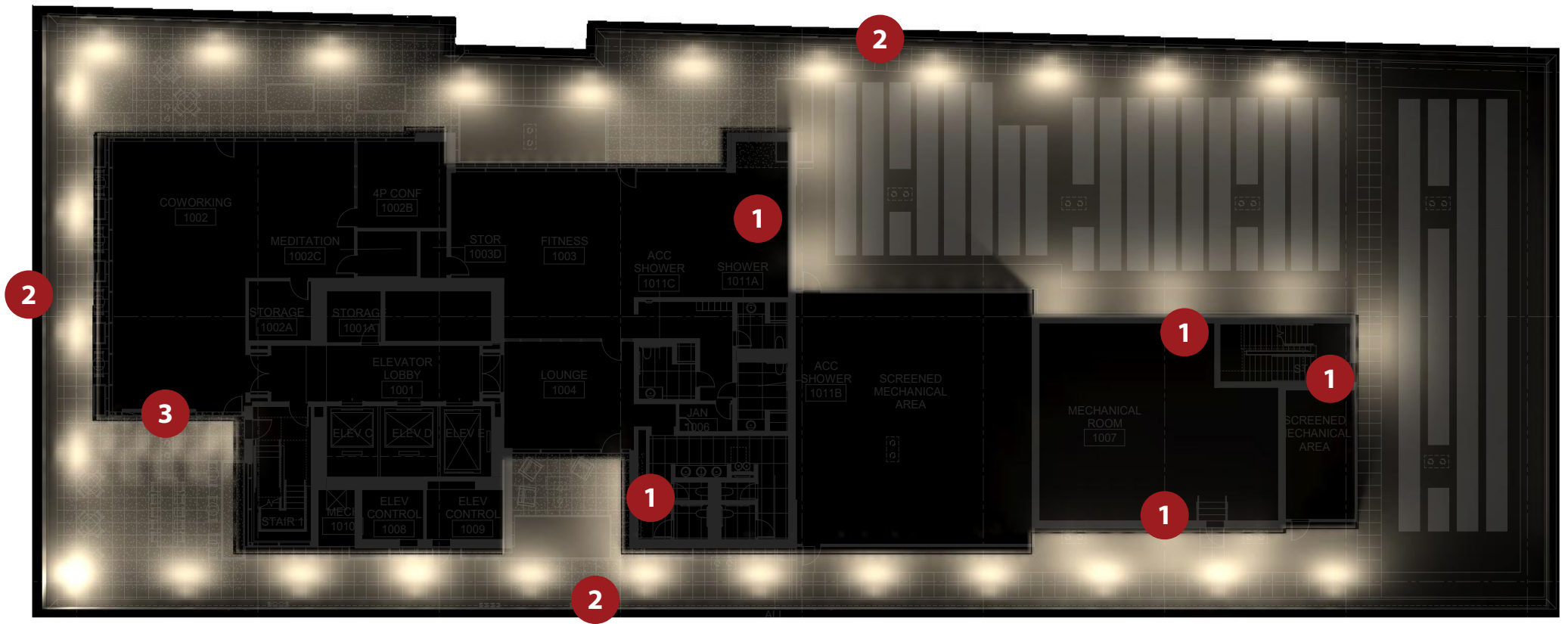


RECESSED STEP LIGHTING AT PARAPET WALL

3



“FILTERED LIGHT THROUGH TREES” AT GLASS CANOPY



10.0

SIGNAGE CONCEPT PLAN

10.0 SIGNAGE CONCEPT PLAN

SIGNAGE LOCATION DIAGRAMS



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

- BUILDING ADDRESS
- BIKE PARKING
- PARKING
- RETAIL

10.0 SIGNAGE CONCEPT PLAN

SIGNAGE CONCEPT 1 - FOLD



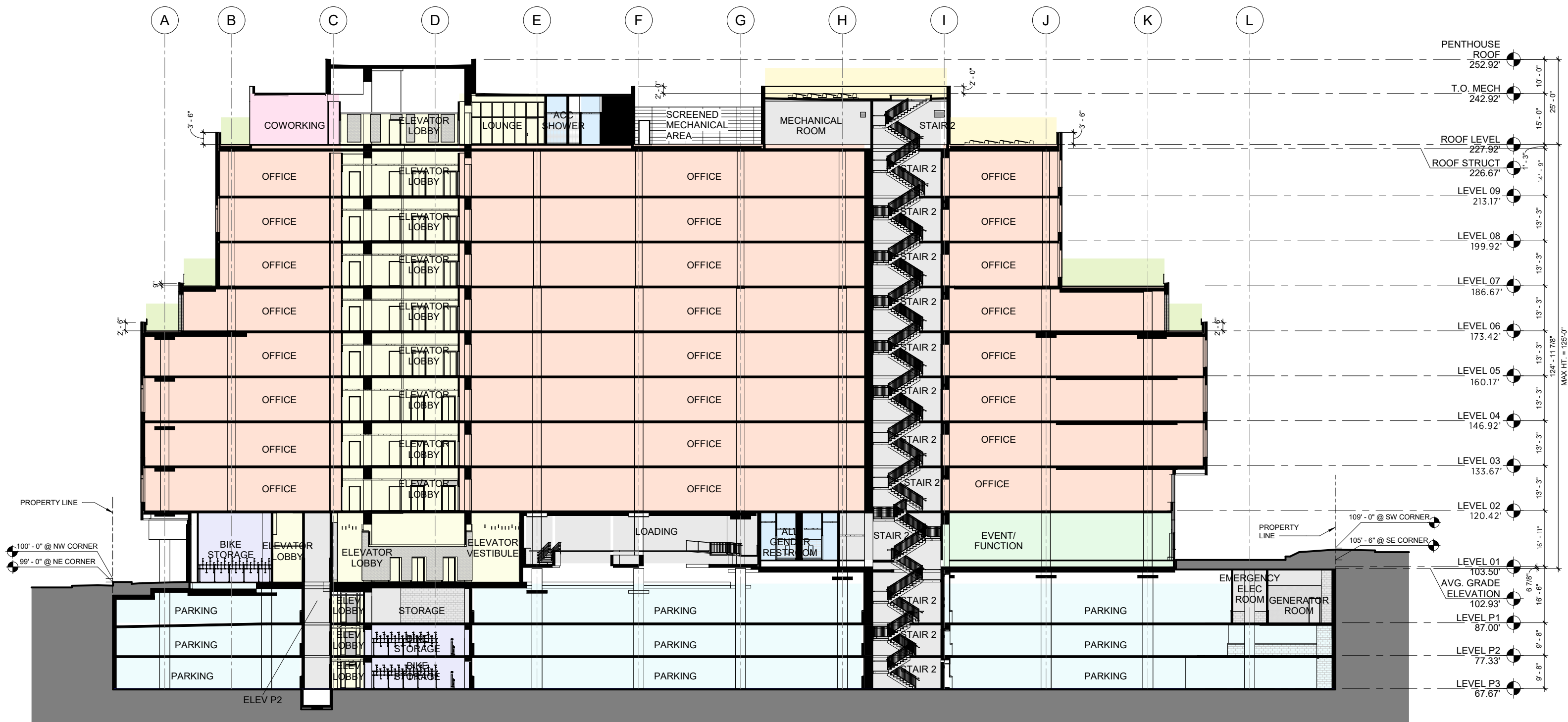
SIGNAGE CONCEPT 2 - DRAG



11.0

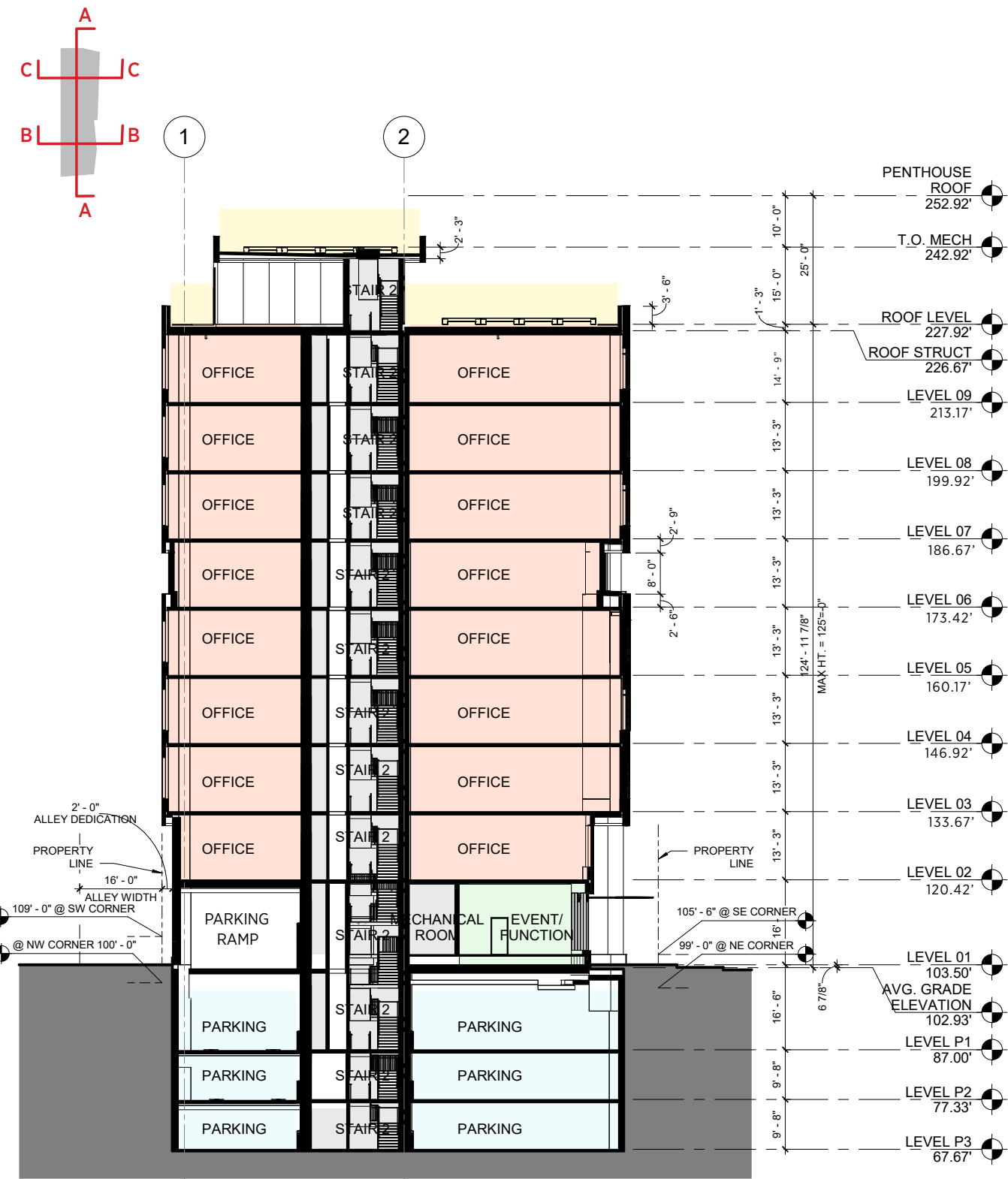
BUILDING SECTIONS

11.0 BUILDING SECTIONS

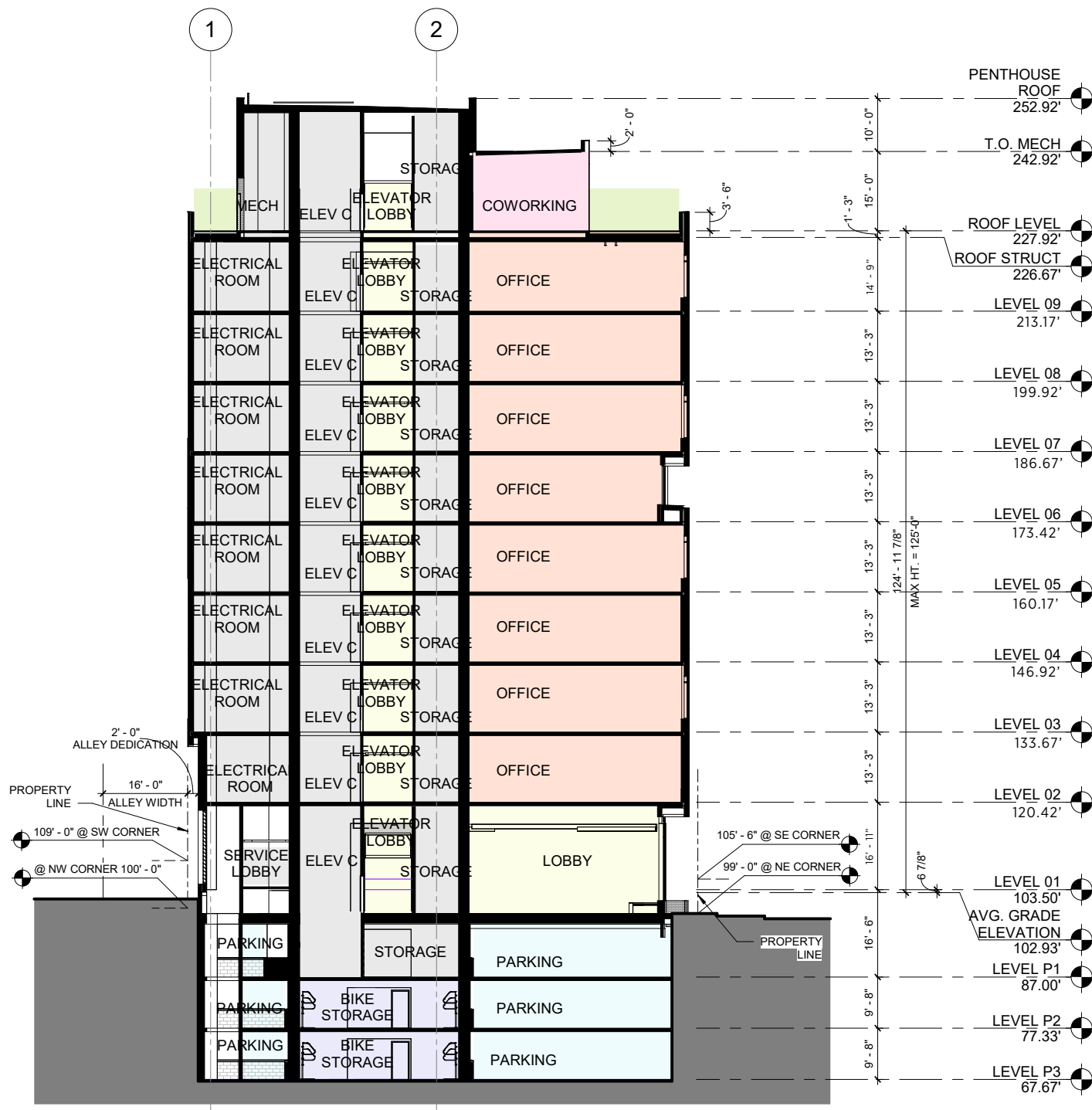


BUILDING SECTION A

11.0 BUILDING SECTIONS



BUILDING SECTION B



BUILDING SECTION C

12.0

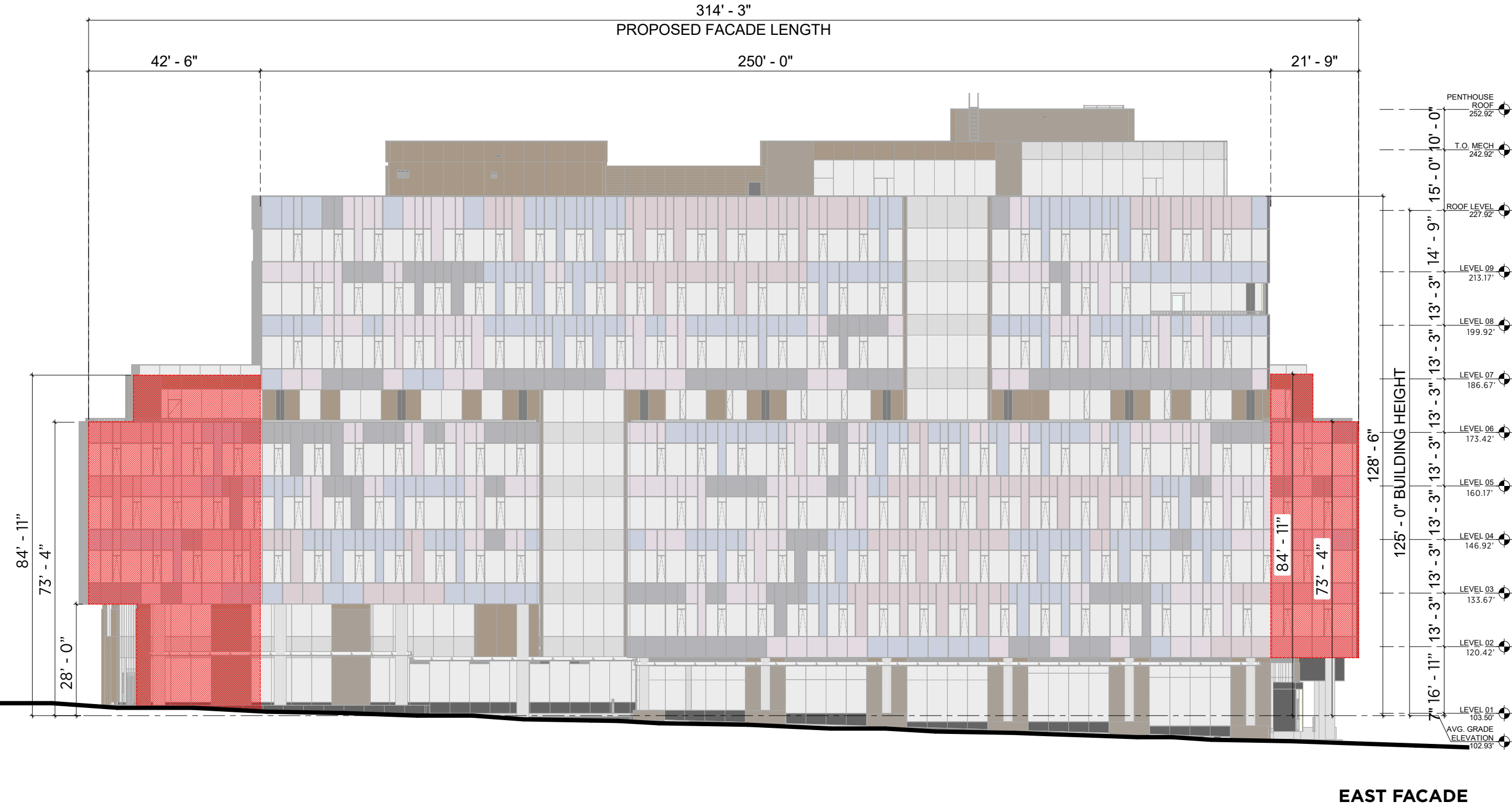
DEPARTURES

12.0 DEPARTURES

DEPARTURE #1 (MAXIMUM STRUCTURE WIDTH)

DEVELOPMENT STANDARDS	REQUIREMENT	MODIFICATION REQUESTED	RATIONALE
23.48.732 MAXIMUM STRUCTURE WIDTH AND DEPTH IN SM-UP ZONES	THE MAXIMUM WIDTH AND DEPTH OF A STRUCTURE IS 250 FEET, EXCEPT AS PROVIDED IN THIS SECTION 23.48.732. THE WIDTH AND DEPTH LIMITS DO NOT APPLY TO BELOW-GRADE OR PARTIALLY BELOW-GRADE STORIES HAVING STREET-FACING FACADES THAT DO NOT EXTEND MORE THAN 4 FEET ABOVE THE SIDEWALK, MEASURED AT ANY POINT ABOVE THE SIDEWALK ELEVATION TO THE FLOOR ABOVE THE PARTIALLY BELOW-GRADE STORY, OTHER THAN LOCATIONS OF ACCESS TO THE BUILDING.	RELIEF FROM THE 250 FOOT MAXIMUM WIDTH REQUIREMENT. THE DESIGN IS PROPOSING EXTENDING THE FACADE BELOW LEVEL 7 BEYOND THE 250 FOOT MAXIMUM ALONG 7TH AVE N. THE SOUTH PORTION OF THE BUILDING WILL EXTEND AN ADDITIONAL 42'-6". THE NORTH PORTION OF THE BUILDING WILL EXTEND AN ADDITIONAL 21'-8 7/8" TO THE NORTH FOR A TOTAL WIDTH OF 314'-2 7/8". ABOVE LEVEL 7 THE 250 FOOT MAXIMUM STRUCTURE WIDTH IS MAINTAINED.	THE PROPOSED DEPARTURE ALLOWS THE STRUCTURE TO EXTEND CLOSER TO THE CORNERS OF THE SITE TO PROVIDE MORE ACTIVATION ALONG THE 7TH AVENUE STREET FRONTAGE WHILE STILL PROVIDING TWO LARGE OPEN SPACES (1,260 SF OF USABLE OPEN SPACE IS INCLUDED ABOVE CODE REQUIREMENT) AT BOTH THE NORTH AND SOUTH ENDS OF THE SITE (CS2.3 UPTOWN). THE DEPARTURE ALSO ALLOWS THE MASSING TO RESPOND TO DC2.1-2 (SEATTLE) AND DC2.5.D (UPTOWN) BY USING THE UNUSUALLY LONG (360') SITE TO SHAPE THE MASSING AND ACCENTUATE FLOOR GROUPINGS, GASKETS, OFF-SETS, PROJECTIONS AND SKY TERRACES ALONG ALL FOUR FACADES AND AT DIFFERENT LEVELS OF THE BUILDING. THE DEPARTURE REQUEST IS LIMITED TO BELOW 85 FEET TO MAXIMIZE ARCHITECTURAL INTEREST AT STREET LEVEL WHILE MITIGATING SHADOWS AND IMPACT TO THE EXISTING VIEWS OF THE SPACE NEEDLE ALONG JOHN ST AND THOMAS ST (DC2.5A-B UPTOWN).
RELEVANT DESIGN GUIDELINES			
<p>CS2.3 (UPTOWN) A. GENERALLY, BUILDINGS WITHIN UPTOWN SHOULD MEET THE CORNER AND NOT BE SET BACK, EXCEPT FOR GATEWAY LOCATIONS. BUILDINGS, RETAIL TREATMENTS AND OPEN SPACES SHOULD ADDRESS THE CORNER AND PROMOTE ACTIVITY.</p> <p>DC2.5 (UPTOWN) A.RESPONSE TO CONTEXT: RESPOND TO PREEMINENT 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: MINIMIZE SHADOW IMPACTS ON PUBLIC PARKS, PLAZAS AND SPACES; MAXIMIZE TOWER SPACING TO ADJACENT STRUCTURES; AFFORD LIGHT AND AIR TO THE STREETS, PEDESTRIANS AND PUBLIC REALM D. INTERMEDIATE SCALES: TO MEDIATE THE EXTRA HEIGHT/SCALE, ADD LEGIBLE, MULTI-STORY INTERMEDIATE SCALE ELEMENTS, FLOOR GROUPINGS, GASKETS, OFF-SETS, PROJECTIONS, SKY TERRACES, LAYERING, OR OTHER LEGIBLE MODULATIONS TO THE MIDDLE OF TALL FORMS. AVOID A SINGLE REPEATED EXTRUSION FROM TOP TO BOTTOM.</p> <p>DC2 (SEATTLE) 1. SITE CHARACTERISTICS AND USES: ARRANGE THE MASS OF THE BUILDING TAKING INTO CONSIDERATION THE CHARACTERISTICS OF THE SITE AND THE PROPOSED USES OF THE BUILDING AND ITS OPEN SPACES. IN ADDITION, SPECIAL SITUATIONS SUCH AS VERY LARGE SITES, UNUSUALLY SHAPED SITES, OR SITES WITH VARIED TOPOGRAPHY MAY REQUIRE PARTICULAR ATTENTION TO WHERE AND HOW BUILDING MASSING IS ARRANGED AS THEY CAN ACCENTUATE MASS AND HEIGHT. 2. REDUCING PERCEIVED MASS: USE SECONDARY ARCHITECTURAL ELEMENTS TO REDUCE THE PERCEIVED MASS OF LARGER PROJECTS. CONSIDER CREATING RECESSES OR INDENTATIONS IN THE BUILDING ENVELOPE; ADDING BALCONIES, BAY WINDOWS, PORCHES, CANOPIES OR OTHER ELEMENTS AND/OR HIGHLIGHTING BUILDING ENTRIES.</p>			

12.0 DEPARTURES

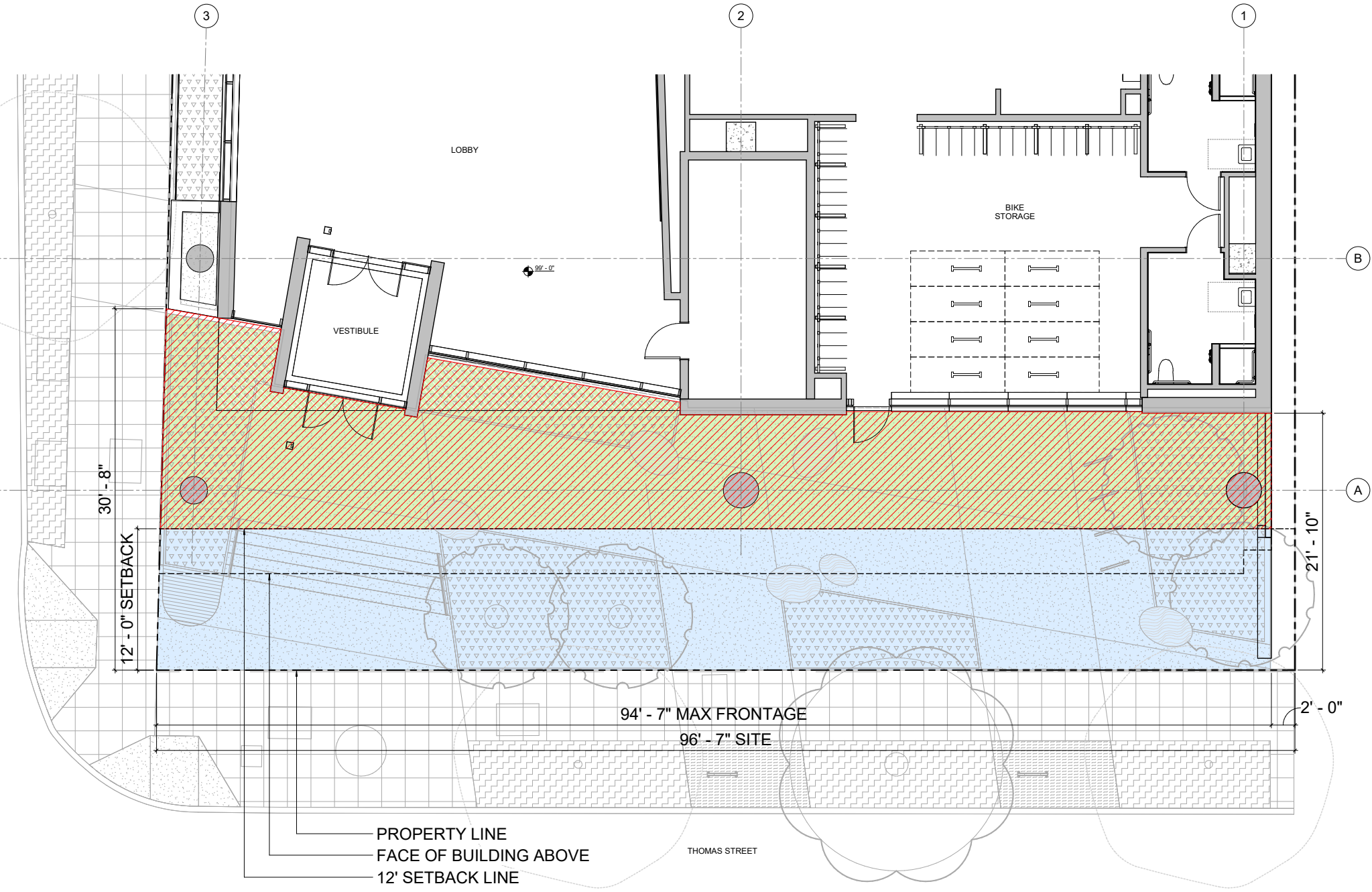


12.0 DEPARTURES

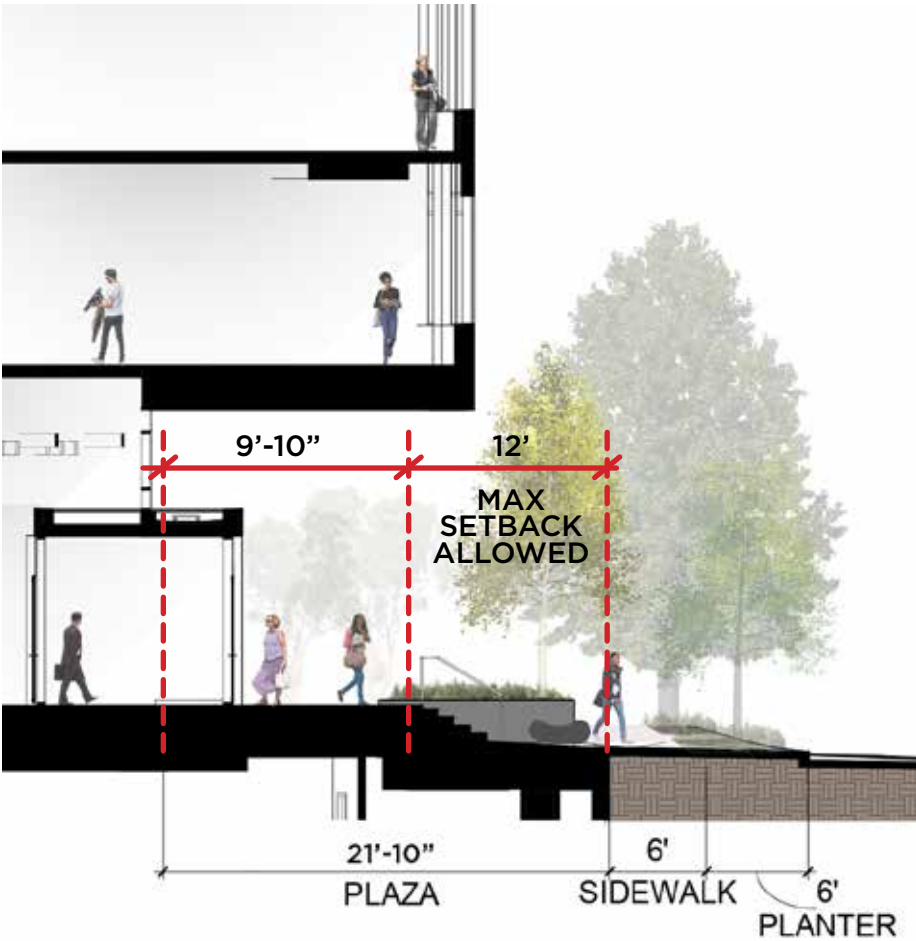
DEPARTURE #2 (SETBACK AT THOMAS AVE.)

DEVELOPMENT STANDARDS	REQUIREMENT	MODIFICATION REQUESTED	RATIONALE
23.48.740.A.3 STREET-LEVEL DEVELOPMENT STANDARDS IN SM-UP ZONES	FOR STREETS DESIGNATED AS CLASS II AND CLASS III THE STREET-FACING FACADE OF A STRUCTURE MAY BE SET BACK UP TO 12' FROM THE STREET LOT LINE.	RELIEF FROM THE UPPER STREET LEVEL DEVELOPMENT STANDARDS 12' MAXIMUM REQUIREMENT ALONG THOMAS STREET. THE PROJECT IS PROPOSING A DEEPER SETBACK RANGING BETWEEN 21'-9 1/2" AND 30'-8".	THE DESIGN IS PROPOSING A SETBACK GREATER THAN 12' ALONG THOMAS STREET TO PROVIDE MORE OPEN SPACE AND ACTIVATION ALONG THE DEDICATED GREEN STREET. PROVIDING MORE FRONTAGE FOR ACTIVATION ADDS PUBLIC LIFE WHILE KEEPING THE SITE WELCOMING AND ENGAGING (PL1.A). THE ADDED AREA CREATES AN OPPORTUNITY TO CONTRIBUTE TO THE NEIGHBORHOOD AND NATURAL HABITAT THROUGH THE LANDSCAPE OF NATIVE SPECIES AND PUBLIC AMENITIES SUCH AS GREENSPACE, SEATING, AND SHADE (CS1.2).
RELEVANT DESIGN GUIDELINES			
<p>CS1.2 (UPTOWN) CREATE HABITAT LANDSCAPES OF NATIVE SPECIES IN BUILDING SETBACKS, RIGHT-OF-WAYS, GREEN ROOFS, WALLS AND GARDENS. LOOK FOR OPPORTUNITIES TO CONTRIBUTE TO NEIGHBORHOOD AND CITYWIDE CONNECTIVE HABITATS FOR INSECTS AND BIRDS, WHILE PROVIDING A SAFE ENVIRONMENT FOR PEDESTRIANS.</p> <p>PL1.3 (UPTOWN) A. ENCOURAGE STREETSCAPES THAT RESPOND TO UNIQUE CONDITIONS CREATED BY SEATTLE CENTER. DESIGN WIDE SIDEWALK, STURDY STREET FURNITURE AND DURABLE LANDSCAPING TO ACCOMMODATE HIGH PEDESTRIAN VOLUMES AND FLOW OF EVENT CROWDS. 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.</p> <p>CS2.C (SEATTLE) 1. CORNER SITES: CORNER SITES CAN SERVE AS GATEWAYS OR FOCAL POINTS; BOTH REQUIRE CAREFUL DETAILING AT THE FIRST THREE FLOORS DUE TO THEIR HIGH VISIBILITY FROM TWO OR MORE STREETS AND LONG DISTANCES. CONSIDER USING A CORNER TO PROVIDE EXTRA SPACE FOR PEDESTRIANS AND A GENEROUS ENTRY, OR BUILD OUT TO THE CORNER TO PROVIDE A STRONG URBAN EDGE TO THE BLOCK.</p> <p>PL1.A (SEATTLE) 2. ADDING TO PUBLIC LIFE: SEEK OPPORTUNITIES TO FOSTER HUMAN INTERACTION THROUGH AN INCREASE IN THE SIZE AND/OR QUALITY OF PROJECT-RELATED OPEN SPACE AVAILABLE FOR PUBLIC LIFE. CONSIDER FEATURES SUCH AS WIDENED SIDEWALKS, RECESSED ENTRIES, CURB BULBS, COURTYARDS, PLAZAS, OR THROUGH-BLOCK CONNECTIONS, ALONG WITH PLACE-MAKING ELEMENTS SUCH AS TREES, LANDSCAPE, ART, OR OTHER AMENITIES, IN ADDITION TO THE PEDESTRIAN AMENITIES LISTED IN PL1.B3.</p> <p>PL1.B (SEATTLE) 3. PEDESTRIAN AMENITIES: OPPORTUNITIES FOR CREATING LIVELY, PEDESTRIAN ORIENTED OPEN SPACES TO ENLIVEN THE AREA AND ATTRACT INTEREST AND INTERACTION WITH THE SITE AND BUILDING SHOULD BE CONSIDERED. VISIBLE ACCESS TO THE BUILDING'S ENTRY SHOULD BE PROVIDED. EXAMPLES OF PEDESTRIAN AMENITIES INCLUDE SEATING, OTHER STREET FURNITURE, LIGHTING, YEAR-ROUND LANDSCAPING, SEASONAL PLANTINGS, PEDESTRIAN SCALE SIGNAGE, SITE FURNITURE, ART WORK, AWNINGS, LARGE STOREFRONT WINDOWS, AND ENGAGING RETAIL DISPLAYS AND/OR KIOSKS.</p>			

12.0 DEPARTURES



NORTH SITE PLAN



THOMAS STREET SECTION

THOMAS ST. SETBACK LEGEND

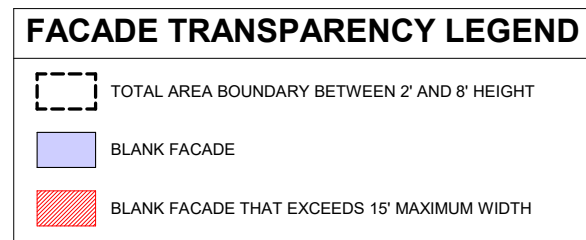
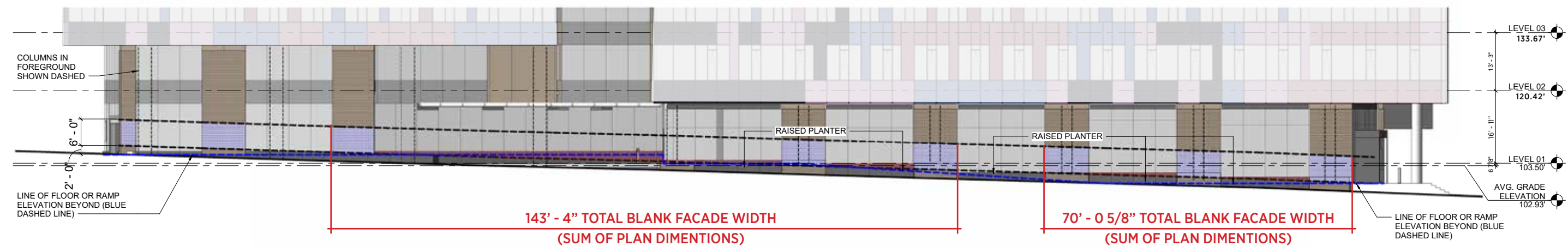
- AREA SETBACK MORE THAN 12'-0"
- REQUIRED OUTDOOR OPEN SPACE (SEE MG105)
- USABLE OUTDOOR OPEN SPACE

12.0 DEPARTURES

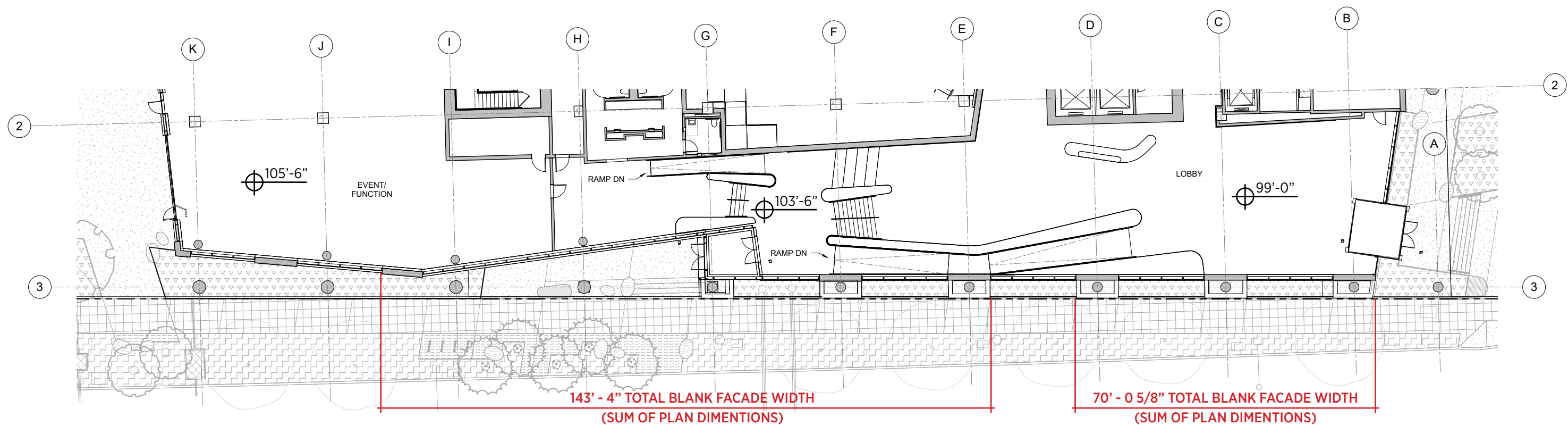
DEPARTURE #3 (STREET LEVEL USE - BLANK FACADE)

DEVELOPMENT STANDARDS	REQUIREMENT	MODIFICATION REQUESTED	RATIONALE
23.48.040.B.2 STREET-LEVEL DEVELOPMENT STANDARDS	BLANK FACADES ARE LIMITED TO SEGMENTS 15 FEET WIDE. BLANK FACADE WIDTH MAY BE INCREASED TO 30 FEET IF THE DIRECTOR DETERMINES AS A TYPE I DECISION THAT THE FACADE IS ENHANCED BY ARCHITECTURAL DETAILING, ARTWORK, LANDSCAPING, OR OTHER SIMILAR FEATURES THAT HAVE VISUAL INTEREST. THE TOTAL WIDTH OF ALL BLANK FACADE SEGMENTS SHALL NOT EXCEED 40 PERCENT OF THE WIDTH OF THE STREET-FACING FACADE OF THE STRUCTURE ON EACH STREET FRONTAGE, OR 55 PERCENT OF THE WIDTH OF THE STREET-FACING FACADE IF THE SLOPE OF THE STREET FRONTAGE ABUTTING THAT LOT EXCEEDS 7.5 PERCENT.	RELIEF FROM THE 15 FEET WIDE BLANK FACADE LIMIT. THE PROJECT IS PROPOSING BLANK FACADE LENGTHS GREATER THAN 15 FEET. THE FIRST REQUEST IS 143'-4" LONG WITH THREE FULLY BLANK SECTIONS WHICH ARE 9'-5 3/4", 9'-10 5/8", AND 9'-11 5/8" WIDE. THE FIRST REQUEST IS BROKEN DOWN BY THREE SECTIONS OF SHORTER BLANK WALL. THESE SECTIONS RANGE FROM BEING 2 5/8" TALL TO 2'-2 3/8" TALL. THE SECOND REQUEST IS 70'-5/8" LONG WITH TWO 9'-11 5/8" WIDE SECTIONS AND ONE 9'-10 7/8" WIDE SECTION THAT ARE FULLY BLANK. THE LOWER BLANK WALL IS BROKEN IN HALF AND RANGES FROM 2" TO 10 1/2" TALL.	THE PROJECT IS LOCATED ON A BLOCK THAT HAS 10 FEET OF ELEVATION CHANGE ALONG 7TH AVENUE. THE INTERIOR LOBBY HAS THREE DIFFERENT ELEVATIONS TO ACCOMMODATE THE CHANGES IN SIDEWALK ELEVATION AND REDUCE THE AMOUNT OF BLANK WALL REQUIRED ABOVE 2'-0". THE STOREFRONT IS ALSO RECESSED FROM 4'-6" UP TO 13'-6" BACK FROM THE SIDEWALK AND INCLUDES PLANTERS IN FRONT TO HELP CREATE A TRANSITION FROM THE INTERIOR TO THE SIDEWALK WHILE MAINTAINING THE MAJORITY OF THE REQUIRED TRANSPARENCY BETWEEN 2' AND 8'.
RELEVANT DESIGN GUIDELINES			
<p>CS1.1 (UPTOWN) 1. TOPOGRAPHY: WHEN STEPPING BUILDINGS UP OR DOWN TO ACCOMMODATE CHANGES IN ELEVATION, ADOPT ONE OR MORE OF THE FOLLOWING DESIGN STRATEGIES: E. DESIGN GROUND-LEVEL TREATMENTS THAT CREATE A SAFE, ATTRACTIVE TRANSITION BETWEEN THE BUILDING, SITE AND THE SIDEWALK SUCH AS TERRACES, STOOPS, ROCKERIES, STAIRS, AND LANDSCAPING, OR OTHER POSITIVE APPROACHES USED ON ADJACENT PROPERTIES. CREATE A TRANSITION BETWEEN GROUND LEVEL INTERIOR AND ADJACENT PEDESTRIAN AREAS AND PUBLIC SIDEWALKS THAT ACHIEVES A BALANCE OF TRANSPARENCY FOR SAFETY (EYES ON THE STREET) AND SCREENING FOR PRIVACY.</p> <p>DC2.B (SEATTLE) 1. BLANK WALLS: AVOID LARGE BLANK WALLS ALONG VISIBLE FACADES WHEREVER POSSIBLE. WHERE EXPANSES OF BLANK WALLS, RETAINING WALLS, OR GARAGE FACADES ARE UNAVOIDABLE, INCLUDE USES OR DESIGN TREATMENTS AT THE STREET LEVEL THAT HAVE HUMAN SCALE AND ARE DESIGNED FOR PEDESTRIANS. THESE MAY INCLUDE: A. NEWSSTANDS, TICKET BOOTHS AND FLOWER SHOPS (EVEN IF SMALL OR NARROW); B. GREEN WALLS, LANDSCAPED AREAS OR RAISED PLANTERS; C. WALL SETBACKS OR OTHER INDENTATIONS; D. DISPLAY WINDOWS; TRELLISES OR OTHER SECONDARY ELEMENTS; E. ART AS APPROPRIATE TO AREA ZONING AND USES; AND/OR F. TERRACES AND LANDSCAPING WHERE RETAINING WALLS ABOVE EYE LEVEL ARE UNAVOIDABLE.</p>			

12.0 DEPARTURES



STREET LEVEL EAST FACADE IN ELEVATION



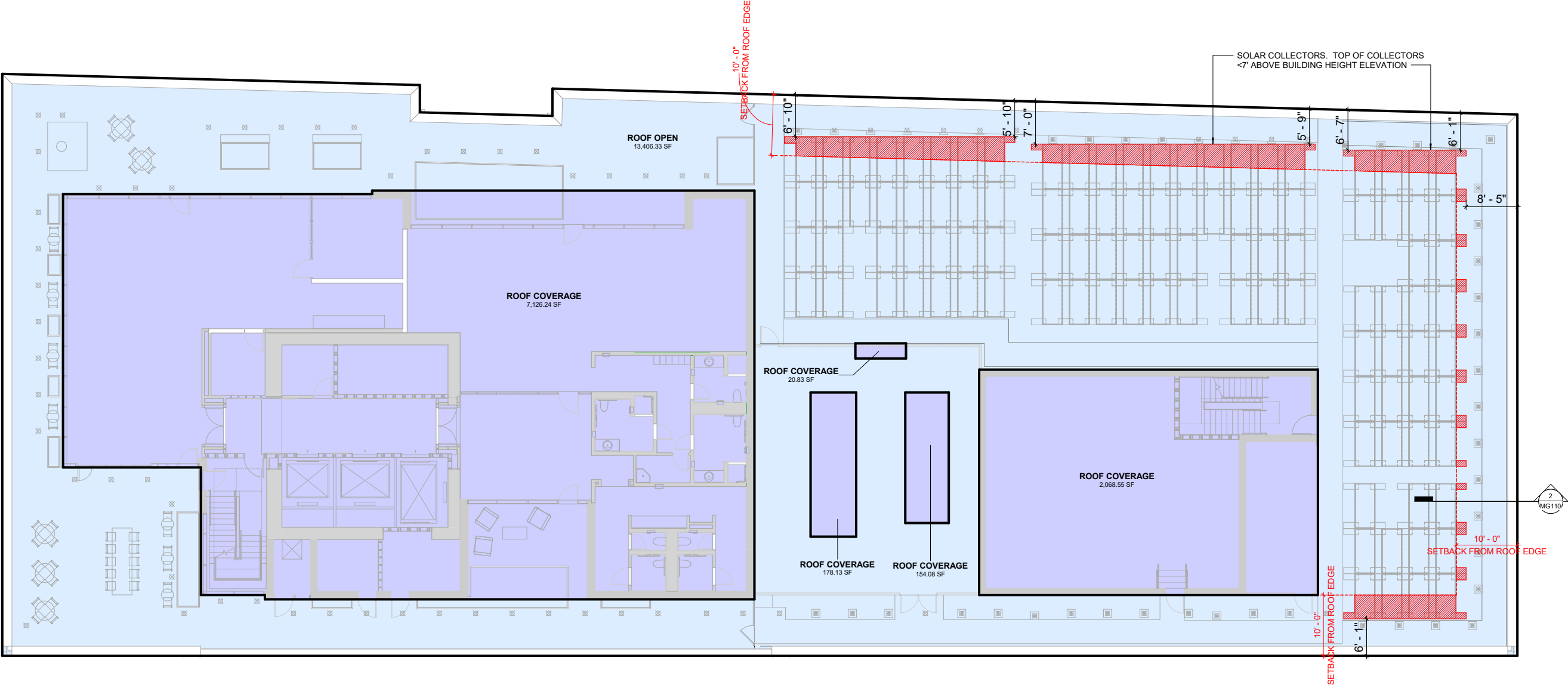
STREET LEVEL EAST FACADE IN PLAN

12.0 DEPARTURES

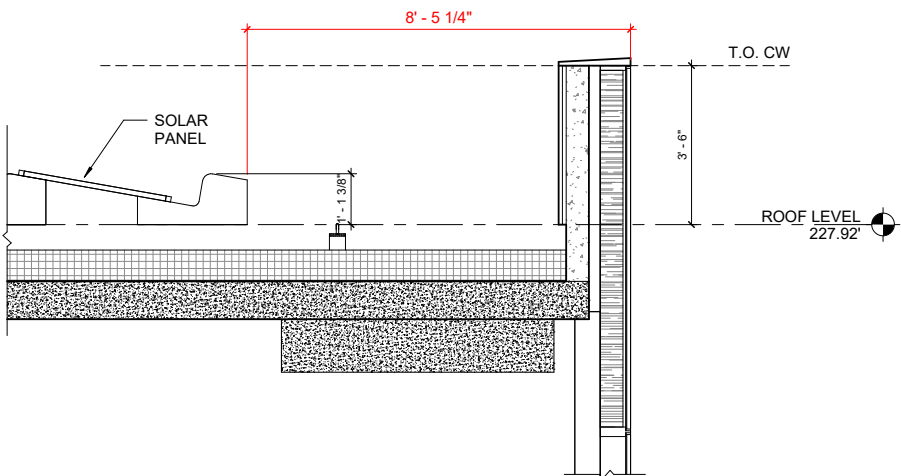
DEPARTURE #4 (ROOF COVERAGE AREA)

DEVELOPMENT STANDARDS	REQUIREMENT	MODIFICATION REQUESTED	RATIONALE														
23.48.025.C.7.B * ROOFTOP FEATURES	AT THE APPLICANT'S OPTION, THE COMBINED TOTAL COVERAGE OF ALL FEATURES LISTED IN SUBSECTION 23.48.025.C.4 AND 23.48.025.C.5 MAY BE INCREASED TO 65% OF THE ROOF AREA, PROVIDED THAT ALL OF THE FOLLOWING ARE SATISFIED: A. ALL MECHANICAL EQUIPMENT IS SCREENED; AND B. NO ROOFTOP FEATURES ARE LOCATED CLOSER THAN 10 FEET TO THE ROOF EDGE.	THE PROJECT IS PROPOSING 42% ROOFTOP COVERAGE WHICH IS MORE THAN THE CODE ALLOWED 25% COVERAGE AND LESS THAN THE 65% COVERAGE ALLOWED UNDER 23.48.025.C.7.B. THE PROJECT IS REQUESTING RELIEF FROM THE REQUIREMENT THAT NO ROOFTOP FEATURES ARE LOCATED CLOSER THAN 10 FEET TO THE ROOF EDGE. 34 SOLAR PANELS ARE LOCATED BETWEEN 5 FEET AND 10 FEET FROM THE ROOF EDGE.	THE PROJECT IS PROPOSING SOLAR PANELS BELOW 7 FEET AT THE ROOF TO KEEP THE ROOFTOP COVERAGE PERCENTAGE AS LOW AS POSSIBLE. THE PANELS ARE ALSO BELOW THE ROOF 3.5 FOOT PARAPET HEIGHT AND WILL NOT BE VISIBLE FROM THE STREET LEVEL. THE SLIGHT ENCROACHMENT OF 34 PANELS ALLOWS THE PROJECT TO MEET SDCI ENERGY GOALS, CREATE OCCUPIED AREA ON THE ROOF AND REDUCE ROOFTOP COVERAGE WITHOUT ANY VISUAL IMPACT TO THE SURROUNDING NEIGHBORS.														
RELEVANT DESIGN GUIDELINES																	
DC2.5 (SEATTLE) J. TRANSITION TO THE SKY AND SKYLINE COMPOSITION: CREATE AN INTENTIONAL, DESIGNED TERMINUS TO THE TALL FORM AND ENHANCE THE SKYLINE (NOT A SIMPLE FLAT "CUT-OFF"). INTEGRATE ALL ROOFTOP ELEMENTS AND USES INTO THE OVERALL DESIGN, INCLUDING MECHANICAL SCREENS, MAINTENANCE EQUIPMENT, AMENITY SPACES AND LIGHTING.																	
<p>* ORDINANCE 126600 HAS MADE MODIFICATIONS TO THIS SECTION OF THE LAND USE CODE. THE DESIGN IS STILL SEEKING APPROVAL OF THIS DEPARTURE BUT IT APPEARS THAT THE RECENT MODIFICATIONS WILL NO LONGER REQUIRE A DEPARTURE.</p> <table><tr><td>Ordinance No. 126605</td><td>17</td><td colspan="2" rowspan="6"><div>((7-)) 6. At the applicant's option, the combined total coverage <u>limit</u> of all <u>rooftop</u> features listed in subsections 23.48.025.C.4 and 23.48.025.C.5 (may be increased to 65 percent of the roof area) <u>is 75 percent</u>, provided that all of the following are satisfied:</div><div>a. All mechanical equipment is screened <u>or enclosed</u>; and</div><div>b. No rooftop features are located closer than 10 feet to the roof edge, <u>except features that do not exceed the height of the parapet or 5 feet above the roof surface,</u></div></td></tr><tr><td>Ordinance No. 126603</td><td>18</td></tr><tr><td>Ordinance No. 126600</td><td>19</td></tr><tr><td>Ordinance No. 126595</td><td>20</td></tr><tr><td>Ordinance No. 126593</td><td>21</td></tr><tr><td>Ordinance No. 126585</td><td>22</td></tr></table>				Ordinance No. 126605	17	<div>((7-)) 6. At the applicant's option, the combined total coverage <u>limit</u> of all <u>rooftop</u> features listed in subsections 23.48.025.C.4 and 23.48.025.C.5 (may be increased to 65 percent of the roof area) <u>is 75 percent</u>, provided that all of the following are satisfied:</div> <div>a. All mechanical equipment is screened <u>or enclosed</u>; and</div> <div>b. No rooftop features are located closer than 10 feet to the roof edge, <u>except features that do not exceed the height of the parapet or 5 feet above the roof surface,</u></div>		Ordinance No. 126603	18	Ordinance No. 126600	19	Ordinance No. 126595	20	Ordinance No. 126593	21	Ordinance No. 126585	22
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12.0 DEPARTURES



ROOF COVERAGE PLAN



PARAPET SECTION

ROOF CALCULATIONS

ROOF COVERAGE
7,126.24 SF
154.08 SF
178.13 SF
2,068.55 SF
20.83 SF
9,547.83 SF
ROOF OPEN
13,406.33 SF
13,406.33 SF
22,954.16 SF

TOTAL ROOF COVER AREA = 9,650.51 SF

TOTAL ROOF AREA =
9,650.51 SF + 13,303.65 SF = 22,954.16 SF

PERCENT COVERAGE =
9,650.51 / 22,954.16 = 0.4204 = 42.04%

MAXIMUM ALLOWABLE COVERAGE = 65%
REF SMC 23.48.025.C.7, SEE SHEET MA110

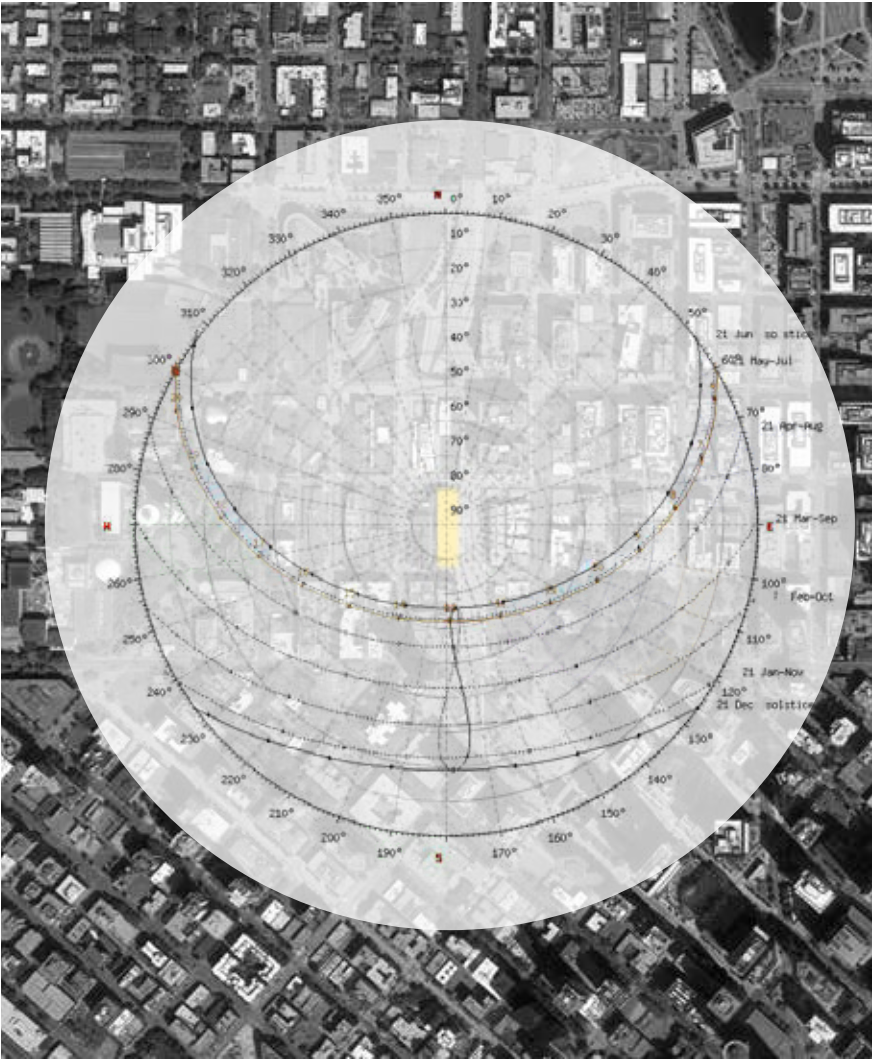
ROOF COVERAGE

OPEN ROOF AREA
COVERED ROOF AREA AND ROOF EQUIPMENT
AREA OF DEPARTURE

13.0

OTHER

SHADOW STUDY



9:00 AM

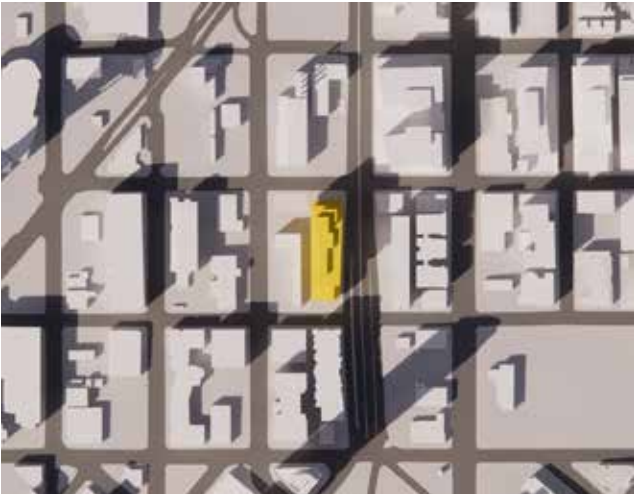


MARCH 21

12:00 PM



3:00 PM



JUNE 21



DECEMBER 21



