



**630 Boren Ave N**  
**Early Design Guidance Meeting**

West DRB - December 2nd, 2015

DPD# 3022086

**Block 25W**



**GRAPHITE**

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## Project Info

Property Address	630 Boren Avenue North Seattle, WA 98109
DPD Project Number	3022086
Owner	Vulcan Real Estate 505 5th Avenue South, Suite 900 Seattle, WA 98104 <i>Contact:</i> Scott Lien 206.324.2000 ScottL@vulcan.com
Architect	Graphite Design Group 1809 7th Avenue, Suite 700 Seattle, WA 98101 <i>Contact:</i> Peter Krech 206.224.3335 peter.krech@graphitedesigngroup.com www.graphitedesigngroup.com
Development Objectives	The mixed-use proposal includes 6-stories of commercial office with an 7-story residential tower above, for a total of approximately 242,000 SF of above-grade construction (145,600 SF of Office use, 94,000 of Residential, and 2,500 SF of retail), and 2 levels of below grade parking for approximately 214cars (95 of which are provided for residential units). Also provided will be approximately 8,210 SF of open space at grade. Primary building entries will be from Boren Avenue North. Automobile entries will be from the alley bordering the it to the east. Three loading berths and trash and recycling facilities will be accessible from the alley.

Project Goals

- Create a rich, diverse pedestrian environment with a variety of scales, active uses and characters of open spaces
- Connect to and enhance existing neighborhood pedestrian, vehicular, transit and cycling circulation patterns
- Create a gateway between the South Lake Union neighborhood and the lake front
- Respond and contribute to the established urban density pattern in a thoughtful manner
- Create flexible, active open space and ground floor commercial tenant opportunities that add vitality to the project site as well as surrounding community
- Locate all parking and building services at the alley or below grade
- Maximize development potential



<b>Zoning Analysis:</b>	Block 25 West
<b>Site Address:</b>	630 Boren Avenue North, Seattle, WA 98109
<b>Zone:</b>	Seattle Mixed 85/65-160 South Lake Union Urban Center Overlay

<b>23.48.004 Uses</b>
<i>Standard</i>
All uses are permitted outright, either as principal or accessory uses, except those specifically prohibited by subsection 23.48.004.B and those permitted only as conditional uses by subsection 23.48.004.C.

<b>23.48.009 FLOOR AREA RATIO</b>
<i>Standard</i>
Base FAR in SM 85/65-160 zones: 4.5 ; Maximum FAR in SM 85/65-160 zones: 7
The following is exempt from FAR: <ul style="list-style-type: none"><li>All floor area below grade</li><li>Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access, to increase privacy for residential units in the first full story above grade</li><li>As an allowance for mechanical equipment, in any structure 65 feet in height or more, 3.5 percent of the total chargeable gross floor area in a structure is exempt from FAR calculations</li><li>All gross floor area used for accessory parking located above grade.</li><li>All gross floor area in residential use</li><li>General sales and service, eating and drinking establishment, or entertainment use</li><li>Within the SLU Urban Center, GFA occupied by mechanical equipment, up to a maximum of 15% after other deductions</li><li>Mechanical equipment located on the roof of a structure</li></ul>

<b>23.48.010 GENERAL STRUCTURE HEIGHT</b>
<i>Standard</i>
Height Limit: 85' (commercial); 160' (residential)
A proposal to build a structure greater than 85 feet in height, requires the applicant to show that the proposed structure height will not physically obstruct use of the flight path shown on Map A for 23.48.010.
Rooftop Features allowed above maximum height limit: <ul style="list-style-type: none"><li>Railings, planters, skylights, clerestories, greenhouses and parapets may extend up to 4' above height limit with unlimited rooftop coverage.</li><li>Solar collectors may extend up to 7 feet above the maximum height limit, with unlimited rooftop coverage.</li><li>Rooftop features (solar collectors, stair penthouses, mechanical equipment, greenhouses, solariums etc...) may extend up to 15 feet above maximum height limit to a combined coverage limit of 25% if the total includes stair or elevator penthouses or screened mech. equipment.</li><li>Rooftop features may cover up to a combined coverage limit of 65% provided that all mechanical equipment is screened and no feature is located closer than 10 feet from the roof edge.</li><li>Rooftop mechanical equipment and elevator penthouses shall be screened with fencing, wall enclosures, or other structures.</li><li>For structures greater than 85 feet in height, elevator penthouses up to 25 feet above the height limit are permitted. If the elevator provides access to a rooftop designed to provide usable open space, elevator penthouses up to 35 feet above the height limit are permitted.</li></ul>

<b>23.48.012 UPPER-LEVEL SETBACK REQUIREMENTS</b>
<i>Standard</i>
Portions of a structure above 45 feet in height shall set back a minimum of 15 feet from street lot lines abutting Valley Street and Boren Avenue North as shown in Exhibit B for 23.48.012
Additional upper-level setbacks as required by 23.48.013.C.3
The first four feet of horizontal projections of decks, balconies with open railings, eaves, cornices and gutters shall be permitted in required setbacks

<b>23.48.013 UPPER-LEVEL DEVELOPMENT STANDARDS FOR SPECIFIC BUILDING TYPES IN SM ZONES IN THE SOUTH LAKE UNION URBAN CENTER</b>
<i>Standard</i>
For residential towers, the average gross floor area of all stories above the podium height shall not exceed 50% of the lot area
There is no floor area limit for nonresidential uses in a structure that does not contain nonresidential uses above 85 feet in height
Area limit for residential towers: <ul style="list-style-type: none"><li>The average gross floor area for all stories with residential use that extend above the podium height limit shall not exceed 10,500 square feet</li><li>The gross floor area of any single residential story shall not exceed 11,500 SF</li></ul>
For a mixed-use structure with residential uses located on a different story from nonresidential uses, the floor area limits shall apply to each use at the applicable height limit
Per section 23.48.013, Map A: <ul style="list-style-type: none"><li>65' podium height limit abutting Valley Street</li><li>85' podium height limit abutting Mercer Street</li><li>The podium height limit extends from the street lot line to a distance of 120' from for street lot line.</li></ul>
Area limits for podiums do not apply if the lot meets the provisions of 23.48.014.G
Residential towers above the base height limit, any portion of a structure above 65 feet in height shall provide a minimum setback of 25 feet from Valley street.
The first four feet of horizontal projections of decks, balconies with open railings, eaves, cornices and gutters shall be permitted in required setbacks
Maximum façade width: <ul style="list-style-type: none"><li>Maximum façade width for portions above the podium height limit is 105 feet along the general east/west axis of the site.</li></ul>
Only one residential tower is permitted on a single block

<b>23.48.014 STREET LEVEL DEVELOPMENT STANDARDS</b>
<i>Standard</i>
Pedestrian primary entry within 3' of sidewalk grade
Minimum façade heights: <ul style="list-style-type: none"><li>Mercer Street (class II pedestrian street): 25'</li><li>Boren Avenue North (class II pedestrian street): 25'</li><li>Valley Street (class II pedestrian street): 25'</li></ul>
Street façade may be setback up to 12' from street lot line if: <ul style="list-style-type: none"><li>Landscaped per 23.48.024</li><li>Additional setbacks permitted for up to 30% of façade that are setback from street lot line as long as the additional setback is located further than 20' from any street corner</li></ul>

<b>23.48.014.D TRANSPARENCY AND BLANK FAÇADE REQUIREMENTS</b>
<i>Standard</i>
<ul style="list-style-type: none"><li>At Valley St, Mercer St, and Boren Ave N (Class II pedestrian streets) 60% of street façade to be transparent between 2' and 8' above sidewalk level.</li><li>Any blank façade segments shall be separated by transparent areas at least 2 feet wide.</li><li>Only clear or lightly tinted glass in window, doors and display windows shall be considered transparent. Transparent areas shall allow views into the structure or display windows from the outside.</li><li>For Class II pedestrian Streets, blank facades limited to segments 15' in length except garage doors which shall be limited to the width of the driveway plus 5 feet</li><li>The total of all blank façade segments, including garage doors, shall not exceed 40% of the street façade.</li></ul>

<b>23.48.014.F REQUIRED OPEN AREA IN THE SM 85/65-160 ZONE</b>
<i>Standard</i>
Required open area: A minimum of 20% of the lot area shall be provided as open and shall include the following: <ul style="list-style-type: none"><li>A minimum of 60 percent of the required open area shall be provided as usable open space that meets the following conditions:<ul style="list-style-type: none"><li>The usable open space is open from the ground to the sky and is visible and accessible to pedestrians from an abutting street, including persons with disabilities;</li><li>The open space is substantially at street-level, although portions are permitted to be within 4 feet of street level</li><li>The open space has a minimum horizontal dimension of 15 feet</li><li>The open space enhances visual and physical pedestrian connections between South Lake Union Park and development on the lot, and is accessible to the public, free of charge, during the hours of operation of South Lake union Park.</li></ul></li><li>Up to 40% of the required open area may be provided as any combination of that satisfy the individual requirements of 23.48.014.F.2, a-d:<ul style="list-style-type: none"><li>A woonerf that serves as a through-block pedestrian passageway</li><li>Open areas with a horizontal dimension less than 15 feet abutting a street lot line</li><li>Usable elevated open space up to a maximum of 40 feet above street level</li></ul></li></ul>

<b>23.48.014.G REQUIRED USABLE OPEN SPACE IN THE SM 85/65-160 ZONE</b>
<i>Standard</i>
Required useable open space: A minimum of 15% of the lot area shall be provided as useable open space and shall include the following: <ul style="list-style-type: none"><li>A minimum of 60 percent of the required open space shall be provided as usable open space that meets the following conditions:</li><li>Open area shall be generally accessible at street level</li><li>The average horizontal dimension for qualifying area is 20 feet, and the minimum horizontal dimension is 10 feet</li><li>A minimum of 45% of the required useable open space shall be exterior space open to the sky, abut a street along at least one frontage, and provide physical access to pedestrians.</li><li>Up to a maximum of 20 percent of the required open space may be covered overhead</li><li>Up to a maximum of 10% of the open space may be provided as an area butting a sidewalk that extends the pedestrian area or accommodates landscaping</li></ul>
Useable open space is eligible to qualify as amenity area for residential uses or open space required for office use.

<b>23.48.022 AMENITY AREA FOR RESIDENTIAL USES</b>
<i>Standard</i>
Amenity area is required for all new development with more than 20 dwelling units <ul style="list-style-type: none"><li>An area equivalent to 5% of the total gross floor area in residential use shall be provided as amenity area</li><li>Standards for amenity area:<ul style="list-style-type: none"><li>Accessible to all residents.<ul style="list-style-type: none"><li>A maximum of 50% of the required amenity area may be enclosed</li><li>The minimum horizontal dimension is 15 feet, except that the minimum horizontal dimension is 10 feet for amenity area at street level.</li></ul></li><li>Amenity area that is provided as landscaped, street level open space that is accessible from the street shall be counted as twice the actual area.</li></ul></li></ul>

<b>23.48.022 OPEN SPACE REQUIREMENTS FOR OFFICE USES</b>
<i>Standard</i>
Open space in the amount of 20 square feet for each 1,000 square feet of gross office floor area is required that is directly accessible to all occupants of the building.
Open space provided on site is eligible for amenity feature bonuses when the following standards are met: <ul style="list-style-type: none"><li>The space has a minimum horizontal dimension of 20 feet and a minimum floor-to-ceiling height of 13 feet</li><li>The space is directly accessible to pedestrians from the street or an outdoor usable open space.</li><li>The space is available for use during normal business hours</li><li>Lobbies and other primary building pedestrian access areas do not qualify as required open space</li></ul>

<b>23.48.024 LANDSCAPING</b>
<i>Standard</i>
Landscape screening as defined by 23.48.024(A) is required for the following uses: <ul style="list-style-type: none"><li>Gas stations</li><li>Surface parking areas</li><li>Parking in structures at or above street level</li></ul>
Street Trees shall be provided in all planting strips.
Landscaping required to achieve the Green Factor score of .30 or greater.

<b>23.48.032 REQUIRED PARKING AND LOADING</b>
<i>Standard</i>
<ul style="list-style-type: none"><li>Off-street parking spaces may be required according to the requirements of SMC 23.54.015.</li><li>Per Table "A" for 24.54.015, no parking is required for non-residential uses located in Urban Centers.</li><li>Parking for nonresidential uses in excess of the maximum quantity identified in subsection 23.48.032.B.1 may be permitted as a special exception pursuant to Chapter 23.76.</li><li>Parking is limited to one parking space per every 1,000 square feet of gross floor area in non-residential use.</li></ul>
Where loading access is from an alley, and truck loading is parallel to the alley, a setback of 12' is required for the loading berth, measured from the centerline of the alley, with a 16' vertical clearance maintained.
Loading berths shall be provided pursuant to Section 23.54.035, Loading berth requirements and space standards

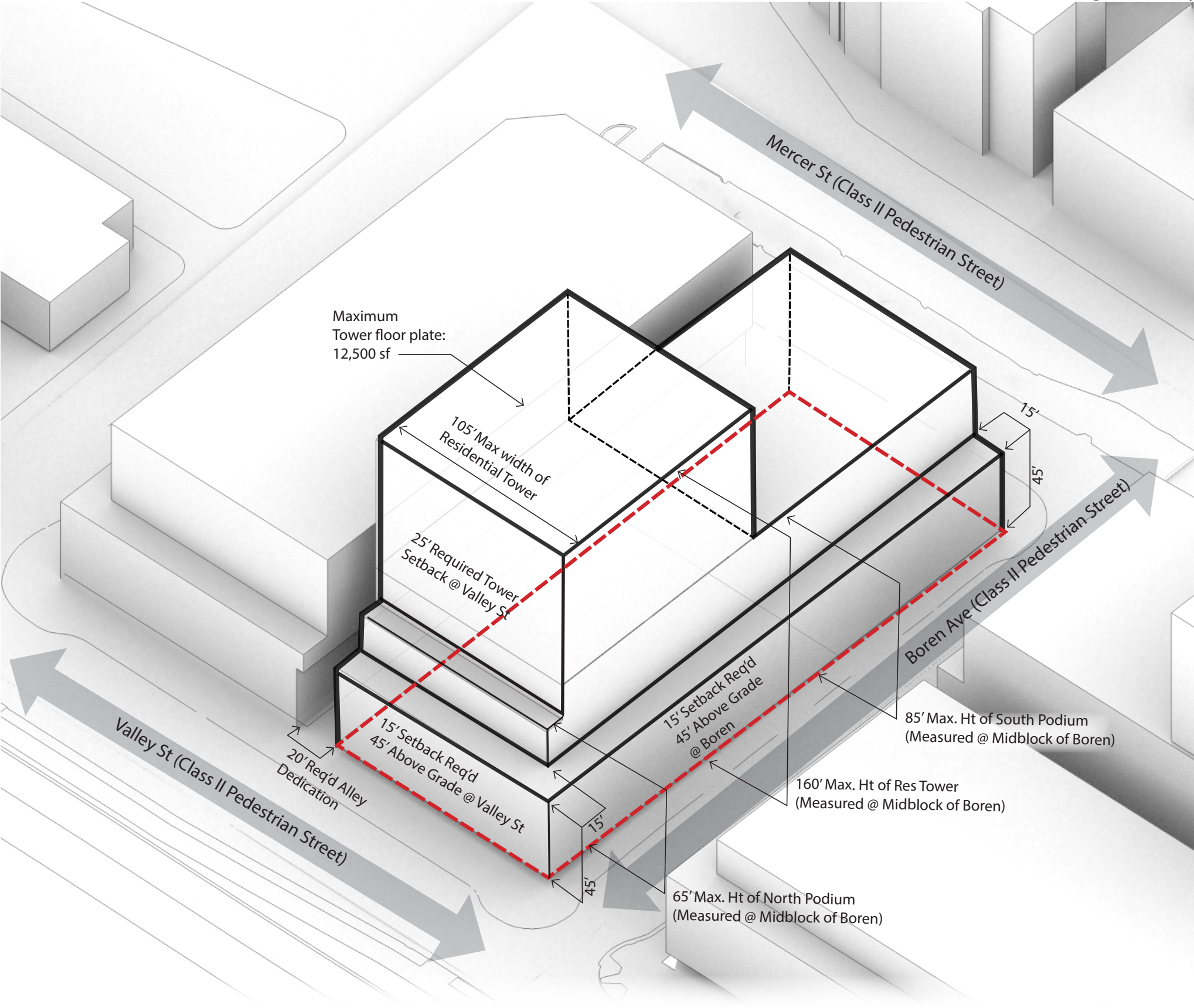
<b>23.48.034 PARKING AND LOADING LOCATION, ACCESS AND CURB CUTS</b>
<i>Standard</i>
Accessory surface parking is permitted under the following conditions:
<ul style="list-style-type: none"><li>• Parking shall be at the rear or side of the principal structure</li><li>• The area allotted to accessory parking is limited to 30% of the lot area</li><li>• Parking shall be separated from street lot lines by another use within a structure</li></ul>
Access to parking shall be from the alley when the lot abuts an alley

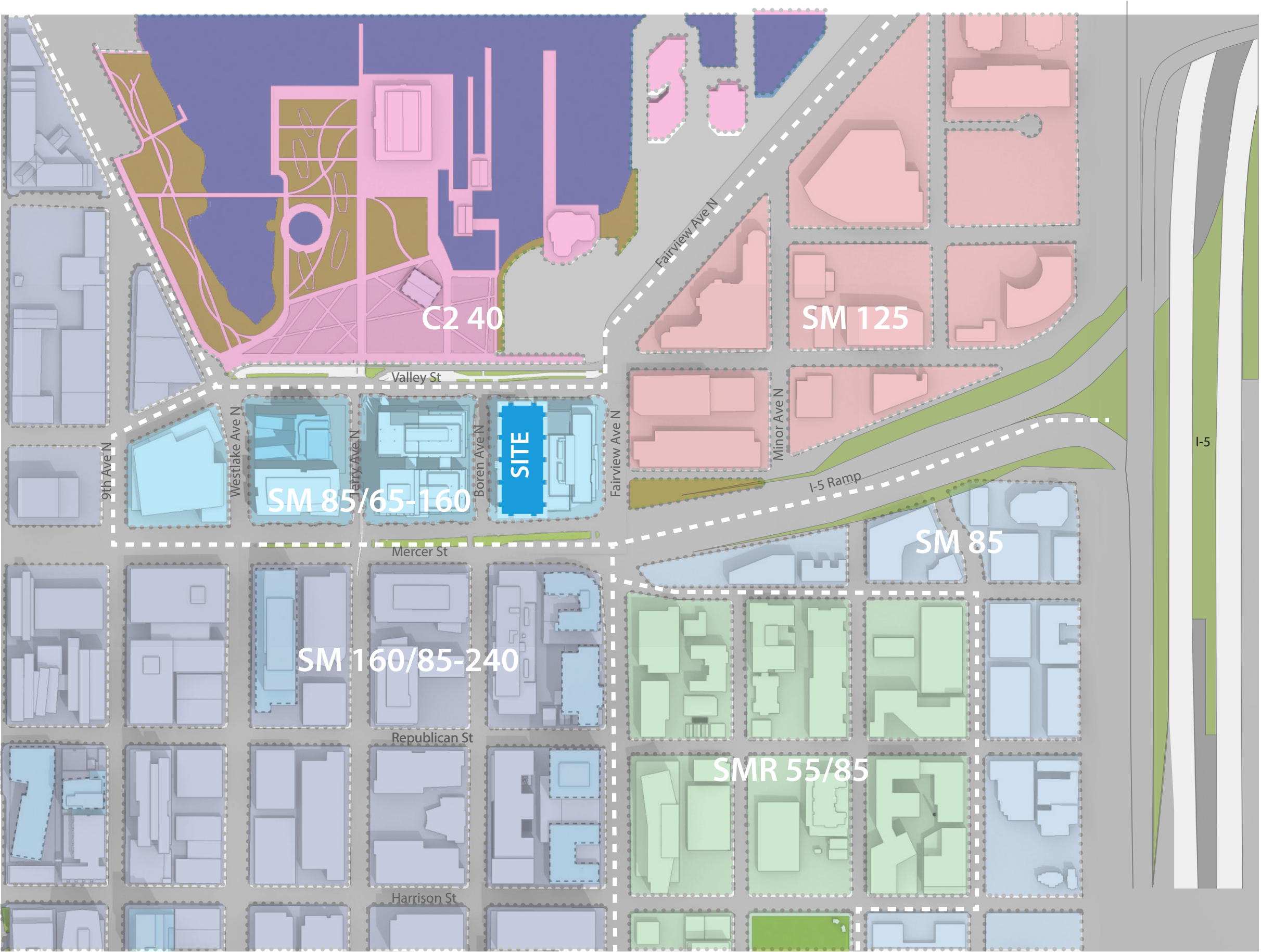
<b>25.54.015 REQUIRED PARKING</b>
<i>Standard</i>
<ul style="list-style-type: none"><li>• Per table 23.54.015, no minimum parking is required for non-residential and residential uses in urban centers</li><li>• Maximum parking is per 23.48.032</li></ul>

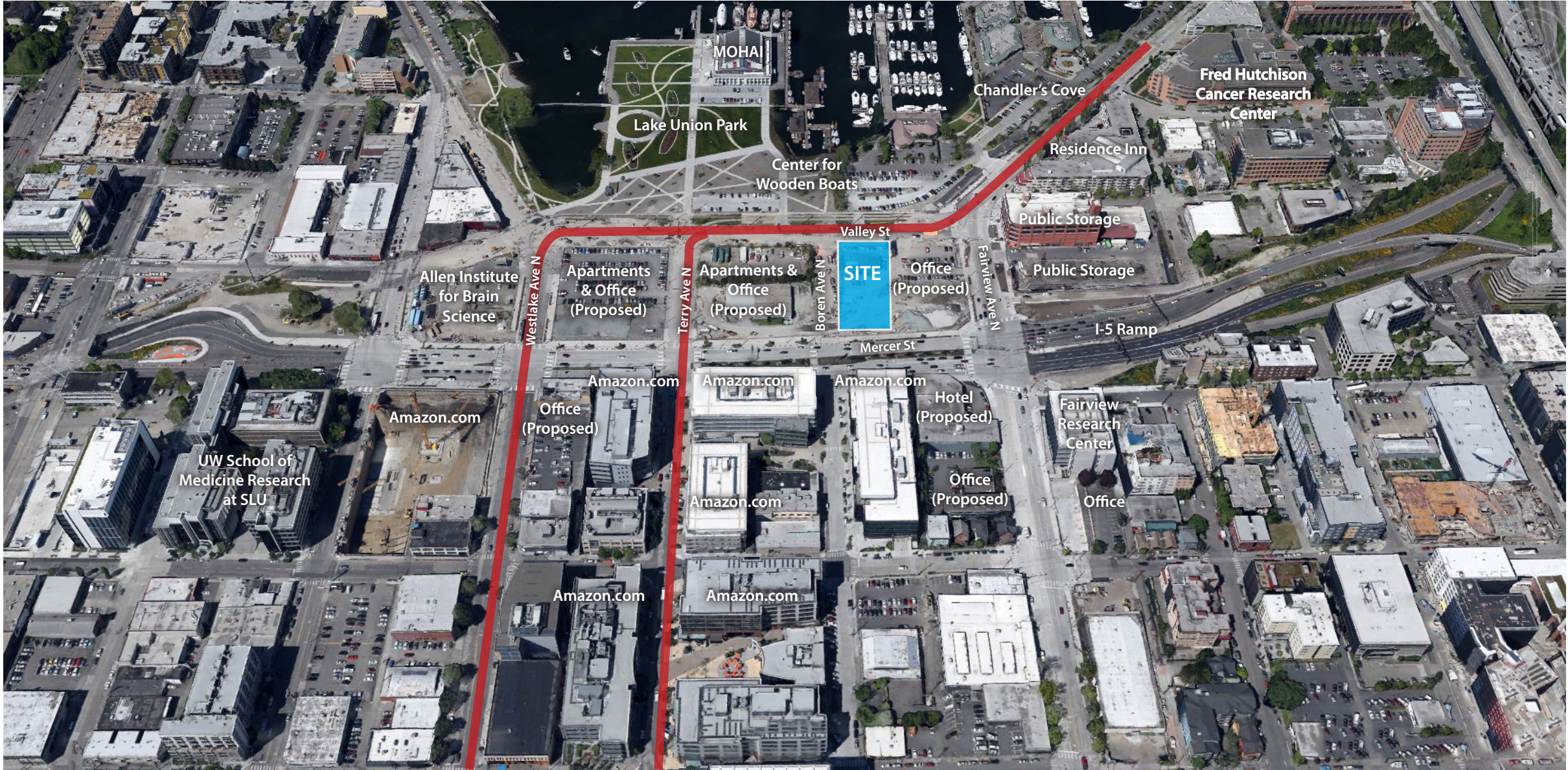
<b>25.54.015 BICYCLE PARKING</b>
<i>Standard</i>
Long Term Bicycle Parking
<ul style="list-style-type: none"><li>• Offices:<ul style="list-style-type: none"><li>- 1 space/2,000 SF for first 50 Bicycles</li><li>- 1 space/4,000 SF over 50 bicycles</li></ul></li><li>• Eating and Drinking Establishments:<ul style="list-style-type: none"><li>- 1 space/12,000 SF</li></ul></li><li>• Residential uses:<ul style="list-style-type: none"><li>- 1 space/4 dwelling units</li></ul></li></ul>
Short-Term Bicycle Parking
<ul style="list-style-type: none"><li>• Offices:<ul style="list-style-type: none"><li>- 1/40,000 SF</li></ul></li><li>• Eating and Drinking Establishments<ul style="list-style-type: none"><li>- 1/2,000 SF</li></ul></li><li>• Residential uses:<ul style="list-style-type: none"><li>- None required</li></ul></li></ul>

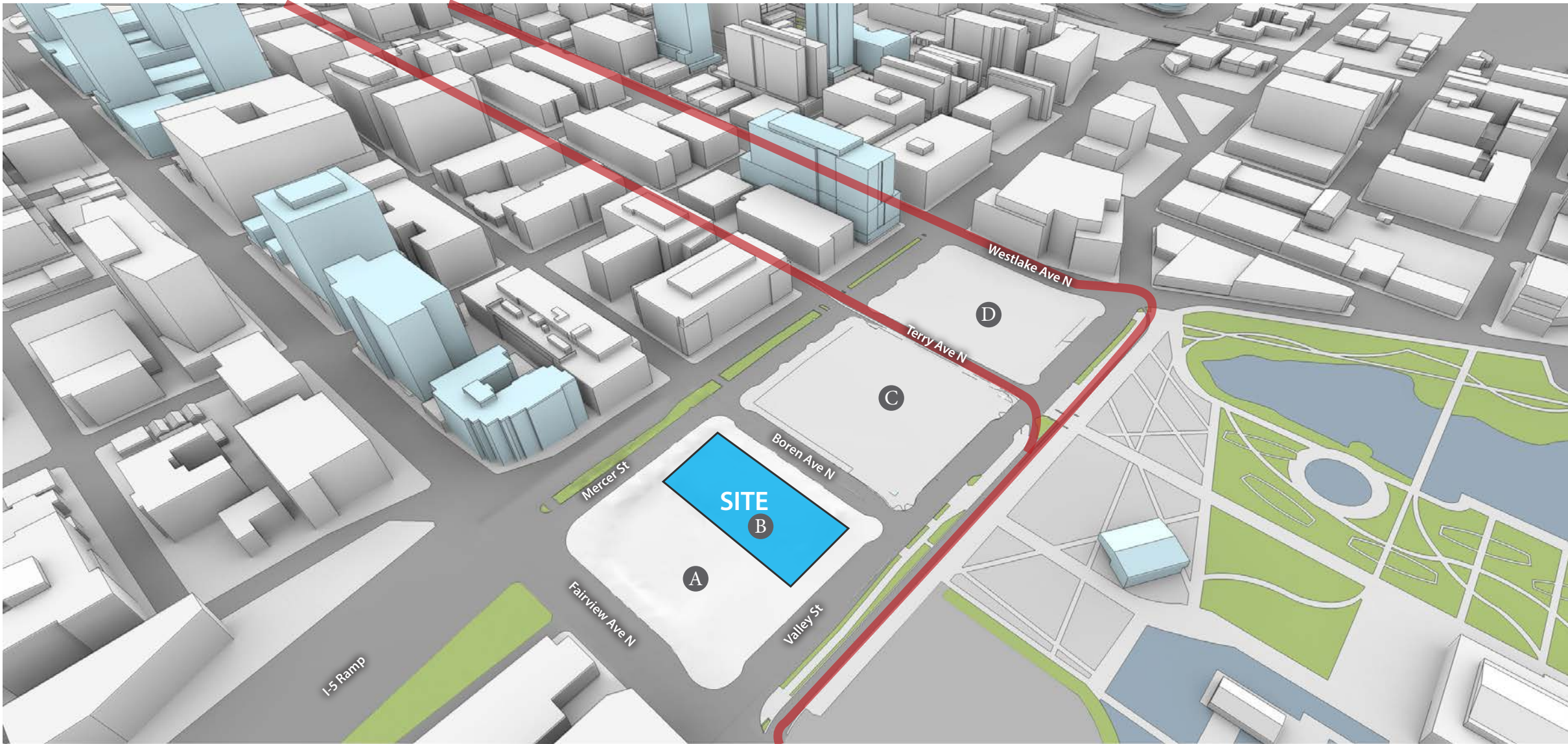
<b>23.54.035.C LOADING BERTH STANDARDS AND SPACE REQUIREMENTS</b>
<i>Standard</i>
<ul style="list-style-type: none"><li>- Per "low demand" office use between 160,001 to 264,000 SF, 3 spaces at 10'W x 35'L x 14'h are required</li><li>- Per 23.54.035.B.2, within the South Lake Union Urban Center, loading berth requirements may be waived or modified if the Director finds, after consultation with and approval by the Director of Transportation, that the number of loading berths in Table A for 23.54.035 is not required and that the modified number will be sufficient</li></ul>

<b>23.54.040 - SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS</b>
<i>Standard</i>
<ul style="list-style-type: none"><li>- Residential Uses:<ul style="list-style-type: none"><li>- For 50-100 dwelling units: 375 SF plus 4 SF for each additional dwelling unit above 50</li></ul></li></ul>
Non-Residential uses:
<ul style="list-style-type: none"><li>• Offices:<ul style="list-style-type: none"><li>- 200,001 plus square feet: 500 square feet</li></ul></li></ul>



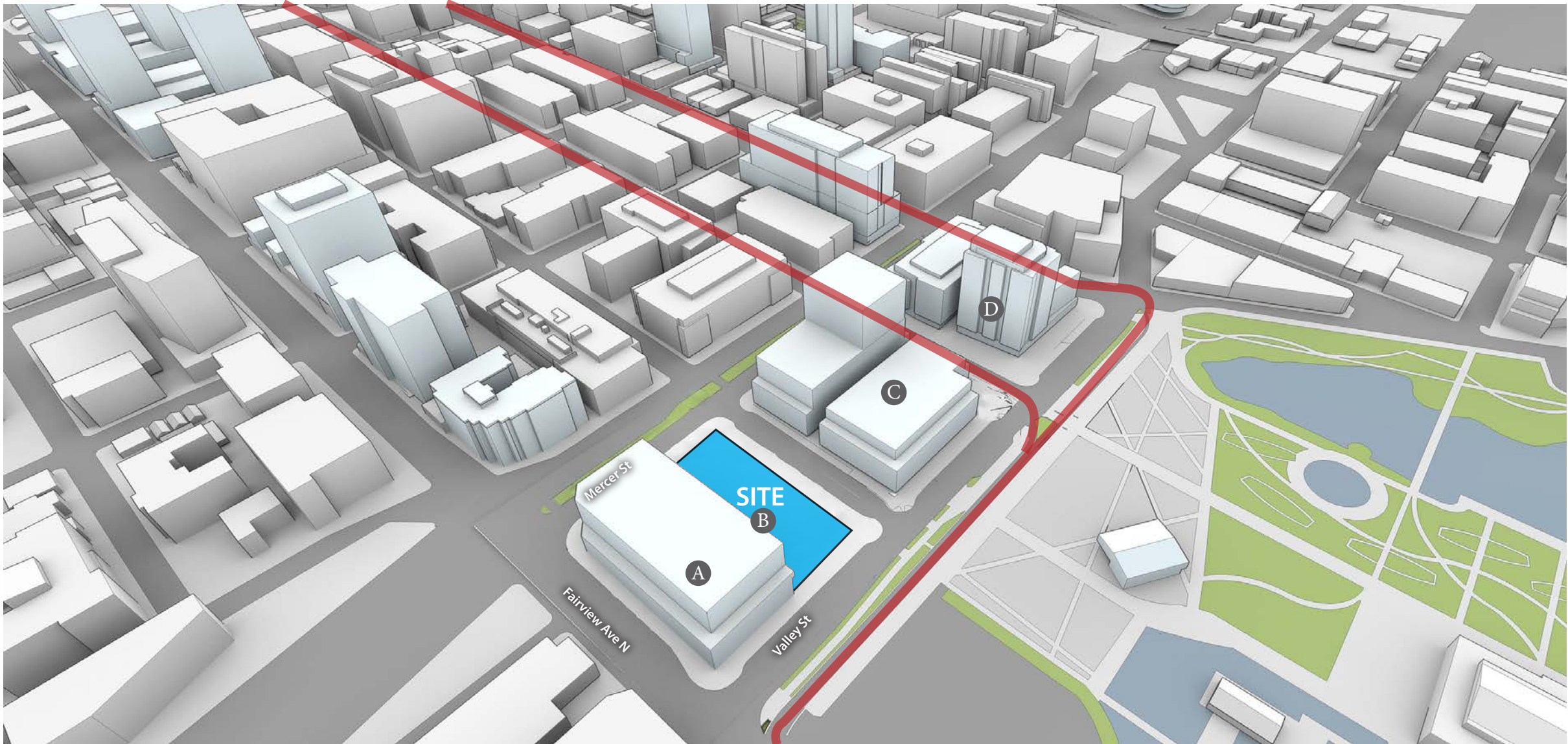






- A #3020512; EDG on 9/16/15, MUP application pending.
- B #3017401 MUP application ACTIVE & #3022086 EDG#1 on 11/18/15:
- C #3017398 MUP application ACTIVE & #3022087 this EDG#1.
- D #3017484 MUP application ACTIVE”.



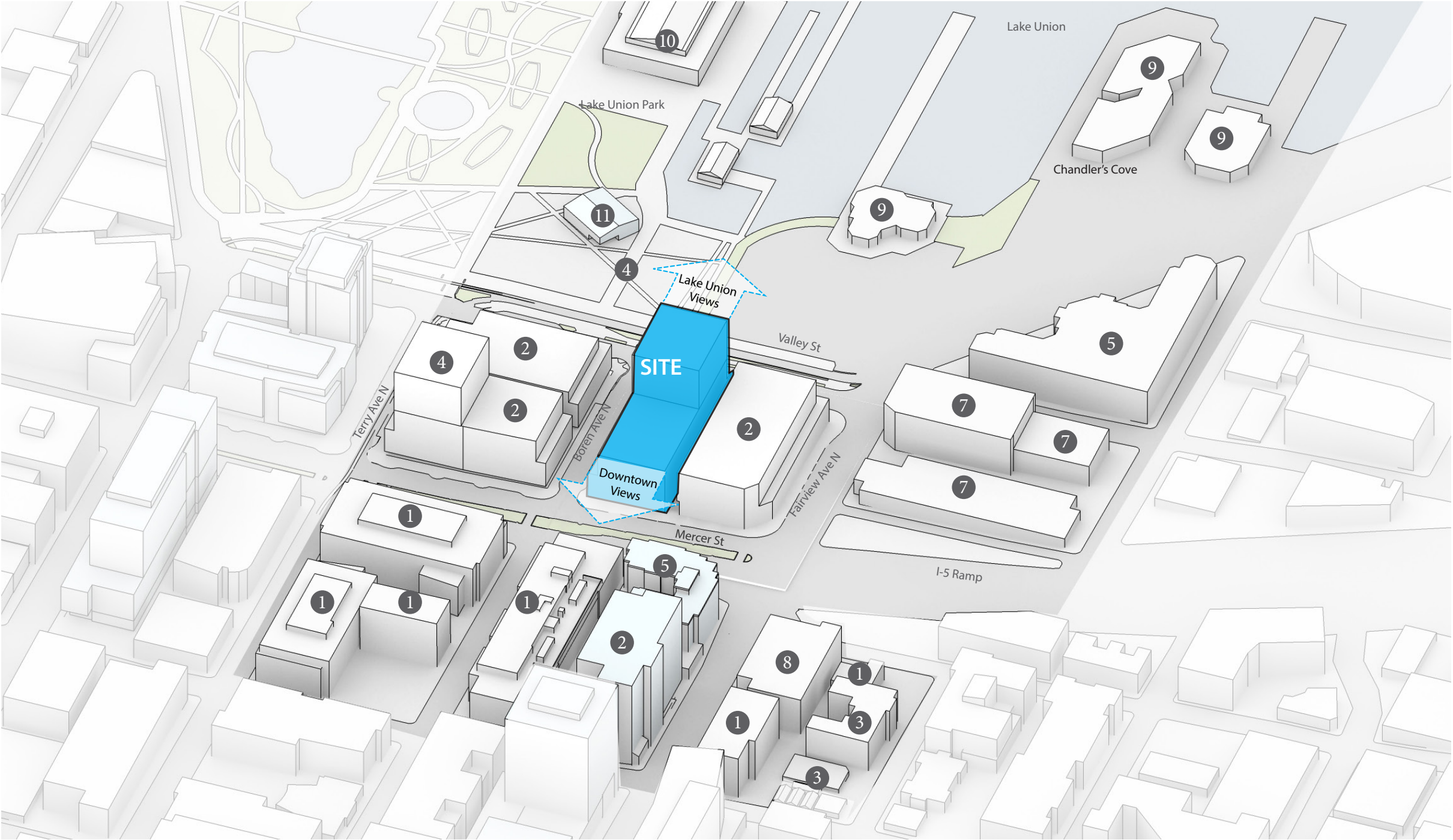


Proposed Development  
(EDG or MUP Submitted)

- A #3020512; EDG on 9/16/15, MUP application pending.
- B #3017401 MUP application ACTIVE & #3022086 EDG#1 on 11/18/15:
- C #3017398 MUP application ACTIVE & #3022087 this EDG#1.
- D #3017484 MUP application ACTIVE”.

Street Car





- 1 Office
- 2 Office (Proposed)
- 3 Residential
- 4 Residential (Proposed)
- 5 Hotel
- 6 Hotel (Proposed)
- 7 Storage
- 8 Research
- 9 Restaurant
- 10 Museum/Cultural
- 11 Museum/Cultural (Proposed)

X. 400 Fairview Office (Under Construction)





A. Mercer Block 25 East: 3020512



B. Mercer Block 31: 3022087



C. Mercer Block 37: 3017401



D. 527 Fairview Hotel (Proposed) 3016993



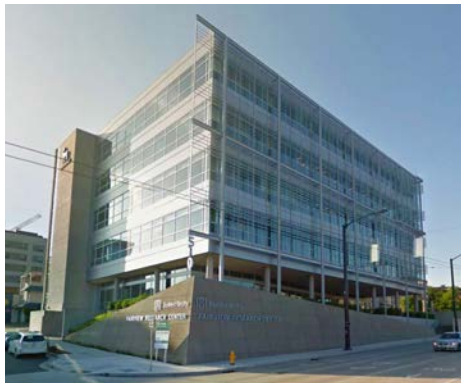
E. Block 38 Office (Proposed)



L. 700 Fairview Storage (Historic Landmark)



H. 501 Fairview Office (Proposed)



G. Fairview Research Center



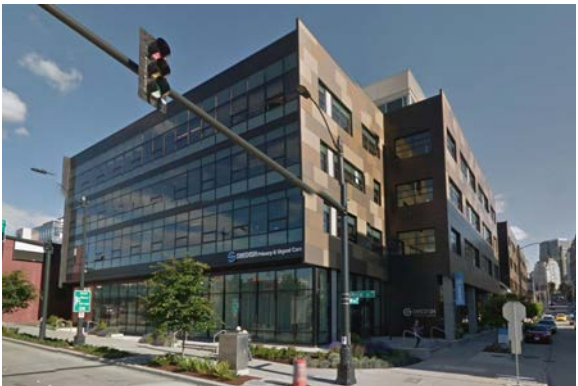
F. Wagner Education Center (Proposed)



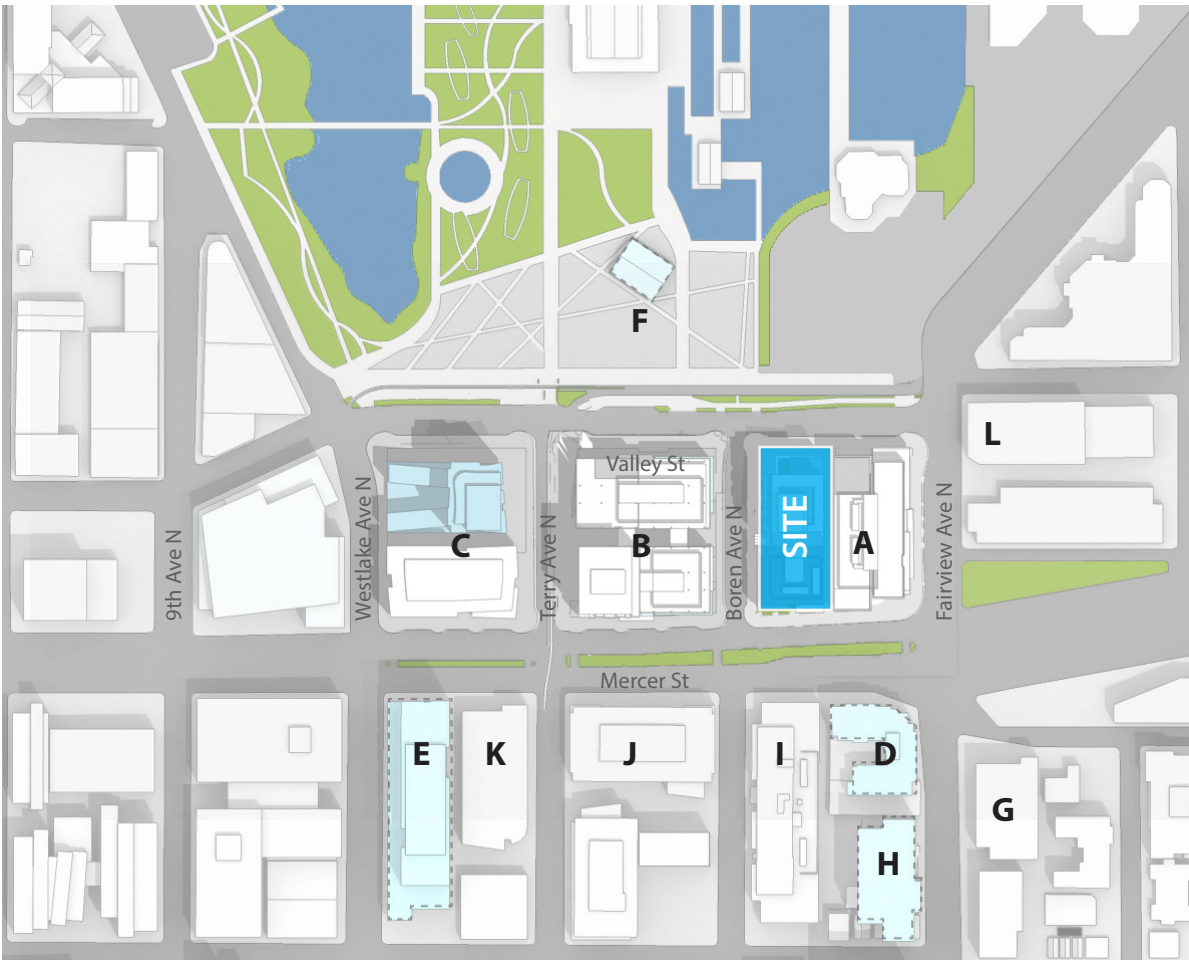
K. Amazon.com "Wainwright"



J. Amazon.com "Obidos"

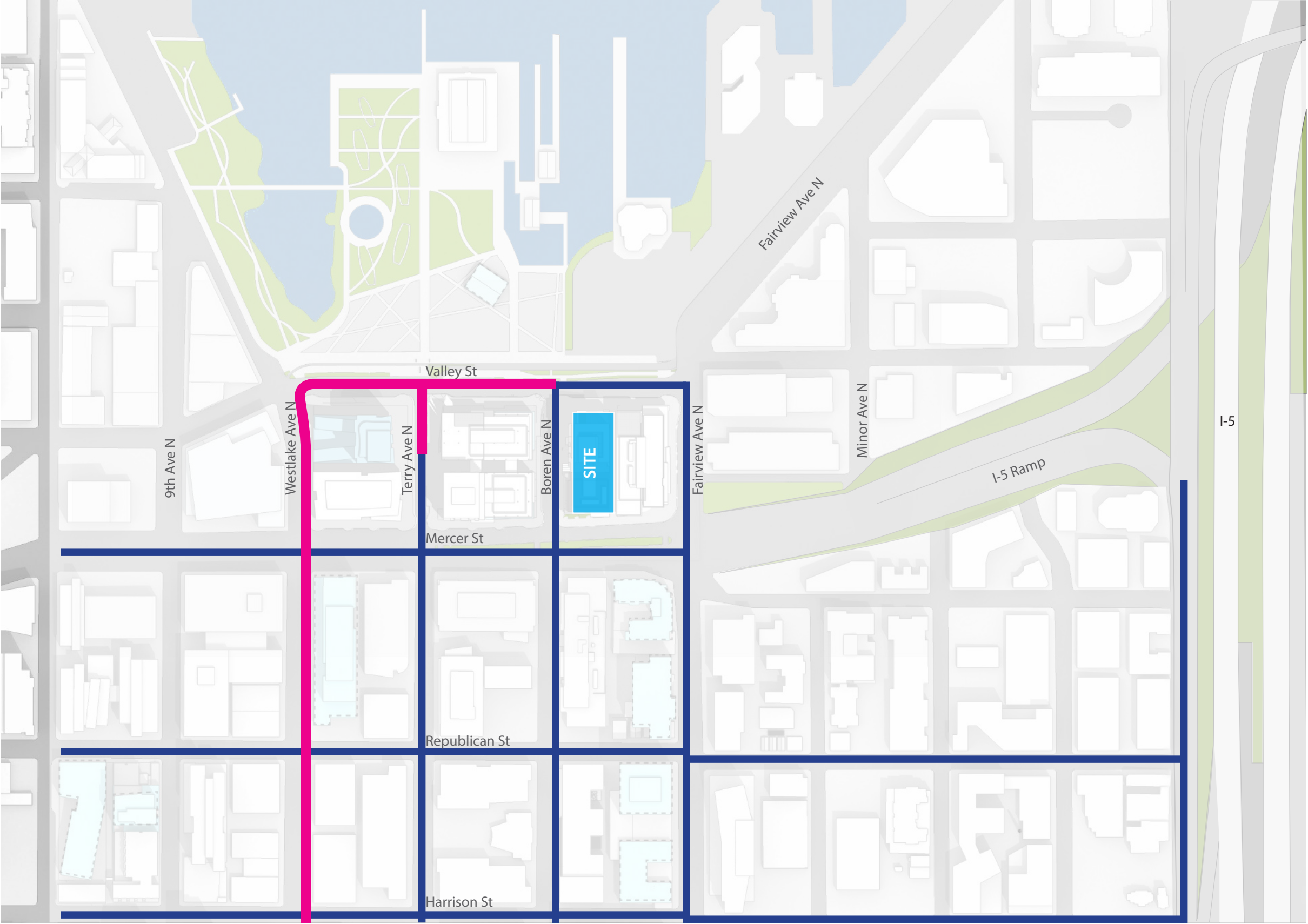


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Street Classification

- Class I  
Pedestrian Street
- Class II  
Pedestrian Street



Gateways & Heart Locations

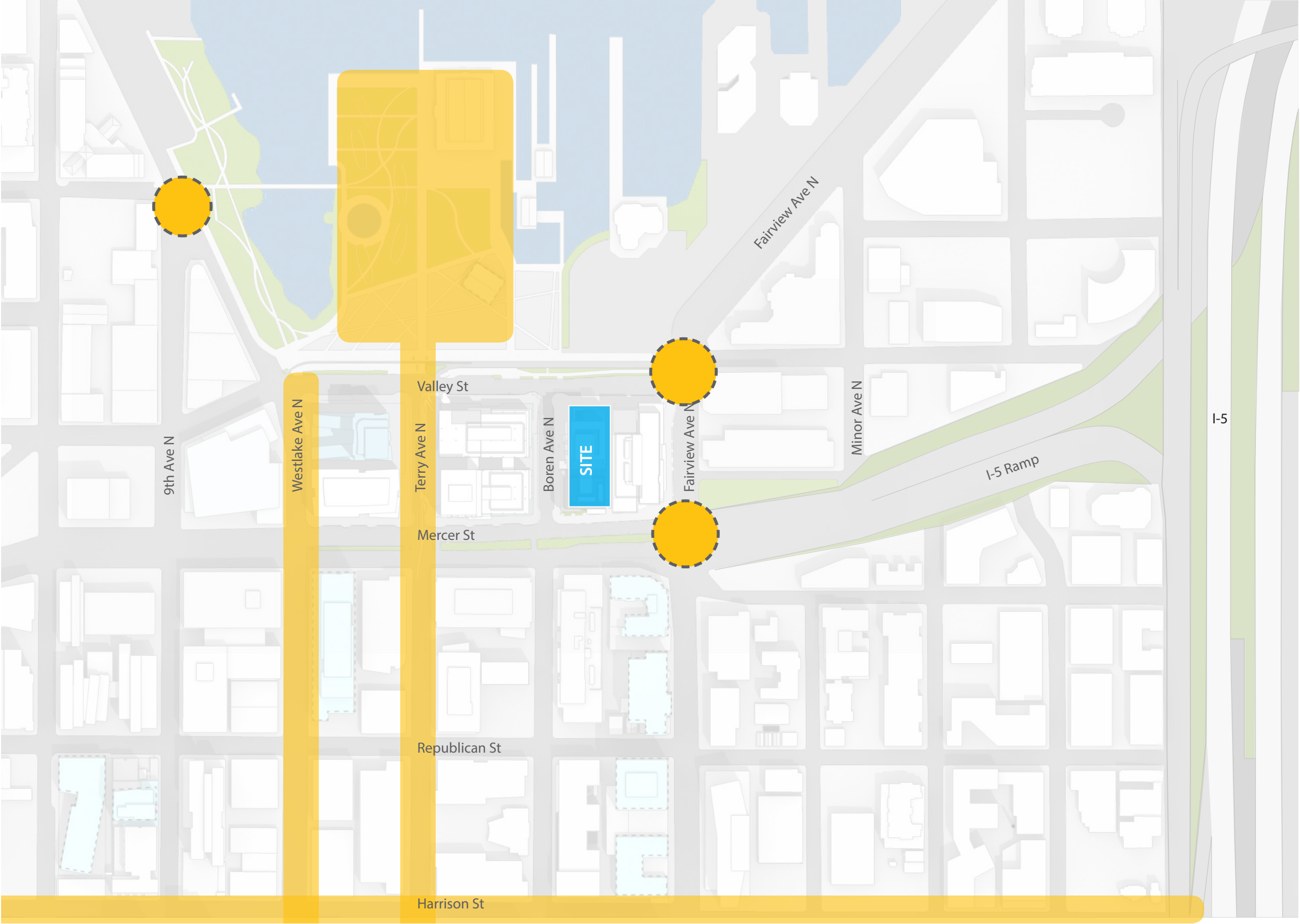


Gateway\*



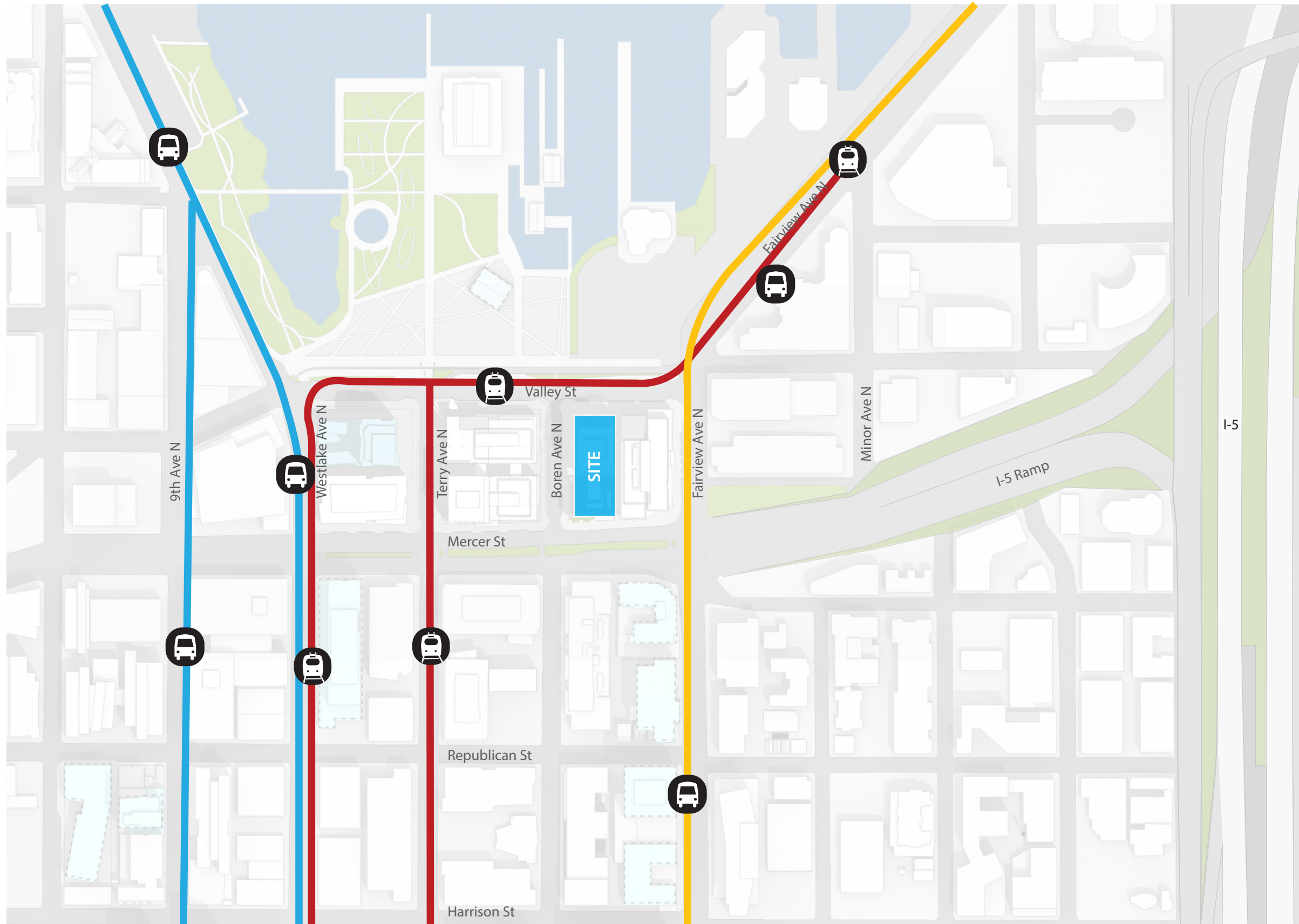
Heart Location\*




*\*Per SLU Design Guidelines:  
CS2 Urban Pattern & Form  
I. Responding to  
Site Characteristics  
iii. Gateways  
iv. Heart Locations*



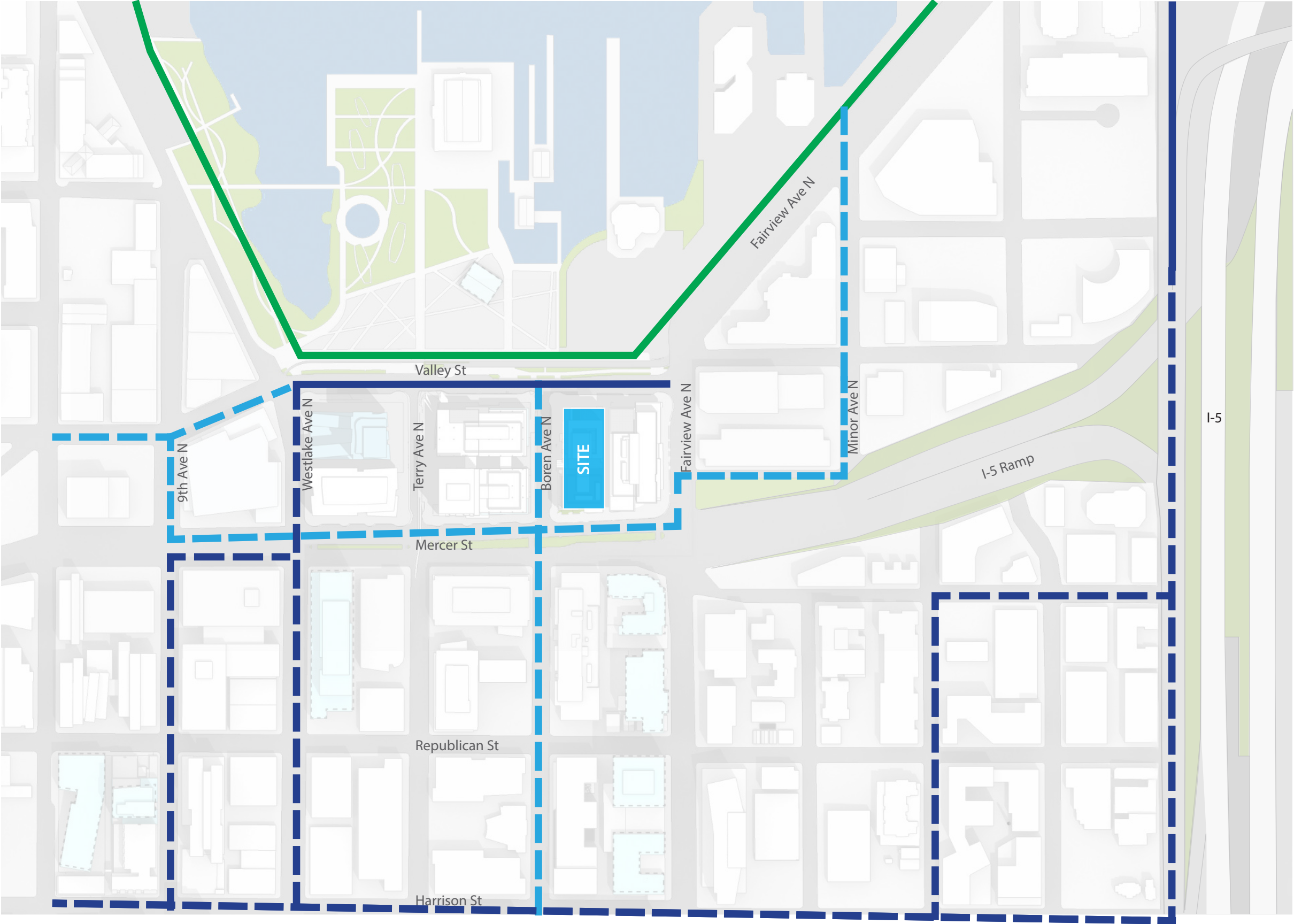
GRAPHITE

630 Boren Ave N | West DRB | Early Design Guidance | December 2, 2015 | DPD # 3022086



-  — Street Car
-  — Bus Route
-  — Bus Route





- Paved Bike Path
- On-Street Bike Lane
- Shared Roadway
- Unmarked Connector



Public Parking & Pedestrian Access



Cheshiahud  
Lake Union  
Loop



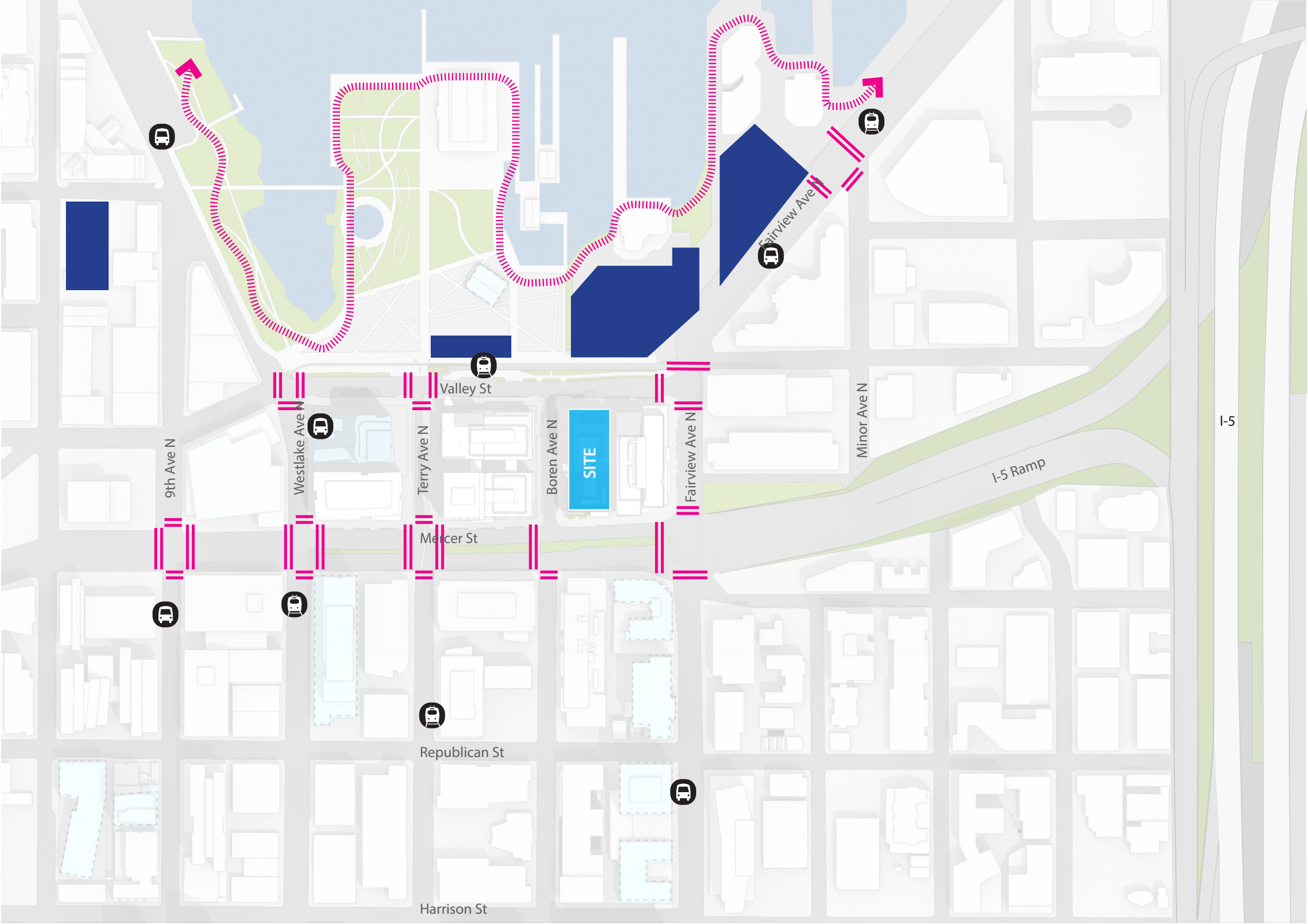
Crosswalk  
Location



Transit Stop



Public Parking



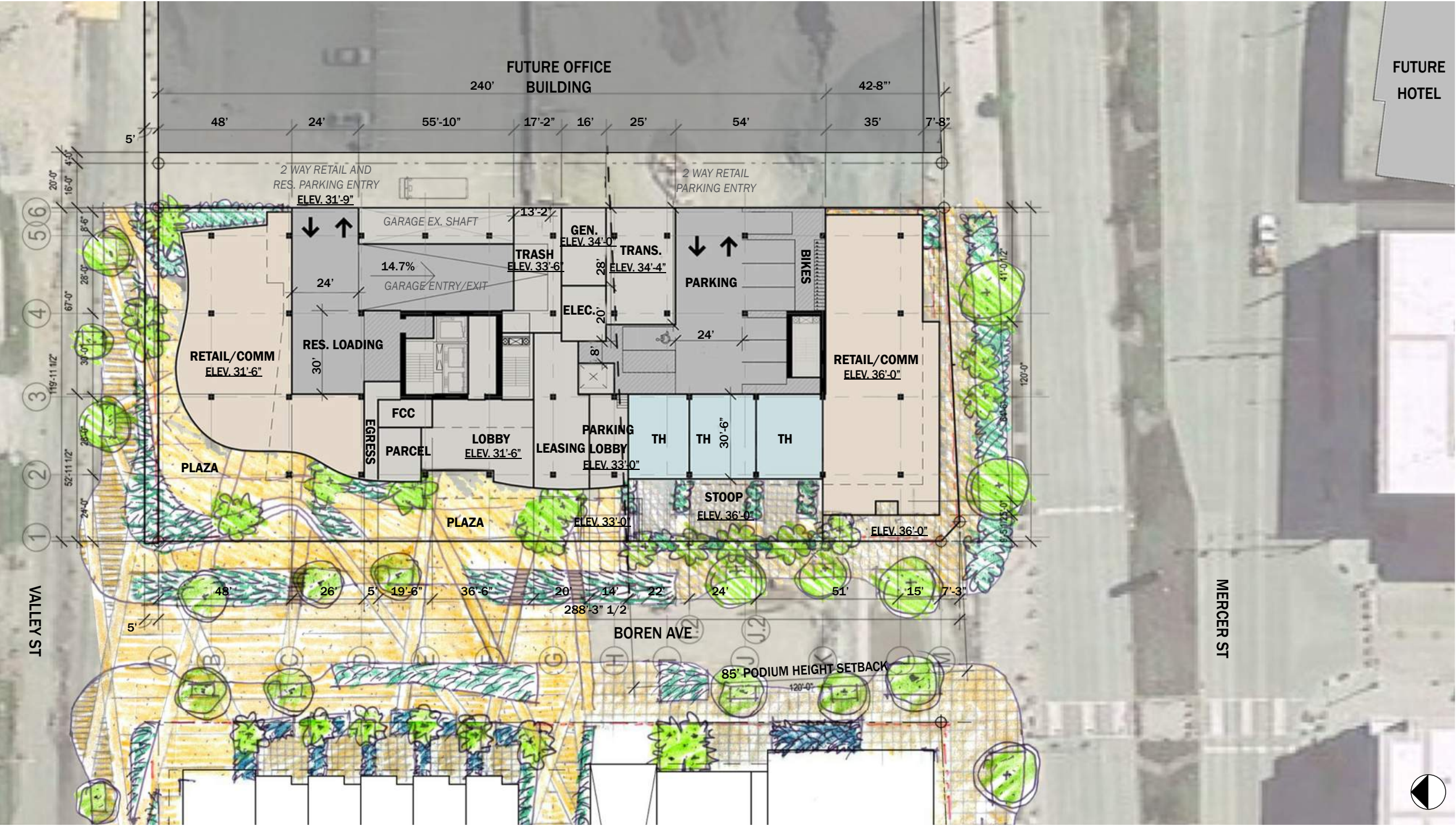


Proposed Development

- Office/ Commercial
- Residential
- Hotel
- Research/Medical
- Museum/ Cultural
- Restaurant
- Storage

- 1 Historic Ship Warf
- 2 Public Dock
- 3 Canoe Carving Area
- 4 Children's Play Area
- 5 Model Boat Pond
- 6 Children's Water Park
- 7 Center for Wooden Boats
- 8 Food Truck/ Farmers Market Area







3 PERSPECTIVE VIEW FROM NORTHWEST



4 PERSPECTIVE VIEW FROM SOUTHEAST



5 PERSPECTIVE VIEW FROM SOUTHWEST



6 PERSPECTIVE VIEW FROM NORTHEAST



CS2. Urban Pattern and Form

I. Responding to Site Characteristics

*Encourage provision of “outlooks and overlooks” for the public to view the lake and cityscapes. Examples include provision of public plazas and/or other public open spaces and changing the form or facade setbacks of the building to enhance opportunities for views.*

iii. Gateways

*Reinforce community gateways through the use of architectural elements, streetscape features, landscaping and/or signage.*

B. Height, Bulk, and Scale

*i. Address both the pedestrian and auto experience through building placement, scale and details with specific attention to regional transportation corridors such as Mercer and Fairview.*

*iii. Relate proportions of buildings to the width and scale of the street.*

The proposed design responds to the allowable zoning envelope and resultant presence on the lakefront by employing distinctive massing solutions that respond to the surrounding context while creating vistas within the site both for the public and building occupants. Vistas include public lobby exits with views to the lake and slightly elevated platforms that could accommodate outdoor seating.

The proposed massing at the two corners of Mercer and Valley have been set back from the property line at grade level to allow adequate opportunities for feature landscape elements, signage, and artwork.

The proposed design varies the scale and proportion of the three primary facades in response each corresponding street. Mercer and Boren being more automobile focused have been scaled appropriately while Valley is more pedestrian focused and articulated.



CS3. Architectural Context and Character

II. Architectural Context

*i. Support the existing fine grained character of the neighborhood with a mix of building styles.*

*iv. Respond to the history and character in the adjacent vicinity in terms of patterns, style, and scale.*

The proposal enhances the existing diversity of building styles by adding a contemporary jewel serving not only as an entry to the lakefront area but to the city of Seattle from the I-5 offramp. Symbolic references to the areas maritime and industrial will influence the design at many scales from overall massing to minute details.

PL1. Connectivity

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.*

Pedestrian open spaces have been strategically placed and scaled to support adequate transitions, connections, support, or buffering between the public and private realm as needed.



PL3. Street-Level Interaction

- I. Streetscape Compatibility  
*Where appropriate, consider a reduction in the required amount of commercial and retail space at the ground level. Place retail in areas that are conducive to the use and will be successful.*
- II. Human Activity  
*ii. Design facades to encourage activity to spill out from business onto the sidewalk, and vice-versa.*

The proposal seeks to place ground level volumetrically flexible spaces in locations that best serve the public while preserving less desirable frontages and more volume restricted spaces for private commercial use. No bonus FAR is being pursued to allow for more sculpting and public space formation through massing moves.

The proposed grade level encourages spill out from the interior to the exterior and vice versa through midblock access, small commercial spaces at plazas and lobbies adjacent to plazas.

DC2. Architectural Concept

- I. Architectural Concept and Consistency  
*Design the “fifth elevation” — the roofscape — in addition to the streetscape.*

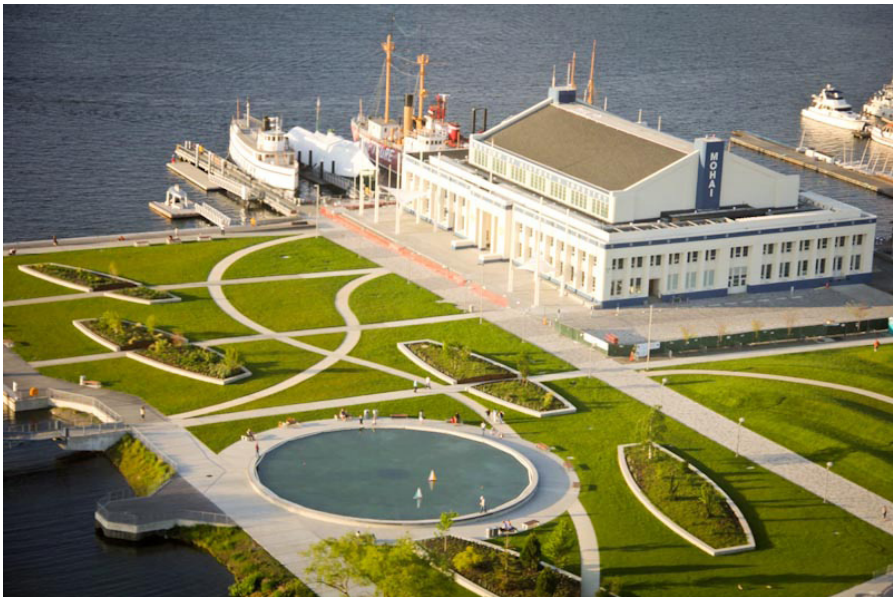
An occupied terrace is being proposed for a portion of the roof, providing expansive views of the lake and providing a pleasant “fifth elevation” for the surrounding taller building occupants.

DC3. Open Space Concept

- II. Landscaping To Enhance The Building And/Or Site  
*Consider integrating artwork into publicly accessible areas of a building and landscape that evokes a sense of place related to the previous uses of the area.*
- III. Landscape Design To Address Special Site Conditions  
*Landscaping should be designed to take advantage of views to waterfront and downtown Seattle.*

Distinct landscape elements and possibly artwork is proposed to be integrated into the corner plazas. The historic context of the area will have influence over landscape and potential artwork design decisions.

The site’s topography and proximity to the lake allows for slightly elevated landscaped vistas where the public may experience views of Lake Union Park as well as Chandlers Cove and lake beyond.





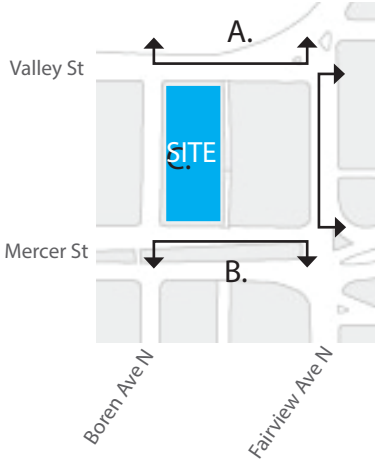
A.



B.



C.





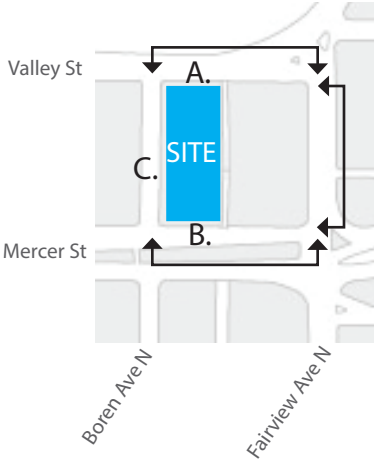
A.

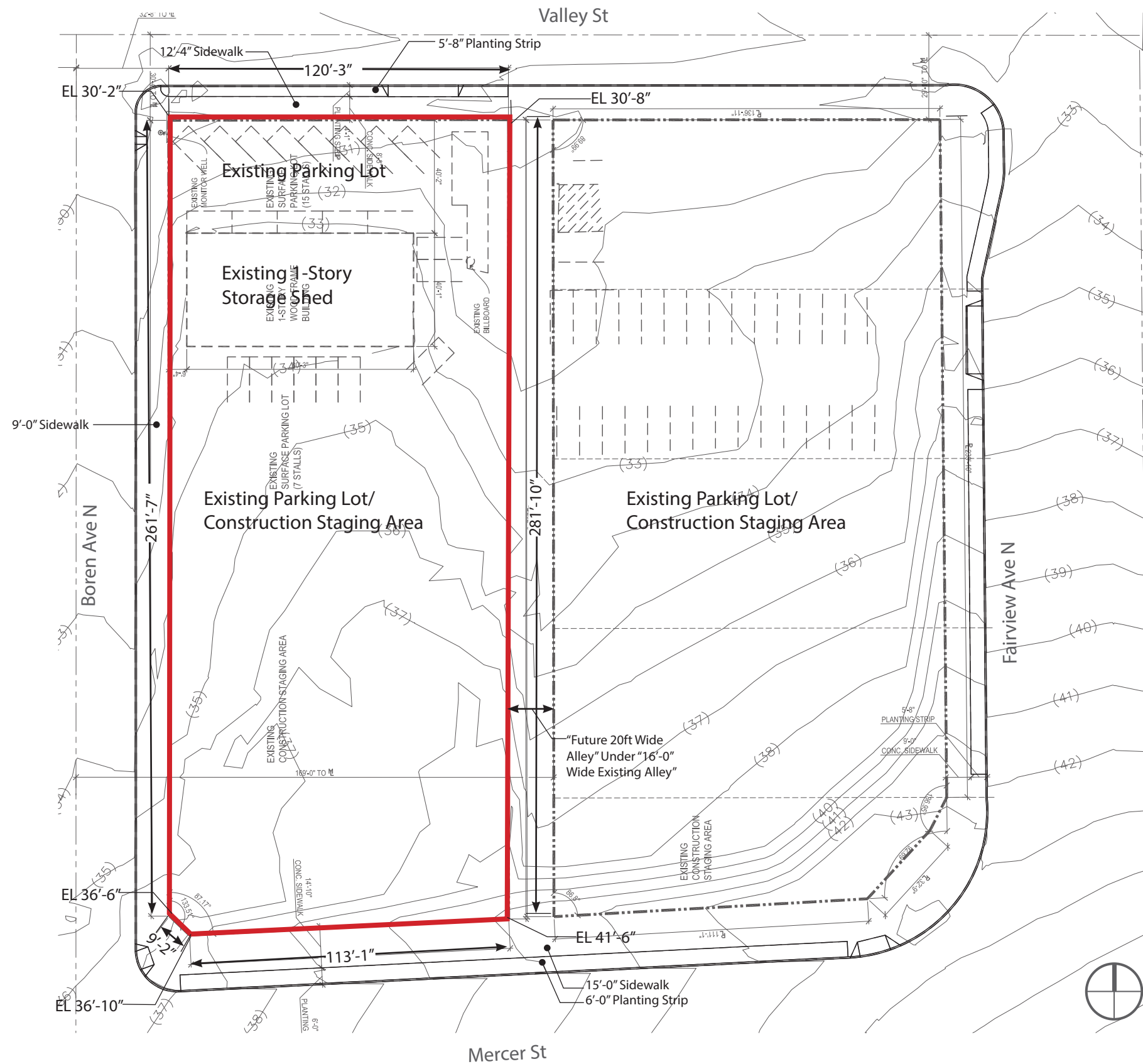


B.



C.





**Site Area:**

34,289 square feet with approximately 288 FT of frontage on Boren Avenue N, 120 FT of frontage on Mercer Street, and 120 FT of frontage on Valley Street.

### Topography:

The site slopes from elevation ~ 41'-0" in the southeast corner down to ~ 30'-0" in the northwest corner.

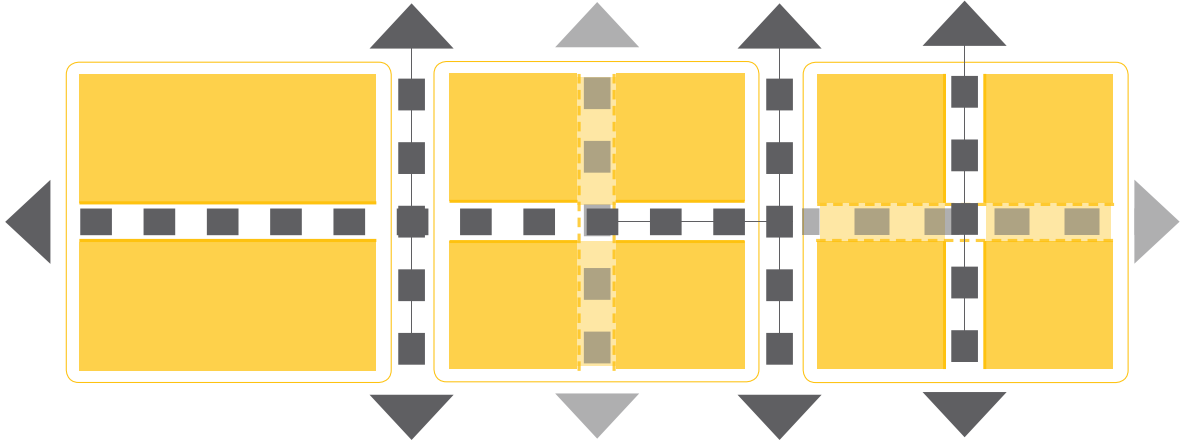
### Tree Survey:

There are no significant trees on the site. Trees are located within the sidewalk Right-of-way.

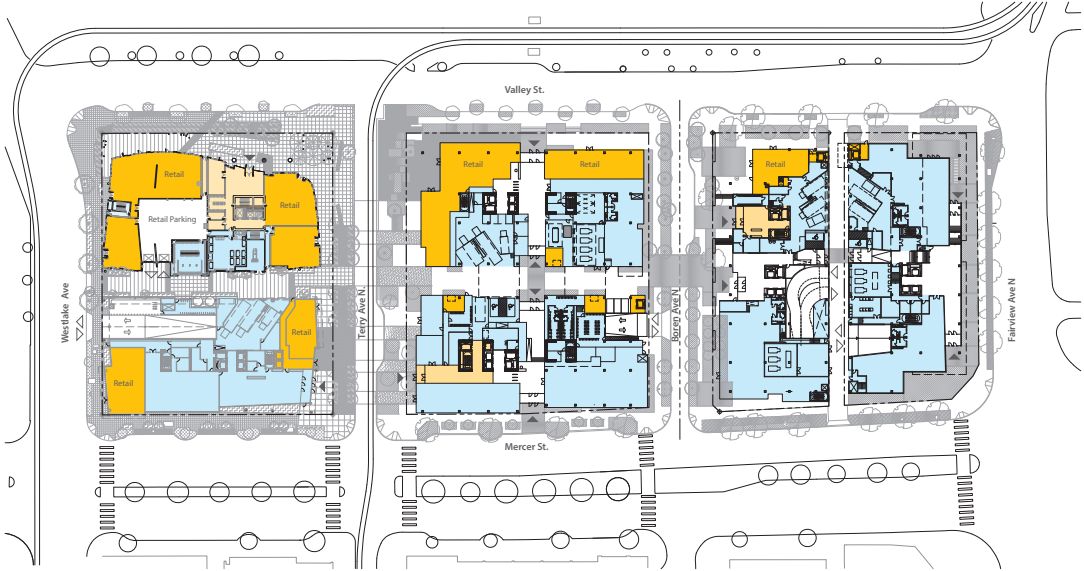
### Existing Buildings:

There is one existing building on site, a construction staging area and existing parking occupy the site.

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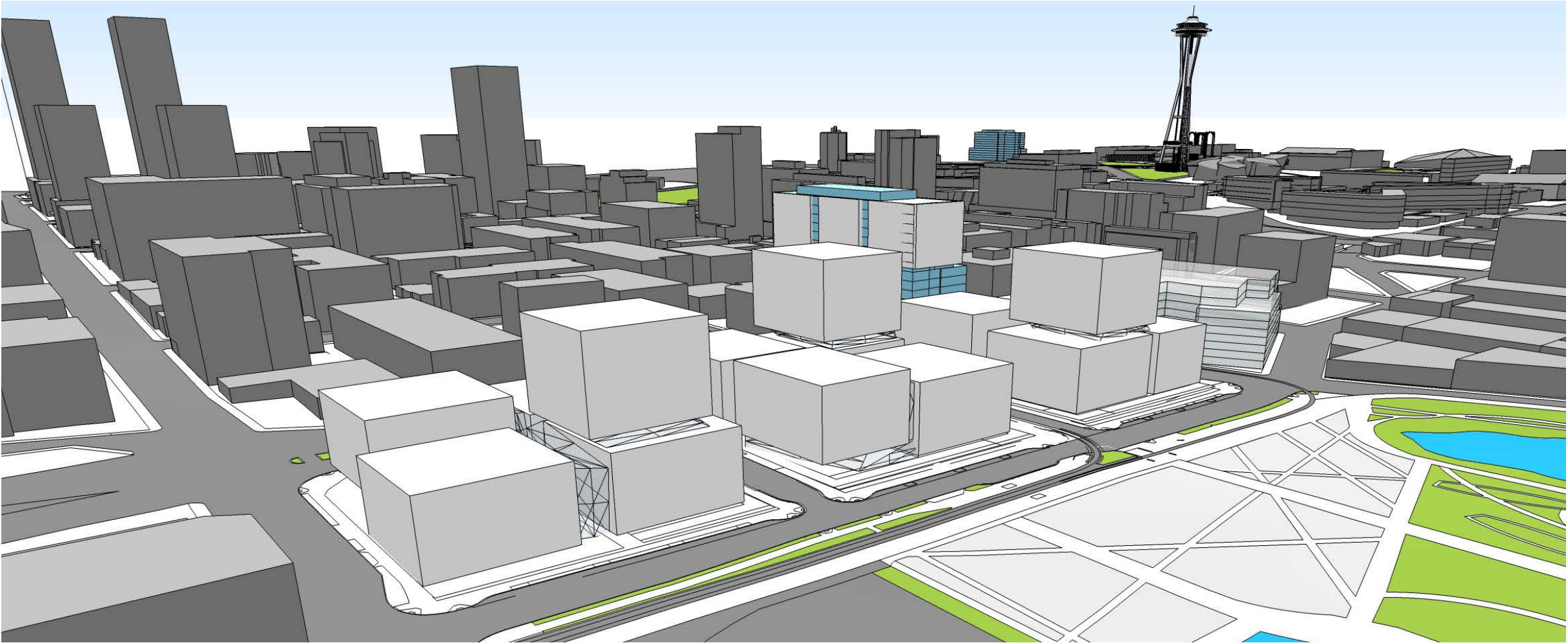


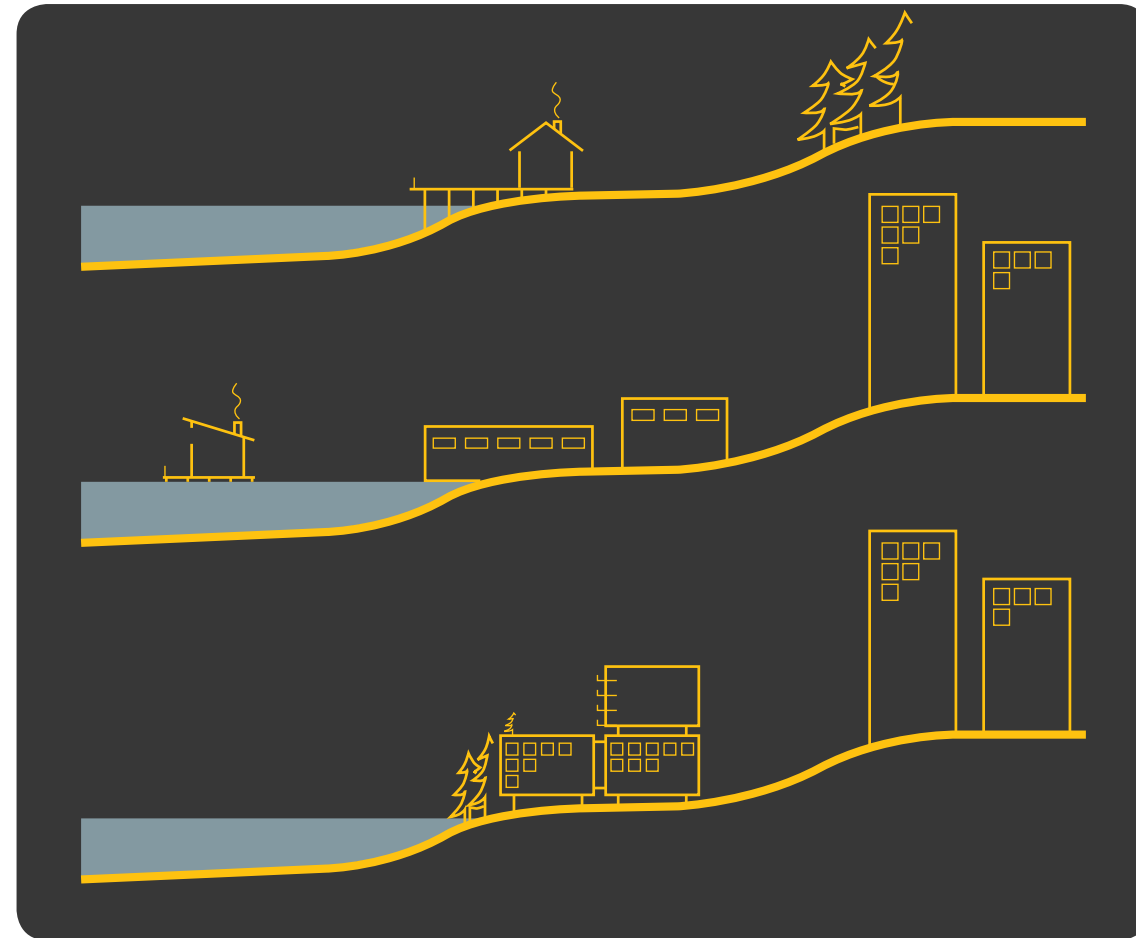
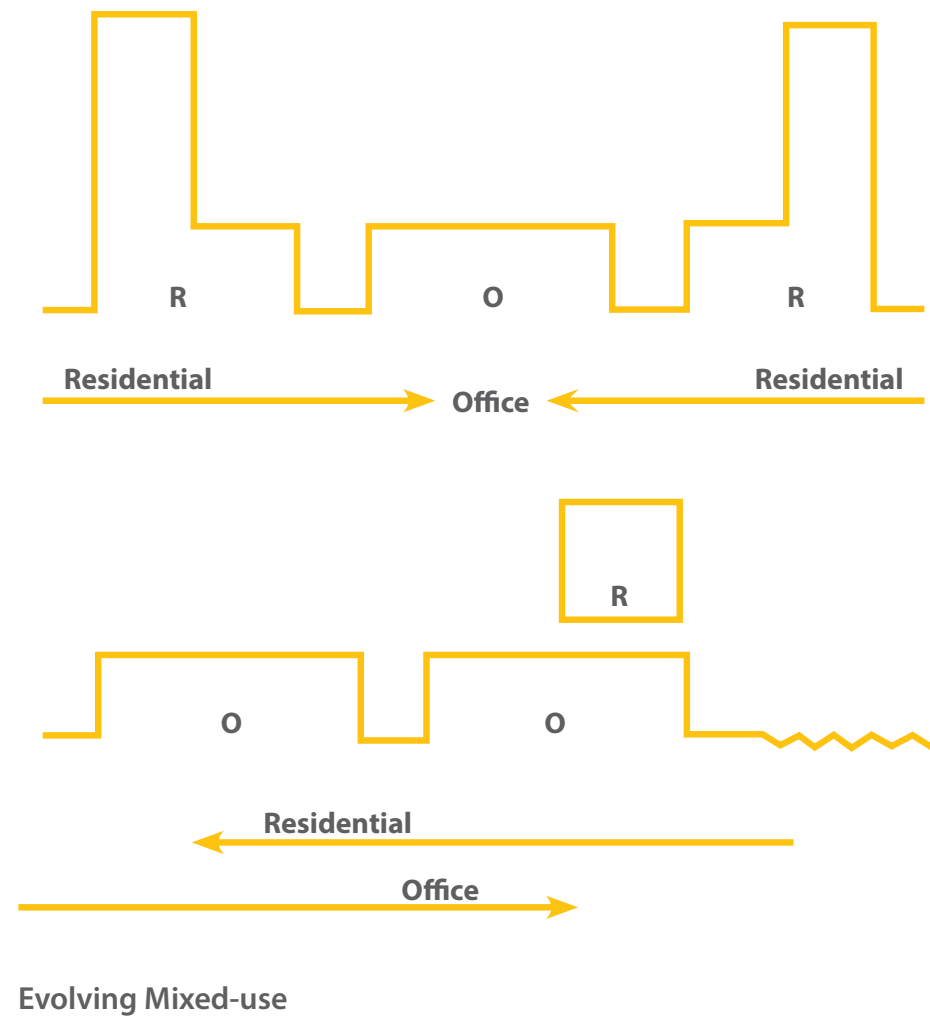
Block Diagram



Lakefront Masterplan

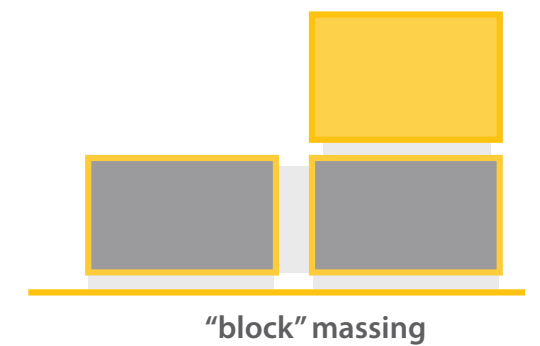
The Lakefront Blocks’ master planning concept draws from the inherent two-dimensional shape of the blocks overlaid with three-dimensional building height and program. The block massing divides each block into quadrants, reducing perceived scale, and providing visual and pedestrian permeability at mid-block in both directions. This massing reinforces the existing site elements such as the alley on Block 25, as well as future enhancements, such as the through-block pedestrian connection and mid-block building connections.

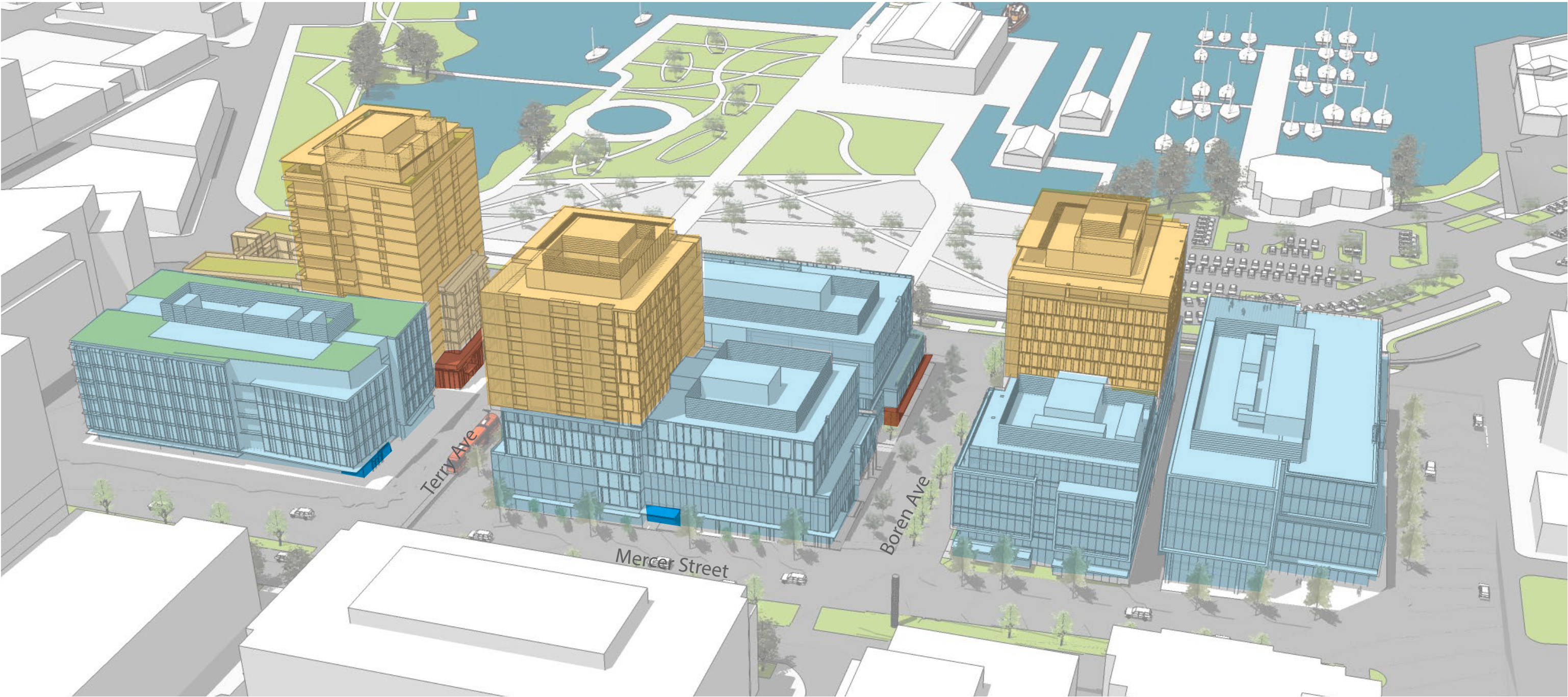




The Urban Floating Home

The massing of the Lakefront Blocks breaks from past urban typologies, expressing the layered, stratified nature of contemporary mixed use where program elements have both a plan and sectional relationship. Rather than sit side-by-side, the residential and office uses stack vertically, and this change in use is legible in building form. This concept also compliments the desired upper level setbacks on each block, with the building terracing back as it rises in elevation.





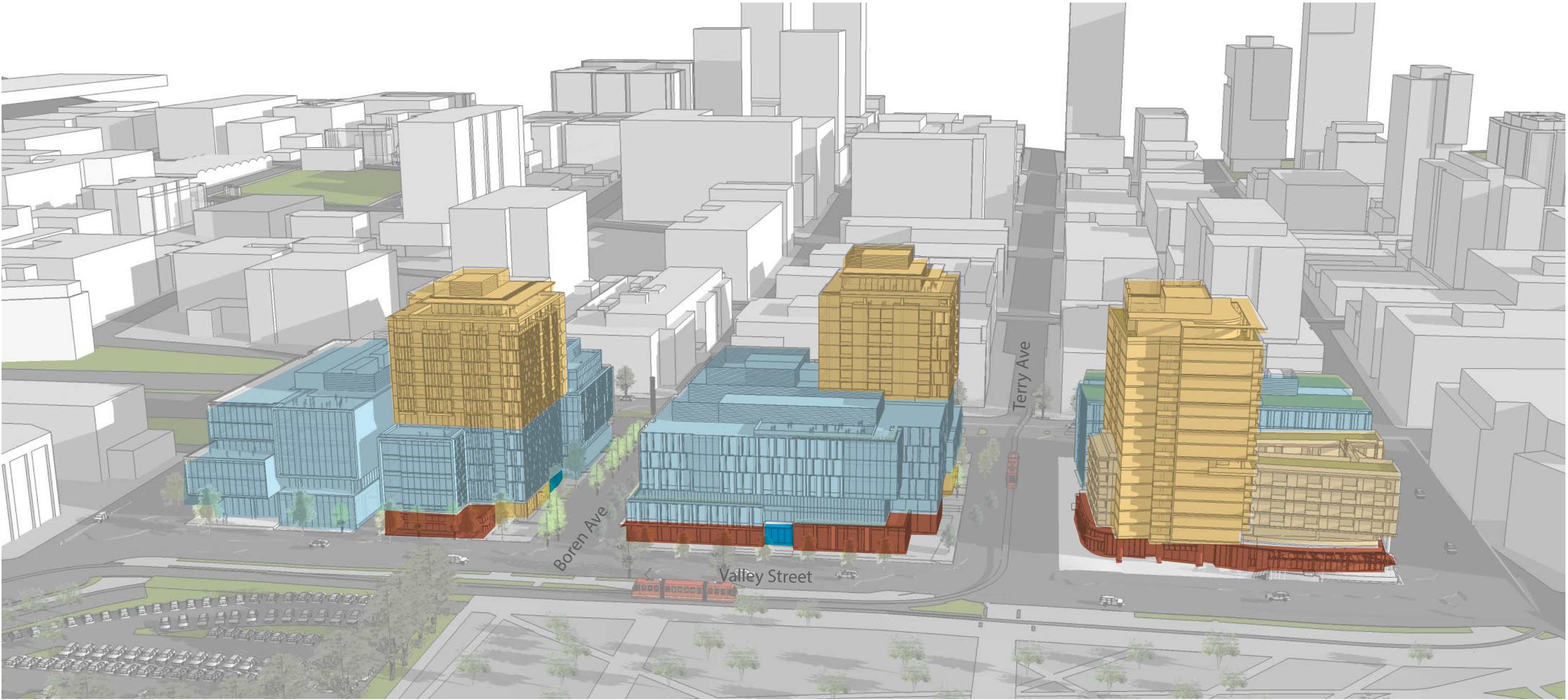
#3017484 MUP application ACTIVE”.

#3017398 MUP application ACTIVE & #3022087 this EDG#1.

#3017401 MUP application ACTIVE & #3022086 EDG#1 on 11/18/15:

#3020512; EDG on 9/16/15, MUP application pending.

- Office Lobby
- Office/Commercial
- Residential
- Retail



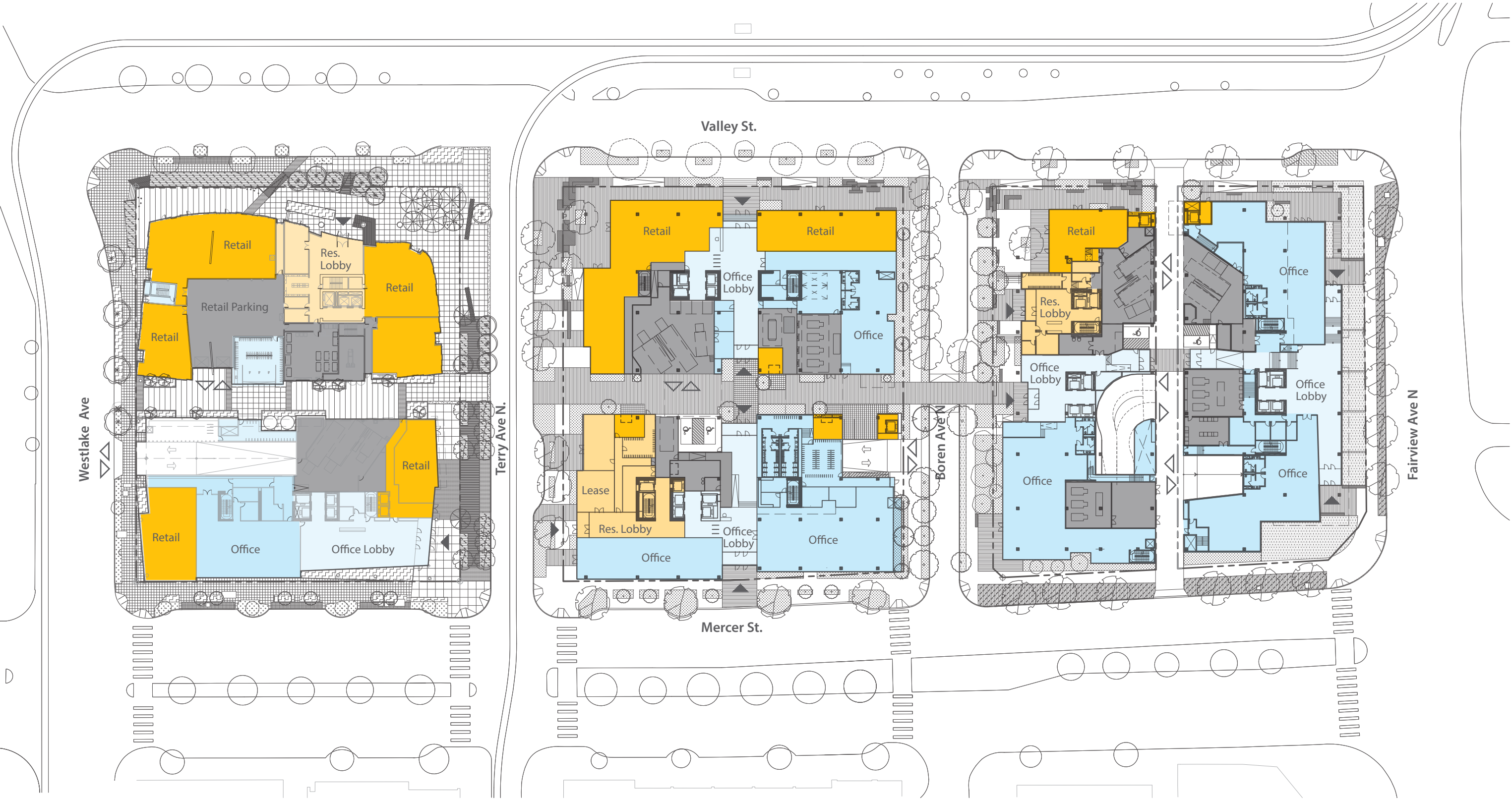
#3020512; EDG on 9/16/15, MUP application pending.

#3017401 MUP application ACTIVE & #3022086 EDG#1 on 11/18/15:

#3017398 MUP application ACTIVE & #3022087 this EDG#1.

#3017484 MUP application ACTIVE”.

- Office Lobby
- Office/Commercial
- Residential
- Retail



**BLOCK 37**  
3017484 – MUP active

**BLOCK 31**  
3022087

**BLOCK 25 WEST**   **BLOCK 25 EAST**  
3022086   3020512

◀ Building Entrance  
◀ Vehicle Entry/Exit

## Massing Option 1



### Pros:

- Code-compliant: no massing departures required
- Massing is articulated in a simple but bold arrangement of volumes suitable to a gateway/landmark site
- Grade level is pulled back from the upper volumes to allow a definition of the pedestrian zone
- The *Stack* concept relates to the lumber industry/sawmill historically occupying the area.
- The *Stack* concept relates directly to the DRB-endorsed concept for the east half of the block

### Cons:

- The residential tower is not visually connected to the ground
- Open space is largely concentrated in one large plaza on the NW corner of the site which may be redundant with the larger plaza planned for the intersection of Terry Ave. N and Valley Street
- The massing results in less open space adjacent to the pedestrian way along Boren Avenue N.
- Not all retail meets the 30'-0" depth requirement

## Massing Option 2



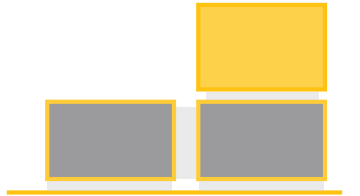
### Pros:

- Code-compliant: no massing departures required
- Strong horizontal banding breaks down the vertical scale of the office podium
- Layered massing creates unique urban form unlike surrounding buildings
- Clearly expresses different uses within the proposal

### Cons:

- The residential tower is not visually connected to the ground
- The massing reinforces the "bread loaf" horizontal proportions common to other sites in South Lake Union and may not present the diversity warranted from this important site.
- Open space is largely concentrated in one large plaza on the NW corner of the site which may be redundant with the larger plaza planned for the intersection of Terry Ave. N and Valley Street
- The massing results in less open space adjacent to the pedestrian way along Boren Avenue N.

## Massing Option 3 - Preferred



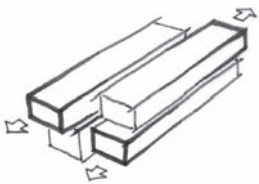
### Pros:

- Multiple volumes create smaller masses within the overall building, particularly along Boren Avenue N.
- Residential tower mass is "grounded" at the NW corner of the site, enhancing overall relationship to site and tower proportions
- Different uses are expressed through a "gasket" element between office podium and residential tower
- The podium concept relates the podium directly to the DRB-endorsed *Stack* concept for the east half of the block
- Provides generous ground level setback along Boren Avenue N.
- Similar massing to Block 31 results in a dialog between the two towers, particular as viewed from the lake and point north

### Cons:

- Requires a design departure for office podium along Boren Avenue N.
- Absence of stepping at upper levels creates monolithic appearance along Boren Avenue N.
- Challenge in relating the office fenestration to the residential fenestration due to differing use and requirements

Massing Option 1



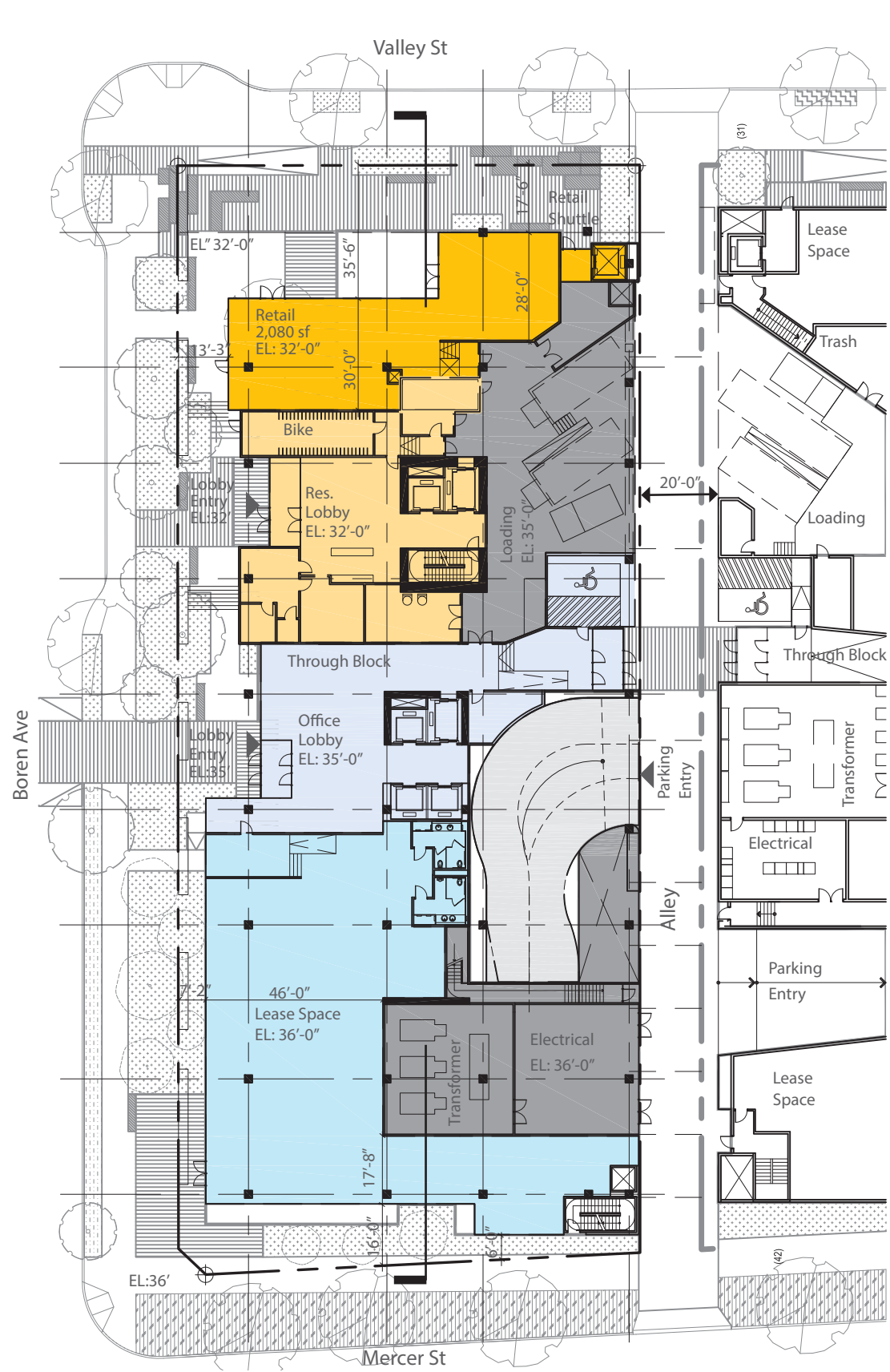
View looking south at Boren Avenue N. and Valley Street



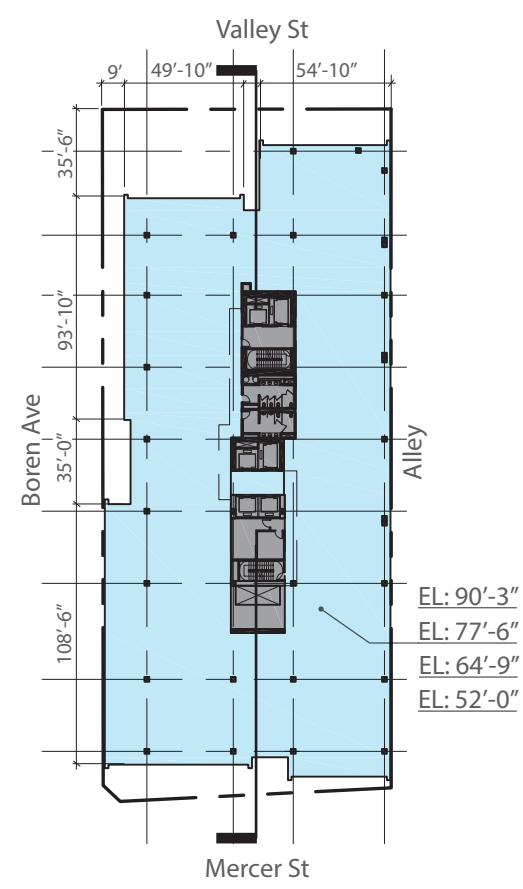
View looking north at Boren Avenue N. and Mercer Street

- Pros:**
- Code-compliant: no massing departures required
  - Massing is articulated in a simple but bold arrangement of volumes suitable to a gateway/ landmark site
  - Grade level is pulled back from the upper volumes to allow a definition of the pedestrian zone
  - The *Stack* concept relates to the lumber industry/ sawmill historically occupying the area.
  - The *Stack* concept relates directly to the DRB-endorsed concept for the east half of the block

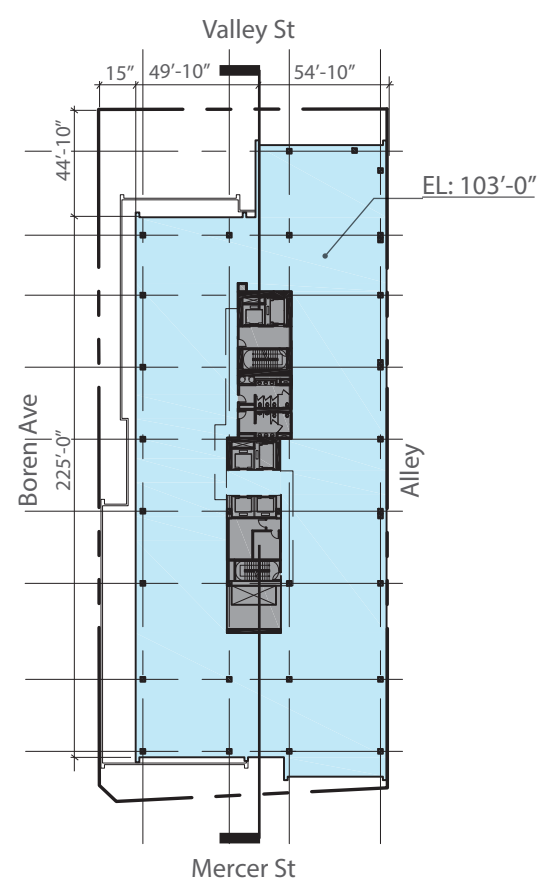
- Cons:**
- The residential tower is not visually connected to the ground
  - Open space is largely concentrated in one large plaza on the NW corner of the site which may be redundant with the larger plaza planned for the intersection of Terry Ave. N and Valley Street
  - The massing results in less open space adjacent to the pedestrian way along Boren Avenue N.
  - Not all retail meets the 30'-0" depth requirement



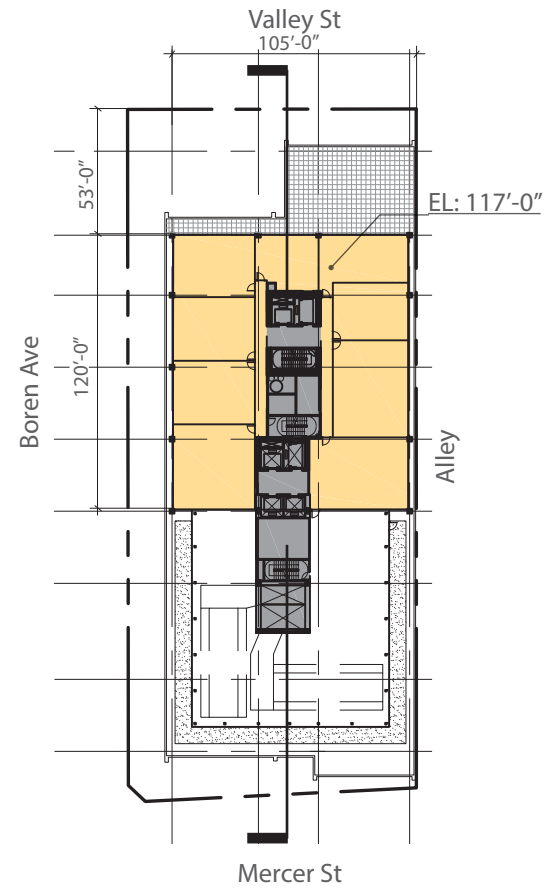
Level 1 - Floor Plan



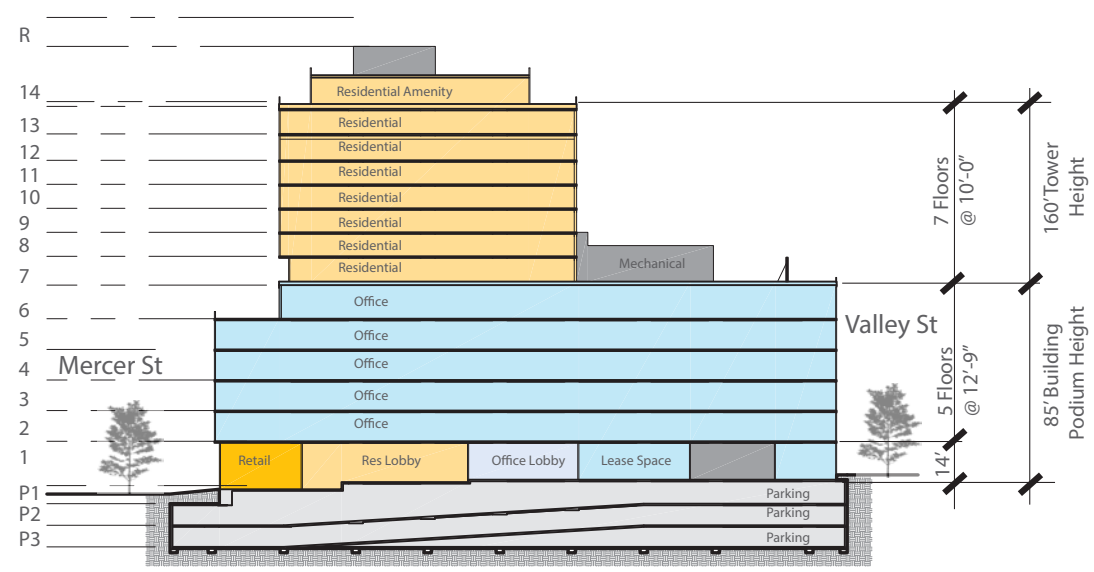
Typ. Floor Plan



Level 5-6 Floor Plan

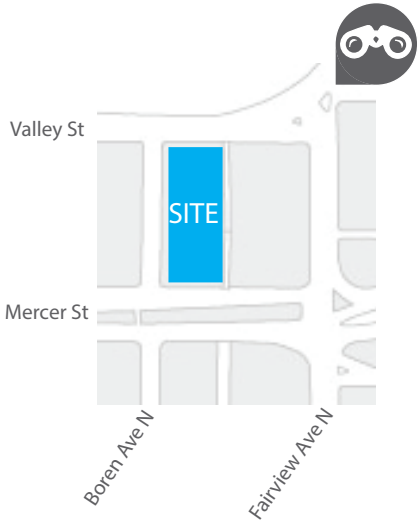


Residential Floor Plan

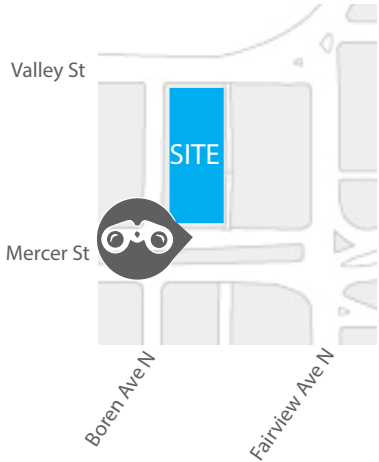


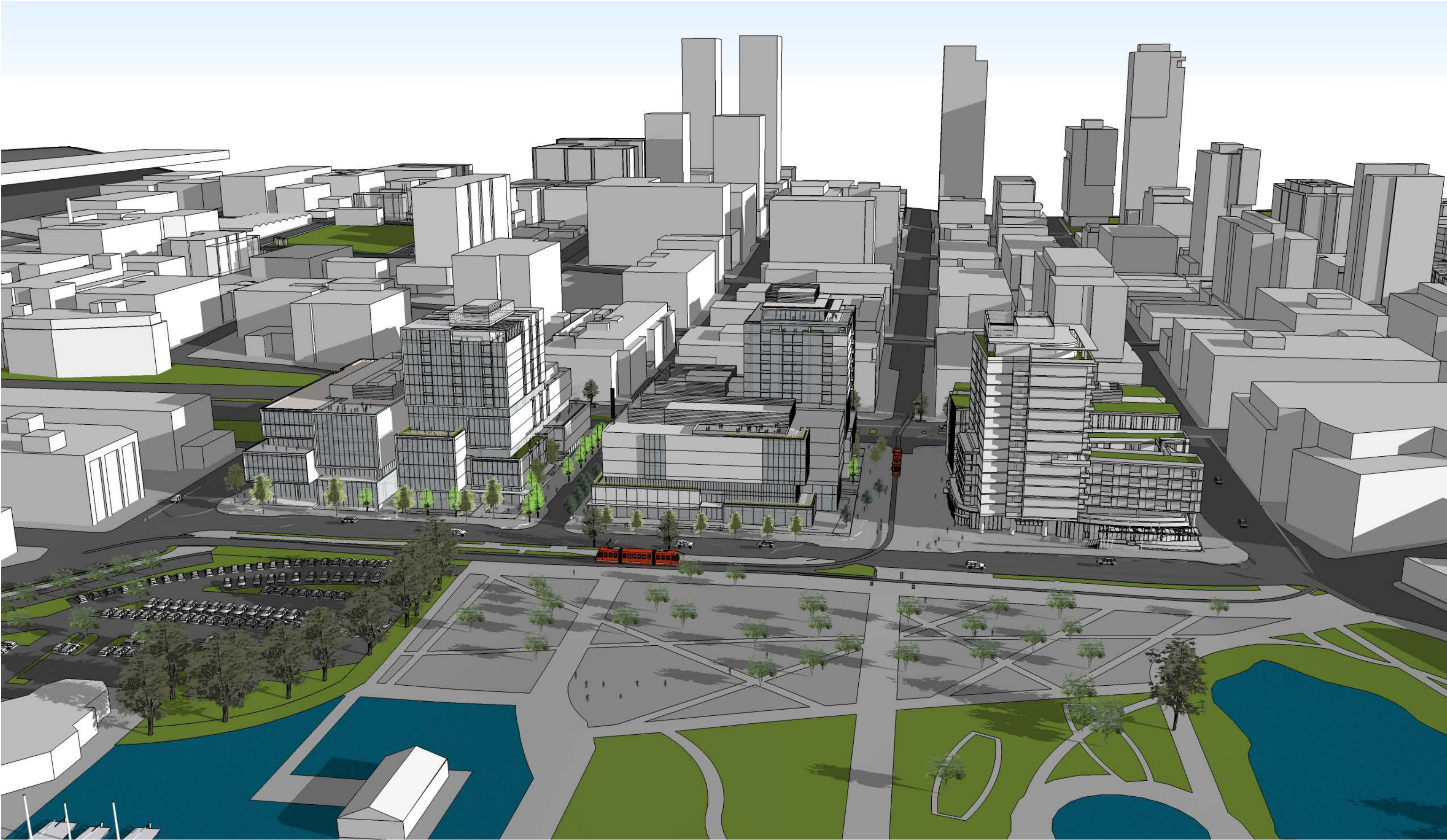


View looking southwest at intersection of Valley St. and Fairview Ave. N.



View looking east at Mercer Street





Overall Aerial Looking South

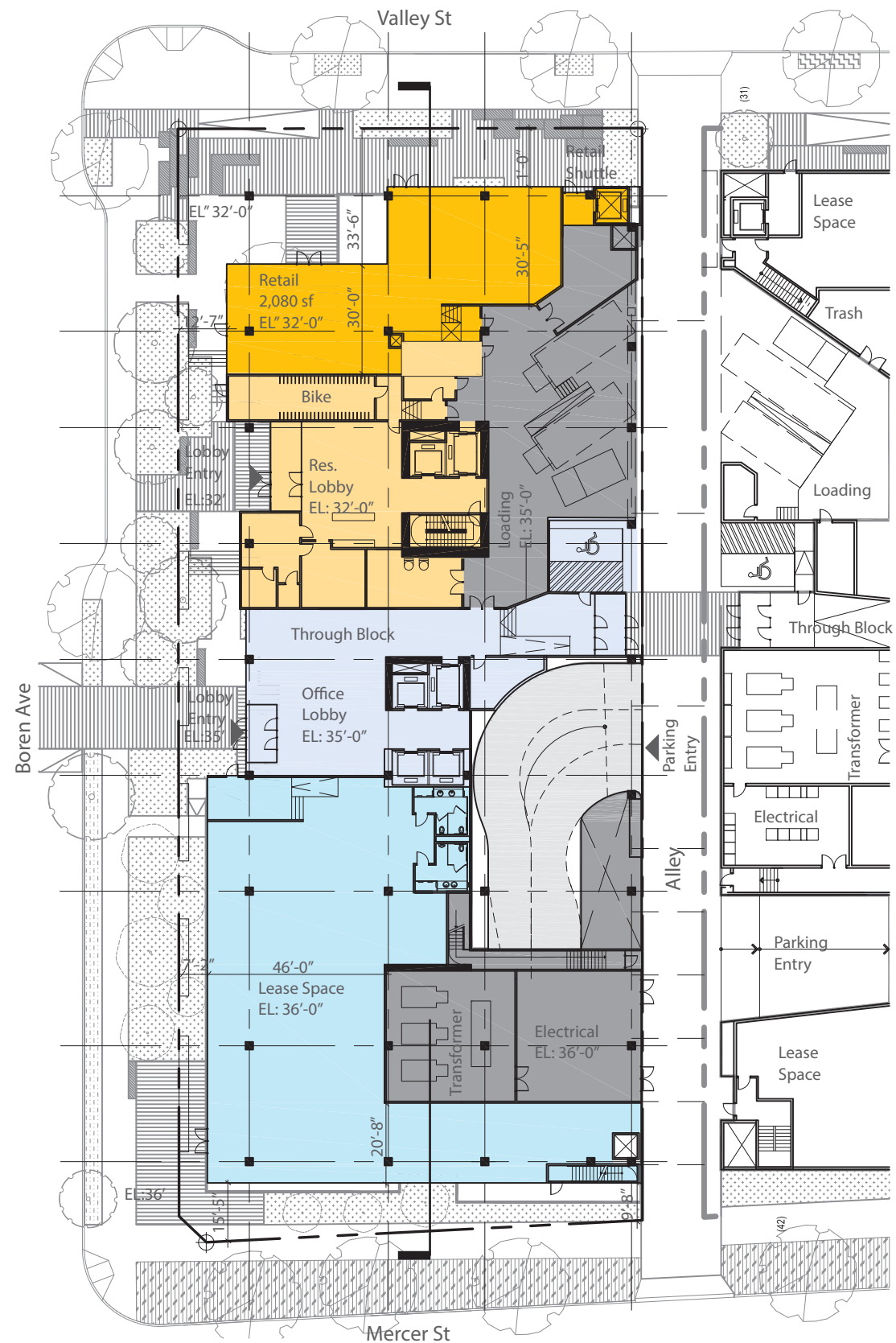


View looking south at Boren Avenue N. and Valley Street

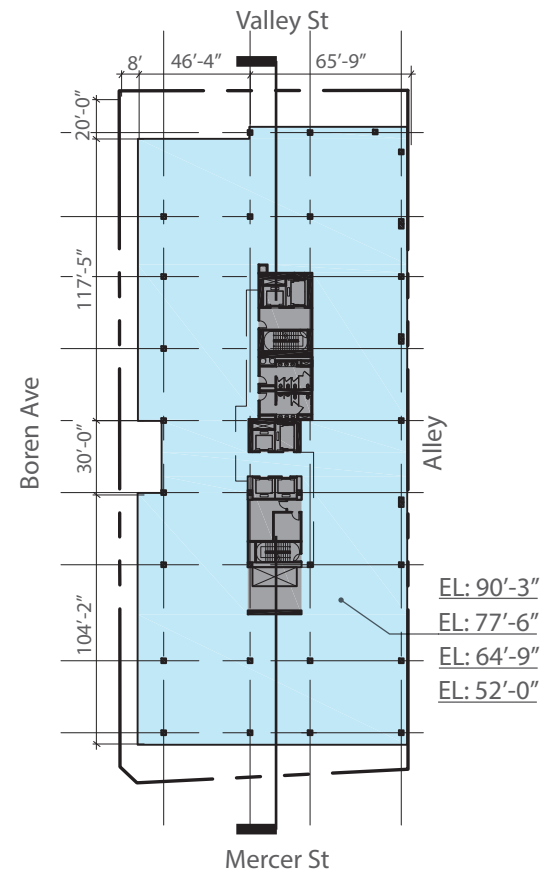


View looking north at Boren Avenue N. and Mercer Street

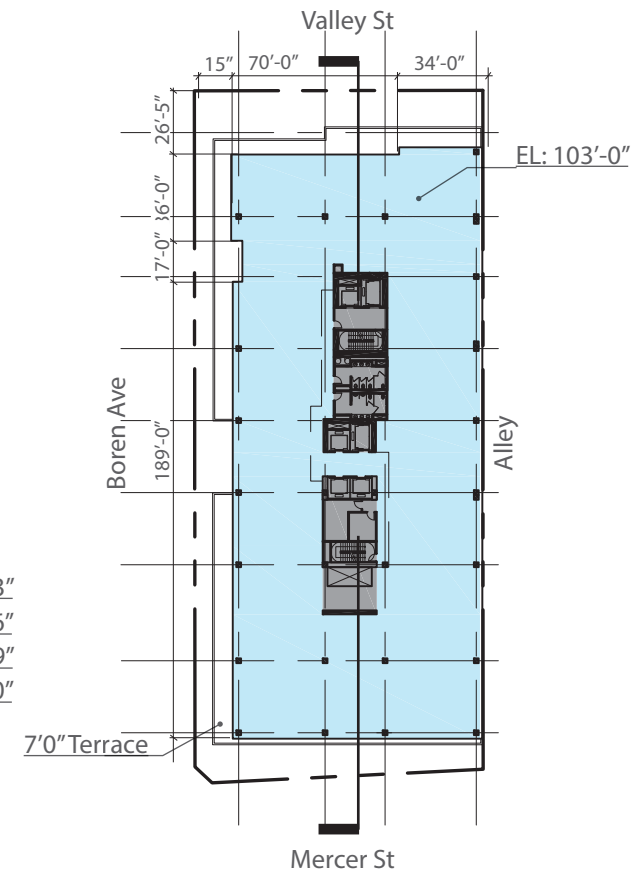
- Pros:**
- Code-compliant: no massing departures required
  - Strong horizontal banding breaks down the vertical scale of the office podium
  - Layered massing creates unique urban form unlike surrounding buildings
  - Clearly expresses different uses within the proposal
- Cons:**
- The residential tower is not visually connected to the ground
  - The massing reinforces the “bread loaf” horizontal proportions common to other sites in South Lake Union and may not present the diversity warranted from this important site.
  - Open space is largely concentrated in one large plaza on the NW corner of the site which may be redundant with the larger plaza planned for the intersection of Terry Ave. N and Valley Street
  - The massing results in less open space adjacent to the pedestrian way along Boren Avenue N.



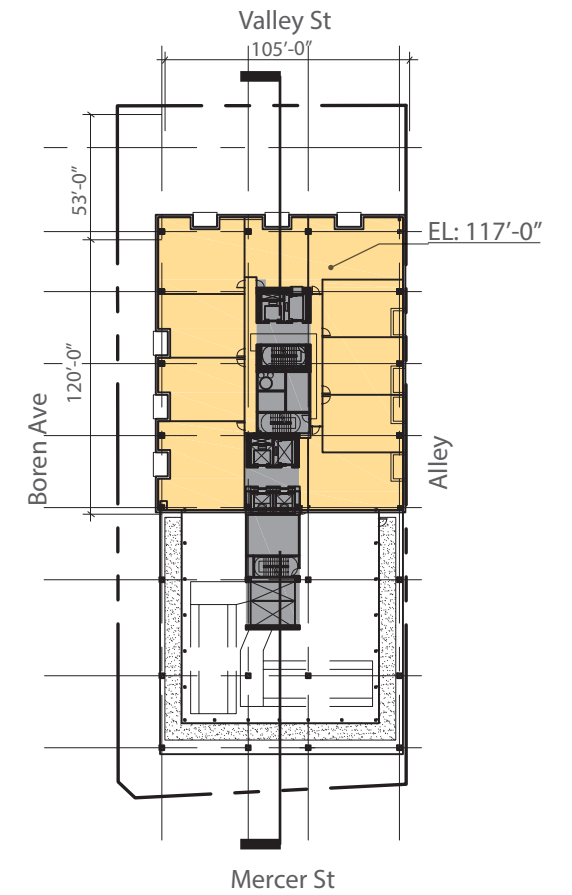
### Level 1- Floor Plan



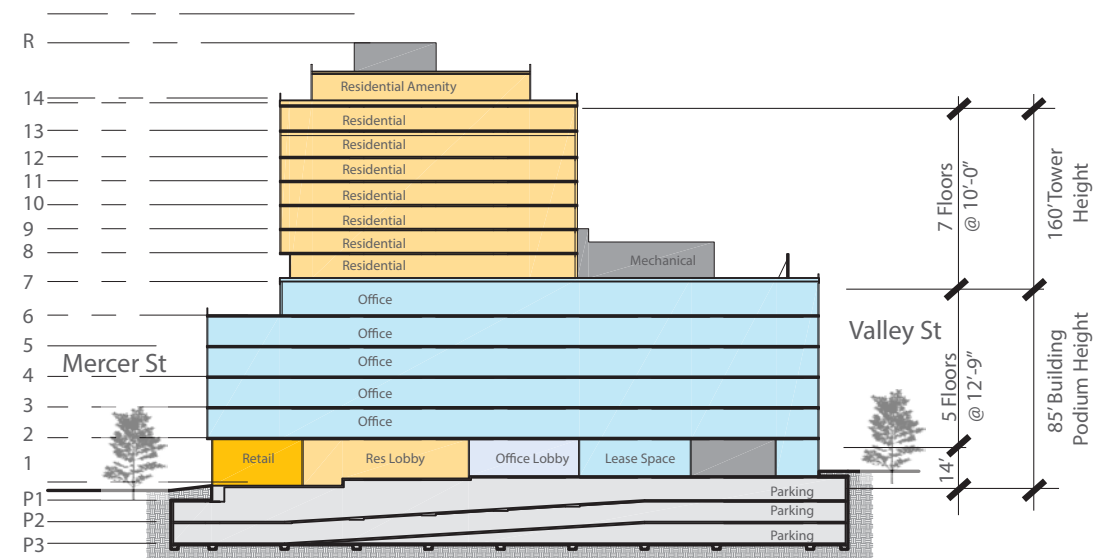
Typ. Floor Plan



### Level 6 Floor Plan



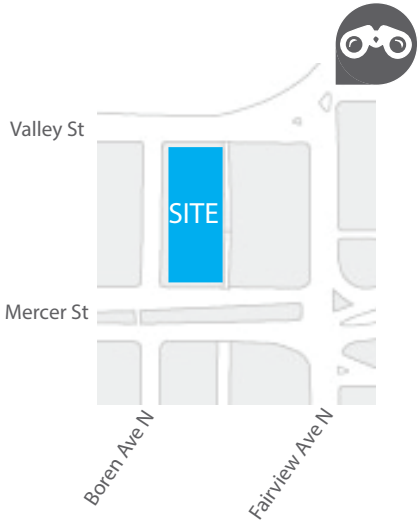
## Residential Floor Plan



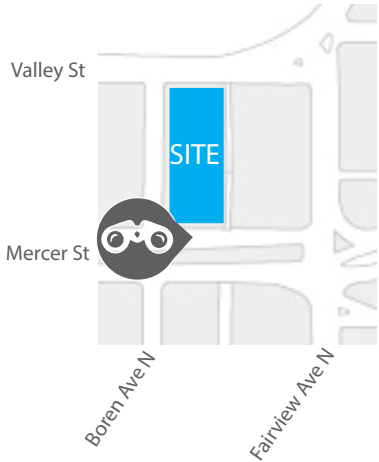
- Lobby
- Office/Commercial
- Residential
- Parking
- MEP/BOH



View looking southwest at intersection of Valley St. and Fairview Ave. N.



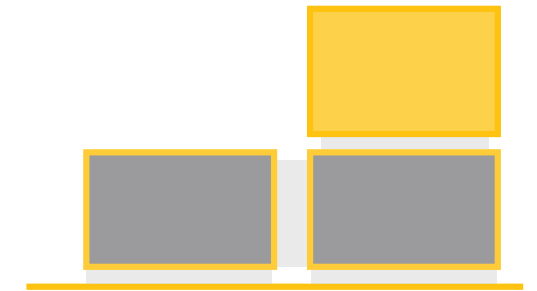
View looking east at Mercer Street



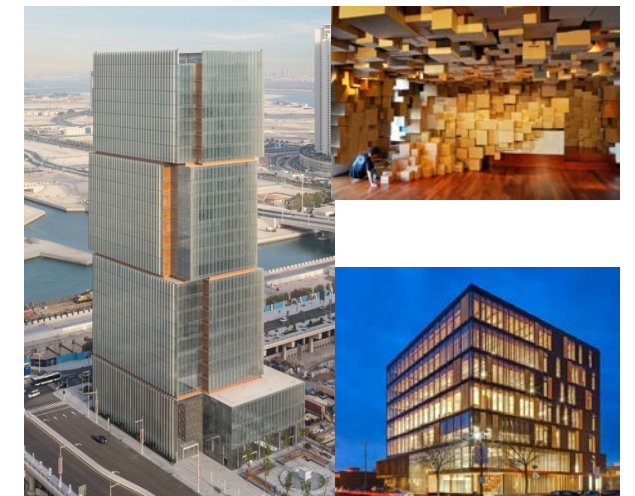


Overall Aerial Looking South

## Massing Option 3 - Preferred



View looking south at Boren Avenue N. and Valley Street



### Pros:

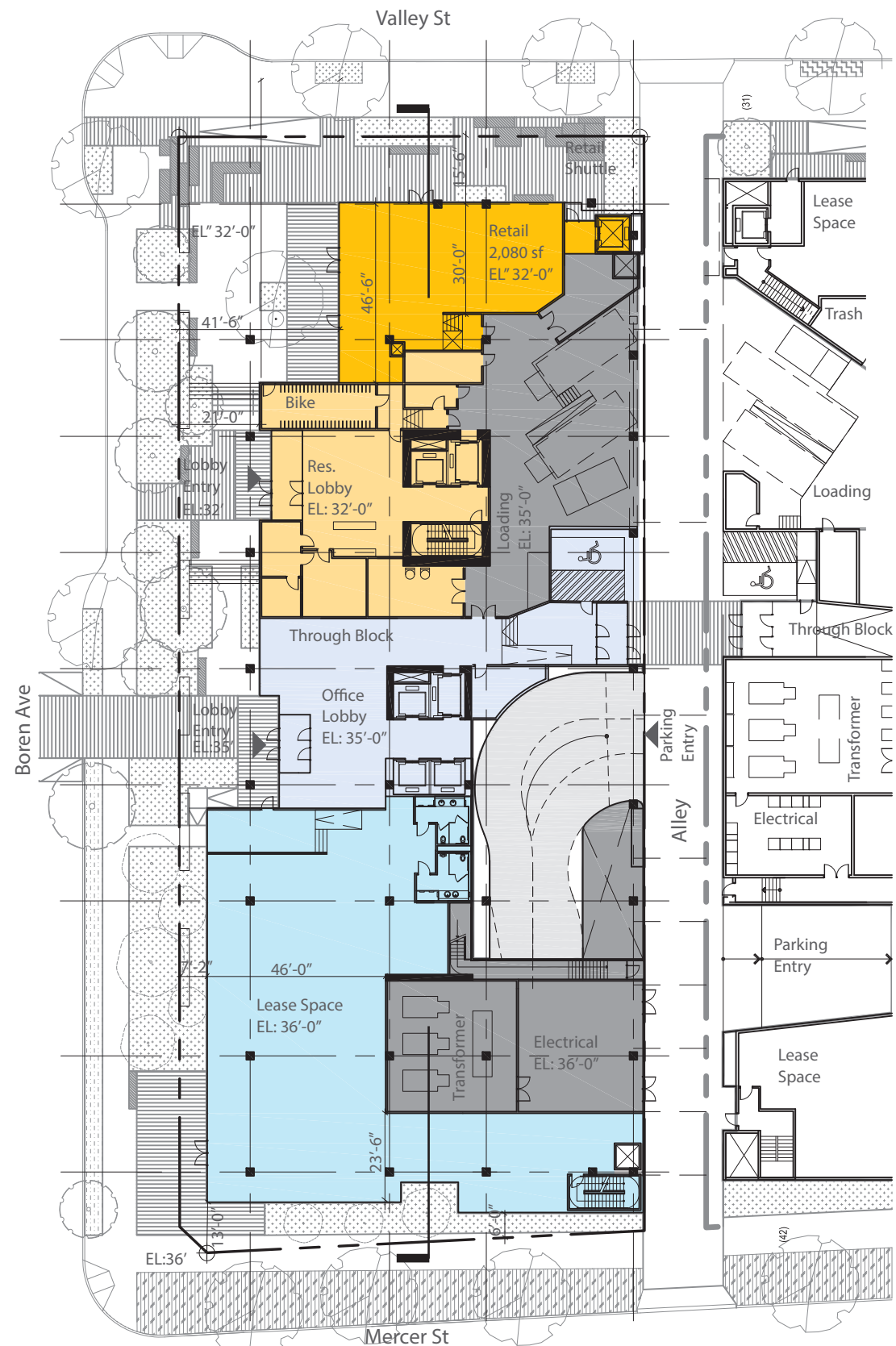
- Multiple volumes create smaller masses within the overall building, particularly along Boren Avenue N.
- Residential tower mass is “grounded” at the NW corner of the site, enhancing overall relationship to site and tower proportions
- Different uses are expressed through a “gasket” element between office podium and residential tower
- The podium concepts relates the podium directly to the DRB-endorsed *Stack* concept for the east half of the block
- Provides generous ground level setback along Boren Avenue N.
- Similar massing to Block 31 results in a dialog between the two towers, particular as viewed from the lake and point north

### Cons:

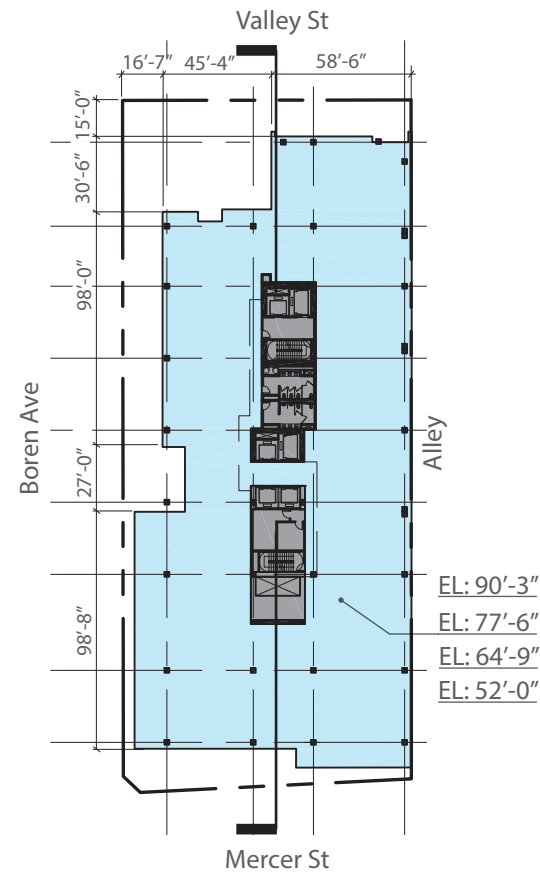
- Requires a design departure for office podium along Boren Avenue N.
- Absence of stepping at upper levels creates monolithic appearance along Boren Avenue N.
- Challenge in relating the office fenestration to the residential fenestration due to differing use and requirements



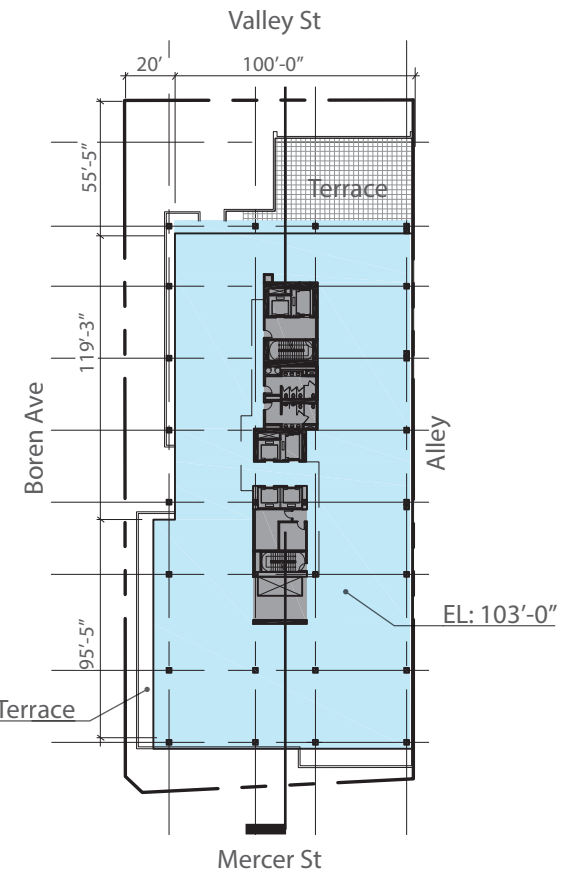
View looking north at Boren Avenue N. and Mercer Street



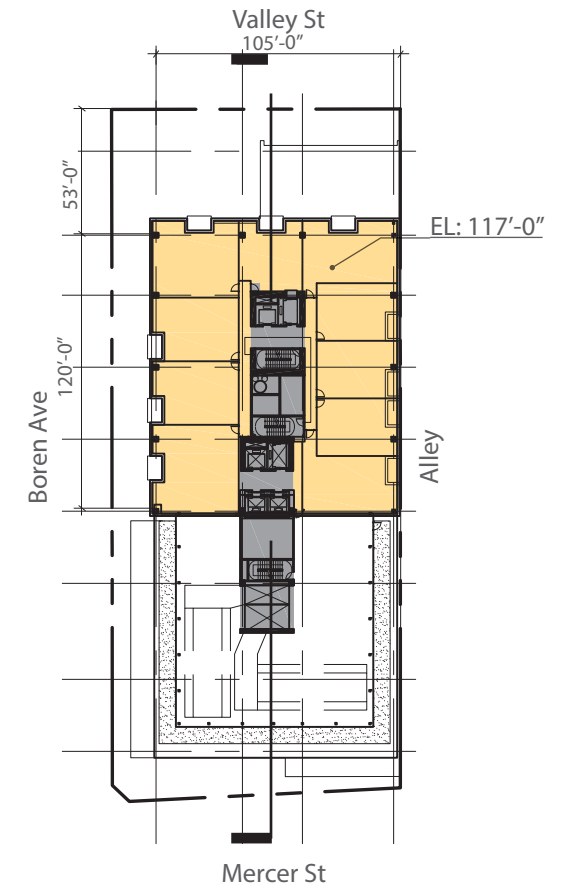
Level 1 - Floor Plan



Typ. Floor Plan

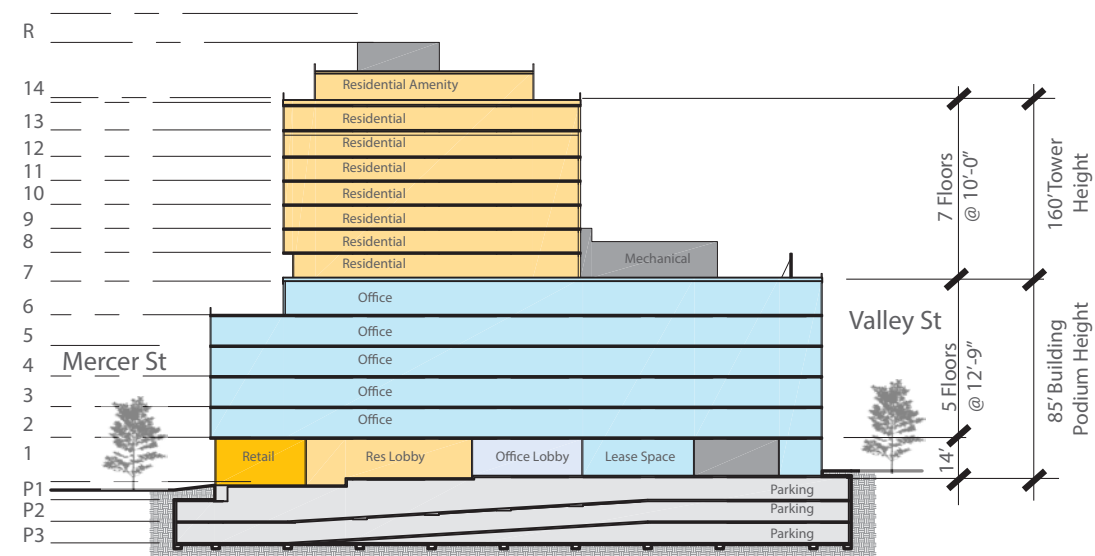


Level 6 Floor Plan



Residential Floor Plan

- Lobby
- Office/Commercial
- Residential
- Parking
- MEP/BOH

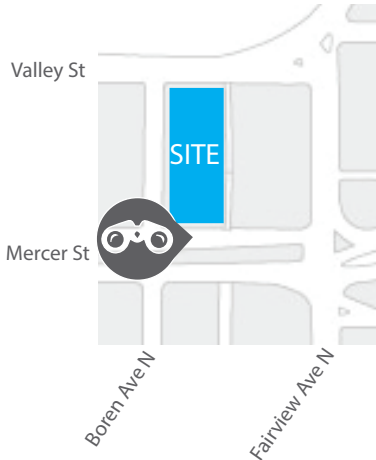




View looking southwest at intersection of Valley St. and Fairview Ave. N.

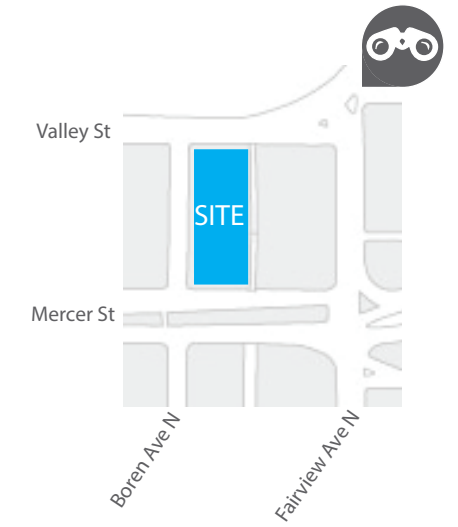


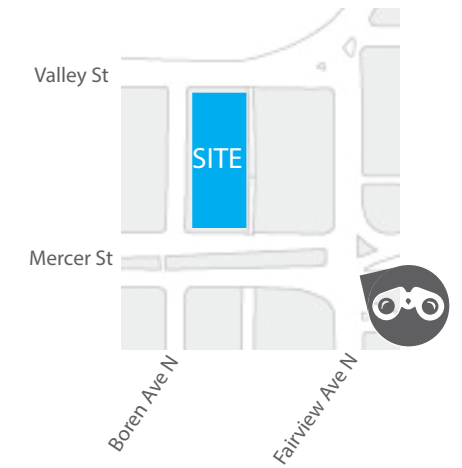
View looking east at Mercer Street





Overall Aerial Looking South









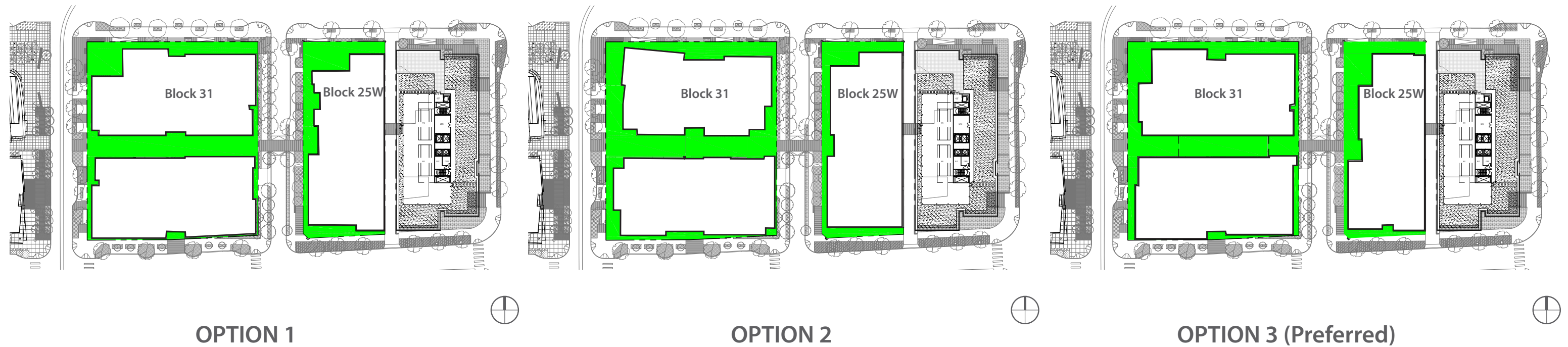
Block 25W and 31 Facade Study

GUIDING PRINCIPALS:

- Simple forms with strong visual pattern
- Skin treatment that suggests movement and activity
- Envelope that captures the lightness and reflection of adjacent sky and water
- Interplay and dialog between residential and commercial volumes
- Clear delineation of ground floor form and uses
- Kinetic foreground to city skyline beyond

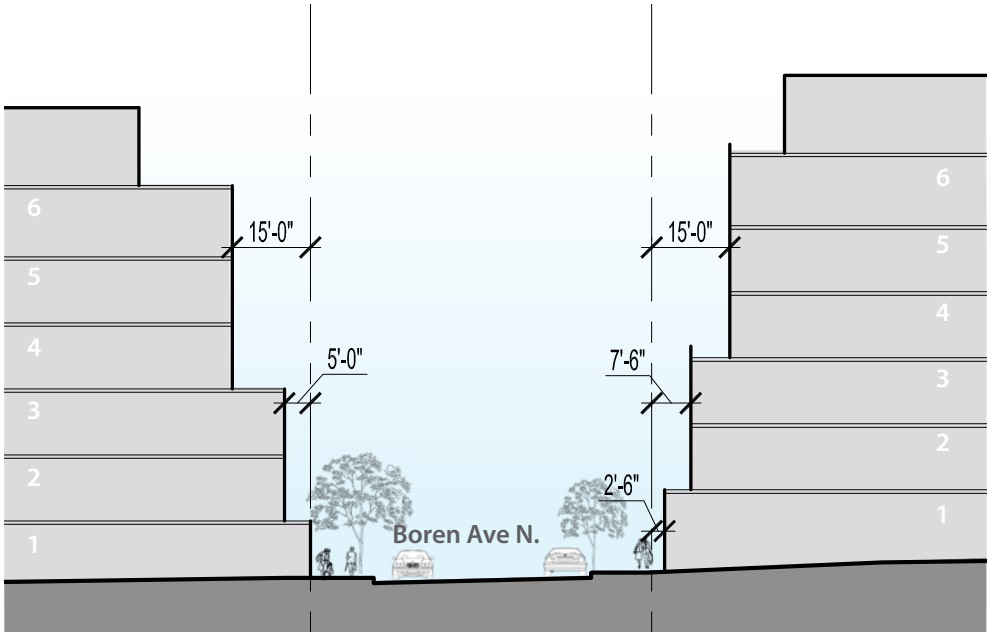


Reference images of architectural pattern, character.  
(work not by Graphite Design Group)

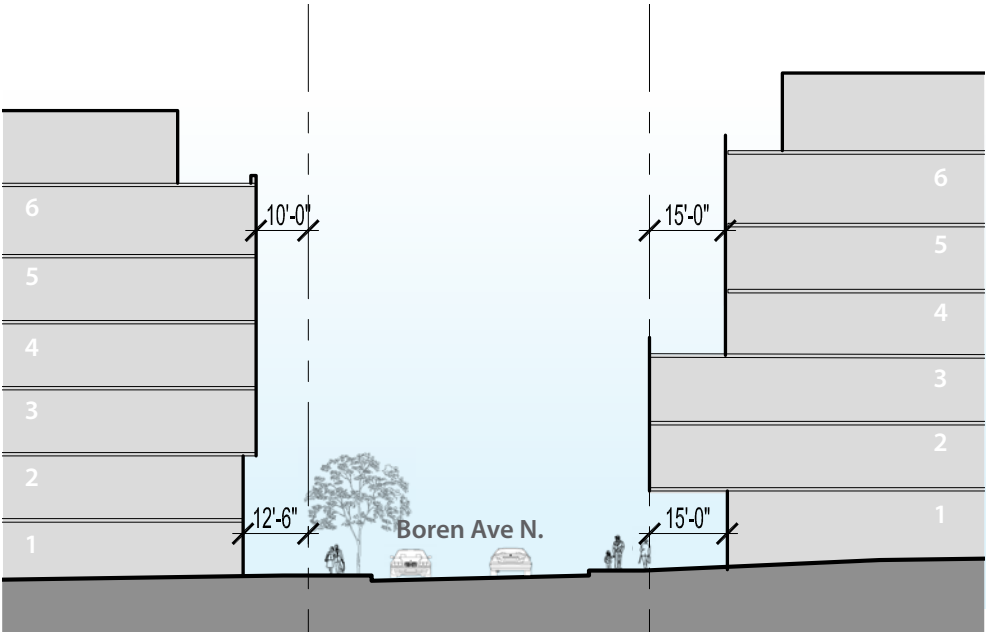


OPTION 3 (Preferred)

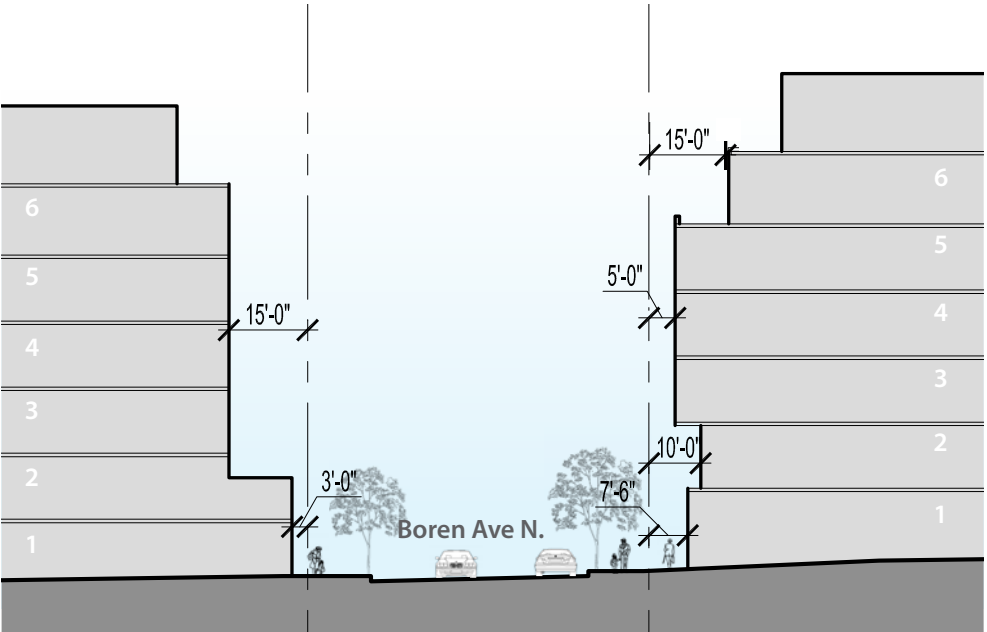
- Larger open space provided at the corner of Boren and Valley, opening views to Lake Union.
- Residential tower mass is “grounded” at the NW corner of the site, enhancing overall relationship to site and tower proportions
- Boren is More protected from Mercer, enhancing the “Quiet street” landscape concept.



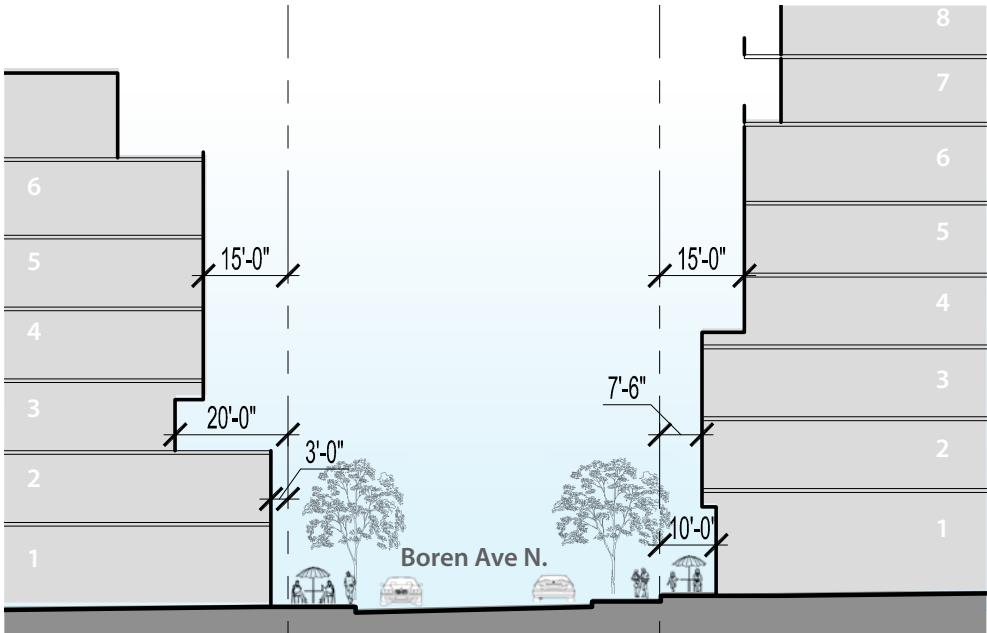
Option 1 - A



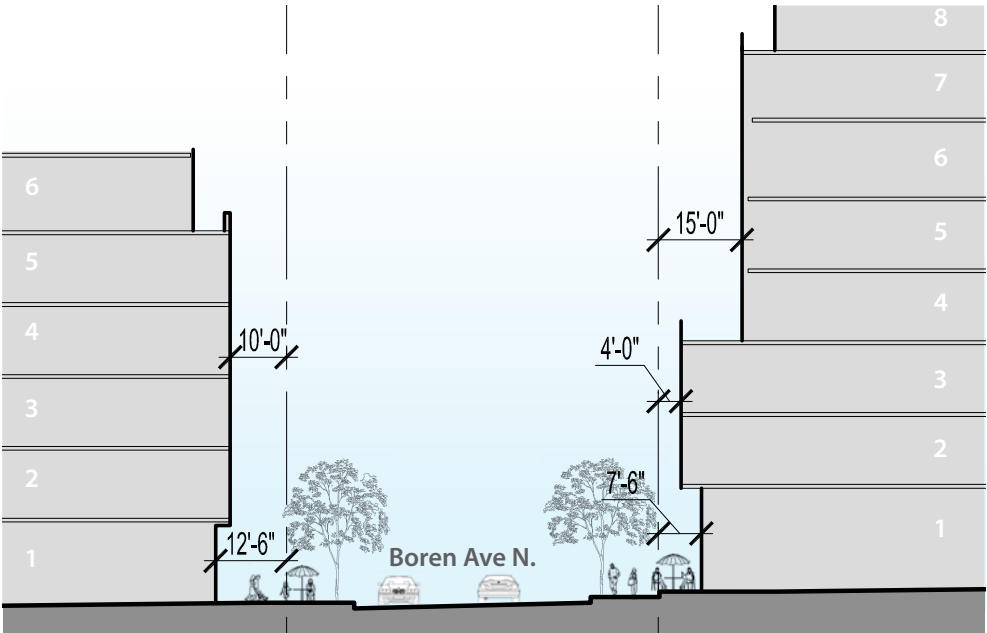
Option 2 - A



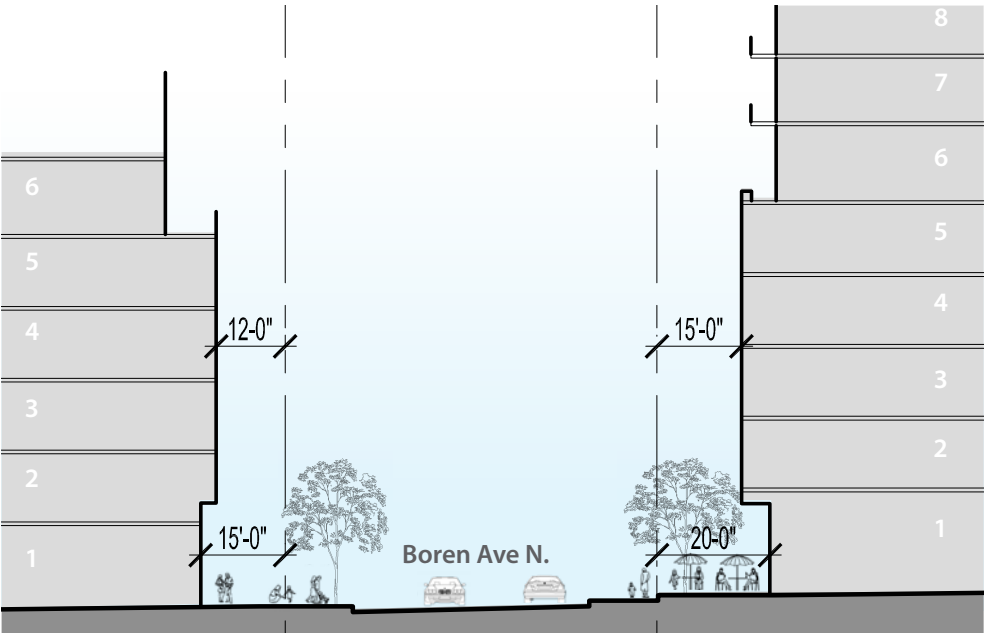
Option 3 - A



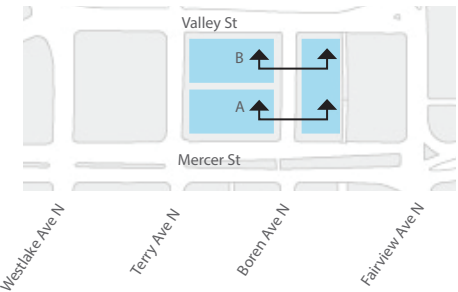
Option 1 - B

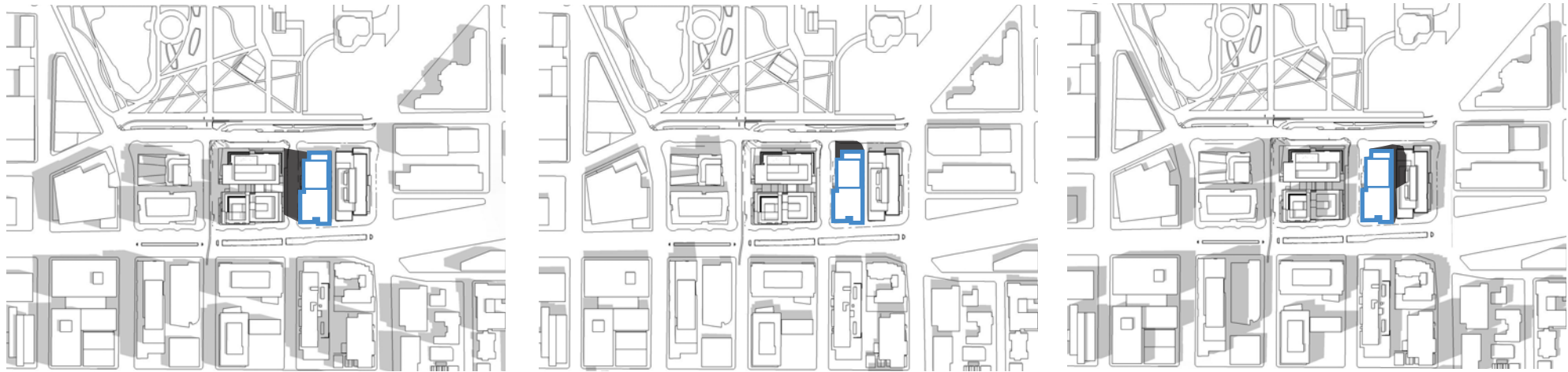


Option 2 - B



Option 3 - B





Summer- June 21st

9:00 am

12:00 pm

3:00 pm

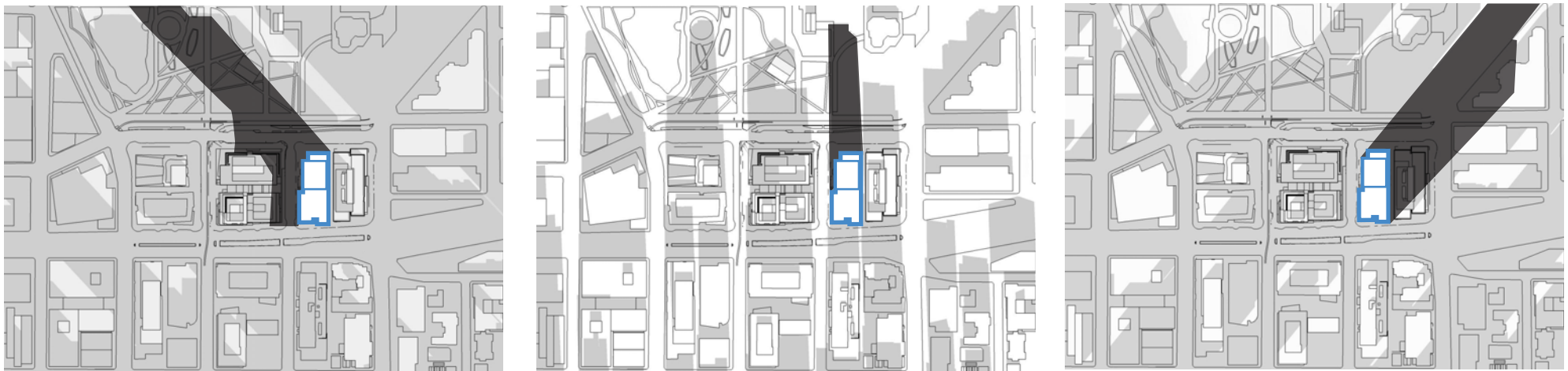


Spring & Fall- March & Sept. 20th

9:00 am

12:00 pm

3:00 pm



Winter- December 21st

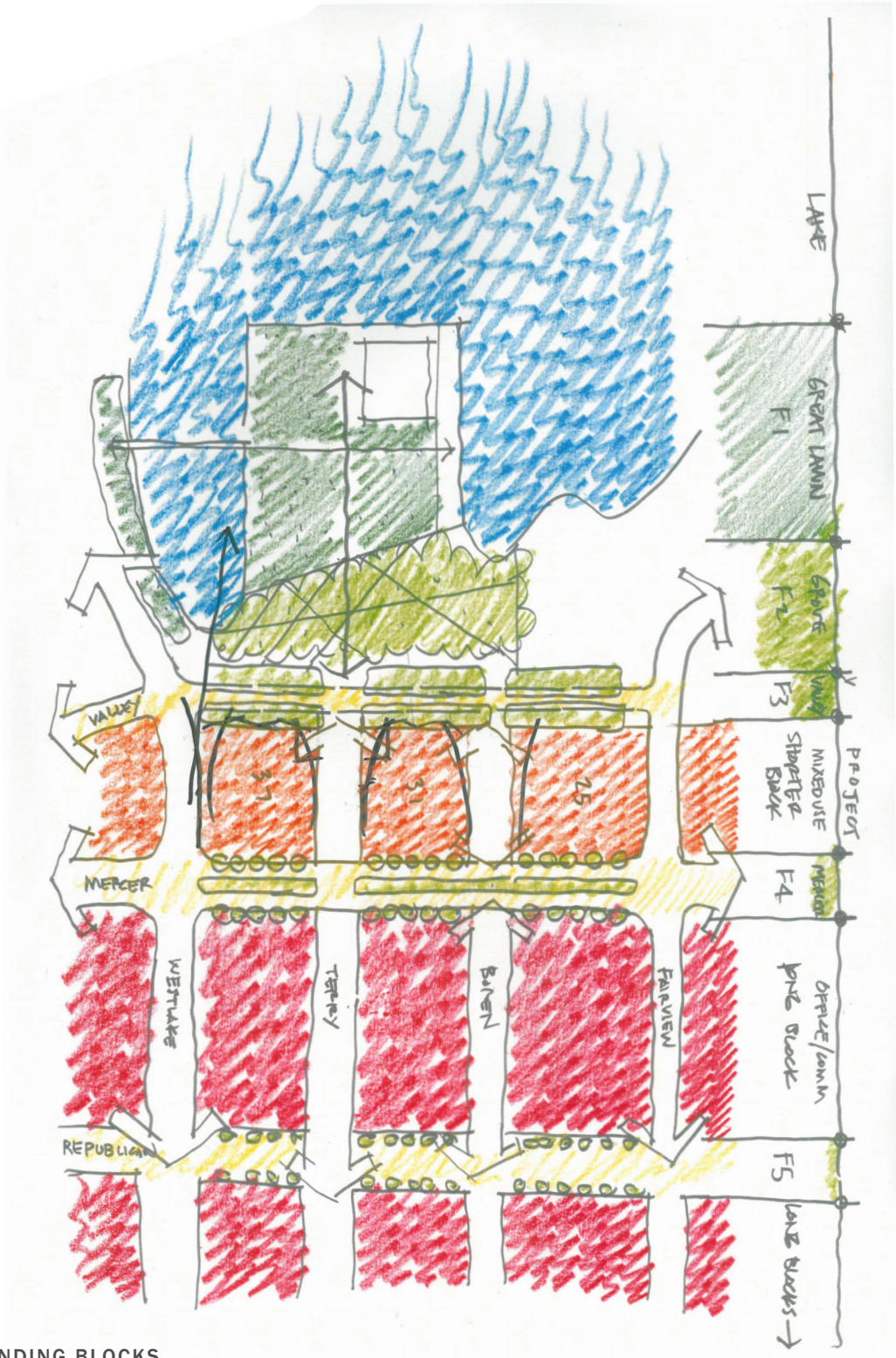
9:00 am

12:00 pm

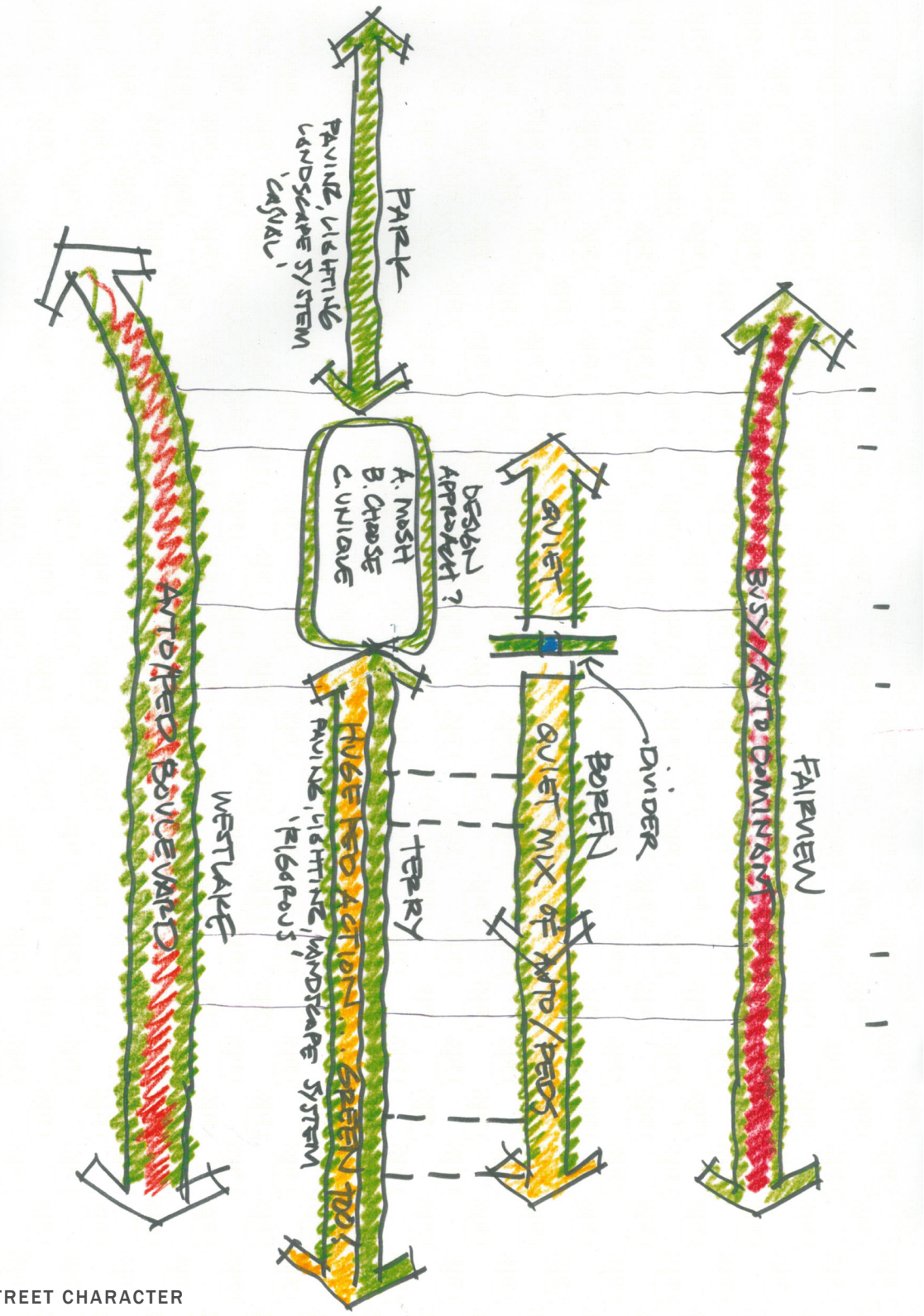
3:00 pm



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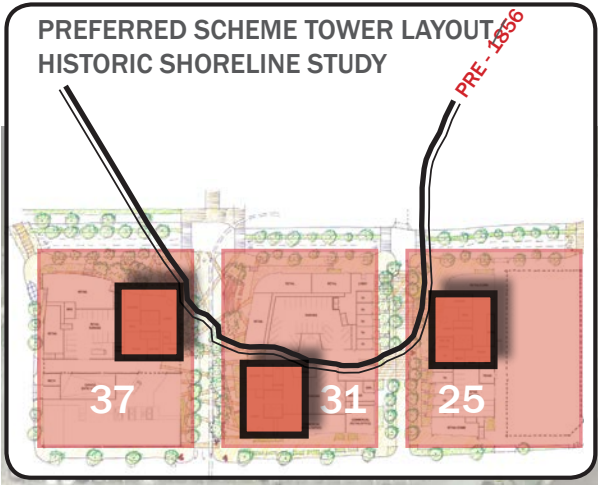


SURROUNDING BLOCKS



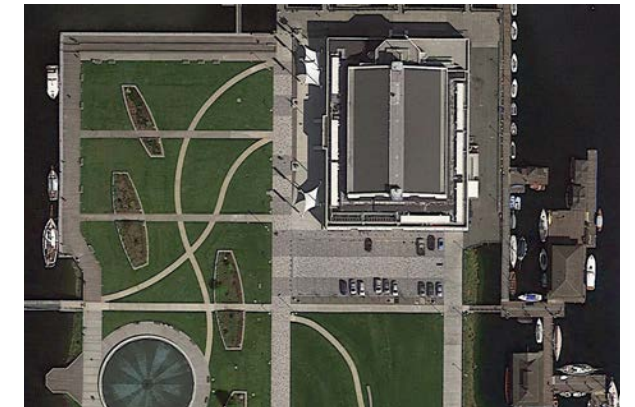
STREET CHARACTER

Image courtesy Runberg Architecture Group/Hewitt



**Site Patterns and tower location:**  
The urban design response draws conceptual inspiration from the memory of the historical Lake Union shoreline. This organic outline provides a trace remnant, providing a thread for linked open space and areas of activity that work against the more ordered urban grid. Additionally this remembered edge also provides an organizational framework for the proposed tower locations.

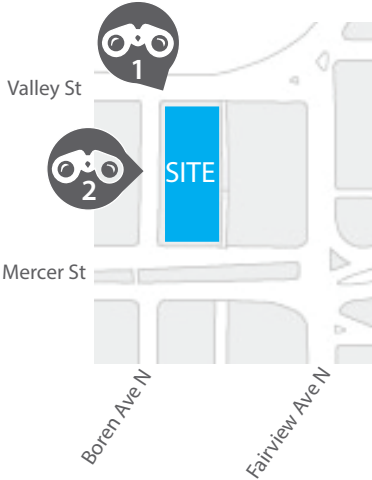
Image courtesy Runberg Architecture Group/Hewitt



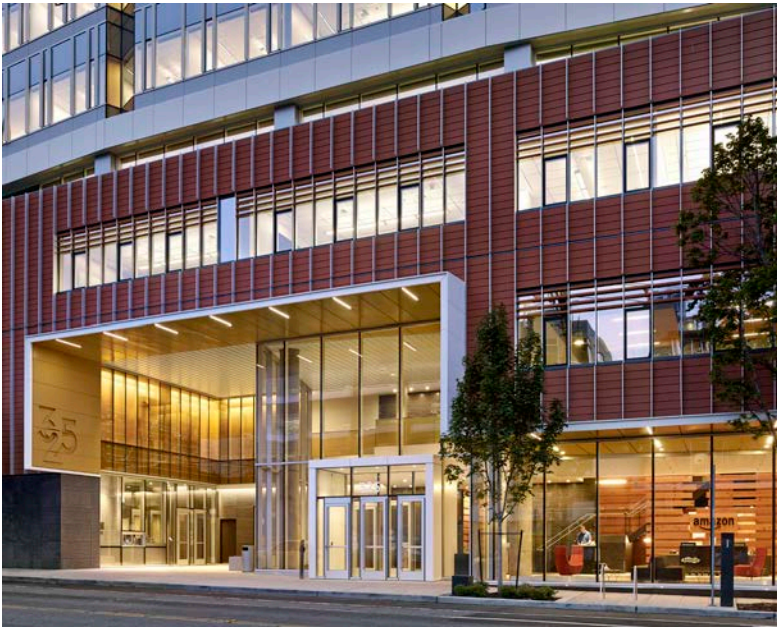




1. Perspective Of Current Massing At Retail Plaza



2. Perspective Of Current Massing At Though Block Connection/ Office Lobby

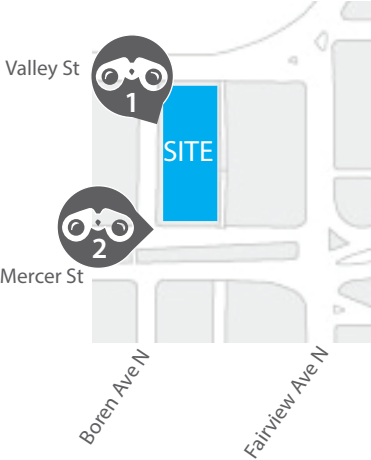


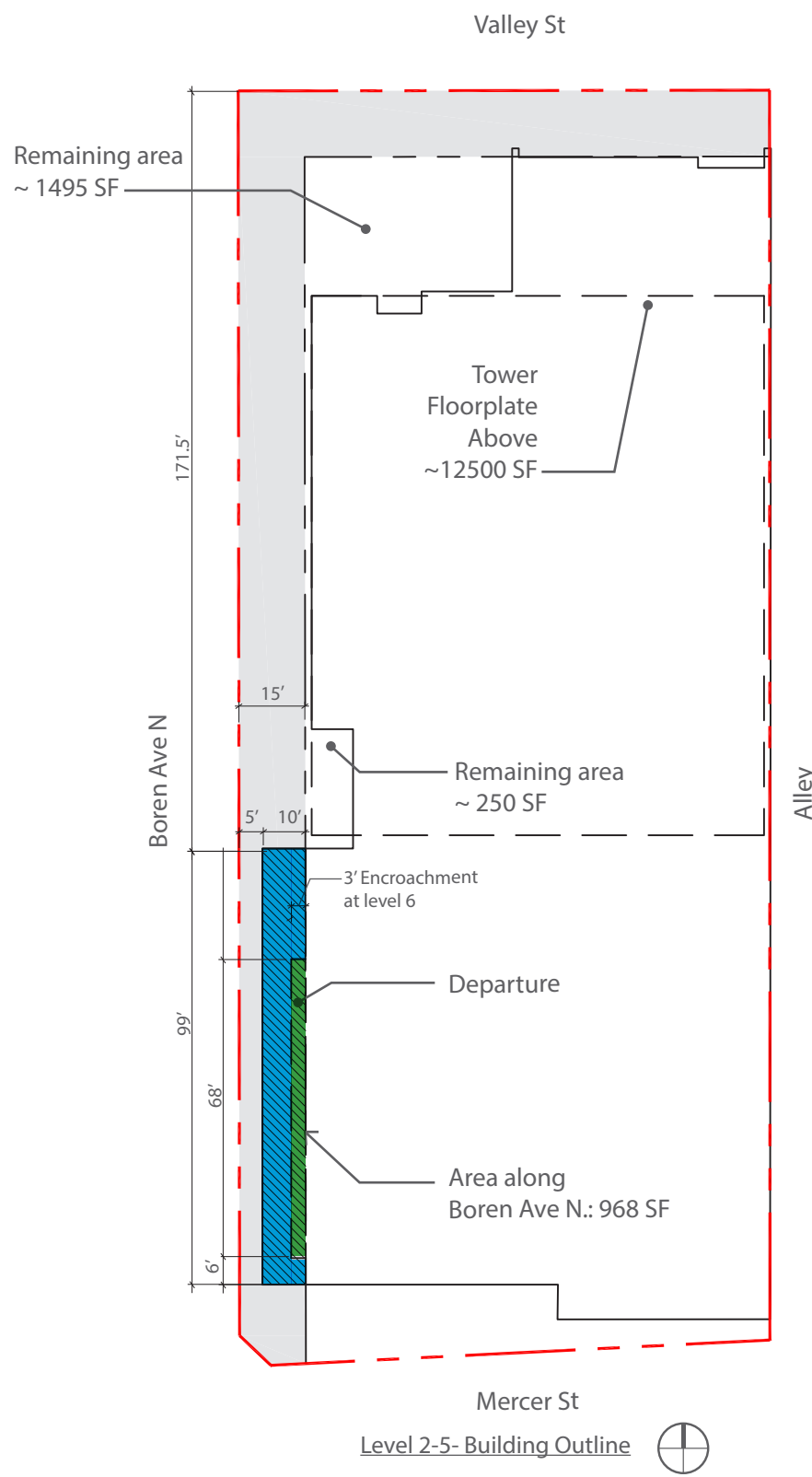
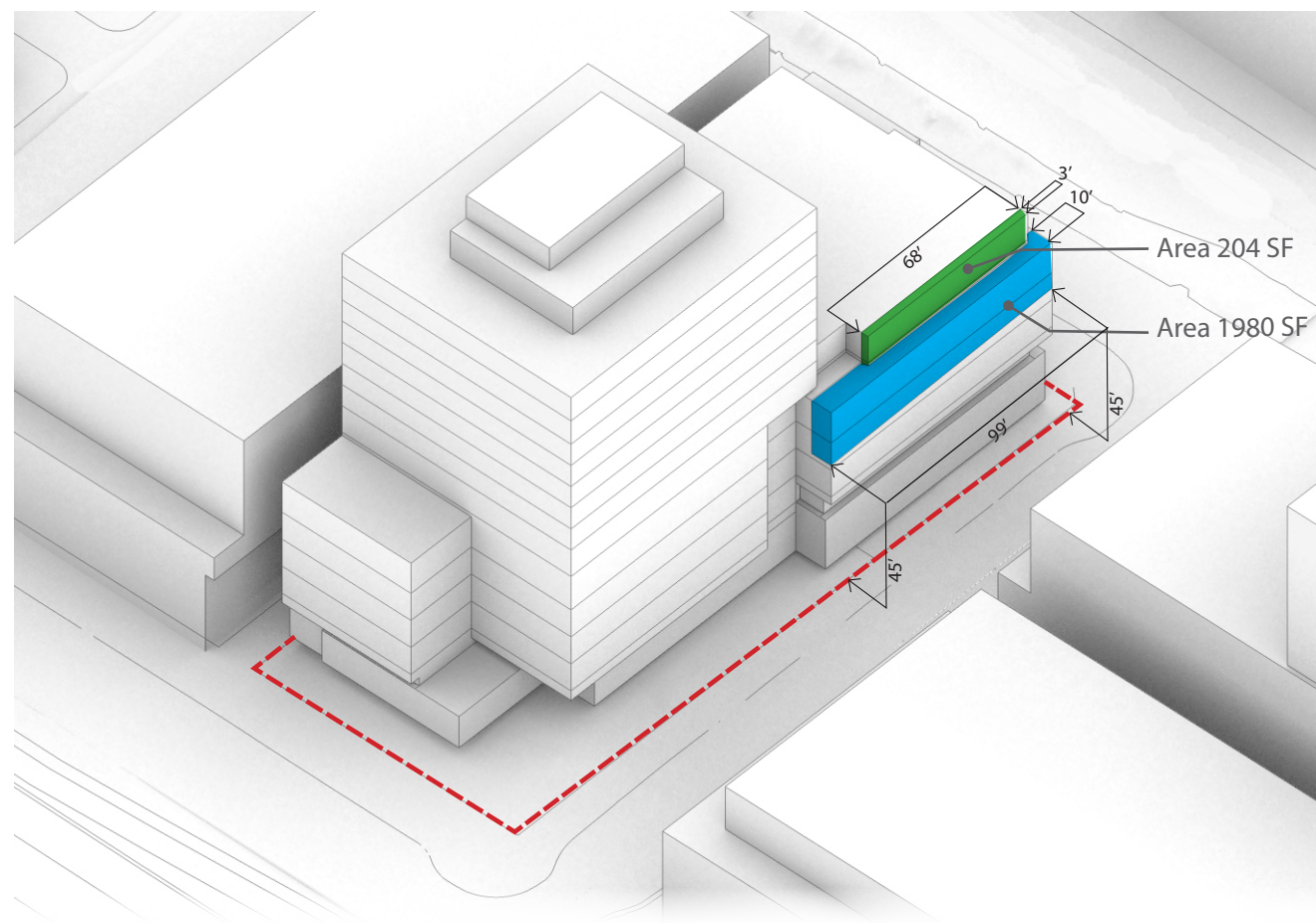
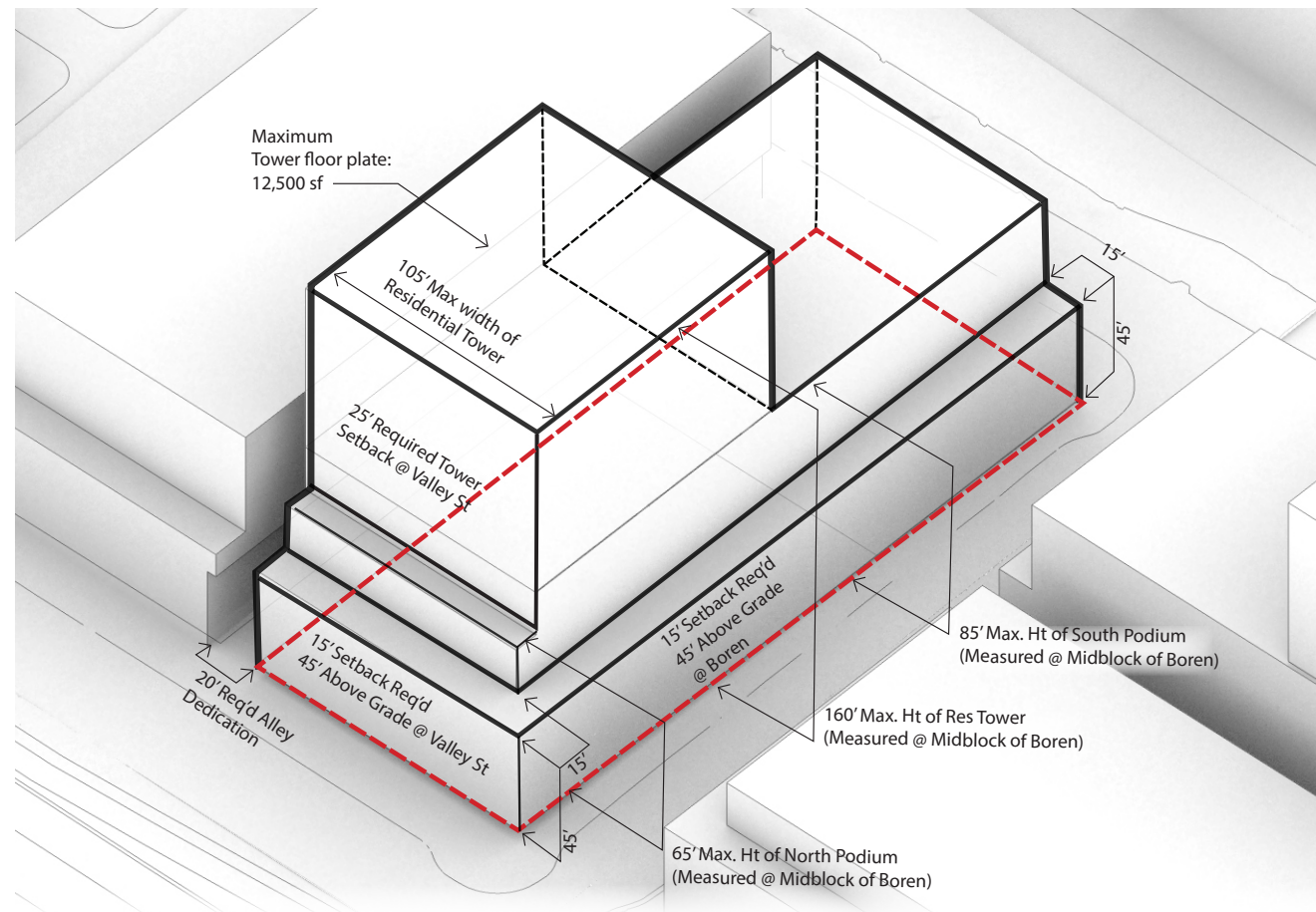


1. Perspective Of Current Massing At Residential Lobby



2. Perspective Of Current Massing At Lease Space On Mercer/Boren





**Departure 1 (SMC 23.48.012.B.1):**

Upper Level Setbacks in the SM 85/65-160 Zone Required:

1. Portions of a structure above 45 feet in height shall set back a minimum of 15 feet from street lot lines abutting Valley Street, Westlake Avenue North, Terry Avenue North, Boren Avenue North, and Fairview Avenue North

**Departure 1:**

Request:

Allow for an encroachment into the required setback area above 45' as measured vertically from the curb line parallel to Boren Avenue N.

Proposed:

- Levels 4-5 encroach 10'-0" into the 45 foot setback along Boren Ave N. for 99'. ~1980 SF
- Level 6 encroach 3'-0" into the 45 foot setback along Boren Ave N. for 68'. ~204 SF

Total approximate area requested for departure is ~2,184 SF in plan.

**Rational:**

The building massing and facade is improved by maintaining three levels of office that together have a volume higher than 45' along Boren Avenue N. The scale of this massing is consistent with the proportions of the larger tower mass and contrasts the dominantly vertical-proportioned tower with a horizontally-proportioned counterpoint, creating a balanced massing that enhances the overall composition. This massing also shifts building mass from levels 1-2 to levels 4-5, providing greater ground level setbacks from 0- ~17 feet than the code requires, enhancing the opportunity for landscaping and pedestrian amenities.

**Applicable Design Guidelines:**

**CS2 A.1:** Sense Of Place, creates gateway to community.

**CS2 A.2:** Architectural Presence, the first three floors contribute to the street edge.

**DC2 A:** Massing, Response to site and Reduce Perceived Mass.

**DC2 B.1:** Facade Composition.

- Required setback
- Proposed setback encroachment area at Levels 4-5 (~1980 SF per Floor)
- Proposed setback encroachment area at Levels 6 (~204 SF)
- Level 2-5 building outline
- Property line

Departure 2 (SMC 23.48.010.H):

Structure Height

- Required:
4. The following rooftop features may extend up to 15 feet above the maximum height limit, so long as the combined total coverage of all features listed in this subsection 23.48.010.H.4 does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment:
- a. Solar collectors;
  - b. Stair penthouses;
  - c. Mechanical equipment;
  - d. Atriums, greenhouses, and solariums;
  - e. Play equipment and open-mesh fencing that encloses it, as long as the fencing is at least 15 feet from the roof edge;
  - f. Minor communication utilities and accessory communication devices, except that height is regulated according to the provisions of Section 23.57.012; and
  - g. Covered or enclosed common amenity area for structures exceeding a height of 125 feet.

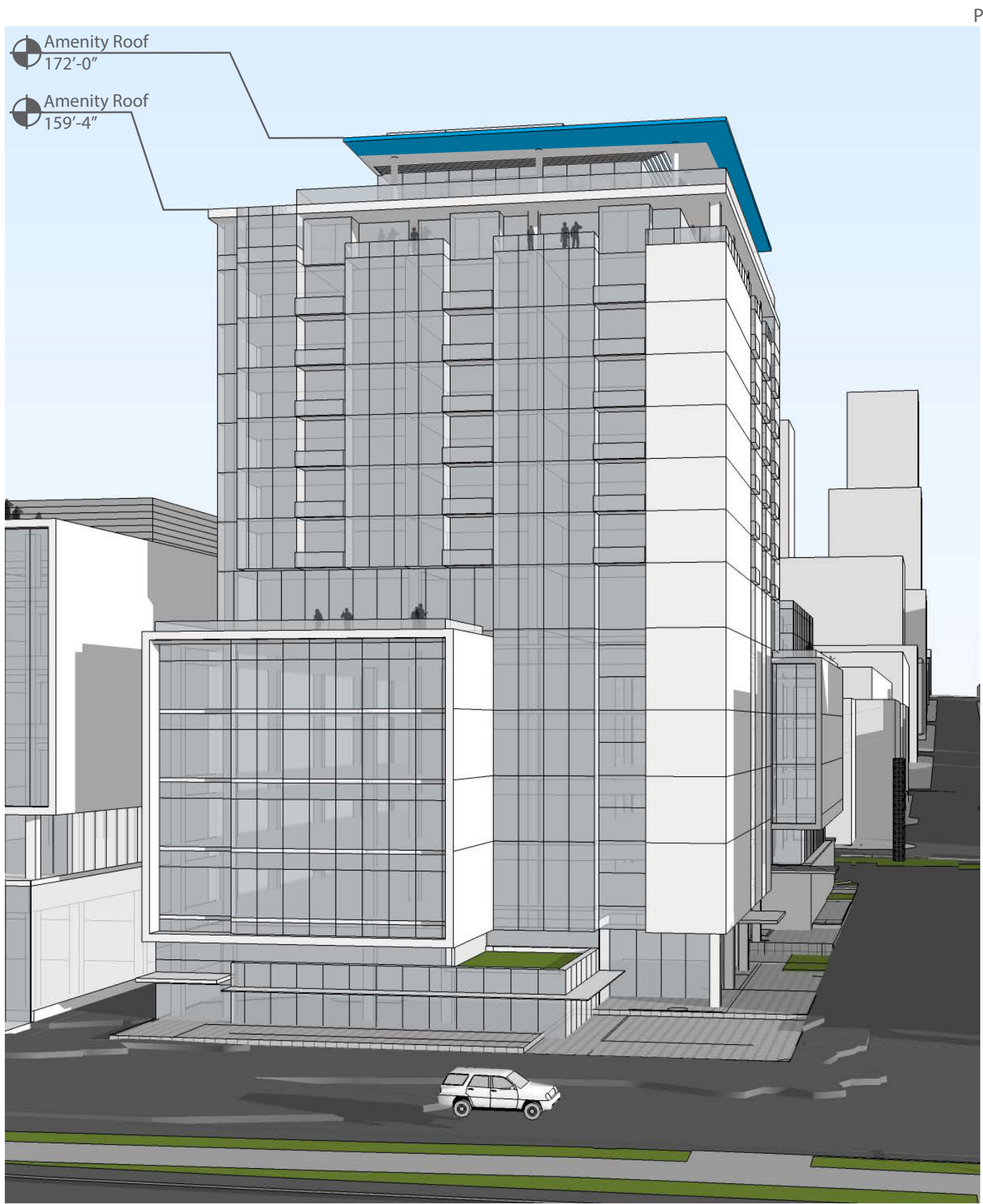
7. At the applicant's option, the combined total coverage of all features listed in subsections 23.48.010.H.4 and 23.48.010.H.5 above may be increased to 65 percent of the roof area, provided that all of the following are satisfied:
- a. All mechanical equipment is screened; and
  - b. No rooftop features are located closer than 10 feet to the roof edge.

Request:  
Allow for an encroachment into the required 10' rooftop setback area with the rooftop canopy.

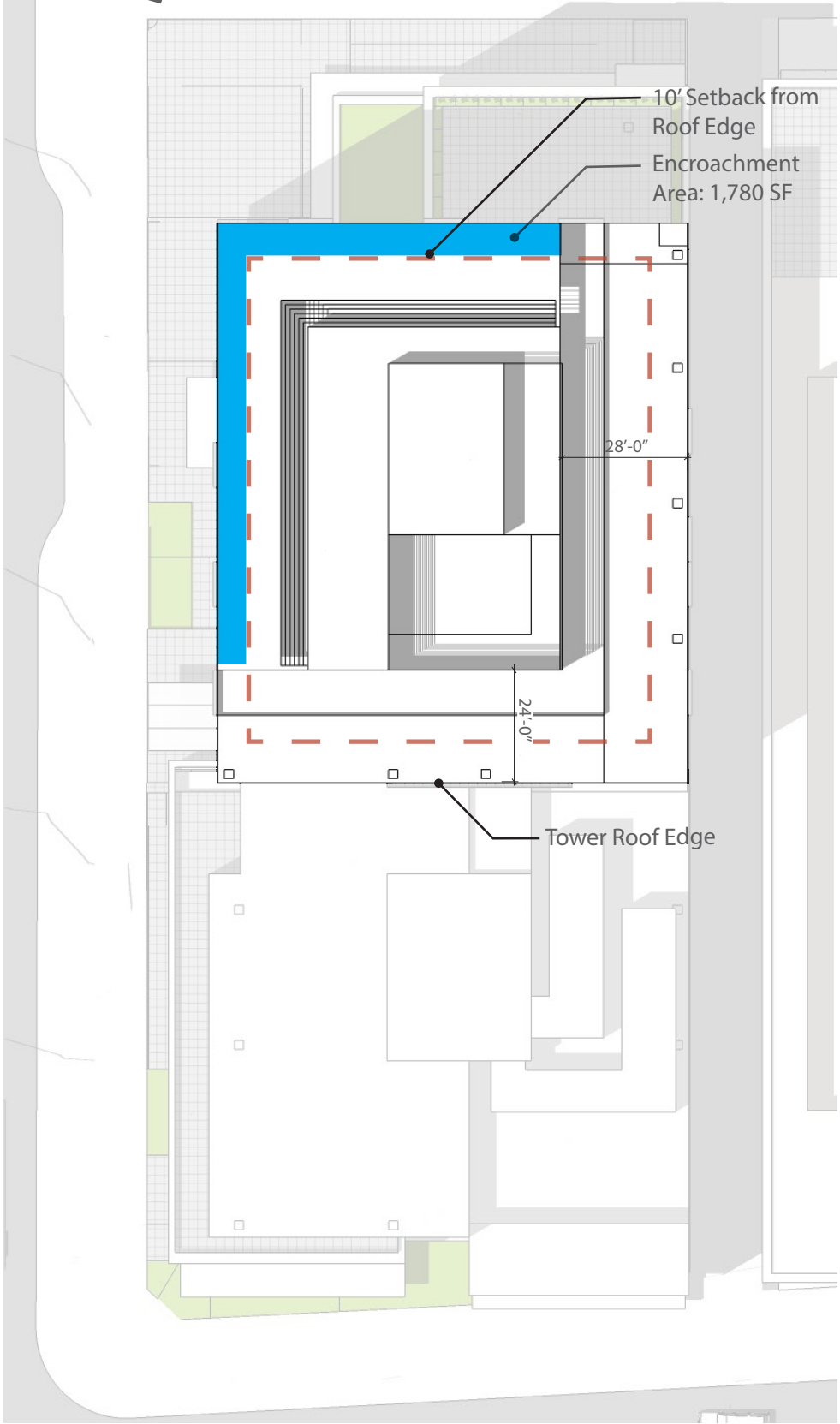
Proposed:  
The proposed rooftop canopy extends to be in line with the face of the building. The approximate encroachment area is 1,780 SF. Total roof coverage is 60.2%

**Rational:**  
Allowing for the requested encroachment results in an overall tower composition that enhances the skyline, is better proportioned, and has no detrimental shading impacts on adjacent projects.

**Applicable Design Guidelines:**  
CS2 A.2: Architectural Presence  
DC2 A.2: Massing, Reduce Perceived Mass  
DC2 B.1: Facade Composition



Perspective View



Departure Request 1:				
Standard	Request	Proposed	Rationale	Applicable Design Guidelines
<b>23.48.012.B.1 Upper Level Setback Requirements</b> B. Upper Level setbacks in the SM 85/65-160 Zone 1. Portions of a structure above 45 feet in height shall set back a minimum of 15 feet from street lot lines abutting Valley Street, Westlake Avenue North, Terry Avenue North, Boren Avenue North, and Fairview Avenue North	Allow for an encroachment into the required setback area above 45' as measured vertically from the curb line parallel to Boren Avenue N.	Levels 4-5 encroachs 10 feet into the 45 foot setback along Boren Ave N. for 99'. Level 6 encroaches 3 feet into the 45 foot setback along Boren Ave. N for 68' The approximate area requested for departure is 2,184 SF in plan.	The building massing and facade is improved by maintaining three levels of office that together have a volume higher than 45' along Boren Avenue N. The scale of this massing is consistent with the proportions of the larger tower mass and contrasts the dominantly vertical-proportioned tower with a horizontally-proportioned counterpoint, creating a balanced massing that enhances the overall composition. This massing also shifts building mass from levels 1-2 to levels 4-5, providing greater ground level setbacks from 0-15 feet than the code requires, enhancing the opportunity for landscaping and pedestrian amenities.	CS2 A.1. Sense Of Place, creates gateway to community. CS2 A.2. Architectural Presence, the first three floors contribute to the street edge. DC2 A Massing, Response to site and Reduce Perceived Mass. DC2 B.1. Facade Composition.

Departure Request 2:				
Standard	Request	Proposed	Rationale	Applicable Design Guidelines
<b>23.48.010.H Structure height</b> 4. The following rooftop features may extend up to 15 feet above the maximum height limit, so long as the combined total coverage of all features listed in this subsection 23.48.010.H.4 does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment: a. Solar collectors; b. Stair penthouses; c. Mechanical equipment; d. Atriums, greenhouses, and solariums; e. Play equipment and open-mesh fencing that encloses it, as long as the fencing is at least 15 feet from the roof edge; f .Minor communication utilities and accessory communication devices, except that height is regulated according to the provisions of Section 23.57.012; and g. Covered or enclosed common amenity area for structures exceeding a height of 125 feet.  7. At the applicant's option, the combined total coverage of all features listed in subsections 23.48.010.H.4 and 23.48.010.H.5 above may be increased to 65 percent of the roof area, provided that all of the following are satisfied: a. All mechanical equipment is screened; and b. No rooftop features are located closer than 10 feet to the roof edge.	Allow for an encroachment into the required 10' rooftop setback area.	Amenity and mechanical space is aligned with the roof edge on the North and West sides of the proposal. The approximate encroachment area is 1,780 SF.	Allowing for the requested encroachment results in an overall tower composition that enhances the skyline, is better proportioned, and has no detrimental shading impacts on adjacent projects.	CS2 A.2. Architectural Presence DC2 A.2 Massing, Reduce Perceived Mass DC2 B.1. Facade Composition



# 609 Fairview Ave N

## Early Design Guidance Meeting

West DRB - December 2nd 2015

DPD# 3020512



**GRAPHITE**

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Project Info

Property Address	609 Fairview Avenue North Seattle, WA 98109
DPD Project Number	3020512
Owner	Vulcan Real Estate 505 5th Avenue South, Suite 900 Seattle, WA 98104 <i>Contact:</i> Scott Lien 206.324.2000 ScottL@vulcan.com
Architect	Graphite Design Group 1809 7th Avenue, Suite 700 Seattle, WA 98101 <i>Contact:</i> Peter Krech 206.224.3335 peter.krech@graphitedesigngroup.com www.graphitedesigngroup.com
Development Objectives	The applicant proposes to build a 6-story structure with 187,000 square feet of total above-grade construction, including approximately 187,000 SF of Commercial Office use. Below grade parking will be provided for approximately 221 cars. Also provided will be approximately 7,600 SF of Open Space at grade and 3600 SF of Private Open Space. Primary building entries will be from the corner of Mercer Street and Fairview Avenue. Automobile entries will be from the alley bordering the site on the west. Three loading berths and trash and recycling facilities will also be accessible from the alley.

Project Goals

- Create a rich, diverse pedestrian environment with a variety of scales, active uses and characters of open spaces
- Connect to and enhance existing neighborhood pedestrian, vehicular, transit and cycling circulation patterns
- Create a gateway between the South Lake Union neighborhood and the lake front
- Respond and contribute to the established urban density pattern in a thoughtful manner
- Create flexible, active open space and ground floor commercial tenant opportunities that add vitality to the project site as well as surrounding community
- Locate all parking and building services at the alley or below grade
- Maximize development potential



GRAPHITE

Block 25 East - 609 Fairview Ave N | EDG West DRB | 09.16.2015 | DPD # 3020512

**Site Address:** 609 Fairview Avenue North, Seattle, WA 98109  
**Zone:** Seattle Mixed-85/65-160  
South Lake Union Urban Center Overlay

<b>23.48.004 Uses</b>
<i>Standard</i>
All uses are permitted outright, either as principal or accessory uses, except those specifically prohibited by subsection 23.48.004.B and those permitted only as conditional uses by subsection 23.48.004.C.

<b>23.48.009 Floor Area Ratio</b>
<i>Standard</i>
Base FAR in SM/85/65-160 zones: 4.5 ; Maximum FAR in SM/85/65-160 zones: 7
The following is exempt from FAR: <ul style="list-style-type: none"><li>All floor area below grade</li><li>Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access, to increase privacy for residential units in the first full story above grade.</li><li>As an allowance for mechanical equipment, in any structure 65 feet in height or more, 3.5 percent of the total chargeable gross floor area in a structure is exempt from FAR calculations.</li><li>All gross floor area used for accessory parking located above grade.</li><li>All gross floor area in residential use.</li><li>Within the SLU Urban Center, GFA occupied by mechanical equipment, up to a maximum of 15% after other deductions.</li><li>Mechanical equipment located on the roof of a structure.</li></ul>

<b>23.48.010 General Structure Height</b>
<i>Standard</i>
Height Limit (commercial): 85'
A proposal to build a structure greater than 85 feet in height, requires the applicant to show that the proposed structure height will not physically obstruct use of the flight path shown on Map A for 23.48.010.
Rooftop Features allowed above maximum height limit: <ul style="list-style-type: none"><li>Railings, planters, skylights, clerestories, greenhouses and parapets may extend up to 4' above height limit with unlimited rooftop coverage.</li><li>Solar collectors may extend up to 7 feet above the maximum height limit, with unlimited rooftop coverage.</li><li>Rooftop features (solar collectors, stair penthouses, mechanical equipment, greenhouses, solariums etc...) may extend up to 15 feet above maximum height limit to a combined coverage limit of 25% if the total includes stair or elevator penthouses or screened mech. equipment.</li><li>Rooftop features may cover up to a combined coverage limit of 65% provided that all mechanical equipment is screened and no feature is located closer than 10 feet from the roof edge.</li><li>Rooftop mechanical equipment and elevator penthouses shall be screened with fencing, wall enclosures, or other structures.</li><li>For structures greater than 85 feet in height, elevator penthouses up to 25 feet above the height limit are permitted. If the elevator provides access to a rooftop designed to provide usable open space, elevator penthouses up to 35 feet above the height limit are permitted.</li></ul>

<b>23.48.012 Upper-Level Setback Requirements</b>
<i>Standard</i>
Portions of a structure above 45 feet in height shall set back a minimum of 15 feet from street lot lines abutting Valley Street and Fairview Avenue North as shown in Exhibit B for 23.48.012
The first four feet of horizontal projections of decks, balconies with open railings, eaves, cornices and gutters shall be permitted in required setbacks

<b>23.48.014 Street Level development standards</b>
<i>Standard</i>
Pedestrian primary entry within 3' of sidewalk grade
Minimum façade heights: <ul style="list-style-type: none"><li>Mercer Street (class II pedestrian street): 25'</li><li>Fairview Avenue North (class II pedestrian street): 25'</li><li>Valley Street (class II pedestrian street): 25'</li></ul>
Street façade may be setback up to 12' from street lot line if: <ul style="list-style-type: none"><li>Landscaped per 23.48.024</li><li>Additional setbacks permitted for up to 30% of façade that are setback from street lot line as long as the additional setback is located further than 20' from any street corner</li></ul>
Required open area: A minimum of 20% of the lot area shall be provided as open and shall include the following: <ul style="list-style-type: none"><li>A minimum of 60 percent of the required open area shall be provided as usable open space that meets the following conditions:<ul style="list-style-type: none"><li>The usable open space is open from the ground to the sky and is visible and accessible to pedestrians from an abutting street, including persons with disabilities;</li><li>The open space is substantially at street-level, although portions are permitted to be within 4 feet of street level</li><li>The open space has a minimum horizontal dimension of 15 feet</li><li>The open space enhances visual and physical pedestrian connections between South Lake Union Park and development on the lot, and is accessible to the public, free of charge, during the hours of operation of South Lake union Park.</li></ul></li></ul>

<b>23.48.014.D Transparency and Blank Façade Requirements</b>
<i>Standard</i>
<ul style="list-style-type: none"><li>At Valley St, Mercer St, and Fairview Ave N (Class II pedestrian streets) 60% of street façade to be transparent between 2' and 8' above sidewalk level.</li><li>Only clear or lightly tinted glass in window, doors and display windows shall be considered transparent. Transparent areas shall allow views into the structure or display windows from the outside.</li><li>For Class II pedestrian Streets, blank facades limited to segments 15' in length except garage doors which may be wider than 15'.</li></ul>

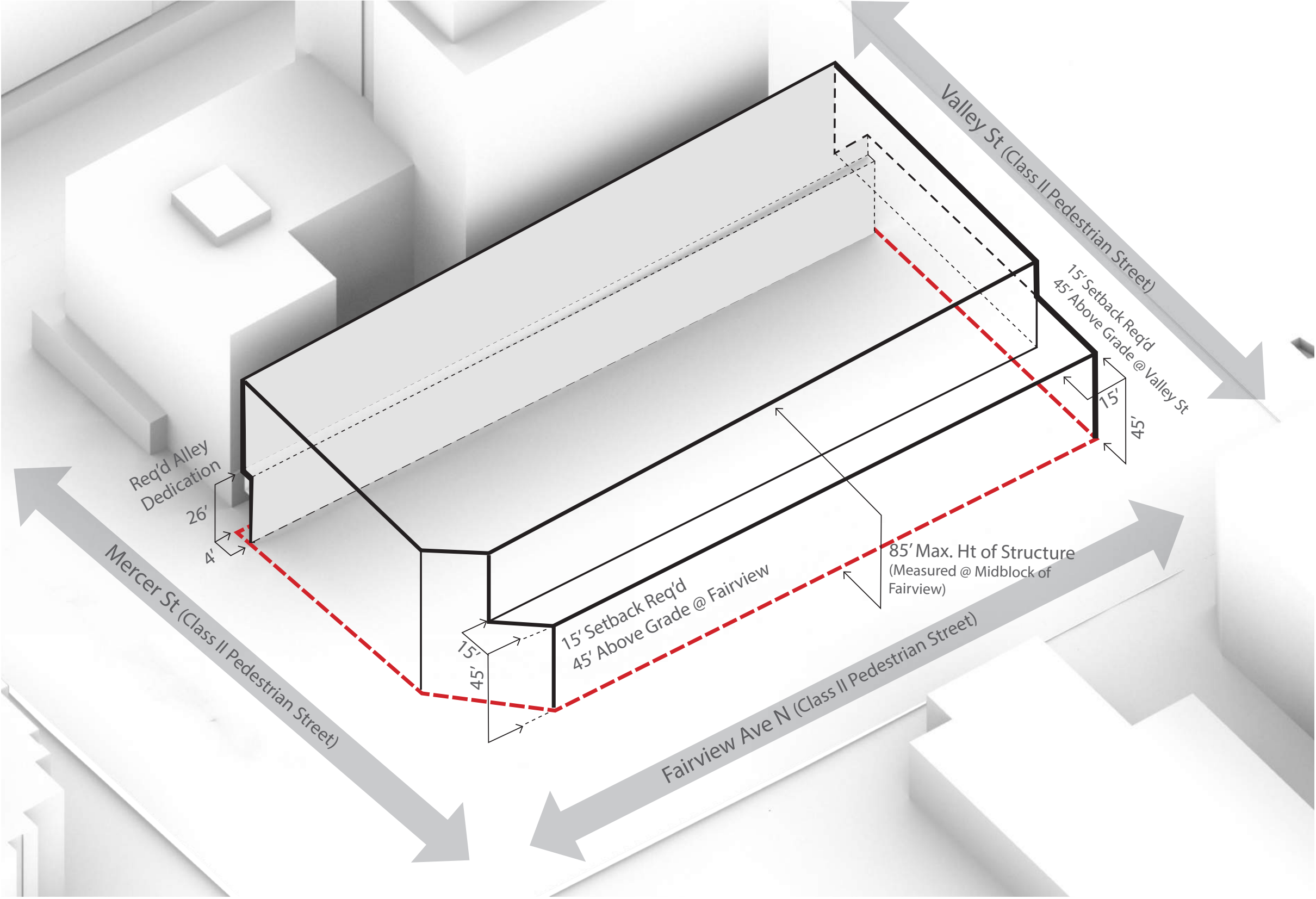
<b>23.48.022 Open Space Requirements for Office Uses</b>
<i>Standard</i>
<ul style="list-style-type: none"><li>Open space in the amount of 20 square feet for each 1,000 square feet of gross office floor area is required.</li><li>The space has a minimum horizontal dimension of 20 feet and a minimum floor-to-ceiling height of 13 feet.</li></ul>

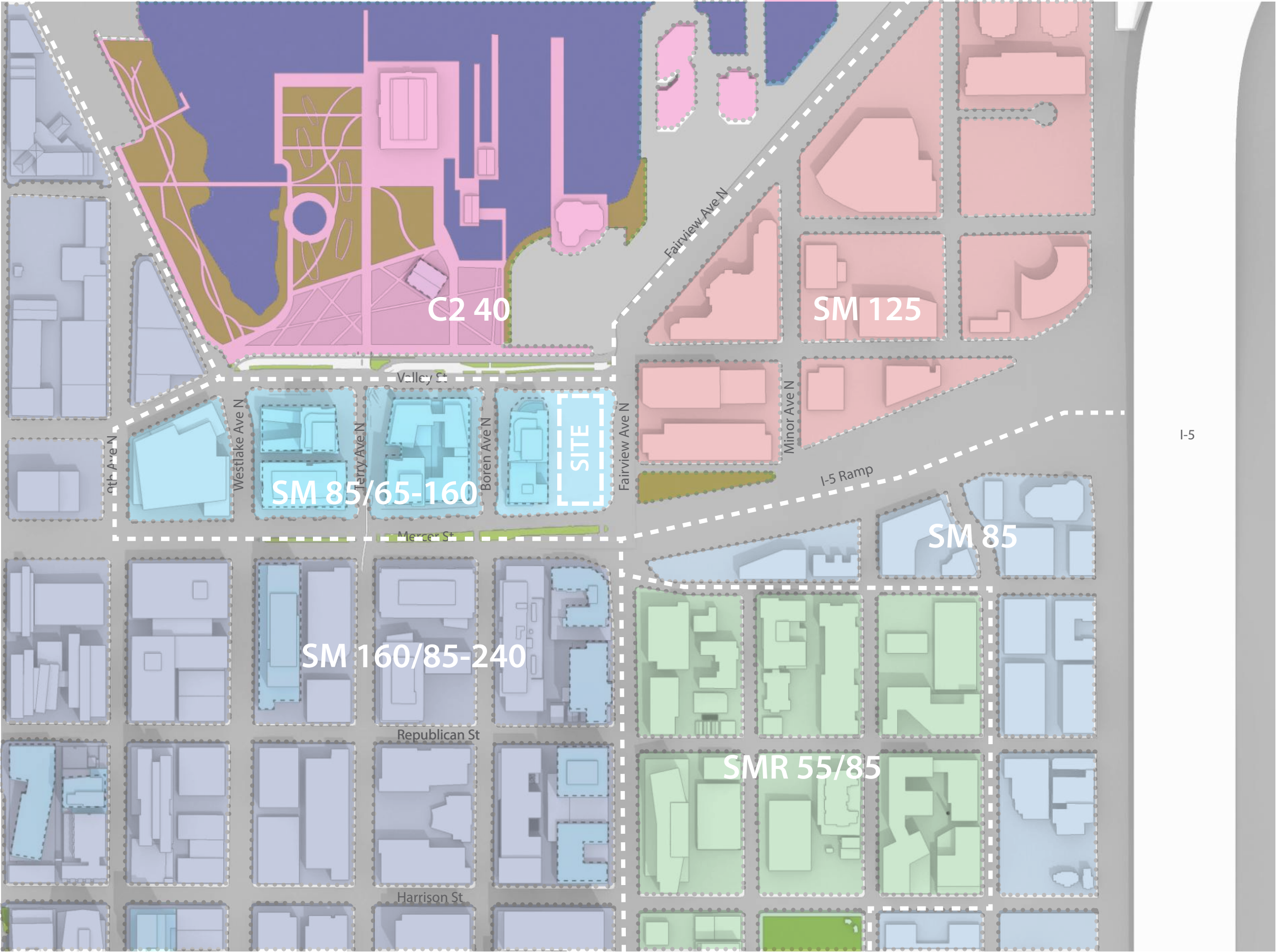
<b>23.48.024 Landscaping</b>
<i>Standard</i>
Landscape screening as defined by 23.48.024(A) is required for the following uses: <ul style="list-style-type: none"><li>Gas stations</li><li>Surface parking areas</li><li>Parking in structures at or above street level</li></ul>
Street Trees shall be provided in all planting strips.
Landscaping required to achieve the Green Factor score of .30 or greater.

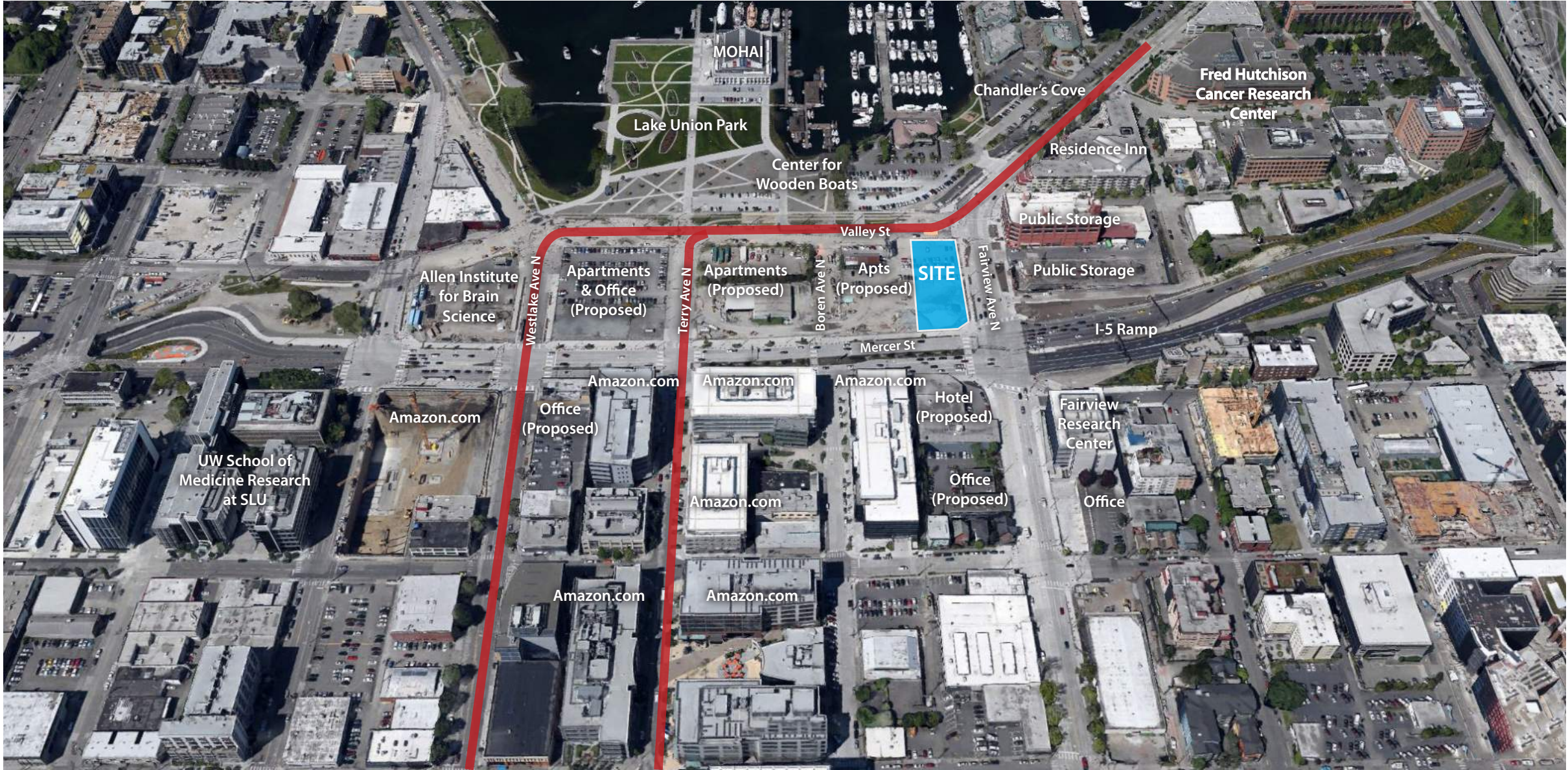
<b>23.48.032 Required Parking and Loading</b>
<i>Standard</i>
<ul style="list-style-type: none"><li>Off-street parking spaces may be required according to the requirements of SMC 23.54.015.</li><li>Per Table "A" for 24.54.015, no parking is required for non-residential uses located in Urban Centers.</li><li>Parking for nonresidential uses in excess of the maximum quantity identified in subsection 23.48.032.B.1 may be permitted as a special exception pursuant to Chapter 23.76.</li><li>Parking is limited to one parking space per every 1,000 square feet of gross floor area in non-residential use.</li></ul>
Where loading access is from an alley, and truck loading is parallel to the alley, a setback of 12' is required for the loading berth, measured from the centerline of the alley, with a 16' vertical clearance maintained.
Loading berths shall be provided pursuant to Section 23.54.035, Loading berth requirements and space standards <ul style="list-style-type: none"><li>23.54.035(C) Loading Berth Standards and Space Requirements<ul style="list-style-type: none"><li>Per "low demand" office use between 160,001 to 264,000 SF, 3 spaces at 10'W x 35'L x 14'h are required</li></ul></li></ul>

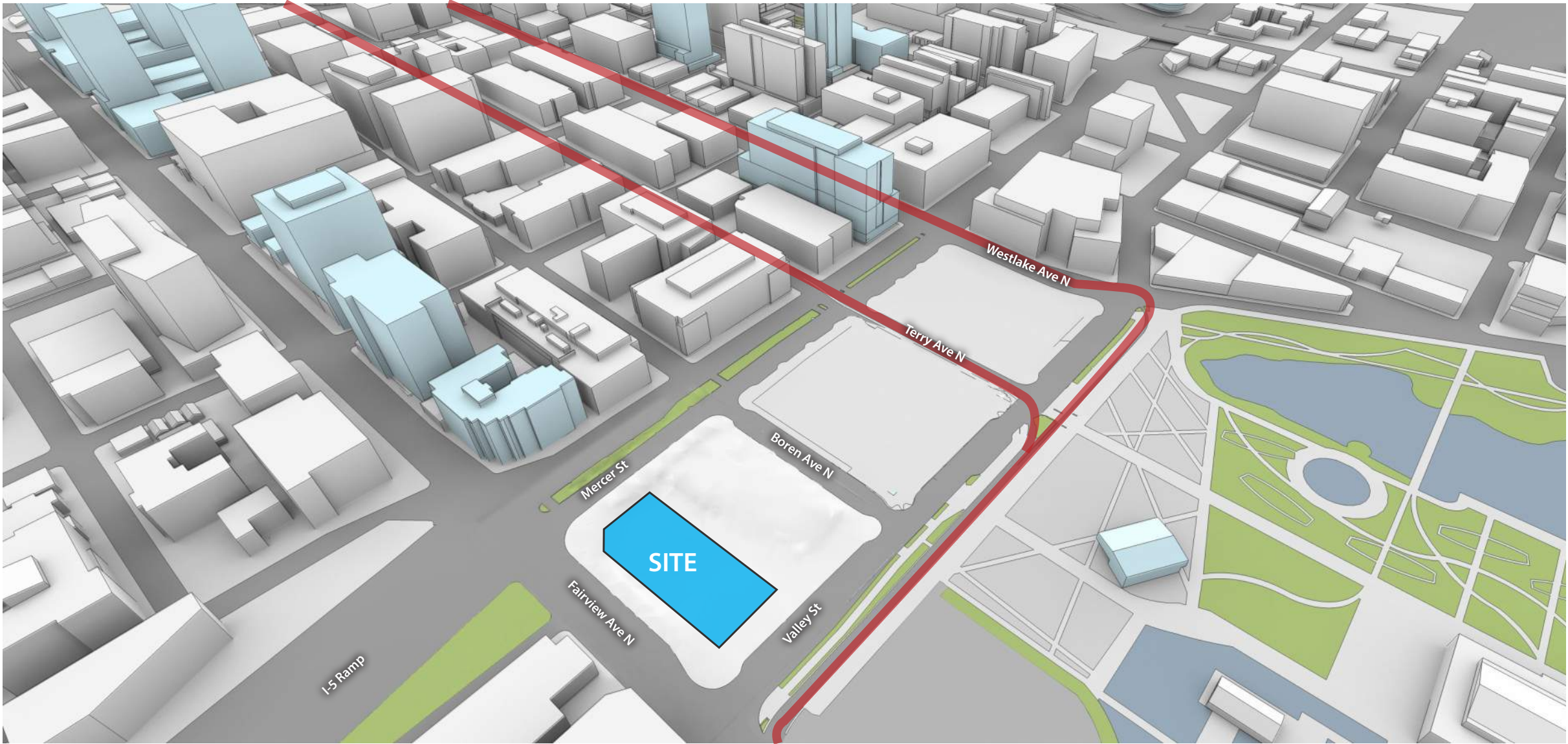
<b>23.48.034 Parking and Loading Location, Access and Curb cuts</b>
<i>Standard</i>
Access to parking and loading shall be from the alley when the lot abuts an improved alley.

25.54.015 Bicycle Parking	
Standard	
Long Term Bicycle Parking	Short-Term Bicycle Parking
<ul style="list-style-type: none"><li>• Offices:<ul style="list-style-type: none"><li>- 1/2,000 SF for first 50 Bicycles</li><li>- 1/4,000 SF over 50 bicycles</li></ul></li><li>• Eating and Drinking Establishments:<ul style="list-style-type: none"><li>- 1/12,000 SF</li></ul></li></ul>	<ul style="list-style-type: none"><li>• Offices:<ul style="list-style-type: none"><li>- 1/40,000 SF</li></ul></li><li>• Eating and Drinking Establishments<ul style="list-style-type: none"><li>- 1/2,000 SF</li></ul></li></ul>





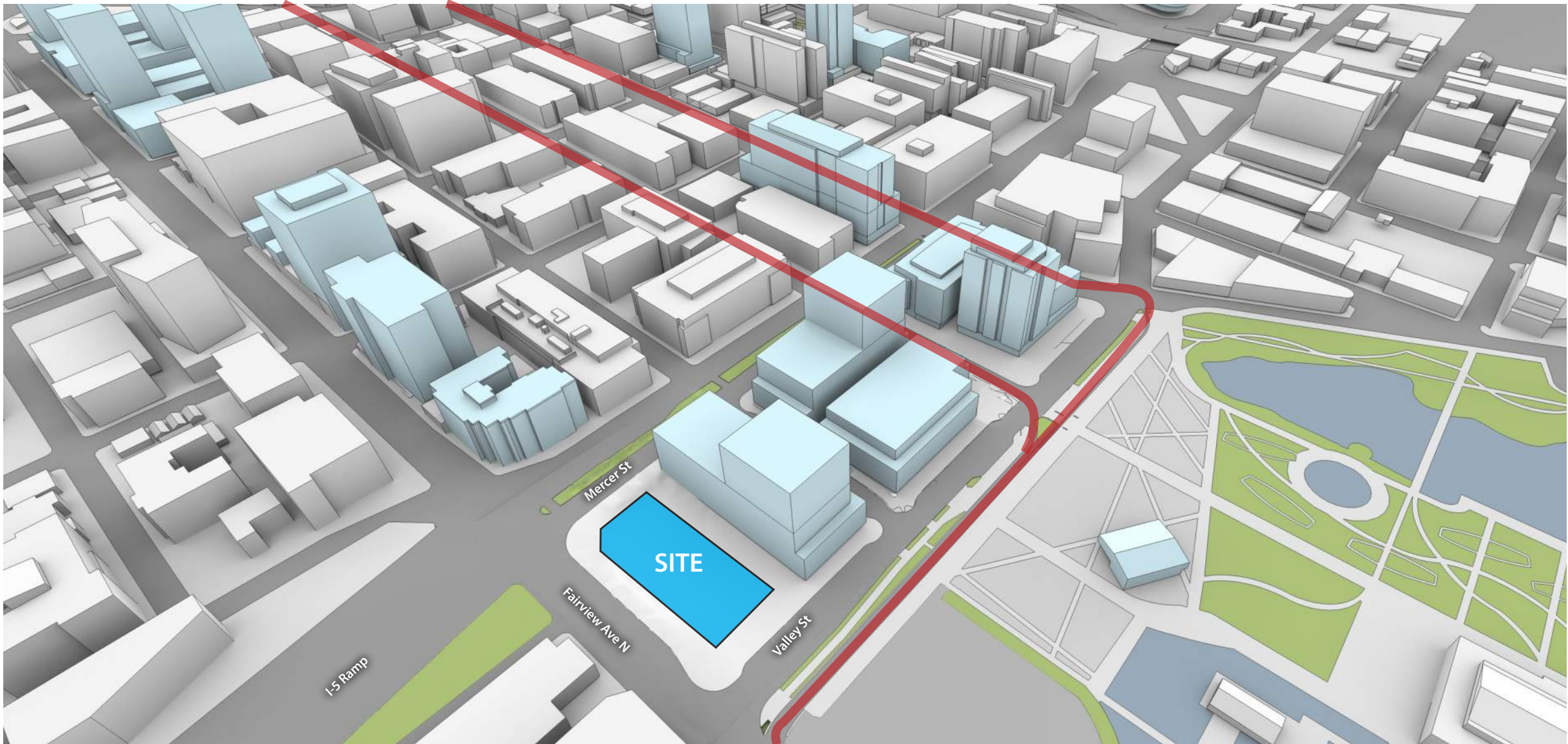






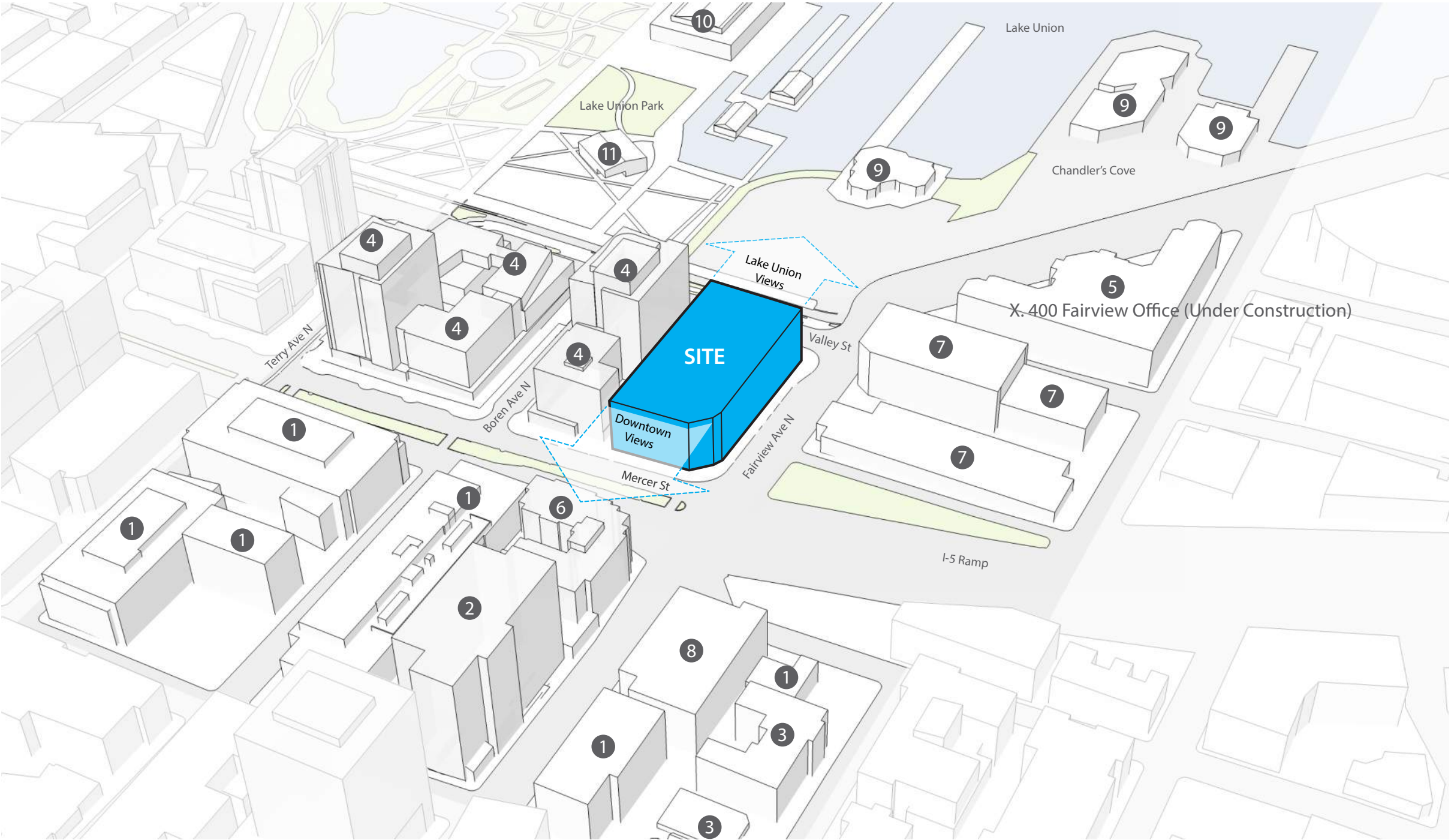
Street Car





Proposed Development  
(EDG or MUP Submitted)





- 1 Office
- 2 Office (Proposed)
- 3 Residential
- 4 Residential (Proposed)
- 5 Hotel
- 6 Hotel (Proposed)
- 7 Storage
- 8 Research
- 9 Restaurant
- 10 Museum/Cultural
- 11 Museum/Cultural (Proposed)





A. Mercer Block 25 West: 3017398



B. Mercer Block 31: 3017484



C. Mercer Block 37: 3017401



D. 527 Fairview Hotel (Proposed) 3016993



E. Block 38 Office (Proposed)



L. 700 Fairview Storage (Historic Landmark)



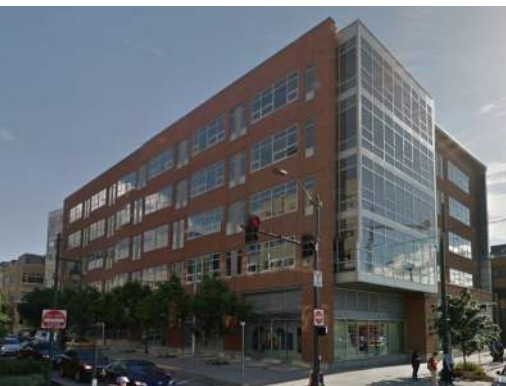
H. 501 Fairview Office (Proposed)



G. Fairview Research Center



F. Wagner Education Center (Proposed)



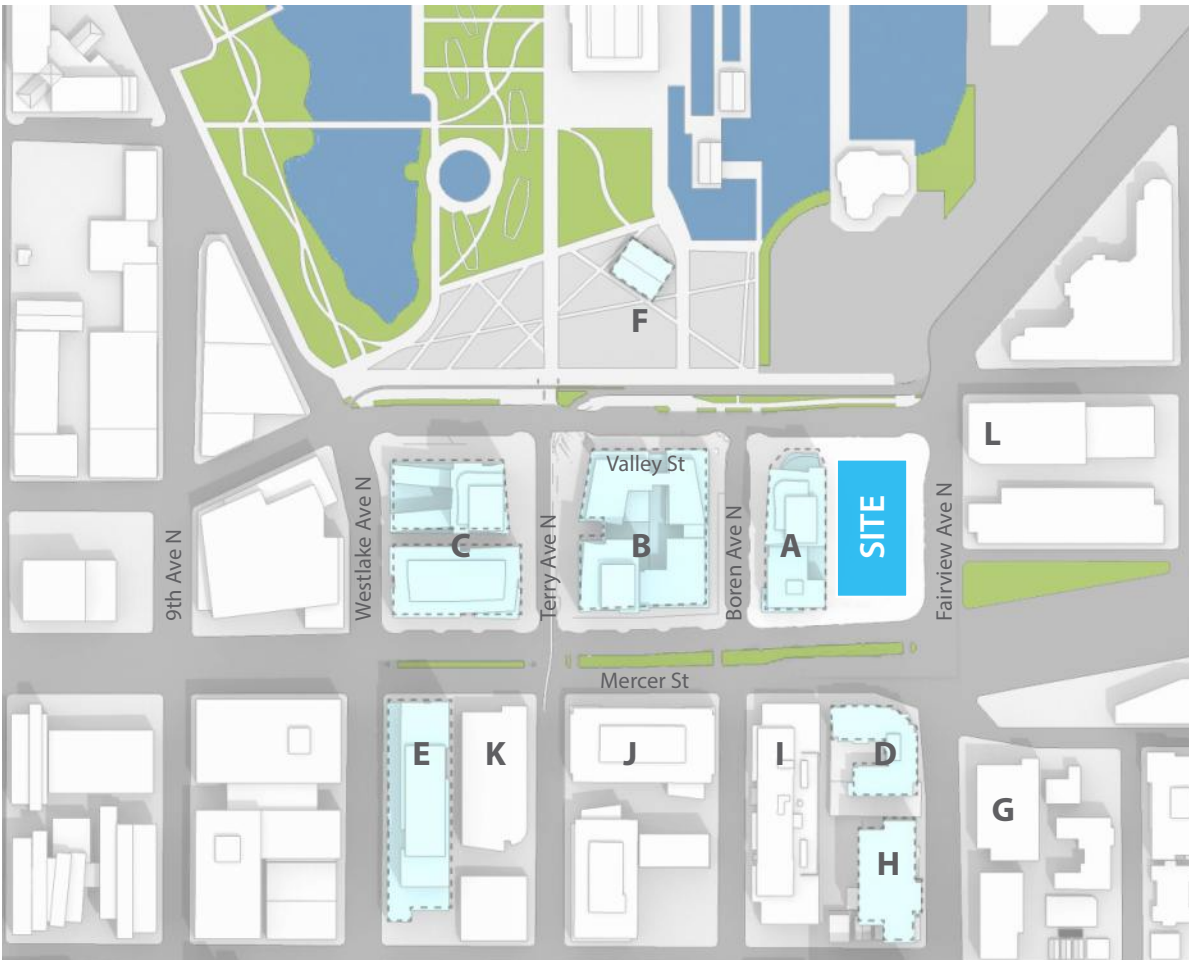
K. Amazon.com "Wainwright"

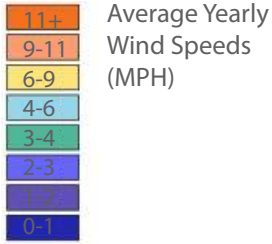
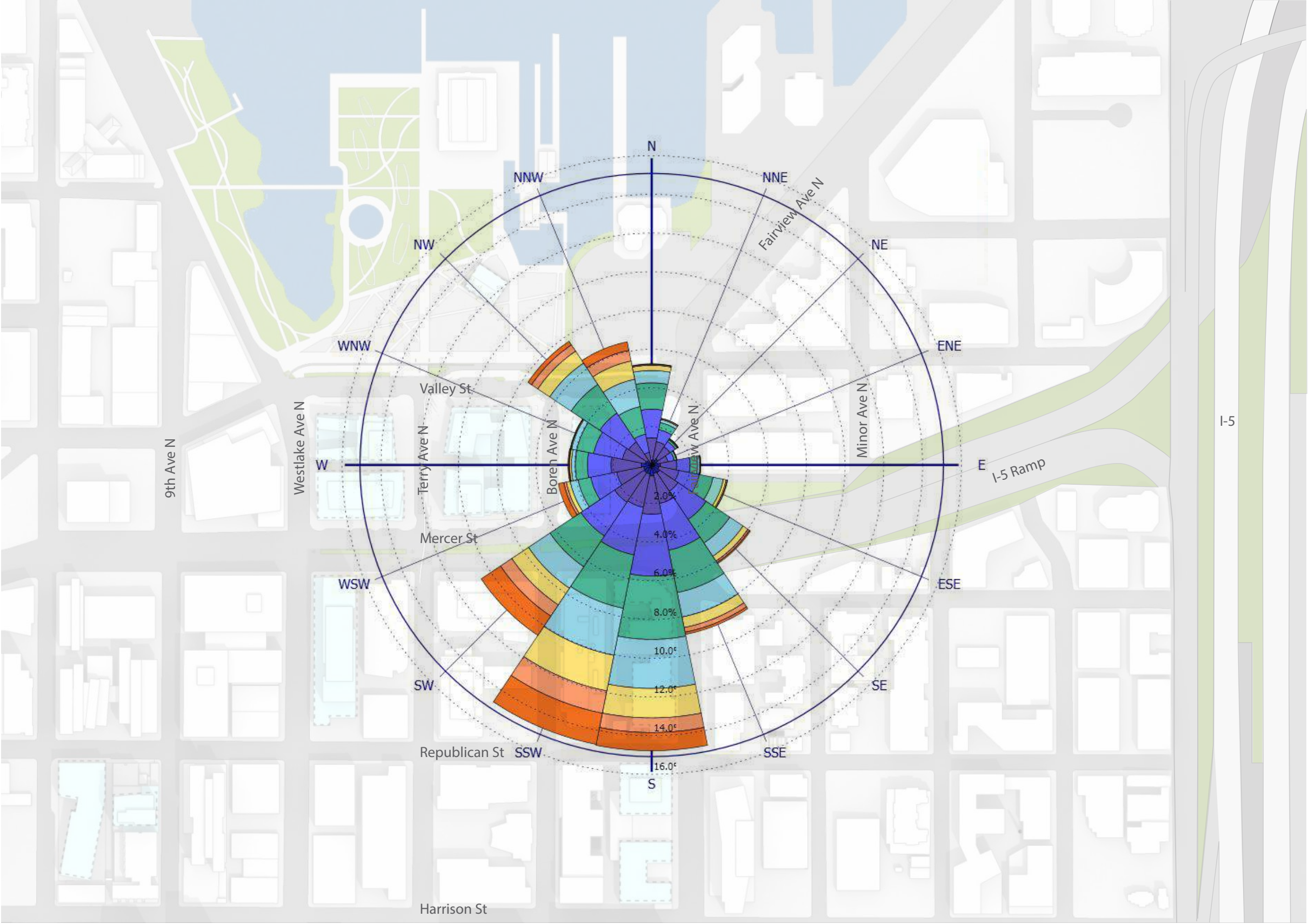


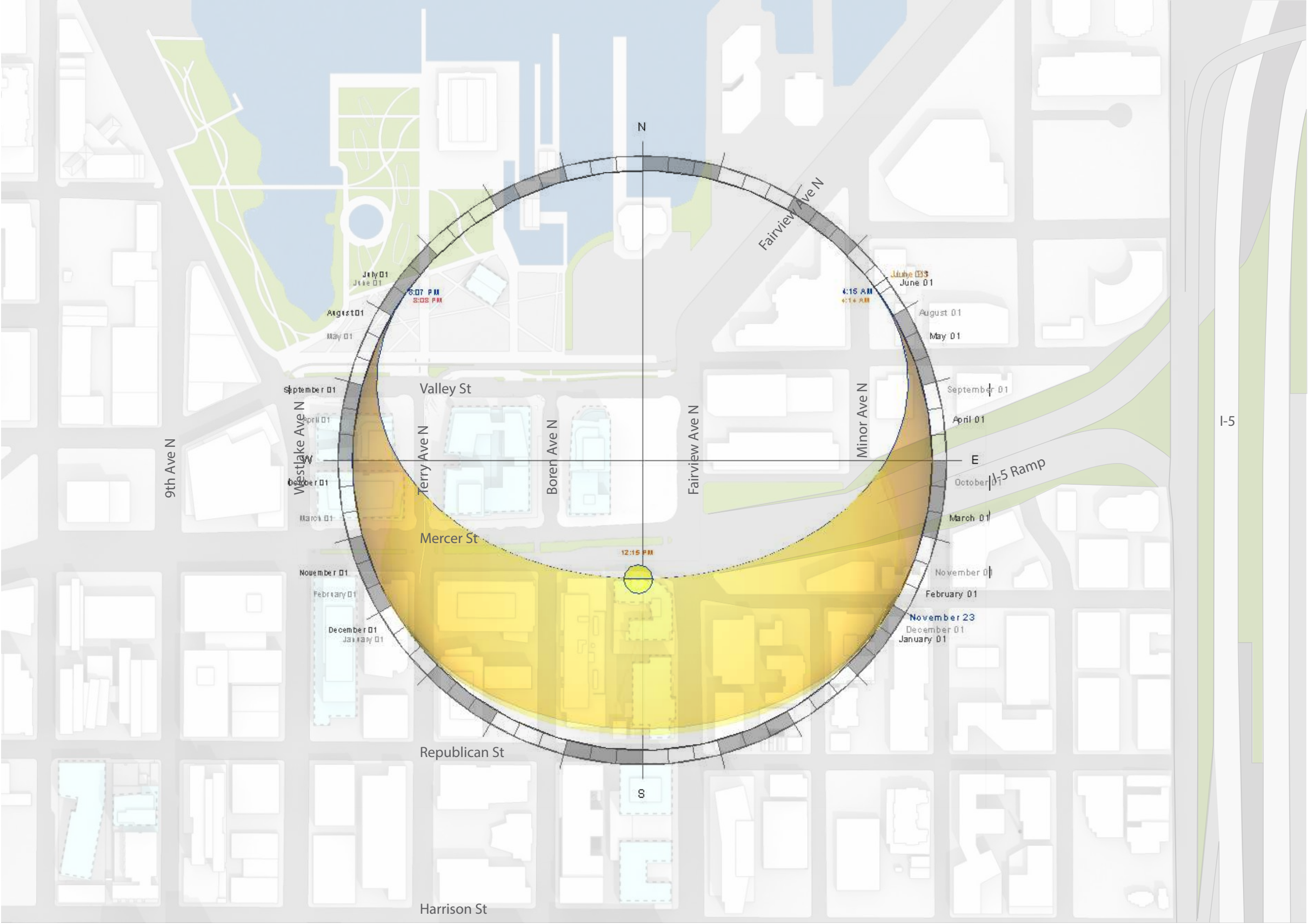
J. Amazon.com "Obidos"



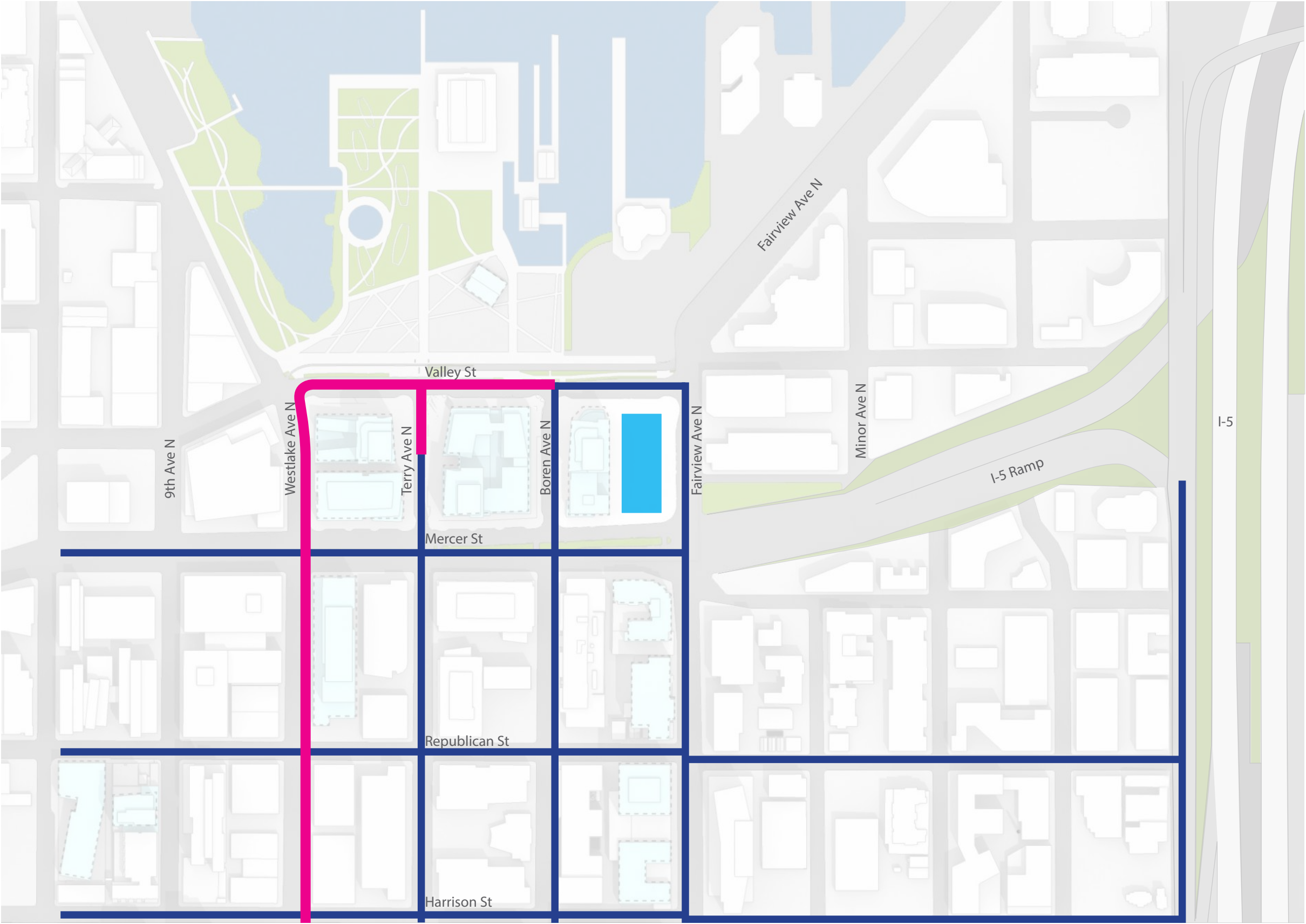
I. Amazon.com "Fiona"







- Class I  
Pedestrian Street
- Class II  
Pedestrian Street



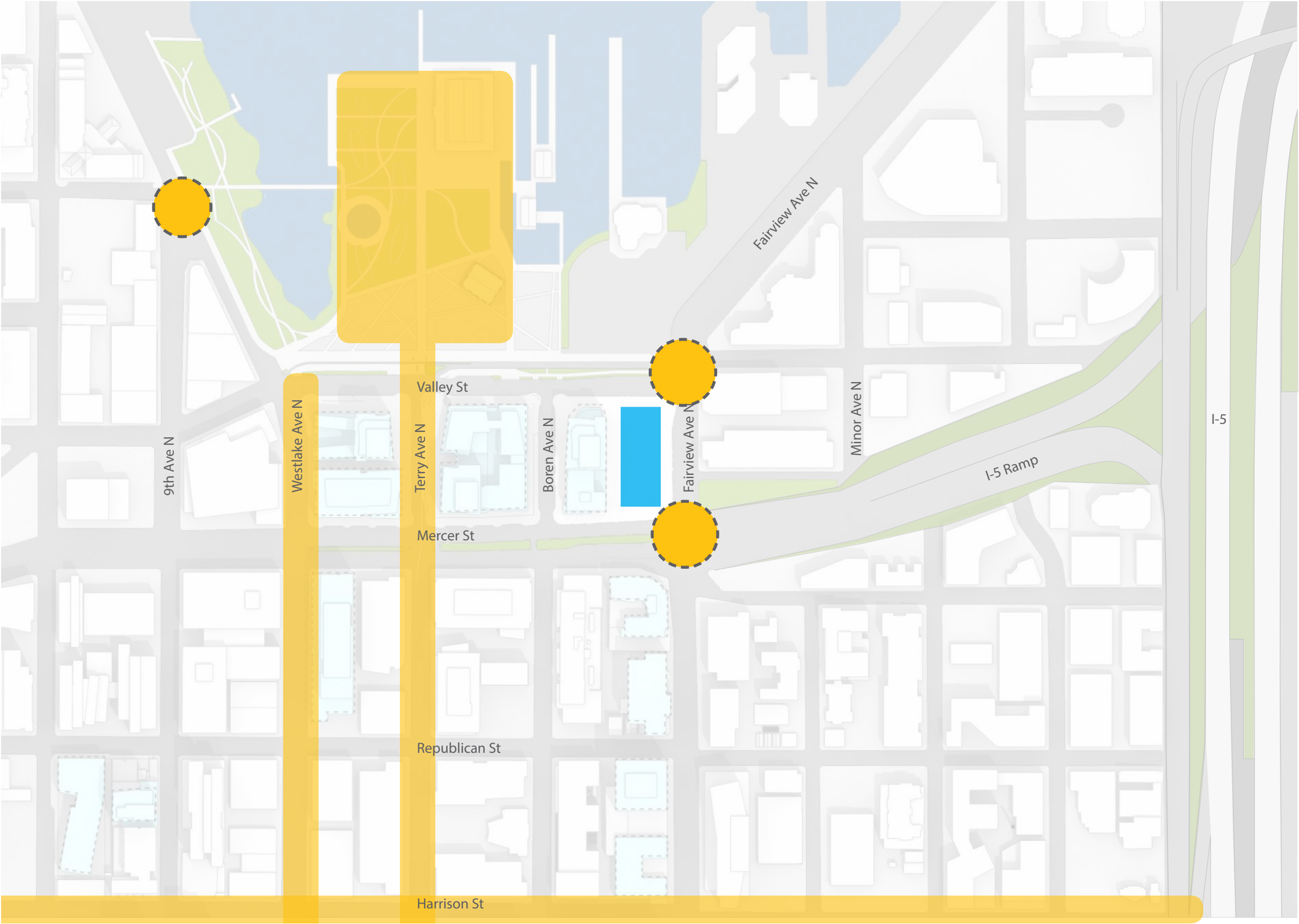


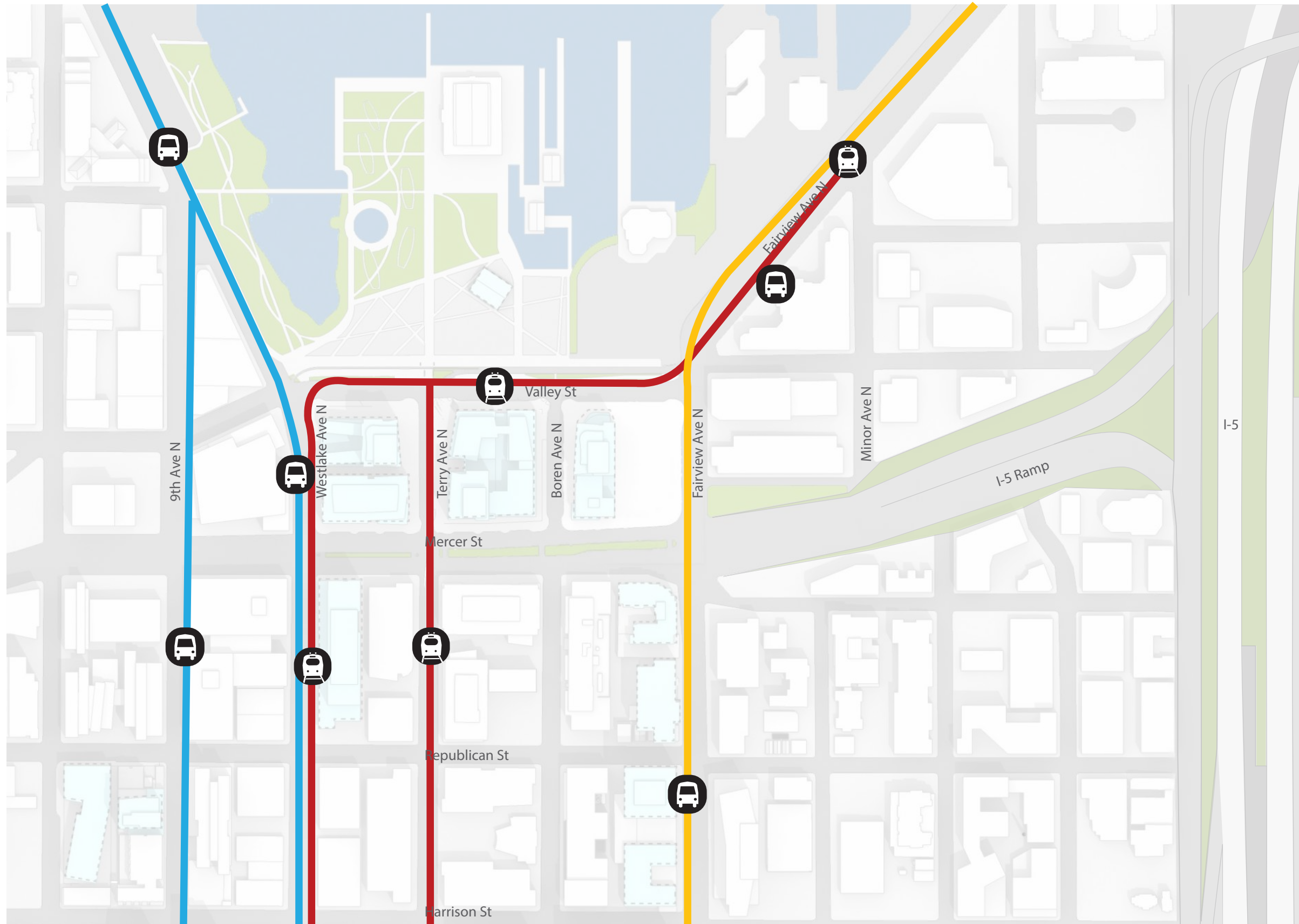
Gateway\*






Heart Location\*

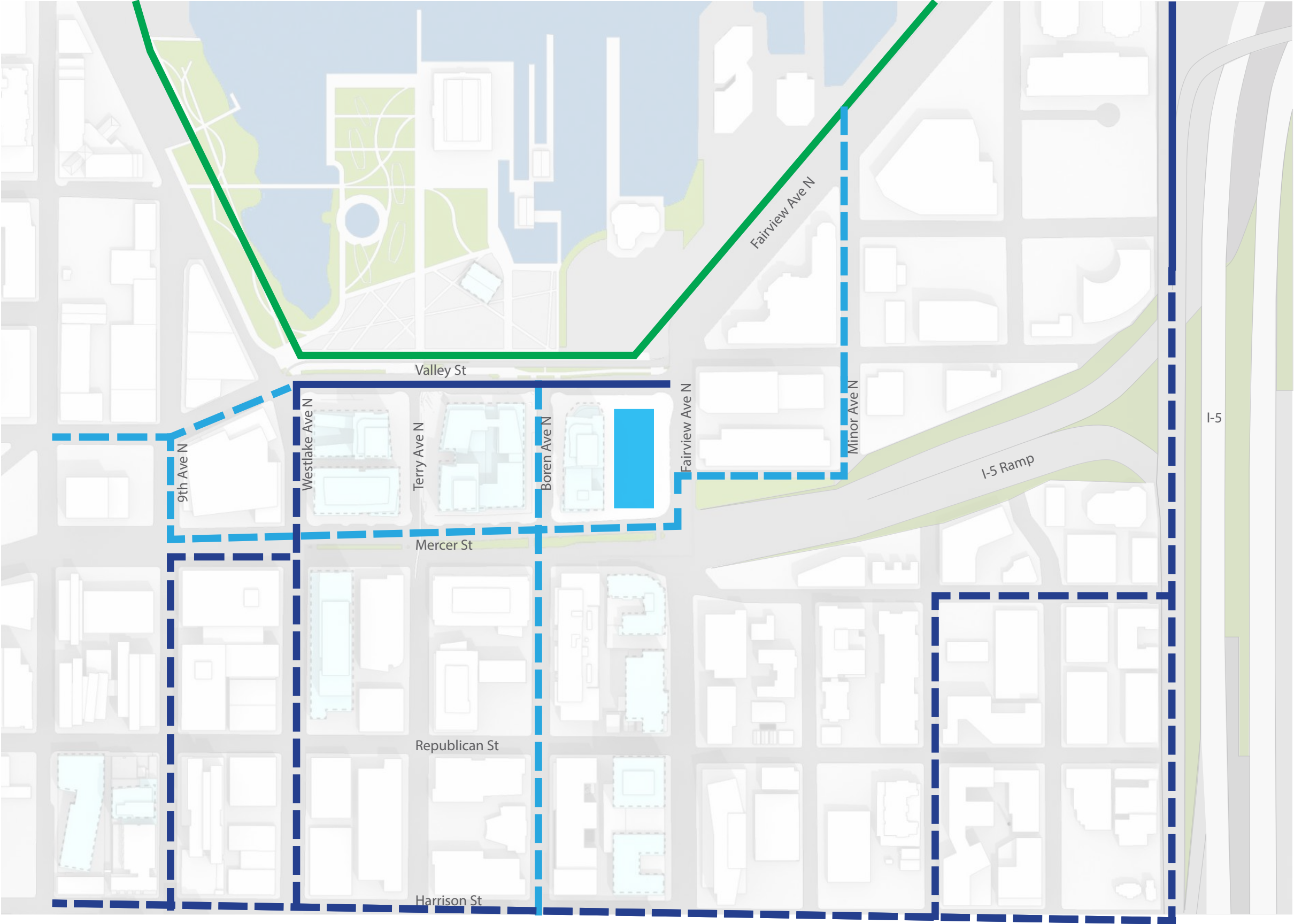
*\*Per SLU Design Guidelines:  
CS2 Urban Pattern & Form  
I. Responding to  
Site Characteristics  
iii. Gateways  
iv. Heart Locations*





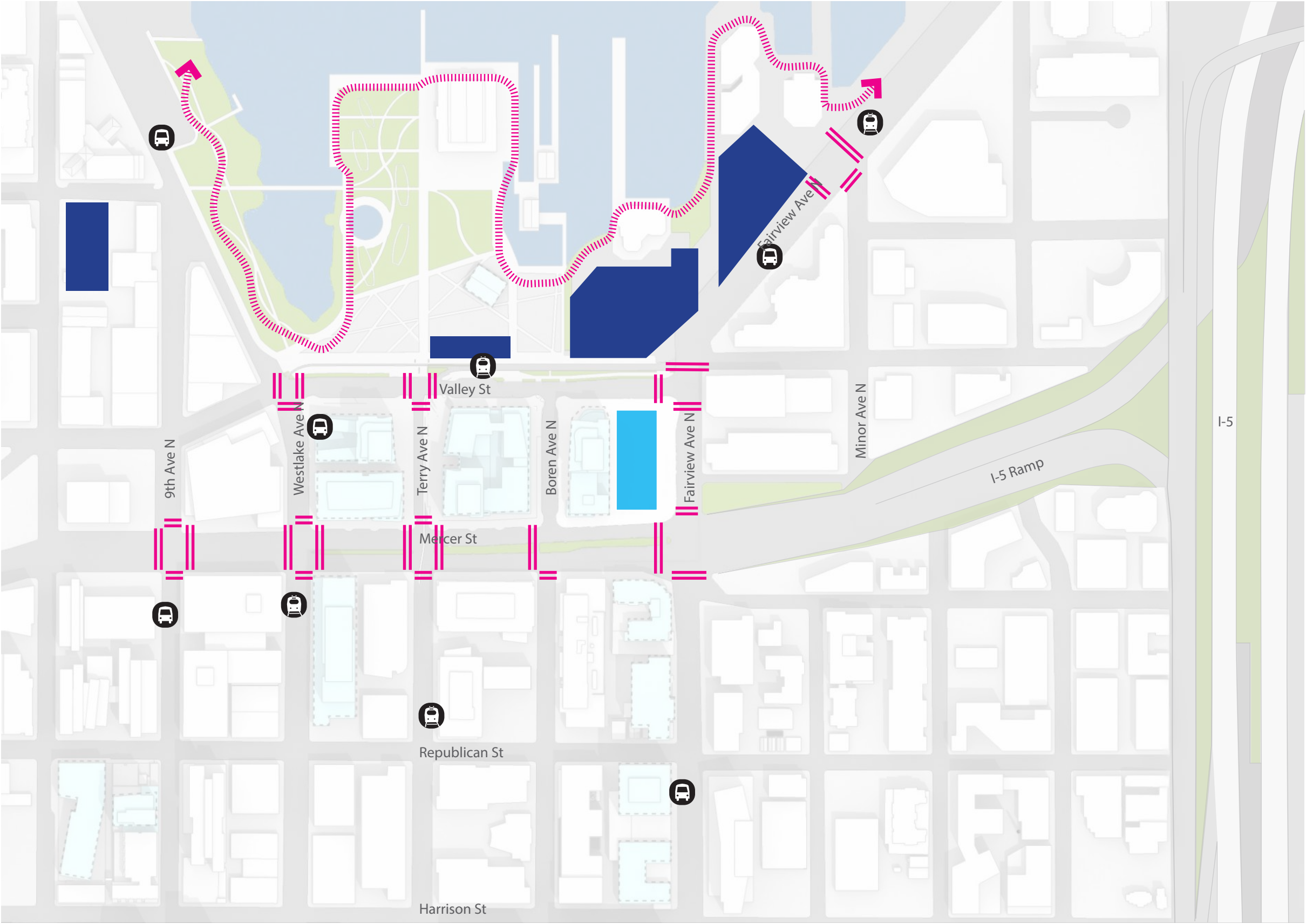
-  Street Car
-  Bus Route
-  Bus Route





- Paved Bike Path
- On-Street Bike Lane
- Shared Roadway
- Unmarked Connector





Cheshiahud  
Lake Union  
Loop



Crosswalk  
Location



Transit Stop



Public Parking





Proposed Development

- Office/ Commercial
- Residential
- Hotel
- Research/Medical
- Museum/ Cultural
- Restaurant
- Storage

- 1 Historic Ship Warf
- 2 Public Dock
- 3 Canoe Carving Area
- 4 Children's Play Area
- 5 Model Boat Pond
- 6 Children's Water Park
- 7 Center for Wooden Boats
- 8 Food Truck/ Farmers Market Area





CS2. Urban Pattern and Form

I. Responding to Site Characteristics

*Encourage provision of “outlooks and overlooks” for the public to view the lake and cityscapes. Examples include provision of public plazas and/or other public open spaces and changing the form or facade setbacks of the building to enhance opportunities for views.*

iii. Gateways

*Reinforce community gateways through the use of architectural elements, streetscape features, landscaping and/or signage.*

B. Height, Bulk, and Scale

*i. Address both the pedestrian and auto experience through building placement, scale and details with specific attention to regional transportation corridors such as Mercer and Fairview.*

*iii. Relate proportions of buildings to the width and scale of the street.*

The proposed design responds to the allowable zoning envelope and resultant presence on the lakefront by employing distinctive massing solutions that respond to the surrounding context while creating vistas within the site both for the public and building occupants. Vistas include public lobby exits with views to the lake and slightly elevated platforms that could accommodate outdoor seating.

The proposed massing at the two gateway corners of the site has been set back from the property line at grade level to allow adequate opportunities for feature landscape elements, signage, and artwork.

The proposed design varies the scale and proportion of the three primary facades in response each corresponding street. Mercer and Fairview being more automobile focused have been scaled appropriately while Valley is more pedestrian focused and articulated.



CS3. Architectural Context and Character

II. Architectural Context

*i. Support the existing fine grained character of the neighborhood with a mix of building styles.*

*iv. Respond to the history and character in the adjacent vicinity in terms of patterns, style, and scale.*

The proposal enhances the existing diversity of building styles by adding a contemporary jewel serving not only as an entry to the lakefront area but to the city of Seattle from the I-5 offramp. Symbolic references to the areas maritime and industrial will influence the design at many scales from overall massing to minute details.

PL1. Connectivity

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.*

Pedestrian open spaces have been strategically placed and scaled to support adequate transitions, connections, support, or buffering between the public and private realm as needed.



PL3. Street-Level Interaction

- I. Streetscape Compatibility  
*Where appropriate, consider a reduction in the required amount of commercial and retail space at the ground level. Place retail in areas that are conducive to the use and will be successful.*
- II. Human Activity  
*ii. Design facades to encourage activity to spill out from business onto the sidewalk, and vice-versa.*

The proposal seeks to place ground level volumetrically flexible spaces in locations that best serve the public while preserving less desirable frontages and more volume restricted spaces for private commercial use. No bonus FAR is being pursued to allow for more sculpting and public space formation through massing moves.

The proposed grade level encourages spill out from the interior to the exterior and vice versa through midblock access, small commercial spaces at plazas and lobbies adjacent to plazas.

DC2. Architectural Concept

- I. Architectural Concept and Consistency  
*Design the “fifth elevation” — the roofscape — in addition to the streetscape.*

An occupied terrace is being considered for a portion of the roof, providing expansive views of the lake and providing a pleasant “fifth elevation” for the surrounding taller building occupants.

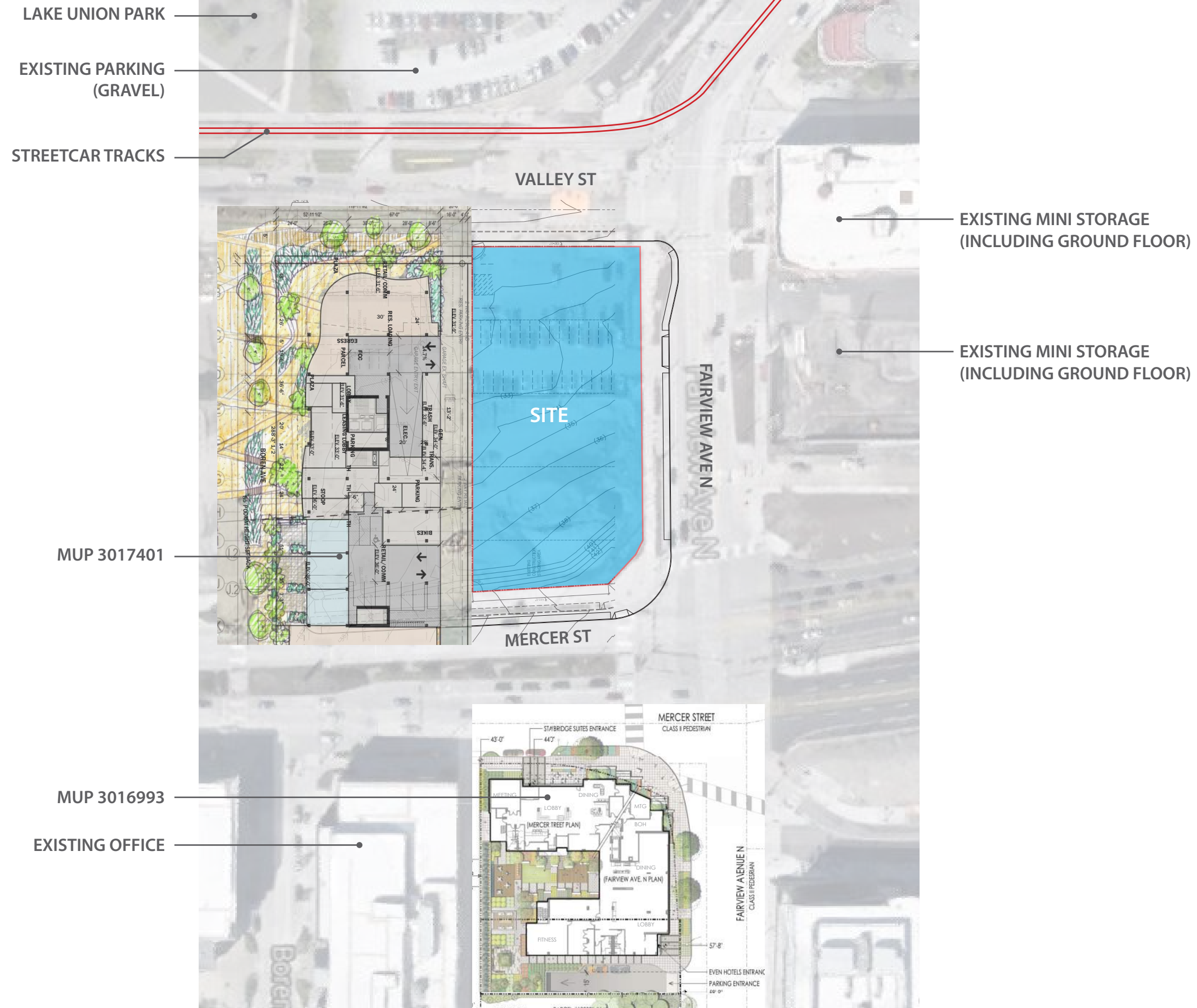
DC3. Open Space Concept

- II. Landscaping To Enhance The Building And/Or Site  
*Consider integrating artwork into publicly accessible areas of a building and landscape that evokes a sense of place related to the previous uses of the area.*
- III. Landscape Design To Address Special Site Conditions  
*Landscaping should be designed to take advantage of views to waterfront and downtown Seattle.*

Distinct landscape elements and possibly artwork is proposed to be integrated into one if not both of the gateway corner plazas. The historic context of the area will have influence over landscape and potential artwork design decisions.

The site’s topography and proximity to the lake allows for slightly elevated landscaped vistas where the public may experience views of Lake Union Park as well as Chandlers Cove and lake beyond.





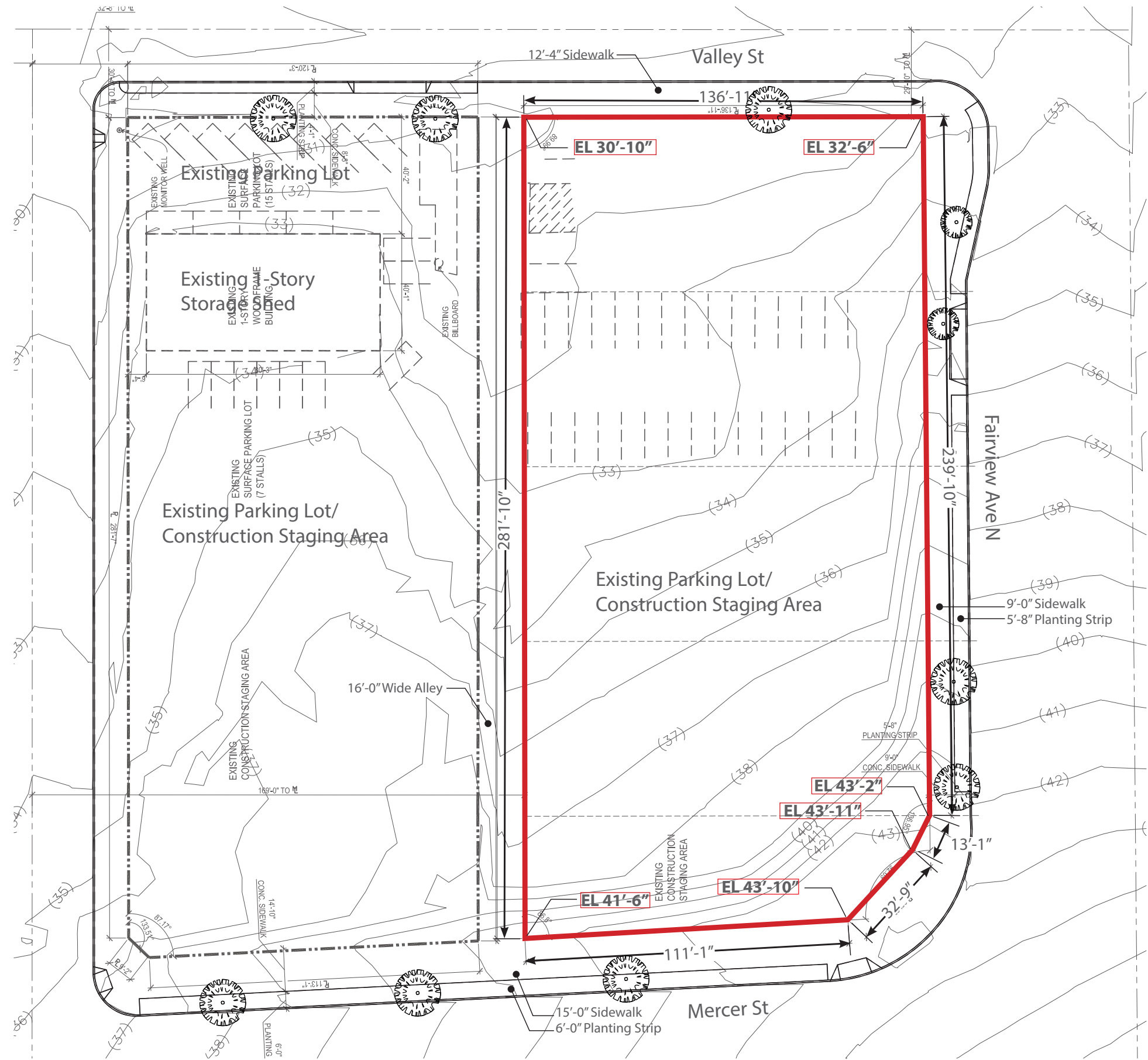
# Existing Site Plan

**Site Area:**  
37,947 square feet with approximately 257 FT of frontage on Fairview Avenue N, 125 FT of frontage on Mercer Street, and 136 FT of frontage on Valley Street.

**Topography:**  
The site slopes from elevation ~ 44'-0" in the southeast corner down to ~ 31'-0" in the northwest corner.

**Tree Survey:**  
There are no significant trees on the site. Trees are located within the sidewalk Right-of-way.

**Existing Buildings:**  
There are no existing buildings on site, a construction staging area and existing parking occupy the site.





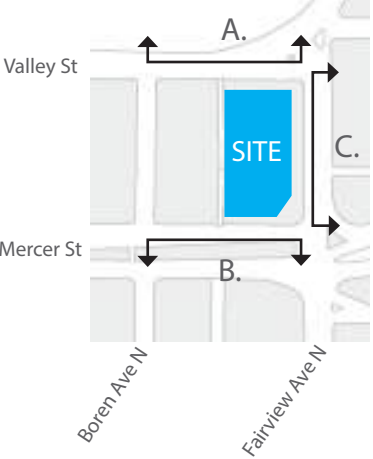
A.

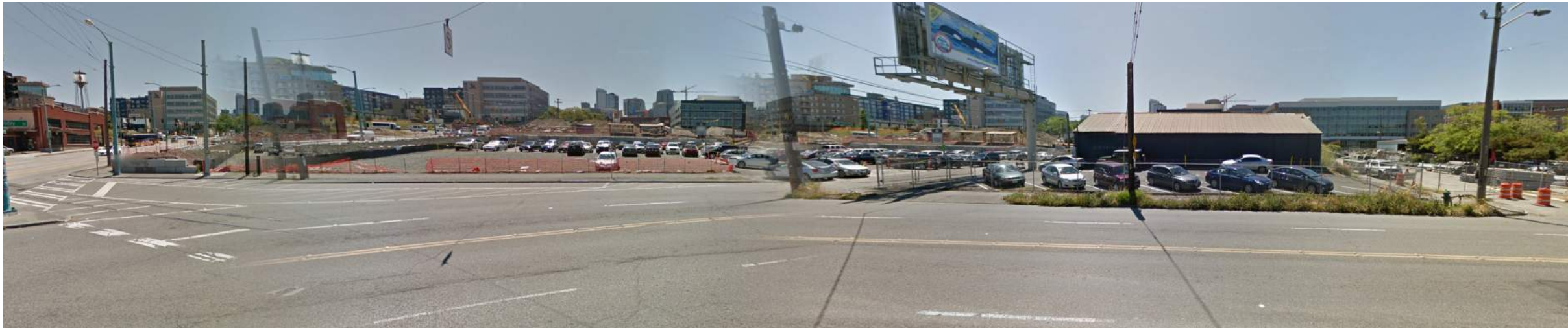


B.



C.





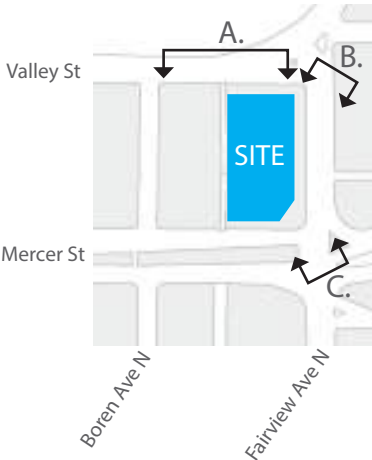
A.



B.



C.



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### Massing Option- *Piers*



#### Pros:

- Multiple volumes create smaller masses within the overall building.
- Lobby entry is highlighted through lifting of corner volume.
- The *Pier* concept relates to nautical themes.
- Does not require a design departure.

#### Cons:

- Mundane massing for a Gateway/Landmark site.
- Absence of stepping at upper levels creates monolithic appearance.

### Massing Option- *Stack*



#### Pros:

- Massing is articulated in a simple but bold arrangement of volumes suitable to a gateway/landmark site.
- Grade level is pulled back from the upper volumes to allow a definition of the pedestrian zone.
- The *Stack* concept relates to the lumber industry/sawmill historically occupying the area.

#### Cons:

- The massing treatment and the north and south are similar.
- The massing encroaches on the required setbacks at Fairview and Valley.

### Preferred Massing Option- *Wake*

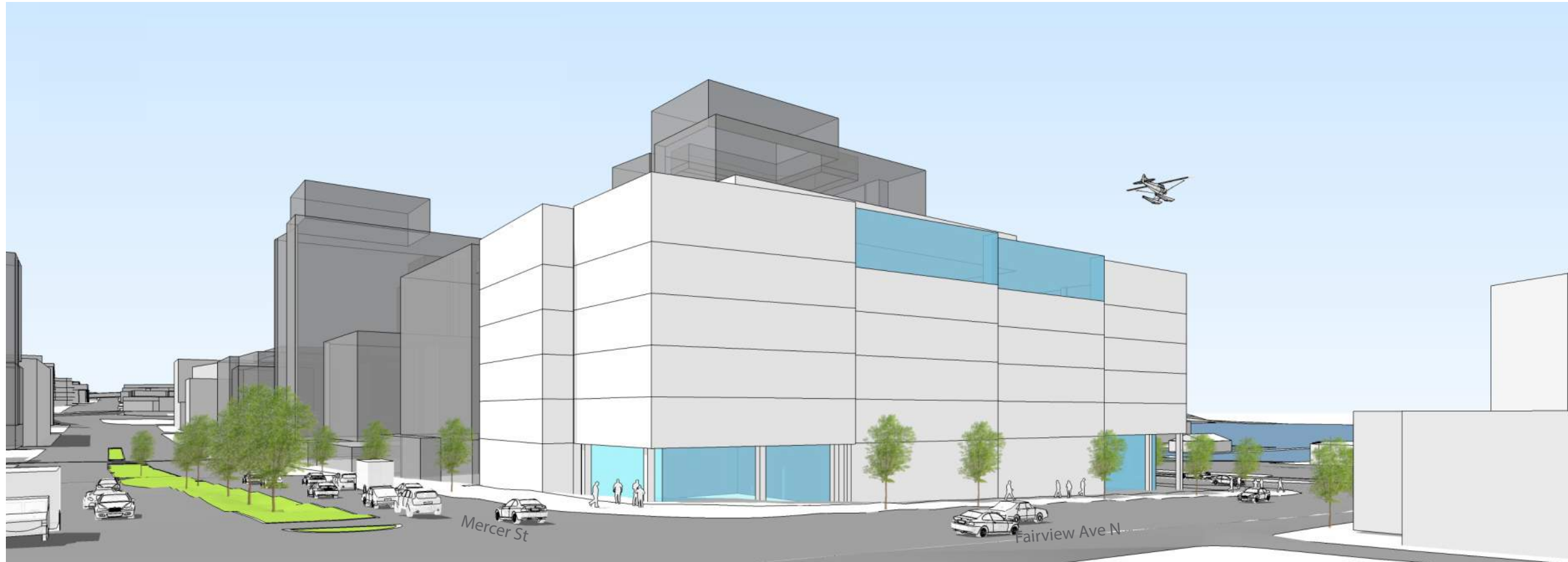


#### Pros:

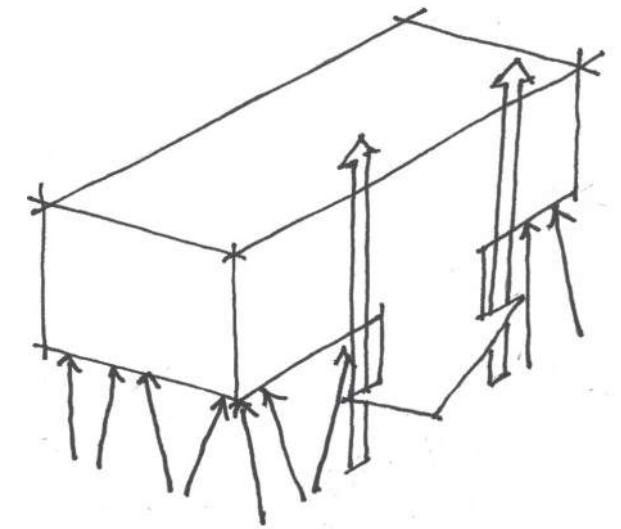
- The massing folds back at the north and south, allowing more access to view corridors.
- The south volume is less articulated, responding to Mercer St and the urban context, while the north volume is more articulated responding to the lake views and pedestrian focused environment.
- The *Wake* concept ties into nautical and natural themes.

#### Cons:

- The massing is one interconnected articulated volume.
- The massing encroaches on the required setbacks at Fairview and Valley.



View looking west on Mercer St



**Pros:**

- Multiple volumes create smaller masses within the overall building.
- Lobby entry is highlighted through lifting of corner volume.
- The *Pier* concept relates to nautical themes.
- Does not require a design departure.

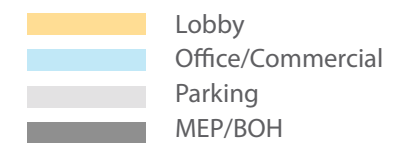
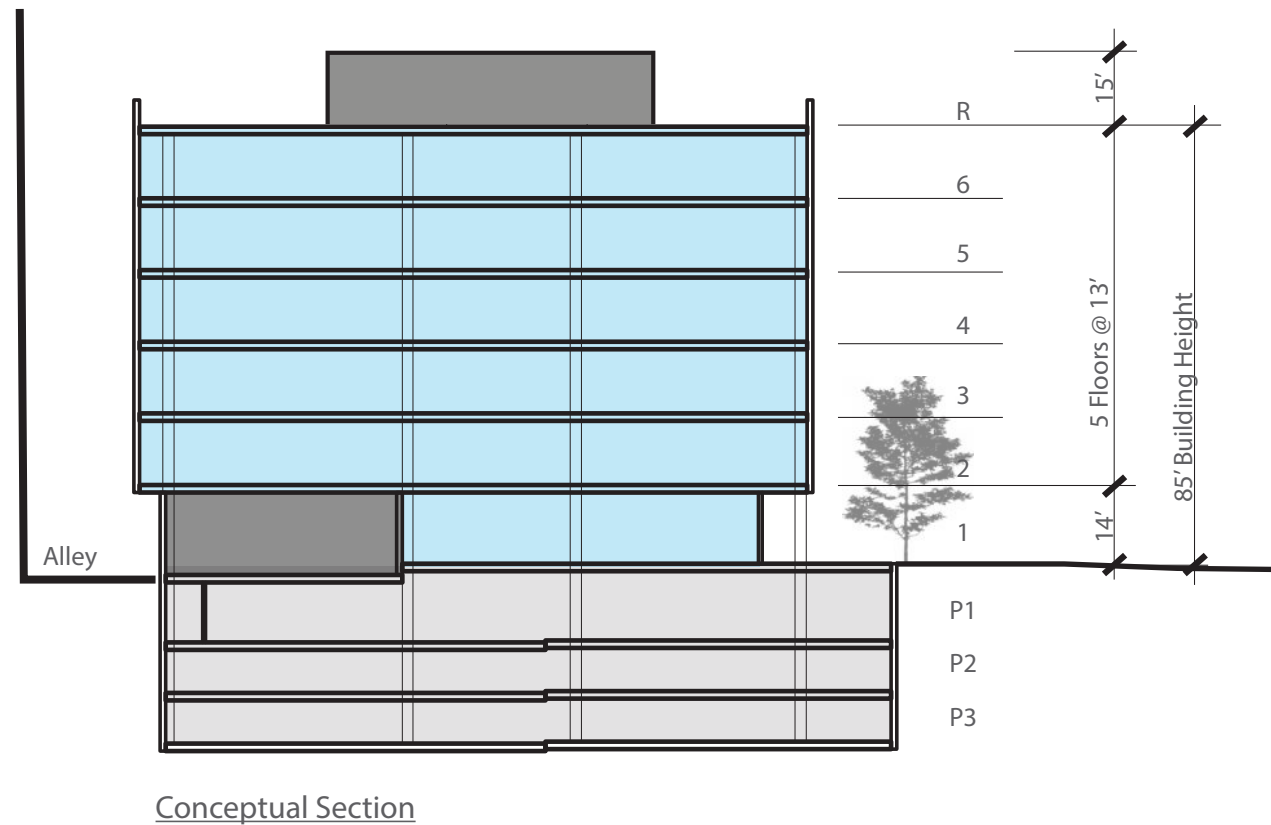
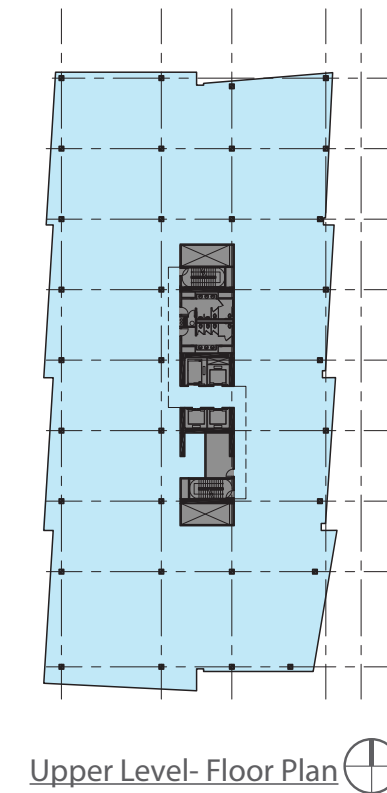
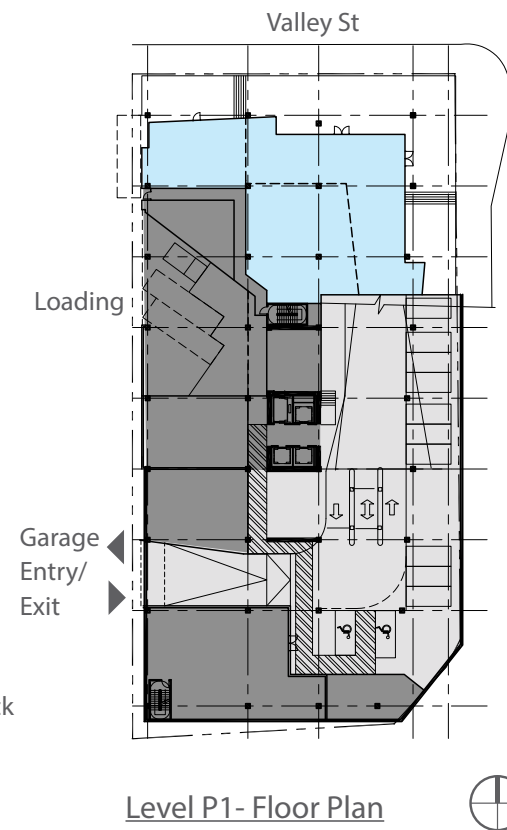
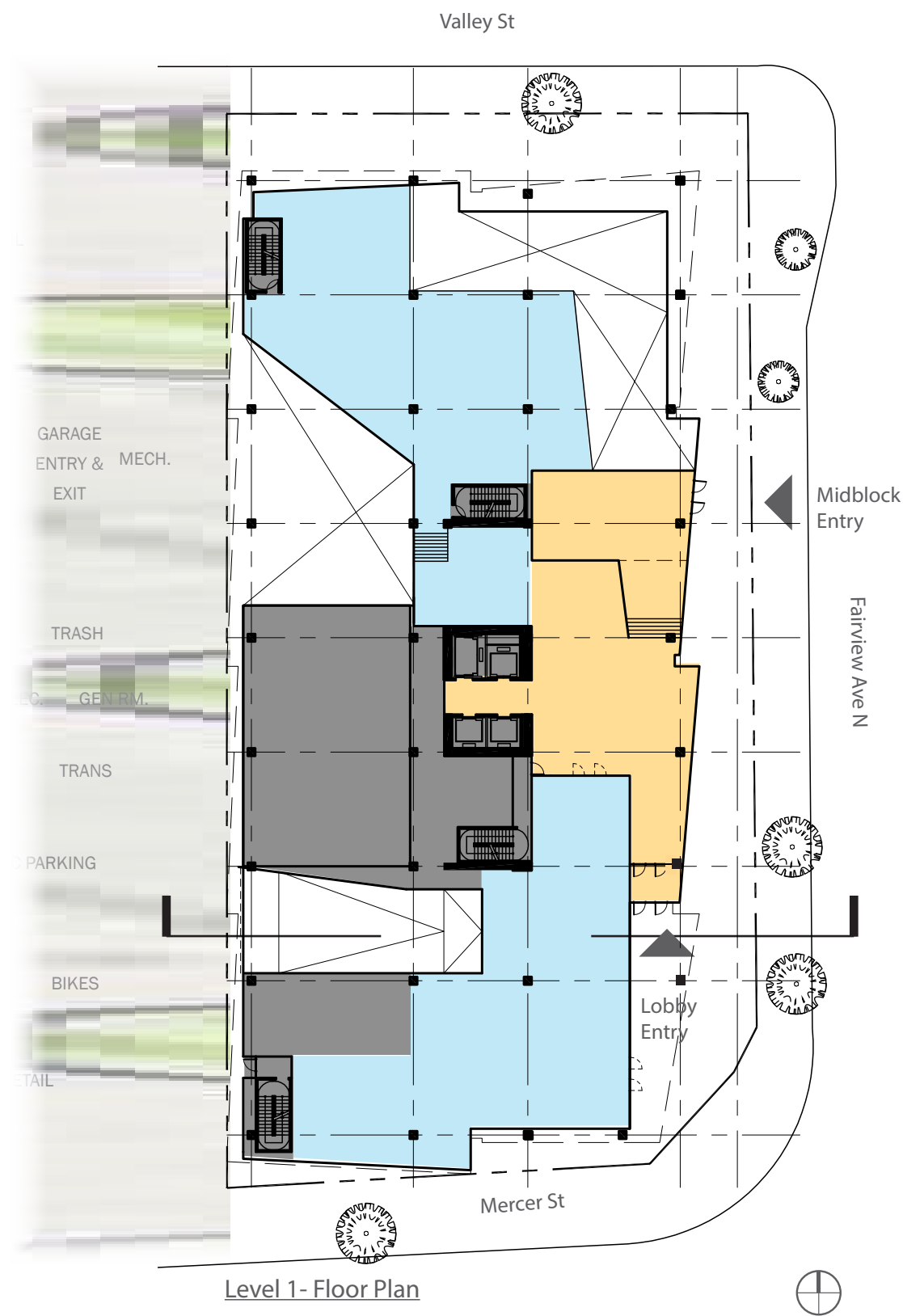
**Cons:**

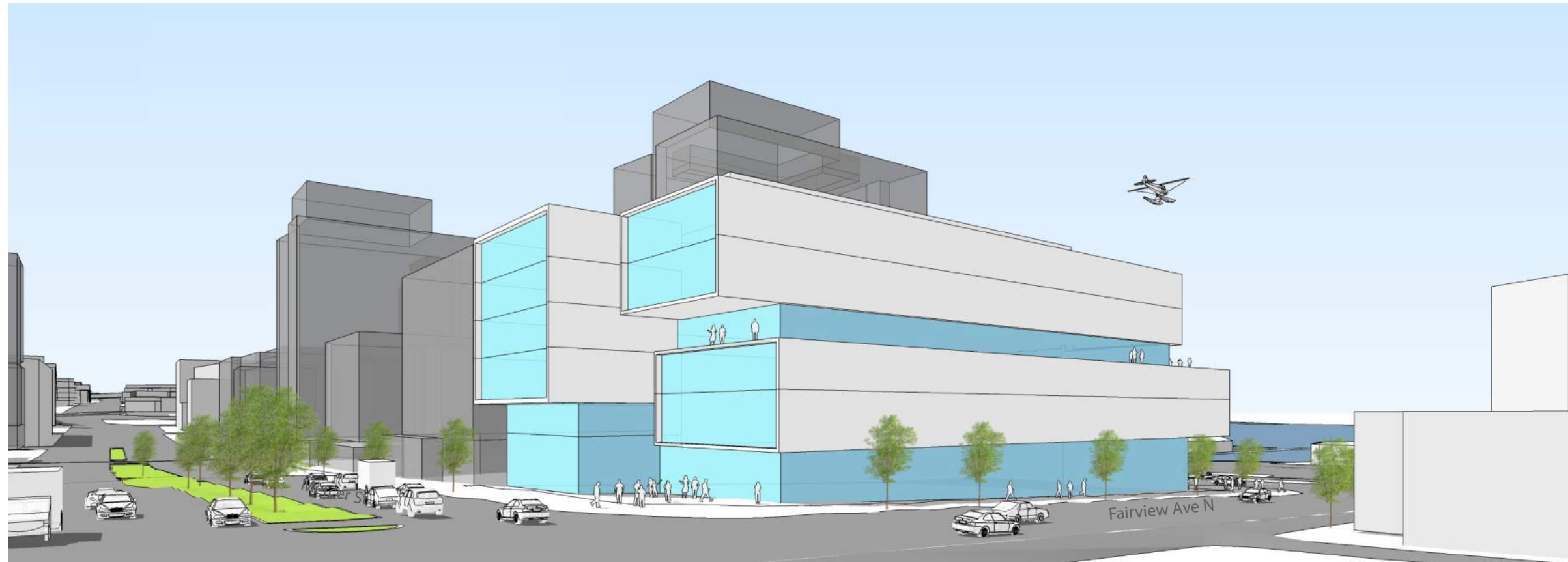
- Mundane massing for a Gateway/Landmark site.
- Absence of stepping at upper levels creates monolithic appearance.



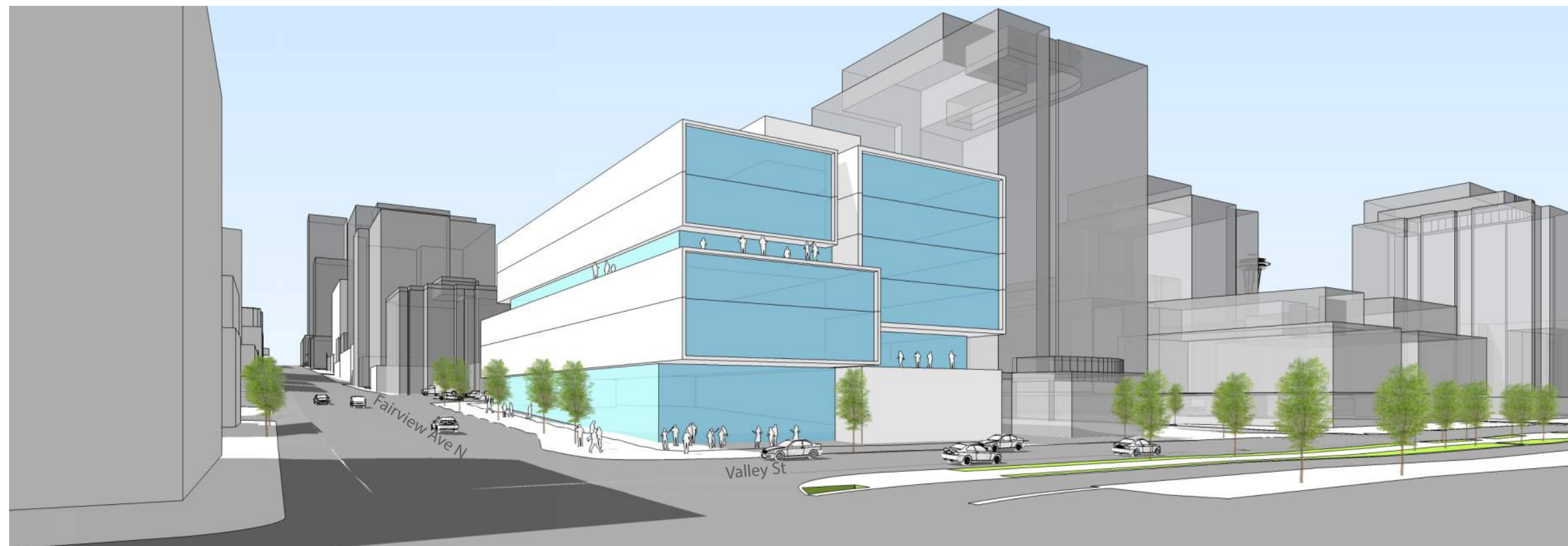
View looking south on Fairview Ave N



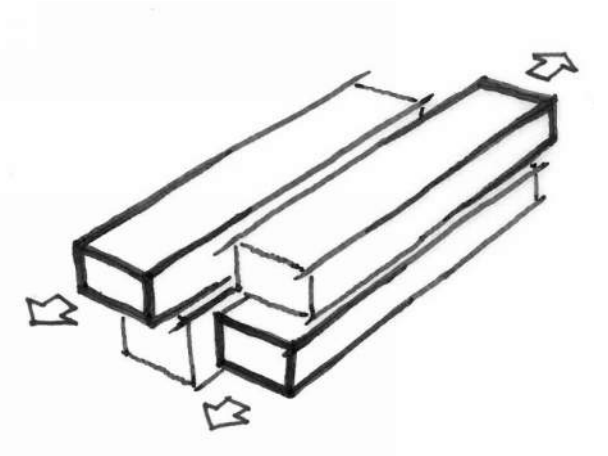




View looking west on Mercer St



View looking south on Fairview Ave N

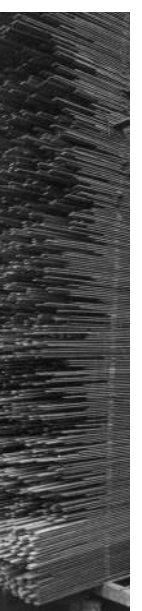


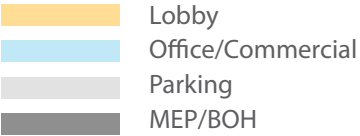
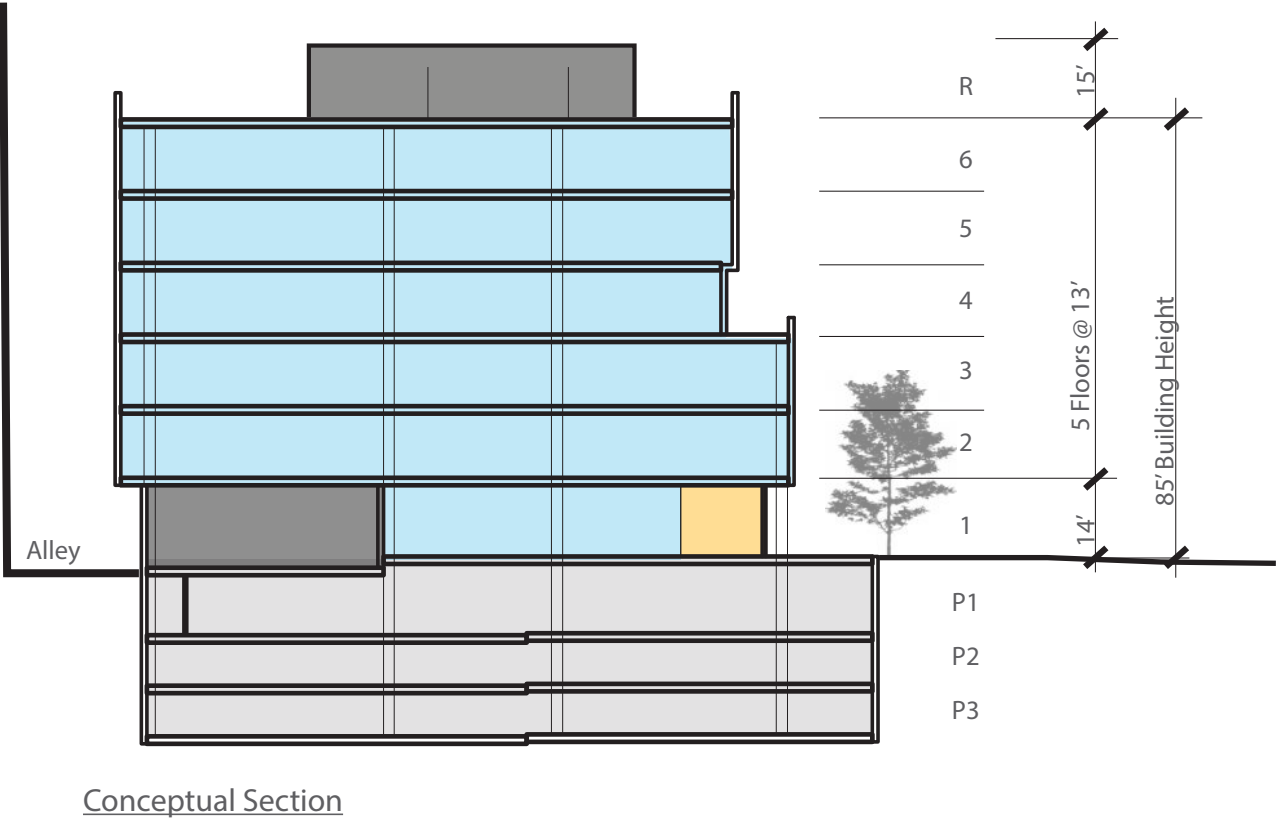
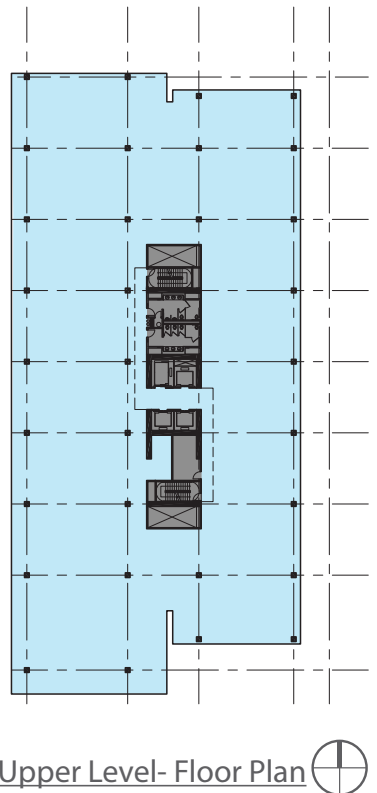
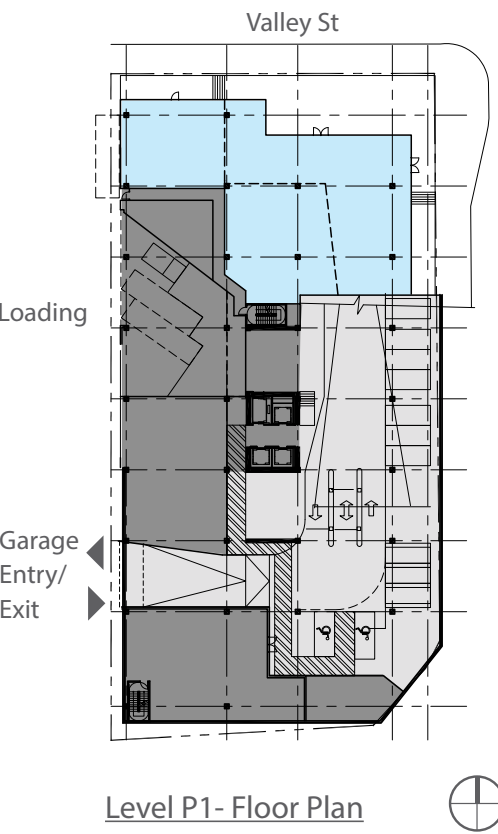
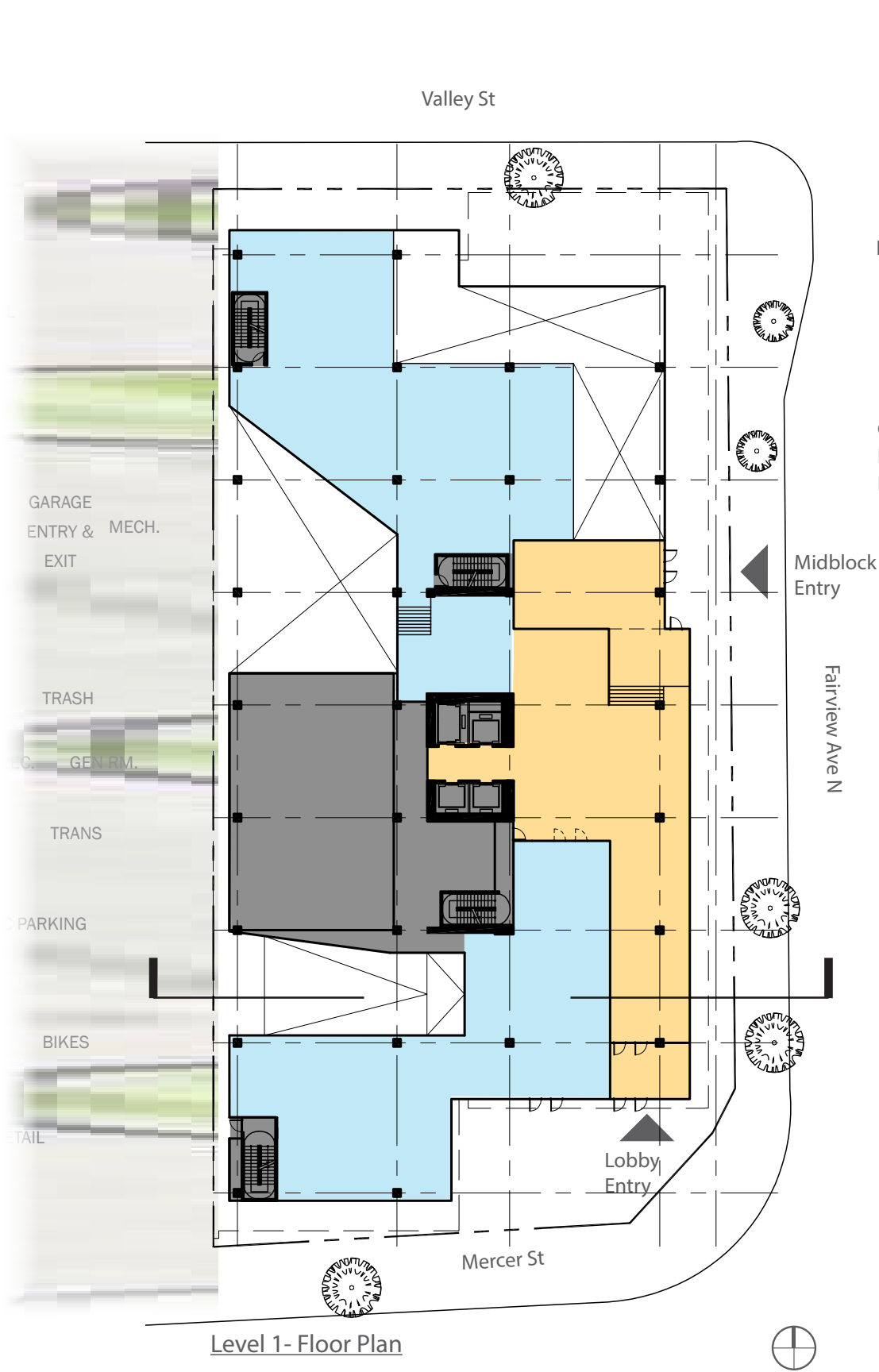
**Pros:**

- Massing is articulated in a simple but bold arrangement of volumes suitable to a gateway/ landmark site.
- Grade level is pulled back from the upper volumes to allow a definition of the pedestrian zone.
- The *Stack* concept relates to the lumber industry/ sawmill historically occupying the area.

**Cons:**

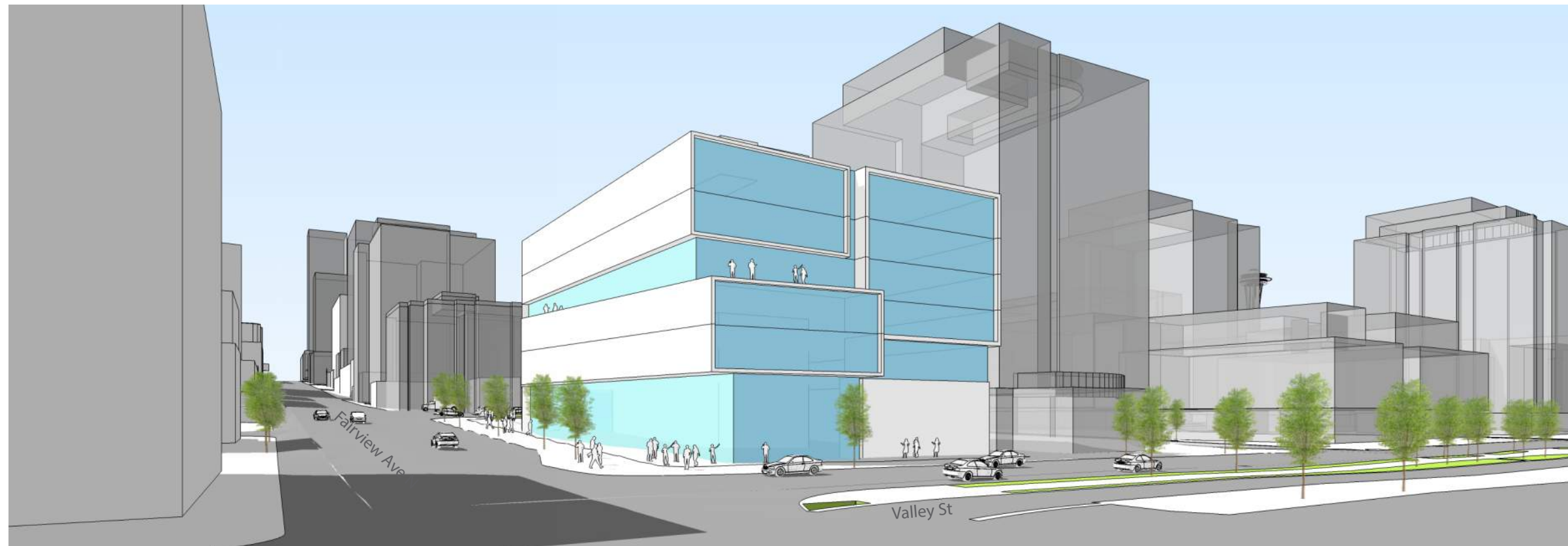
- The massing treatment and the north and south are similar.
- The massing encroaches on the required setbacks at Fairview and Valley.



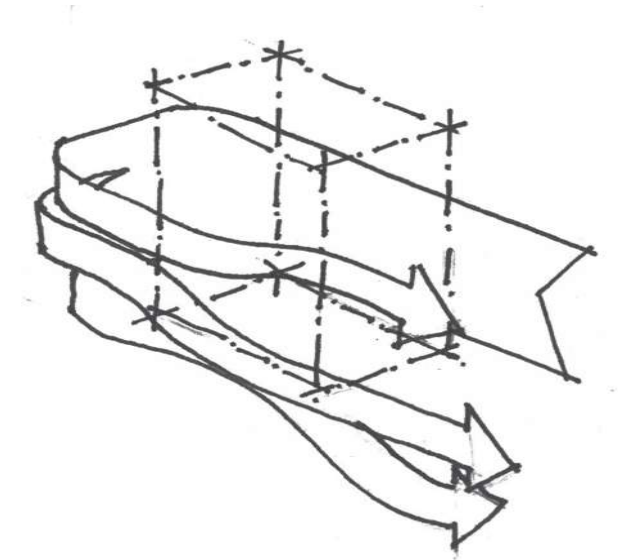




View looking west on Mercer St



View looking south on Fairview Ave N



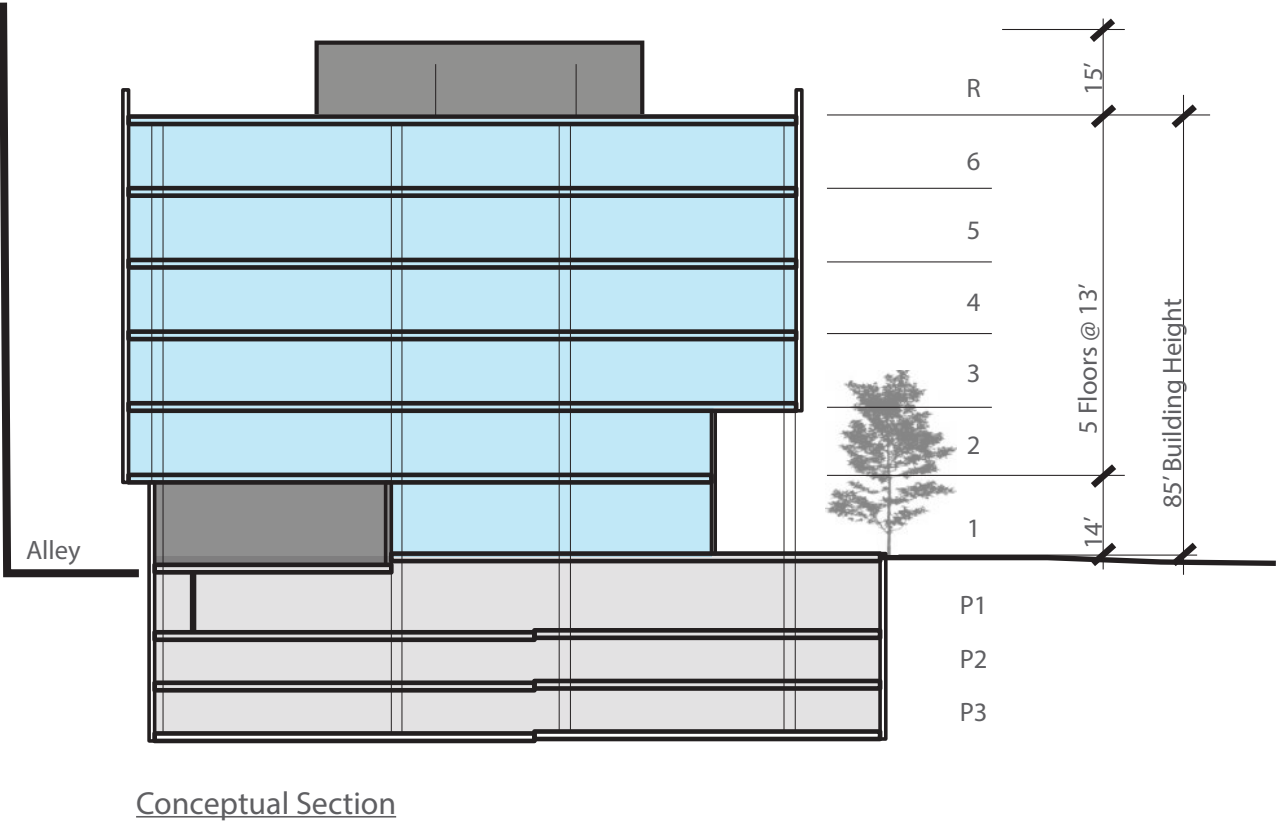
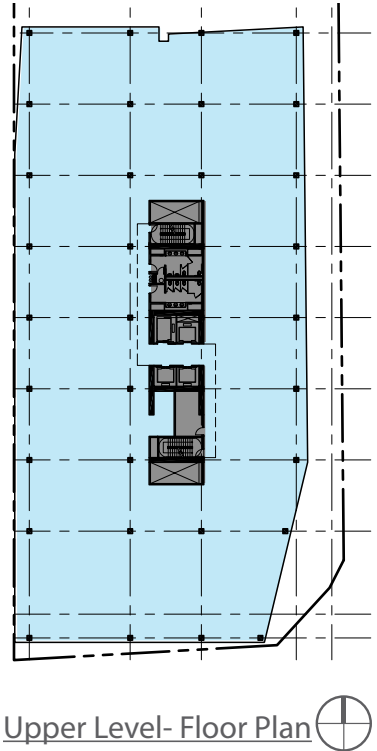
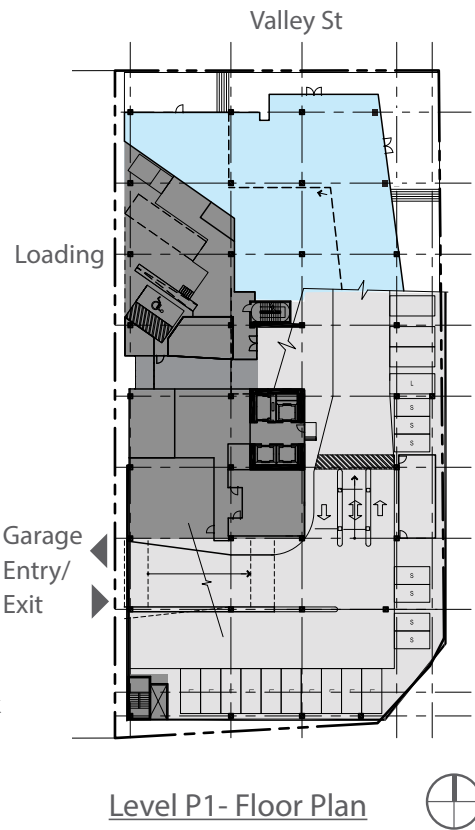
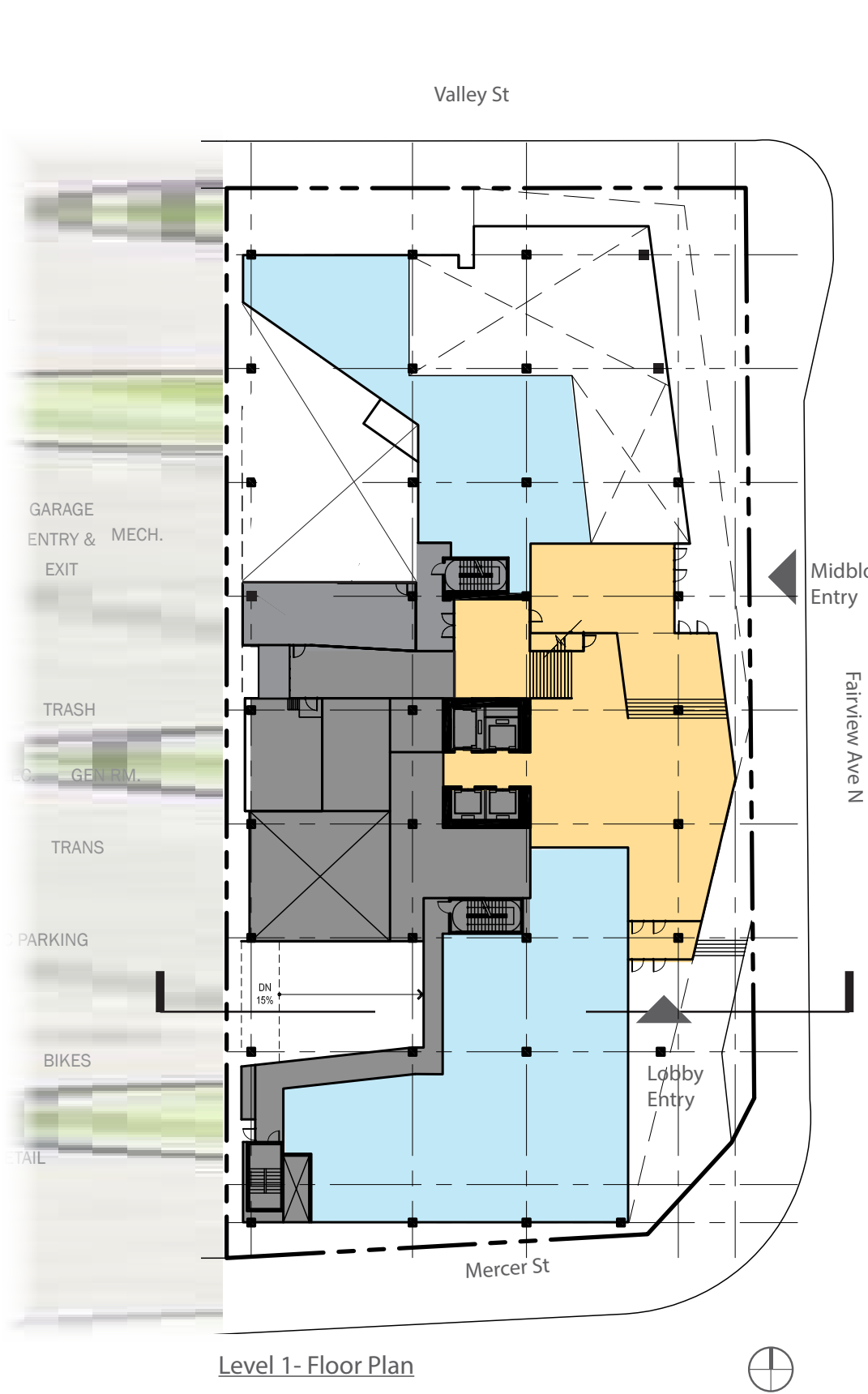
**Pros:**

- The massing folds back at the north and south, allowing more access to view corridors.
- The south volume is less articulated, responding to Mercer St and the urban context, while the north volume is more articulated responding to the lake views and pedestrian focused environment.
- The *Wake* concept ties into nautical and natural themes.

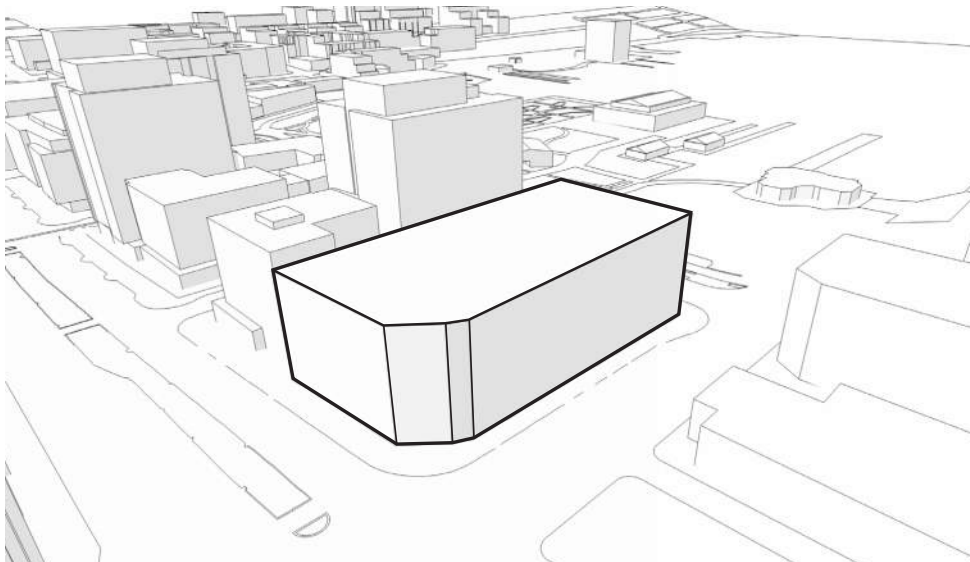
**Cons:**

- The massing is one interconnected articulated volume.
- The massing encroaches on the required setbacks at Fairview and Valley.

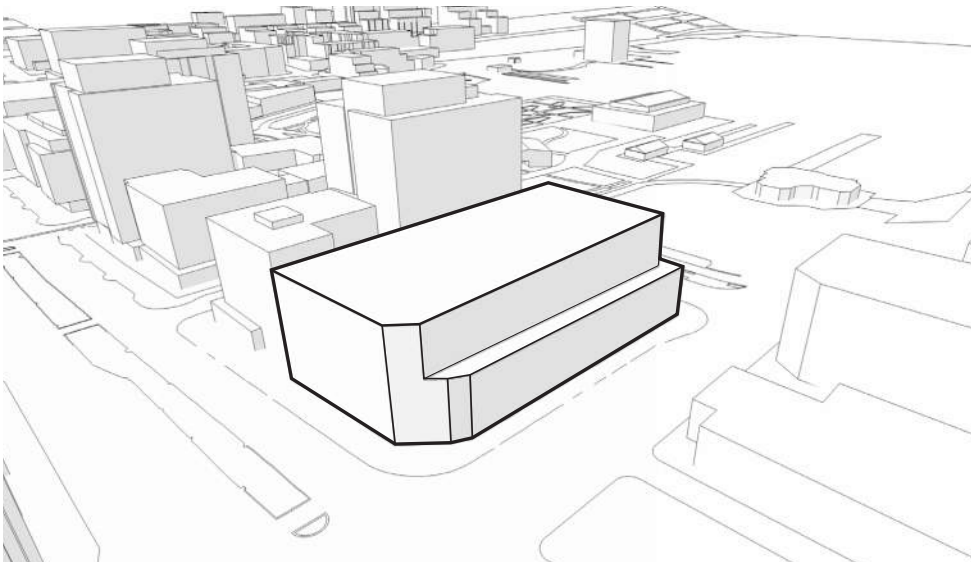




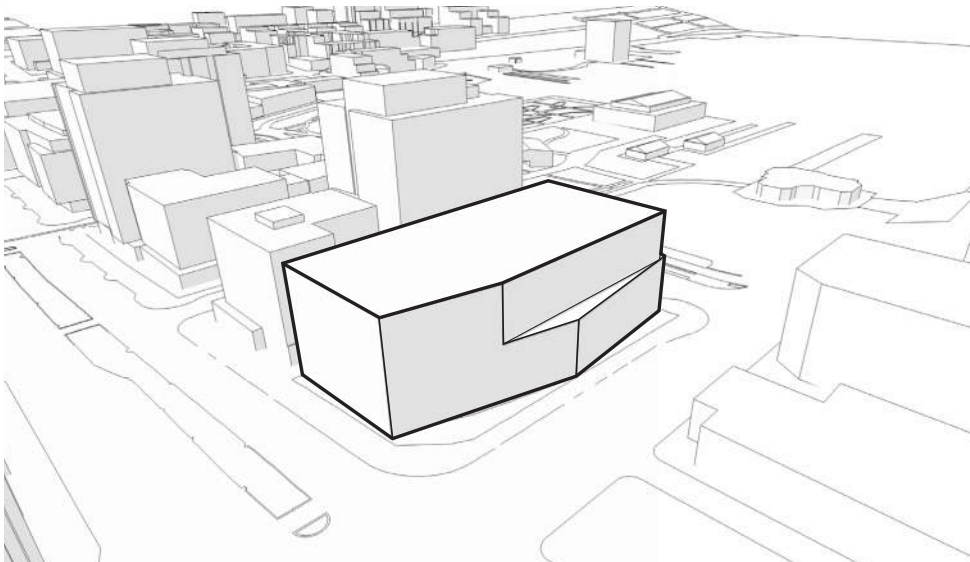
- Lobby
- Office/Commercial
- Parking
- MEP/BOH



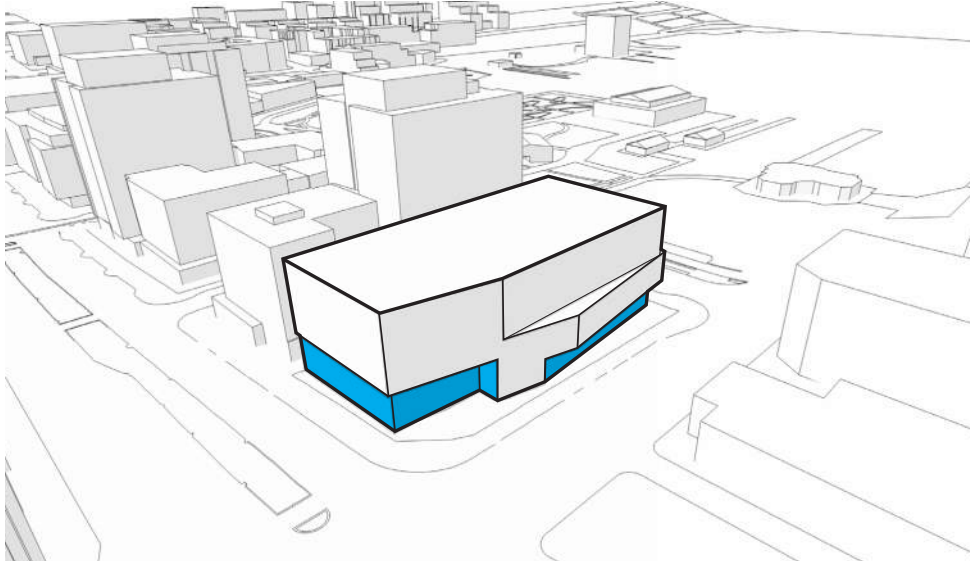
1. Height Limit



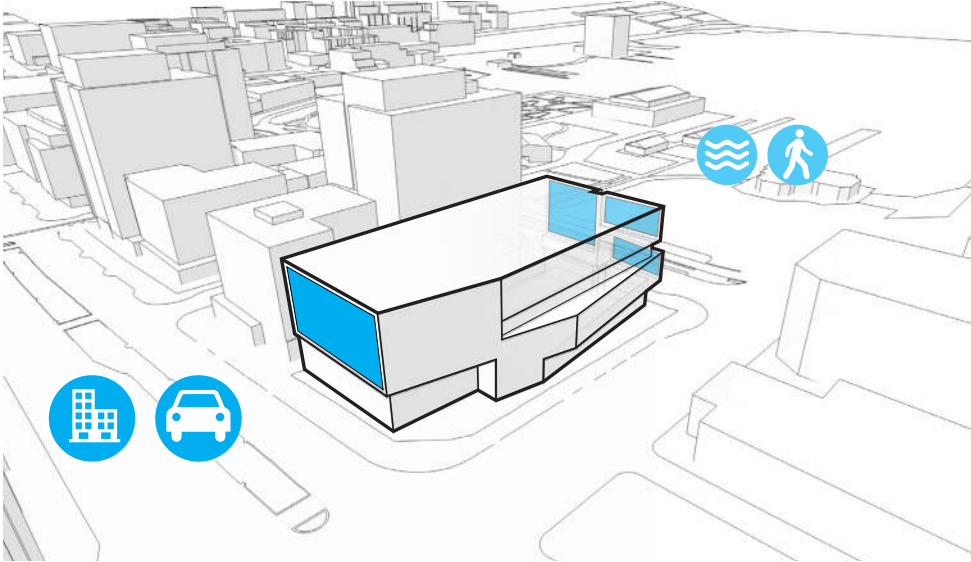
2. Required Setbacks



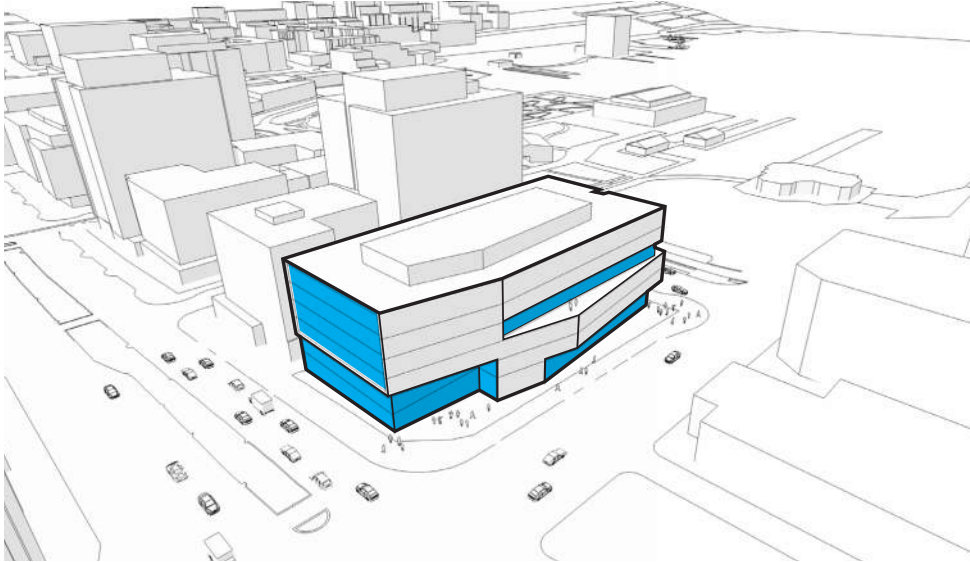
3. Response to View Corridors & Gateways



4. Pedestrian Zone & Entry

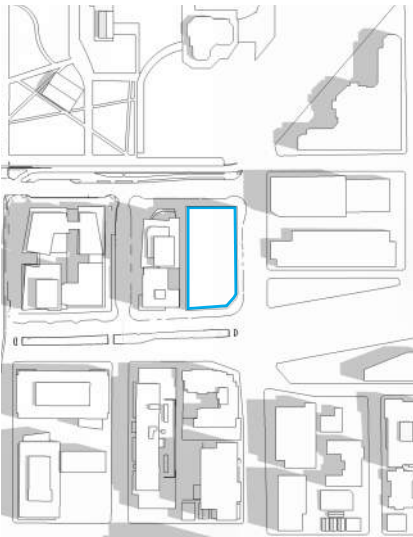


5. Scale Response

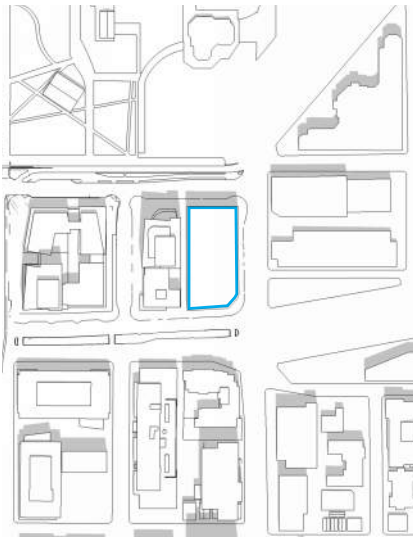


6. Proposed Massing

Summer- June 21st



9:00 am

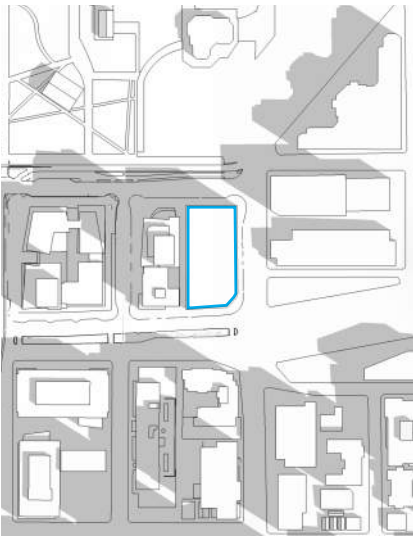


12:00 pm

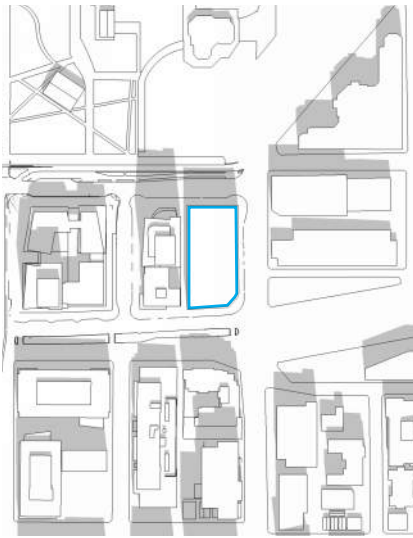


3:00 pm

Spring & Fall- March & Sept. 20th



9:00 am

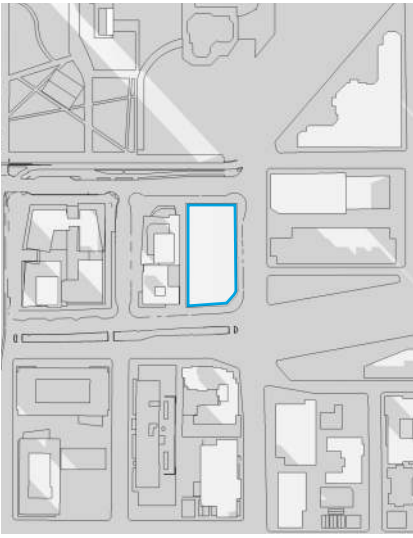


12:00 pm

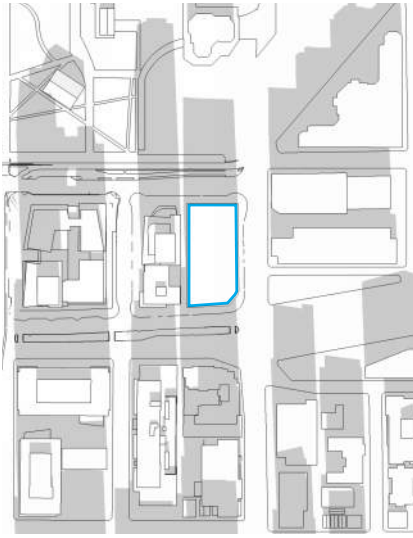


3:00 pm

Winter- December 21st



9:00 am



12:00 pm



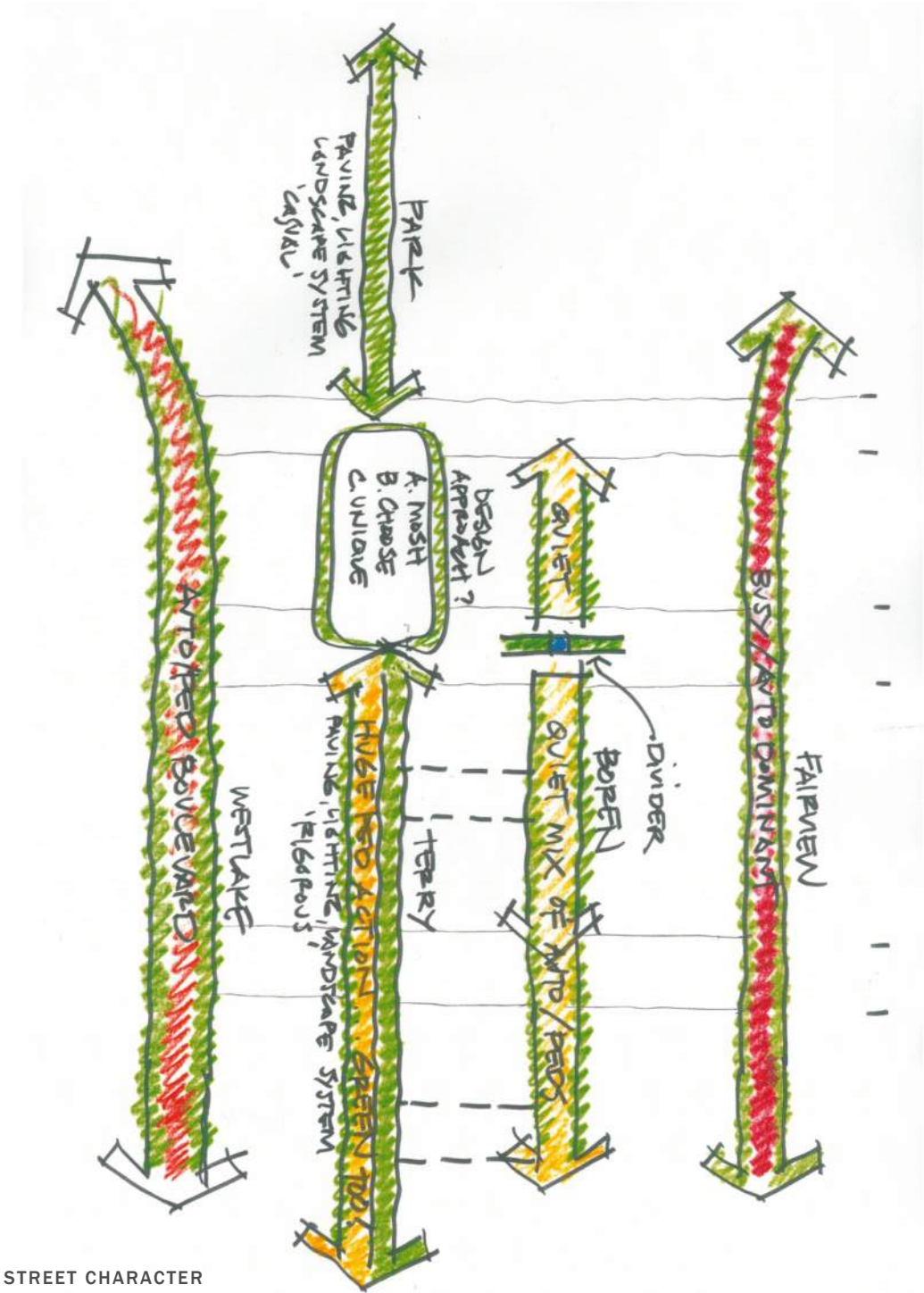
3:00 pm



STREET CONTEXT

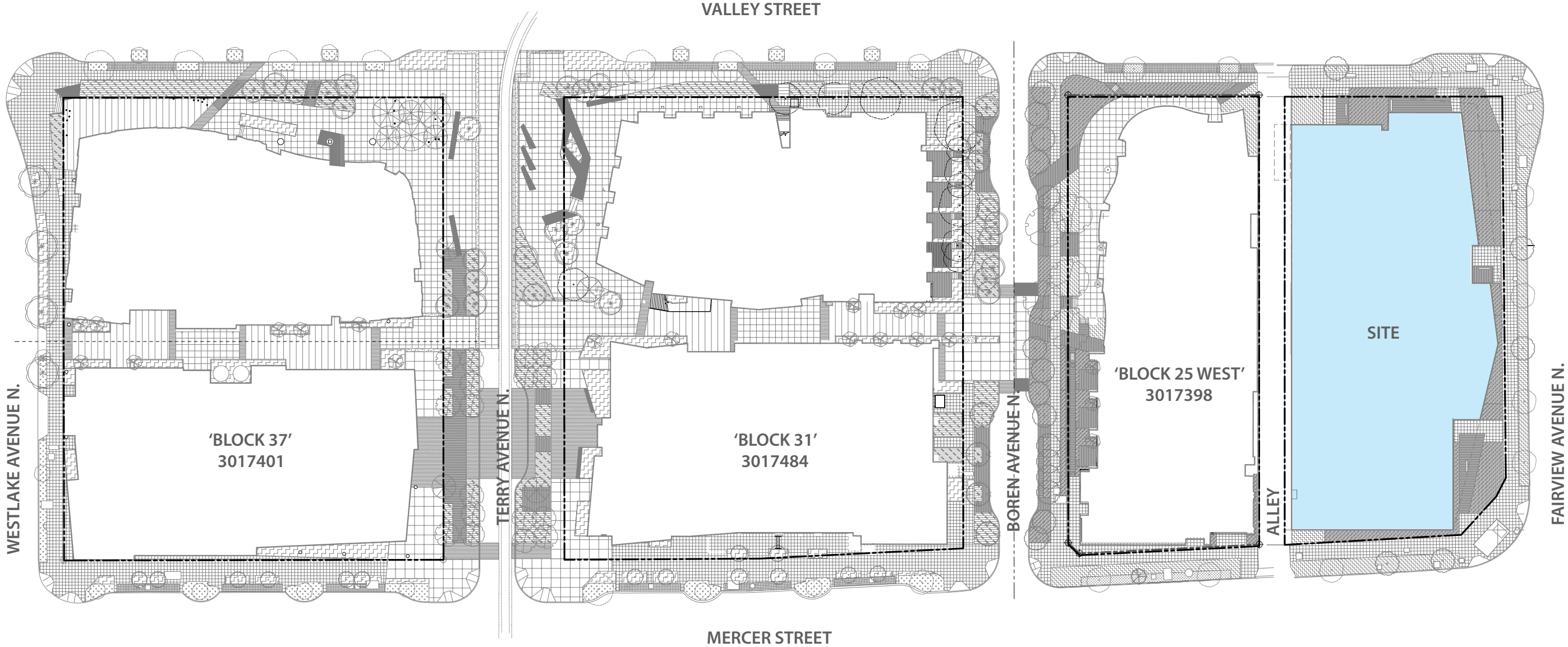


SURROUNDING BLOCKS



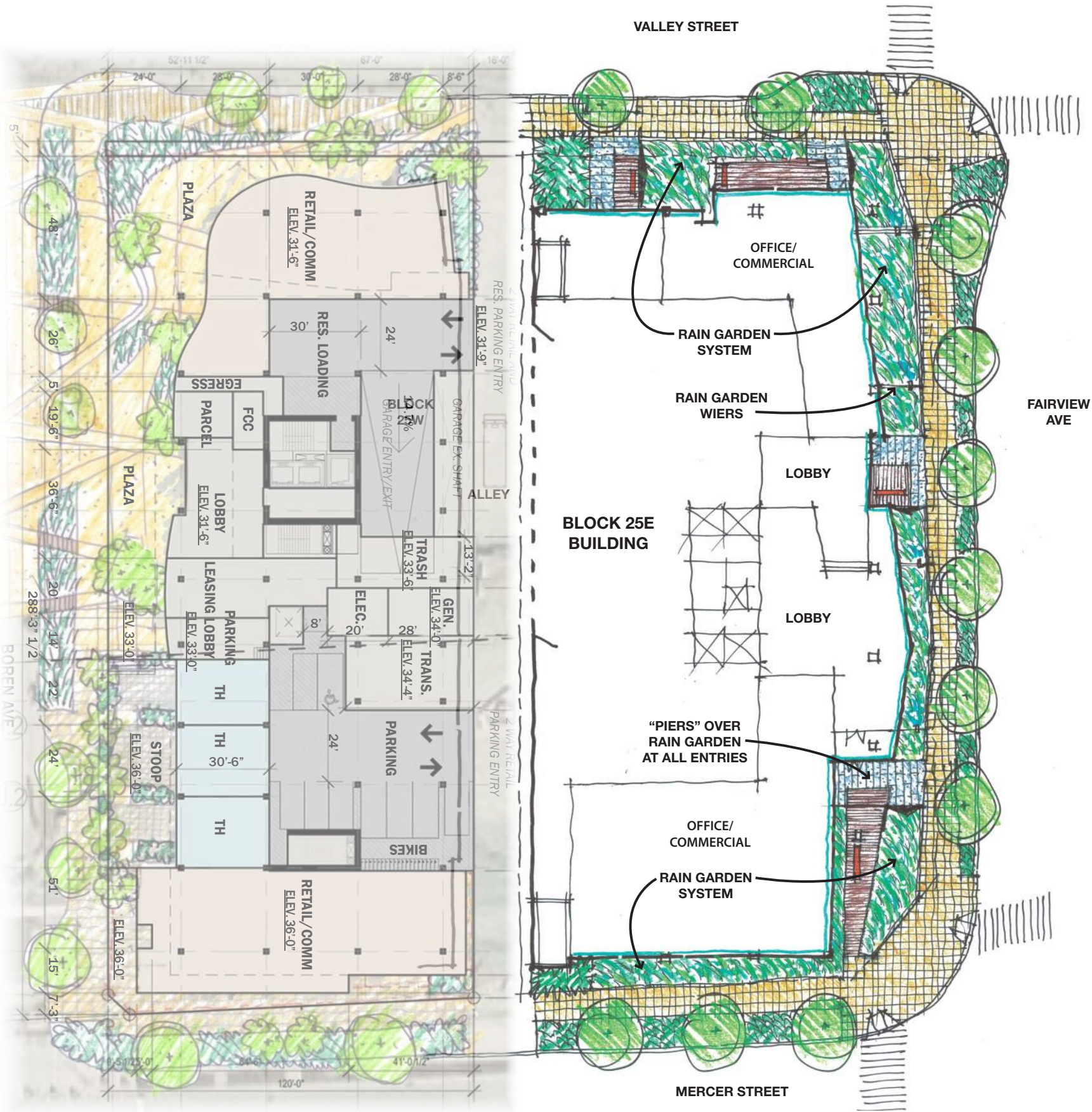
STREET CHARACTER

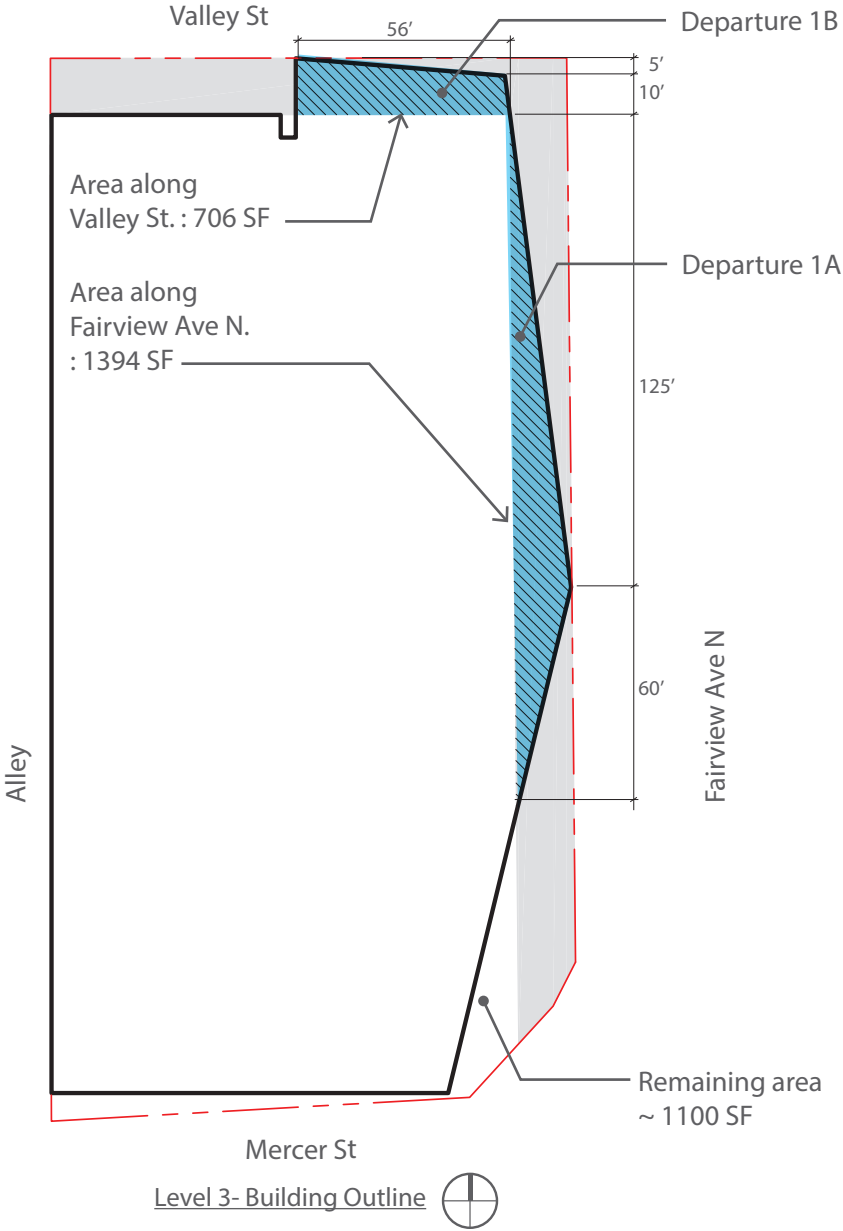
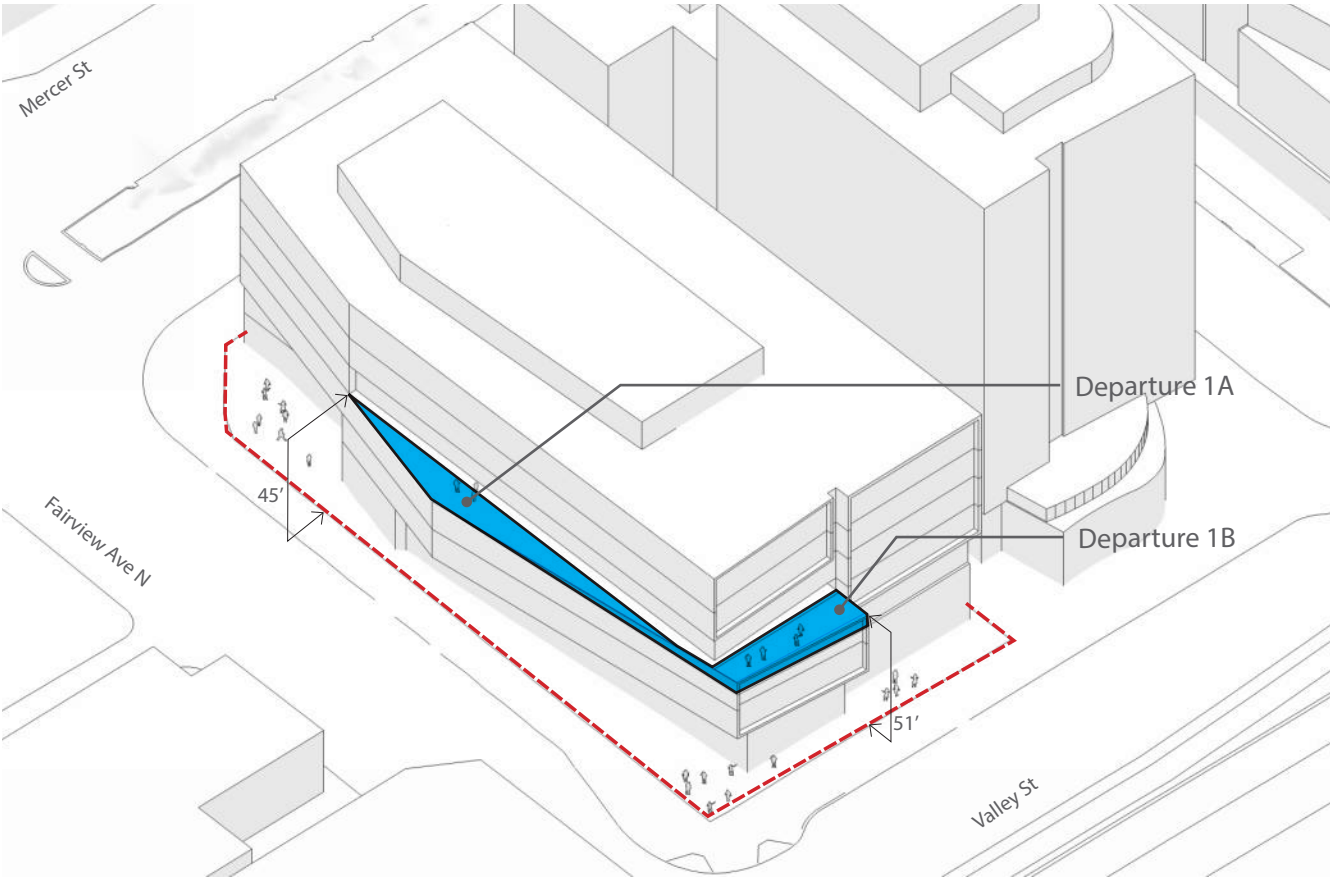
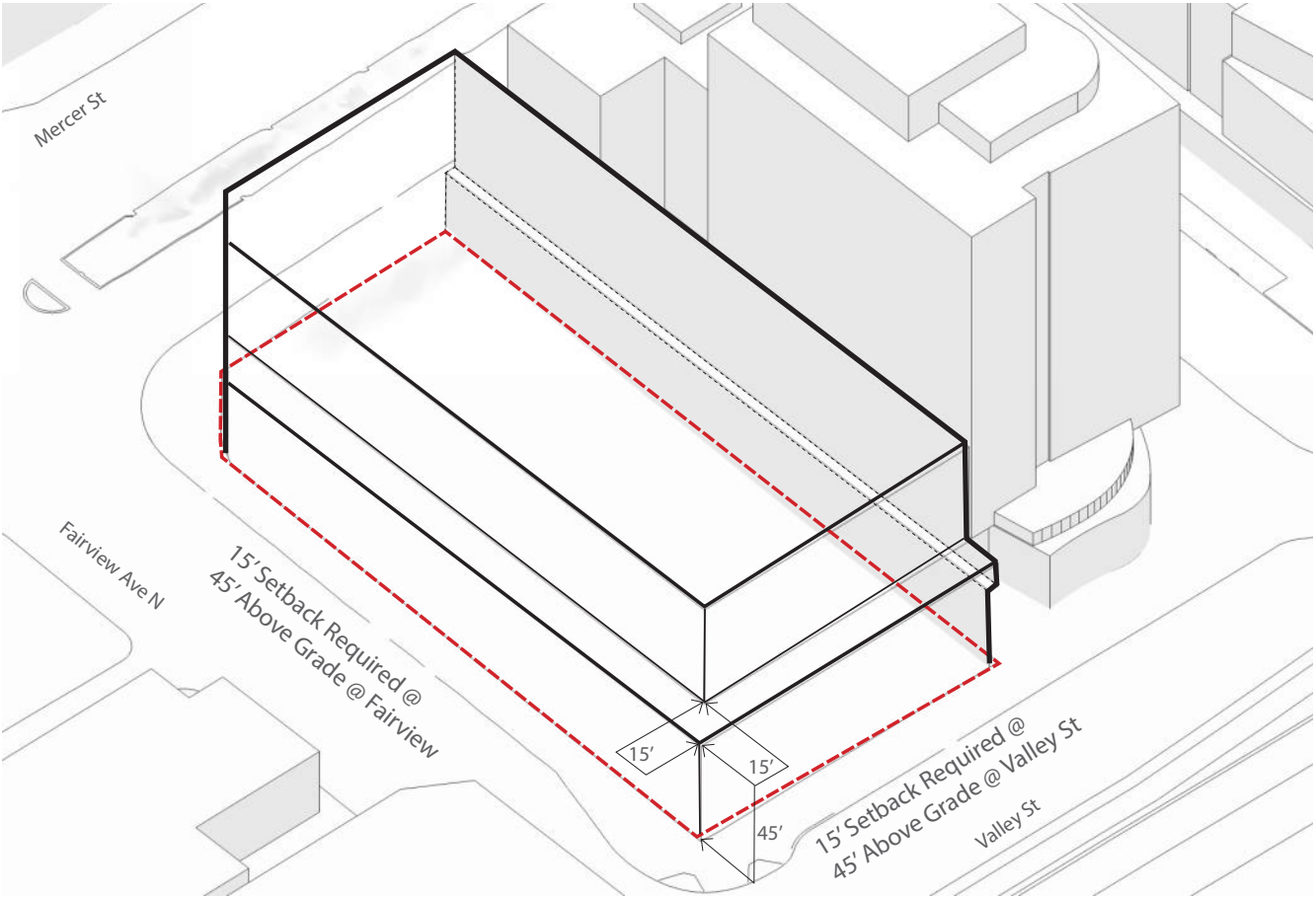




Landscape & Conceptual Site Plan

The landscape design draws on the architecture's nautical theme, "floating" the building in a base of green. Rain garden systems surrounding the building provide a buffer between the pedestrian sidewalk zones and are bridged by dock-like elements at building entries. This layering provides a gracious transition between the more vehicular-oriented ROW zones and ground-level uses.





**Departure 1 (SMC 23.48.012.B.1):**  
Upper Level Setbacks in the SM 85/65-160 Zone

Required:  
1. Portions of a structure above 45 feet in height shall set back a minimum of 15 feet from street lot lines abutting Valley Street, Westlake Avenue North, Terry Avenue North, Boren Avenue North, and Fairview Avenue North

**Departure 1A:**  
Request:  
Allow for an encroachment into the required setback area above 45' as measured vertically from the curb line parallel to Fairview Avenue N.  
Proposed:  
Level 3 encroaches from 0 to 6 feet into the 45 foot setback along Fairview Ave N. for 185'. The approximate area requested for departure is 1394 SF in plan.

**Departure 1B:**  
Request:  
Allow for an encroachment into the required setback area above 45' as measured vertically from the curb line parallel to Valley St.  
Proposed:  
Level 3 encroaches from 0 to 6 feet into the 45 foot setback along Valley St. for 56'. The approximate area requested for departure is 706 SF in plan.

**Rational:**  
The building massing and facade is improved by maintaining two levels of office that together have a volume higher than 45' at the Fairview and Valley intersection. The scale of this massing is consistent with the proportions of the lower level facade at that intersection, creating a balanced massing that "steps" at approximately mid-building height and emphasizing a pair of "framed" overlook masses that gesture towards the lake. This massing also emphasizes the South Lake Union neighborhood plan of gateways by bringing architectural interest to Valley and Fairview while maintaining a broader open space on Mercer and Fairview.

- Required setback
- Proposed setback encroachment area at Level 3 (~2100 SF)
- Level 3 building outline
- Property line

Departure 2 (SMC 23.48.014.F.1):

Street Level Development Standards

- Required:
- F. Required open area in the SM 85/65-160 zone
1. A minimum of 60 percent of the required open area shall be provided as usable open space that meets the following conditions:
- a.) The usable open space is open from the ground to the sky and is visible and accessible to pedestrians from an abutting street, including persons with disabilities;
  - b.) The open space is substantially at street-level, although portions are permitted to be within 4 feet of street level, provided that grade changes are gradual and do not significantly disrupt the continuity of the space, and no part of the open space is significantly above or below the grade of the nearest abutting street;
  - c.) The open space has a minimum horizontal dimension of 15 feet; and
  - d.) The open space enhances visual and physical pedestrian connections between South Lake Union Park and development on the lot, and is accessible to the public, free of charge, during the hours of operation of South Lake union Park.

Request:

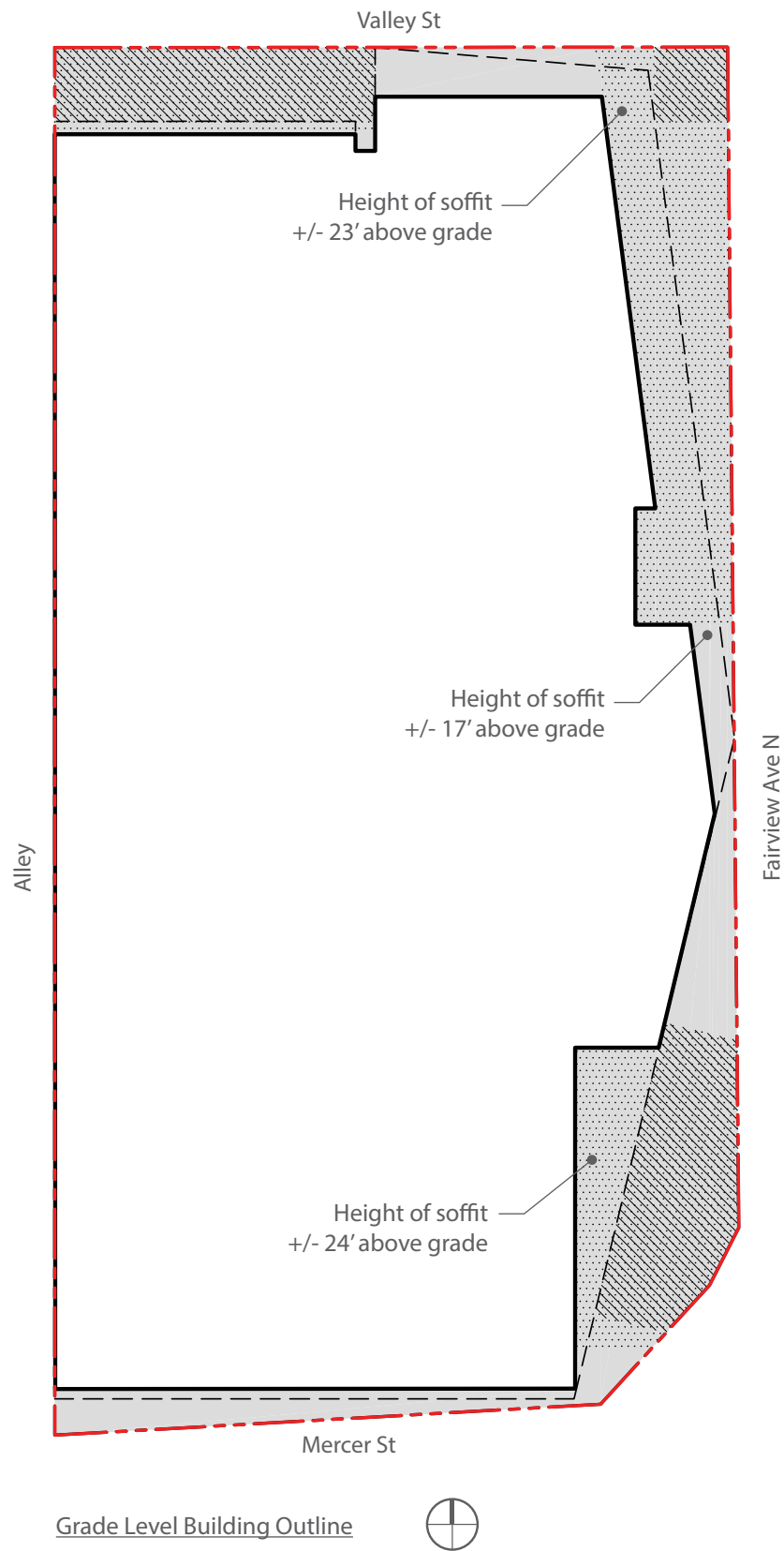
To allow for a minimum of 32% of the required open area to have a minimal horizontal distance of 15'.




Proposed:

To provide 2,432 SF of the required 4,554 SF that meets items a,b,c, and d.  
(Leaving a deficit of 2,122 SF of open space that does not have a minimum horizontal dimension of 15').

**Rational:**

Enhancing the pedestrian connection from Mercer to Valley street is achieved more successfully by flaring the ground floor at the North and South ends of the block. This results in tapered open spaces, the dimensions of which vary, at times to a dimension less than 15'. Adjusting he massing to meet a consistent 15'-0" minimum dimension along Fairview would create a visual break in the massing and place more emphasis on the mid block facade, reducing the effect of the Gateway locations at Valley and Mercer.



SITE AREA: 37,947 SF				
			Required	Provided
20% of Site Area		Open Space	7,590 SF	7,624 SF
Proposed open space meeting standards A, B, & D		Open to Sky, at Street Level and Pedestrian Connection	4,554 SF	4,616 SF
Proposed open space meeting standards A, B, C, & D		Open to Sky, at Street Level, Pedestrian Connection and 15'-0" minimum horizontal dimension	4,554 SF	2,432 SF (2,122 SF deficit)

— — — Building line above

— — — Property line

Departure Request 1A:				
Standard	Request	Proposed	Rationale	Applicable Design Guidelines
<b>23.48.012.B.1 Upper Level Setback Requirements</b> B. Upper Level setbacks in the SM 85/65-160 Zone 1. Portions of a structure above 45 feet in height shall set back a minimum of 15 feet from street lot lines abutting Valley Street, Westlake Avenue North, Terry Avenue North, Boren Avenue North, and Fairview Avenue North	Allow for an encroachment into the required setback area above 45' as measured vertically from the curb line parallel to Fairview Avenue N.	Level 3 encroaches from 0 to 6 feet into the 45 foot setback along Fairview Ave N. for 185'. The approximate area requested for departure is 1394 SF in plan.	The building massing and facade is improved by maintaining two levels of office that together have a volume higher than 45' at the Fairview and Valley intersection. The scale of this massing is consistent with the proportions of the lower level facade at that intersection, creating a balanced massing that "steps" at approximately mid-building height and emphasizing a pair of "framed" overlook masses that gesture towards the lake. This massing also emphasizes the South Lake Union neighborhood plan of gateways by bringing architectural interest to Valley and Fairview while maintaining a broader open space on Mercer and Fairview.	CS2 A.1. Sense Of Place, creates gate way to community. CS2 A.2. Architectural Presence, the first three floors contribute to the street edge. CS2 C.1. Corner Sites, Reponding directly to Gateways DC2 A Massing, Response to site and Reduce Percieved Mass. DC2 B.1. Facade Composition.

Departure Request 1B:				
Standard	Request	Proposed	Rationale	Applicable Design Guidelines
<b>23.48.012.B.1 Upper Level Setback Requirements</b> B. Upper Level setbacks in the SM 85/65-160 Zone 1. Portions of a structure above 45 feet in height shall set back a minimum of 15 feet from street lot lines abutting Valley Street, Westlake Avenue North, Terry Avenue North, Boren Avenue North, and Fairview Avenue North	Allow for an encroachment into the required setback area above 45' as measured vertically from the curb line parallel to Valley St.	Level 3 encroaches from 0 to 6 feet into the 45 foot setback along Valley St. for 56'. The approximate area requested for departure is 706 SF in plan.	See 1A above.	CS2 A.1. Sense Of Place, creates gate way to community. CS2 A.2. Architectural Presence, the first three floors contribute to the street edge. CS2 C.1. Corner Sites, Reponding directly to Gateways DC2 A Massing, Response to site and Reduce Percieved Mass. DC2 B.1. Facade Composition.

Departure Request 2:				
Standard	Request	Proposed	Rationale	Applicable Design Guidelines
<b>23.48.014.F.1 Street Level Development Standards</b> F. Required open area in the SM 85/65-160 zone 1. A minimum of 60 percent of the required open area shall be provided as usable open space that meets the following conditions:  a.) The usable open space is open from the ground to the sky and is visible and accessible to pedestrians from an abutting street, including persons with disabilities;  b.) The open space is substantially at street-level, although portions are permitted to be within 4 feet of street level, provided that grade changes are gradual and do not significantly disrupt the continuity of the space, and no part of the open space is significantly above or below the grade of the nearest abutting street;  c.) The open space has a minimum horizontal dimension of 15 feet; and  d.) The open space enhances visual and physical pedestrian connections between South Lake Union Park and development on the lot, and is accessible to the public, free of charge, during the hours of operation of South Lake union Park.	To allow for a minimum of 32% of the required open area to have a minimal horizontal distance of 15'.	To provide 7,624 sf of the required 7,590 sf open space.  To provide 4,616 sf of the required 4,554 sf that meets items a,b and d.  To provide 2,432 sf of the required 4,554 sf that meets items a,b,c, and d. Leaving a deficit of 2,122 sf.	Enhancing the pedestrian connection from Mercer to Valley street is achieved more successfully by flaring the ground floor at the North and South ends of the block. This results in tapered open spaces, the dimensions of which vary, at times to a dimension less than 15'. Adjusting he massing to meet a consistent 15'-0" minimum dimension along Fairview would create a visual break in the massing and place more emphasis on the mid block facade, reducing the effect of the Gateway locations at Valley and Mercer.	DC3 C.1 Reinforce Existing Open Space CS2 A.1. Sense Of Place, creates gate way to community. CS2 A.2. Architectural Presence, the first three floors contribute to the street edge. CS2 C.1. Corner Sites, Reponding directly to Gateways DC2 A Massing, Response to site and Reduce Percieved Mass. DC2 B.1. Facade Composition.