

1370 STEWART

DEVELOPER

Arbutus Properties
110-1529 West 6th Ave
Vancouver, BC, Canada V6J 1R1

ARCHITECT

Perkins&Will
1301 Fifth Avenue
Suite 2300
Seattle, WA 98101

LANDSCAPE ARCHITECT

Site Workshop
3800 Woodland Park Ave. N.
Suite 200
Seattle, WA 98103

Contents

01.

Overview of Design Evolution and Responses to Guidance

02.

Design Response

- 1. Site
- 2. Tower
- 3. Podium & Pedestrian Experience

03.

Materials

04.

Landscape

05.

Lighting

06.

Departures

07.

Architectural Drawings

Design Goals

Context & Site

- 1. Express the unique character of the site as a pivot point in the city grid.
- 2. Integrate engaging outdoor spaces activated by ground floor uses.

Public Life

- 1. Contribute to a robust network of pedestrian outdoor spaces that feature nature and natural elements.
- 2. Provide a continuous interactive street experience that invites discovery and engagement.

Design Concept

- 1. Create a dynamic sculptural response at the podium and tower scales.
- 2. Reinforce the dynamic form with expressive and refined details at all scales.

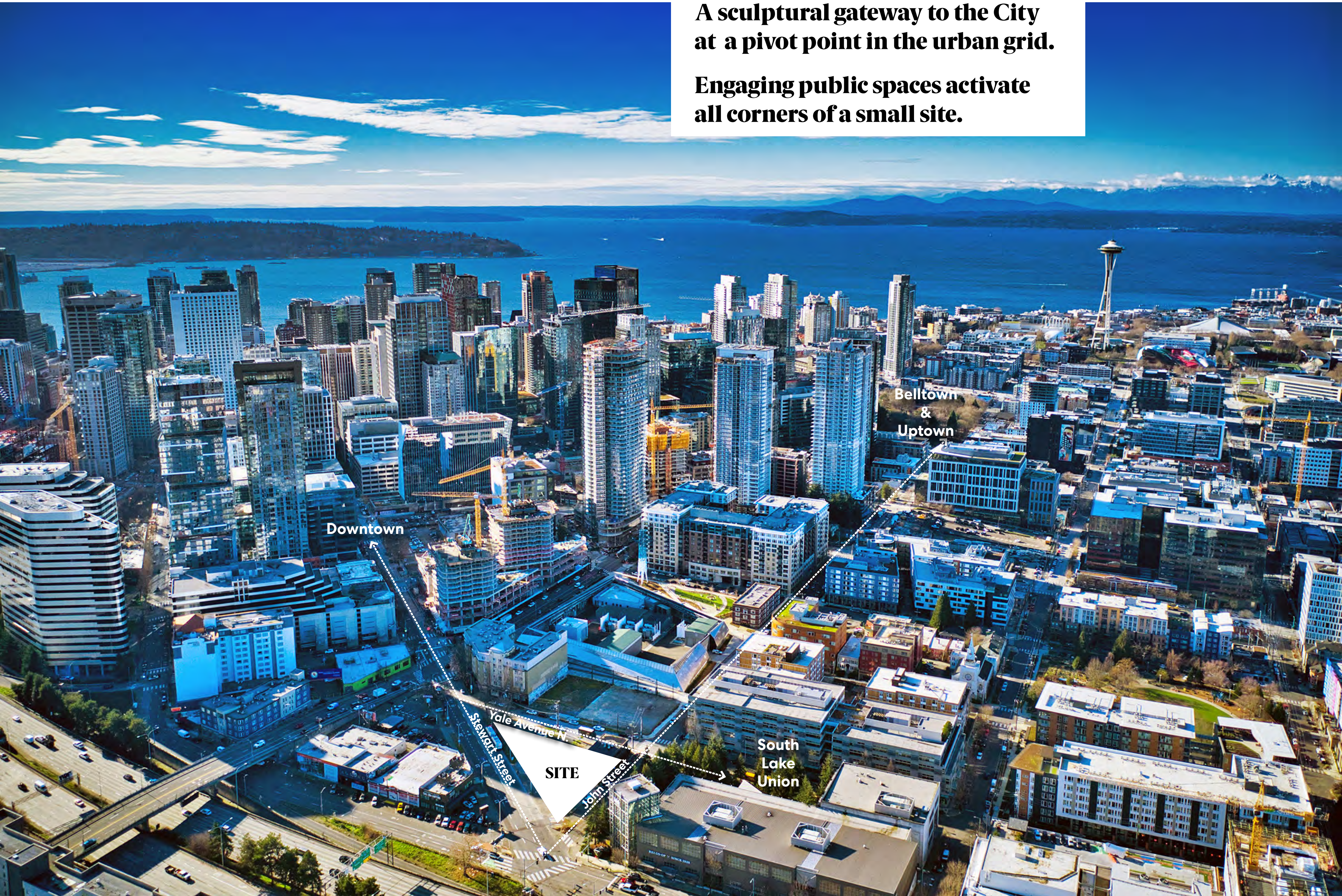
Overview of Design Evolution and Responses to Guidance

Program

Site Area	20,960	SF
Retail	11,646	SF
Amenity	22,470	SF
Residential	446,250	SF
Units	435	
Parking spaces	119	

A sculptural gateway to the City
at a pivot point in the urban grid.

Engaging public spaces activate
all corners of a small site.



01 : Overview of Design Evolution and Responses to Guidance



At **EDG1** the neighborhood context of similar height towers was evaluated.

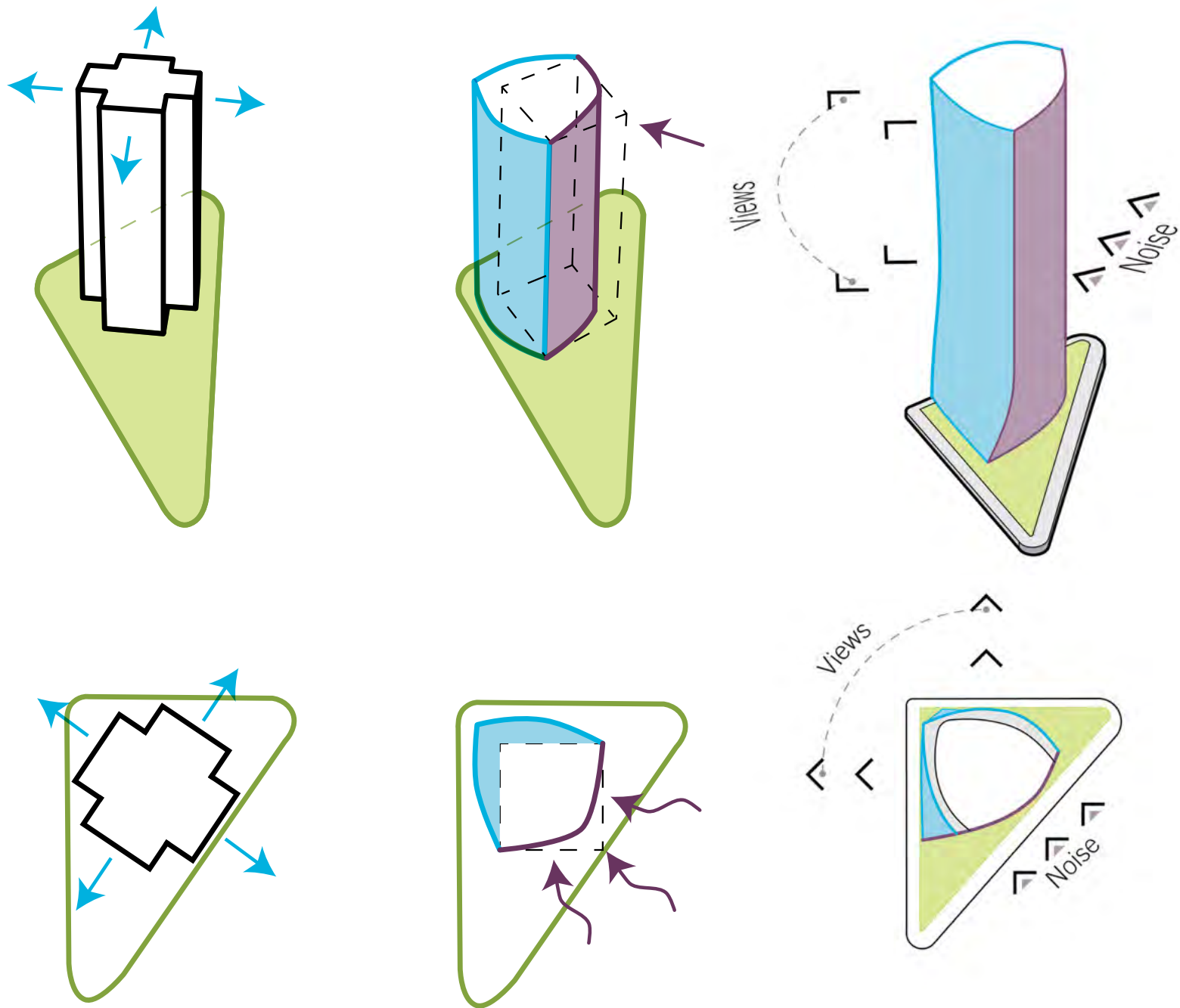
DC2.4 Architectural Concept: Tall Buildings

a. Response to Context: Integrate and transition to a surrounding fabric of differing heights; relate to existing visual datums, the street wall and parcel patterns. Respond to prominent nearby sites and/or sites with axial focus or distant visibility, such as waterfronts, public view corridors, street ends.

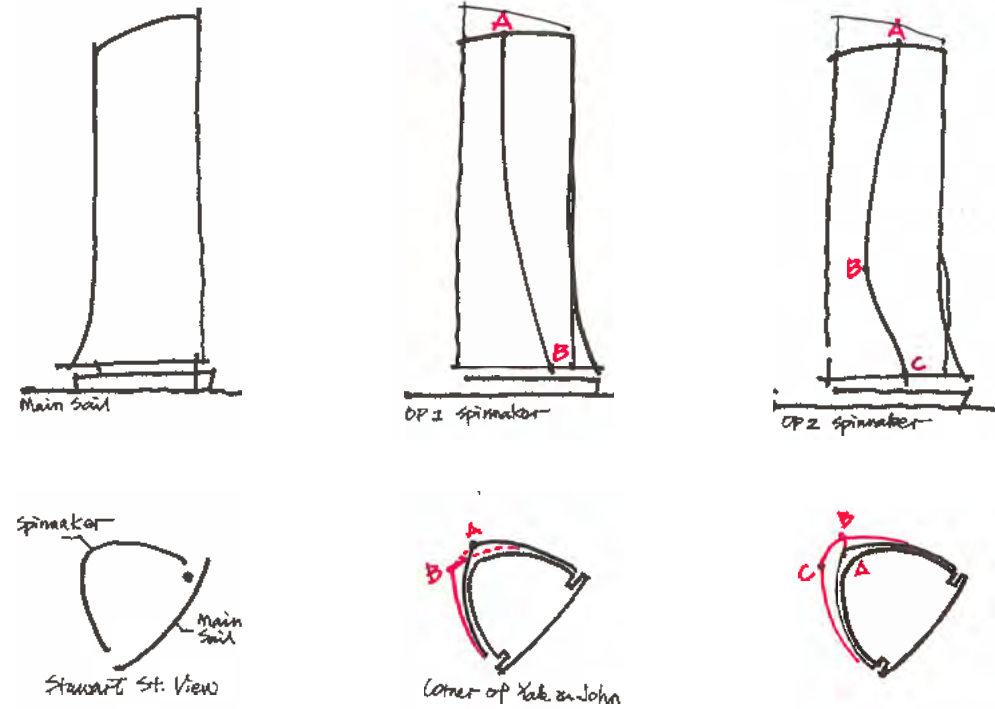
DC2.4 Architectural Concept: Tall Buildings

c. Tall Form Design: Avoid long slabs and big, unmodulated boxy forms, which cast bigger shadows and lack scale or visual interest. Consider curved, angled, shifting and/or carved yet coherent forms. Shape and orient tall floorplates based on context, nearby opportunities and design concepts, not simply to maximize internal efficiencies. Modulation should be up-sized to match the longer, taller view distances.

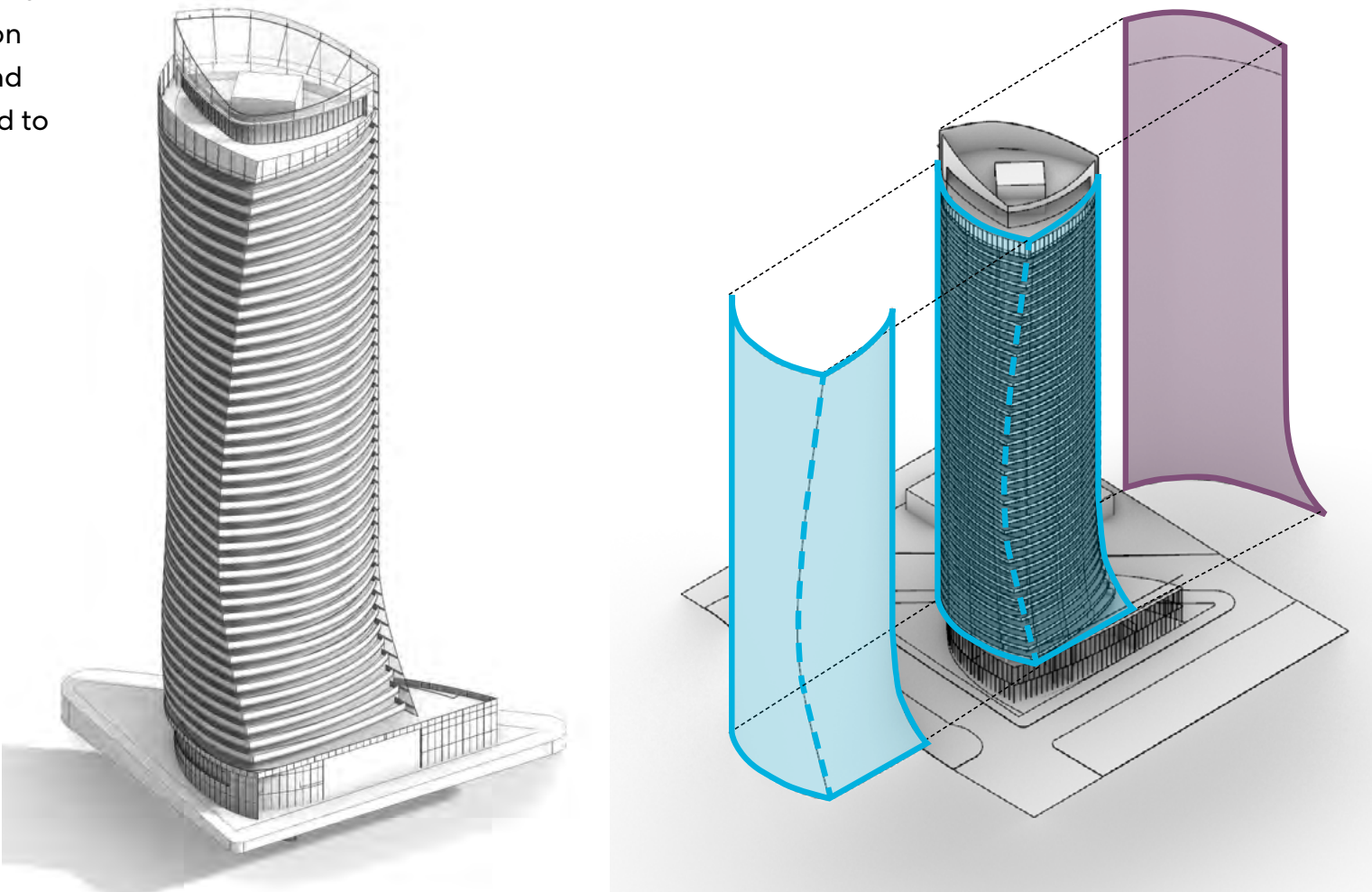
At **EDG1** several alternatives for planning and massing of a residential tower and podium were evaluated in response to site geometry, views, freeway noise, and pedestrian connections. The site geometry and context suggested sculptural and curvilinear design response versus cubic which the Board supported.



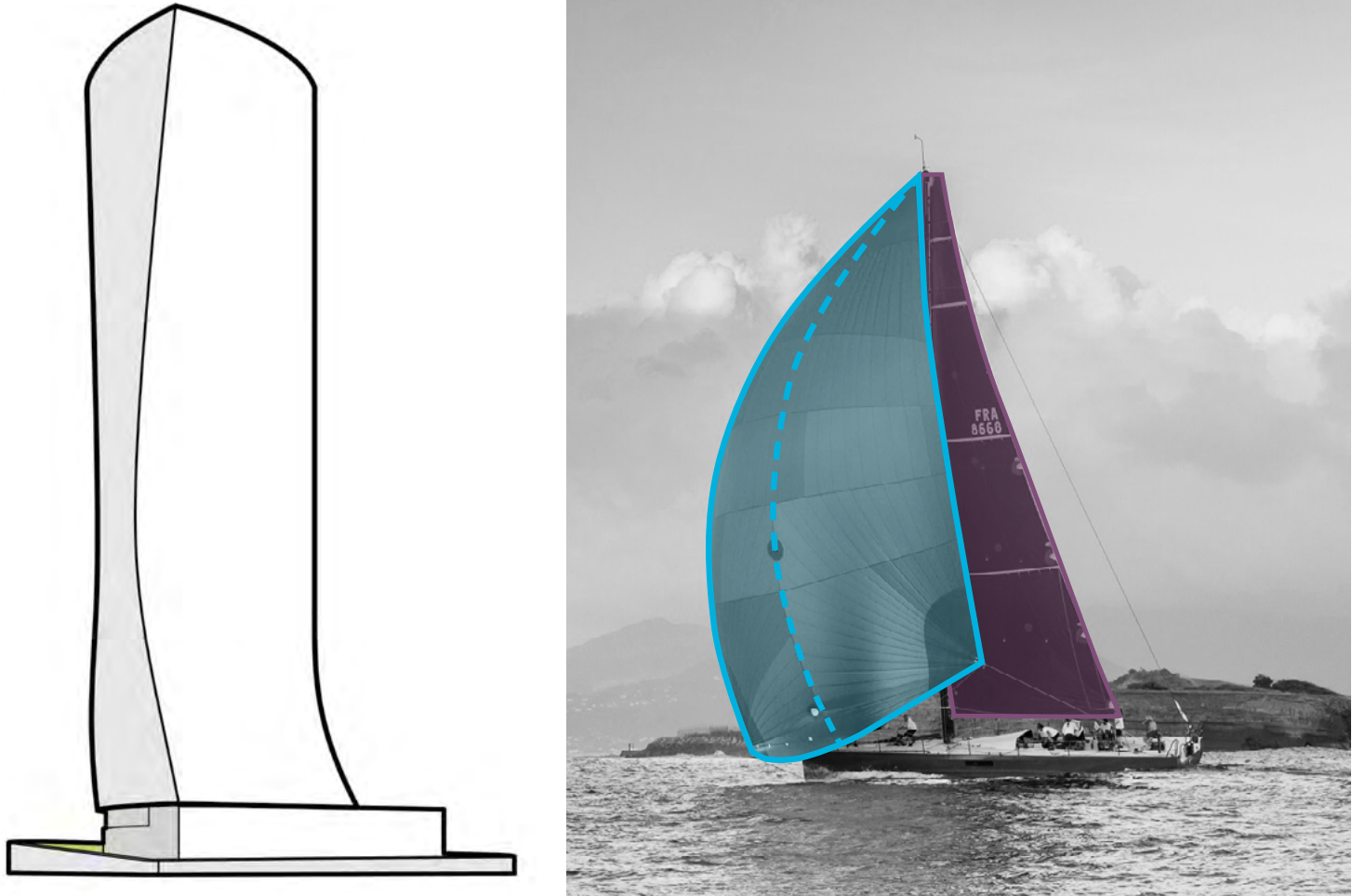
At **EDG2** the sculptural form of the tower and podium were further developed in response to site and context. The three sided site yielded a dynamic three sided form with a sinuous expression created by balcony edges.



At **EDG2** The distinct difference in character to the east side of the site facing I-5 informed the differentiation in cladding, expression, and balconies which responded to these important site cues.



At **EDG2** The analogy to a sailboat with a dynamic geometry expressive of directionality and movement was discussed as a conceptual reference for an architecture that could evoke similar themes of lightness, movement, crisp lines, and precision in detailing.



01 : Overview of Design Evolution and Responses to Guidance

PL1.1
Public Life:
Connectivity: Network of Open Spaces

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

At **EDG2** The concept of integrating with a neighborhood pedestrian network of green spaces was developed through the detailing of landscape and open spaces.



At **EDG2** The concept of activating all corners of the site (on two separate floors) with public spaces, landscape, retail, and residential lobby was discussed in detail and the proposed design supported by the Board.



01 : Overview of Design Evolution and Responses to Guidance

1.Site

Guidance:

- The Board expressed unanimous support for the large open spaces created on two corners on John Street.
- The Board supported the schematic landscape plan, particularly as it related to the unique and now mature landscape of REI on the block directly north.
- The Board appreciated the site analysis supporting the width and height of the podium and identifying the datum created by the height of the trees at REI.

Response:

- The site concept has been maintained and developed in accordance with the Board’s support.



2. Tower

Guidance:

1. The Board continued to support the dynamic and elegant form of the proposed tower.
2. The Board gave guidance to revisit the intermediate scale of the tower design.

Response:

1. The tower form has been maintained.
2. Intermediate scale in the tower has been integrated with various strategies including legible, multi-story intermediate scale elements: floor groupings, gaskets, off-sets, projections, sky terraces, layering, each reinforcing the Board supported architectural concept.



3. Podium & Pedestrian Experience

Guidance:

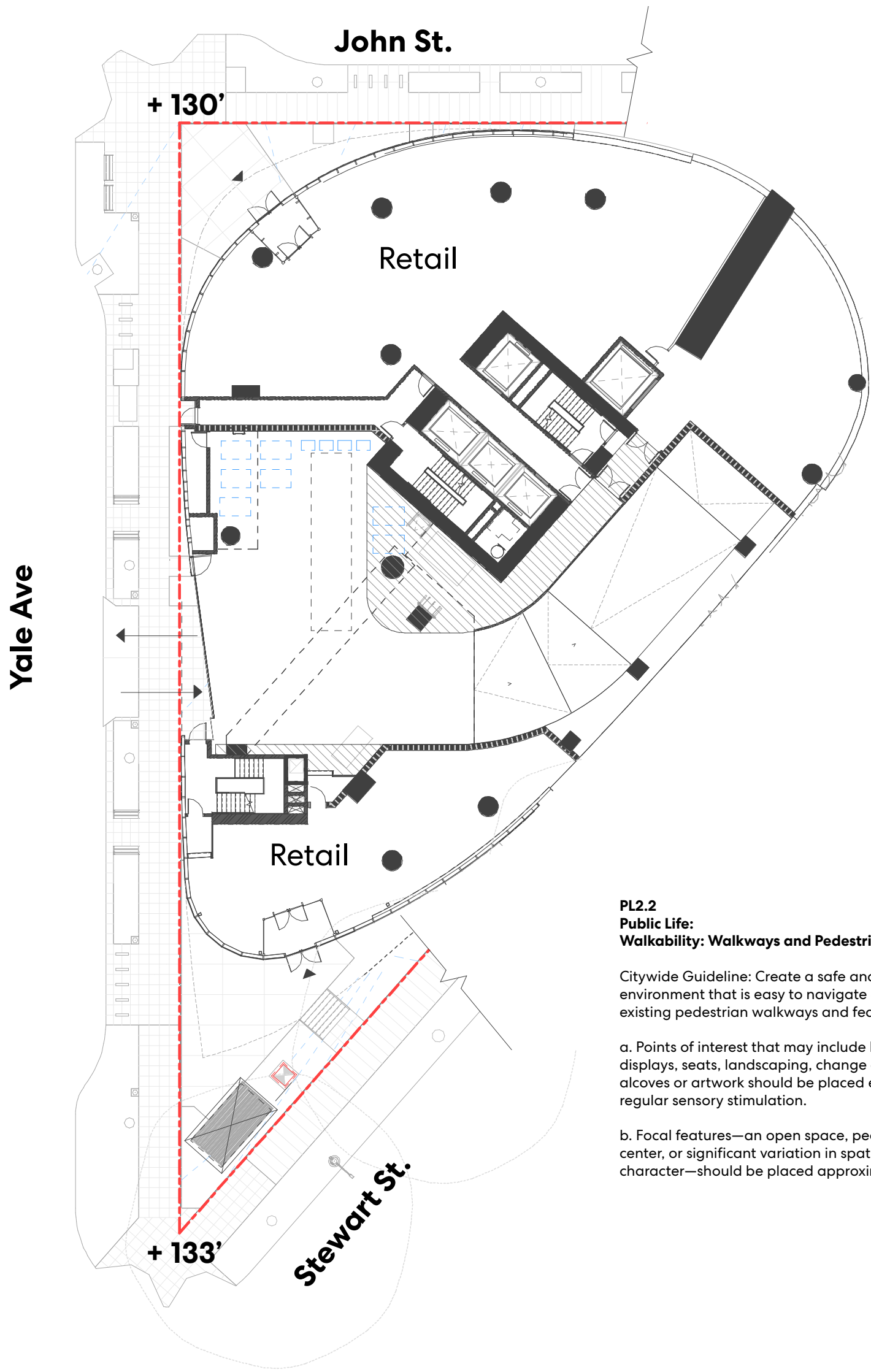
1. For the podium to read as a ‘street wall and create the pedestrian scale called for in the Guidelines, The Board agreed that the tower should be set back from the podium at the [northwest] corner.
2. The Board recognized that Yale was the appropriate location for building services, but noted that the composition and materiality of this area (and the garage door) will be of critical importance.
3. The Board reiterated and emphasized their guidance from the first meeting: “(that) The design should express a logical scheme for human scale elements in the pedestrian zones”.

Response:

1. The tower has been setback from the podium for the entire 360 degree experience of the site.
2. The composition and materiality of the garage entry and door have been developed accordingly
3. The details of the podium have been developed to incorporate human scale elements in the pedestrian zone, including development of canopies, detailing of the podium enclosure, site furnishings, lighting design, signage, and landscape.



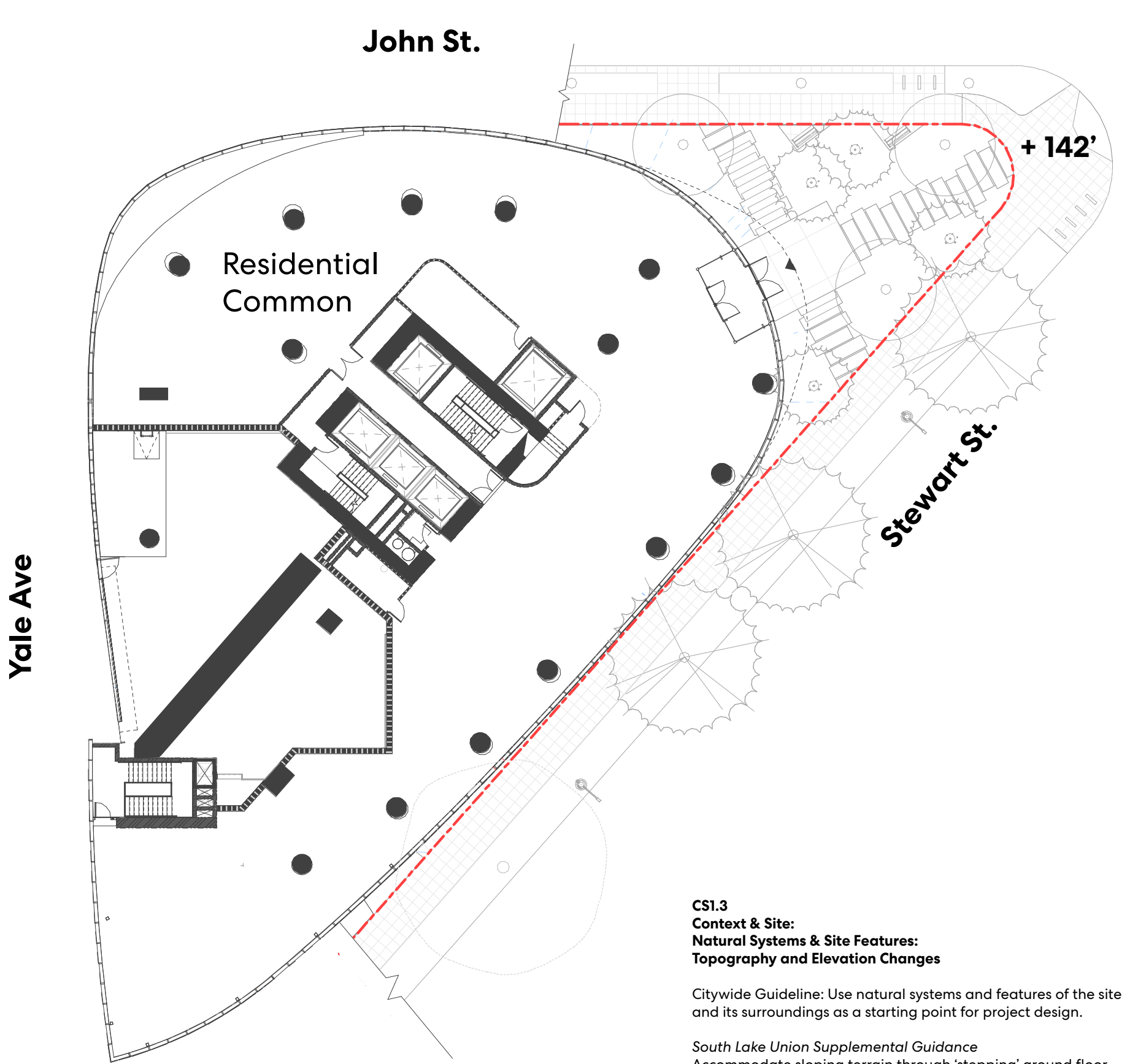
Design Response: Site



PL2.2
Public Life:
Walkability: Walkways and Pedestrian Interest

Citywide Guideline: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

- a. Points of interest that may include building entrances, window displays, seats, landscaping, change of architectural character, alcoves or artwork should be placed every 15 to 20 feet to create regular sensory stimulation.
- b. Focal features—an open space, pedestrian connection, activity center, or significant variation in spatial enclosure or architecture character—should be placed approximately every 130 feet.



CS1.3
Context & Site:
Natural Systems & Site Features:
Topography and Elevation Changes

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

- South Lake Union Supplemental Guidance*
- Accommodate sloping terrain through 'stepping' ground floor and other architectural features. Emphasis should be placed on ground-level treatments that create a safe, attractive transition between the site and pedestrian zone.
- b. Setback or recess entrances for a gracious transition from a sloped sidewalk to a flat grade at the entry.
 - c. Conceal underground parking from street views and design any parking walls exposed above grade-level with an attractive treatment such as integrated, quality architectural cladding, planting, and/or artwork.
 - d. Create a safe visual transition between ground-level interior and adjacent pedestrian areas and public sidewalks.



REC



REC



REC

02.1 : Design Response / Site

DC3.1
Design Concept:
Open Space Concept: Building Open Space Relationship

Citywide Guideline: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

South Lake Union Supplemental Guidance
Open spaces accessible to the public should be visible from the street.

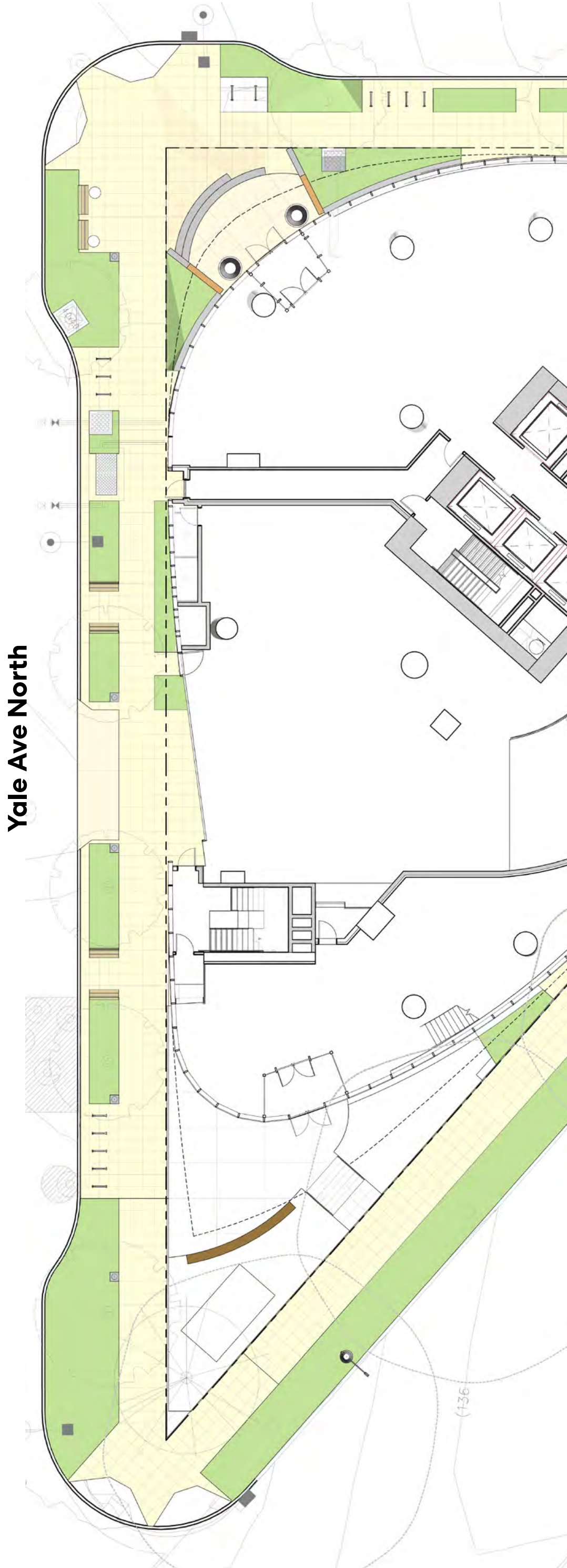
DC4.2
Design Concept:
Open Space Concept: Trees, Landscape, and Hardscape

Citywide Guideline: Use appropriate and high-quality elements and finishes for the building and its open spaces.

South Lake Union Supplemental Guidance

a. Encourage landscaping that meets LEED criteria, or an equivalent standard. This is a priority in the Cascade neighborhood.

b. Where appropriate, install indigenous trees and plants to improve aesthetics, capture water, and create habitat.

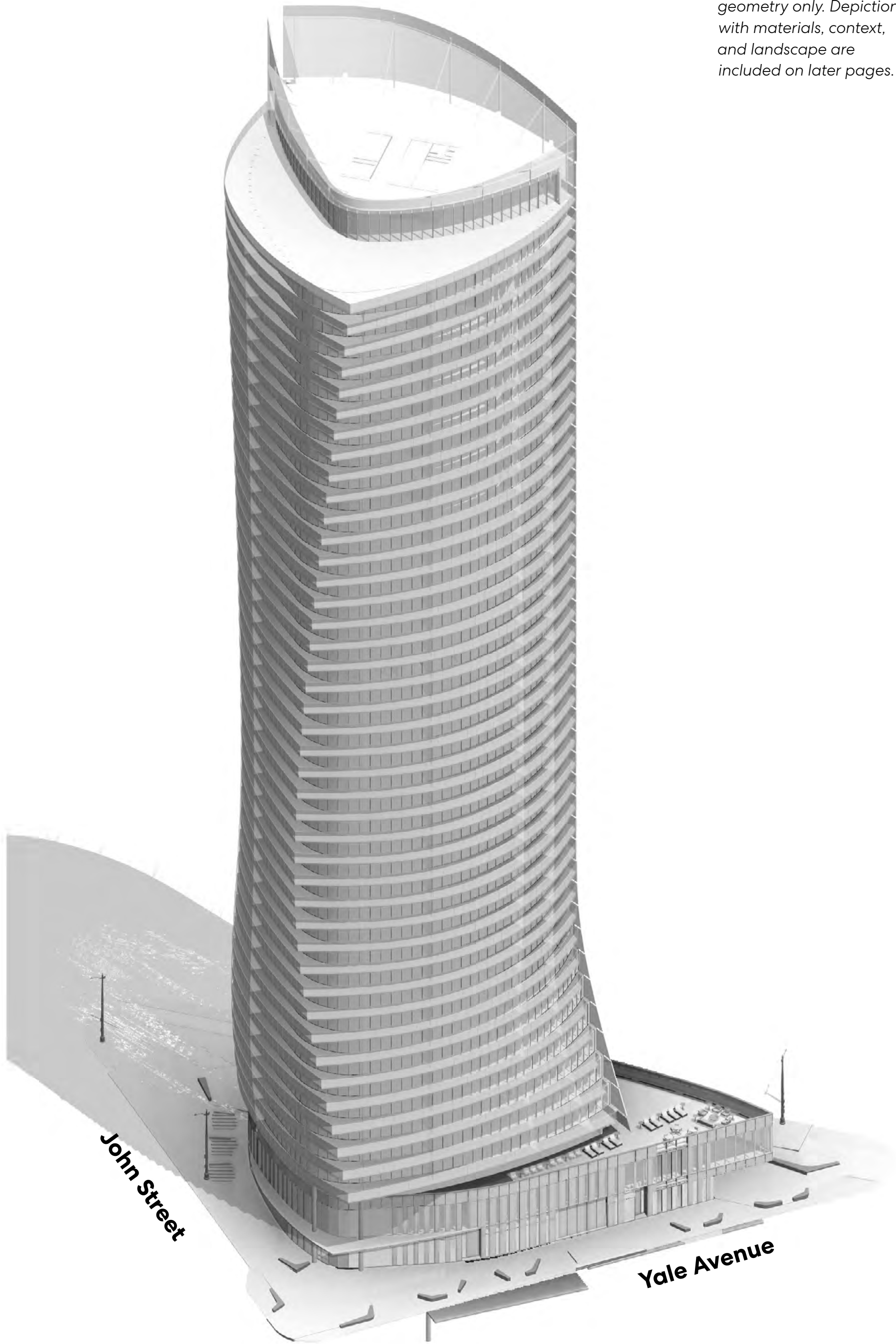


Design Response: Tower & Podium

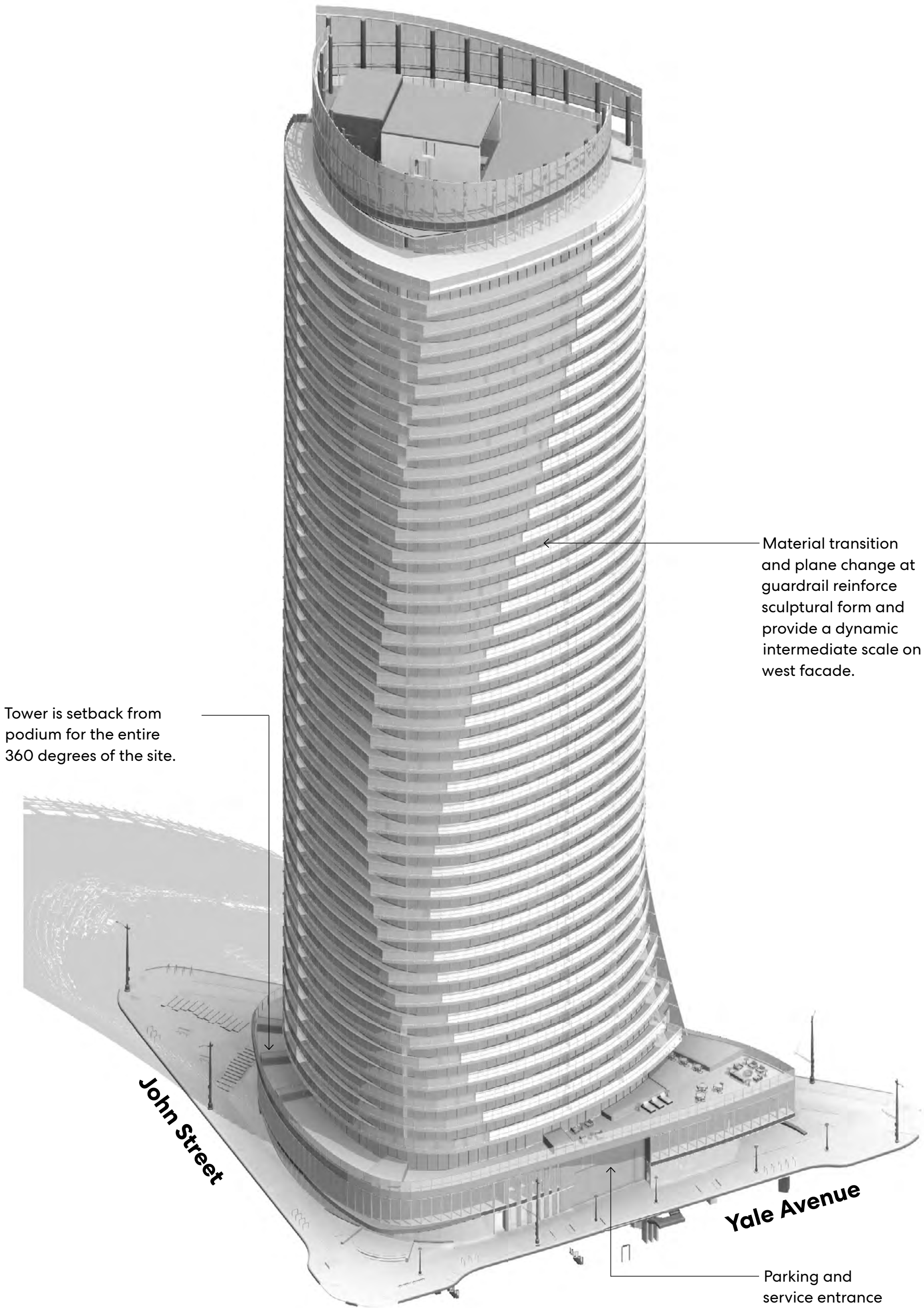
02.2 : Design Response / Tower & Podium

Birdseye view from northwest: **EDG 2**

Diagrams on these pages are intended for comparison of building geometry only. Depictions with materials, context, and landscape are included on later pages.



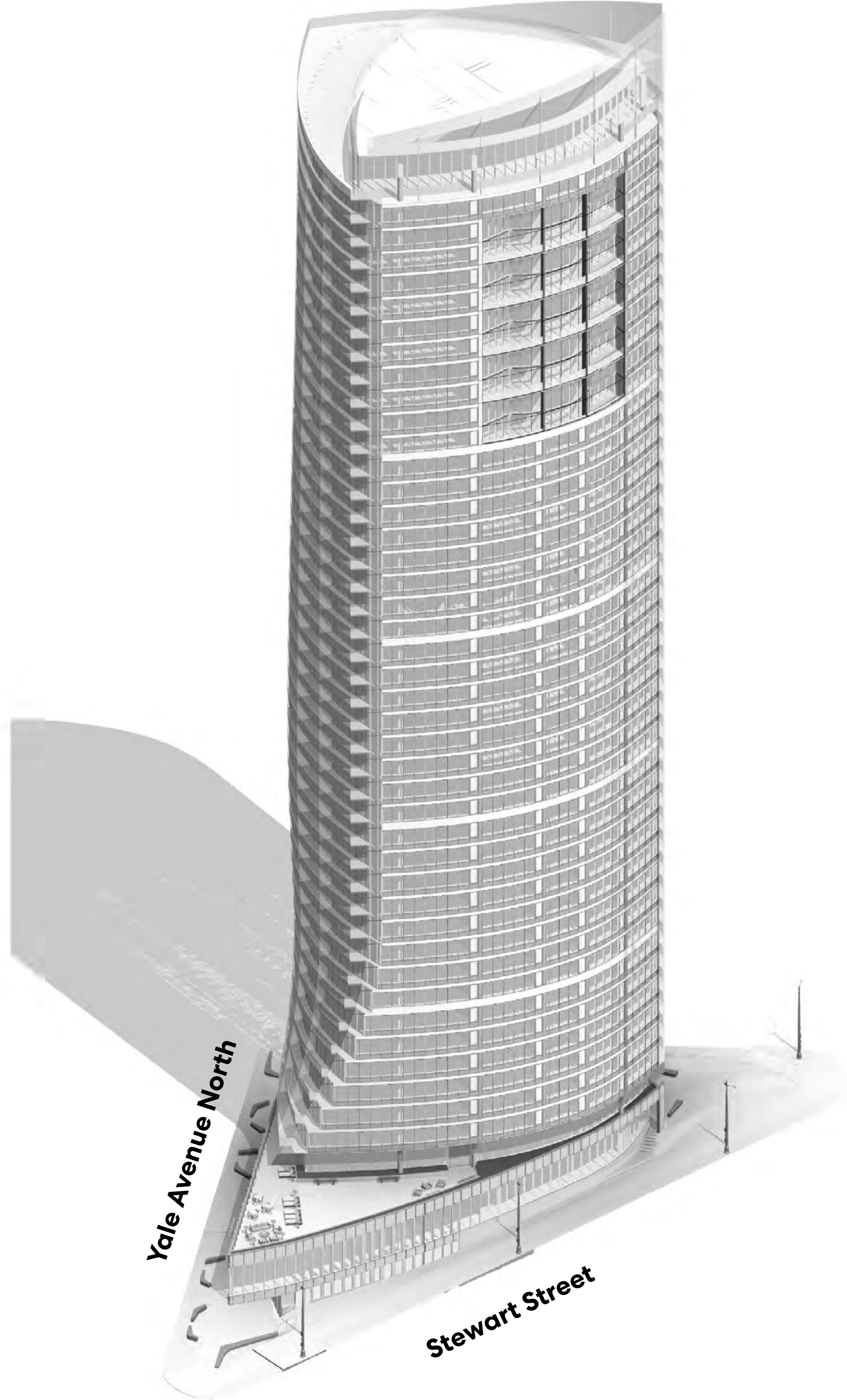
Birdseye view from northwest: **REC**



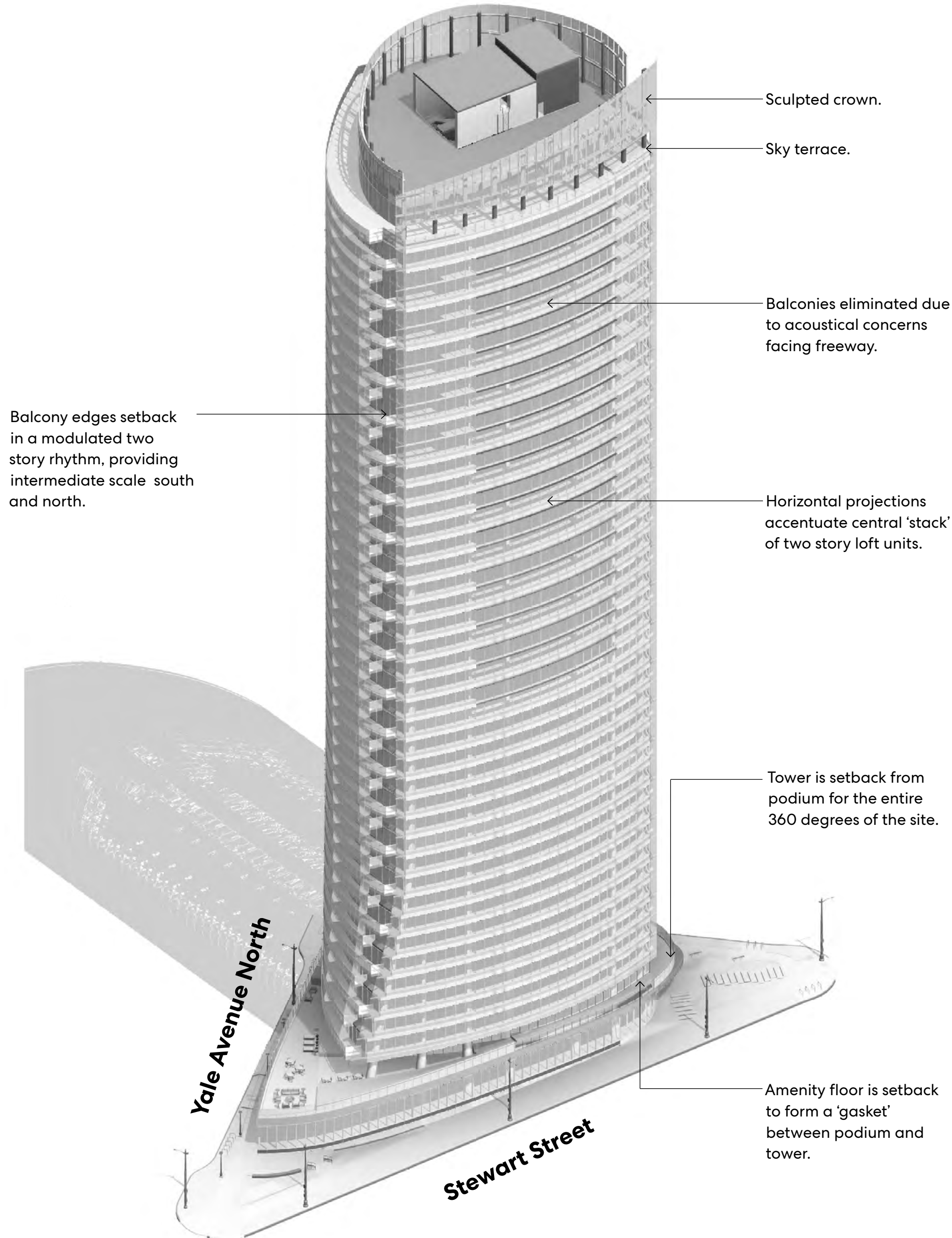
02.2 : Design Response / Tower & Podium

Birdseye view from southeast: **EDG 2**

Diagrams on these pages are intended for comparison of building geometry only. Depictions with materials, context, and landscape are included on later pages.



Birdseye view from southeast: **REC**



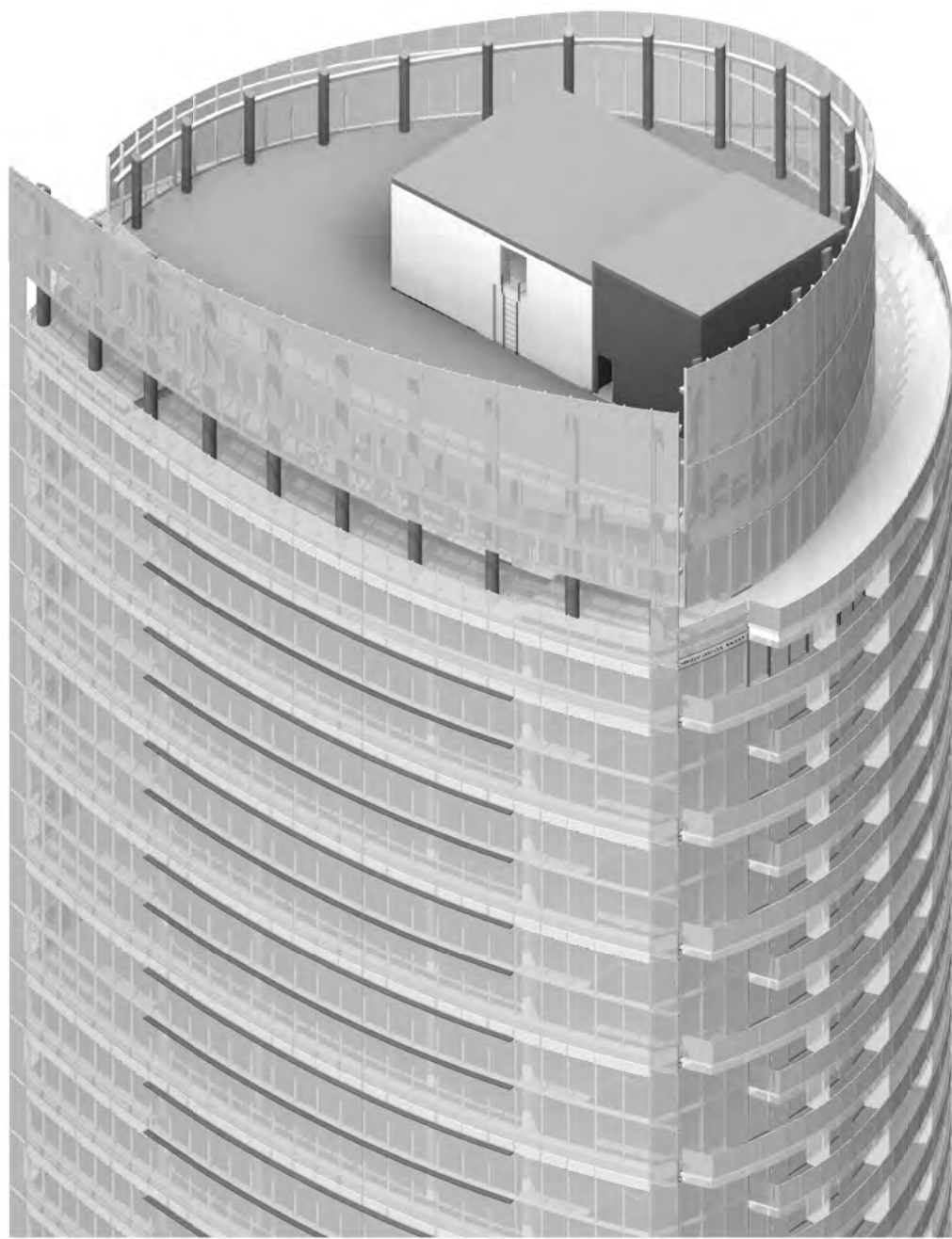
02.2 : Design Response / Tower & Podium

Diagrams on these pages are intended for comparison of building geometry only. Depictions with materials, context, and landscape are included on later pages.

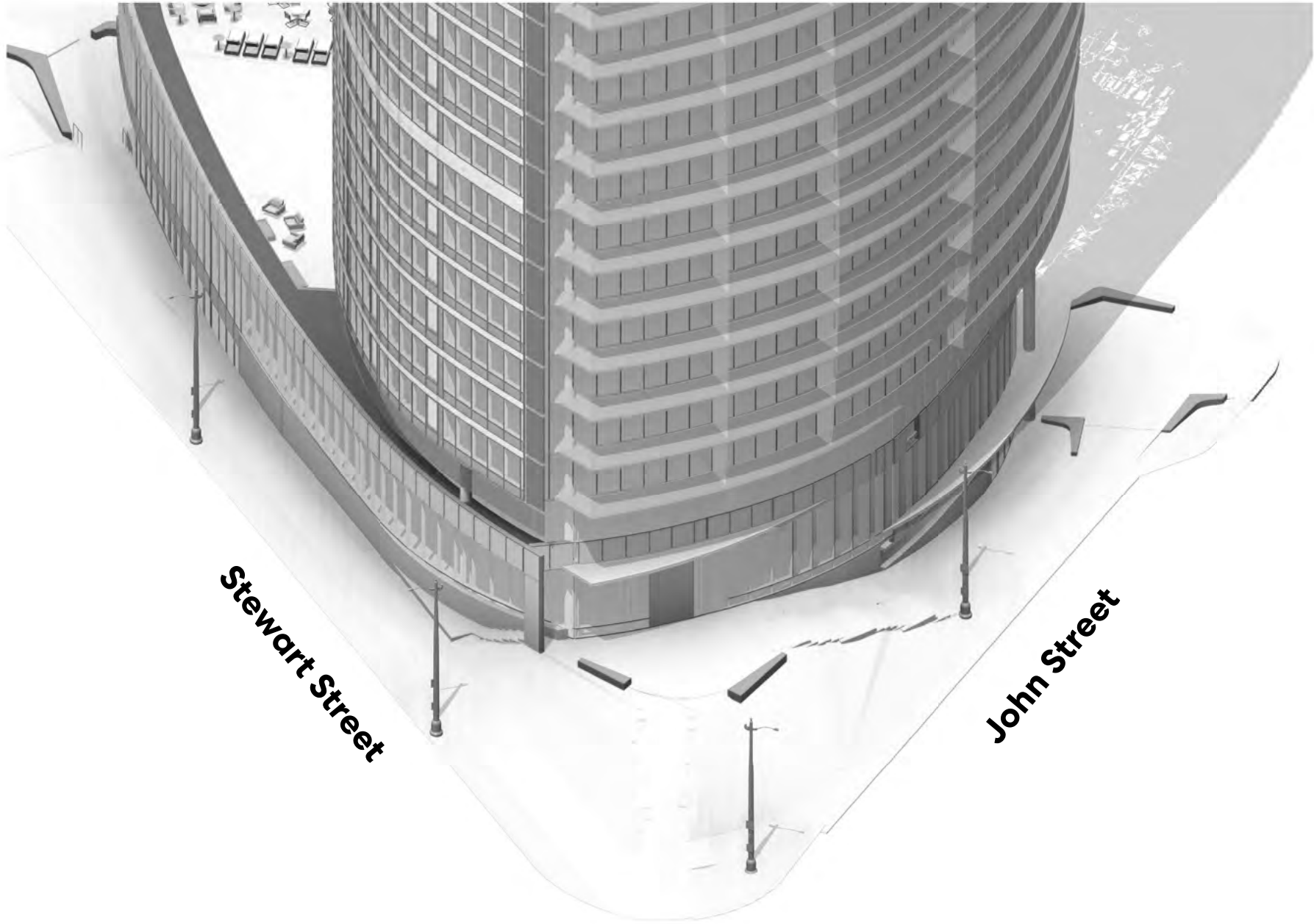
x: **EDG 2**



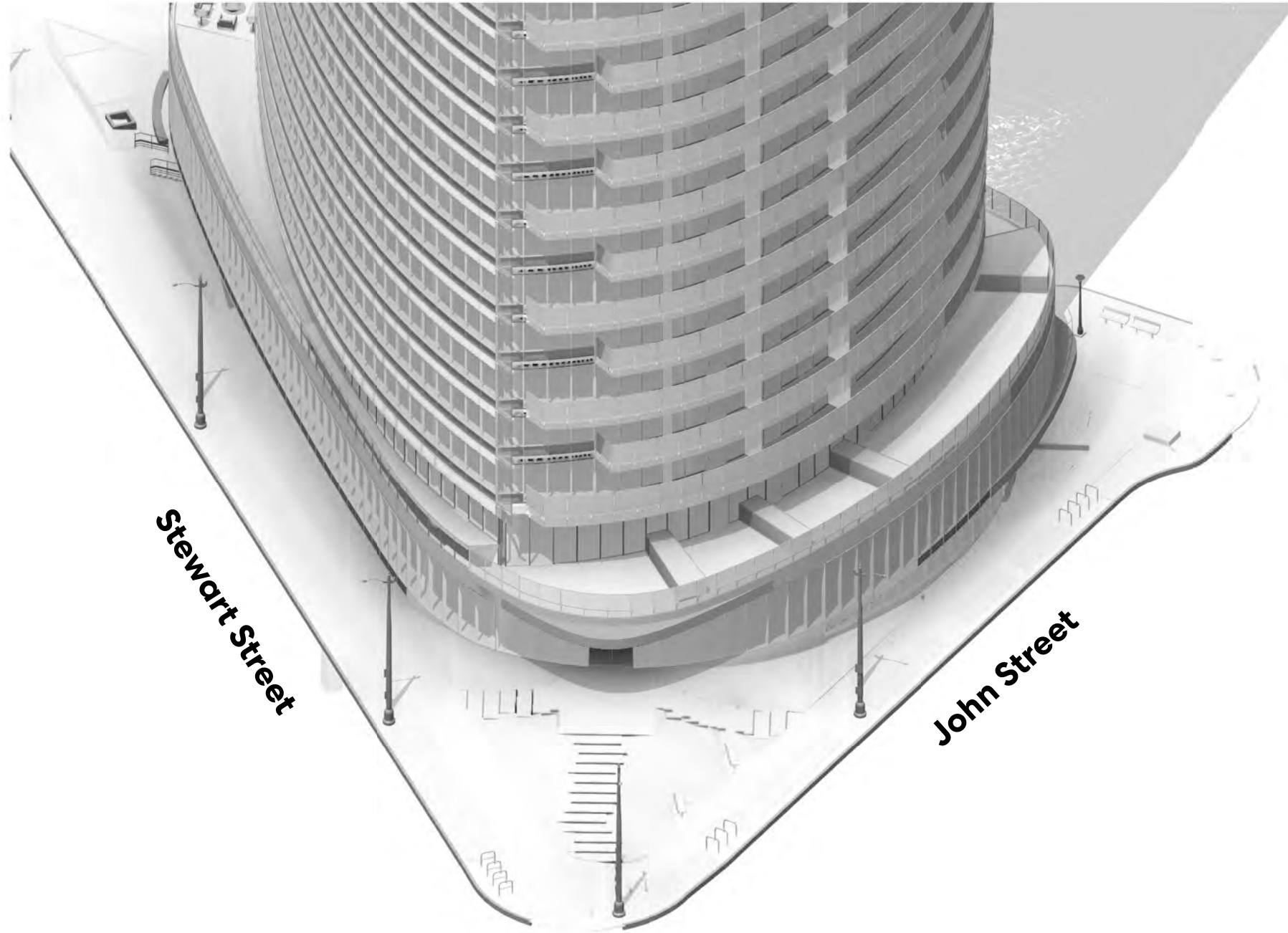
x: **REC**



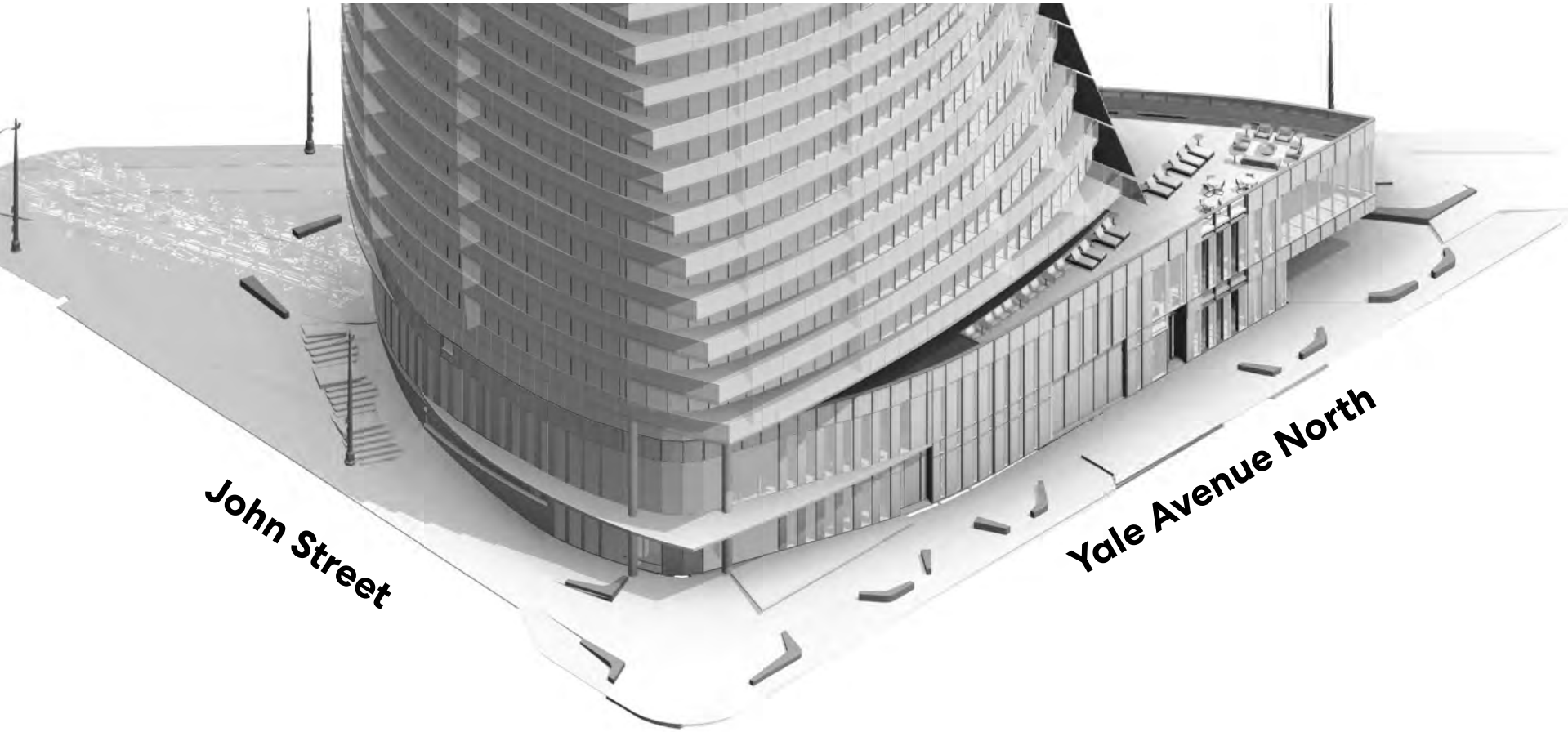
Detailed view: **EDG 2**



Detailed view: **REC**

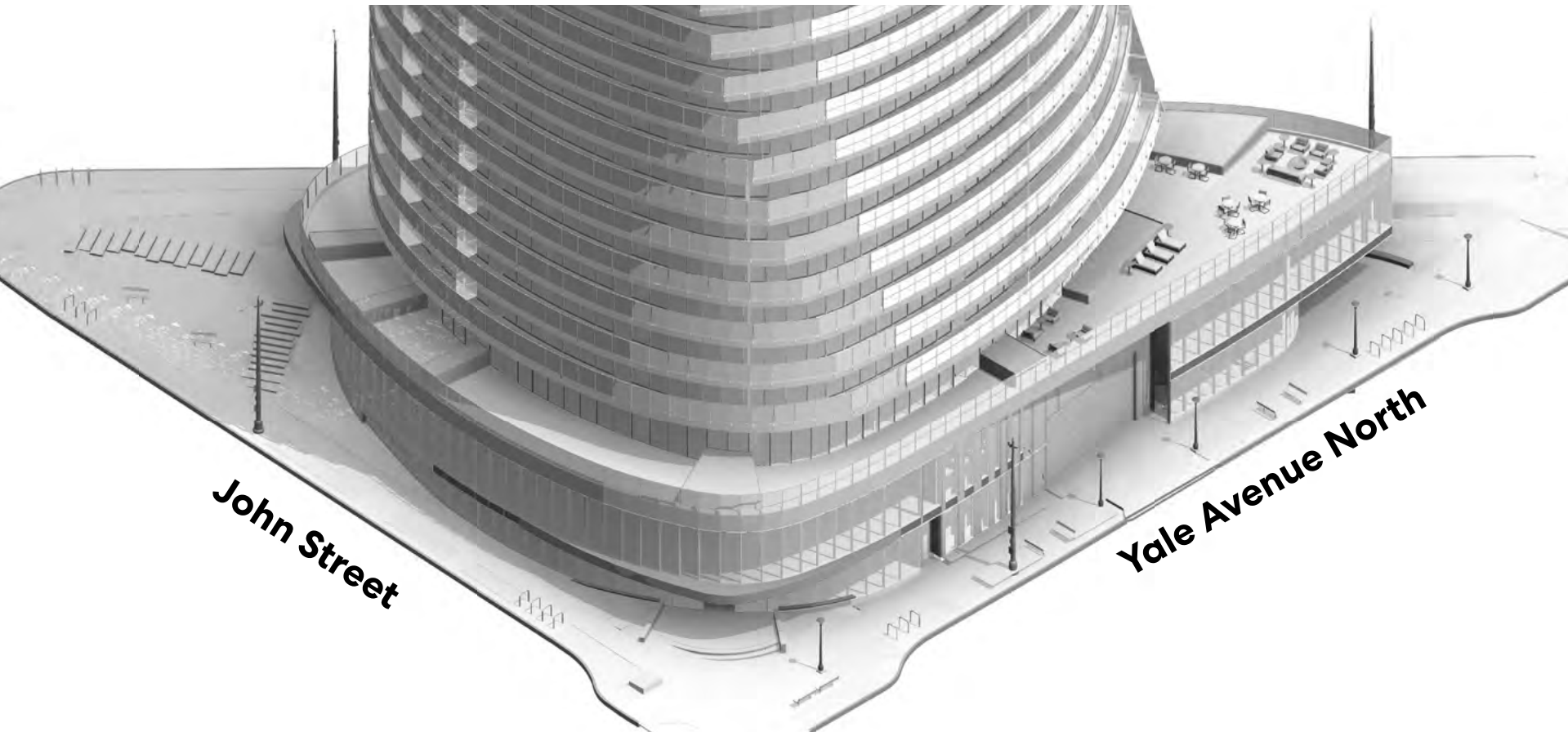


02.2 : Design Response / Tower & Podium

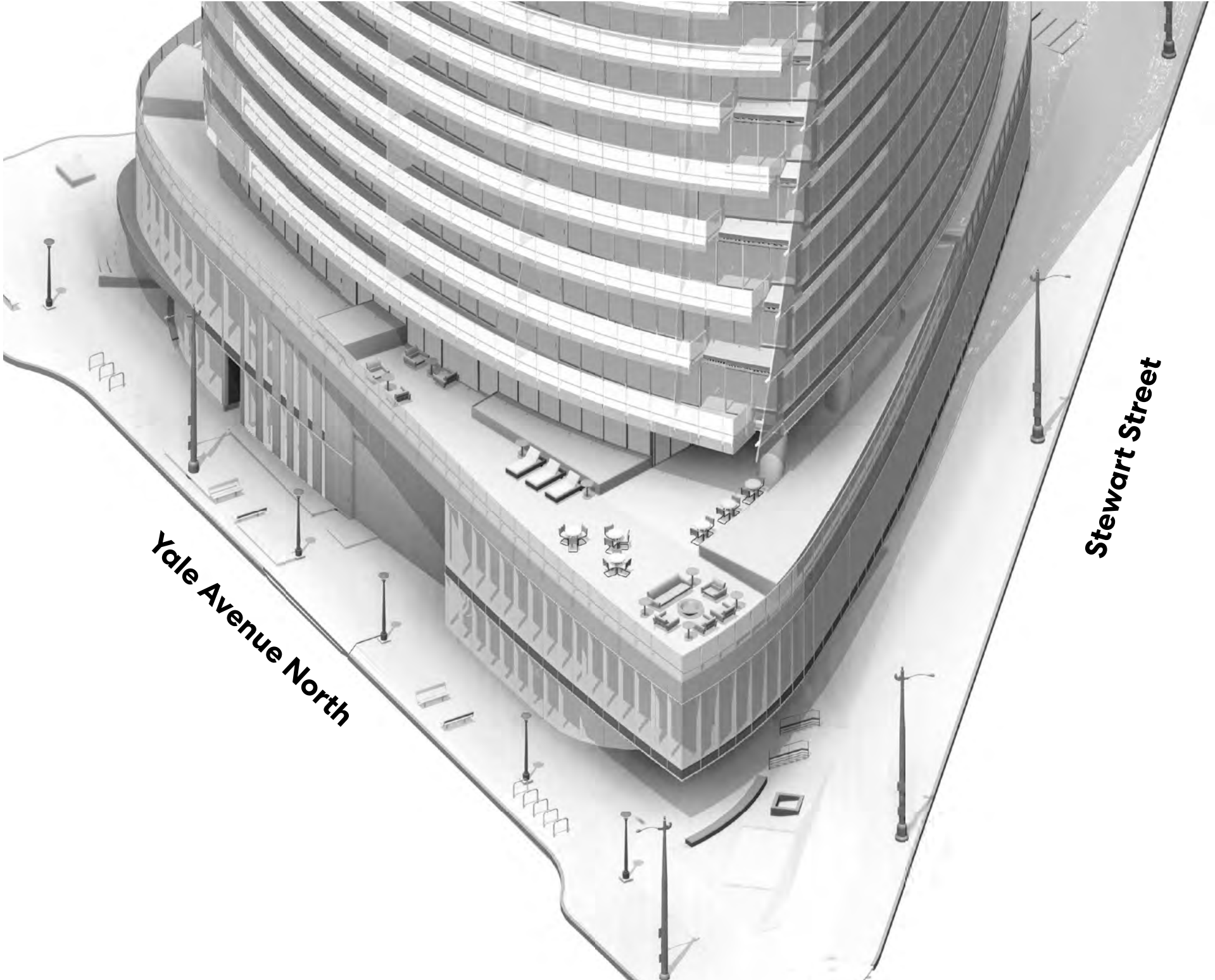
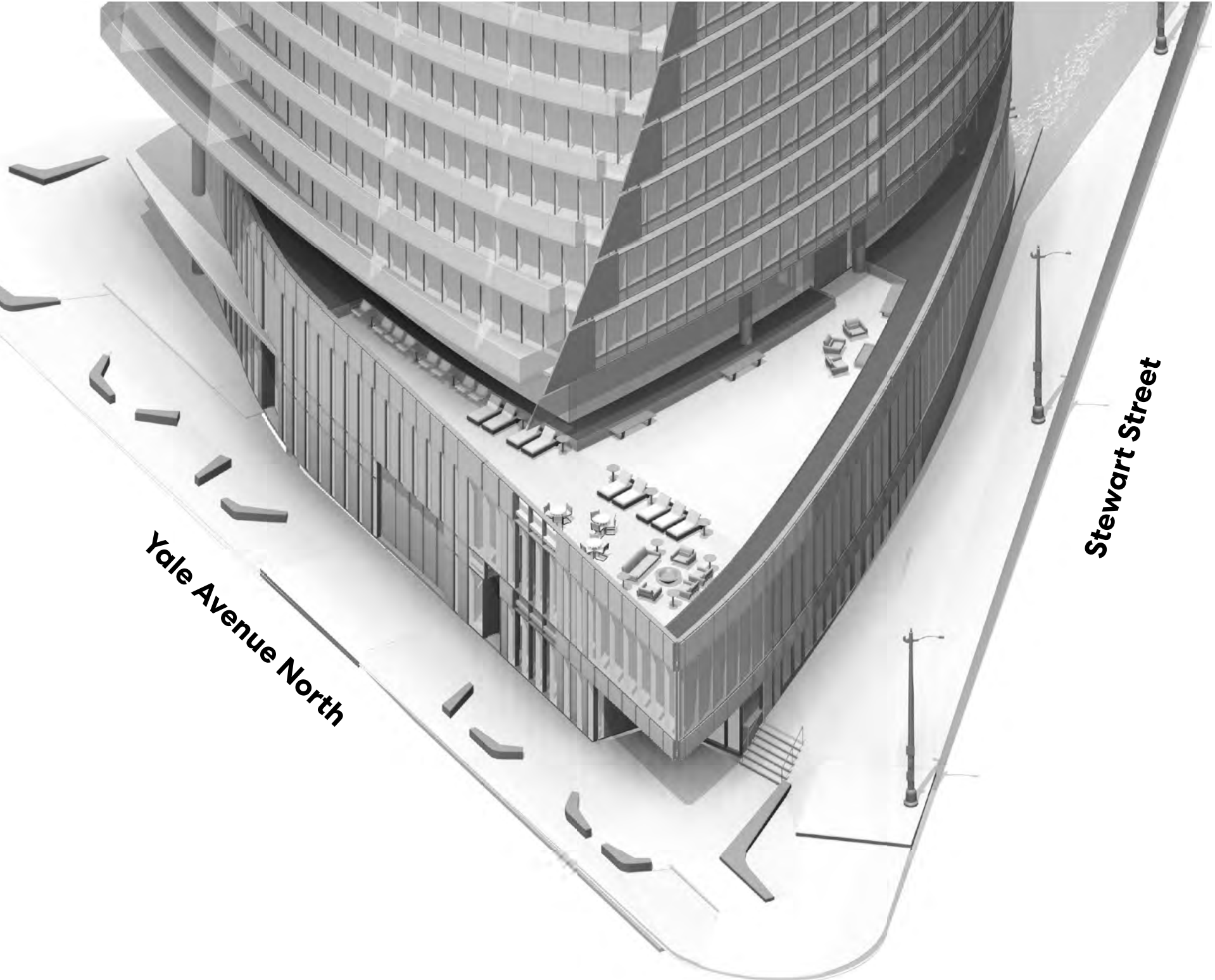


Detailed view: **EDG 2**

Diagrams on these pages are intended for comparison of building geometry only. Depictions with materials, context, and landscape are included on later pages.



Detailed view: **REC**



02.2 : Design Response / Tower

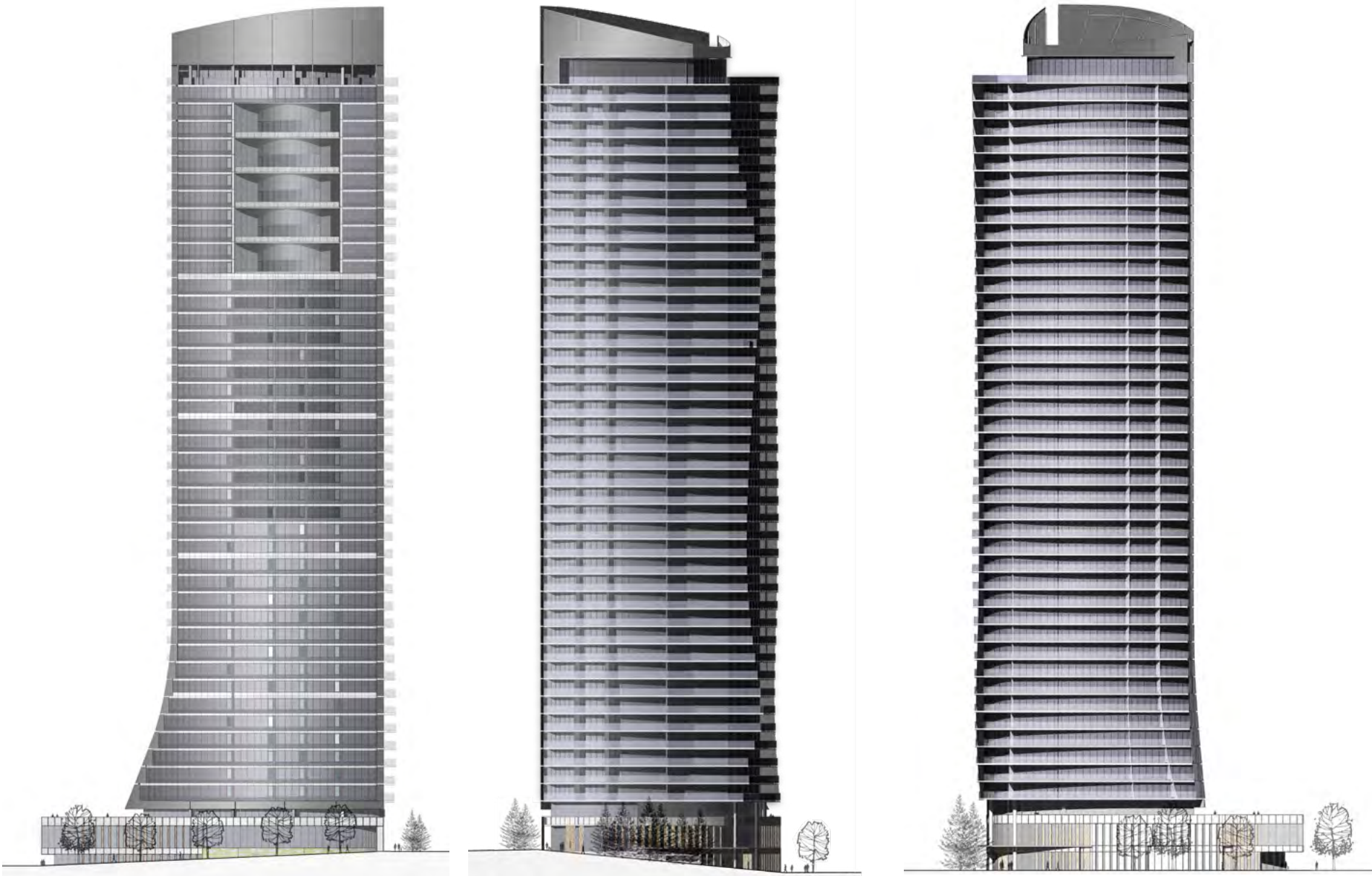
Guidance:

- The Board continued to support the dynamic and elegant form of the proposed tower.
- The Board also continued to be concerned by the lack of intermediate scale in the design of the tower and gave guidance to revisit this aspect of the design.

Response:

- Intermediate scale in the tower has been integrated using multiple strategies, including material differentiations, plane changes, materiality, texture, depth and projection, and modulation.

Tower Elevations: EDG 2

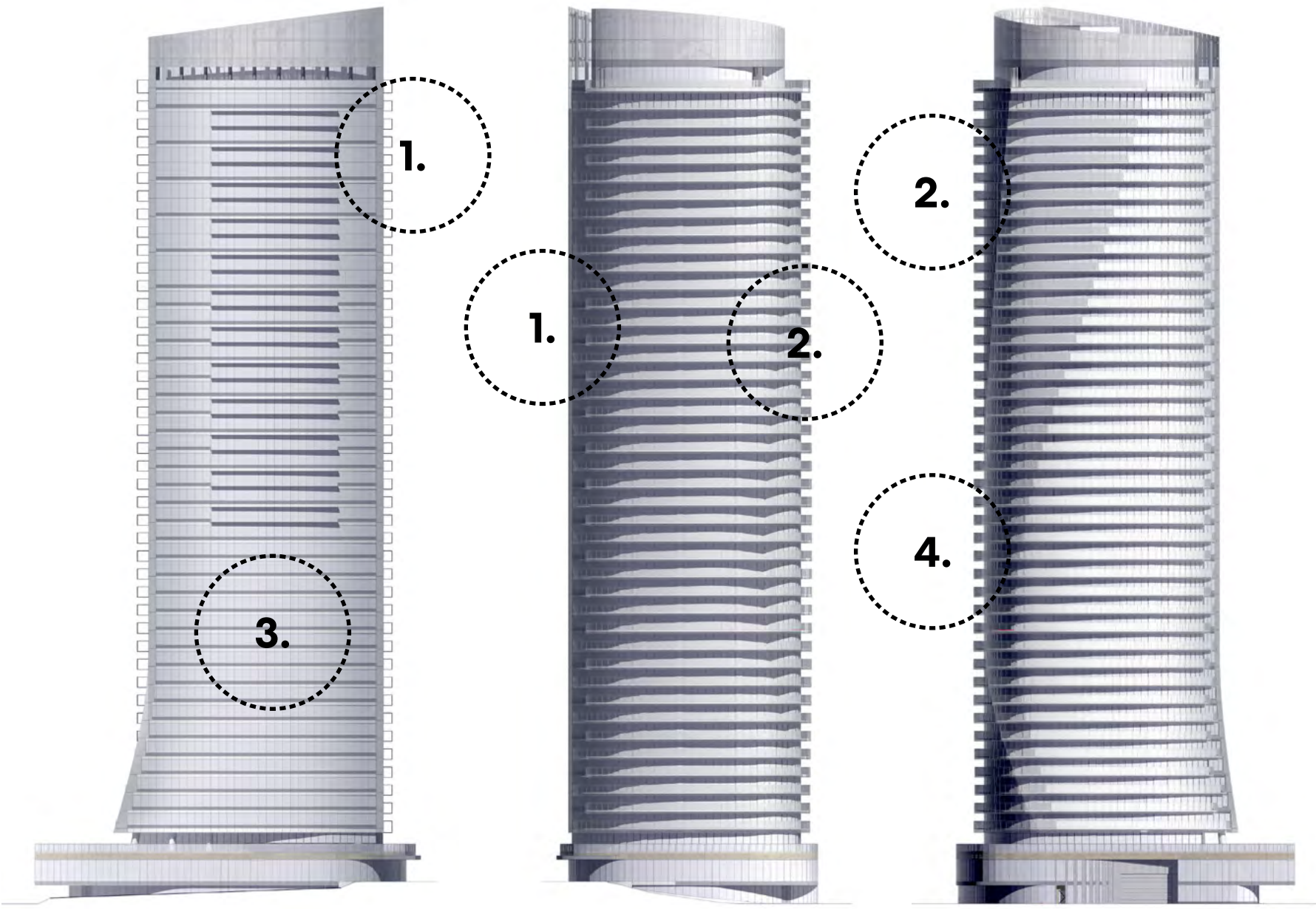


Southeast (Stewart)

North (John)

West (Yale)

Tower Elevations: REC



Southeast (Stewart)

North (John)

West (Yale)

Intermediate Scale Design Strategies: REC

1. Sculptural articulations and expressions of depth reinforce the overall concept.

2. Material shifts and composition heighten and accentuate the overall massing treatment.

3. Texture and details add layers of expression, a hierarchy of scales, proportions, and pattern.

4. The sculptural building form has been maintained and reinforced through materiality and detailing.



02.2 : Design Response / Tower

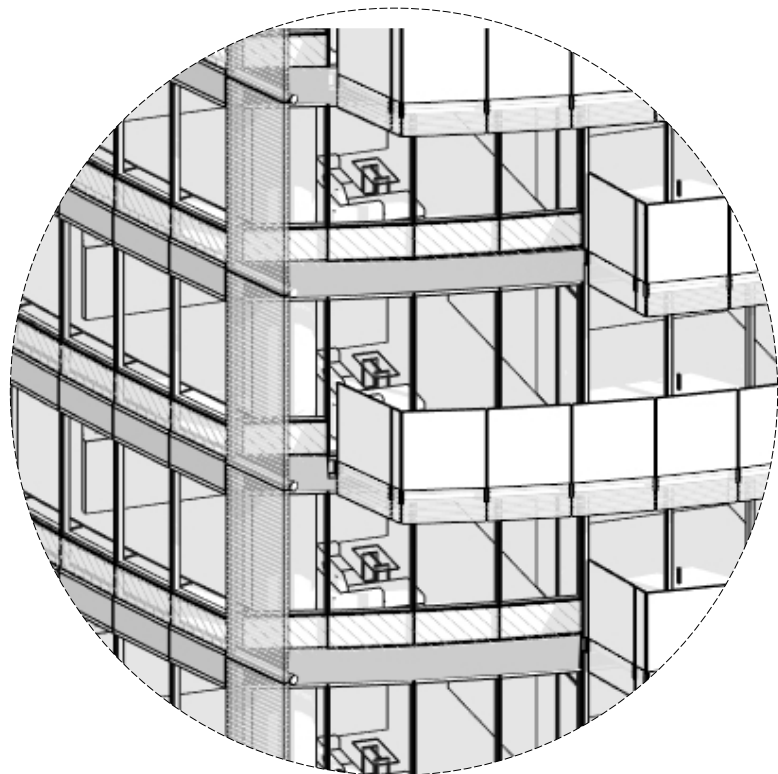
Tower Viewed from Stewart looking southwest: **EDG 2**



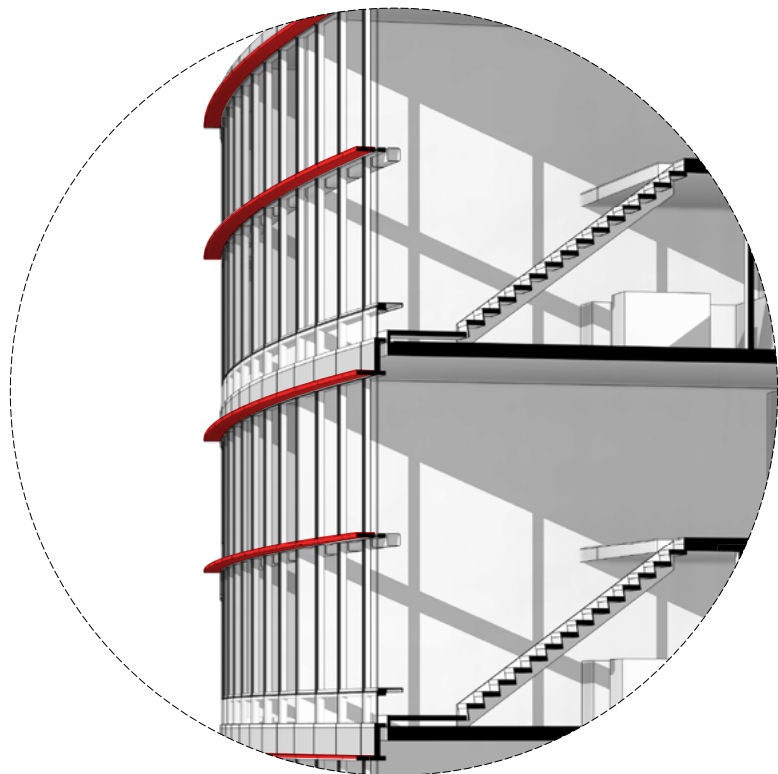
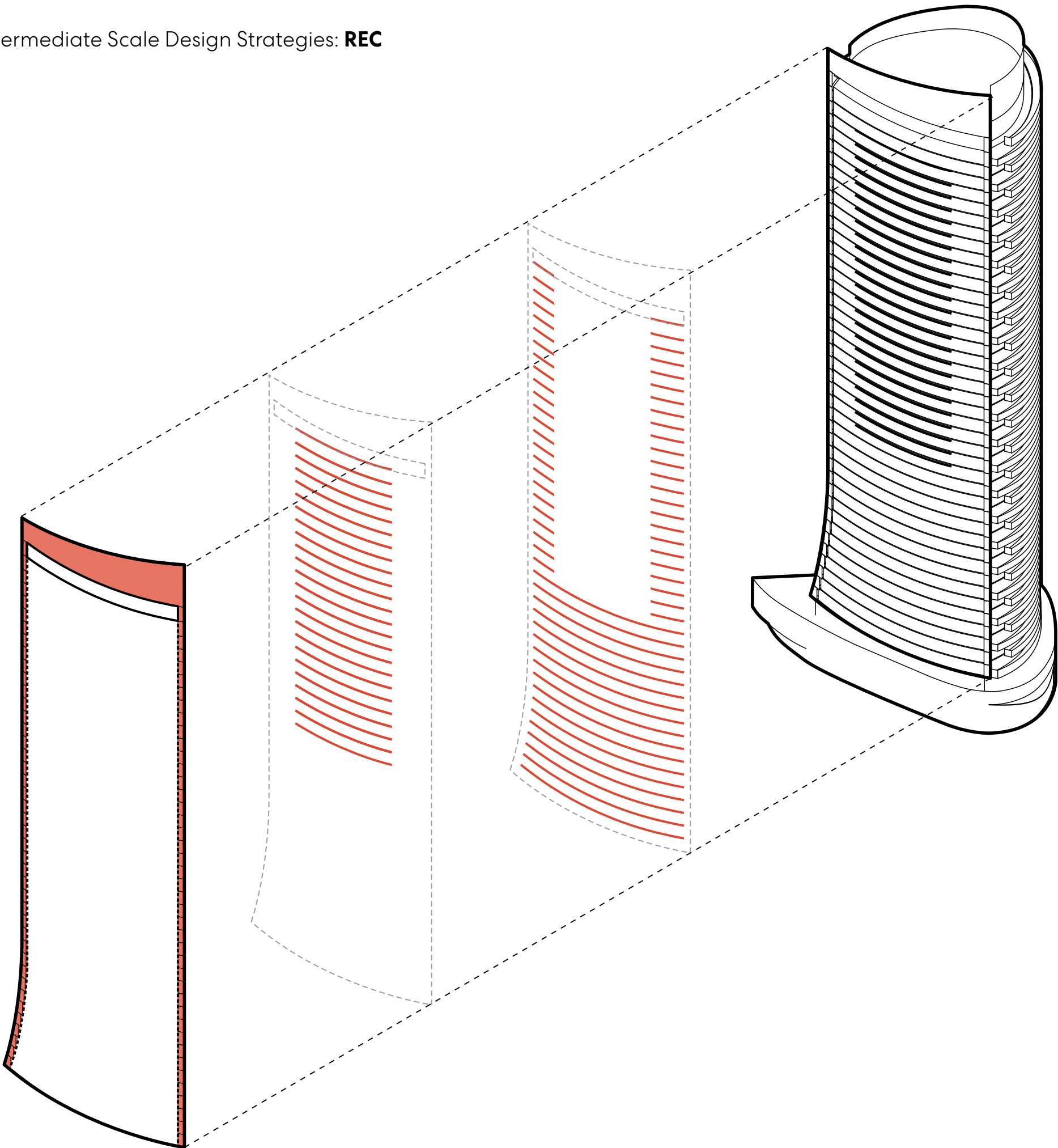
Tower Viewed from Stewart looking southwest: **REC**



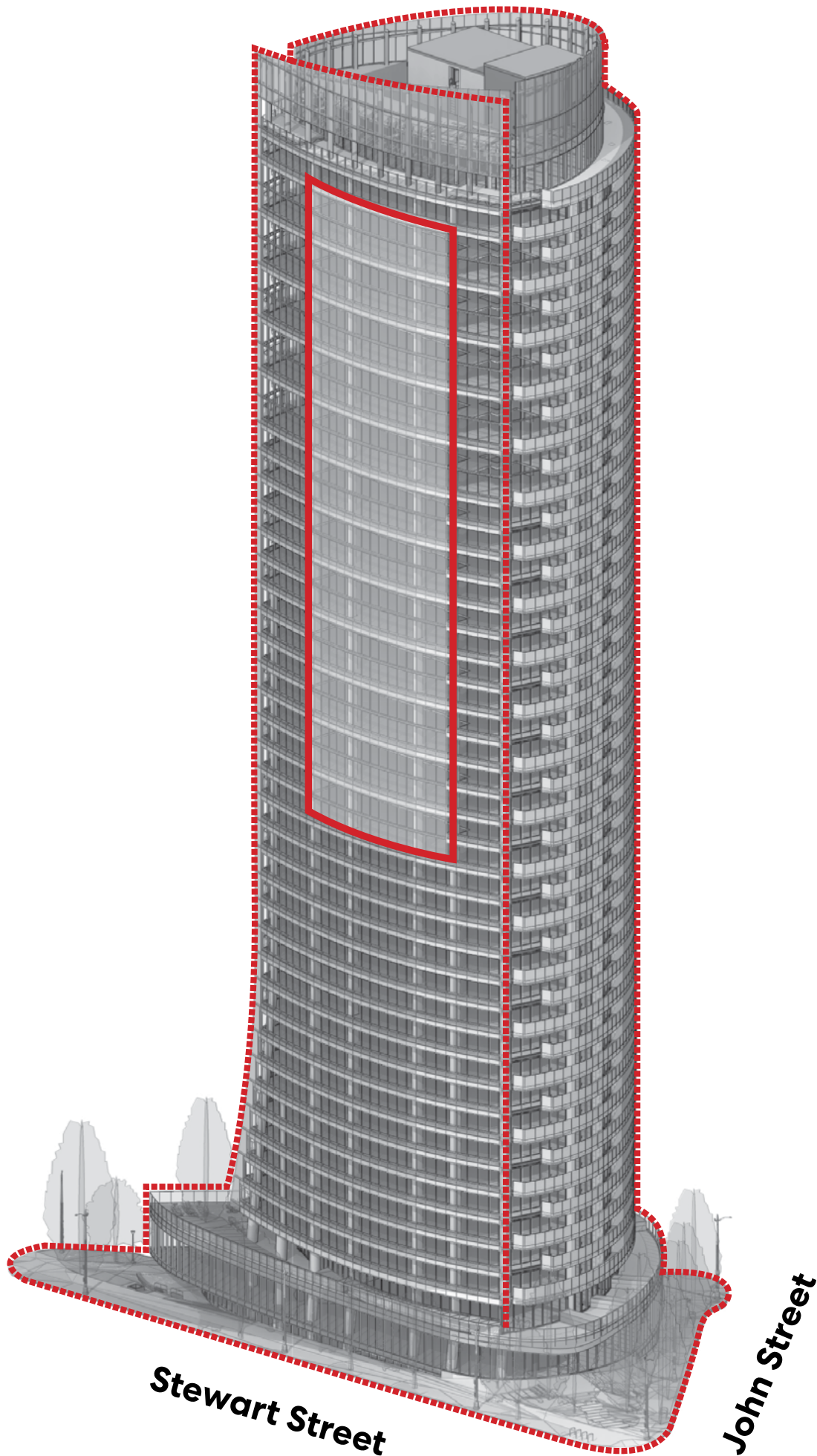
02.2 : Design Response / Tower

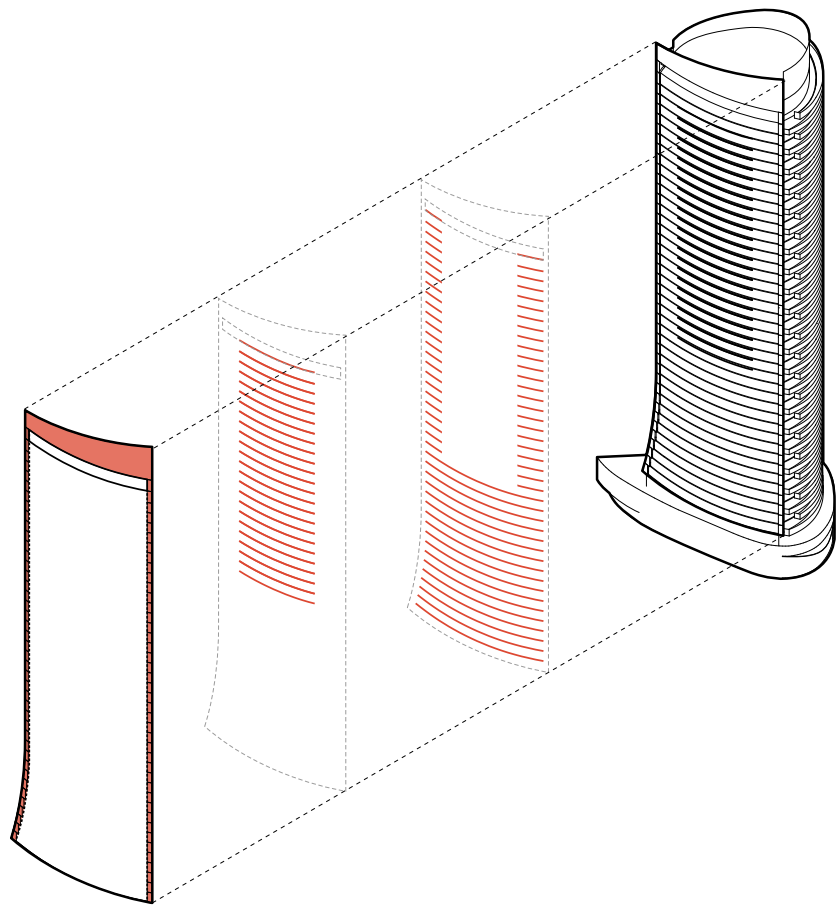


Intermediate Scale Design Strategies: **REC**

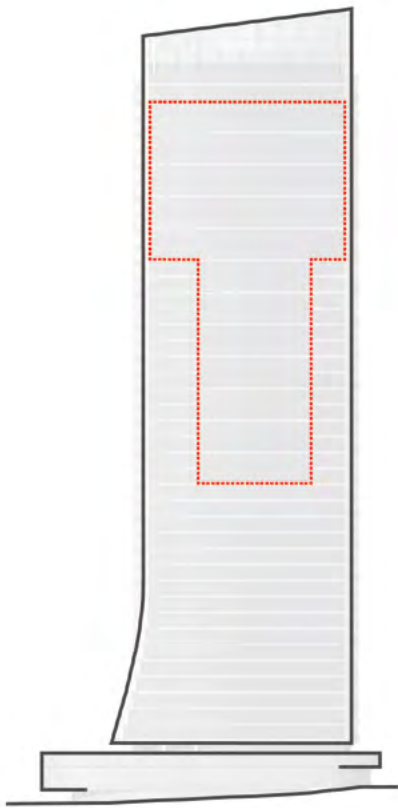


Intermediate Scale Design Strategies: **REC**

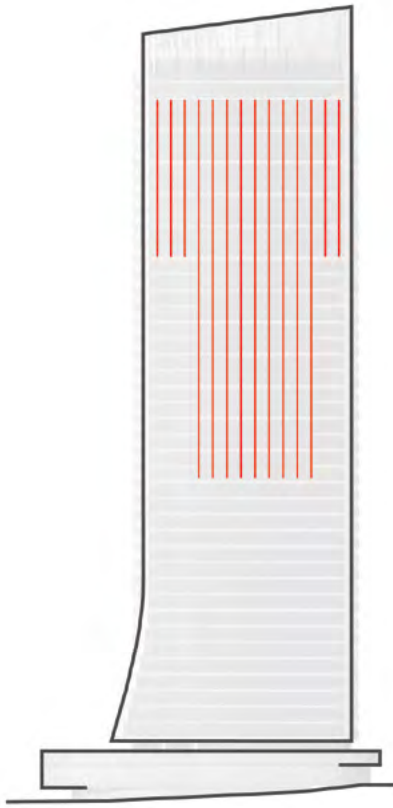




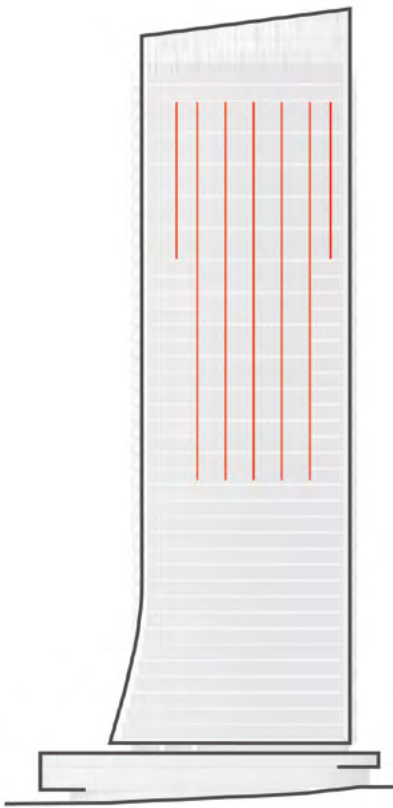
A
Emphasize all loft units.



I
Vertical double emphasis



II
Vertical single emphasis



III
Horizontal double emphasis



IV
Horizontal single emphasis



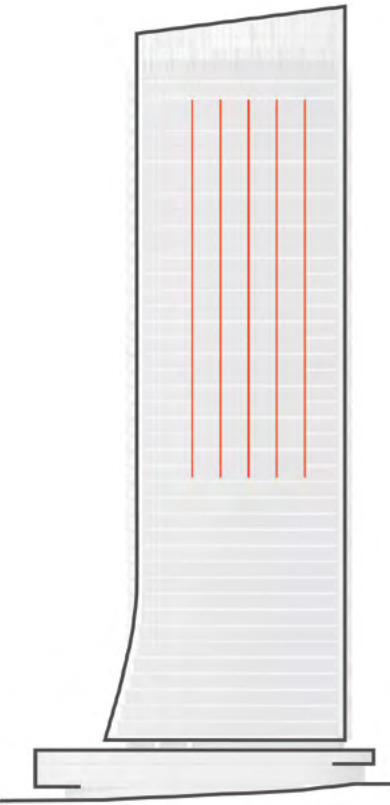
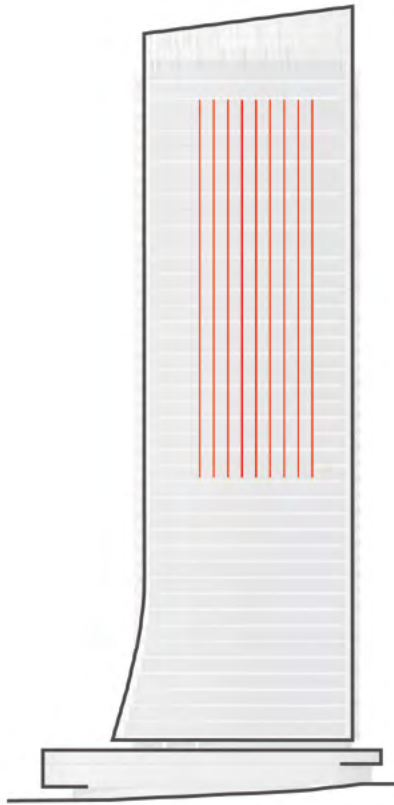
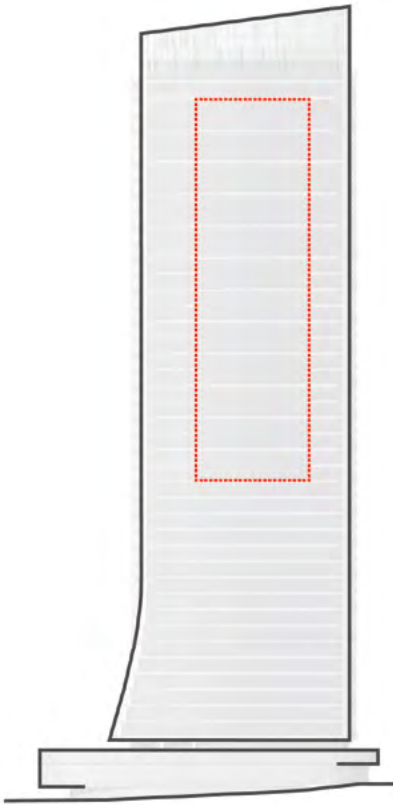
→
Alternatives studied to create
intermediate scale through the
application of texture and detail .

↓
Evaluation matrix for
alternatives studied

Option	Proportionality	Compatibility	Strength
A-I			
A-II			
A-III			
A-IV			
B-I			
B-II			
B-III			
B-IV			

Good
Fair
Poor

B
Emphasize vertical zone of loft units.



Preferred (B-III)

DC2.4
Architectural Concept:
Tall Buildings

j. Transition to the Sky & Skyline Composition: Create an intentional, designed terminus to the tall form and enhance the skyline (not a simple flat 'cut-off'). Integrate all rooftop elements and uses into the overall design, including mechanical screens, maintenance equipment, amenity spaces and lighting. Use wide photo simulations to study and design how the tall building will contribute to the overall skyline profile and variety of forms.

DC2.4
Architectural Concept:
Tall Buildings

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

DC2.6
Architectural Concept:
Secondary Architectural Features: Scale and Texture

Citywide Guideline: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2.4
Architectural Concept:
Tall Buildings

e. Shape & Design All Sides: Because tall forms are visible from many viewpoints/ distances, intentionally shape the form and design all sides (even party walls), responding to differing site patterns and context relationships. Accordingly, not all sides may have the same forms or display identical cladding.

DC2.4
Architectural Concept:
Tall Buildings

c. Tall Form Design: Avoid long slabs and big, unmodulated boxy forms, which cast bigger shadows and lack scale or visual interest. Consider curved, angled, shifting and/or carved yet coherent forms. Shape and orient tall floorplates based on context, nearby opportunities and design concepts, not simply to maximize internal efficiencies. Modulation should be up-sized to match the longer, taller view distances.



DC2.4

Architectural Concept:
Tall Buildings

j. Transition to the Sky & Skyline Composition: Create an intentional, designed terminus to the tall form and enhance the skyline (not a simple flat 'cut-off'). Integrate all rooftop elements and uses into the overall design, including mechanical screens, maintenance equipment, amenity spaces and lighting. Use wide photo simulations to study and design how the tall building will contribute to the overall skyline profile and variety of forms.

DC2.4

Architectural Concept:
Tall Buildings

e. Shape & Design All Sides: Because tall forms are visible from many viewpoints/ distances, intentionally shape the form and design all sides (even party walls), responding to differing site patterns and context relationships. Accordingly, not all sides may have the same forms or display identical cladding.

DC2.4

Architectural Concept:
Tall Buildings

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

DC2.4

Architectural Concept:
Tall Buildings

c. Tall Form Design: Avoid long slabs and big, unmodulated boxy forms, which cast bigger shadows and lack scale or visual interest. Consider curved, angled, shifting and/or carved yet coherent forms. Shape and orient tall floorplates based on context, nearby opportunities and design concepts, not simply to maximize internal efficiencies. Modulation should be up-sized to match the longer, taller view distances.



02.2 : Design Response / Tower

Tower Viewed from John Street looking east: **EDG 2**



EDG2

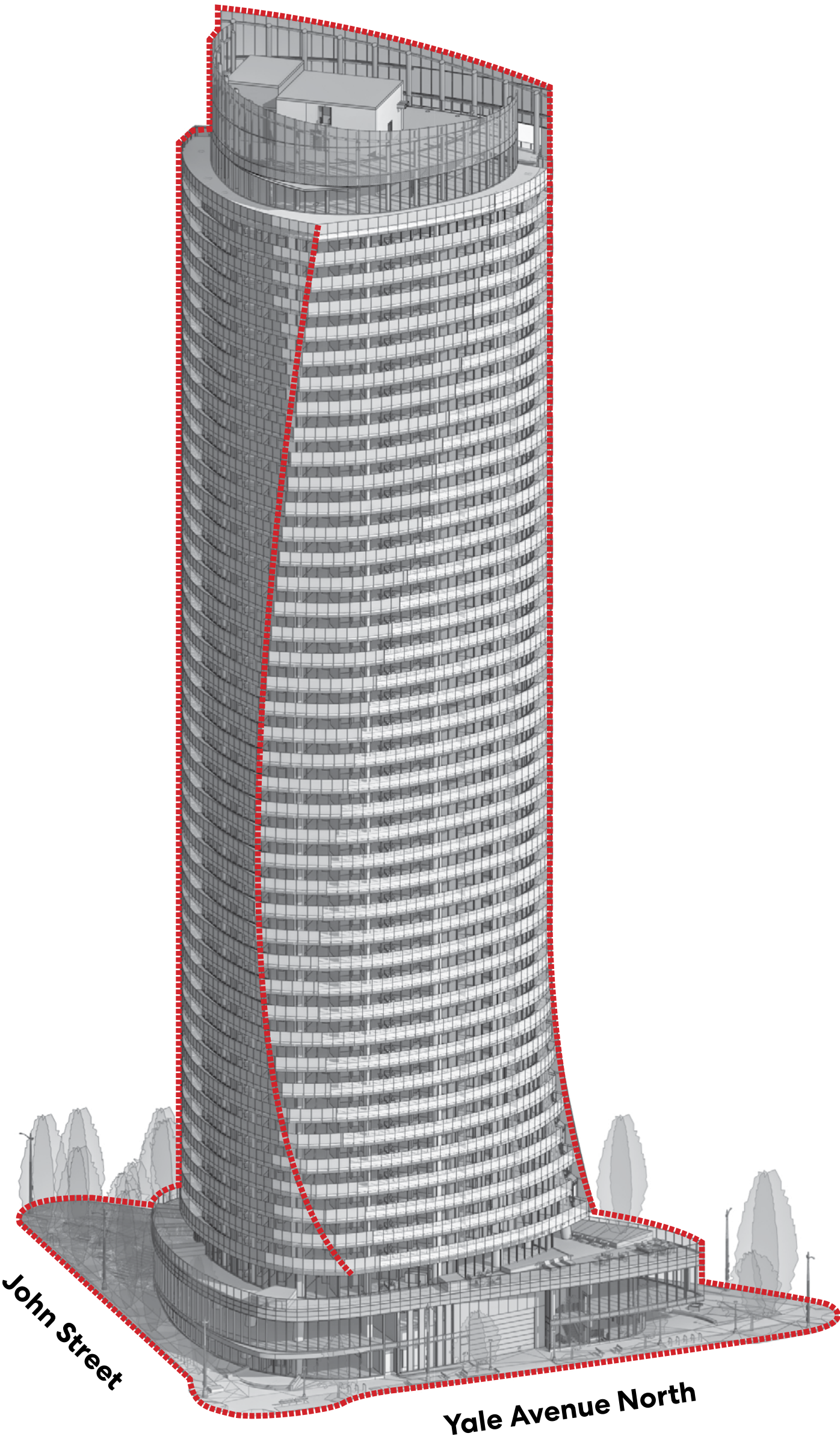
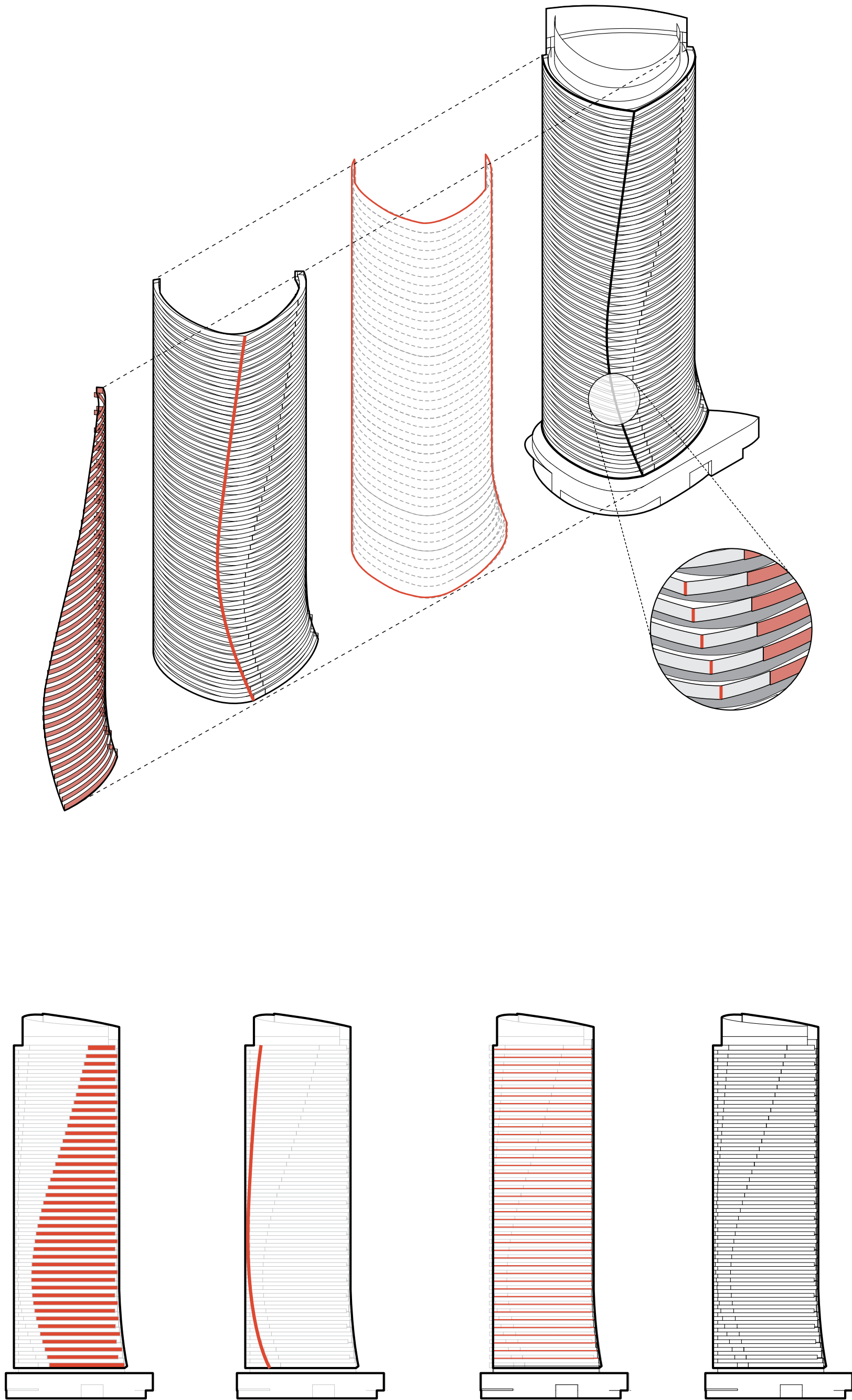
Tower Viewed from John Street looking east: **REC**



REC

DC2.4
Architectural Concept:
Tall Buildings

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



DC2.4
Architectural Concept:
Tall Buildings

j. Transition to the Sky & Skyline Composition: Create an intentional, designed terminus to the tall form and enhance the skyline (not a simple flat 'cut-off'). Integrate all rooftop elements and uses into the overall design, including mechanical screens, maintenance equipment, amenity spaces and lighting. Use wide photo simulations to study and design how the tall building will contribute to the overall skyline profile and variety of forms.

DC2.4
Architectural Concept:
Tall Buildings

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

DC2.6
Architectural Concept:
Secondary Architectural Features: Scale and Texture

Citywide Guideline: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

CS3.1
Context & Site:
Architectural Context and Character: Emphasizing Positive
Neighborhood Attributes and Challenges

Citywide Guideline: Contribute to the architectural character of the neighborhood.

DC2.4
Architectural Concept:
Tall Buildings

c. Tall Form Design: Avoid long slabs and big, unmodulated boxy forms, which cast bigger shadows and lack scale or visual interest. Consider curved, angled, shifting and/or carved yet coherent forms. Shape and orient tall floorplates based on context, nearby opportunities and design concepts, not simply to maximize internal efficiencies. Modulation should be up-sized to match the longer, taller view distances.

DC2.4
Architectural Concept:
Tall Buildings

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

DC2.4
Architectural Concept:
Tall Buildings

f. Adjusted Base Scale: To mediate the form's added height, design a 1-3 story base scale, and/or highly legible base demarcation to transition to the ground and mark the 'street room' proportion. Tall buildings require several scale readings, and the otherwise typical single-story ground floor appears squashed by the added mass above.



Design Response: Podium & Pedestrian Experience

02.3 : Design Response / Podium & Pedestrian Experience

DC2.3
Architectural Concept:
Building Podiums

Citywide Guideline: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

South Lake Union Supplemental Guidance
Podiums in South Lake Union are intended to promote a pedestrian scale by creation a 'street wall' that is proportional to the width and intensity of the streets they face. Podiums lower than three floors or less are limited to 75% lot coverage to promote creative massing within the constraints of the podium height limits. Towers that extend a building's street-front facade upward directly from the podium can diminish or disrupt height and scale consistency of an otherwise coherent spatial 'street room'. For a successful scale transition, the podium facade must provide pedestrian scaled elements and proportions.

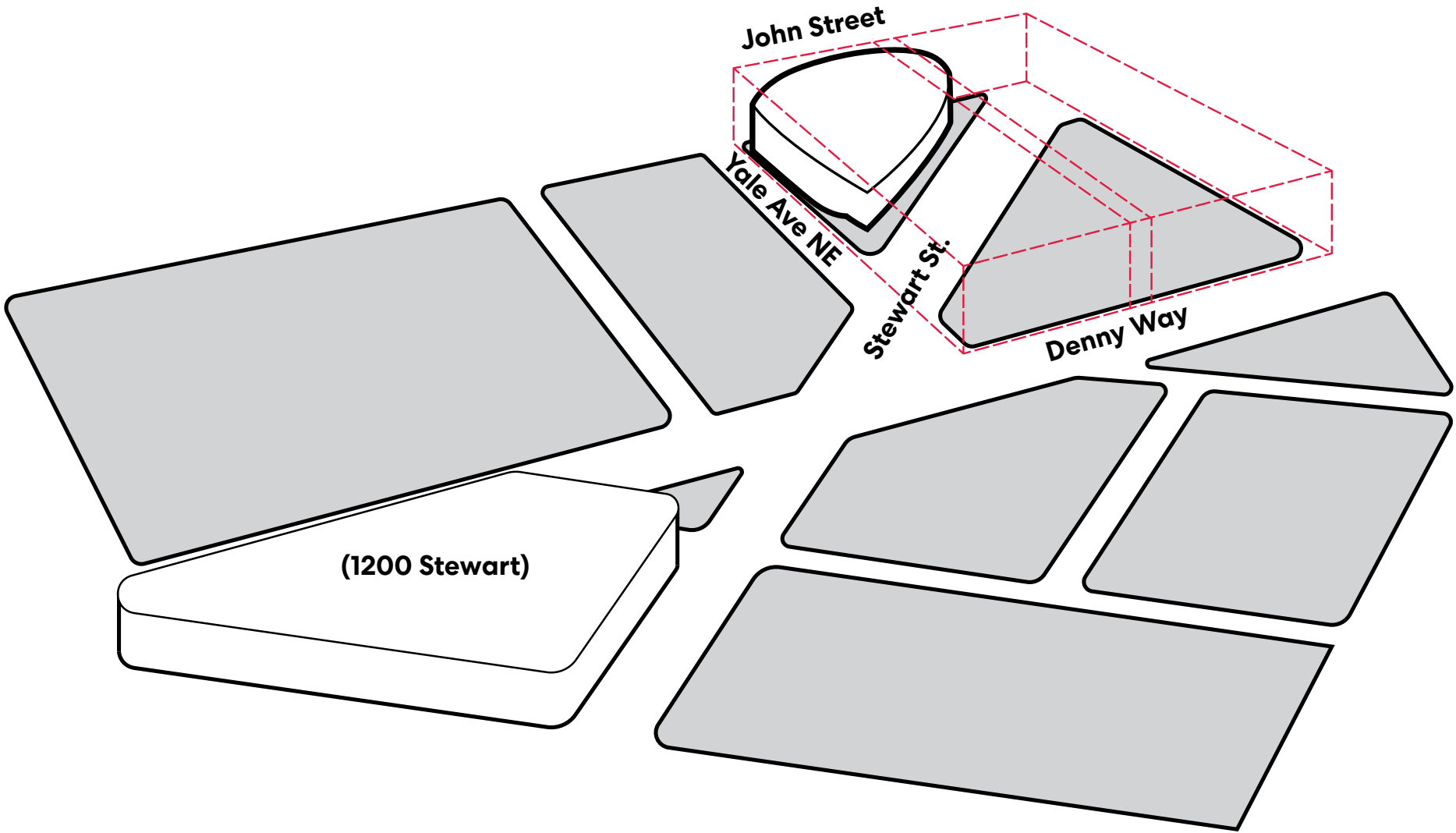
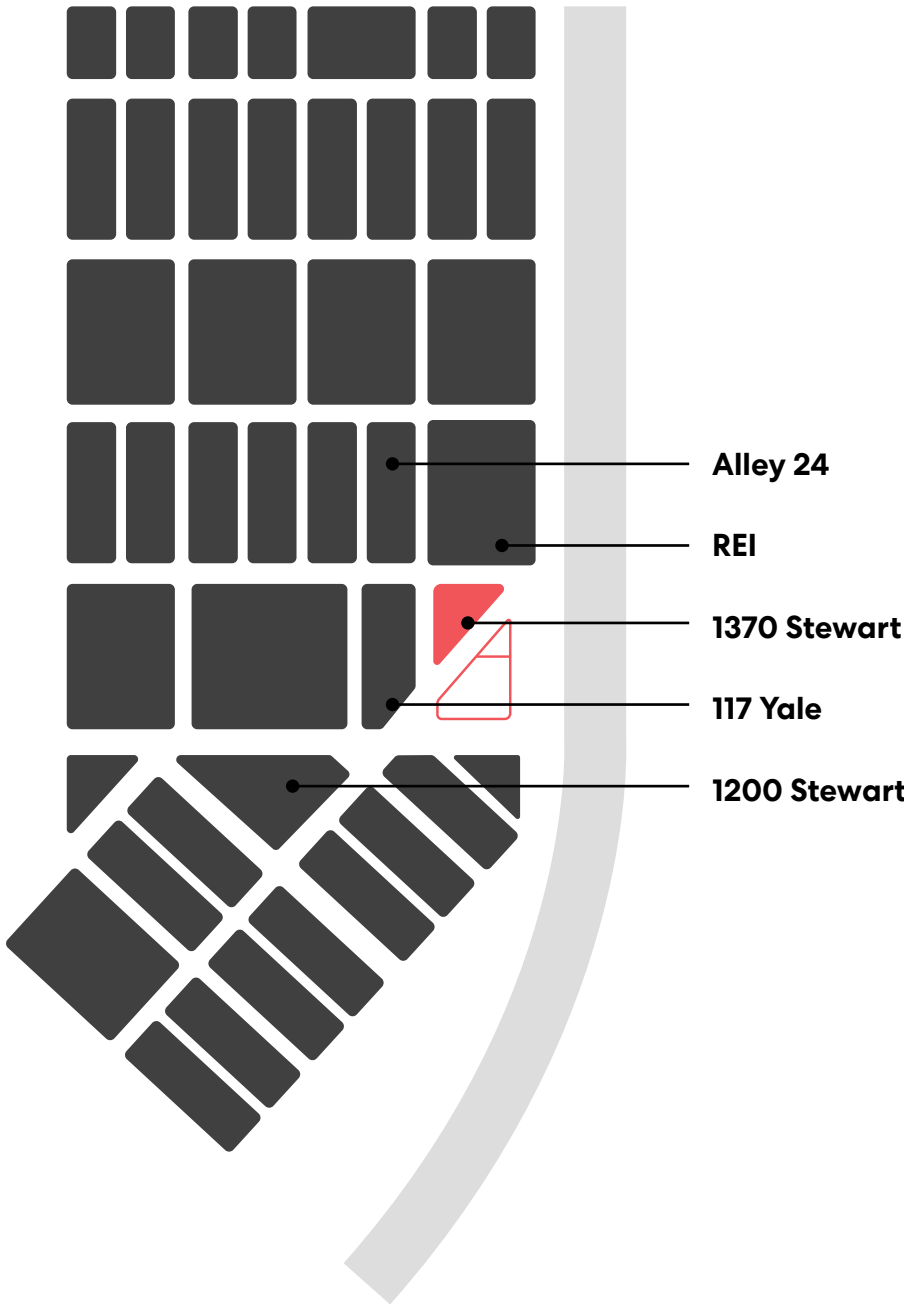
- a. Express Building Podiums: Commercial structures should express a podium level by stepping back a portion of the structure at the podium height limit.
- b. Street Wall Variation: Although podiums are required it is important to achieve some variety in street wall height. Full block projects should explore creative massing at the podium level to achieve variety

CS2.4
Context & Site:
Urban Pattern & Form: Relationship to the Block

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

- South Lake Union Supplemental Guidance*
- a. All Corner Sites
Emphasize the importance and/or amount of pedestrian activity at corners with widened pedestrian areas, landscaping, corner building entries, artwork, and other architectural features.
 - b. Full Block Sites
New developments often occupy half to full block sites which can have street facades as long as 400 feet. Unmodulated or unbroken facades that long generally disrupt the smaller, historical pattern and pedestrian scale at the ground level, and create a blocky podium form when the building is viewed from afar. The zoning code limits the size of a building's podium and towers, but these provisions do limit the development of expansive, full block-long facades.

Building facades should be articulated with modulation, fenestration patterns, different materials, and/or other means so that the building podium is not a monolithic block. The articulation should extend to all stories in the podium. If a tower extends directly over the front building facade, then the articulation should extend into the tower itself. Horizontal and vertical modulation beyond code minimums that further breaks a building's facade into legible elements, is encouraged.



REI

ALLEY 24

117 Yale Ave N



1200 Stewart

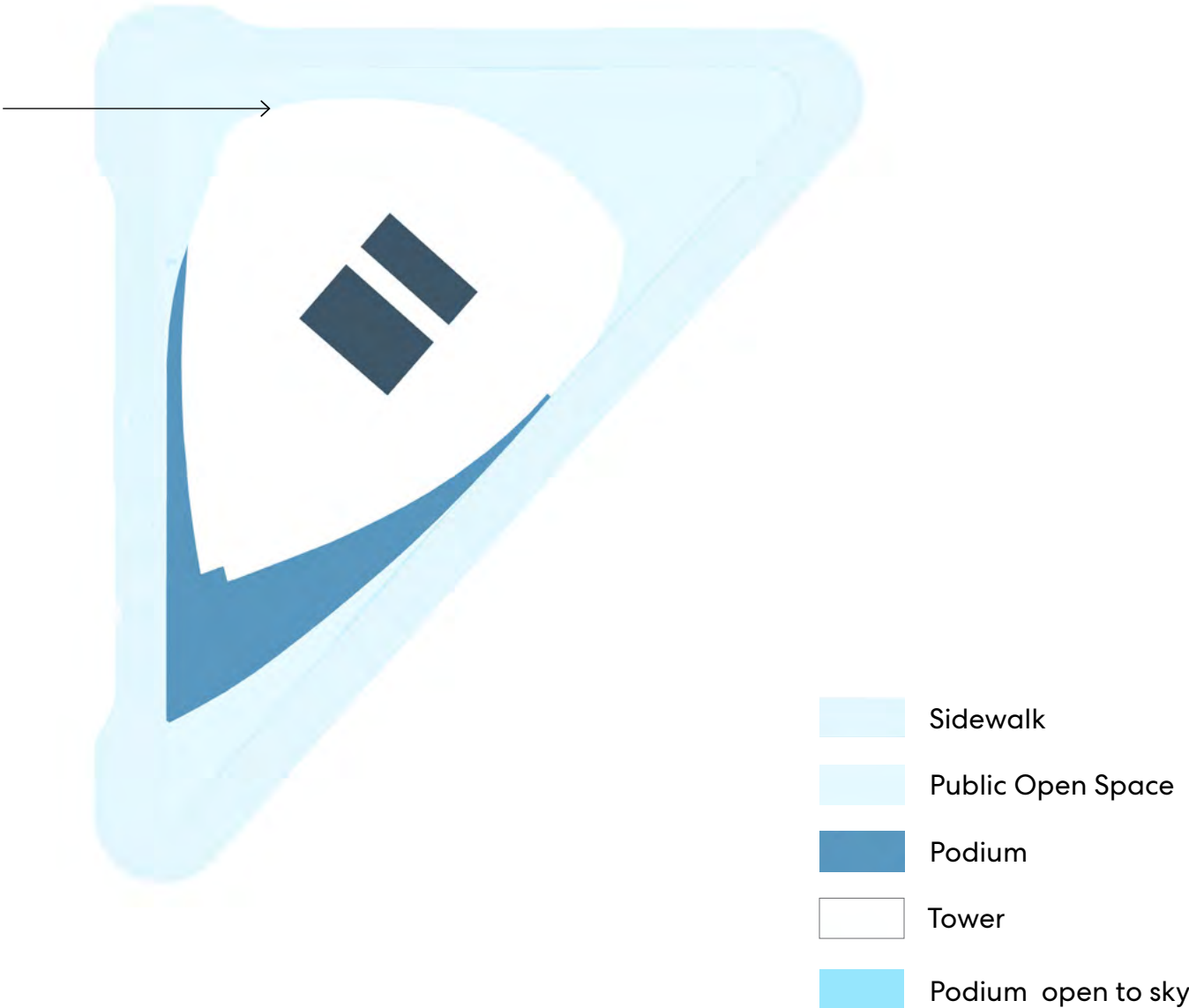


1370 Stewart

02.3 : Design Response / Podium & Pedestrian Experience

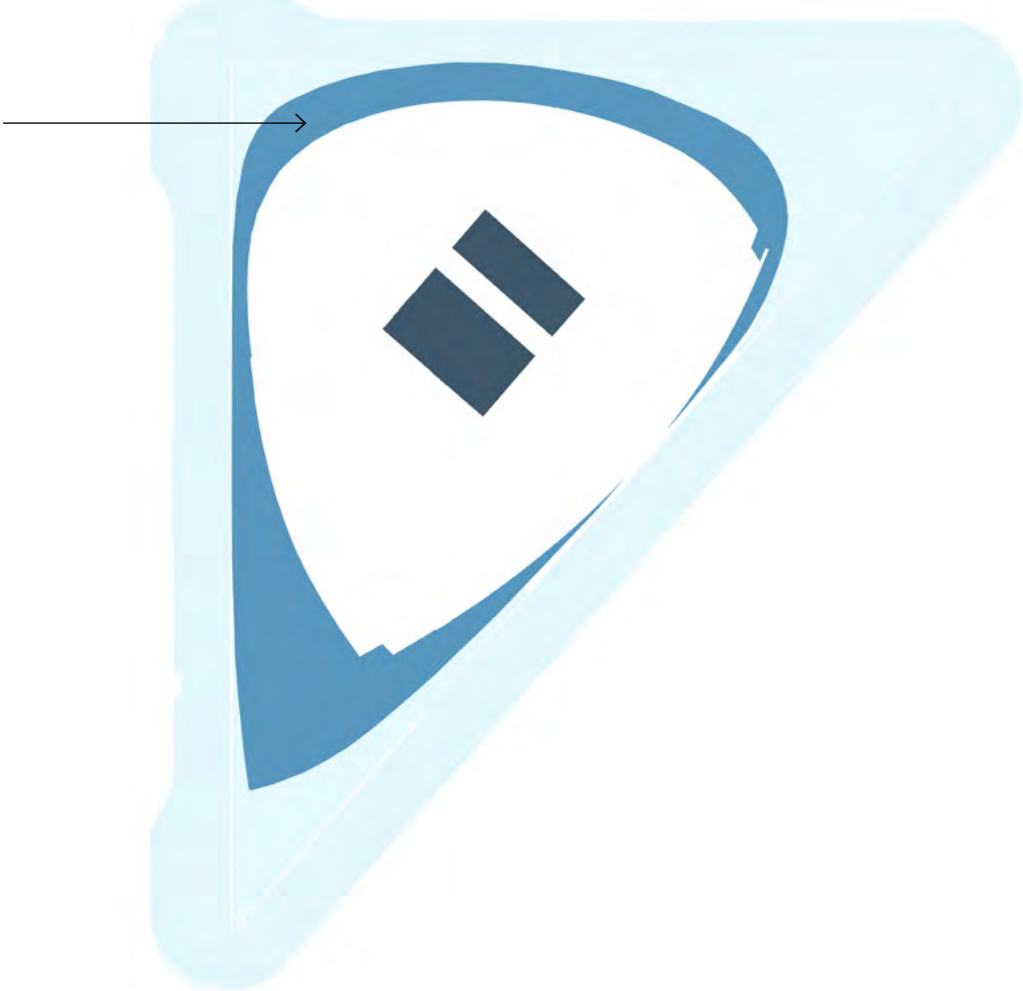
Podium/Tower relationship: **EDG 2**

At EDG2 the tower footprint was not setback from the podium, thus bringing the tower scale to the ground.

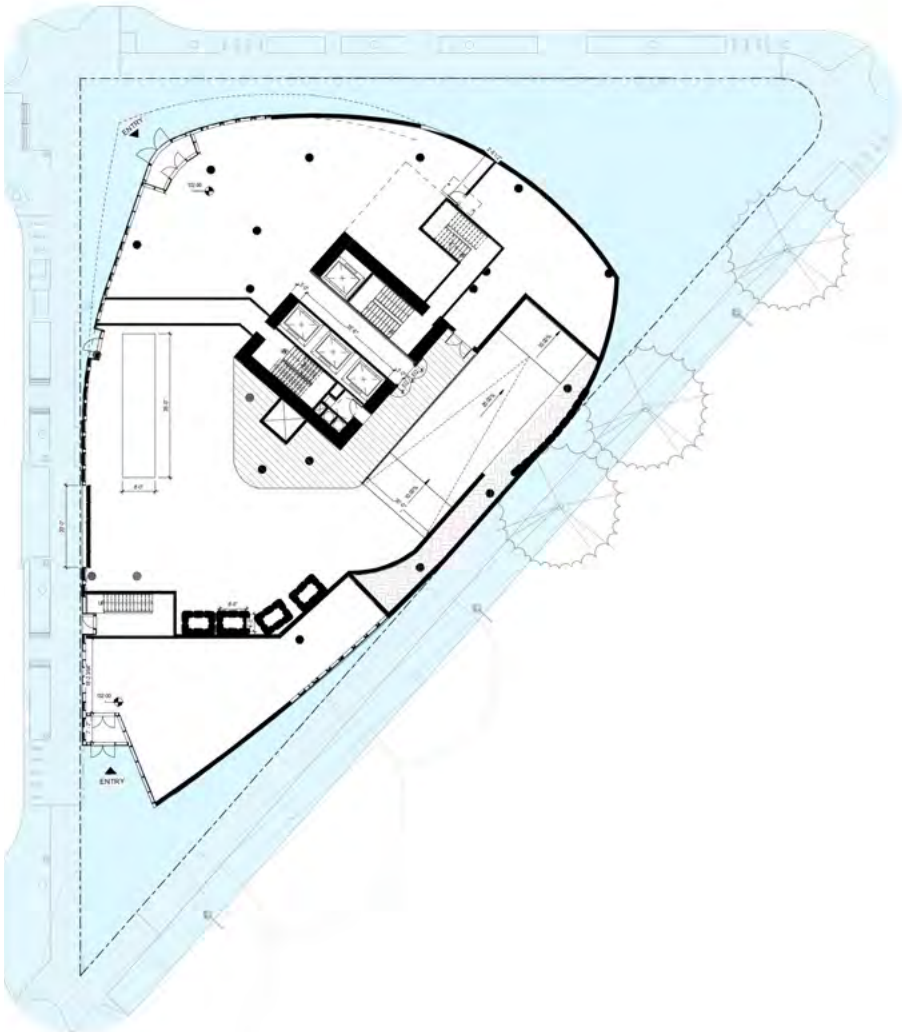


Podium/Tower Relationship: **REC**

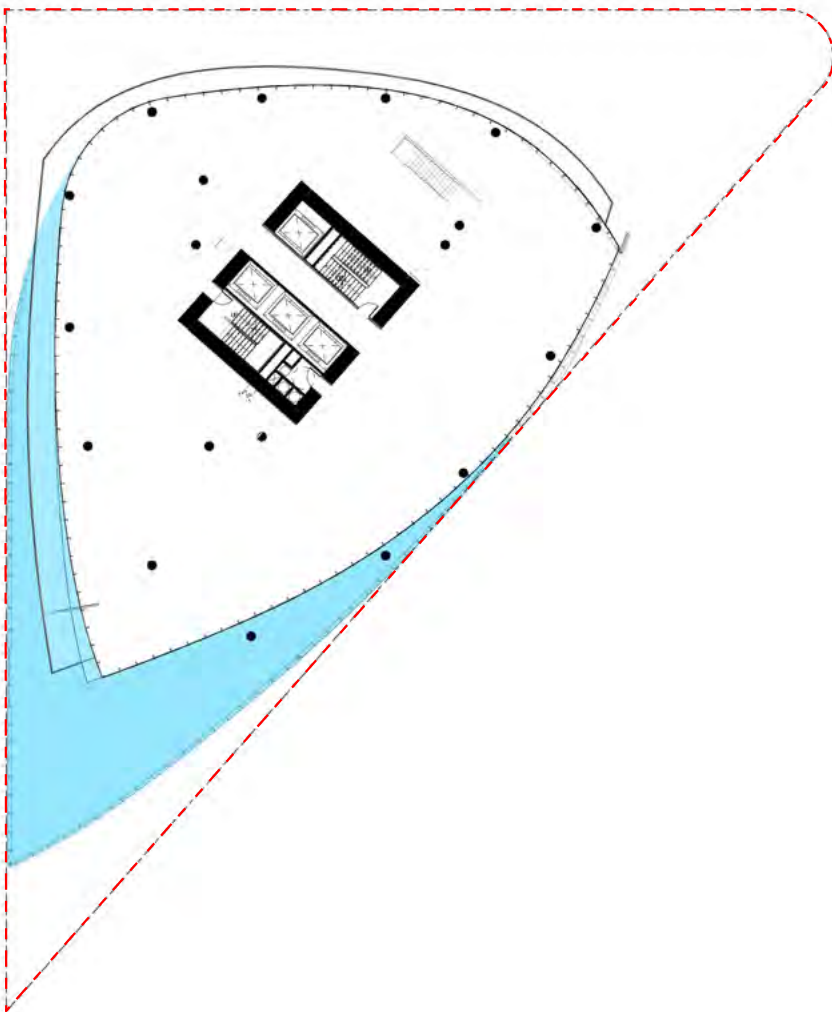
At REC the tower footprint is setback from the podium, thus creating a scale transition and a legible reading of podium and tower.



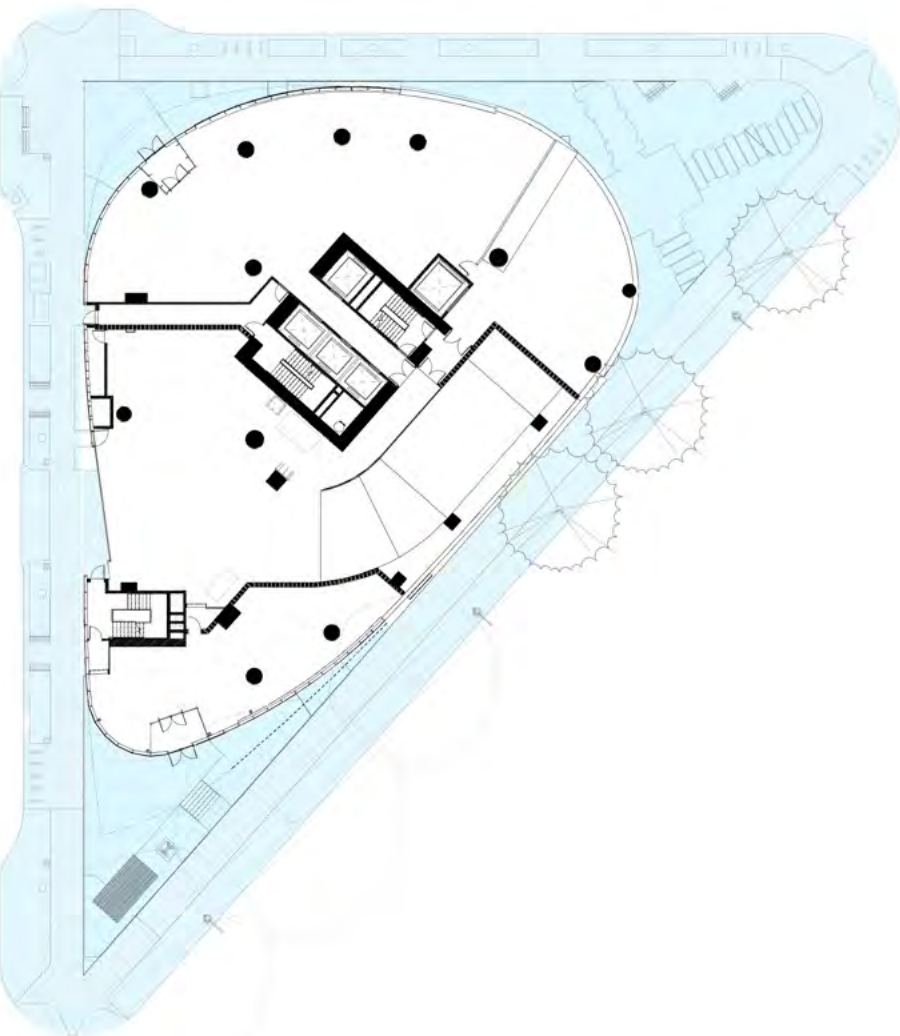
Ground Floor (Levels 1 & 2): **EDG 2**



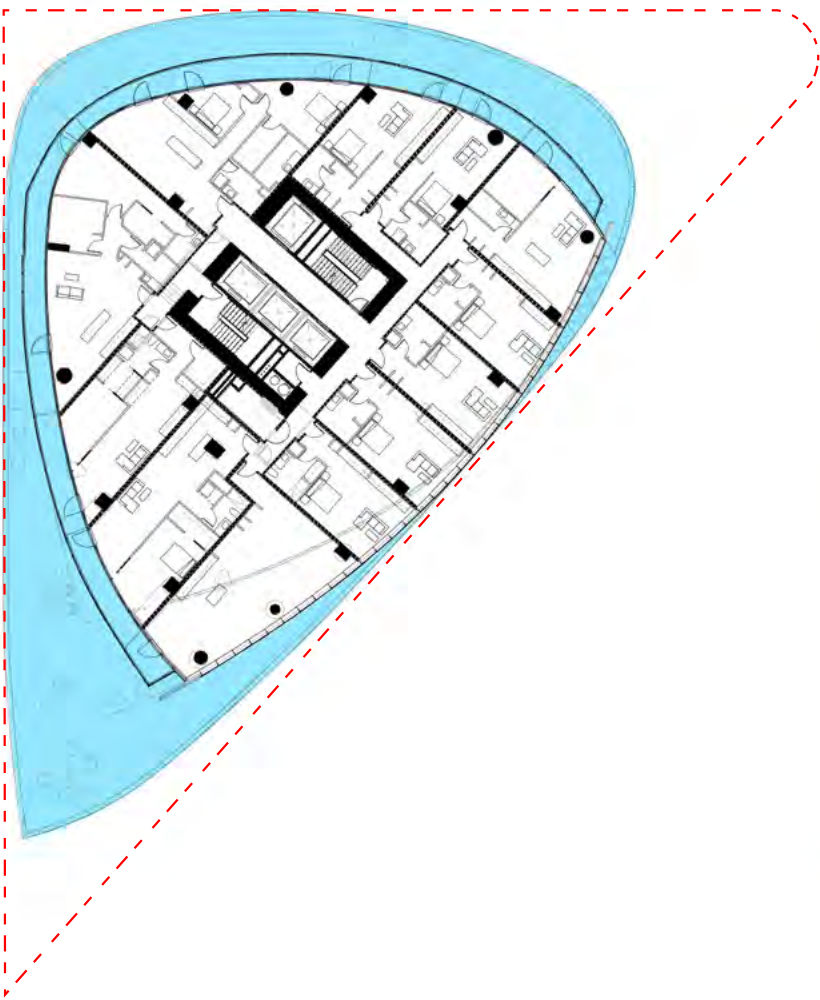
Podium Floor (Level 3): **EDG 2**



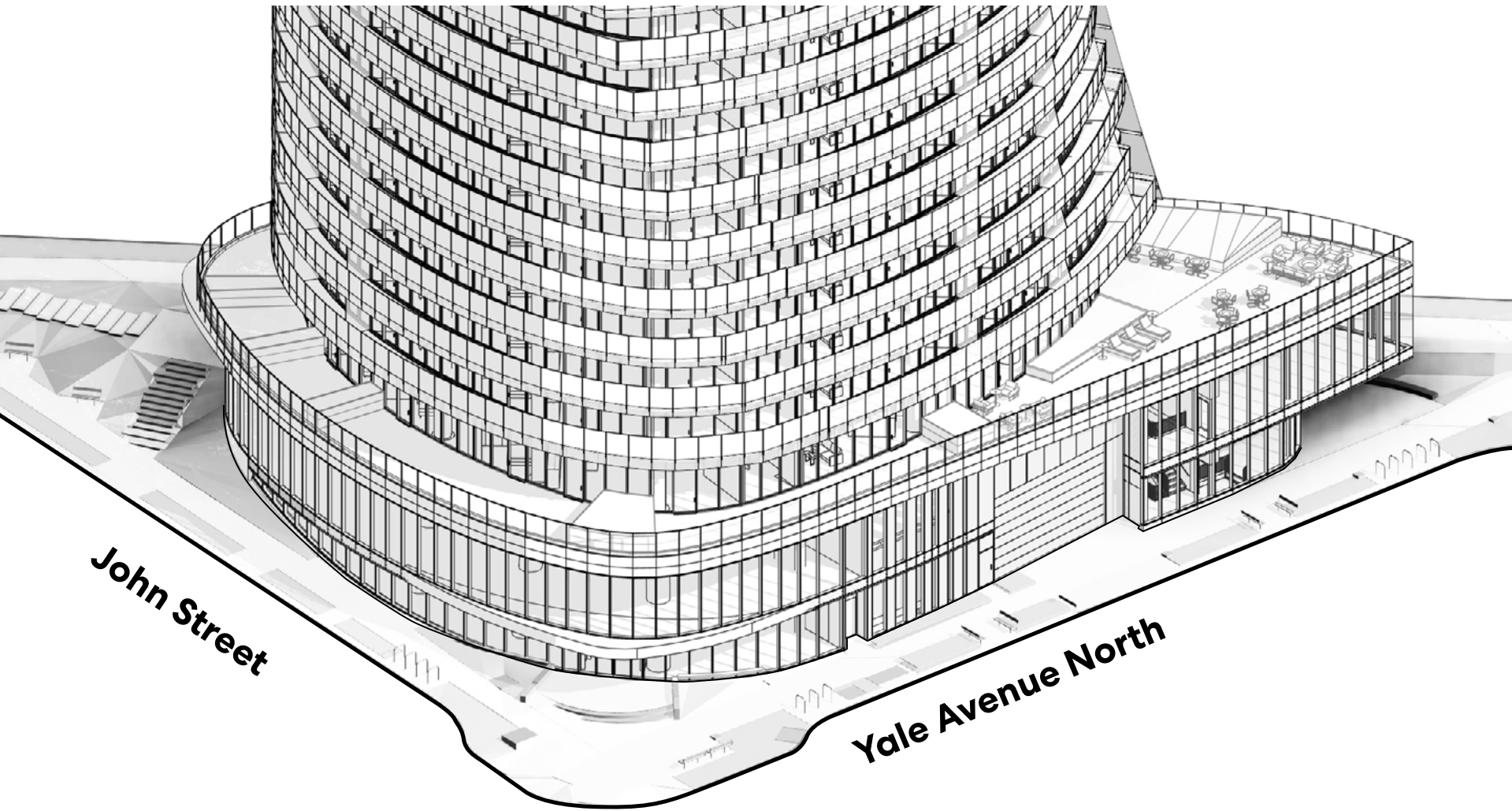
Ground Floor (Levels 1 & 2): **REC**



Podium Floor (Level 3): **REC**

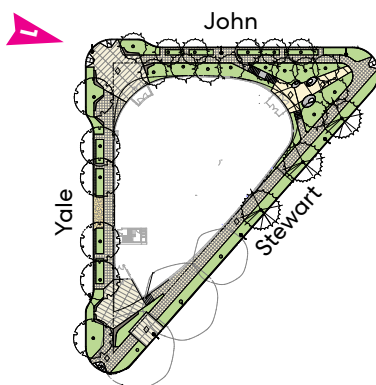


02.3 : Design Response / Podium & Pedestrian Experience



Guidance: For the podium to read as a 'street wall' and create the pedestrian scale called for in the Guidelines, The Board agreed that the tower should be set back from the podium at the [northwest] corner.

Response: The tower has been setback from the podium for the entire 360 degree experience of the site.



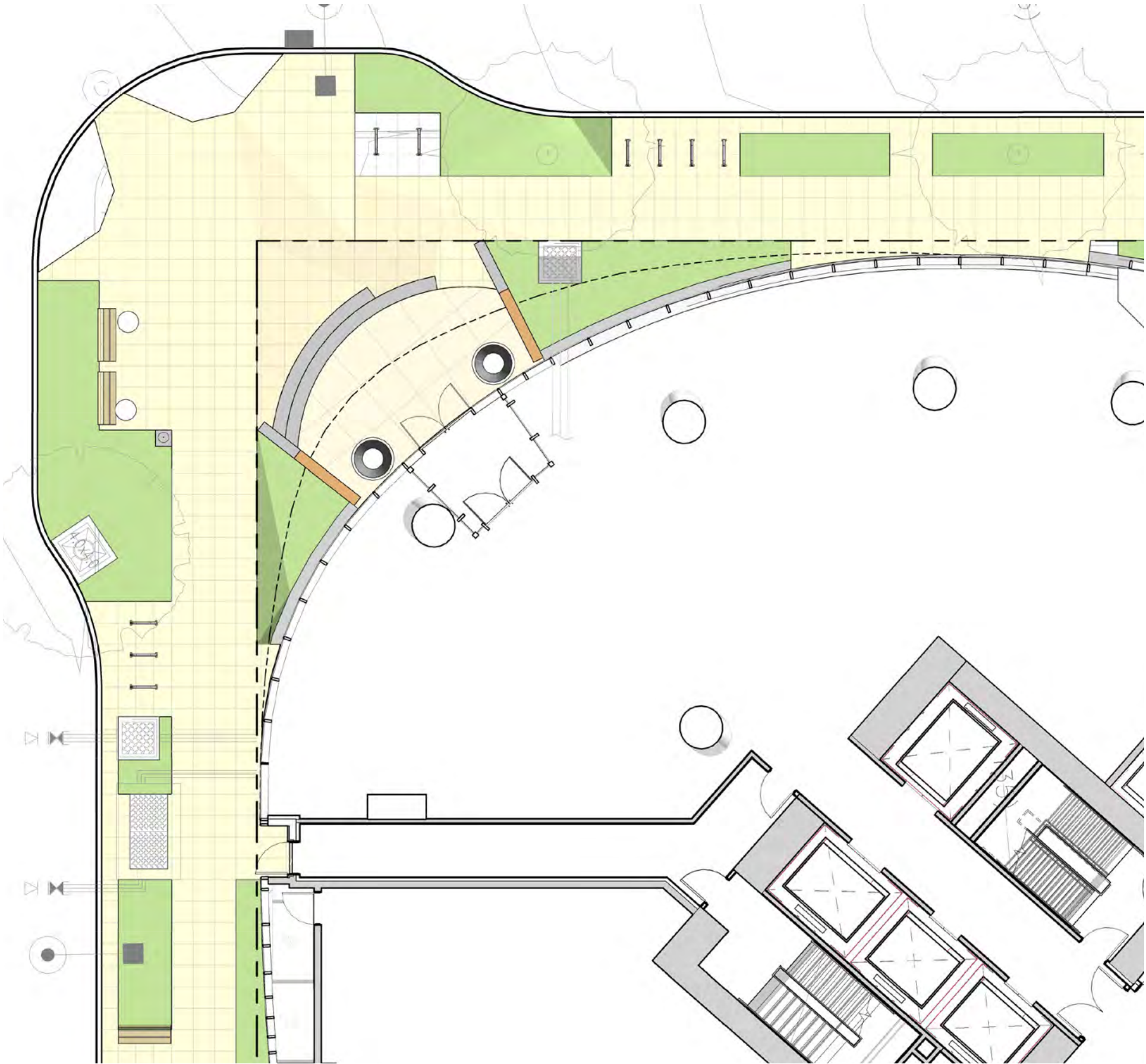
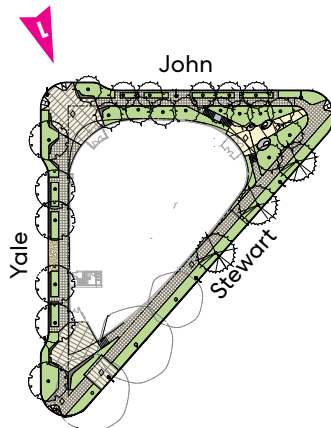
Podium/Tower relationship: **EDG 2**



Podium/Tower Relationship: **REC**



02.3 : Design Response / Podium & Pedestrian Experience



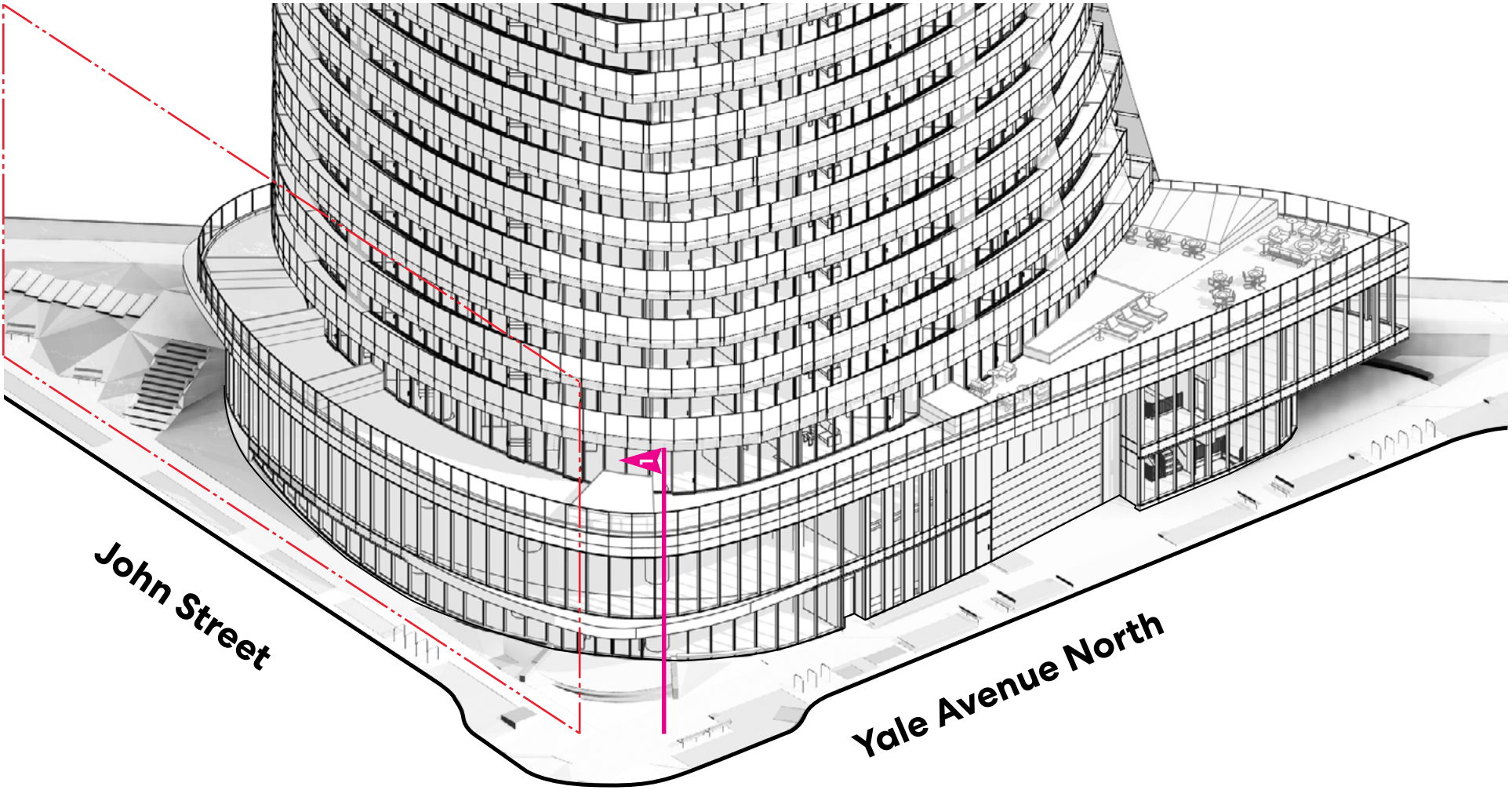
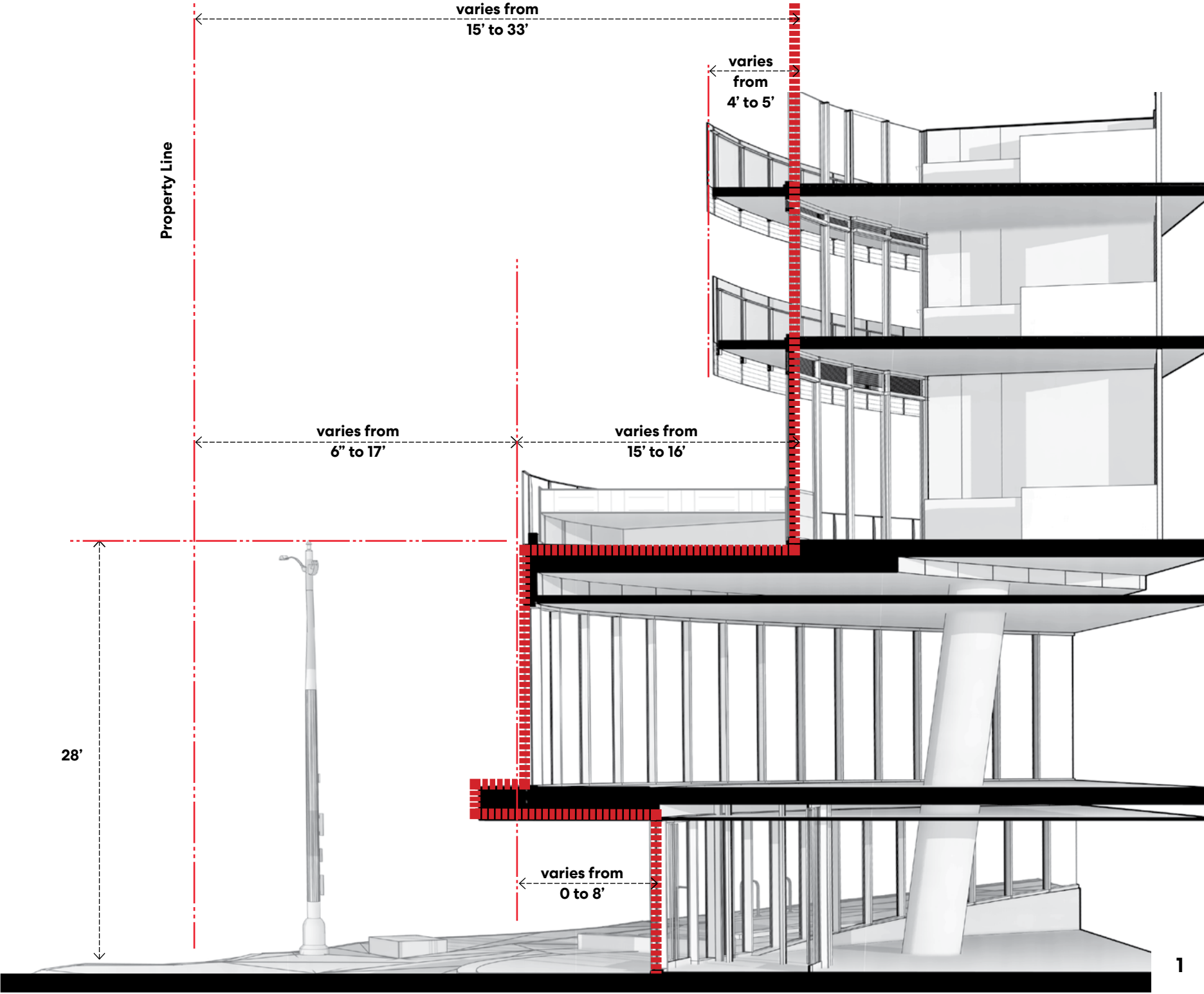
Podium/Tower relationship: **EDG 2**



Podium/Tower Relationship: **REC**



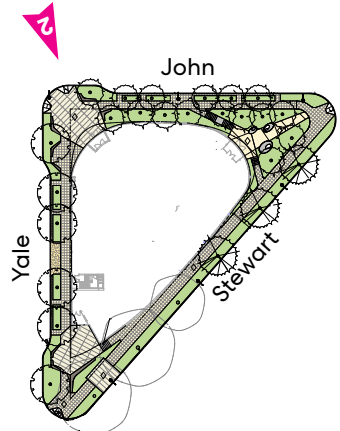
02.3 : Design Response / Podium & Pedestrian Experience



Guidance: For the podium to read as a 'street wall' and create the pedestrian scale called for in the Guidelines, The Board agreed that the tower should be set back from the podium at the [northwest] corner.

Response: The tower has been setback from the podium for the entire 360 degree experience of the site.

DC2.2 Architectural Concept: Pedestrian Scale
Citywide Guideline: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.



Podium/Tower Relationship: **REC**



02.3 : Design Response / Podium & Pedestrian Experience

PL2.1
Public Life:
Walkability: Weather Protection

Citywide Guideline: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

South Lake Union Supplemental Guidance
Overhead weather protection is encouraged in areas of high pedestrian activity such as along Green Streets, designated trails, and where retail uses are provided along the ground floor.

a. Consider opportunities for the canopy or other weather protection to reinforce a sense of pedestrian scale.

b. Avoid long monolithic designs in favor of modulation along the length of a block. This can be achieved by matching overhead protection to facade bays and breaking up canopies or overhangs accordingly.



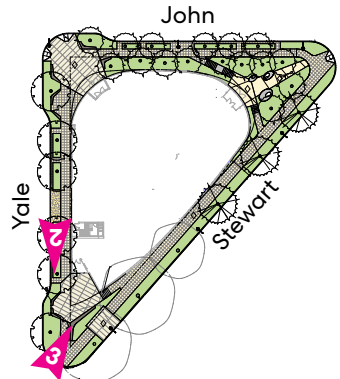
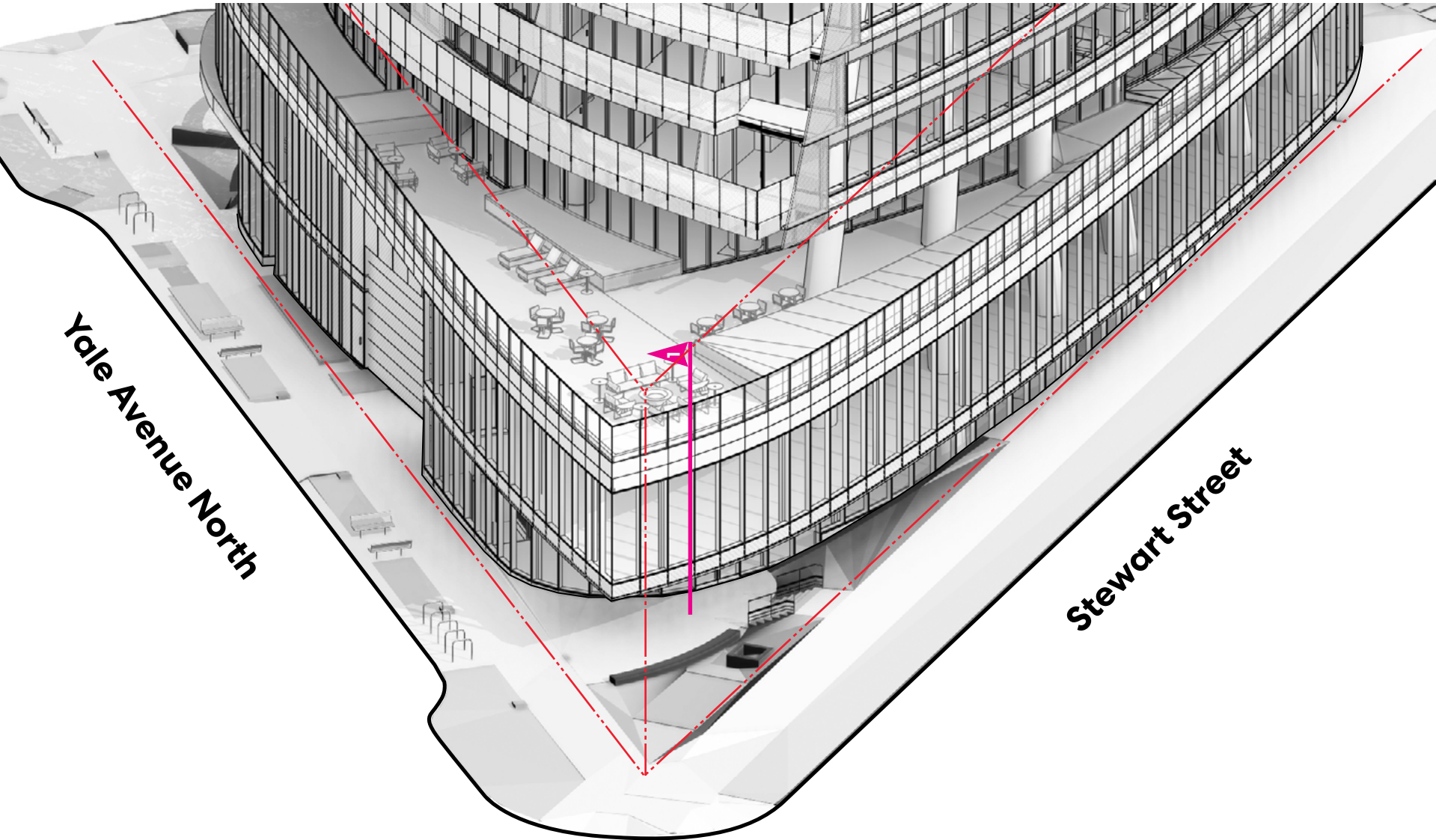
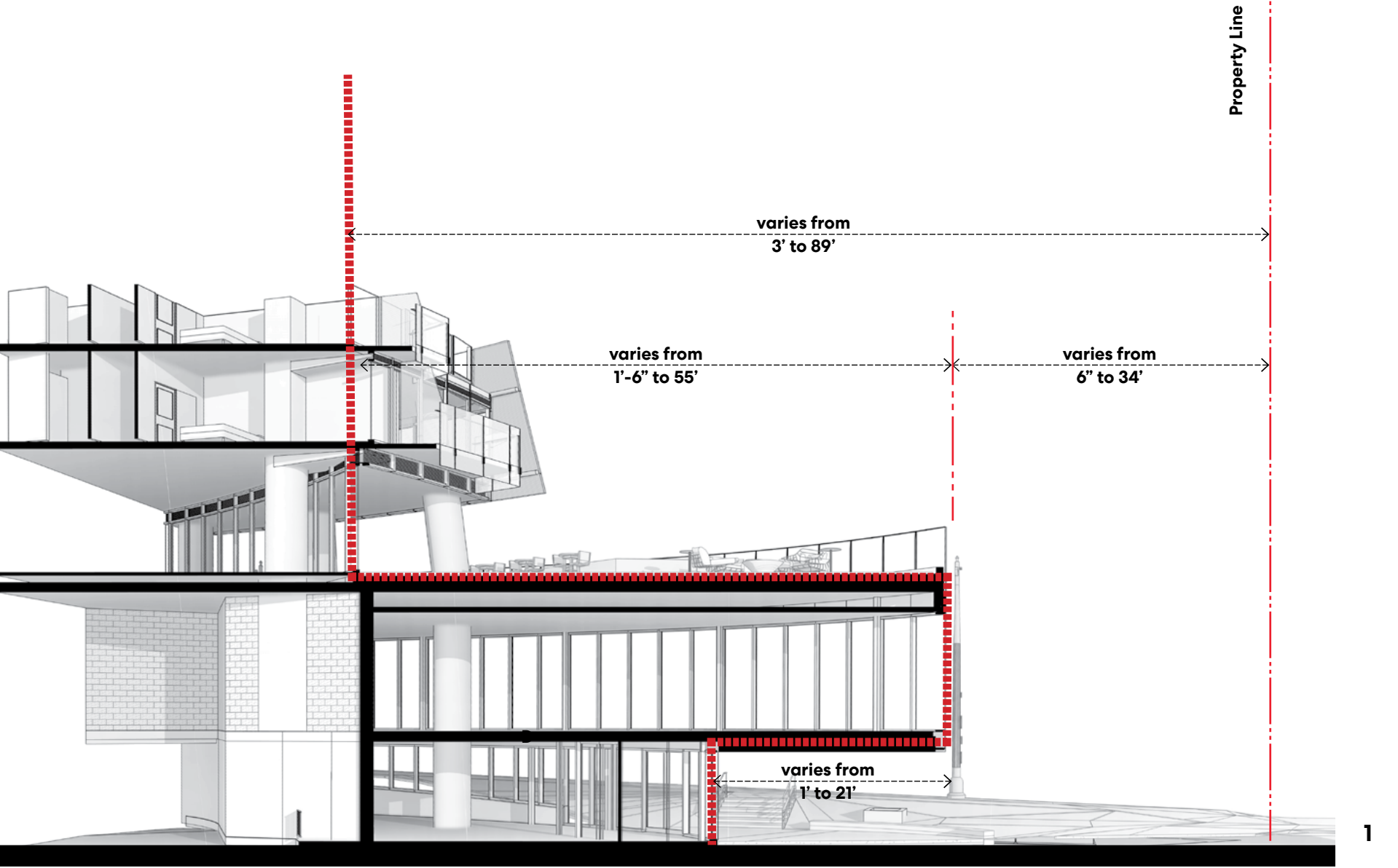
Podium/Tower relationship: **EDG 2**



Podium/Tower Relationship: **REC**



02.3 : Design Response / Podium & Pedestrian Experience



Podium/Tower Relationship: **REC**



Podium/Tower Relationship: **REC**



02.3 : Design Response / Podium & Pedestrian Experience



Guidance: For the podium to read as a 'street wall' and create the pedestrian scale called for in the Guidelines, The Board agreed that the tower should be set back from the podium at the [northwest] corner.

Response: The tower has been setback from the podium for the entire 360 degree experience of the site.

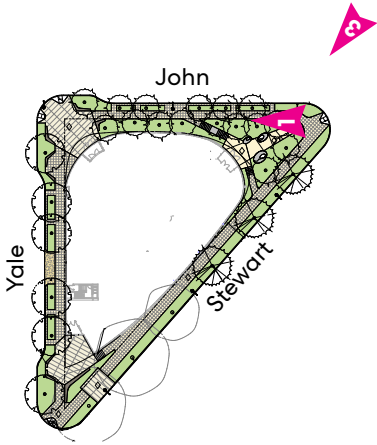
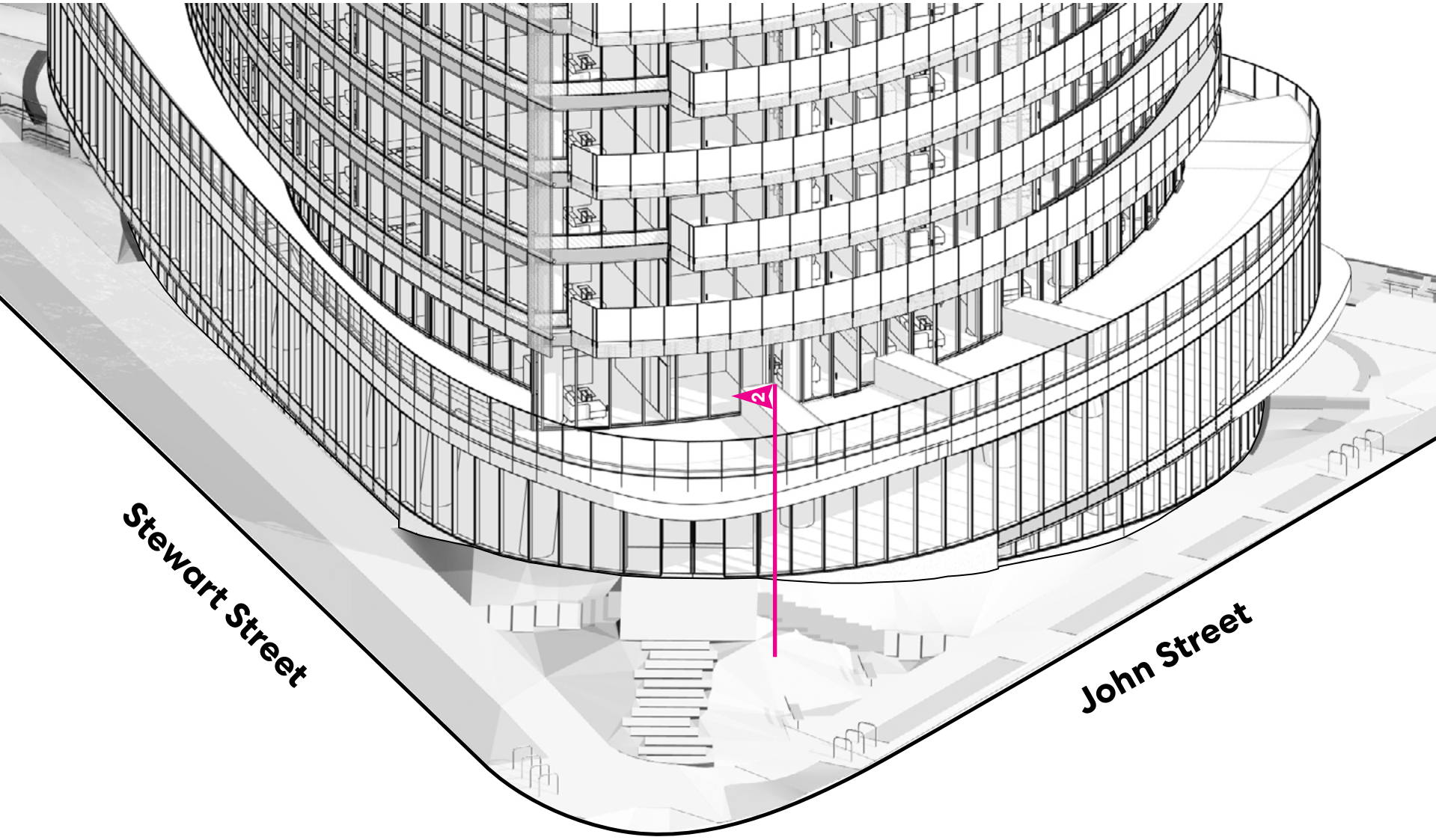
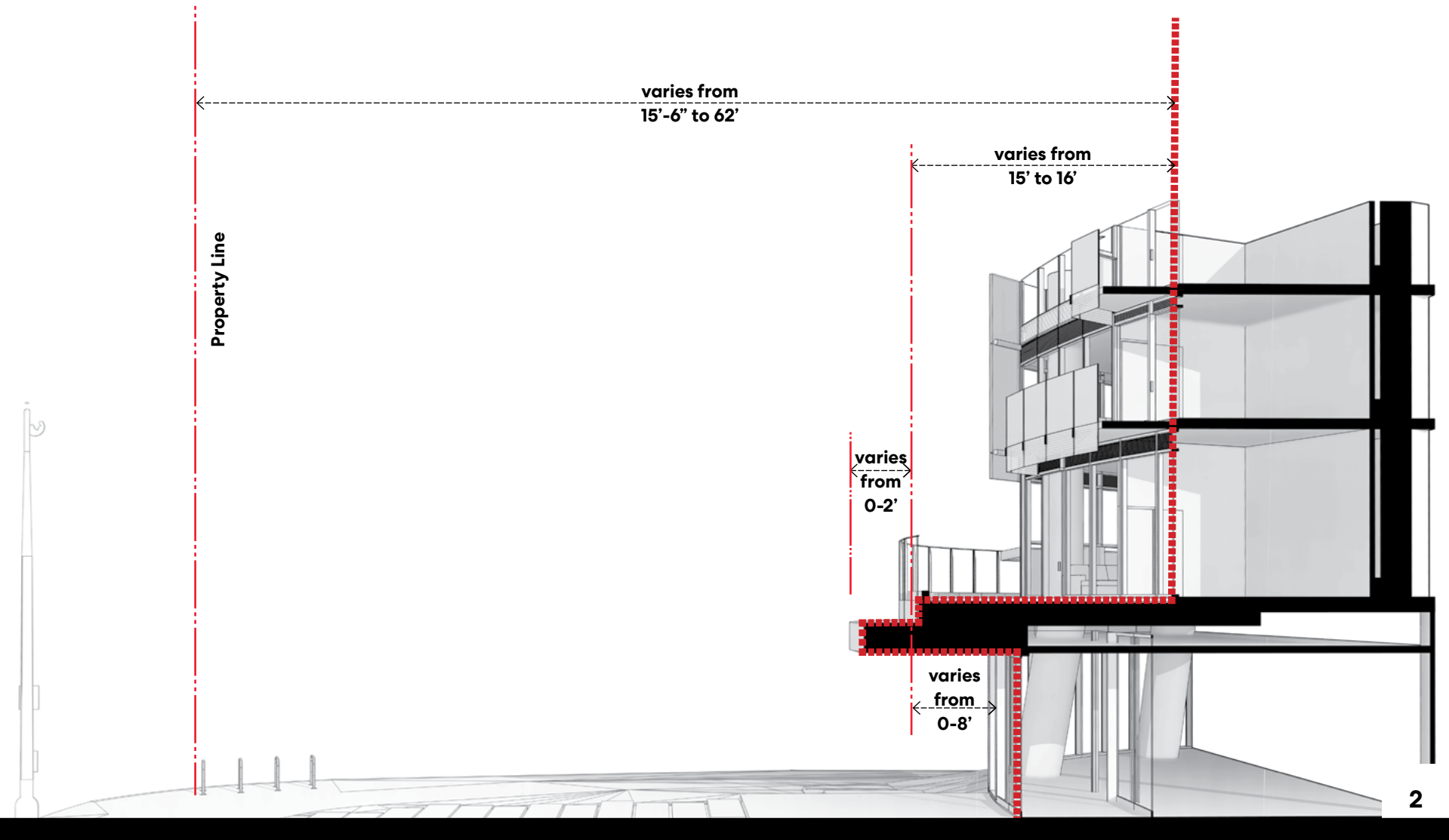
Podium/Tower relationship: **EDG 2**



Podium/Tower Relationship: **REC**



02.3 : Design Response / Podium & Pedestrian Experience



Podium/Tower Relationship: **REC**



02.3 : Design Response / Podium & Pedestrian Experience

Guidance:

The Board recognized that Yale was the appropriate location for building services, but noted that the composition and materiality of this area (and the garage door) will be of critical importance.

Response:

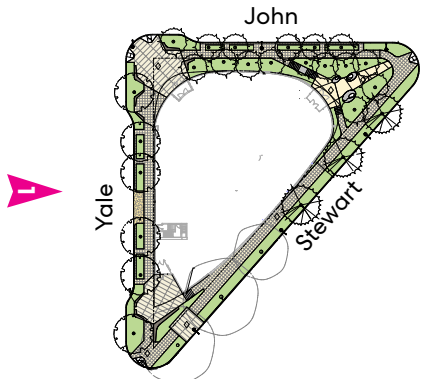
The composition and materiality of the garage entry and door have been developed accordingly:

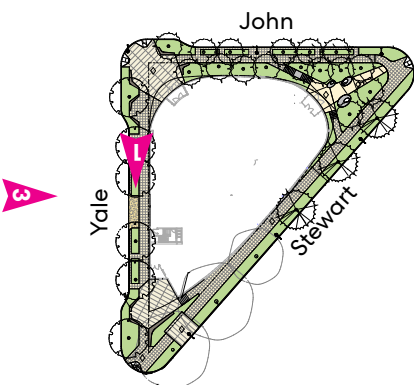
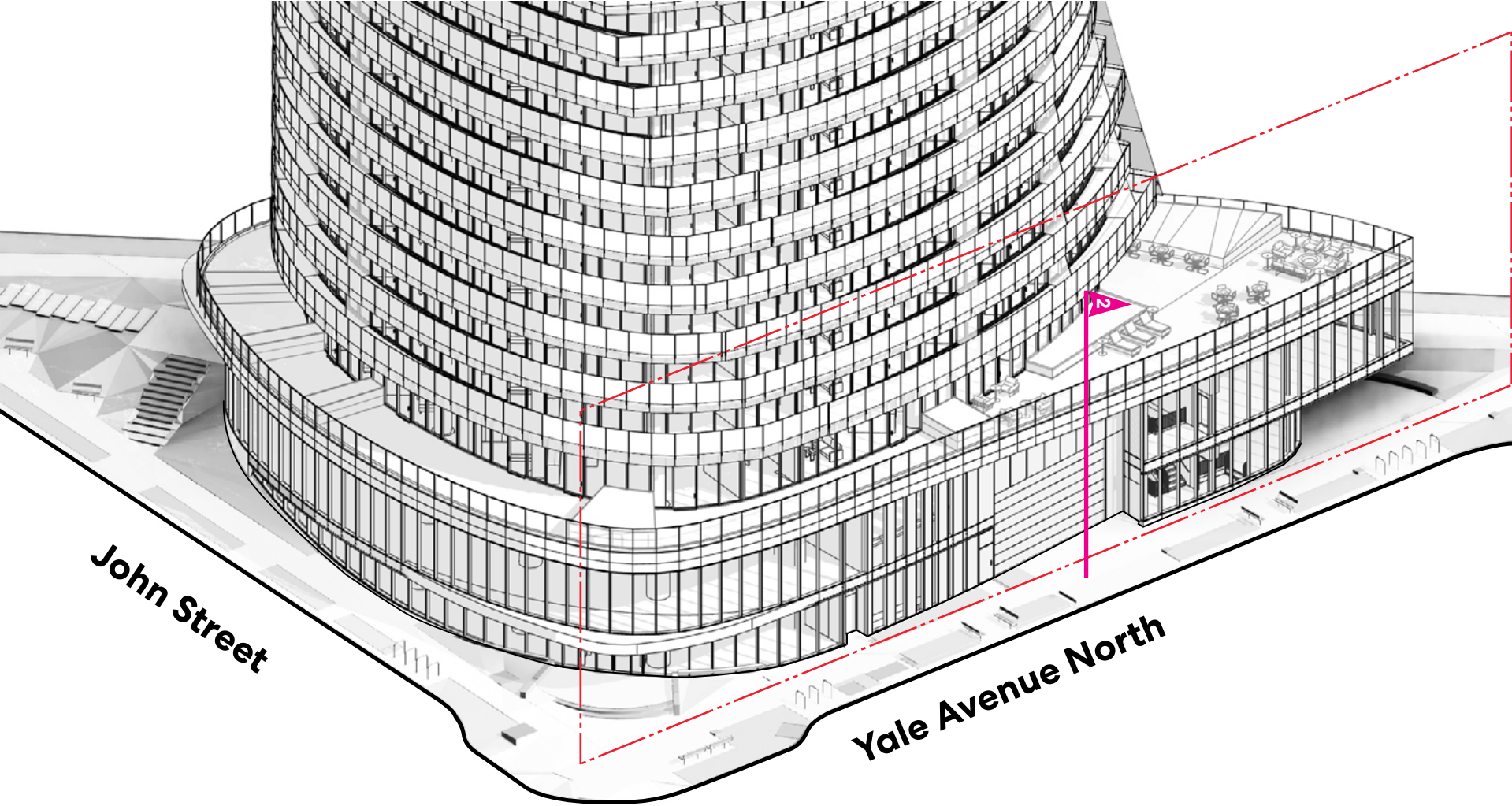
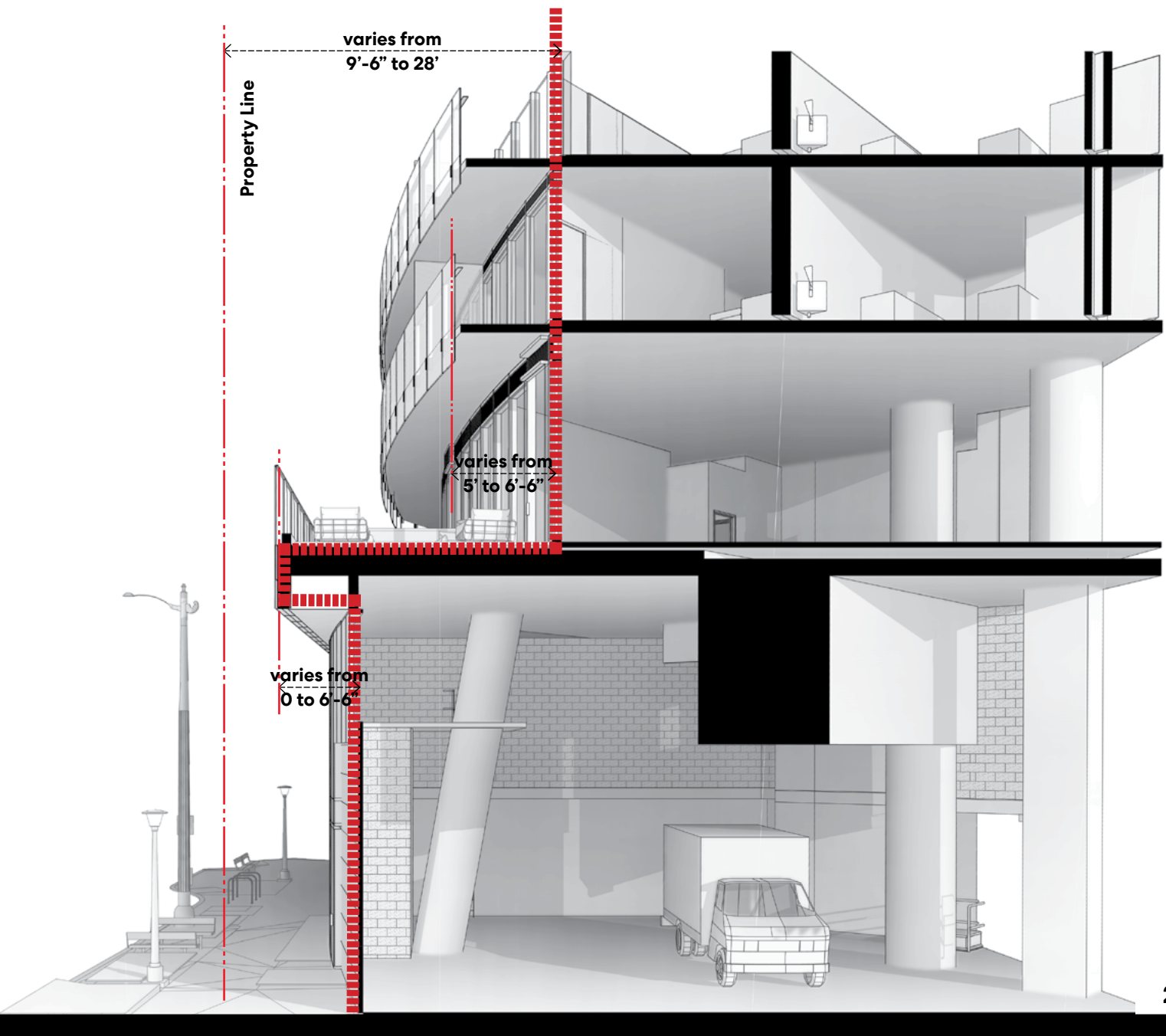
- More vision glass added
- Garage door setback
- Unified composition and material palette

Podium/Tower relationship: **EDG 2**



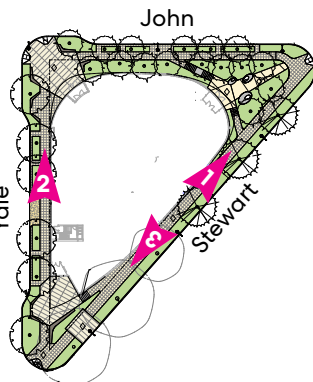
Podium/Tower Relationship: **REC**





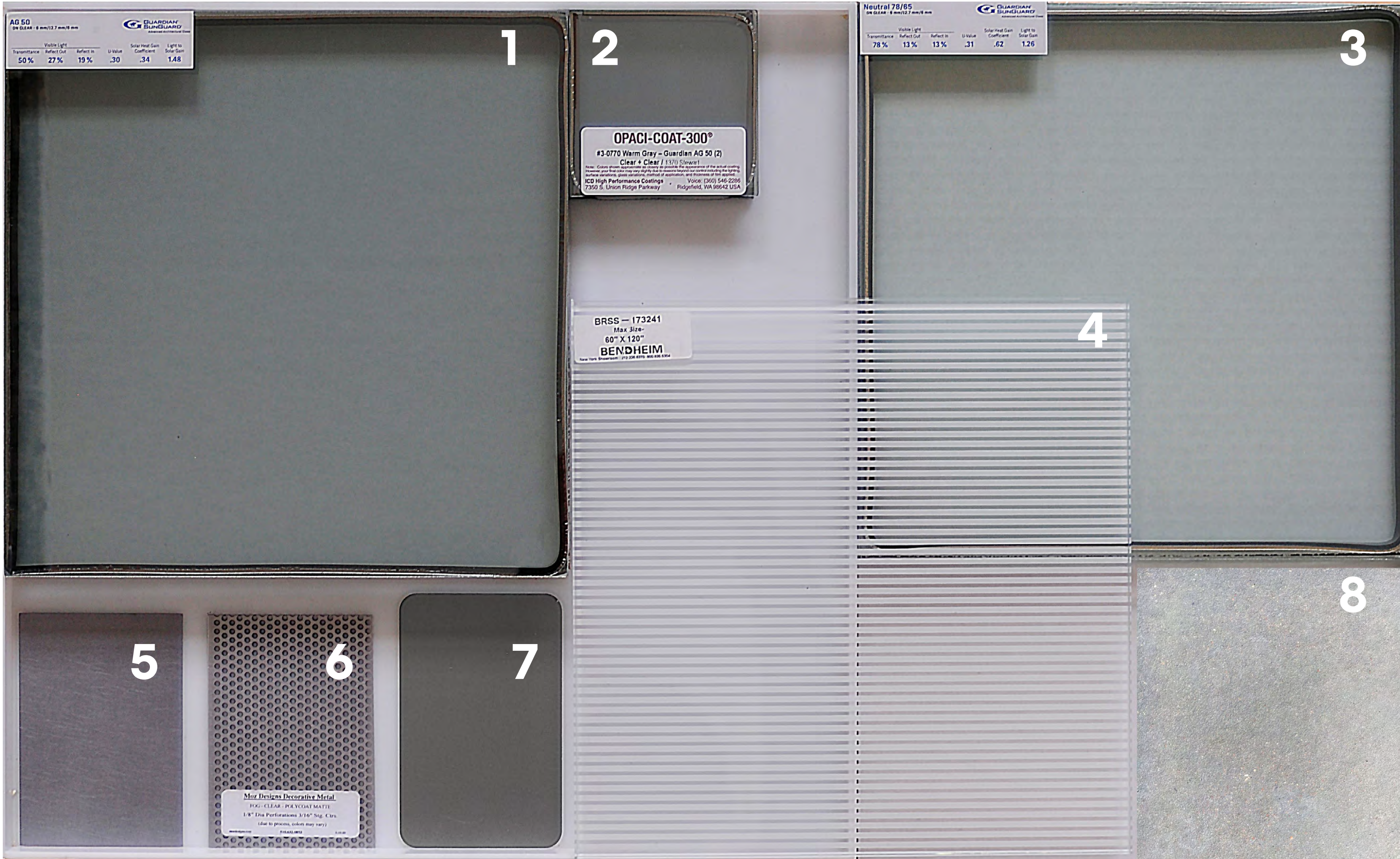
Podium/Tower Relationship: **REC**





Materials

03 : Materials/ Overview



1. Vision glass (01) (<https://www.guardianglass.com/us/en/products/brands/sunguard/high-performance/ag-50>)
 2. Spandrel glass (<http://www.icdcoatings.com/opaci-coat-300>)
 3. Vision glass (02) at entrances (<https://www.guardianglass.com/us/en/products/brands/sunguard/high-performance/neutral-78-65>)
 4. Fritted glass with white lines (<https://bendheim.com/product/linear-pattern-fritted-architectural-glass/>)
 5. Metal panel (01) (<https://mozdesigns.com/metal-collections/light-pewter/>)
 6. Perforated metal panel (<https://mozdesigns.com/products/sheet-metal-metal/perf-sheets/>)
 7. Metal panel (02) (<https://mozdesigns.com/metal-collections/steel-palette/>)
 8. Architectural concrete
- Note: product references are provided to indicate aesthetic intent only, and are not proprietary or technical specifications

Design Intent:

The sculptural architecture of the building will be complimented by a restrained palette that plays with light. The neutral glass tones and metallic finishes in a pewter tone create a cohesive and high quality identity for the building that will accentuate it's formal qualities and will accentuate changes of lighting conditions throughout the day and seasonal qualities of weather and atmosphere.

DC4.1

Design Concept:
Exterior Elements & Finishes: Exterior Building Materials

Citywide Guideline: Use appropriate and high-quality elements and finishes for the building and its open spaces.

03 : Materials/ Tower



4. Fritted glass

4. Fritted glass

1. Vision glass (01)



4. Fritted glass

1. Vision glass (01)

5. Metal projection

2. Spandrel Glass

4. Fritted glass

1. Vision glass (01)

4. Fritted glass

7. Metal Panel (02)

3. Vision Glass (02)

03 : Materials/ Podium

- 1. Vision glass (01)
- 2. Spandrel Glass
- 4. Fritted glass

- 1. Vision glass (01)
- 1. Vision glass (01)

- 3. Vision Glass (02)
- 8. Architectural Concrete
- 3. Vision Glass (02)

- 1. Vision glass (01)
- 7. Metal Panel (02)
- 3. Vision Glass (02)





1. Vision glass (01)

1. Vision glass (01)

7. Metal Panel (02)

3. Vision Glass (02)

7. Metal Panel (02)

3. Vision Glass (02)



1. Vision glass (01)

7. Metal Panel (02)

Wood soffit

3. Vision Glass (02)

Landscape

O4 : LANDSCAPE



JOHN STREET

A forest buffer is proposed on the NE corner of the site and extends the landscape typology from REI across John Street, strengthening the evergreen gateway concept as an approach from I-5 and Capitol Hill. The proposed tower emerges from the evergreen foreground.



YALE AVE N

Active frontages and seating pockets along Yale Ave create a people oriented street. Curb bulbs at each corner with building setbacks increase opportunities for larger public gathering spaces, retail seating and plantings.

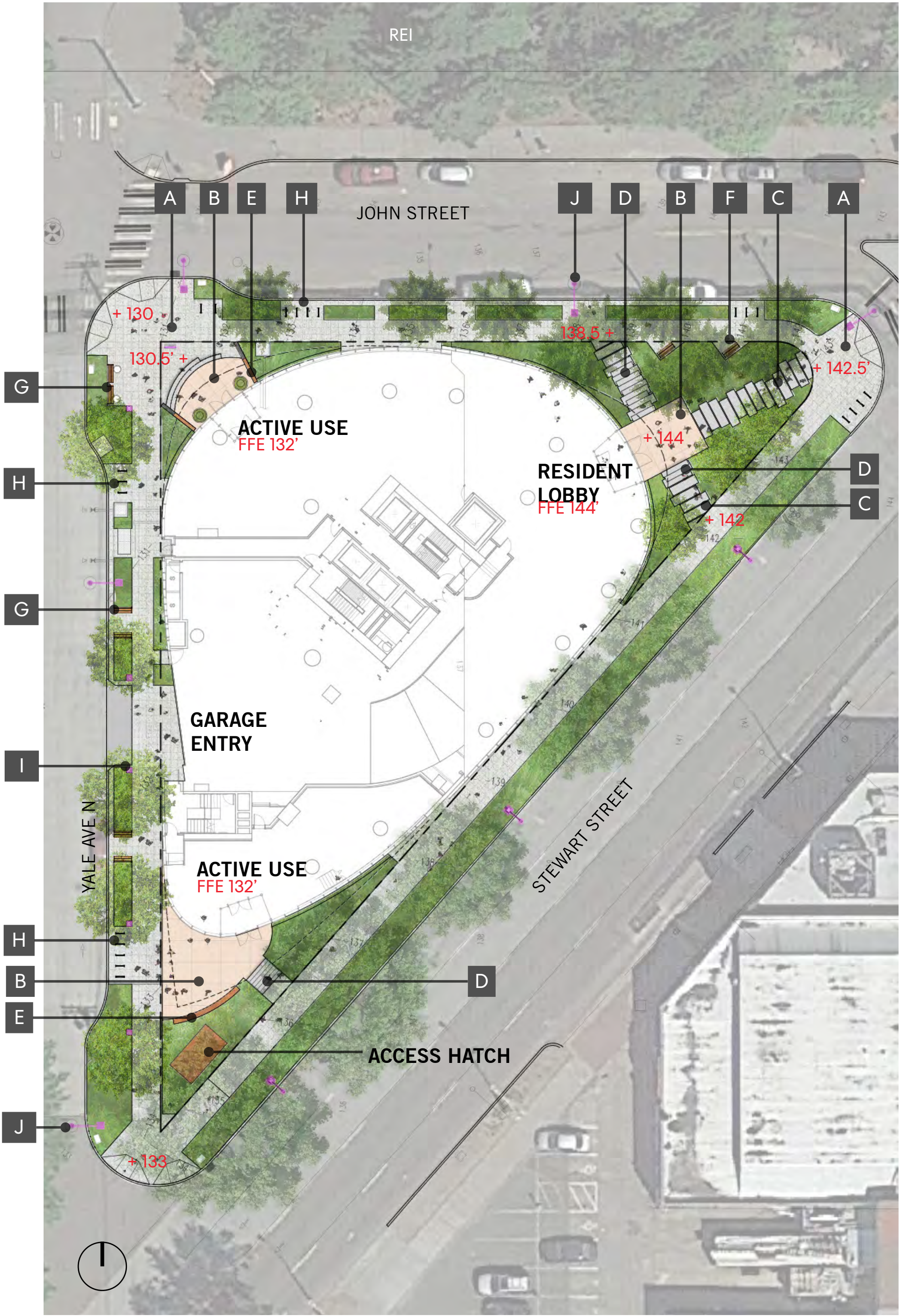


STEWART STREET

The existing American Sweetgum street tree language is reinforced with additional trees and a wide and continuous planting strip to buffer pedestrians from the busy arterial street. Planting is used along the building's edge to create a green wall to conceal a concrete wall exposed along the pedestrian experience.



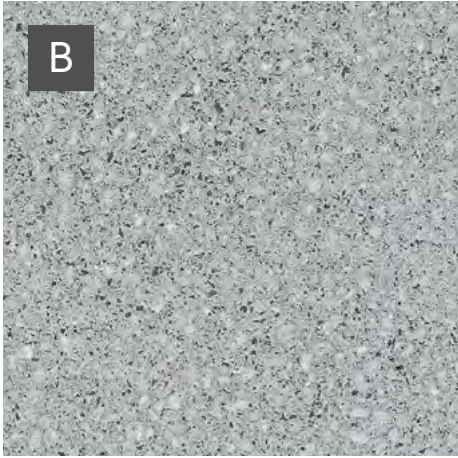
O4 : LANDSCAPE MATERIALS



Materials



CONCRETE SIDEWALK 2X2
SDOT STANDARD



CONCRETE W/ SANDBLAST
FINISH, GRAY



PRECAST CONCRETE SLABS



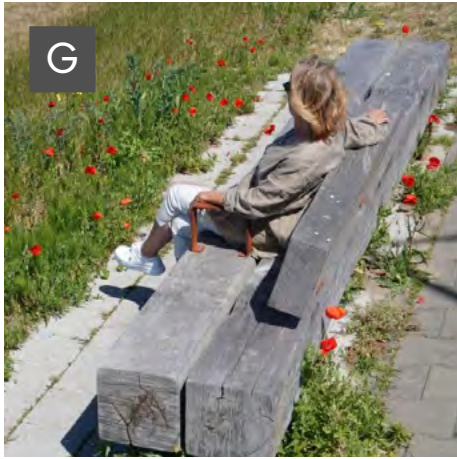
PRECAST CONCRETE STAIR



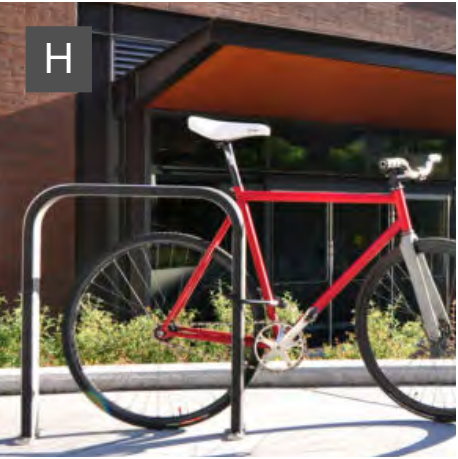
BENCH ON WALL



NOOK BENCH



BENCH POCKETS



BIKE RACKS

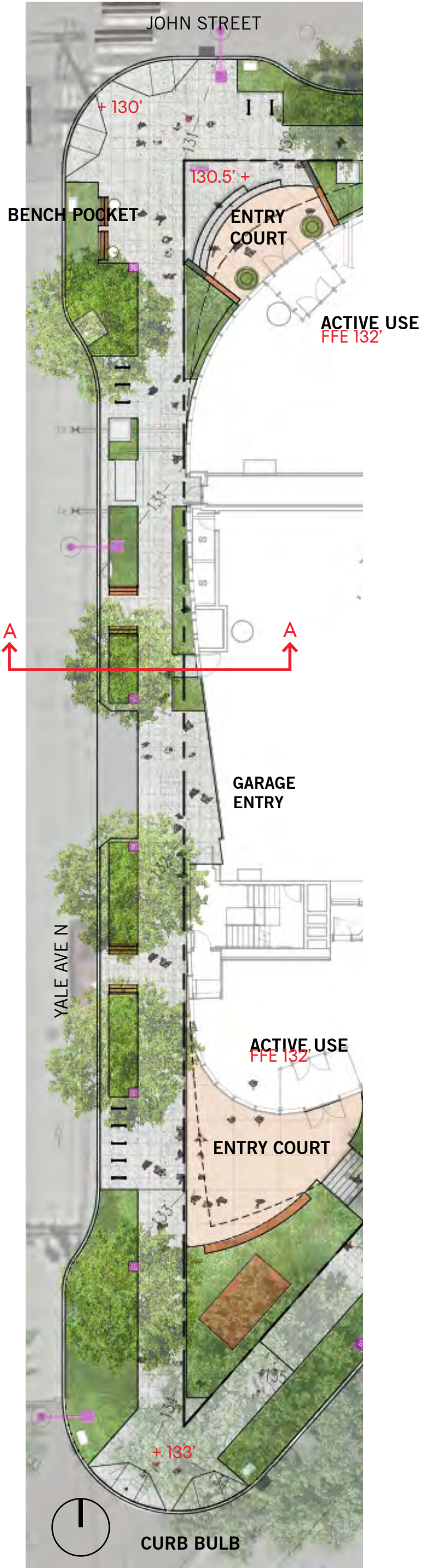


PEDESTRIAN LIGHT POLE



STREET LIGHT - SDOT STANDARD

O4 : YALE AVE N



Planting



NYSSA SYLVATICA



GEUM TOTALLY TANGERINE



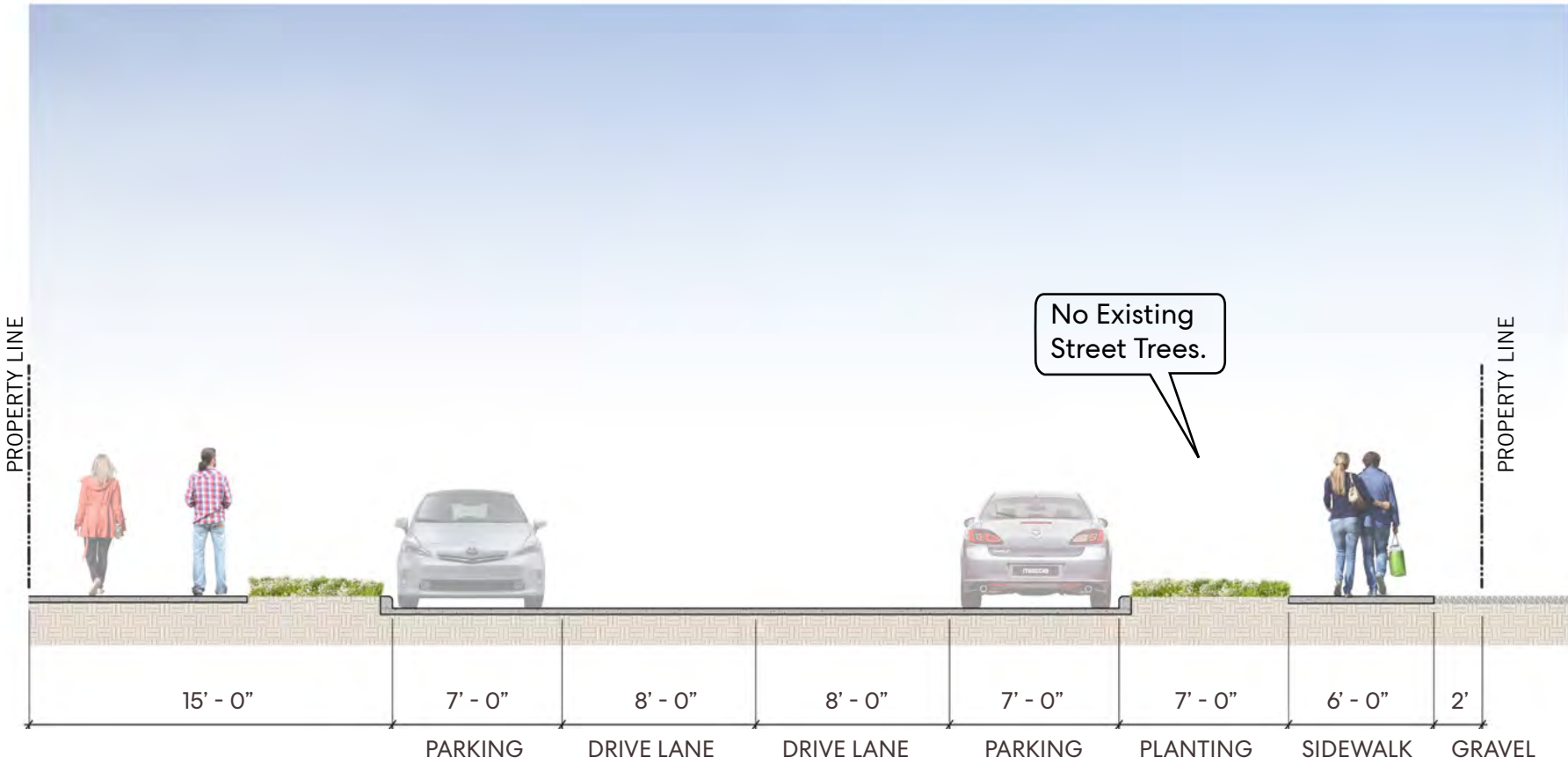
IRIS TENAX



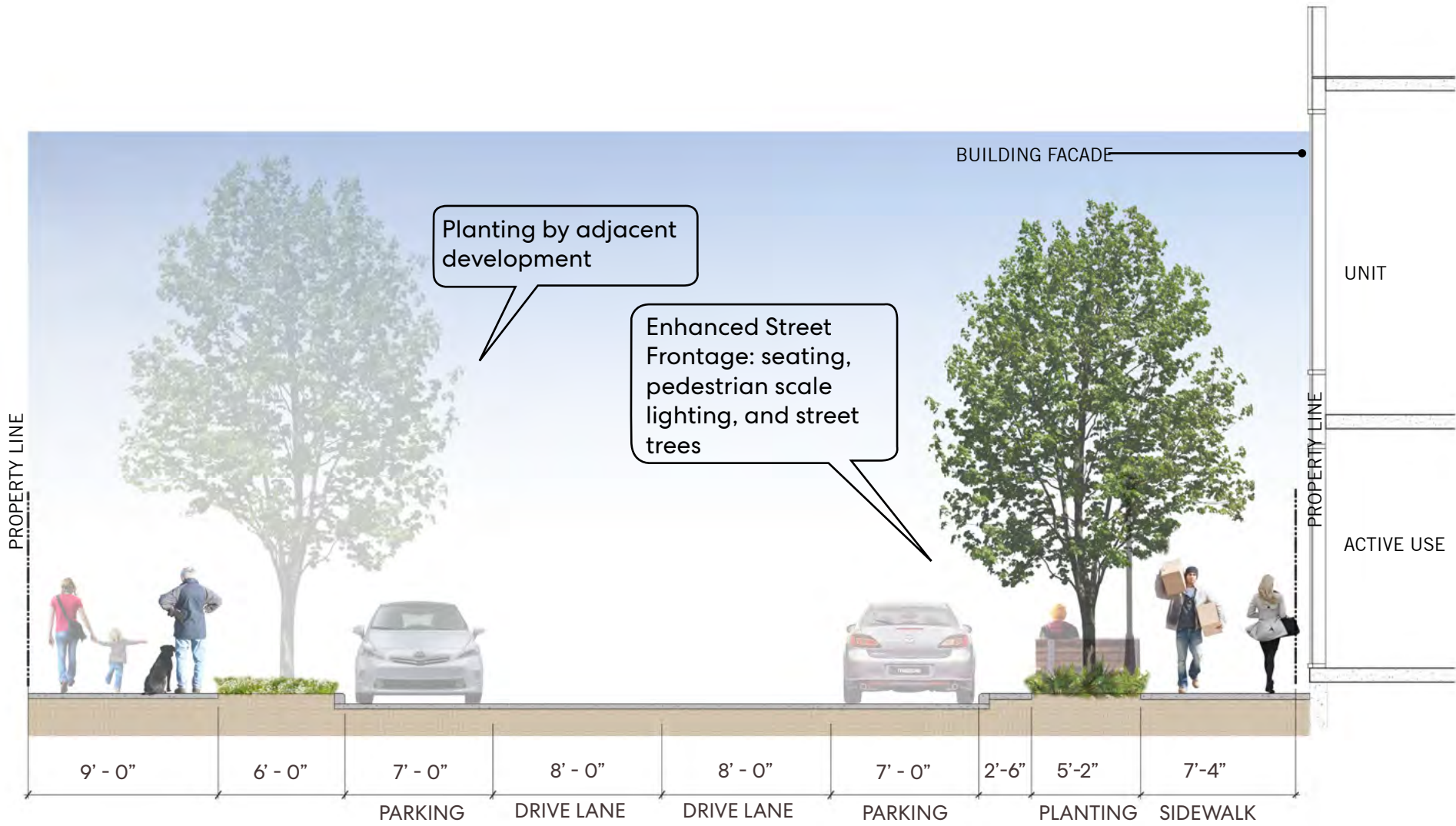
SESLERIA CAERULEA



SESLERIA HEUFLERIANA



A - A YALE AVE N - EXISTING CONDITION
60' ROW



A - A YALE AVE N - PROPOSED CONDITION
60' ROW

04 : LANDSCAPE : JOHN STREET



Planting



TAXODIUM DISTICHUM



PSEUDOTSUGA MENZIESII



RHAMNUS PURSHIANA



CAREX PENNSYLVANICA



EPIMEDIUM GRANDIFLORUM



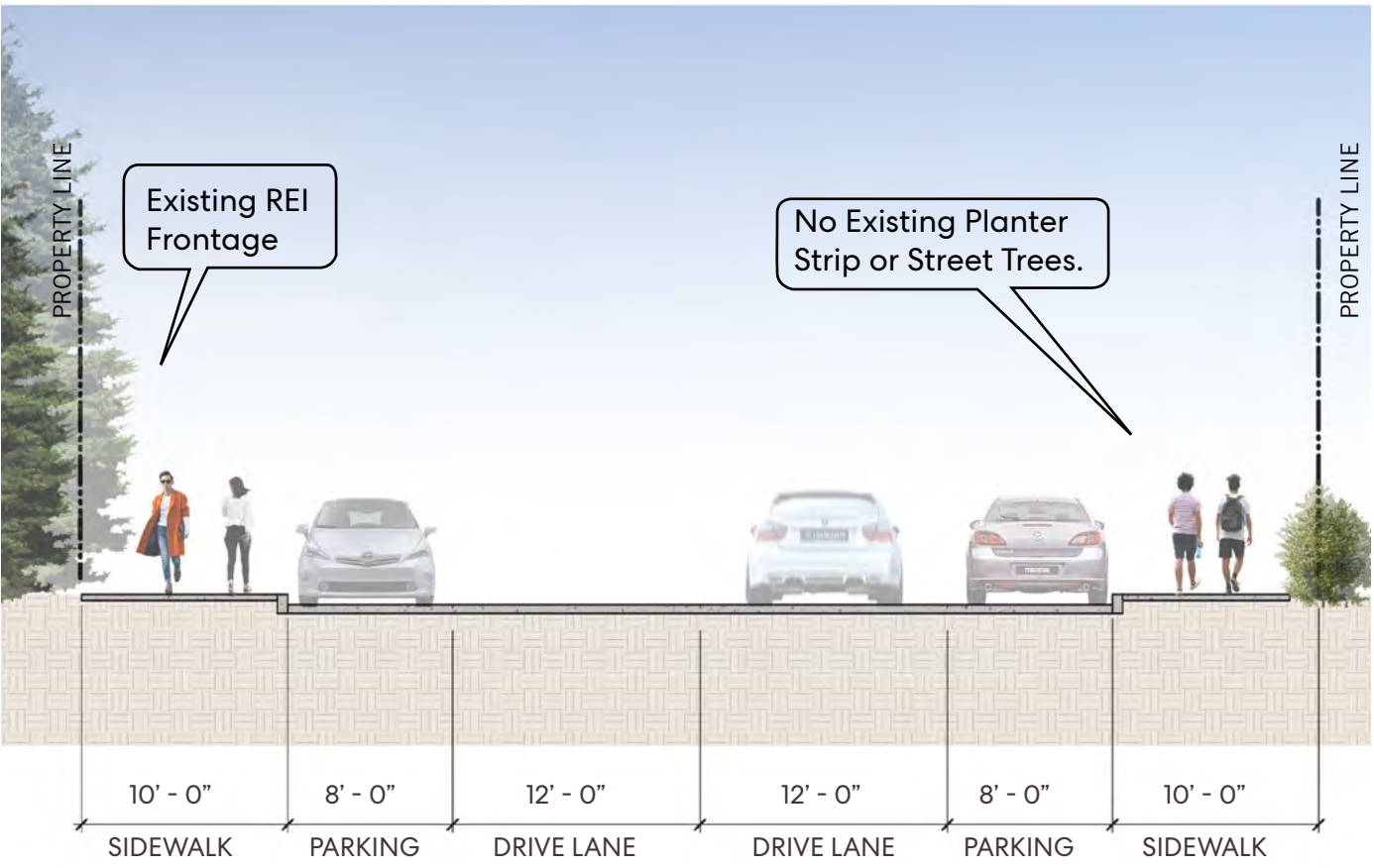
HELLEBORUS ARGUTIFOLIUS



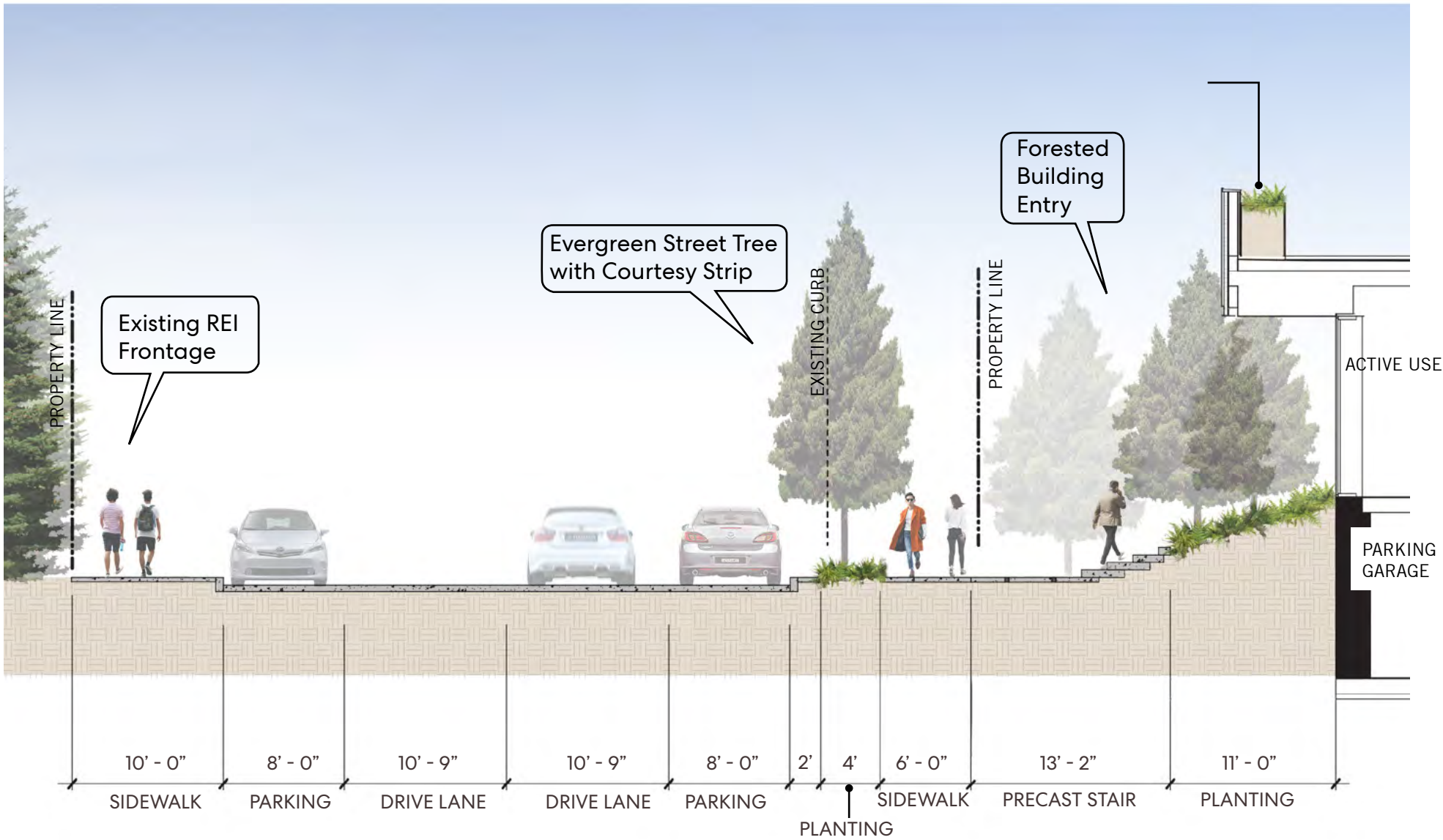
HEUCHERA 'SANATA ANA CARDINAL'



POLYSTICHUM POLYBLEPHARUM



B - B JOHN STREET - EXISTING CONDITION
60' ROW



B - B JOHN STREET - PROPOSED CONDITION
60' ROW

04 : LANDSCAPE : STEWART STREET



Planting



TAXODIUM DISTICHUM



PSEUDOTSUGA MENZIESII



RHAMNUS PURSHIANA



CAREX PENNSYLVANICA



EPIMEDIUM GRANDIFLORUM



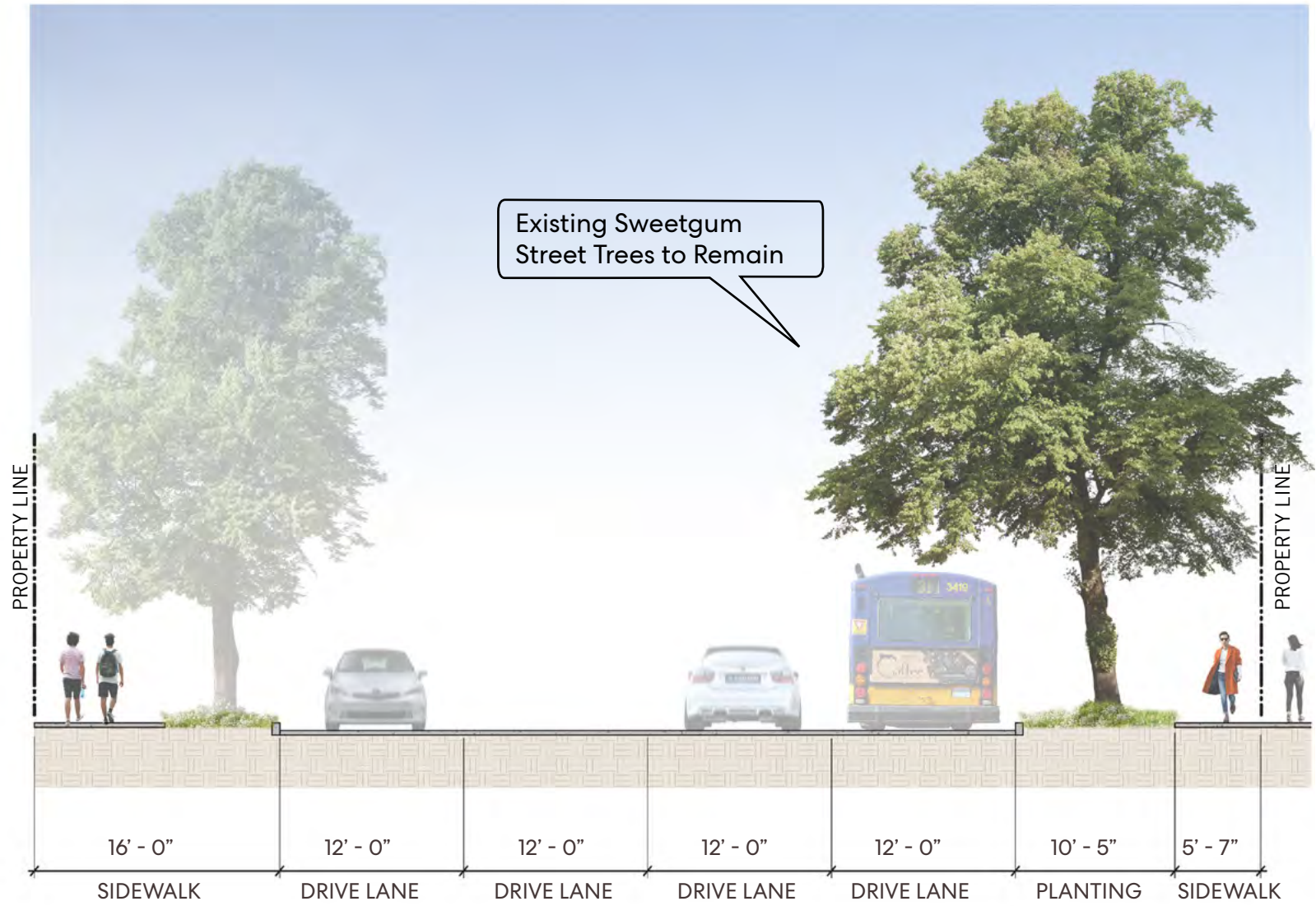
HELLEBORUS ARGUTIFOLIUS



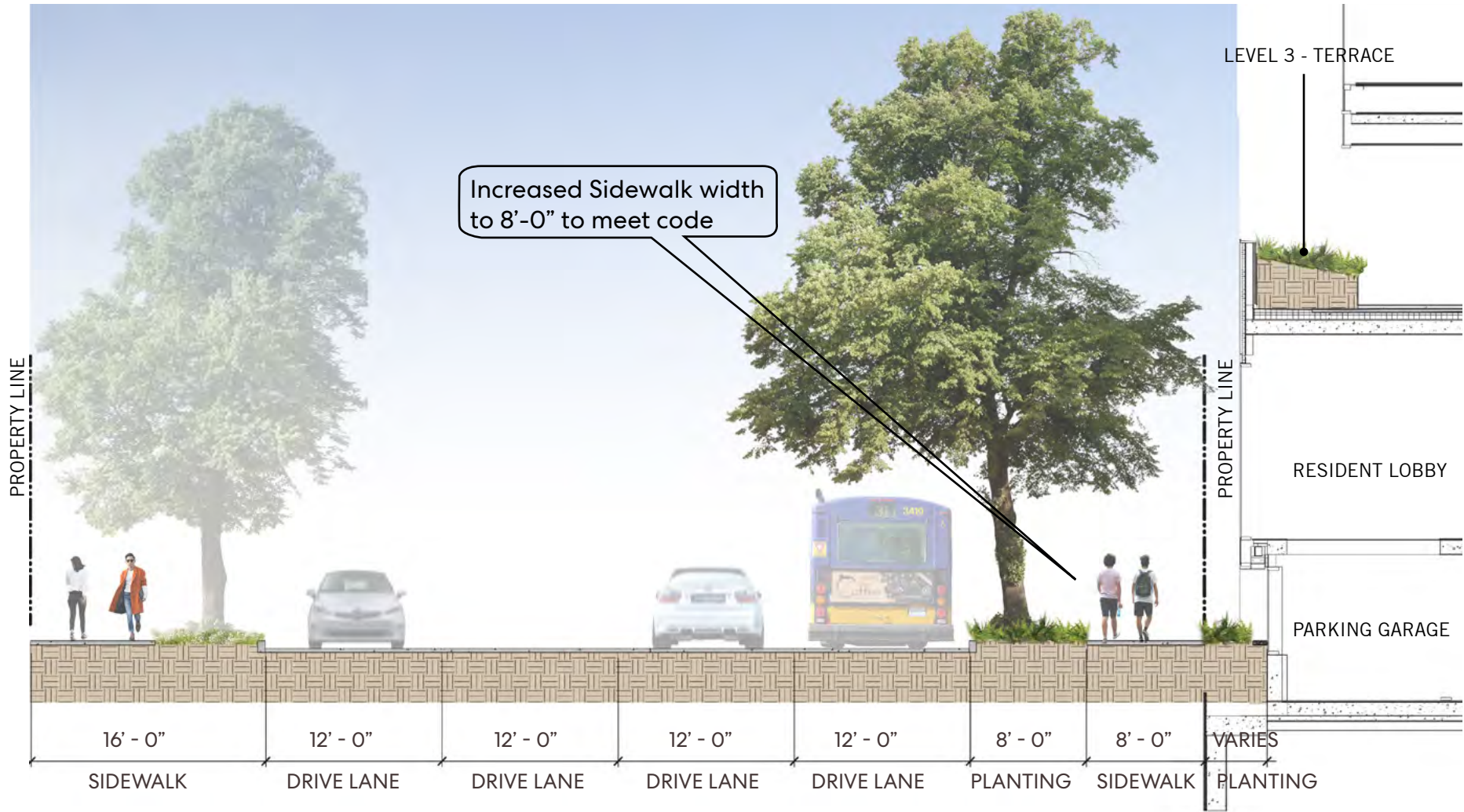
HEUCHERA 'SANATA ANA CARDINAL'



POLYSTICHUM POLYBLEPHARUM



STEWART STREET - EXISTING CONDITION
80' ROW

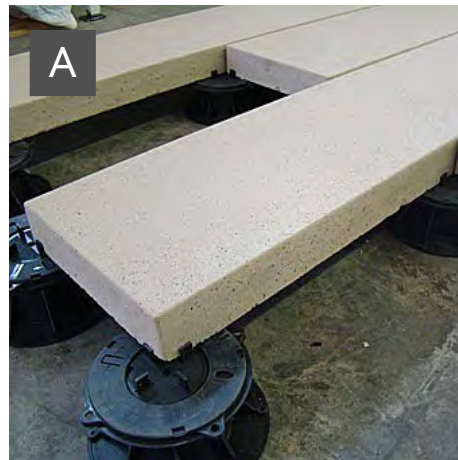


C - C STEWART STREET - PROPOSED CONDITION
80' ROW

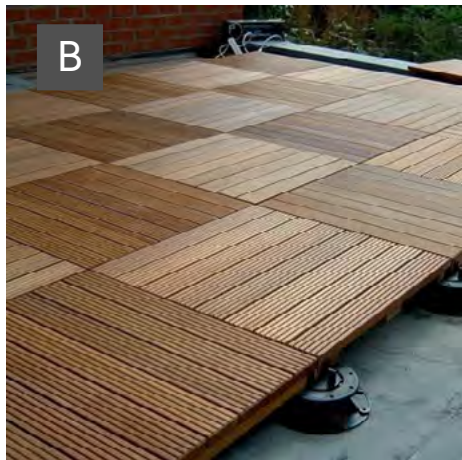
04 : Terrace : Level 03



Materials



LARGE FORMAT PEDESTAL PAVER



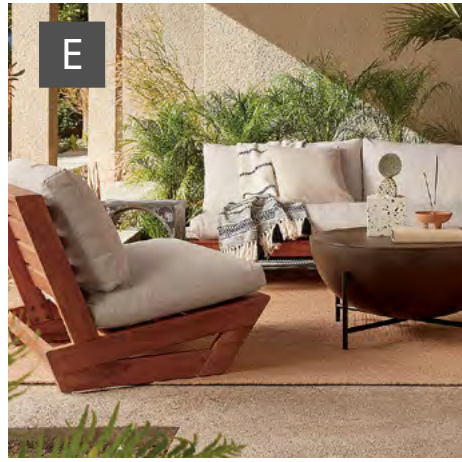
WOOD PEDESTAL PAVER



METAL PLANTERS



LOUNGE CHAIR



LOUNGE SETS



FIRE PIT

Planting



ARBUTUS MARINA



ARCTOSTAPHYLOS 'LOUIS EDMUNDS'



BALSAMORHIZA DELTOIDEA



CAMPANULA ROTUNDIFOLIA



CAREX PRAEGRACILIS



CYNOGLOSSUM GRANDE



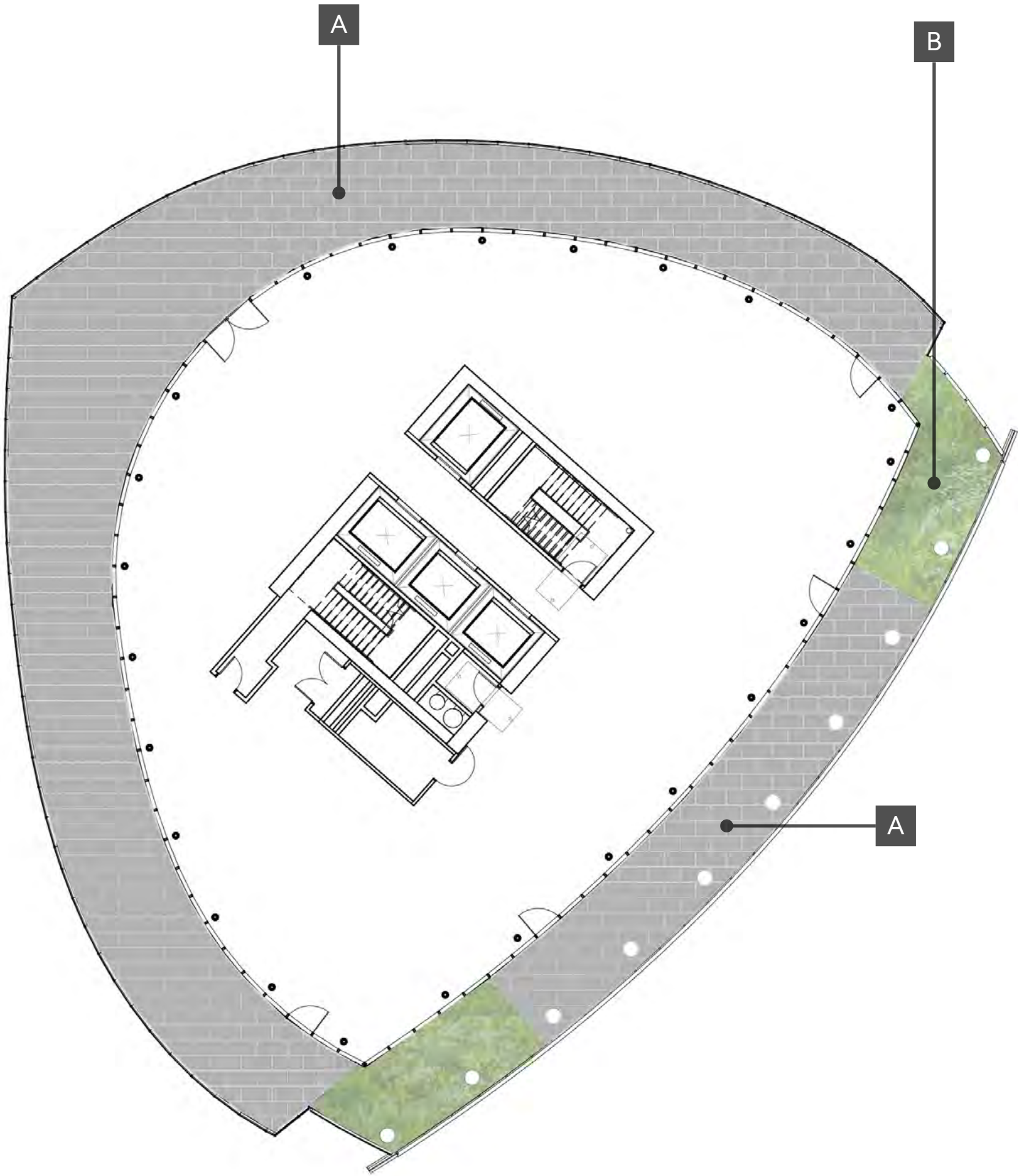
ERIOPHYLLUM LANATUM



HEUCHERA MICRANTHA



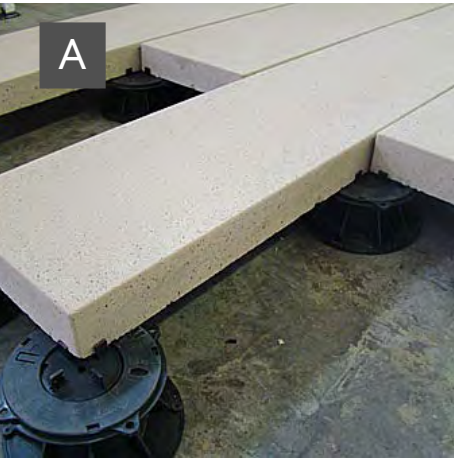
IRIS TENAX



Narrative

The rooftop improvements will primarily include moveable furnishings that compliment the interior program. Planting areas may be relocated or increased in size to support programming and circulation.

Materials



PEDESTAL PAVER SYSTEM



LOW METAL PLANTER WALLS

Planting



SEDUM PLANTING



CAMPANULA ROTUNDIFOLIA



IRIS TENAX

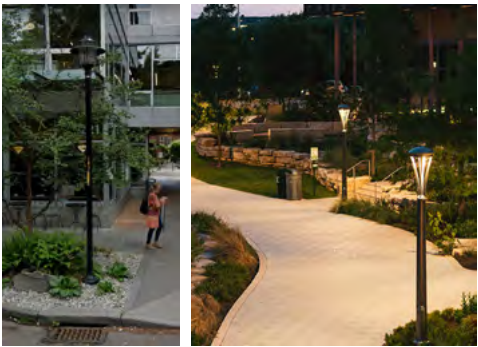
Lighting

O4 : Lighting Concept

SITE LIGHTING CONCEPTS



1 PEDESTRIAN SCALE POLE



2 DOWNLIGHTS IN BUILDING ENTRY OVERHANG



3 LOW LEVEL LIGHT AT PEDESTRIAN PATHS



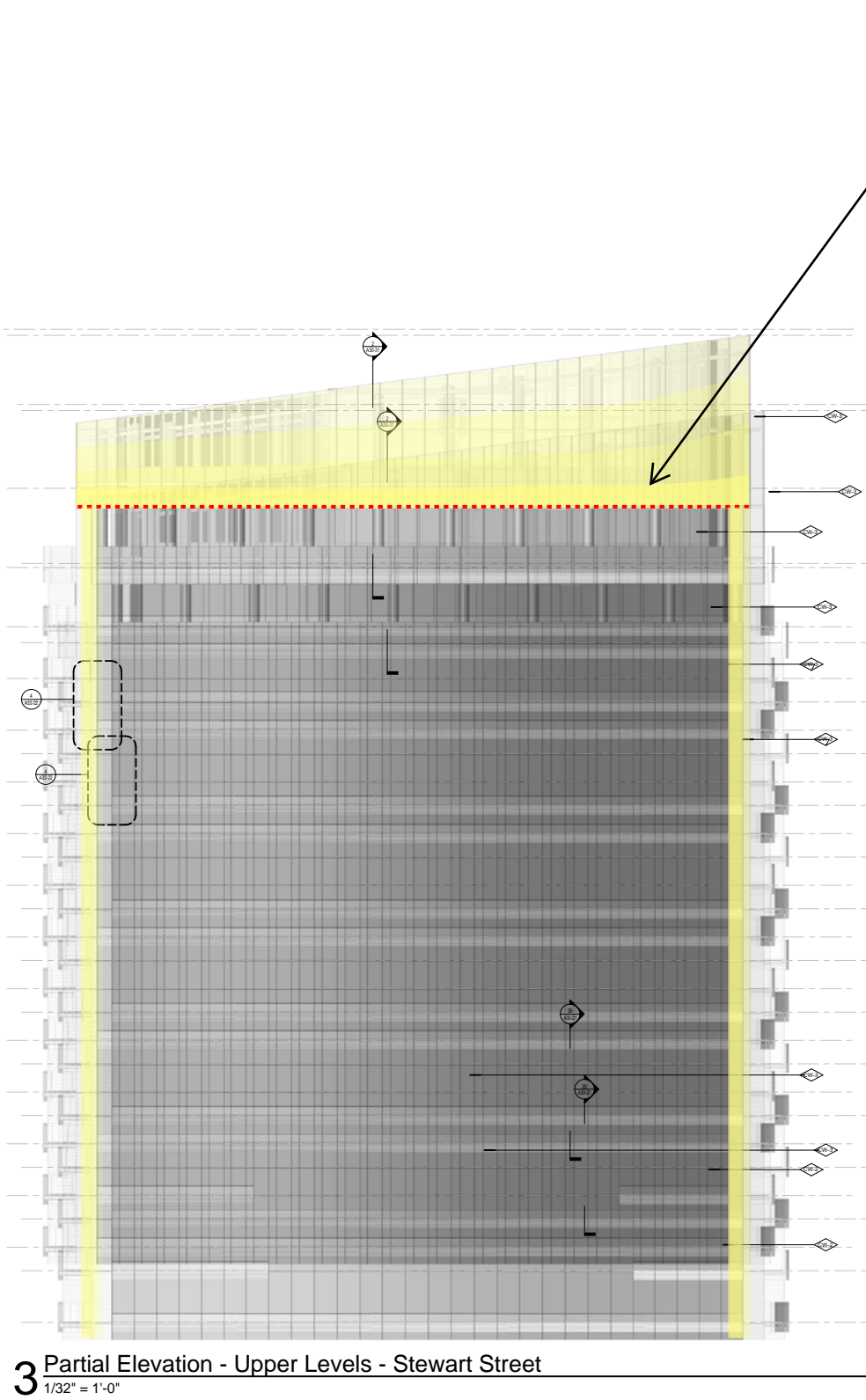
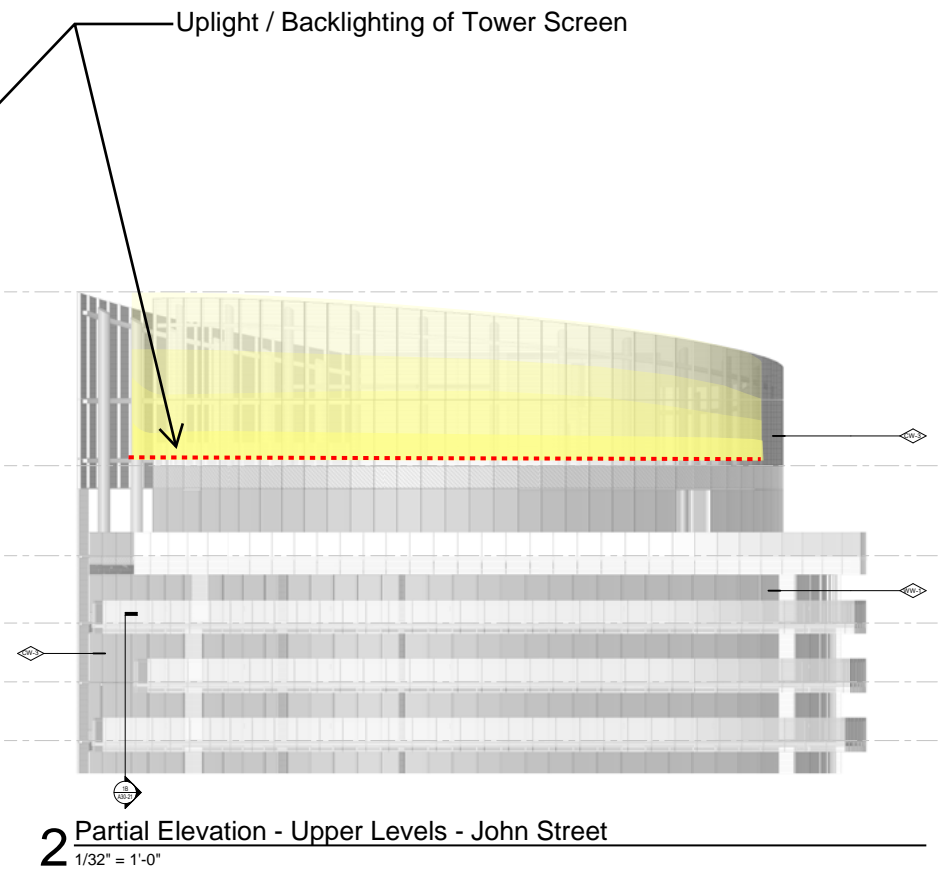
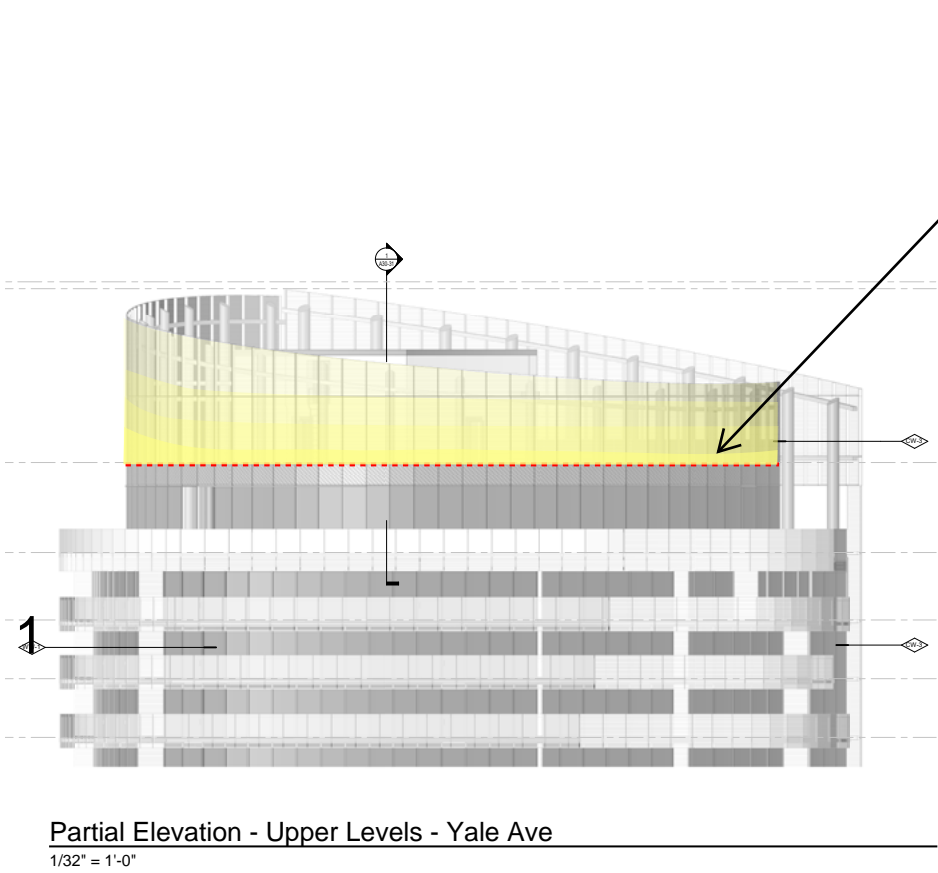
4 TREE ACCENT LIGHTS



5 FURNITURE INTEGRATED LIGHTING



TOWER TOP LIGHTING CONCEPTS



Departures

06 : Departures

ZONING STANDARD:

SMC 23.48.240 - STREET-LEVEL DEVELOPMENT STANDARDS IN SOUTH LAKE UNION URBAN CENTER:

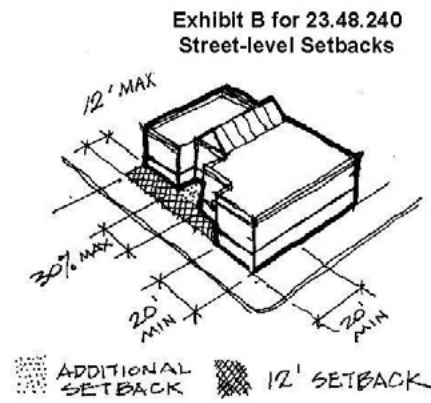
A.

Street-level development standards in section 23.48.040 apply to all streets in SM-SLU zones designated as class 1 pedestrian streets, class 2 pedestrian streets, or neighborhood green streets as shown on map a for 23.48.240.

B.1.b

"The street-facing facade of a structure may be set back up to 12 feet from the street lot line subject to the following (Exhibit B for 23.48.240)

- 1) The setback area shall be landscaped according to the provisions of subsection 23.48.055.A.3;
- 2) Additional setbacks are permitted for up to 30 percent of the length of portions of the street-facing facade that are set back from the street lot line, provided that the additional setback is located 20 feet or more from any street corner
- 3) Any required outdoor amenity area, or other required open space, or usable open space provided in accordance with subsections 23.48.240.E, 23.48.240.F, or 23.48.245.B.4.C is not considered part of the setback area and may extend beyond the limit on setbacks from the street lot line that would otherwise apply under subsections 23.48.240.B.1.B.2.



DEPARTURE REQUEST:

The preferred podium plan sets back further from the corners (per the diagrams) than specified in SMC 23.48.240; this would require a departure from the setback limits indicated in gray.

RATIONALE:

The preferred podium plan creates an enhanced pedestrian environment. Additional open space and plantings are accommodated in the increased space. The building at grade is set back from the busiest arterial street. Pedestrian safety is enhanced, and a sense of place and gateway is created by the sculptural engagement of the building with the site.

PL1.1 Public Life: Connectivity: Network of Open Spaces

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

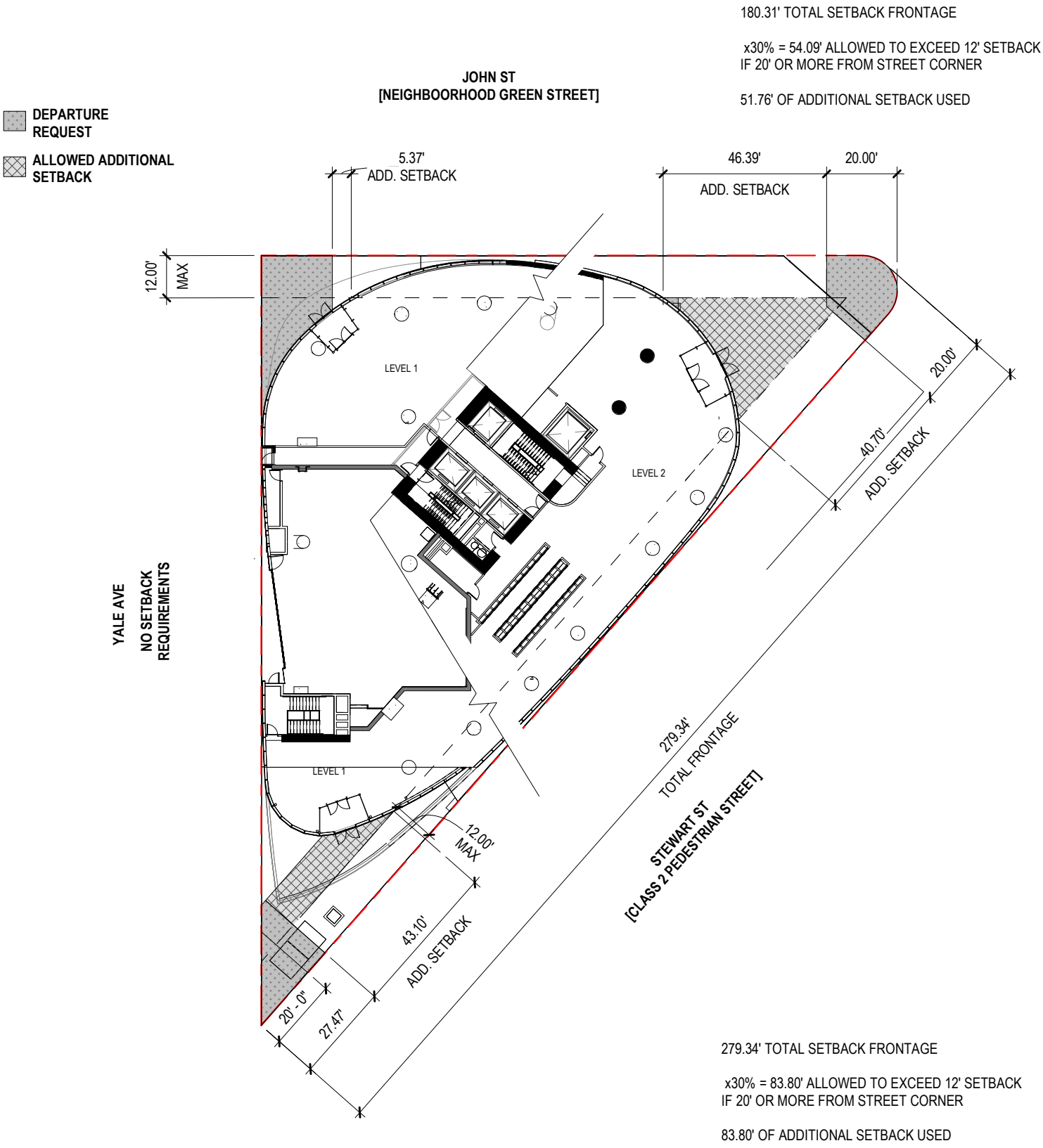
PL2.2 Public Life: Walkability: Walkways and Pedestrian Interest

Citywide Guideline: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

CS2.4 Context & Site: Urban Pattern & Form: Relationship to the Block

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

South Lake Union Supplemental Guidance
a. All Corner Sites
Emphasize the importance and/or amount of pedestrian activity at corners with widened pedestrian areas, landscaping, corner building entries, artwork, and other architectural features.



06 : Departures

ZONING STANDARD:

SMC 23.54.030 - PARKING SPACE AND ACCESS STANDARDS:

- 1) Residential Uses
- B) When more than five parking spaces are provided, a minimum of 60 percent of the parking spaces shall be striped for medium vehicles. The minimum size for a medium parking space shall also be the maximum size. Forty percent of the parking spaces may be striped for any size category in subsection 23.54.030.A, provided that when parking spaces are striped for large vehicles, the minimum required aisle width shall be as shown for medium vehicles.

3) Driveway slope for all uses. 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. The maximum 15 percent slope shall apply in relation to both the current grade of the right-of-way to which the driveway connects, and to the proposed finished grade of the right-of-way if it is different from the current grade. The ends of a driveway shall be adjusted to accommodate an appropriate crest and sag. The director may permit a driveway slope or more than 15 percent if it is found that:

- A) The topography or other special characteristic of the lot makes a 15 percent maximum driveway slope infeasible
- B) The additional amount of slope permitted is the least amount necessary to accommodate the conditions of the lot
- C) The driveway is still usable as access to the lot

DEPARTURE REQUEST:

A departure is requested from the 60/40 medium stall/other stall ratio. The reduced ratio provided is due to site constraint.

Additionally, we request the Board’s support for an exception to the 15% ramp slope to provide a 20% ramp slope instead.

RATIONALE:

For parking and ramping, the site geometry and topography are limiting factors. On the page to the right a comparison is shown between the proposed core plan configuration that is best for podium and open space planning, and an alternative core plan that would not require a departure. The pedestrian and open space design concepts should take precedence over the parking stall type ratio. A lesser slope for the ramp would reduce the amount of street level program space considerably.

PL1.1
Public Life:
Connectivity: Network of Open Spaces

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

PL2.2
Public Life:
Walkability: Walkways and Pedestrian Interest

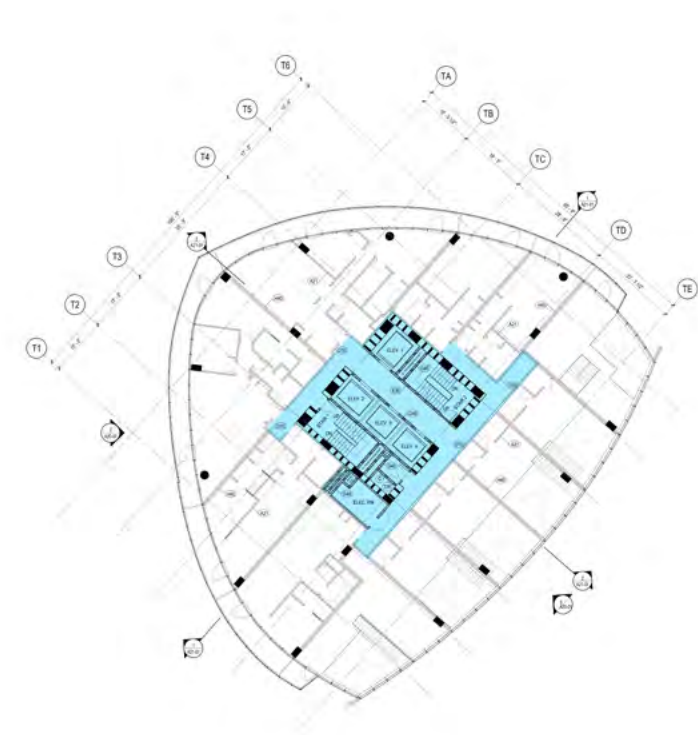
Citywide Guideline: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

CS2.4
Context & Site:
Urban Pattern & Form: Relationship to the Block

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

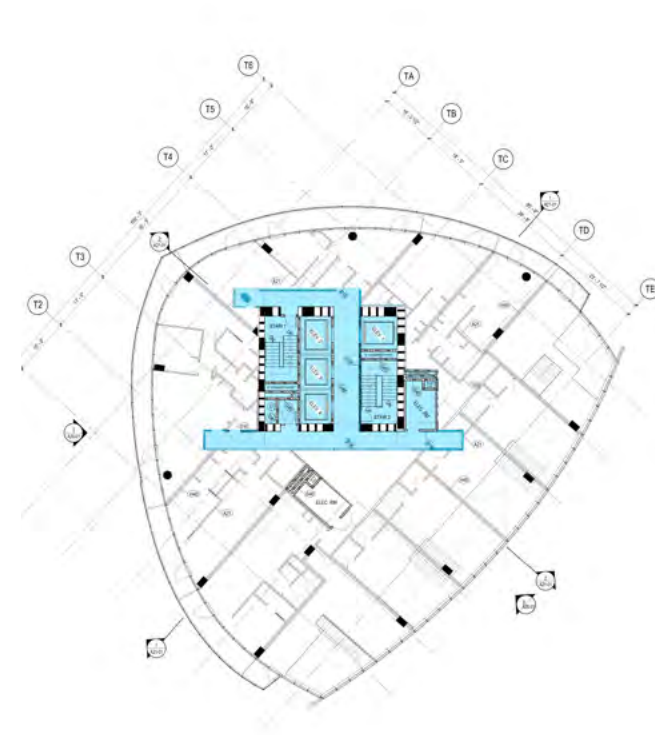
South Lake Union Supplemental Guidance
a. All Corner Sites
Emphasize the importance and/or amount of pedestrian activity at corners with widened pedestrian areas, landscaping, corner building entries, artwork, and other architectural features.

DC1. Project Uses and Activities
A. Arrangement of Interior Uses
B. Vehicular Access and Circulation
C. Parking and Service Uses



PROPOSED PLAN:

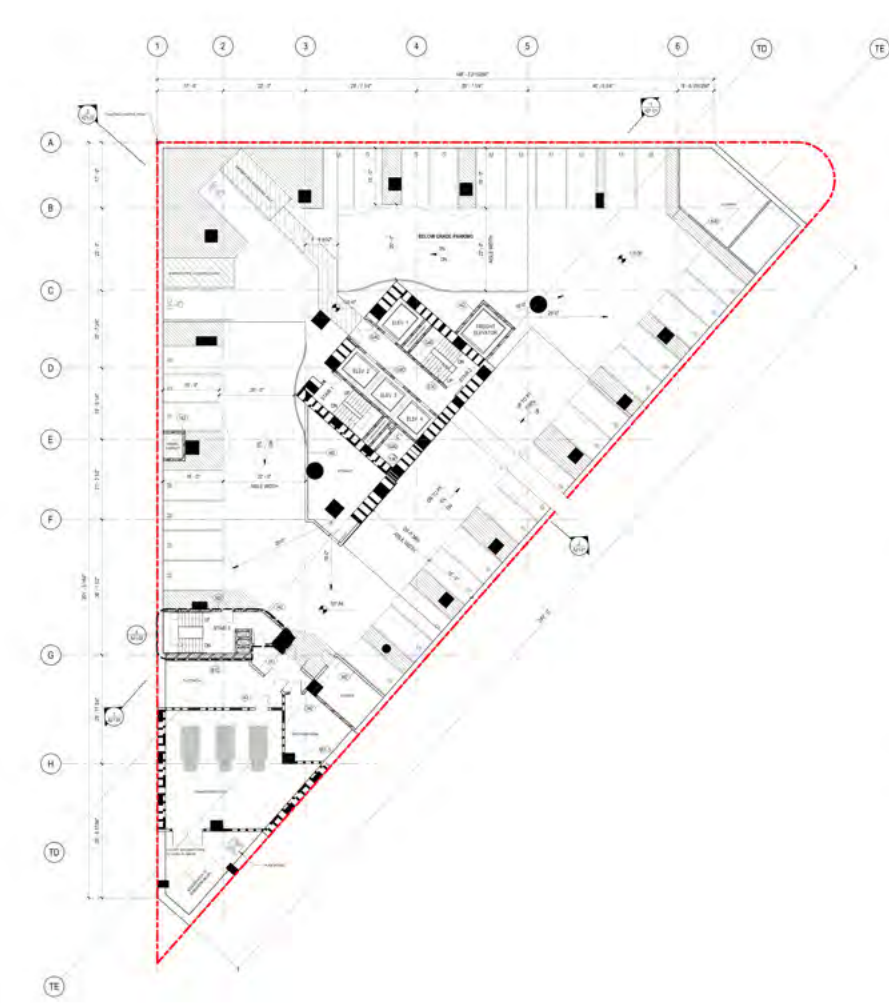
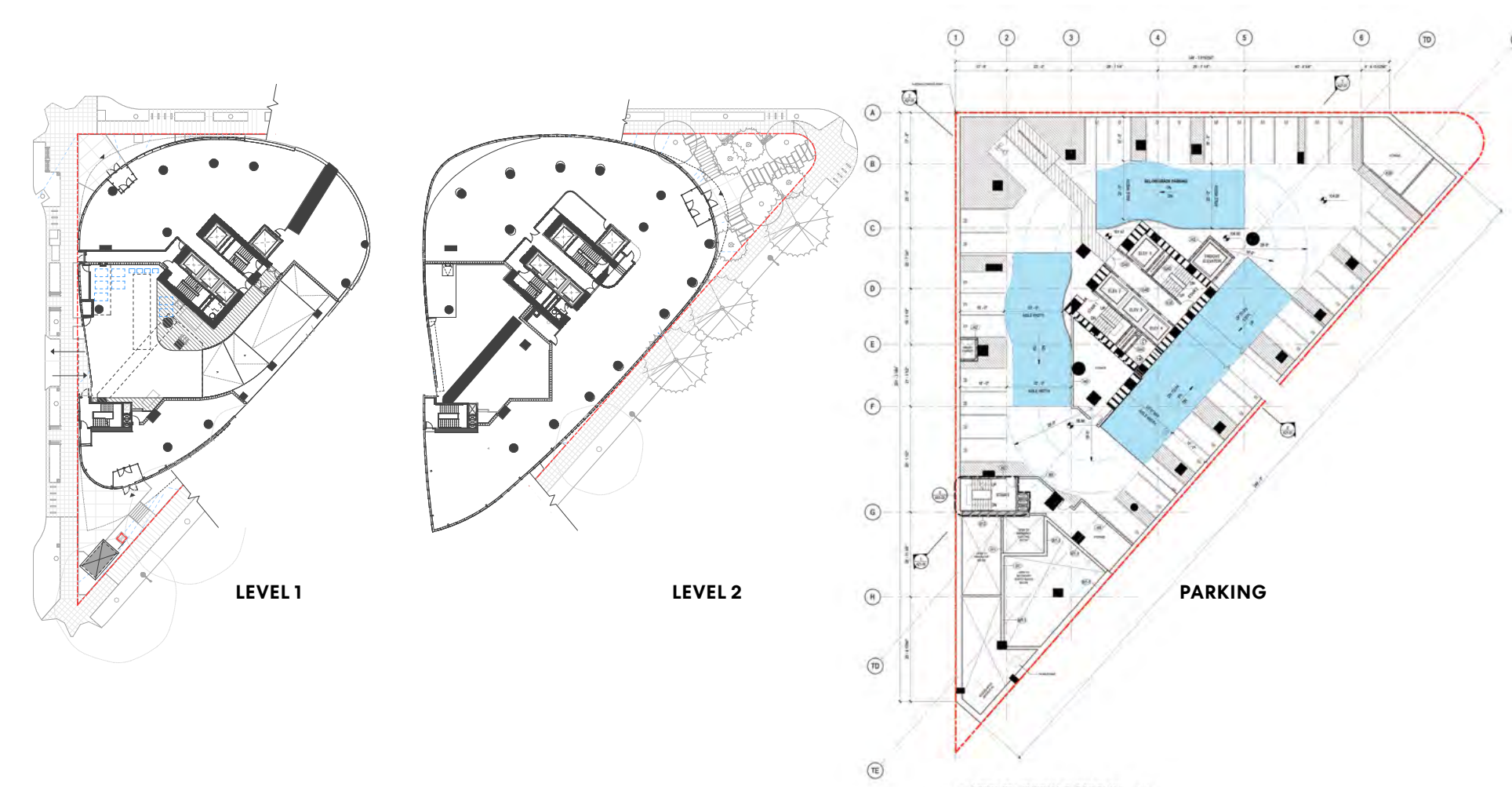
Best for tower/podium/open space relationship.
Departure required.



ALTERNATE PLAN:

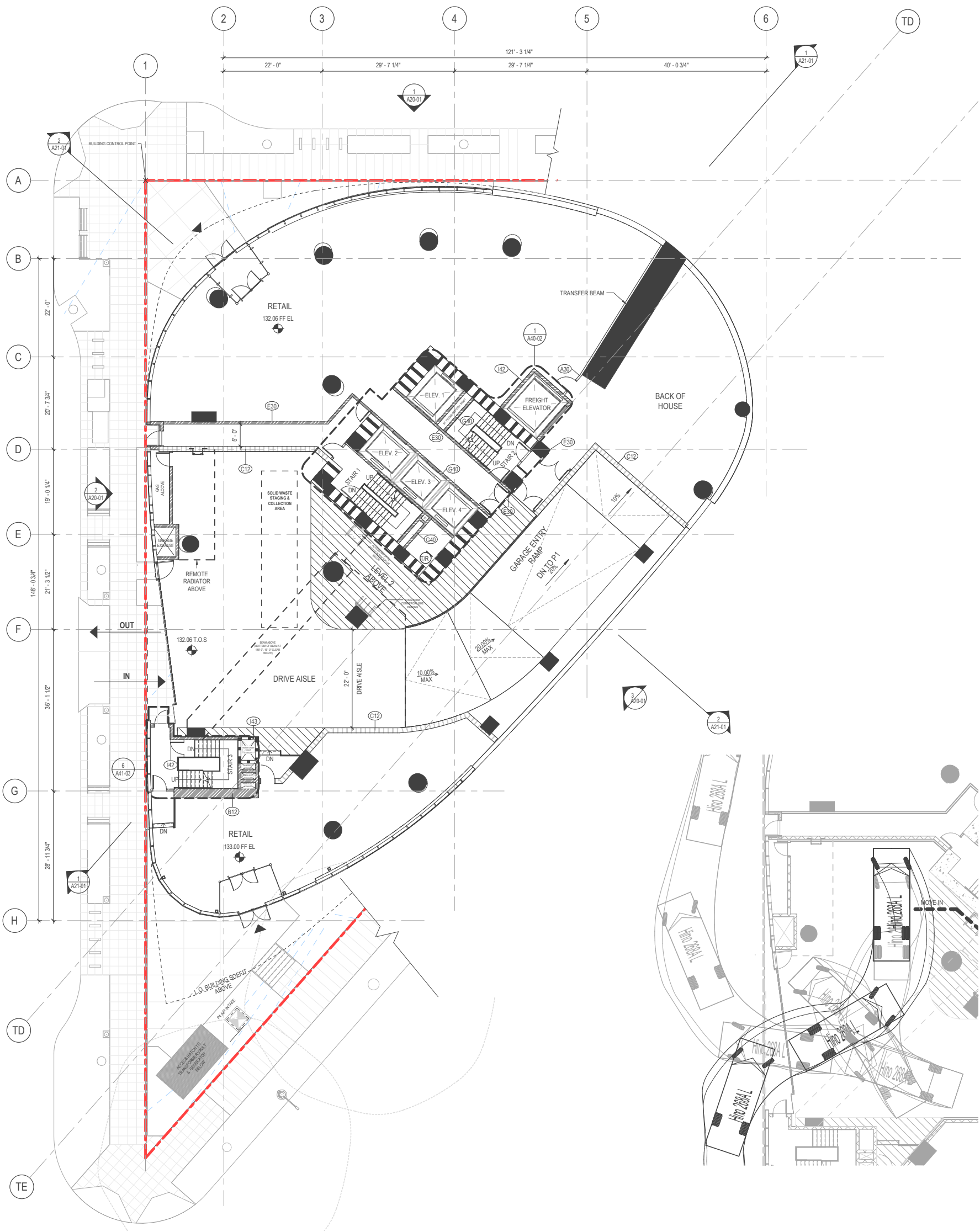
No departure required. Not feasible for preferred tower/podium/open space relationship.

PROPOSED PLANS BELOW:

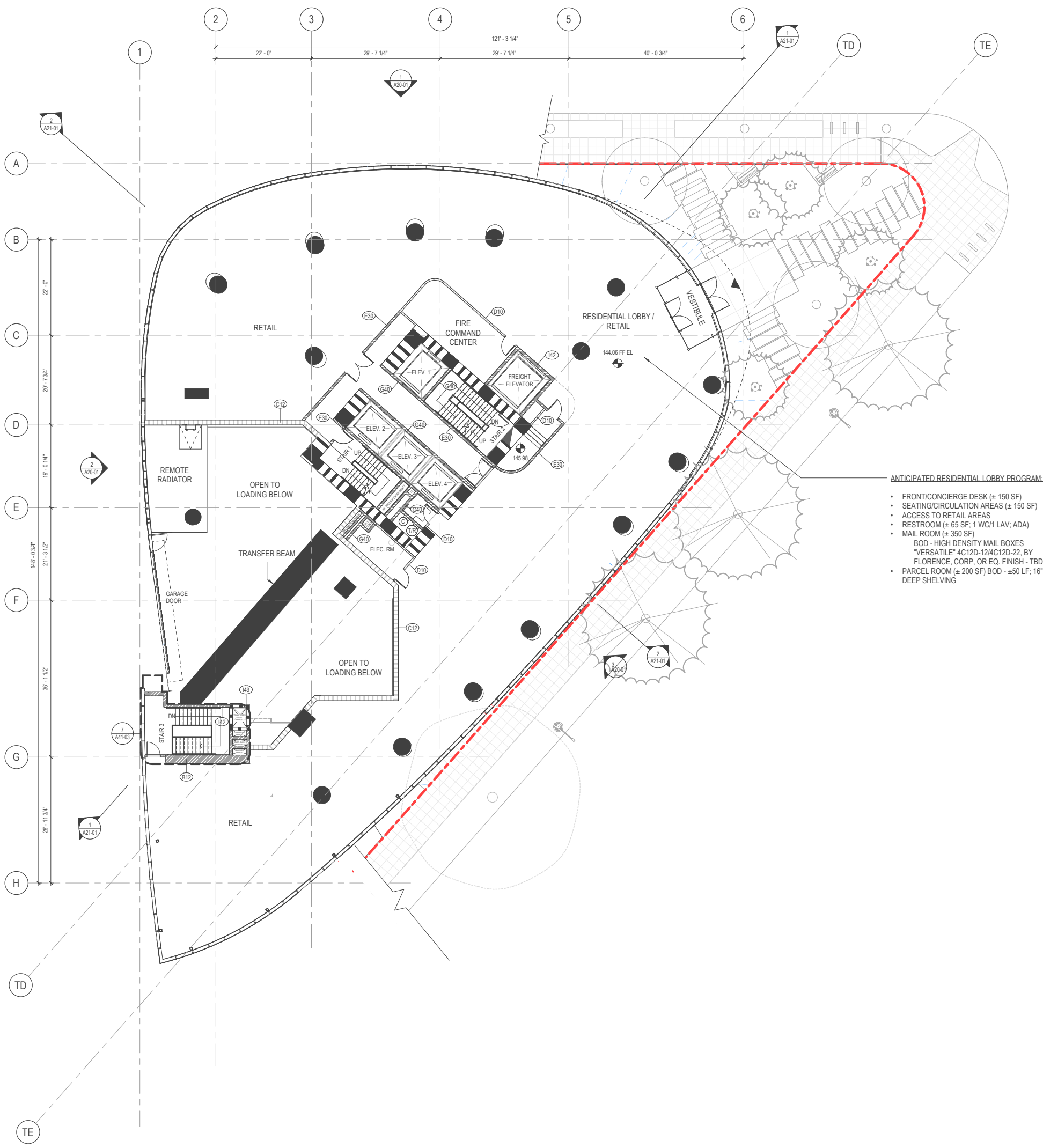


Architectural Drawings

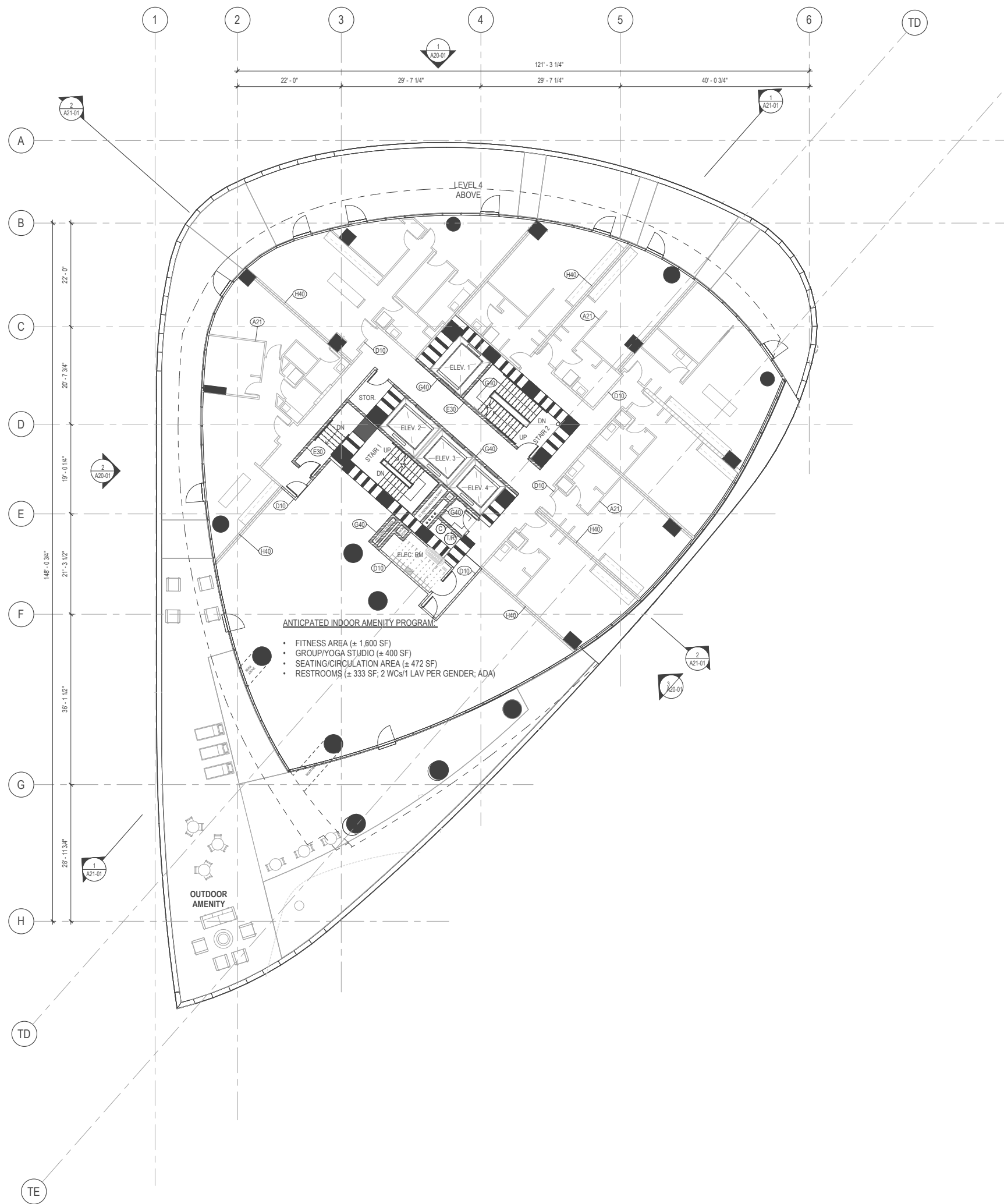
07 : Architectural Drawings



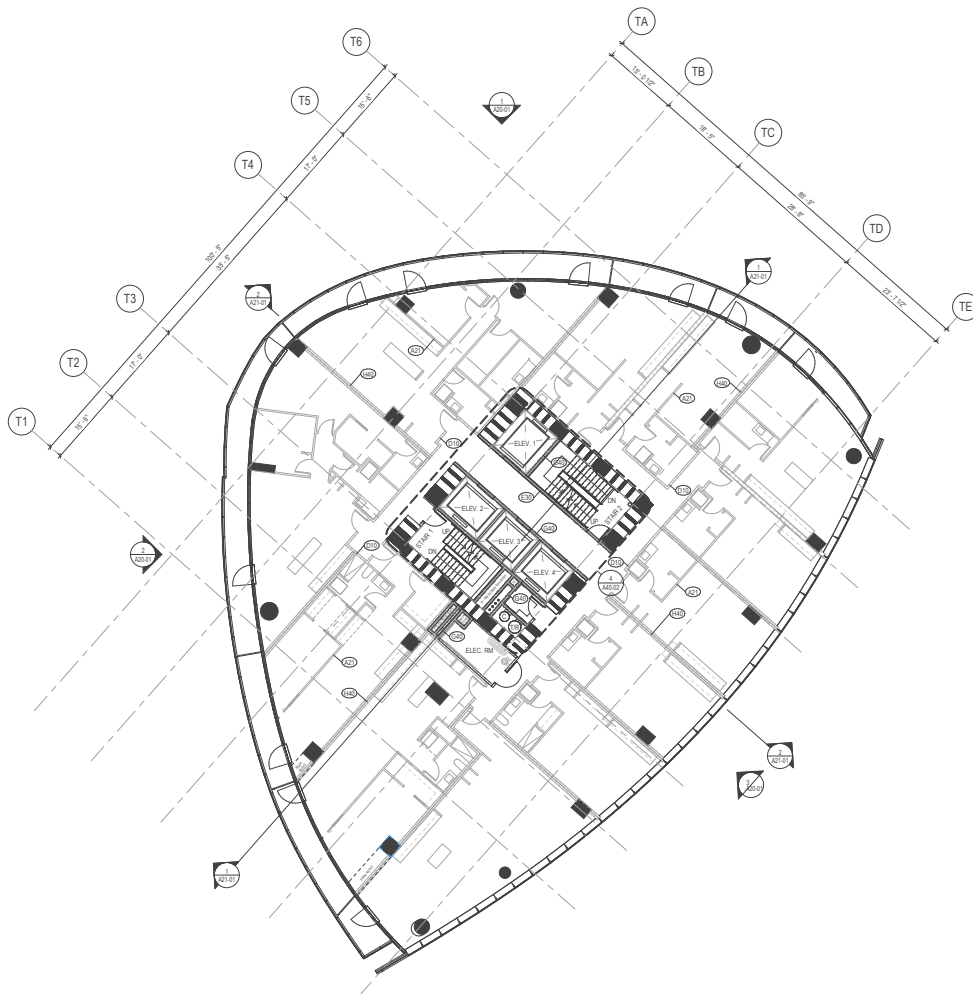
Level 1 Plan



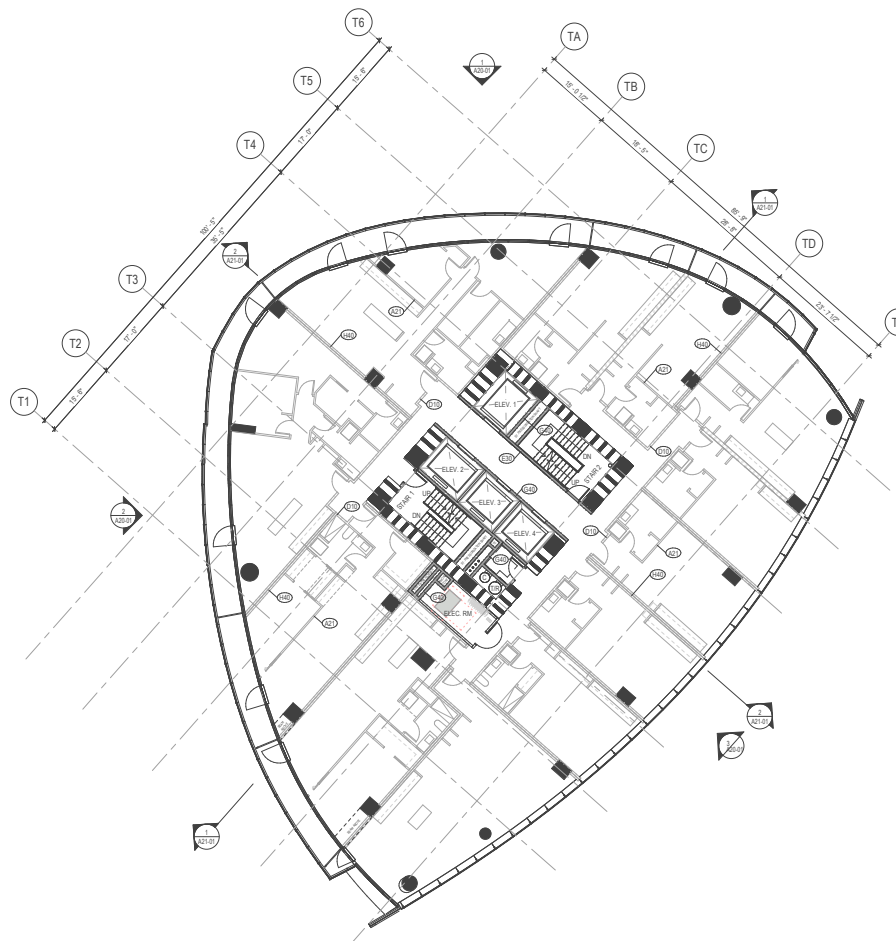
Level 2 Plan



Level 3 Plan

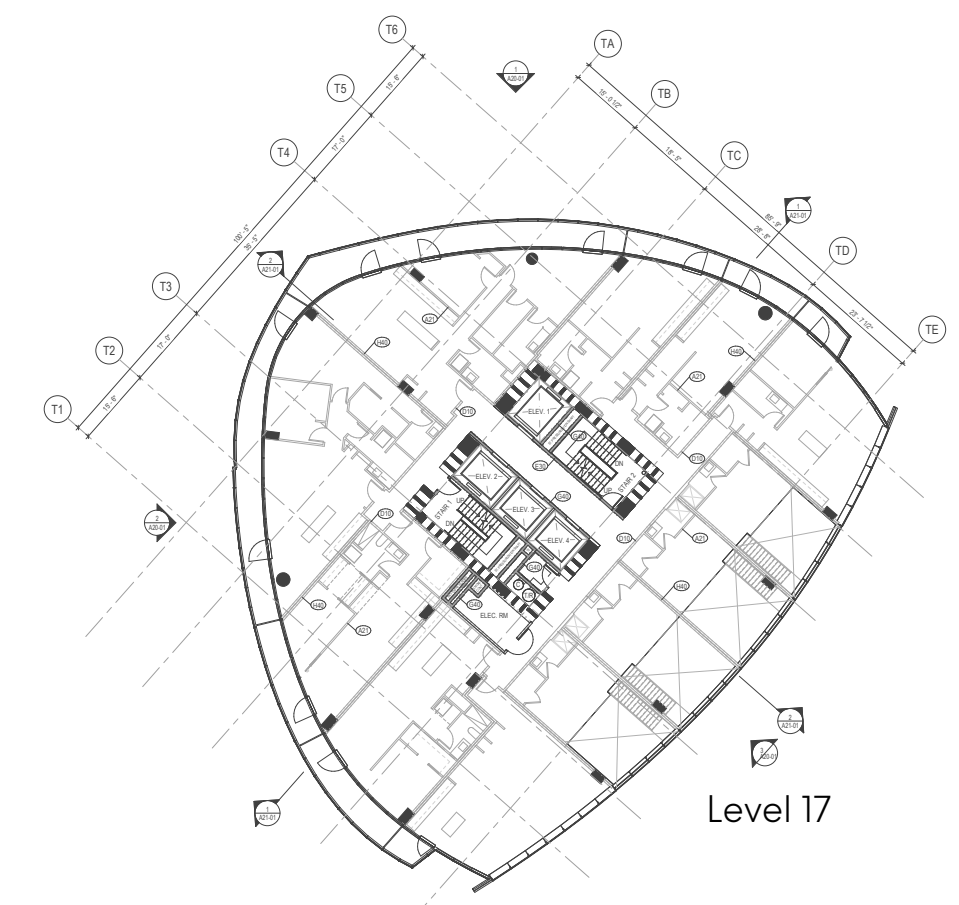
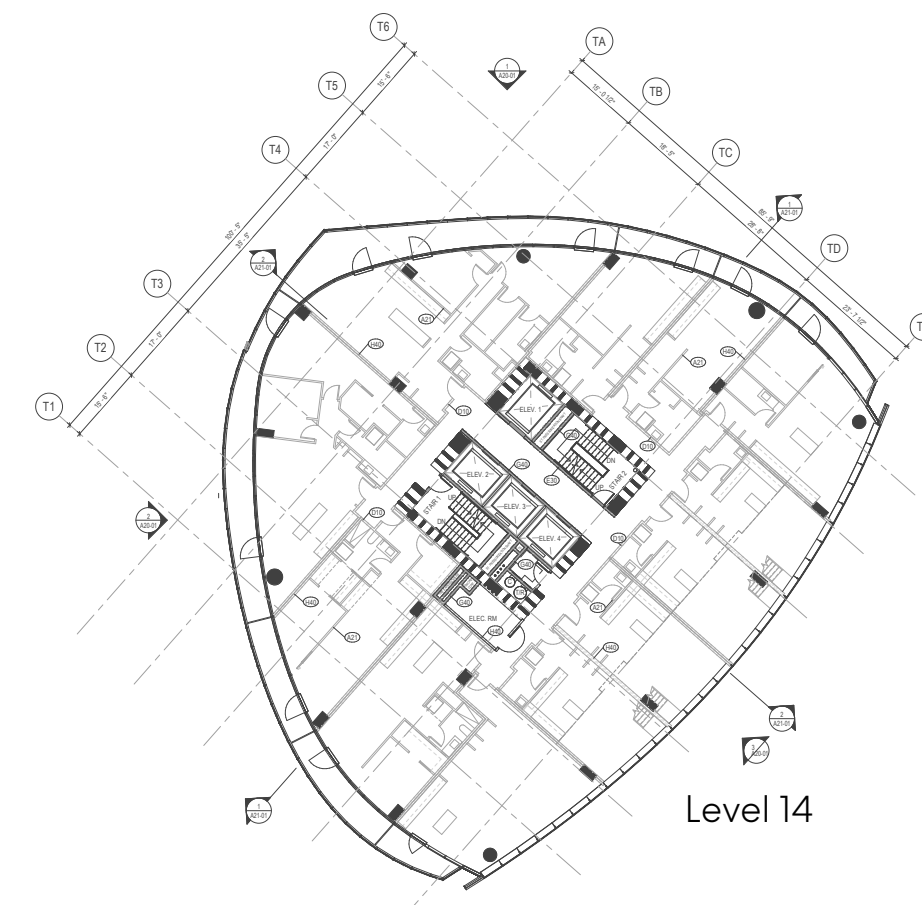
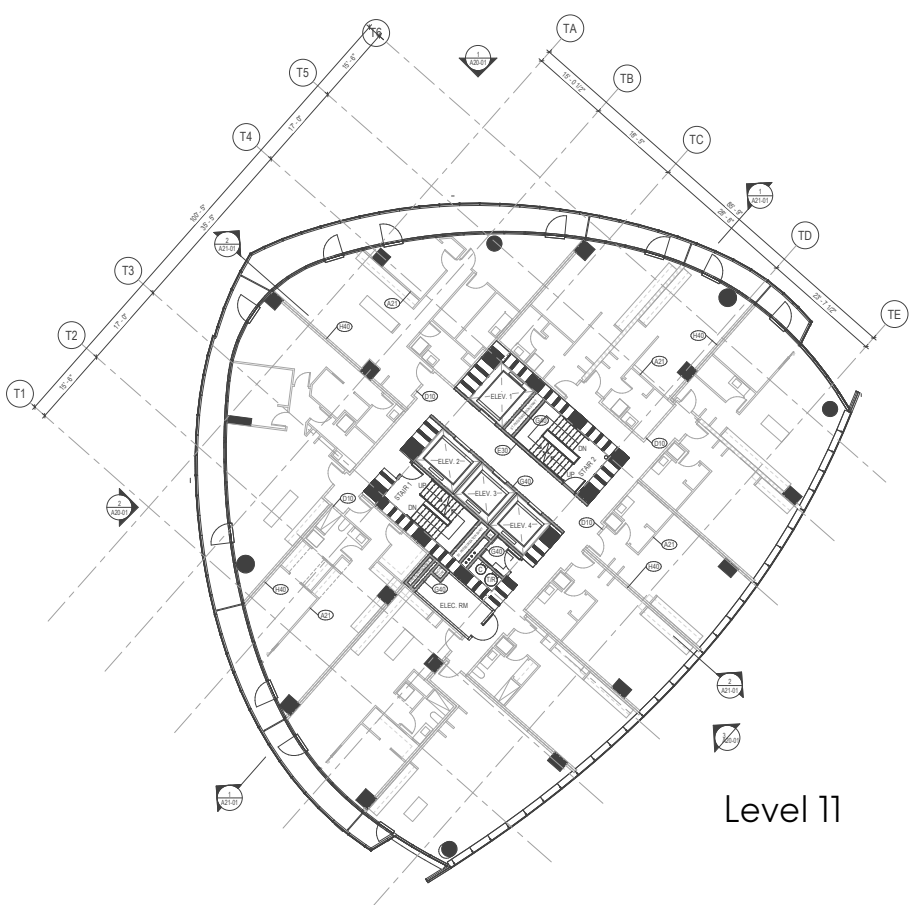
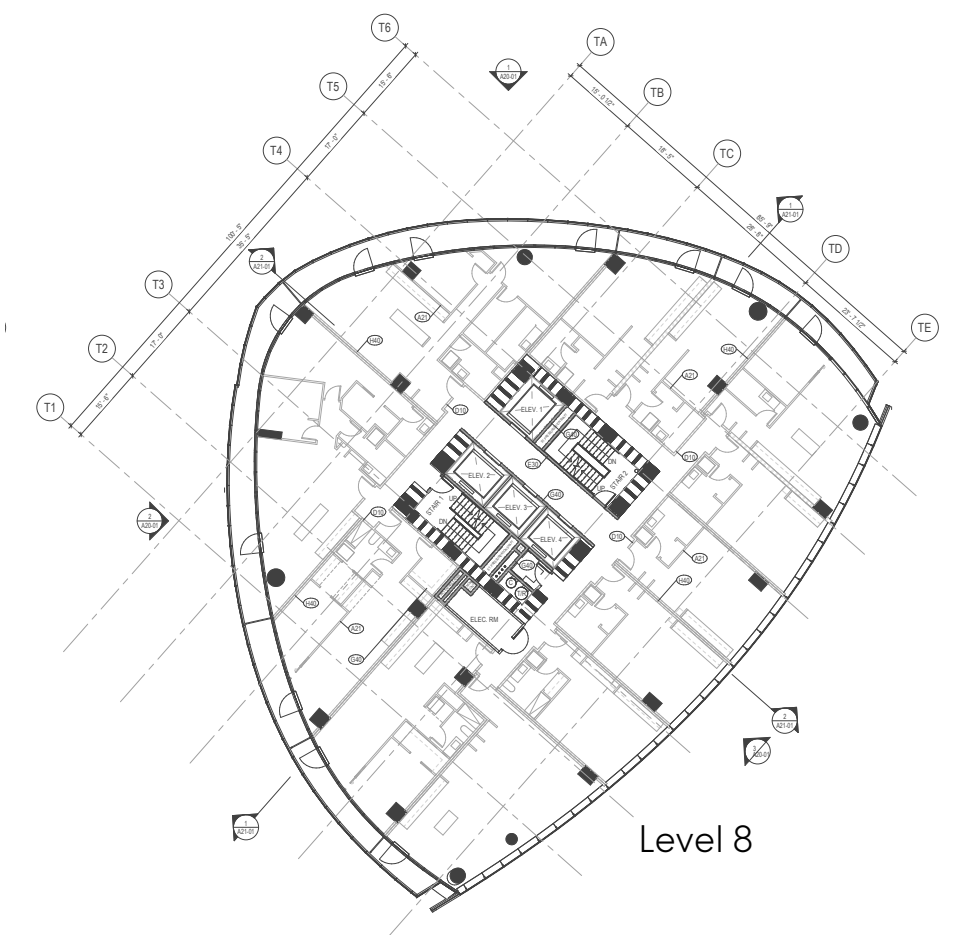
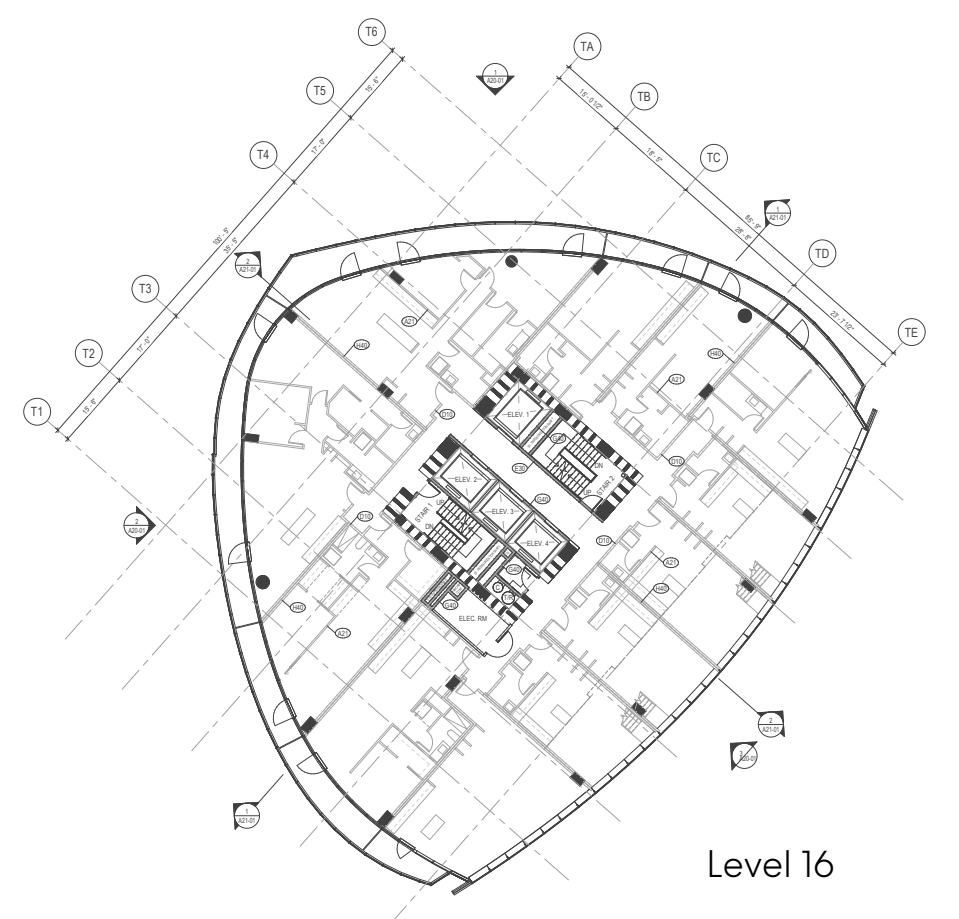
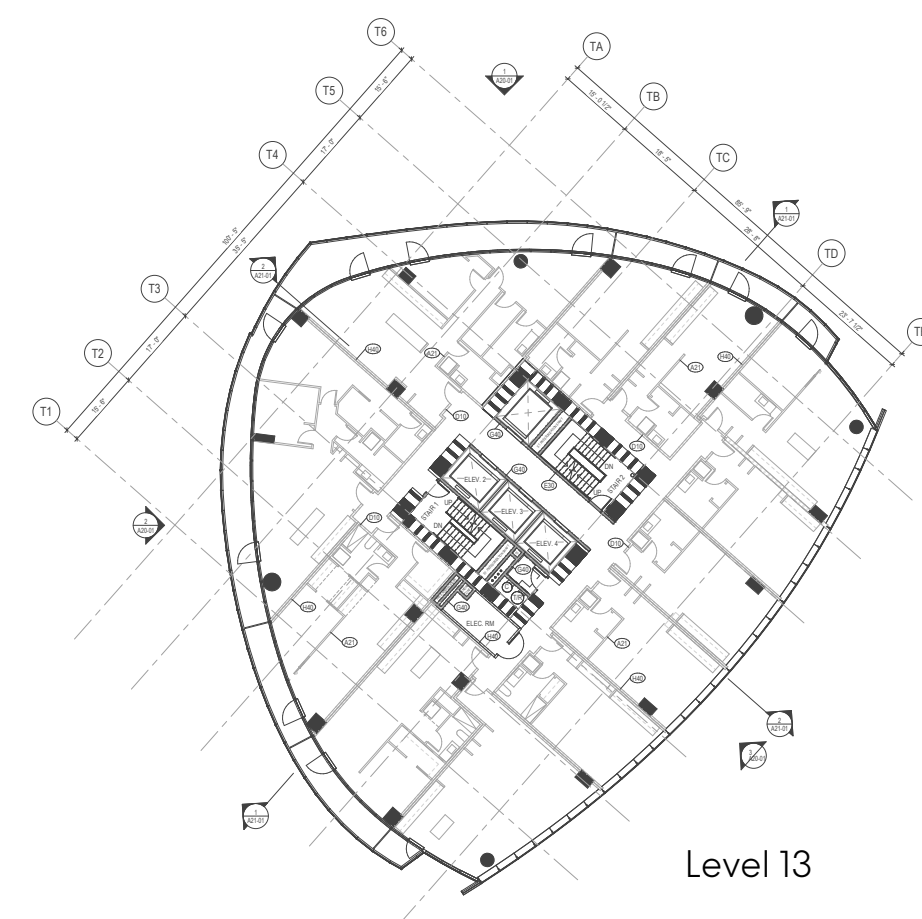
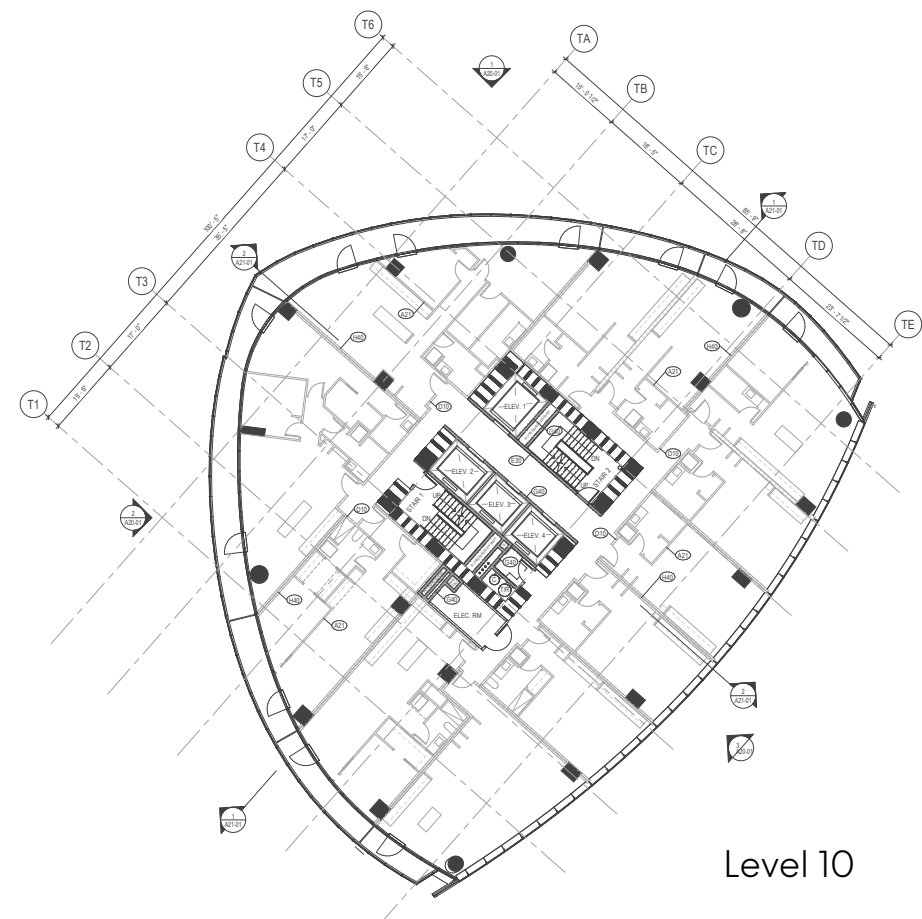
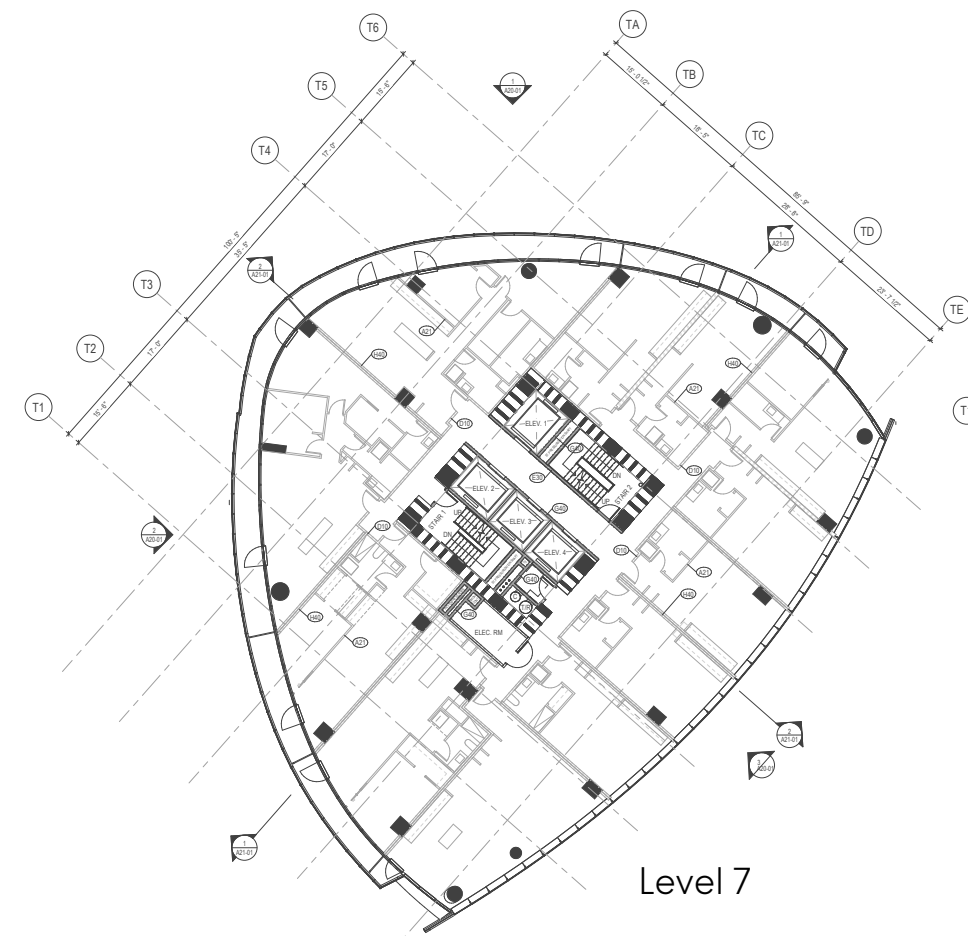
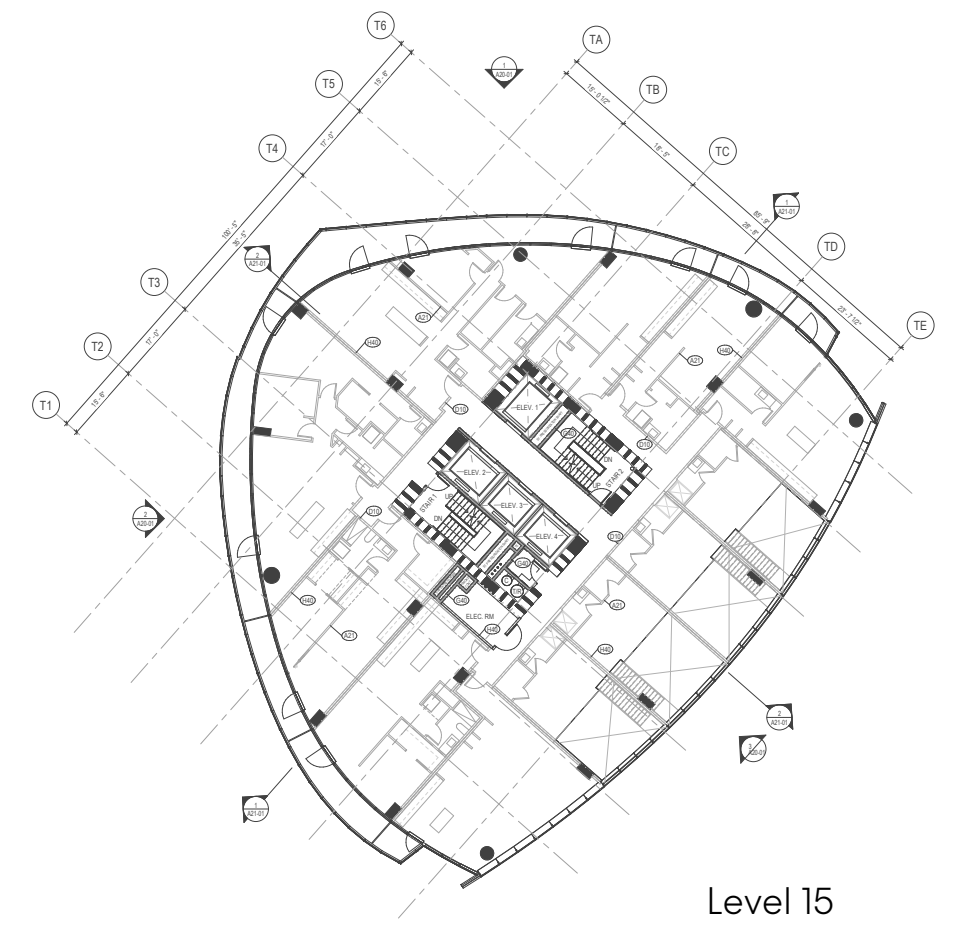
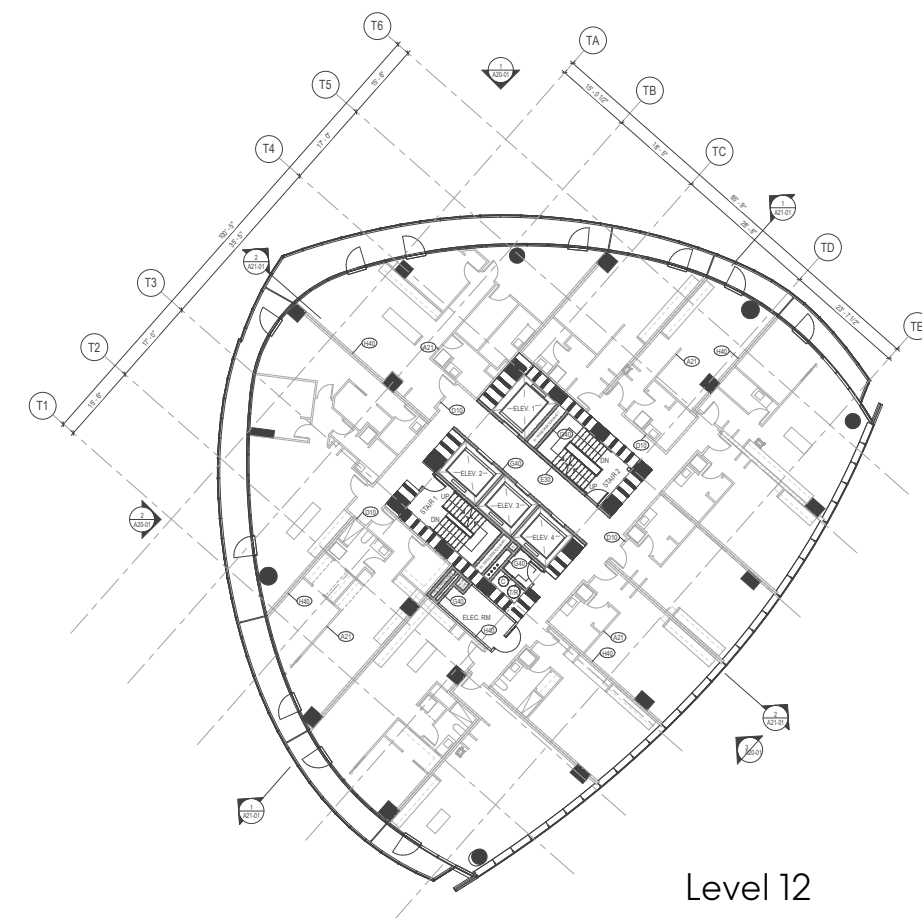
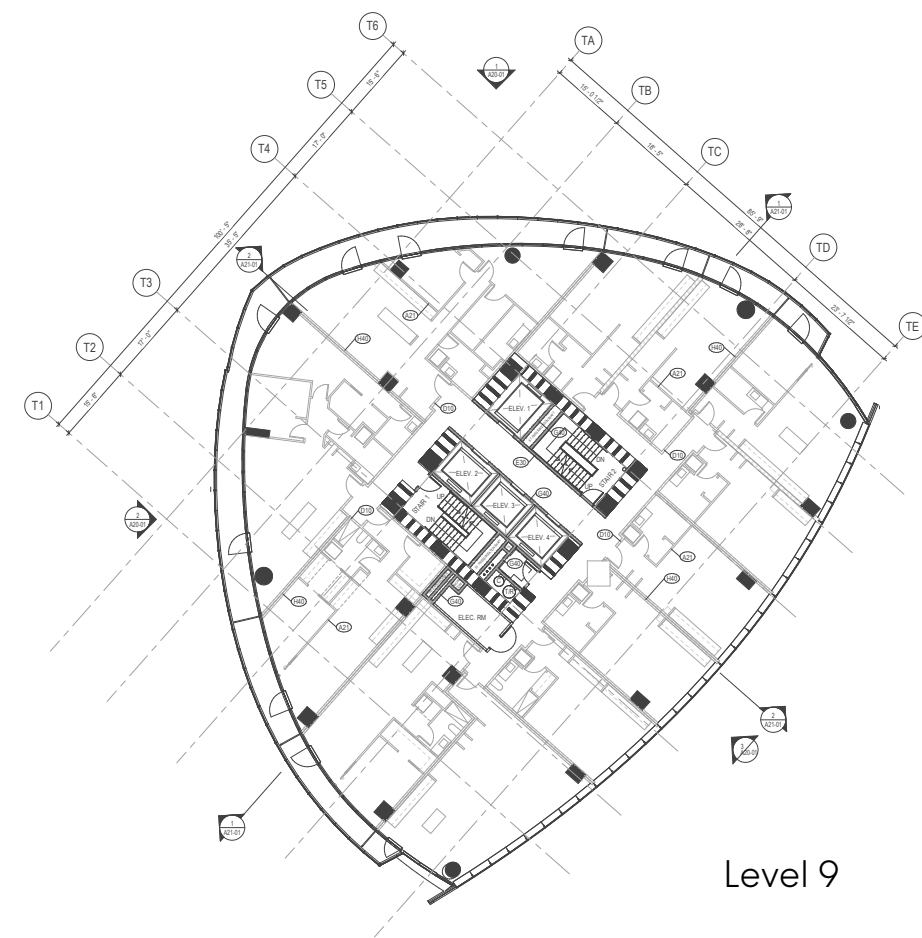
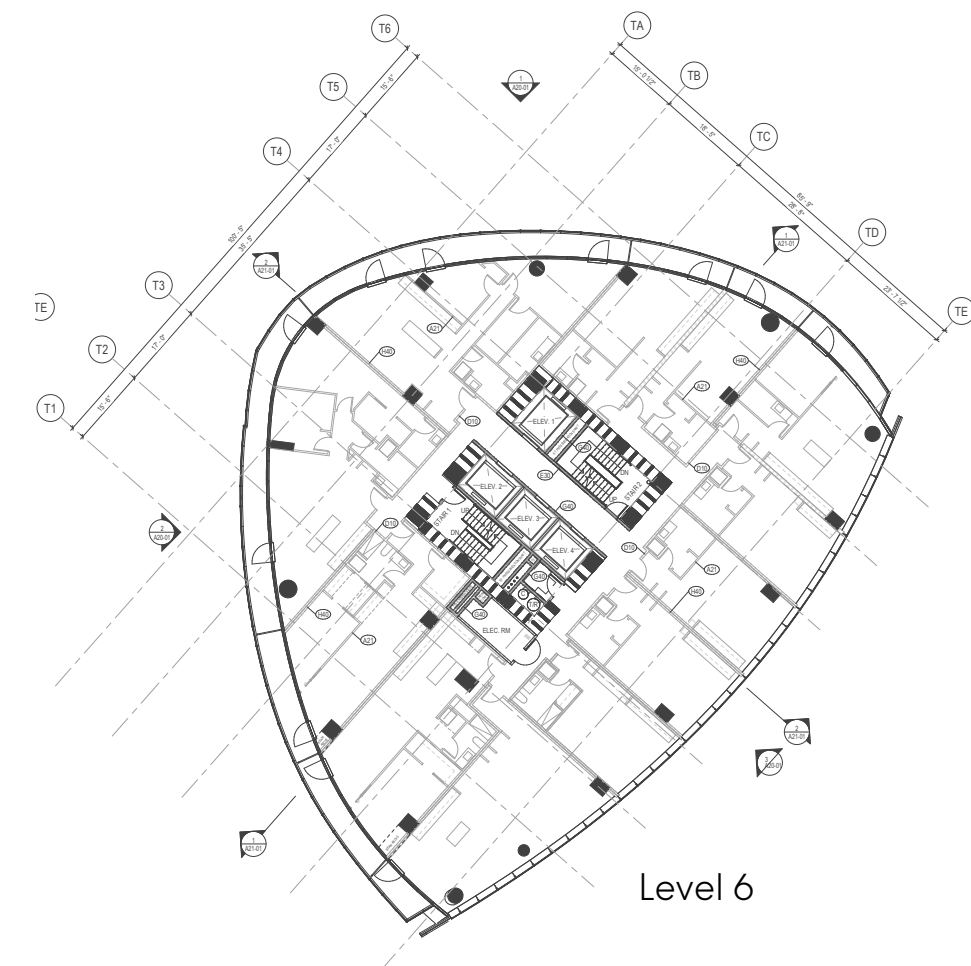


Level 4 Plan

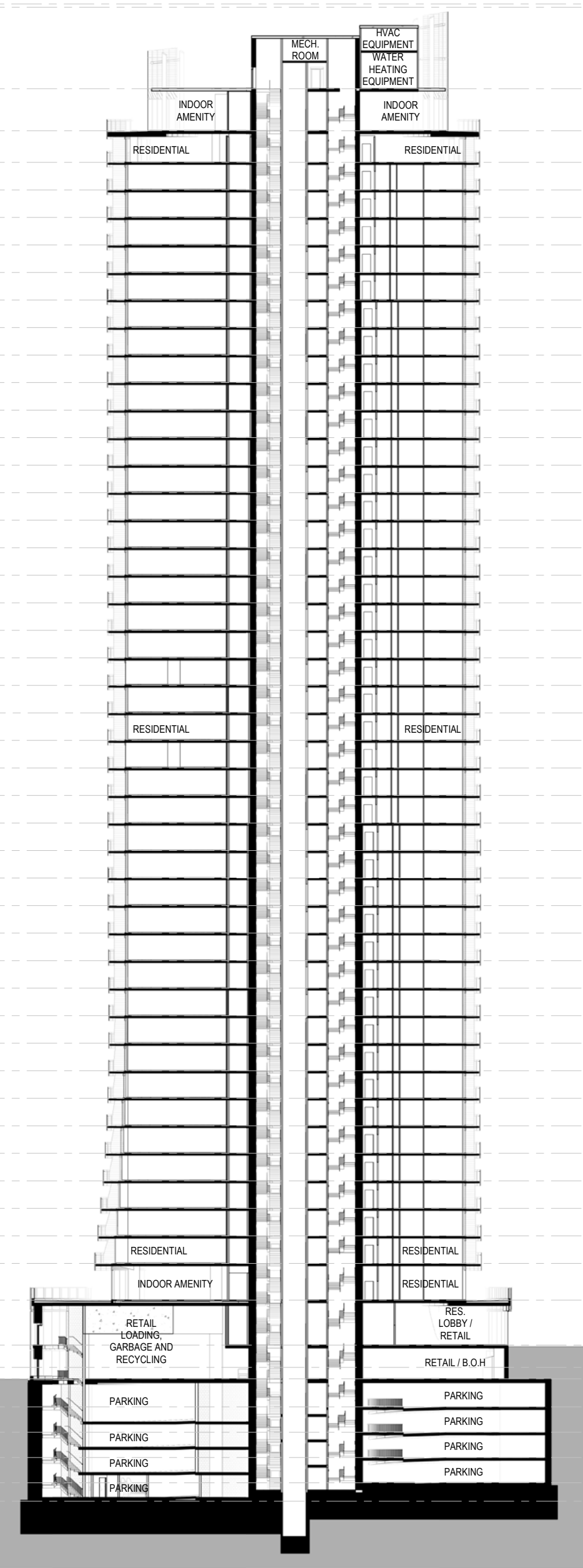
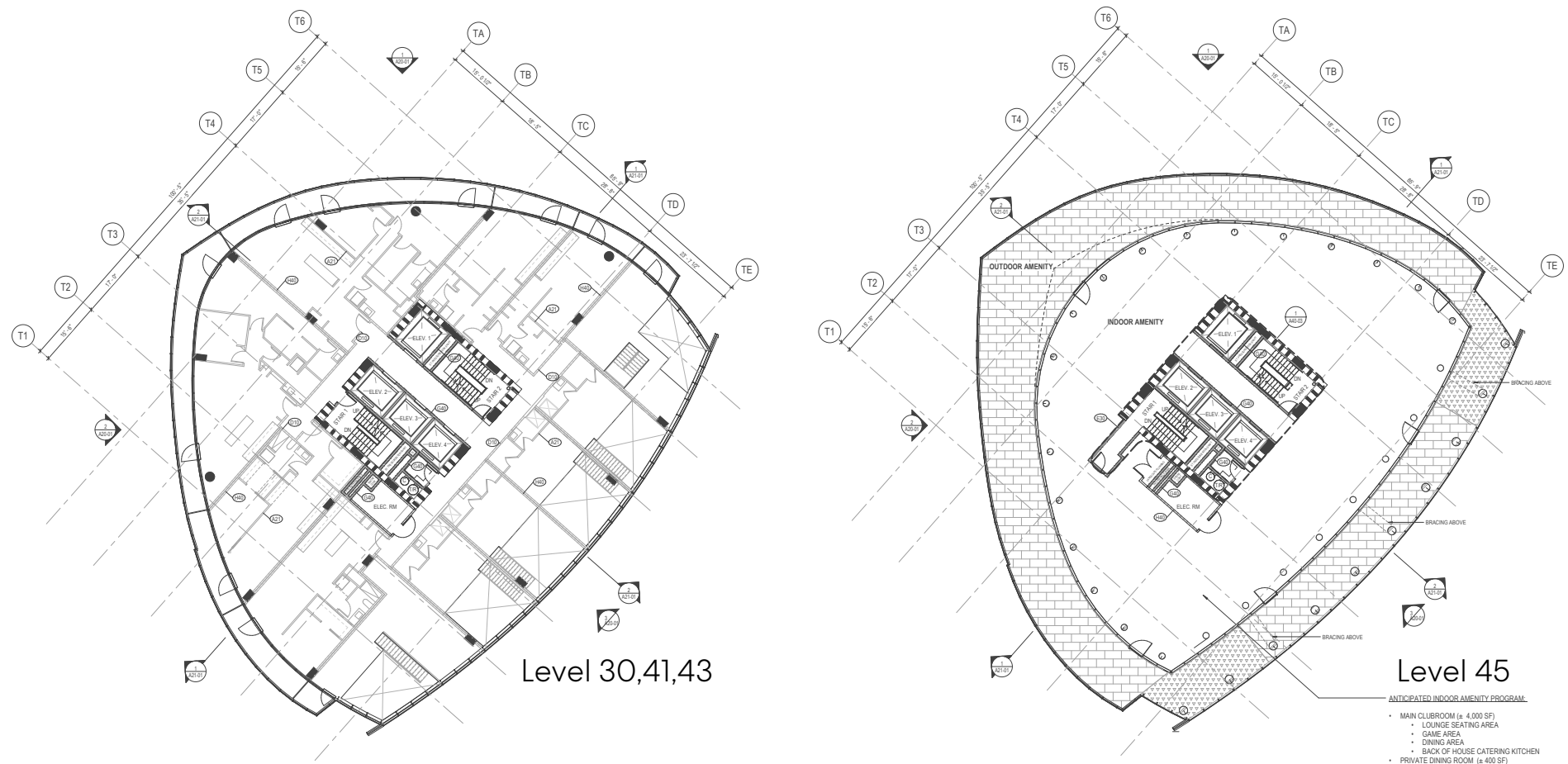
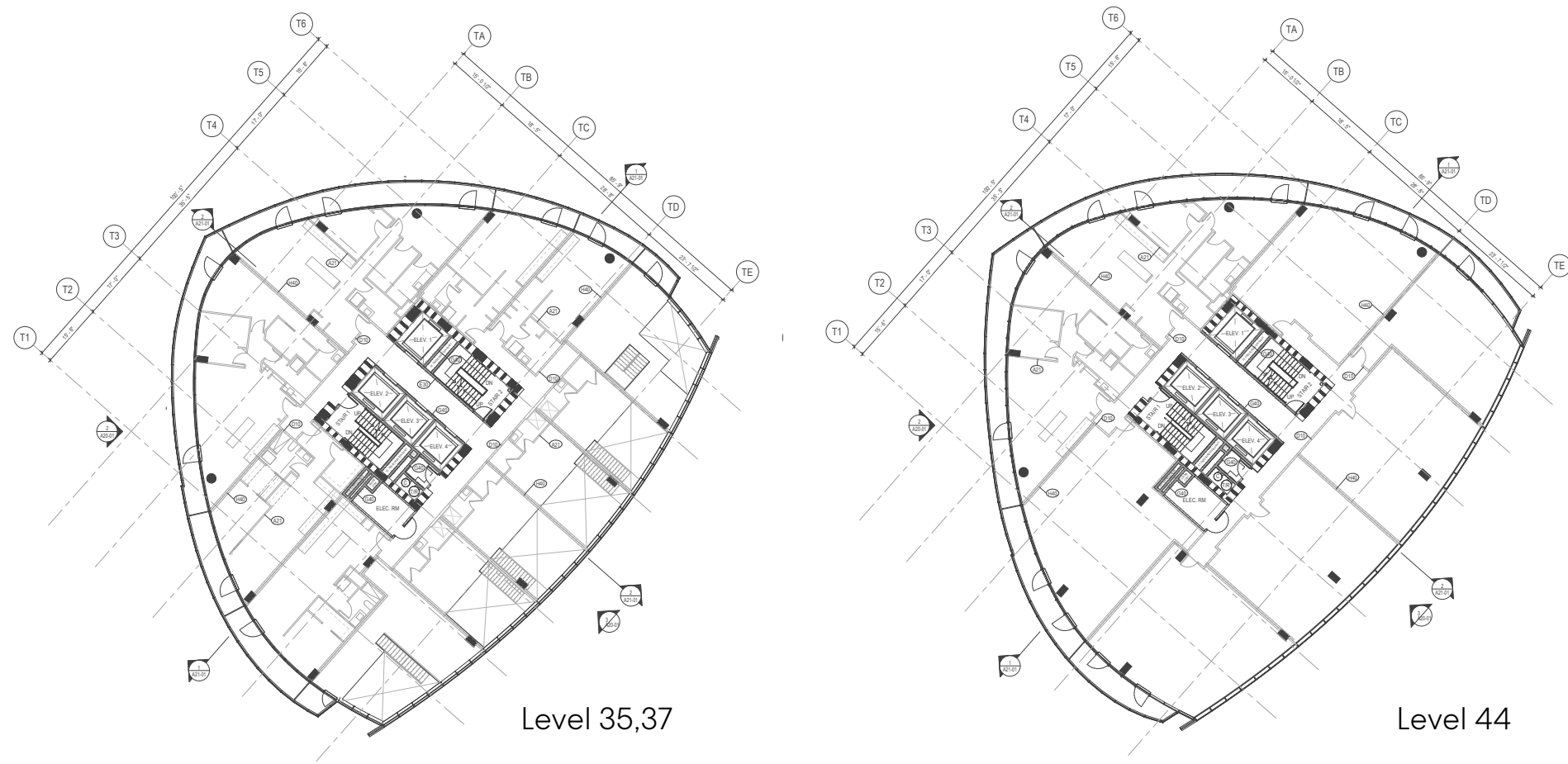
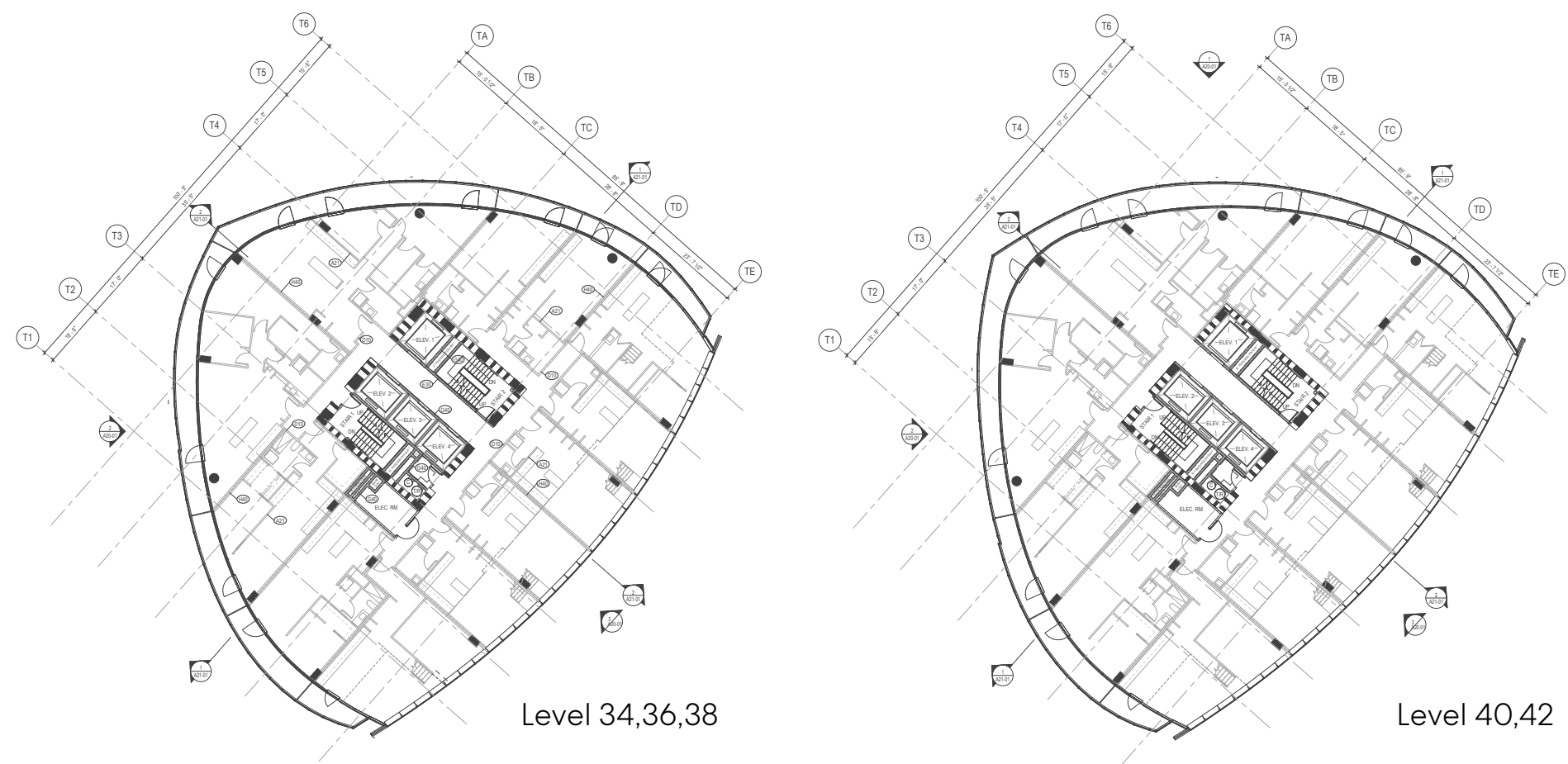


Level 5 Plan

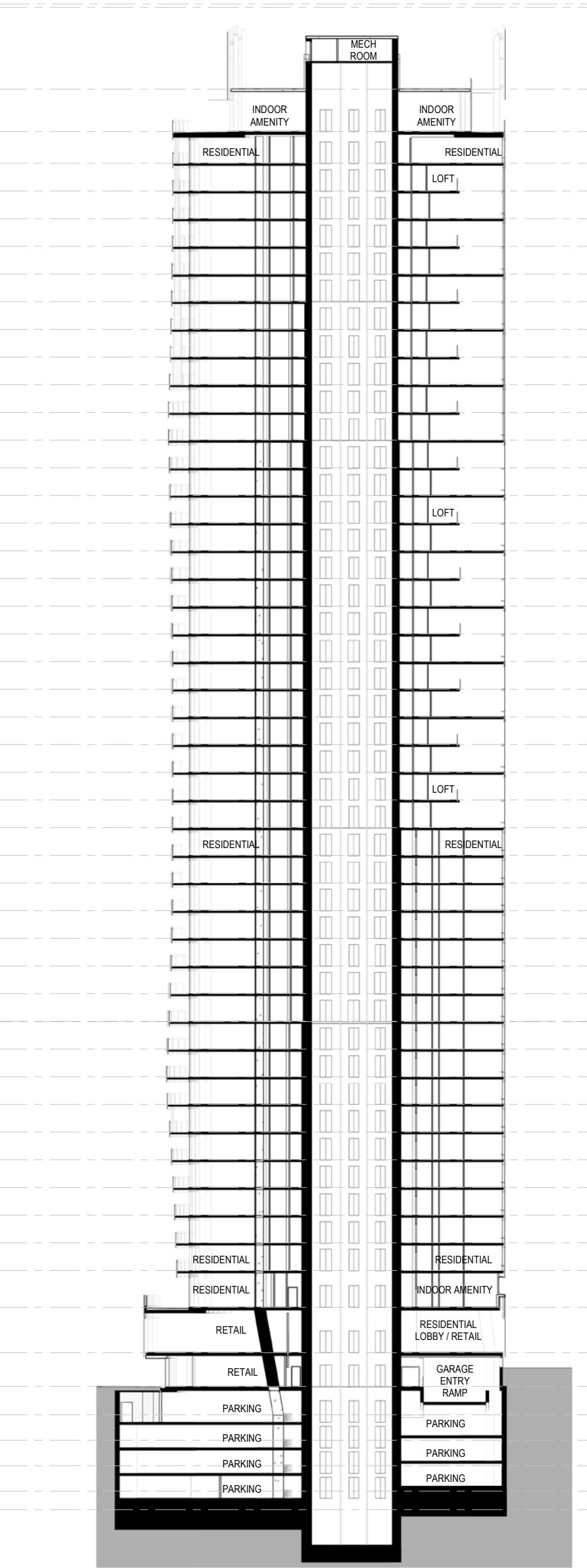
07 : Architectural Drawings



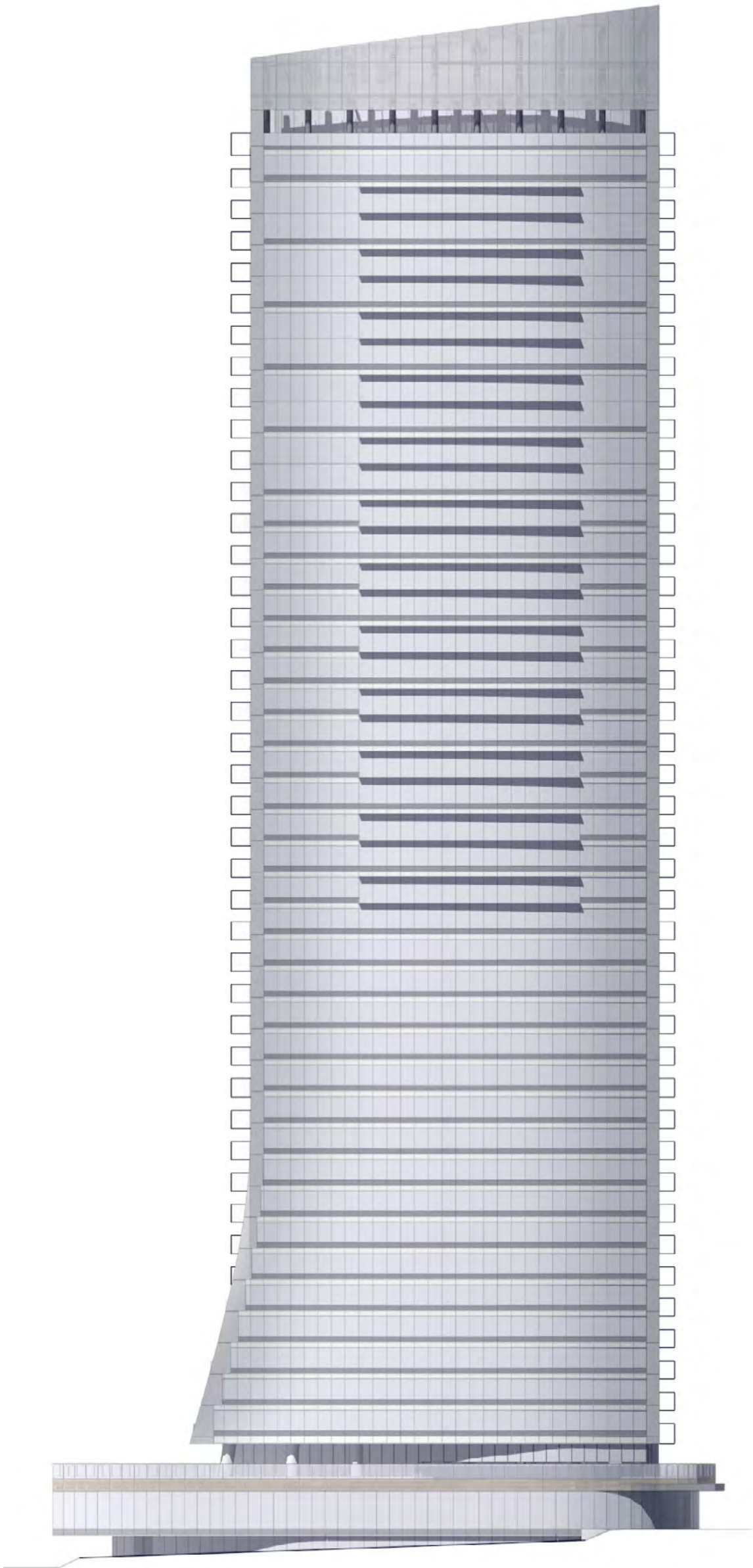
07 : Architectural Drawings



Section 01: Parallel to Stewart St.



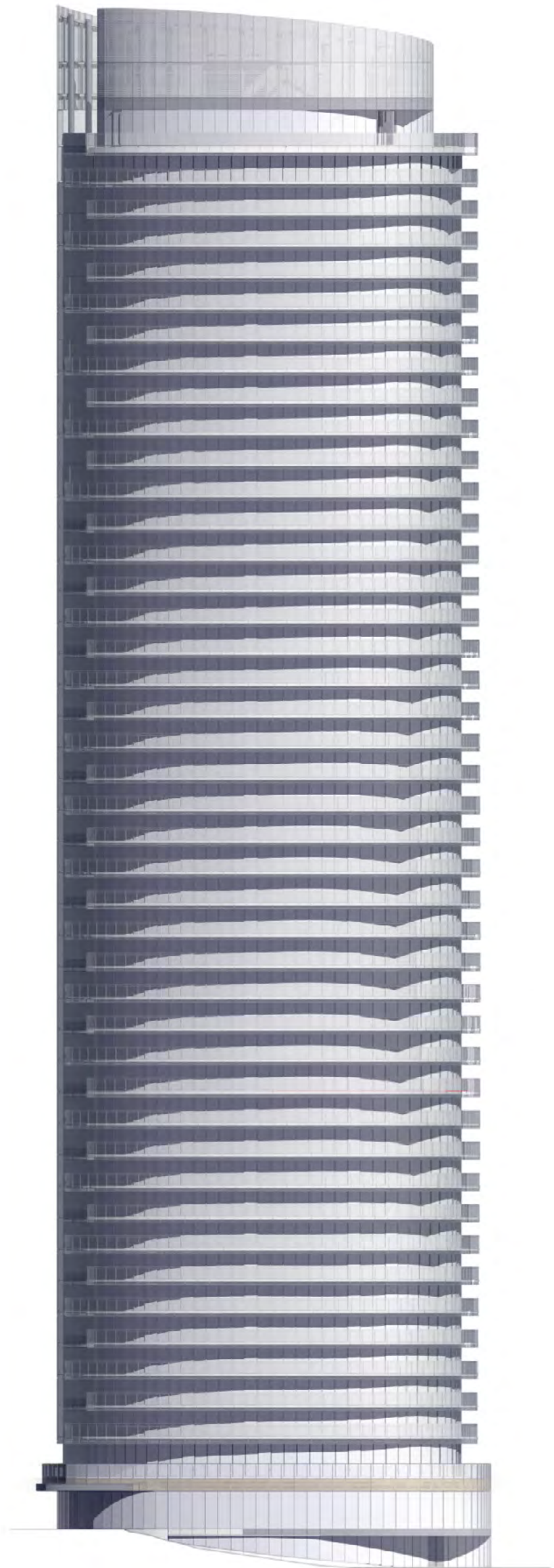
Section 02: Perpendicular to Stewart St.



Southeast (Stewart)



West (Yale)



North (John)