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CITY OF SEATTLE | APPLICATION FOR EARLY DESIGN GUIDANCE

PART I: CONTACT INFO

1. Property Address:

401 8th Avenue North, Seattle, WA 98109

2. Project number:

#3017379

3. Additional related project number(s):

none

4. Owner/Lessee Name

City Investors XXII LLC

5. Contact Person* Name

Jodi Patterson O'Hare

Firm

Permit Consultants NW

Mailing Address

26456 Marine View Dr So

City State Zip

Des Moines, WA 98198

Phone

425.681.4718

E-mail address

jodi@permitcnw.com

6. Applicant's Name

Michele Wang AIA

Relationship to Project

Project Manager

7. Design Professional's Name

Brian Runberg AIA

Runberg Architecture Group, PLLC

Address

1 Yesler Way, Suite 200

Phone

(206) 956-1970

Email address

brianr@runberg.com

8. Applicant's Signature_____Date _____

*Only the contact person will receive notice of the meeting. The contact person is responsible for informing other pertinent parties.

PART II: SITE AND DEVELOPMENT INFO

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

The site is located in the South Lake Union Hub Urban Village. The site is approximately nine blocks west of Interstate 5, two blocks east of Aurora Avenue, three blocks north of Denny Park and approximately 1/4 mile southwest of Lake Union. The site measures approximately 120' x 240', the southern 2/3 of the half block bounded by 8th Avenue North to the east, Harrison Street to the south, an alley to the west and Republican Street to the north. Immediately to the north of the site is a commercial property. The site slopes gently downward from the SW to the NE +/- 6 ft. The commercial property at the north end of the site is currently occupied by a one-story office building and garage (Glazer's). The south half of the site is occupied by a two-story office building constructed in 1928.

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood-Specific Guidelines.

The site zoning is SM 85-240' (Seattle Mixed). It is located within the SLU Hub Urban Village, which is an Urban Center. Harrison Street is a Class 2 pedestrian street. Eighth Avenue North is a Neighborhood Green Street. South Lake Union published Neighborhood Design Guidelines in May 2005. Those Neighborhood Design Guidelines were reformatted in February 2011 to reflect the new format, organization and numbering system of the Seattle Design Guidelines adopted in 2013.

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

The site is at the northern end of the SM 85-240' zone. That zone is located on both sides of 8th Avenue North between John and Republican Streets. Zoning standards favor residential uses in this zone. Surrounding zoning is SM 160'/85-240'. The neighborhood slopes down towards the east and north, towards Lake Union. Existing surrounding uses include biomedical research, market-rate housing, commercial office space as well as several underutilized light industrial and light commercial uses. Pursuant to the 2013 rezone, a number of office and residential towers in the immediate vicinity are currently under construction or in the entitlements process. Community landmarks include South Lake Union Park to the north and Denny Park to the south. The University of Washington Research Lab is to the north of the site. The Gates Foundation and Seattle Center are within walking distance to the west and will be easily accessible by foot once the SR-99 realignment is completed to facilitate pedestrian crossing over Aurora Ave N. Republican Street at the north end of the project block will be an off-ramp for the future SR-99 tunnel. Restaurants and services along Westlake Ave are just two blocks east of the site. The site currently offers views to the Space Needle and the north end of downtown. The neighborhood is well-served by buses and the South Lake Union Streetcar.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.

The applicant proposes a 23-24-story residential development consisting of approximately 285-300 residential units, and parking for approximately 225 vehicles below grade, accessed from the adjacent alley. Streetscape improvements such as curb bulbs and widened sidewalks are also proposed.

Departures:

1. A departure may be requested to exceed the maximum 12' setback permitted along 8th Avenue North by 23.48.014.A.3.b General Facade Requirements.
2. A departure may be requested to allow less than the minimum 10' averaged setback required along 8th Avenue North by 23.48.014.B.1 Additional Facade Requirements in the SM 85-240' zone.
3. A departure may be requested to allow residential amenity space to abut the 8th Avenue North setback, whereas 23.48.014.B.1.c. only allows residential units and residential lobby space to abut setback area.

new housing contributes to a vibrant mixed commercial / residential neighborhood

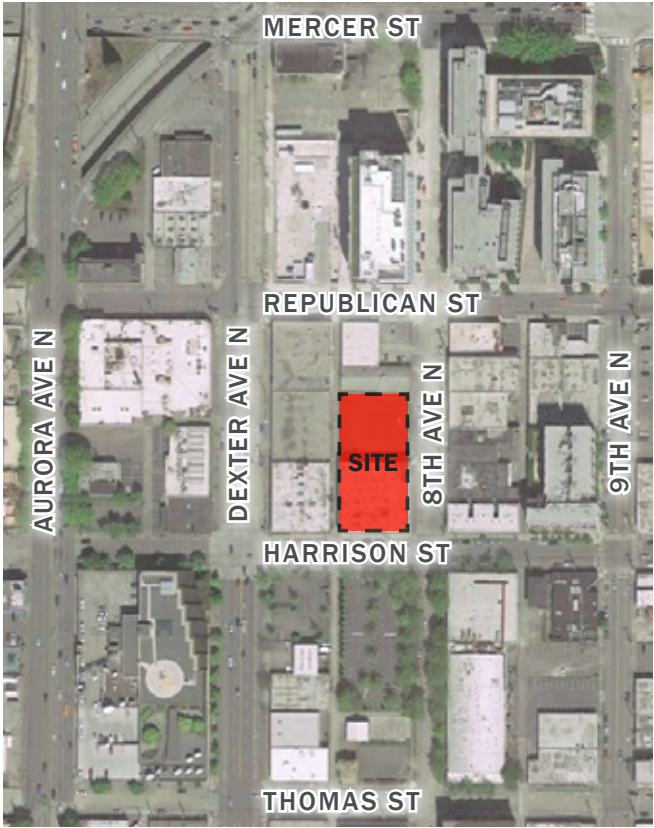
ENVIRONMENT

conserve resources by increasing urban density and developing near transit

COMMUNITY

ECONOMICS

residential use supports retail and helps local businesses thrive



401 8TH AVENUE NORTH

- APPROXIMATELY 285-300 RESIDENTIAL UNITS
- APPROXIMATELY 10,000 SQUARE FEET OF ACTIVE RESIDENTIAL AMENITY
- APPROXIMATELY 225 STRUCTURED PARKING STALLS IN BELOW-GRADE GARAGE
- ENHANCED PEDESTRIAN REALM, ENLARGED SIDEWALKS AND CURB BULBS
- 23-24 FLOORS
- TARGETING LEED GOLD (MINIMUM)

SOUTH LAKE UNION URBAN CENTER

SOUTH LAKE UNION Height and Density Alternatives

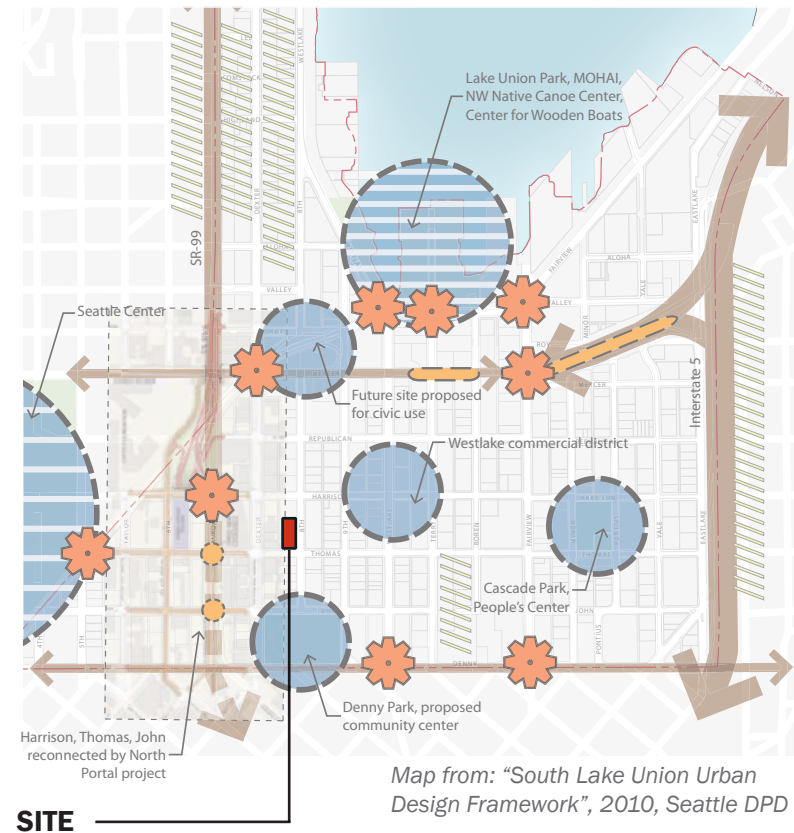


The South Lake Union Rezone EIS states the following objectives which are applicable to this project:

- Use limited land resources more efficiently, pursue a development pattern that is economically sound, and maximize the efficiency of public investment in infrastructure and services.
- Ensure capacity for long-term growth consistent with the designation of South Lake Union as one of the City's six urban centers.
- Provide for a more diverse and attractive neighborhood character by providing a mix of housing types, uses, building types, and heights.
- Promote a land use pattern that provides for a balanced mix of residential and employment opportunities.
- Enhance the pedestrian quality at street level by providing amenities, taking into consideration light and air as well as public view corridors and providing for retail activity at key locations.

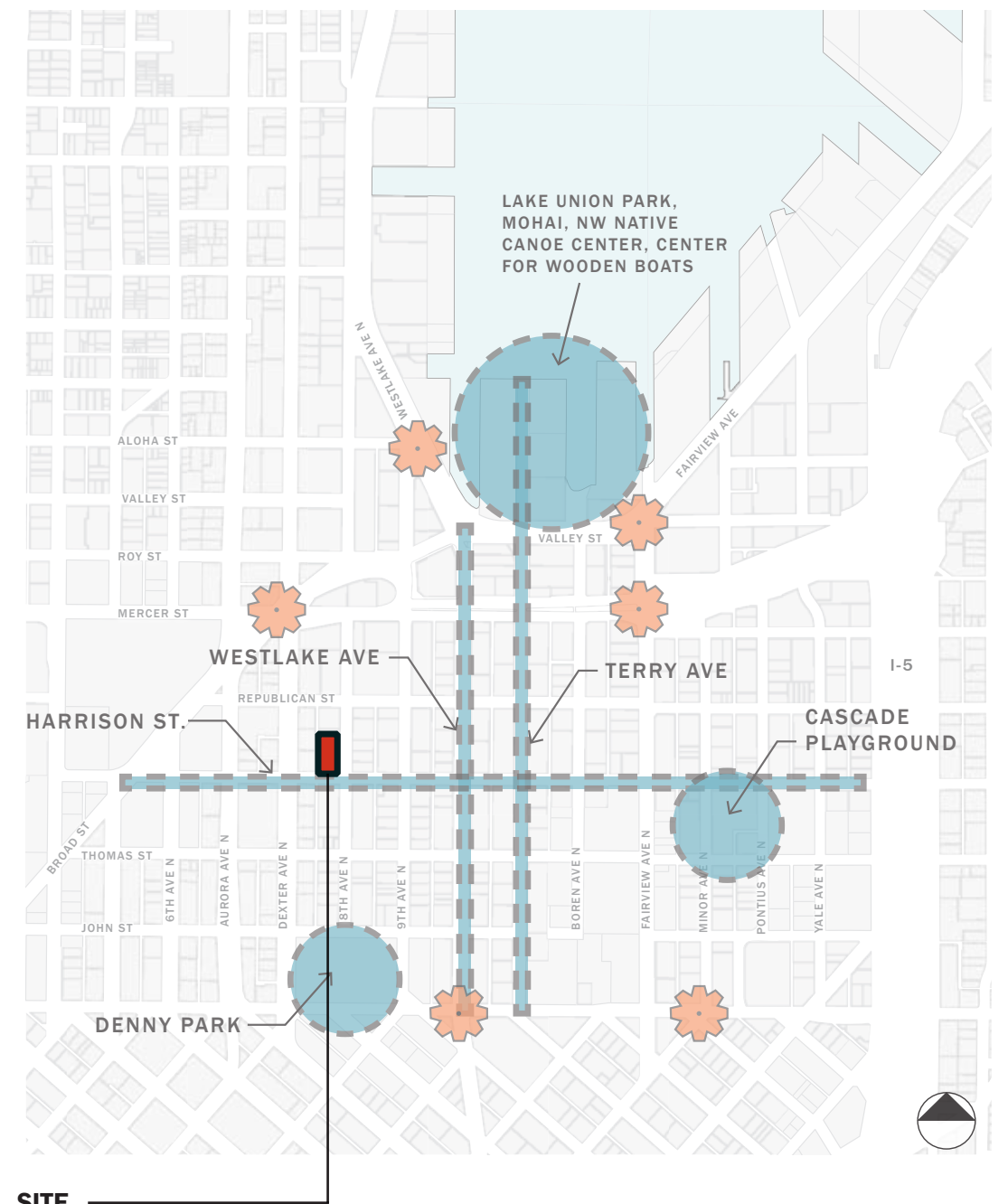
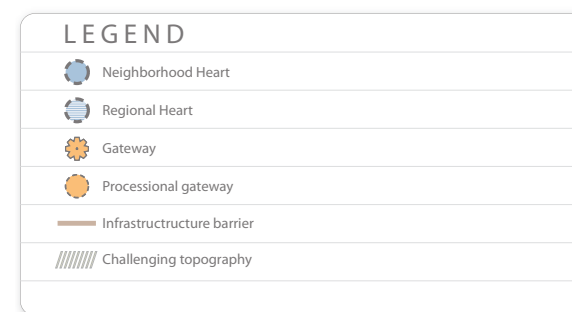
The project intends to include residential units at the street level along with exterior plaza space, with apartments above. Parking will be provided in a below-grade garage.

GATEWAYS, HEARTS AND EDGES



SOUTH LAKE UNION URBAN DESIGN FRAMEWORK

According to the SLU Urban Design Framework, gateways are the notable passages into and out of the neighborhood, hearts are the centers of community life, and edges are the boundaries that define SLU. The project is located between several neighborhood heart locations, notably Denny Park to the south and the Westlake commercial district to the east.

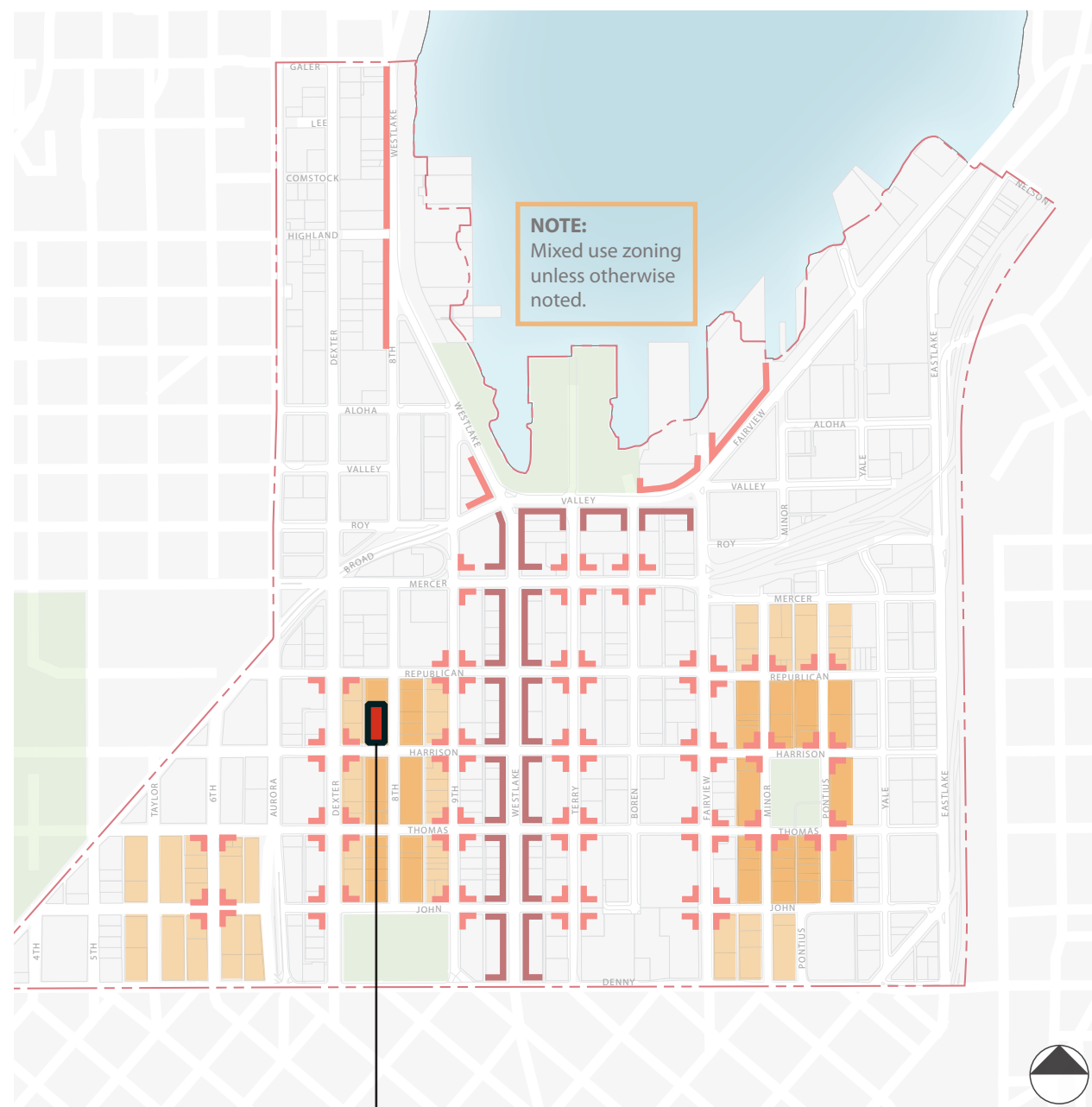


SOUTH LAKE UNION NEIGHBORHOOD DESIGN GUIDELINES

The site is located between several "heart" and gateway locations identified by the South Lake Union Neighborhood Design Guidelines. Harrison Street, the site's boundary to the south, is a heart location for the neighborhood. Denny Park to the south is also identified as a heart location.

**Map information from "South Lake Union Neighborhood Design Guidelines", 2013, Seattle DPD*

RESIDENTIAL AND RETAIL FOCUS AREAS



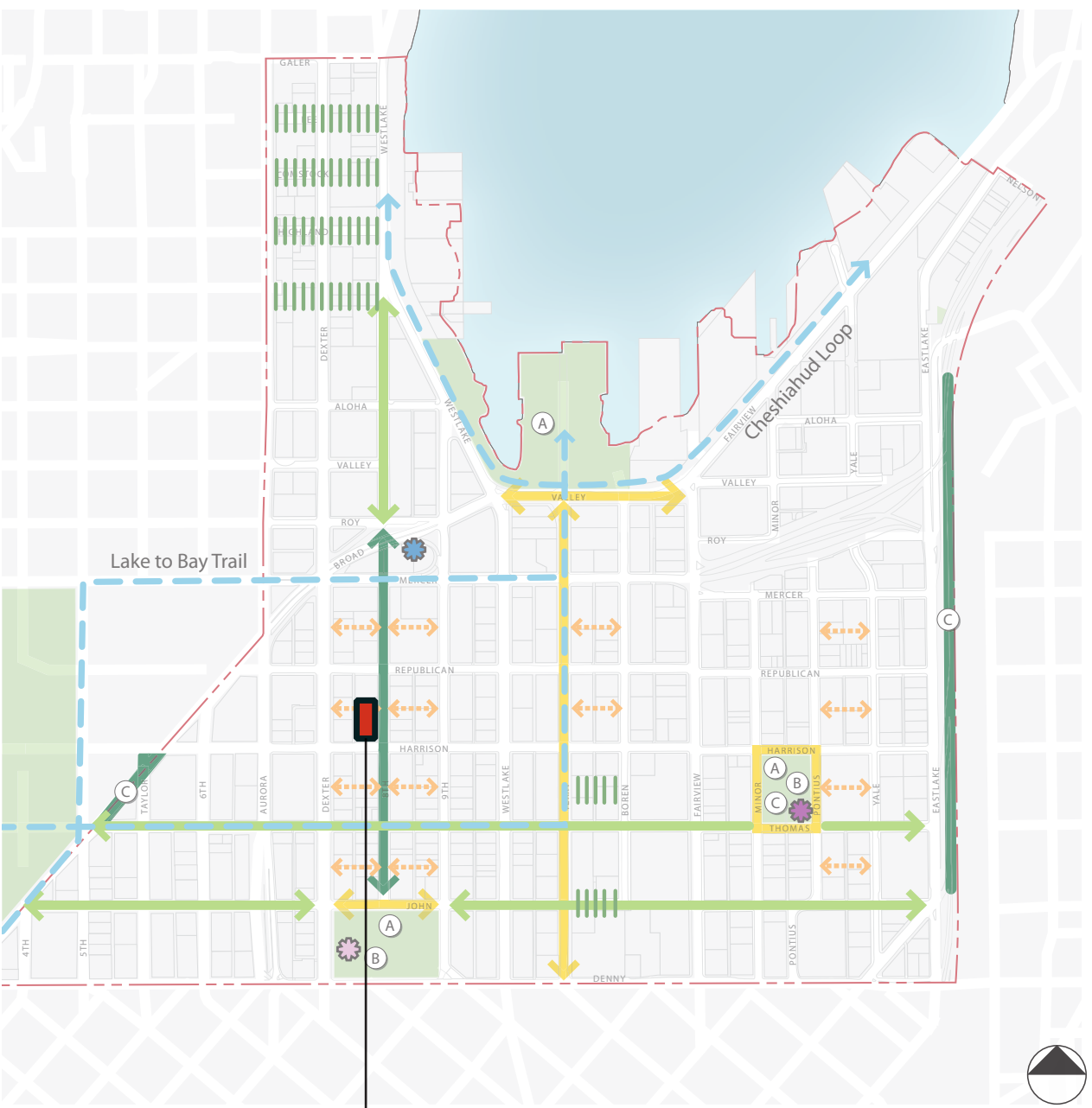
SITE

Our site falls within the Primary Residential corridor along 8th Ave N, as identified in the South Lake Union Urban Design Framework.

LEGEND	
	Primary Residential
	Mixed Use - Residential Emphasis
	Pedestrian-Oriented Retail & Services Required
	Neighborhood Retail & Service Incentives

*Map from the South Lake Union Urban Design Framework, 2010, Seattle DPD

PUBLIC SPACE NETWORK



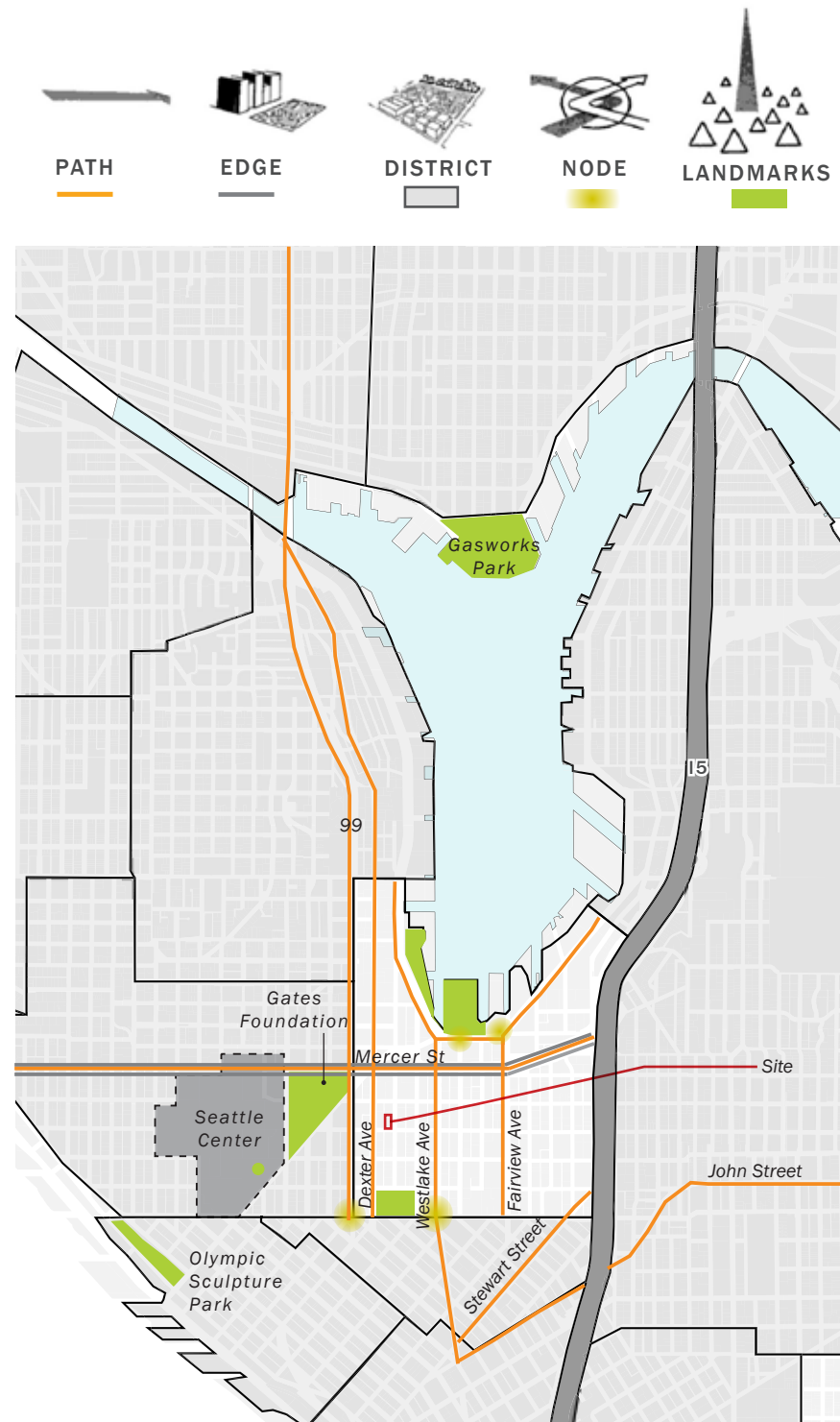
SITE

Our site is located along 8th Ave N, which has been identified as a green street “woonerf” with a focus on pedestrian oriented residential development. The intention is to have a street facing facade comprised of residential entries in the form of stoops or landscaped setback areas.

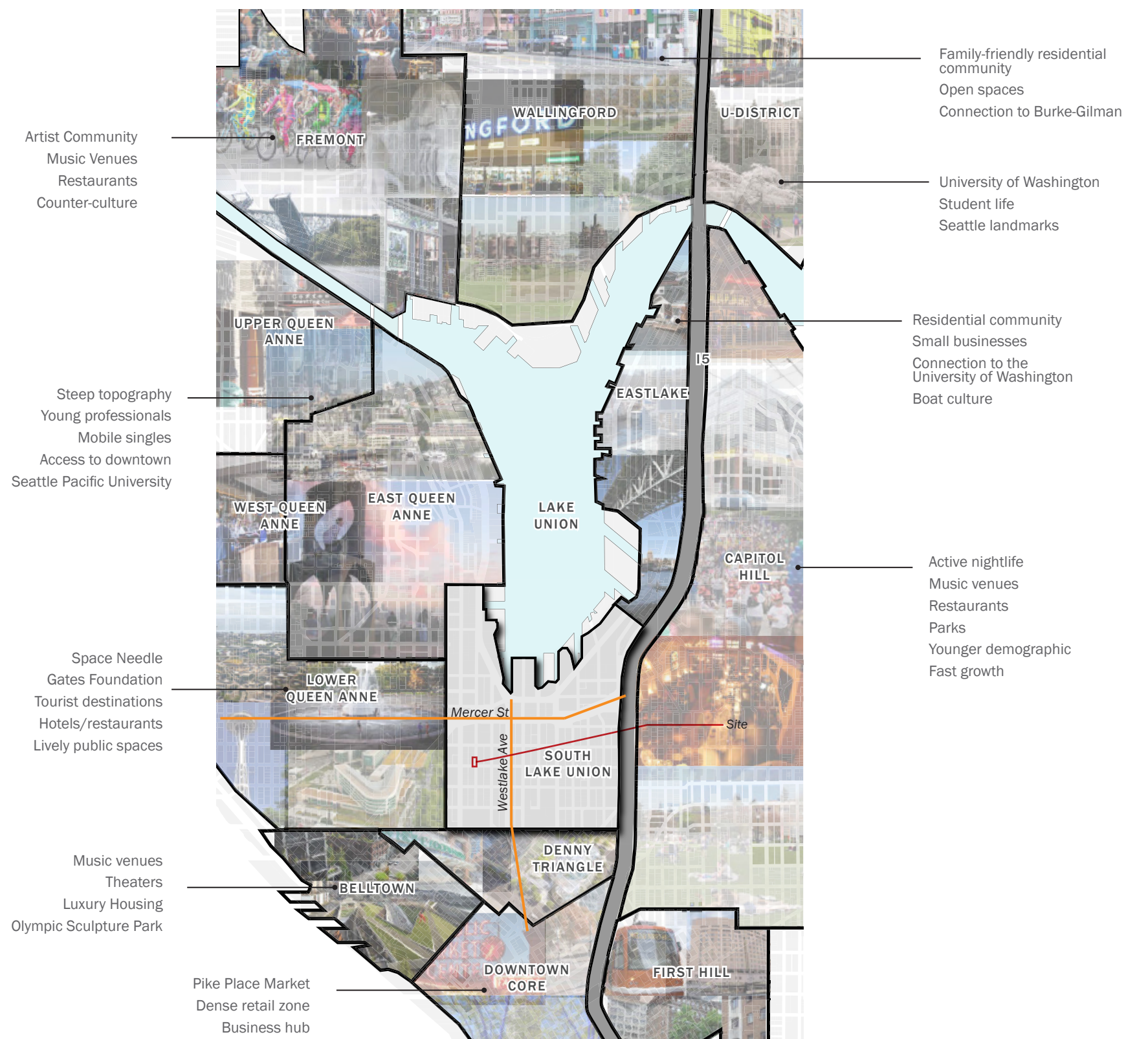
LEGEND	
	Hill Climb
	Mid-Block Ped Connections
	Urban Trail
	Festival Street (Mixed Use)
	Green Street
	Road Diet / Woonerf
	Potential Site for Civic Use
	Community Center
	Proposed Community Center
	Playground
	Active Recreation
	Other Recreation: Dog Runs, Gardens

*Map from the South Lake Union Urban Design Framework, 2010, Seattle DPD

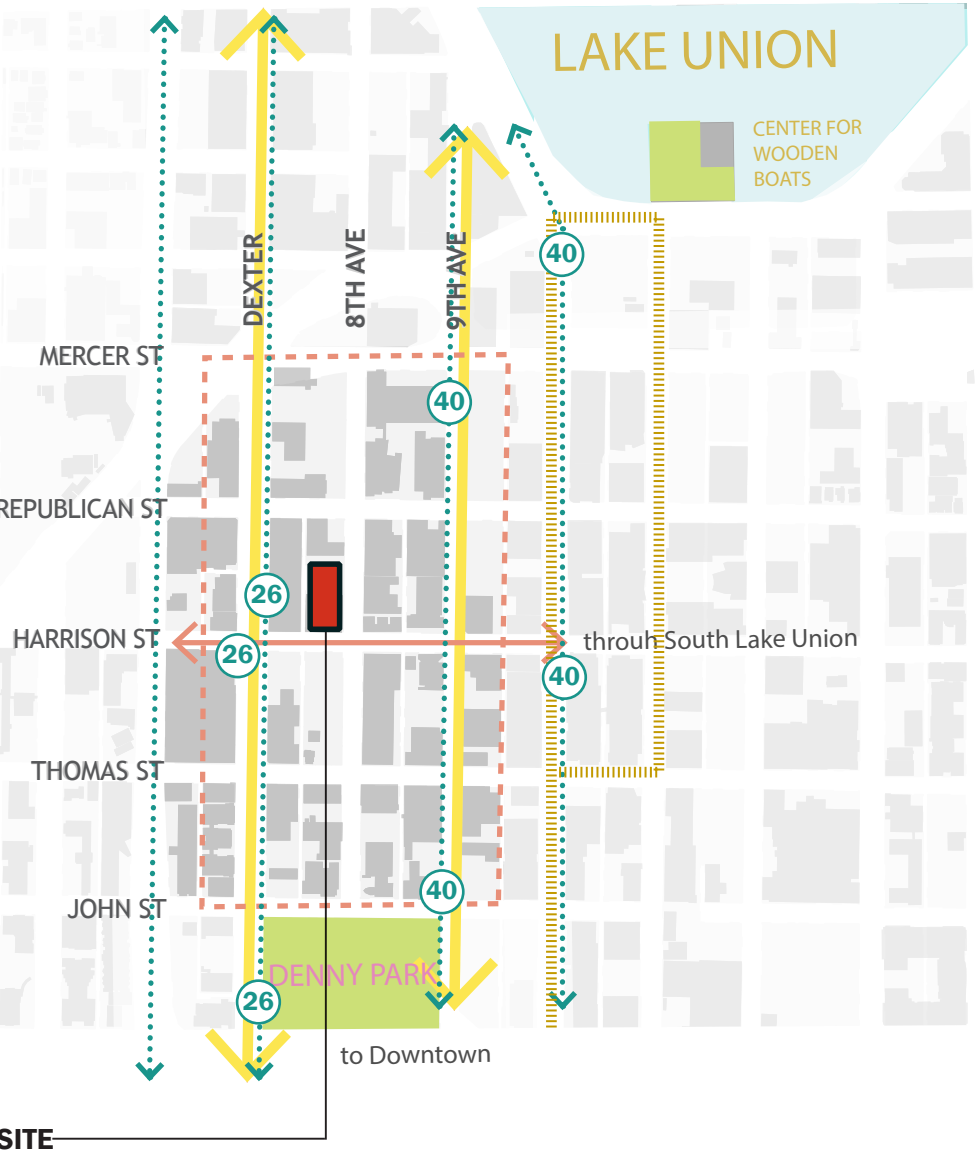
CITY CONTEXT



SURROUNDING MAP PLAN

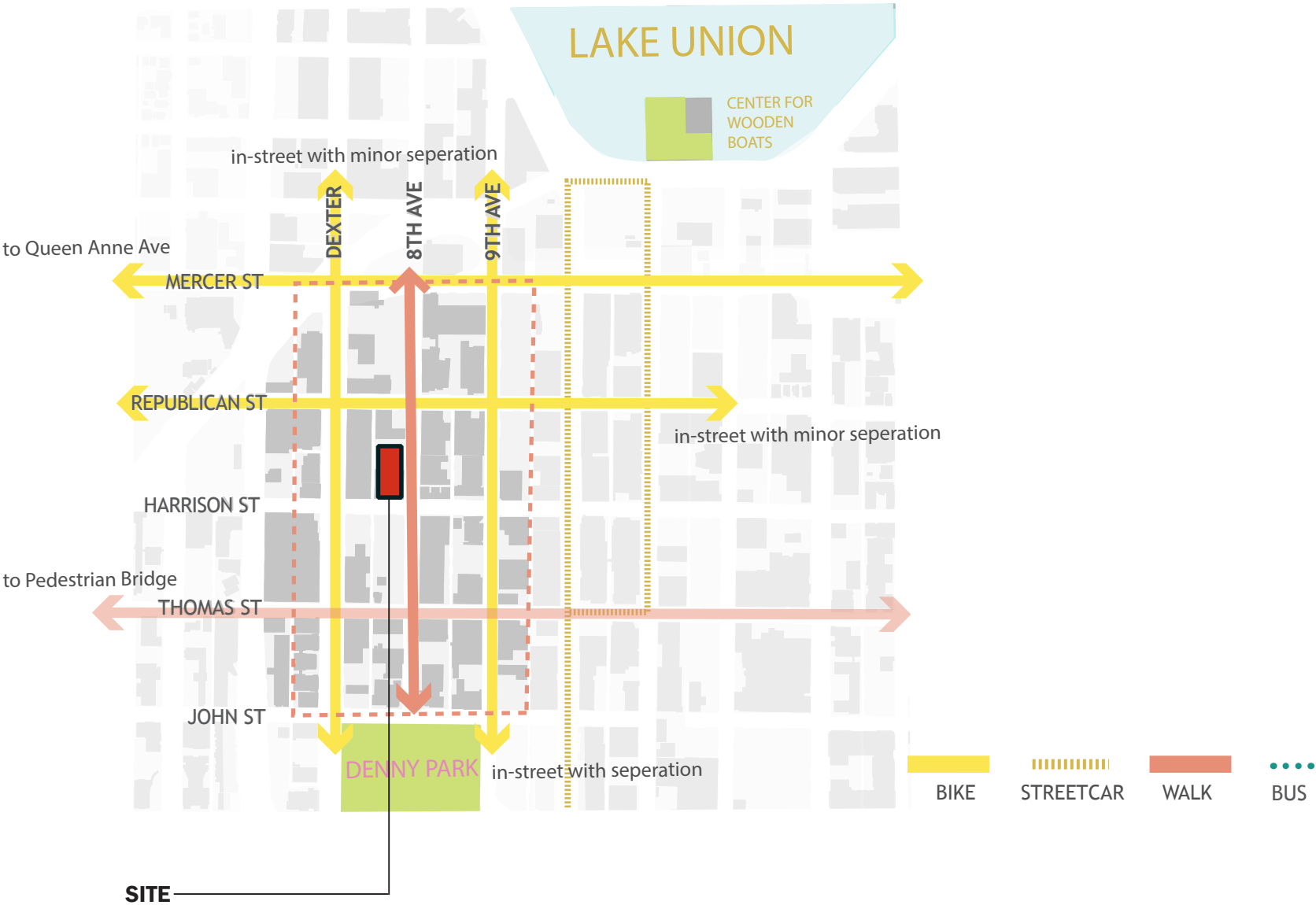


TRANSIT CONNECTIONS



Harrison Street is a major transit connector, and will become even more so as the Mercer Corridor improvements are completed. Dexter Avenue N and 9th Avenue N are major north-south connections for transit.

FUTURE PEDESTRIAN + BIKE CONNECTIONS (proposed 2013 Bike Master Plan)



The site is located along 8th Ave N, a street that serves as a pedestrian connection. Bike paths on Republican Street, Dexter Avenue N and 9th Avenue N are all within a block of the site and the streetcar runs two blocks east along Westlake Avenue N.

**Maps adapted from "South Lake Union Street Concept Plans", 2013, City of Seattle*

DENNY PARK

PAST

Denny Park became Seattle's first public park in 1883, serving the cascade neighborhood and the rest of the city. By 1904, the surrounding area had become largely residential in use and the park was improved to add amenities for these neighborhood residents, such as planting beds, play equipment and playfields.



1903



1904



1887 - CASCADE NEIGHBORHOOD

PRESENT

Denny Park drastically changed after the Denny Regrade in 1930, creating the flat, formally planned park that remains today. The large and diverse trees in the park are one of its key distinctive features. Recent improvements to the park, such as new lighting and a dog area, are encouraging people to use this neighborhood amenity.



DENNY PARK PATH AND TREES



RECENTLY ADDED DOG AREA



8TH AVENUE FACING DENNY PARK - TREE CANOPY

PROJECT GOALS

The project aims to connect Denny Park to the South Lake Union neighborhood residents by using 8th Ave N as a continuation of the park and a connector to it. This aligns with the proposed 8th Avenue Residential Corridor, which envisions 8th Avenue as a pedestrian-oriented woonerf with "street rooms," lined with primarily residential use.



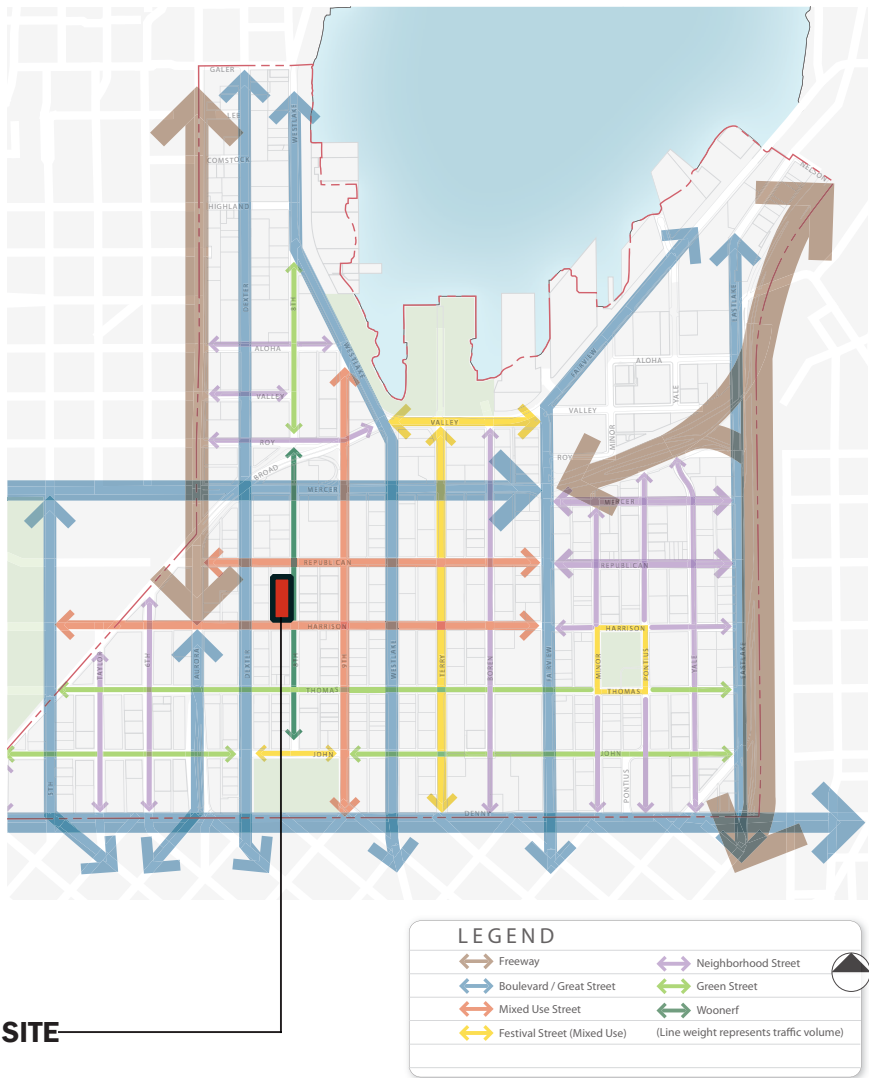
PEDESTRIAN USES AND MOVEMENT

ANALYSIS

The current configuration of Aurora Ave N prevents travel west towards Seattle Center, thereby placing the project site near what is currently a hard edge to the South Lake Union Urban Center. Once the north portal reconfiguration of SR-99 is complete the neighborhood will be reconnected to the west, placing the site just north of a main east-west thoroughfare along Harrison Street. Republican Street will collect additional vehicle traffic from the exit ramp from SR-99 just west of Dexter Ave N.

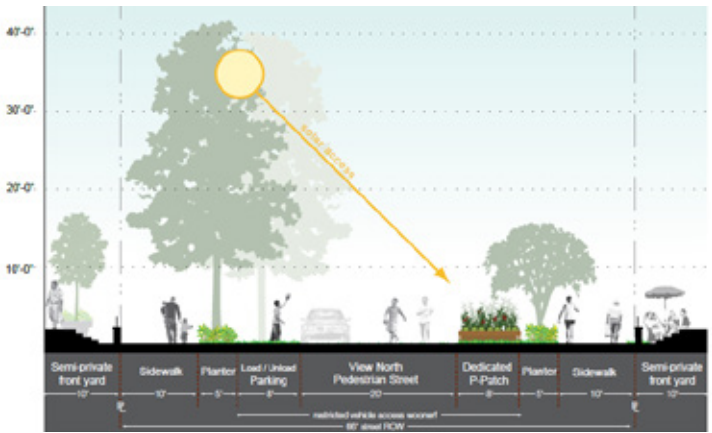
The proposed 8th Avenue Residential Corridor will be located between several major research and cultural institutions, with good proximity to the commercial development to the east, including several major projects in development in the immediate vicinity of the site.

STREET CHARACTER



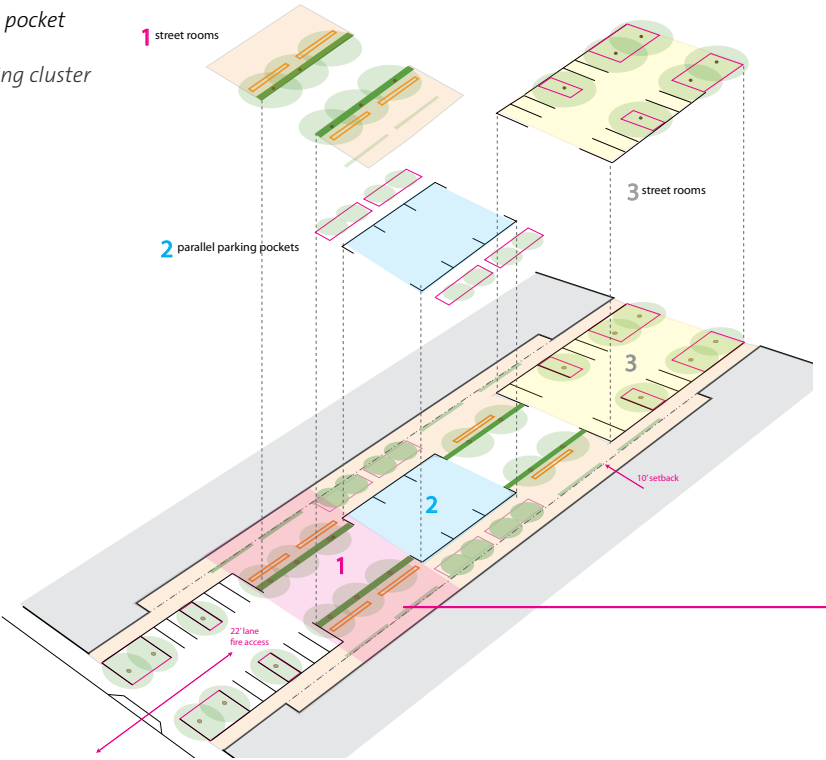
The site is located along 8th Ave N, a street designated to be a Woonerf as well as Harrison Street, a Mixed Use Street.

*Map from the "South Lake Union Urban Design Framework," 2010.



EXAMPLE DIAGRAM OF 8TH AVENUE COMPONENTS

- 1 8th Ave street "rooms"
- 2 Parallel parking pocket
- 3 retail and parking cluster



*Diagram from "South Lake Union Street Concept Plans," 2013.

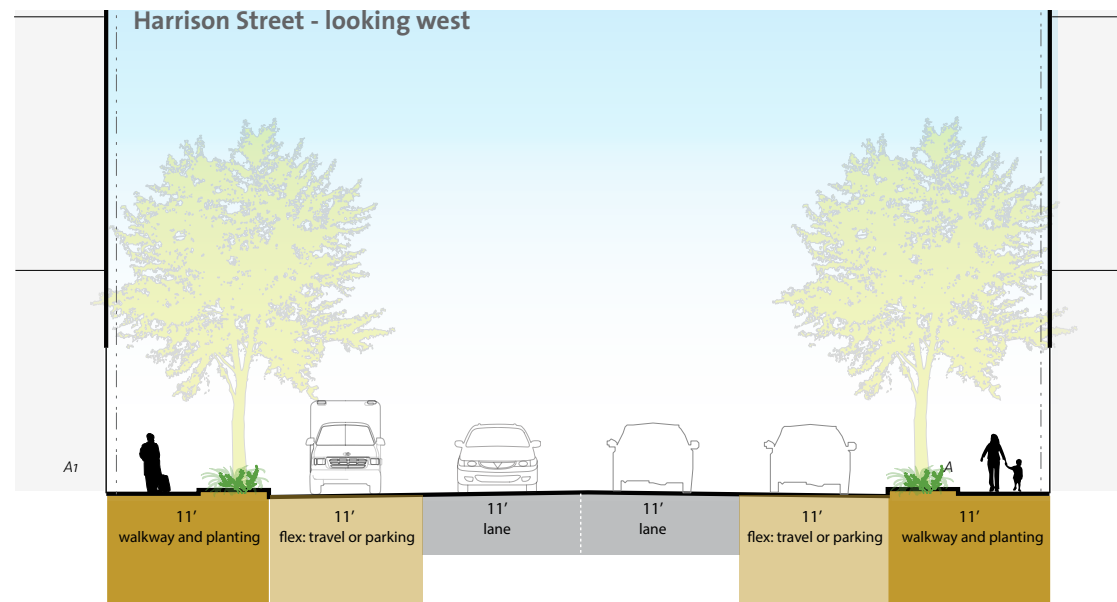


*Green Street map from "South Lake Union Street Concept Plans" Published by Weinstein A|U in March 2013. This plan illustrates the future alignment of SR-99 and its relationship to the project site.

HARRISON STREET CONCEPT

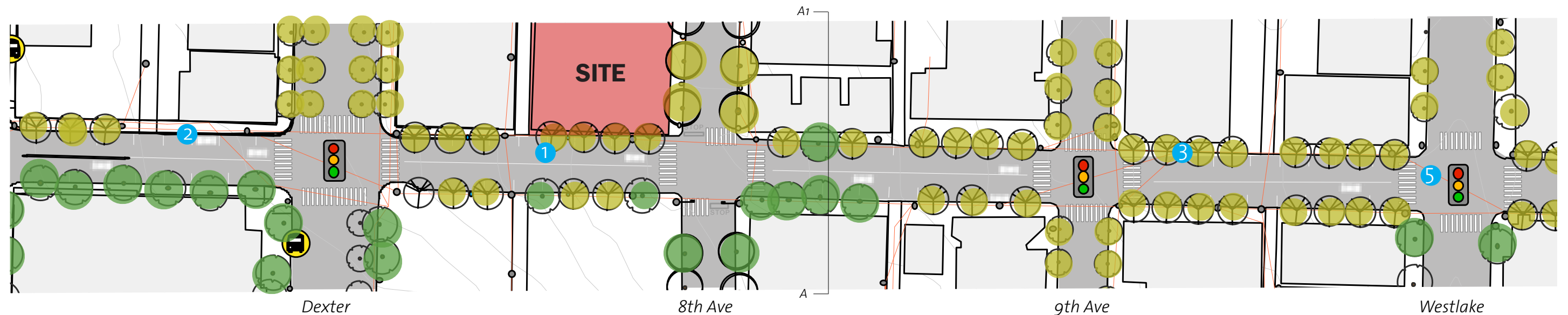
SOUTH LAKE UNION STREET CONCEPT PLANS

According to the "South Lake Union Concept Plans" prepared for the City of Seattle in April 2013, Harrison Street is meant to accommodate traffic, particularly those heading for SR 99, while creating a safe and welcoming street for pedestrians. 11-foot sidewalks with street trees and landscape zones will help to achieve this goal.



Proposed Configurations

- 1 1 travel lane each way at 11'
- 2 curbside areas are sized as travel lanes, but may be used as parking if not needed for levels of traffic/transit
- 3 11' sidewalk with planting area - keep existing trees where healthy and add new Cimmarron Ash trees where possible
- 4 Encourage building setbacks near transit stops
- 5 Encourage undergrounding of utilities



key

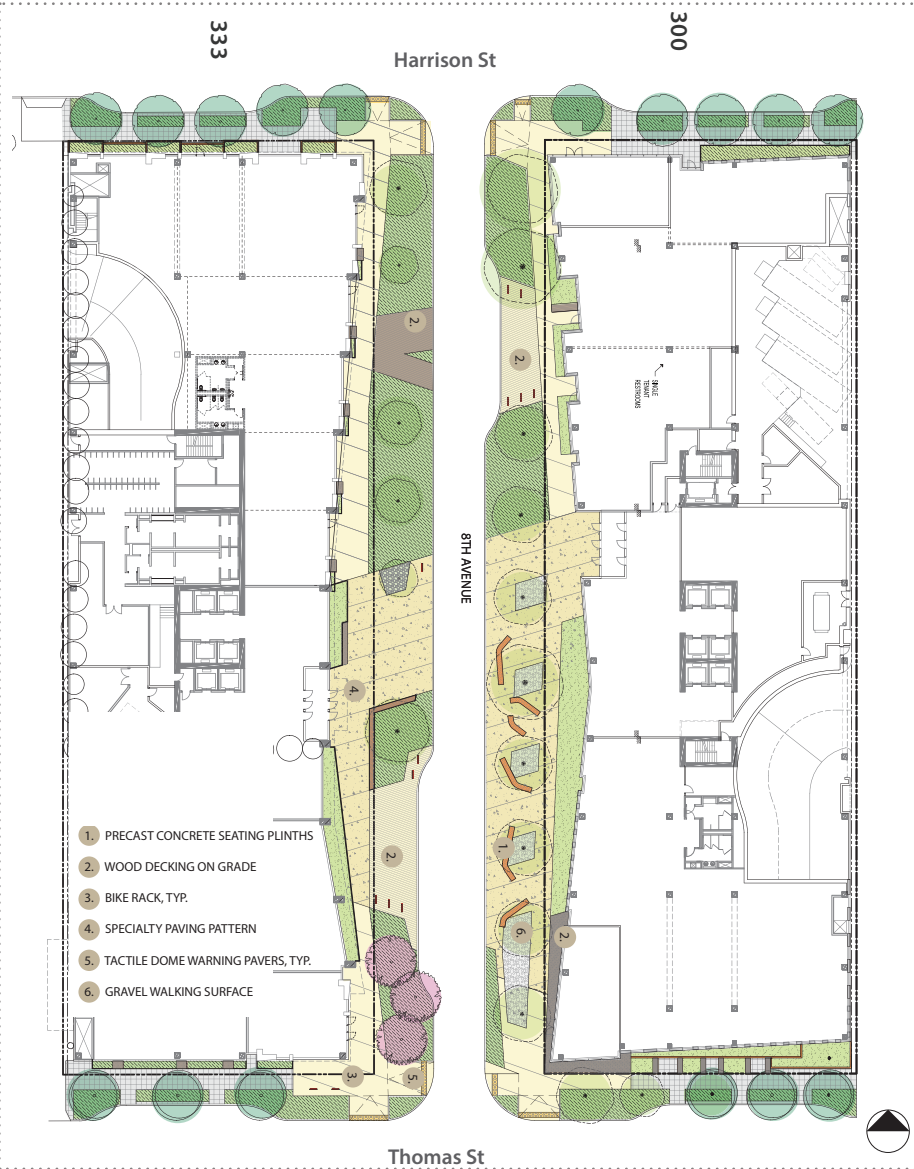
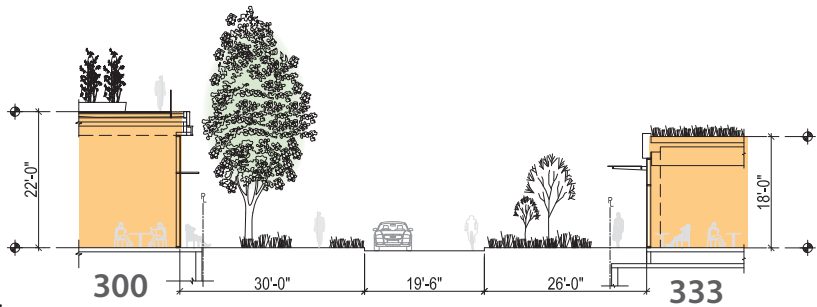
● ● ● existing trees ● ● ● proposed trees — utility lines

*Images from the "South Lake Union Concept Plans" prepared for the City of Seattle in April 2013.

8TH AVENUE NORTH CONCEPT

8TH AVENUE NORTH STREET CONCEPT TO THE SOUTH OF THE PROJECT SITE

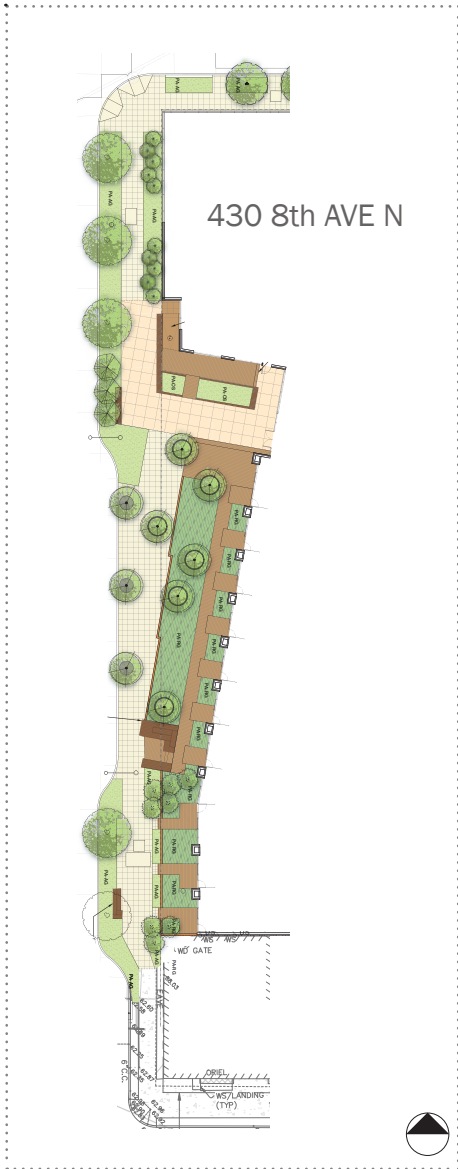
Plans for 300 and 333 8th Ave N, two proposed office buildings just south of the site, create a dynamic pedestrian experience along 8th Ave N. The two street concepts advanced for 300 and 333 8th Ave N are shown below. Approval of a particular option, and final design, is subject to SDOT approval. The 401 8th Ave N design team will respond to the special character of the 8th Ave N streetscape by continuing an engaging and pedestrian-friendly streetscape and creating another “outdoor room” bounded by the project and the 430 8th Ave N project to the east.



300 & 333 8th AVE N - OPTION A



300 & 333 8th AVE N - OPTION B



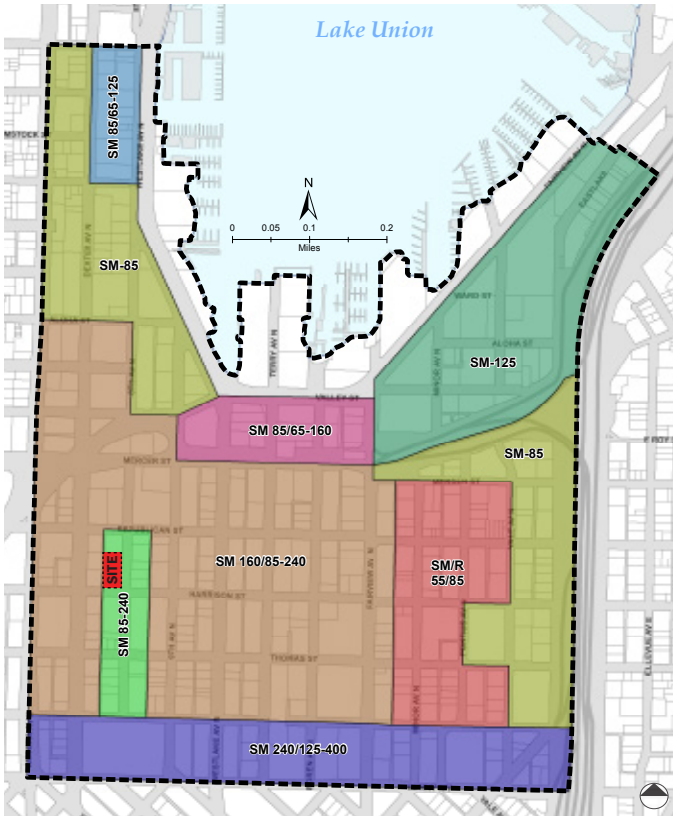
430 8th AVE N

*300 & 333 8th Ave N Plans and Section adapted from 300 & 333 8th Ave N Design Recommendation, Graphite Design Group, 2014.

ZONING

ZONING MAP

The site is located within the **SM 85-240'** zone and is surrounded predominantly by SM-160/85-240.



(23.48.004) USES

A.) Permitted Uses:

All permitted outright except those listed in SM 85-240 **Non-residential uses are limited to a height of 20 feet above street-level.**

D.) Required Street-Level Uses:

None required for Class 2 Pedestrian streets.
Requirements for SM 160/85-240 zone not applicable.

(23.48.009) FAR

B.) FAR Limits in Specified SM Zones - Per Table 23.48.009 B:

TOWER:	Base 0.5 Non-Residential;	Max N/A;	Residential Exempt
85' BUILDING:	Base 0.5 Non-Residential;	Max 6 for Residential	

For Mixed-Use - 85' Buildings shall not exceed the lower of the max FAR or the max residential

D.) Exempt Floor Areas

All GFA underground; Portions of a story that extend no more than 4 feet above grade;
Landmark structures; Mechanical allowance of 3.5%; GFA for solar collectors.
In SLU Urban Center **all residential uses in a residential tower** in SM 85-240.

(23.48.010) STRUCTURE HEIGHT

A.) Base and Maximum Height Limit:

TOWER = 85' Base Limit; 240' Maximum residential height limit

85' BUILDING = 85' Max height for any use

D.) Additional Height in SLU Urban Center:

In SLU Urban Center SM 85-240 Zone, 20% above height limit is granted if project includes school

H.) Rooftop Features:

4' above max height = railings, planters, skylights, clerestories, greenhouses, parapets
7' above max height = solar collectors
15' above max height = stair penthouses, mech equipment, atriums, greenhouses and solariums, covered or enclosed common amenity area for structures exceeding 125 feet (max 25%)
25' above max height = elevator penthouses (35' if provides access to rooftop open space)

(23.48.011) EXTRA FLOOR AREA

A.) General:

Project is within the Local Infrastructure Project Area = Extra floor area per **23.48.011.C**

C.) Within Local infrastructure Project Area:

Maximum height limit is greater than 85'
Achieve 60% bonus residential floor area for affordable housing per **23.58A.014**
Achieve 40% bonus residential floor area for regional development credits per **23.58A.044**

E.) Minimum Requirements:

LEED Gold rating; Transportation and energy management plans

(23.48.012) UPPER-LEVEL SETBACK REQUIREMENTS

Does not apply to buildings above the base height limit, see 23.48.013 instead.

(23.48.013) UPPER LEVEL SETBACKS IN SLU URBAN CENTER

- A.) *Upper Level Coverage Limit* = Average floor area max 50% of lot
- B.) *Floor Area Limit* = Average floor area max 10,500; Any single floor area max 11,500
Podium Height Limit = Per 23.48.013 Map A = 45'
Average Lot Coverage Below Podium 75% max - 100% max if limited to three stories
- C.) *Upper Level Setbacks* - None required per 23.48.013 and 23.48.012 is not applicable
- D.) *Facade Width* - Required only for non-residential exceeding 85' within 15' of street
- E.) *Maximum Facade Width Above Podium* - 120' required only for floor plates exceeding 10,500 sf
- F.) *Limit on Tower Structures Per Block* - Generally one residential tower per block

(23.48.014) STREET LEVEL DEVELOPMENT STANDARDS

- A.) *General Facade Requirements* - Primary pedestrian entrance required; **Min. facade height of 25'**
Street facing facade may be setback up to 12'; 30% length allowed additional setbacks
- B.) *Additional Requirements in SM 85-240:*

For street facing facades along 8th Ave, an **average setback of 10' is required (and 5' min).**

(Setbacks greater than 15' may not be used in averaging calculations;

facade within 40' of street corner exempt)

Only ground related residential units and lobbies are permitted along required setback.

Lobby limited to 20% of width of setback along 8th Ave; Driveways are not permitted

Non-residential uses permitted with max 20' above street level

Non-residential uses along 8th Ave permitted only within 20' of intersection street lot lines
- D.) *Transparency and Blank Facade Requirements:*

Transparency required within 2' to 8' above sidewalk; **residential use exempt.**

Class 1 and 2 Pedestrian and Green Streets = 60% transparency required

Blank facade limited to 15' wide segments, except garage doors; separated by 2' min. transparency;

residential use exempt.
- E.) *Development Standards for Required and FAR Exempt Street Level Uses:*

No required uses at Class 2 Pedestrian Street;

(23.48.020) AMENITY AREA FOR RESIDENTIAL USES

- B.) *Quantity of Amenity Area* = 5% of Total Gross Floor Area in residential use

- C.) *Standards for Amenity Area* = 50% of max enclosed; 15' wide min.; 225' min. area (Landsaped open at street level = 10' min. wide and shall be counted as twice actual area)
(Lots abutting Green Street 50% of amenity may be met by contributing to Green Street development)

(23.48.024) SCREENING AND LANDSCAPING REQUIREMENTS

- A.) *Landscaping Requirements* = Green Factor = .30
- B.) *Screening for Specific Uses* = Class 1 and 2 Pedestrian Streets - parking is not permitted at street level

(23.48.025) NOISE STANDARDS

Refuse compacting/recycling shall be conducted within an enclosed structure

(23.48.026) ODOR STANDARDS

Venting shall be 10' min. above sidewalk and away from residential uses

(23.48.030) LIGHT AND GLARE STANDARDS

Exterior lighting shall be shielded and directed away from adjacent uses

Parking garages and vehicle lights must be screened; Pole lighting 30' max.

(23.48.032) REQUIRED PARKING AND LOADING

- B.) *Max for Non-Residential* 1/1000 sf

(23.54.015 Table B; Item L) No minimum or maximum for residential uses in Urban Centers
- C.) *Loading Berth* = 35' long, 10' wide, 14' clear (If along alley maintain 12' from alley center and 16' clear)

23.54.030 - Residential 60% Medium; Commercial 10 or less 75% Large and 25% Small

Bicycle Parking 1/12,000 Commercial typical; 1/4 units residential

(23.48.034) PARKING AND LOADING LOCATION, ACCESS AND CURB CUTS

- B.) *Above first story parking if equal below grade parking provided*
- C.) *Surface parking provided max. 30% of lot located to rear or side and separated from all streets*
- D. and E.) *Access to parking and loaded from alley and limited to one two-way curb cut*

(23.54.040) SOLID WASTE AND RECYCLABLE MATERIALS

= 575 sf + 4sf for use above 100 + 82 sf for commercial

Residential may be reduced 15% if minimal dimension of 20' is provided (General width 12' min.) 21' clear

NEIGHBORHOOD DEVELOPMENT AND USES

SURROUNDING USES

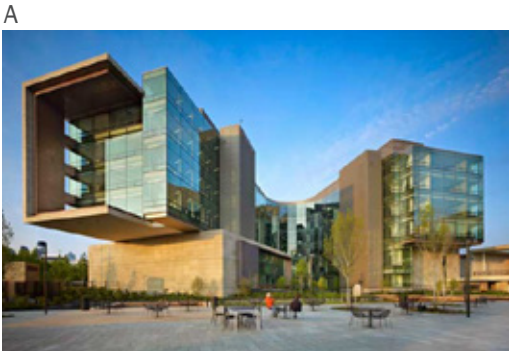
The project is located in South Lake Union near major institutional uses and technology-based companies. During site analysis the project team noted several new and proposed projects being built or planned for this neighborhood. The following list summarizes the notable centers of industry, education, commerce, and research in the area, as well as critical green space and centers of worship.

Images of these buildings or future designs may be found on the opposite page. Please refer to these images to understand the scale and breadth of new development planned for this neighborhood.

- A The Gates Foundation
- B Future 435 Dexter Mixed Use
- C Future 400 Dexter Ave Office/Retail
- D University of Washington School of Medicine, Phase 3
- E University of Washington School of Medicine Phases 1 & 2
- F Future Paul Allen Institute for Brain Science
- G Amazon Campus Phase VI
- H Future 427 9th Ave Mixed Use
- I Future 400 9th Ave Office/Retail - Amazon Phase VII
- J Future 430 8th Ave Mixed Use
- K Veer Lofts
- L City Hardware & Future 901 Harrison Mixed Use
- M Future Amazon Campus Phase VIII
- N Future 300/333 8th Ave N Offices
- O Denny Park Apartments
- P Denny Lutheran Church
- Q Future 101 Westlake Ave N Mixed Use
- R Denny Park
- S Future Compass on Dexter Mixed Use
- T Future 777 Thomas Street Mixed Use
- U King Broadcasting



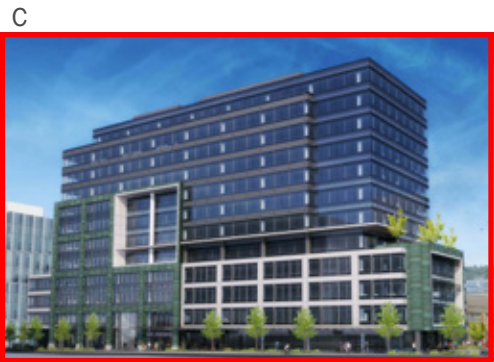
 Multifamily/Mixed-Use Residential	 Industrial/Warehouse/Storage	 Recreation/Open Space	 Institution / Education
 Commercial/Retail/Office	 Civic/Religious	 Hotel/Motel	Future Development = Transparent



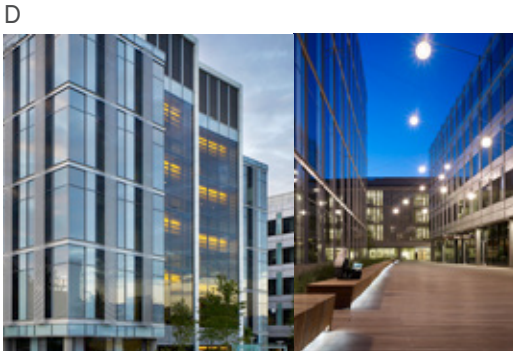
Bill and Melinda Gates Foundation



435 Dexter Proposed Apartment Building



400 Dexter Proposed Office/Retail



University of Washington School of Medicine
Phase 1 & 2



University of Washington School of Medicine
Phases 3



Allen Institute for Brain Science



Amazon Phase VI



Proposed 427 9th Ave Mixed Use



400 9th Ave Mixed Use - Amazon Phase VII



430 8th Ave Mixed Use



Veer Lofts



City Hardware & Proposed 901 Harrison
Mixed Use



Amazon Campus Phase VIII



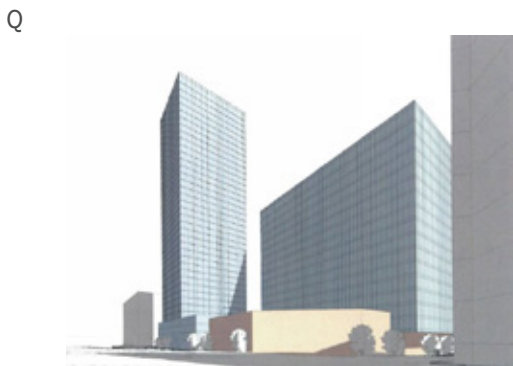
300 & 333 8th Avenue Office Buildings



Denny Park Apartments



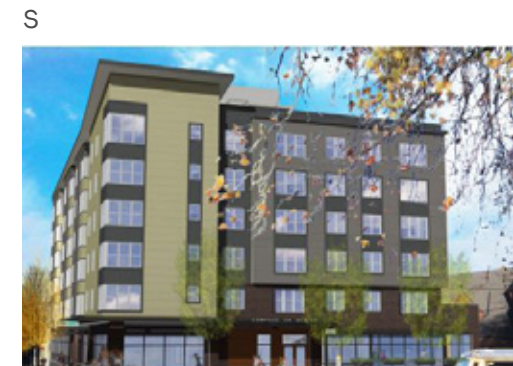
Denny Lutheran Church



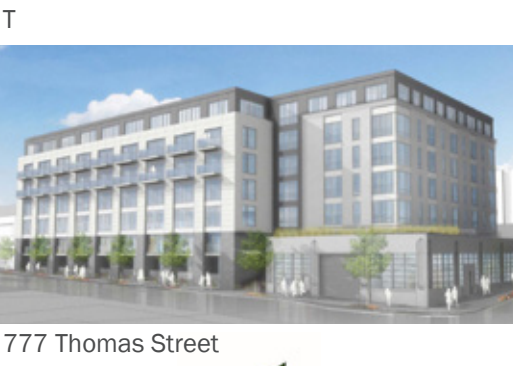
101 Westlake Mixed Use



Denny Park



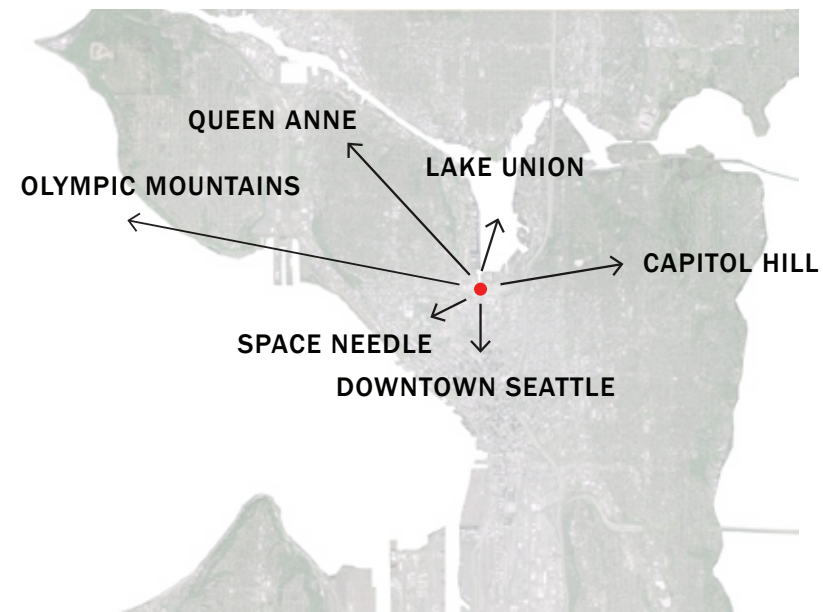
Compass on Dexter - under construction



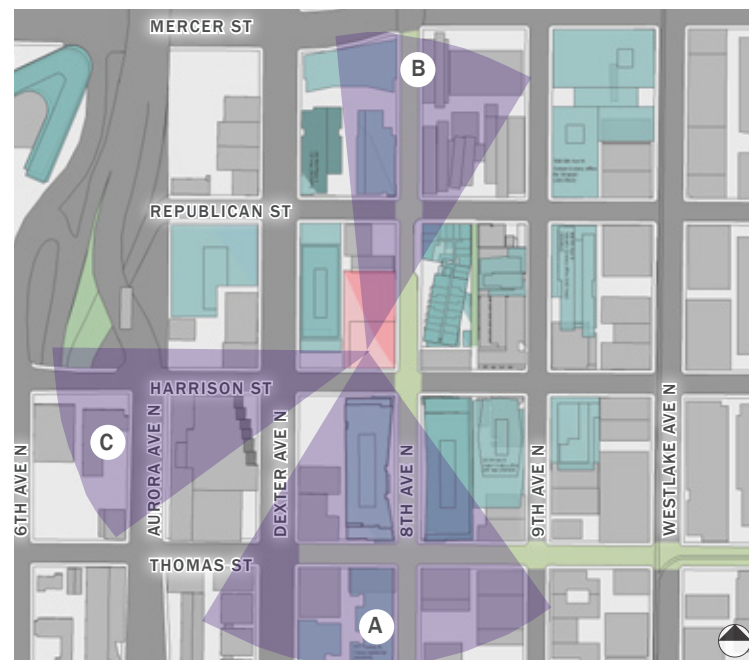
777 Thomas Street



VIEWS



VIEW FROM SITE AT 160' - SOUTH TO DOWNTOWN SEATTLE



PREDOMINANT VIEWS- AFTER SURROUNDING FUTURE DEVELOPMENT



VIEW FROM SITE AT 160' - NORTH TO LAKE UNION



VIEW FROM SITE AT 160' - WEST TO SPACE NEEDLE

PAST

A. Cascade neighborhood homes with Queen Anne Hill in the background in 1902



C. Photo of Seattle Houseboat circa 1960



Stackhouse Apartments at 1280 Harrison St.

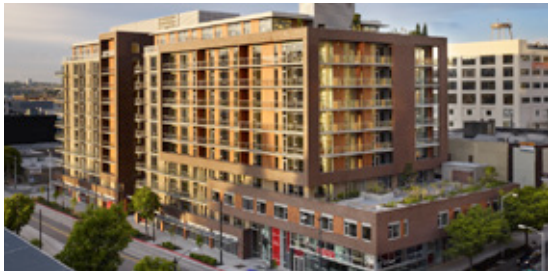


PRESENT

Goal: to make South Lake Union a vibrant, diverse, mixed-use community with housing options for a variety of incomes



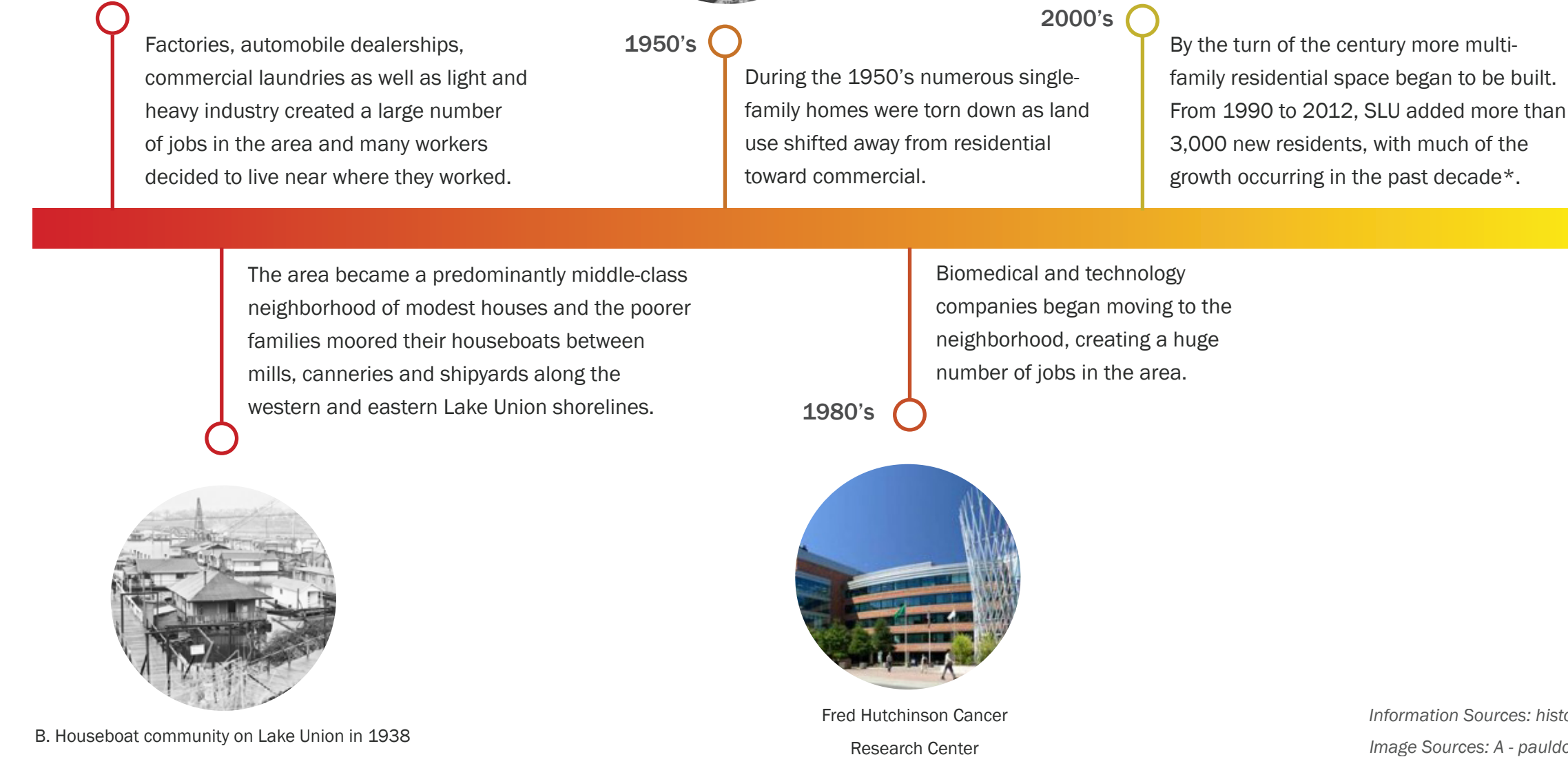
Denny Park Apartments



Rollin Street Flats

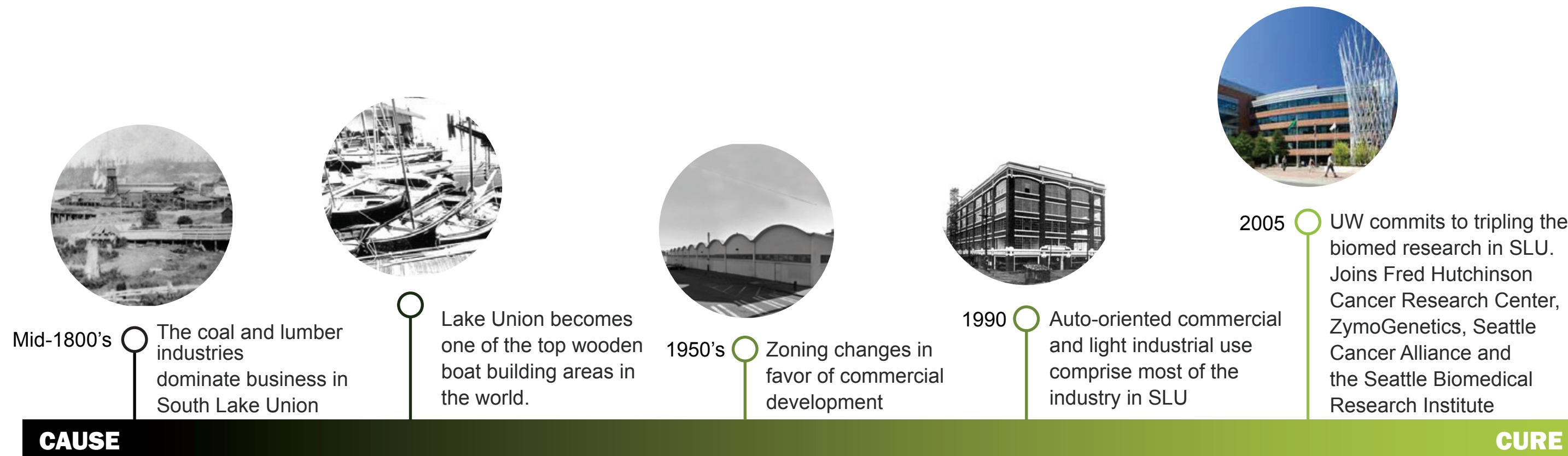


Compass on Dexter - under construction

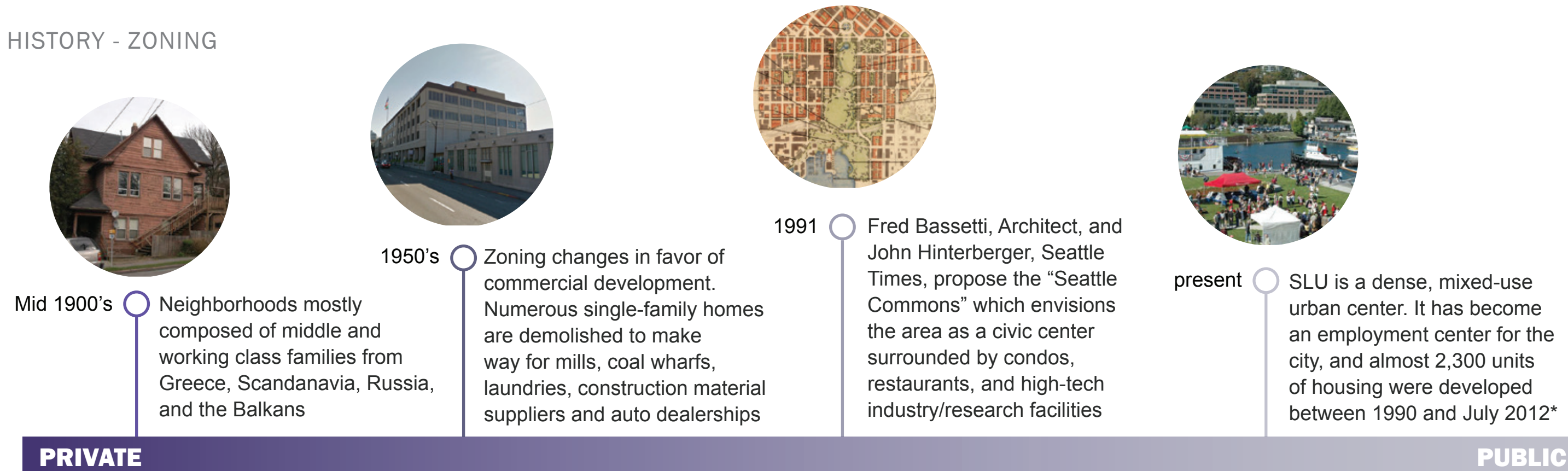


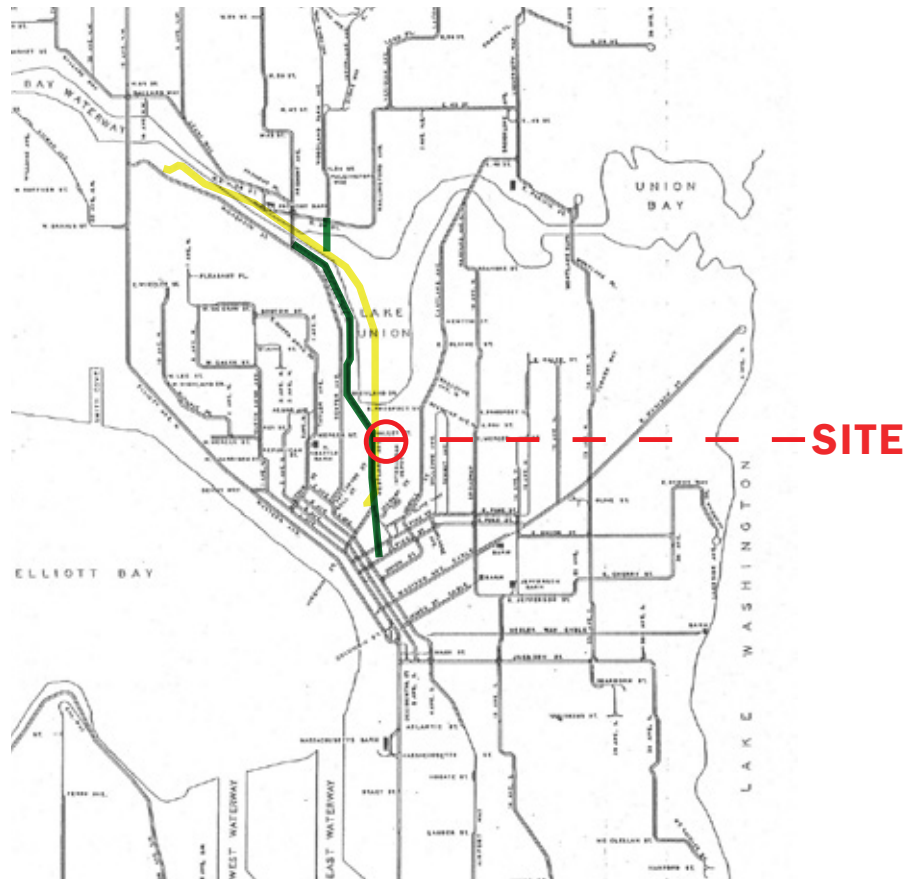
Information Sources: historylink.com (<http://www.historylink.org/cybertour/pdf/luwalkingtour.pdf>).
Image Sources: A - pauldorpat.com, B - Seattle municipal Archives. C - MOHAI, Seattle PI Archives

HISTORY - INDUSTRY



HISTORY - ZONING





MAP OF 1933 STREETCAR LINES



MAP OF PROPOSED STREETCAR SYSTEM



Late 1800's ○ Seattle Coal and Transportation Co. builds the first railroad. Streetcar installed connecting Pike Street to SLU and Ballard on Westlake Ave N.

1917 ○ The ship canal locks are constructed which connect Lake Union to the Puget Sound and Lake Washington

1941 ○ Seattle Streetcar lines are replaced with bus lines

1960's ○ I-5 is completed, Mercer St. becomes an arterial for highway access and Lake Union is cut off from downtown Seattle and Capitol Hill

1990's - present ○ SLU "Neighborhood Plan" includes importance of addressing the barrier of Mercer Street. Shift in interest towards public transportation, bicycles, and pedestrians. New streetcar line emulates the original path of the 1930's streetcar lines.

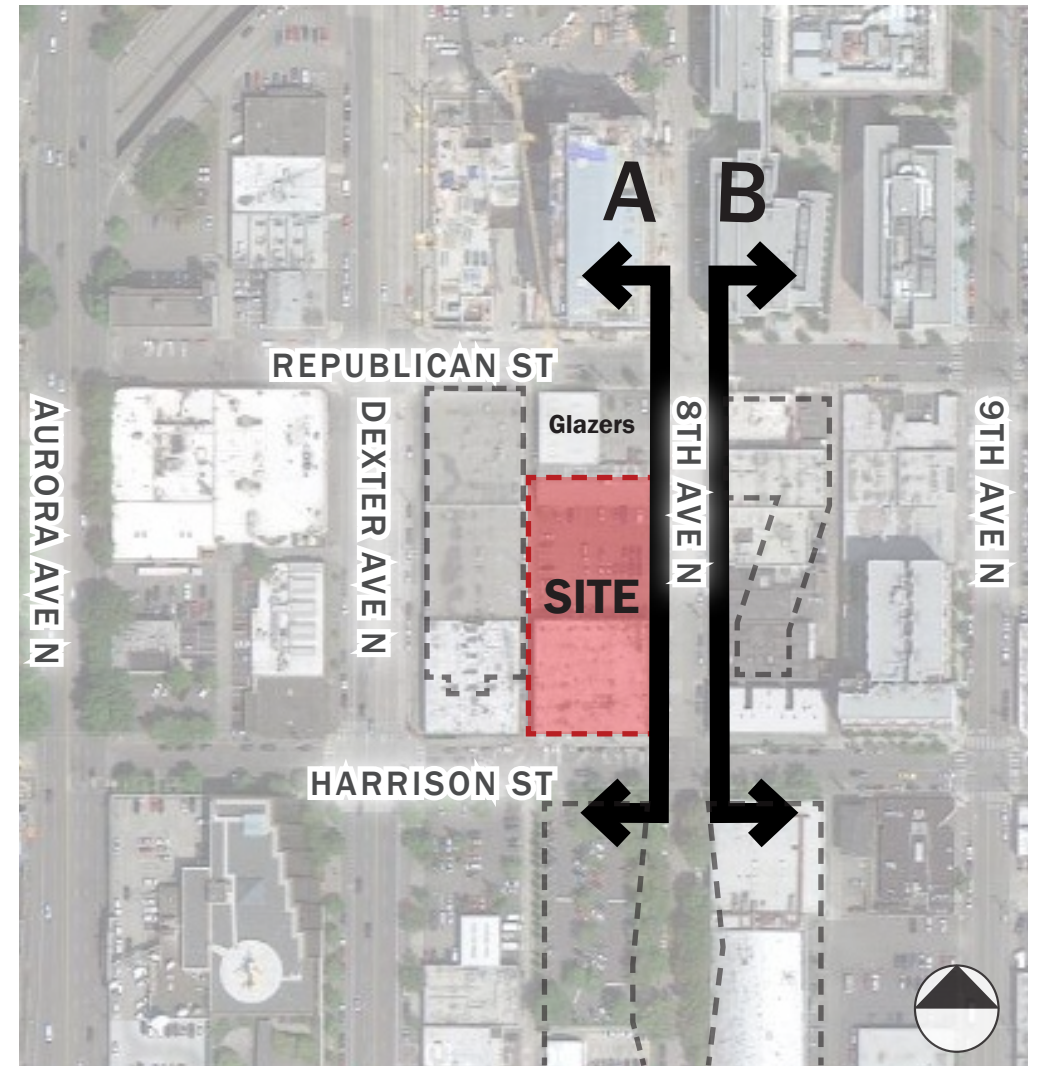
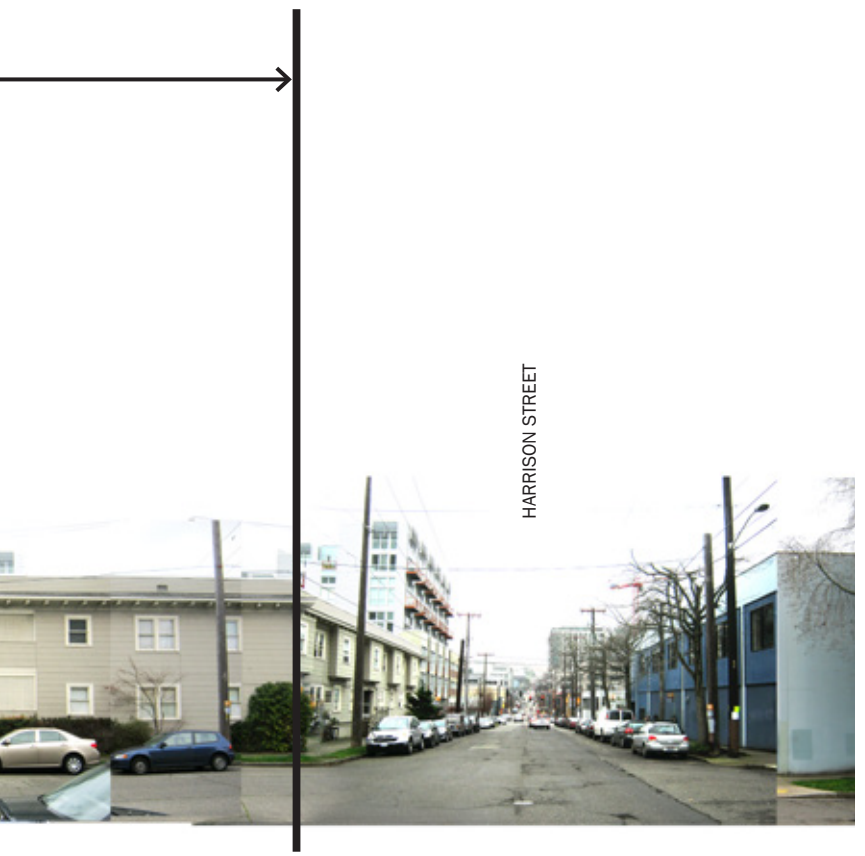
CONNECTED

ISOLATED

RE-CONNECTING

STREETSCAPES - 8TH AVENUE NORTH

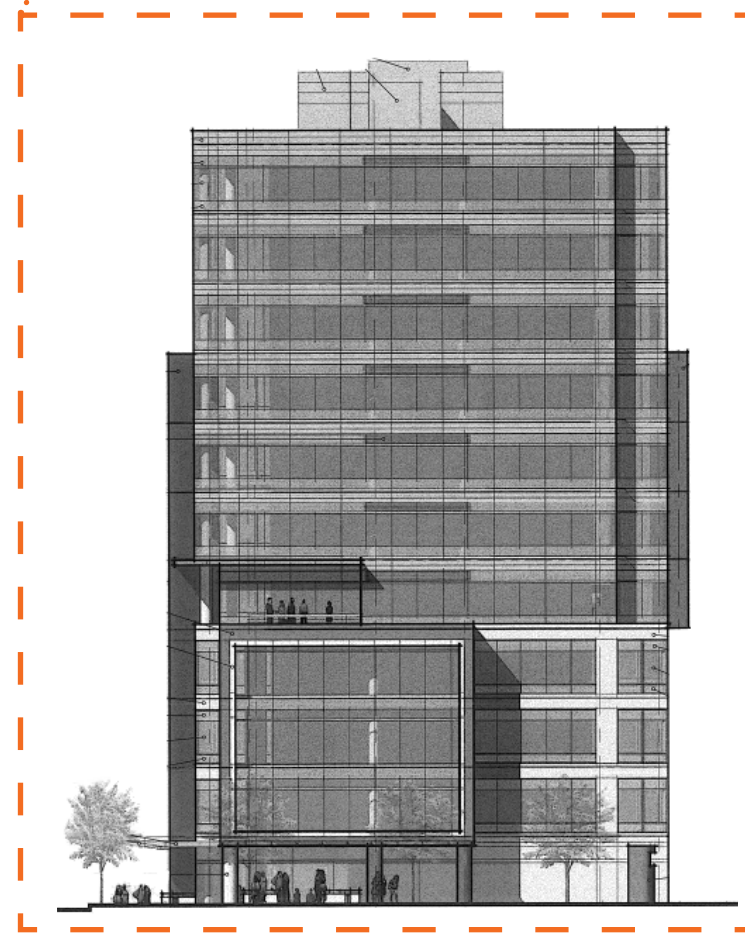




STREETSCAPES - HARRISON STREET



A



400 DEXTER AVE N - IN PROCESS

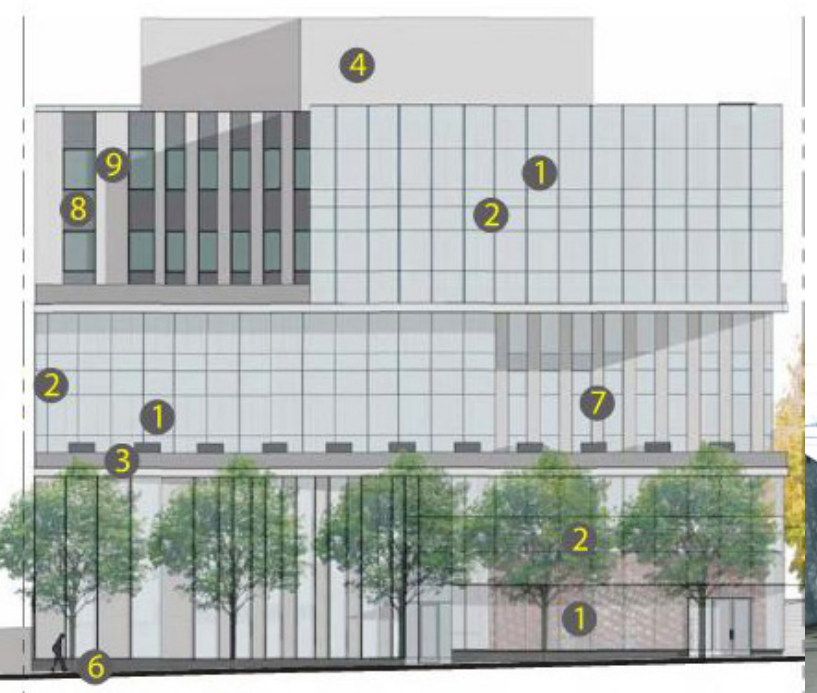
PROJECT SITE



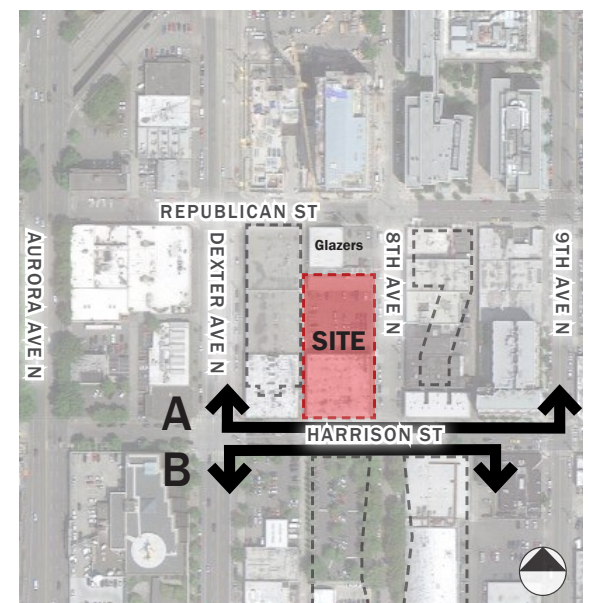
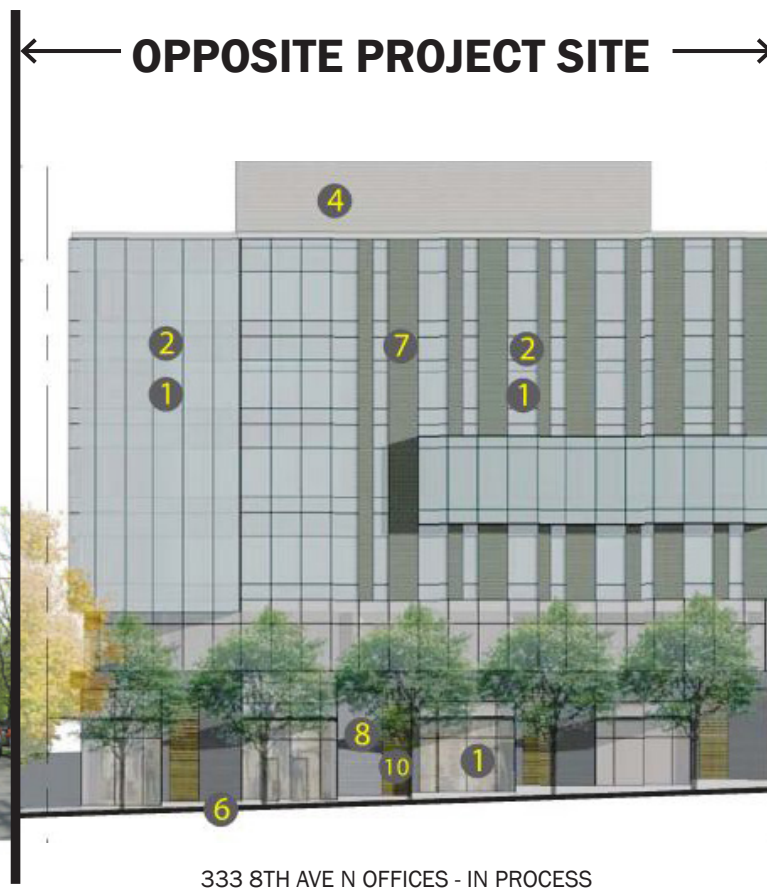
8TH AVENUE N



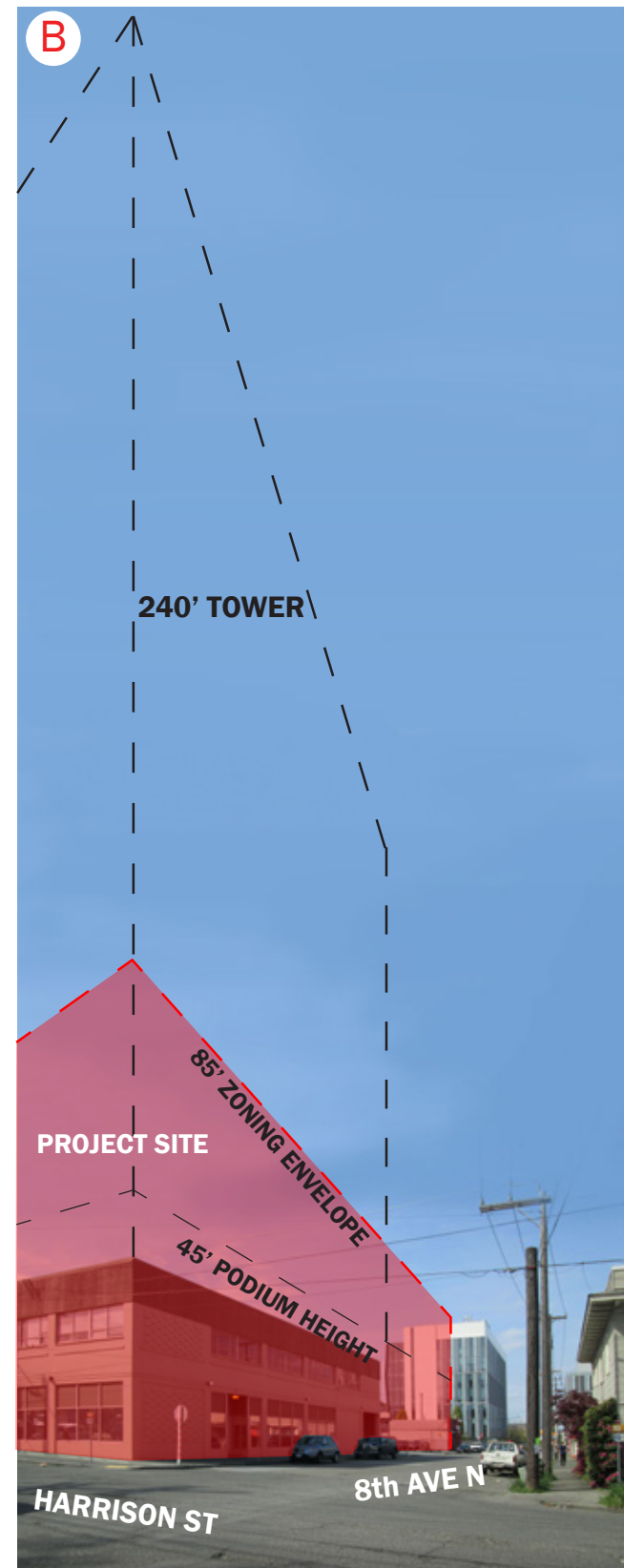
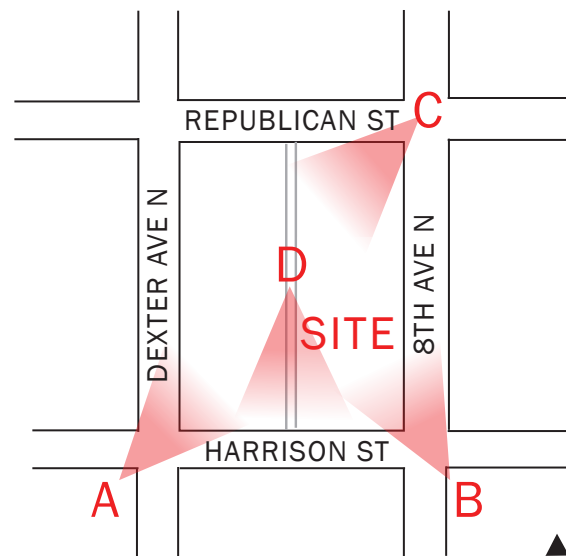
B



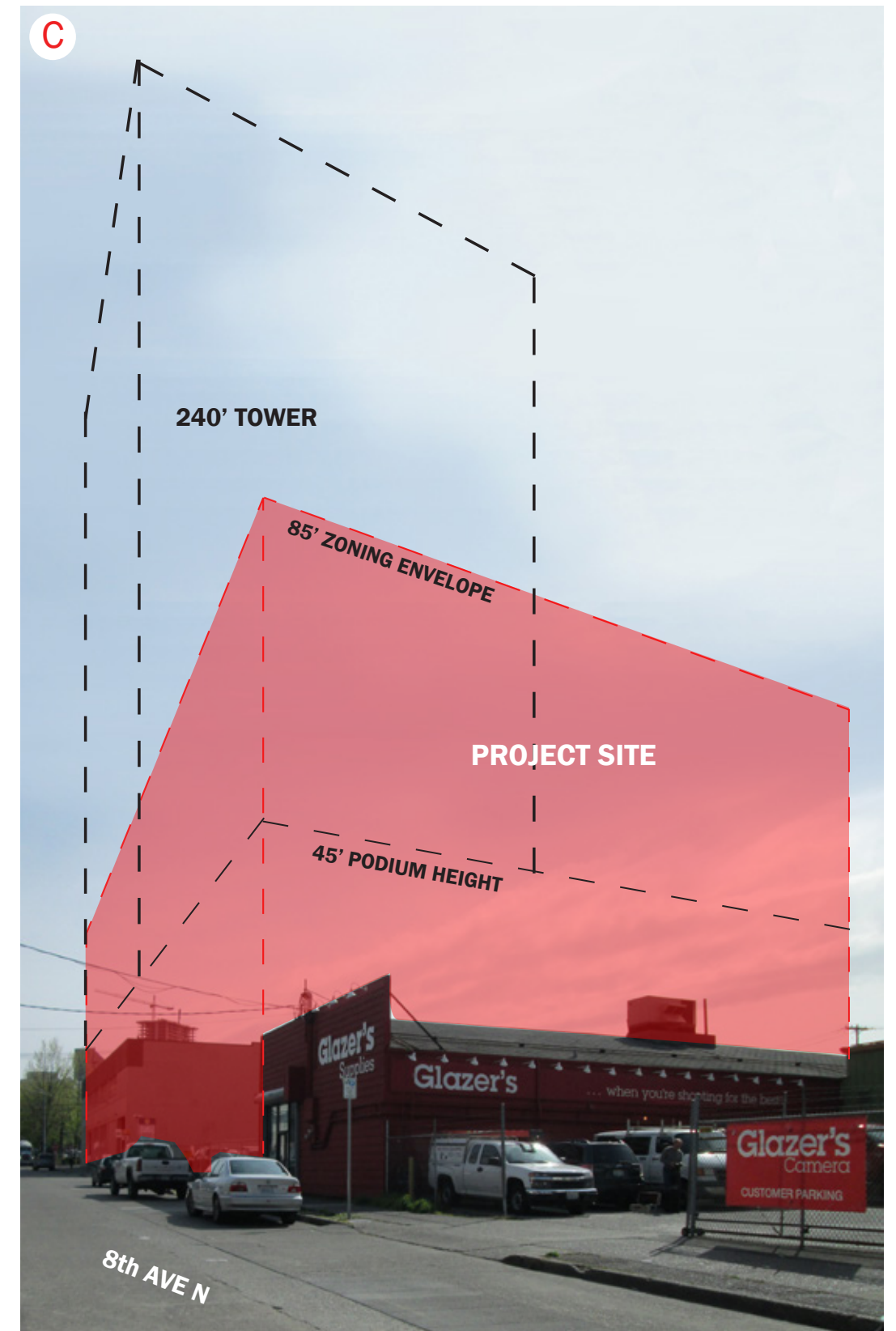
300 8TH AVE N OFFICES - IN PROCESS



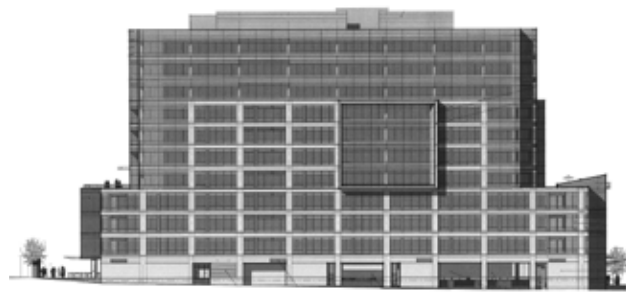
SITE PHOTOS



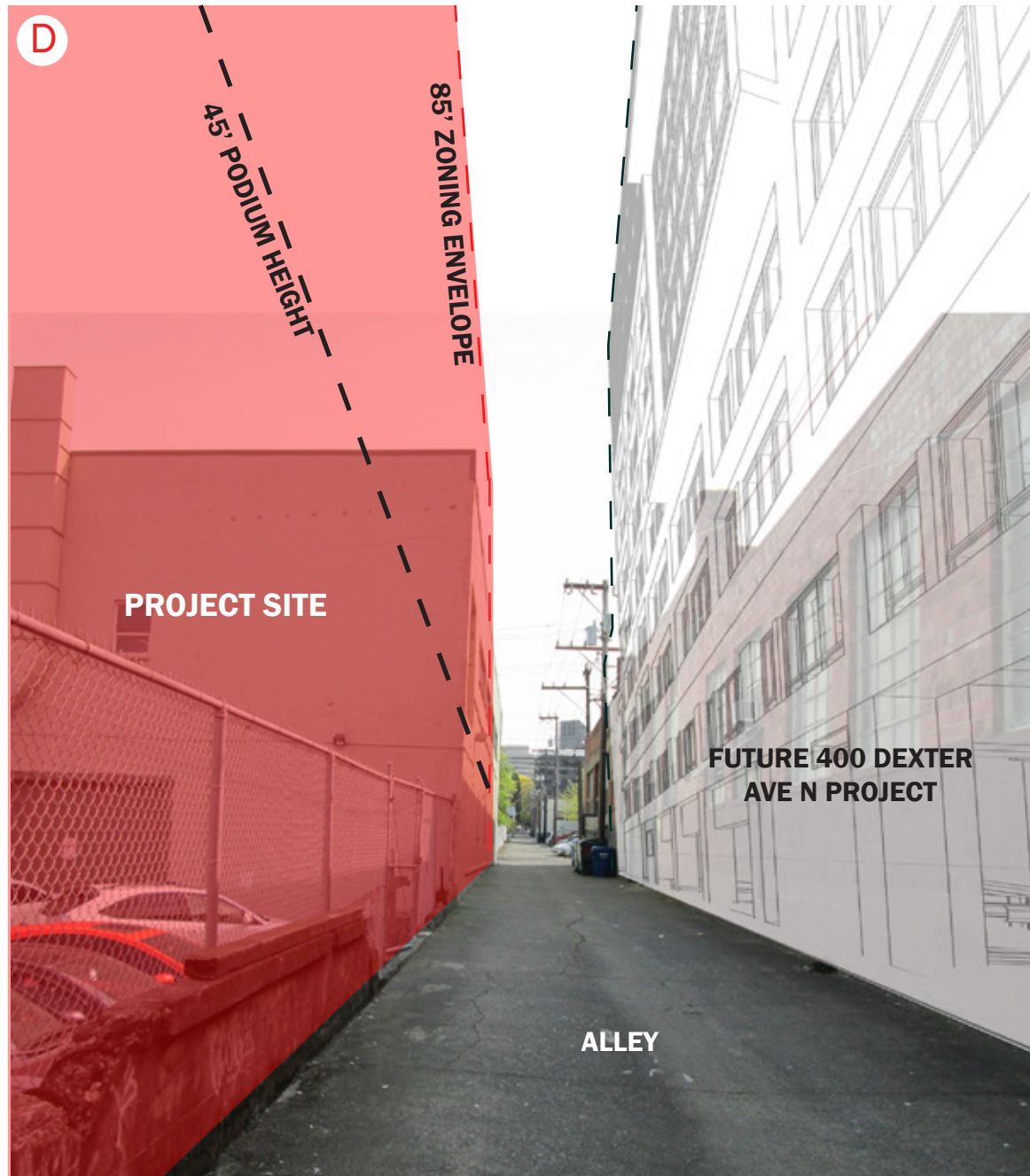
VIEW FROM 8TH AVENUE & HARRISON STREET LOOKING NORTHWEST



VIEW FROM 8TH AVENUE N AND REPUBLICAN STREET LOOKING SOUTHWEST



FUTURE 400 DEXTER AVE N PROJECT - ALLEY FACADE



VIEW LOOKING SOUTH IN THE ALLEY



FUTURE 400 DEXTER AVE N PROJECT



VIEW FROM DEXTER AVE N AND HARRISON STREET LOOKING NORTHEAST

240' TOWER

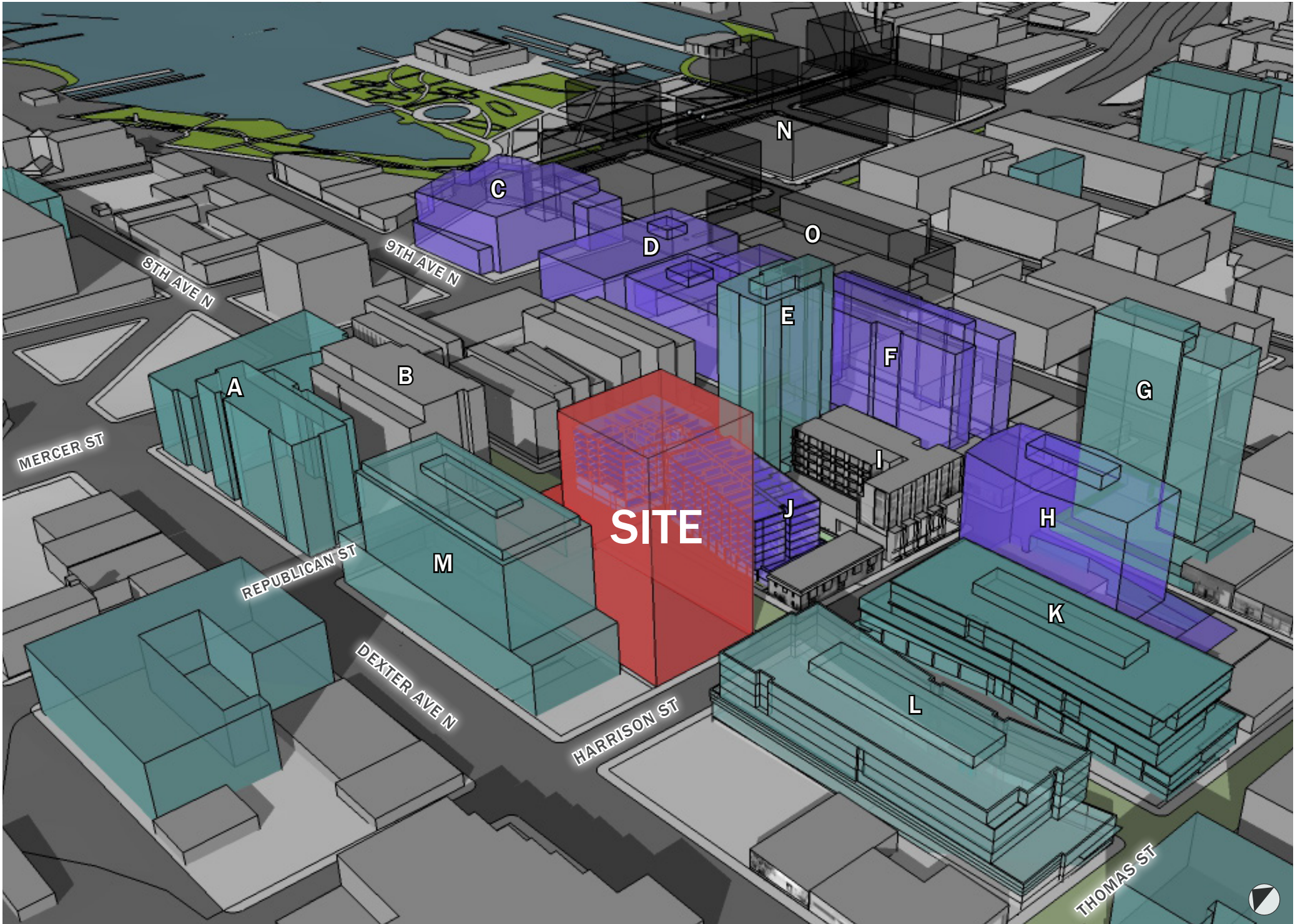
FUTURE DEVELOPMENT

DESIGNING WITH FUTURE DEVELOPMENT IN MIND

The South Lake Union neighborhood is undergoing rapid change. Many parcels surrounding the site have new projects either proposed or under construction, meaning the context surrounding the site will be very different from what exists today. The design team is considering these new projects in designing the Block 56 project.

- A University of Washington Phase 3
- B University of Washington Phases 1 & 2
- C Paul Allen Institute for Brain Science
- D Amazon Phase VI
- E Future 427 9th Ave Mixed Use
- F Amazon Phase VII
- G Future 901 Harrison Mixed Use
- H Amazon Phase VIII
- I Veer Lofts
- J 430 8th Ave Mixed Use
- K Future 300 8th Ave Office
- L Future 333 8th Ave Office
- M Future 400 Dexter Ave Office/Retail
- N Development Site - Lakefront Blocks
- O Development Site - Block 38

- EXISTING BUILDINGS
- PROPOSED
- UNDER CONSTRUCTION
- SITE ZONING ENVELOPE



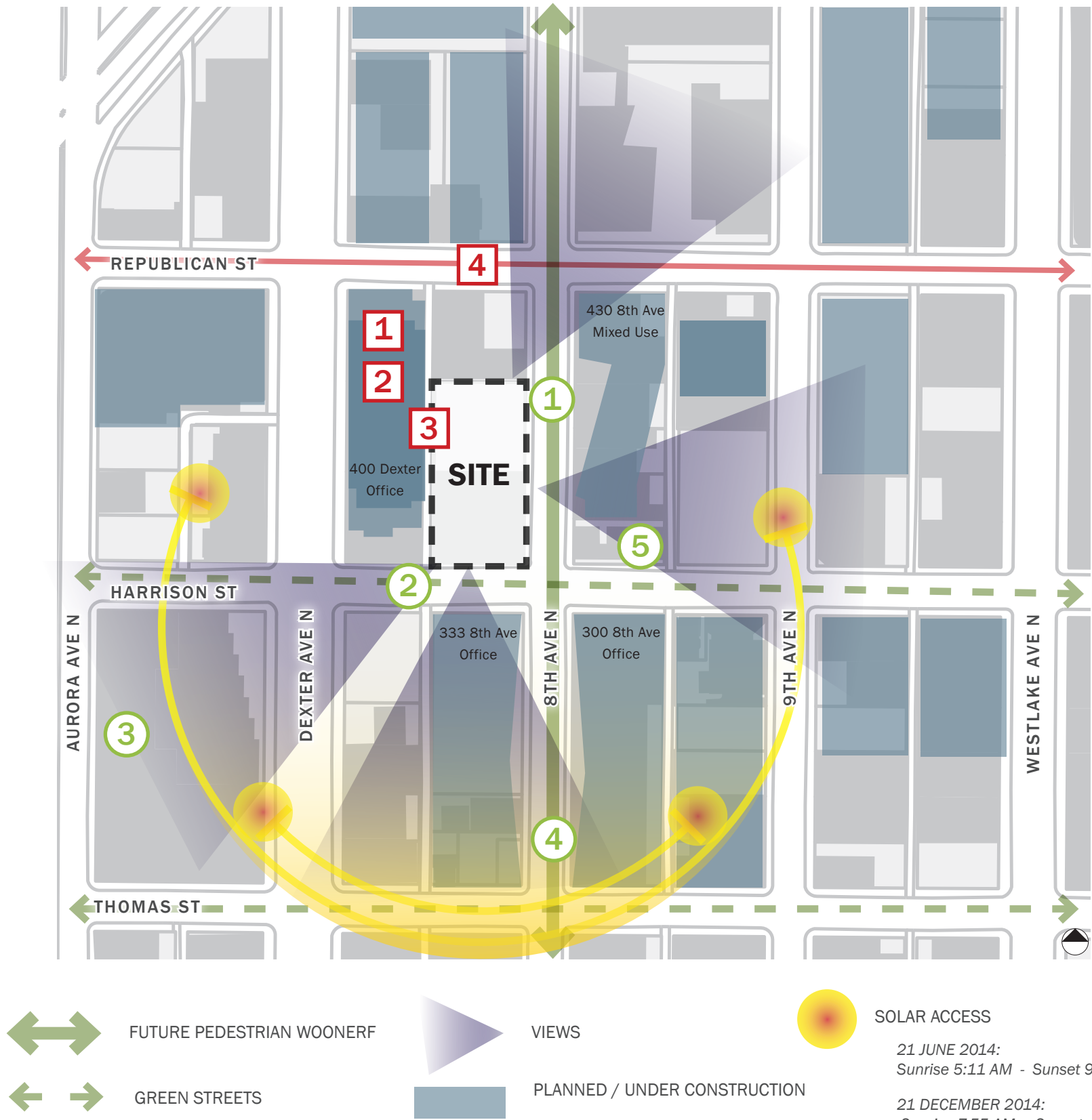
AERIAL VIEW FACING NORTHEAST DEPICTING PROPOSED NEW DEVELOPMENTS, THOSE CURRENTLY UNDER CONSTRUCTION AND EXISTING BUILDINGS

OPPORTUNITIES

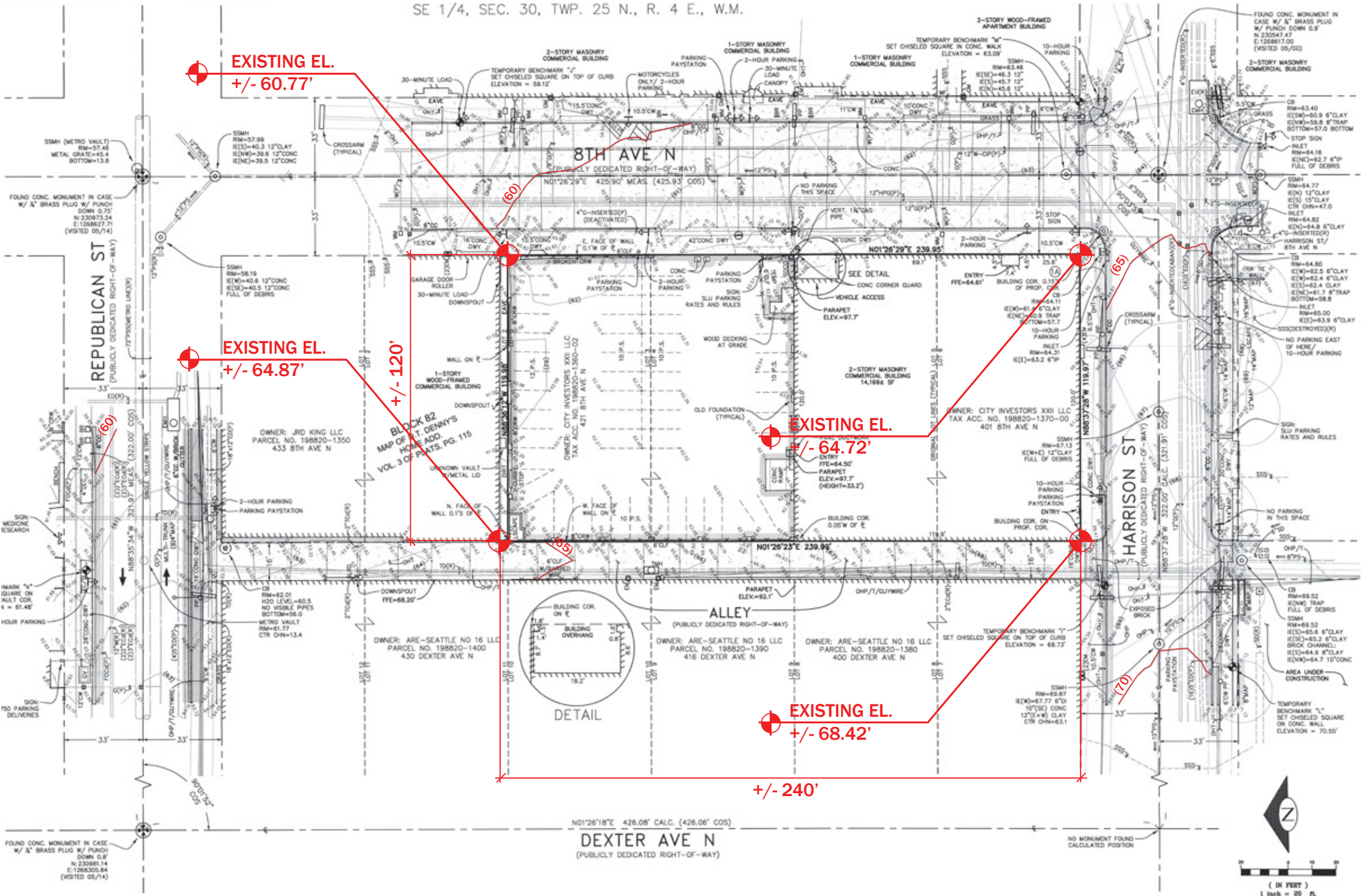
- 1 Foster development of pedestrian woonerf / green street condition along 8th Ave N per SDOT approved plans and the green street along Harrison Street. Enhance the streetscape by continuing the series of “outdoor rooms” and complementing future residential development across 8th Ave N.
- 2 Create a pedestrian-friendly, active and transparent alley facade adjacent to the 400 Dexter office tower open space at the southern end of the site.
- 3 Maximize views of Space Needle, Downtown and Lake Union
- 4 Walkable green space / Denny Park
- 5 Lower scale development on 8th Avenue N allows good solar penetration to street

CONSTRAINTS

- 1 Future 400 Dexter office tower to the west will obstruct views to the west, northwest, northeast, southeast.
- 2 Future 400 Dexter office tower to the west will limit solar access to the site for most of the afternoon
- 3 Future 400 Dexter office tower will present peak surges in traffic utilizing the alley. Garage entrance is located approximately mid-block on the alley.
- 4 Future traffic from SR-99 off-ramp



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PARCEL NUMBER

198820-1370
198820-1360

LEGAL DESCRIPTION

LOTS 3, 4, 5, AND 6, BLOCK 82, D.T. DENNY'S HOME ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE(S) 115, IN KING COUNTY, WASHINGTON

CS1: NATURAL SYSTEMS AND SITE FEATURES

CS2: URBAN PATTERN AND FORM



CS1: Use natural systems and features of the site and its surroundings as a starting point for project design.

South Lake Union Supplemental Guidance:

I. Responding to Site Characteristics

- New development is encouraged to take advantage of site configuration to accomplish sustainability goals. The Board is generally willing to recommend departures from development standards if they are needed to achieve sustainable design.

RESPONSE: Project will take advantage of open space provided to incorporate rain gardens, rainwater harvesting, and other green stormwater infrastructure (GSI).

CS2: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

B. Adjacent Sites, Streets, and Open Spaces

- **Connection to the Street:** Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape—its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.
- **Character of Open Space:** Contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or “rooms” for public use. Determine how best to support those spaces through project siting and design (e.g. using mature trees to frame views of architecture or other prominent features).



RESPONSE: Project will provide a strong response to the enriched pedestrian character of 8th Avenue with ground-related residential uses, stoops, widened sidewalks and curb bulbs. Landscaping will complement the rhythm of outdoor “rooms” proposed in the immediate vicinity.

D. Height, Bulk and Scale

- **Respect for Adjacent Sites:** Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

RESPONSE: Project will respond sensitively to proposed office tower across the alley to the west and locate massing to minimize disruptions of privacy to the extent possible. Project will consider impact of massing and shadows on 8th Avenue N.

South Lake Union Supplemental Guidance:

I. Responding to Site Characteristics

- **Heart locations:** Heart locations serve as the perceived center of commercial and social activity within the neighborhood. These locations provide anchors for the community as they have identity and give form to the neighborhood. Denny Park and Harrison Street have been identified as heart locations within South Lake Union.

RESPONSE: Project will respond to “heart” location of Harrison Street by orienting lobby and entry towards Harrison, with additional public open space provided by curb bulbs.

PL1: CONNECTIVITY
PL3: WALKABILITY



PL1: Complement and contribute to the network of open spaces around the site and the connections among them.

South Lake Union Supplemental Guidance:

II. Landscaping To Reinforce Design Continuity With Adjacent Sites

- Support the creation of a hierarchy of passive and active open space within South Lake Union. This may include pooling open space requirements on-site to create larger spaces.

III. Pedestrian Open Spaces and Entrances

- New developments are encouraged to work with the Design Review Board and interested citizens to provide features that enhance the public realm, i.e. the transition zone between private property and the public right of way.

RESPONSE: Project will strengthen development of outdoor “rooms” along 8th Avenue N with complementary landscaping. Project will provide well-designed setback along 8th Avenue N to encourage human activity and security with “eyes on the street.” Project will also make visual connections to future office tower plaza on adjacent site across alley to the west.

PL3: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

South Lake Union Supplemental Guidance:

III. Transition Between Residence and Street

- Consider designing the entries of residential buildings to enhance the character of the streetscape through the use of small gardens, stoops and other elements to create a transition between the public and private areas. Consider design options to accommodate various residential uses, i.e., townhouse, live-work, apartment and senior assisted housing.

RESPONSE: Ground-related residential uses along 8th Avenue N will provide stoops and a transition between public and private areas.

DC1: PROJECT USES AND ACTIVITIES
DC3: OPEN SPACE CONCEPT



DC1: Optimize the arrangement of uses and activities on site.

A: Arrangement of Interior Uses

- **Views and Connections:** Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.

RESPONSE: Interior uses will be located to take advantage of views; residential common amenity area will be expressed in the architectural form of the building.

DC3: Integrate open space design with the design of the building so that each complements the other.

South Lake Union Supplemental Guidance:

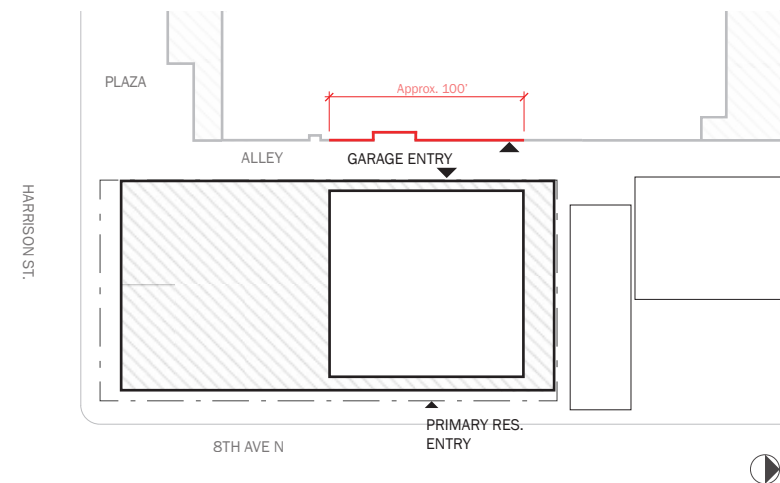
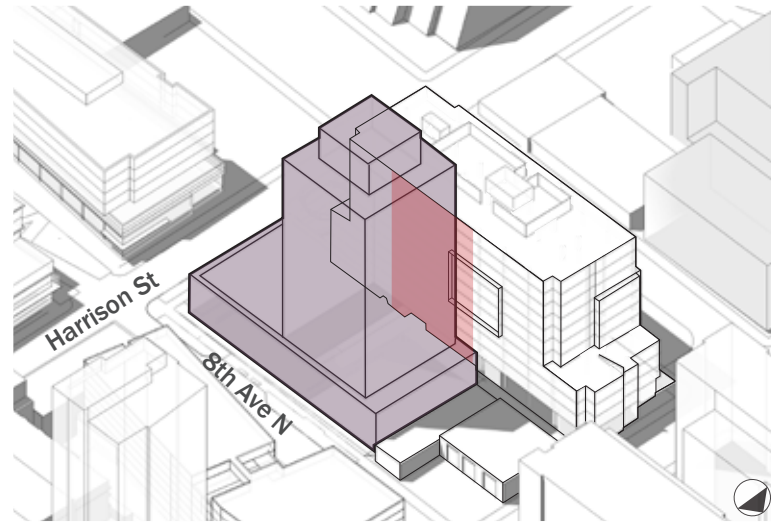
I. Landscaping To Reinforce Design Continuity with adjacent sites

- i. Encourage landscaping that meets LEED criteria.
- ii. Where appropriate, install indigenous trees and plants to improve aesthetics, capture water and create habitat.
- iii. Retain existing, non-intrusive mature trees or replace with large caliper trees.
- iv. Water features are encouraged including natural marsh-like installations.
- v. Reference the City of Seattle Right Tree Book and the City Light Streetscape Light Standards Manual for appropriate landscaping and lighting options for the area.

RESPONSE: Building design will incorporate uses adjacent to open spaces designed to allow activity to spill out to the open space. Landscaping will provide continuity with outdoor room concept in development along 8th Avenue to the south and across the street.

OPTION D - NORTH TOWER

*See Appendix



PROS:

- South-facing podium deck

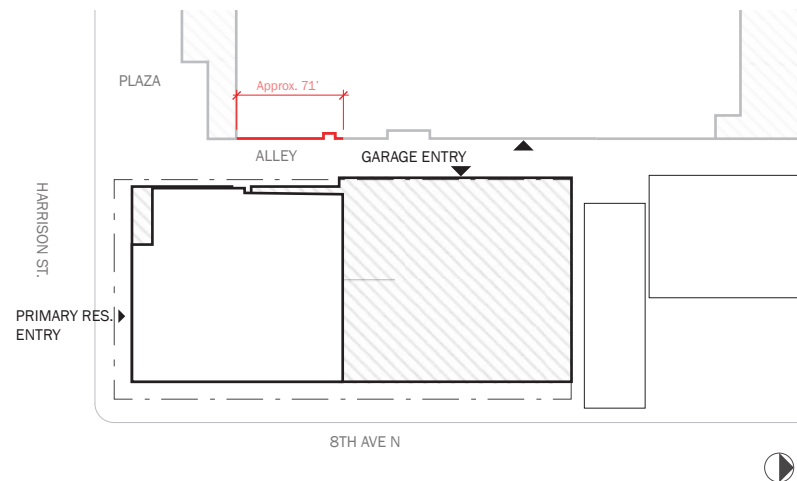
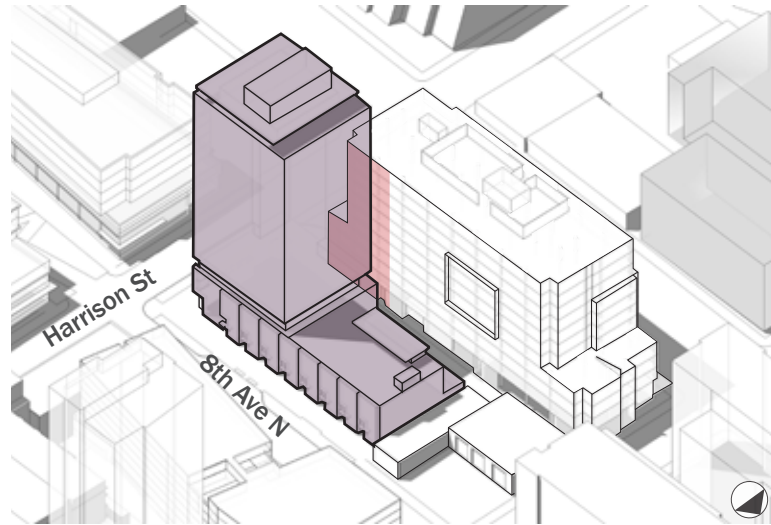
CONS:

- Negative impact to adjacent property to north
- Fails to address corner of 8th Ave N and Harrison St.
- Lobby is located mid-block and has weaker presence and identity
- Tower blocks 400 Dexter Ave office building views to Lake Union
- Tower looms over "outdoor room" created by 430 8th Ave development
- Views from tower blocked by 400 Dexter Ave office building
- Garage entry close to 400 Dexter office building garage entry
- Tower proximity creates privacy concerns

Refined Floor Plans Not Developed

MASSING ALTERNATIVES

OPTION A - CODE COMPLIANT



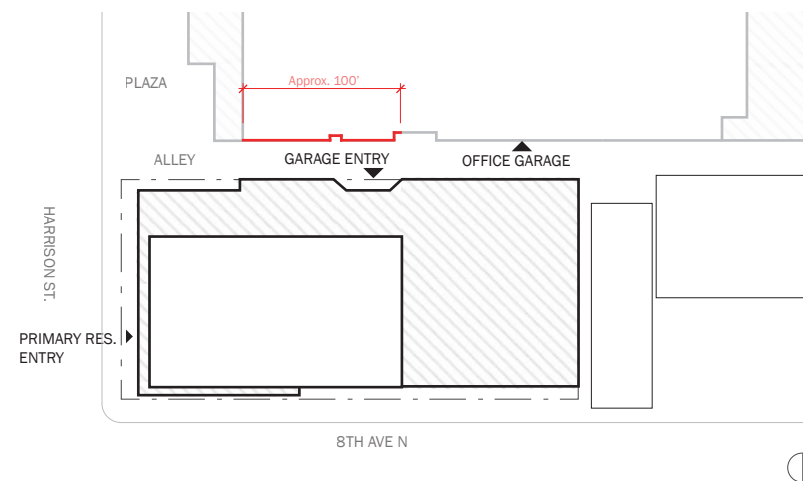
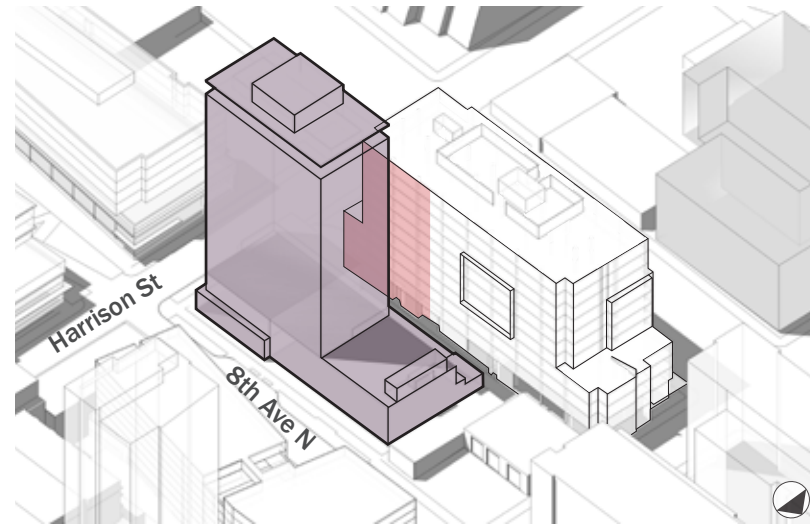
PROS:

- More residential frontage along 8th Ave N
- No departures required
- Amenity space on roof takes advantage of views of Lake Union and the Space Needle

CONS:

- Setback of residential uses along 8th Ave N not generous but code compliant
- Garage entry close to 400 Dexter office building garage entry
- Tower casts a shadow on podium deck

OPTION B



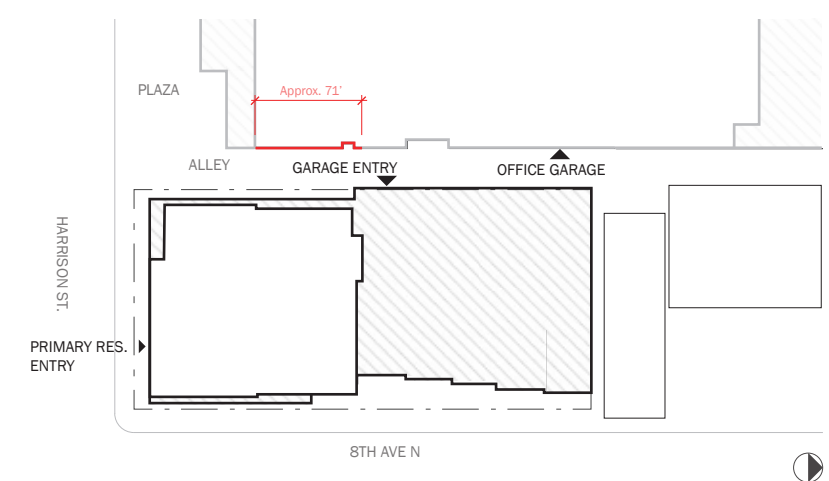
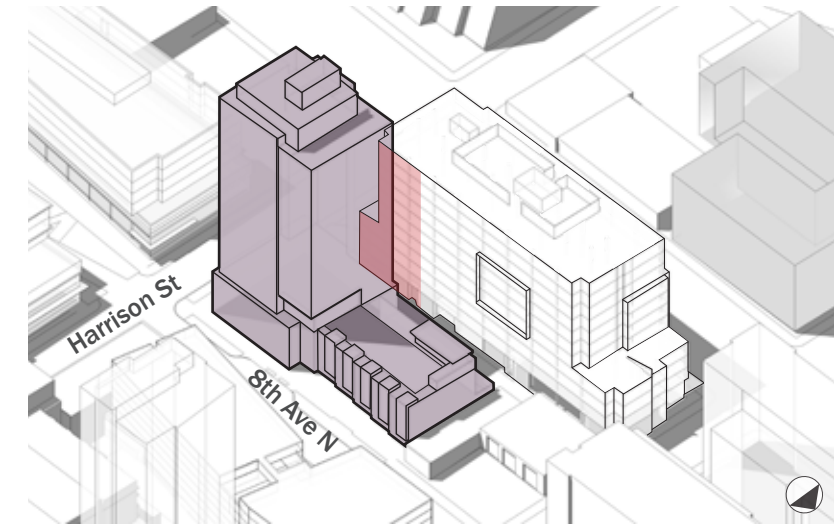
PROS:

- South and West facing common deck
- Narrow East-West tower profile
- Amenity space on roof takes advantage of views of Lake Union and the Space Needle

CONS:

- Casts a broader shadow on 8th Ave N in afternoon
- Tower casts a shadow on podium deck
- Massing creates larger overlap with 400 Dexter office building, reducing privacy for both projects
- Minimum setbacks along 8th Ave N
- Requires departures

OPTION C - PREFERRED



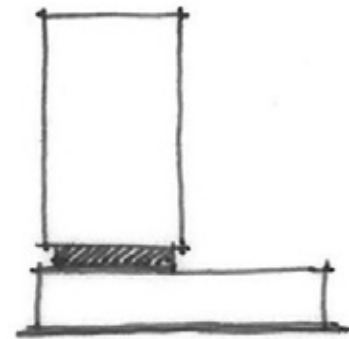
PROS:

- Stepped residential setback along 8th Ave N - creating an "outdoor room" with 430 8th Ave N Mixed Use project
- Vertical amenity space creates strong architectural expression on exterior of the project
- Amenity space on roof takes advantage of views of Lake Union and the Space Needle
- Garage entry has largest offset from 400 Dexter office building garage entry while still respecting the office plaza

CONS:

- Tower casts a shadow on podium deck
- Requires departures

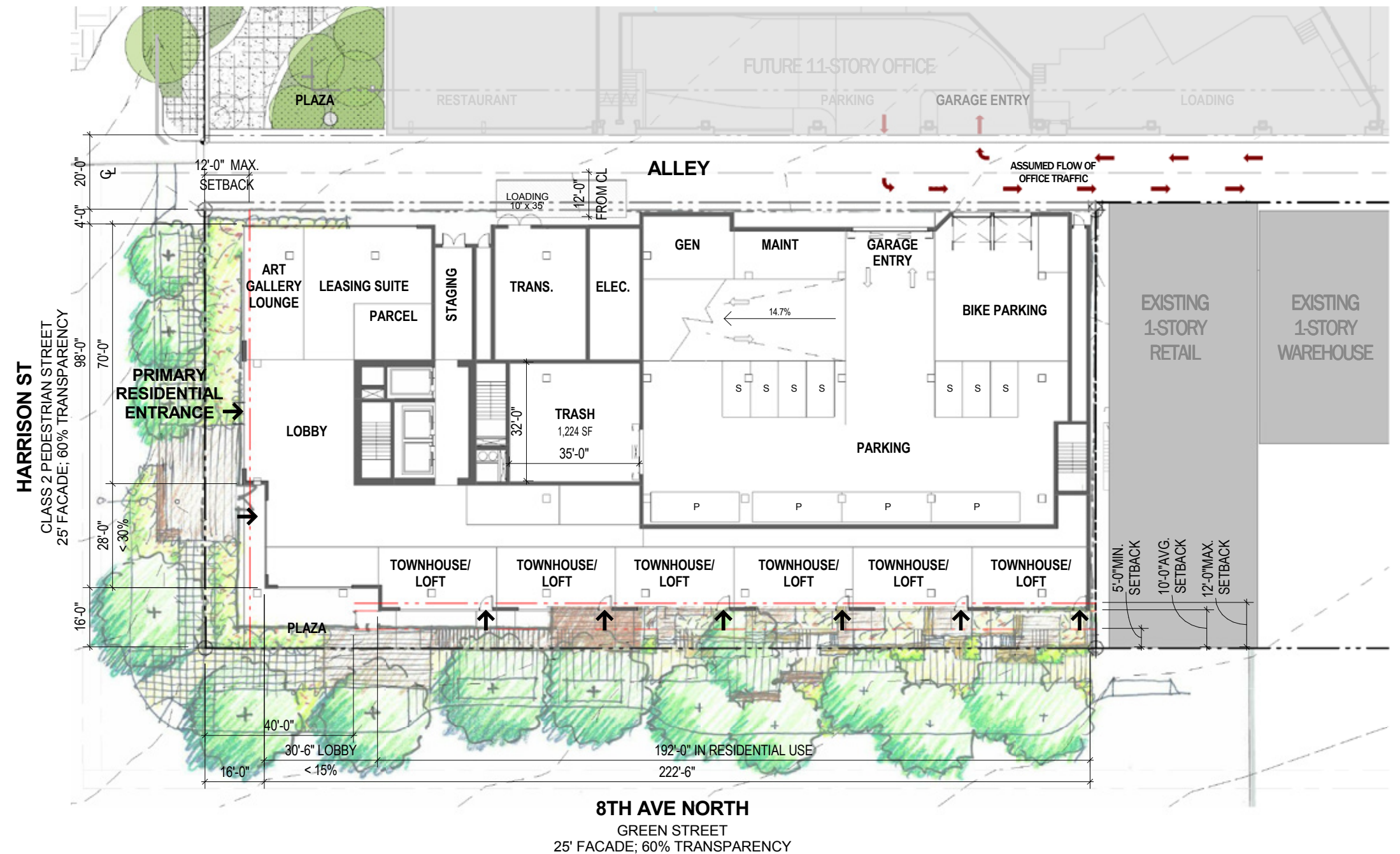
MASSING OPTION A | CODE COMPLIANT



Parti Sketch



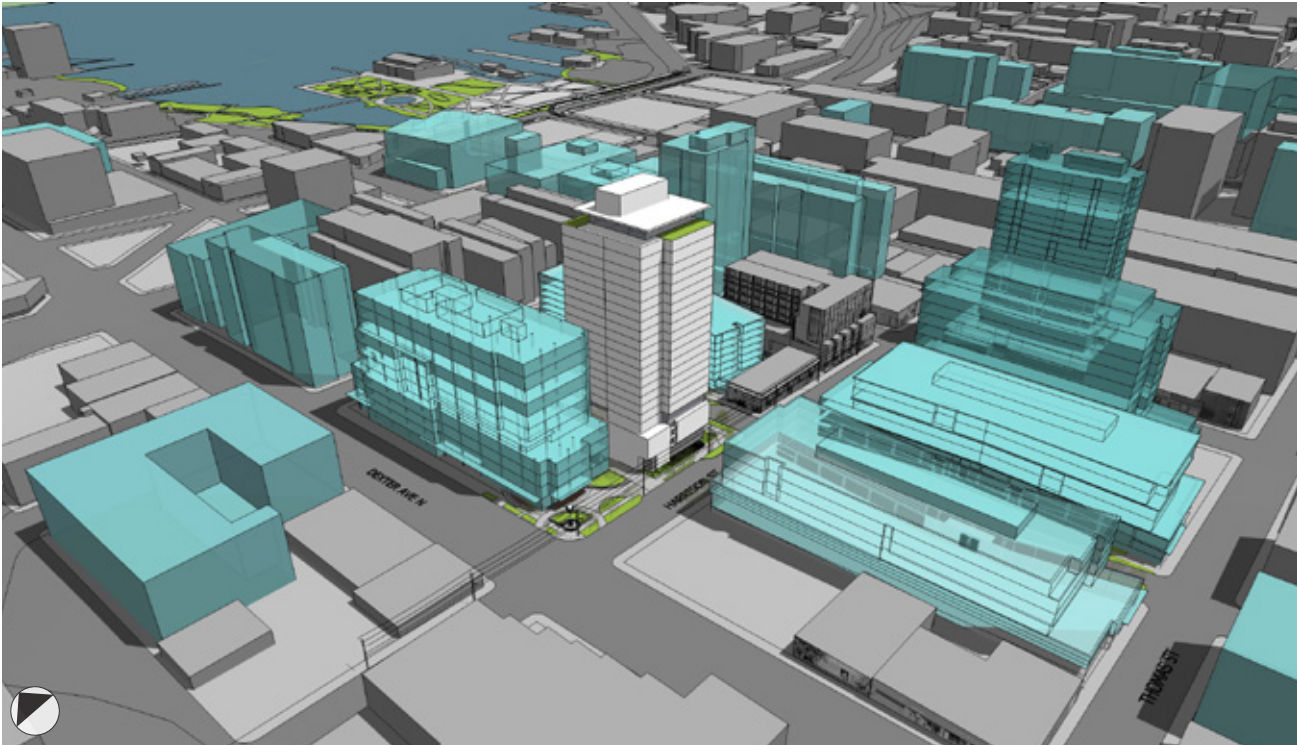
View looking southwest



Site Plan



Aerial view looking West



Aerial view looking Northeast

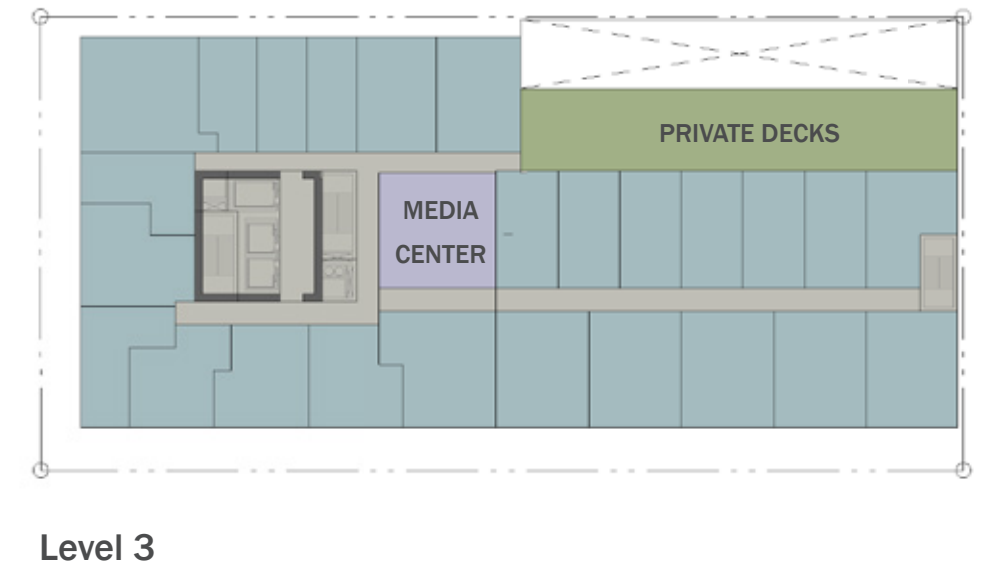
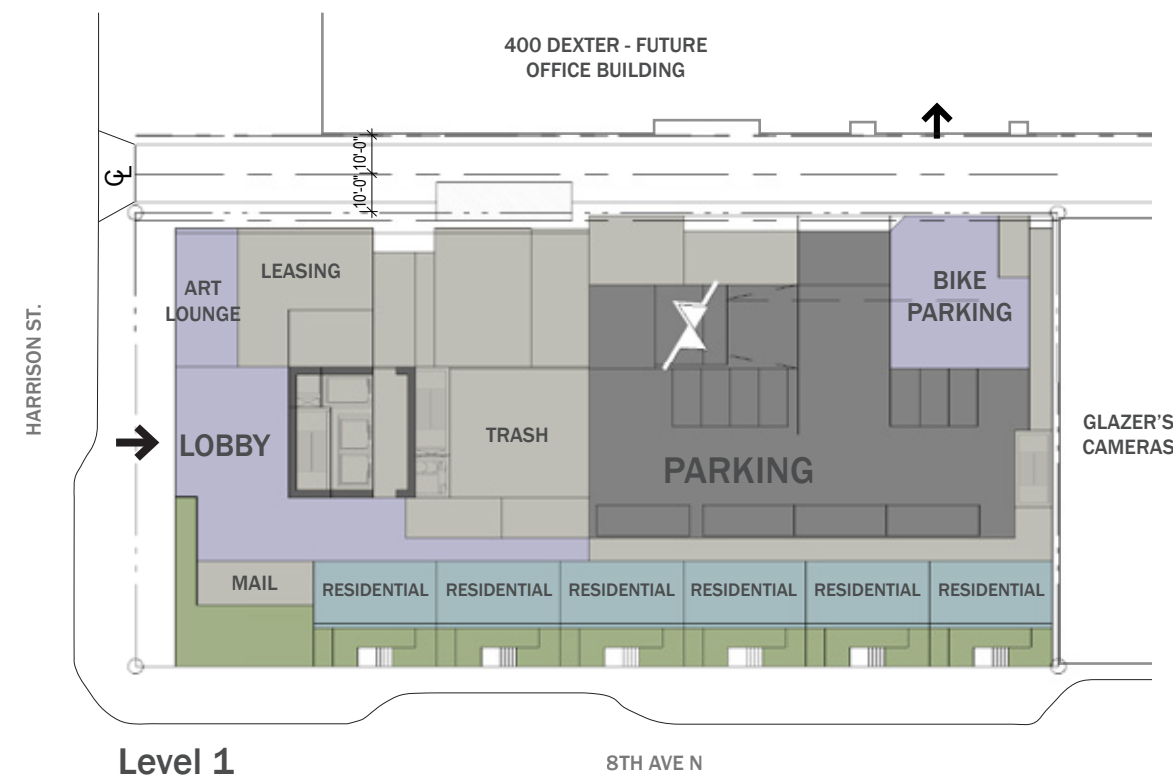


Looking northwest at the corner of 8th Ave N and Harrison Street



Looking South down 8th Ave N

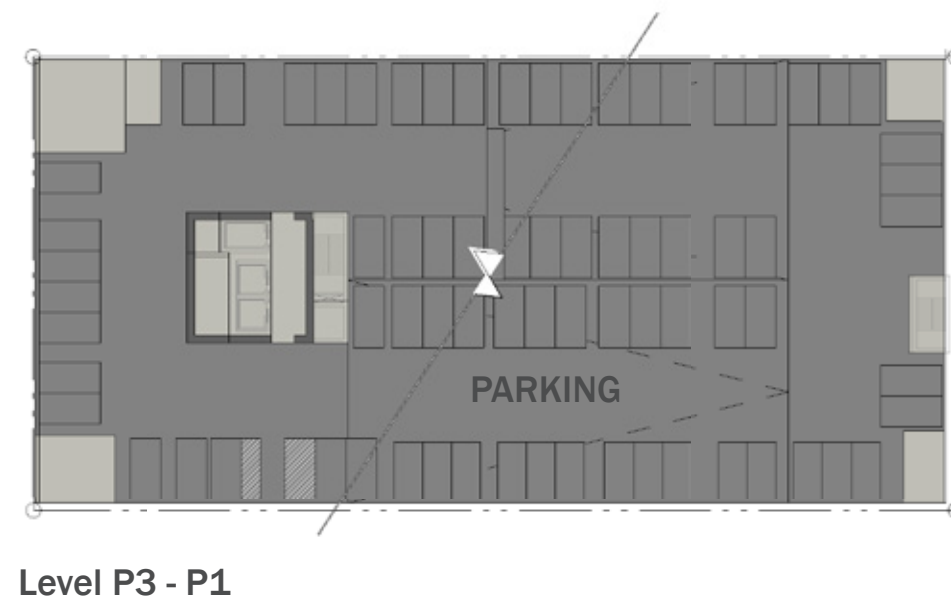
MASSING OPTION A | CODE COMPLIANT



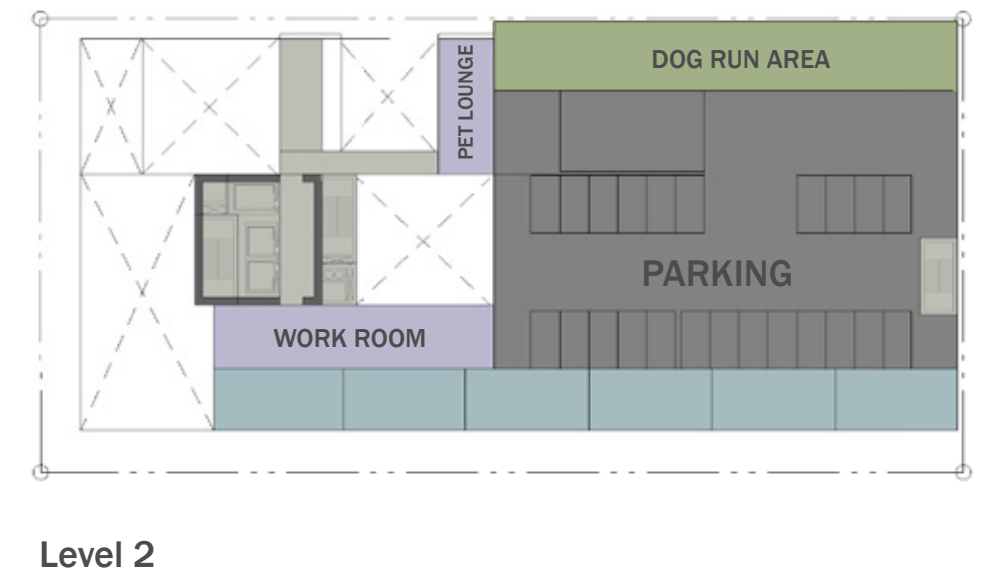
Level 3

- Residential
- Outdoor Space
- Amenity
- Parking
- Lobby / Circulation / Mech.
- Vertical Circulation

0 10' 25' 50'

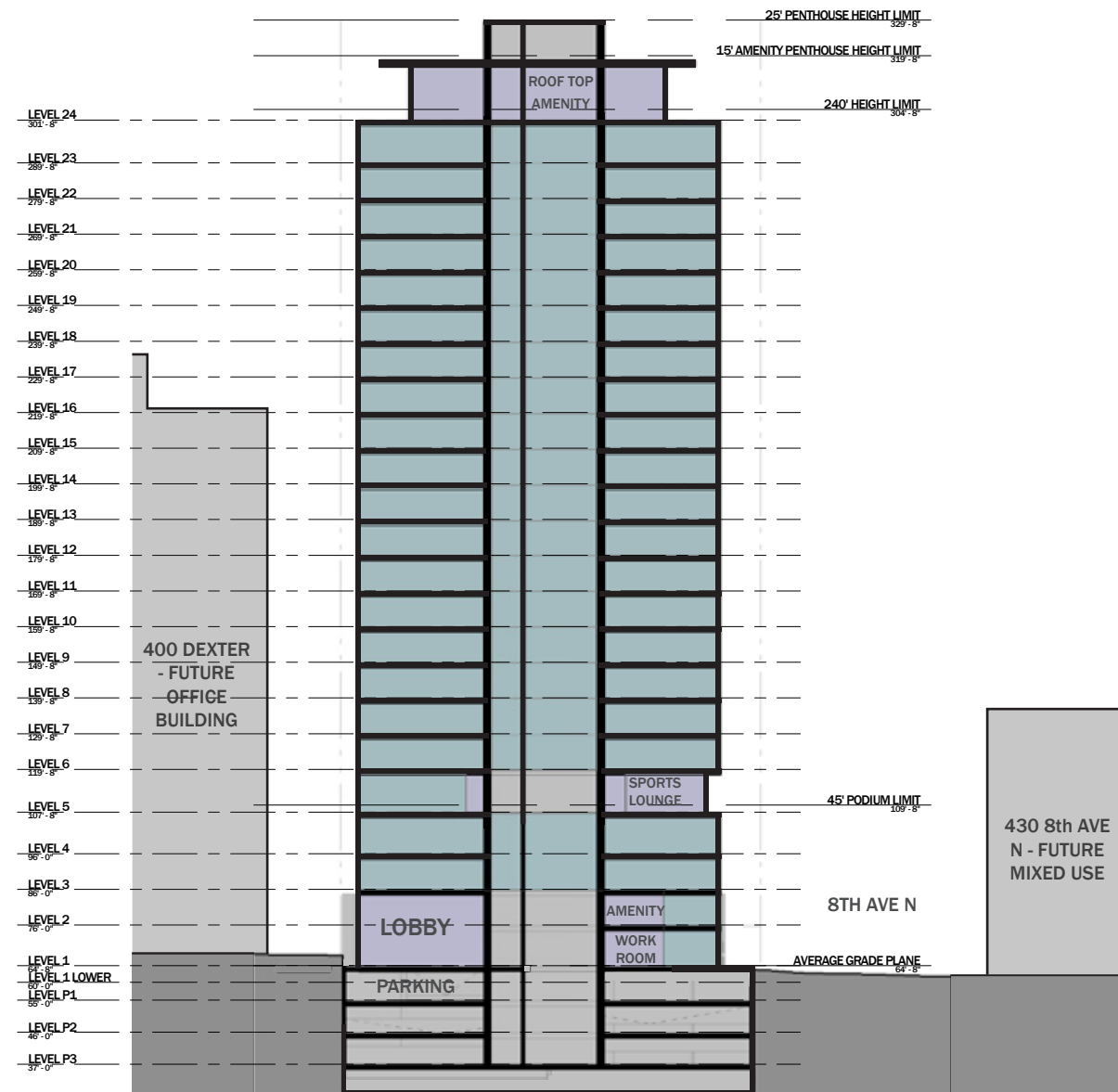


Level P3 - P1

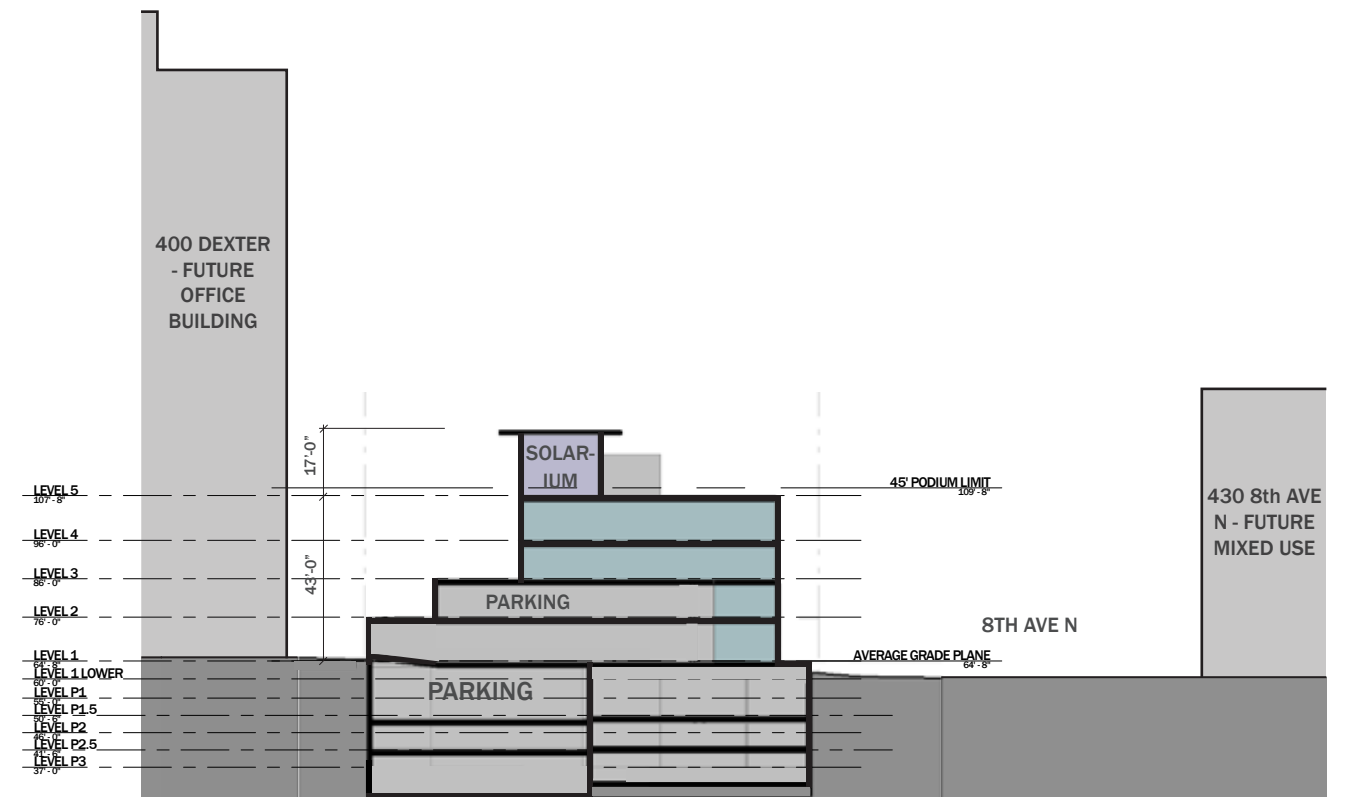
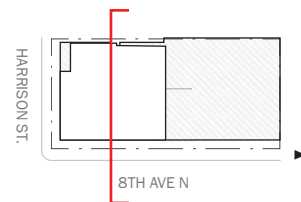


Level 2

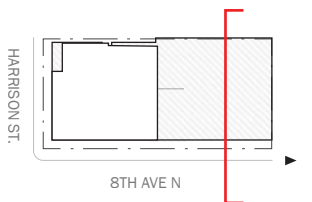
MASSING OPTION A | CODE COMPLIANT



Section 2 (East-West)



Section 3 (East-West)





Street-level perspective facing northwest on the corner of Harrison Street and 8th Ave N



Street-level perspective facing south along 8th Ave N



Street-level perspective facing northwest along 8th Ave N

Architectural rendering of the proposed 1000 8th Avenue building. The rendering shows a modern, multi-story structure with a glass facade and a landscaped sidewalk area. The rendering includes a street view with a car and pedestrians, and a north arrow in the bottom right corner.

HARRISON ST
CLASS 2 PEDESTRIAN STREET - 60% TRANSPARENCY

8TH AVE N
GREEN STREET
25' FACADE; 60% TRANSPARENCY

Future 11-story Office: RETAIL, GARAGE, LOADING.

Existing 1-story Retail: 5'-0" MIN. SETBACK, 10'-0" AVG. SETBACK, 12'-0" MAX. SETBACK.

Existing 1-story Warehouse: 12'-0" MAX. SETBACK.

Proposed Building Footprint:

- ART GALLERY LOUNGE
- BIKE WORK
- BIKE PARKING
- GEN
- TRANS.
- ELEC.
- TRASH
- LOBBY
- LEASING
- PARCEL
- MAIL
- RESIDENTIAL (multiple units)
- PARKING

Entrances and Setbacks:

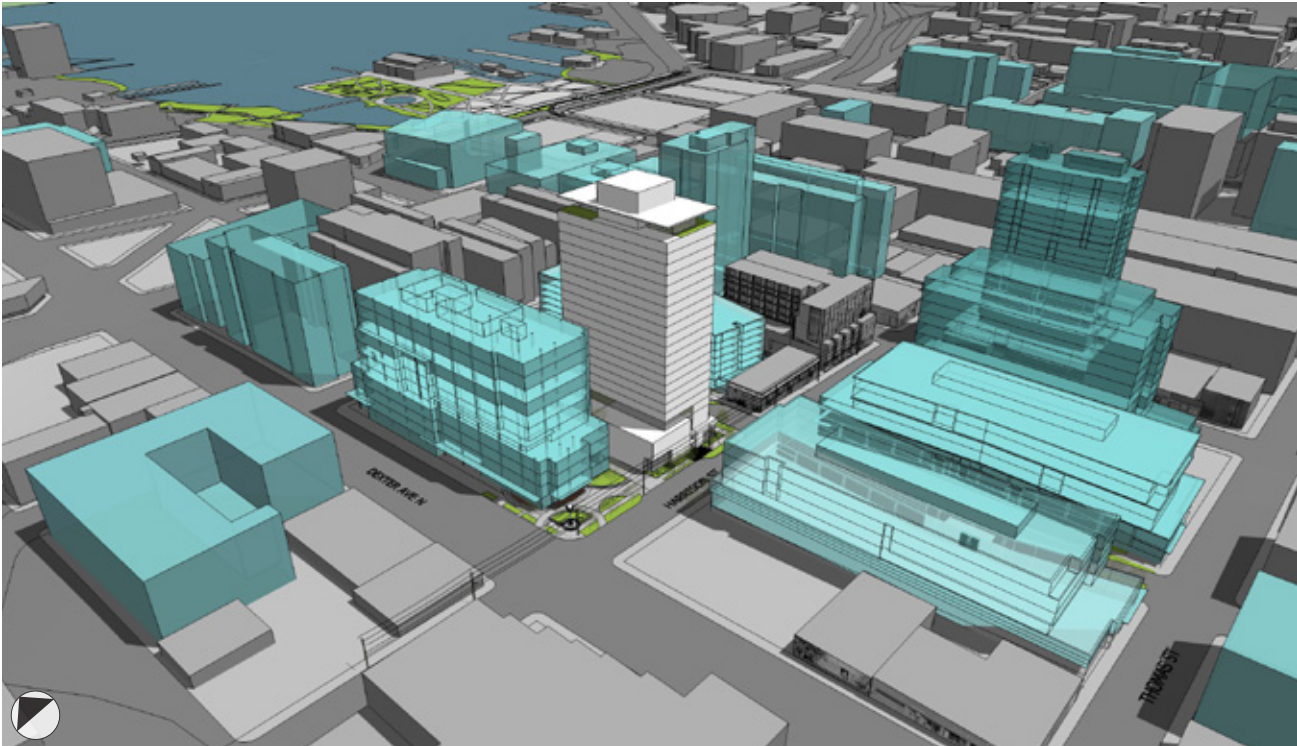
- PRIMARY RESIDENTIAL ENTRANCE
- ALLEY
- GARAGE ENTRANCE
- 12'-0" MAX. SETBACK
- 5'-1"
- 5'-0"
- 106'-6"
- 100'-7"
- 5'-9"
- 10'-0"
- 84'-1" IN AMENITY USE
- 228'-6"
- 144'-0" IN RESIDENTIAL USE
- 1'-6"

Other Features:

- PLAZA
- ASSUMED FLOW OF OFFICE TRAFFIC



Aerial view looking West



Aerial view looking Northeast

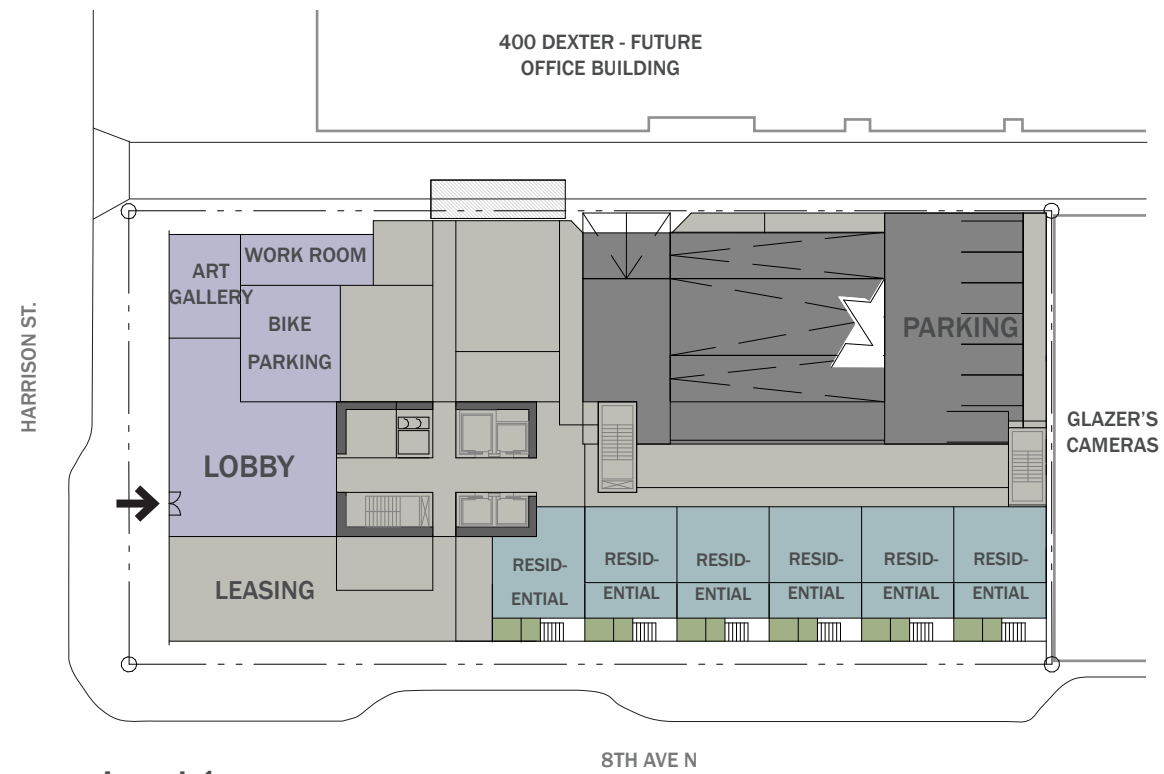


Looking northwest at the corner of 8th Ave N and Harrison Street

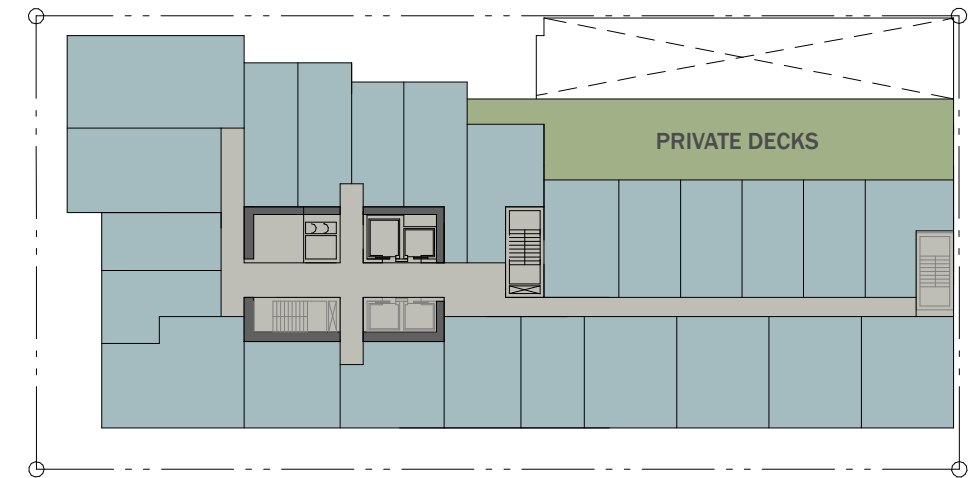


Looking South down 8th Ave N

MASSING OPTION B



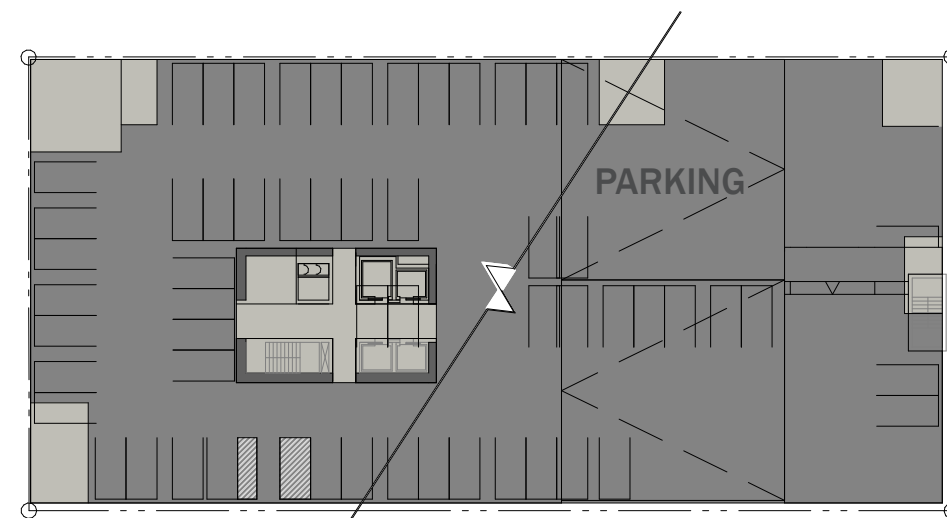
Level 1



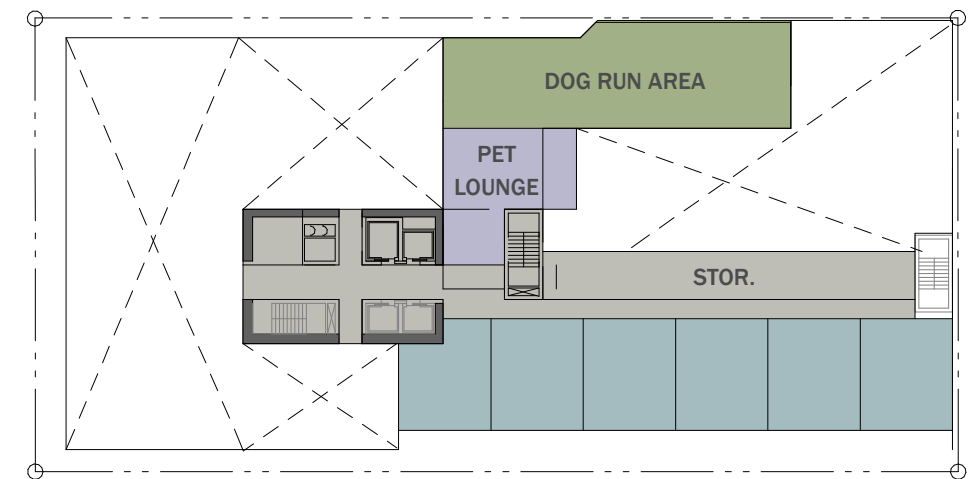
Level 3

- Residential
- Outdoor Space
- Amenity
- Parking
- Lobby / Circulation / Mech.
- Vertical Circulation

0 10' 25' 50'

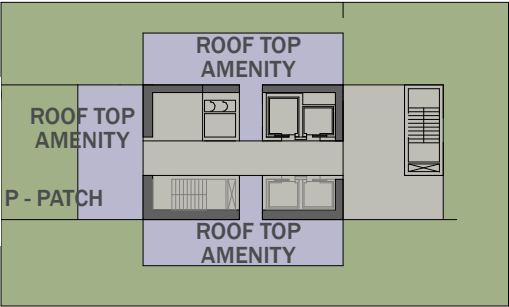


Level P3-P1

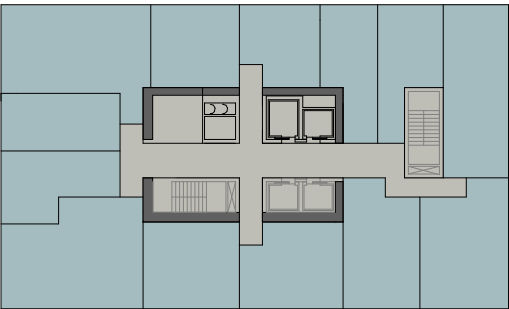


Level 2

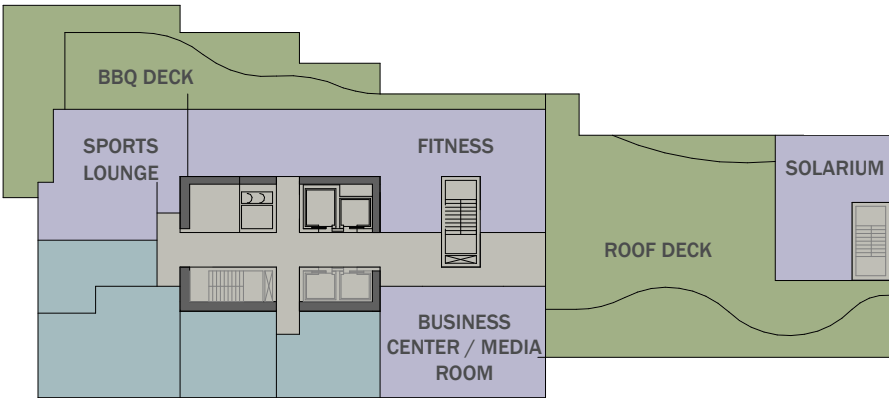
MASSING OPTION B



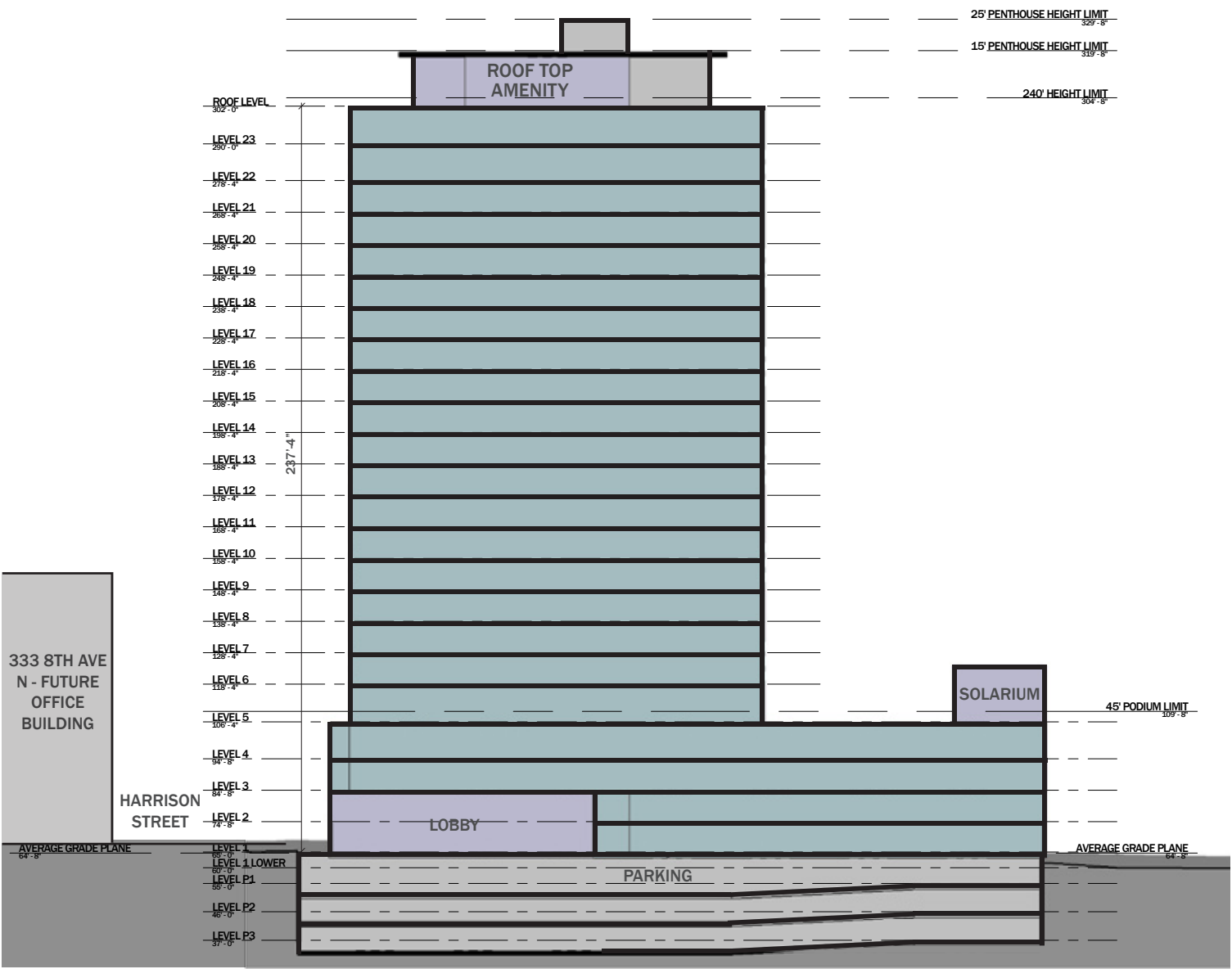
Roof Level



Typical Tower Plan



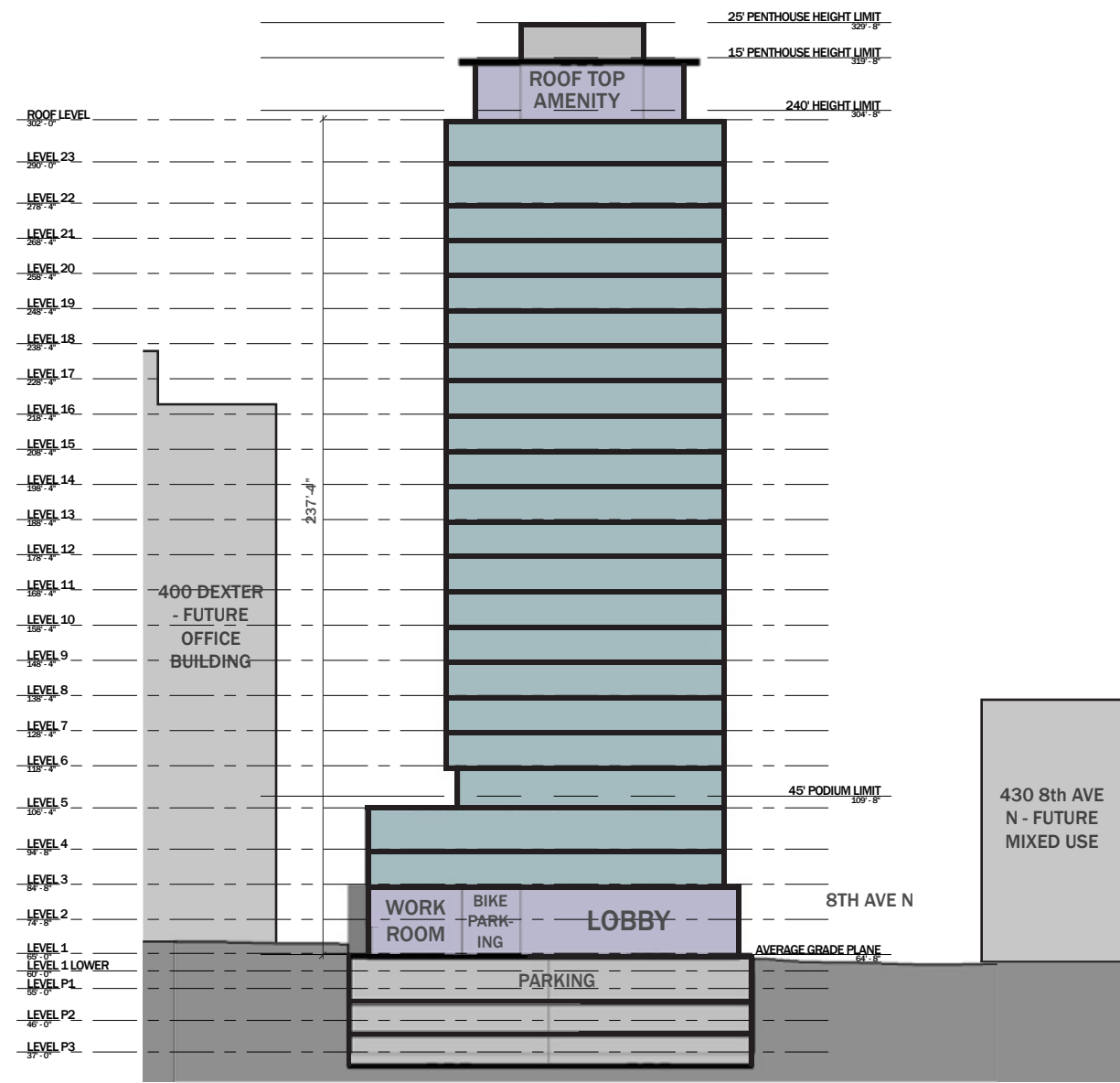
Level 5



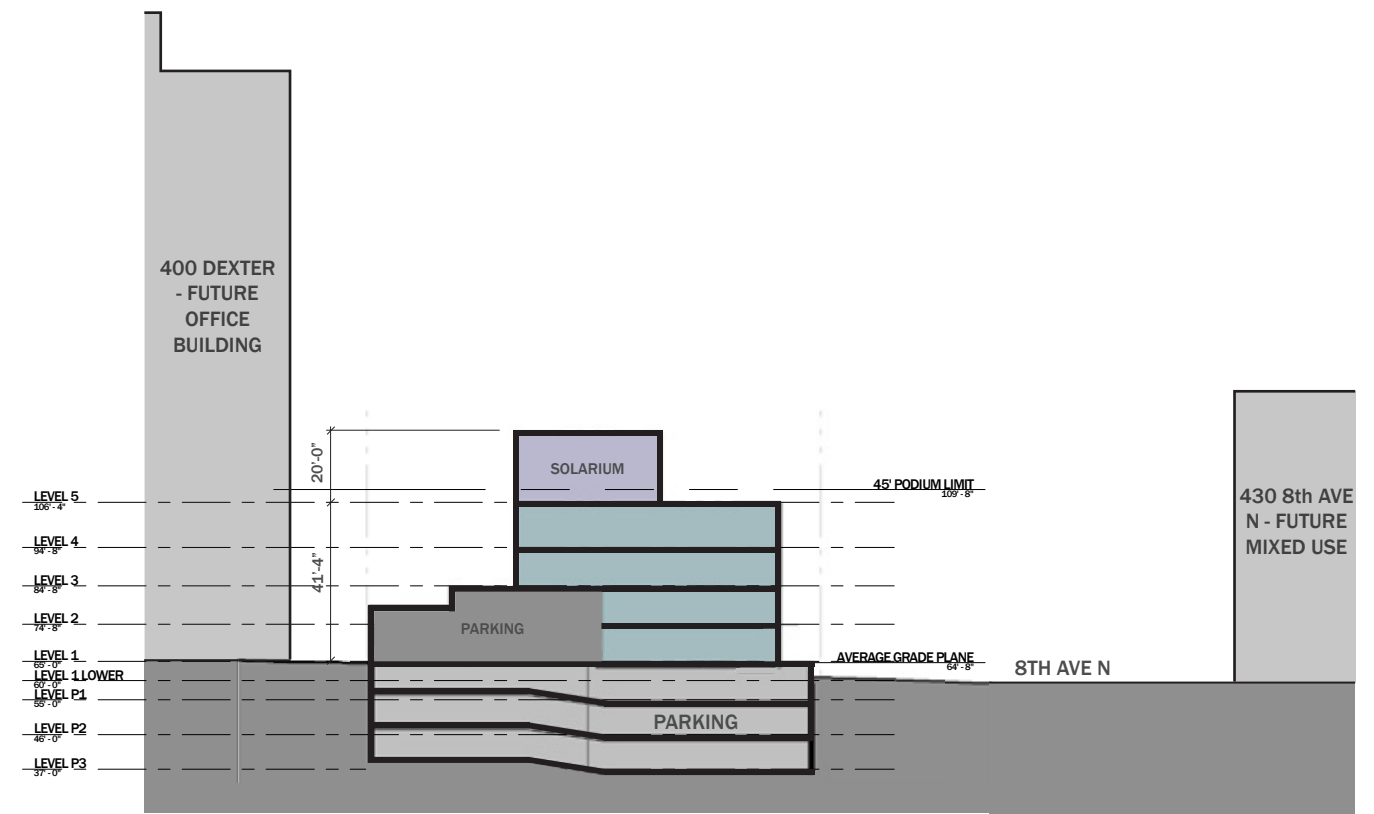
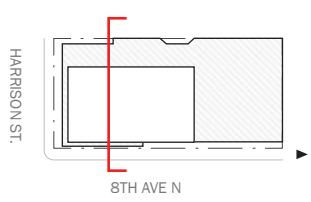
Section 1 (North-South)



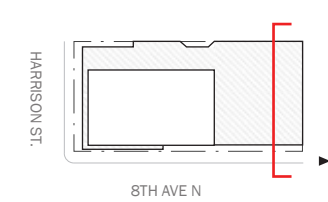
MASSING OPTION B



Section 2 (East-West)



Section 3 (East-West)





Street-level perspective facing northwest on the corner of Harrison Street and 8th Ave N

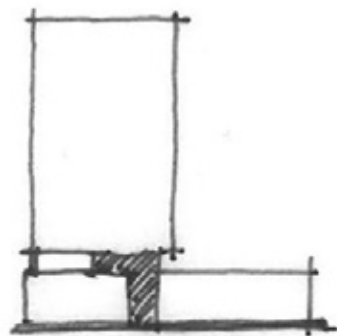


Street-level perspective facing south along 8th Ave N



Street-level perspective facing northwest along 8th Ave N

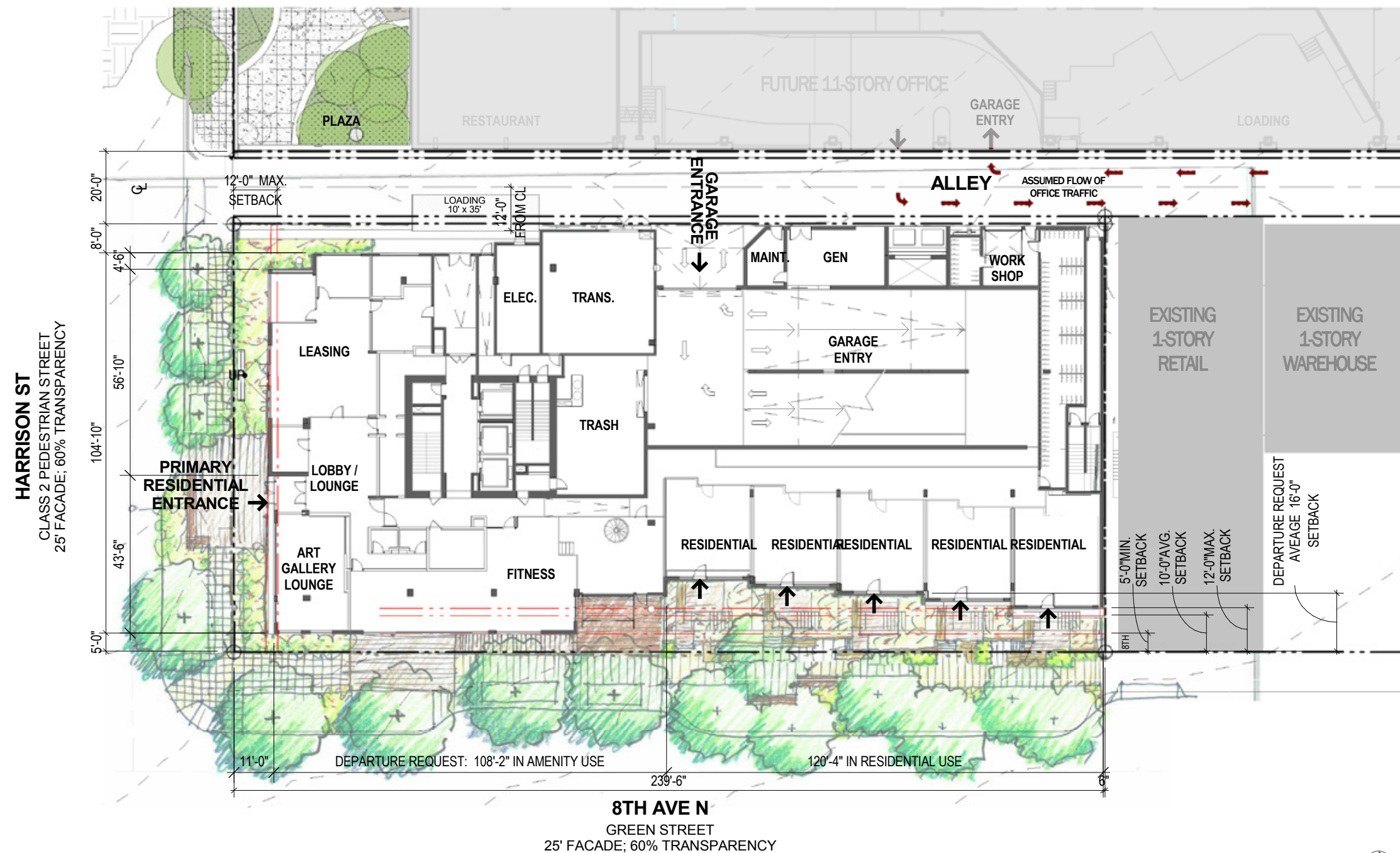
MASSING OPTION C | PREFERRED



Parti Sketch



View looking southwest



Site Plan



Aerial view looking West



Aerial view looking Northeast

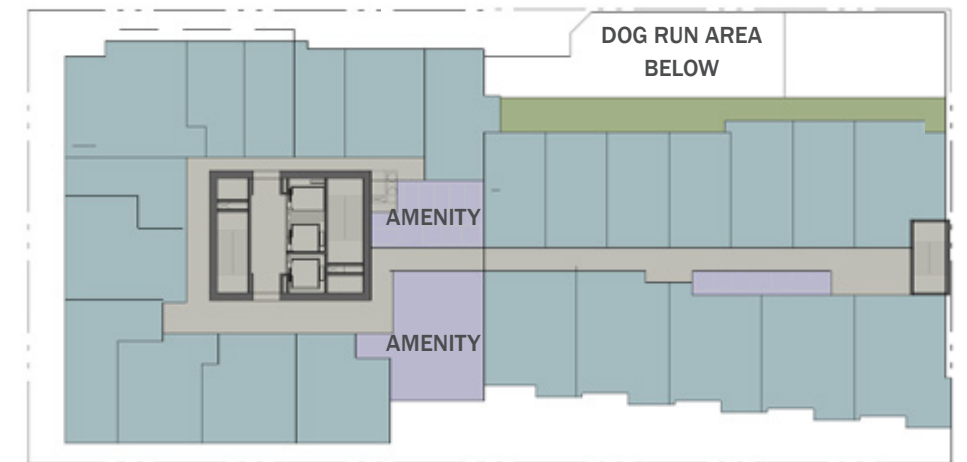
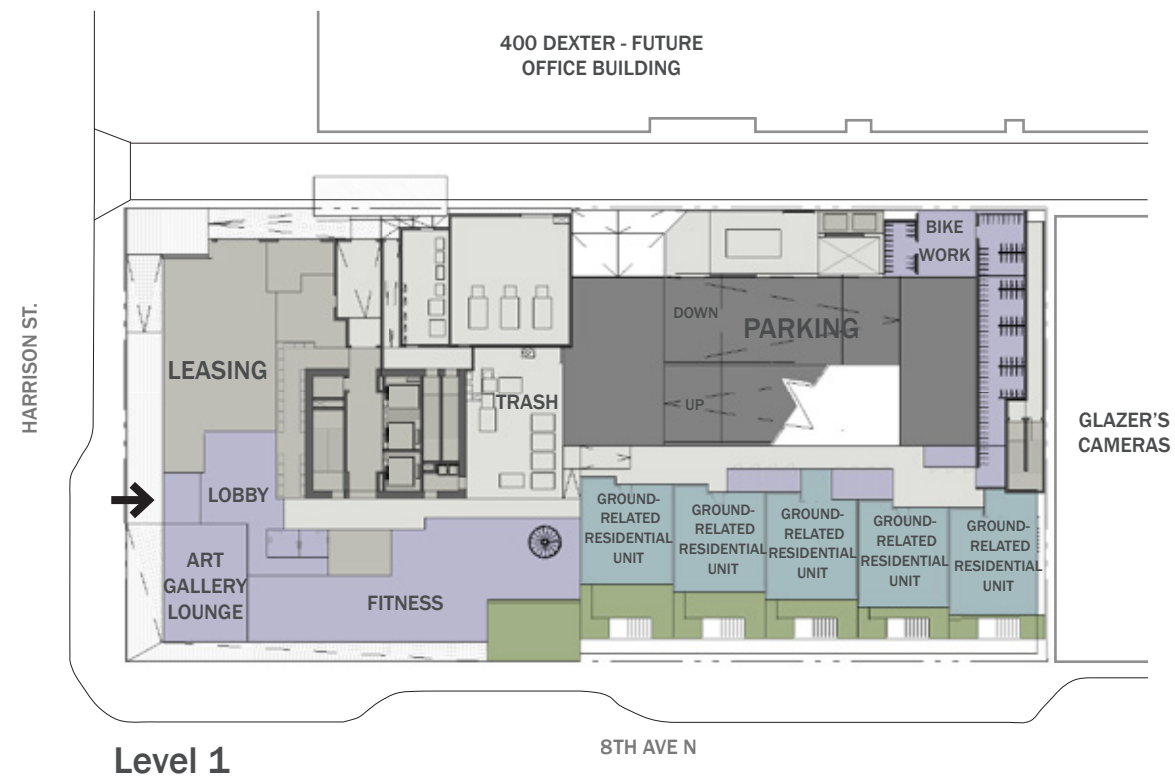


Looking northwest at the corner of 8th Ave N and Harrison Street



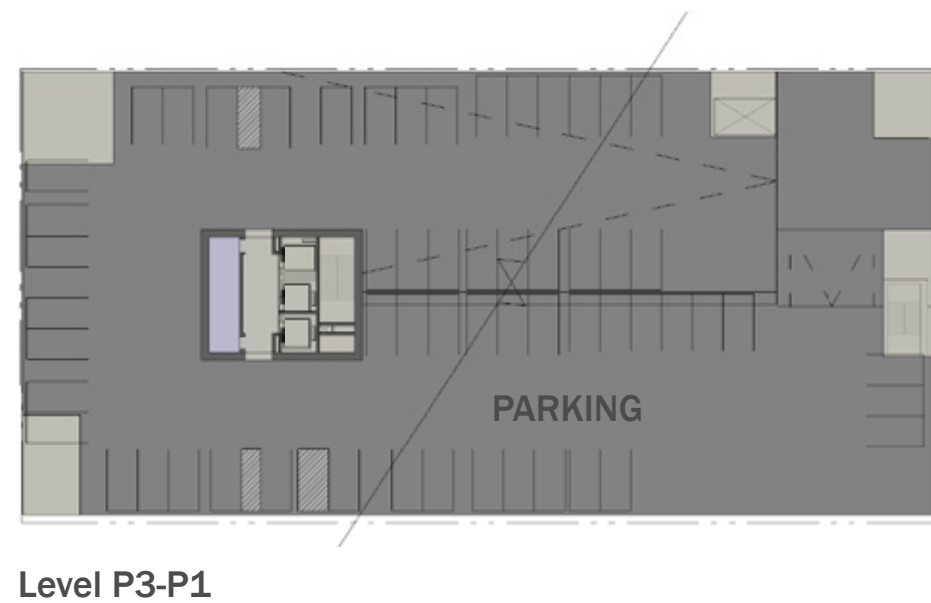
Looking South down 8th Ave N

MASSING OPTION C | PREFERRED

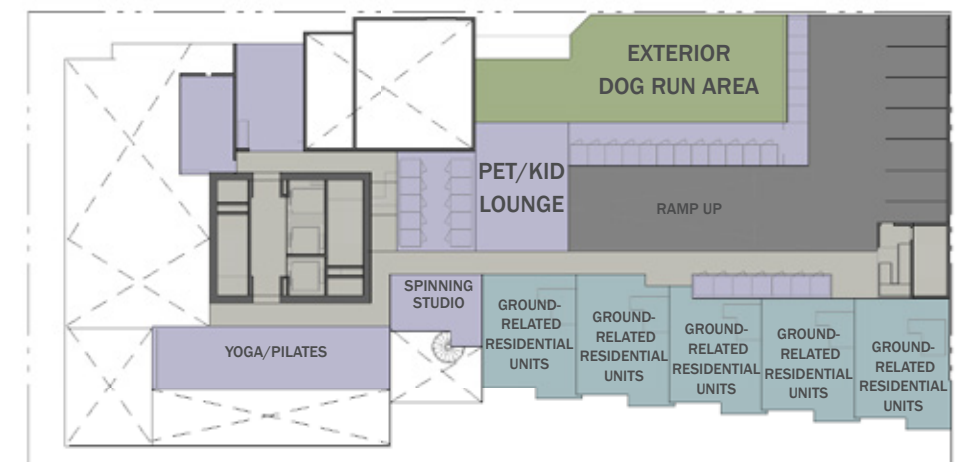


Level 3

- Residential
- Outdoor Space
- Amenity
- Parking
- Lobby / Circulation / Mech.
- Vertical Circulation



Level P3-P1



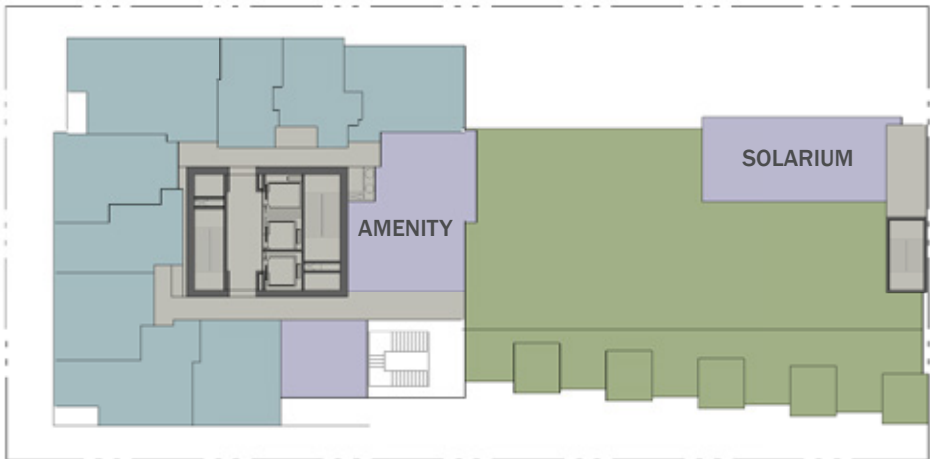
Level 2



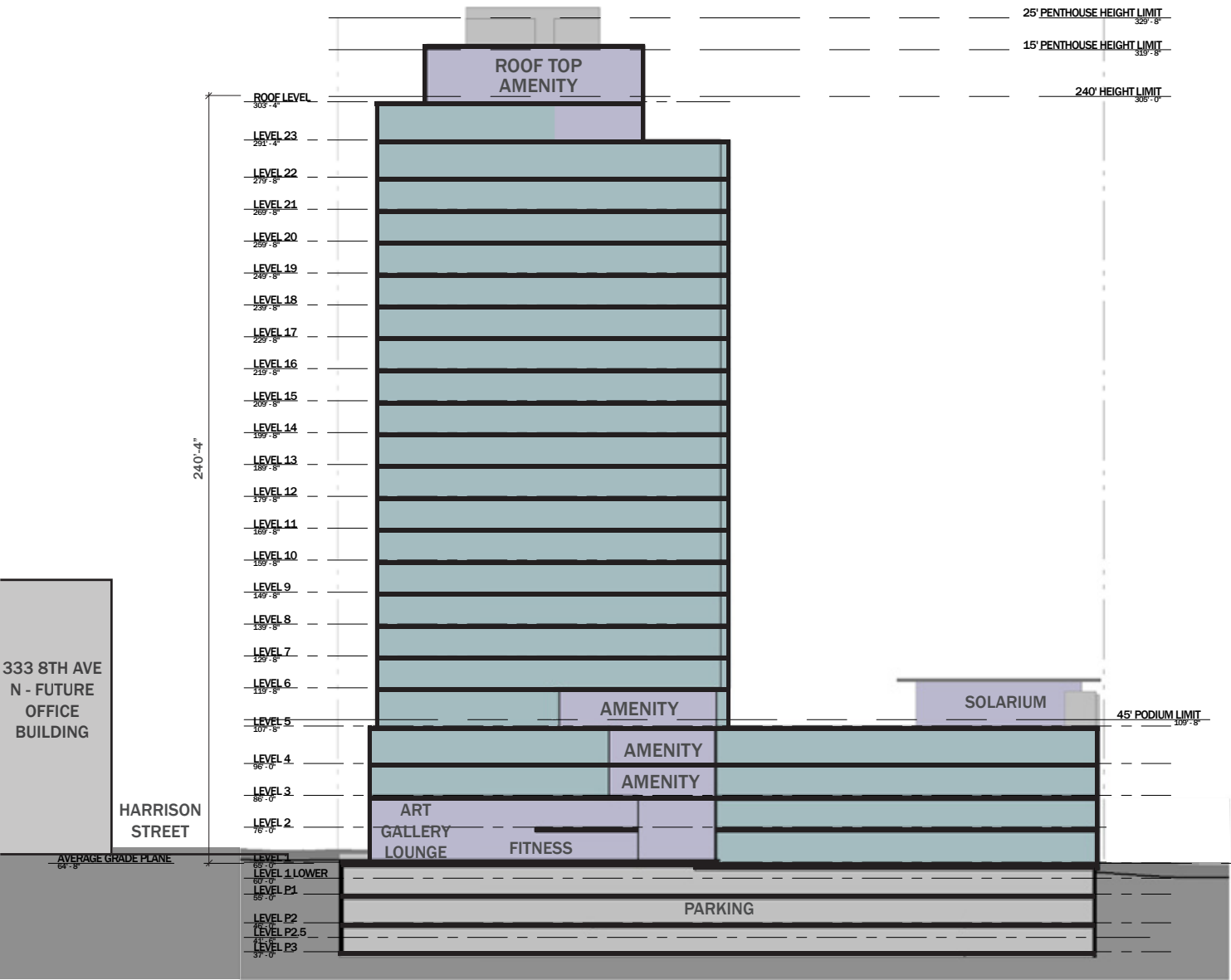
Roof Level



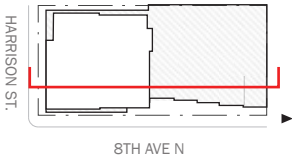
Typical Tower Plan



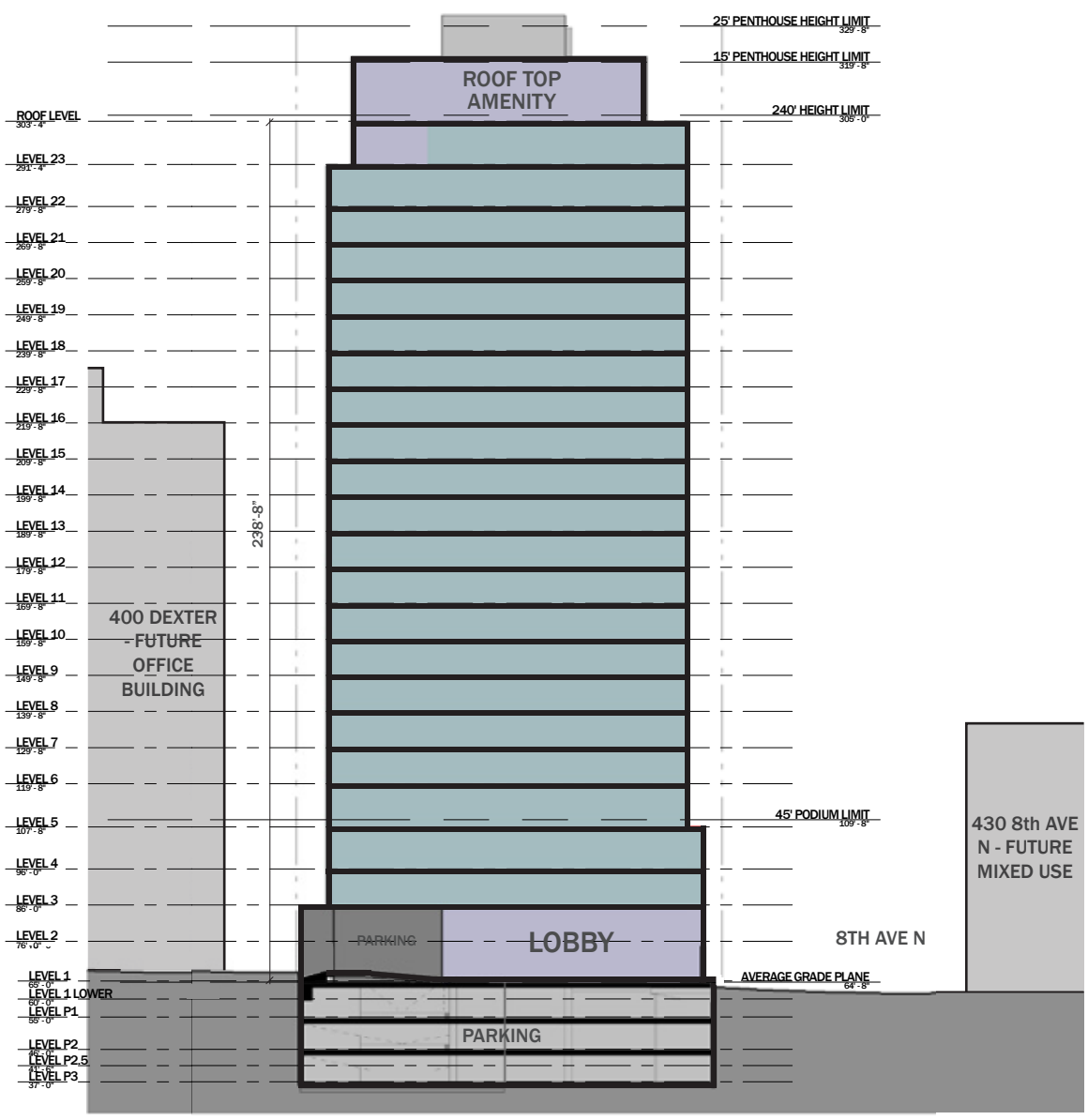
Level 5



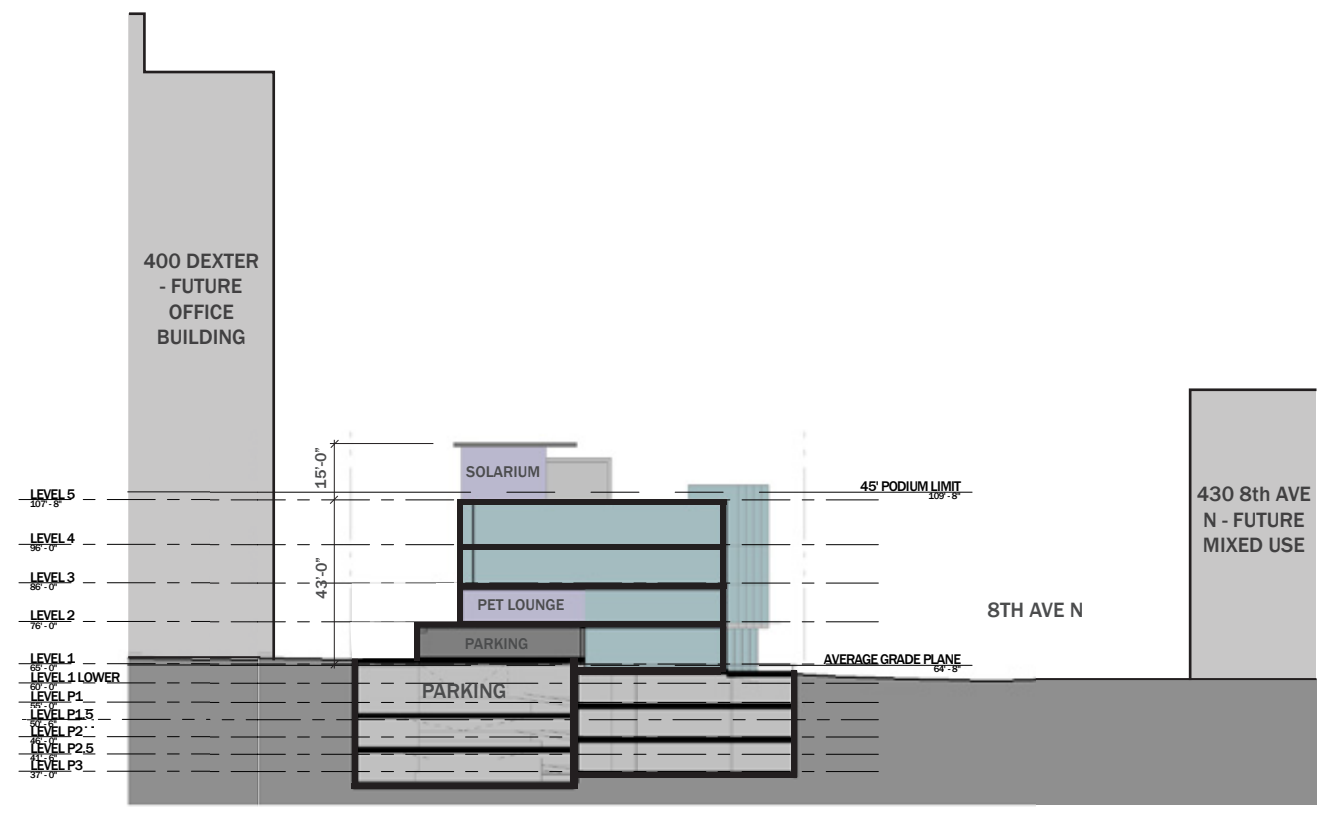
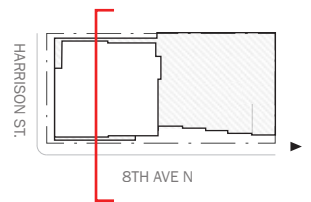
Section 1 (North-South)



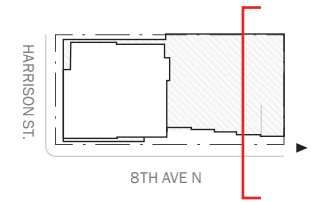
MASSING OPTION C | PREFERRED



Section 2 (East-West)



Section 3 (East-West)

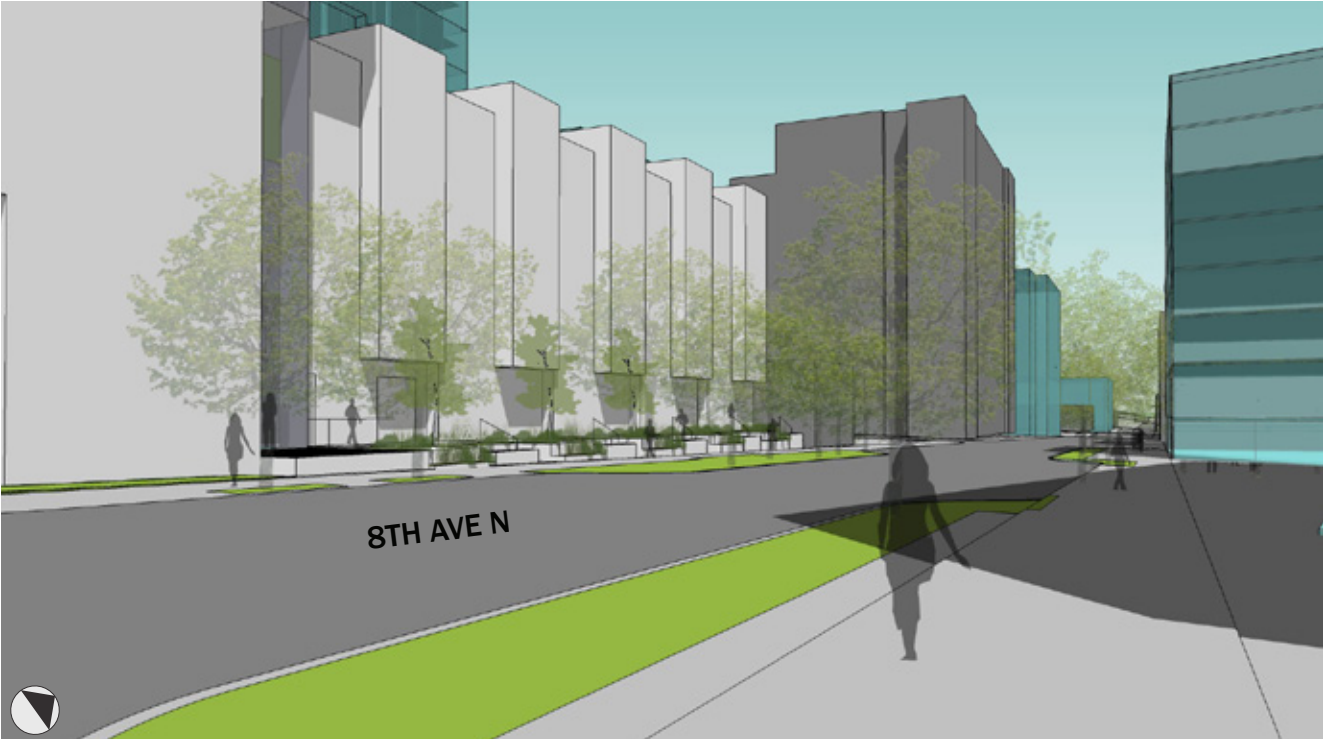




Street-level perspective facing northwest on the corner of Harrison Street and 8th Ave N



Street-level perspective facing south along 8th Ave N



Street-level perspective facing northwest along 8th Ave N

SUN STUDIES | OPTION A - EQUINOX

9 am



12 pm



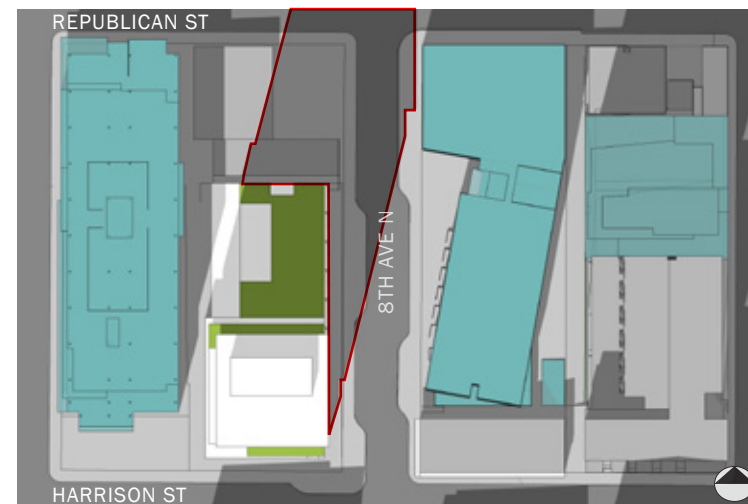
3 pm



10 am



1 pm



4 pm



11 am



2 pm



5 pm



OPTION A - SUMMER SOLSTICE

9 am



12 pm



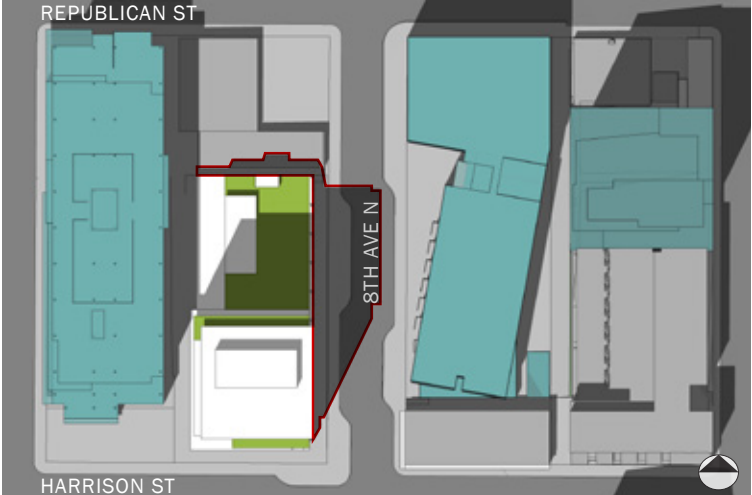
3 pm



10 am



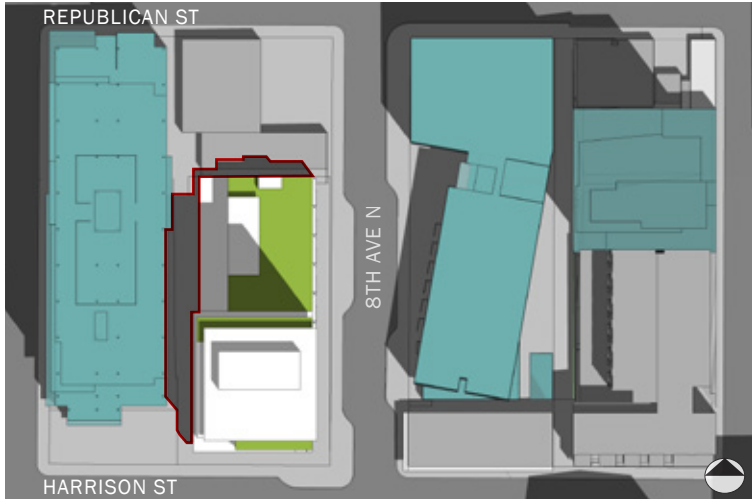
1 pm



4 pm



11 am



2 pm

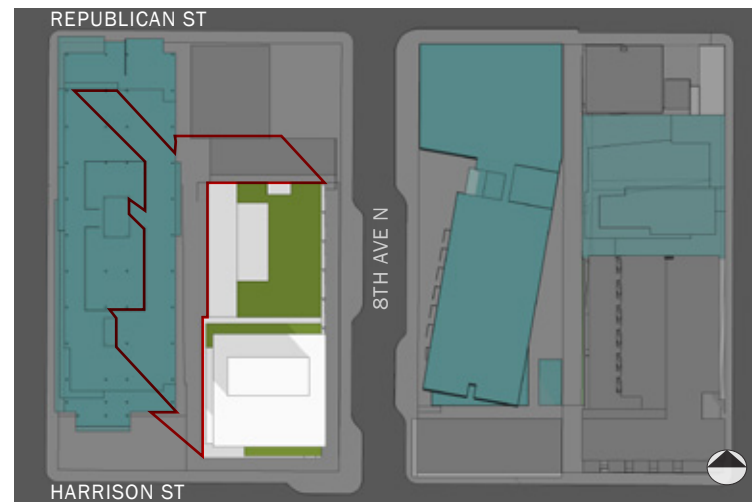


5 pm



SUN STUDIES | OPTION A -WINTER SOLSTICE

9 am



12 pm



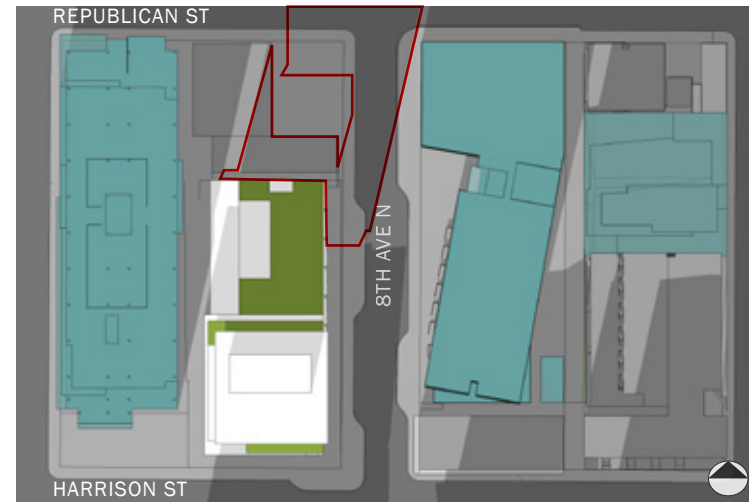
3 pm



10 am



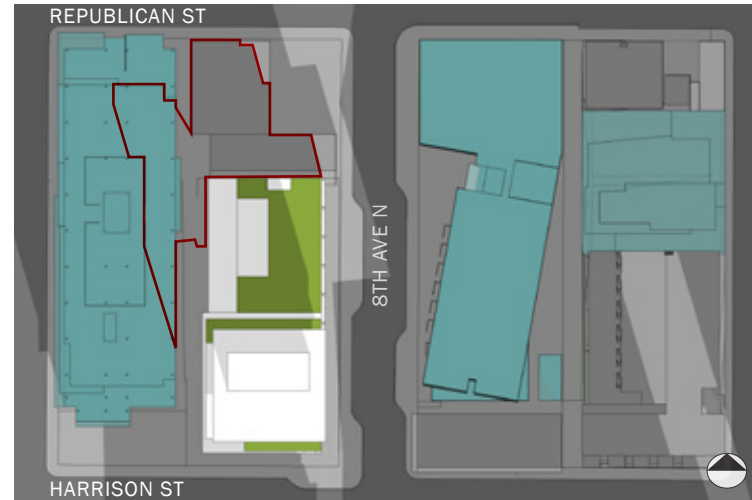
1 pm



4 pm



11 am



2 pm



5 pm



9 am



12 pm



3 pm



10 am



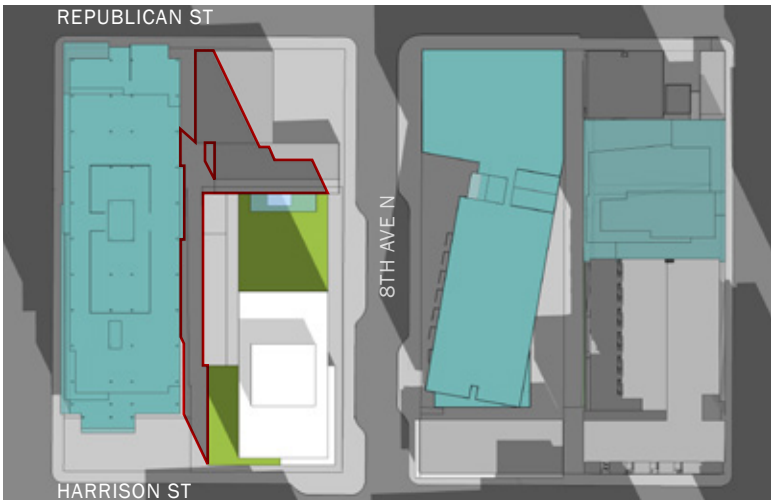
1 pm



4 pm



11 am



2 pm

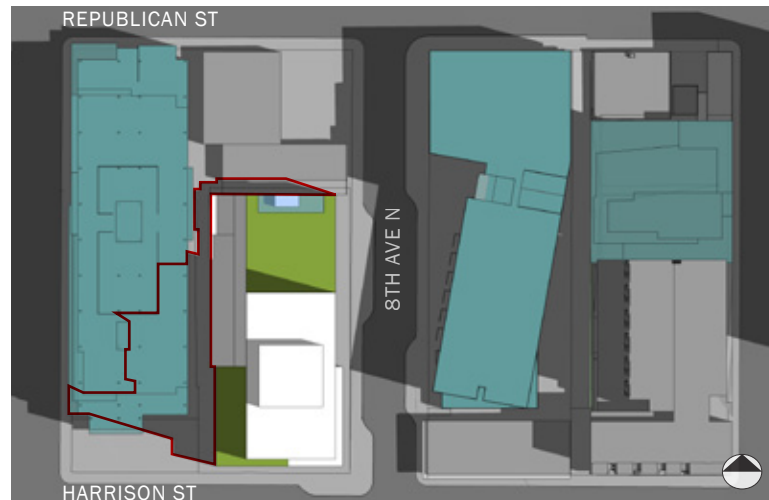


5 pm



SUN STUDIES | OPTION B - SUMMER SOLSTICE

9 am



12 pm



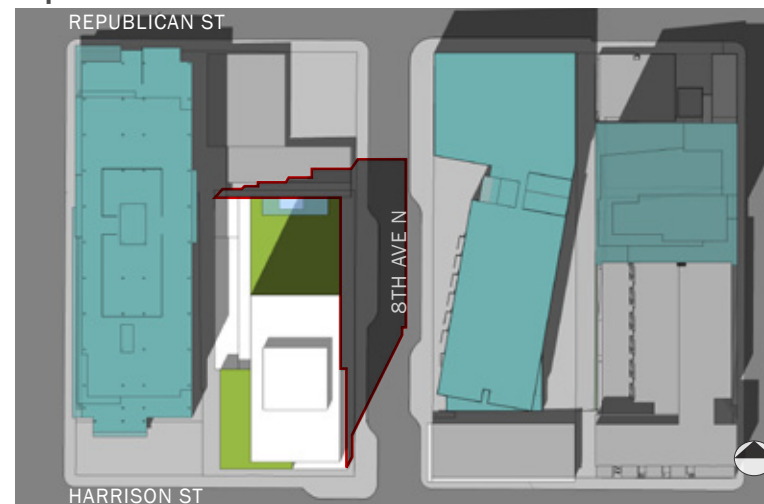
3 pm



10 am



1 pm



4 pm



11 am



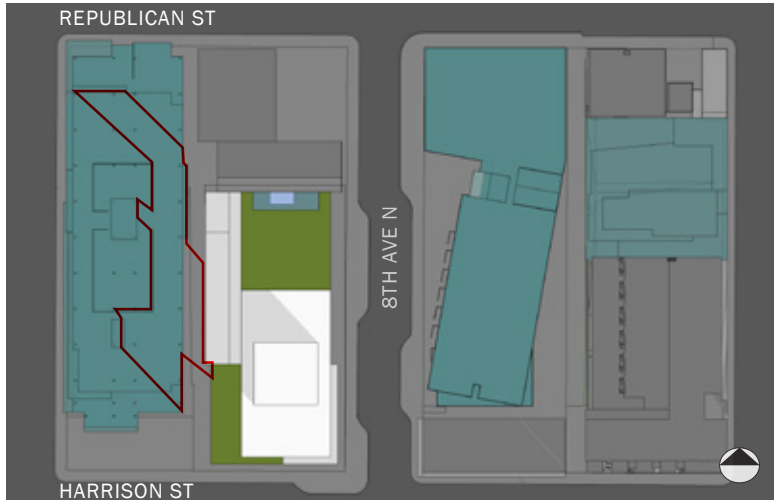
2 pm



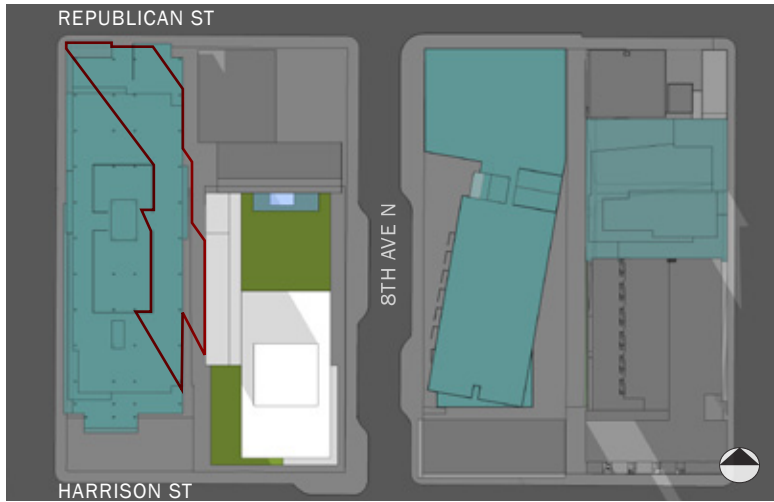
5 pm



9 am



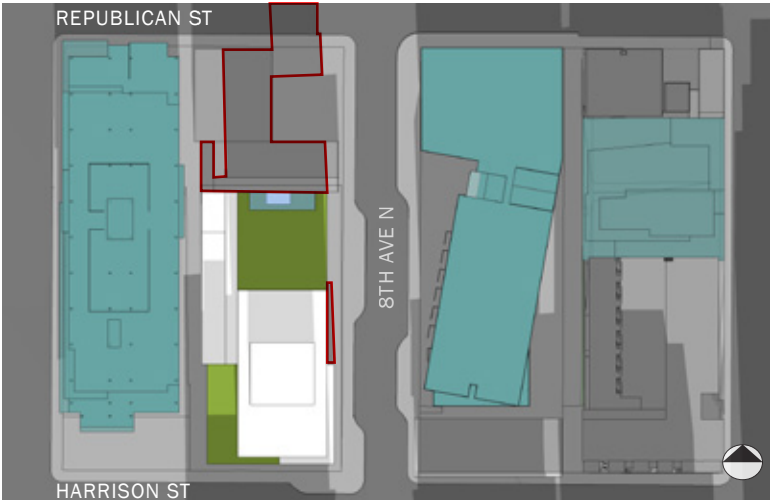
10 am



11 am



12 pm



1 pm



2 pm



3 pm



4 pm



5 pm



SUN STUDIES | OPTION C - EQUINOX

9 am



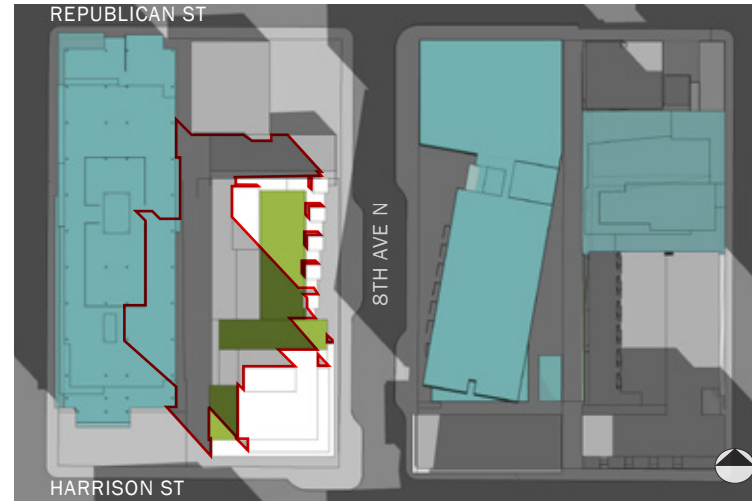
12 pm



3 pm



10 am



1 pm



4 pm



11 am

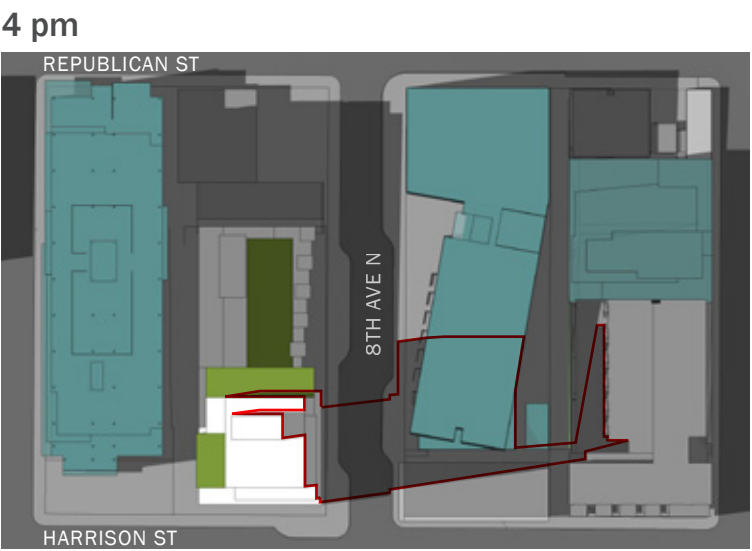
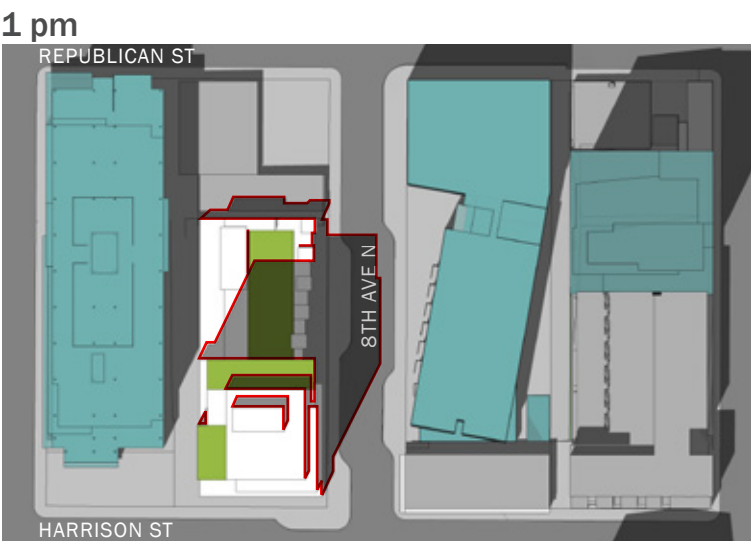
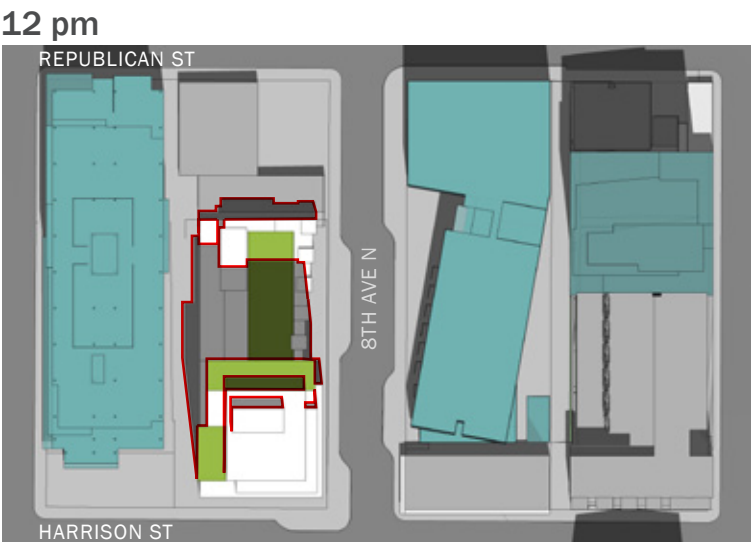


2 pm



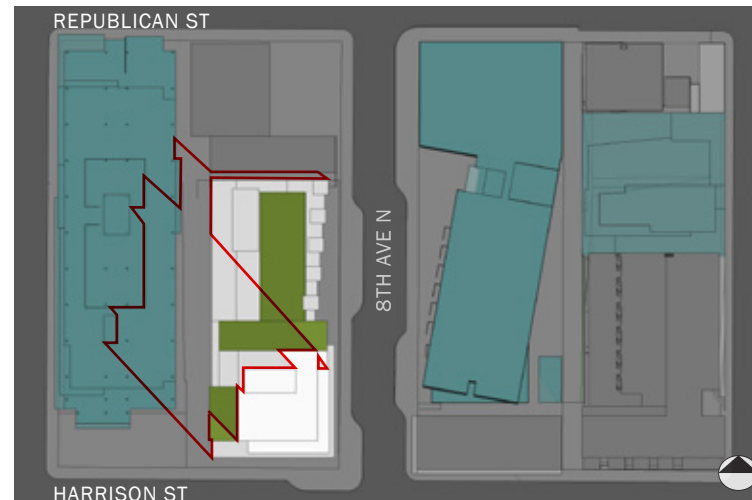
5 pm



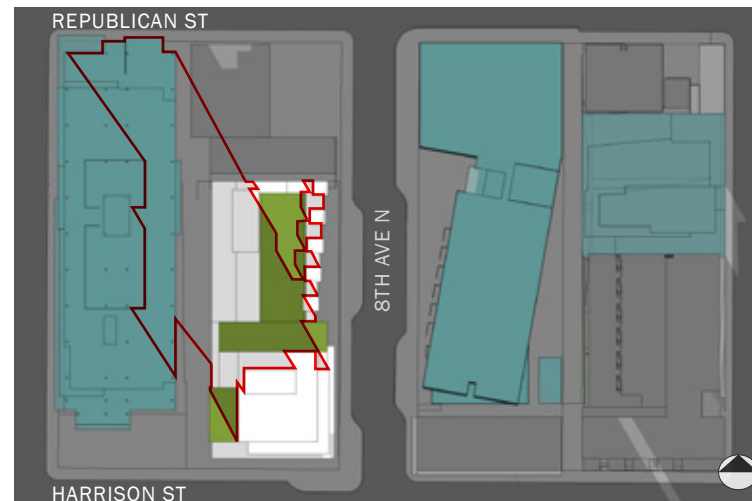


SUN STUDIES | OPTION C - WINTER SOLSTICE

9 am



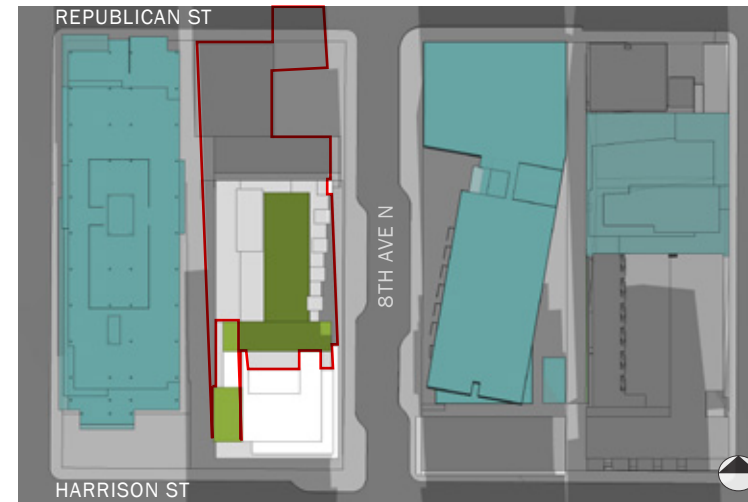
10 am



11 am



12 pm



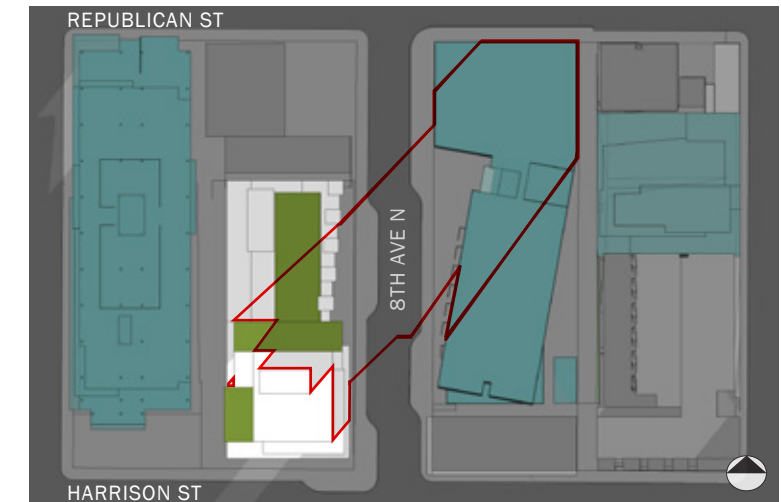
1 pm



2 pm



3 pm



4 pm

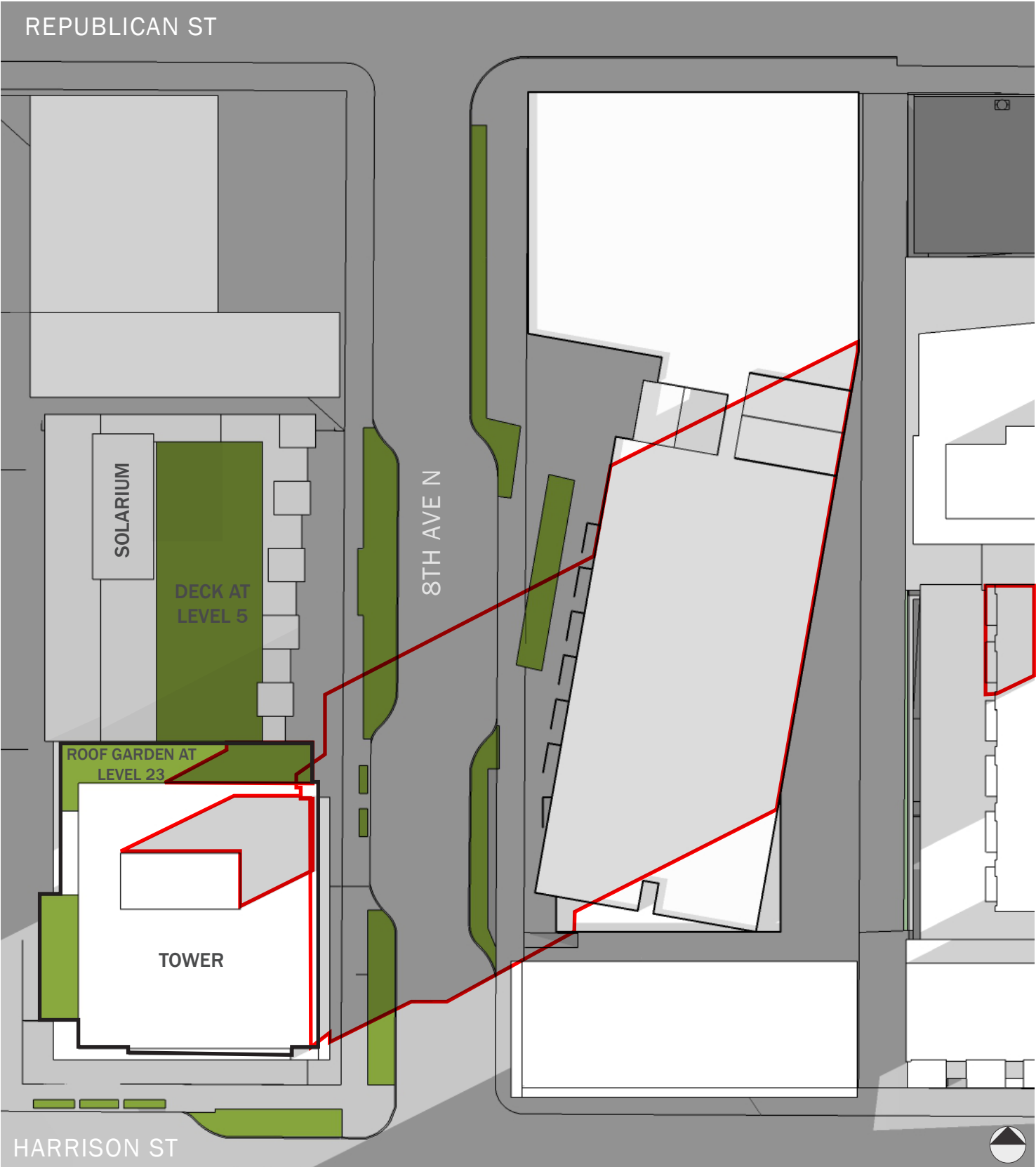


5 pm





EQUINOX - 9 am

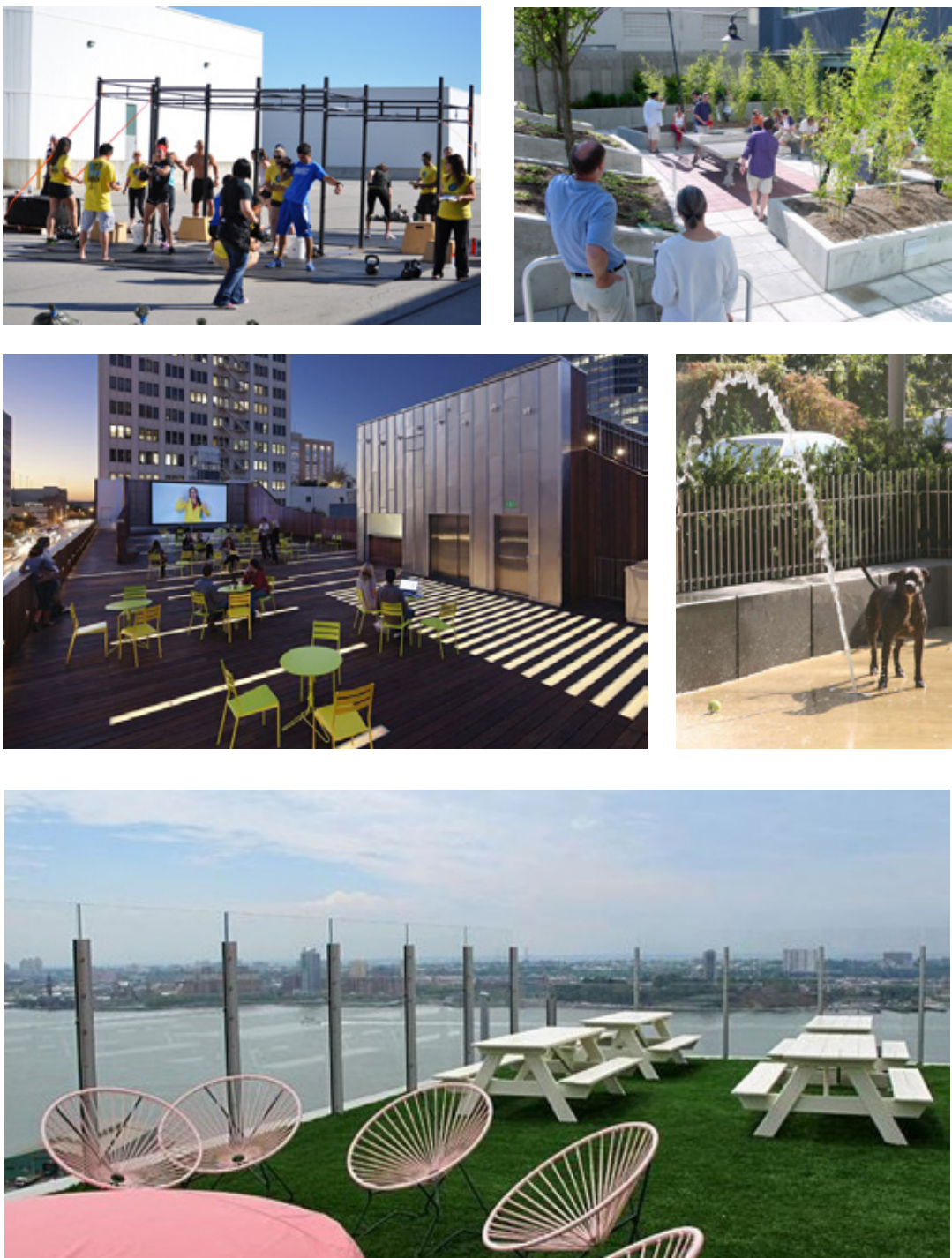


EQUINOX - 4 pm





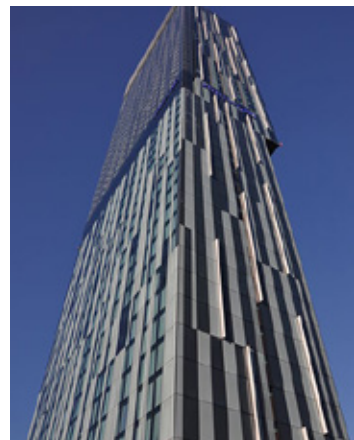
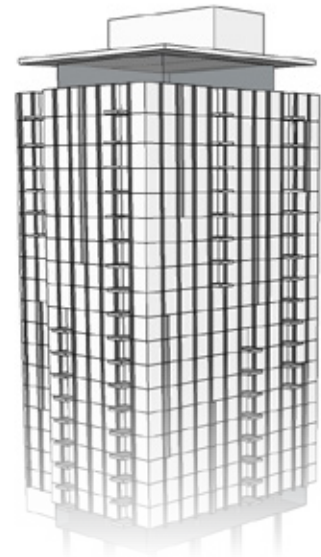
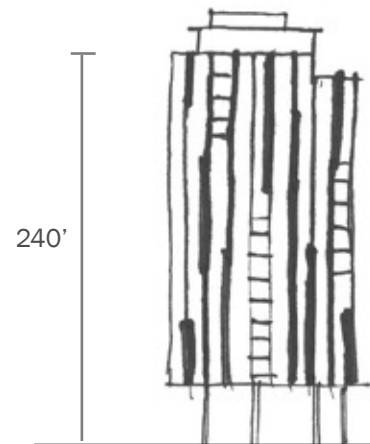
Street Level Inspiration Images



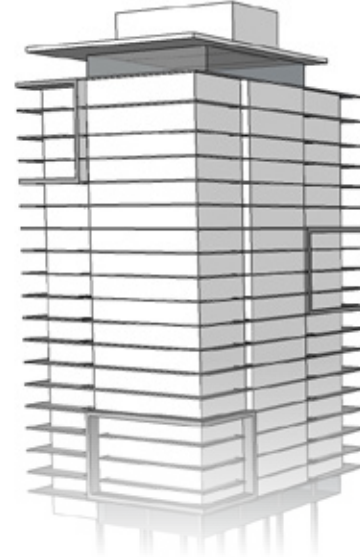
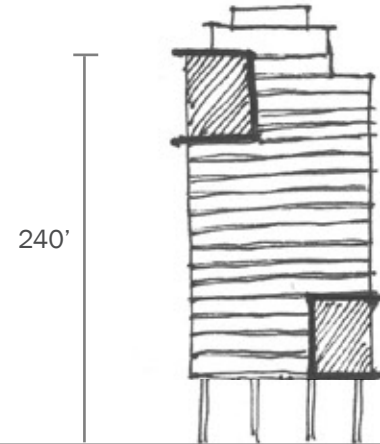
Podium Level Inspiration Images

TOWER STUDIES

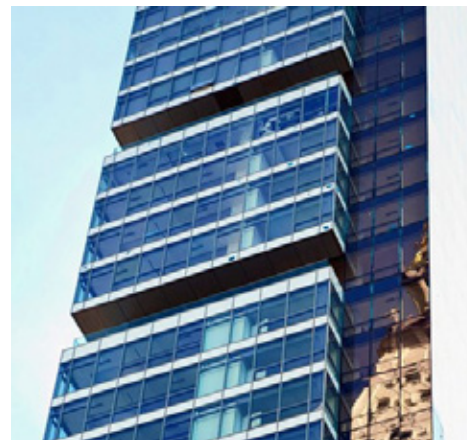
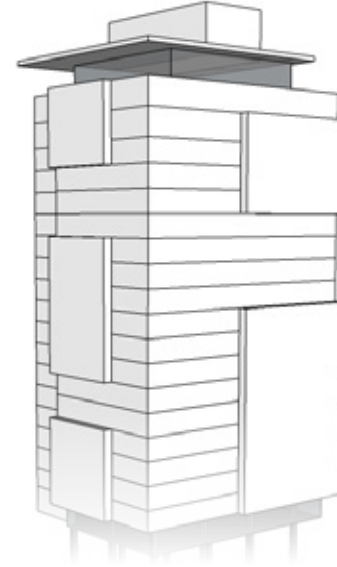
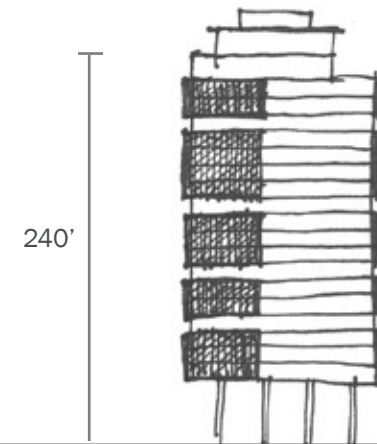
VERTICAL RIBBONS



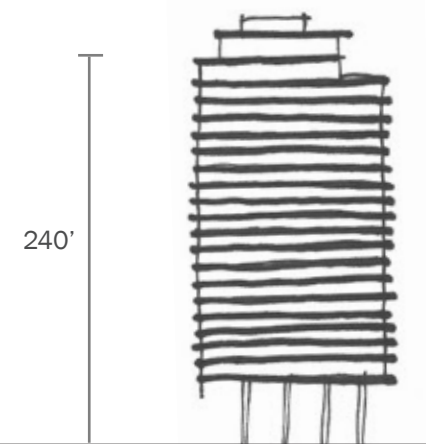
SUSPENDED FORM EXPRESSION



POP-OUT FACADE



HORIZONTAL BANDING



ANTICIPATED SUSTAINABLE MEASURES

- WATER:
- REDUCE WATER CONSUMPTION ON SITE
 - NATURAL FILTRATION
 - RAINWATER CAPTURE AND REUSE

- ENERGY:
- NATURAL DAYLIGHTING
 - PASSIVE VENTILATION
 - EFFICIENT WINDOWS AND SHADES

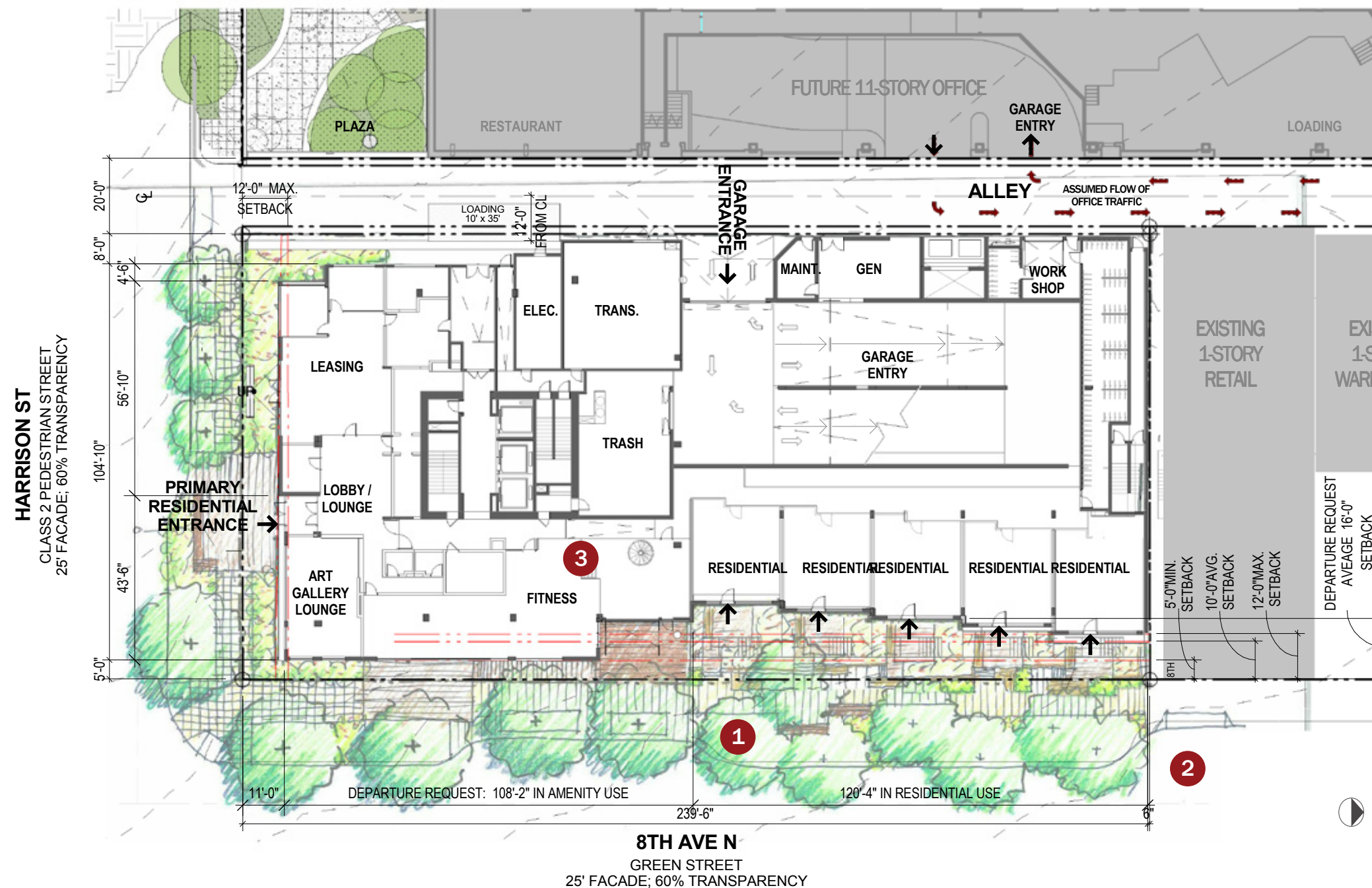
- COMMUNITY:
- EXTERIOR GREEN SPACE
 - GATHERING AREAS
 - CONSOLIDATION OF PARKING



EQUILIBRIUM



PREFERRED OPTION (ANTICIPATED DEPARTURES)



- 1 A departure may be requested to exceed the maximum 12' setback permitted by 23.48.014.A.3.b General Facade Requirements.
- 2 A departure may be requested to allow less than the minimum 10' averaged setback required along 8th Avenue North by 23.48.014.B.1 Additional Facade Requirements in the SM 85-240' zone.
- 3 A departure may be requested to allow residential fitness and art gallery lounge to abut the 8th Avenue North setback, whereas 23.48.014.B.1.c. only allows residential units and residential lobby space to abut setback area.

Departures are requested to provide a dynamic variety of spaces and human-scaled uses along 8th Avenue North, to respond to the guideline to create "outdoor rooms," to respond to the streetscape patterns set up in the immediate vicinity and to establish logical architectural proportions and expression.

1

A departure may be requested to exceed the maximum 12' setback permitted by 23.48.014.A.3.b General Facade Requirements.

120'-0" of facade length along 8th Avenue North exceeds the 12' maximum setback.

Frontage = 229'

30% of facade may exceed the 12' maximum setback (= 68'-6")

$120' / 229' = 52\%$ of facade requested to exceed 12' max setback

or

additional 51'-6" of facade length

2

A departure may be requested to allow less than the minimum 10' averaged setback required along 8th Avenue North by 23.48.014.B.1 Additional Facade Requirements in the SM 85-240' zone.

length	setback (max 15' for calcs)
85'	5'
24'	16' --> 15'
24'	20'
24'	18' --> 15'
24'	16' --> 15'
24'	14'
24'	12'

weighted average = 9 ft

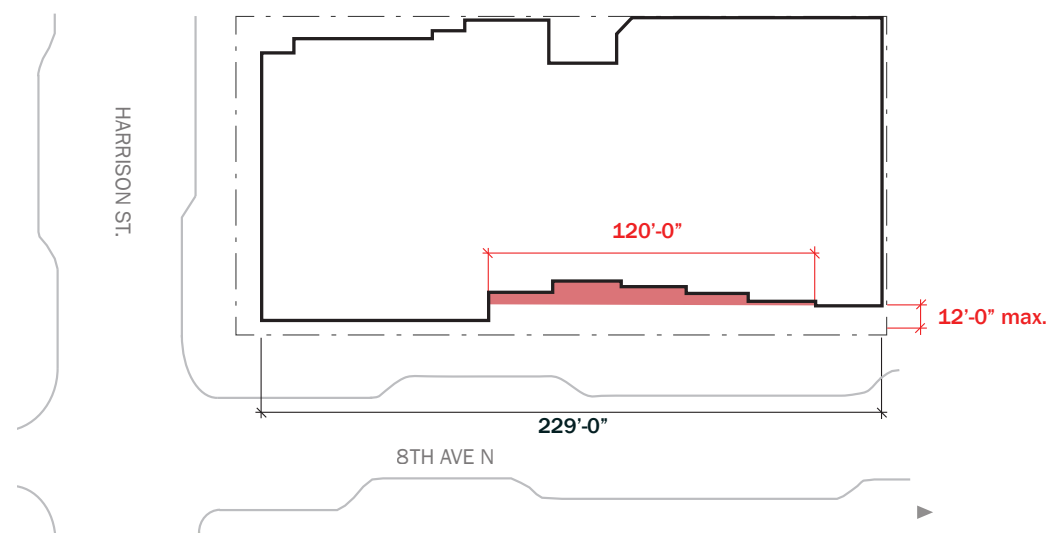
3

A departure may be requested to allow residential fitness and art gallery lounge to abut the 8th Avenue North setback, whereas 23.48.014.B.1.c. only allows residential units and residential lobby space to abut setback area.

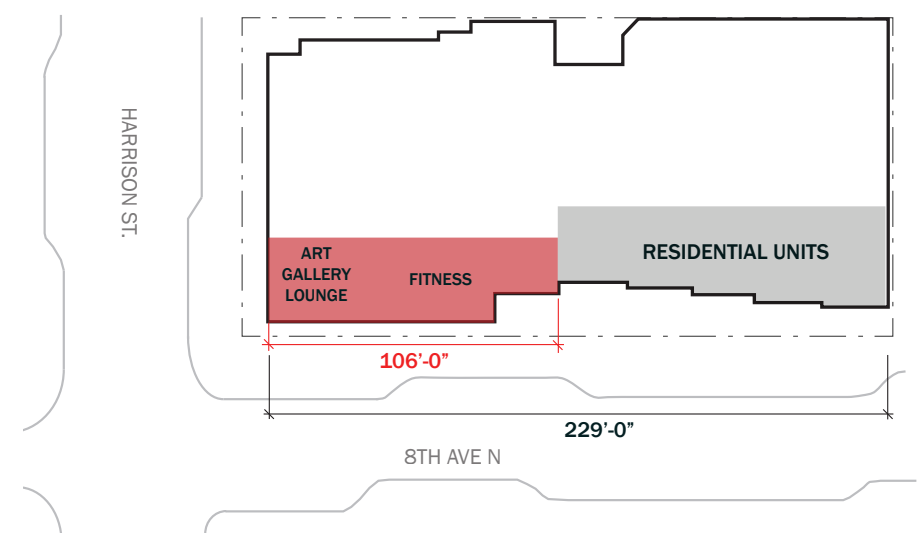
Residential amenity spaces (fitness and art gallery lounge) are proposed along the 8th Avenue North setback. The fitness space can spill out onto a fitness dock in nice weather, activating the outdoor spaces. The art gallery lounge will be used to host social events as well as foster creative inspiration for the residents. The space will also provide visual interest from the sidewalk.

In the current scheme, the total length of this art gallery lounge and fitness space is 106'-0" (or approximately 46% of the facade). Departure request may be between 40% - 50% to allow for design

1 & 2



3



NORTH TOWER STUDY - NOT A VIABLE OPTION

RESIDENTIAL TOWER BLOCKS OFFICE VIEWS TOWARDS LAKE AND ALSO HAS ITS OWN VIEWS BLOCKED BY THE OFFICE TOWER

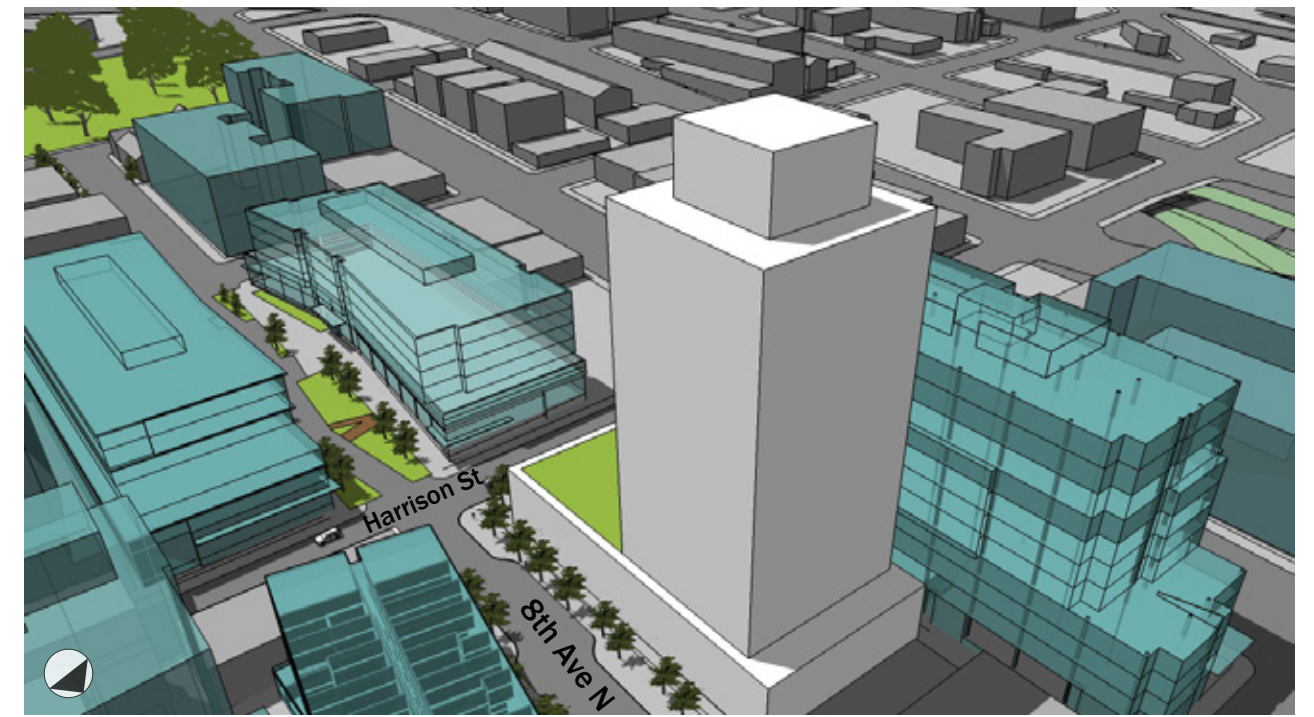
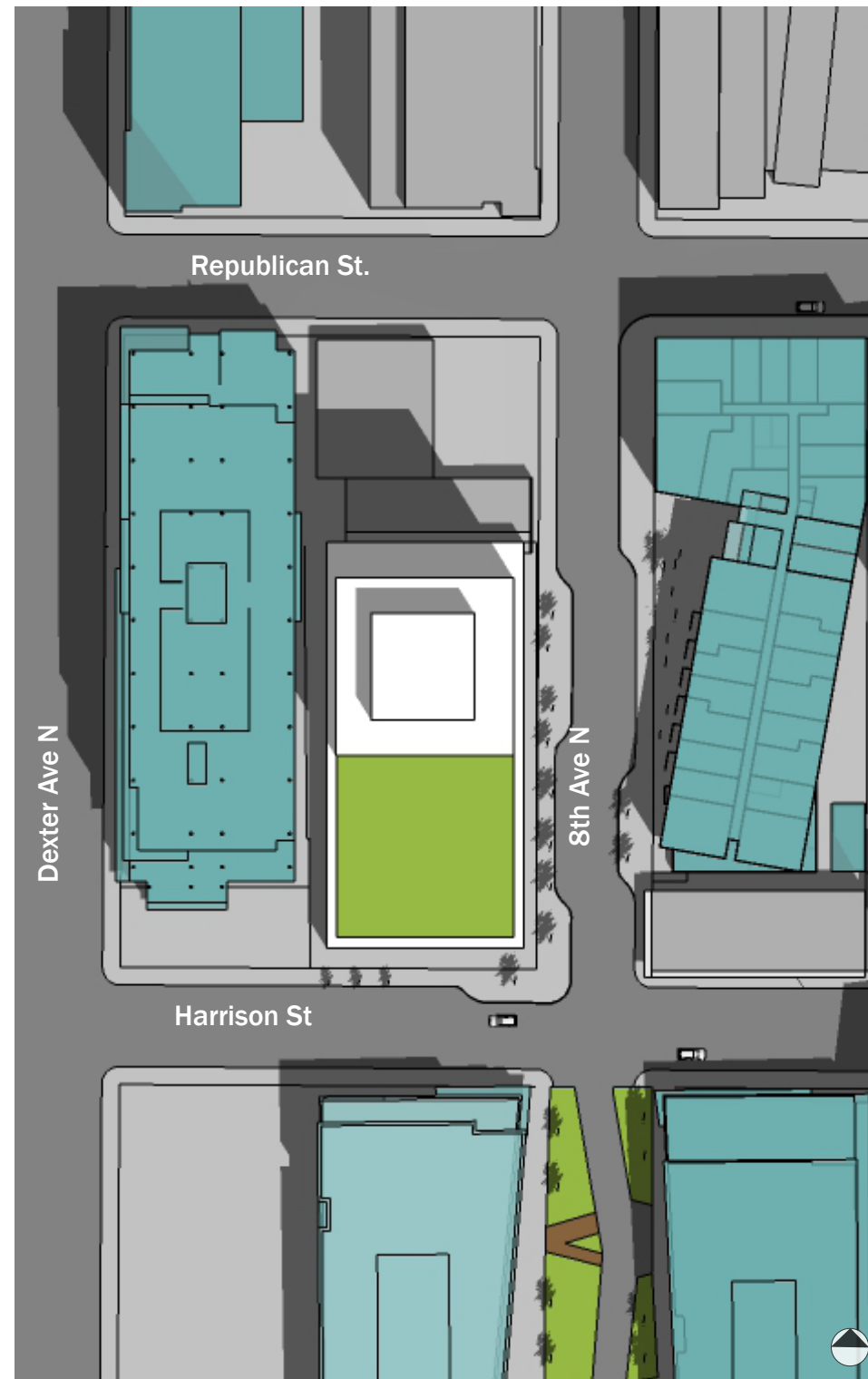
TOWER PROXIMITY PRESENTS PRIVACY CONCERNS

RESIDENTIAL TOWER HAS NEGATIVE IMPACT TO ADJACENT PROPERTY TO NORTH (85 FT DEVELOPMENT POTENTIAL)

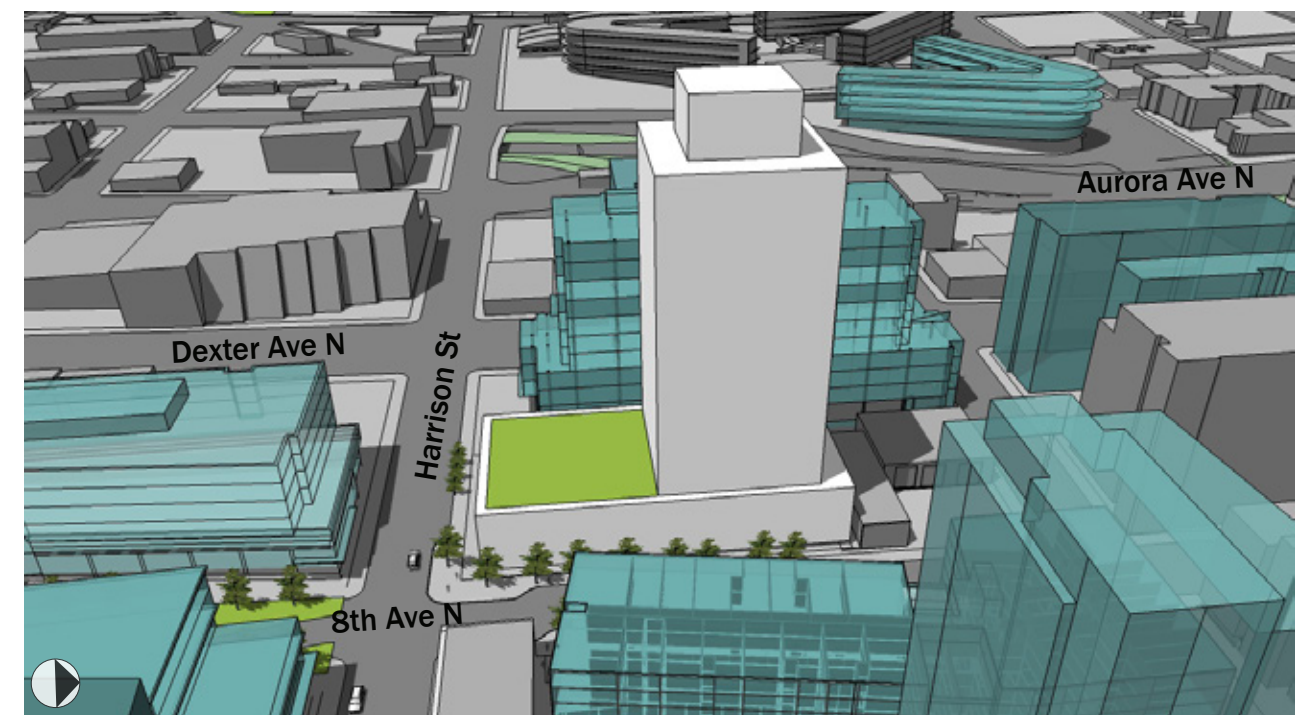
RESIDENTIAL TOWER LOOMS OVER "OUTDOOR ROOM" CREATED BY 430 8th AVE DEVELOPMENT

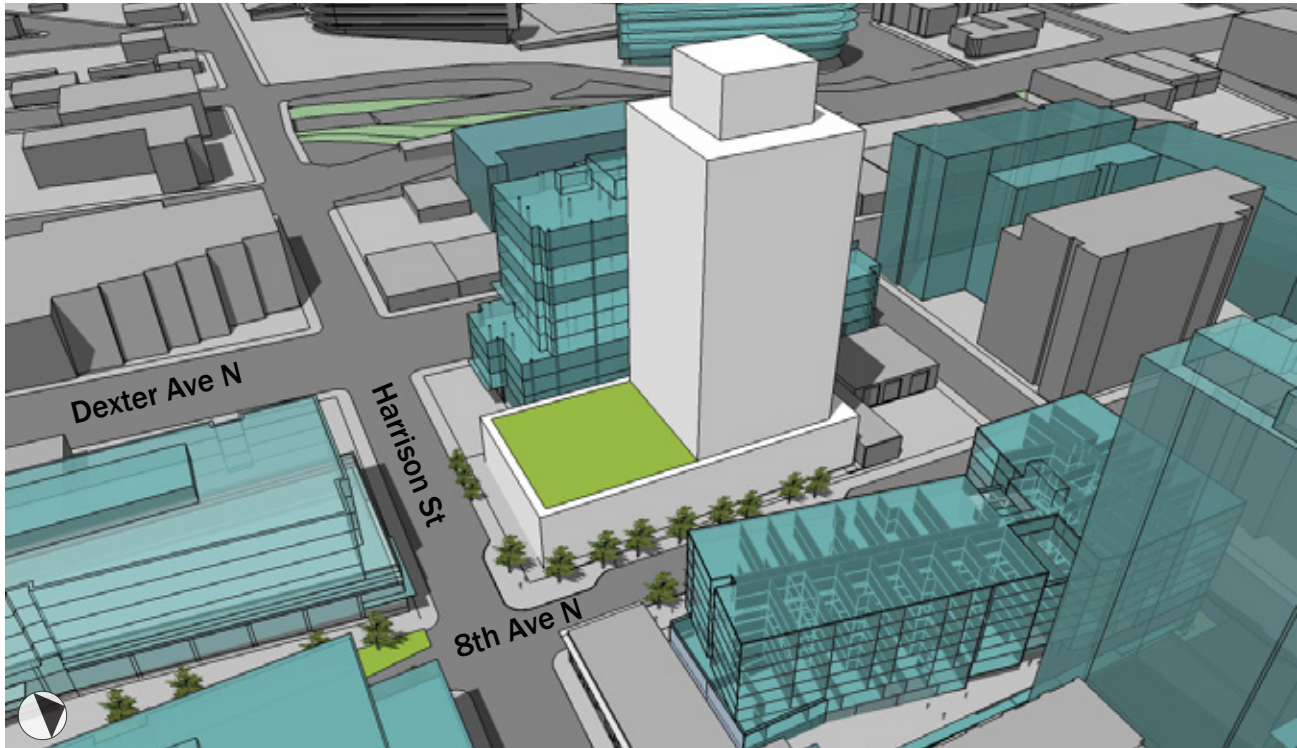
LOBBY IS LOCATED MID-BLOCK AND HAS WEAKER PRESENCE AND IDENTITY

FAILS TO ADDRESS CORNER OF 8TH AVE N AND HARRISON STREET

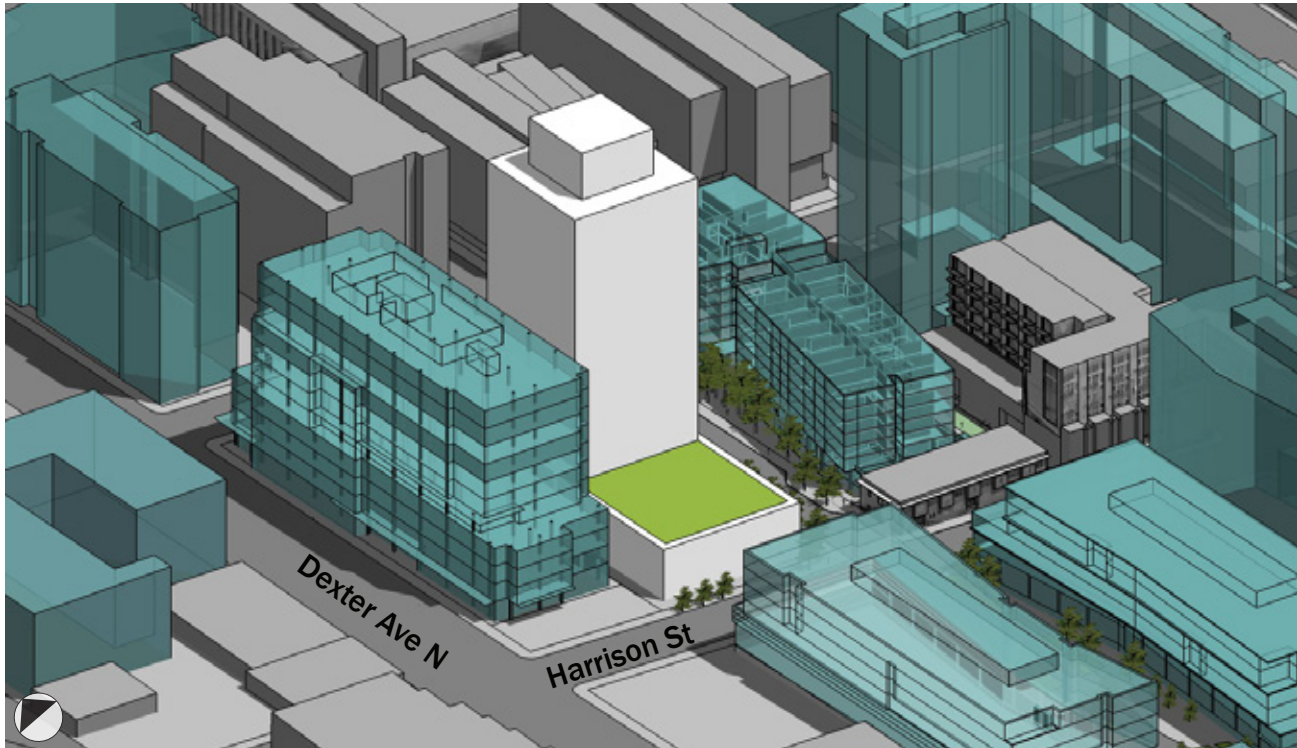


Looking northwest at the corner of 8th Ave N and Harrison Street

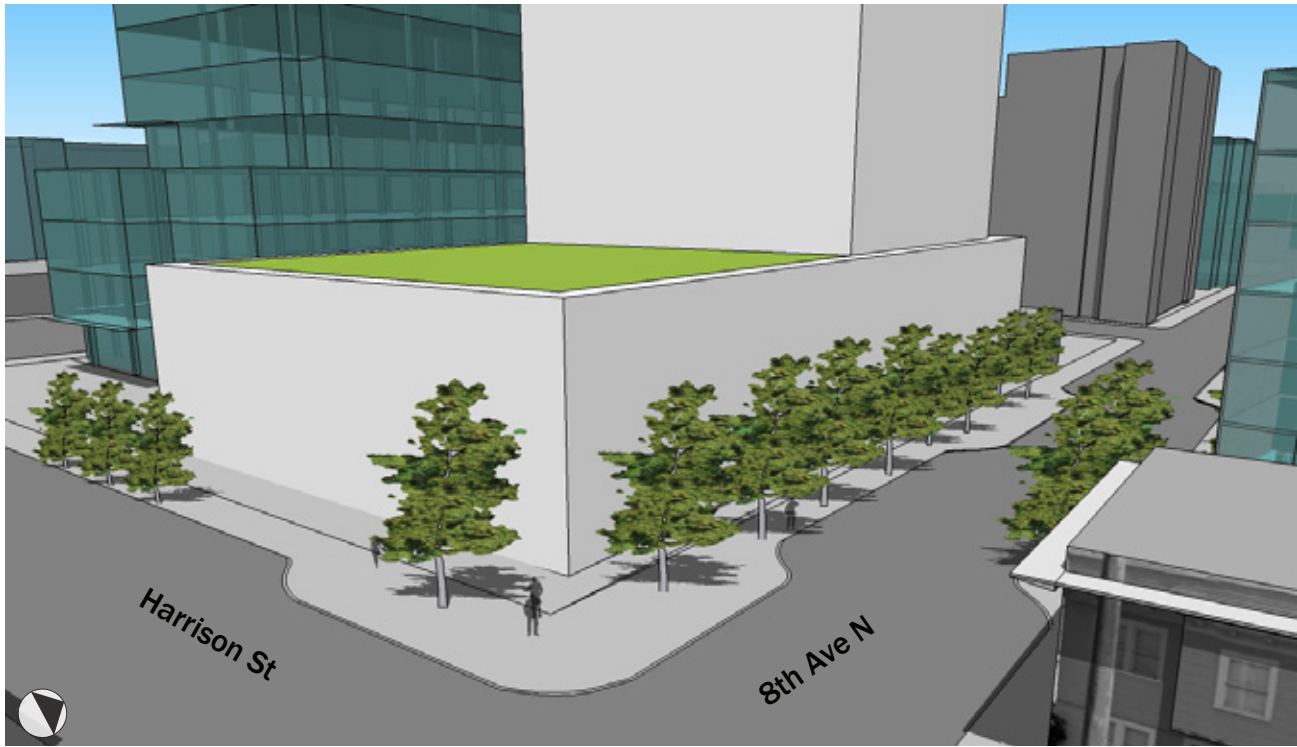




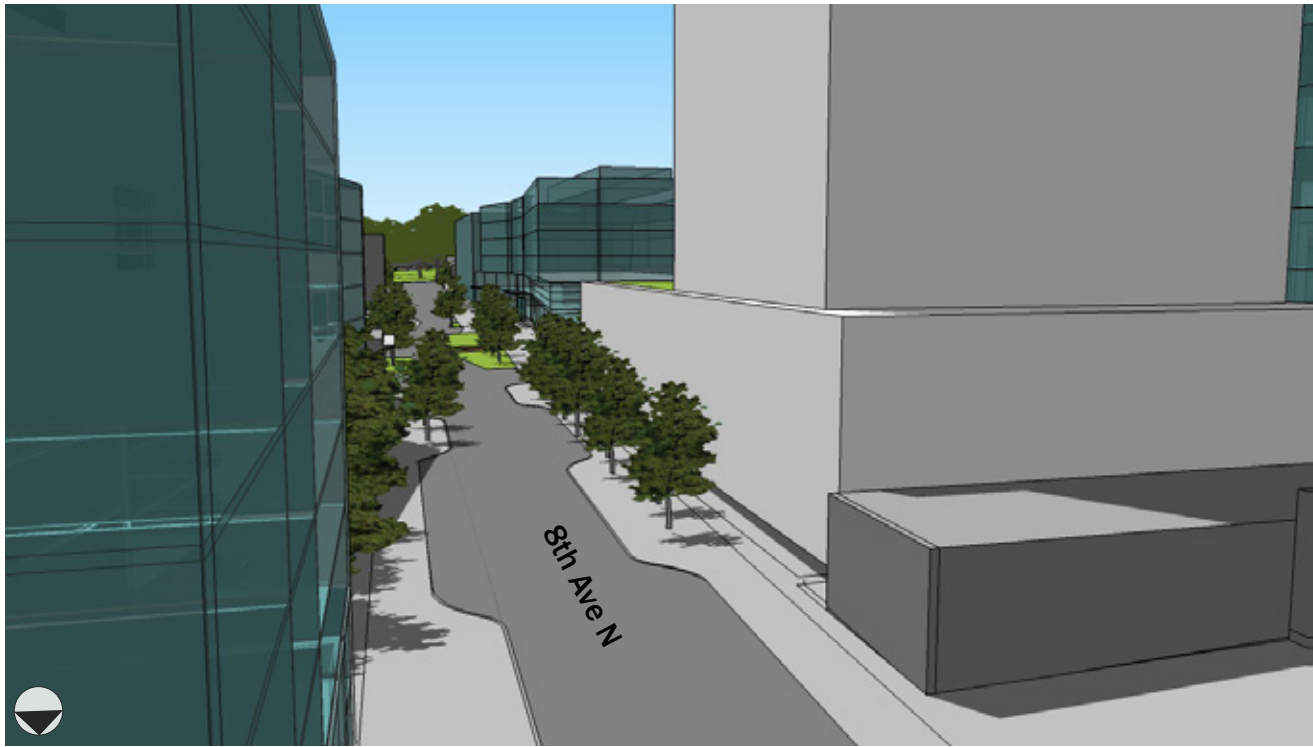
Aerial view looking West



Aerial view looking Northeast

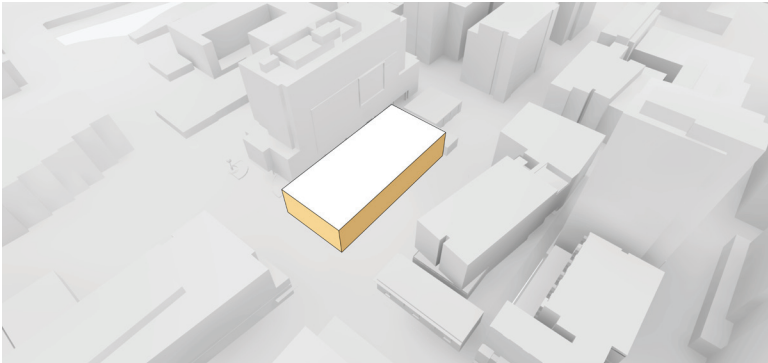


Looking northwest at the corner of 8th Ave N and Harrison Street

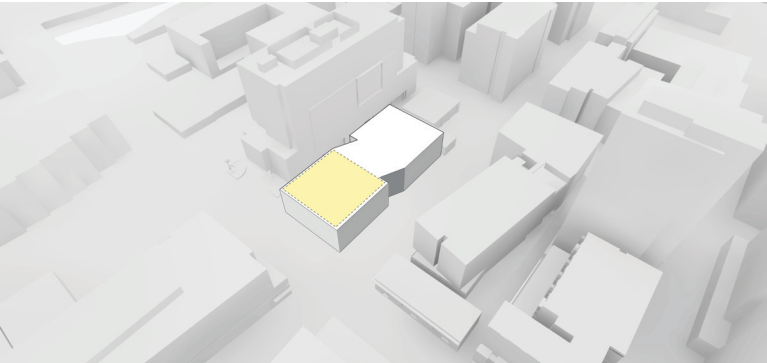


Looking South down 8th Ave N

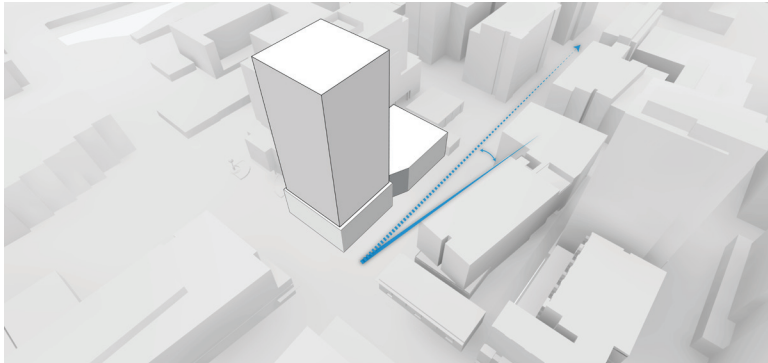
THE EVOLUTION OF THE PARTI
(PREFERRED OPTION C)



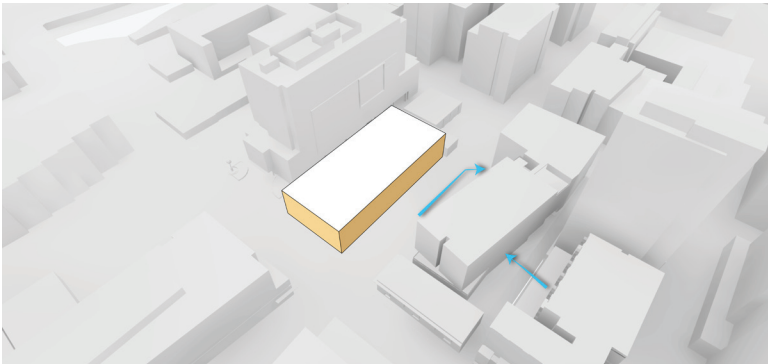
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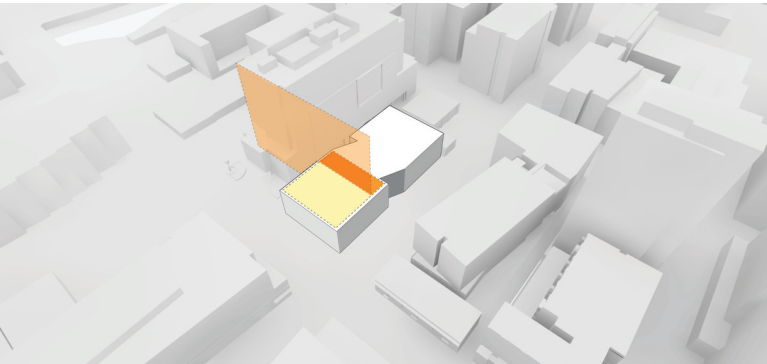
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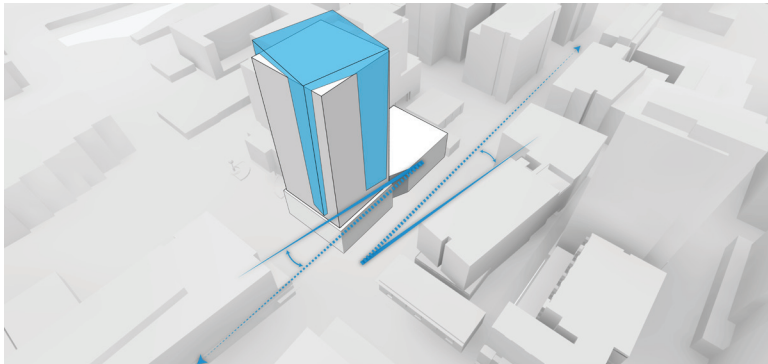
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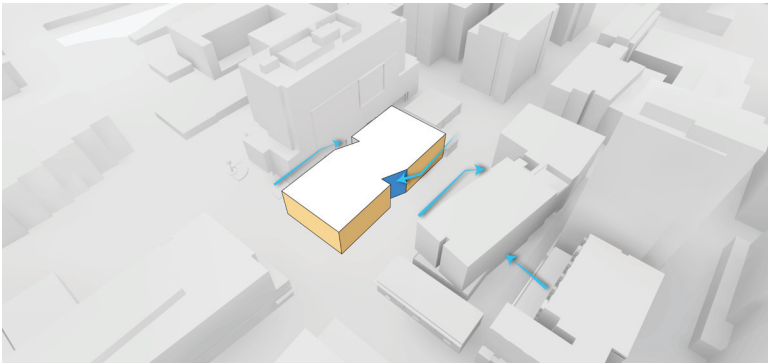
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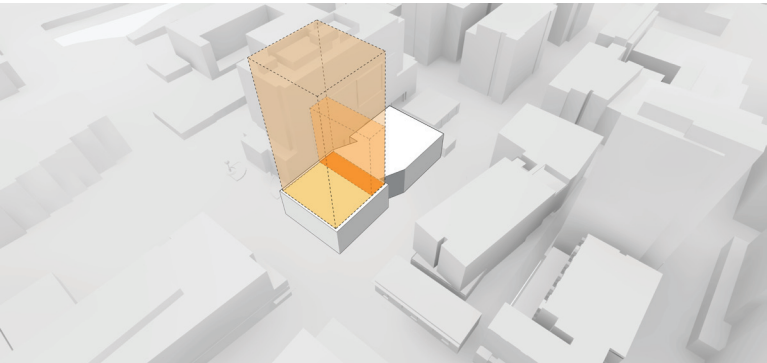
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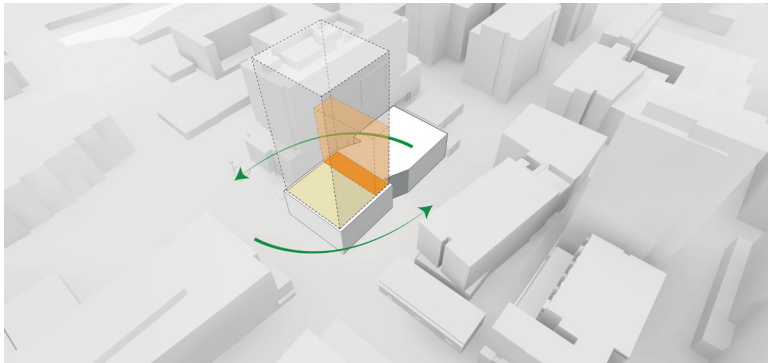
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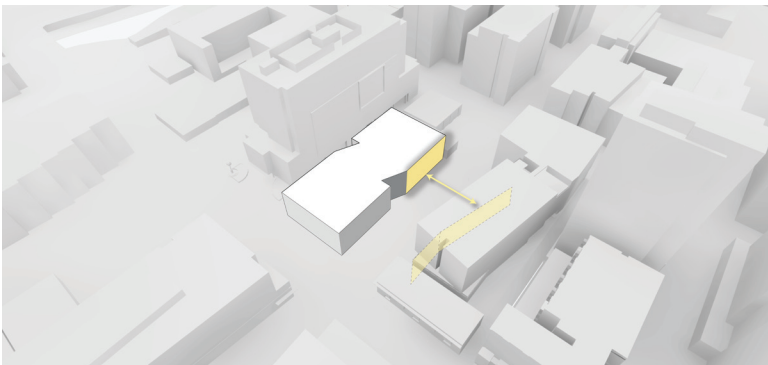
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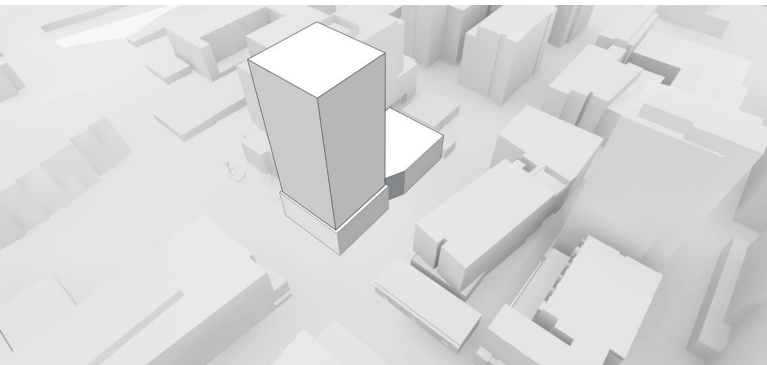
7



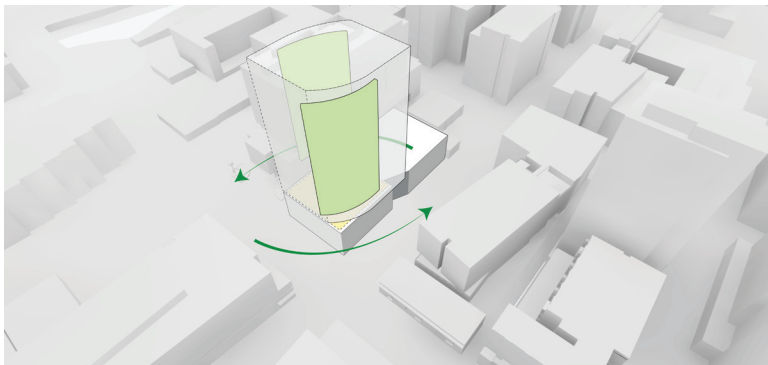
11



4



8



12

ADVANCING THE DESIGN - NEXT STEPS FOR PREFERRED OPTION C

