



# 618 JOHN STREET

GEMDALE USA | LMN | HEWITT

EARLY DESIGN GUIDANCE | SDCI PROJECT 3038375-EG | DECEMBER 01, 2021

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# 1.0 DEVELOPMENT OBJECTIVES

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## DEVELOPMENT SUMMARY

The proposal at 618 John Street is for a 125 ft. high commercial building. The site is bounded by 7th Avenue to the east, John Street to the south, Thomas Street to the north and an Alley to the west. There is a proposed residential building across the alley along Thomas Street.

The project is planning for approximately 232,500 sf of office use and 1,500 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.

## 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 South Lake Union neighborhood is rapidly evolving with several new buildings reflecting increased density and taller residential and commercial developments. There are a number of recently completed new 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.

## 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.

## PUBLIC OUTREACH COMMENTS

Summary of Comments/Questions Received Via Website Comment Form, Project Email and Project Survey:

### Design-Related Comments

- **Design.** 75 percent of survey respondents noted attractive materials is most important about the design of a new building on this property; 50 percent said relationship to neighborhood character; 50 percent said interesting design; and 25 percent said environmentally friendly features. A few respondents encouraged clean, beautiful design and one respondent encouraged a design that uplifts the neighborhood.
- **Exterior.** 75 percent of survey respondents said landscaping was the most important consideration for the exterior space of the property; 50 percent said seating options and places to congregate; and 50 percent said lighting and safety features. One respondent encouraged a building setback on John St for a quiet public space that increases separation from the condo building. Other respondents encouraged sidewalk improvements, public spaces with nice landscaping and grounds that are attractive and maintained.
- **Height & Scale.** One respondent encouraged the project team to design a building that does not block their view.
- **Impacts.** One respondent encouraged the building to be a quiet neighbor to residents of the Marseille Condominiums across John St.
- **Safety & Security.** One respondent noted that safety is vital.

## 2.0 SITE PLAN

### SURVEY

**Tax Assessors Parcel Number:**  
1991200730

#### Legal Description

That portion of lots 1 through 6, inclusive, Block 70, D. T. Denny's Park addition, less Street per CO #'s 77088 - 77749, 79275, & 50890.

According to the plat thereof recorded in volume 2 of plats, page 46, in King County, Washington, lying the West of the Westerly margin of Aurora Avenue, as established by decree entered in King County Superior Court cause number 426577, pursuant to ordinance number 79275 of the City of Seattle.

Site Area- 33,051 square feet or 0.7587 acres.

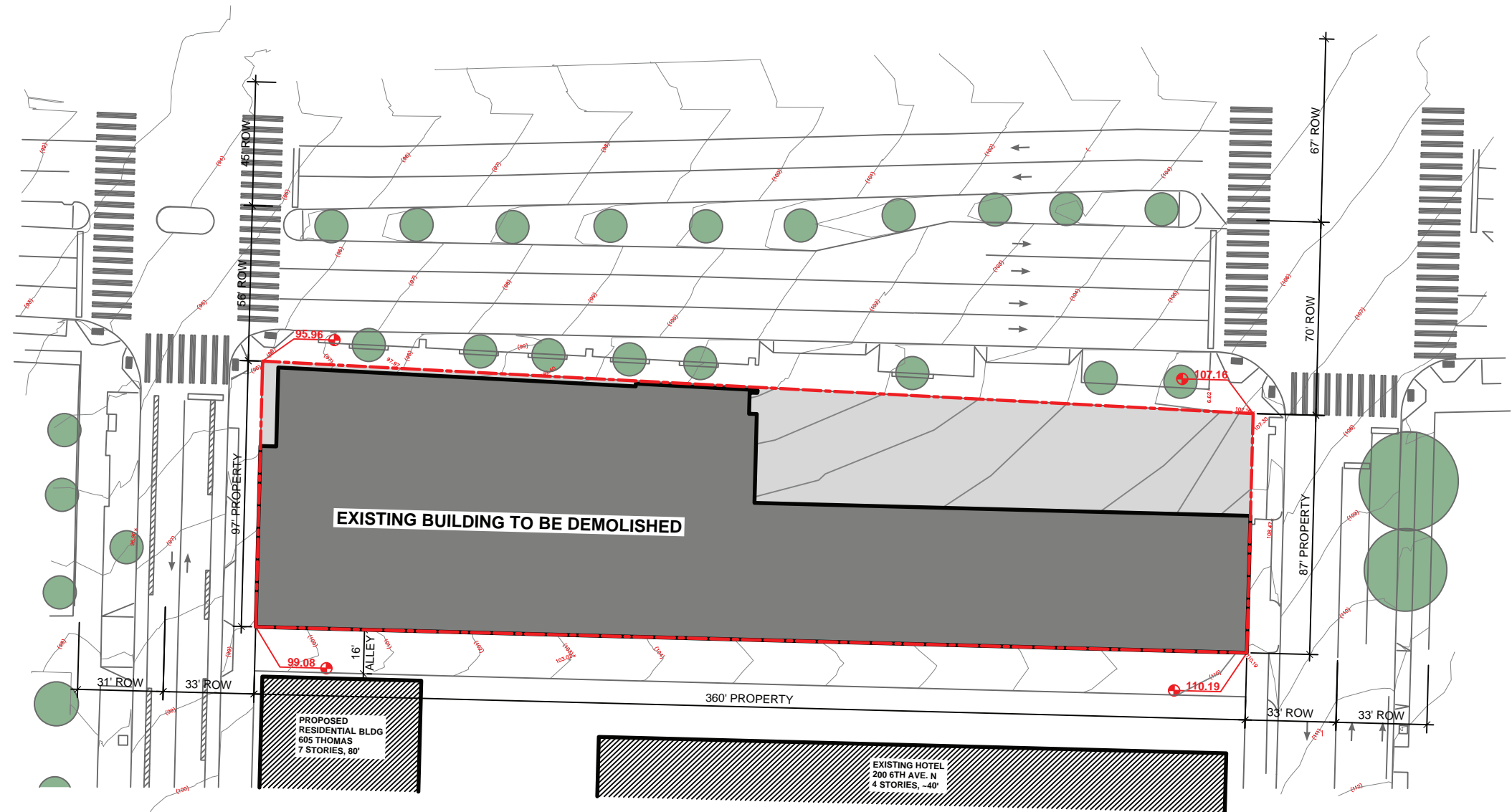
#### Existing Building

The current use on site is a multi-story hotel building with porte cochere.

#### Existing Landscape

The existing trees in the right-of-way were planted during the 7th Avenue street improvements, making them less than 15 years old.

There are no existing trees on the site.



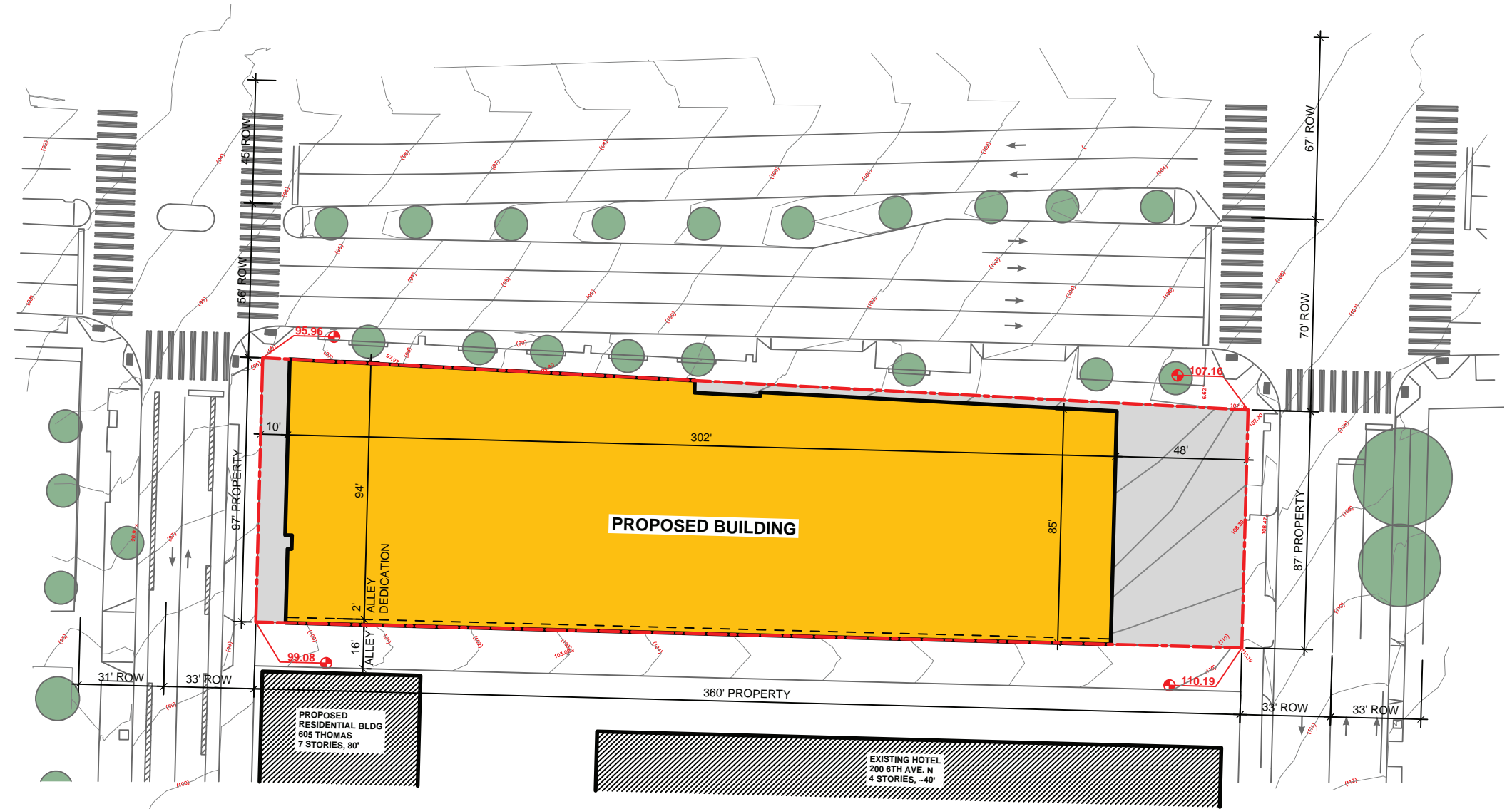
## 2.0 SITE PLAN

### 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 232,500 sf of office use and 1,500 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.



### 3.0 URBAN DESIGN ANALYSIS

#### AERIAL MAP



### 3.0 URBAN DESIGN ANALYSIS

AERIAL 3 BLOCK x 3 BLOCK VICINITY MAP



### 3.0 URBAN DESIGN ANALYSIS

#### ZONING





### 3.0 URBAN DESIGN ANALYSIS

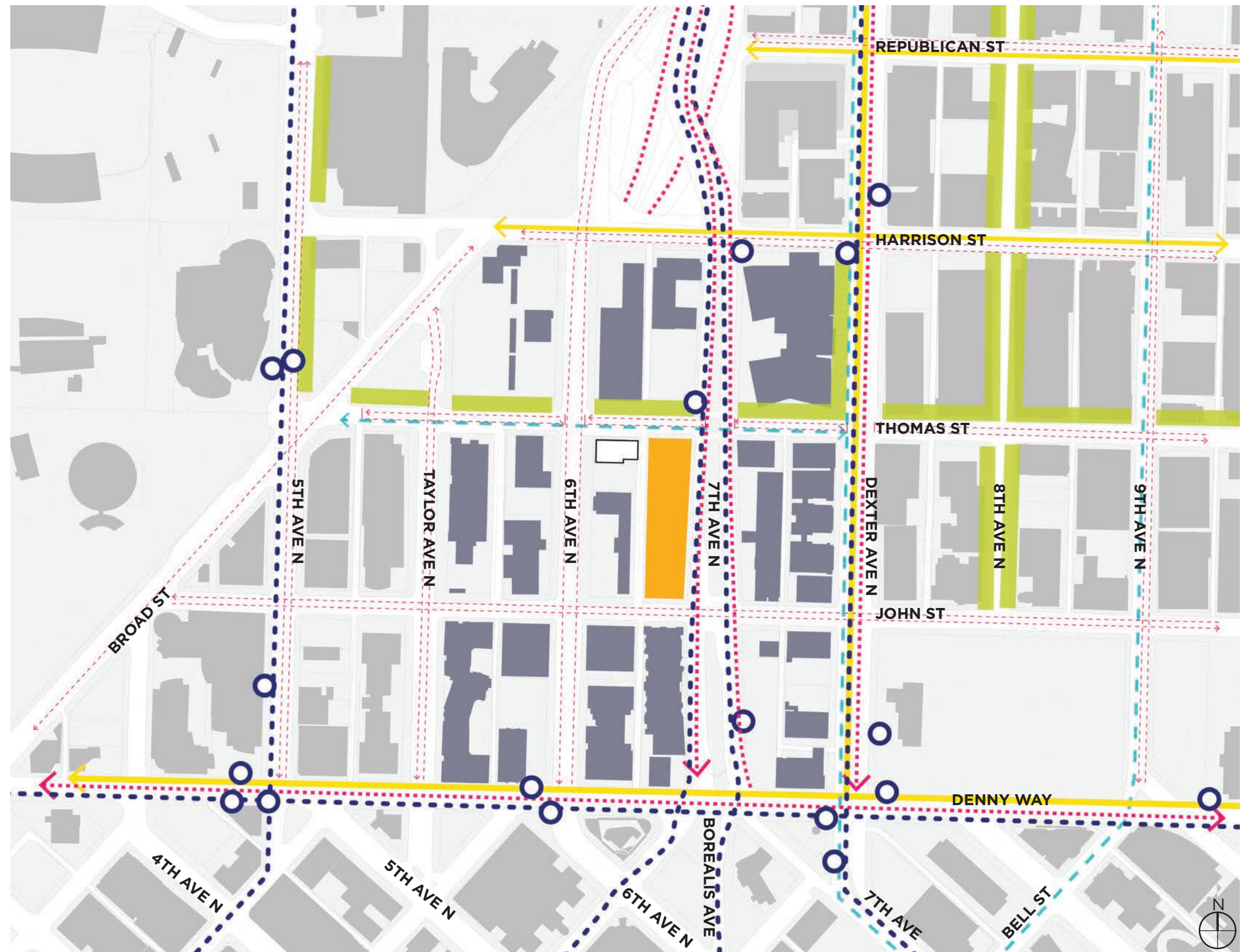
#### TRANSPORTATION VICINITY MAP

The site is located along 7th Avenue which is a principal arterial road connecting 99 to downtown. The streets north and south to the site are Thomas St and John St. Thomas St is a green street that is being expanded to the west all the way to Broad St. There is also a bike lane that runs along Thomas St. John Street is a minor arterial road.

Bus service is available on 7th Ave near the site and connects users to downtown, South Lake Union, First Hill, Seattle Center and other surrounding neighborhoods.

The project intends to elevate the pedestrian experience along the sidewalk to create a welcoming and safe environment.

- Principal Arterial
- ⋯ Minor Arterial
- ⋯ I-5
- ▬ Green Street
- ▬ Class II
- - - Bus Route
- Bus Stop
- Existing
- Proposed Project /Under Construction



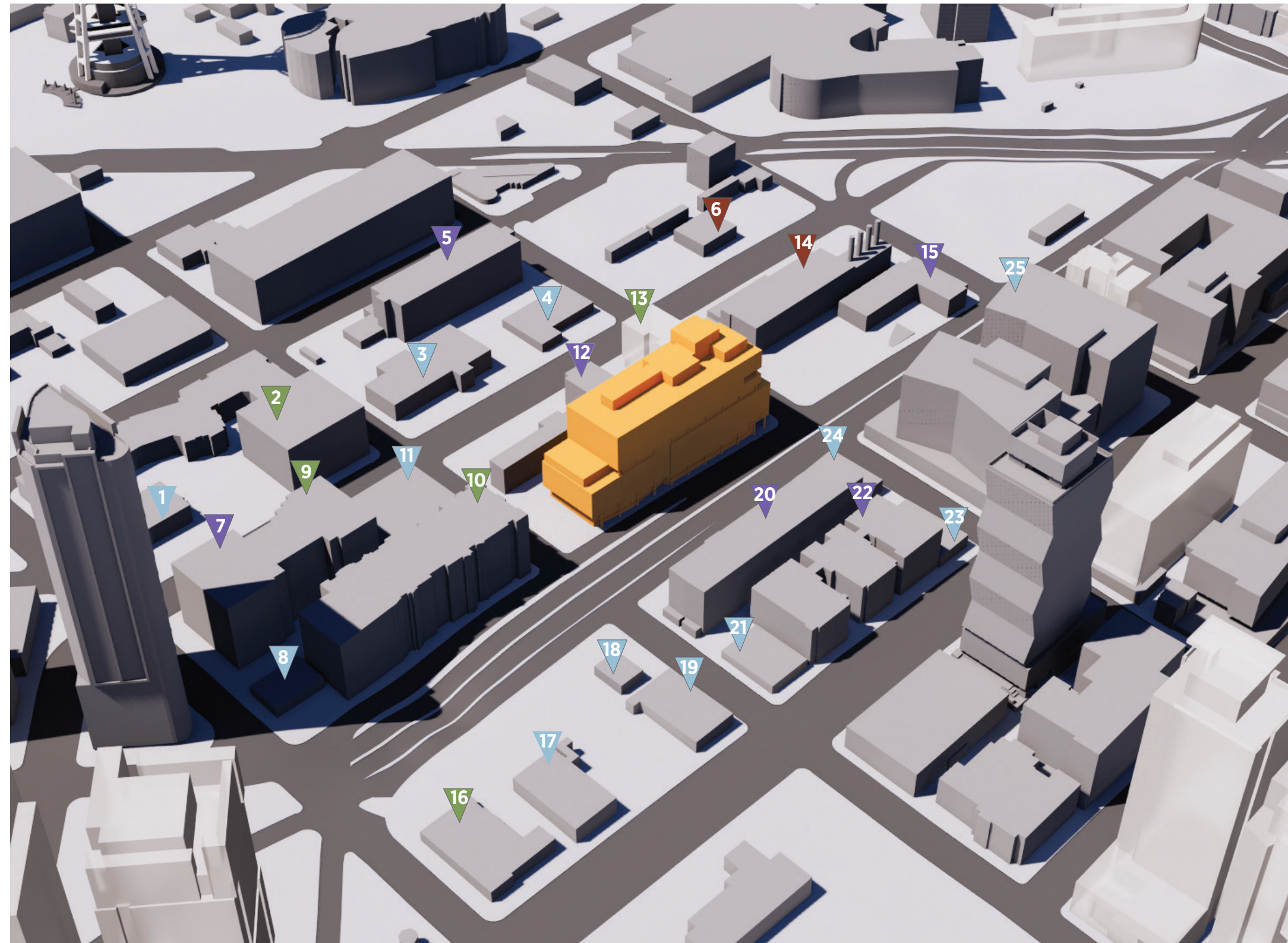
# 3.0 URBAN DESIGN ANALYSIS

## BUILDING CONTEXT



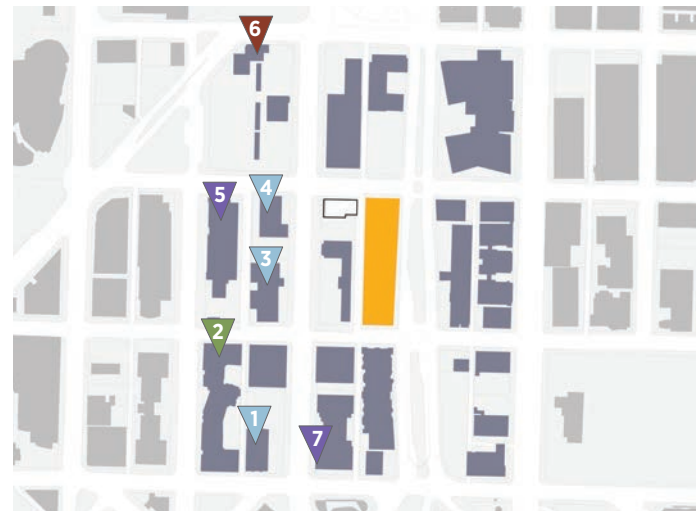
Existing  
Proposed Project/Under Construction

- Residential
- Commercial
- Hotel
- Infrastructure



# 3.0 URBAN DESIGN ANALYSIS

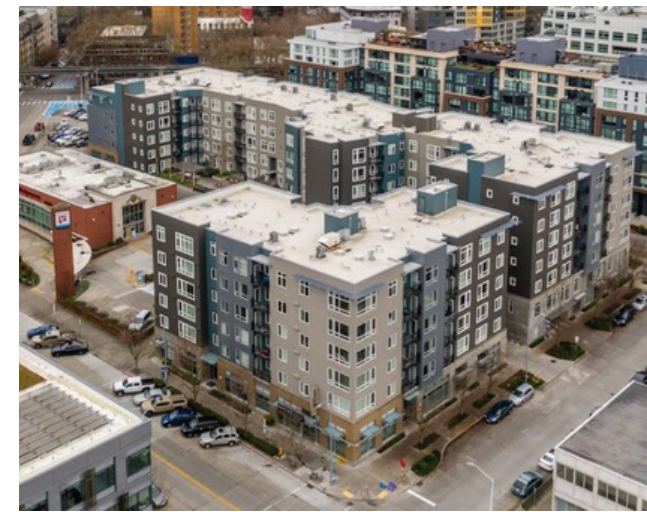
## BUILDING CONTEXT



- Existing
- Proposed Project/Under Construction



**1** Walgreens (20')  
566 Denny Way



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



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

- Residential
- Commercial
- Hotel
- Infrastructure



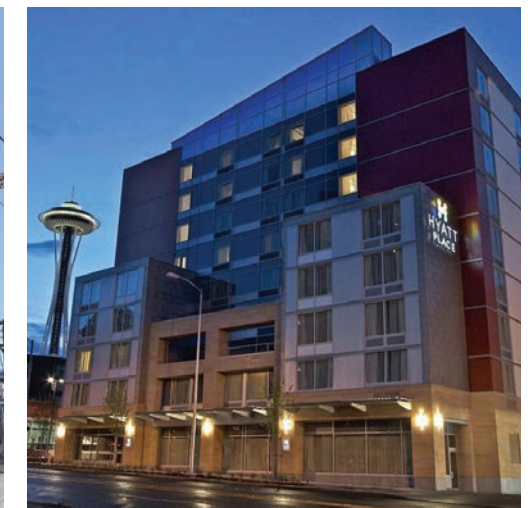
**4** 233 6th Ave. N. (15')



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



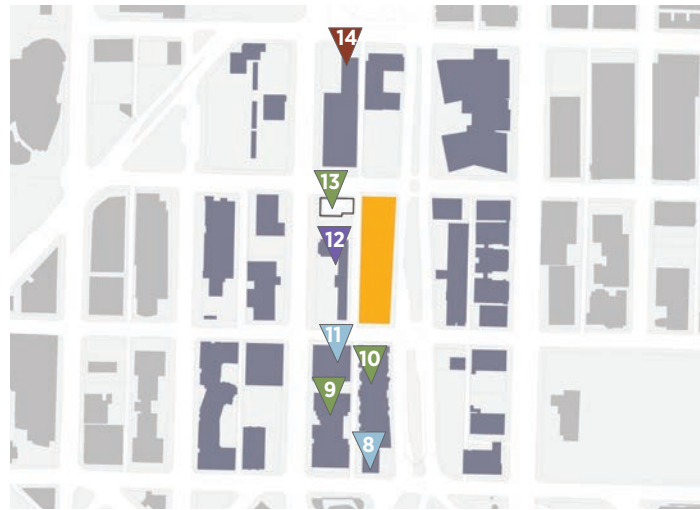
**6** Seattle City Light Broad Street  
Substation (50')  
565 Harrison St.



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

# 3.0 URBAN DESIGN ANALYSIS

## BUILDING CONTEXT



- Existing
- Proposed Project/Under Construction



**8** Shell (20')  
620 Denny Way



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



**10** Marsellse Condos (75')



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

- Residential
- Commercial
- Hotel
- Infrastructure



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



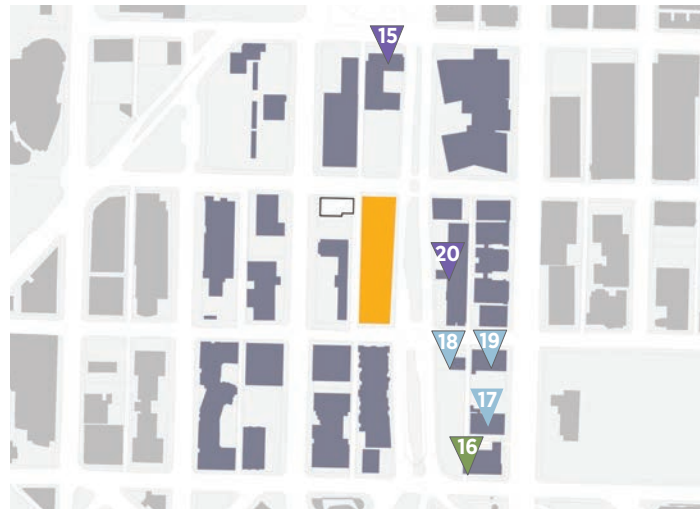
**13** 605 Thomas (75')



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

# 3.0 URBAN DESIGN ANALYSIS

## BUILDING CONTEXT



- Existing
- Proposed Project/Under Construction



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

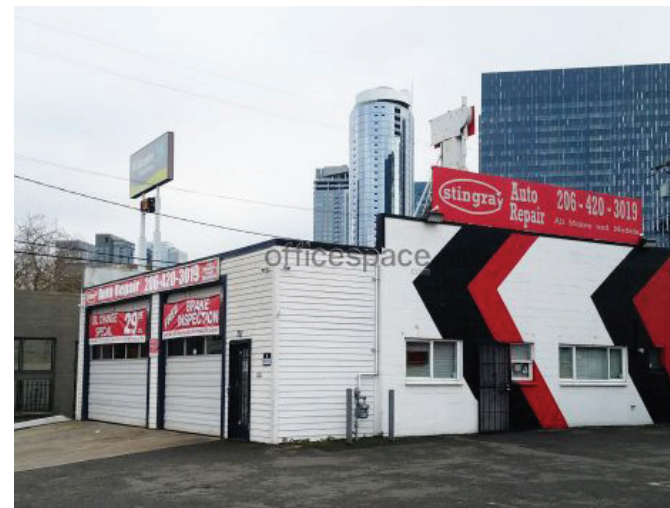


**16** Borealis Apartments (60')  
109 Dexter Ave. N.



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

- Residential
- Commercial
- Hotel
- Infrastructure



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



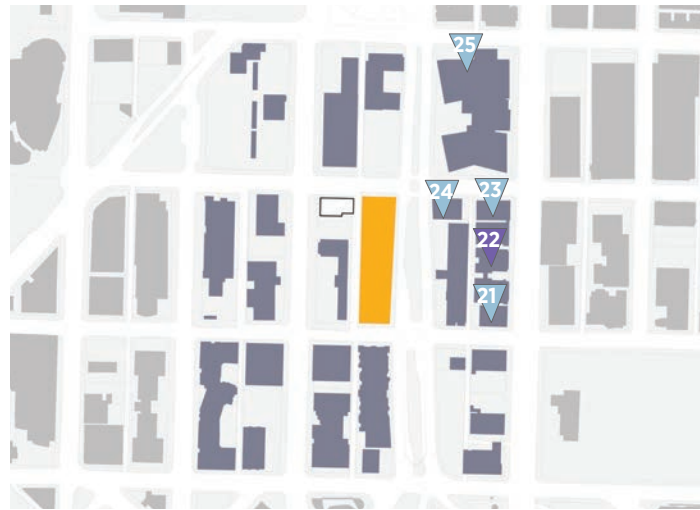
**19** Wilamette Dental Group (15')  
133 N. Dexter Ave.



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

# 3.0 URBAN DESIGN ANALYSIS

## BUILDING CONTEXT



- 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')

## 3.0 URBAN DESIGN ANALYSIS

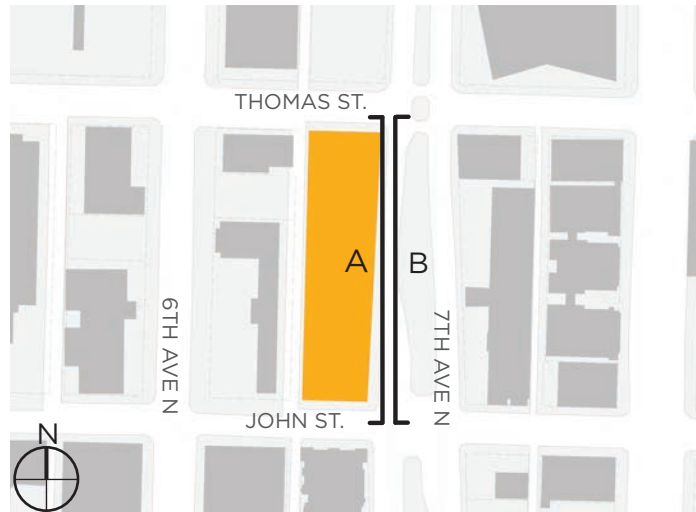
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### BUILDING CONTEXT

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### 3.0 URBAN DESIGN ANALYSIS

#### STREETSCAPE - 7TH AVE N



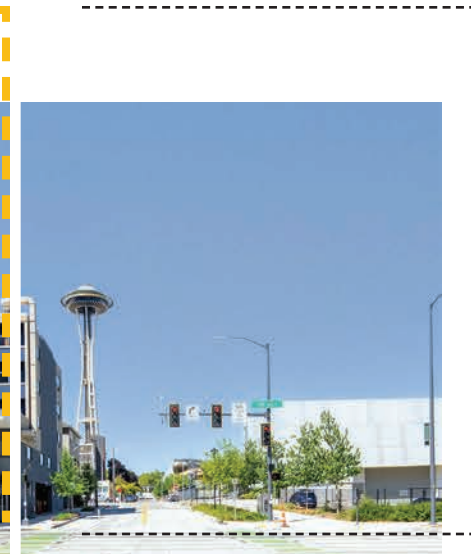
A- VIEW ALONG 7TH AVE N LOOKING WEST



John St.



SITE



Thomas St.

125'-0"

B- VIEW ALONG 7TH AVE N LOOKING EAST



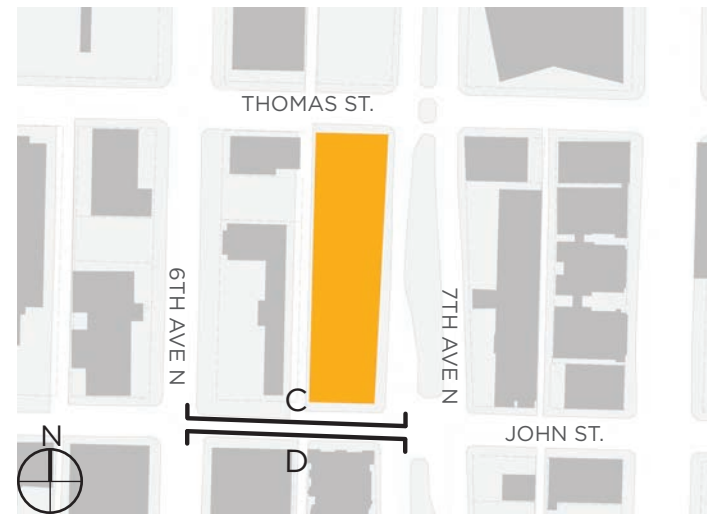
Thomas St.

John St.

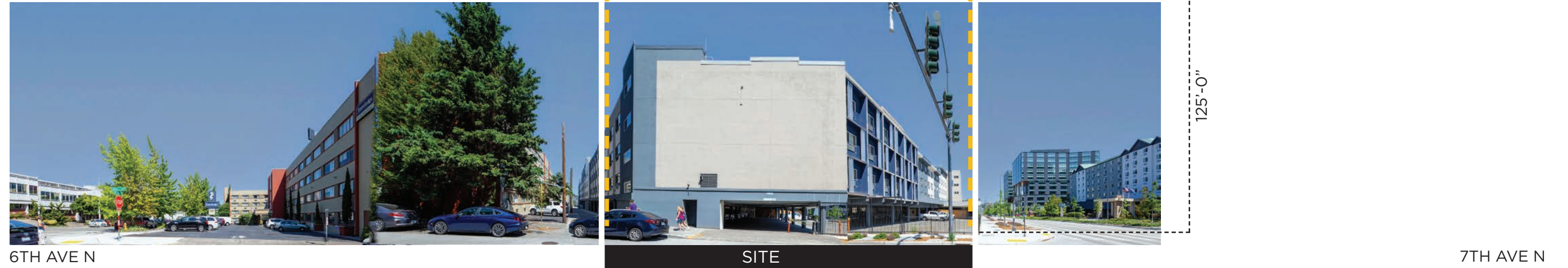


### 3.0 URBAN DESIGN ANALYSIS

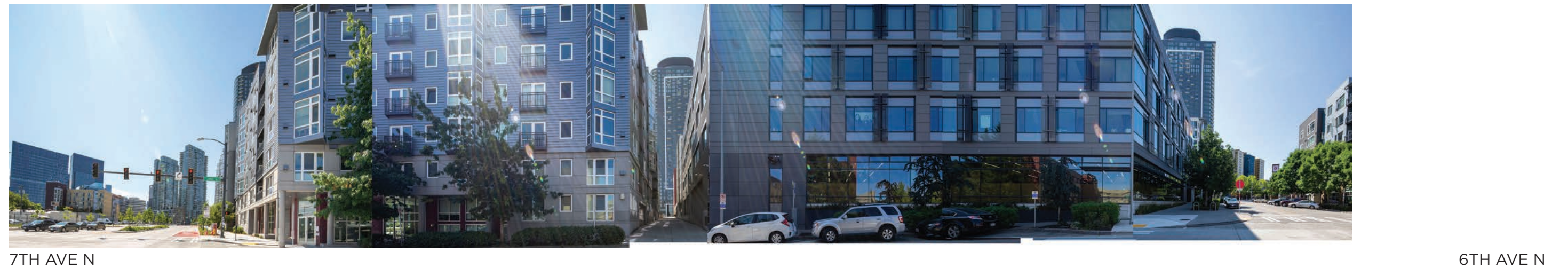
#### STREETSCAPE - VIRGINIA STREET



C- VIEW ALONG JOHN ST LOOKING NORTH



D- VIEW ALONG JOHN ST LOOKING SOUTH

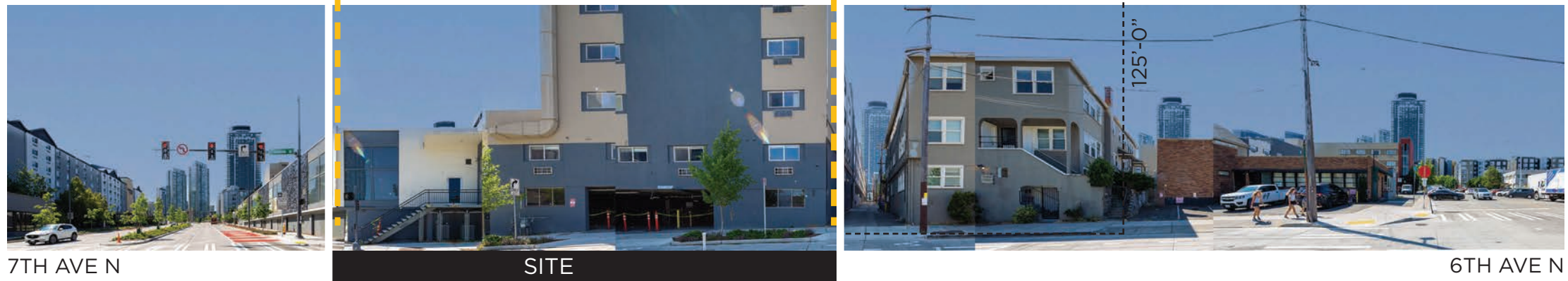


# 3.0 URBAN DESIGN ANALYSIS

## STREETSCAPE - STEWART STREET



G- VIEW ALONG THOMAS LOOKING SOUTH



H- VIEW ALONG THOMAS LOOKING NORTH



# 3.0 URBAN DESIGN ANALYSIS

## SITE PHOTOS



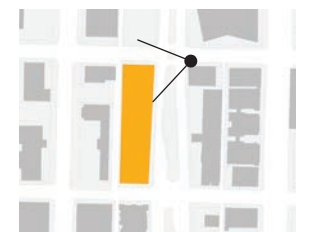
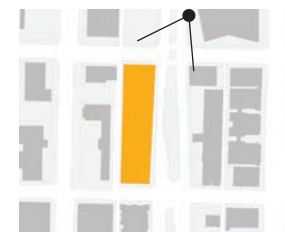
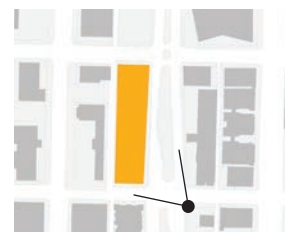
VIEW ALONG JOHN ST



VIEW ALONG 7TH AVE

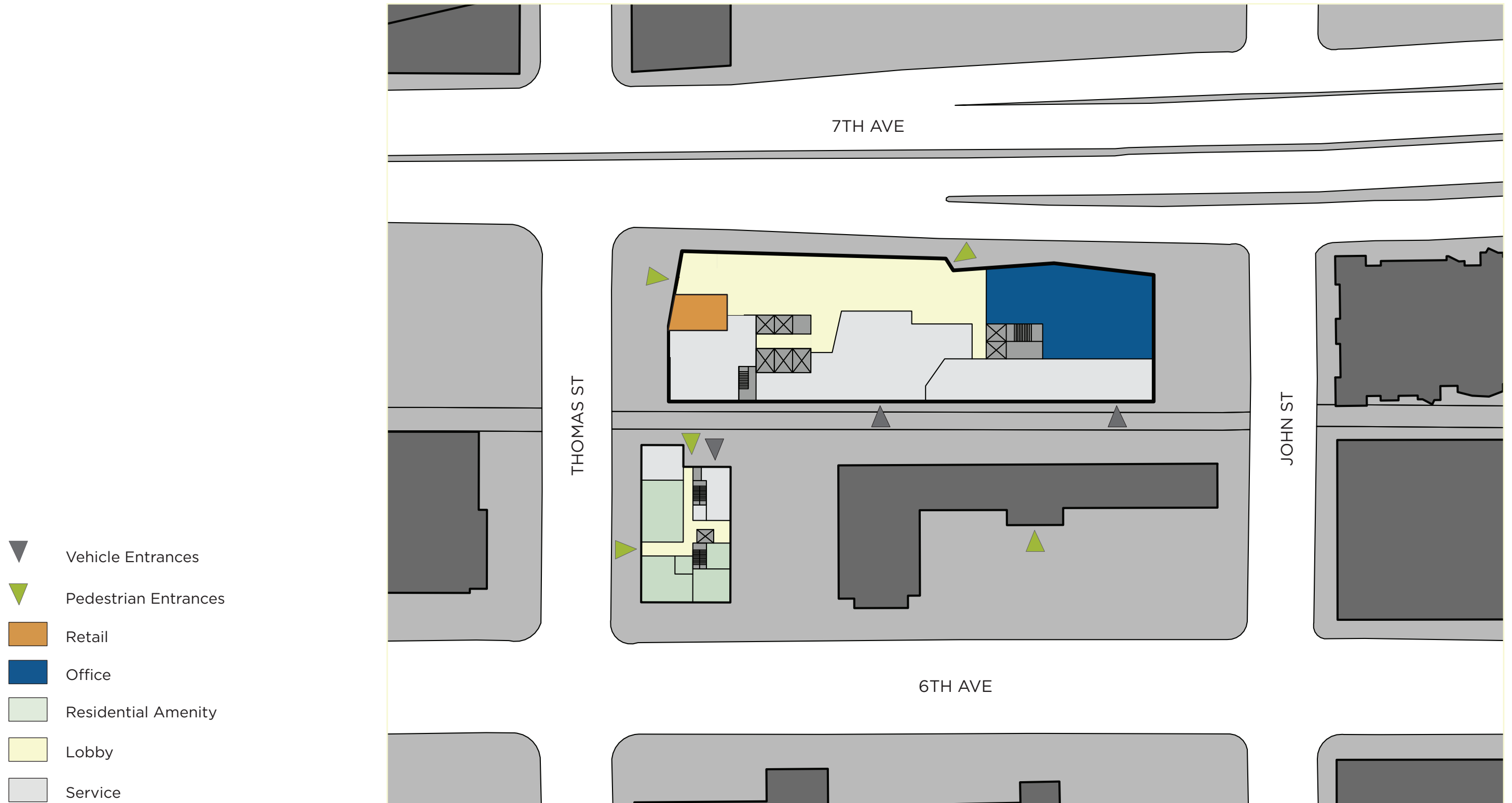


VIEW ALONG THOMAS ST



### 3.0 URBAN DESIGN ANALYSIS

#### SITE PLAN - ADJACENT USE



## 4.0 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.

#### FACADE MODULATION

23.48.745.D

For stories above the podium height of 45 feet up to 125 feet the maximum length of unmodulated facade within 15 FT of the street lot line is 150 FT. The facade must be modulated at a minimum depth of 15 feet for a minimum of 40 FT.

#### 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.

# 5.0 DESIGN GUIDELINES

## UPTOWN DESIGN GUIDELINES

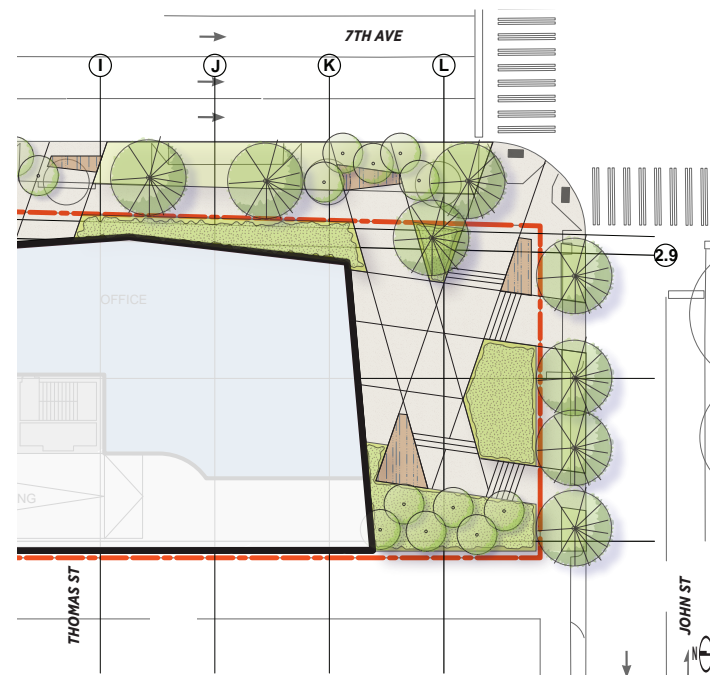
### PL1.3.C

#### 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 setback 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. The main 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 large 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.



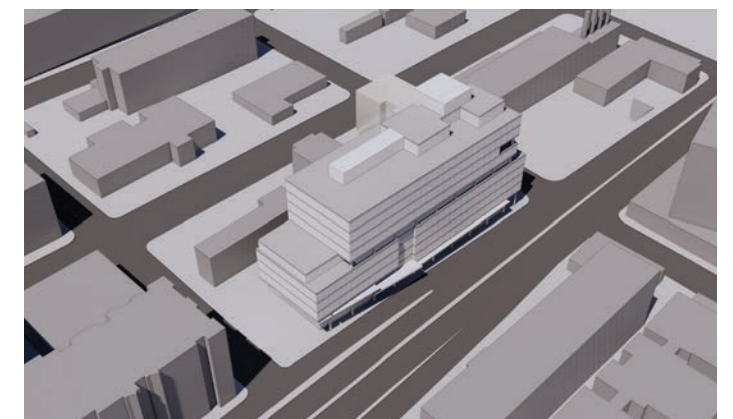
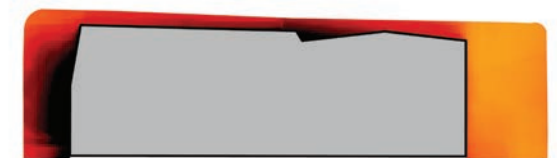
### DC2.5B

#### 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. The tower above 85’ is setback along Thomas Street to allow more light and air down to the Green Street.



## 5.0 DESIGN GUIDELINES

### UPTOWN DESIGN GUIDELINES

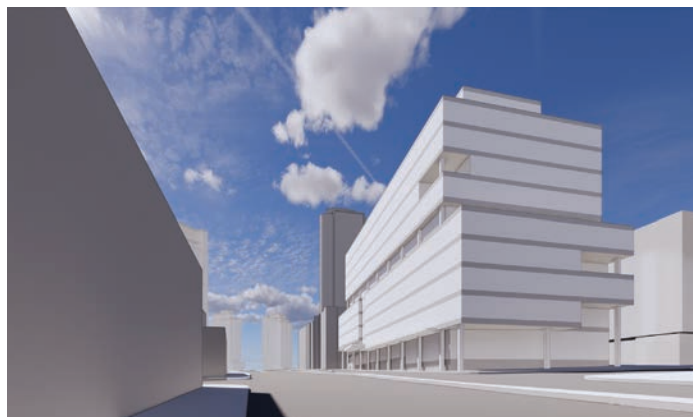
#### DC2.5D

##### 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.



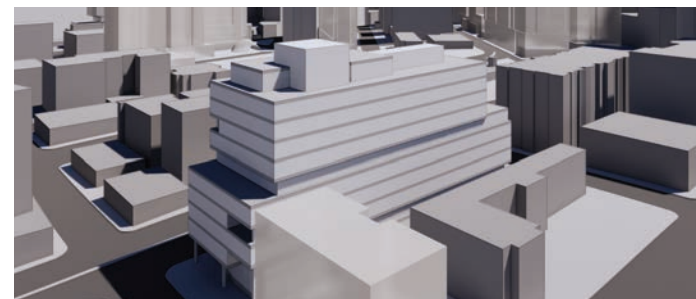
#### DC2.5E

##### 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 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 feel like it's shifting 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.



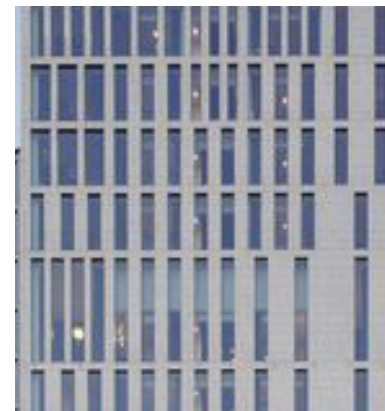
#### DC2.5H

##### 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 will consider facade articulation that works in concert with the mass of the building and continues to break down the length of the facades. The design will consider shadow and texture development that enhances the shift and movement of the building mass on all four sides.



# HAPPIEST & HEALTHIEST OFFICE BUILDING

EQUITABLE, HEALTHFUL, WELCOMING,  
SUSTAINABLE AND CONNECTED TO ITS  
COMMUNITY.



## 6.0 ARCHITECTURAL CONCEPTS

### ARCHITECTURAL PILLARS

COMMUNITY  
OCCUPANT

**ACCESSIBLE +  
EQUITABLE**

*CREATE ACCESSIBLE,  
EQUITABLE PUBLIC  
SPACES*

*PROVIDE ACCESS TO  
OUTDOOR SPACE*

**HEALTHY +  
ACTIVE**

*CREATE A VIBRANT  
URBAN EXPERIENCE*

*CREATE A HEALTHFUL  
ENVIRONMENT*

**SUSTAINABLE +  
PERFORMANCE**

*USE SUSTAINBLE  
LANDSCAPE STRATEGIES*

*USE HIGH PERFORMING,  
SUSTAINABLE BUILDING  
SYSTEMS*

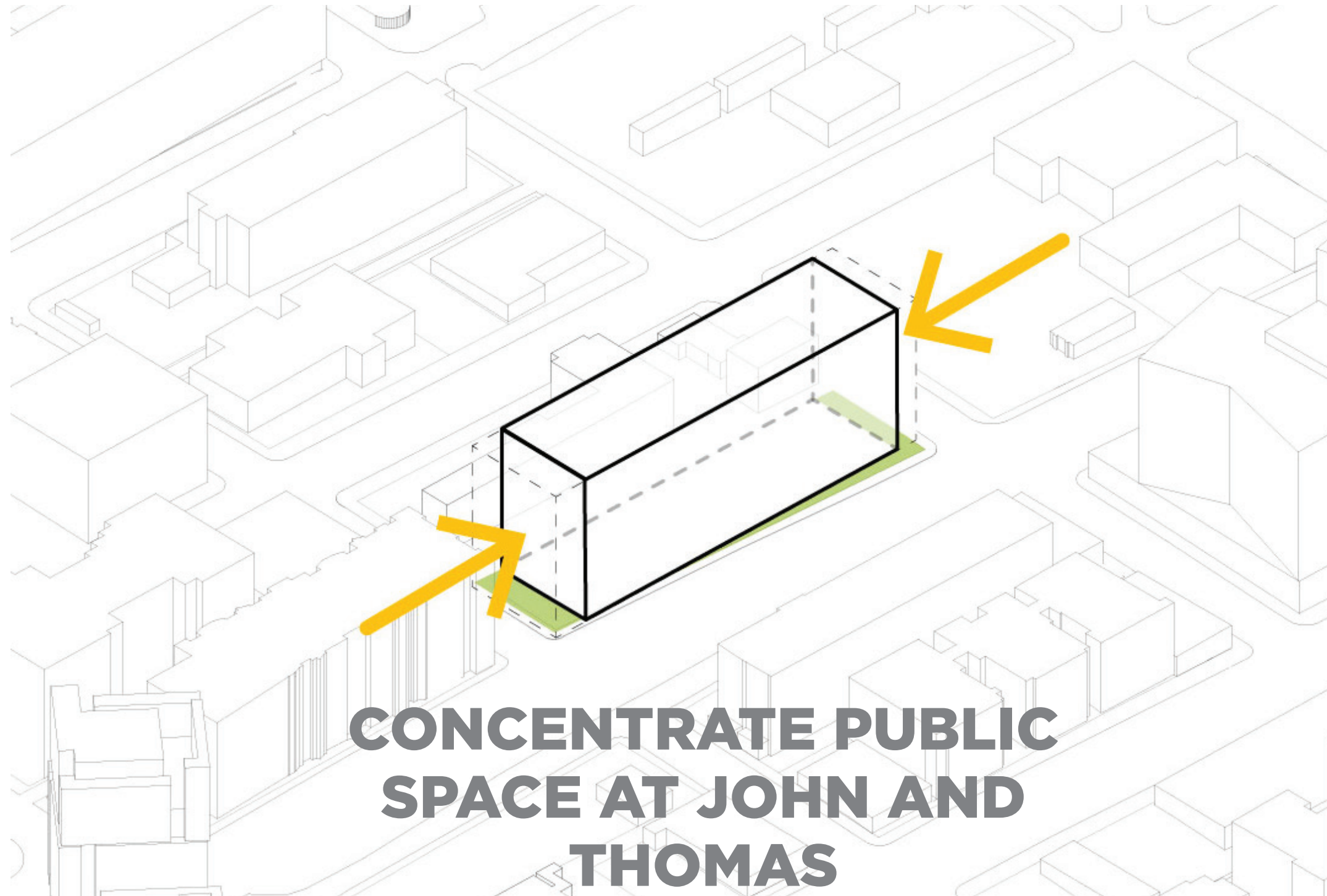
**FLEXIBLE +  
CONNECTED**

*CONNECT TO EXISTING  
GREEN SPACES +  
LANDMARK VIEWS*

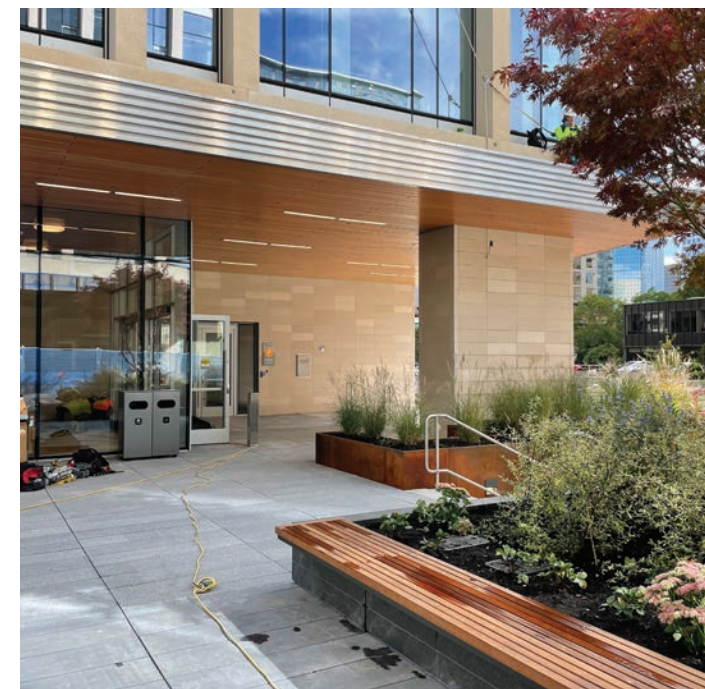
*ENCOURAGE  
INTERACTION*

## 6.0 ARCHITECTURAL CONCEPTS

### COMMON DESIGN STRATEGIES



**ACCESSIBLE +  
EQUITABLE**



## 6.0 ARCHITECTURAL CONCEPTS

### COMMON DESIGN STRATEGIES



**HEALTHY +  
ACTIVE**



## 6.0 ARCHITECTURAL CONCEPTS

### COMMON DESIGN STRATEGIES

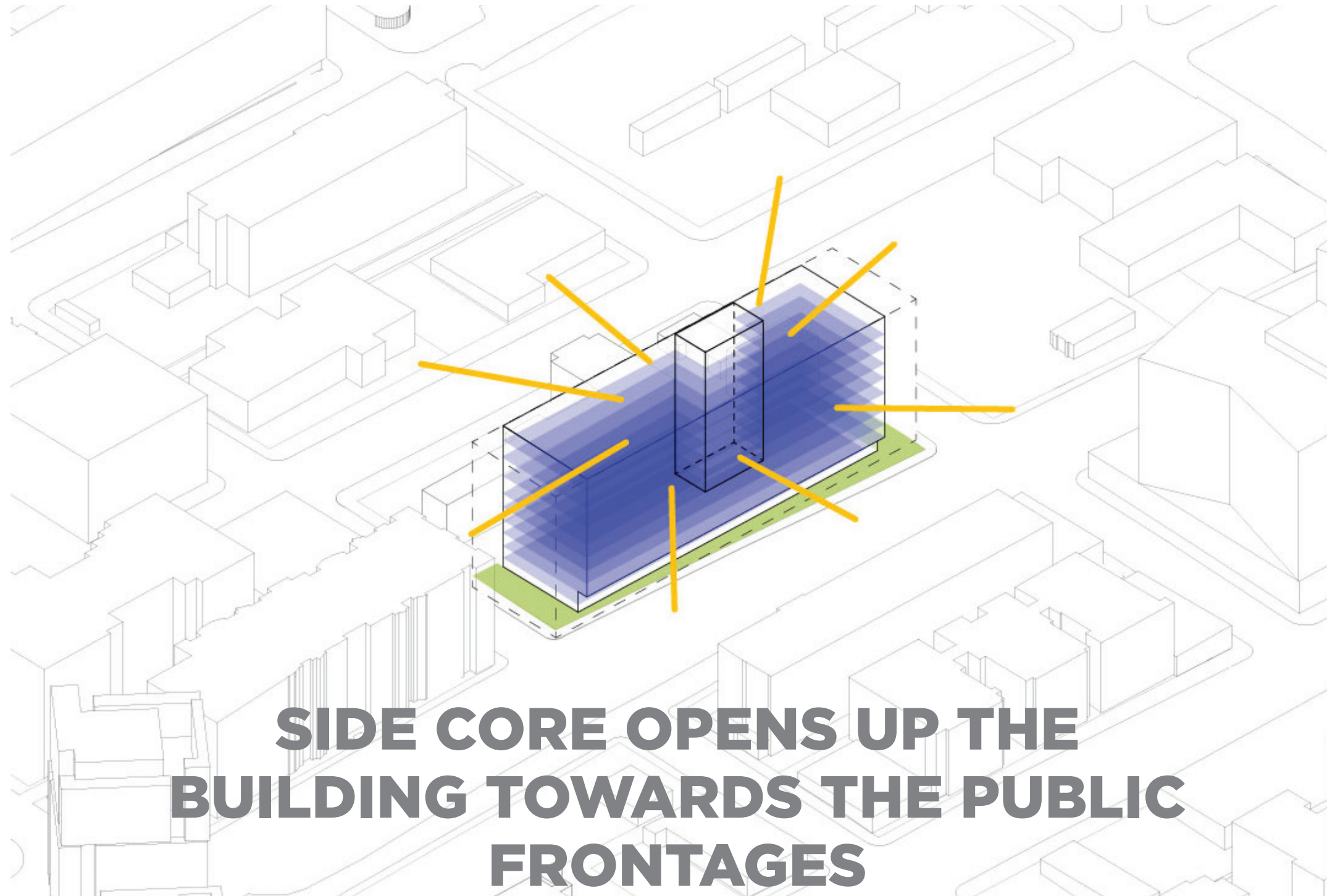


**SUSTAINABLE +  
PERFORMANCE**

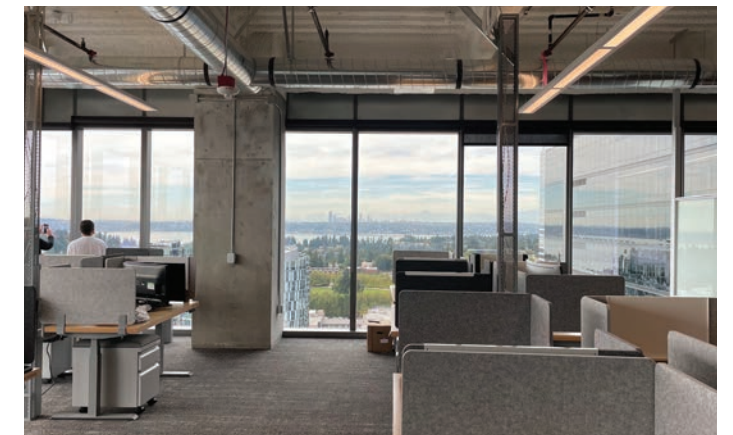


## 6.0 ARCHITECTURAL CONCEPTS

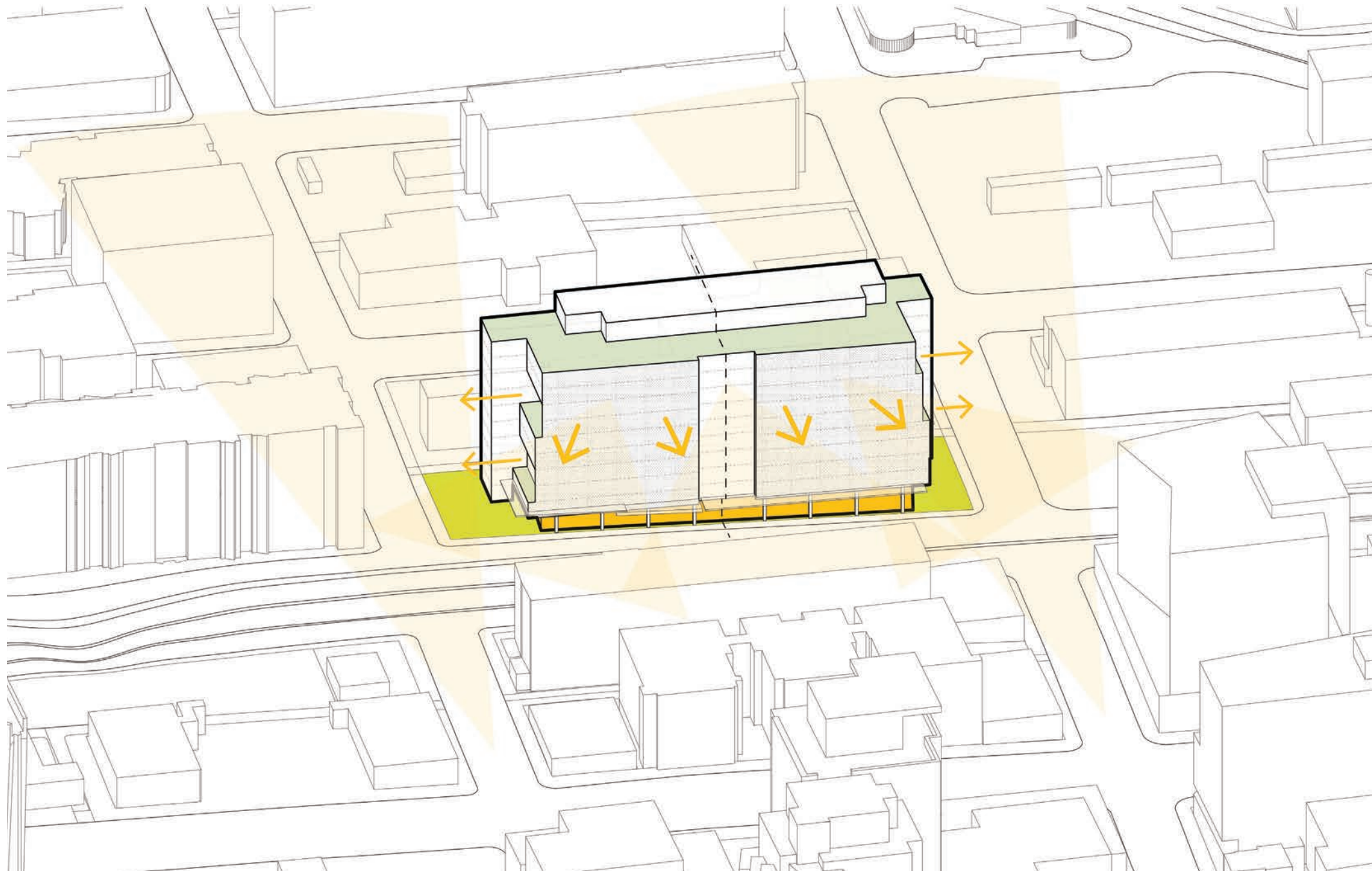
### COMMON DESIGN STRATEGIES



**FLEXIBLE +  
CONNECTED**



OPTION 1  
**ACTIVATE 7TH AVENUE**



### CONCEPT

- Two twin buildings mirrored at the center of the site. Public space at the North and South is stitched together along an activated 7th Avenue frontage.

### OPPORTUNITIES

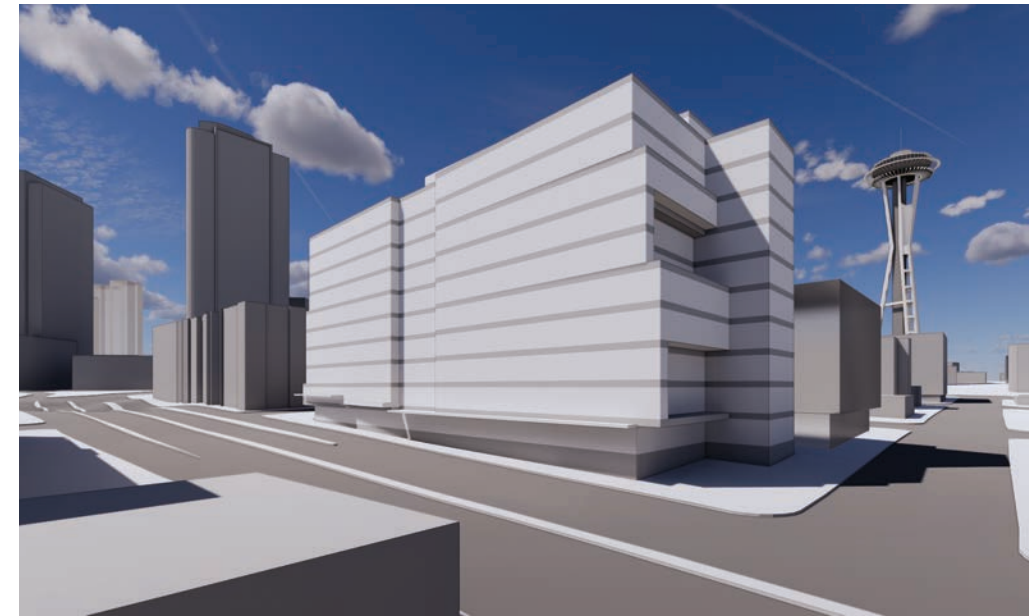
- Code compliant

### CHALLENGES

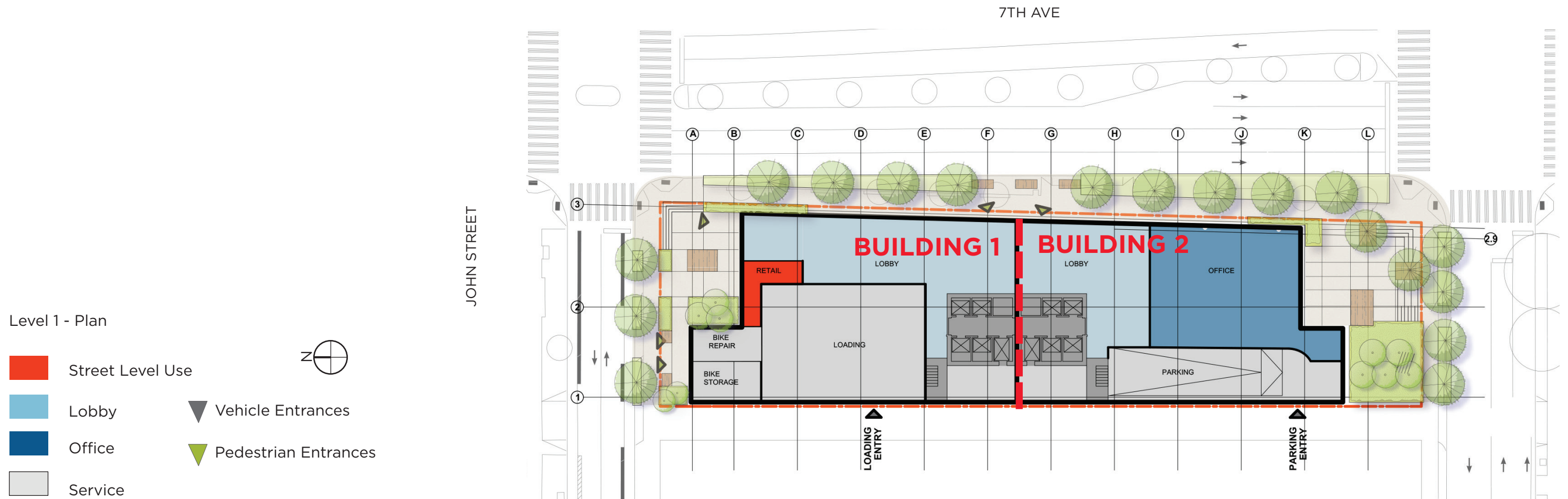
- Engages and activates 7th Avenue frontage with minimal engagement along the green street
- Code allows two buildings, creating a long continuous facade along 7th Avenue.
- Limited opportunity for open space
- Not sensitive to context and existing views to the space need.



Corner of 7th Ave and John Street

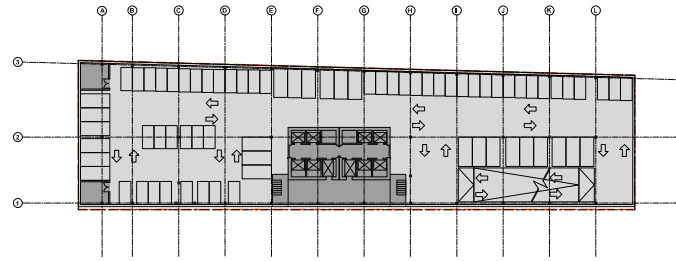


Corner of 7th Ave and Thomas Street

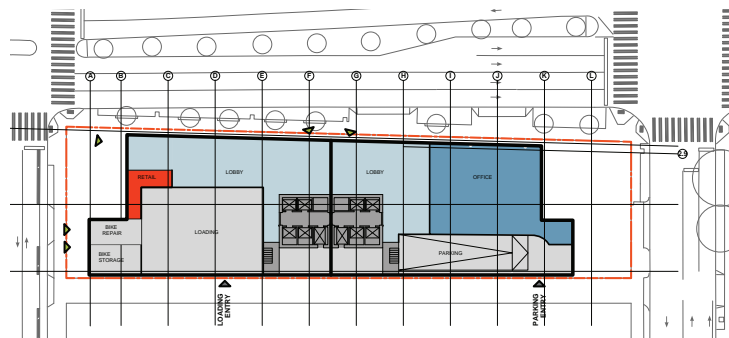




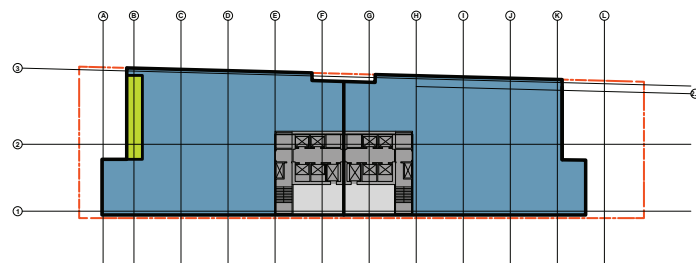
# 6.0 ARCHITECTURAL CONCEPTS



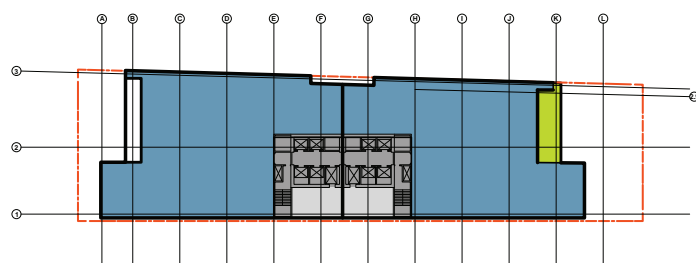
Typical Below Grade Parking Plan



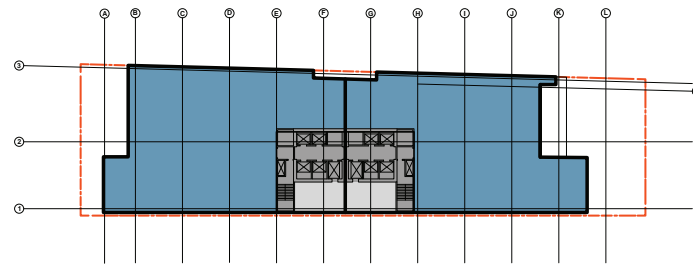
Office Floor Plan - Level 1



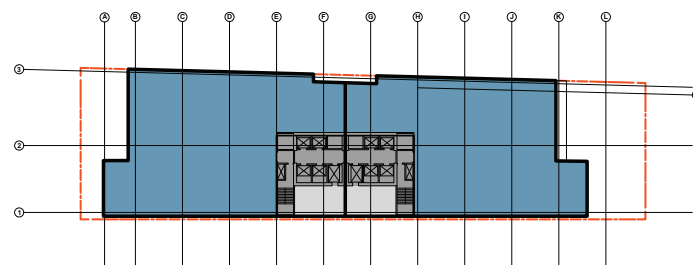
Office Floor Plan - Level 2



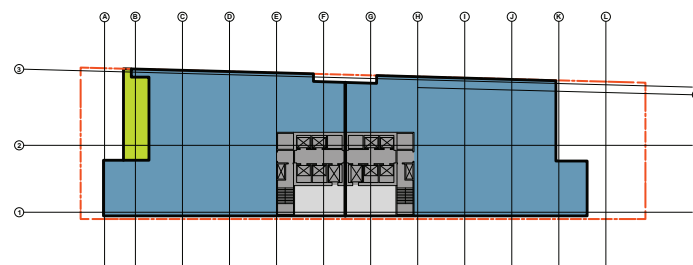
Office Floor Plan - Level 3



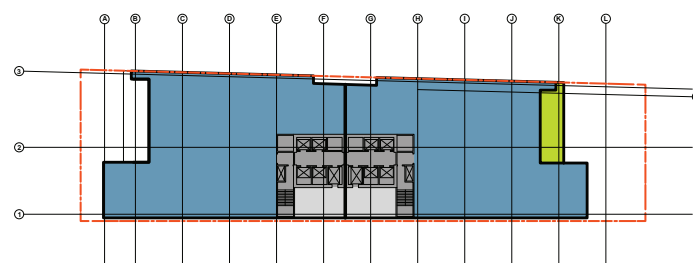
Office Floor Plan - Level 4



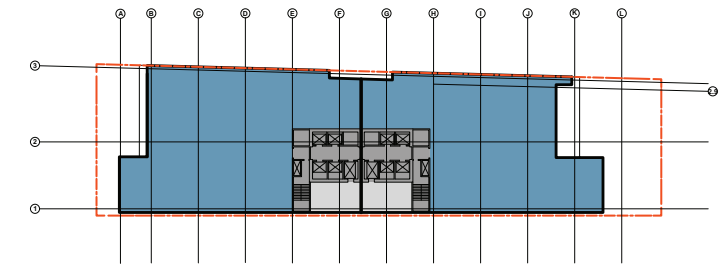
Office Floor Plan - Level 5



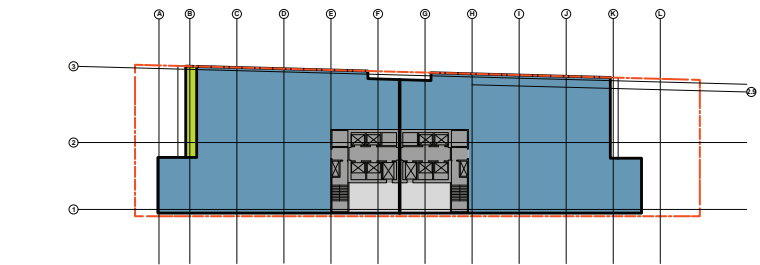
Office Floor Plan - Level 6



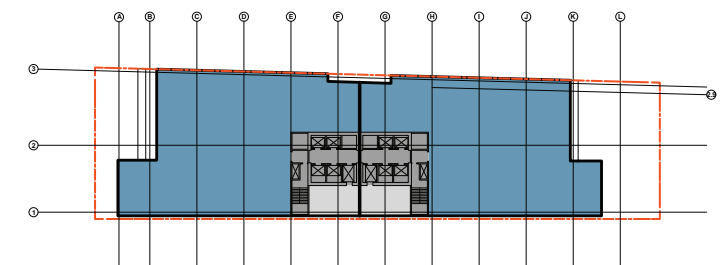
Office Floor Plan - Level 7



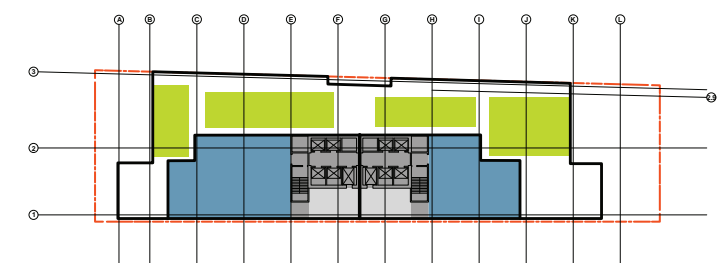
Office Floor Plan - Level 8



Office Floor Plan - Level 9

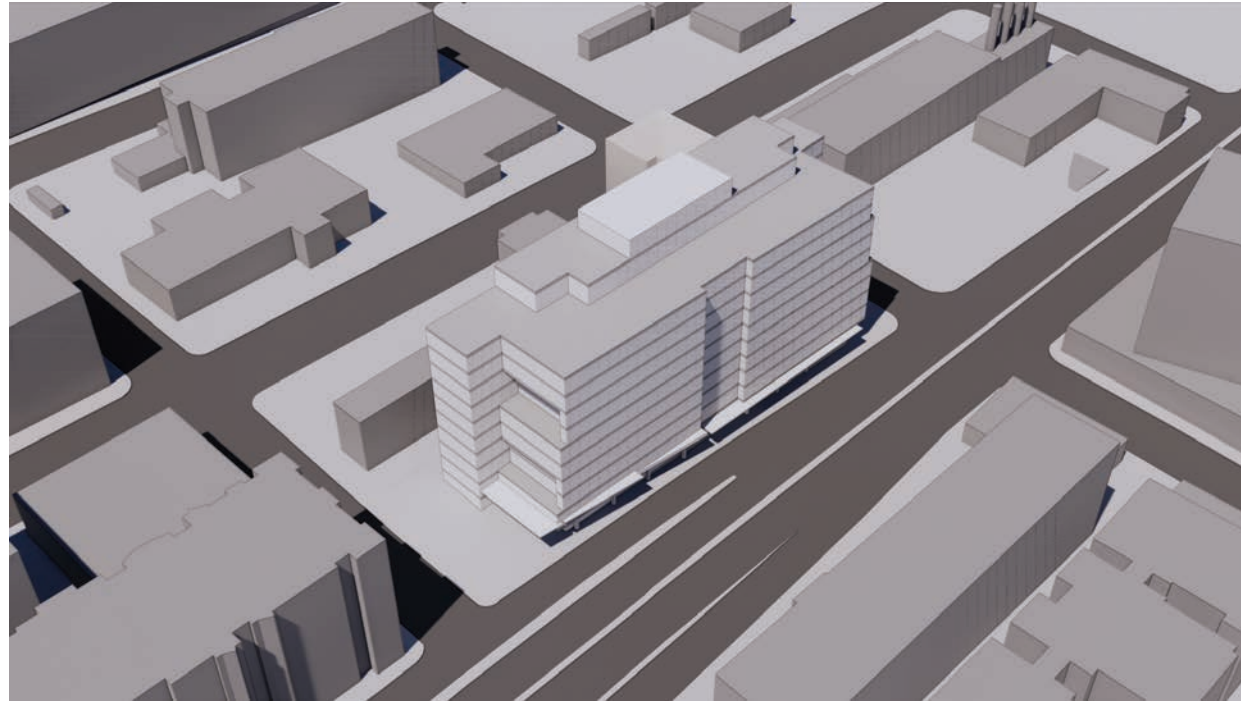


Office Floor Plan - Level 10

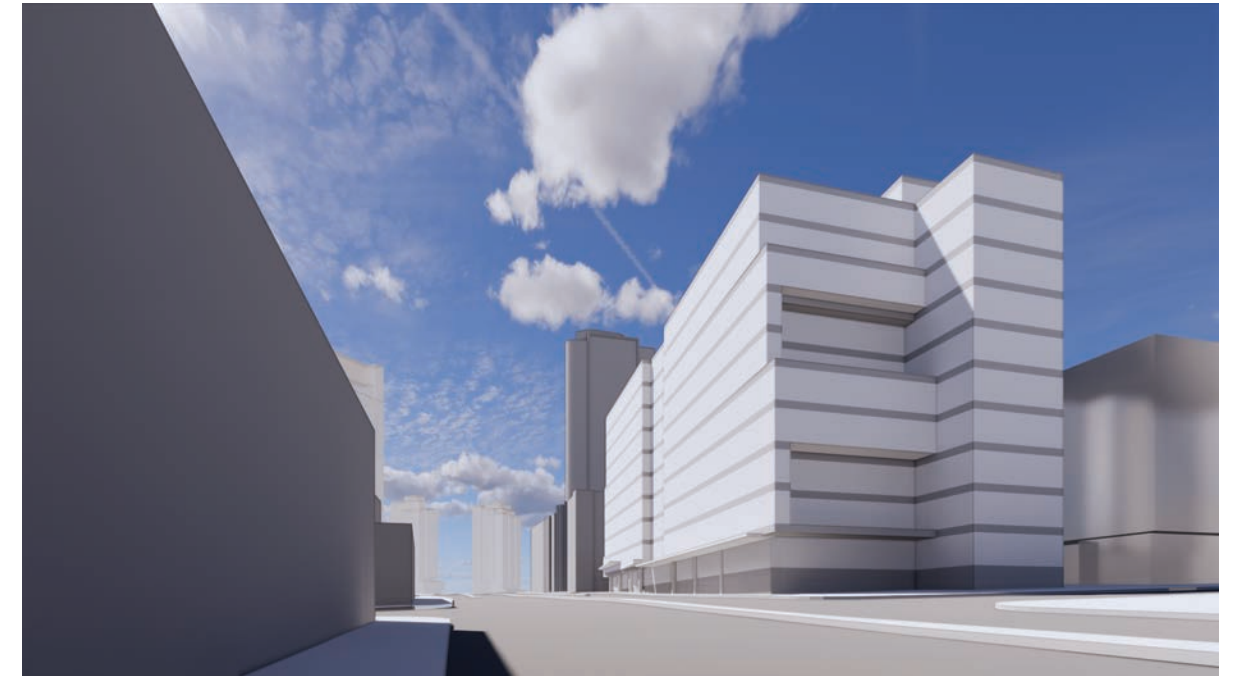


Roof Plan

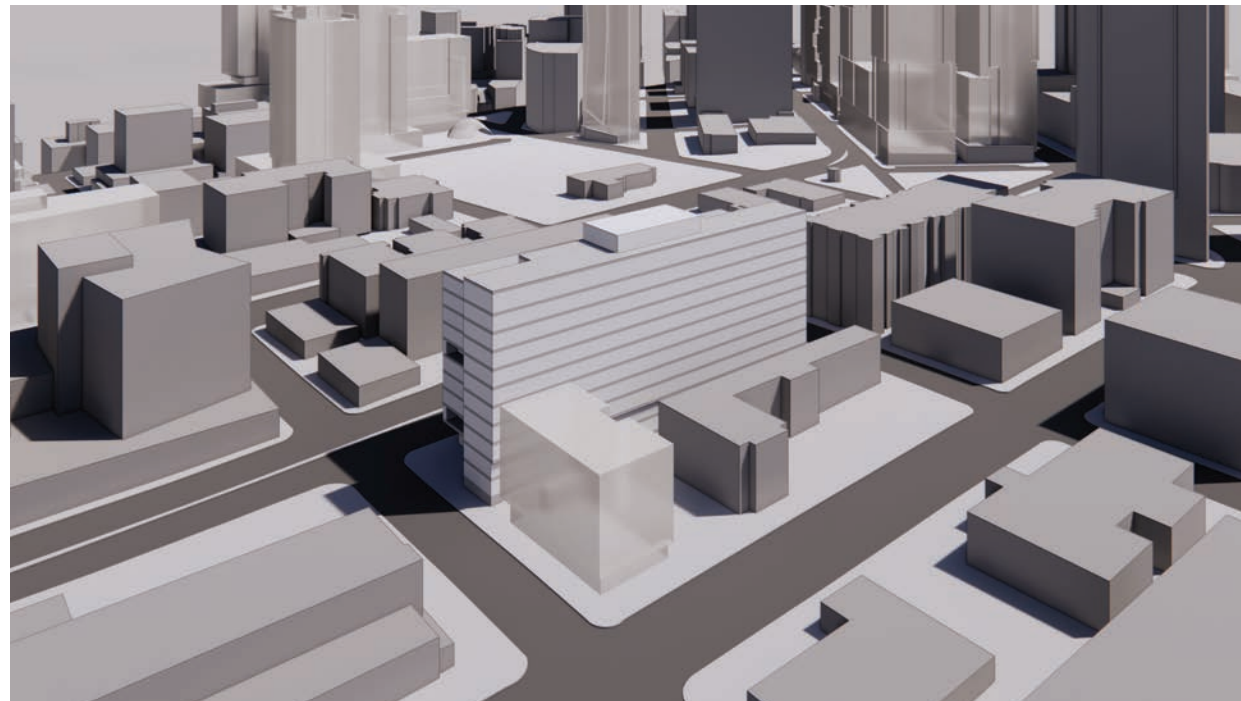
## 6.0 ARCHITECTURAL CONCEPTS



Aerial View



South down 7th Ave.

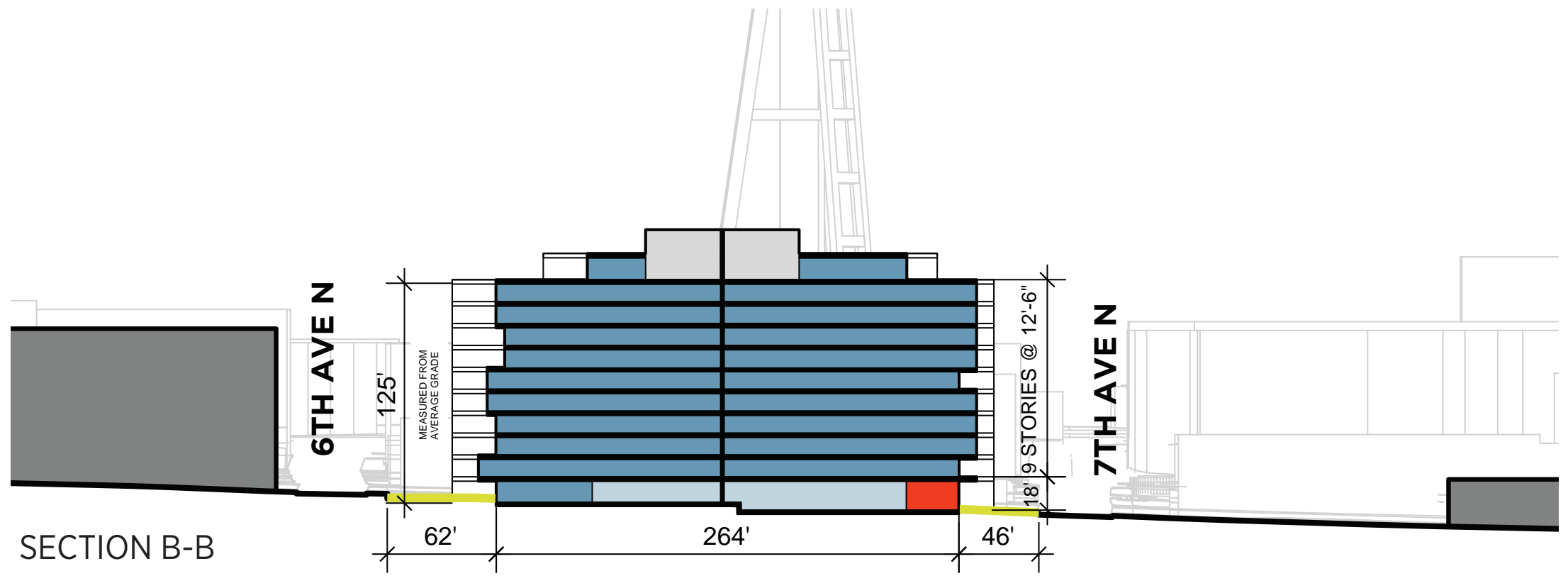
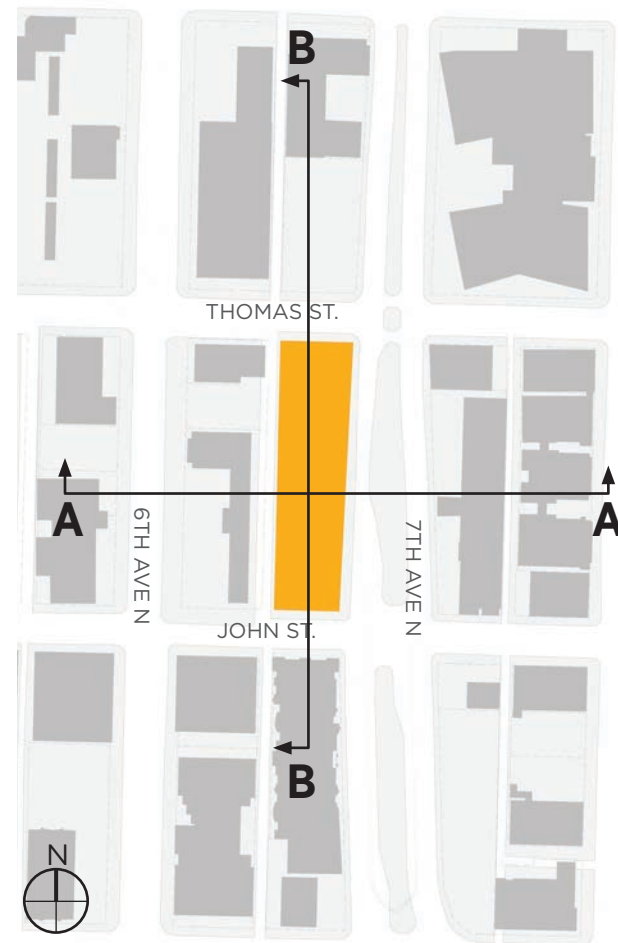
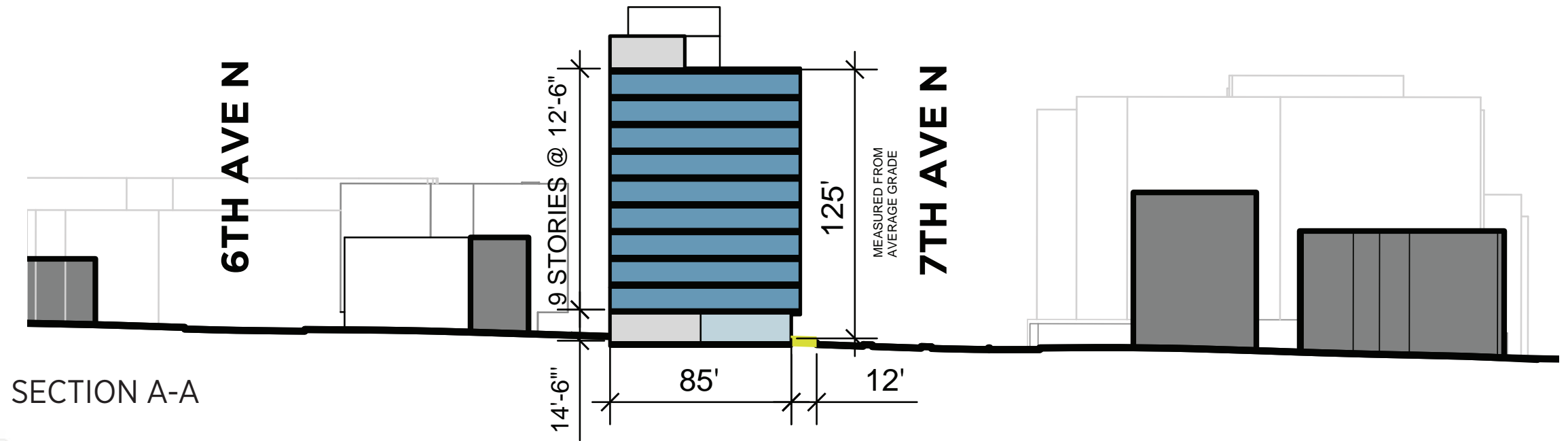


Aerial View



East down John St.

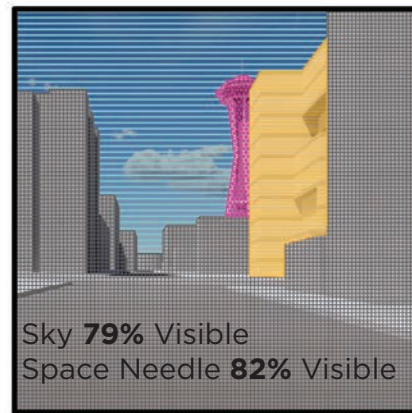
- Street Level Use
- Lobby
- Office
- Service



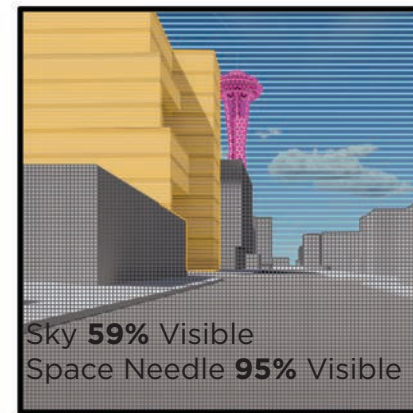
## Landmark View Analysis

### DC2.5.A - Respond to Context (Uptown)

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



John Street



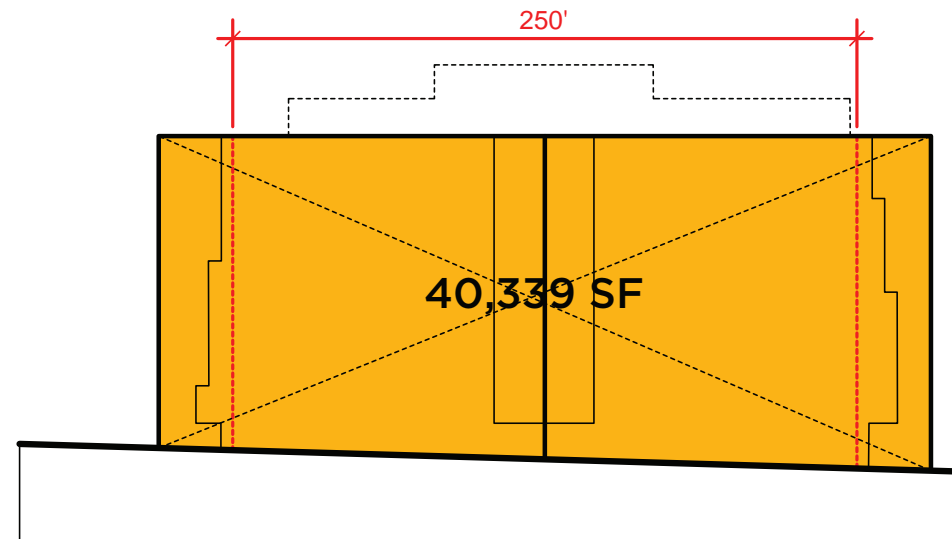
Thomas Street



## East Facade Bulk

### DC2 Massing (Seattle)

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.



GOOD



BETTER

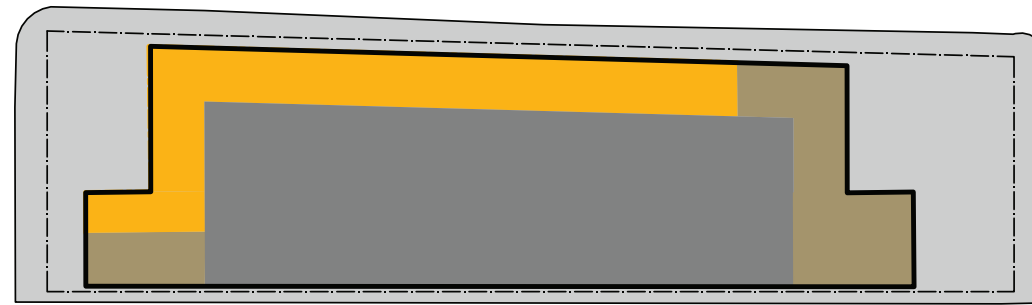


BEST

## Active Street Frontage & Transparency

### PL1.3.C Pedestrian Volumes and Amenities (Uptown)

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.



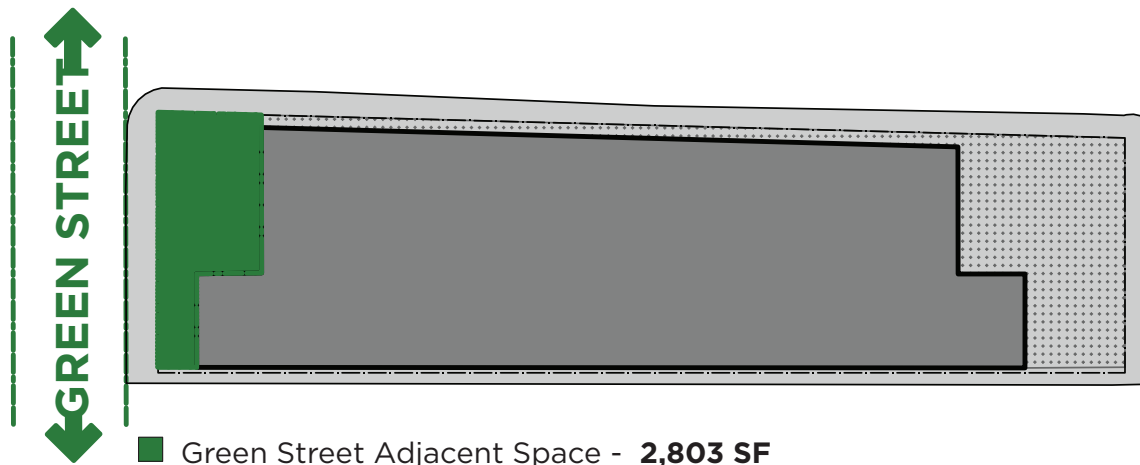
■ Active Program - **312 Linear Feet**  
■ Inactive Program - **168 Linear Feet**



## Green Street Support

### PL1.B.2 Walkways and Connections (Seattle)

*Pedestrian Volumes:* Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.



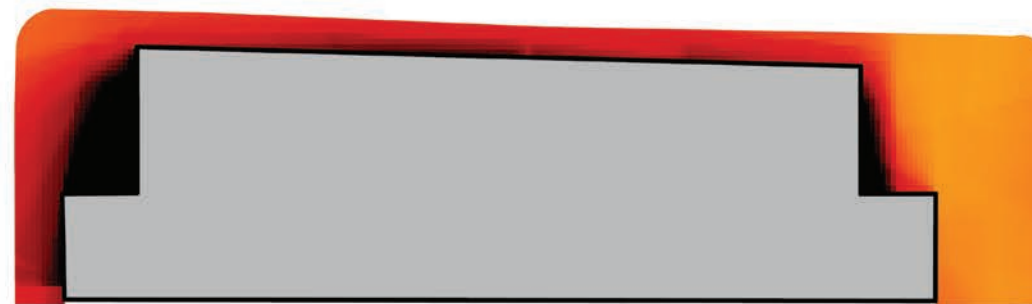
■ Green Street Adjacent Space - **2,803 SF**



## Open Space Daylight

### DC2.5.B Tall Form Placement, Spacing and Orientation (Uptown)

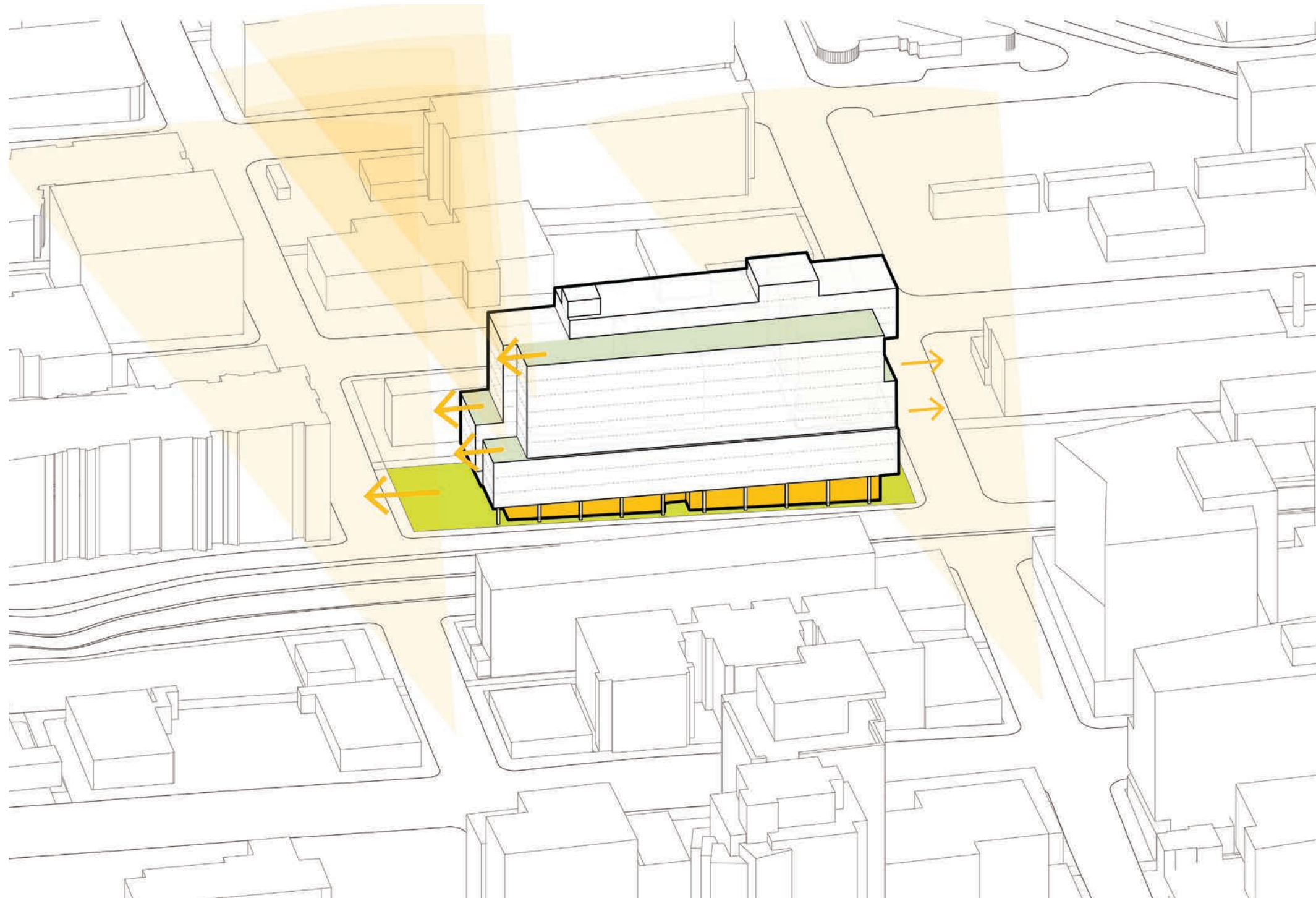
Minimize shadow impacts on public parks, plazas and spaces; maximize tower spacing to adjacent structures; afford light and air to the streets, pedestrians and public realm



Ground Level Sun Exposure (Annual hours/day) = **3.999**



### OPTION 2 **SOUTH FACING OPEN SPACE**



#### CONCEPT

- Create one building that is shifted north to create a larger public open space that takes advantage of the southern exposure.

#### OPPORTUNITIES

- Large plaza along John Street.
- Prioritize south facing public open space adjacent to neighboring residential building.
- Creates further separation from existing residential building to the south

#### CHALLENGES

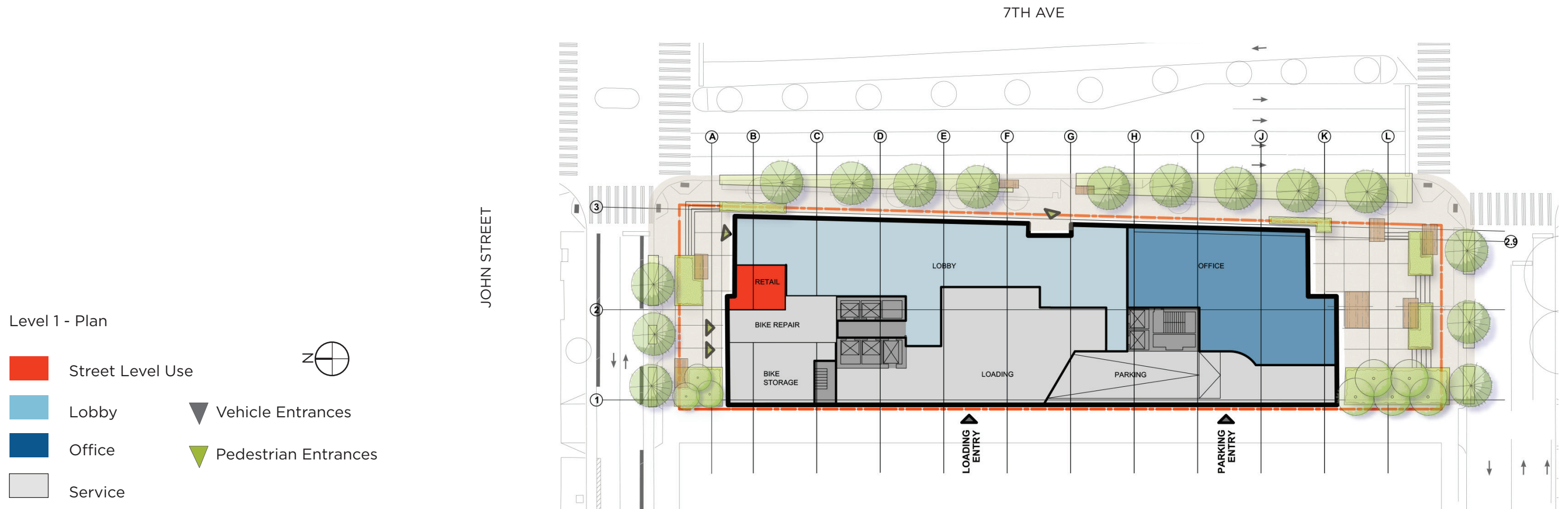
- Requires facade length departure
- Does not allow for open space along Thomas Street



Corner of 7th Ave and John Street



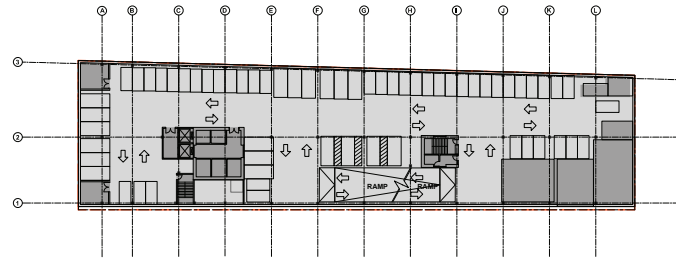
Corner of 7th Ave and Thomas Street



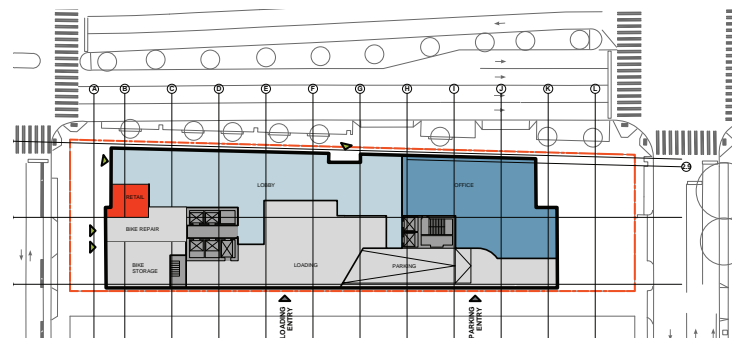


# 6.0 ARCHITECTURAL CONCEPTS

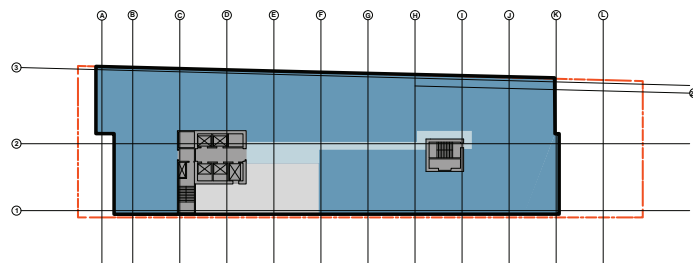
## OPTION 2 | SOUTH FACING OPEN SPACE



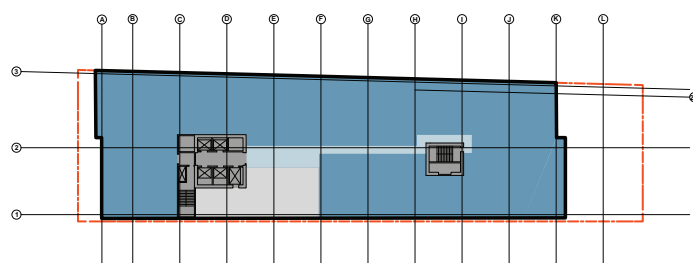
Typical Below Grade Parking Plan



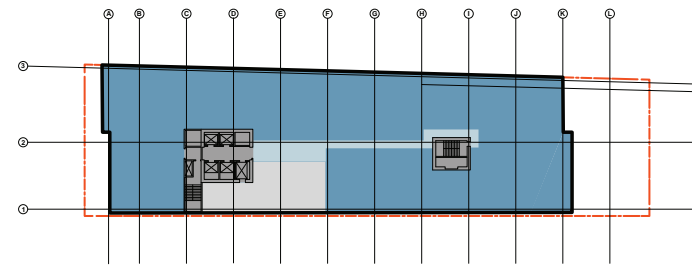
Office Floor Plan - Level 1



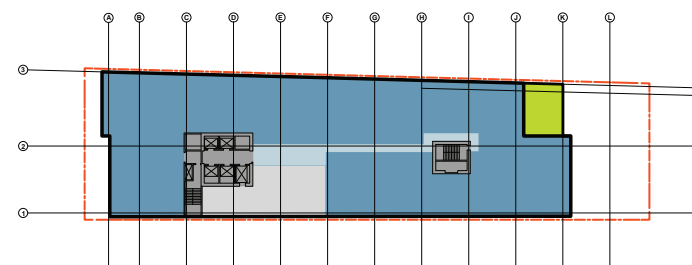
Office Floor Plan - Level 2



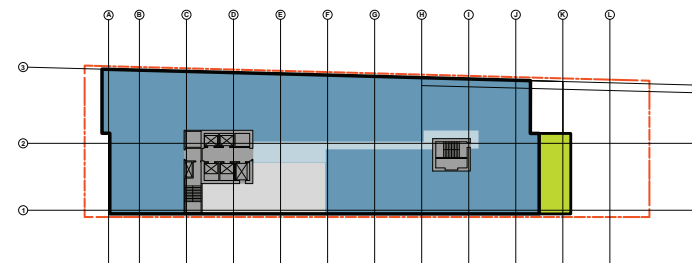
Office Floor Plan - Level 3



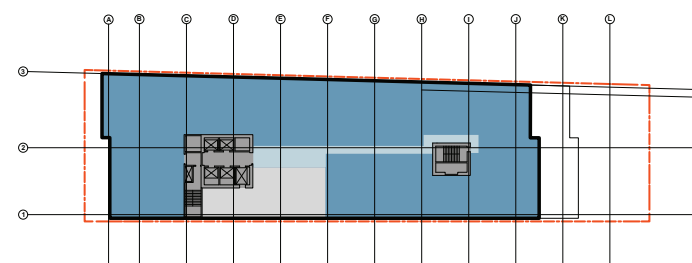
Office Floor Plan - Level 4



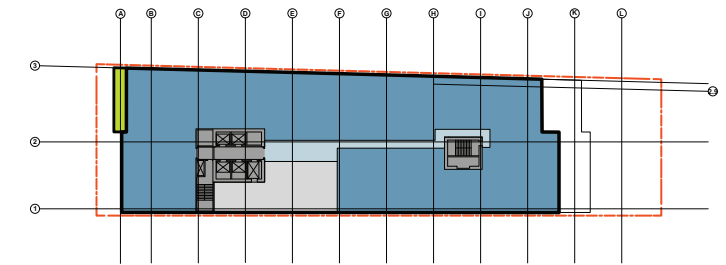
Office Floor Plan - Level 5



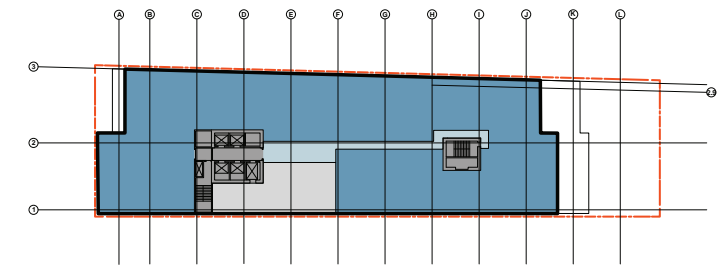
Office Floor Plan - Level 6



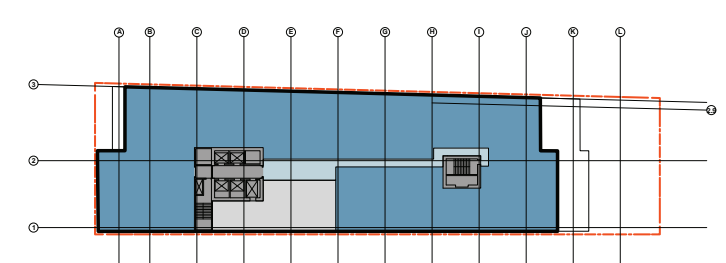
Office Floor Plan - Level 7



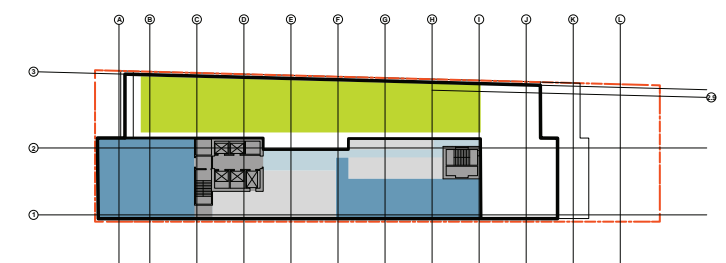
Office Floor Plan - Level 8



Office Floor Plan - Level 9

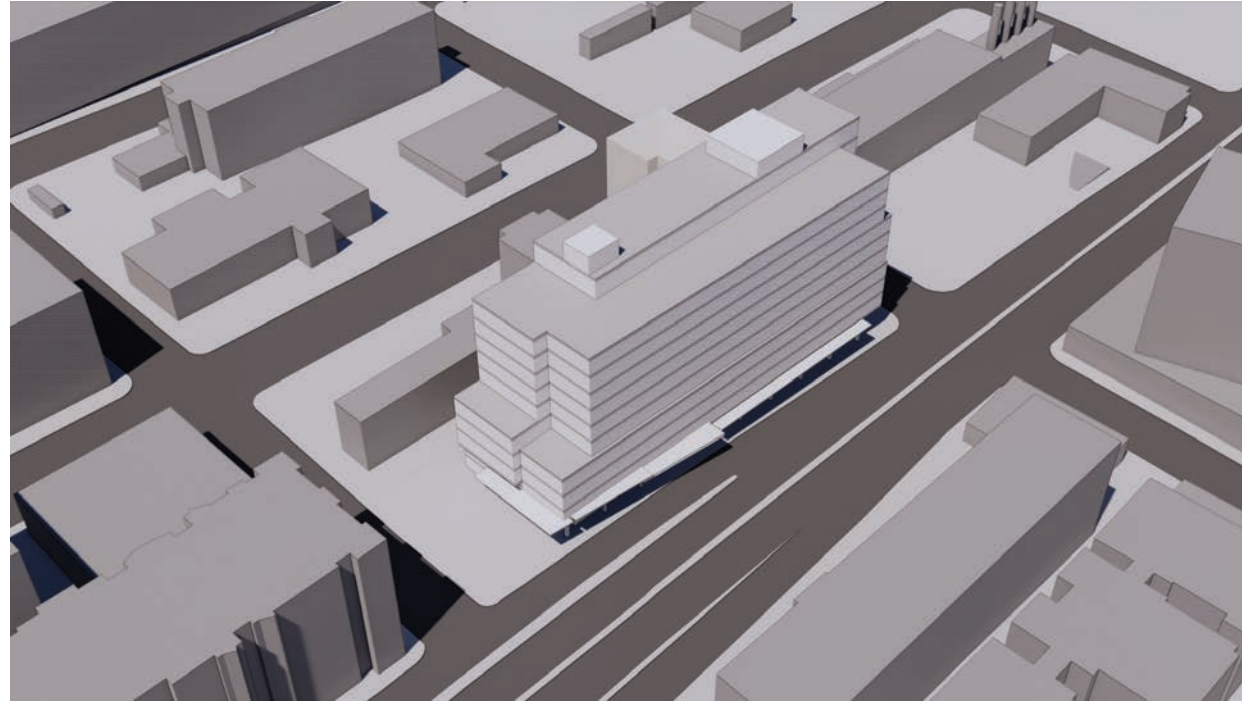


Office Floor Plan - Level 10



Roof Plan

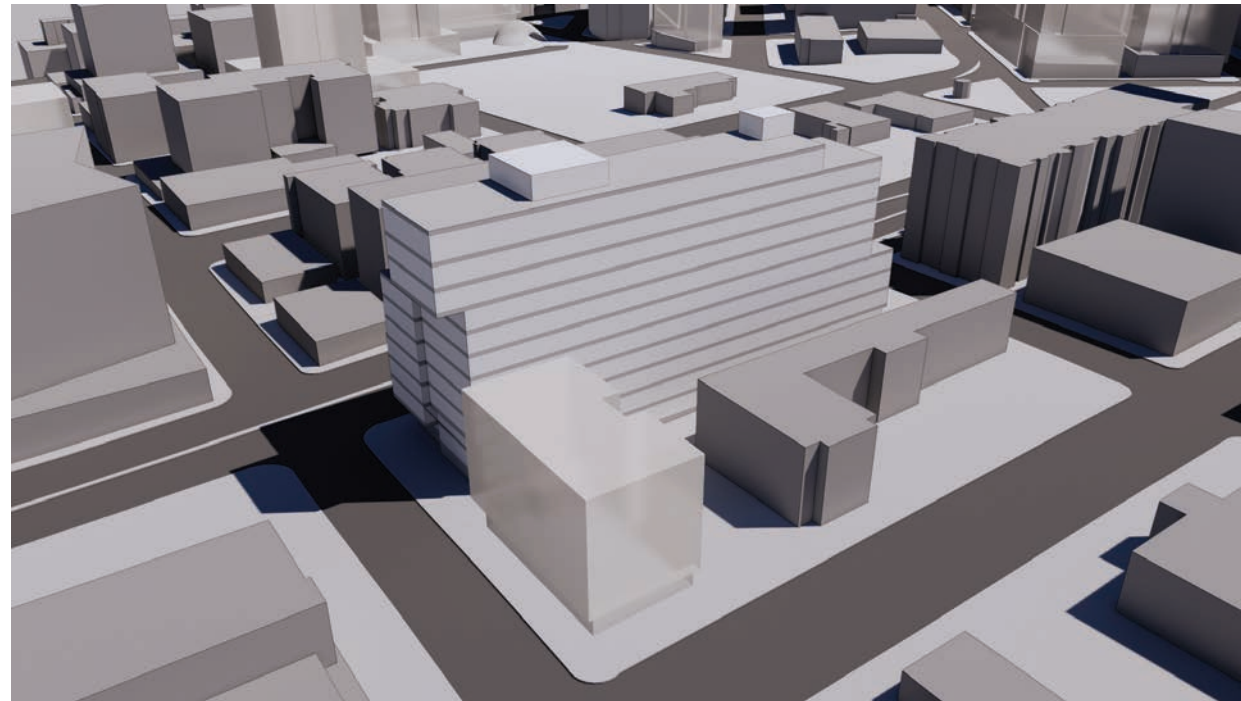
## 6.0 ARCHITECTURAL CONCEPTS



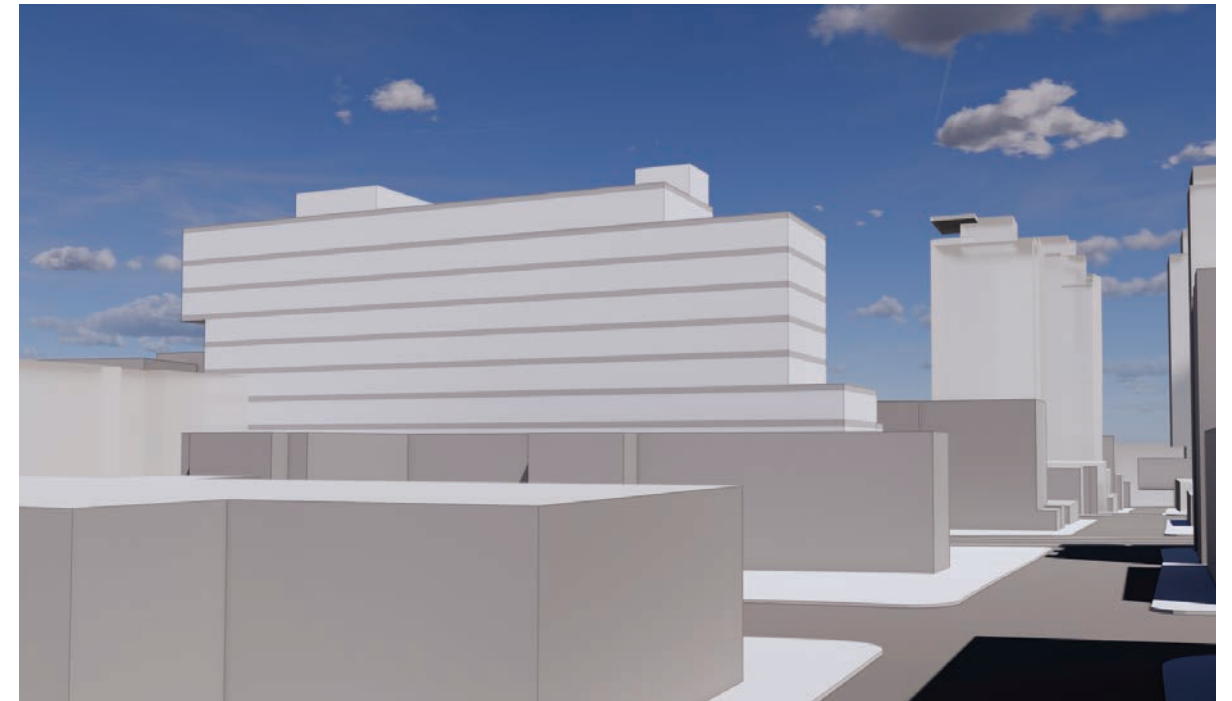
Aerial View



South down 7th Ave.

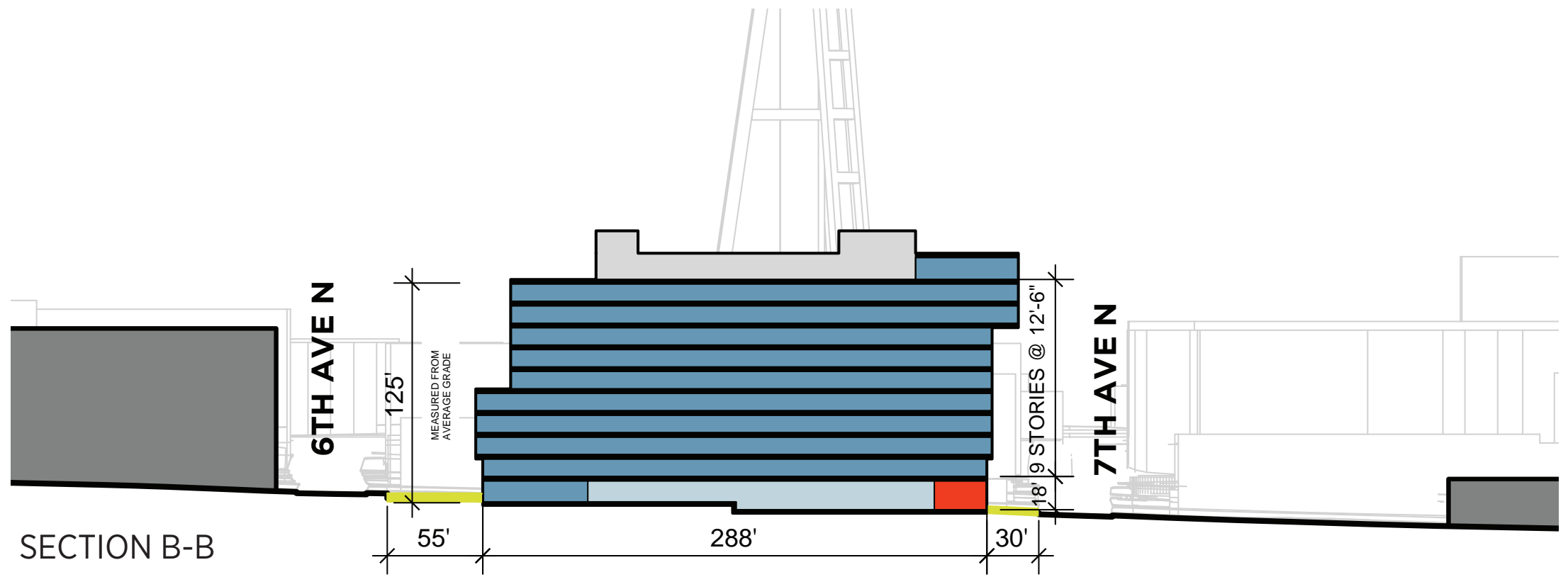
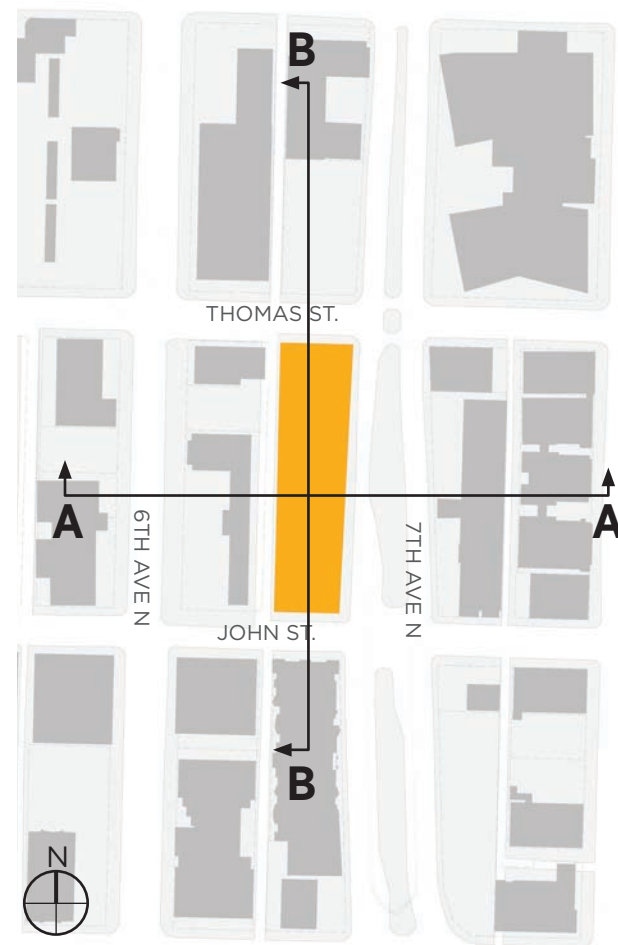
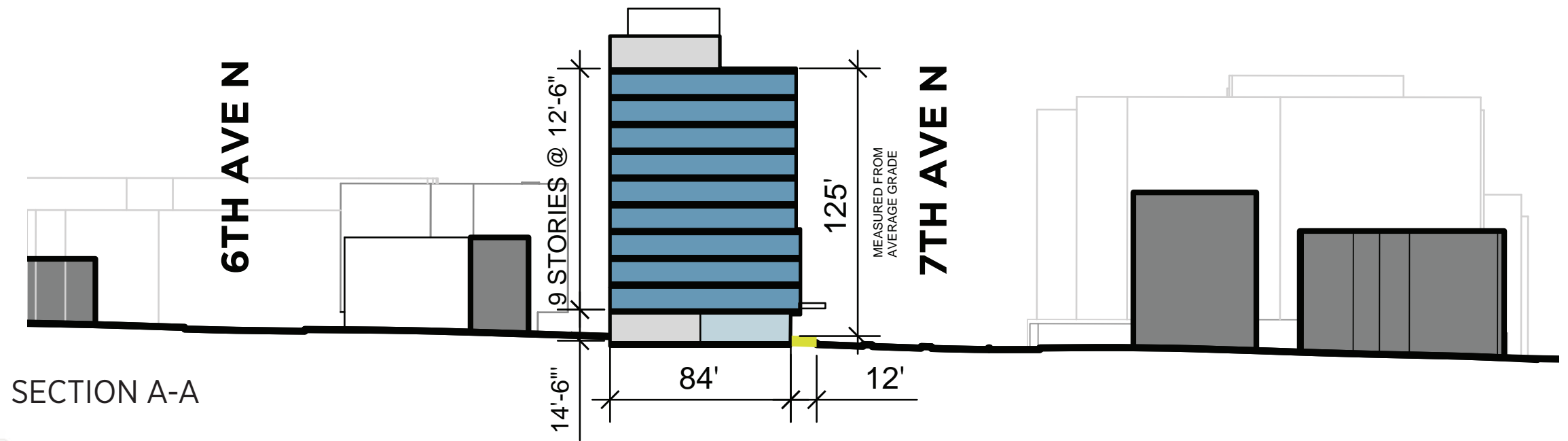


Aerial View



East down John St.

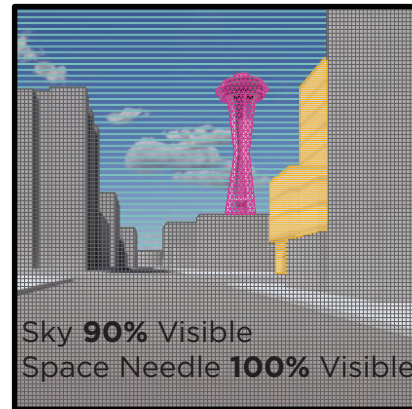
- Street Level Use
- Lobby
- Office
- Service



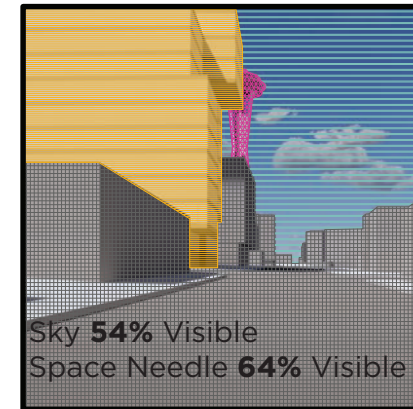
## Landmark View Analysis

### DC2.5.A - Respond to Context (Uptown)

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



John Street



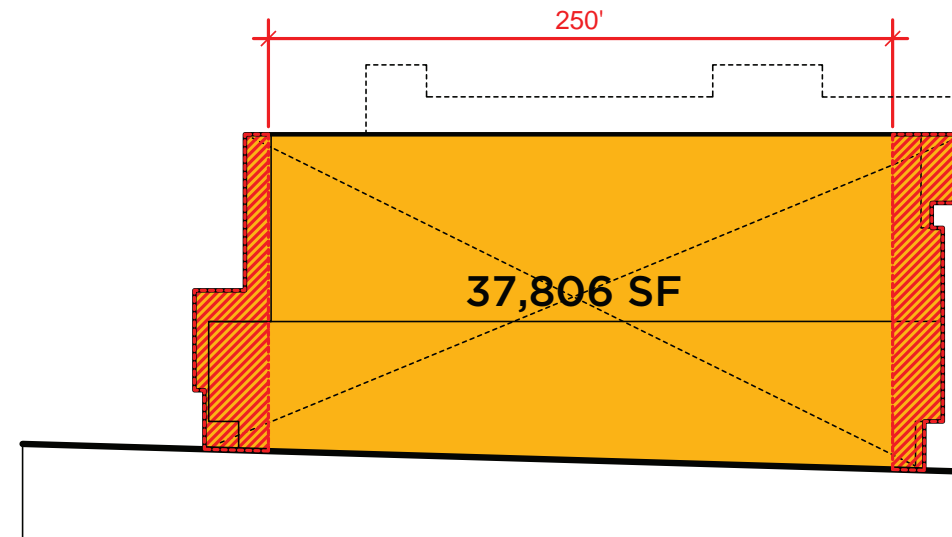
Thomas Street



## East Facade Bulk

### DC2 Massing (Seattle)

*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.*



14% of facade beyond 250' length. (5,293 SF)



GOOD



BETTER

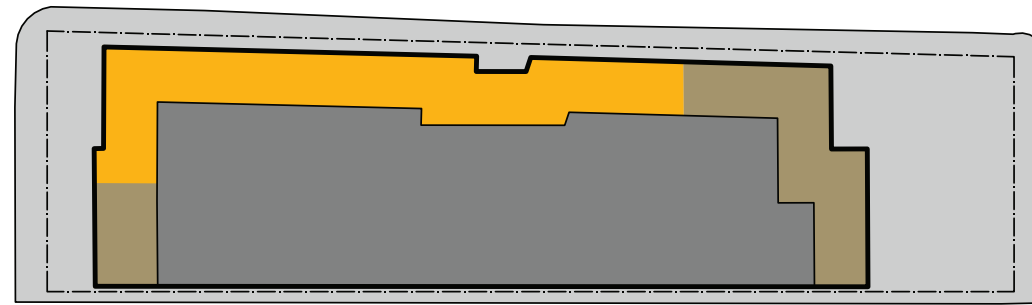


BEST

## Active Street Frontage & Transparency

### PL1.3.C Pedestrian Volumes and Amenities (Uptown)

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.



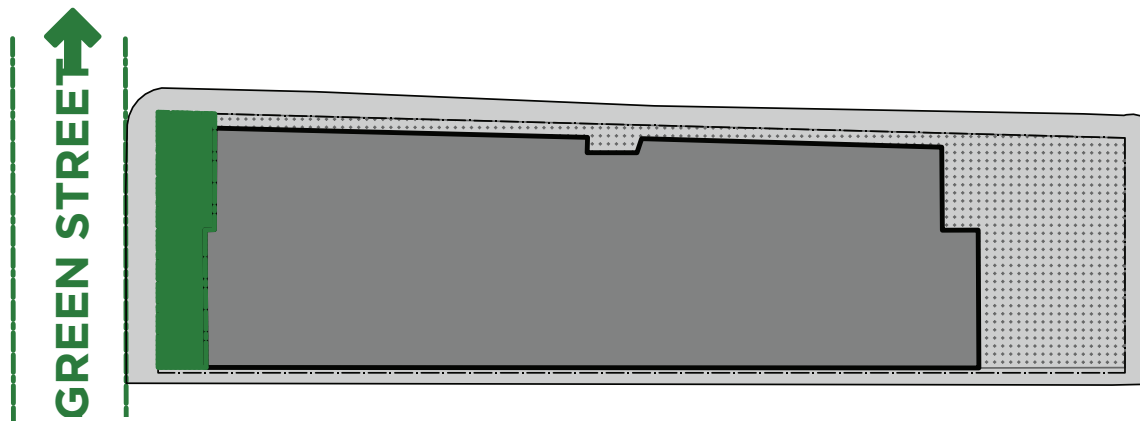
- Active / Transparent program - **280 Linear Feet**
- Inactive Program - **189 Linear Feet**



## Green Street Support

### PL1.B.2 Walkways and Connections (Seattle)

Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.



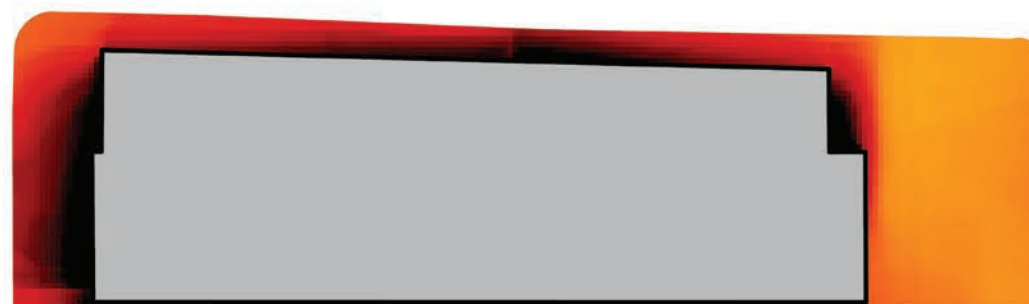
- Green Street Adjacent Space - **1,823 SF**



## Open Space Daylight

### DC2.5.B Tall Form Placement, Spacing and Orientation (Uptown)

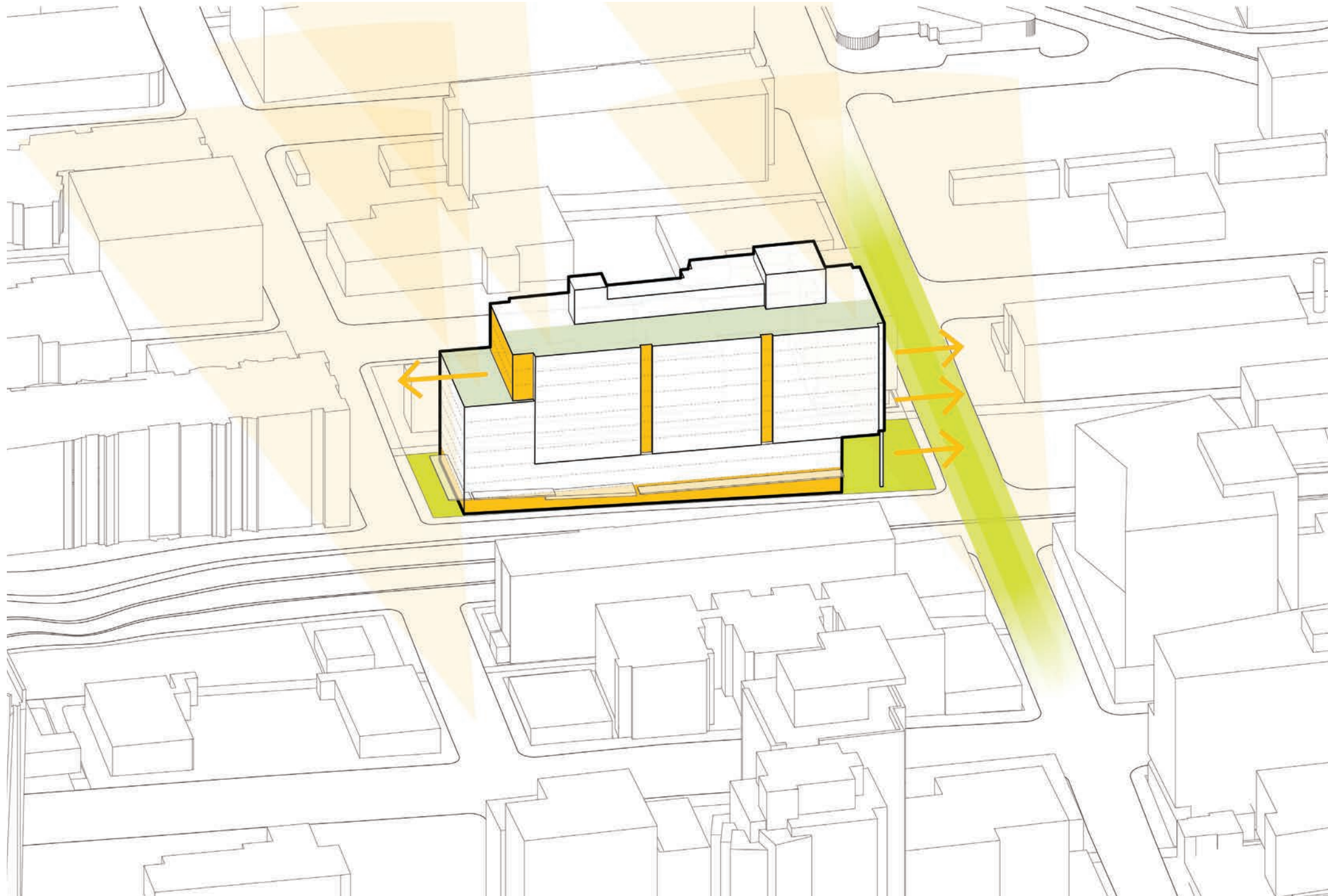
Minimize shadow impacts on public parks, plazas and spaces; maximize tower spacing to adjacent structures; afford light and air to the streets, pedestrians and public realm



Ground Level Sun Exposure (Annual hours/day) = **4.111**



### OPTION 3 **ENHANCE THE GREEN STREET**



#### CONCEPT

- Create one building that is shifted south to create a larger public open space along the Green Street and promotes the Thomas Street Concept Plan.

#### OPPORTUNITIES

- Large plaza on Thomas Street to promote pedestrian activity along the Green Street

#### CHALLENGES

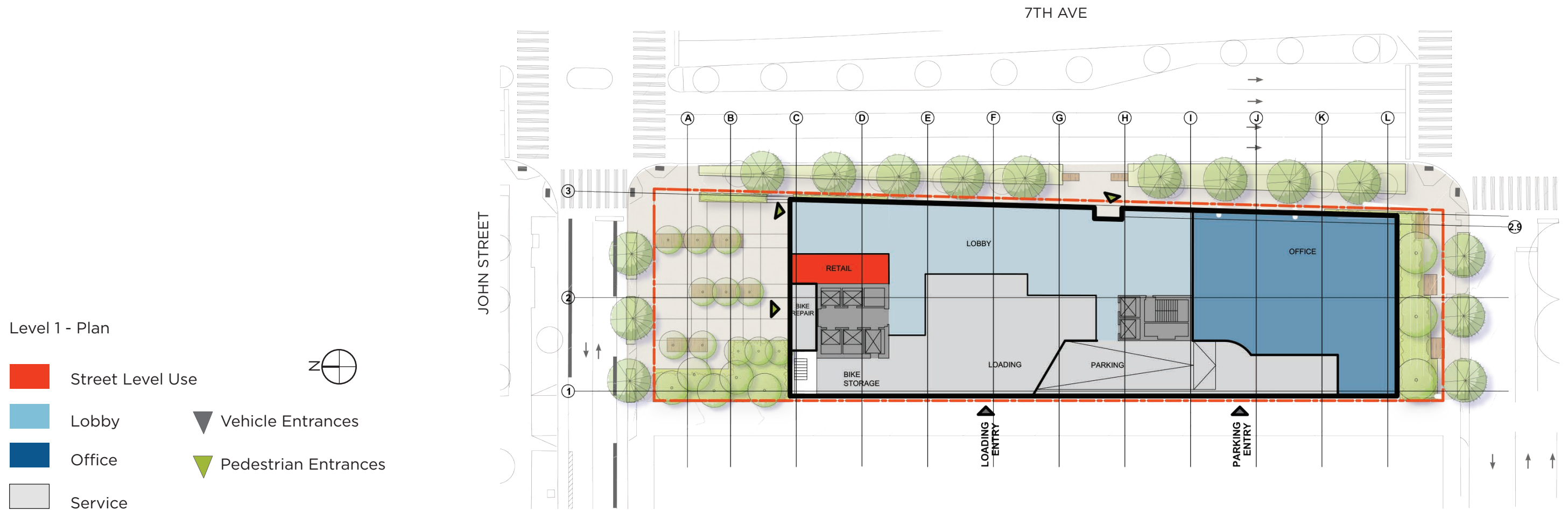
- Requires facade length departure
- Does not allow for open space along John Street
- Limited separation from residential building across John Street.
- Concentrating the open space north of the building will receive less sun exposure



Corner of 7th Ave and John Street



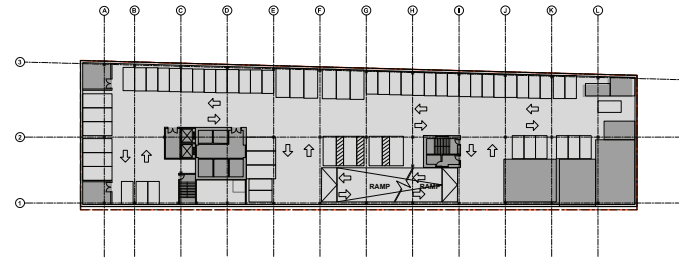
Corner of 7th Ave and Thomas Street



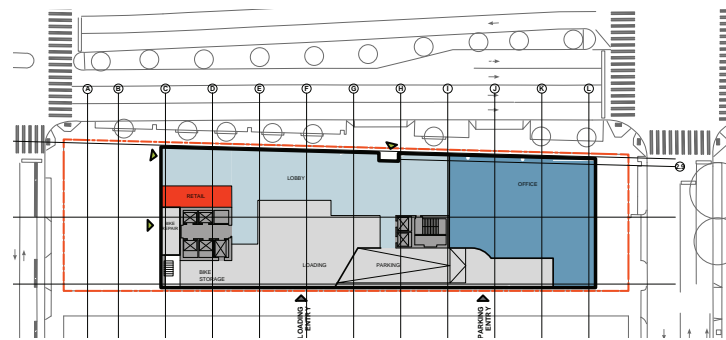


# 6.0 ARCHITECTURAL CONCEPTS

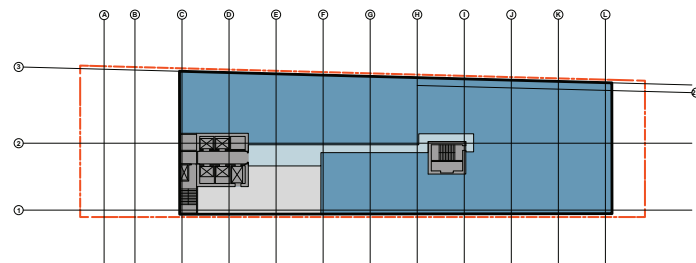
## OPTION 3 | ENHANCE THE GREEN STREET



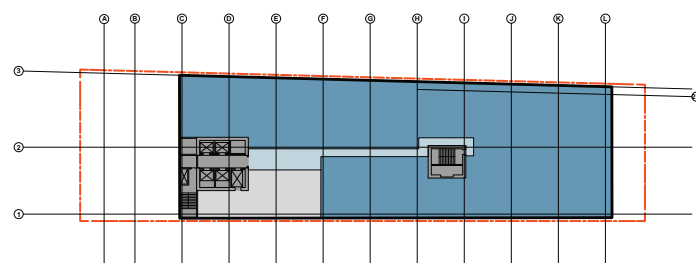
Typical Below Grade Parking Plan



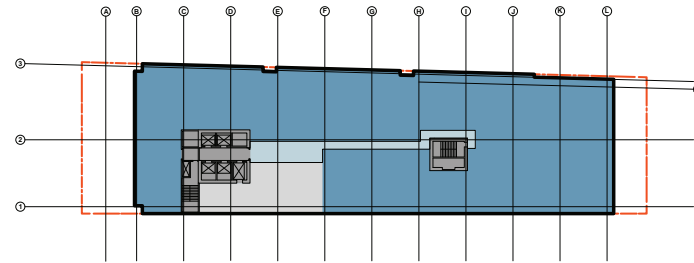
Office Floor Plan - Level 1



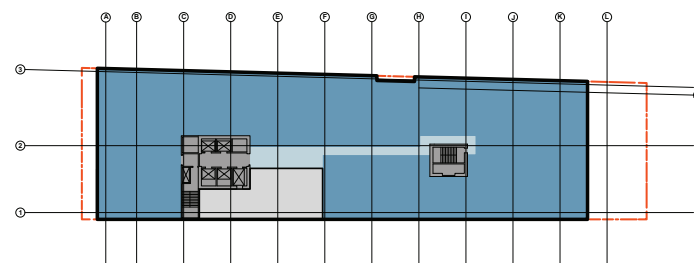
Office Floor Plan - Level 2



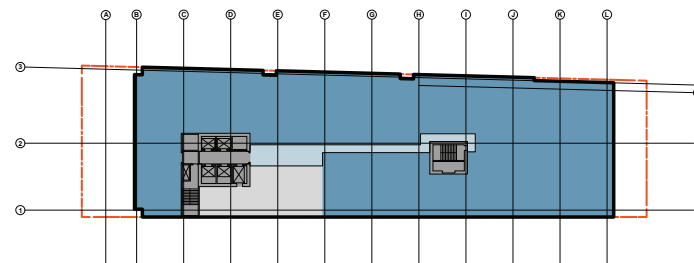
Office Floor Plan - Level 3



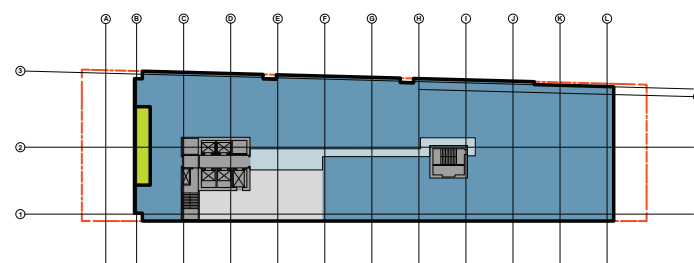
Office Floor Plan - Level 4



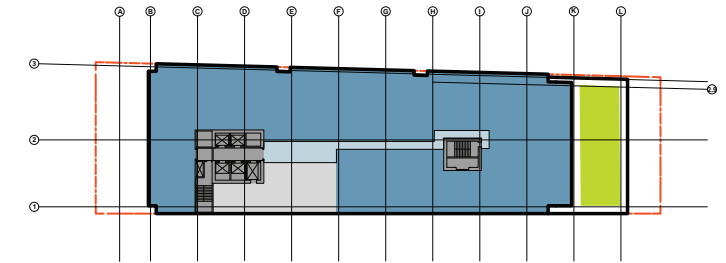
Office Floor Plan - Level 5



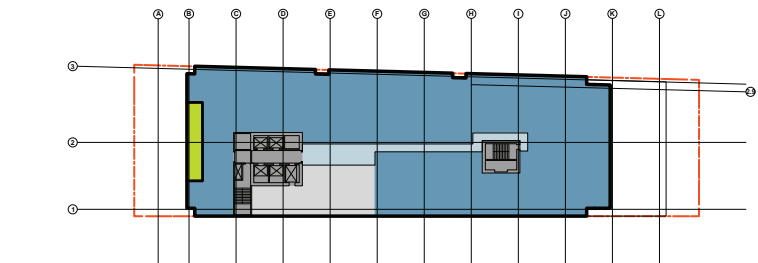
Office Floor Plan - Level 6



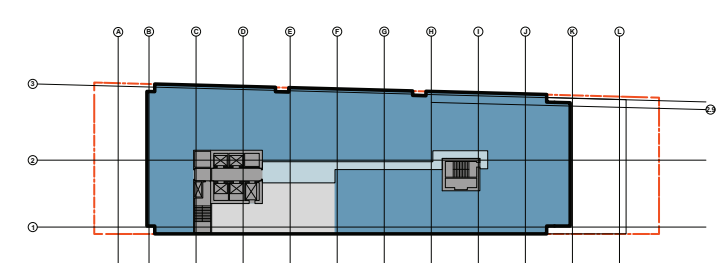
Office Floor Plan - Level 7



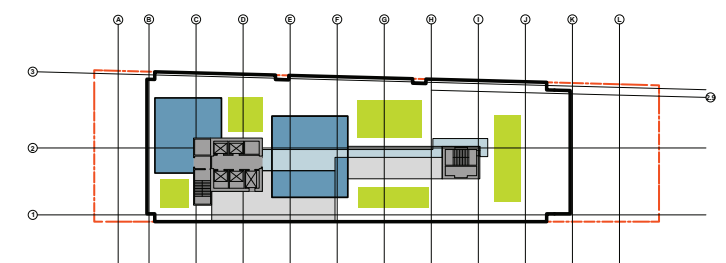
Office Floor Plan - Level 8



Office Floor Plan - Level 9

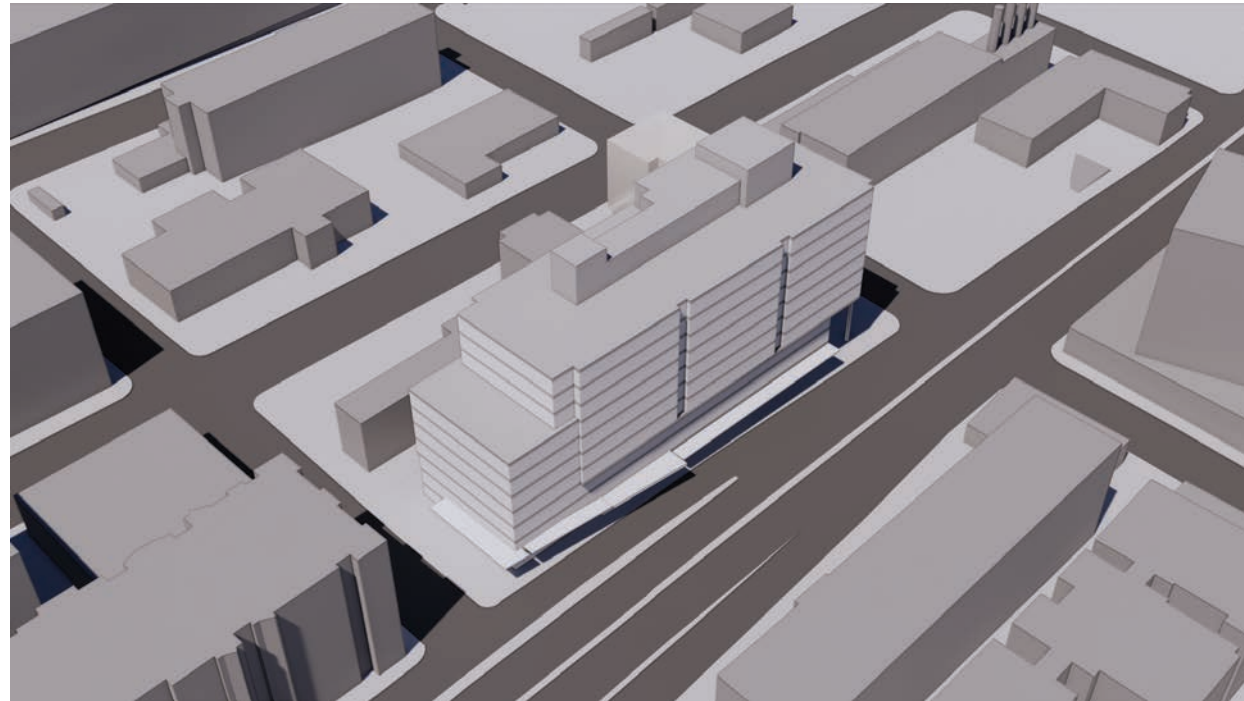


Office Floor Plan - Level 10



Roof Plan

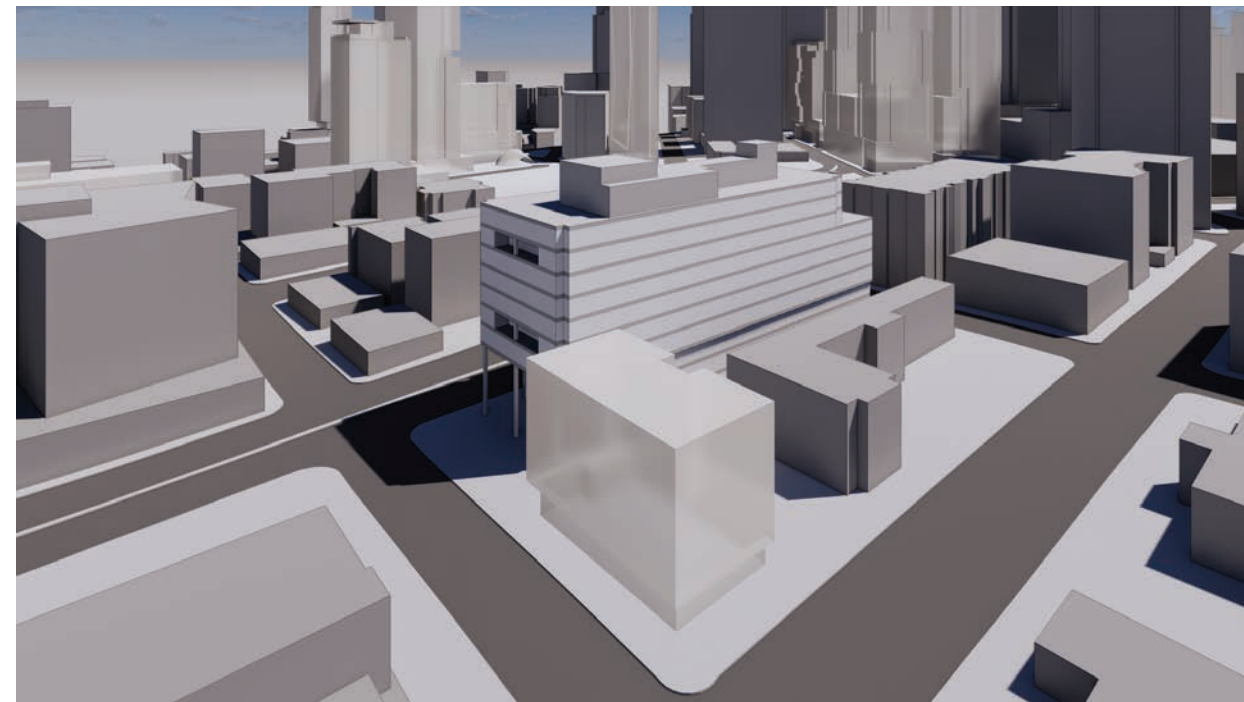
## 6.0 ARCHITECTURAL CONCEPTS



Aerial View



South down 7th Ave.

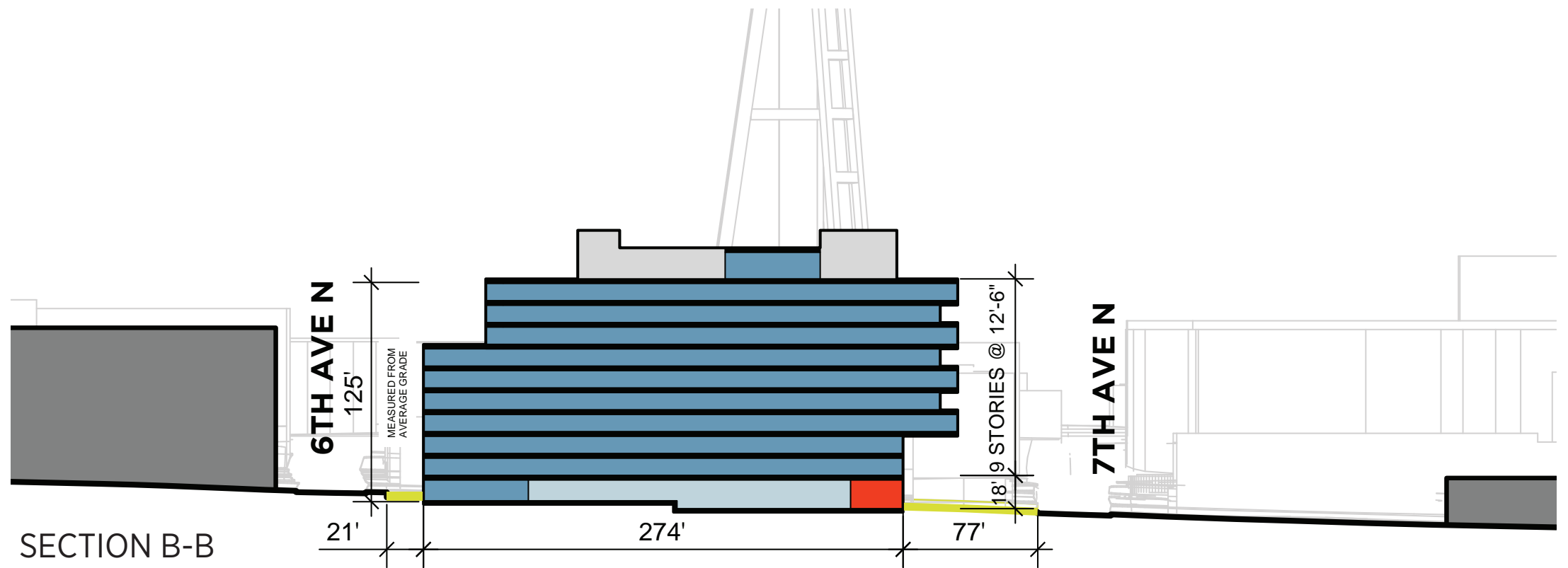
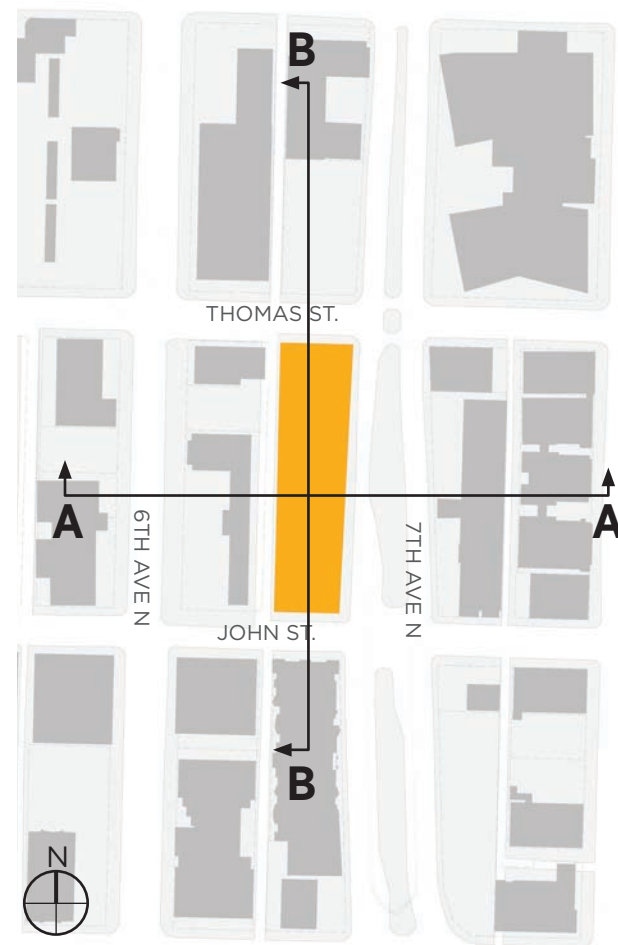
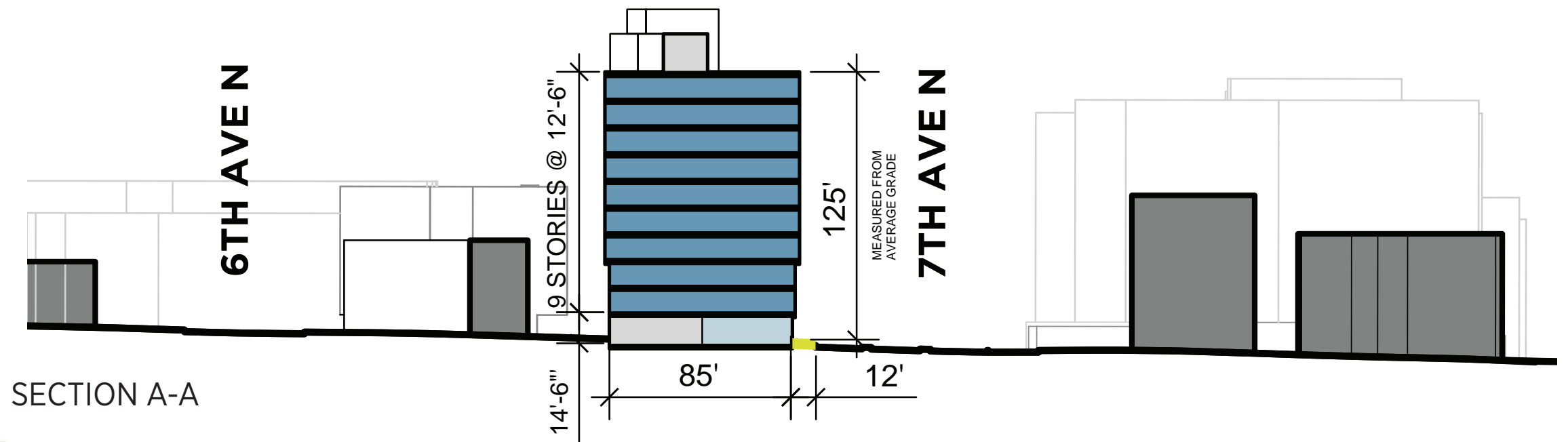


Aerial View



East down John St.

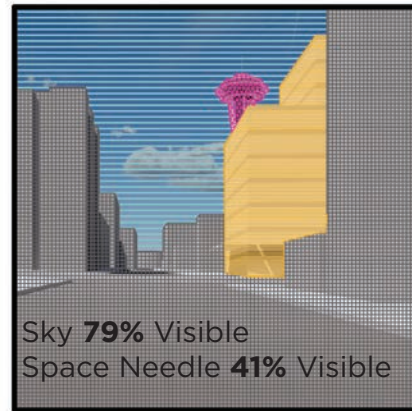
- Street Level Use
- Lobby
- Office
- Service



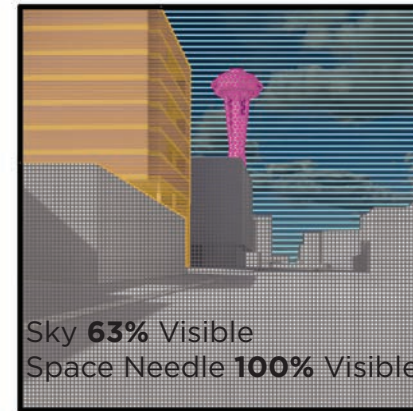
## Landmark View Analysis

### DC2.5.A - Respond to Context (Uptown)

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



John Street



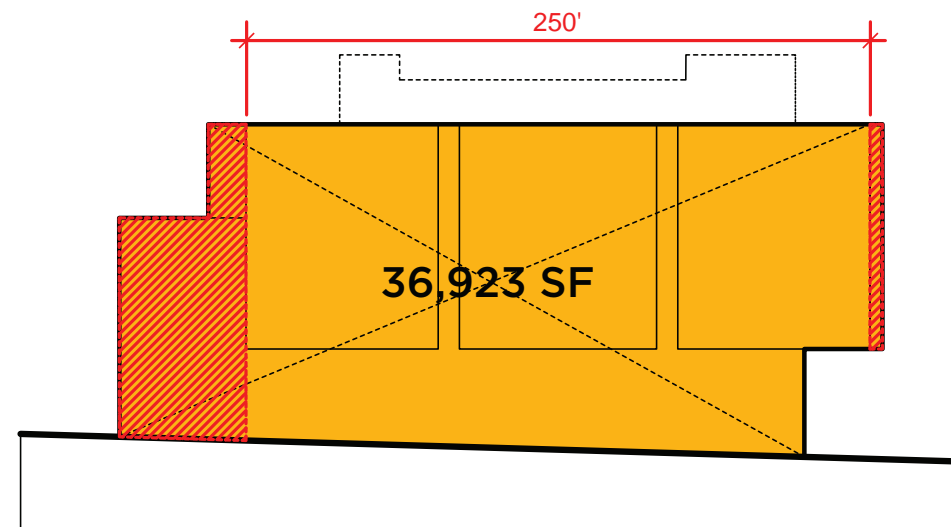
Thomas Street



## East Facade Bulk

### DC2 Massing (Seattle)

*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.*



15% of facade beyond 250' length. (5,501 SF)



GOOD



BETTER

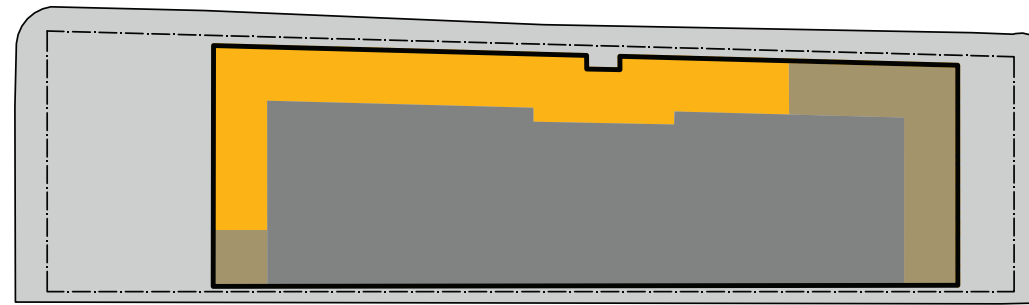


BEST

## Active Street Frontage & Transparency

### PL1.3.C Pedestrian Volumes and Amenities (Uptown)

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.



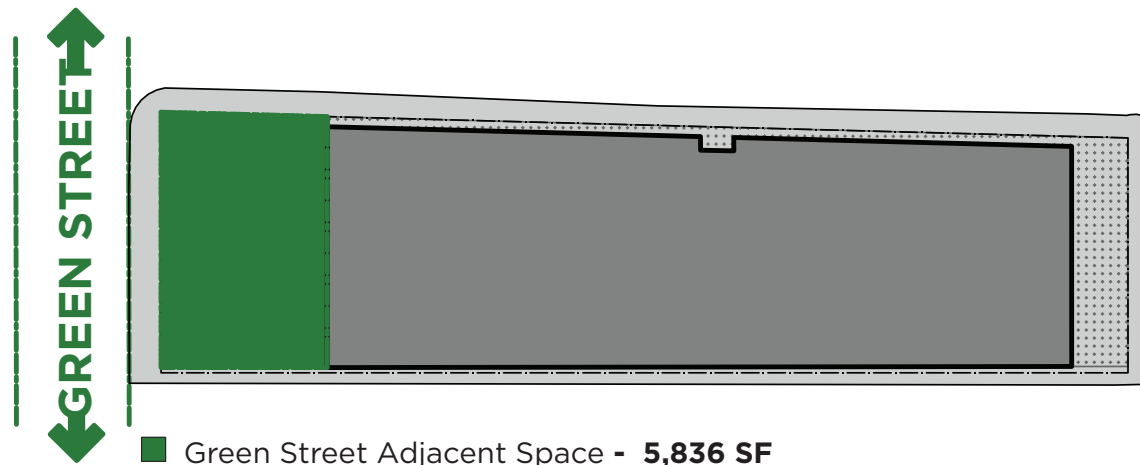
■ Active Program - **292 Linear Feet**  
■ Inactive Program - **166 Linear Feet**



## Green Street Support

### PL1.B.2 Walkways and Connections (Seattle)

*Pedestrian Volumes:* Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.



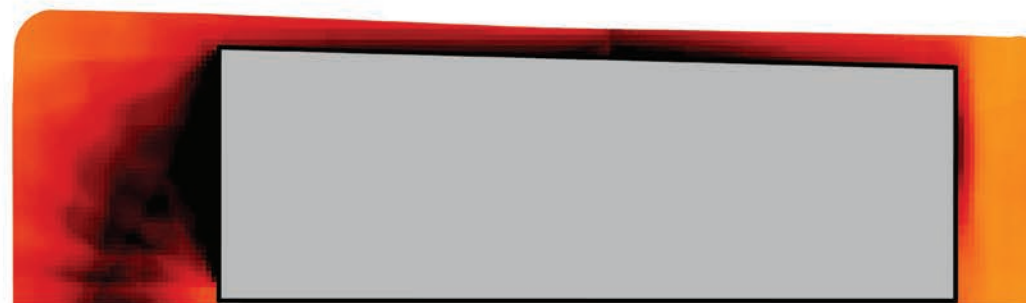
■ Green Street Adjacent Space - **5,836 SF**



## Open Space Daylight

### DC2.5.B Tall Form Placement, Spacing and Orientation (Uptown)

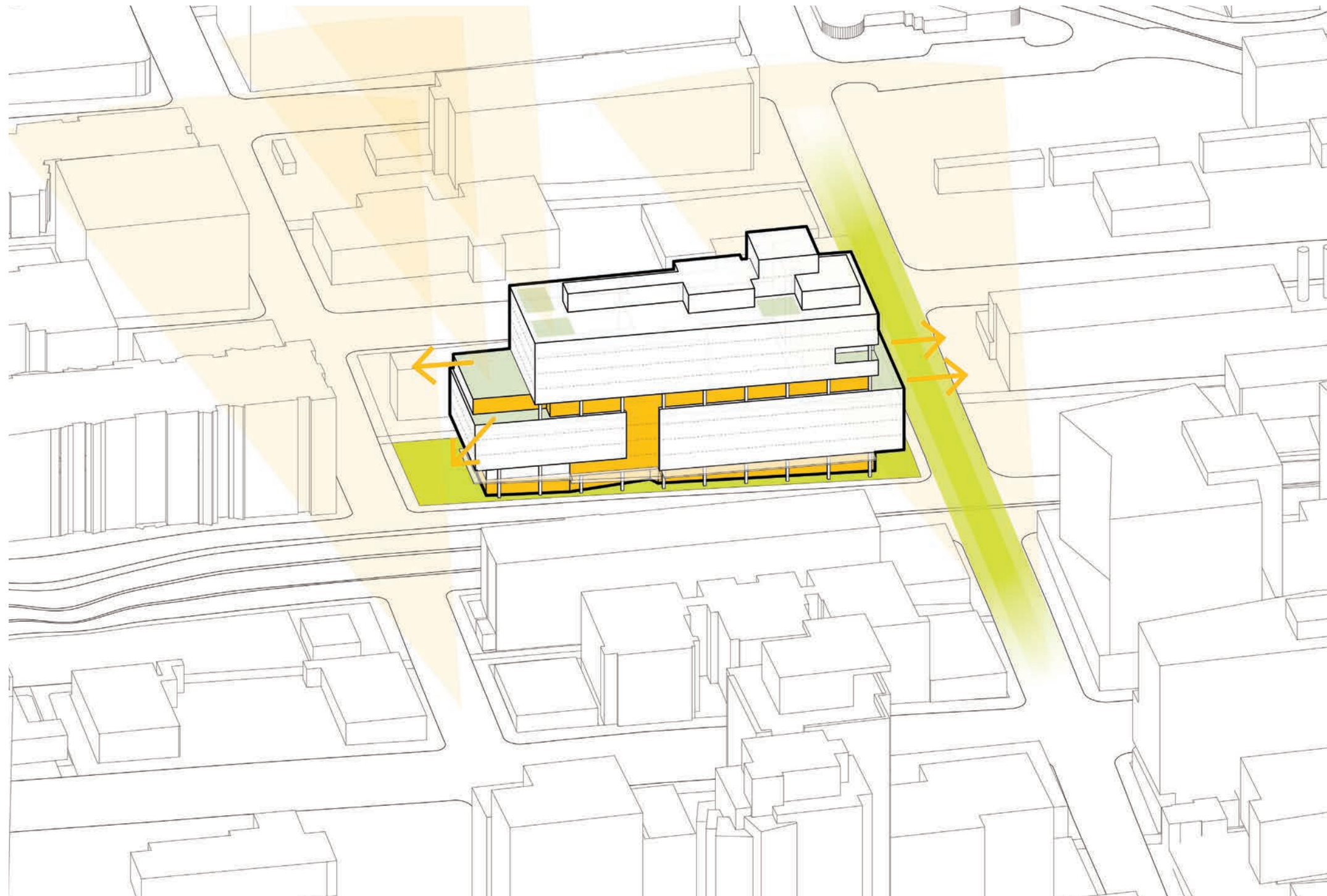
Minimize shadow impacts on public parks, plazas and spaces; maximize tower spacing to adjacent structures; afford light and air to the streets, pedestrians and public realm



Ground Level Sun Exposure (Annual hours/day) = **3.329**



OPTION 4  
**EQUITABLE OPEN SPACE**  
PREFERRED



**CONCEPT**

- Shaped by its context, subtle shifts in the massing give way to meaningful public space at the North and South activating all three street frontages.

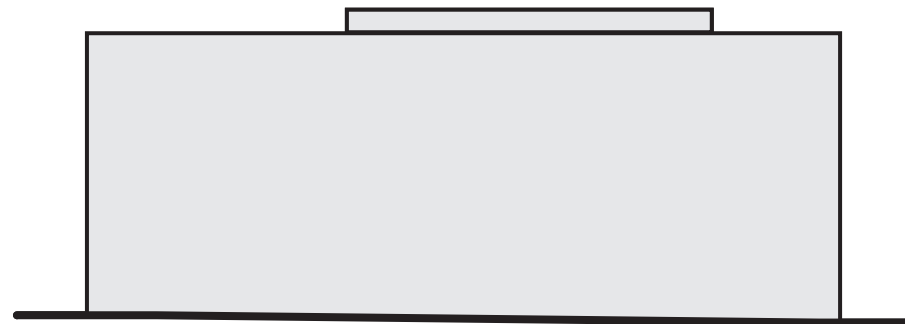
**OPPORTUNITIES**

- Protects view to the Space Needle from both Thomas Street and John Street.
- Public open space provided on both John Street and Thomas Street.
- Roof terraces engage the public realm
- Rich pedestrian experience on all three street fronts.

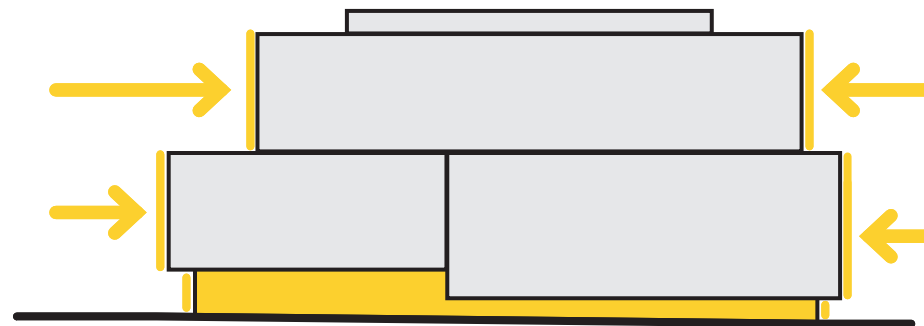
**CHALLENGES**

- Requires facade length departure below 85'

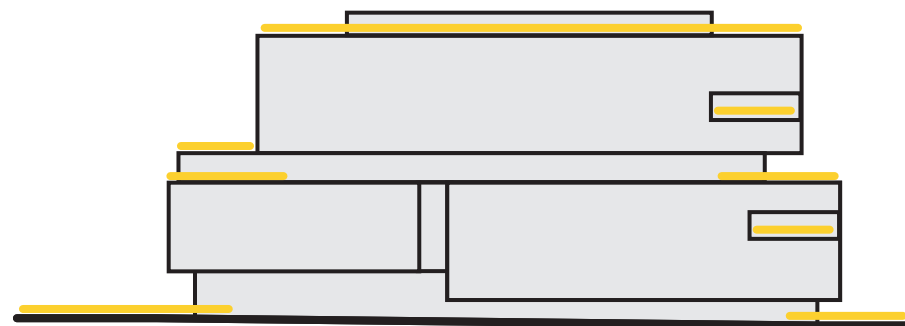
TYPICAL OFFICE BUILDING



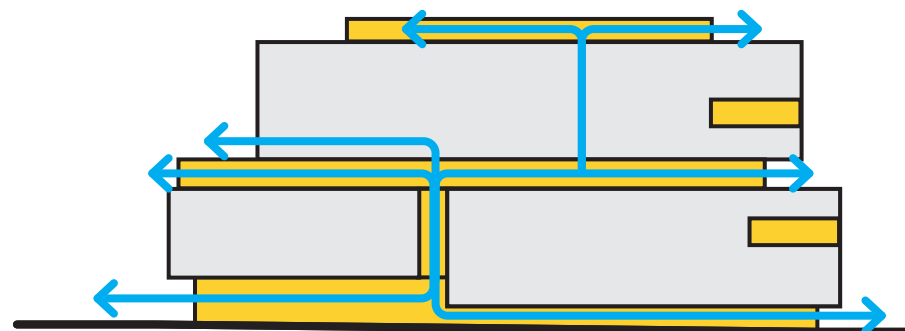
SITE RESPONSIVE



CONNECTED TO OPEN SPACE



COMMUNITY



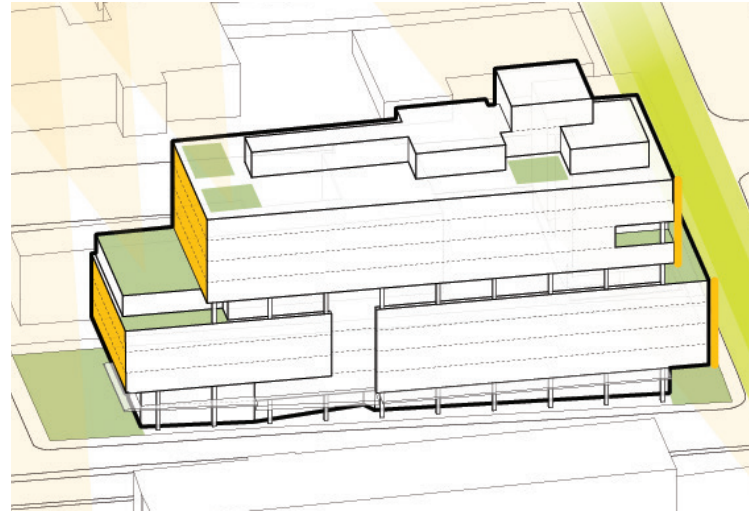
Building form is shaped by its context. Views to the space needle are protected, open space at the North and the South is preserved and the pedestrian zone is active and transparent.

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.

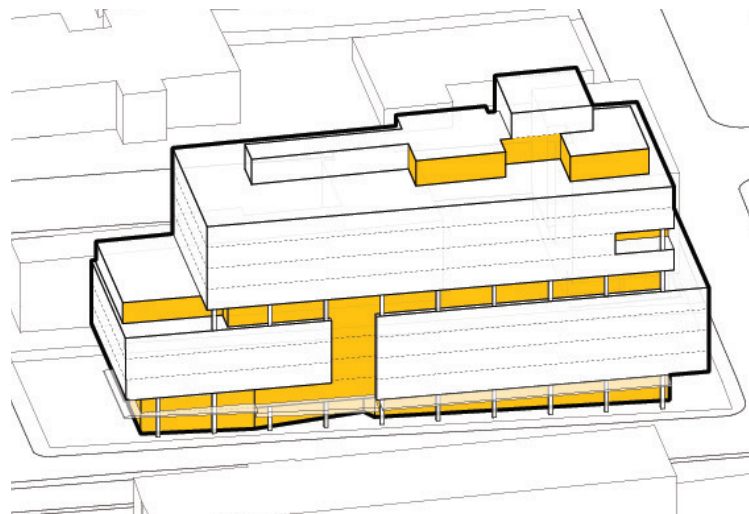


### SETBACKS & OPEN SPACE



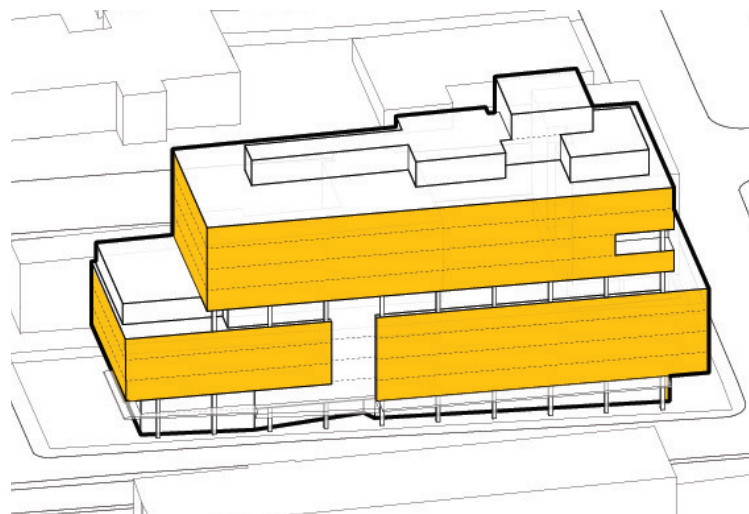
Open space is concentrated at the north and south of the building. This pattern of open spaces begins at grade and is continued up through the height of the building, relating to the building setbacks. This culminates at the roof with a signature occupiable roof terrace.

### STICKY SPACE



The inner life of the building is visible from the street. The lower level amenity spaces and upper level spaces adjacent to roof terraces are connected vertically by a zone where a future tenant stair could be positioned along the facade. These “sticky spaces” will be evident in the form of the building and facade expression.

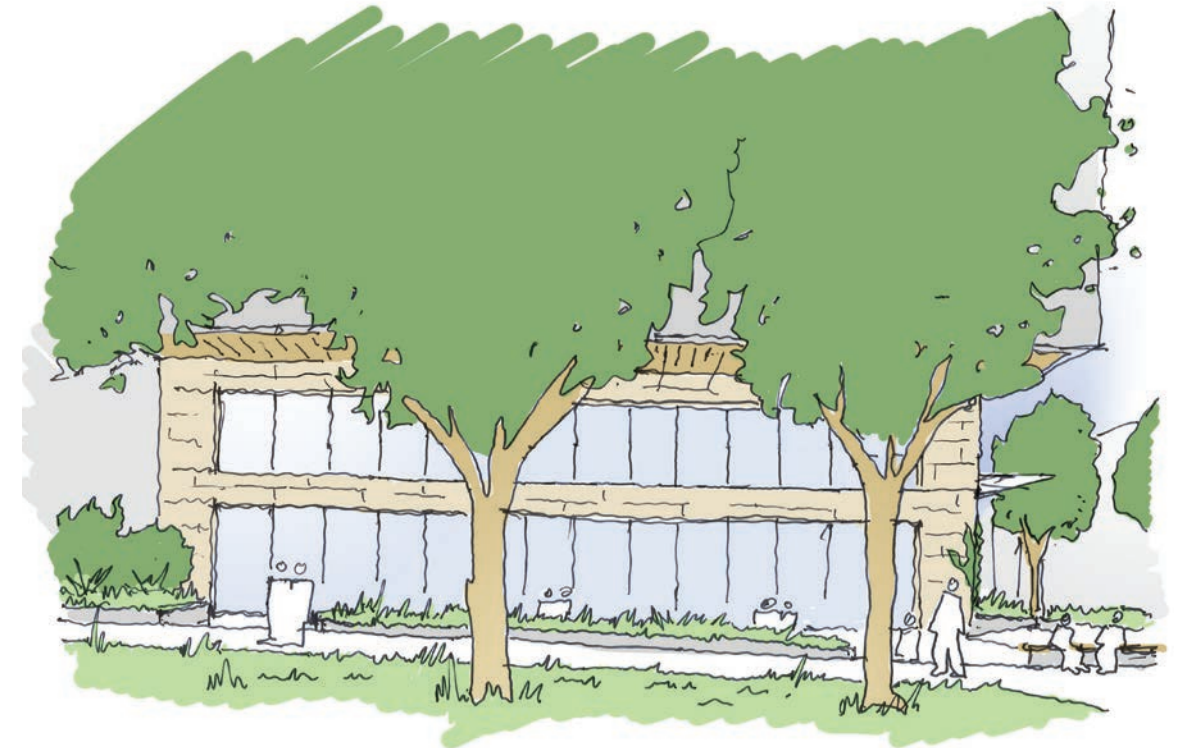
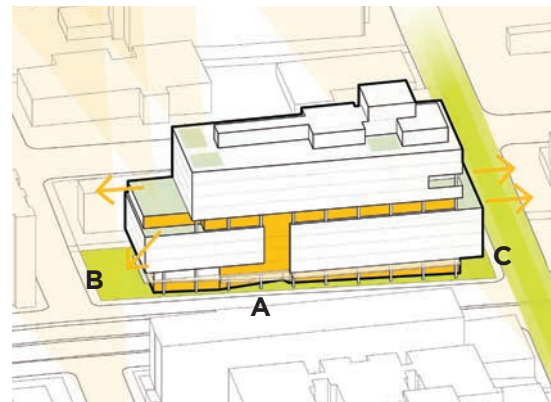
### ANIMATED FACADE



The building facade will respond to the inner spatial demands and its exterior context. Its modularity will be driven by industry standard interior planning dimensions. The solidity and transparency of the facade will be shaped by the access to daylight and views afforded.



A - 7th Avenue Street Frontage



B - South Plaza



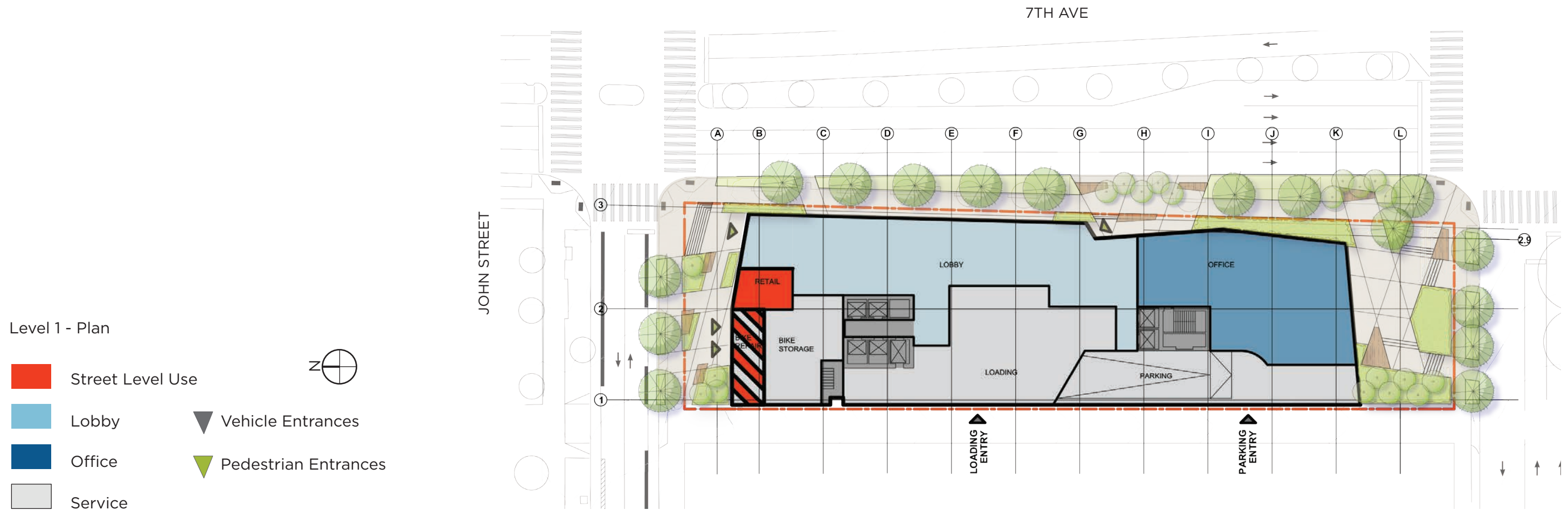
C - North Plaza



Corner of 7th Ave and John Street

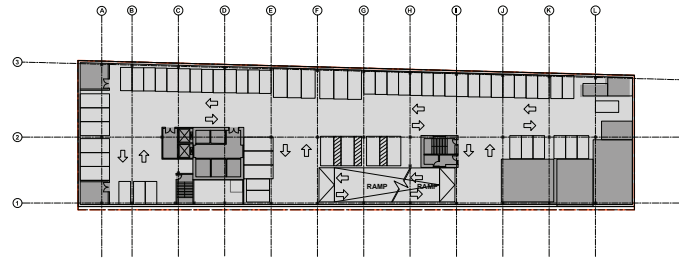


Corner of 7th Ave and Thomas Street

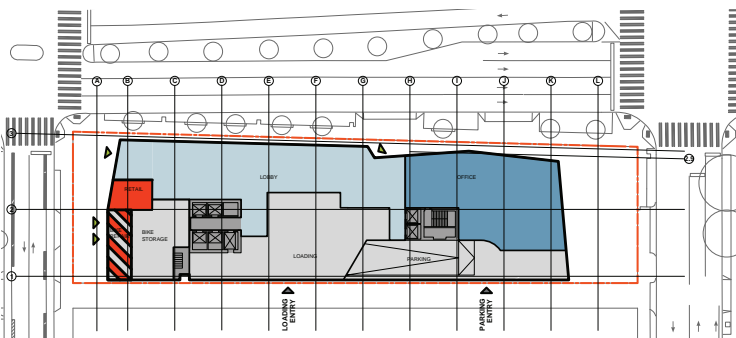


# 6.0 ARCHITECTURAL CONCEPTS

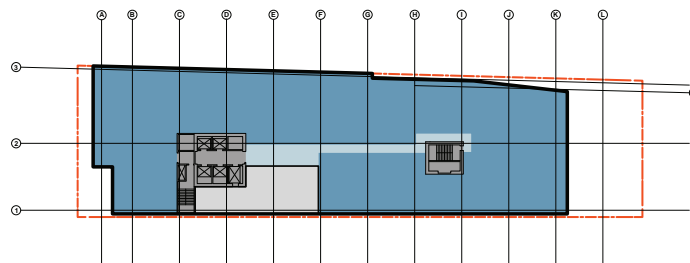
## OPTION 4 | EQUITABLE OPEN SPACE - PREFERRED



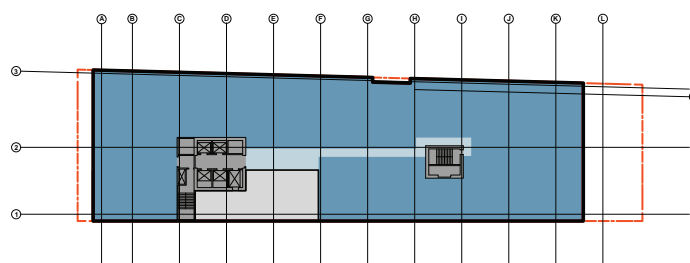
Typical Below Grade Parking Plan



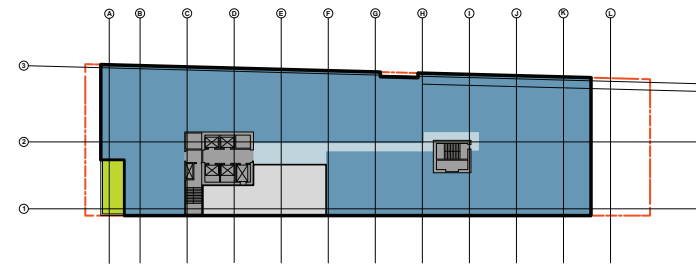
Office Floor Plan - Level 1



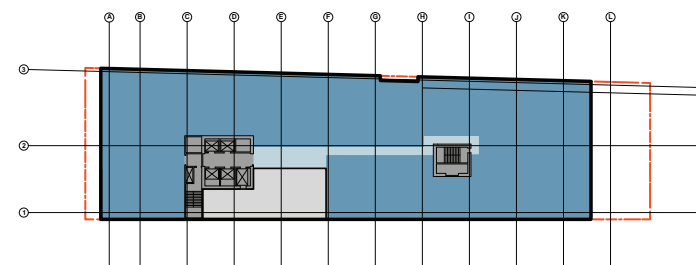
Office Floor Plan - Level 2



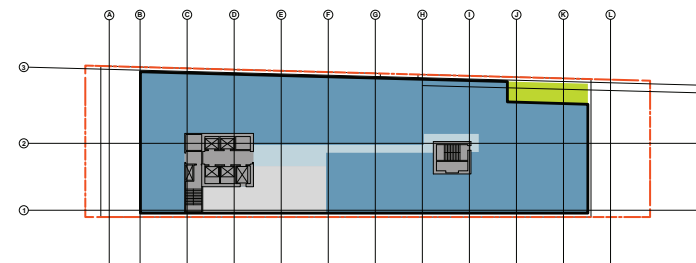
Office Floor Plan - Level 3



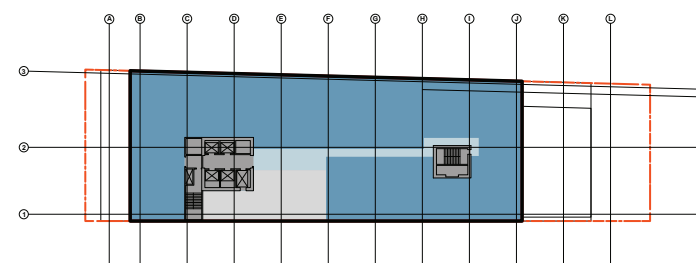
Office Floor Plan - Level 4



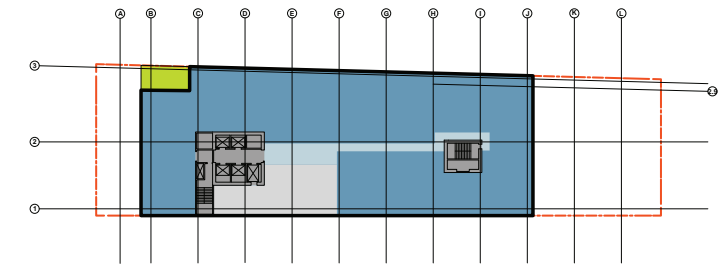
Office Floor Plan - Level 5



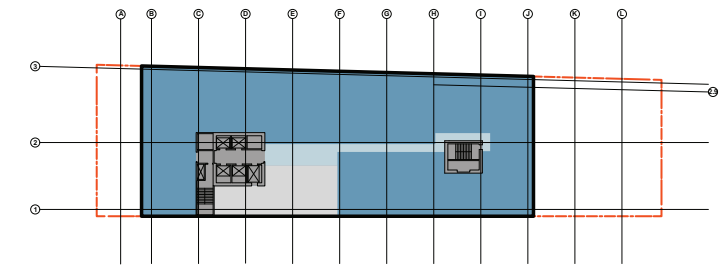
Office Floor Plan - Level 6



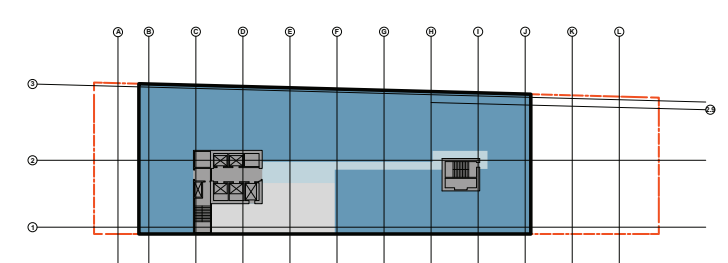
Office Floor Plan - Level 7



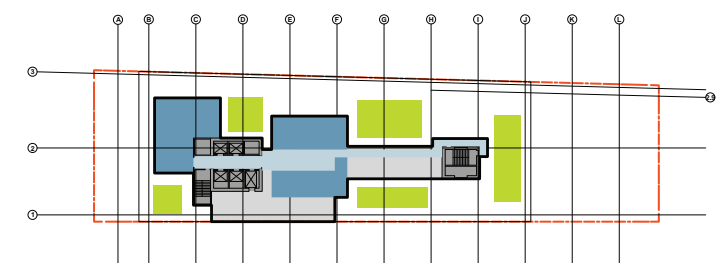
Office Floor Plan - Level 8



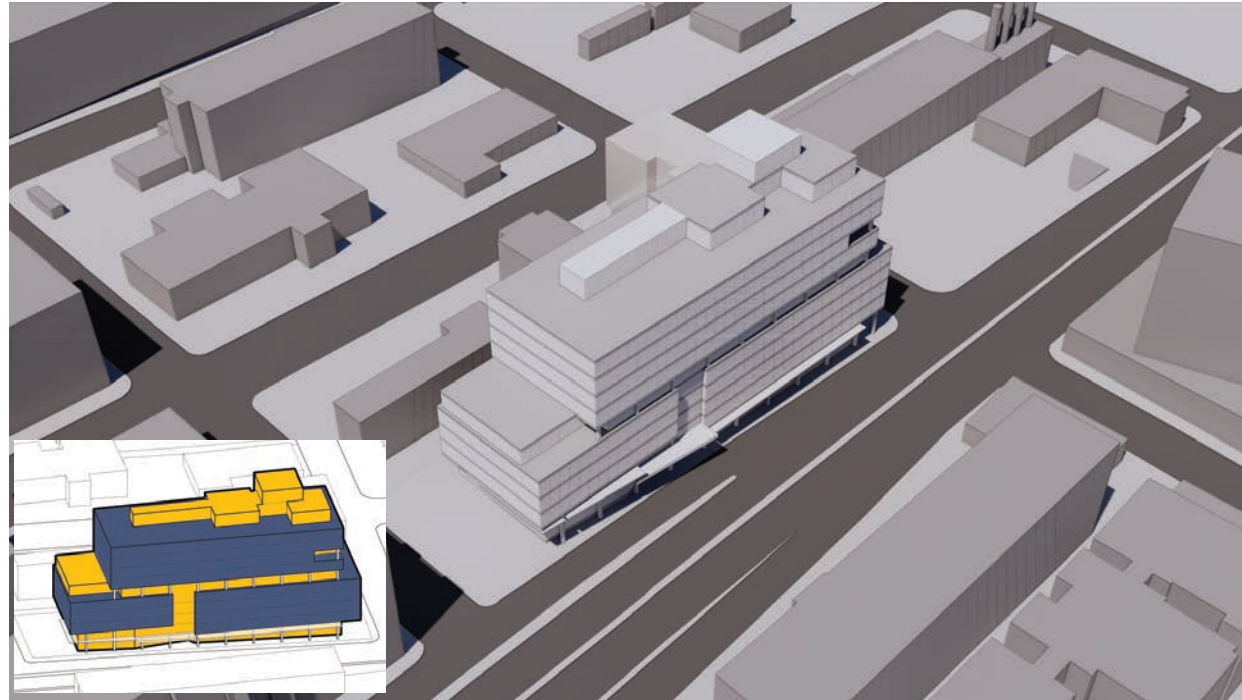
Office Floor Plan - Level 9



Office Floor Plan - Level 10



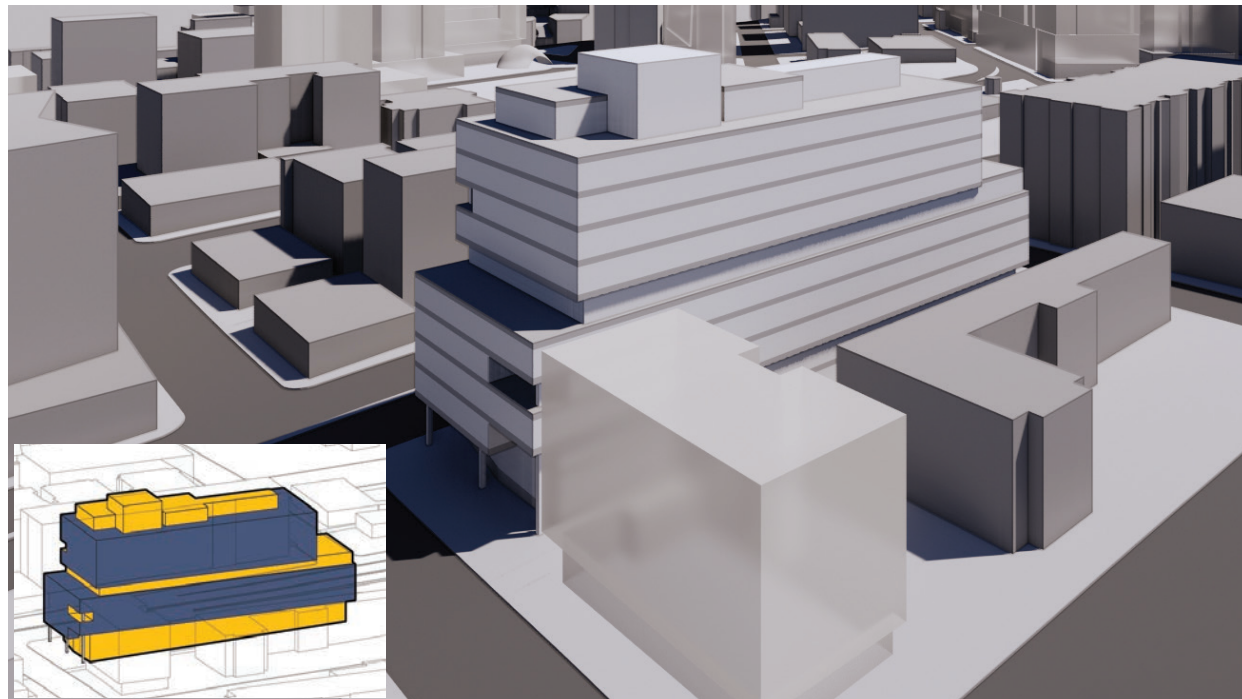
Roof Plan



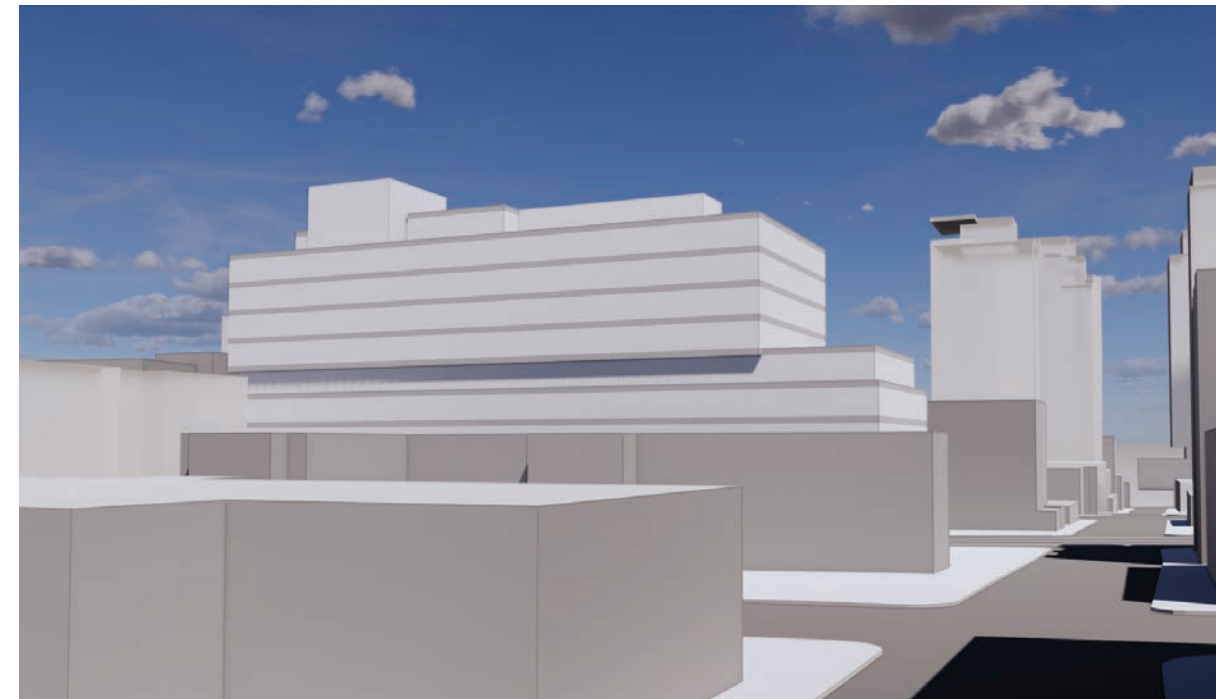
Aerial View



South down 7th Ave.

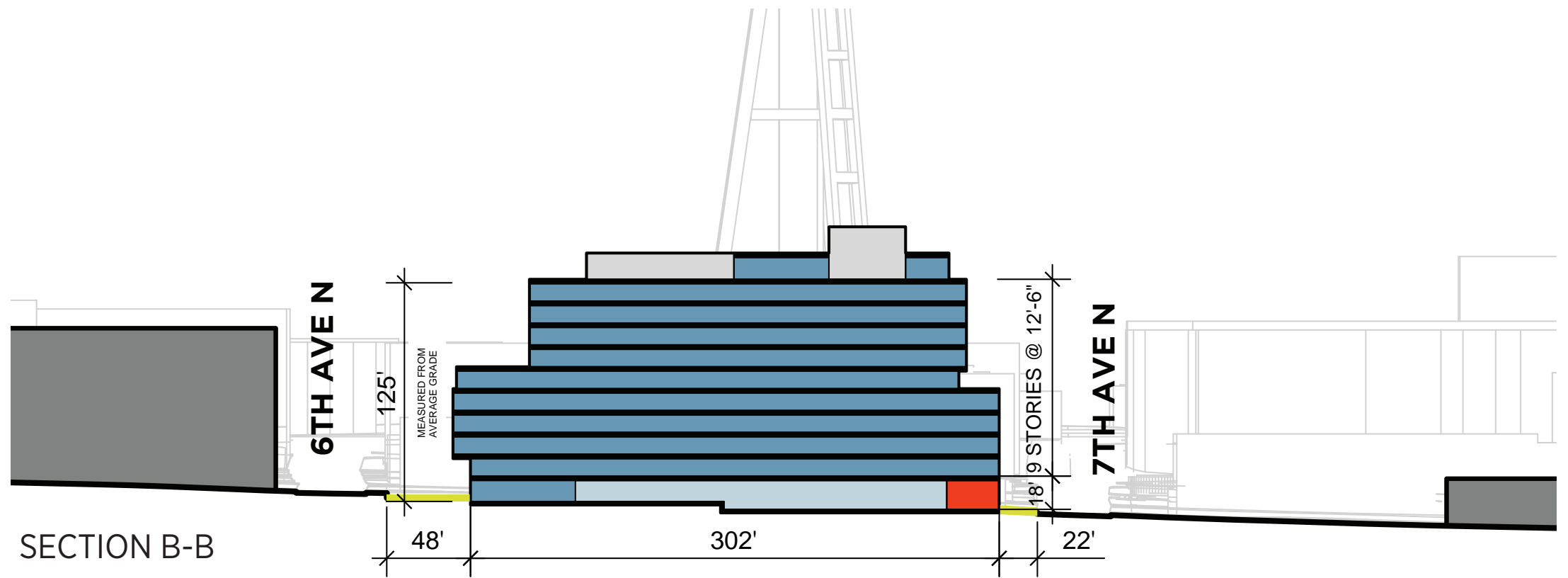
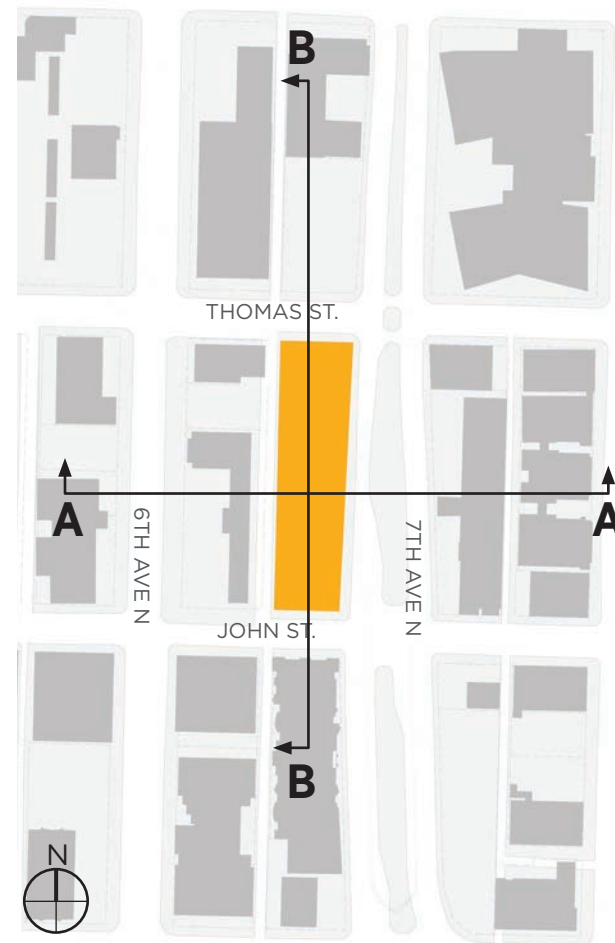
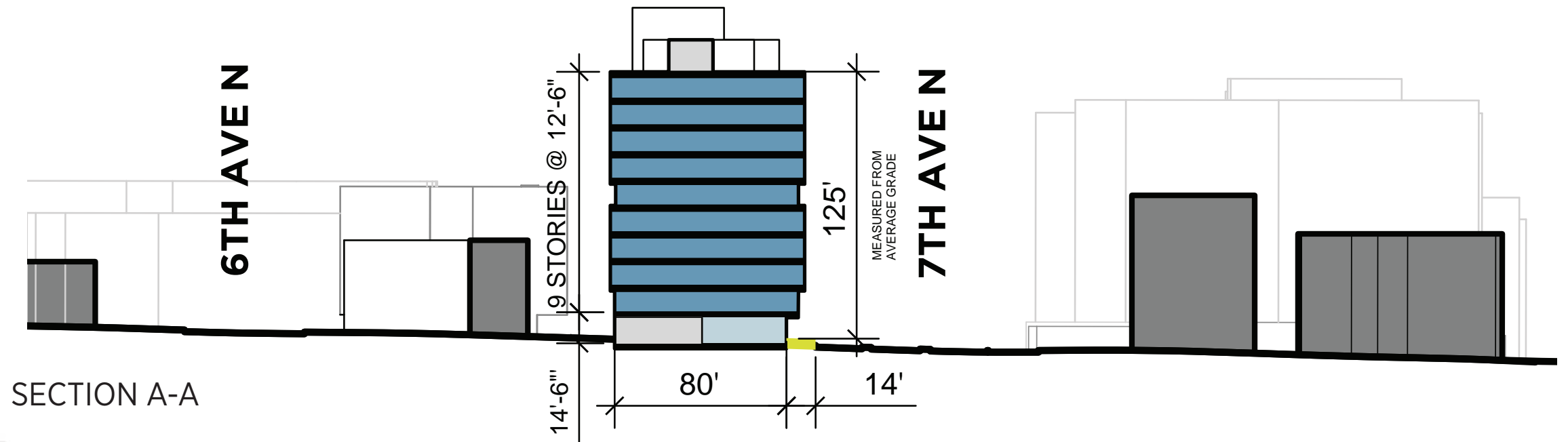


Aerial View



East down John St.

- Street Level Use
- Lobby
- Office
- Service



## 6.0 ARCHITECTURAL CONCEPTS

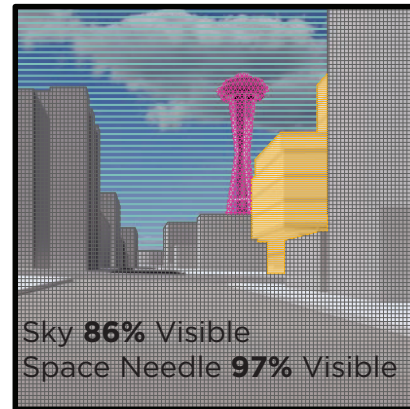
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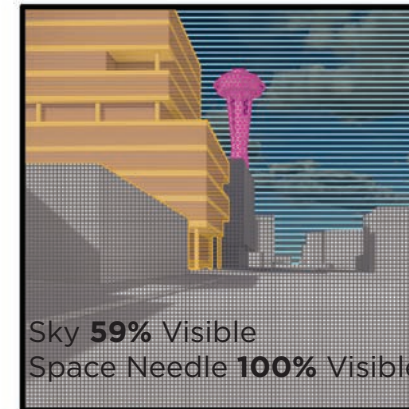
## Landmark View Analysis

### DC2.5.A - Respond to Context (Uptown)

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



John Street



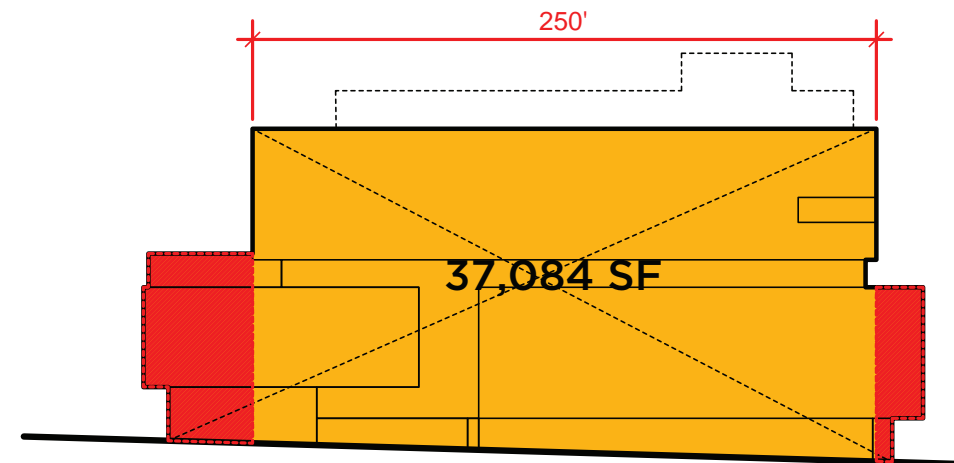
Thomas Street



## East Facade Bulk

### DC2 Massing (Seattle)

*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.*



13% of facade beyond 250' length. (4,686 SF)



GOOD



BETTER



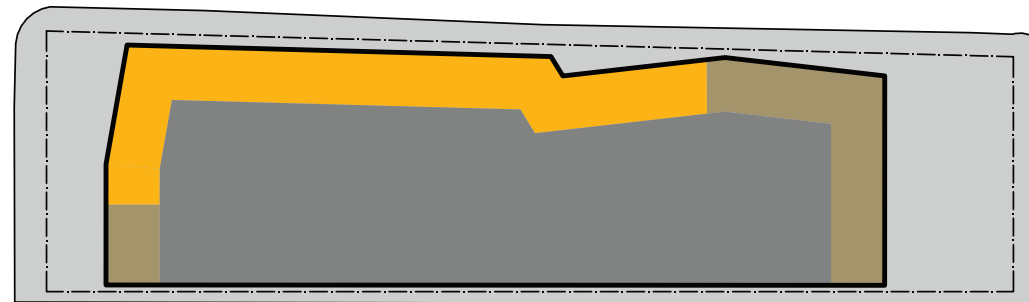
BEST



### Active Street Frontage & Transparency

**PL1.3.C Pedestrian Volumes and Amenities (Uptown)**

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.



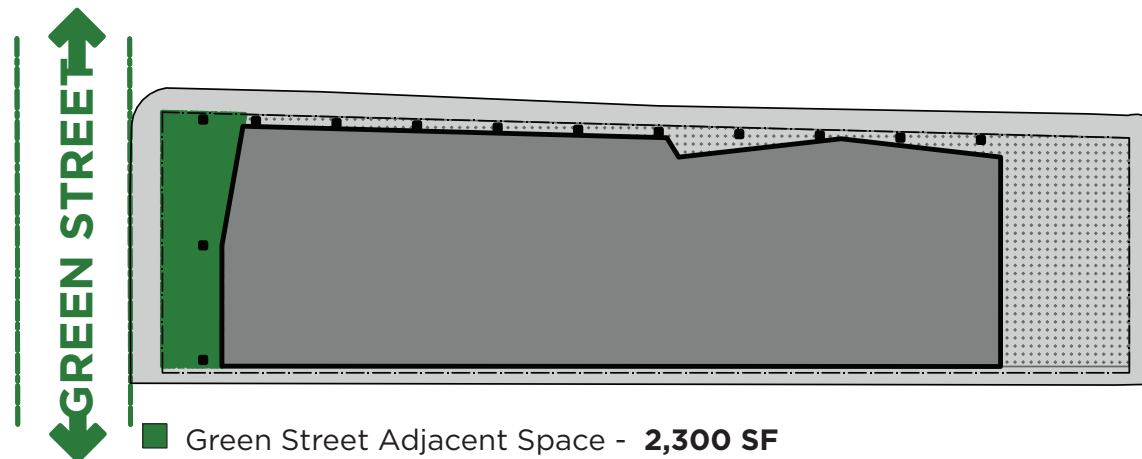
Active Program - 280 Linear Feet  
Inactive Program - 174 Linear Feet



### Green Street Support

**PL1.B.2 Walkways and Connections (Seattle)**

*Pedestrian Volumes:* Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.



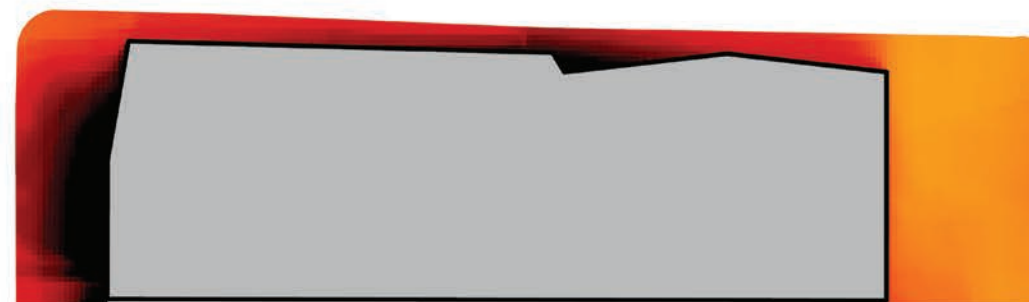
Green Street Adjacent Space - 2,300 SF



### Open Space Daylight

**DC2.5.B Tall Form Placement, Spacing and Orientation (Uptown)**

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



Ground Level Sun Exposure (Annual hours/day) = 4.092



**SOUTH LAKE UNION**  
EMERGING  
MIXED USE  
SOCIAL  
ACTIVE  
OPEN SPACE



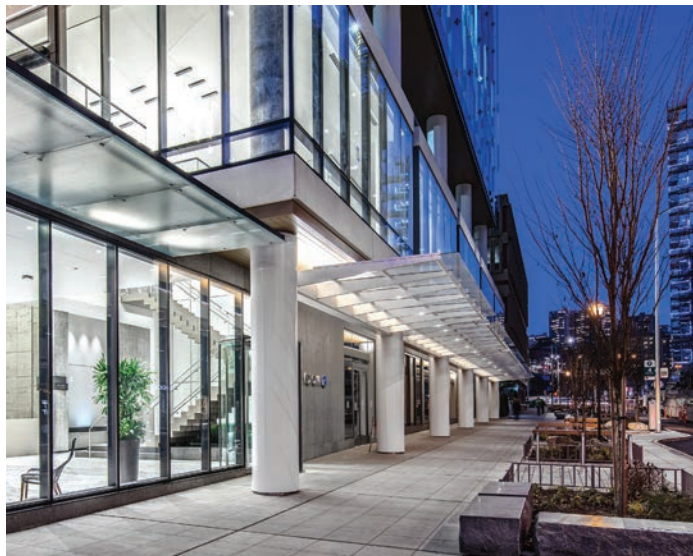
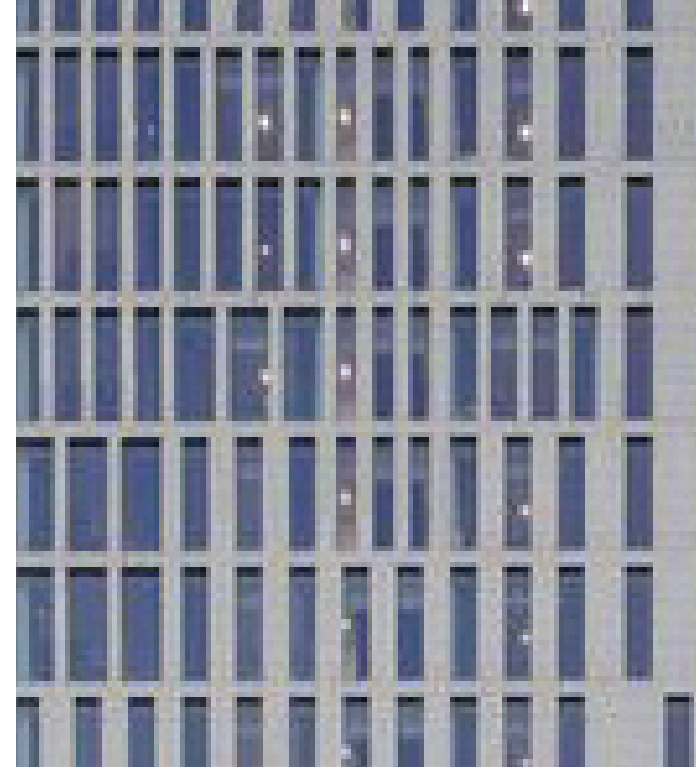
**BELLTOWN**  
HISTORIC  
NATURAL MATERIALS  
LOWER SCALE



**UPTOWN**  
VARIED  
ECCENTRIC  
NATURAL MATERIALS



## 6.0 ARCHITECTURAL CONCEPTS



INVITING PUBLIC SPACES

ACTIVE ROOFTOPS

ANIMATED FACADE

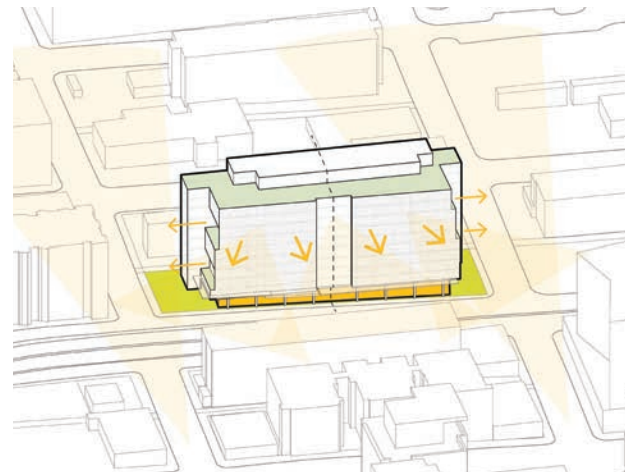
WARM NATURAL MATERIALS

### COMPARATIVE ANALYSIS

# 6.0 ARCHITECTURAL CONCEPTS

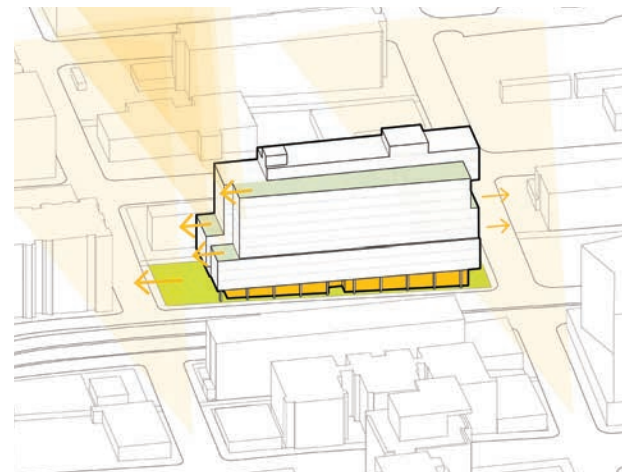
## CONCEPT SUMMARY

**PREFERRED**



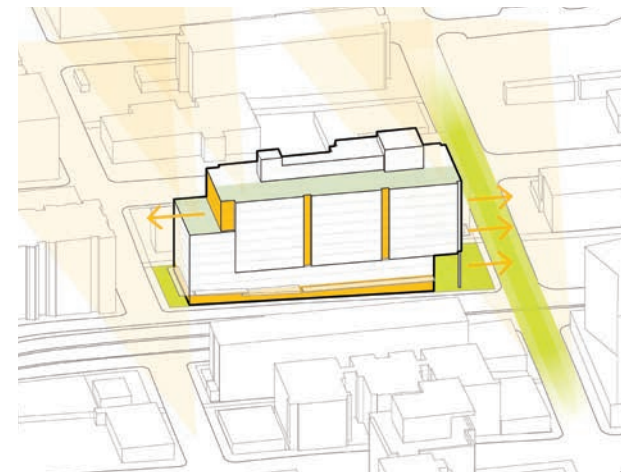
GROSS FLOOR AREA: **260,700 SF**  
 FACADE AREA OVER CODE: **0 SF**

### SCHEME 1 - ACTIVATE 7TH AVE



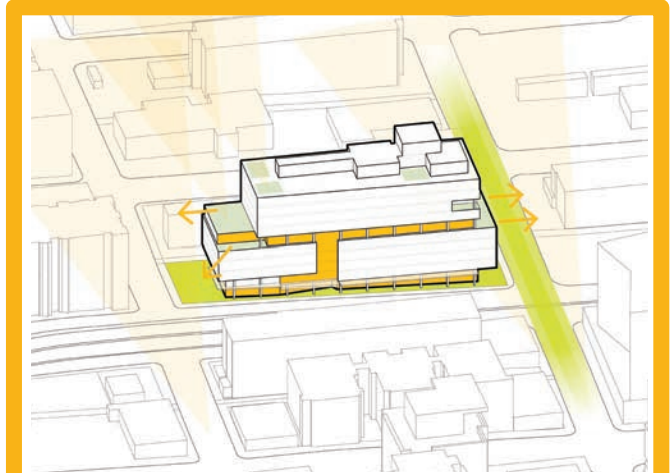
GROSS FLOOR AREA: **260,300 SF**  
 FACADE AREA OVER CODE: **5,293 SF**

### SCHEME 2 - SOUTH PUBLIC SPACE



GROSS FLOOR AREA: **257,00 SF**  
 FACADE AREA OVER CODE: **5,501 SF**

### SCHEME 3 - ENHANCE THE GREEN STREET



GROSS FLOOR AREA: **254,500 SF**  
 FACADE AREA OVER CODE: **4,284 SF**

### SCHEME 4 - EQUITABLE COMMUNITY SPACE

Landmark View Analysis

**1**

**2**

**2**

**3**

East Facade Bulk

**1**

**2**

**2**

**3**

Active Street Frontage & Transparency

**2**

**1**

**3**

**3**

Green Street Support

**1**

**1**

**3**

**2**

Open Space Daylight

**2**

**3**

**1**

**2**

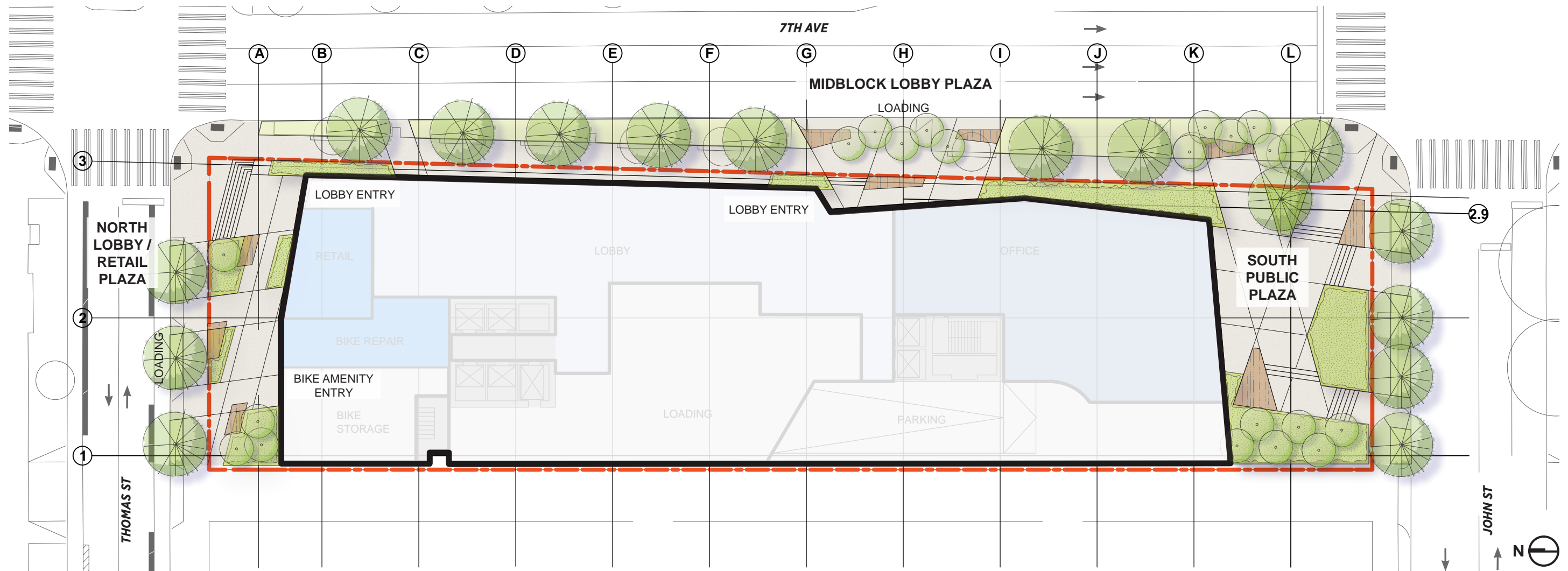
**7**

**9**

**11**

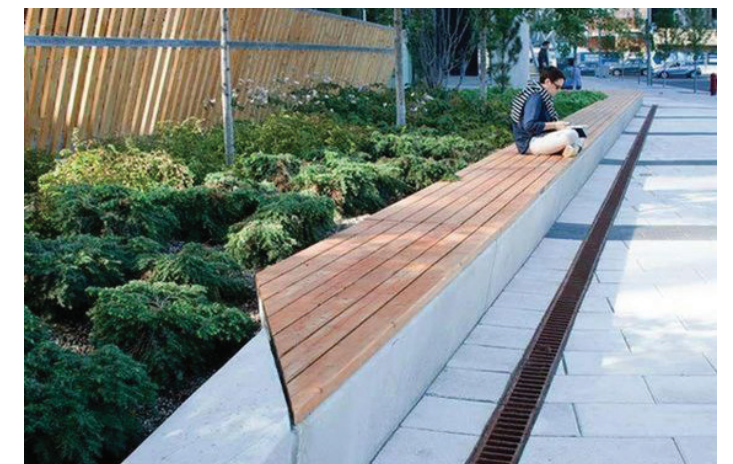
**13**

## 6.0 ARCHITECTURAL CONCEPTS

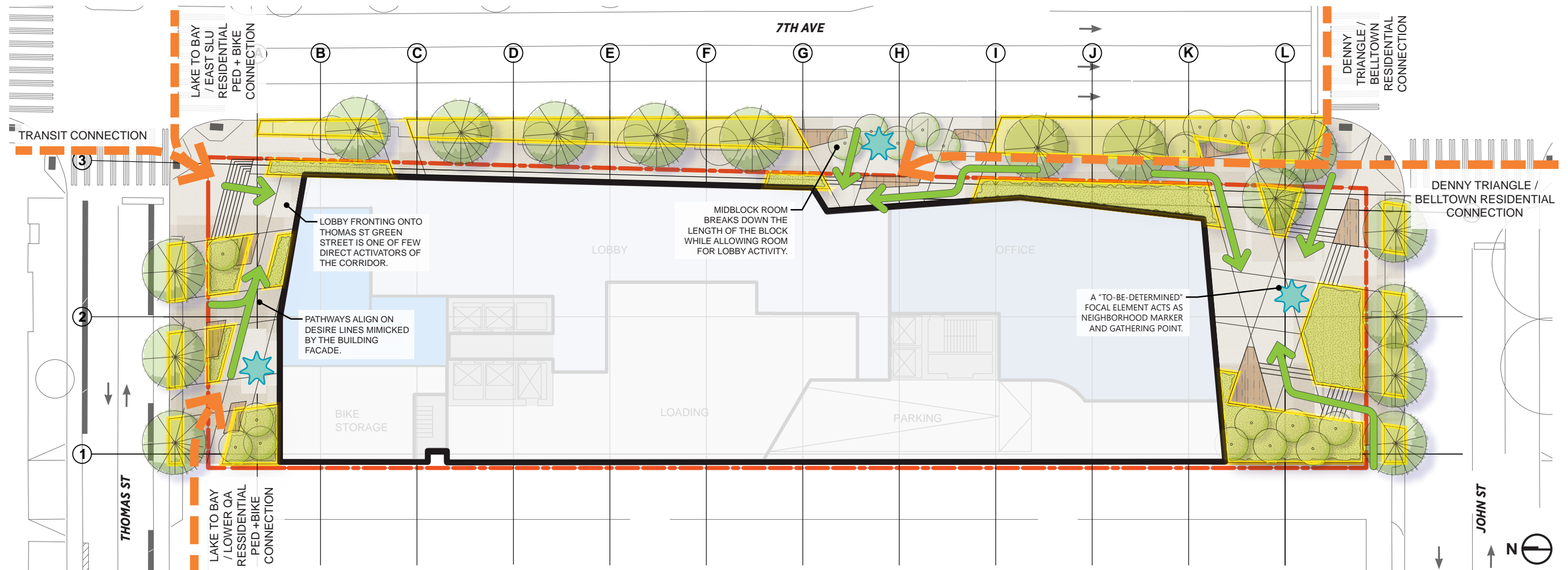


### LANDSCAPE





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.



# 6.0 ARCHITECTURAL CONCEPTS

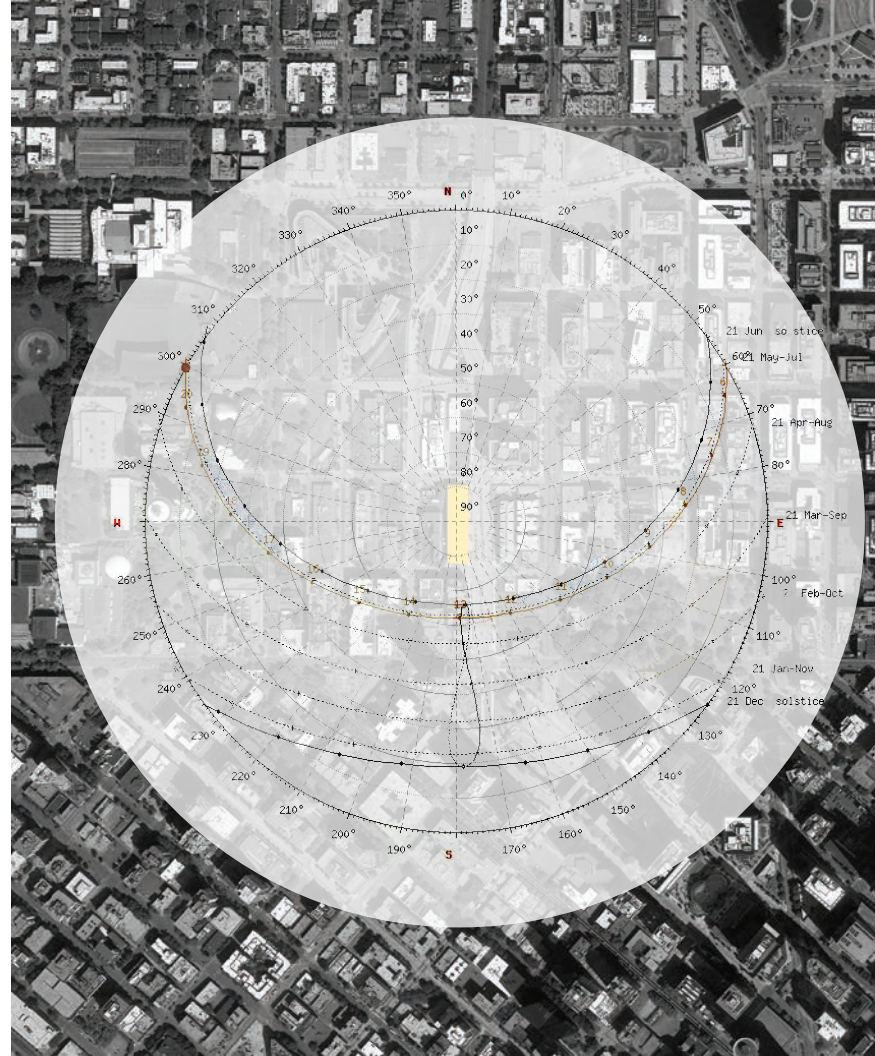


## LEGEND

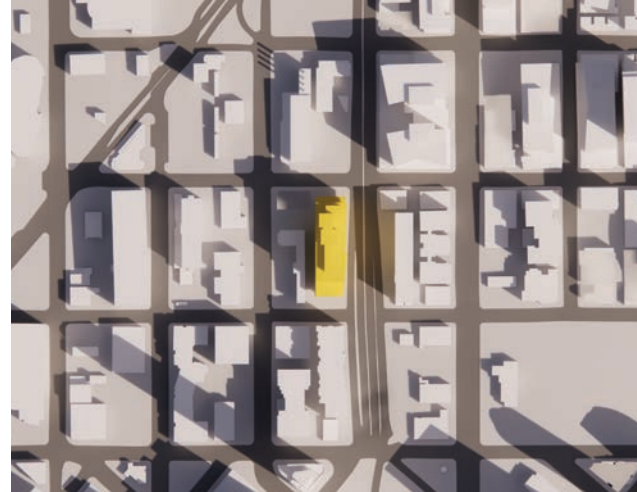
-  ACCESSIBLE + EQUITABLE: CREATE EQUITABLE PUBLIC SPACES
-  HEALTHY + ACTIVE: CREATE A VIBRANT URBAN EXPERIENCE
-  SUSTAINABLE + PERFORMANCE: USE SUSTAINABLE LANDSCAPE STRATEGIES
-  FLEXIBLE + CONNECTED: CONNECT TO EXISTING GREEN SPACES + LANDMARK VIEWS

# 6.0 ARCHITECTURAL CONCEPTS

## SHADOW STUDY



9:00 AM



12:00 PM



3:00 PM



MARCH 21



JUNE 21



DECEMBER 21



## 6.0 ARCHITECTURAL CONCEPTS

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## 7.0 DEPARTURES

### DEPARTURE #1 (MAXIMUM STRUCTURE WIDTH)

Item #	Development Standard	Requirement	Modification Requested	Rationale
1	SMC 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 for 43' to the south and 19' to the north for a total width of 312 feet. Above 87 feet 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 (1,300 SF 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 87 feet to maximize architectural interest at street level while mitigating shadows and impact to the exiting views of the Space Needle along John St and Thomas St (DC2.5A-B Uptown).

#### Relevant Design Guidelines

##### CS2.3 (Uptown)

A. Generally, buildings within Uptown should meet the corner and not be setback, except for Gateway locations. Buildings, retail treatments and open spaces should address the corner and promote activity.

##### DC2.5 (Uptown)

A. Response to Context: 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: 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

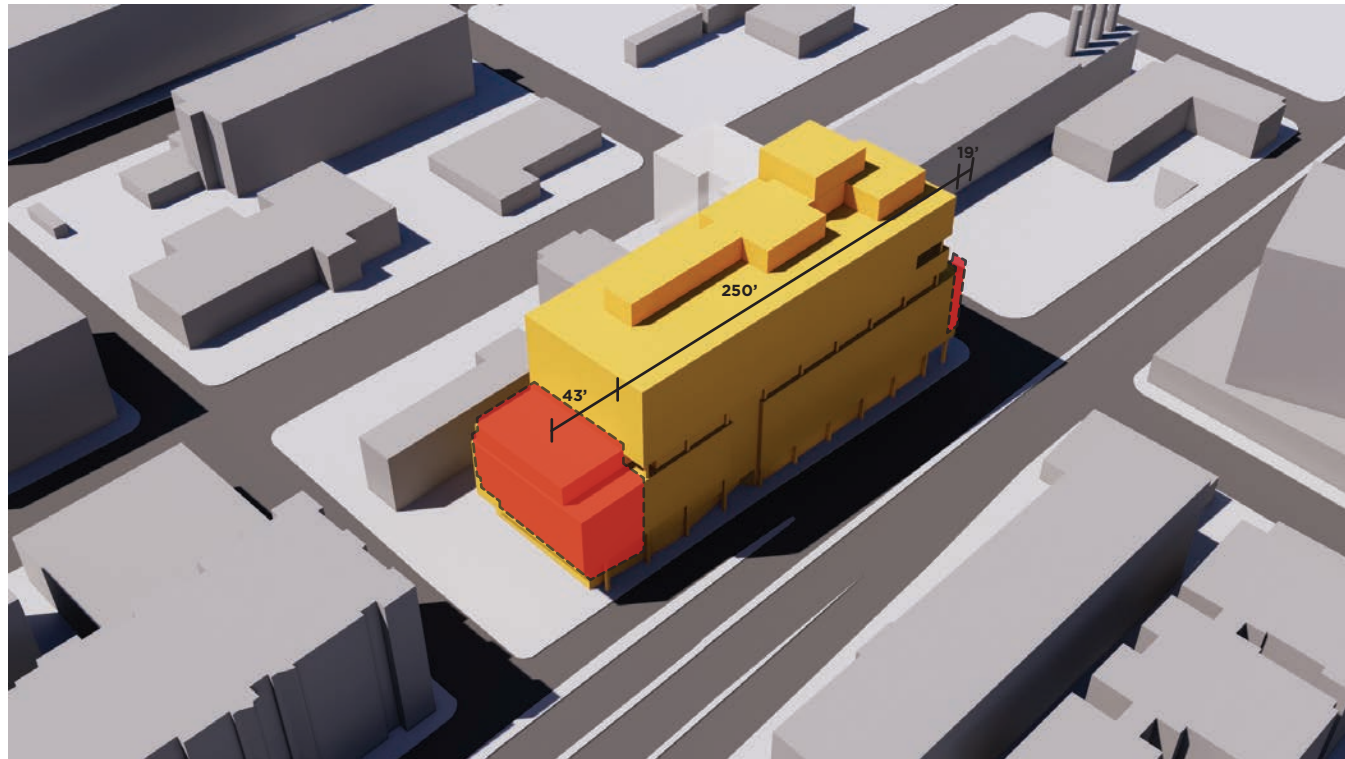
D. Intermediate Scales: To mediate the extra height/scale, add legible, multi-story intermediate scale elements; floor groupings, gaskets, off-sets, projections, sky terraces, layering, or other legible modulations to the middle of tall forms. Avoid a single repeated extrusion from top to bottom.

##### DC2 Massing (Seattle)

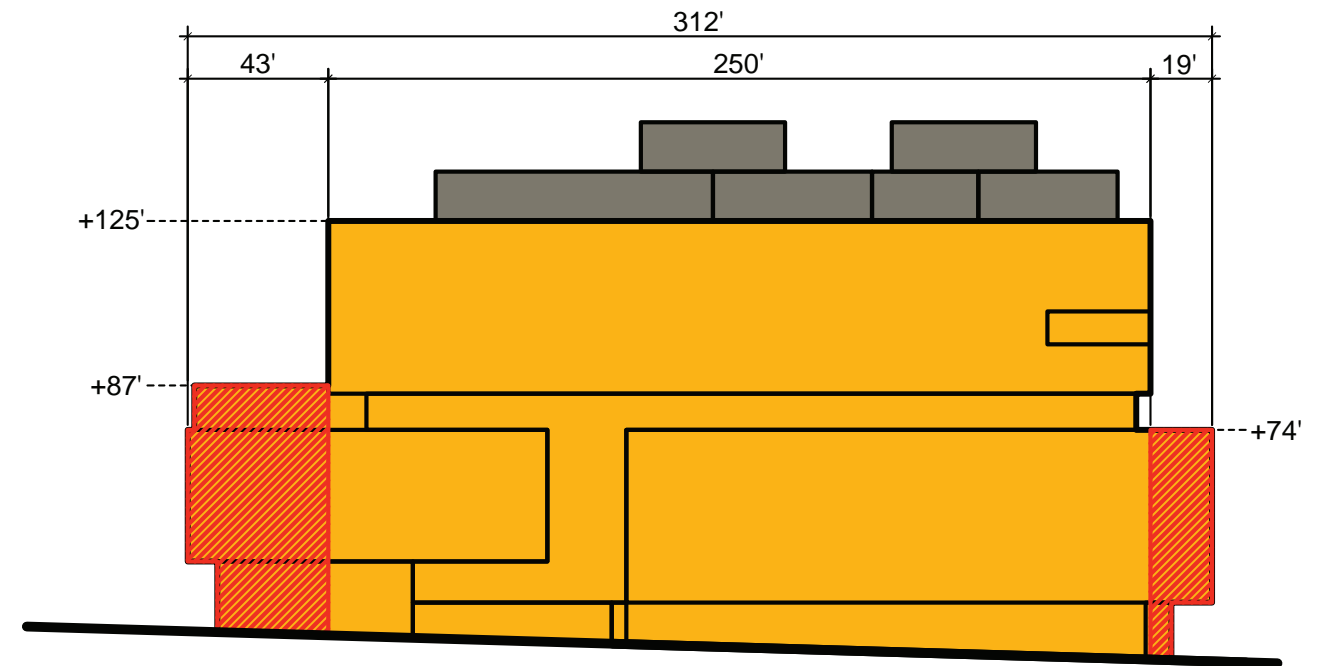
1. Site characteristics and uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open spaces. In addition special situations such as very large sites, unusually shaped sites, or sites with varied topography may 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.

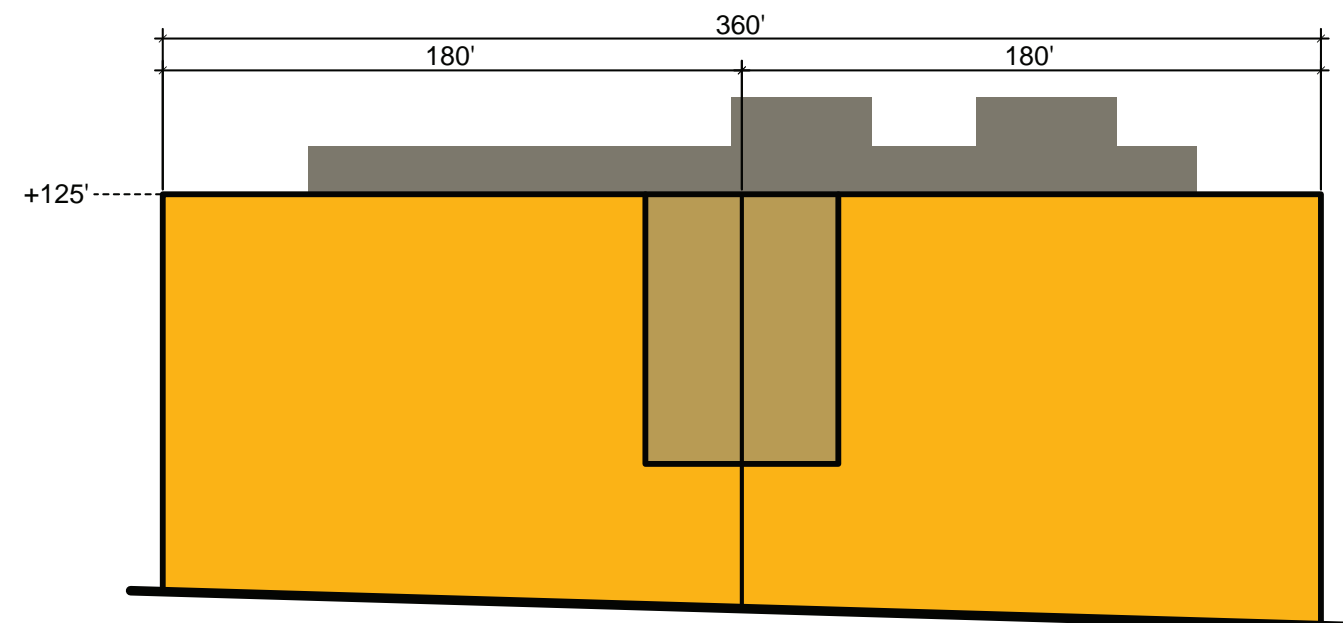
## 7.0 DEPARTURES



**PROPOSED**



**CODE BASELINE - 2 BUILDINGS**



## 7.0 DEPARTURES

### DEPARTURE #2 (UNMODULATED FACADE)

Item #	Development Standard	Requirement	Modification Requested	Rationale
2	23.48.745 Upper-level Development Standards in SM-UP 160 zones	Facade modulation is required above a height of 45 feet above the sidewalk of any portion of a structure located within 15 feet of a street lot line. The maximum length of unmodulated facade within 15 feet of a street lot line is 150 feet at a height between 45-125 feet. Any portion of a facade exceeding the maximum length of a facade prescribed above (listed in 23.48.745 table a) shall be set back a minimum of 15 feet from the street lot line for a minimum distance of 40 feet before any other portion may be within 15 feet of the street lot line.	Relief from the upper level facade modulation requirements between 45' and 125'. Below Level 6 the project is proposing 178 feet of unmodulated facade separated by a 5 foot deep and 24 foot wide setback before another 109 feet of unmodulated facade length. Above Level 6 the project is proposing 250 feet of unmodulated facade with a single level 15' setback balcony at the northeast corner of the facade along 7th Avenue.	The design is proposing a variety of facade modulation starting from the street level and wrapping around the building to shape the massing. The proposed design provides an additional 3,000 SF of modulated facade above the code baseline. The setbacks range from 6 feet to 18.5 feet deep up to Level 6. This modulation creates a strong unified massing design. The unmodulated areas support the concept of larger shifting forms that create spacious outdoor terraces, activating the building at different levels. It also allows the project to design an animated facade along these forms that will provide more visual interest and modulation than the code required single setback (DC2.5H Uptown, DC2 Uptown and DC2.2 Seattle). The proposed facade modulation request also creates wider sidewalks at the ground level to activate the street frontage (PL1.3 Uptown) and provide articulation on all four sides of the building (DC2.5.E).

#### Relevant Design Guidelines

##### 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.

##### DC2.5 (Uptown)

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.

E. 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.

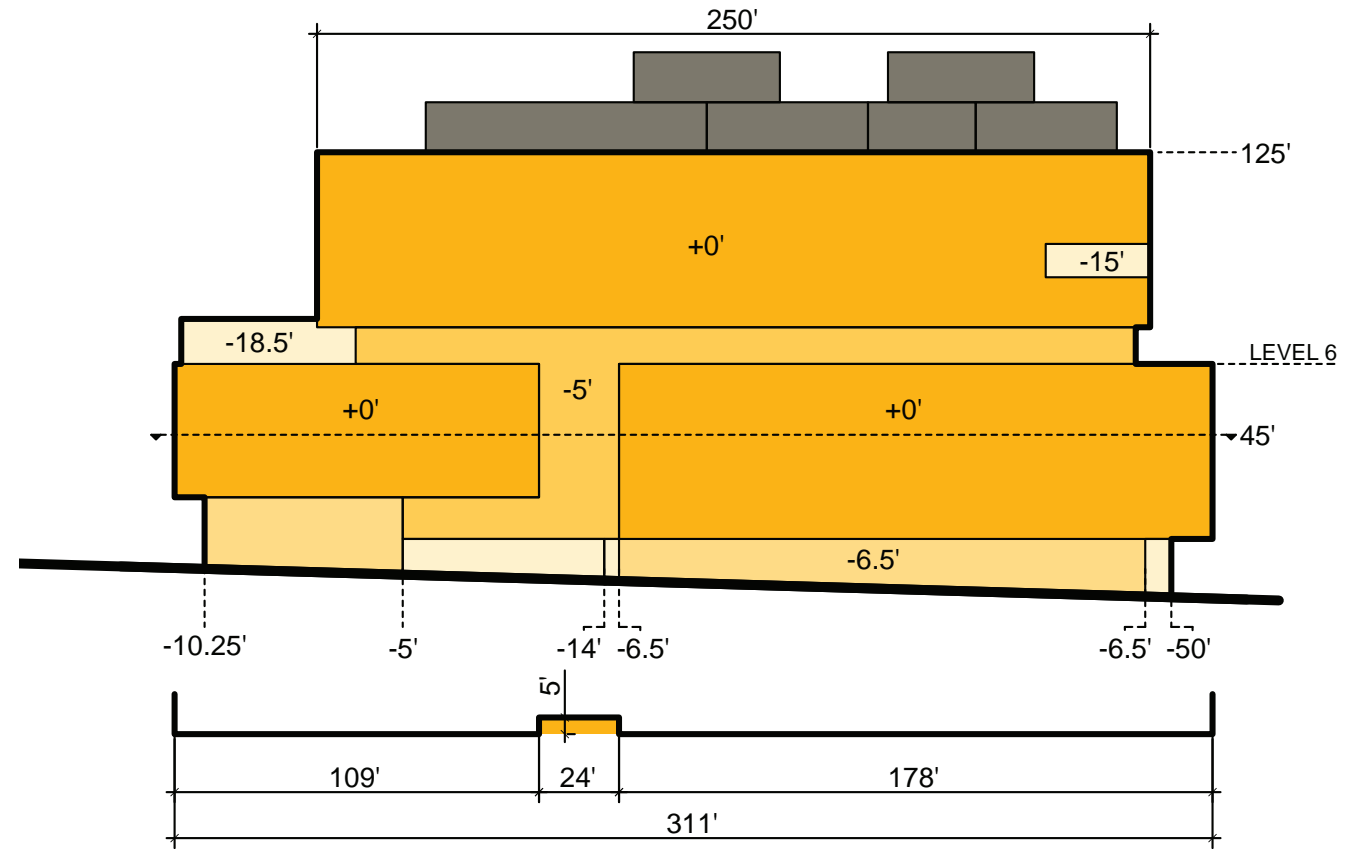
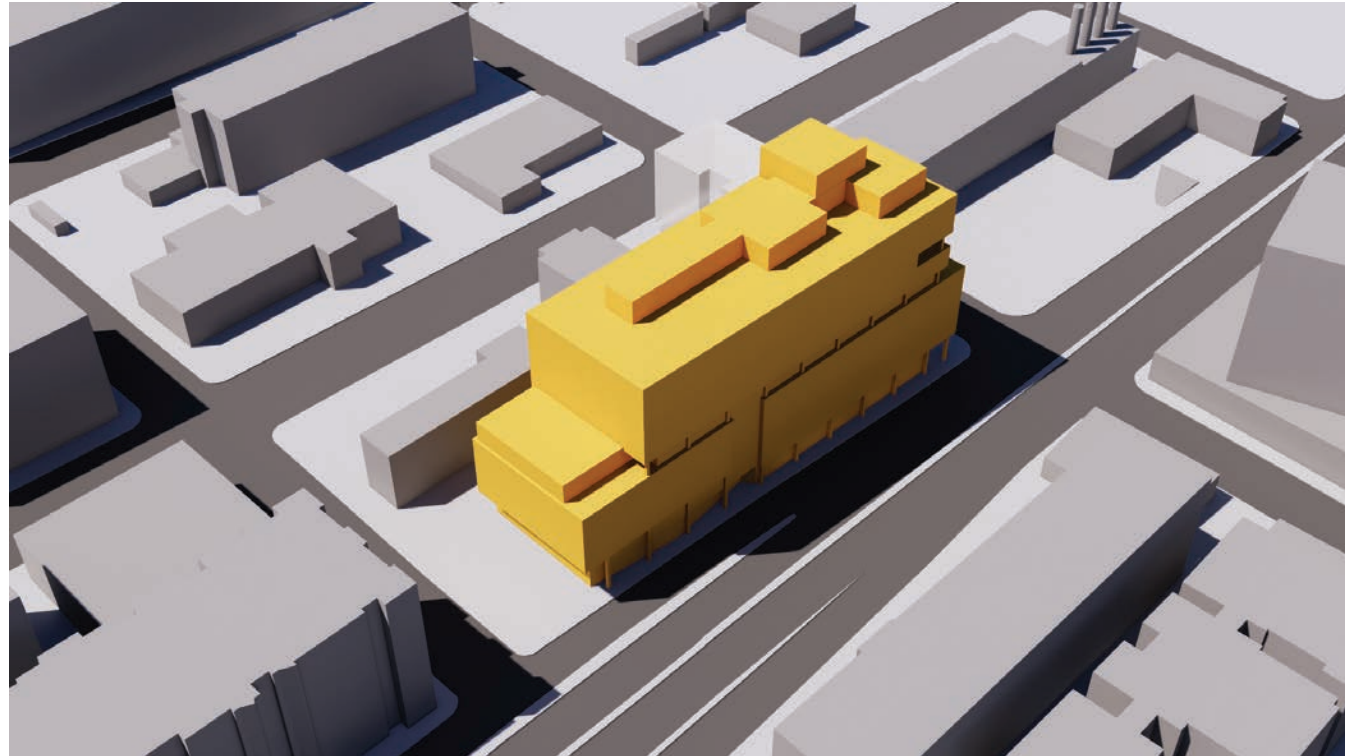
H. Facade Depth & Articulation: Use plane changes, depth, shadow and texture to provide human scale and interest and to break up large facade areas of tall buildings, especially in the base and lower 100 feet. Compose fenestration and material dimensions to be legible and richly detailed from long distances.

##### DC2 Massing (Seattle)

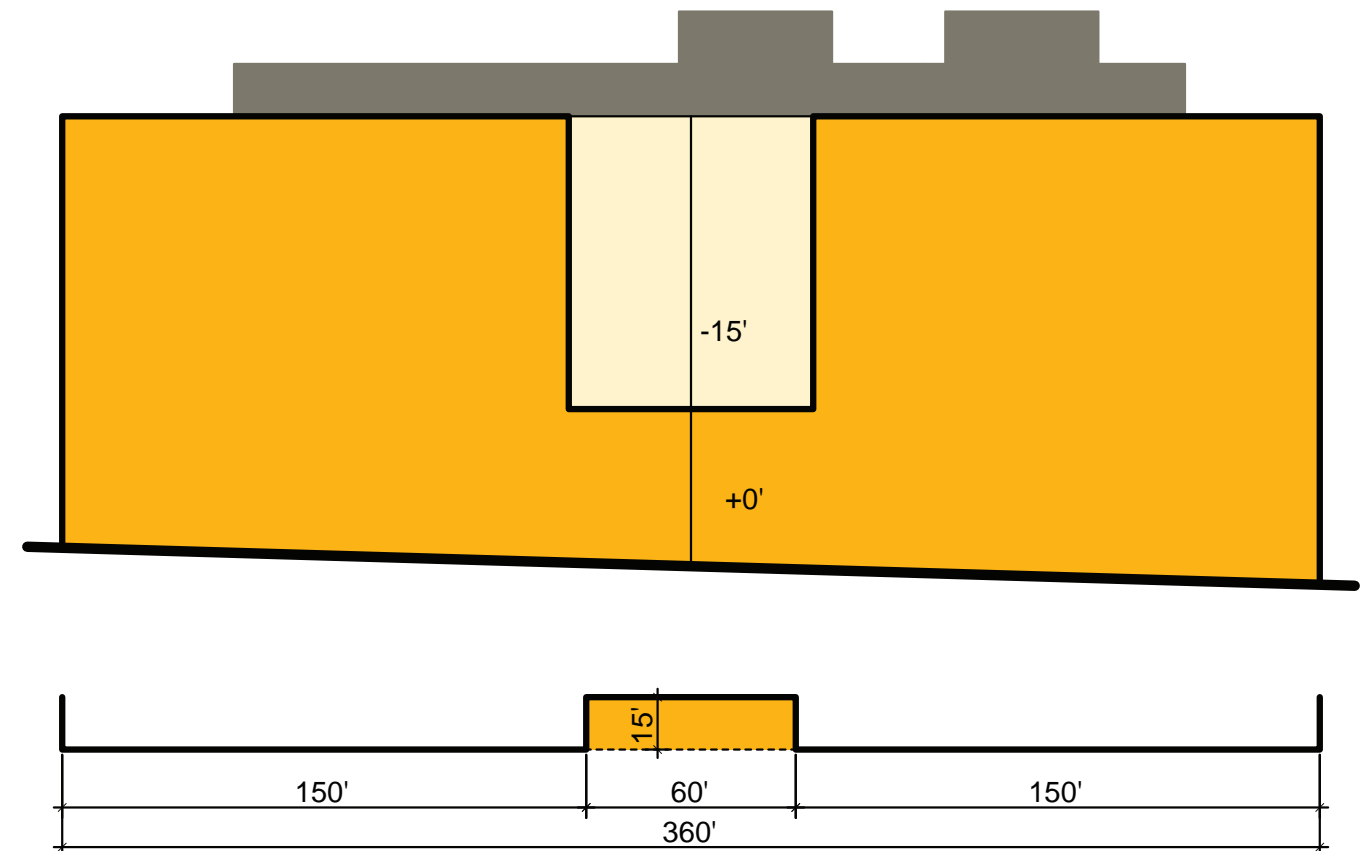
2. Reducing perceived mass : Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements and/or highlighting building entries.

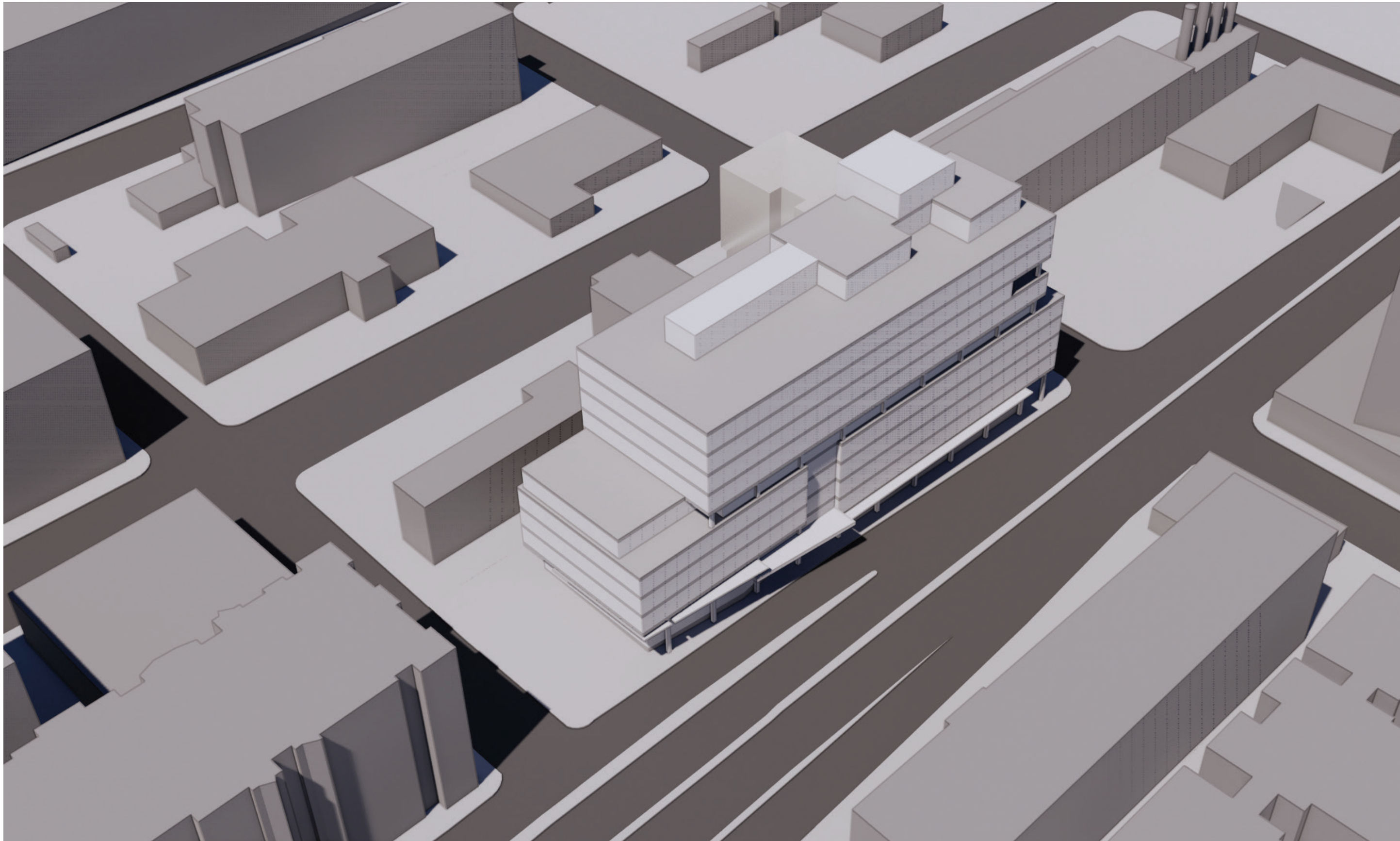
# 7.0 DEPARTURES

## PROPOSED



## CODE BASELINE - 2 BUILDINGS







801 Second Avenue, Suite 501  
Seattle, WA 98104

206 682 3460

[lmnarchitects.com](http://lmnarchitects.com)