222 5TH AVE N

DESIGN RECOMMENDATION MEETING

May 05, 2021

DALI | GENSLER | SDCI PROJECT NO: 3034929-LU

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1.0 CONTEXT ANALYSIS

1.0 CONTEXT ANALYSIS

ADDRESS
222 5th Avenue N, Seattle, WA 98109

ZONING
SM - UP 160 (M)

PROPOSAL
The proposal is for the design and construction of a new nine-story office building with 104 below-grade vehicle parking stalls. The project contains ground floor retail and eight levels of office and a rooftop above, totaling in 195,000 SF above grade.

The project fits into and contributes to the surrounding context by:

- Taking advantage of current land use requirements and more fully utilizing the site for maximum density and public/private use.
- Expanding the availability of commercial office space in this neighborhood, broadening the varied mix of use and amenities in the area.
- Expanding the availability for street level retail space, offering potential of a more varied and active street environment for local residents and makers.
- The project takes inspiration from the eclectic collection of significant buildings within Seattle Center to strengthen and enhance the neighborhood.

2.0 PRIORITY DESIGN GUIDELINES

DC2 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.

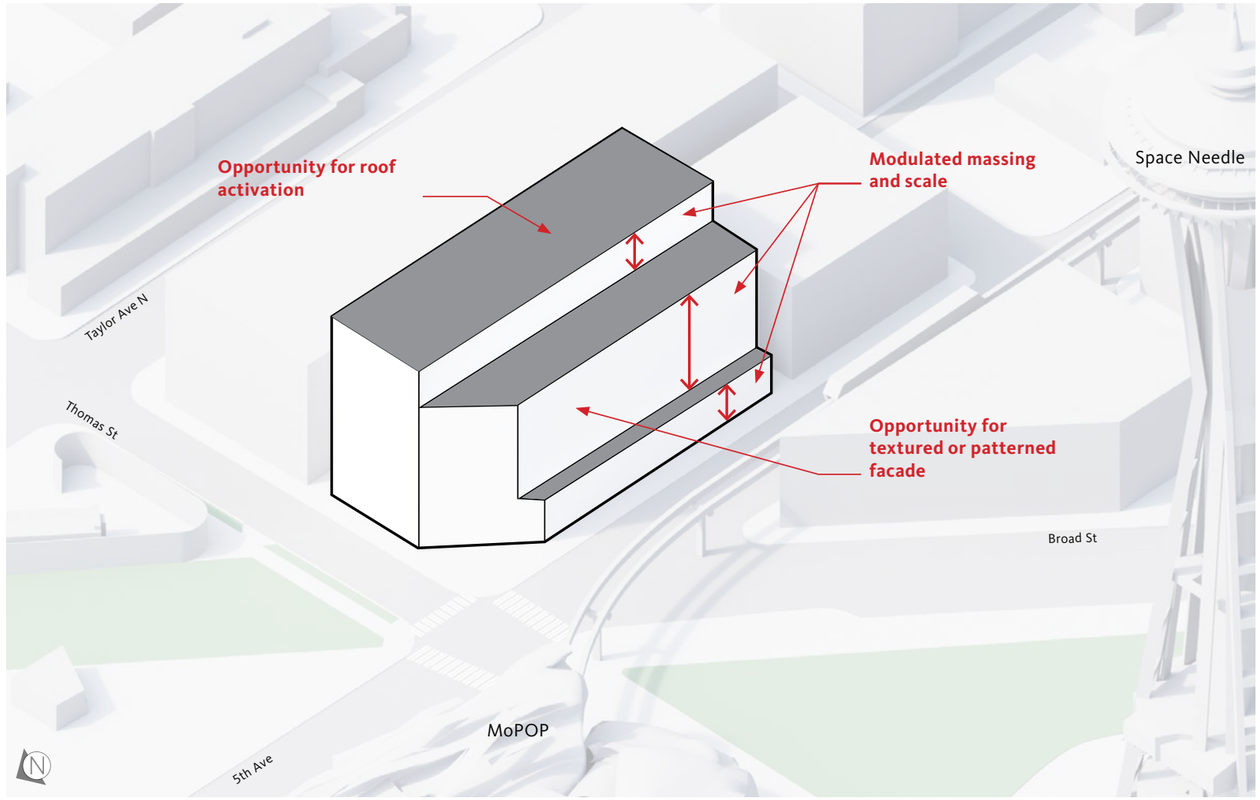
I. Architectural Context

V. Tall Buildings

Tall buildings require additional design guidance since they are highly visible above typical 'fabric structures' and impact the public visual realm with inherently larger façade surfaces, bulk and scale shifts.

Tall Building Design Guidelines apply to the entire structure whenever any portion of the structure exceeds 85 feet in height. In Uptown this includes the area south east of the Seattle Center where base heights up to 165 feet are allowed, or areas of Uptown where the base height is 85 feet, but incentives may allow taller 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.
b. Tall Form Placement, Spacing & Orientation: Locate the tall forms to optimize the following: minimize shadow impacts on public parks, plazas and places; maximize tower spacing to adjacent structures; afford light and air to the streets, pedestrians and public realm; and minimize general impacts to nearby existing and future planned occupants.
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 foorplates 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.
d. Intermediate Scales: To mediate the extra height/scale, add legible, multi-story intermediate scale elements: floor groupings, gaskets, of-sets, projections, sky terraces, layering, or other legible modulations to the middle of tall forms. Avoid a single repeated extrusion from base to top.
e. Shape & Design All Sides: Because tall forms are visible from many viewpoints/ distances, intentionally shape the form and design of 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.
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.
g. Ground Floor Uses: Include identifiable primary entrances -scaled to the tall form - and provide multiple entries. Include genuinely activation uses or grade-related residences to activate all streets.
h. Facade Depth & Articulation: Use plane changes, depth, shadow, and texture to provide human scale and interest and to break up the larger façade areas of tall buildings, especially in the base and lower 100 feet. Compose fenestration and material dimensions to be legible and richly detailed from long distances.
i. Quality & 6th Elevations: Intentionally design and employ quality materials and detailing, including on all softs, balconies, exterior ceilings and other surfaces seen from below, including lighting, vents, etc.
j. Transition to the Sky & Skyline Composition: Create an intentional, designed terminus to the tall form and enhance the skyline (not a simple fat 'cut-of'). 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 & design how the tall building will contribute to the overall skyline profile and variety of forms.



DC2 Architectural Concept

RESPONSE

I. Architectural Context
V. Tall Buildings

The building reflects the dynamic convergence of the major streets and monorail with setbacks to modulate the building mass. The two story podium along 5th Avenue is further articulated to create distinct pedestrian retail experiences. A series of green terraces provide additional scale and texture to the building. The top of the building will have a landscaped roof deck for tenants. The building proportion is expressed as a base, middle and top.

CS2 Urban Pattern & Form

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

I. Sense of Place

Use site identity features at Uptown Gateway locations (see Figure 1). Examples of identity features include art, welcoming or way-finding signage, **distinct architecture** or major public open space.

II. Adjacent Sites

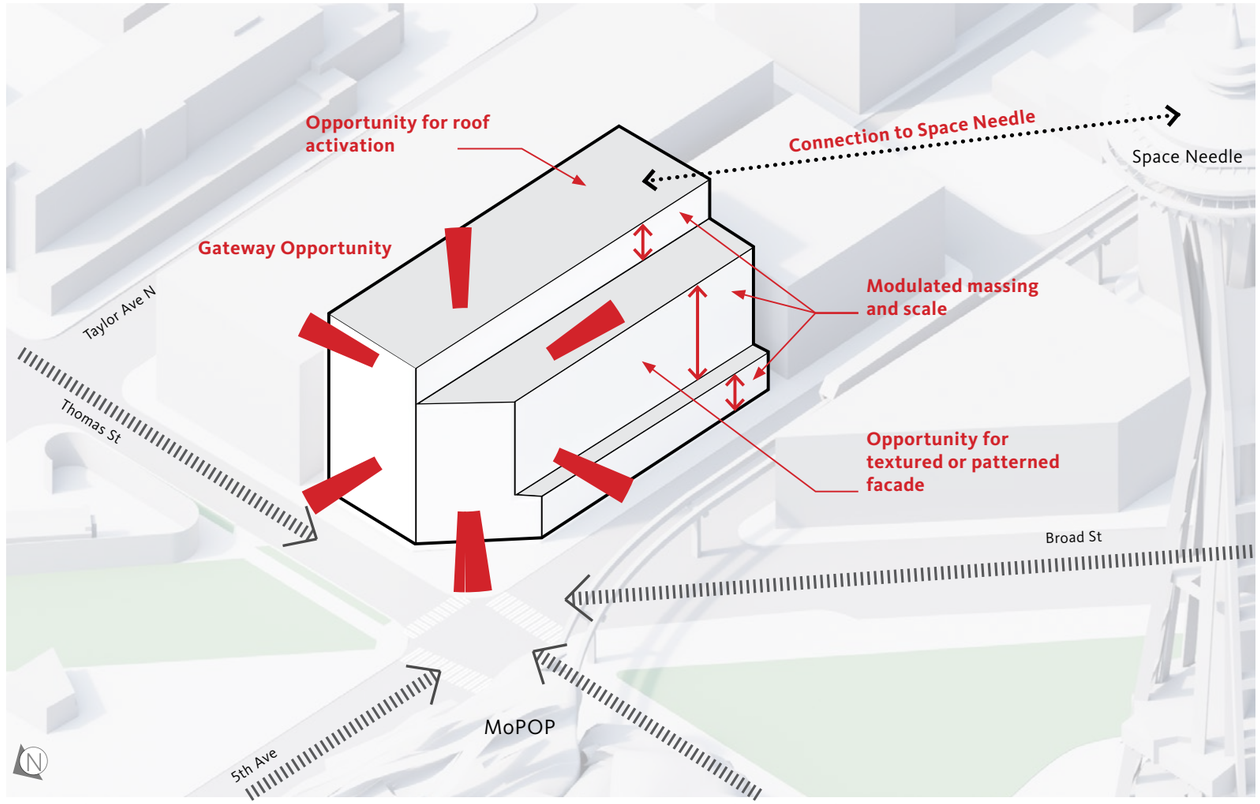
Buildings adjacent to the Seattle Center campus should be sited to create synergistic relationships and **reinforce connections between the Seattle Center and the surrounding Uptown neighborhood.**

DC2 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.

I. Architectural Context

Architecture that emphasizes human scale, streetscape rhythm, quality detailing and materials is more important than consistency with a particular period or style. **Uptown's evolving and dynamic architectural context embraces a range of historical styles, and modern innovate design that reflects the Uptown Arts and Cultural District.**



CS2 Urban Pattern & Form

RESPONSE

I. Sense of Place
II. Adjacent Sites

The design expresses its proximity to Seattle Center and aims to create a distinctive building that will be a gateway to the Uptown neighborhood. Tenant spaces are expressed as a collection of unique volumes that will be legible from the exterior. A rooftop terrace will provide outdoor spaces for a multitude of uses and provides dramatic views of the city, Elliot Bay and the Space Needle.

DC2 Architectural Concept

RESPONSE

I. Architectural Context
V. Tall Buildings

The building reflects the dynamic convergence of the major streets and monorail with setbacks to modulate the building mass. The two story podium along 5th Avenue is further articulated to create distinct pedestrian retail experiences. A series of green terraces provide additional scale and texture to the building.

2.0 PRIORITY DESIGN GUIDELINES

PL1 Connectivity

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

I. Enhancing Open Spaces

Locate plazas intended for public use at or near grade to promote both a physical and visual connection to the street. Where publicly accessible plazas abut private open space, use special paving materials, landscaping, and other elements to provide a clear definition between the public and private realms.

II. Adding to Public Life

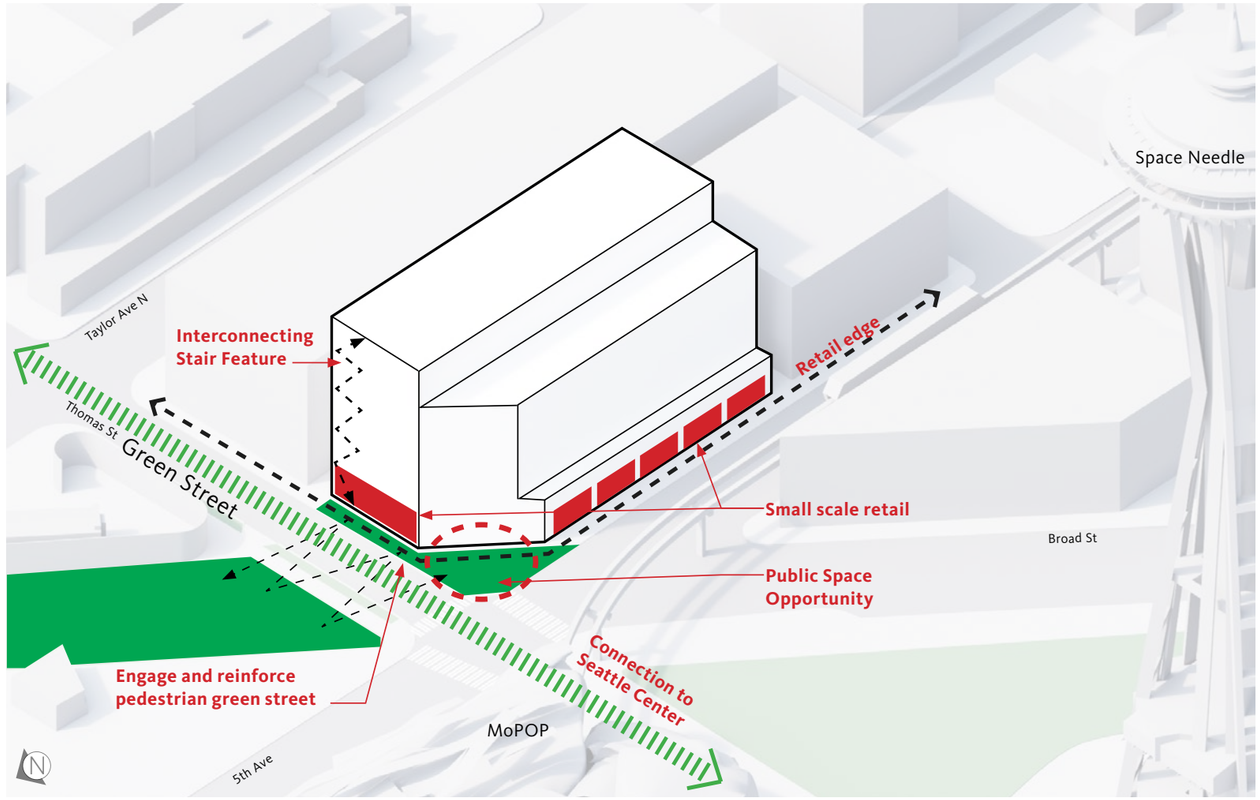
Opportunities to add to public life are especially important for street-facing facades that are adjacent to the Seattle Center.

III. Pedestrian Volumes and Amenities

a. Encourage streetscapes that respond to unique conditions created by Seattle Center. Design wide sidewalks, sturdy street furniture and durable landscaping to accommodate high pedestrian volumes and flow of event crowds.
b. Pedestrian amenities are especially encouraged in the Heart of Uptown, and along the Queen Anne Ave. and 1st Ave N corridors.
c. All of Uptown should be considered a “walking district.” New development should strive to support outdoor uses, activities and seating that create an attractive and vibrant pedestrian environment. Consider widening narrow sidewalks though additional building setback at street level.

II. Outdoor Uses and Activities

Encourage outdoor dining throughout Uptown.



PL1 Connectivity

RESPONSE

I. Enhance Open Space
II. Adding to Public Life
III. Pedestrian Volumes and Amenities
IV. Outdoor Uses and Volumes

Tenant spaces are stacked on the North side of the building to activate and engage the pedestrian experience along Thomas Street. Ground floor retail will enhance the green street by providing a unique destination which the neighborhood currently lacks. Outdoor seating for retail spills out and will also create connections to the street, and activate the corner for a better public open space.

An interconnecting feature stair that links the tenant spaces along Thomas Street will encourage physical movement within the building while providing views to the exterior. This feature stair embraces and reinforces health and well-being aspects of the green street.

Retail along 5th Avenue provides a series of small scale storefronts to provide modulation and visual interest for pedestrians.

3.0 COMPOSITE SITE PLAN

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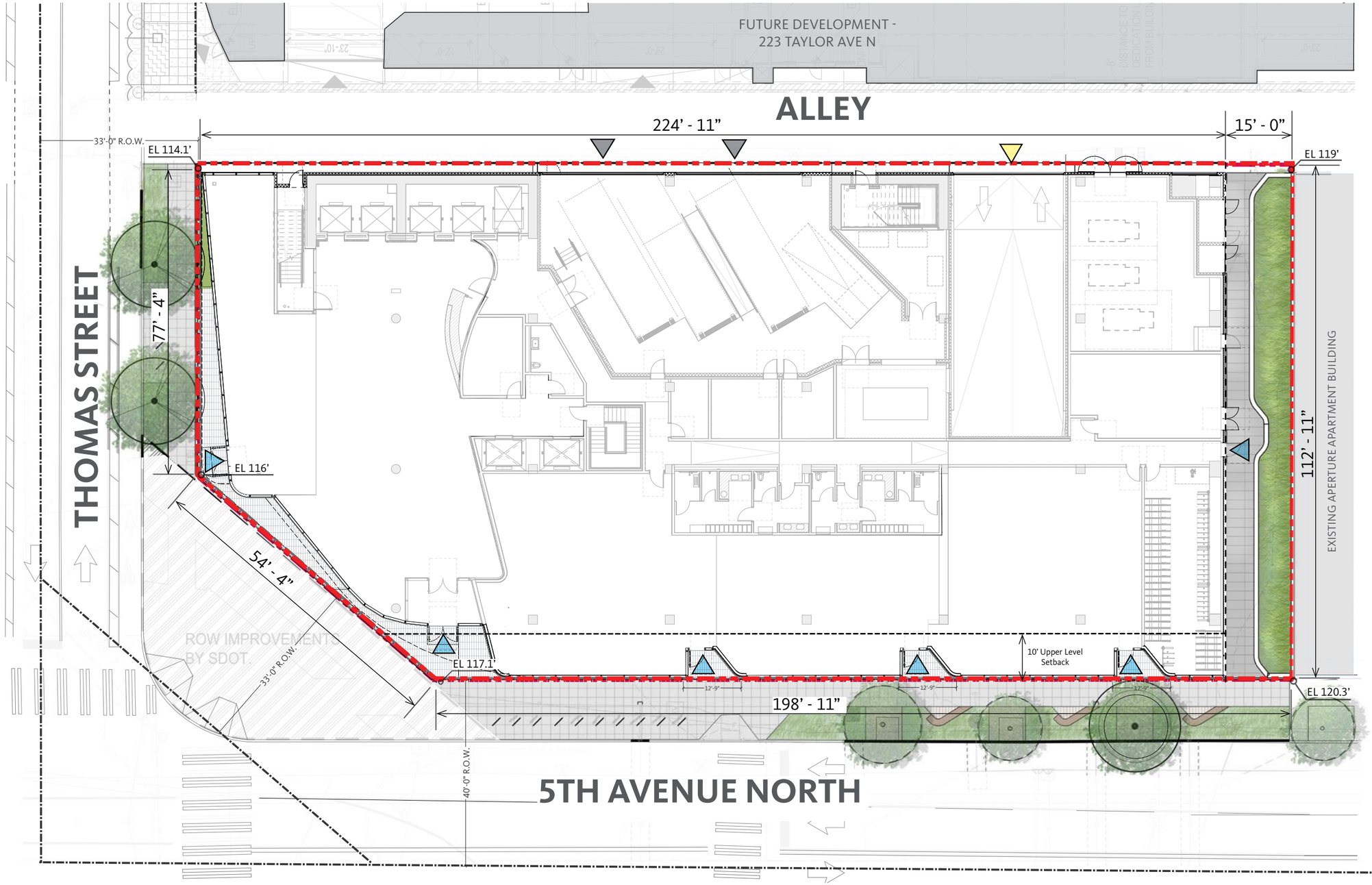

4.0 RESPONSE TO EDG

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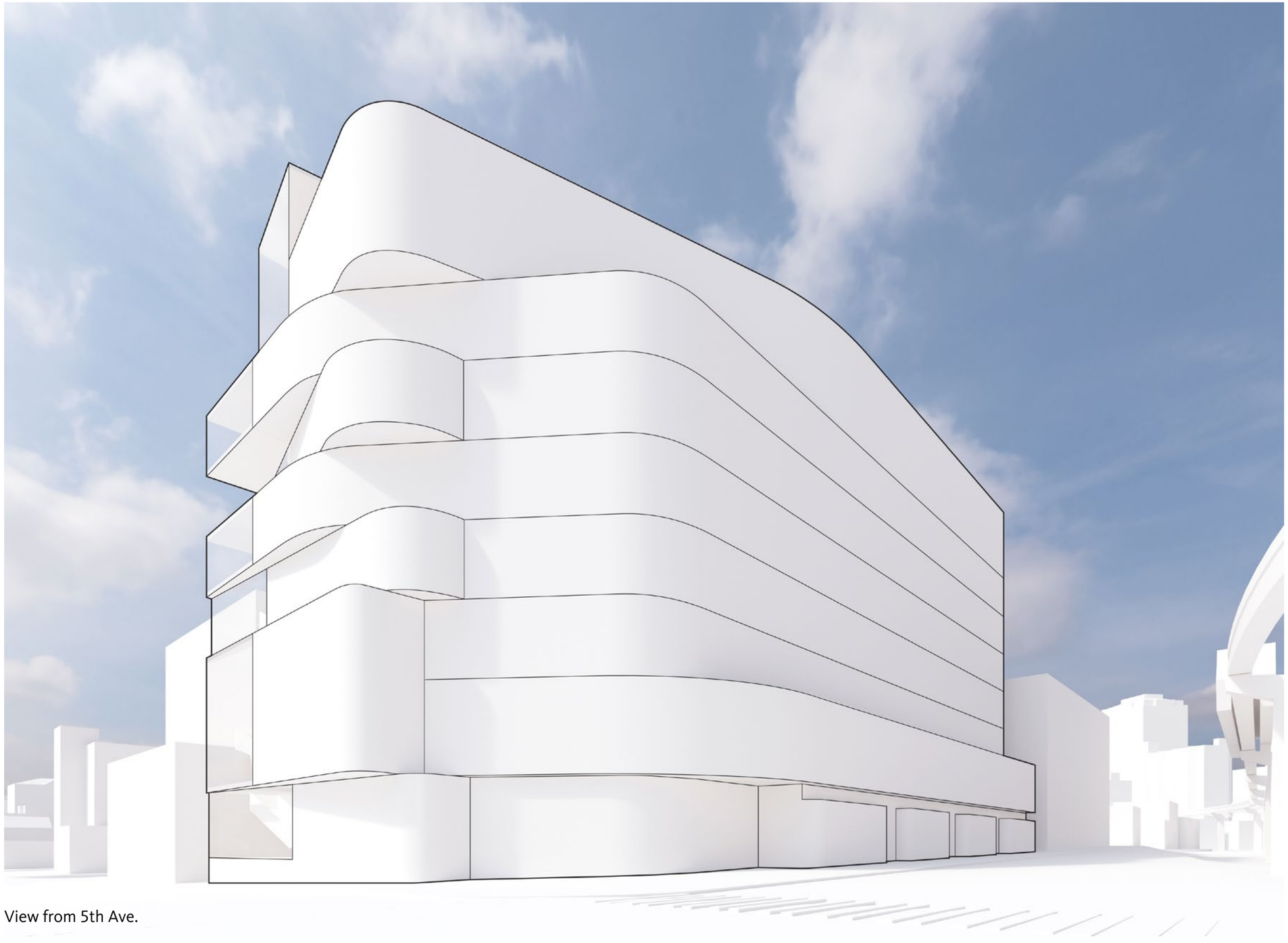
Building Massing at EDG



View from 5th Ave.

4.1 RESPONSE TO EDG

Summary

EDG COMMENT

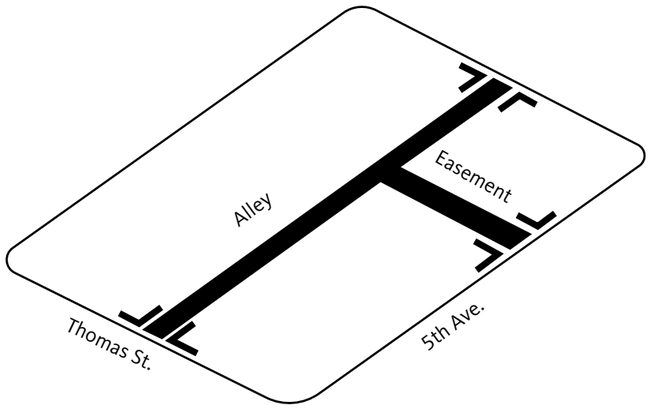
1. Massing Concept:

c. The Board requested a clear rationale articulating how the architectural concept wraps the full building including the northeast corner and the east facade. At the Recommendation meeting the Board expects to review views and perspectives all around the building to understand how it is experienced from all directions. The Board would also like to clearly understand the relationship with the proposal across the alley and any potential impacts. (CS2-1 Sense of Place, CS2-3 Corner Sites, DC2-5 Tall Buildings)

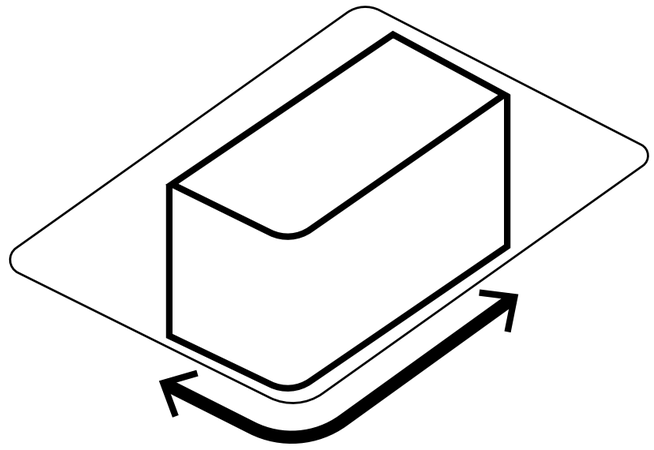
RESPONSE

The building's massing and façades vary depending on external and internal influences.

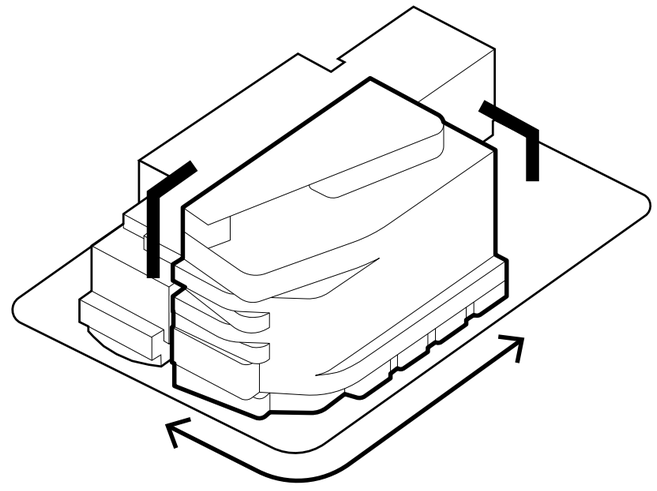
- All of the horizontal circulation from the streets,the monorail, and the sculptural forms of the Seattle Center influence the form of the building.
- Building massing and facade are highly articulated and multi-scaled along the primary streets
- Building core functions are located along the alley to mitigate privacy concerns for the apartments across the alley and provide greater tenant flexibility and views to the West.



Clearly define primary streets from alley and easement.



Building corners respond to strong edges of alley easement while addressing the fluid and dynamic conditions of 5th Ave. N and Thomas St.



The design considers the different uses of the adjacent streets and alley to create facades that are both dynamic and reflective of their function.

4.1 RESPONSE TO EDG

Summary

EDG COMMENT

1. Massing Concept:

c. The Board's discussion on massing focused on the northeast corner and the relationship with the structure proposed across the alley. Due to the lack of massing views and information on the future development of this corner, the Board questioned how the sharp right angle related to the fluidity of the overall concept along Thomas St. and 5th Ave N. The Board did not prescribe specific recommendations for the corner treatment but requested a clear rationale articulating how the architectural concept wraps the full building including the northeast corner and the east facade. At the Recommendation meeting the Board expects to review views and perspectives all around the building to understand how it is experienced from all directions. The Board would also like to clearly understand the relationship with the proposal across the alley and any potential impacts. (CS2-1 Sense of Place, CS2-3 Corner Sites, DC2-5 Tall Buildings)

Glass wraps around to the alley to provide a softer transition from the street to alley experience.

Smaller stacked volumes work in concert with the massing and scale of adjacent building.

Edge of proposed apartment building East of alley.

Ground floor retail continues around the corner of the alley giving continuity with adjacent pedestrian experience with neighboring building and Thomas St.

RESPONSE

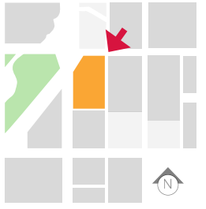
Glass wraps around to the alley to provide visibility and a focal point down Thomas St.

The beveled edges provide a vertical separation between the distinct programmatic volumes and adds depth and shadow along the facade.

The bold color of the feature stair is a vibrant connection for building tenants as well as a sculptural art piece for the public.

Retail space along the entire street edge enhances the pedestrian experience.

View from Thomas St.



4.1 RESPONSE TO EDG

Summary

EDG COMMENT

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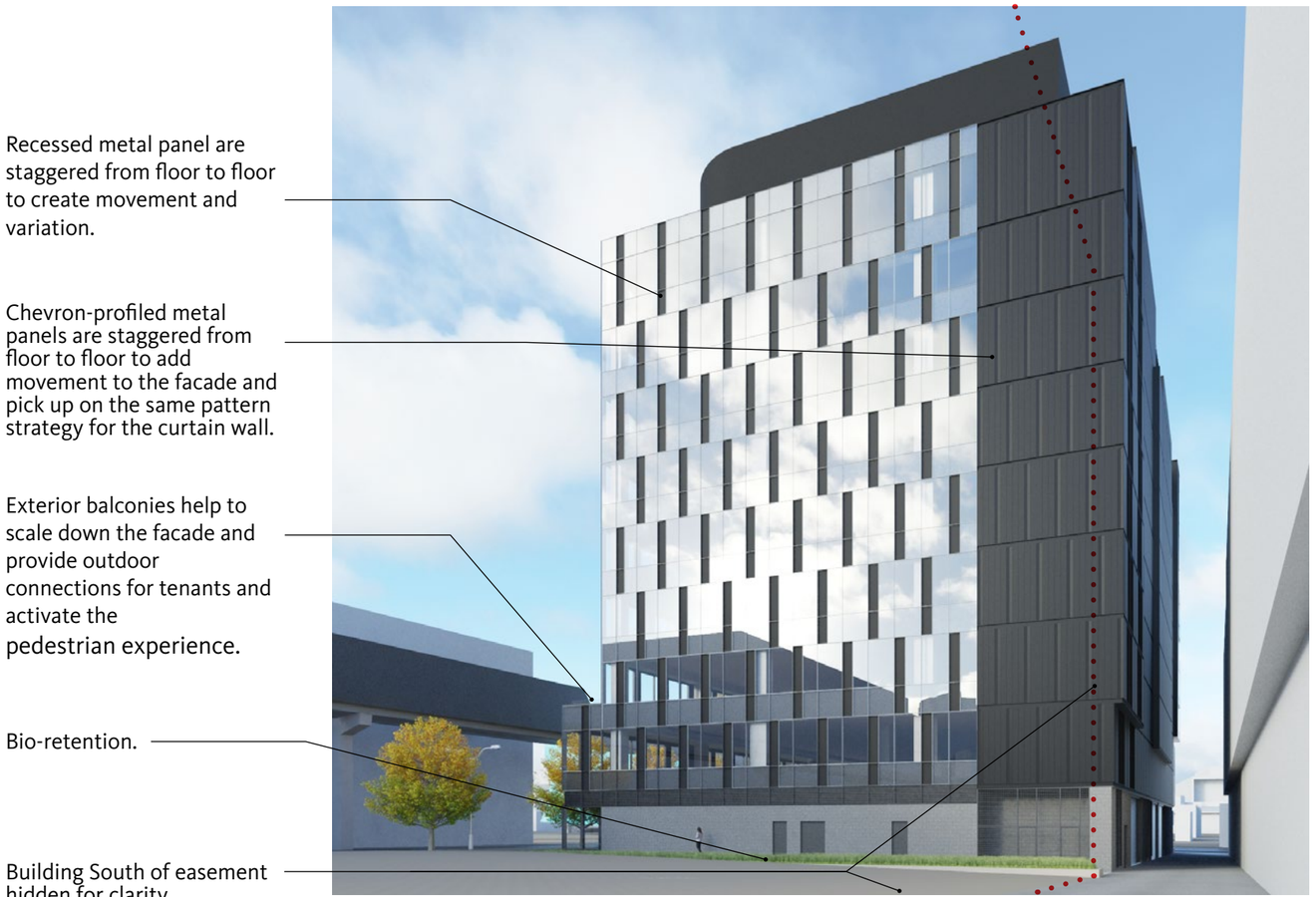
RESPONSE

The building's massing and façades vary depending on external and internal influences.

- Building massing and facade are highly articulated and multi-scaled along the primary streets
- Building core functions are located along the alley to mitigate privacy concerns for the apartments across the alley and provide greater tenant flexibility and views to the West.



View of South Facade from alley

4.2 RESPONSE TO EDG

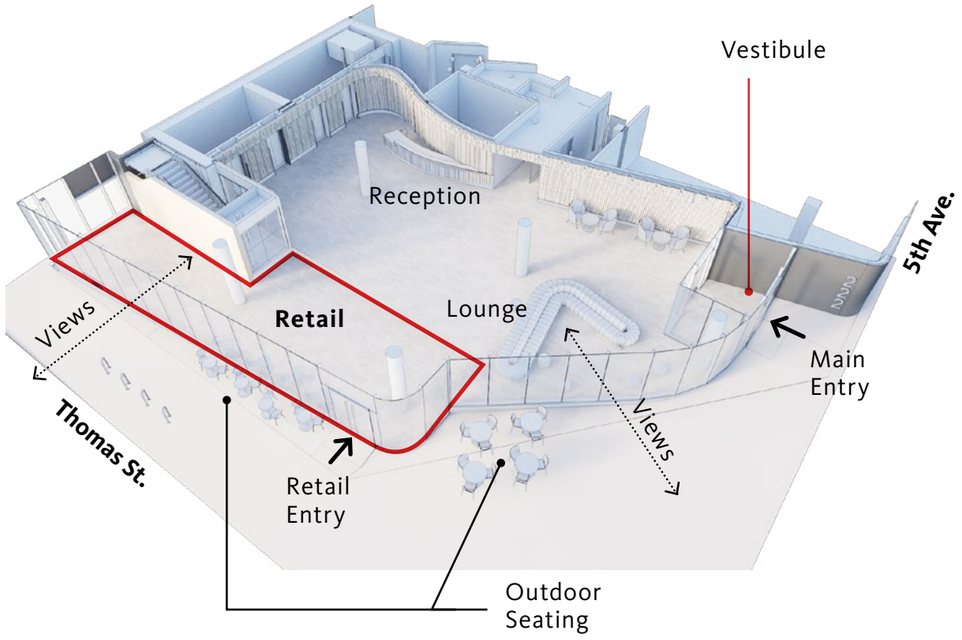
Summary

EDG COMMENT

2. Ground Plane & Street Activation:

a. The Board acknowledged the importance of the intersection of 5th Ave N and Thomas St. as a gateway to the Seattle Center, the planned development of Thomas St. as a pedestrian corridor through the Thomas Street Redefined Concept Plan, and the design efforts of the adjacent project to the west (#3028452-LU) to activate Thomas St.

b. The Board also acknowledged public comment supporting activation of Thomas St. and coordination with the Thomas Street Redefined Concept Plan.



RESPONSE

Activated Thomas St. streetscape:

• The streetscape design on Thomas Street supports pedestrian/bike and resident/visitor activity with bike racks, outdoor seating potential, street trees and extensive retail frontage.

• A ground level retail storefront is integrated with the main building lobby for expansive inward views to multiple activities. Doors are provided with direct access from the Thomas Street sidewalk into the retail space.

• The SDOT Thomas Street Redefined Concept Plan is intended to be integrated with the final site design at 222 5th Avenue, extending the SDOT design parti from the street Right Of Way across the sidewalk and up to the face of the building. This will create a perception of expanded usable R-O-W for pedestrians and cyclists.

• High building transparency facing Thomas St. enhances visual connections between street and building interior at multiple levels, not just at street level. The 9-story glass-wrapped feature stair at the Thomas/Alley corner adds dynamic vertical views between surrounding street activity and internal building occupants.

• The Thomas St. retail storefront continues around the NW corner of the building to 5th Avenue, providing continuous transparency to all adjacent street ROWs. The main building entrance (facing 5th Ave. by ordinance) is as close to the building corner as practicable, to activate the intersection at 5th / Thomas / Broad streets.

4.2 RESPONSE TO EDG

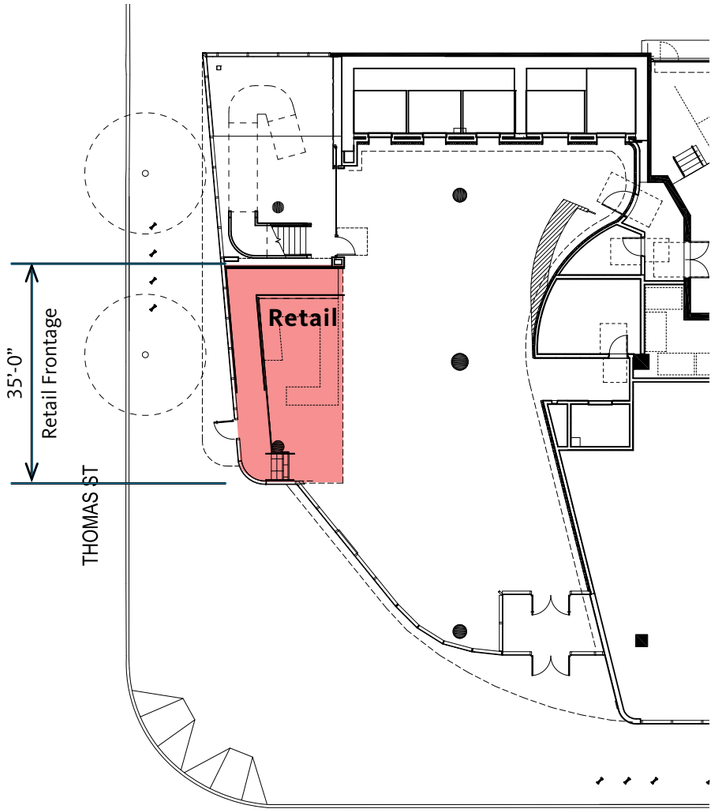
Summary

EDG COMMENT

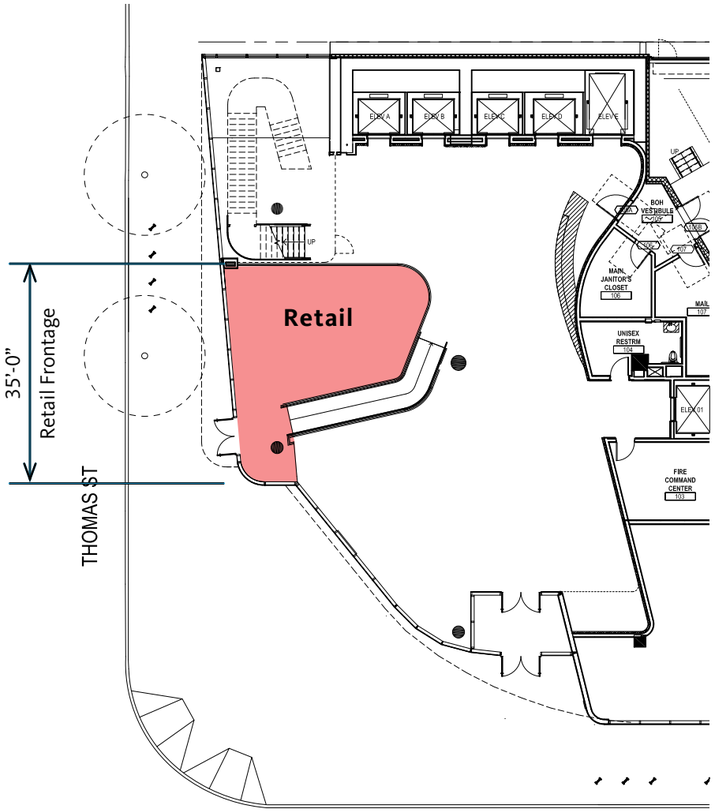
2. Ground Plane & Street Activation:

c. The Board questioned whether the ground level program and vertical stair element with amenities would successfully activate Thomas St. and engage the public sphere. Therefore, the Board requested thorough study of programming and design alternatives which legitimately activate the street frontage, enhance public life and support the Thomas Street Redefined Concept Plan as a pedestrian corridor. (PL1-1 Enhancing Open Spaces, PL2-2 Adding to Public Life, PL1-3 Pedestrian Volumes & Amenities, PL3-4 Retail Edges, DC1-A-1,2,&4 Arrangement of Interior Uses)

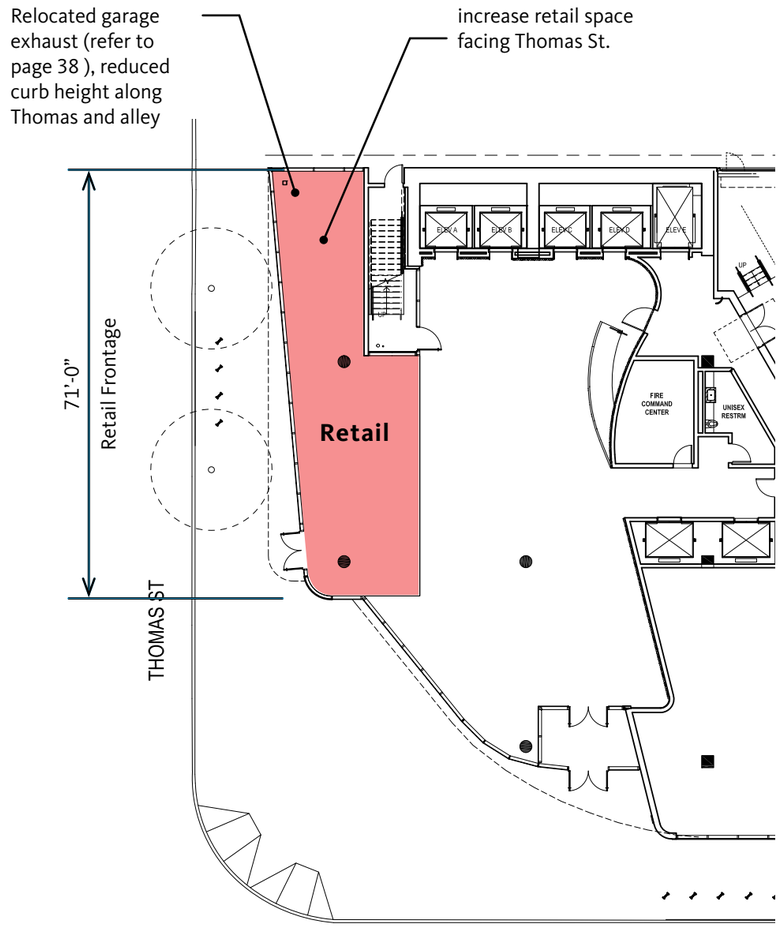
RESPONSE



Option 1



Option 2



Option 3 (Preferred)

4.2 RESPONSE TO EDG

Summary

EDG COMMENT

2. Ground Plane & Street Activation:

c. The Board questioned whether the ground level program and vertical stair element with amenities would successfully activate Thomas St. and engage the public sphere. Therefore, the Board requested thorough study of programming and design alternatives which legitimately activate the street frontage, enhance public life and support the Thomas Street Redefined Concept Plan as a pedestrian corridor. (PL1-1 Enhancing Open Spaces, PL2-2 Adding to Public Life, PL1-3 Pedestrian Volumes & Amenities, PL3-4 Retail Edges, DC1-A-1, 2, & 4 Arrangement of Interior Uses)

RESPONSE

Option 3 (Preferred)

4.3 RESPONSE TO EDG

Summary

EDG COMMENT

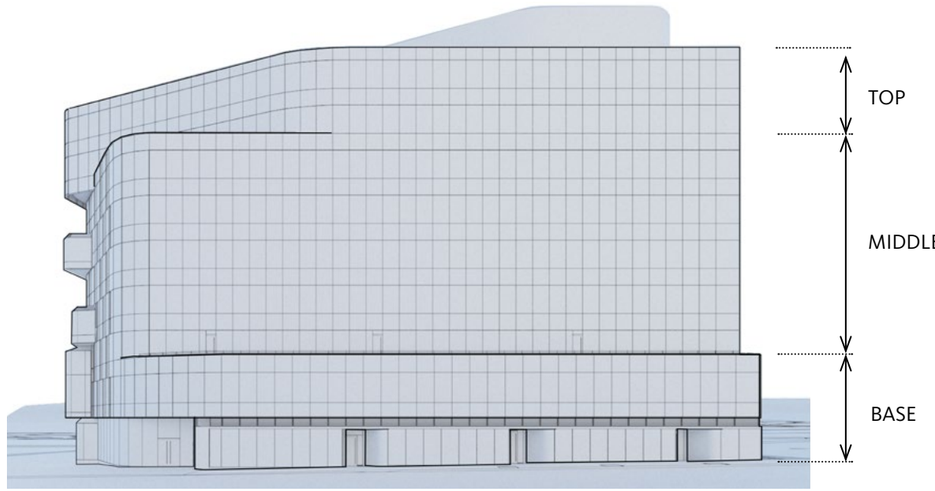
3. Materiality & Façade Articulation:

a. The Board was generally supportive of the conceptual façade materiality indicated on pg. 47 of the packet including articulated glass cladding with depth, shadow, and additional materials. (CS2-1 Sense of Place, CS2-3 Corner Sites, DC2-5 Tall Buildings)

b. The Board identified the importance of façade depth along the 5th Ave façade where there is less emphasis on modulation of the massing. (CS2-1 sense of Place, CS2-3 Corner Sites, DC2-5 Tall Buildings)

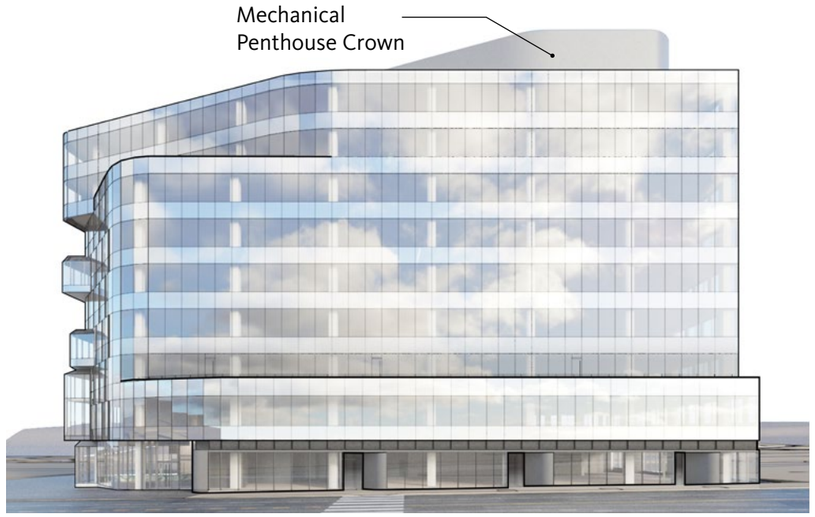
RESPONSE

The building reflects the dynamic convergence of the major streets and monorail with setbacks to modulate the building mass comprising of a base, middle and top. The two story podium along 5th Avenue is further articulated to create distinct pedestrian retail experiences. A series of green terraces provide additional scale and texture to the building. The facade is a mix of glass and recessed metal panels that are organized along a ten foot module. The panels stagger horizontally by 5 feet every floor to emphasize movement and texture through shade and shadow.



5th Ave. Elevation

Building Massing



5th Ave. Elevation

All Glass Facade

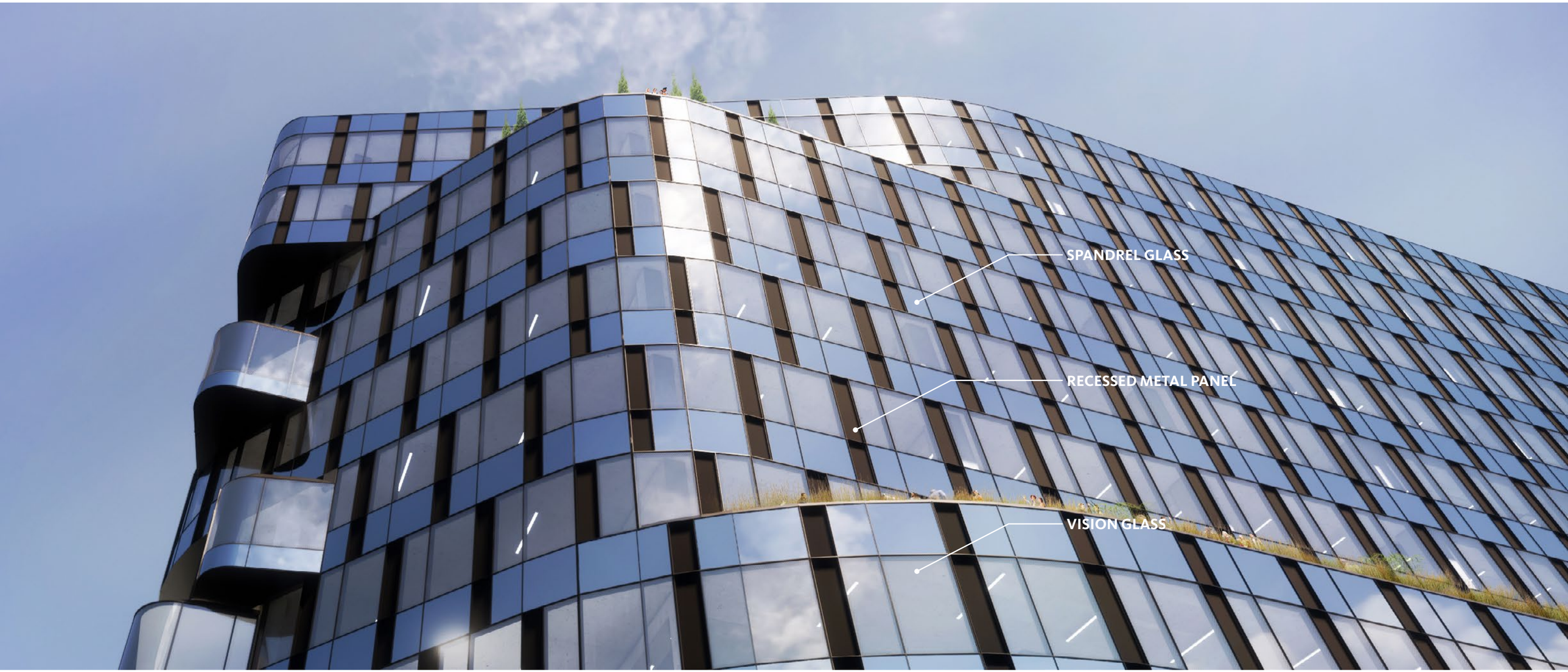
5th Ave. Elevation

Glass Facade with Flush Metal Panels @ Base, Middle and Top

5th Ave. Elevation

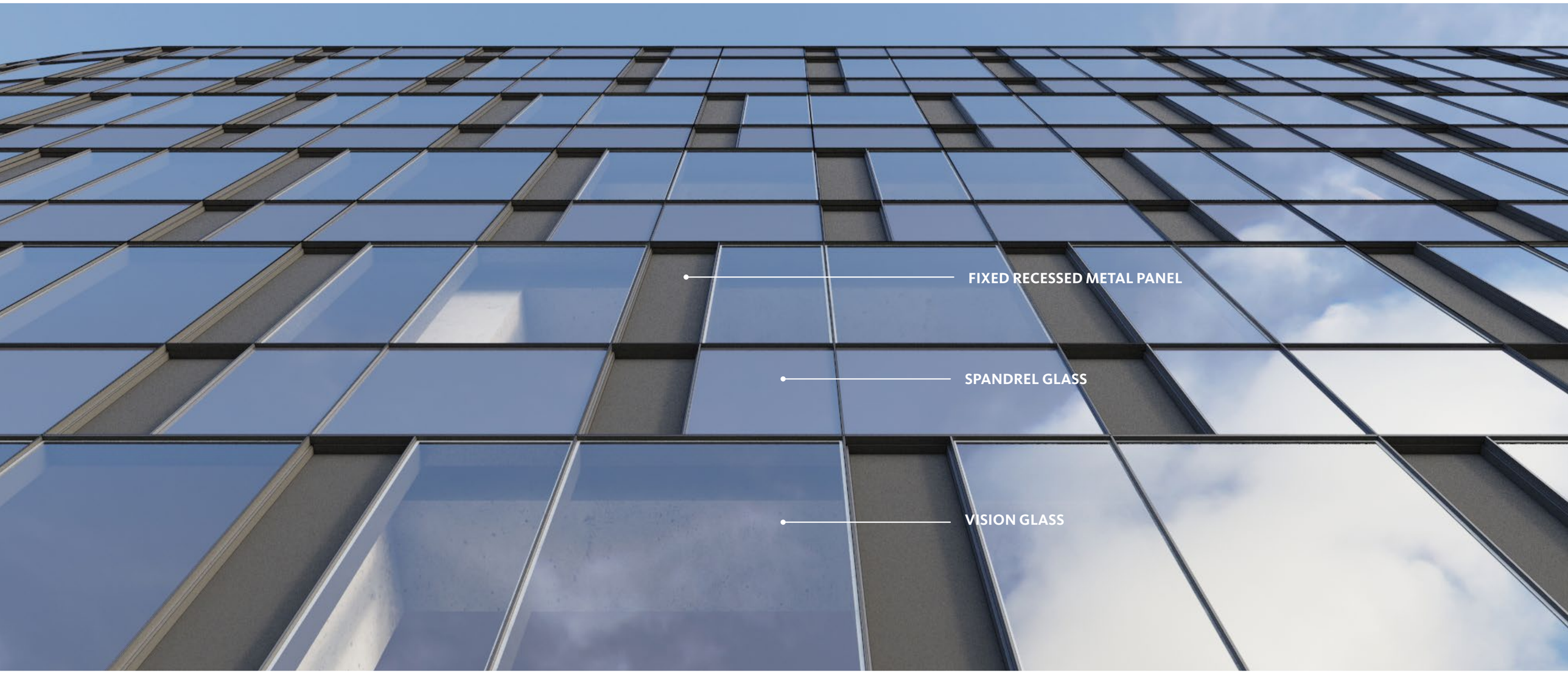
Staggered Recessed Metal Panels

RESPONSE, CONTINUED



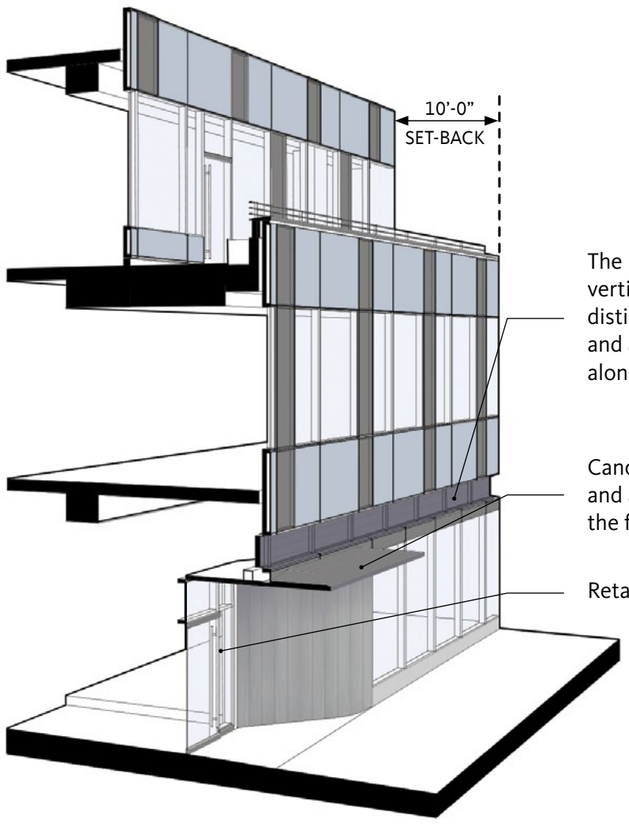
5th Ave. Facade
View Looking up from street level

RESPONSE, CONTINUED

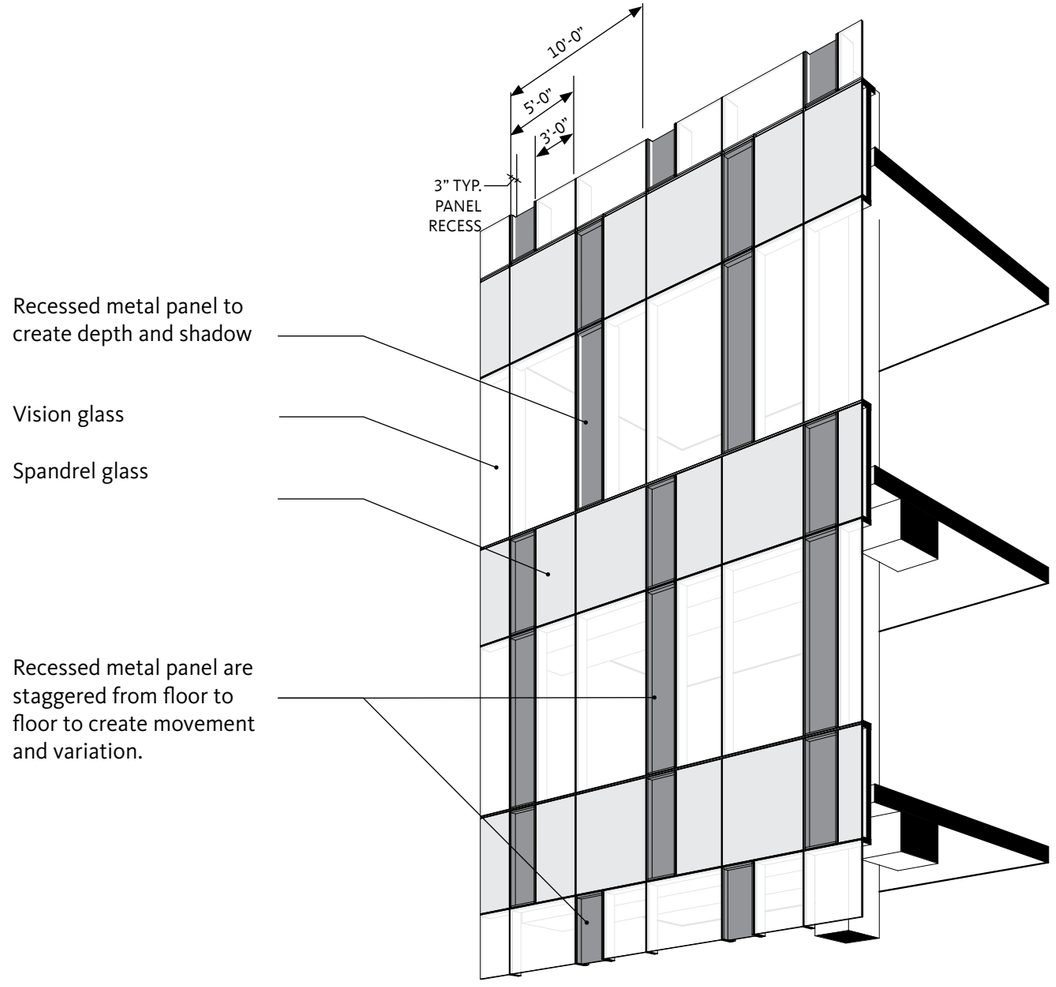


5th Ave. Facade
View Looking up from street level

RESPONSE, CONTINUED

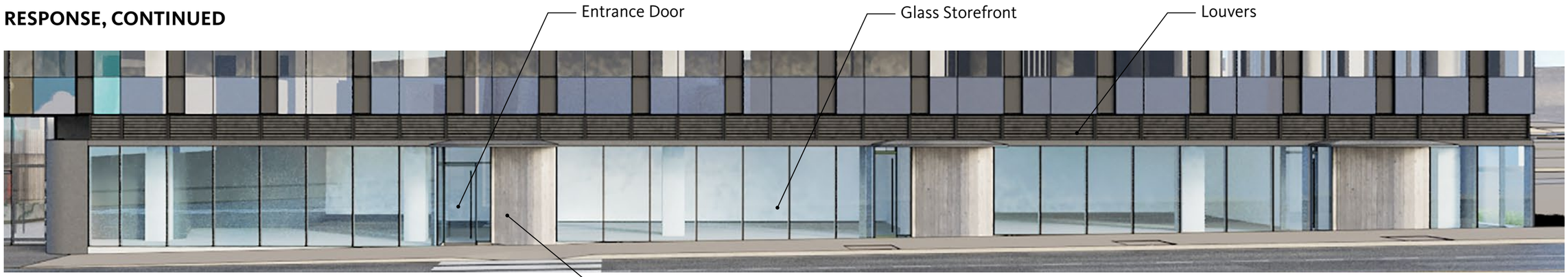


Podium Section Along 5th Ave

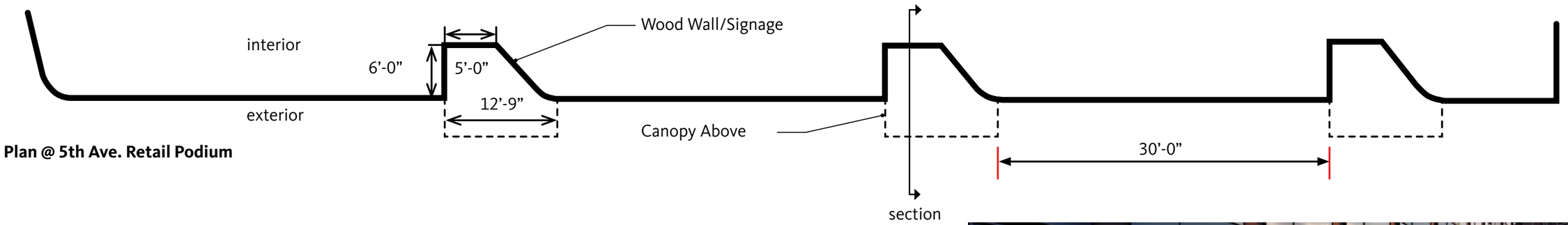


Typical Facade Along 5th Ave

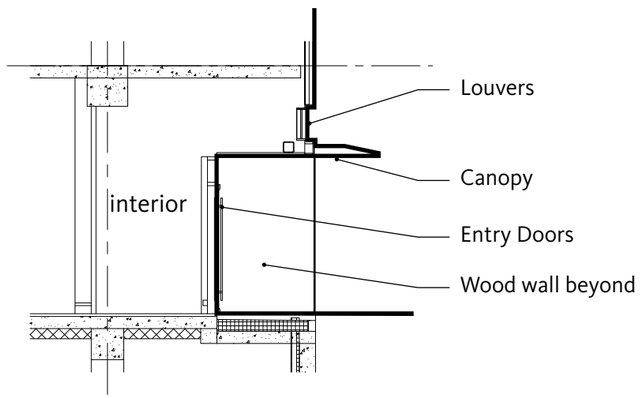
RESPONSE, CONTINUED



Elevation @ 5th Ave. Retail Podium



Plan @ 5th Ave. Retail Podium



Section @ 5th Ave. Retail Podium

5th Ave. Retail

4.3 RESPONSE TO EDG

Summary

EDG COMMENT

3. Materiality & Façade Articulation:

c. The Board also provided guidance to articulate the alley façade and avoid a blank wall condition. (CS2-1 sense of Place, CS2-3 Corner Sites, DC2-5 Tall Buildings)

Option 1

Option 2 (preferred)

RESPONSE

Interconnecting stair as a feature element encourages movement and reinforces the health and wellness aspects of the green street.

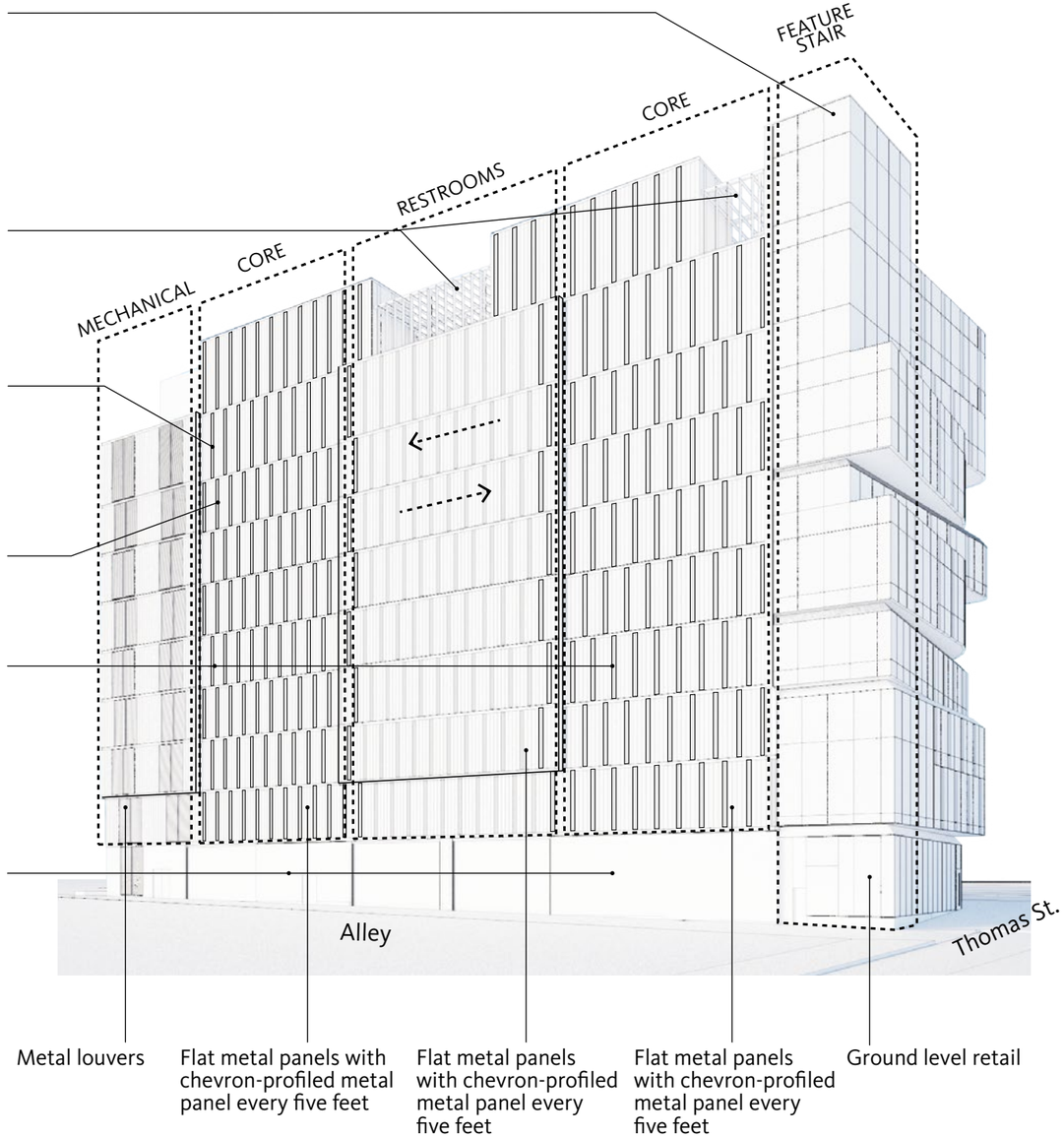
Open-air meeting spaces sheltered by the rooftop trellis.

Chevron-profiled metal panel to create depth and shadow.

Chevron-profiled metal panels are staggered from floor to floor to add movement to the facade and pick up on the same pattern strategy for the curtain wall.

Recessed 2 feet from property line.

CMU base along alley.



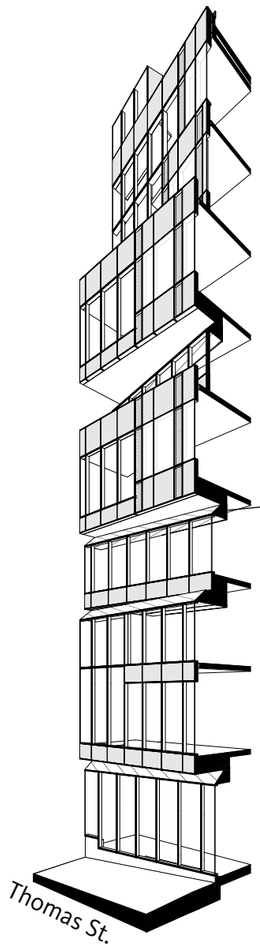
4.3 RESPONSE TO EDG

Summary

EDG COMMENT

3. Materiality & Façade Articulation:

d. The Board encouraged the development of a dynamic identity for the building in support of the underlying massing concept as well as the arts and culture nature of the neighborhood. (CS2-1 sense of Place, CS2-3 Corner Sites, DC2-5 Tall Buildings)



Section Perspective @ Thomas St. Facade

RESPONSE

The building forms along Thomas Street shift and rotate as the different amenities are stacked vertically to provide varying perspectives of the neighborhood and beyond.

Glass wraps around to the alley to provide visibility and a focal point down Thomas St.

The beveled edges provide a vertical separation between the distinct programmatic volumes and adds depth and shadow along the facade.

The bold color of the feature stair is a vibrant connection for building tenants as well as a sculptural art piece for the public.

Retail space along the entire street edge enhances the pedestrian experience.

View from Thomas St.

4.3 RESPONSE TO EDG

Summary

EDG COMMENT

At EDG the Board expressed concern with the northeast corner and how the concept transitioned from 5th Ave and Thomas St to the alley(1.c) Please clearly articulate the rationale for the corner and alley treatment. The Recommendation packet should include views of this corner and the alley facade and section studies through the alley illustrating potential impacts to the neighboring proposal.

Update 9/29/2020: Garage exhaust is proposed at this corner. Please study relocating from the glazed area.

RESPONSE

The glazed facade of the NE corner on the alley side turns the corner and has been opened at the ground level to provide visual transparency and connection (see bottom right image). See response and images to item "c" illustrating the materiality and articulation of the alley facade to avoid a blank wall condition.

Additionally, the offset core of the building allows privacy for the neighboring building. We believe the proposed design provides the best outcome for both properties while keeping with the concept of having a strong connection to the adjacent activities and streetscapes.

See fig. 4 - There are multiple code restrictions on the placement of the garage exhaust louver: minimum 10' away from property line, intake, operable windows as well as finished grades other than alleys. In other words, we are not allowed to locate it along the 5th Ave or Thomas Street facades. The garage exhaust has been relocated on the SE alley side of the building where it is the least impactful visually and to neighboring properties.

Fig. 3: Proposed design - Partial Level 1 Plan

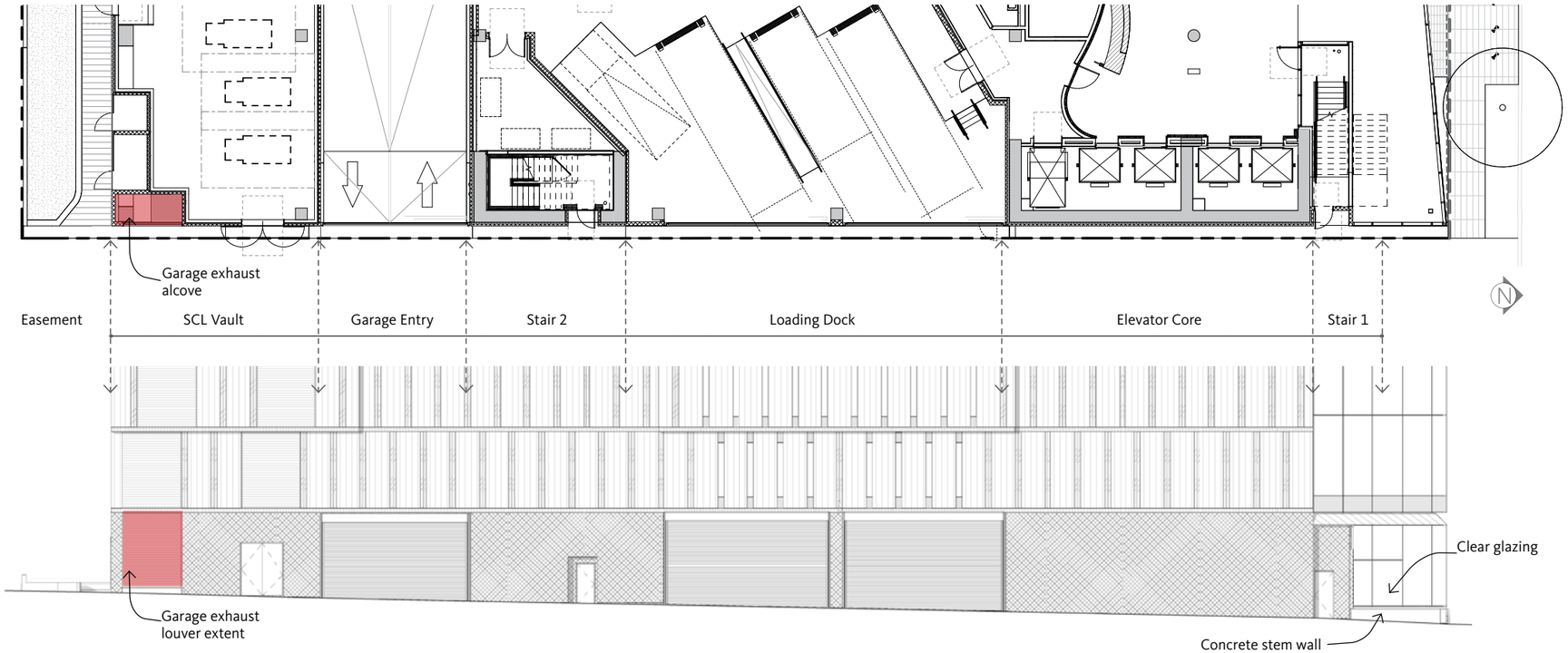
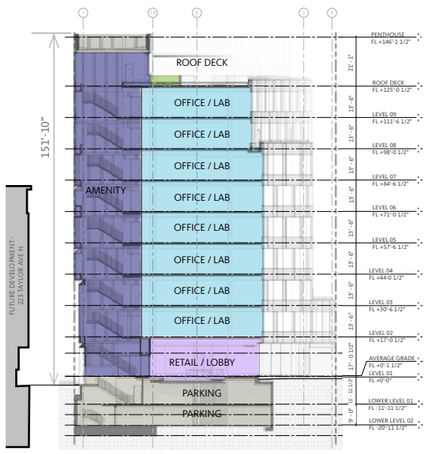


Fig. 4: Proposed design - Partial Alley Elevation



4.4 RESPONSE TO EDG

Summary

EDG COMMENT

4. Bicycle Access:

The Board acknowledged public comment regarding bicycle access and identified planning ahead for bicyclists as an important design consideration. A clear bicycle plan was requested which prioritizes safe access from Thomas St. (PL4-2-b Bike Connections)

RESPONSE

Fig 1. shows the previous bike parking location; fig. 2 shows the new short-term bike parking locations, along both Thomas Street and 5th Avenue N. Long term bike parking on Level 1 can be directly accessed from the Alley and 5th Avenue N. along the bioretention path. This location for long term bike parking is much more convenient and accessible compared to the previous location of P1 in the below-grade garage.

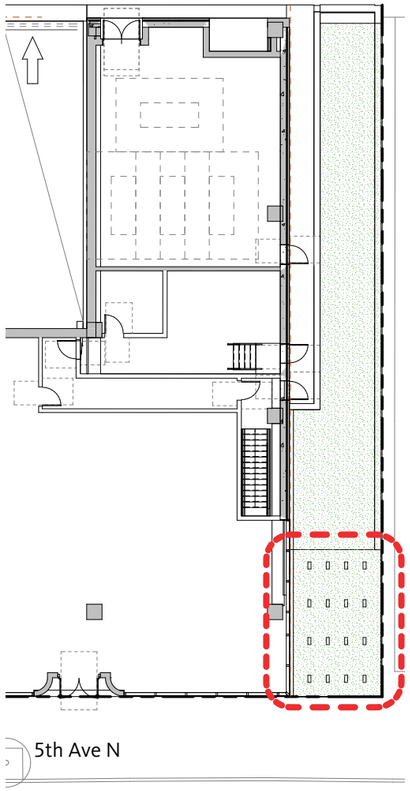


Fig. 1
Previous option shown at EDG

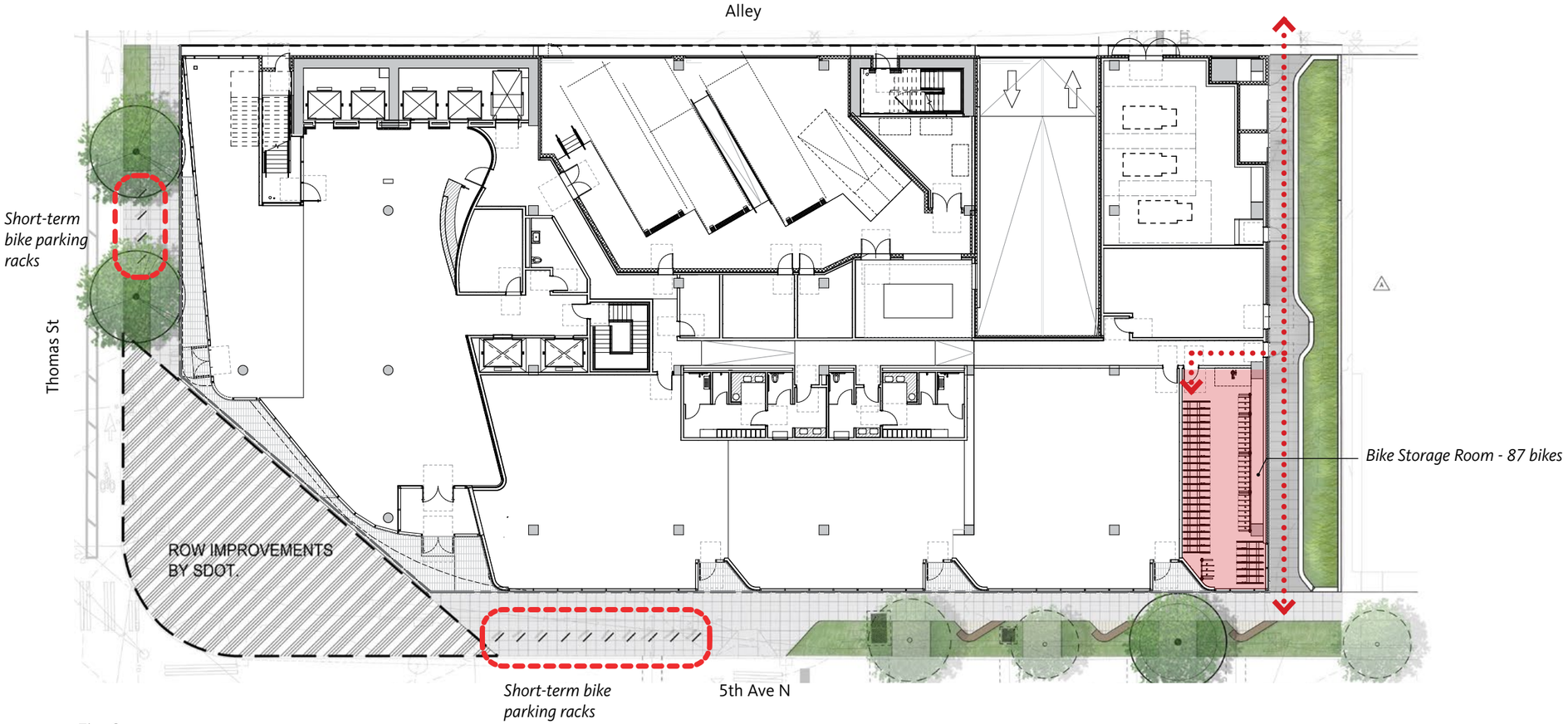
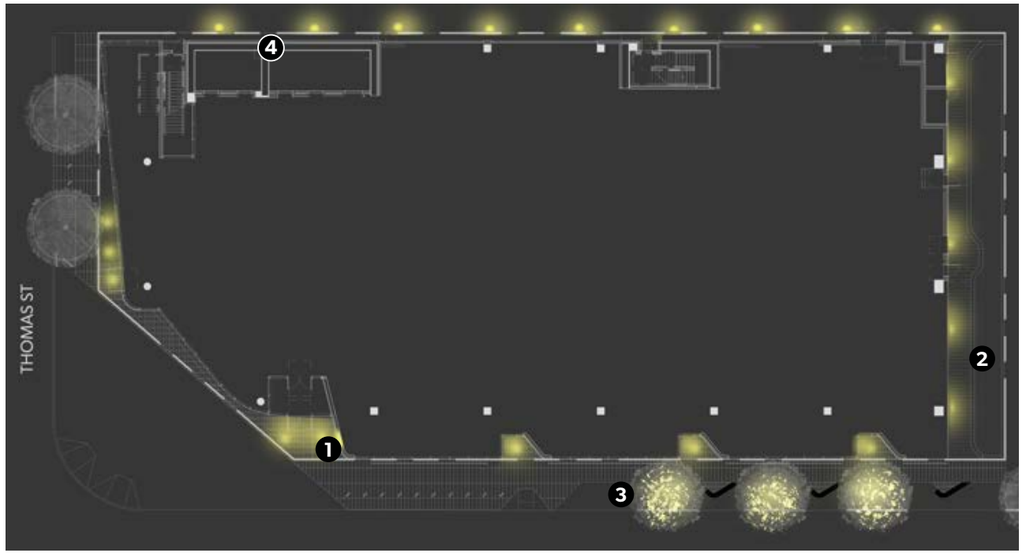


Fig. 2
Proposed design - Level 1

4.5 RESPONSE TO EDG

Summary

EDG COMMENT	RESPONSE
5. Signage & Lighting: *The Board encouraged the applicant to continue working with the public to develop creative signage and lighting which supports the Uptown Arts and Culture District. (CS2-1 sense of Place, CS2-3 Corner Sites)*	Refer to section 10.0 for the exterior lighting design concept, and section 11.0 for exterior signage concepts. Additionally, 222 5th Ave N is talking with Ownership at the proposed 223 Taylor project, regarding possible alley enhancement opportunities that could promote pedestrian use of the alley along with additional art.



4.6 RESPONSE TO EDG

Summary

EDG COMMENT

6. Landscaping:

While great importance has been placed on the Thomas St. frontage, the Board also identified the importance of landscaping along 5th Ave N to support retail activation and the pedestrian environment. (PL1-1 Enhancing Open Spaces, PL2-2 Adding to Public Life, PL1-3 Pedestrian Volumes & Amenities, PL3-4 Retail Edges)

RESPONSE

New planting, trees, wood bench seating, and public bike parking are planned along 5th Ave N, as illustrated in Fig. 2; please see section 9.0 Landscape for further information on the proposed design.

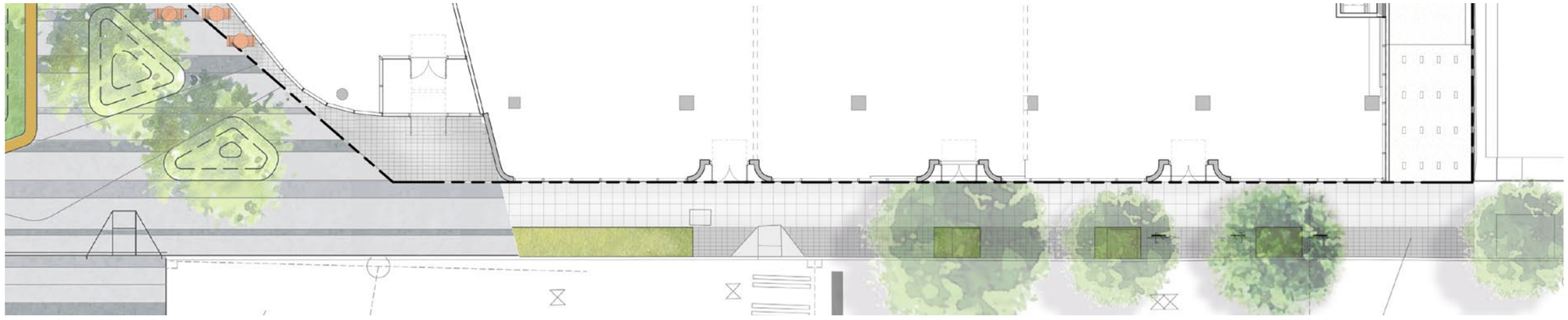


Fig. 1
Previous option shown at EDG

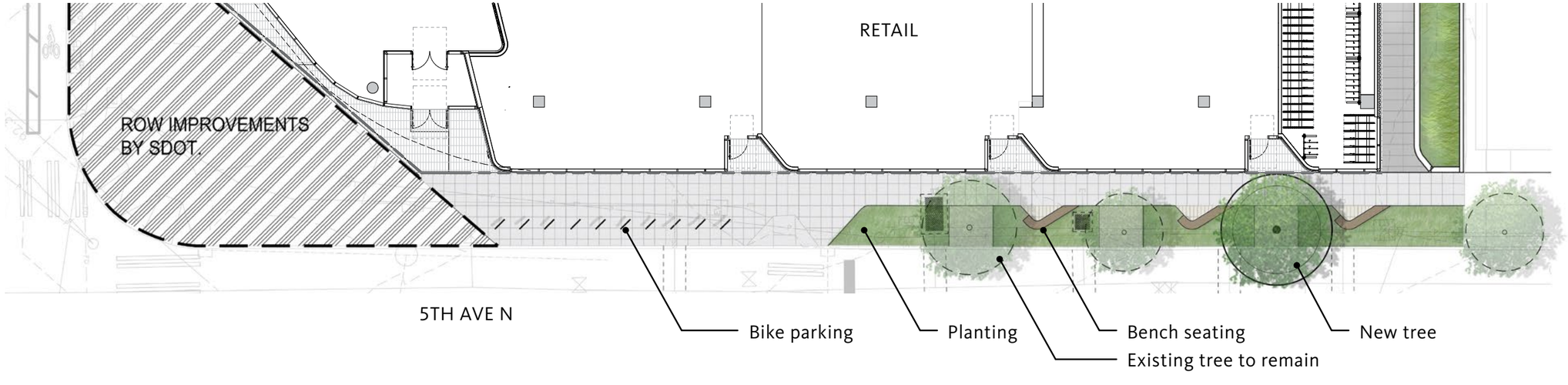
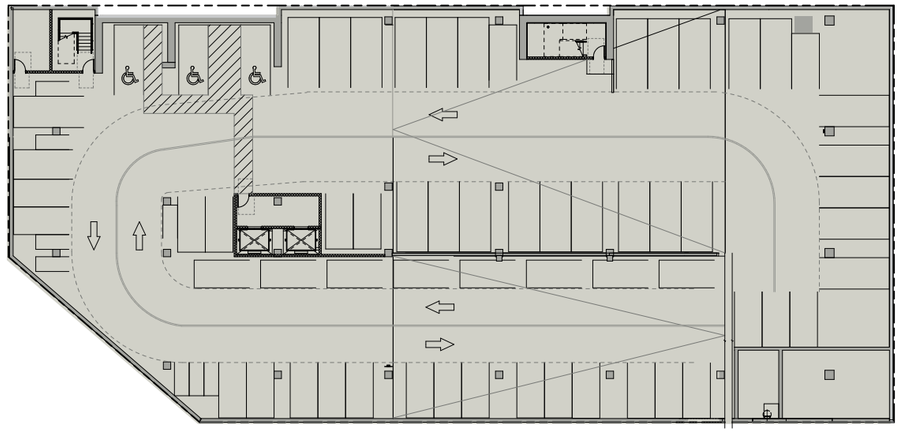


Fig. 2
Proposed design

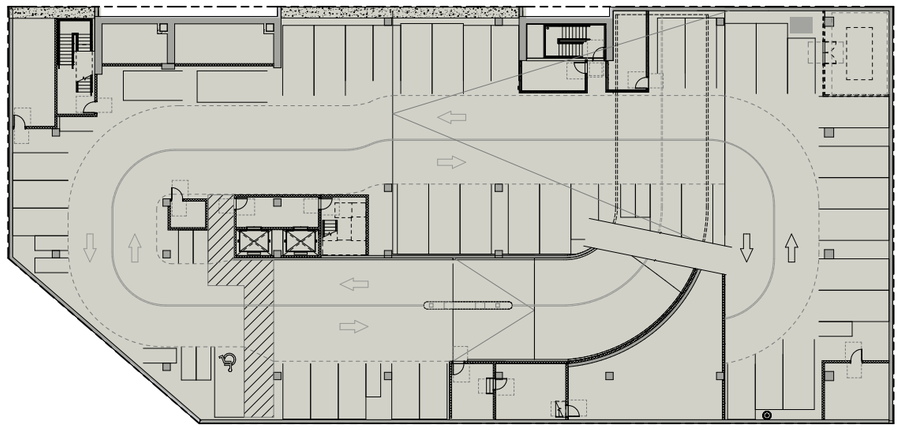
5.0 PROJECT PROPOSAL

5.0 PROJECT PROPOSAL

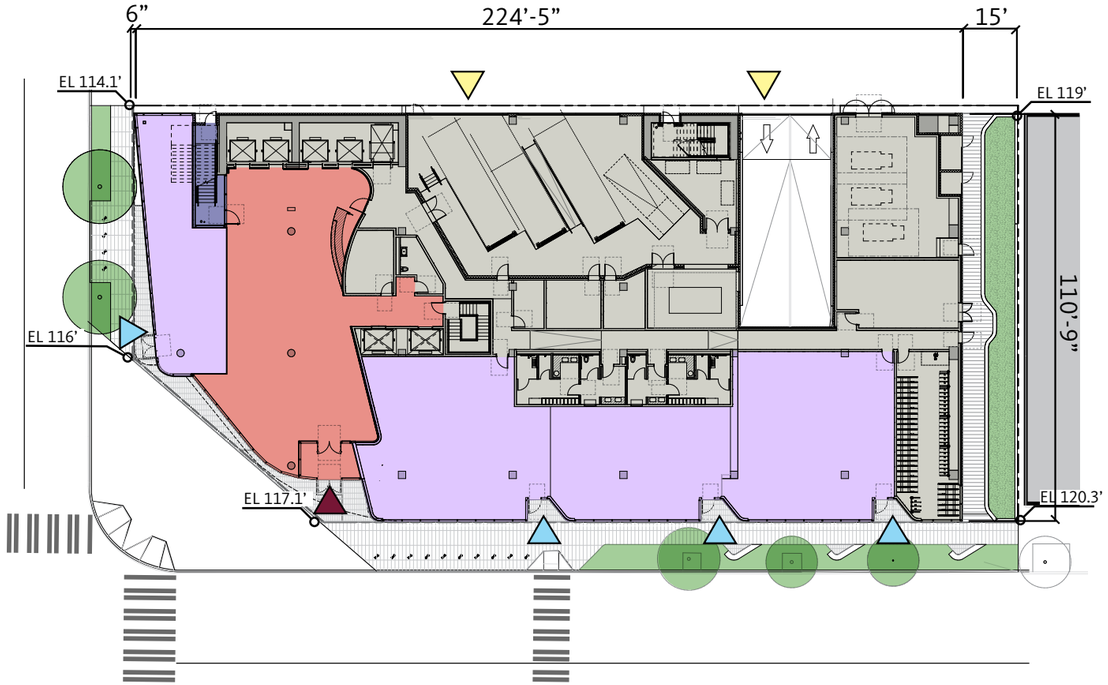
Floor Plans



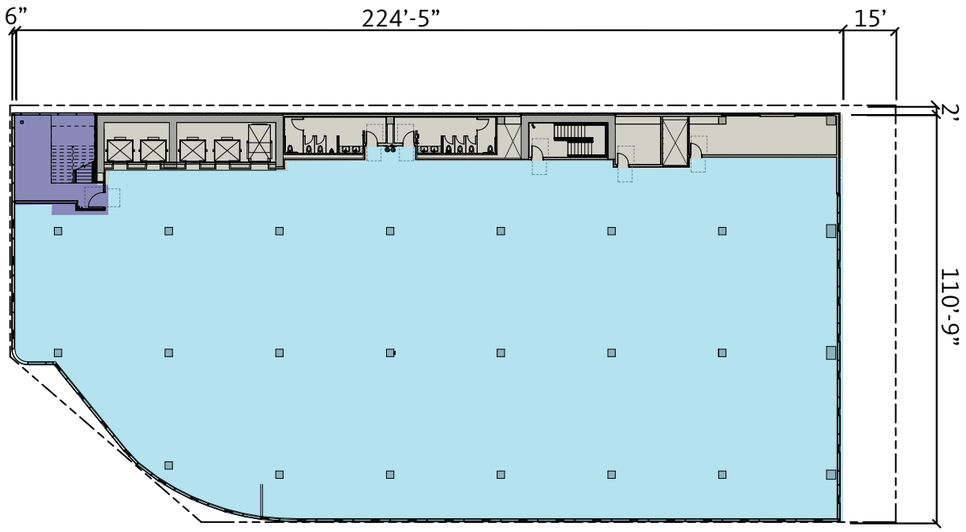
Level P2



Level P1



Level 01

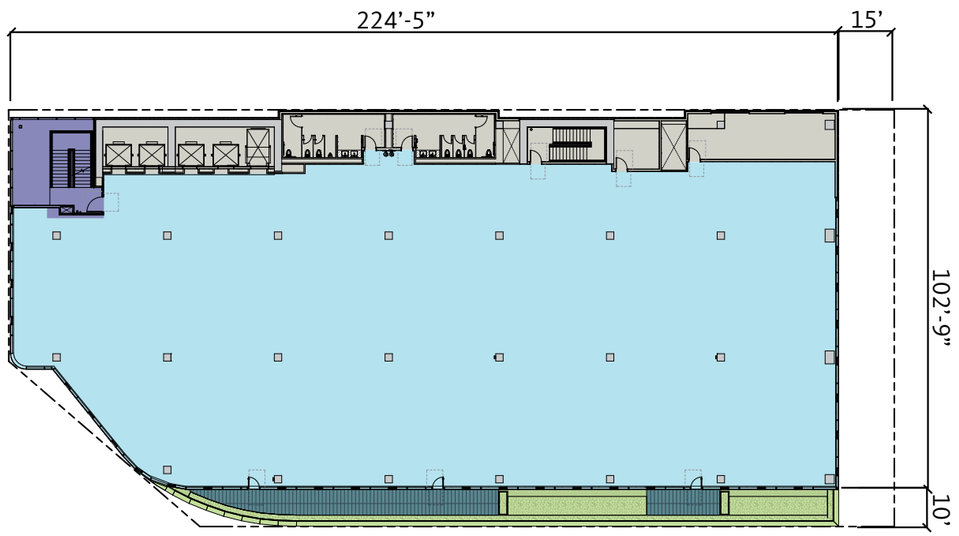


Level 02

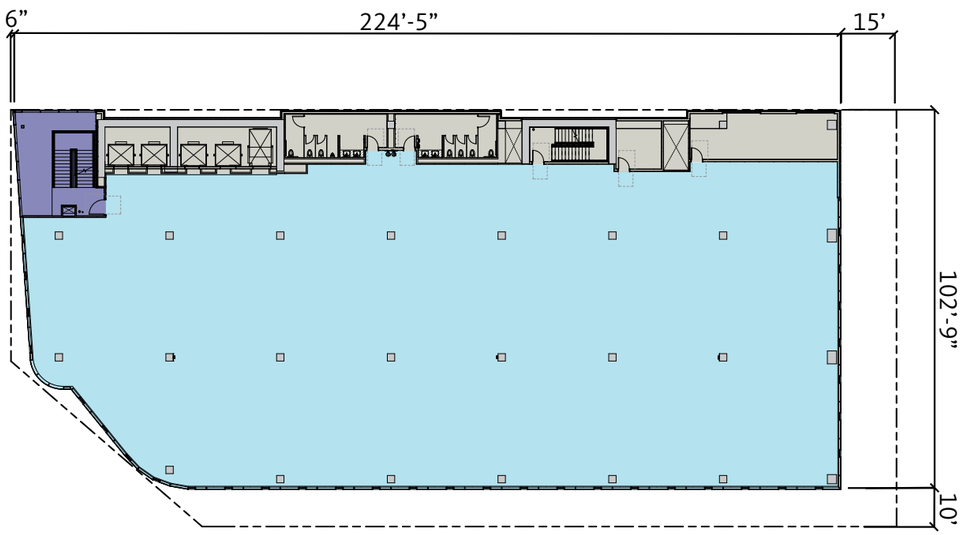
- Retail
- Office
- Terrace
- Landscape
- Amenity
- Lobby
- Garage / BOH
- Commercial Entries
- Primary entry
- Vehicle Access

5.0 PROJECT PROPOSAL

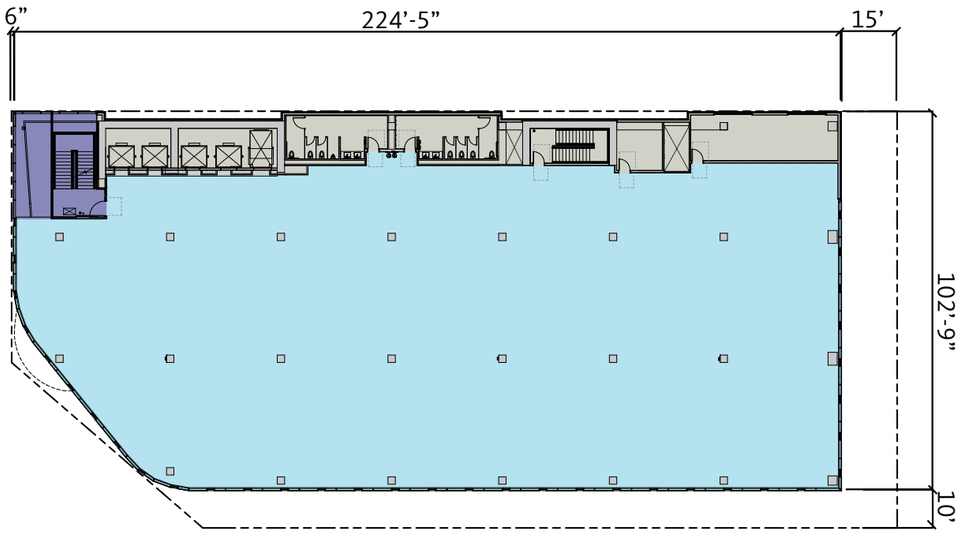
Floor Plans



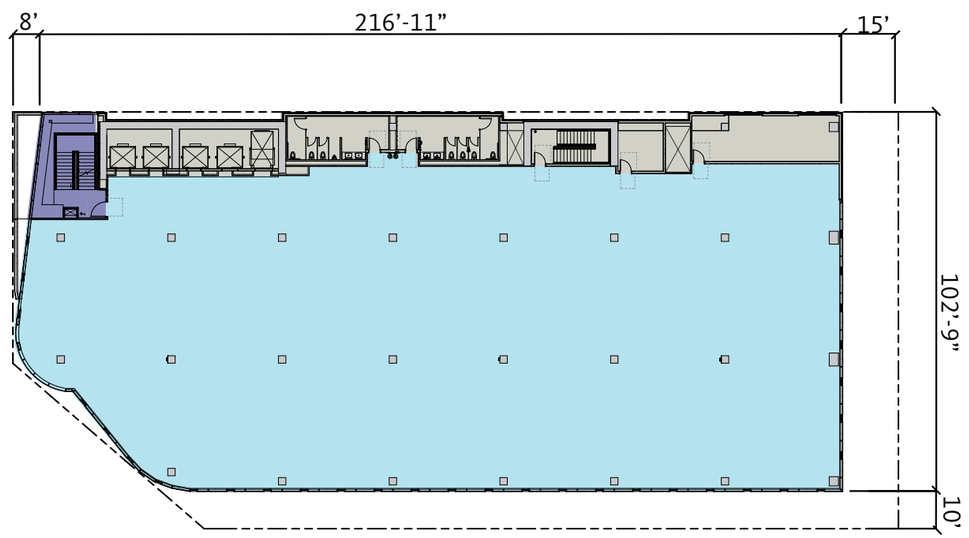
Level 03



Level 04



Level 05

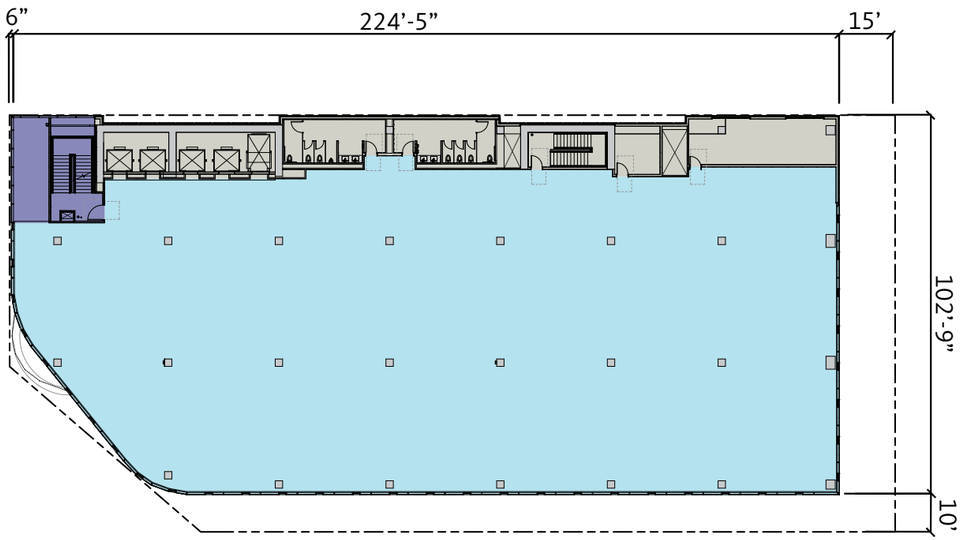


Level 06

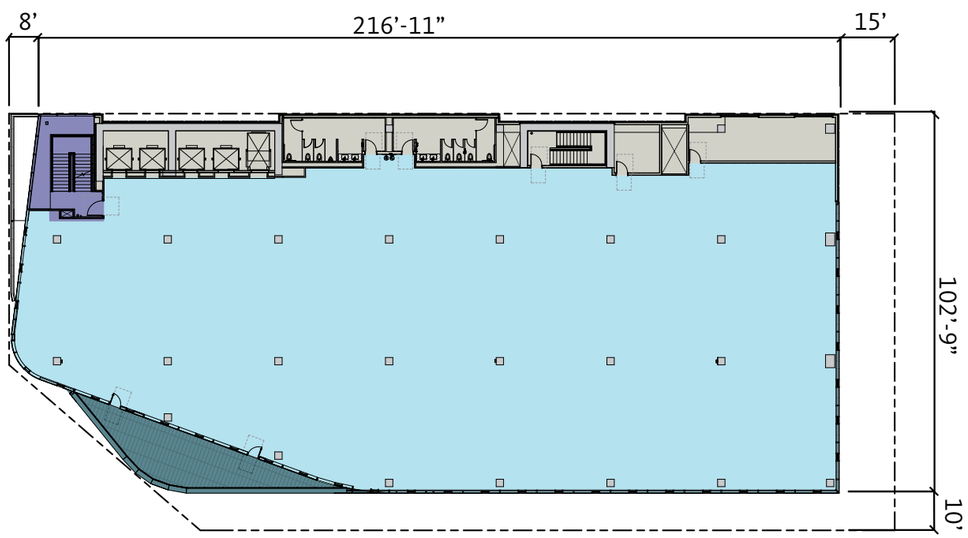
Retail
Office
Terrace
Landscaped Roof
Amenity
Lobby
Garage / BOH

5.0 PROJECT PROPOSAL

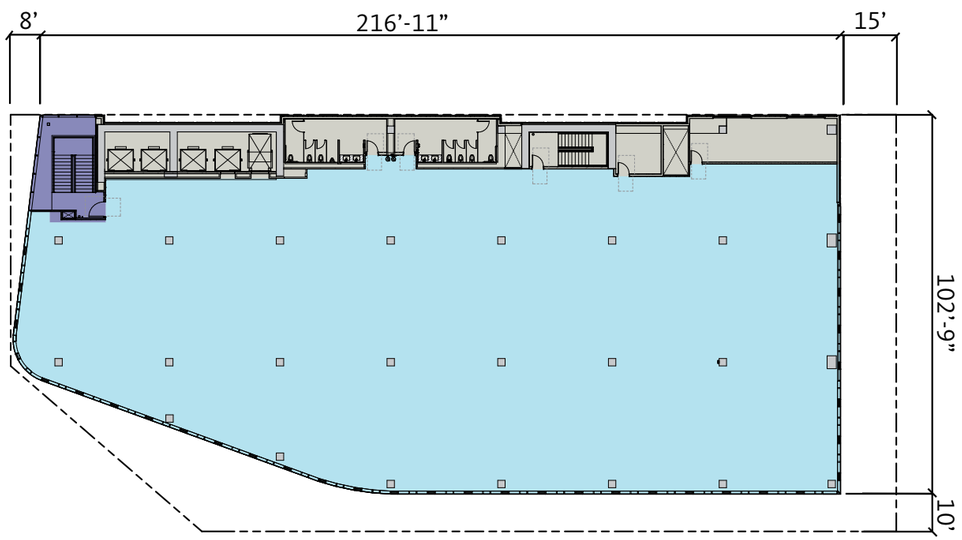
Floor Plans



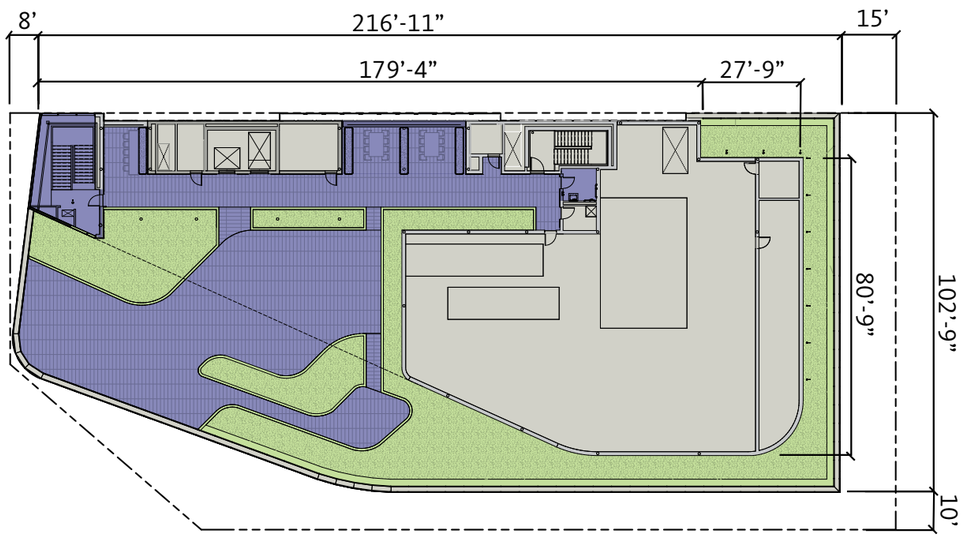
Level 07



Level 08



Level 09



Roof

*Note: Mechanical penthouse footprint may shrink depending on future tenant

- Retail
- Office
- Terrace
- Landscaped Roof
- Amenity
- Lobby
- Garage / BOH

6.0 ELEVATIONS & SECTIONS

6.0 ELEVATIONS & SECTIONS

5th Ave N (West) Elevation

MATERIAL LEGEND


IGU-01


IGU-02


IGU-03


WD-01


MP-03


MP-05


MP-05a


MP-06


LV-01


TR-01

*See Section 7.0 for material & color palette information

6.0 ELEVATIONS & SECTIONS

Easement (South) Elevation

MATERIAL LEGEND

IGU-01

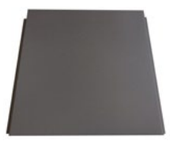
IGU-02

IGU-03

WD-01

MP-02

MP-03



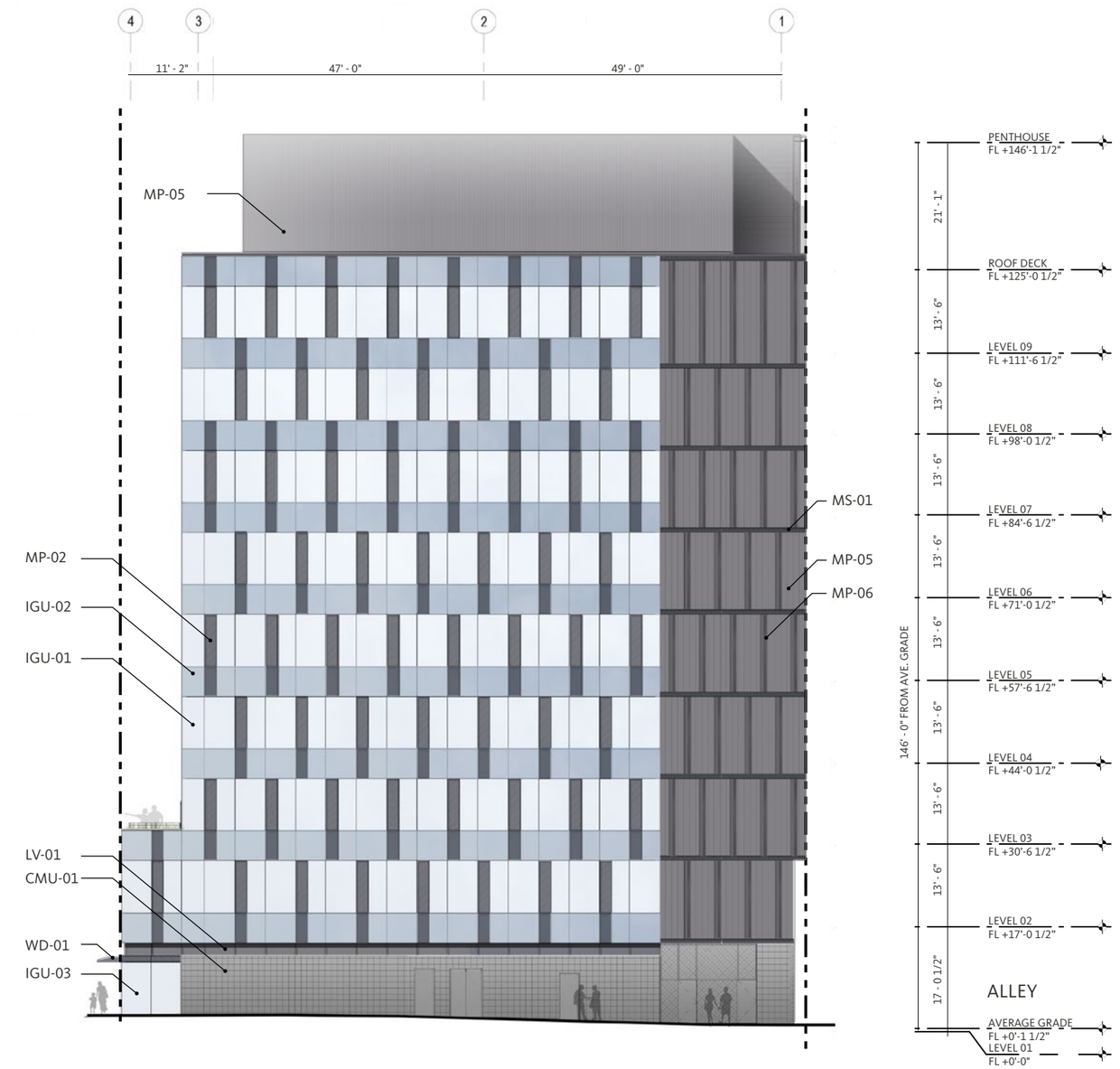
MP-05

MP-06

MS-01

CMU-01

LV-01



*See Section 7.0 for material & color palette information

6.0 ELEVATIONS & SECTIONS

Alley (East) Elevation

MATERIAL LEGEND

IGU-02

IGU-03

MP-03

MP-05

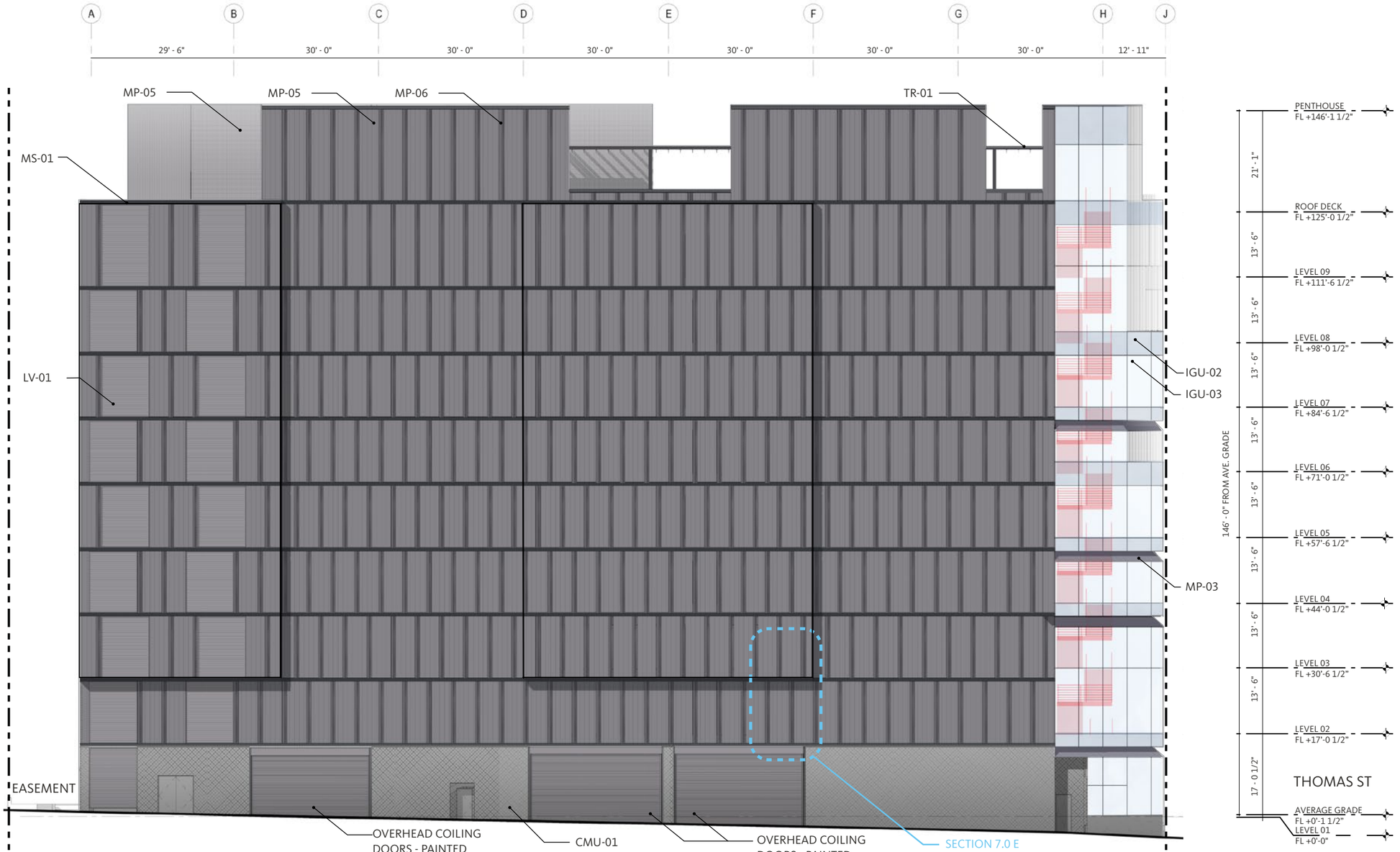
MP-06

MS-01

CMU-01

TR-01

LV-01



*See Section 7.0 for material & color palette information

6.0 ELEVATIONS & SECTIONS

Thomas St (North) Elevation

MATERIAL LEGEND

IGU-01

IGU-02

IGU-03

MP-02

MP-03

MP-05

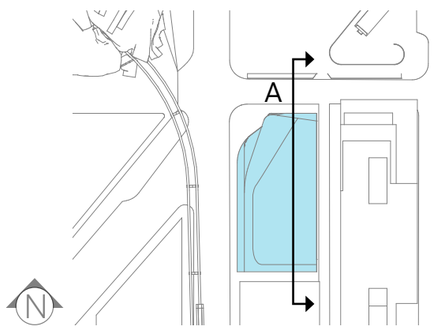
TR-01

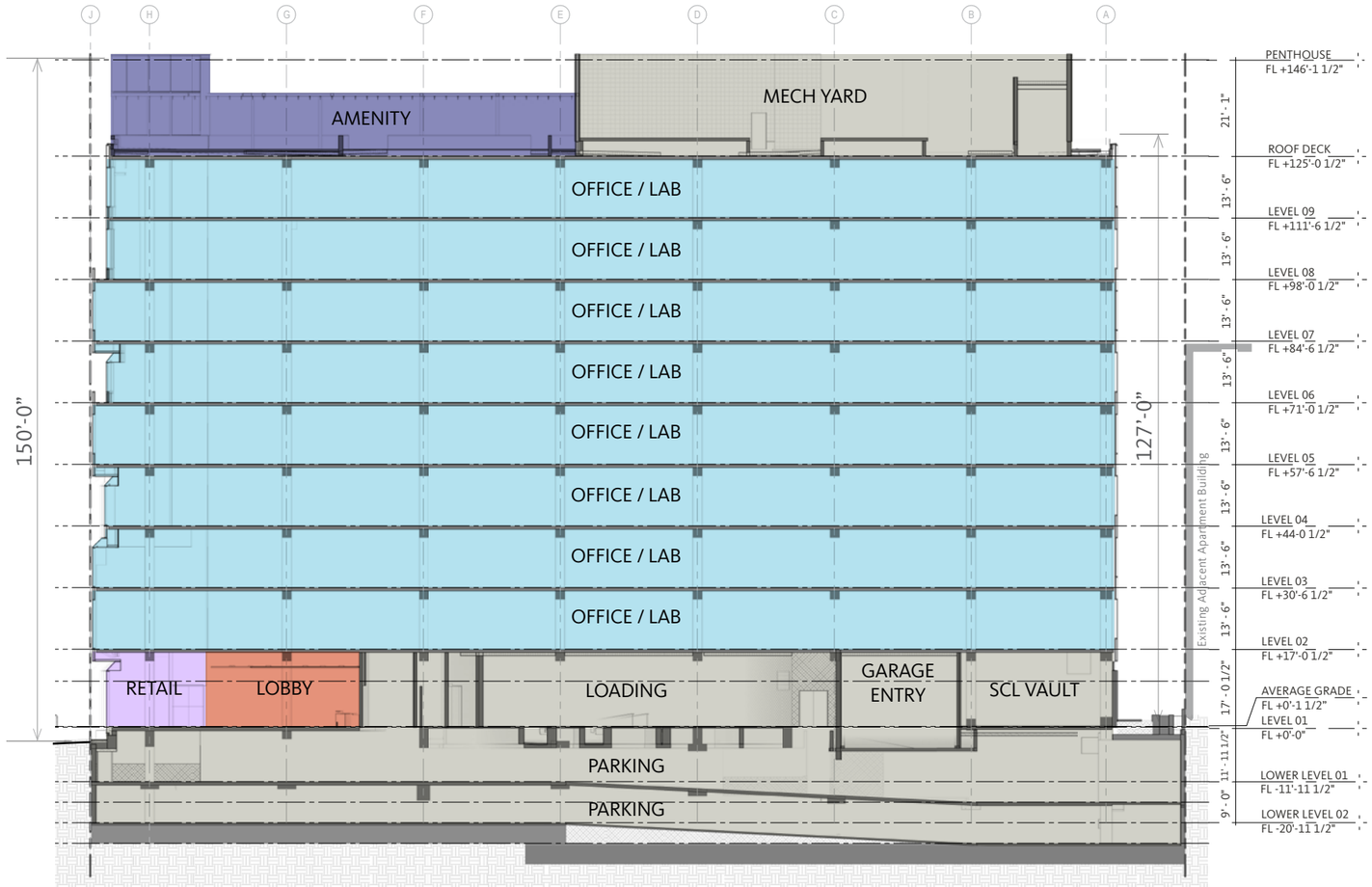
*See Section 7.0 for material & color palette information

6.0 ELEVATIONS & SECTIONS

Building Section - North/South

- Retail
- Office
- Terrace
- Landscaped Roof
- Amenity
- Lobby
- Garage / BOH



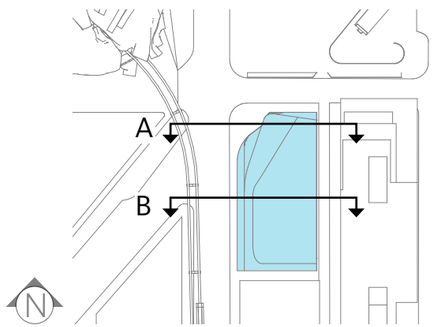


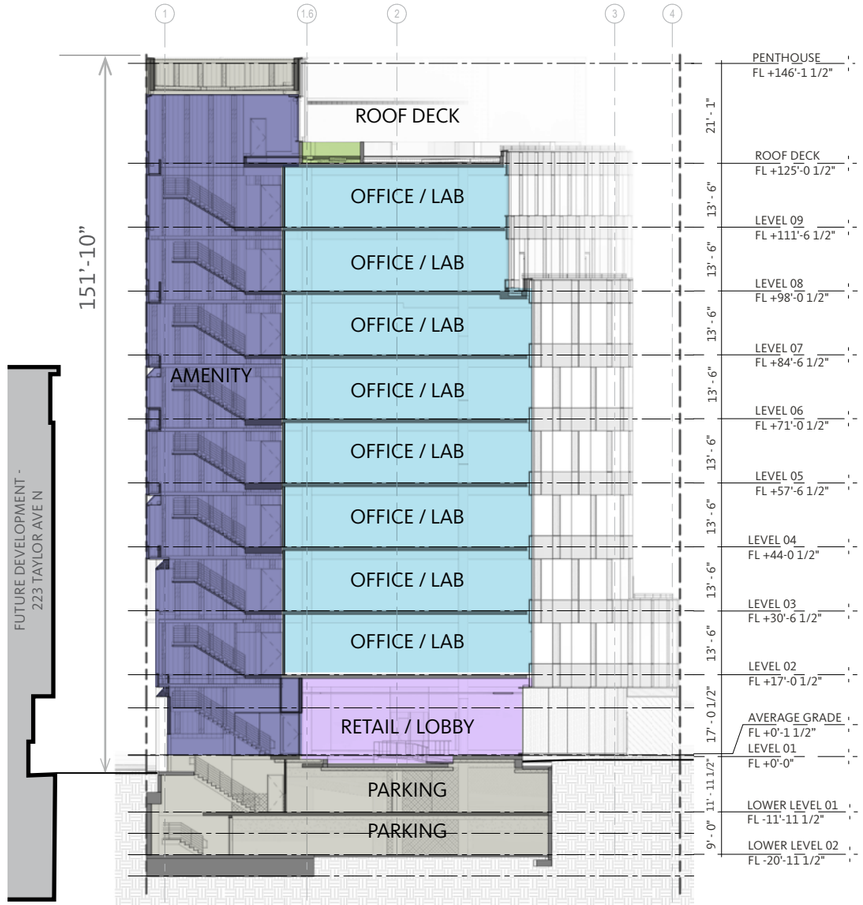
Section A

6.0 ELEVATIONS & SECTIONS

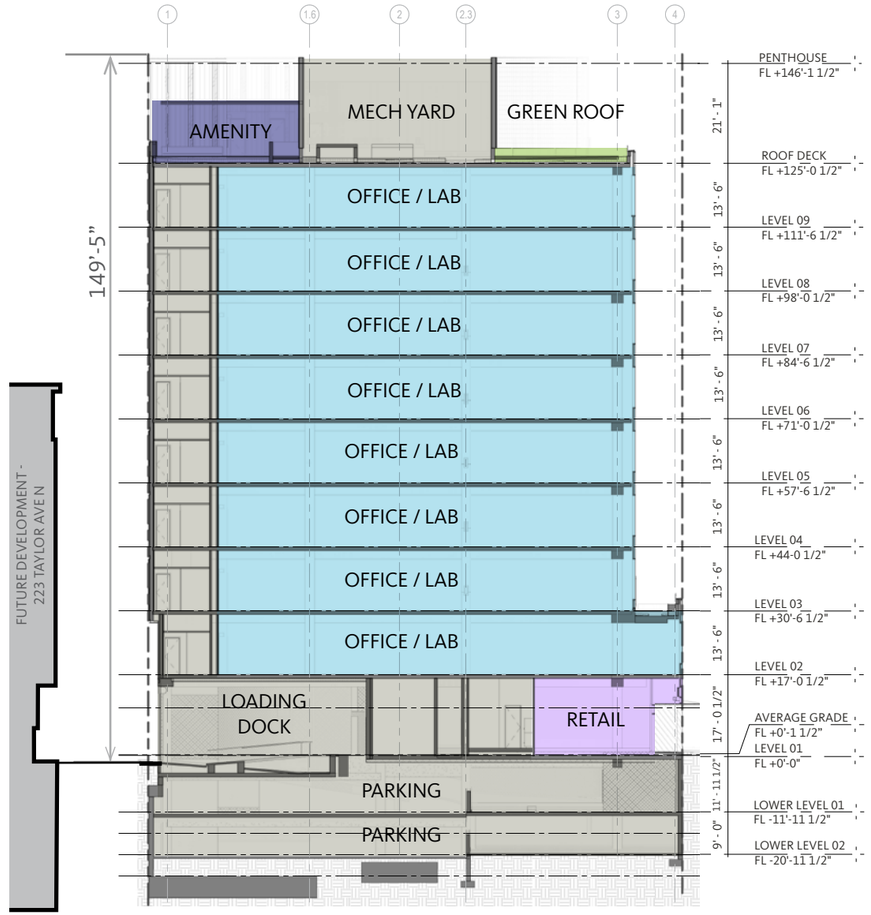
Building Sections - East/West

- Retail
- Office
- Terrace
- Landscaped Roof
- Amenity
- Lobby
- Garage / BOH





Section A



Section B

7.0 MATERIAL & COLOR PALETTE

7.0 MATERIALS AND COLOR PALETTE

Materials Specifications

LABEL: IGU-01
DESCRIPTION: INSULATED GLAZING UNIT_CLEAR
LOCATION: TYPICAL OFFICE CLEAR GLAZING
BASIS OF DESIGN: VITRO_1" IGU ACUITY SB72

LABEL: IGU-02
DESCRIPTION: INSULATED GLAZING UNIT_SPANDREL
LOCATION: TYPICAL OFFICE SPANDREL GLAZING
BASIS OF DESIGN: FABRICATED BY CURTAINWALL MANUFACTURER
SPANDREL FINISH TO MATCH
ICD COATING #2-3868 VINE LEAF
OPACI-COAT-300®

LABEL: IGU-03
DESCRIPTION: INSULATED GLAZING UNIT_LOW IRON
LOCATION: LEVEL 01 RETAIL & STAIR 1
BASIS OF DESIGN: VITRO_1" IGU STARPHIRE SB60

LABEL: MP-02
DESCRIPTION: ALUMINUM FLAT PANELS GLAZED IN CURTAINWALL SYSTEM;
3" RECESSED FROM EXTERIOR FACE OF GLAZING
LOCATION: TYPICAL OFFICE LEVELS
FINISH: TO MATCH MORIN - DARK BRONZE FINISH
BASIS OF DESIGN: FABRICATED BY CURTAINWALL MANUFACTURER

LABEL: MP-03
DESCRIPTION: ALUMINUM COMPOSITE METAL PANEL
LOCATION: LEVEL 01 METAL WALL PANELS AT RETAIL, TYP.
SLOPED CAPS, TYP. EXTERIOR CEILING SOFFITS
FINISH: TO MATCH MORIN - DARK BRONZE FINISH
BASIS OF DESIGN: ALUCOBOND PANELS OF 0.020 ALUMINUM SHEETS

LABEL: MP-05
DESCRIPTION: 20 GA FACTORY FORMED SHEET METAL WALL PANEL SYSTEM WITH CONCEALED FASTENERS, 12" WIDE FLAT PROFILE
LOCATION: TYPICAL OFFICE LEVELS, ALLEY ELEVATION, PENTHOUSE CLADDING & MECHANICAL SCREEN ON ROOF
FINISH: TO MATCH MORIN - DARK BRONZE FINISH
BASIS OF DESIGN: MORIN F-12 PANEL

7.0 MATERIALS AND COLOR PALETTE

Materials Specifications

LABEL: MP-06
DESCRIPTION: 20 GA FACTORY FORMED SHEET METAL WALL PANEL SYSTEM WITH CONCEALED FASTENERS, 12” WIDE CHEVRON PROFILE
LOCATION: TYPICAL OFFICE LEVELS AT ALLEY ELEVATION
FINISH: TO MATCH MORIN - DARK BRONZE FINISH
BASIS OF DESIGN: FABRICATED BY CURTAINWALL MANUFACTURER

LABEL: MS-01
DESCRIPTION: PAINTED STEEL CHANNEL
LOCATION: TYPICAL OFFICE LEVELS AT ALLEY ELEVATION
BASIS OF DESIGN:

LABEL: WD-01
DESCRIPTION: WOOD SOFFIT, SIZE: 1X6
LOCATION: TYPICAL RETAIL CANOPY
BASIS OF DESIGN: DELTA MILLWORKS - ACCOYA SMOOTH SLATE

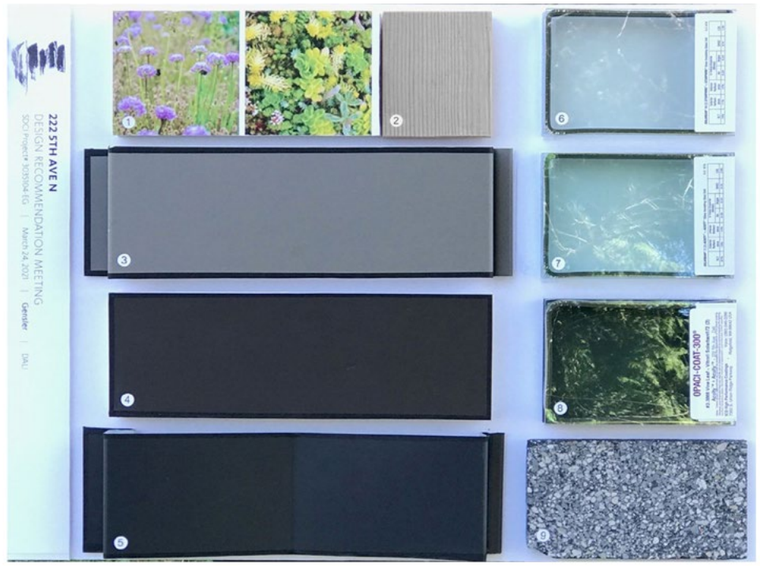
LABEL: CMU-01
DESCRIPTION: GROUND FACE CONCRETE MASONRY UNIT
LOCATION: LEVEL 01 AT ALLEY ELEVATION
BASIS OF DESIGN:

LABEL: LV-01
DESCRIPTION:
LOCATION: LEVEL 01 RETAIL & STAIR 1
BASIS OF DESIGN:

LABEL: TR-01
DESCRIPTION: PAINTED STEEL TRELLIS
LOCATION: ROOFTOP TRELLIS
BASIS OF DESIGN:

7.0 MATERIALS AND COLOR PALETTE

Materials Specifications



Material Board - Shade

Material Board - Sun

Material Board - Sun_Shade 1

7.0 MATERIALS AND COLOR PALETTE

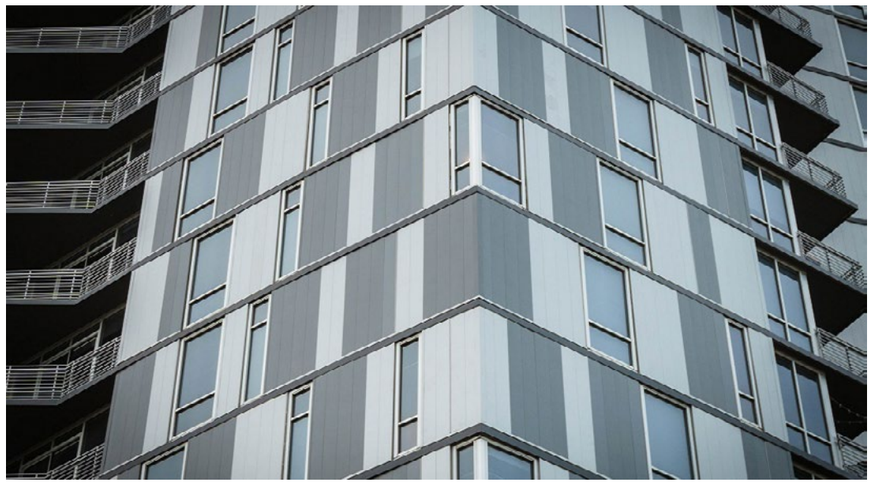
Materials Specifications

IGU-01: SOLARBAN® 72 ACUITY™ GLASS
PRODUCT WEBSITE:
https://www.vitroglazings.com/products/low-e-glass/solarban-72-glass

IGU-03: SOLARBAN® 60 STARPHIRE™ GLASS
PRODUCT WEBSITE:
https://www.vitroglazings.com/products/low-e-glass/solarban-60-glass

MP-03: ALUCOBOND® PLUS
PRODUCT WEBSITE:
https://www.alucobondusa.com/product/alucobond-plus/

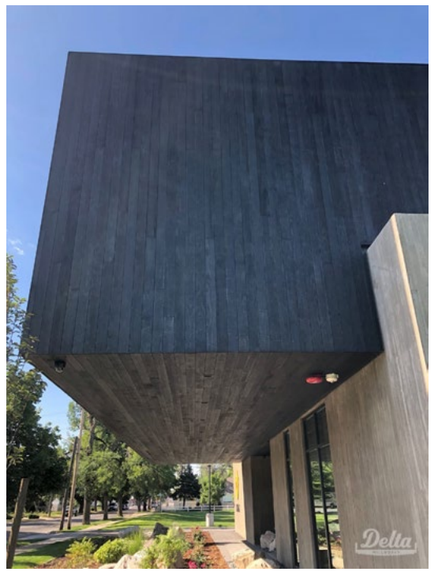
MP-05: MORIN F-12
PRODUCT WEBSITE:
https://www.kingspan.com/us/en-us/product-groups/metal-roof-wall-systems/wall-systems/concealed-fasteners/concealed-f-12



7.0 MATERIALS AND COLOR PALETTE

Materials Specifications

WD-01: DELTA MILLWORKS - ACCOYA SMOOTH SLATE
PRODUCT WEBSITE:
https://deltamillworks.com/product-line/accoya-smooth-slate/



7.0 MATERIALS AND COLOR PALETTE

A. Typical Podium Section Along 5th Ave N

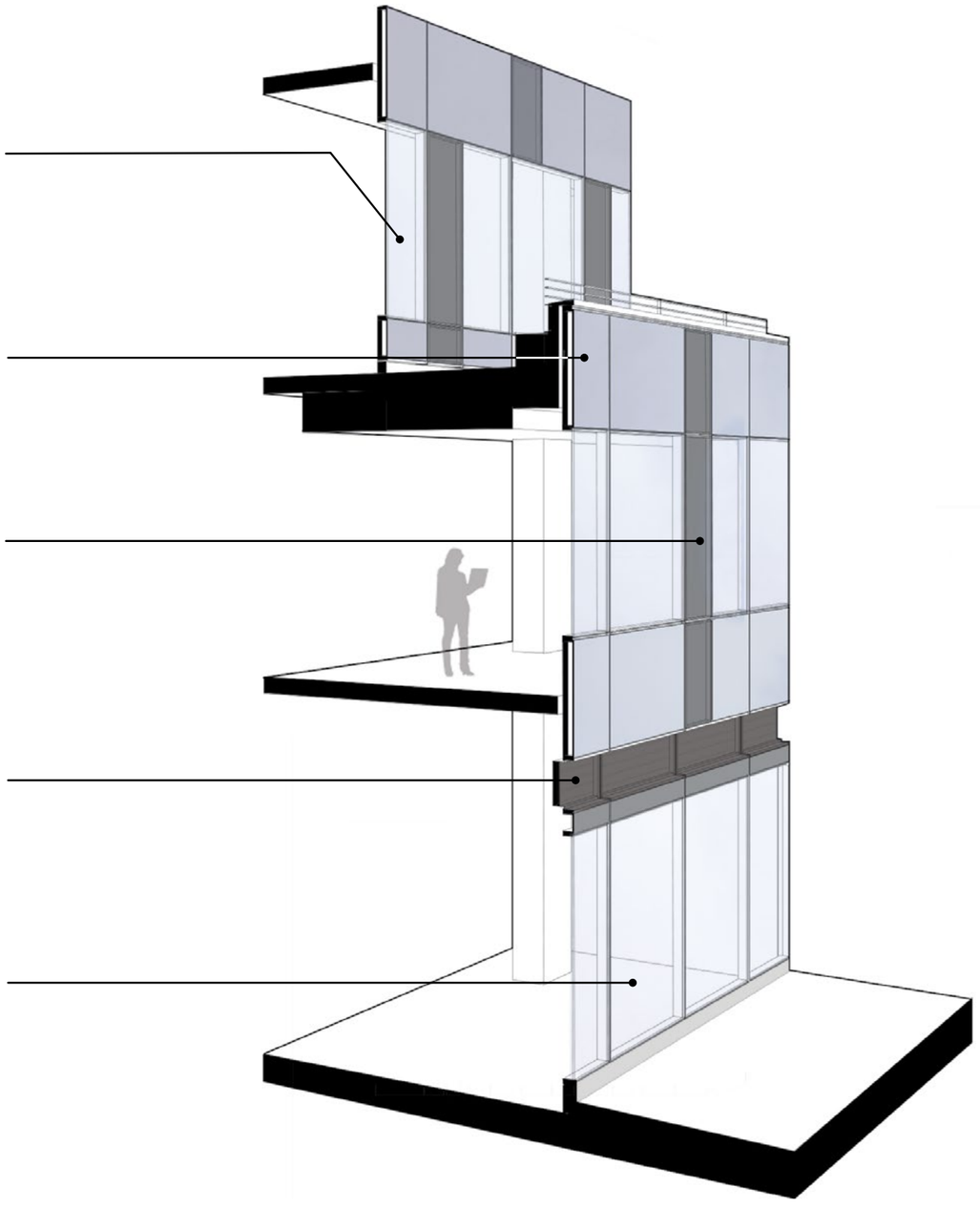
IGU-01

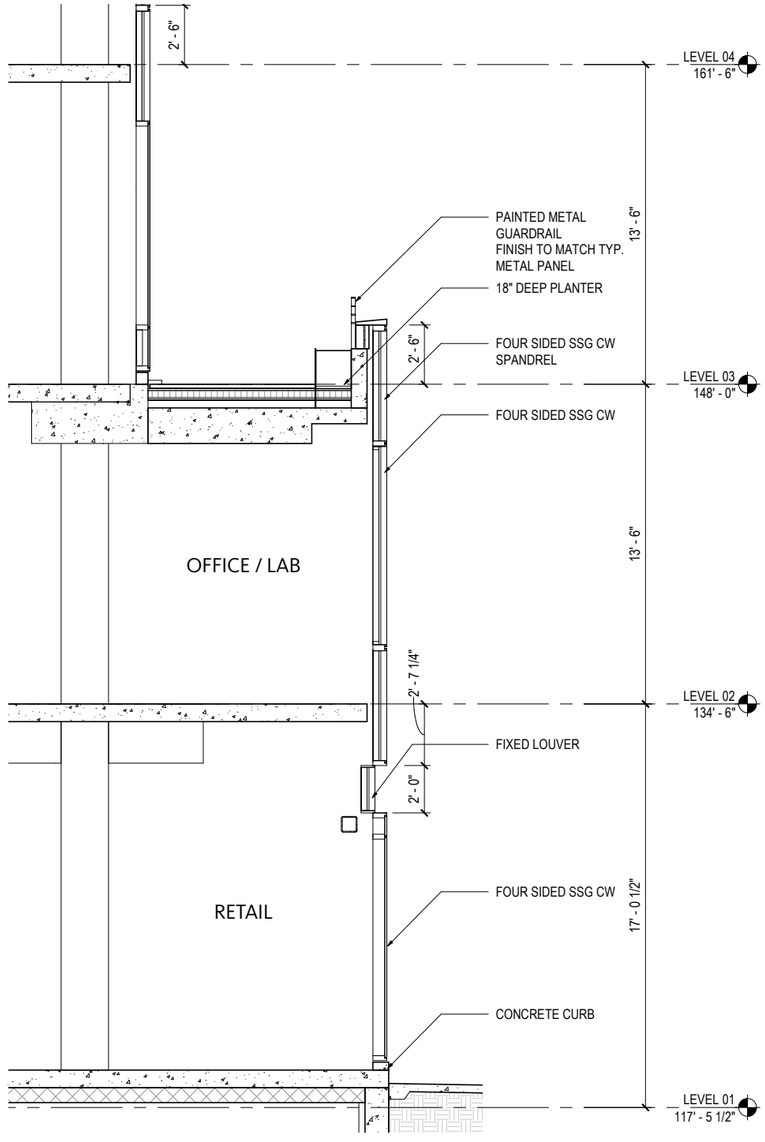
IGU-02

MP-02
(Recessed)

LV-01

IGU-03





7.0 MATERIALS AND COLOR PALETTE

B. Typical Retail Entry Section Along 5th Ave N

IGU-01

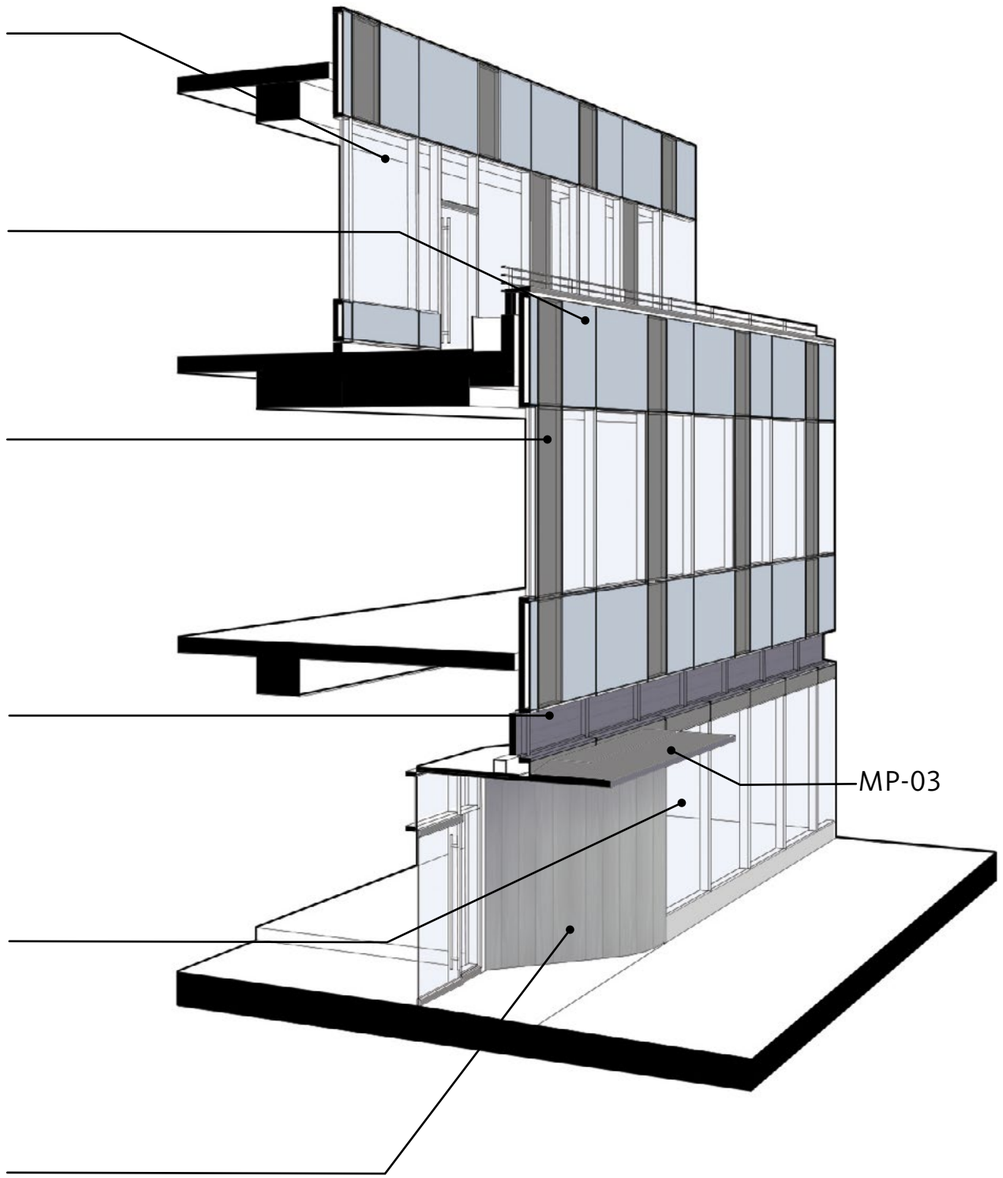
IGU-02

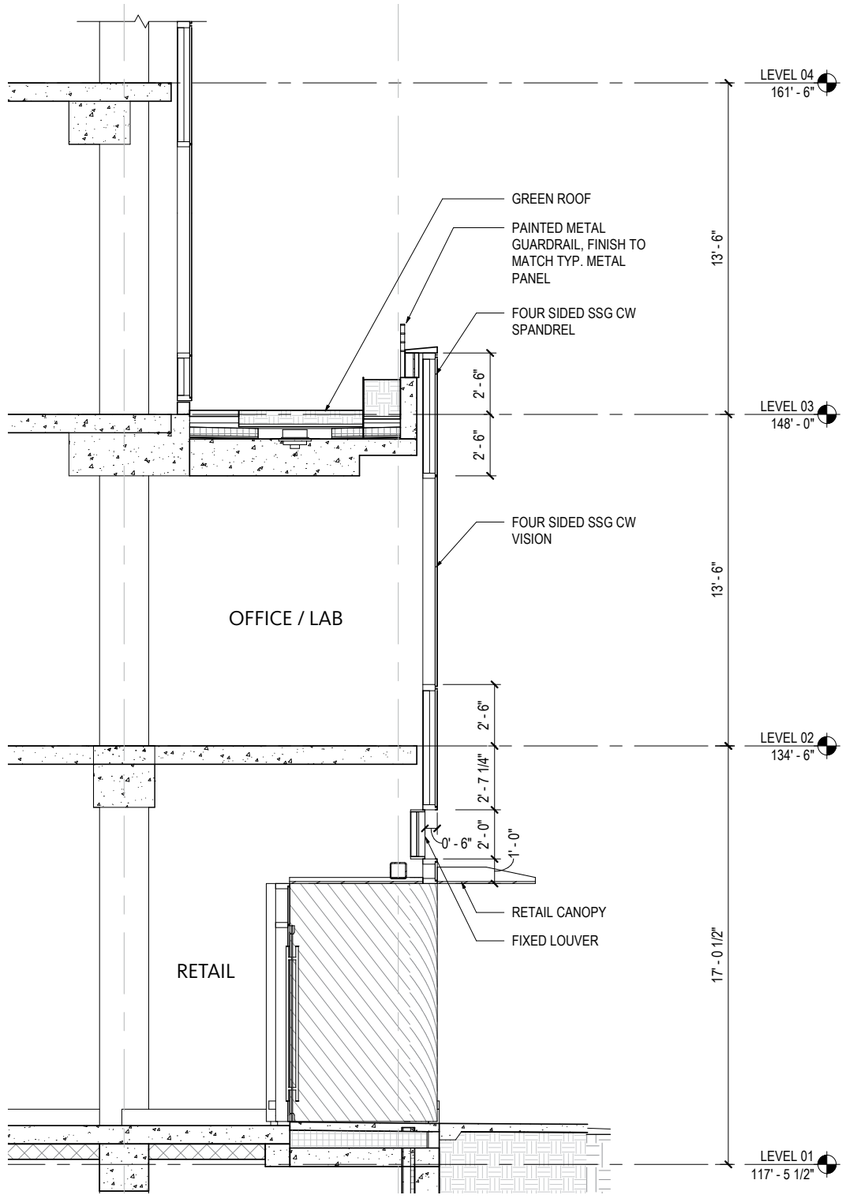
MP-02
(Recessed)

LV-01

IGU-03

WD-01





7.0 MATERIALS AND COLOR PALETTE

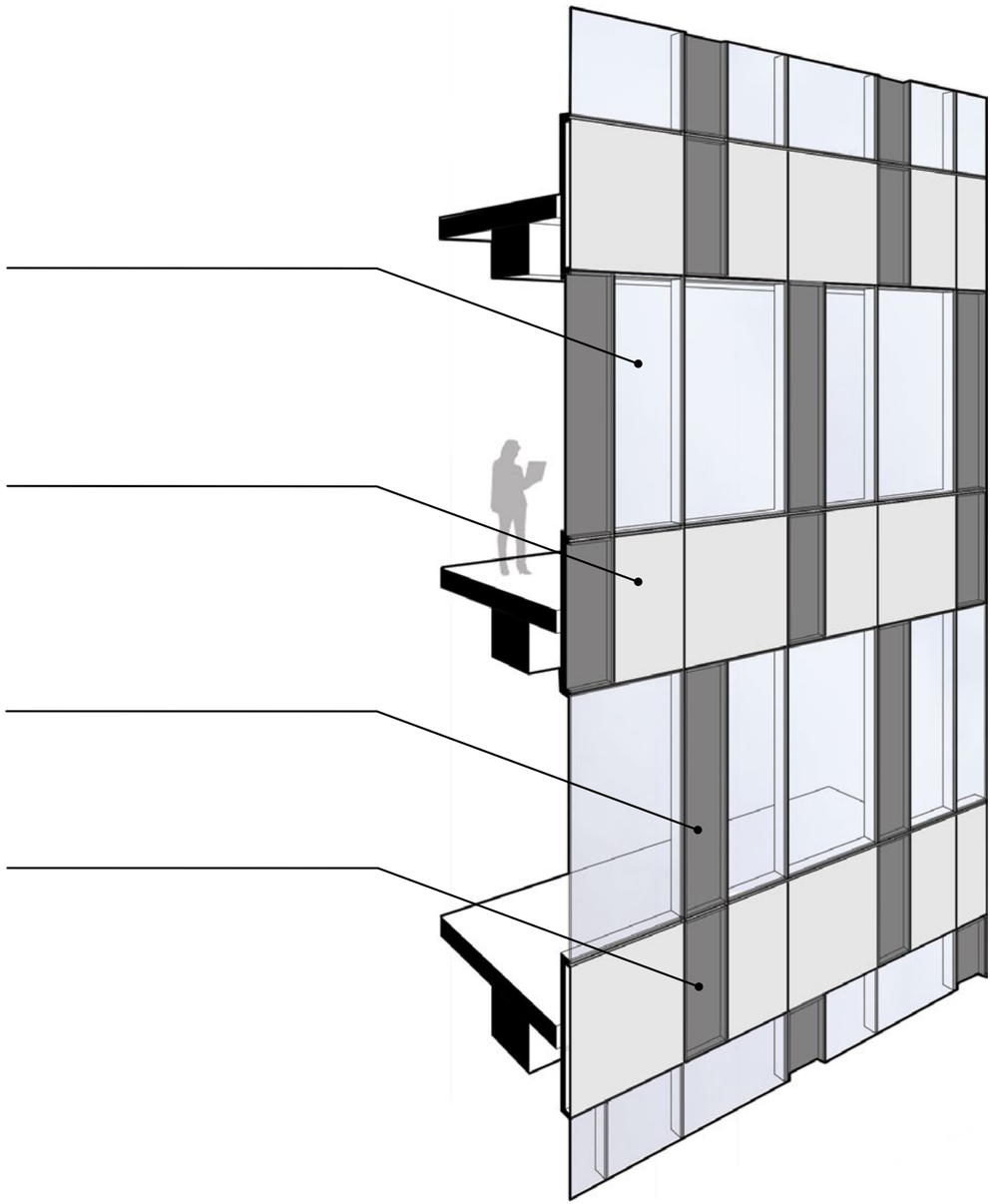
C. Typical Office Curtainwall Section

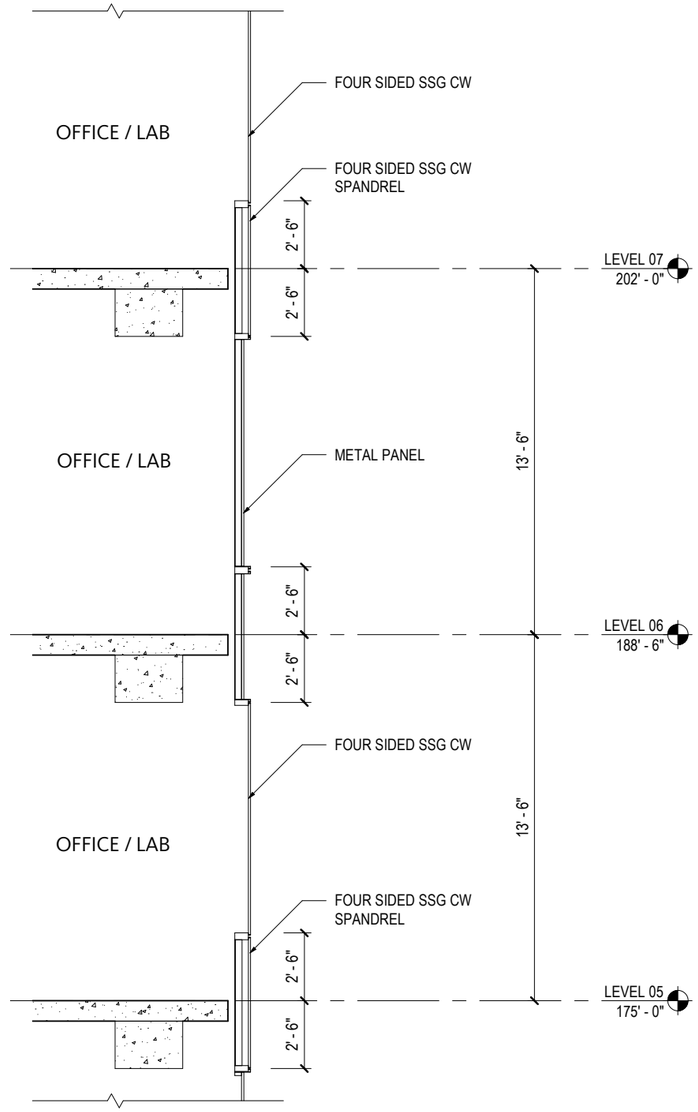
IGU-01

IGU-02

MP-02
(Recessed)

MP-02
(Recessed)





7.0 MATERIALS AND COLOR PALETTE

D. Typical Podium Section Along Thomas Street

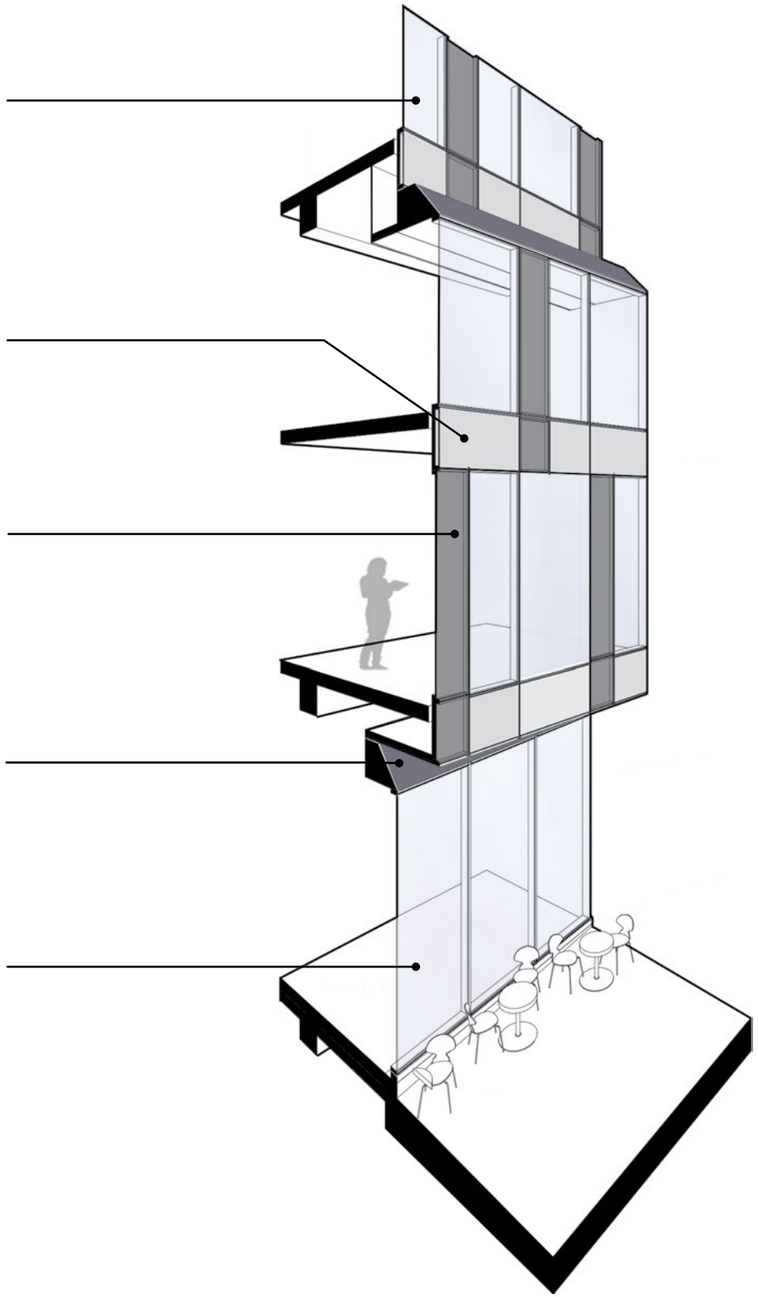
IGU-01

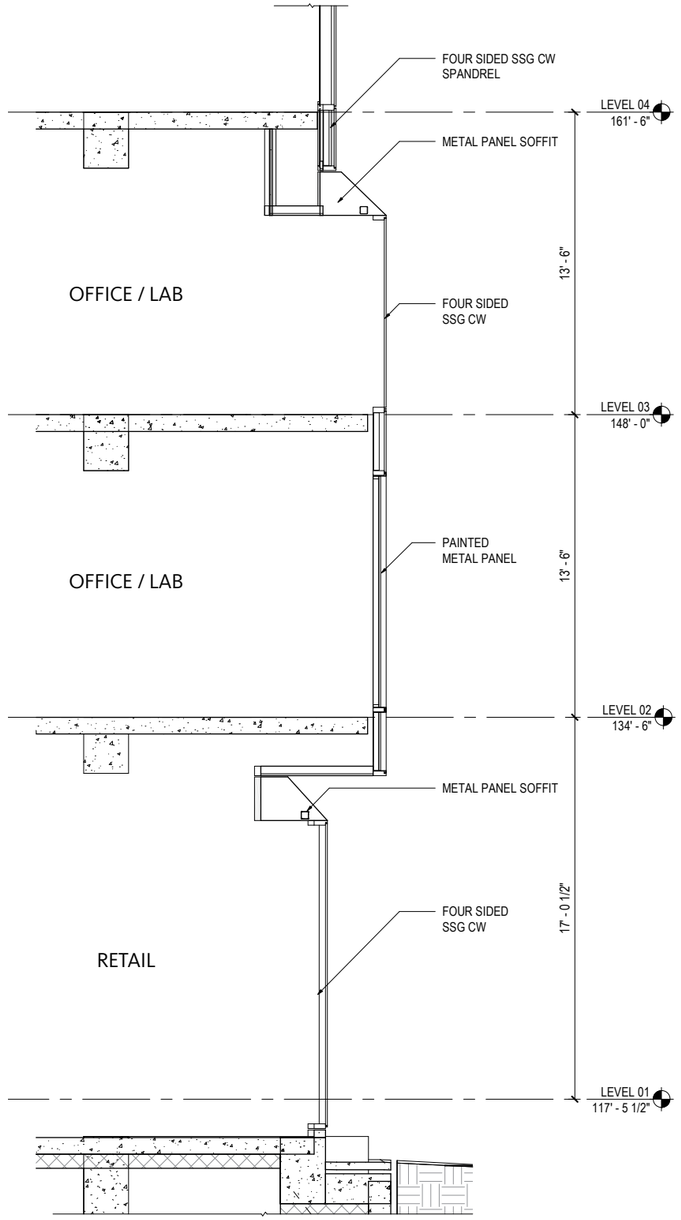
IGU-02

MP-02
(Recessed)

MP-03

IGU-03





7.0 MATERIALS AND COLOR PALETTE

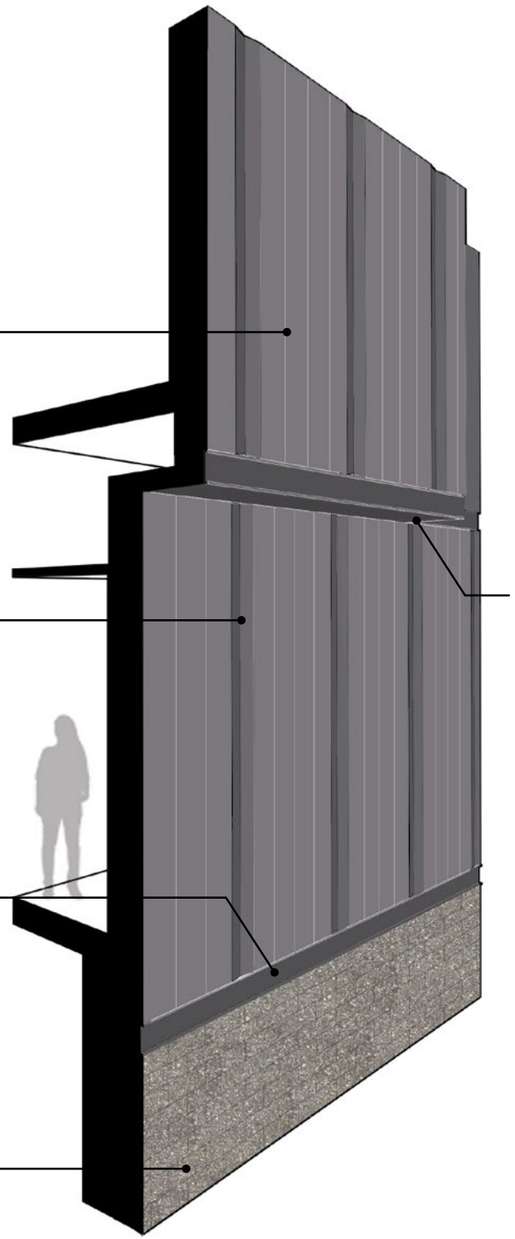
E. Typical Podium Section Along Alley

MP-05

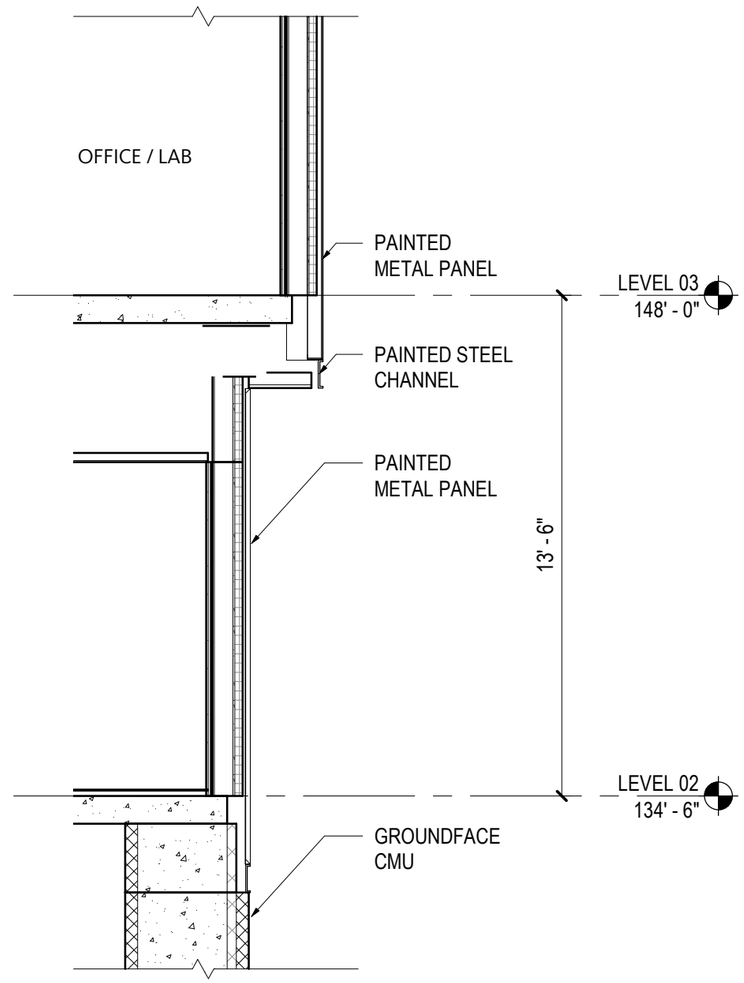
MP-06

MS-01

CMU-01



MP-03
soffit



8.0 RENDERINGS

8.0 RENDERINGS

Aerial Looking SE

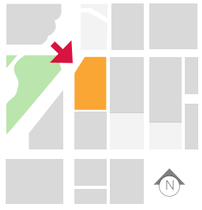
Buffered by landscaping on the west edge, pockets of semi-private outdoor meeting spaces are tucked away from the bustling rooftop.

A steel trellis shields semi-private meeting space, and creates an engaging pattern of light and shadow at pathways.

Loose seating, built-in benches, and open space provide a diversity of choice for rooftop occupants.

Terraces on levels 3 and 8 provide more immediately-accessible areas of prospect and respite for building tenants.

Movement found in the future skate park across Thomas Street was one of the inspirations for the curvatures along the facade.



8.0 RENDERINGS

5th Ave Looking SE

Spaces and an interconnecting stair create a lantern along the Thomas Street facade after dusk.

The interweave of the curtain wall patterned with metal panels and floor-to-ceiling glazing not only reflects different building functions, but speaks to the convergence of motion between Thomas Street, 5th Ave N, and Broad Street.

Responding to the monorail just to the west, Thomas Street hosts a dynamic, energetic facade reflecting its surrounding urban activity.

Angled at the corner of Thomas Street and 5th Ave N, the ground floor makes way for future SDOT development for a landscaped gathering space.

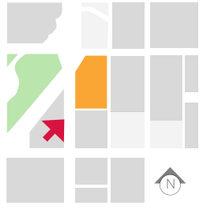
8.0 RENDERINGS

5th Ave Looking N from Monorail

The variation in material and patterning along 5th Ave. connotes a sense of movement reminiscent of the Monorail.

Exterior balconies help to scale down the facade and provide outdoor connections for tenants and activate the pedestrian experience.

Small scale storefronts on the ground floor will provide much needed street life to this part of the neighborhood.



8.0 RENDERINGS

Thomas St looking SE

Potential multipurpose spaces keep the building activated after usual business hours.

Enclosed in glazing, the feature stair and its activity remain visible from retail and lobby.

Catering to the flow of tourists and city dwellers alike, ground floor retail welcomes the surrounding Seattle Center community into the building interior.

The warmth from within the building spills out onto the sidewalks, creating an appealing location for passerby to stop and rest.

8.0 RENDERINGS

Lobby Entry

Potential tenant amenities reflect and reinforce the active street life below.

A roof terrace on Level 3 allows tenants to temporarily step outside of the office to gather and interact with each other.

Potential multipurpose tenant amenity spaces keep the building activated after usual business hours.

Pedestrians walking from Seattle Center along the Thomas Green St. will have direct visual connections into the main lobby, lounge and retail.

8.0 RENDERINGS

Thomas St Looking W

The bold colored feature stair activates the corner on Thomas Street, becoming a beacon for pedestrians arriving to Seattle Center from South Lake Union.

The shifting volumes above echo the bustling city life of Seattle below.

8.0 RENDERINGS

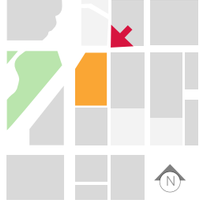
Thomas St Looking W

The building forms along Thomas Street shift and rotate as the potential amenities are stacked vertically to provide varying perspectives of the neighborhood and beyond.

The bold color of the feature stair is a vibrant connection for building tenants as well as an art piece for the public.

The beveled edges provide a vertical separation between the distinct volumes and adds depth and shadow along the facade.

Catering to the flow of tourists and city dwellers alike, ground floor retail welcomes the surrounding Seattle Center community into the building.

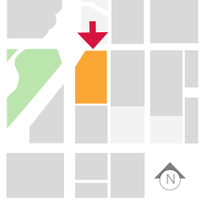


8.0 RENDERINGS

Thomas St

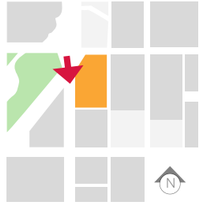
The expression of the bold stair reinforces the Seattle Center and its meaning to the city as a cultural hub and a collection of amenities for Seattle.

Catering to the flow of tourists and city dwellers alike, ground floor retail welcomes the surrounding Seattle Center community into the building.



8.0 RENDERINGS

5th Ave Retail



8.0 RENDERINGS

5th Ave Retail/Easement

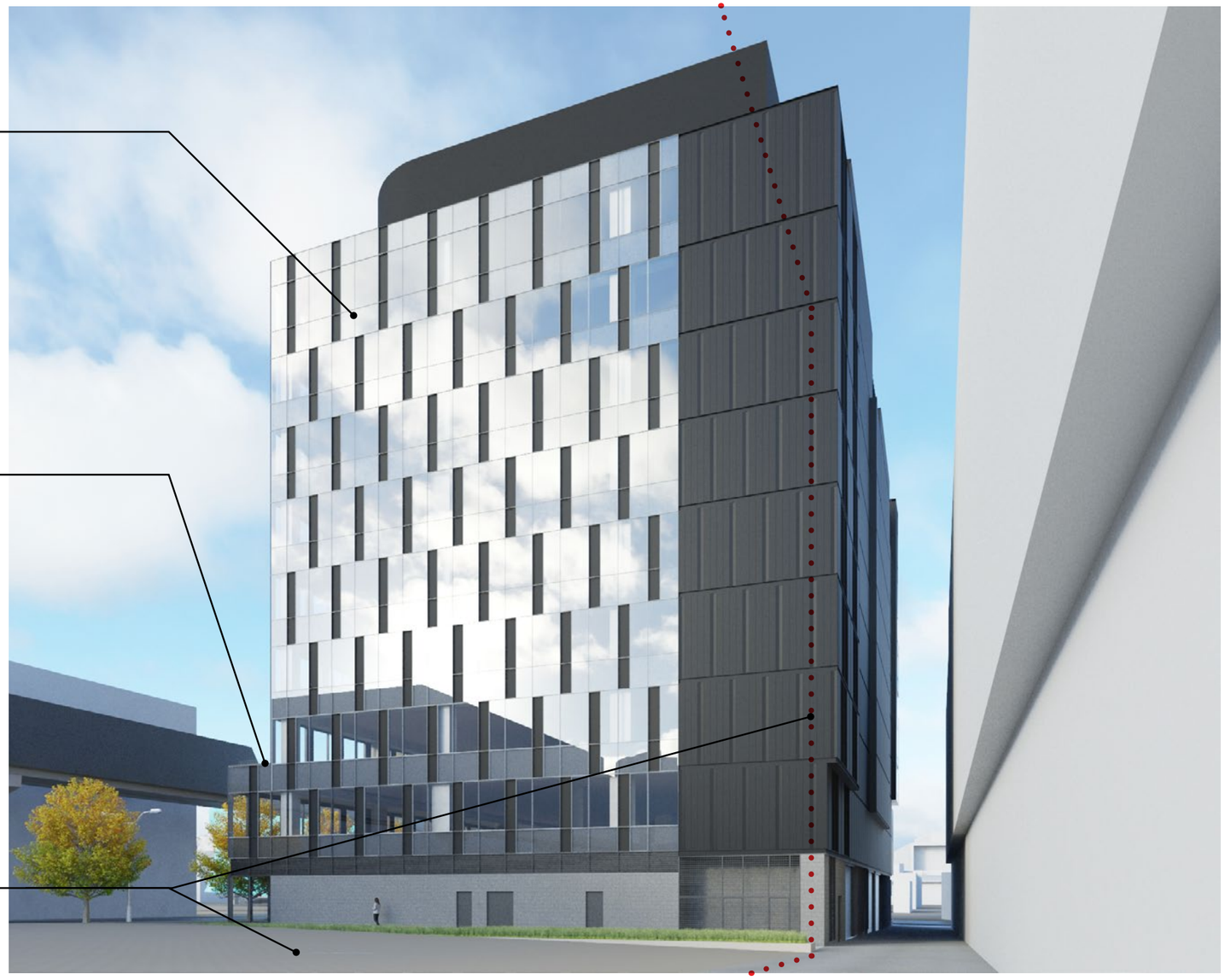
8.0 RENDERINGS

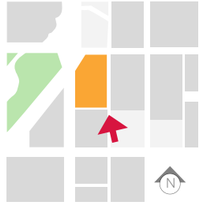
Easement/Alley

The variation in material and patterning facade connotes a sense of movement reminiscent of the Monorail.

Exterior balconies help to scale down the facade and provide outdoor connections for tenants and activate the pedestrian experience.

Building South of easement hidden for clarity





9.0 LANDSCAPE

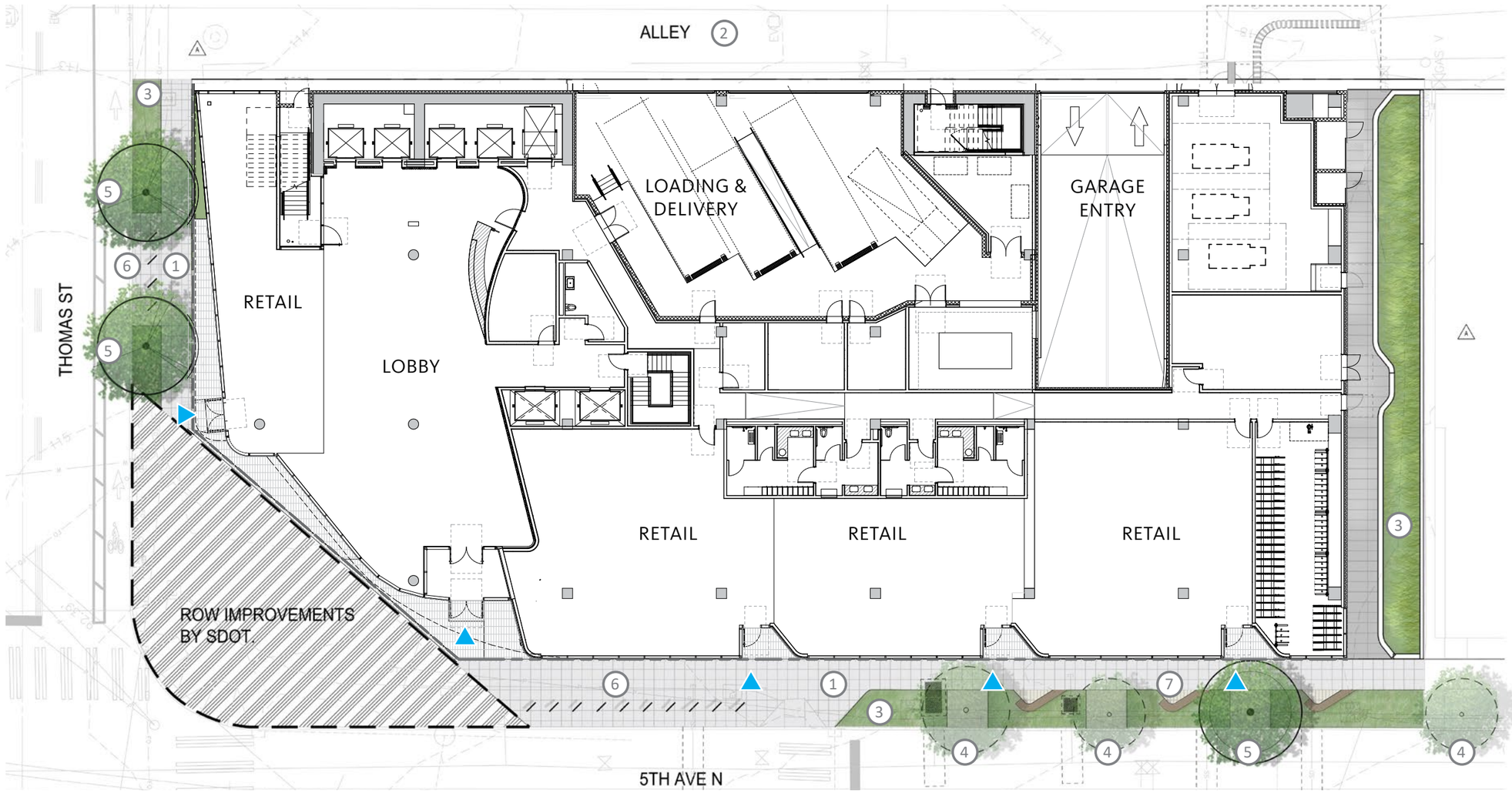
9.0 LANDSCAPE

Landscape Site Plan

LEGEND

1. SDOT Sidewalk
2. Alley Paving
3. Planting
4. Existing Trees to Remain
5. New Tree
6. Bike Parking
7. Bench Seating

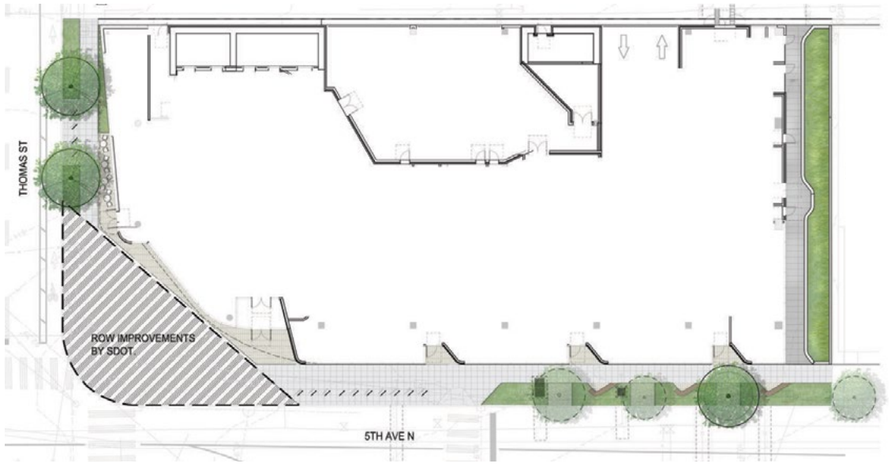
▼ Primary Building Entries



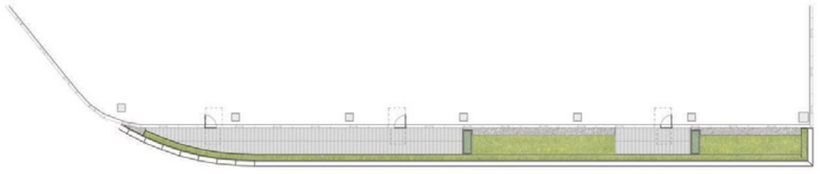
9.0 LANDSCAPE

Specified Plants Imagery

SITE PLAN



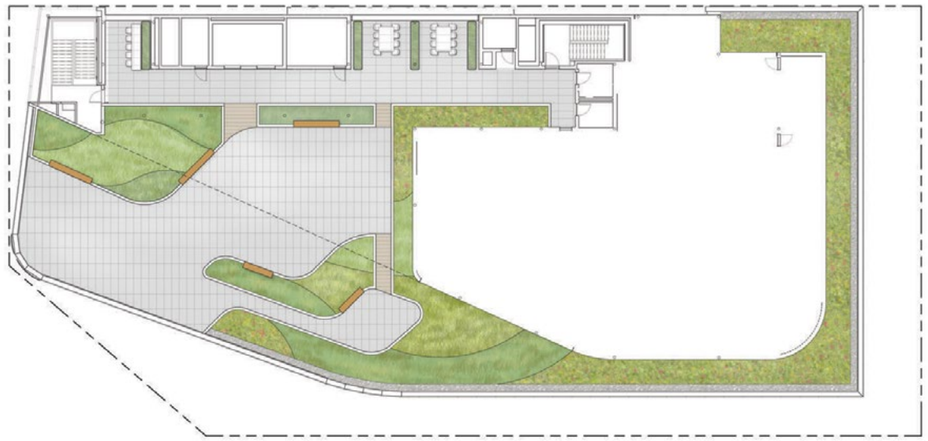
LEVEL 03 DECK



9.0 LANDSCAPE

Specified Plants Imagery

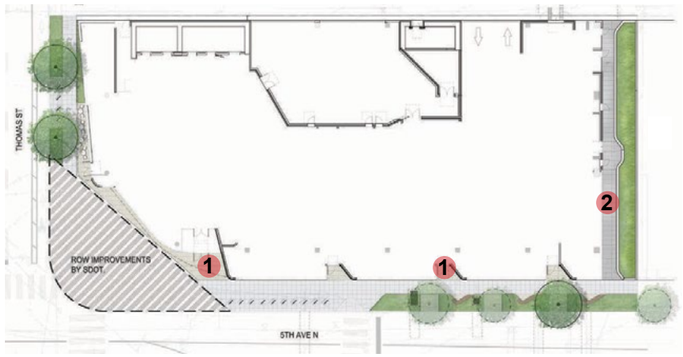
ROOF PLAN



9.0 LANDSCAPE

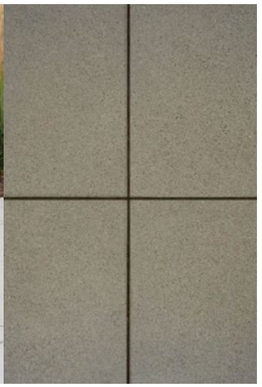
Site Materials Imagery

SITE PLAN



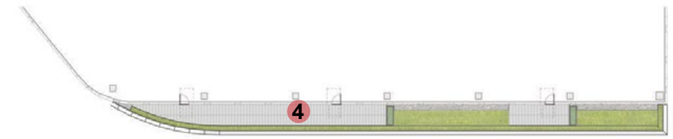
KITSAP BENCH

BIKE RACK



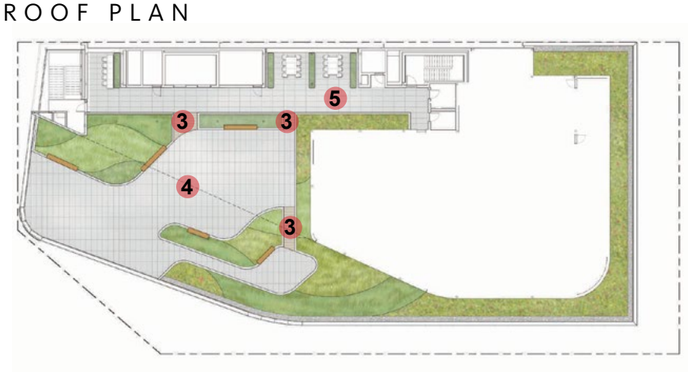
2 CONCRETE PAVING

LEVEL 03 DECK



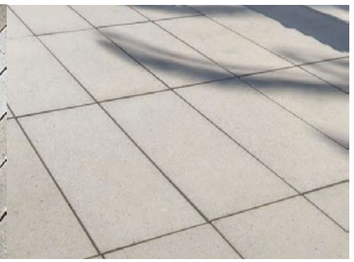
4 LARGE ROOF PAVERS, GRANADA WHITE

ROOF PLAN



WOOD SEAT

1 3 LINEAR PAVERS

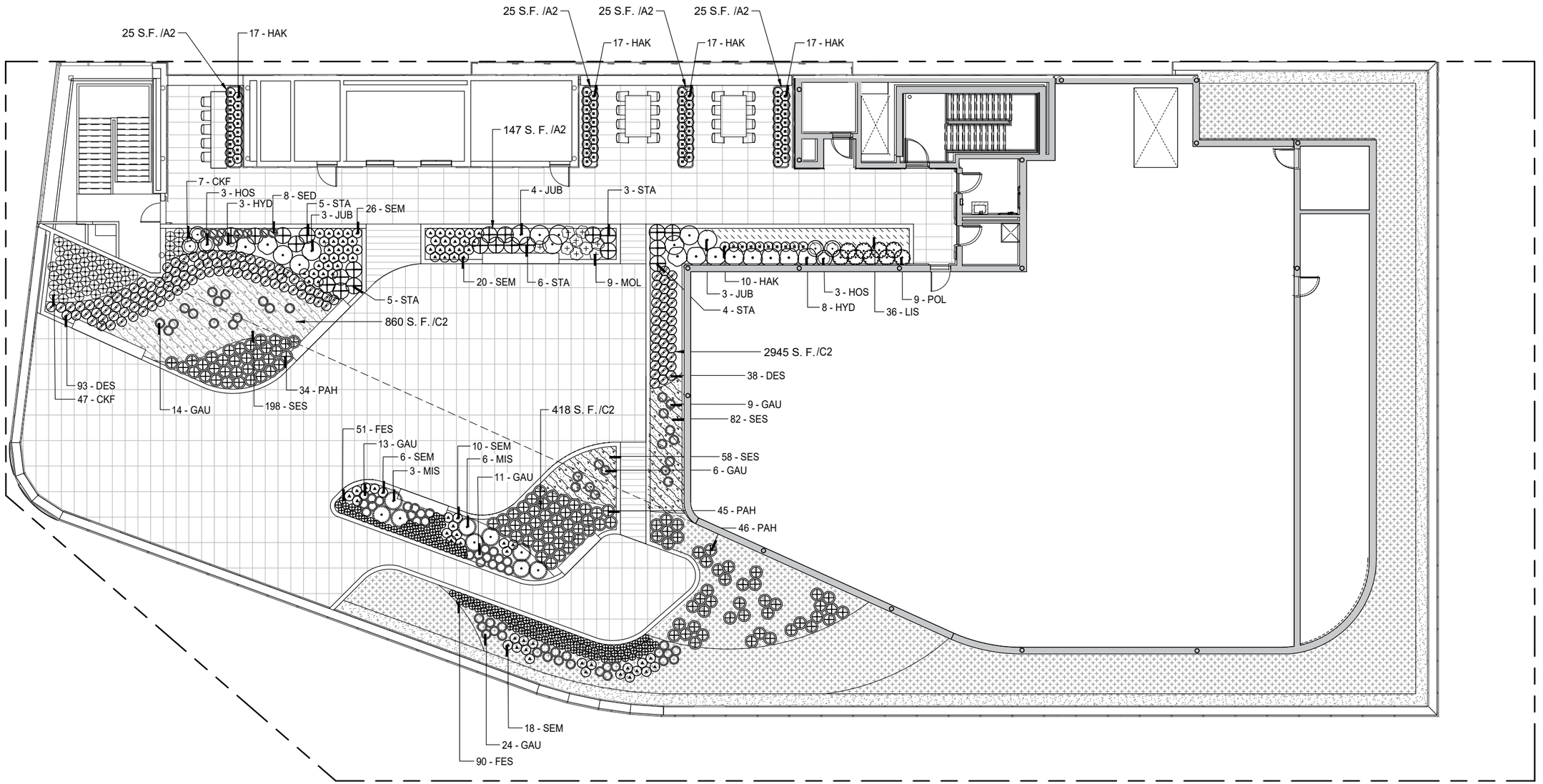


4 LARGE ROOF PAVERS, GRANADA WHITE

5 LARGE ROOF PAVERS, PORCELAIN GRAY

9.0 LANDSCAPE

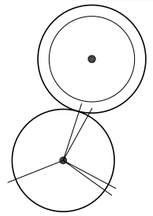
Roof Level Landscape Plan



9.0 LANDSCAPE

Plant Schedule

PLANT SCHEDULE



DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	1	ACER PSEUDOPLATANUS	SYCAMORE MAPLE	2" CAL.
	2	PARROTIA PERSICA	PERSIAN IRONWOOD	2" CAL.

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	COR	55	CORNUS SERICEA `FARROW`	ARCTIC FIRE RED TWIG DOGWOOD	3 GAL	48" o.c.
	FAR	4	FARGESIA NITIDA BLUE FOUNTAIN	FOUNTAIN BAMBOO	2 GAL	36" o.c.
	HYD	26	HYDRANGEA PANICULATA `LITTLE LIME`	LITTLE LIME HYDRANGEA	5 GAL	36" o.c.
	JUB	10	JUNIPERUS SCOPULORUM `MONAM` TM	BLUE CREEPER JUNIPER	1 GAL	36" o.c.
	MRE	74	MAHONIA REPENS	CREEPING MAHONIA	2 GAL	24" o.c.

PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	FES	141	FESTUCA GLAUCA `ELIJAH BLUE`	BLUE FESCUE	1 GAL	12" o.c.
	GAU	77	GAURA LINDHEIMERI	WHITE GAURA	1 GAL	18" o.c.
	HOS	6	HOSTA SIEBOLDIANA `ELEGANS`	ELEGANS HOSTA	2 GAL	30" o.c.
	SED	8	SEDUM RUPESTRE `ANGELINA`	ANGELINA STONECROP	1 GAL	18" o.c.
	SEM	80	SEDUM X `MATRONA`	MATRONA SEDUM	2 GAL	18" o.c.
	STA	24	STACHYS BYZANTINA `BIG EARS`	LAMB`S EAR	1 GAL	30" o.c.

FERNS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	POL	22	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 GAL	30" o.c.

ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	CKF	178	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	2 GAL	18" o.c.
	DES	153	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	2 GAL	18" o.c.
	HAK	78	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	2 GAL	18" o.c.
	JUN	69	JUNCUS EFFUSUS	SOFT RUSH	1 GAL	18" o.c.
	MIS	9	MISCANTHUS SINENSIS `YAKUSHIMA`	DWARF MAIDEN GRASS	2 GAL	36" o.c.
	MOL	9	MOLINIA CAERULEA	MOOR GRASS	2 GAL	24" o.c.
	PAH	125	PENNISETUM ALOPECUROIDES `HAMELN`	HAMELN FOUNTAIN GRASS	1 GAL	24" o.c.

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	LIS	261	LIRIOPE SPICATA `BIG BLUE`	CREEPING LILY TURF	1 GAL	18" o.c.
	NAS	149	NASSELLA TENUISSIMA	TEXAS NEEDLE GRASS	6" POT	18" o.c.
	OPH	26	OPHIOPOGON JAPONICUS `NIGRA`	BLACK MONDO GRASS	1 GAL	12" o.c.
	SER	285	SEDUM REFLEXUM `BLUE SPRUCE`	BLUE SPRUCE-LEAVED STONECROP	6" POT	12" o.c.
	SES	338	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL	14" o.c.
		2,850 SF	SEDUM MAT		SEE SPEC.	

Revised 4/6/2021

Worksheet*

SEATTLE *green factor*

		Planting Area						
		5TH AVE NORTH & PLAZA	THOMAS STREET	SOUTH EASEMENT	LEVEL 3	ROOF LEVEL		TOTAL**
A1	square feet		71					71
A2	square feet	566	221			247		1034
A3	square feet			800				800
B1	square feet	743	221	800		247		2011
B2	# of plants	37	19	124		62		242
B3	# of trees							
B4	# of trees							
B5	# of trees		2					2
B6	# of trees	1						1
B7	Σ tree dbh	16						16
C1	square feet							
C2	square feet				623	4335		4958
D	square feet							
E	square feet							
F1	square feet							
F2	square feet							
G	square feet		336					336
H1	square feet	743	221	800	623	4582		6969
H2	square feet							
H3	square feet	1857	949	2288				5094
H4	square feet							

** See Green Factor score sheet for category definitions*

*** Enter totals on the Green Factor score sheet*

1 GREEN FACTOR WORKSHEET
NTS

Revised 04/09/2021

Green Factor Score Sheet

SEATTLE *green factor*

Project title:

Parcel size *(enter this value first)* * — enter sq ft of parcel: 26,453 — SCORE: 0.308

Landscape Elements**	Totals from GF worksheet		Factor	Total
A Landscaped areas (select one of the following for each area)				
1 Landscaped areas with a soil depth of less than 24"	enter sq ft	71	0.1	7
2 Landscaped areas with a soil depth of 24" or greater	enter sq ft	1034	0.6	620.4
3 Bioretention facilities	enter sq ft	800	1.0	800.0
B Plantings (credit for plants in landscaped areas from Section A)				
1 Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft	2011	0.1	201
2 Shrubs or perennials 2+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants	242	2904	0.3	871
3 Tree canopy for "small trees" or equivalent (canopy spread 6' to 15') - calculated at 75 sq ft per tree	enter number of plants			0.3	-
4 Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants			0.3	-
5 Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants	2	500	0.4	200.0
6 Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants	1	350	0.4	140.0
7 Tree canopy for preservation of large existing trees with trunks 6 + in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH	16	320	0.8	256.0
C Green roofs					
1 Over at least 2" and less than 4" of growth medium	enter sq ft			0.4	-
2 Over at least 4" of growth medium	enter sq ft	4958		0.7	3,470.6
D Vegetated walls	enter sq ft			0.7	-
E Approved water features	enter sq ft			0.7	-
F Permeable paving					
1 Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft			0.7	-
2 Permeable paving over at least 24" of soil or gravel	enter sq ft			0.5	-
G Structural soil systems	enter sq ft	338		0.2	67.2
	sub-total of sq ft =	12,264			
H Bonuses					
1 Drought-tolerant or native plant species	enter sq ft	6969		0.1	696.9
2 Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft			0.2	-
3 Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft	5094		0.1	509
4 Landscaping in food cultivation	enter sq ft			0.1	-
	Green factor score:				7,143

** Do not count public rights-of-way in parcel size calculation.*

*** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)*

2 GREEN FACTOR SCORE SHEET
NTS

10.0 EXTERIOR LIGHTING

10.0 EXTERIOR LIGHTING

Street Level Lighting

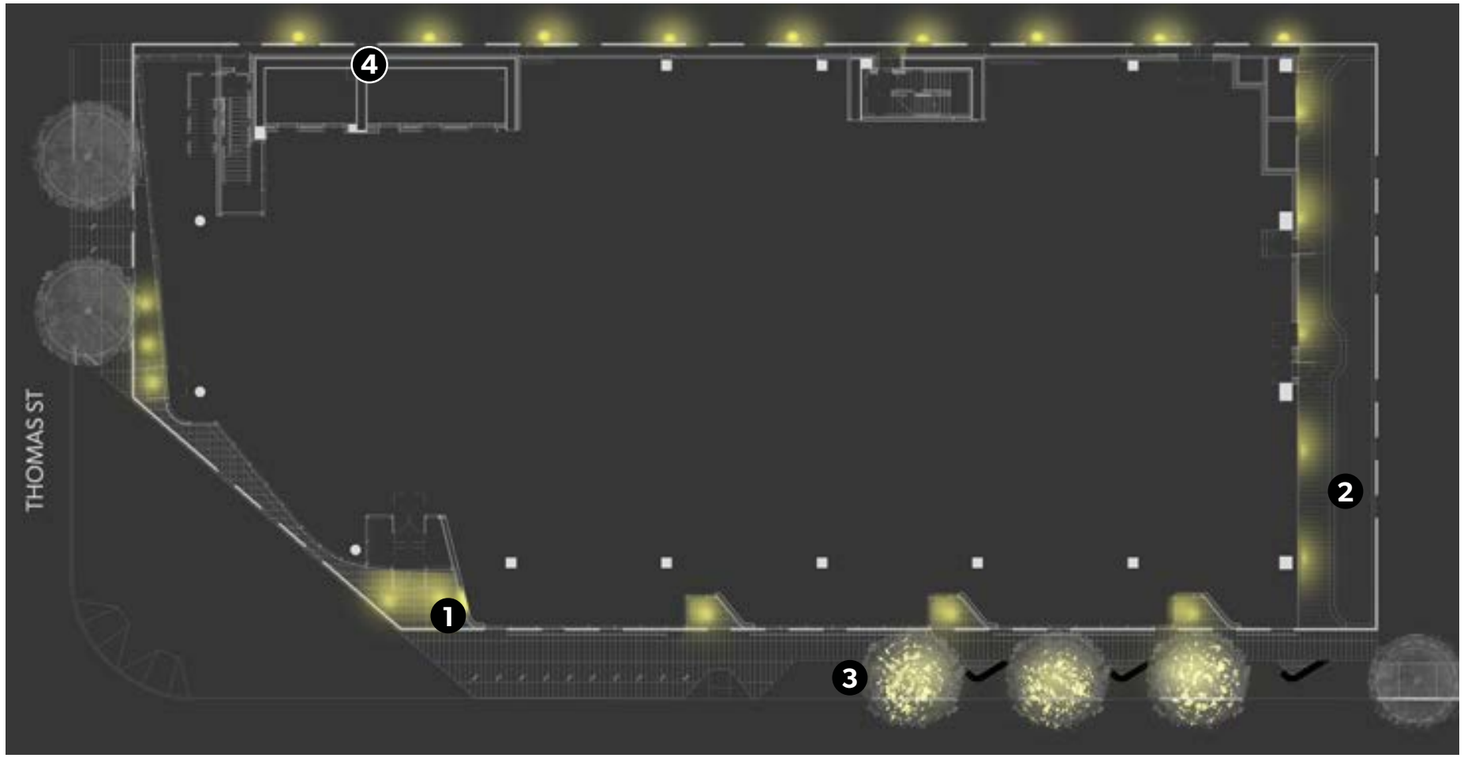
Recessed downlights highlight entries; light source regressed within fixture

Signage with integral lighting

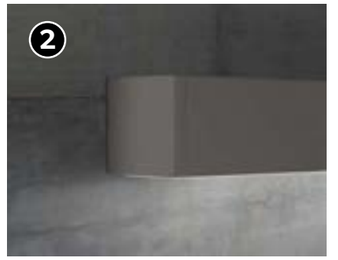
Tree uplights with regressed light source and louver for glare control

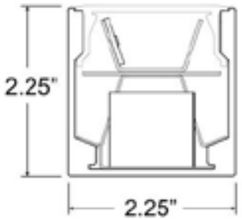
10.0 EXTERIOR LIGHTING

Ground Level Lighting



Recessed downlights highlight entries; light source regressed within fixture

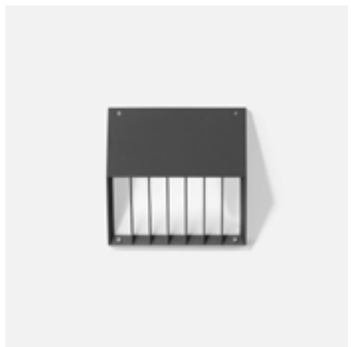




Wall mounted, small aperture, linear downlight to illuminate pathway

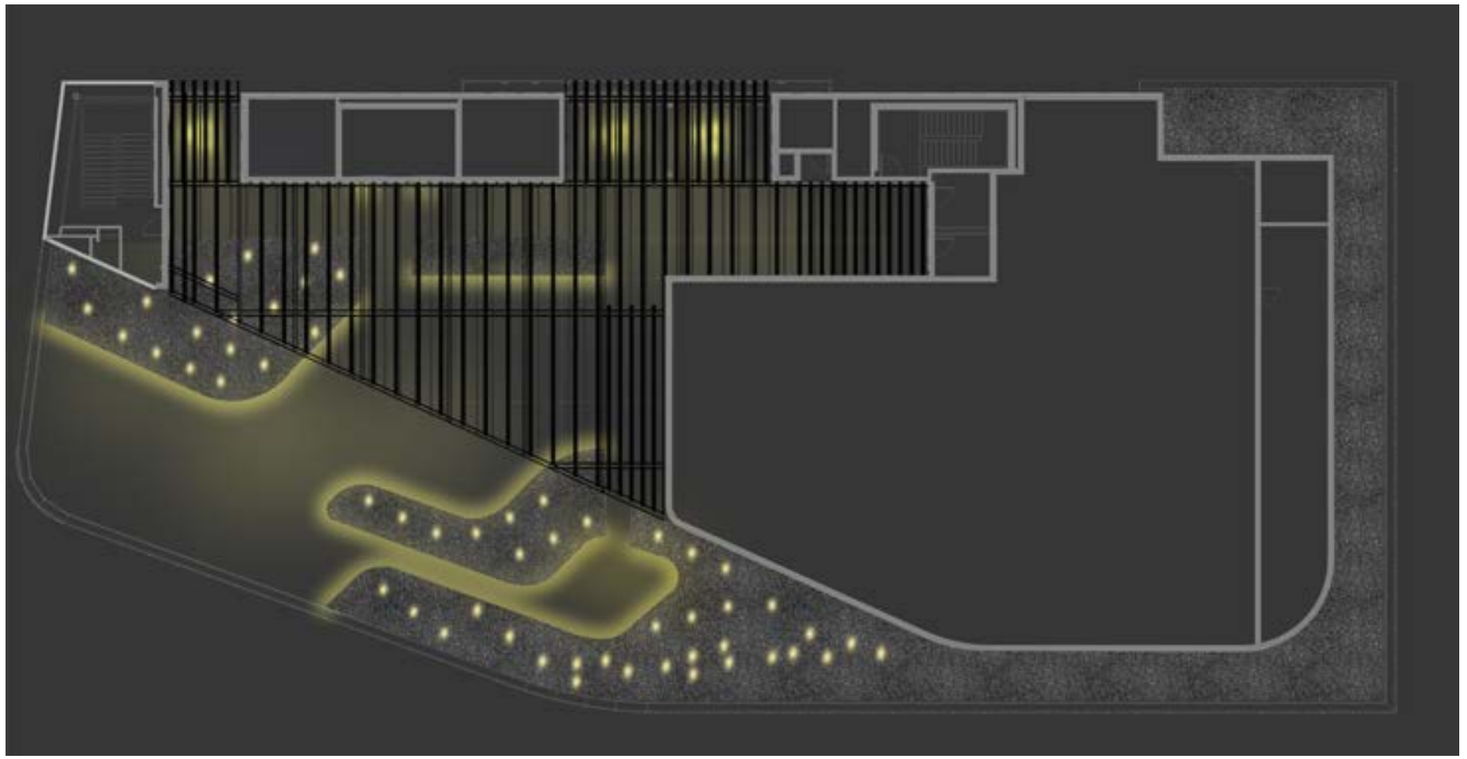
Tree uplights with regressed light source and louver for glare control

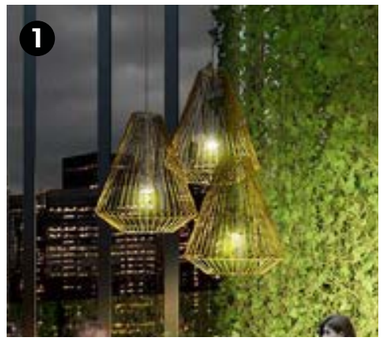
Surface mounted downlights to illuminate the alley



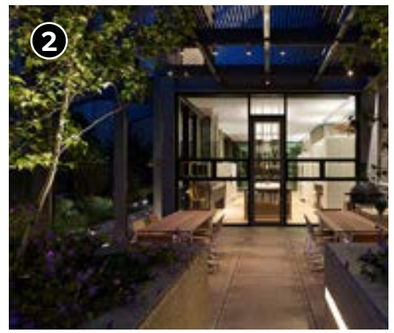
10.0 EXTERIOR LIGHTING

Roof Level Lighting

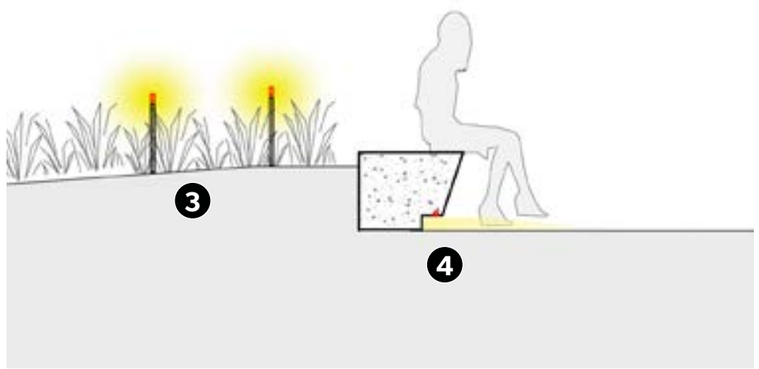




Suspended pendants, grouping of three, over meeting and lounge areas



Discreet canopy mounted downlights for soft ambient coverage



Glowing elements in plantings

Recessed, continuous linear luminaire to highlight path edge

10.0 EXTERIOR LIGHTING

Feature Stair Lighting

The intent is to create a lantern that will be a beacon for Thomas St. This concept provides a series of light globes that are suspended in various heights, providing variation while unifying the entire stair volume. The idea of creating a lantern will be further developed and refined as we continue to explore and develop other concepts.

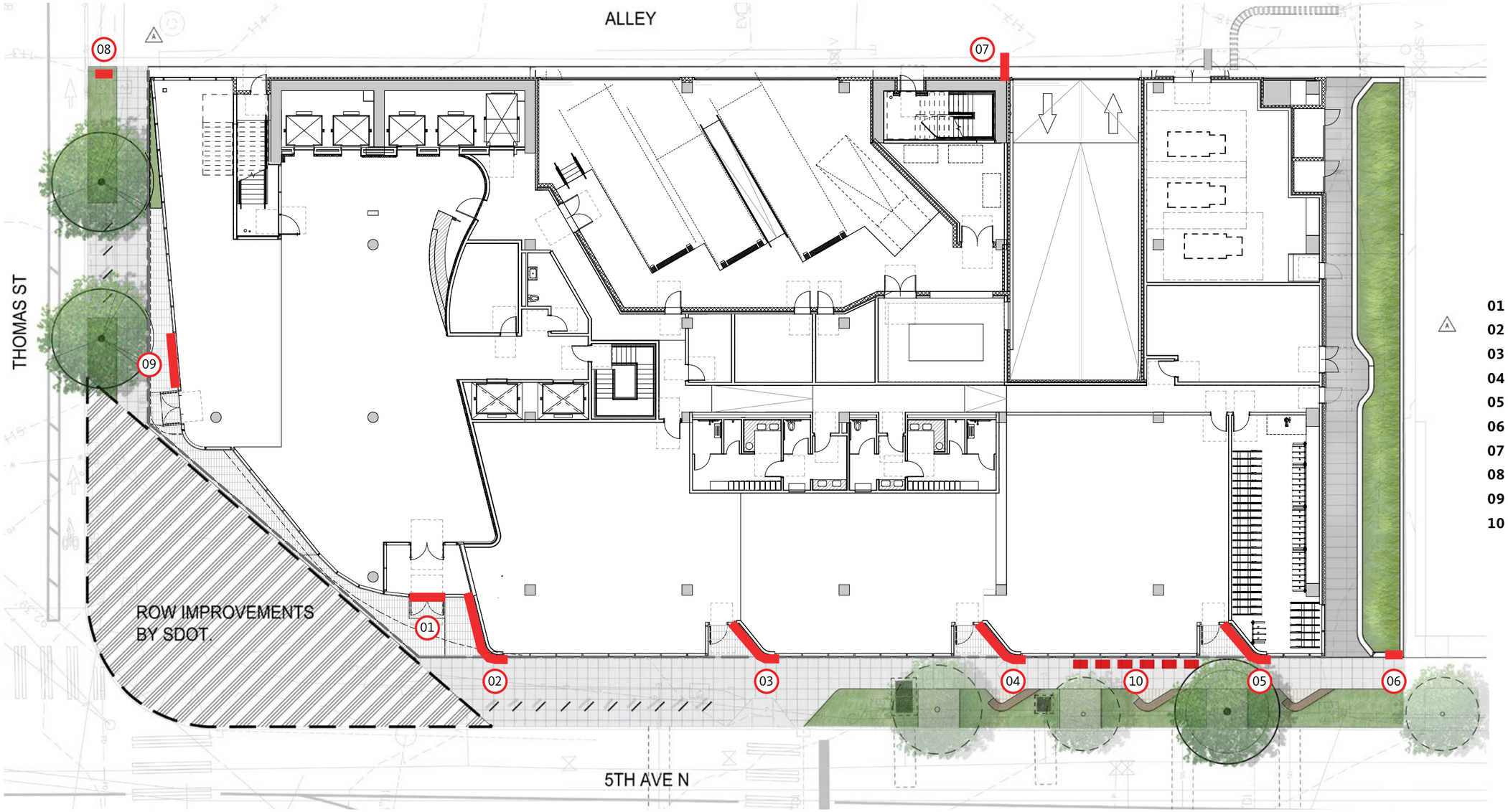
Luminous lighting fixtures suspended from the underside of the stair provide a pattern to highlight the movement of the stair.

Small aperutre downlights, surface mounted to underside of stair to supplement the illumation at the walking surface. Light source will be regressed into fixture housing so will ‘hide’ withn the luminous fixtures.

11.0 SIGNAGE CONCEPT

11.0 SIGNAGE CONCEPT

Sign Location Plan



01 Building Address
02 Building ID
03 Retail Entrance
04 Retail Entrance
05 Retail Entrance
06 Parking ID
07 Parking ID
08 Parking ID
09 Retail Entrance
10 Potential Future Tenant Building Signage at Parapet

11.0 SIGNAGE CONCEPT

Building SIgnage

01/02 Main Entrance

03/04 Retail Entrances

11.0 SIGNAGE CONCEPT

Parking Signage

06/08 Parking Wayfinding

07 Parking Entry

10 Building Signage

12.0 DEPARTURES

12.0 DEPARTURES

SMC REFERENCE
23.48.740 -

Street-level development standards in SM-UP zones

REQUIRED OR ALLOWED

A.3. For streets designated as Class II and Class III Pedestrian Streets and Green Streets as shown on Map A for 23.48.740,
a. The setback area shall be landscaped according to the provisions of subsection 23.48.055.A.3.

PROPOSED

Only the eastern half of the setback is landscaped while the remainder of the setback area is paved to allow outdoor seating adjacent to the cafe and sidewalk.

DEPARTURE

The project team is requesting to increase the non-planted area within the setback area to 67.58%(155.10sf) from the 30% max requirement.

RELATED GUIDELINES

PL1-1 Enhancing Open Spaces
PL1-3 Pedestrian Volumes & Amenities
PL3-C-3 Ancillary Activities

SMC REFERENCE
23.48.055 -

Landscaping and screening standards

REQUIRED OR ALLOWED

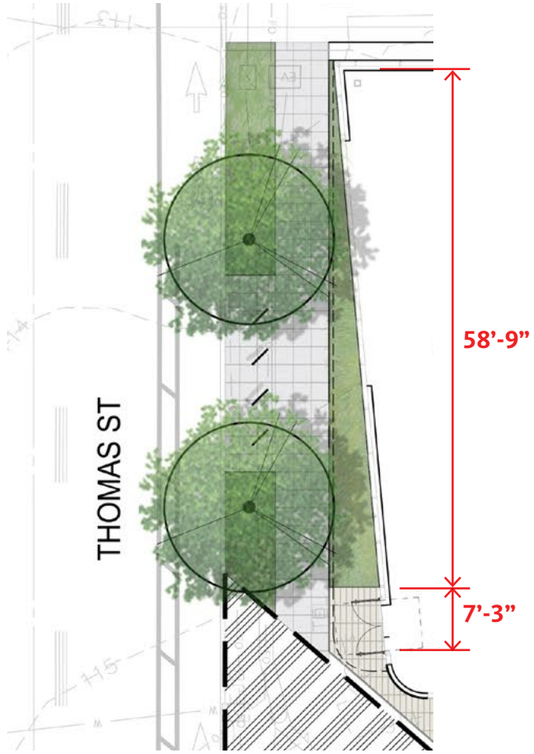
A.3. Landscaping for required setback areas and berms. If development standards require landscaping in setback areas or berms, each required setback area or berm shall be planted with trees, shrubs, and grass or evergreen groundcover. Features such as pedestrian access meeting the Washington State Rules and Regulations for Barrier-Free Design, decorative pavers, street furnishings, sculptures, or fountains may cover a maximum of 30 percent of each required landscaped area or berm. Landscaping shall be provided according to standards promulgated by the Director. Landscaping designed to manage storm water qualifies as required landscaping.

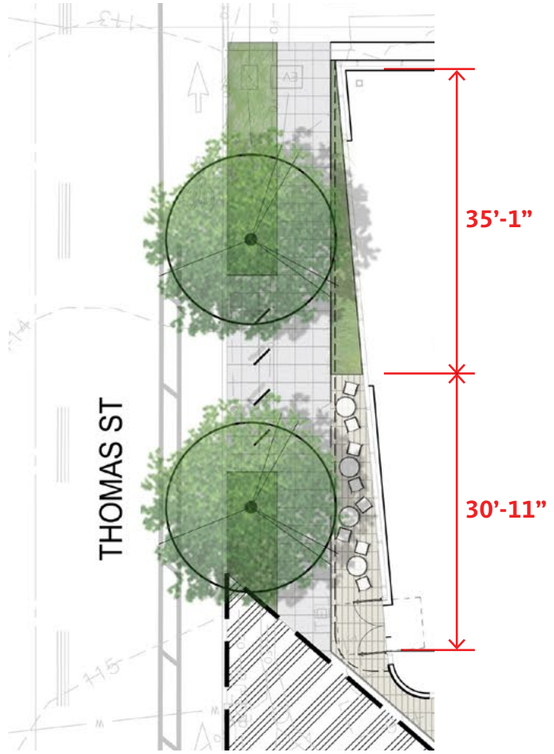
CODE COMPLIANT OPTION

LANDSCAPED AREA:	186.14 SF
PAVED AREA:	43.34 SF
NON-PLANTED AREA PERCENTAGE:	18.89%

PREFERRED OPTION

LANDSCAPED AREA:	74.41 SF
PAVED AREA:	155.10 SF
NON-PLANTED AREA PERCENTAGE:	67.58%





HOW DEPARTURE MEETS GUIDELINES

PL1-1 & PL1-3 Enhancing Open Spaces & Pedestrian Volumes & Amenities: The preferred option provides a retail and/or food and beverage outdoor seating area to promote connection between the project and public street, encouraging pedestrian uses through the sidewalk extension into the setback on grade level.

PL3-C-3 Ancillary Activities: The preferred option allows for outdoor seating, which encourages human interaction and activities at the street level.

12.0 DEPARTURES

SMC REFERENCE
23.48.025 -

Structure Height

REQUIRED OR ALLOWED

C.4 - The following rooftop features may extend up to 15 feet above the maximum height limit, so long as the combined total coverage of all features listed in this subsection 23.48.025.C.4, including weather protection such as eaves or canopies extending from rooftop features, does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment:

a. Solar collectors;
b. Stair and elevator penthouses;
c. Mechanical equipment;
d. Atriums, greenhouses, and solariums;
e. Play equipment and open-mesh fencing that encloses it, as long as the fencing is at least 15 feet from the roof edge;
f. Minor communication utilities and accessory communication devices, except that height is regulated according to the provisions of Section 23.57.012; and
g. Covered or enclosed common amenity area for structures exceeding a height of 125 feet.

C.7 - At the applicant's option, the combined total coverage of all features listed in subsections 23.48.025.C.4 and 23.48.025.C.5 may be increased to 65 percent of the roof area, provided that all of the following are satisfied:

a. All mechanical equipment is screened; and
b. No rooftop features are located closer than 10 feet to the roof edge.

PROPOSED

The offset building core and NE stair extend to the roof to provide a tenant roof amenity and to accommodate required open space. The offset core provides more open and usable floor plates which in turn translates to the rooftop area as well concentrating usable area and views to the West. The building requires a significant amount of rooftop mechanical equipment to support a lab/office use - total rooftop coverage of 45 percent.

DEPARTURE

The project team is requesting to allow the building core and NE stair elements to encroach within the required roof feature 10' setback per SMC 23.48.025.C.7. which allows 65 percent roof area coverage.

RELATED GUIDELINES

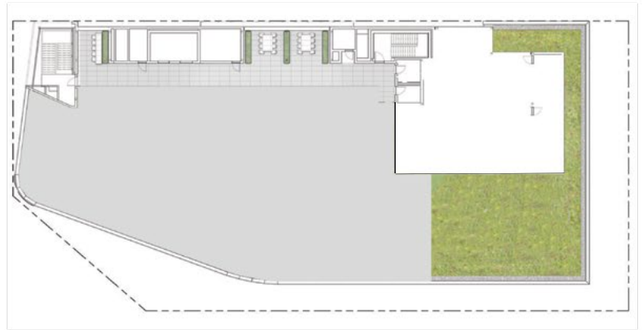
DC1/A-4 - Views and Connections
DC1/C-1 - Below Grade Parking
DC2/5-a - Response to Context
DC3/B-3 - Connections to Other Open Spaces

HOW DEPARTURE MEETS GUIDELINES

DC1/A-4 - The offset core of the building allows interior spaces and rooftop open space to take advantage of adjacent views and activities.
DC1/C-1 - The offset core allows for more underground parking
DC2/5-a - The placement of rooftop features provides focus and visibility to the Seattle Center and surrounding streetscapes.
DC3/B-3 - The placement of rooftop features allows for improved connection to the Space Needle, monorail and views to the West.

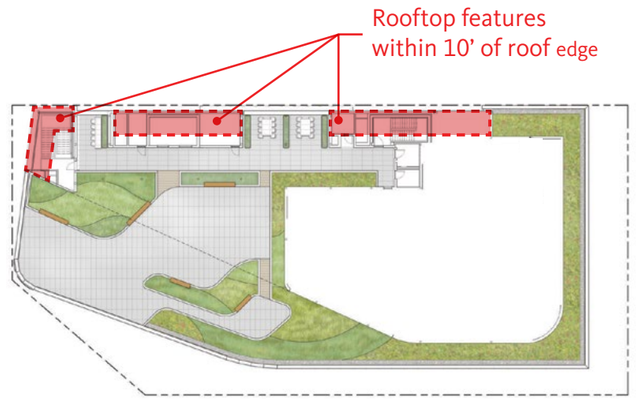
CODE COMPLIANT OPTION

TOTAL ROOF AREA:	21,060 SF
ROOFTOP FEATURE AREA:	5,260 SF
ROOFTOP COVERAGE:	25%



PREFERRED OPTION

TOTAL ROOF AREA:	21,060 SF
ROOFTOP FEATURE AREA:	9,480 SF
ROOFTOP COVERAGE:	45%



APPENDIX

A.1 CONTEXT ANALYSIS

Existing Site Conditions

VIEW FROM THOMAS STREET

VIEW FROM SEATTLE CENTER

VIEW FROM 5TH AVE N

VIEW FROM MIDBLOCK ALLEY

A.1 CONTEXT ANALYSIS

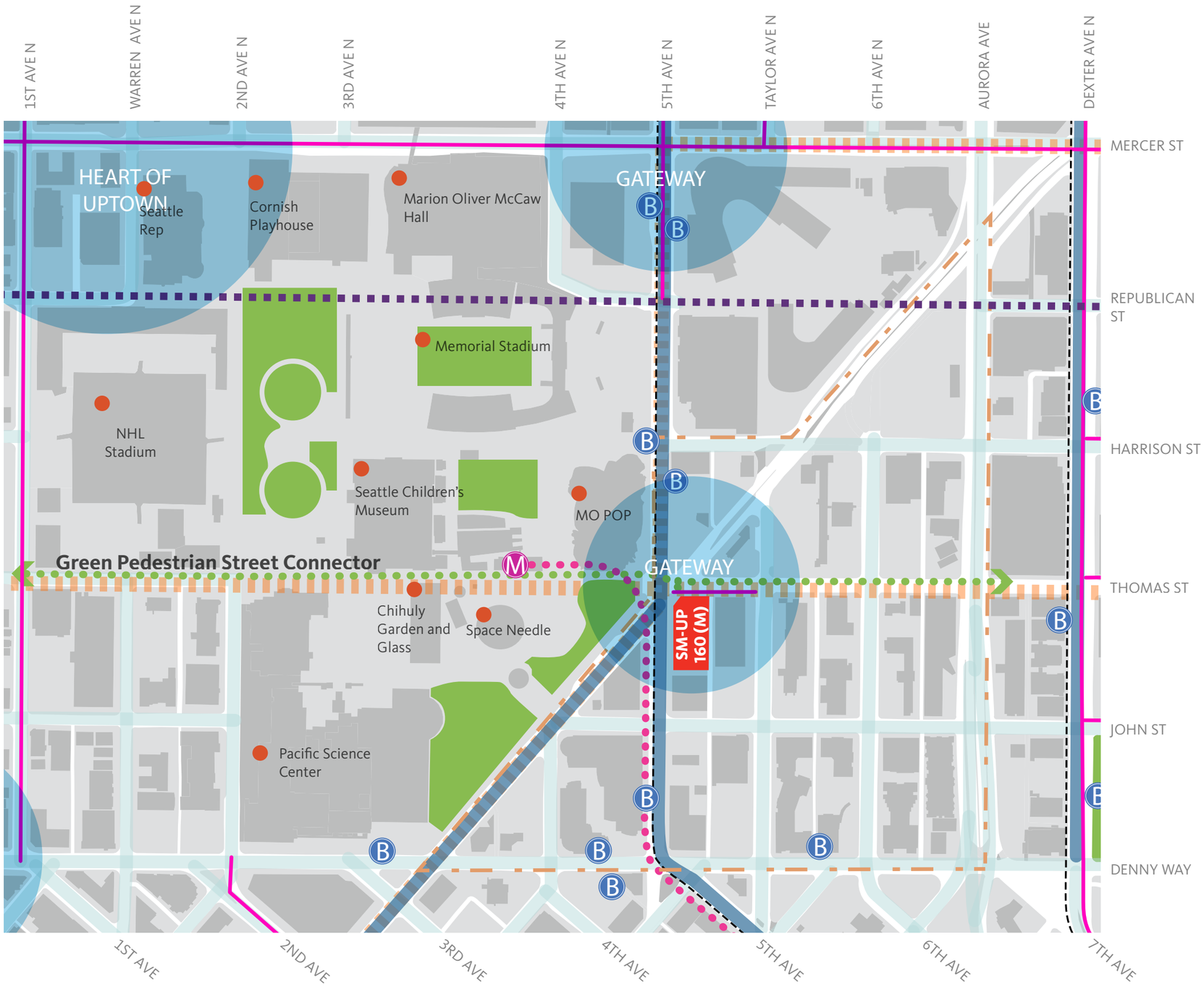
Traffic Patterns

The site is centrally located, across the street from Seattle Center, and situated midway between two major arterial streets, Mercer St. & Denny Way. Significant numbers of pedestrians and tourists will pass by the site, Seattle centers draws approximately 13 million visitors annually. Access to highway 99 and I-5 are easy via Mercer St and Denny Way.

The site is within close proximity to several transit lines, including bus routes 3, 4 & 8, and the monorail station. These lines connect the site to several neighborhoods such as Queen Anne, Capitol Hill, Madison Valley, Downtown, First Hill, Madrona & Judkins park.

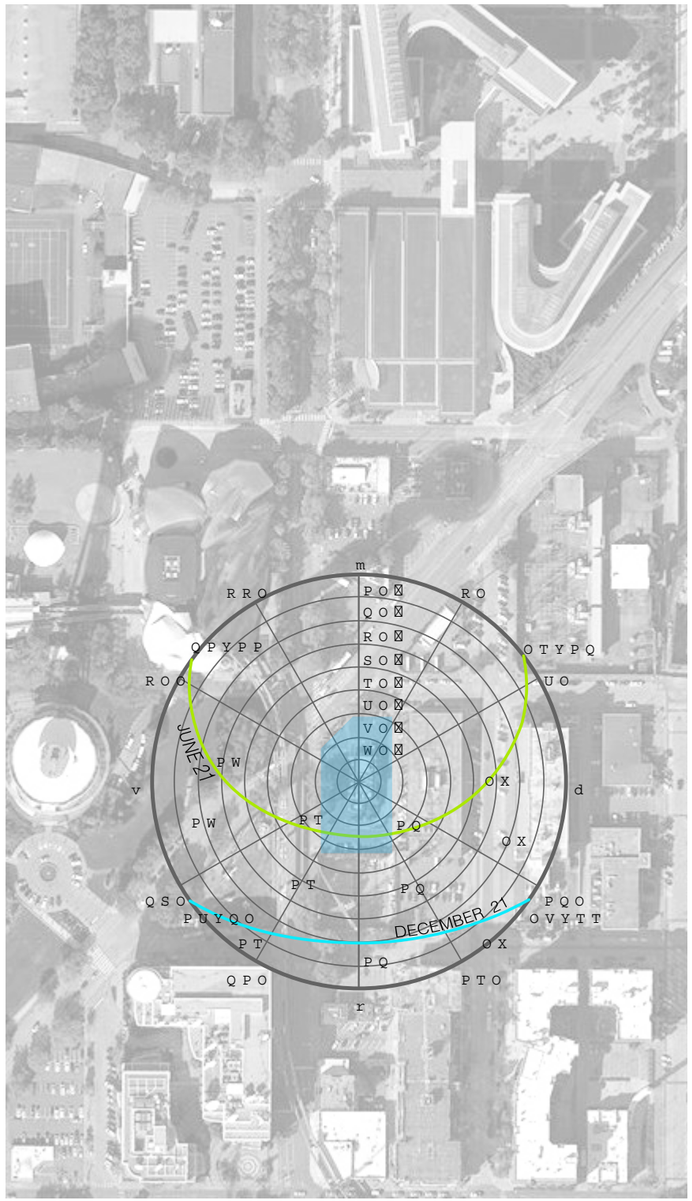
LEGEND

- SEATTLE CENTER
- BUS STOP
- MONORAIL
- CLASS I
- CLASS II
- GREEN STREET
- MONORAIL LINE
- BICYCLE ROUTES
- METRO BUS
- OPEN SPACE
- ZONE BOUNDRY
- BAY TO LAKE TRAIL
- LIGHT RAIL EXPANSION



A.1 CONTEXT ANALYSIS

Shadow Study (Site with Existing Buildings)



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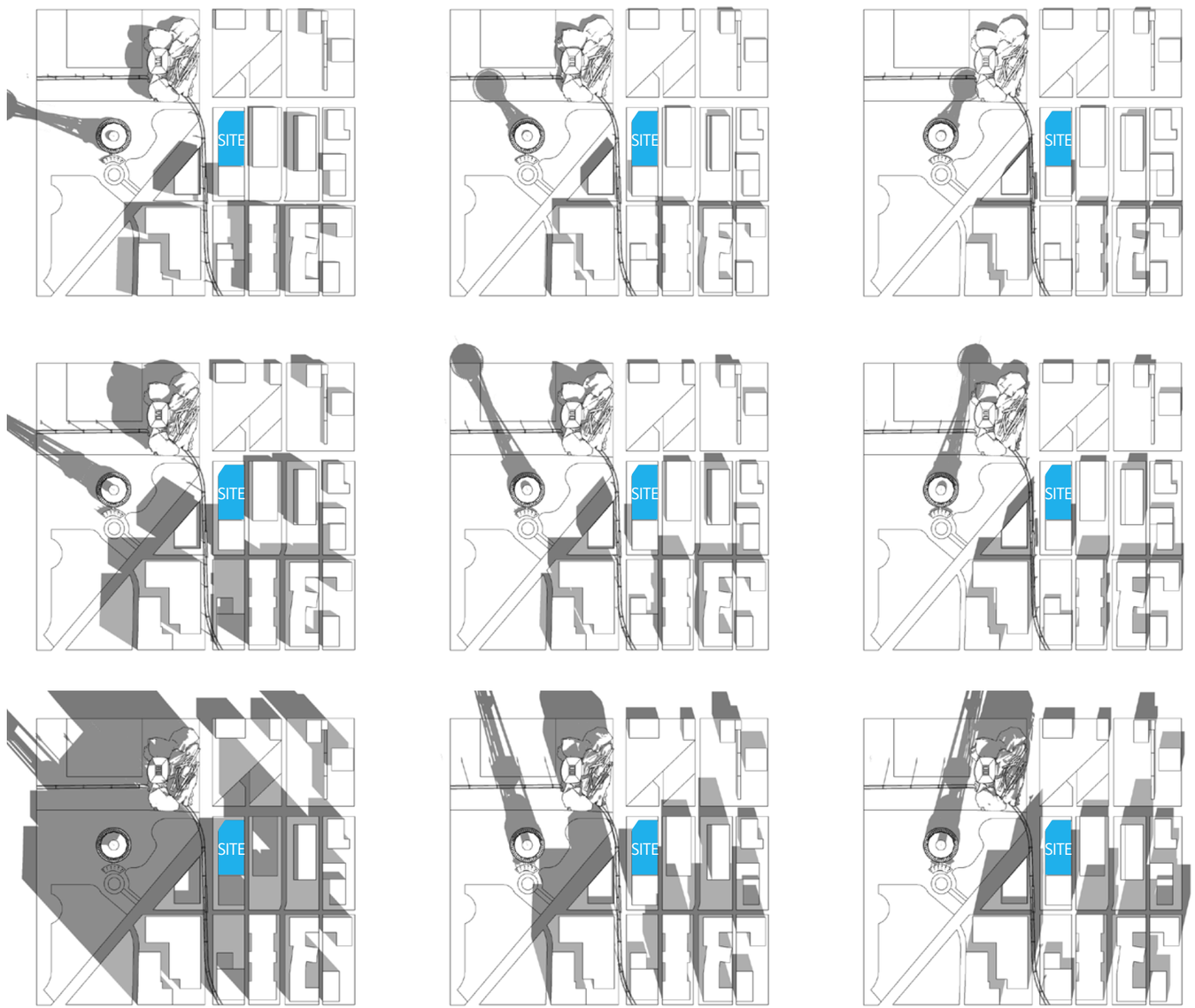
June 21

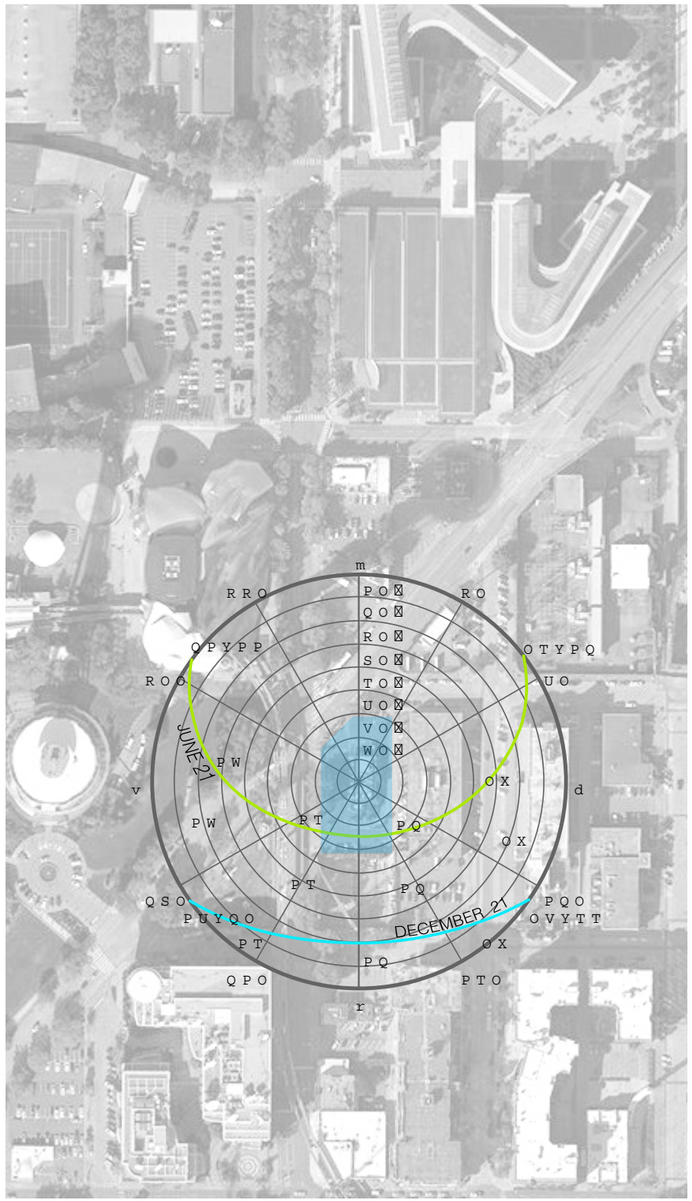
March 21

December 21



A.1 CONTEXT ANALYSIS

Shadow Study (Site with Current Design



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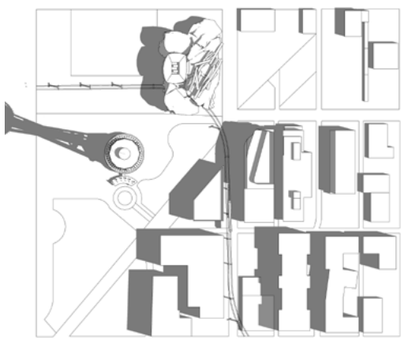
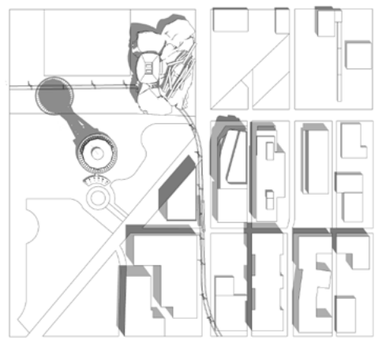
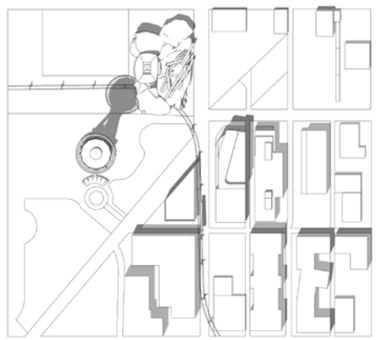
June 21

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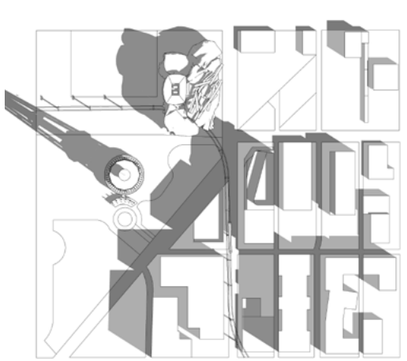
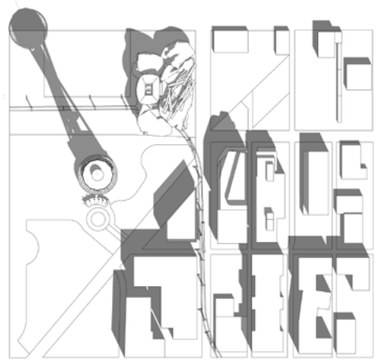
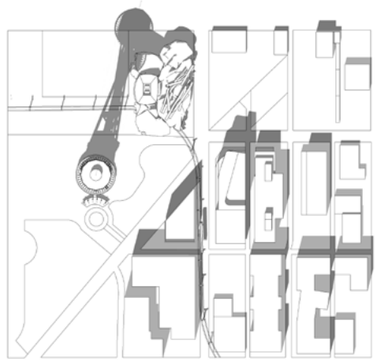

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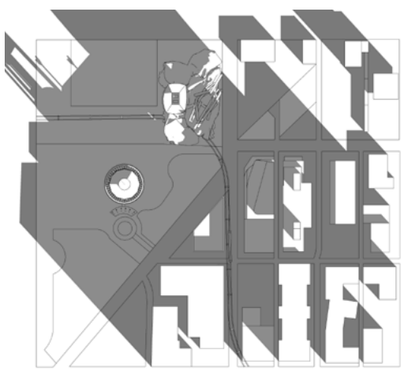
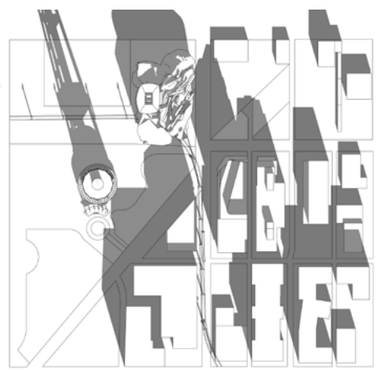
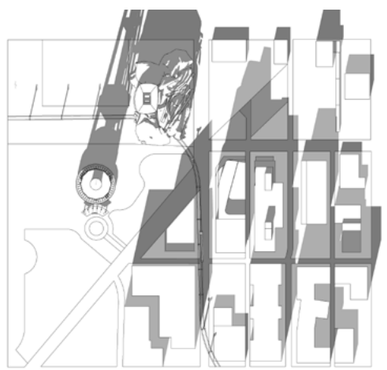
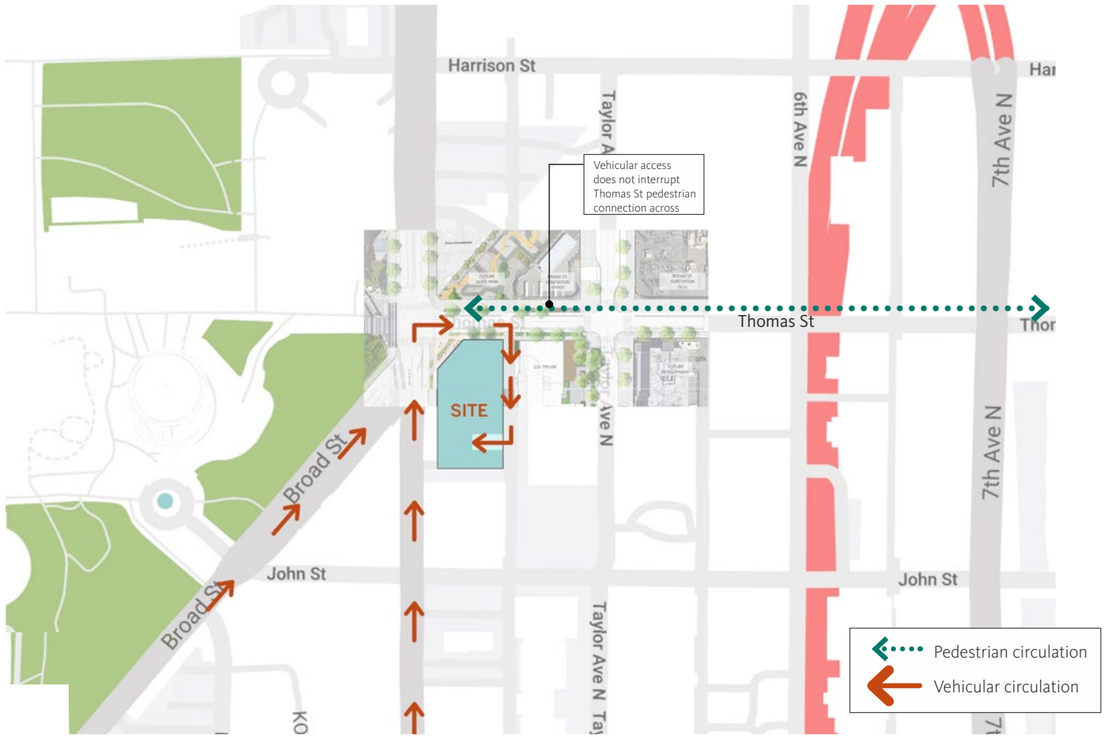
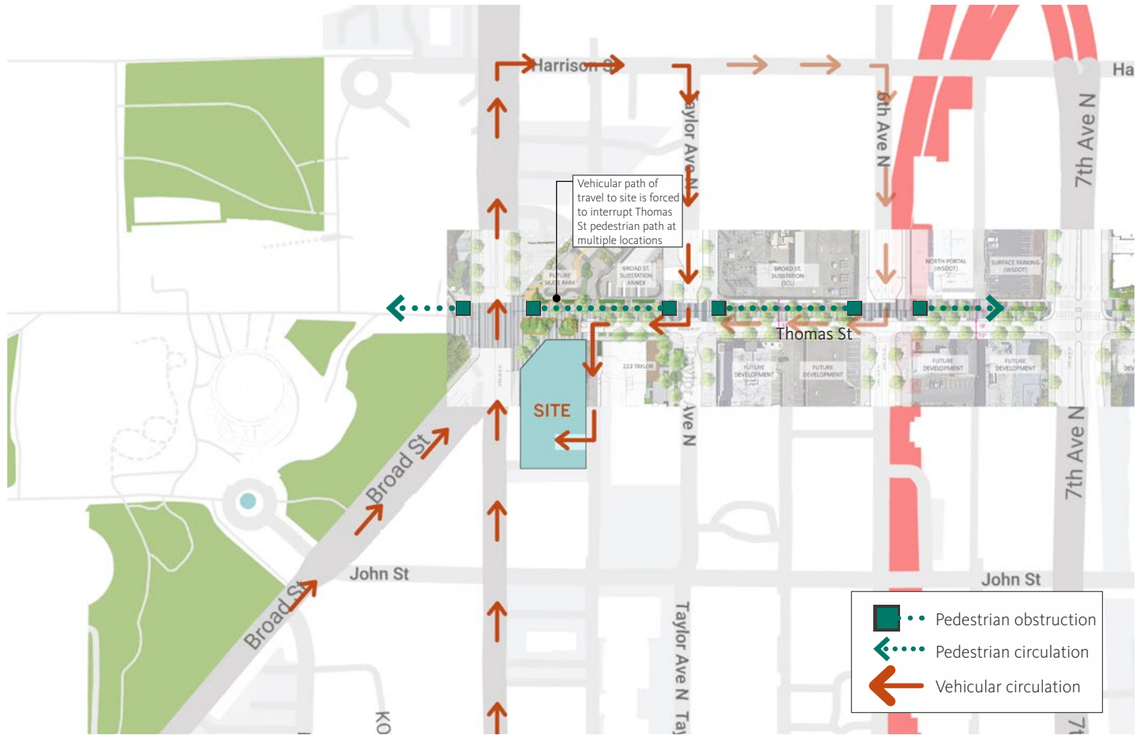




A.1 CONTEXT ANALYSIS

Site Access



Current Site Access I 2013 Thomas Green St Concept Plan



Proposed Site Access I 2019 SDOT Proposed Thomas St Redesign

A.1 CONTEXT ANALYSIS

New Concept Proposal - 2019 SDOT Prposed Thomas St. Redesign

A.1 CONTEXT ANALYSIS

Proposed Site Design - Response to 2019 SDOT Proposed Thomas St Redesign

Woonerf Style Street Between 5th Ave N & Alley

A.1 CONTEXT ANALYSIS

Aerial Views

VIEW FROM SOUTH

VIEW FROM EAST

A.1 CONTEXT ANALYSIS

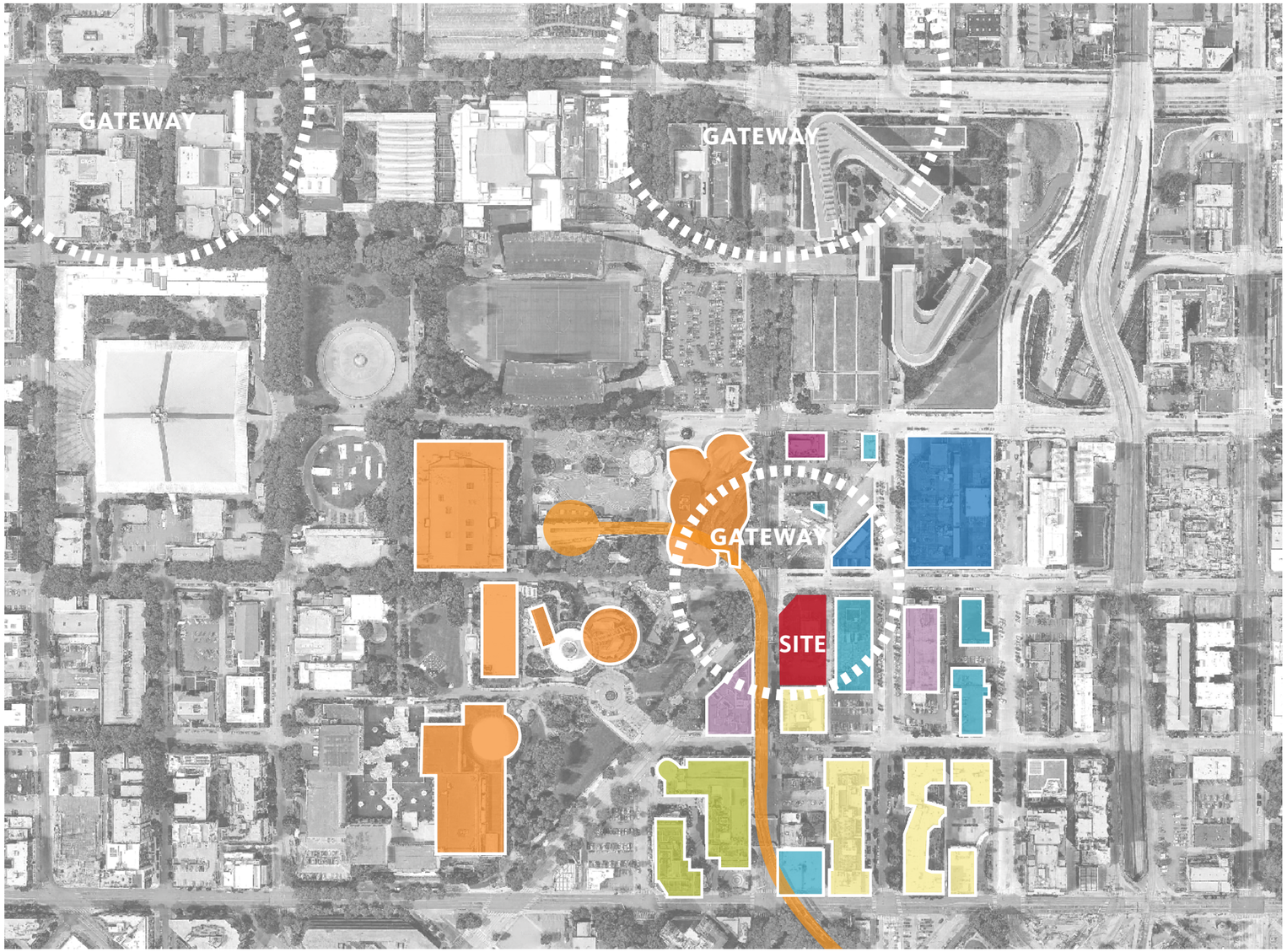
Vicinity Map

A.1 CONTEXT ANALYSIS

Neighborhood Context

The project exists in a special place - the eastern edge of Seattle Ccenter. The unique proximities this affords is a fantastic opportunity to rethink the experiences and connections that can be made here. With residential Queen Anne to the north, South Lake Union to the east, and Downtown Seattle to the south, this location is “ten minutes to everywhere”. Additionally, the waterfront and other major attractions are just a few minutes away.

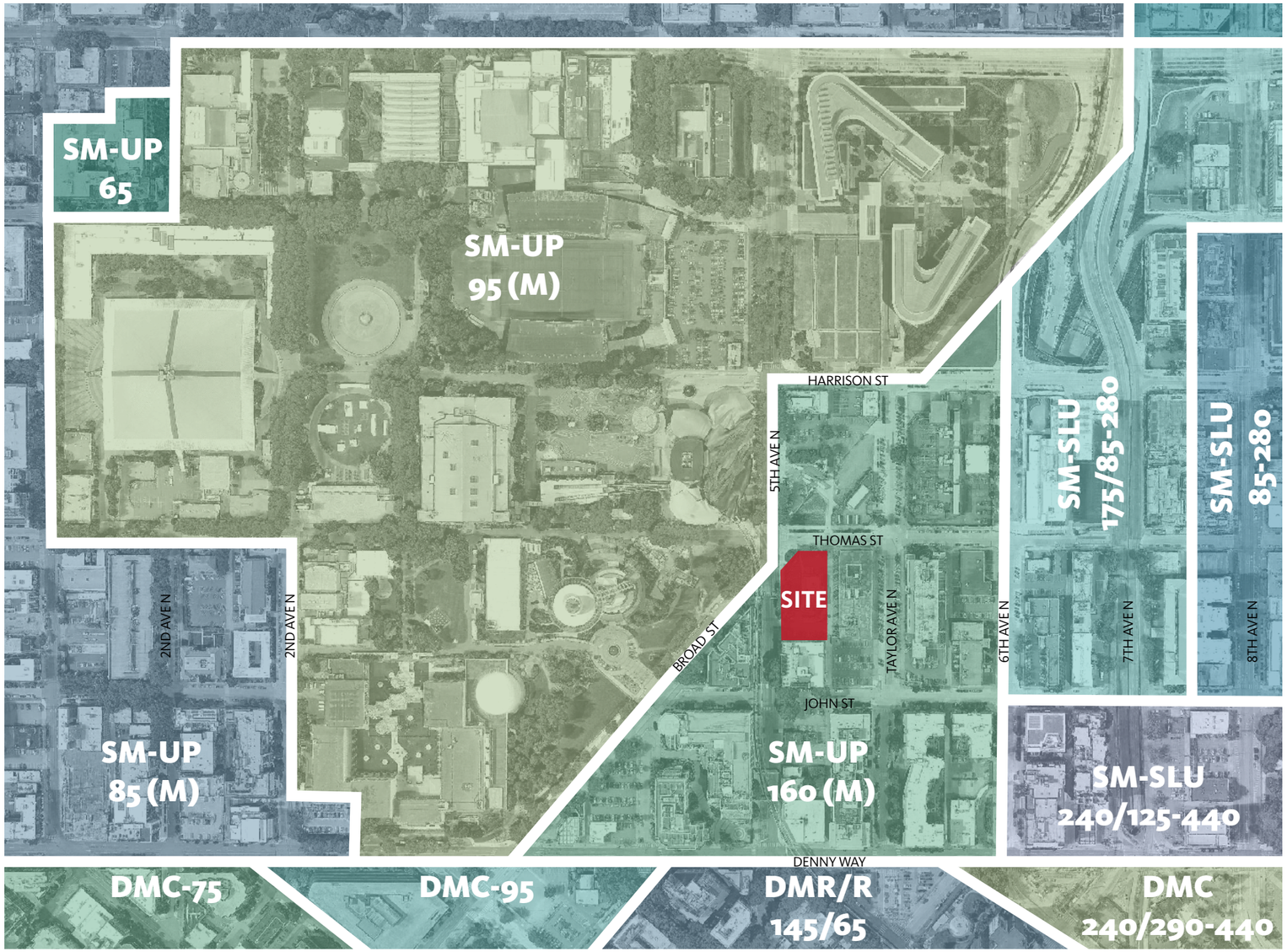
The adjacent structures are a unique collection of World’s Fair landmark buildings, mid-rise residential buildings, hotels, and low-rise office buildings. The proposed project will include office space in the upper levels, with street level retail and restaurants that will increase pedestrian interaction with the neighborhood beyond Seattle Center.



A.1 CONTEXT ANALYSIS

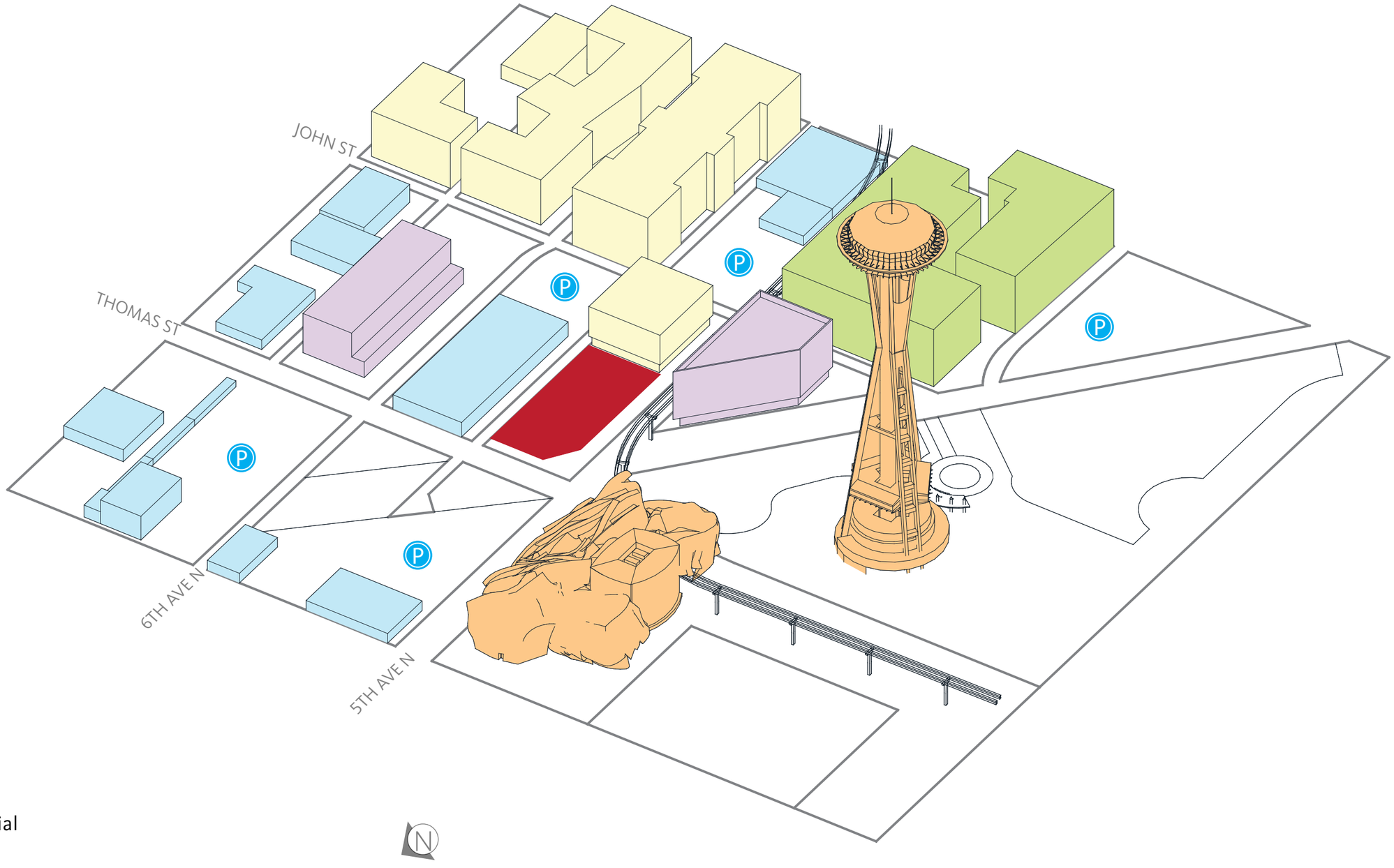
Zoning Map

The project is located across the street from Seattle Center in the Seattle Mixed Uptown 160 zone (SM-UP-160(M)). It covers approximately two-thirds of a half block at the north west corner, where Thomas St., 5th Ave N. and Broad Street meet. Directly across the Broad St. and 5th Ave. N intersection is the adjacent zone SM-UP 95.



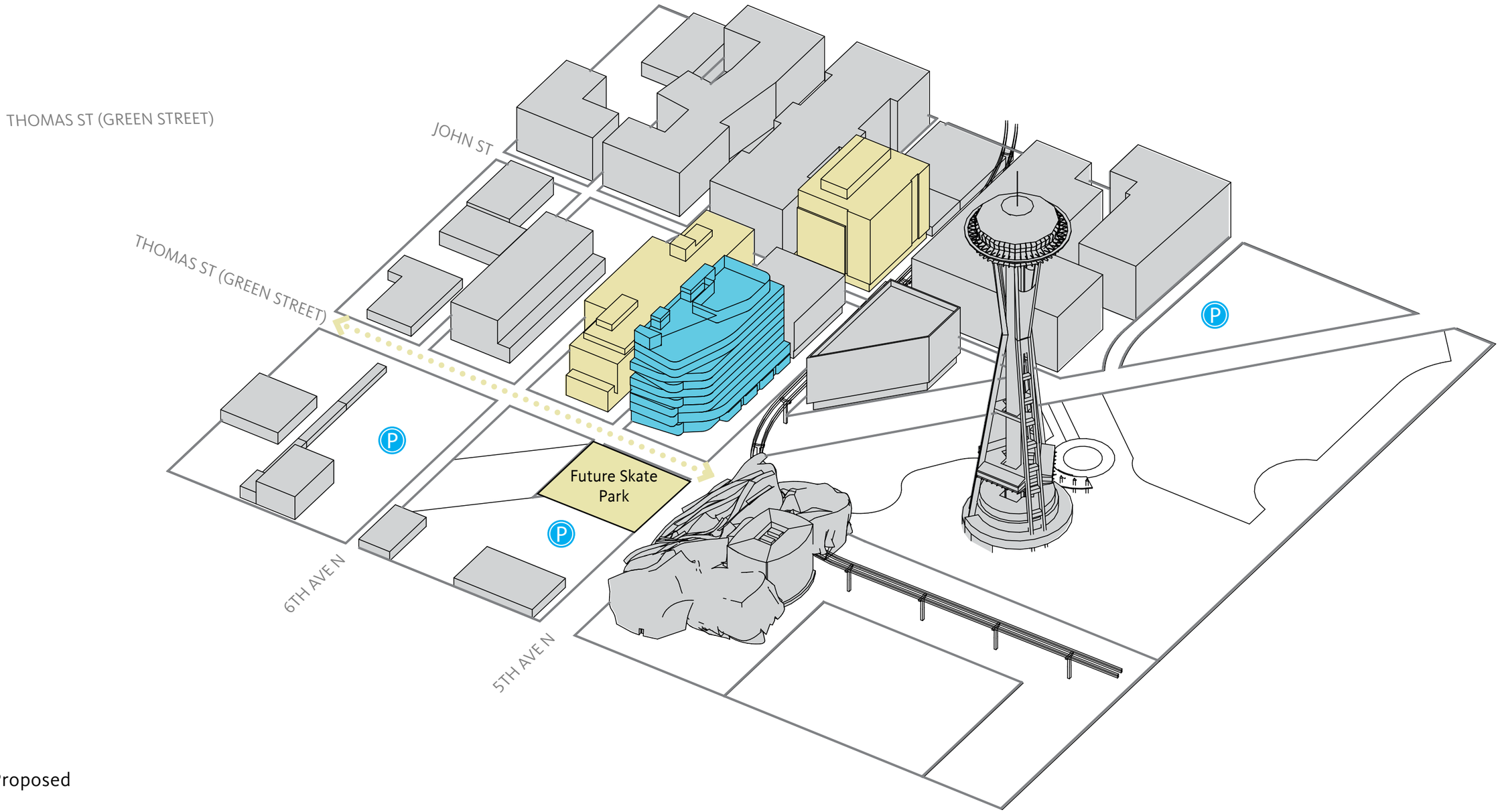
A.1 CONTEXT ANALYSIS

Existing Massing + Uses



A.1 CONTEXT ANALYSIS

Proposed and Under Construction



A.1 CONTEXT ANALYSIS

Surrounding Buildings

- Landmark
- Hotel
- Office
- Residential
- Retail & Residential
- Seattle City Light
- Vacant Building

① 400 Broad St - the Space Needle
- Observation Tower
- 605 ft

② 325 5th Ave N - Museum of Pop Culture
- Museum
- 3 Floors

③ 140 4th Ave N - KOMO Plaza
- Residential & Retail
- 6 Floors

④ 101 Taylor Ave N - The Century
- Residential
- 8 Floors

⑤ 206 5th Ave N - Aperture On Fifth Apartments
- Residential
- 6 Floors

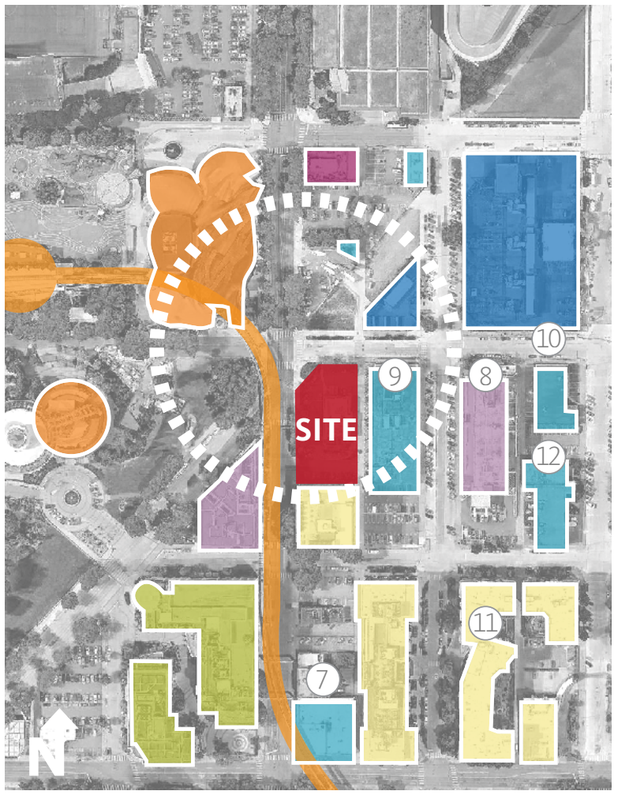
⑥ 201 5th Ave N - Hyatt House
- Hotel
- 8 Floors

The project site serves as the Gateway to the lively atmosphere of the Seattle Center.

A.1 CONTEXT ANALYSIS

Surrounding Buildings

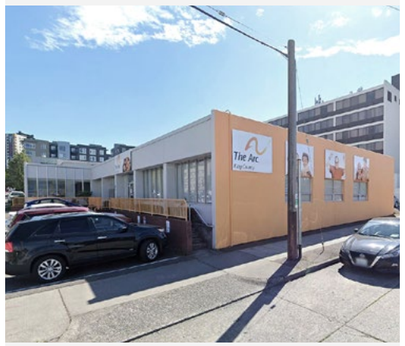
- Landmark
- Hotel
- Office
- Residential
- Retail & Residential
- Seattle City Light
- Vacant Building



7 500 Denny Way - Law Offices of Carol L Edward & Associates
- Office
- 1 Floor

8 Executive Inn by the Space Needle
- Hotel
- 5 Floors

9 223 Taylor Ave N - TW Telecom Inc
- Office
-2 Floors



10 233 6th Ave N - The Arc of King County
- Office
- 1 Floor

11 1800 Terry - 100 Taylor Ave N
- Residential
- 6 Floors

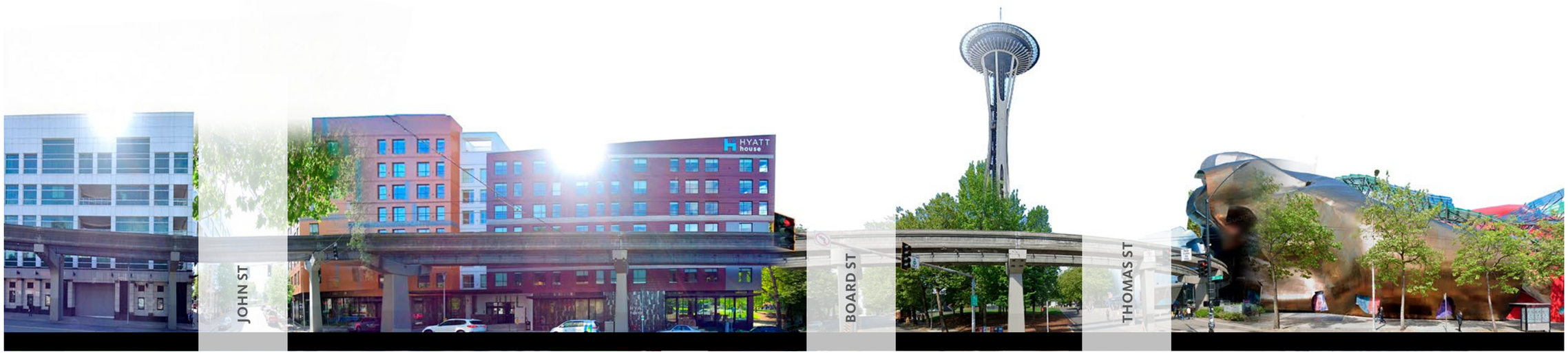
12 215 6th Ave N - Site Workshop
- Office
- 2 Floors

The urban fabric to the North & East of the site is dominated by office with intermittent residential and hospitality. Our site should aim to animate street level to a greater degree with retail and pedestrian spaces.

A.1 CONTEXT ANALYSIS

Streetscape Photo-montage

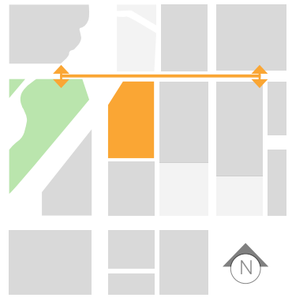
5TH AVENUE NORTH, FACING EAST



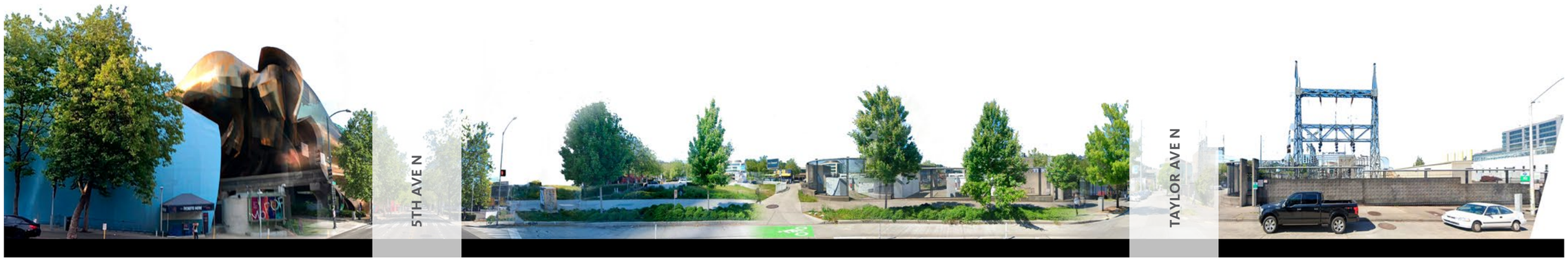
5TH AVENUE NORTH, FACING WEST

A.1 CONTEXT ANALYSIS

Streetscape Photo-montage



5TH AVENUE NORTH, FACING EAST



5TH AVENUE NORTH, FACING WEST

A.2 PRIORITY DESIGN GUIDELINES

Summary of Early Public Outreach

Comments from Early Public Outreach

• Building
One attendee inquired what type of building is being constructed at this location.

• Design
One attendee inquired how the building will be oriented toward the street.

• Height
One attendee inquired how tall the building will be, why the project team is not reaching the full allowable height and what leads to that decision.

• Landscape
One attendee inquired whether the south buffer landscape will be visible from ground level, and whether the trees on-site will be knocked down.

• Rooftop
One attendee inquired what will be put on the rooftop of the building.

• Set-Backs.
One attendee inquired where the building edge will go.

Comments from Uptown Land Use Committee

• Site & Context
-The proposed concept design was well received by LURC members
-The proposed office entry location along 5th Ave N is appropriate and supported by LURC.
-Parking garage entry off the alley was well received.

• Sense of Place
-The design team is aware of the importance of the corner and has proposed incorporating a corner plaza and enhanced open space which works well based on its location
- The "preferred" architectural massing presented has a pleasant design

• Public Life + Connectivity
-Retail: Current design reflects attractive, well design retail on both 5th Ave N and Thomas St. LURC members appreciated the proposed design gestures
-Uptown LURC encourages streetscapes that respond to unique conditions which needs to be addressed
-The entry along 5th Ave N should be designed to encourage human interaction at the sidewalk level
-**Design entries must be pedestrian friendly and design team should review the Uptown-specific guidelines identified in PL3**

• Architectural Design
-The proposed preferred design is appropriate and supported by UP-LURC. Noted was the need for architecture detail as the design progresses.
- The design team described the inclusion of vertically placed amenity spaces including a visible roof deck, a prominent exterior staircase that is meant to interplay with the skate park.
-LURC members found the preferred scheme to have interesting massing at the corner with a very different and playful architectural language. LURC has long championed architectural diversity and interesting, different looking buildings – to better reflect the adjacent arts and culture uses.

A.3 ZONING DATA

LAND USE CODE SECTION	TITLE	PROVISION	RESPONSE
SMC 23.48.005	USES	A. ALL USES AREA PERMITTED EXCEPT THOSE PROHIBITED. D. STREET LEVEL USES REQUIRED AT DESIGNATED PEDESTRIAN STREETS.	A. THE PROPOSED USES OF OFFICE, RETAIL AND ACCESSORY PARKING ARE PERMITTED. D. 5TH AVENUE NORTH IS DESIGNATED AS CLASS 1 PEDESTRIAN STREET AND WILL COMPLY WITH THE REQUIRED STREET USE REQUIREMENT
SMC 23.48.705	USES FOR SEATTLE MIXED - UPTOWN	B. FLEXIBLE-USE PARKING IS PROHIBITED	B. PROPOSAL DOES NOT PROVIDE FLEXIBLE-USE PARKING.
SMC 23.48.020	FLOOR AREA RATIO (FAR)	B. FLOOR AREA EXEMPT FROM FAR CALCULATIONS INCLUDE: - UNDERGROUND STORIES OR PORTIONS OF STORIES: - PORTIONS OF A STORY THAT EXTEND NO MORE THAN 4 FEET ABOVE EXISTING OR FINISHED GRADE, EXCLUDING ACCESS (SEE 23.86.007.A&B, MEASUREMENTS, FOR REFERENCE OF CEILING ABOVE GRADE); - 3.5 PERCENT OF THE TOTAL CHARGEABLE GROSS FLOOR AREA FOR MECH EQUIPMENT ALLOWANCE, WHETHER ENCLOSED OR NOT.	B. SEE SHEET G2-003 FOR CHARGEABLE BUILDING AREA SUMMARY.
SMC 23.48.710	TRANSPORTATION MANAGEMENT PROGRAMS (TMP)	A. TMP REQUIRED IF PROPOSAL IS EXPECTED TO GENERATE 50 OR MORE EMPLOYEE SOV TRIPS.	A. THE PROPOSAL WILL PROVIDE A TRANSPORTATION MANAGEMENT PLAN.
SMC 23.48.720	FAR IN SM-UP ZONES	A. TABLE A FOR 23.48.720, SM-UP ZONES FAR LIMITS: - BASE FAR = 5; MAX. FAR = 7 FOR NON-RESIDENTIAL USES THAT DO NOT EXCEED 125' C4. STREET-LEVEL USES PER 23.48.005.D MEETING STANDARDS OF 23.48.040.C ARE EXEMPT FROM FAR CALCULATIONS.	A. SEE SHEET G2-003 FOR CHARGEABLE BUILDING AREA SUMMARY. C4. THE PROPOSAL PROVIDES STREET-LEVEL USES ON 5TH AVE
SMC 23.48.021	EXTRA FLOOR AREA IN SEATTLE MIXED ZONES	A1. DEVELOPMENT SEEKING EXTRA FLOOR AREA UNDER 23.48.025 SHALL PROVIDE PUBLIC AMENITIES PER STANDARDS OF 23.48.021 AND 23.58A INCENTIVE PROVISIONS. IF IN LOCAL INFRASTRUCTURE PROJECT AREA, EXTRA FLOOR AREA TO BE ACHIEVED PER 23.48.021.C. C2. TO ACHIEVE EXTRA NON-RESIDENTIAL FLOOR AREA WITHIN LOCAL INFRASTRUCTURE PROJECT AREA, NON-RESIDENTIAL USE GREATER THAN 100 FEET TO: ACHIEVE 75% AREA WITH AFFORDABLE HOUSING / CHILD CARE OR HOUSING TDR; AND, ACHIEVE 25% WITH REGIONAL DEVELOPMENT CREDITS. D. DEVELOPMENTS CONTAINING ANY EXTRA FLOOR AREA ARE TO: MEET THE GREEN BUILDING STANDARD; AND, TO PROVIDE A TRANSPORTATION MANAGEMENT PROGRAM (TMP).	A1. THE PROPOSAL IS LOCATED WITHIN A LOCAL INFRASTRUCTURE PROJECT AREA AND SEEKS EXTRA FLOOR AREA BY PROVIDING PUBLIC AMENITIES AS REQUIRED BY 23.48.021 AND CHAPTER 23.58.A. D. THE PROPOSAL WILL SEEK LEED (V4) GOLD CERTIFICATION AND WILL PROVIDE A TRANSPORTATION MANAGEMENT PROGRAM PER 23.48.710.
SMC 23.48.722	EXTRA FLOOR AREA IN SM-UP 160 ZONE	A1. ACHIEVE 65% OF EXTRA FLOOR AREA FOR AFFORDABLE HOUSING AND CHILD CARE PER 23.58A.024; AND 35% OF ACQUIRING OPEN SPACE, LANDMARK, OR VULNERABLE MASONRY STRUCTURE TDR/TDP PER 23.48.723 AND 23.58A.042 OR PROVIDE OPEN SPACE AMENITIES PER 23.48.724 AND 23.58A.040	SEE G2-003 FOR CALCULATION OF EXTRA FLOOR AREA
SMC 23.48.723	TDR & TDP IN SM-UP 160 ZONE	TDR MAY BE USED TO GAIN EXTRA NON-RESIDENTIAL FLOOR AREA PER 23.58A.042	
SMC 23.48.724	EXTRA FLOOR AREA FOR OPEN SPACE AMENITIES IN SM-UP 160 ZONE	A. EXTRA FLOOR AREA MAY BE GAINED BY PROVIDING OPEN SPACE AMENITIES PER 23.58A.040 & SUBJECT TO LIMITS & CONDITIONS ER 23.48.722 & 23.48.724 B. ELIGIBLE OPEN SPACE AMENITIES INCLUDE GREEN STREET IMPROVEMENTS; GREEN STREET SETBACK & MID-BLOCK CORRIDOR C. OPEN SPACE AMENITIES SHALL COMPLY WITH APPLICABLE DEVELOPMENT STANDARDS PER 23.58A.040	SEE G2-003 FOR CALCULATION OF EXTRA FLOOR AREA

LAND USE CODE SECTION	TITLE	PROVISION	RESPONSE
SMC 23.58A.040	BONUS FLOOR AREA FOR OPEN SPACE AMENITIES	C.1.a. PERFORMANCE OPTION SHALL PROVIDE THE AMENITY ON THE SAME LOT AS THE DEVELOPMENT USING THE BONUS FLOOR AREA C3.b. 5 SF OF BONUS FLOOR AREA FOR 1 SF OF QUALIFYING GREEN STREET SETBACK AREA(5:1) C3.c. 5 SF OF BONUS FLOOR AREA FOR 1 SF OF QAULIFYING GREEN STREET IMPROVEMENT AREA(5:1) C5.c.3.b. GREEN STREET SETBACK SHALL BE CONTINUOUS FOR THE LENGTH OF GREET STREET FRONTAGE; MIN 50% OF SETBACK SHALL BE LANDSCAPED C5.d. GREEN STREET IMPROVEMENT SHALL MEET THE CITY-APPROVED STREETSCAPE CONCEPT PLAN OR OTHER DESIGN DOC APPROVED BY THE DIRECTOR	SEE G2-003 FOR CALCULATION OF EXTRA FLOOR AREA
SMC 23.48.025	STRUCTURE HEIGHT	C2. OPEN RAILINGS, PLANTERS, SKYLIGHTS, CLERESTORIES, GREENHOUSES, PARAPETS AND FIREWALLS MAY EXTEND 4 FEET ABOVE MAX. HEIGHT. C4. FEATURES SUCH AS STAIR PENTHOUSES, MECHANICAL EQUIPMENT AND COVERED OR ENCLOSED COMMON AMENITY MAY EXTEND 15 FEET ABOVE MAX. HEIGHT (COVERAGE NOT TO EXCEED 20% / 25%). C7. FEATURES LISTED UNDER C4 AND C5 ABOVE MAY INCREASE TO 65% OF ROOF AREA IF: ALL MECHANICAL EQUIPMENT IS SCREENED; NO ROOFTOP FEATURES ARE CLOSER THAN 10 FEET TO THE ROOF EDGE. C9. MECHANICAL EQUIPMENT AND ELEVATOR PENTHOUSES TO BE SCREENED WITH FENCING WALL ENCLOSURES OR OTHER STRUCTURE.	PROPOSED STRUCTURE COMPLIES. SEE 01/G2-101
SMC 23.48.732	MAX STRUCTURE WIDTH & DEPTH IN SM-UP ZONES	A. MAX WIDTH & DEPTH OF A STRUCTURE IS 250' EXCLUDING BELOW GRADE OR PARTIALLY BELOW GRADE STORIES THAT DON'T EXTEND >4' ABOVE SIDEWALK	PROPOSED STRUCTURE COMPLIES
SMC 23.48.735	UPPER-LEVEL SETBACK REQUIREMENT IN SM-UP ZONE	A. STRUCTURE GREATER THAN 45' ALONG 5TH AVE N REQUIRES A SETBACK OF AVERAGE 10' FROM LOT LINE B. HORIZONTAL PROJECTIONS SUCH AS DECKS, BALCONIES WITH OPEN RAILINGS ARE PERMITTED TO EXTEND TO MAX. 4' INTO THE SETBACK PER EXHIBIT A FOR 23.48.735	PROPOSED STRUCTURE COMPLIES. SEE 01/G2-101
SMC 23.48.040	STREET-LEVEL DEVELOPMENT STANDARDS	A.1. PRIMARILY PEDESTRIAN ENTRANCE IN SM-UP ZONE IS REQUIRED TO FACE A CLASS-1 PEDESTRIAN STREET(5TH AVE N) B. IN THE SM-UP ZONE, TRANSPARENCY REQUIREMENTS APPLY TO STREET-FACING FACADE BETWEEN 2 AND 8 FEET ABOVE THE SIDEWALK. B.1.a. ON CLASS 1 PEDESTRIAN STREETS(5TH AVE N) & NEIGHBORHOOD GREEN STREETS(THOMAS ST) IN SM-UP ZONE, MIN. 60% OF STREET FACING FACADE MUST BE TRANSPARENT B2.a. ON CLASS 1 PEDESTRIAN STREETS(5TH AVE N) & NEIGHBORHOOD GREEN STREETS(THOMAS ST) IN SM-UP ZONE, BLANK FACADES ARE LIMITED TO SEGMENTS 15 FEET WIDE. MAY BE INCREASED TO 30 FEET IF DETERMINED BY DIRECTOR. TOTAL WIDTH NOT TO EXCEED 40% OF THE STREET-FACING FACADE WIDTH C. WHERE STREET LEVEL USES ARE REQUIRED(5TH AVE N), 75%MIN. OF THE APPLICABLE STREET LEVEL , STREET-FACING FACADE SHALL BE OCCUPIED PER 23.48.005.D.1. MIN 13' HIGH, 30' DEEP REQUIRED FOR STREET-LEVEL USES	A.1 PROJECT PRIMARILY PEDESTRIAN ENTRANCE WILL FACE 5TH AVE N B. SEE 03 & 04/G2-101 FOR DIAGRAM

A.3 ZONING DATA

LAND USE CODE SECTION	TITLE	PROVISION	RESPONSE
SMC 23.48.740	STREET-LEVEL DEVELOPMENT STANDARDS IN SM-UP ZONES	A. STANDARDS OF 23.48.040 APPLY TO CLASS 1 AND CLASS 2 PEDESTRIAN STREETS AND NEIGHBORHOOD GREEN STREETS AS SHOWN ON MAP A FOR 23.48.740. A1. STREET FACING FACADE ABUTTING CLASS 1 PEDESTRIAN STREET SHALL BE BUILT TO STREET LOT LINE FOR A MIN. 70% OF FACADE LENGTH PROVIDED THAT ANY REQUIRED OUTDOOR AMENITY AREA, OTHER REQUIRED OPEN SPACE OR USABLE OPEN SPACE PER 23.48.740.B AND 23.48.740.C IS EXCLUDED FROM THE TOTAL AMOUNT OF FRONTAGE REQUIRED. A3. STREET-FACING FACADE ALONG GREEN STREET MAY BE SET BACK UP TO 12' PROVIDED THAT THE SETBACK AREA IS LANDSCAPED PER 23.48.055.A.2; ADDITIONAL(UP TO 30%) SETBACKS ARE PERMITTED PROVIDED THE SETBACK IS LOCATED >20' FROM STREET CORNER B. USABLE OPEN SPACE NOT REQUIRED FOR LOTS LESS THAN 30,000 SF	A. 5TH AVE N IS DESIGNATED AS CLASS I PEDESTRIAN STREET; THOMAS STREET IS GREEN STREET A3. SETBACK PROVIDED ON THOMAS STREET, SEE 05/G2-101 B. LOT SIZE IS UNDER 30,000 SF, USABLE OPEN SPACE IS NOT REQUIRED
SMC.23.48.745	UPPER-LEVEL DEVELOPMENT STANDARD IN SM-UP 160 ZONES	STRUCTURES IN SM-UP 160 ZONE THAT EXCEED 125' ARE SUBJECT TO UPPER LEVEL DEVELOPMENT STANDARDS PER 23.48.745	NOT APPLICABLE
SMC.23.48.750	OPEN SPACE REQUIREMENT FOR OFFICE USES IN SM-UP ZONE	A. 20 SQUARE FEET OPEN SPACE REQUIRED FOR EACH 1,000 SQUARE FEET OF GROSS OFFICE SPACE(IF THE SM-UP PROJECT EXCEEDS 95' IN HEIGHT AND >85,000SF OFFICE USE) B. OPEN SPACE MAY BE PROVIDED ON-SITE OR OFF-SITE. B1.a OPEN SPACE TO MEET REQUIREMENTS OF 23.48.740.B AND IS ACCESSIBLE TO ALL OCCUPANTS OF THE BUILDING. B1.b. OPEN SPACE PROVIDED ONSITE PER THIS REQUIREMENT IS ELIGIBLE FOR AMENITY FEATURE BONUSES PER 23.48.021 WHEN THE FOLLOWINGS ARE MET: MINIMUM HORIZONTAL DIMENSION OF 20'; THE SPACE IS DIRECTLY ACCESSIBLE TO PEDESTRIANS FROM STREET; AND, THE SPACE IS AVAILABLE DURING NORMAL BUSINESS HOURS	B. SEE SHEETS 05 & 06/G2-101 FOR OPEN SPACE AREA CALCULATION.
SMC.23.48.055	LANDSCAPING AND SCREENING STANDARD	A2. 0.30 OR GREATER LANDSCAPE GREEN FACTOR SCORE REQUIRED. D. STREET TREES REQUIRED AS DETERMINED BY THE DIRECTOR AND DIRECTOR OF TRANSPORTATION.	A2. SEE SHEET LA.01 FOR LANDSCAPE GREEN FACTOR CALCULATION . D. SEE SHEETS LA.03 & LA.05 FOR STREET TREES PROVIDED.
SMC.23.48.755	SCREENING	B. EXCEPT PER 23.48.085.B, PARKING ABOVE STREET LEVEL ON CLASS 1 AND 2 PEDESTRIAN STREETS SHALL BE SCREENED, AND IS NOT PERMITTED AT STREET LEVEL UNLESS SEPARATED FROM THE STREET BY OTHER USES.	NOT APPLICABLE
SMC.23.48.065	NOISE AND ODOR STANDARDS	A. NOISE STANDARDS SUBJECT TO 23.47A.018. B. ODOR STANDARDS SUBJECT TO 23.47A.020.	
SMC.23.48.075	LIGHT AND GLARE STANDARDS	LIGHT AND GLARE STANDARDS SUBJECT TO 23.47A.022.	
SMC.23.48.080	REQUIRED PARKING AND LOADING	A. OFF-STREET MOTOR VEHICLE PARKING SPACES AND BICYCLE PARKING ARE REQUIRED PER 23.54.015. B. LOADING BERTHS ARE REQUIRED PER 23.54.035.	A. MOTOR VEHICLE OFF-STREET PARKING PER TABLE A.II. J FOR 23.54.015, II. NON-RESIDENTIAL USE, NO MIN. PARKING REQUIREMENTS FOR URBAN CENTER. SEE SHEET G2-004 FOR BICYCLE PARKING SUMMARY. B. PROPOSAL PROVIDES 3 LOADING BERTHS (LOW DEMAND TYPE OF USE)
SMC 23.48.085	PARKING AND LOADING LOCATION, ACCESS AND CURB CUTS	B2. DUE TO PHYSICAL SITE CONDITIONS SUCH AS TOPOGRAPHIC OR GEOLOGIC CONDITIONS, PARKING PERMITTED IN STORIES THAT ARE PARTIALLY BELOW AND ABOVE STREET LEVEL WITHOUT STREET SEPARATION BY OTHER USES IF: DOES NOT ABUT A CLASS 1 PEDESTRIAN STREET; IS SCREENED FROM VIEW FROM THE STREET; AND, STREET-FACING FACADE IS ENHANCED. D. IF LOT ABUTS MORE THAN ONE R.O.W., PARKING LOCATION AND ACCESS TO BE DETERMINED BY THE DIRECTOR. IF LOT ABUTS AN ALLEY, PARKING / LOADING ACCESS TO BE FROM ALLEY. OTHERWISE MOST TO LEAST PREFERRED ACCESS AS FOLLOWS: UNDESIGNATED STREET; CLASS 2 PEDESTRIAN STREET; CLASS 1 PEDESTRIAN STREET; NEIGHBORHOOD GREEN STREET. E. ACCESS LIMITED TO ONE TWO-WAY CURB CUT, OR TWO ONE-WAY CURB CUTS.	D. PROPOSED PROJECT HAS ALLEY-ACCESSED GARAGE ENTRY & LOADING
SMC 23.48.780	REQUIRED PARKING IN UPTOWN URBAN CENTER	B. MAX OFFICE PARKING LIMITED TO ONE PARKING SPACE PER EVERY 1,000 SF OF GROSS FLOOR AREA IN OFFICE USE.	B. SEE SHEET G2-004 FOR PROPOSED VEHICLE PARKING COUNT.
SMC 23.48.785	PARKING LOCATION, ACCESS AND CURB CUTS	A. PARKING ABOVE STREET LEVEL OF A STRUCTURE SHALL MEET SECTION 23.48.785	NOT APPLICABLE.
SMC 23.54.015	REQUIRED PARKING (BICYCLE)	K. MINIMUM REQUIRED OFF-STREET BICYCLE PARKING PER 23.54.015 TABLE D BASED ON GROSS FLOOR AREA. AFTER FIRST 50 SPACES, REQUIREMENT DROPS TO 1/2 THE RATIO OF TABLE D. - OFFICE & LAB, R&D: LONG-TERM 1 PER 2,000 SF / SHORT-TERM 1 PER 10,000 SF SALES AND SERVICES: LONG-TERM 1 PER 4,000 SF / SHORT-TERM 1 PER 2,000 SF EATING & DRINKING: LONG-TERM 1 PER 5,000 SF/ SHORT-TERM 1 PER 1,000 SF K.8. TWO SHOWERS ARE REQUIRED FOR EVERY 100,000 SF OF	K. SEE SHEET G2-004 LAND USE CODE - DIAGRAMS FOR BICYCLE PARKING SUMMARY.
SMC 23.54.030	PARKING SPACE & ACCESS STANDARDS	L.2 ELECTRIC VEHICLE CHARGING INFRASTRUCTURE: MIN. 10% OF NON RESIDENTIAL PARKING SHALL BE EV-READY. L.6 AT LEAST ONE ACCESSIBLE PARKING SPACE SHALL BE EV-READY	SEE SHEET A1.1P1 FOR EV-READY STALLS PROVIDED
SMC 23.54.035	LOADING BERTH REQUIREMENTS AND SPACE STANDARDS	A.QUANTITY OF LOADING SPACES WILL BE PER TABLE A OF SECTION 23.54.035. C.1 LOADING BERTHS NOT TO BE LESS THAN 10 FEET WIDE AND PROVIDE LESS THAN 14 FEET VERTICAL CLEARANCE. C.2c. LOADING BERTH LENGTH MAY BE REDUCED TO 25 FEET FOR LOW- AND MEDIUM-DEMAND USES IF VEHICLES DO NOT EXTEND BEYOND THE PROPERTY LINE.	A. OFFICE FUNCTION IS LOW DEMAND; WITH ~173K GSF, 3 LOADIN BERTHS ARE REQUIRED AND PROVIDED. C.1 PROPOSED LOADING BERTHS ARE 10 FEET WIDE AND HAVE 14 FEET VERTICAL CLEARANCE. C.2c. PROPOSED LOADING BERTHS DO NOT EXTEND BEYOND THE PROPERTY LINE AND ARE 25 FEET IN LENGTH MINIMUM.
SMC 23.54.040	SOLID WASTE AND RECYCLABLE MATERIALS STAORAGE ACCESS	A. TABLE A 23.54.040, SHARED STORAGE SPACE REQUIRED FOR NON-RESIDENTIAL DEVELOPMENT BETWEEN 100,001 - 200,00 SF IS 275 SF F.1 GRADE OF ACCESS RAMPS TO STORAGE SPACE CANNOT EXCEED 6 PERCENT FOR CONTAINERS 2 CUBIC YARDS OR SMALLER. F.2 21 FOOT OVERHEAD CLEARANCE REQUIRED FOR CONTAINERS LARGER THAN 2 CUBIC YARDS AND COMPACTED REFUSE CONTAINERS.	A. AREA OF PROPOSED SHARED STORAGE SPACE COMPLIES WITH REQUIREMENTS. SEE A1.101. F.1 6 PERCENT RAMP GRADE IS NOT APPLICABLE AS SERVICING WILL BE COMPACTOR. F.2 THE BUILDING IS BEING SERVICED BY REAR-LOADING COMPACTORS FOR CONTAINERS LARGER THAN 2 CUBIC YARDS. A MINIMUM CLEARANCE OF 14 FEET IS REQUIRED FOR THIS OPERATION. 18 FEET OF CLEARANCE IS PROVIDED WITHIN THE LOADING/TRASH AREA.
SMC 23.58B.040	MHA - MITIGATION OF IMPACTS - PAYMENT OPTION	PER CHAPTER 23.58B TABLE B FOR 23.58B.040, ZONES WITH AN(M) SUFFIX IN THE HIGH PAYMENT CALCULATION OF CHARGEABLE FLOOR AREA IN COMMERCIAL USE	THE PROPOSAL WILL SATISFY THE MHA REQUIREMENTS BY THE PAYMENT OPTION. SEE G2-003 FOR CALCULATION

A.3 ZONING DATA

Zoning Diagram_125' 8 floors above grade
MAXIMUM ZONING ENVELOPE & CONSTRAINTS

General Site Information

- Zone: SM-UP 160
- Overall lot: 25,933SF
- Base FAR 5: 129,665 SF
- Max FAR 7: 181,531 SF
- Typical Floor Area: Tower: 22,000 SF / Podium: 24,660 SF

Open Space Requirement

- 20 SF / 1,000 SF of GSF office = open space required if (>95' high & >85k gsf office)
- About 3,850 SF - 4,000 SF

Floor area exempted from FAR calcs

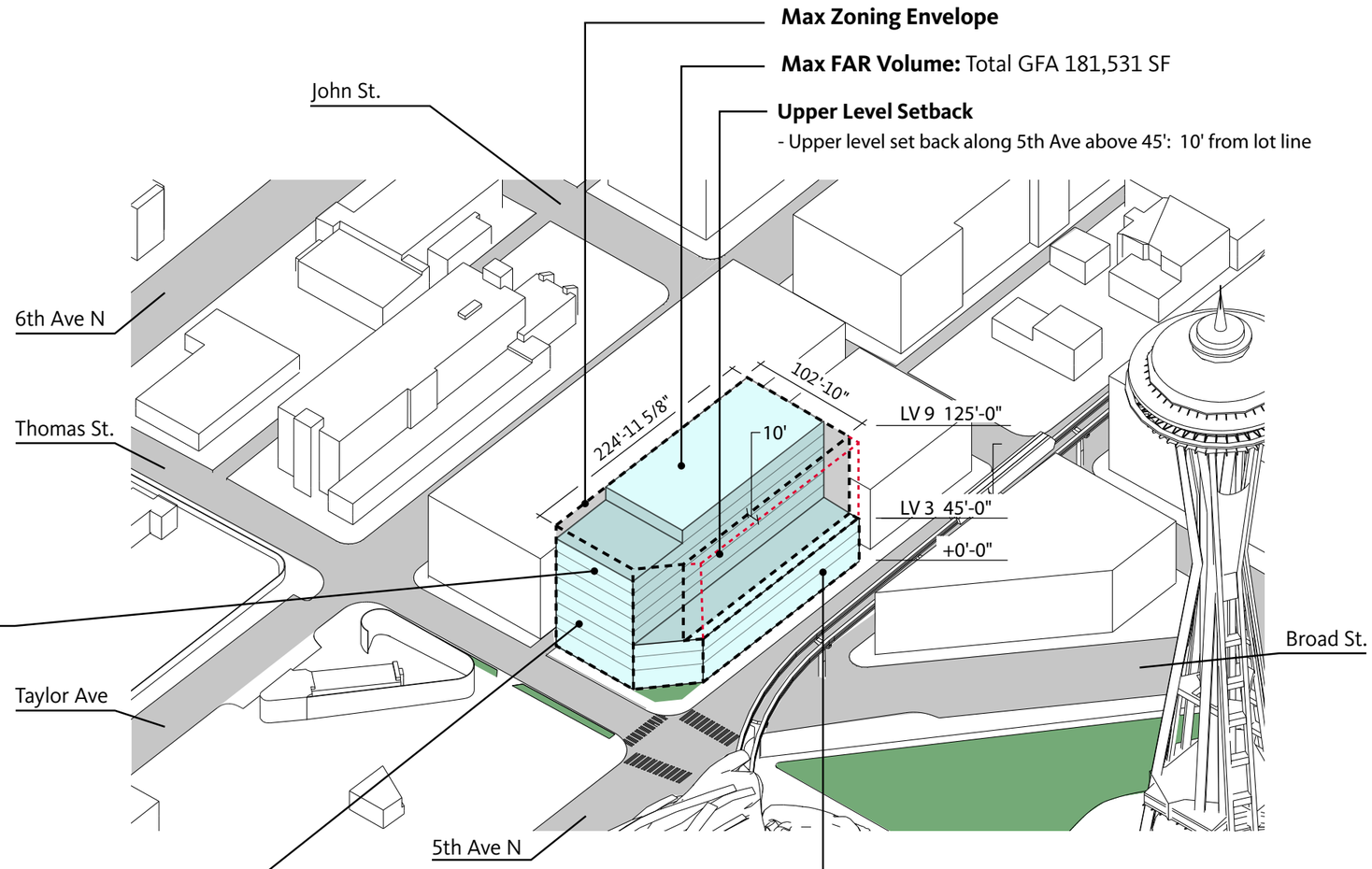
- Underground stories
- Portion of a story that extend<4' above existing or finished grade, whichever is lower, excluding access
- Mech allowance(for structure >65'), 3.5% of total chargeable GSF
- Mech equipment on the roof
- GSF for solar collectors/wind driven power generators
- Bike commuter shower facilities
- Bike parking for small efficiency dwelling units/congregate resi sleeping rooms

Rooftop Features

- Up to 4' : Railings, planters, skylights, clerestories, greenhouses, parapets, fire walls may extend up to 4' above max height limit with unlimited rooftop coverage
- Up to 15': Solar collectors, stair penthouses, mech equipment, atriums, play equipment, mesh fencing(at least 15' from edge); minor comm utilities devices, covered/enclosed common amenity area for structures >125'
- Up to 25': for structures>85': elevator penthouses
- Up to 45': for structures> 125': if servicing the rooftop open space/common recreational area, elev penthouses/mech equipment can go up to 45'. Coverage/ height requirements per 23.48.025C & 23.48.025 C4

Street Level Facade

Thomas St. (Green Street)
- 15' minimum height required
- Street facing façade may set back up to 12' from lot line if
  a. The setback is landscape(253.48.055.A.2);
  b. Additional setback allowed for up to 30% of the length of setbacked portion if this additional setback is 20' from corner
- Outdoor amenity area, other required open space or usable open space is not considered part of the setback
- Minimum 60% street facing facade (between 2'-8' height) must be transparent
- Blank façade limits: max 15' wide segments allowed(up to 30' per Director's approval); total width of blank façade= 40% of street-facing façade width
- Street-level use: min floor to floor =13' and 30' min deep from street front facade
- No required usable open space as lot is less than 30,000 sf
- No through-block pedestrian connection required as lot is less than 40,000 sf



Required Parking & Loading

- Loading Berth: low demand (office): 2
- Office: 1 space/ 1,000 SF
- Lab, R&D: 1 space/ 1,500 SF
- Eating & drinking establishments: 1 space/ 250 SF
- Bike Parking
  a. Office/lab/R&D: long term: 1/2000 sf
  short term: 1/10,000 sf
- 23.54.040 Solid Waste & Recycling material storage/access 500 sf

Street Level Facade

5th Ave (Class I Pedestrian)
- 45' minimum height required
- Primary Pedestrian entrance required to face 5th Ave
- Pedestrian street must be built to lot line for 70% of the length, excluding outdoor amenity area and required open space area
- Minimum 60% street facing facade (between 2'-8' height) must be transparent
- Blank façade limits: max 15' wide segments allowed(up to 30' per Director's approval); total width of blank façade= 40% of street-facing façade width
- Street-level use: min floor to floor =13' and 30' min deep from street front facade
- No required usable open space as lot is less than 30,000 sf
- No through-block pedestrian connection required as lot is less than 40,000 sf

Parcel A:
Lot 9, block 60, D.T. Denny's addition to North Seattle, according to the plat recorded in volume 2 of plats, page 46, in King County, Washington;
Except the west 7 feet thereof condemned for widening fifth avenue north in district court of the third judicial district of Washington territory, cause no. 7541, as provided for in City of Seattle ordinance no. 1224.

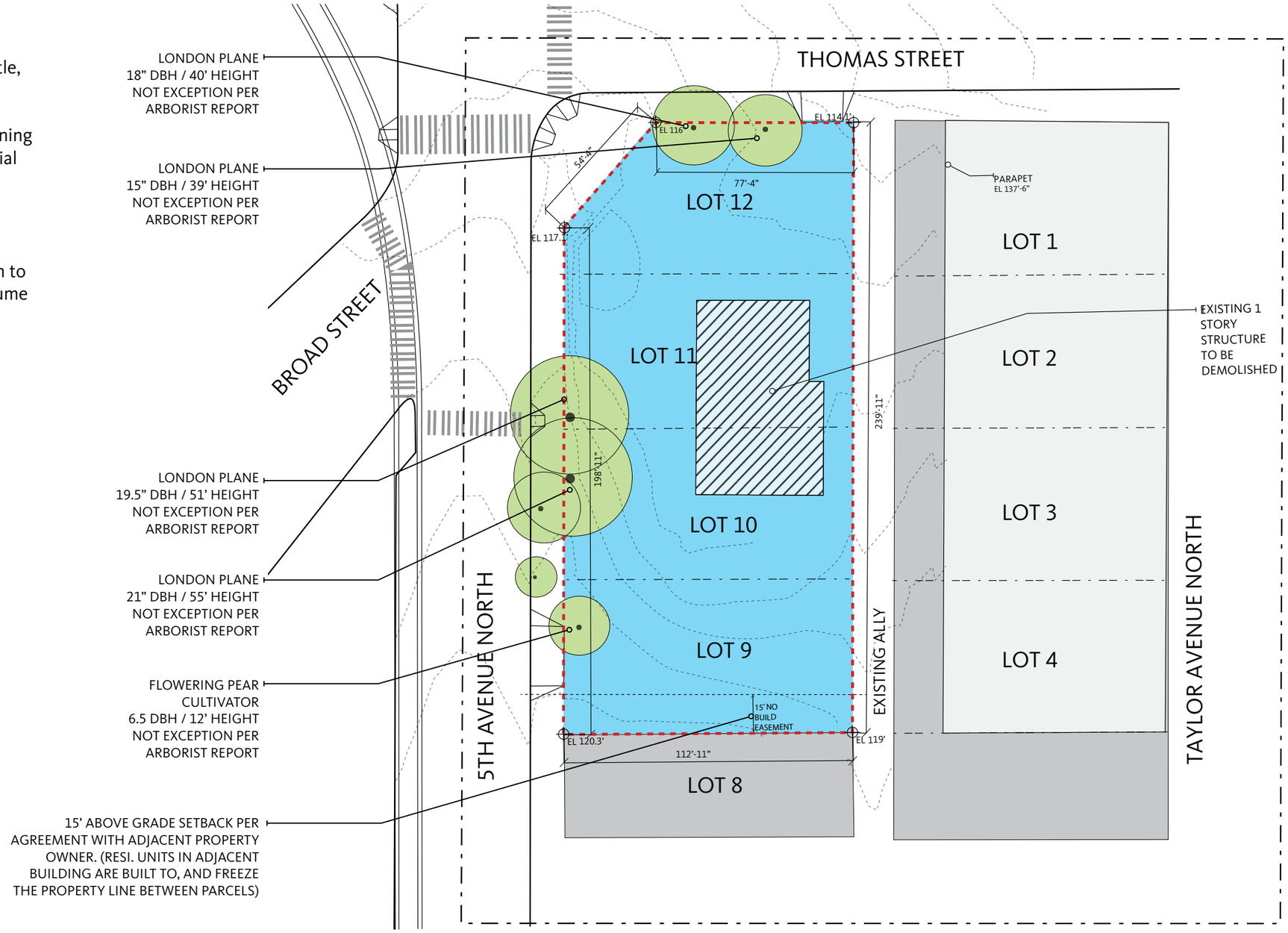
Parcel B:
Lots 10, 11 and 12 of block 60, D.T. Denny's addition to North Seattle according to the plat recorded in Volume 2 of plats, page 46, in King County, Washington;
Except the west 7 feet there of for street.

PROJECT AREA: 25,933 SF
SITE DIMENSIONS: 112'-11" X 239'-11"
CURRENT USE: FAST FOOD RESTAURANT

Property Line

Site

Existing Building (to be demolished)



A.4 PROJECT PROPOSAL

Scheme C - Vertical Village _ Preferred

CONCEPT

A dynamic form that is molded in response to the forces and flows of the site. Spaces are created that speak to both the human and urban scale.

AREA SUMMARY

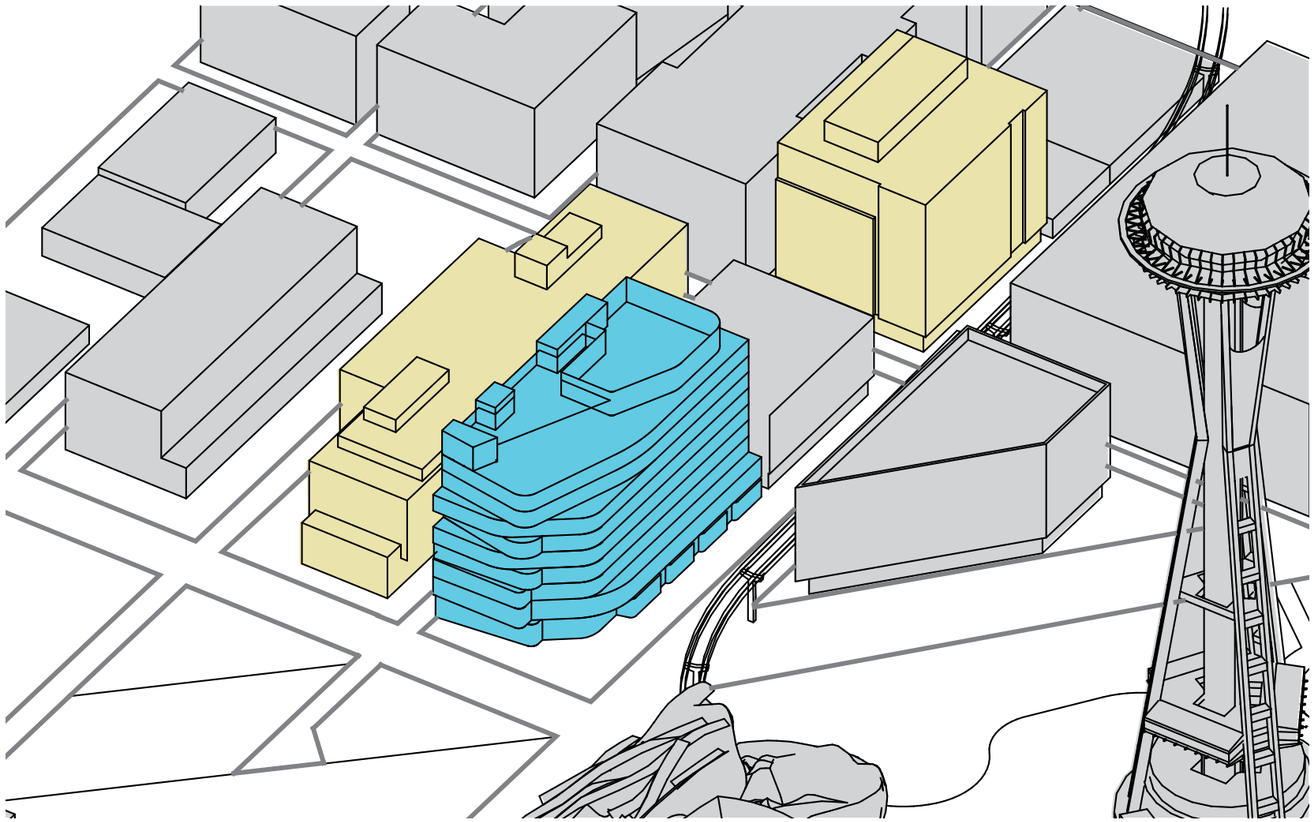
195,000 SF

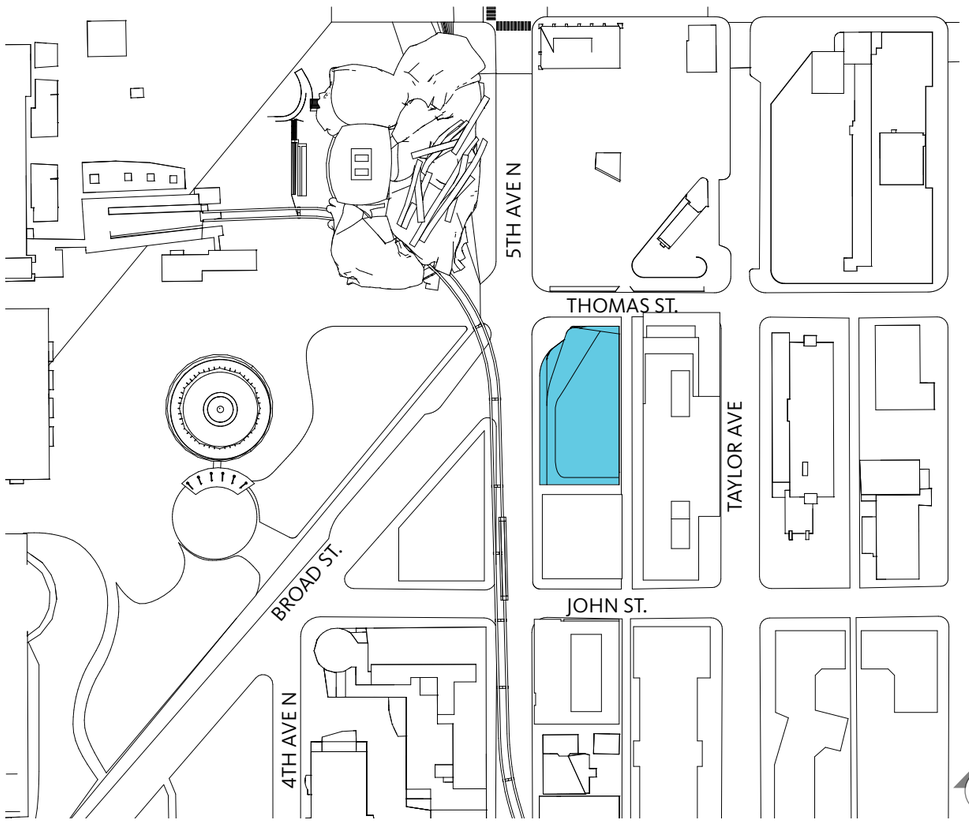
104 Parking Stalls Provided

PROS & CONS OF MASSING

Pros

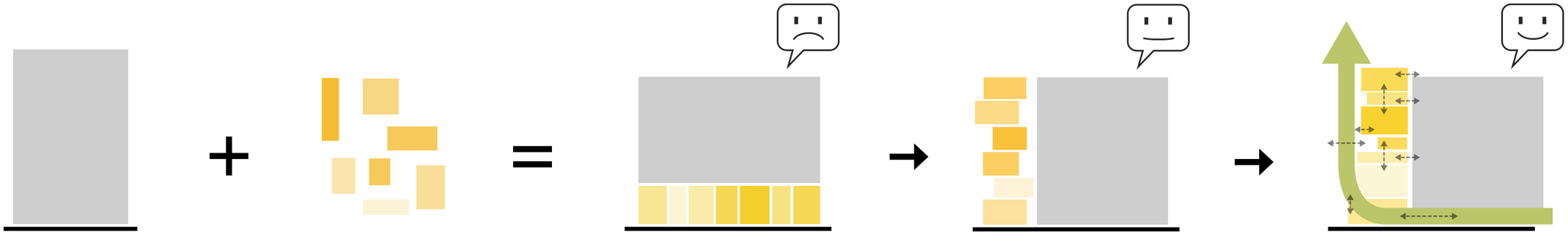
- Dynamic form responds to surrounding context
- Unique architectural expression signifies gateway
- Articulated ground floor provides a finer scale and visual interest for pedestrians
- Rooftop amenities provide visual connection to Space Needle and views of surrounding area
- Code compliant





A.4 PROJECT PROPOSAL

Diagrammatic Concept - Vertical Village



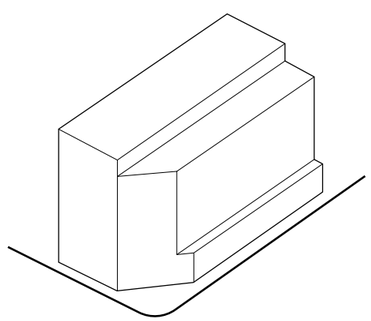
Traditional Office Building
Lacks a sense of community.

Building Amenities
Seattle Center is a complex of amenities. Let's tie into the context by also adding amenities that benefit our office tenants-health and wellness, social and gathering spaces, places to innovate, and parks in the sky. This creates an office community.

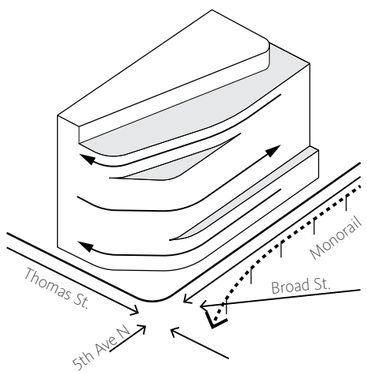
Horizontal Amenity Layout
This keeps the office community isolated to one level. Sad.

Vertical Amenity Layout
Stacked amenities become the catalyst for a vertical office community.

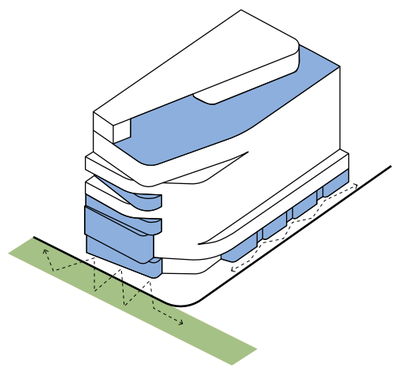
Vertical Street
Connect amenities with a ribbon of circulation. This untethers tenants from staying on their floor. Serendipitous encounters happen for every tenant in the building. All of this activity visually contributes to the green street (Thomas St).



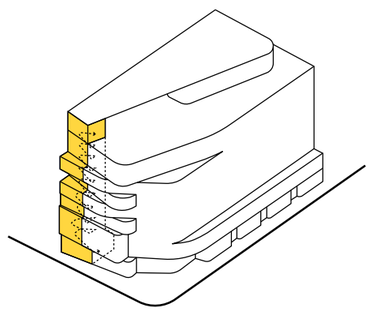
Zoning Envelope
Zoning envelope is respectd and prefered design is code compliant.



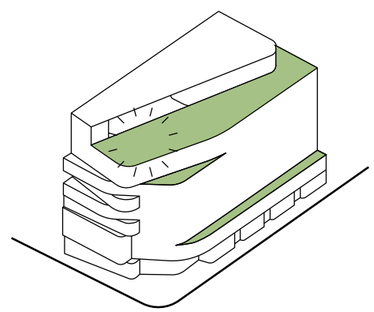
Site Influences
All of the horizontal circulation from the streets,the monorail, and the sculptural forms of the Seattle Center influence the form of the building.



Street Activation
The building amenities and retail activate both Thomas St (Green Street) and 5th Avenue.



Vertical Street
Connect amenities with a ribbon of circulation. This untethers tenants from staying on their floor. Serendipitous encounters happen for every tenant in the building.



Rooftop Amenities
Rooftop amenities provide visual connection to Space Needle and views of surrounding area.