LIVING STONE

A LIVING BUILDING PILOT PROJECT

3524 STONE WAY NORTH
DRB RECOMMENDATION, 04.22.19
17-055 | SDCI PROJECT #3032146-EG

SRM FREMONT, LLC

WEBER THOMPSON

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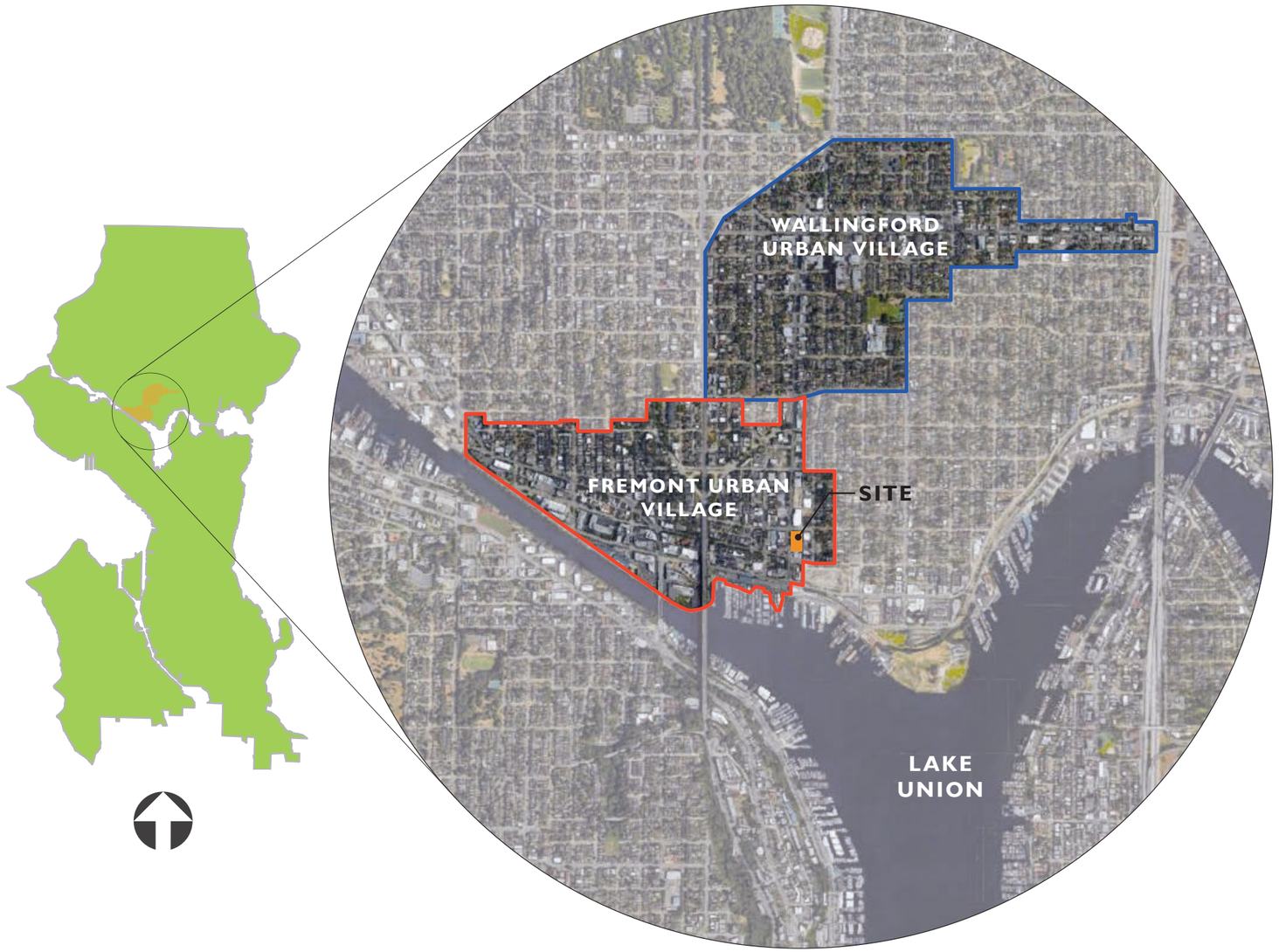

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INTRODUCTION & PROJECT OVERVIEW

PROJECT DESCRIPTION

The site is located within the Fremont Hub Urban Village, with its address along Stone Way N., Bounded by N. 36th Street to the north, and adjacent properties to the east and south. The zoning is IC-45. Across the street to the north is a C2-40 zone. The site is currently occupied by multiple commercial retail tenants.

This project includes demolition of existing structures on site, and new construction of 5 levels of office and retail above grade along Stone Way N. and N. 36th Street.

DEVELOPMENT GOALS:

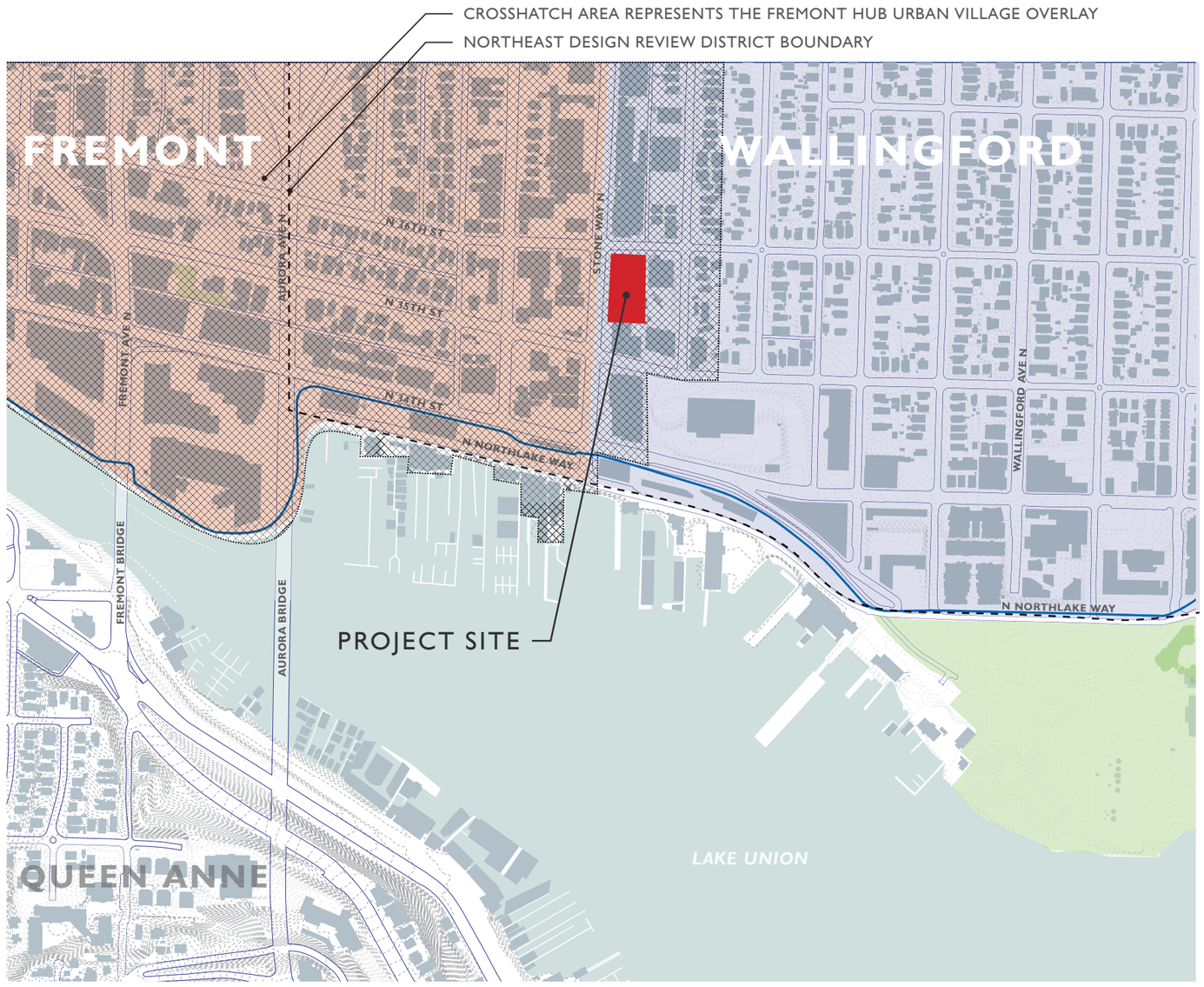
- Living Building Petal Certification
- +/- 100,000 sf commercial office use
- 4,600 sf street level retail uses
- 149 parking spaces
- 139 bicycle parking spaces

FREMONT/WALLINGFORD NEIGHBORHOODS

The Fremont neighborhood of Seattle is situated along the Fremont Cut of the Lake Washington Ship Canal to the north of Queen Anne, the east of Ballard, the south of Phinney Ridge, and the southwest of Wallingford. Its boundaries are not formally fixed, but they can be thought of as consisting of the Ship Canal to the south, Stone Way N. to the east, N. 50th Street to the north, and 8th Avenue NW to the west.

The Wallingford neighborhood of Seattle is bounded by the north shore of Lake Union to the south, the University District and I-5 to the east, N. 60th Street and Green Lake to the north, and the Fremont neighborhood from Aurora Ave. N and Stone Way N to the west.

The main thoroughfares are Fremont Avenue N., Aurora Ave N. and Stone Way N. (north- and southbound) and N. 34th, 36th, 40th, 45th, and 46th Streets (east- and westbound). The Aurora Bridge (George Washington Memorial Bridge) carries Aurora Avenue (State Route 99) over the Ship Canal to the top of Queen Anne Hill, and the Fremont Bridge carries Fremont Avenue over the canal to the hill's base. Two major shopping districts are centered on Fremont Avenue N. just north of the bridge as well as along N. 45th Street between Stone Way N and I-5.

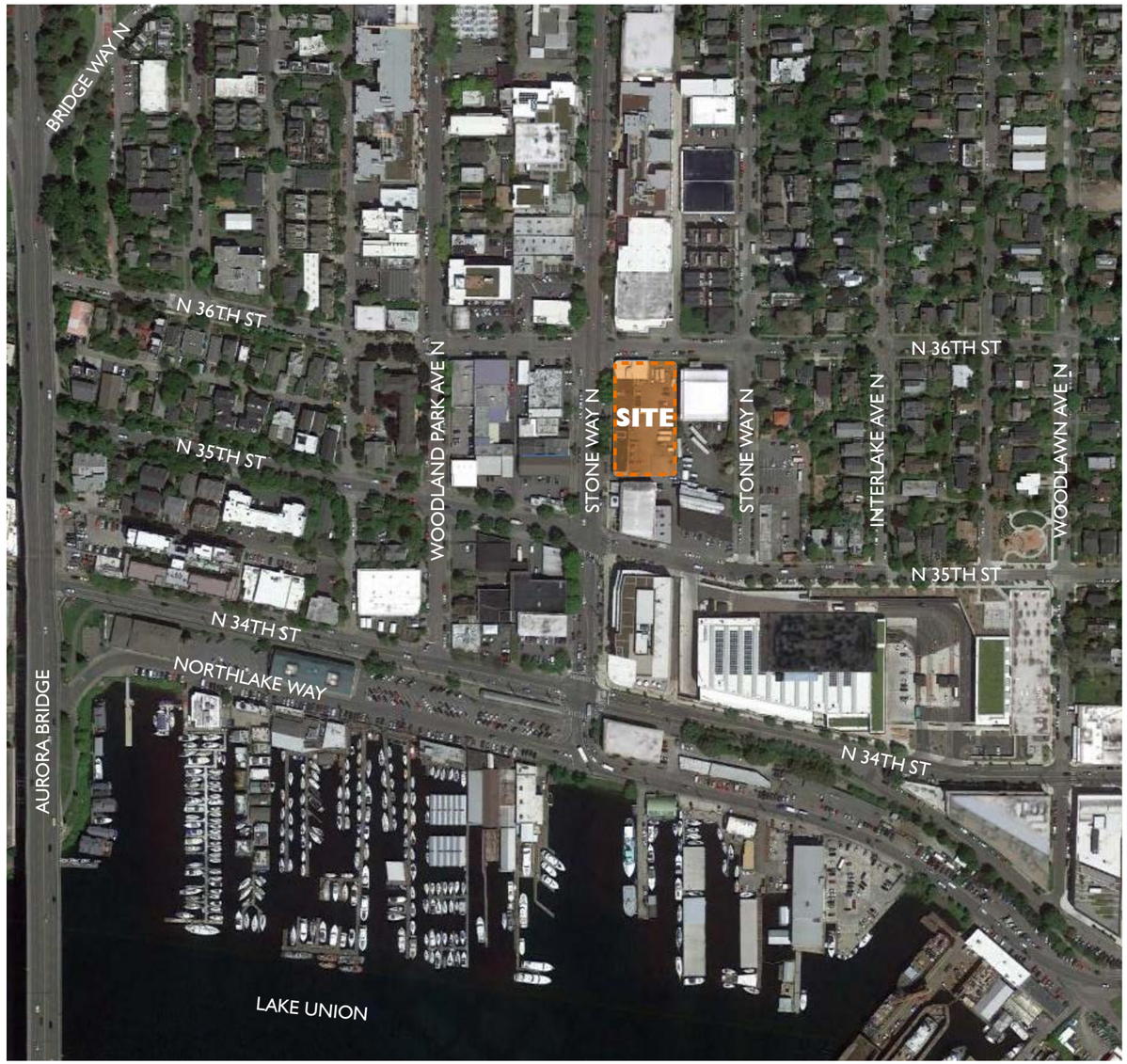


VICINITY MAP

PROJECT VISION & GOALS

3524 Stone Way N will engage occupants, visitors, and the neighborhood with warm, inviting public spaces interwoven with visible living building strategies while reflecting Stone Way N's industrial past.

TOP PROJECT GOALS	STRATEGIES
1. ENHANCED GROUND FLOOR EXPERIENCE WITH INTEGRATED ARCHITECTURE AND STREETSCAPE	• Carve away building mass to provide public gathering spaces and entries with semi-private plazas to support active retail and restaurants. • Focus on human-scaled retail and pedestrian streetscape. • Use warm, timeless, and durable materials, people-centric lighting and intuitive wayfinding to engage and invite the public in to the building.
2. REDUCE THE BUILDING'S ENERGY AND WATER FOOTPRINT	• Provide daylight autonomy to office space through careful placement of exterior courts and glazing while maximizing views and managing solar heat gain. • Encourage occupant behavior that promotes energy efficiency, e.g. using the stairs instead of elevators. • Collect and reuse as much rainwater that falls on the site as possible.
3. ACHIEVE LIVING BUILDING PETAL CERTIFICATION	• Selecting locally sourced, natural materials including salvage from the existing building and responsibly-sourced wood when possible. • Make urban agriculture a visible and supportive complement to the building program. • Create a sense of delight and discovery surrounding the Living Building strategies and educate the public about this unique building.



AERIAL PHOTOGRAPH

ZONING SUMMARY

Site Address
3524 Stone Way North, Seattle WA 98103

King County Assessors Parcel Numbers
182504-9074

Legal Description:
PCL A SEATTLE BLA #2305729 REC #20040219900001 SD BLA BEING POR OF N 1/2 OF SW 1/4 OF SE 1/4 OF SD STR

Zoning Classification: IC-45
Adjacent properties to the east and south, and across Stone Way to the west zoned IC-45; across N 36th Street to the north is zoned C2-40.

Neighborhood / Overlay
Fremont Hub Urban Village
Likely not in a Frequent Transit Corridor / "Parking Flexibility" Area (per SDCI GIS), to be confirmed by calculation
Not a Pedestrian Area (per SDCI GIS)

Neighborhood Character
The property is located in the Fremont/Wallingford neighborhood of Seattle, Washington in an area of industrial and commercial development. The property is currently occupied by a variety of low scale commercial buildings.

Environmental Critical Areas:
Steep Slope mapped at NE corner of site.
Project goal to have ECA exempted.

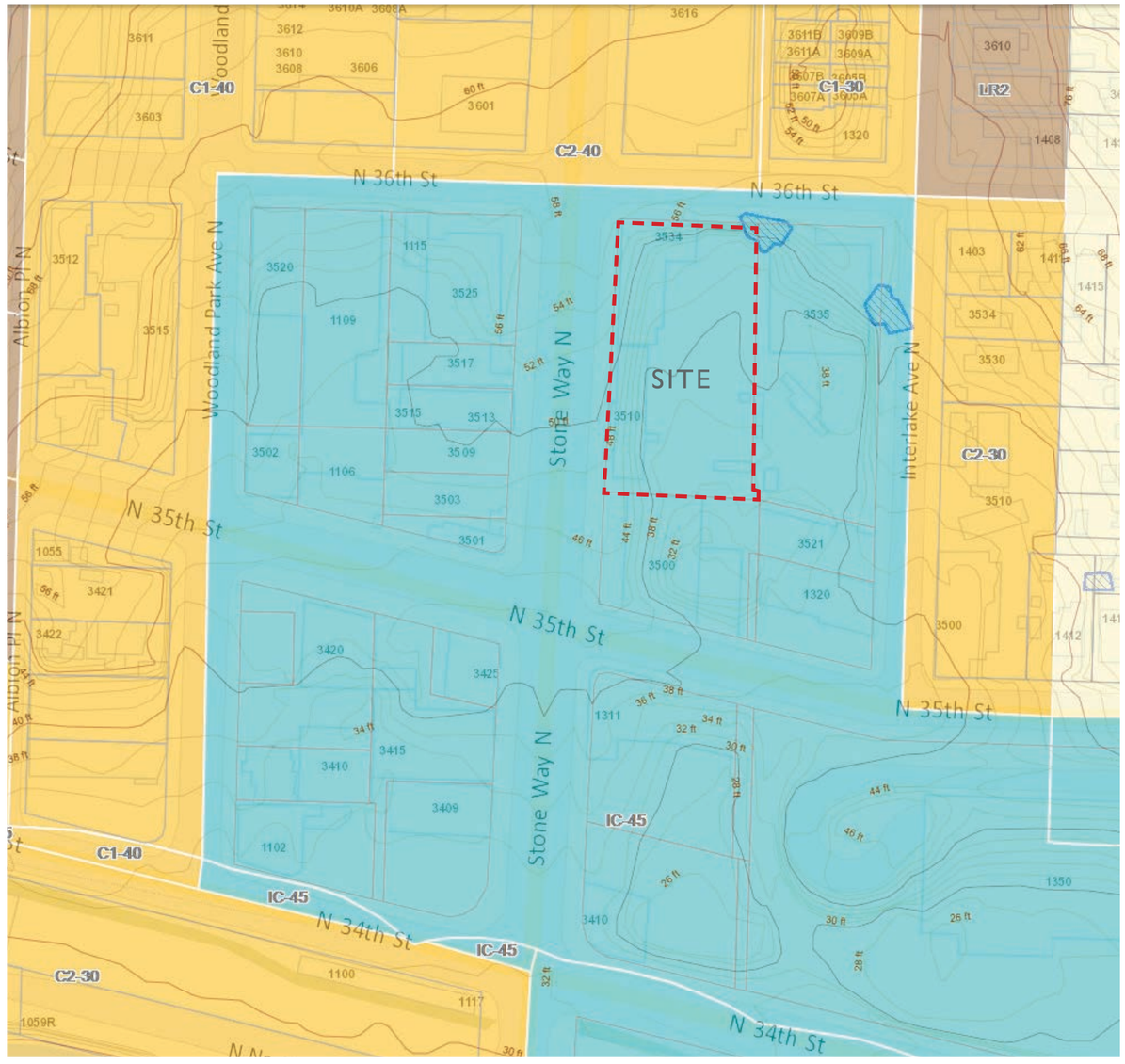
Approximate Site Dimensions:
131.23' depth along N 36th Street
252.57' width along Stone Way North
Lot size: 34,163 SF

Topography
The site slopes in the west-east direction approximately 3.5' down along N. 36th St and slopes approximately 10' down along Stone Way north to south. The low point of the property is at the southeast corner of the property, approximately 11' lower than the southwest corner. This lowers our average grade plane significantly on the site.

Other Site Constraints
A 14' setback will be required from all power lines per Seattle City Light. This affects the building form along Stone Way.

Design Review [23.41.004]
Required; applies to IC zone within urban villages and urban centers with at least 12,000 sf of non-residential GFA.

Permitted and Prohibited Uses [23.50.012]
Table A (IC zone)
C.4. Food processing and craft work: permitted
C.8 Offices: permitted
C.10 Sales and services, general: permitted
C.11. Sales and services, heavy: permitted
C.12. Sales and services, marine: permitted
H. parks and open space: permitted



ZONING PLAN

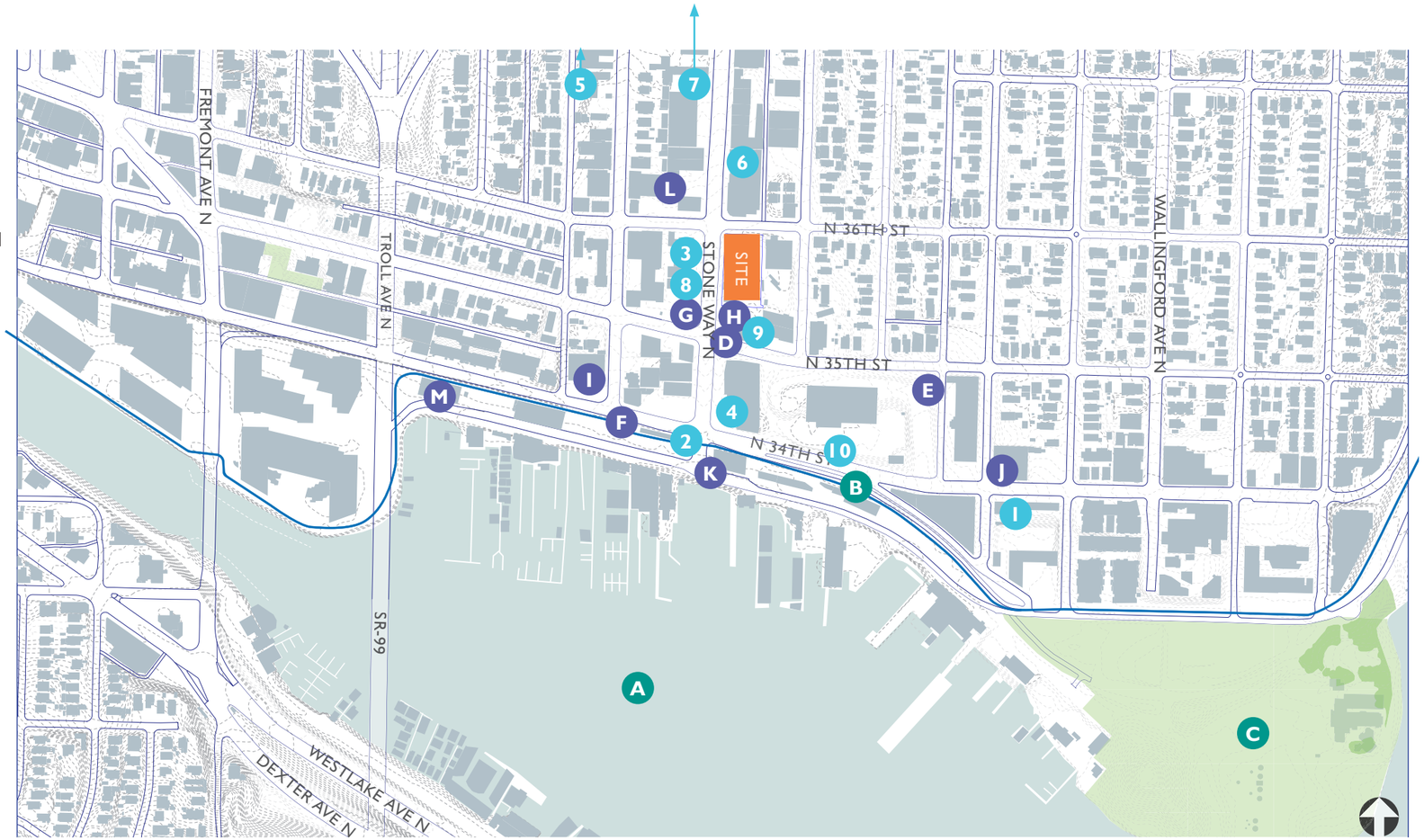
NEIGHBORHOOD CONTEXT

At the intersection of the Fremont and Wallingford neighborhoods, the Stone Way N corridor has a distinct identity.

The corridor has long featured business and commercial uses supporting industry, manufacturing, and maritime uses along the lake front. In addition to industrial and mercantile buildings, recently mixed-use multifamily developments have been developed along Stone Way N, activating the streetscape and bolstering viability and livability. Blocks adjacent to the project site contain various restaurants and small retail shops. Some are beloved by the neighborhood, featuring outdoor dining and public art, and have become destinations for foodies and shoppers from across the city.

In terms of architectural style, the neighborhood is an eclectic mix, featuring some creative adaptive reuses of older building stock. Often new construction in the area incorporates industrial materials – such as metal cladding, wood, and weathering steel – in new applications as a nod to the past.

- SITE
- PLACES AND EVENTS
- HISTORIC SITES
- ARCHITECTURAL CHARACTER



STONE WAY BRIDGE - 1911-1917

BURKE-GILMAN TRAIL / SLS&E RAILROAD

GAS WORKS PARK

THE LIVING BUILDING PILOT PROGRAM

SEATTLE LIVING BUILDING PILOT PROGRAM

The goal of the Living Building Pilot Program is to encourage the development of buildings that meet the Living Building Challenge by allowing departures from code requirements that might otherwise discourage or prevent buildings from meeting this standard.

To be eligible for this program, your project must achieve Living Building Challenge full certification, or achieve Petal Recognition, including:

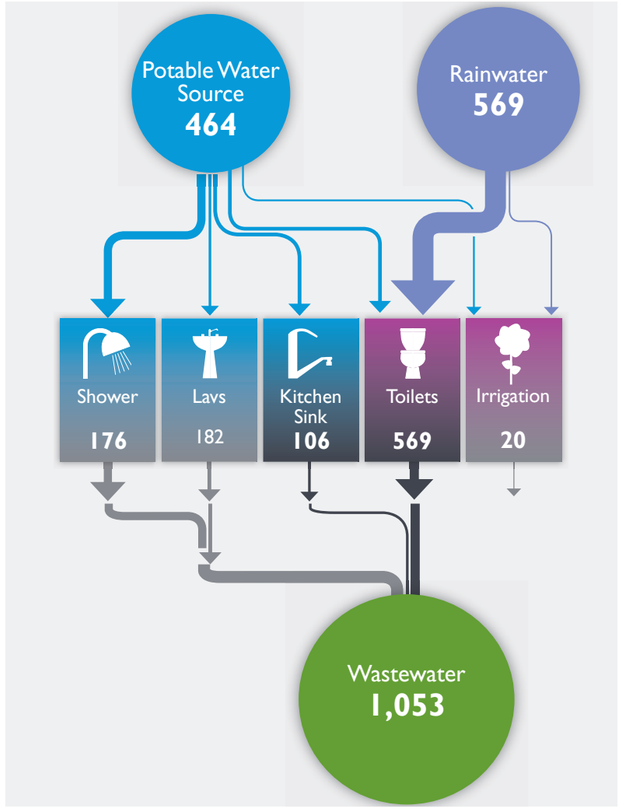
- Achieve at least three of the seven petals (place, water, energy, health and happiness, materials, equity, and beauty), including at least one of the following petals: energy, water, or materials, and all of the following:
- Reduce total energy usage by 25 percent, or more based on energy use targets established in the 2015 Seattle Energy Code (SEC) Target Performance Path, Section 401.3 in 2015 SEC.
- Use only non-potable water except to the extent other applicable local, state, or federal law requires the use of potable water.

For more information, go to: http://www.seattle.gov/dpd/permits/greenbuildingincentives/livingbuildingpilot/

LIVING BUILDING CHALLENGE℠

The Living Building Challenge™ is a building certification program, advocacy tool and philosophy that defines the most advanced measure of sustainability in the built environment possible today and acts to rapidly diminish the gap between current limits and the end-game positive solutions we seek.

The Challenge is comprised of seven performance categories called Petals: Place, Water, Energy, Health & Happiness, Materials, Equity and Beauty. Petals are subdivided into a total of twenty Imperatives, each of which focuses on a specific sphere of influence. This compilation of Imperatives can be applied to almost every conceivable building project, of any scale and any location—be it a new building or an existing structure.
For more information, go to: http://living-future.org/lbc



WATER CONSERVATION: RAIN WATER CAPTURE


REDUCED ENERGY USAGE : SOLAR CAPTURE


PLACE PETAL: URBAN AGRICULTURE


MATERIALS PETAL:NON TOXIC, LOCALLY SOURCED

BEAUTY PETAL: WAYFINDING & EDUCATION

LBC PETAL	PETAL INTENT	IMPERATIVES	PROJECT APPLICATION

PLACE

The Place Petal clearly articulates where it is acceptable for people to build, how to protect and restore a place once it has been developed, and how to encourage the creation of communities that are once again based on the pedestrian rather than the automobile.

PLACE

01 LIMITS TO GROWTH	The urban site is not on or adjacent to any of the sensitive ecological habitats listed in the imperative. On-site landscape will be designed to mature & evolve with the site, and no petrochemical fertilizers or pesticides will be used for operation and maintenance of the landscape.
02 URBAN AGRICULTURE	The project will be required to provide 1% of project area for food production, as the Project FAR is > 3.0. The project team is currently anticipating urban beekeeping on the north end of the roof, and would make the honey available to building occupants -- either the office users or ground floor retail.
03 HABITAT EXCHANGE	An amount of land equal to the development will be set aside in perpetuity though an approved Land Trust organization.
04 HUMAN POWERED LIVING	The project will encourage biking through extensive indoor storage and locker facilities. A feature stairway will encourage stair use over the elevator.

WATER

The intent of the Water Petal is to realign how people use water and to redefine 'waste' in the built environment, so that water is respected as a precious resource.

ENERGY

The intent of the Energy Petal is to signal a new age of design, wherein the built environment relies solely on renewable forms of energy and operates year round in a safe, pollution-free manner.

HEALTH & HAPPINESS

The intent of the Health and Happiness Petal is to focus on the most important environmental conditions that must be present to create robust, healthy spaces, rather than to address all of the potential ways that an interior environment could be compromised.

MATERIALS

The intent of the Materials Petal is to help create a materials economy that is non-toxic, ecologically regenerative, transparent and socially equitable.

MATERIALS

10 RED LIST	The integrated project team includes a specifications writer with deep green product specification experience, and a Living Building facilitation consultant; both will assist in vetting materials for red list compliance. Discussions between owner, architect, and contractor regarding the materials selection and vetting process began very early in the project timeline.
11 EMBODIED CARBON FOOTPRINT	The project team will track embodied carbon impact of materials as a design constraint. The use of mass timber in the structural system will have an immense impact on the embodied carbon footprint compared to other conventional construction types for office buildings.
12 RESPONSIBLE INDUSTRY	The project team will track Declare labels for products specified and will be in contact with product manfucturers to advocate for healthier materials and transparency regarding toxic ingredients.
13 LIVING ECONOMY SOURCING	The integrated project team is documenting the source of each product listed in the project to meet the requirements.

EQUITY

The intent of the Equity Petal is to transform developments to foster a true, inclusive sense of community that is just and equitable regardless of an individual's background, age, class, race, gender or sexual orientation.

BEAUTY

The intent of the Beauty Petal is to recognize the need for beauty as a precursor to caring enough to preserve, conserve and serve the greater good.

BEAUTY

19 BEAUTY & SPIRIT	The project will meaningfully integrate public art and contain design features intended solely for human delight and the celebration of culture, spirit, and place appropriate for a mixed-use urban commercial office building in this neighborhood.
20 INSPIRATION & EDUCATION	The project will provide educational materials about the building, including an LBC case study, copy of the operations and maintenance manual, and an educational website. The project will also incorporate interpretive educational signage and a brochure describing the design and benefits of the project. The project will also have an annual open day to the public.

PRELIMINARY ENERGY ANALYSIS | ENERGY MODEL - LIVING BUILDING PILOT PROGRAM

RESULTS SUMMARY

A preliminary energy study was completed to understand how the 3524 Stone Way North project could comply with the Living Building Pilot Program (LBPP) requirements under the 2015 Seattle Energy Code (SEC). At the stage, our goal is to exceed the SEC Baseline performance by 25%. The current Proposed design was tested against SEC energy use targets resulting in energy savings of 28%. The analysis was conducted using IES energy modeling software and a full 8760 hour thermal simulation for the Proposed Design model. The proposed model includes hydronic fan coil units for a Dedicated Outside Air System (DOAS). The chilled water and hot water is provided by an air source heat recovery chiller. The baseline energy is calculated based on SEC Section 401.3.2 Energy Use Targets for office, retail, and parking garage.

The LBPP target is established using the Energy Use Intensity (EUI) targets set forth in the 2015 Seattle Energy code Target Performance Pathway for each building use type. In this case, an EUI of 40 kBtu/sf is allowed for the office portion, 60 kBtu/sf for the retail, and 10 kBtu/sf for parking. The area weighted total reference EUI for the building is shown in the bar chart. The 25% target for our project is shown as a line across the chart

MODEL ASSUMPTIONS

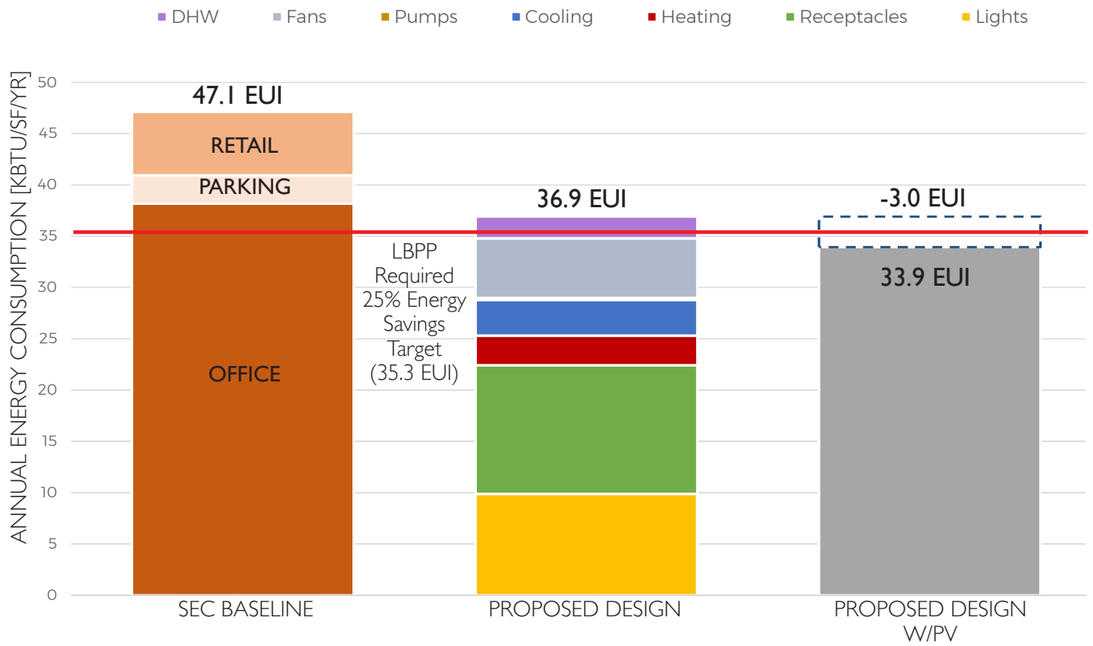
Key inputs used in the Baseline and Proposed models are tabulated at the right. The Proposed model inputs are based around the DD level documentation. Where information was not provided by the team or was unknown at this stage of the design, reasonable assumptions were made and noted.

NEXT STEPS

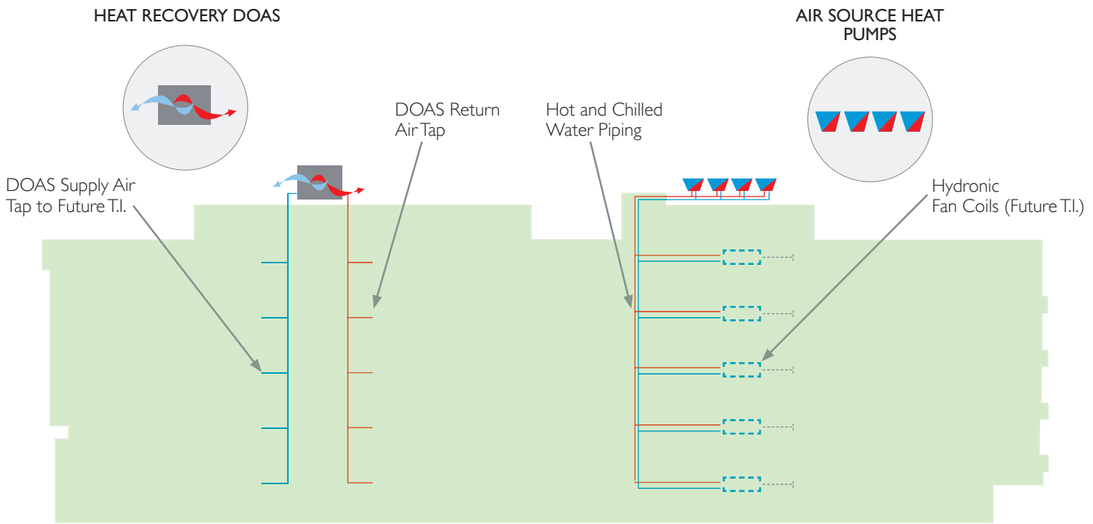
This study offers a preliminary look at current energy savings in the proposed design. As the final compliance under the LBPP is based on actual energy performance, it is especially important to continue to improve the accuracy of the assumptions used in the energy model. Moving into the next phase a sensitivity analysis will be completed to evaluate how operational and design items are specifically effecting the performance. The model corresponding to the final design should target a minimum of 30% improvement over the standard reference case, so as to insure that there is a 5% buffer for actual energy performance measured by the LBPP.

Given this, the final design EUI will ideally be slightly less than the current levels, such that the building can meet the LBPP target without the PV array. The model is somewhat conservative, holding a decent amount of energy for receptacle and I.T. loads, which can vary significantly by tenant. Additionally the building envelope insulation does not currently meet prescriptive insulation level for walls, so improvements will be evaluated. Finally lighting levels are based on code prescriptive values, but it may be worth encouraging tenants to improve upon this in design.

ANNUAL ENERGY CONSUMPTION
ENERGY USE INTENSITY - KBTU/SF/YR



MECHANICAL SYSTEMS DIAGRAM



KEY ENERGY MODEL INPUTS

ENVELOPE	2015 SEC (Reference Only)	PROPOSED
Roof	U-0.026	U-0.026
Walls, above grade	Steel framed, U-0.055	Metal Stud U-0.065 - 0.069 Spandrel U-0.040 CMU U-0.056
Floors	Steel joists, U-0.029	Steel joists, U-0.029
Slab on grade	Unheated, F-0.520	Unheated, F-0.520
Window to wall ratio	30%	45%
Glazing U-value	Metal framed, U-0.38	Fixed U-0.38
Glazing SHGC	0.35	0.35

INTERNAL GAINS	BASELINE	PROPOSED
Lighting [W/ft^2]	Corridor: 0.66 Office: 0.60 Lobby: 0.80 Elec/Mech: 0.7 Stairway: 0.69 Restrooms: 0.7	Corridor: 0.66 Office: 0.60 Lobby: 0.80 Elec/Mech: 0.7 Stairway: 0.69 Restrooms: 0.7
Equipment [W/ft^2]	-	Office: 1.0 Retail: 0.5 (excl. restaurant)
Schedule	-	6am - 6pm
Density [ft^2/person]	-	140

HVAC SYSTEM	BASELINE	PROPOSED
System type	-	Hydronic Air Source Heat Pumps
Ventilation Type	-	DOAS
Ventilation flow rate	-	22,000 CFM
Heating	-	3.25 COP
Cooling	-	3.3 COP
Energy recovery	-	68% HRV Wheel
Economizer	-	No

OTHER END USES	BASELINE	PROPOSED
Domestic hot water	-	Electric boiler 1.0 gal/person/day
Elevators	-	(4) Elevators 66,714 kBtu/yr

PRELIMINARY WATER ANALYSIS | CONSUMPTION & WATER BALANCE

STUDY OVERVIEW

The purpose of this early water study for Stone Way is to evaluate how effective current design strategies are relative to the LBPP performance goals. The new requirement for water under the LBPP is to use no municipal potable water for non-potable uses. This means that all toilet flushing, irrigation, and hose bib water must come from non-potable sources like rainwater or greywater.

In order to meet this requirement, the building must both minimize demand with high efficiency fixtures and other water conservation measures, and also produce, store, and distribute a large supply of non-potable water. The water demand from the retail spaces have been excluded.

Monthly building water demand by end use is show in the top bar chart. A total of 464,000 gallons of potable water are required annually, with an additional 569,000 gallons for non-potable water demand.

WATER DEMAND STRATEGY

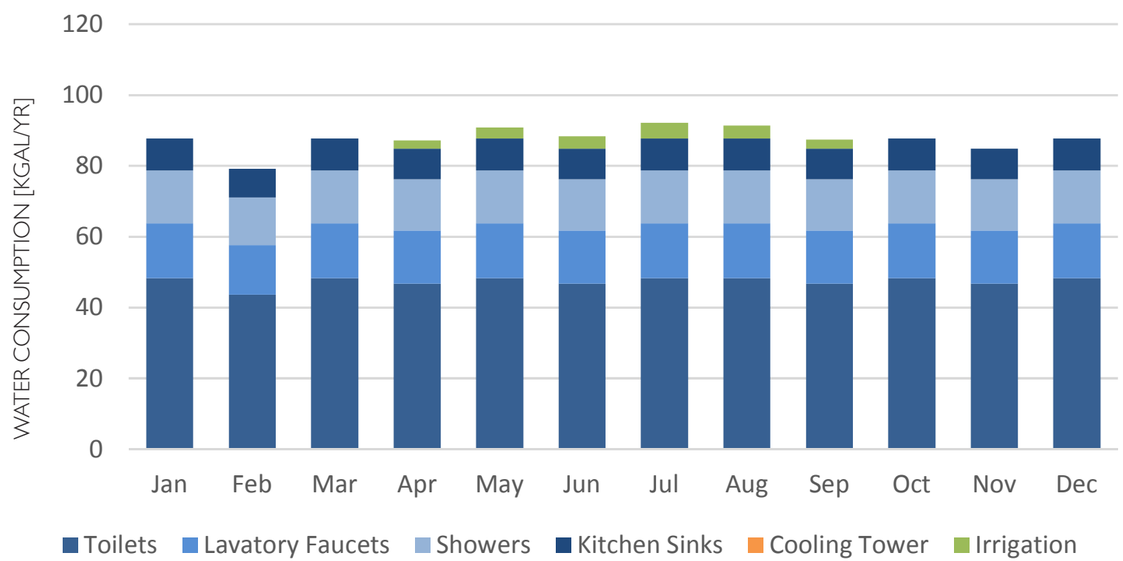
The primary approach for this building, as designated by early design team meetings and the decision to pursue the Living Building Pilot Program under the Seattle energy code, is to reduce internal water demand as far as reasonably possible. The project has selected some of the highest efficiency fixtures for all types.

Given the LBPP requirements for non-potable water, there is a particular focus on flush fixtures. The design is currently including pint flush urinals, and 1.1 GPF water closets. Any lower rates for water closets run serious risk of frequent operations and maintenance issues.

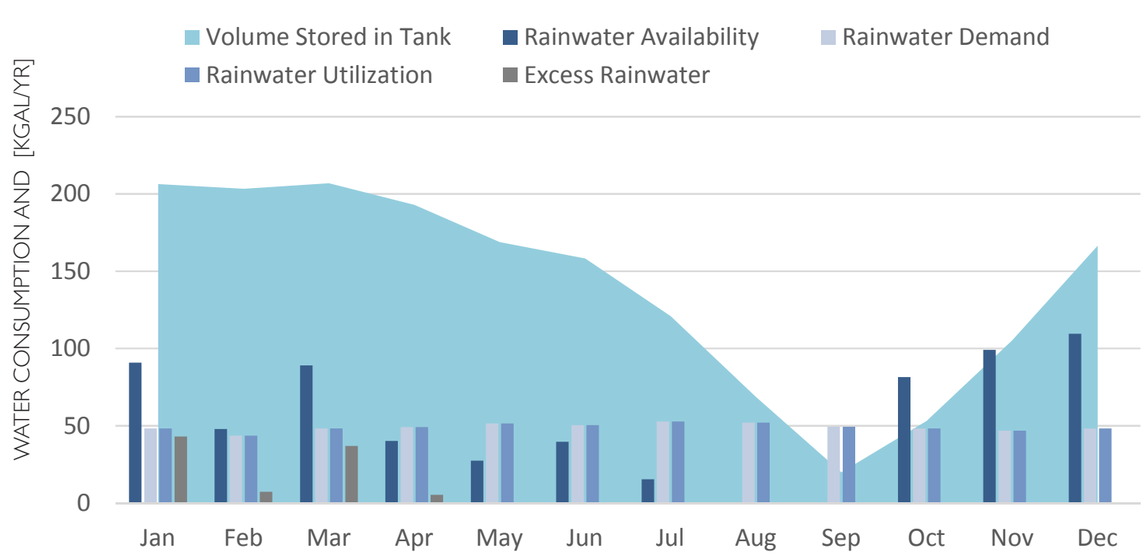
In order to provide a source of non-potable water, a large rainwater catchment system has been included in the design. Over 23,600 SF of the rooftop is available to collect rainwater (excluding the occupied roof deck). Collected rainwater will be transferred to a large cistern under the building.

While irrigation does not make up a large fraction of the annual water use, it can become an important end use since it uses non-potable water during the summer months when rainwater is not being replenished in the cistern.

BUILDING WATER DEMAND



RAINWATER CISTERN MODELING

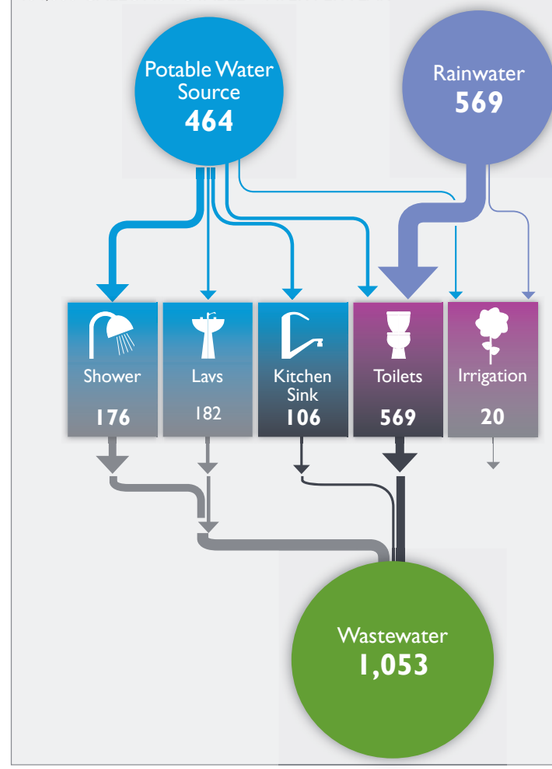


DESIGN ASSUMPTIONS

PARAMETER	TYPICAL OFFICE	Proposed
Office Floor Area	106,000 SF	106,000 SF
Occupants	644 FTE's	644 FTE's
Roof Collection Area	-	24,279 SF
Water Closet	1.6 GPF	1.1 GPF
Urinals	1.0 GPF	0.125 GPF
Lavatory Faucet	0.5 GPM 30 second cycle	0.5 GPM 30 second cycle
Shower	2.5 GPM	1.5 GPM
Kitchen Sink	2.2 GPM	1.8 GPM
Hose Bibs	-	2.4 kGal
Irrigation	-	19.7 kGal
TOTAL DEMAND (kGal/yr)	1,621	1,023

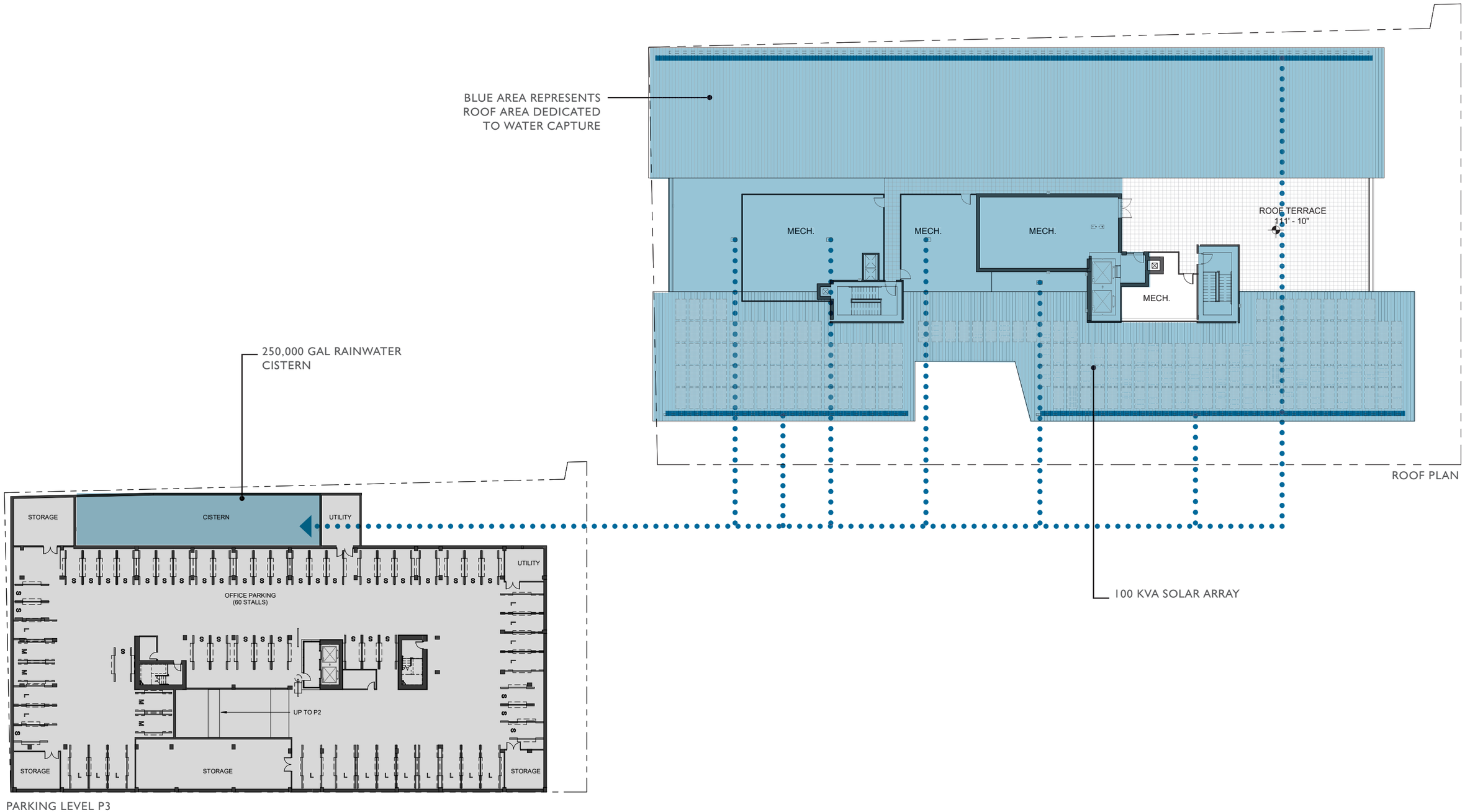
PROPOSED DEMAND & FLOW DIAGRAM

464,000 GALLONS POTABLE WATER PER YEAR



THE LIVING BUILDING PILOT PROGRAM

RAINWATER CAPTURE



THE LIVING BUILDING PILOT PROGRAM

DAYLIGHTING AND ENERGY REDUCTION

One of the primary goals of the Living Building Pilot Program is a reduced energy footprint and natural daylighting has a significant impact on this reduction. The reliance on natural daylighting reduces the need for artificial lighting. Additionally, as research shows, carefully managed natural daylighting that prevents glare and overheating from solar gain provides health benefits and wellness to occupants not only while at work, but it can also translate to extending these benefits outside of the workspace.

- Improving and supporting physiological health and well-being, daylight positively impacts performance by influencing the "platform" from which productivity originates. (Edwards 2002)

- Light, including daylight, is a useful treatment for seasonal affective disorder (SAD), a seasonal form of depression. (Boyce 2003)

- ***Access to a minimum of 3 hours of sunlight a day resulted in less stress and higher satisfaction at work.*** (Boubekri 2014, Ulrich 2008)

- Proper daylight in buildings reduces the incidences of headaches and migraines. (Boyce 2003)

- ***Workers with greater daylight exposure slept an average of 46 more minutes a night than those with less exposure.*** Lack of sleep quality and quantity has a number of negative health outcomes including short-term issues such as memory loss, slower reflexes, diminished attention, weight management through hormones controlling appetite, metabolism, and cortisol. (Boubekri 2014)

- Poorly managed daylight can decrease performance and increase absenteeism through excessive lighting levels, extreme glare, and high thermal discomfort. (Boyce 2003)

- Moving to daylit offices has been shown to decrease rates of employee turnover, in some cases by 200%, and received a record number of job applicants and transfer requests. (Edwards 2002)

NATURALLY DAYLIT SPACES

Boyce, P., Hunter, C. and Howlett, O. (2003) The Benefits of Daylight through Windows. Rensselaer Polytechnic Institute, Troy.

Edwards, L., & Torcellini, P. (2002). Literature Review of the Effects of Natural Light on Building Occupants

Boubekri, M, Cheung, I, Reid, K, Wang, C, Zee, P. Impact of windows and daylight exposure on overall health and sleep quality of office workers: A case-control pilot study. Journal of Clinical Sleep Medicine 2013; 10: 603–61

Ulrich, Roger S, Craig Zimring, Xuemei Zhu, Jennifer DuBose, Hyun-Bo Seo, Young-Seon Choi, Xiaobo Quan, and Anjali Joseph. "A Review of the Research Literature on Evidence-Based Healthcare Design." HERD: Health Environments Research & Design Journal 1, no. 3 (2008): 61-125.

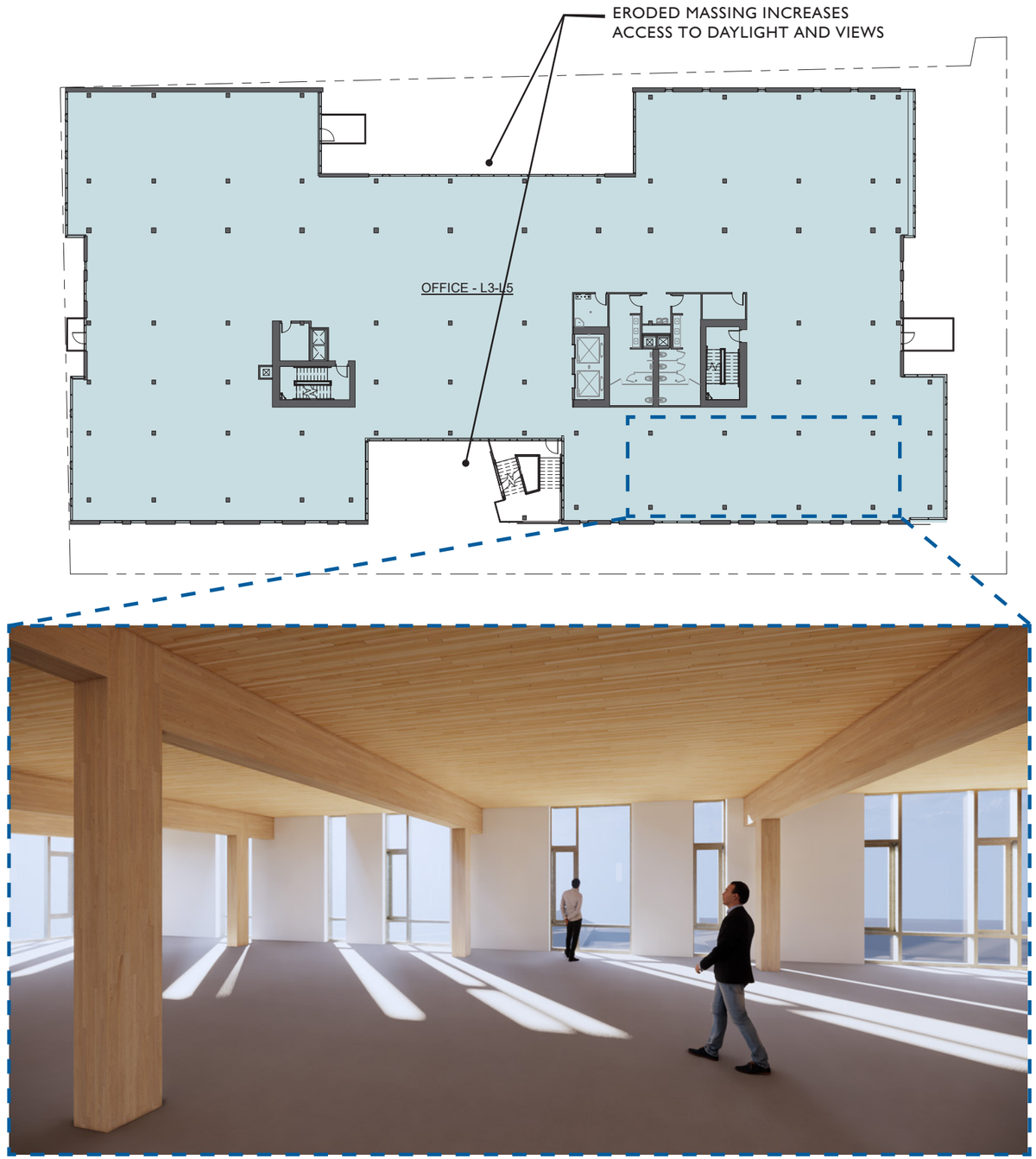
UNIVERSITY of WASHINGTON
PARTNERSHIP INITIATIVE - INTEGRATED DESIGN LAB
University of Washington's Center for Integrated Design

THE LIVING BUILDING PILOT PROGRAM

DAYLIGHTING AND ENERGY REDUCTION

Design Strategies for Daylight

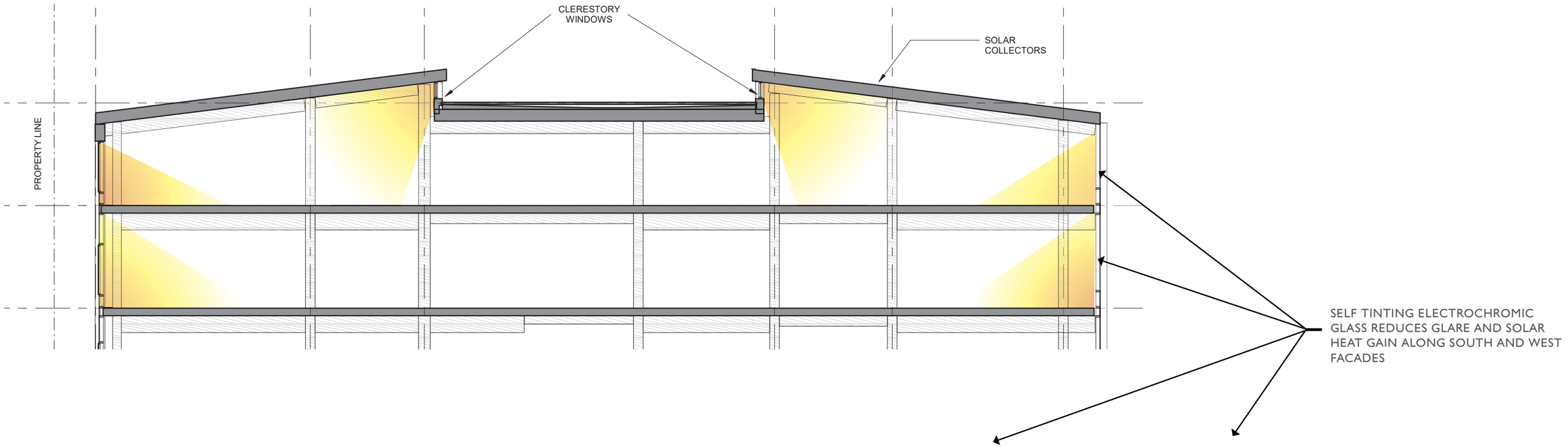
- Eroding the central edges of the massing promotes access to daylight from all directions by minimizing the distance from occupied areas to glazed facades.
- A window-to-wall ratio (WWR) of 46% encourages natural daylight into occupied spaces, while not too much as to allow uncontrolled solar gain through windows.
- The south and west facades optimize daylight with the means of electrochromic glass. The glass tints dark when direct sunlight hits the glass, shielding occupants from glare and excessive heat.
- Use of floor-to-ceiling glass and light colored finishes for Dowel-Laminated Timber (DLT) floors and glue-laminated beams and columns capitalize on internal reflections and propagate incident daylight further into the floor plate on office levels three through five.
- The clerestory windows at level five facilitate deeper daylight penetration on this floor while reducing glare.
- The balconies, the exterior stair, roof decks and ground floor plaza act as breakout spaces for occupants, allowing them to soak in daylight immediately adjacent to their work environment. The variety of locations of these breakout spaces (on all sides of the building) offers flexibility to occupants to choose the time of the day to enjoy the sun and partake of dynamic daylight throughout the day.

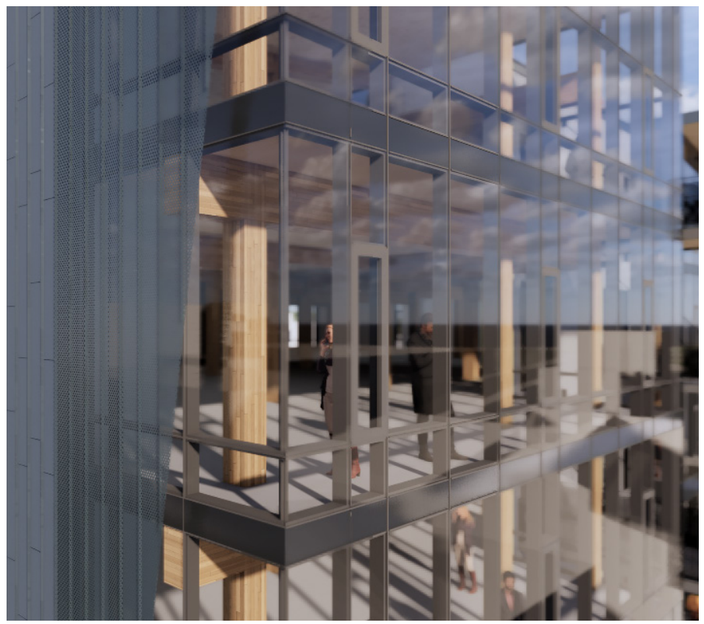


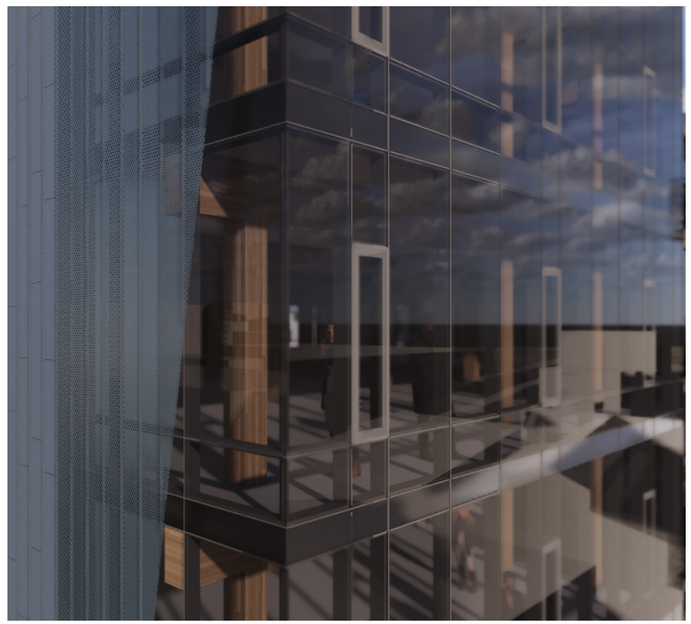
TYPICAL OFFICE SPACE AT WEST FACADE

THE LIVING BUILDING PILOT PROGRAM

DAYLIGHTING AND ENERGY REDUCTION







SELF-TINTING GLASS AT SOUTH AND WEST FACADES

NEIGHBORHOOD CONTEXT

NEIGHBORHOOD ARCHITECTURAL CHARACTER

1 MODERN OFFICE

2 SIMPLE FORM

3 SMALL COMMERCIAL

4 DEEP GREEN

5 WARM AND COOL TONES

6 MID RISE MULTIFAMILY

9 WAREHOUSE AESTHETIC

7 IMPLE MODERN MATERIALS


8 USE OF WOOD


10 SIMPLE CONCRETE FORMS

NEIGHBORHOOD EXAMPLES OF RESIDENTIAL, COMMERCIAL AND INDUSTRIAL BUILDINGS

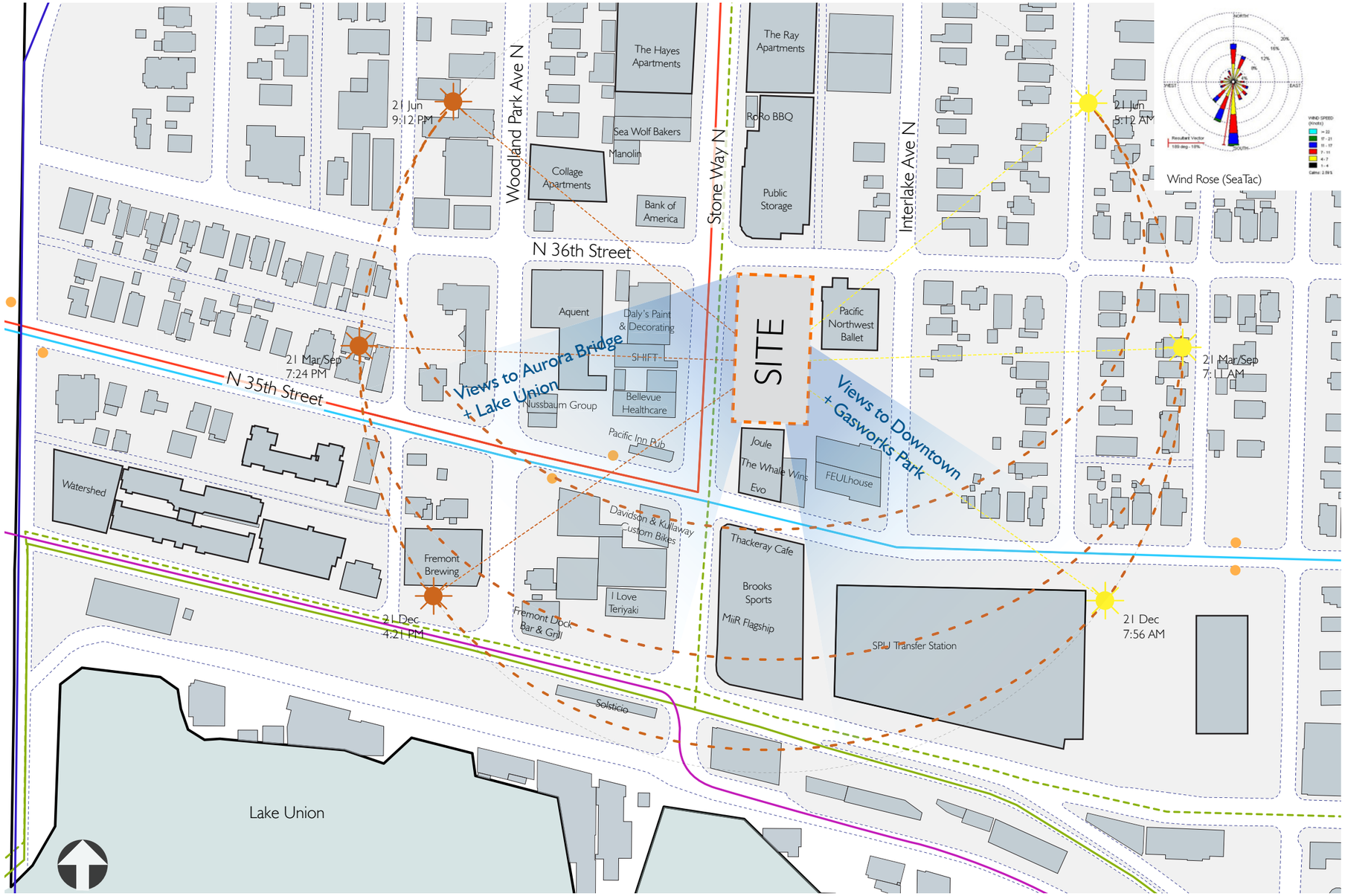
THE VARIOUS TYPOLOGIES AND STYLES IN THE NEIGHBORHOOD - NO DISTINCT NEIGHBORHOOD STYLE

SITE CONTEXT

LEGEND

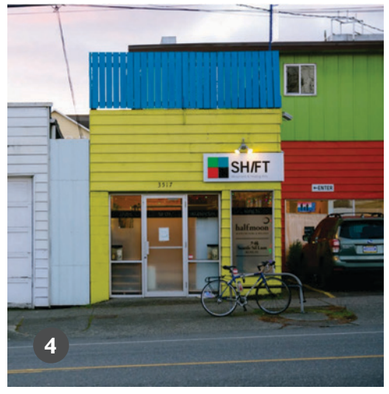
- Parade Route
- Bike Routes
- Bus Routes
- Bus Stops
- Site
- Views
- Sunrise
- Sunset

Scale: 1/60"=1'-0"

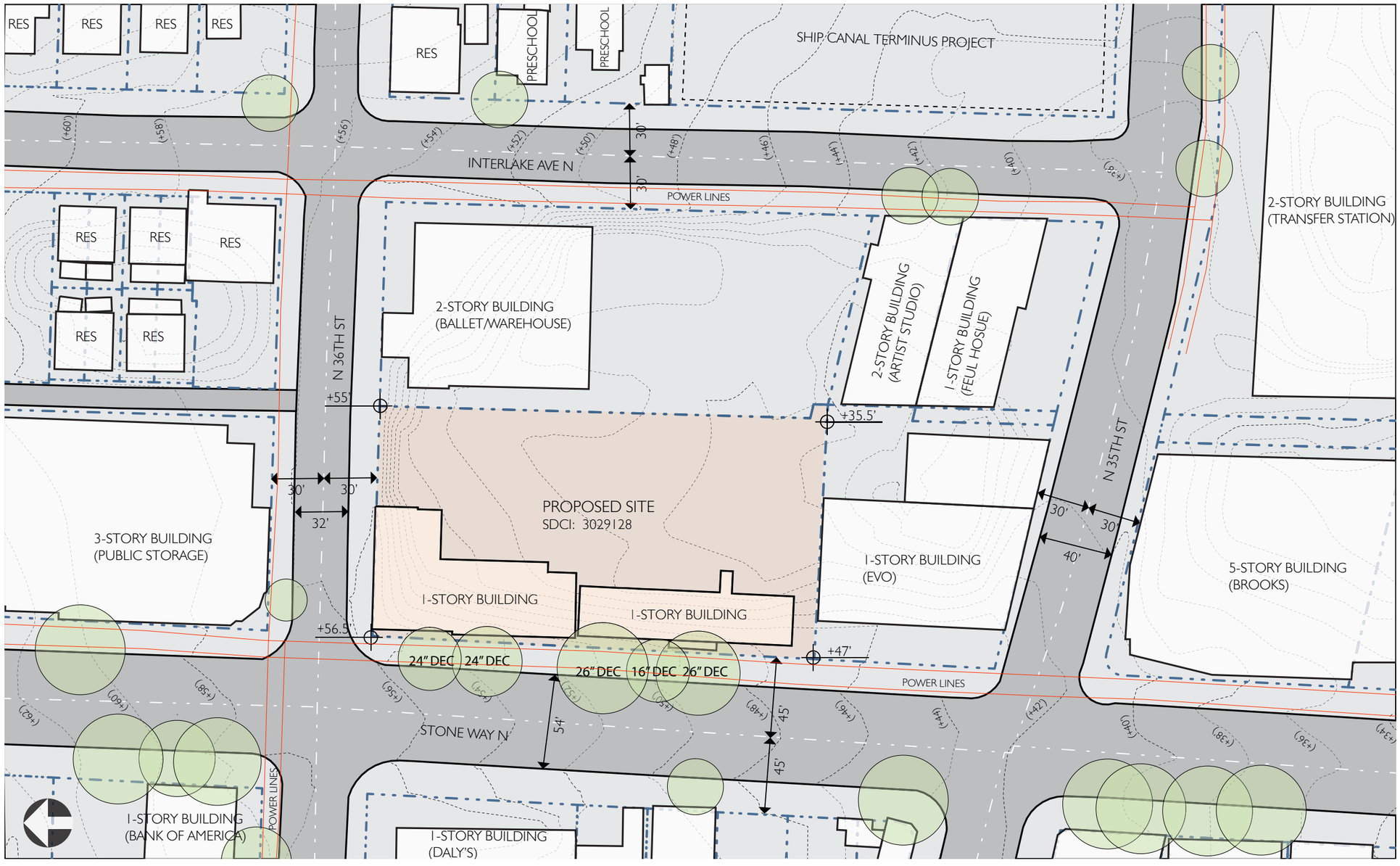


SITE PLAN

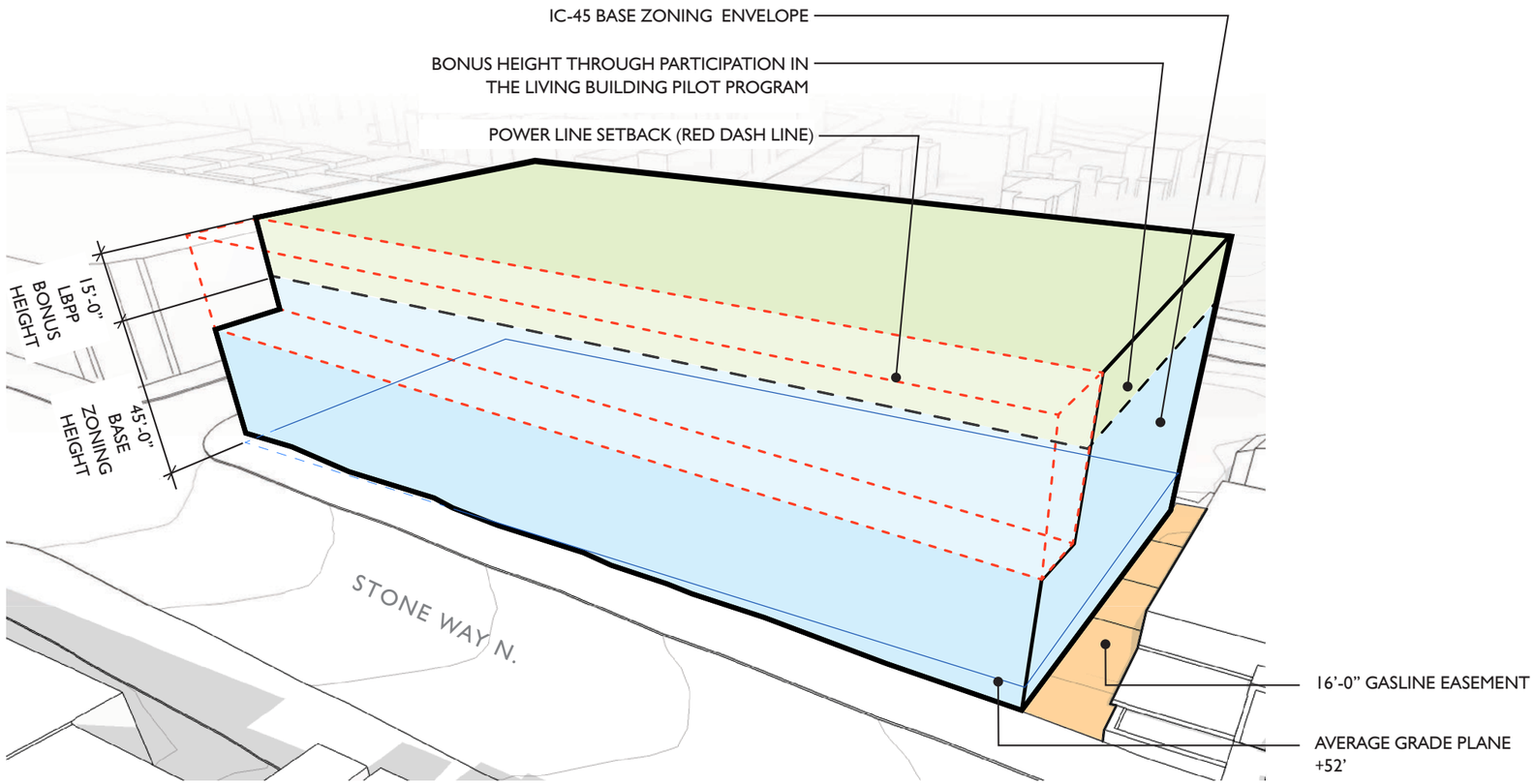
SITE CONTEXT PHOTOS

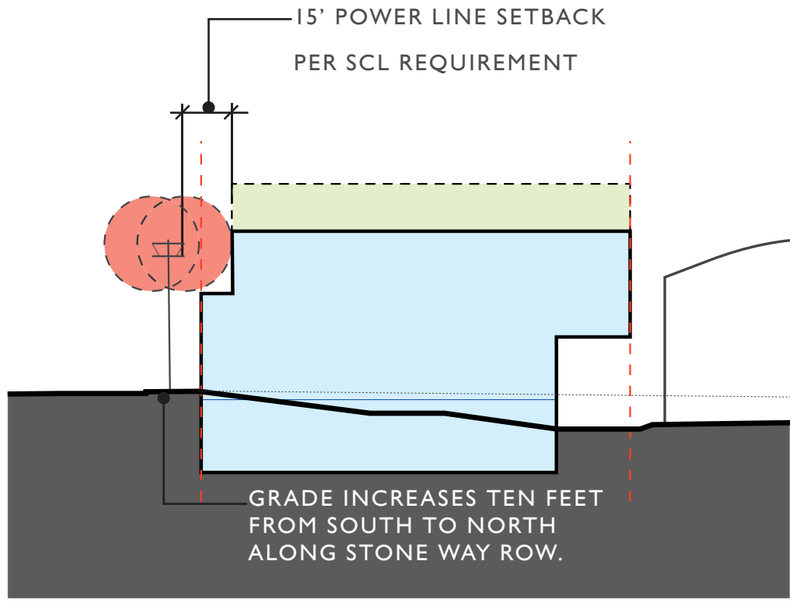


SITE PLAN

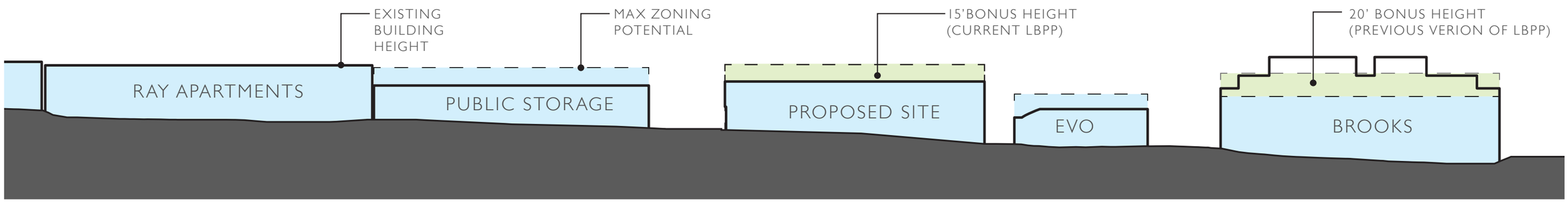

RES
RES
RES
RES
RES
PRESCHOOL
PRESCHOOL
SHIP CANAL TERMINUS PROJECT
INTERLAKE AVE N
30'
30'
POWER LINES
RES
RES
RES
RES
RES
2-STORY BUILDING
(BALLET/WAREHOUSE)
2-STORY BUILDING
(ARTIST STUDIO)
1-STORY BUILDING
(FEUL HOSUE)
2-STORY BUILDING
(TRANSFER STATION)
N 36TH ST
N 35TH ST
+55'
+35.5'
30'
30'
32'
PROPOSED SITE
SDCI: 3029128
3-STORY BUILDING
(PUBLIC STORAGE)
1-STORY BUILDING
(EVO)
30'
30'
40'
5-STORY BUILDING
(BROOKS)
1-STORY BUILDING
1-STORY BUILDING
+56.5'
+47'
24" DEC
24" DEC
26" DEC
16" DEC
26" DEC
POWER LINES
54'
45'
45'
STONE WAY N
1-STORY BUILDING
(BANK OF AMERICA)
POWER LINES
1-STORY BUILDING
(DALY'S)

ZONING POTENTIAL





POWER LINE SECTION DIAGRAM



EDG GUIDANCE SUMMARY

BOARD PRIORITY	BOARD COMMENTARY / GUIDANCE	DESIGN RESPONSE	DESIGN GUIDELINES
1. MASSING OPTIONS	*COMMENTARY: The Board suggested that Concepts B and C showed the greatest variation in terms of massing, especially at the ground plane noted that the two options are a good starting point for further design exploration.* *The Board did not support the connected roof element over the entry court as it accentuated the length of the building in Option C rather than working to break the scale of the building down. Board members also stated that they did not understand the rationale for using a shed roof designed primarily to capture rainwater. The Board noted that the roof for Option C should be redesigned to be more accessible for purposes of encouraging more community engagement.* *Finally the Board verbalized that there could be a hybrid design approach that uses elements from Option C while potentially pulling in other aspects of Option B. Board members suggested that option B did a better job breaking down the building façade and generally being more engaging to the neighborhood.* **GUIDANCE:** **A. Provide additional studies in the Recommendation packet that explore different ways of breaking down the bulk and scale of the proposal (Option C or a hybrid option).** **B. Use the context of the influences of the surrounding urban environment to better inform the design. This should include varying types of textures, screening, or industrial iconography as seen in precedent images, or in nearby examples.**	A. The design team explored options to reduce the continuous roof line along Stone Way and break down the long massing without losing the strong entry court at grade and the exterior feature stair. The team chose to incorporate the strong view axis from Concept B (View Master) into the shifted massing of Concept C (Shifted Shed). After several roof studies, the team chose to incorporate the successful notch of Concept B by carving away the upper shed roof and introducing an artistic timber pergola at the entry to reference the forest canopy that once existed on the site. This breaks the massing into smaller elements, brings down the scale of the entry and provides a point of discussion towards the history and ecology of the site. Similar structures can be found adjacent to the site. (See pages 26-27 for details) B. The design team has incorporated metal panel cladding and high bay glazing into the sloped roof structure, similar to clerestory/monitor typologies of historic industrial buildings. Electrochromic (self-tinting) glass is being used to control heat gain and glare similar to the Watershed LBPP building currently under construction on 34th St. Textural materials such as board formed concrete, metal panels and slatted wood cladding are integrated into the ground floor, referencing the neighborhood character of nearby retail (Joule, The Whale Wins, Manolin) and commercial/institutional buildings. (Northedge, Brooks Building, Transfer Station)	A: (CS2-D, CS3-A, CS3-B, DC2-A, DC2-B, DC2-C) B: (CS2-D, CS3-A, CS3-B, DC2-A, DC2-B, DC2-C)
2. DESIGN CONCEPT / LOCAL HISTORY	*COMMENTARY: The Board briefly discussed how the project might do a better job engaging the public with multi-sensory experiences beyond just providing a plaque identifying the building as a green building project. The design should integrate features that highlight specific aspects of the local culture and industrial history. The Board encouraged the team to look back further into the local history and explore local artists and artistry of the site and the surrounding area.* **GUIDANCE:** **A. Incorporate more features into the building designed to engage the general public. The Board also stated that they would like to see people interact with the building in a tangible way.** **B. At Recommendation stage of review, provide a description of how specific individual building elements are designed to engage the public, or will be used as an educational tool.**	A. The concept of the landscape design pays homage to the native forest that existed on the site pre-development (pre-1800s). Abstract fallen concrete “trees and stumps“ are integrated into the streetscape experience and provide an educational touch point for the history of the site as well as a place to sit and rest. A timber pergola serves as an artistic reference to the understory of a forest while an exterior feature stair allows office activity to happen vertically at the entry, activating the main entry of the building. Stormwater is designed to cascade through plantings and runnels at the main plazas before making their way to bioretention planters. See sheets 66-71 for more detail of the Landscape design. B. Additional to a dashboard in the public lobby, architectural and landscape elements in the entry court are being developed to be interactive, highlighting building performance, biophilic benefits and historic/cultural ties to this place to tell the story of the LBPP. The space at the main entry court will be able to host small groups (such as a small class of students) for educational experiences. See sheets 74-77 for more detail.	A: (CS2-A-1, CS1-E-2, CS2-A, CS3-A, CS3-B, DC2-C) B: (CS2-A-1, CS2-A, CS3-A, CS3-B, PL2-C-1, PL1-C-2, PL3-A-2)
3.STREET FRONTAGE / RETAIL STREET EDGE	*COMMENTARY: The Board briefly discussed the building edge and the presence of the overhead protection along the street, and wanted to gain a better understanding of the relationship of the retail plaza, entry court and how these spaces could be programmed.* **GUIDANCE:** **A. Provide additional details on the retail plaza and entry court in terms of façade materials and detailing, their relationship with the rest of the building, the lighting program, materials for furnishings and fixtures, and the physical connection with the street space and other details.** **B. Provide a demising plan which identifies the boundaries between the different tenant spaces and the common public spaces, especially in light of the grade changes. Demonstrate how the retail store frontage character will be expressed and establish a sense of identity.**	A. The retail plazas have been developed to have their own identities that support retail activities but still have a visible or material connection to the main entry court. Warm natural materials such as wood and steel bring down the scale of these spaces while the conceptual and textural landscape elements tie them all together. Lighting has been developed to demarcate paths of travel with pools of light rather than continuous illumination and feature elements such as the entry pergola and the exterior stair provide focal opportunities for architectural lighting. B. Both retail spaces have been designed to allow for demising into smaller retail spaces. The north retail will have overhead canopies, while the south retail is tucked under the upper mass of the building. Access from the P1 parking level brings patrons out through the entry court and the sidewalk provides access to both retail areas.	A: (PL3-A DC1-A-4, DC2D,DC3-A-1) B: (PL3-A-1, PL3-A-2, DC2D,DC4-C)

EDG GUIDANCE SUMMARY (CONT.)

BOARD PRIORITY	BOARD COMMENTARY / GUIDANCE	DESIGN RESPONSE	DESIGN GUIDELINES
4. STREET EDGE - N 36TH STREET	*COMMENTARY: The Board briefly discussed the street edge along N. 36th St and the possibility of adding landscaping elements to enliven the street edge. The Board also discussed ways of introducing different lighting schemes, material finishes or other visual elements on the back of wall of the garage entry, similar in technique to the Hugo House.* *The Board also agreed with the public comment that there should be more texture and landscaping along the perimeter of the project and suggested that N 36th St should be treated as a gateway into the neighborhood traveling east.* *Finally, the Board suggested that the trash loading could be located off of the driveway instead of N. 36th St, making the pedestrian realm safer with greater opportunities for retail space or bike entryway directly off of the street.* **GUIDANCE:** **A. Re-think the programming of the north facing street façade. Locate the trash facility at the lower level off the driveway, or another area away from the street frontage. Extend the retail along the north street frontage, create an additional micro retail space, or possibly a bike room with direct street access in the location of the loading/trash/back of house currently shown in Concept C.**	Planting and street trees have been introduced along N 36th street to create a gateway to the residential neighborhoods to the east. The same planting character at the main entry and the north retail wraps around the corner, as does the retail storefront windows. A tall planted greenwall separates the retail from the loading area and creates a feature element for pedestrians. Unfortunately, trash and loading cannot be relocated at the lower driveway, as there is not enough space for the required turning radius for large trucks. This is a private drive not a public alley, and access is not provided through the adjacent property. Additionally, due to the substantial drop in grade, the driveway slope needed to provide access the parking garage is steeper than allowed for these types of trucks. To mitigate the loading area impacts, the trash room has been intgrated into the loading bay to minimize openings at the N 36th Street frontage. The loading and access drive to the garage have been set back over 5' from the property line to provide more room for vehicles and pedestrians. Additionally, the concrete wall at the east property line has been canted back 5' to provide better sight lines to pedestrians and a convex mirror is provided to aid in pedestrian visibility.	A: (PL3-C-1, DC4-D)
5. EAST FACING FACADE	*COMMENTARY: The Board agreed with the public comment that the east facing building should be finished or fenestrated in a visually pleasing manner and not left as a blank façade. In their added discussion, the Board supported the use of the balcony element above the alley. The Board also supported the idea of material details that reflect a more modern industrial look. Finally the Board supported the design team's approach of using mass timber for many of the framing elements of the project design.*	The east facade will provide as much fenestration as the building code allows. A large covered, transparent notch in the center of the building shows activity within the building and highlights the mass timber structure of the floors, columns and roof supports. Lighting will be directed either down onto the driveway surface or up at the timber supports. All lighting will be focused away from the residential neighborhoods to the east.	(PL3-C, PL4-B-2, DC2-B2, DC4-A)
6.ACCESS	*COMMENTARY: The Board briefly commented about the bicycle access to the site and wanted the team to be cognizant of the navigating process along the block to the short term bike parking which appears to be a nice amenity.*	A planted wall will be integrated into the lower southeast facade, adding interest and texture to the adjacent property. See renderings and elevations for more detail.	(PL4-B-2, PL4-B-3)
7. DEPARTURE	*COMMENTARY: While the Board agreed in principle with the proposed Living Building goals, the Board did not feel that applicant provided enough convincing evidence as to why the green factor requirements could not be met. As such the Board requested the applicant demonstrate how the proposed departure would better meet the intent of the Design Review Guidelines.* **GUIDANCE:** **A. The Board directed the design team to demonstrate how the design has incorporated all the possible options for meeting Green Factor, and to demonstrate how the departure would better meet the intent of the Design Review Guidelines or better meet the intent of the Living Building Pilot Program and would not conflict with the Design Guidelines per SMC 23.41.012.D.1.**	The project is no longer requesting this departure. The project team has significantly increased the size of the rainwater cistern to capture more water to provide irrigation through out the summer months to support the Green Factor requirements.	(DC2-B-2.b, DC4-D)

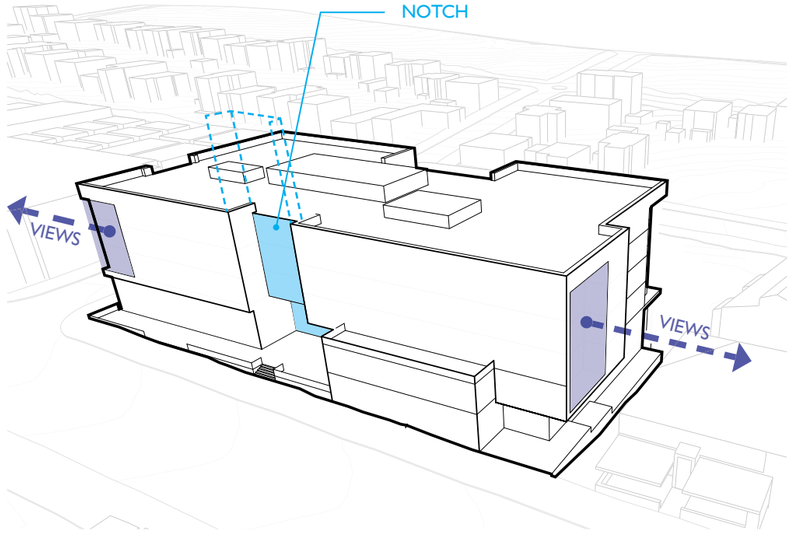
EDG GUIDANCE RESPONSE

BOARD GUIDANCE: 1. MASSING OPTIONS

GUIDANCE:
A. Provide additional studies in the Recommendation packet that explore different ways of breaking down the bulk and scale of the proposal (Option C or a hybrid option).

The design team explored options to reduce the continuous roof line along Stone Way and break down the long massing without losing the strong entry court at grade and exterior feature stair. The team chose to incorporate the strong view axis from Concept B (View Master) into the shifted massing of Concept C (Shifted Shed).

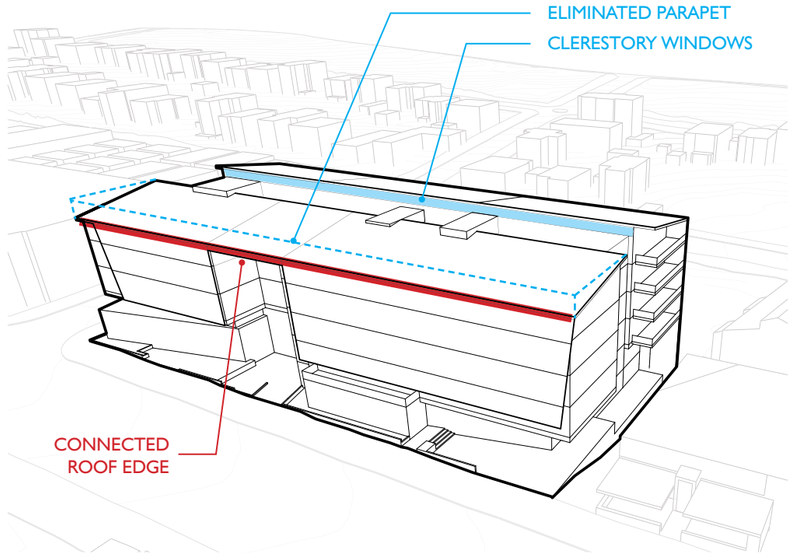
After several roof studies, the team chose to incorporate the successful notch of Concept B by carving away the upper shed roof and introducing an artistic timber pergola at the entry to mimic the forest canopy that once existed on the site. This breaks the massing into smaller elements, brings down the scale of the entry and provides a point of discussion towards the history and ecology of the site. Similar structures can be found adjacent to the site.



CONCEPT B – "VIEWMASTER"

<u>SUCCESSFUL MASSING MOVES:</u>

- Central "notch" breaks massing into three distinct elements. (solid, gasket, solid)
- Reinforced framed views at the south and north create focal points of interest and allow for oppportunities for increased transparency.



CONCEPT C – "SHIFTED SHED" PREFERRED

<u>SUCCESSFUL MASSING MOVES:</u>

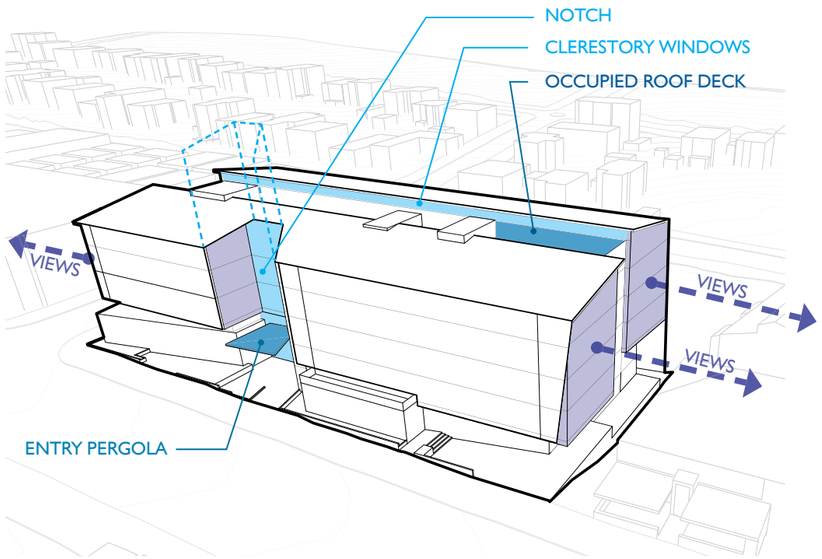
- Sloped roof towards street frontage eliminates parapet and reduces height of exterior wall by 5', reducing perceived bulk of massing.
- Retail base at building corners angled and recessed to provide additional outdoor space and outdoor dining opportunities.

<u>BOARD CONCERNS:</u>

- Connected roof element over the entry court accentuates the length of the building rather than working to break the scale of the building down.
- The roof should be redesigned to be more accessible for purposes of encouraging community engagement.

EDG GUIDANCE RESPONSE

BOARD GUIDANCE: 1.MASSING OPTIONS



CONCEPT C HYBRID

SUCCESSFUL MASSING MOVES:

- Incorporated notch from concept B to break up the percieved bulk and massing. (DC2-A, DC2-B, DC2-C)
- Relocated balconies from southeastern massing to central massing to incorporate modified framed view language from concept B. (DC2-C)
- Incorporated an artistic mass timber pergola at the entry to bring down the scale of the entry experience and to reference the historic ecology of pre-development conditions. This creates a defined public space for community engagement. (CS3-B, CS3-A, CS3-D, DC2-C, DC2-D, DC3-A)
- Retained sloped roof to provide high bay clerestory windows at upper level and to reduce height of roof edge at Stone Way facade. (CS3-A, DC2-A, DC2-B, DC2-C)
- Retained retail plazas to increase public space and respond to adjacent retail uses. (CS2-D, PL1-A, PL1-B, PL1-C, DC3-C)
- Incorporated a roof deck and balconies on the southern end of the structure for recreation and observation of unique building systems. (DC2-C)
- Incorporated a feature exterior stair to serve as a connection to the outdoors and to create a secondary architectural element to activate the facade. (DC2-A, DC2-B, DC2-C)
- Incorporated perforated metal screens at the exterior stair and the southwest corner to create a textural facade composition that activates the facade at different times of the day. (DC2-A, DC2-B, DC2-C)

EDG GUIDANCE RESPONSE

BOARD GUIDANCE: 1. MASSING OPTIONS

GUIDANCE:
B. Use the context of the influences of the surrounding urban environment to better inform the design. This should include varying types of textures, screening, or industrial iconography as seen in precedent images, or in nearby examples.

To acknowledge the industrial history of this area, the design team has incorporated materials, forms and daylighting strategies that would have been found in typologies of Seattle's historic industrial buildings. High bay clerestory glazing is integrated into the sloped roof structure, creating a modern interpretation of the clerestory/ monitor daylighting used in industrial buildings of the past. (CS1-E, CS3-A)

Metal panel cladding, mostly corrugated, has been used extensively in the industrial areas of Seattle due to it's durability and cost. Similar to the Pagliacci Pizza just north of the project site, the proposed design incorporates metal panel in a clean, modern way, transitioning the metal panel as a roofing material to a wall cladding material. (DC2-B, DC4-A)

The Fremont and Wallingford neighborhoods have embraced high performance, sustainable development and the character of the urban fabric is evolving to reflect this change. Recent buildings such as the Northedge Office Building, the Watershed Building and the Data 1 Building (Fremont Office Building) are excellent examples of this. The latter two projects express their sustainable strategies on their respective facades with shading devices, roof overhangs and high performance glazing.

Electrochromic (self-tinting) glass is being proposed to control heat gain and glare on the south and west facades similar to the Watershed building currently under construction on 34th St. The glass will automatically darken in the bright sun and shift to transparent in the evening and night hours. (CS1-B)

Rich, textural materials such as board formed concrete, and slatted wood cladding are integrated into the ground floor structures, referencing the neighborhood character of nearby retail (Joule, The Whale Wins, Manolin, Thackerey) and commercial/institutional buildings. (Northedge, Brooks Building, Transfer Station) (DC4-A)

HISTORIC INDUSTRIAL BUILDING FORMS:
NATURAL DAYLIGHTING

HISTORIC INDUSTRIAL MATERIALS:
METAL CLADDING


DATA 1 OFFICE BUILDING:
IRRESISTABLE EXTERIOR STAIR


WATERSHED BUILDING: HIGH PERFORMANCE MODERN OFFICE


NORTH EDGE OFFICE BUILDING

PERGOLA AT JOULE / WHALE WINS

OUTDOOR SEATING AT THE WHALE WINS


PERGOLA AT MANOLIN

EDG GUIDANCE RESPONSE

BOARD GUIDANCE: 1.MASSING OPTIONS

PERFORATED METAL SCREEN
STANDING SEAM METAL CLADDING

SELF TINTING GLASS

MASS TIMBER PERGOLA

PERFORATED METAL SCREEN
SHED ROOF WITH CLERESTORY
SELF TINTING GLASS

EDG GUIDANCE RESPONSE

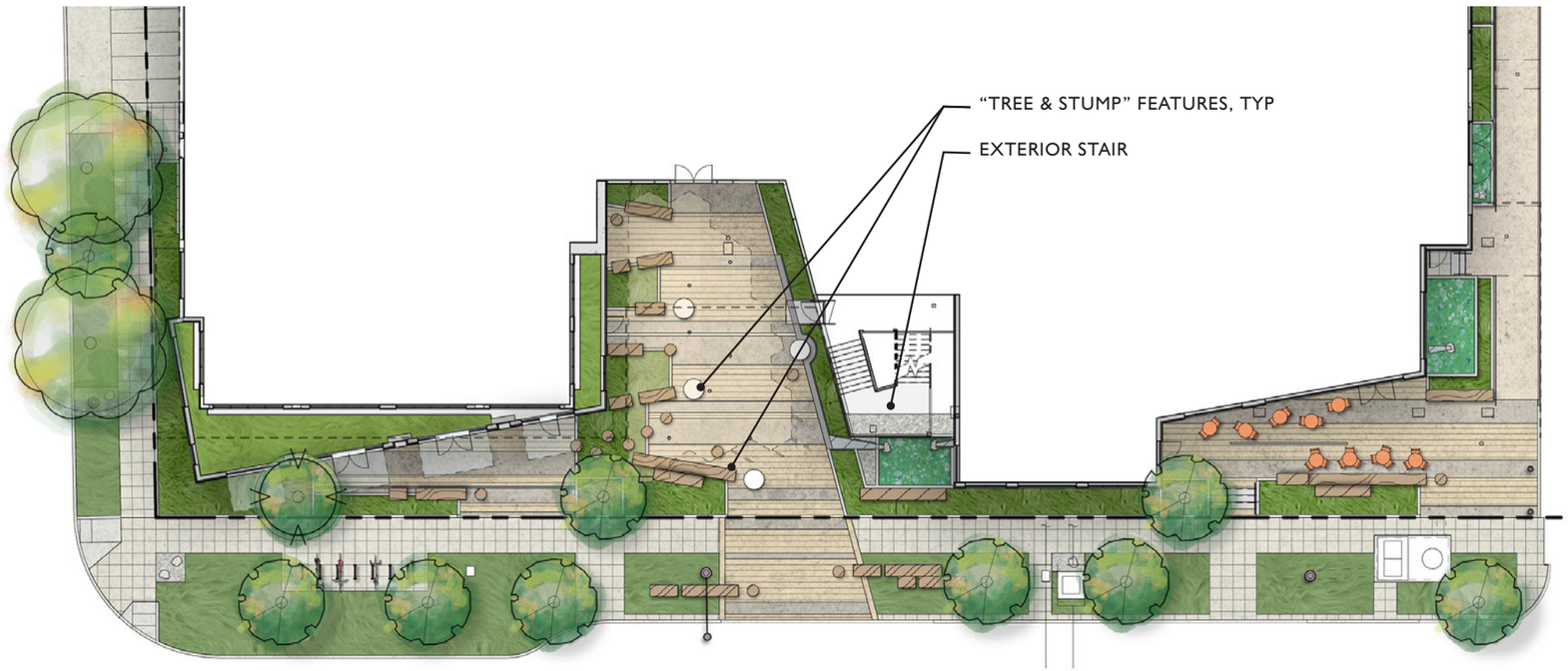
BOARD GUIDANCE: 2.DESIGN CONCEPT / LOCAL HISTORY

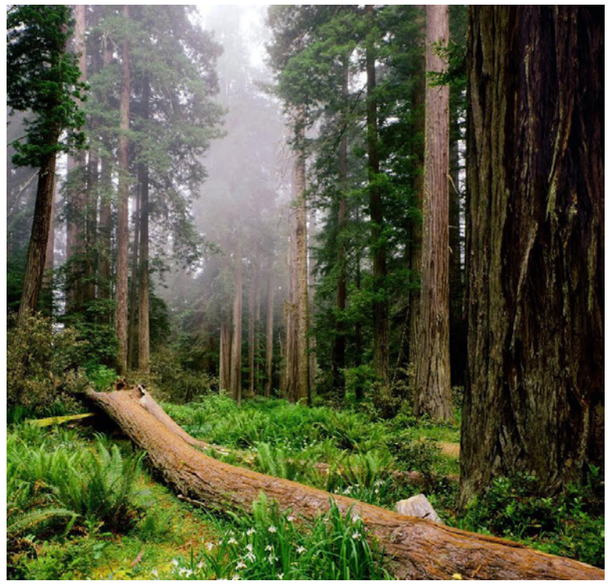
GUIDANCE:
A. Incorporate more features into the building designed to engage the general public. The Board also stated that they would like to see people interact with the building in a tangible way.

B. At Recommendation stage of review, provide a description of how specific individual building elements are designed to engage the public, or will be used as an educational tool.

The concept of the landscape design pays homage to the native forest that existed on the site pre-development (pre-1800s). Abstract fallen concrete "trees and stumps" are integrated into the streetscape experience and provide an educational touch point for the history of the site as well as a place to sit and rest. A timber pergola serves as an artistic reference to the understory of a forest while an exterior feature stair allows office activity to happen vertically at the entry, activating the main entry of the building. Stormwater is designed to cascade through plantings and runnels at the main plazas before making thier way to bioretention planters. See sheets 66-71 for more detail of the Landscape design. (CS1-E, CS2-A, CS3-A, CS3-B)

Additional to a dashboard in the public lobby, architectural and landscape elements in the entry court are being developed to be interactive, highlighting building performance, biophilic benefits and historic/cultural ties to this place to tell the story of the LBPP. The space at the main entry court will be able to host small groups (such as a small class of students) for educational experiences. See sheets 74-77 for more detail.





FABRIC OF THE PNW FOREST

ENTRY COURT AND TIMBER PERGOLA

EDG GUIDANCE RESPONSE

BOARD GUIDANCE: 2.DESIGN CONCEPT / LOCAL HISTORY

EDG GUIDANCE RESPONSE

BOARD GUIDANCE: 3. STREET FRONTAGE / RETAIL STREET EDGE

GUIDANCE:
A. Provide additional details on the retail plaza and entry court in terms of façade materials and detailing, their relationship with the rest of the building, the lighting program, materials for furnishings and fixtures, and the physical connection with the street space and other details.

The retail plazas have been developed to have their own identities that support retail activities while still maintaining a visible or material connection to the main entry court.

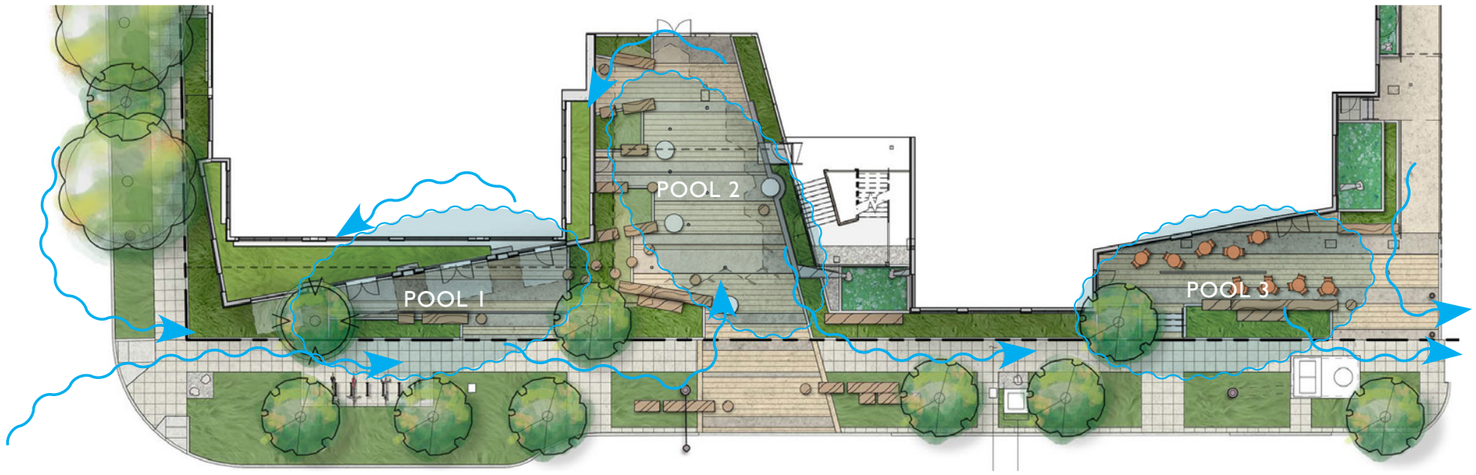
The retail and entry plazas step down with the grade on Stone Way, much like pools of water collect in eddys of a stream. This experience mimics the journey water would have on its way to lake Union. Appropriately, water that falls on the northern retail plaza is collected, falls to an underslab catchment before draining into a visible bioretention planter just below the feature stair. Similarly, water captured in the south retail plaza is collected and diverted to a similar bio retention planter. (CS1-C, PL1-A, PL1-B, PL1-C, CS1-E, CS3-B)

Warm natural materials such as wood , steel and textured concrete bring down the scale of these spaces while the conceptual and textural landscape elements tie them all together. Lighting has been developed to demarcate paths of travel with pools of light rather than continous illumination and feature elements such as the entry pergola and the exterior stair provide focal opportunities for architectural lighting. (CS3-A, DC4-A)

For further details, see pages 66-79 for landscape, interpretive elements and lighting details.

WATER FLOW AS CIRCULATION METAPHOR

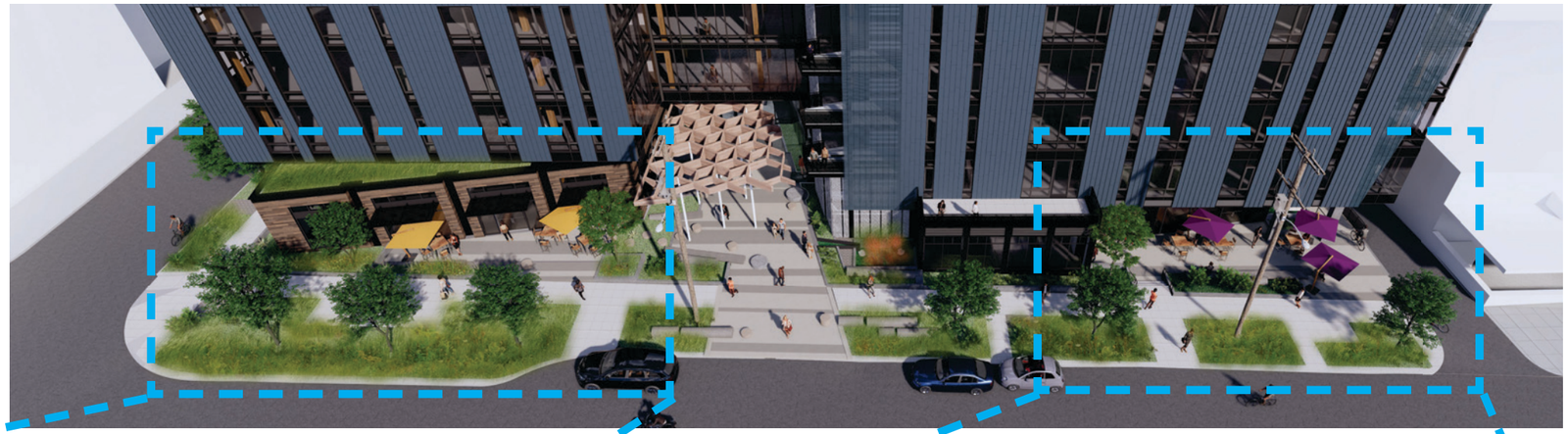
ENTRY COURT AND TIMBER PERGOLA



STREETSCAPE PLAN

EDG GUIDANCE RESPONSE

BOARD GUIDANCE: 3. STREET FRONTAGE / RETAIL STREET EDGE



NORTH RETAIL PLAZA – LOOKING SOUTH DOWN STONE WAY

SOUTH RETAIL PLAZA

EDG GUIDANCE RESPONSE

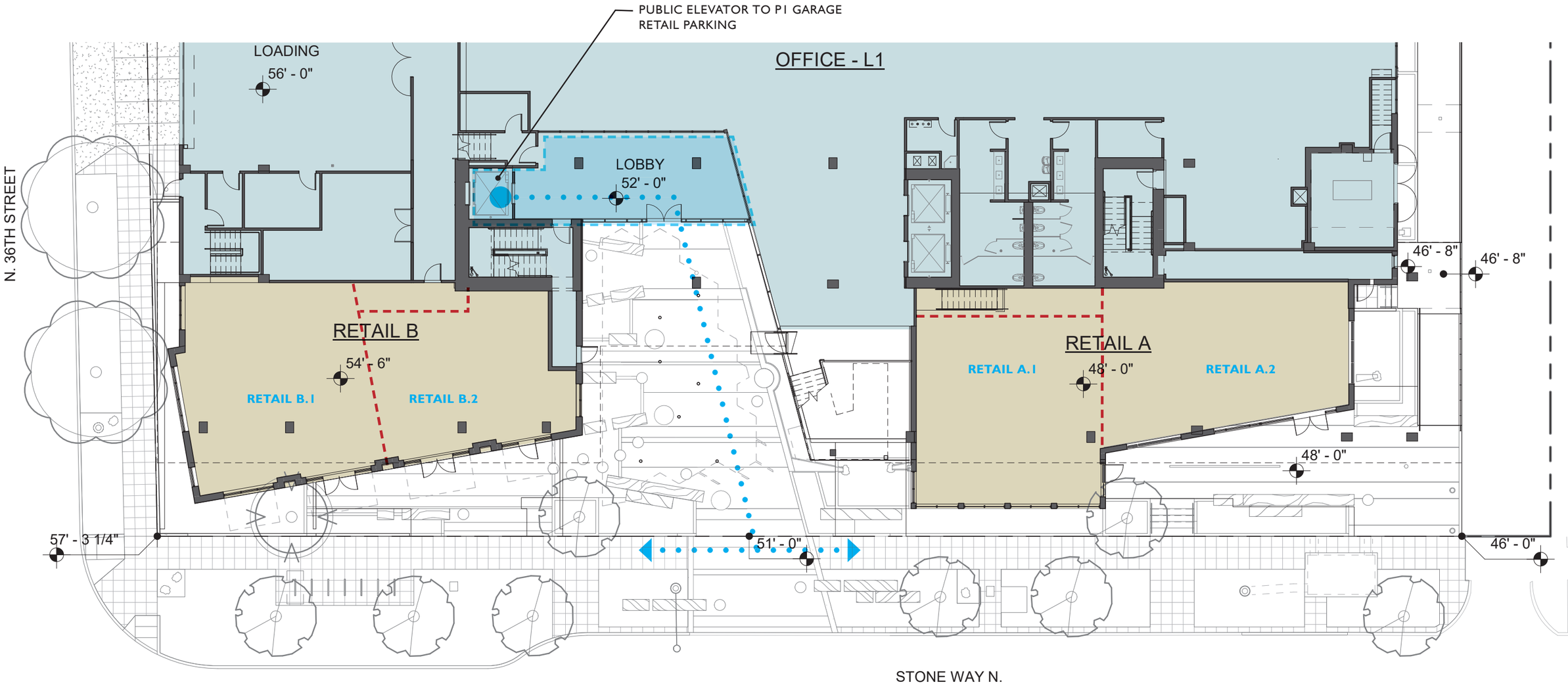
BOARD GUIDANCE: 3. STREET FRONTAGE / RETAIL STREET EDGE

GUIDANCE:
B. Provide a demising plan which identifies the boundaries between the different tenant spaces and the common public spaces, especially in light of the grade changes. Demonstrate how the retail store frontage character will be expressed and establish a sense of identity.

B. Both retail spaces have been designed to allow for demising into smaller retail spaces. The north retail will have overhead canopies, while the south retail is tucked under the upper mass of the building. Access from the P1 parking level brings patrons out through the entry court and the sidewalk provides access to both retail areas.

EDG GUIDANCE RESPONSE

BOARD GUIDANCE: 3. STREET FRONTAGE / RETAIL STREET EDGE



EDG GUIDANCE RESPONSE

BOARD GUIDANCE: 4. STREET EDGE – N 36TH STREET

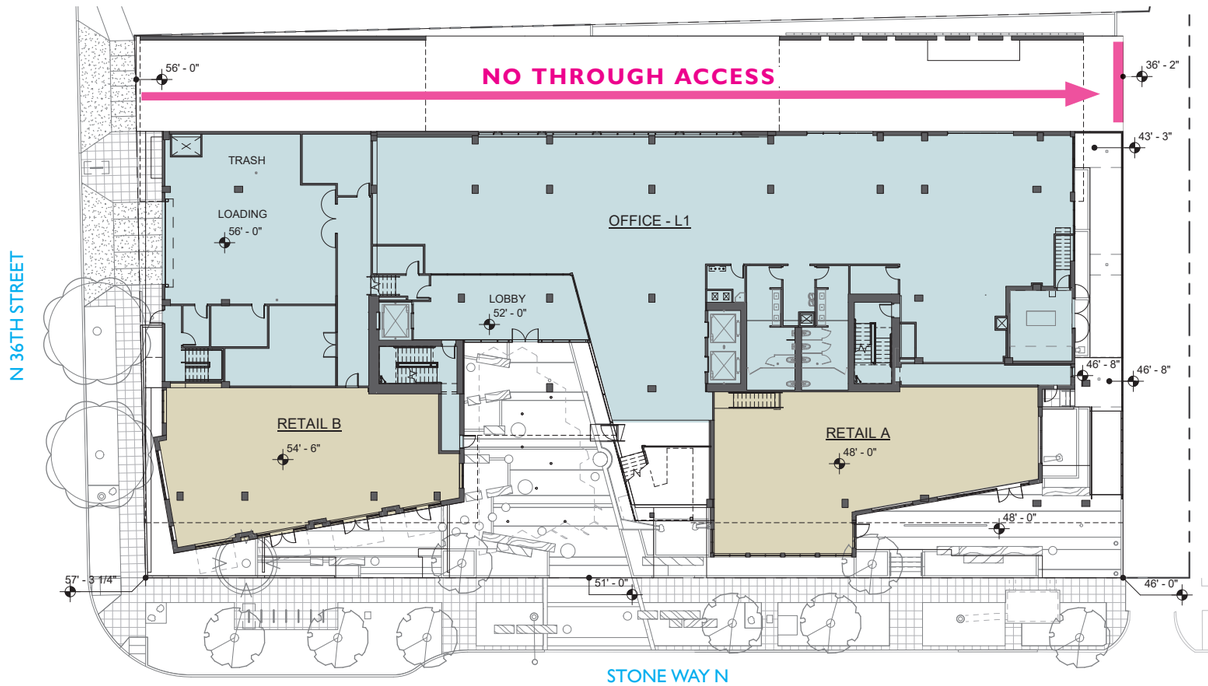
GUIDANCE:
A. Re-think the programming of the north facing street façade. Locate the trash facility at the lower level off the driveway, or another area away from the street frontage. Extend the retail along the north street frontage, create an additional micro retail space, or possibly a bike room with direct street access in the location of the loading/trash/back of house currently shown in Concept C.

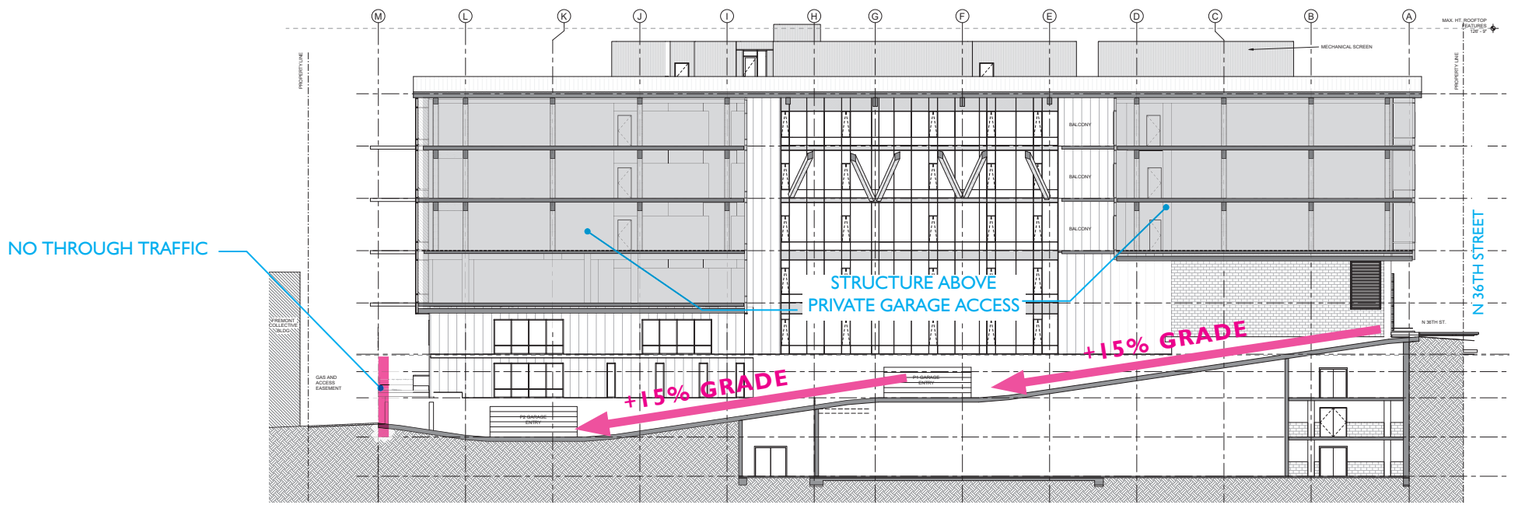
Planting and street trees have been introduced along N 36th street to create a gateway to the residential neighborhoods to the east. The same planting character at the main entry and the north retail wraps around the corner, as does the retail storefront windows. A tall planted greenwall separates the retail from the loading area and creates a feature element for pedestrians.

Unfortunately, trash and loading cannot be relocated at the lower driveway, as there is not enough space for the required turning radius for large trucks. This is a private drive not a public alley, and access is not provided through the adjacent property. Additionally, due to the substantial drop in grade, the driveway slope needed to provide access the parking garage is steeper than allowed for these types of trucks.

To mitigate the loading area impacts, the trash room has been intgrated into the loading bay to minimize openings at the N 36th Street frontage. The loading and access drive to the garage have been set back over 5' from the property line to provide more room for vehicles and pedestrians. Additionally, the concrete wall at the east property line has been canted back 5' to provide better sight lines to pedestrians and a convex mirror is provided to aid in pedestrian visibility.

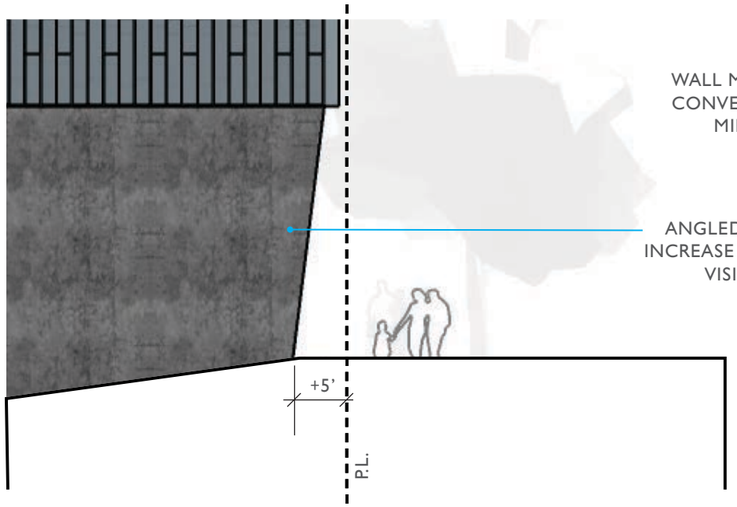
Additionally, planting and street trees have been introduced along N 36th street to create a gateway to the residential neighborhoods to the east. The same planting character at the main entry and the north retail wraps around the corner, as does the retail storefront windows. A tall planted greenwall separates the retail from the loading area and creates a feature element for pedestrians.





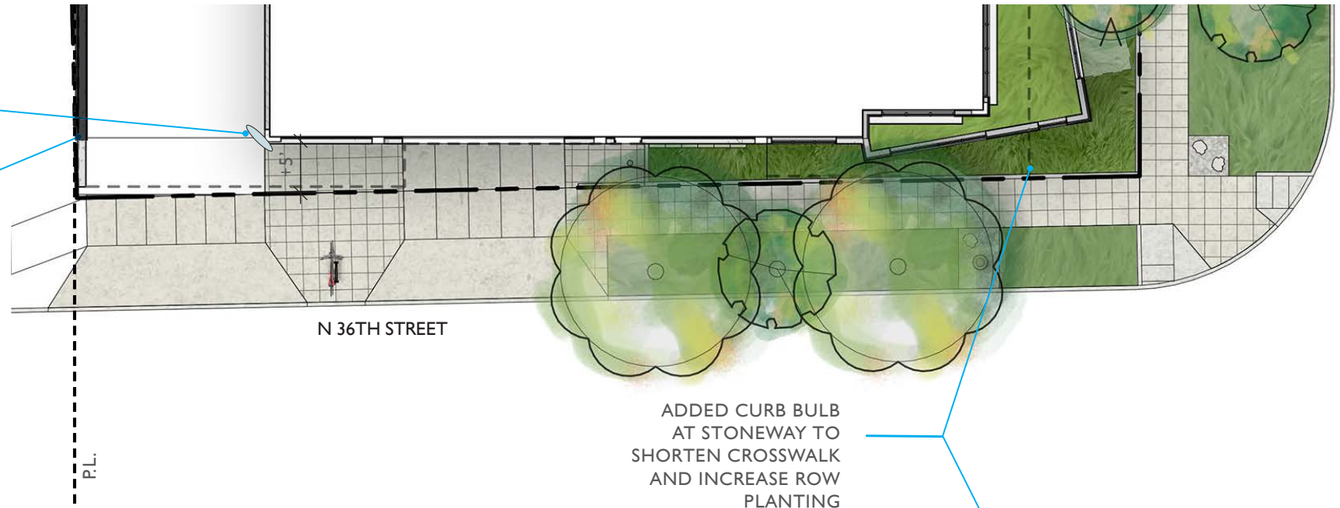
EDG GUIDANCE RESPONSE

BOARD GUIDANCE: 4. STREET EDGE – N 36TH STREET



WALL MOUNTED CONVEX SAFETY MIRROR

ANGLED WALL TO INCREASE PEDESTRIAN VISIBILITY



ADDED CURB BULB AT STONEWAY TO SHORTEN CROSSWALK AND INCREASE ROW PLANTING

FEATURE GREEN WALL

RETAIL CHARACTER WRAPPING CORNER

ADDED STREET TREES ALONG N 36TH

RETAIL SETBACK W/ PLANTER AT GRADE

CORNER OF N 36TH STREET & STONE WAY

EDG COMMENTARY RESPONSE

BOARD COMMENTARY: 5. EAST FACING FACADE

COMMENTARY:
The Board agreed with the public comment that the east facing building should be finished or fenestrated in a visually pleasing manner and not left as a blank façade. In their added discussion, the Board supported the use of the balcony element above the alley. The Board also supported the idea of material details that reflect a more modern industrial look. Finally the Board supported the design team's approach of using mass timber for many of the framing elements of the project design.

The east facade will provide as much fenestration as the building code allows. A large covered, transparent notch in the center of the building shows activity within the building and highlights the mass timber structure of the floors, columns and roof supports. Lighting will be directed either down onto the driveway surface or up at the timber supports. All lighting will be focused away from the residential neighborhoods to the east.

A planted wall will be integrated into the lower southeast facade, adding interest and texture to the adjacent property. See renderings and elevations for more detail.

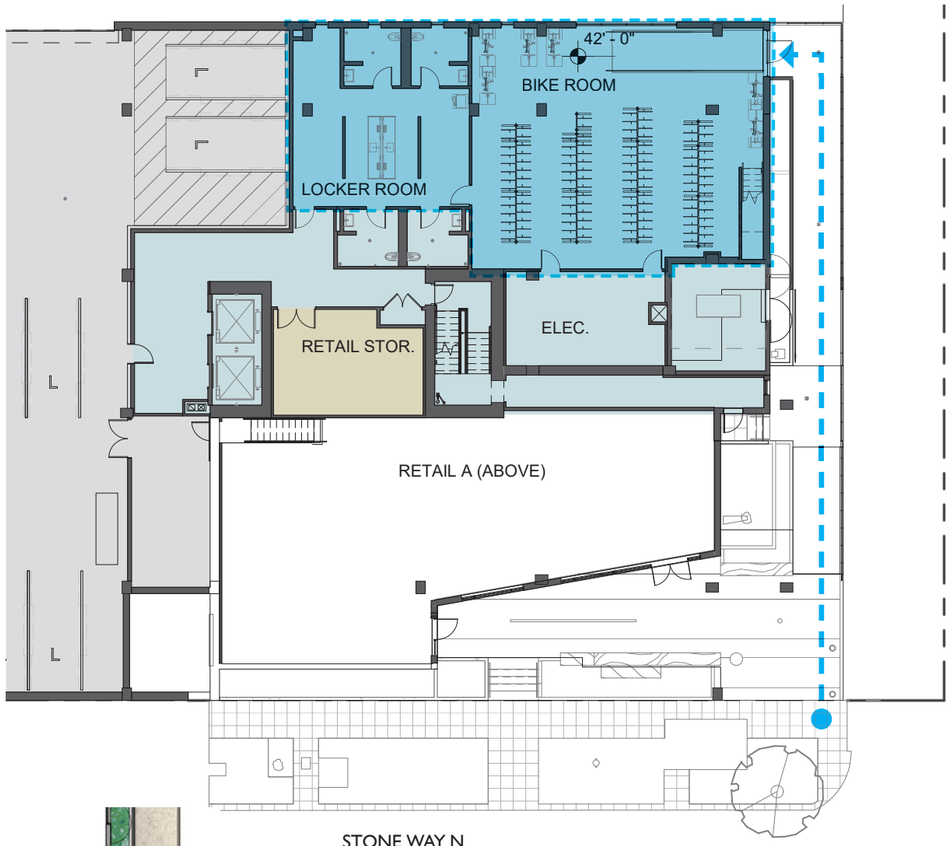
EDG COMMENTARY RESPONSE

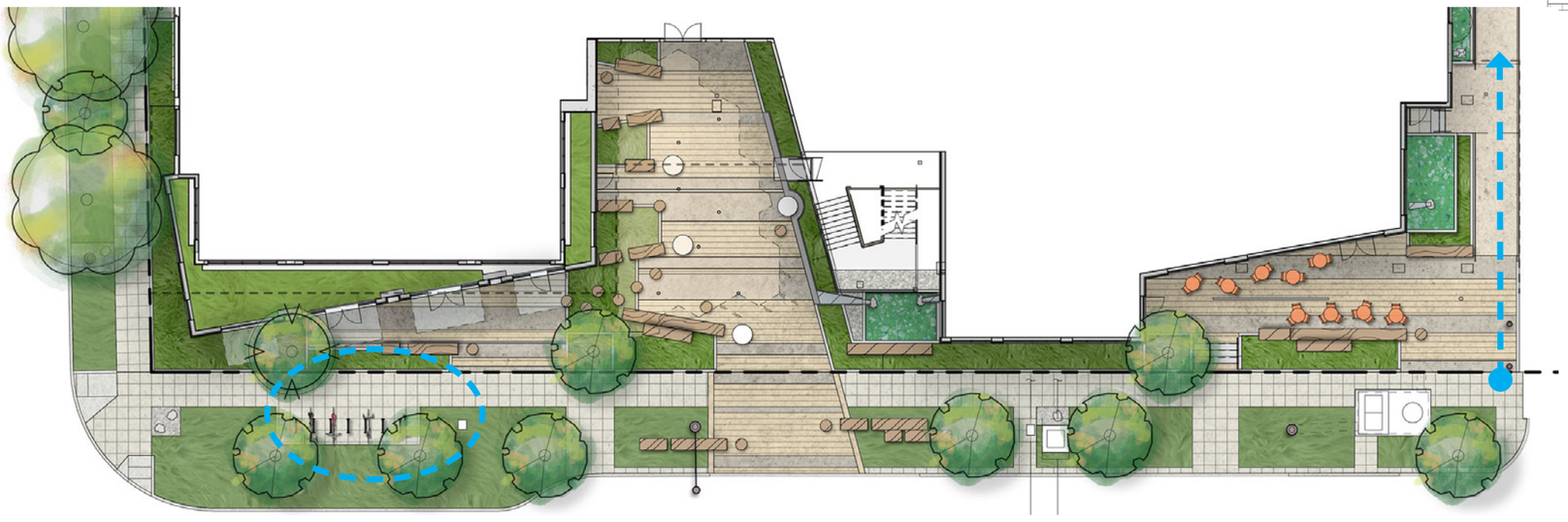
BOARD COMMENTARY: 6. ACCESS

COMMENTARY:
The Board briefly commented about the bicycle access to the site and wanted the team to be cognizant of the navigating process along the block to the short term bike parking which appears to be a nice amenity.

Long term bicycle parking will be accessed down a dedicated ramp on the south of the building. This provides a safe area to disembark away from vehicular traffic.

Short term bike parking will be located at several points along the ROW so as to provide access to both retail areas and the main entry to the building.





RENDERINGS

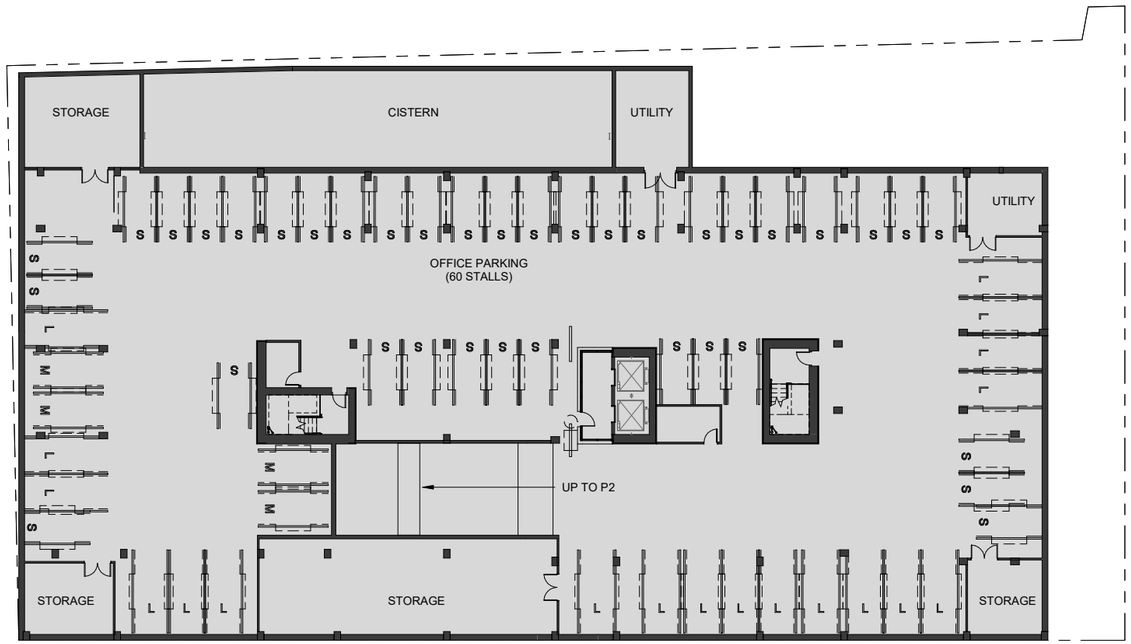

CAFE

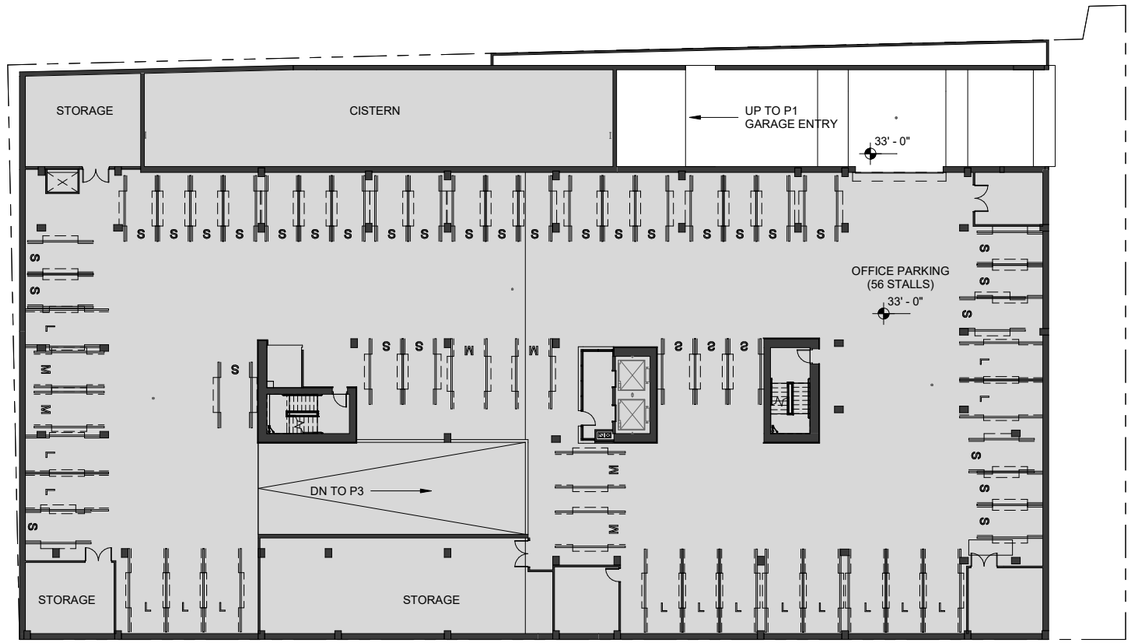

CAFE

FLOOR PLANS

FLOOR PLANS

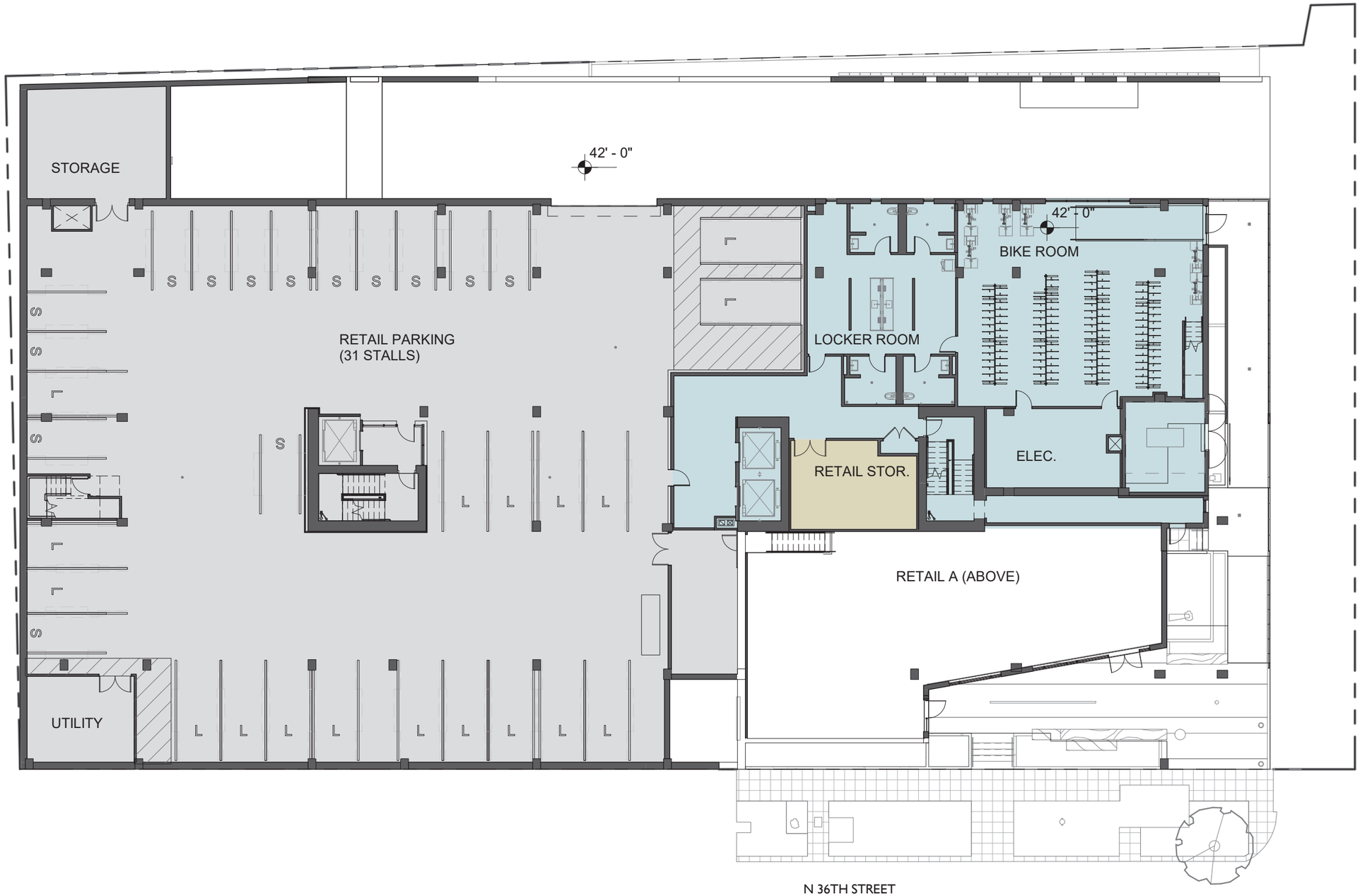
PARKING LEVELS P2 & P3





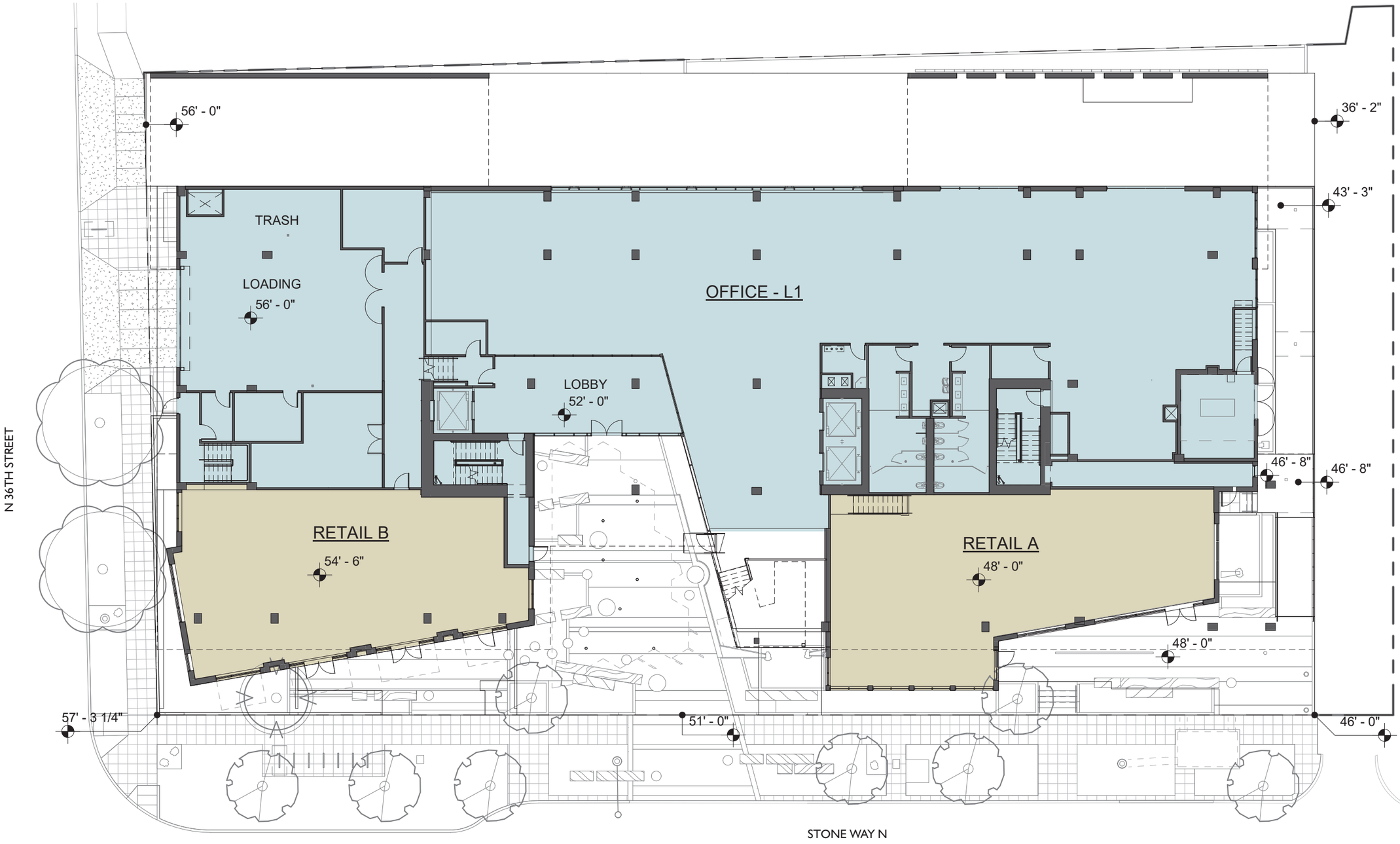
FLOOR PLANS

LEVEL P1



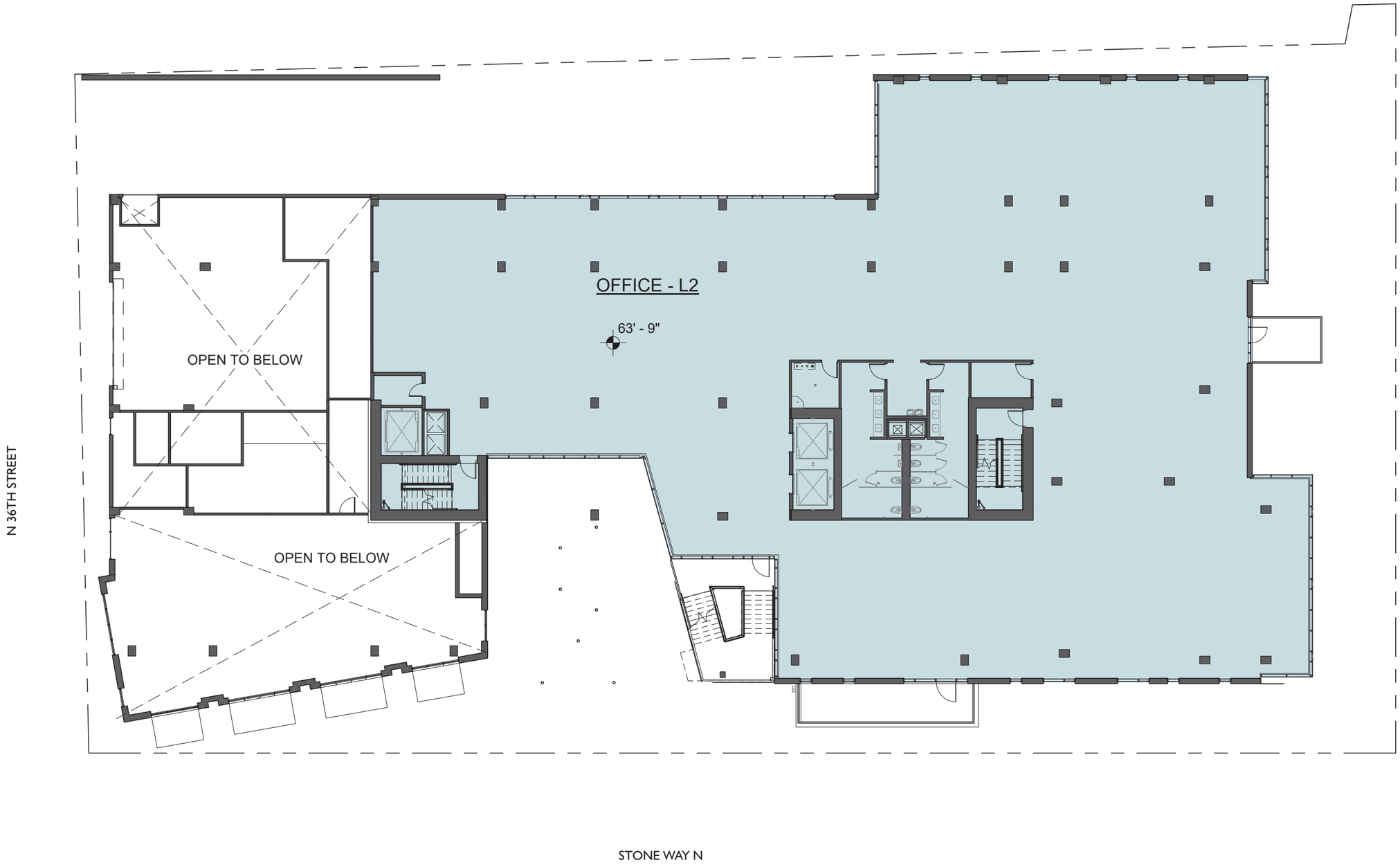
FLOOR PLANS

LEVEL 1: GROUND FLOOR



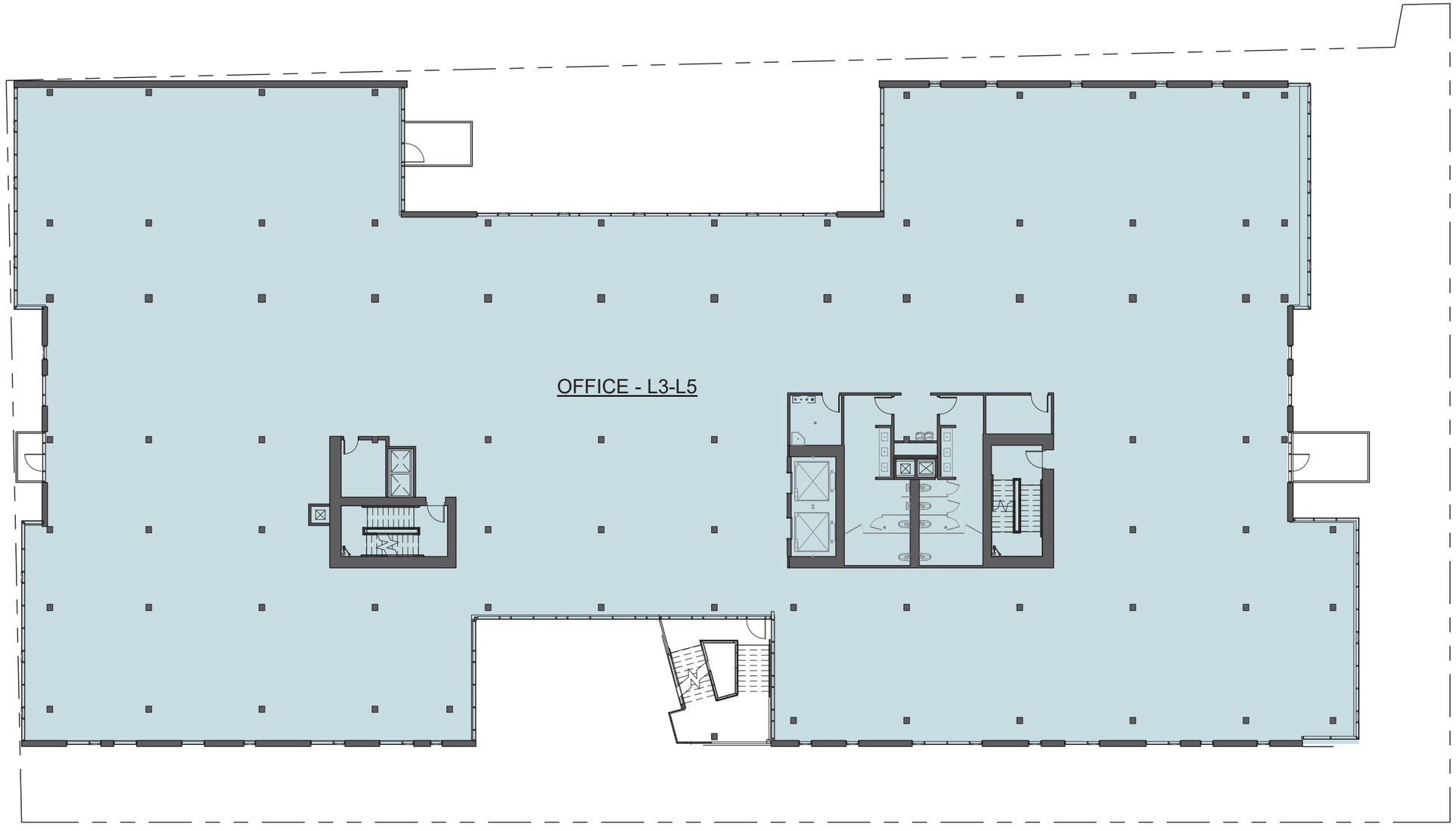
FLOOR PLANS

LEVEL 2



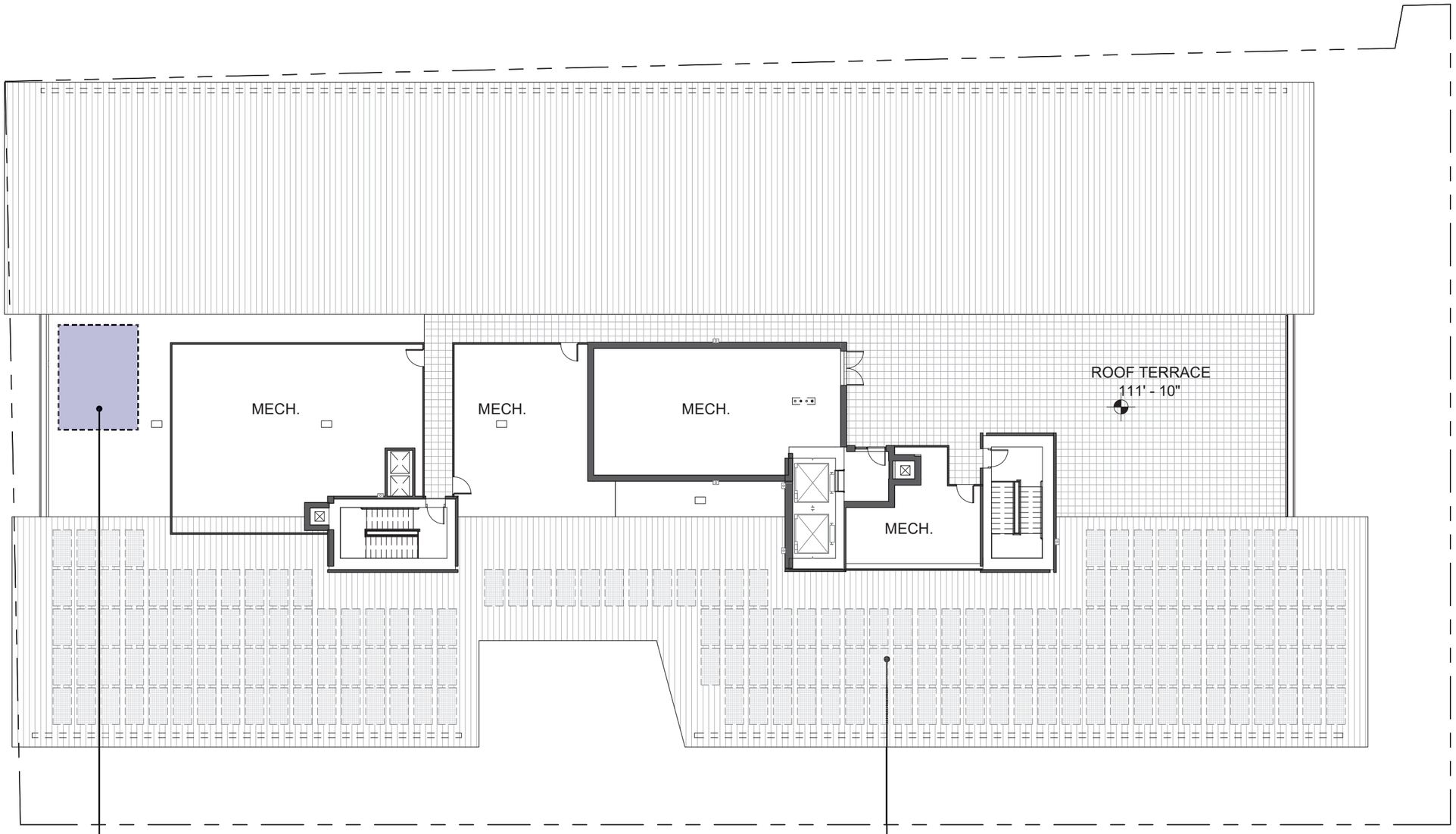
FLOOR PLANS

LEVELS 3-5: TYPICAL OFFICE FLOORS



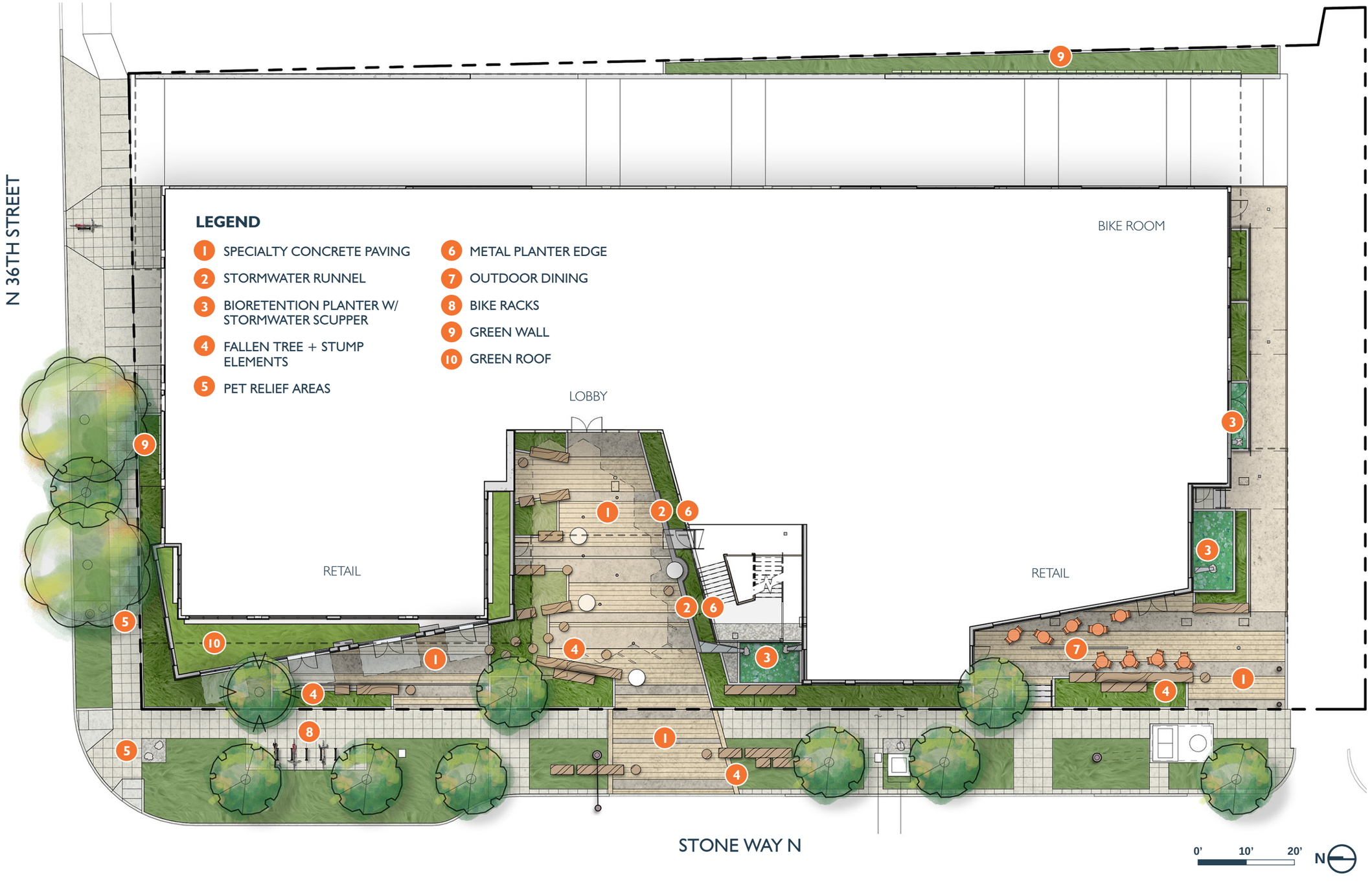
FLOOR PLANS

ROOF



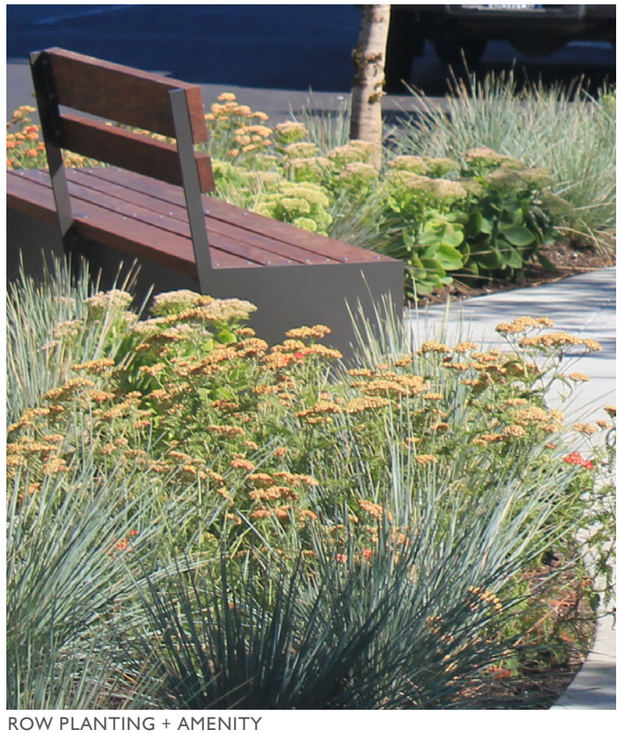
LANDSCAPE DESIGN

LANDSCAPE PLAN



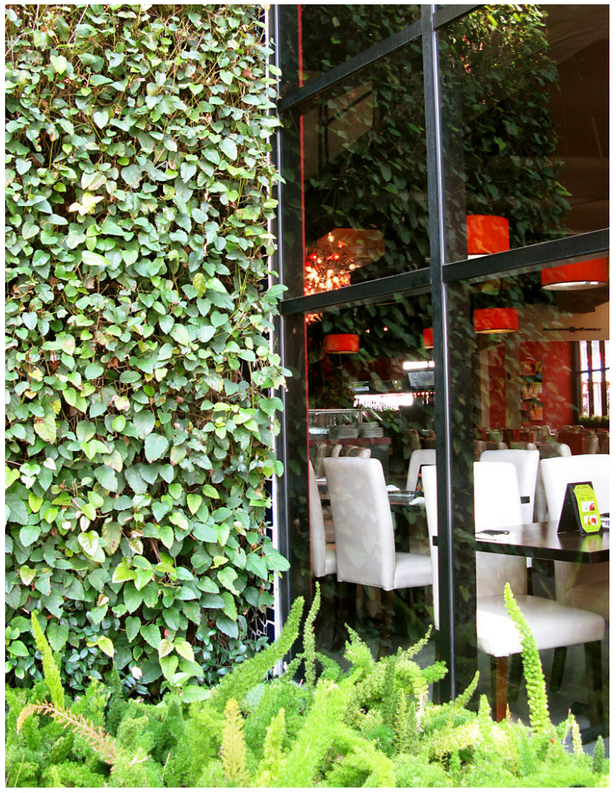
PRECEDENT IMAGERY

FALLEN TREE + STUMP ELEMENTS



ROW PLANTING + AMENITY

OUTDOOR DINING



GREENWALL

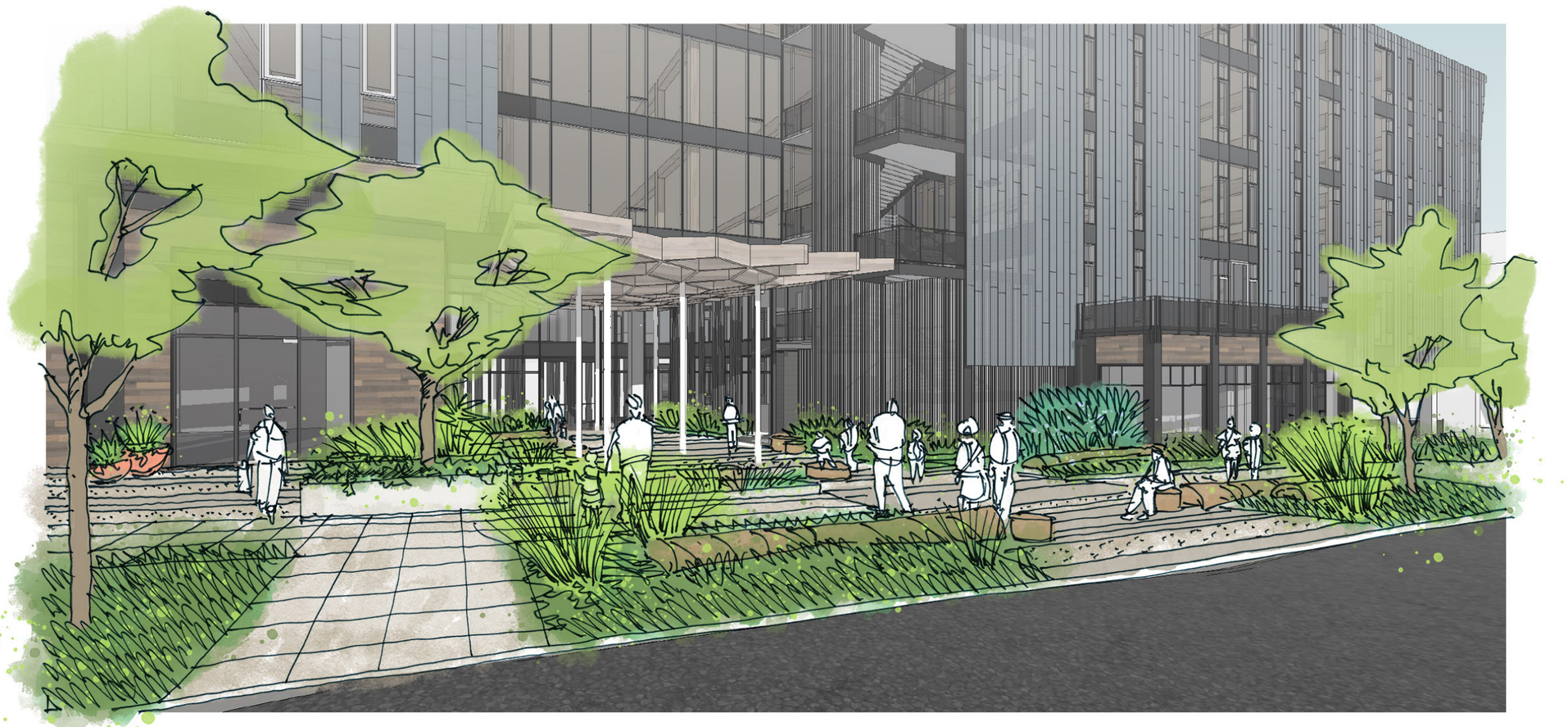
SPECIALTY CONCRETE PAVING

STORMWATER SCUPPER

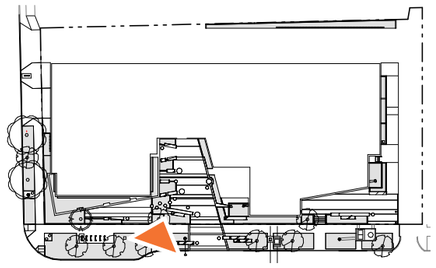
STORMWATER RUNNEL

METALPLANTER EDGE

VIGNETTES

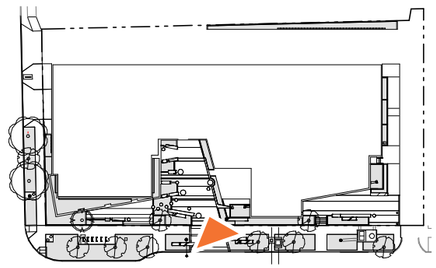


ENTRY COURT

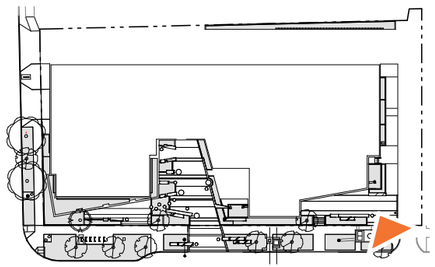


VIGNETTES

ENTRY COURT



S RETAIL PLAZA



PLANTING PALETTE

ON PROPERTY

FIELD

Carex divulsa
Berkeley Sedge

ACCENTS

Anemone x hybrida ‘Hornorine Jobert’
Windflower

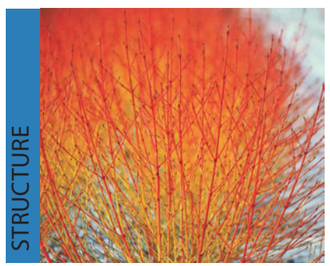
Miscanthus sinensis ‘Morning Light’
Morning Light Maiden Grass

FIELD

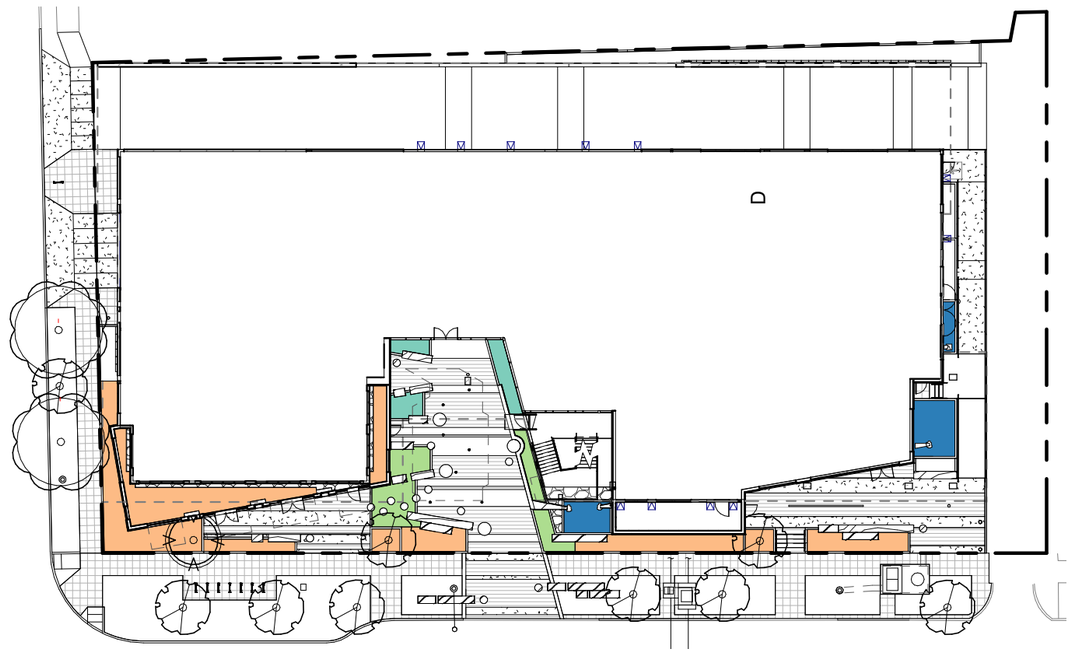
Carex scoparia
Broom Sedge

Juncus patens ‘Elk Blue’
Elk Blue California gray rush

STRUCTURE



Cornus sanguinea ‘midwinter fire’
Midwinter fire dogwood



ACCENTS

Camassia quamash
Common camas

FIELD

Asarum caudatum
Western Wild Ginger

STRUCTURE

Mahonia eurybracteata
Soft Caress Mahonia

ACCENTS

Acanthus mollis
Bear’s Breeches

FIELD

Dryopteris erythrosora ‘Brilliance’
Autumn Fern

Dryopteris lepidopoda
Sunset Fern

STRUCTURE

Gaultheria shallon
Salal

ACCENTS

Hydrangea paniculata ‘Little Lime’
Little Lime Hardy Hydrangea

Polystichum munitum
Sword Fern

PLANTING PALETTE

TREES & PERIMETER

FIELD

Rubus calycinoides ‘Emerald Carpet’
Emerald Carpet Raspberry

STRUCTURE

Prunus laurocerasus ‘Mount Vernon’
Mount Vernon English Laurel

Senecio greyi
Daisy bush

ACCENTS

Miscanthus sinensus ‘Yaku Jima’
Dwarf Maiden Grass

Sedum spectabile ‘Autumn Joy’
Autumn Joy Stonecrop

Achillea millefolium ‘Paprika’
Paprika Yarrow

FIELD

Liriope spicata
Creeping Lilyturf

Liriope muscari ‘Monroe’s White
Monroe’s White Lilyturf

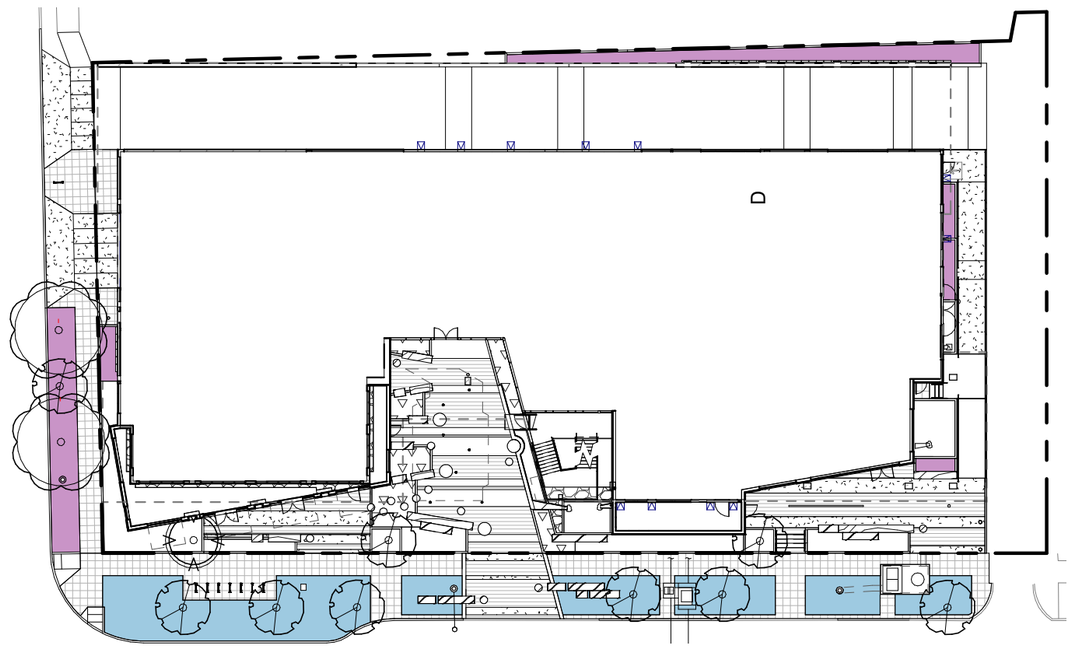
STRUCTURE

Rhaphiolepis umbellata ‘Minor’
Dwarf Yeddo hawthorn

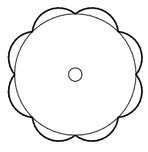
VINES

Holboellia coriacea ‘Cathedral Gem’
Cathedral Gem Sausage Vine

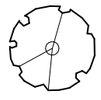
Hydrangea integrifolia
Evergreen Climbing Hydrangea



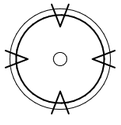
N.T.S. N



Betula nigra ‘Dickinson’
Northern Tribute River Birch



Amelanchier x grandiflora
‘Autumn Brilliance’
Autumn Brilliance Apple
Serviceberry



Acer rubrum ‘Armstrong’
Freeman Maple

LBPP INTERPRETIVE EXPERIENCE & LIGHTING DESIGN

LIVING BUILDING INTERPRETATION

CONCEPT STATEMENT

Connecting memory and place through our sensory experiences is the basis for the curiosity and inspiration that fuels our desire to learn and understand. And like the most sustainable ecologies, this cycle of being curious and seeking knowledge shapes our behavior and evolves the relationships we have to place, planet and the other organisms that make up our physical surroundings. Living Buildings embody this experience.

The Pacific Northwest can claim the densest ratio of tree trunk area to land acreage in North America. Just a short history ago the site at 3524 Stone Way Ave N was a great forest near the banks of Tenas Chuck, “small lake”, where tribes coaxed salmon with sticks and the forest and waterways had provided for its inhabitants since time immemorial. As our climate has changed, and the development practices of the past were reaccessed, we now embrace regenerative practices that will sustain our environments in a cycle of sustainable practices. The tree rings of the great pre-development forests once on this site, support this metaphor and provide a useful framework for sensory depictions of movement, direction (flow), measurement and narrative structure that feature these living and regenerative systems.

It is our design intent through the use of the ring form and growth metaphor, to integrate a range of sensory experiences into the public experience at a variety of scales and experiences. A trio of content narratives, including building systems performance (water, energy, materials), biophilic benefits and place/cultural history will intertwine in both passive and active typologies in key areas of the public facing spaces.

INTERPRETATION POINTS

The focal points in the public facing space that work together to convey the Living Building attributes and placemaking.

CONTENT

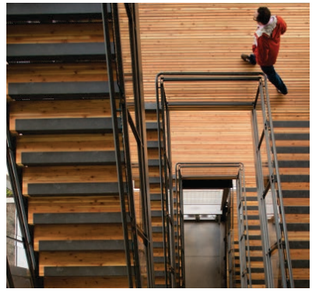
- Building Performance
- Biophilic Benefits
- History/Culture

SENSORY

A Visual B Touch C Sound

LOCATIONS

1 Biorention Planter (cistern)
2 Seating (benchmarks)
3 Landscape Elements
4 Stair Entry Portal
5 Interior Lobby Foyer
6 Bees / Green Wall


BUILDING PERFORMANCE


BIOPHILIC BENEFITS


HISTORY & CULTURE

1 — MINI CISTERN “RAIN CATCHER”

Symbolic of the cistern below grade, this interactive and mechanically constructed mini cistern, would be a small “rain catcher” designed into the edge of the bioretention planter in keeping with the design of the planter. When the catchment fills full with water from the rain it spills into the drain field. A small lever or foot pedal is also at hand to mechanically flow the water. In proximity would be a interpretive plaque describing the reclamation process, touching on the seasonal aspects of cisterns, gray water and water use. The emptying of the pan/rain catcher would make a material sound when emptied, reminiscent of Tsukubai fountains, but in the material language of the building and planter.

A Visual

B Touch

C Sound

INSPIRATION

FORM REFERENCE

MATERIAL STEEL

CONTENT REFERENCE

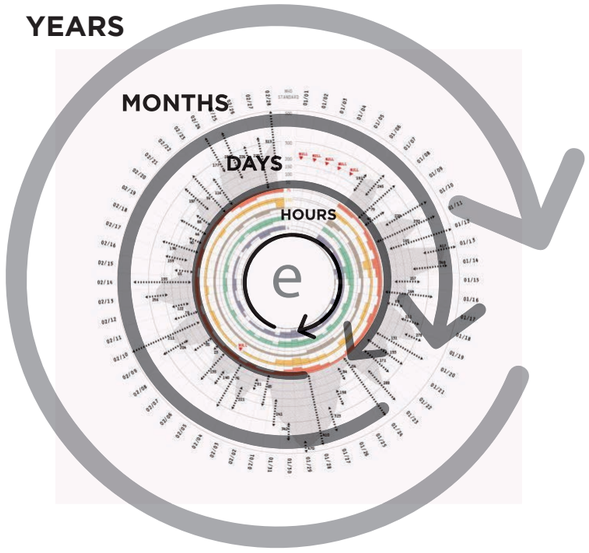
STEEL PLAQUE

2 — SEATING (BENCHMARKS)

Appreciating the benefits of a Living Building are compelling when considered across different spans of time. Three seating locations each present a time-based performance graphic. Each location, i.e. energy, water and materials will demonstrate daily, monthly, yearly performance benchmarks. As well, these target benchmarks will be reiterated as the baseline for the real-time building performance data on the touchscreen in the lobby. Each tabletop display is made of durable exterior materials set into the surface of each location.

A Visual

B Touch



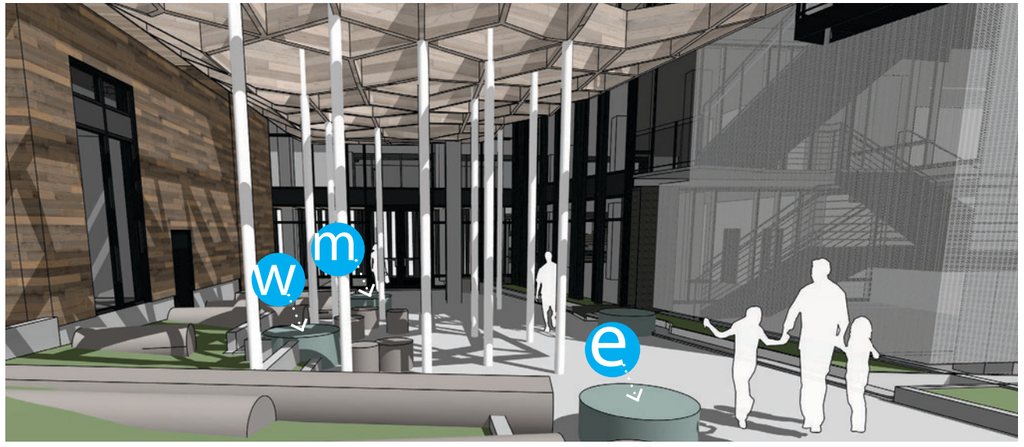
CONTENT REFERENCE

e ENERGY PERFORMANCE

w WATER PERFORMANCE

m MATERIAL PERFORMANCE*

SURFACE REFERENCE



*Includes sourcing, composition, recovery

3 — LANDSCAPE ELEMENTS

Small metal plaques that wrap the edges of the planters identify plants in the garden landscape, each with a dimensional touch plate featuring a characteristic of the plant, i.e. a leaf or stem, seasonal aspects, history of the particular plant in the understory of the pre-development forest canopy.

A Visual

B Touch

FORM REFERENCE

FORM REFERENCE

CONTENT REFERENCE

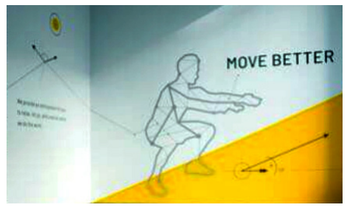
CONTENT REFERENCE—NATIVE

4 — STAIR ENTRY PORTAL

Capture stairwell use data each time door is opened, measurement scale embedded in stairwell entry door frame. Frame around door on stairwell door reflects monthly measurement of stairwell use, paired with stairwell wayfinding and subtle fitness motif on stair screen. Pleasing biophilic sound when entry door is opened.

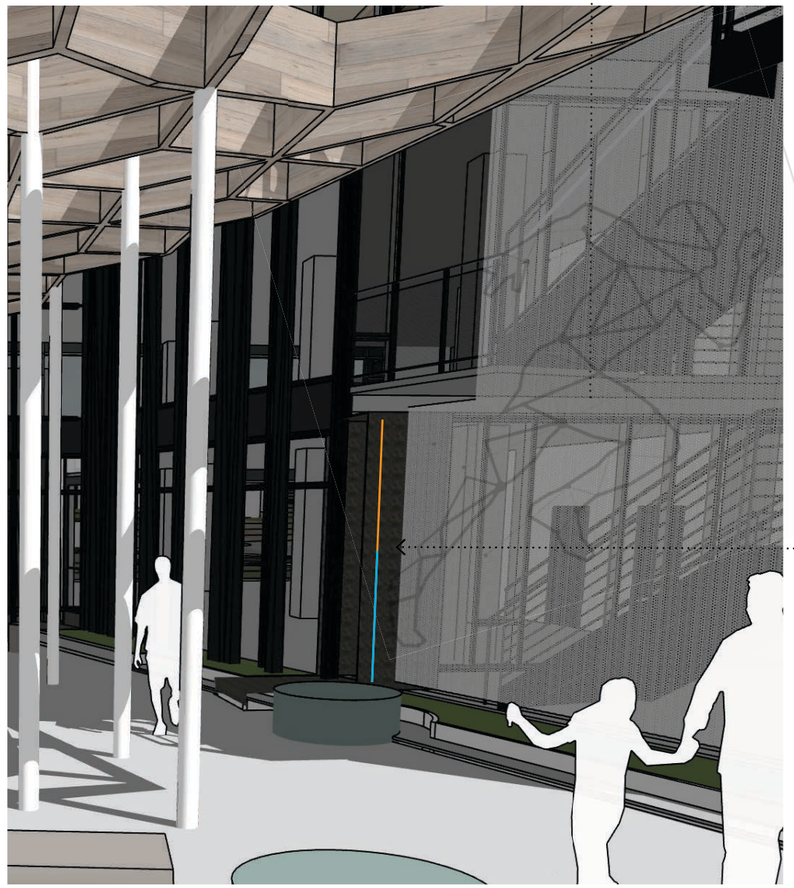
A Visual

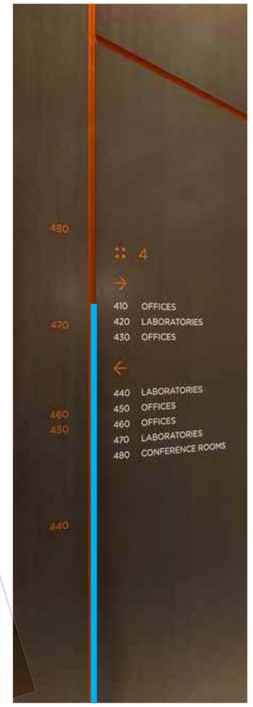
C Sound



STAIR

FITNESS MOTIF





STAIR USE METRIC

5 — INTERIOR LOBBY FOYER

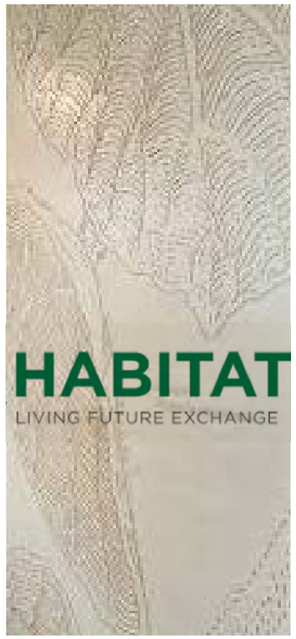
Vertical touch screen integrated into column on north side of lobby, includes performance dashboard interspersed with biophilic and pre-development forest type imagery. On column across from digital touch screen is Habitat Exchange panel explaining the ambient sound scape that is heard as you enter the lobby, (a live recording stream of the remote habitat).

A Visual

B Touch

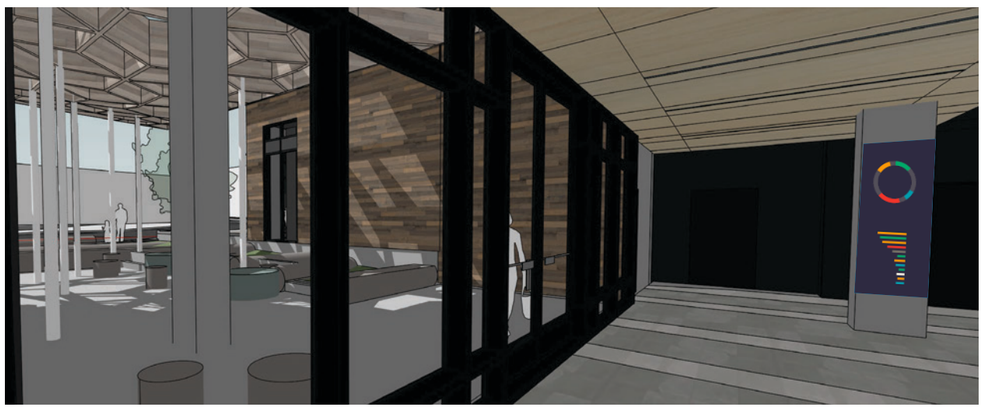
C Sound

VERTICAL DISPLAY
PERFORMANCE DASHBOARD



AMBIENT NATURAL
SOUNDSCAPE—LOBBY AUDIO

ADDITIONAL HISTORY CONTENT—
VERTICAL DISPLAY



LOBBY—BUILDING PERFORMANCE DASHBOARD

6 — BEES / GREEN WALL

A periscope view up to the bees on the roof. The honey from these bees is incorporated into a once a month baked good at the “cafe” on site. Information plaque next to green wall tells the story of the bees, urban agriculture practices and the health and wellness benefits of biophilia and information on the pre-development forest that was on the site.

A Visual

B Touch

HONEY BEES ON ROOF—
PERISCOPE VIEW

INTERPRETATIVE PANEL

CONTENT REFERENCE—PREDEVELOPMENT FOREST

LIGHTING DESIGN

SITE AND LANDSCAPE LIGHTING

A RECESSED DOWNLIGHT IN CANOPY

B WET LOCATION LIGHTING FOR UNDER BENCH GLOW

C HANDRAIL RECESSED LIGHTING FOR EGRESS AT BIKE RAMP

D RECESSED DOWNLIGHT WITH WOOD TRIM IN SOFFIT OVER EGRESS PATH

E LINEAR ACCENT UPLIGHTING AT NORTH PLANTED WALL

F SMALL SCALE NARROW BEAM DOWNLIGHT TO PROVIDE POOLS OF LIGHT FOR ENTRY PATH

G ACCENT UPLIGHTING AT DECORATIVE TREES

H WALL MOUNT DOWNLIGHT AT ENTRANCE DOOR

LIGHTING DESIGN

ARCHITECTURAL LIGHTING

F NARROW BEAM SPOTLIGHTS HIGHLIGHT UNDERSIDE OF LEVEL 4 V-SUPPORTS

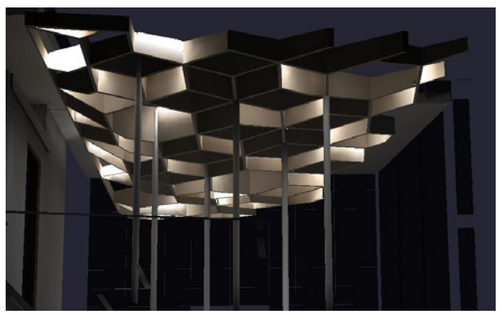
E SURFACE MOUNT DOWNLIGHT OVER ENTRY DRIVE

D UPLIGHTING UNDERSIDE OF STAIR LANDINGS AT FEATURE STAIR

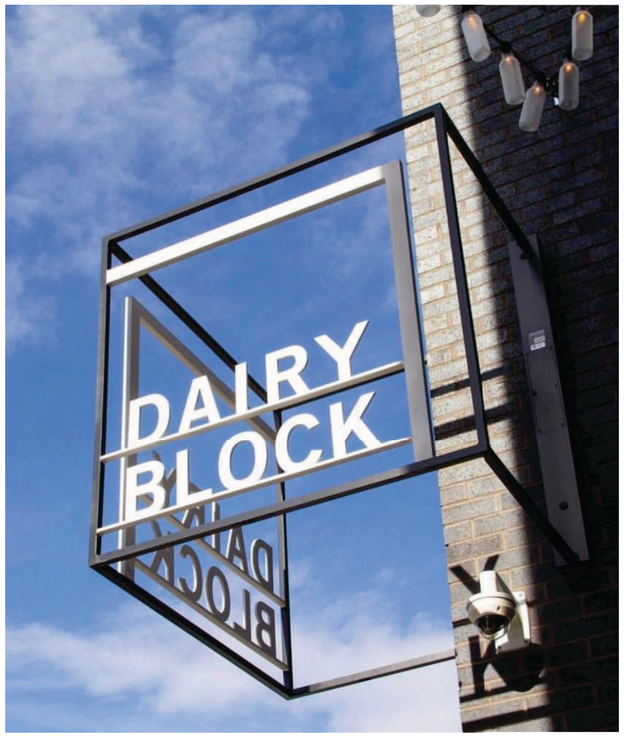
A ARM MOUNTED LIGHTING OVER LOADING DOCK ENTRANCE

B UPLIGHTING ON UNDERSIDE OF LEVEL 2 WOOD SOFFIT OVERHANG

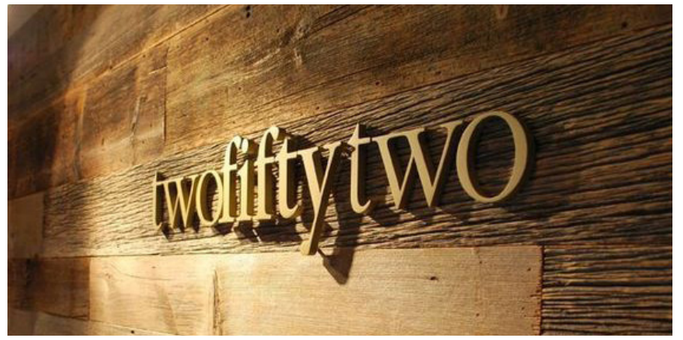
C LINEAR ACCENT LIGHTING ON VERTICAL FACE OF PERGOLA BEAMS

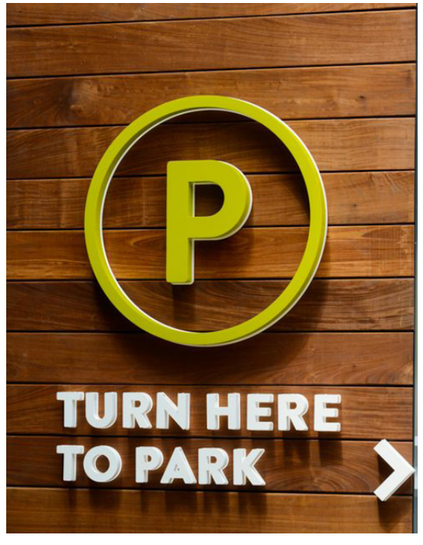


SIGNAGE



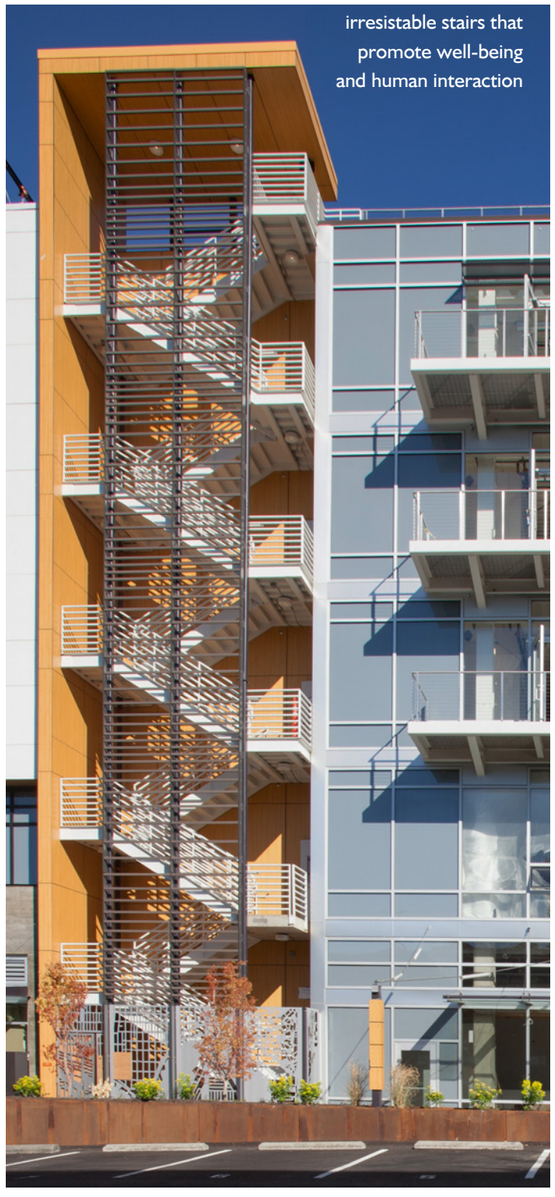
RETAIL BLADE SIGNS





APPLIED / LETTERED SIGNAGE

ARCHITECTURAL INSPIRATION & PRECEDENTS



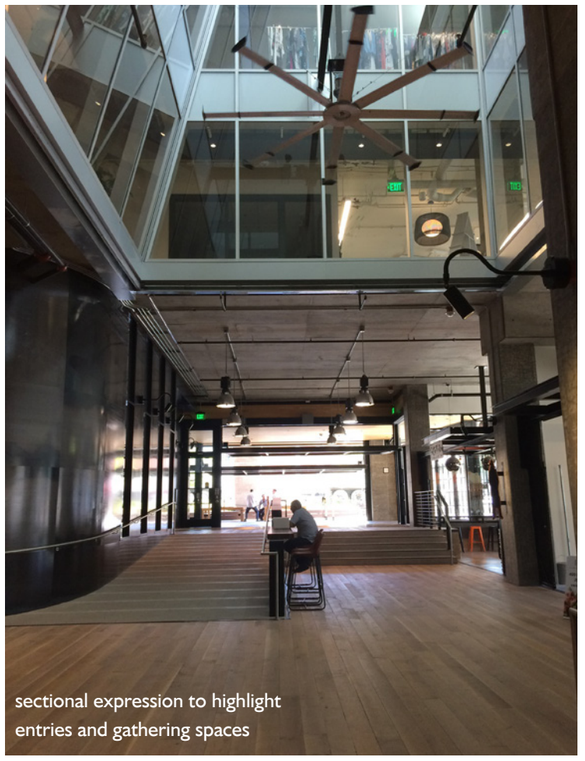
EXPRESSIVE STAIRS

LURE + TILL

THE STANDARD GRILL

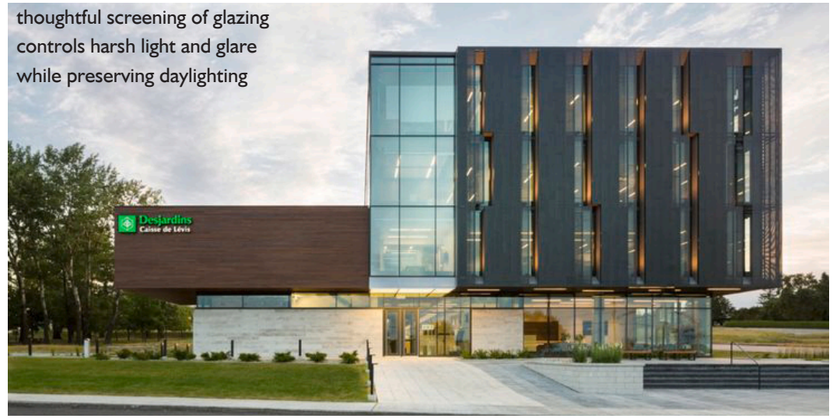
TORO SUSHI

BALANCED DAYLIGHTING AND SHADING



400 FAIRVIEW

WOOD INNOVATION DESIGN CENTRE

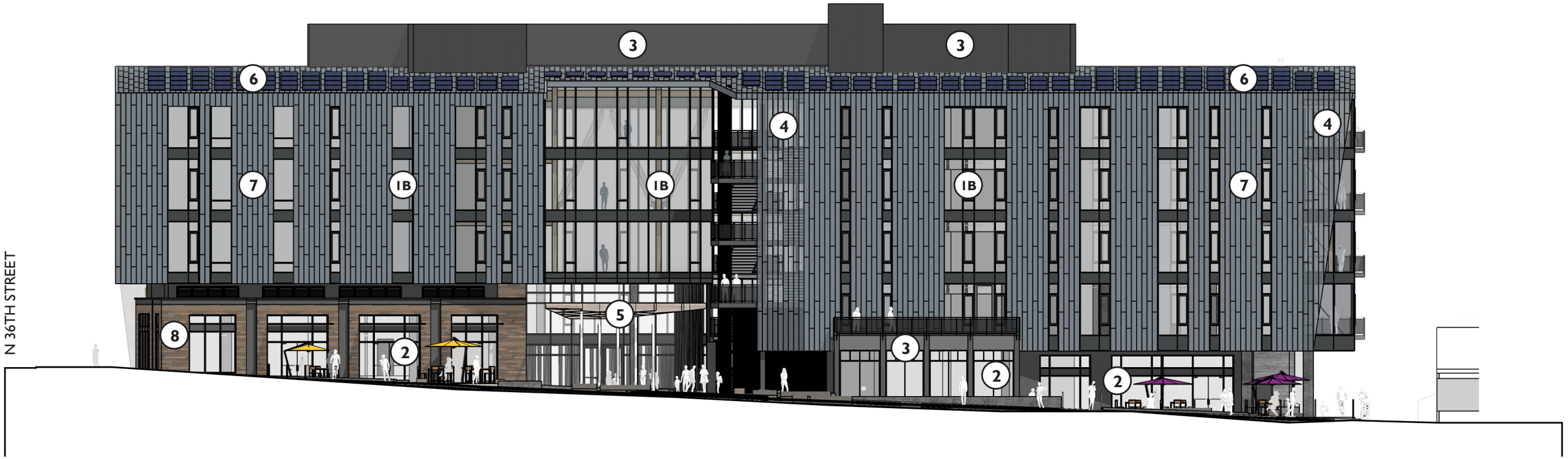


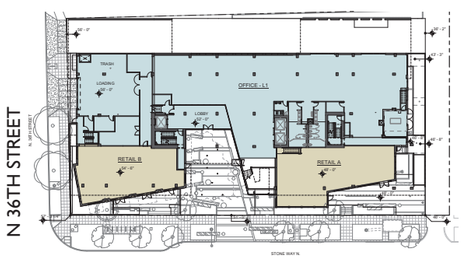
DESJARDINS GROUP HEAD OFFICE

ELEVATIONS / MATERIALS

ELEVATIONS

WEST ELEVATION

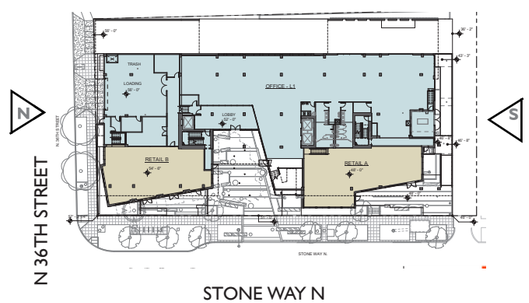




ELEVATIONS

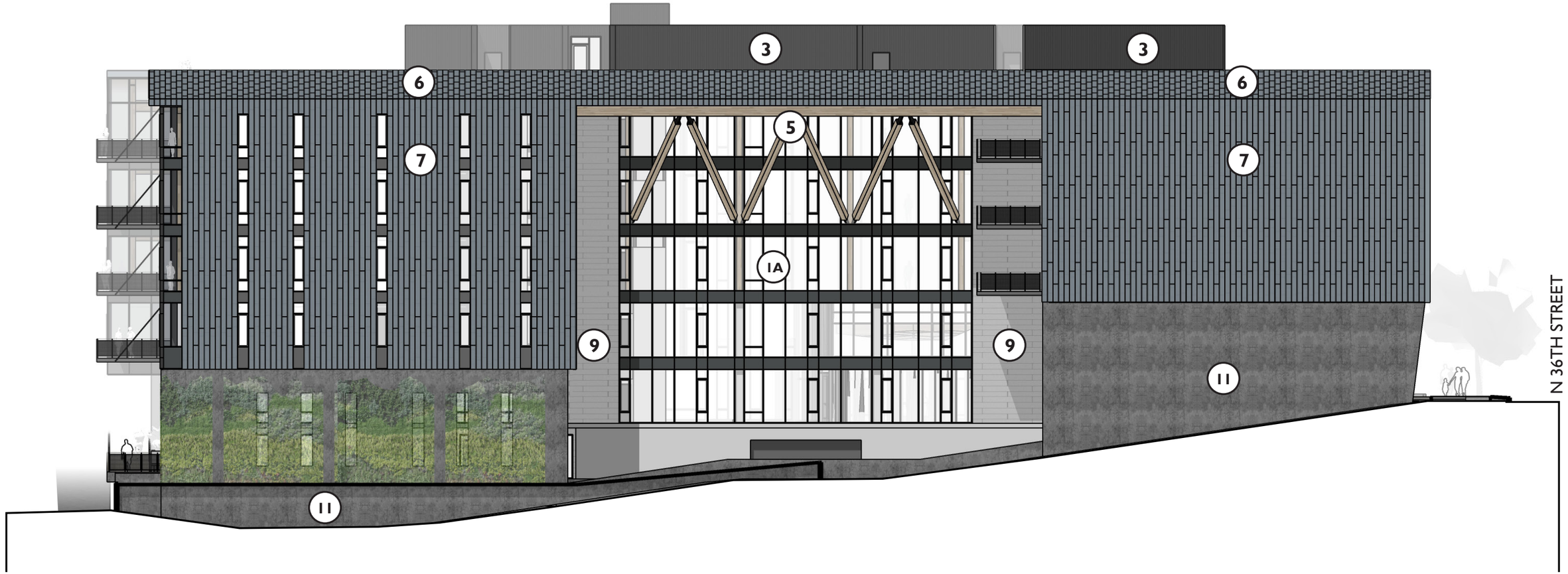
NORTH ELEVATION

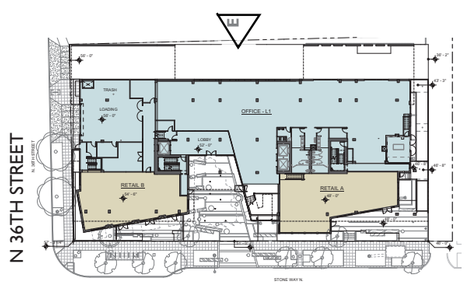
SOUTH ELEVATION



ELEVATIONS

EAST ELEVATION





STONE WAY N

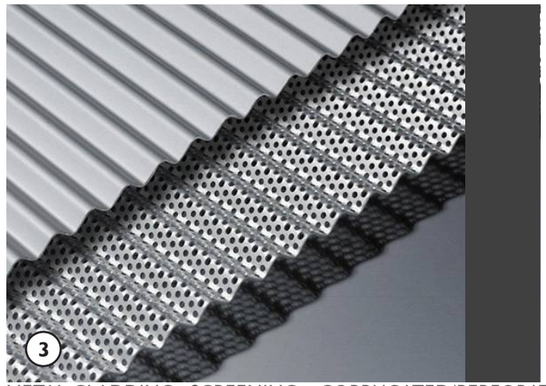
PROJECT MATERIALS

1

4-SIDED SSG CURTAIN WALL –
INTERIOR FRAME: *CHAMPAGNE ANODIZED*
GLASS: (A) *LOW-E*
(B) ELECTROCHROMIC
(C) GRAY SPANDREL

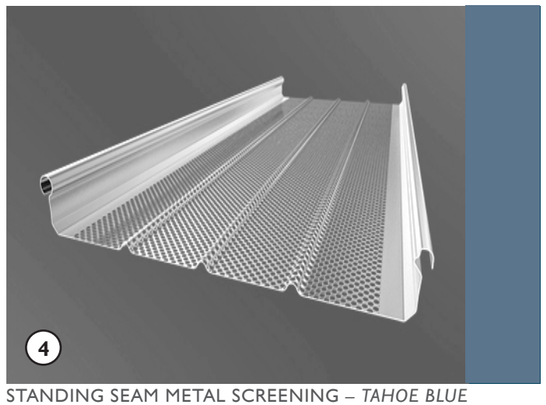
2

ALUMINUM STORE FRONT –
FRAME: *BLACK ANODIZED*
GLASS: *LOW-E*



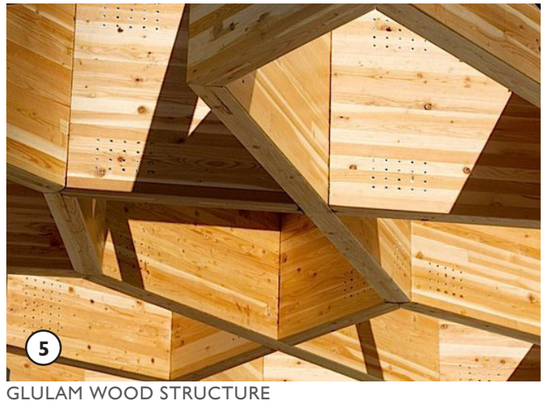
3

METAL CLADDING +SCREENING – CORRUGATED/PERFORATED
DARK GRAY



4

STANDING SEAM METAL SCREENING – *TAHOE BLUE*

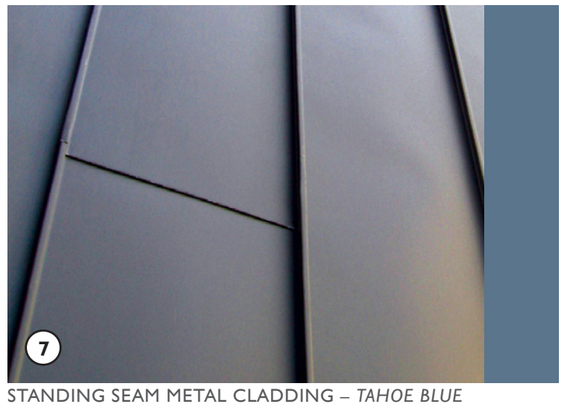


5

GLULAM WOOD STRUCTURE

6

STANDING SEAM METAL ROOFING – *TAHOE BLUE*



7

STANDING SEAM METAL CLADDING – *TAHOE BLUE*

8

THERMALLY MODIFIED WOOD CLADDING

9

FIBER CEMENT – HIGH DENSITY, THROUGH COLOR,
DARK GRAY

10

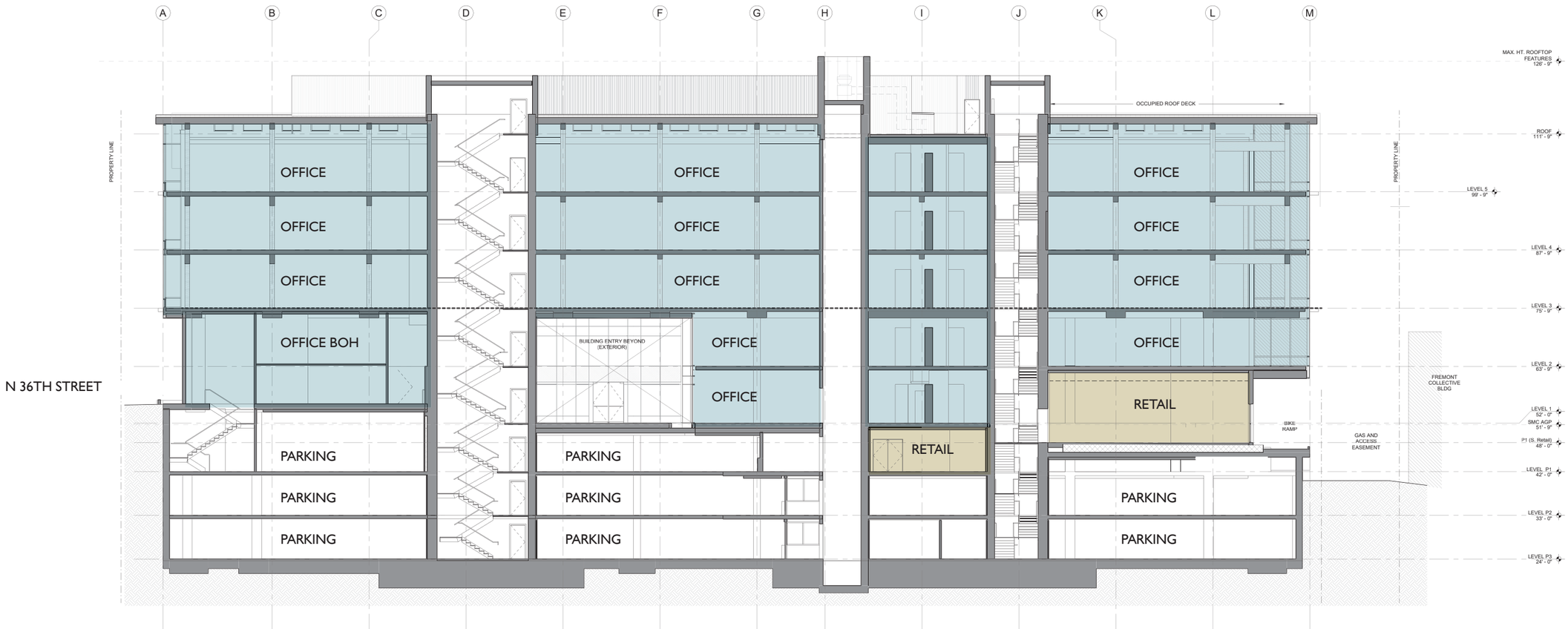
CONCRETE – BOARDFORMED

11

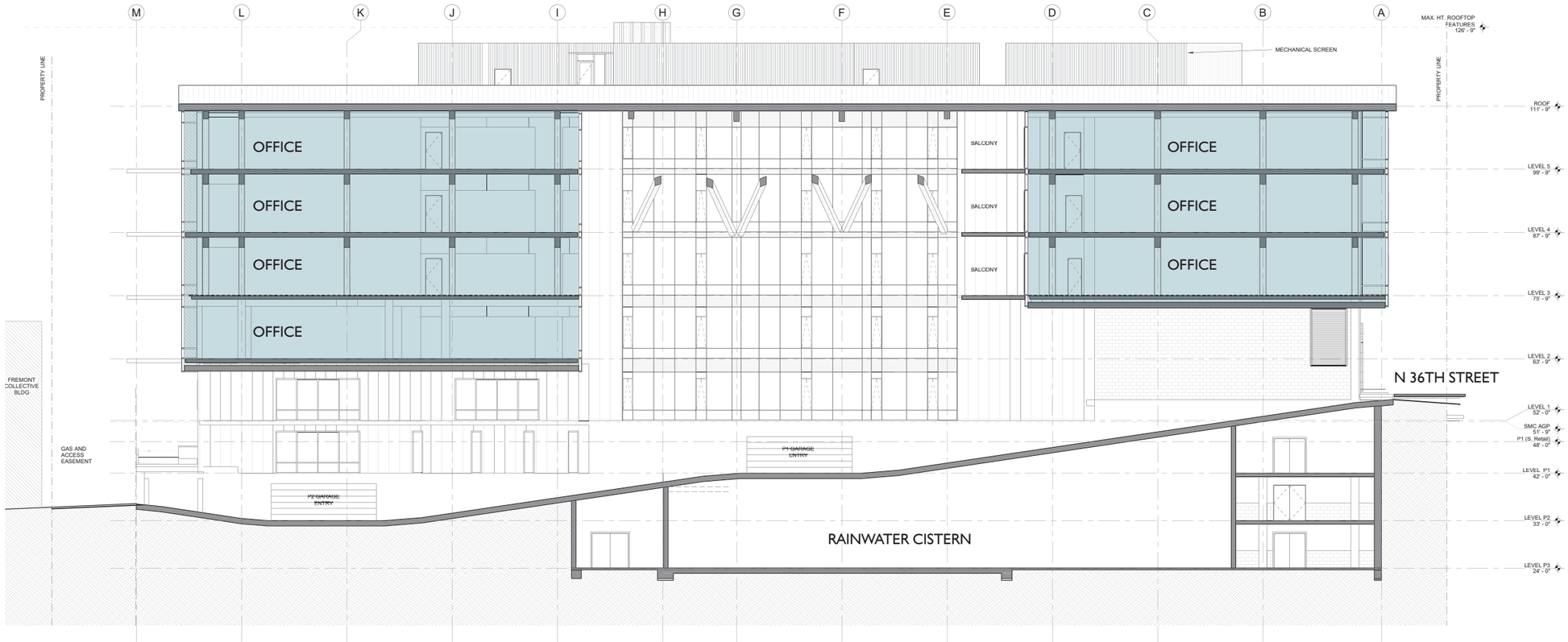
CONCRETE – ARCHITECTURAL

SECTIONS

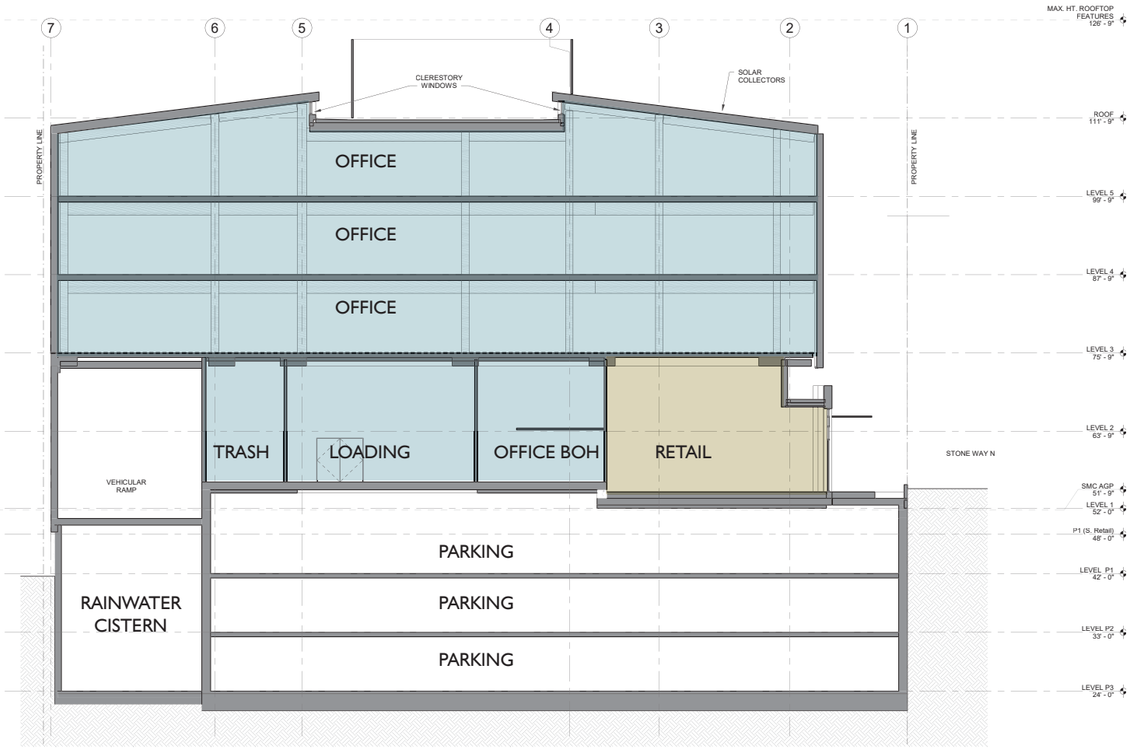
SECTIONS

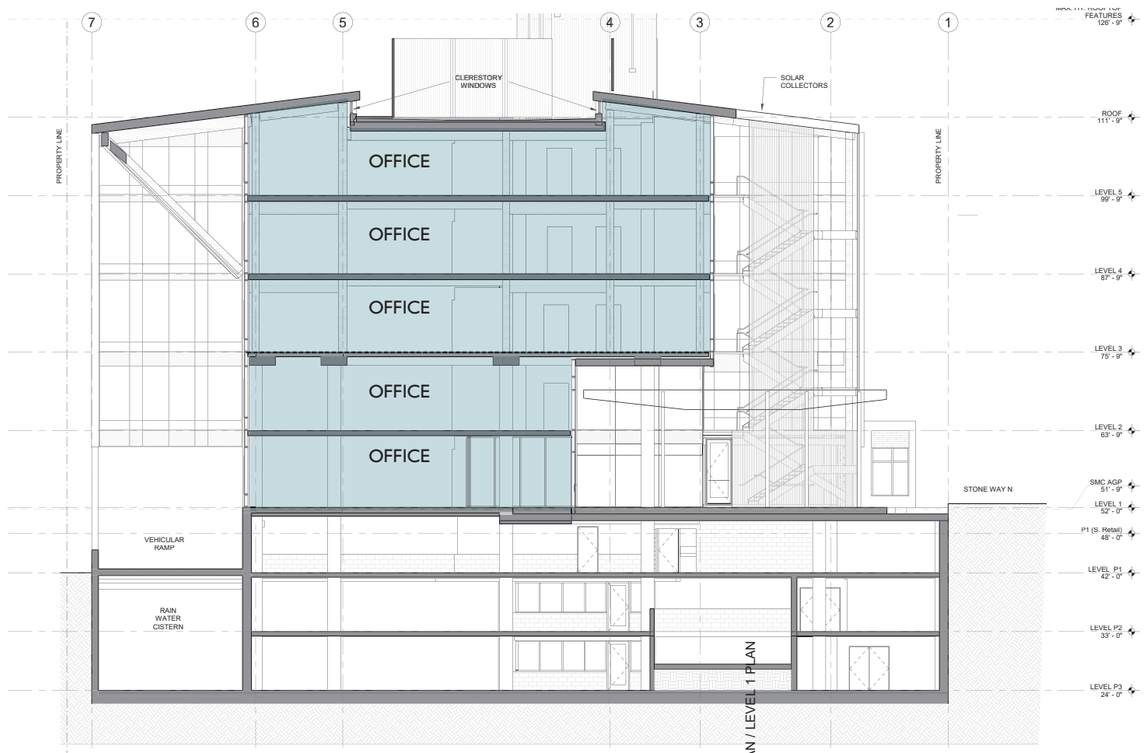

A
B
C
D
E
F
G
H
I
J
K
L
M
PROPERTY LINE
PROPERTY LINE
N 36TH STREET
OFFICE
OFFICE
OFFICE
OFFICE BOH
OFFICE
OFFICE
OFFICE
OFFICE
OFFICE
OFFICE
OFFICE
OFFICE
OFFICE
OFFICE
BUILDING ENTRY BEYOND (EXTERIOR)
RETAIL
RETAIL
PARKING
PARKING
PARKING
PARKING
PARKING
PARKING
PARKING
PARKING
OCCUPIED ROOF DECK
BIKE RAMP
GAS AND ACCESS EASEMENT
FREMONT COLLECTIVE BLDG
MAX. HT. ROOFTOP FEATURES 128' - 9"
ROOF 111' - 9"
LEVEL 5 99' - 9"
LEVEL 4 87' - 9"
LEVEL 3 75' - 9"
LEVEL 2 63' - 9"
LEVEL 1 52' - 0"
SMC AGP 51' - 9"
P1 (S. Retail) 48' - 0"
LEVEL P1 42' - 0"
LEVEL P2 33' - 0"
LEVEL P3 24' - 0"

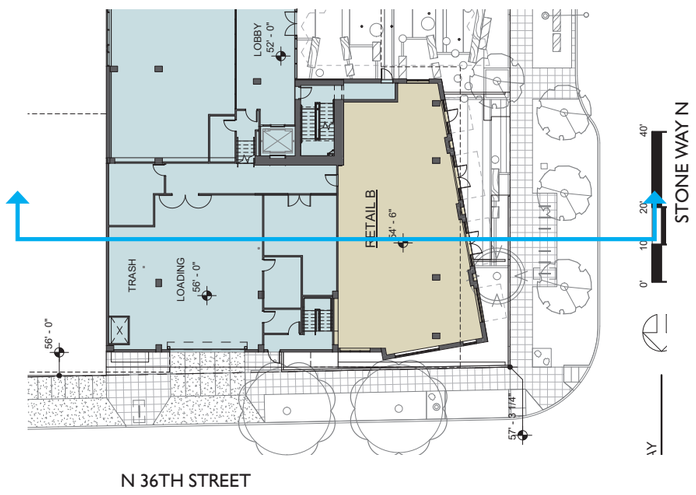
SECTIONS

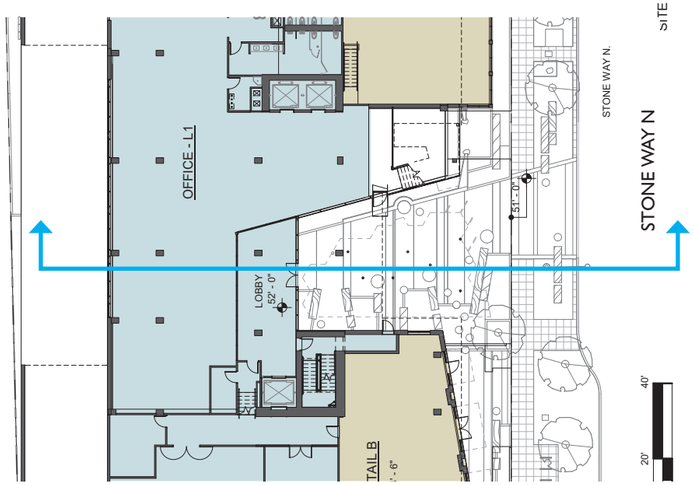

M
L
K
J
I
H
G
F
E
D
C
B
A
MAX. HT. ROOFTOP FEATURES 126' - 9"
MECHANICAL SCREEN
PROPERTY LINE
PROPERTY LINE
ROOF 111' - 9"
LEVEL 5 99' - 9"
LEVEL 4 87' - 9"
LEVEL 3 75' - 9"
LEVEL 2 63' - 9"
LEVEL 1 52' - 0"
SMC AGP 51' - 9"
P1 (S. Retail) 48' - 0"
LEVEL P1 42' - 0"
LEVEL P2 33' - 0"
LEVEL P3 24' - 0"
OFFICE
OFFICE
OFFICE
OFFICE
BALCONY
BALCONY
BALCONY
OFFICE
OFFICE
OFFICE
N 36TH STREET
FREMONT COLLECTIVE BLDG
GAS AND ACCESS EASEMENT
P2 GARAGE ENTRY
P1 GARAGE ENTRY
RAINWATER CISTERN

SECTIONS

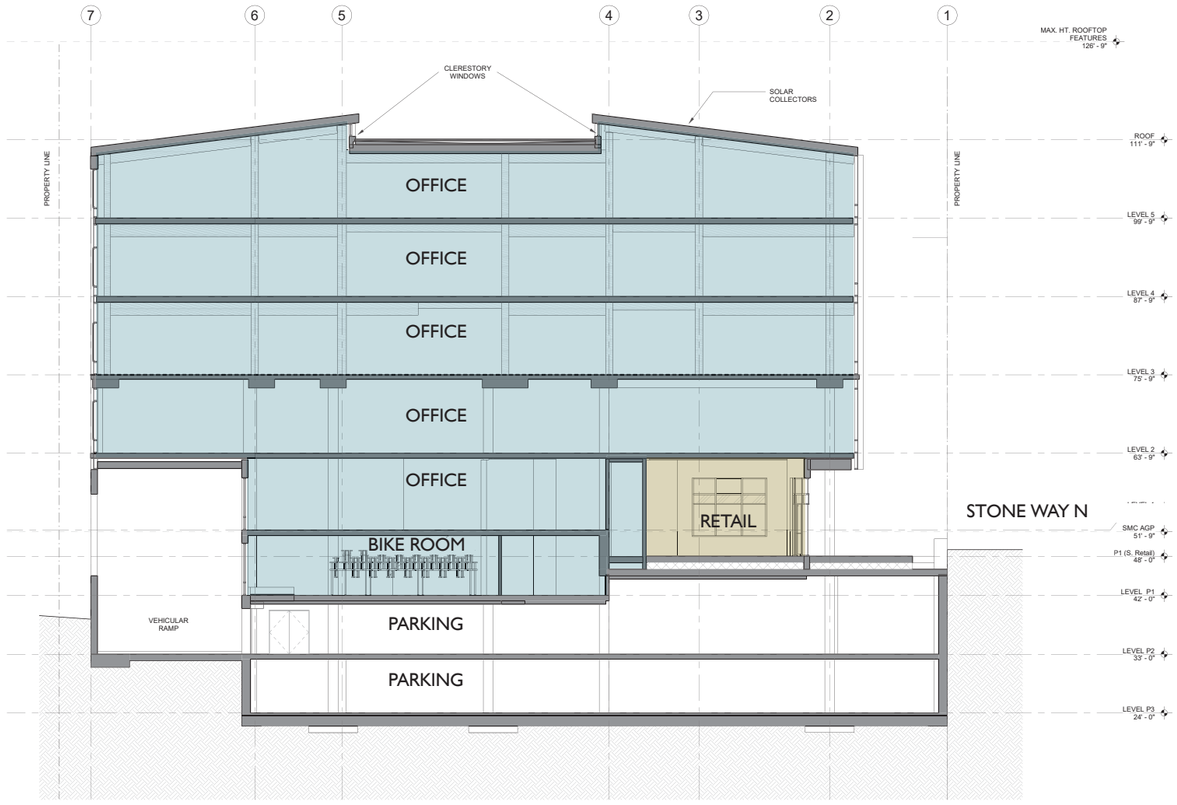

7
6
5
4
3
2
1
MAX. HT. ROOFTOP FEATURES 126' - 9"
CLERESTORY WINDOWS
SOLAR COLLECTORS
PROPERTY LINE
PROPERTY LINE
ROOF 111' - 9"
OFFICE
OFFICE
OFFICE
LEVEL 5 99' - 9"
LEVEL 4 87' - 9"
LEVEL 3 75' - 9"
TRASH
LOADING
OFFICE BOH
RETAIL
STONE WAY N
LEVEL 2 63' - 9"
VEHICULAR RAMP
SMC AGP 51' - 9"
LEVEL 1 52' - 0"
P1 (S. Retail) 48' - 0"
PARKING
LEVEL P1 42' - 0"
RAINWATER CISTERN
PARKING
PARKING
LEVEL P2 33' - 0"
LEVEL P3 24' - 0"

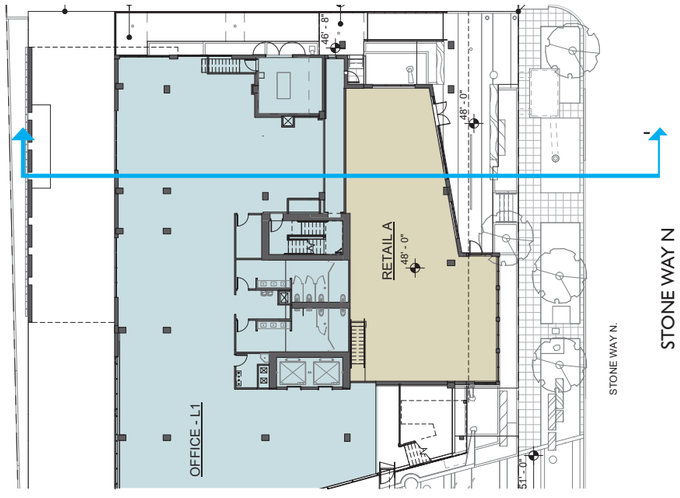

7
6
5
4
3
2
1
MAX. HT. ROOFTOP FEATURES 126' - 9"
CLERESTORY WINDOWS
SOLAR COLLECTORS
PROPERTY LINE
PROPERTY LINE
ROOF 111' - 9"
OFFICE
OFFICE
OFFICE
OFFICE
OFFICE
LEVEL 5 99' - 9"
LEVEL 4 87' - 9"
LEVEL 3 75' - 9"
LEVEL 2 63' - 9"
STONE WAY N
VEHICULAR RAMP
SMC AGP 51' - 9"
LEVEL 1 52' - 0"
P1 (S. Retail) 48' - 0"
RAIN WATER CISTERN
LEVEL P1 42' - 0"
LEVEL P2 33' - 0"
LEVEL P3 24' - 0"


LOBBY
52' - 0"
RETAIL B
54' - 6"
TRASH
LOADING
56' - 0"
56' - 0"
57' - 3 1/4"
STONE WAY N
40'
20'
0'
N 36TH STREET


SITE PLAN / LEVEL 1 PLAN
STONE WAY N.
OFFICE - L1
LOBBY
52' - 0"
51' - 0"
STONE WAY N
40'
20'

SECTIONS


7
6
5
4
3
2
1
MAX. HT. ROOFTOP FEATURES 126' - 9"
CLERESTORY WINDOWS
SOLAR COLLECTORS
ROOF 111' - 9"
PROPERTY LINE
PROPERTY LINE
LEVEL 5 99' - 9"
LEVEL 4 87' - 9"
LEVEL 3 75' - 9"
LEVEL 2 63' - 9"
OFFICE
OFFICE
OFFICE
OFFICE
OFFICE
RETAIL
STONE WAY N
SMC AGP 51' - 0"
P1 (S. Retail) 48' - 0"
LEVEL P1 42' - 0"
BIKE ROOM
VEHICULAR RAMP
PARKING
PARKING
LEVEL P2 33' - 0"
LEVEL P3 24' - 0"


46' - 8"
48' - 0"
RETAIL A
48' - 0"
OFFICE - L1
STONE WAY N.
STONE WAY N
51' - 0"

APPENDIX

ZONING ANALYSIS

Structure Height
Exceptions and Additional Restrictions [23.50.020]
A. Rooftop features. Where a height limit applies to a structure, except as provided in subsections 23.50.024.C.4, 23.50.024.D.4, 23.50.024.E.4, and 23.50.024.F.3, the provisions in this subsection 23.50.020.A apply to rooftop features:

2. In all industrial zones, open railings, planters, skylights, clerestories, greenhouses, solariums, parapets, and fire walls may extend 4 feet above the applicable height limit with unlimited rooftop coverage. **Insulation material, rooftop decks and other similar features, or soil for landscaping located above the structural roof surface, may exceed the maximum height limit by up to two feet** if enclosed by parapets or walls that comply with this subsection 23.50.020.A.2.
3. In all industrial zones, solar collectors may extend up to 7 feet above the applicable height limit, with unlimited rooftop coverage.
4. Additional height is permitted for specified rooftop features according to this subsection 23.50.020.A.4.

a. The following rooftop features may extend up to 15 feet above the applicable height limit in all industrial zones, subject to subsection 23.50.020.A.4.c:

1) Solar collectors;
2) Stair and elevator penthouses, except as provided in subsection 23.50.020.A.4.b;
3) Mechanical equipment; and
4) Minor communication utilities and accessory communication devices, except that height is regulated according to Section 23.57.015.

c. The combined total coverage of all features listed in subsections 23.50.020.A.4.a and 23.50.020.A.4.b is limited to 20 percent of the roof area, or 25 percent of the roof area if the total includes screened mechanical equipment.

5. Greenhouses that are dedicated to food production are permitted to extend 15 feet above the applicable height limit if the combined total coverage of all features gaining additional height does not exceed 50 percent of the roof area.

B. Additional Height Restrictions for Certain Structures in 45 Foot Height Limit Areas. In zones with a 45 foot height limit, except as provided for IC zones in Section 23.50.028, **structures with no story at least 15 feet in height are limited to a maximum height of 40 feet.**

Structure Height Measurement [23.86.006]
H. For projects accepted into the Living Building Pilot Program authorized pursuant to Section 23.40.060, the applicant may choose either the **height definition of Section 502** of the Seattle Building Code or the height measurement method described in this Section 23.86.006.

Maximum size of nonindustrial use [23.50.027]
A.1. Except as otherwise provided in this Section 23.50.027, the maximum size of use limits on gross floor area specified in Table A for 23.50.027 apply to principal uses on a lot, and apply separately to the categories of uses. The total gross floor area occupied by uses limited under Table A for 23.50.027 shall not exceed 2.5 times the area of the lot in an IG1, IG2, IB, or IC zone.

Size of Use Limit from Table A for 23.50.027 (IC column):
Office: No Size Limit
Restaurants and Drinking Establishments**: No Size Limit
(**the size limit for brew pubs applies to that portion of the pub that is not used for brewing purposes)
Retail Sales, Major Durables: 75,000 sf
Sales and Services, General: 75,000 sf

Floor Area Limits [23.50.028]
B. Industrial Buffer, Floor Area Ratio. The maximum FAR in IC zones is **2.5**

34,163 SF X 2.5 = **85,407.5 SF maximum** Gross Floor Area under base zone.

E. Exemptions from FAR calculations
1.The following areas are exempt from FAR calculations in all industrial zones:

a. All gross floor area below grade;
b. All gross floor area used for accessory parking, except as provided in subsection 23.50.028.F;
c. All gross floor area located on the rooftop of a structure and used for any of the following: mechanical equipment, stair and elevator penthouses, and communication equipment and antennas

G. Mechanical equipment. Area covered by mechanical equipment located on the roof of a structure, whether enclosed or not, is included as part of the calculation of floor area, unless expressly exempted by an applicable provision of this Section 23.50.028.

Living Building Pilot Program [23.40.60]
15% increase in FAR, 10' additional height in exchange for Living Building Petal Certification (v3.1):
Per CB 119252, approved by Seattle City Council on 6/25/18, LBPP updated to 25% increase in FAR, 15' additional height.

- Beauty, Place and EITHER Materials, Energy, or Water Petals, plus
- Reduce energy usage by 25% compared to SEC 2012 Target Performance Path (Section C402.1.5)
- The project uses only non-potable water except to the extent other applicable local, state, or federal law requires the use of potable water.

LBPP = 85,407.5 sf x 1.15 = 98,218.63 max sf GFA allowable
Per CB 119252, approved by Seattle City Council on 6/25/18, LBPP = 85,407.5 sf x 1.25 = 106759.4 max sf GFA allowable.

Industrial Commercial
Setback requirements [23.50.032]
C. A five (5) foot setback shall be required from all street property lines where street trees are required and it is not feasible to plant them in accordance with City standards. The setback shall be landscaped according to Section 23.50.038, Screening and landscaping standards.

D. A setback may be required in order to meet the provisions of Section 23.53.015, Improvement requirements for existing streets in residential and commercial zones, and Section 23.53.030, Alley improvements in all zones.

Industrial Commercial
Screening and Landscaping [23.50.038]
A.1. Landscaping that achieves a Green Factor score of 0.30 or greater, pursuant to Section 23.86.019, is required for any lot zoned Industrial Commercial (IC) located within a designated urban village or urban center, with:

b. Development, either a new structure or an addition to an existing structure, containing more than 4,000 new square feet of non-residential uses;

A.3. All uses shall provide street trees, unless it is determined by the Director to be infeasible. If it is not feasible to plant street trees in the planting strip, then they shall be provided in the required 5-foot deep landscaped area along street lot lines.

B. Blank facade limits apply to the area of the facade between 2 and 8 feet above the sidewalk.

a. Any portion of a facade that is not transparent shall be considered to be a blank facade. Clear or lightly tinted glass in windows, doors and display windows shall be considered transparent. Transparent areas shall allow views into the structure or into display windows from the outside.
b. Portions of a facade of a structure that are separated by transparent areas of at least 2 feet in width shall be considered separate facade segments for the purposes of this subsection 23.50.038.B.
c. Except as provided for in subsection 23.50.038.C.6, blank segments of facades that are 60 feet wide and greater, and within 20 feet of the street lot line shall be screened by one of the following:

1) A hedge that will achieve a height of at least 5 feet within 3 years of planting and a height of at least 10 feet at full maturity; or
2) Trellises and vining plants attached to the wall up to a minimum height of 10 feet; or
3) A landscaped area meeting subsection 23.50.034.C, landscaped areas or berms.

Industrial Buffer and Industrial Commercial
Light and glare standards [23.50.046]

ZONING ANALYSIS

N/A (only applies to sites adjacent to residential zones).

Transportation Concurrency Level-of-Service Standards [23.50.050]
Proposed uses in industrial zones shall meet the transportation concurrency level-of-service standards prescribed in Chapter 23.52.

Access to lots [23.53.005]
A.3. For non-residential uses and live-work units that provide parking, **an amount of lot line sufficient to provide the required driveway width shall abut a street**, or an alley improved to the standards of Section 23.53.030; or a private permanent vehicle access easement to a street meeting the standards of Section 23.53.025. If no vehicular access is required or provided, then pedestrian access meeting the provisions of subsection 23.53.025.F for pedestrian access easements to residential uses shall be met.

Required Parking [23.54.015]
Table A for 23.54.015, **minimum parking required:**

B.2. Eating and Drinking Establishments - 1 per 250 sf
B.10. Sales and services, general – 1 per 500 sf
B.8. Offices – 1 per 1,000 sf

II.K. Non-residential uses in urban villages that are not within an urban center or the Station Area Overlay District, **if the non-residential use is located within 1,320 feet of a street with frequent transit service**, measured as the walking distance from the nearest transit stop to the lot line of the lot containing the non-residential use =
No minimum requirement.

Bicycle parking (Table D for 23.54.015)
A.1. Eating and Drinking Establishments:
1 per 5,000sf long term
1 per 1,000sf short term

A.5. Offices and Labs:
1 per 2,000sf long term,
1 per 10,000sf short term

A.6. Sales and Services, general:
1 per 4,000sf long term
1 per 2,000sf short term

Parking Space Standards [23.54.030]
B.2.c. When 20 or more parking spaces are provided, a minimum of **35 percent of the parking spaces shall be striped for small vehicles**. The minimum required size for small parking spaces shall also be the maximum size. A maximum of 65 percent of the parking spaces may be striped for small vehicles. **A minimum of 35 percent of the spaces shall be striped for large vehicles**.

D.2.a. Minimum width of driveways for two way traffic shall be 22 feet and the maximum width shall be 25 feet
D.2.b. Driveways shall conform to the minimum turning path radius (18').
D.2.c. For driveways that provide access to a solid waste management use the Director may allow both a maximum driveway width greater than the limits set in subsection 23.54.030.D.2.a and appropriate turning path radii, as determined necessary for truck maneuvering.

D.3. No portion of a driveway, whether located on a lot or on a right-of- way, shall exceed **a slope of 15 percent**, except as provided in this subsection 23.54.030.D.3.

Loading Berth Requirements [23.54.035]
Lodging, **offices**, business incubator, and business support services are considered Low Demand per Table for 23.54.035.A:
under 40,000sf: none required
40,000-60,000sf: 1 berth required
60,001-160,000sf: 2 berths required

Eating and Drinking Establishments, Personal and household retail sales and services are considered Medium Demand per Table for 23.54.035.A:
under 10,000sf: none required
10,000-60,000sf: 1 berth required
60,001-160,000sf: 2 berths required

Solid Waste & Recyclable Materials Storage and Access [23.54.40 Table A]
50,001-100,000 sf = 225 sf of storage
100,001-200,000 sf = 275 sf of storage
D.1. Minimum dimension of storage area is 7 feet

TYPE I DIRECTOR DECISION

ORIGINAL CODE LANGUAGE:

23.54.035 Loading Berth Requirements and Space Standards

C. Standards for Loading Berths
2. Length

a. High-demand Uses. Each loading berth for a high-demand use shall be a minimum of fifty-five (55) feet in length unless reduced by determination of the Director as provided at subsection C2c.
b. Low- and Medium-demand Uses. Each loading berth for low- and medium-demand uses, except those uses identified in subsection C2d, shall be a minimum of thirty-five (35) feet in length unless reduced by determination of the Director as provided at subsection C2c.
c. Exceptions to Loading Berth Length. Where the Director finds, after consulting with the property user, that site design and use of the property will not result in vehicles extending beyond the property line, loading berth lengths may be reduced to not less than the following:
(i) High-demand Uses. Thirty-five (35) feet when access is from a collector arterial or local access street; and forty-five (45) feet when access is from a principal or minor arterial street;
(ii) Low- and Medium-demand Uses. Twenty-five (25) feet.

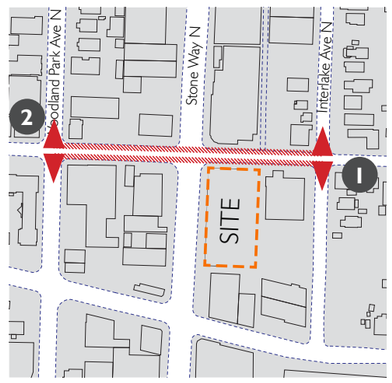
We are proposing to reduce loading berth length to twenty-five feet.

Reasoning: With 10 year commercial office leases being commonplace, the office use will not require frequent loading from larger deliveries like furniture, and many vehicles used for deliveries have shown to be by smaller box trucks in similar buildings. The retail uses will have smaller, more frequent deliveries via short-term commercial loading provided along Stone Way N.

SITE CONTEXT PHOTOS

1 ELEVATION: N 36TH STREET (LOOKING SOUTH)

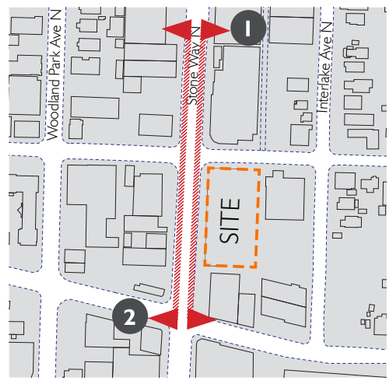
2 ELEVATION: N 36TH STREET (LOOKING NORTH)



SITE CONTEXT PHOTOS

1 ELEVATION: STONE WAY N (LOOKING EAST)

2 ELEVATION: STONE WAY N (LOOKING WEST)



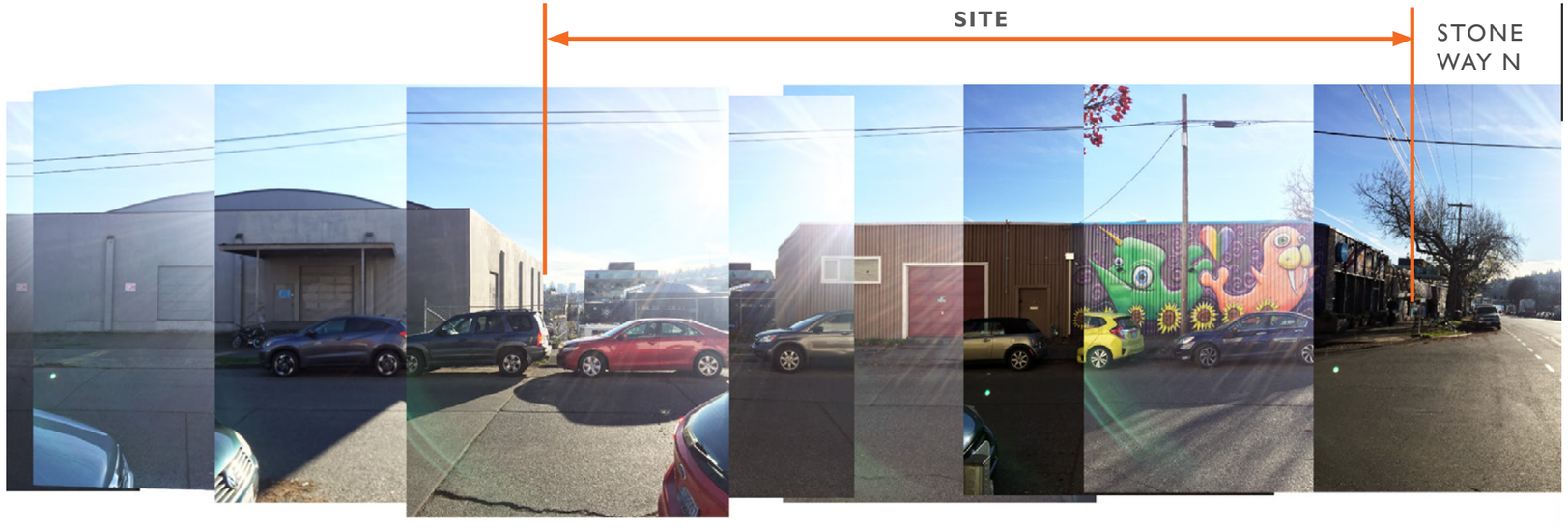
SITE CONTEXT PHOTOS

1 STONE WAY N (LOOKING SOUTH)

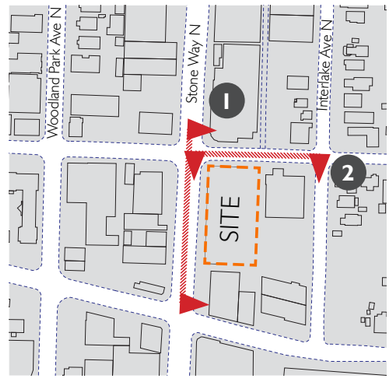
2 STONE WAY N (LOOKING NORTH)

SITE CONTEXT PHOTOS

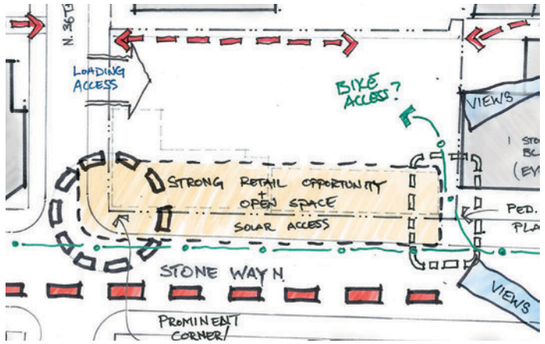
1 ENLARGED ELEVATION: STONE WAY N (LOOKING EAST)



2 ENLARGED ELEVATION: N 36TH ST (LOOKING SOUTH)



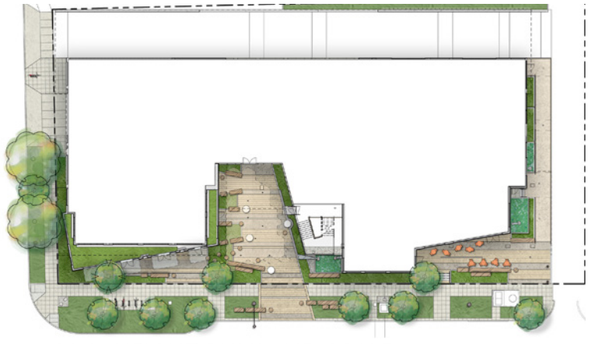
EDG DESIGN GUIDELINES



CS-2: RESPONDING TO SITE CHARACTERISTICS


CS-1: ENERGY USE


CS-2: UPPER LEVELS SET BACK

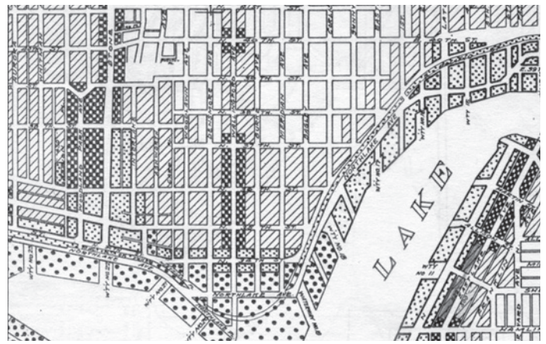

CS-2: HEIGHT BULK AND SCALE

THEME		TITLE	SDG/ WDG	DESIGN GUIDELINE	KEY ISSUES FOR SITE/PROJECT	APPLICANT RESPONSE	SEE PG.
CONTEXT AND SITE	CS - 1	NATURAL SYSTEMS AND SITE FEATURES: Use natural systems and features of the site and its surroundings as a starting point for project design.	SDG	A. Energy Use	As a participant of the LBPP, the project must meet energy and water efficiency and stormwater mitigation measures beyond code. The extreme grade condition where ROWs were historically built up make for challenging conditions for vehicle access from the south and east, and create opportunities for landscape and hardscape solutions to transition the interior ground floor spaces to sidewalk grade.	The building will utilize passive design strategies, daylighting, solar heat gain mitigation strategies, an efficient mechanical system, operable windows, and on-site & off-site energy generation. The design will employ rainwater capture and reuse, and will celebrate rainwater reuse in the public realm. A private driveway will be used to provide vehicle access to the below-grade parking garage.	
			SDG	B. Sunlight and Natural Ventilation			
			SDG	C. Topography			
			SDG	D. Plants and Habitat			
			SDG	E Water			
			WDG	I. Landscape Design to Address Special Site Conditions			
	CS - 2	URBAN PATTERN AND FORM: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces and open spaces in the surrounding area.	SDG	A. Location in the City and Neighborhood	The Stone Way corridor acts as a “gateway” in two directions – between Wallingford and Fremont neighborhoods, and between the maritime industrial area to the south and the residential area to the north. The zoning transitions from industrial-commercial at the project site to commercial the north. The project is on a corner lot, with a zero-lot line condition with an existing warehouse building to the east. As a participant in the LBPP, the project will include additional floor area and height. The prominent site views are toward Lake Union, downtown, and Mount Rainier, and territorial views to the southwest. Per the Wallingford guidelines, development along Stone Way N should set back to complement and preserve views from public rights-of-way. The street wall and fabric is of small-scale retail and restaurants, with setbacks and plazas encouraged by Wallingford Guidelines.	The building will set back above the first two floors to provide pedestrian relief in massing and maintain the view down Stone Way N toward the water. The subtle gable roof reduces apparent mass from the street level. The ground floor plan will include active retail and provide semi-private spaces and plazas, and encourage mixing between office and retail employees and visitors.	
			SDG	B. Adjacent Sites, Streets, and Open Spaces			
			SDG	C. Relationship to the Block			
			SDG	D. Height, Bulk, and Scale			
			WDG	I. Responding to Site Characteristics			
			WDG	II. Streetscape Compatibility			
			WDG	III. Corner Lots			
			WDG	IV. Height, Bulk, and Scale Compatibility			

EDG DESIGN GUIDELINES

CS-3: LOCAL HISTORY - TRESTLE BRIDGE

CS-3: ARCHITECTURAL CONTEXT



CS-3: LOCAL HISTORY - HISTORICAL ZONING

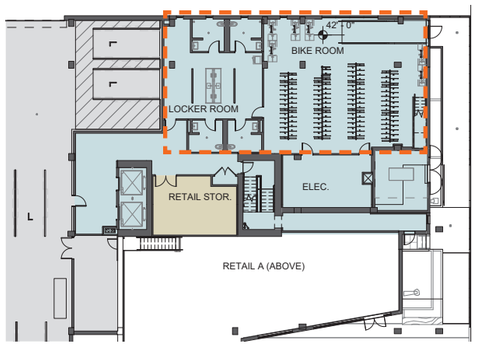
PL-2: PEDESTRIAN OPEN SPACES & ENTRANCES

THEME		TITLE	SDG/ WDG	DESIGN GUIDELINE	KEY ISSUES FOR SITE/PROJECT	APPLICANT RESPONSE	SEE PG.
CONTEXT AND SITE	CS - 3	ARCHITECTURAL CONTEXT AND CHARACTER: Contribute to the architectural character of the neighborhood.	SDG	A. Emphasizing Positive Neighborhood Attributes	Fremont is an eclectic, vibrant, artistic neighborhood, and the industrial buildings along Stone Way N have supported a variety of uses. The Stone Way bridge across Lake Union, streetcar lines, and regrading of the streets historically impacted the urban context. New buildings should strive for a contextual approach to design. The best of the recent trend of offices and retail along N 34th Street should be reflected in the design. Ground floors and bases immediately next to pedestrians should reflect a higher level of detail refinement and high quality materials. Encourage transparent, open facades for commercial uses at street level.	The design will consider abstract references to the railroad trestle that occupied the block. The material palette will look to balance “cool” materials (e.g. glass and steel) and “warm” (e.g. brick and wood) materials for contrast and interest. High-quality, durable and tactile materials will be emphasized where closer to pedestrians.	
			SDG	B. Local History and Culture			
			WDG	I. Architectural Context			
PUBLIC LIFE	PL - 1	CONNECTIVITY: Complement and contribute to the network of open spaces around the site and the connections among them.	SDG	A. Network of Open Spaces	With this mixed-use office project, additional pedestrian volumes on sidewalks adjacent to this site are anticipated. The northwest and southwest corners of the project, activated by retail, present opportunities for a lively, pedestrian-oriented open space.	The design concept includes widened sidewalks and activated open spaces at the NW, central, and SW portions of the site.	
			SDG	B. Walkways and Connections			
			SDG	C. Outdoor Uses and Activities			
	PL - 2	WALKABILITY: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features	SDG	A. Accessibility	Fremont has a tradition of playful wayfinding, encouraging pedestrian activity and exploration to appreciate public art and landmarks. Stone Way N will benefit from convenient and attractive access to building entries. Safety and security are a concern in this neighborhood, especially in underlit areas and alleys.	The project will include wayfinding and environmental interpretive signage as part of the Beauty Petal requirements for the Living Building Petal Certification. Lighting design will consider safety, security, and comfort as key design criteria.	
			SDG	B. Safety and Security			
			SDG	C. Weather Protection			
			SDG	D. Wayfinding			
			WDG	I. Pedestrian Open Spaces and Entrances			
			WDG	II. Blank Walls			
			WDG	III. Personal Safety and Security			

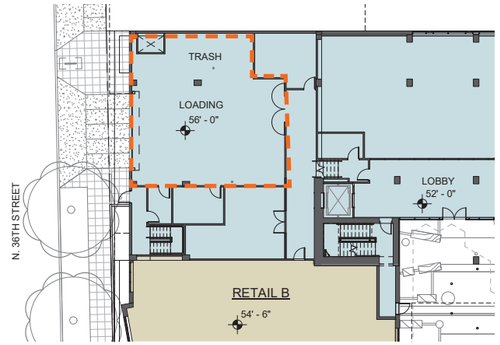
EDG DESIGN GUIDELINES

PL-3: RETAIL EDGES

PL-3: HUMAN ACTIVITY - OUTDOOR SEATING



PL-4: BIKE STORAGE AND SHOWERS

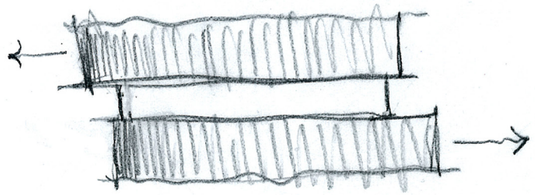


DC-1: LOADING OFF 36TH AVE

THEME		TITLE	SDG/ WDG	DESIGN GUIDELINE	KEY ISSUES FOR SITE/PROJECT	APPLICANT RESPONSE	SEE PG.
PUBLIC LIFE	PL - 3	STREET LEVEL INTERACTION: Encourage human interaction and activity at the street level with clear connections to building entries and edges.	SDG	A. Entries	Retail frontage is emerging along Stone Way N with destination restaurants and cafes. Entries should be clearly identifiable and visible from the street. Ground level setbacks can accommodate pedestrian traffic, sheltered semi-private spaces, plazas, and amenity features. Outdoor dining, indoor-outdoor commercial/retail space, balconies, public plazas and outdoor seating are particularly encouraged on Stone Way North.	Retail edges will be clearly articulated with careful thought to each entry sequence and attracting retail/restaurant customers. Storefronts will be transparent to the sidewalk. Entries will be marked with canopies and signage.	
			SDG	B. Residential Edges			
			SDG	C. Retail Edges			
			WDG	I. Entrances Visible from the Street			
			WDG	II. Human Activity			
	PL - 4	ACTIVE TRANSPORTATION: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.	SDG	A. Entry Locations and Relationships	The project location benefits from easy access to the Burke-Gilman trail one block to the south, and to the heart of Fremont to the west. There is currently a strong bike presence with traffic in both directions (sharrow and dedicated bike lane) on Stone Way N. The site is well-served by transit.	The bicycle storage/locker facility in the building will be located with consideration of how cyclists will access the site via bike facilities in the right of way, and as a route from the Burke-Gilman Trail.	
			SDG	B. Planning Ahead for Bicyclists			
			SDG	C. Planning Ahead for Transit			
DESIGN CONCEPT	DC - 1	PROJECT USES AND ACTIVITIES: Optimize the arrangements of uses and activities on site.	SDG	A. Arrangement of Interior Uses	The preference by SDOT is to remove curb cuts and not provide access from Stone Way N. There is no public alley serving the site, therefore any vehicle access must be provided by driveways or directly into structured parking from the right of way.	The project provides vehicle, loading, and trash access from N 36th Street, recognizing that Stone Way is a major vehicle thoroughfare with dedicated bike lanes and new curb cuts are discouraged by SDOT.	
			SDG	B. Vehicular Access and Circulation			
			SDG	C. Parking and Service Uses			
			WDG	I. Parking and Vehicle Access			
			WDG	II. Location of Parking on Commercial Street Fronts			
			WDG	III. Design of Parking Lots Near Sidewalks			

EDG DESIGN GUIDELINES

DC-2: MASSING BREAKDOWN



DC-2: MASSING CONCEPT

DC-4: LANDSCAPING ENHANCE BUILDING

THEME		TITLE	SDG/ WDG	DESIGN GUIDELINE	KEY ISSUES FOR SITE/PROJECT	APPLICANT RESPONSE	SEE PG.
DESIGN CONCEPT	DC - 2	ARCHITECTURAL CONCEPT: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	SDG	A. Massing	The retail ground floor, parking level, and ideal office floor heights drive the overall building height. The project is pursuing a 15% increase in allowable area and 10' in height through the LBPP. The elevations must be designed on all four facades, and respond to adjacent properties in a sensitive manner. Rooftop building systems, including mechanical equipment, should be screened from all key observation points. Distinctive building features and signage should provide architectural detail and interest.	The massing will be modulated to break down the long façade along Stone Way N. The retail base will be distinct from the upper massing, to differentiate between the retail/restaurant uses.	
			SDG	B. Architectural and Facade Composition			
			SDG	C. Secondary Architectural Features			
			SDG	D. Scale and Texture			
			SDG	E. Form and Function			
			WDG	I. Architectural Concept and Consistency			
			WDG	II. Human Scale			
			WDG	III. Retaining Walls			
	DC - 3	OPEN SPACE CONCEPT: Integrate open space design with the design of the building so that each complements the other.	SDG	A. Building-Open Space Relationship	Building setbacks along Stone Way N can be utilized to create public open space at grade.	Building setbacks along Stone Way N will be utilized to create public open space at grade. Building and landscape/hardscape integration will be emphasized through geometry and movement of people through the outdoor support spaces.	
			SDG	B. Open Spaces Uses and Activities			
			SDG	C. Design			
			WDG	I. Residential Open Space			
	DC - 4	EXTERIOR ELEMENTS AND FINISHES: Use appropriate and high quality elements and finishes for the building and its open spaces.	SDG	A. Exterior Elements and Finishes	Exterior elements and finishes are important, especially at the ground floor and pedestrian experience. Street trees are constrained by the overhead power lines.	The building design will be integrated with landscape design to create a pleasant urban environment. High quality lighting and signage will support the activation of the retail/ restaurants at grade as well as the commercial office entry. The ground plane material will mark entries and plazas and provide subtle wayfinding clues, and provides a seamless transition from ROW to private property. Street tree selection will consider the overhead power lines	
			SDG	B. Signage			
			SDG	C. Lighting			
			SDG	D. Trees, Landscape, and Hardscape			
			WDG	I. Landscape to Reinforce Design Continuity with Adjacent Sites			
			WDG	II. Landscaping to Enhance the Building / Site			

SHADOW DIAGRAMS

	9:00 AM	12:00 PM	3:00 PM
SUMMER SOLSTICE			
EQUINOX			
WINTER SOLSTICE