

1001 JOHN ST

SEATTLE WA, 98109
DPD# 3020563

COMFORT LETTER
JUNE 14, 2017

WOLLINS
COLLINS
GERMAN

MACK
URBAN



PROJECT INFORMATION

ADDRESS	1001 John Street Seattle, WA 98109
PARCELS	269310-0055
DPD PROJECT #	3020563
OWNER	MACK URBAN 1411 4th Ave, Suite 500 Seattle, WA 98101 Martha Barkman 206.753.2414 mbarkman@mackurban.com
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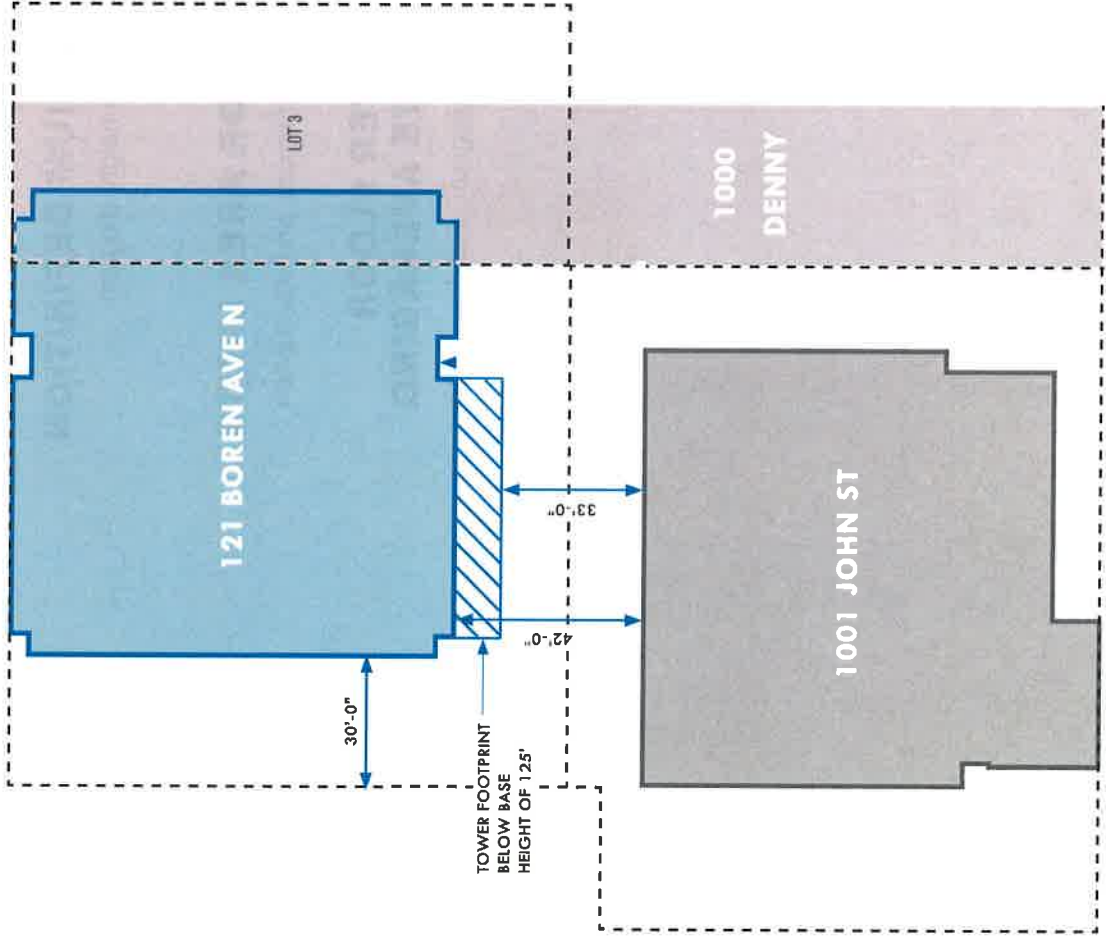
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01. TOWER SEPARATION

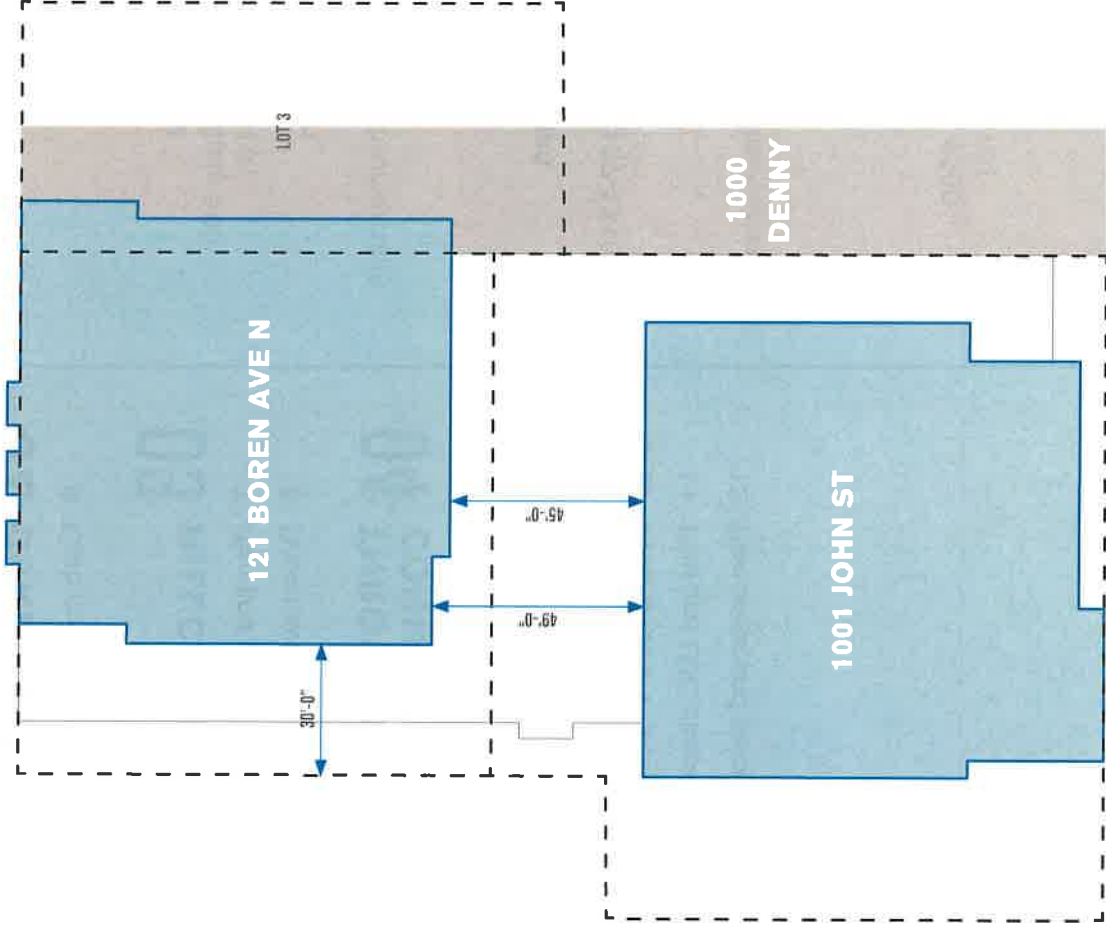
QUESTION

Given we are now a single project with 2 towers instead of two separate projects, are there any unforeseen issues with the proposed separation departure increasing from 42' to 45'?

Previous Tower Separation Plan

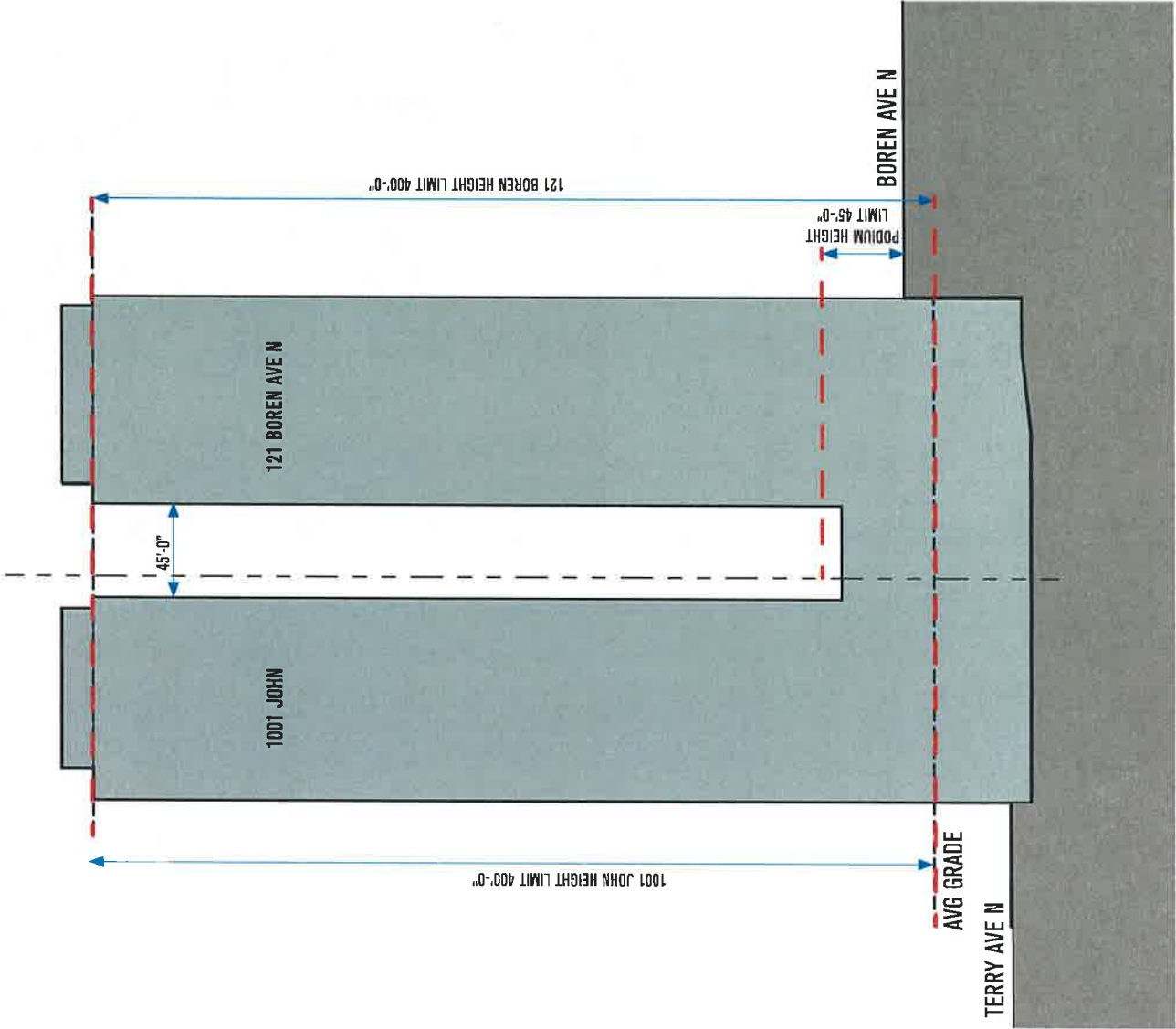


Current Tower Separation Plan

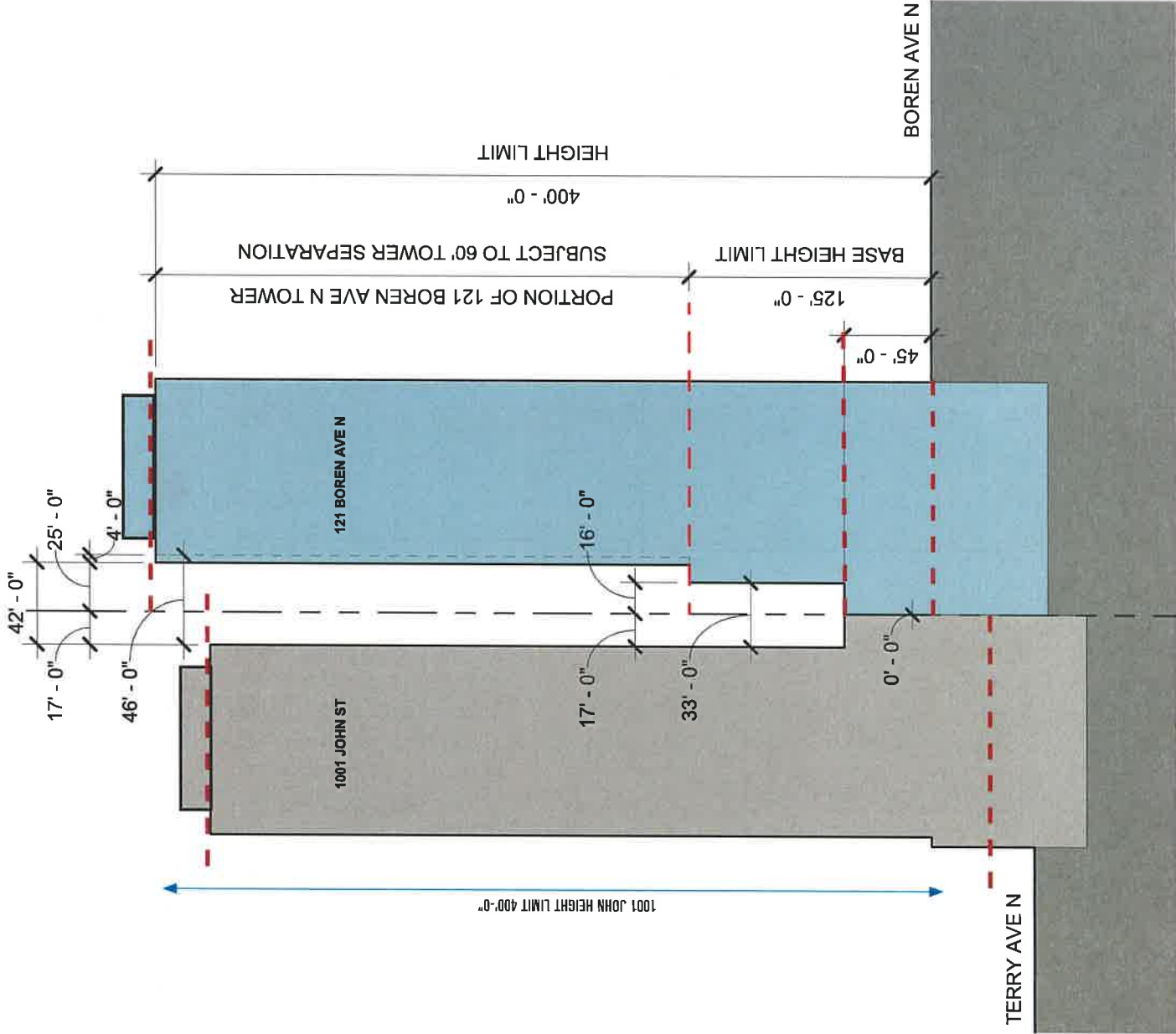


01. TOWER SEPARATION

Current Tower Separation Section



Previous Tower Separation Section

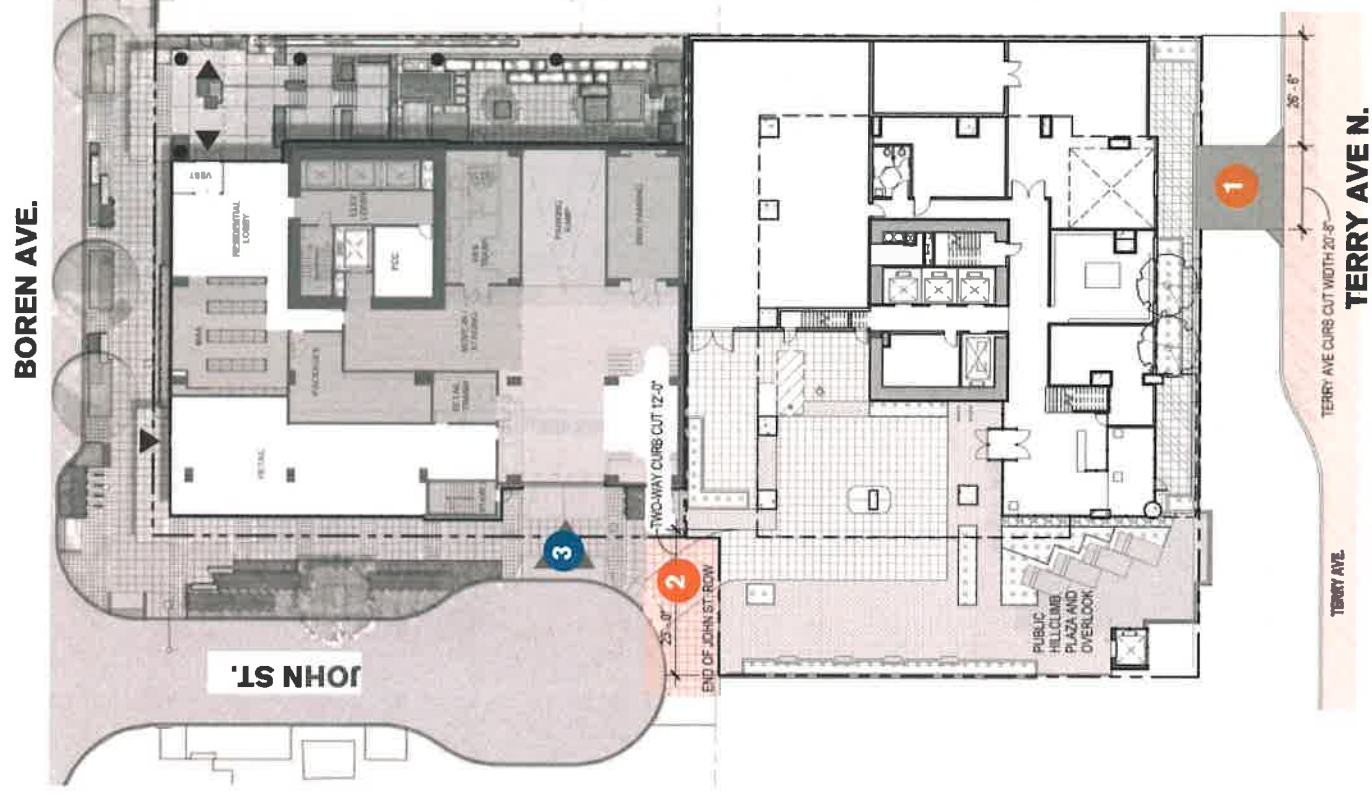


02. CURB CUTS

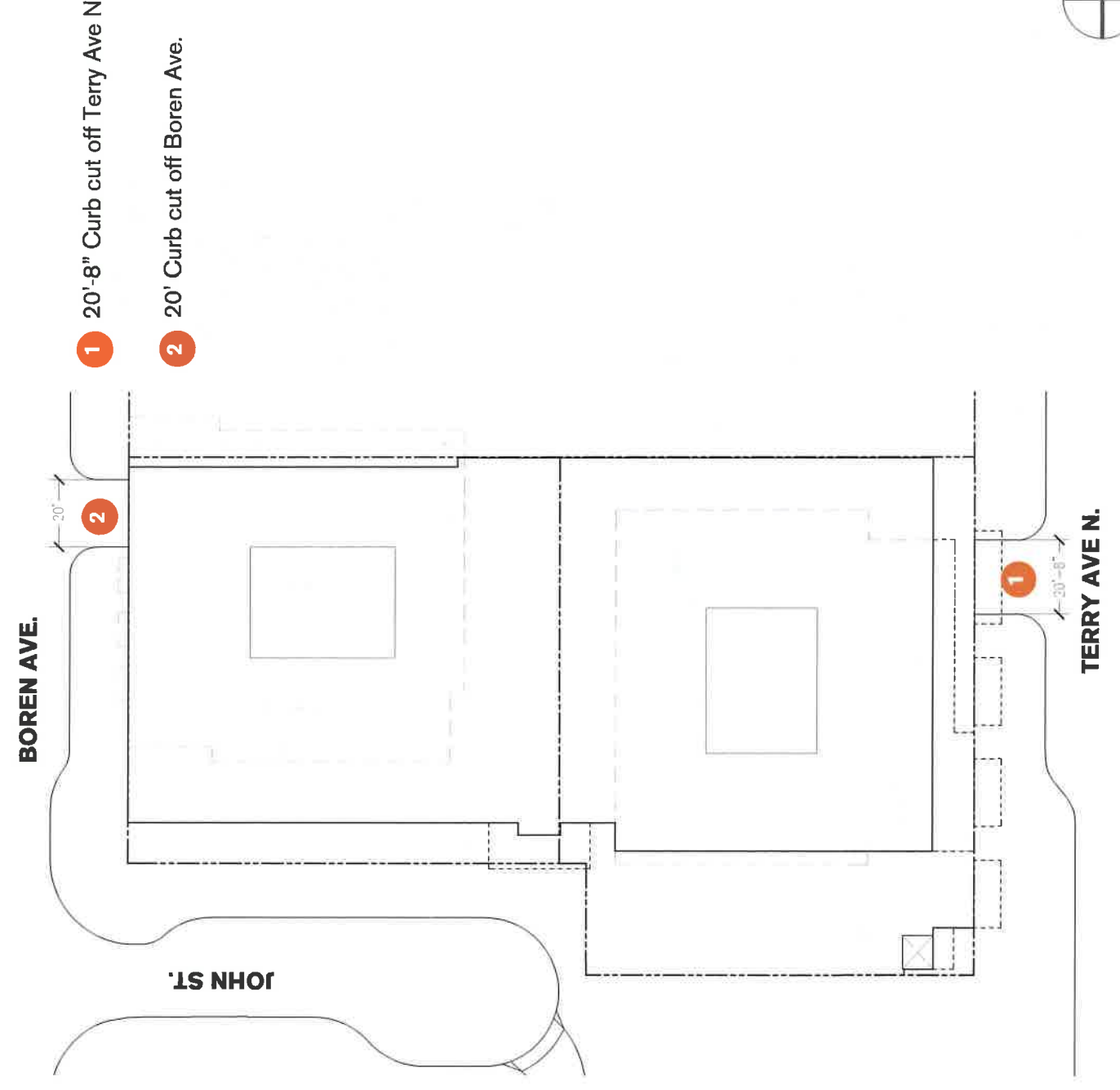
QUESTION

Beyond the design review departure, are there any additional issues with having 2 curb cuts? One off Terry Ave N. and one off Boren Ave.

Previous (Design Review Approved) Curb Cuts



Current Curb Cuts



QUESTION

Are there any issues with the proposed hillclimb location?

SLU LAND USE CODE (HILLCLIMB)

Hillclimb mid-block corridor Requirements (23.48.021.C.1.b.1)

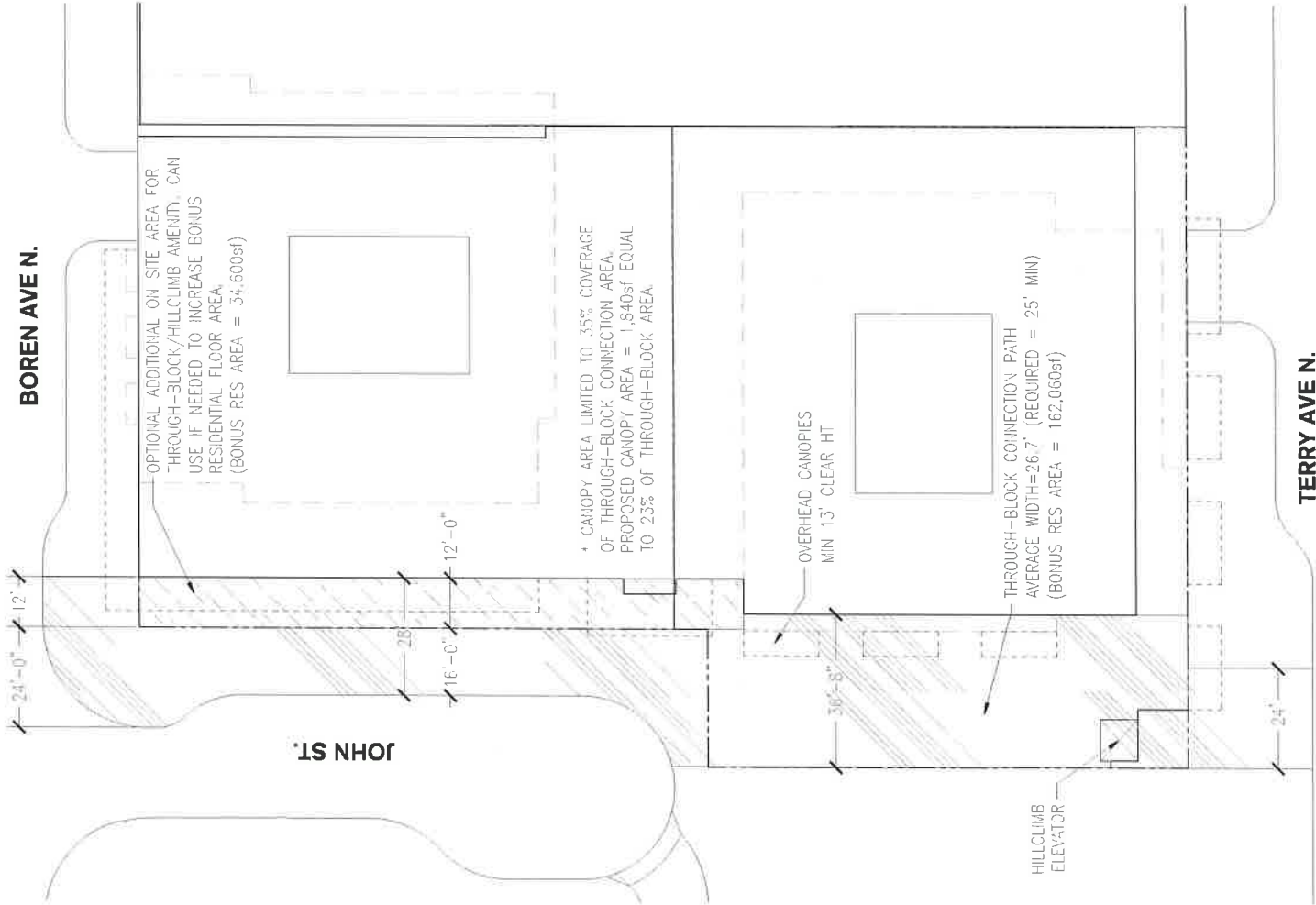
2) The amenities shall meet the general eligibility conditions for amenity features in the Downtown Amenity Standards and the standards in subsections 23.58A.040.C.4.g, 23.58A.040.C.4.h, and 23.58A.040.C.4.i; provided that the mid-block corridor, hillclimb assist and public viewpoint shall be considered open space amenity features for purposes of the general eligibility conditions for amenity features in the Downtown Amenity Standards.

4) The hillclimb assist shall:

a. be consistent with the eligibility conditions for hillclimb assists in the Downtown Amenity Standards, except that an elevator may qualify as the required mechanical conveyance.

b. be consistent with the guideline requirements for hillclimb assists in the Downtown Amenity Standards except that at least 65 percent of the travel path must be open to the sky; and any covered portions of the corridor must have a minimum height of 13 feet between the ground and any overhead projection or overhanging structure.

5) The viewpoint shall provide public views of significant natural and human-made features, and shall meet the requirements for an additional open space area abutting the mid-block corridor specified in the Downtown Amenity Standards.



DOWNTOWN AMENITY STANDARDS (HILLCLIMB)

A. Hillclimb Assist

Hillclimb assists facilitate pedestrian movement in steeply sloping areas in Downtown that have high concentrations of employment and heavy pedestrian traffic.

Eligibility Conditions

1. Continuous and direct route: The hillclimb assist must provide a continuous direct route across the block connecting parallel Avenues.	✓
2. Accessibility: The assist corridor must be accessible from the street or from a public open space that opens directly onto the sidewalk. Access to the corridor shall be at the same grade level as the sidewalk or a public open space that provides access to the sidewalk level without requiring the use of stairs. Any change in elevation shall be accommodated by ramps or gradual level changes in the floor of the open space.	✓
3. Mechanical conveyance: The hillclimb assist shall incorporate a mechanical conveyance, such as an escalator, for conveying pedestrians up at least eighty percent of the vertical distance between the elevations of the two avenues it connects. The mechanical conveyance shall be in operation during the normal operating hours of the building.	✓
4. Independent system: The mechanical conveyance of the assist shall be independent of the main internal circulation system of the project. Elevators do not qualify as the required, although a supplementary assist providing access for the physically disabled may be part of the internal circulation system of the building.	✓
Guidelines	
1. Area and dimensions: The hillclimb assist corridor should comfortably accommodate heavy volumes of pedestrians and be aligned and designed to visually communicate that a direct passageway is provided across the site for use by the general public.	✓
a. Excluding mechanical conveyances, the minimum clear dimensions of the corridor connecting the Avenues should be approximately 12 feet wide and any covered portion of the corridor should have at least 10 feet of vertical clearance.	✓
b. Most of the travel path between Avenues should be covered to provide protection from inclement weather. Covering of the corridor outside the principal structure should be transparent. (conflicts with downtown amenity standard H.5 for mid-block corridor)	? ✓

2. Street orientation: Through the location of access points and orientation on the block, integrate the hillclimb assist with pedestrian circulation patterns in the surrounding area. Promote maximum pedestrian use by providing a direct, visible path across the lot logically aligned to link with the local pedestrian network.	✓
a. Align the assist with other through-block assists or existing pedestrian crosswalks, and, whenever possible, link with transit stations to develop an integrated network of pedestrian routes and assists.	✓
b. Consider major pedestrian destinations in the surrounding area to orient hillclimb corridors with likely paths of pedestrian movement.	✓
3. Access: Entrances to the assist should be clearly visible, inviting and directly accessible from the street.	✓
a. Access points may be completely open or may be enclosed with clear, transparent doors and glazing. Identification of public access to the assist should be prominently displayed.	✓
b. The minimum height of entrances to the hillclimb assist should be approximately twelve feet, and the minimum width approximately 15 feet.	✓
4. Landscaping and furnishings: Required landscaping within the assist corridor, including artwork, should enhance the space without conflicting with pedestrian movement. The major element of the hillclimb assist is the mechanical conveyance, which should be visually prominent. Wherever possible, opportunities for views from the assist should be considered in the design and siting of the assist route.	✓
a. Excluding the area occupied by the mechanical conveyance, a minimum of approximately fifteen percent of the area of the hillclimb assist corridor should be landscaped.	✓
b. Provide seating along the hillclimb assist corridor, with approximately one lineal foot of seating for every 30 square feet of area eligible for bonus.	✓
5. Natural lighting: To enhance the quality of the space and avoid a tunnel effect, the corridor should have as much access to natural light as possible. At a minimum, approximately one quarter of the length of the corridor should have access to natural light, either through transparent covering, windows. and/or skylights.	✓

QUESTION

Is the proposed location of the through-block connection acceptable? Do we need a departure or a type 1 decision based the proposed location?

SLU LAND USE CODE (THROUGH-BLOCK)

Through Block Connection Requirements (23.48.240.H)

2) The amenities shall meet the general eligibility conditions for amenity features in the H. Through-block pedestrian connections for large lot developments

1. A through-block pedestrian connection meeting the standards of subsection 23.48.240.F.2 is required in the SM-SLU 85/65-125, SM-SLU 85-240, SM-SLU 85/65-160, SM-SLU 160/85-240, and SM-SLU 240/125-400 zones for development described as follows:

a. Within the block defined as the area enclosed by street rights-of-way, the lot area of the development is a minimum of 60,000 square feet, except that the area of lots separated only by an alley right-of-way may be combined for the purposes of calculating the minimum required lot area;

b. The lot area of the development abuts the two north/south avenues for a minimum linear distance of 120 feet along each avenue.

2. The required through-block pedestrian connection shall meet the following development standards:

a. A continuous pedestrian passageway shall extend across the development lot to both abutting avenues. The alignment of the pedestrian connection and the point at which it intersects each avenue shall be no closer than 100 feet to an east-west street abutting the block, and the connection at the avenues shall be accessible at grade level from the sidewalk.

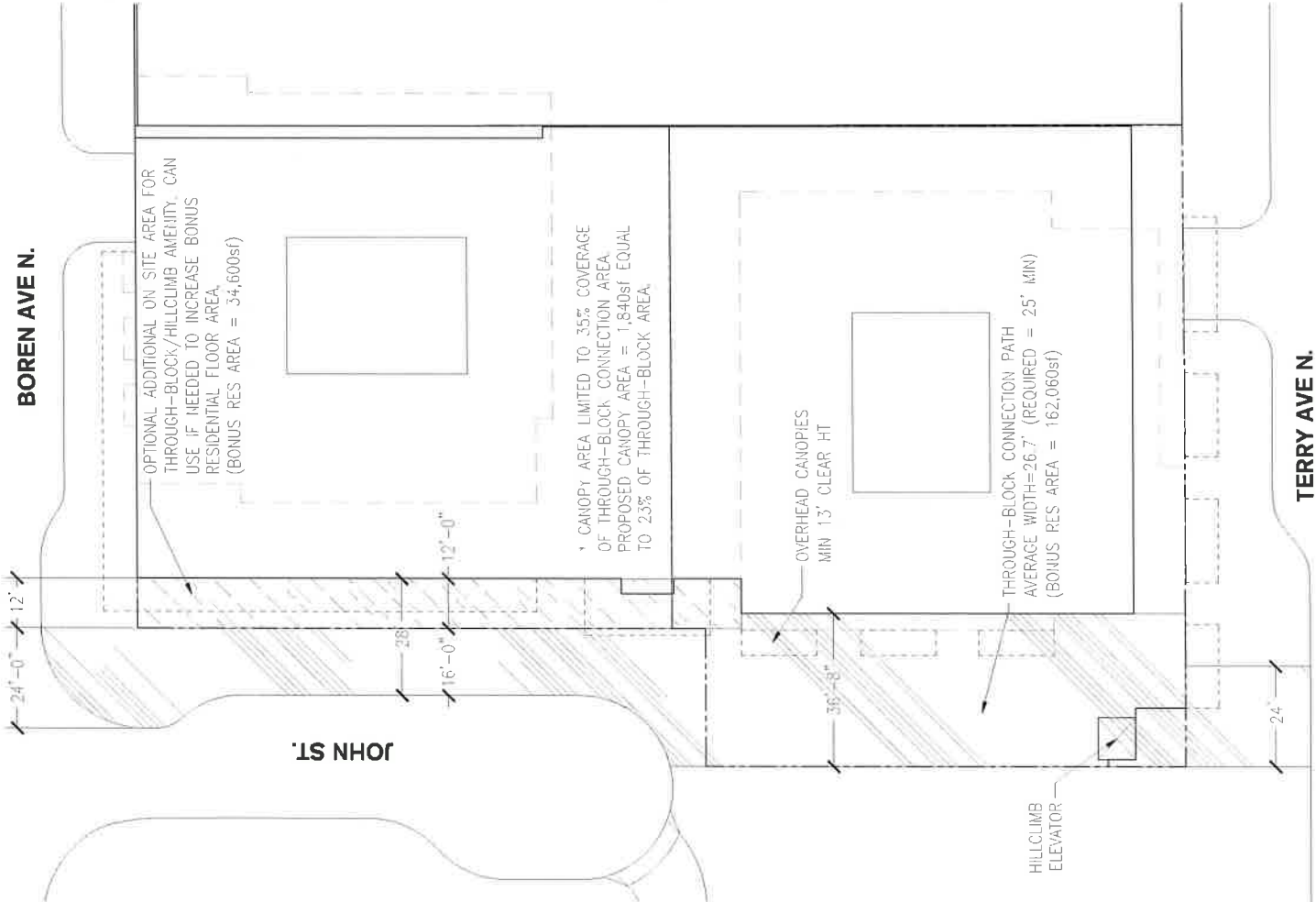
b. The required pedestrian connection shall have an average width of 25 feet and a minimum width of 15 feet. Any segment of the pedestrian passage that is covered from side to side shall have a minimum width of 20 feet.

c. The pedestrian passage shall be open to the sky, except that up to 35 percent of the length of the passageway may be covered and enclosed, provided the minimum height of covered portions is 13 feet. Unenclosed area of the pedestrian connection may be counted as required open space; and

d. If the pedestrian passage crosses an alley, the alley right-of-way shall be improved to ensure pedestrian safety and to reinforce the relationship between portions of the passageway on either side of the alley.

3. The Director may allow modifications or waiver from the standards for though-block pedestrian connections as a Type I decision, if the applicant demonstrates that alternative treatments will better serve the development by enhancing pedestrian comfort and promoting greater use of the connection. (Do we need a Type I decision or a departure for it's location?)

4. For development providing a through-block pedestrian connection on blocks with an alley, the allowed FAR from any lot included in the development may be transferred to any other lot of the development across the alley, provided the receiving site is in a SM-SLU zone.



04. THROUGH-BLOCK CONNECTION

DOWNTOWN AMENITY STANDARDS (HILLCLIMB)

H. Mid-block Corridor

Mid-block corridors are intended to provide open space and pedestrian circulation across extremely long blocks located in the Downtown Urban Center east of Interstate 5. Eligibility Conditions

1. Location: The mid-block corridor must be located a minimum of 200 feet from the nearest street that is oriented generally north-south. (Proposed corridor connects N/S streets)

2. Access

a. Each end of the corridor must be directly accessible from the sidewalk, including access for persons with disabilities.

b. The corridor must be improved with a surface and necessary drainage so as to be suitable for pedestrian use in all seasons.

3. Size Requirements:

a. The average width of the corridor must be at least 25 feet, and its minimum width must be at least 15 feet. Any corridor segment that is fully covered from side to side must be at least 20 feet in width.

b. There must be at least one additional open space area on the lot that abuts the mid-block corridor and has an area of at least 1,500 square feet and a minimum horizontal dimension of 30 feet.

4. Configuration: The mid-block corridor shall be provided at ground level, except that in order to provide level open spaces on steep lots, some separation of multiple levels may be allowed, provided they are physically and visually connected and there is access for persons with disabilities through the entire corridor.

5. Coverage: At least 65 percent of the mid-block corridor must be open to the sky; and any covered portions of the corridor must have a minimum height of 13 feet between the ground and any overhead projection or overhanging structure. (conflicts with downtown amenity standard guideline 1.b for Hillclimb Assist)

Guidelines

1. Landscaping and Furnishings

a. Approximately 35 percent of the open space area required in subsection H.3.b above should be landscaped.

b. Approximately 1 lineal foot of seating should be provided for every 200 square feet of the open space required in subsection H.3.b above.

c. The open space required in subsection H.3.b above should be open to the sky, except that up to 20 percent of the it may be covered to accommodate activities that complement use of the space and make it more comfortable and usable, such as retail kiosks or overhead weather protection.

2. Lighting: The corridor must include sufficient lighting to provide visible and safe passage for pedestrians during all hours that the corridor is available for public use.

QUESTION

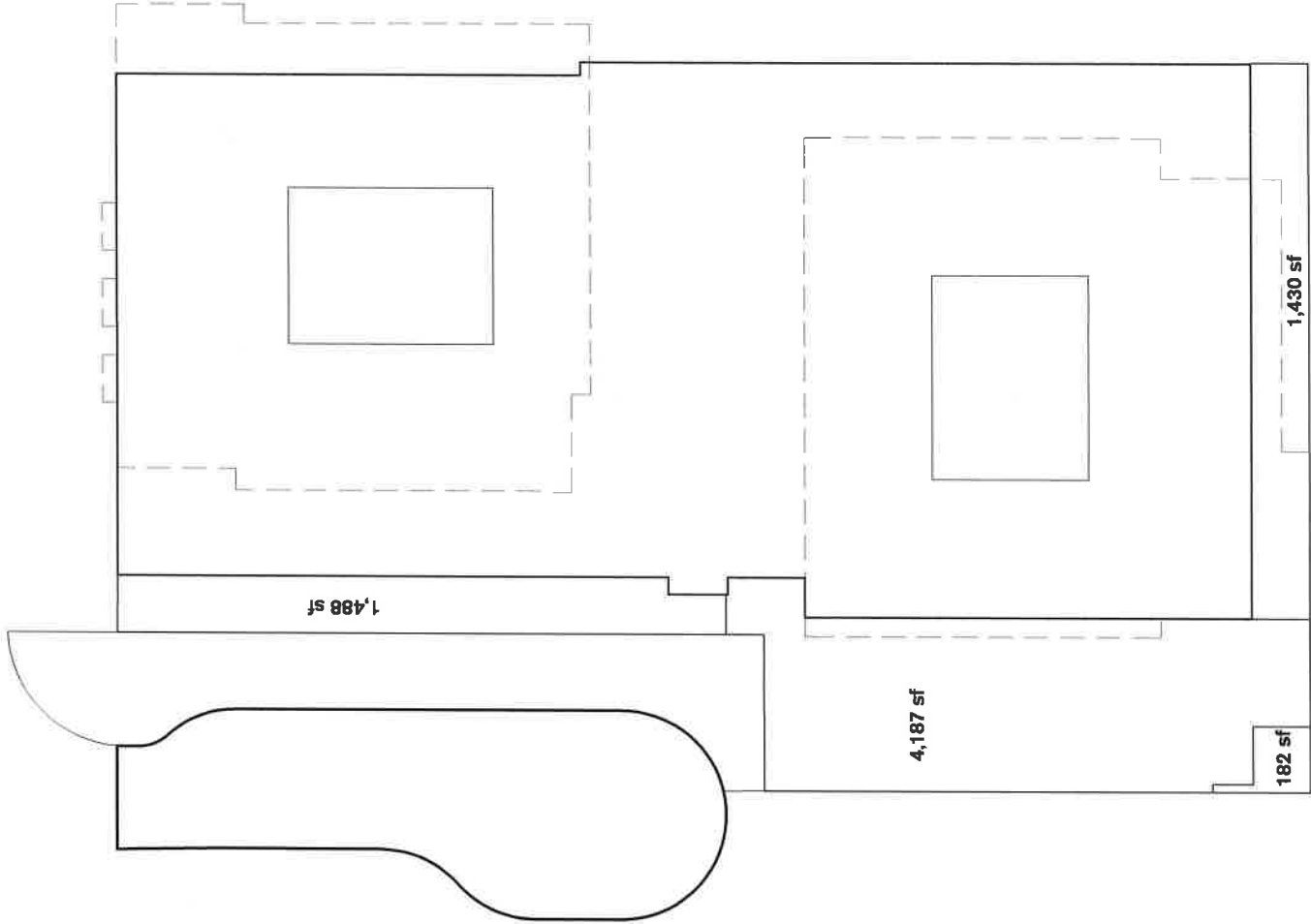
Is there any issue with the proposed amenity area?

SLU LAND USE CODE (THROUGH-BLOCK)

Amenity area Requirements (23.48.045)

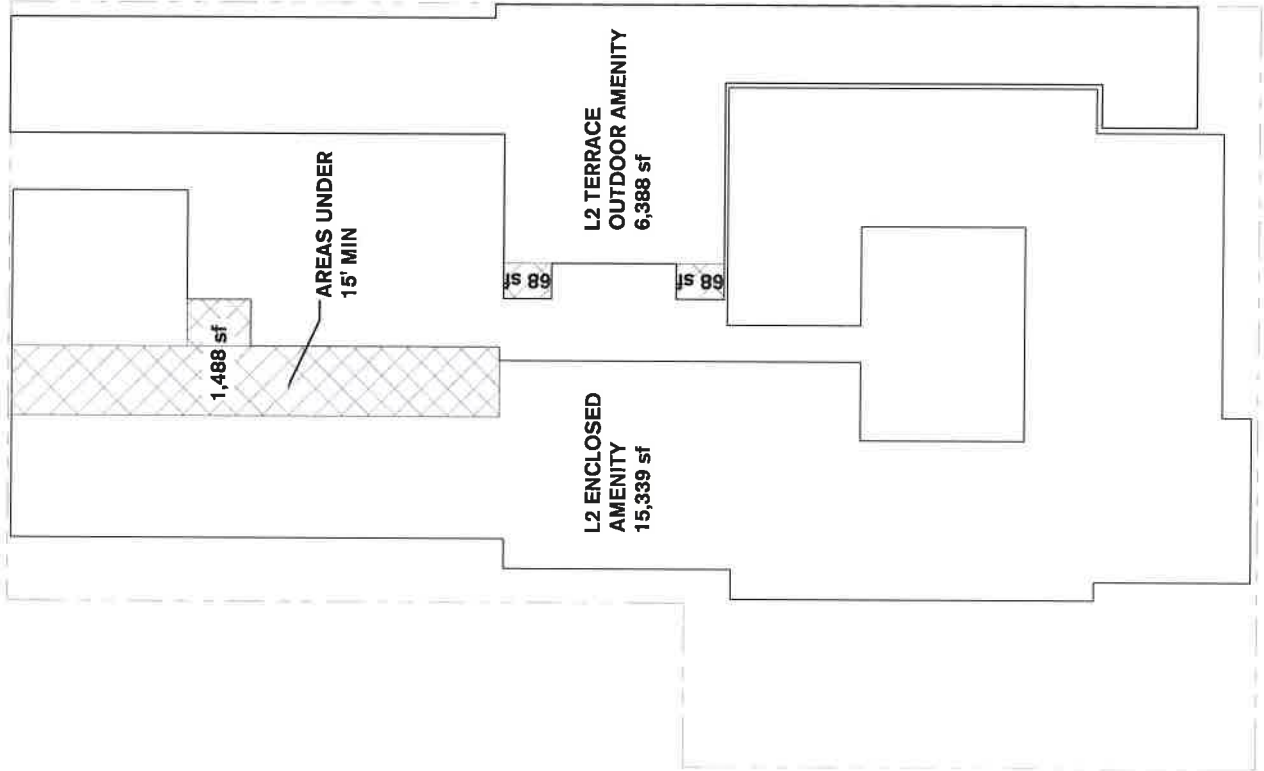
A. Amenity area is required for all development with more than 20 new dwelling units.	✓
B. Quantity of amenity area. An area equivalent to 5 percent of the total gross floor area in residential use shall be provided as amenity area, except that, in no instance shall the amount of required amenity area exceed the area of the lot. Project site or whole block dev site?	✓
C. Standards for amenity area. Required amenity area shall meet the following standards:	
1. All residents of the project shall have access to the required amenity area, which may be provided at or above ground level.	✓
2. A maximum of 50 percent of the required amenity area may be enclosed.	✓
3. The minimum horizontal dimension for required amenity areas is 15 feet, except that the minimum horizontal dimension is 10 feet for amenity areas provided as landscaped open space accessible from the street at street level. The minimum size of a required amenity area is 225 square feet.	✓
4. Amenity area that is provided as landscaped, street-level open space that is accessible from the street shall be counted as twice the actual area in determining the amount provided to meet amenity area requirement.	✓
5. In mixed-use projects, any public open space provided for non-residential development that meets the standards of this Section 23.48.045 satisfies the residential amenity area requirement.	✓
6. Parking areas, driveways, and pedestrian access, except for pedestrian access meeting the Washington State Rules and Regulations for Barrier Free Design, shall not be counted as amenity area except that a woonerf may provide a maximum of 50 percent of the amenity area if the design of the woonerf is approved through a design review process pursuant to Chapter 23.41. (Currently the proposed project does not need to count woonerf area. Are there any issues/advantages if we count a woonerf?)	?
7. For a development that maintains a designated Seattle Landmark on the lot, the Director may, as Type I decision, waive or modify the amenity area requirement if it is determined that maintaining the Landmark structure significantly limits the ability to accommodate the required amenity area on the site.	
8. For lots abutting a designated Neighborhood Green Street, up to 50 percent of the amenity area requirement may be met by contributing to the development of the abutting Neighborhood Green Street. The Director may waive the requirement that the Neighborhood Green Street abut the lot and allow the improvement to be made to a Neighborhood Green Street located in the general vicinity of the project if the Director determines that the Neighborhood Green Street will benefit residents of the project. (Currently the proposed project does not need to count improved green street area. Are there any issues/advantages if we count green street improvements?)	?

AMENITY AREA PLAN DIAGRAMS

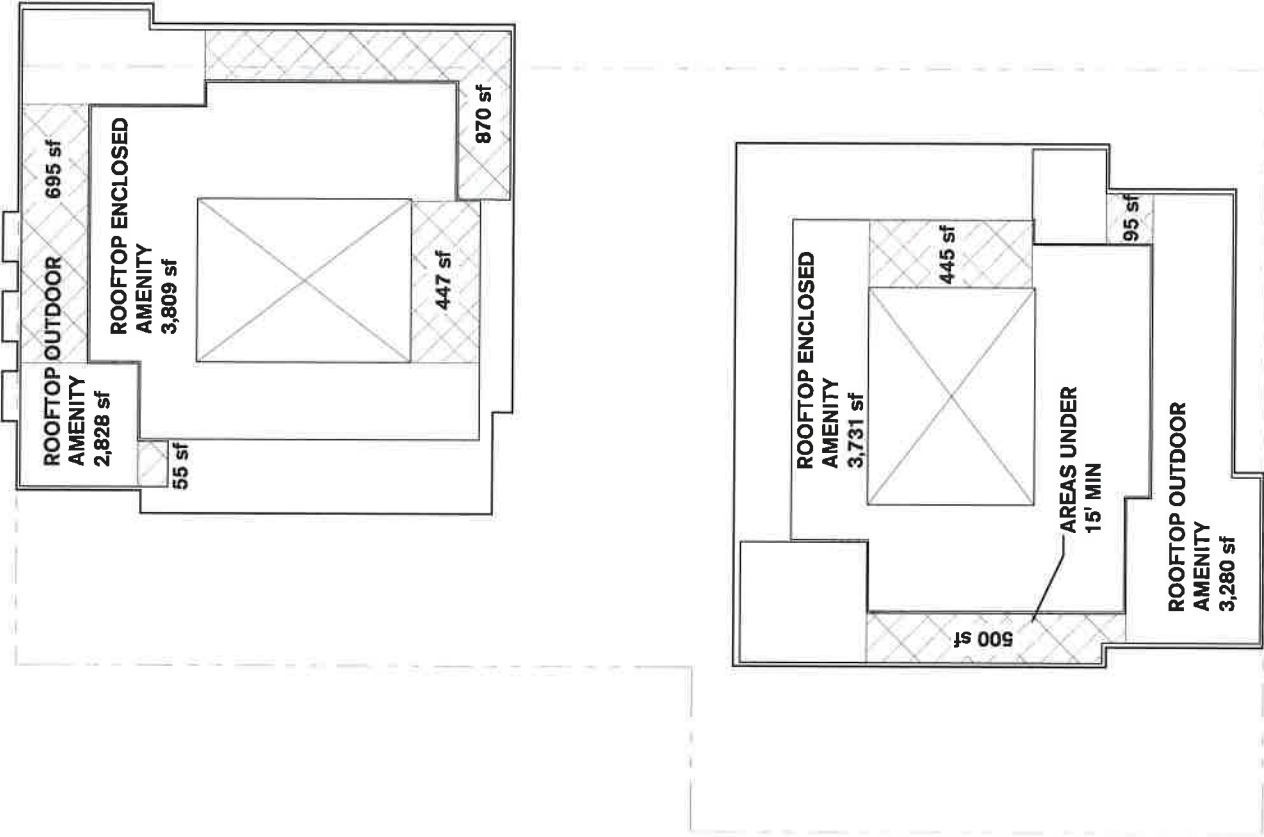


L1 AMENITY AREAS

05. AMENITY AREA



L2 AMENITY AREAS



ROOF AMENITY AREAS

REQUIRED AMENITY AREA	
5% OF TOTAL RESIDENTIAL SF	
RES SF = APPROX ~ 700,000SF (ACTUAL TBD)	
700K(5%) =	35,000sf
OUTDOOR AMENITY AREAS	
OUTDOOR STREET LEVEL AMENITY AEREA PROVIDED (*BONUS X2)	
1,488	
4,287	
1,430	
=	7205sf (X2) = 14,410sf
ADDITIONAL OUTDOOR AMENITY AREAS	
L2:	6,388
ROOF EAST:	2,828
ROOF WEST:	3,280
TOTAL:	12,496
OVERALL TOTAL	
14,410 + 12,496 =	26,906sf
ENCLOSED AMENITY AREAS	
L1	2,067sf
L2	15,339sf
ROOF	
EAST: 2,828	
WEST: 3,280	
OVERALL TOTAL	
2,067+15,339+2,828+3,280 =	21,447sf
COMBINED TOTAL AMENITY AREA	
PROJECT TOTAL	
26,906+21,447 =	48,353sf
AMENITY AREAS UNDER MIN 15'	
AREAS LESS THAN 15'	
OUTDOOR =	2351sf
ENCLOSED =	2380sf
TOTAL =	4731sf
TOTALS SUBTRACTING UNDER 15' AREAS	
48,353 - 4,731 =	43,622sf

AMENITY AREA CALCULATIONS

QUESTION

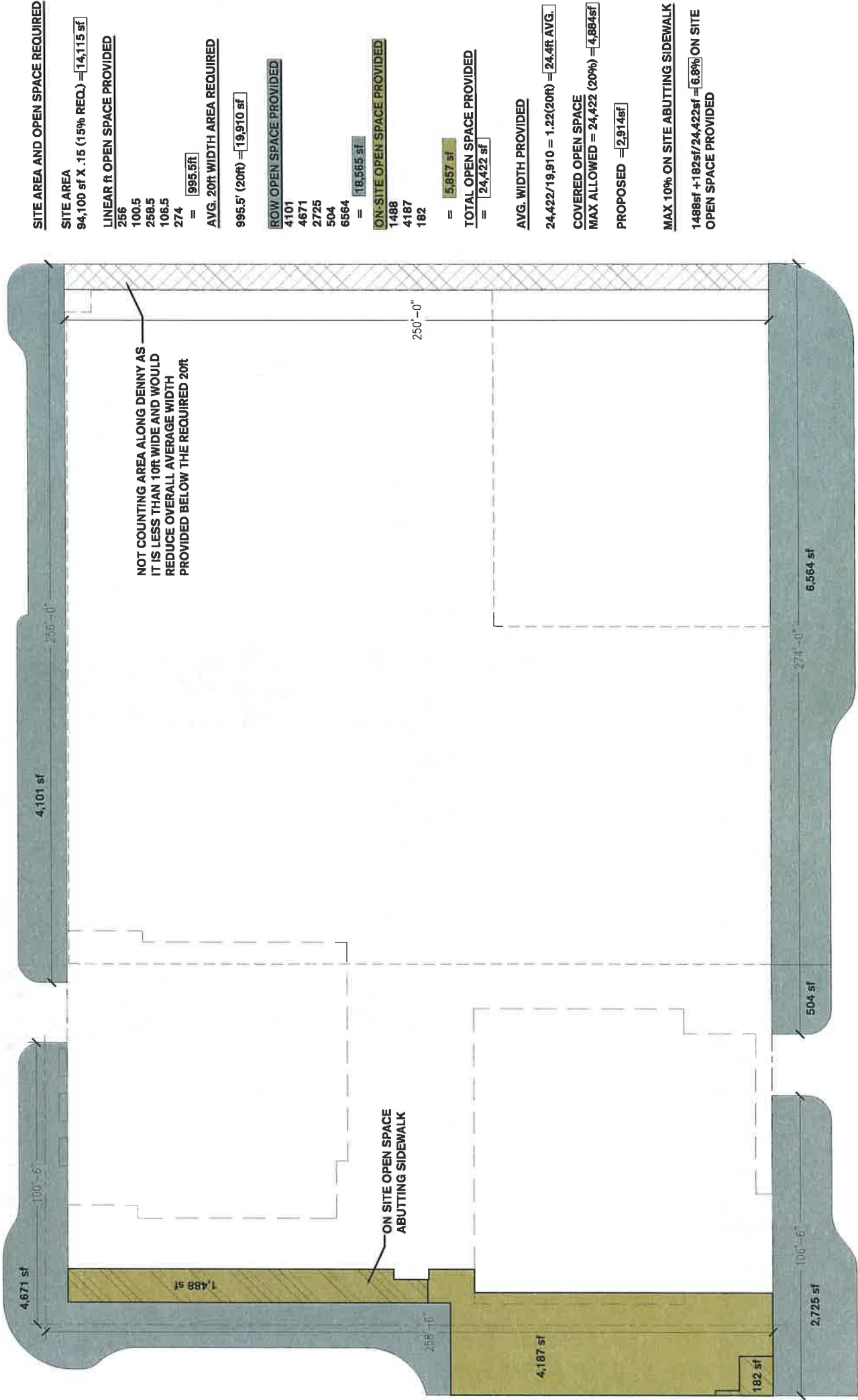
In lieu of providing all required open space on-site we are adopting the previous departure request from 121 Boren, to allow us to count surrounding sidewalk area which meets all the qualifying standards of open space. Is this an acceptable strategy for reaching open space requirements?

RATIONALE

1001 John has been tasked with inheriting the 15% required open space based on a site over 30,000sf. Based on the directive from design review the proposed project intends to accomodate the required open space associated with not just our project site but the entire 94,000sf block. In order to achieve this increased amount of open space we are requesting the same open space departure described in design review for the previous 121 Boren project. (included on following page)

Because the Seattle Times building is to remain per directive from design review, we are requesting the ability to improve sidewalk area within the public ROW as a way to add open space area as long as it meets all the other code requirements of open space.

The diagram on this page identifies the areas both on-site and surrounding off-site ROW improvement areas intended to count as qualifying open space.



06. OPEN SPACE

PREVIOUS 121 BOREN OPEN SPACE DEPARTURE REQUEST

DEPARTURE #4 - USABLE OPEN SPACE

STANDARD:

SMC 23.48.014.G - On lots exceeding 30,000 square feet in area, proposed development containing extra floor area per SMC 23.48.011 shall provide usable open space equal to 1.5% of the lot area accessible at street level. The open space must have an average horizontal dimension of 20'-0", and a minimum horizontal dimension of 10'-0". A minimum of 45% of the area must be exterior, abutting a street, and open to the sky. A maximum of 20% may be covered. A maximum of 35% may be enclosed. A maximum of 10% may extend the pedestrian area onto the lot, or accommodate landscaping - this area does not have minimum horizontal dimension requirements.

PROPOSED DESIGN DEPARTURE:

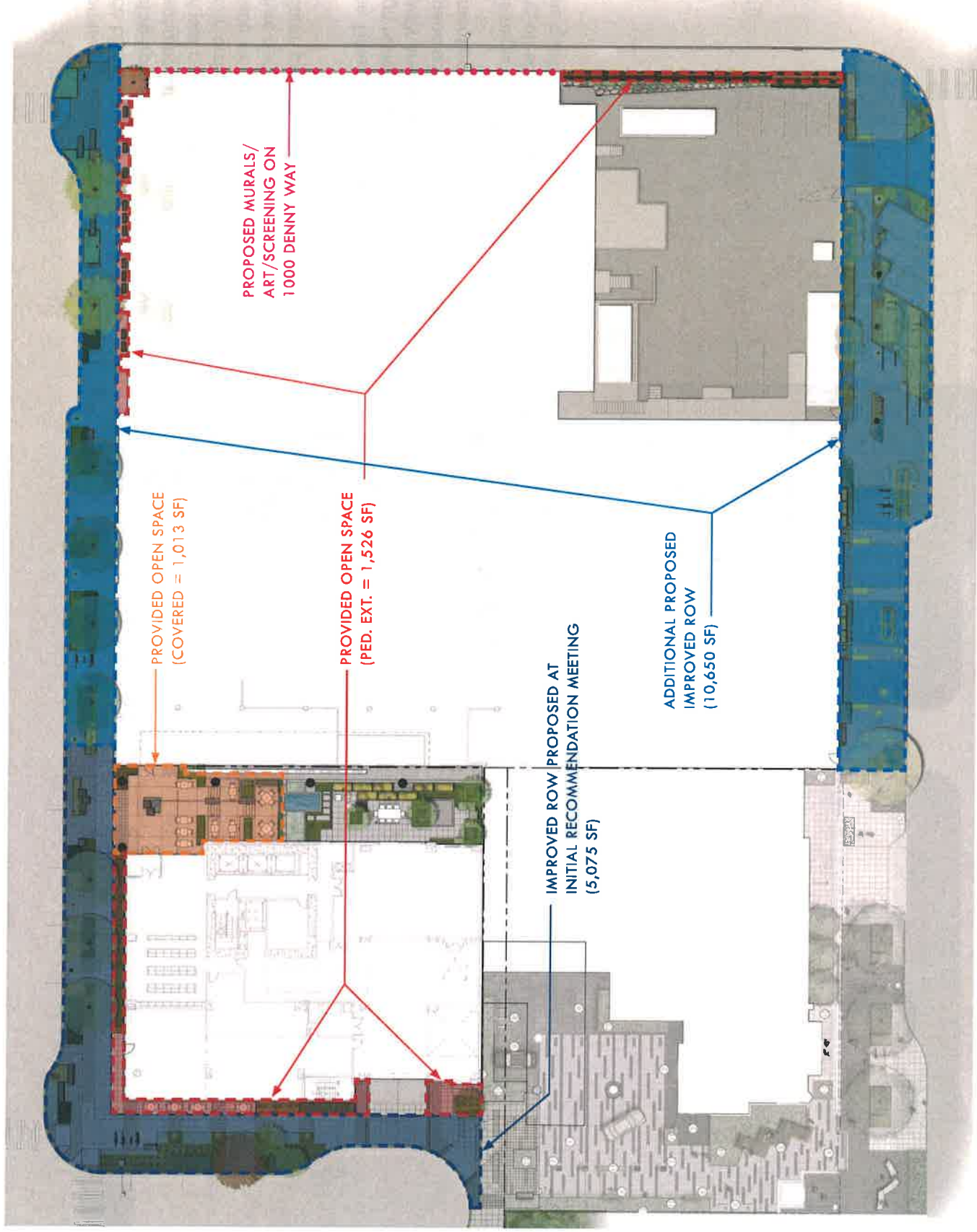
The project proposes a total of 2,539 sf open space. 50% (1,013 sf) covered, 50% (1,526 sf) extending the pedestrian area onto the lot or accommodating landscaping.

RATIONALE:

The rationale for this departure is to save the existing Seattle Times building until such time that it is appropriate to redevelop the remainder of the block, and thus better meet the design guidelines cited on the previous page. Because the proposed development occurs on a small portion of a larger ownership parcel, it is not feasible to provide 1.5% usable open space. The ownership parcel, at 75,738 square feet would require 11,361 square feet of usable open space. This amounts to 74% of the area within which the proposed development would take place, and would render the project infeasible. In lieu of the usable open space, the project proposes to provide some of the benefit to the public realm in the form of a significantly enhanced pedestrian ROW around the entire ownership. The current design represents an area of **15,725 SF** within which public realm improvements are being proposed - over 20% of the ownership site area. This is an additional 10,650 sf over the 5,075 sf presented at the Initial Recommendation meeting - an increase of over 200%. Finally, in the areas along Denny Way where it is not possible to provide improvements to the ROW, the project proposes significant art and screening in order to provide a more vibrant pedestrian edge.

SUPPORTING GUIDELINES (see in-depth descriptions on page 56):

- CS2-D-1 - Existing Development and Zoning
- CS2-D-5 - Respect for Adjacent Sites
- CS3.A.1 - Fitting Old and New Together
- CS3.A.3 - Established Neighborhoods
- CS3.B.2 - Historical/Cultural References
- SLU CS3.II - Architectural Context



SLU LAND USE CODE (OPEN SPACE)

Open Space Requirements (23.48.240.G)

G. Required usable open space in the SM-SLU 85/65-125, SM-SLU160/85-240 and SM-SLU 240/125-400 zones

1. Except as provided for in subsection 23.48.240.G.3 and 23.48.240.F, in the SM-SLU 85/65-125, SM-SLU 85/65-160, SM-SLU 160/85-240 and SM-SLU 240/125-400 zones, on lots exceeding 30,000 square feet in area, proposed development containing extra floor area as provided for in Sections 23.48.021 and 23.48.221 shall provide usable open space as follows:

a. The minimum amount of required usable open space shall be equal to 15 percent of the lot area and shall generally be accessible at street level, with variations in elevation allowed to accommodate changes in topography;

b. The average horizontal dimension for any area qualifying as required usable open space is 20 feet, and the minimum horizontal dimension is 10 feet, except that there is no minimum horizontal dimension for additional pedestrian area abutting a sidewalk that is provided according to subsection 23.48.240.G.1.f;

c. A minimum of 45 percent of the required usable open space shall be exterior space open to the sky and shall abut a street along at least one street frontage and provide both visual and physical access from the street to pedestrians, including persons with disabilities;

d. Up to a maximum of 20 percent of the required usable open space may be covered overhead to provide weather protected space and a widened sidewalk area, if the following conditions are met:

1) The open space abuts a street lot line and is open and accessible to pedestrians along the sidewalk and,

2) If the space is covered by portions of the structure above, or is provided as an arcade open to the street, the minimum vertical clearance is 20 feet;

e. Up to a maximum of 35 percent of the required usable open space may be provided as enclosed space, such as a public atrium, a shopping atrium, wintergarden, or covered portion of a through-block pedestrian connection, if the enclosed open space meets all of the following requirements:

1) Direct access is provided to pedestrians, including persons with disabilities, from the street, or from an outdoor, usable public open space abutting the street;

2) The space is provided as one continuous area that is a minimum of 2,000 square feet in size. Space, such as lobby area, that is used solely to provide access between the structure's principal street entrance and elevators, does not qualify as required usable open space;

3) The minimum floor-to-ceiling height is 15 feet; and

4) The space is accessible to the public during normal business hours.

f. Up to a maximum of 10 percent of the required usable open space may be provided as an area abutting a sidewalk that extends the pedestrian area onto the lot or accommodates landscaping or extensions of right-of-way green factor treatment pursuant to Section 23.86.019. Minor changes between the side-walk elevation and the elevation of the abutting sidewalk area are permitted to accommodate changes in topography, or to provide for features such as ramps that improve access for persons with disabilities.

2. Usable open space provided under this subsection 23.48.240.G is eligible to qualify as either amenity area for residential uses under Section 23.48.045 or open space required for office use under Section 23.48.250, or all three, provided the applicable standards of these sections are met.

3. Usable open space satisfying the requirements of this subsection 23.48.240.G may be provided on a site other than the project site, provided that the following conditions are met:

a. The alternate open space site is located within an SM-SLU zone and within 650 feet of the project site;

b. The amount of usable open space is no less than 10 percent of the lot area; and

c. The owner of any lot on which off-site open space is provided records a restrictive covenant in a form acceptable to the Director assuring compliance with requirements of this subsection 23.48.240.G.

Open Space Definitions

“Open space” means land and/or water area with its surface predominately open to the sky or predominantly undeveloped, that is set aside to serve the purposes of providing park and recreation opportunities, conserving valuable natural resources, or structuring urban development and form.

“Open space, common” means usable open space that is available for use by all occupants of a residential structure.

“Open space, landscaped” means exterior space, at ground level, predominantly open to public view and used for the planting of trees, shrubs, ground cover, and other natural vegetation, and the installation of bioretention facilities.

“Open space, neighborhood” means an amenity feature that provides usable open space to mitigate the impacts of new development on open space resources in high density areas and that promotes good urban form by including open space as an element of large scale development in such areas.

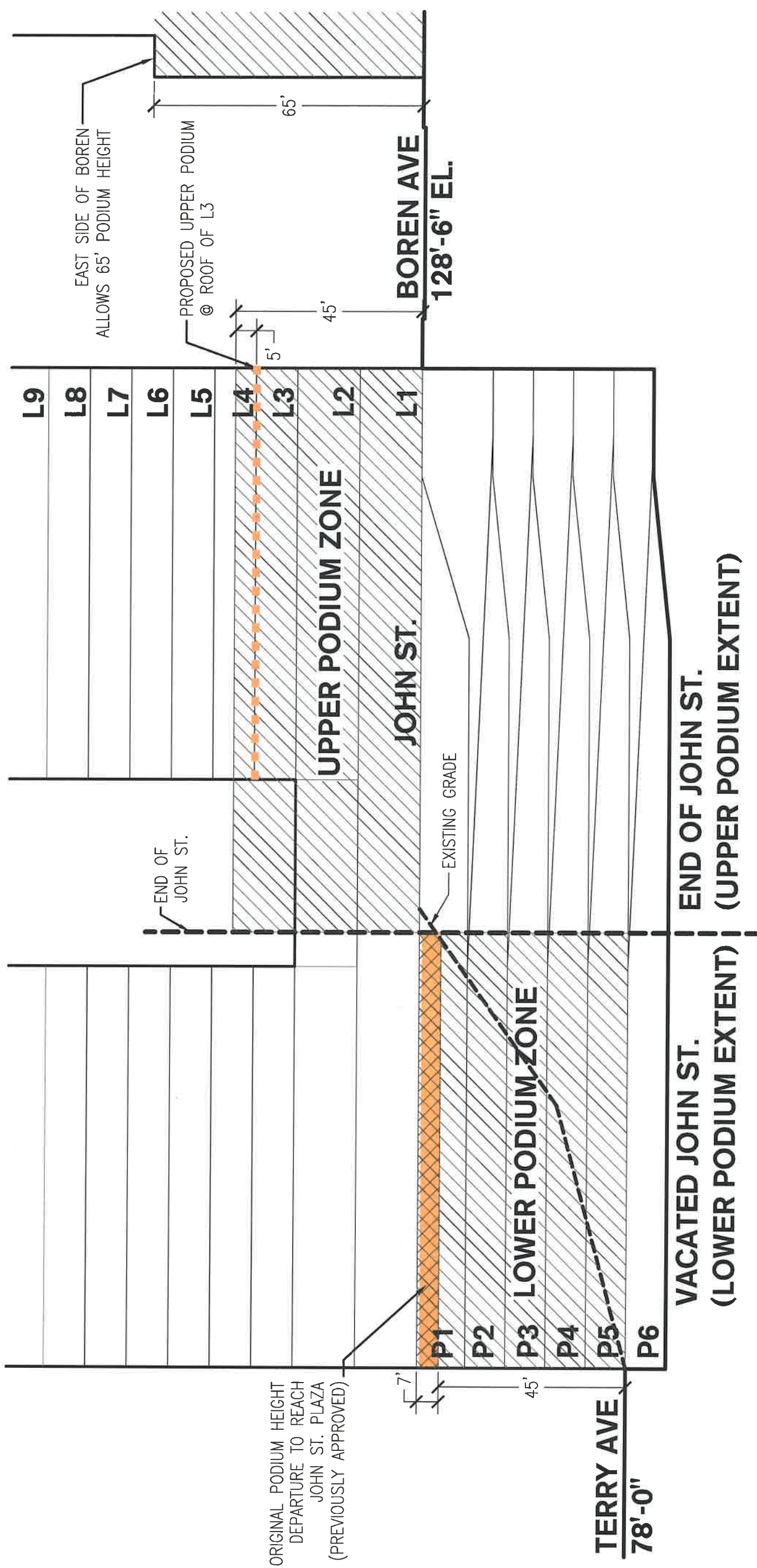
“Open space, usable” means an open space that is of appropriate size, shape, location and topographic siting so that it provides landscaping, pedestrian access or opportunity for outdoor recreational activity. Parking areas and driveways are not usable open spaces.

“Open space, private usable” means usable open space that is intended to be used only by the occupants of one ground-related dwelling unit.

07. PODIUM DEFINITION

QUESTION

Given our unique and challenging topography, is the proposed diagram depicting a split podium acceptable? Both podiums will adhere to the 45' height limit required by SM-SLU 240/125-400



QUESTION

Code section 23.48.245.2.b.2 states any single floor above the podium height is limited to 11,500sf. If it is determined L1 is over this limit, is this departable? The code refers specifically to "residential area" if L1 doesn't include residences and is an amenity level with some commercial area does L1 still count as "residential area" required to meet the floor area limits?

23.48.245.2.b.2

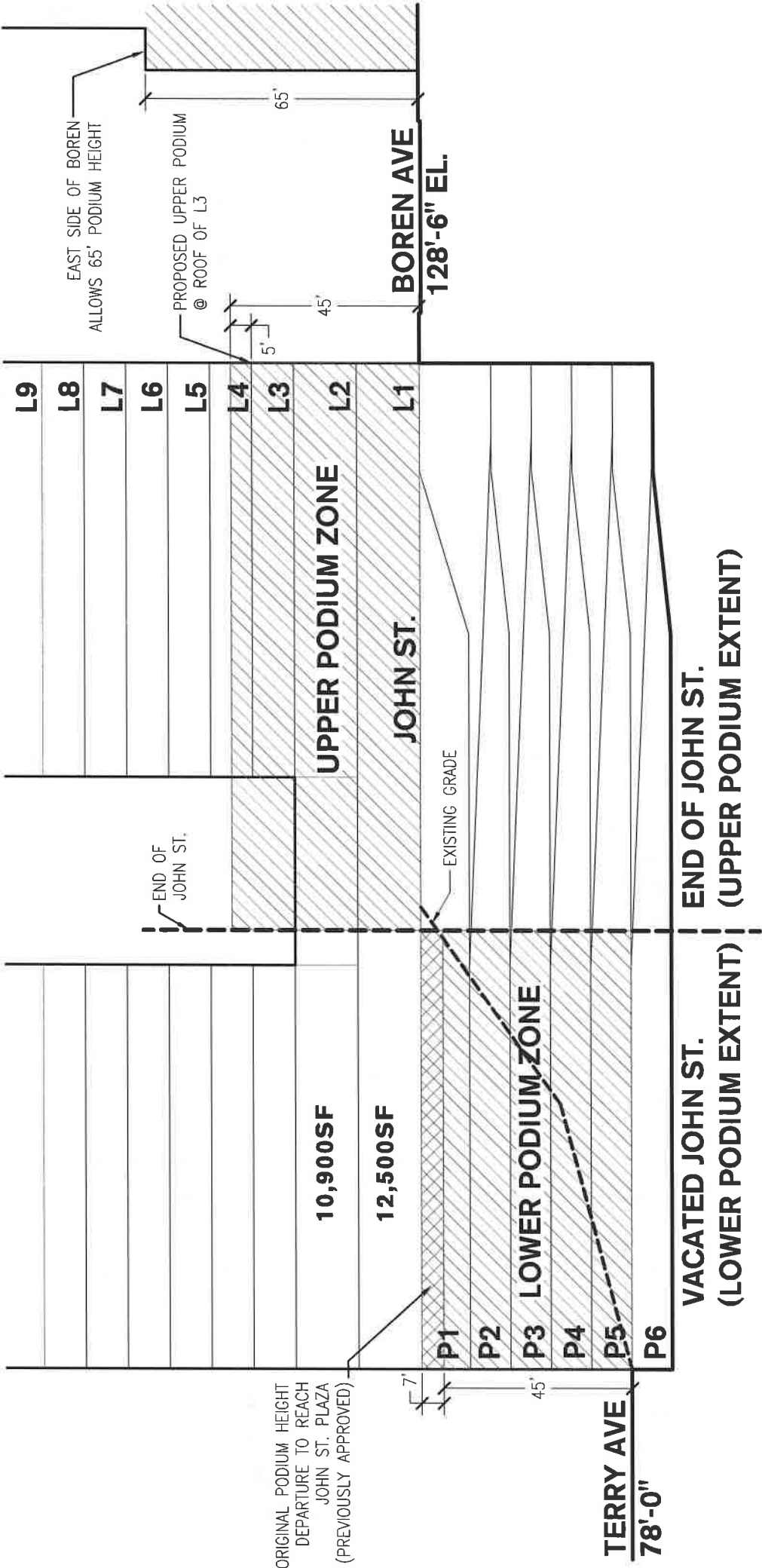
2) The gross floor area of any single residential story above the podium height shall not exceed 11,500 square feet.

DESCRIPTION

L1 shown in the adjacent diagram is the only level both above our podium level and over the floor area limit of 11,500sf. Because this level is not utilized as a residential floor containing any residential units does it still fall under the definition of "residential area" as governed by floor area limits?

Does commercial area in the form of designated retail space contribute to the "residential area" of L1? If it doesn't can the amount of retail area be subtracted from L1 to lower the total area to below the 11,500sf area limit?

For example: If we have retail area equal to 1,000sf or more can that area be subtracted from L1 (12,500sf) so the remaining countable "residential area" is less than 11,500sf?



09. FLOOR PLATE AVERAGING

QUESTION

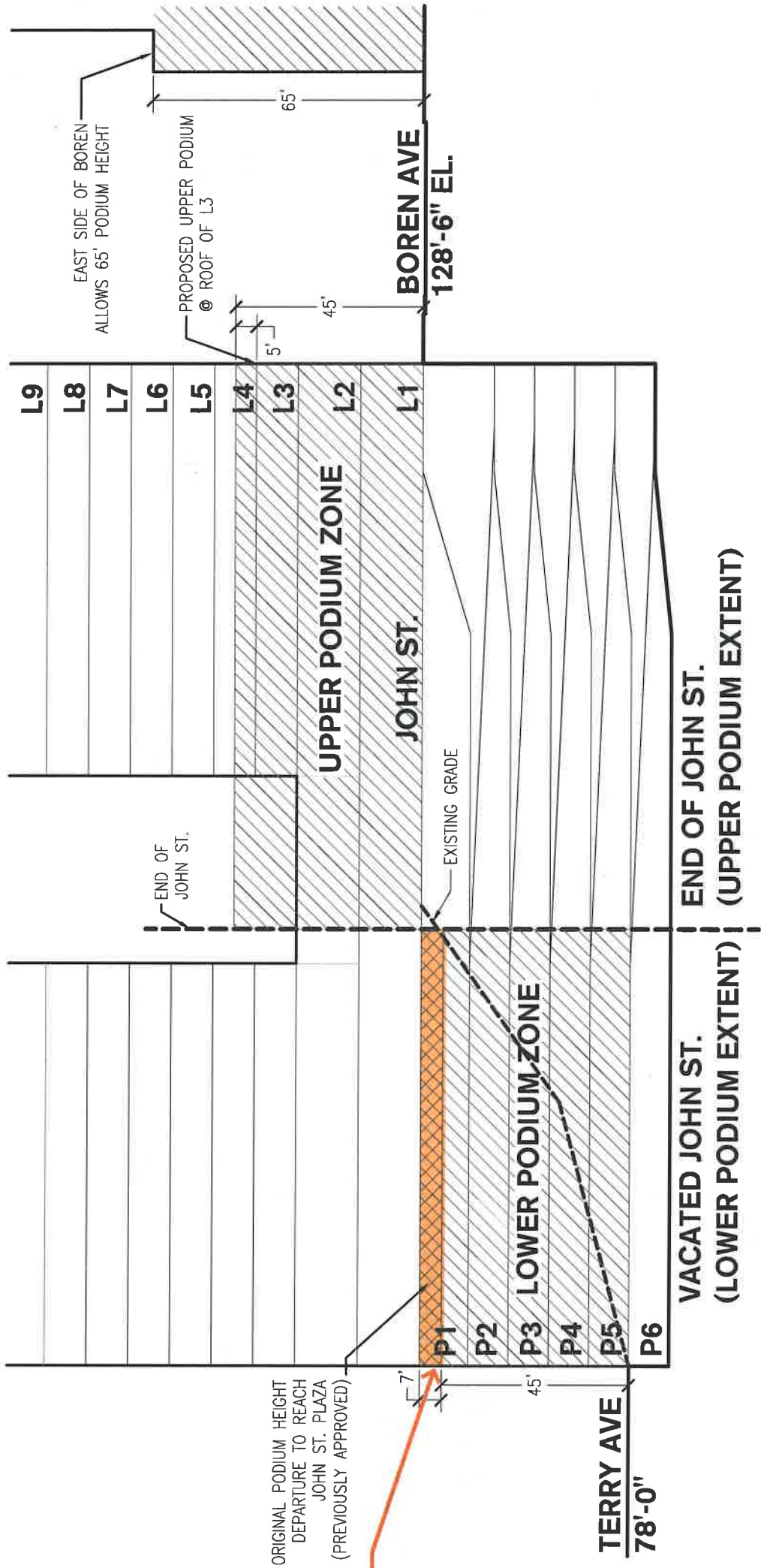
We are proposing to start calculating average floor plate above podium height, including above the podium departure needed from Terry Ave. to reach the John St. elevation. Is this strategy acceptable?

23.48.245.2.b.1

1) The average gross floor area for all stories with residential use that extend above the podium height indicated for the lot on Map A for 23.48.245 shall not exceed 10,500 square feet, or the floor size established by the upper-level floor area limit in subsection 23.48.245.A, whichever is less, except as allowed in subsection 23.48.245.A.

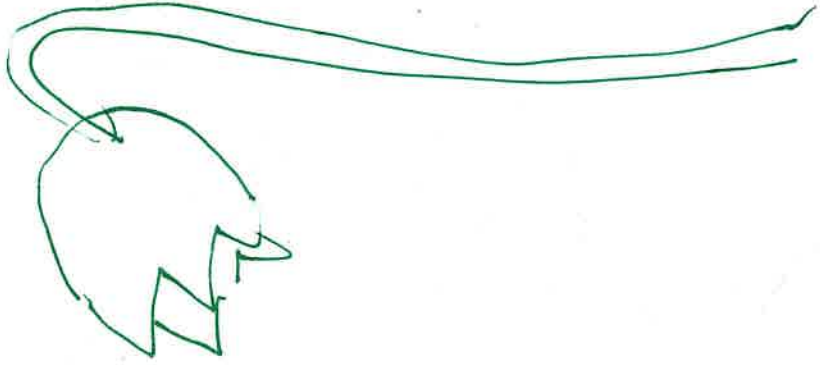
DESCRIPTION

In order to meet the average gross floor area limits for residential use above the podium we are proposing not counting garage area within the departure dimension needed to reach the John St. elevation (shown in adjacent diagram)



Zoning code driven rooftop canopy design





1001 JOHN ST

ROOFTOP FEATURE DISCUSSION
JUNE 06, 2018

WOLLINS
COLLINS
GERMAN

MACK
URBAN

Design review board approved rooftop canopy design (preferred)



Zoning code driven rooftop canopy design



Design review board approved rooftop canopy design (preferred)



Zoning code driven rooftop canopy design



Design review board approved rooftop canopy design (preferred)



Zoning code driven rooftop canopy design



Design review board approved rooftop canopy design (preferred)



Zoning code driven rooftop canopy design



Design review board approved rooftop canopy design (preferred)



1001 JOHN ST

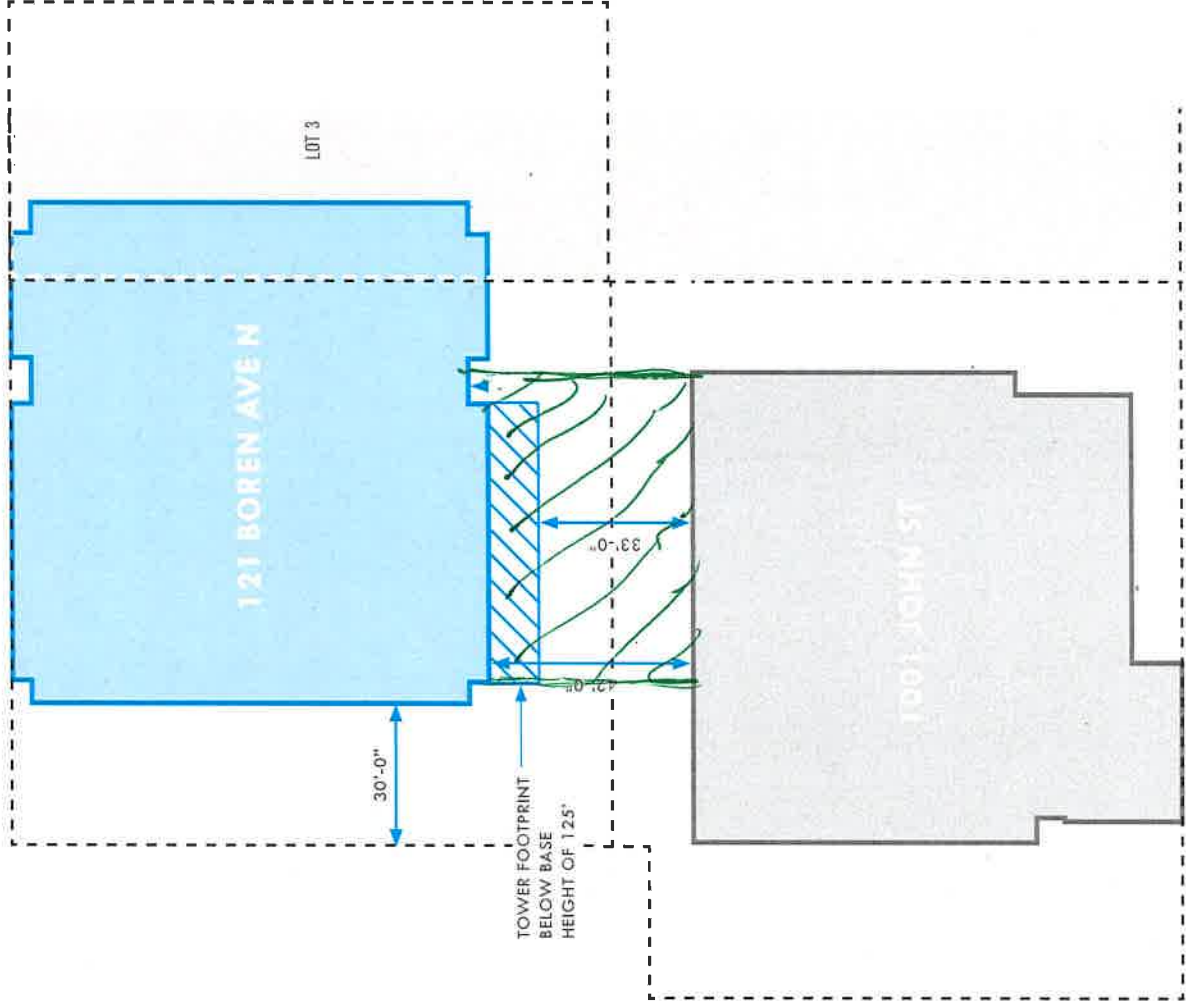
COMPARISON DIAGRAMS
DECEMBER 19, 2016

WOLLINS
COLLINS
GERMAN

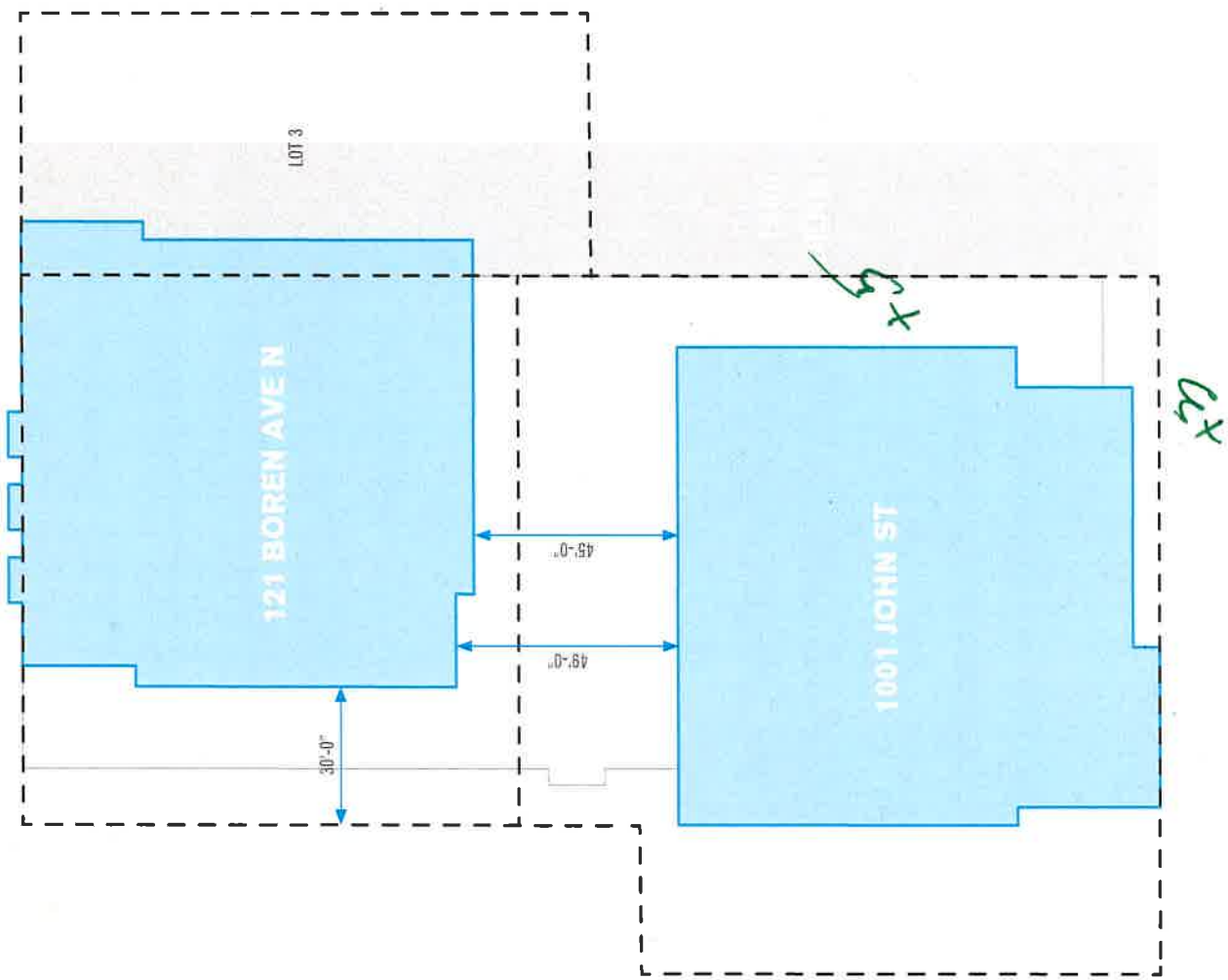
MACK
URBAN

COMPARISON DIAGRAMS

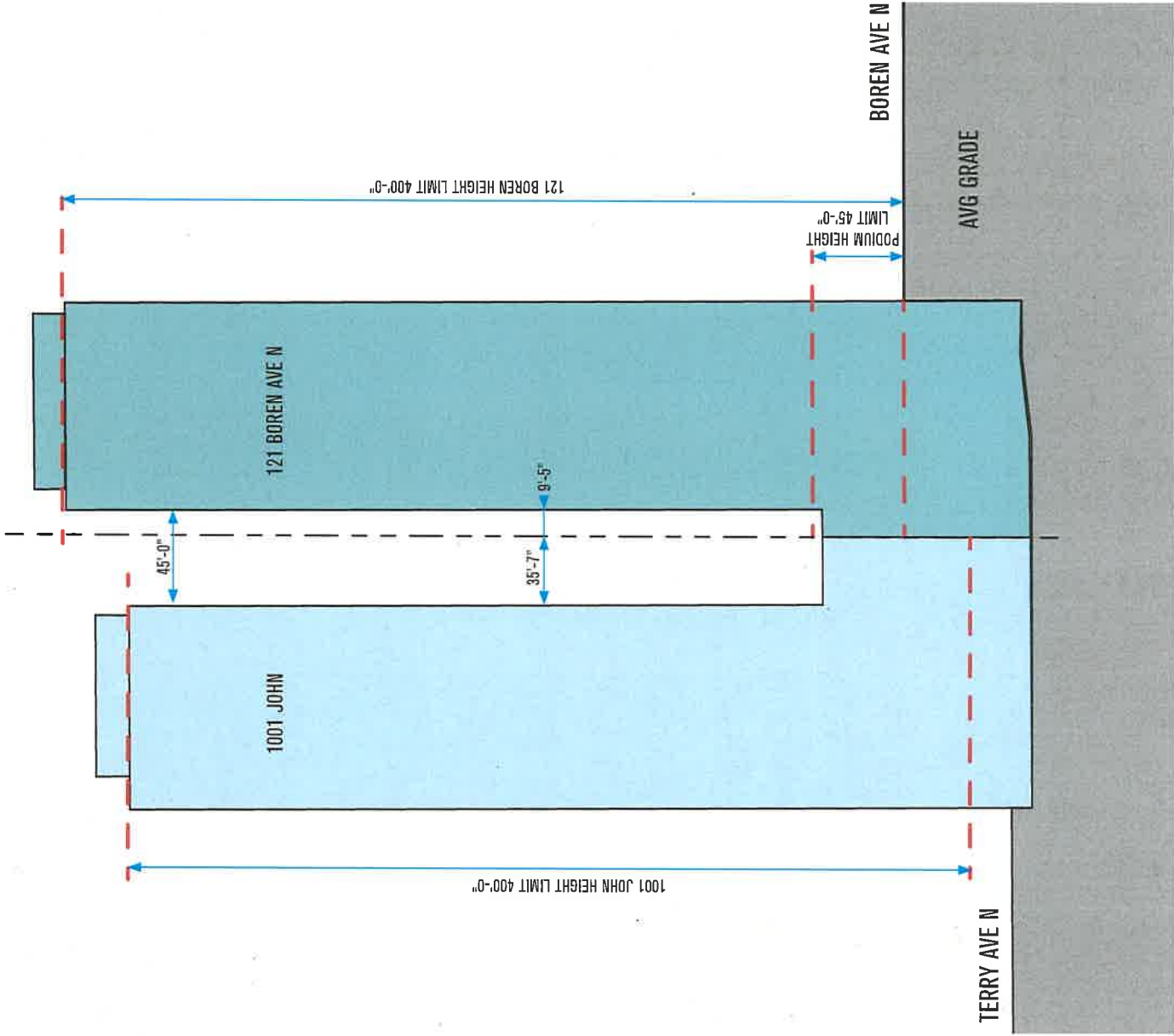
Previous Tower Separation Plan



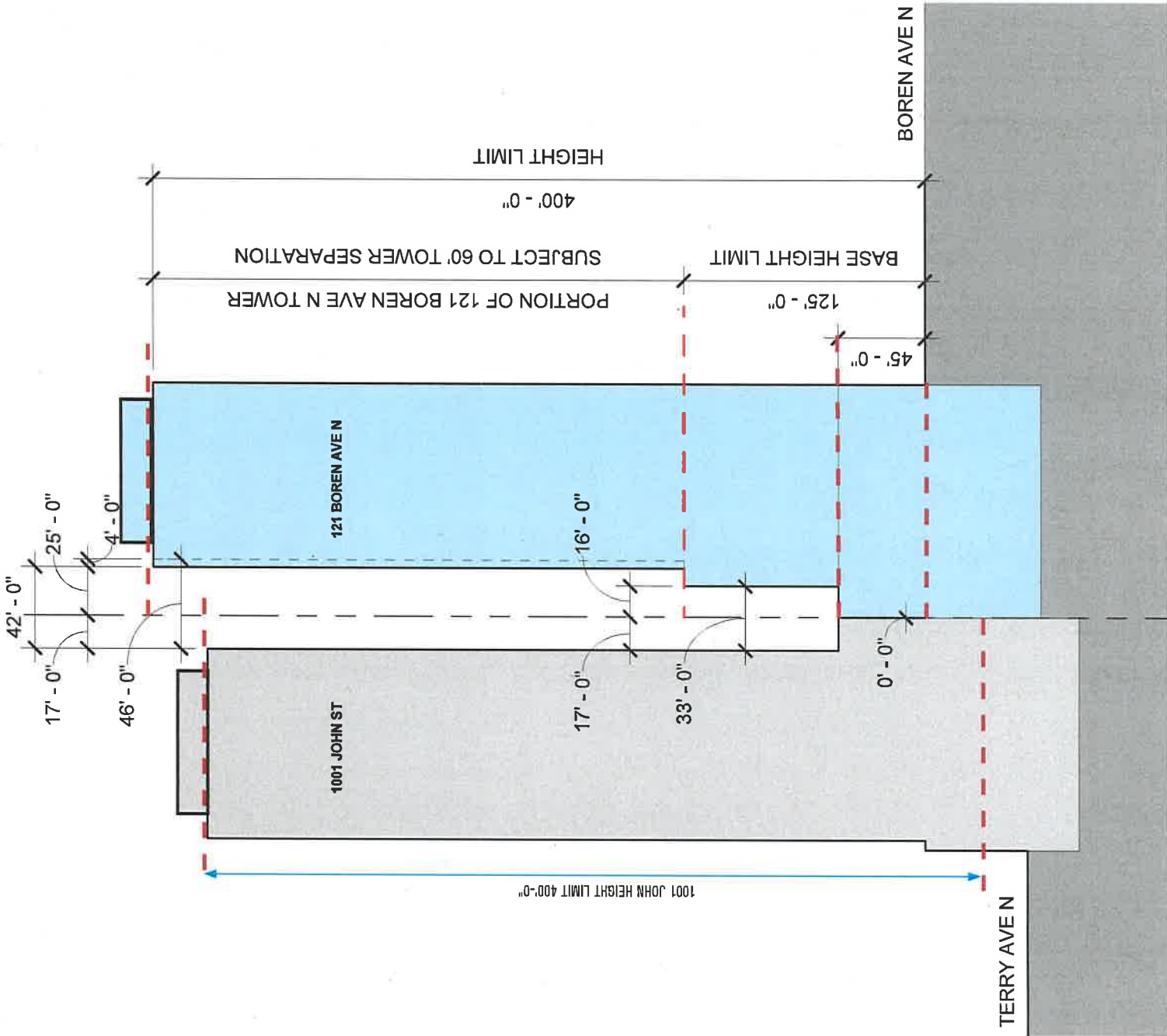
Current Tower Separation Plan



Current Tower Separation Section



Previous Tower Separation Section



Changes since DRB Review

Both Towers

- Tower separation increased to 45 feet
- Separation goes all the way down to podium level 45’ - the tail on the east tower is removed
- Shift in property line between towers to switch larger tower to west side - no overall increase in sf

West Tower

- East lot line adjusted to move ~18’ further east to increase area from 18,570sf up to 20,800sf
- Removed under-building car court/drop-off
- Relocated entry to more central location
- Deleted one curb cut
- Departures for 2nd curb cut and setback of greater than 12’ from property line are no longer needed

East Tower

- Lot size decreased due to west lot increase. Changed from 22,604sf to 20,374sf
- John street ROW turn-around adjusted to improve connection to public hill climb and overlook plaza. Also provides drop-off zone for two vehicles on south side of John St.
- Curb cut removed from green street along John, relocated to Boren Ave.
- Increased public open space along John St. to further enhance connection to hill climb and overlook plaza.
- Increased retail presence on both Boren Ave. and John st.

Changes since DRB Review - Open space and Amenity areas

	Lot Area	Tower Floor Plates	On-Site Public Open Space	Non-conforming On-Site Open Space	On-Site Public ROW Improvements	Off-Site Seattle Times ROW improvements	Ground level Public Amenity Area	Ground level Private Amenity Area
121 Boren (Before)	22,604 sf	10,418 sf	1,015 sf	1,013 sf	5,075 sf	10,650 sf	n/a	n/a
121 Boren (After)	20,367 sf	9,400 sf	n/a	n/a	5,145 sf	n/a	1,220 sf *	n/a
1001 John (Before)	18,570 sf	9400 sf	n/a	n/a	n/a	n/a	6,181 sf *	265 sf *
1001 John (After)	20,800 sf	10,400 sf	n/a	n/a	n/a	n/a	4,579 sf *	1,344 sf *

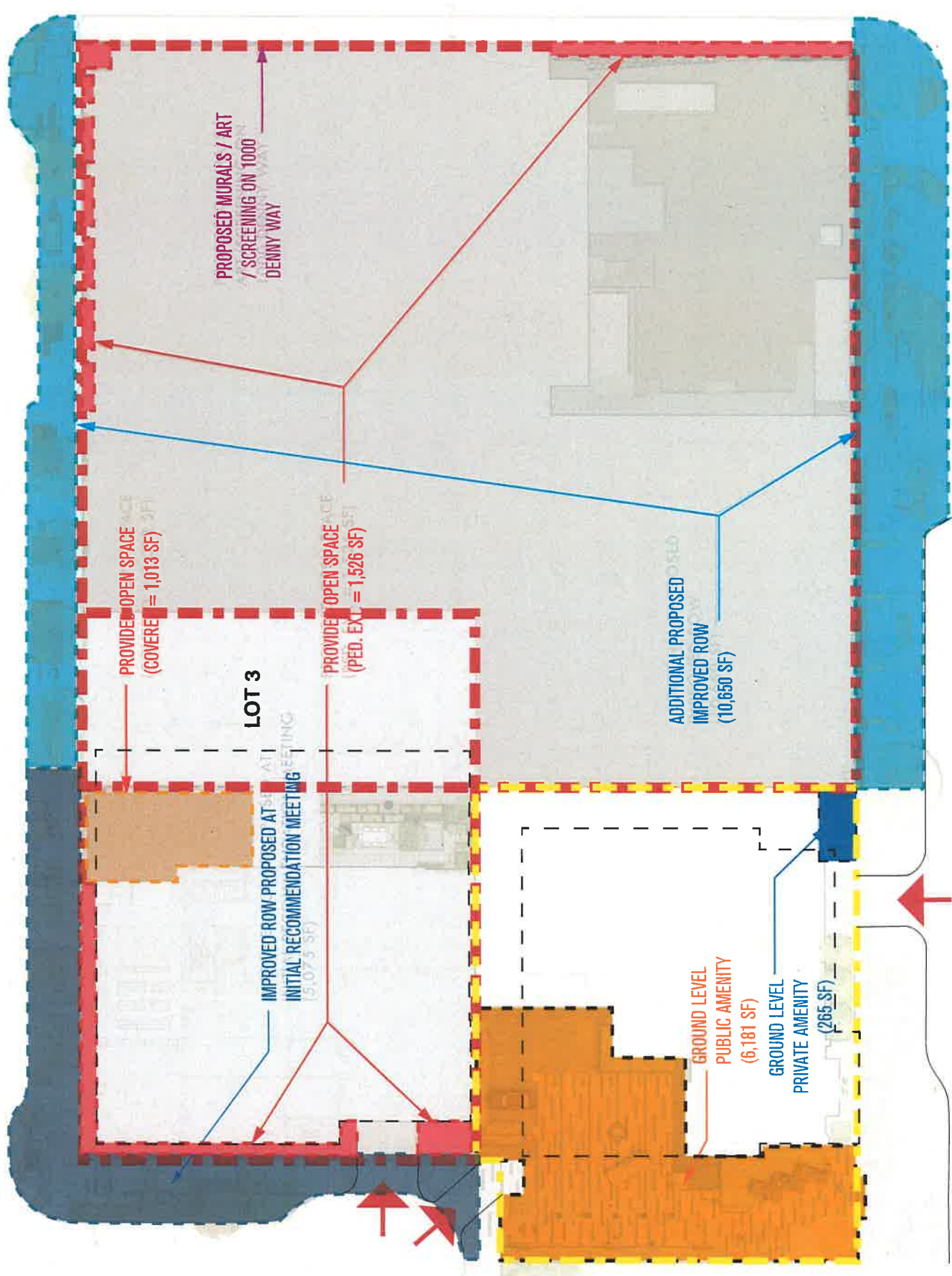
* Area Bonuses not included

COMPARISON DIAGRAMS

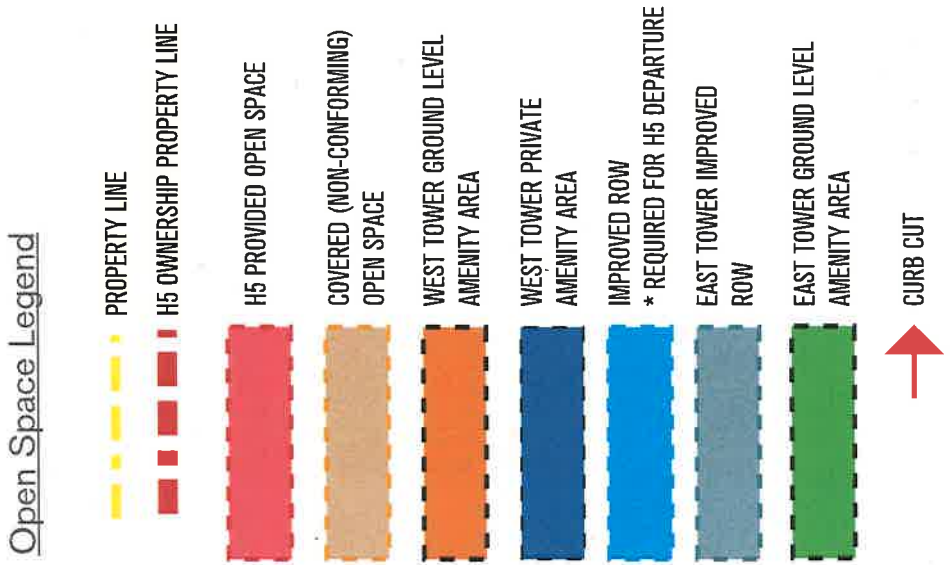
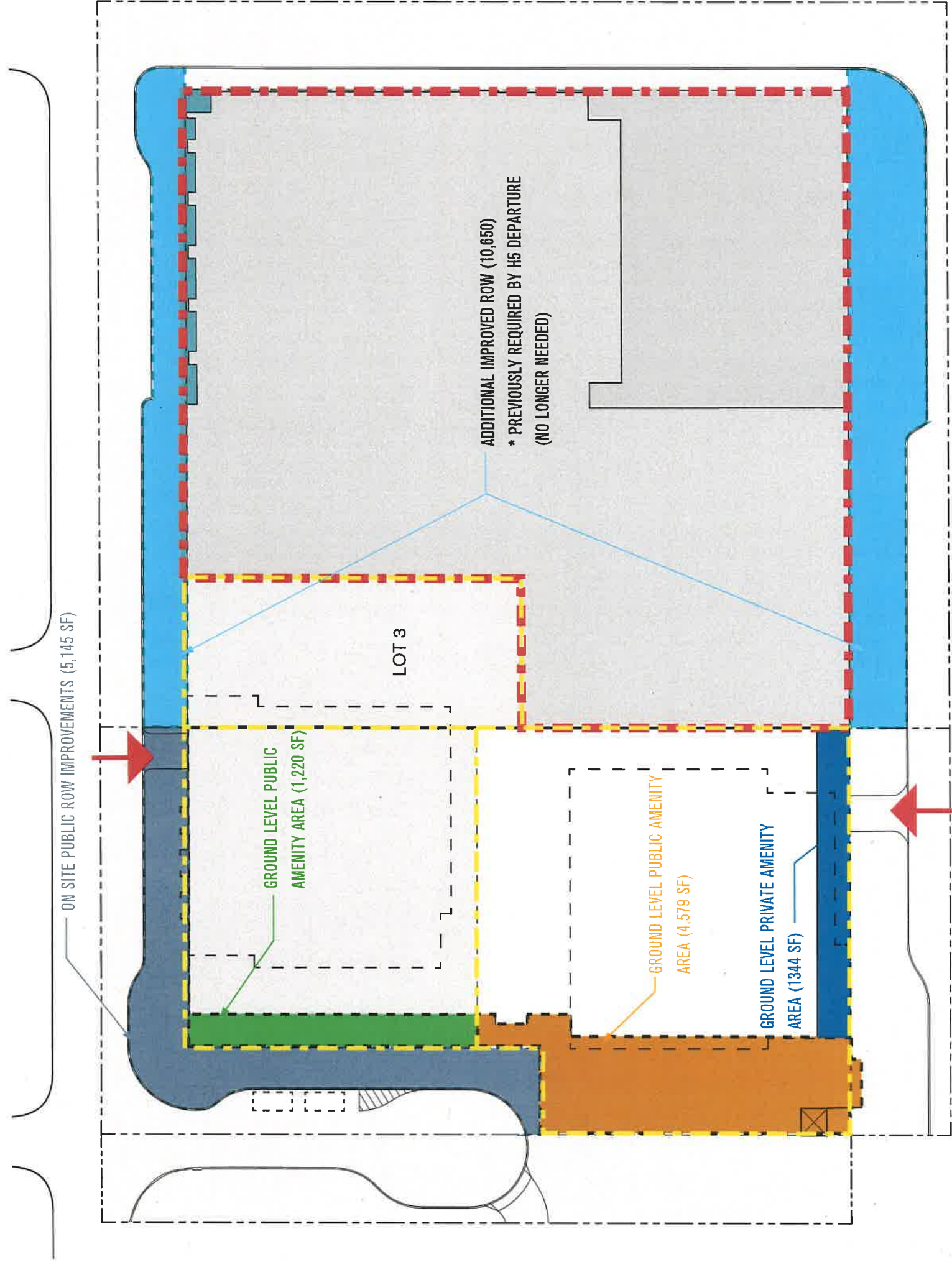
Previous Open Space/Amenity area Plan

Open Space Legend

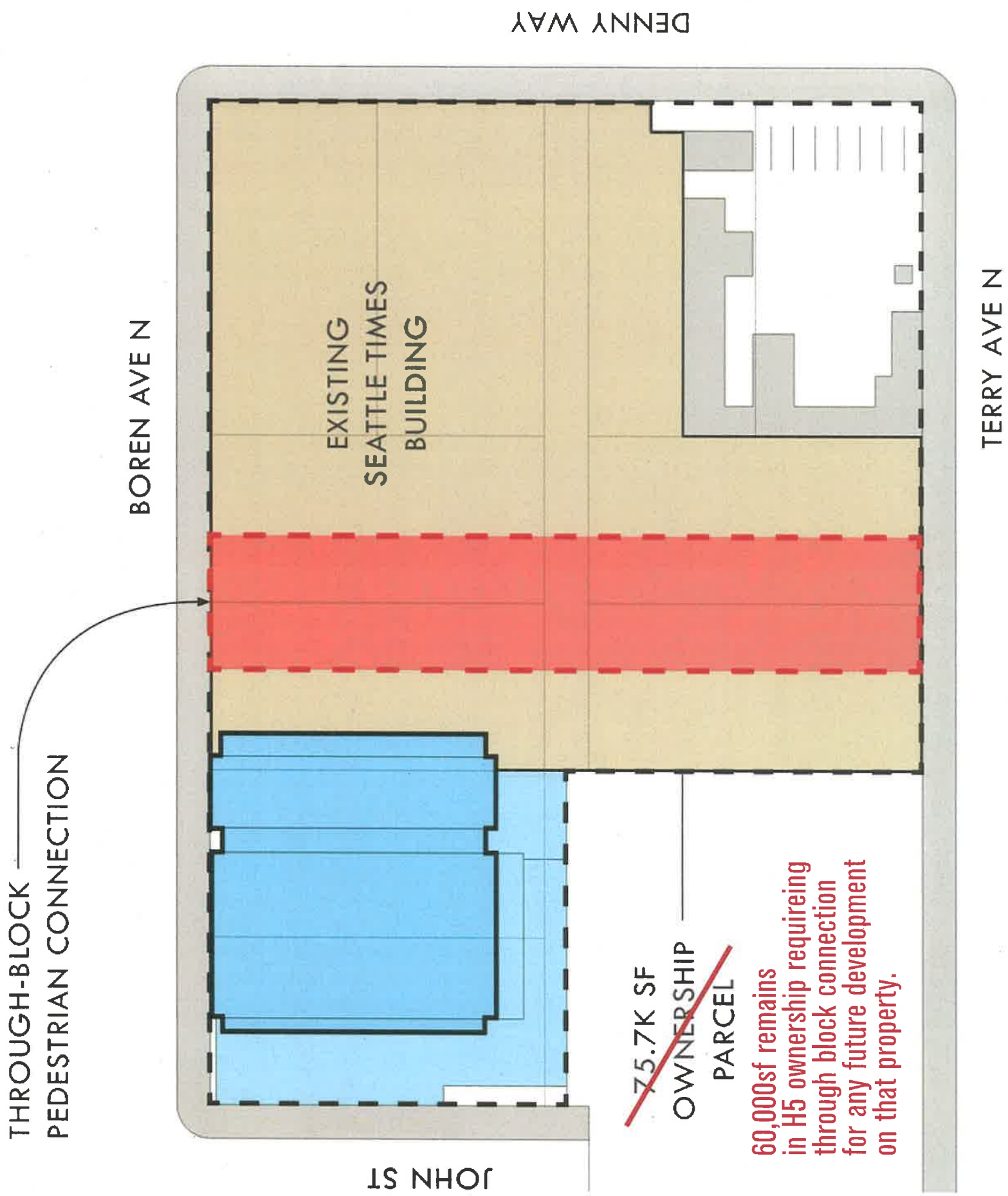
- PROPERTY LINE
- H5 OWNERSHIP PROPERTY LINE
- H5 PROVIDED OPEN SPACE
- COVERED (NON-CONFORMING) OPEN SPACE
- WEST TOWER GROUND LEVEL AMENITY AREA
- WEST TOWER PRIVATE AMENITY AREA
- IMPROVED ROW
* REQUIRED FOR H5 DEPARTURE
- EAST TOWER IMPROVED ROW
- EAST TOWER GROUND LEVEL AMENITY AREA
- CURB CUT



Current Open Space/Amenity area Plan



COMPARISON DIAGRAMS



Next Steps

- H5 Fills out Statement of Financial Responsibility form – CW and MU would replace Via and Dana Warren on the east tower.
- Keep both MUP numbers, re-file both plans asap with revised changes to towers.
- Schedule DRB for end of March before new Board is created – good to keep historic context.
- Submit for Lot Boundary Adjustment – cant finalize until close.
- Covenants for use of Lot 3 (which remains in H5 ownership) will be in place at close.

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