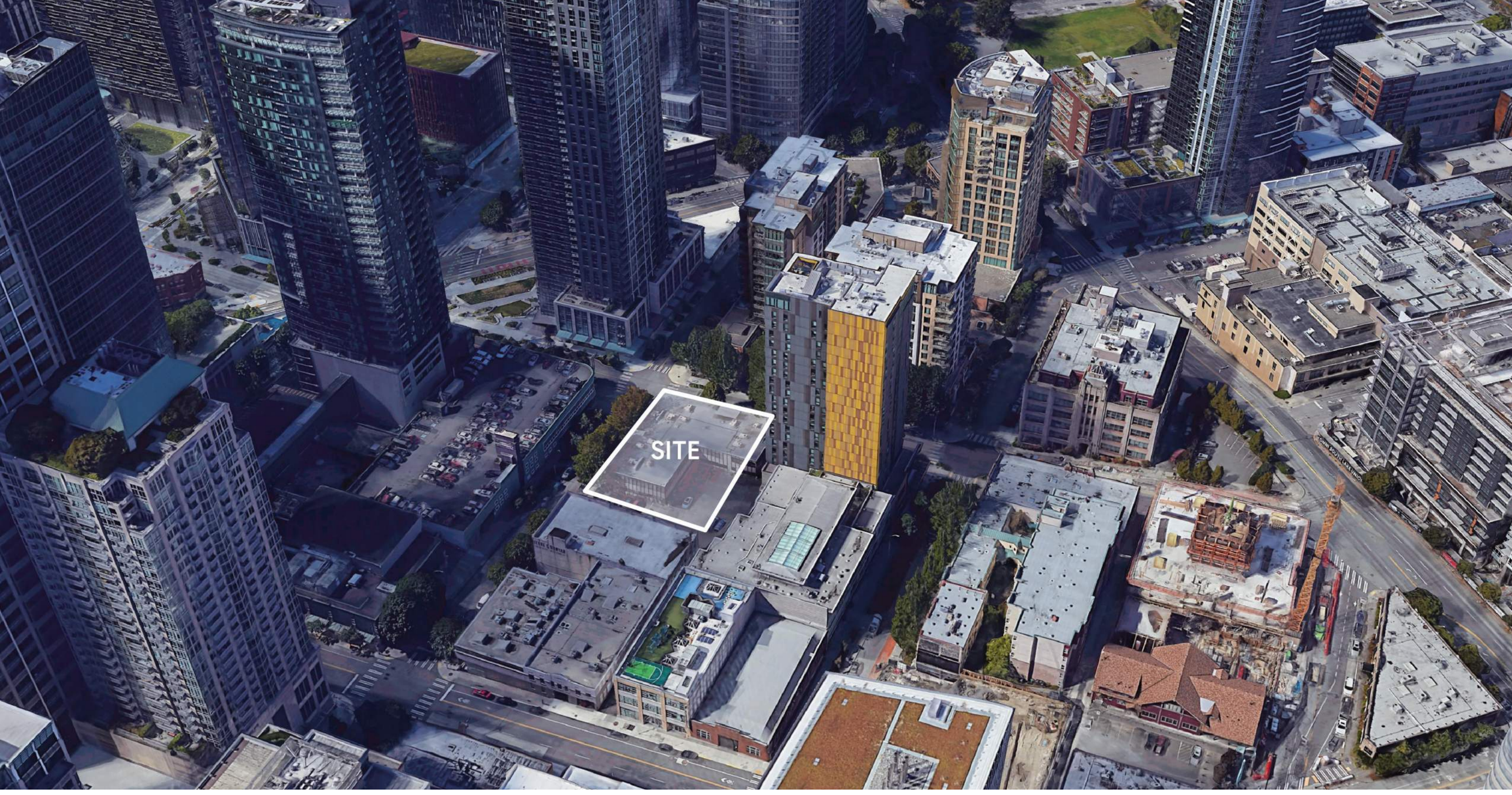

901 Lenora

3039969-EG | Early Design Guidance

901 Lenora Street, Seattle, WA 98121 | November 22, 2022

Trammell Crow Company | Perkins&Will | WEISMANDESIGNGROUP

Table of Contents

Project Team:

Trammell Crow Company

Owner:
600 University Street Suite 2912
Seattle, WA 98101

206-694-5810

Perkins&Will

Architect:
1301 Fifth Avenue, Suite 2300
Seattle, WA 98101

206-381-6000

WEISMANDESIGNGROUP

Landscape Architect:
1430 NE 65th St
Seattle, WA 98115

206-322-1732

01 Project Objectives & Public Outreach

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Project Objectives

Description:

The project proposes a new 11-story above-grade building located at the corner of 9th Ave. and Lenora St. with 4 levels of below-grade structure. Approximately 220,000 square feet of above grade shell and core construction for a commercial office with ground floor commercial retail space and around 85,000 square feet of underground parking and services.

Project Address:	901 Lenora St. Seattle, WA 98121
Project #:	3039969-EG
Parcel #:	066000-1310
Zone:	DMC 240/290-440
Site Area:	21,600 sf
Number of Residential Units:	0
Total SF:	305,000 gsf
Retail SF:	5,600 sf
Number of Stories:	11 stories above grade, 4 below grade
Total Commercial SF:	178,000 sf
Above Grade Floor Area:	220,000 gsf above grade
Below Grade Floor Area:	85,000 gsf below grade
Vehicle Parking:	178 stalls
Long-Term Bicycle Parking:	89 stalls
Short-Term Bicycle Parking:	18 stalls
Open Space Provided:	8,900 sf

Project Goals:

- Provide flexible office space for innovative users
- Utilize the full development potential of the site
- Contribute in a positive way to the rapidly developing neighborhood by providing an appropriately scaled, well-proportioned building
- Create a strong street and pedestrian experience, with an emphasis on Lenora St.
- Sustainable design that achieves LEED Gold certification

Summary of Community Outreach

Summary:

Outreach was conducted within the Denny Triangle neighborhood and community stakeholders beginning July 18, 2022. Three methods of outreach were provided including a printed flier, an on-line survey and a website for public comment on the proposed project. **All outreach was completed by August 3, 2022.**

Feedback:

Safety & Security. Several respondents noted neighborhood safety is a concern and encouraged 24-hour security for the proposed building. *Respondents noted that open space should be well lit and located adjacent to active building spaces to promote safety and activation for the ground floor.*

Project will aim to respond to these comments by carefully planning the ground floor program to locate active use at the building exterior adjacent to any planned outdoor open space.

Retail. Many respondents requested that the building provide retail use at the ground floor such as food, beverage or shopping services. Respondents also requested that retail not be a bar or other loud or noisy uses to maintain the quiet neighborhood feel. *As there is limited retail within the neighborhood, locating the retail on both Lenora St and 9th Ave was noted by respondents to provide active use on both of the street frontages.*

Project aims to incorporate retail into the ground floor program. Note is taken to the use types requested by the public.

Impacts. Several respondents expressed concern about noise/disruption during construction and encouraged completing on or before schedule, respecting quiet hours and limiting noise, traffic and road closure disruptions. *Respondents also encouraged limiting light and air impacts on existing structures such as the Carbon 56 condominiums by limiting the overall height of the proposed development.*

Project has carefully considered the impacts to the neighborhood, specifically the impacts to light and air and has limited the height of development to maintain light exposure for surrounding buildings.

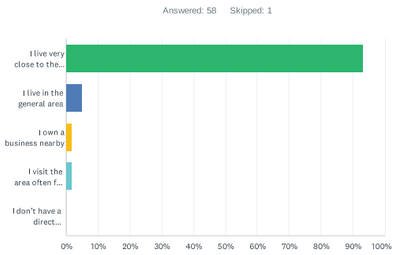
Landscaping. Respondents noted that landscaping was the most important consideration for the exterior space of the property. *Notes included maintaining existing trees (honey locust tree), creating a pedestrian friendly experience along the street and utilizing lush landscape to create an inviting and iconic sense of place in the neighborhood.*

Project has taken into consideration existing trees and the importance of the landscape to the neighborhood. Proposed design alternatives incorporate improved landscaping on both 9th Ave and Lenora St in response to these notes.

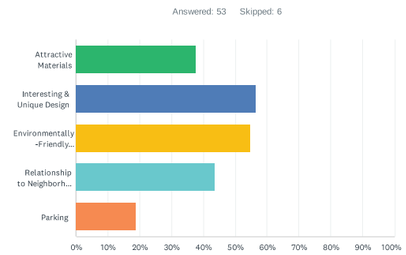
Loading & Parking. Respondents noted that consideration should be made to the location and accessing of the loading bay and parking entry of the proposed design. *Consideration should be made to the impacts on traffic in the alley for those accessing Carbon 56 & Cornish Commons as well as consideration for the views from these buildings to the proposed loading bay and parking ramp.*

Project recognizes the impact to the alley and neighboring users and has carefully thought through the location of loading and parking access points to provide the least impact on existing buildings and users along the alley.

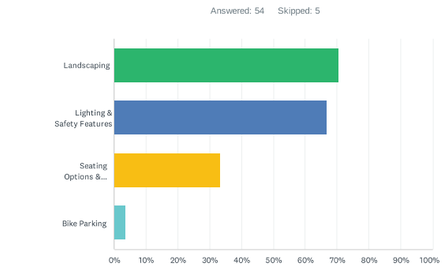
Q1 What is your connection to this development project?



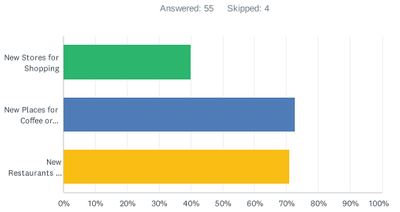
Q2 What is most important to you about the design of a new building on this property?



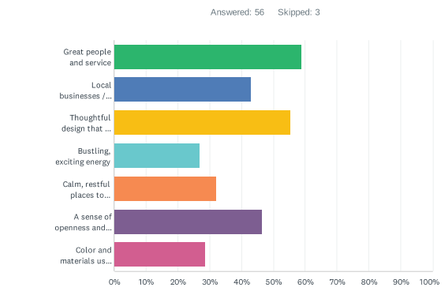
Q3 What is most important consideration for the exterior space on this property?



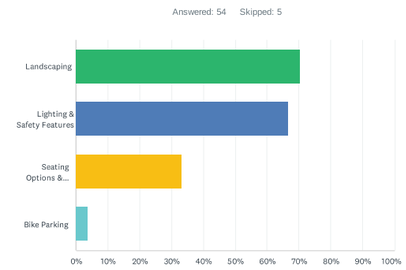
Q4 What retail components are you most interested in for this location?



Q5 When you visit a building, office, restaurant or retailer, what most inspires you to return?



Q3 What is most important consideration for the exterior space on this property?



02 Existing Site Survey & Plan

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Site Survey

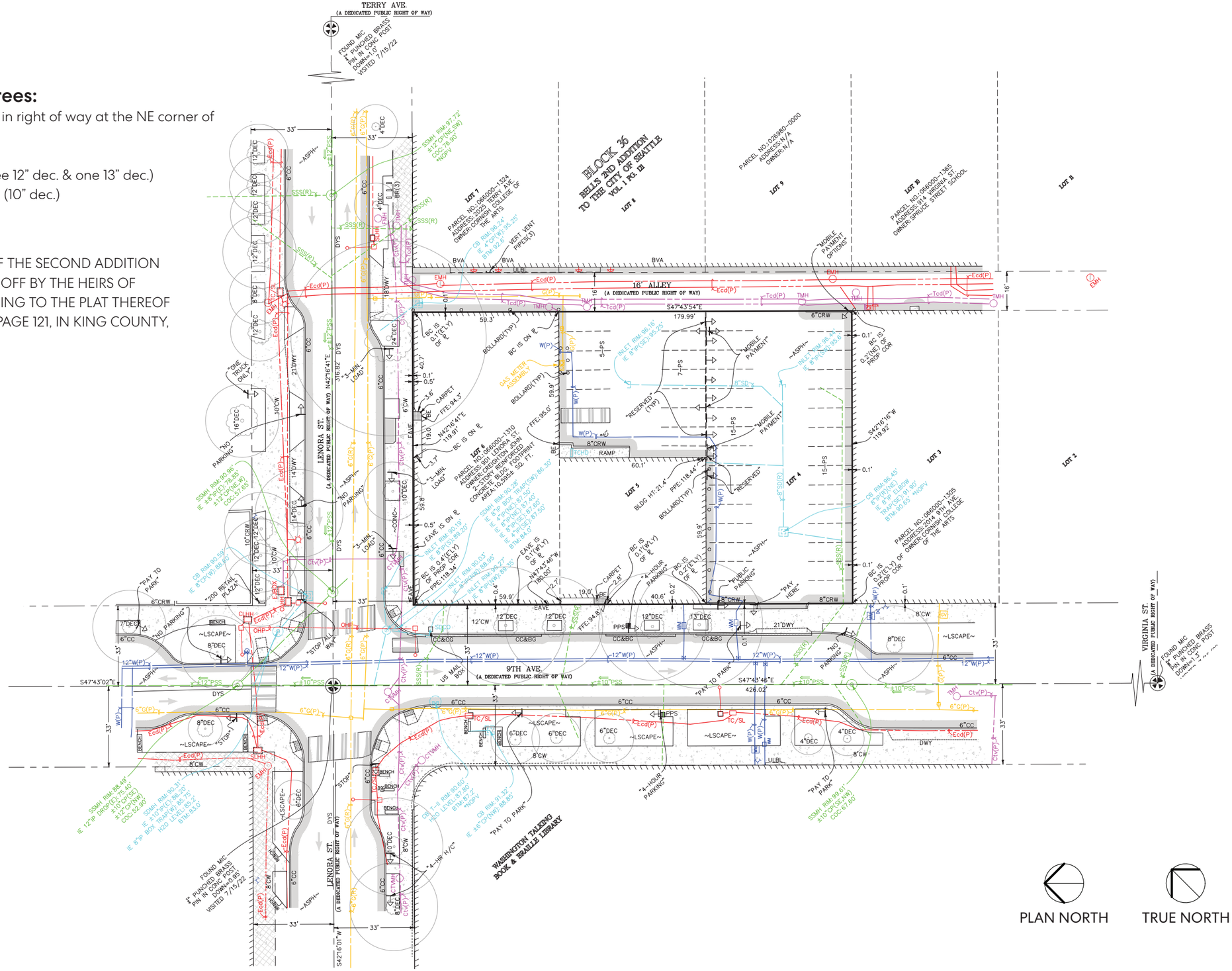
Notable Existing Street Trees:

Existing Honey Locust Tree (24" dec.) in right of way at the NE corner of project site

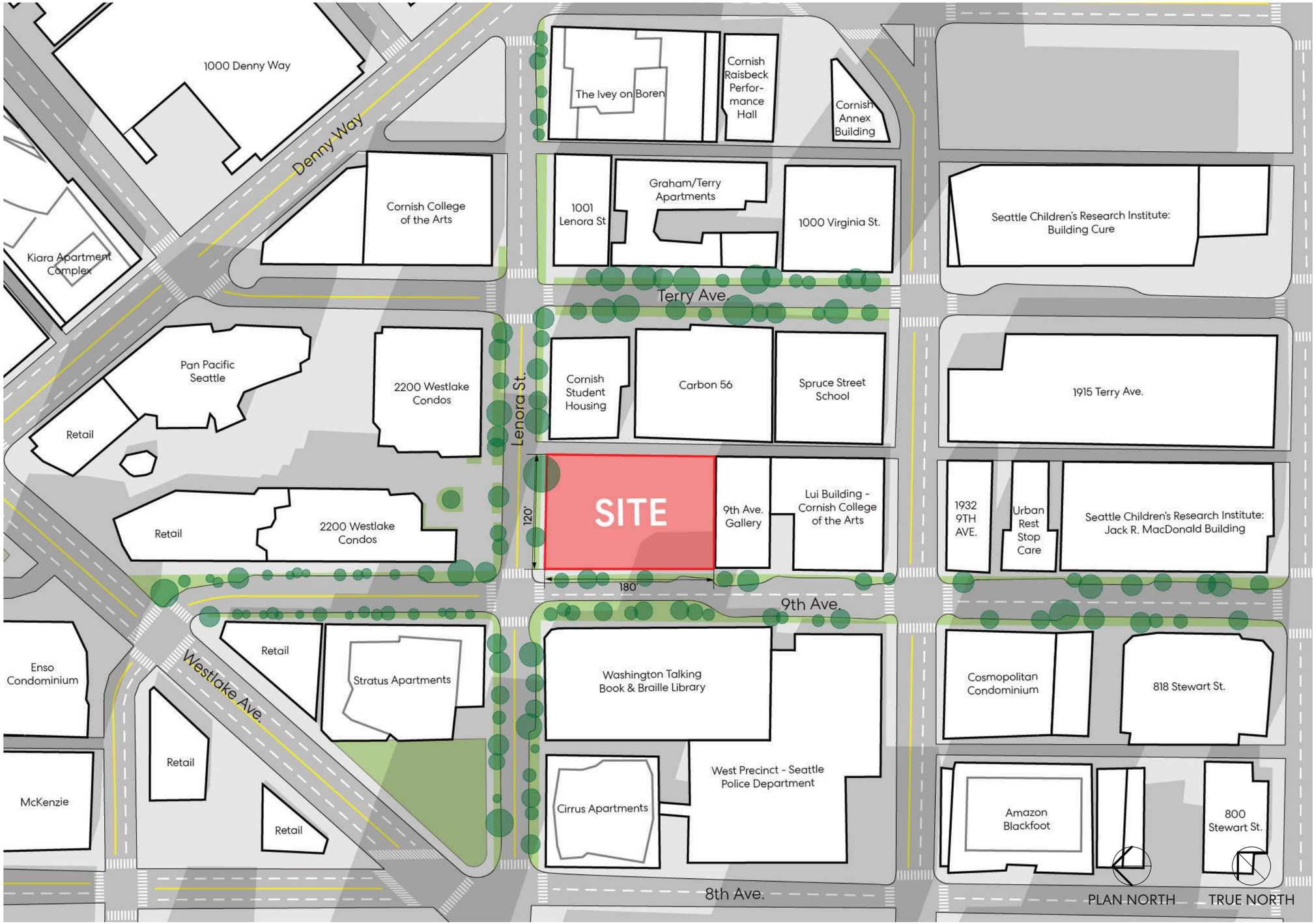
4 existing street trees along 9th (three 12" dec. & one 13" dec.)
1 existing street tree along Lenora St. (10" dec.)

Legal Description:

LOTS 4, 5, AND 6, BLOCK 36, PLAT OF THE SECOND ADDITION TO THE TOWN OF SEATTLE, AS LAID OFF BY THE HEIRS OF SARAH A. BELL, DECEASED, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 121, IN KING COUNTY, WASHINGTON



Site Plan


1000 Denny Way
Denny Way
The Ivey on Boren
Cornish Raisbeck Perfor-mance Hall
Cornish Annex Building
Cornish College of the Arts
1001 Lenora St
Graham/Terry Apartments
1000 Virginia St.
Seattle Children's Research Institute: Building Cure
Kiara Apartment Complex
Terry Ave.
Pan Pacific Seattle
2200 Westlake Condos
Lenora St.
Cornish Student Housing
Carbon 56
Spruce Street School
1915 Terry Ave.
Retail
Retail
2200 Westlake Condos
120'
SITE
180'
9th Ave. Gallery
Lui Building - Cornish College of the Arts
1932 9TH AVE.
Urban Rest Stop Care
Seattle Children's Research Institute: Jack R. MacDonald Building
9th Ave.
Enso Condominium
Westlake Ave.
Retail
Stratus Apartments
Washington Talking Book & Braille Library
Cosmopolitan Condominium
818 Stewart St.
Retail
McKenzie
Retail
Cirrus Apartments
West Precinct - Seattle Police Department
Amazon Blackfoot
800 Stewart St.
8th Ave.
PLAN NORTH
TRUE NORTH

03 Zoning Summary

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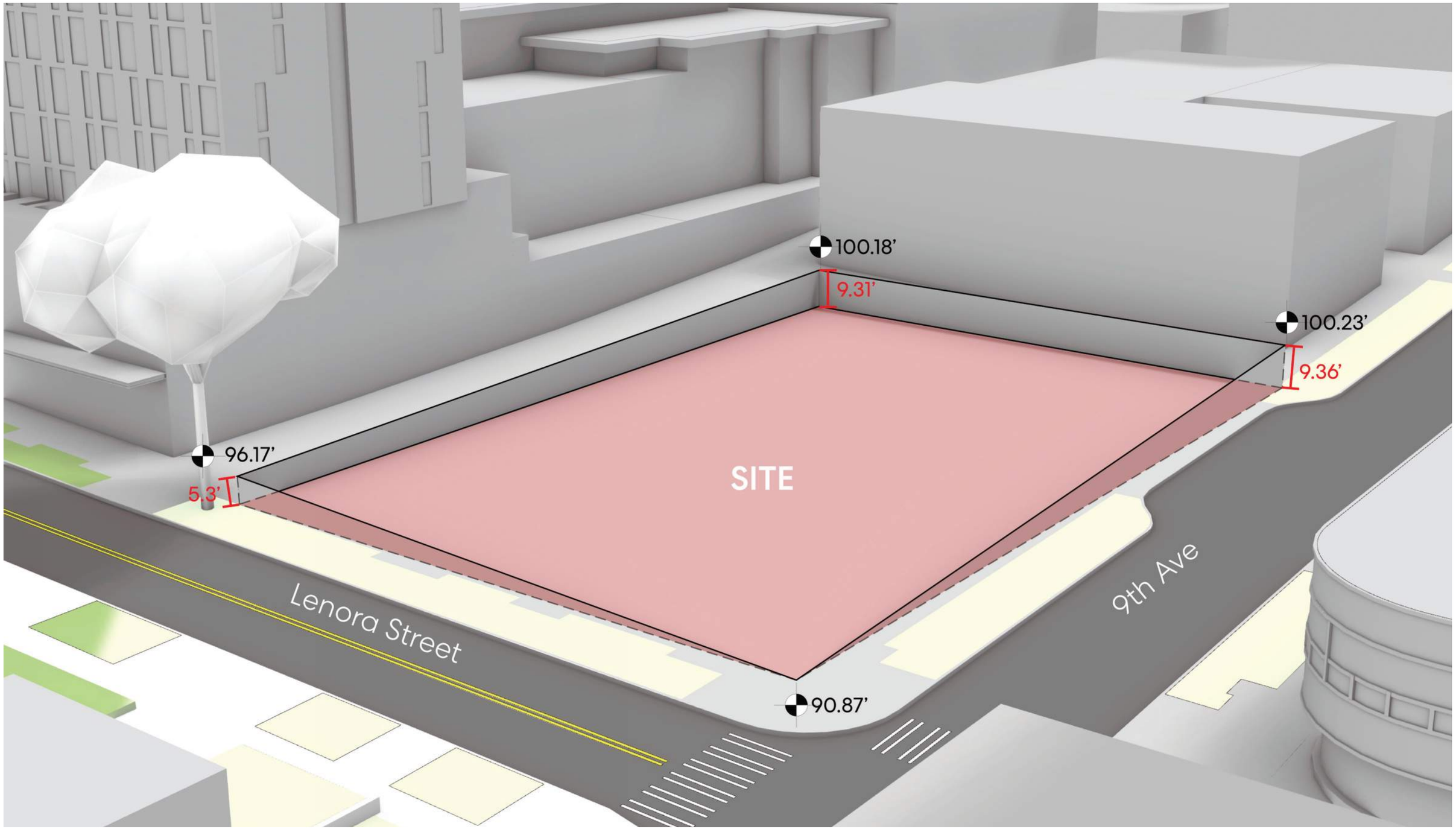
Zoning Summary | DMC 240/290-440

Source	Info	Notes
King County Parcel Viewer	Site Area	21,600 SF (120' x 180')
SMC 23.49.056	Zoning	DMC 240/290-440 - Downtown Mixed Commercial
SMC 23.49.008	Height Limit	240' for non-residential / 440' for residential, above 160' tower separation applies
SMC 23.49.011.A	FAR	Base 5, max. 8, residential exempt
SMC 23.49.056 A	Street Level Facades	25' min. at designated Green Streets (both 9th and Lenora)
SMC 23.49.056.B	Facade Setback Limits	1. 15-25': Max. area of all setbacks not to exceed area derived by multiplying 10 x the width of the street frontage of structure along each street 2. The max. width of any setback area deeper than 15' from the street lot line shall not exceed 80', or 30% of the lot frontage on that street, whichever is less. 3. The max. setback at intersections is 10' for a minimum of 20' along each street. 4. Exterior public open space that meets the Downtown Amenity Standards, whether it receives a bonus or not, is not considered part of a setback.
SMC 23.49.058.E	Upper Level Development	Green street (both 9th and Lenora), continuous 15' min. upper level setback above 45'
SMC 23.49.058.B Table A	Facade Modulation	0'-85' --unlimited unmodulated façade allowed; 85'-160' --155' of unmodulated façade allowed. Above 85' within 15' of lot line, modulation of 60' length by 15' from lot line required when façade exceeds 155'
SMC 23.49.016.B	Open Space for Office	20 sf for each 1,000 sf of gross office floor area is required of projects that include 85,000 or more sf of gross office floor area.
SMC 23.53.030 Table A	Alley Improvements	20' alley width required; current alley is 16' wide and project will provide 2' partial dedication
SMC 23,49.019.	Parking	Non-residential: 1 stall max. / 1000 sf
SMC 23.54.015. Table D SMC 23.49.011.B.1. B	Bicycle Parking - area & FAR	Offices/Lab/Research/ Development: Long term: 1 stall / 2,000 sf; Short term: 1 stall / 10,000 sf 1. Bicycle parking requires 13' floor-to-floor height, 15' depth, and overhead weather protection. 2. Bicycle parking and associated commuter shower facilities are FAR exempt provided that they do not exceed 30% of the street frontage or 50 ft, whichever is less.
SMC 23.54.035.C & Table A	Loading Berths	Min. required number of loading berths for 160,001 - 264,000 sf of Aggregate GFA: Low Demand: 3, Medium Demand: 3, High Demand: 6
SMC 23.54.040 Table A	Storage and Access	Min. shared storage space and access for solid waste and recyclable materials for 100,001 - 200,000 sf GFA: 275 sf
SMC 23.66.332	Height of Rooftop Features	1. 4' above the applicable height limit: open railings, planters, clerestories, skylights, parapets, firewalls 2. Solar collectors up to 7' above the applicable limit; unlimited coverage 3. Rooftop features permitted to extend up to 15' above applicable height limit, not to exceed 15% of roof are (up to 25% with approval): solar collectors, stair penthouse, covered or enclosed common recreational area, mechanical equipment
SMC 23.49.011 B	Mech. equip. exempt from GFA FAR Exemptions	Mechanical equipment located on the roof of a structure shall not be calculated as part of the total gross floor area of the structure. Street-level uses, rooftop mechanical, bicycle parking and shower facilities are FAR exempt.
SMC 23.71.010 B	Green Streets	Where an owner proposes substantial development adjacent to a street classified as a green street, the owner shall construct street and pedestrian improvements which meet standards promulgated by the Director and the Director of Transportation.
SMC 23.49.019	Green Street Parking & Curb Cuts	1. On Class I pedestrian streets and designated green streets, parking is not permitted at street level unless separated from the street by other uses, provided that garage doors need not be separated. 2. Curb cut controls on designated green streets shall be evaluated on a case-by-case basis, but generally access from green streets is not allowed if access from any other right-of-way is possible.
SMC 23.49.056 C	Green Street Facade Transparency	Min. of 60% of the street level street-facing facade shall be transparent

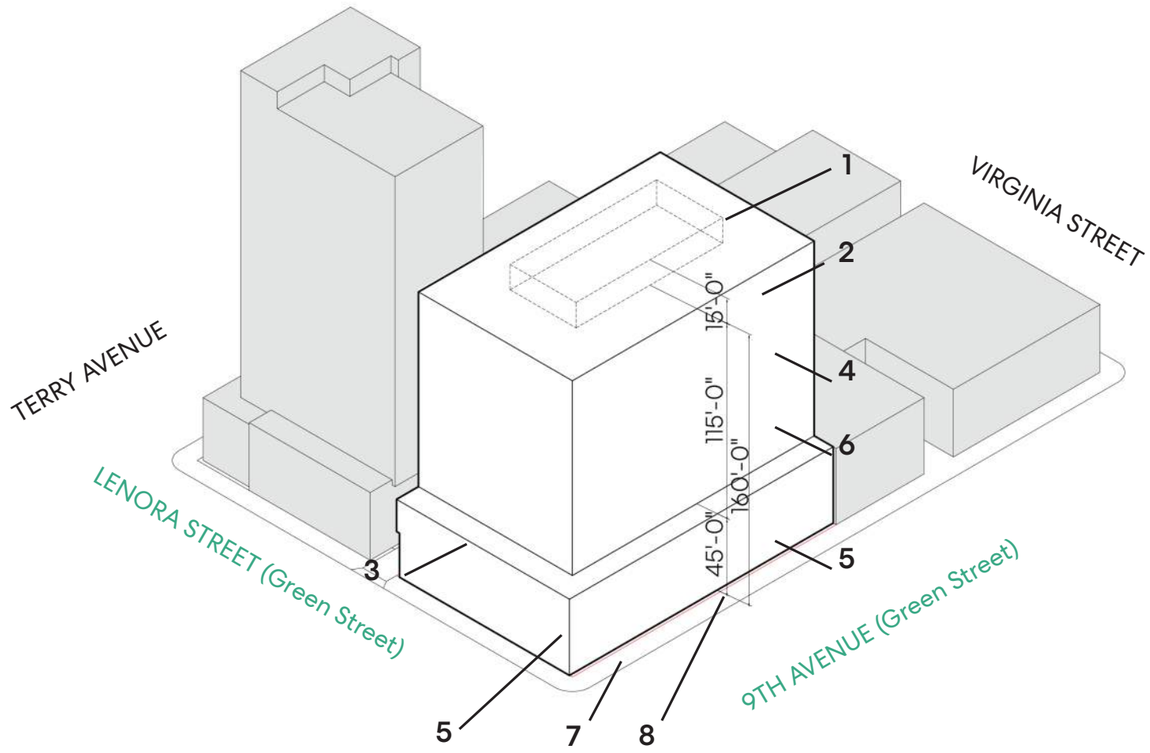
Site Topography | Corner Elevation Conditions



Zoning Summary | Commercial Zoning Envelope

Non-Residential Zoning Envelope

Site Area:	21,600 sf
Building Height:	160’
FAR:	5 base, 8 max.
Total Allowable GSF:	178,848 gsf (incl. 3.5% mech. allowance)

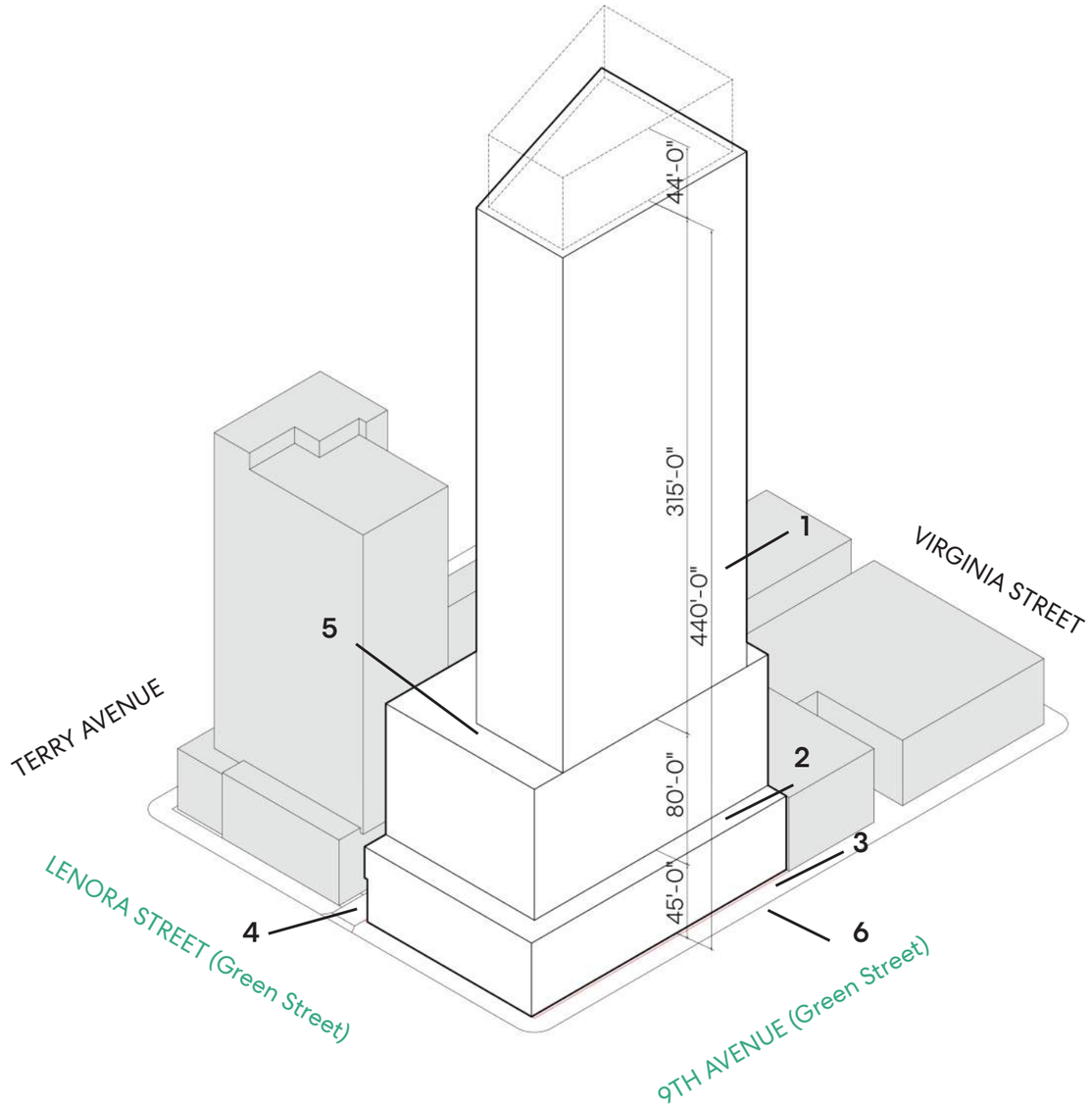


1. Combined area of rooftop features is limited to 25% of roof area if the total includes screened mechanical equipment (23.50.020.A)
2. 15’ continuous setback above 45’ in height along green streets (23.49.058.E.2)
3. DMC new required alley width of 20’, existing alley is 16’ with 2’ encroachment (23.54.030 Table A)
4. Between 85’ and 160’ in height (from sidewalk), max. length of unmodulated facade = 155’. Setback requirement = 15’.
5. Facade Setback Limits apply between 15’-25’ in height from the sidewalk. Public open space that meets the Downtown Amenity Standards is not considered part of a setback. (23.49.056.B)
6. Maximum area of setbacks = 10 x the width of frontage (23.49.056.B)
7. Maximum Setback at intersections = 10’ for min of 20’ (23.49.056.B.2.d)
8. 2’ average setback at the street lot line on 9th Denny Triangle, which may be averaged. 50% of setback area must be landscaped (23.49.056.F.4)

Zoning Summary | Mixed-Use Zoning Envelope

Mixed-Use Zoning Envelope

Site Area:	21,600 sf
Building Height:	440’ (+44’ for upper level amenity)
FAR:	5 base, 8 max. (residential use exempt)
Total Allowable GSF:	517,500 gsf (incl. 3.5% mech. allowance)



1. Allowance of 10% of max height (10% x 440 = 44 FT) for uses allowed to exceed height limit (23.49.008.B)
2. Max height for residential use is 290 FT. Max height for commercial use is 240 FT. Max floor plate for residential use above base height limit is 10,700 SF
3. Green Street setback above 45’ in height, 15’ min. setback (23.49.058.E)
4. DMC new required alley width of 20’, existing alley is 16’ with 2’ encroachment. (23.54.030 Table A)
5. Between 85’ and 160’ in height (from sidewalk), max. length of unmodulated facade = 155’. Setback requirement = 15’.
6. Facade Setback Limits apply between 15’-25’ in height from the sidewalk. Public open space that meets the Downtown Amenity Standards is not considered part of a setback. (23.49.056.B)

04 Urban Design Analysis

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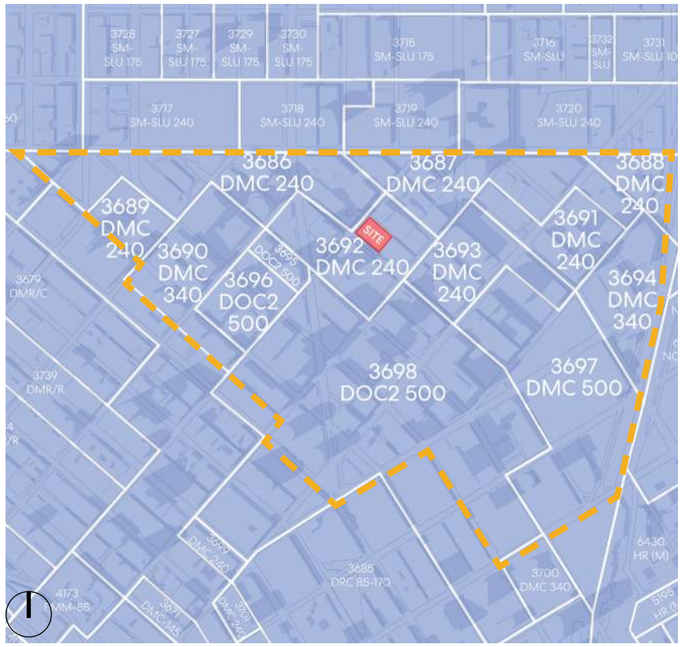
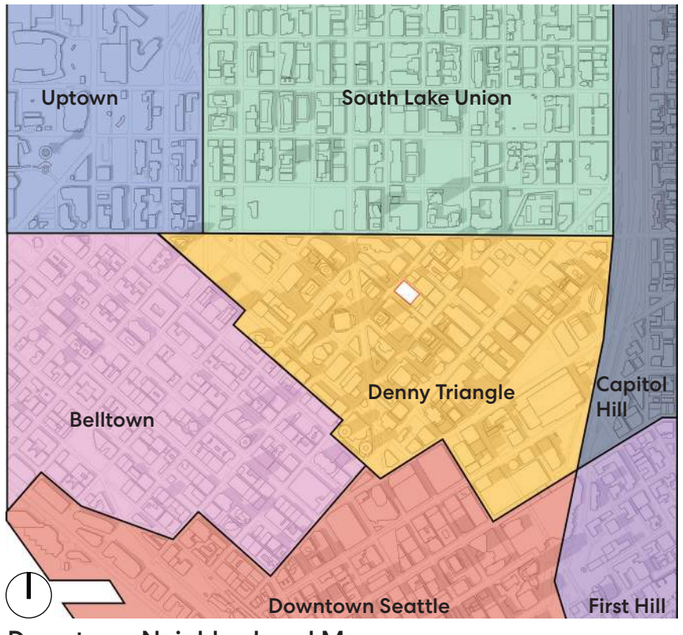
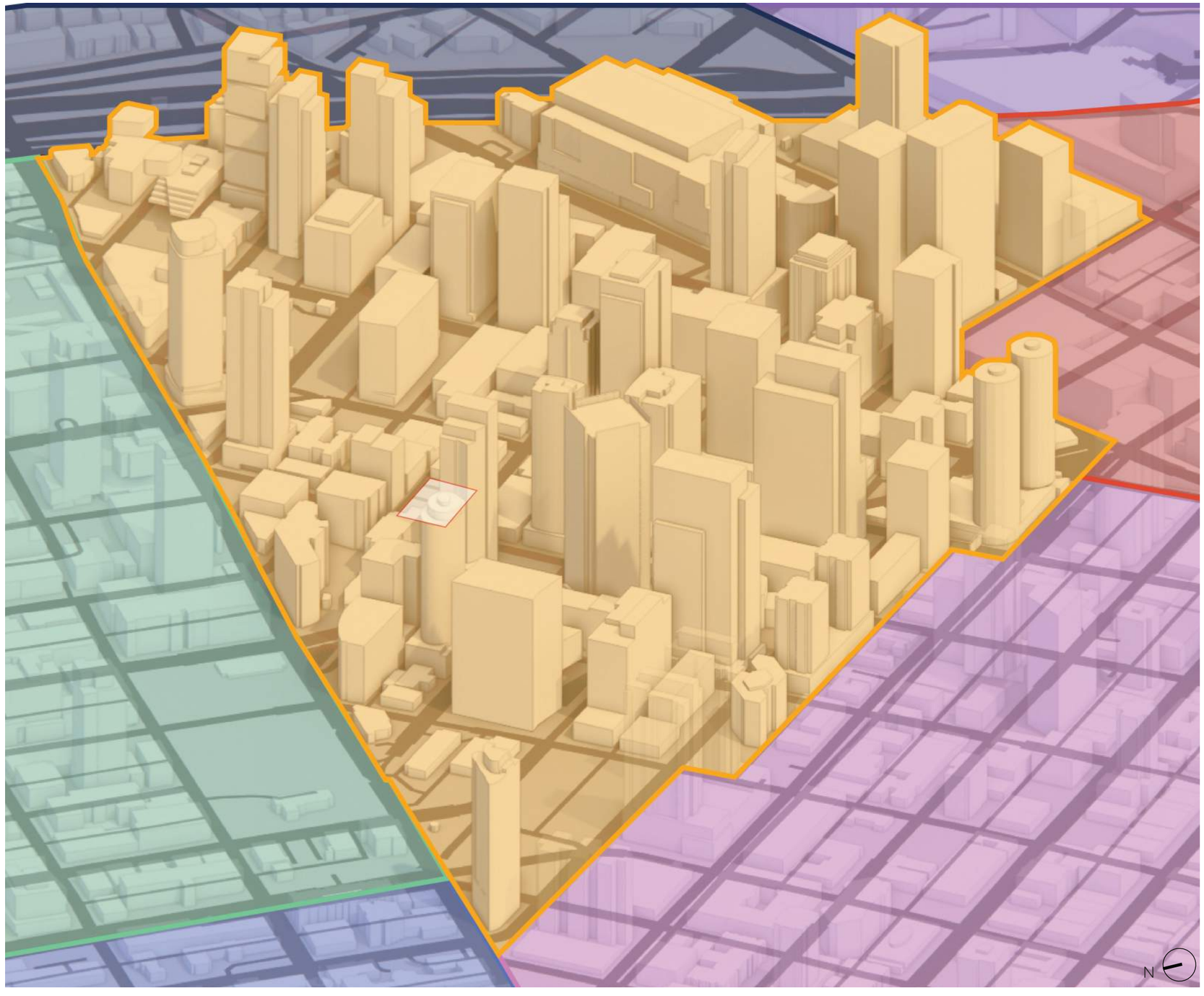


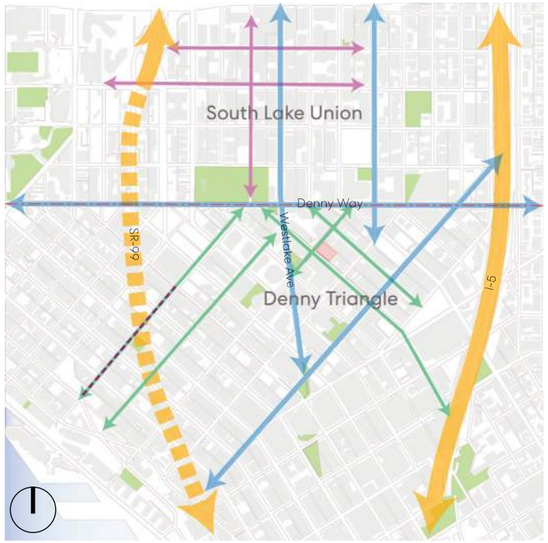
Zoning Map



Downtown Neighborhood Map

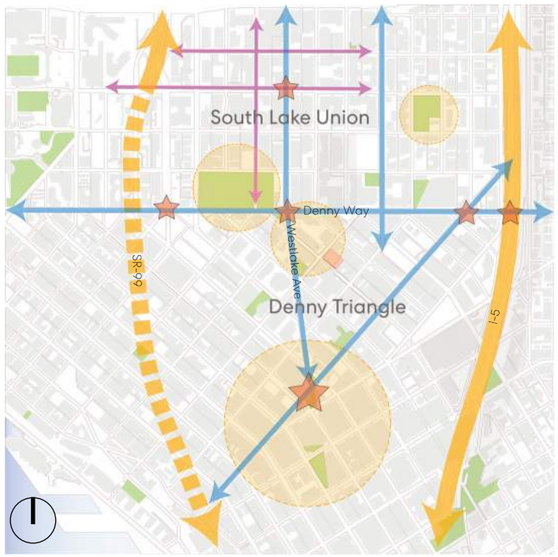


Urban Context | Downtown & South Lake Union: Street Descriptions



Downtown & South Lake Union: Street Connections

The Denny Triangle is comprised of a variety of different green streets, transitioning from the density of downtown's sidewalks to the more open and pedestrian friendly South Lake Union streetscapes focused around retail and pedestrian interaction.

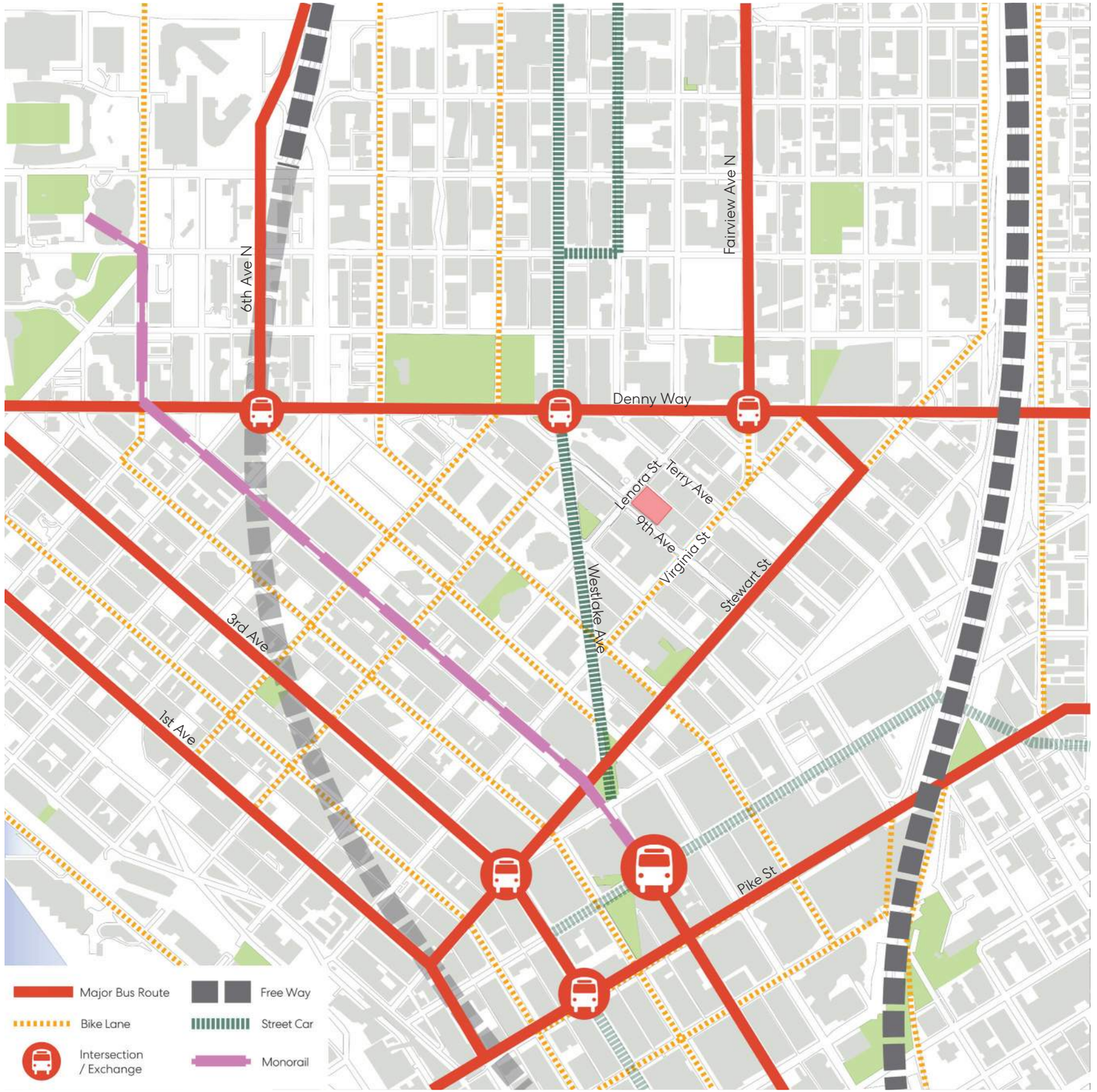


Downtown & South Lake Union: Urban Nodes

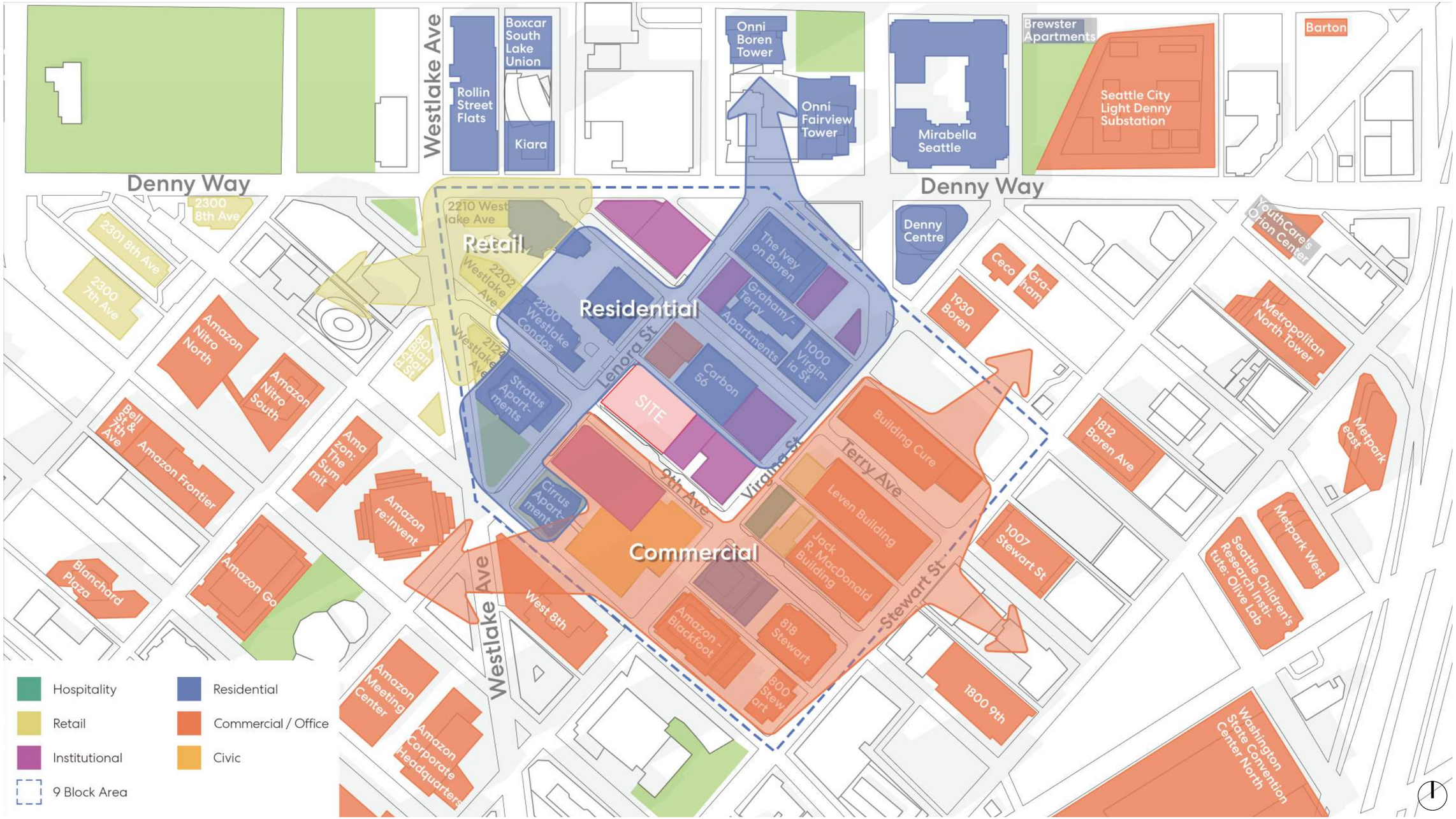
Westlake Ave. represents a key connective street moving pedestrians from the Downtown center node to other key areas of South Lake Union such as Denny Park and South Lake Union Park.

Legend:

- Boulevard/Great Street
- Mixed Use Street
- Green Street
- Freeway
- Topography
- Green Space
- Boundary
- Woonerf
- Gateway
- Neighborhood Heart



Trammell Crow Company | Perkins&Will

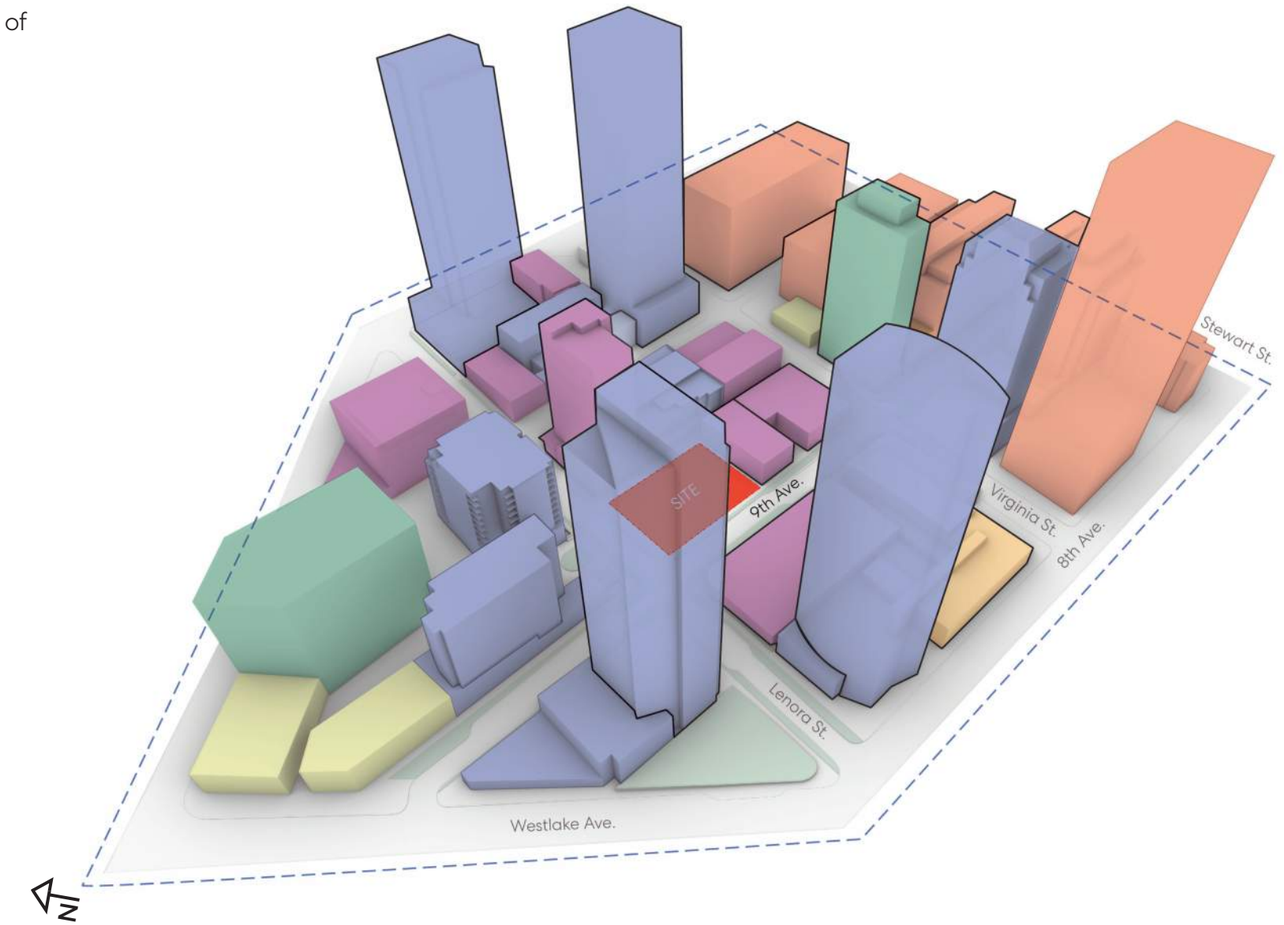

Denny Way
Westlake Ave
Rollin Street Flats
Boxcar South Lake Union
Kiara
Onni Boren Tower
Onni Fairview Tower
Mirabella Seattle
Brewster Apartments
Seattle City Light Denny Substation
Barton
Denny Way
Denny Centre
2300 8th Ave
2301 8th Ave
2300 7th Ave
2210 Westlake Ave
2202 Westlake Ave
2200 Westlake Condos
2124 Westlake Ave
Retail
Residential
Commercial
SITE
Lenora St
Virginia St
Terry Ave
Stewart St
9th Ave
Westlake Ave
The Ivey on Boren
Graham/Terry Apartments
1000 Virginia St
Carbon 56
Stratus Apartments
Cirrus Apartments
Building Cure
Leven Building
Jack R. MacDonald Building
Amazon - Blackfoot
818 Stewart
800 Stewart
West 8th
1930 Boren
Ceco
Graham
1812 Boren Ave
1007 Stewart St
1800 9th
YouthCare's Orion Center
Metropolitan North Tower
Metpark east
Metpark West
Seattle Children's Research Institute: Olive Lab
Washington State Convention Center North
Amazon Nitro North
Amazon Nitro South
Amazon Frontier
Amazon The Summit
Amazon re:Invent
Amazon Go
Blanchard Plaza
Amazon Meeting Center
Amazon Corporate Headquarters
Hospitality
Retail
Institutional
9 Block Area
Residential
Commercial / Office
Civic

Denny Triangle Neighborhood Context

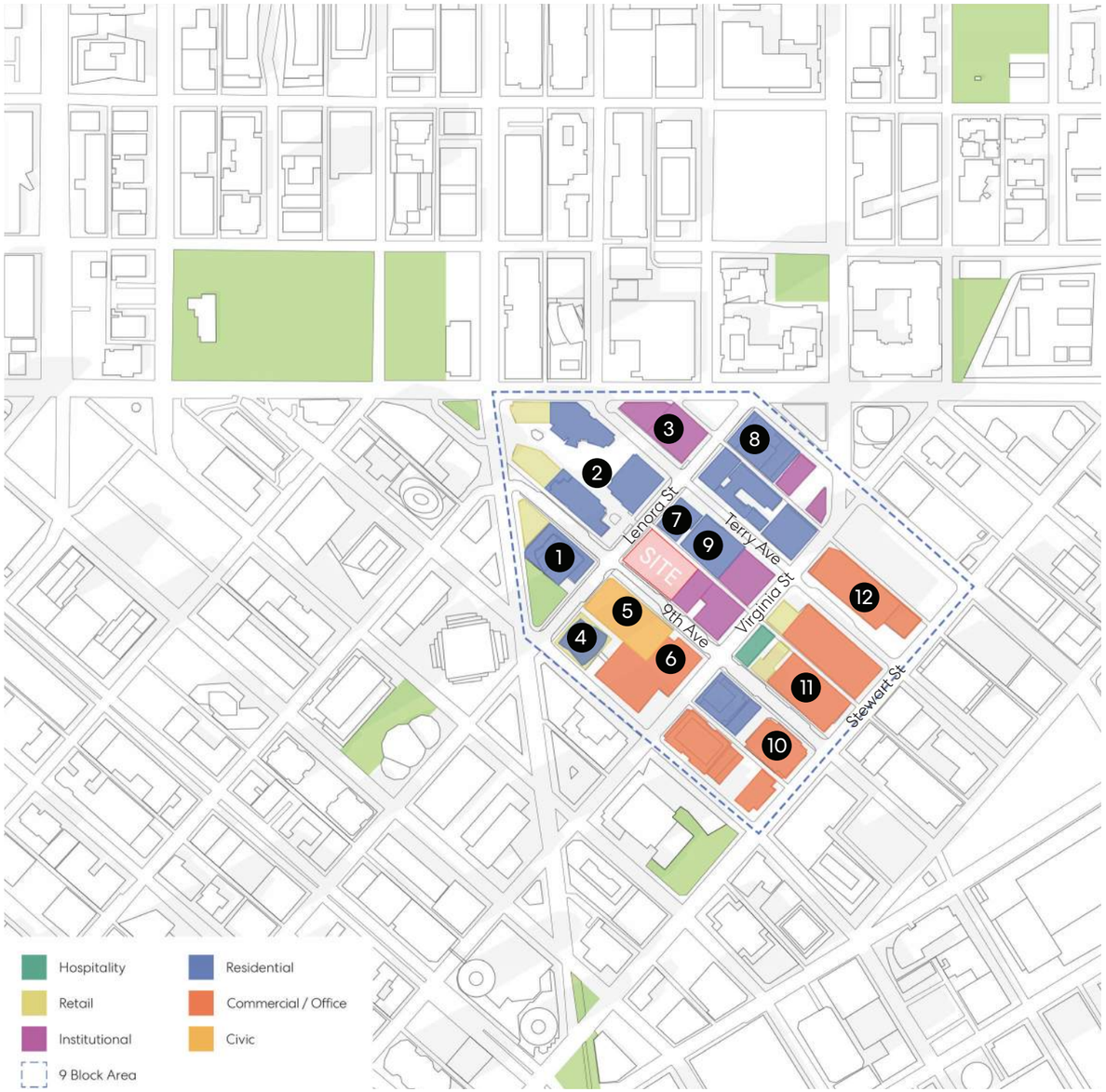
Existing Use Types

The neighborhood is comprised of a variety of uses with the edges (Stewart St, Westlake Ave, Denny Way) predominantly focused on commercial and retail uses.

Internal to the neighborhood the uses are primarily residential towers or education buildings which are part of the Cornish College.



- Hospitality
- Residential
- Retail
- Commercial / Office
- Institutional
- Civic



1. Stratus Apartments | 820 Lenora St.

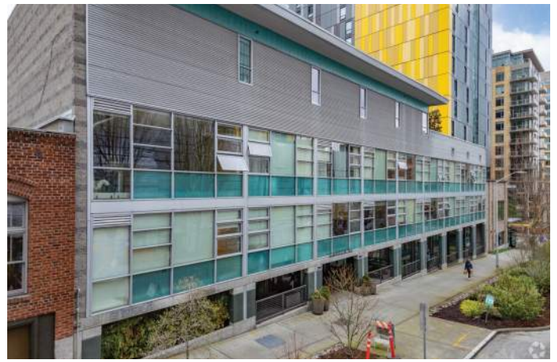
3. Cornish College of the Arts | 1000 Lenora St.

2. 2200 Westlake | 900 Lenora St.

4. Cirrus Apartments | 2030 8th Ave.

5. Washington Talking Book & Braille Library | 2021 9th Ave.

7. Cornish Student Housing | 2025 Terry Ave.



9. Carbon 56 Condos | 2015 Terry Ave.

11. Seattle Children's Research Institute: Jack R. MacDonald Building | 1900 9th Ave.

6. Seattle Police Department | 810 Virginia St.

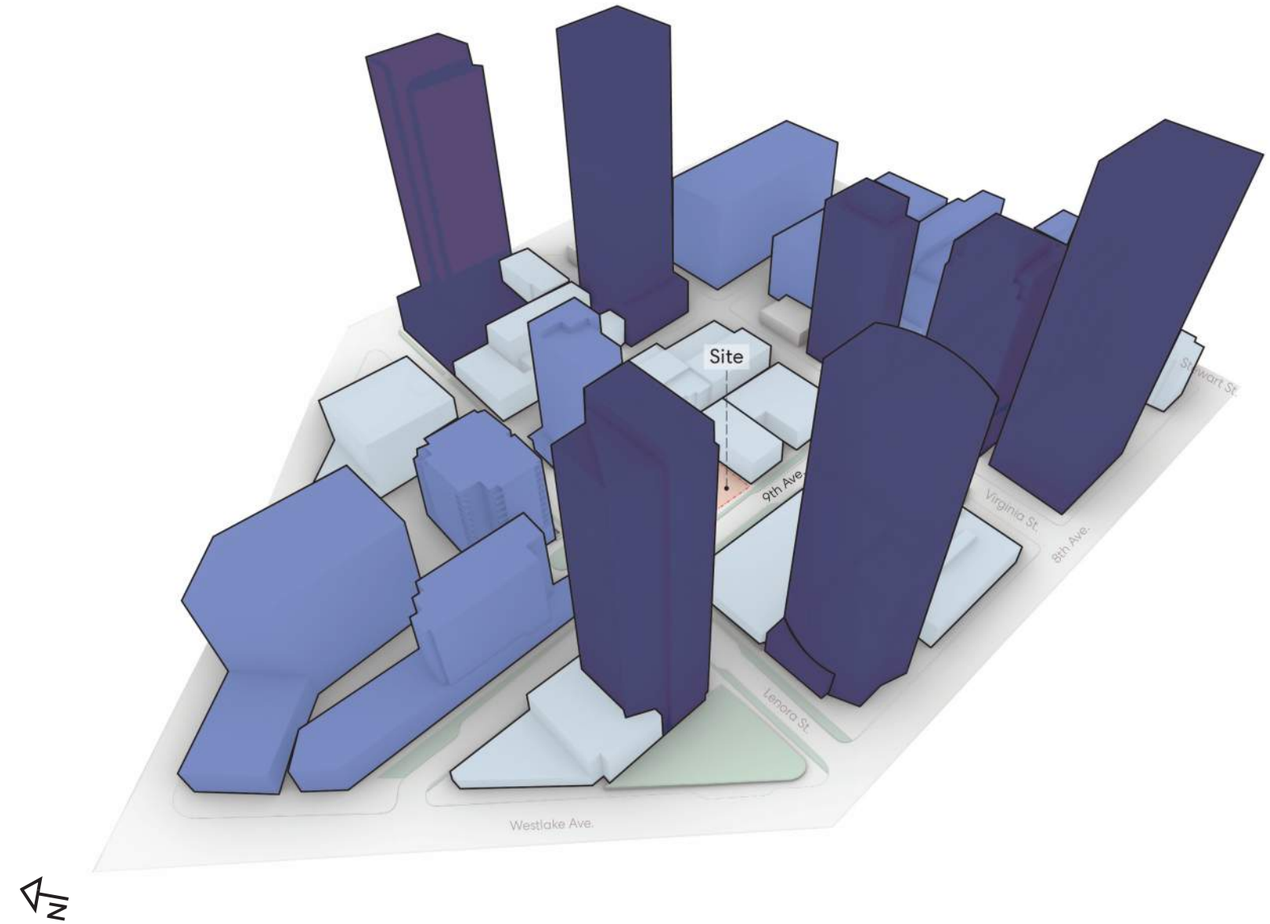
8. The Ivey on Boren | 2019 Boren Ave.

10. 818 Stewart St. | 818 Stewart St.

12. Seattle Children's Research Institute: Building Cure | 1920 Terry Ave.

9-Block Surrounding Context | Existing Building Heights & Massing

The surrounding neighborhood is composed of a mix of low, medium and high rise projects. New development has generally tended to result in high rise towers, inset from the property line, with podiums building of roughly the same height as low rise projects being built to the property line.



Highrise Tower
Midrise
Lowrise

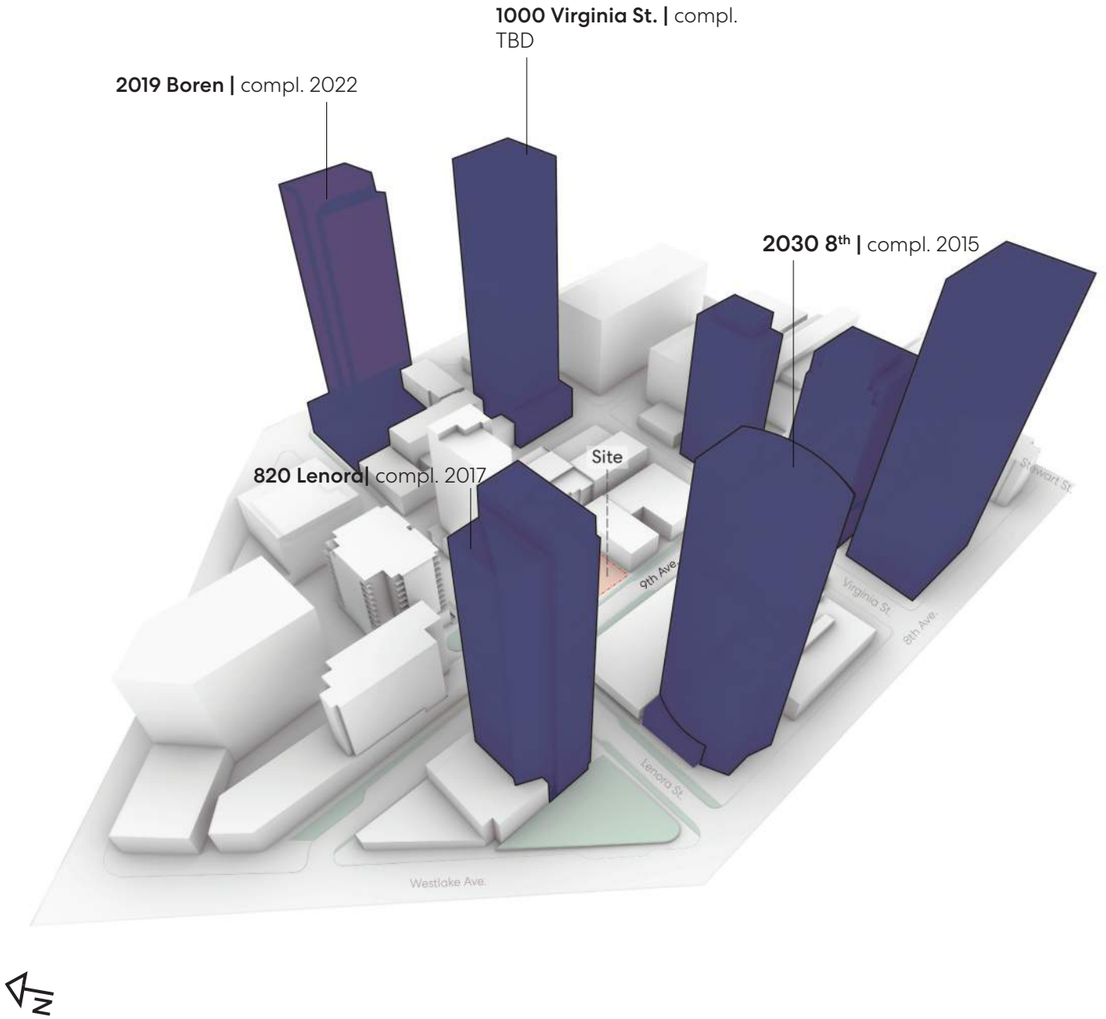
9-Block Surrounding Context | Existing Highrise Tower Development

2019 Boren St | compl. 2022

- Requested departure for additional height to podium along Lenora St due to slope of site and proposed undercut/inset entry & art exhibit at ground floor (shown above)
- Appr. 40-story tower sets back 15' from PL above podium

820 Lenora St | compl. 2017

- Project generally follows Green Street Setback rules
- Appr. 40-story tower sets back 15' from PL above podium



1000 Virginia St | compl. TBD

- Requested departure for additional height to podium along Virginia St & Terry Ave. due to slope of site and proposed undercut/inset entry & green space along Terry Ave.
- Appr. 40-story tower encroaches on Green Street Setback above podium = in varying depths (1' to 14') as tower modulates vertically.

2030 8th | compl. 2015

- Project generally follows Green Street Setback rules, with 2030 8th having an inset retail facade along Lenora St.
- Appr. 40-story tower sets back 15' from PL above podium

9-Block Surrounding Context | Existing Midrise Development

2025 Terry St | compl. 2015

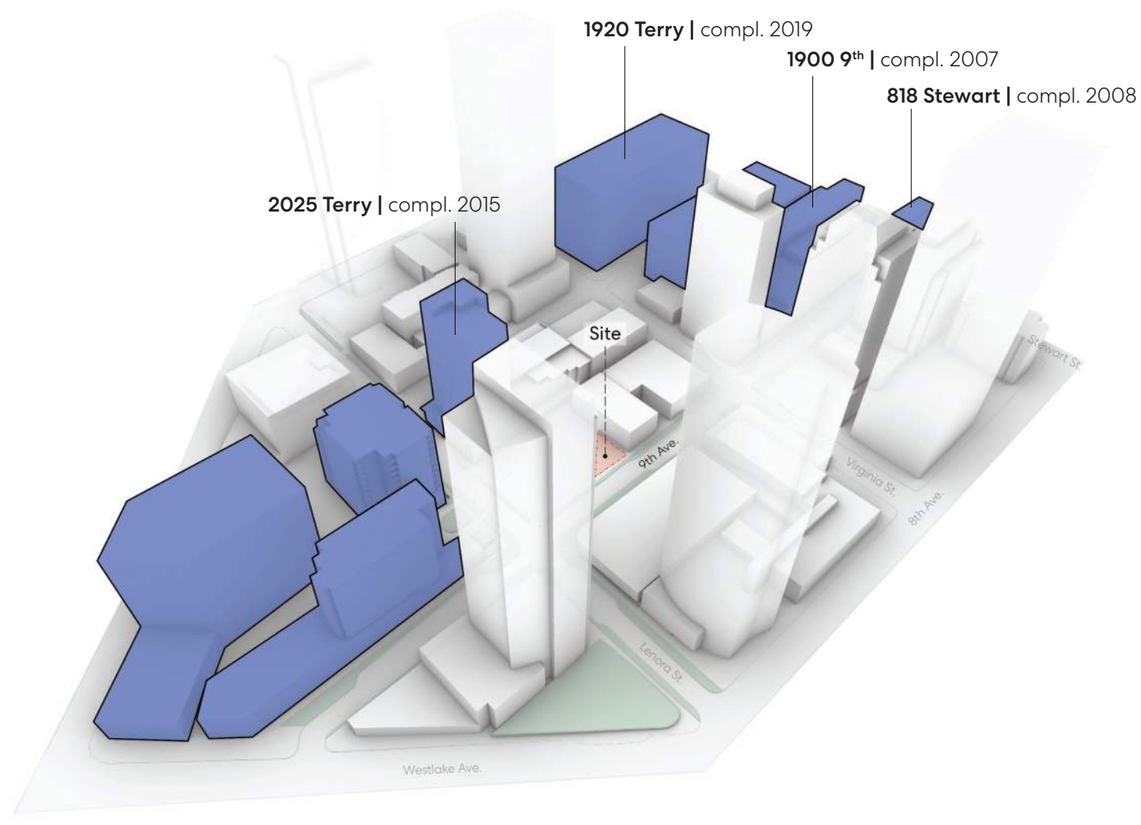
- Podium builds to property line with 2' setback at entry jewel box on corner of Lenora St. and Terry Ave.

- Tower sets back 15' from PL on both Lenora St. and Terry Ave.

1920 Terry | compl. 2019

- Project provides 2'-120' setback along Terry Ave ,instead of consistent 15' setback, because of the angled facades. Larger site area (42,360 SF) allowed for greater flexibility in accommodating green street setback

- Tower sets back 90' from Stewart Street to accommodate pedestrian plaza on Class 1 Pedestrian Street.



1900 9th | compl. 2007

- Project builds to property line along 9th Ave. with some setback around entry at the corner of 9th Ave and Stewart St.

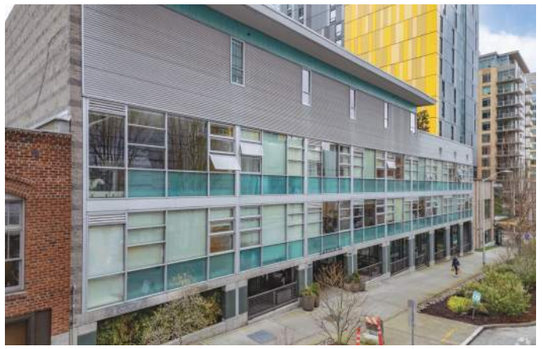
- **Project builds to property line above 45' along 9th Ave.**

818 Stewart St | compl. 2008

- Project builds to property line along 9th Ave. with some setback around entry at the corner of 9th Ave and Stewart St.

- **Project builds to property line above 45' along 9th Ave.**

9-Block Surrounding Context | Existing Lowrise Development

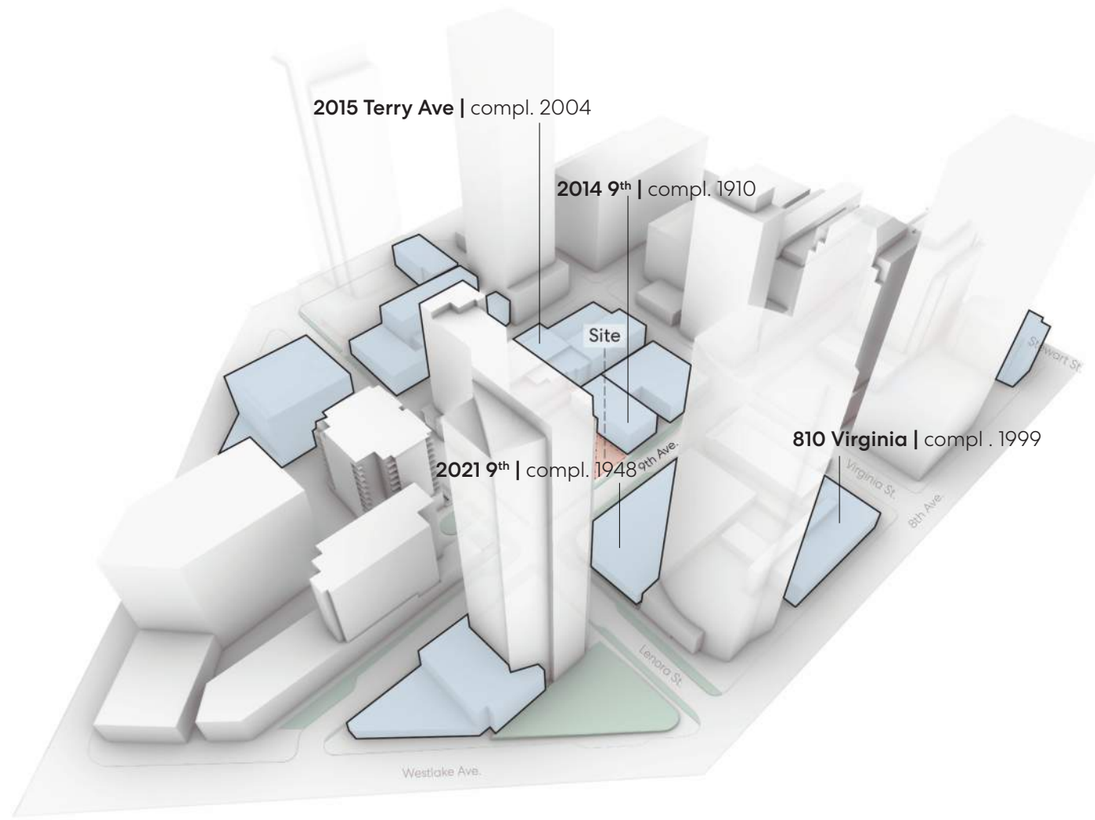


2015 Terry Ave | compl. 2004

- **Project builds to property line along Terry Ave.**
- Undercut entries along street framed by colonnade

2014 9th Ave | compl. 1910

- **Project builds to property line along 9th Ave.**



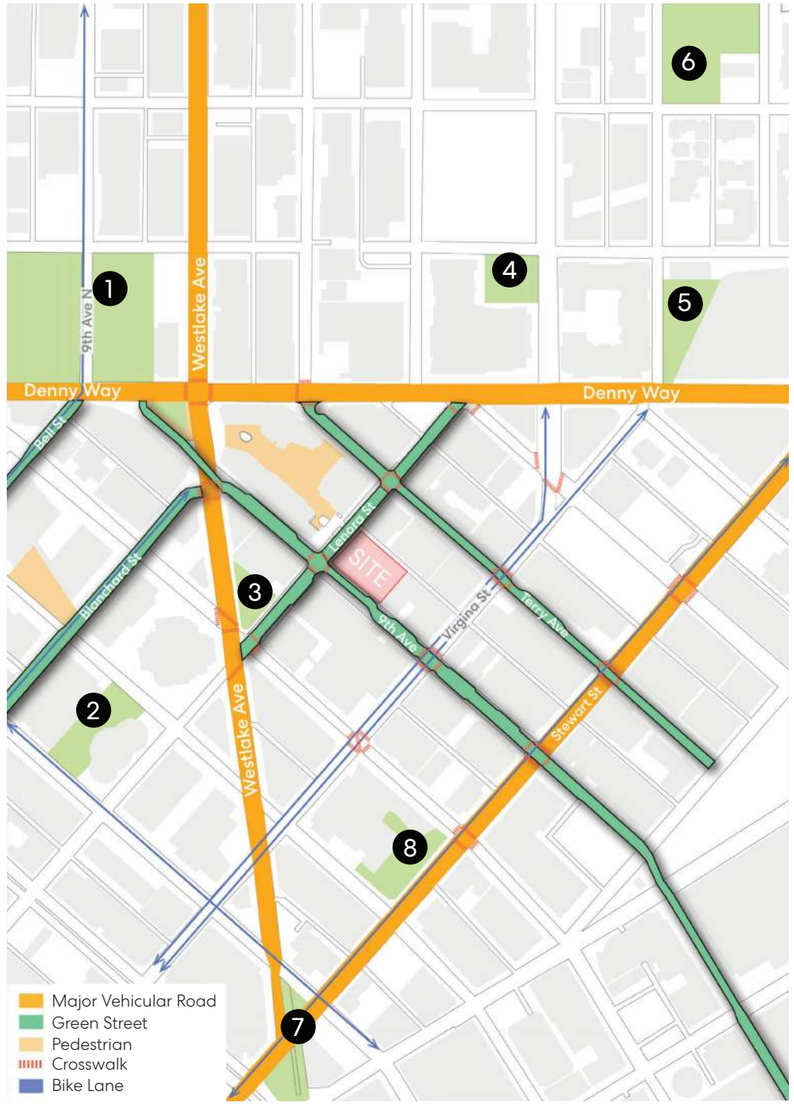
810 Virginia St. | SPD West Precinct Station, compl. 1999

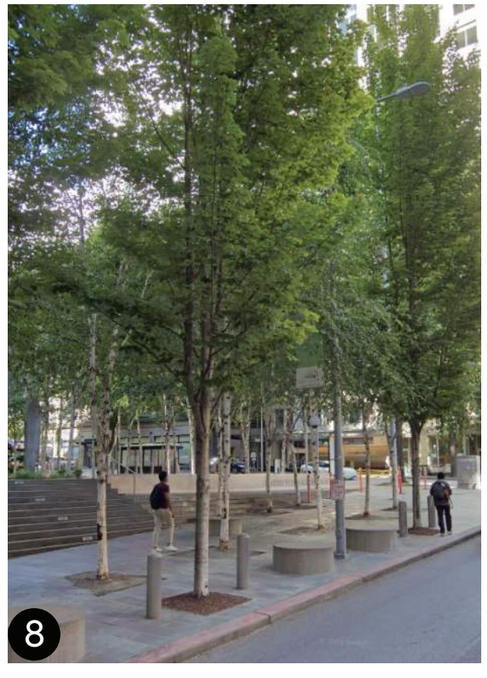
- Sets back 4'-5' along 9th Ave. with landscaping up to property line

2021 9th Ave | compl. 1948

- **Built to property line for half of facade length** and then sets back 1'-2' at ground level when approaching the corner of 9th Ave and Lenora St.
- Upper massing builds to property line consistently

Surrounding Neighborhood Context | Streetscapes & Public Open Space





Legend:

1. Denny Park
2. Amazon - Day 1 Dog Park
3. Urban Triangle Park
4. Onni Park
5. Denny Substation Dog Park
6. Cascade Patch
7. Westlake Square & McGraw Square
8. 1900 7th Ave

9-Block Surrounding Context | Existing Streetscapes & Open Space

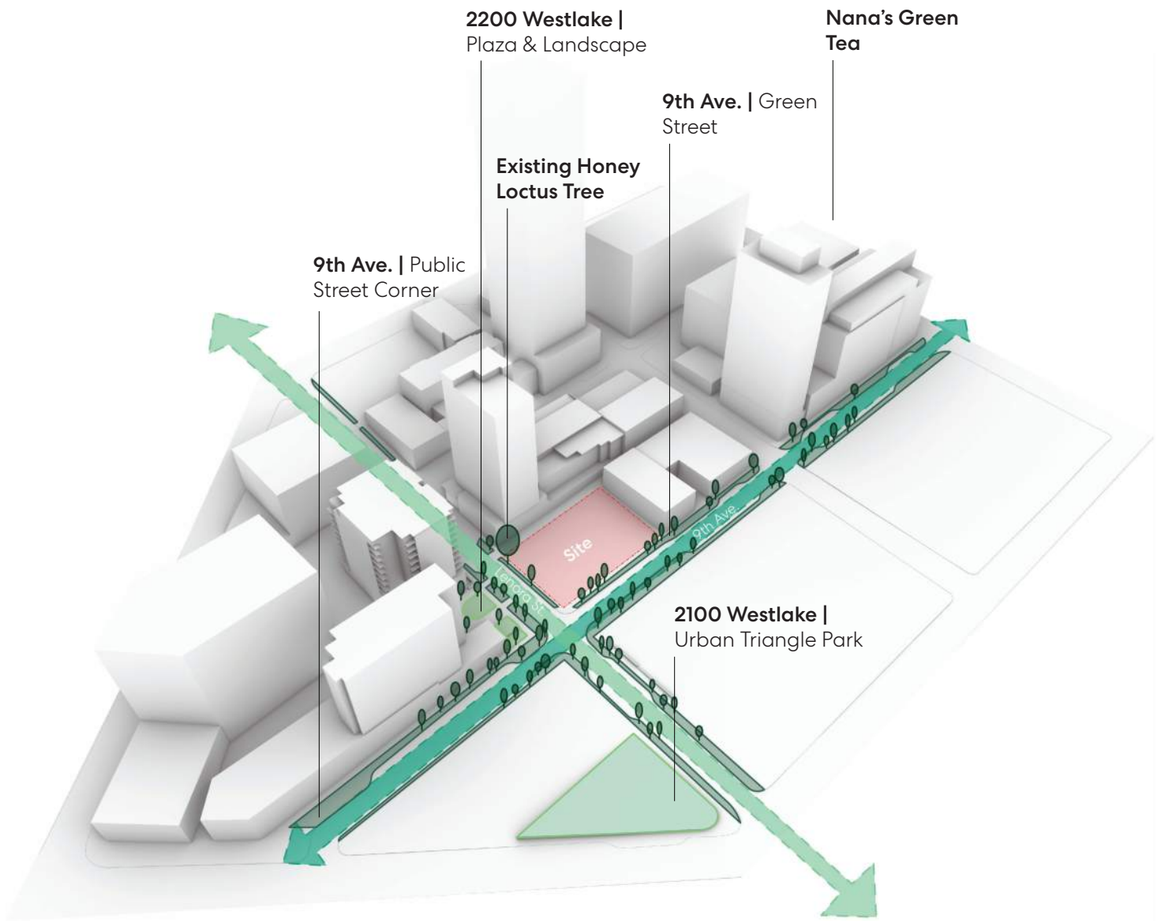
Honey Locust Tree

- Located at the NW corner of the project site, this well-established street tree has a significant canopy that sits above the 8-12' weather protection height datum and extends beyond the 45' green street setback height datum.

2200 Westlake | Plaza & Landscape

- 75' by 60' auto court and landscaped plaza adjacent to project site

- Additional landscaping and patio space for townhomes and amenity located along Lenora St. with average depth of 10'



1007 Stewart | Nana's Green Tea

- Significant street planting and vegetation at storefront

- Patio provides additional open public space along Stewart St

2100 Westlake | Urban Triangle Park

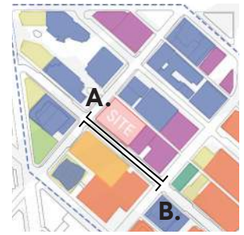
- Predominantly hardscaped with central lawn and minor planting along perimeter

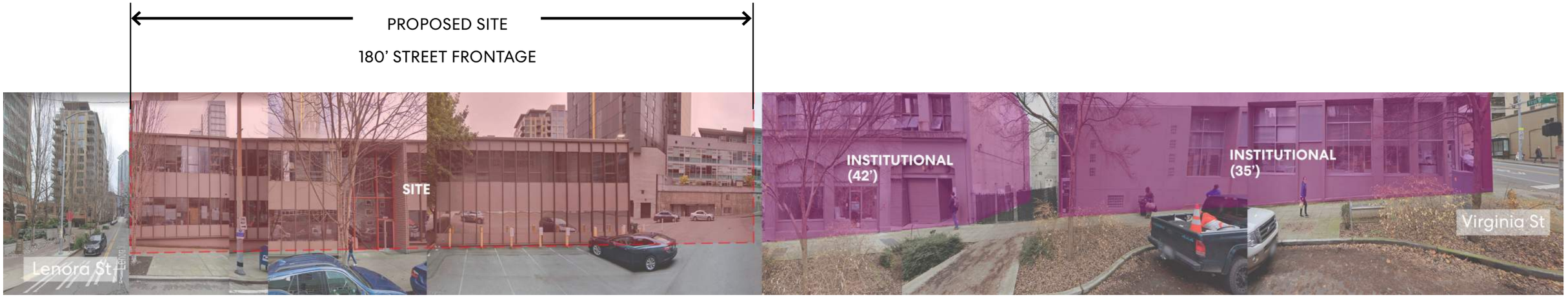
- Street furniture along Lenora St. provides view back across park and down Westlake Ave

- Planting along Lenora St separates park from street

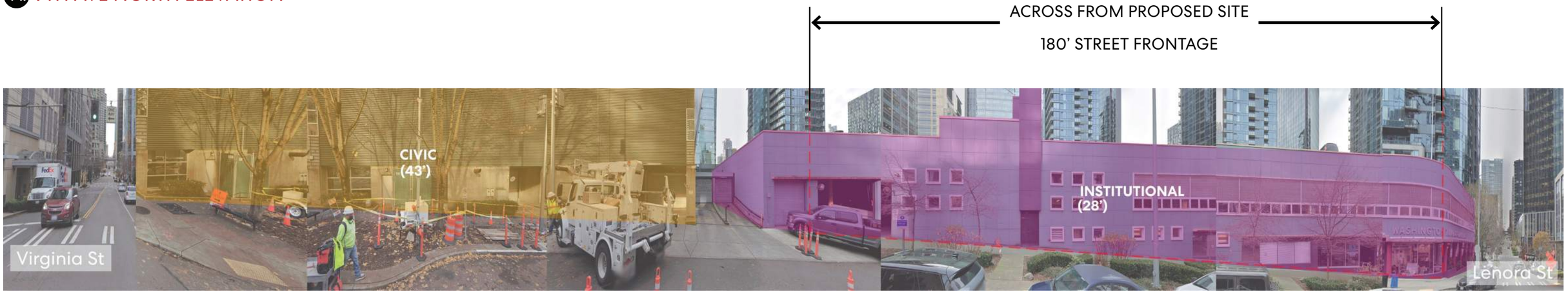
Adjacent Streetscapes - 9th Ave. | Existing Building Elevations

Key Plan



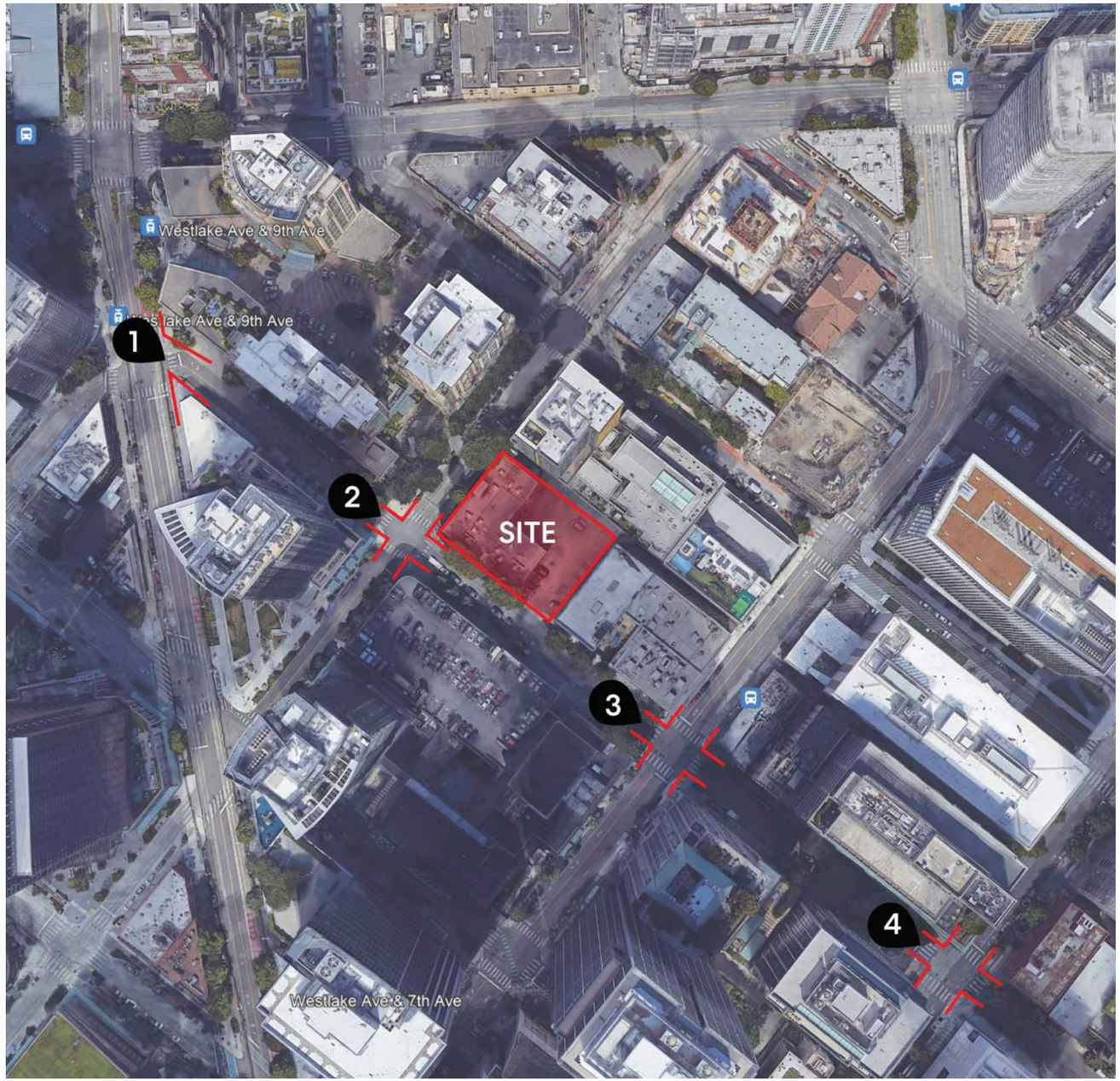


A. 9TH AVE NORTH ELEVATION

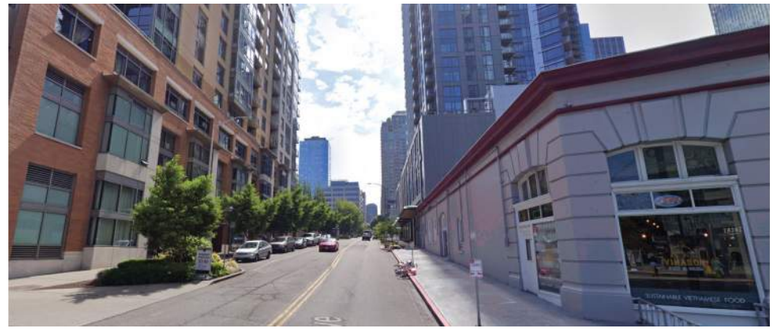


B. 9TH AVE SOUTH ELEVATION

Adjacent Streetscapes - 9th Ave. | Street Intersections



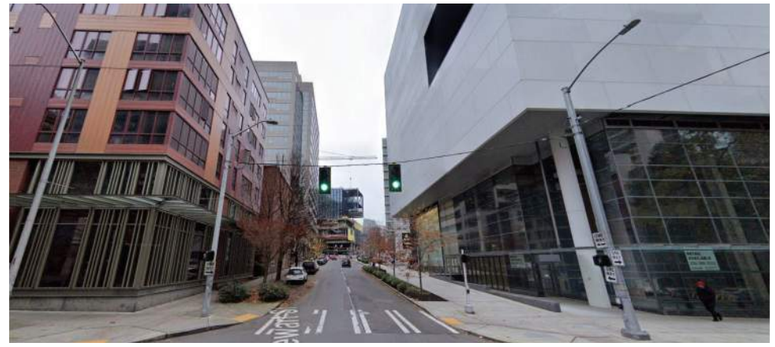
Westlake Ave. 1



Lenora St. 2

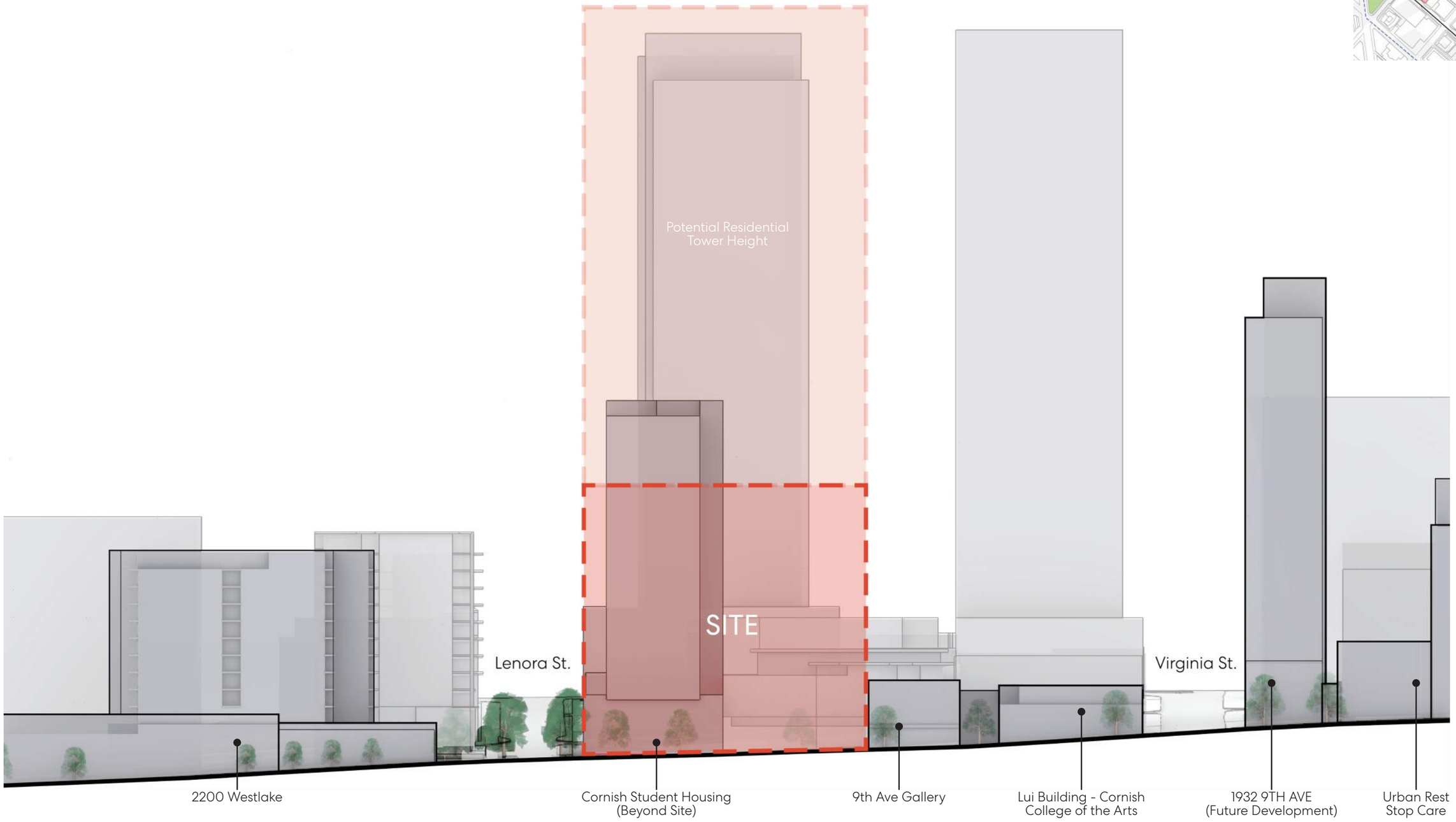
Virginia St. 3

Stewart St. 4



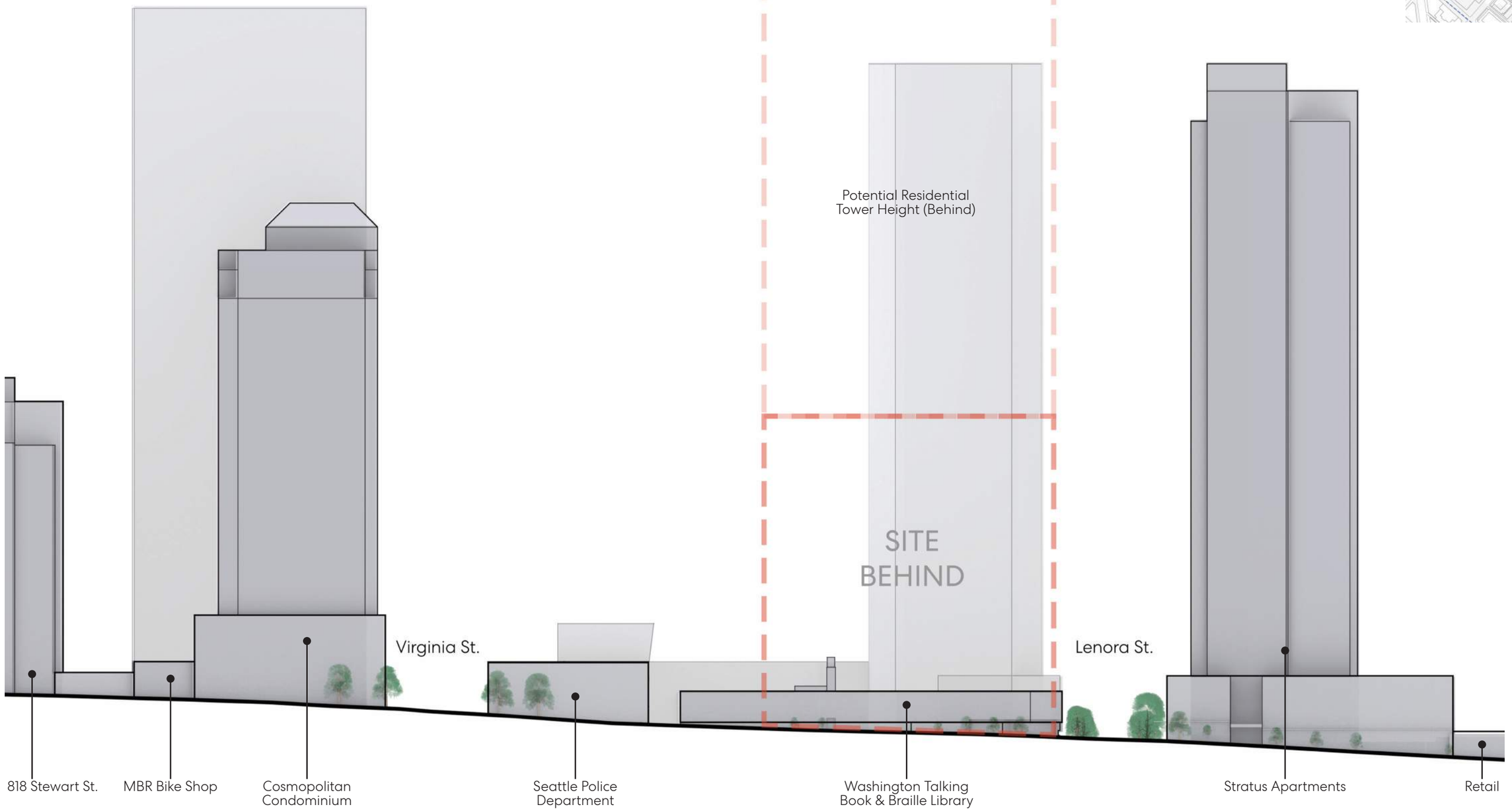
Adjacent Streetscapes - 9th Ave. | Street Section facing Site

Key Plan



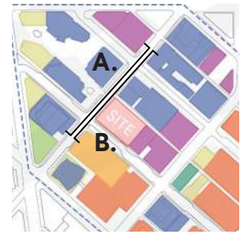
Adjacent Streetscapes - 9th Ave. | Street Section opposite Site

Key Plan

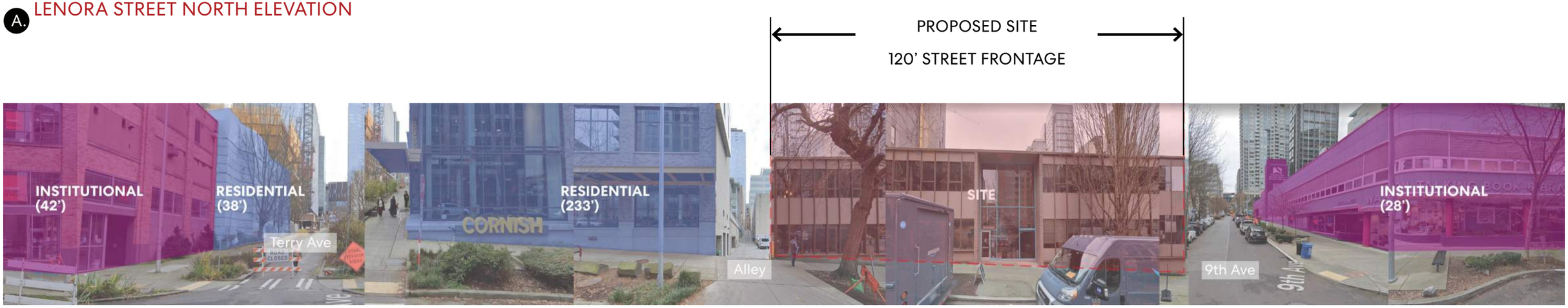


Adjacent Streetscapes - Lenora St. | Existing Building Elevations

Key Plan

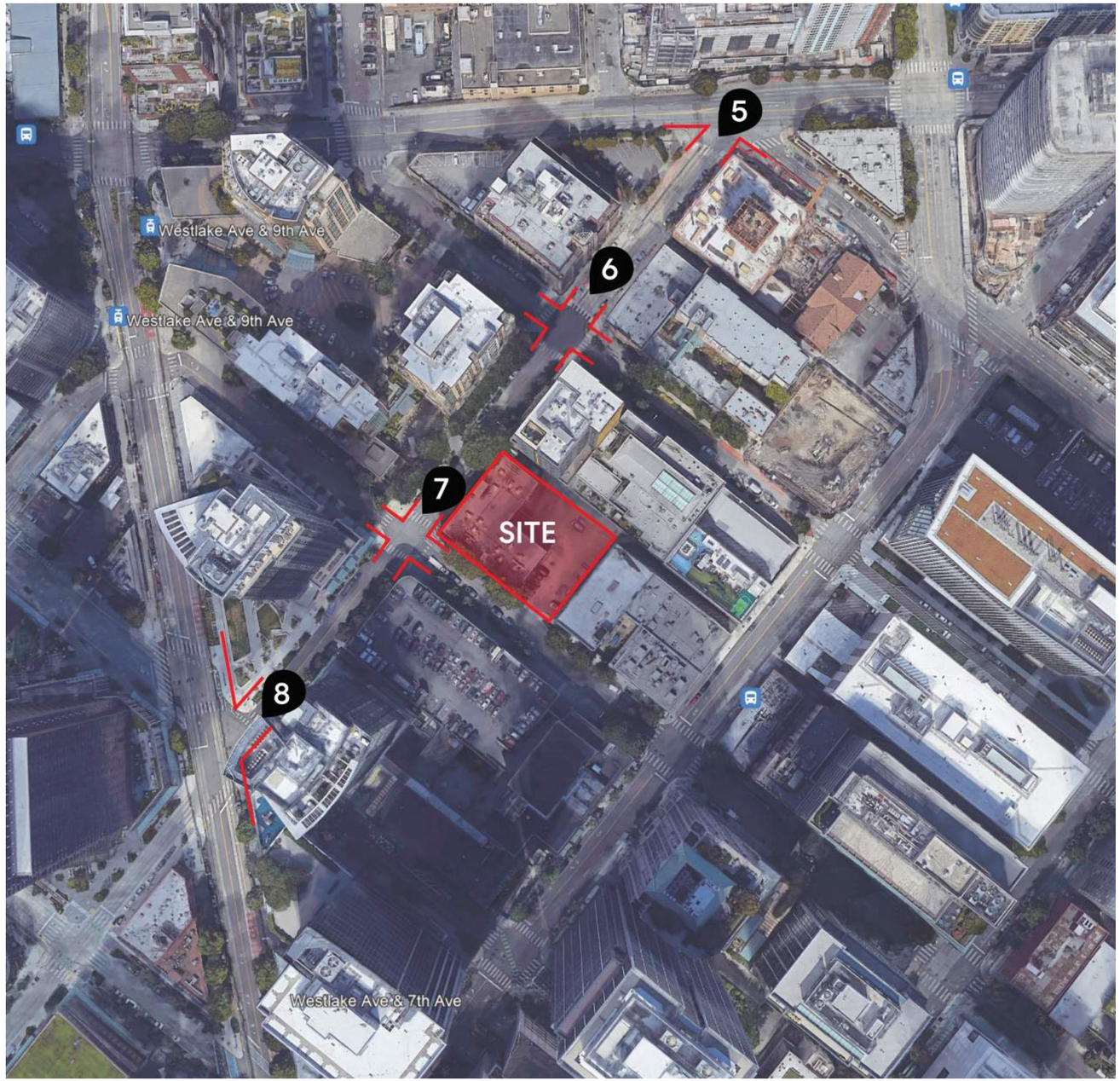


A. LENORA STREET NORTH ELEVATION



B. LENORA STREET SOUTH ELEVATION

Adjacent Streetscapes - Lenora St. | Street Intersections



Denny Way 5

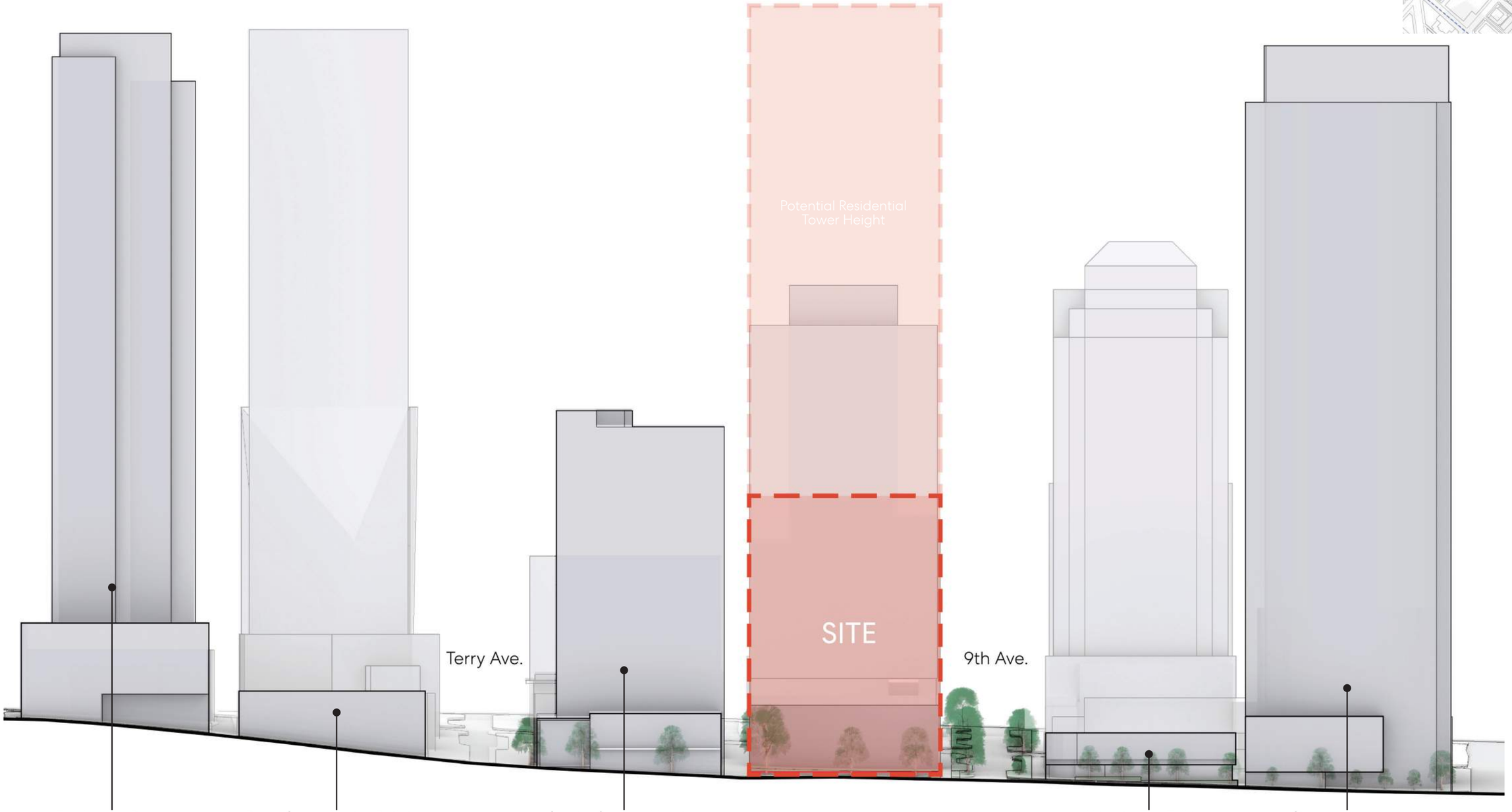
Terry Ave. 6

9th Ave. 7

Westlake Ave. 8

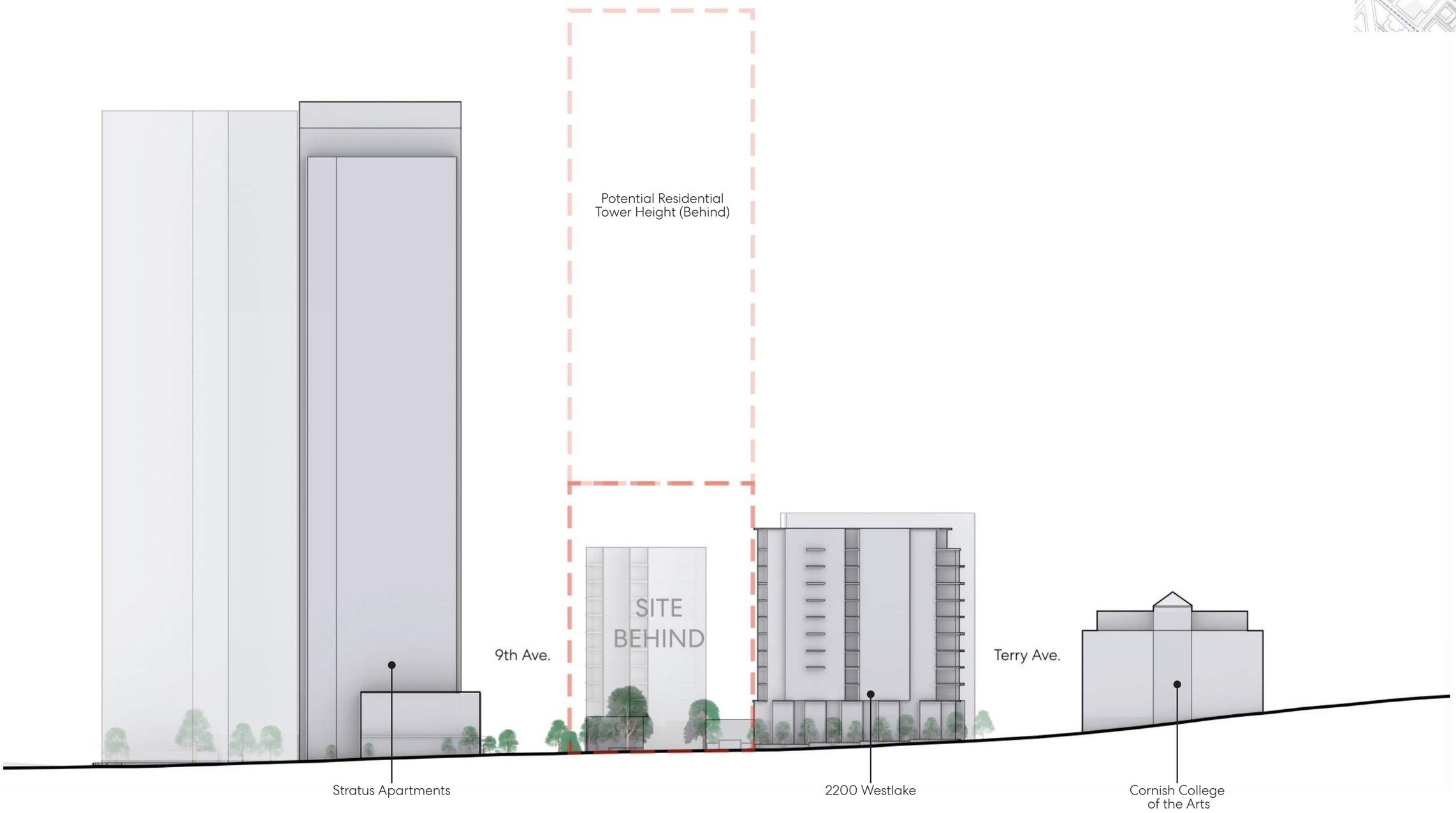
Adjacent Streetscapes - Lenora St. | Street Section facing Site

Key Plan



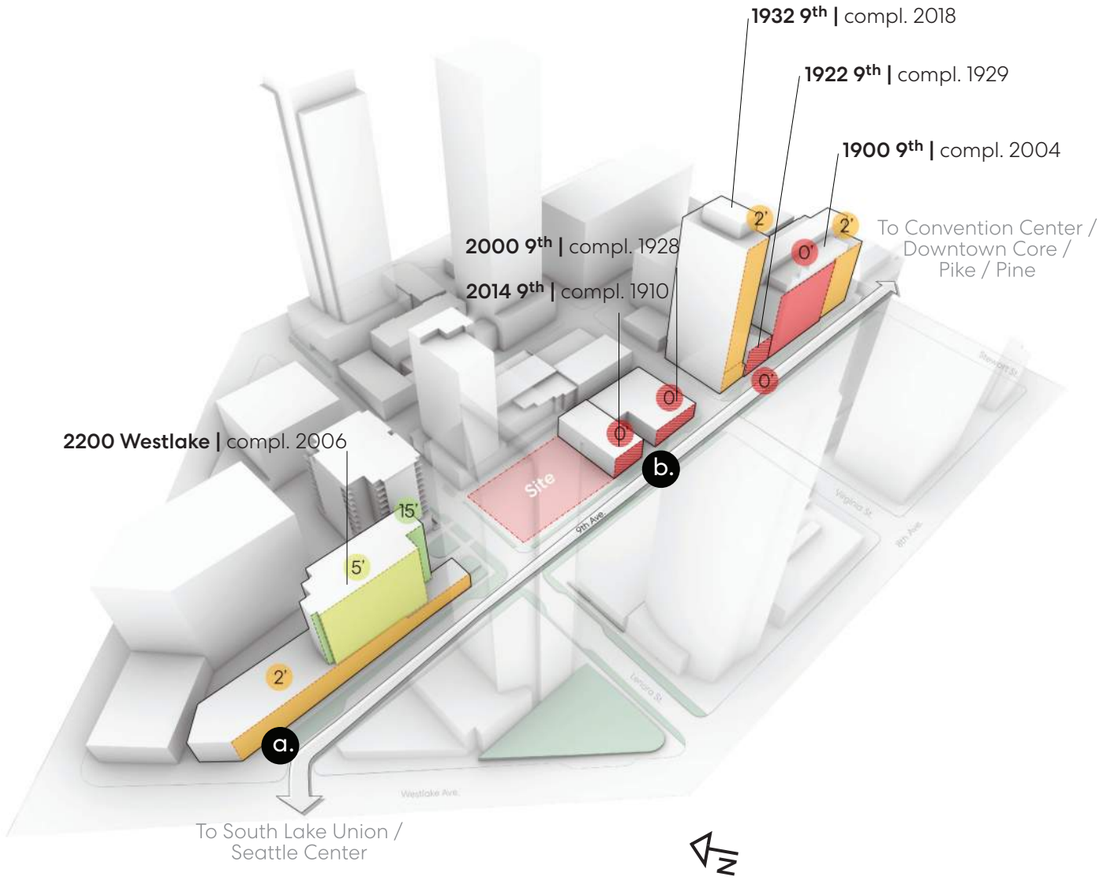
Adjacent Streetscapes - Lenora St. | Street Section opposite Site

Key Plan

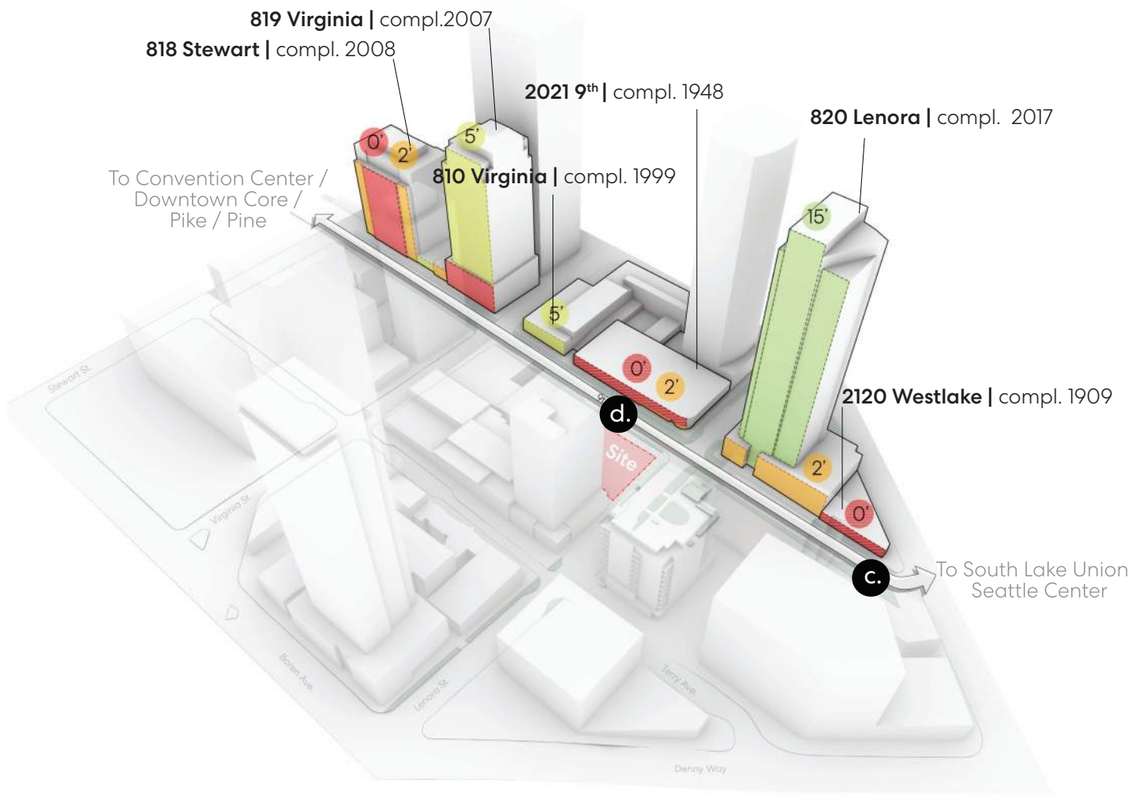


Adjacent Streetscapes - 9th Ave. | Existing Building Setbacks

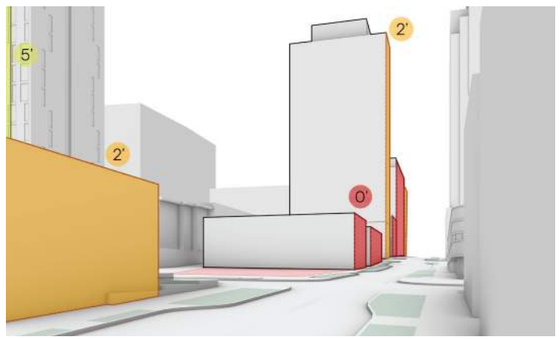
Buildings along 9th Ave. predominantly build to the property line, or to the 2' setback dictated by zoning, for the entire height of the building. 818 Stewart and 1900 9th, project which are of a comparable height to our proposed massing, provide little transition of bulk & scale as the street facades are unbroken from ground to sky.



9th Ave. | Eastside Setbacks



9th Ave. | Westside Setbacks



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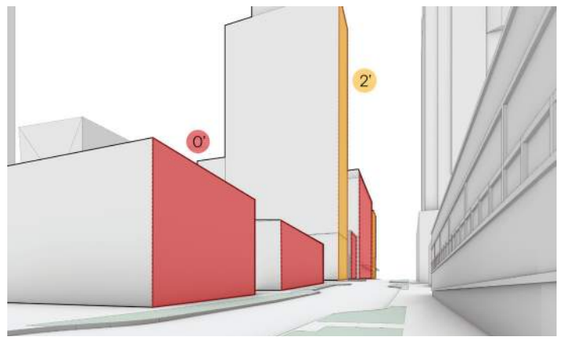
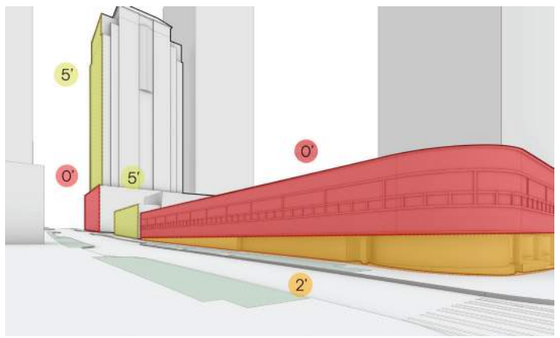


b.

c.

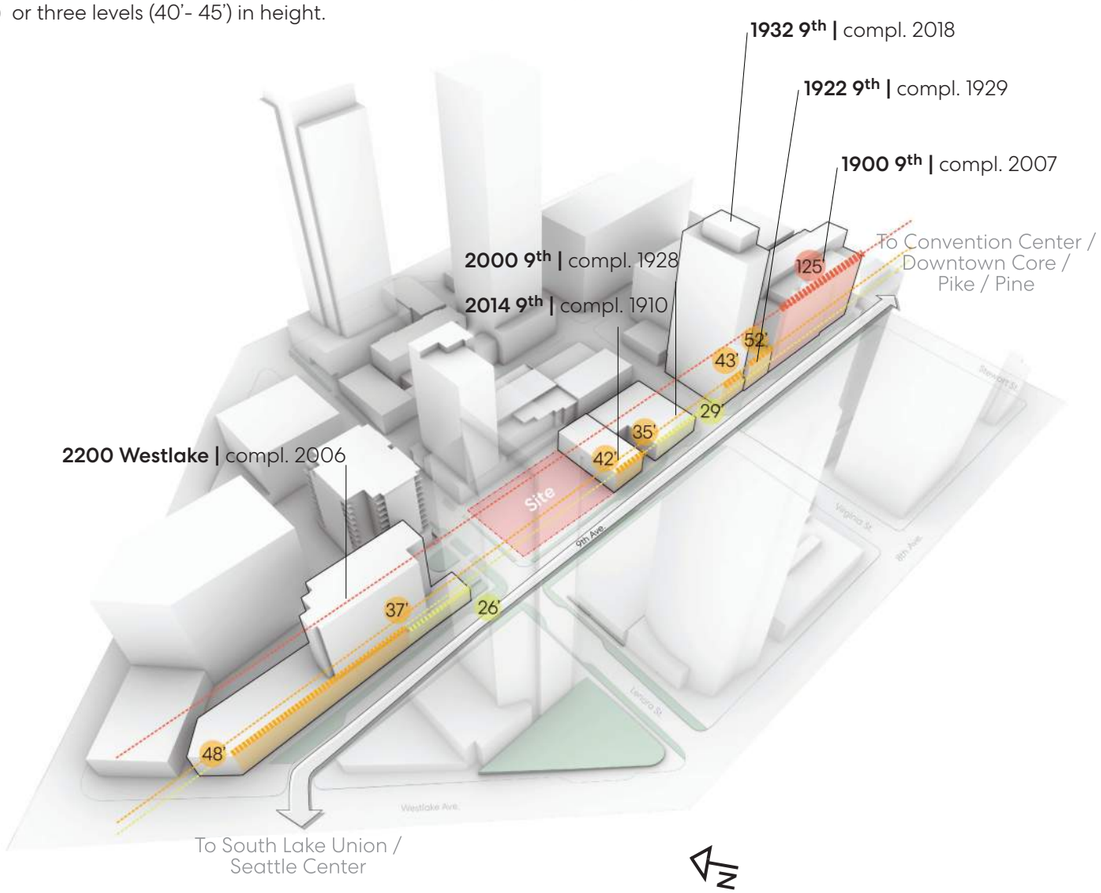


d.

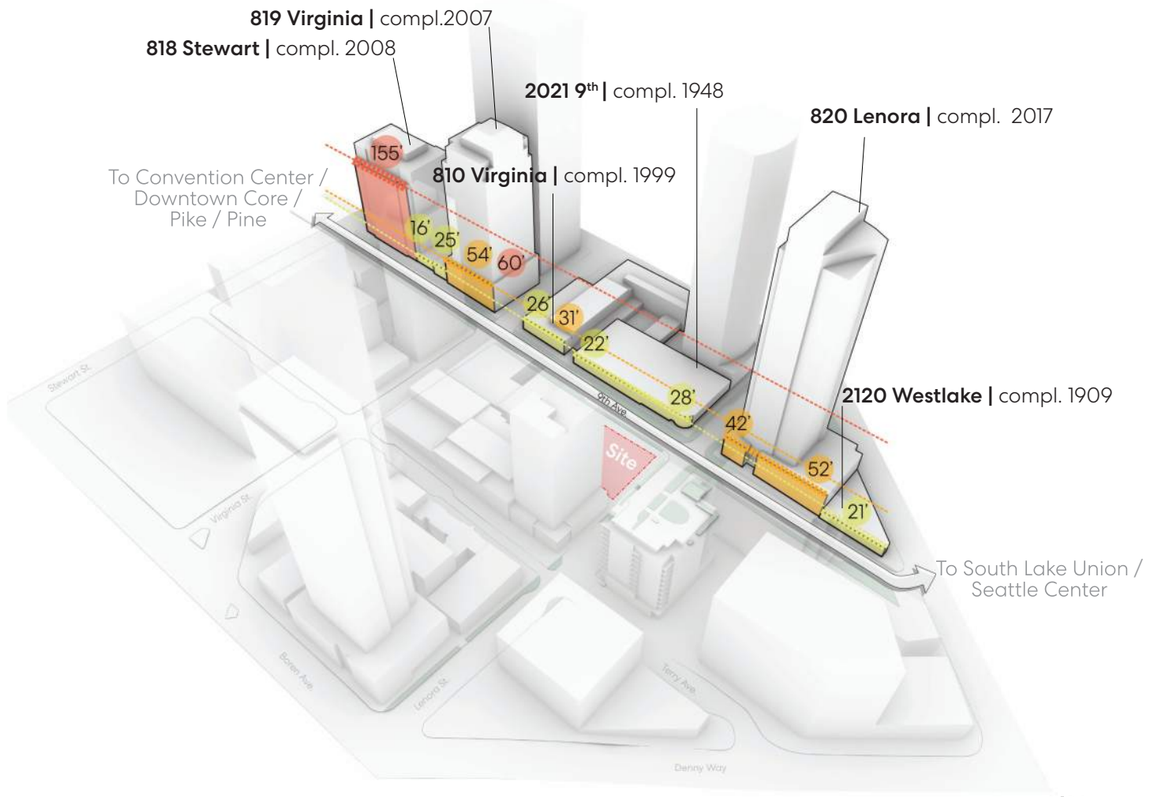
0' | 2' or greater | 4'/5' or greater | 15' or greater

Adjacent Streetscapes - 9th Ave. | Existing Building Datums

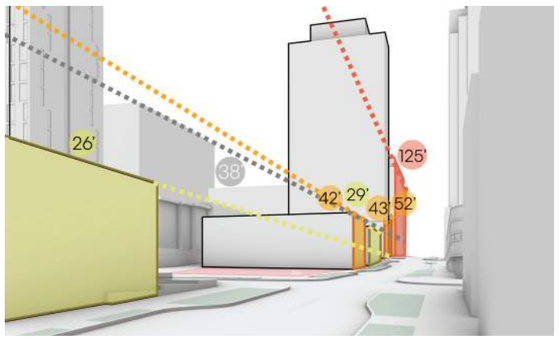
9th Ave. is composed of medium and small scale buildings, creating two key datums along the street. The higher datum is generally located around 145' as buildings distinguish their rooftop level from the rest of the massing. The lower level datum varies more between existing building but generally these facades are two (25' - 30') or three levels (40'- 45') in height.



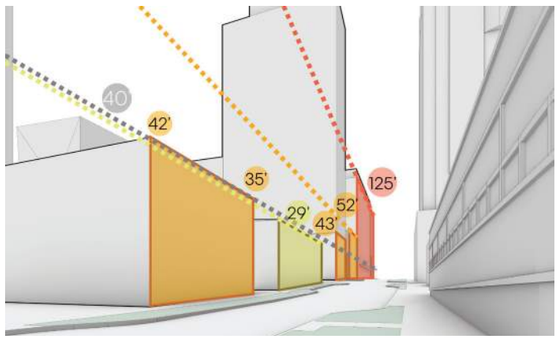
9th Ave. | Eastside Height Datum



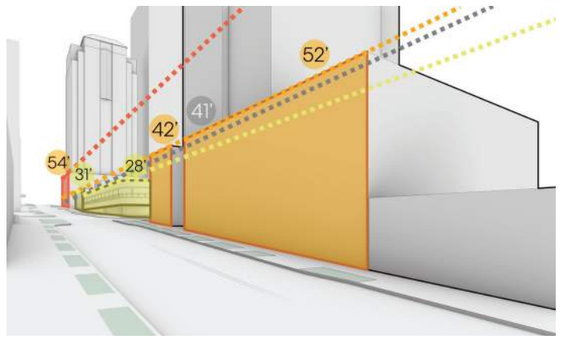
9th Ave. | Westside Height Datum



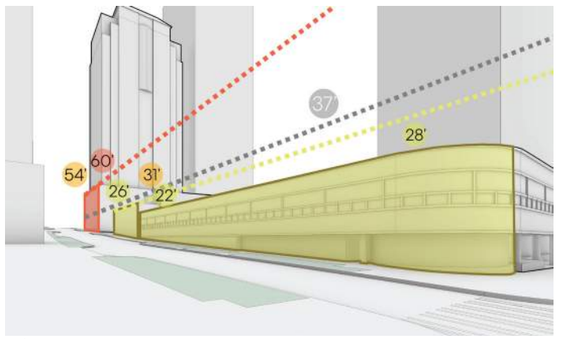
9th Ave. - Eastside Perspective
Average Datum Height: 38'



9th Ave. - Eastside Perspective
Average Datum Height: 40'



9th Ave. - Westside Perspective
Average Datum Height: 41'



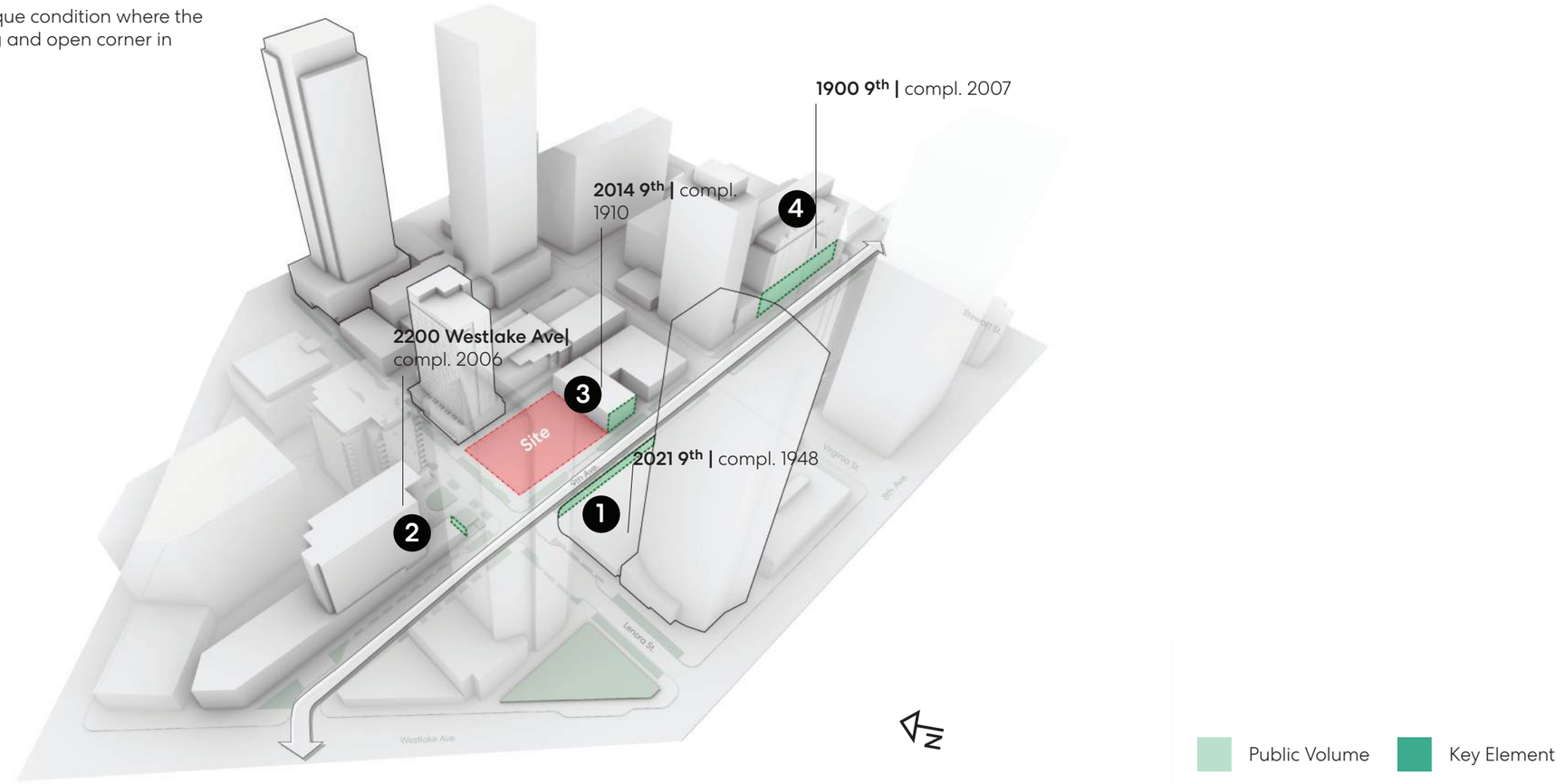
9th Ave. - Westside Perspective
Average Datum Height: 37'

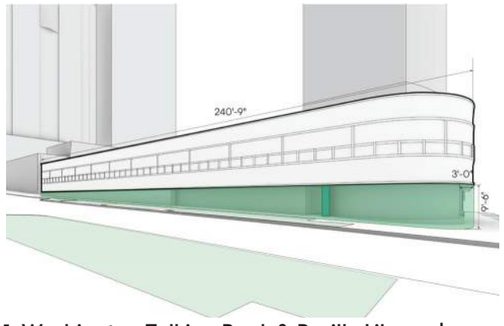
30' or less | 30' - 60' | 60' or greater

Adjacent Streetscapes - 9th Ave. | Street Level Architectural Character

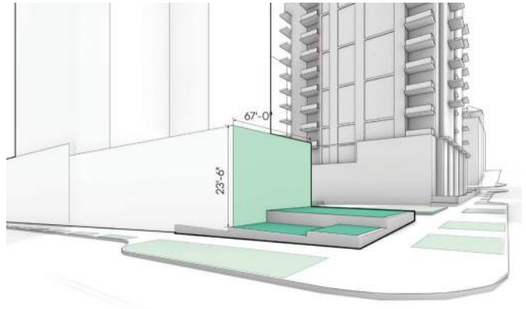
As most of the development along 9th Ave. builds up to the property line, architectural identity and facade modulation is achieved primarily through texture and materials of the facade. The Braille Library provides a break from the architectural character of the street by undercutting the massing and expanding the sidewalk underneath its massing.

The corner of 9th and Lenora at 2200 Westlake also provides a unique condition where the building massing is not holding the corner, providing a more inviting and open corner in contrast to the other street intersections along 9th Ave.

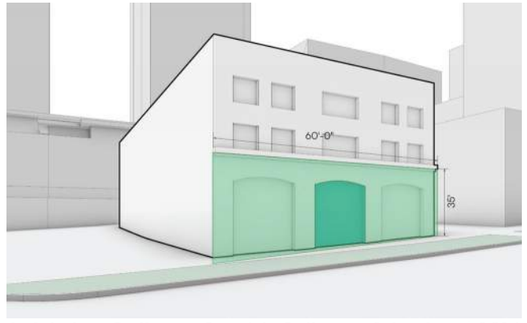




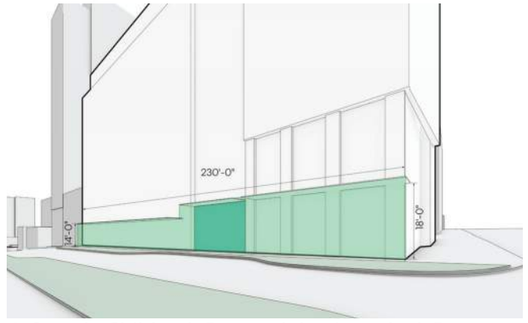
1. Washington Talking Book & Braille Library | 2021 9th Ave.



2. 2200 Westlake Condos| 2100 9th Ave.



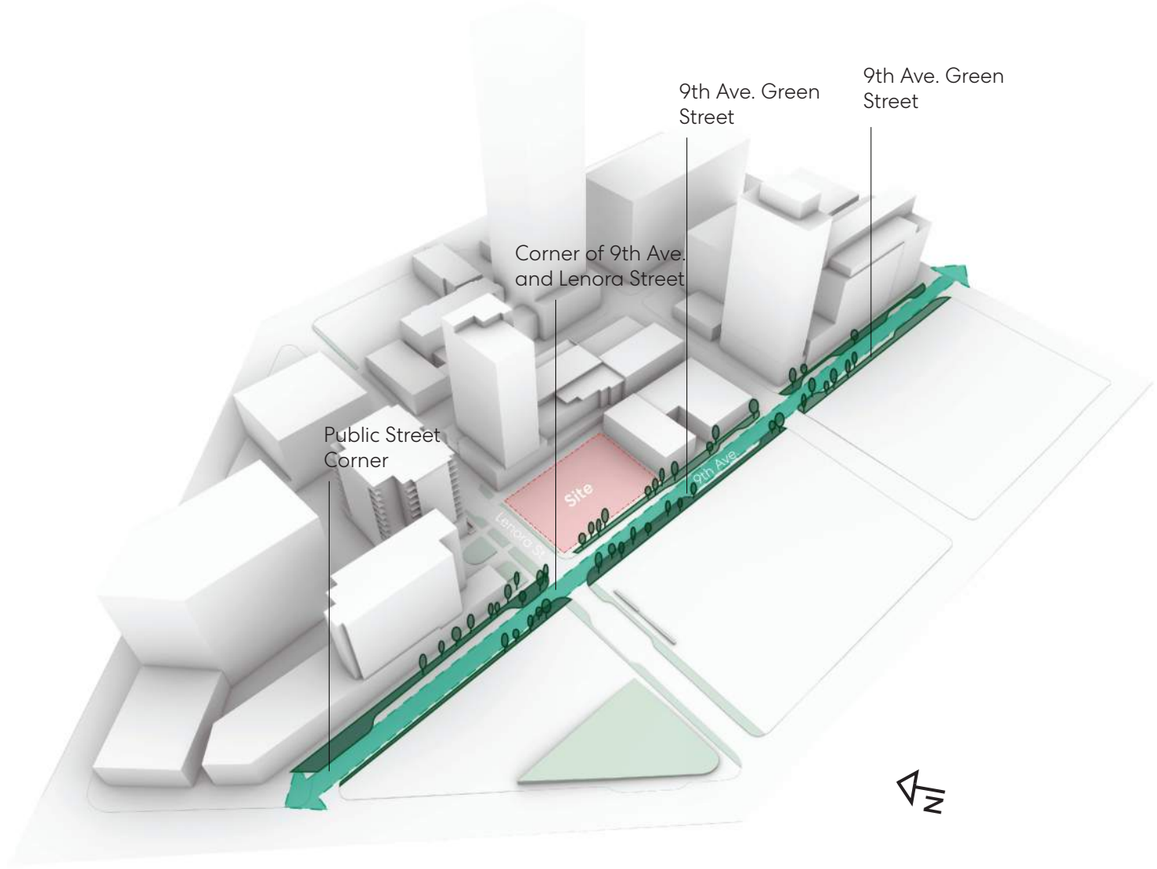
3. 9th Ave Gallery - Cornish College of the Arts | 2014 9th Ave.



4. Seattle Children's Research Institue: Jack R. MacDonald Building| 1900 9th Ave.

Adjacent Streetscapes - 9th Ave. | Greenspace and Public Realm Character

The sidewalk and public realm along 9th Ave. is characterized by ground level facades building to the property line and large planting strips moving continuously down the street-edge. This creates a more commercial and mature feeling to landscape and results in more direct and linear movement along the street.



9th Ave. | Public Street Corner

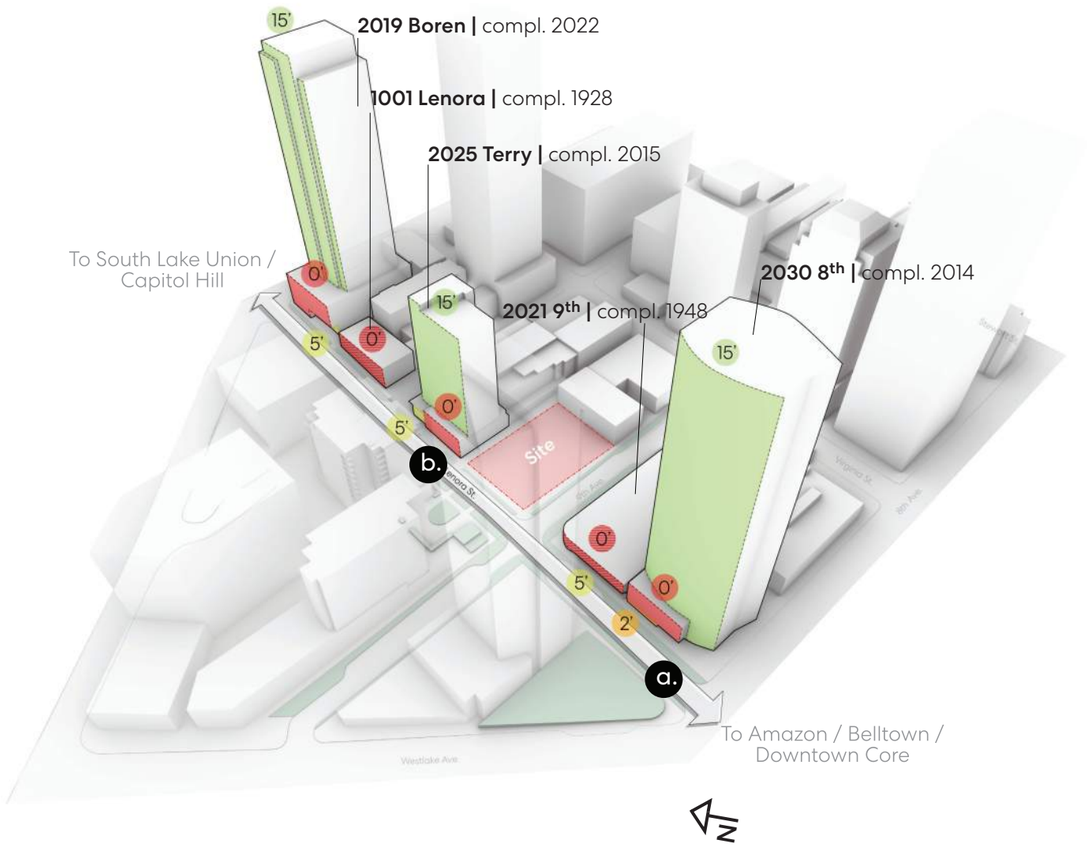
9th Ave. | Corner of 9th Ave. and Lenora Street

9th Ave | Green Street

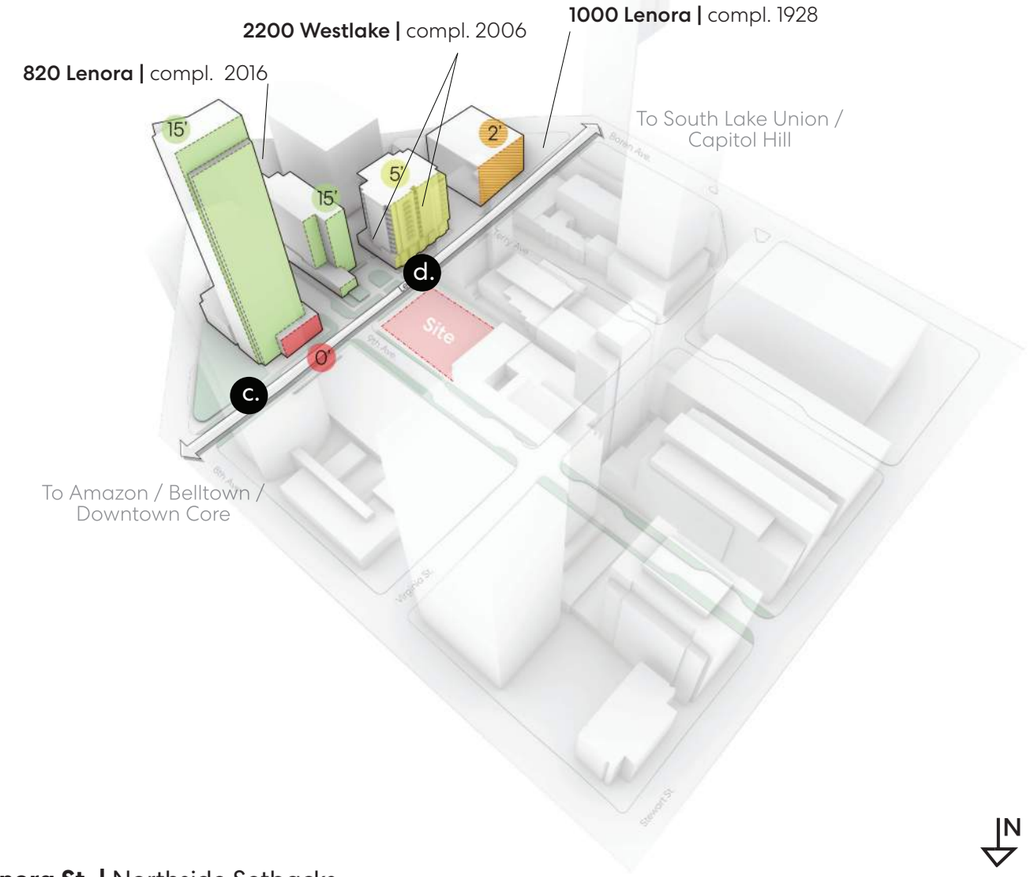
9th Ave | Green Street

Adjacent Streetscapes - Lenora St. | Existing Building Setbacks

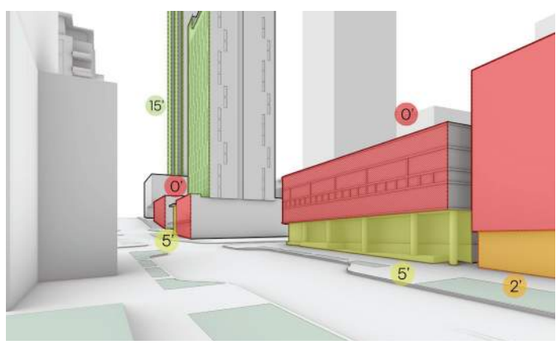
Buildings along Lenora street are primarily high-rise residential towers that work to meet the intent of the upper-level setback within stringent floor-plate limits for this use. This creates a pattern of clear break in building massing between upper level tower and podium.



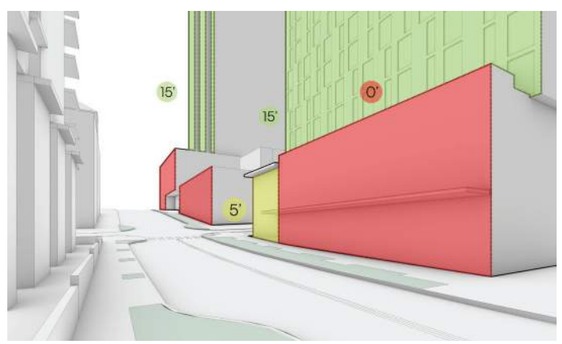
Lenora St. | Southside Setbacks



Lenora St. | Northside Setbacks



a.



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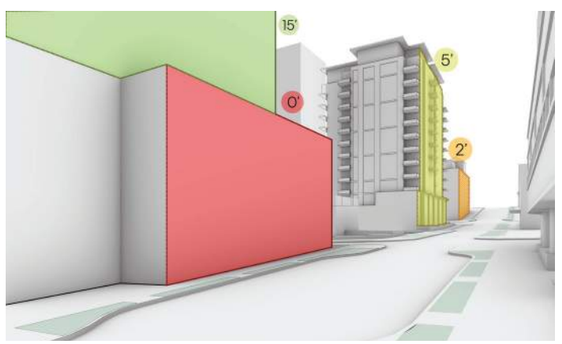
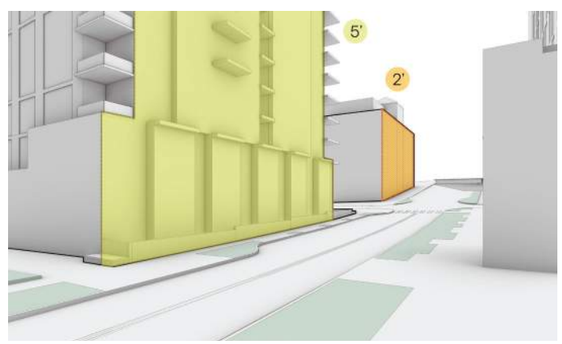


c.

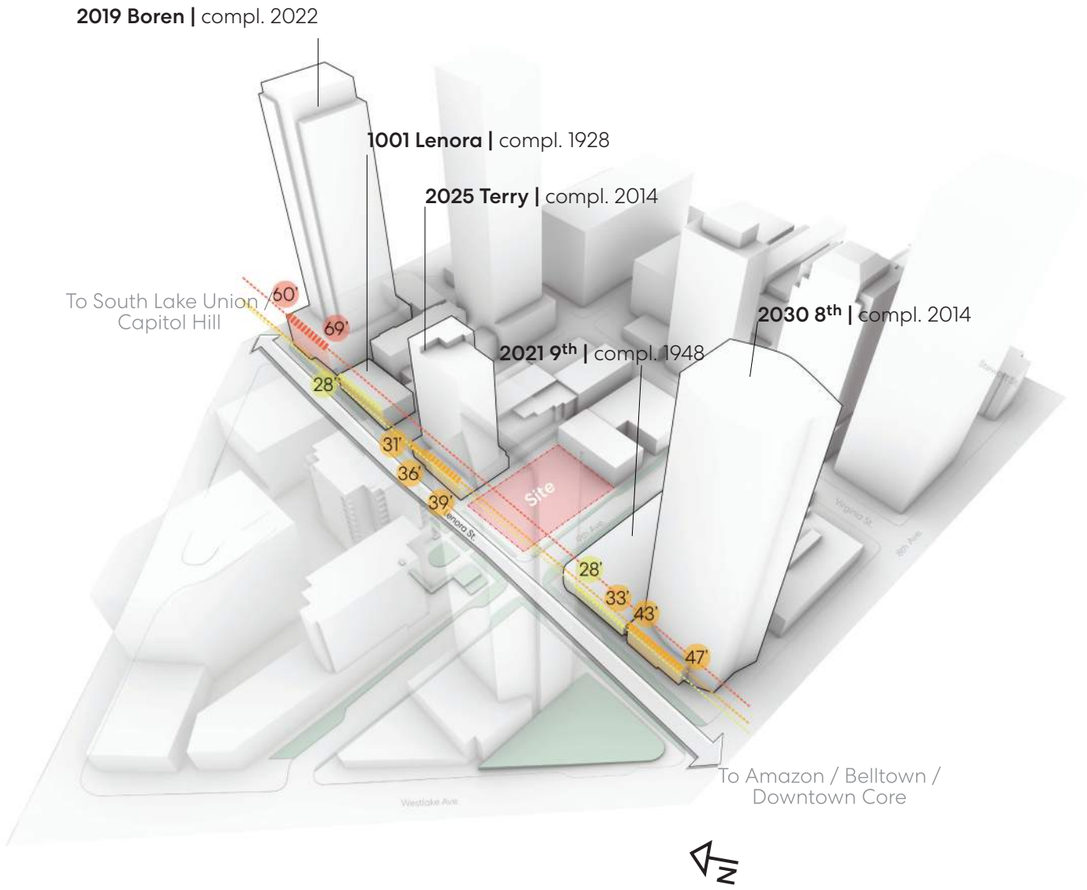


d.

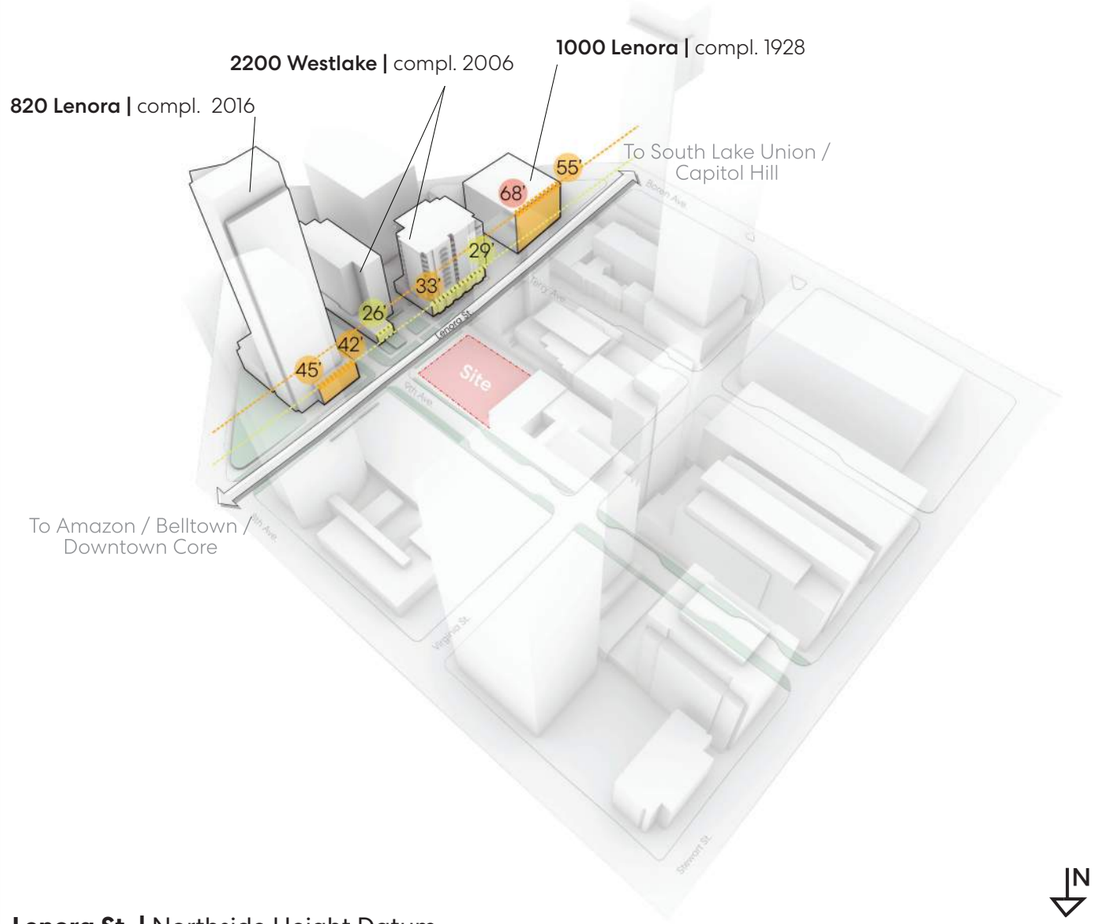
0' | 2' or greater | 4'/5' or greater | 15' or greater

Adjacent Streetscapes - Lenora St. | Existing Building Datums

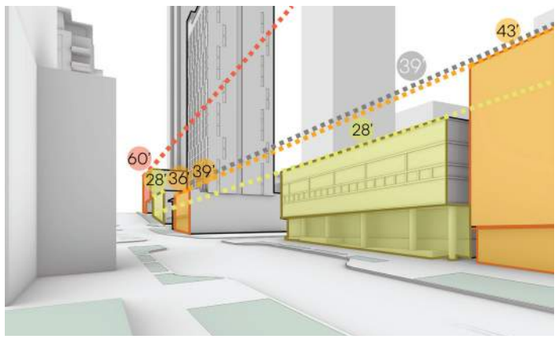
Developments along Lenora St. have a clear datum separating the public realm podium volume from upper level tower. Due to the slope of the street, this datum varies significantly but is consistently moving lower as the street slopes toward Westlake Ave.



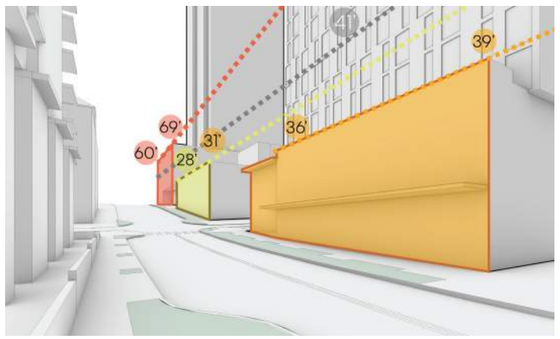
Lenora St. | Southside Height Datum



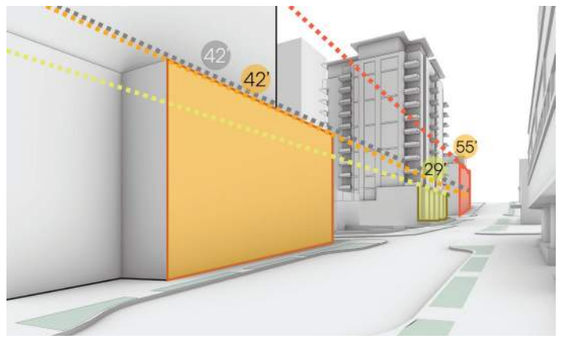
Lenora St. | Northside Height Datum



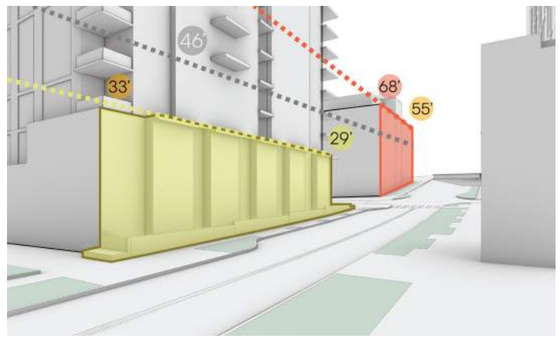
Lenora St. - Southside Perspective
Average Datum Height: 39'



Lenora St. - Southside Perspective
Average Datum Height: 41'



Lenora St. - Northside Perspective
Average Datum Height: 42'

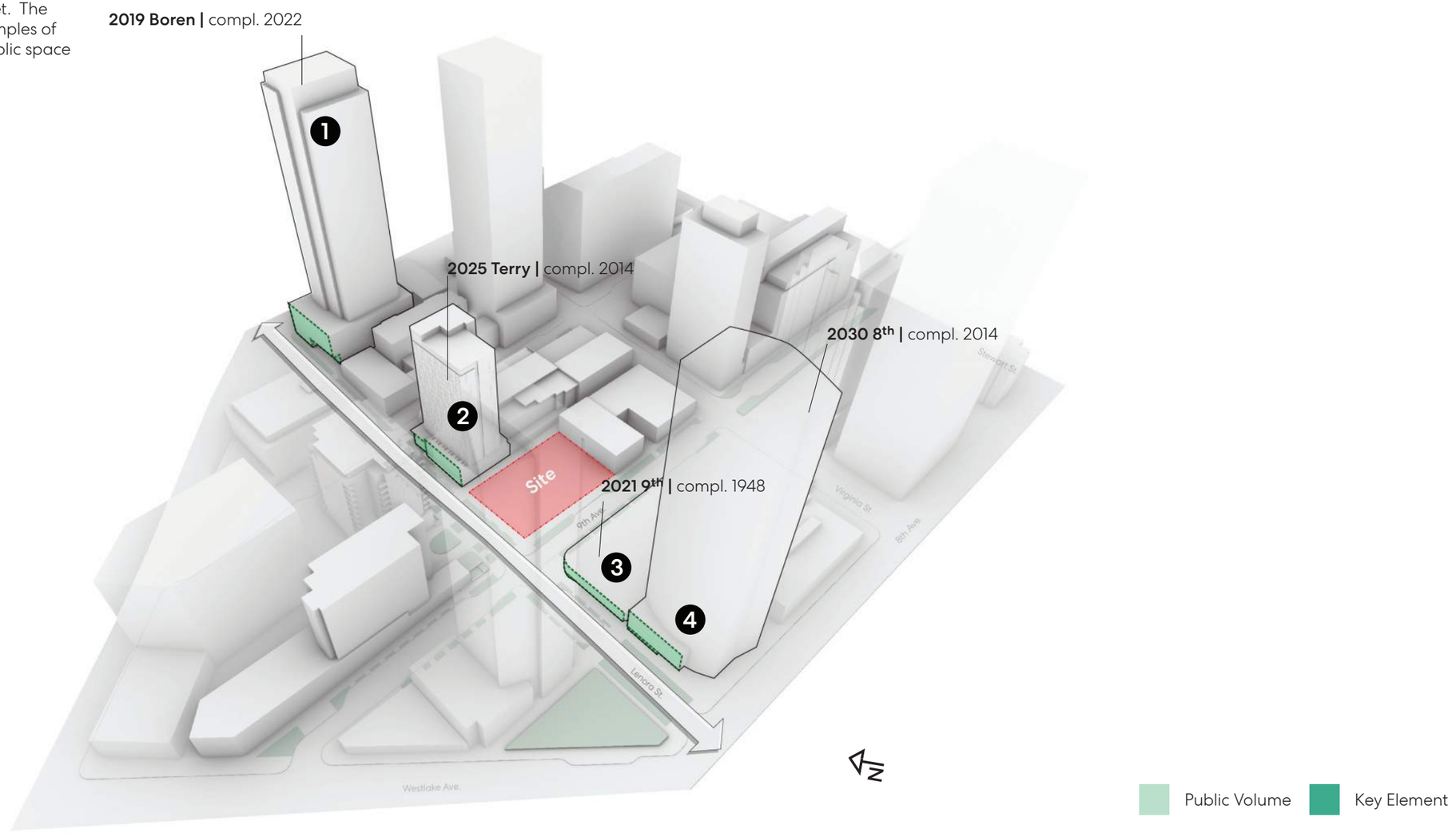


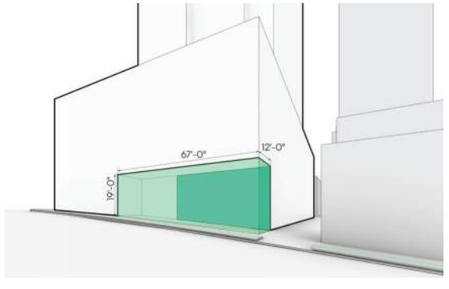
Lenora St. - Northside Perspective
Average Datum Height: 46'

30' or less
30' - 60'
60' or greater

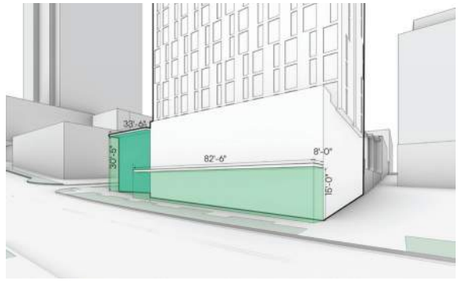
Adjacent Streetscapes - Lenora St. | Street Level Architectural Character

Many of the existing buildings along Lenora St. provide undercut volumes which expand the public realm along the street. The Ivy on Boren and the Braille Library are two strong examples of this approach which help to define the character of public space moving into the site.

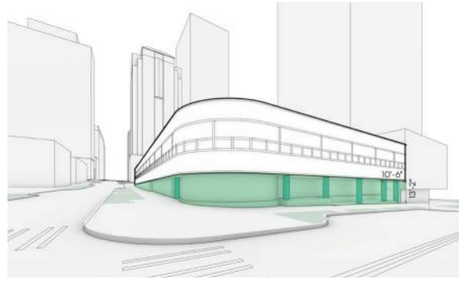




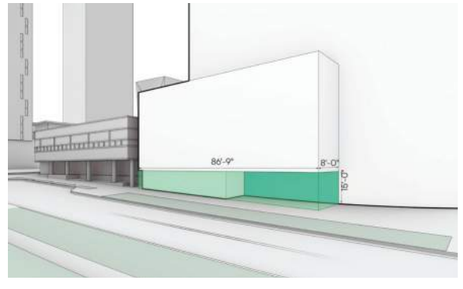
1. The Ivey on Boren | 2019 Boren



2. Cornish Student Housing | 2025 Terry



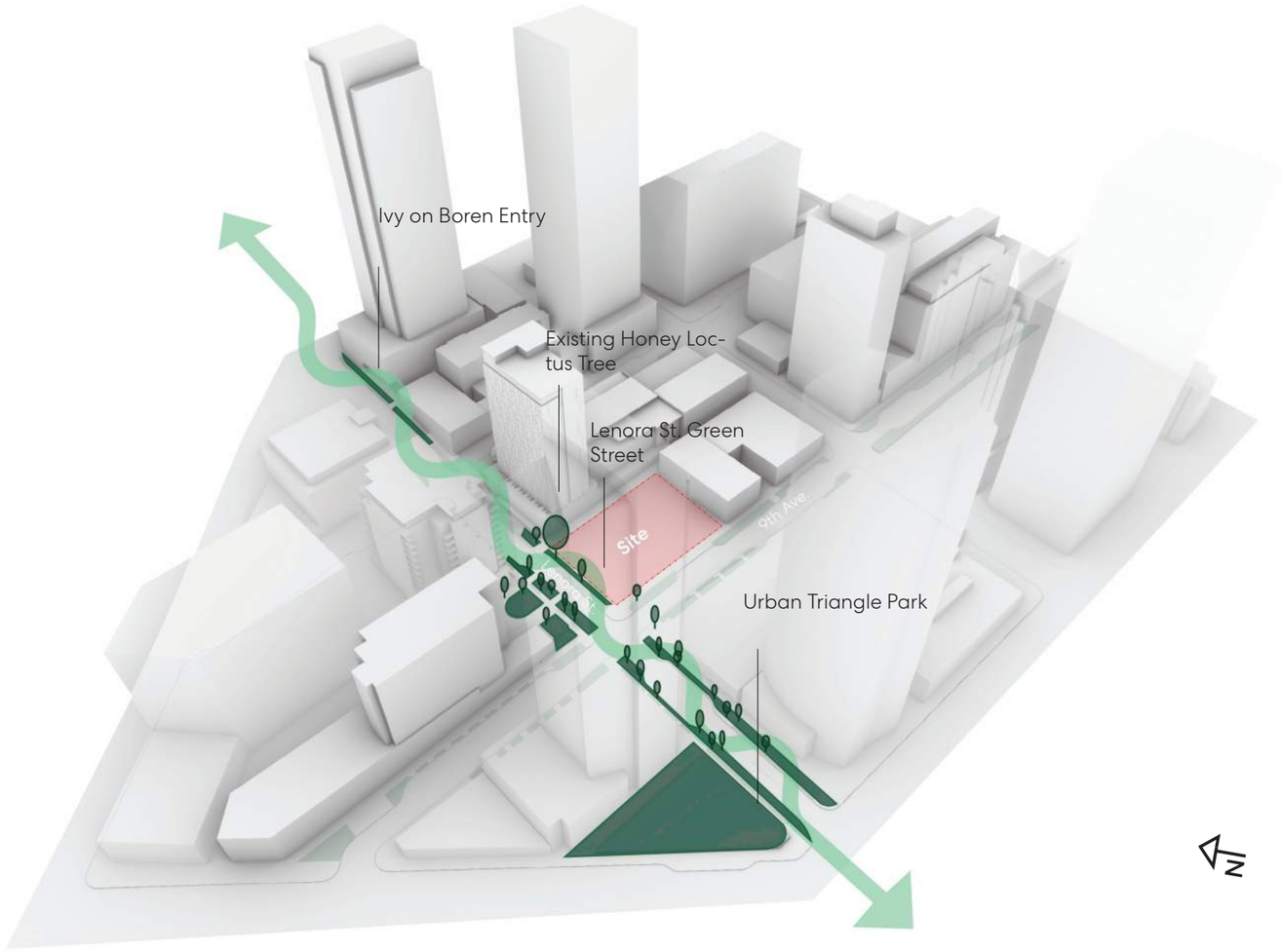
3. Washington Talking Book & Braille Library | 2021 9th



4. Cirrus Apartments | 2030 8th

Adjacent Streetscapes - Lenora St. | Greenspace and Public Realm Character

Lenora St. is defined by a more playful and dynamic street-scape as a result of existing public open space (Urban Triangle Park, 2200 Westlake courtyard) and building setbacks along the sidewalk which provide expansions to the public realm.



2200 Westlake | Plaza & Landscape

Honey Locust Tree

Urban Triangle Park

Ivy on Boren

05 Design Guidelines

B1 - Respond to the neighborhood context

Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

b. An adjacent landmark or noteworthy building

d. Neighboring buildings that have employed distinctive and effective massing compositions

Project Response:

The proposed schemes are defined by the response to setbacks, datums and ground level architectural character of adjacent development, most notably the Braille Library and Cornish Commons project which are immediate neighbors to the project. The schemes aim to maintain positive characteristics of these projects and continue the urban framework development by existing conditions.

B2 - Create a transition in bulk & scale

Compose the massing of the building to create a transition to the height, bulk, and scale of development in neighboring or nearby less-intensive zones.

Project Response:

The proposed schemes are carefully crafted to break down building massing and scale by taking into account key datums and building heights of adjacent development. Transitions in massing schemes are crafted to not only break down massing but to also provide visual interest and habitable space to highlight the transition of bulk & scale.

B4 - Design a well-proportioned & unified building

Compose the massing and organize the publicly accessible interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.

Project Response:

Proposed schemes focus on the culmination of how the building meets grade, how the facade is broken down and how the rooftop captures the massing and aims to define these elements in a holistic way while allowing each to be driven by a response to the existing neighborhood context.

C1 - Promote pedestrian interaction

Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should be open to the general public and appear safe and welcoming.

Project Response:

Proposed schemes aim to provide accessible and welcoming open space and retail/amenity space that is clearly identifiable as a result of massing moves.

C2 - Design facades of many scales

Design architectural features, fenestration patterns and material compositions that refer to the scale of human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety and orientation

Project Response:

Proposed massing schemes are designed to break down vertical facades at key elevations which related to context. This also allows for a variety of facade scales and proportions that provide visual interest to both street facing elevations.

C4 - Reinforce building entries

To promote pedestrian comfort, safety, and orientation, reinforce the building's entry.

Project Response:

The primary building entry is clearly demarcated by massing modulation which extends from ground to sky on proposed options. Retail & secondary entries are also provided in a clear and accessible location defined by massing.

C5 - Encourage overhead weather protection

Encourage project applicants to provide continuous, well-lit, overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.

Project Response:

Proposed schemes aim to achieve weather protection within massing moves and careful thought has been given to how additional functional weather protection will integrate into the overall massing approaches.

D1 - Provide inviting & usable open space

Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized.

Project Response:

Proposed schemes are designed around providing inviting open space along Lenora St. in keeping with the character of the street. Beyond this ground level space, additional upper level outdoor amenity space is a key part of the massing responses so as to extend the public realm green space up into the building.

D2 - Enhance the building with landscaping

Enhance the building and site with substantial landscaping - which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.

Project Response:

Proposed schemes are design to provide substantial area for landscaping while also providing opportunities for additional living plant material higher up in the building.

D3 - Provide elements that define the place

Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable "sense of place" associated with the building.

Project Response:

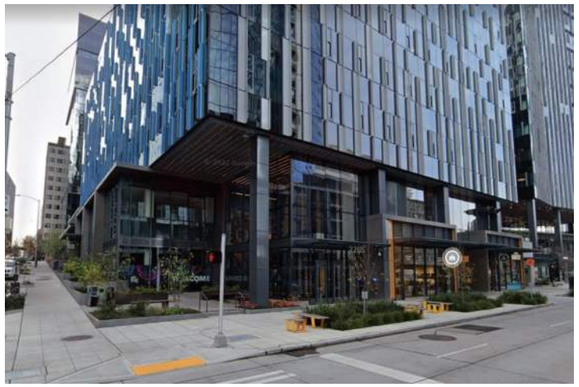
Proposed massing schemes and landscaping are designed to create cohesive and memorable pedestrian experience along both 9th Ave and Lenora St street-scapes.

Downtown Design Guidelines | Neighborhood Design Inspiration

B1-Respond to neighborhood context | 2021 9th

Iconic building within the neighborhood with distinct ground floor architectural character and building landscaping

Architect:



B2-Create a transition in bulk & scale | 750 Republican

Successful example of breaking down overall building height by providing expansion to street level public volume and distinguishing pedestrian experience from upper level tower

Architect: ZGF

B4-Design a well-proportioned building| 750 Republican

Playful breakdown of facade elements to relieve scale and bulk of massing while maintaining cohesive design language

Architect: Perkins & Will

C1-Promote pedestrian interaction | 1007 Stewart

Successful example of additional area at ground level being provided and utilized to expand public realm with engaging and inviting retail seating

Architect: LMN Architects

C2-Design facades of many scales | 110 Stewart

Successful example of introducing intermediate scale facades alongside full height elements, creating visual interest across building massing

Architect: Olson Kundig

C4-Reinforce building entries | 750 Republican

Massing forms clear indication of building entry and access while also creating additional upper level social space to activate and enliven building entry

Architect: Perkins & Will

D1-Provide inviting & usable open space | Triangle Park

Build upon the existing character of the Urban Triangle Park and existing site furniture along Lenora St.

Landscape Architect: Site Workshop

D2-Enhance the building with landscaping | 1920 Stewart

Successful example of green space provided at ground level, integrating seating and architectural elements

Architect: ZGF

06 Architectural Massing Alternatives

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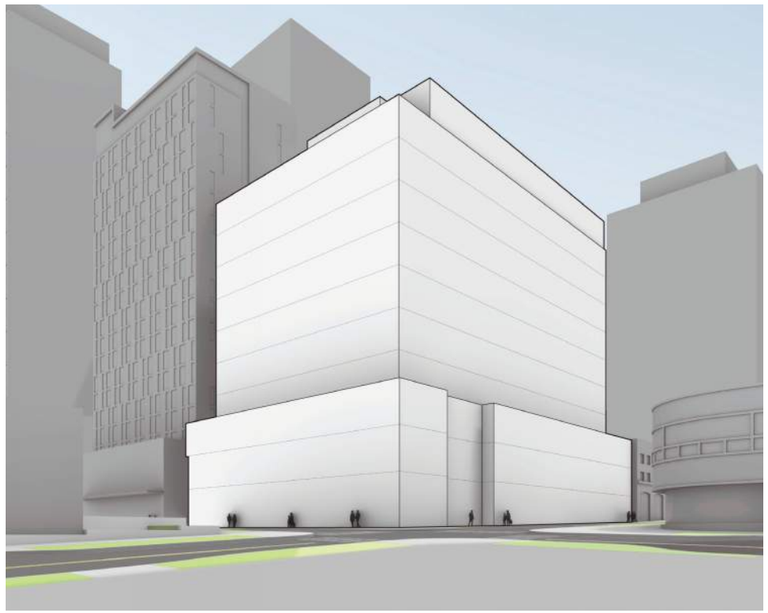
Massing Options Overview | Overall Comparison

Option A - Code Compliant

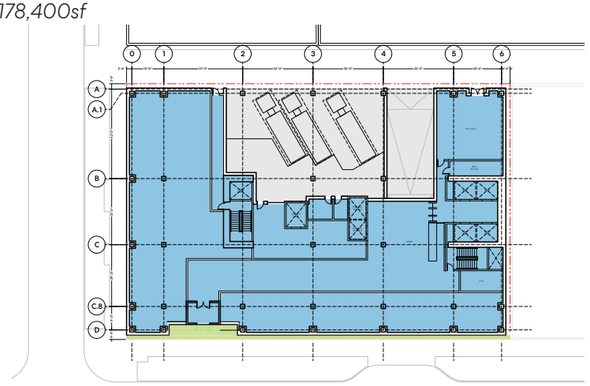


Pros: *+ Meets zoning standards*
+ Less height use & density than residential tower

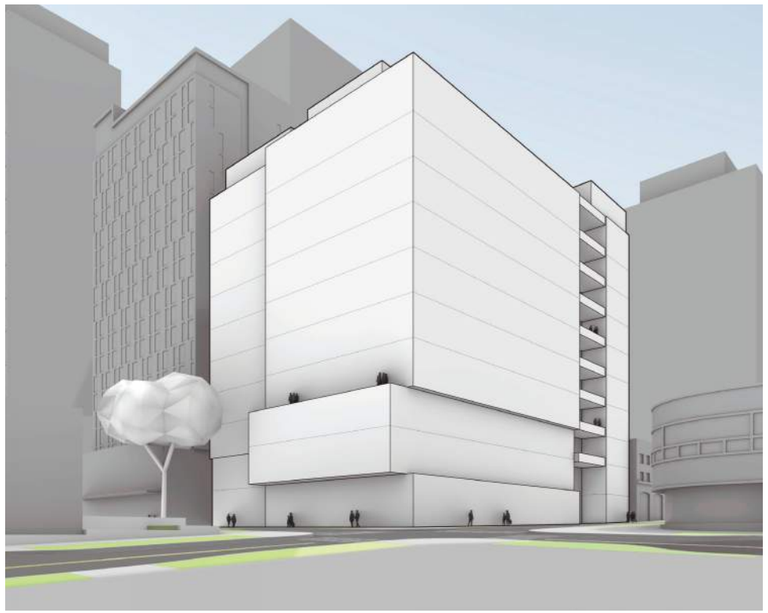
Cons: *- Secondary modulation not feasible due to restrictive setbacks above 45'*
- Requires removal of established Honey Locust Tree on Lenora St
- Ground floor cannot accommodate additional open space

Required Departures: *None*

FAR: *178,400sf*



Option B

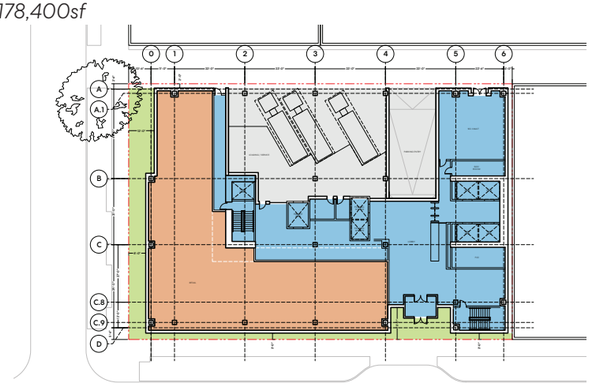


Pros: *+ Less height & density than a residential tower*
+ Modulation creates a better scale and interest than Opt A
+ Preserves established Honey Locust Tree on Lenora (green street)
+ Ground floor accommodates continuous retail at corner
+ Stronger relationship to neighborhood datums than Opt A
+ More light and air on Lenora St.
+ Better meets intent of green street setback along Lenora St.

Cons: *- Departure required*

Required Departures: *- Upper Level Setback (9th & Lenora)*

FAR: *178,400sf*



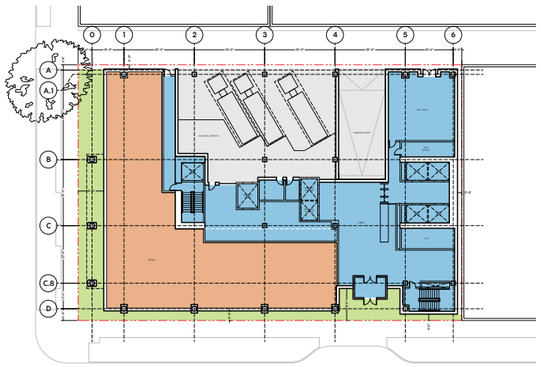
Option C (Preferred)

Pros: *+ Less height & density than a residential tower*
+ Modulation creates a better scale and interest than Opt A
+ Preserves established Honey Locust Tree on Lenora (green street)
+ Ground floor accommodates continuous retail at corner
+ Better relationship to neighborhood datums than Opt A
+ More light and air on Lenora St.
+ Strong vertical expression at corner
+ Modulated pedestrian experience at grade

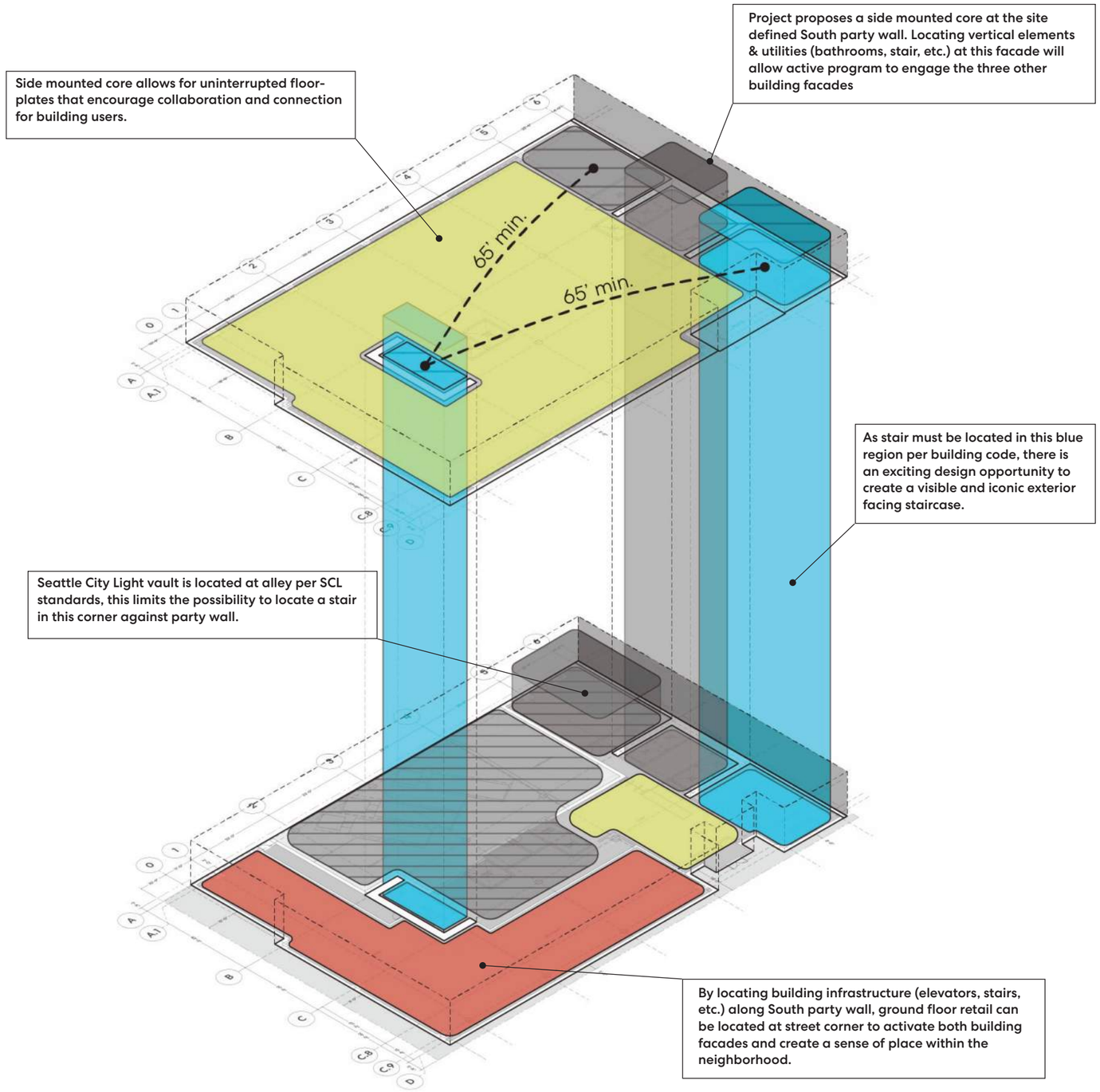
Cons: *- Departure required*

Required Departures: *- Upper Level Setback (9th & Lenora)*

FAR: *178,400sf*



Design Inspiration | Stair Location & Visible Exterior Stair Precedents



Brooks Building | 3400 Stoneway

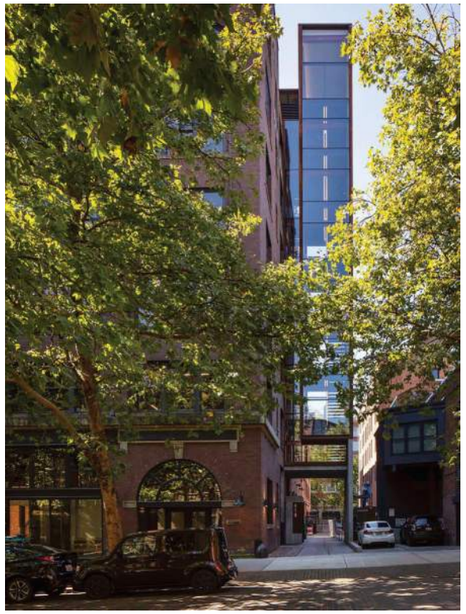
Architect: LMN Architects

Bullitt Center | 1501 Madison

Architect: Miller Hull

UW Life Science Building | W Stevens Way

Architect: Perkins & Will

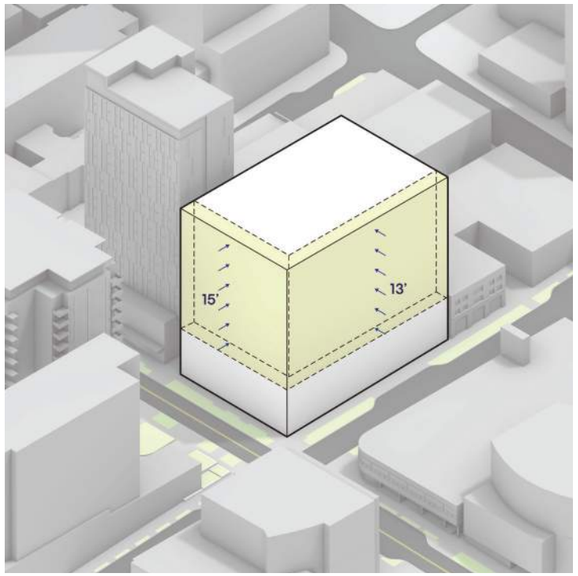


Railspur Building | 419 Occidental Ave S

Architect: Shed Architects

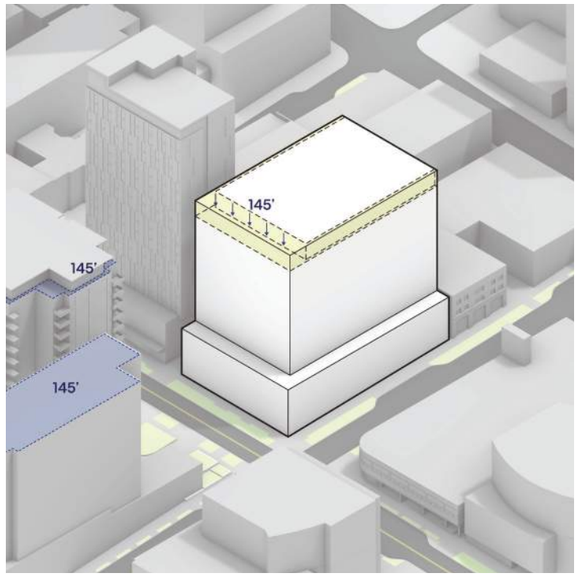
Option A - Code Compliant | Concept Diagrams

Key Guidelines



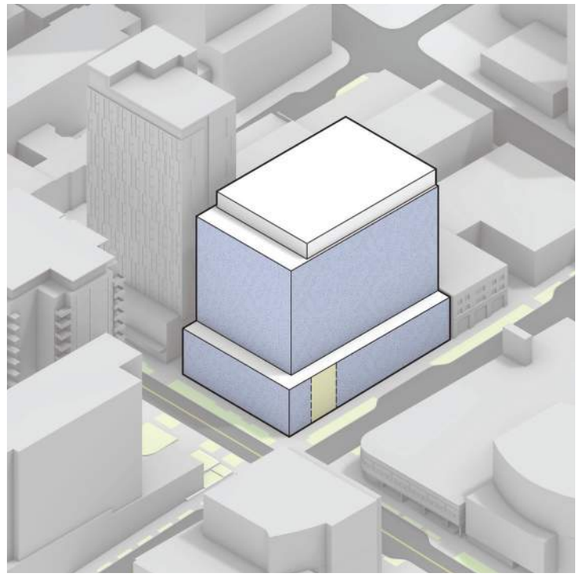
Define Podium

Set in massing above 45' as required by code, creating distinct separation between podium and tower



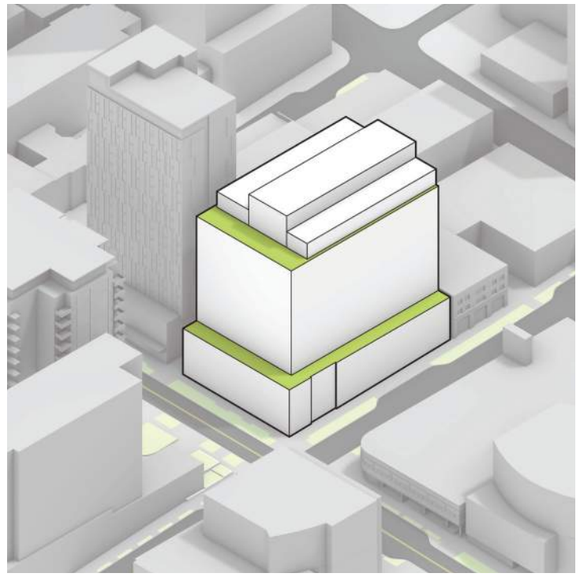
Align to Key Urban Datums

Set down roof level to align to heights of surrounding buildings and clearly define how the building meets the sky



Skin defines Character

To meet development objectives, and as no modulation to facade is required when set back 15', the massing will build to maximum allowable floor-plate size, requiring the building skin to define the buildings character and detail

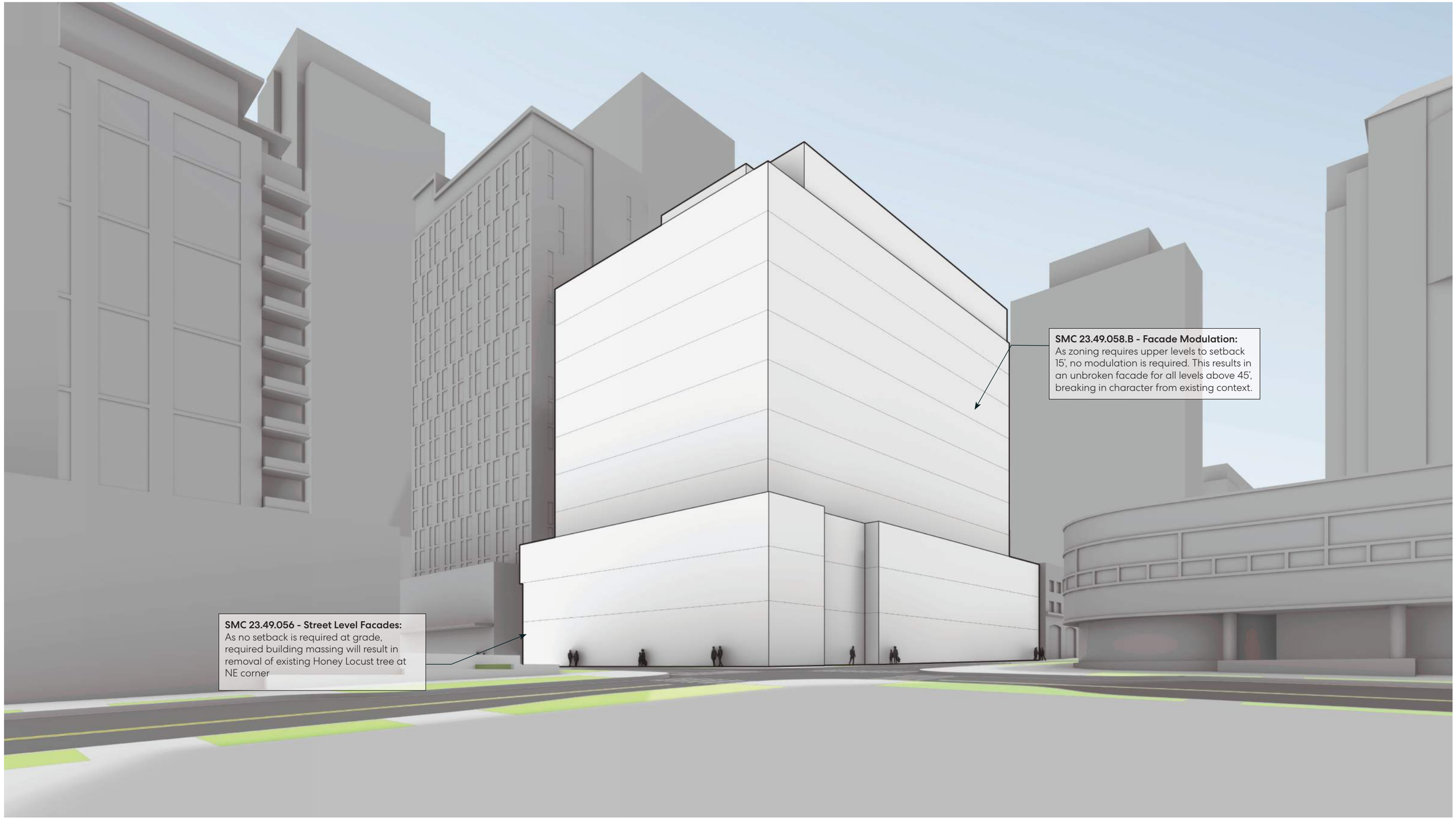


Elevate Green Space throughout Building

Final massing concept locates a large private open space at podium roof, separated from public realm, while providing a smaller rooftop amenity space as well

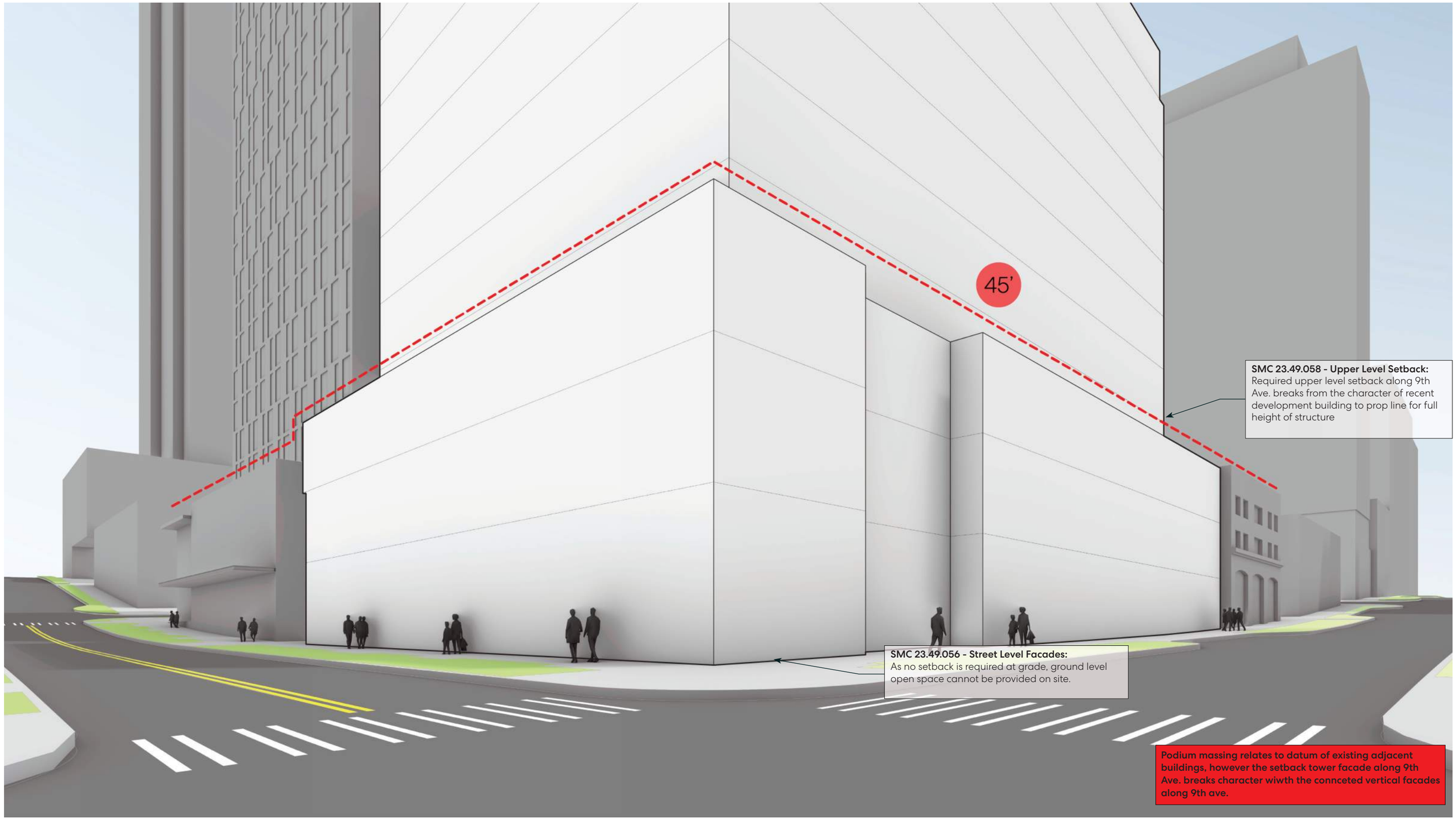
Option A - Code Compliant | Perspective Views

Northwest Corner



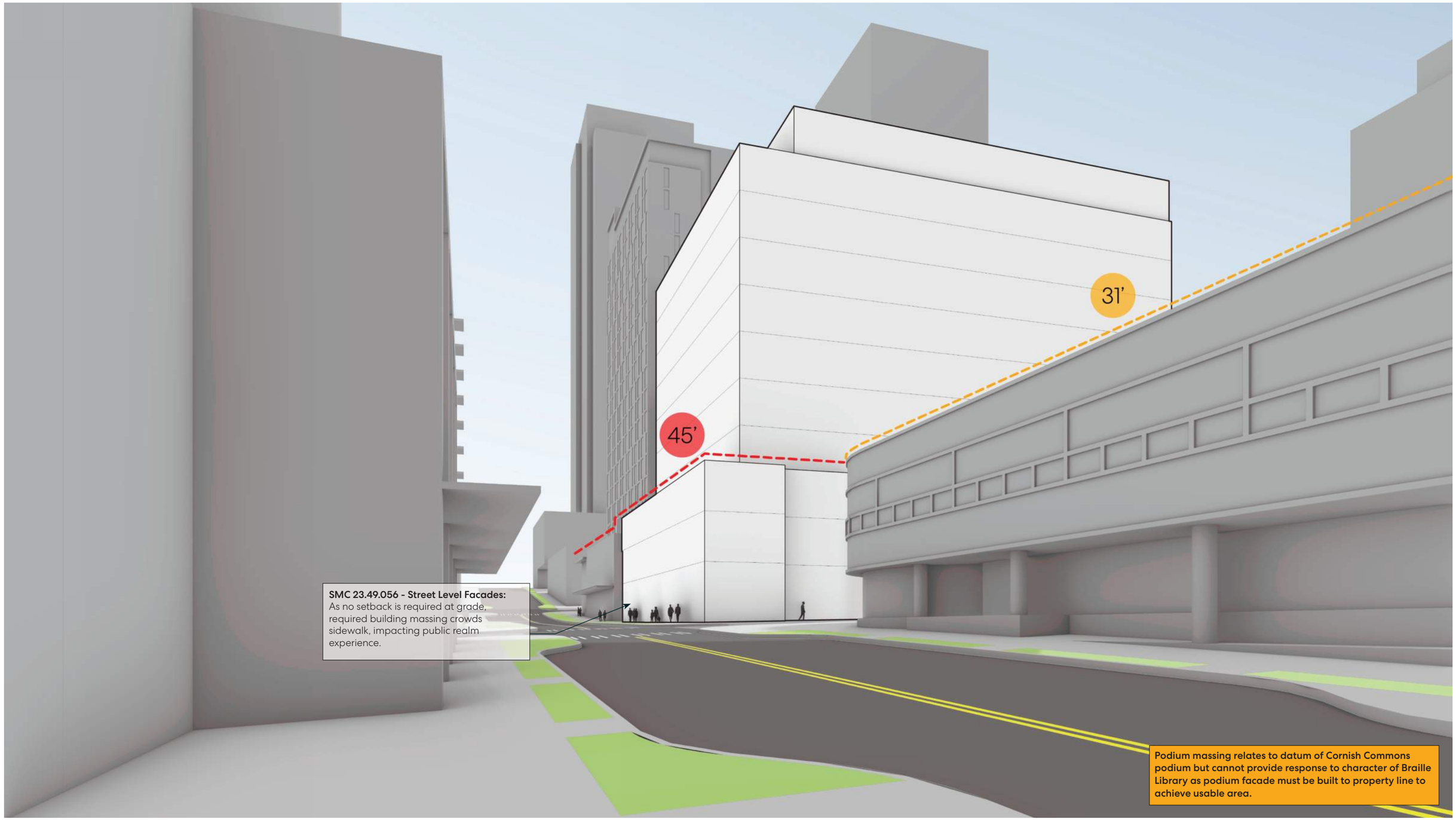
Option A - Code Compliant | Perspective Views

Northwest Corner at Ground Level



Option A - Code Compliant | Perspective Views

Lenora St. looking East

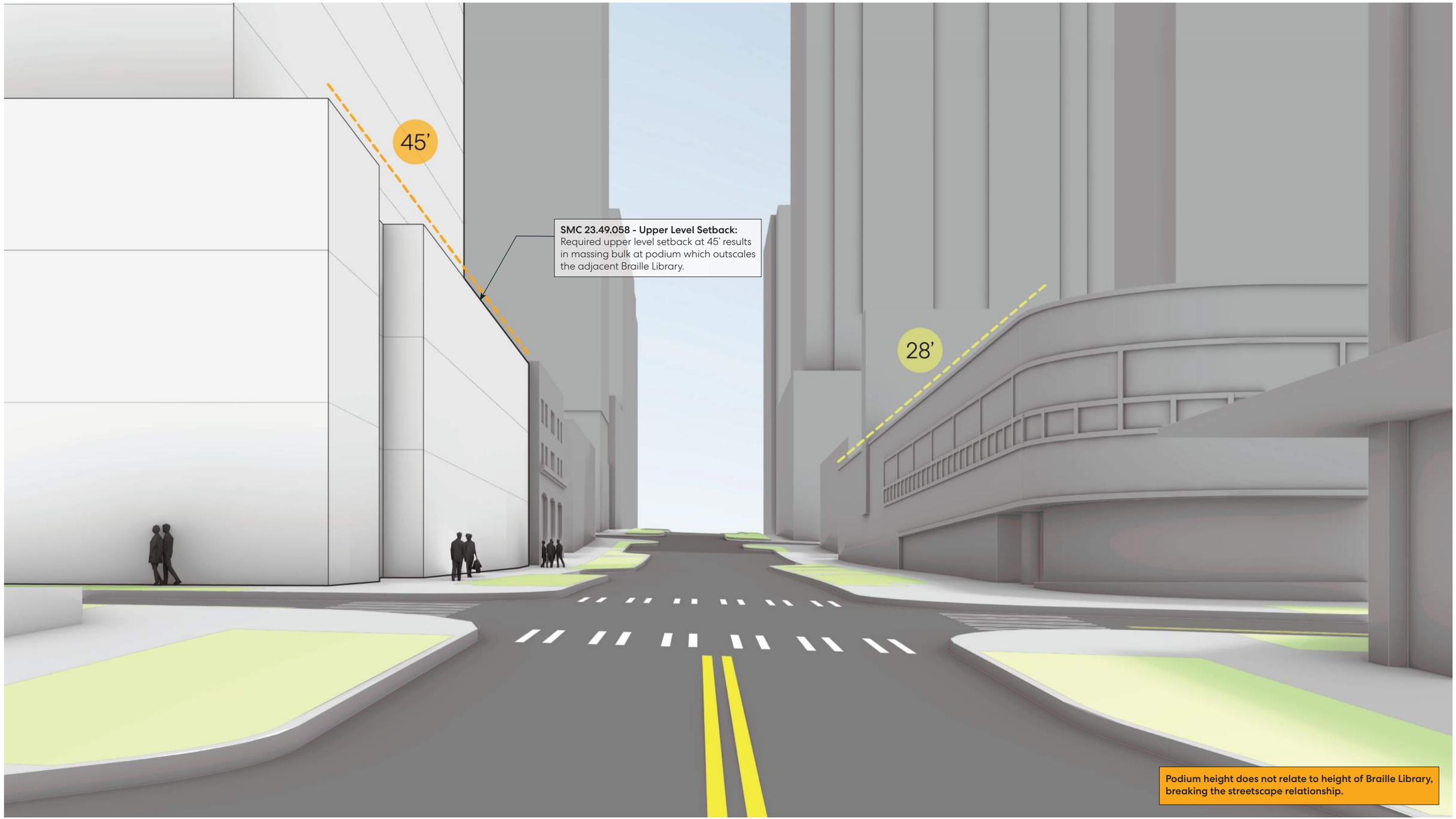


Option A - Code Compliant | Perspective Views

Center of Lenora St. looking East

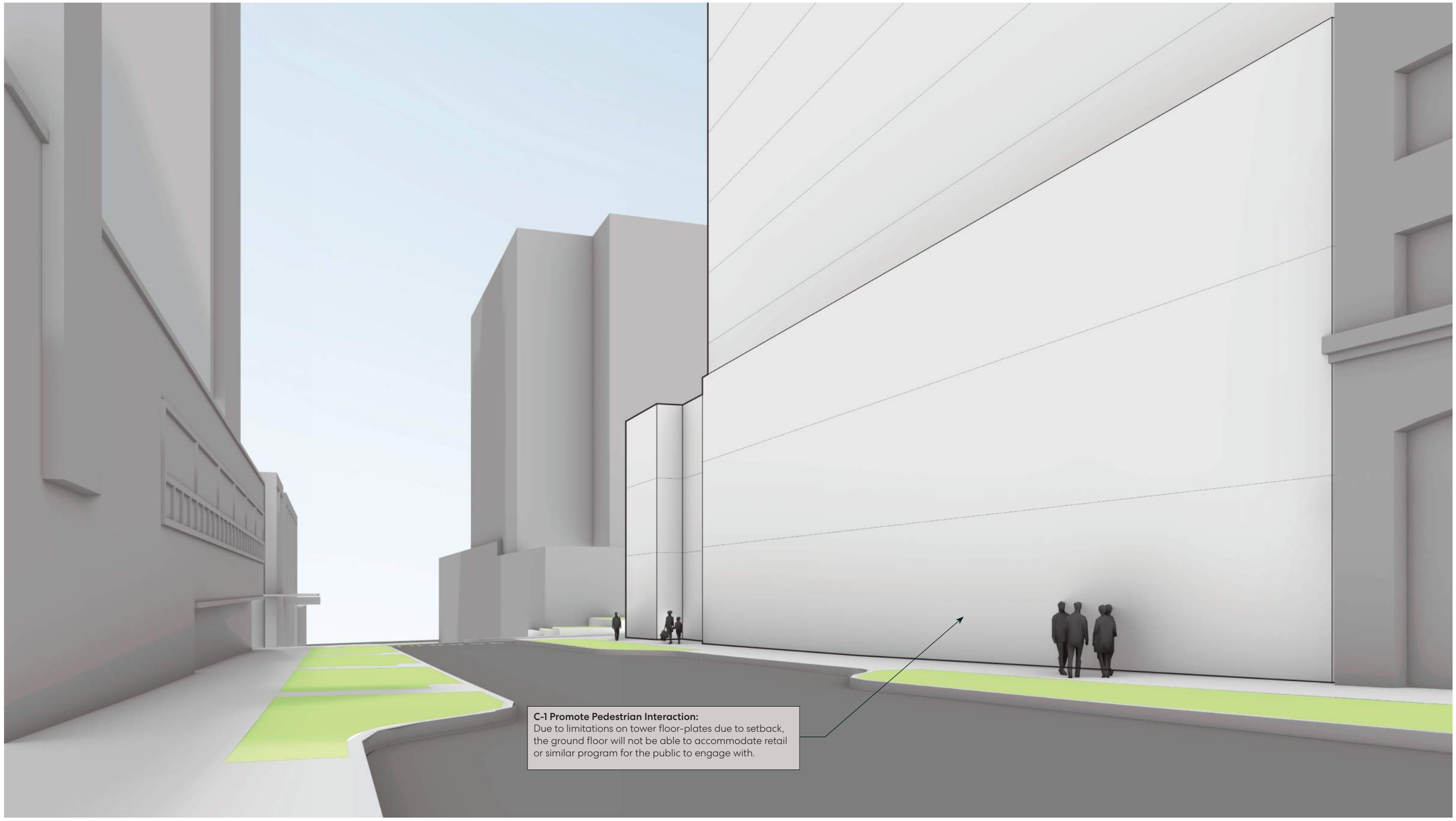
Option A - Code Compliant | Perspective Views

Center of 9th Ave. looking South



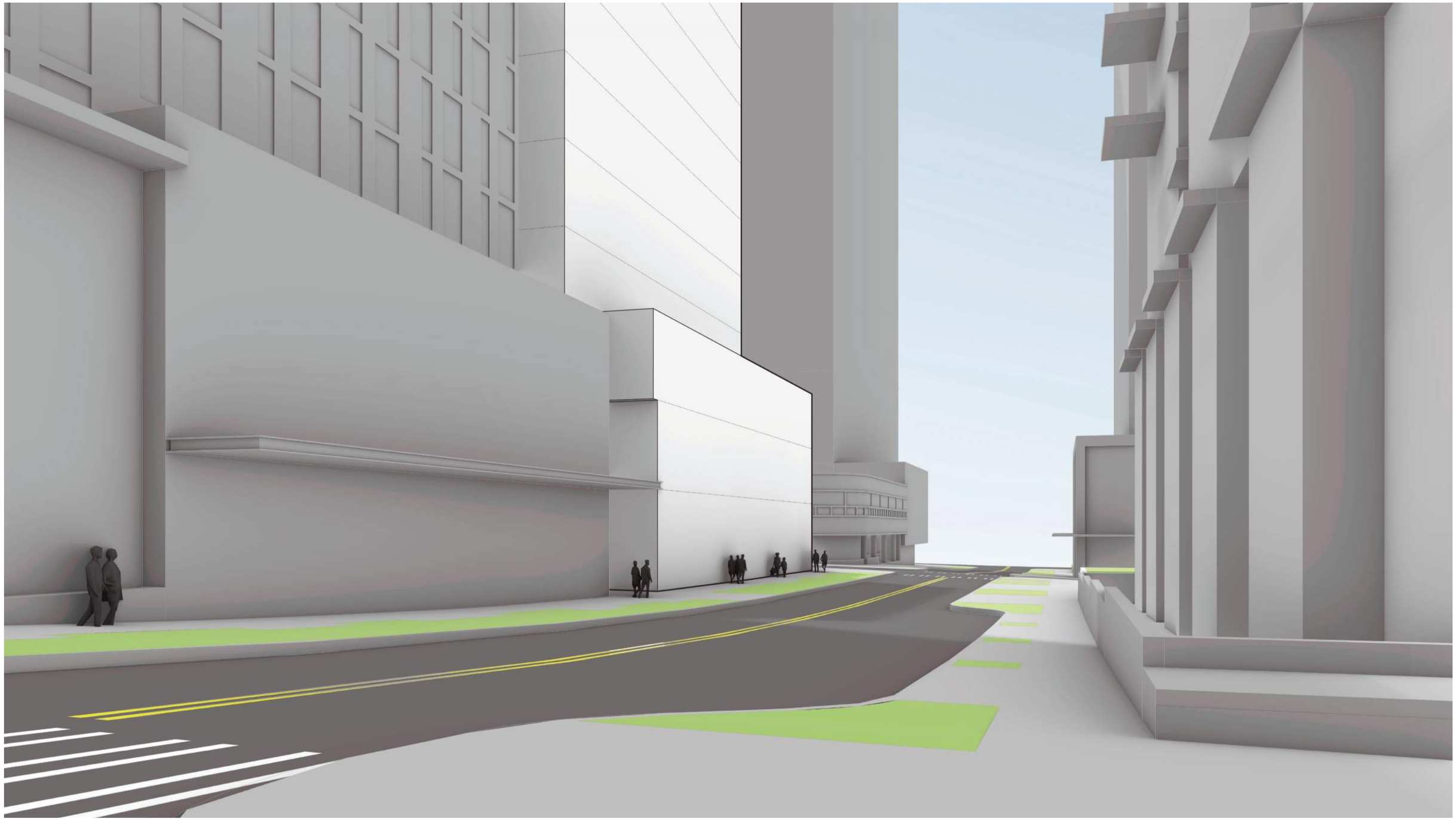
Option A - Code Compliant | Perspective Views

9th Ave. Looking North



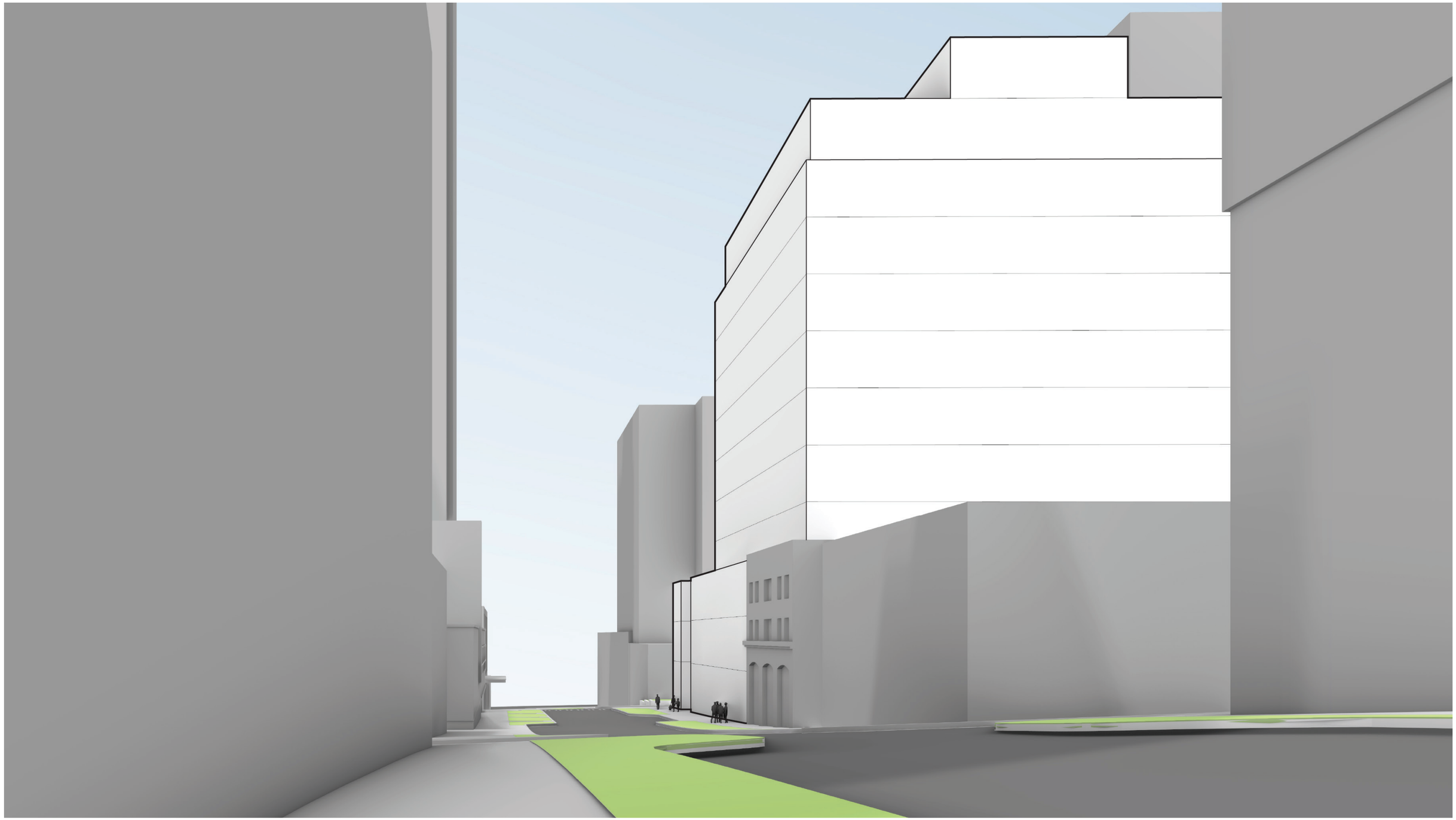
Option A - Code Compliant | Perspective Views

Lenora St. Looking West



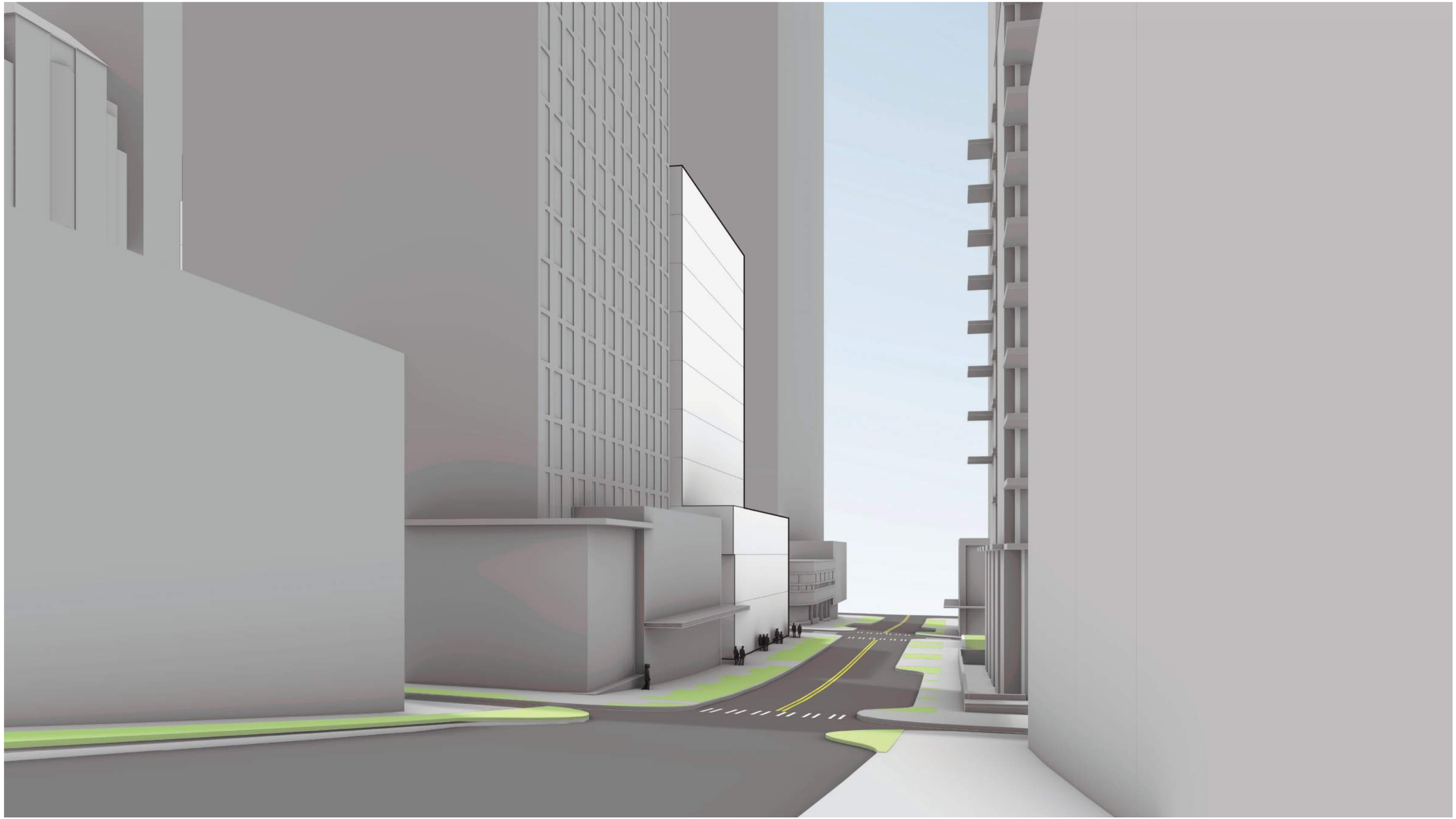
Option A - Code Compliant | Perspective Views

9th Ave. Looking North



Option A - Code Compliant | Perspective Views

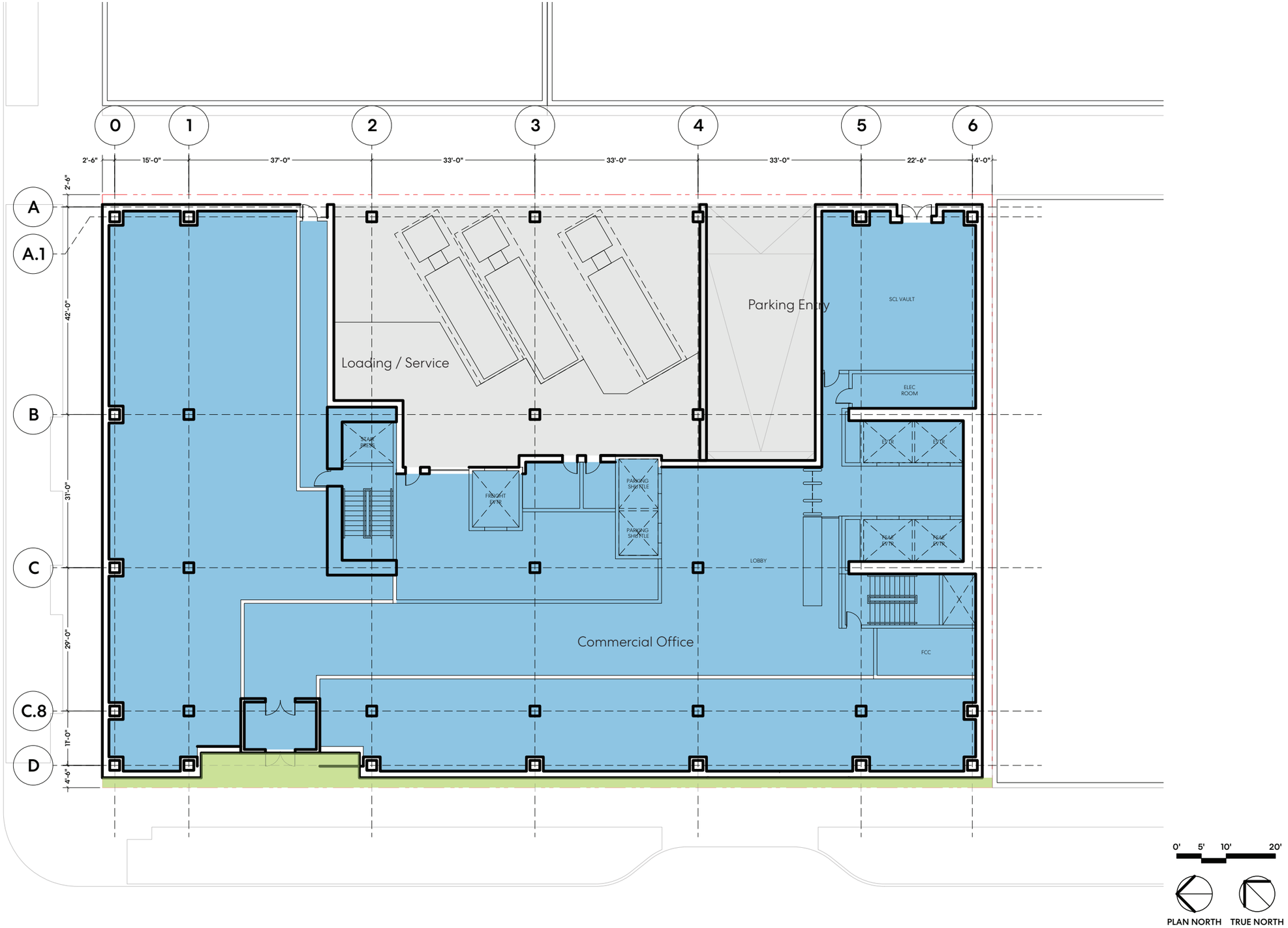
Lenora St. Looking West



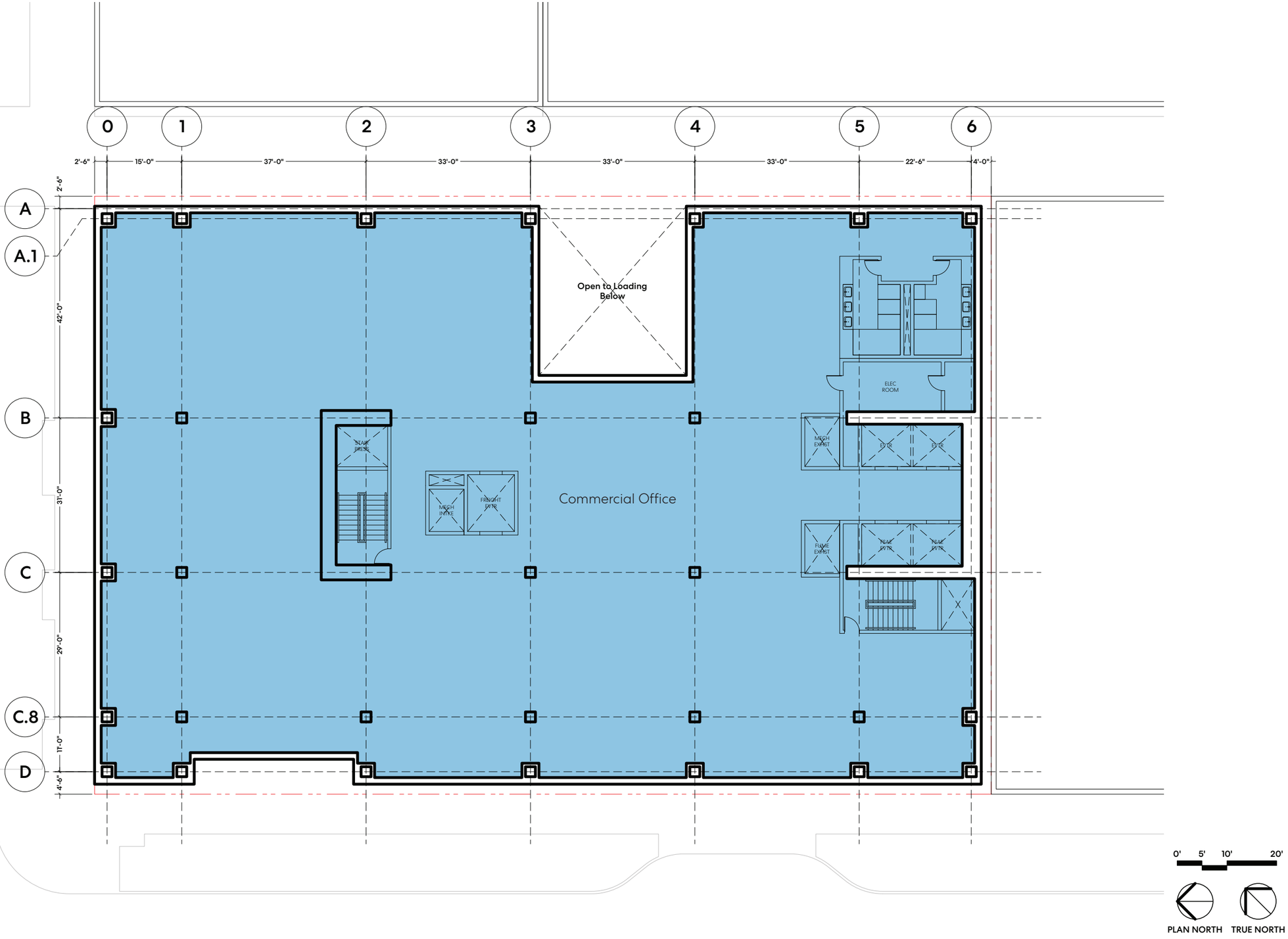
Option A - Code Compliant | Perspective Views

End of Alley looking South

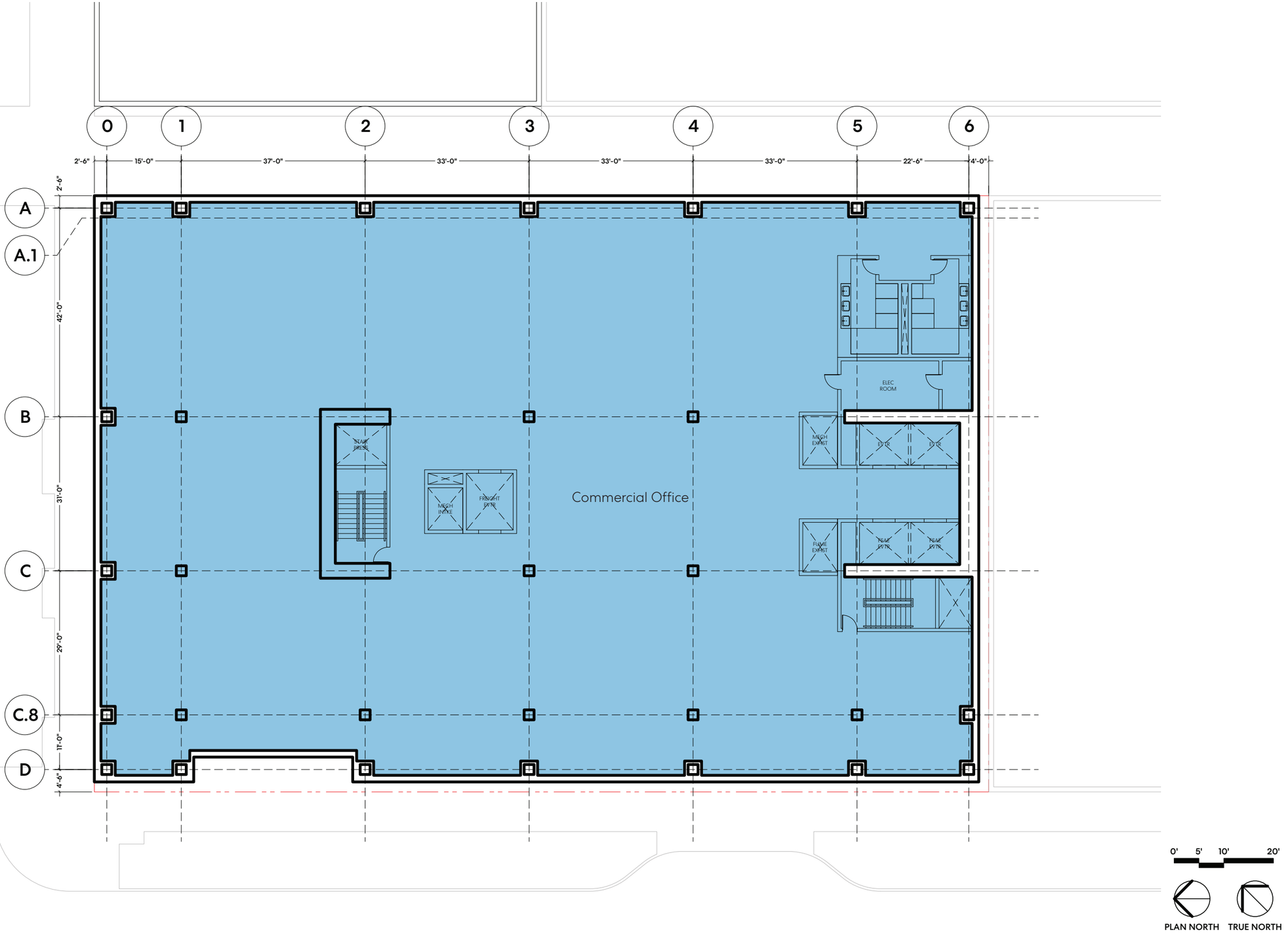
Option A - Code Compliant | Level 01 Floorplan



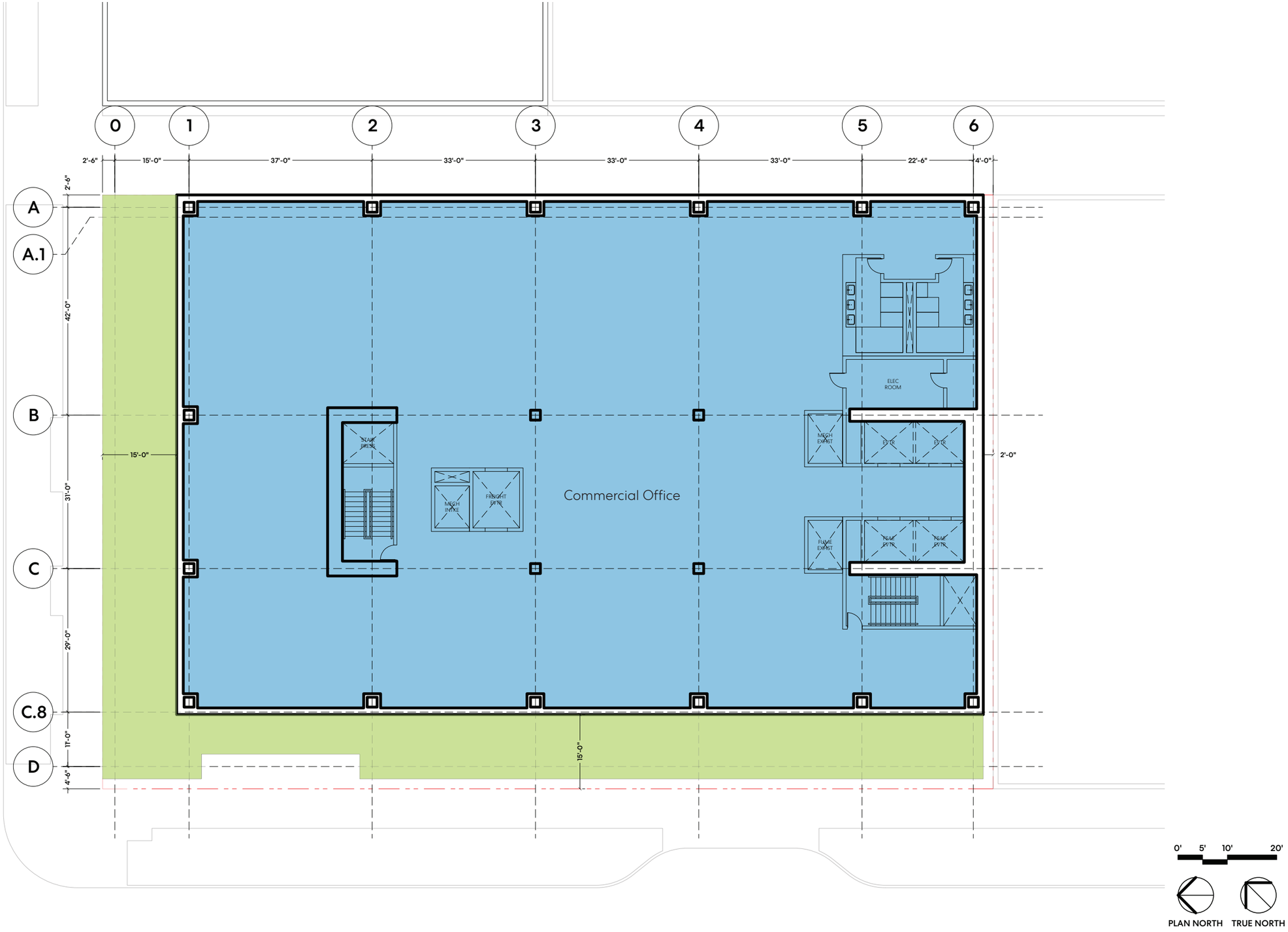
Option A - Code Compliant | Level 02 Floorplan



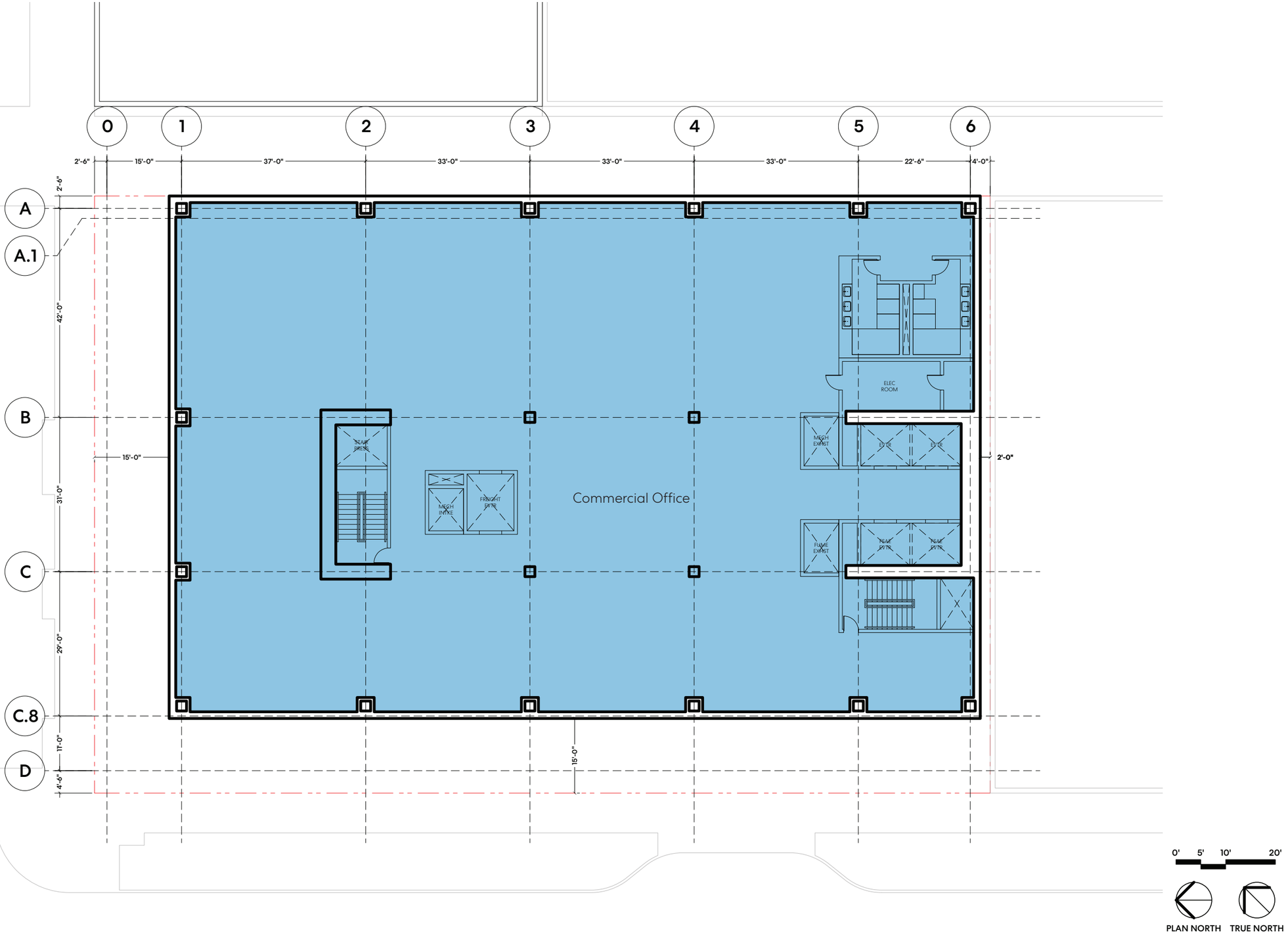
Option A - Code Compliant | Level 03 Floorplan



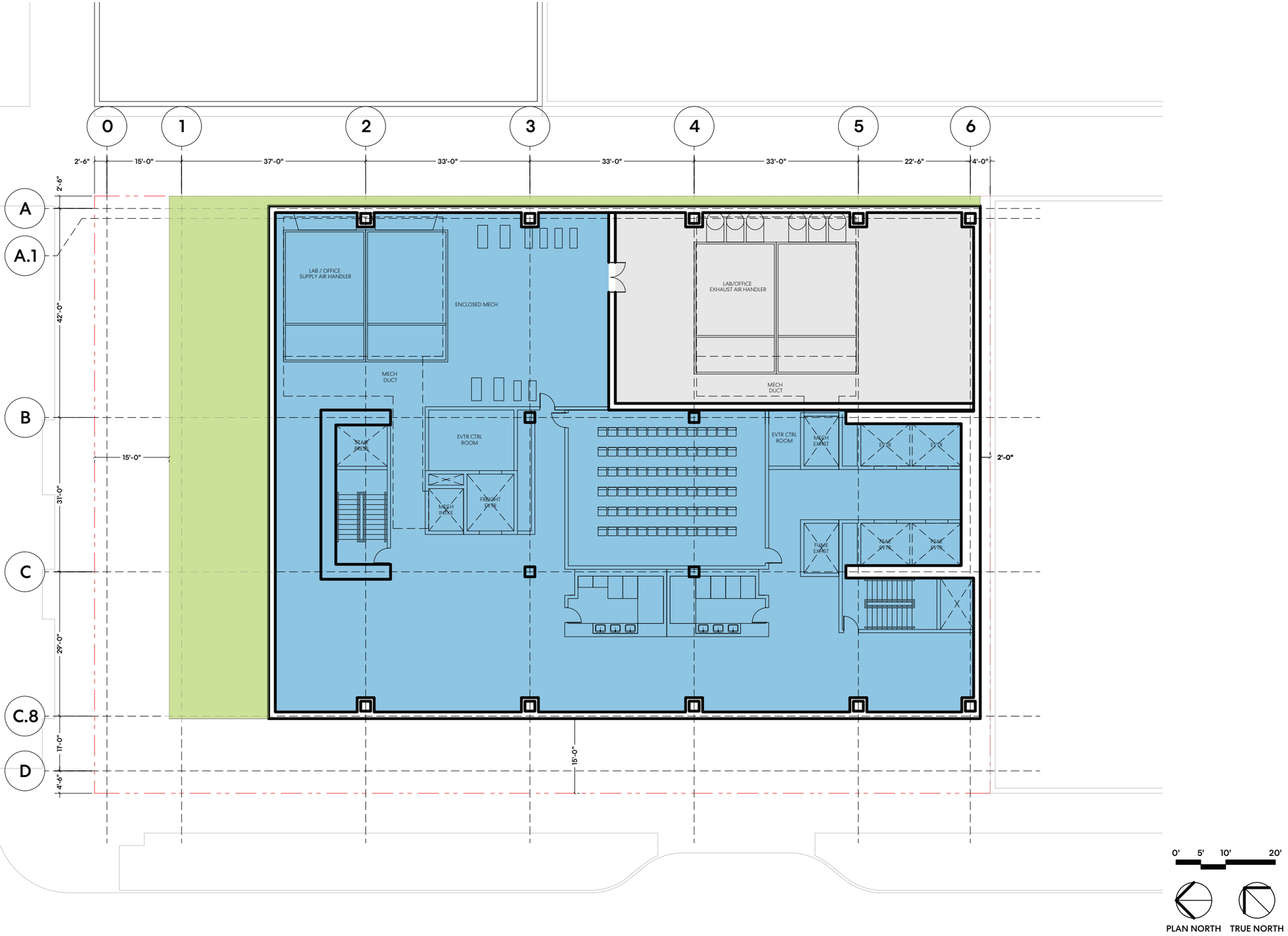
Option A - Code Compliant | Level 04 Floorplan



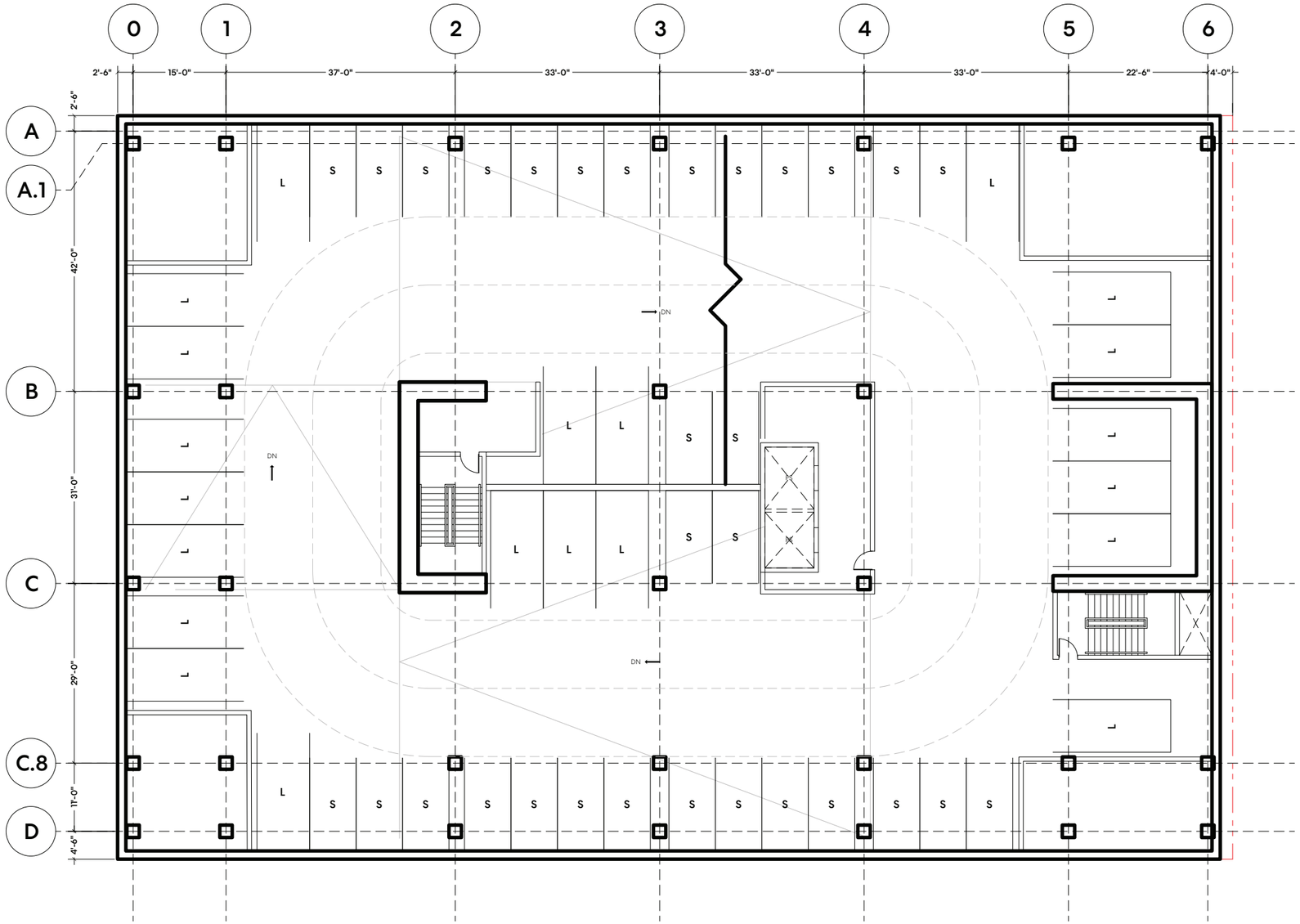
Option A - Code Compliant | Level 05-Level 10 Floorplan



Option A - Code Compliant | Level 11 / Rooftop Amenity Floorplan



Option A - Code Compliant | Typical Tower Floorplan

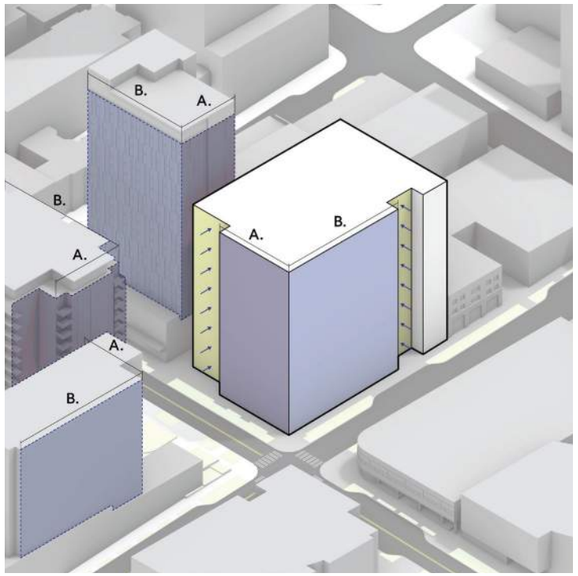


0' 5' 10' 20'

PLAN NORTH TRUE NORTH

Option B | Concept Diagrams

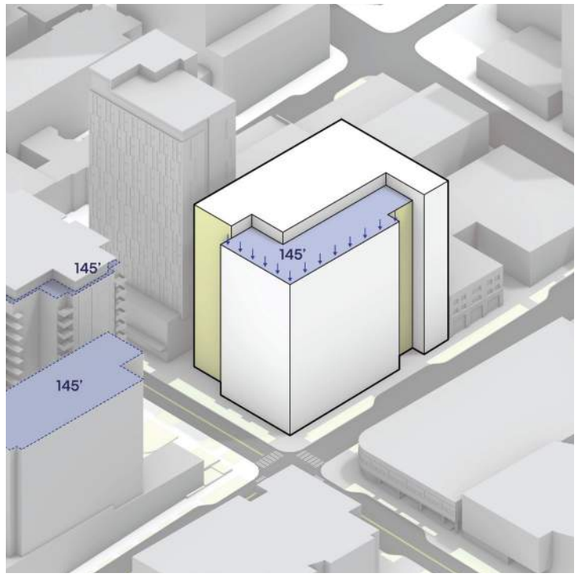
Key Guidelines



Modulate to Respond to Context

Set in elements on both facades to create a massing at the corner at a comparable scale to adjacent buildings. The inset along Lenora St. also provides relationship to the Cornish Commons tower.

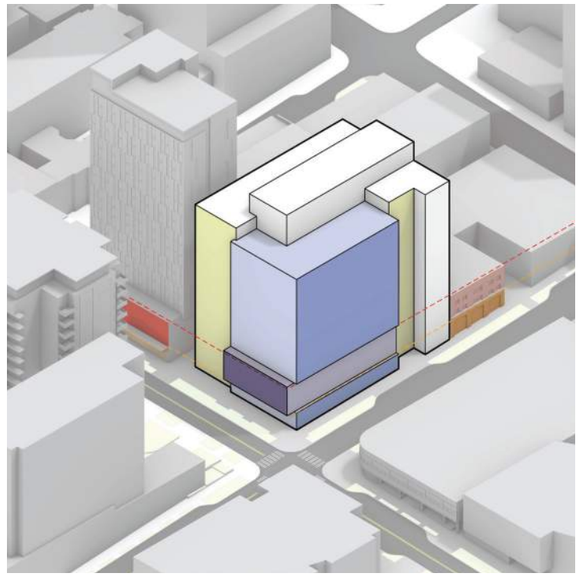
B1 - Respond to Neighborhood Context
Massing modulates at key dimensions to match surrounding facade width proportions



Align to Key Urban Datums

Set down roof level to align to heights of surrounding buildings and undercut massing at grade in response to the Braille Library and other key neighborhood datums.

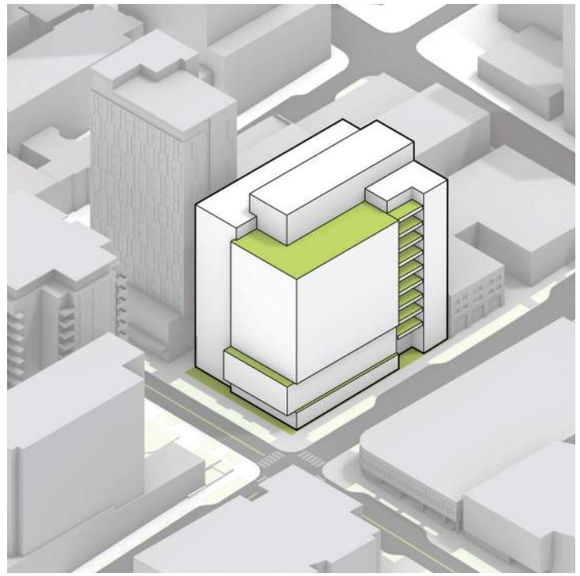
B1 - Respond to Neighborhood Context
Massing steps down at corner of 9th & Lenora to match roof level of comparably sized development across Lenora St.



Transition between Streetscapes

Building massing shifts out along Lenora St. to meet the upper level setback character of the street, while push the same volume in along 9th Ave. to subvert the character of full height facades at the property line shown in existing buildings along 9th

B2 - Create a transition in bulk & scale
Corner mass is broken into three separate parts, driven by the relationship to key neighborhood datums, and shift to match the street characteristics of the respective facades.



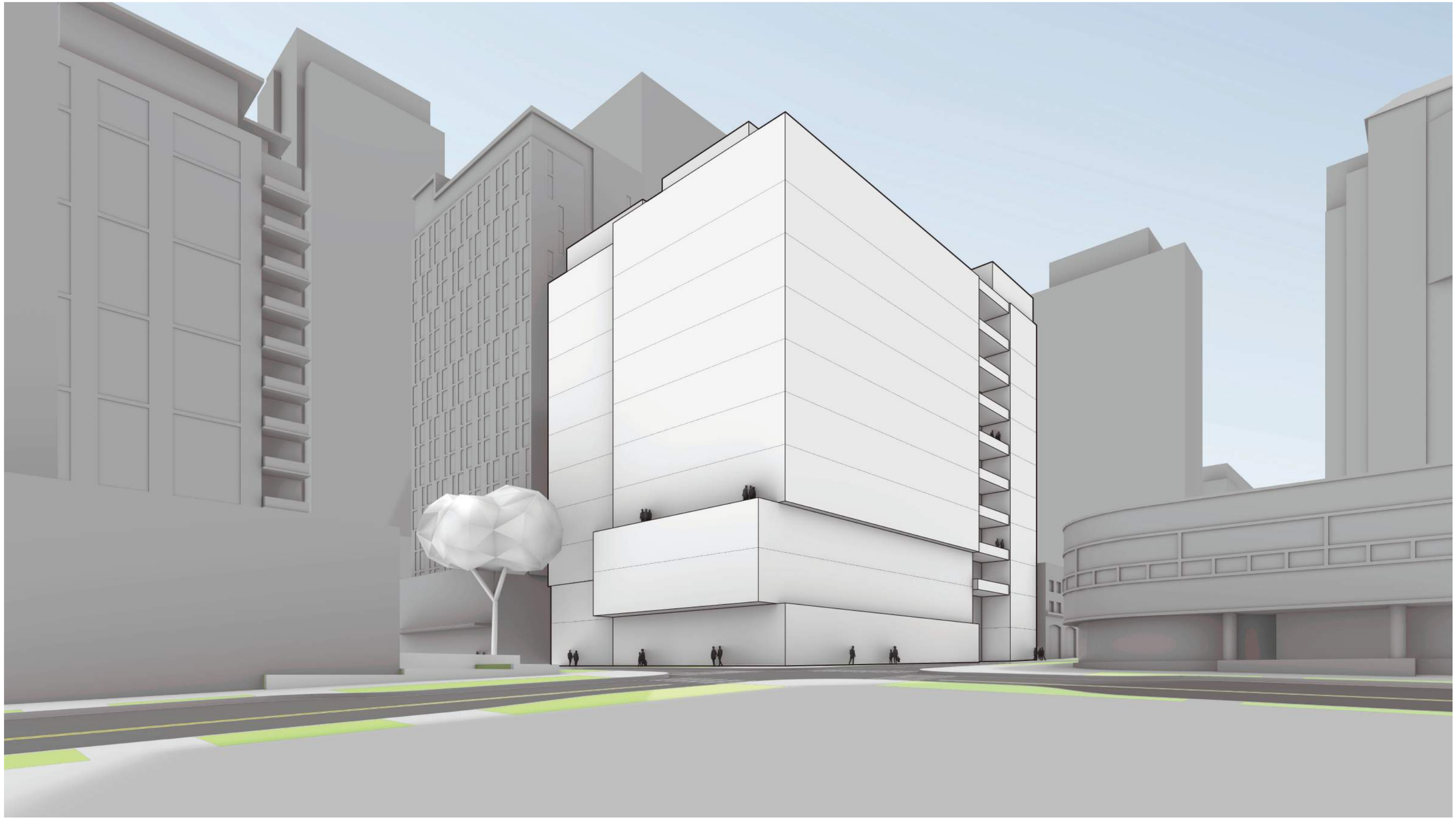
Elevate Green Space throughout Building

Final massing concept provides facades of variable scales while also create multiple opportunities for green space to continue up the building, expanding the green street character throughout the massing.

D2 - Enhance the building with landscaping
Massing moves reinforce opportunities for landscaped amenity spaces which move up the building, expanding the green street character vertically throughout the building mass

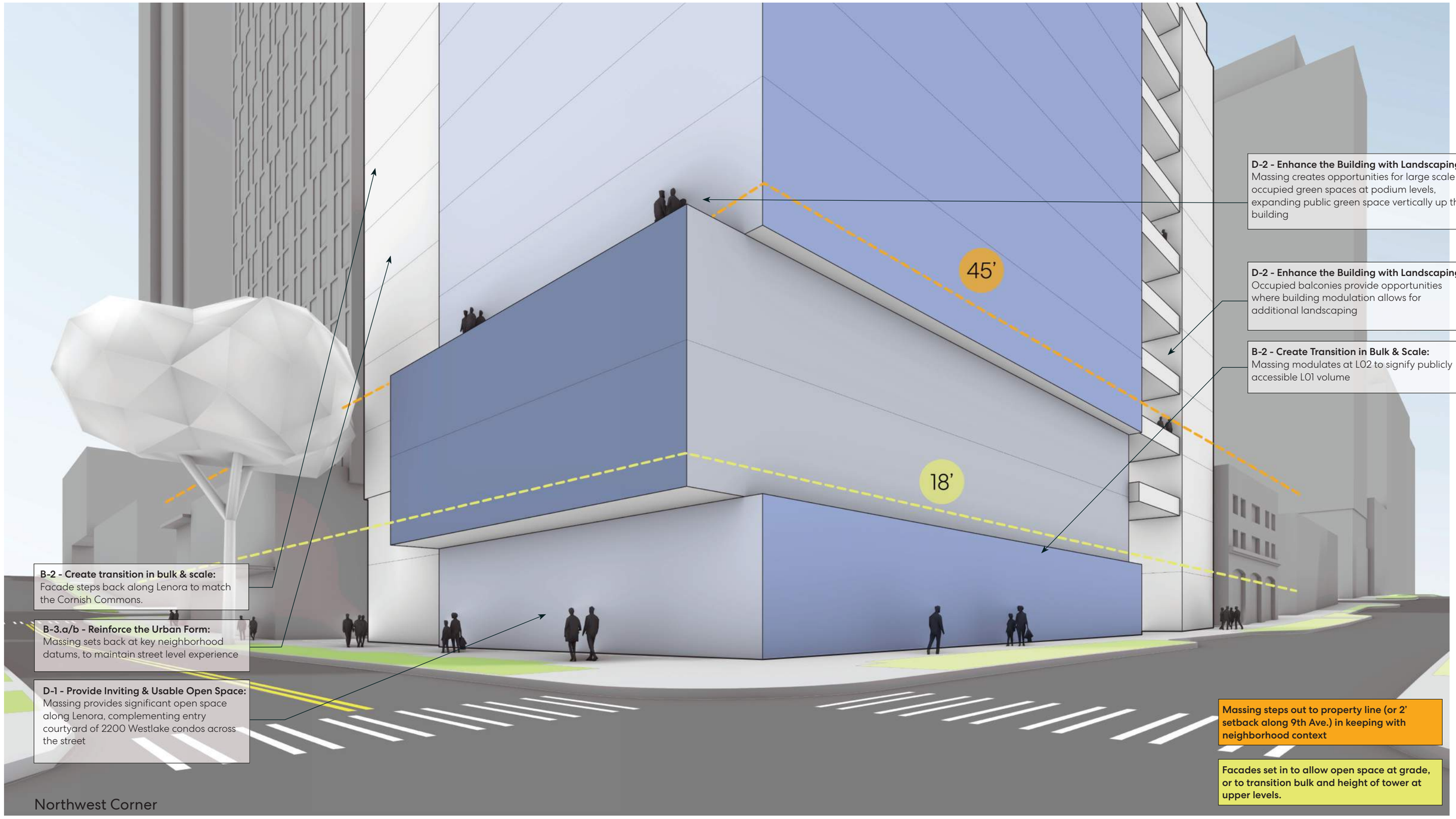
Option B | Perspective Views

Northwest Corner



Option B | Perspective Views

Northwest Corner at Ground Level



Option B | Perspective Views

Lenora St. looking East

Option B | Perspective Views

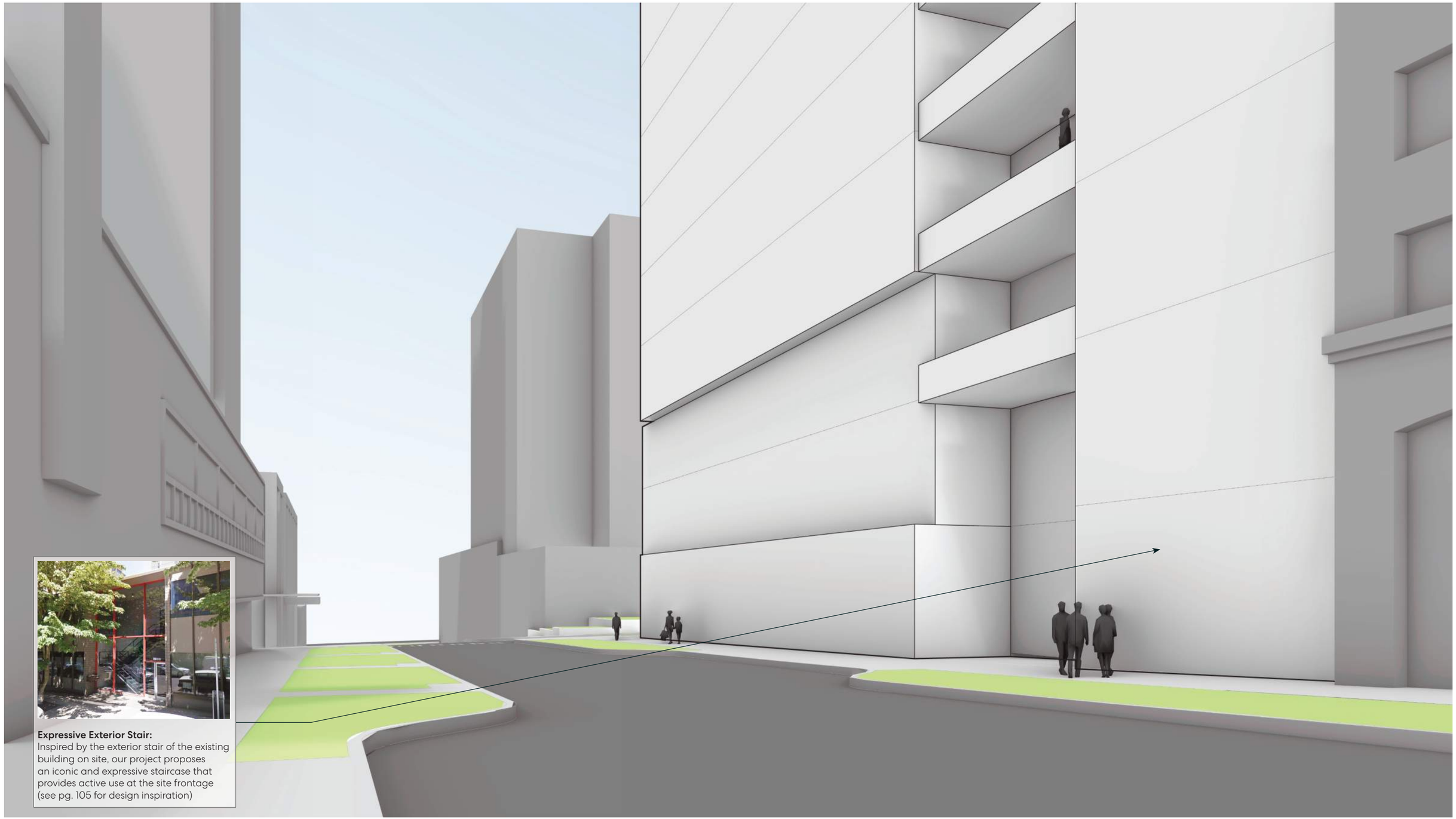
Center of Lenora St. looking East

Option B | Perspective Views

Center of 9th Ave. looking South

Option B | Perspective Views

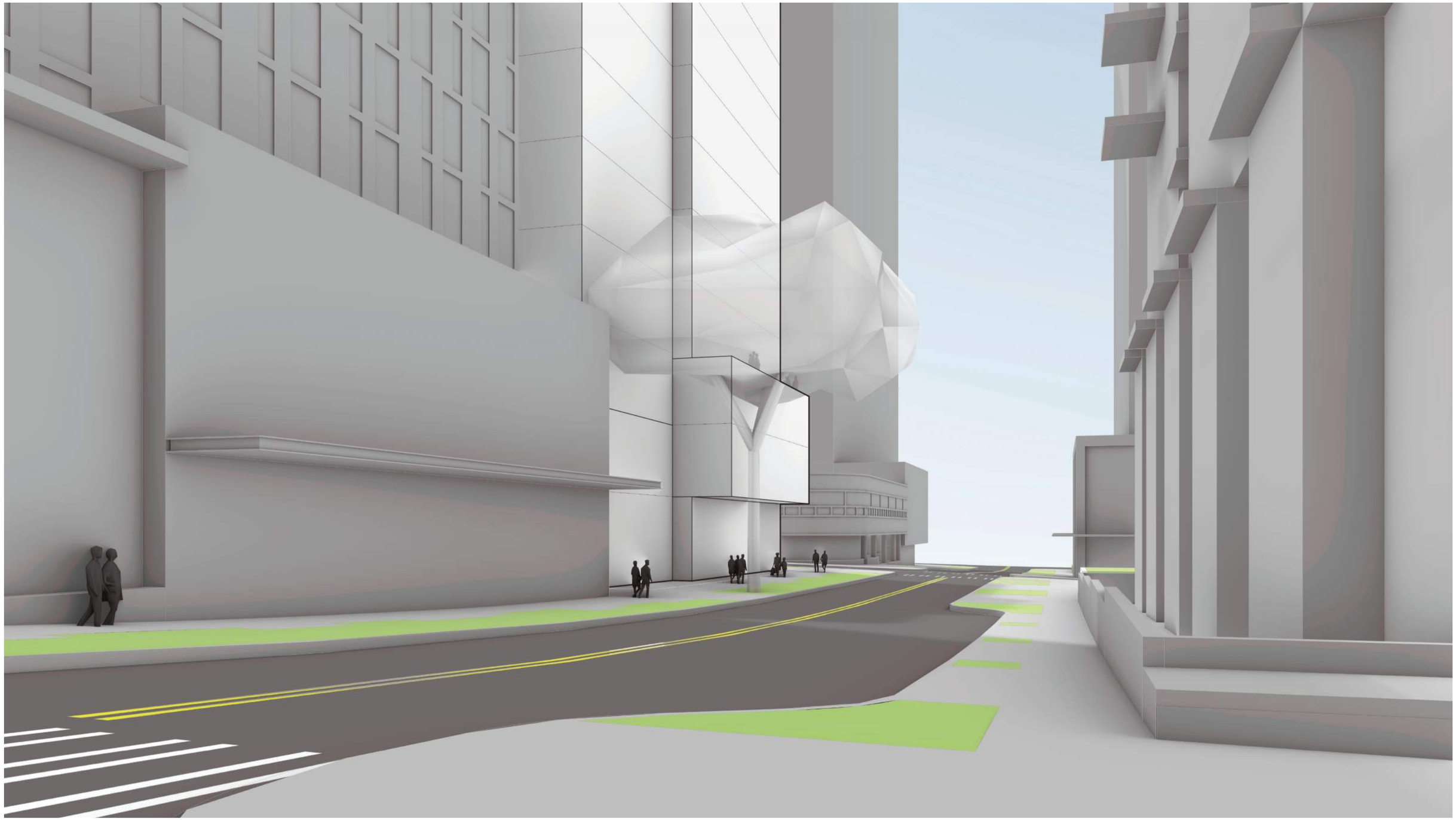
9th Ave. Looking North



Expressive Exterior Stair:
Inspired by the exterior stair of the existing building on site, our project proposes an iconic and expressive staircase that provides active use at the site frontage (see pg. 105 for design inspiration)

Option B | Perspective Views

Lenora St. Looking West

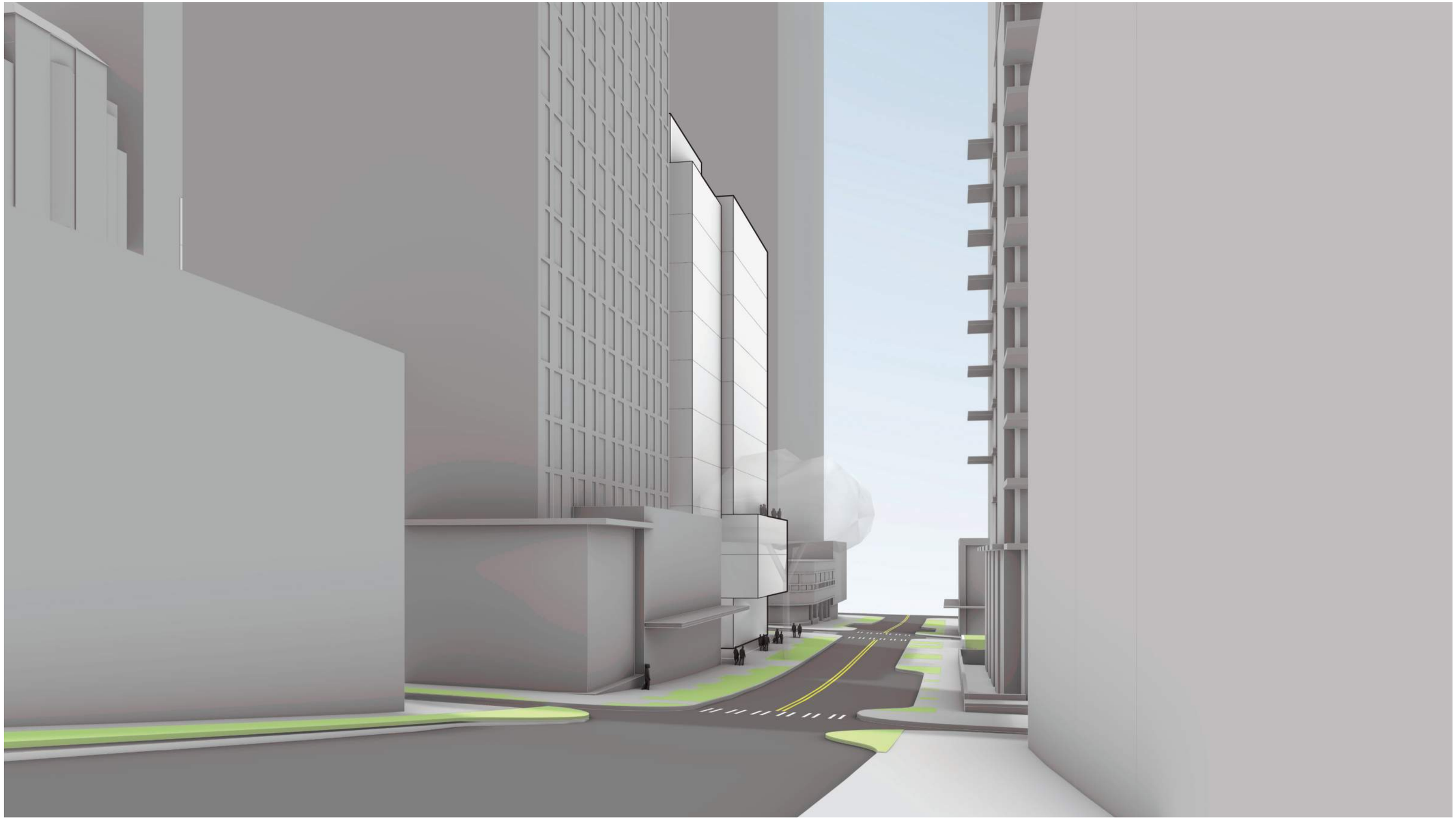


Option B | Perspective Views

9th Ave. Looking North

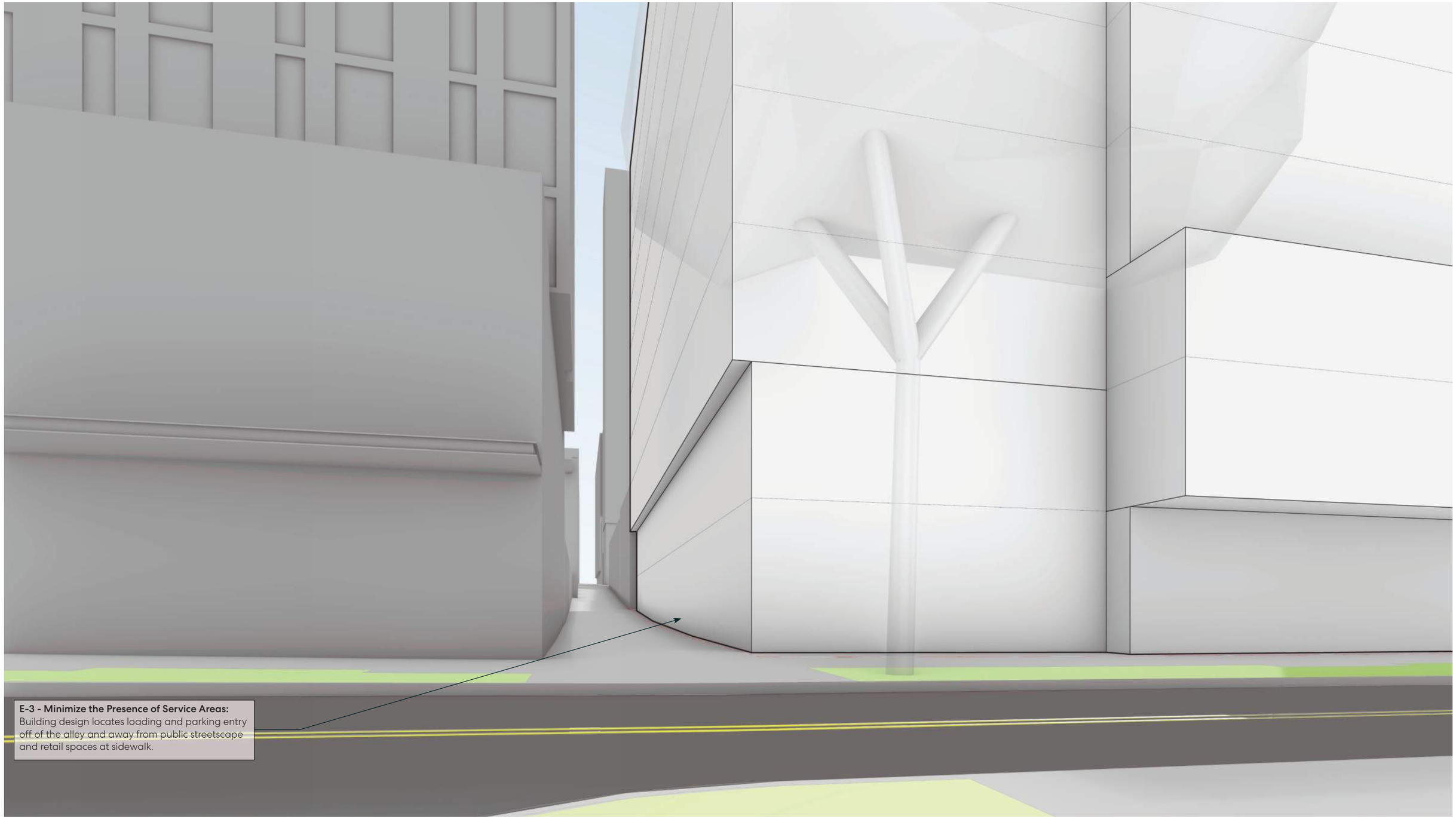
Option B | Perspective Views

Lenora St. Looking West



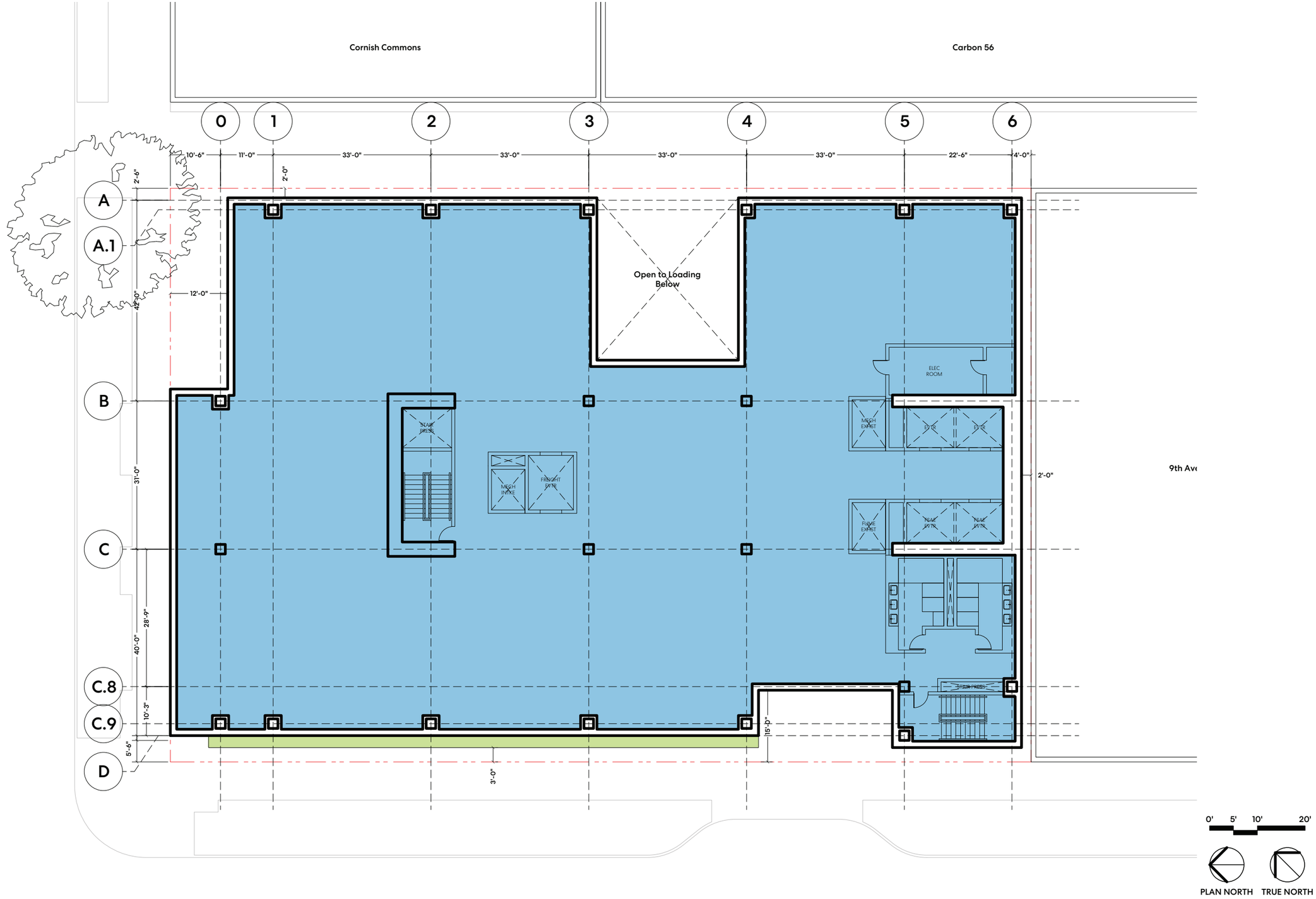
Option B | Perspective Views

Alley from North along Lenora St.

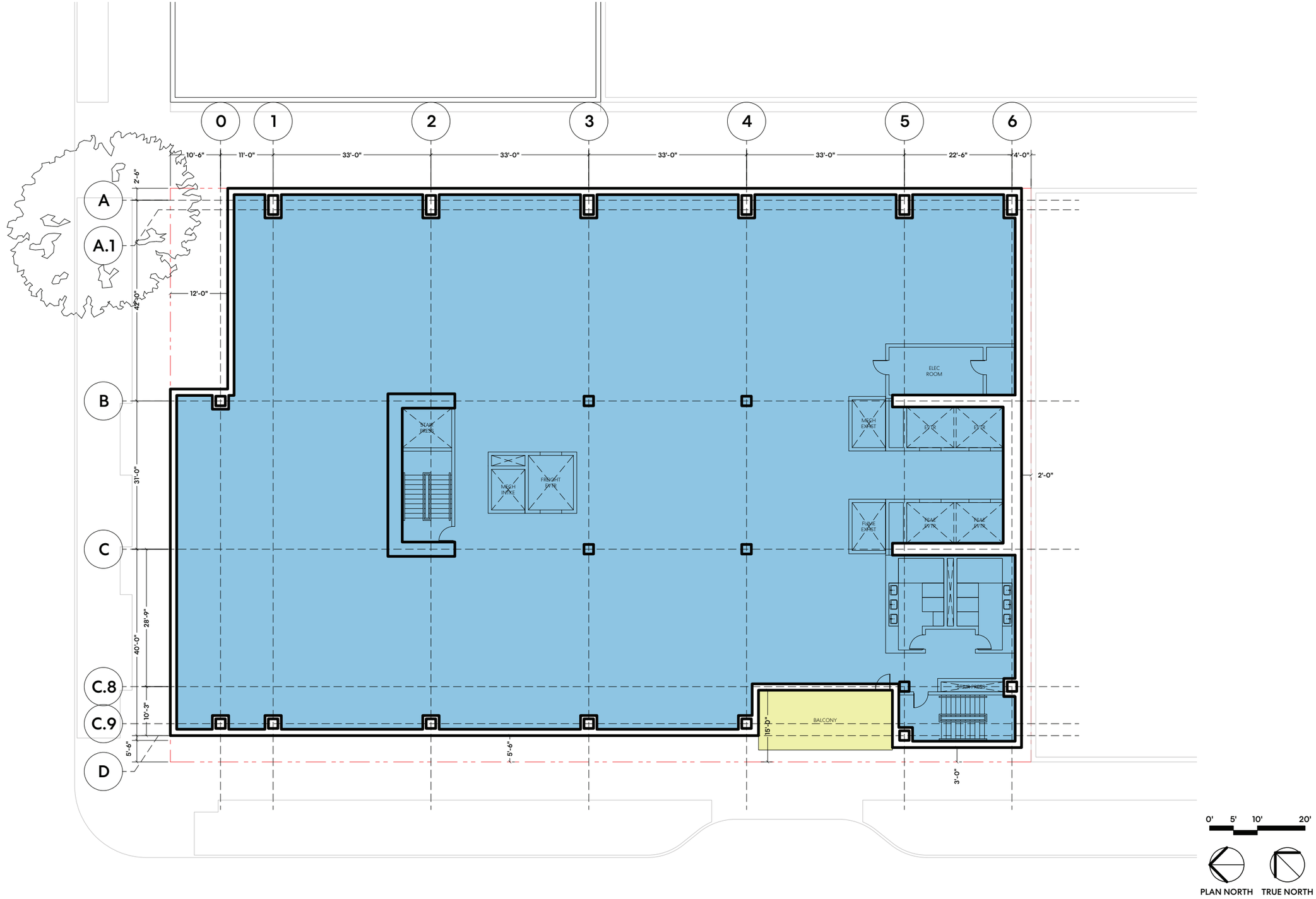


Option B | Level 01 Floorplan

Option B | Level 02 Floorplan



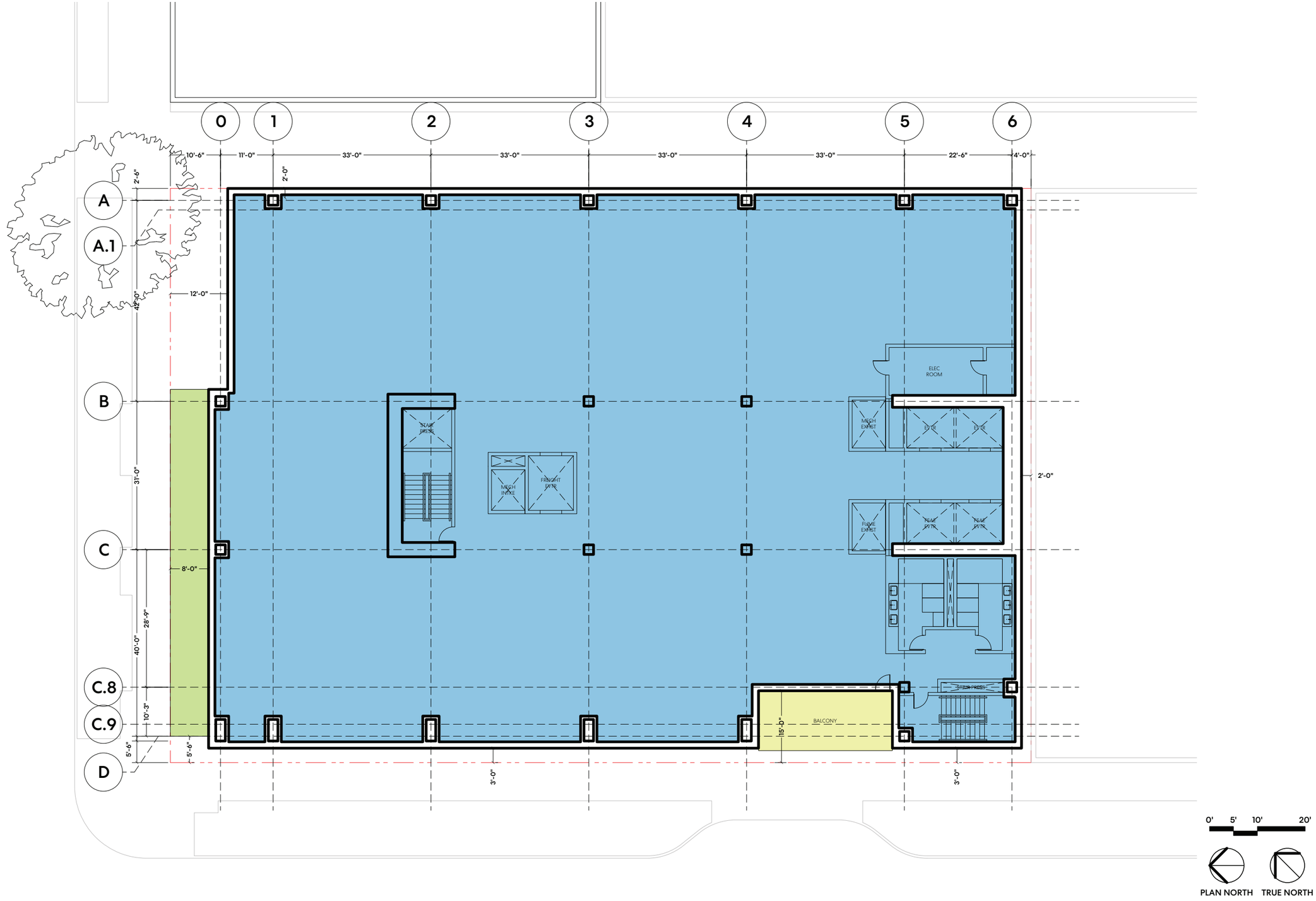
Option B | Level 03 Floorplan



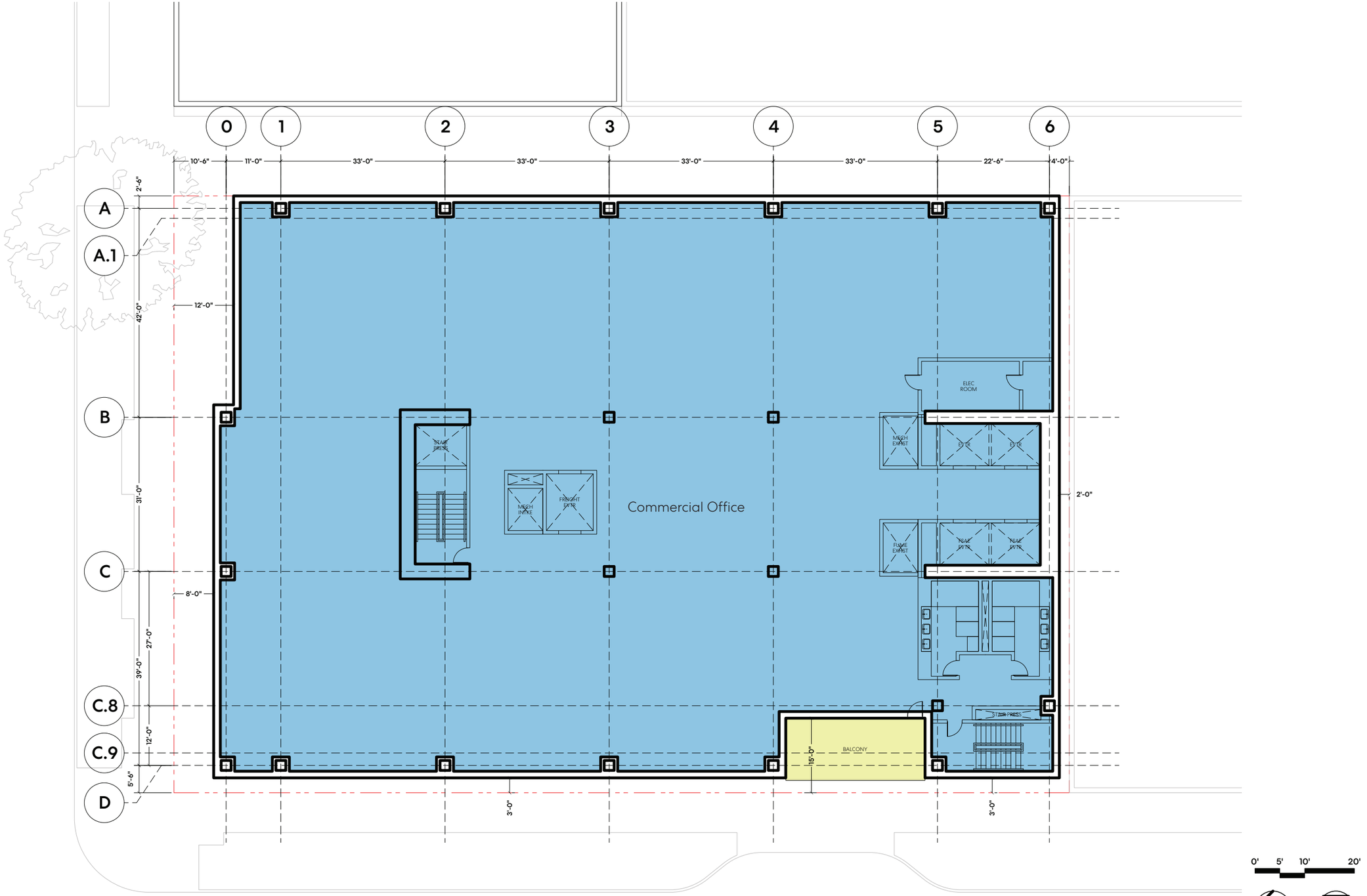
0' 5' 10' 20'

PLAN NORTH TRUE NORTH

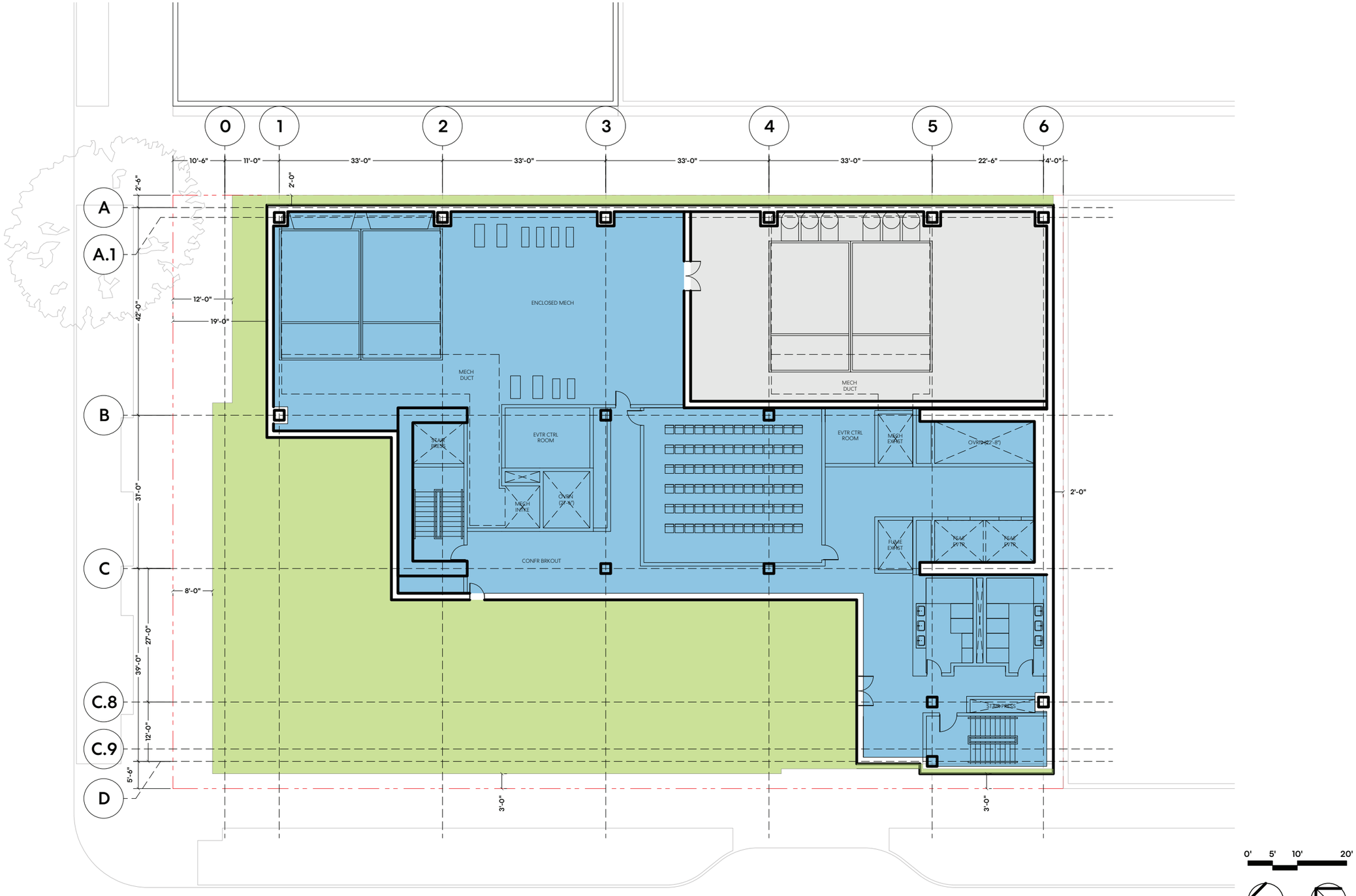
Option B | Level 04 Floorplan



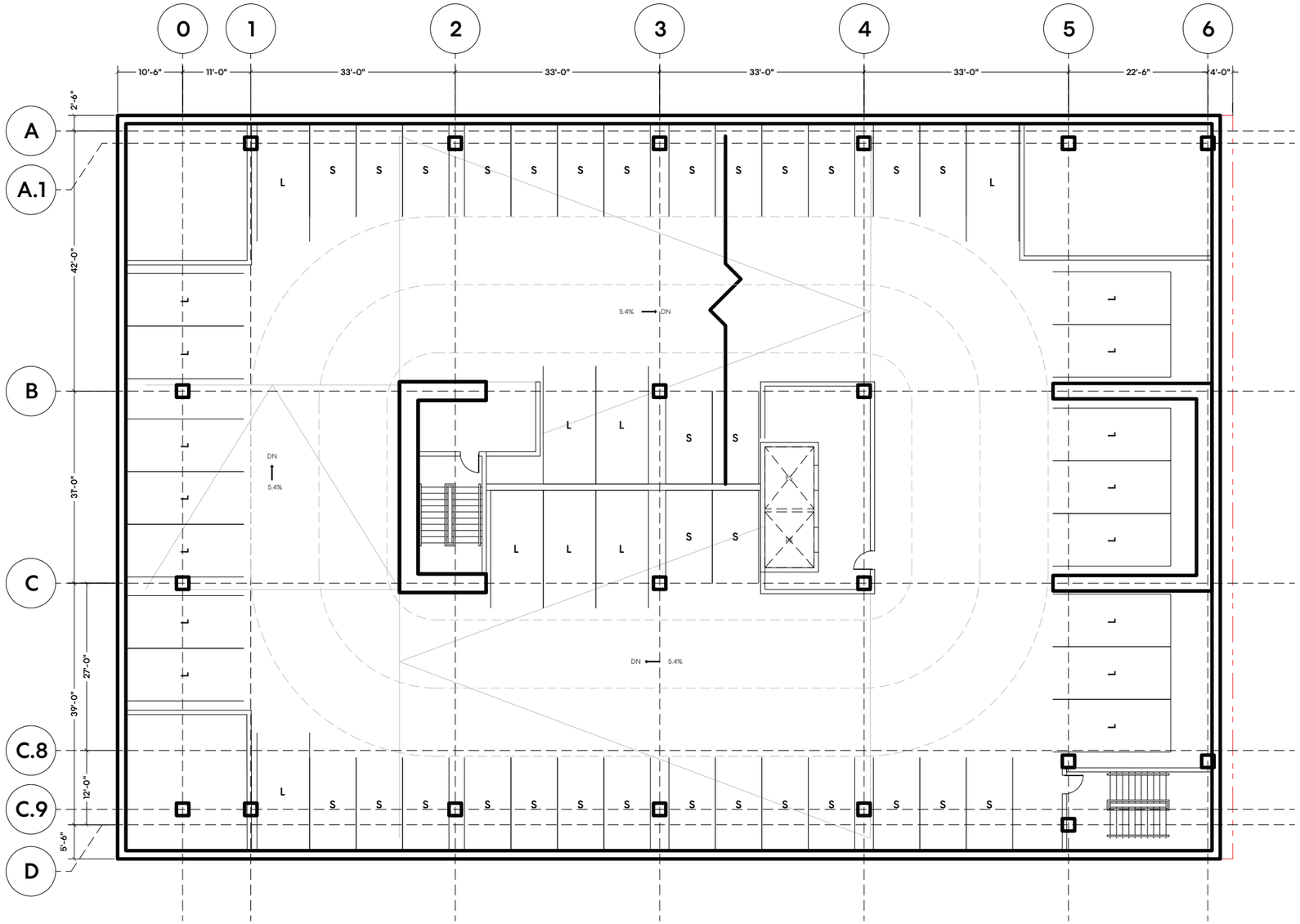
Option B | Level 05 - Level 10 Floorplan



Option B | Level 11 / Rooftop Amenity Floorplan



Option B | Typical Parking Floorplan

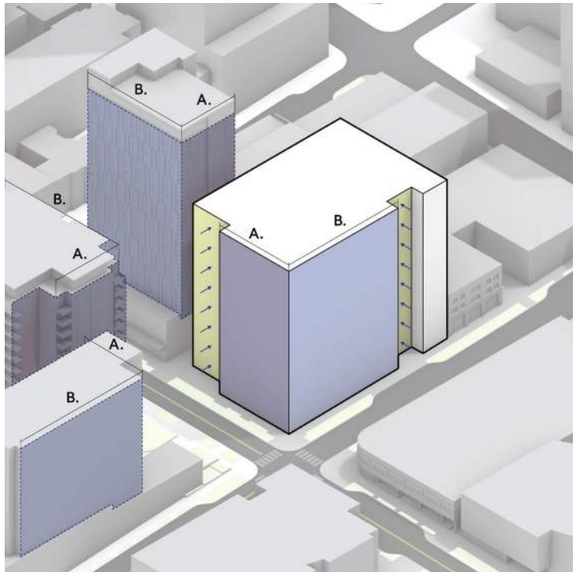


0' 5' 10' 20'

PLAN NORTH TRUE NORTH

Option C (Preferred) | Concept Diagrams

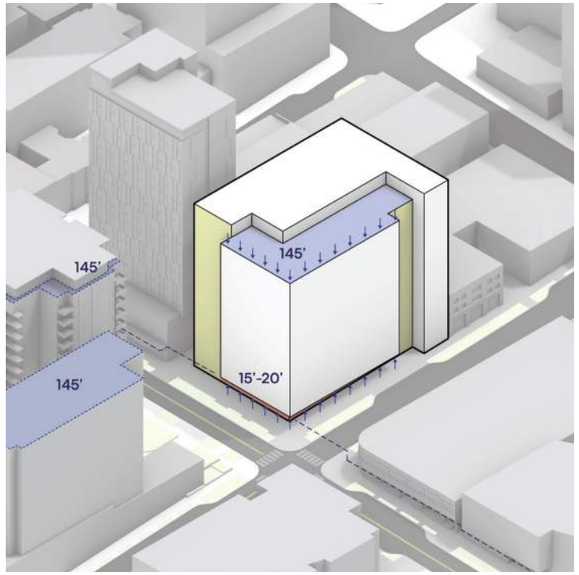
Key Guidelines



Modulate to Respond to Context

Set in elements on both facades to create a massing at the corner at a comparable scale to adjacent buildings. The inset along Lenora St. also acknowledges the relationship to the Cornish Commons tower.

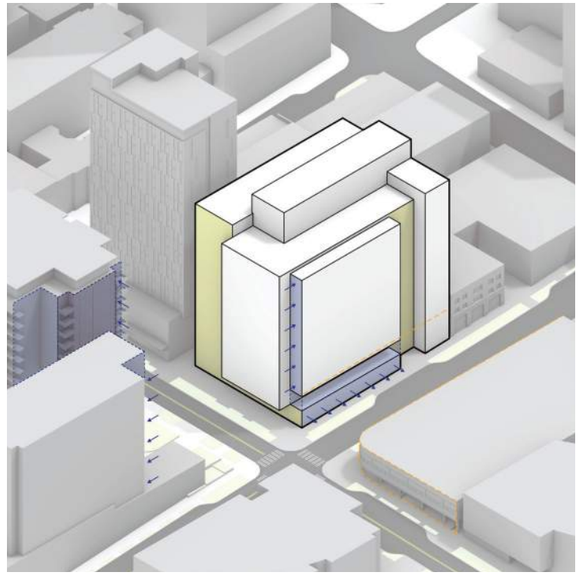
B1 - Respond to Neighborhood Context
Massing modulates at key dimensions to match surrounding facade width proportions



Align to Key Urban Datums

Set down roof level to align to heights of surrounding buildings and undercut massing at grade in response to the Braille Library and other key neighborhood datums.

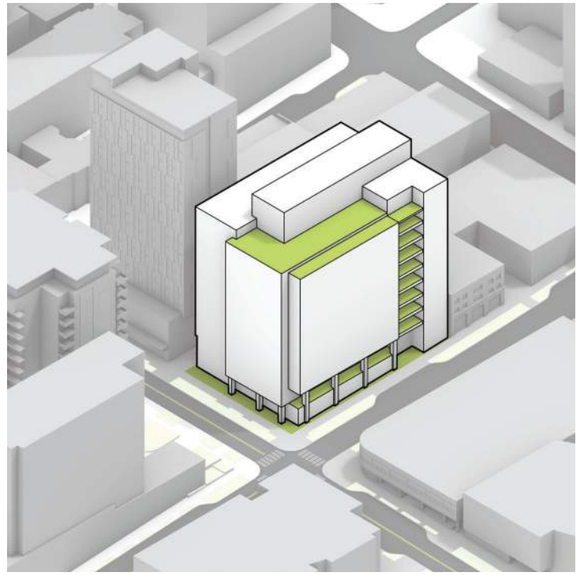
B1 - Respond to Neighborhood Context
Massing steps down at corner of 9th & Lenora to match roof level of comparably sized development across Lenora St.



Pull from Architectural Context

Push in the corner along 9th in a similar character to adjacent buildings. Elevate undercut along 9th Ave to match similar height of Braille Library and slide out ground level mass to meet property line.

B2 - Create a transition in bulk & scale
Corner mass is pushed to respond to adjacent buildings while the lower portion of the mass is bisected, creating a single story pedestrian scale volume with outdoor open space occupying the second level above



Elevate Green Space throughout Building

Final massing concept provides facades of variable scale while also create multiple opportunities for green space to continue up the building, expanding the green street character throughout the massing.

D2 - Enhance the building with landscaping
Massing moves reinforce opportunities for landscaped amenity spaces which move up the building, expanding the green street character vertically throughout the building mass

Option C (Preferred) | Perspective Views

Northwest Corner

Option C (Preferred) | Perspective Views

Northwest Corner at Ground Level

Option C (Preferred) | Perspective Views

Lenora St. looking East

Option C (Preferred) | Perspective Views

Center of Lenora St. looking East

Option C (Preferred) | Perspective Views

Center of 9th Ave. looking South

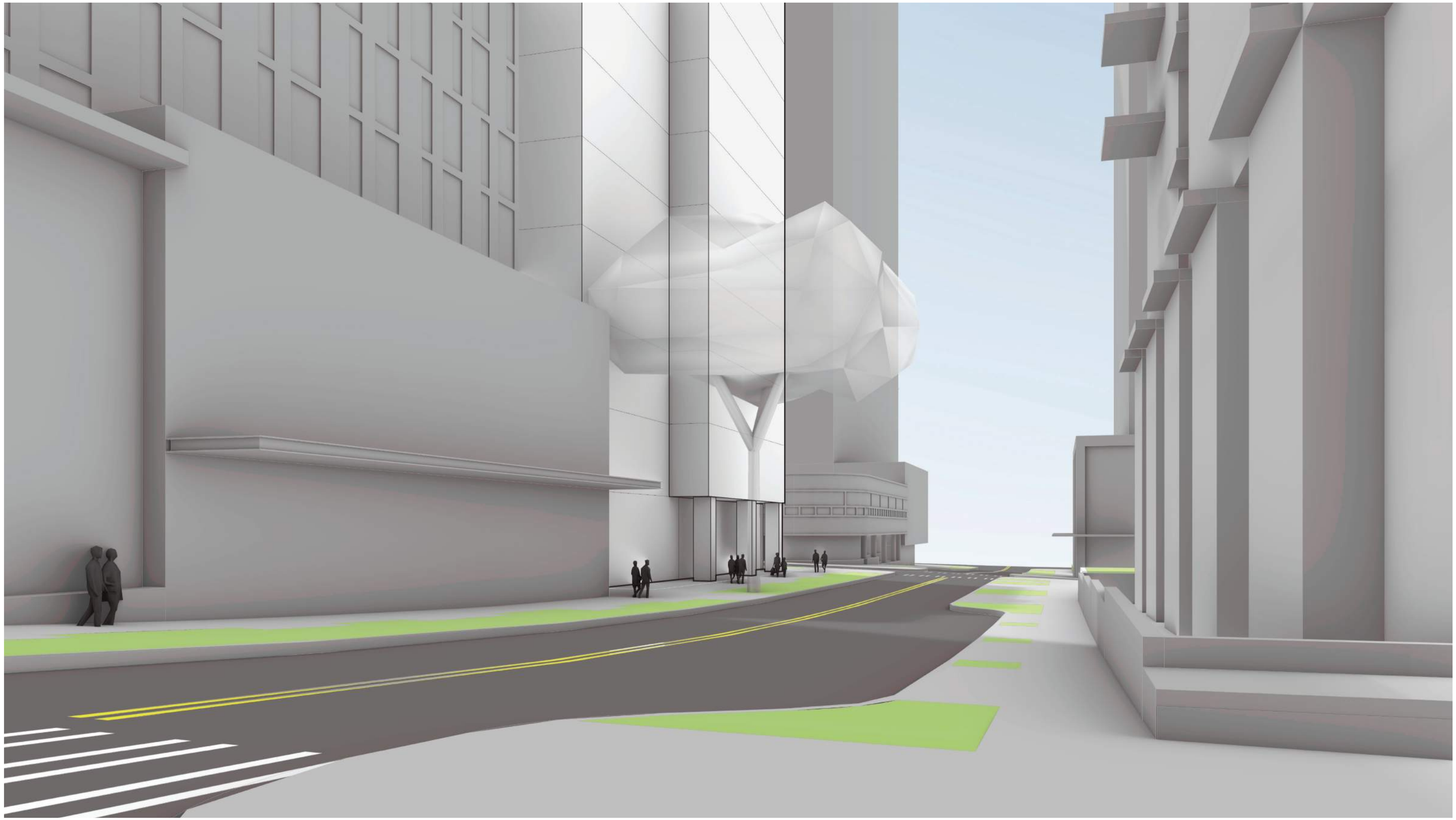
Option C (Preferred) | Perspective Views

9th Ave. Looking North

Expressive Exterior Stair:
Inspired by the exterior stair of the existing building on site, our project proposes an iconic and expressive staircase that provides active use at the site frontage (see pg. 105 for design inspiration)

Option C (Preferred) | Perspective Views

Lenora St. Looking West

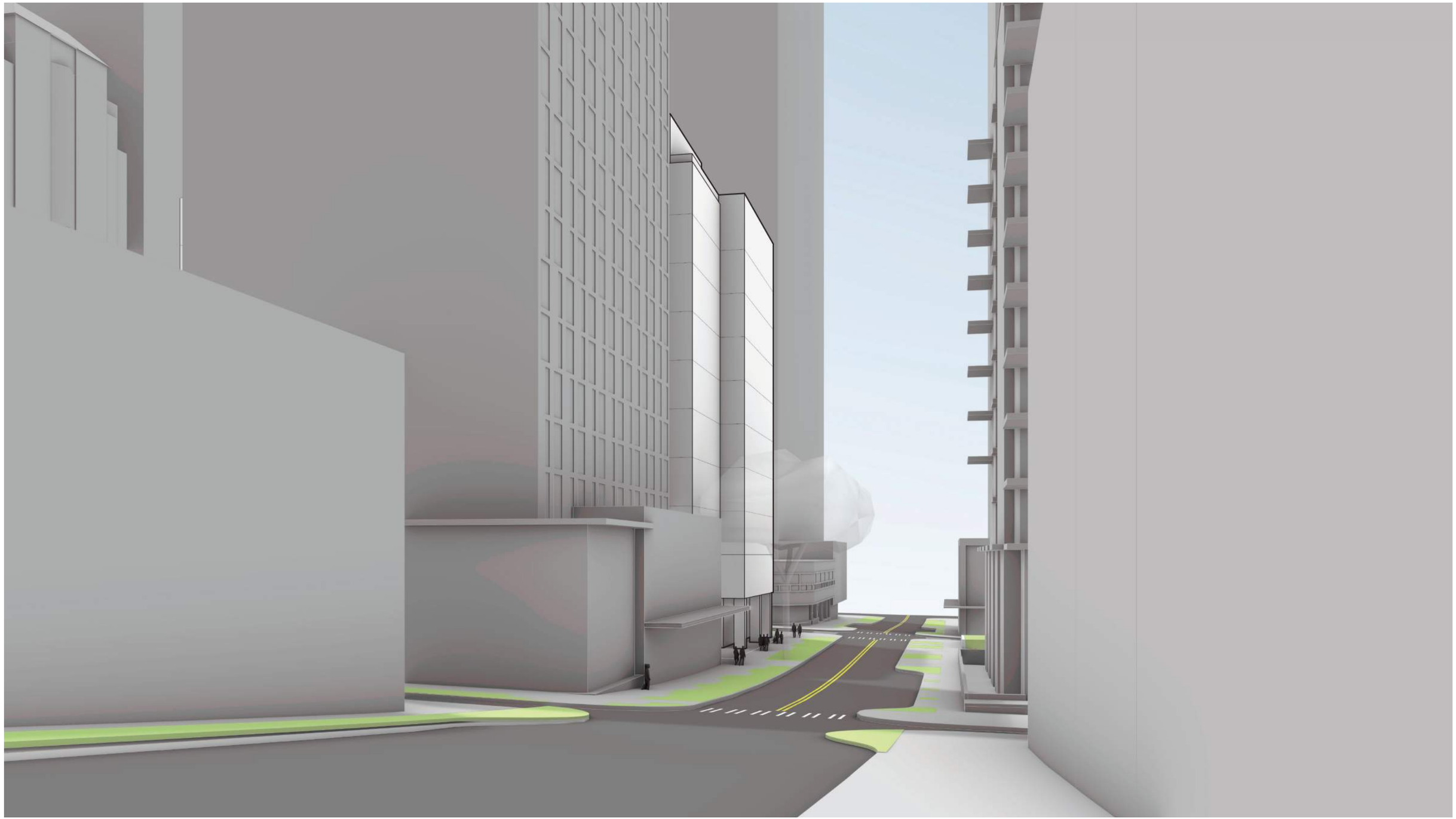


Option C (Preferred) | Perspective Views

9th Ave. Looking North

Option C (Preferred) | Perspective Views

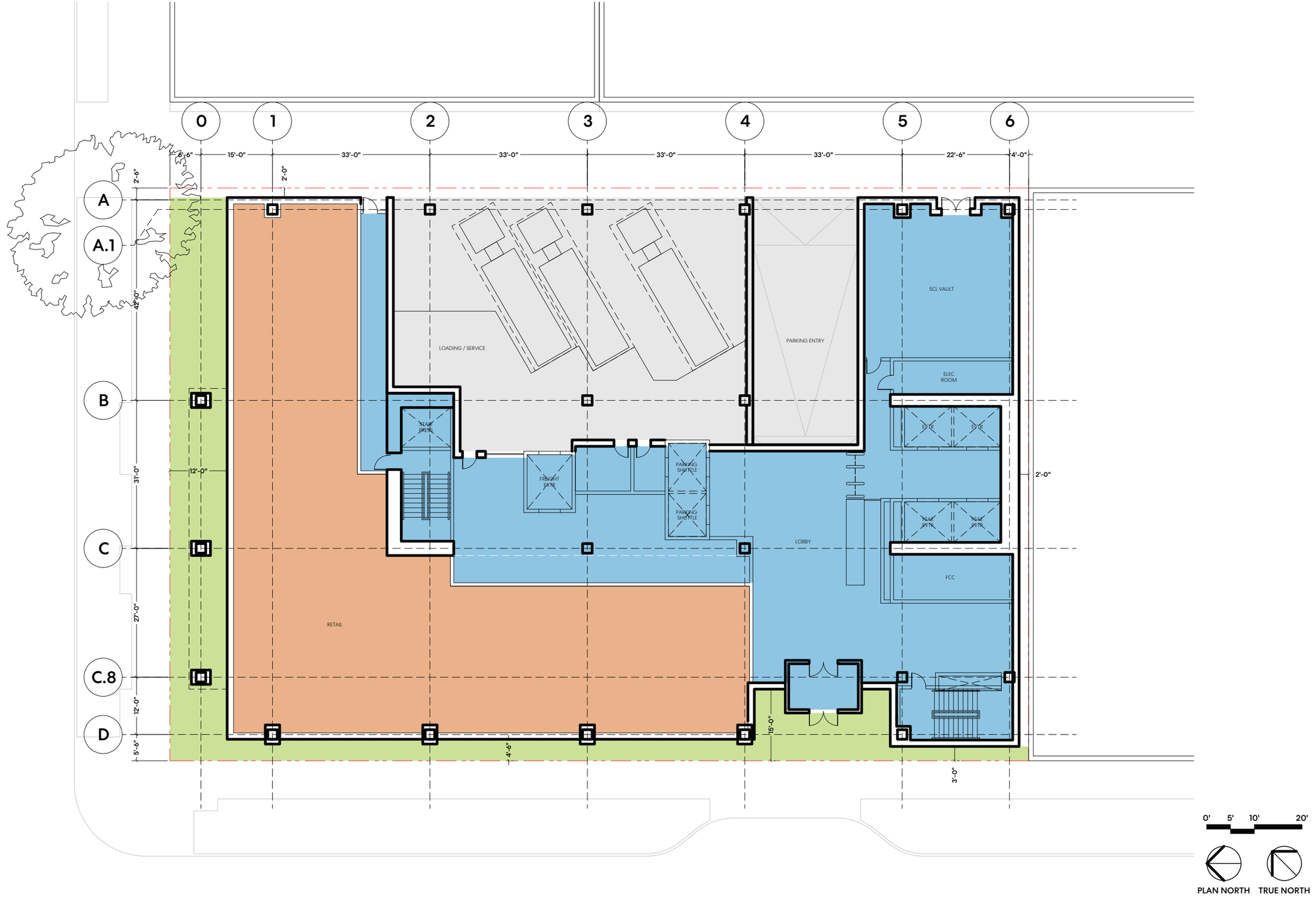
Lenora St. Looking West



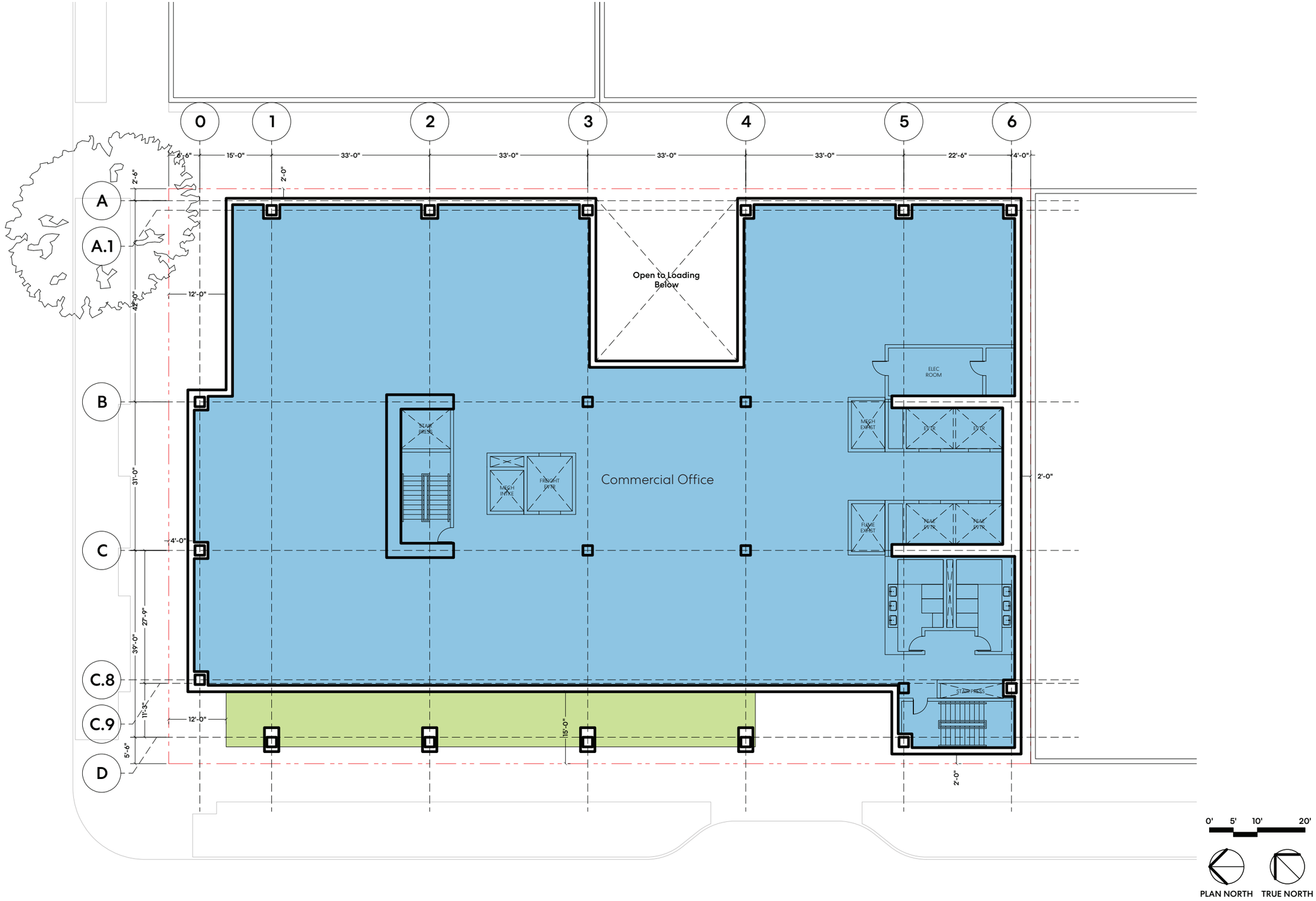
Option C (Preferred) | Perspective Views

Alley from North along Lenora St.

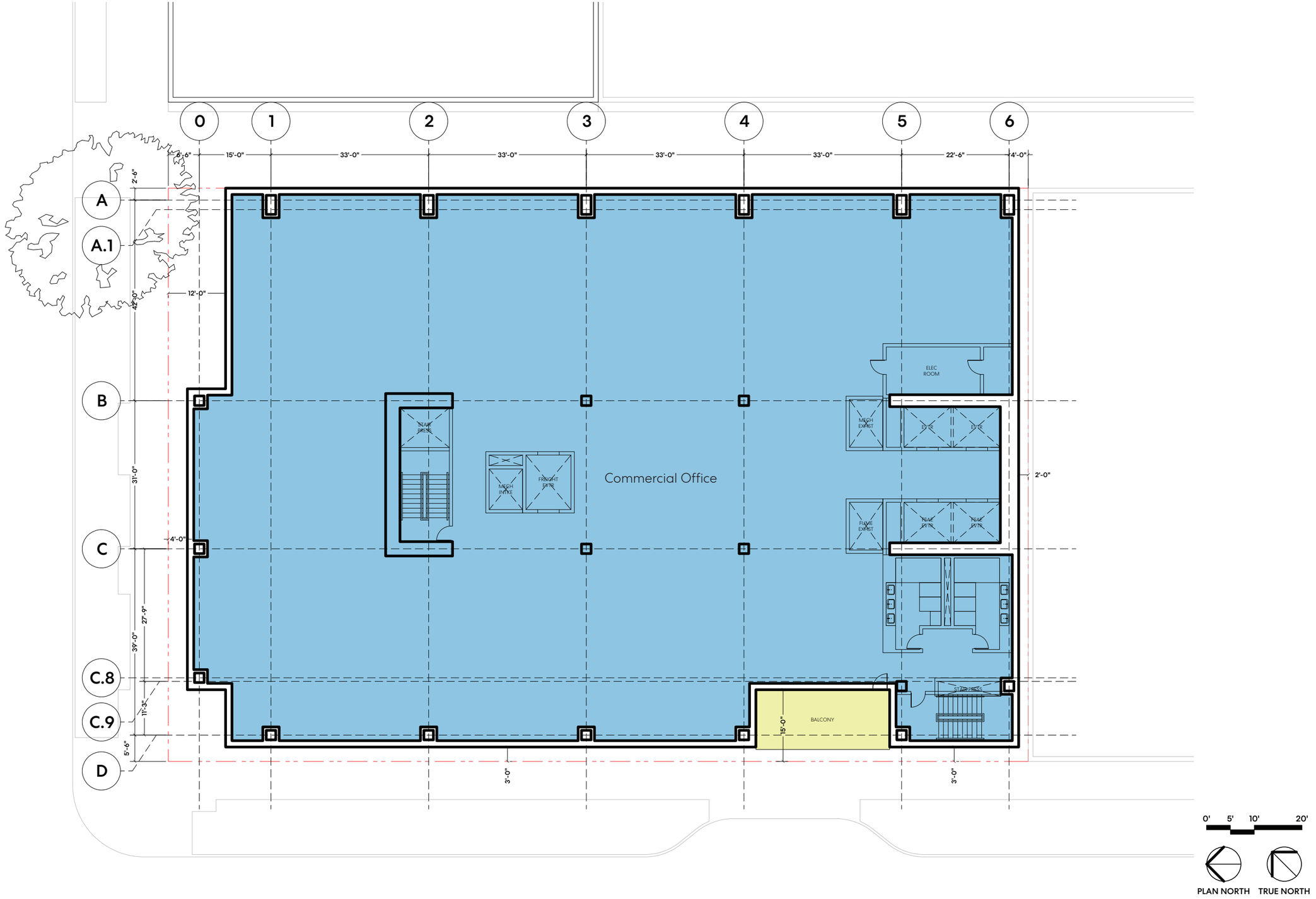
Option C (Preferred) | Level 01 Floorplan



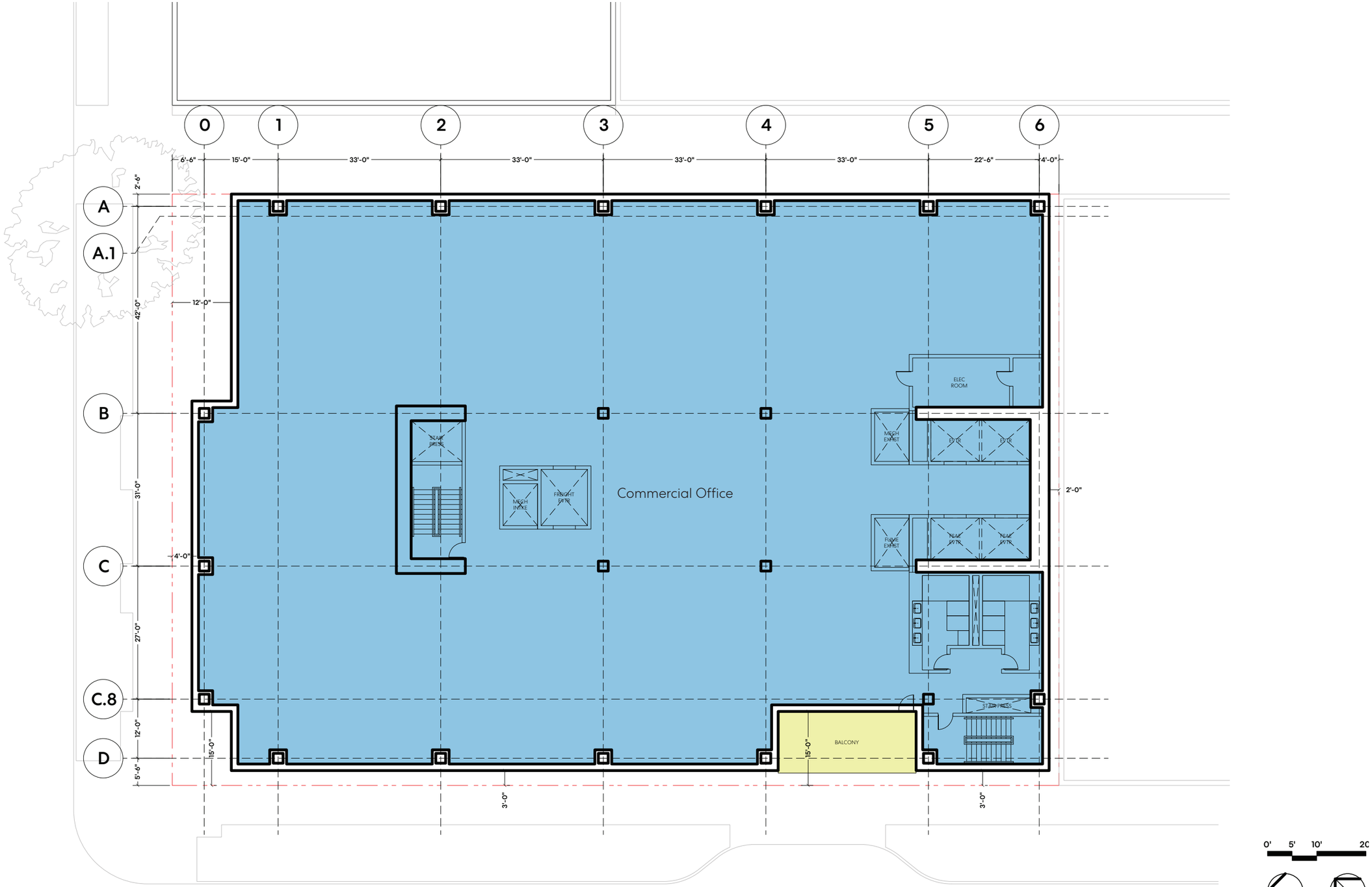
Option C (Preferred) | Level 02 Floorplan



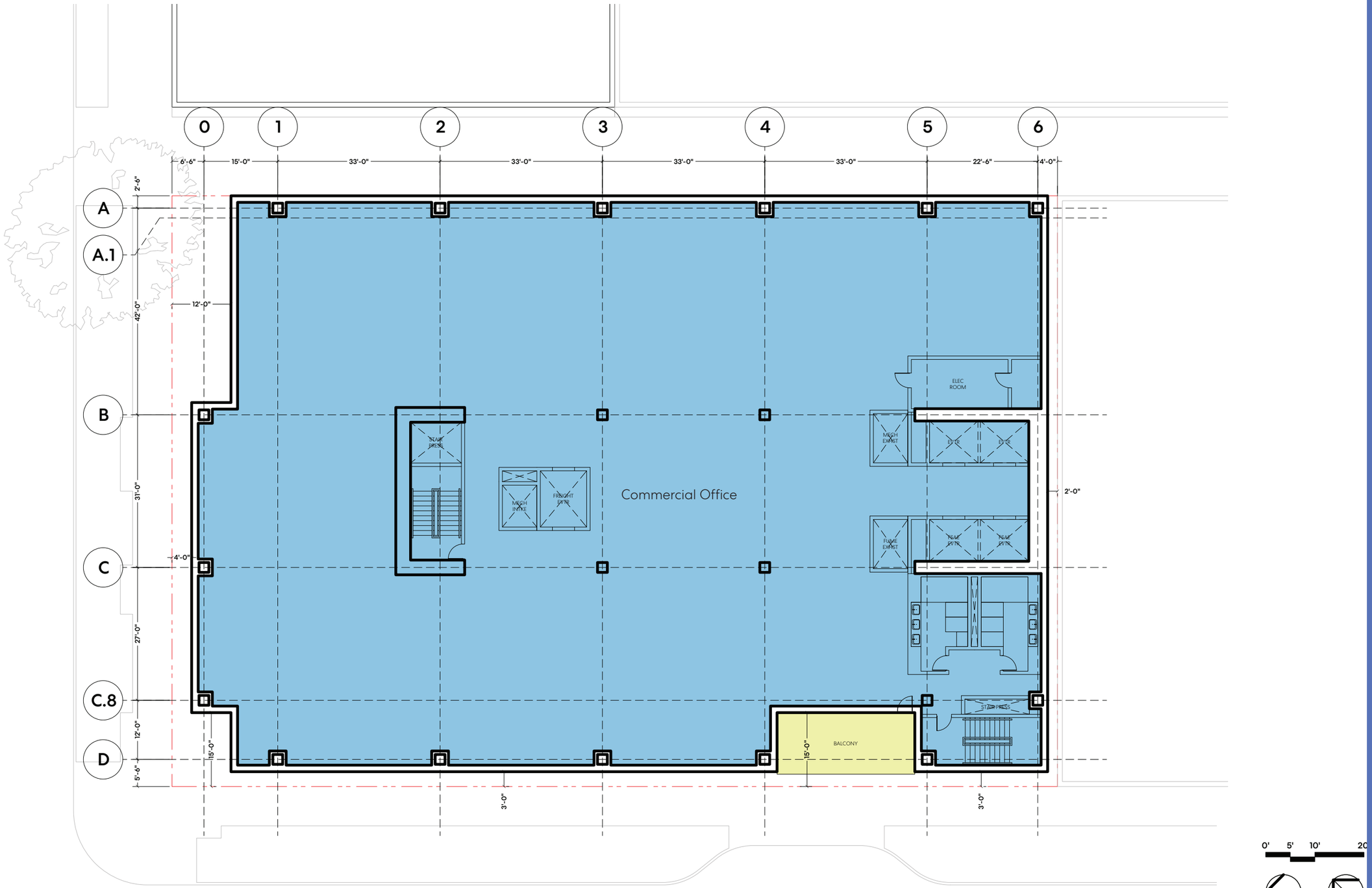
Option C (Preferred) | Level 03 Floorplan



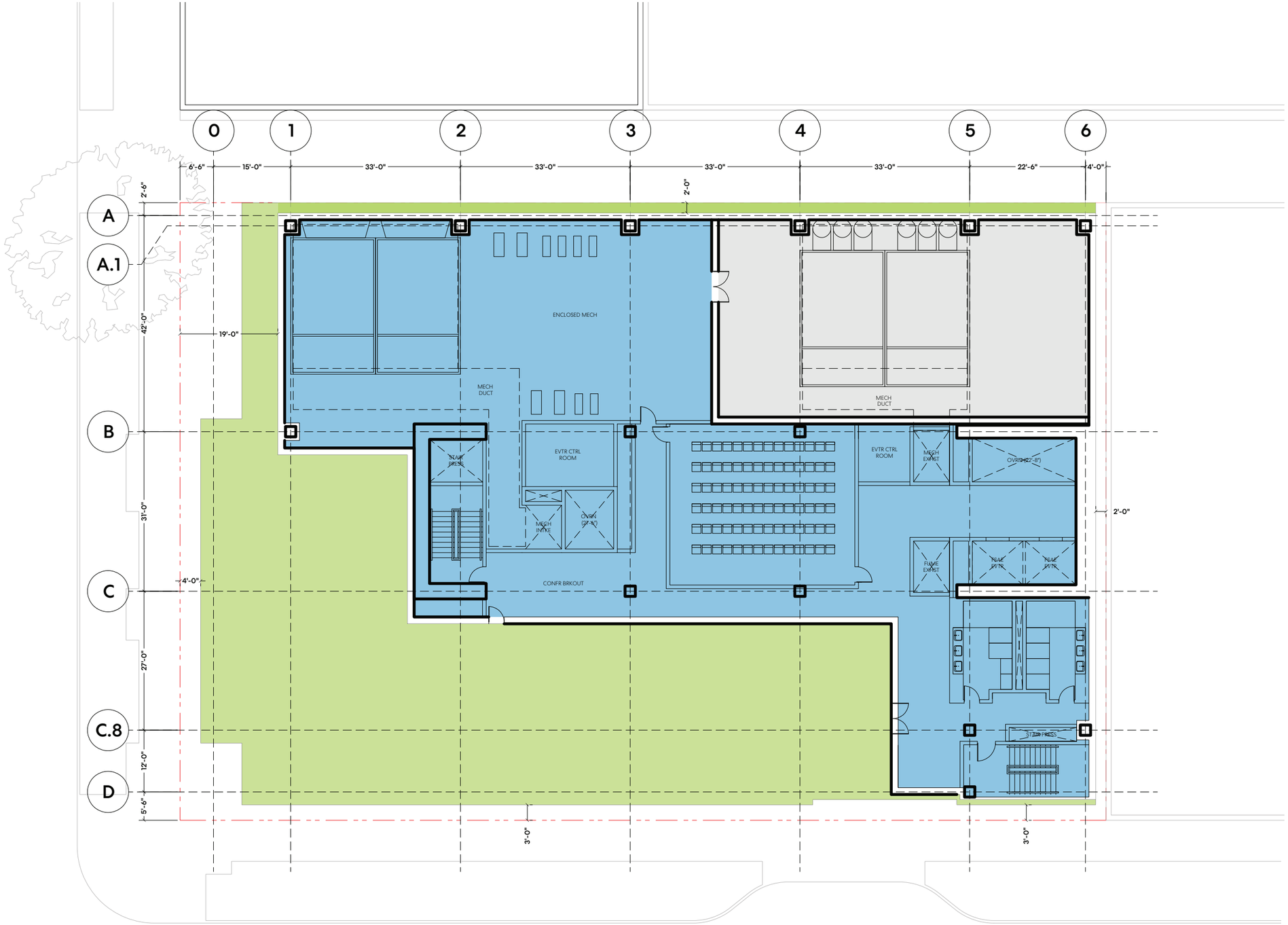
Option C (Preferred) | Level 04 Floorplan



Option C (Preferred) | Level 05 - Level 10 Floorplan



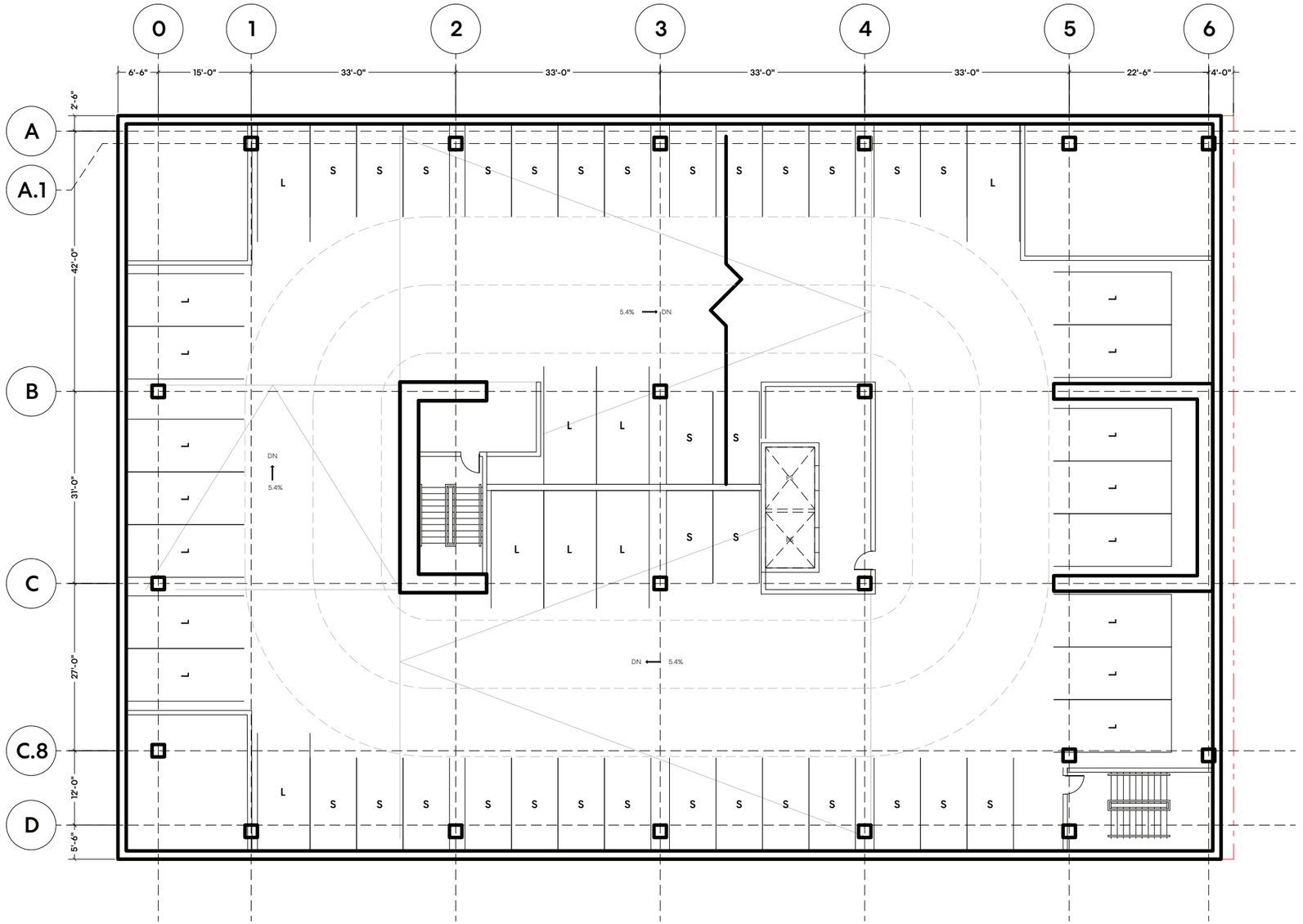
Option C (Preferred) | Level 11 / Rooftop Amenity Floorplan



0' 5' 10' 20'

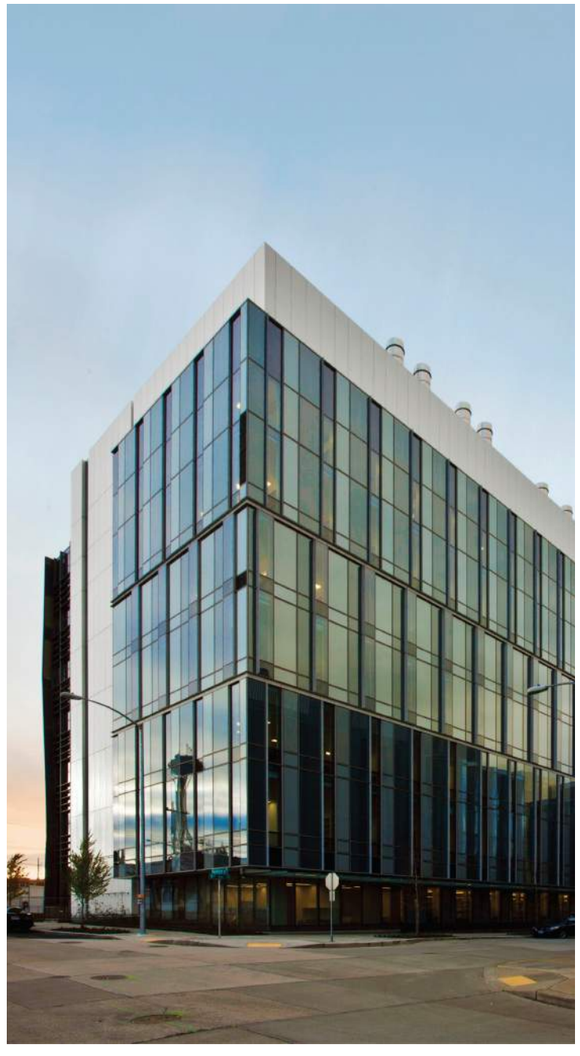
PLAN NORTH TRUE NORTH

Option C (Preferred) | Typical Parking Plan



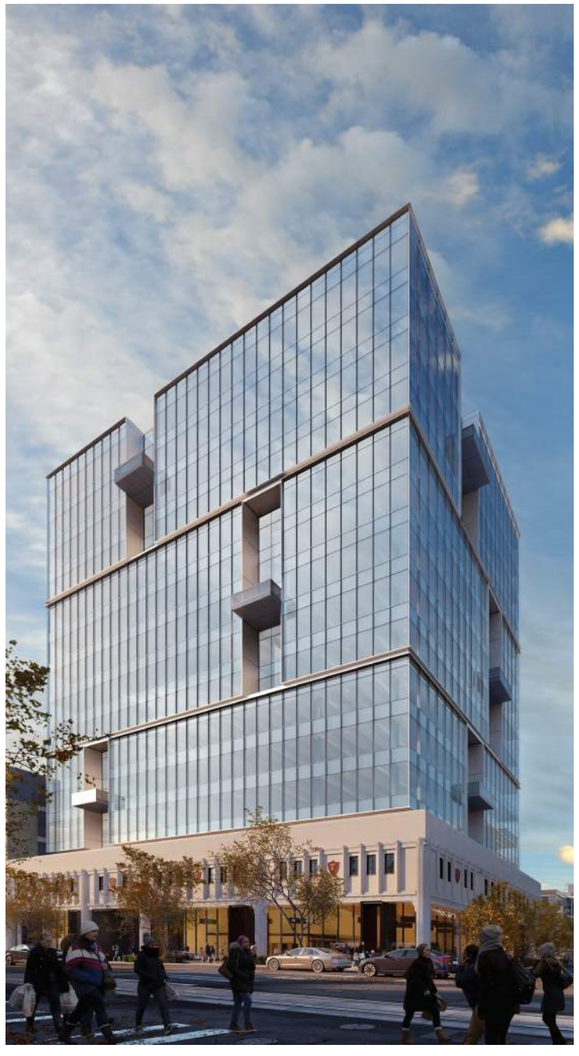
0' 5' 10' 20

PLAN NORTH TRUE NORTH



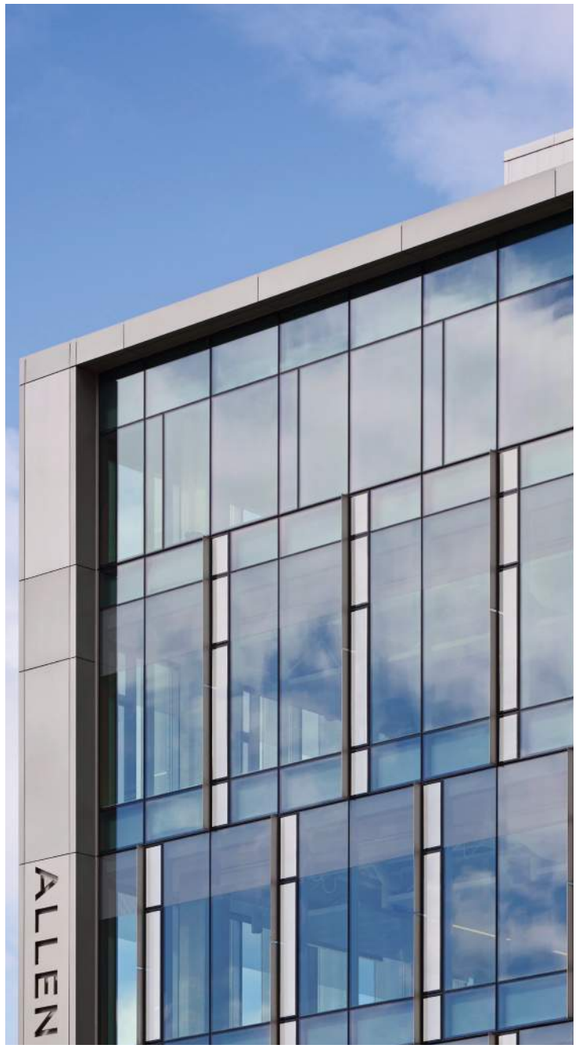
UW SOM 3.1 | 750 Republican

Architect: Perkins & Will



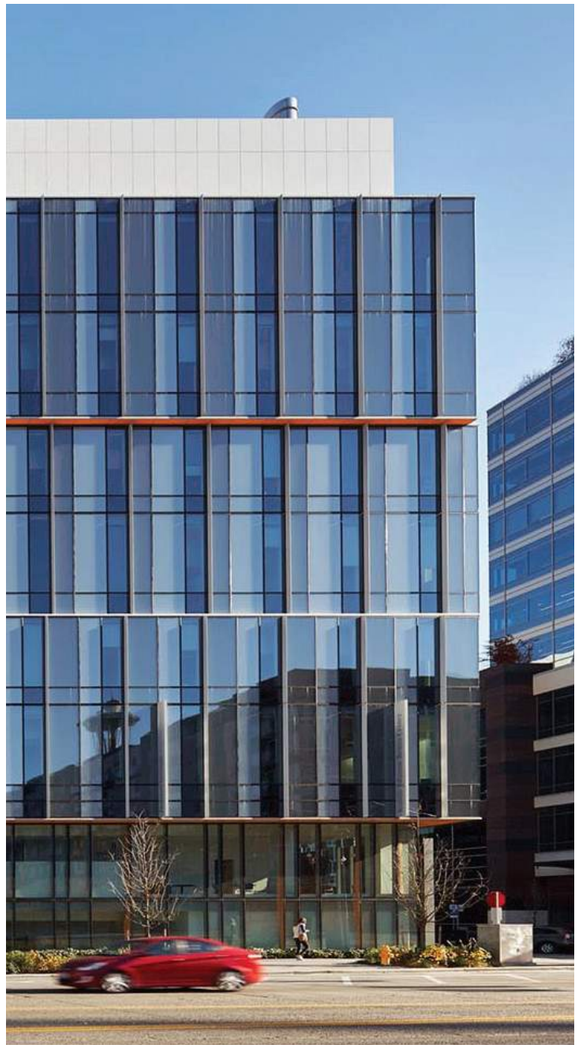
400 Westlake | 400 Westlake

Architect: Perkins & Will



Allen Institute | 615 Westlake Ave N

Architect: Perkins & Will



UW SOM 3.2 | 750 Republican

Architect: Perkins & Will

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06 Landscape

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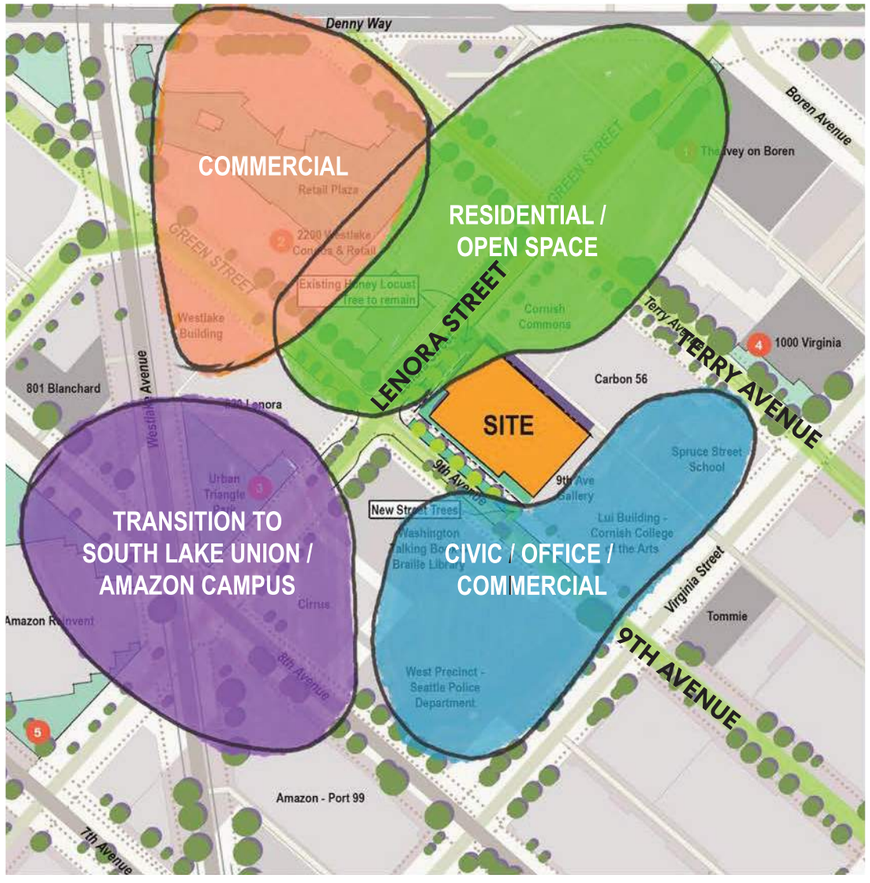
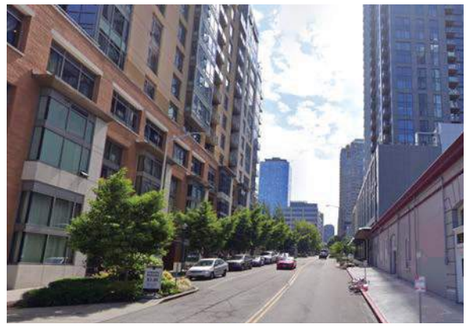
LANDSCAPE SITE ANALYSIS

Green Street Context

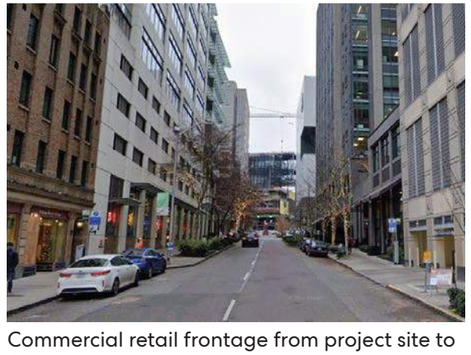


9TH AVENUE



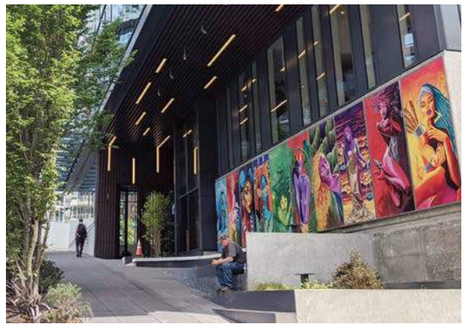
Commercial retail frontage from Westlake Ave along 9th; buildings align directly behind sidewalk with few setbacks

Landscape along the adjacent 9th Ave Gallery and Talking Book and Braille Library is lush with mature street trees



Commercial retail frontage from project site to Convention center becomes increasingly urban

LENORA STREET



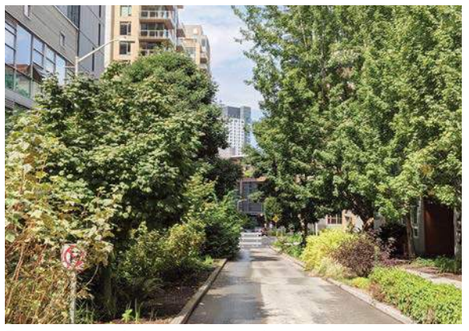
Newly completed outdoor plaza at Ivey on Boren project showcases Cornish mural art and provides community space

Adjacent Cornish housing provides a vibrant street frontage with colorful signage and amenities in the right of way

2200 Westlake apartments provides generous setback for drop-off with a private entry courtyard for residents

TERRY AVENUE

Terry Avenue is an important green street precedent with widened planting beds and narrowed street / curb alignment

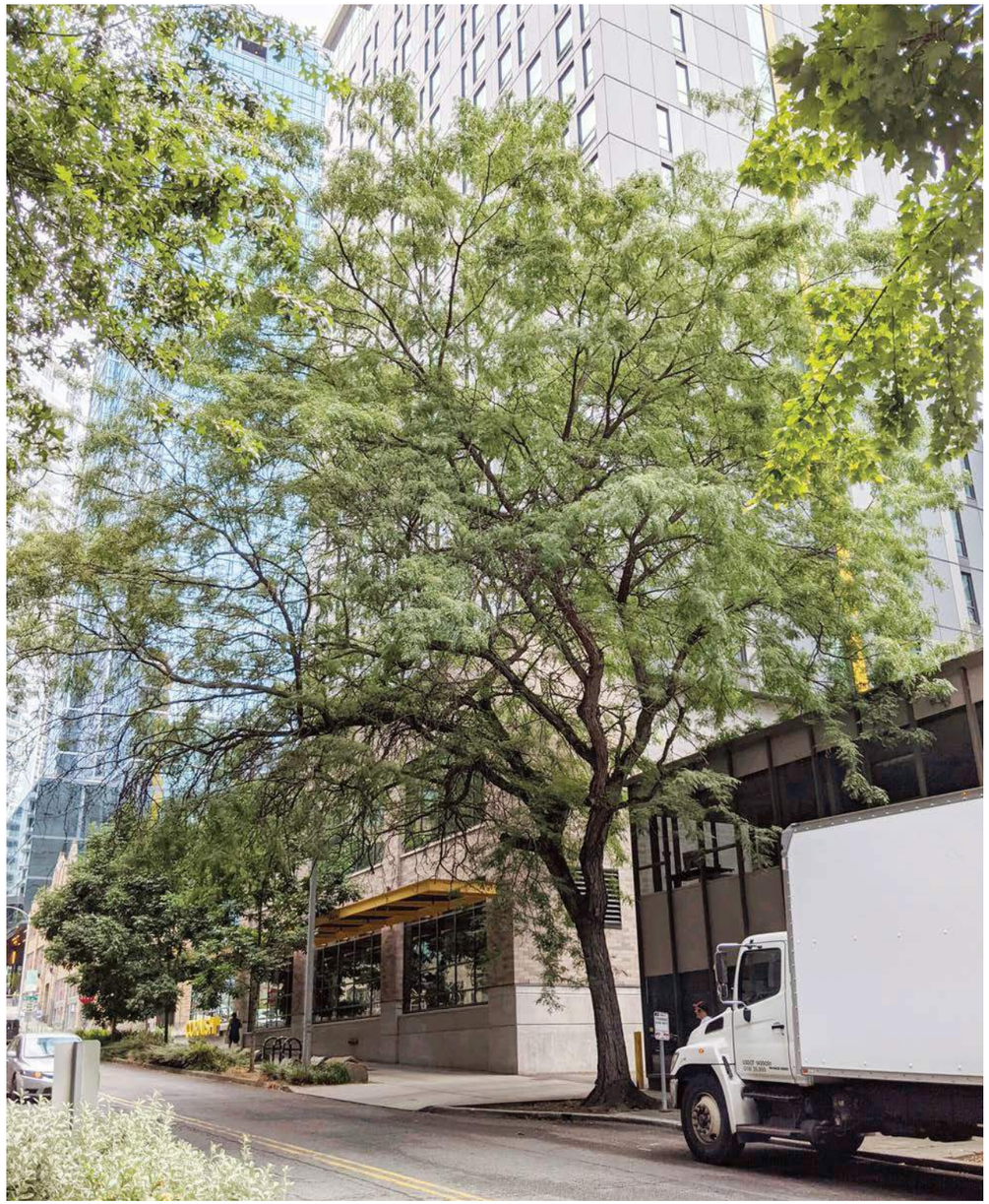


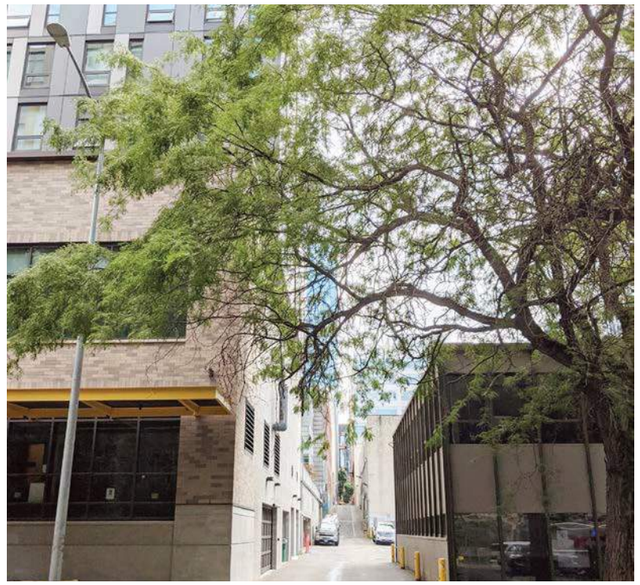
Featuring a large rain garden and extensive plantings, Terry Avenue serves as a lush oasis for the neighborhood

The 1000 Virginia/ Ayer project plans for a corner plaza with activated retail and street amenities

LANDSCAPE SITE ANALYSIS

Green Street Context: Honey Locust Tree



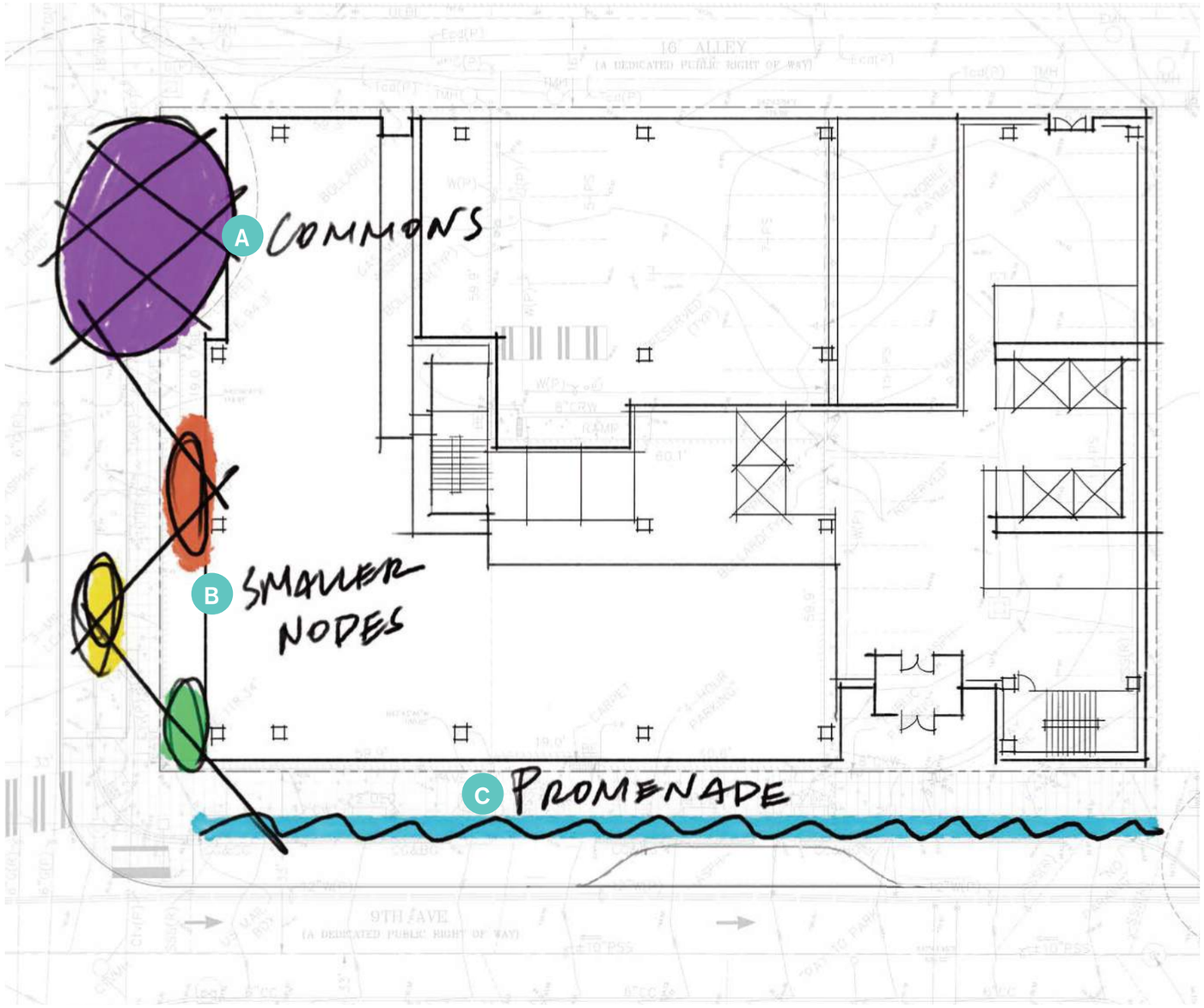


The project seeks to preserve an existing mature Honey Locust street tree that is currently thriving in urban conditions on Lenora Street. Valued for its fine, delicate foliage that casts a dappled open shade, the Honey Locust fares well in urban conditions, is highly tolerant of urban pollution and environmental salt. With an open upright branching habit of growth, the tree can be strategically pruned for pedestrian movement and activity below.

Botanical Name	*Gleditsia triacanthos*
Foliage	4”-8” bipinnately compound leaves with 1” long elliptic to lanceolate leaflets, bright yellow fall color
Mature Size	60’-80’ height and spread
Exposure	Full Sun
Soil	Tolerant of a wide range of soils
Bloom/Fruit	Greenish white flowers in racemes with seedpods
Native Range	Central and Eastern North America
Attributes	Deer resistant, drought tolerant, clay soil tolerant, air pollution tolerant, environmental salt tolerant

LANDSCAPE DESIGN

Concept Parti Diagram



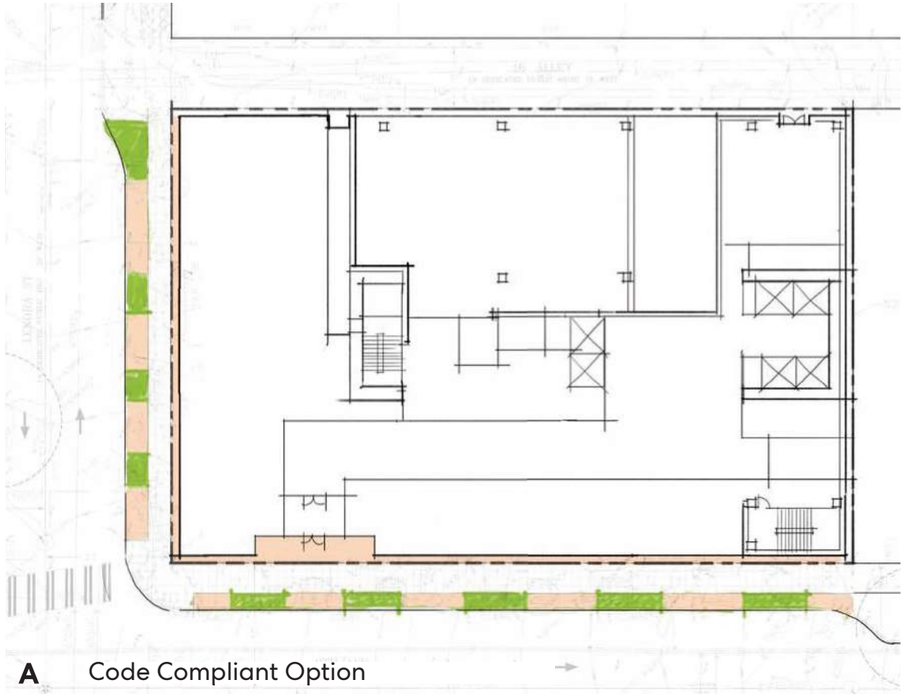
A Drawing cues from neighboring Cornish campus, the commons will provide space for neighborhood to gather and retail activation with accent paving and seating. The preserved Honey Locust will anchor the space as a place-making element

B Smaller nodes of activity help create a vibrant and active streetscape along Lenora Street and also enhance neighborhood connections to open spaces, existing infrastructure, and green street network

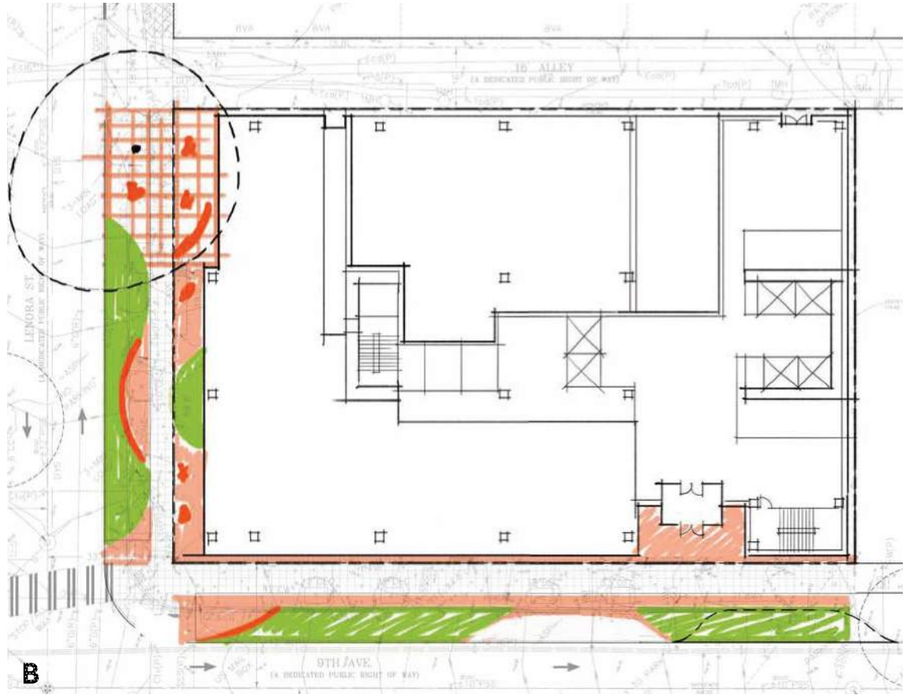
C The promenade embraces the urban character of 9th Avenue and connects the neighborhood from the Westlake street car and retail center to the commercial and office core surrounding the Convention Center. The continuous planting bed also provides opportunities for stormwater management, taking cues from adjacent green street developments including Terry Avenue and the Swale on Yale project.

LANDSCAPE DESIGN

Preliminary Concept Sketches

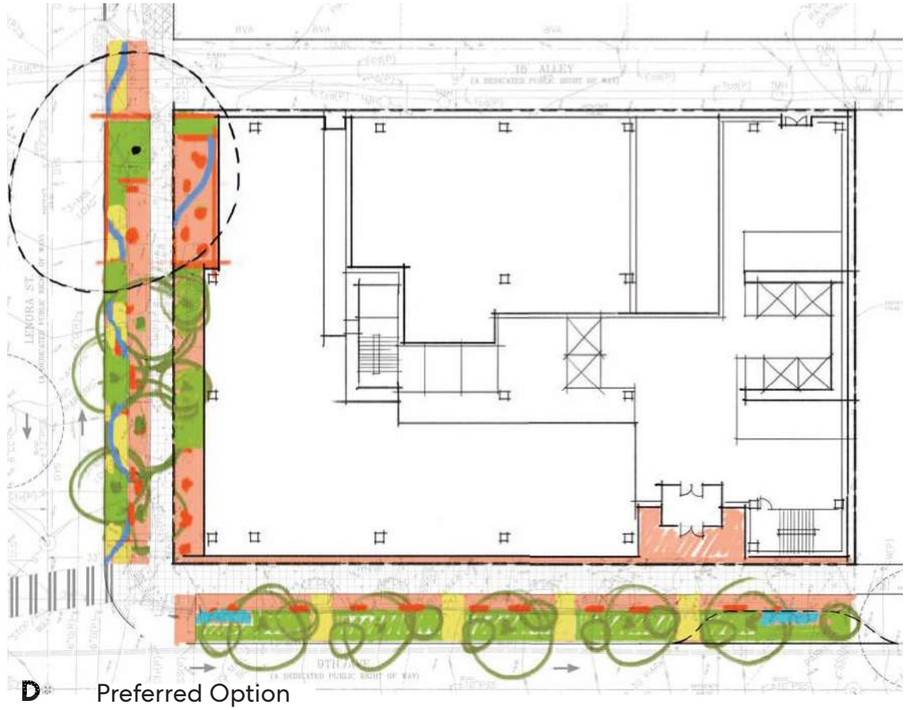


A Code Compliant Option



B

C



D Preferred Option

LANDSCAPE PLAN

Street-Level Concept

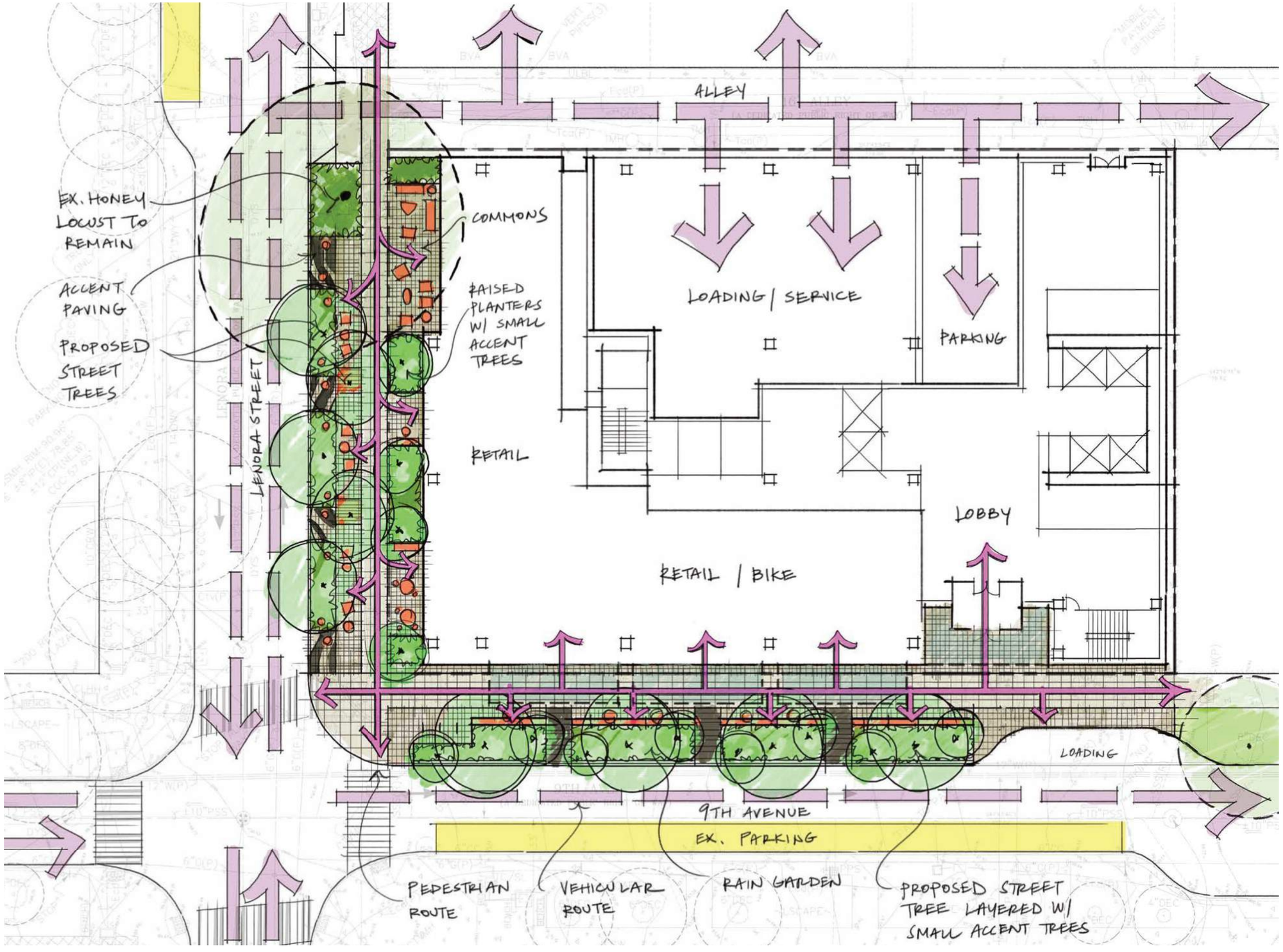
Uniquely positioned at the intersection of two neighborhood green streets, the project stands at the coming together of a rich urban mix of residential, commercial, civic, and office uses. Drawing from the neighborhood context as the overarching approach to the project design, the team seeks to integrate the project streetscape into the neighborhood fabric and serve the community with street amenities and also provide environmental resiliency.

B1 - Respond to the neighborhood context, C1 - Promote pedestrian interaction, D1- Provide inviting & usable open space
Exploring the project site connection to the Cornish College Campus, the Lenora streetscape materiality will be used to create an experience that is vibrant and dynamic with textured paving, paving patterns, and colored seating.

On 9th Avenue, a landscape amenity zone is provided to host seating, railing, bike racks, and accent paving, providing an elegant solution that relates to the surrounding urban commercial experience along 9th.

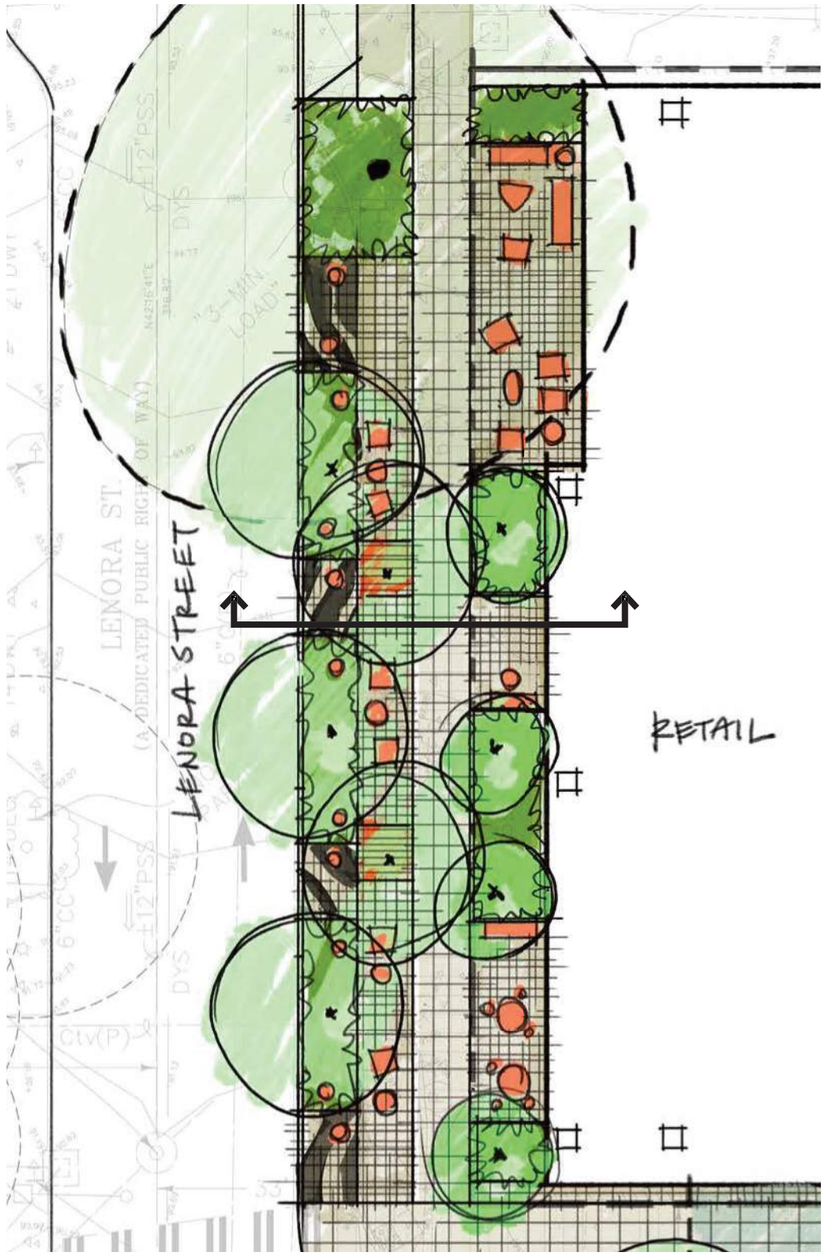
D2 - Enhance the building with landscaping
Lenora Street provides a dynamic, layered streetscape experience with shifting bands of street amenity spaces, accent paving, generous planting beds, and street trees.

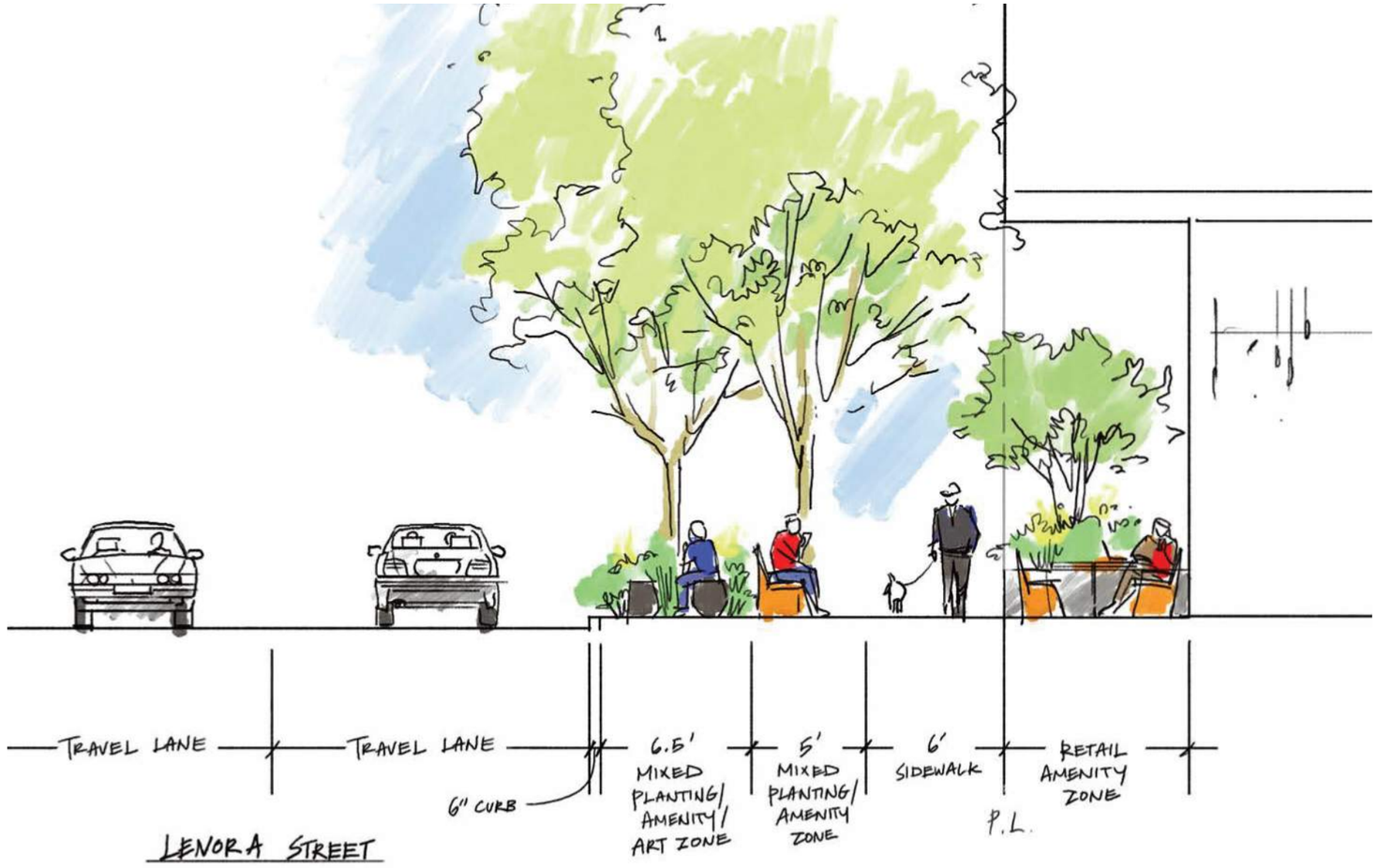
On 9th Avenue the design provides a more densely planted experience with layered tree canopies and a rain garden.



LANDSCAPE PLAN

Street Character: Lenora Street





Brightly-colored seat elements in the right of way and adjacent to retail

Layers of landscape and street trees with accent paving

Commons space adjacent to retail with seating amenities and indoor-outdoor connections

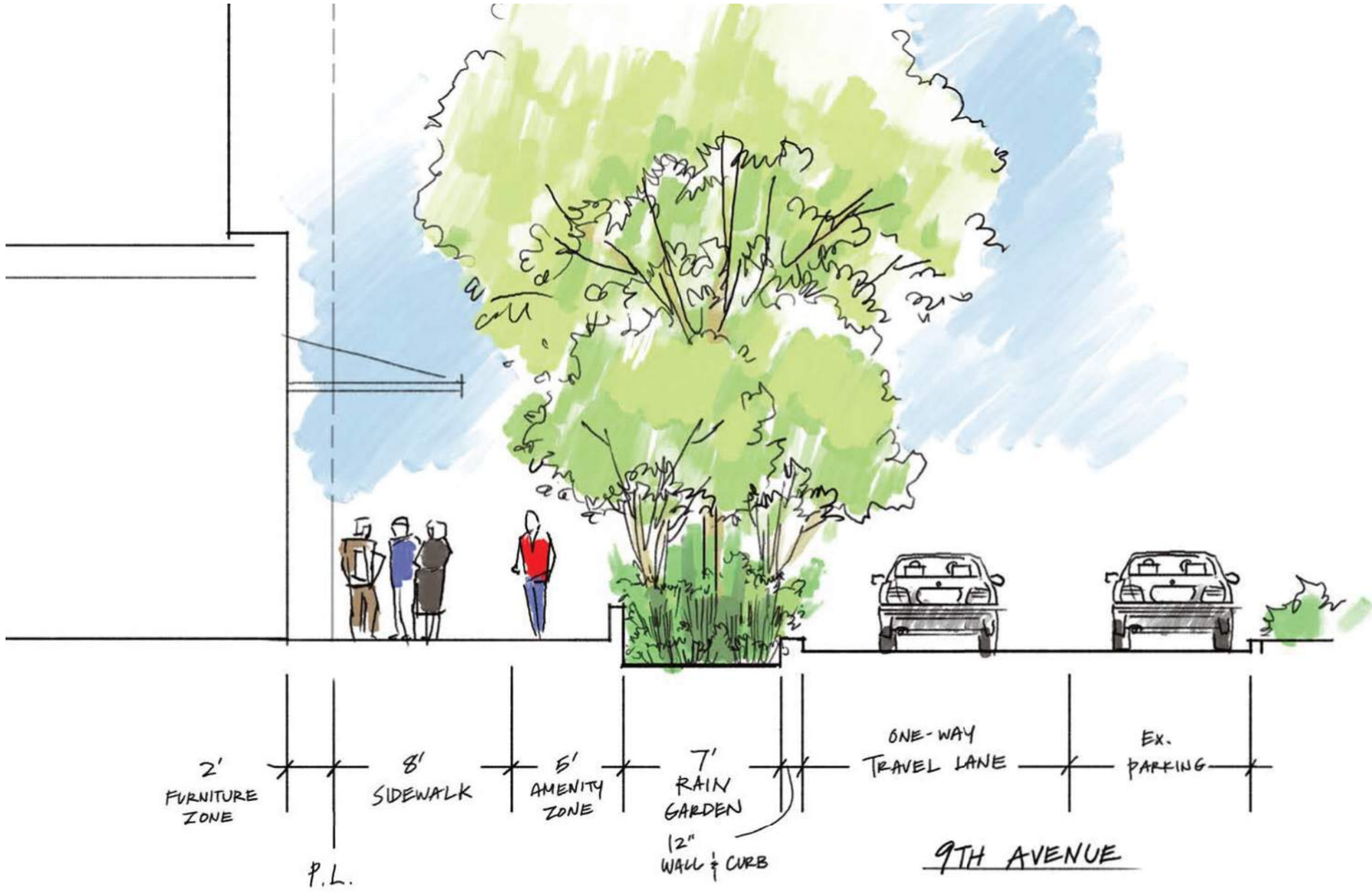
LANDSCAPE PLAN

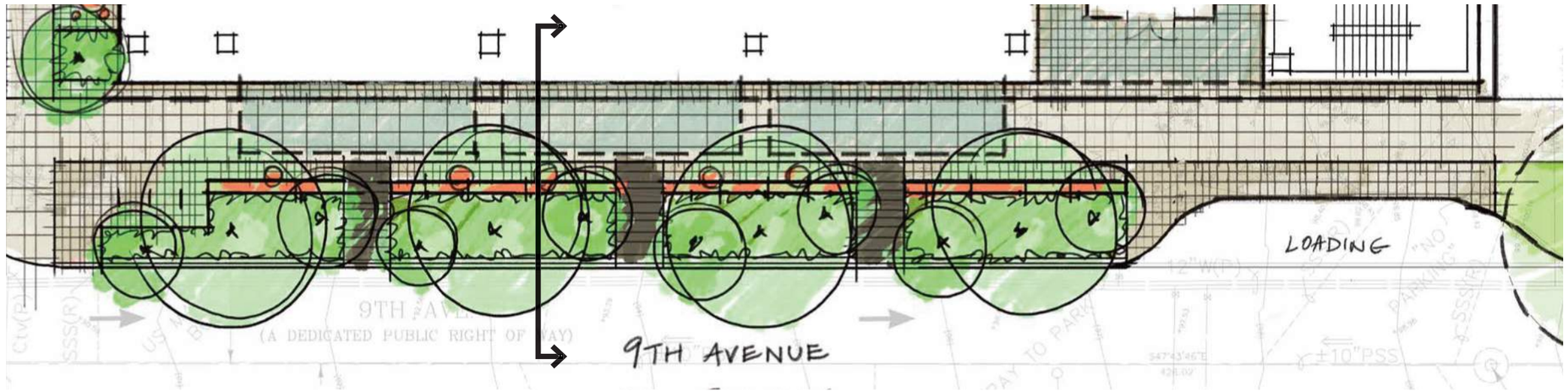
Street Character: 9th Avenue

Bands of accent paving for amenity zone adjacent to sidewalk

Rain garden in the right of way with edge railing

Lush promenade experience with seat amenities and layered street tree canopies





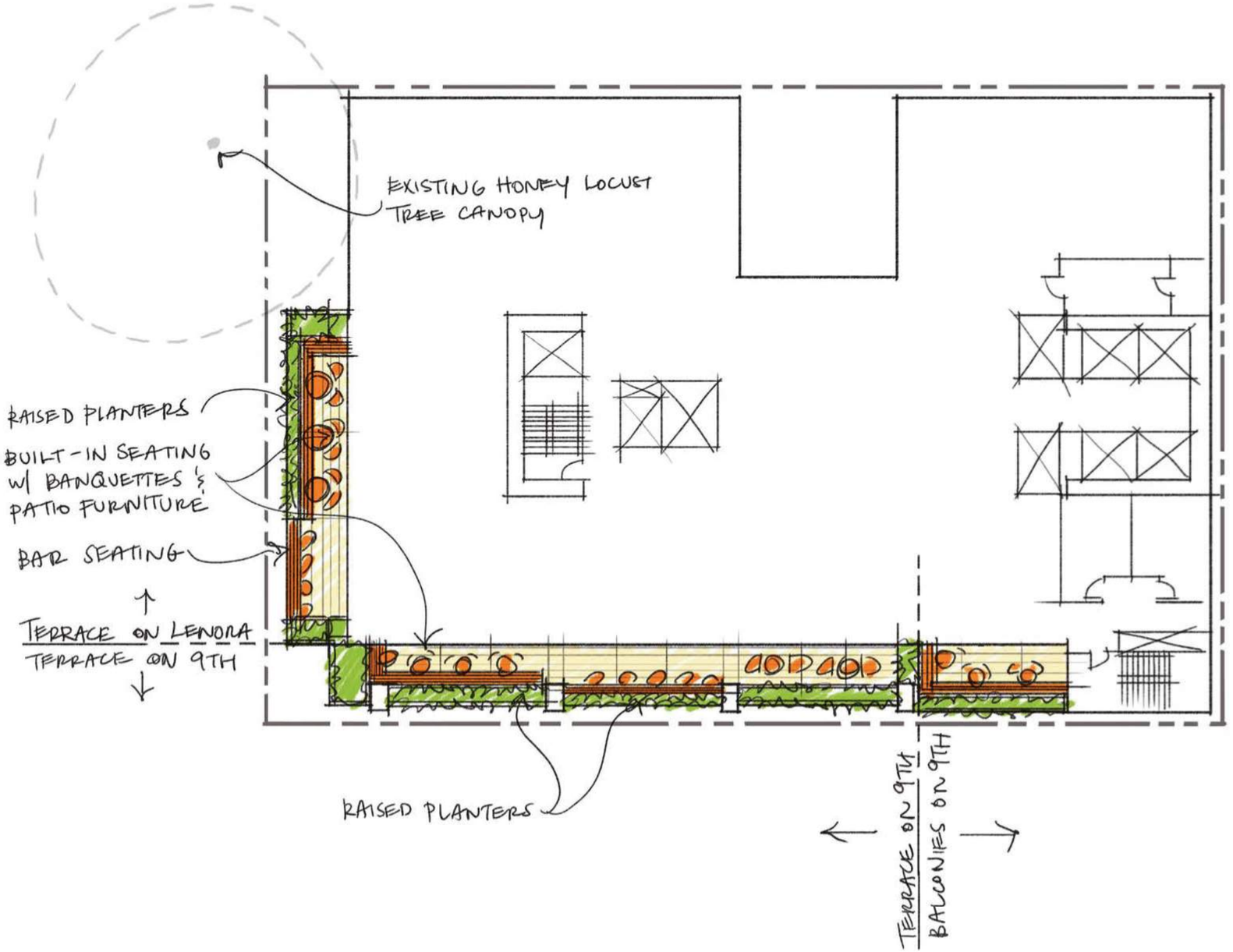
LANDSCAPE PLAN

EXAMPLE BUILDING TERRACE LANDSCAPE CONCEPTS

Landscaped terraces and balconies will vertically bring green open space up the building facade

Raised planters filled with lushed plantings and seating amenities

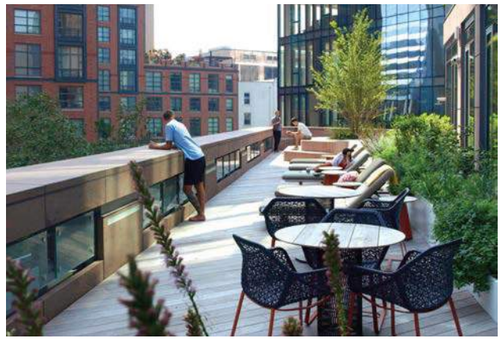
Landscaped terraces will visually enhance indoor-outdoor experience for building tenants



LANDSCAPE PLAN

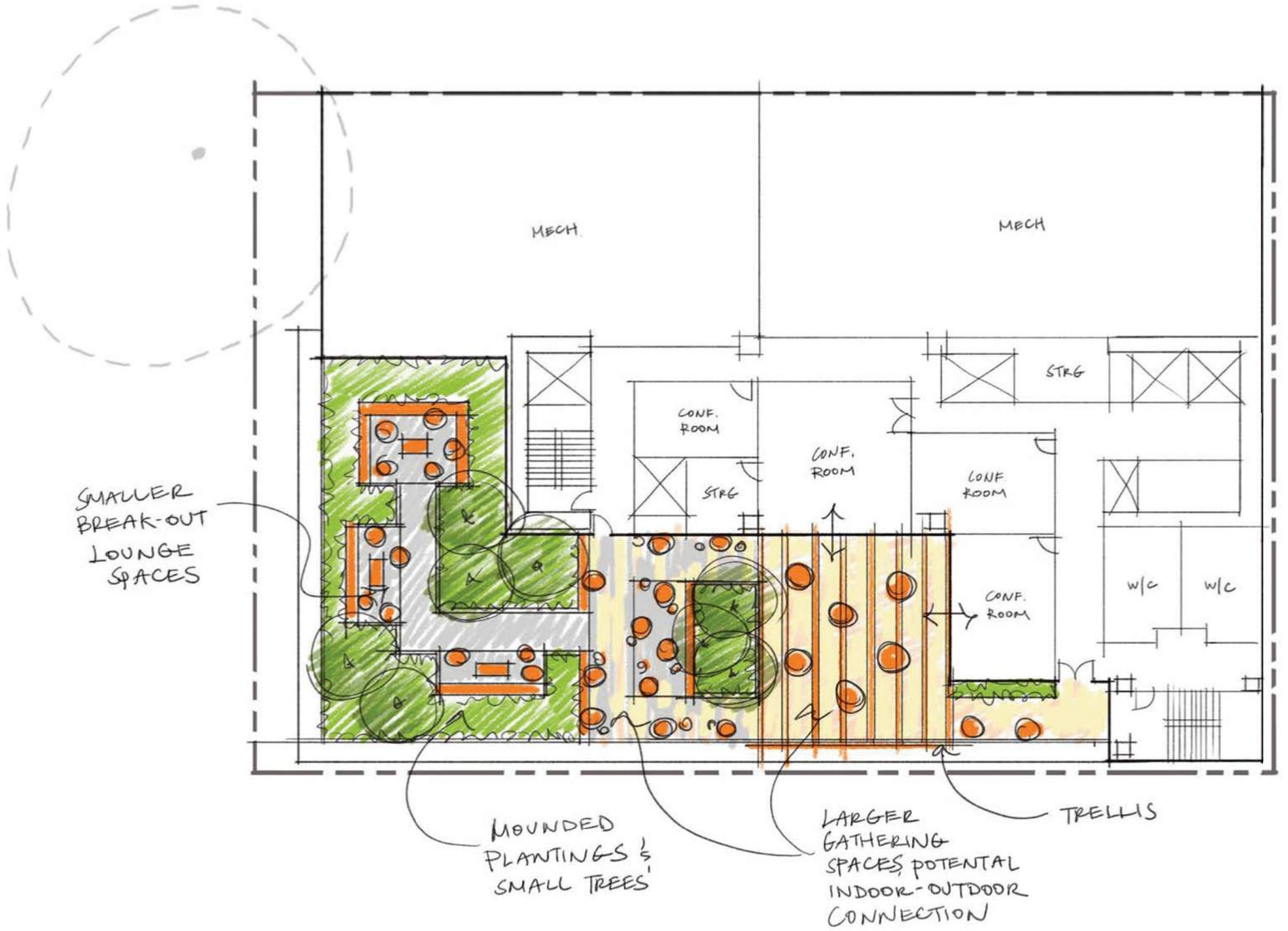
AMENITY TERRACE CONCEPT

Lush plantings with grasses and small trees and nooks for smaller group seating will be provided and will be visible from the street



The terrace will be well-furnished with seating amenities for tenant users

A larger amenity zone is provided adjacent to conference rooms, allowing indoor-outdoor connections



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07 Potential Departures

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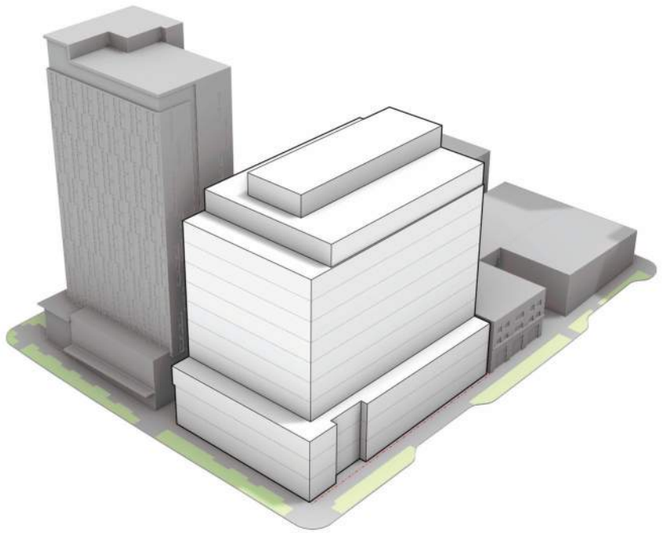
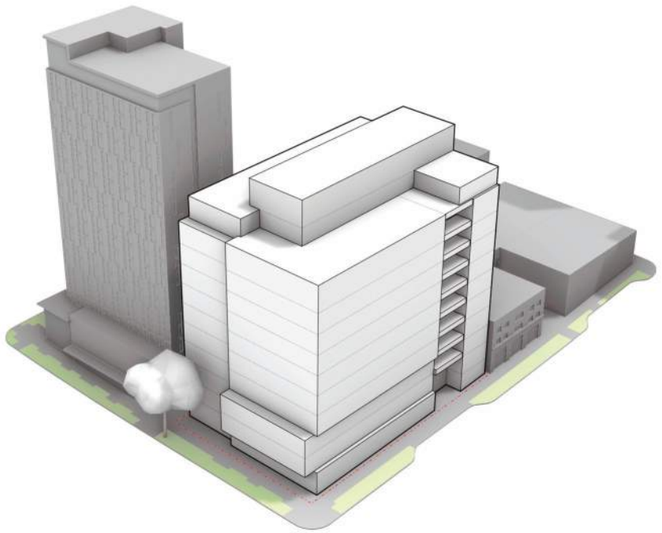
Option A: Code Compliant



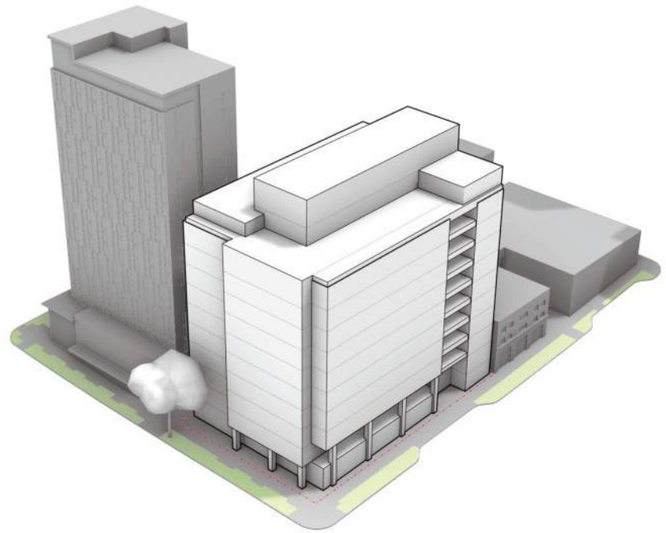
- Code compliant; no departure request.

Option B



- Departure 1:
SMC 23.49.058.E.2. Green Street Upper Level Setback

Option C (Preferred)



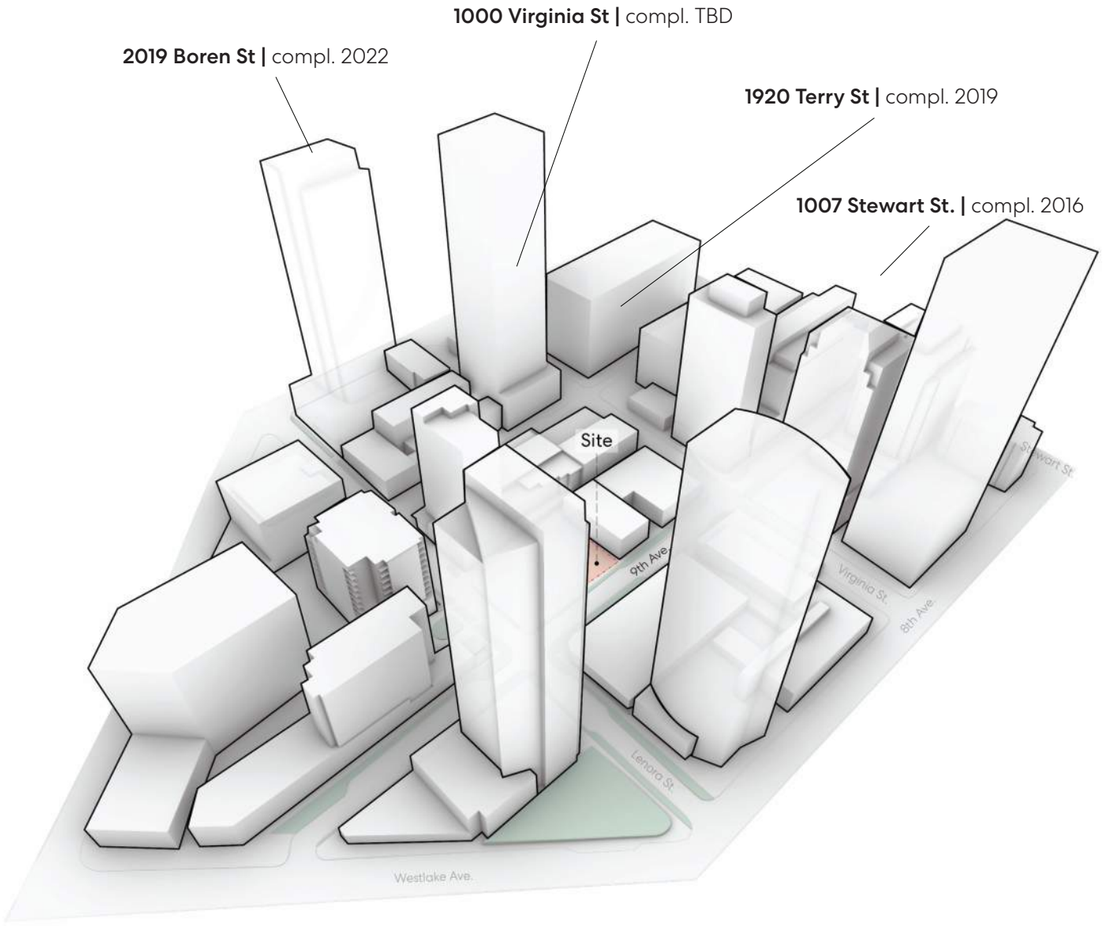
- Departure 1:
SMC 23.49.058.E.2. Green Street Upper Level Setback

Potential Departures: Upper Level Setback | Neighborhood Precedent

2019 Boren St | compl. 2022

- Requested departure for additional height to podium along Lenora St due to slope of site and proposed undercut/inset entry & art exhibit at ground floor (shown above)

- Appr. 40-story tower sets back 15' from PL above podium



1920 Terry St. | compl. 2019

- Project provides 2'-12' setback along Terry Ave, instead of consistent 15' setback, because of the angled facades. Larger site area (42,360 SF) allowed for greater flexibility in accomodating green street setback

- Tower sets back 90' from Stewart Street to accomodate pedestrian plaza on Class 1 Pedestrian Street.

1000 Virginia St | compl. TBD

- Requested departure for additional height to podium along Virginia St & Terry Ave. due to slope of site and proposed undercut/inset entry & green space along Terry Ave.

- Appr. 40-story ower encroaches on Green Street Setback above podium = in varying depths (1' to 14') as tower modulates vertically.

1007 Stewart St. | compl. 2016

- Project departs from both Green Street setback standards.

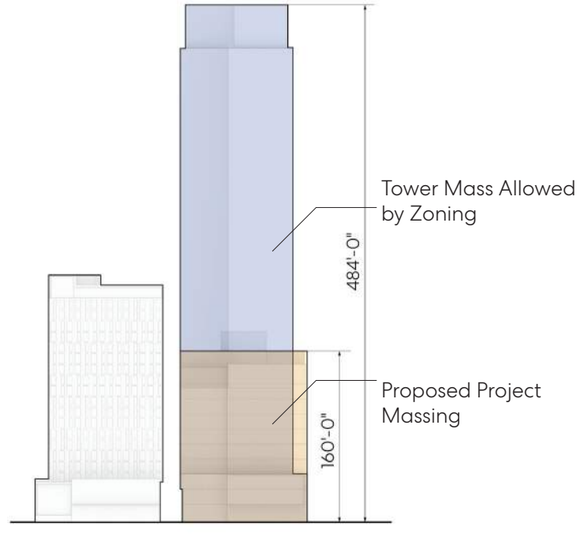
- At grade, the project provided a 9' hardscape setback on L1 rather than a 2' landscaped setback.

- Project provided the 15' setback on L3, and on the two uppermost levels of the building. Design provided notched corners and additional modulation providing more interesting building form and more light to pedestrians compared to a code-compliant design.

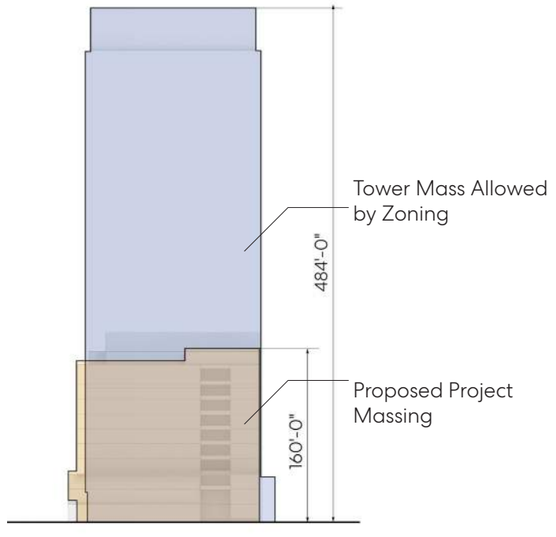
Potential Departures: Upper Level Setback | Departure Summary

Code Citation & Requirement (Excerpt)	Proposed Departures
Per SMC 23.49.058.E.2, " if lot is located on a designated green street that is not a designated view corridor requiring view corridor setbacks, a continuous upper-level setback of 15 feet, measured from the abutting green street lot line, is required for portions of the structure above a height of 45 feet."	**Option B** For Design Option B, the proposed upper-level setbacks along 9th Ave range from 15 ft, 12 ft and 2 ft from the green street lot line, and 12 ft and 8 ft from the green street lot line along Lenora St. Average Additional Upper Level Floor Area Requested: 2,411 sf **(13.92% increase)** **Option C** For Design Option C, the proposed setbacks along 9th Ave range from 15 ft and 3 ft from the green street lot line, and 12 ft and 4 ft from the green street lot line along Lenora. Average Additional Upper Level Floor Area Requested: 2,615 sf **(15.09% increase)** * Calculations above exclude impacts of potential structure above 160' and up to 484' which is allowed by code, but not being requested by the developer

Neighborhood Green Streets



Lenora St. Zoning Elevation Diagram



9th Ave. Elevation Diagram

Potential Departures: Upper Level Setback | Departure Summary

Rationale

The reduced upper level setback departures requested in Options B and C improve on the design of the building in the following ways:

1. Shifting the square footage to the upper-levels allows the building to increase the setback at the street to expand and improve upon the pedestrian realm with more landscaping, open space and ground floor retail, improving the overall building design.
   a. This expansion, improvement and activation of the pedestrian realm is exactly what Design Guideline D-1 (provide inviting and usable open space) and C-1 (promote pedestrian interaction) encourage.
   b. This additional landscaping at the street and up the building also improves the overall design consistent with Design Guideline D-2 (enhance the building with landscaping).
   c. Without the requested departure, the street and building landscaping would be reduced, and there would be no ground floor retail to activate the street because the space would needed to meet the office program allowed by code.

2. On Lenora St. the upper level setbackl departure allows the building to preserve and celebrate the existing honey locust tree.
   a. This tree and the plaza around it create a memorable "sense of place" specifically encouraged in Design Guideline D-3 (provide elements that define the place).
   b. The requested departure also better responds to the existing site conditions by preserving the tree as encouraged by Design Guideline A-1 (respond to the physical environment).
   c. Without the upper level setback departure, the office program would require all of the podium level building envelop space as allowed under the code, and the building would not sculpt around the existing street tree, therefore requiring the tree's removal.

3. On 9th Avenue, the upper level setback departure also creates a better overall building design. Specifically:
   a. The reduced setback is more consistent with other similar scale buildings on 9th Avenue and therefore better meets the intent of Design Guideline B-1 (respond to neighborhood context).
   b. The differentiated setback from Lenora (which is **1'-9'** larger) enables the building to provide a transition from the more residential Lenora street to the more commercial 9th Avenue creating the kind of transition specifically encouraged by Design Guideline B-2 (create a transition in bulk and scale).

4. The requested upper-level setback departure also allows the building to provide a variety of horizontal and vertical facades and leads to a more interesting, well-proportioned overall building design and exterior public spaces specifically encouraged by Design Guideline B-4 (design a well-proportioned and unified building design).

A-1 Respond to the physical environment.
Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found beyond the immediate context of the building site.

B-1 Respond to the neighborhood context.
Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

B-2 Create a transition in bulk & scale.
Compose the massing of the building to create a transition to the height, bulk, and scale of development in neighboring or nearby less-intensive zones.

B-3 Reinforce the positive urban form & architectural attributes of the immediate area.
Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and street-scape characteristics of nearby development.

B-4 Design a well-proportioned & unified building.
Compose the massing and organize the publicly accessible interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.

C-1 Promote pedestrian interaction.
Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should be open to the general public and appear safe and welcoming.

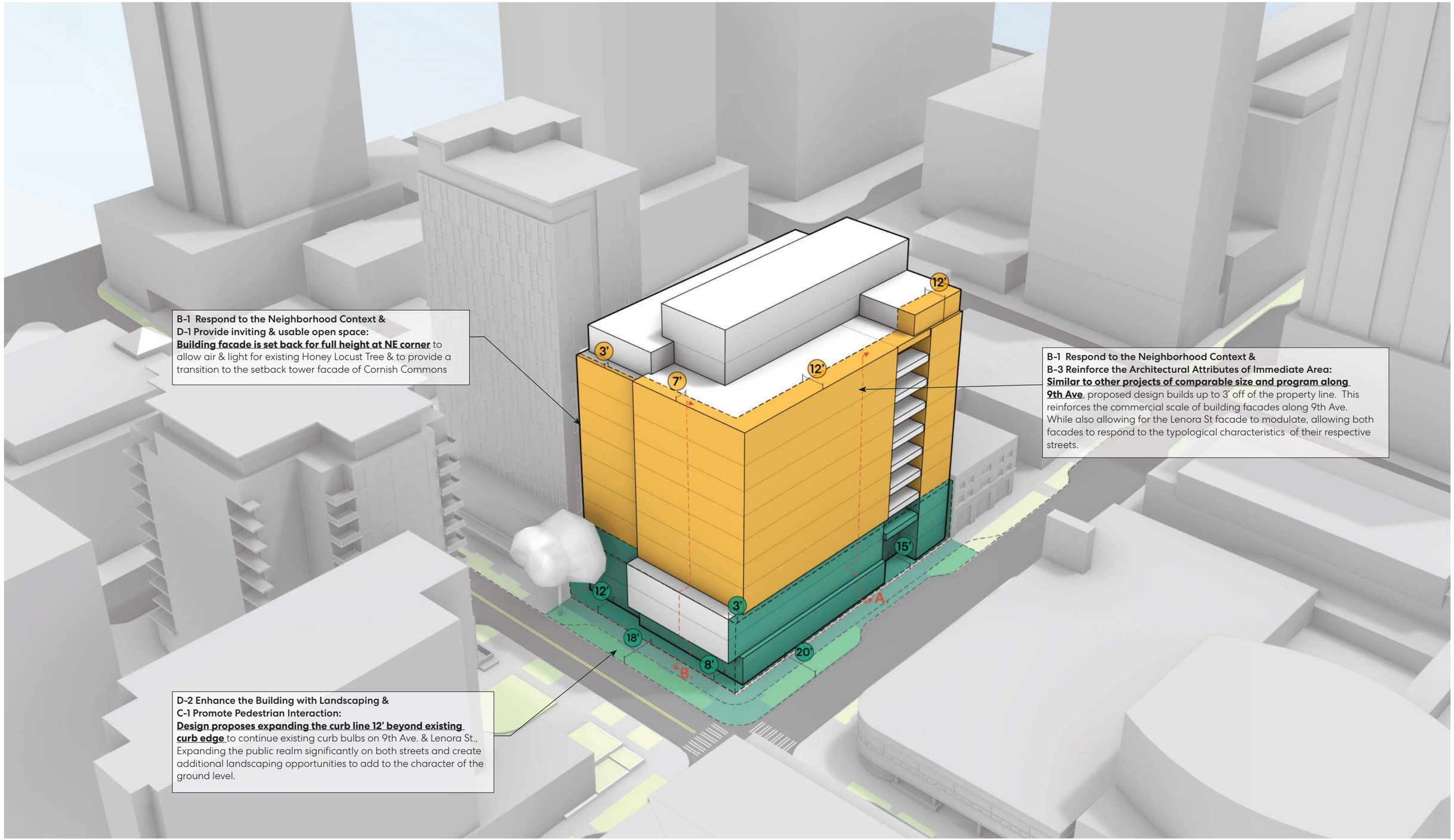
C-2 Design facades of many scales.
Design architectural features, fenestration pat- terns, and materials compositions that refer to the scale of human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation.

D-1 Provide inviting & usable open space.
Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized.

D-2 Enhance the building with landscaping.
Enhance the building and site with substantial landscaping—which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.

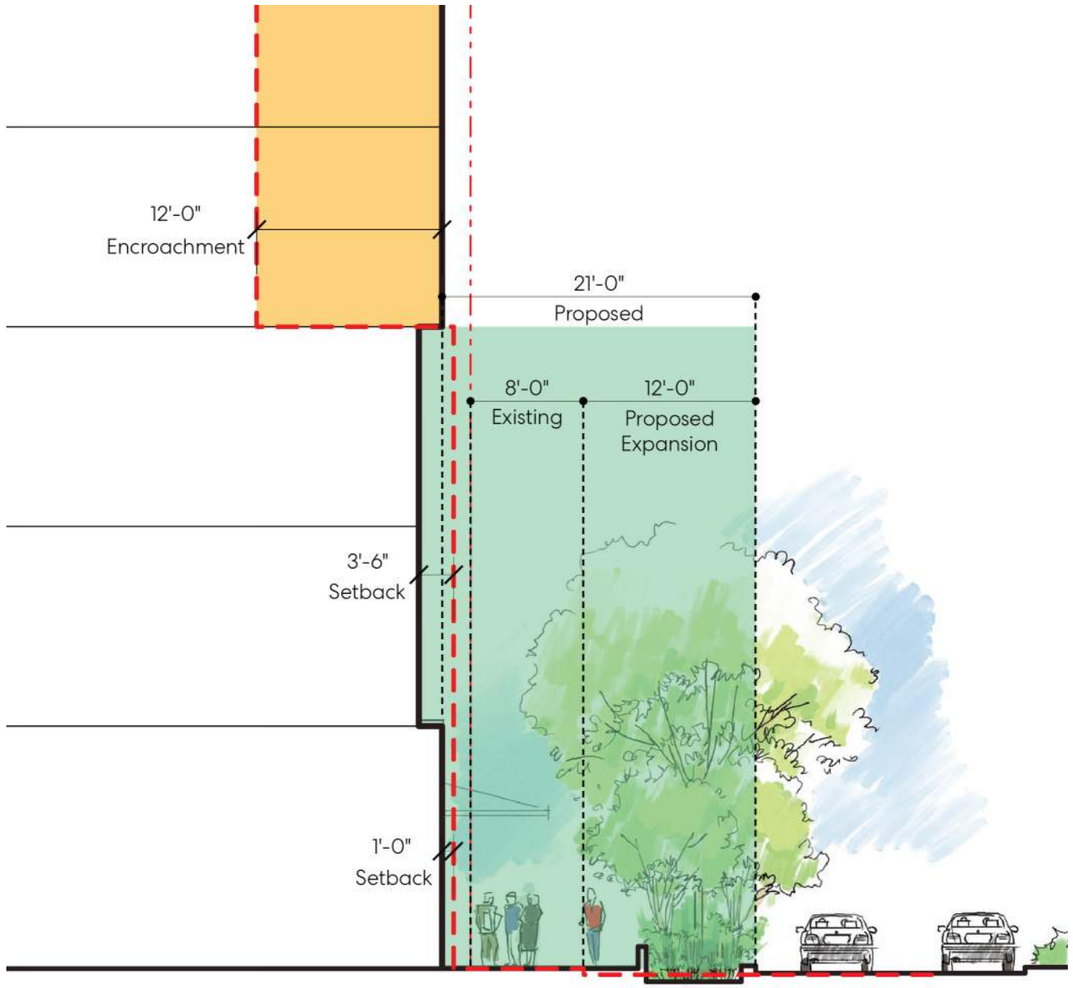
D-3 Provide elements that define the place.
Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable "sense of place" associated with the building.

Potential Departures: Upper Level Setback | Option B - 3D Diagram



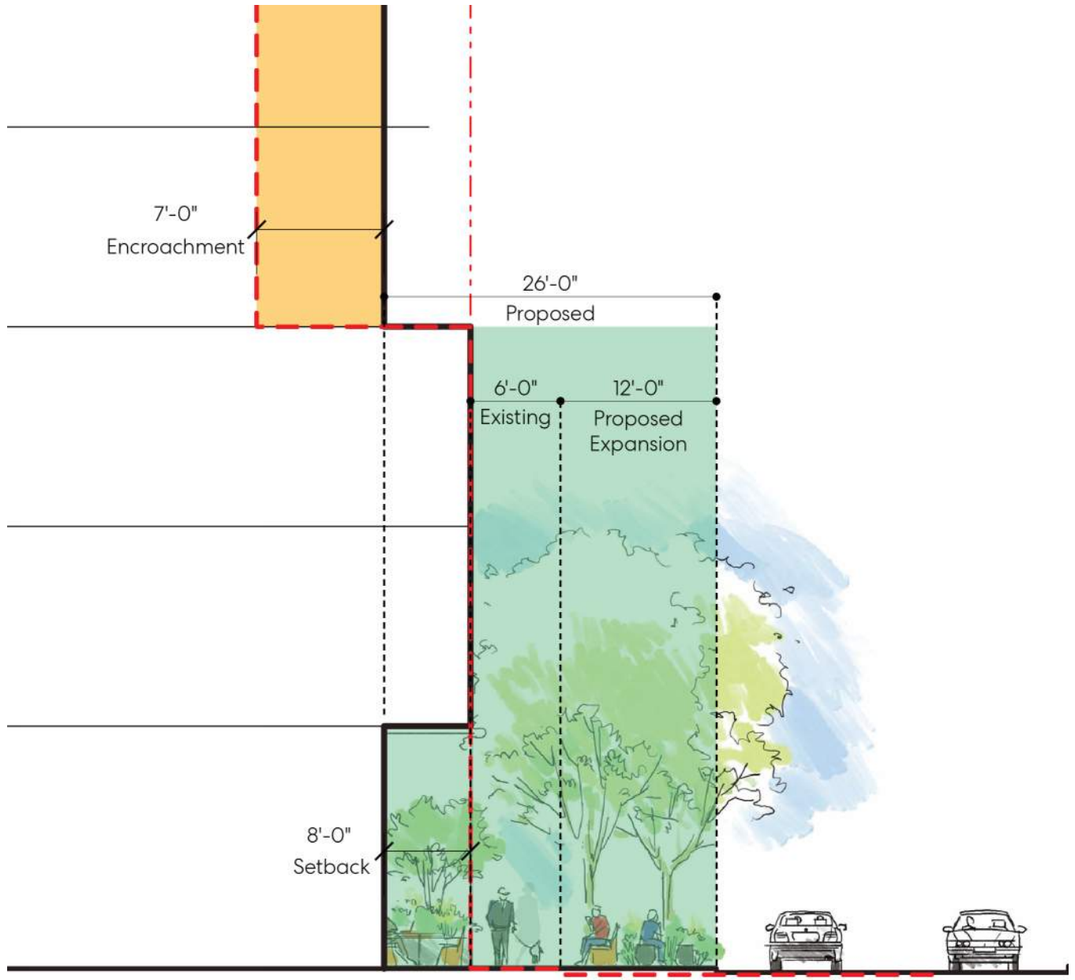
Lower Setback Additional Volume Upper Setback Encroachment

Potential Departures: Upper Level Setback | Option B - Section Diagrams



Section A | 9th Ave.

Schemes propose expanding landscaping 12' beyond the existing curb and into the existing parking lane, connecting the existing curb bulbs along 9th Ave. and creating a more open, lush and inviting experience at grade. The building mass sets in 1' consistently along 9th Ave. to expand the public realm while also setting in the second and third floors to create a pedestrian scale retail volume at the ground level.

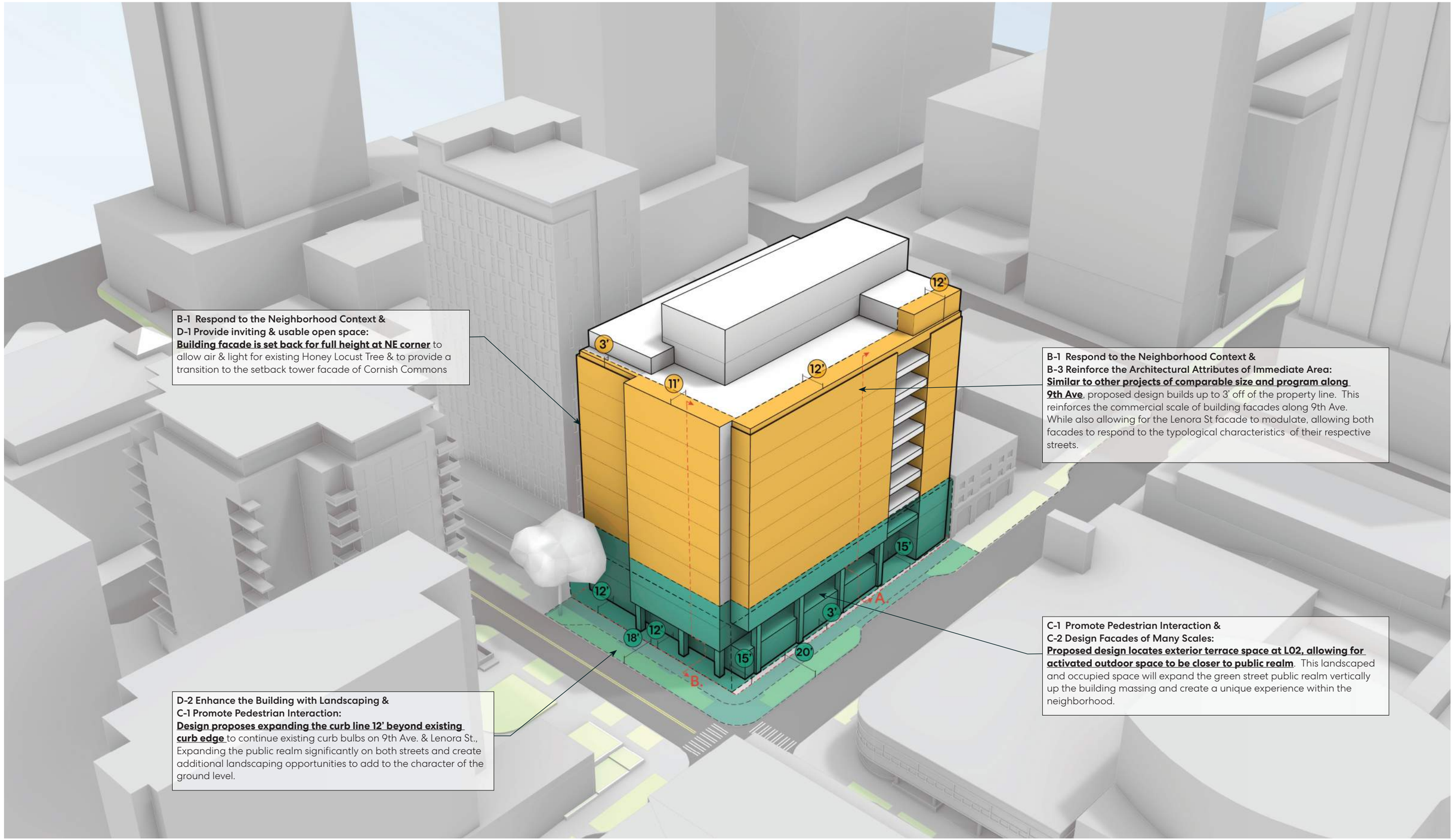


Section B | Lenora St.

Schemes propose expanding landscaping 12' beyond the existing curb and into the existing parking lane, connecting the existing curb bulbs along Lenora St. and creating an accessible landscape. The building massing is also designed to set in at lower floors to further expand the public realm and create opportunities for retail space to spill into the exterior space and engage with the street-scape and pedestrian realm.

- - - Code Compliant Building Profile Lower Setback Additional Volume Upper Setback Encroachment

Potential Departures: Upper Level Setback | Option C (Preferred) - 3D Diagram



B-1 Respond to the Neighborhood Context &
D-1 Provide inviting & usable open space:
Building facade is set back for full height at NE corner to allow air & light for existing Honey Locust Tree & to provide a transition to the setback tower facade of Cornish Commons

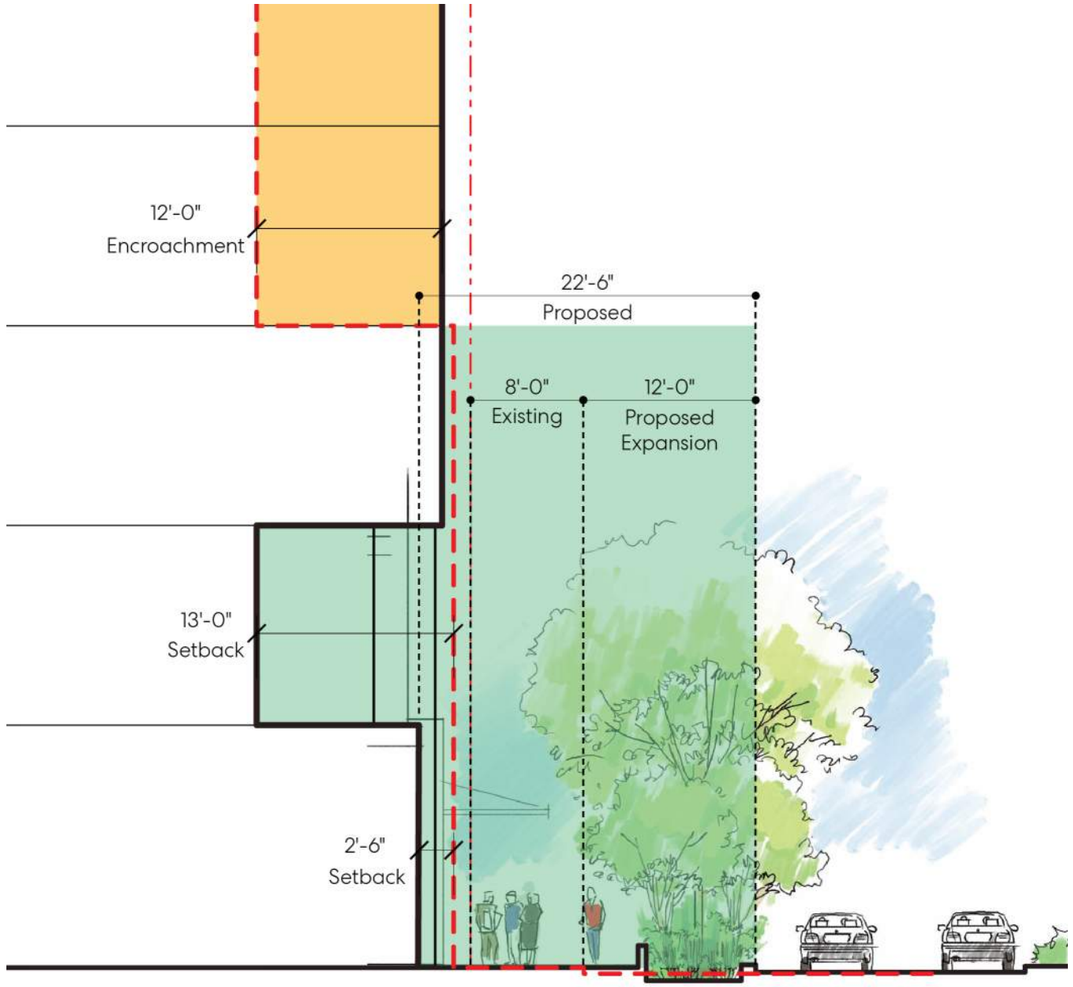
B-1 Respond to the Neighborhood Context &
B-3 Reinforce the Architectural Attributes of Immediate Area:
Similar to other projects of comparable size and program along 9th Ave, proposed design builds up to 3' off of the property line. This reinforces the commercial scale of building facades along 9th Ave. While also allowing for the Lenora St facade to modulate, allowing both facades to respond to the typological characteristics of their respective streets.

C-1 Promote Pedestrian Interaction &
C-2 Design Facades of Many Scales:
Proposed design locates exterior terrace space at L02, allowing for activated outdoor space to be closer to public realm. This landscaped and occupied space will expand the green street public realm vertically up the building massing and create a unique experience within the neighborhood.

D-2 Enhance the Building with Landscaping &
C-1 Promote Pedestrian Interaction:
Design proposes expanding the curb line 12' beyond existing curb edge to continue existing curb bulbs on 9th Ave. & Lenora St., Expanding the public realm significantly on both streets and create additional landscaping opportunities to add to the character of the ground level.

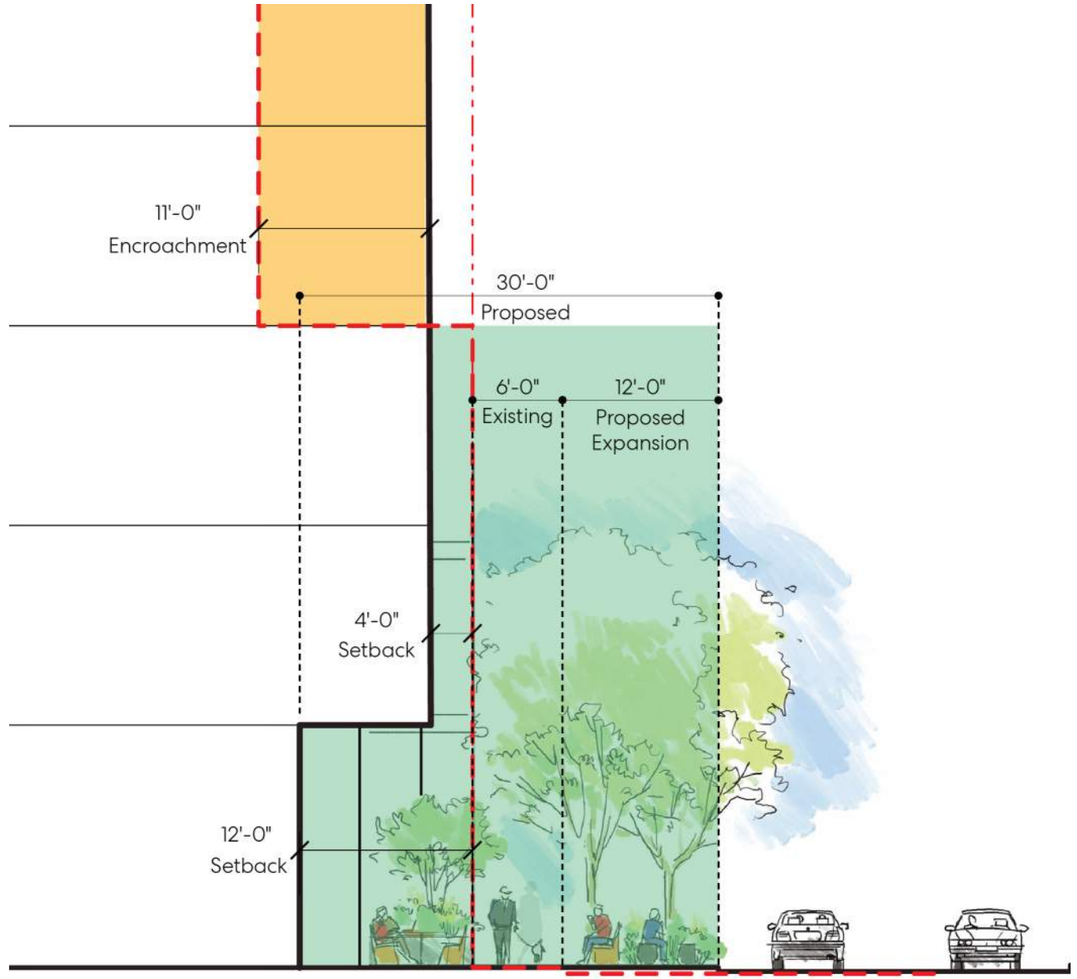
Lower Setback Additional Volume Upper Setback Encroachment

Potential Departures: Upper Level Setback | Option C (Preferred) - Section Diagrams



Section A | 9th Ave.

Schemes propose expanding landscaping 12' beyond the existing curb and into the existing parking lane, connecting the existing curb bulbs along 9th Ave. and creating a more open, lush and inviting experience at grade. The building mass sets in 1' consistently along 9th Ave. to expand the public realm while also providing significant outdoor terrace space at L02 to expand the street-scape landscaping vertically up the building and create exterior building activity closer to the pedestrian realm.

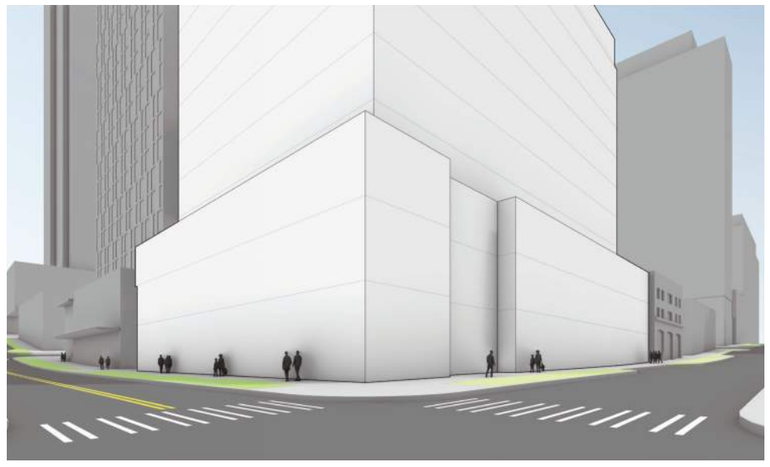


Section B | Lenora St.

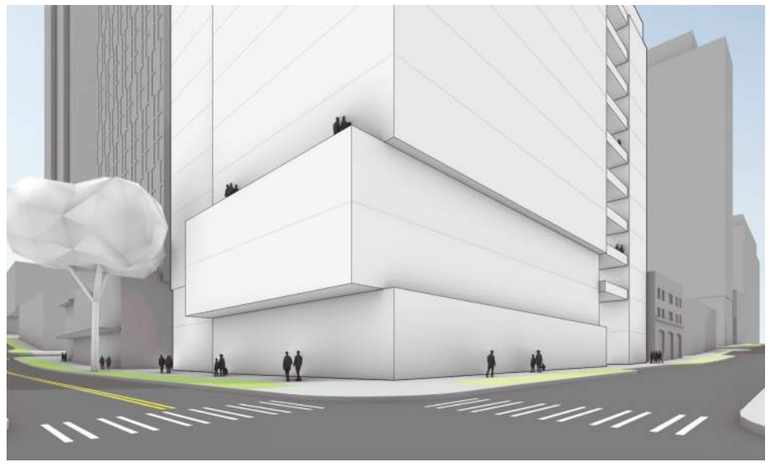
Schemes propose expanding landscaping 12' beyond the existing curb and into the existing parking lane, connecting the existing curb bulbs along Lenora St. and creating an accessible landscape. The building massing is also designed to set in at lower floors to further expand the public realm and create opportunities for retail space to spill into the exterior space and engage with the street-scape and pedestrian realm.

- - - Code Compliant Building Profile Lower Setback Additional Volume Upper Setback Encroachment

Potential Departures: Upper Level Setback | Comparitive Perspective Views



Opt A - Code Compliant | 9th Ave Looking South



Opt B | 9th Ave Looking South

B2 - Create a transition in bulk & scale
Massing aims to meet the intent of the green street setback along Lenora St in keeping with the character of adjacent development. Along 9th Ave. the mass builds to within 3' of the property line, in keeping with buildings along the street, but breaks down the massing by shifting the middle section of the mass to align to adjacent building datums.

C2 - Design facades of many scales
Shifted massing volume creates unique facades on both streets. The single level volume at grade creates a human scale facade where the public will engage with the building entry and retail while the double height shifted volume signifies the podium height datum while also maintaining the overall massing composition.

Opt C (Preferred) | 9th Ave Looking South

B2 - Create a transition in bulk & scale
Massing gives back open volume at lower building levels to create human scale space which navigates the corner of 9th & Lenora, stepping down the datum of Cornish Gallery (45') around the corner to the datum created by the Cornish Commons weather protection (~17')

C2 - Design facades of many scales
Undercut volumes on both facades are scaled in response to adjacent building datums. This allows for a variety of heights experienced from the street level as the Lenora St facade frames a single level space which expands the public realm while the 9th Ave. facade creates a larger double level volume, with a single level upper terrace adding additional open volume along the street.

Potential Departures: Upper Level Setback | Comparitive Perspective Views

Opt A - Code Compliant | 9th Ave Looking South

Opt B | 9th Ave Looking South

C4 - Reinforce building entries
A continuous vertical inset is provided at the primary building entry, signifying entry and also modulating the massing to create a more proportional mass in character with surrounding buildings

C1 - Promote pedestrian interaction
The street level facade along 9th Ave. builds to within 3' of property line, engaging the public realm while the Lenora St. facades sets in, providing an opportunity for open space or outdoor seating for retail

Opt C (Preferred) | 9th Ave Looking South

B1 - Responding to neighborhood context
The lower level volume provided along 9th Ave. is scaled to meet the height of the Braille Library across 9th Ave. In juxtaposition to the library, our massing steps in at the second level, contrasting the cantilevered upper mass of the library. Similarly, at grade our mass steps back out, inviting opportunities for pedestrian interaction along 9th Ave. and contrasting the undercut lower facades of the Braille Library

C1 - Promote pedestrian interaction
The street level facade along 9th Ave. sets back from the property line enough to allow for retail seating or landscaping to frame entries. At the corner of 9th & Lenora, the setback ground floor volume provides an opportunity for outdoor seating or plaza space providing a covered and protected open space at the public realm.

Potential Departures: Upper Level Setback | Comparitive Perspective Views

Opt A - Code Compliant | 9th Ave Looking South

Opt B | 9th Ave Looking South

B1 - Respond to neighborhood context
The volume created by the undercut along Lenora St is also of a similar scale and height to the Cornish Commons canopy and Braille Library soffit, continuing the perceived pedestrian scale volume along the street.

D2 - Enhance the building with landscaping
The proposed massing allows for the existing Honey Locust Tree to be maintained. This will allow for the proposed ground level open space adjacent to the tree to become a unique place within the neighborhood, focused around a relationship to the preserved tree and surrounding landscaping at grade.

Opt C (Preferred) | 9th Ave Looking South

B2 - Create a transition in bulk & scale
Massing gives back open volume at lower building levels to create human scale space which navigates the corner of 9th & Lenora, stepping down the datum of Cornish Gallery (45') around the corner to the datum created by the Cornish Commons weather protection (~17')

C2 - Design facades of many scales
Undercut volumes on both facades are scaled in response to adjacent building datums. This allows for a variety of heights experienced from the street level as the Lenora St facade frames a single level space which expands the public realm while the 9th Ave. facade creates a larger double level volume, with a single level upper terrace adding additional open volume along the street.

Shadow Studies | Option A

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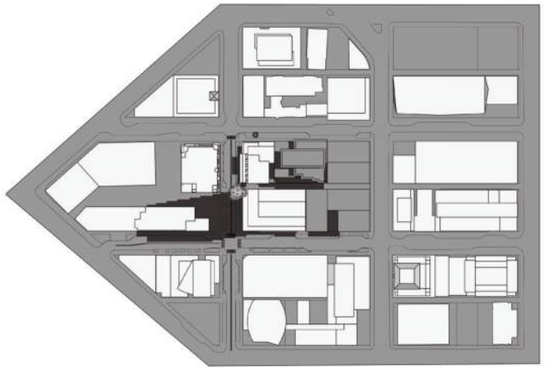
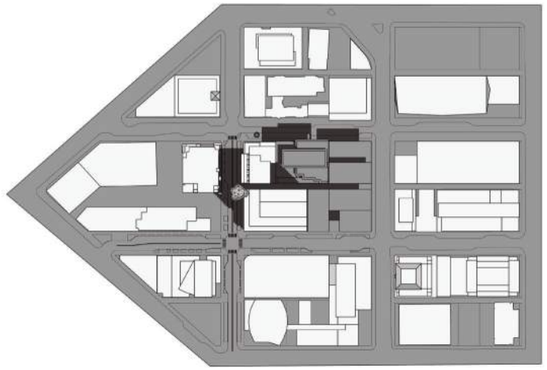
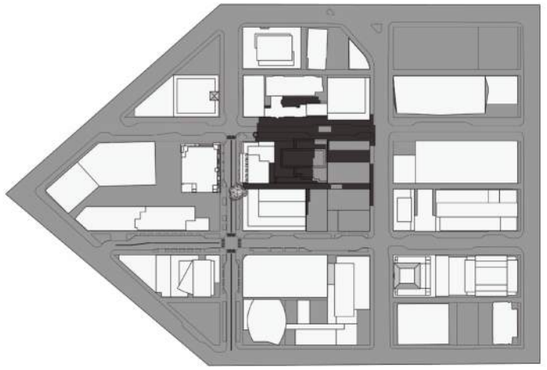
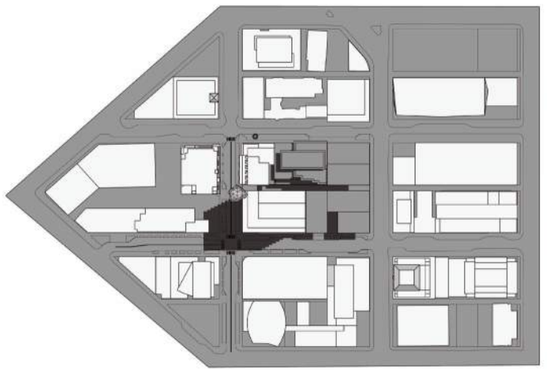
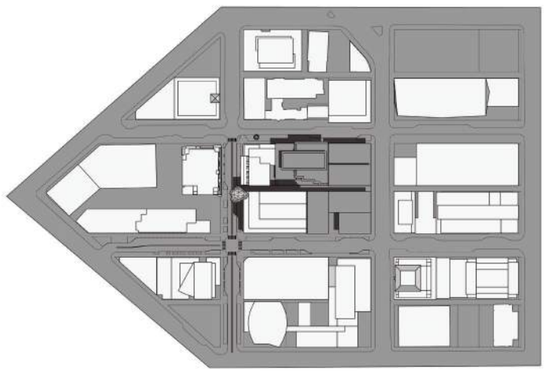
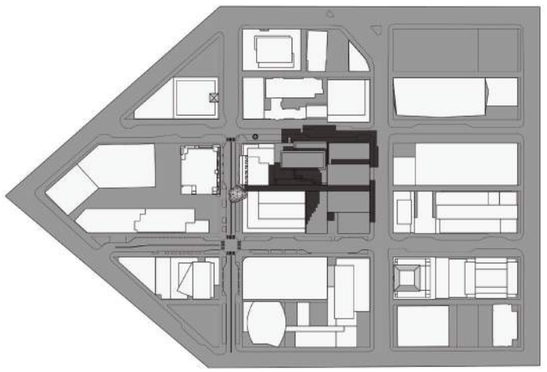
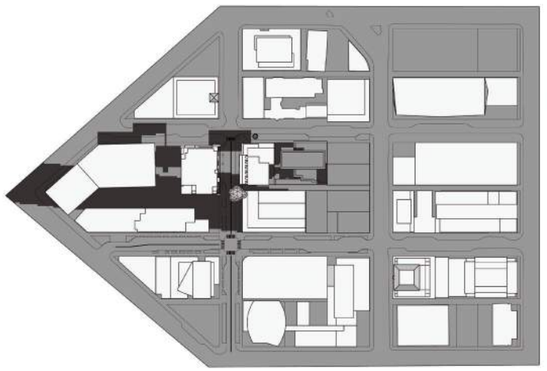
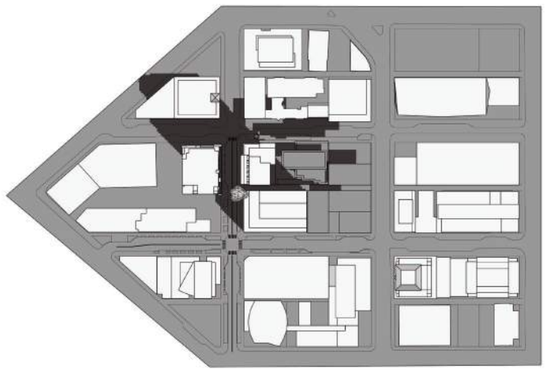
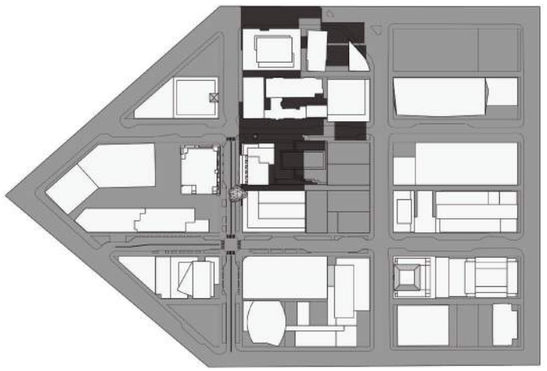
Equinox 03.21 / 09.22			
Summer Solstice 06.21			
Winter Solstice 12.21			

Shadow Studies | Option B

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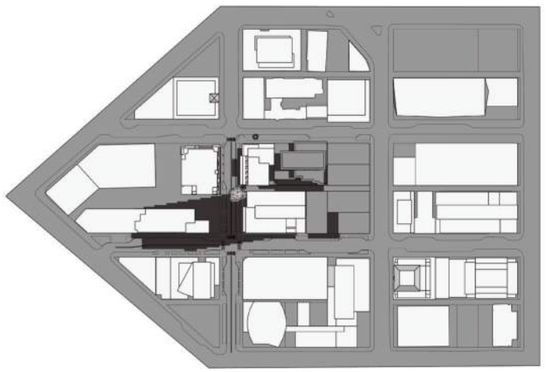
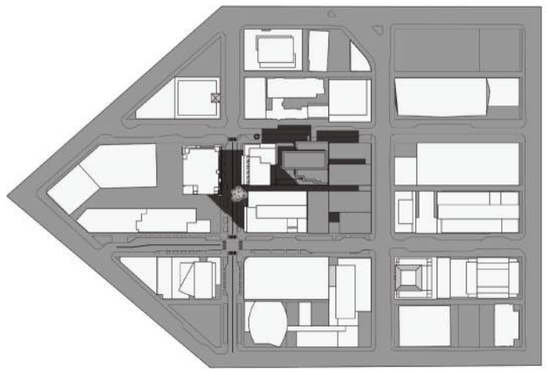
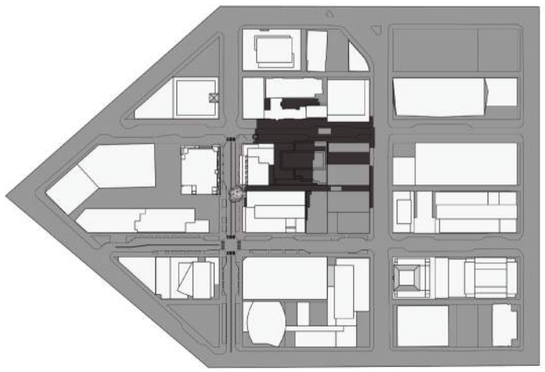
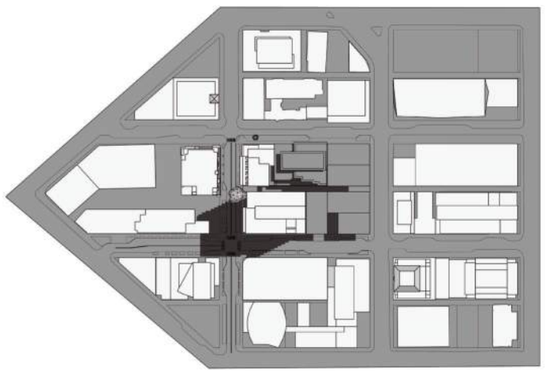
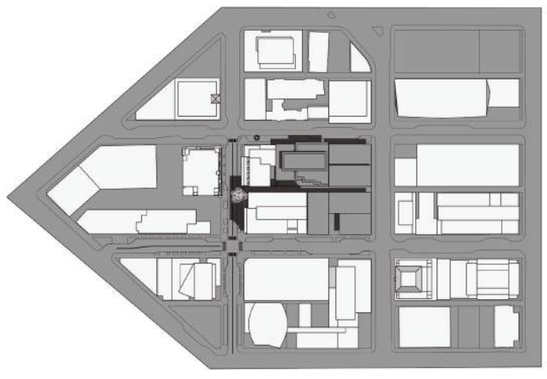
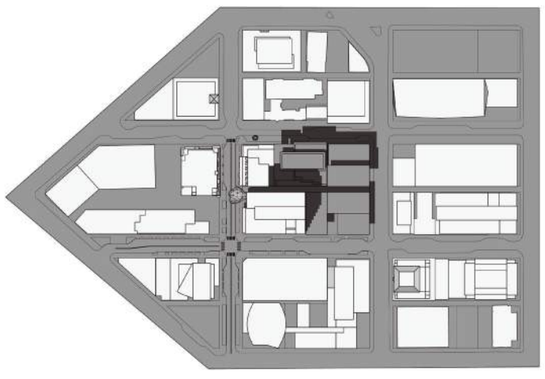
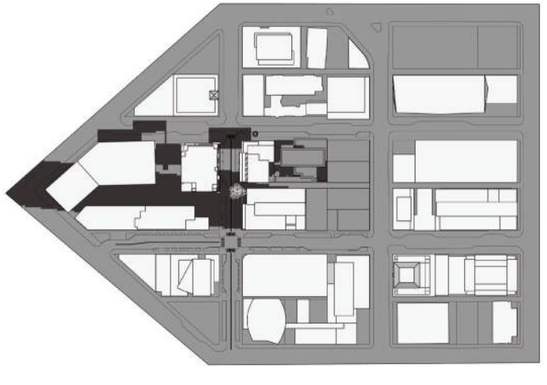
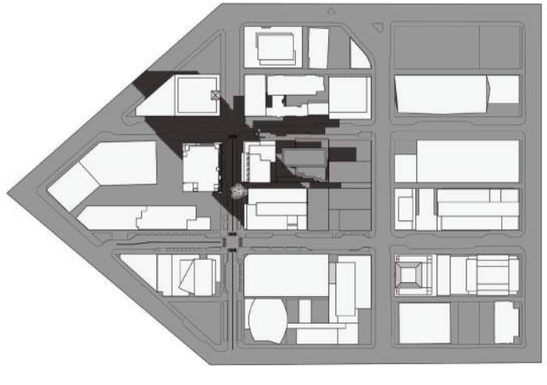
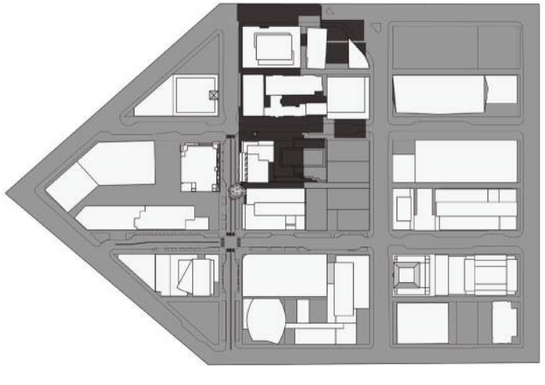
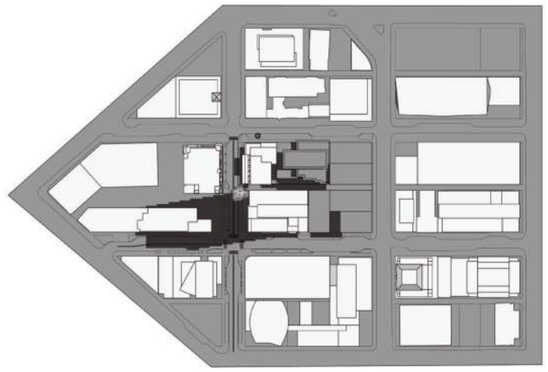
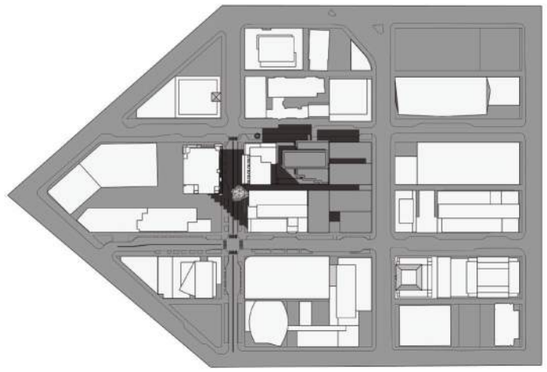
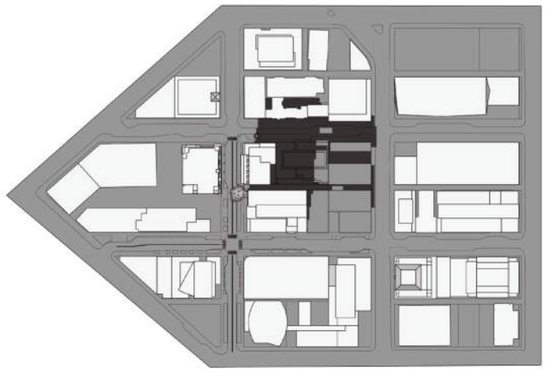
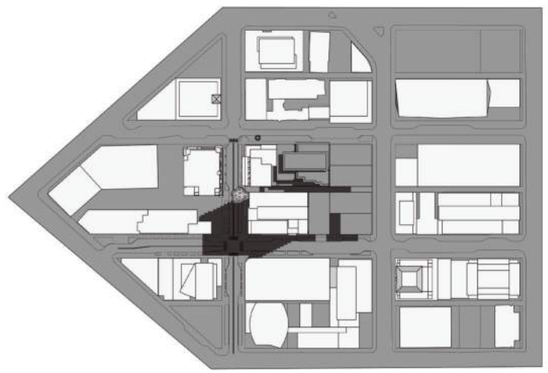
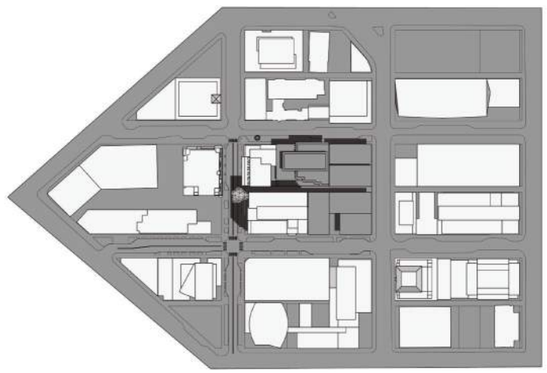
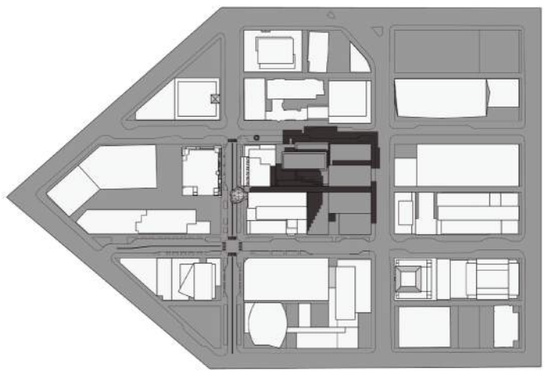
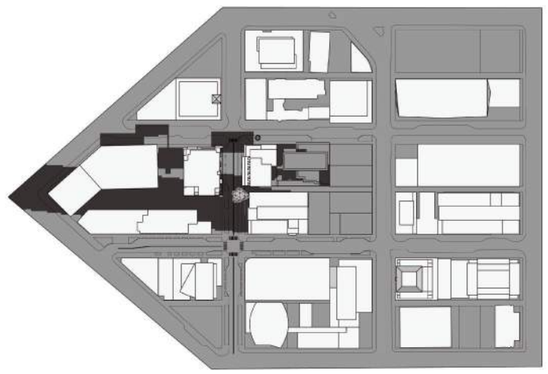
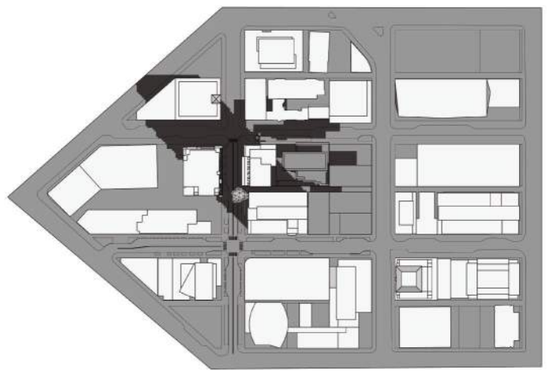
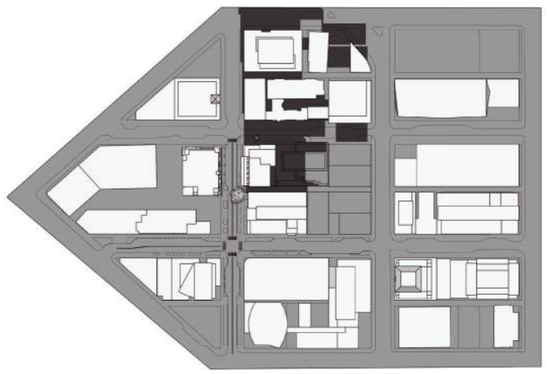
Equinox 03.21 / 09.22			
Summer Solstice 06.21			
Winter Solstice 12.21			

Shadow Studies | Option C (Preferred)

	9 AM	12 PM	3 PM
Equinox 03.21 / 09.22			
Summer Solstice 06.21			
Winter Solstice 12.21			

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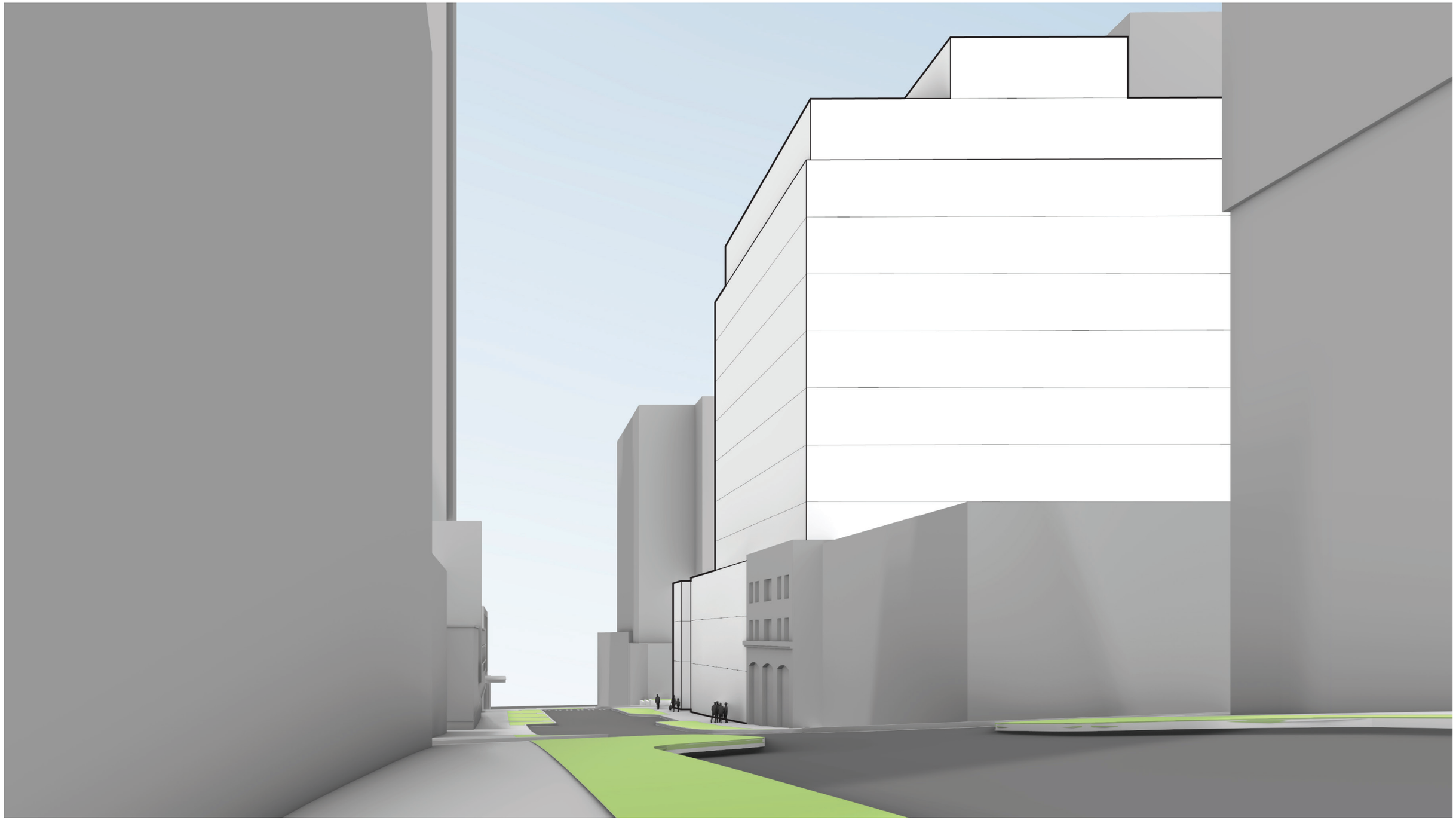
Thank You!

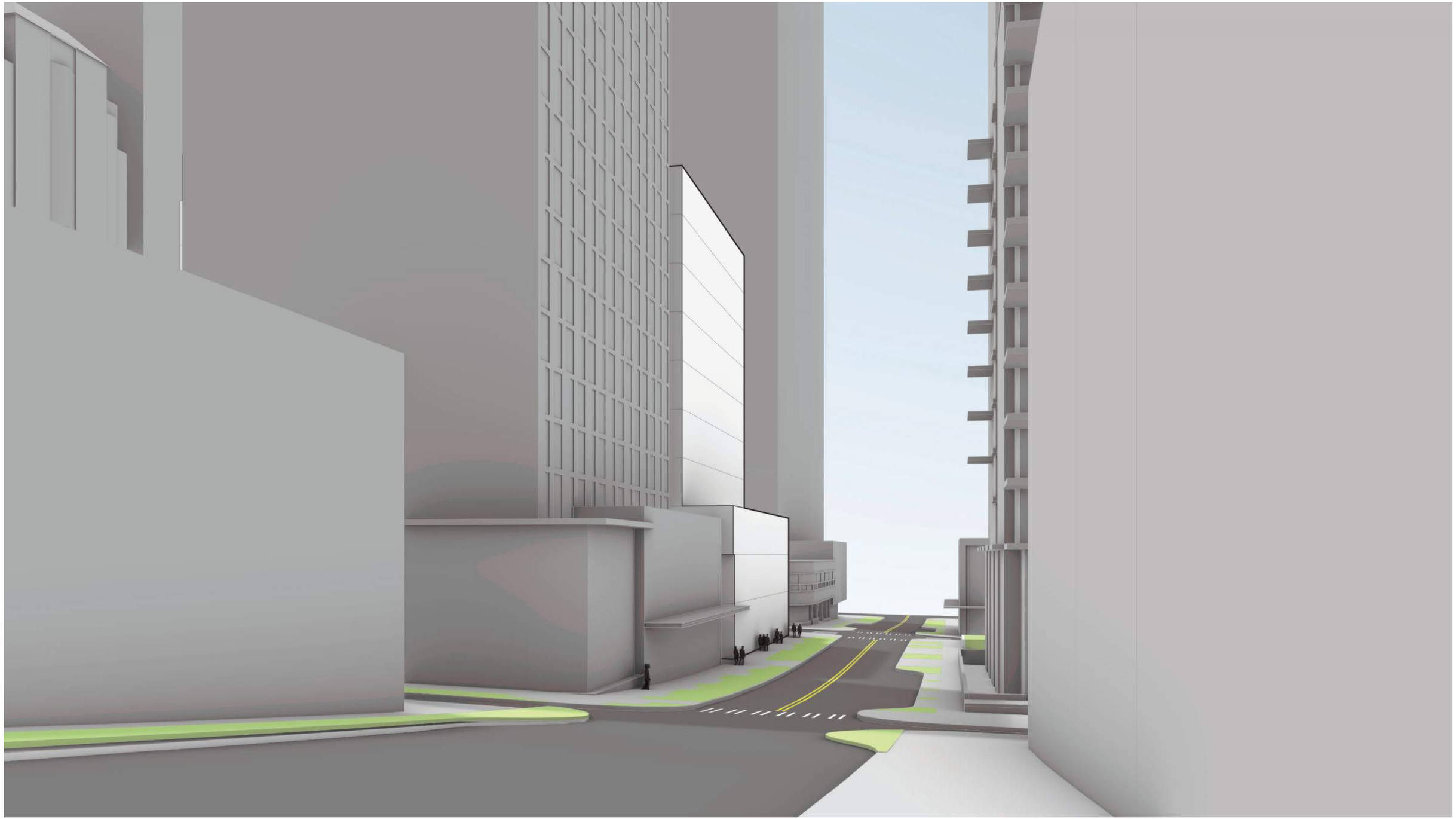
Option A - Code Compliant | Perspective Views

9th Ave. Looking North



Option A - Code Compliant | Perspective Views

Lenora St. Looking West

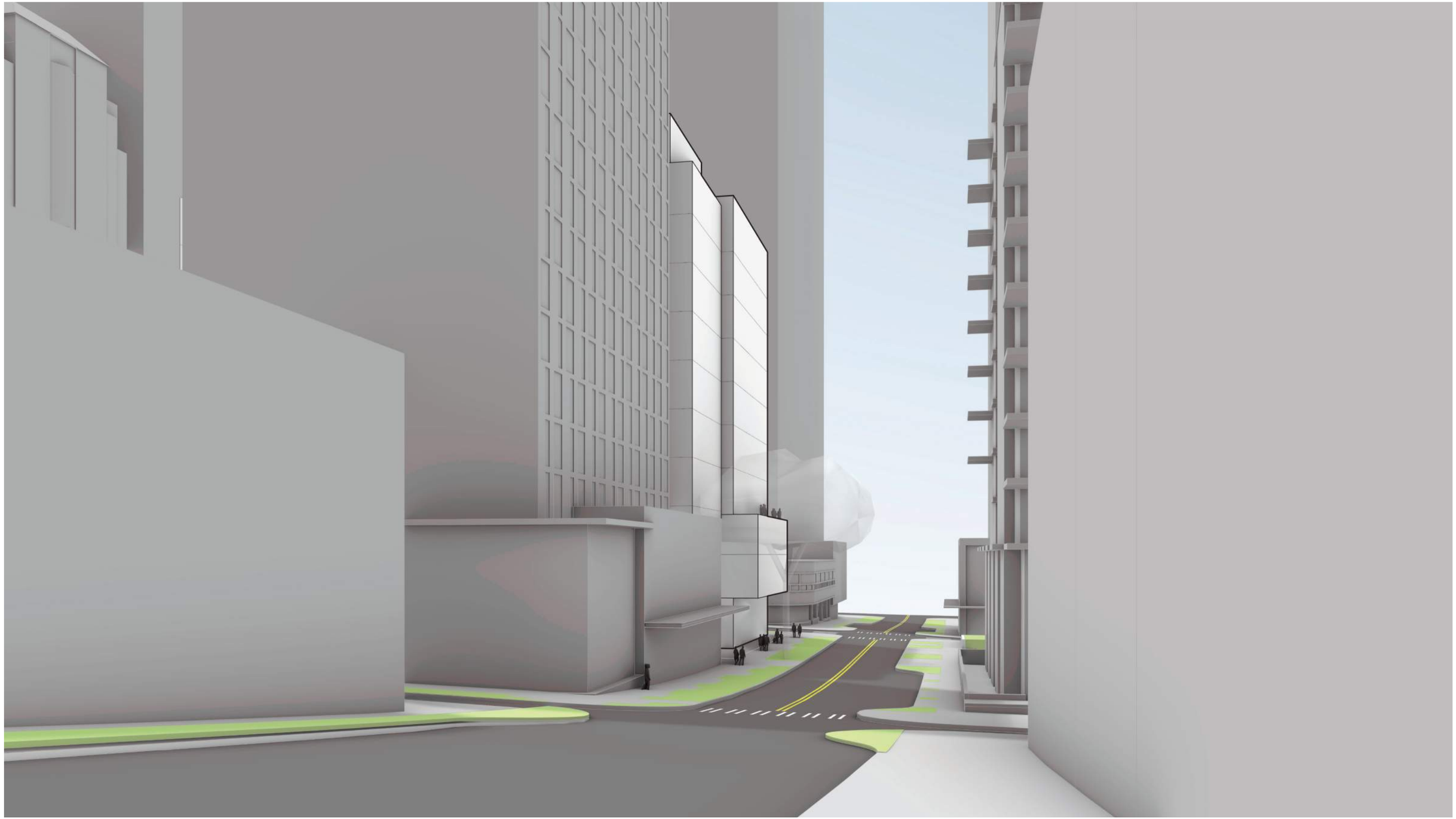


Option B | Perspective Views

9th Ave. Looking North

Option B | Perspective Views

Lenora St. Looking West



Option C (Preferred) | Perspective Views

9th Ave. Looking North

Option C (Preferred) | Perspective Views

Lenora St. Looking West