

# 1370 STEWART

## DEVELOPER

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

## ARCHITECT

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

## LANDSCAPE ARCHITECT

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



## 01.2

Tower  
(REC1 Guidance)

- Continued to support concept and form
- Requested further development and information on intermediate scale

## 01.1

Site, Streetscape, Pedestrian Experience  
(REC1 Guidance)

- Continued to support open spaces and conceptual approach
- Requested further development and information, especially on Yale

## 01. Design

1. Site, Podium & Public Realm
2. Tower Intermediate Scale

## 02. Appendix

1. Enlarged Tower Elevations
2. Materials Palette
3. Section
4. Landscape
5. Lighting Plan
6. Signage Plan
7. Shadow Studies
8. Plans
9. Departures
10. Progression EDG1, EDG2, REC1, REC2



01.1 : Design / Context: A pivot point in the City grid





01.1 : Design / Context: Soft edges as neighborhood gateway



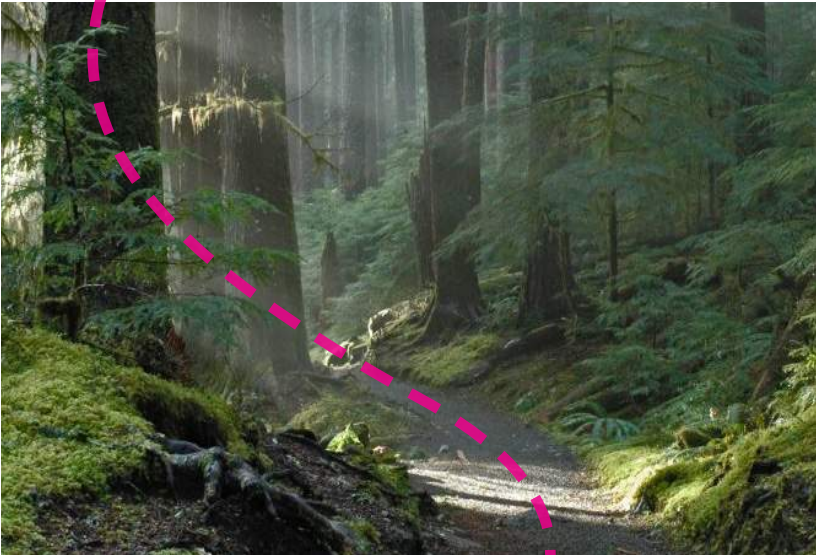


01.1 : Design / Site, Podium & Public Realm / landscape concept



LANDSCAPE CONCEPT

The landscape concept is based on distinct landscapes found in the PNW: Upland Forest and Lowland Prairies. The planting palette has been designed to compliment the REI landscape focused PNW natives along with a selection of plants that are adapted to the future climate of the region. The journey around the site will offer pedestrians with a series of rooms that will provide opportunities for experiencing the diversity of the PNW ecology. Pedestrians invited on a journey through an lowland prairie landscape planting along YALE AVE Nreet that transitions to an upland forest aesthetic as the site rises at the corner of John and Stewart.



UPLAND FOREST



LOWLAND PRAIRIE



## 01.1 : Design / Site, Podium & Public Realm / landscape concept



**1** View at the corner of Yale and John. The podium and landscape design focuses on active street level uses, public seating and gathering spaces, and an immersive landscape experience based on lowland prairie plantings.



**2** View at the corner of Yale and Stewart. The corner is a gateway to YALE AVE Nreet focused on pedestrian amenities and street level uses. A wide landscape buffer along Stewart preserves existing Sweetgum trees and buffers the busy arterial.



**3** View at the corner of Stewart and John. The corner acts as the primary vehicular gateway for vehicles entering downtown from I-5 and pedestrians and cyclists from Capitol Hill. An upland forest reinforces the adjacent REI landscape.

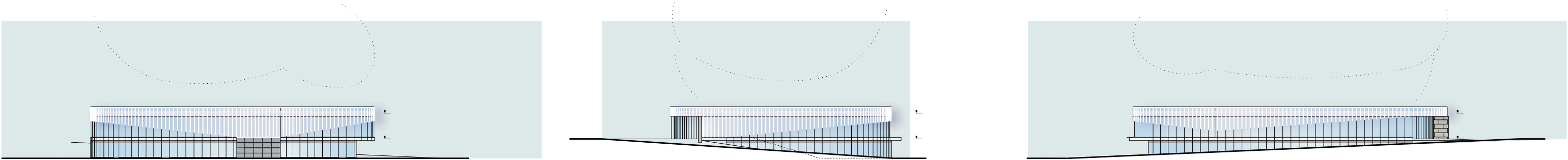


01.1 : Design / Podium Concept: pavilions in a park





01.1 : Design / Podium Concept: Pavilions in a park



Blue tones depicts 85' scale of South Lake Union "Podium" zoning and typical massing.



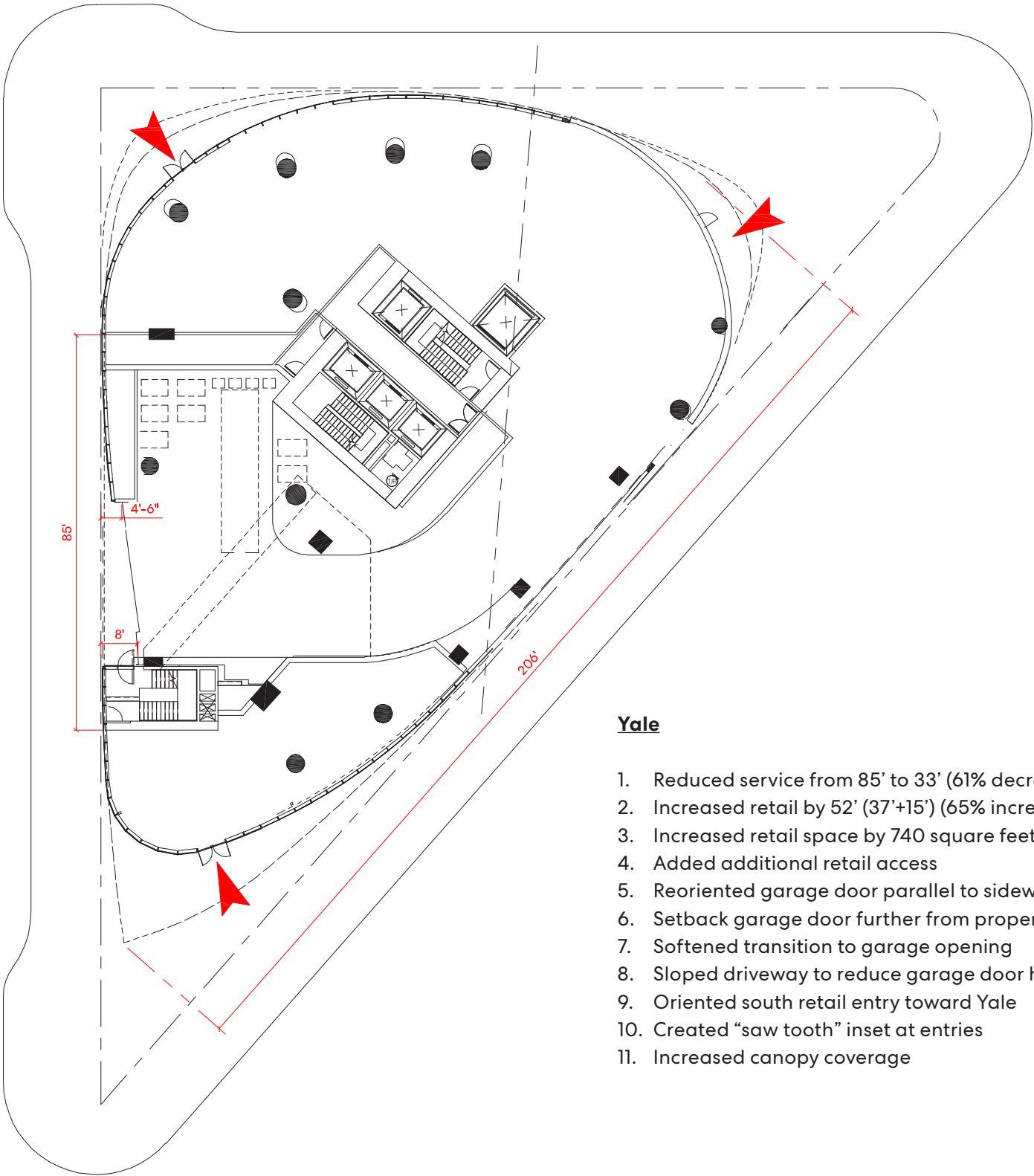


01.1 : Design / Podium design response to REC1 : plan & program

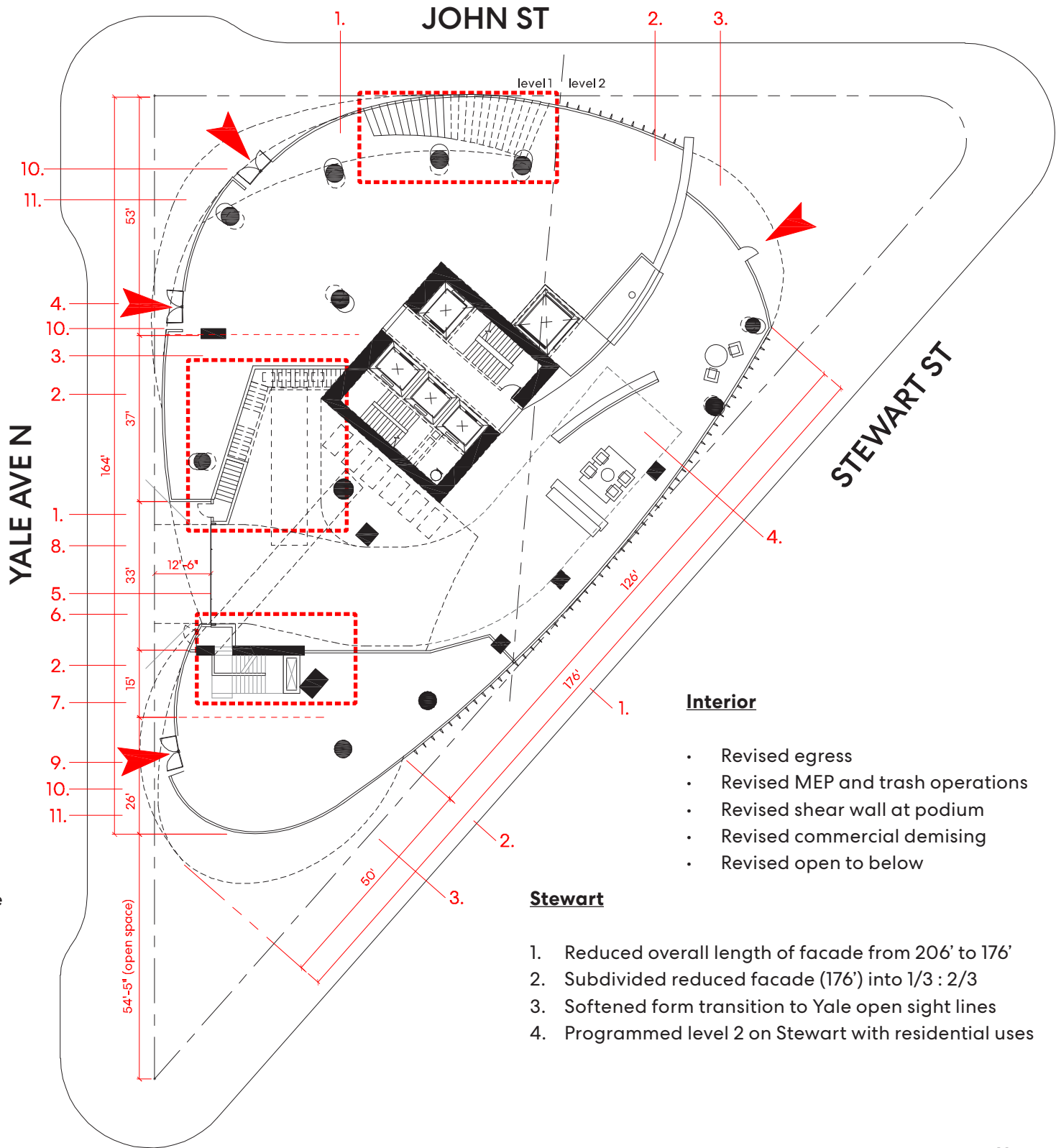
John

- 1. Increased height of glass line on John (2 stories), added interior stair
- 2. Extended commercial space further east
- 3. Setback residential entry to increase distinction of public/private

Podium : REC1



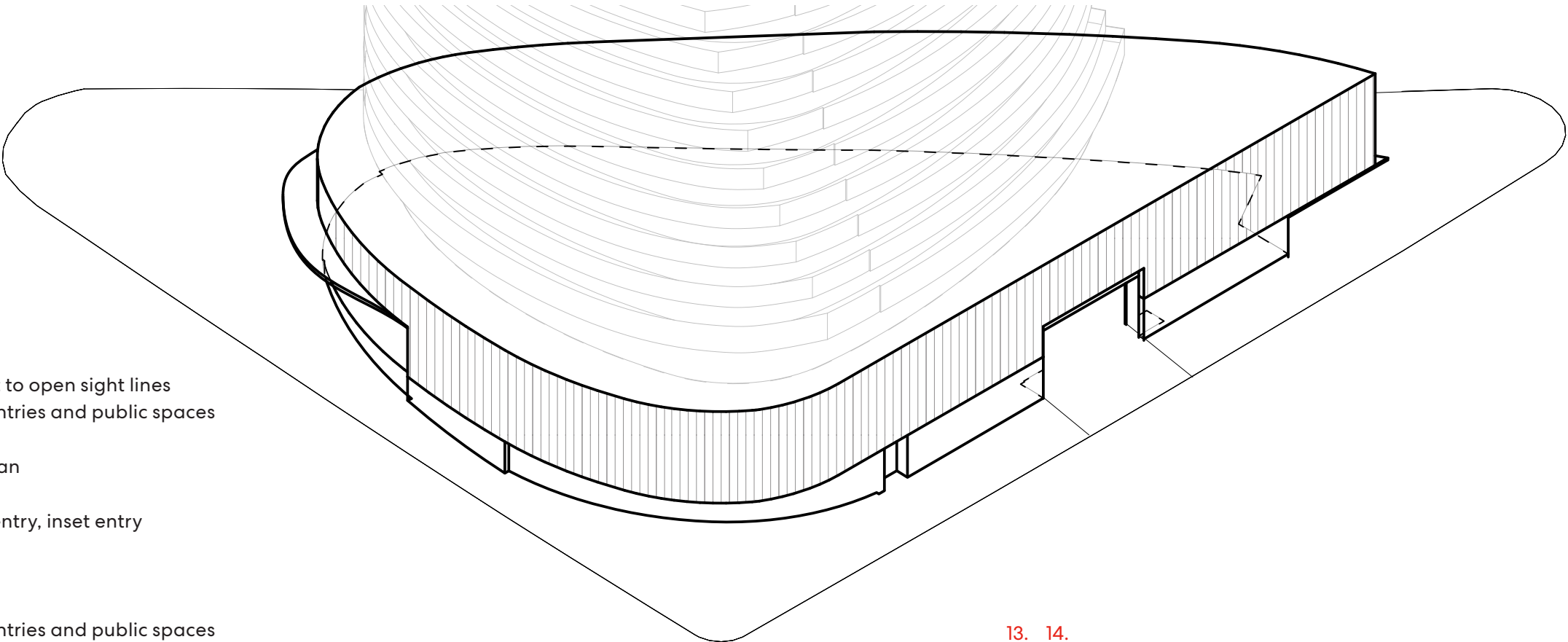
Podium : REC2





01.1 : Design / Podium design response to REC1 : massing and details

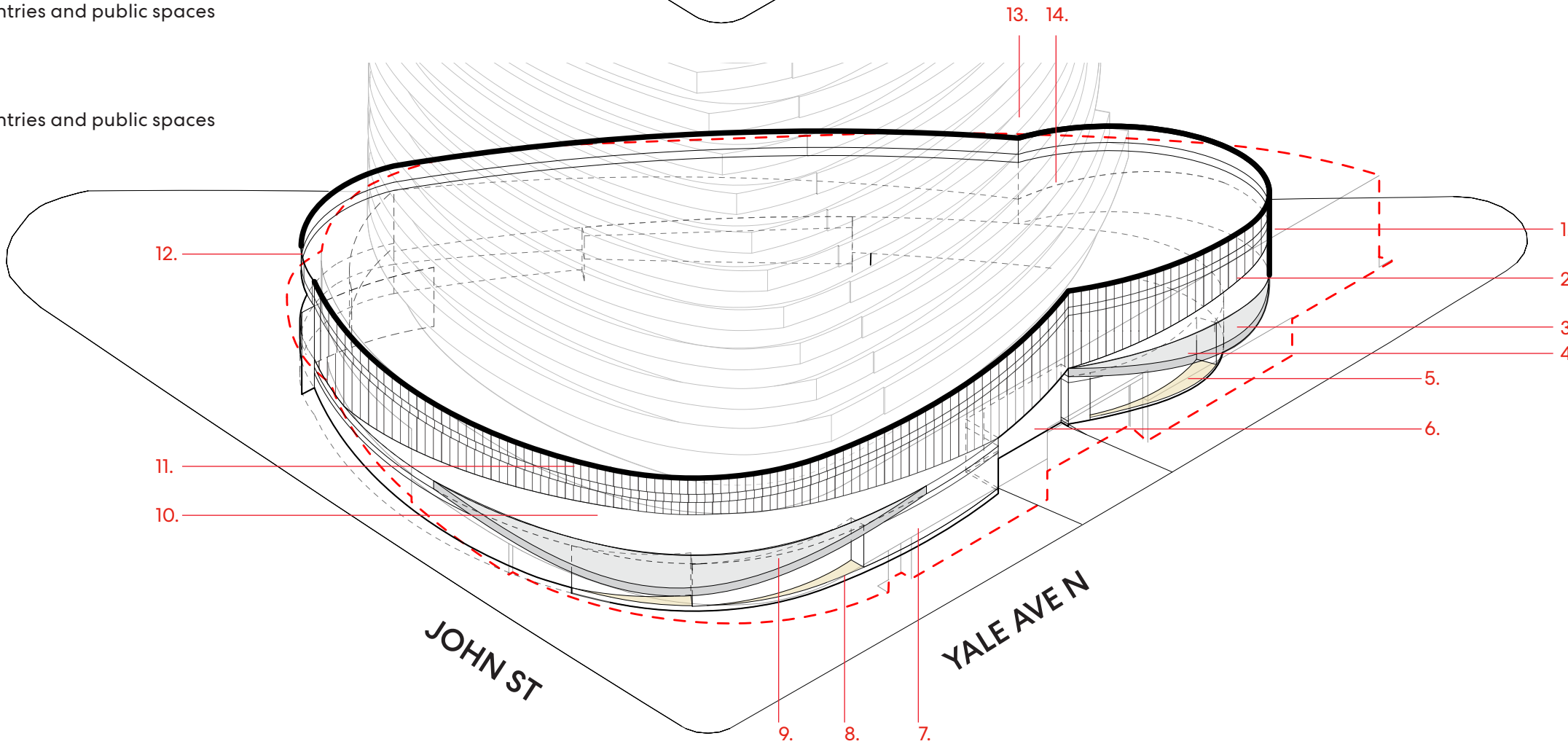
Podium : **REC1**



**Massing & Details Response**

- 1. Softened form transition at Yale and Stewart to open sight lines
- 2. Enhanced vertical expression, emphasis at entries and public spaces
- 3. Added canopy at south retail entry
- 4. Inset entry at south retail with “saw tooth” plan
- 5. Developed materials and details at entries
- 6. Developed materials and details at garage entry, inset entry
- 7. Expanded retail and glazing areas
- 8. Created additional retail entry
- 9. Added canopy at north retail entries
- 10. Enhanced vertical expression, emphasis at entries and public spaces
- 11. Integrated parapet expression
- 12. Inset residential entry
- 13. Revised form along Stewart to subdivide
- 14. Enhanced vertical expression, emphasis at entries and public spaces

Podium : **REC2**





01.1 : Design / Podium design REC2 Overview on Yale and Stewart





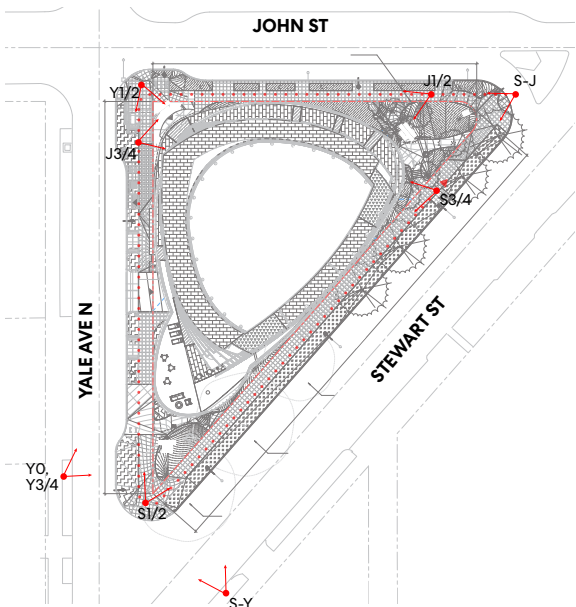
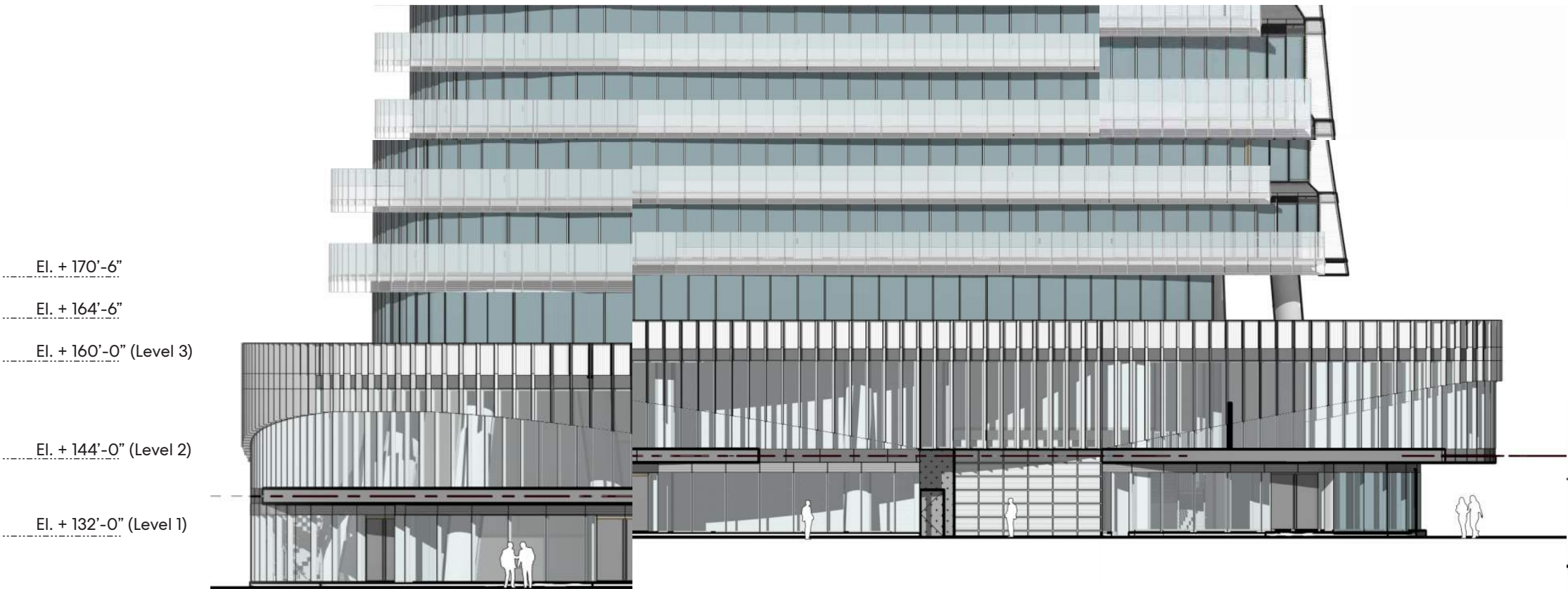
01.1 : Design / Podium design REC2 Overview on Stewart and John

Podium : REC2





01.1 : Design / Site, Podium & Public Realm Concept : Yale Avenue North





01.1 : Design / Site, Podium & Public Realm Concept : Yale Avenue North





01.1 : Design / Podium : Yale Avenue North and John Street





01.1 : Design / Entry detail : Yale Avenue North





01.1 : Design / Podium Elevation: Yale Avenue North



Trees not shown for clarity









# 01.1 : Design / Site, Podium & Public Realm Concept : Yale Avenue North



Y1

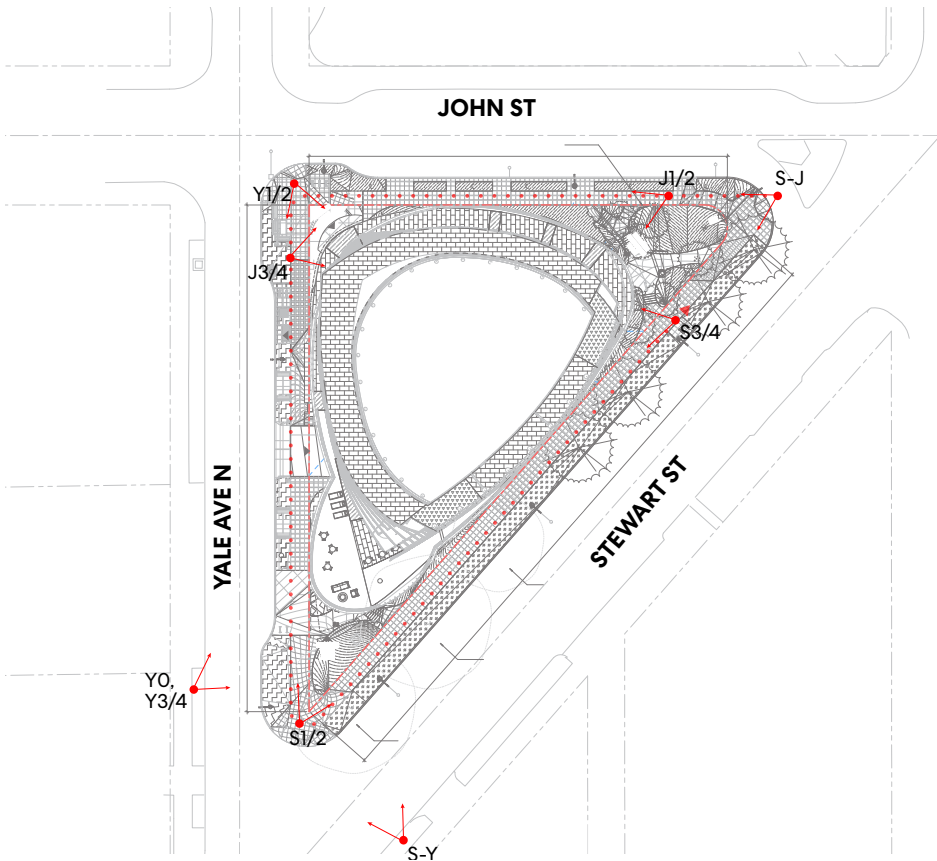
## Priority Design Guidelines

- CS2: Urban pattern and form**
  - Open spaces and sculptural form create inviting neighborhood gateway
  - Corner uses enhance activation of public spaces and highlight entries
  - Boutique scale podium is a welcome relief among overly boxy buildings
- CS2-4: Relationship to the block**
  - Full block public realm concept creates “curb to curb” revitalization
  - Open spaces at every corner
  - Program and design visually activates all frontages
  - Full story height of grade change is seamlessly managed and expressed
- CS3: Architectural context and character**
  - Innovative design contributes to neighborhood character
  - Celebration of corner and sculptural form relate to context
  - Garage access minimized and integrated to increase pedestrian friendliness
- PL1: Network of open spaces**
  - Open space response is substantial in quality and quantity
  - Landscape and hardscape create a unified high quality pedestrian experience
- PL2: Walkability**
  - Thoughtful design of public realm - finishes, furnishings, plantings, lighting
  - Destination retail venues with engaging outdoor areas
  - Integration of garage access creates pedestrian friendly experience along Yale



Y2

- PL3: Street-level interaction**
  - Continuous glass line completely uninterrupted by structure
  - All primary uses engage street level, even with full story height of grade change
  - Multiple points of entry along Yale activate street frontage
- DC1-B: Project uses and activities - vehicular access and circulation**
  - Fully integrated and detailed architecturally to create a pleasant experience
- DC2-2: Pedestrian scale**
  - Continuous datum between Levels 1 and 2 expresses topography and provides scale
  - Undulating fully glazed street wall creates sense of place at pedestrian scale
  - Horizontal banding of canopies and louver zone provides scale
  - Wood doors create distinction and scale
  - Plan modulation at entries (saw tooth plan) provides scale
  - Signage, lighting, site furnishings, exterior paving, and plantings provides scale
  - Vertical projections create a visual transition from pedestrian scale to podium scale
  - Generous canopies and soffits at cantilevers create covered open space





# 01.1 : Design / Site, Podium & Public Realm Concept : Yale Avenue North



Y3

## Priority Design Guidelines

- CS2: Urban pattern and form**
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  - Integration of garage access creates pedestrian friendly experience along Yale



Y4

- PL3: Street-level interaction**
  - Continuous glass line completely uninterrupted by structure
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  - Multiple points of entry along Yale activate street frontage
- DC1-B: Project uses and activities - vehicular access and circulation**
  - Fully integrated and detailed architecturally to create a pleasant experience
- DC2-2: Pedestrian scale**
  - Continuous datum between Levels 1 and 2 expresses topography and provides scale
  - Undulating fully glazed street wall creates sense of place at pedestrian scale
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  - Vertical projections create a visual transition from pedestrian scale to podium scale
  - Generous canopies and soffits at cantilevers create covered open space



01.1 : Design / Site, Podium & Public Realm Concept : Stewart Street





01.1 : Design / Site, Podium & Public Realm Concept : Stewart Street



Trees not shown for clarity



01.1 : Design / Podium Elevation : Stewart Street

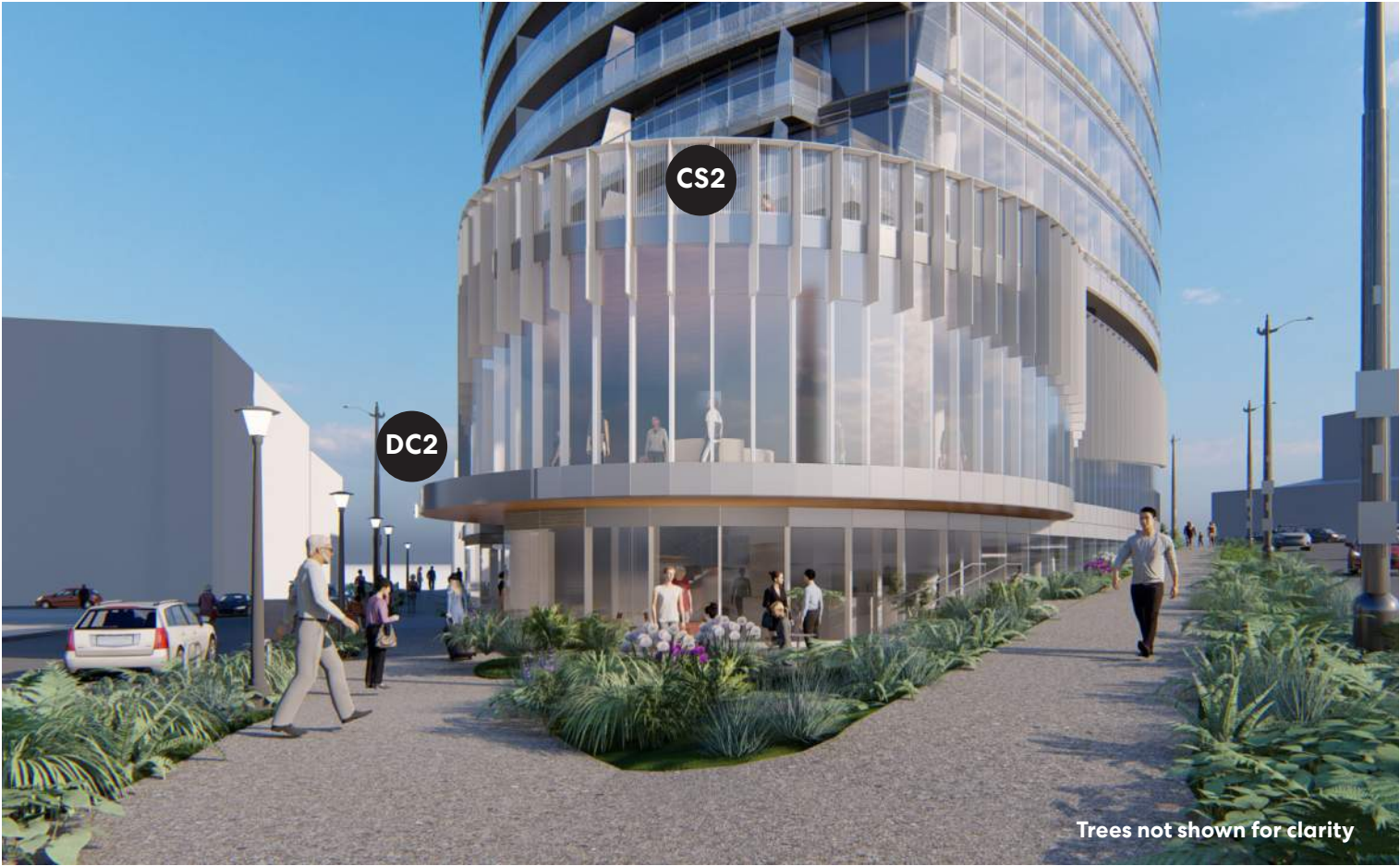








# 01.1 : Design / Site, Podium & Public Realm Concept : Stewart Street

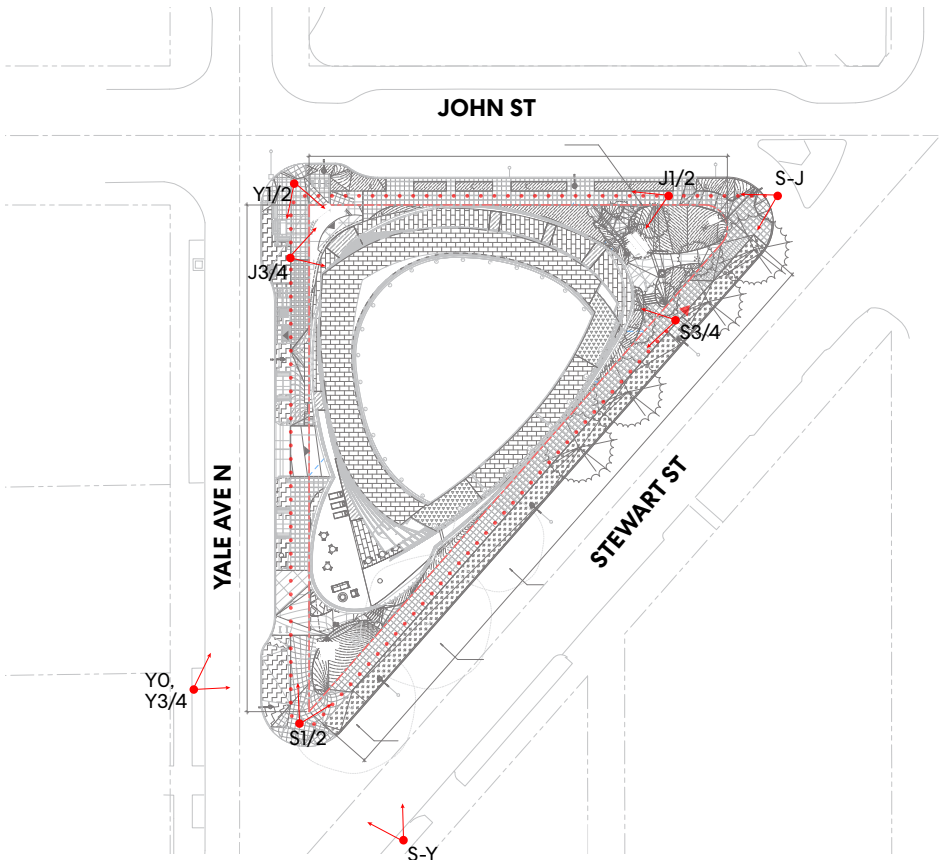


## S1 Priority Design Guidelines

- CS2: Urban pattern and form**
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- PL2: Walkability**
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  - Destination retail venues with engaging outdoor areas
  - Integration of garage access creates pedestrian friendly experience along Yale

## S2

- PL3: Street-level interaction**
  - Continuous glass line completely uninterrupted by structure
  - All primary uses engage street level, even with full story height of grade change
  - Multiple points of entry along Yale activate street frontage
- DC1-B: Project uses and activities - vehicular access and circulation**
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S3

### Priority Design Guidelines

#### CS2: Urban pattern and form

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#### CS2-4: Relationship to the block

- Full block public realm concept creates “curb to curb” revitalization
- Open spaces at every corner
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- Innovative design contributes to neighborhood character
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#### PL1: Network of open spaces

- Open space response is substantial in quality and quantity
- Landscape and hardscape create a unified high quality pedestrian experience

#### PL2: Walkability

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- Integration of garage access creates pedestrian friendly experience along Yale



S4

#### PL3: Street-level interaction

- Continuous glass line completely uninterrupted by structure
- All primary uses engage street level, even with full story height of grade change
- Multiple points of entry along Yale activate street frontage

#### DC1-B: Project uses and activities - vehicular access and circulation

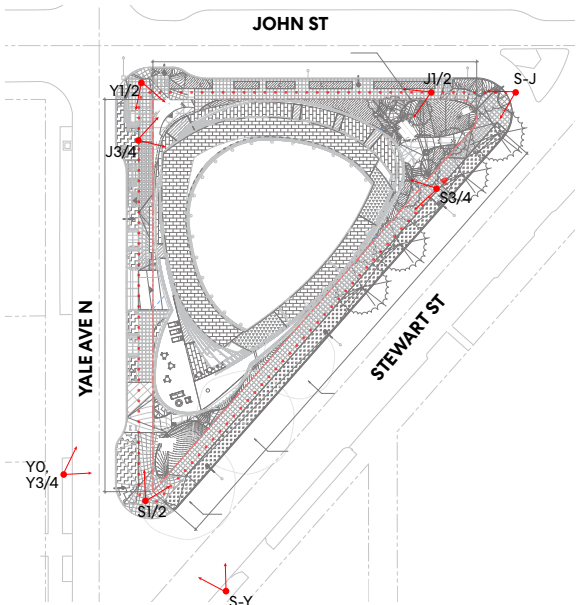
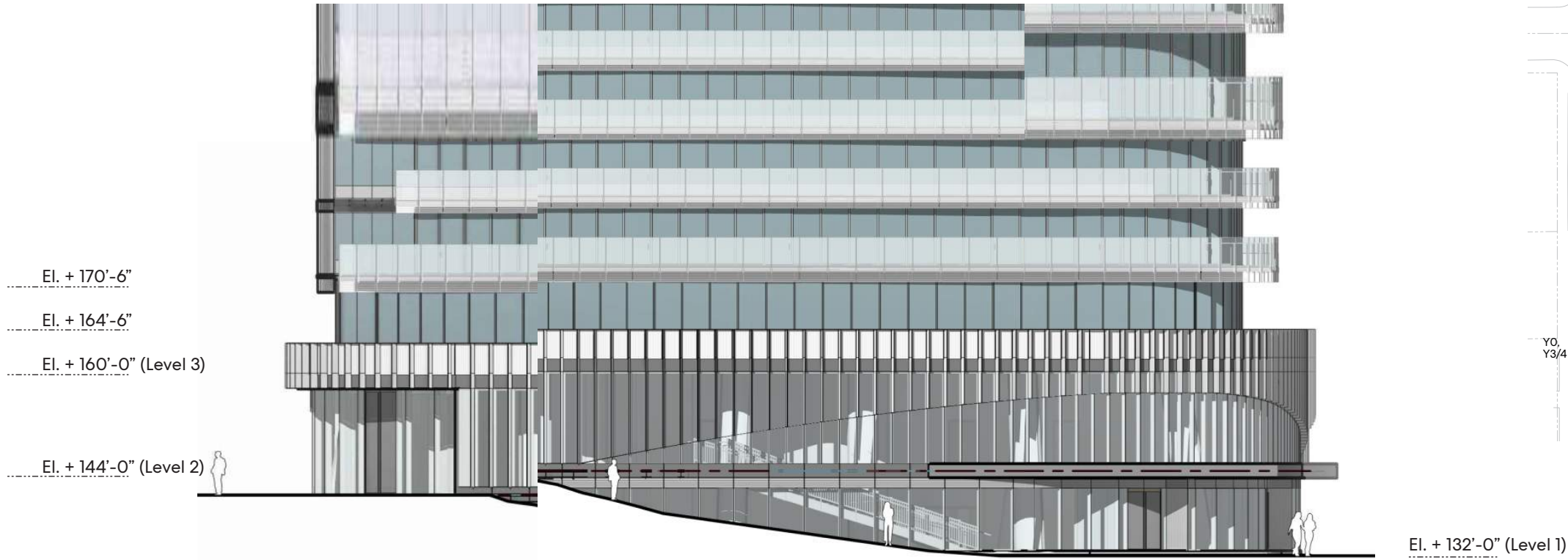
- Fully integrated and detailed architecturally to create a pleasant experience

#### DC2-2: Pedestrian scale

- Continuous datum between Levels 1 and 2 expresses topography and provides scale
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- Wood doors create distinction and scale
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- Vertical projections create a visual transition from pedestrian scale to podium scale
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01.1 : Design / Site, Podium & Public Realm Concept : John Street



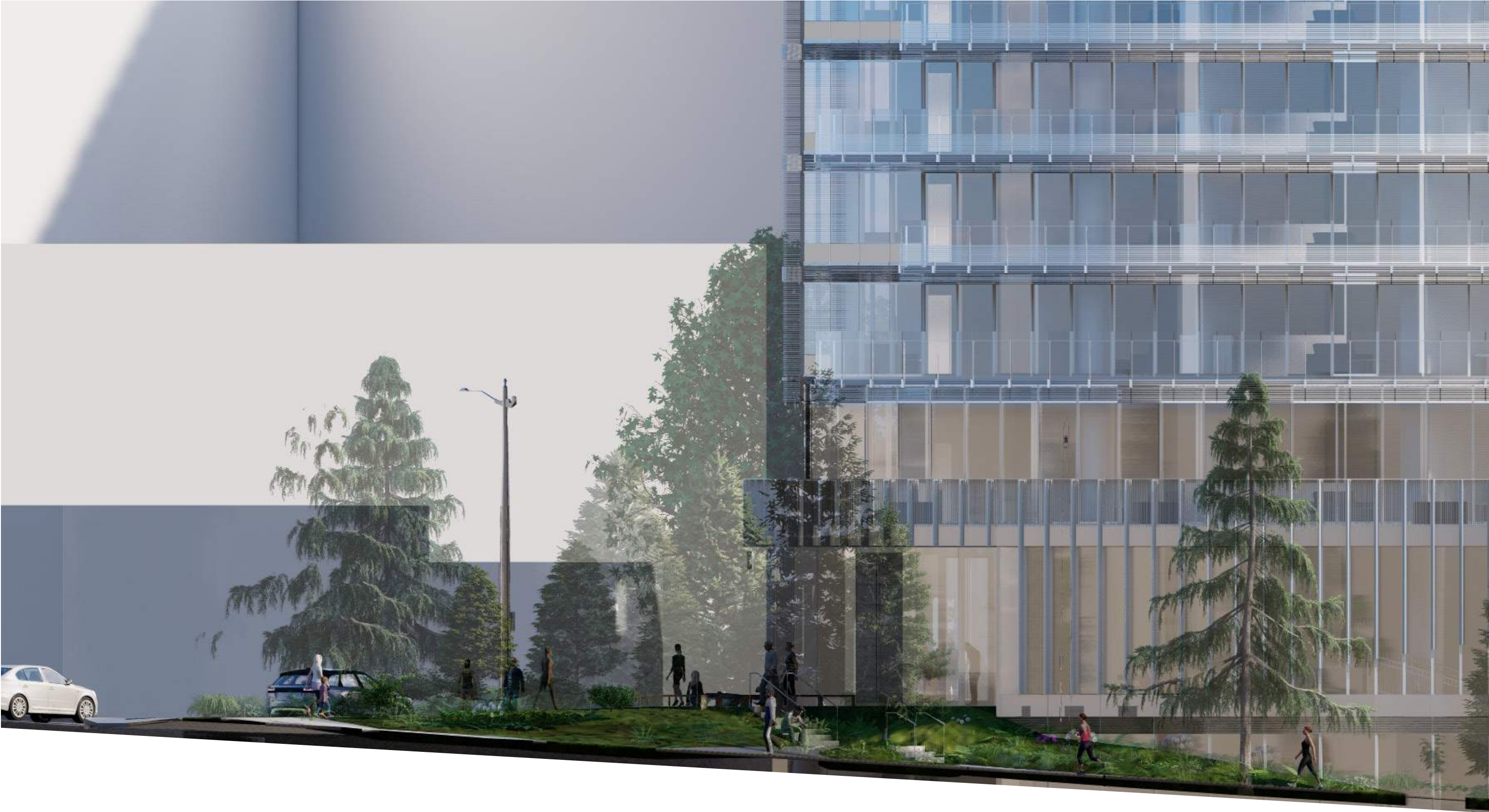


01.1 : Design / Site, Podium & Public Realm Concept : John Street





01.1 : Design / Podium Elevation : John Street

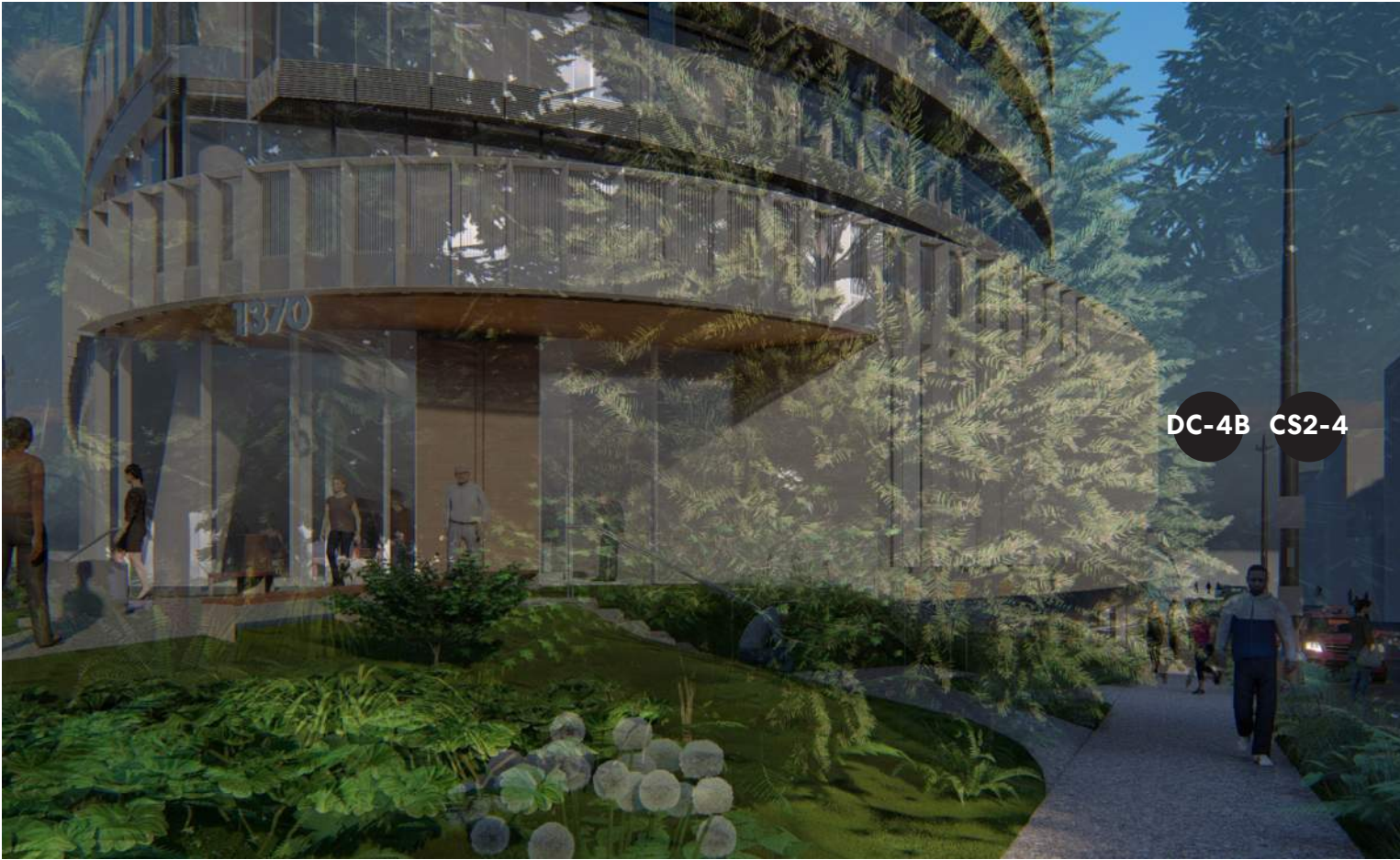








# 01.1 : Design / Site, Podium & Public Realm Concept : John Street



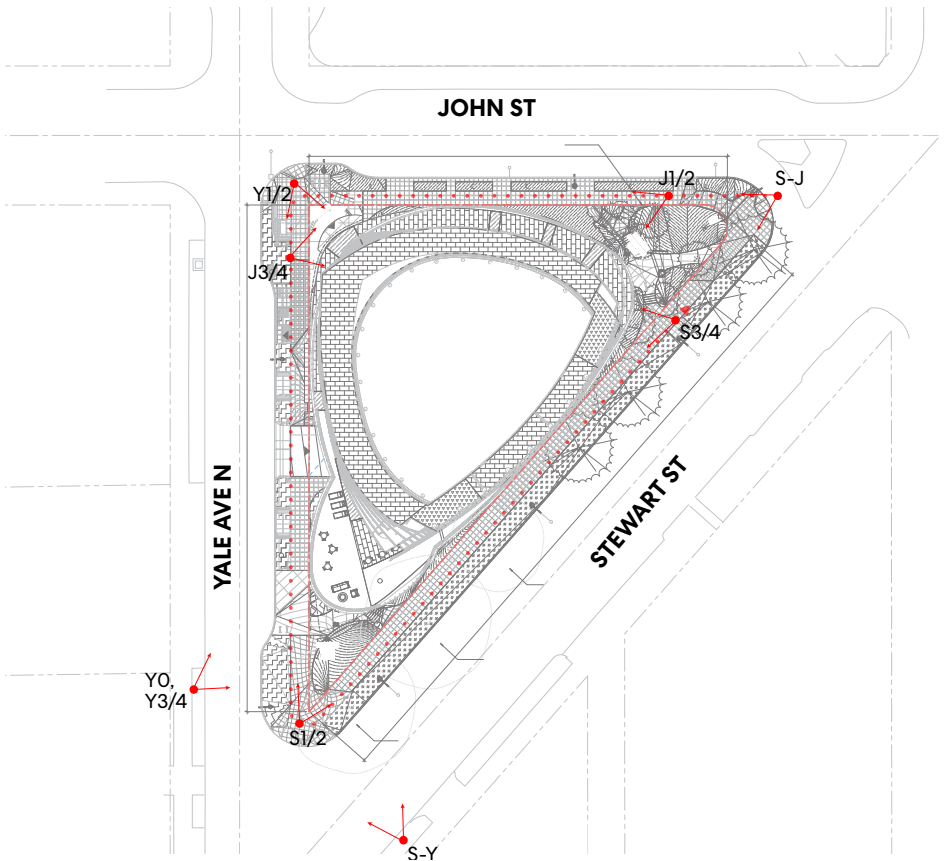
J1

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- PL2: Walkability**
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  - Destination retail venues with engaging outdoor areas
  - Integration of garage access creates pedestrian friendly experience along Yale

J2

- PL3: Street-level interaction**
  - Continuous glass line completely uninterrupted by structure
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- DC1-B: Project uses and activities - vehicular access and circulation**
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**J3**

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#### CS2-4: Relationship to the block

- Full block public realm concept creates “curb to curb” revitalization
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#### PL2: Walkability

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- Destination retail venues with engaging outdoor areas
- Integration of garage access creates pedestrian friendly experience along Yale



**J4**

#### PL3: Street-level interaction

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- Multiple points of entry along Yale activate street frontage

#### DC1-B: Project uses and activities - vehicular access and circulation

- Fully integrated and detailed architecturally to create a pleasant experience

#### DC2-2: Pedestrian scale

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01.2 : Design / Tower Intermediate Scale

DC2.4 Architectural Concept: Tall Buildings

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

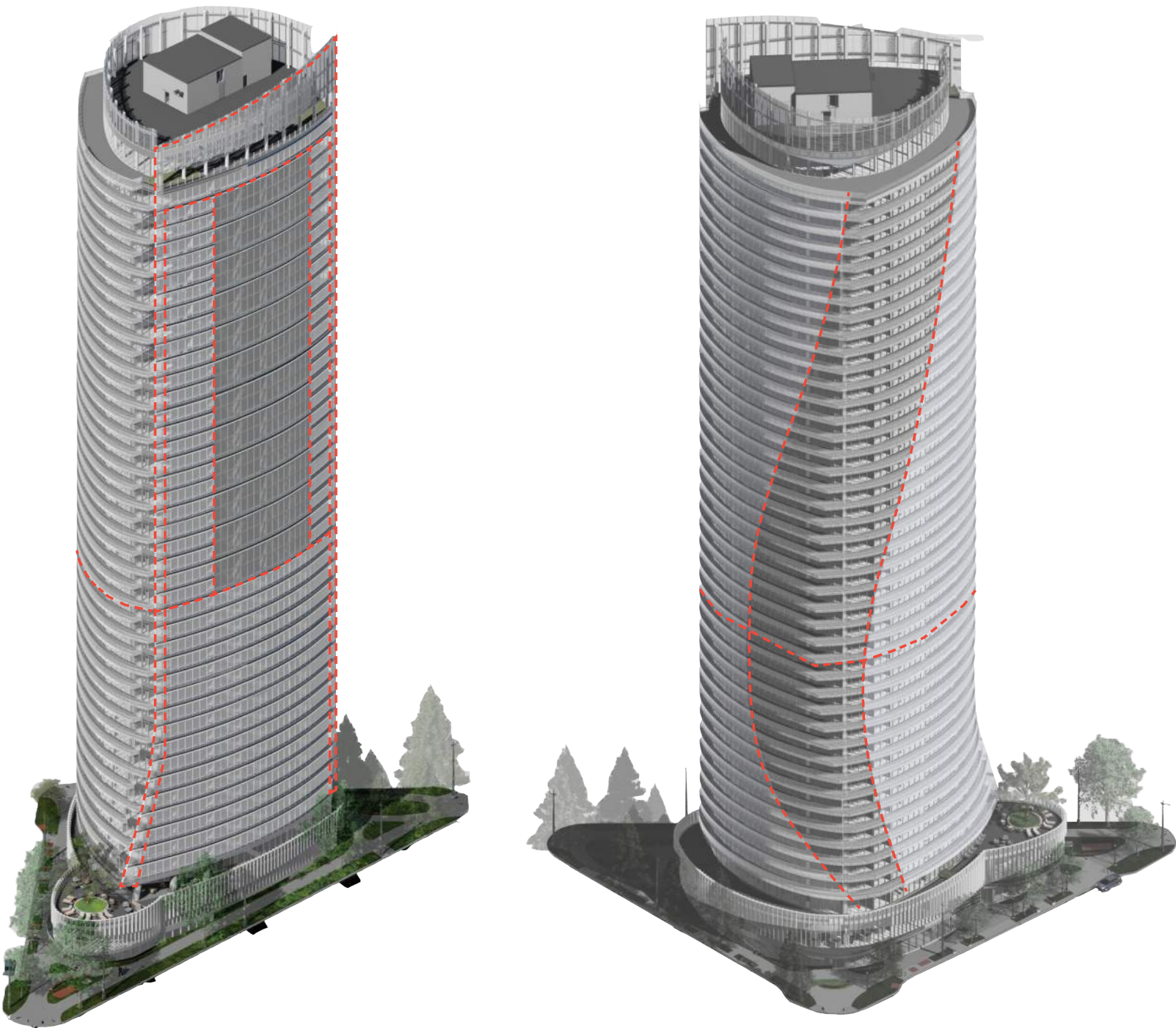
South Lake Union Supplemental Guidance

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

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

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

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



- I. Sculpted top
- II. Sky terrace
- III. Penthouse
- IV. Upper 3/5:
  - 1. floor groupings
  - 2. gaskets
  - 3. offsets
  - 4. projections
  - 5. layering
  - 6. curved/shifting forms
  - 7. responds to context
  - 8. coherent concept
  - 9. shape and design all sides
  - 10. differentiation

- V. Lower 2/5:
  - 1. floor groupings
  - 2. gaskets
  - 3. offsets
  - 4. projections
  - 5. layering
  - 6. curved/shifting forms
  - 7. responds to context
  - 8. coherent concept
  - 9. shape and design all sides
  - 10. differentiation

- VI. Gasket
- VII. Pavilion
- VIII. Plinth

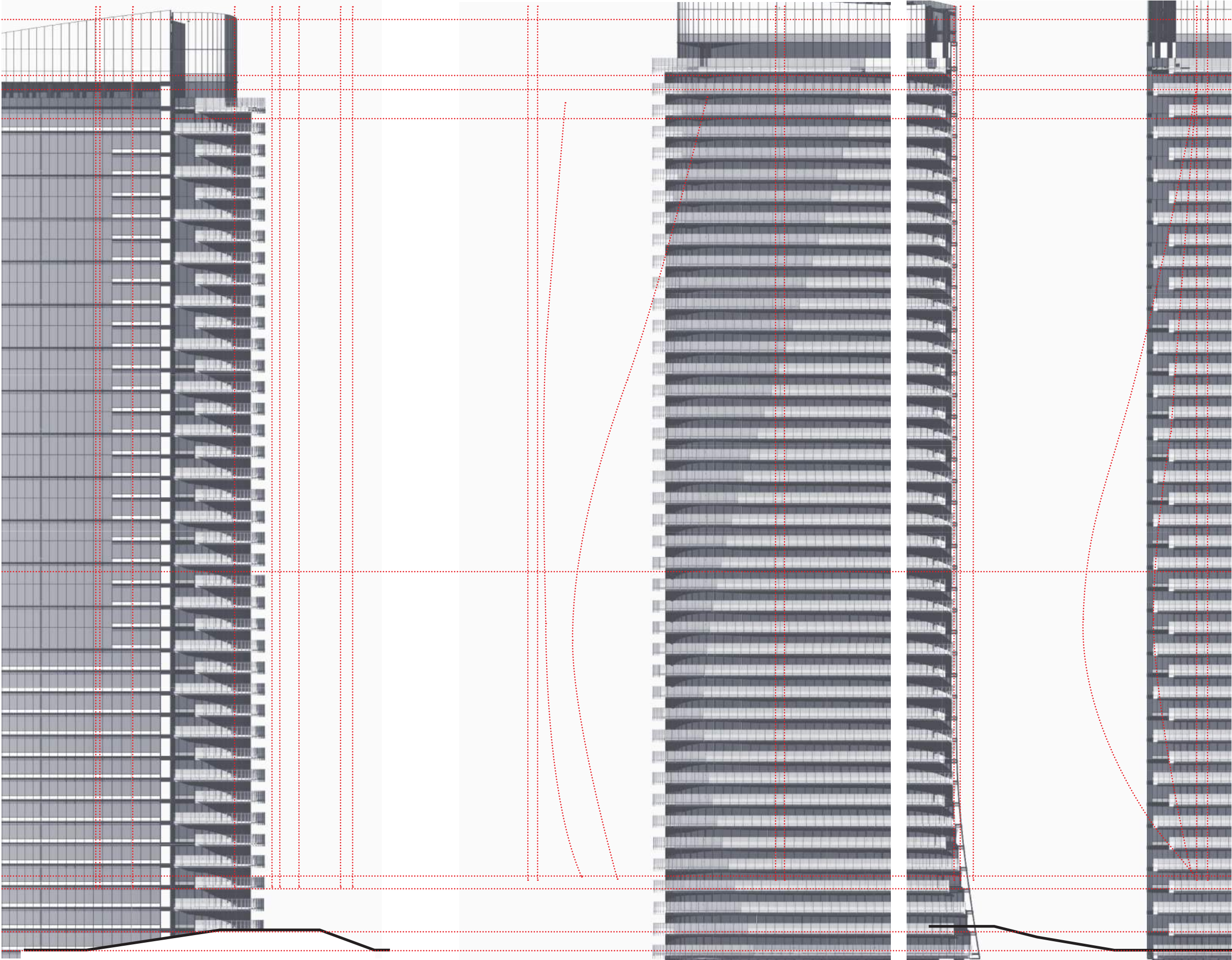


South

East

West

North





# 01.2 : Design / Tower Intermediate Scale : Looking west from Belmont



## DC2.4 Architectural Concept: Tall Buildings

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01.2 : Design / Tower Intermediate Scale : Looking east on John from Capitol Hill over I-5



- I. Sculpted top
- II. Sky terrace
- III. Penthouse
- IV. Upper 3/5:
  - 1. floor groupings
  - 2. gaskets
  - 3. offsets
  - 4. projections
  - 5. layering
  - 6. curved/shifting forms
  - 7. responds to context
  - 8. coherent concept
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  - 9. shape and design all sides
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- VI. Gasket
- VII. Pavilion
- VIII. Plinth





# 01.2 : Design / Tower Intermediate Scale : Looking east on John



## DC2.4 Architectural Concept: Tall Buildings

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

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01.2 : Design / Tower Intermediate Scale : Looking south on Yale



- I. Sculpted top
- II. Sky terrace
- III. Penthouse
- IV. Upper 3/5:
  - 1. floor groupings
  - 2. gaskets
  - 3. offsets
  - 4. projections
  - 5. layering
  - 6. curved/shifting forms
  - 7. responds to context
  - 8. coherent concept
  - 9. shape and design all sides
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- V. Lower 2/5:
  - 1. floor groupings
  - 2. gaskets
  - 3. offsets
  - 4. projections
  - 5. layering
  - 6. curved/shifting forms
  - 7. responds to context
  - 8. coherent concept
  - 9. shape and design all sides
  - 10. differentiation
- VI. Gasket
- VII. Pavilion
- VIII. Plinth





01.2 : Design / Tower Intermediate Scale : Looking north on Stewart





01.2 : Design / Tower Intermediate Scale : differing lighting conditions

Top



Middle



Base



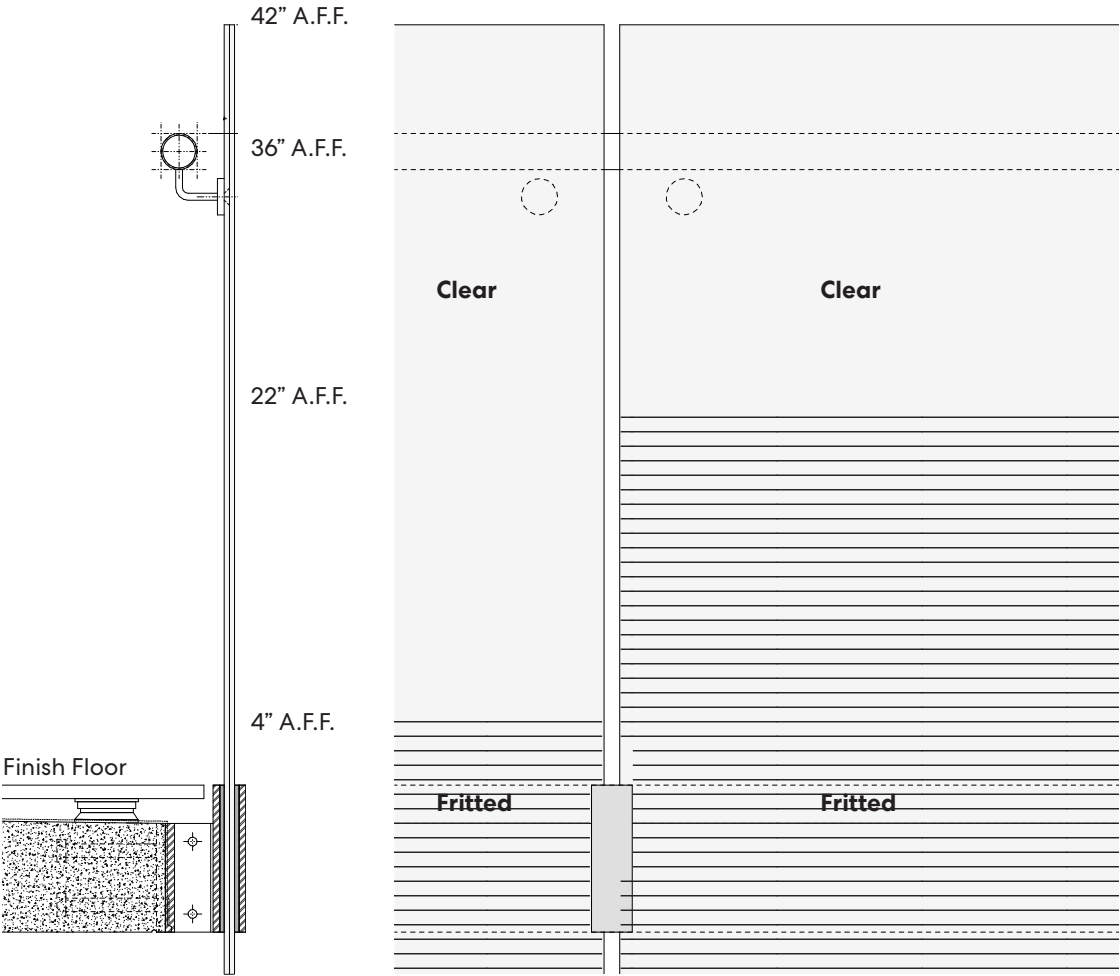


**01.2 : Design** / Tower Intermediate Scale : balcony details and “fly by” at southeast (Stewart)





01.2 : Design / Tower Intermediate Scale : balcony details and “fly by” at southeast (Stewart)










## 02. Appendix


1. Enlarged Tower Elevations
2. Materials Palette
3. Tower Section
4. Landscape Details
5. Lighting Plan
6. Signage Plan
7. Shadow Studies
8. Plans
9. Departures




02.1 : Appendix / Enlarged Tower Elevation: East




3a - Stone




2a - Metal Panel



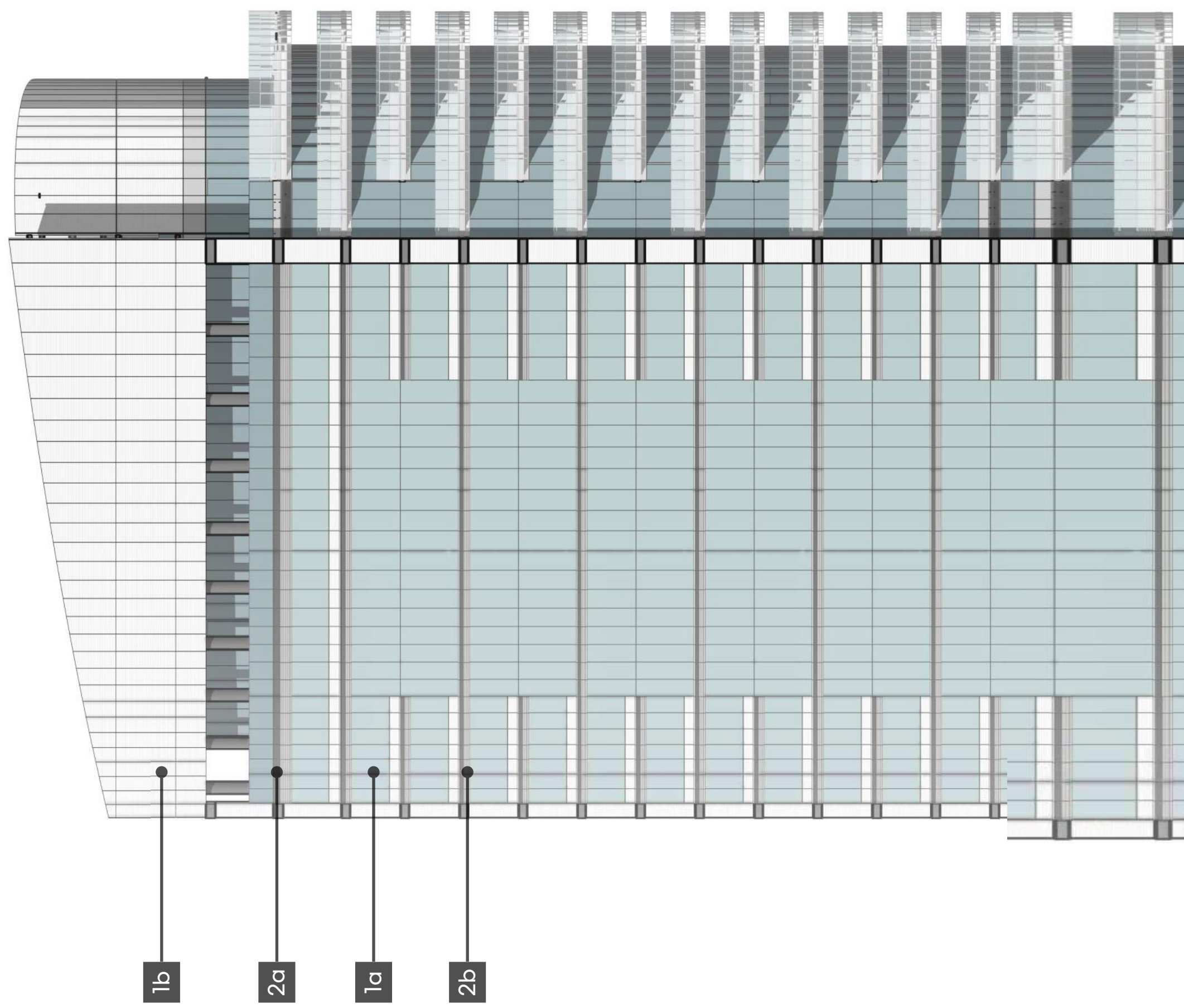
1a - Vision Glass



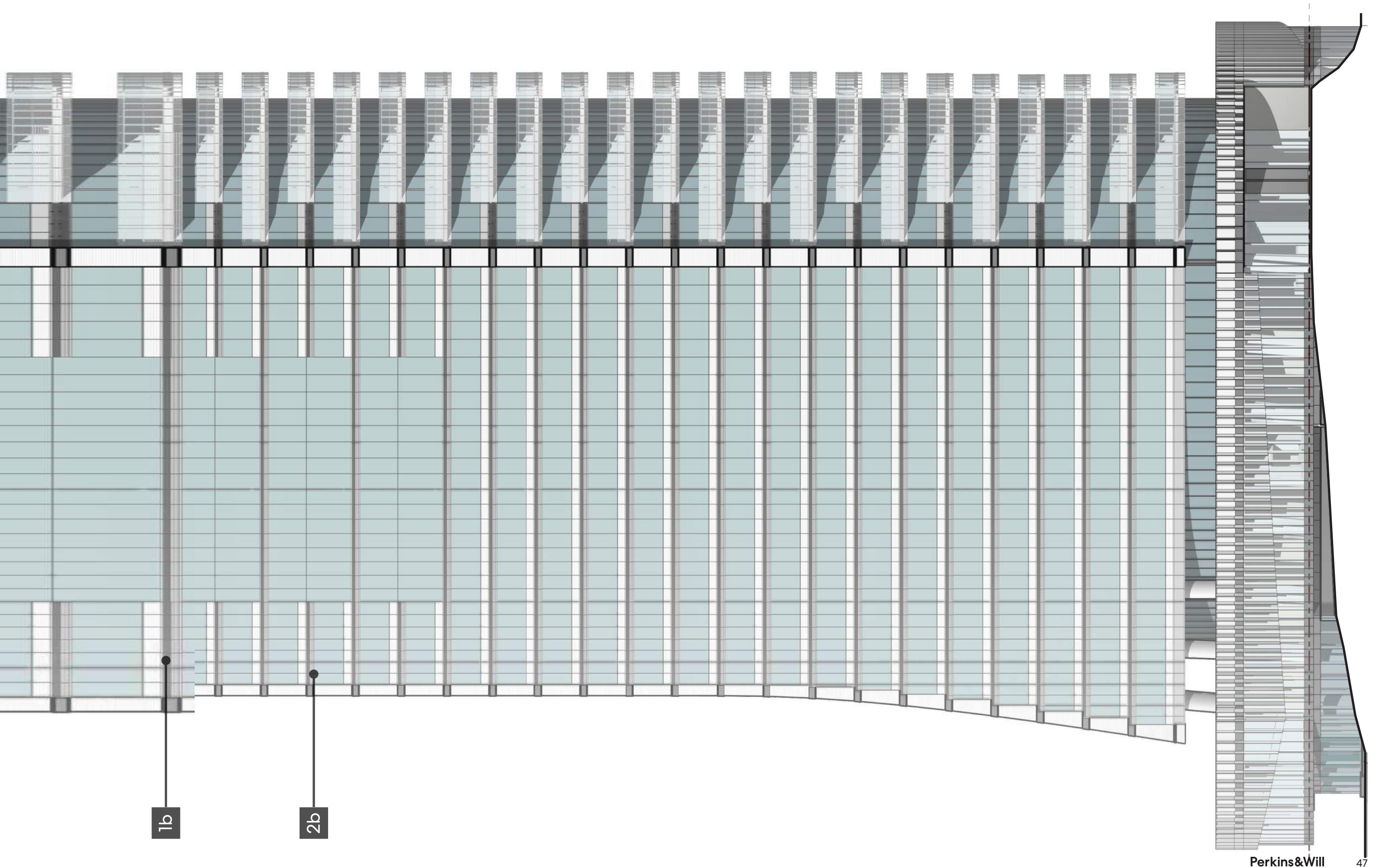
2b - Metal Louver



1b - Frit Glass





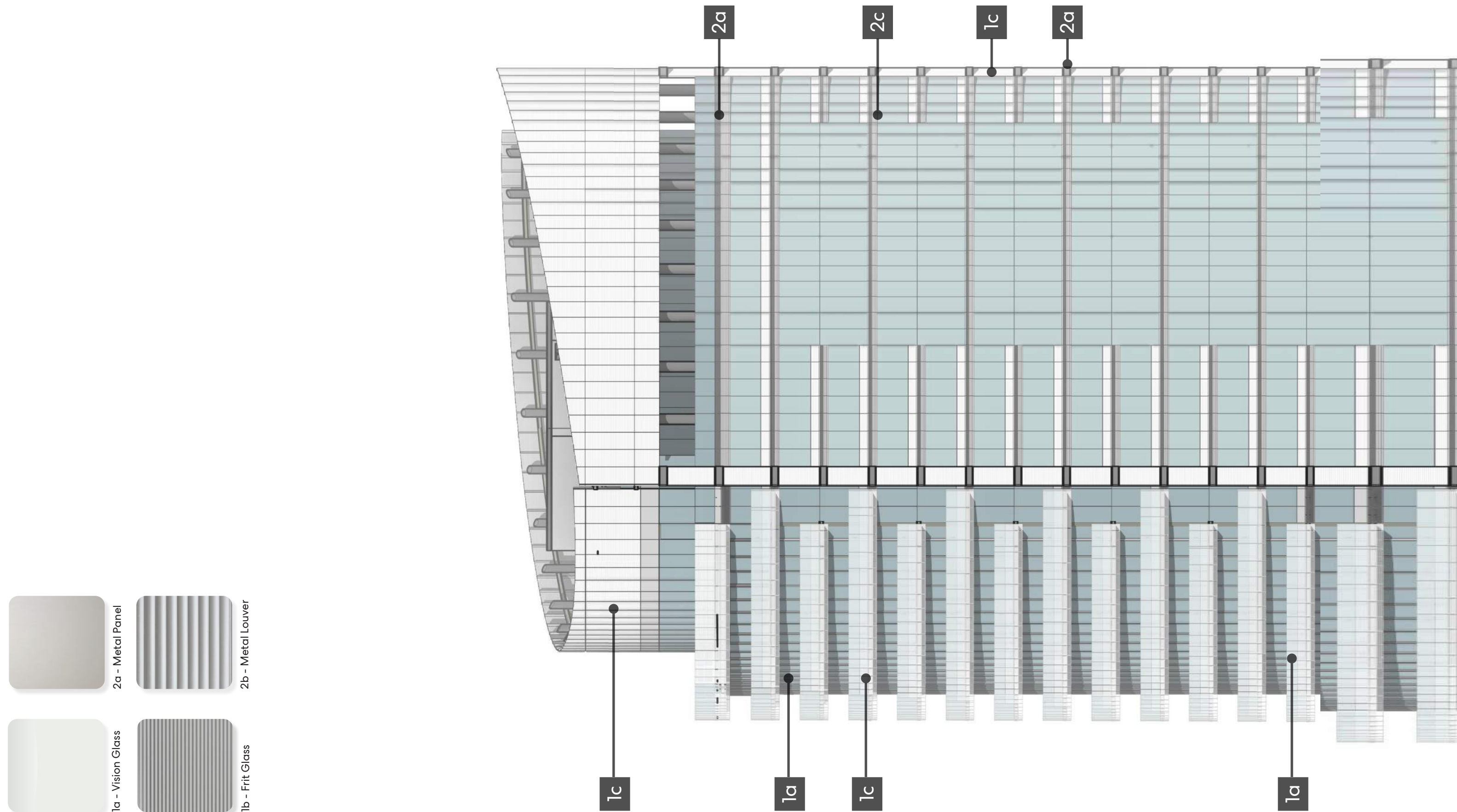


1b

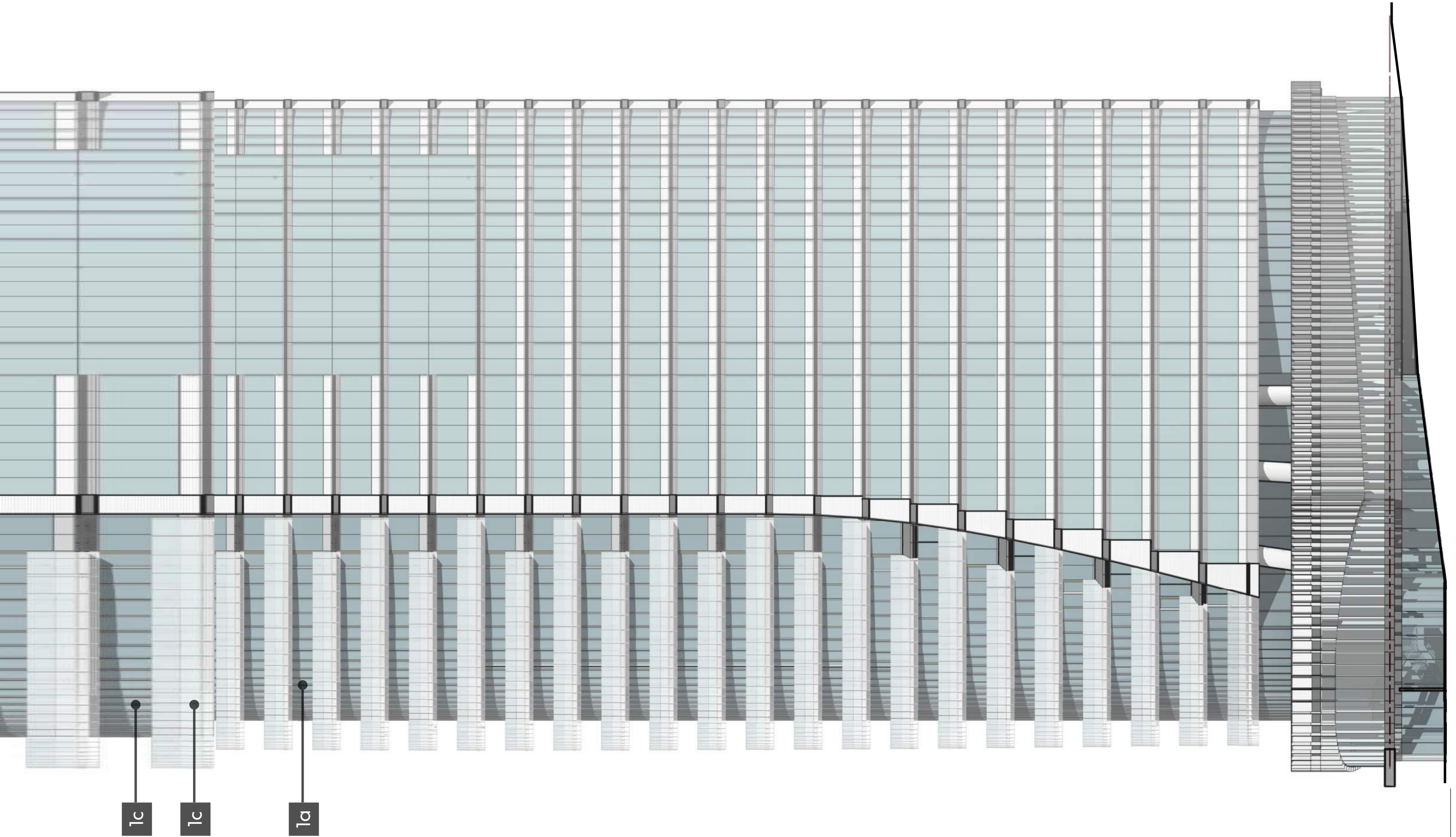
2b



02.1 : Appendix / Enlarged Tower Elevation: South








1c

1c

1a




02.1 : Appendix / Enlarged Tower Elevation: West




2c - Perf Metal



2a - Metal Panel



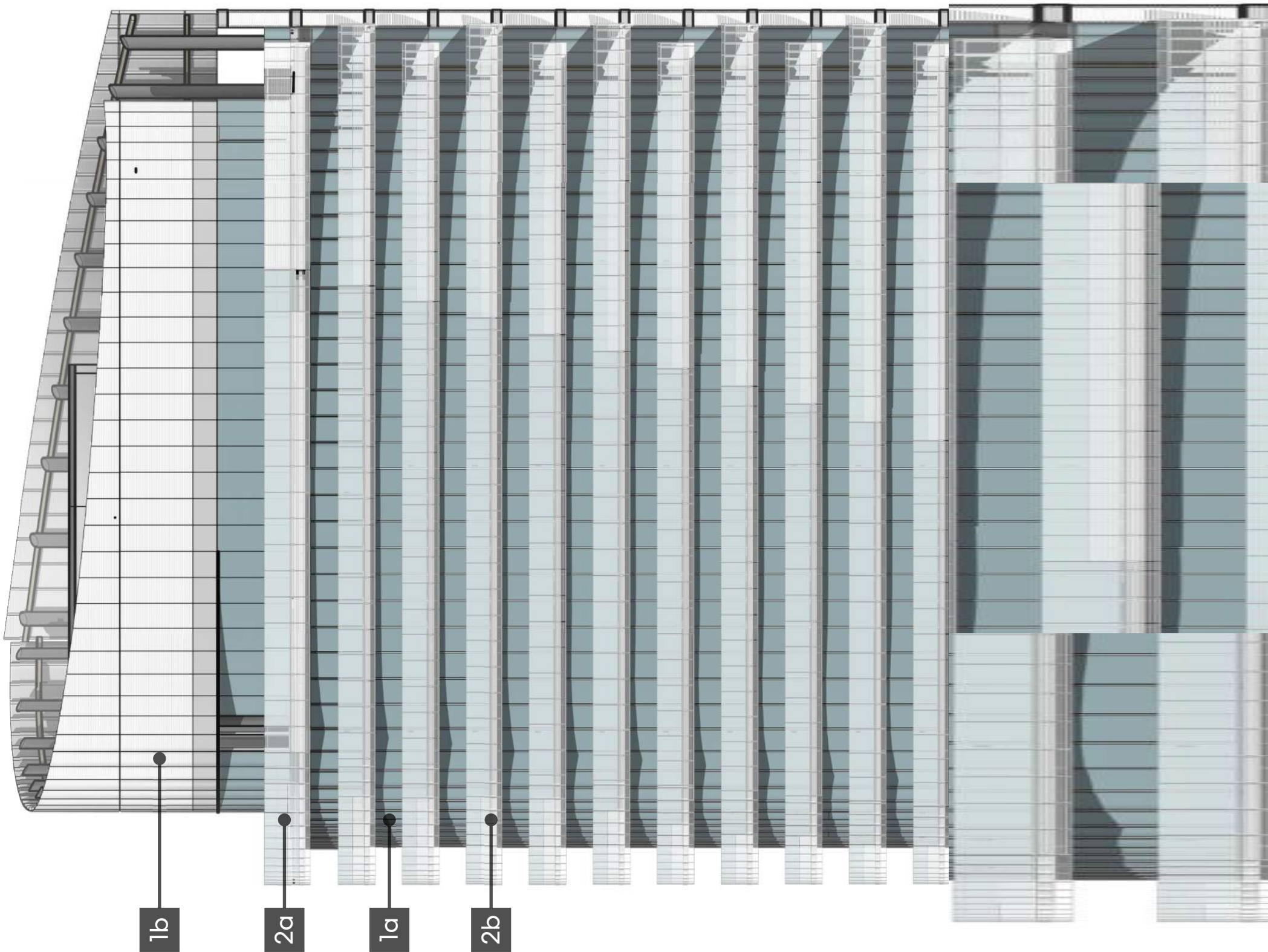
1a - Vision Glass



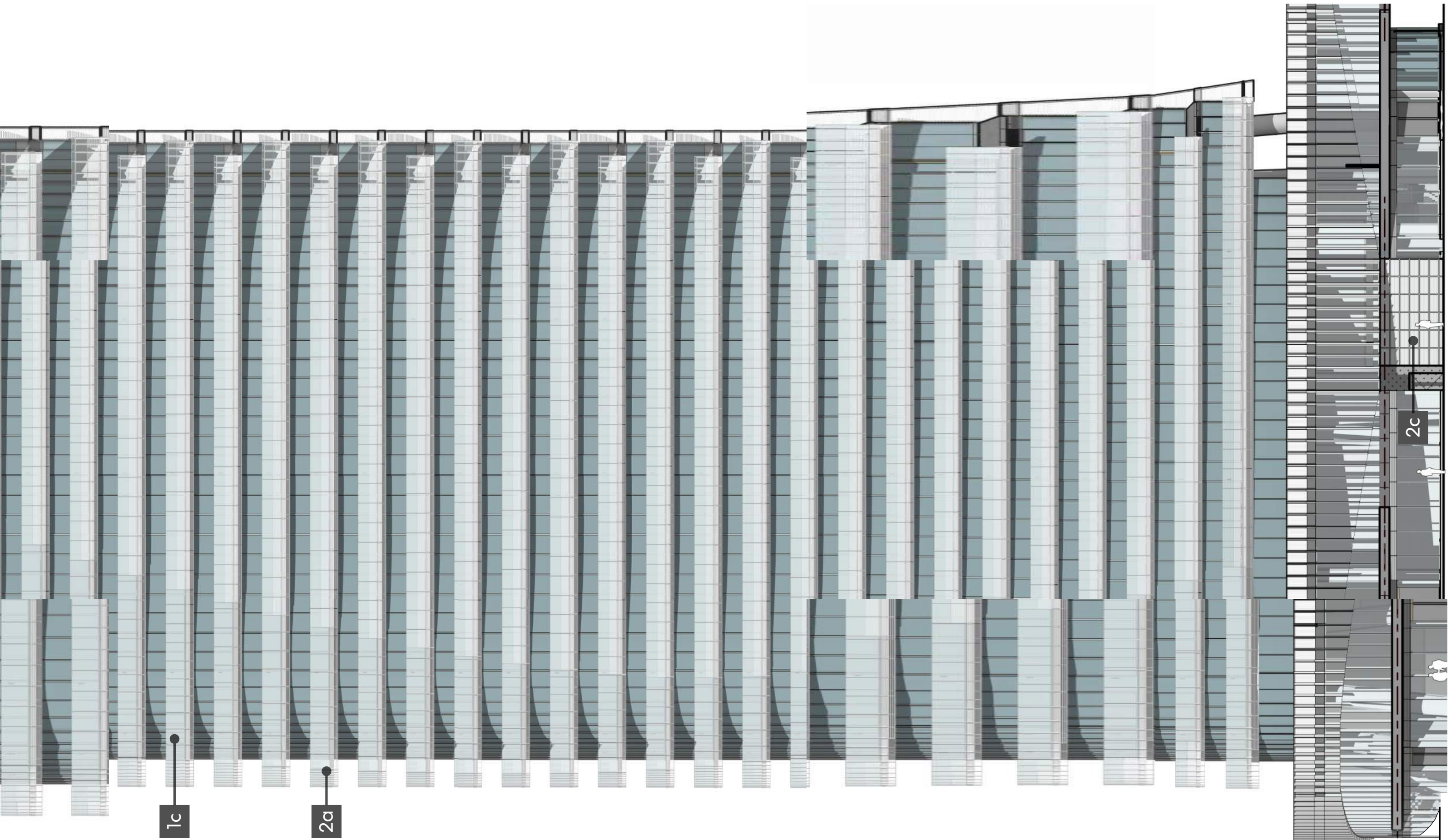
2b - Metal Louver



1b - Frit Glass

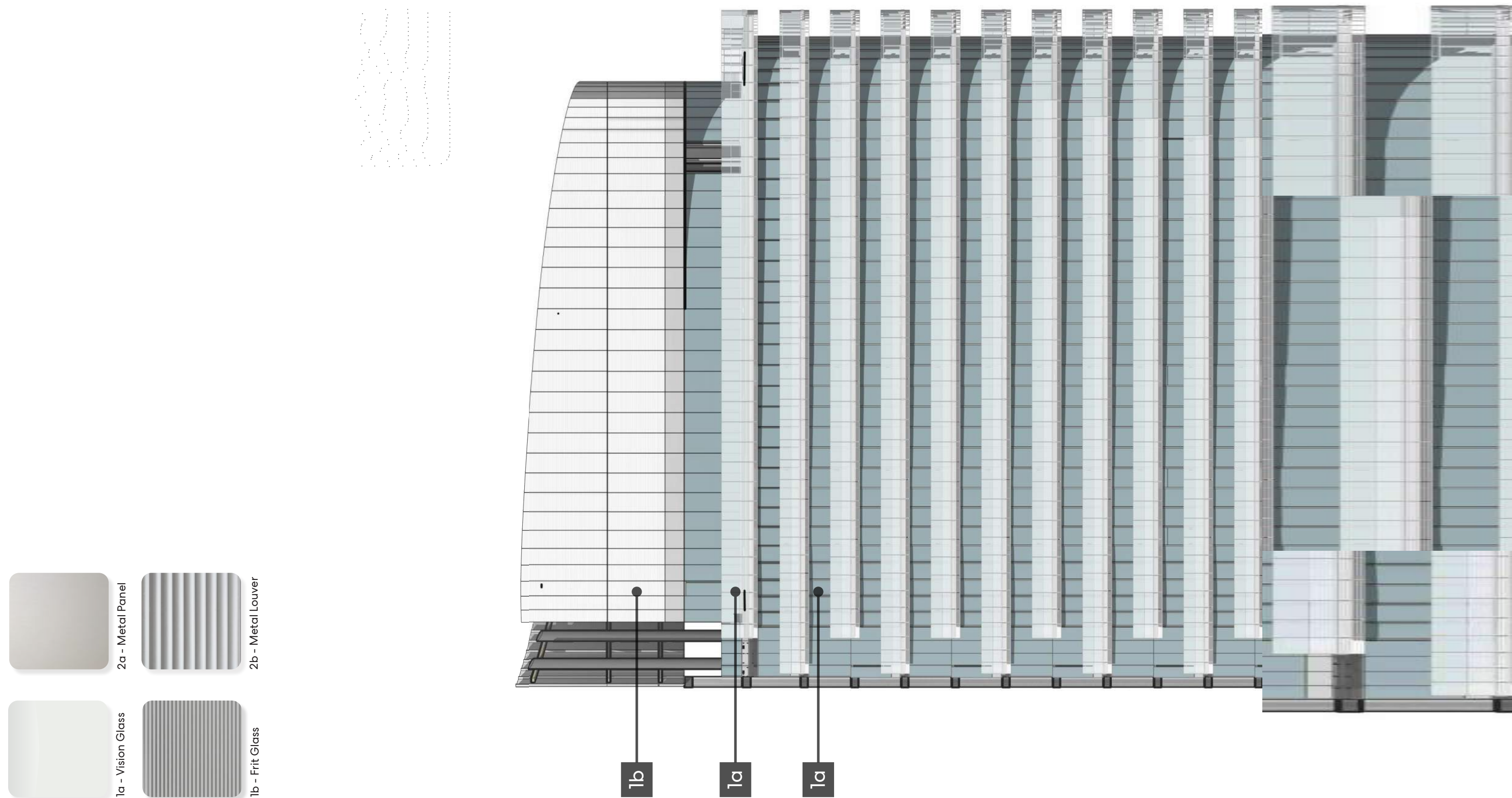




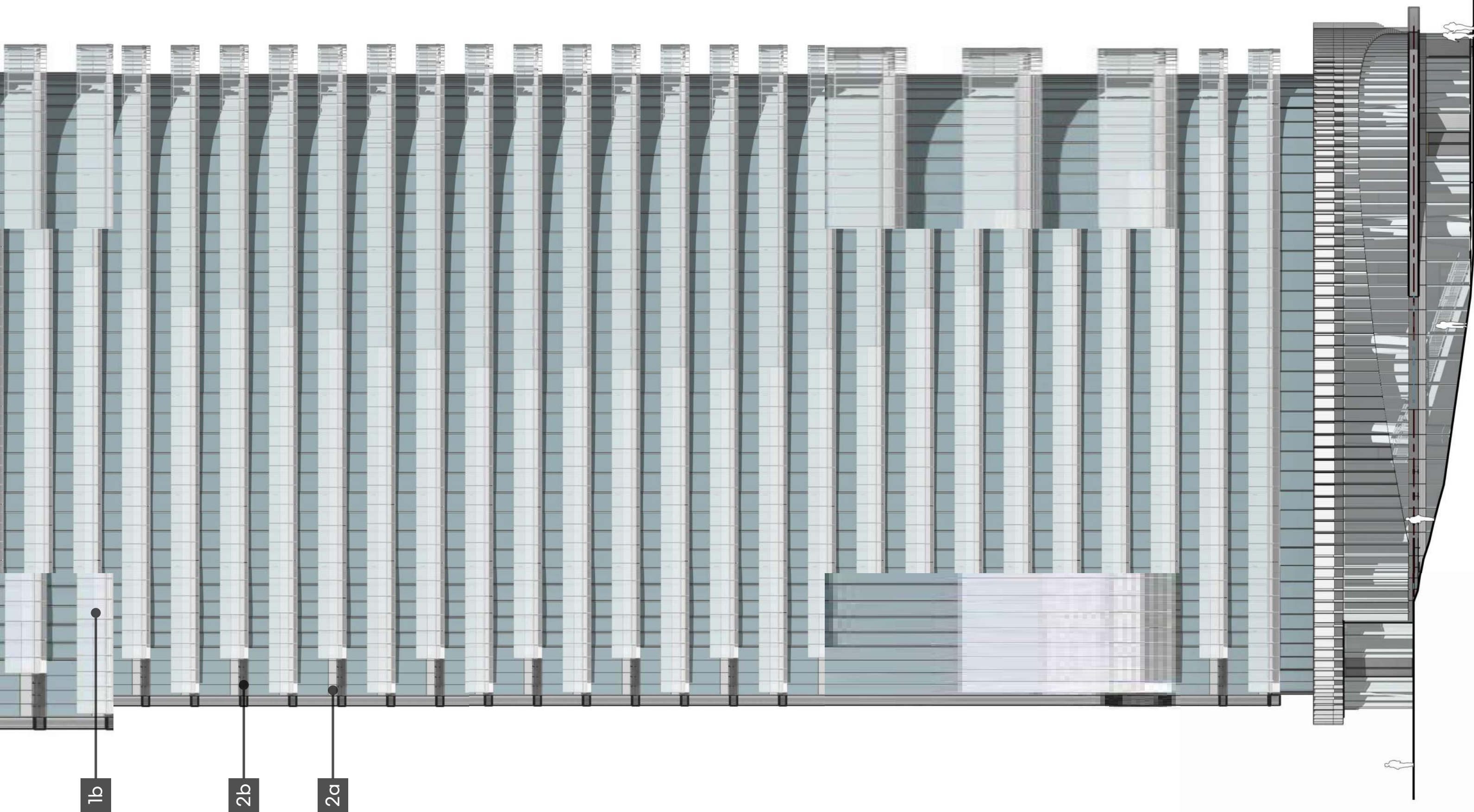




02.1 : Appendix / Enlarged Tower Elevation: North







1b

2b

2a



## 02.2 : Appendix / Materials Palette

**Design Intent:**

*The sculptural architecture of the building is complimented by a restrained palette that plays with light. Neutral glass tones with white frit and light metallic accents will accentuate changes of lighting conditions throughout the day and respond to the ever changing qualities of light, weather, and atmosphere.*

**DC4.1  
Design Concept:  
Exterior Elements & Finishes: Exterior Building Materials**

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



Swatches from drawing legend



1a - Vision Glass



2a - Metal Panel



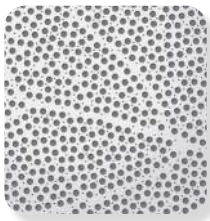
3a - Stone



1b - Frit Glass

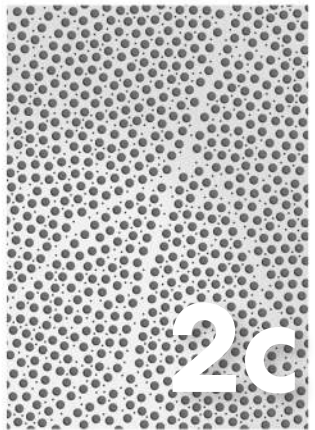


2b - Metal Louver



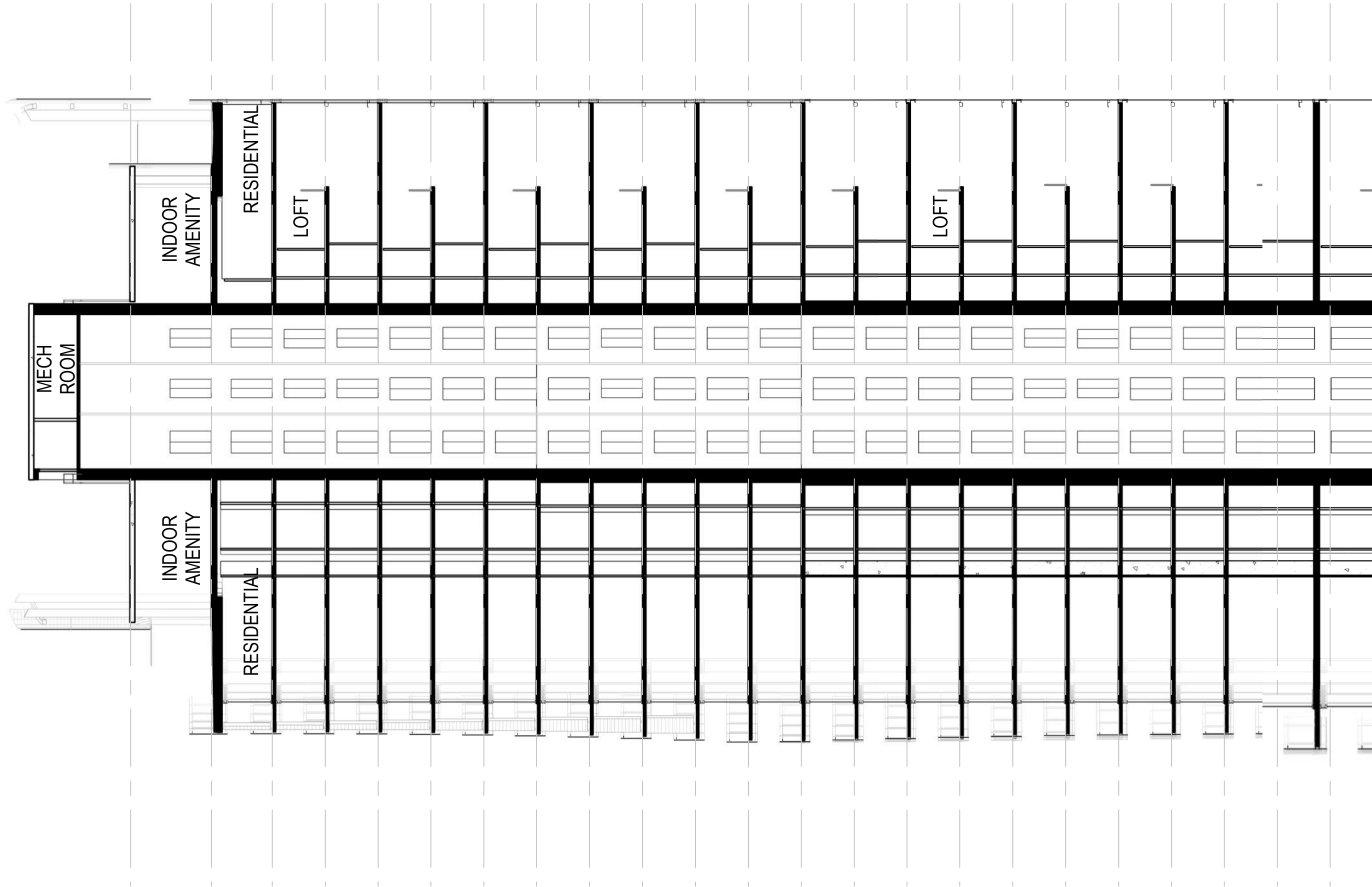
2c - Perforated Metal

Photographs of actual materials

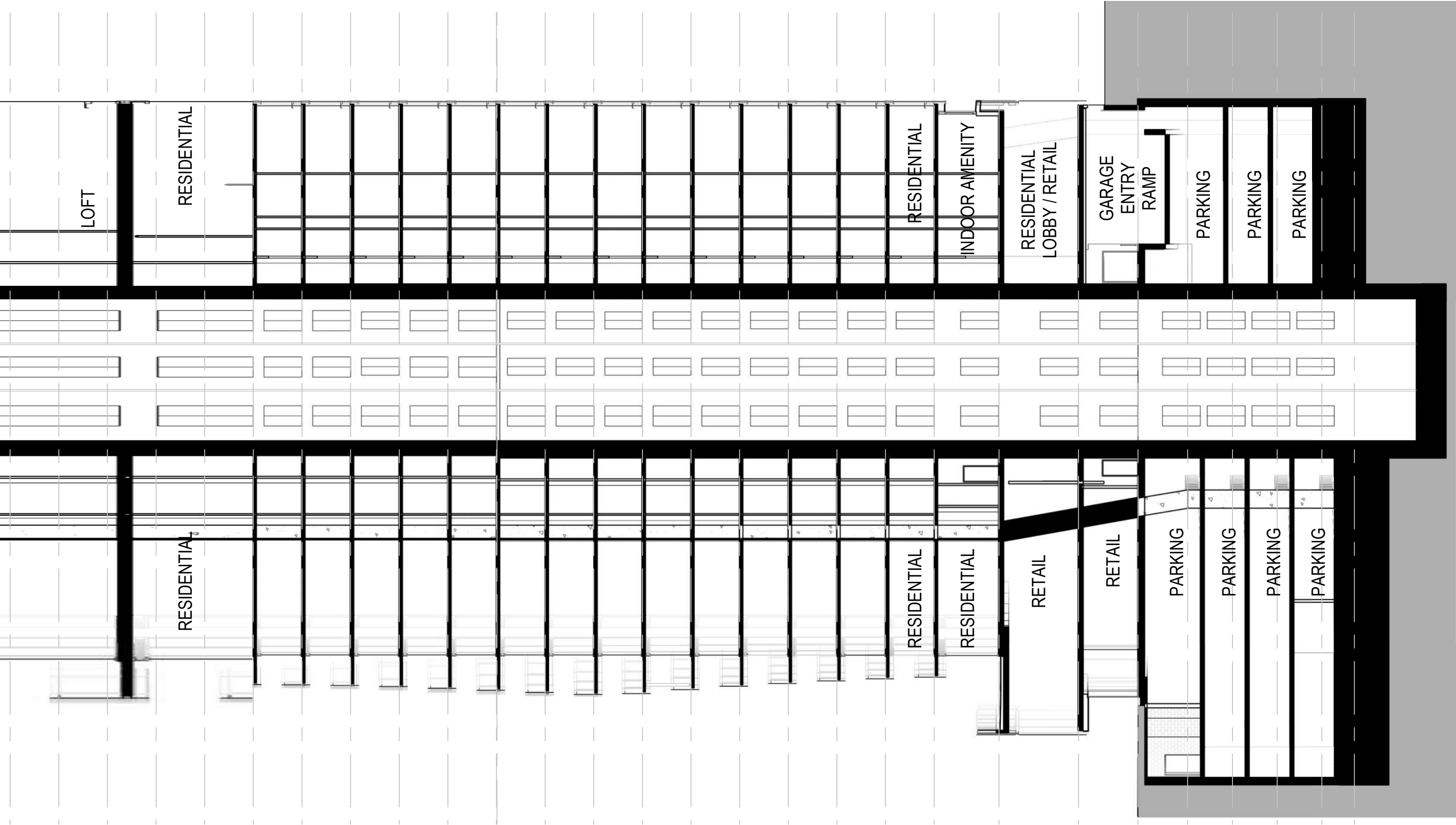




02.3: Appendix / Tower Section (northwest to southeast showing lofts)









# 04 : LANDSCAPE MATERIALS PLAN

## LEGEND

- A CONCRETE WITH EXPOSED AGGREGATE VERTICAL PROJECTIONISH, SCORING
- B CONCRETE W/ SANDBLAST VERTICAL PROJECTIONISH
- C CONCRETE W/ BROOM VERTICAL PROJECTIONISH (DRIVE-)
- D CONCRETE SET FLAG STONE PAVERS (RESIDENTIAL ENTRY)
- E PRECAST CONCRETE STAIR W/ HANDRAIL
- F CUSTOM CURVED BENCH WITH PRE-CAST CONCRETE AND METAL FRAME
- G NATURAL LOG
- H LANDSCAPE BOULDER
- I BENCH
- J BIKE RACK
- K PEDESTRIAN LIGHTING (12' POLE)





MATERIALS



A CONCRETE WITH EXPOSED AGGREGATE FINISH, SCORING VARIES



B CONCRETE W/ SANDBLAST FINISH



C CONCRETE W/ BROOM FINISH (DRIVEWAY ONLY)



D FLAGSTONE PAVING (RESIDENTIAL ENTRY)



E PRECAST CONCRETE STAIR



F CUSTOM CURVED BENCH WITH PRECAST CONCRETE AND METAL



G NATURAL LOG



H LANDSCAPE BOULDER



I BENCH



J BIKE RACK



K PEDESTRIAN LUMINAIRE



04 : LANDSCAPE PLANTING



TREE LIST

- Tsuga mertensiana\*
- Fraxinus latifolia\*
- Amelanchier alnifolia\*
- Rhamnus purshiana\*
- Sambucus cerulea\*
- Nyssa sylvatica
- Taxodium distichum
- Liquidambar

UNDERSTRORY PLANT LIST

- Achillea millefolium\*
- Allium acuminatum\*
- Aquilegia formosa\*
- Arctostaphylos 'Austin Griffiths'+
- Baccharis pilularis 'Pigeon Point'+
- Balsamorhiza deltoidea\*
- Brodiaea coronaria\*
- Campanula rotundifolia\*
- Dichelostemma congestum\*
- Erigeron x 'WR'+
- Eriophyllum lanataum\*
- Leymus triticoides 'lagunita' +
- Lomatium utriculatum\*
- Potentilla Gracilis\*
- Ranunculus occidentalis\*
- Sidalcea virgata\*
- Asarum caudatum\*
- Blechnum spicant\*
- Campanula rotundifolia\*
- Carex tumulicola\*
- Castilleja miniata\*
- Erythronium grandiflorum\*
- Geum macrophyllum\*
- Iris tenax\*
- Lilium columbianum\*
- Penstemon serrulatus\*
- Polemonium carneum\*
- Polystichum munitum\*
- Quercus sadleriana\*
- Spiraea splendens\*
- Vaccinium ovatum\*

\* northwest native plants: plants currently considered native to the Pacific Northwest

+ future natives: plants that are well suited to urban conditions in the face of climate change



TREES



TSUGA MERTENSIANA\*



FRAXINUS LATIFOLIA\*



AMELANCHIER ALNIFOLIA\*



RHAMNUS PURSHIANA\*



SAMBUCUS CERULEA\*

STREET TREES



NYSSA SYLVATICA  
YALE AVENUE N



TAXODIUM DISTICHUM  
JOHN STREET



LIQUIDAMBAR  
STEWART STREET



LOWLAND PLANTS



LEYMUS TRITICOIDES 'LAGUNITA' +



ERIOPHYLLUM LANATAUM\*



LOMATIUM UTRICULATUM\*



BALSAMORHIZA DELTOIDEA\*



BRODIAEA CORONARIA\*



ERIGERON X 'WR'+



RANUNCULUS OCCIDENTALIS\*



AQUILEGIA FORMOSA\*



POTENTILLA GRACILIS\*



ACHILLEA MILLEFOLIUM\*



CAMPANULA ROTUNDIFOLIA\*



SIDALCEA VIRGATA\*



DICHELOSTEMMA CONGESTUM\*



ALLIUM ACUMINATUM\*



ARCTOSTAPHYLOS 'AUSTIN GRIF-FITHS'+



BACCHARIS PILULARIS 'PIGEON POINT'+

NATIVE PLANTS

\* northwest native plants: plants currently considered native to the Pacific Northwest

+ future natives: plants that are well suited to urban conditions in the face of climate change



## UPLAND PLANTS



CAREX TUMULICOLA\*



POLYSTICHUM MUNITUM\*



SPIRAEA SPLENDENS\*



CAMPANULA ROTUNDIFOLIA\*



PENSTEMON SERRULATUS\*



CASTILLEJA MINIATA\*



POLEMONIUM CARNEUM\*



QUERCUS SADLERIANA\*



VACCINIUM OVATUM\*



BLECHNUM SPICANT\*



IRIS TENAX\*



GEUM MACROPHYLLUM\*



ERYTHRONIUM GRANDIFLORUM\*



LILIUM COLUMBIANUM\*



ASARUM CAUDATUM\*

## NATIVE PLANTS

**\* northwest native plants:**  
plants currently considered  
native to the Pacific  
Northwest

**+ future natives:** plants that  
are well suited to urban  
conditions in the face of  
climate change



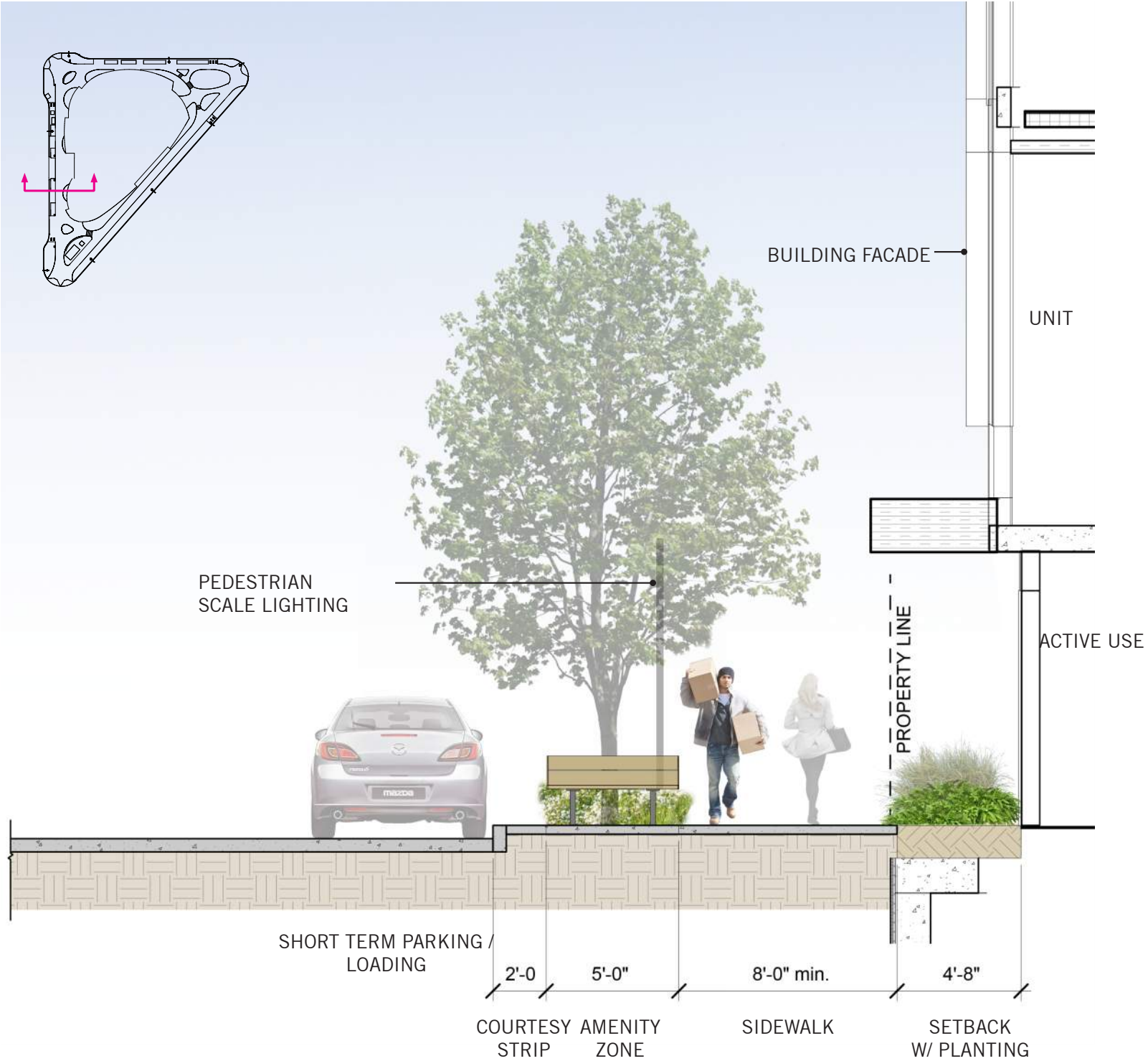
04 : LANDSCAPE - YALE AVE NREET



PROPOSED IMPROVEMENTS (LOOKING



EXISTING CONDITIONS (LOOKING NORTH)





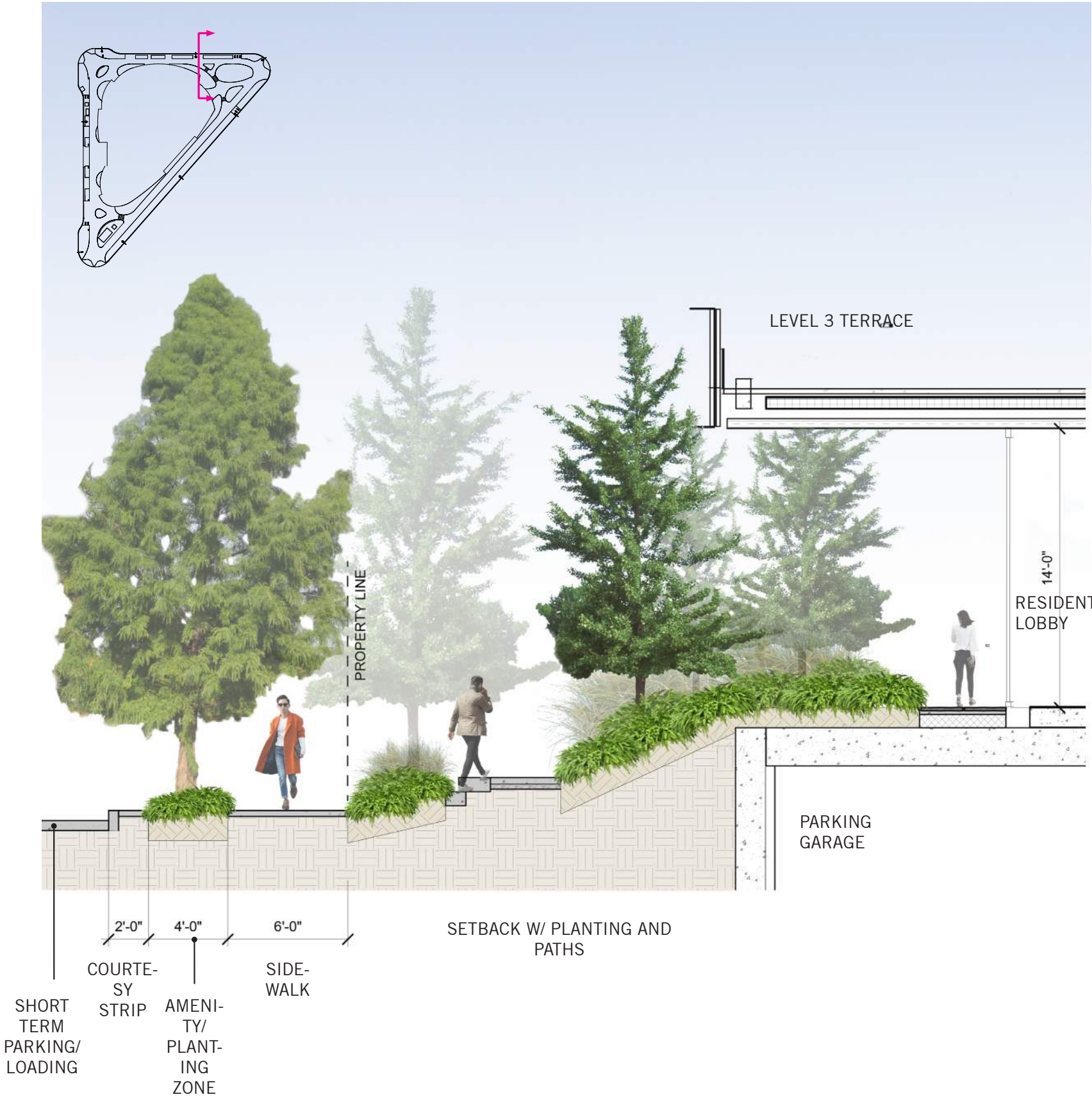
04 : LANDSCAPE - JOHN STREET



PROPOSED IMPROVEMENTS (LOOKING EAST)



EXISTING CONDITIONS (LOOKING EAST)





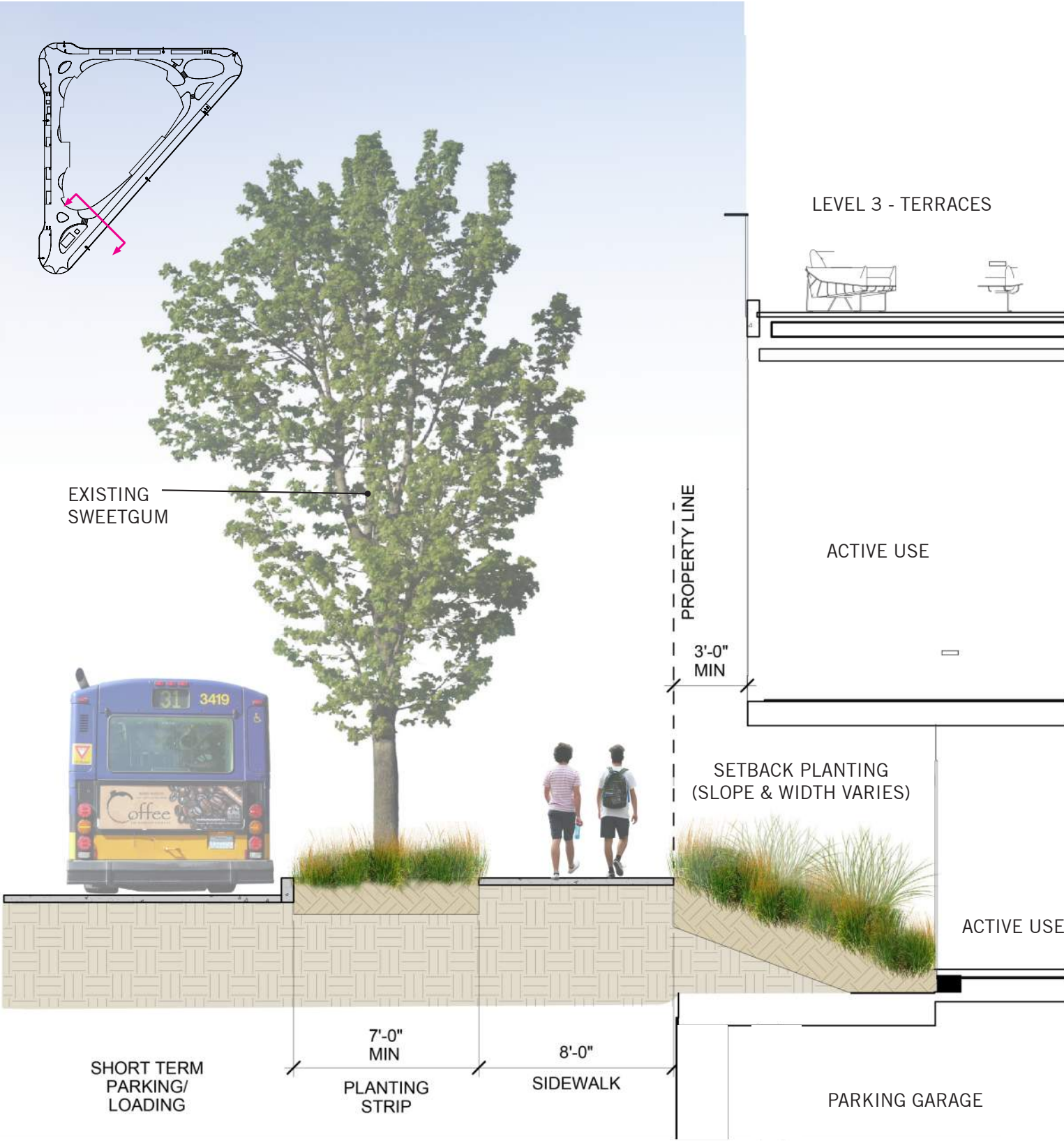
04 : LANDSCAPE : STEWART STREET



PROPOSED IMPROVEMENTS (LOOKING SOUTH-



EXISTING CONDITIONS (LOOKING SOUTH-





**[PAGE INTENTIONALLY BLANK]**



04 : LANDSCAPE : LEVEL 03



MATERIALS



A LARGE FORMAT CONCRETE PEDESTAL PAVER



B WOOD PEDESTAL PAVER



C METAL PLANTERS



D MOVABLE FURNISHINGS



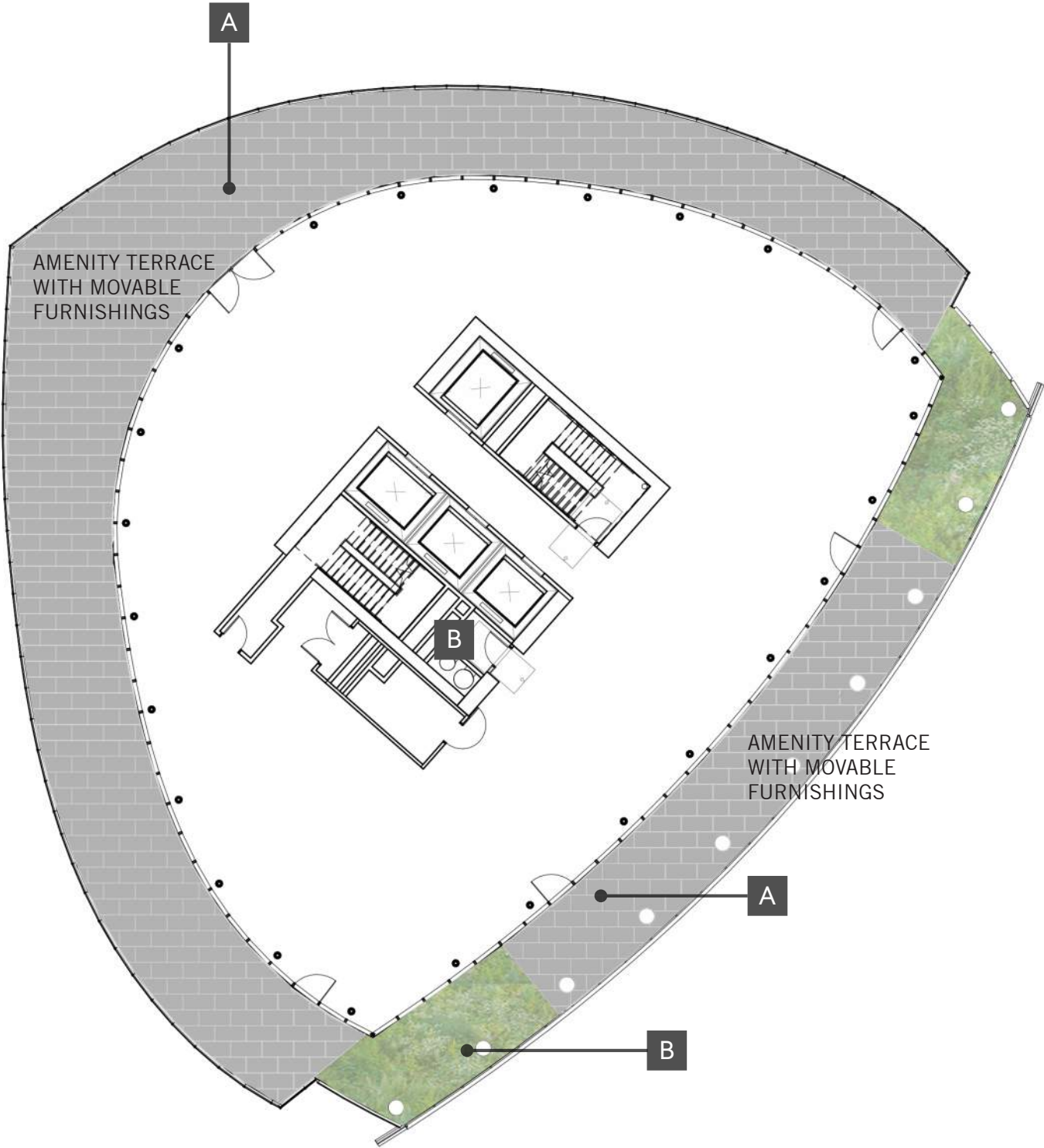
D MOVABLE FURNISHINGS



E CONCRETE PLANTER WITH SPECIMEN TREE



04 : LANDSCAPE : LEVEL 43



MATERIALS



A PEDESTAL PAVER SYSTEM



B LOW METAL PLANTER WALLS



LEVEL 03 & 43 PLANTING



ARBUTUS MARINA  
(LEVEL 03)



ALLIUM ACUMINATUM



IRIS TENAX



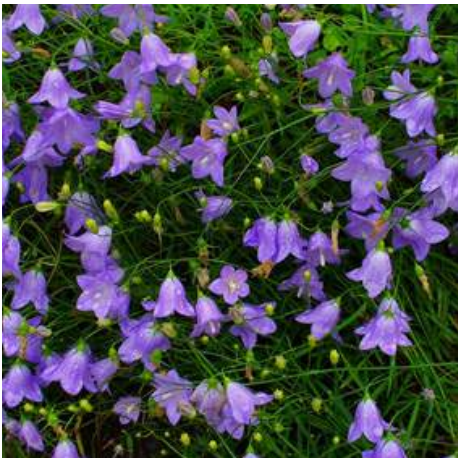
SIDALCEA VIRGATA



KOELERIA MACRANTHA



PENSTEMON RYDBERGII



CAMPANULA ROTUNDIFOLIA



CAREX PRAEGRACILIA



TRITELEIA IXIODES



OLYNIUM DOUGLASII



ARCTOSTAPHYLOS 'LOUIS ED-  
MONDS'



SISYRINCHIUM IDAHOENSE



LILIUM COLUMBIANUM



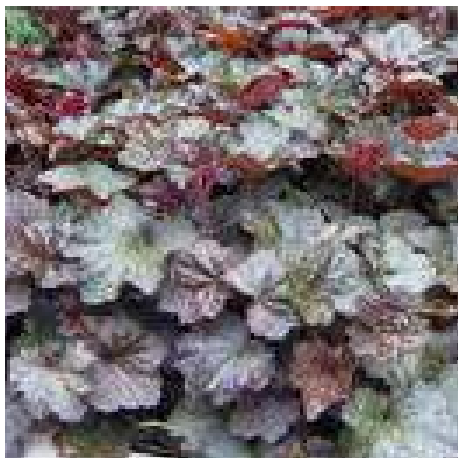
DODECATHEON HENDERSONII



CALOCHORTUS TOLMIEI



ERIOPHYLLUM LANATAUM



HEUCHERA MICRANTHA

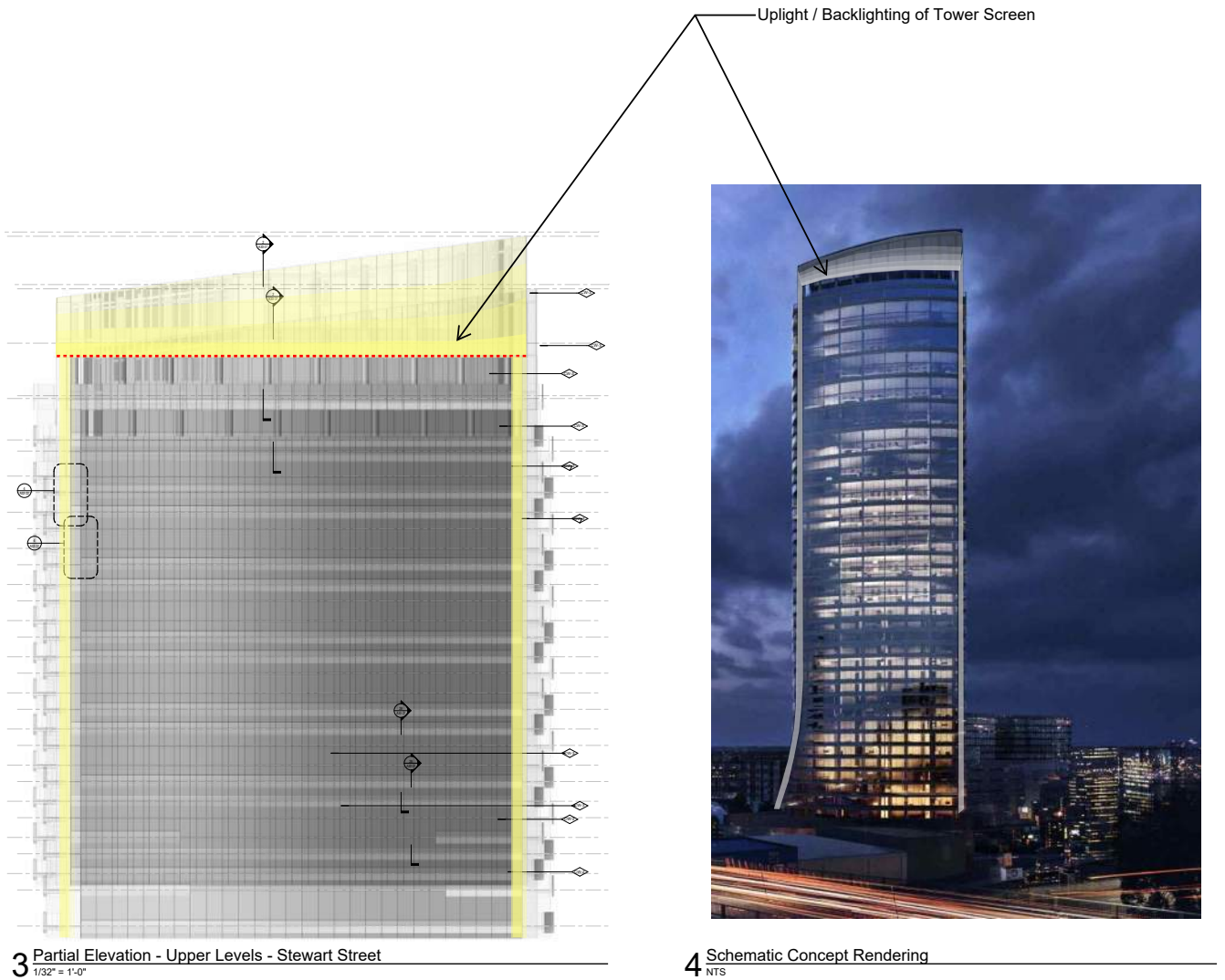
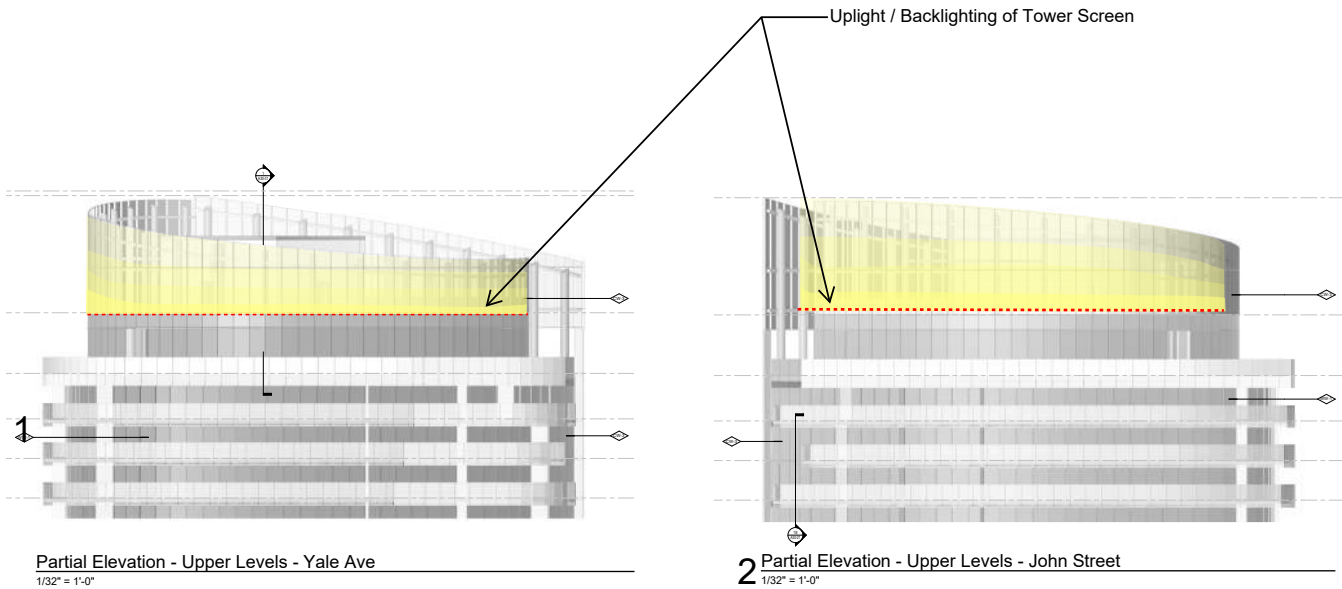


VIOLA PRAEMORSA

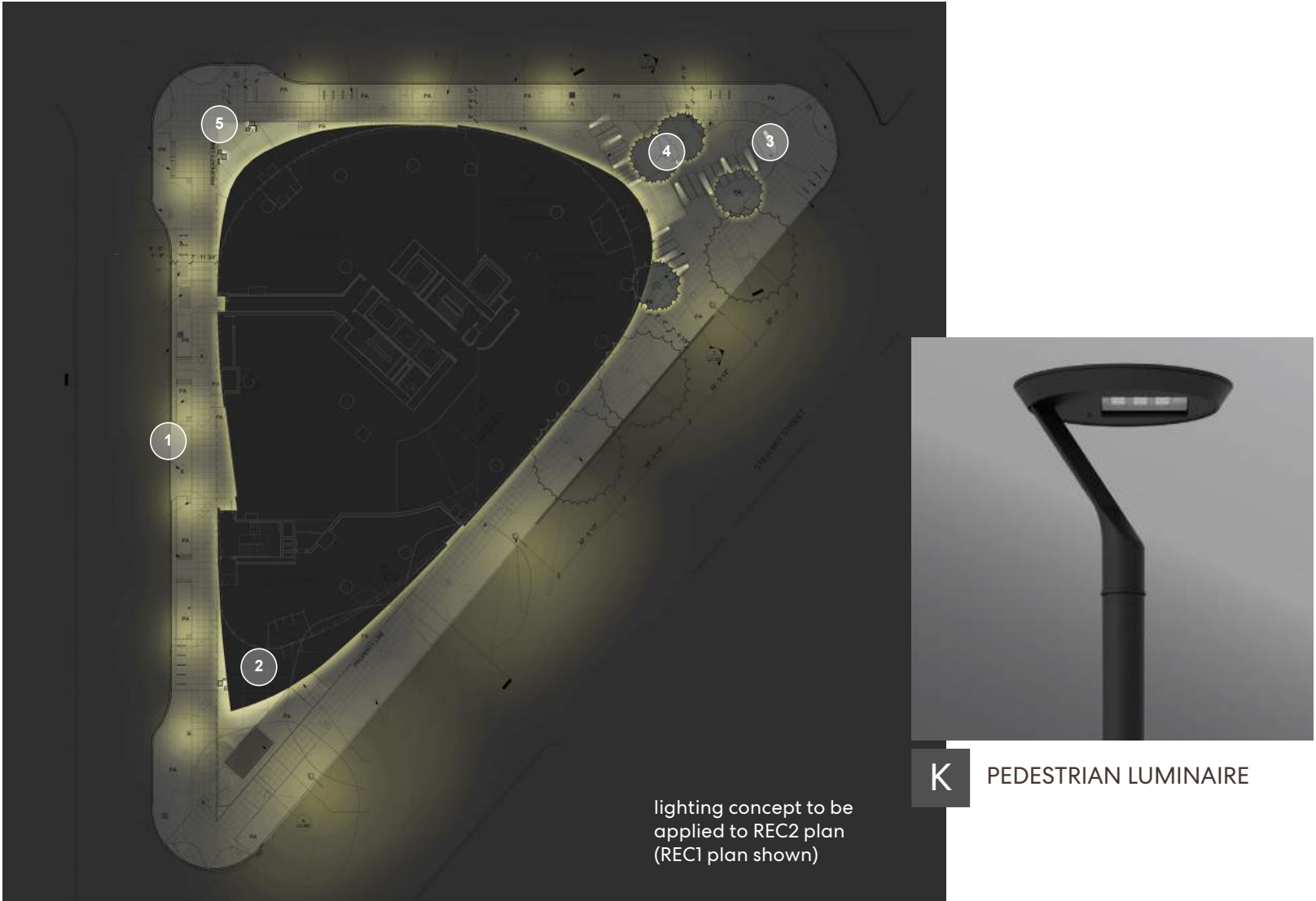


# 02.5 : Lighting Plan

## TOWER TOP LIGHTING CONCEPTS



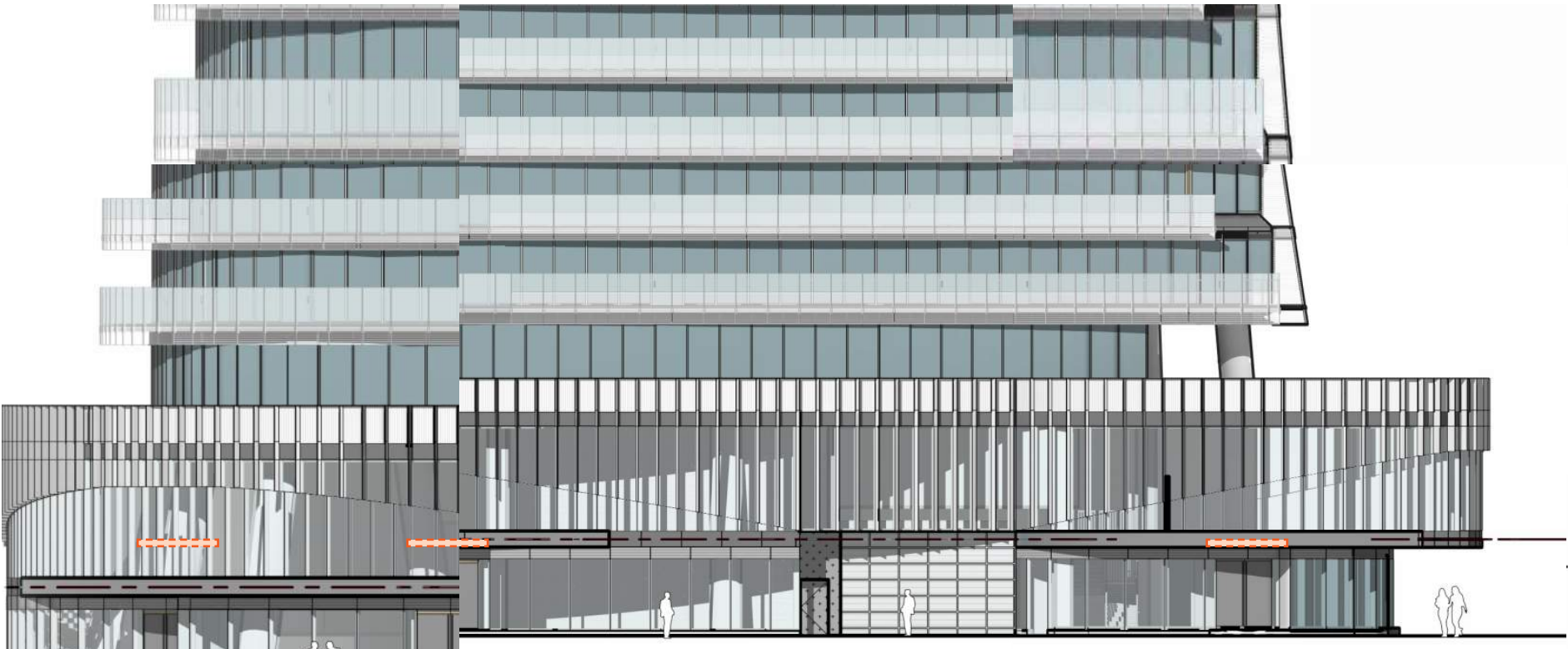
## SITE LIGHTING CONCEPTS



- 1 PEDESTRIAN SCALE POLE
- 2 DOWNLIGHTS IN BUILDING ENTRY OVERHANG
- 3 LOW LEVEL LIGHT AT PEDESTRIAN PATHS
- 4 TREE ACCENT LIGHTS
- 5 FURNITURE INTEGRATED LIGHTING



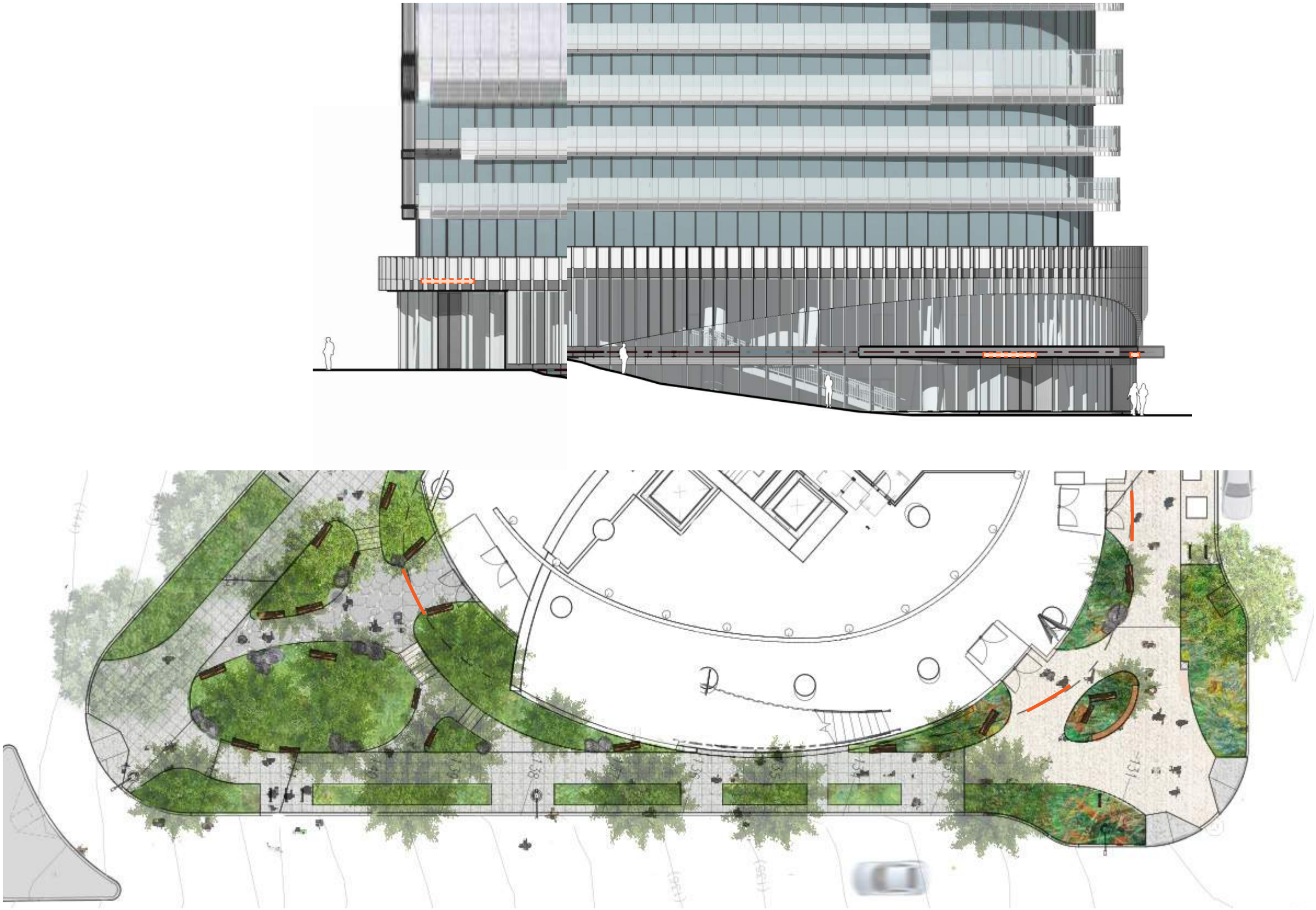
02.6 : Appendix / Signage Plan, Yale Avenue North



 potential signage locations

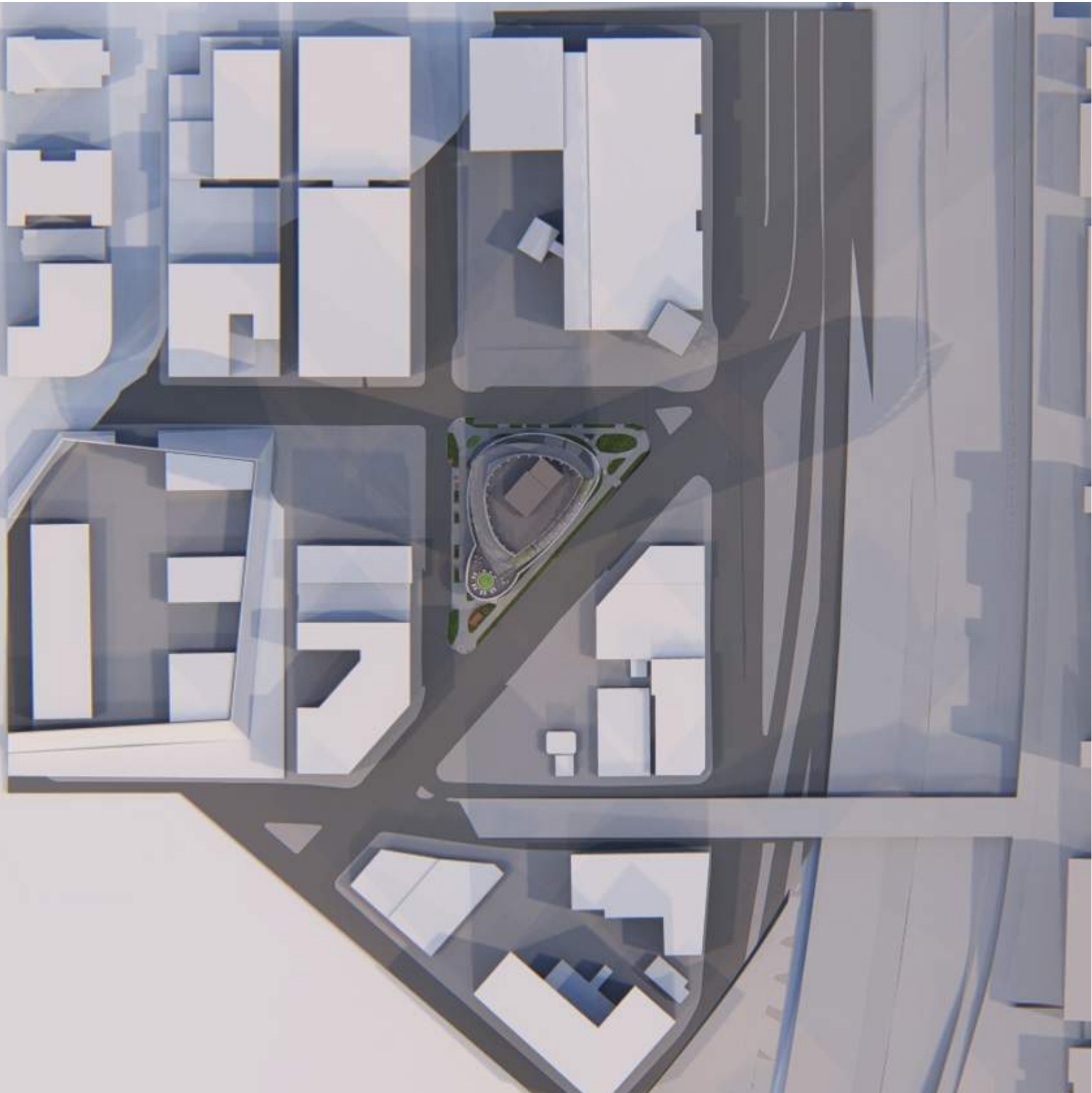


02.6 : Appendix / Signage Plan, John Street





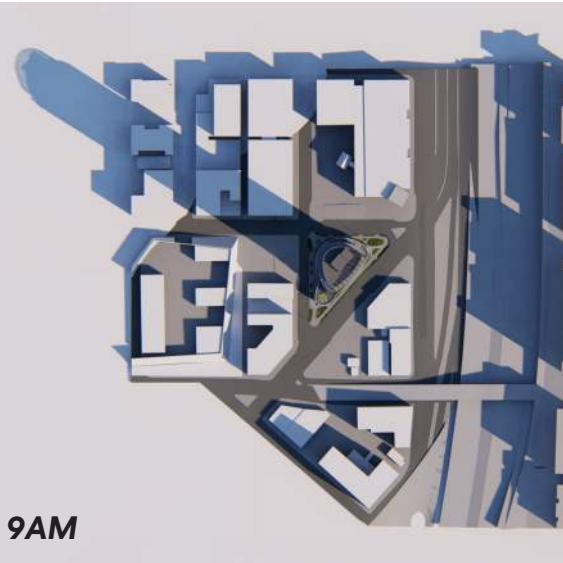
02.7 : Appendix / Shadow Studies



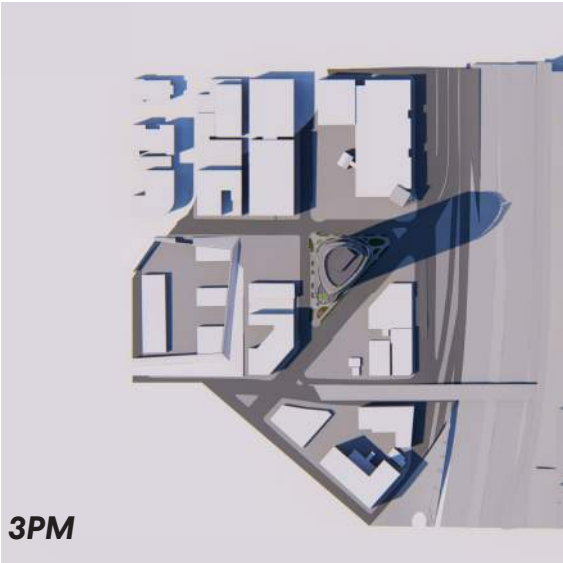
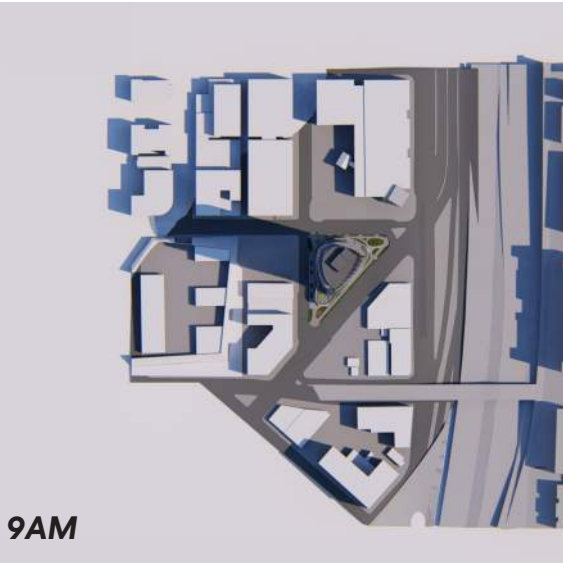


02.7 : Appendix / Shadow Studies

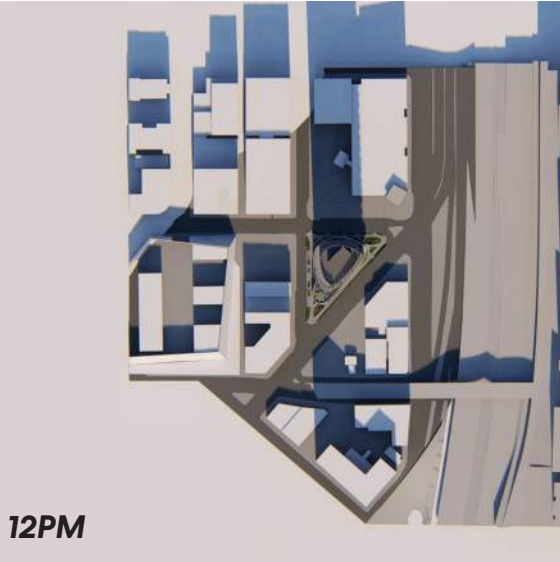
MARCH/SEPTEMBER 21



JUNE 21



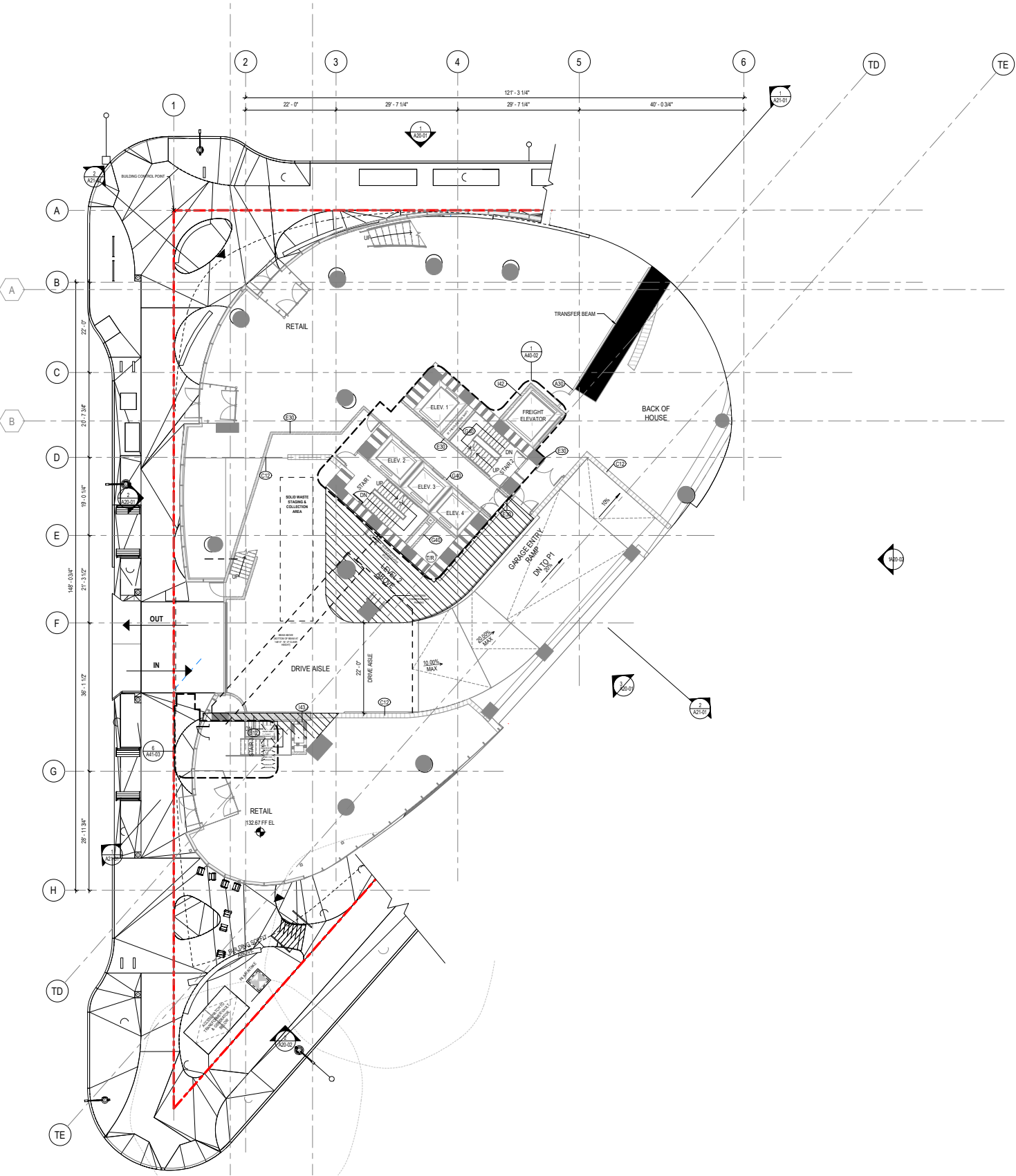
DECEMBER 21



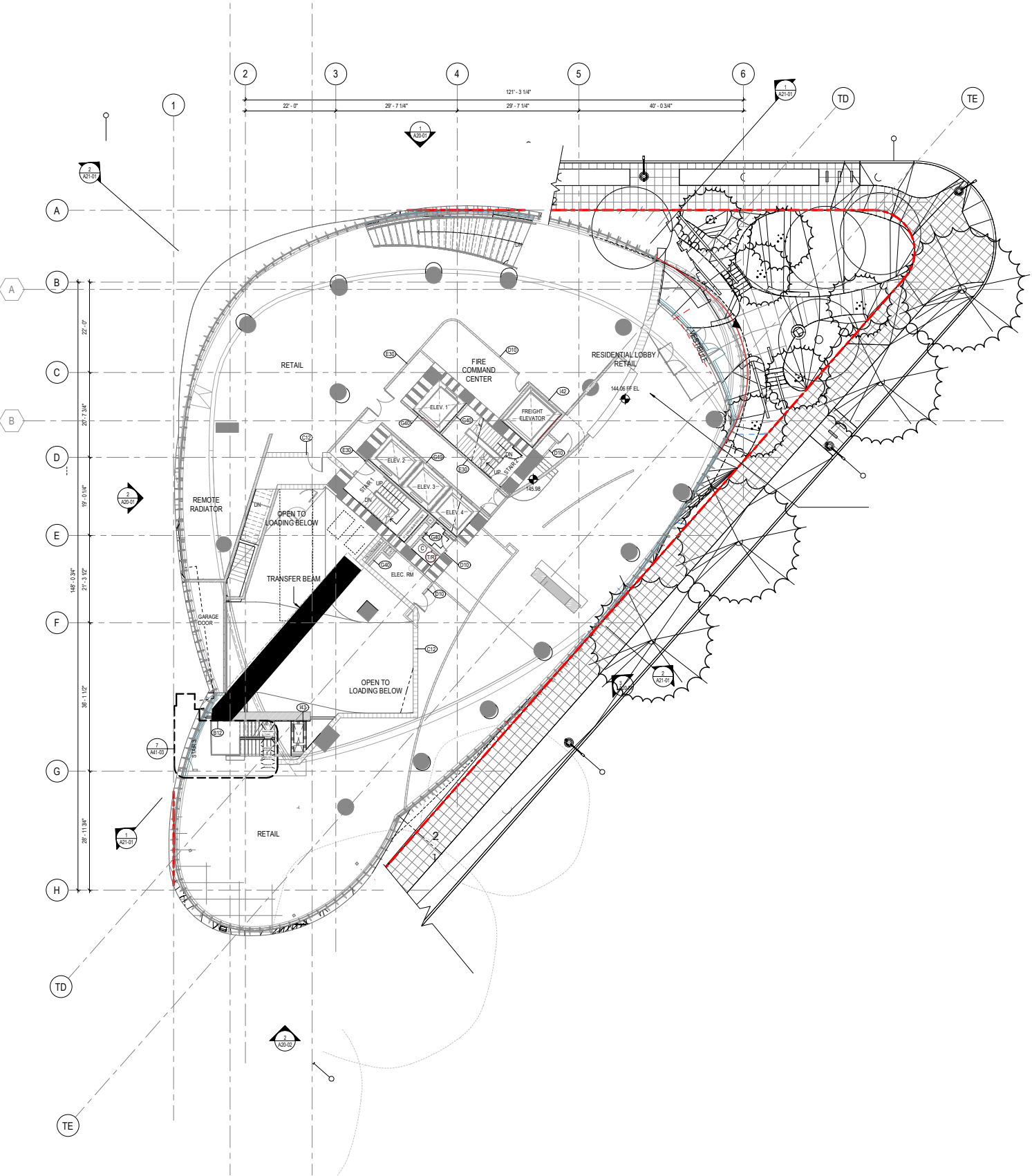


02.8 : Appendix / Plans

Level 1 Plan



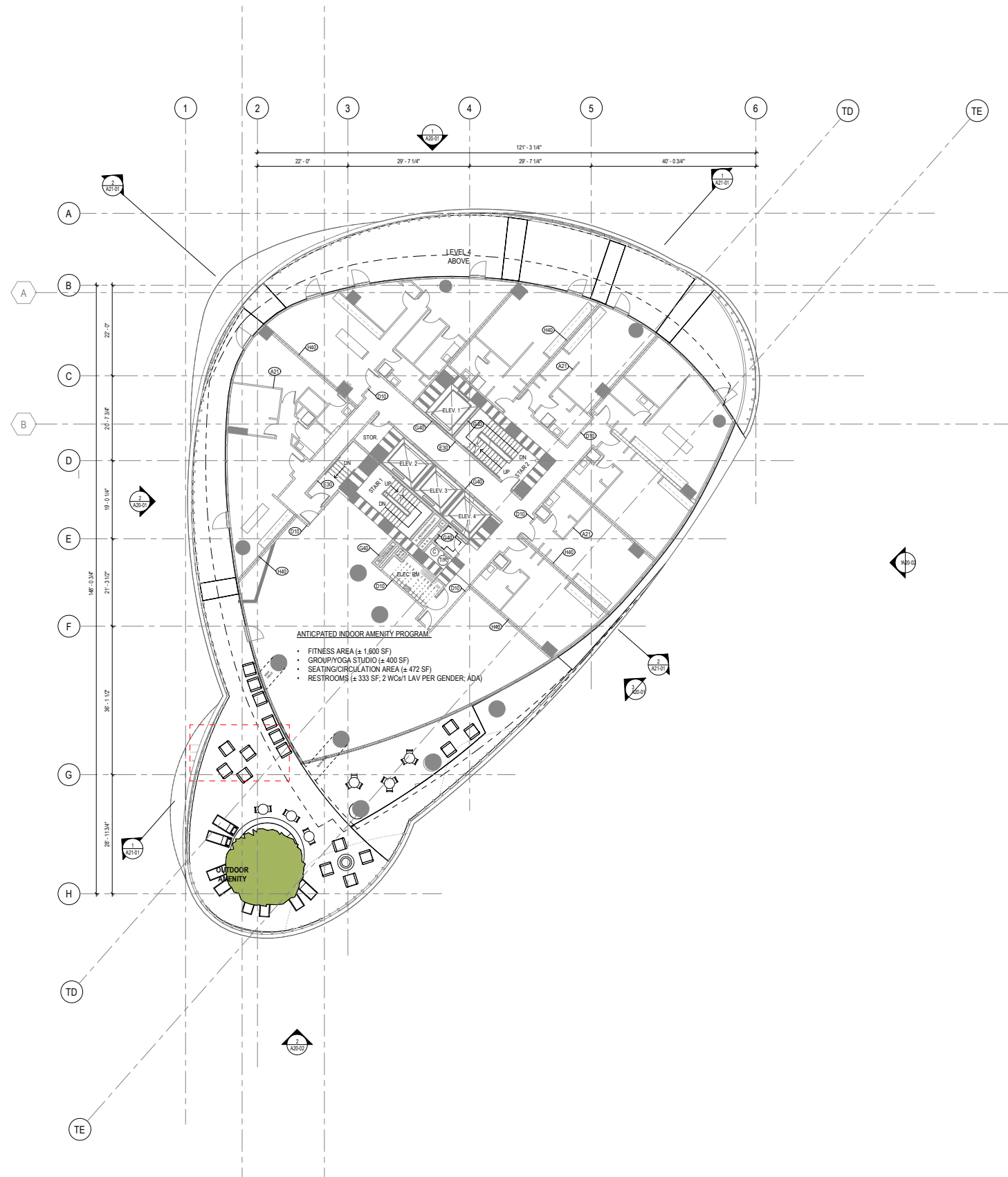
Level 2 Plan



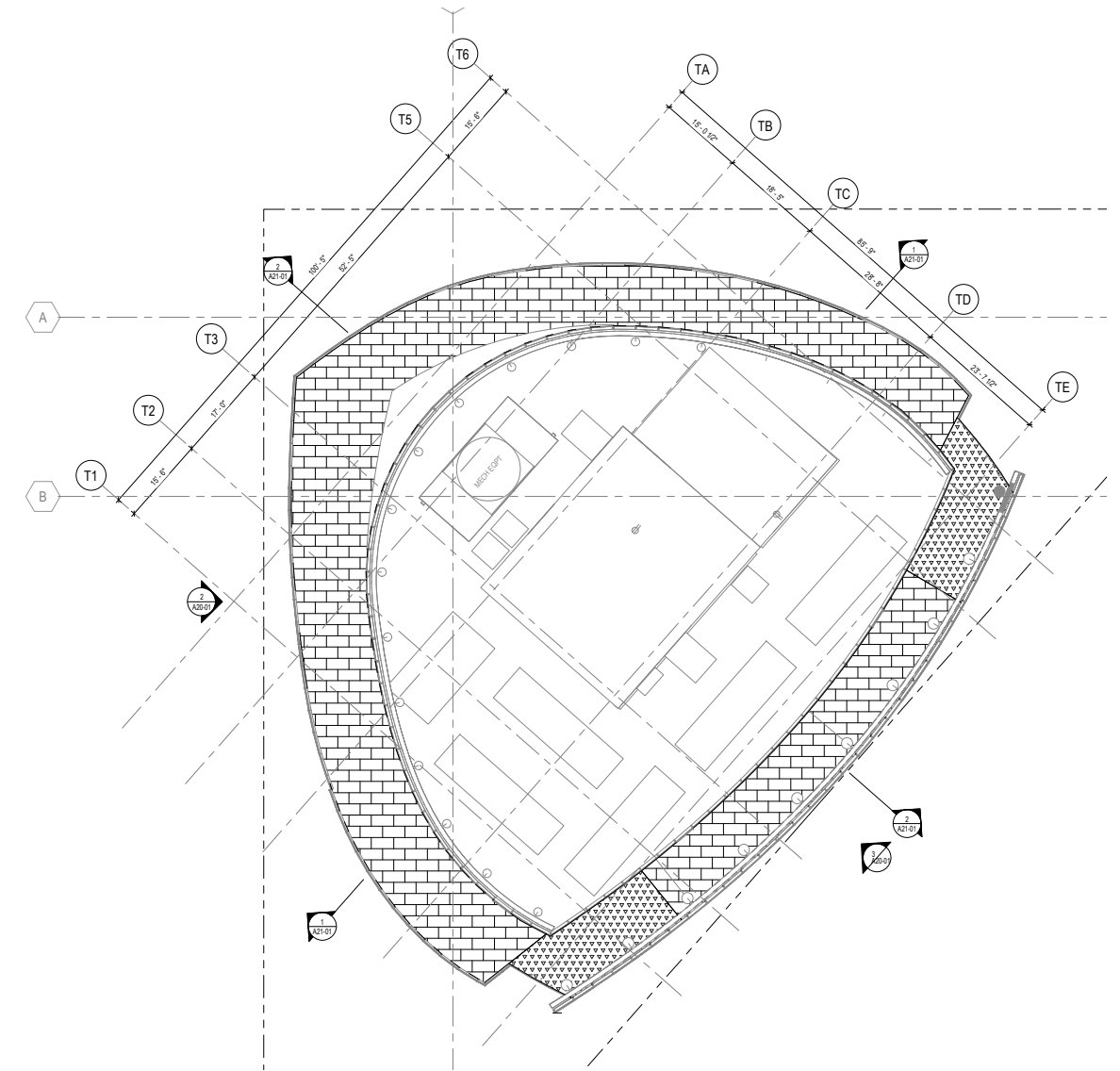


## 02.8 : Appendix / Plans

### Level 3 Plan



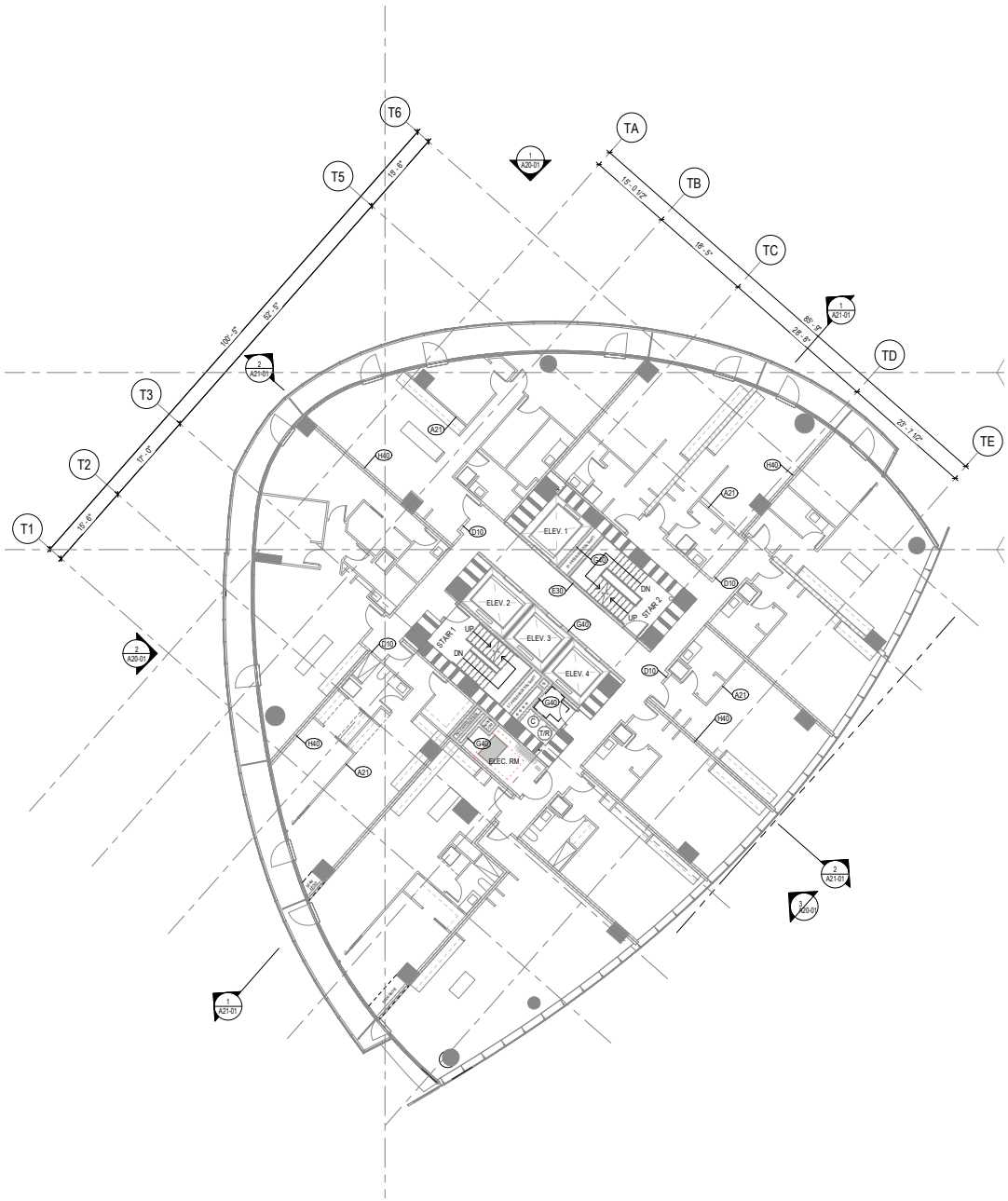
## Roof Plan



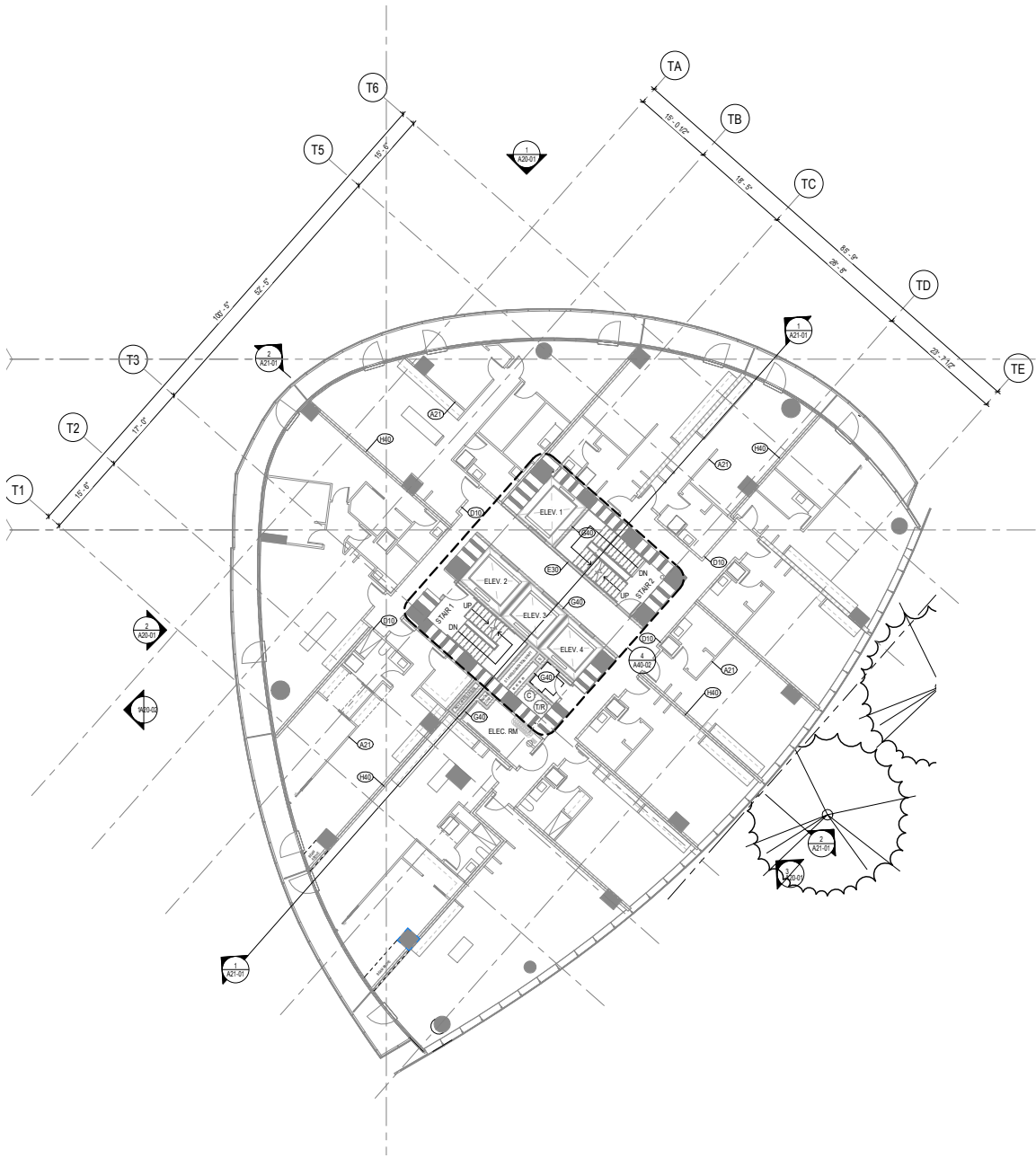


02.8 : Appendix / Plans

Level 4 Plan



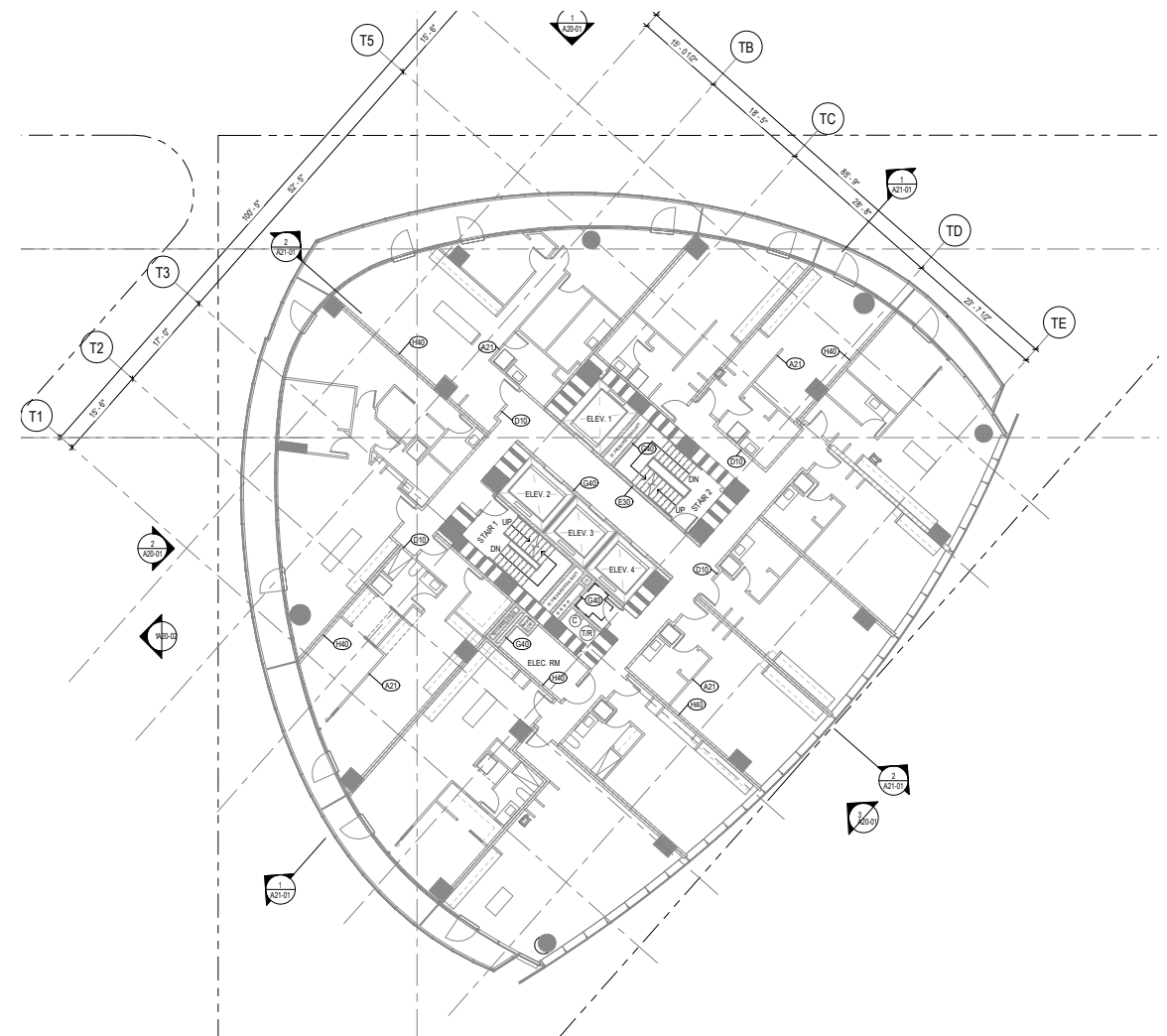
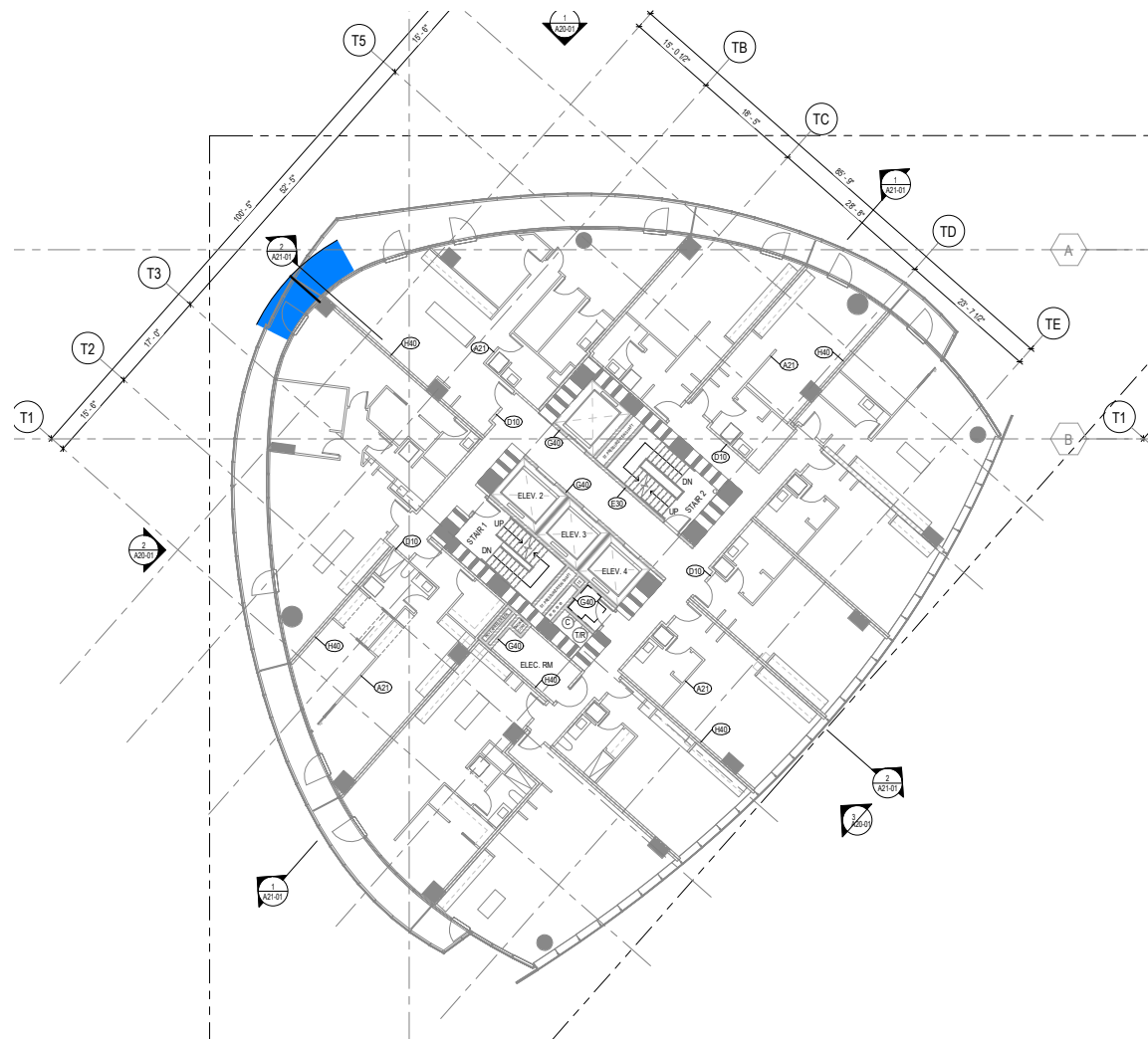
Level 5 Plan





## 02.8 : Appendix / Plans

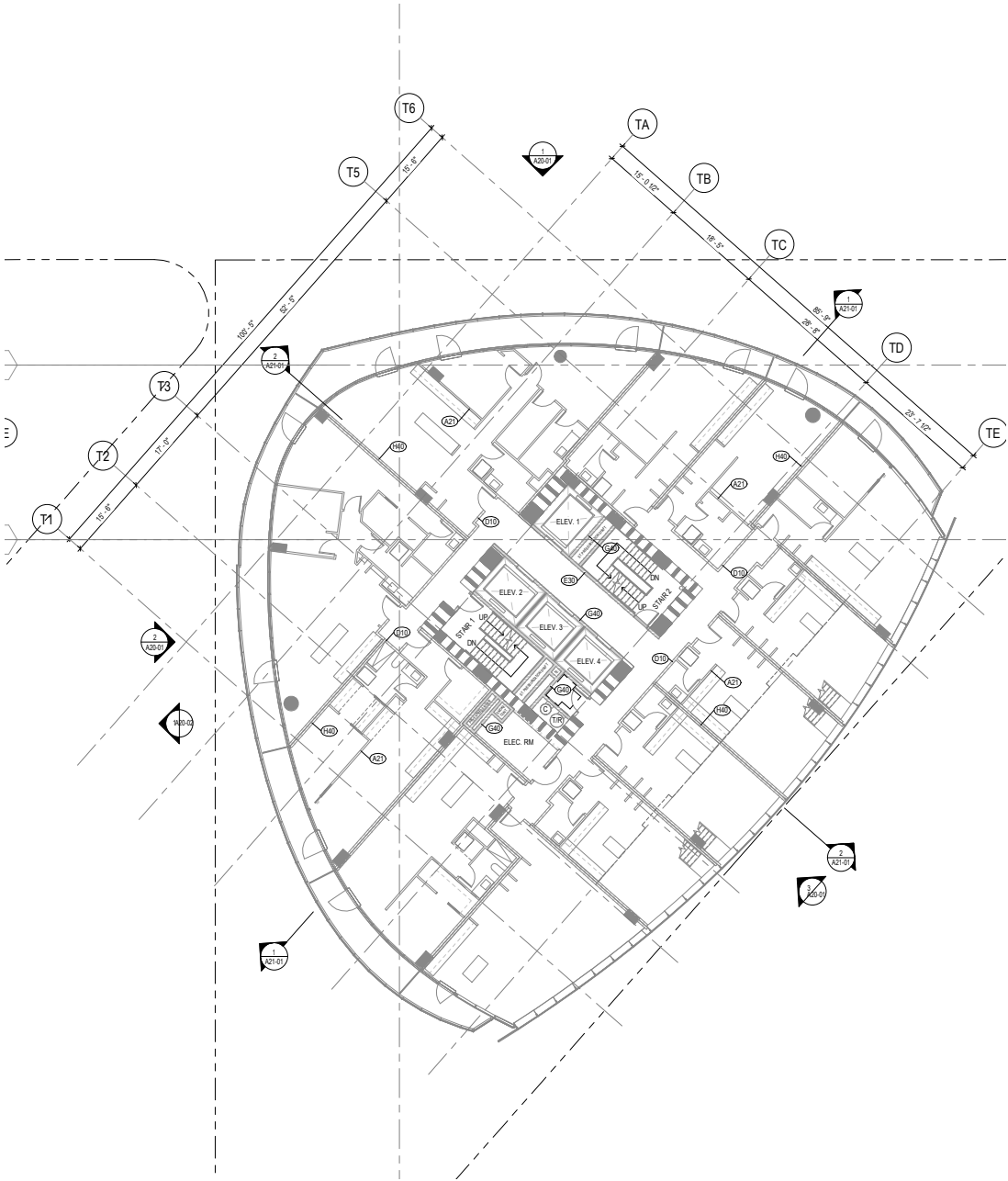
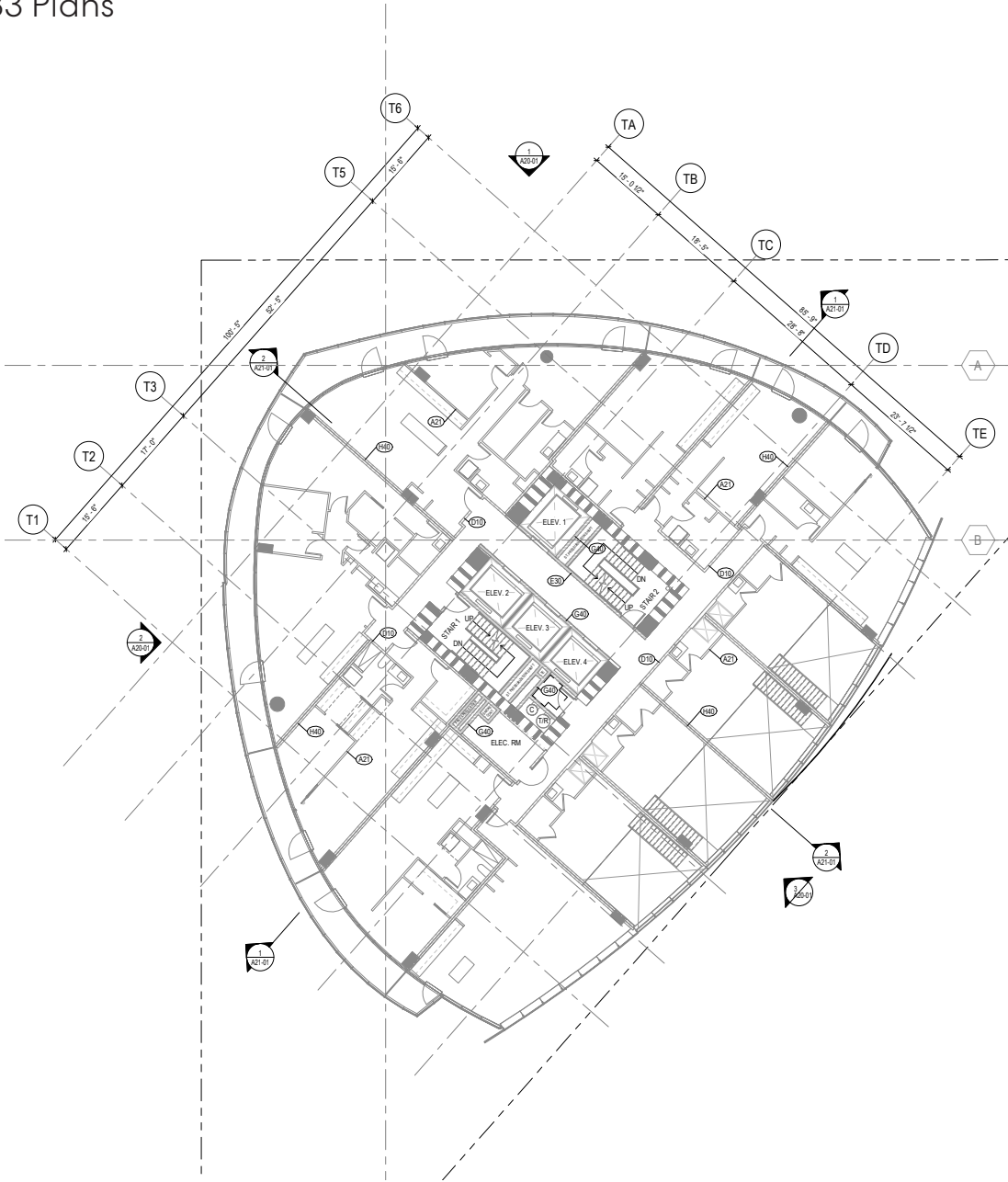
## Levels 12-19 Plans





# 02.8 : Appendix / Plans

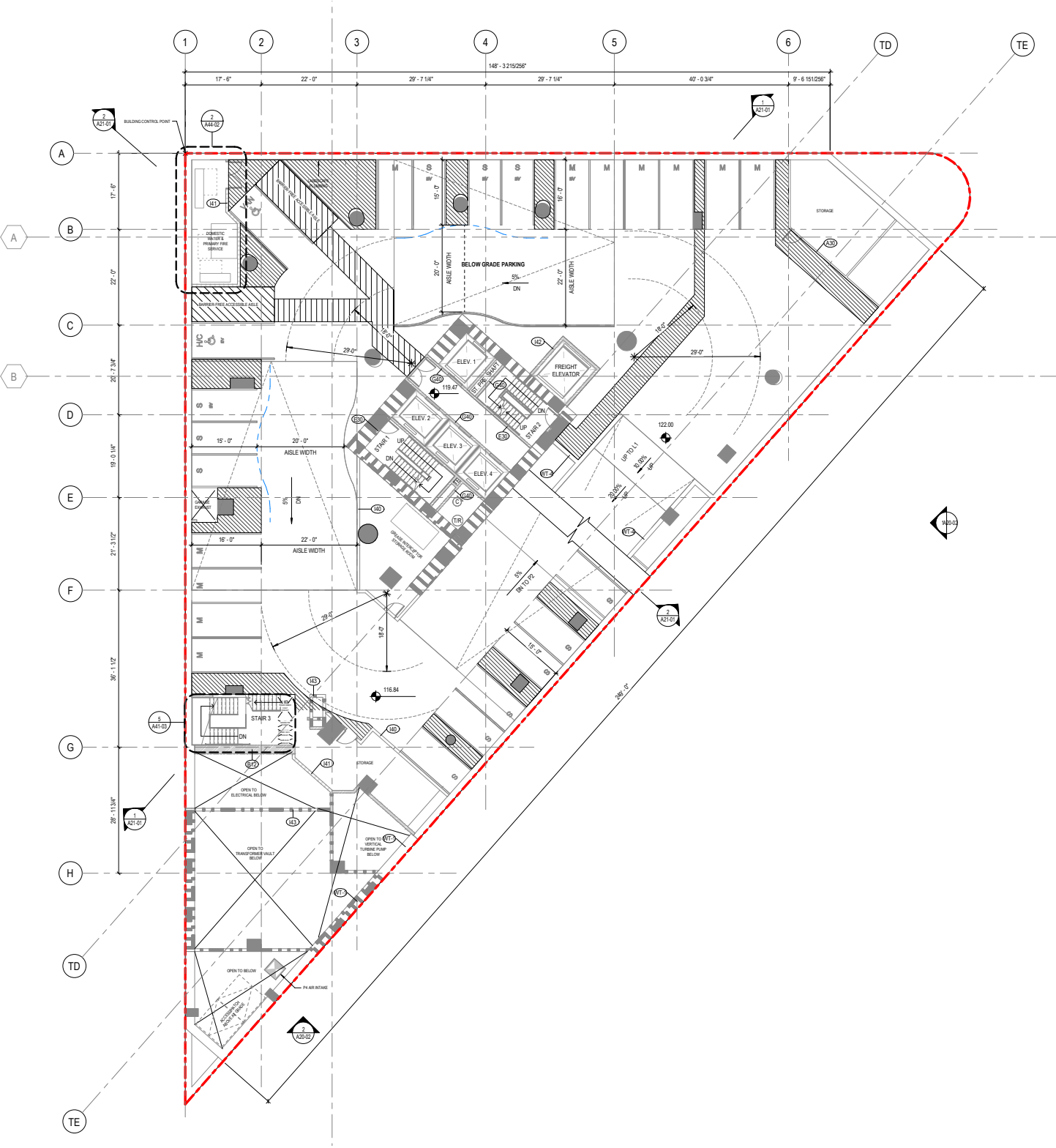
Levels 28-33 Plans





02.8 : Appendix / Plans

Parking plan





# 02.9 : Departures

## ZONING STANDARD:

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

A.

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

B.1.b

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

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

## DEPARTURE REQUEST:

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

## RATIONALE:

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

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

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

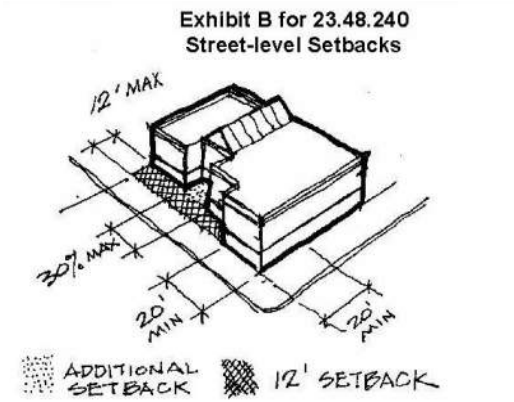
**PL2.2**  
**Public Life:**  
**Walkability: Walkways and Pedestrian Interest**

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

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

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

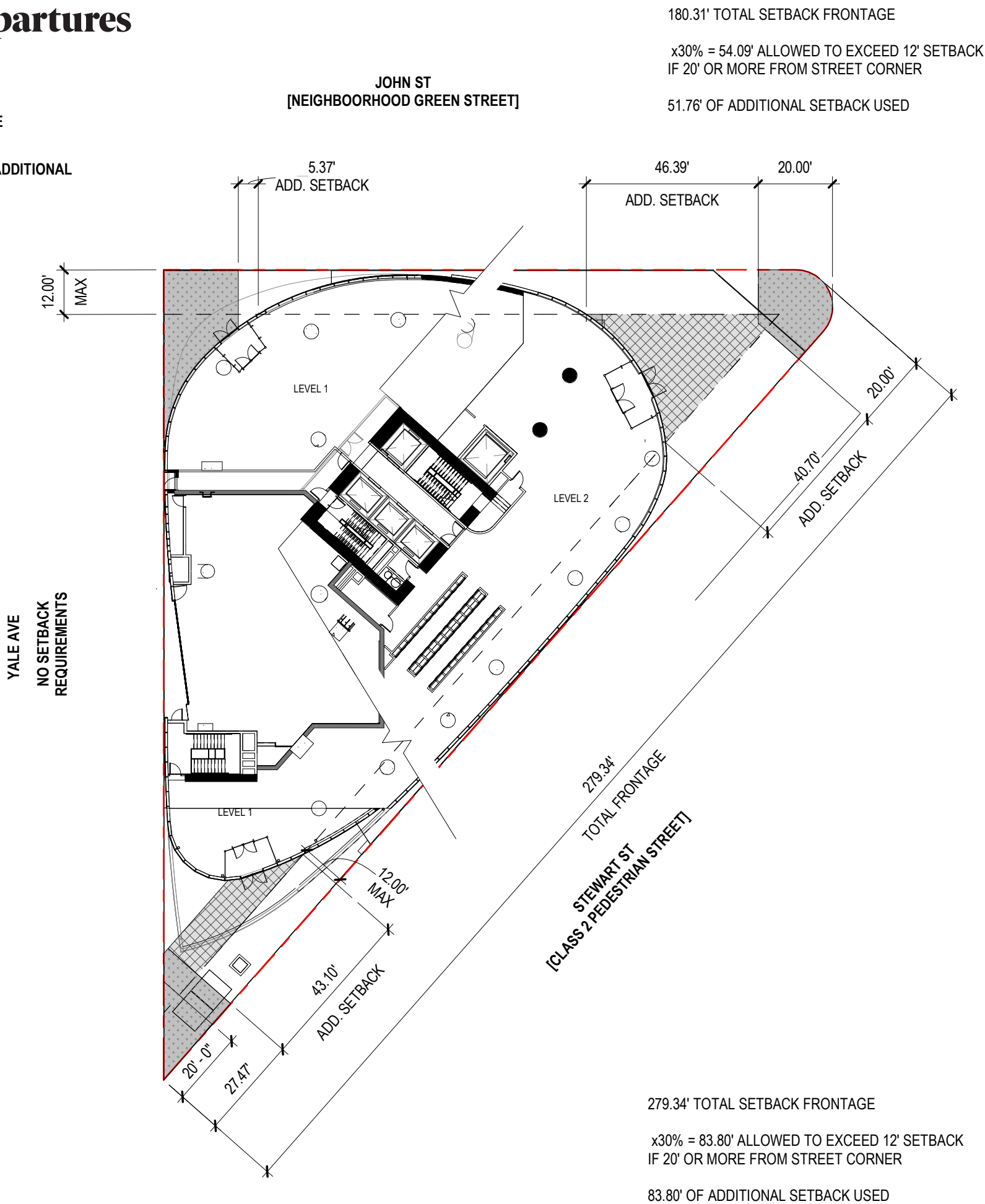
*South Lake Union Supplemental Guidance*  
a. All Corner Sites  
Emphasize the importance and/or amount of pedestrian activity at corners with widened pedestrian areas, landscaping, corner building entries, artwork, and other architectural features.





02.9 : Departures

- DEPARTURE REQUEST
- ALLOWED ADDITIONAL SETBACK





# 02.9 : Departures

## ZONING STANDARD:

SMC 23.54.030 - PARKING SPACE AND ACCESS STANDARDS:

1) Residential Uses

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

3) Driveway slope for all uses. No portion of a driveway, whether located on a lot or on a right-of-way, shall exceed a slope of 15 percent, except as provided in this subsection 23.54.030.D.3. The maximum 15 percent slope shall apply in relation to both the current grade of the right-of-way to which the driveway connects, and to the proposed Vertical projectionished grade of the right-of-way if it is different from the current grade. The ends of a driveway shall be adjusted to accommodate an appropriate crest and sag. The director may permit a driveway slope or more than 15 percent if it is found that:

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

## DEPARTURE REQUEST:

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

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

## RATIONALE:

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

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

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

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

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

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

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

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

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

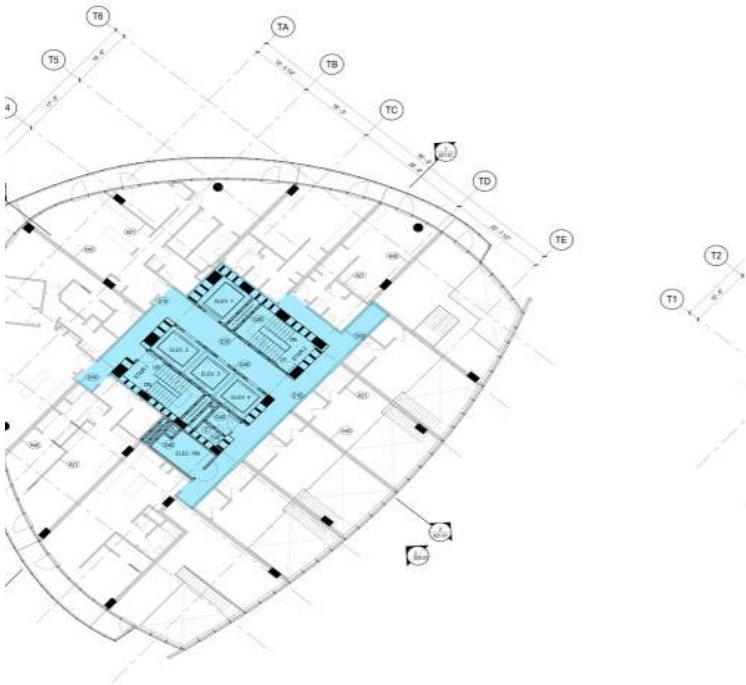




# 02.9 : Departures

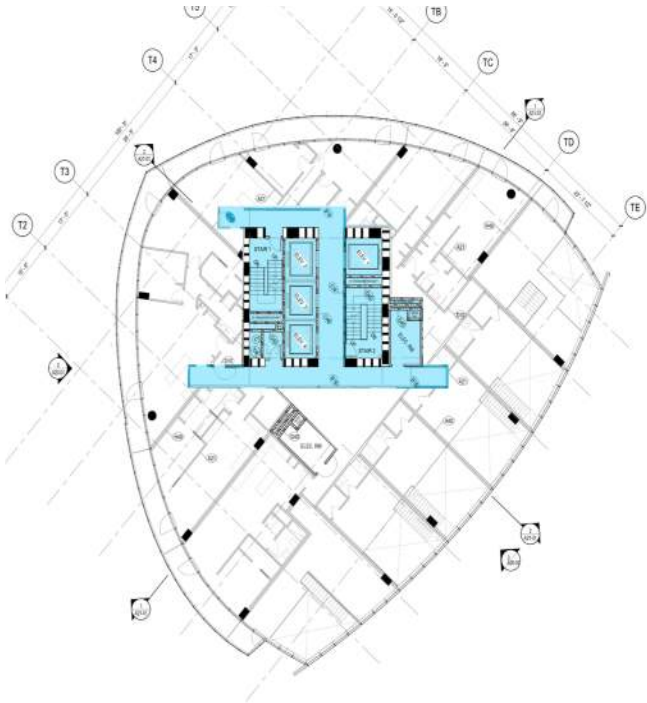
**PROPOSED PLAN:**

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



**ALTERNATE PLAN:**

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





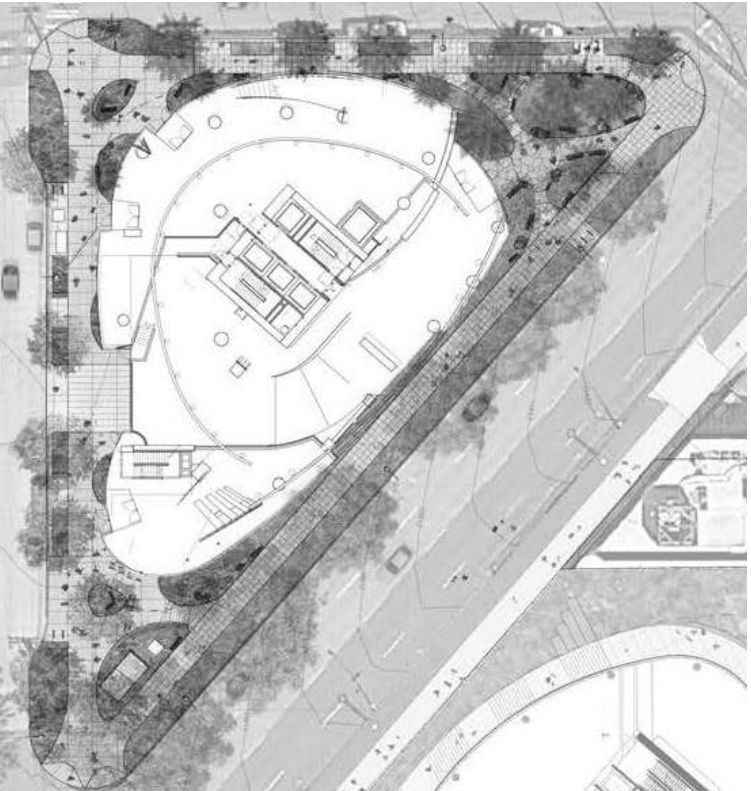
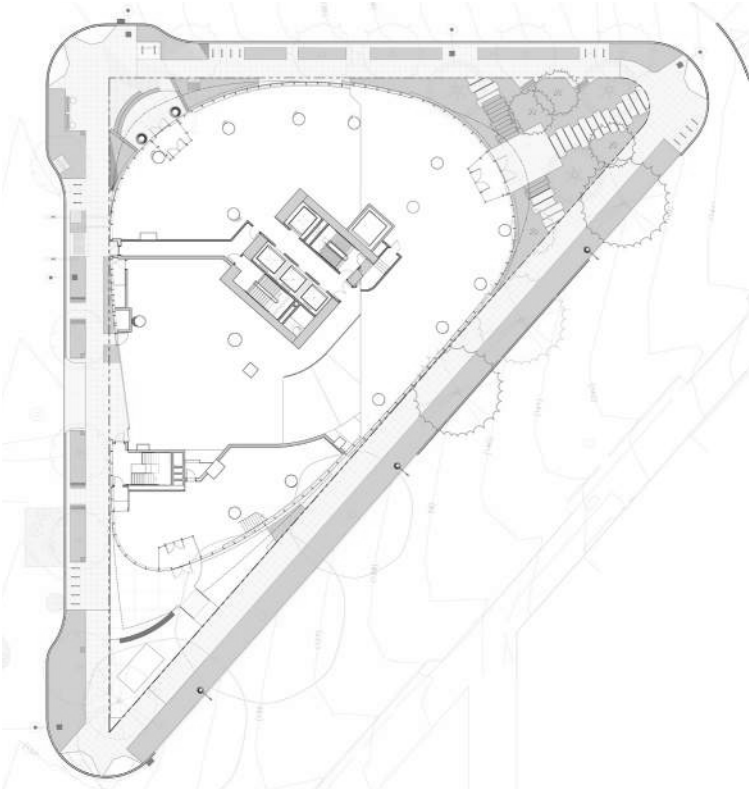
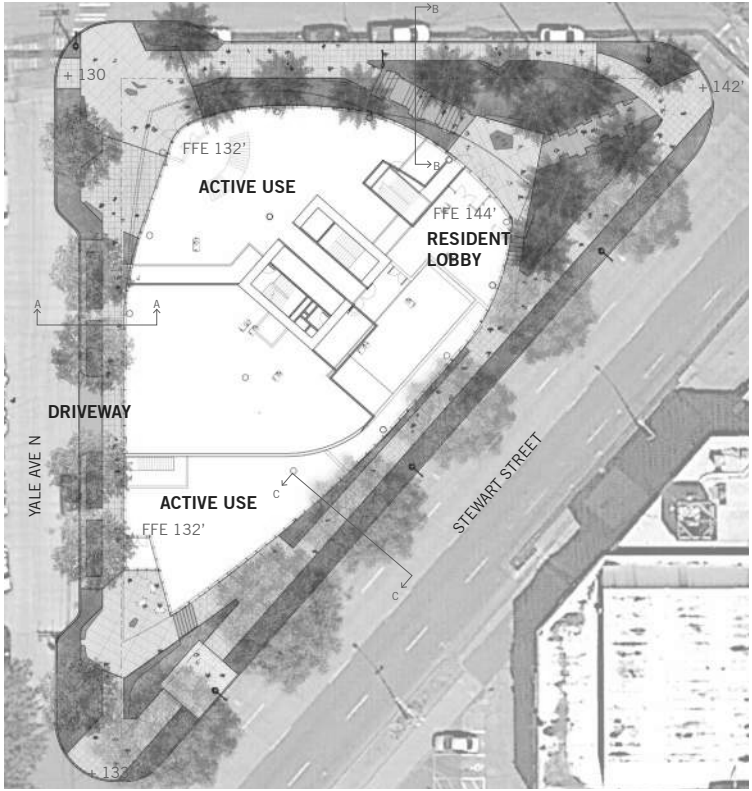
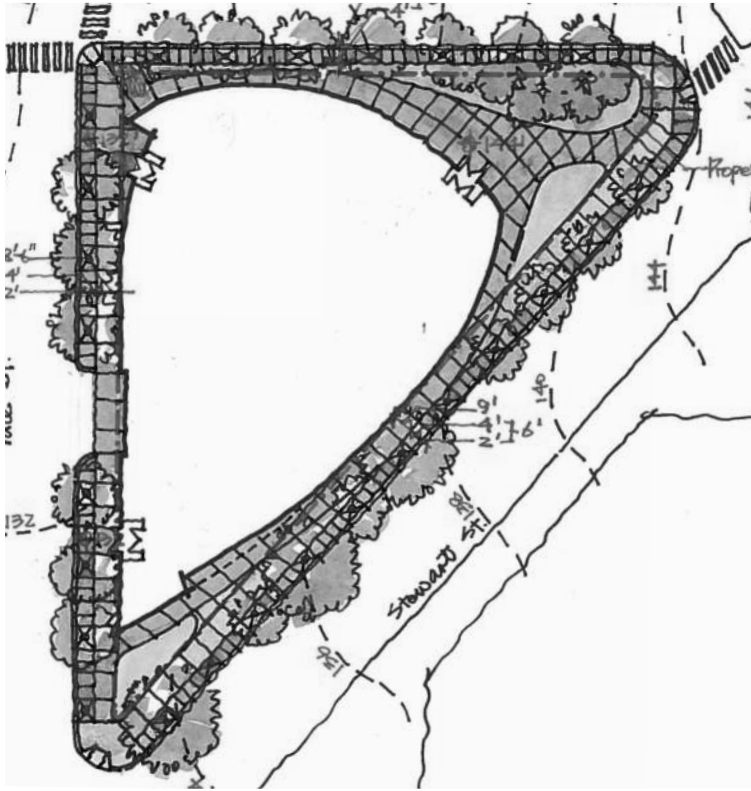
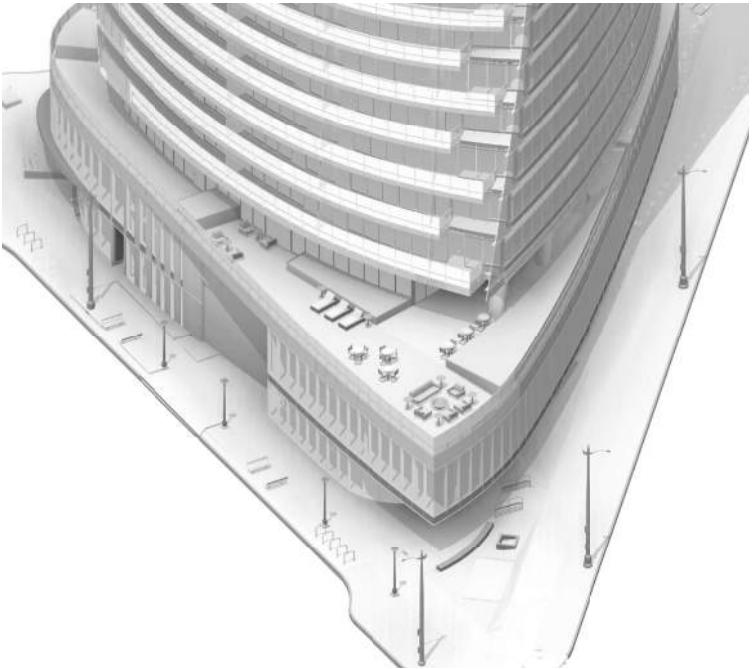
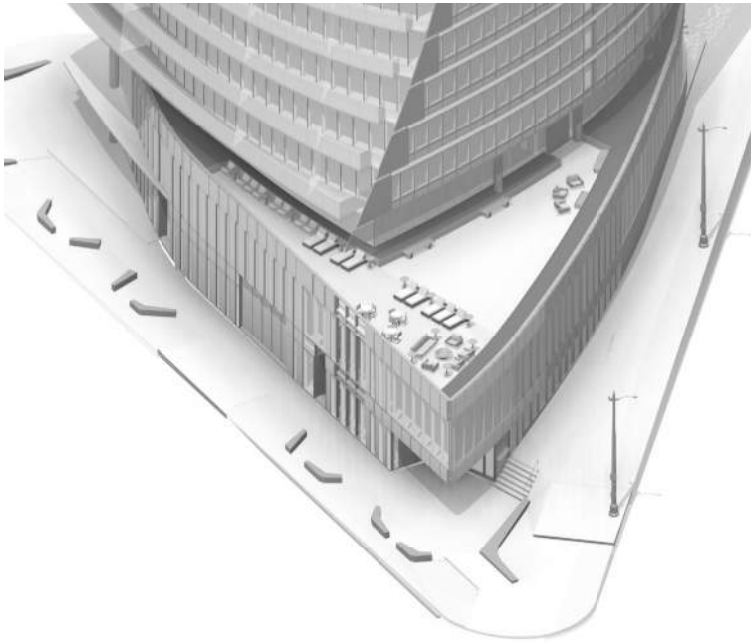
02.10 : Progression/ Site and Podium

EDG1

EDG2

REC1

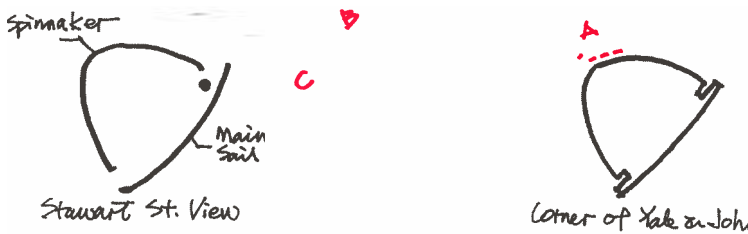
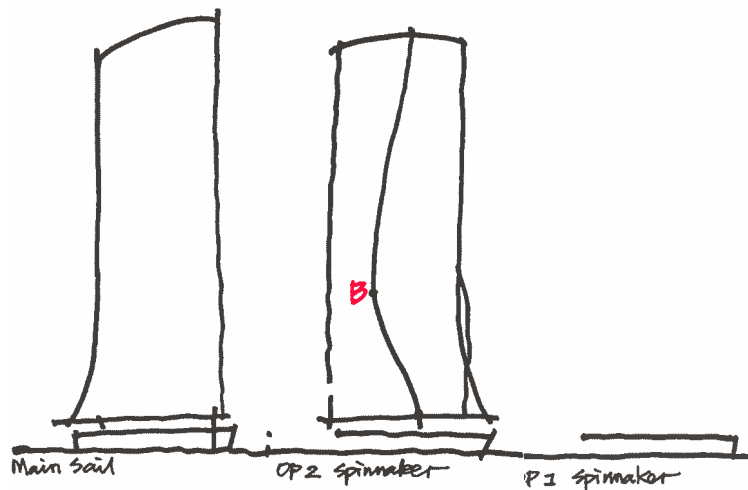
REC2





02.10 : Progression/ Tower and intermediate scale

EDG1



EDG2



REC1



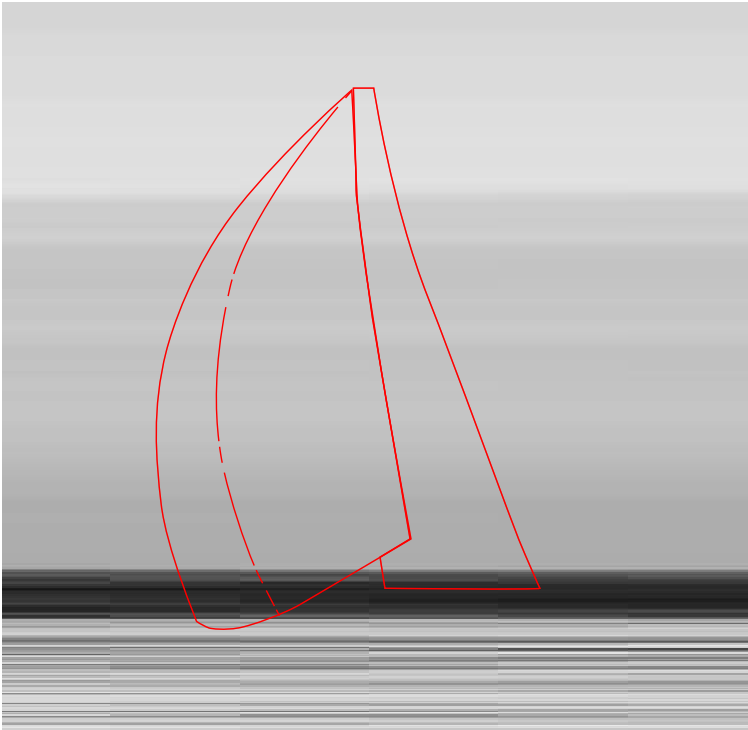
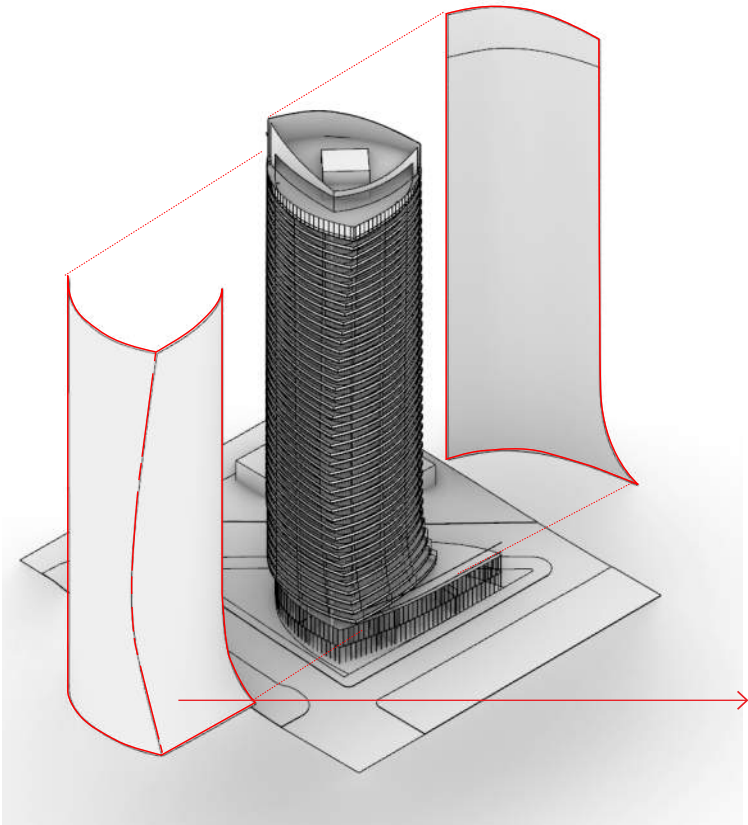
REC2



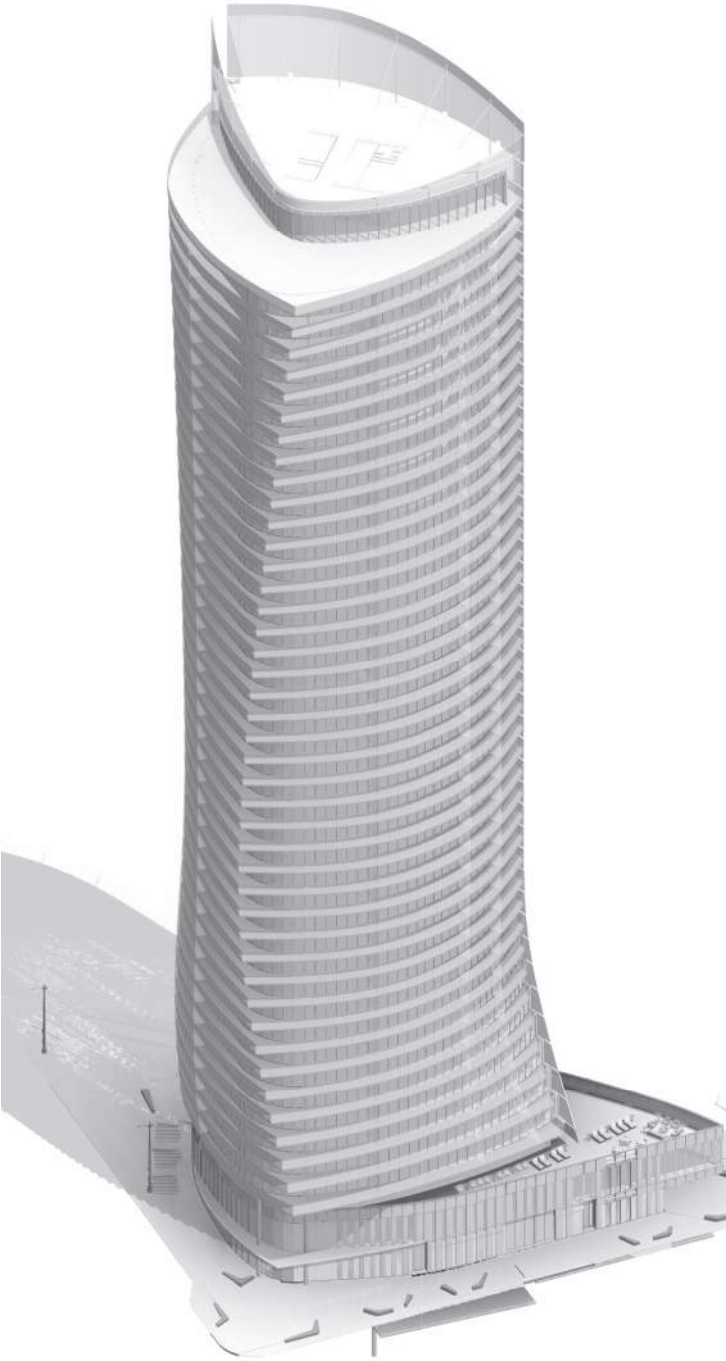


02.10 : Progression/ Intermediate scale north and west (Yale and John)

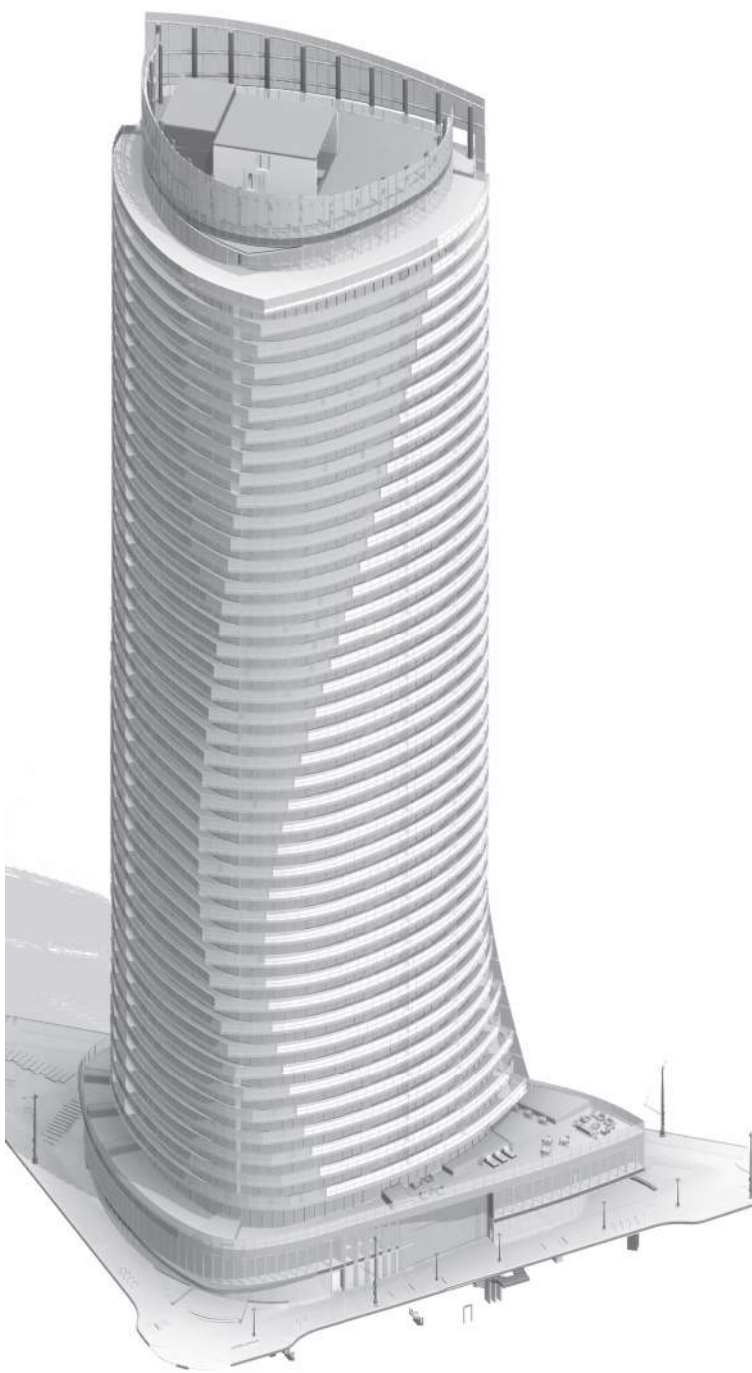
EDG1



EDG2



REC1



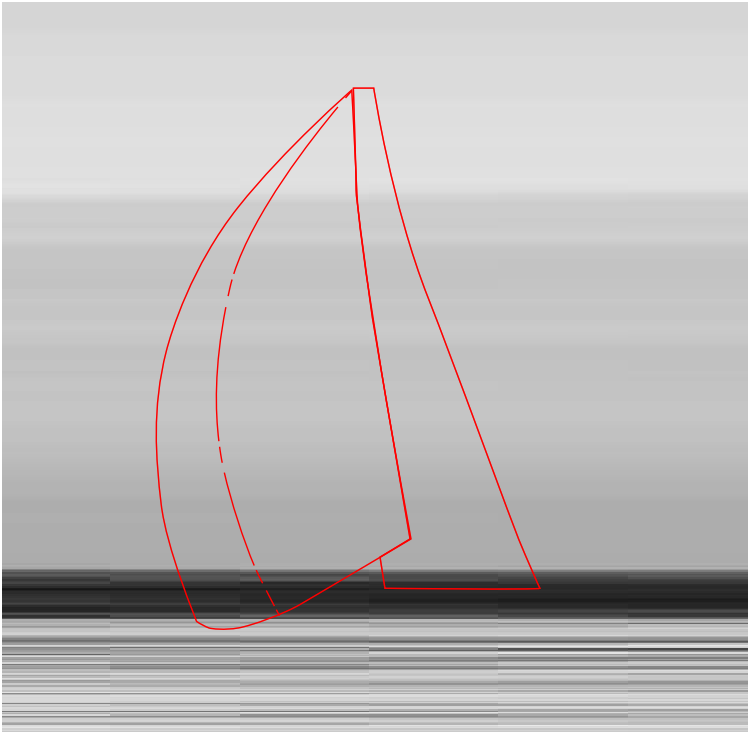
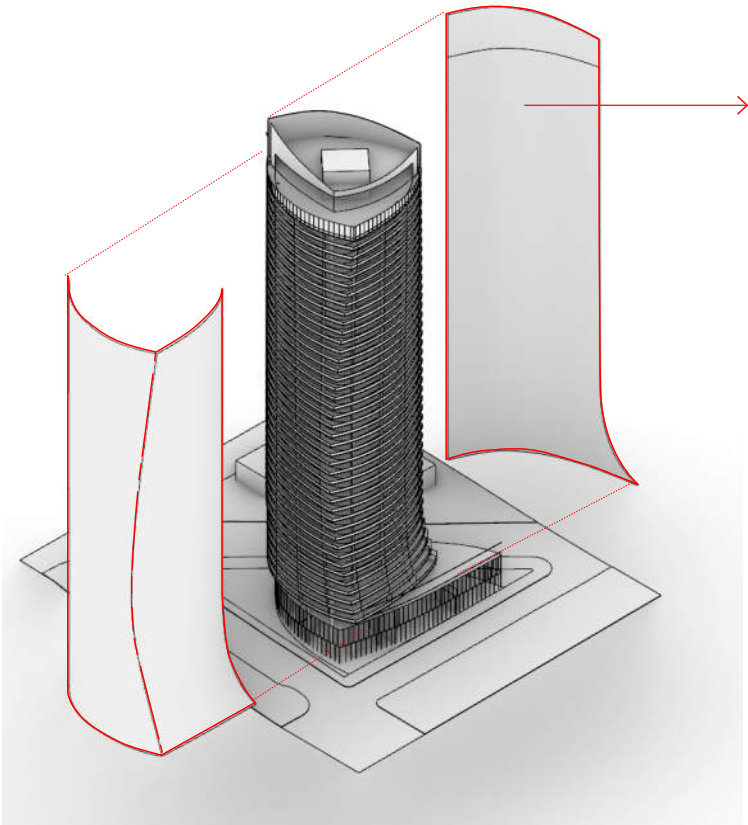
REC2



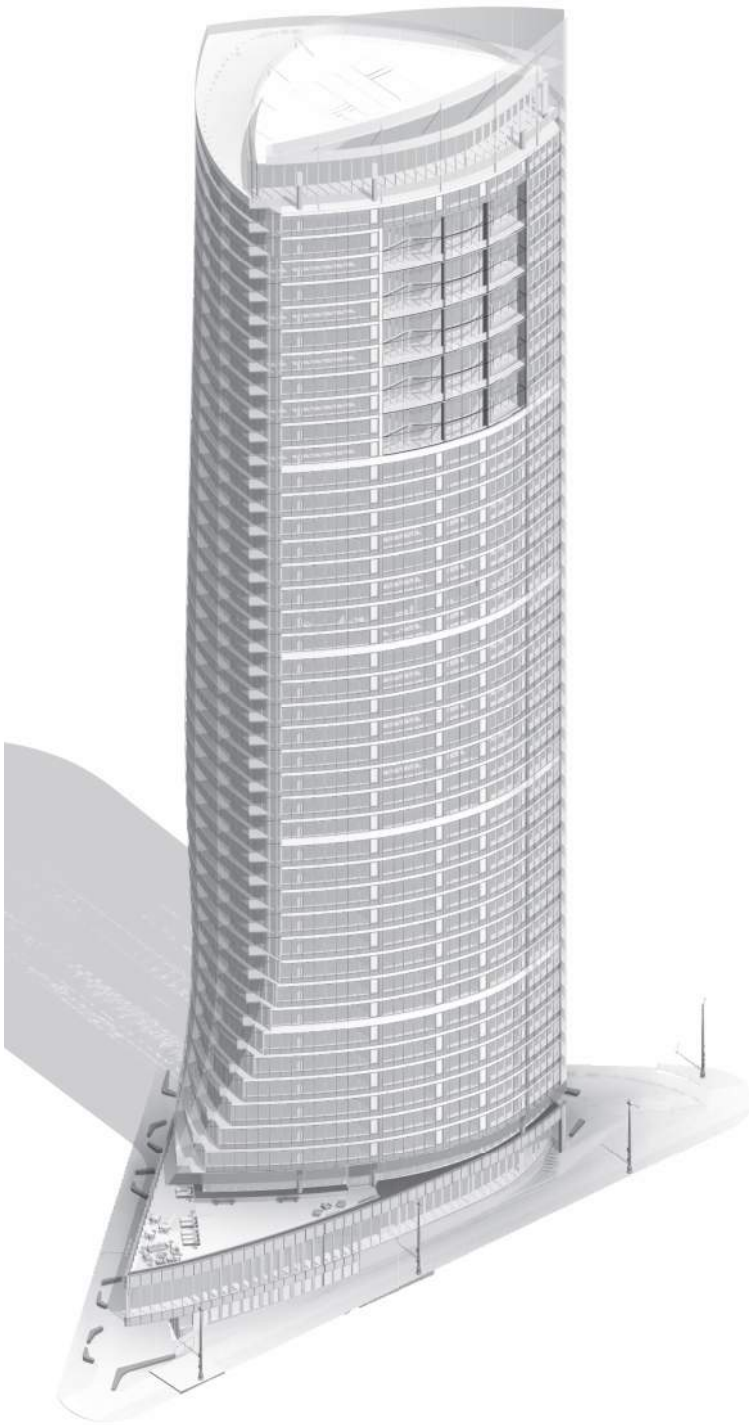


02.10 : Progression/ Intermediate scale southeast (Stewart)

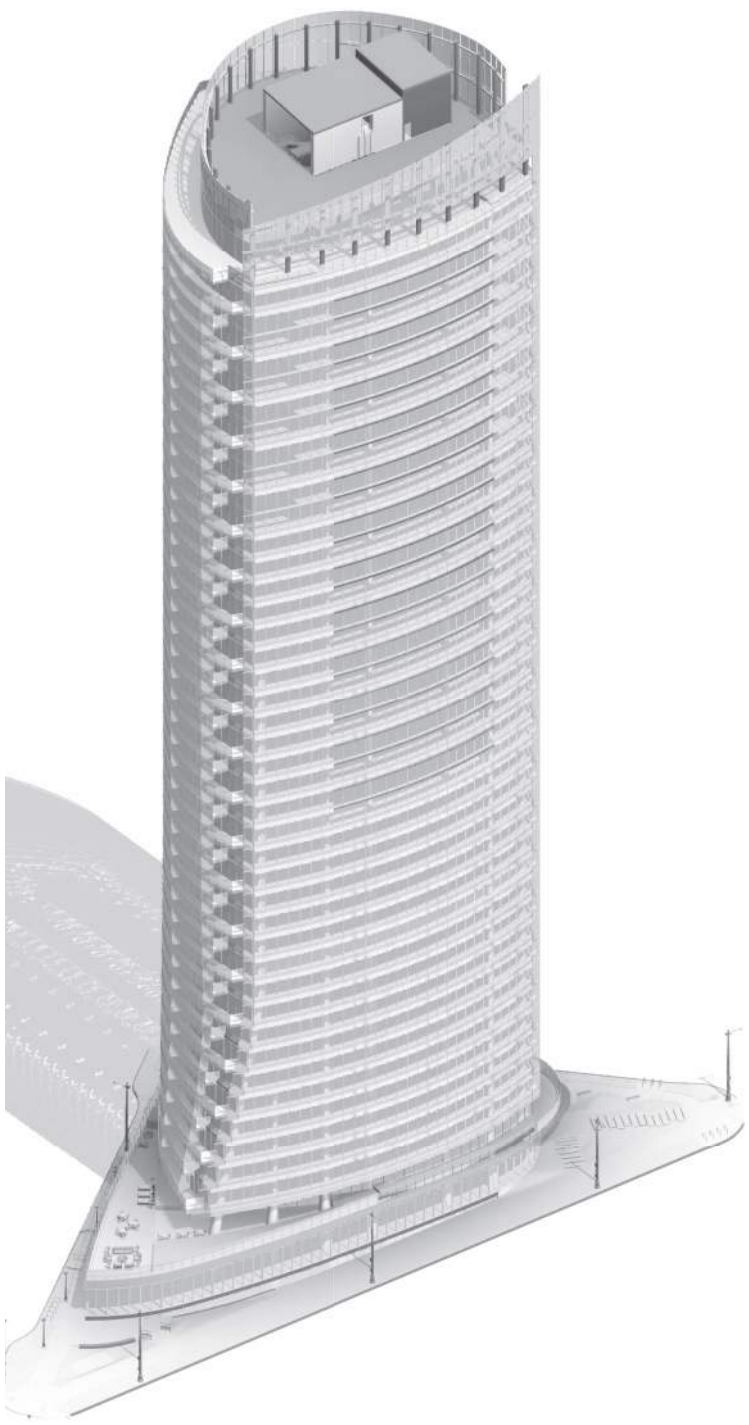
EDG1



EDG2



REC1



REC2





02.10 : Progression/ Intermediate scale (Stewart and John)

EDG1



EDG2



REC1



REC2





02.10 : Progression/ Intermediate scale (John and Yale)

EDG1



EDG2



REC1



REC2





02.10 : Progression/ Intermediate scale (Stewart)

EDG1



EDG2



REC1



REC2





02.10 : Progression/ Pedestrian scale

EDG1



EDG2



REC1



REC2

Trees not shown for clarity

