

700 DEXTER

DEVELOPMENT

EARLY DESIGN GUIDANCE

Project #: 3026924

Meeting Date: September 13, 2017

KEY PROJECT DRIVERS

SENSE
OF
COMMUNITY

TACTILITY &
TEXTURE OF
MATERIALS
UN-OFFICE THE
OFFICE

ADAPTABLE
SPACE

INVITE
RESIDENTIAL
NEIGHBORS TO
THE PARTY

ADOPT
SITE'S
INDUSTRIAL
LEGACY

CONVERGENCE
CREATE A
NEIGHBORHOOD
ANCHOR

ELEVATE
THE
NARROW
SPACE

BOTH
ENERGETIC &
SERENE HUMAN
EXPERIENCE

FLEXIBILITY
IN ALL
FORMS

POSITIVE
IMPACTS AND
ENGAGEMENT

URBAN DESIGN ANALYSIS

Neighborhood

The project site lies near the northwestern edge of the South Lake Union Urban Center. Seattle uses a strategy of urban villages and urban centers to consolidate development and resources with a focus on community building, environmental stewardship, economic opportunity and security, and race and social equity. This approach is intended to maximize the benefit of public investment in infrastructure and services and promote collaboration with private interests and the community, to achieve mutual benefits.

The South Lake Union Urban Center forms the periphery of the downtown zone. Neighborhoods to the south are categorized as urban villages, while the Uptown and South Lake Union neighborhoods, which are less dense, are classified as urban centers.

From the site, the urban villages and centers of Uptown, Belltown, Denny Triangle, and Capitol Hill lie in close proximity. To the north, the neighborhoods become more residential, lacking the density and mix of uses of the urban villages and centers of the aggregated downtown area.

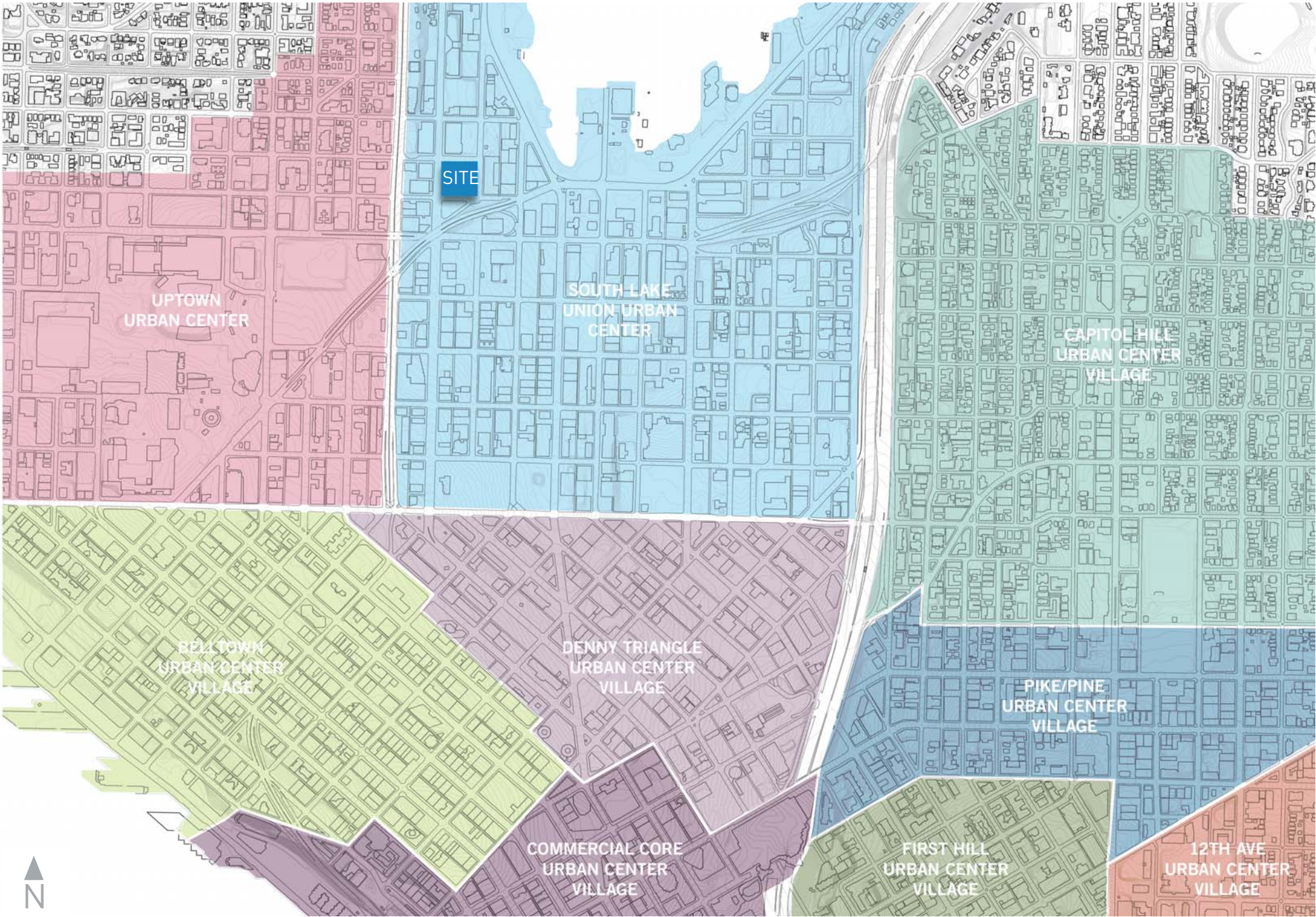
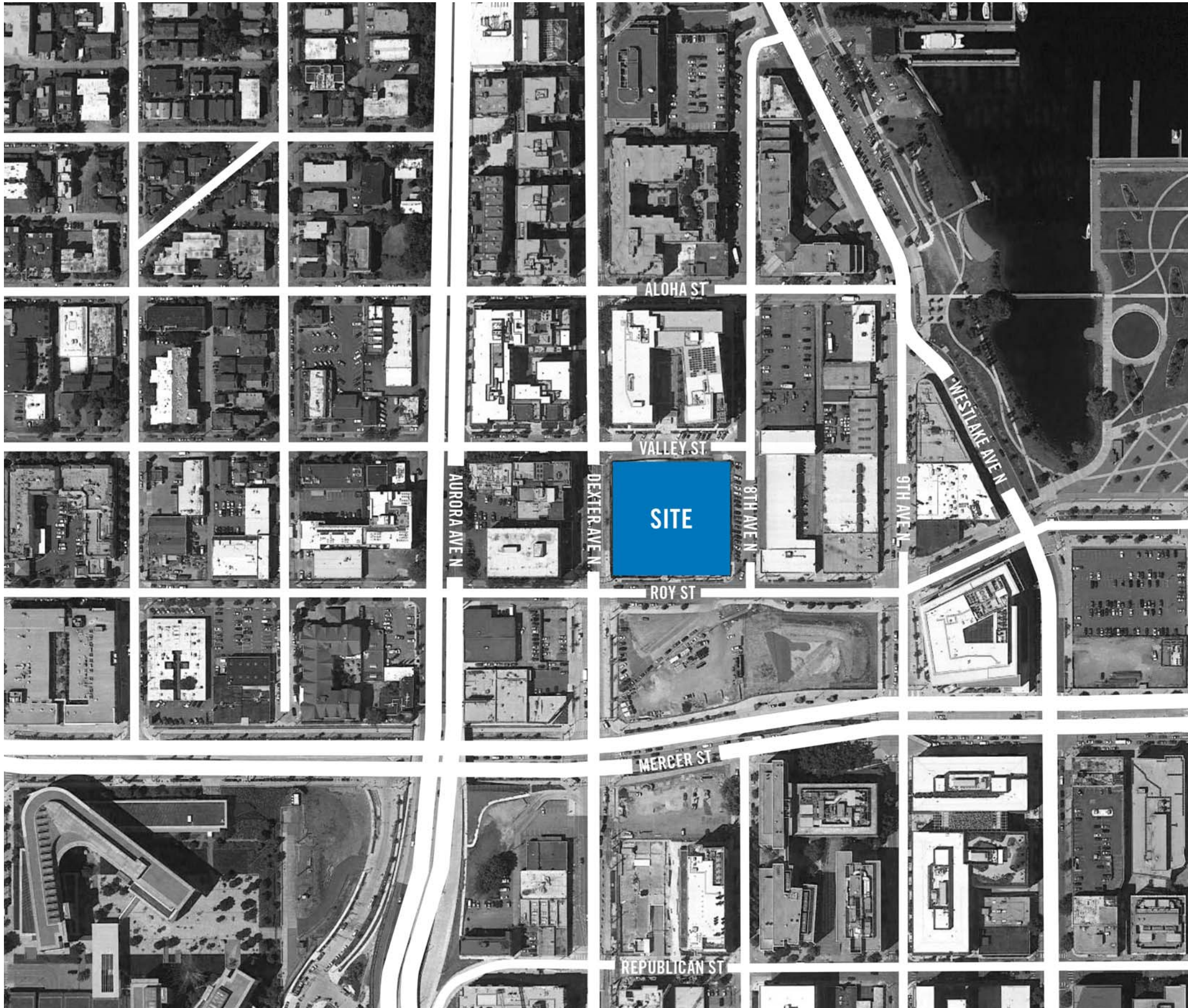


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DEVELOPMENT OBJECTIVES

Summary

Description

The project intent is to develop a 13 to 14 story, two tower, 175' office building with retail at grade. A pedestrian through-block will provide access to retail, office elevator lobbies, and open gathering space. Approximately three levels of below-grade parking will be provided.

Design Objectives

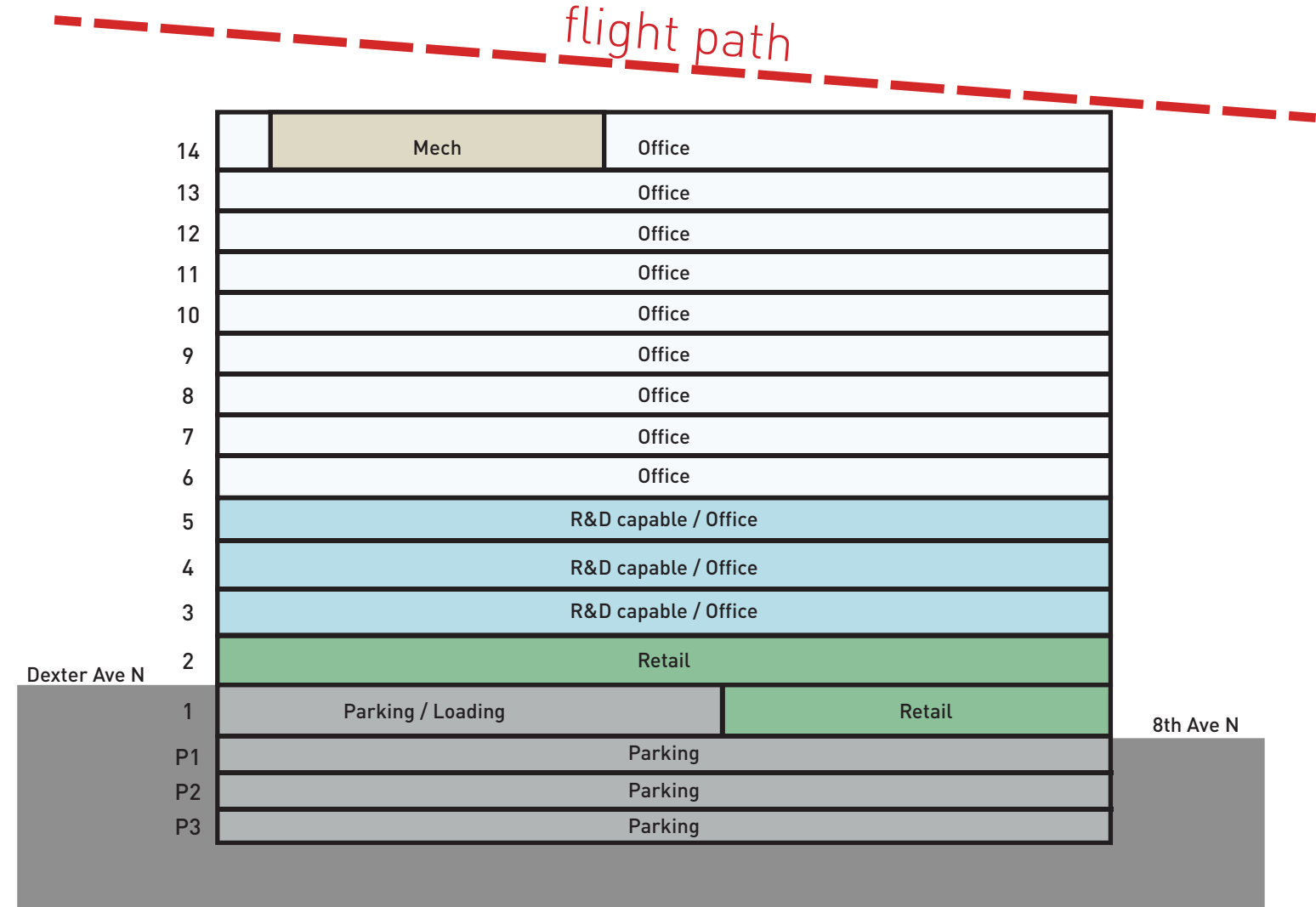
The project is designed to create a sense of place and to enhance the pedestrian experience at the transitional location between residential areas along Dexter Avenue to the North and commercial development in South Lake Union to the South and Southeast.

The 59,818 sf site is the smallest full-block site in South Lake Union that allows two towers and a pedestrian through-block. Development is further constrained by the presence of the flight path for float planes landing on Lake Union (limiting height) and by environmental cleanup required for the soil (limiting excavation depth).

Target Development Stats

Number of residential and live/work units	0
Total proposed office square footage (FAR chargeable)	495,901 gfa
Mechanical FAR exemption adjustment (3.5%)	(-17,357 gfa)
Max chargeable (FAR 8.0)	478,544 gfa
Total proposed height	175'
Maximum allowable height	175' + rooftop
Number of parking stalls (underground)	520(max)

Program Stack Diagram



EXISTING SITE PLAN

Site Features

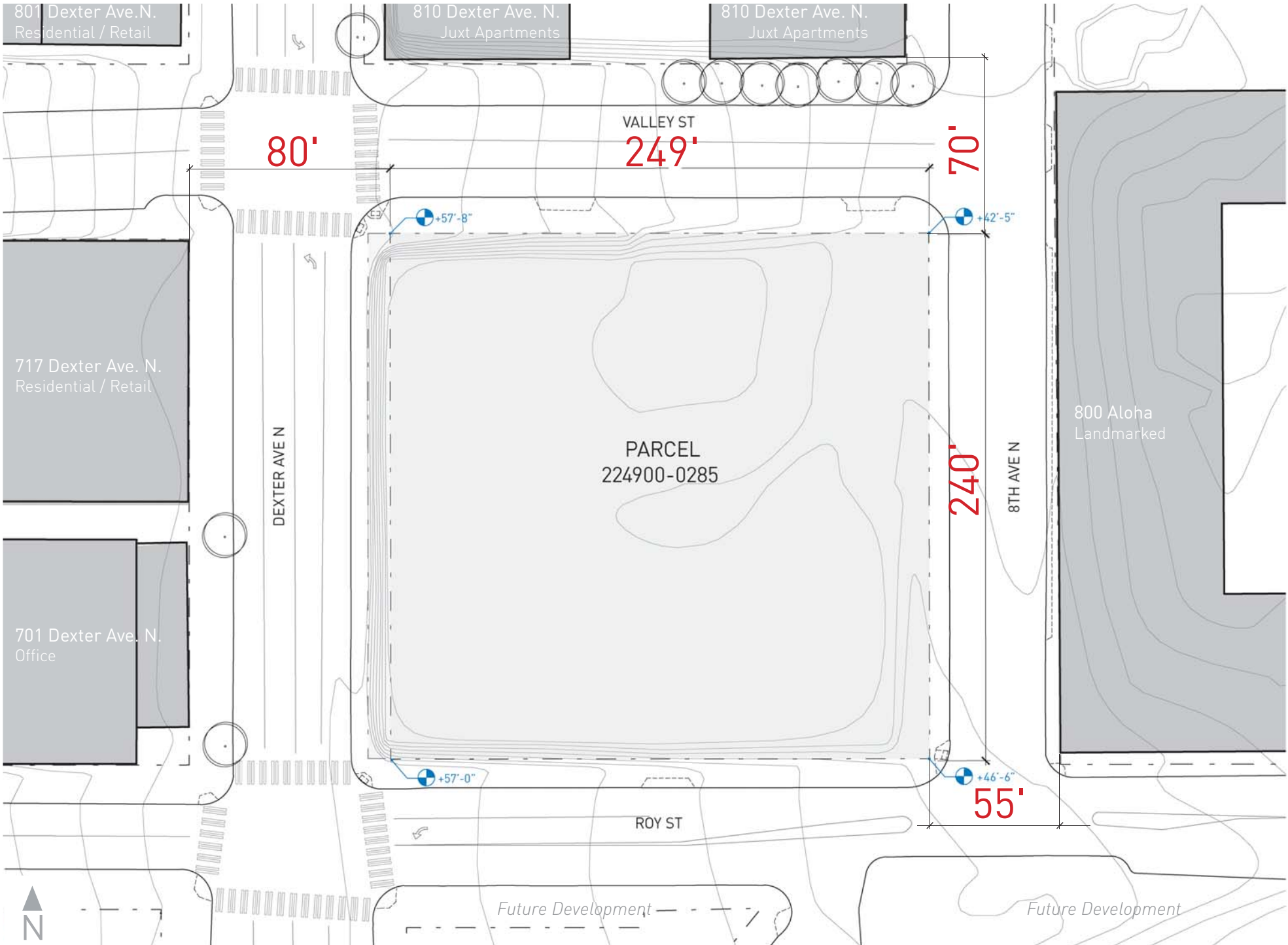
Site Information

The site is located at 700 Dexter Avenue N, and is bounded by Roy Street to the south, 8th Avenue N to the east, Valley Street to the north, and Dexter Avenue N to the west. The widening of Dexter condemned a 7'-wide swath along the western edge of the site, reducing the east-west dimensions to 249'. The resulting site dimension is approximately 240' x 249' (surveyed at 59,818 sf). The existing site slopes up as it moves west, rising from +42.5' at the corner of 8th and Valley and +46' at the corner of 8th and Roy to reach approximately +57' along Dexter.

Legal Description

LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, BLOCK 7, EDEN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE(S) 61A, IN KING COUNTY, WASHINGTON;

EXCEPT THE WEST 7 FEET OF LOTS 5, 6, 7 AND 8, CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 61981 FOR STREET PURPOSES, AS PROVIDED BY ORDINANCE NUMBER 17628 OF THE CITY OF SEATTLE.



DEVELOPMENT OBJECTIVES

Summary



The proposed project envisions 495,901 sf of high-tech office space, 24,633 sf of ground floor retail, and space for up to 520 below grade parking stalls.

There are two primary development objectives for 700 Dexter. The first is to provide an elegant building design that responds to the neighborhood and site constraints and provides efficiency and flexibility for future office tenants. The second objective is to provide an active outdoor space that connects Dexter Ave N with 8th Ave N.

The design concept intends to provide a strong design presence which strives for building legibility, embraces views, and integrates with the surrounding context. The massing of the two towers contributes to the open space concept, responding to topography, sun, and site elements.

The open space created between the towers intends to provide a pedestrian gathering space that transitions from the arterial of Dexter Ave N to pedestrian-oriented 8th Ave N. The outdoor space promotes pedestrian interaction and outdoor uses by responding to steep east-west topography with a level plaza for the majority of its extent, terminating in a cascading stair onto the 8th Ave, thus providing a through-block connection to the future green street.

EXISTING SITE PLAN

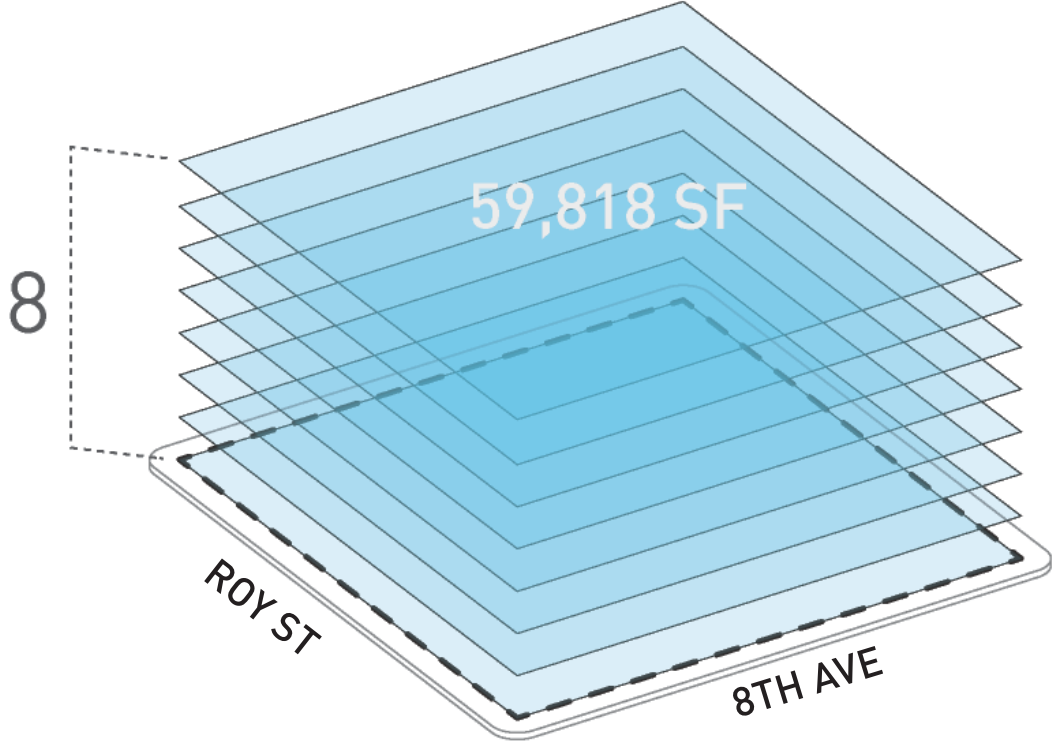
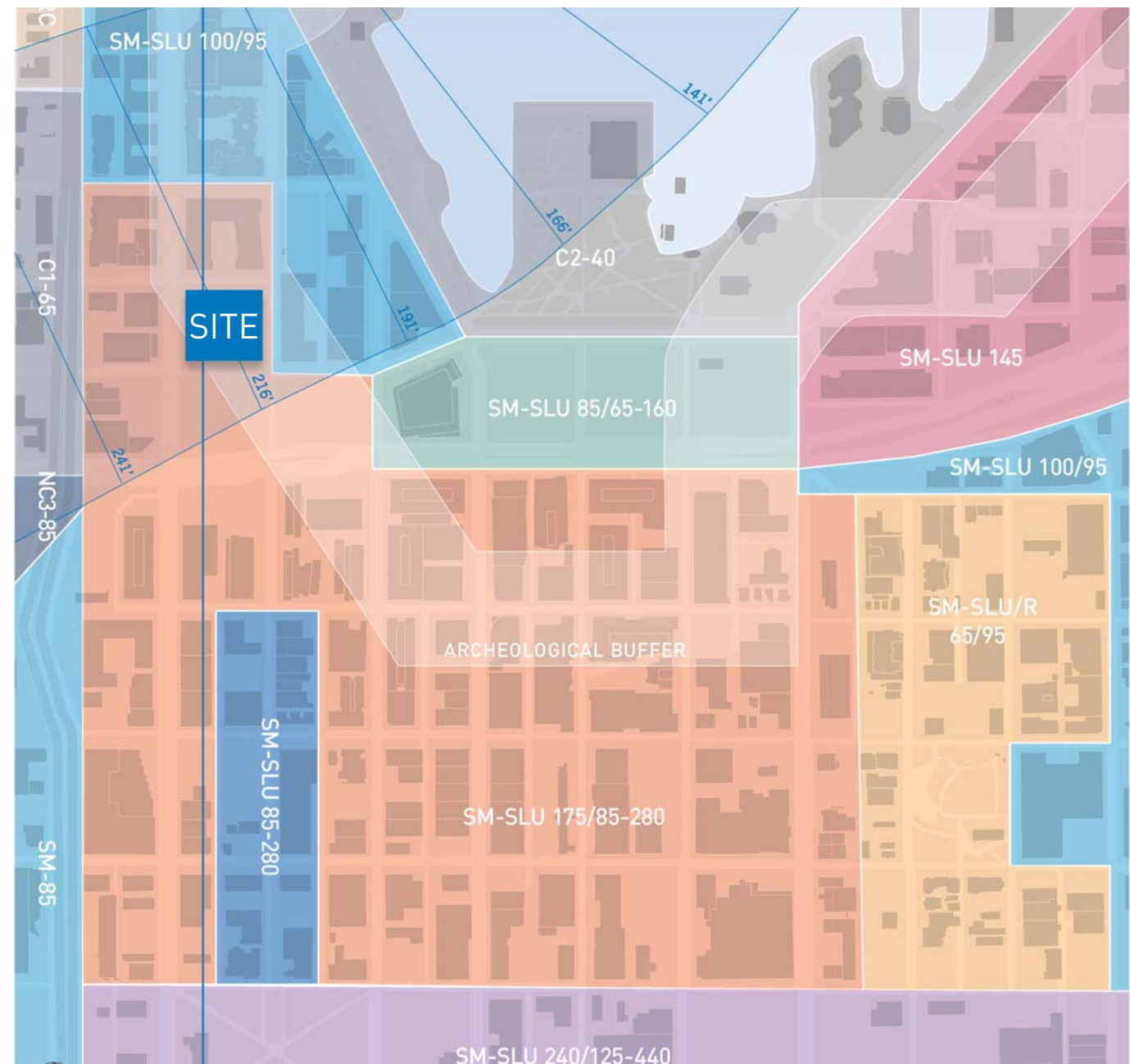
Site Features



URBAN DESIGN ANALYSIS

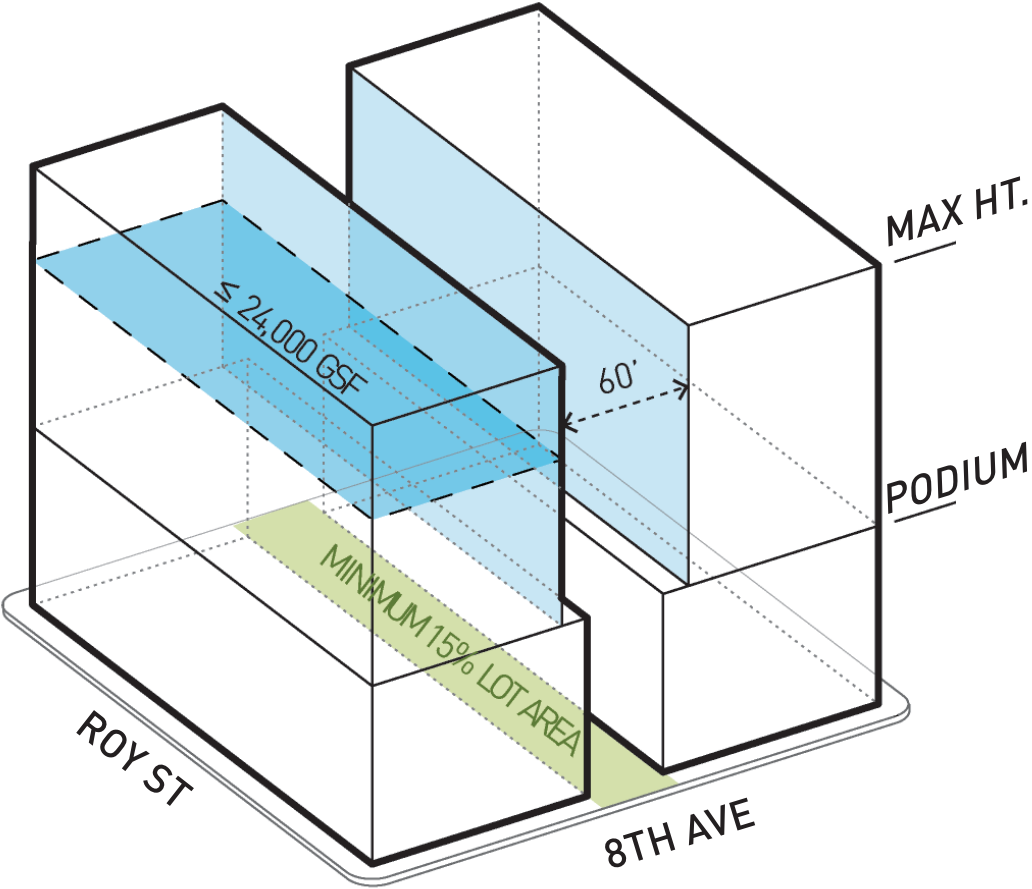
Zoning - Surrounding Context Usage

The site is zoned for Seattle Mixed 175/85-280 in the South Lake Union area. It lies within the 191' - 241' height limit of the Lake Union seaplane flight path (SMC 24.48.225, Map A). A majority of the site also falls within the 200' Archaeological Buffer area for the US Government Meander Line (Historic Shoreline).



24,000 GSF ALLOWABLE
22,000 GSF AVAILABLE

FAR LIMITS (SMC 23.48.220, Table A)
 Base FAR: 4.5
 Maximum FAR: 8.0
 Maximum SF: 478,544 sf

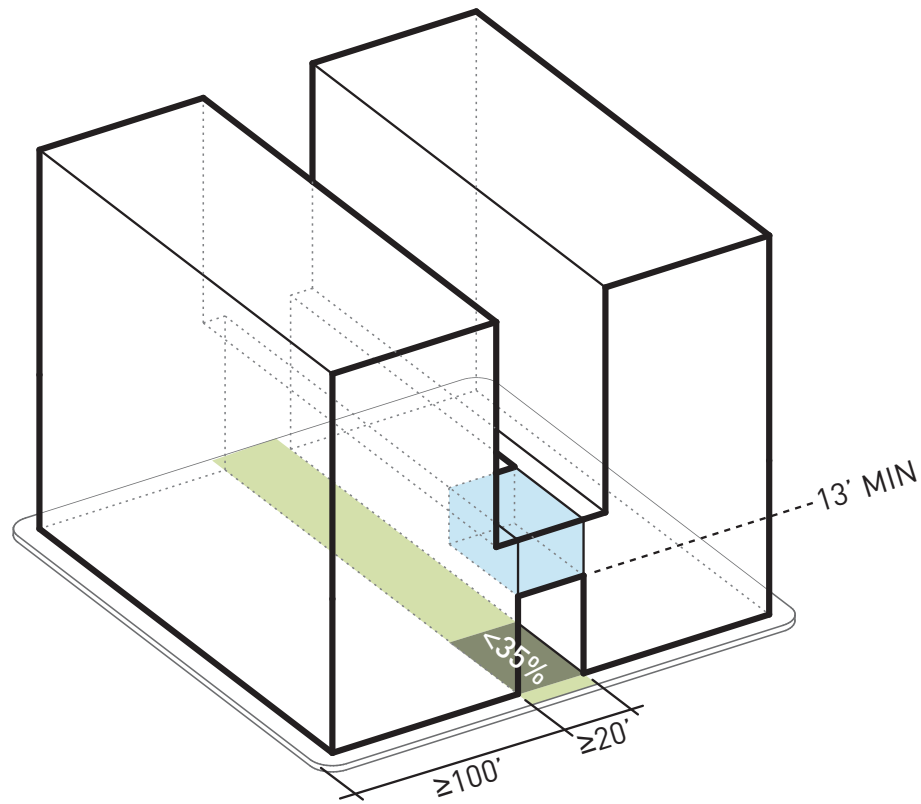
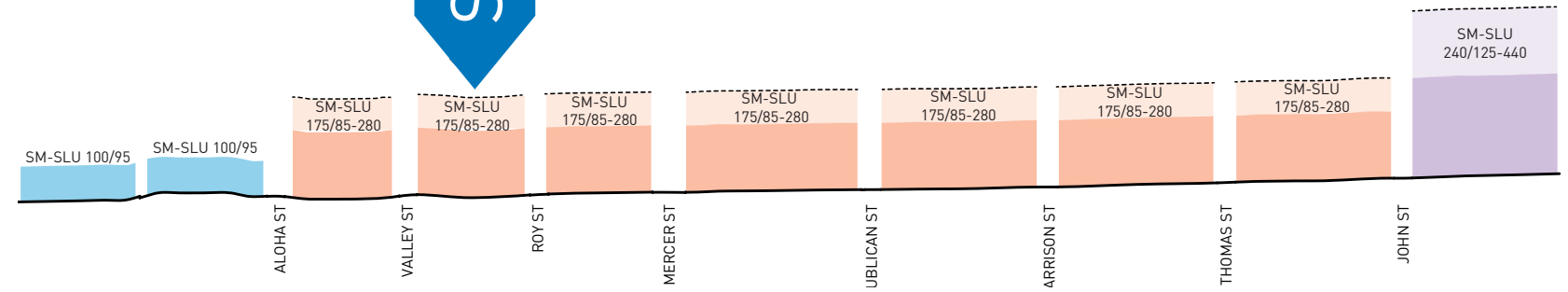


URBAN DESIGN ANALYSIS

Zoning - Surrounding Context Usage

N-S SECTION THROUGH
MAX. ZONING ENVELOPES

SITE



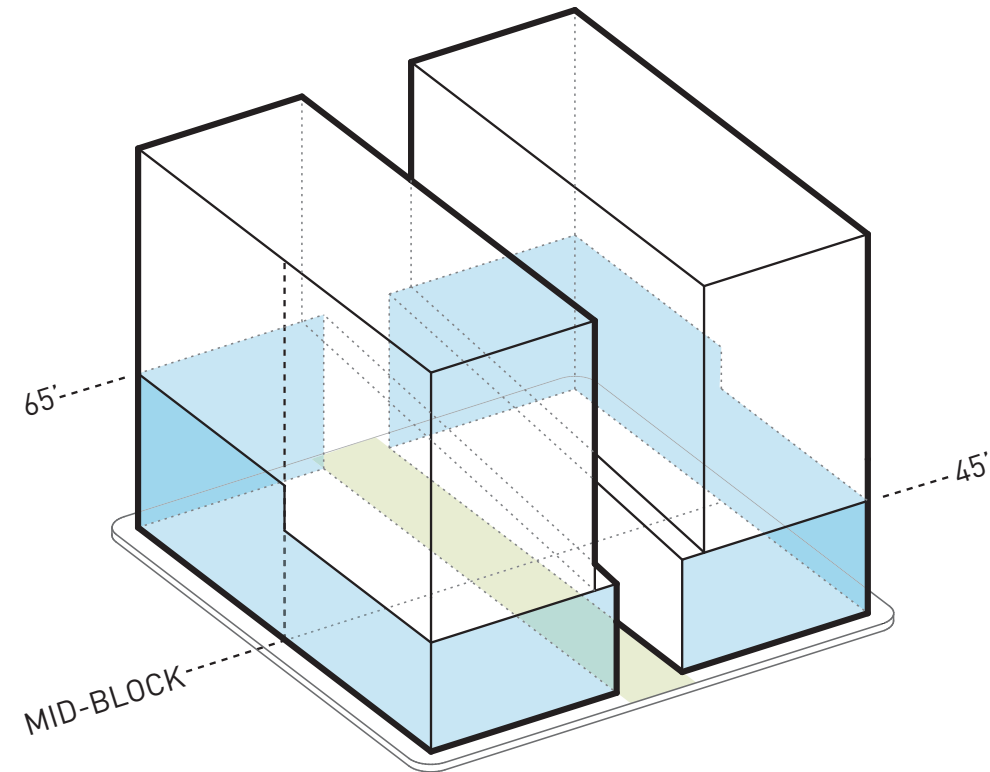
THROUGH-BLOCK CONNECTION

SMC 23.48.240.H.2

Through-block Pedestrian Connections

Through-block pedestrian connections must be continuous and accessible at grade level from the sidewalk. The point of intersection with each north/south avenue must be at least 100' from the east/west streets abutting the lot.

Up to 35% of the passageway may be covered and enclosed. Covered areas must be at least 20' wide and 13' high.



STREET-LEVEL DEVELOPMENT

SMC 23.48.245, Map A

Podium Heights

Max. 45' podium from 8th Ave N to the west mid-block
Max. 65' podium from Dexter Ave N to the east mid-block

SMC 23.48.240.B.1.b

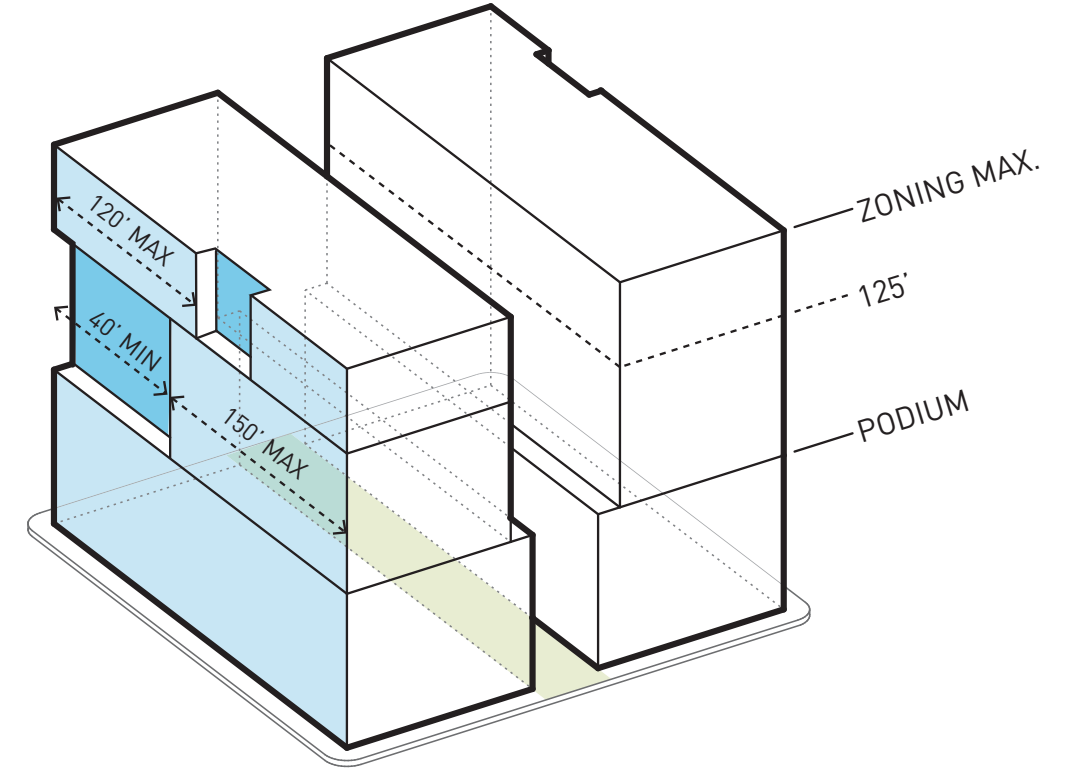
General Facade Requirements

12' setback permitted from lot line

SMC 23.48.205.C

Required Street-Level Uses

At least 10% of 8th Avenue N facade shall be retail, restaurant, service, or entertainment uses at street level



TOWER MODULATION

SMC 23.48.245, Table B

Facade Modulation

Podium to 125 ft: 150 ft
125 ft < elev: 120 ft
Minimum modulation: 40 ft wide x 15 ft deep

URBAN DESIGN ANALYSIS

Access + Circulation

The site is at the northern edge of the South Lake Union neighborhood. It is well connected to the rest of the city through multiple transportation options.

Vehicular access to the site is easy and primarily off of Dexter Ave N, a major thoroughfare. The site is one block off of Highway 99/Aurora Ave N. This freeway acts as a border between South Lake Union and Lower Queen Anne, but also connects the site to the north and south. Dexter also connects the site to Mercer St to the south, which provides east-west connections and access to I-5.

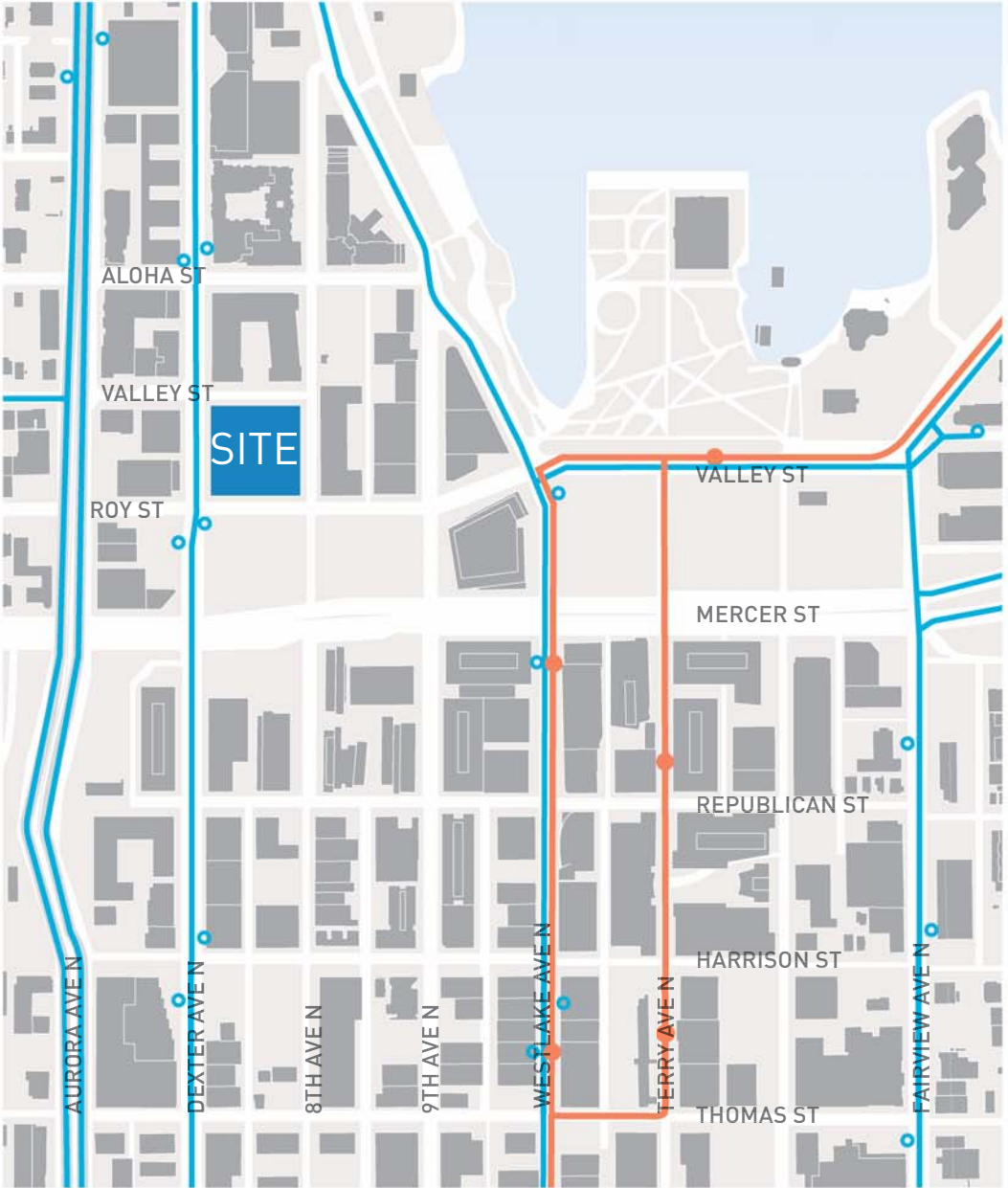
Major bus routes run along Aurora Ave N, Dexter Ave N, and Westlake Ave N, providing multiple connections to downtown and the neighborhoods to the north of the project site. A pair of bus stops lies just south of the site, providing easy access to transit. A few blocks to the east, commuters have the additional option of the South Lake Union Streetcar to provide circulation within the neighborhood and out to Eastlake.

STREET DESIGNATIONS | SLU URBAN DESIGN FRAMEWORK



- FREEWAY
- BOULEVARD / GREAT STREET
- MIXED USE STREET
- FESTIVAL STREET
- GREEN STREET
- WOONERF

CIRCULATION | PUBLIC TRANSIT



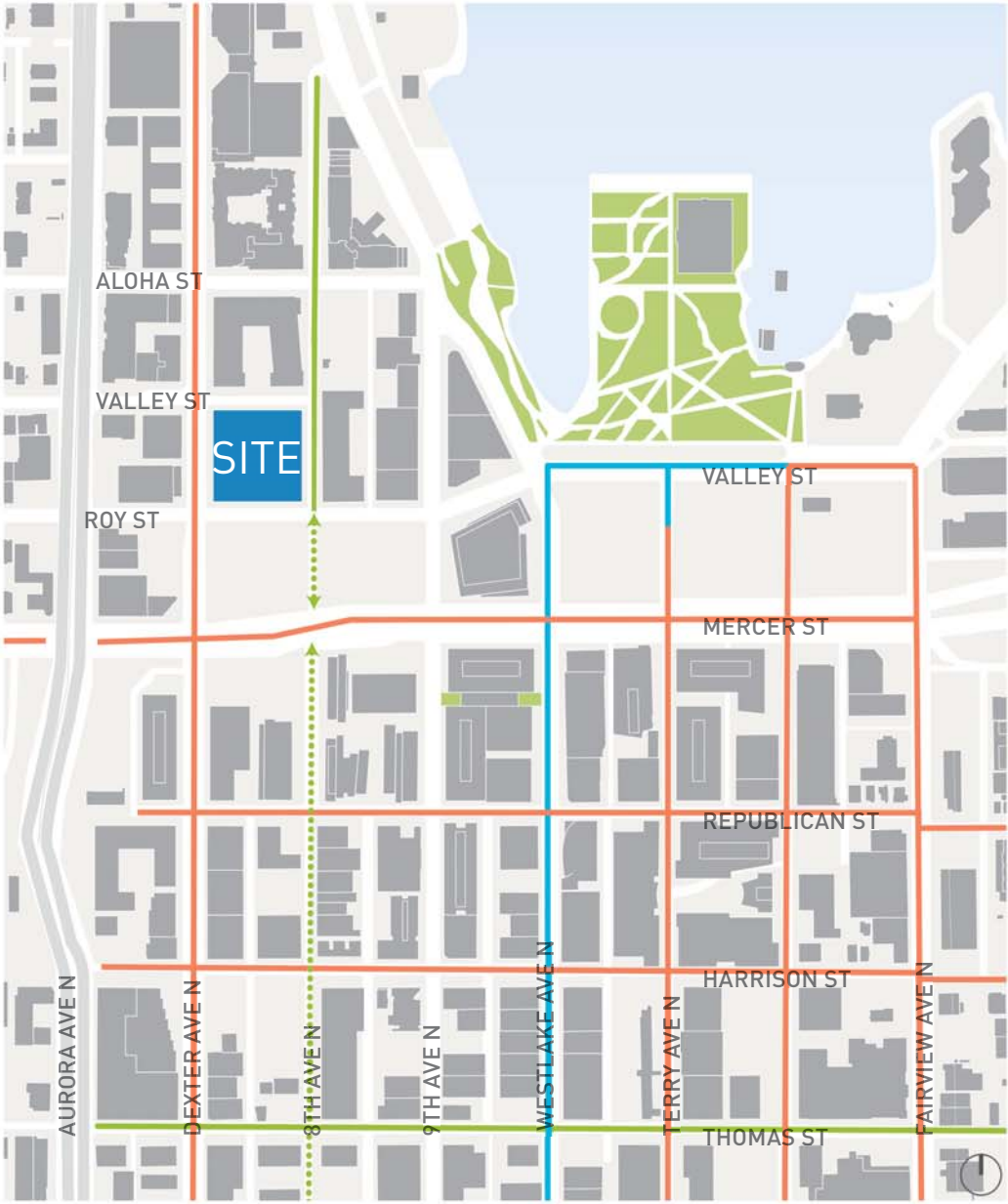
- BUS ROUTE
- STREETCAR LINE
- BUS STOP
- STREETCAR STOP



URBAN DESIGN ANALYSIS

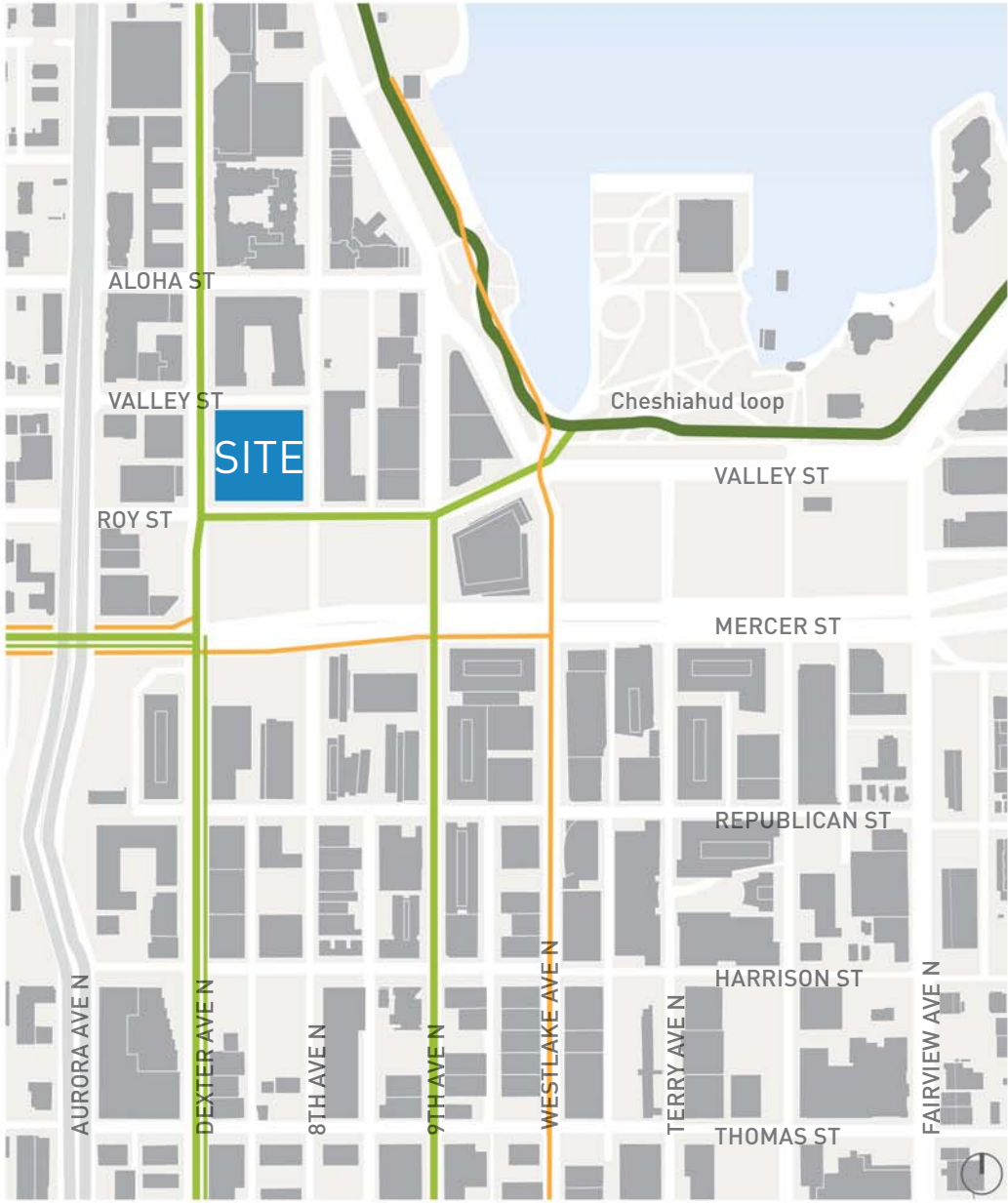
Access + Circulation

STREET DESIGNATIONS | SDCI PEDESTRIAN CLASSIFICATIONS



- CLASS I PEDESTRIAN STREET
- CLASS II PEDESTRIAN STREET
- NEIGHBORHOOD GREEN STREET
- ⋯ PROPOSED PEDESTRIAN PRIORITY STREET

CIRCULATION | PEDESTRIAN AND BICYCLE



- MULTI-USE TRAIL
- SEPARATED BIKEWAY
- ON-STREET BIKE LANE
- COMMON PEDESTRIAN PATH

The site lies in a quiet neighborhood bounded by Aurora Ave N to the west, Mercer St to the south, and Westlake Ave N to the east. Within this zone is a protected area of easy pedestrian circulation and bike access. The Westlake Cycle Track Cheshiahud Loop is a vibrant, multi-use trail around Lake Union, while Dexter Ave N acts as a commuter arterial for bike traffic into and out of downtown. The Mercer St underpass for Aurora Ave N connects bicyclists and pedestrians to Lower Queen Anne and the Seattle Center to the west.

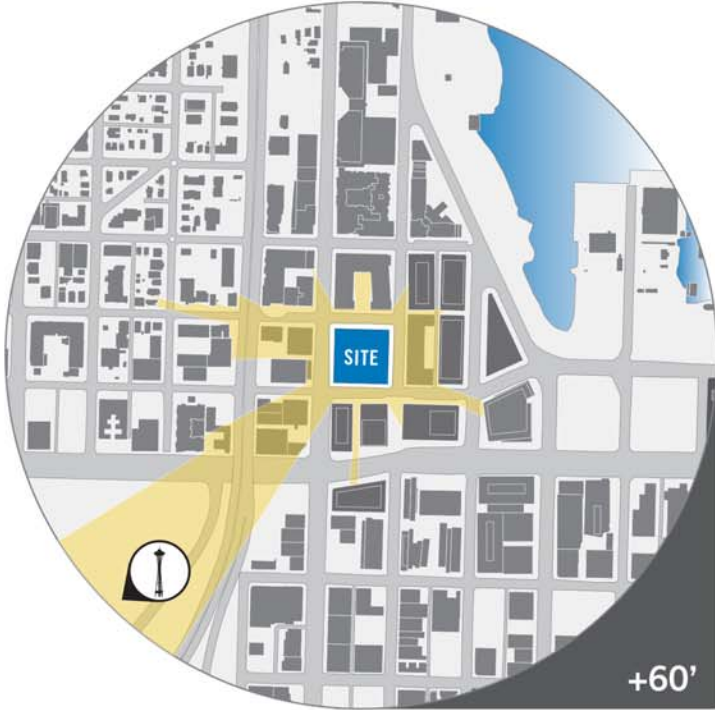
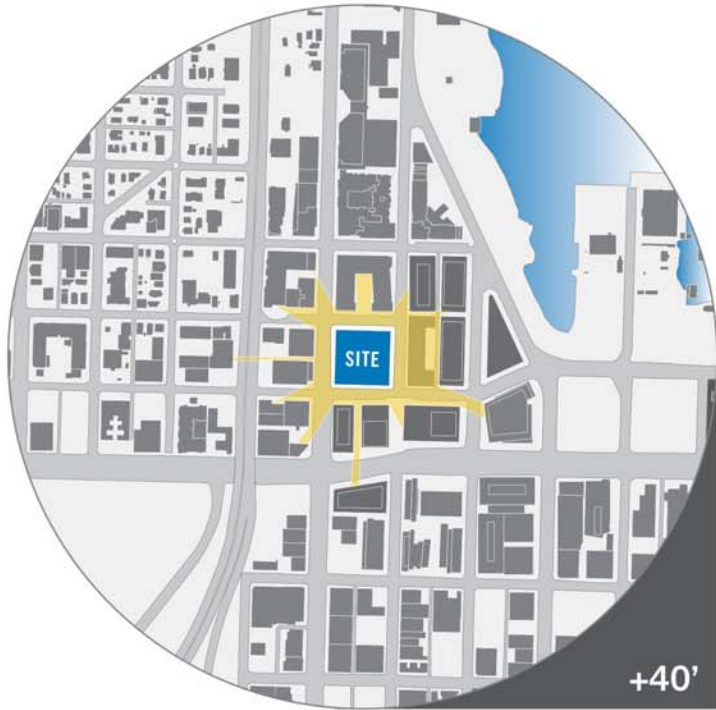
The city has classified Dexter Ave N as a Class II Pedestrian Street at the project site. 8th Ave N, in contrast, is a Neighborhood Green Street, while Valley St and Roy St are undesignated. This gives the site a distinct, dual character between the busy, multi-modal arterial thoroughfare of Dexter Ave N and the pedestrian-priority street at 8th Ave N. The project takes advantage of these characteristics by providing ease of navigation and extensive porosity along the street and through block frontages to create vibrant, pedestrian-focused community spaces activated with retail, restaurants, and active gathering spaces.

URBAN DESIGN ANALYSIS

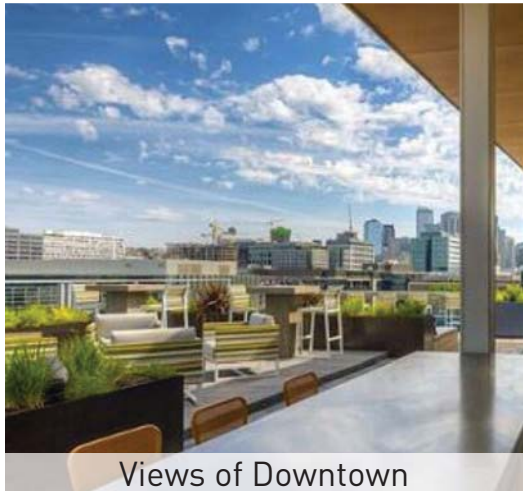
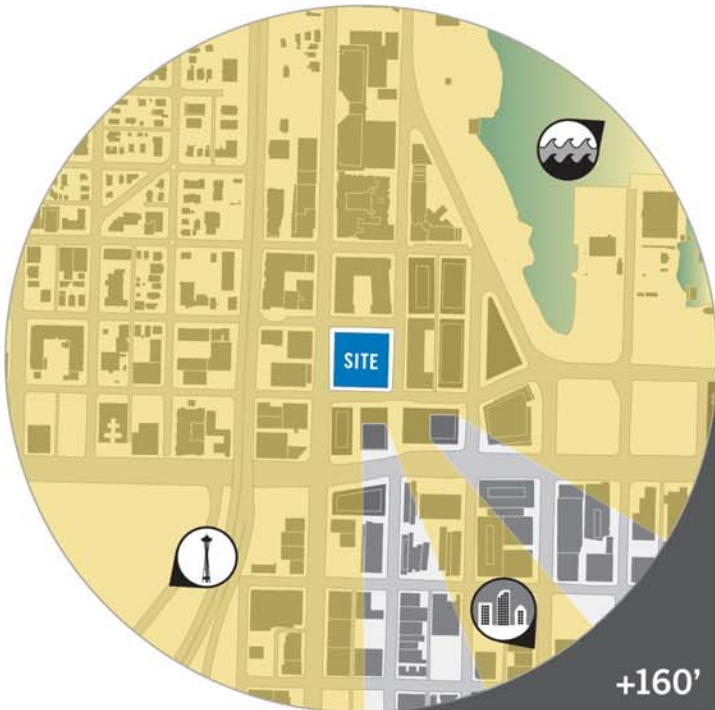
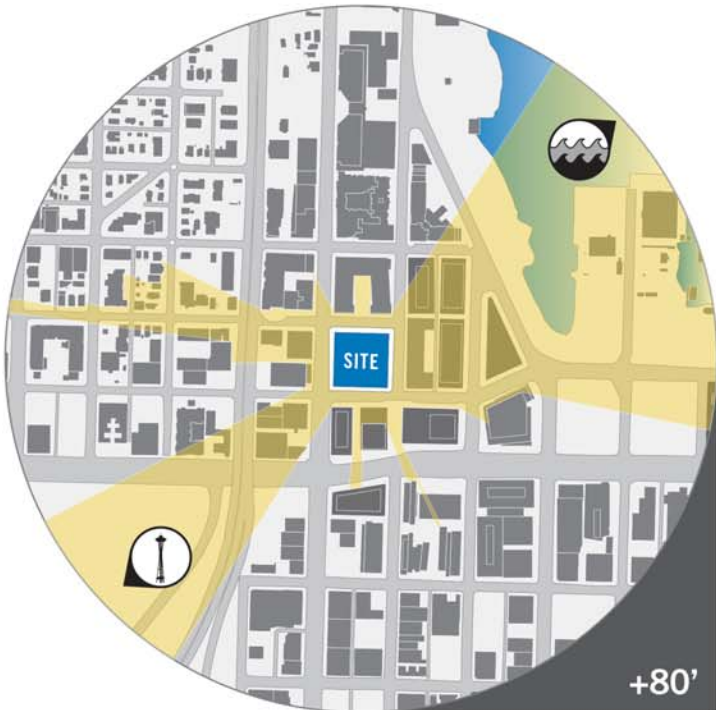
Views



Views of Lake Union



Views of Space Needle



Views of Downtown

VIEWS OF

- LAKE UNION
- SPACE NEEDLE
- DOWNTOWN
- S.L.U.
- QUEEN ANNE
- LAKE UNION PARK
- FREMONT
- UNIV. WASHINGTON
- EASTLAKE

Views from the site are limited at lower levels due to surrounding buildings, but the Space Needle is visible by +60'. An additional 20' offers views of Lake Union, and from that point, the views are expansive, particularly to the south and east towards the rest of South Lake Union and downtown. Zoning conditions to the east will maintain lower building envelopes in that direction, preserving views to the lake.

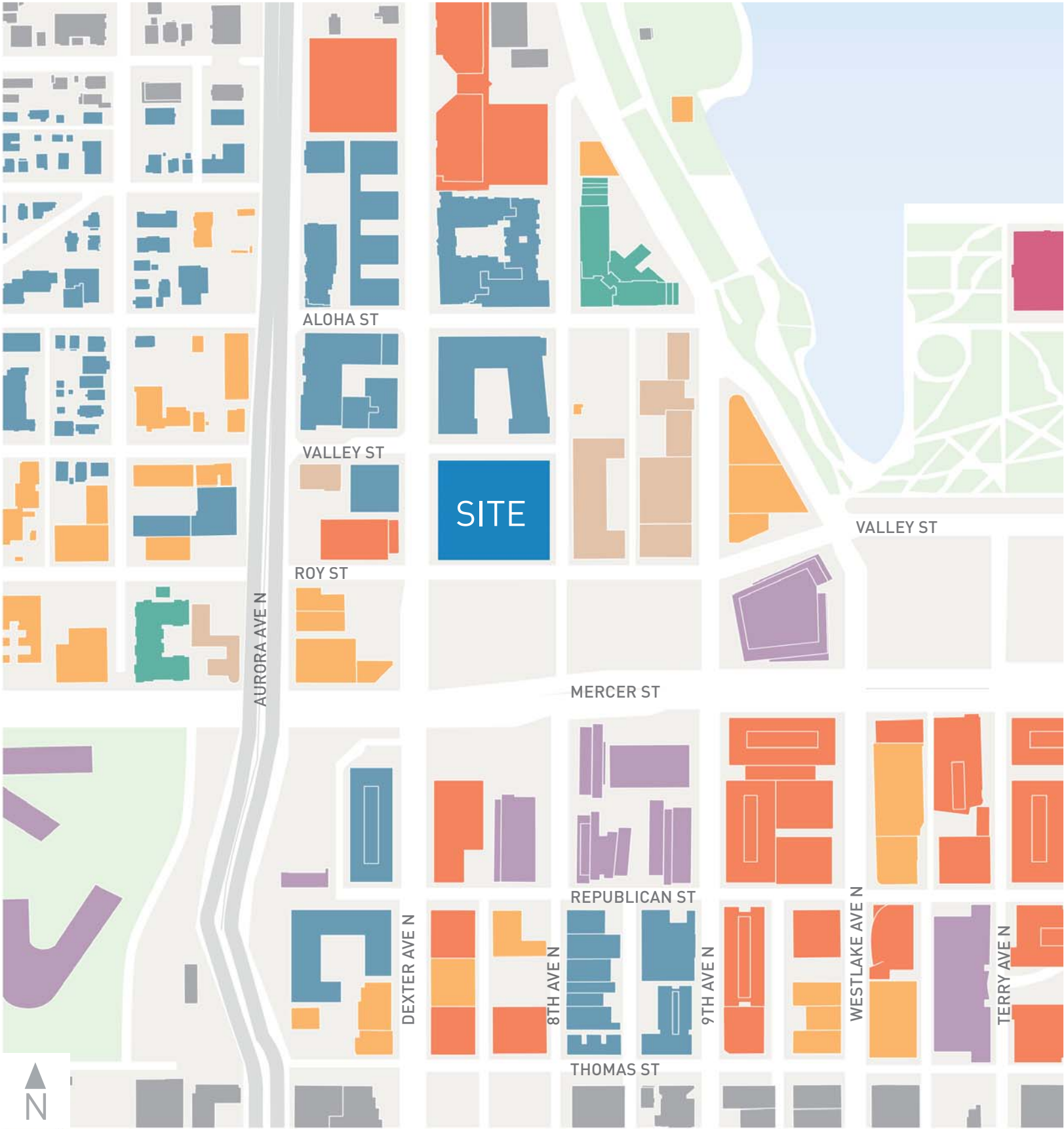
URBAN DESIGN ANALYSIS

Use Analysis

The site is uniquely positioned at the border of the mid-rise residential developments along Dexter Ave N to the north and the office and institutional functions that make up the bulk of South Lake Union to the south. The most common uses in the area are office, institutional, and multi-family residential. There are a few service-only buildings surrounding the site, mostly remnants of the area's industrial and service oriented past. A handful of hotels and the cultural institutions at Lake Union Park complete the neighborhood.

Many sites immediately adjacent to the project site lie vacant. These properties are quickly being developed, primarily into new high tech office buildings and multifamily residential units to support the influx of office workers. There is also an increasing focus on hospitality to house business travelers to the South Lake Union neighborhood. The immediate context for the site is in a state of rapid transition and will experience a great transformation over the coming years.

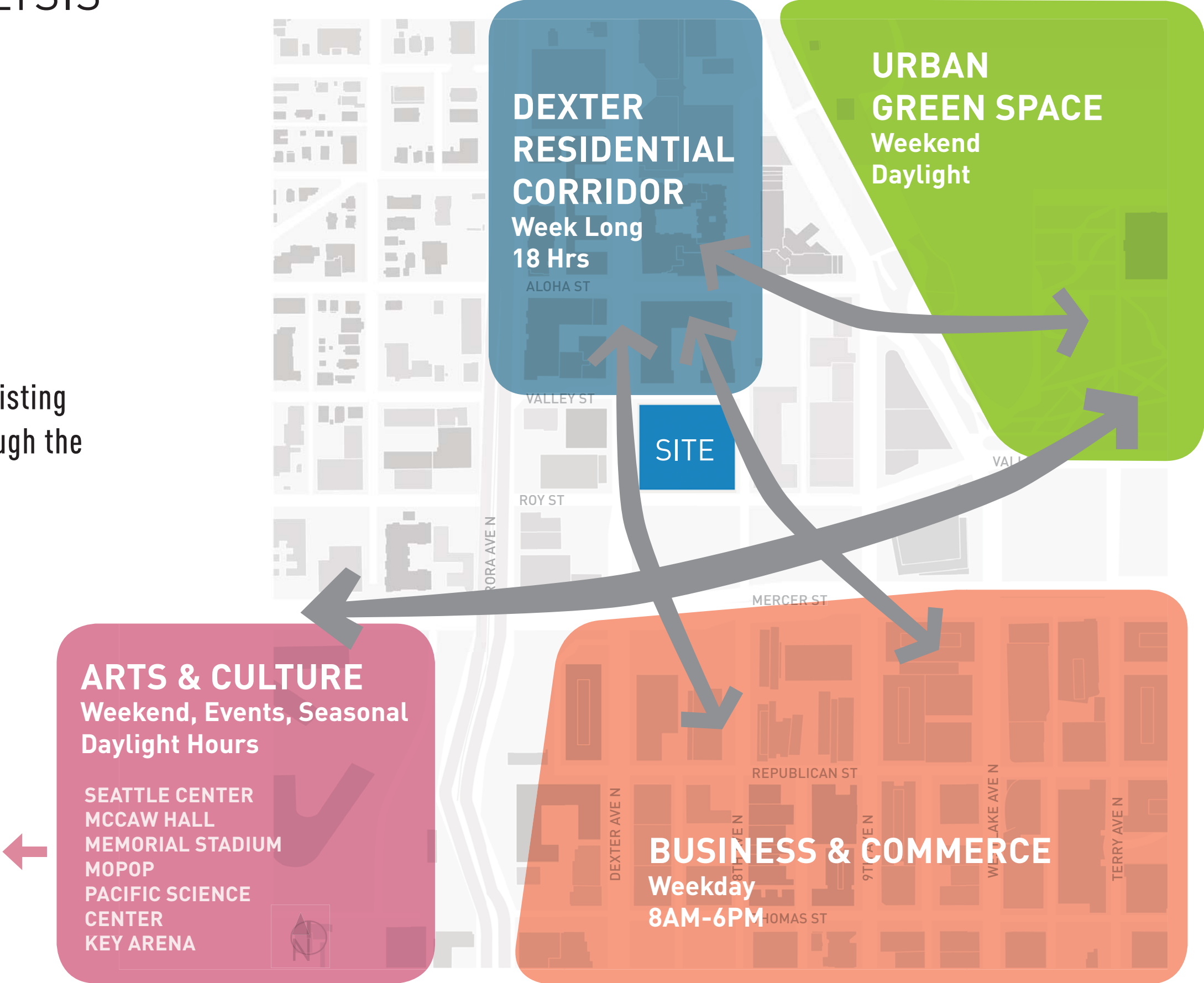
- RESIDENTIAL
- HOTEL
- OFFICE
- RETAIL/SERVICE
- CULTURAL
- INSTITUTIONAL
- VACANT
- RECREATIONAL



URBAN DESIGN ANALYSIS

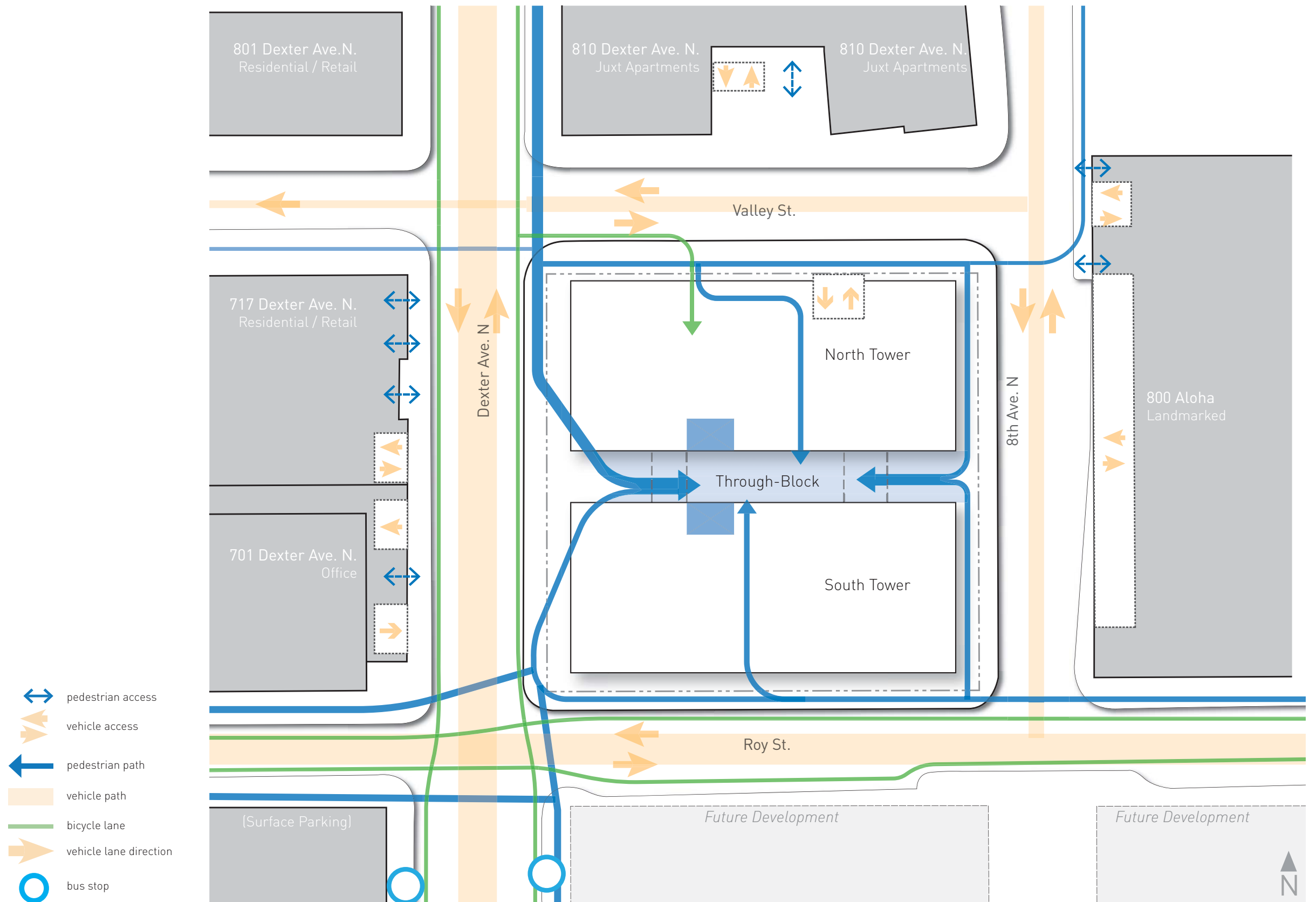
Surrounding Influences

Acknowledge and augment the existing pedestrian movement in and through the surrounding neighborhoods



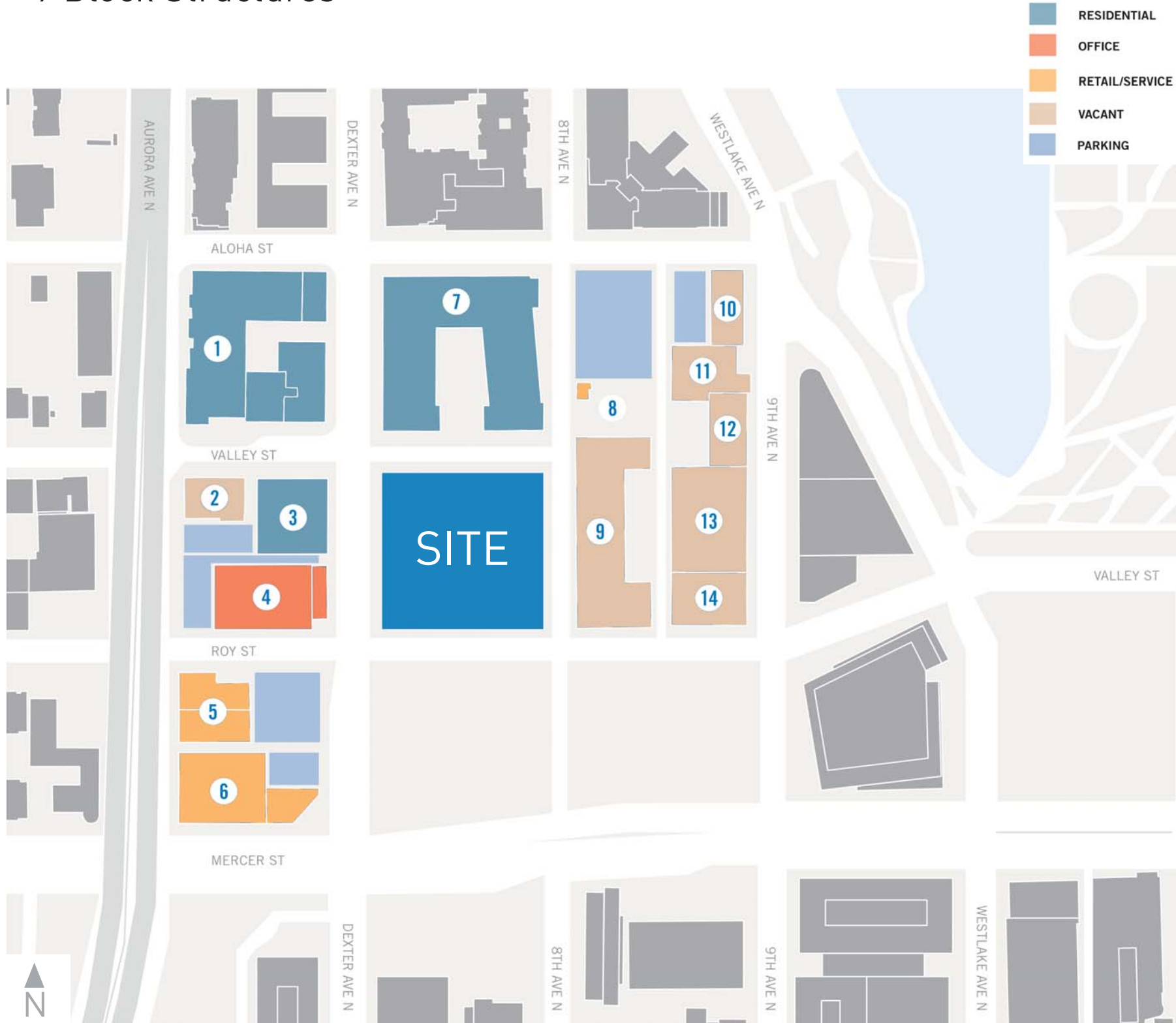
ARCHITECTURAL MASSING CONCEPTS

Vehicle + Pedestrian Access Site Plan



URBAN DESIGN ANALYSIS

9 Block Structures



The area around the site is a microcosm of the South Lake Union neighborhood. To the north, along Dexter Ave N, lie recently completed multi-family housing structures, topping out at 85' per code. Immediately to the east is the landmarked Puget Sound Power & Light Utilities building, as well as a service yard and parking lot. Farther east, fronting 9th Ave N, are a series of now vacant service buildings, ranging from a restaurant to auto repair shops and an engineering firm. These properties all await redevelopment, as do the parcels to the southeast of the site. To the west, there is another mid-rise residential building, an office building, a parking lot, the Copiers Northwest BluZebra technologies buildings, and another vacant property. Many of these sites are also slated for redevelopment, marking an area in rapid transformation and an opportunity for the project to act as catalyst and transition to the quickly transforming neighborhood to the south.



1 801 Dexter Ave N



2 701 Valley St



3 717 Dexter Ave N



4 701 Dexter Ave N



5 734 Roy St



6 601 Dexter Ave N

URBAN DESIGN ANALYSIS

9 Block Structures



7 810 Dexter Ave N



8 833 8th Ave N



9 800 Aloha



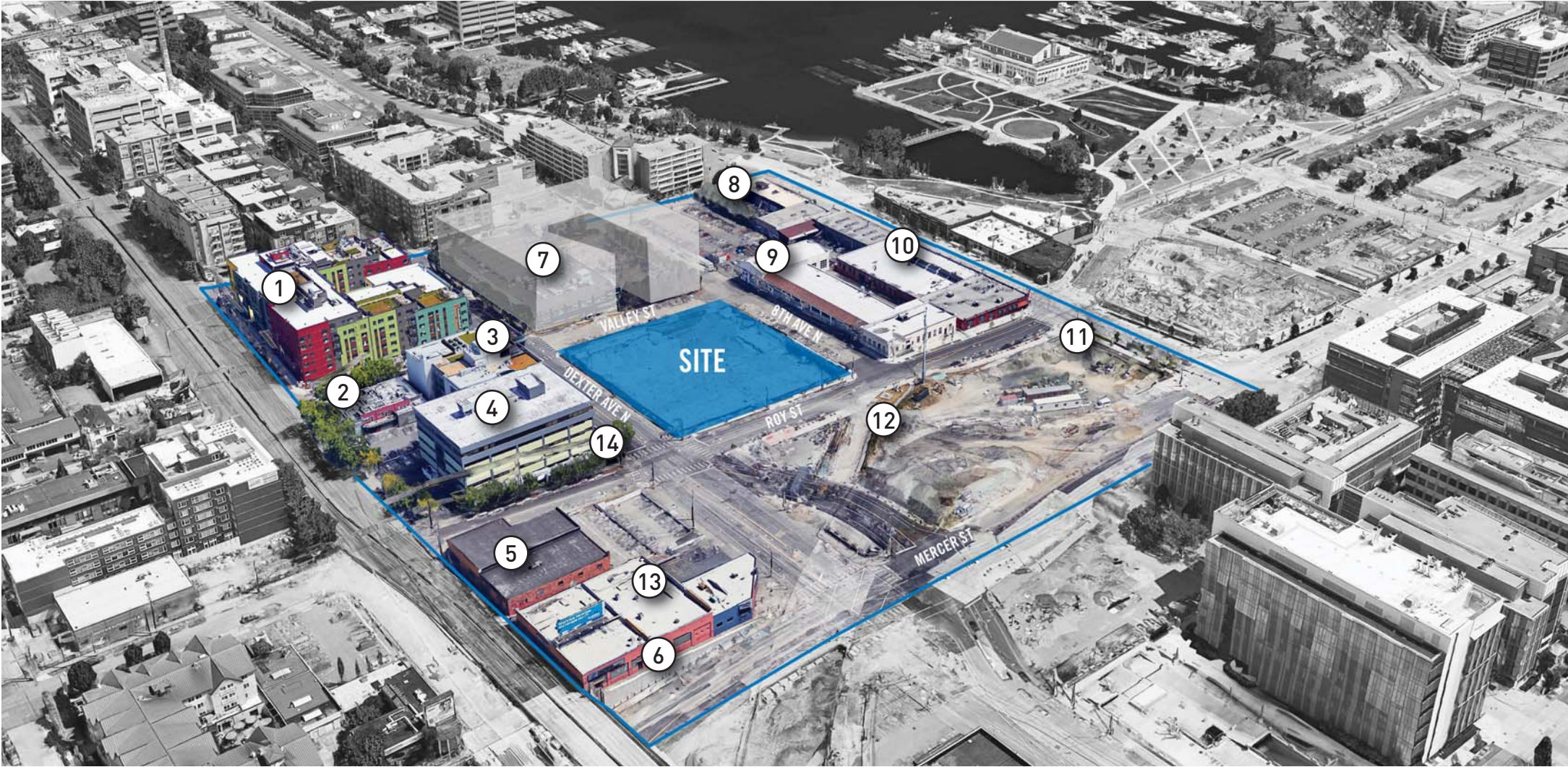
10 753 9th Ave N



11 745 9th Ave N



12 739 9th Ave N



13 711 9th Ave N



14 701 9th Ave N

Uses

- 1. Residential/Retail
- 2. Vacant
- 3. Residential/Retail
- 4. Office
- 5. Service
- 6. Service
- 7. Residential/Retail
- 8. Future Development
- 9. Vacant
- 10. Future Development
- 11. Future Development
- 12. Future Development
- 13. Future Development
- 14. Future Development

URBAN DESIGN ANALYSIS

Proposed Structures



1. 601 Aurora Ave N, Residential



2. 701 Valley St, Residential



3. 701 Dexter Ave N, Office



4. 601 Dexter Ave N, Residential



5. 753 9th Ave N, Hotel



6. 820 Roy St, Office



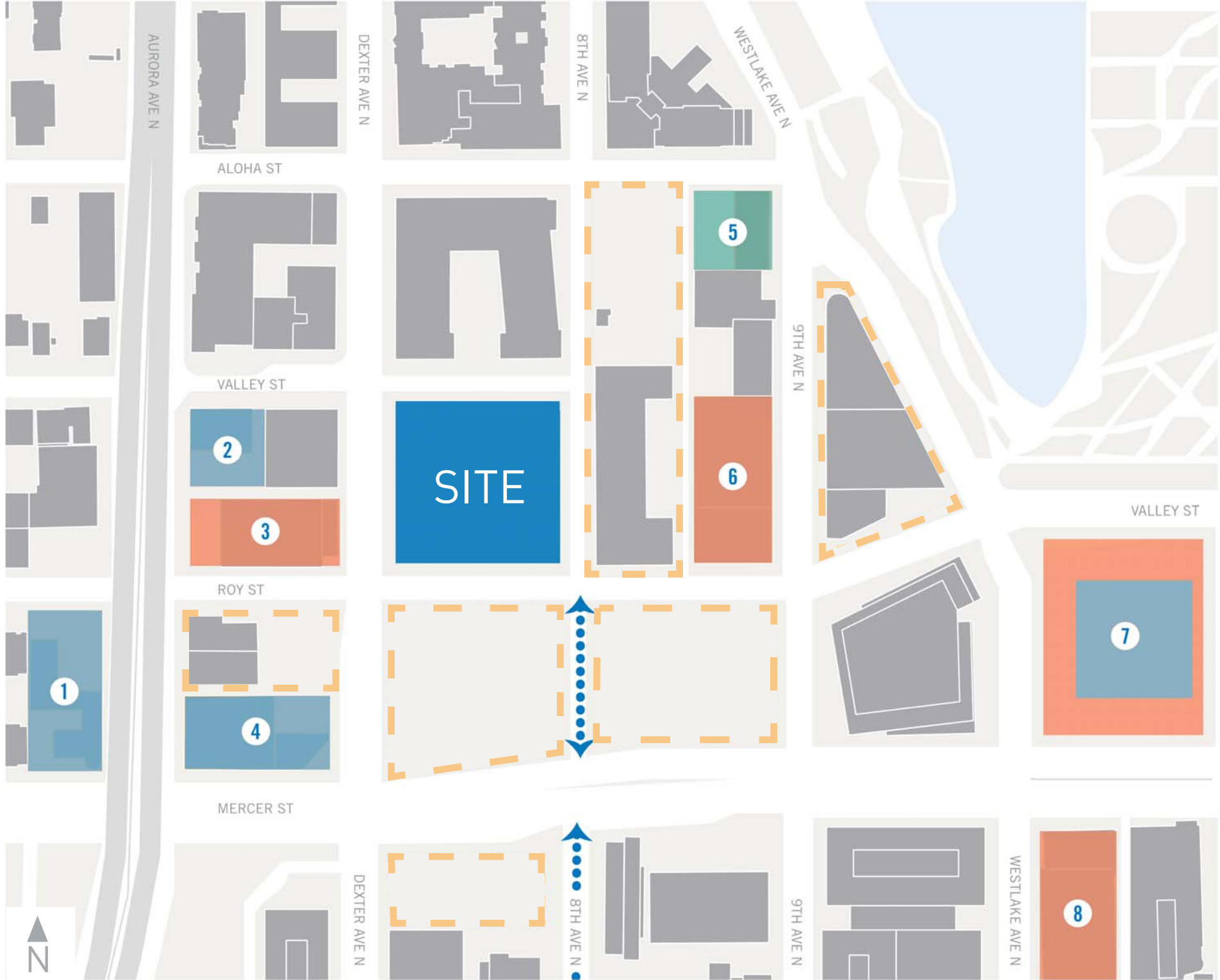
7. 971 Valley St, Office/Residential



8. 520 Westlake Ave N, Office

EXISTING BUILDINGS
 FUTURE DEVELOPMENT SITE

 FUTURE PEDESTRIAN STREET
 PROPOSED DEVELOPMENT
 (see previous page for color legend)



URBAN DESIGN ANALYSIS

9 Block Structures



7 810 Dexter Ave N



8 833 8th Ave N



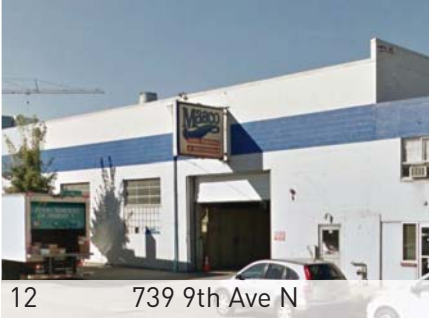
9 800 Aloha



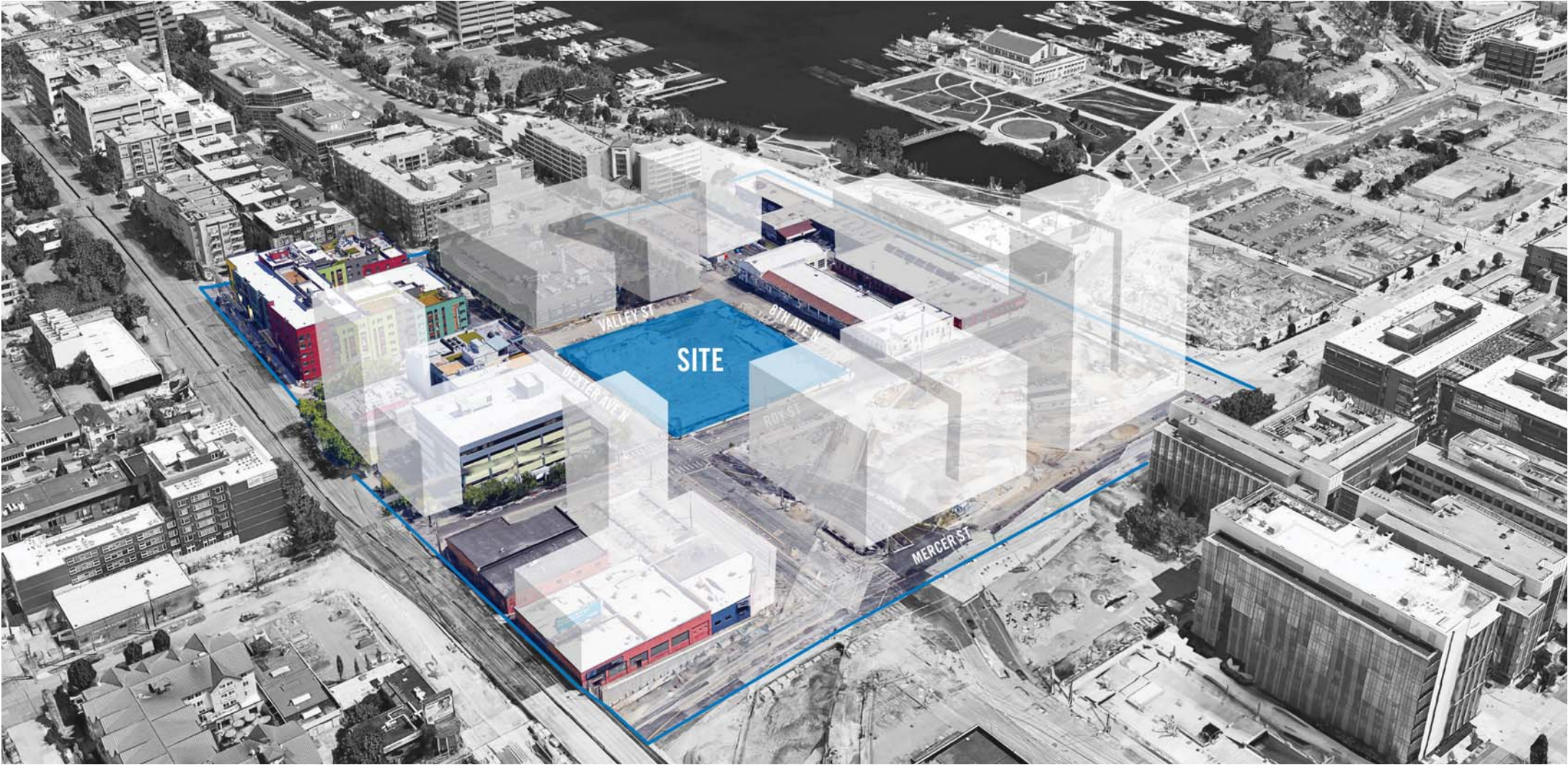
10 753 9th Ave N



11 745 9th Ave N



12 739 9th Ave N



13 711 9th Ave N



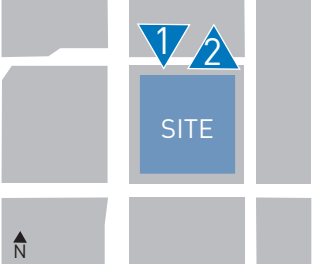
14 701 9th Ave N

Uses

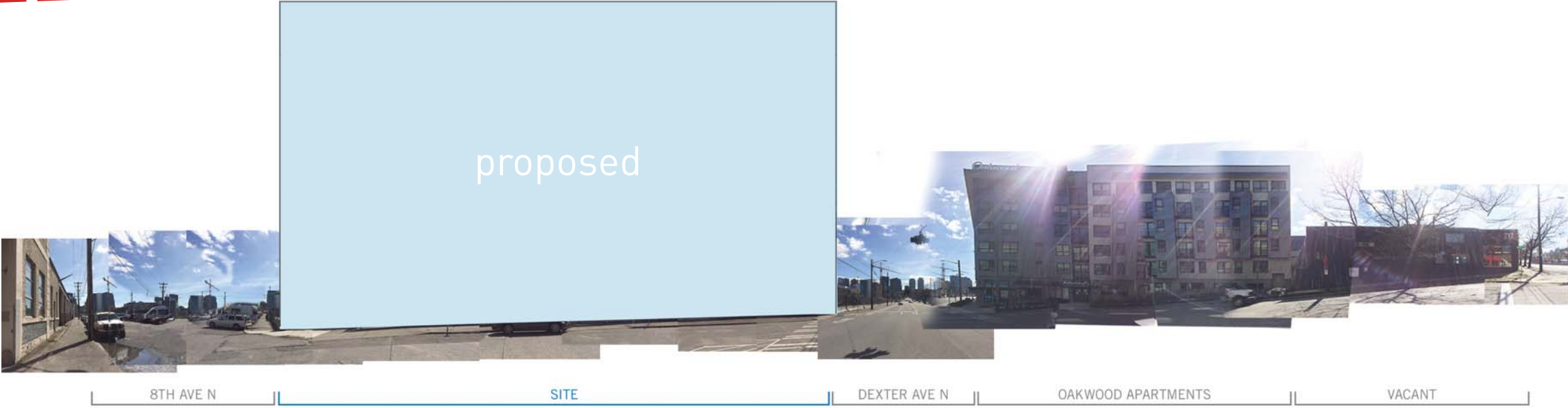
- | | |
|-----------------------|------------------------|
| 1. Residential/Retail | 8. Future Development |
| 2. Vacant | 9. Vacant |
| 3. Residential/Retail | 10. Future Development |
| 4. Office | 11. Future Development |
| 5. Service | 12. Future Development |
| 6. Service | 13. Future Development |
| 7. Residential/Retail | 14. Future Development |

URBAN DESIGN ANALYSIS

Streetscapes



flight path



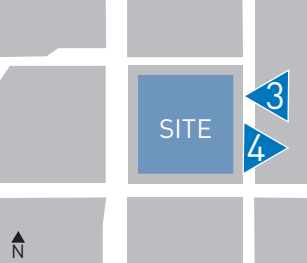
1 STREETScape ALONG VALLEY ST LOOKING SOUTH



2 STREETScape ALONG VALLEY ST LOOKING NORTH

URBAN DESIGN ANALYSIS

Streetscapes



flight path



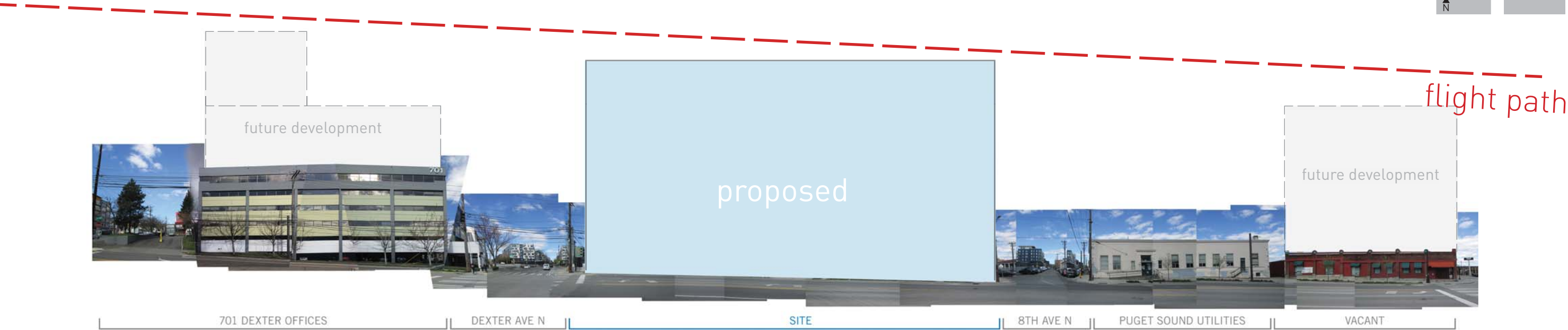
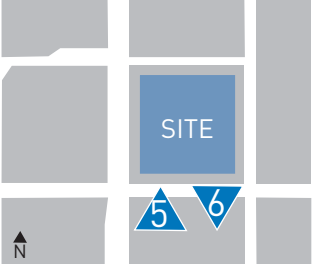
3 STREETScape ALONG 8TH AVE N LOOKING WEST



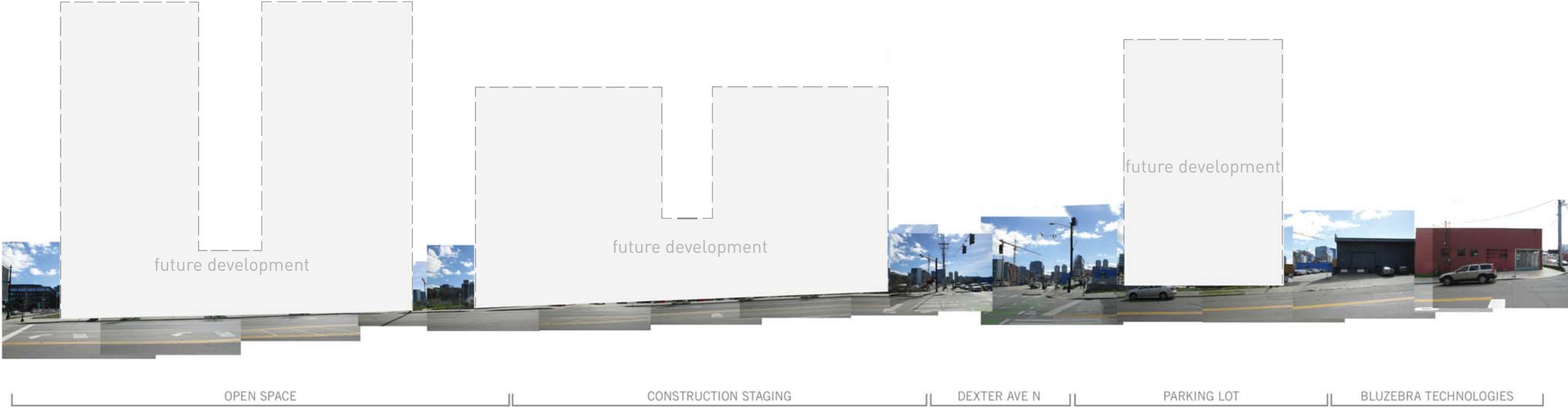
4 STREETScape ALONG 8TH AVE N LOOKING EAST

URBAN DESIGN ANALYSIS

Streetscapes



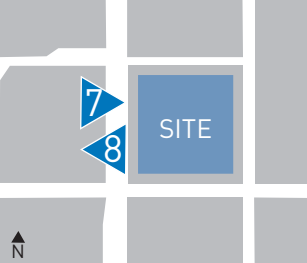
5 STREETScape ALONG ROY ST LOOKING NORTH



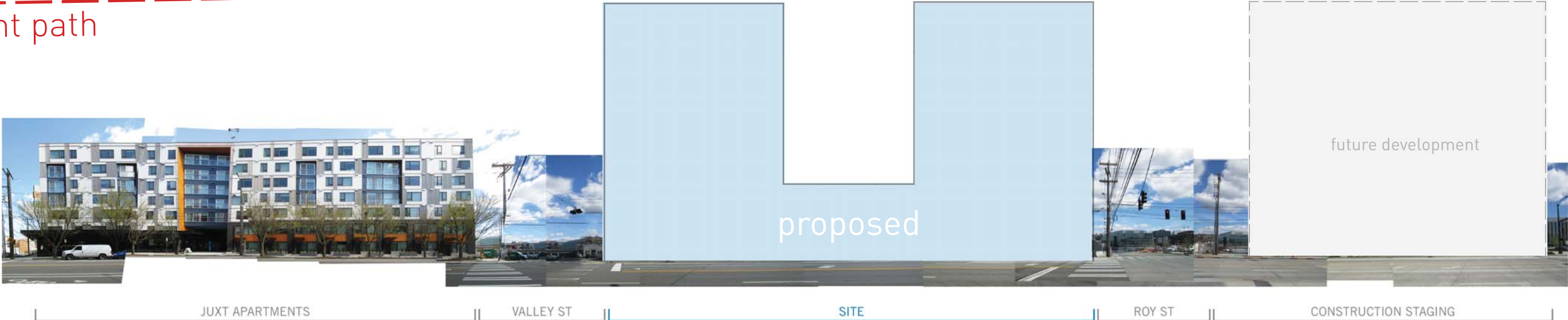
6 STREETScape ALONG ROY ST LOOKING SOUTH

URBAN DESIGN ANALYSIS

Streetscapes



flight path



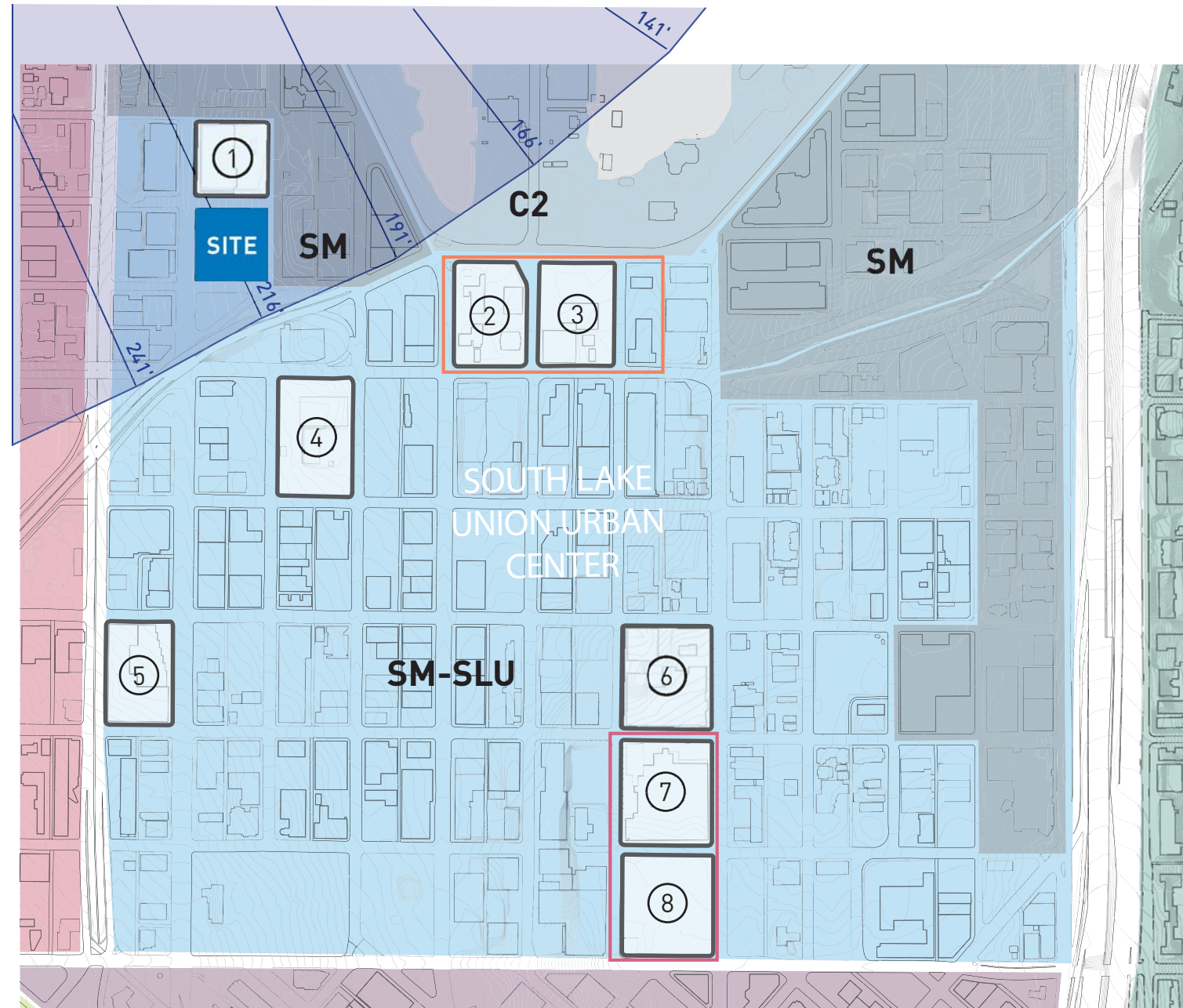
7 STREETScape ALONG DEXTER AVE N LOOKING EAST



8 STREETScape ALONG DEXTER AVE N LOOKING WEST

ARCHITECTURAL MASSING CONCEPTS

Site Constraints - SLU Full Block Site Survey



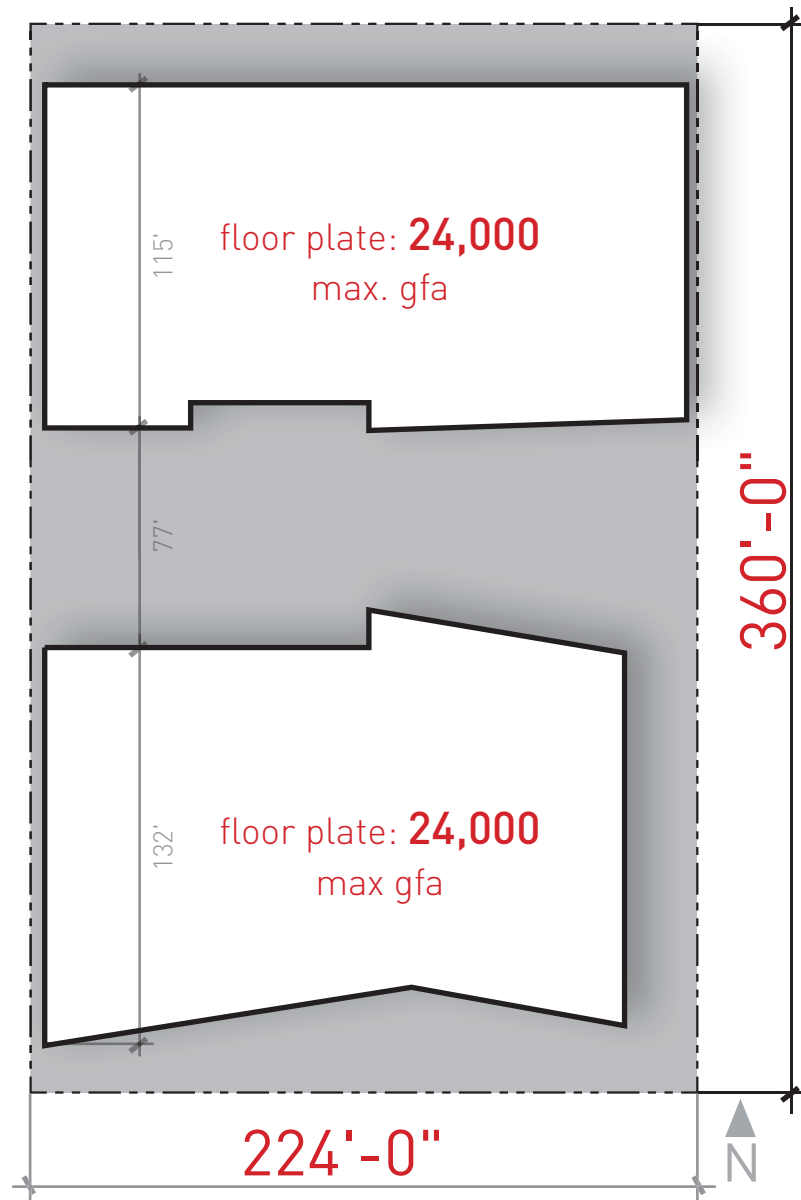
SITE	700 Dexter - office lot size: 249'x240' 60,000 sf	Height constrained by flight path
①	JUXT Apartments - residential lot size: 249'x250' 62,000 sf	
②	Block 37 - office/residential lot size: 239'x291' 70,000 sf	Part of one development (Lakefront Blocks)
③	Block 31 - office/residential lot size: 251'x290' 73,000 sf	
④	UW Medicine - office lot size: 255'x412' 105,000 sf	
⑤	333 Dexter - office lot size: 224'x360' 81,000 sf	
⑥	Troy Block - office lot size: 305'x360' 110,000 sf	
⑦	Seattle Times (N) - residential lot size: 306'x360' 110,000 sf	Part of one development (Seattle Times Project)
⑧	Seattle Times (S) - residential lot size: 306'x350' 107,000 sf	

- 9 full-block sites in SLU zone (recently developed or in-development)
- 700 Dexter is **smallest**
- 2 sites are **under 65,000 sf** (700 Dexter and JUXT) and constrained by flight path
- 3 sites are **between 75,000 and 100,000 sf** (333 Dexter and two of the Lakefront Blocks)
- 4 sites are **over 100,000 sf** (UW Medicine, Troy Block, Seattle Times N & S)
- 5 sites are **350' or more** in length

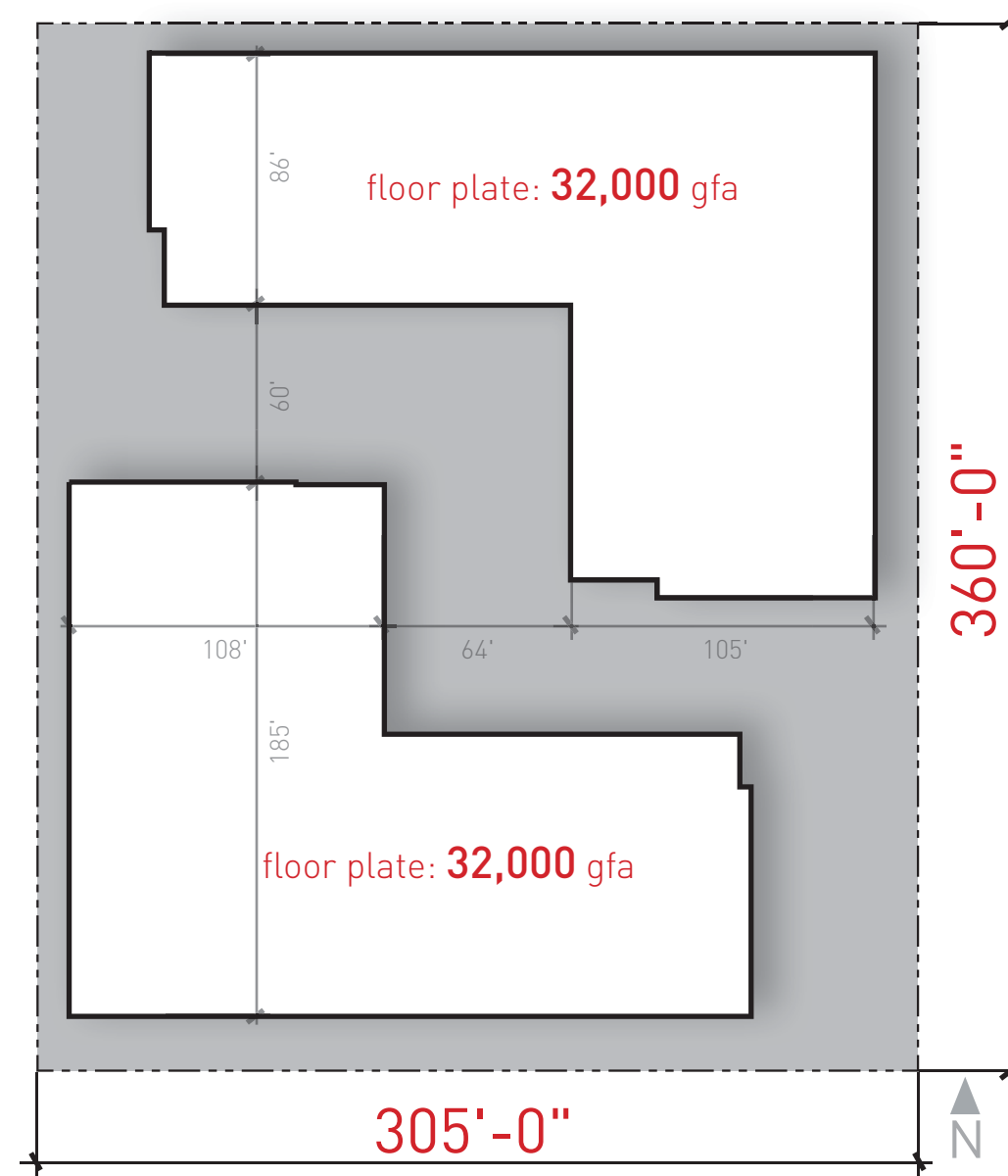
ARCHITECTURAL MASSING CONCEPTS

Site Constraints

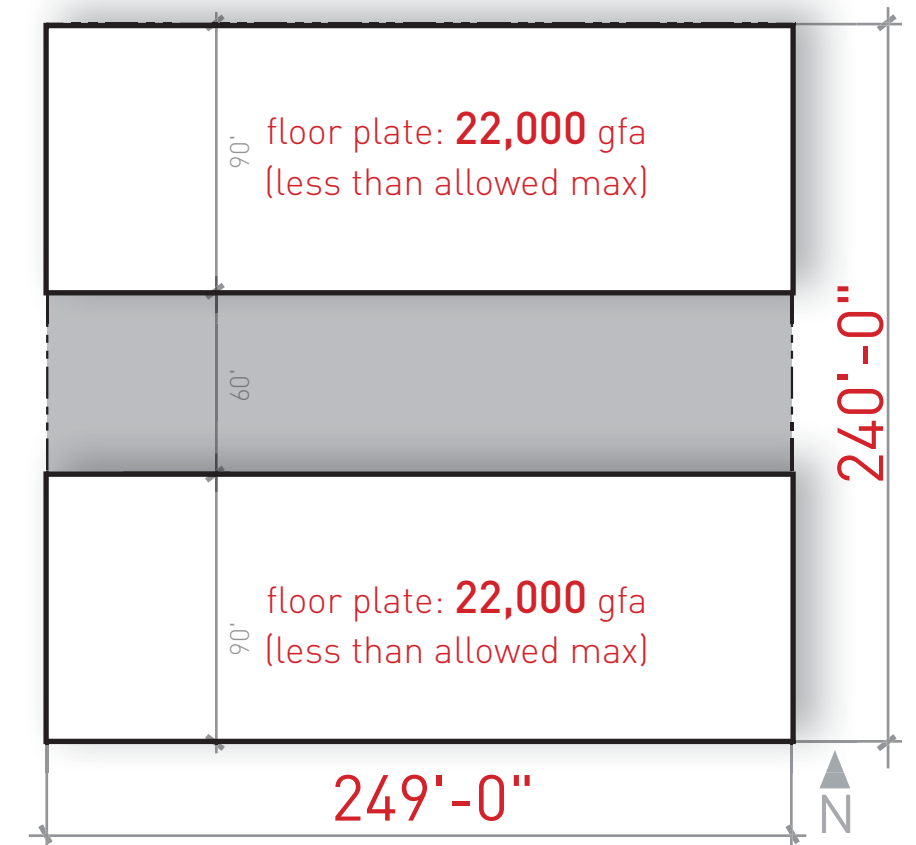
Nearby Full Block Developments - PLAN DIAGRAMS



333 Dexter
lot size: **81,000 sf**



Troy Block
lot size: **110,000 sf**



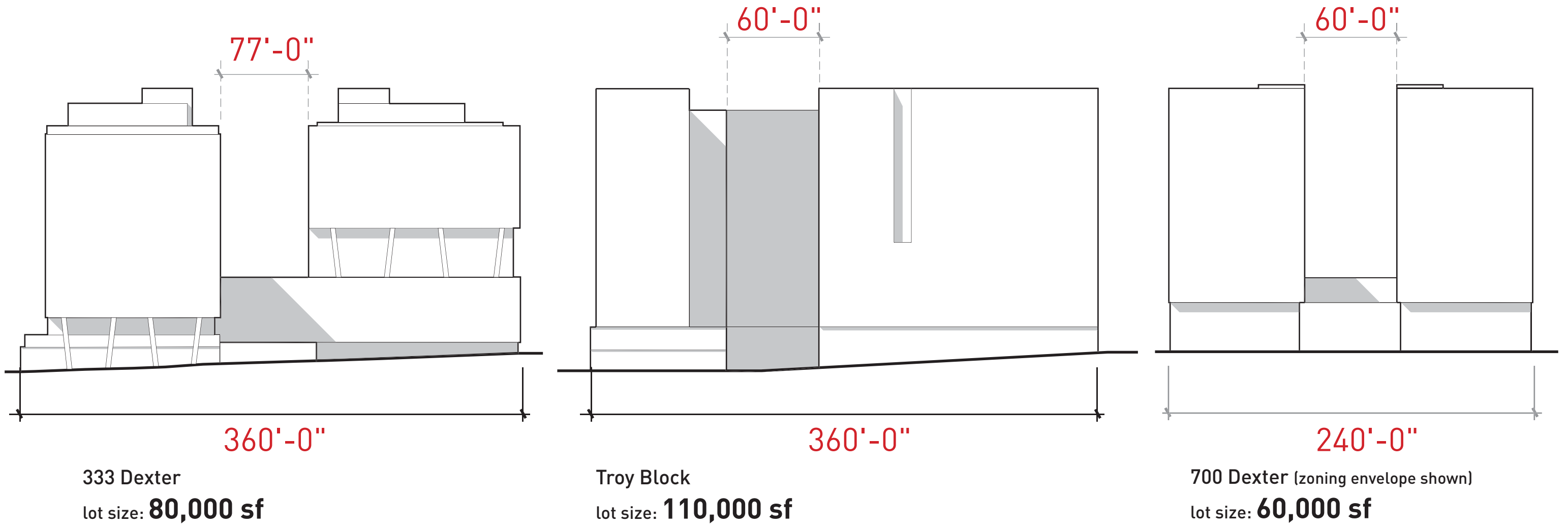
700 Dexter is smaller than the usual full-block parcel in South Lake Union. Larger parcels have additional space available for setbacks from the lot line, tower shaping, and facade modulation -- all of which are challenging proposals on this smaller lot.

700 Dexter (zoning envelope shown)
lot size: **60,000 sf**

ARCHITECTURAL MASSING CONCEPTS

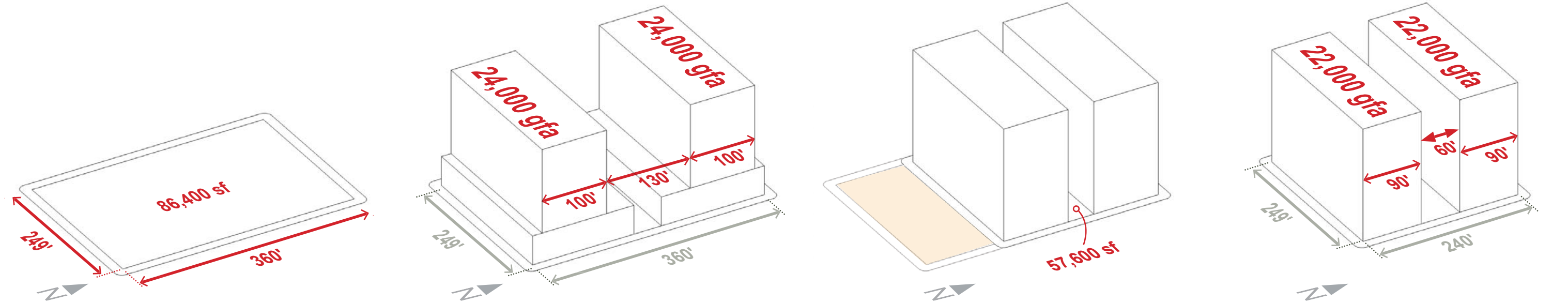
Site Constraints

Nearby Full Block Developments - ELEVATION DIAGRAMS AT THROUGH-BLOCK



ARCHITECTURAL MASSING CONCEPTS

Zoning Constraints



SOUTH LAKE UNION - typical

Full block development typical size of 249' X 360'



SOUTH LAKE UNION - typical

24,000 sf maximum allowable floor plates on a typical SLU site, including larger podium levels and 15' tower setbacks to avoid facade modulation while still allowing up to 130' of space between towers; this additional space could be used for tower shaping and setbacks



700 DEXTER - smaller site

Site at 700 Dexter is reduced in the North/South direction from 360' to 240', resulting in a 240'x249' virtually square block

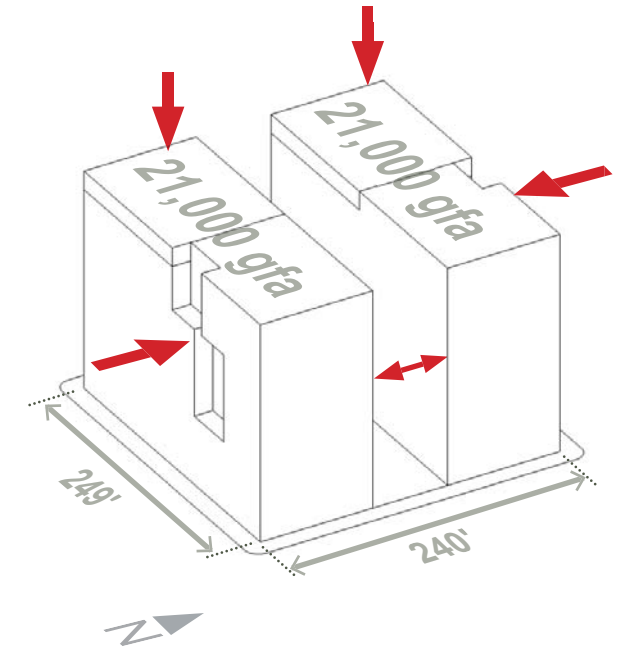
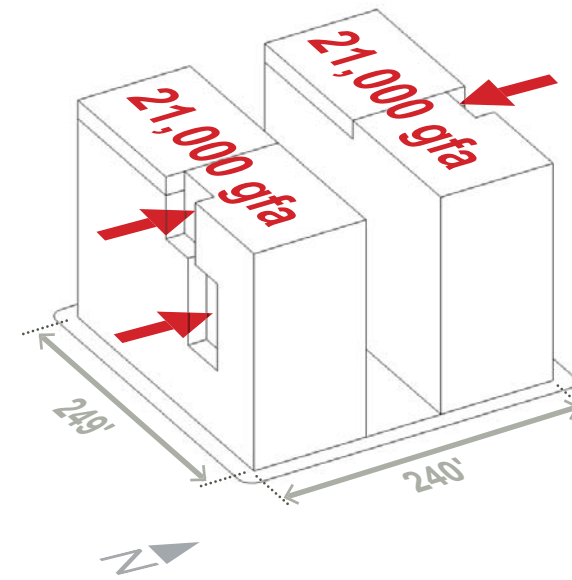
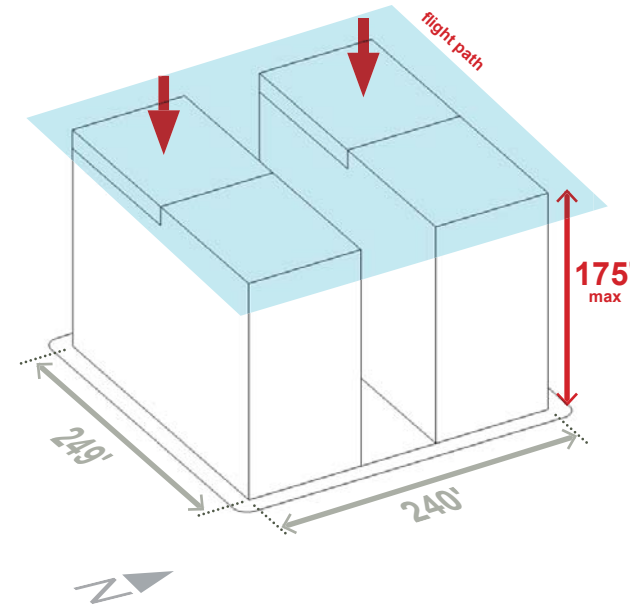
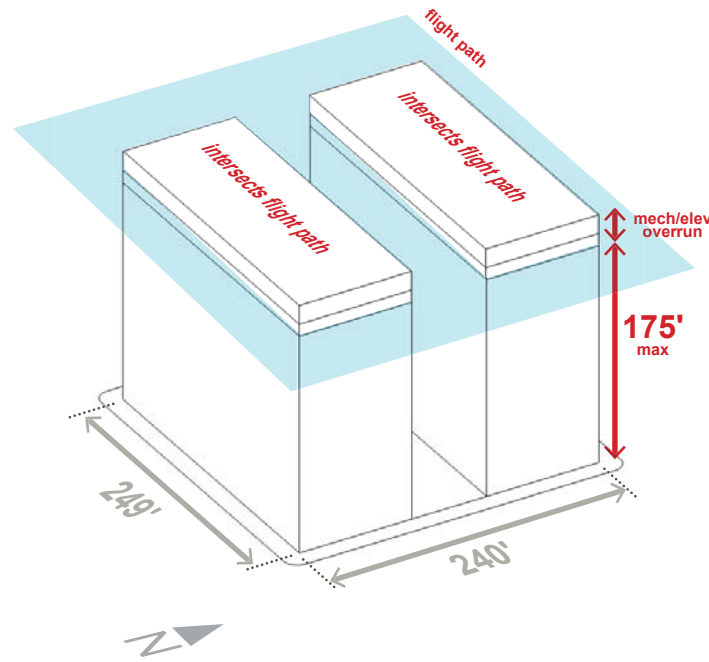


700 DEXTER - tower spacing

In order to achieve the 60' tower spacing, floor plates must reduce from max allowable of 24,000 sf to 22,000 sf; this is not including facade modulation, which would further reduce the floorplate gfa

ARCHITECTURAL MASSING CONCEPTS

Zoning Constraints



➔ **700 DEXTER - flight path**
Allowable mechanical and elevator overruns layered with flight path height restrictions

➔ **700 DEXTER - mechanical**
In order to avoid the flight path restrictions, the mechanical areas and elevators must be placed within the overall max height of the building, restricting roof access and reducing available usable floor area

➔ **700 DEXTER - modulation**
Towers are within 15' of the lot line; resulting required facade modulation further reduces available square footage per floor and creates compromised floor plates

➔ **700 DEXTER - zoning envelope**
Due to the smaller than typical block size and the restricted flight path at the 700 Dexter site, the development is restricted in its development potential with the required zoning

ARCHITECTURAL MASSING CONCEPTS

Key Locational Attributes

Energetic human experience

Sense of place and community

Creative and inspiring

Use space in unexpected ways

Adaptable/changeable space

Allow space to be appropriated

Better opportunities for multiple revenue streams

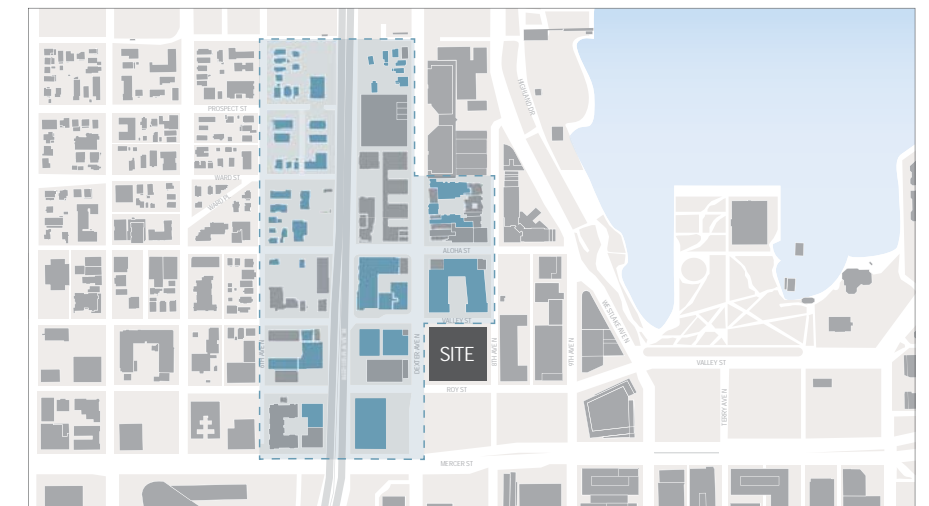
LEGACY/HISTORY

The South Lake Union neighborhood was originally developed to support the logging and coal industries in Seattle, with a lumber mill driving the development of the area. In the mid-20th century, SLU was considered the laundry capital of Seattle. Currently, most uses are either new or recently developed. There are historical drivers that can give framework to materiality and aesthetic qualities.



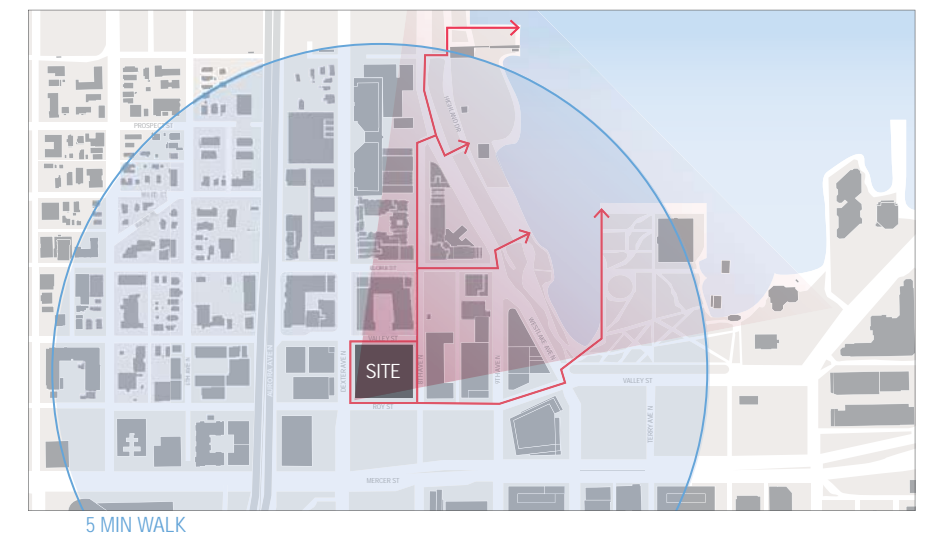
CUSP OF RESIDENTIAL NEIGHBORHOODS

Along Dexter, north of the project site, the zoning changes and the neighborhood has a predominantly multi-family residential density. This proximity gives 700 Dexter an opportunity to capitalize on uses and experiences that will cater to the residential crowd and be used at all times of day.



ENHANCE WATER CONNECTION

Views to the water will be an important amenity in the tower levels, and while the ground plane will not have a visual connection to the water, it has the opportunity to be an extension of the energy populating the lakefront through companion retail and social activities.



DESIGN GUIDELINES

The site is located within the West Design Review Board district.

The relevant design guidelines are:

Seattle Design Guidelines (2013) ●

South Lake Union Neighborhood Design Guidelines (2013) ●●

FEATURE A: SOUTH TOWER SITING & SHAPING

GUIDELINES MOST ENHANCED:

CS1-B.2 - Sunlight and Natural Ventilation ●

Maximize daylight for interior and exterior spaces through placement and/or design of structures on the site.

CS1-I.i - Responding to Site Characteristics ●●

Take advantage of site configuration to accomplish sustainability goals, including solar orientation.

CS2-I.i - Responding to Site Characteristics ●●

Encourage provision of outlooks for public to view the cityscape.

CS2-A.2 - Location in the City and Neighborhood ●

Design according to degree of architectural presence that is appropriate or desired given the context.

CS3-II.i - Architectural Context ●●

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

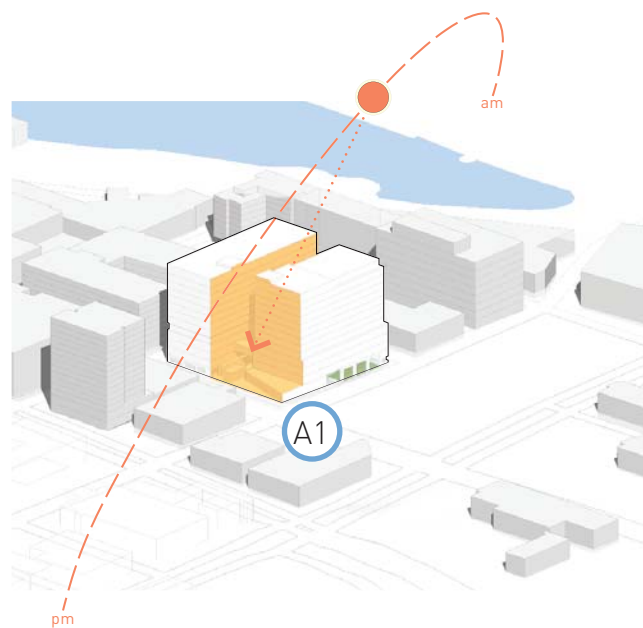
PL1-I.i - Human Activity ●●

Keep neighborhood connections open.

CHARACTERISTICS:

A1 Smaller form (in width) allows daylight penetration into through-block. The form also enables more pedestrian connection throughout South end of site.

A2 Porous ground plane, visually "heavier" podium, unique "gasket" floor, and lighter tower create a fine-grained character that fits with a mix of building styles in the neighborhood.



FEATURE B: GROUND PLANE

GUIDELINES MOST ENHANCED:

CS2-C.3 - Full Block Sites ●

Break up long facades to avoid a monolithic presence. Consider providing through-block access and/or design the project as an assemblage of building and spaces within the block.

CS2-I.iii - Responding to Site Characteristics ●●

Reinforce community gateways through the use of architectural elements; create a physical marker for the community to notice they are entering a special place.

PL1-I.ii - Human Activity ●●

Reinforce pedestrian connections both within the neighborhood and to other adjacent neighborhoods.

PL2-I.i - Streetscape Compatibility ●●

Encourage provision of spaces for street level use that vary in size, width, and depth.

PL3-II.iii - Human Activity ●●

Reinforce retail concentrations with compatible spaces that encourage pedestrian activity.

DC1-I - Design of Parking Lots Near Sidewalks ●●

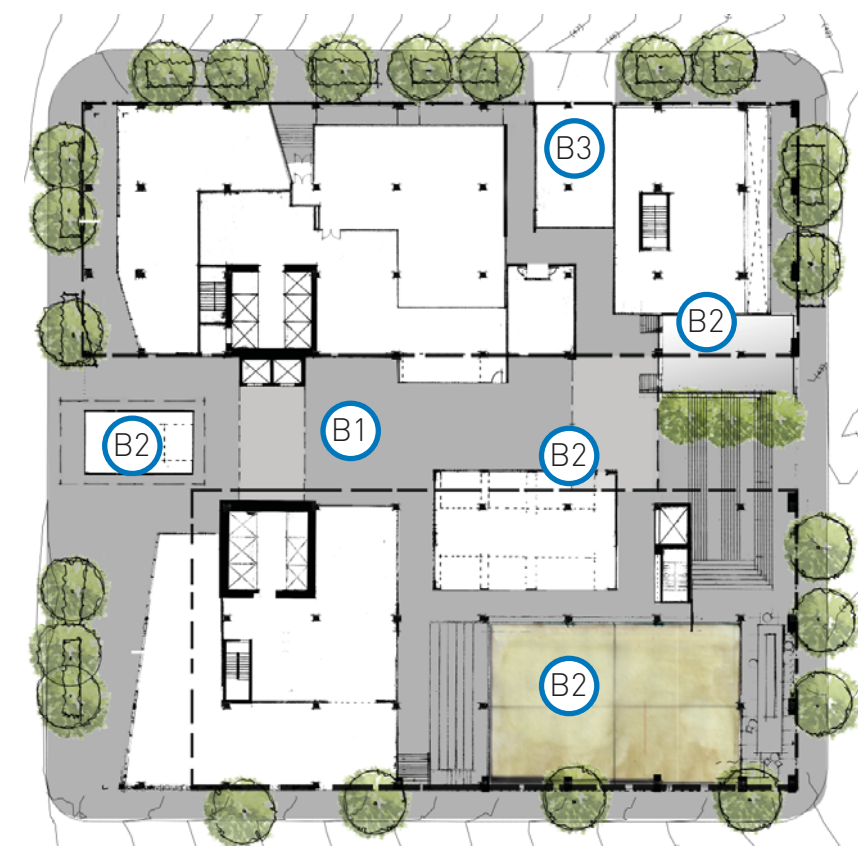
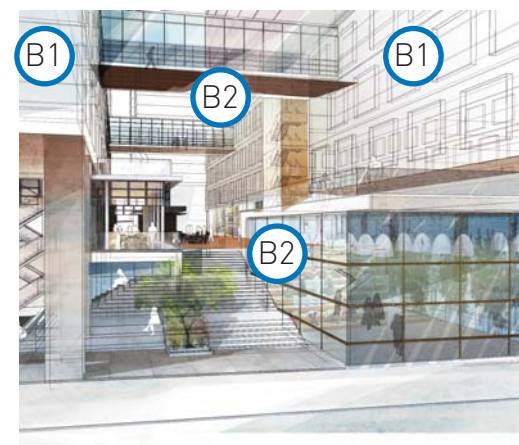
Providing parking below grade is preferred.

CHARACTERISTICS:

B1 Through-block breaks development into two towers, providing additional pedestrian connections throughout the site.

B2 Ground plane retail, pedestrian areas, and level 4 bridges create sense of place and provide site for human activity and interaction.

B3 Parking access at Valley St leads to below-grade parking.



DESIGN GUIDELINES

The site is located within the West Design Review Board district.

The relevant design guidelines are:

Seattle Design Guidelines (2013) ●

South Lake Union Neighborhood Design Guidelines (2013) ●●

FEATURE C: LARGE SCALE OPEN SPACE

GUIDELINES MOST ENHANCED:

CS2-A.1 - Sense of Place ●

Emphasize attributes that give the site its distinctive sense of place; create a sense of place where the context is less established.

CS2-I.iii - Responding to Site Characteristics ●●

Reinforce community gateways through the use of architectural elements; create a physical marker for the community to notice they are entering a special place.

CS3-II.v - Architectural Context ●●

Respond to the working class, maritime, commercial and industrial character of the neighborhood with elements such as window detail patterns and open bay doors.

PL1-C.2 - Outdoor Uses and Activities ●

Consider including space for informal community use such as performances, farmer's markets, or street vending.

PL2-I.i - Streetscape Compatibility ●●

Encourage provision of spaces for street level use that vary in size, width, and depth.

CHARACTERISTICS:

- C1** Unusually large open space at ground plane provides sense of place, wayfinding.
- C2** Perimeter materials and detailing will emphasize neighborhood character, industrial history.
- C3** Enclosable open space provides large open area for a variety of uses appropriate for any weather.



FEATURE D: SKIN MODULATION & TEXTURE

GUIDELINES MOST ENHANCED:

CS3-A.4 - Evolving Neighborhoods ●

In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

CS3-I.ii - Height, Bulk, and Scale ●●

Use architectural features to reduce building scale, such as complementary materials, detailing, and accent trim.

CS3-II.i - Architectural Context ●●

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

CS3-II.v - Architectural Context ●●

Respond to the working class, maritime, commercial and industrial character of the neighborhood with elements such as window detail patterns and open bay doors.

DC2-D.2 - Scale and Texture ●

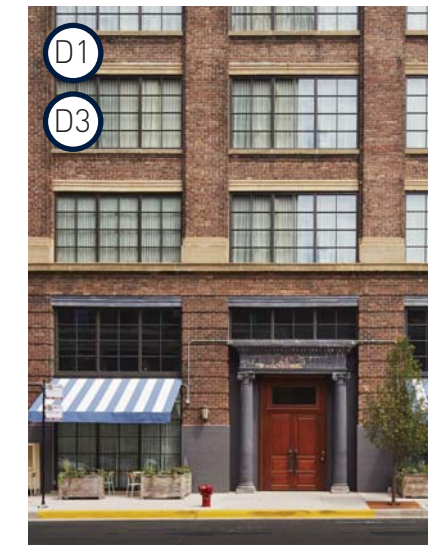
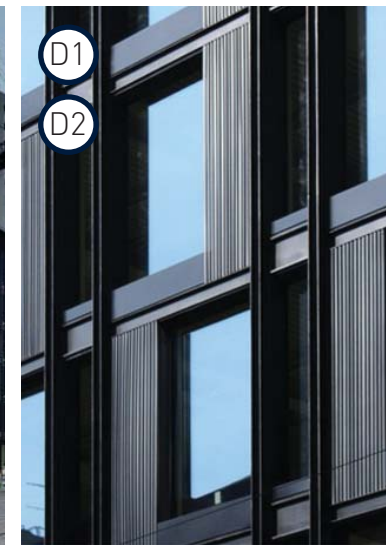
Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale.

DC4-A.1 - Exterior Finish Materials ●

Building exteriors should be constructed of durable materials that are attractive even when viewed up close.

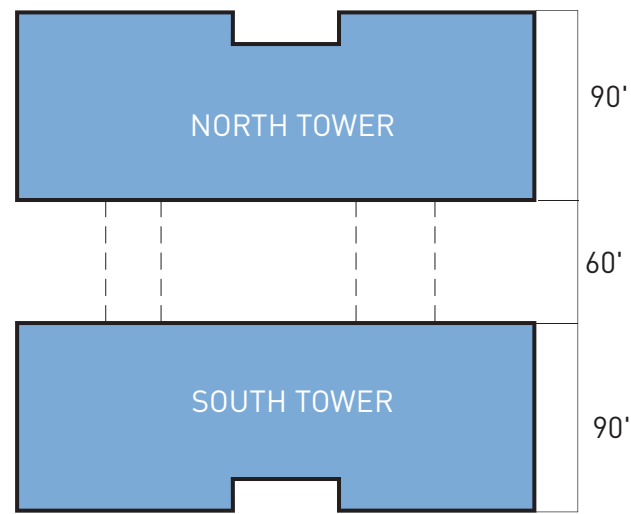
CHARACTERISTICS:

- D1** Highly detailed facade and use of different materials may encourage future developments to provide similar levels of detail at facades. Mix of materials and detailing also helps to reduce perceived building scale.
- D2** Window detail patterns at upper towers evokes industrial warehouse feel.
- D3** Modulation occurs at variety of scales, providing texture and human-scale elements as well as larger patterns and scale.



ARCHITECTURAL MASSING CONCEPTS

Option 1



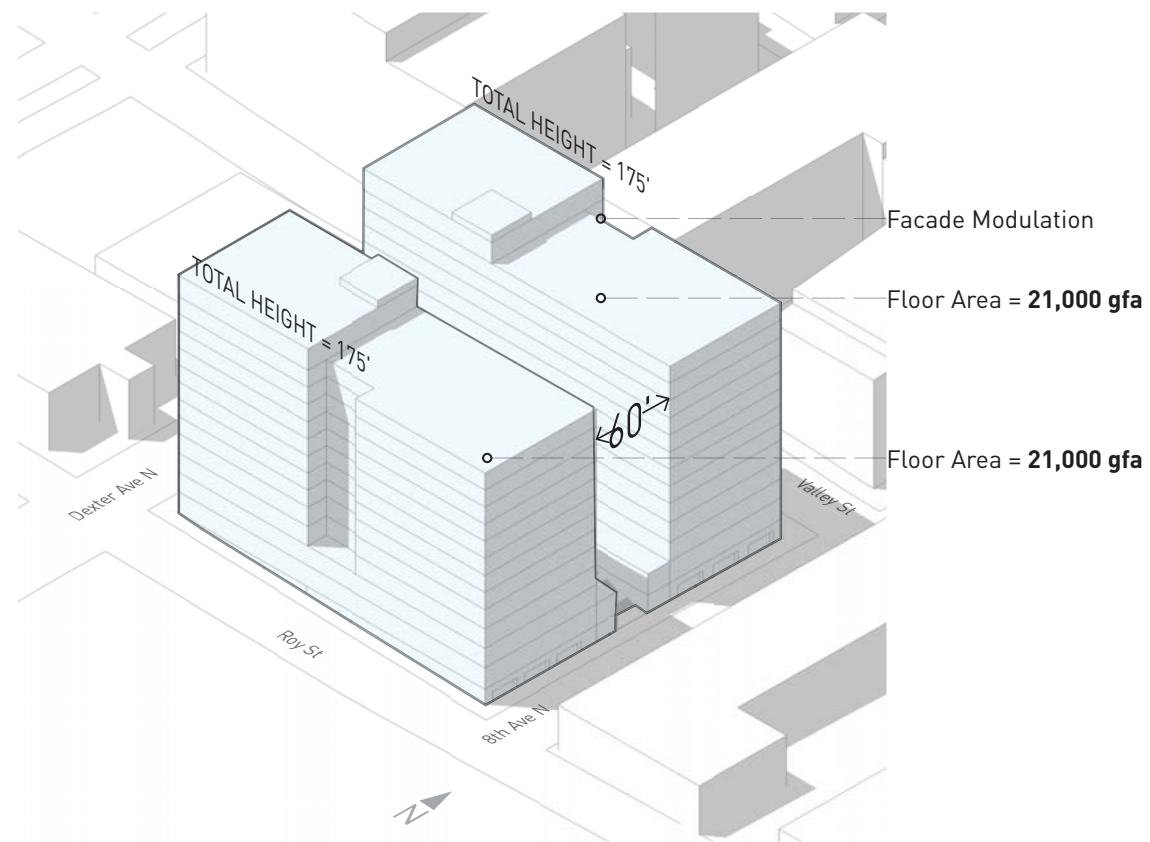
OPTION 1

This option is fully code-compliant, with vertical modulation along Roy St and Valley St and glazed towers. The code-required through-block is centered to create two symmetrical towers with 60' tower spacing. A 15' deep modulation is located along each of the two street façades (40' length). Each tower is 13 stories tall (plus mechanical at roof/Level 14), maximizing the available building height with 13'-8" floor-to-floor heights for Levels 3 through 5, 12'-0" floor-to-floor heights for Levels 6 through 13, with 15'-0" mechanical at roofs/14th floors. Level 3 is one large floorplate consisting of the smaller tower footprints connected by two "bridges" below the 8th Avenue 45' podium height. Due to the constraints of the flight path, mechanical at both towers occurs at the west end of Level 14, under the height of 175' rather than above the allowable height limit.

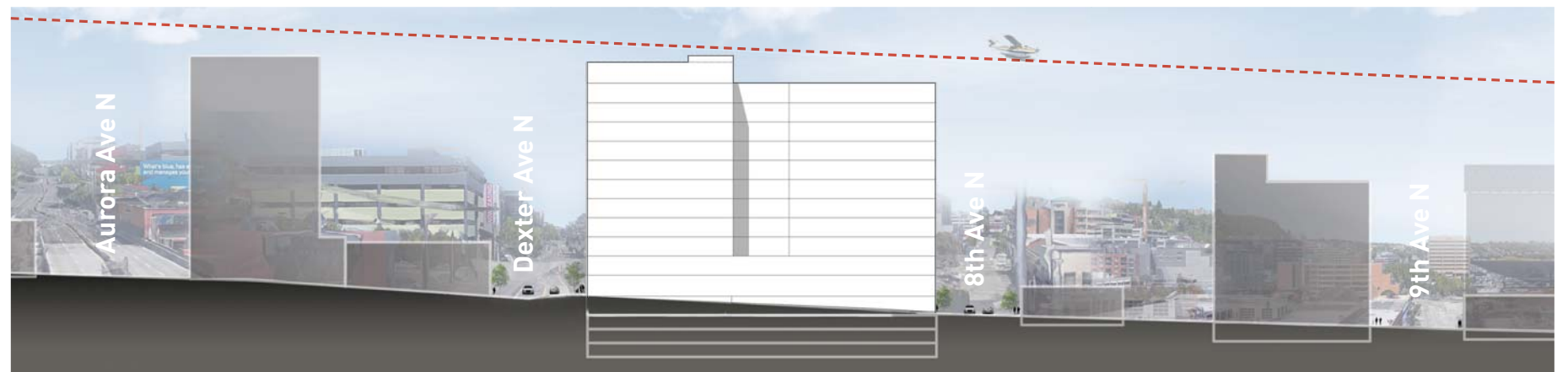
STATS

Number of stories	13
Total proposed office square footage	495,901 sf
Total proposed commercial (retail) sf	34,331 sf
Total proposed above-grade sf	530,232 sf
Proposed number of parking spaces	520

This option proposes a curtain wall skin and a through block connection that acts as a urban passageway with enclosed bases on either side - approaches that are common within existing SLU neighborhood developments.



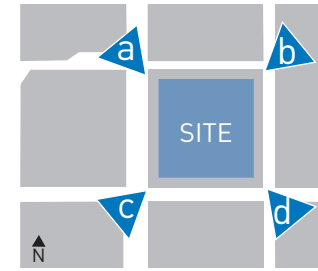
West Elevation



South Elevation

ARCHITECTURAL MASSING CONCEPTS

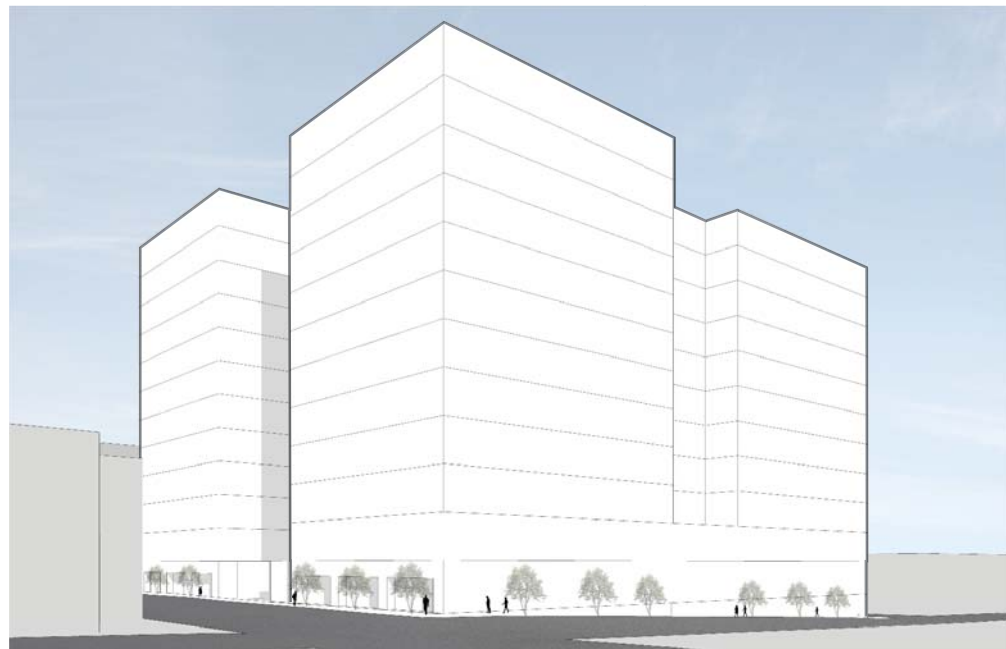
Option 1



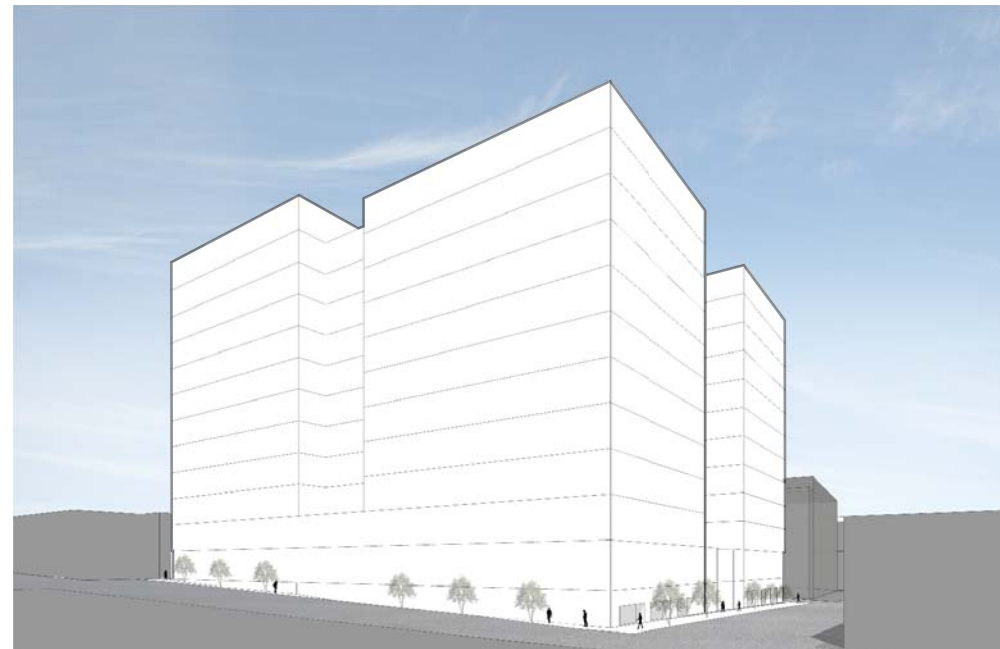
a) DEXTER AVE N & VALLEY ST - VIEW FROM NW



b) 8TH AVE N & VALLEY ST - VIEW FROM NE

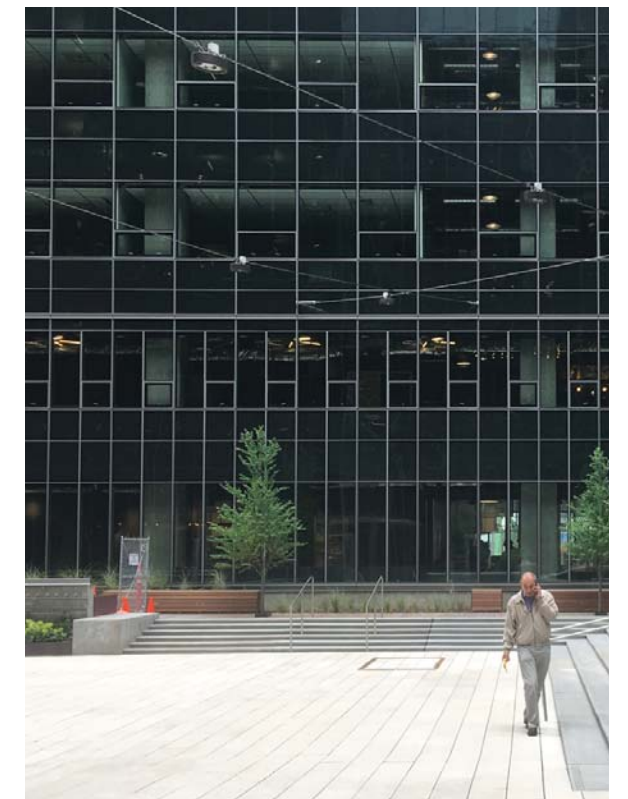


c) DEXTER AVE N & ROY ST - VIEW FROM SW



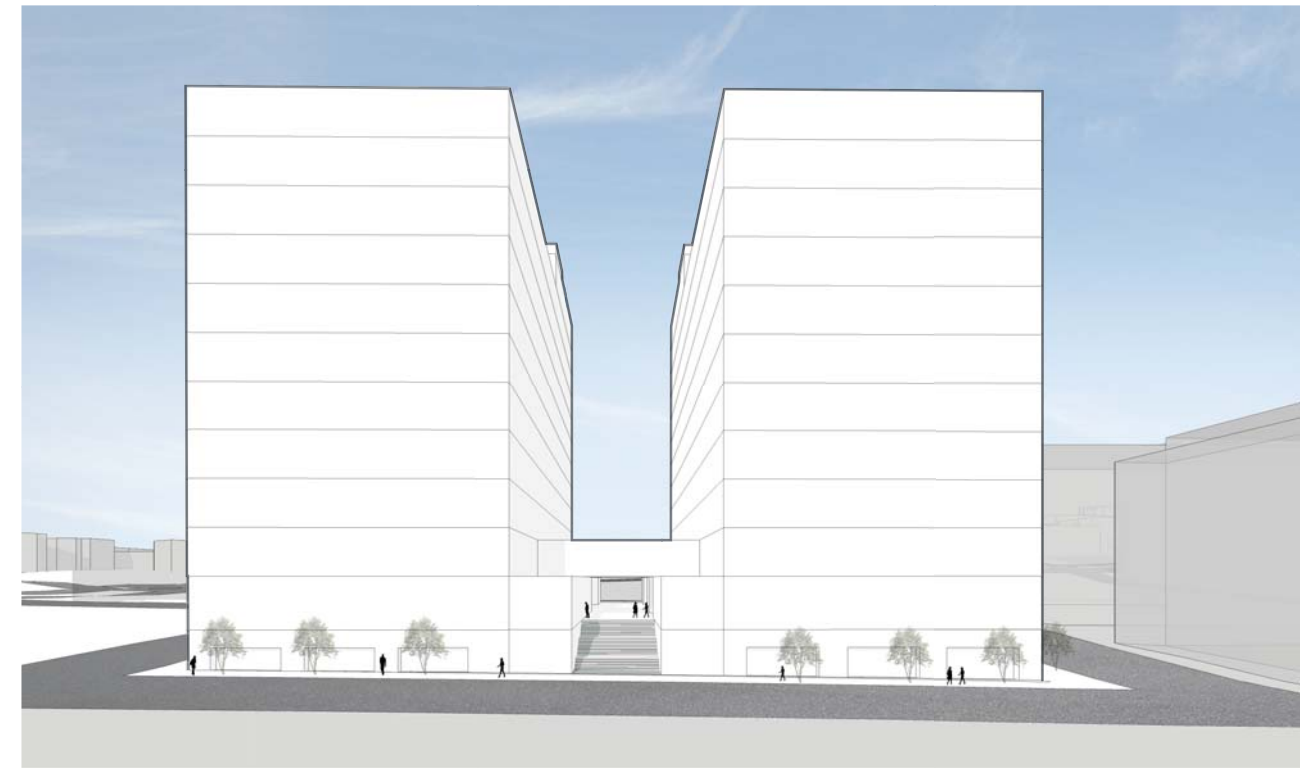
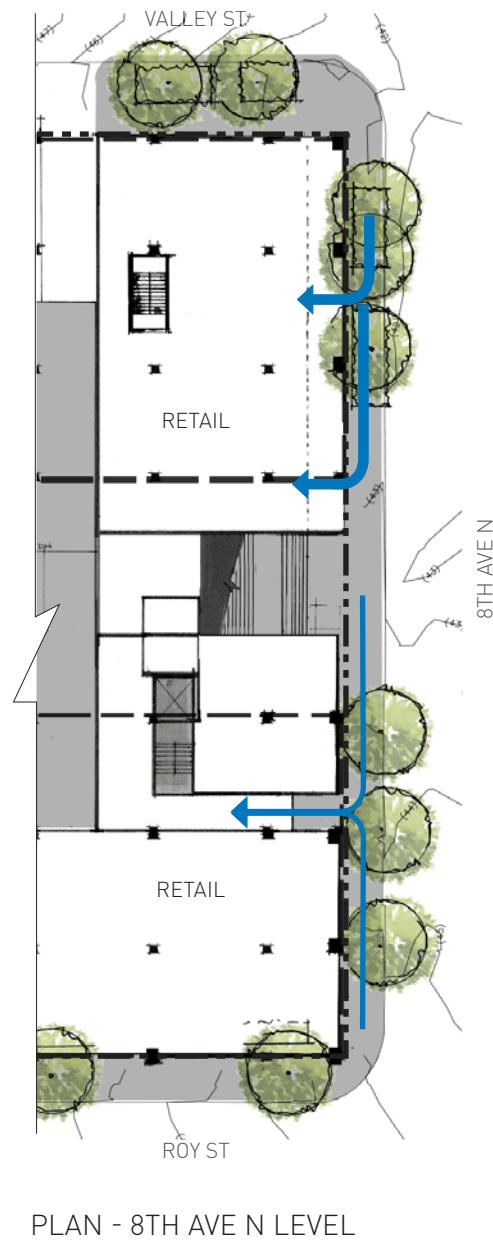
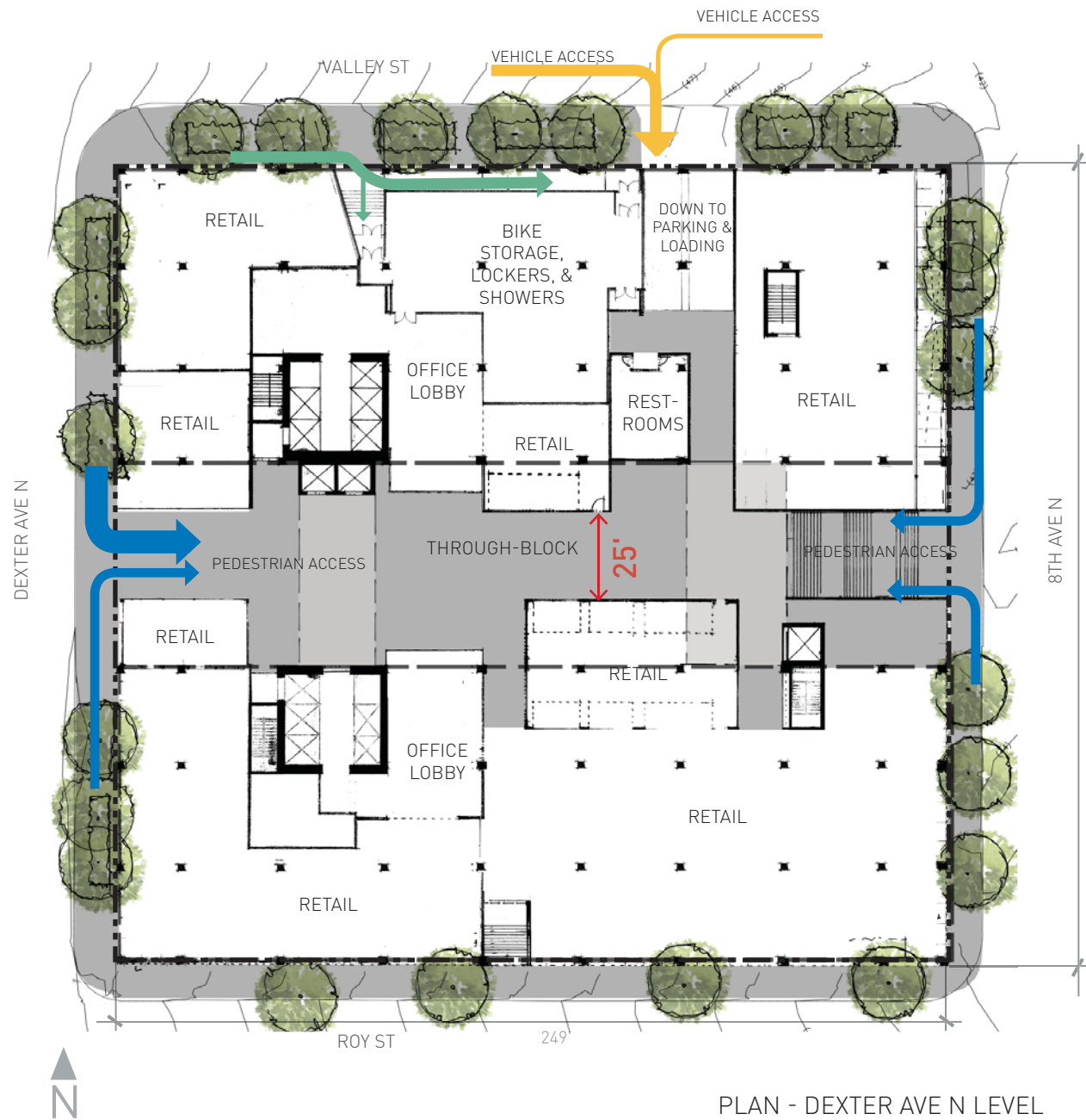
d) 8TH AVE N & ROY ST - VIEW FROM SE

FACADE TREATMENT INSPIRATION

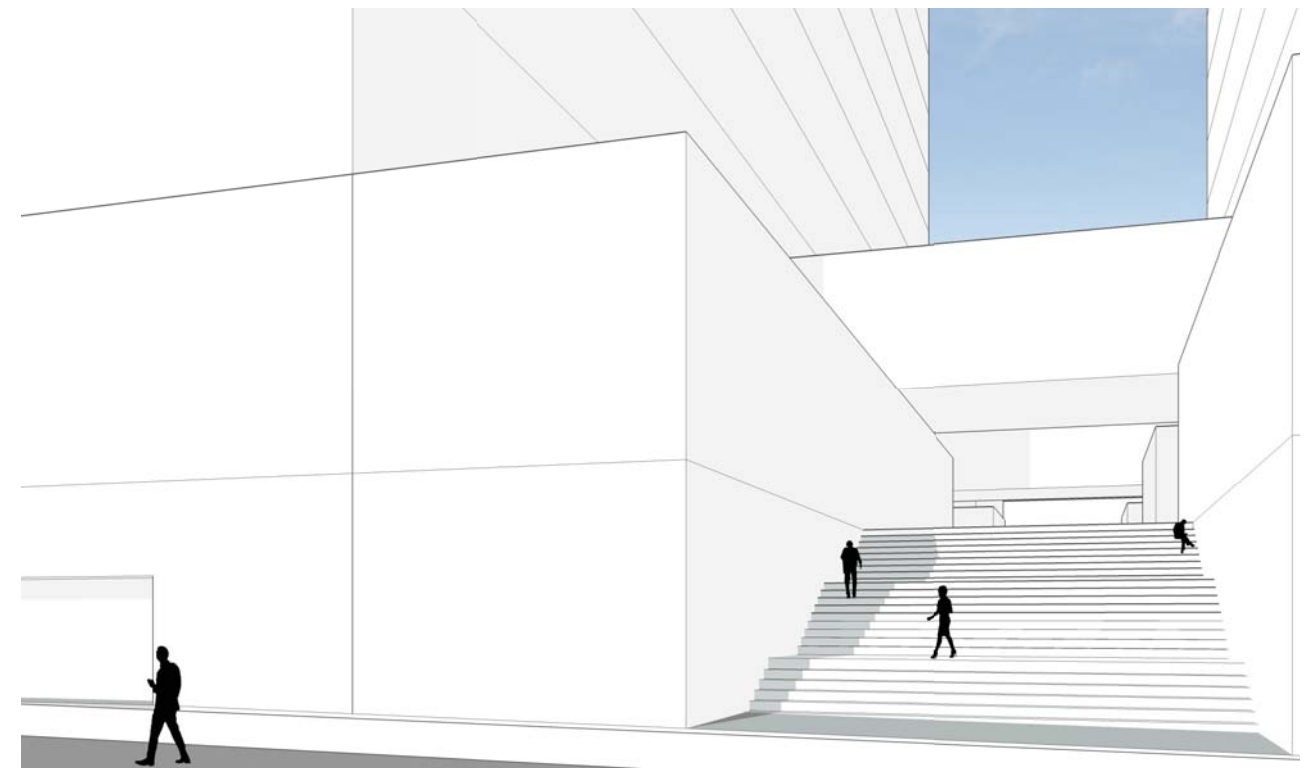


ARCHITECTURAL MASSING CONCEPTS

Option 1



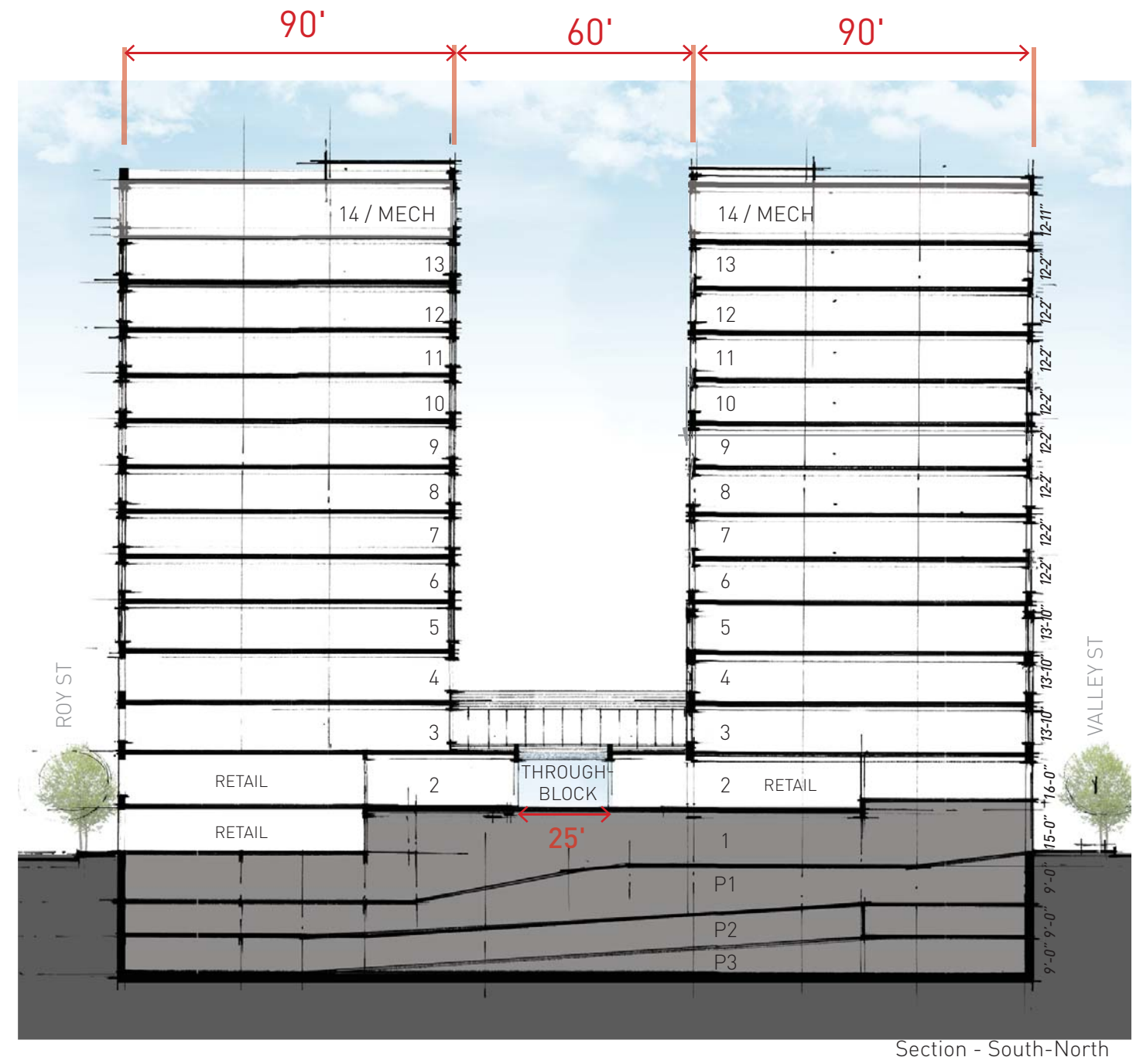
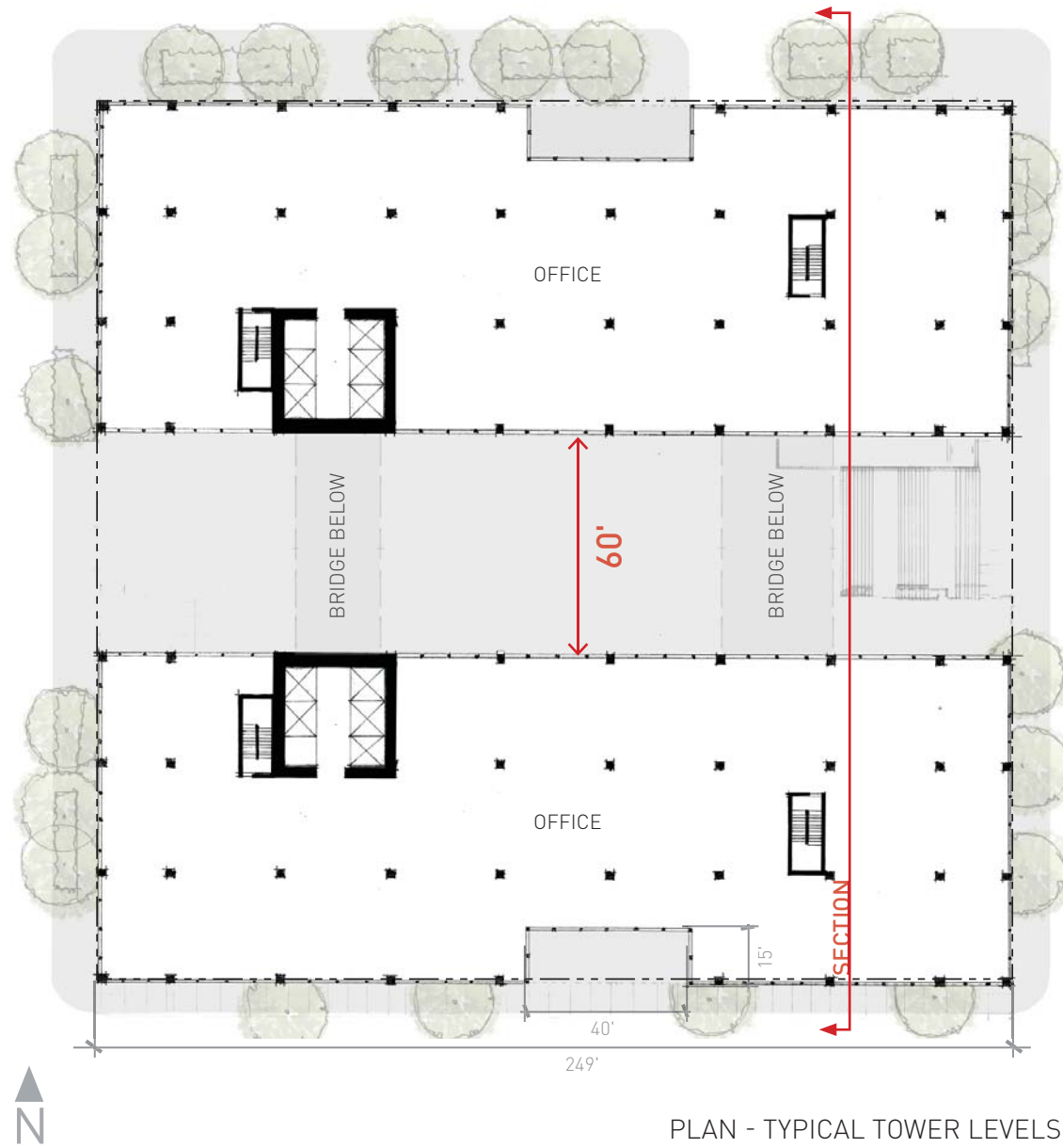
8TH AVE N - THROUGH-BLOCK



8TH AVE N - THROUGH-BLOCK

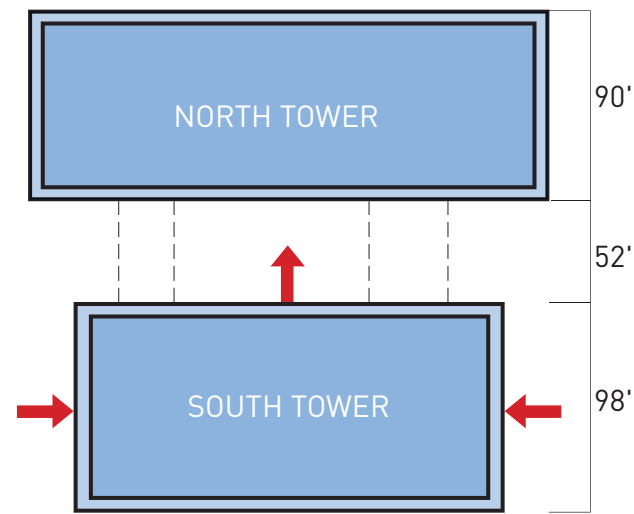
ARCHITECTURAL MASSING CONCEPTS

Option 1



ARCHITECTURAL MASSING CONCEPTS

Option 2

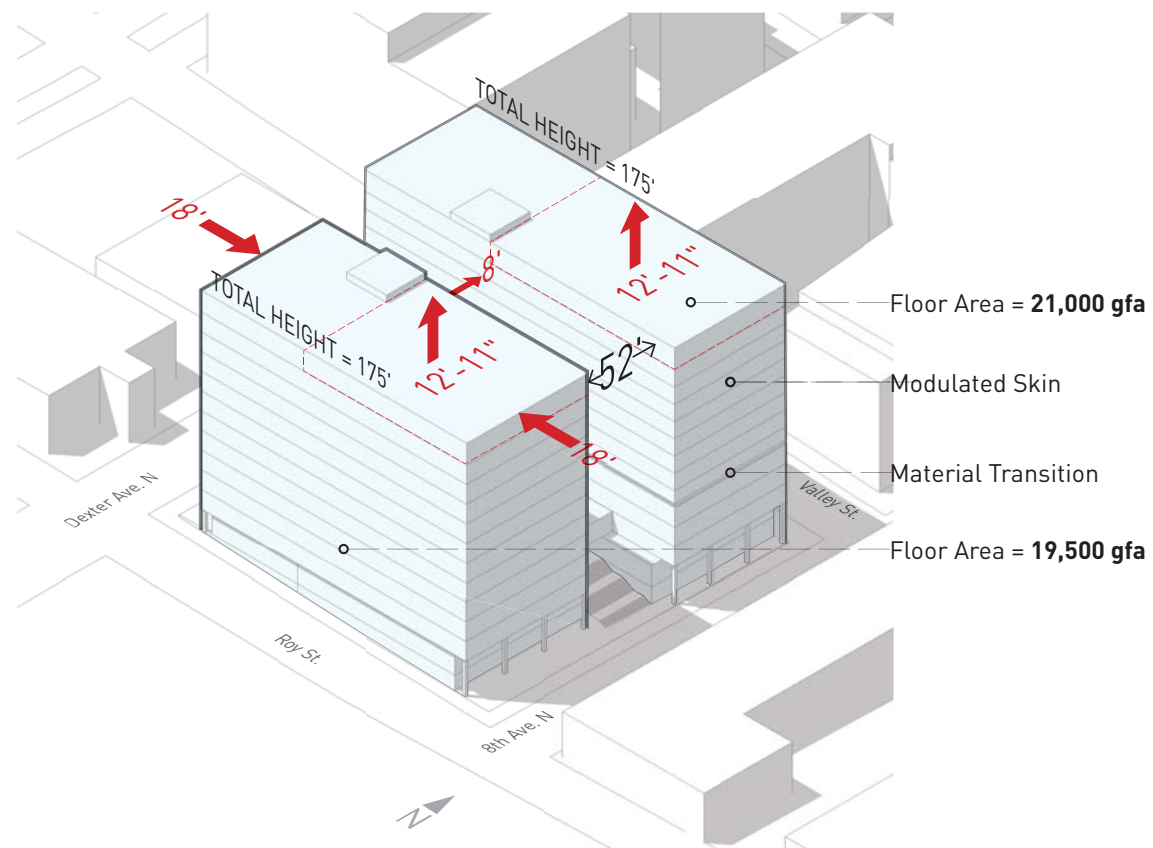


OPTION 2

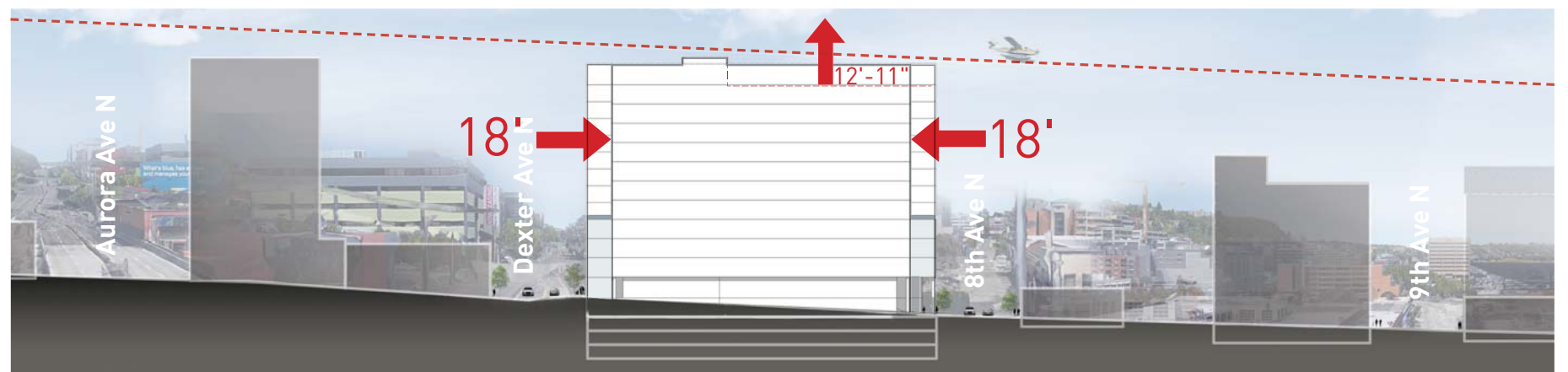
In this option, the mass of the south tower is reduced by bringing in the sides, capturing some of the lost floor area by expanding north into the through-block area. This creates a 52' tower spacing, but allows more daylight penetration into the through-block throughout the year. The previous facade modulation has been converted to a deep texture of the building skin. The north tower remains the same in massing as shown in Option 1, except that additional interior area is added at Level 14, capturing the remaining area lost by reducing the mass of the south tower. Additionally, a relief expression at Level 6 facilitates the transition from a more visually substantial material at the lower levels to a lighter material (articulated structure and glazing) at the upper levels. Again, Level 3 is one large floorplate consisting of the smaller tower footprints connected by two "bridges" below the 8th Avenue 45' podium height. Due to the constraints of the flight path, mechanical at both towers occurs at the west end of Level 14, under the height of 175' rather than above the allowable height limit. The ground plane is treated similarly to Option 1.

STATS

Number of stories	13(S) / 14(N)
Total proposed office square footage	495,901 sf
Total proposed commercial (retail) sf	32,795 sf
Total proposed above-grade sf	528,696 sf
Proposed number of parking spaces	520



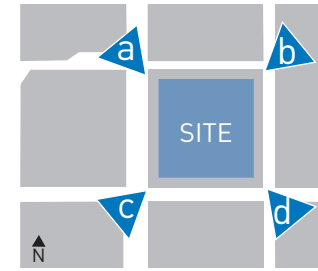
West Elevation



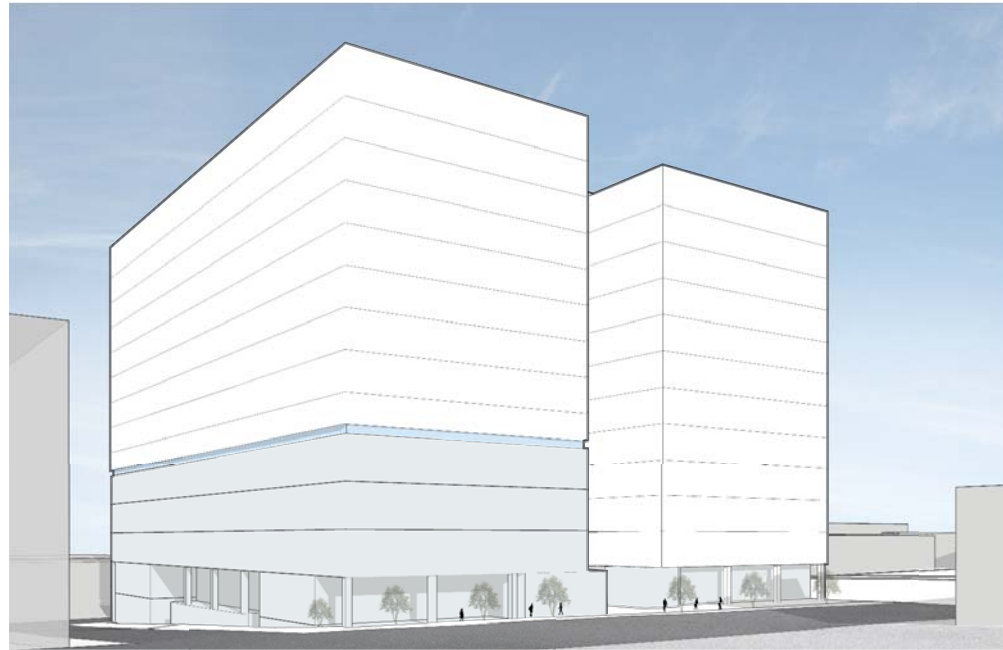
South Elevation

ARCHITECTURAL MASSING CONCEPTS

Option 2



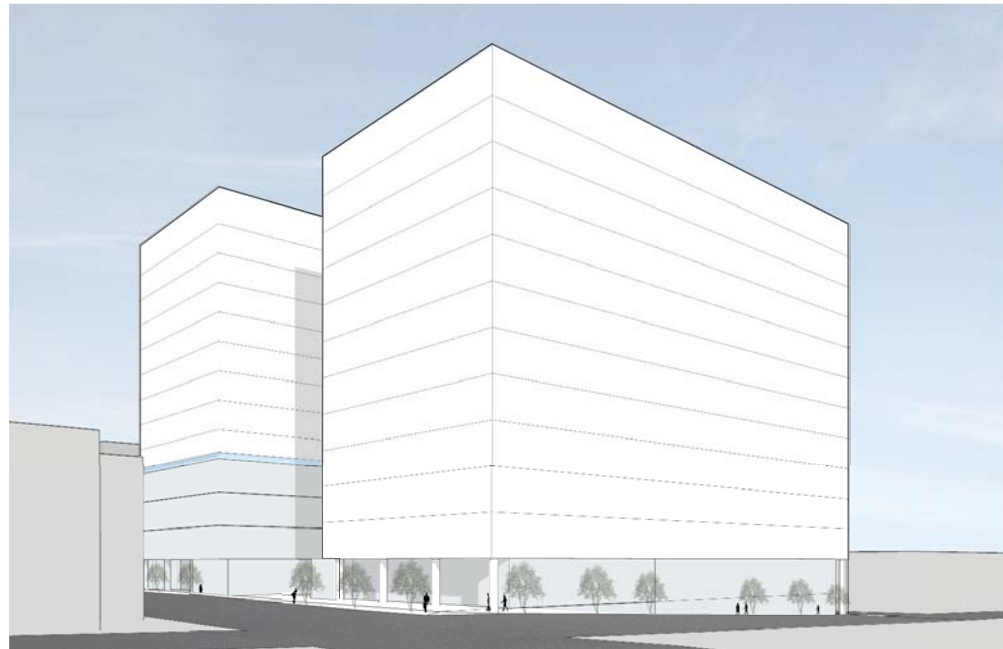
FACADE TREATMENT INSPIRATION



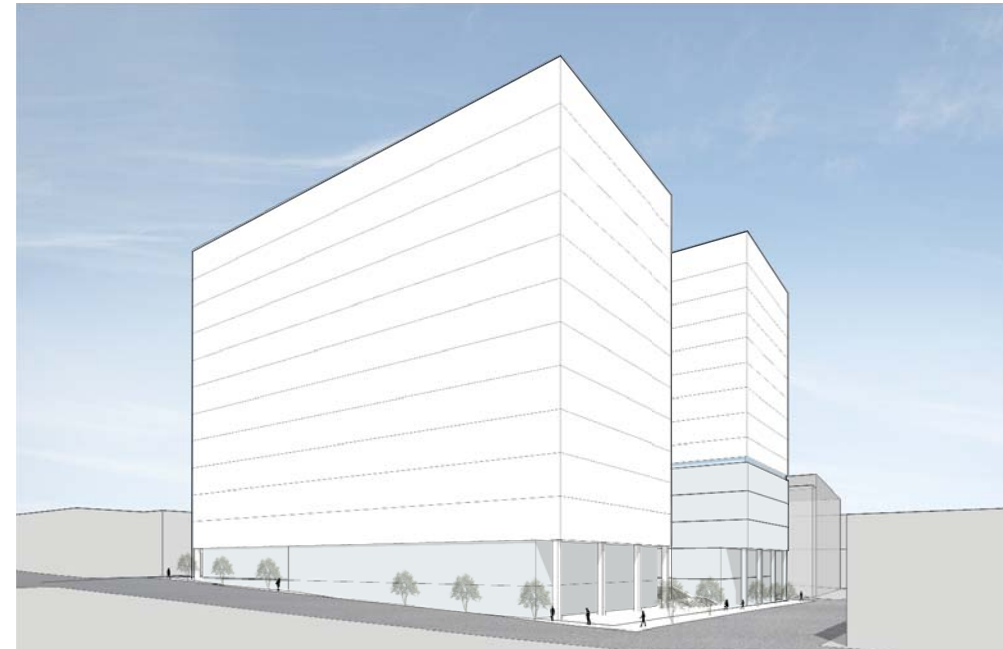
a) DEXTER AVE N & VALLEY ST - VIEW FROM NW



b) 8TH AVE N & VALLEY ST - VIEW FROM NE



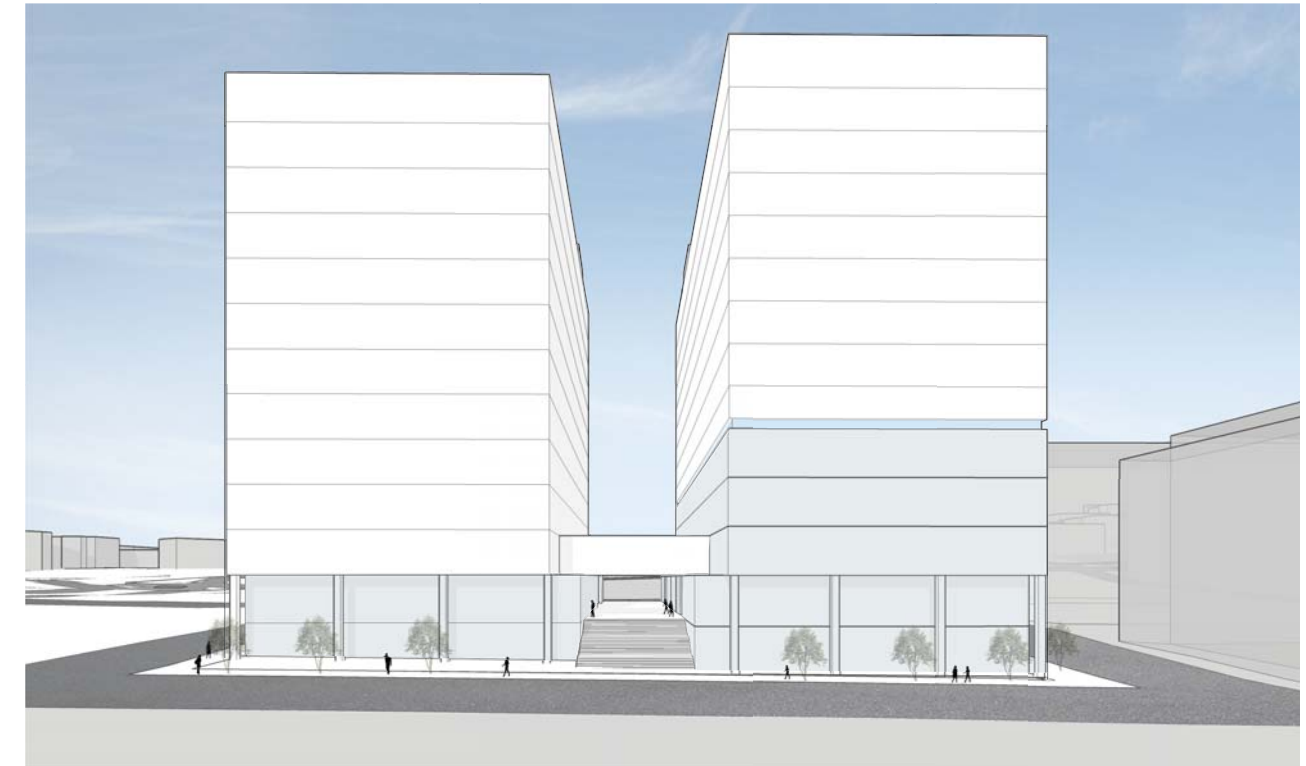
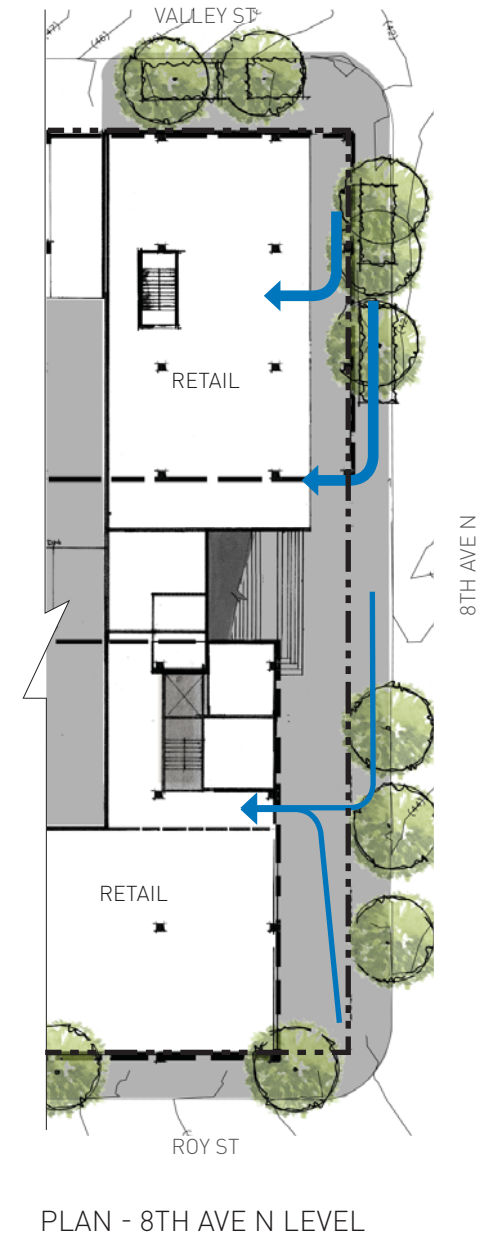
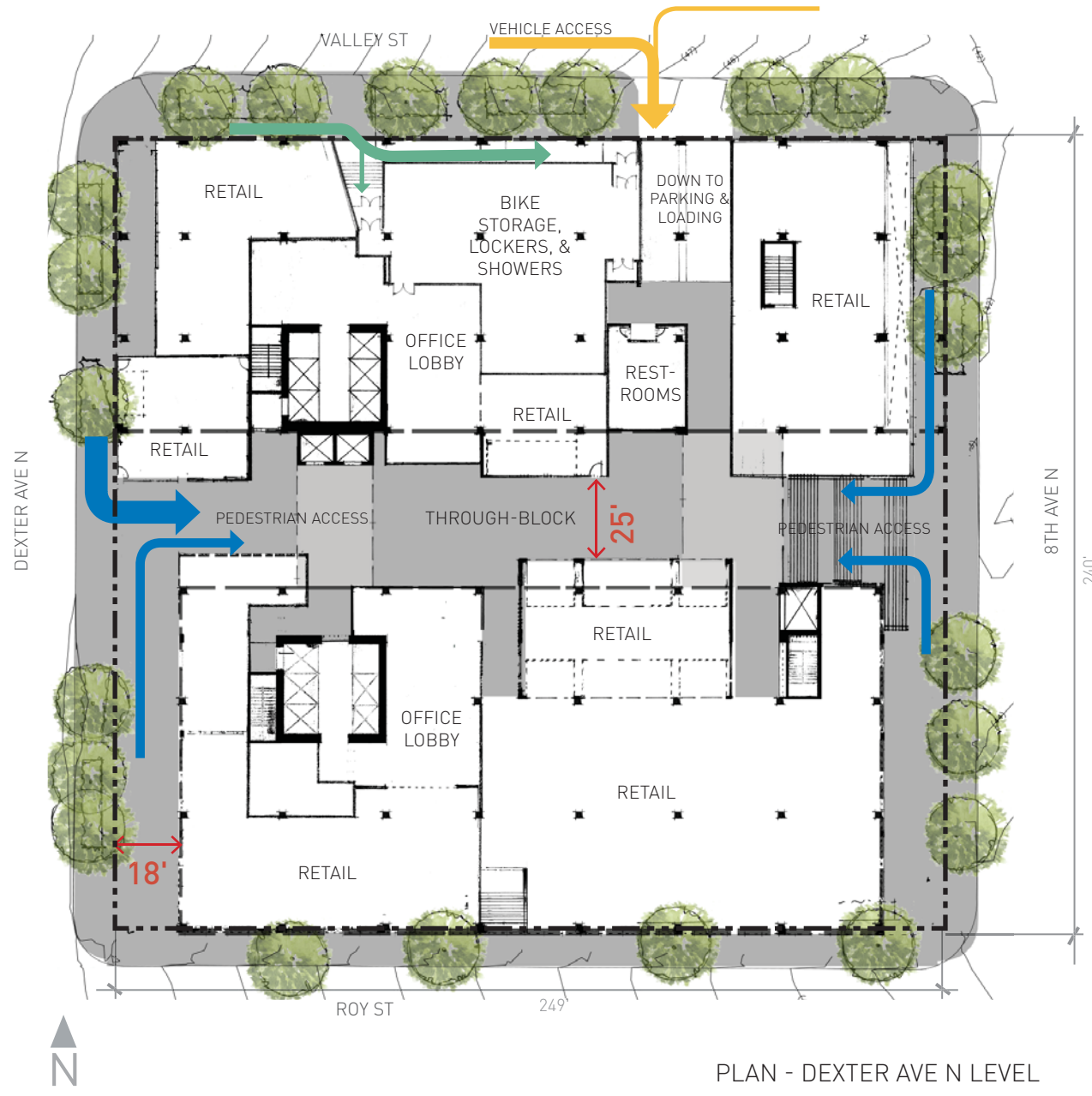
c) DEXTER AVE N & ROY ST - VIEW FROM SW



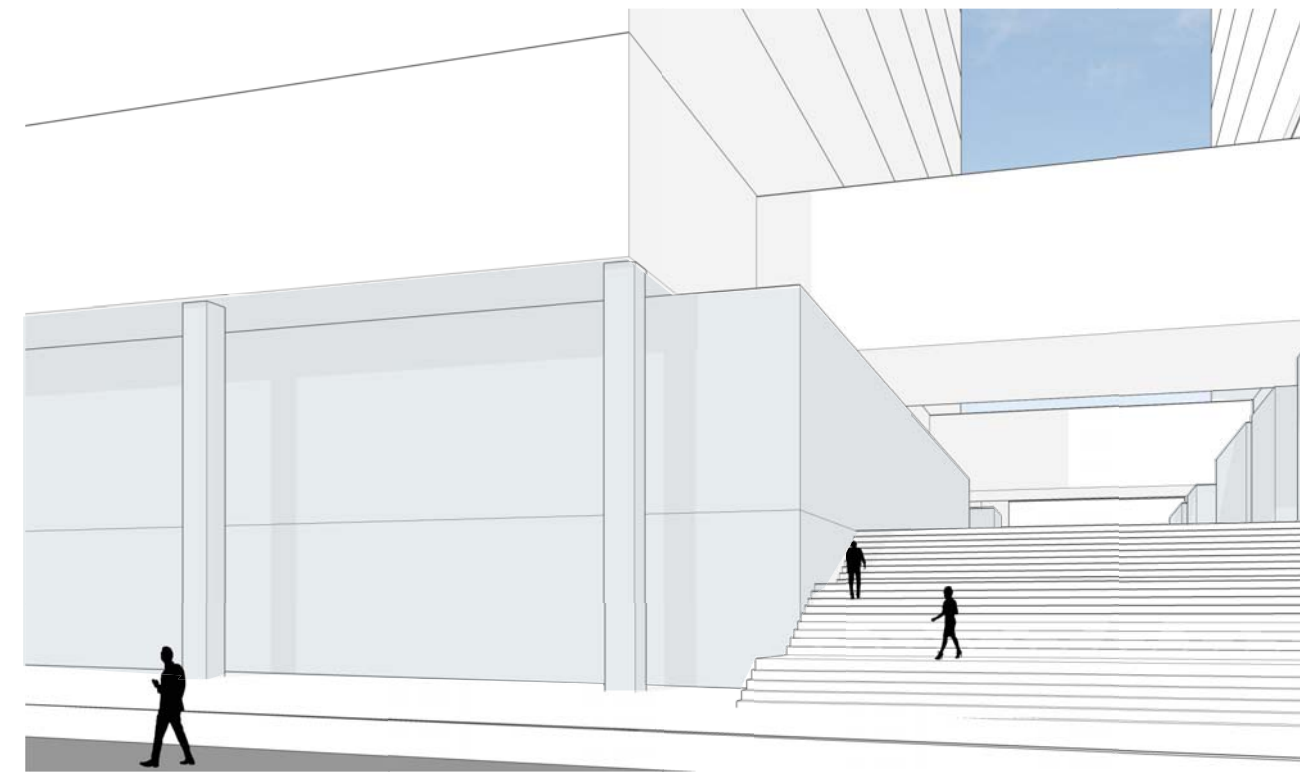
d) 8TH AVE N & ROY ST - VIEW FROM SE

ARCHITECTURAL MASSING CONCEPTS

Option 2



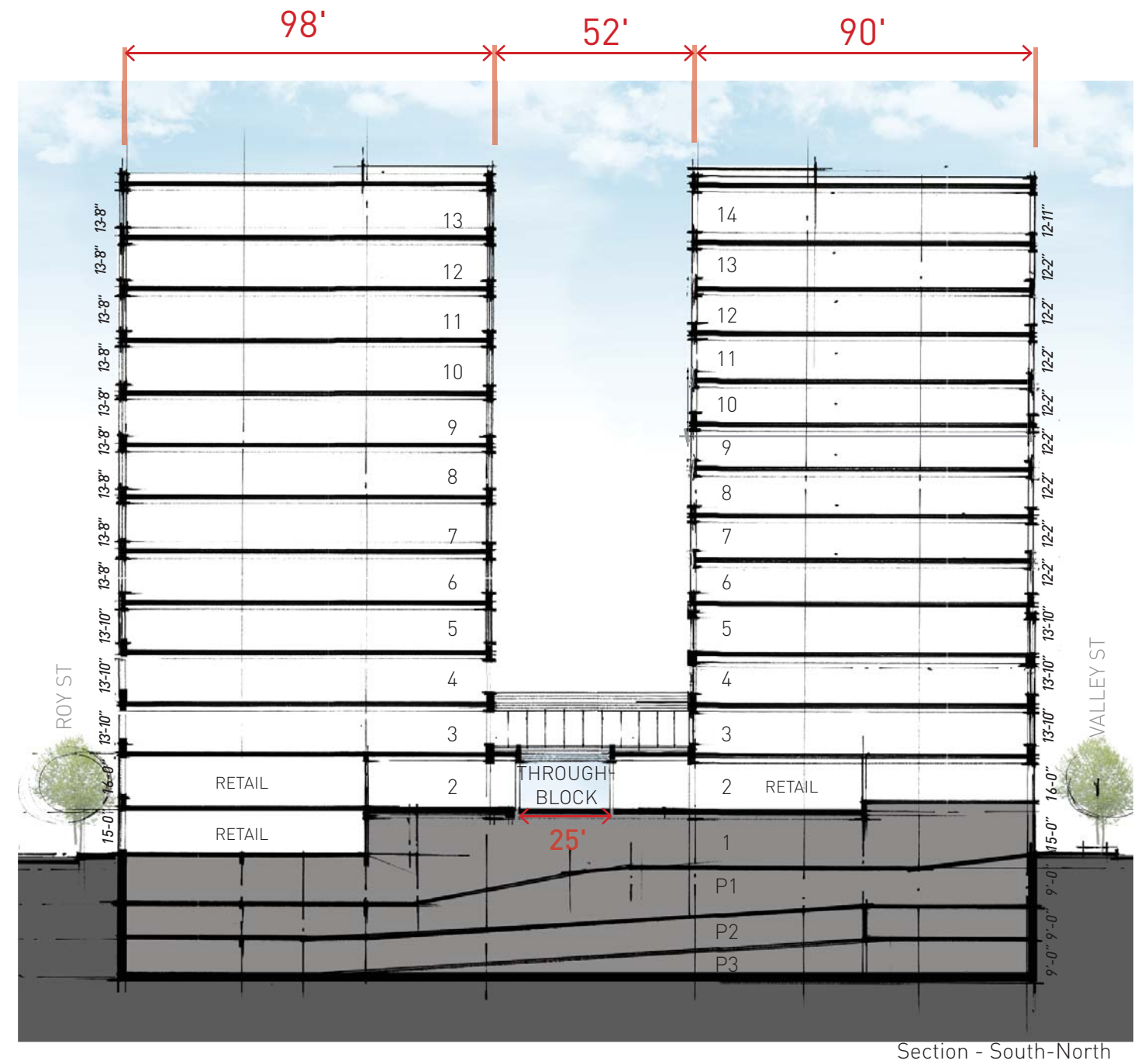
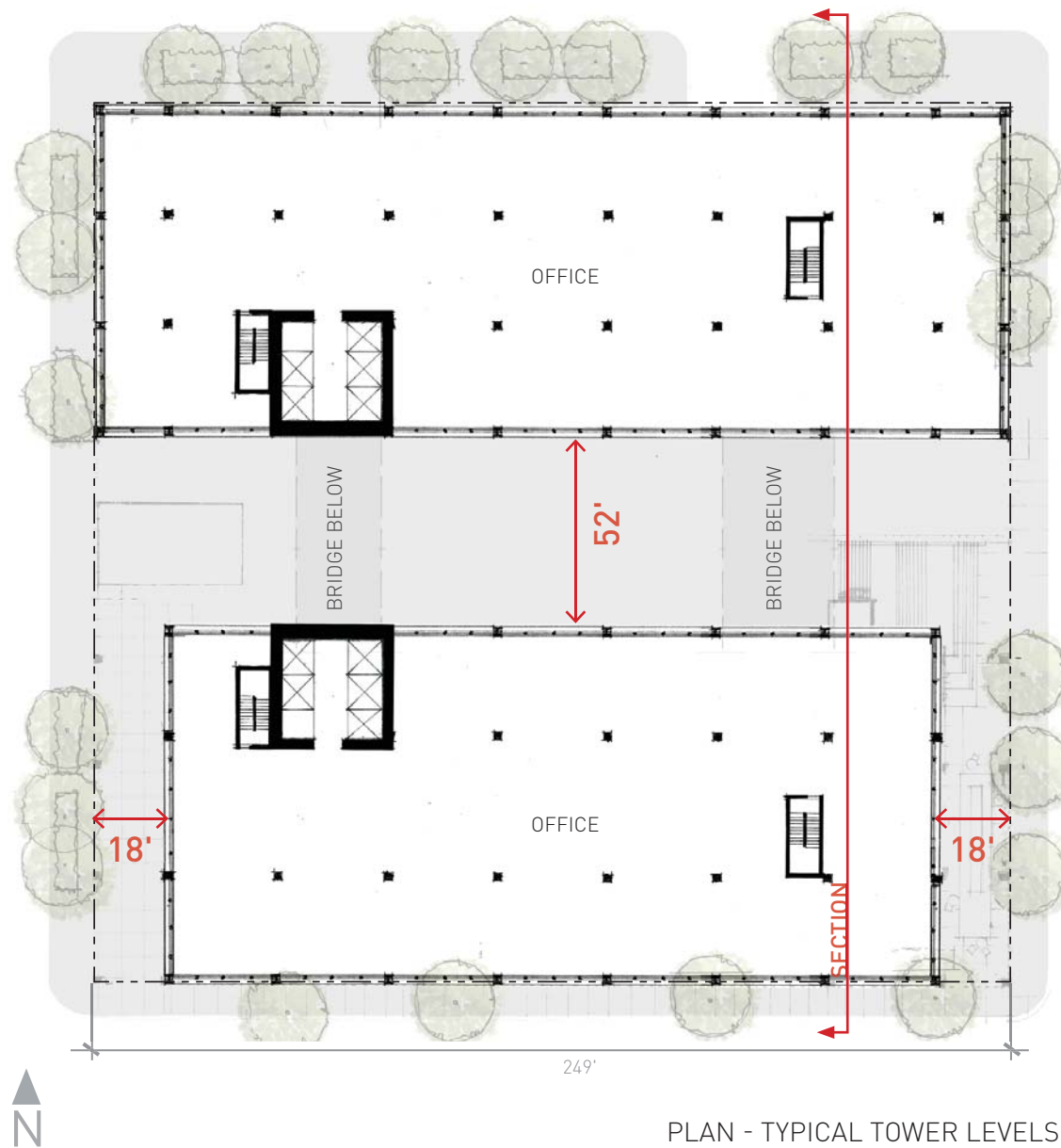
8TH AVE N - THROUGH-BLOCK



8TH AVE N - THROUGH-BLOCK

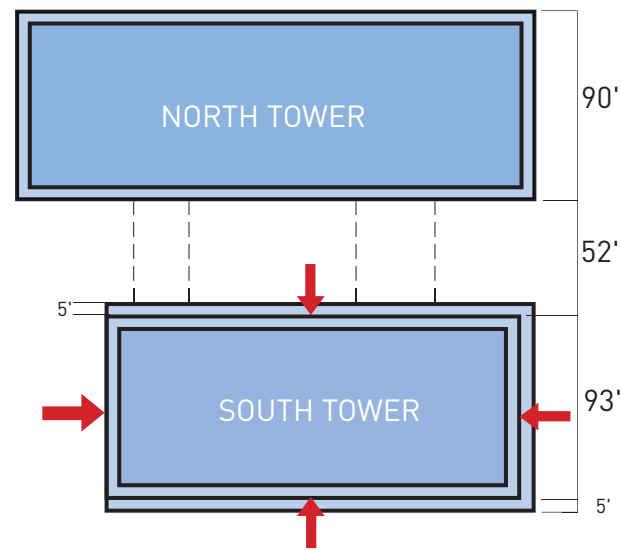
ARCHITECTURAL MASSING CONCEPTS

Option 2



ARCHITECTURAL MASSING CONCEPTS

Option 3 - Preferred

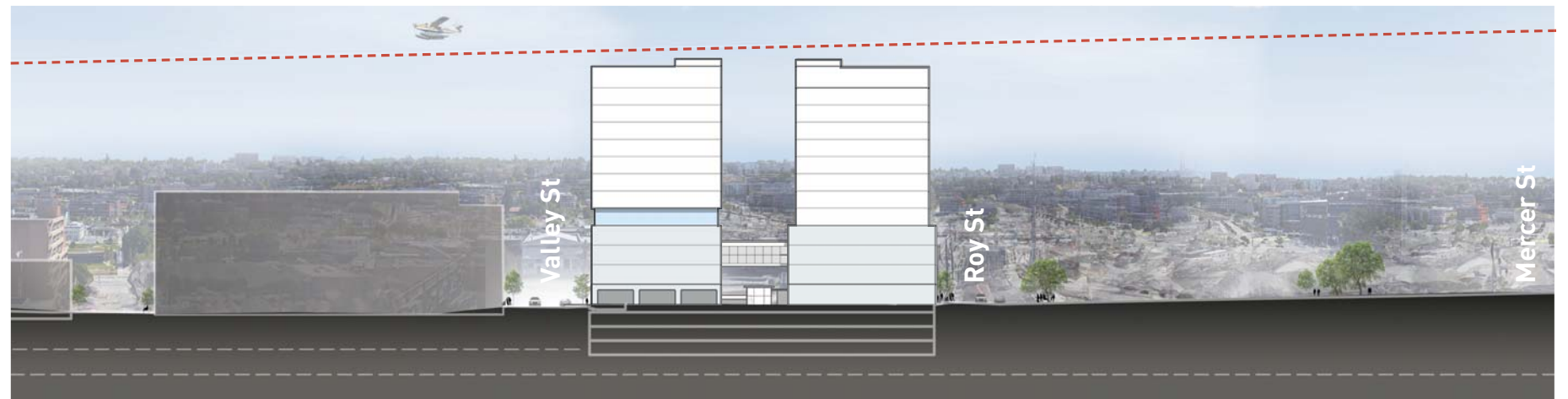
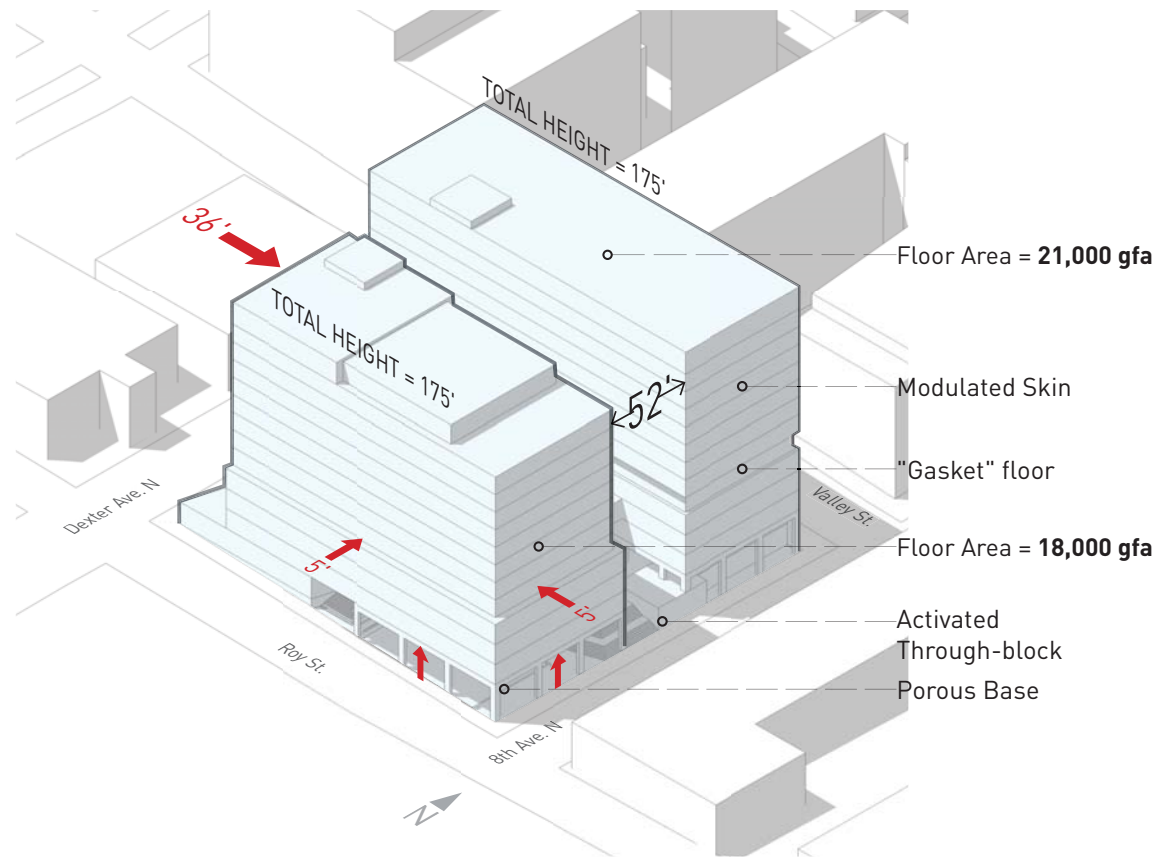


OPTION 3

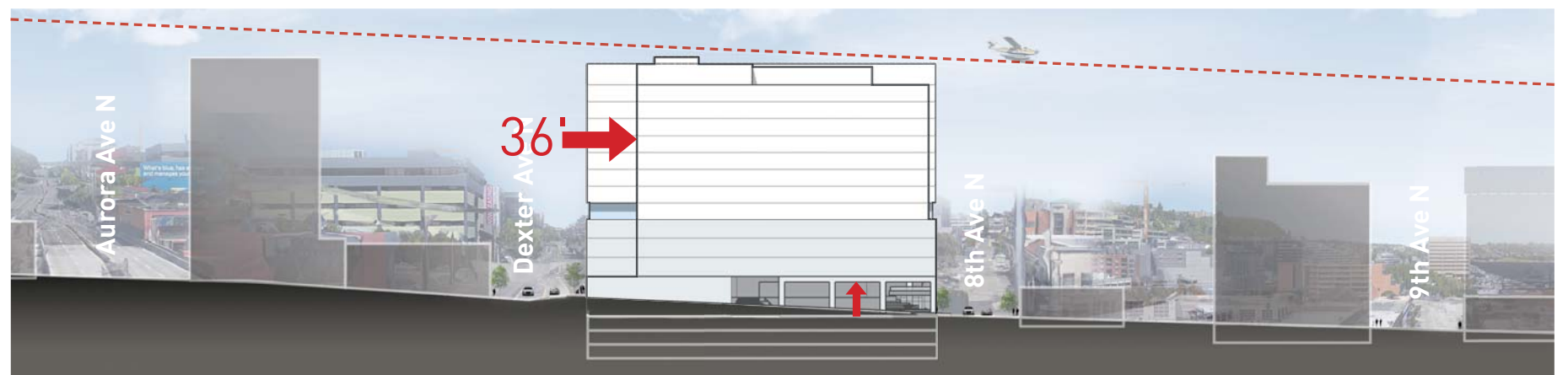
The preferred option erodes the ground plane at Levels 1 and 2, providing porosity throughout the site and connecting the pedestrian through-block with other points of access along the site. It also locates the smaller south tower fully to the East in response to sun angles, maximizing afternoon daylight penetration into the through-block. This provides more outdoor space with sun access around workers' lunchtimes and evening gatherings. The north tower is similar to that shown in Option 2, with increased visual separation between tower and base. The south tower varies slightly with additional setbacks to create some differentiation between the two. In this case, **Level 4** is one large floorplate consisting of the smaller tower footprints connected by two "bridges"; raising these bridges to Level 4 requires a podium height departure, but provides greater spatial relief at the pedestrian through-block. Due to the constraints of the flight path, mechanical at both towers occurs at the west end of Level 14, under the height of 175' rather than above the allowable height limit.

STATS

Number of stories	14
Total proposed office square footage	495,901 sf
Total proposed commercial (retail) sf	24,633 sf
Total proposed above-grade sf	520,534 sf
Proposed number of parking spaces	520



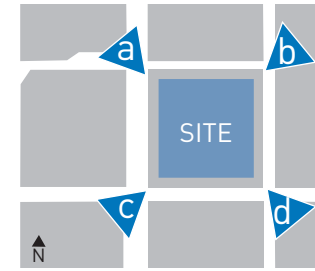
West Elevation



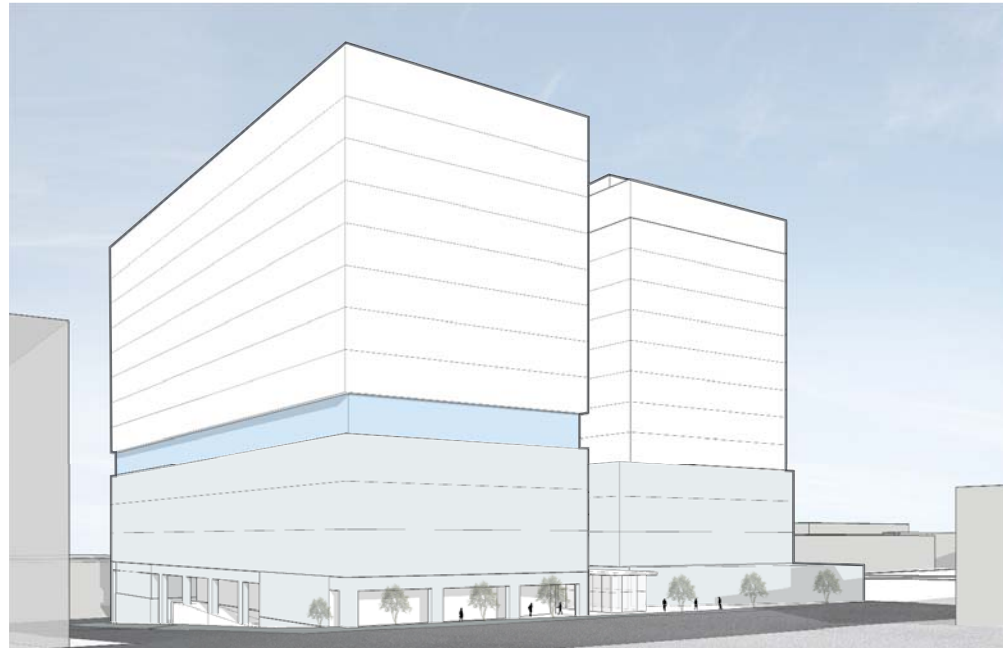
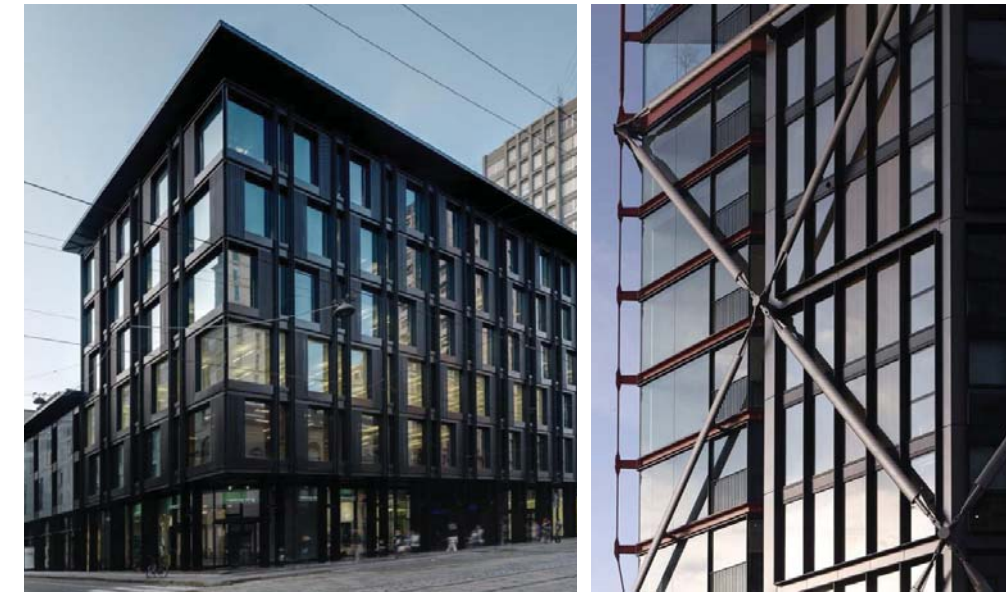
South Elevation

ARCHITECTURAL MASSING CONCEPTS

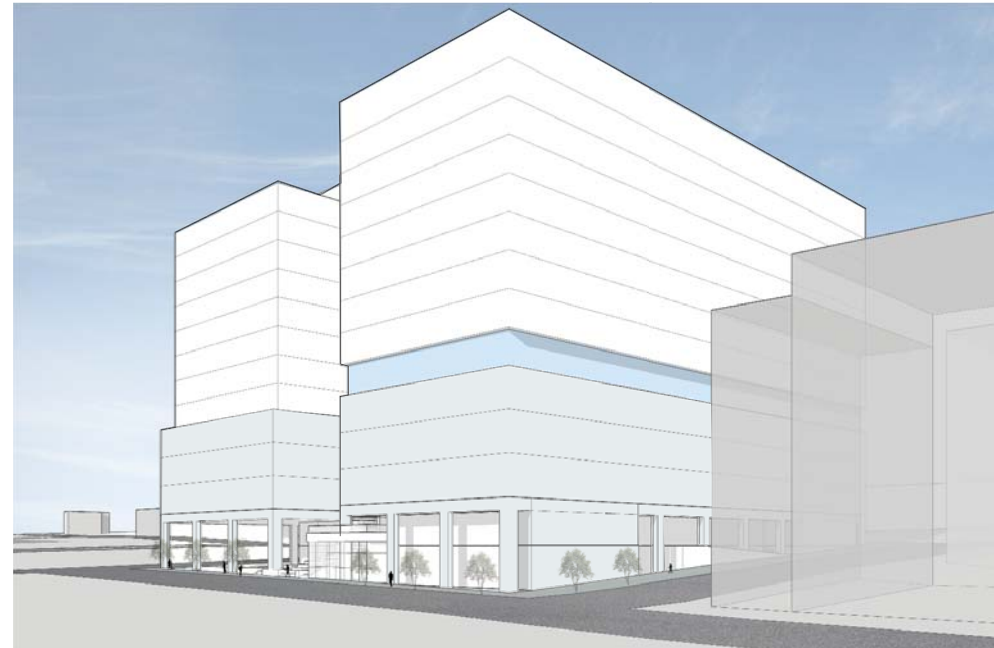
Option **3** - Preferred



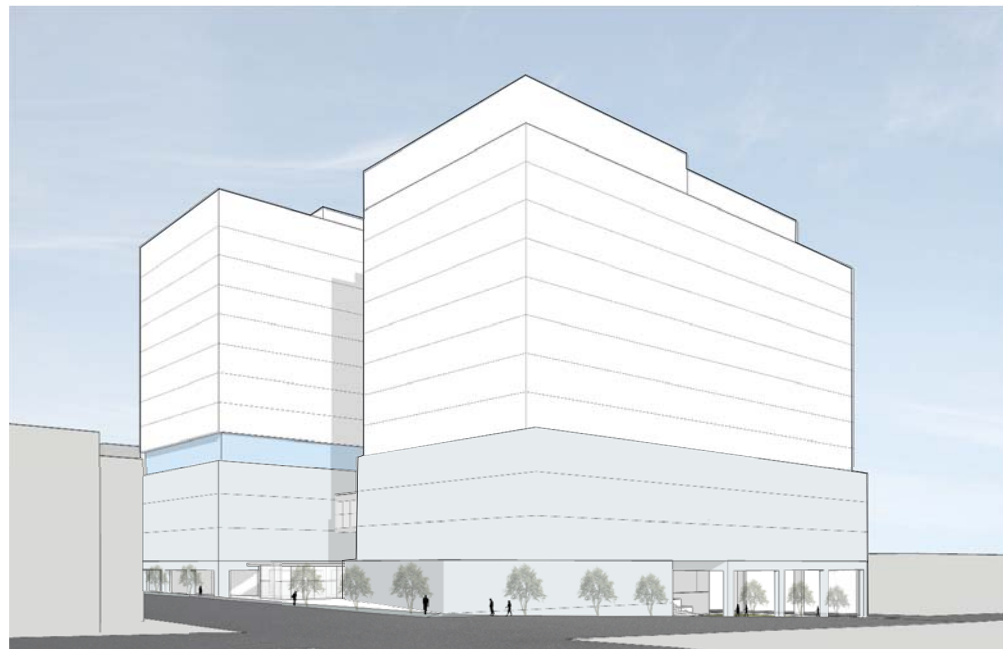
FACADE TREATMENT INSPIRATION



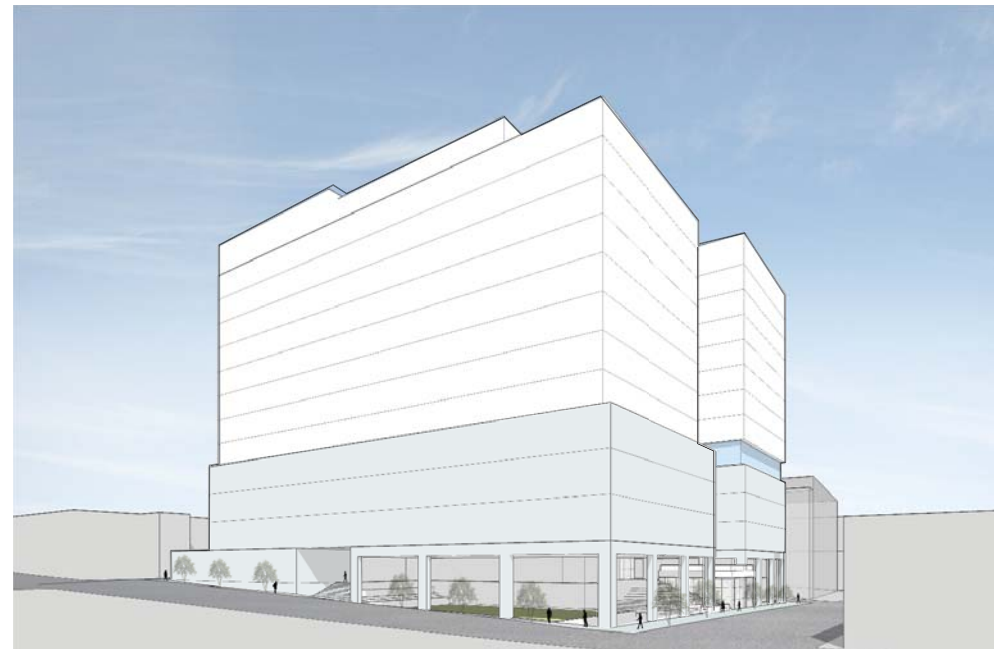
a) DEXTER AVE N & VALLEY ST - VIEW FROM NW



b) 8TH AVE N & VALLEY ST - VIEW FROM NE



c) DEXTER AVE N & ROY ST - VIEW FROM SW



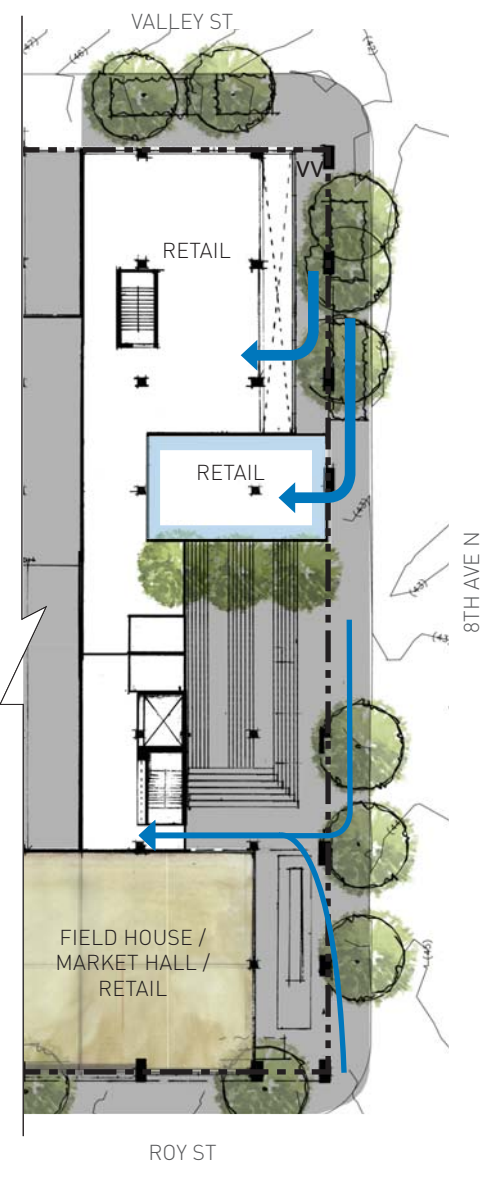
d) 8TH AVE N & ROY ST - VIEW FROM SE

ARCHITECTURAL MASSING CONCEPTS

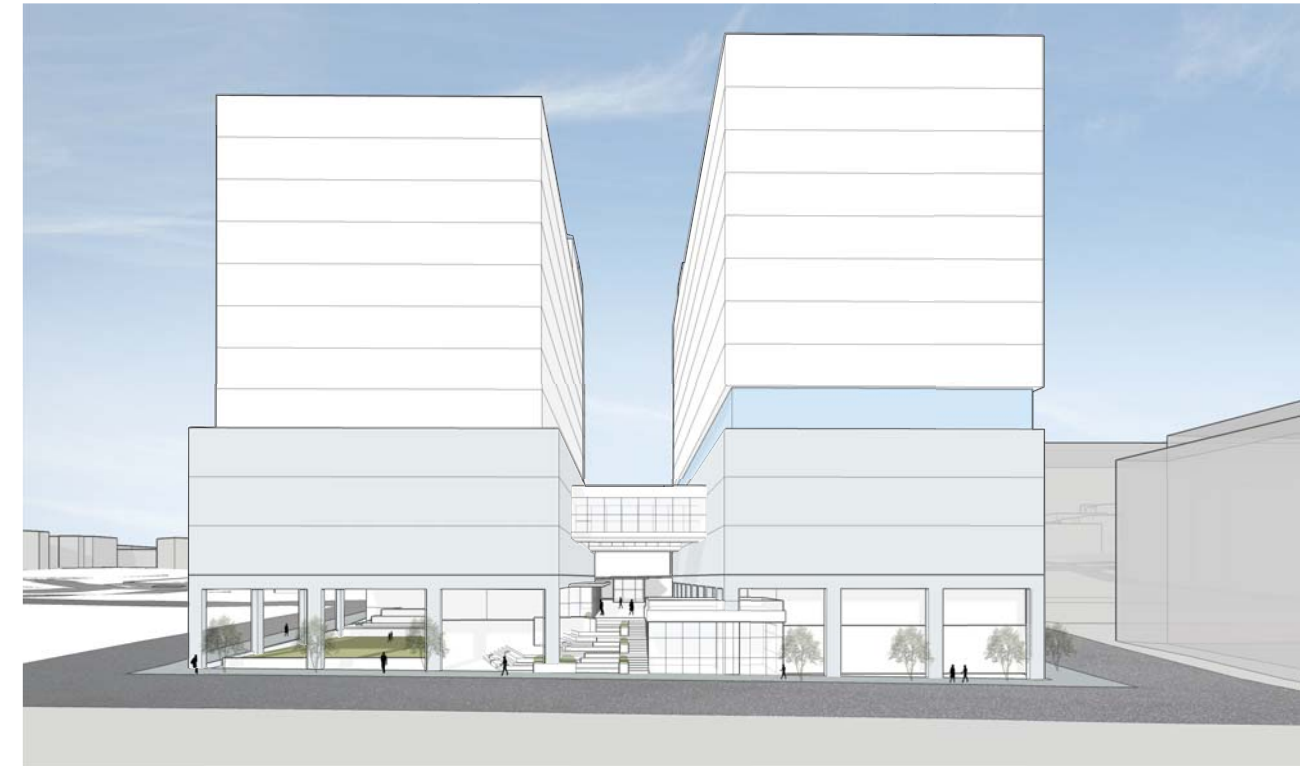
Option **3** - Preferred



PLAN - DEXTER AVE N LEVEL



PLAN - 8TH AVE N LEVEL



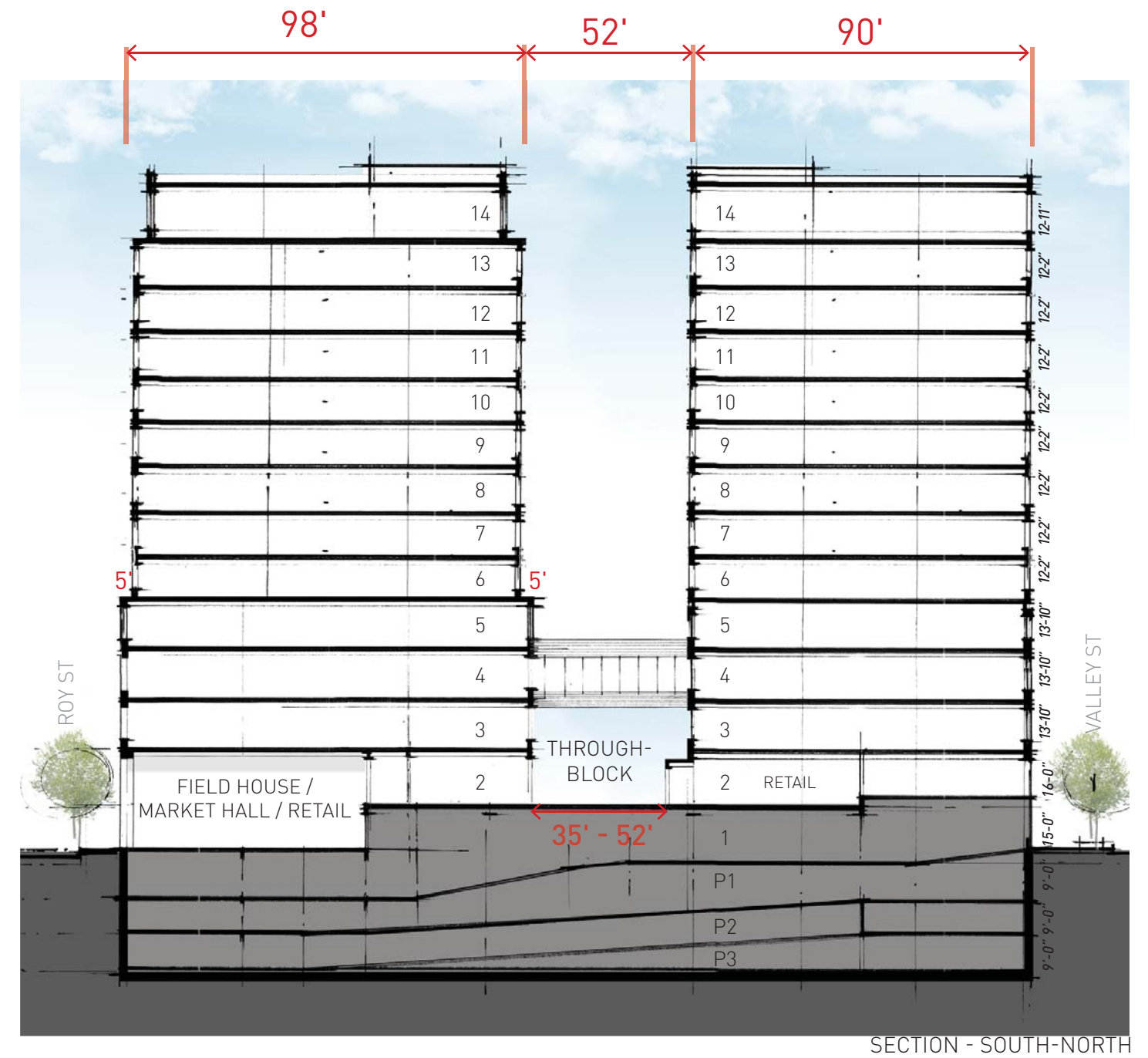
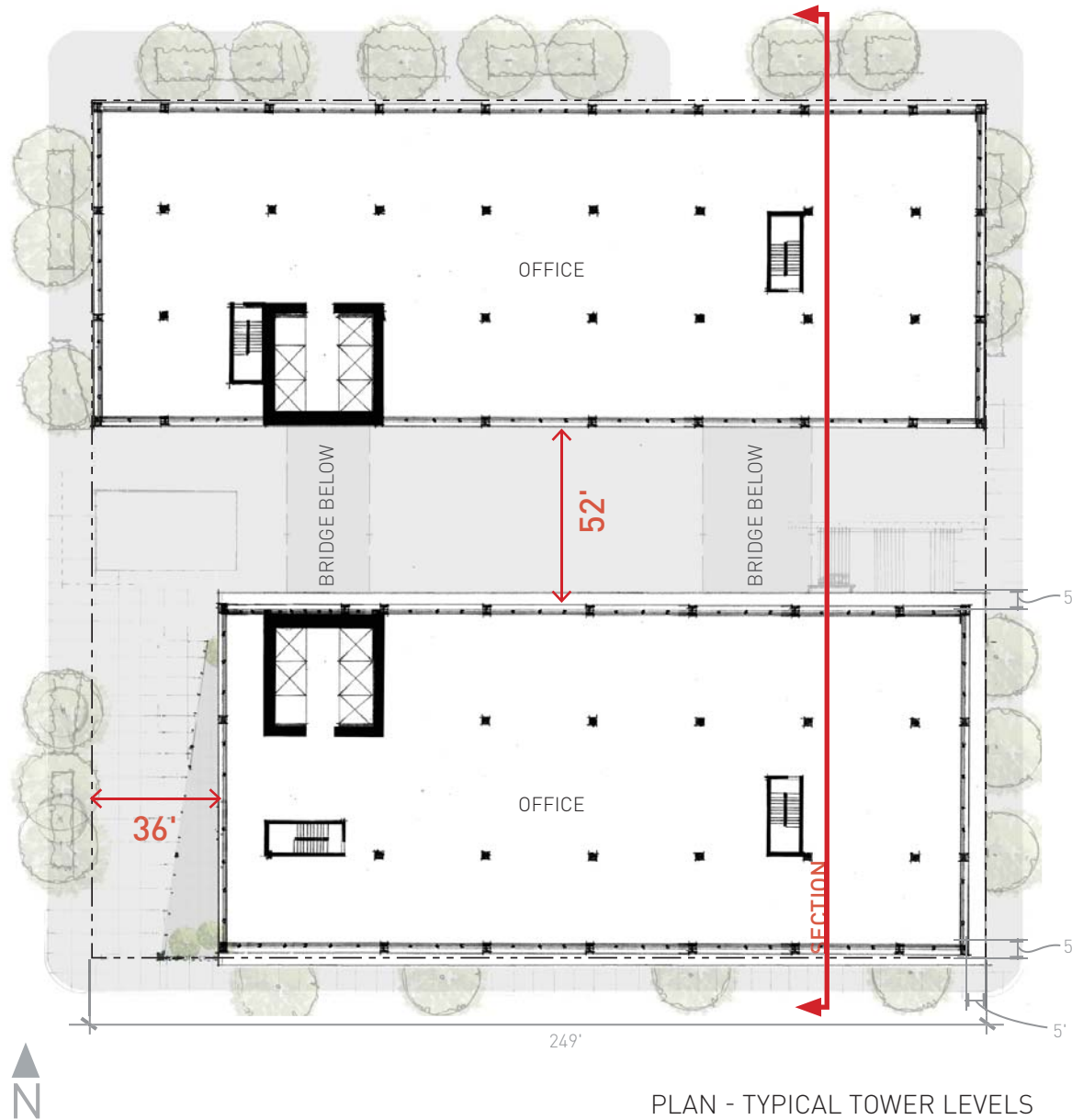
8TH AVE N - THROUGH-BLOCK



8TH AVE N - THROUGH-BLOCK

ARCHITECTURAL MASSING CONCEPTS

Option **3** - Preferred



DESIGN DEVELOPMENT

Solar Analysis - Existing Shadows

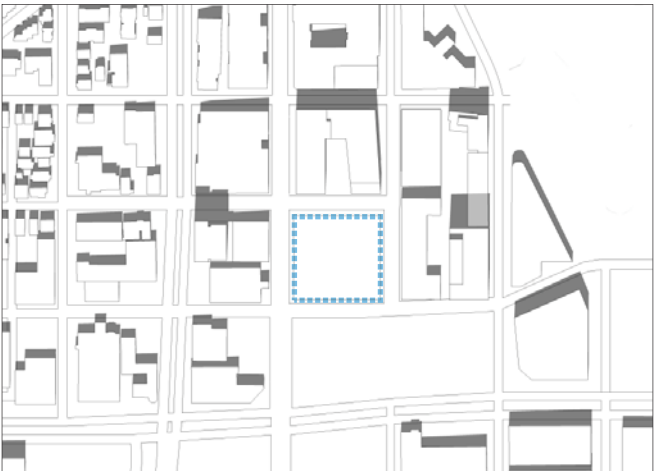
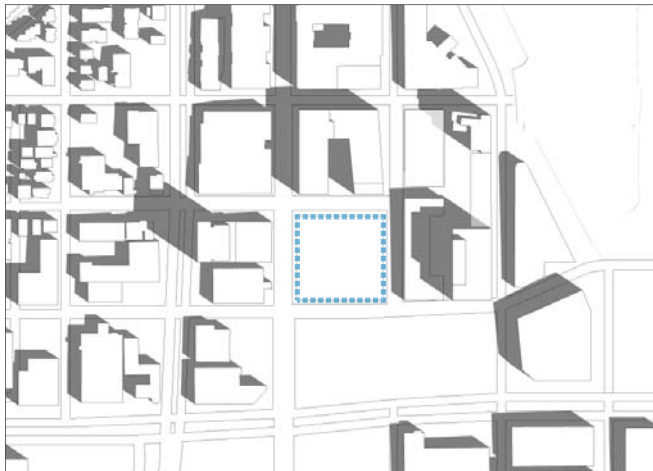
9 AM

12 PM

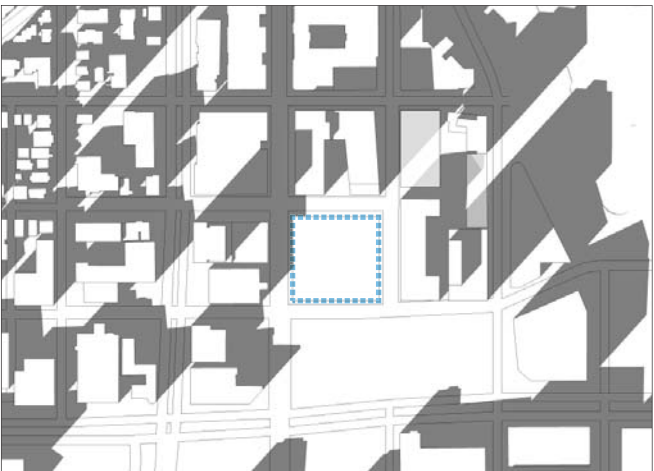
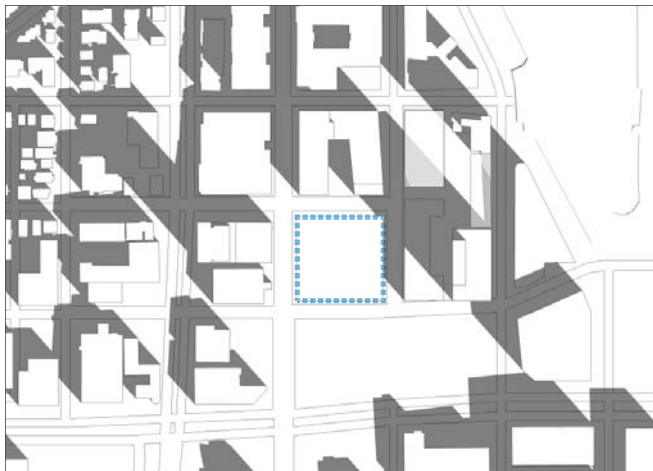
3 PM



SUMMER SOLSTICE JUNE



EQUINOX MARCH/SEPTEMBER

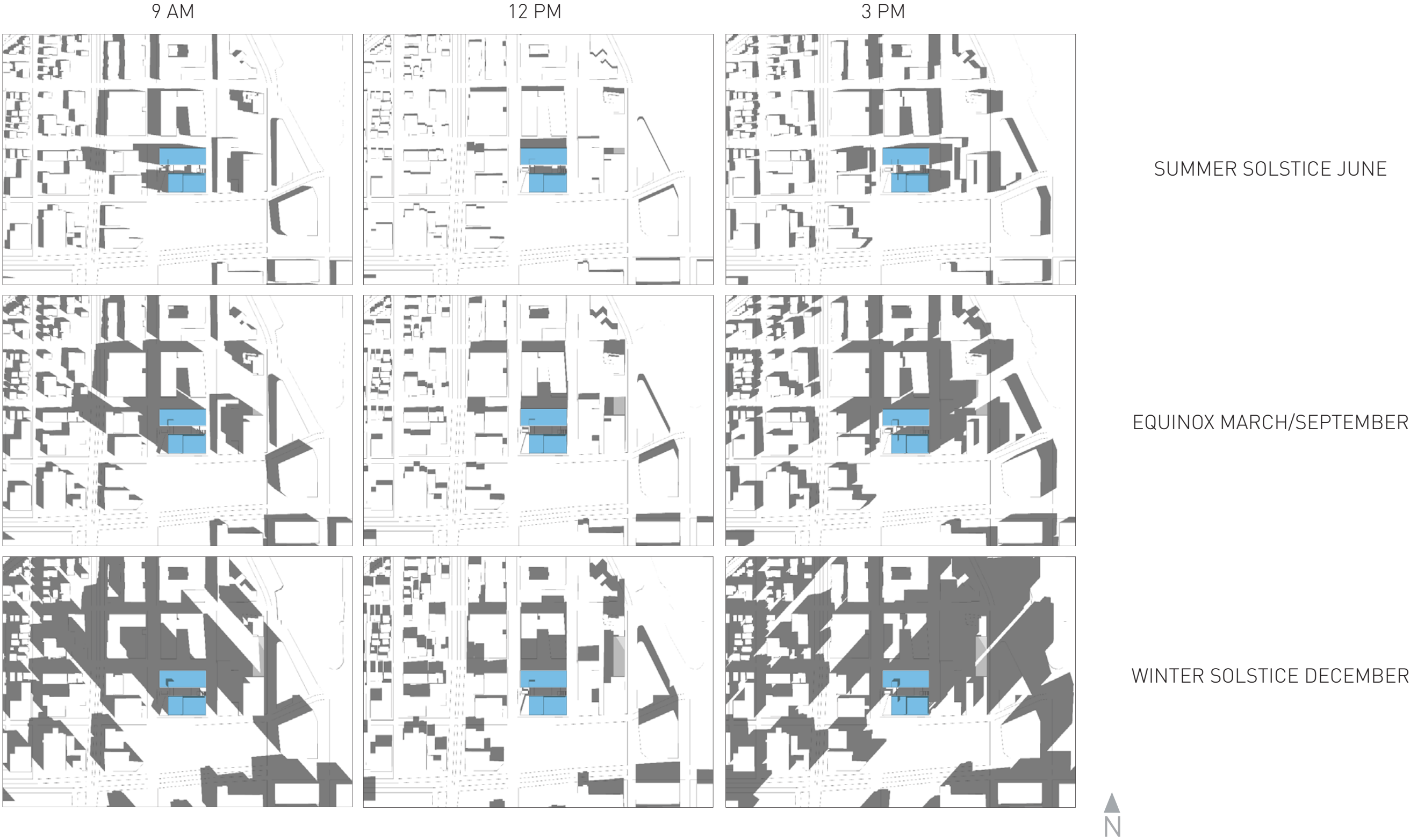


WINTER SOLSTICE DECEMBER



DESIGN DEVELOPMENT

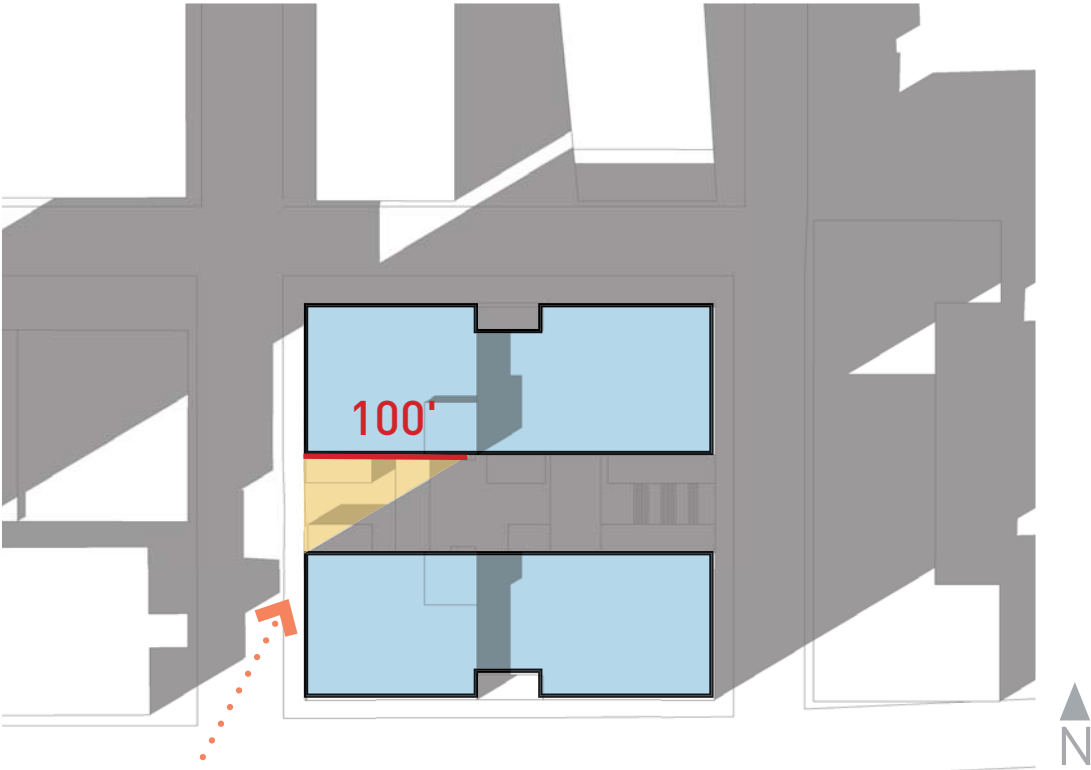
Solar Analysis - Preferred Concept Proposed Shadows



DESIGN DEVELOPMENT

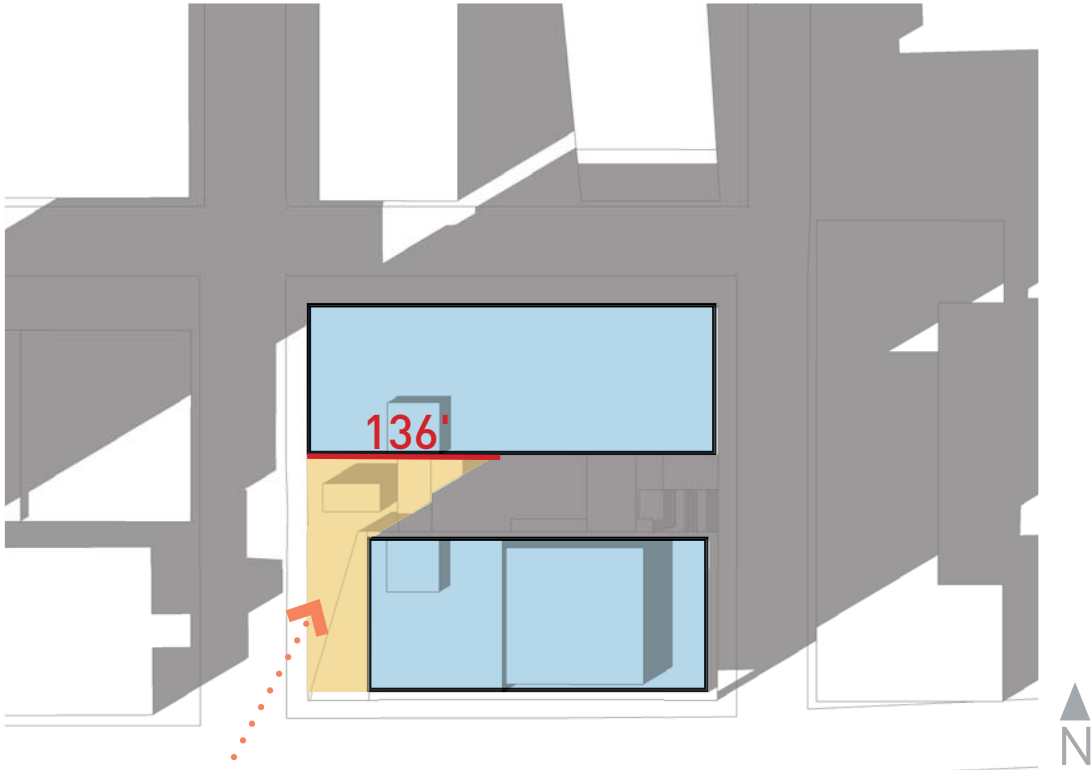
Solar Analysis - Concept Shadows Comparison

OPTION 1



EQUINOX MARCH/SEPTEMBER 3:00pm

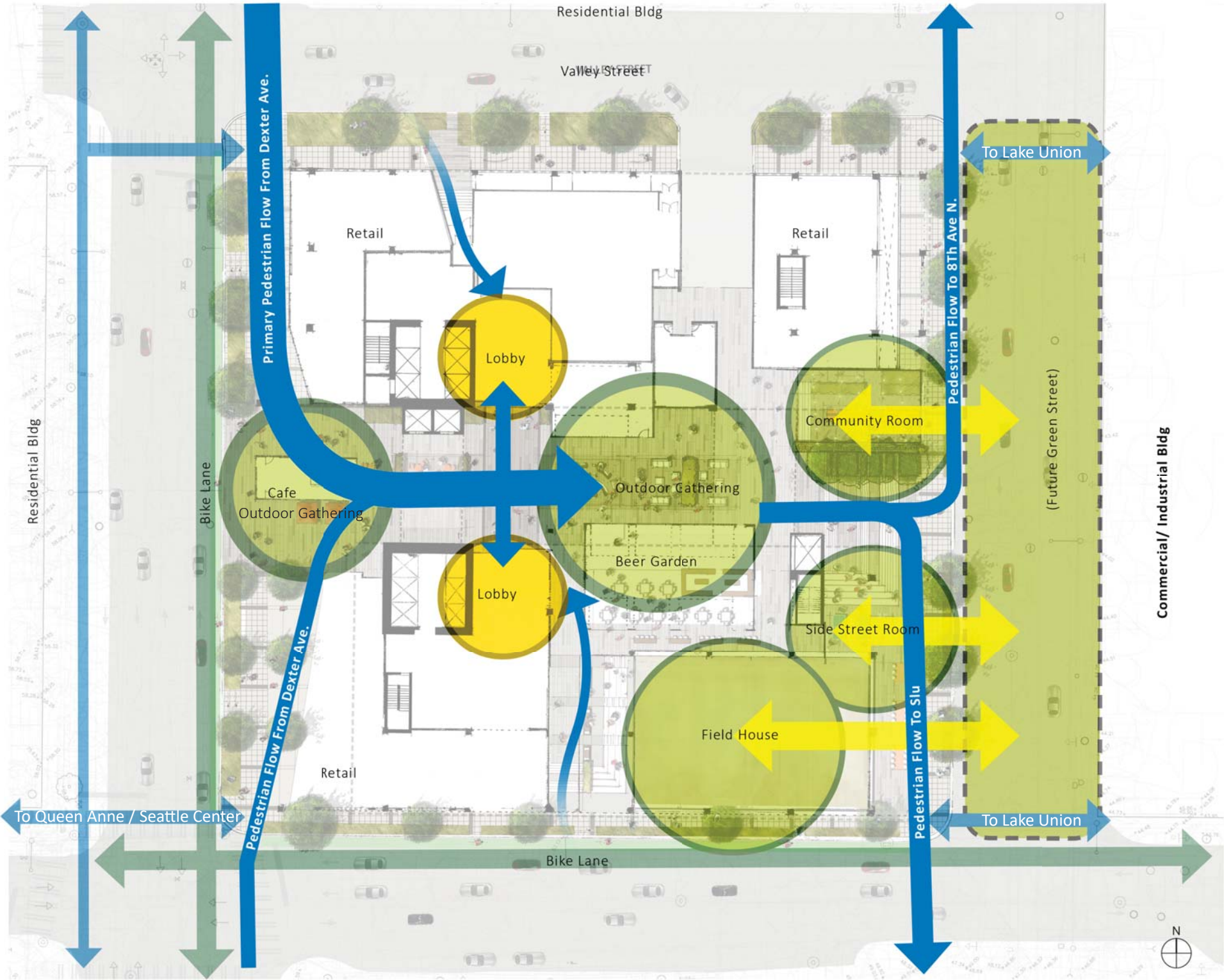
OPTION 3 PREFERRED



EQUINOX MARCH/SEPTEMBER 3:00pm

DESIGN DEVELOPMENT

Site Circulation Concept Diagram



DESIGN DEVELOPMENT

Ground Level Experience



DESIGN DEVELOPMENT

Lower Level Services Plan



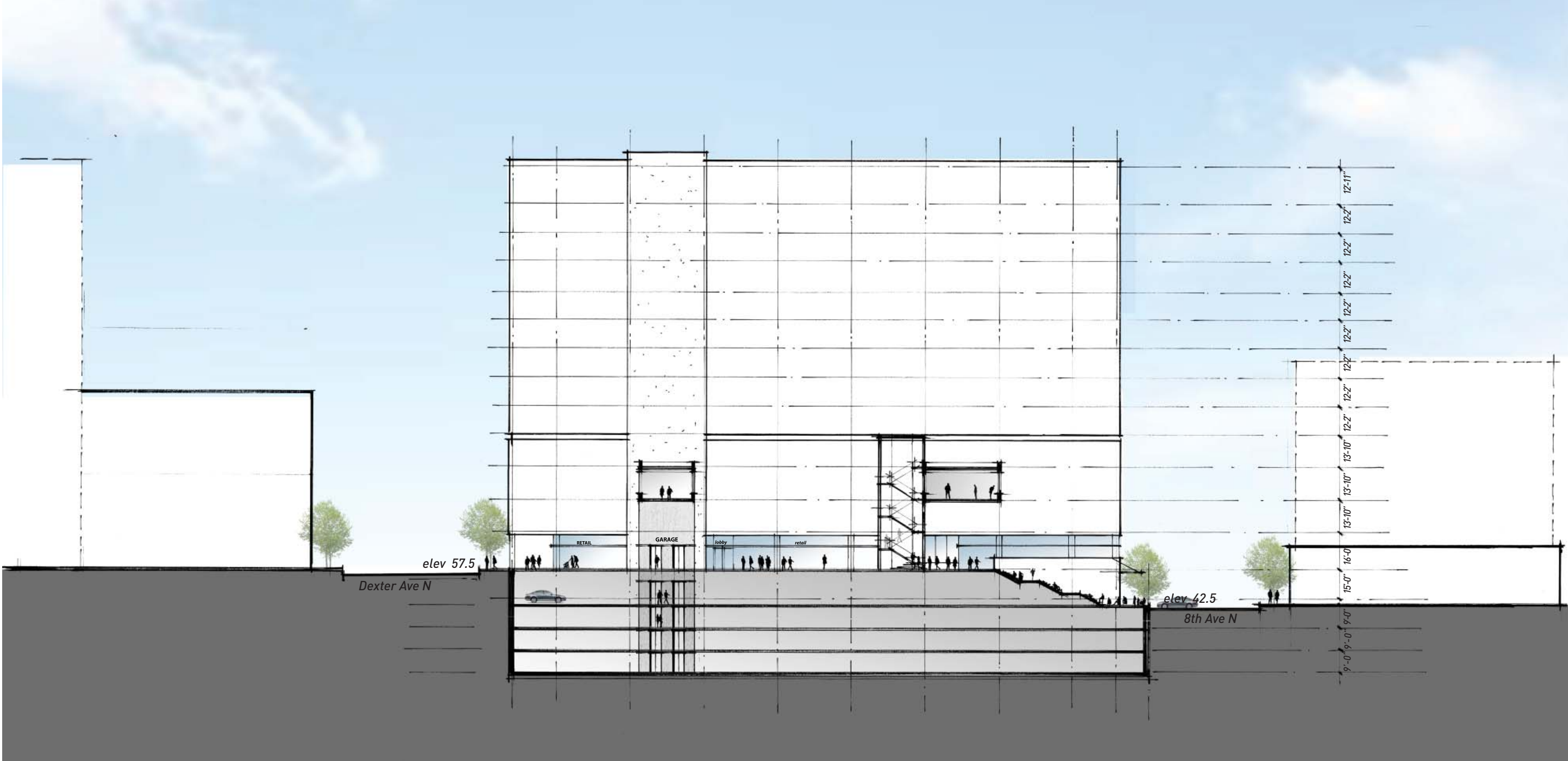
DESIGN DEVELOPMENT

Building Section - South-North



DESIGN DEVELOPMENT

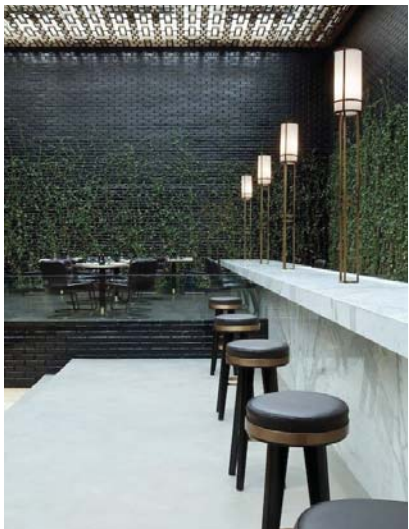
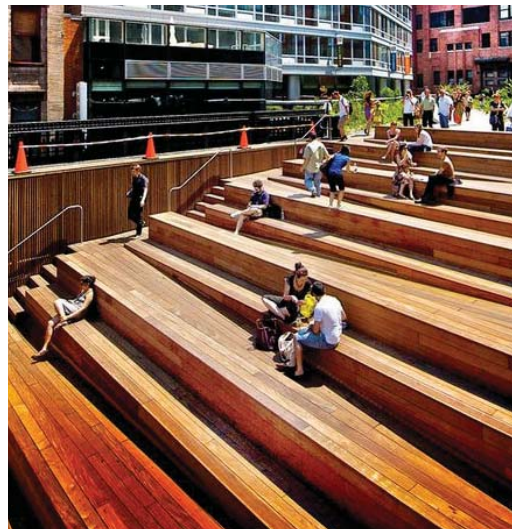
Building Section - West-East



DESIGN DEVELOPMENT

Ground Level Experience

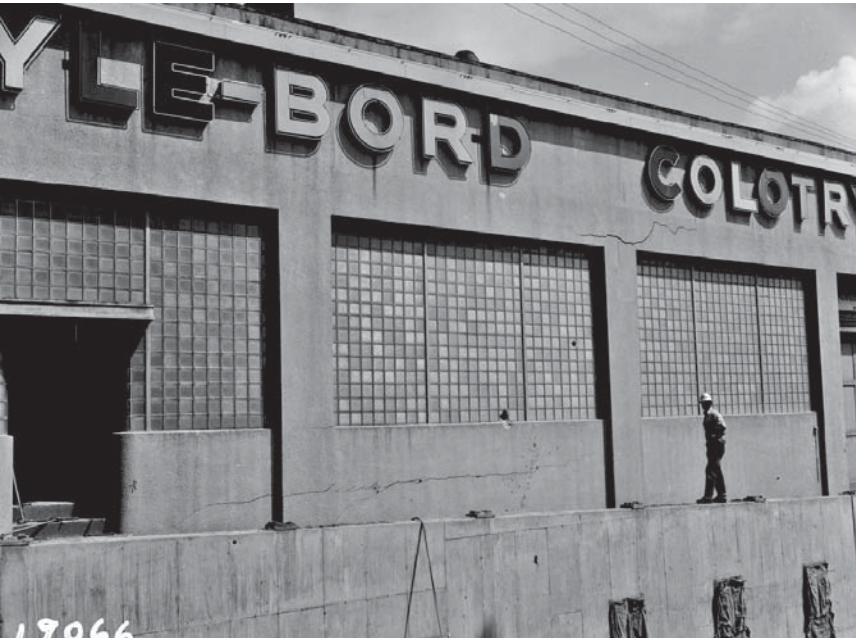
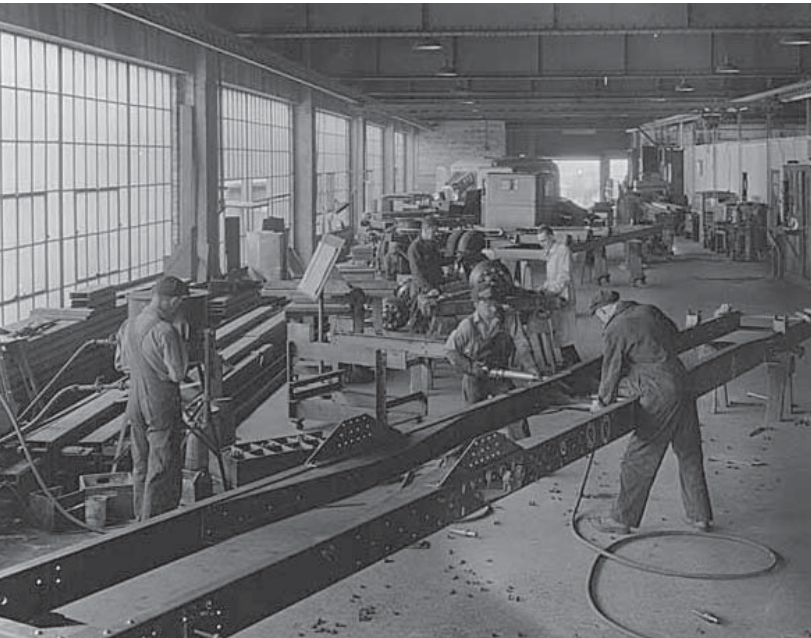
Create 18-hour experience
Focus on community activation and gathering places
Curated and complimentary retail
Porous ground plane, blurred lines between public and private
Landscape elements at varying scales with moments of discovery
Emphasis on materiality, tactility and lighting



DESIGN DEVELOPMENT

South Lake Union Historical Context

Historically blue collar
Tactility and grit
Slick and polished is disingenuous to the site's history



DESIGN DEVELOPMENT

Architectural Design Intent

FACADE TREATMENT

Emphasis on scale, composition, depth and materiality
Clarity of massing from base to top



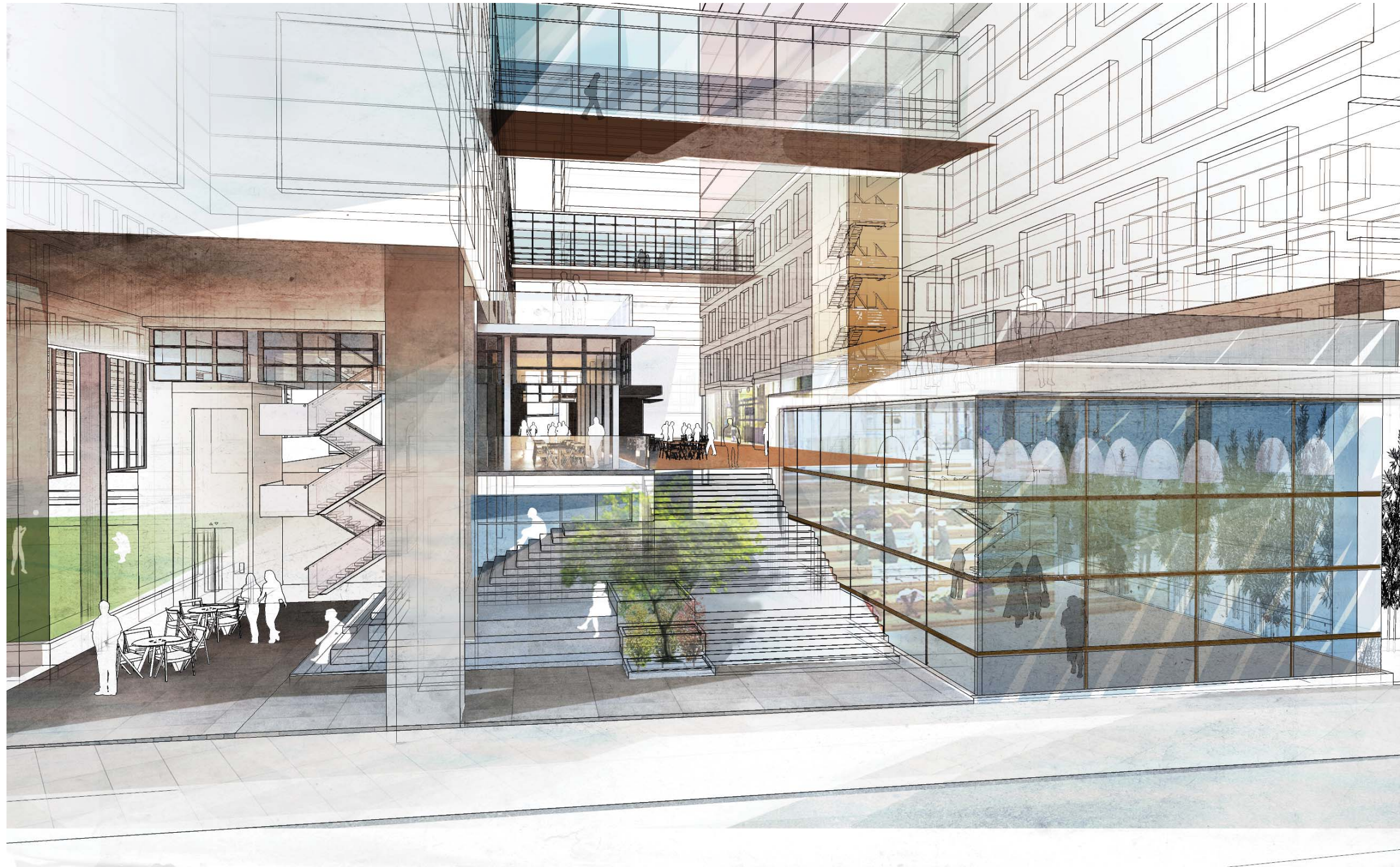
DESIGN DEVELOPMENT

Concept Perspectives



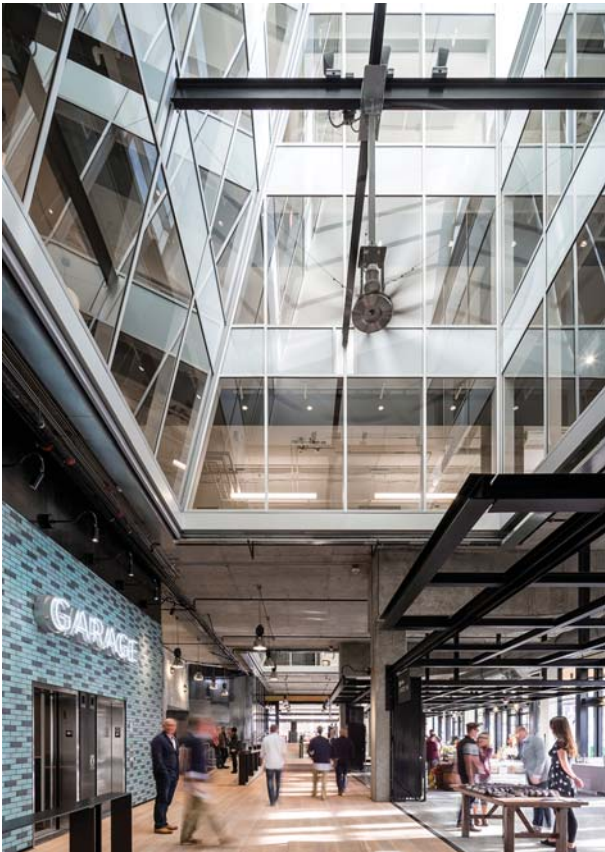
DESIGN DEVELOPMENT

Concept Perspectives



DESIGN DEVELOPMENT

Relevant Experience



ARCHITECTURAL MASSING CONCEPTS

Side By Side Comparison



1

OPPORTUNITIES / PROS

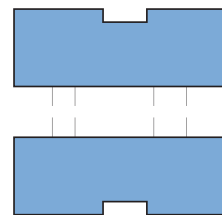
- Through-block at Level 2 (Dexter Ave level) allows for large, level gathering area.

CONSTRAINTS / CONS

- Through-block is primarily an urban corridor with minimal programmatic activation or porosity.
- Massing at ground plane has few setbacks, creating imposing walls at pedestrian areas (sidewalks, through-block).
- Façade modulation does not significantly impact sense of bulk/mass from street level.
- Bridge connections at level 3 compress sense of space at through-block.
- The massing creates two identical towers.
- Minimal daylight penetration at through-block.

CODE DEPARTURES

None.



2

OPPORTUNITIES / PROS

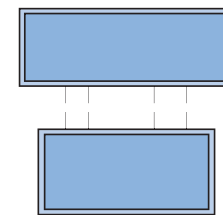
- Through-block at Level 2 (Dexter Ave level) allows for large, level gathering area.
- Creates more interesting and detailed façade modulation across all façades.
- Façade treatment creates two unique towers, providing a strong sense of identity for each tower.
- Smaller south tower allows more daylight into through-block at both east and west ends.

CONSTRAINTS / CONS

- Through-block is primarily an urban corridor with minimal programmatic activation or porosity.
- Massing at ground plane has few setbacks, creating imposing walls at pedestrian areas (sidewalks, through-block).
- Massing is relatively similar between two towers.
- Tower spacing is reduced.

CODE DEPARTURES

Departures requested (see Departures page): Façade Modulation, Podium Height (15' increase at 8th Ave N), Tower Spacing (52' instead of 60').



3 - PREFERRED

OPPORTUNITIES / PROS

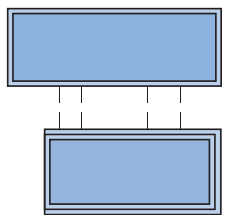
- Through-block at Level 2 (Dexter Ave level) allows for large, level gathering area.
- Provides porosity throughout the site by eroding the ground plane and creating programmatic activation.
- Creates more interesting and detailed façade modulation across all façades.
- Massing creates expressed podium base, unique "gasket" floor, and articulated upper towers, providing a strong sense of identity for the site.
- Location of smaller south tower maximizes daylight into through-block at the west end.

CONSTRAINTS / CONS

- Tower spacing is reduced.

CODE DEPARTURES

Departures requested (see Departures page): Façade Modulation, Podium Height (15' increase at 8th Ave N), Tower Spacing (52' instead of 60').

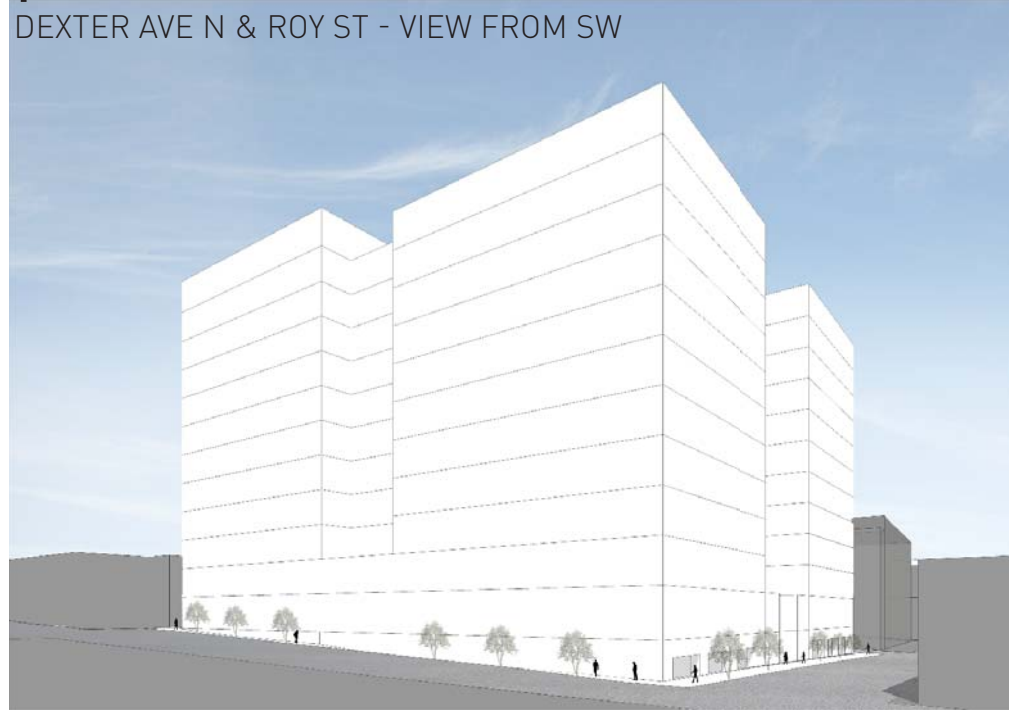


ARCHITECTURAL MASSING CONCEPTS

Side By Side Comparison

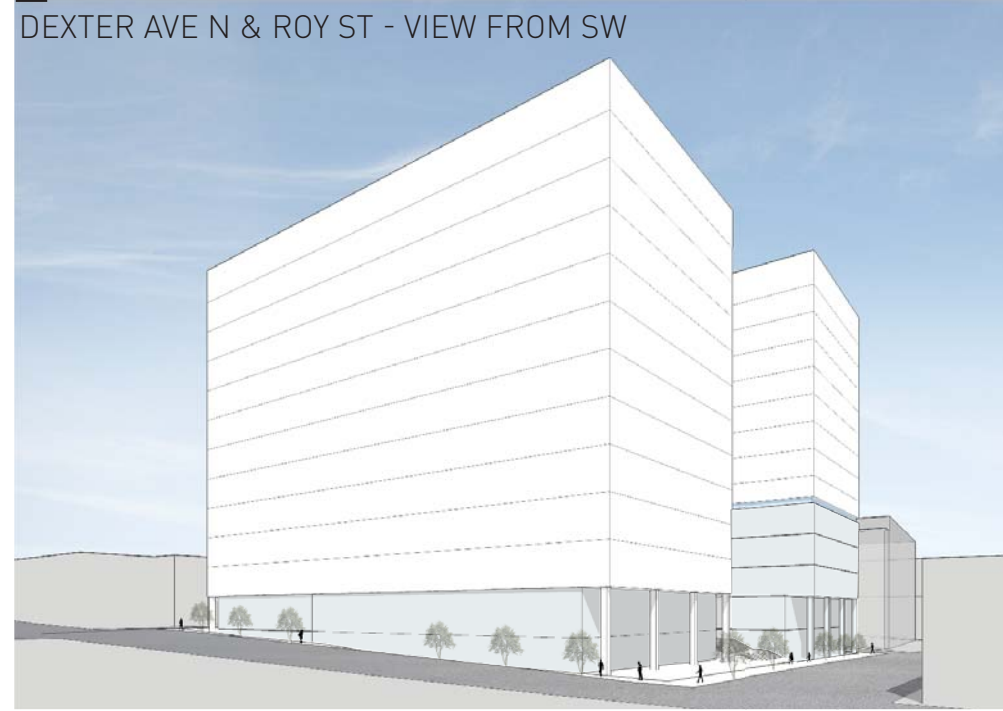
1

DEXTER AVE N & ROY ST - VIEW FROM SW



2

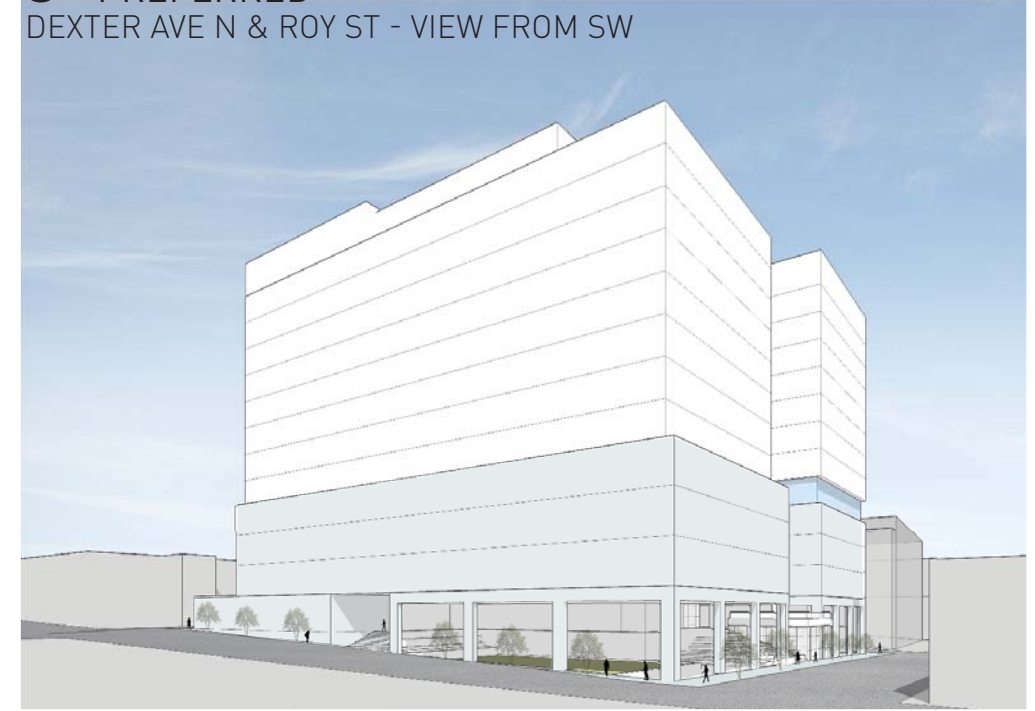
DEXTER AVE N & ROY ST - VIEW FROM SW



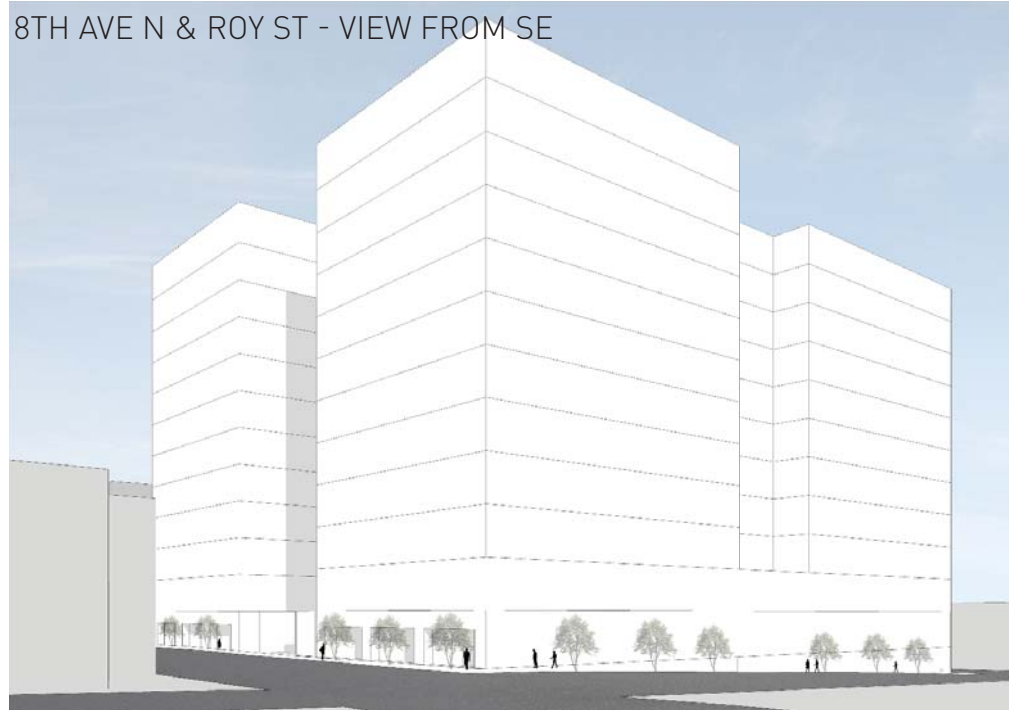
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- PREFERRED

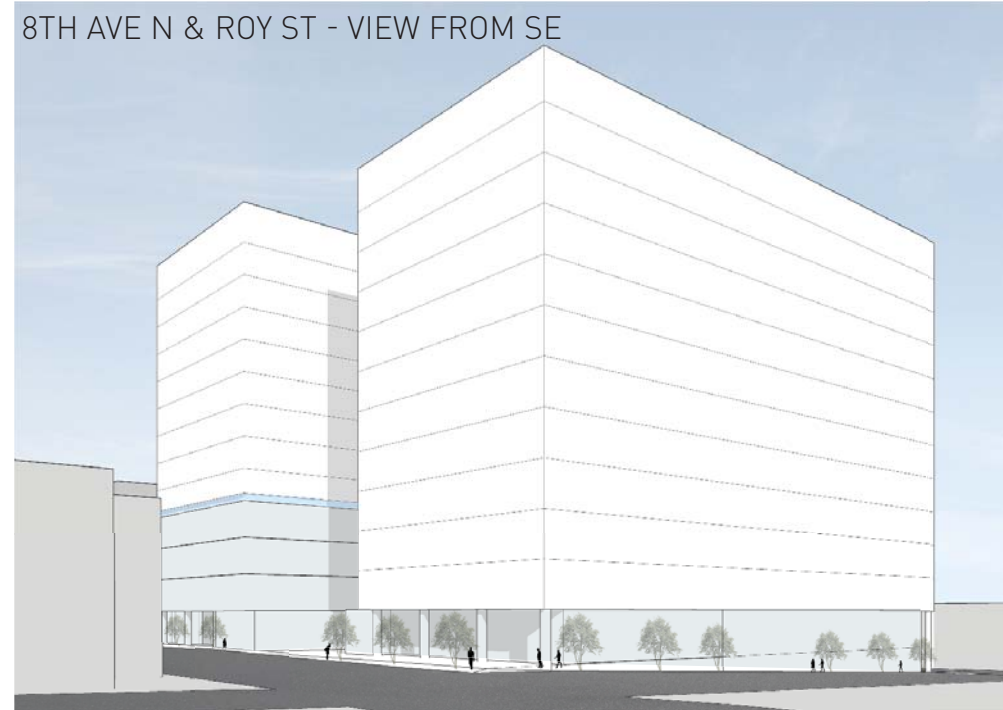
DEXTER AVE N & ROY ST - VIEW FROM SW



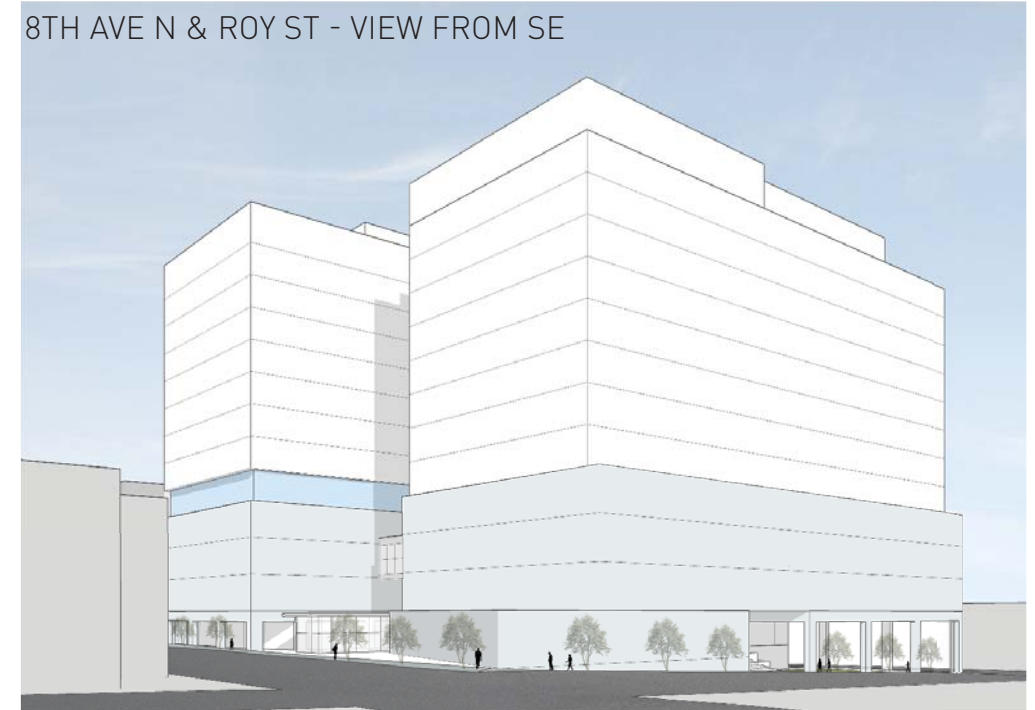
8TH AVE N & ROY ST - VIEW FROM SE



8TH AVE N & ROY ST - VIEW FROM SE



8TH AVE N & ROY ST - VIEW FROM SE



DEPARTURES REQUESTED

Preferred Option 3

1

Code Requirement

SMC 23.48.245.D - Facade Modulation

At street-facing facades within 15' of street lot line: above podium height and up to 145', max length of unmodulated facade = 150'; above 145', max length = 120'. Length of facade may only be increased if additional portions of facade are set back 15' for a distance of 40'.

Departure Request

Skin Texture Instead of Setback

Rather than providing the 15' inset along 40' length of the Roy St and Valley St facades of the building, the proposed design will provide shallow articulation (texture, celebration of structure) along all facades of both towers. Additionally, a horizontal reveal in the North tower will act as a point of transition from podium (heavier, smaller scale materials) to tower (likely articulated glass and steel assembly).

Explanation for Departure

Human Scale and Historic Context

The tower articulation and materials would reference the historic warehouse buildings in the surrounding neighborhood in creating a sense of place. The change in material would also mitigate the perception of bulk and scale and create a fine-grained scale with the materials. Additionally, the open space at the SW open gathering corner helps to mitigate the sense of bulk at street level.
Seattle Design Guidelines CS3, DC2, DC4
SLU Neighborhood Design Guidelines CS2, CS3



depth and detail of facade



mullion scale and pattern
textured materiality

2

SMC 23.48.245 Map A - Podium Height

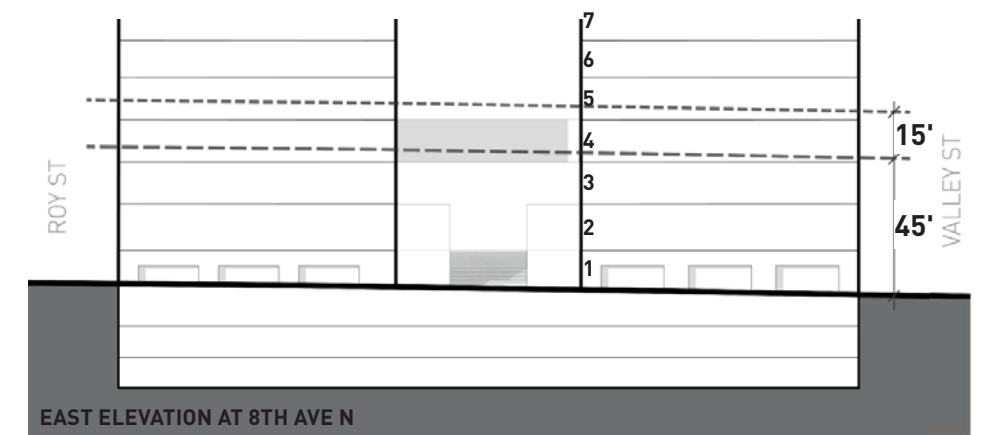
Podium heights as established in Map A: 45' along 8th Ave N, 65' along Dexter Ave N.

Raise Podium Height at 8th Ave N

The project is seeking a departure from the 8th Ave N podium height, to increase it 15' from 45' to 60'.

Relieves Compression at Through-Block

This departure allows the bridges connecting the two halves of the building to occur at level 4 instead of level 3, providing relief from an otherwise imposing mass at the through-block. The bridges are offset from the street lot lines, so their presence should not adversely impact the perception of massing at 8th Ave N.
SLU Neighborhood Design Guidelines PL1, PL2



3

SMC 23.48.245.F.5.b - Tower Spacing

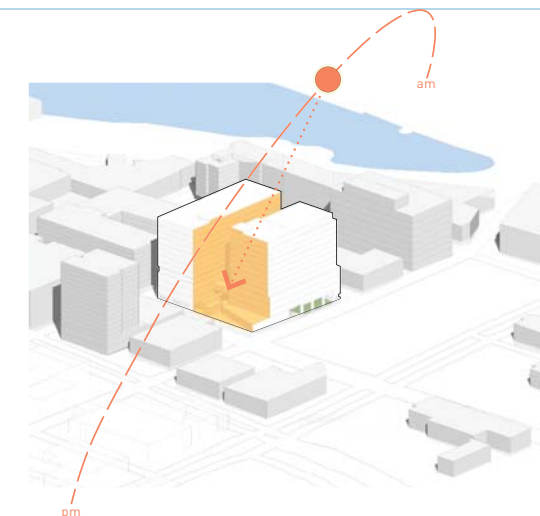
A minimum separation of 60 feet must be provided between all portions of structures on the lot that exceed the limit on podium height.

Reduce Tower Spacing

The preferred option would reduce tower spacing from code-maximum 60' to 52'.

Daylight / South Tower Shaping

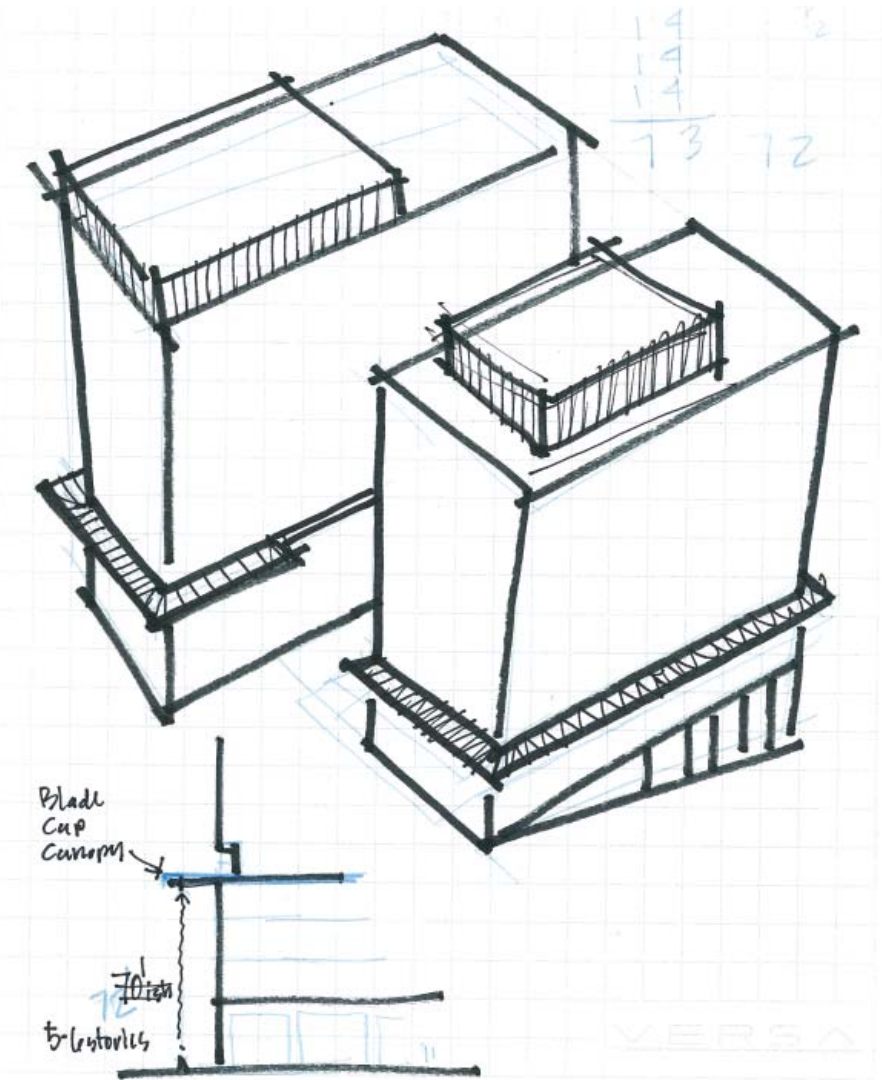
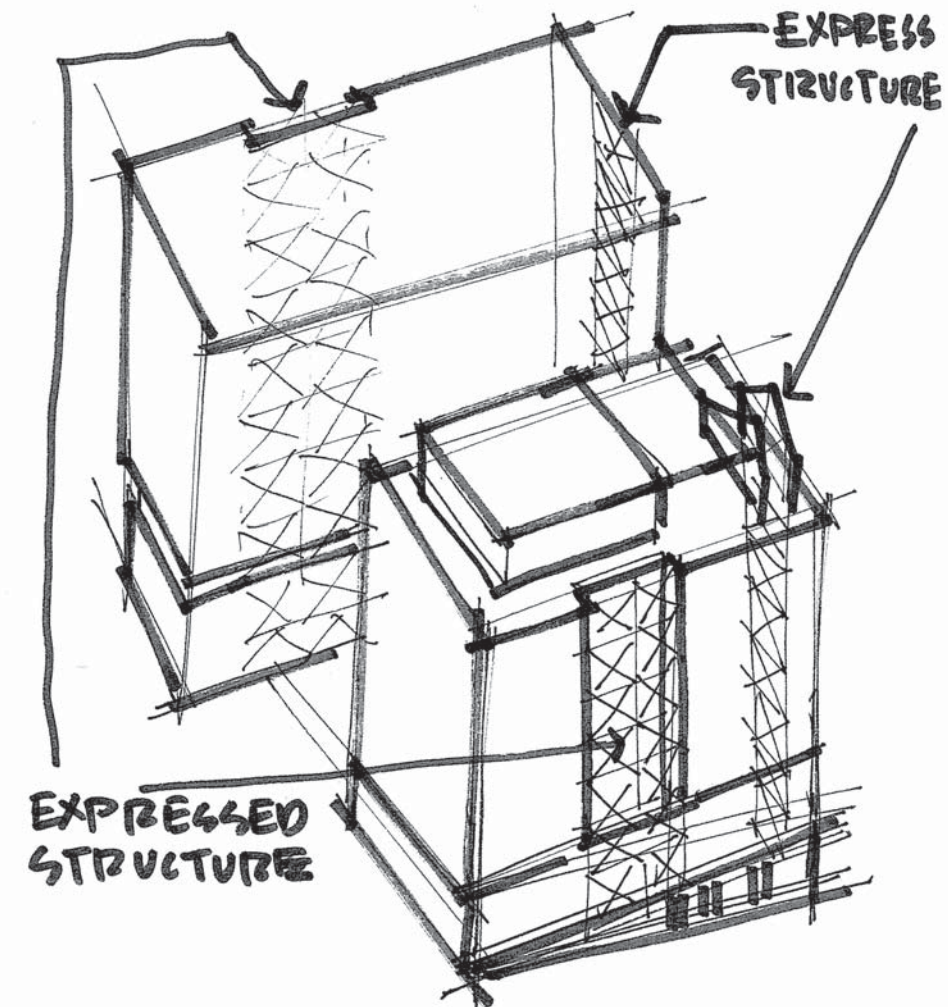
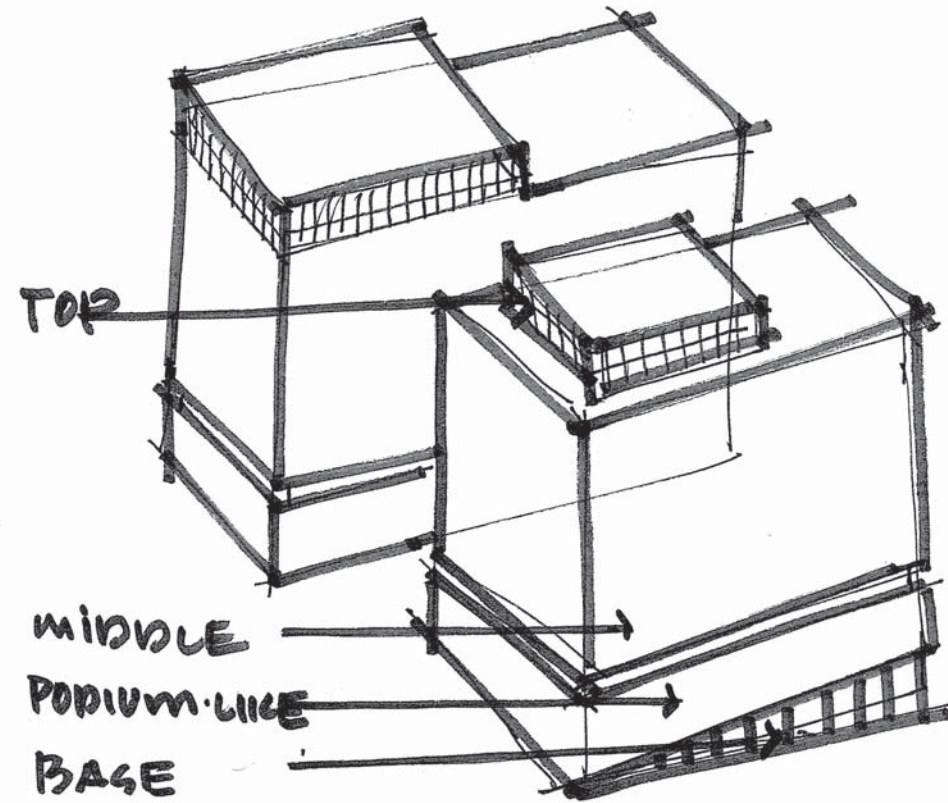
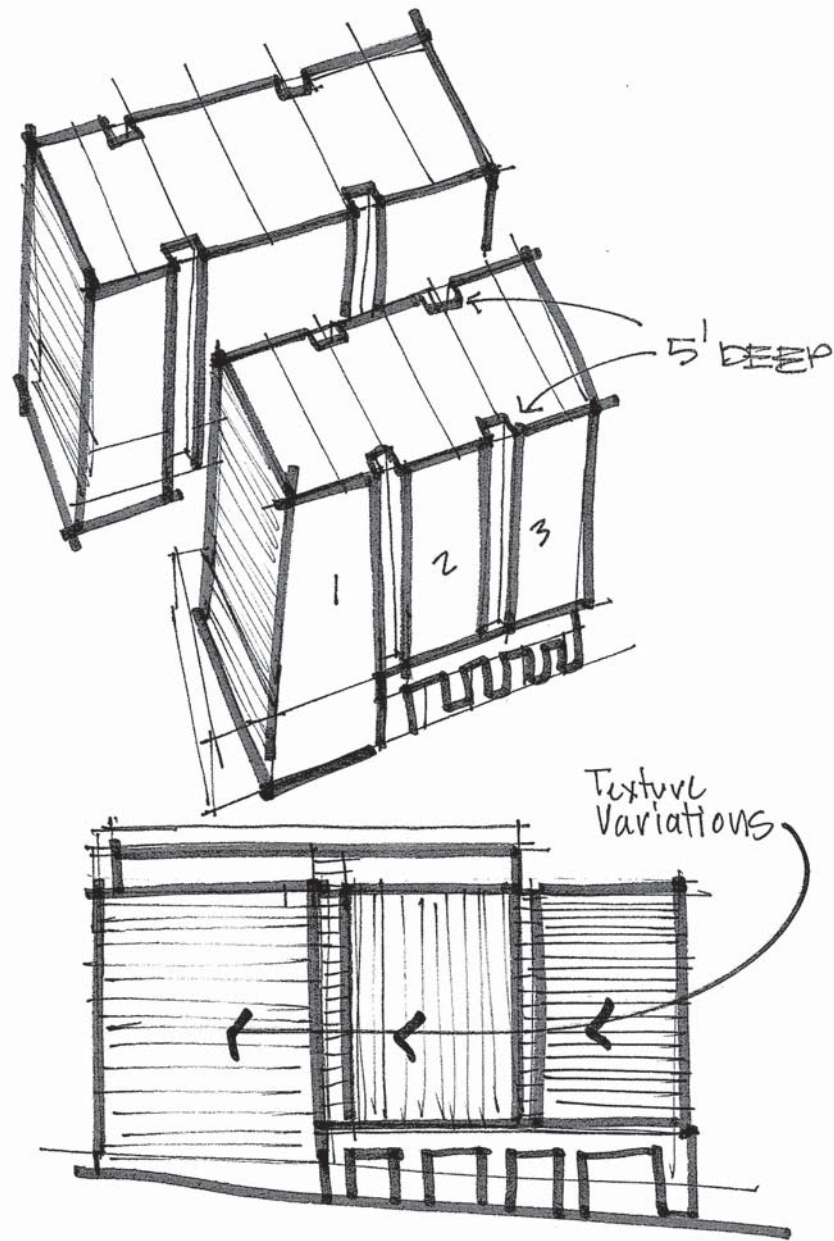
Reducing tower spacing will allow reduction in the length of the South tower (providing more daylight to the through-block) but still retain "market-minimum" floorplate sizes that allow for flexibility in function.
Seattle Design Guidelines DC2-E
SLU Neighborhood Design Guidelines CS1, CS2



THANK YOU

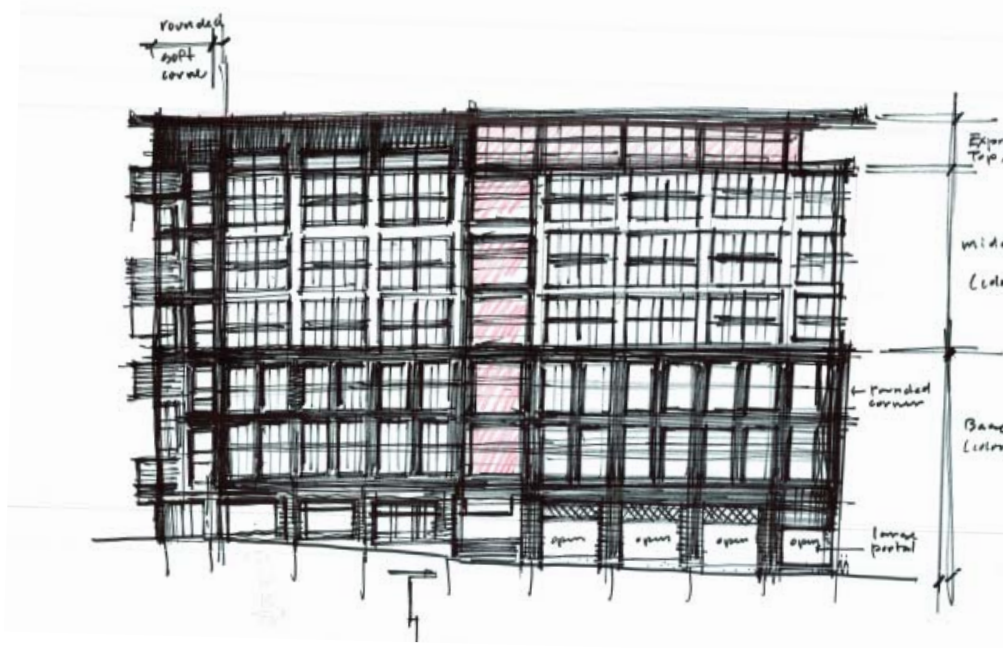
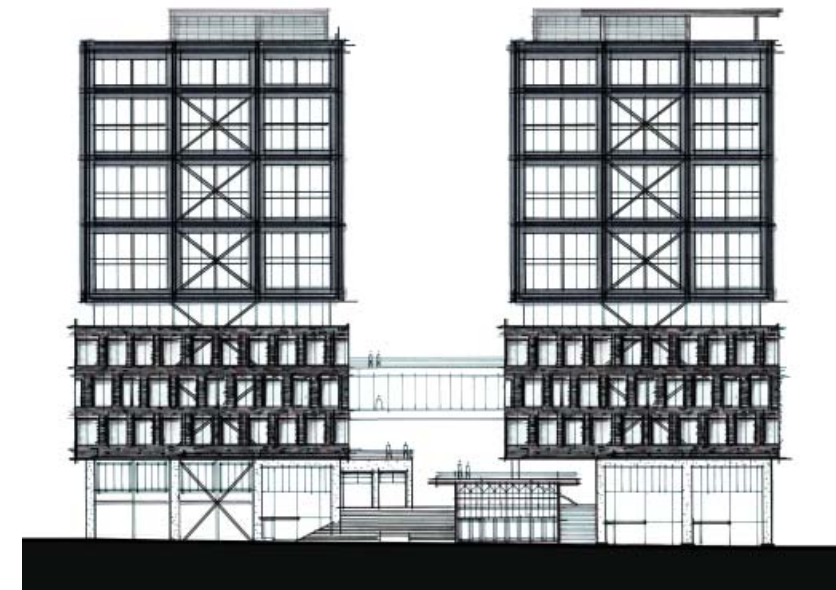
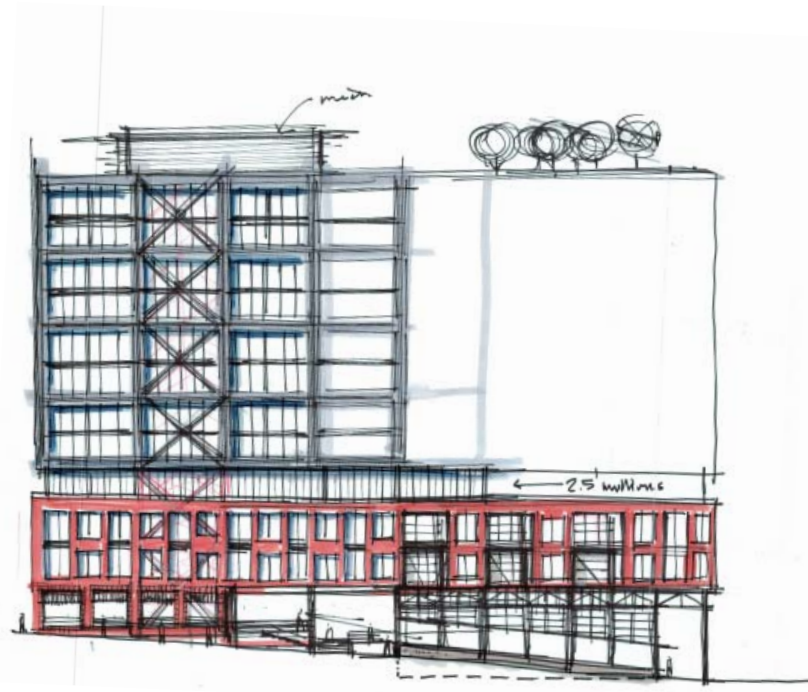
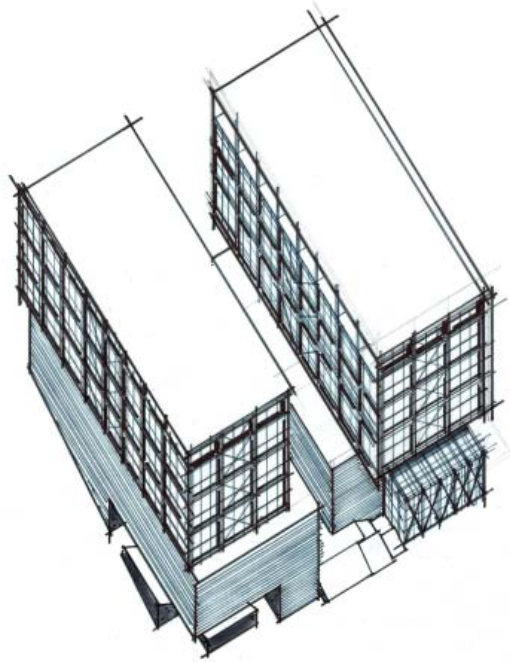
APPENDIX

Facade Articulation Sketches Micro-Modulation



APPENDIX

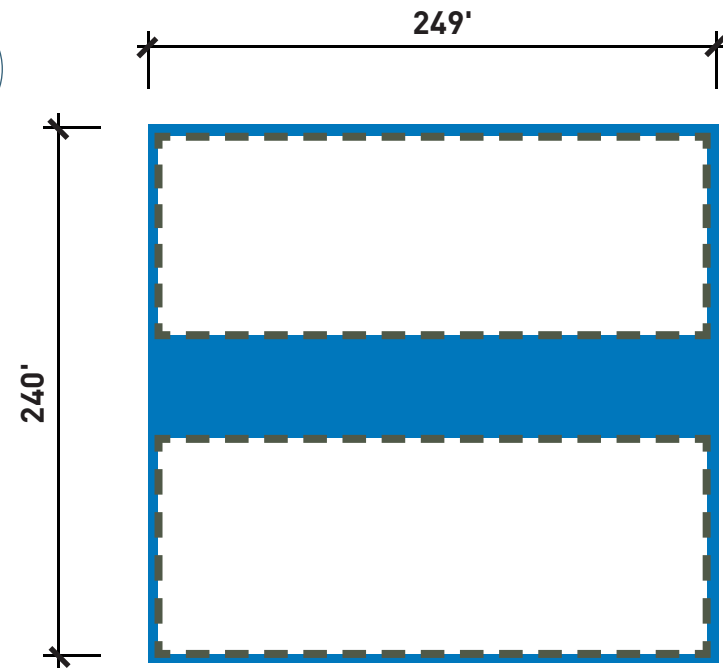
Elevation Studies



APPENDIX

Through-Block Analysis

1



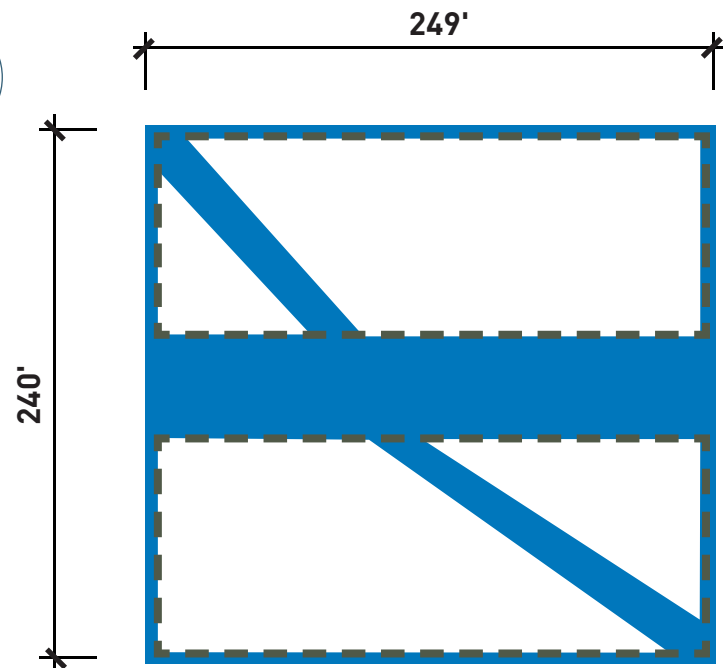
PROS

- Concentrates pedestrian flow for Through-Block retailers
- Works with existing grade
- Efficient tower layout
- Maximizes tower GFA
- Efficient Through-Block allows for larger more gracious space
- Through-Block faces Dexter, the most trafficked adjacent street

CONS

- Challenged sun access to Through-Block

2



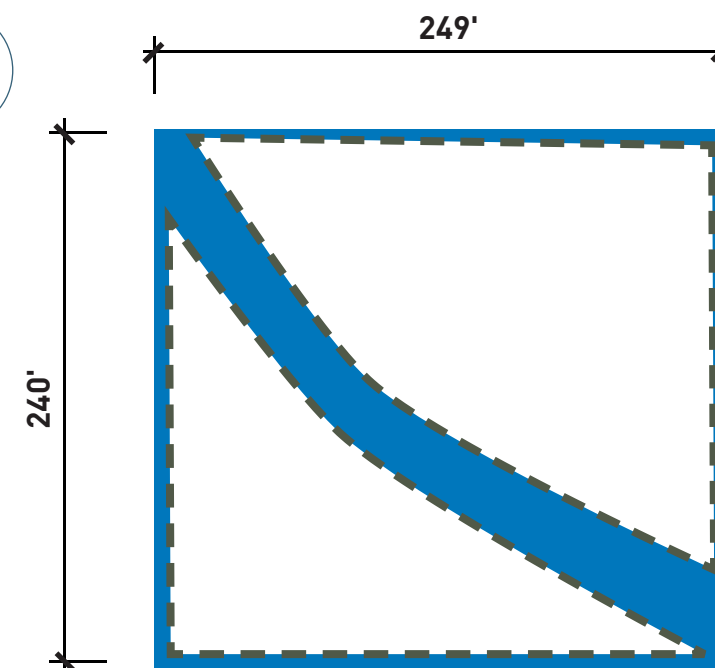
PROS

- Works with existing grade and pedestrian flow
- Efficient tower layout
- Maximizes tower GFA

CONS

- Bifurcates pedestrian flow for through-block retailers
- Through-Blocks are narrower due to increased access points
- Challenged sun access to Through-Block

3



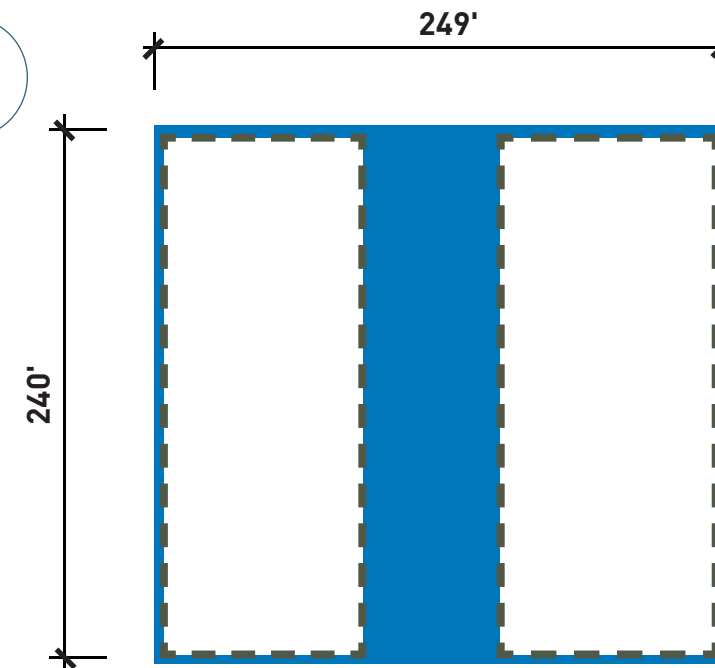
PROS

- Concentrates pedestrian flow for Through-Block retailers

CONS

- Narrower Through-Block due to longer distance
- Difficult maneuvering grade with less width
- Challenged sun access to Through-Block
- Inefficient tower layout and GFA
- Costly tower shaping
- Does not comply with Through-Block code requirements

4



PROS

- Stronger relationship to adjacent residential

CONS

- Due to existing grade, Through-Block hits at a mid-point between floor levels
- Reduced access along Dexter and 8th
- Does not work with existing pedestrian movement, runs parallel
- Challenged sun access
- Does not comply with Through-Block code requirements

APPENDIX

Site Access - North

