



630 Westlake

SDCI #3039130-LU (#3039025-EG)

Recommendation Meeting

February 15th, 2023



GRAPHITE

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Project Information:

Address: 630 Terry Ave N
Seattle, WA 98109

Parcel #: 408880-3235
408880-3236
408880-3240
408880-3345
408880-3355
198720-0015

Zone: SM-SLU 85-65/160

Site Area: 69,416 SF

FAR base: 4.5/ 7.0 max

Height: 85' max (Commercial)

Project Team:

Owner: Vulcan Real Estate
505 5th Ave S #900
Seattle, WA 98104
206.342.2000
Contact: Mike Woo

Architect: Graphite Design Group
1809 7th Ave #700
Seattle, WA 98101
206.224.3335
Contact: Peter Krech

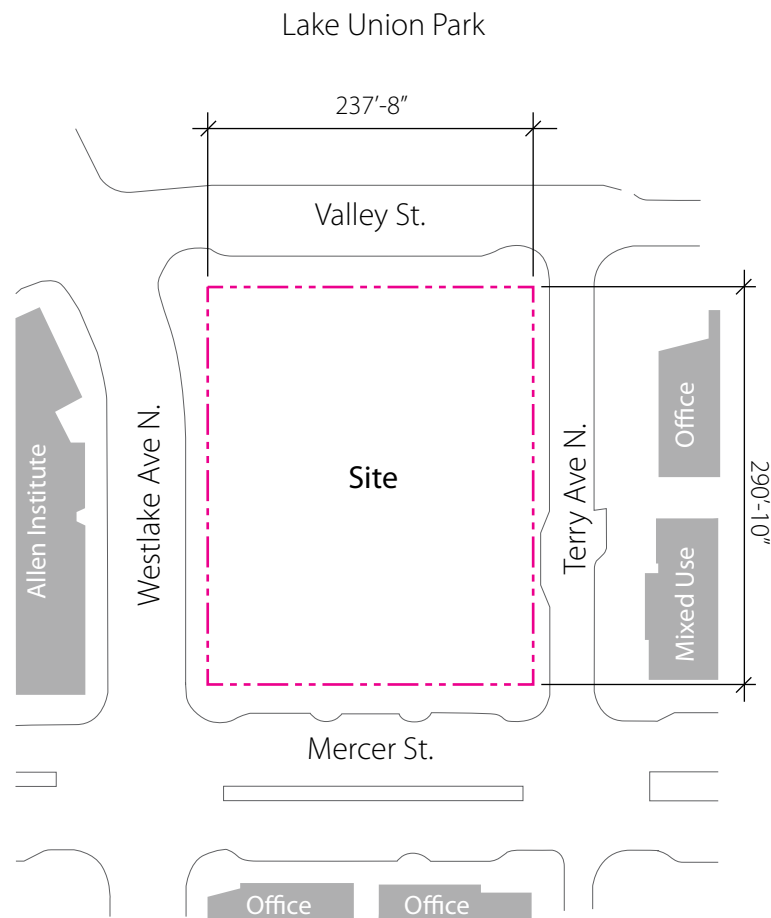
Landscape: Hewitt
101 Stewart Street #200
Seattle, WA 98101
206.624.8154
Contact: Jake Woland

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01

Project Background

Project Information



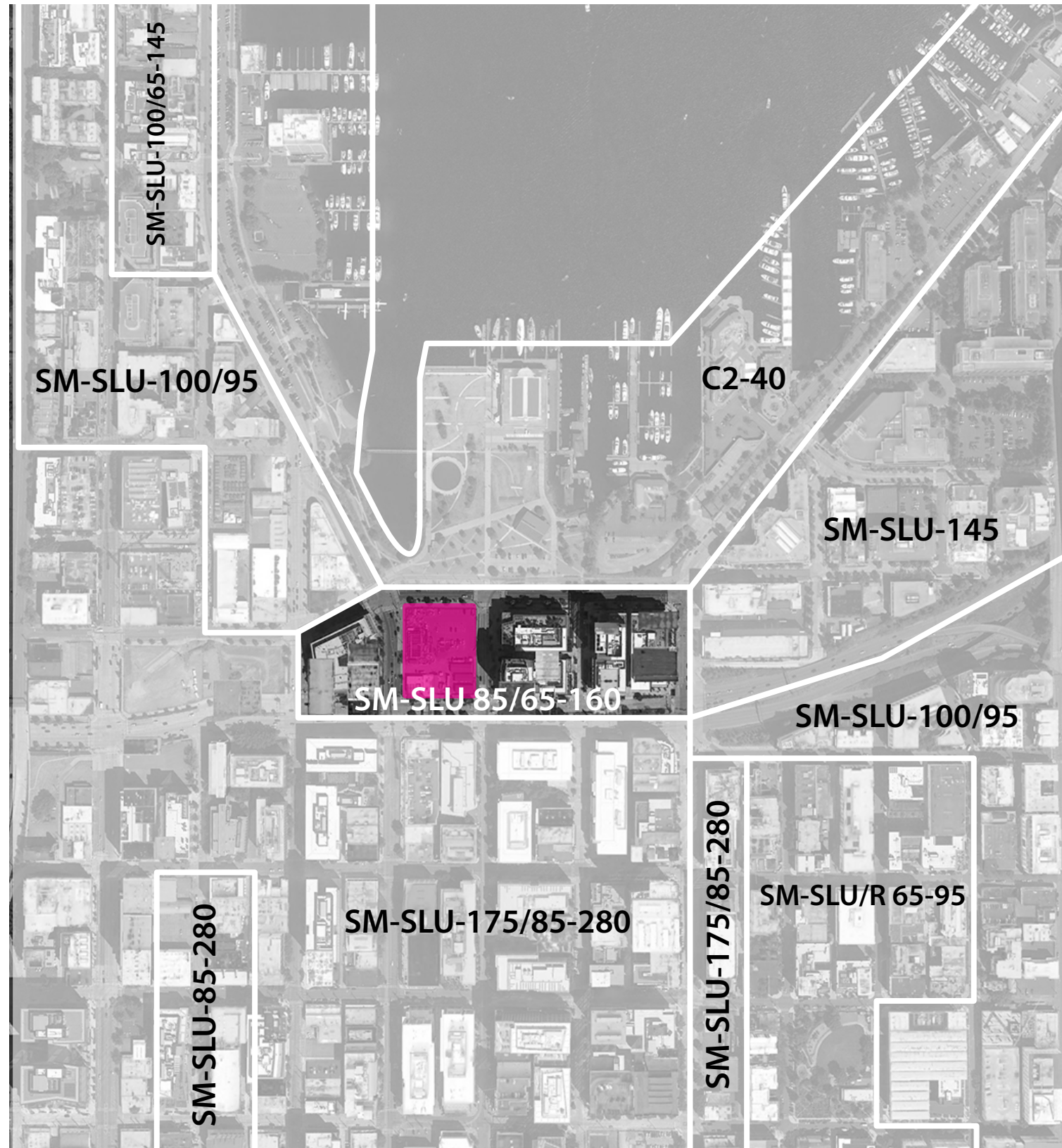
Program:

- Retail: 8,890 ft² (approx)
Level 1
- Office: 302,700 ft² (approx)
Level 1 - Level 6
- Residential: Not pursued
- Open Area: 18,880 ft² (approx)
Level 1
- Bikes: 42 Short Term
Level 1 & P1
160 Long Term
Level P1
- Parking: 315 stalls (approx)
Level P1 - Level P2
- Loading: 4 berths (office)
2 berths (trash/recycle)

Dimensions:

- Site Area: 69,416 ft²
- Height: 85' above grade
15' mechanical screen
27' below grade
- Stories: 6 above grade
2 below grade
- Other: Mid-block connection
Pedestrian only zone
Northeast Plaza
- Departures: See Page 88

Zoning



Zone

SM-SLU 85/65-160
South Lake Union Urban Center Overlay

Maximum Height for Office

85'

Base FAR / Max FAR

4.5 / 7

Base Height / Max Height for Residential

65' / 160'

Street Level Uses

Class I Pedestrian Streets
Westlake Ave, Valley St, Terry Ave (North Half)

Class II Pedestrian Streets
Mercer St and Terry Ave (South Half)

Upper Level Setbacks

Required above podium height of 45'
15' Upper level setback above 45' Westlake Ave.
15' Upper level setback above 45' Valley Street.
15' Upper level setback above 45' Terry Ave.

Parking

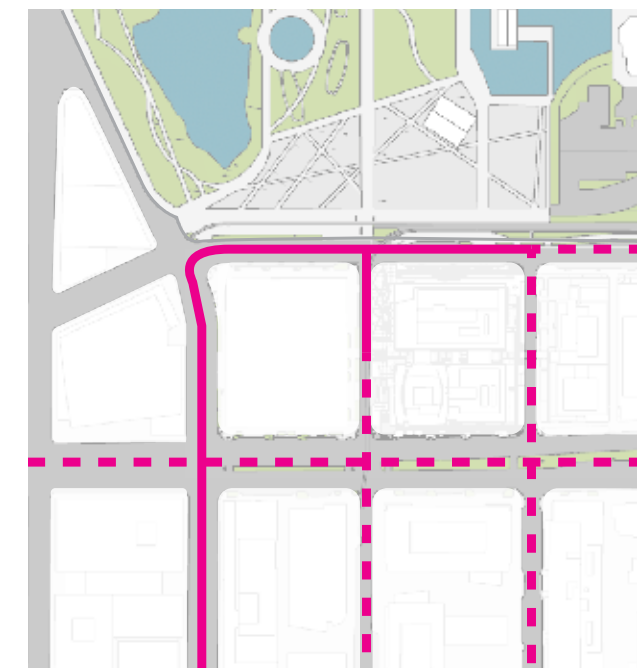
None required
1 stall per 1000 SF of Non-Residential maximum
Bike parking required

Open Space

20% of site area required as 'open area'.
60% of 'open area' must be 'usable open space'.
Public Plaza 50' x 50' at NE corner at Valley St & Terry Ave.

Through-Block Pedestrian Connection

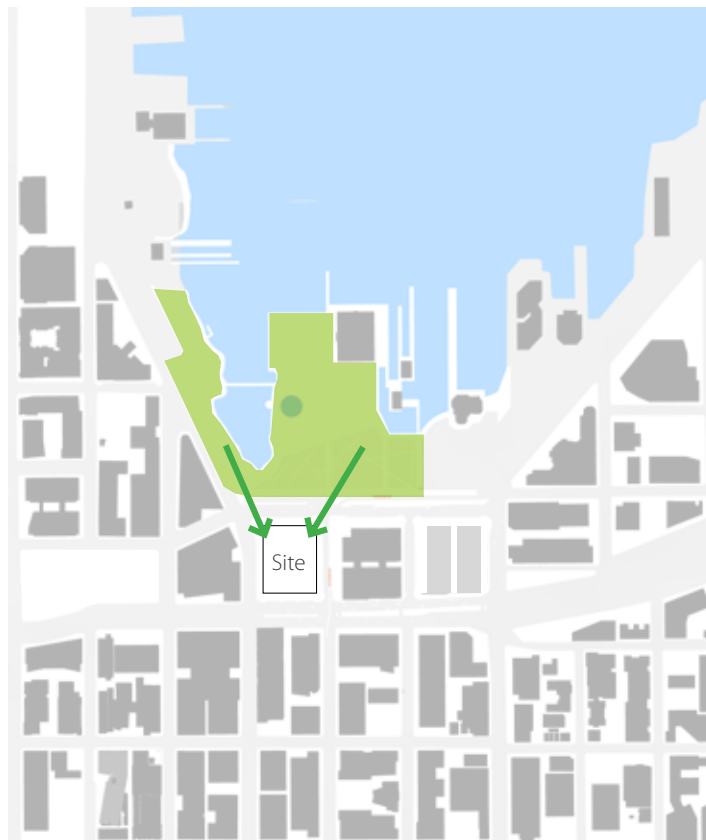
The passageway is open to sky.
Minimum 20' width passageway.
Provides direct and continuous connection between north/south avenues abutting the lot.
The passageway is adequately lit and available for pedestrian use 24 hours every day.



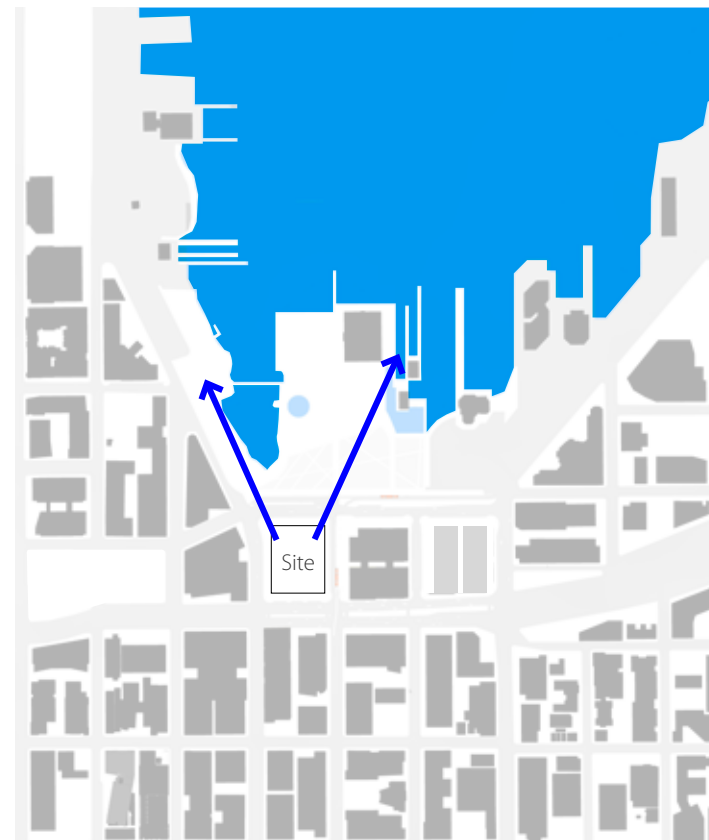
— Class I Pedestrian Street
- - - Class II Pedestrian Street



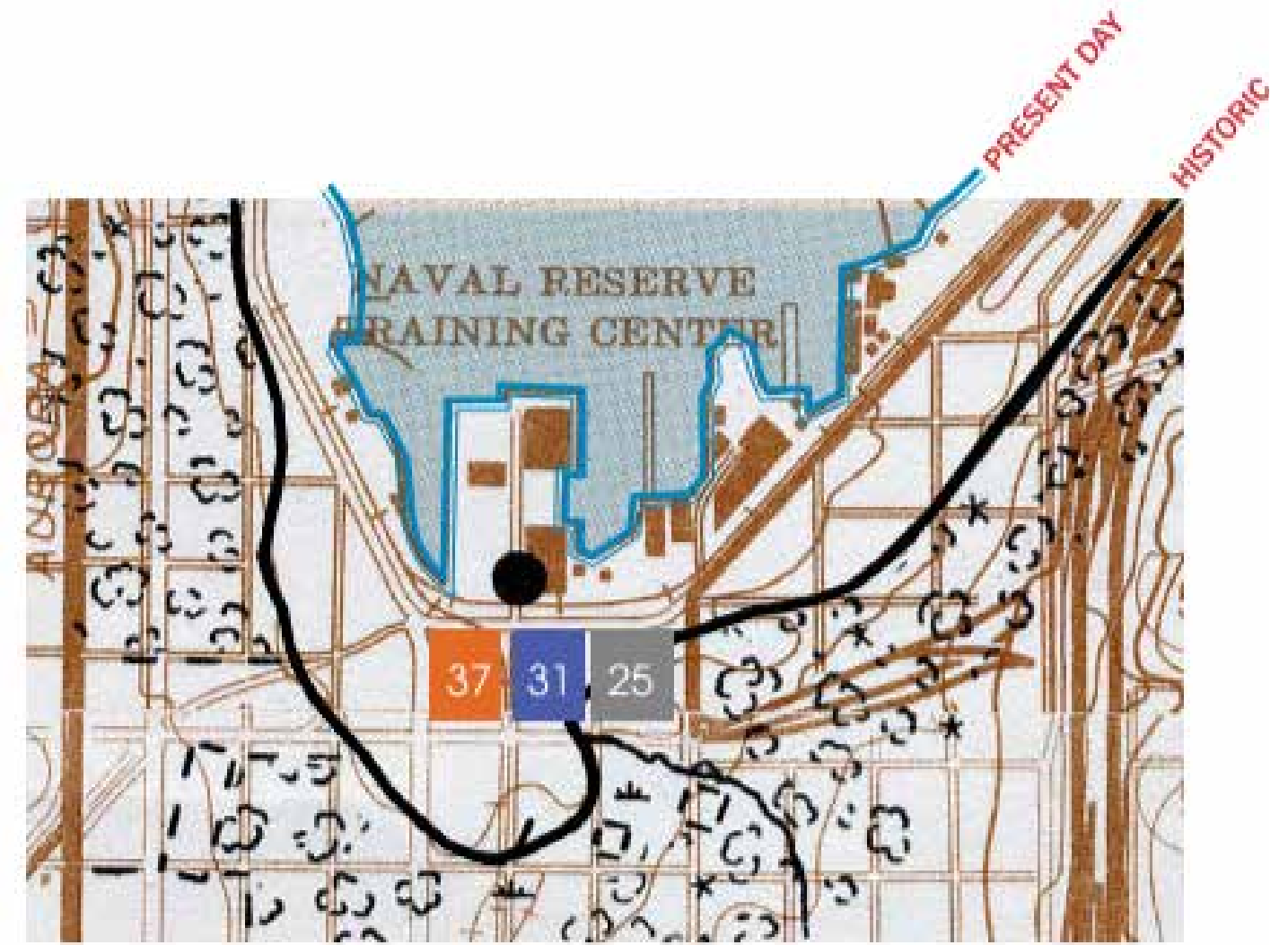
Ground Plane + Concept



Extend the Park



Invite the Lake



Site circa 1965 (With Historic Shoreline)

Design Guidelines

- CS3-A-2 | Contemporary Design
- DC2-A | Massing
- DC2-1 | Massing, Design, and Scale
- DC2 | Architectural Concept

Site Design Concepts

- Provide legible extension of Lake Union Park across Valley Street, so as to knit project into fabric of the neighborhood.
- Develop massing that celebrates the last eddy in Lake Union, so as to recall the historic lake shoreline that once traversed the site
- Conceptualize the building as glacial erratic, so as to express the shaping of the surrounding landscape by the erosive force of water receding.
- Develop site vocabulary that is unique to the block yet extends underlying networks and systems, so as to bring old and new together

Massing + Concept | Influences

The design proposal explores overlapping, complimentary concepts, informing the design at **multiple scales**.

At the **regional scale**, the building expresses a unique design response to it's relationship to the **Shore**. Informed by the physical site and proximity to the historic Lake Union shoreline, Block 37 also draws from regional influences unique to Seattle and Lake Union's location in a coastal shoreline ecosystem.

At the **site, detail and material scale**, the proposal reflects the concept of **Erosion**. This is manifest through form and materials that imply the effects of weathering and the elements. Further, the concept also explores select materials and details that reflect the cause of erosion - water and hydraulic movement.

The above concepts have been deployed in a form expressive of buoyant, **floating** upper levels and carved & **recessed** lower regions, as described on the pages that follow.



Product of Time
Prehistoric Puget Sound | Cordilleran Ice Sheet



where Water meets Land
Washington Coastal Shoreline



Shaped by the Elements
Weathering and Erosion

Design Guidelines

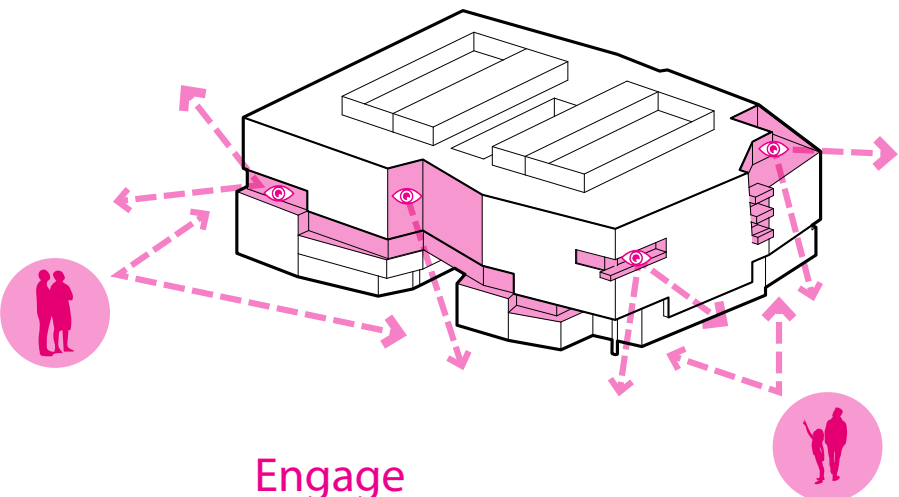
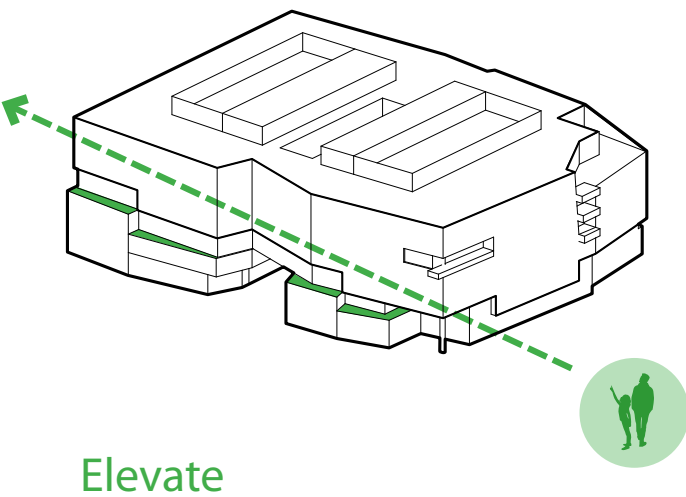
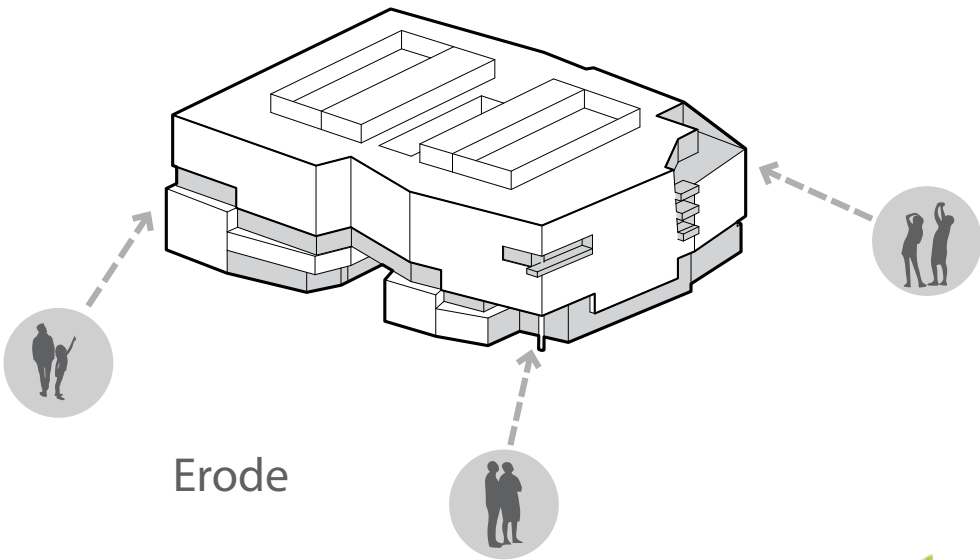
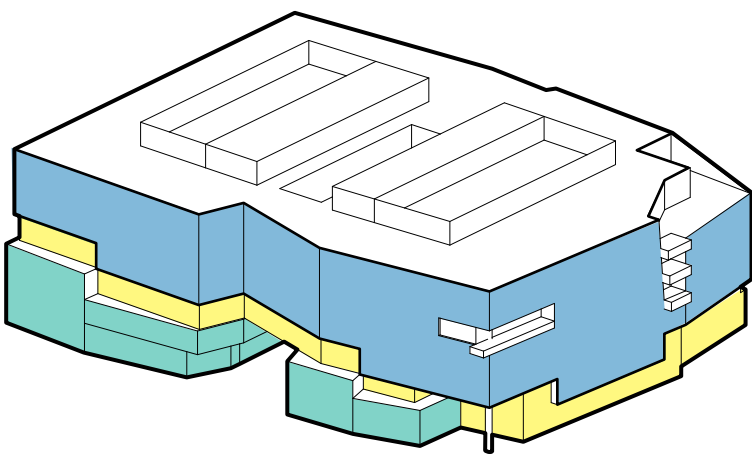
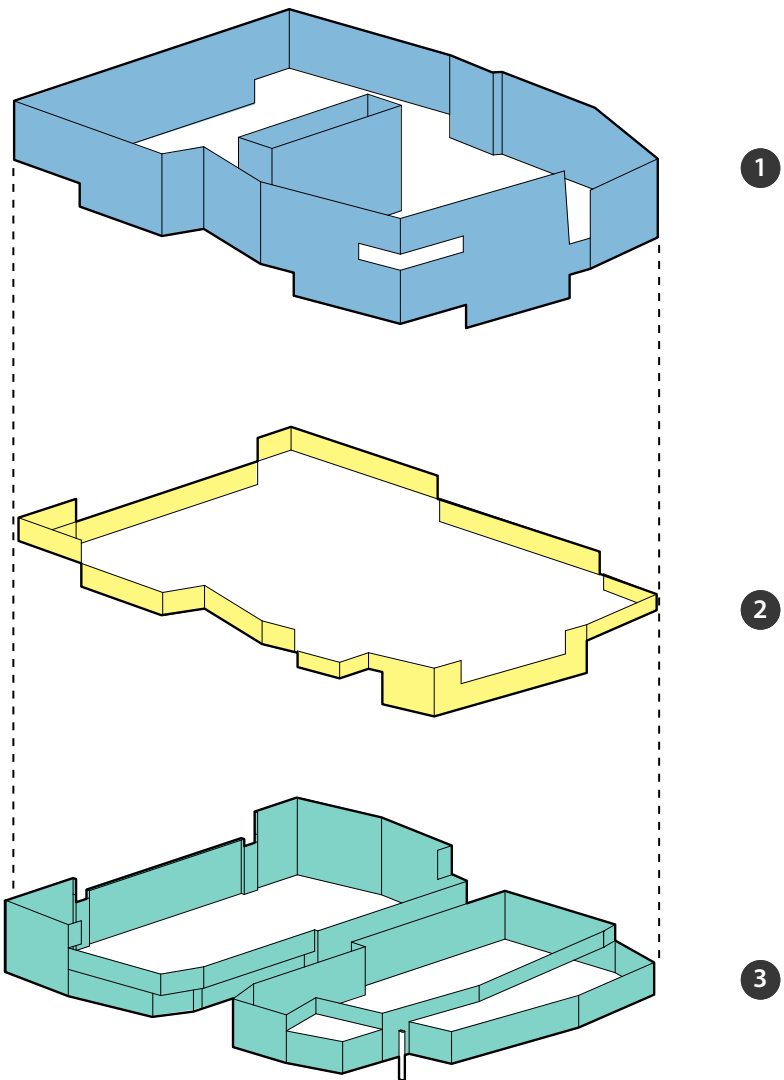
- CS3-A-2 | Contemporary Design
- DC2-A | Massing
- DC2-1 | Massing, Design, and Scale
- DC2 | Architectural Concept

Massing + Concept

- The building envelope reflects continuity on all sides and present a clear, cohesive form.
- 1 Upper levels wrap the block and linking bridges. Cutouts emphasize layering of the skin.
 - 2 Middle levels likewise travel around the form in a unified gesture, moving in and out to emphasize the erosion concept.
 - 3 Lower levels unify the base while stepping up & under the volumes above and wrap into the woonerf.

Design Guidelines

- CS3-A-2 | Contemporary Design
- DC2-A | Massing
- DC2-1 | Massing, Design, and Scale
- DC2 | Architectural Concept



EDG #2 Summary



From EDG #2 View Northwest



From EDG #2 View Southeast

From EDG #2 Report:

The board greatly appreciated the improved clarity of design concept and massing refinements made to initial concerns and ambiguity surrounding the design including:

Massing:

- Revised massing to further setback area between upper and lower massing.
- Additional modulation along Westlake Ave.
- Reduced bulk and enhanced legibility of the woonerf entry by pulling back the edges and adding more recess above the woonerf.
- Addition of balconies which break up the facade, adding greater variety and activation to the facades around the building, as well as providing a unique outdoor experience.
- Refinements to the NE and SE corners

Street Level & Woonerf:

- Further refinement of the street level facades and entries, all facades.
- Enlarged NE plaza
- Improvements made to the landscape plan which successfully balance high pedestrian volumes and creating a variety of landscape moments along circulation paths.
- Clarity related to the intended materiality of the woonerf including color, texture, and seating elements which would emphasize the pedestrian atmosphere over the loading dock area.

Overall, the board was strongly supportive and enthusiastically recommended moving the project forward to the Master Use Permit application, noting the success of the refinements to improve the strength and clarity of the architectural concept.

Design Evolution since EDG2



Northwest



Southeast

- 1 Maintain successful massing geometry as supported at EDG2.
- 2 Reinforce legibility of upper and lower forms through use of contrasting materials and carefully detailed plane changes.
- 3 Provide variety of pedestrian scales at all 4 frontages through stepped building section and plan modulation.
- 4 Further refinement of Valley Street setback site response to provide flexible use and legible extension of Lake Union Park.
- 5 Development of unique material palette and landscape elements at east-west woonerf to draw activity onto and through site.
- 6 Refinement of facade to reinforce continuity of form while increasing north-facing lake facade transparency through curtain wall modulation.
- 7 Detail development of balconies and terraces to activate facade and break down massing.
- 8 Maintain cohesiveness and legibility of upper form through development of strong facade language.
- 9 Utilize terraces and setbacks to step building volume down moving south to north, reinforcing exiting urban patterns in SLU neighborhood.
- 10 Refine "up & down" modulation of Mercer Street facade so as to continue vocabulary established by adjacent Lakefront and Allen Institute buildings.
- 11 Further develop setback areas at SW and SE corners to reinforce pedestrian scale along ROW.
- 12 Further develop Terry Avenue setback with landscape and bioretention elements to extend park and compliment design elements to the east.
- 13 Continue vocabulary of Mercer Street landscaping on site and in ROW to extend successful, established systems to east and west.

The above design response summary is further illustrated in the sections that follow.

Design Evolution since EDG2

EDG Plan



REC Plan



- Relocated garage intake louver off the Westlake frontage to an interior facade,
- Maintained strong ground level design moves supported by the board at EDG2.
- Further developed through-block paving language to match building geometry
- Develop strong exterior/interior concept, material response, and spatial relationships.
- Improved Terry Ave North retail space to maximize pedestrian frontage.

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Design Summary

View to South



View to Southeast



View to Southwest



View to Northeast



View to Northwest



Aerial Looking Southeast



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03

Site Design



Site Plan



Planting areas with pedestrian circulation



Glacial Erratics/Boulders

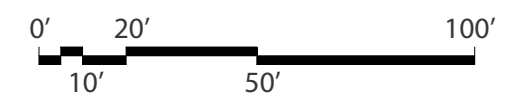


Timber seating - "little siblings" of log jam from Block 31



Slanted Concrete Wall

- ▲ Lobby Entry
- ▲ Parking Entry
- ▲ Bicycle Entry



Site Design - Tree Planting Design



Acer circinatum
Vine maple



Acer palmatum 'Osakazuki'
Osakazuki Japanese maple



Amelanchier g. 'Autumn Brilliance'
Autumn Brilliance serviceberry



Cercidiphyllum japonicum
Katsura tree



Halesia caroliniana 'Rosy Ridge'
Rosy Ridge silverbell



Liriodendron tulipifera 'Fastigiata'
Columnar tulip tree



Platanus acerifolia
London Planetree



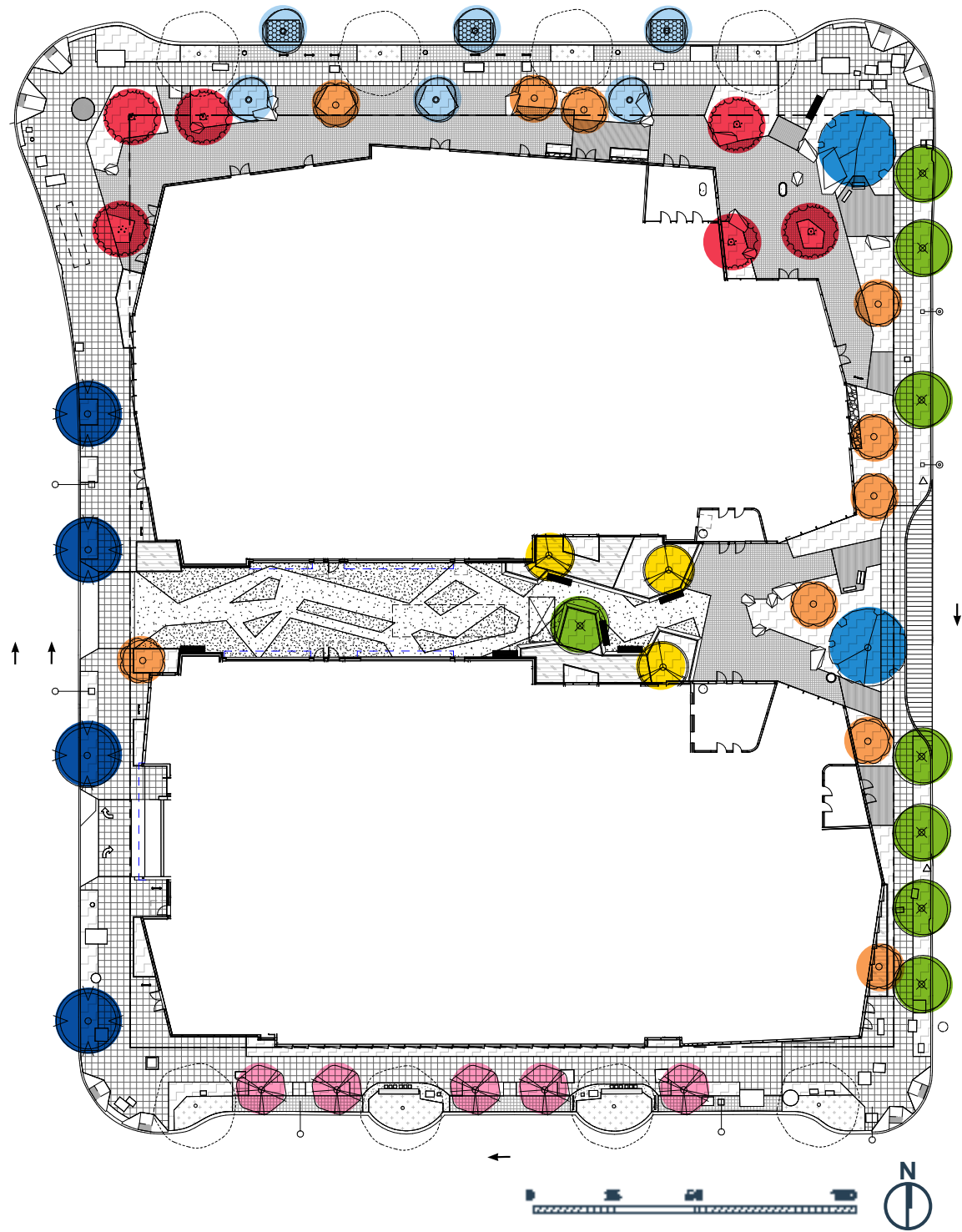
Ulmus 'Morton Glossy'
Triumph elm



Existing Street Tree - Valley
Platanus acerifolia



Existing Street Tree - Mercer
Ulmus 'Frontier'



Site Design - Planting Design

Terry and Valley Streetscapes, North Plaza, Midblock

SHRUBS



Choisya ternata 'Aztec Pearl'
Aztec Pearl Choisya



Cornus sericea 'Farrow'
Red twig dogwood



Hydrangea quercifolia 'Pee Wee'
Dwarf oakleaf hydrangea



Mahonia eurybracteata
'Soft Caress'



Lonicera pileata
Box-leaved honeysuckle



Polystichum munitum
Sword fern



Dryopteris erythrosora 'Brilliance'
Autumn fern



Viburnum davidii
David viburnum

GROUNDCOVERS



Arctostaphylos uva-ursi
Common bearberry



Asarum caudatum
Wild ginger



Blechnum spicant
Deer fern



Juncus patens 'Elk's Blue'
California gray rush



Liriope muscari 'Royal Purple'
Lily turf

PERENNIAL ACCENTS



Aquilegia vulgaris var. stellata 'Blue Barlow'
European columbine



Bergenia cordifolia 'Winterglut'
Winterglow bergenia



Brunnera macrophylla 'Jack Frost'
Siberian bugloss



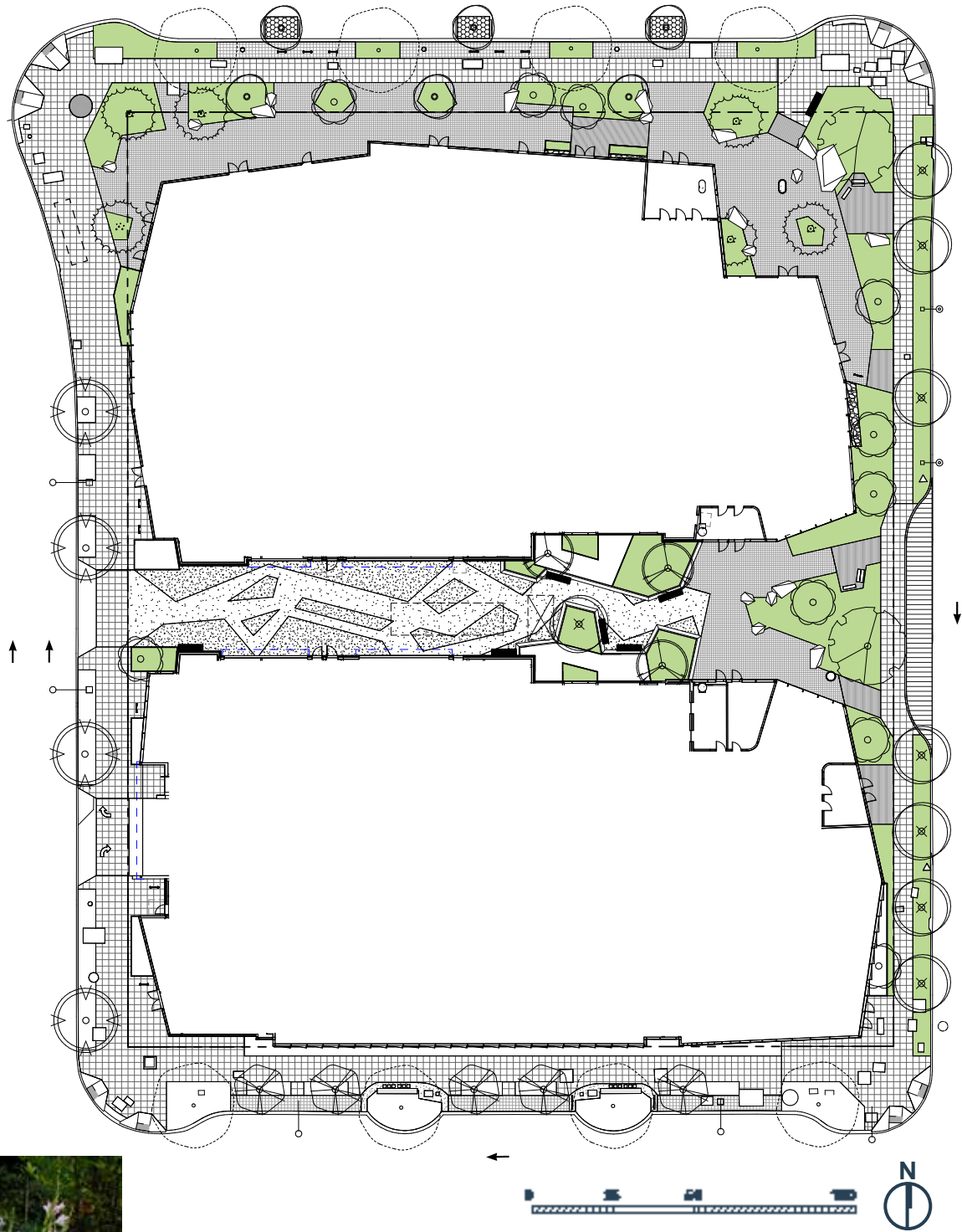
Helleborus x hybridus 'Anna's Red'
Red hellebore



Hosta 'Guacamole'
Plantain lily



Schizostylis coccinea 'Alba'
White River lily



Site Design - Planting Design

Bioretention

SHRUBS



Polystichum munitum
Sword fern



Ribes sanguineum 'White Icicle'
White icicle flowering currant

GROUNDCOVERS



Asarum caudatum
Wild ginger



Blechnum spicant
Deer fern



Juncus patens 'Elk's Blue'
California gray rush



Scirpus microcarpus
Panicked bulrush

PERENNIAL ACCENTS



Helleborus niger
'Double Fantasy'



Camassia leichtlinii
Leichtlin's camass



Iris ensata 'Variegata'
Variegated Japanese iris



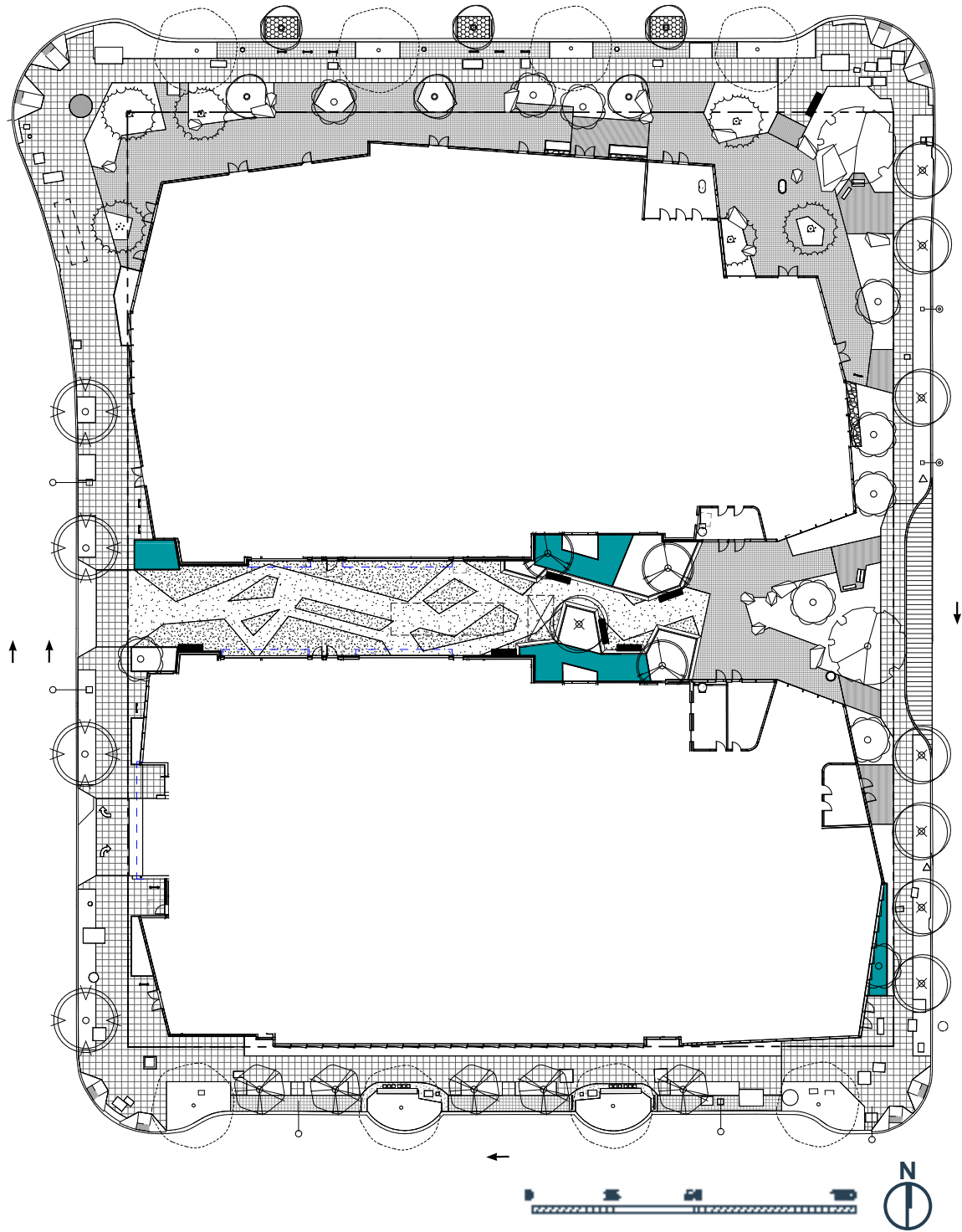
Iris siberica 'Gull's Wing'
Siberian iris



Ligularia stenocephala
'The Rocket' Leopard plant




Rodgersia aesculifolia
Fingerleaf rodgersia




Site Design - Planting Design

Mercer and Westlake Streetscapes


SHRUBS




Cephalotaxus harringtonia 'Duke Gardens' Cowtail pine




Clethra alnolia 'Hummingbird' Hummingbird summersweet




Hydrangea quercifolia 'Pee Wee' Dwarf oakleaf hydrangea




Polystichum munitum Sword fern



Raphiolepis umbellata 'Minor' Dwarf India hawthorn




Rosa flower carpet Pink Flower Carpet Pink rose




Vaccinium o. 'Scarlet Ovation' Box huckleberry


GROUNDCOVERS




Carex testacea New Zealand hair sedge



Geranium x cantabrigiense 'Biokovo' Biokovo cranesbill




Liriope muscari 'Royal Purple' Lily turf




Prunus laurocerasus 'Mt Vernon' Mt Vernon laurel


PERENNIAL ACCENTS



Achillea millefolium 'Summerwine' Yarrow



Anemone sylvestris Snowdrop windflower



Echinacea purpurea 'Magnus' Magnus coneflower

VULCAN
Real Estate

#3039130-LU | 630 Westlake | Recommendation Meeting | February 15th, 2023

GRAPHITE HEWITT

GRAPHITE HEWITT

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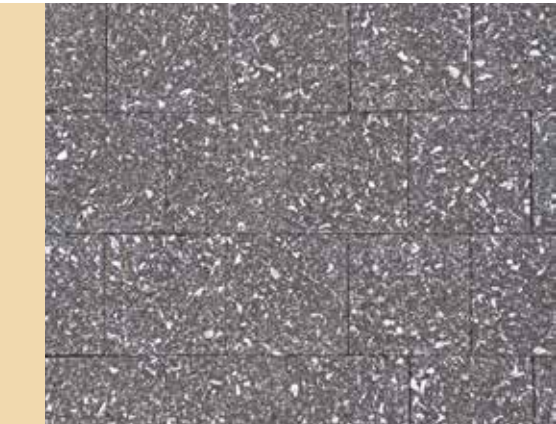
Site Design - Materials and Furnishings

PEDESTRIAN PAVING - PED ZONE



City of Seattle standard 2 x 2 paving

PEDESTRIAN PAVING - PLAZAS



Asphalt unit paving - mix of (3) colors

MIDBLOCK PAVING - FIELD



Standard CIP Concrete with broadcast silica and light topcast finish

MIDBLOCK PAVING - ACCENT



Integral color CIP Concrete with broadcast silica and heavy topcast finish

'BRIDGE' FINISH



Heelproof bar grating

BENCH - TYPICAL



Wood benches

BENCH - AT "BRIDGES"

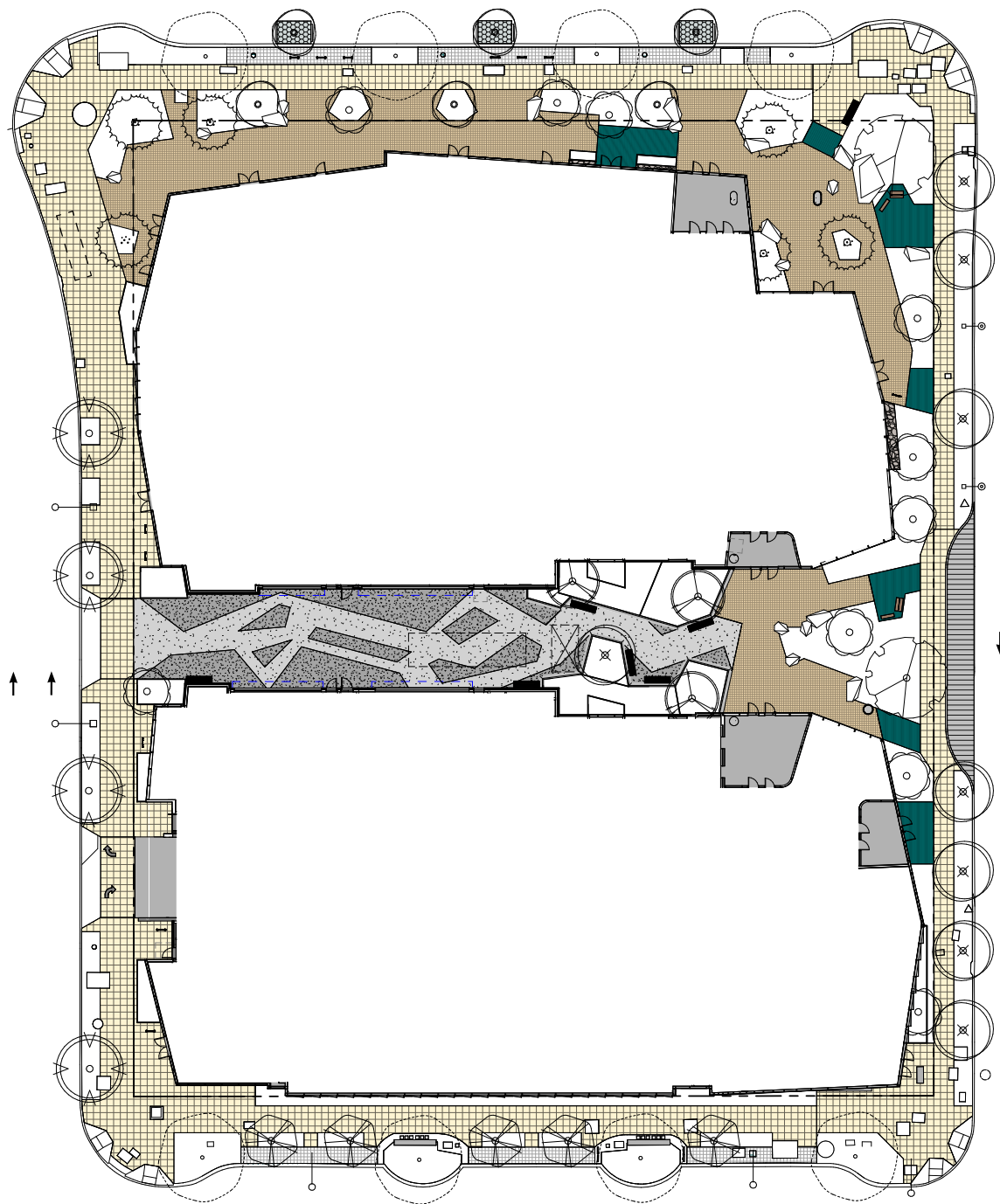


Timber seating element

BIKE RACK



Ground mounted "U" shape rack



"GLACIAL ERRATIC"



Seating boulder

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04

Streetscape Design



EDG #2 Guidance

- Further refine street level facades and entries
- Maintain enlarged NE plaza
- Balance high pedestrian volumes while creating a Wvariety of landscape moments

Response

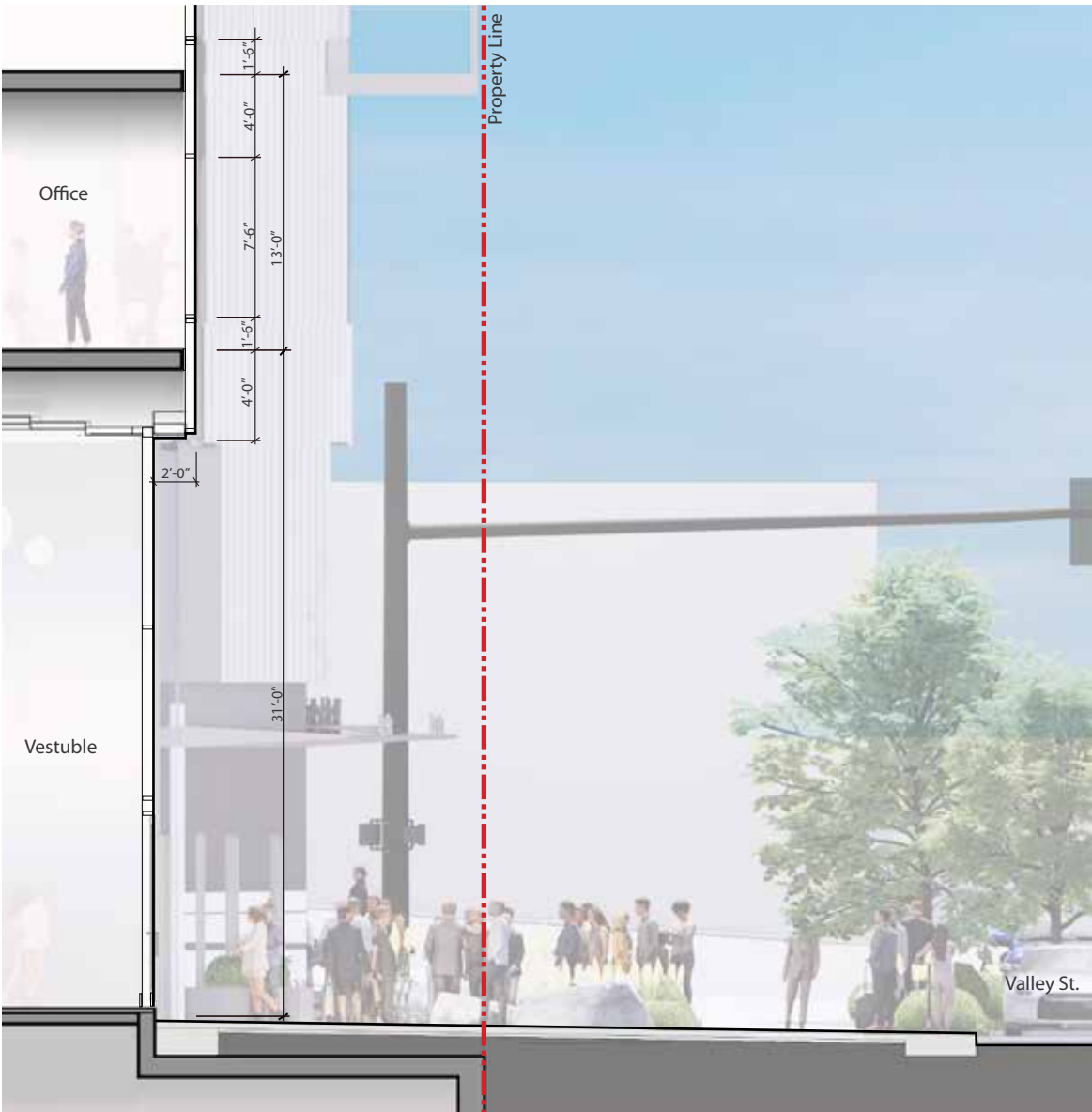
- Development of retail facade that is distinct from office entry, with change in massing,/materials, flexible entries, canopies and signage.
- Office entry enhanced with 2-story massing and distinctive light feature.
- NE plaza has been further integrated into building form through site elements, stepped massing and terrace transitions.
- Pedestrian zone has been developed with multiple pathways that weave through diverse landscape features, extending notion of the Park onto the site

View at EDG #2

Streetscape | Valley Street



Valley looking West



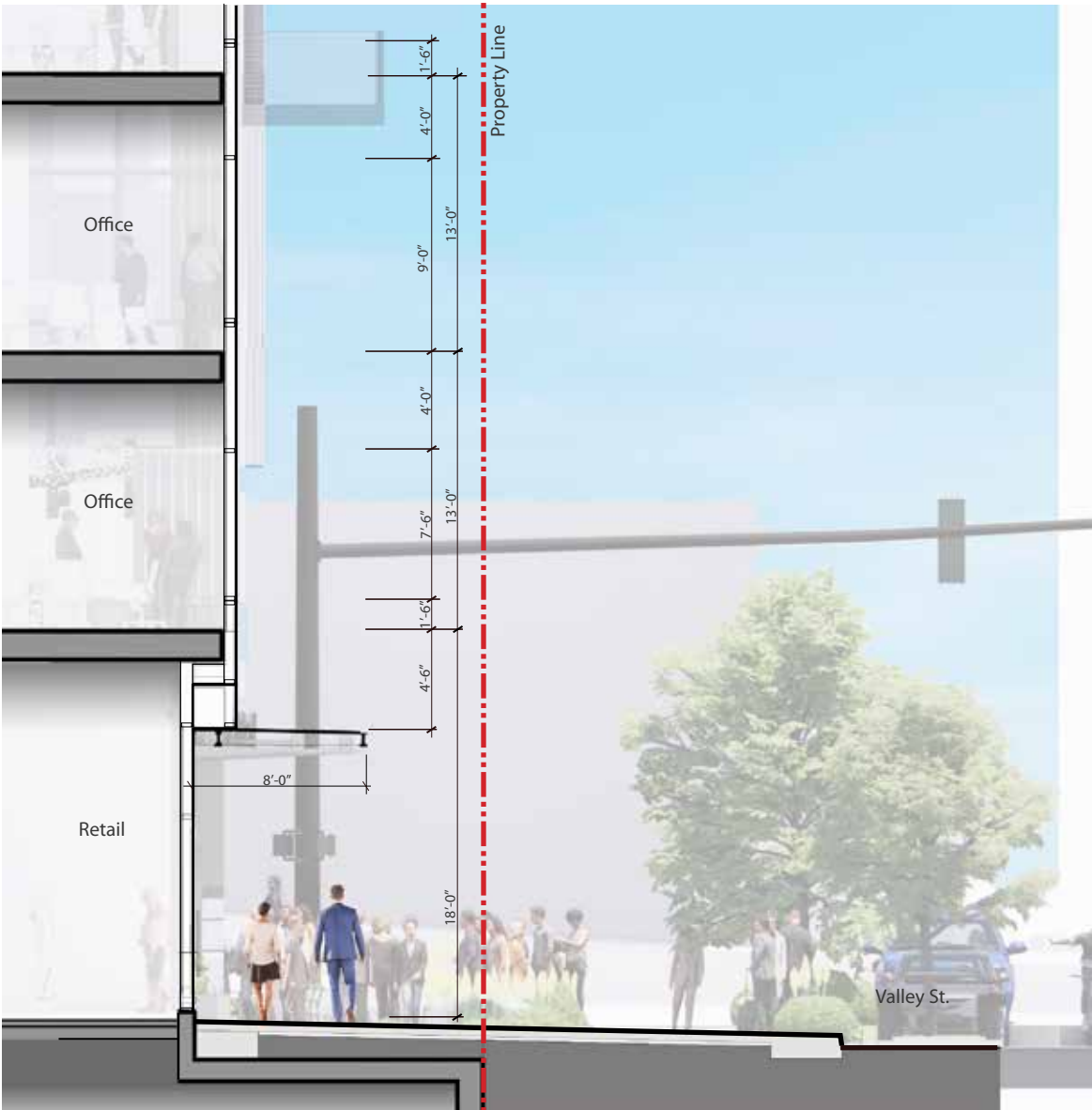
Section A



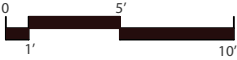
Streetscape | Valley Street



Valley looking East



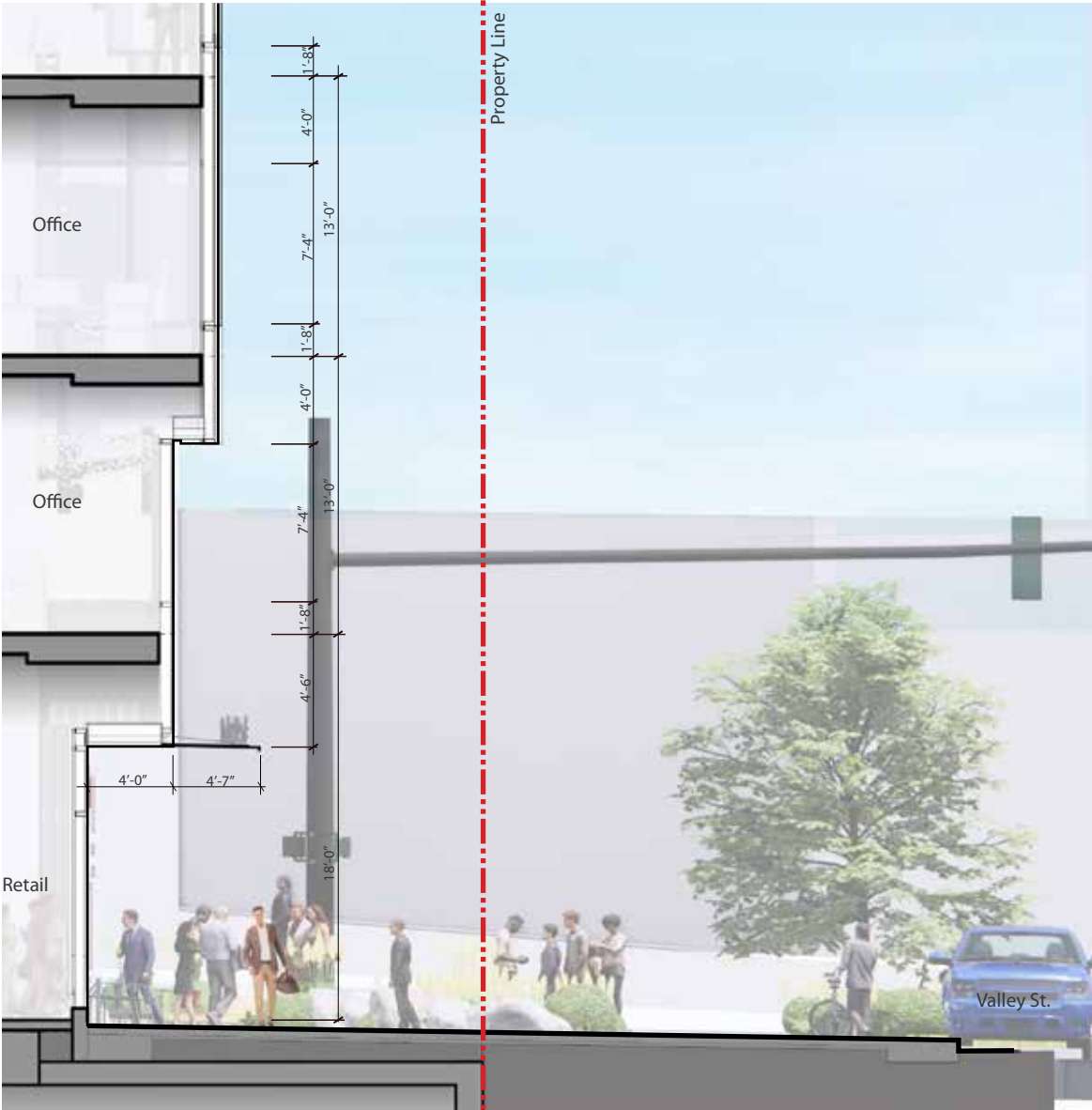
Section B



Streetscape | Valley Street



Valley and Mercer looking southeast



Section C





View at EDG #2

EDG #2 Guidance

- Maintain high degree of modulation along Westlake Avenue shown at EDG #2
- Continue further refinement of NE and SE corner
- Maintain reduced bulk/scale and enhance legibility of woonerf as shown at EDG #2
- Balance high pedestrian volumes while creating a variety of landscape moments
- Further refine street level facades and entries

Response

- Facade modulation has been further refined and legibility reinforced through contrasting facade systems
- Corners have been enhanced though building setbacks, weather protection and landscaping allowing multiple pathways through site
- Woonerf legibility is reinforced with unique facade treatment at walls and soffits
- Retail entries have been further integrated into overall form through angular setbacks, reinforcing underlying “erosion” concept

Streetscape | Westlake Ave.



Westlake looking south



Section A



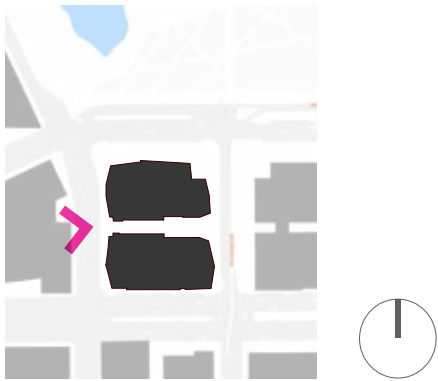
Streetscape | Westlake Ave.



Westlake at mid block looking northeast



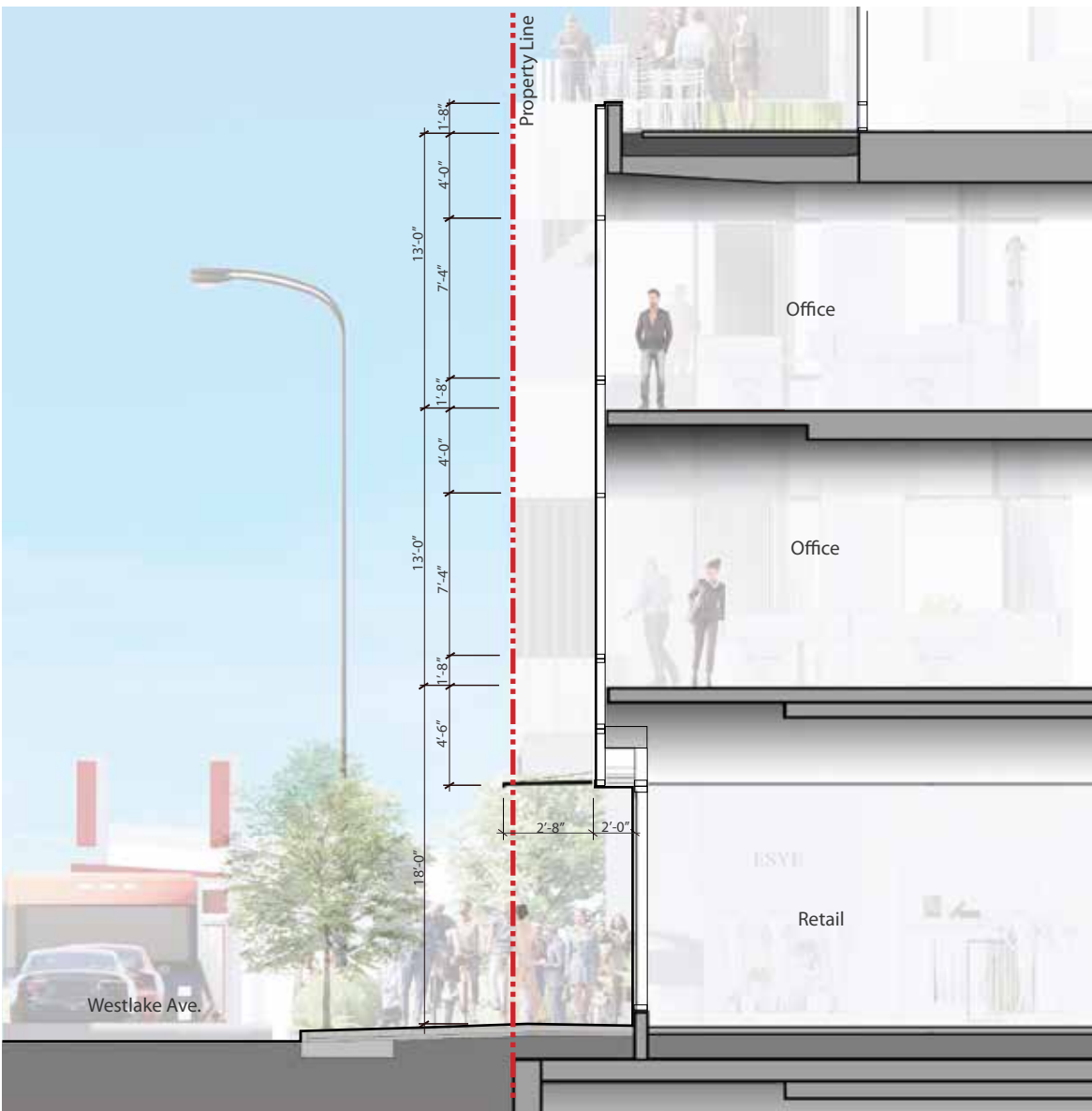
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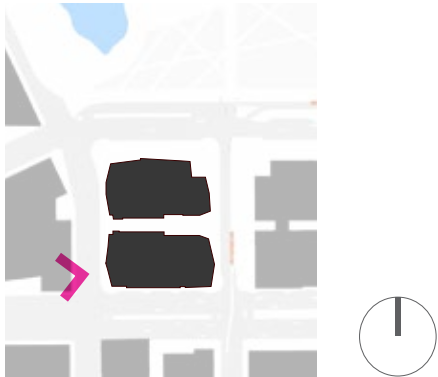
Streetscape | Westlake Ave.



Westlake and Mercer looking southeast



Section C





View at EDG #2

EDG #2 Guidance

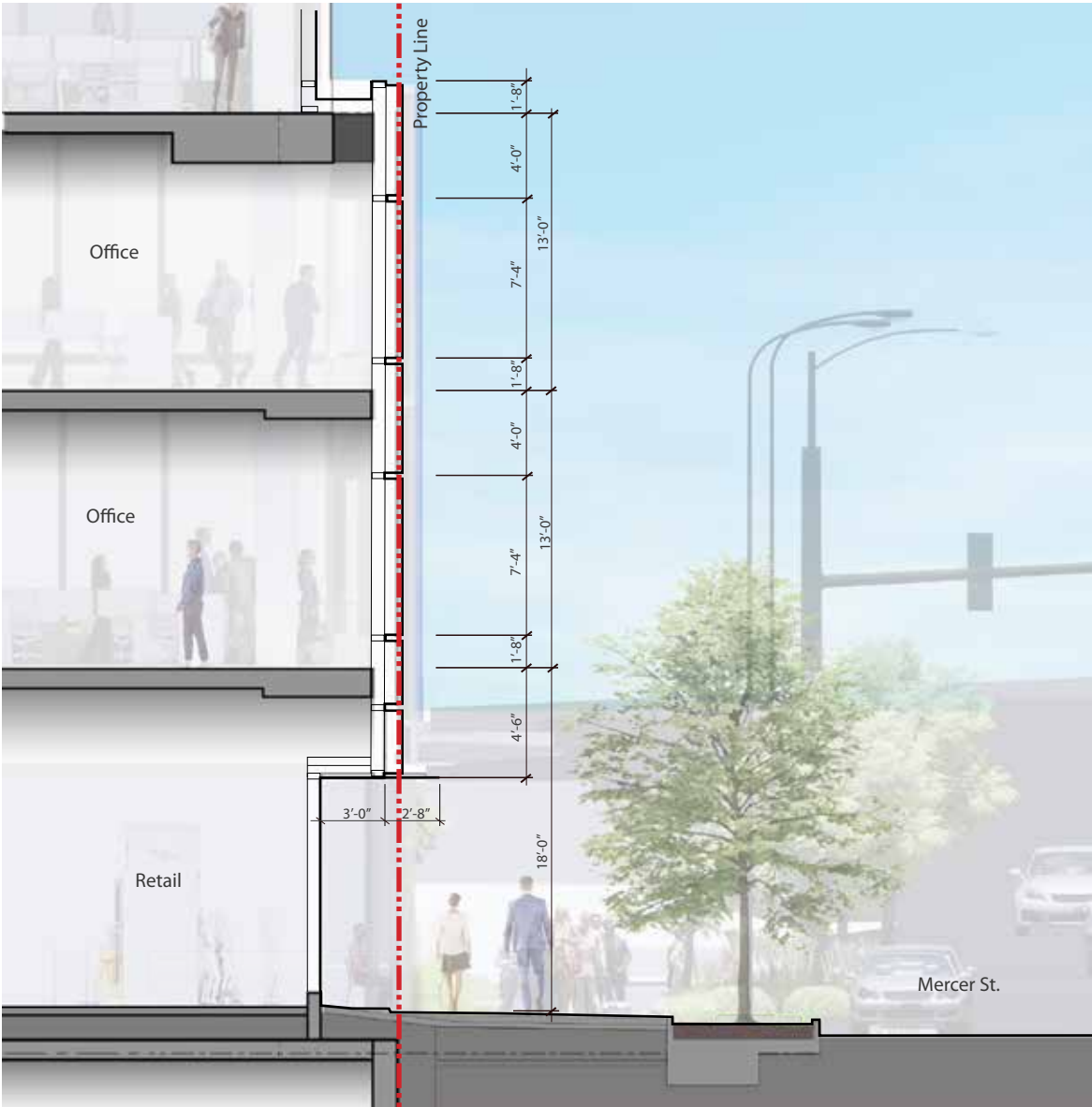
- Maintain setback between upper and lower massing as shown at EDG #2
- Continue further refinement of NE and SE corner
- Balance high pedestrian volumes while creating a variety of landscape moments
- Further refine street level facades and entries

Response

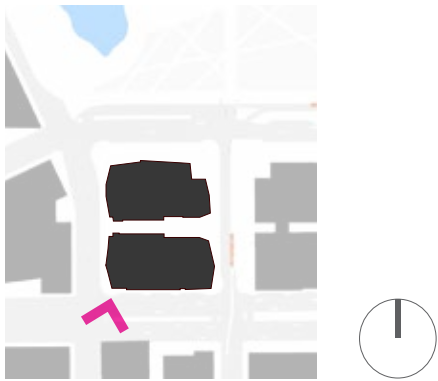
- Facade modulation has been further refined and legibility of upper and lower masses reinforced through contrasting facade systems
- Corners have been enhanced through building setbacks, weather protection and landscaping allowing multiple pathways through site
- Setbacks at SW and SE corners have been further integrated into overall form through angular setbacks, reinforcing underlying “erosion” concept
- Mercer Street landscaping on site and in ROW further developed to extend successful, established systems to east and west



Westlake and Mercer looking east

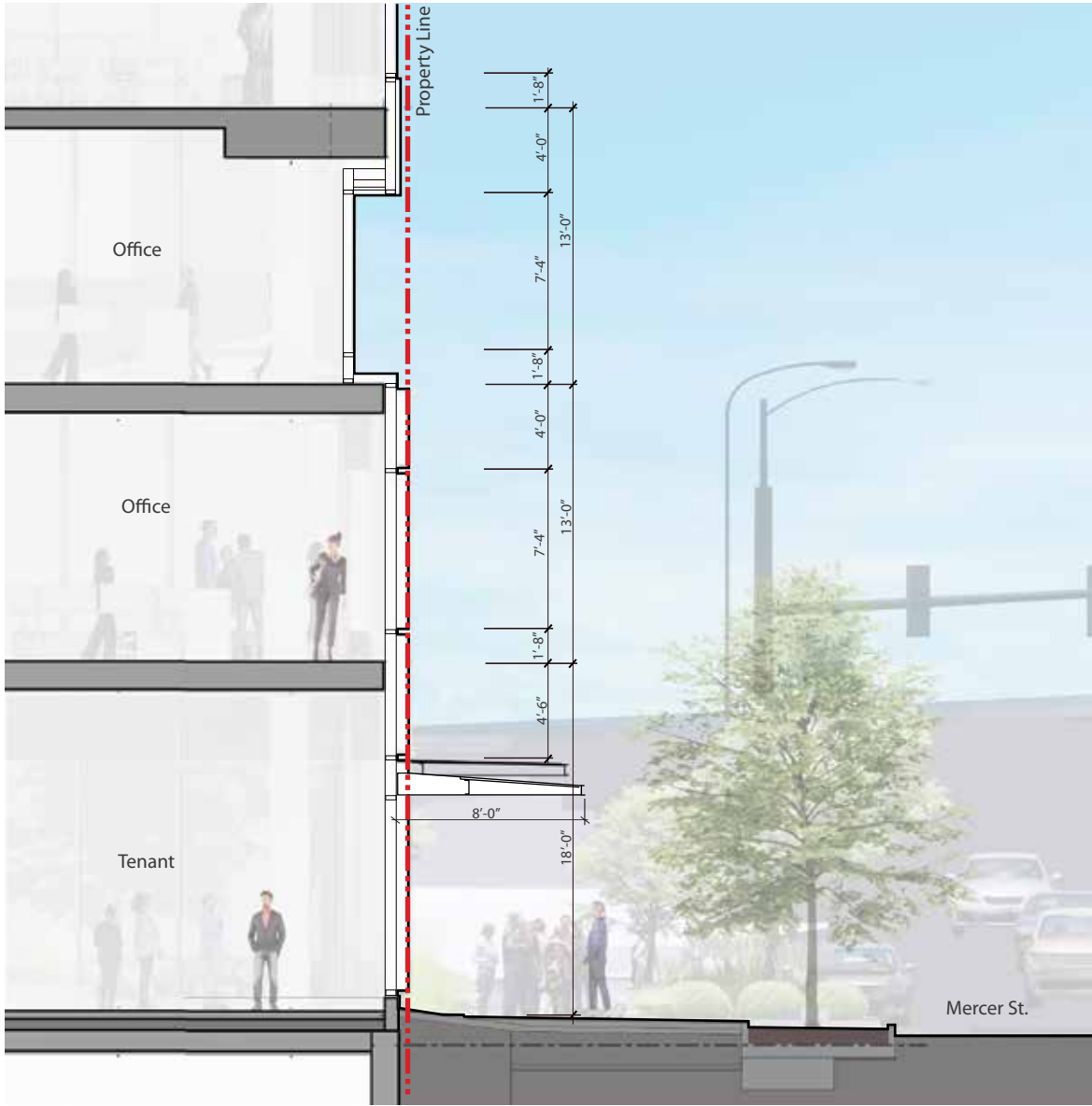


Section A

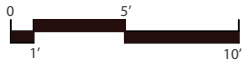




Mercer looking east



Section B



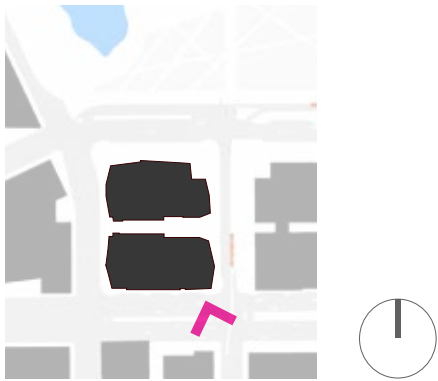
Streetscape | Mecer St.



Mercer looking west



Section C





View at EDG #2

EDG #2 Guidance

- Maintain setback between upper and lower massing as shown at EDG2
- Maintain reduced bulk/scale and enhance legibility of woonerf as shown at EDG2
- Continue further refinement of NE and SE corner
- Balance high pedestrian volumes while creating a variety of landscape moments
- Further refine street level facades and entries

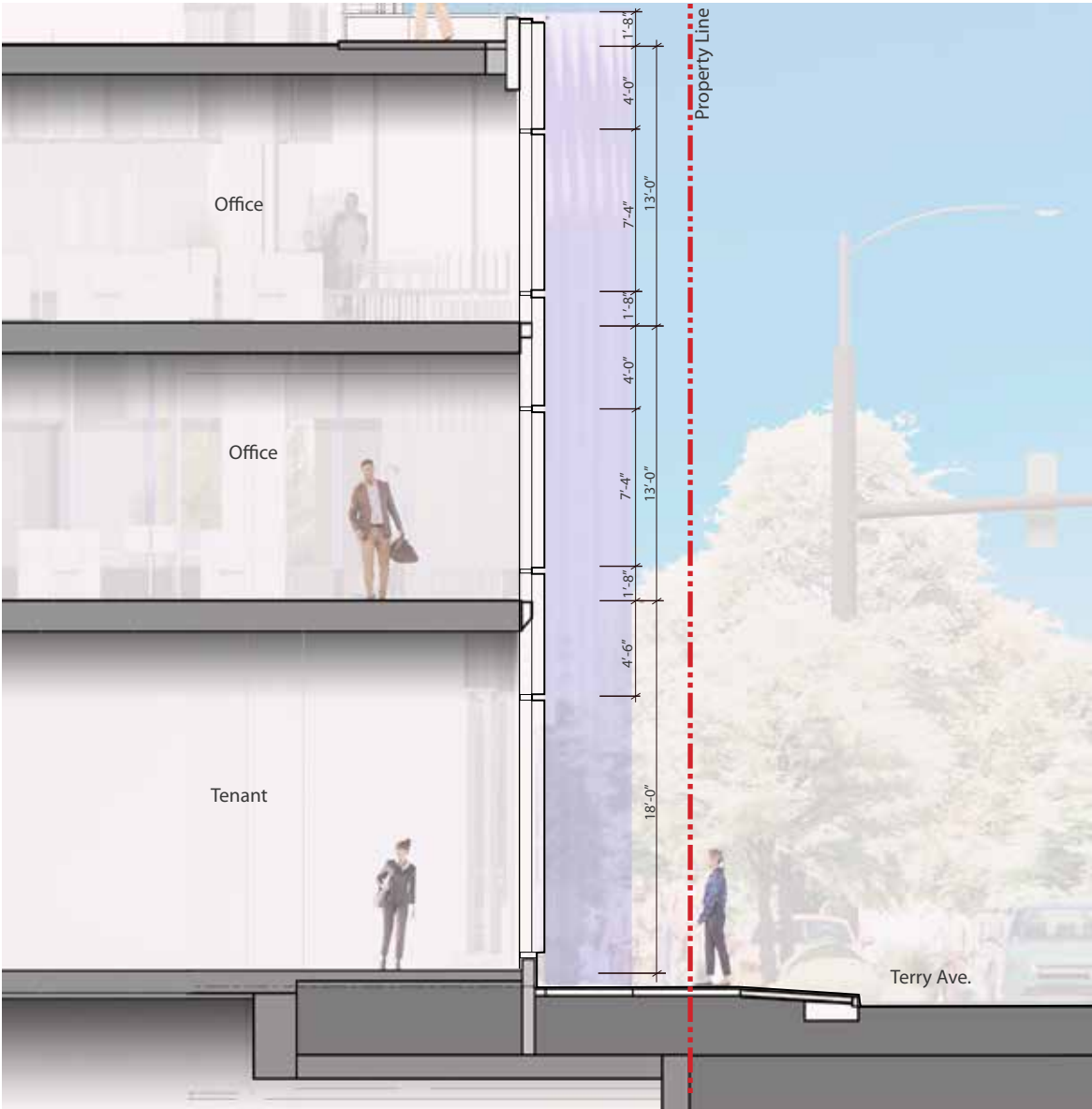
Response

- Facade modulation has been further refined and legibility of upper and lower masses reinforced through contrasting facade systems
- Woonerf entry at Terry Avenue further developed to enhance visibility and extend landscape elements into pedestrian-only portion of through-block
- NE plaza has been further develop to “weave” single-story retail under building overhang and provide clear legibility of two-story primary entry.
- Retail and lobby entries are paired with pedestrian seating and circulation zones within the Terry Avenue setback that compliment adjacent interior uses

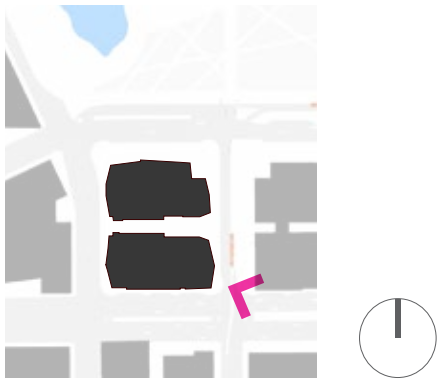
Streetscape | Terry Ave.



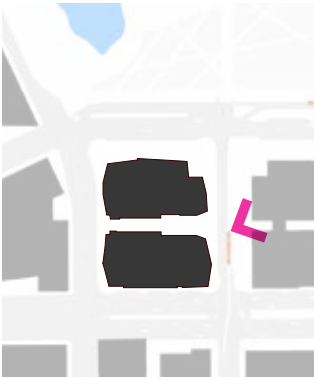
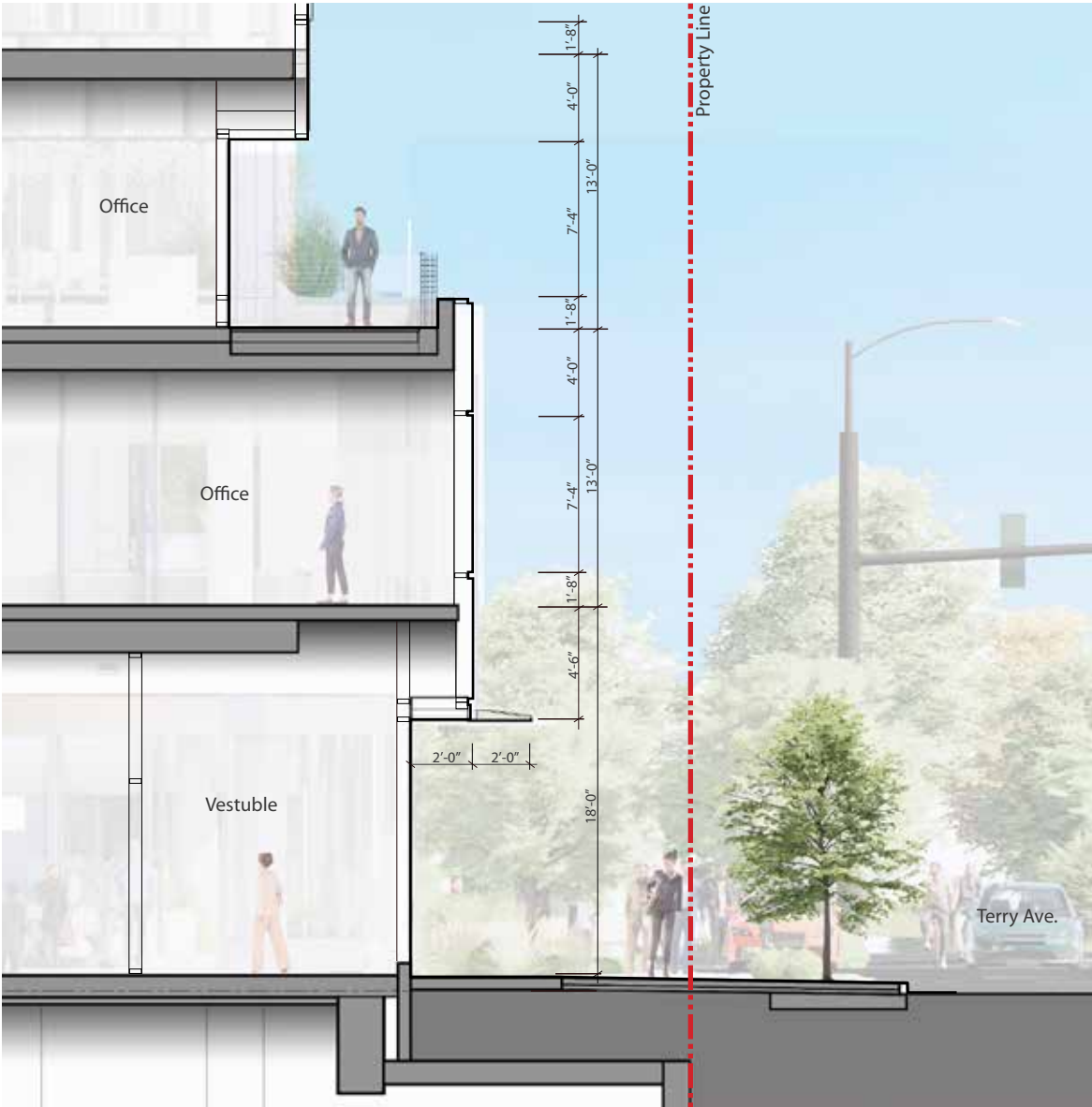
Mercer and Terry looking north



Section A



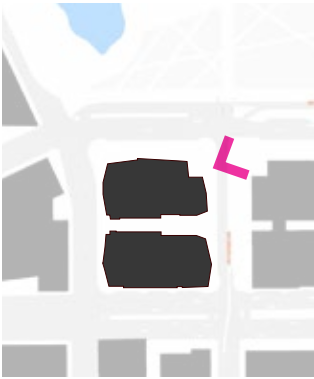
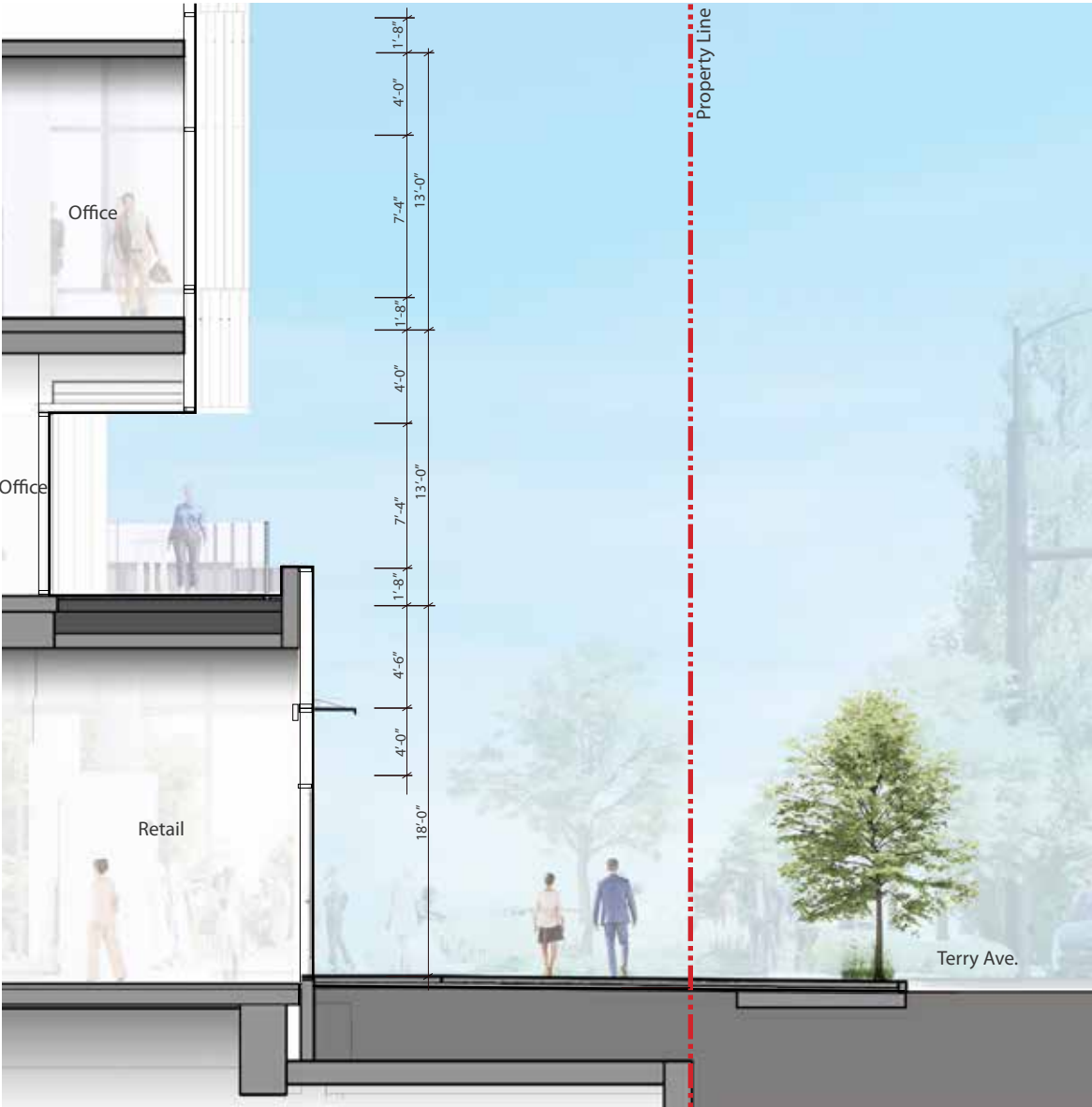
Streetscape | Terry Ave.



Terry at mid block looking northwest

Section B

Streetscape | Terry Ave.



Terry and Valley looking north

Section C 0 1' 5' 10'







View at EDG #2

EDG #2 Guidance

- Maintain reduced bulk/scale and enhance legibility of woonerf as shown at EDG2
- Balance high pedestrian volumes while creating a variety of landscape moments along circulation paths
- Further develop clarity related to the intended materials of the woonerf, including color, texture and seating elements which would emphasize the pedestrian atmosphere.

Response

- Consistent with EDG2, east and west woonerf portals have been stepped back and shaped in plan and section to enhance legibility and invite passage.
- Fixed landscape walls, raised planters and seating create a variety of differently scaled spaces at the pedestrian-only zone, while paving and facade treatment guide pedestrians more through the space in a more linear path.
- Distinctive panels of graduated color with a subtle, angular profile line the lower walls and soffits of the woonerf, providing a cohesive design response while maintaining variety along the pedestrian path.



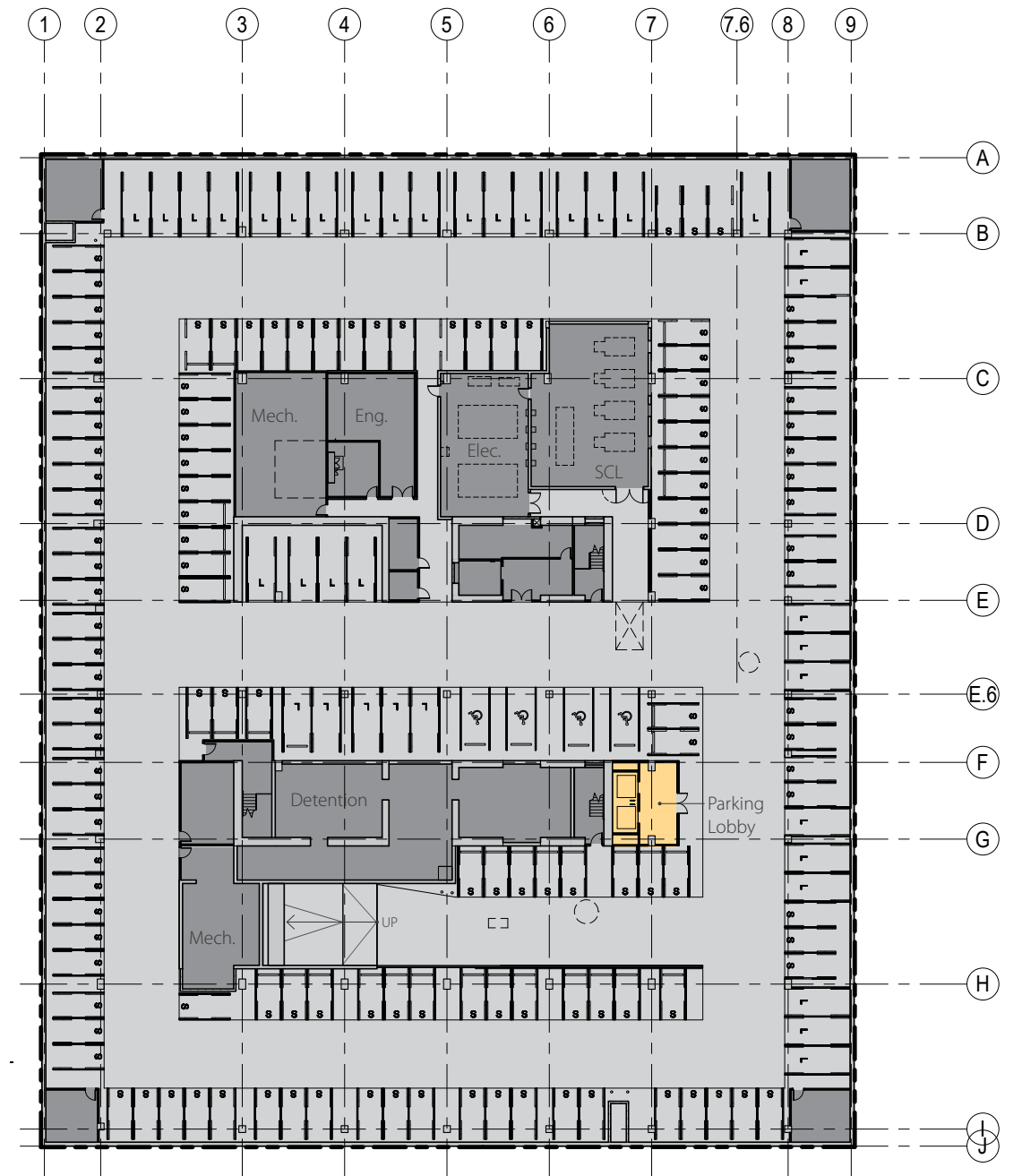
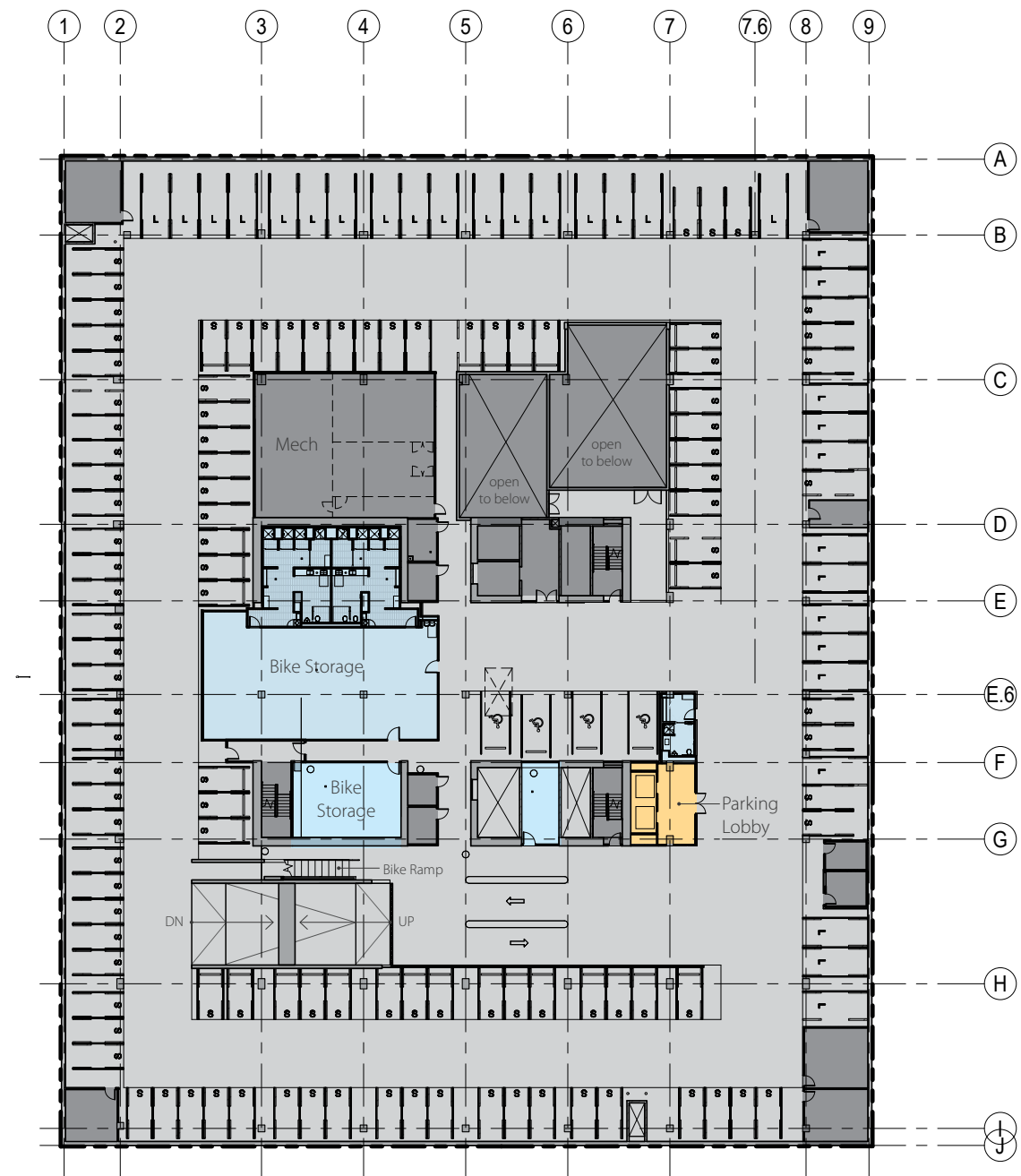
Woonerf looking east



Woonerf looking west

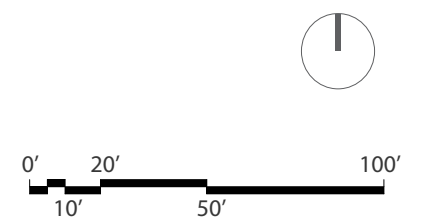
05

Plans and Elevations



Level P1 Floor Plan

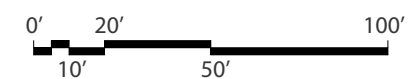
Level P2 Floor Plan

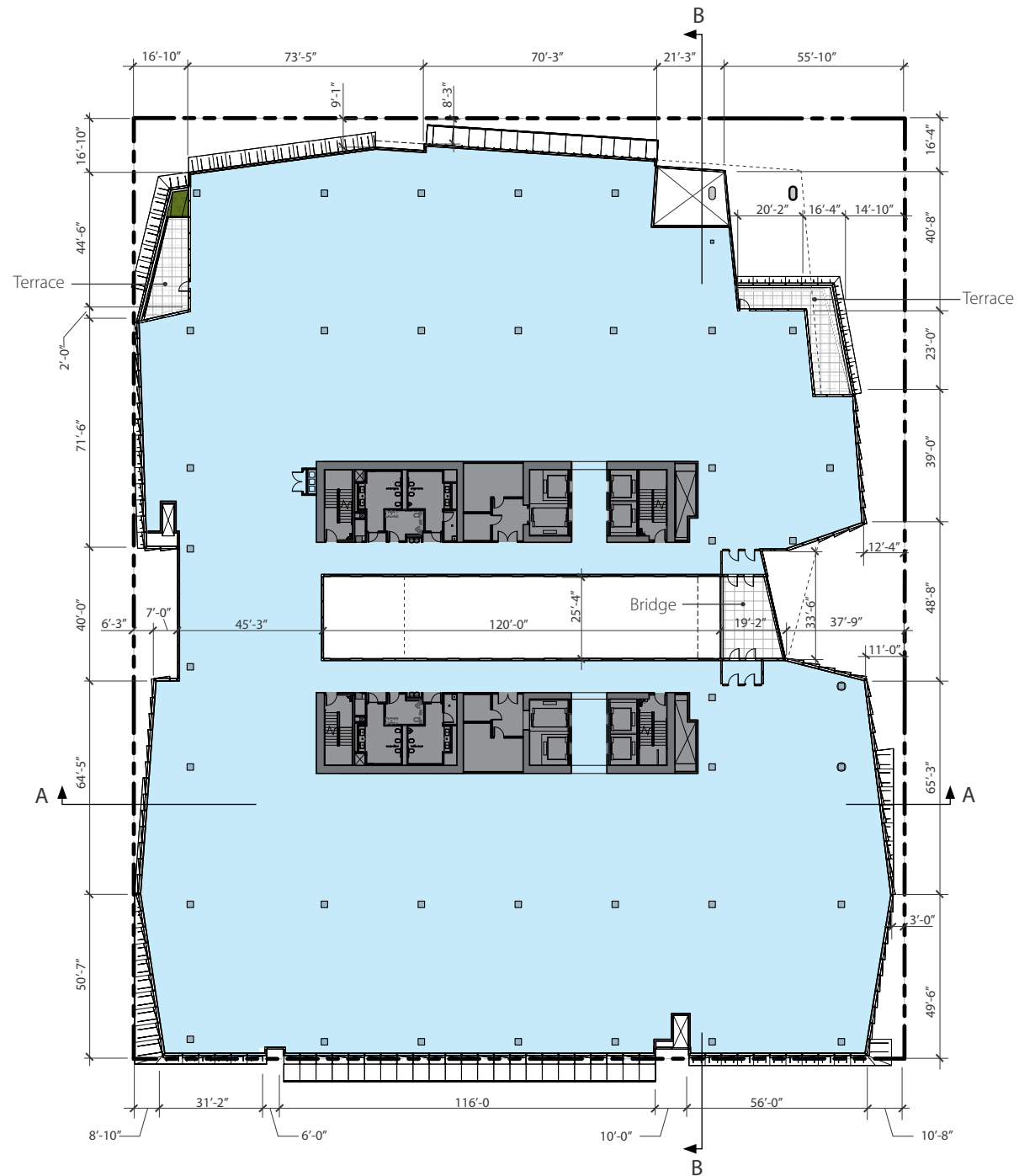




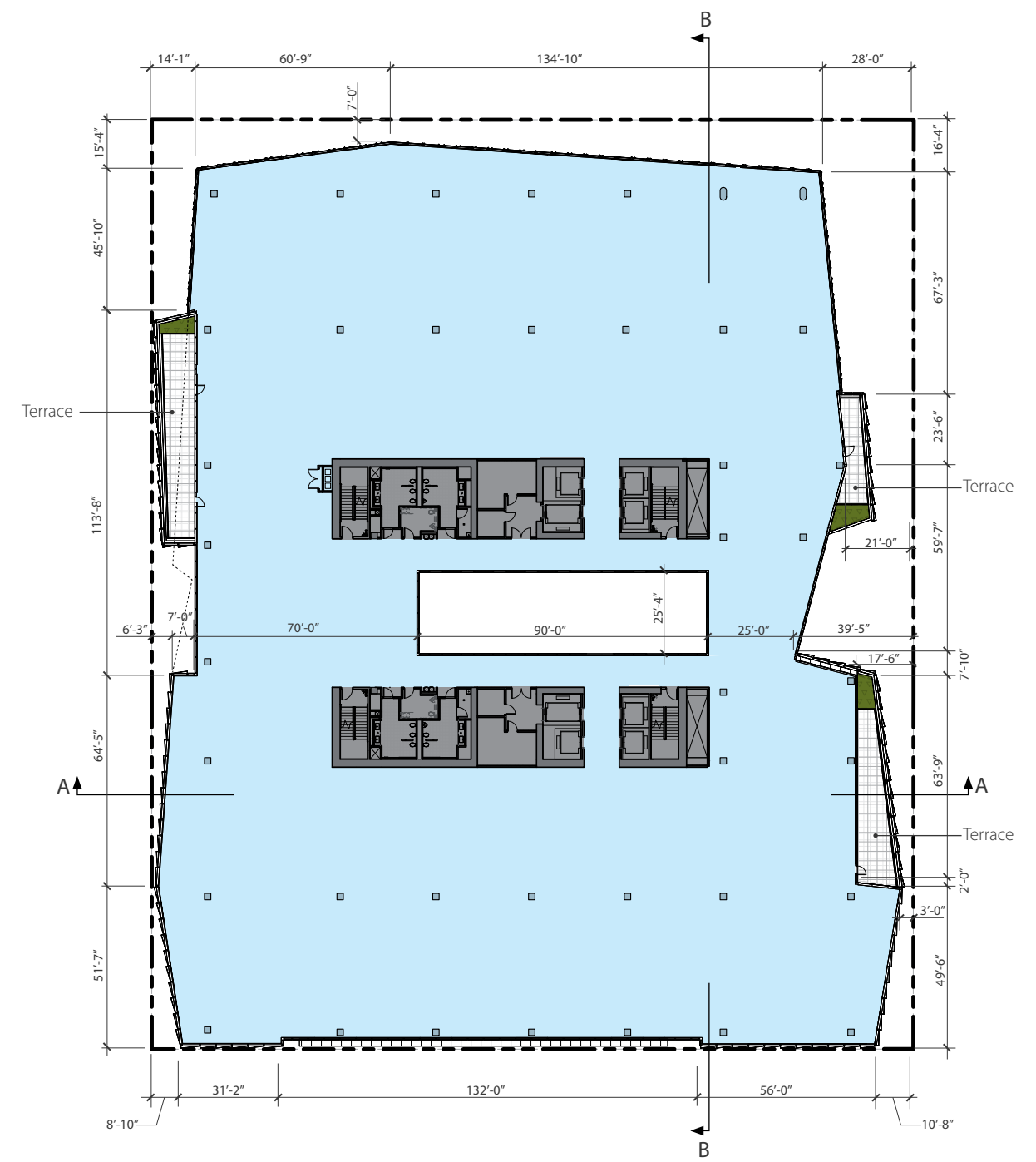
- ▲ Lobby Entry
- ▲ Parking Entry
- ▲ Bicycle Entry

Level 1 Floor Plan

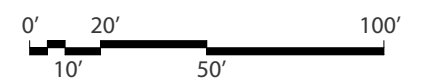


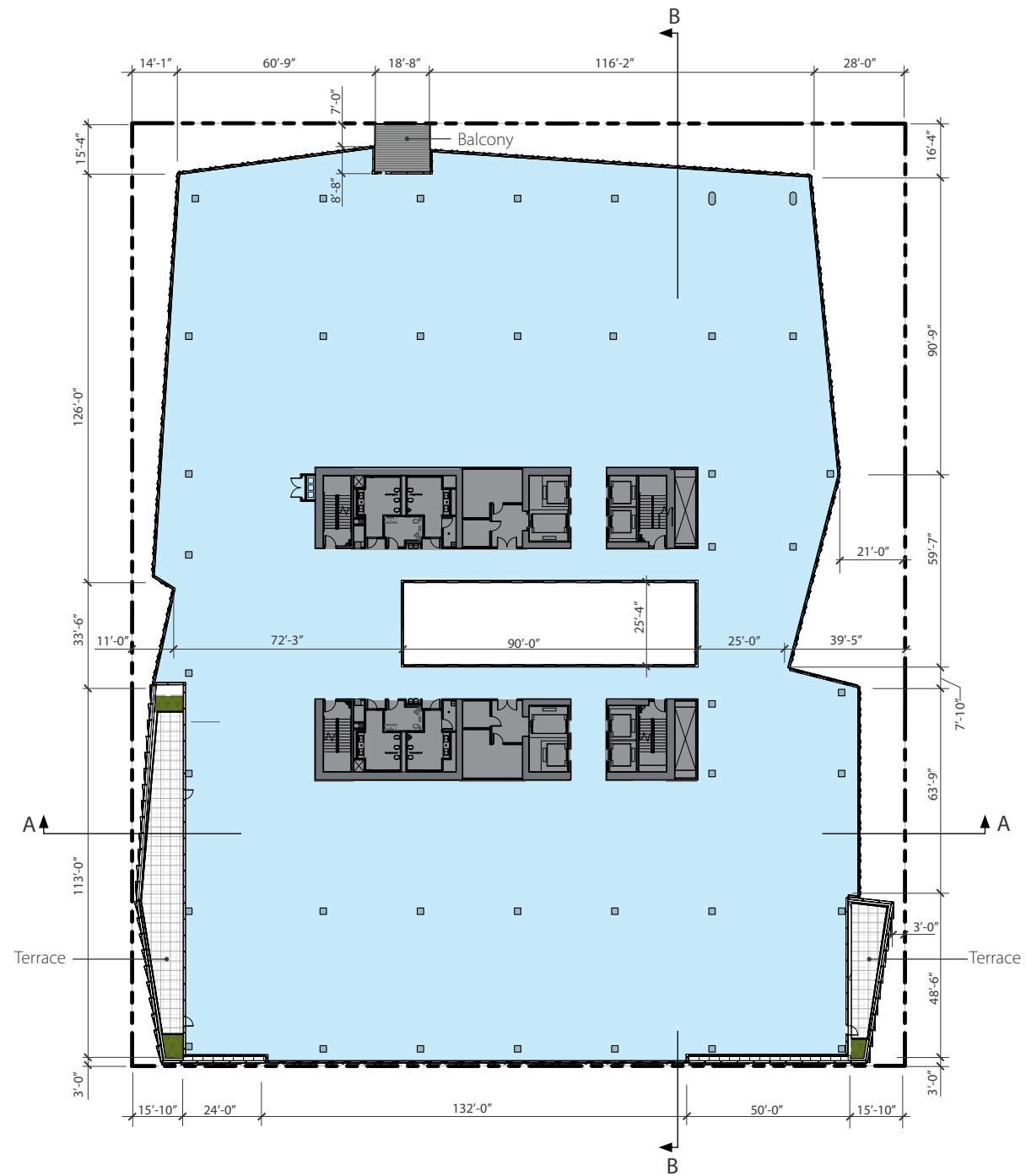


Level 2 Floor Plan

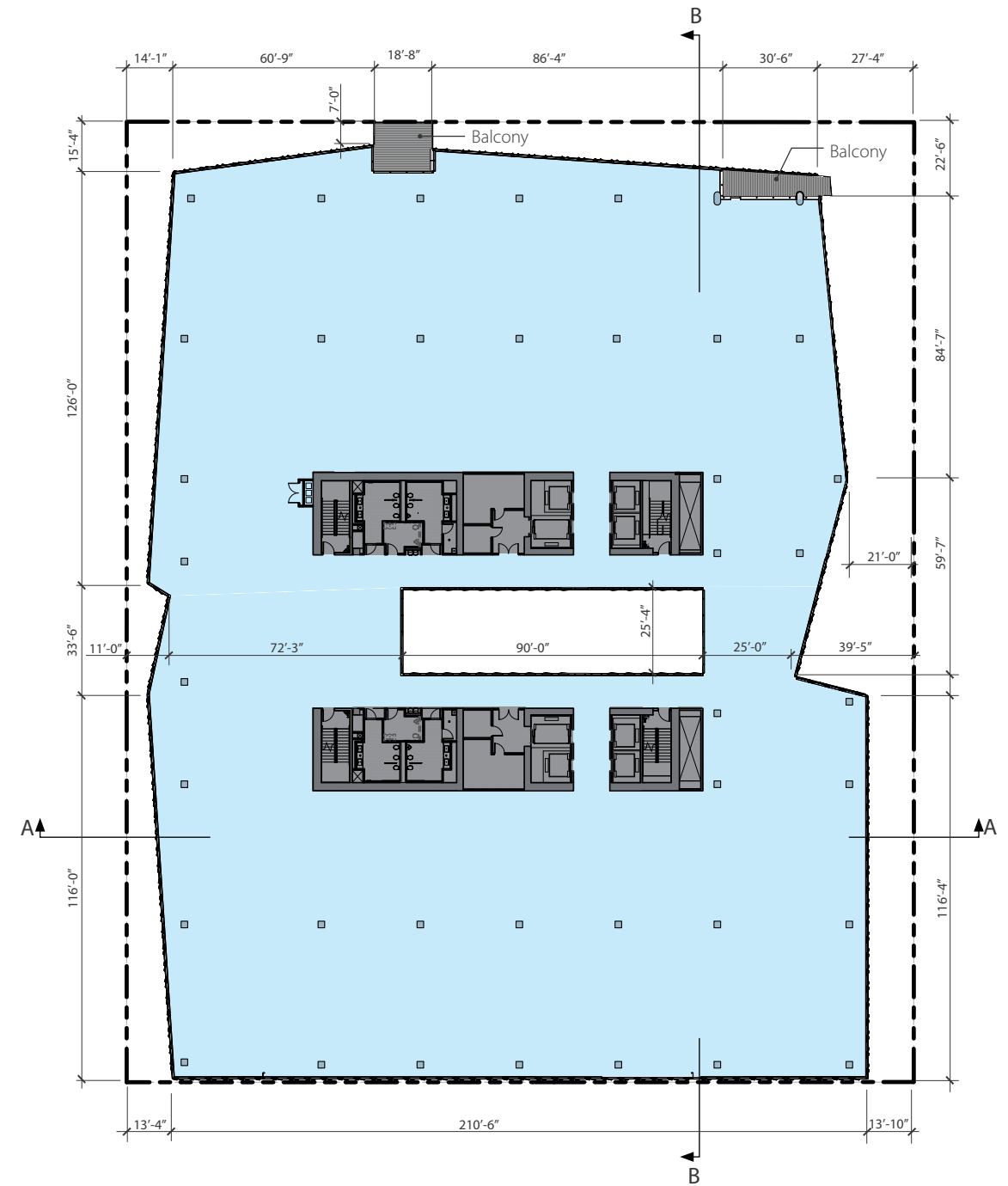


Level 3 Floor Plan

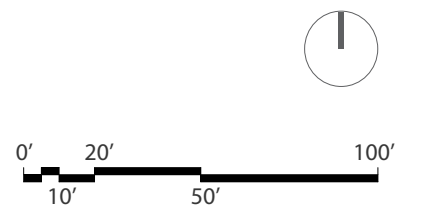




Level 4 Floor Plan



Level 5 Floor Plan

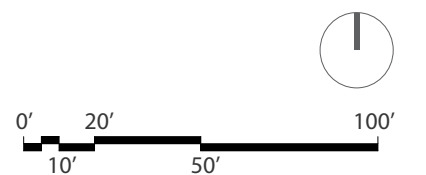


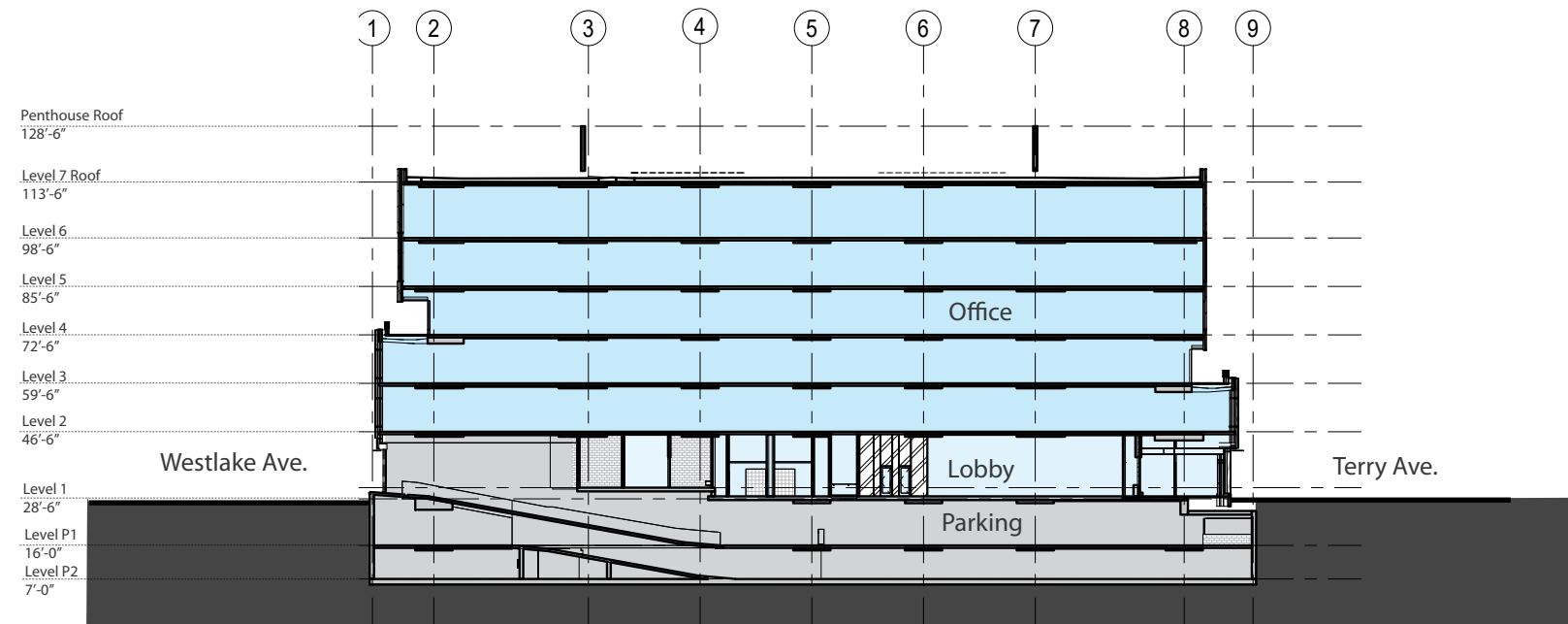


Level 6 Floor Plan

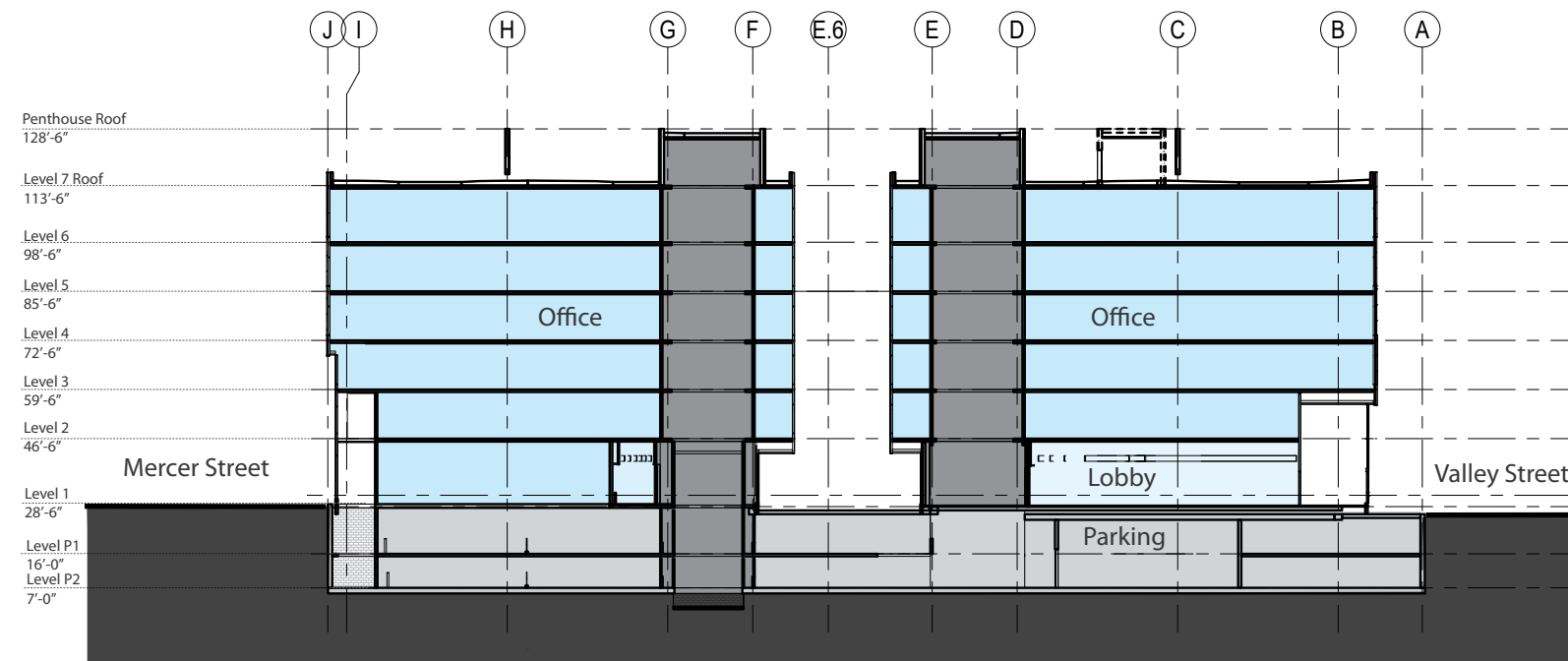


Roof Plan

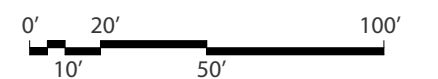
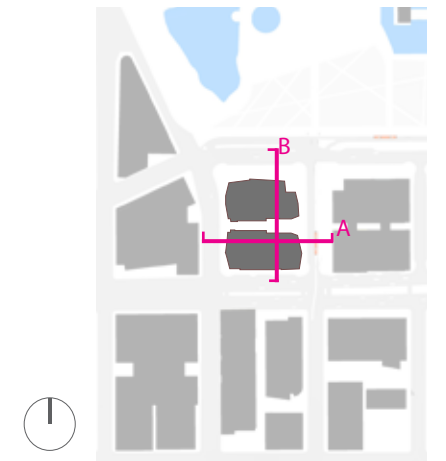




Section A - East/West



Section B - North/South



Colors and Materials



	Manufacturer Reference*	Precedent Projects
GL-1 GL-11	https://www.viracon.com/product-search/?sproduct=5496	1021 Valley Street, Seattle, WA (aka Block 31) 620 Boren Avenue, Seattle, WA (aka Block 25W) 613 Fairview Avenue N, Seattle, WA (aka Block 25E)
GL-2 GL-12	https://www.viracon.com/product-search/?sproduct=4330	
GL-5 GL-15	https://www.viracon.com/product-search/?sproduct=3868	
GL-20 GL-21	https://www.viracon.com/laminated-glass/	
FP-1	PPG UC110227F Duranar Sunstorm Platinum	1021 Valley Street, Seattle, WA (aka Block 31)
FP-2	PPG UC110423F Duranar Sunstorm Anodic Clear	2201 7th Avenue, Seattle, WA (aka Block 21)
FP-15 FP-16 FP-17 FP-18 FP-19 FP-20	ppg.com/ (paint) morin.com/ (panels)	2201 7th Avenue, Seattle, WA (aka Block 18)
M-5	https://www.feeneyinc.com/CableRail# (railings)	1021 Valley Street, Seattle, WA (aka Block 31)

*note: manufacturer's reference to establish Basis of Design only. Final sources may vary.

GL-1
Primary
Vision Glass

GL-11
Primary
Spandrel Glass

Primary Curtain Wall
Faceted Curtain Wall

GL-2A
Fritted Glass

GL-2
Secondary
Vision Glass

Secondary Curtain Wall

GL-5
Lobby + Retail
Vision Glass

GL-15
Lobby + Retail
Spandrel Glass

Storefront Curtain Wall

GL-20
Laminated
Translucent Glass

GL-21
Laminated
Clear Glass

Canopies and Guardrails

FP-1
Pewter

Curtain Wall Framing
Soffits
Canopies
Louvers
Roof + Gas Meter Screen

FP-2
Silver Anodized

Metal Panel at
Primary Curtain Wall

M-5
Stainless Steel

Railings

CIP-1
Site Cast Concrete

Stem/Sill Walls

FP-15
Blue 1

FP-16
Blue 2

FP-17
Blue 3

FP-18
Blue 4

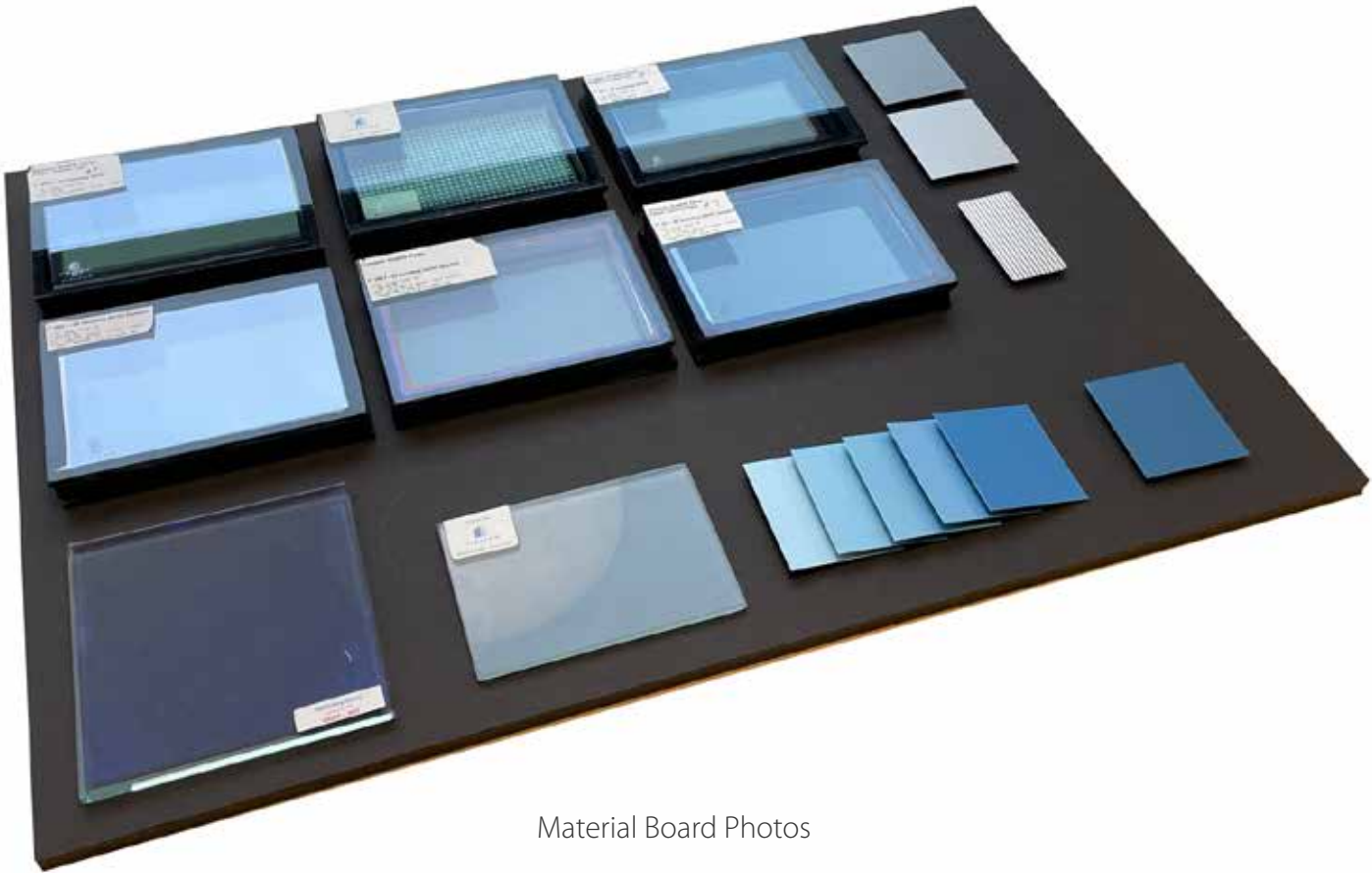
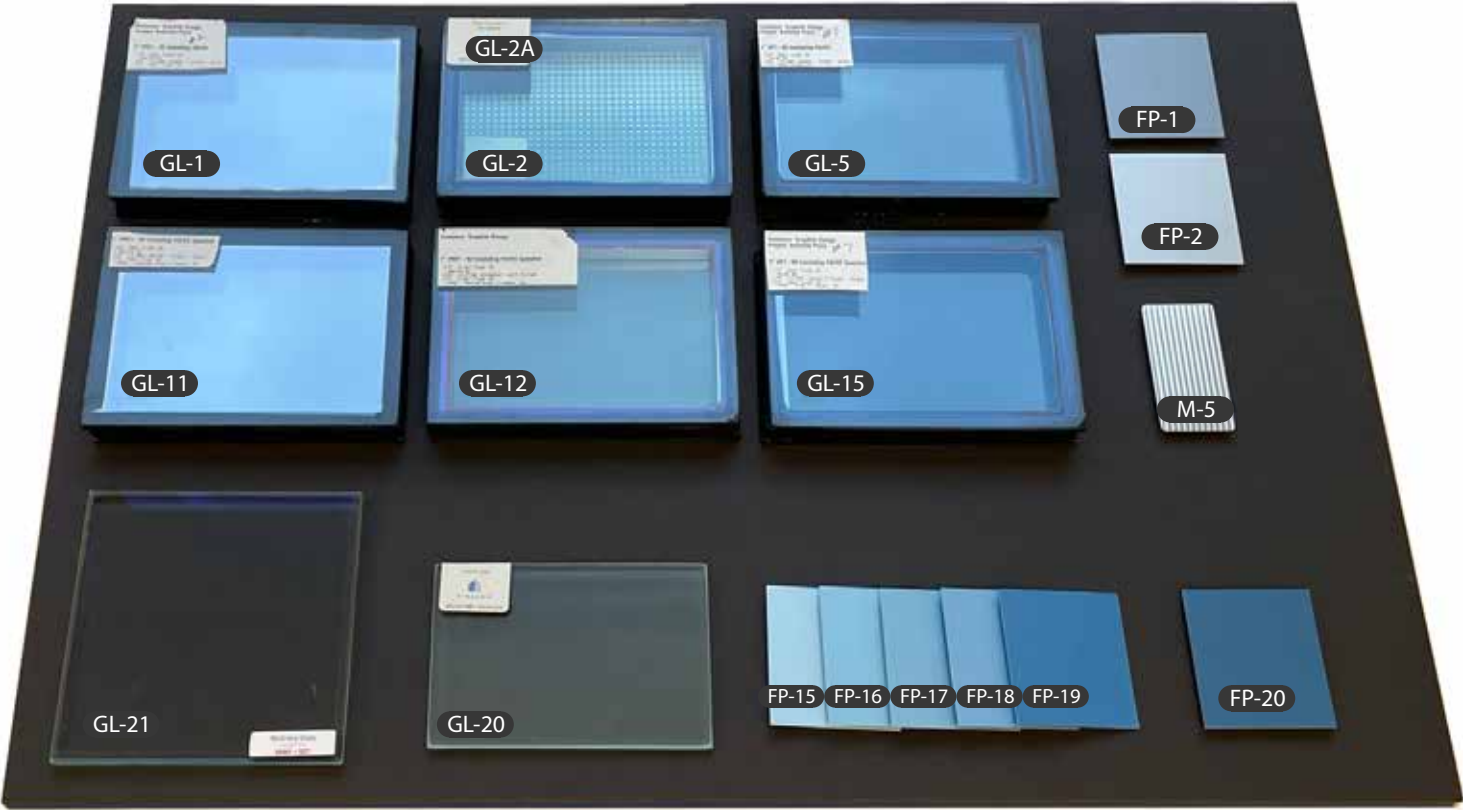
FP-19
Blue 5

Woonerf Wall and Soffit Panels

FP-20
Blue 6

Faceted Curtain Wall
Accent Panel

Colors and Materials



Material Board Photos

	Manufacturer Reference*	Precedent Projects
GL-1 GL-11	https://www.viracon.com/product-search/?sproduct=5496	1021 Valley Street, Seattle, WA (aka Block 31) 620 Boren Avenue, Seattle, WA (aka Block 25W) 613 Fairview Avenue N, Seattle, WA (aka Block 25E)
GL-2 GL-12	https://www.viracon.com/product-search/?sproduct=4330	
GL-5 GL-15	https://www.viracon.com/product-search/?sproduct=3868	
GL-20 GL-21	https://www.viracon.com/laminated-glass/	
FP-1	PPG UC110227F Duranar Sunstorm Platinum	1021 Valley Street, Seattle, WA (aka Block 31)
FP-2	PPG UC110423F Duranar Sunstorm Anodic Clear	2201 7th Avenue, Seattle, WA (aka Block 21)
FP-15 FP-16 FP-17 FP-18 FP-19 FP-20	ppg.com/ (paint) morin.com/ (panels)	2201 7th Avenue, Seattle, WA (aka Block 18)
M-5	https://www.feeneyinc.com/CableRail# (railings)	1021 Valley Street, Seattle, WA (aka Block 31)

*note: manufacturer's reference to establish Basis of Design only. Final sources may vary.

- ⑨
- ⑧
- ⑦.6
- ⑦
- ⑥
- ⑤
- ④
- ③
- ②
- ①

- ① Primary curtain wall
- ② Secondary curtain wall
- ③ Faceted curtain wall
- ④ Storefront curtain wall
- ⑤ Woonerf wall panels
- ⑥ Roof screen



- Penthouse Roof 128'-6"
- Level 7 Roof 113'-6"
- Level 6 98'-6"
- Level 5 85'-6"
- Level 4 72'-6"
- Level 3 59'-6"
- Level 2 46'-6"
- Level 1 28'-6"

- A
- B
- C
- D
- E
- E.6
- F
- G
- H
- I
- J



- Penthouse Roof 128'-6"
- Level 7 Roof 113'-6"
- Level 6 98'-6"
- Level 5 85'-6"
- Level 4 72'-6"
- Level 3 59'-6"
- Level 2 46'-6"
- Level 1 28'-6"

0' 10' 50'
5' 25'

Refer to pages 60-61 for additional detail on colors and materials

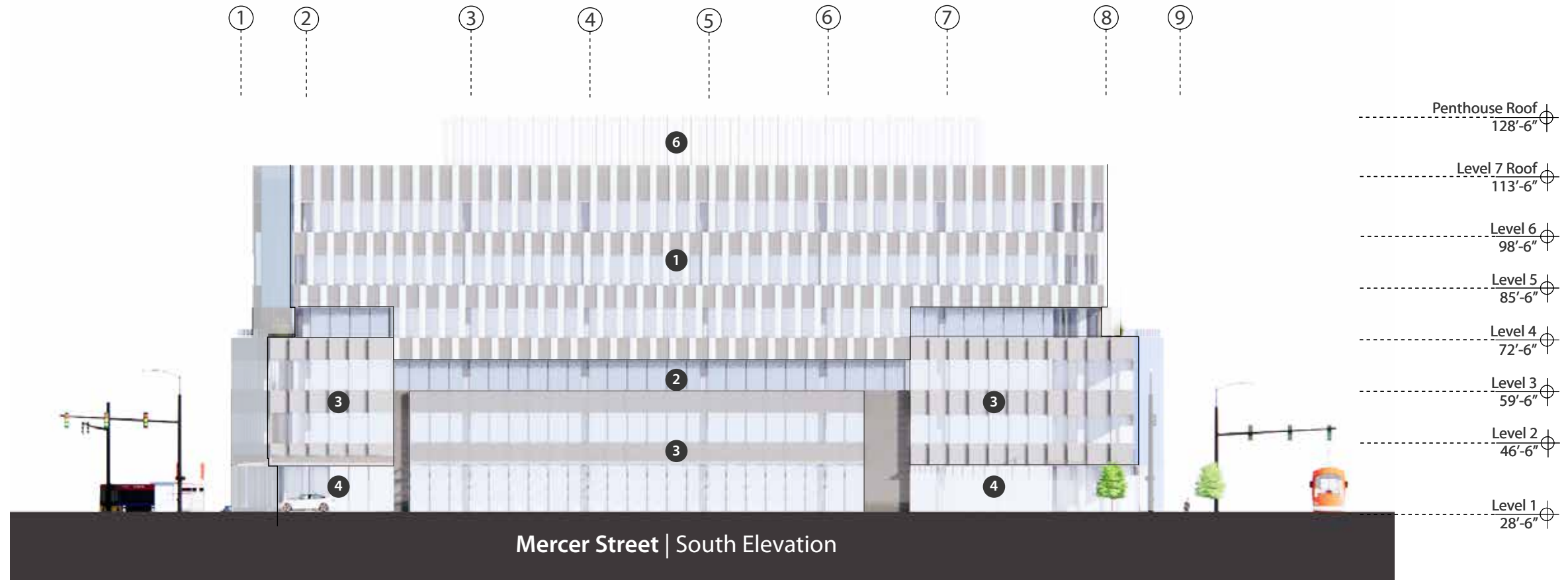


#3039130-LU | 630 Westlake | Recommendation Meeting | February 15th, 2023

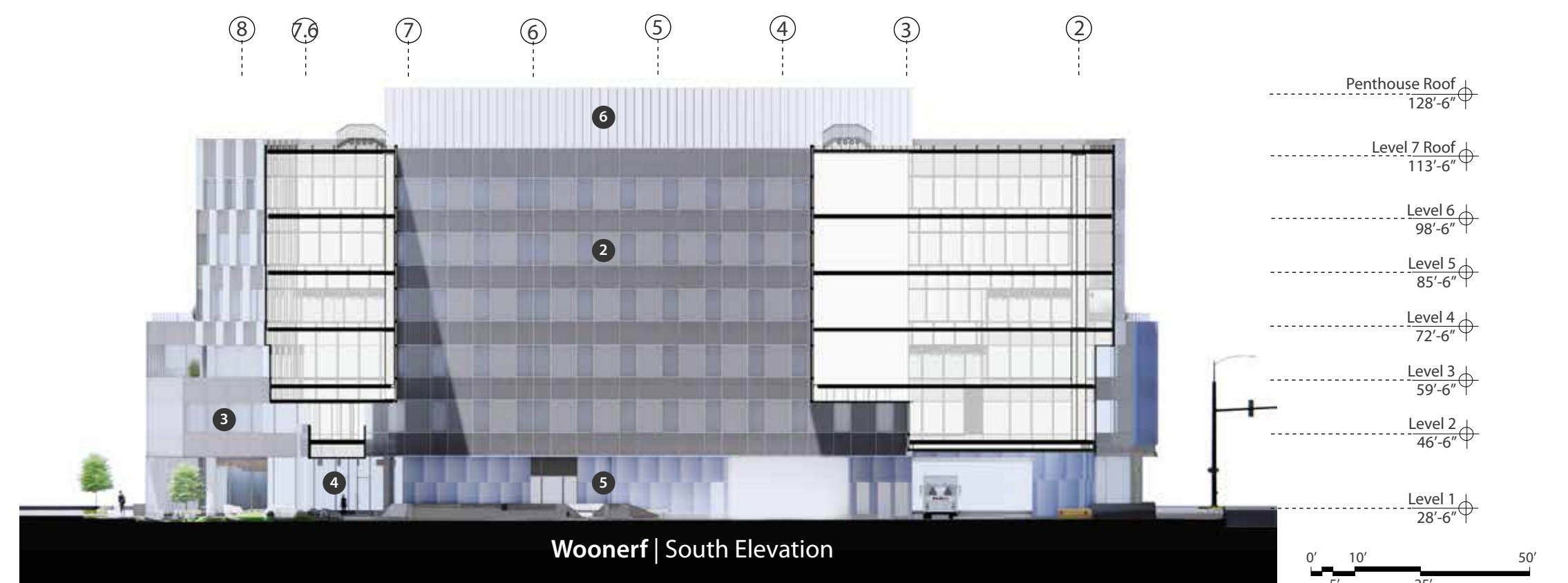
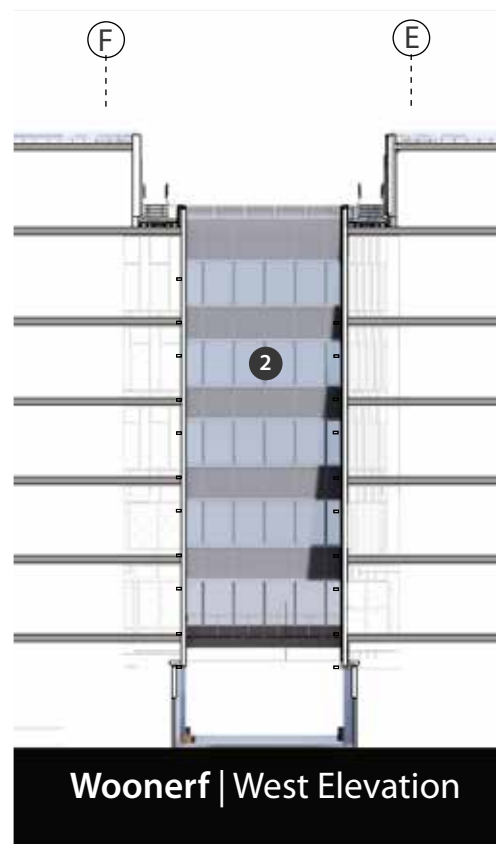
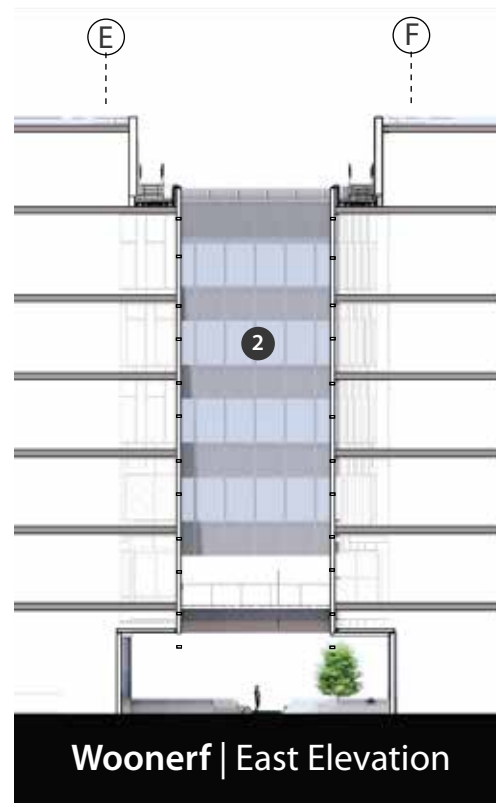


GRAPHITE

- ① Primary curtain wall
- ② Secondary curtain wall
- ③ Faceted curtain wall
- ④ Storefront curtain wall
- ⑤ Woonerf wall panels
- ⑥ Roof screen

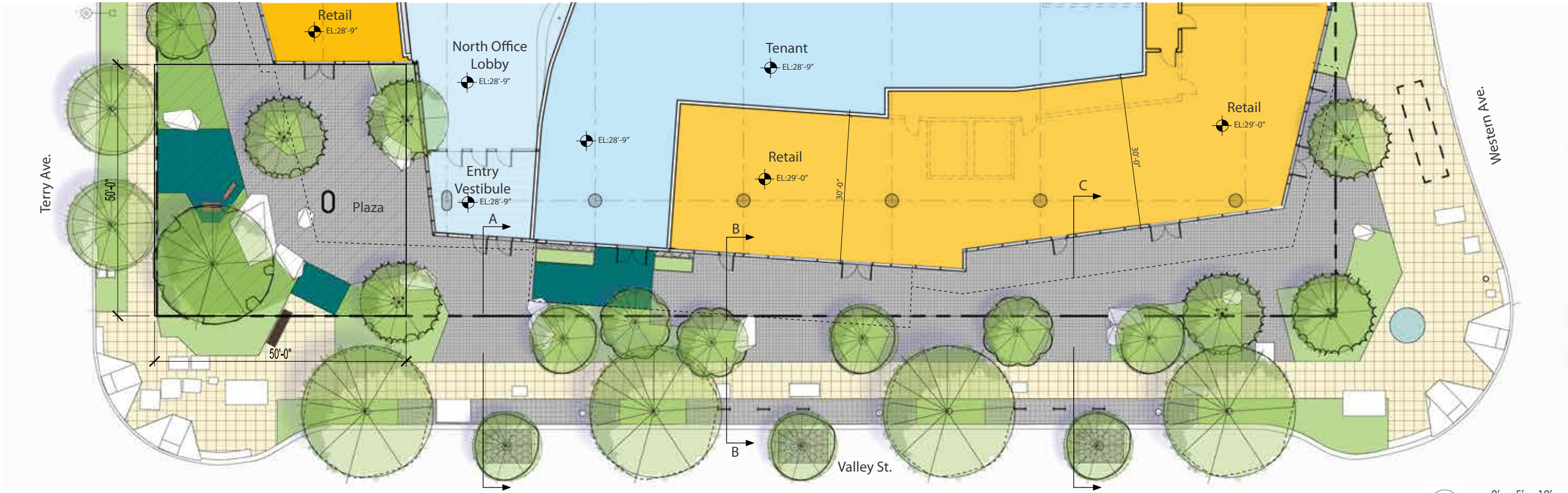


Refer to pages 60-61 for additional detail on colors and materials

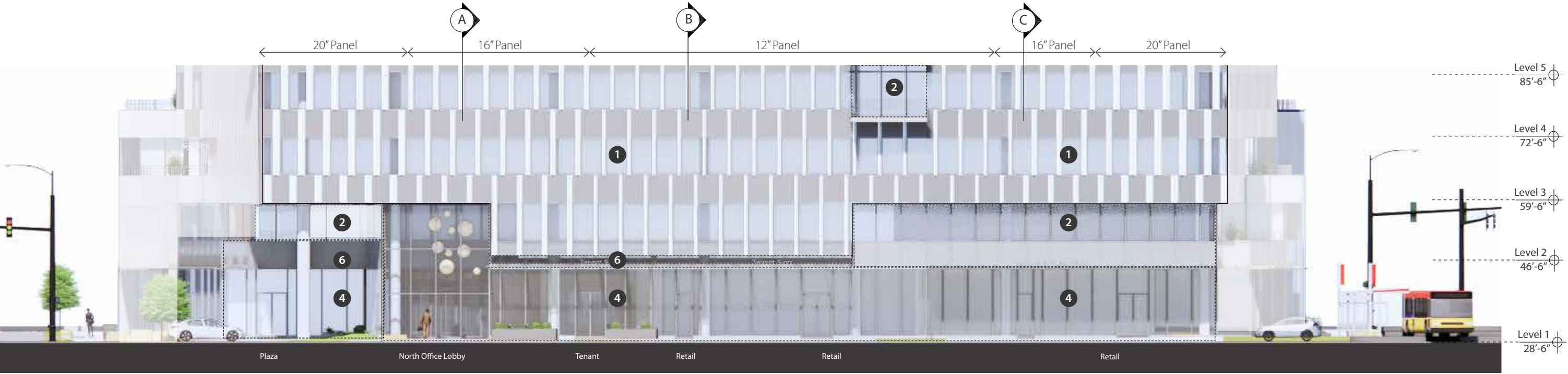
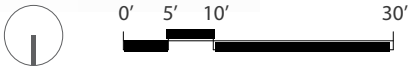


Refer to pages 60-61 for additional detail on colors and materials

Valley Street



Level 1 Enlarged Plan



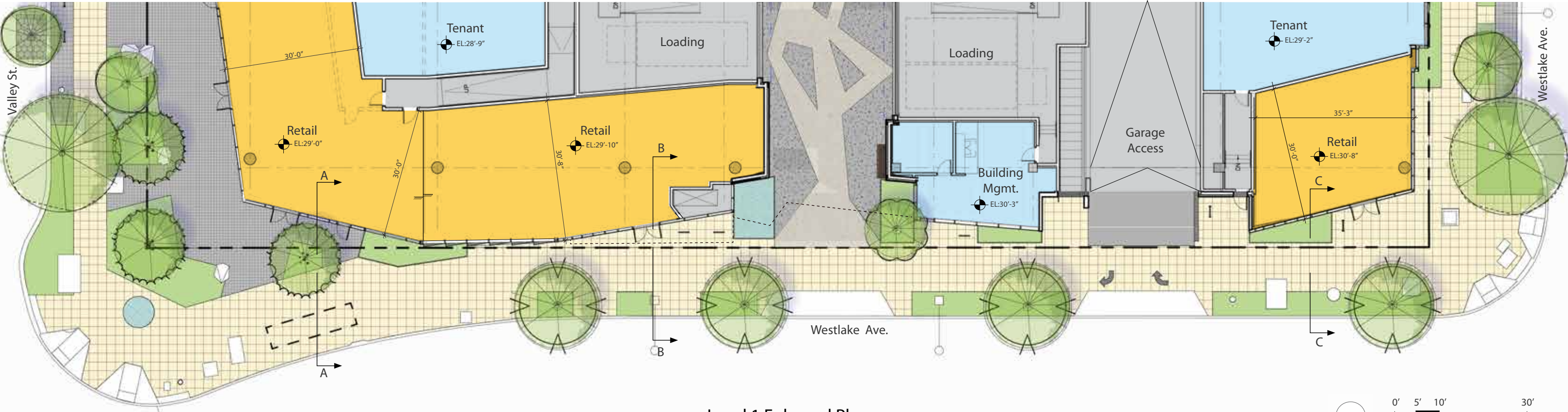
Enlarged North Elevation

- 1 Primary curtain wall
- 2 Secondary curtain wall
- 3 Faceted curtain wall
- 4 Storefront curtain wall
- 5 Woonerf wall panels
- 6 Louvers

Refer to pages 33-35 for wall sections keyed this page
Refer to pages 60-61 for additional detail on colors and materials



Westlake Avenue



Level 1 Enlarged Plan



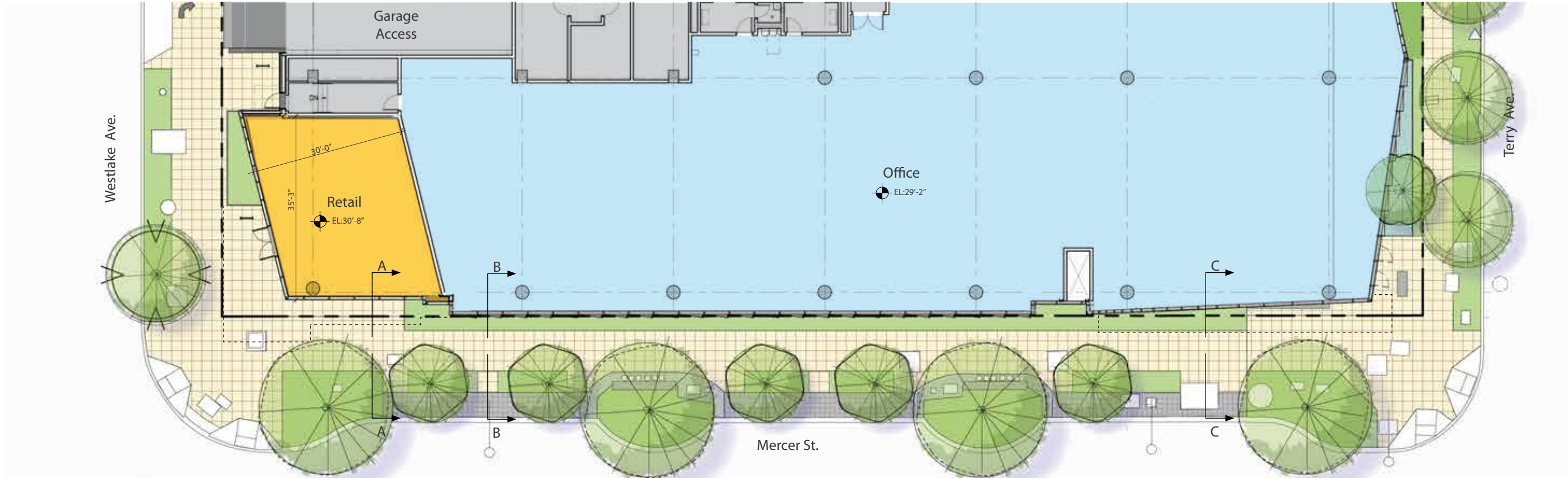
Enlarged West Elevation

- 1 Primary curtain wall
- 2 Secondary curtain wall
- 3 Faceted curtain wall
- 4 Storefront curtain wall
- 5 Woonerf wall panels
- 6 Louvers

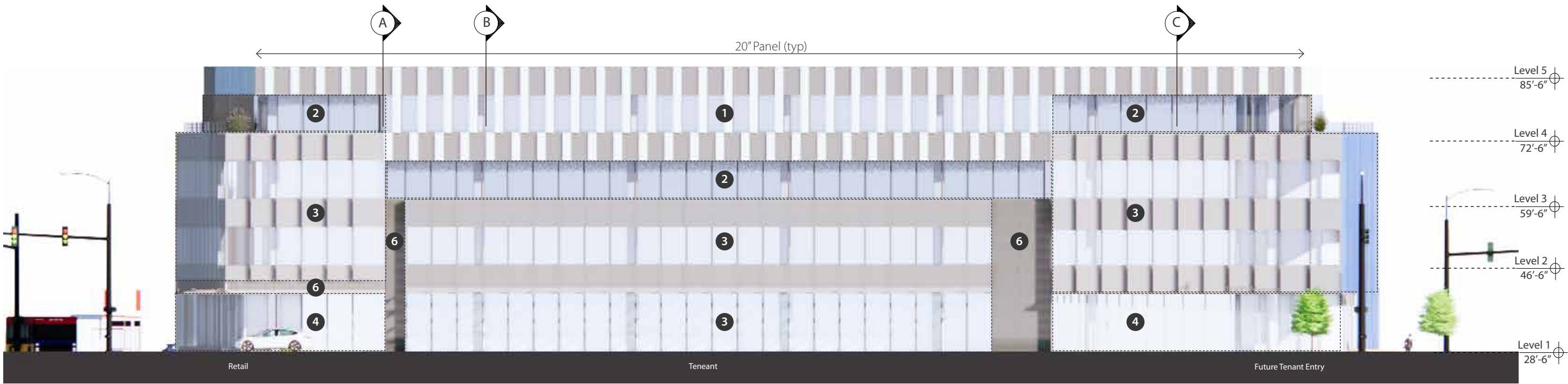
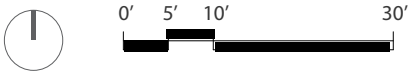
Refer to pages 37-39 for wall sections keyed this page
Refer to pages 60-61 for additional detail on colors and materials



Mercer Street



Level 1 Enlarged Plan



Enlarged South Elevation

- 1 Primary curtain wall
- 2 Secondary curtain wall
- 3 Faceted curtain wall
- 4 Storefront curtain wall
- 5 Woonerf wall panels
- 6 Louvers

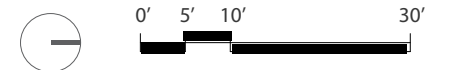
Refer to pages 41-43 for wall sections keyed this page
Refer to pages 60-61 for additional detail on colors and materials



Terry Avenue



Level 1 Enlarged Plan



- 1 Primary curtain wall
- 2 Secondary curtain wall
- 3 Faceted curtain wall
- 4 Storefront curtain wall
- 5 Woonerf wall panels
- 6 Louvers

Enlarged East Elevation

Refer to pages 45-47 for wall sections keyed this page
Refer to pages 60-61 for additional detail on colors and materials

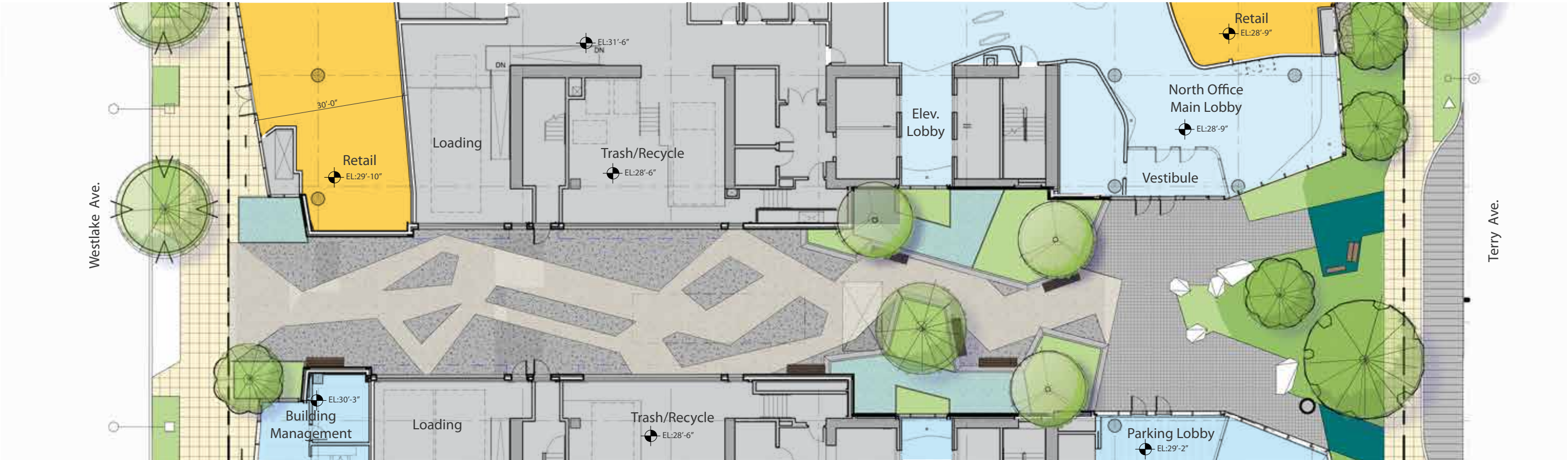


#3039130-LU | 630 Westlake | Recommendation Meeting | February 15th, 2023

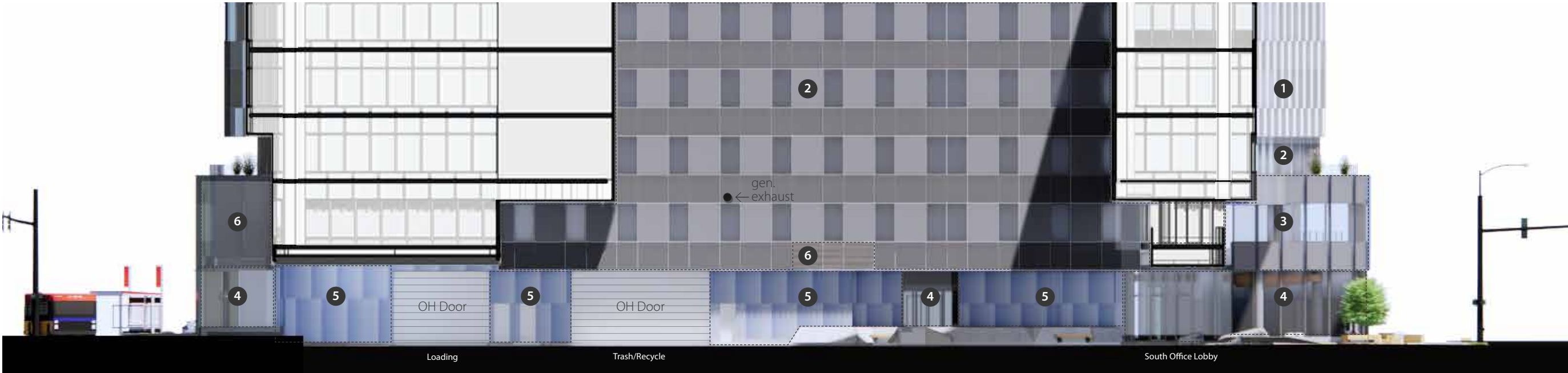
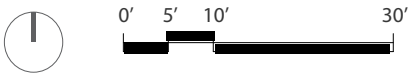


GRAPHITE

Woonerf



Level 1 Enlarged Plan



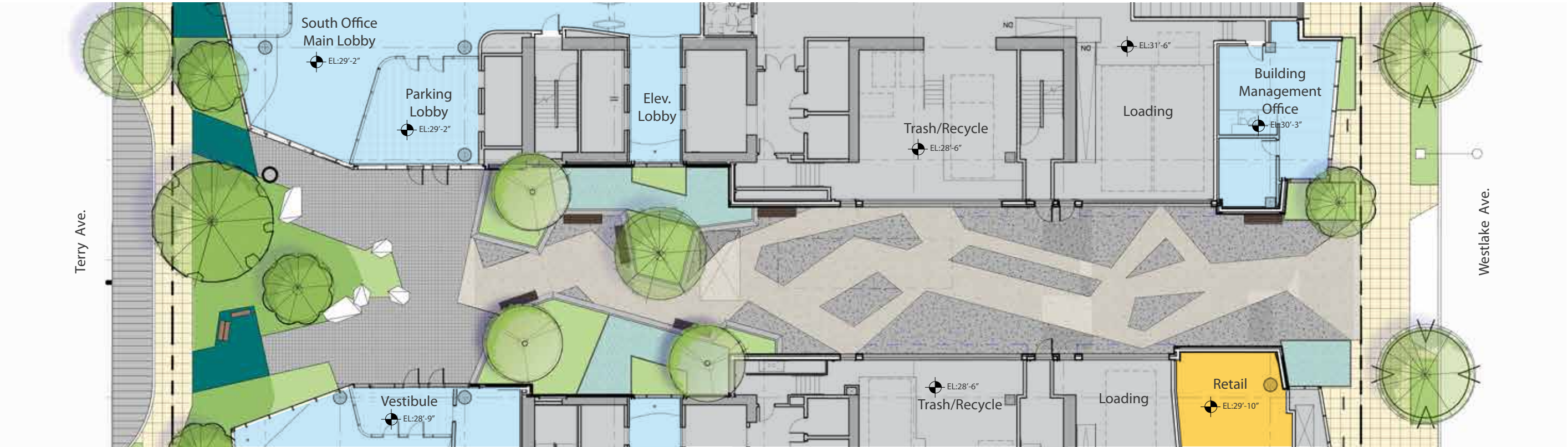
Enlarged North Woonerf Elevation

Refer to pages 60-61 for additional detail on colors and materials

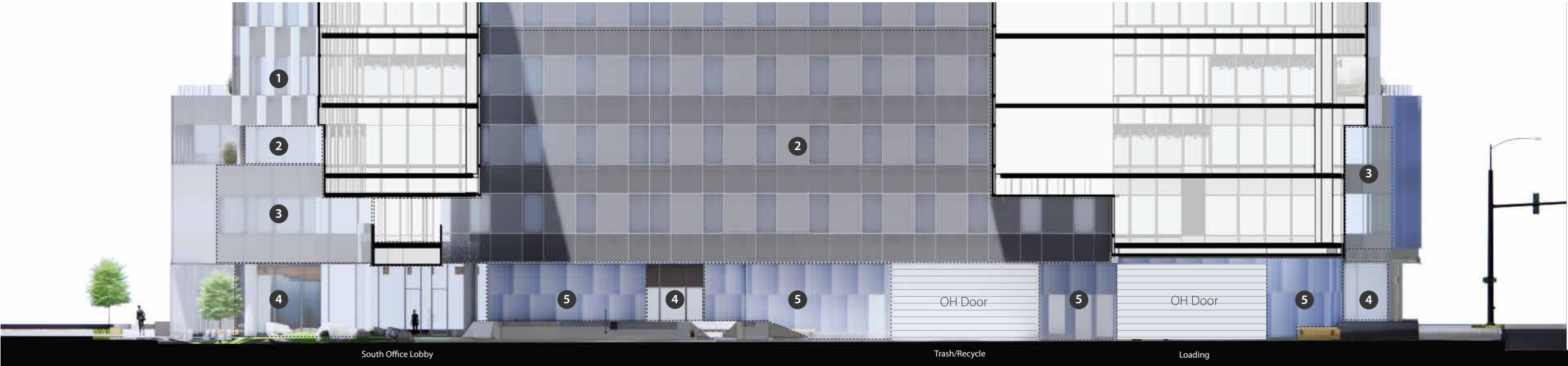
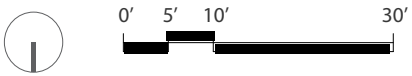
- 1 Primary curtain wall
- 2 Secondary curtain wall
- 3 Faceted curtain wall
- 4 Storefront curtain wall
- 5 Woonerf wall panels
- 6 Louvers



Woonerf



Level 1 Enlarged Plan



Enlarged South Woonerf Elevation

Refer to pages 60-61 for additional detail on colors and materials

- 1 Primary curtain wall
- 2 Secondary curtain wall
- 3 Faceted curtain wall
- 4 Storefront curtain wall
- 5 Woonerf wall panels
- 6 Louvers



06

Design Details

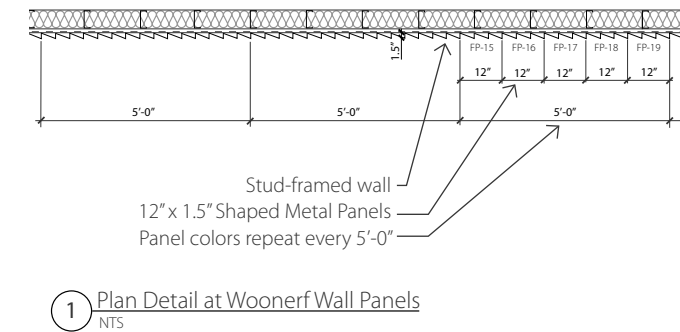
Facade Design

Concept

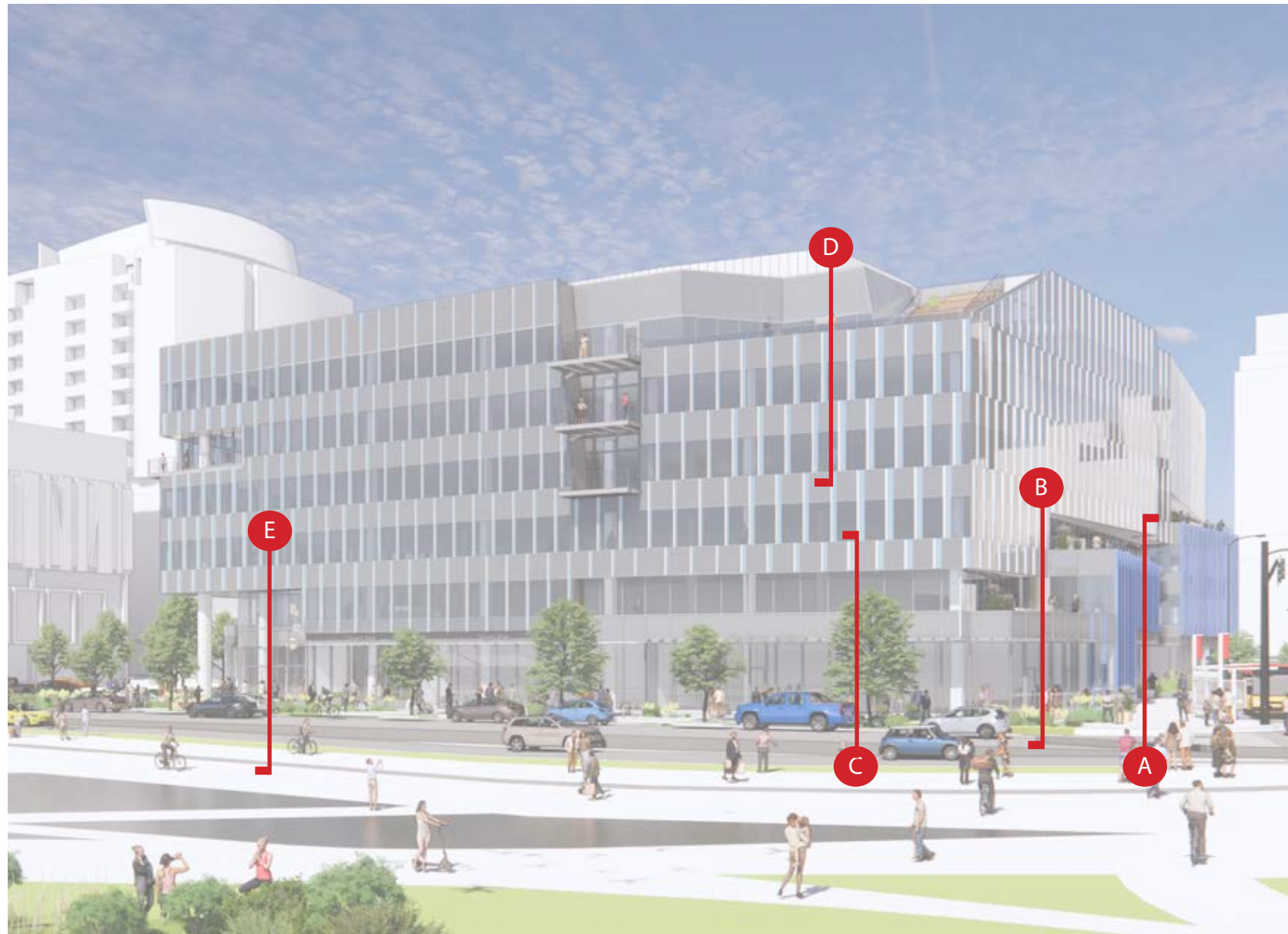
- Facade systems reinforce overall building form, distinguishing between upper and lower volumes.
- A light, reflective palette expresses relationship to water and environmental influences.
- Asymmetric, directional details add depth and complexity.

Design Guidelines

- CS2-4-b | Full Block Sites
- DC2-B | Architectural and Facade Composition
- DC2-D | Scale and Texture
- DC2 | Architectural Concept



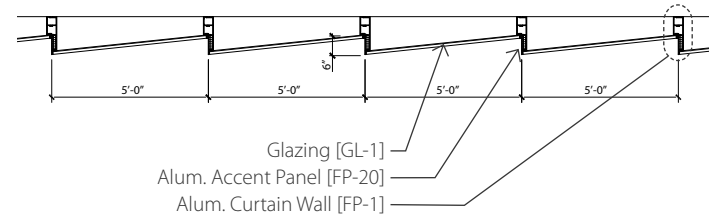
- 1 Primary curtain wall [GL-1] [GL-11] [FP-2]
- 2 Secondary curtain wall [GL-2] [GL-2A]
- 3 Faceted curtain wall [GL-1] [GL-11] [FP-20]
- 4 Storefront curtain wall [GL-5] [GL-15]
- 5 Woonerf wall panels [FP-15/16/17/18/19]
- 6 Metal panel soffit [FP-1]



Detail View A [Westlake Avenue]

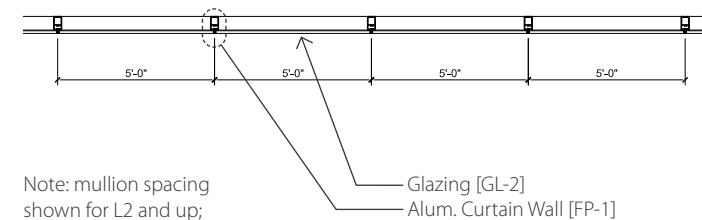
Refer to pages 60-61 for additional detail on colors and materials

Facade Design



1 Plan Detail at Faceted Curtain Wall
NTS

- 1 Primary curtain wall [GL-1] [GL-11] [FP-2]
- 2 Secondary curtain wall [GL-2] [GL-2A]
- 3 Faceted curtain wall [GL-1] [GL-11] [FP-20]
- 4 Storefront curtain wall [GL-5] [GL-15]
- 5 Metal panel soffit [FP-1]



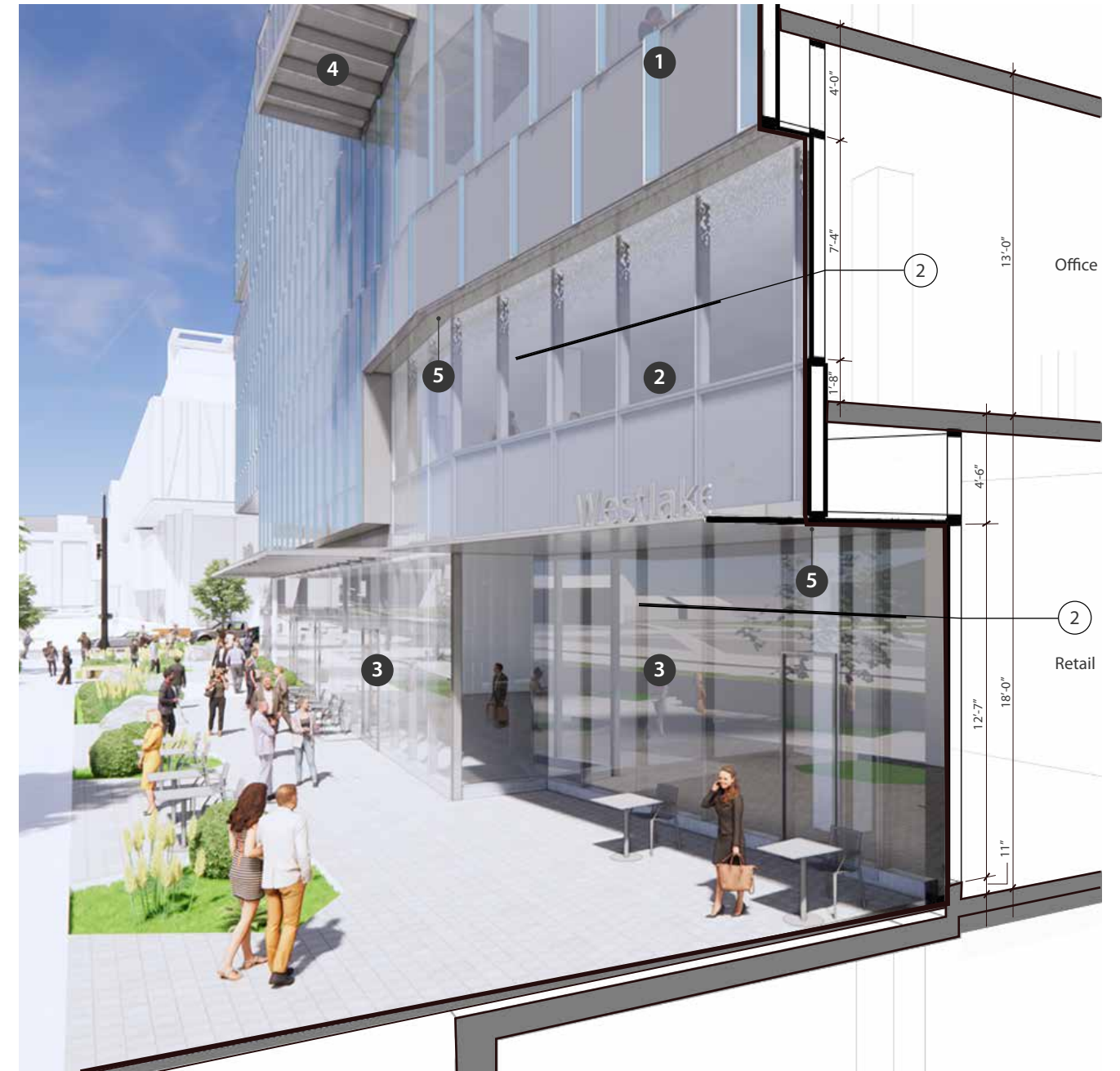
Note: mullion spacing shown for L2 and up; spacing at L1 varies.

2 Plan Detail at Secondary and Storefront Curtain Wall
NTS

- 1 Primary curtain wall [GL-1] [GL-11] [FP-2]
- 2 Secondary curtain wall [GL-2] [GL-2A]
- 3 Storefront curtain wall [GL-5] [GL-15]
- 4 Metal-framed balcony [FP-1] [M-5]
- 5 Metal panel soffit [FP-1]



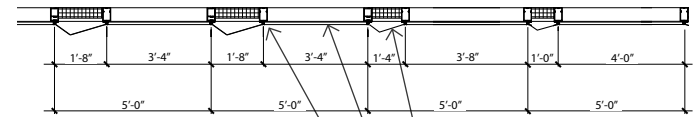
Detail View B | Westlake Avenue



Detail View C | Westlake Avenue

Refer to pages 60-61 for additional detail on colors and materials

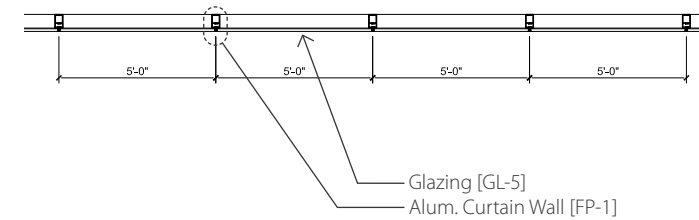
Facade Design



Note: wall panels vary in width at north facade. See overall elevations for panel layout.

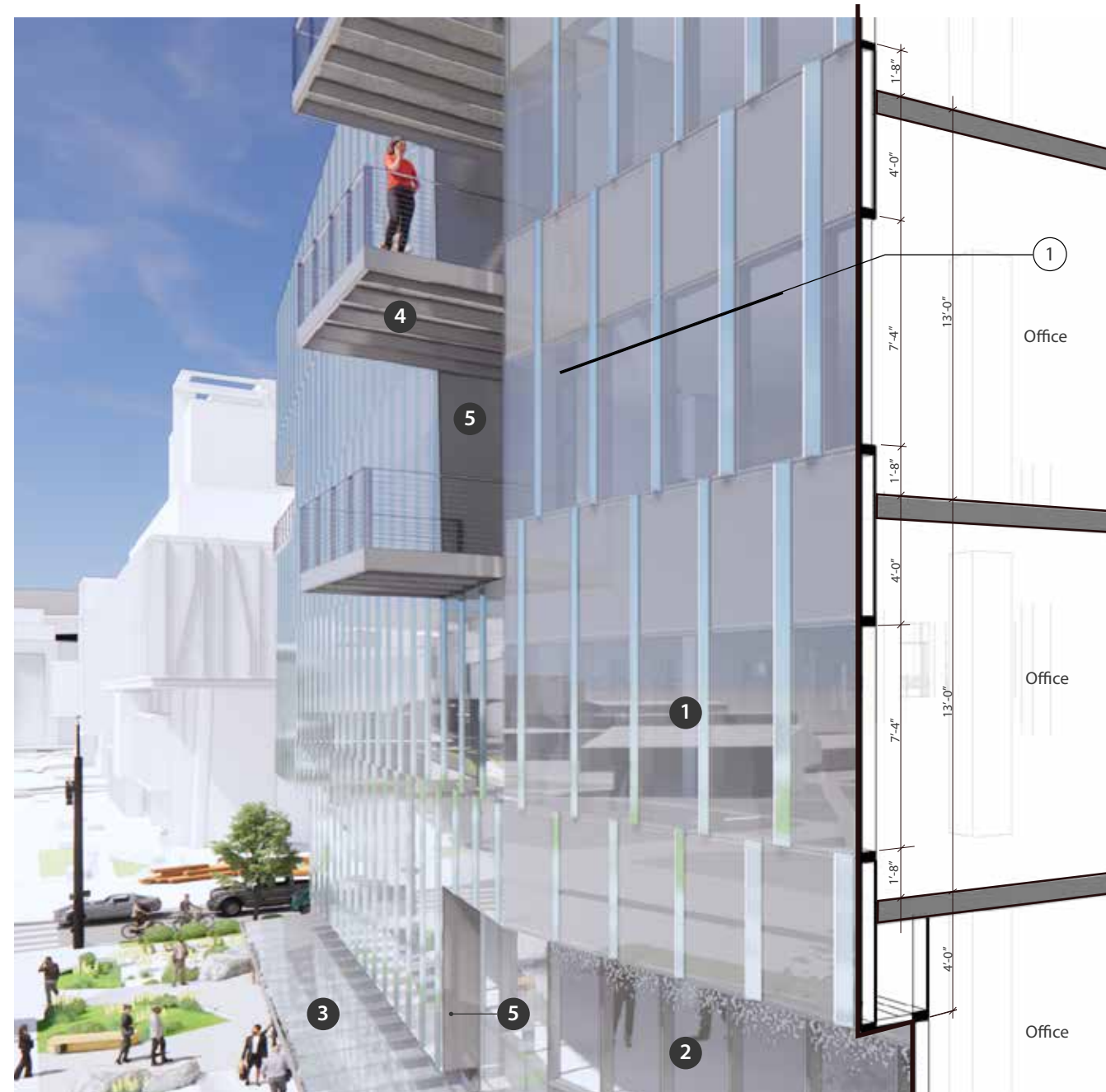
1 Plan Detail at Primary Curtain Wall
NTS

- 1 Primary curtain wall [GL-1] [GL-11] [FP-2]
- 2 Secondary curtain wall [GL-2] [GL-2A]
- 3 Metal-framed glass canopy [FP-1] [GL-20]
- 4 Metal-framed balcony [FP-1] [M-5]
- 5 Metal wall panel [FP-1]



2 Plan Detail at Storefront Curtain Wall
NTS

- 1 Primary curtain wall [GL-1] [GL-11] [FP-2]
- 2 Storefront curtain wall [GL-5] [GL-15]
- 3 Metal column cover [FP-1]
- 4 Metal panel soffit [FP-1]
- 5 Suspended vestibule lighting



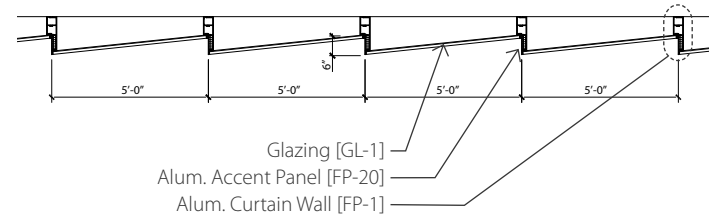
Detail View D | Valley Street



Detail View E | Valley Street

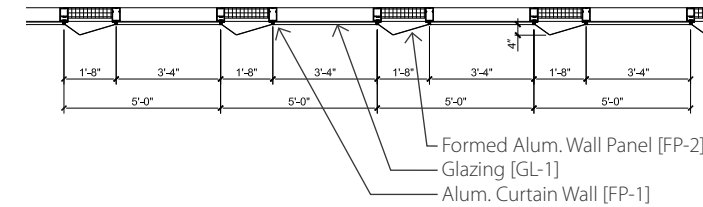
Refer to pages 60-61 for additional detail on colors and materials

Facade Design



1 Plan Detail at Faceted Curtain Wall
NTS

- 1 Primary curtain wall [GL-1] [GL-11] [FP-2]
- 2 Secondary curtain wall [GL-2] [GL-2A]
- 3 Faceted curtain wall [GL-1] [GL-11] [FP-20]
- 4 Storefront curtain wall [GL-5] [GL-15]
- 5 Metal panel soffit and col. cover [FP-1]



2 Plan Detail at Primary Curtain Wall
NTS

- 1 Primary curtain wall [GL-1] [GL-11] [FP-2]
- 2 Secondary curtain wall [GL-2] [GL-2A]
- 3 Faceted curtain wall [GL-1] [GL-11] [FP-20]
- 4 Storefront curtain wall [GL-5] [GL-15]
- 5 Metal panel soffit [FP-1]



Detail View F | Terry Avenue



Detail View G | Terry Avenue

Refer to pages 60-61 for additional detail on colors and materials

Balcony + Terrace Design

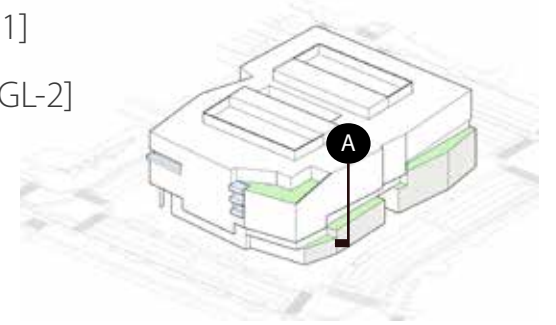
Concept

- Terraces on east and west frontages step up with building form, responding to context and adjacent buildings.
- Projecting balconies to north and northeast break up building form, provide modulation, and connect to lake.
- Exterior spaces add diversity and visual engagement, weaving the language of the site up the building.

Design Guidelines

- CS2-1 | Gateway Locations
- CS2-c | Relationship to the Block
- DC2-1 | Massing, Design, and Scale
- DC2 | Architectural Concept

- 1 Upper (primary) curtain wall [FP-1] [GL-1]
- 2 Gasket (secondary) curtain wall [FP-1] [GL-2]
- 3 Faceted curtain wall [FP-1] [GL-1]
- 4 Metal panel soffit [FP-1]
- 5 Stainless steel cable rail [M-5]

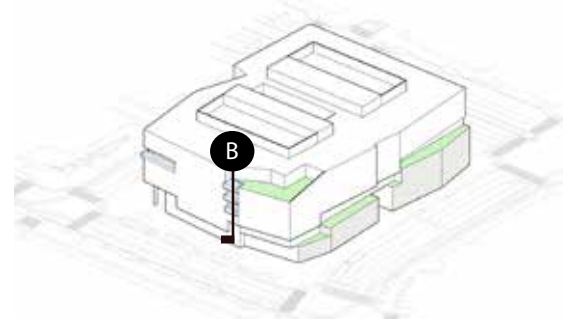


Balcony Section A

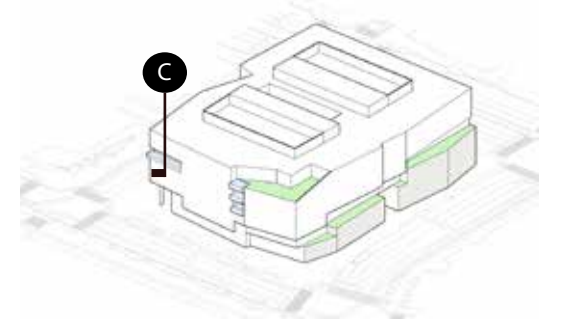
Refer to pages 60-61 for additional detail on colors and materials

Balcony + Terrace Design

- 1 Upper (primary) curtain wall [FP-1] [GL-1]
- 2 Gasket (secondary) curtain wall [FP-1] [GL-2]
- 3 Metal panel wall [FP-1]
- 4 Steel framed balcony with grating [FP-1]
- 5 Stainless steel cable rail [M-5]



- 1 Upper (primary) curtain wall [FP-1] [GL-1]
- 2 Gasket (secondary) curtain wall [FP-1] [GL-2]
- 3 Metal panel soffit [FP-1]
- 4 Steel framed balcony with grating [FP-1]
- 5 Stainless steel cable rail [M-5]



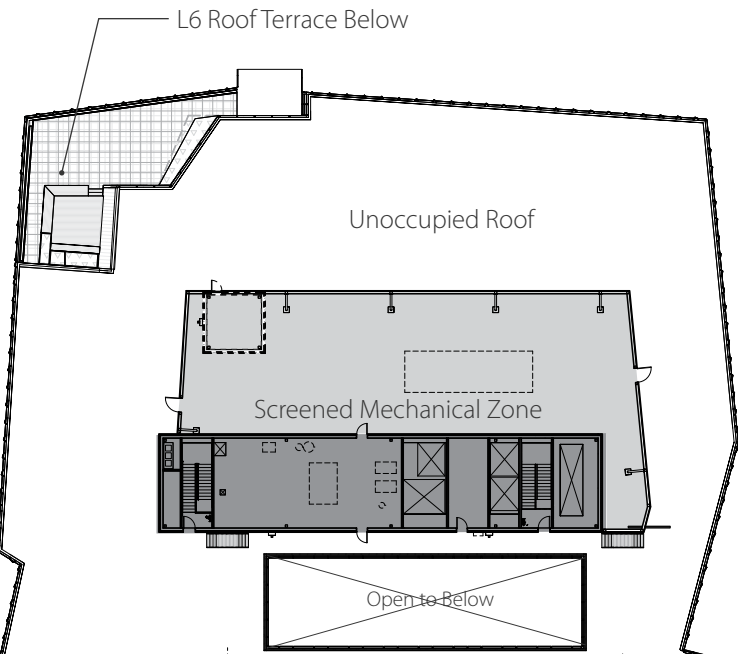
Balcony Section B



Balcony Section C

Refer to pages 60-61 for additional detail on colors and materials

Level 6-7 Roof Terrace Design



Level 7 (Roof) Plan: Base Design



Aerial View: Base Design



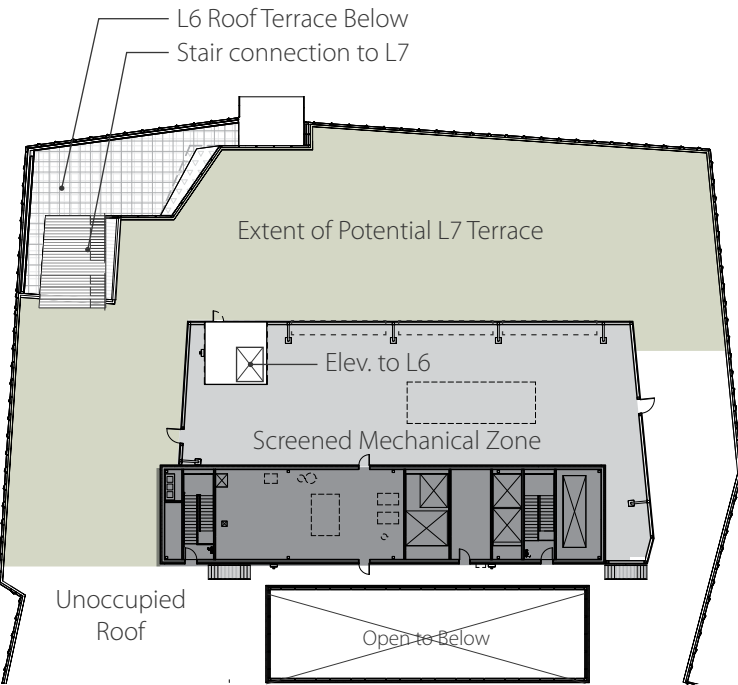
Level 6/7: Base Design

The Level 6 roof terrace has been designed to accommodate small groups and intermediate sized gatherings, taking advantage of the site's prime view location overlooking Lake Union.

The design adds architectural interest to this prominent project corner, highlighting an integration of inside/out function and building form.

Applicable Design Guidelines:

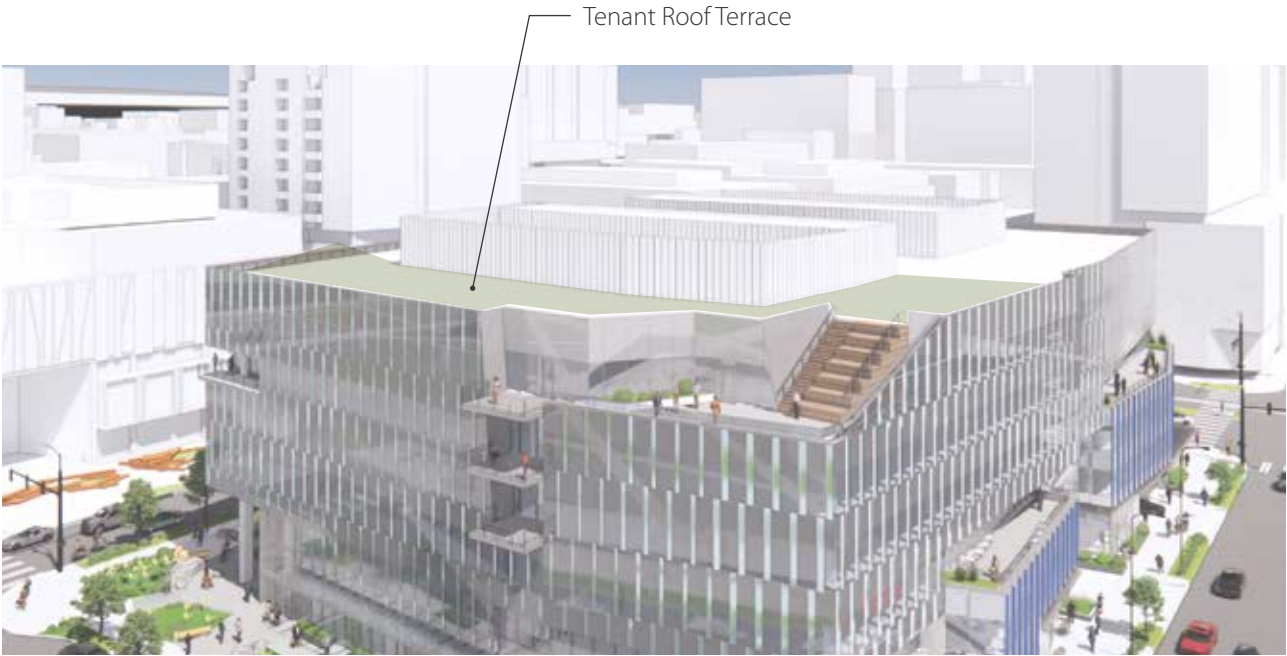
- DC2-A | Massing
- CS2-1 | Gateway Locations



Level 7 (Roof) Plan: Tenant Terrace Option



Aerial View: Tenant Terrace Option



Level 6/7: Tenant Terrace Option

As a part of this DR and MUP application, the design team is also seeking endorsement of a future connection to a Level 7 roof terrace. This may be incorporated as a part of a future Tenant Improvement.

Care has been taken to insure that the potential Level 7 roof expansion is within applicable zoning guidelines, does not impact adjacent properties, and reinforces the project's overall architectural concept.

Design Guidelines:

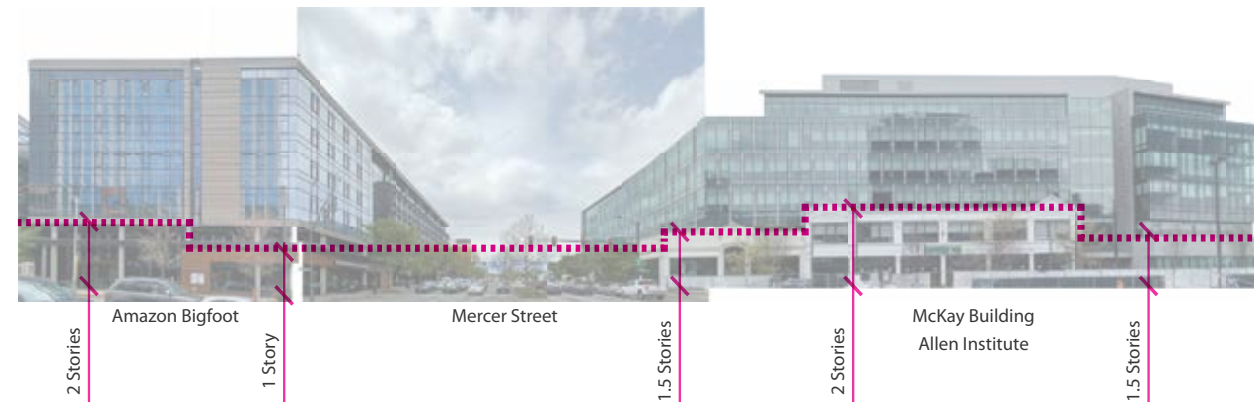
- DC2-A | Massing
- CS2-A | Sense of Place
- CS2-1 | Gateway Locations

07

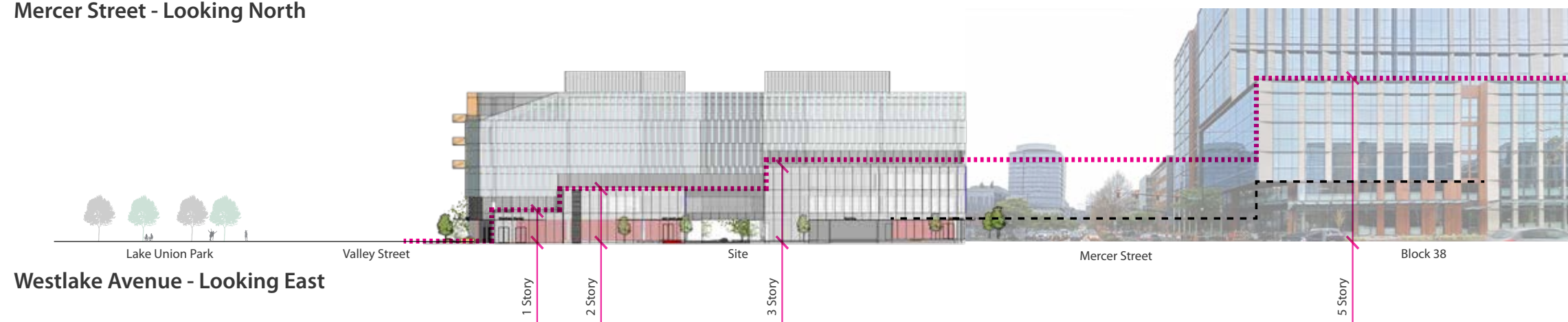
Landmark, Lighting
and Signage

Landmark Contextual Relationship

Westlake Avenue - Looking West



Mercer Street - Looking North



Westlake Avenue - Looking East

Sympathetic to the Landmark

In acknowledgment of the Landmarked McKay building across Westlake Avenue to the west, the proposed 630 Westlake design responds to this contextual influence sympathetically through a combination of facade design elements and street treatment.

Sympathetic Facade Treatment:

The context of the neighborhood establishes a language of varying stepped **podium datums** that express the pedestrian scale, ranging from 1 to 3 stories. Varying as the distance from the lake increases, the stepped datums - embraced by the McKay building and later Allen Institute addition - informs the design concept on 630 Westlake. The proposed design features a stepped and wrapped facade at major points of engagement, similar to the Landmark structure.

Sympathetic Street Treatment:

As the public engages the neighborhood context, recognizable **pedestrian intervention datums** have been established that define the streetscape. Similarly varying in heights - as is done with the architectural podium datums - a stepping scale provides interest and engagement with the facade, a design response reflected in both the historic and contemporary buildings.

- Height Datum
- Pedestrian Intervention Datum

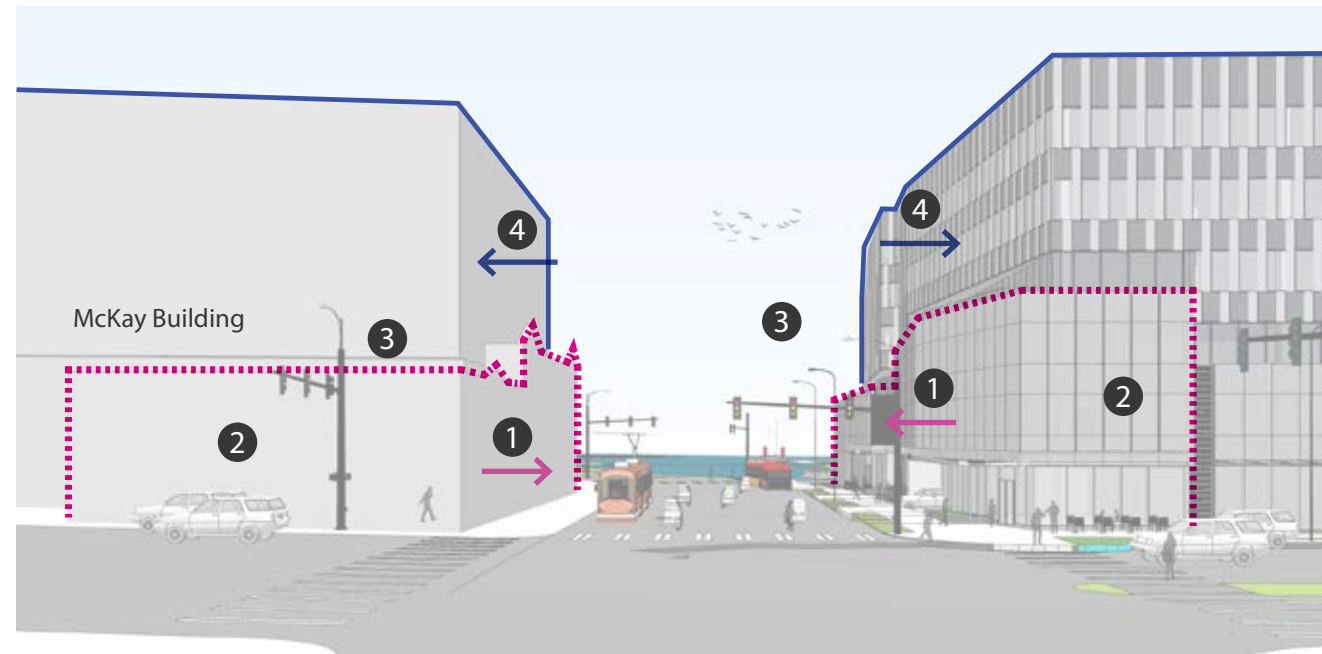
Landmark Contextual Relationship



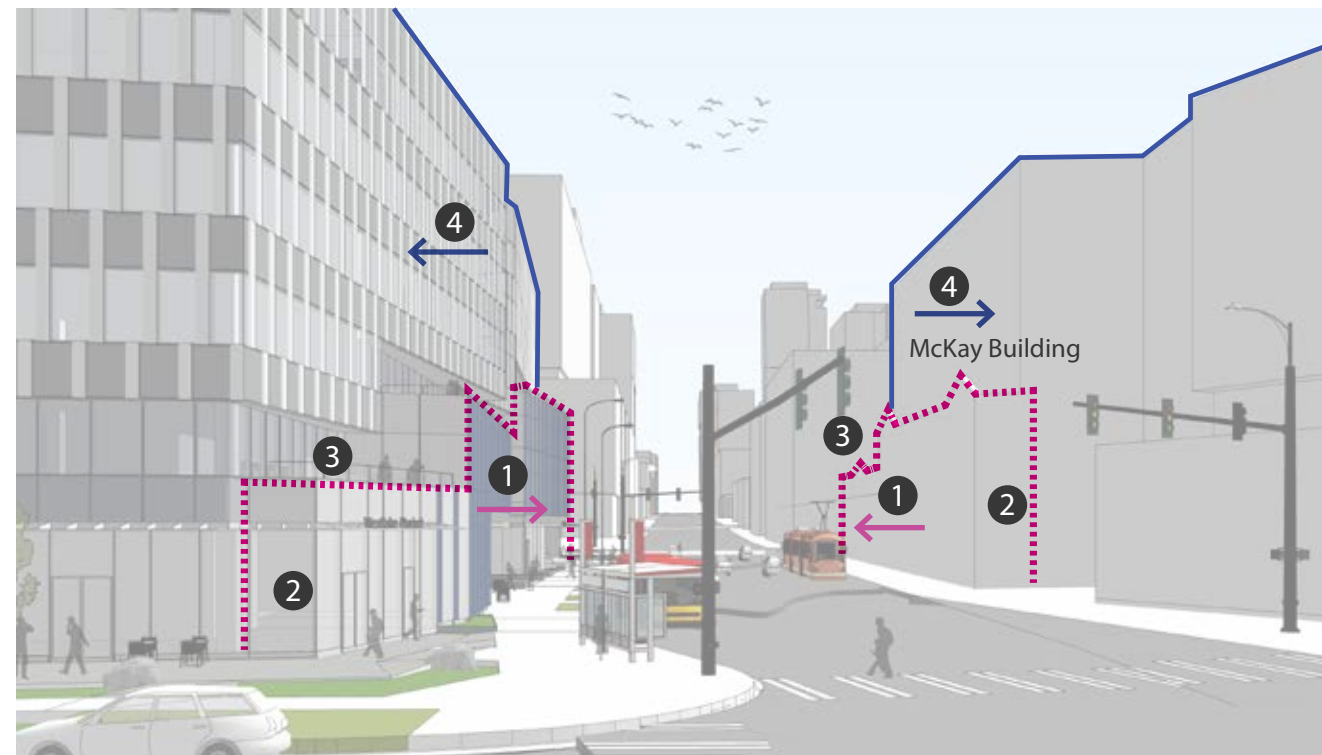
View of the McKay Building | Allen Institute from Westlake & Mercer looking NW



View of 630 Westlake from Westlake & Mercer looking NE



View looking South from Mercer Street and Westlake Avenue.



View looking North from Valley Street and Westlake Avenue.

- ① Engage the Street
- ② Wrap the Corner
- ③ Podium Step
- ④ Set Back Above

The McKay Building: Wrapping the corner, embracing the street, and distinguishing itself from the new addition, the McKay Building provides pedestrian scale in an otherwise high-rise neighborhood. Rather than aligning with the new additions, the stepped podium allows for a separation between new and old, and opens up to an angled view corridor.

630 Westlake: Similarly, 630 Westlake steps the podium down towards the lake, with an angled upper level setback that responds to the Lake Union view corridor. As the proposed design steps down in response to the context of the McKay building, a framed facade treatment that enhances the pedestrian scale wraps the corner at the intersection of Westlake Avenue and Mercer Street.

Lighting Design



Long Distance Views:

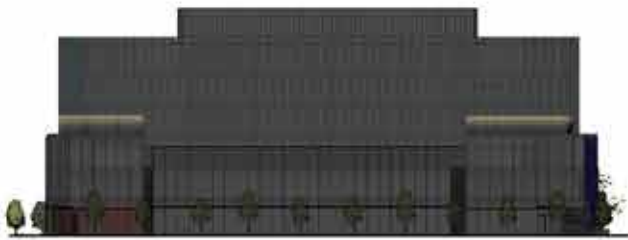
Dimmable LED striplights at underside of balcony for uplighting/beacon effect with dimmable LED surface-mounted uplights at exterior wall to create visibility from across the lake

Vehicular Views:

Dimmable LED linear cove lighting at gasket to have most prominence on Westlake Avenue while wrapping around building corners at Mercer St and Terry Ave to create visibility at vehicular scale

Pedestrian Views:

Glowing decorative pendants to define Entry Vestibules as main pedestrian focal point feature with LED low-glare dimmable downlights for general undercanopy lighting



South



East



North

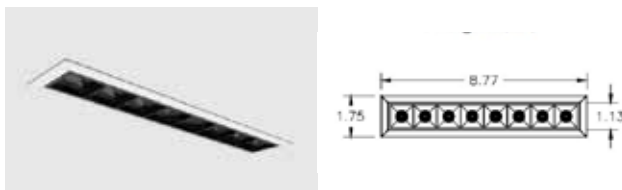


West

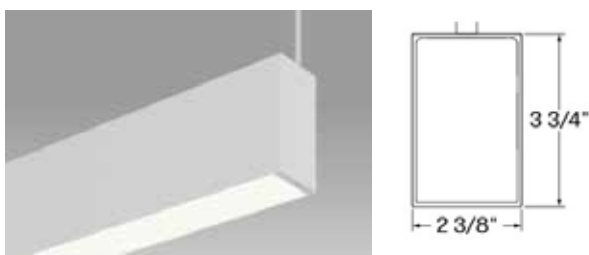
Lighting Design



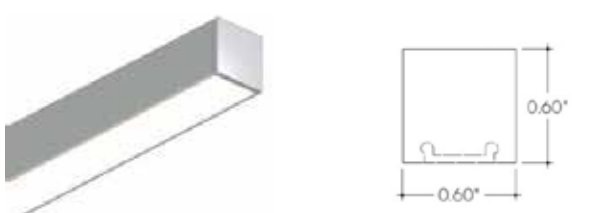
Soft illumination of trees and planting via shielded landscape accent lights



Dimmable recessed low-glare downlights throughout exterior canopies



Dimmable linear LED pendants at vehicular entries to meet code required light levels for safety/wayfinding purposes



Dimmable linear LED striplights integrated into exterior canopies



LED striplights mounted to underside of benches to create soft glows at seating areas

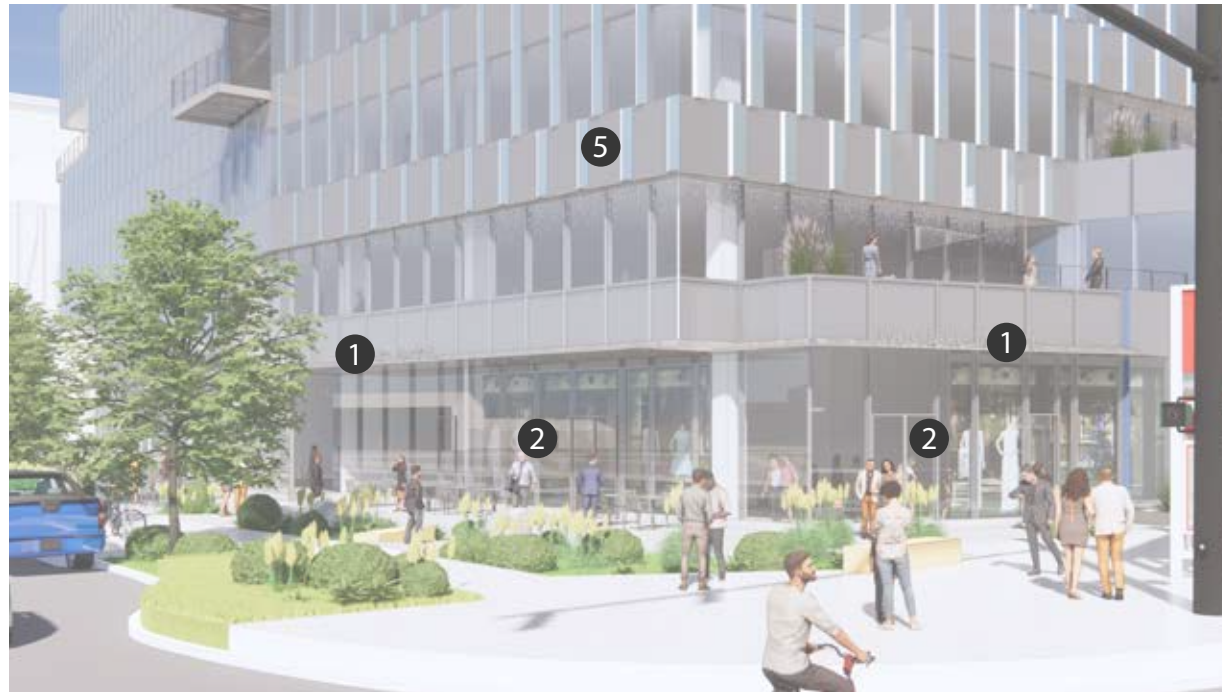


Dimmable LED floor washers to provide path lighting at bridges



LED striplights mounted to underside of bridge to provide soft glow on landscaping below

Signage | Types and Installation



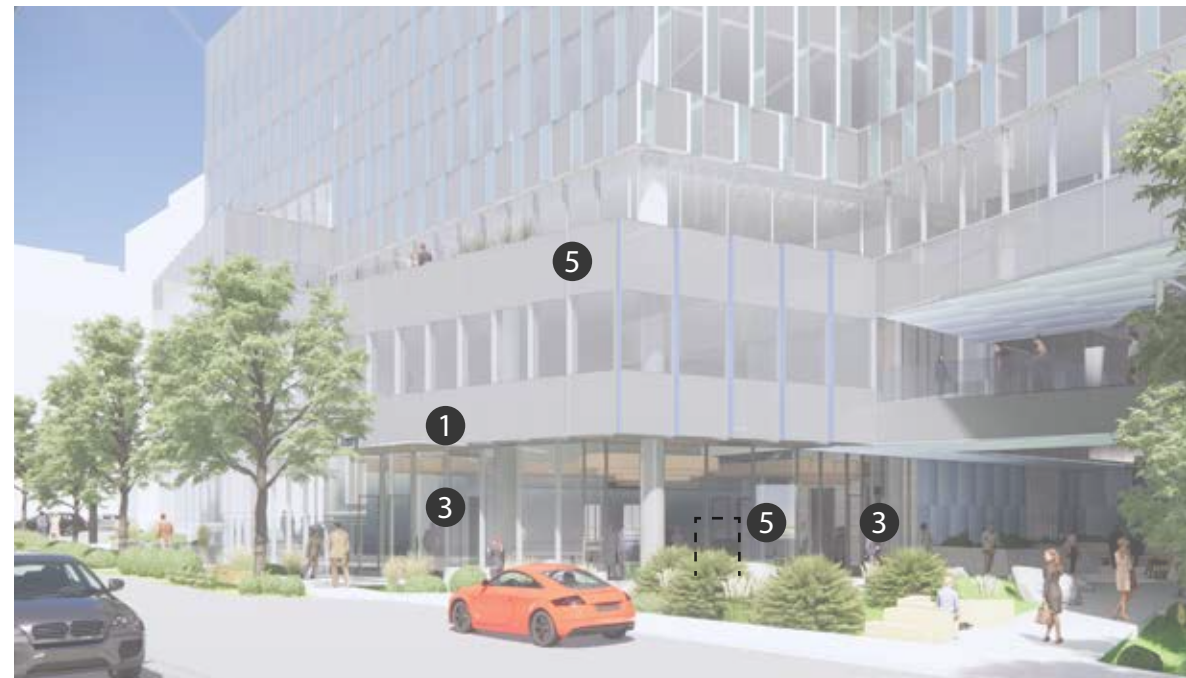
Valley Street and Westlake Avenue



Valley Street and Terry Avenue



Mercer Street and Westlake Avenue (Mercer St. and Terry Ave. Similar)



Terry Avenue Mid-Block at Woonerf

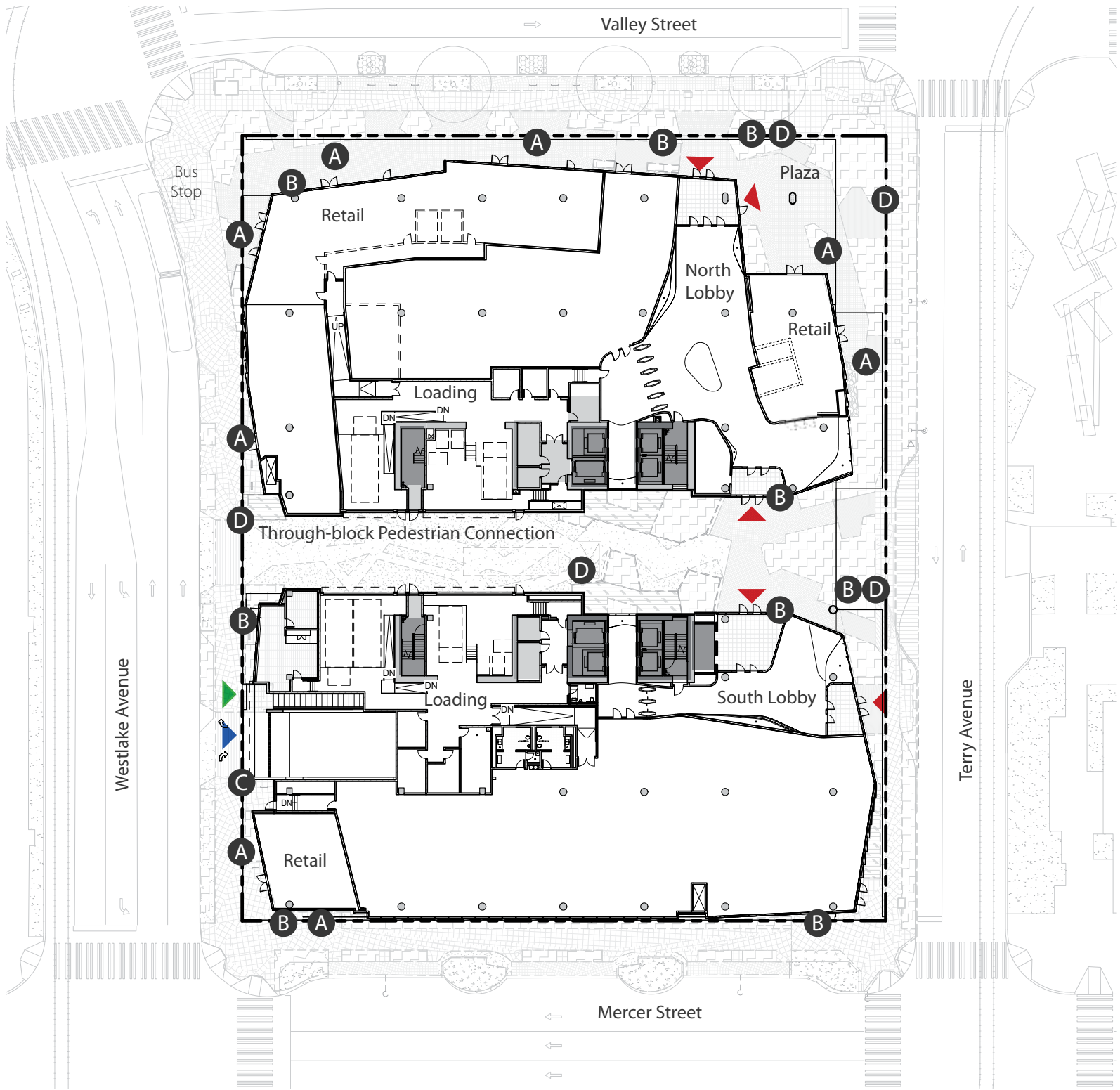
- 1 Pin-Mounted Canopy Sign
- 2 Building Integrated Tenant/Retail Sign
- 3 Glass-Adhered Wall Sign
- 4 Projecting Parking Sign
- 5 Primary Tenant Sign

Building Location Signage: Pin-mounted to facade or applied to vertical glazing. Three-dimensional relief letters in stainless steel, powder-coated metal or adhered window film.

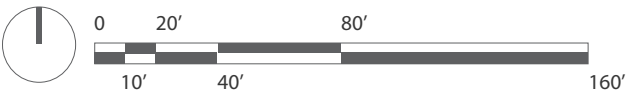
Primary Tenant Signage: Mounted to facade or landscape monument. Three-dimensional relief letters, powder-coated metal or illuminated channel letters. (Final primary building identity is subject to tenant's requirements and will be reviewed by owner for consistency with building design).

Retail Signage: Hung from canopy or wall adhered. Three-dimensional relief letters in stainless steel or powder-coated metal. (Final retail signage is subject to retailer's requirements and will be reviewed by owner for consistency with building design).

Signage | Location Plan



- A Retail Sign
- B Building Identity Sign
- C Parking Sign
- D Wayfinding Sign



Note: Sign location plan illustrates likely sign types and locations based on full occupancy with maximum tenant diversity. Final locations and quantity will depend upon final tenancy and ground floor space subdivision. Not all sign locations shown here will necessarily be used.



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08

Departures

Departure Summary

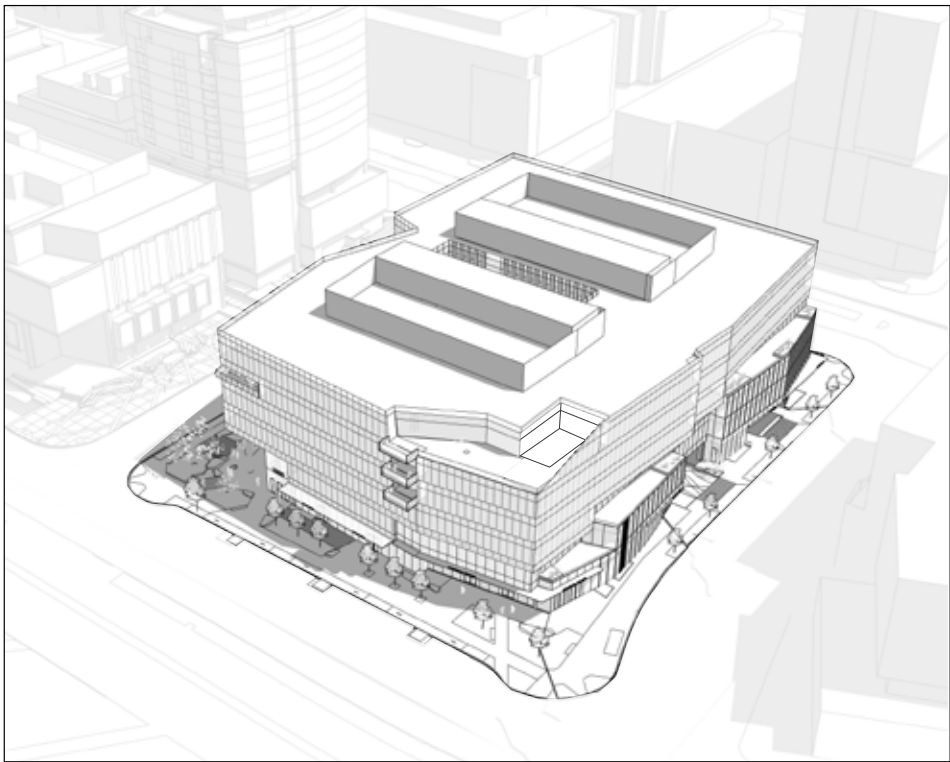
at EDG #2



Departures:

- 1. Westlake Ave Upper-Level Setback
- 2. Valley Street Upper-Level Setback
- 3. Retail Frontage on Westlake Ave N.
- 4. Retail Frontage on Terry Ave N.
- 5. Large Stall Ratio

at Recommendation



Departures:

- 1. Westlake Ave Upper-Level Setback
- 2. Valley Street Upper-Level Setback
- 3. Retail Frontage on Westlake Ave N.
- 4. Retail Frontage on Terry Ave N.
- 5. Large Stall Ratio
- + 6. Unscreened Mechanical Equipment
- + 7. Mechanical Screen Standards

+ = New Departure Request
● = Board Support at EDG #2

EDG #2 Report
Board Guidance

Departures

At the time of the SECOND Early Design Guidance meeting the following departures were requested:

1. **Upper-level Setback (SMC 23.48.235.B.1.):** The code requires structures above 45’ in height to setback 15’ from abutting streets (Westlake). The applicant proposes from 0’ to 10’-9” for a length of 273’-8”

The board indicated they were supportive of the requested departure as the revised design resulted in a more cohesive and clear massing form, which has the potential to better meet the Design Guidelines (DC2-A Massing, DC2-1 Massing, Design, and Scale)

2. **Upper-level Setback (SMC 23.48.235.B.1.):** The code requires structures above 45’ in height to setback 15’ from abutting streets (Valley Street). The applicant proposes 0’ to 8’-7” for a length of 160’-9”

The board indicated they were supportive of the requested departure as the revised design resulted in a more cohesive and clear massing form, which has the potential to better meet the Design Guidelines (DC2-A Massing, DC2-1 Massing, Design and Scale)

3. **Retail Frontage (SMC 23.48.040.C.1.):** The Code requires a minimum of 75% retail use along Westlake Avenue. The applicant proposes 66%.

The board indicated they were supportive of the requested departure as the proposed design is more responsive to the surrounding context, which has the potential to better meet Design Guidelines. (CS2-3 Adjacent Streets, DC2-2 Pedestrian Scale)

4. **Retail Frontage (SMC 23.48.040.C.1.):** The Code requires a minimum of 75% retail use along Terry Avenue N. The applicant proposes 50%.

The board indicated they were supportive of the requested departure as the proposed design is more responsive to the surrounding context, which has the potential to better meet Design Guidelines. (CS2-3 Adjacent Streets, DC2-2 Pedestrian Scale)

5. **Large Parking Stall Ratio (SMC 23.48.030.2.c.):** The Code requires 35% of parking stalls be striped for large stalls. The applicant proposes 24%.

The board indicated they were supportive of the requested departure as the reduced number of large stalls resulted in the supported ground floor plan, which has the potential to better meet the Design Guidelines. (CS2-4-c. Mid-block Connections, PL1 Connectivity, PL1-1-a. Mid-Block Connections)

Type I Director’s Decisions

1. **Through-block coverage (SMC 23.48.240.H.2.c.3):** The Code limits coverage of the through-block connection to 35%. The applicant proposes 44% coverage.

The board indicated they were supportive of the requested Type I decision as the revised design reduced the bulk and enhanced legibility to the woonerf entry by pulling back the edges and adding more recess above the woonerf, which responds do Design Guidelines. (CS2-4-c. Mid-block Connections, PL1 Connectivity, PL1-1-a. Mid-Block Connections)

2. **Curb Cuts (SMC 23.48.085):** The Code allows one two-way curb cut or two one-way curb cuts. The applicant proposes two two-way curb cuts on Westlake Avenue N.

The board indicated they were supportive of the curb cuts, as the proposed design allows vehicles to be eliminated from the eastern half of the woonerf and is consistent with direction from SDCI and SDOT. (CS2-4-c. Mid-block Connections, PL1 Connectivity, PL1-1-a. Mid-Block Connections)

Overview

Upper-Level Departures (#1 and #2)

● = Board Support at EDG2



Proposed Scheme vs Code Compliant:

Compared to a code compliant scheme, the proposed scheme:

- is the **equivalent** development area
- provides **more** total open space
- provides **more** open to sky open space
- provides **more** terrace area
- provides **better quality** open space allowing for a contextual, site specific response.
- provides **equivalent** view corridors to Lake Union through strategic corner setbacks.

Code-Compliant	Comparative Metrics	Proposed
300,100 SF	Total FAR Consumed	300,100 SF
56,000 SF	Typical Upper-Level Floor Area	57,100 SF
16,705 SF	Open Space: Total	18,715 SF ↑ (+2,010 SF)
11,085 SF	Open Space: Open to Sky	11,557 SF ↑ (+472 SF)
5,700 SF	Terrace Area	6,700 SF

Overview

Upper-Level Departures (#1 and #2)

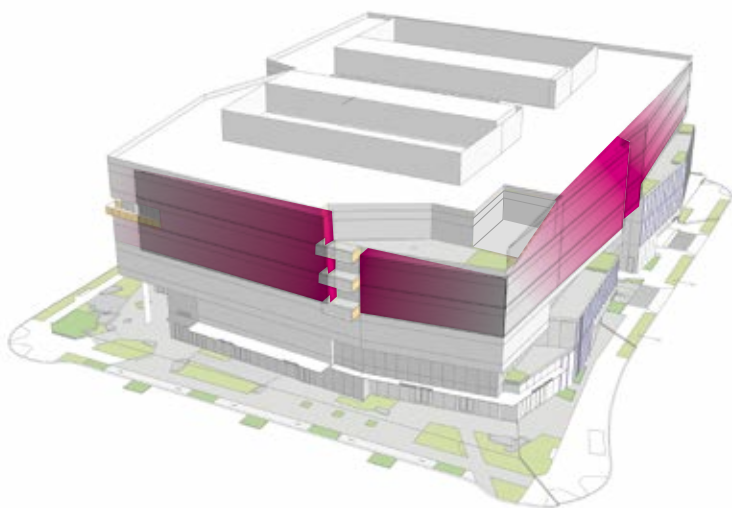
● = Board Support at EDG #2

In the proposed massing, upper level setback departures are requested to achieve the desired massing while maintaining suitable floor plates. The total setback area requested is offset by a surplus of elective setbacks on levels 1-5, illustrating that the departures requested are principally to support the architectural concept, not increase overall building area. See Departures #1 and #2 for detailed descriptions of each frontage request.



Proposed Massing

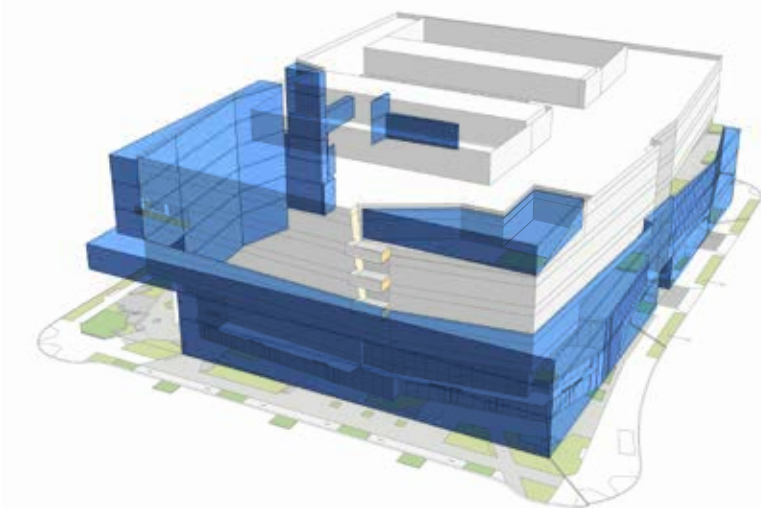
Note: Level 1 is included in this analysis, as building setbacks on that level are influenced by the massing concept, building form and overall ground level design.



Upper Level Encroachments

Encroachments into prescribed upper-level (+45' from grade) setbacks on Westlake Ave. and Valley Street.

L6:	1,604 SF
L5:	1,848 SF
L4:	1,848 SF
L3:	0 SF
L2:	0 SF
L1:	0 SF
L1-6:	5,300 SF



Elective Building Setbacks

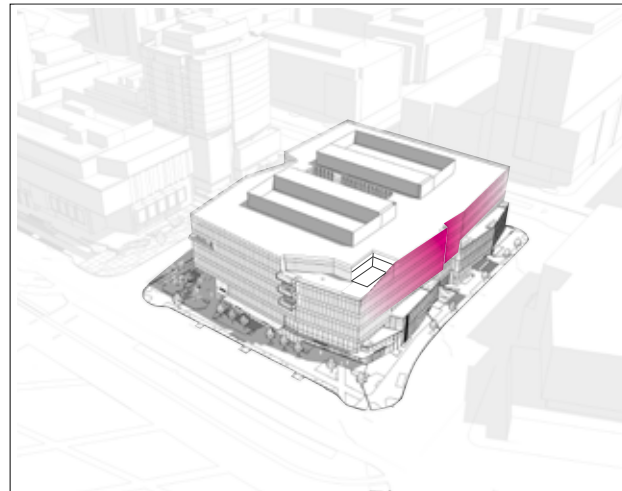
Floor total of elective (voluntary) setbacks that could be otherwise built out in a code-compliant scheme.

L6:	(3,278) SF
L5:	(1,416) SF
L4:	(1,416) SF
L3:	(7,113) SF
L2:	(4,737) SF
L1:	(2,010) SF
L1-6:	(19,970) SF

Departure #1

Upper-Level: Westlake

● = Board Support at EDG #2



Westlake Avenue N. Upper-Level Setback

Westlake Avenue N requires a 15' setback above 45'

Enhancing Open Space:

The proposed departure allows for an improvement of overall building massing which will provide more open space (and open to sky open space) at the ground level, and provide the ability to set back on Terry and open up to the Lake

- **CS2-1-A Gateways Site Characteristics** "consider surrounding building patterns which are important for gateway locations"
- **DC2-A-1 Site Characteristics and Uses** "arrange the mass of the building taking into consideration its open space"

Breaking Up Mass:

The project wishes to encroach in this setback to allow for a dynamic bend in the facade that breaks up the long linear mass along the full city block. The result will also provide different effects from daylighting throughout the year to provide a better site response to the massing design.

- **DC2-4-C Tall Buildings** "consider angled forms to break up the mass"

Enhancing Views:

Promotes opening up view corridors towards the city and towards the lake providing directionality to the city's amenities.

- **DC2-A Open Space** "consider forms that provide improvements to open space and reduce perceived mass"
- **CS2-1-A Site Characteristics** "consider views which are important to gateways"

Energy Performance:

This angle has energy benefits as well, allowing for self shading options through massing design along the west facing direct sun. By folding the design there will be less direct daylight reaching the full west facade in peak summer months, reducing the solar gain and subsequent cooling needs.

- **CS1-A-1 Energy Choices** "examine how energy choices influence building form"

Code Citation:

23.48.235.B.1

Structures above 45' in height should set back 15' from abutting streets Westlake Avenue N, Terry Avenue N, and Valley Street.

Design Guidelines:

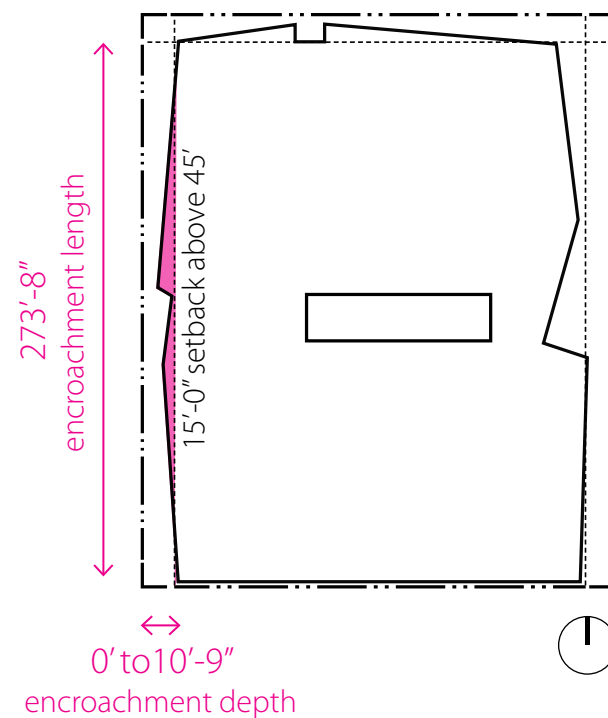
CS1-A-1 | Context & Site | Energy Choices

CS2-D | Context & Site | Height, Bulk & Scale

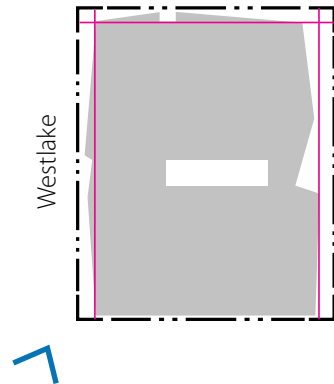
CS2-1 | Context & Site | Gateways

DC2-4-C | Design Concept | Tall Buildings

DC2-A | Design Concept | Open Space Concept



Departure #1
Upper-Level: Westlake
● = Board Support at EDG #2

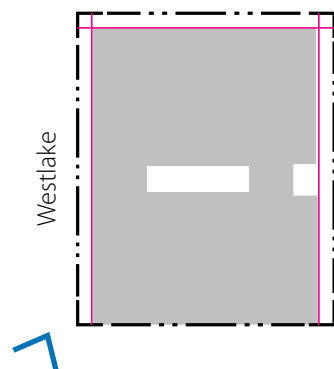


Proposed

View Looking North



Northwest Aerial



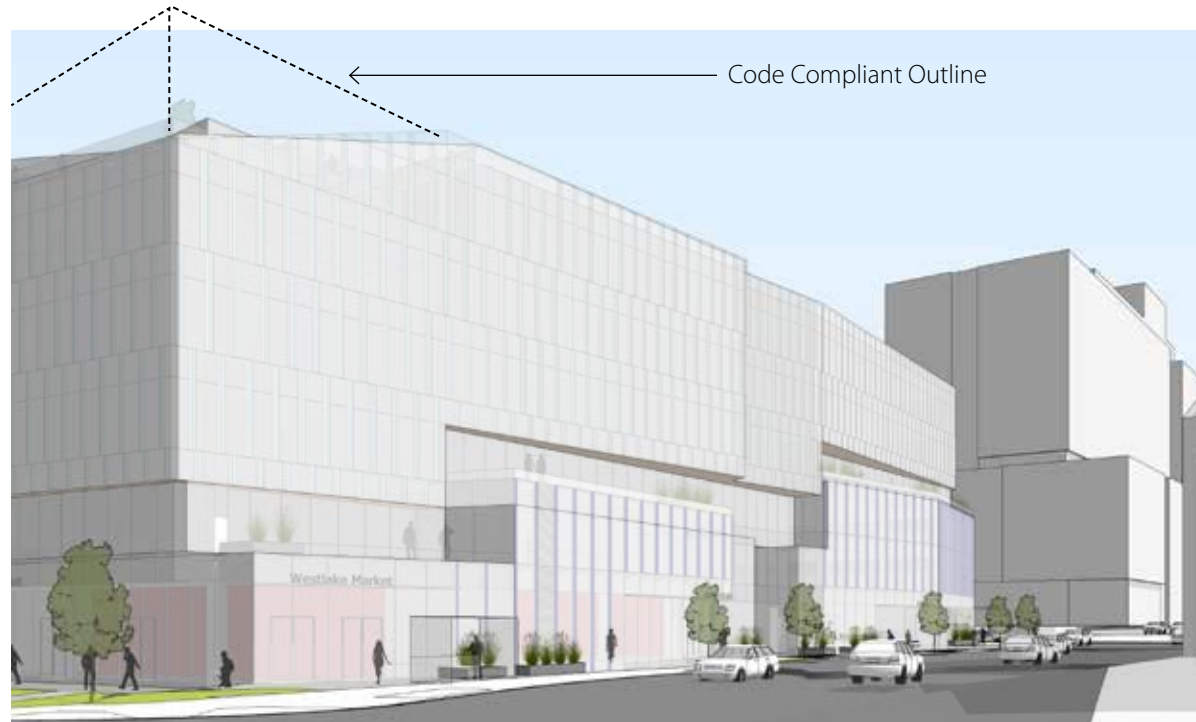
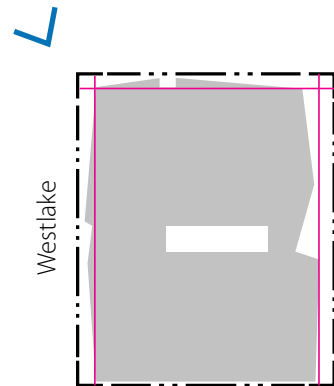
Code-Compliant

View Looking North



Northwest Aerial

Departure #1
Upper-Level: Westlake
● = Board Support at EDG #2

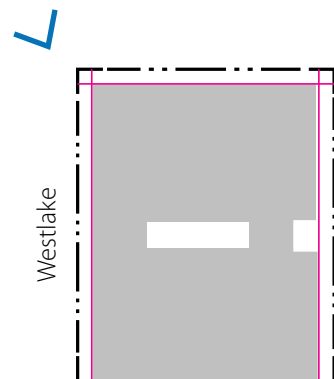


Proposed

View Looking South



Northwest Aerial



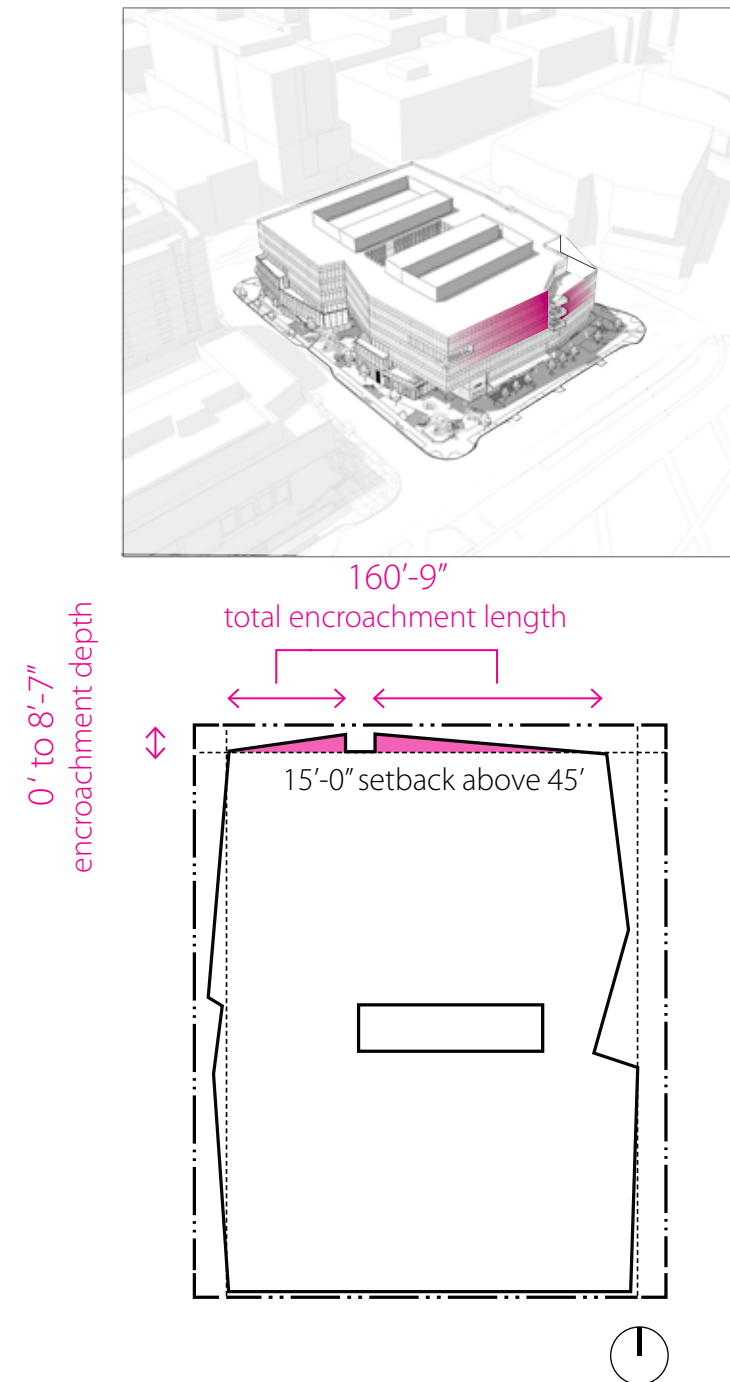
Code-Compliant

View Looking South



Northwest Aerial

Departure #2
Upper-Level: Valley
● = Board Support at EDG #2



Valley Street Upper-Level Setback

Valley Street requires a 15' setback above 45'

Enhancing Open Space:

The proposed departure allows for an improvement of overall building massing which will provide more open space (and open to sky open space) at the ground level, and provide the ability to set back on Terry and open up to the Lake

- **CS2-1-A Gateways Site Characteristics** *"consider surrounding building patterns which are important for gateway locations"*
- **DC2-A-1 Site Characteristics and Uses** *"arrange the mass of the building taking into consideration its open space"*

Breaking up Mass:

The proposal includes encroaching on the setback to allow for a dynamic bend in shape

- **DC2-4-C Tall Buildings** *"Consider angled facades"*

Design Cohesion:

The proposal would unify the design massing language seen on other sides of the project and provides a gesture towards either side of the block and Lake Union Park

- **DC2-B-1 Facade Composition** *"Design all building facades considering the composition and architecture as a whole"*
- **CS2-A-2 Architectural Presence** *"Evaluate the architectural presence that is appropriate and design accordingly"*

Contextual Massing:

Additionally, the angular nature of the design responds to the transition to the block formation and surrounding neighborhood architecture to the West. The neighboring project Block 31 extends towards the lake with a similar departure request, which Block 37's angular gesture does unifying the massing towards the Lake.

- **CS2-D-1 Existing Development** *"Consider the height, bulk and scale of neighboring buildings"*

Code Citation:

23.48.235.B.1

Structures above 45' in height should set back 15' from abutting streets Westlake Avenue N, Terry Avenue N, and Valley Street.

Design Guidelines:

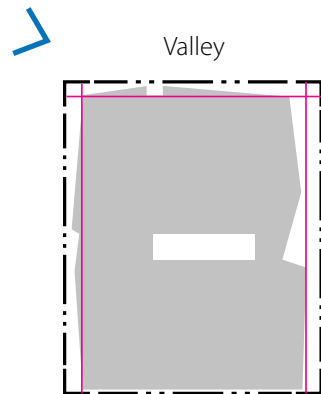
CS2-A-2 | Context & Site | Architectural Presence

CS2-D-1 | Context & Site | Height, Bulk & Scale

DC2-4-C | Design Concept | Tall Buildings

DC2-B-1 | Design Concept | Facade Composition

Departure #2
Upper-Level: Valley
● = Board Support at EDG #2

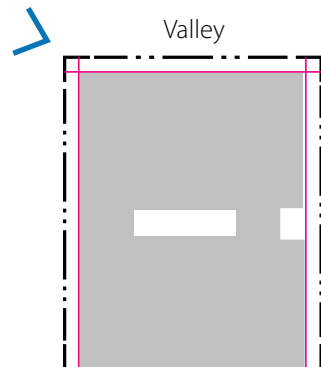


Proposed

View Looking East



Northwest Aerial



Code-Compliant

View Looking East

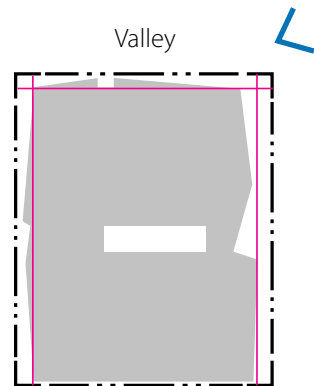


Northwest Aerial

Departure #2

Upper-Level: Valley

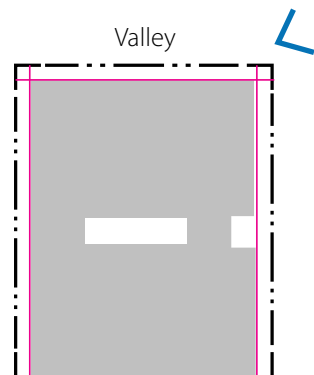
● = Board Support at EDG #2



Proposed

View Looking West

Northwest Aerial



Code-Compliant

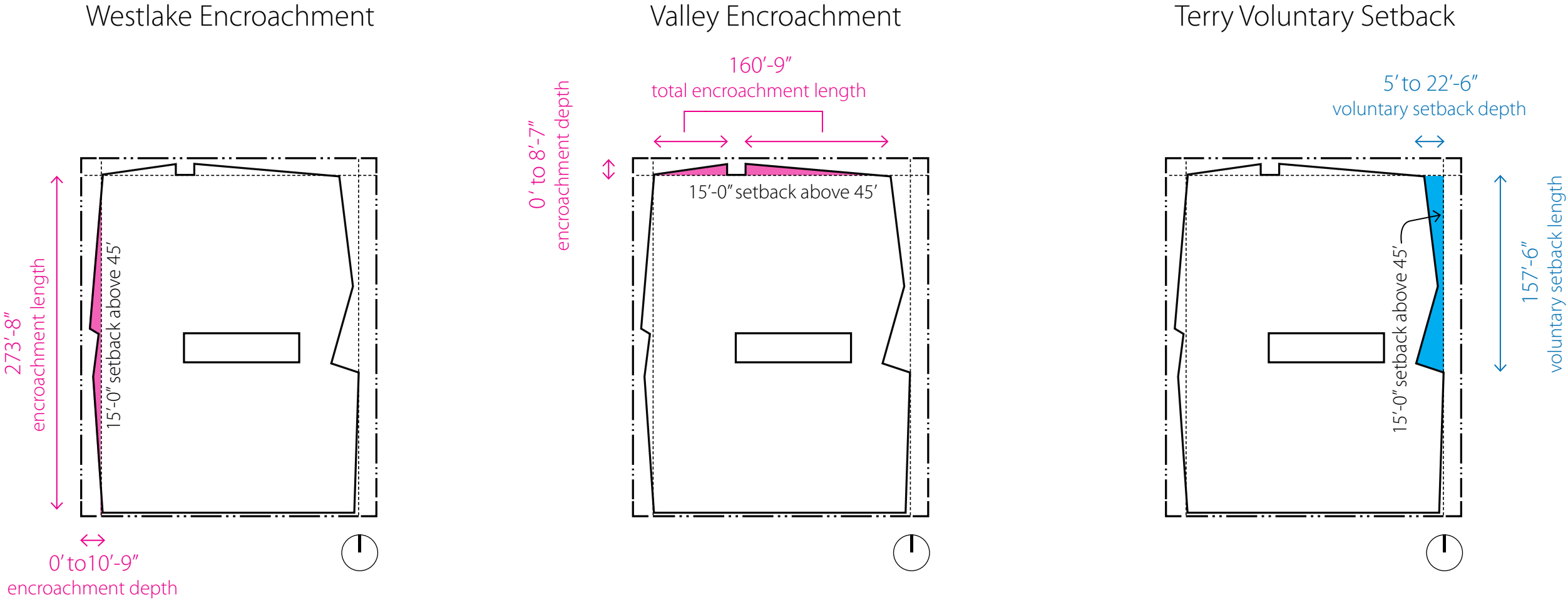
View Looking West

Northwest Aerial

Upper-Level Departures Overview
Trade-off on Terry Avenue

The upper level departures enhance the building's overall form, gesture, and design concept. The proposed massing is in need of code departures to achieve the aesthetics presented, which in turn comes with an enhancement on Terry. By trading off voluntary setbacks on Terry, the design offsets the area calculated in the encroachments on Valley and Westlake. By trading departures for voluntary setbacks, Terry's view corridor opens to the Lake, similar to Westlake, and provides a daylighting opportunity along the pedestrian only woonerf space.

● = Board Support at EDG #2



Westlake and Valley Encroachment

Encroachments into prescribed upper-level (+45' from grade) on Westlake and Valley account for:

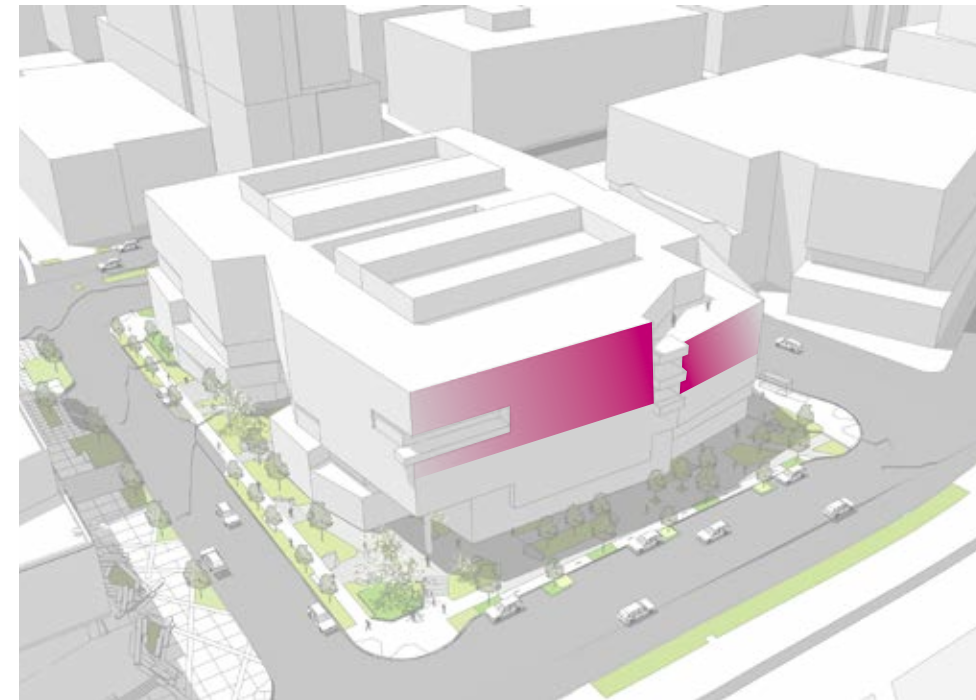
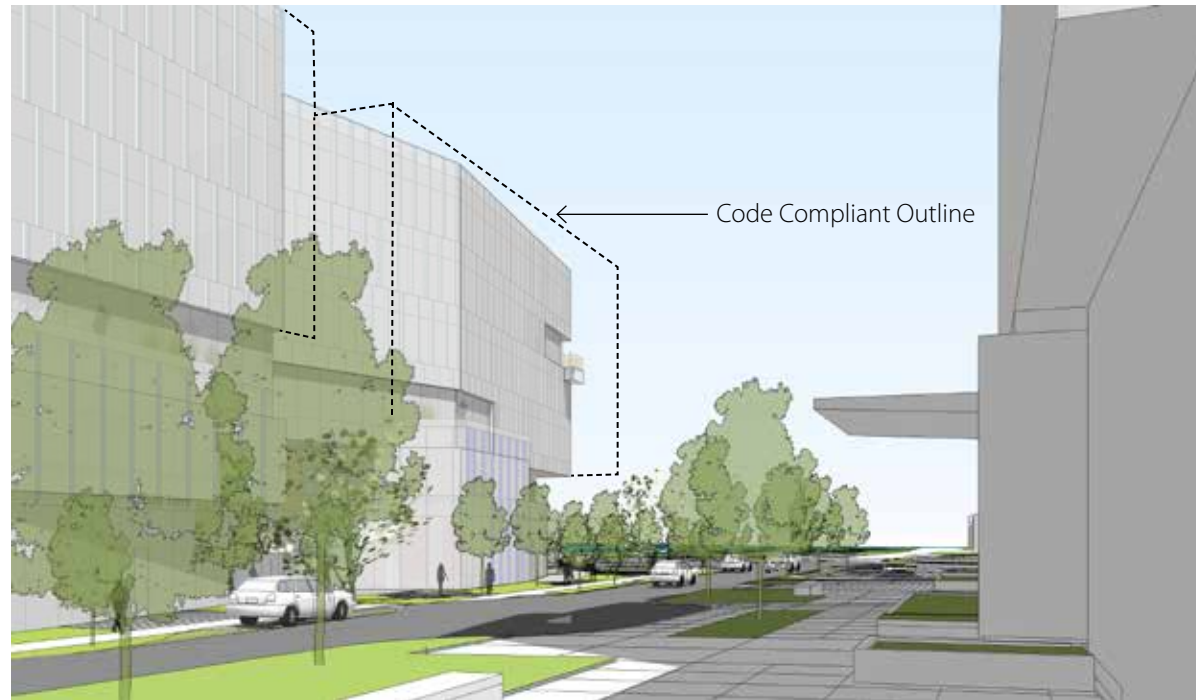
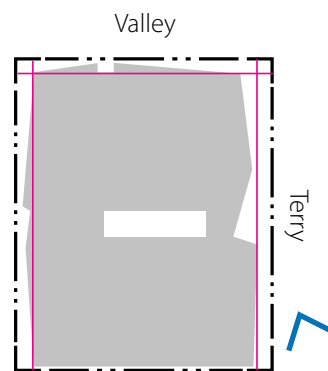
5,300 sq ft

Terry Voluntary Setback

Voluntary setback into prescribed upper-level (+45' from grade) on Terry accounts for:

5,300 sq ft

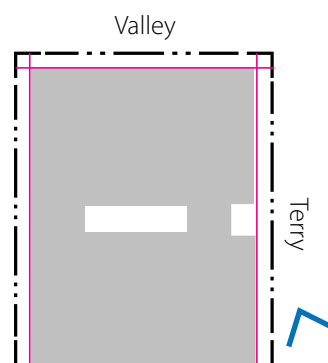
Departure #2
 Upper-Level: Valley
 Impact on Terry Avenue
 ● = Board Support at EDG #2



Proposed

View Looking South

Northeast Aerial

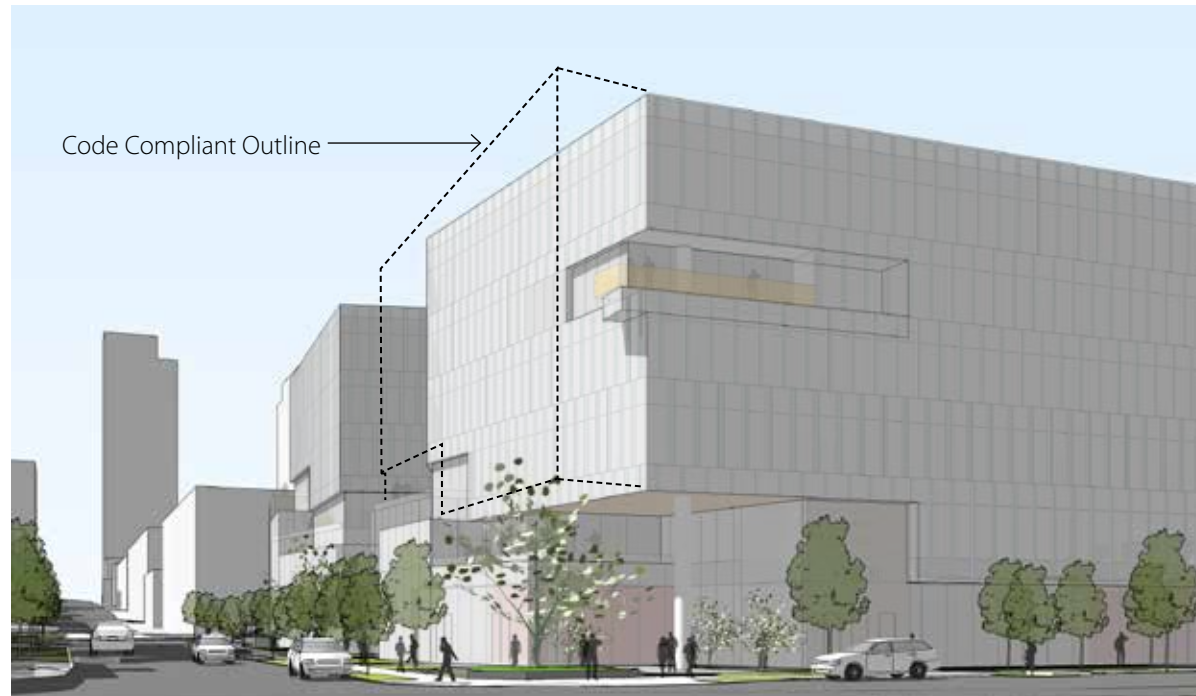
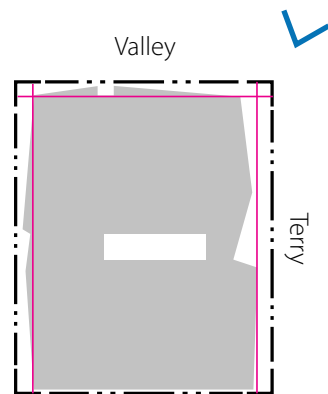


Code-Compliant

View Looking South

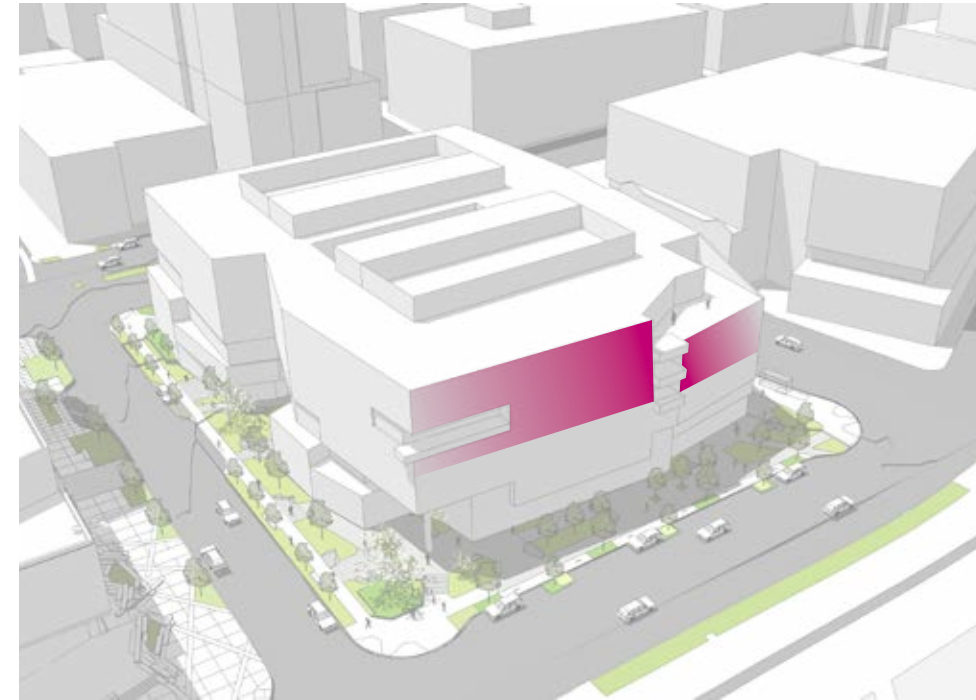
Northeast Aerial

Departure #2
 Upper-Level: Valley
 Impact on Terry Avenue
 ● = Board Support at EDG #2

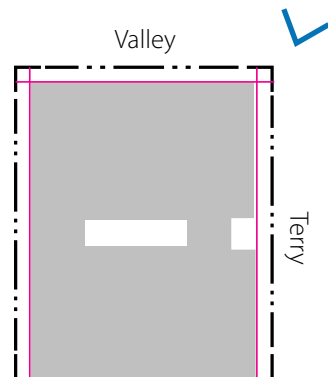


Proposed

View Looking North



Northeast Aerial



Code-Compliant

View Looking North



Northeast Aerial

Retail Frontage Departures (#3 and #4)

● = Board Support at EDG #2

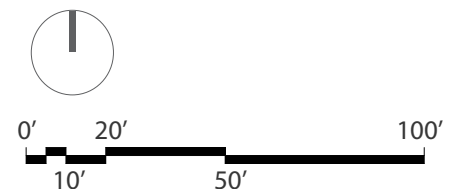


Proposed Scheme vs Code Compliant:

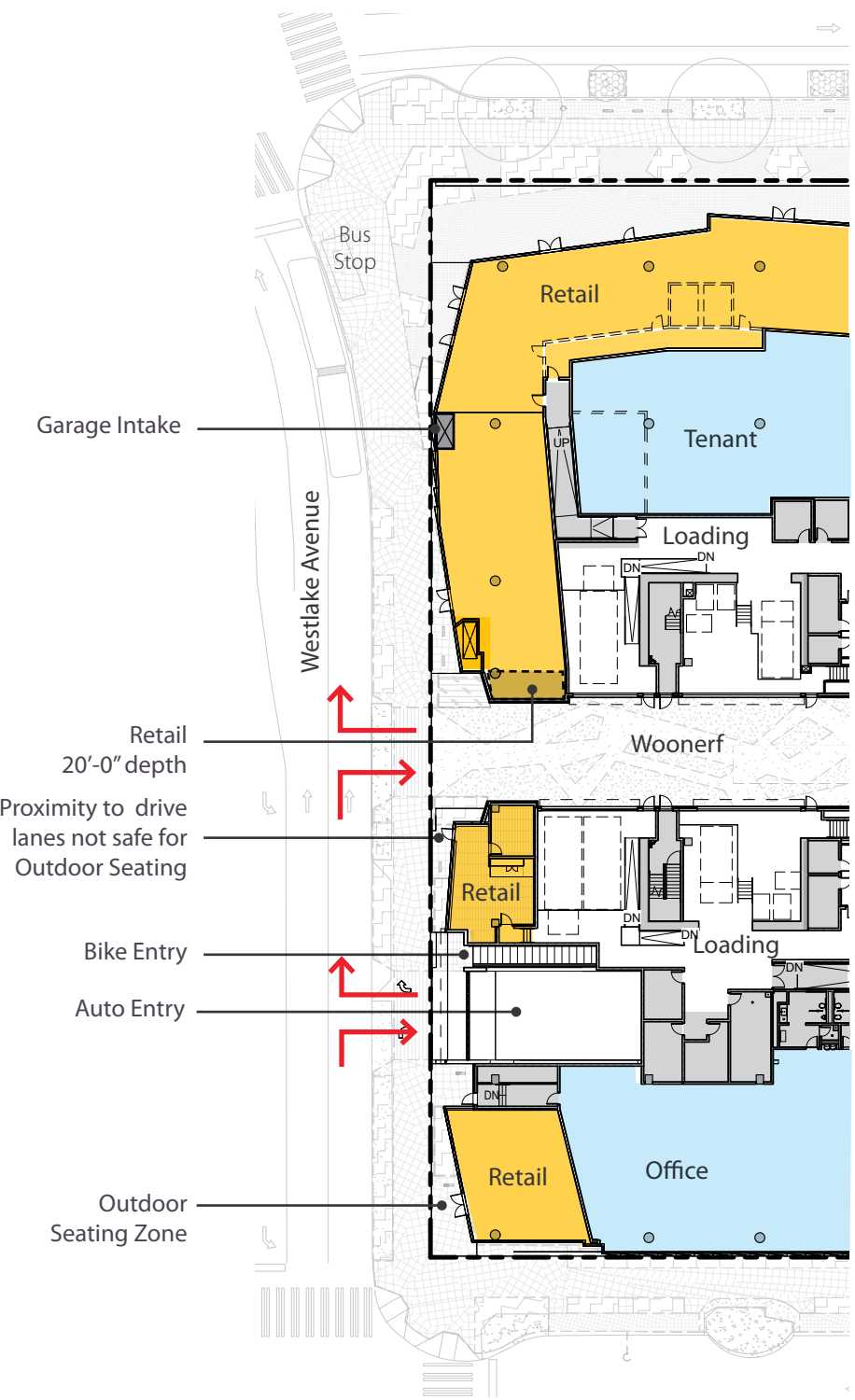
Compared to a code compliant scheme, the proposed scheme:

- **better utilizes** the space between the two drive aisles
- provides **more** eyes on the street
- ensures active use **on Day 1**
- ensures **greater level** of diversity on Westlake
- ensures **high quality** interior space along the pedestrianized woonerf
- **activates** Mercer Street with more use diversity
- provides **retail linear frontage** as code required, with store fronts wrapping all 4 street fronts.

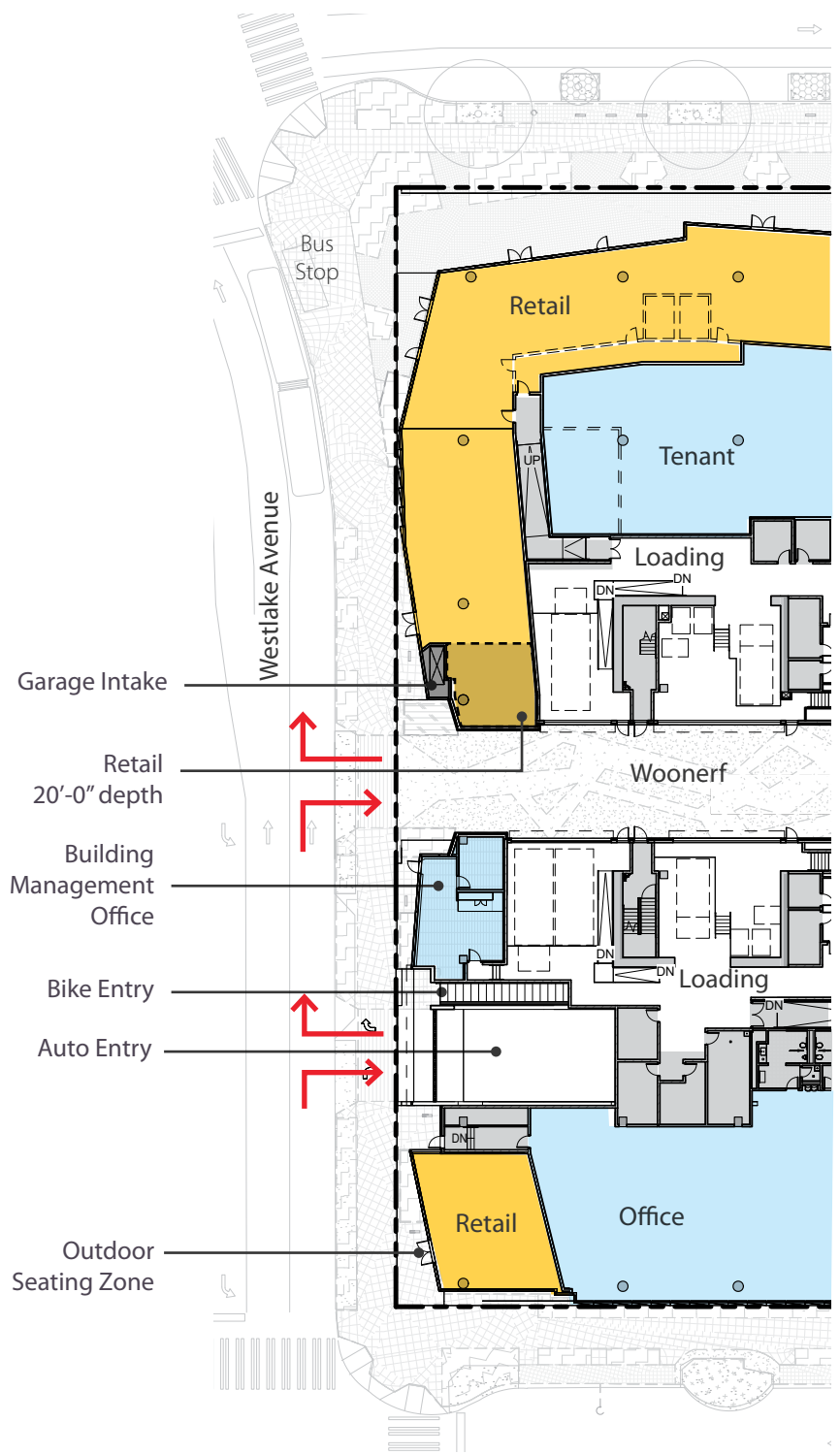
- Retail
- Commercial Common Space
- Commercial
- MEP/BOH
- Open Space



Departure #3 Retail Frontage: Westlake ● = Board Support at EDG #2



Code-Compliant
76% Retail Frontage



Proposed
57% Retail Frontage

Proposed Scheme vs Code Compliant:

Compared to a code compliant scheme, the proposed scheme:

- **better utilizes** the space between the two drive aisles
- **enhances safety** by locating retail away from vehicular traffic
- **enhances safety** by locating Building Management Office at woonerf entrance
- provides **more eyes on the street** through strategic location of Building Management Office
- ensures active use **on Day 1**
- ensures **greater level** of diversity on Westlake

Design Guidelines:

- CS2-B-2 | Context & Site | Connection to the Street
- CS2-3-H | Context & Site | Mercer Street
- PL2-B-1 | Public Life | Eyes on the Street
- PL3-C-1 | Public Life | Porous Edge
- PL4-B-2 | Public Life | Bike Facilities



Level 1

Departure #3
Retail Frontage: Westlake
● = Board Support at EDG #2



Westlake Avenue N. Retail Frontage

Westlake is a Class I Pedestrian Street and requires 75% retail frontage

Enhancing Ground Level Connections:

The project proposes reducing to 57% retail frontage that meets full retail depth standards (66% total retail frontage overall) to have vehicular and bicycle access below grade to bring the retail closer to Mercer Street for better pedestrian presence

- **PL4-B-2 Bike Facilities** *"Locate bicycle facilities to maximize security and safety"*
- **CS2-B-2 Connection to the Street** *"Identify opportunities for the project to make a strong connection to the street and public realm"*

Full Block Design:

The project's desire to treat the entire block with varied uses will now include Mercer Street rather than leaving active uses justified away from the street, giving it a full block presence.

- **CS2-3-H Mercer Street** *"Ground floors should contain active building uses"*

More Active Uses and Visibility:

By locating the Building Management Office adjacent to the woonerf we will be ensuring safety and active visibility from the entrance off Westlake. In addition, having the building management office on Westlake will bring more eyes to the street around the clock, insuring more active uses Day 1 in addition to a greater level of diversity of uses along Westlake

- **PL2-B-1 Eyes on the Street** *"Create a safe environment by providing lines of sight and encouraging natural surveillance"*
- **PL3-C-1 Porous Edge** *"Create multiple entries where possible and make a visual connection between people and activities in the building"*

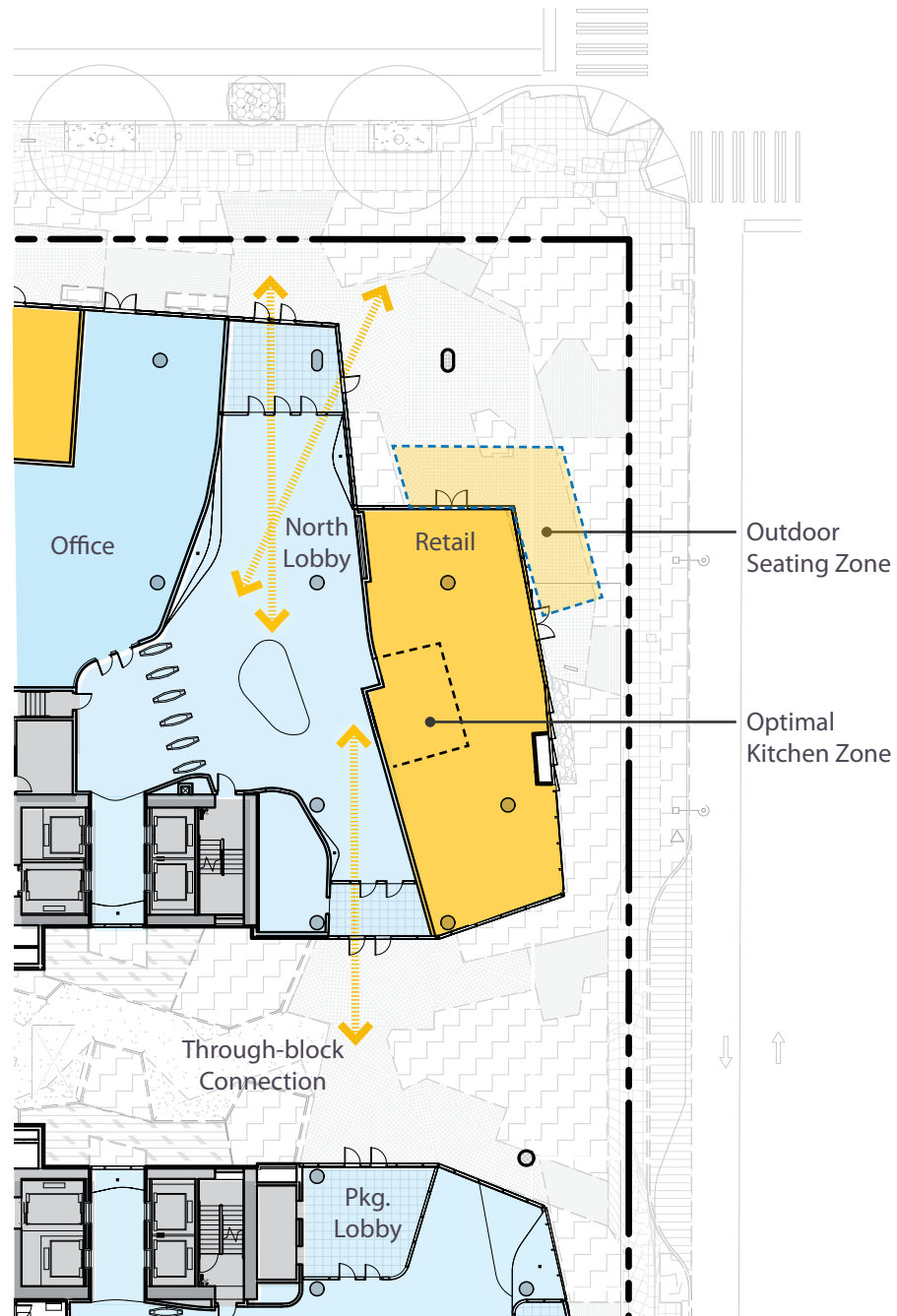
Code Citation:

24.48.040.C.1
Where street level uses are required, a minimum of 75% of the applicable street level facade shall be occupied by uses listed in 23.48.005.D. The remaining street level facade may be used for other uses or pedestrian or vehicular access.

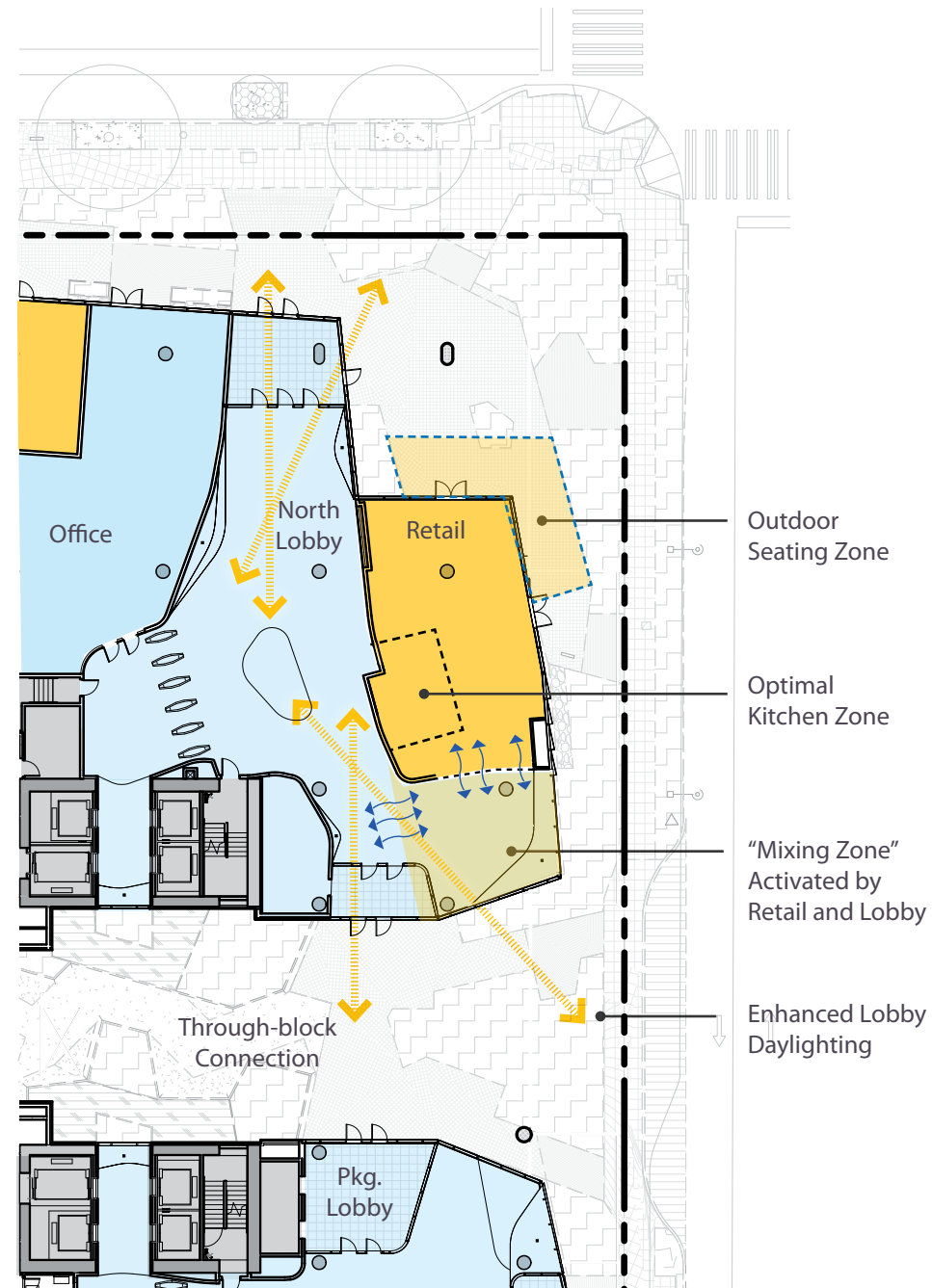
Design Guidelines:

CS2-B-2 | Context & Site | Connection to the Street
CS2-3-H | Context & Site | Mercer Street
PL2-B-1 | Public Life | Eyes on the Street
PL3-C-1 | Public Life | Porous Edge
PL4-B-2 | Public Life | Bike Facilities

Departure #4
Retail Frontage: Terry
● = Board Support at EDG #2



Code-Compliant
75% Retail Frontage



Proposed
50% Retail Frontage

Proposed Scheme vs Code Compliant:

Compared to a code compliant scheme, the proposed scheme:

- allows for **greater flexibility** at the through-block pedestrian connection
- **enhances** indoor + outdoor usability in all seasons
- **ensures** active use on Day 1 by extending lobby to storefront
- **enhances** lobby daylighting throughout the year
- positions the lobby as a **mixing zone** and catalyst for activity
- **ensures** that the quality of the open space does not depend upon retail leasing

Design Guidelines:

CS2-B-2 | Context & Site | Connection to the Street
PL2-B-3 | Public Life | Street Level Transparency
PL3-A-1 | Public Life | Design Objectives
DC1-A-4 | Design Concept | Views and Connections
DC3-A-1 | Design Concept | Interior / Exterior fit
DC3-C-2 | Design Concept | Amenities / Features

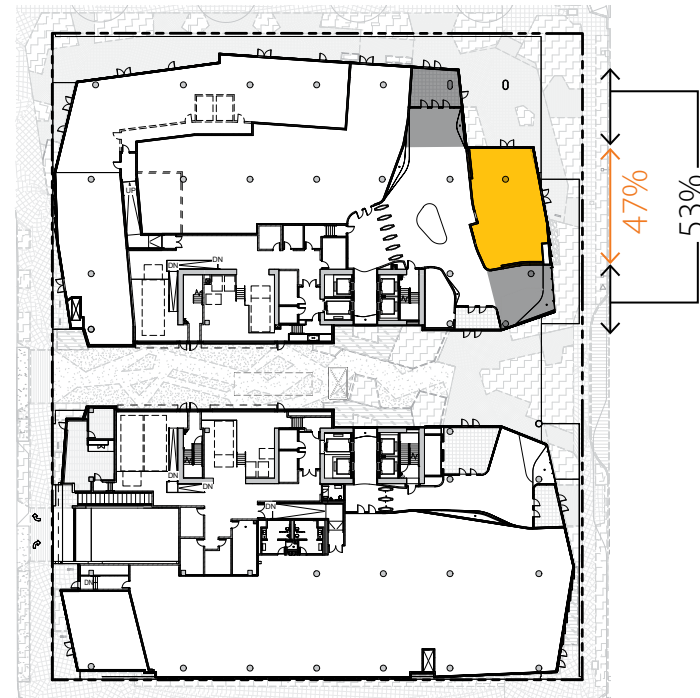


Level 1

Departure #4

Retail Frontage: Terry

● = Board Support at EDG #2



Terry Avenue N. Retail Frontage

Terry Ave N is a Class I Pedestrian Street on the north half of the block and requires 75% retail frontage

Clear Building Entries

The project proposes reducing to 47% retail frontage to maximize the northeast plaza and provide clear visibility for entries. The north block's secondary entrance will be clearly identified adjacent to the pedestrianized mid-block connection and give street level presence on Terry Ave N

- **PL2-B-3 Street Level Transparency** *"ensure transparency of street level uses such as non-residential lobbies"*
- **PL3-A-1 Design Objectives** *"design primary entries to be obvious identifiable and distinctive from the street"*.

Connection Interior to Exterior

The building's interior lobby will have direct connection to the outdoors, people spaces, and interesting landscaping. The relationship of the lobby to the open space is important to ensure a variety of uses along the enhanced street and provides a connection to the outdoors

- **DC1-A-4 Views and Connections** *"locate interior uses and activities to take advantage of connection to exterior spaces"*
- **DC3-A-1 Interior/Exterior Fit** *"Ensure that interior and exterior spaces relate well to each other and support each other"*
- **DC3-C-2 Amenities/Features** *"Create attractive outdoor spaces suited to the uses envisioned for the project"*

Code Citation:

24.48.040.C.1

Where street level uses are required, a minimum of 75% of the applicable street level facade shall be occupied by uses listed in 23.48.005.D. The remaining street level facade may be used for other uses or pedestrian or vehicular access.

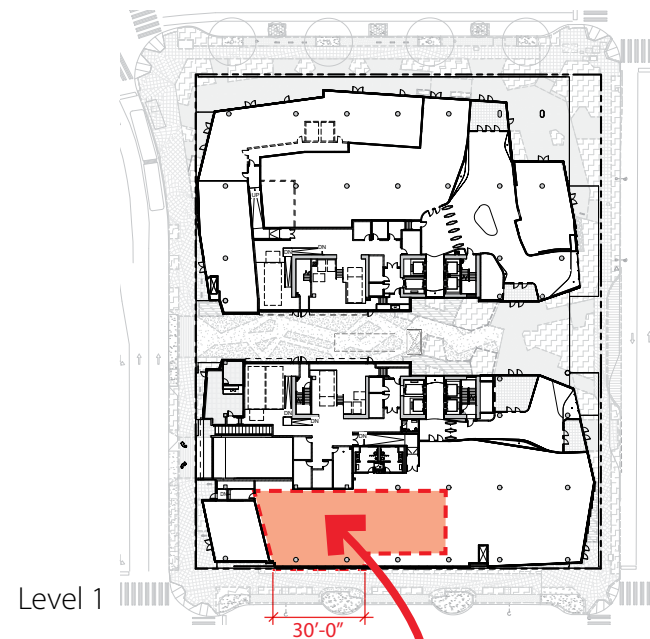
Design Guidelines:

CS2-B-2 | Context & Site | Connection to the Street
 PL2-B-3 | Public Life | Street Level Transparency
 PL3-A-1 | Public Life | Design Objectives
 DC1-A-4 | Design Concept | Views and Connections
 DC3-A-1 | Design Concept | Interior / Exterior fit
 DC3-C-2 | Design Concept | Amenities / Features

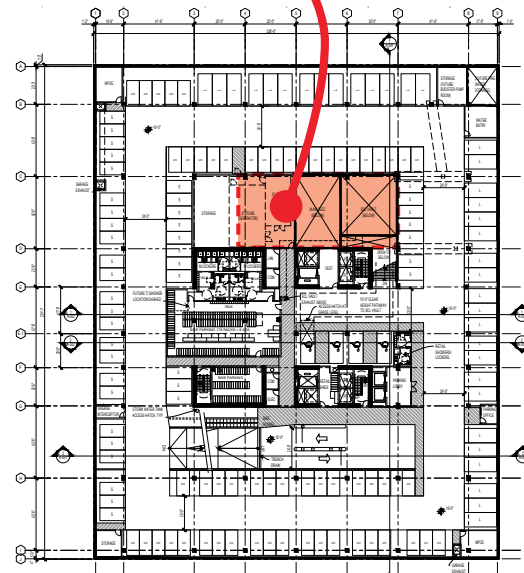
Departure #5

Large Stall Ratio

● = Board Support at EDG #2



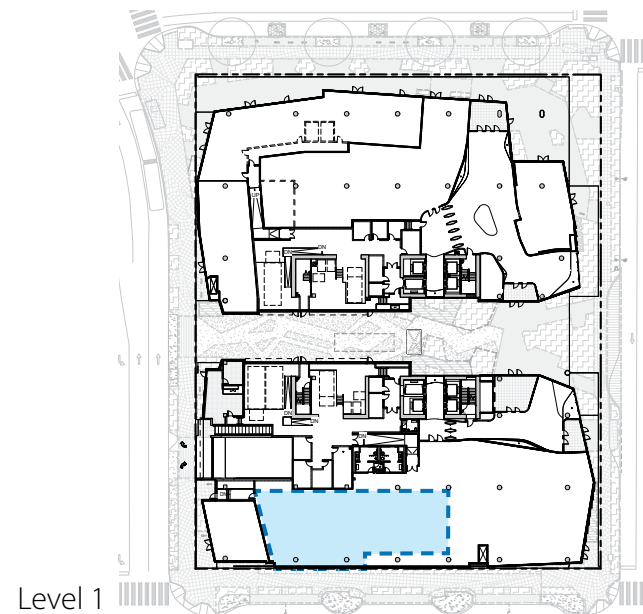
Level 1



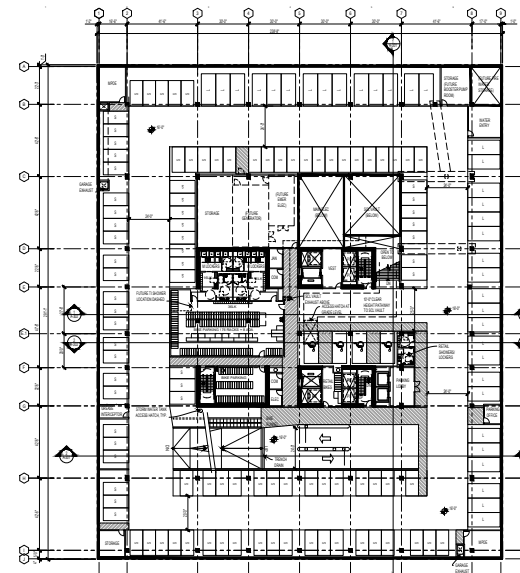
Level P1

Scenario 1: No Departure, Maximum Parking

- Double-height mechanical space migrates to L1 to maximize below-grade parking capacity
- Significantly reduces long-term flexibility of Level 1
- 30' blank wall permitted on Mercer Street. Less active street front.
- SCL + Generator Exhaust on Mercer Street



Level 1



Level P1

Scenario 2: Departure Granted

- Project provides target parking ratio.
- Maximizes parking accommodating of public.
- Keeps active uses on Mercer Street
- Encourages smaller vehicles, EVs, and other active transportation alternatives
- SCL + Generator Exhaust in loading space

Proposed Scheme vs Code Compliant:

Compared to a code compliant parking garage, the departure will ensure:

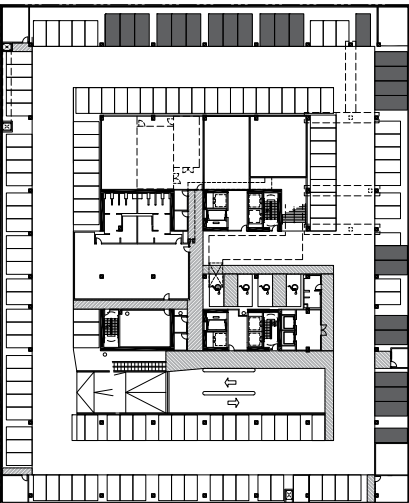
- provides **all** parking below grade as opposed to providing parking above grade
- provides **more** parking for **public** accommodation
- has a **lower carbon footprint** due to less build-out and more efficient use of space
- maintains **active use** at Level 1 by accommodating all mechanical below grade
- avoids a **large blank wall** along Mercer by accommodating all mechanical below grade
- avoids SCL **mechanical exhaust** along Mercer by accommodating all mechanical below grade

Departure #5

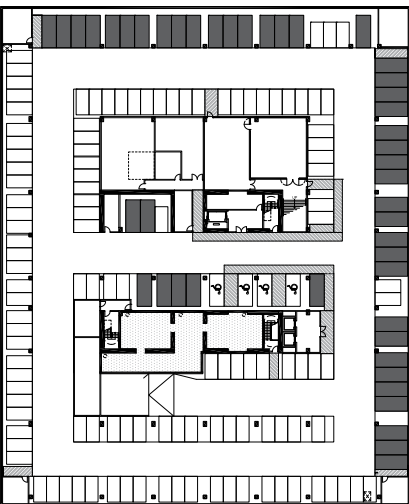
Large Stall Ratio

● = Board Support at EDG #2

<35% Large Stalls



Level P1



Level P2

Large Parking Stall Ratio

35% provided parking must be striped for large stalls.

Parking Below Grade & Garage Efficiency:

The proposal is to depart to 24% large stalls providing a more efficient garage that prioritizes smaller vehicles common for city use and provides all parking and utility spaces below grade.

- **DC1-C-1 Below Grade Parking** *"Locate below grade parking wherever possible"*

Enhancing Ground Level and Open Space

By locating parking and utility spaces underground the project will ensure more active uses at the street front and near open spaces and prioritize all modes of transportation

- **PL1-A-1 Enhancing Open Space** *"design the building to positively contribute to broader network of open spaces"*
- **PL4-A-1Serving all Modes of Travel** *"Provide safe and convenient access points for all modes of travel"*

Site Constraints and Sustainability:

Due to the site's close proximity to the lake and the high water table, this proposal is also preferred over a larger garage structure that would be necessary to accommodate the fully permitted ratio of Large vehicles. A code-compliant solution would result in a deeper excavation and greater use of resources (and resulting embodied energy) over the proposed scheme with the departure. The smaller garage will ensure more parking for the public in a smaller garage volume, which will reduce the garage's carbon footprint by 15%. Additionally, EVs are typically smaller in size, and are to be encouraged.

- **CS1-1 Energy Use** *"take advantage of site configuration to accomplish sustainability goals"*

Code Citation:

23.54.030.2.c
When more than 20 spaces are striped a maximum of 65% shall be striped for small stalls.

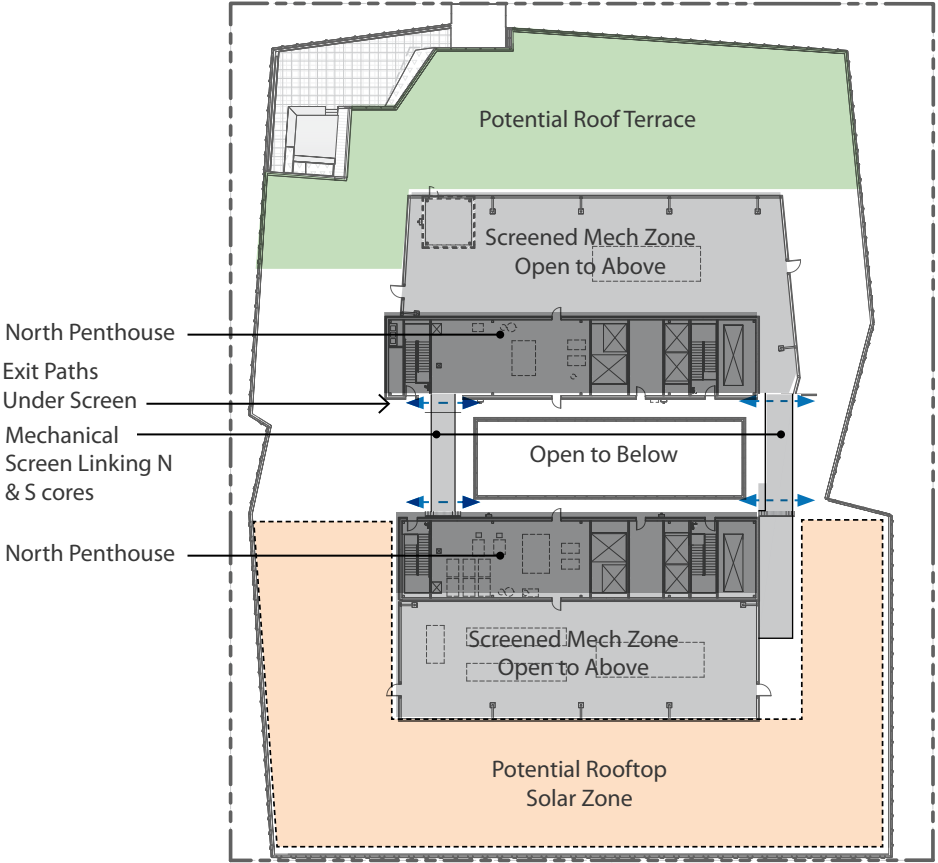
Design Guidelines:

CS1-1 | Context & Site | Energy Use
PL1-A-1 | Public Life | Enhancing Open Space
PL4-A-1 | Public Life | Serving all Modes of Travel
DC1-C-1 | Design Concept | Below Grade Parking

Overview

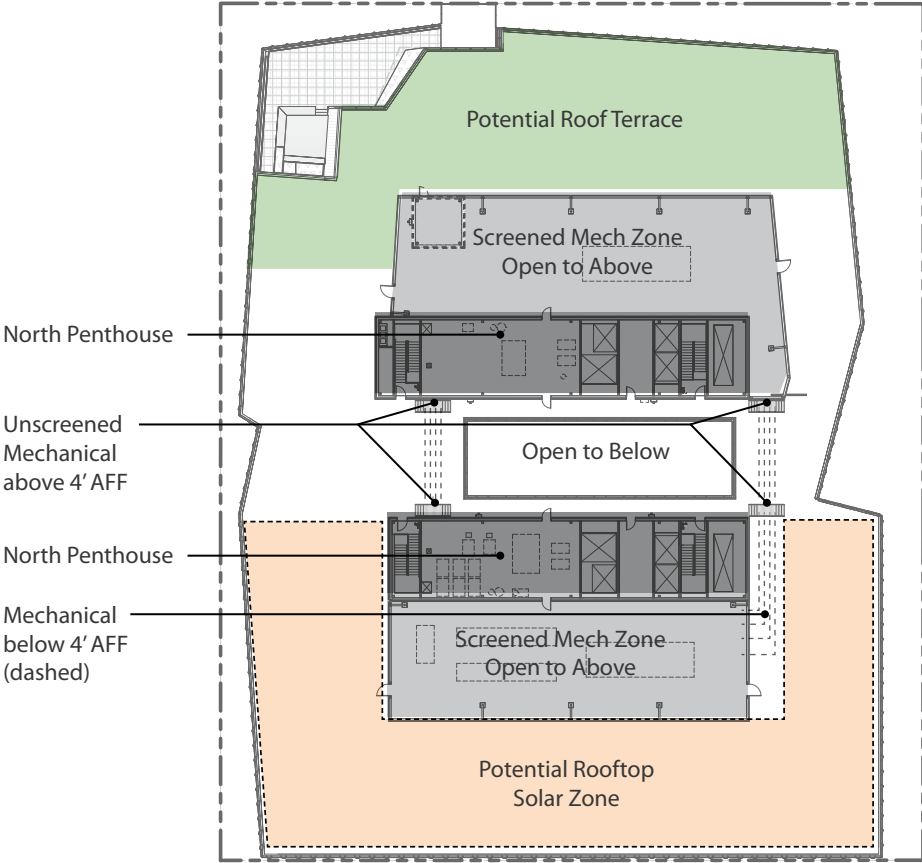
Mechanical Screen Departures (#6 and #7)

+ = New Departure Requests



Code-Compliant Option
No Departure Required

- Rooftop mechanical exceeds 35%
- Mechanical piping linking north and south cores is elevated to allow egress below and screened above



Proposed
Mechanical Screen Departure Required

- Rooftop mechanical exceeds 35%
- Mechanical piping linking north and south cores held to below 4' above roof (no screening required)
- Departure is required for (4) open utility stairs that allow egress passage above piping.

Proposed Scheme vs Code Compliant:

Compared to a code compliant scheme, the proposed scheme:

- **minimizes** bulk and scale of rooftop equipment and related screening
- provides **more** daylight to the pedestrian through-block connection
- provides **more** daylight to interior spaces facing the woonerf
- **enhances** view opportunities E-W between the two cores
- maintains opportunity to **activate** the rooftop



Level 7

Mechanical Screen Departures (#6 and #7)

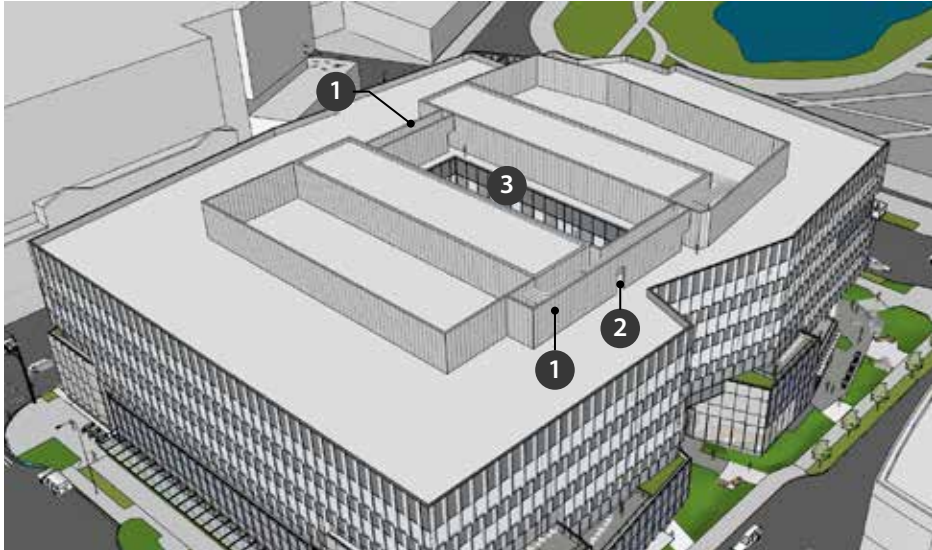
+ = New Departure Requests



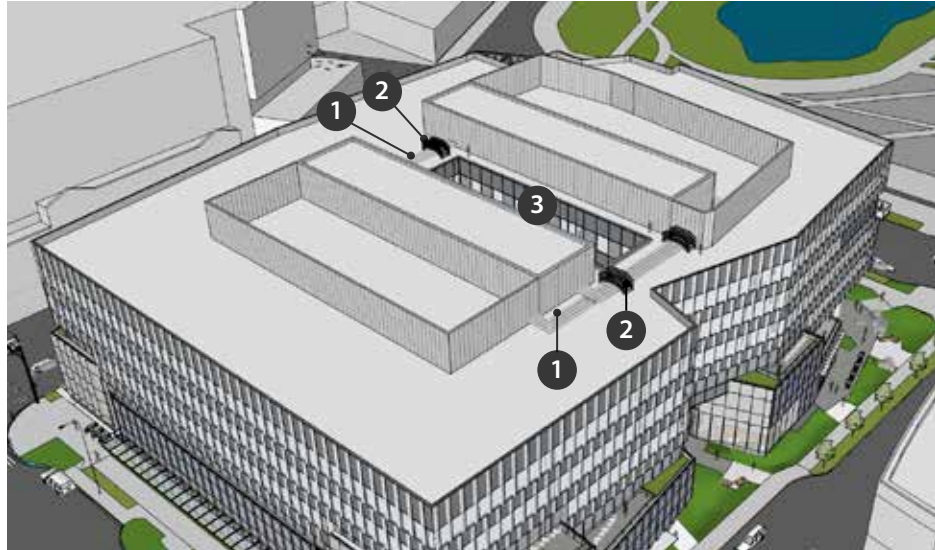
View from NE



View from NE



View from SE



View from SE

Code-Compliant Option

No Departure Required

- 1 15' roof screen
- 2 Egress pass-through (4 locations)
- 3 Opening to woonerf below

Proposed

Mechanical Screen Departure Required

- 1 Mechanical piping (<4' high)
- 2 Stairs over piping (railings >4' high = departure required, 4 locations)
- 3 Opening to woonerf below

Proposed Scheme vs Code Compliant:

Compared to a code compliant scheme, the proposed scheme:

- **minimizes** bulk and scale of rooftop equipment and related screening
- provides **more** daylight to the pedestrian through-block connection
- provides **more** daylight to interior spaces facing the woonerf
- **enhances** view opportunities E-W between the two cores
- maintains opportunity to **activate** the rooftop

The design team has evaluated pedestrian vantage points around the site and concluded that **the stair railings requiring a departure are not visible from any ground-level location within the surrounding 9-block vicinity** due to their location on the roof.

Departure #6
Unscreened Mechanical Equipment
+ = New Departure Request

Mechanical Screen Requirement

Mechanical coverage to be screened if area is greater than 35% of the roof area.

Safe Exiting

Due to the rooftop coverage being approx. 40% (exceeding the 35% threshold), the proposed departure is to allow for safe exiting of the roof. Mechanical equipment is required to connect from core to core, and an exit platform is necessary to meet the exit stair.

- **DC2-4-E Design All Sides** “because tall forms are visible from multiple viewpoints, intentionally shape the form and design all sides”
- **DC2-5-A Rooftop Elements** “rooftop elements should be intentionally designed and organized”

Enhancing Ground Level and Open Space

When rooftop coverage exceeds 35%, all mechanical equipment is required to be screened. By leaving the low lying pipes and exit pathway unscreened, the through-block connection achieves more daylight and does not need to be wrapped in an otherwise tall mechanical screen to meet compliance. These unscreened elements will be less noticeable than a 15'-0” tall mechanical screen wrapping them.

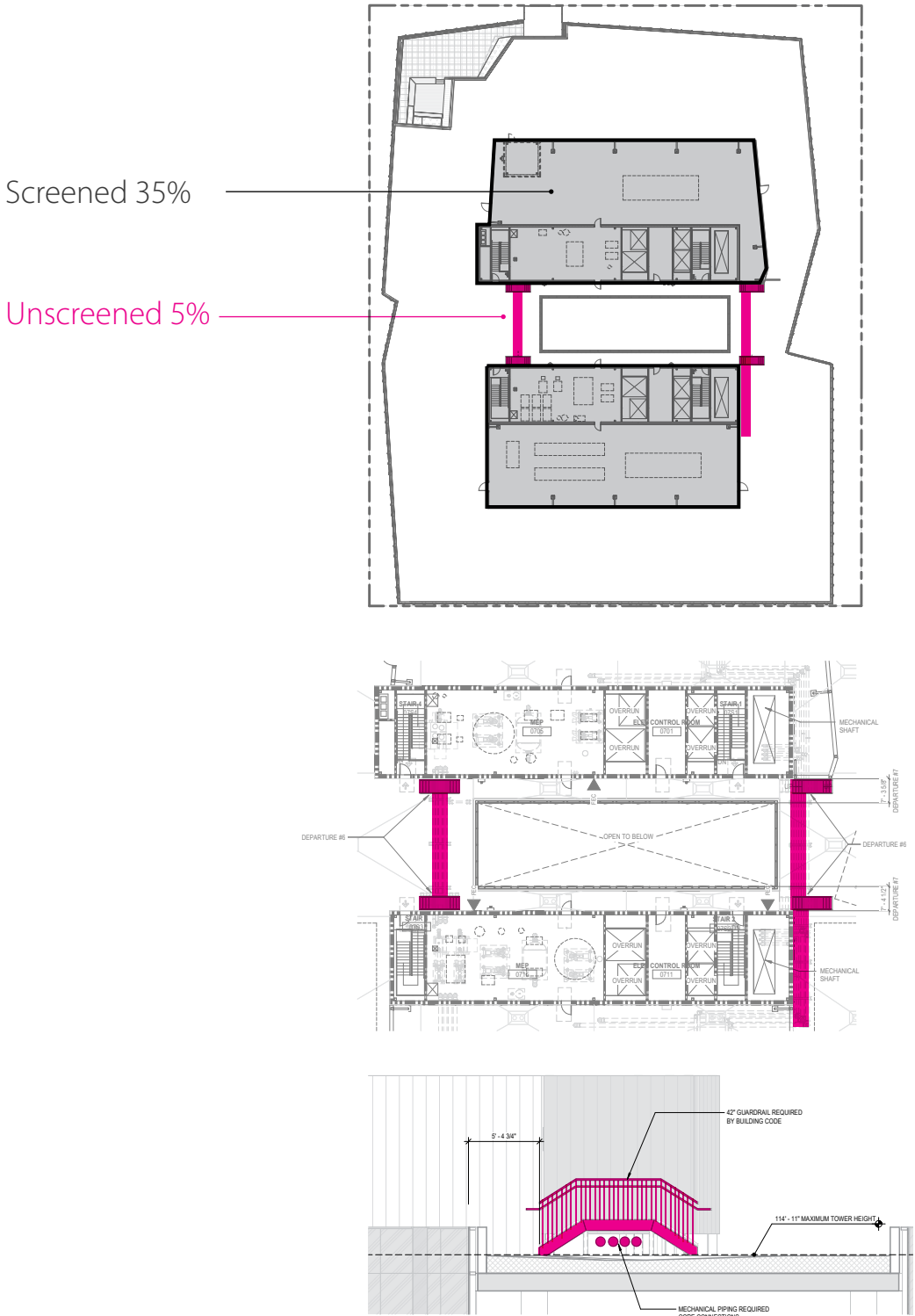
- **CS2-4-C Mid Block Connections** “mid-block connections should be designed to maximize natural daylight”
- **CS1-B-2 Sunlight and Natural Ventilation** “Maximize daylight for interior and exterior spaces and minimize shading”

Code Citation:

23.48.025.C.7.
When coverage exceeds 35%, the coverage may reach 65% if all rooftop equipment is screened and 10'-0” from the roof edge.

Design Guidelines:

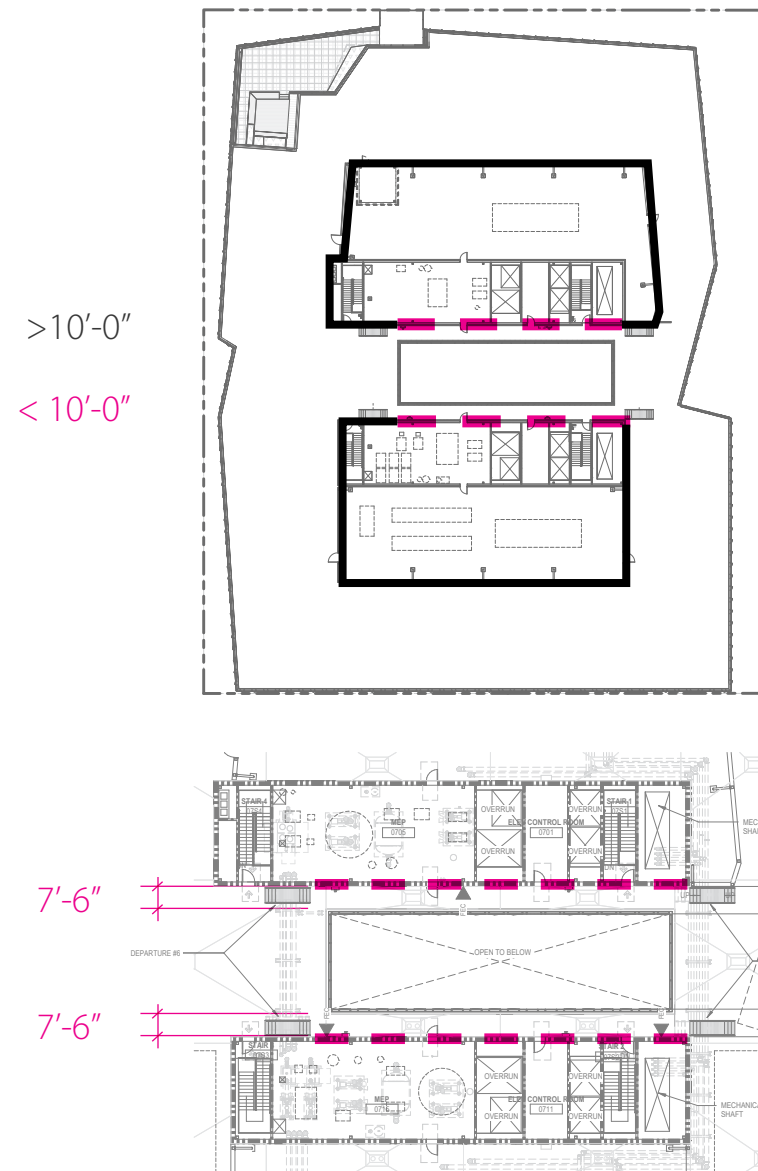
CS1-B-2 | Context & Site | Sunlight and Natural Ventilation
CS2-4-C | Context & Site | Mid Block Connections
DC2-4-E | Design Concept | Design All Sides
DC2-5-A | Design Concept | Rooftop Elements



Departure #7

Mechanical Screen Standards

+ = New Departure Request



Mechanical Screen Requirement

Mechanical coverage if area is greater than 35% of the roof area must be screened and 10'-0" from the roof edge.

Maximizing the Rooftop Open Space

Due to the rooftop coverage being approx. 40% (exceeding the 35% threshold), the proposed departure is to allow for a mechanical screen to be 7'-6" from the roof edge along the roof line adjacent to the through-block. For the north block, this reserves the rooftop space that maximizes views to the Lake and keeps the mechanical screen further back from the North view corridor.

- **DC3-B Open Space Uses and Activities** "build flexibility into the design in order to accommodate changes as needed"
- **CS2-1-A Gateway Locations** "consider views which are important for gateway locations"

Maximizing the Rooftop for Sustainability

Due to the rooftop coverage being 35.7% (exceeding the 35% threshold), the proposed departure is to allow for a mechanical screen to be 7'-6" from the roof edge along the roof line adjacent to the through-block. For the south block, this reserves the rooftop space that maximizes the southern exposure for a maximized PV solar array.

- **CS1-A Energy Use** "examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions."
- **CS1-1 Energy Use** "take advantage of site configuration to accomplish sustainability goals including solar orientation"

Code Citation:

23.48.025.C.7.

When coverage exceeds 35%, the coverage may reach 65% if all rooftop equipment is screened and 10'-0" from the roof edge.

Design Guidelines:

CS1-A | Context & Site | Energy Use

CS1-1-A | Context & Site | Energy Use

CS2-1-A | Context & Site | Gateway Locations

DC3-B | Design Concept | Open Space Uses and Activities

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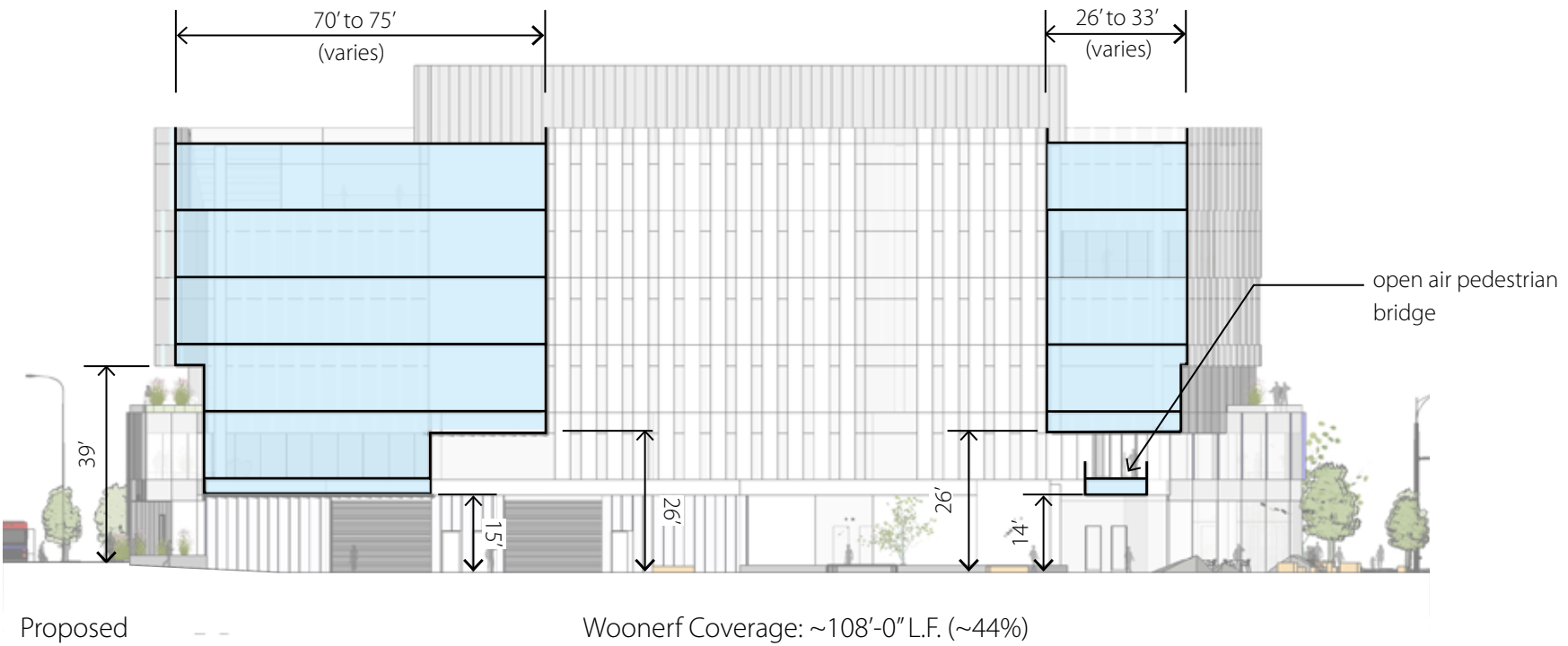
09

Type I Decisions

****Type I Director's Decision****
Through-Block Coverage
 ● = Board Support at EDG #2

Coverage/Level:

- L6: 44%
- L5: 44%
- L4: 44%
- L3: 41%
- L2: 19%



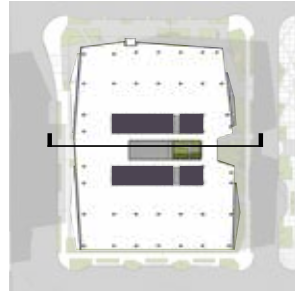
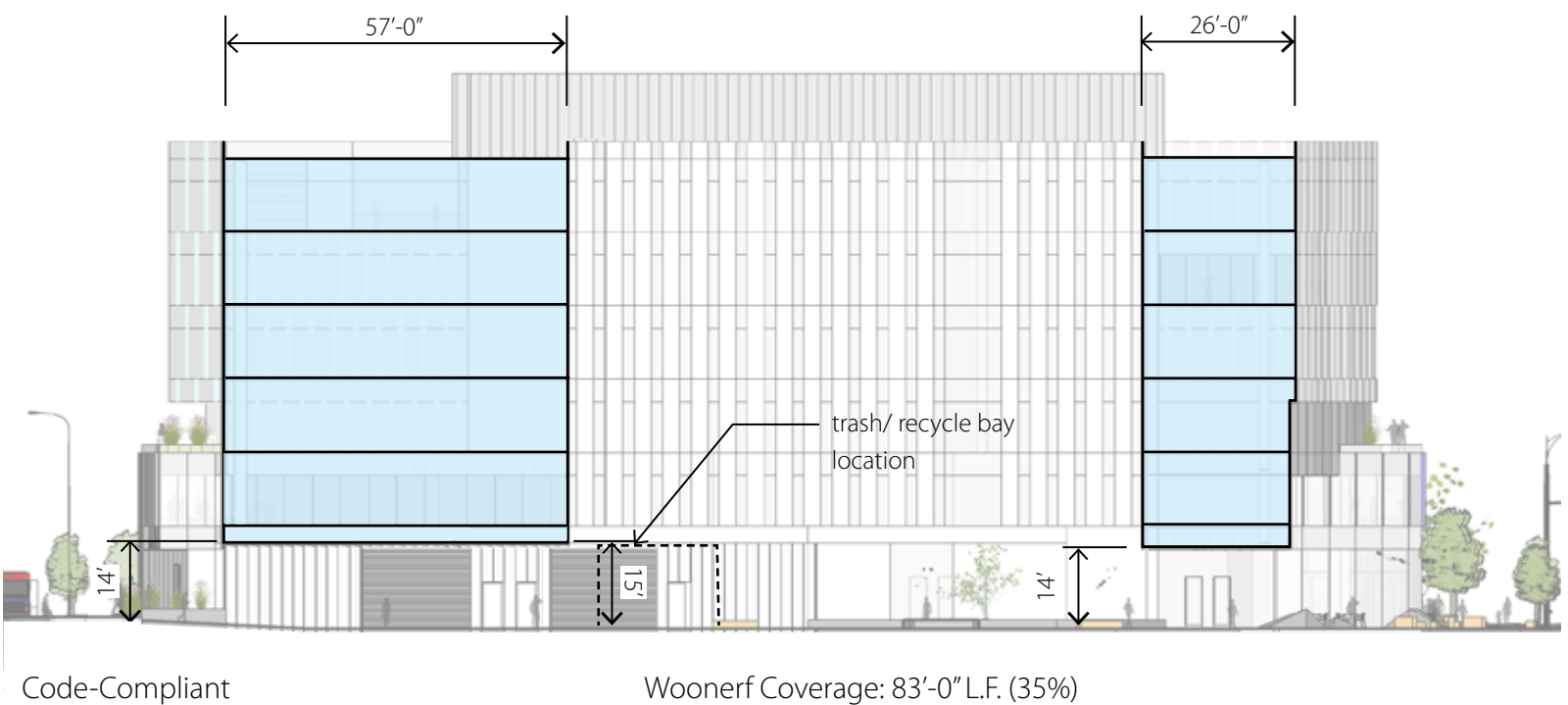
Proposed Scheme vs Code Compliant:

Compared to a code compliant option, the proposed scheme:

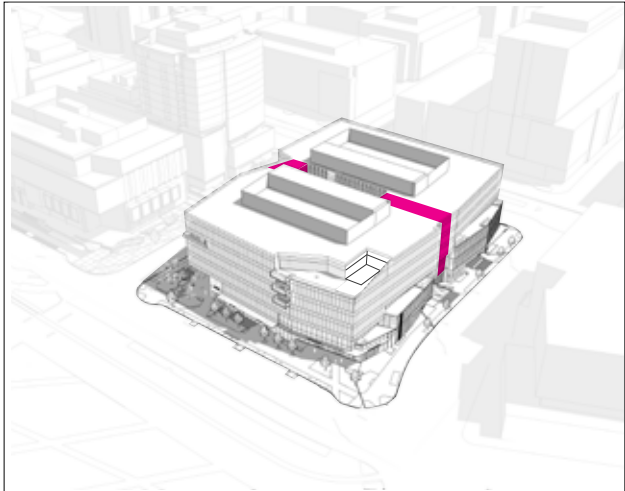
- provides **greater volume** of two story space through the woonerf.
- allows sunlight **deeper** into the through-block
- reinforces the design concept by **maintaining continuity** of upper level massing at Westlake
- **further the concept** of erosion, carving away at lower levels
- sculpts the building at levels 1-3 beyond what is **required** by code.

Coverage/Level:

- L6: 35%
- L5: 35%
- L4: 35%
- L3: 35%
- L2: 35%



****Type I Director’s Decision****
Through-Block Coverage
● = Board Support at EDG #2



Through-Block Coverage

35% maximum coverage of the through-block is permitted.

Strong Building Form

The proposal completes the building massing on Westlake Avenue N. and exceeds the maximum coverage by 20’ linear feet that improves the pedestrian realm more than a code compliant design. The building coverage will open the woonerf up to a lighter bridge along the pedestrianized space and frame the expression of the building entry and hierarchy of space

- **PL1-A-1 Enhancing Open Space** *“design open spaces to positively contribute to broader network of open spaces”*
- **DC2-C-1 Visual Depth and Interest** *“add depth to facades incorporating balconies, canopies and decks into the facade to create street level interest”*

Better Pedestrian Experience

The proposal will bring in more daylight. The design covers the “working” half of the woonerf open to vehicles, leaving the pedestrian side more open to the sky and improving the overall experience for the public

- **CS2-4-C Mid-Block Connections** *“mid-block connections should maximize advantage of natural light”*
- **DC2-A-1 Site Characteristics and Uses** *“Arrange the mass taking into considering the site, proposed uses and its open space”*

Code Citation:

23.48.240.H.2.c
35% of the length of the through-block pedestrian may be covered and enclosed with the remaining portion open to sky.

3. The director may allow modifications or waiver from the standards if the applicant alternative designs improve pedestrian comfort

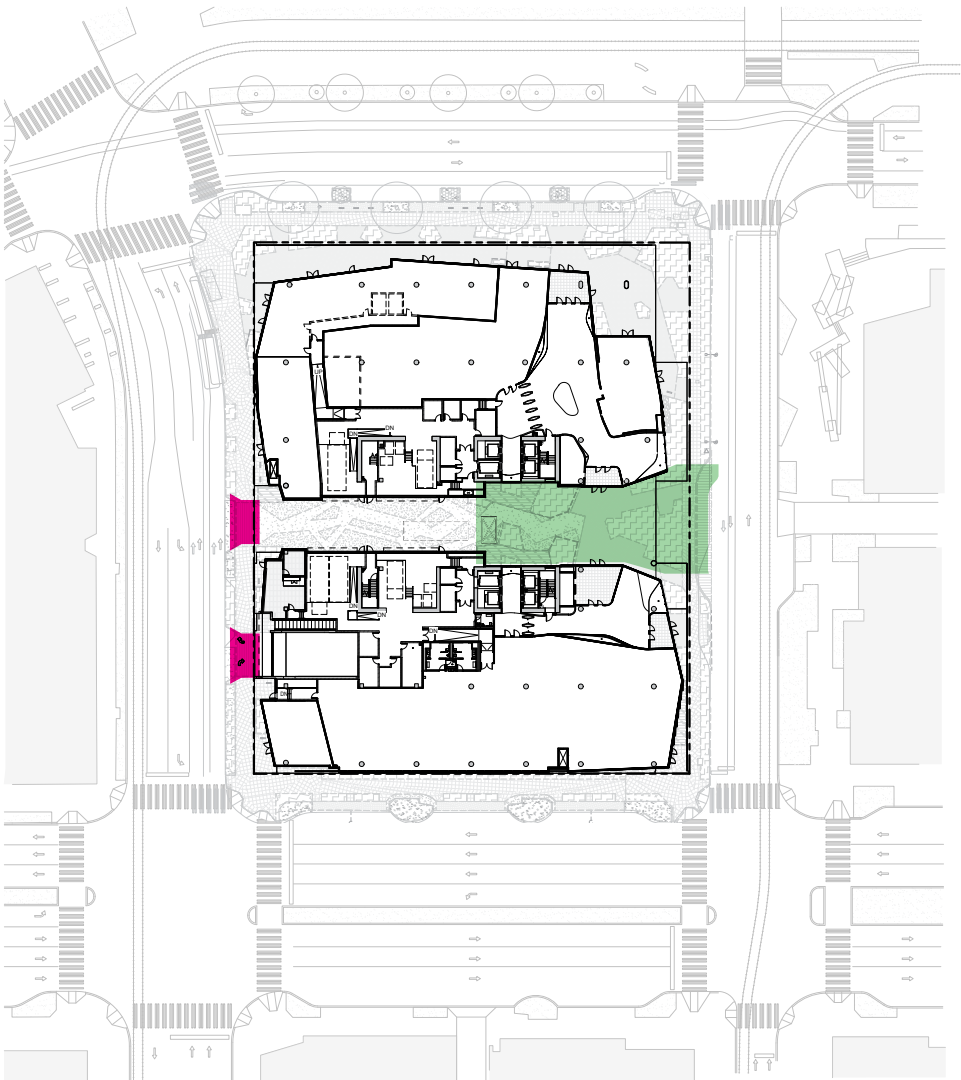
Design Guidelines:

CS2-4-C | Context & Site | Mid-Block Connections
PL1-A-1 | Public Life | Enhancing Open Space
DC2-A-1 | Design Concept | Site Characteristics and Uses
DC2-C-1 | Design Concept | Visual Depth and Interest

****Type I Director's Decision****

Curb Cuts

● = Board Support at EDG #2



Curb Cuts

Permitted: One two-way curb cut or Two one-way curb cuts.

The project is pursuing (2) two-way curb cuts on Westlake Avenue in order to keep traffic out of the through-block in all design proposals. This will offer the project's opportunity to keep the eastern half of the woonerf as a pedestrian only zone. Code compliance would require the parking ramp off the woonerf and to continue through to Terry Ave. This would conflict with pedestrians, cause a traffic conflict in the loading dock, and cause a backup on Mercer St during peak hours.

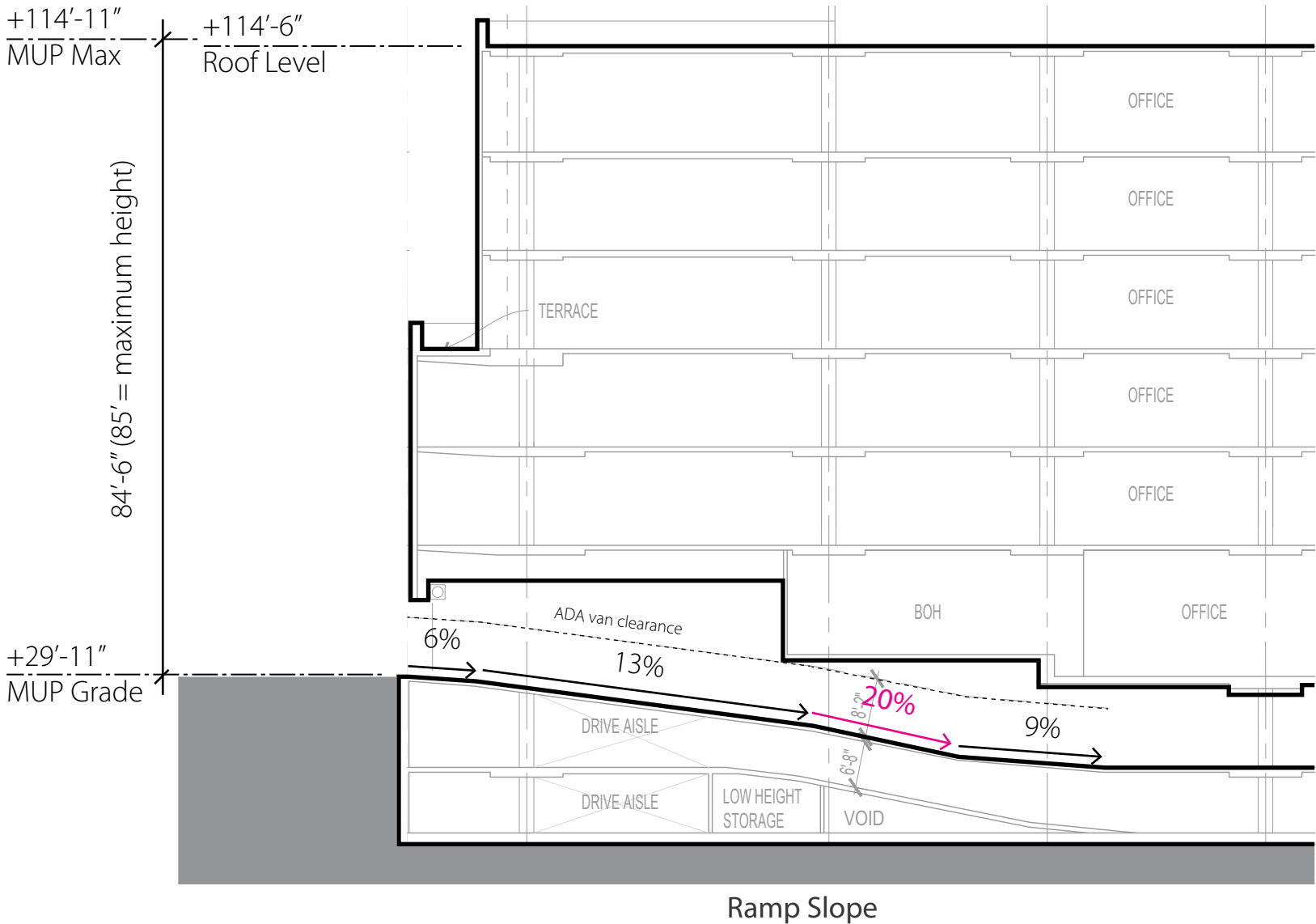
The transportation guidance given by a traffic consultant advised that the right in, right out parking ramp was best suited on Westlake Avenue. They also advised that keeping parking entrances separate from the woonerf & loading access.

Proposed Scheme vs Code Compliant:

Compared to a code compliant option, the proposed scheme:

- **reduces** overall vehicular traffic at the woonerf.
- allows the east side of the woonerf to be **pedestrian only**
- **reduces** potential conflicts between cars and delivery vehicles
- is consistent with prior studies and **SDOT recommendations**

****Type I Director's Decision****
Garage Ramp Slope
● = Board Support at EDG #2



Permitted: Ramps sloping no more than 15%

The project is pursuing a Type 1 Director's Ruling to increase the ramp slope to 20%. This will allow for the parking to be below grade and work with the tight constraints of the site including the maximum building height and ground level grade at the garage entrance. The slope will make the garage more accessible to vehicles and bicycles and park more modes of transit with a lesser garage volume. By increasing the slope the garage can save a few feet of excavation which lowers the embodied carbon emissions by 10% if otherwise code compliant.

Proposed Scheme vs Code Compliant:

Compared to a code compliant option, the proposed scheme:

- **reduces** overall length of the garage entry ramp and impact on adjacent spaces
- **reduces** overall construction scope and resultant carbon footprint
- **facilitates** locating all parking below grade
- **increases** active uses and loading functionality at level 1

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10

Design Guidelines



Amazon Apollo, Graphite Design Group in South Lake Union



Arbor Blocks, Graphite Design Group in South Lake Union

CS1 /Natural Systems & Site Features (South Lake Union Guideline)

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

South Lake Union Guidelines:

1. *Energy Use: Take advantage of site configuration to accomplish sustainability goals*
2. *Sunlight and Shadows: Reduce Shadows to nearby Lake Union Park*
3. *Topography and Elevation Changes: Accommodate sloping terrain through 'stepping' ground floor and other architecture features. Emphasis should be placed on ground-level treatments that create safe, attractive transition between the site and pedestrian zone.*
4. *Plants and Habitat: South Lake Union is on a bird and insect flight path between greenbelts on Capitol Hill, Queen Anne, and Magnolia*

Response

The project will feature building self shading principles to the east and west, which will lower the direct solar gain obtained through a cohesive massing gesture. The north facade will also bend and engage the lake, with no adverse effect to energy performance. The project will provide stepping entries for the office and retail components. The office entry will engage the plaza to the northeast of the site and utilize the pedestrian-only space on the eastern half of the woonerf. The project's design does not include any adverse shadows on Lake Union Park to the north. Parking will be limited to an access off Westlake and visible transitions between retail, office, and parking lobby will be provided in the design. The landscape design will include street trees, green roofs, and planted terraces that will enhance the experience for urban wildlife.

CS2 /Urban Pattern & Form (South Lake Union Guideline)

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

South Lake Union Guidelines:

1. *Gateways: Enhance and embrace both sides of a gateway to fulfill the design goals of the neighborhood.*
1. *Heart Locations: In addition to gateways, the UDF identifies regional and neighborhood heart locations. Heart locations are the center of commercial and social activity within the neighborhood. These locations provide anchors for the community and give form to the neighborhood.*
2. *Adjacent Streets: Project design should respond to adjacent street character. These street descriptions should inform how projects relate to the right-of-way. Westlake Ave N: Reinforce the street with pedestrian focused uses and consider setbacks on upper levels to open to the Lake. Mercer Street: Contribute to strong streetwalls on each side of the street with active uses and well lit conditions for pedestrians.*
3. *Relationship to the Block: Full block sites wish to avoid campus like environments that prevent monolithic streetscapes. Mid-block connections should be active and well lit pedestrian focused spaces.*

Response

The project is situated on a Gateway to the Lake and the proposed scheme has been designed to maximize the node at Terry Avenue North and Valley Street. In addition, the proposed scheme voluntarily sets back to enhance this node and engage the eastern half of Terry Avenue North - a Festival Street - to provide a balance of vibrancy and pedestrian-oriented street uses to engage the neighborhood. The primary building entry for the office is off the Gateway & Heart located NE plaza, with a through block connection of secondary entries on opposing sides of the woonerf at mid-block. The project employs retail uses along Westlake Ave N, Valley Street, Terry Avenue North and Mercer Street to enhance all four sides of the block where they are the most conducive to pedestrian activity. The woonerf itself opens to the east with a pedestrian only-space, with full vehicular connection to Westlake Avenue North on the west.



Arbor Blocks, Graphite Design Group in South Lake Union

CS3 /Architectural Context & Character (South Lake Union Guideline)

Contribute to the architectural character of the neighborhood

South Lake Union Guidelines:

1. *Emphasizing positive neighborhood attributes and challenges: Fitting old and new together. The retention of existing structures of facades is encouraged by allowing greater flexibility in applying these guidelines if the retention of the existing building fabric contributes to the overall design character and quality of the project*

Response

The project has no existing building on site, but intends to enhance the Westlake Avenue North frontage to contextually engage and respond to the landmarked McKay building across Westlake Avenue to the west.

PL1 /Public Life Connectivity (South Lake Union Guideline)

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

South Lake Union Guidelines:

1. *Network of open spaces: Open spaces in South Lake Union include mid-block connections, ground-level open space developed in new projects, and three parks: Denny, Cascade Playground, and Lake Union Park. Including green streets, Class I Pedestrian streets, and development of open space network is a priority of the neighborhood. These spaces play a critical role in transportation system and provide space for community activity. Because of the importance of mid-block connections and of the open space connectivity within a network, these features should be formed from development standards. Increase activity in mid-block connections*

Response

The project utilizes a number of open space and plaza requirements, and in the proposed scheme goes one step further in fully embracing both sides of Terry Avenue North as a festival street. The project will utilize a Heart identified plaza space that enhances the access to Lake Union Park. The mid-block connection provides an inviting, pedestrian-only access to the woonerf along Terry Avenue North to enhance the pedestrian experience and reduce the conflicts of having through traffic using the space. All vehicular access for parking is off Westlake Avenue North, with the western half of the woonerf seeing limited use for loading and trash access. This enhances the through-block to be less in conflict with heavy vehicular use and pedestrian access.



McKenzie, Graphite Design Group in Denny Triangle

PL2 /Public Life Walkability (South Lake Union Guideline)

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

South Lake Union Guidelines:

1. *Weather Protection:* Overhead weather protection is encouraged in areas of high pedestrian activity such as along green streets, designated trails and where retail uses are provided at the ground floor:
2. *Walkways and Pedestrian Interest:* Visually engaging pedestrian walkways reinforce the pedestrian network and are an important element in project design. The pattern of near-by features, special changes, and points of interest define the pedestrian experience. In designing projects with exposure to pedestrian walkways consider building entrances, focal features, terminuses, and landmark attractions

PL3 /Public Life Street-Level Interaction (South Lake Union Guideline)

Encourage human interaction and activity at the street -level with clear connections to building entries and edges

South Lake Union Guidelines:

1. *Entries:* Buildings with more than 200 linear feet of street frontage should feature one or more primary entries that are enhanced or articulated

Response

Canopy coverage is provided along retail frontages in addition to other programmed spaces on all four sides of the project. The building's design will feature weather protection for the parking elevator lobby and office entry lobbies through canopies or building overhangs. Retail and office entrances provide modulated relief at the ground level, providing pedestrian scale and human interest. The proposed design features multiple entries and access points off Westlake Avenue North, Terry Avenue North and Valley Street. Mercer Street is a less pedestrian-focused street and most frequently utilized for east-west walking access to other quieter streets, however, a retail entrance on this frontage is proposed, and a potential building entry is proposed on the corners. Because of the noise and hostility of Mercer, the remaining building design for Mercer Street is to facilitate pedestrians to Westlake and Terry, where more pedestrian activity is encouraged and desired.



Lakefront Blocks, Graphite Design Group in South Lake Union

PL4/Public Life Active Transportation (South Lake Union Guideline)

Incorporate design features that facilitate active forms of transportation such as walking, bicycling and transit.

South Lake Union Guidelines:

1. *Bicycle Facilities: Bicycle use and parking should be encouraged to promote a healthy and active neighborhood and to support local businesses. Bicycle racks should be plentiful, and either be from the Seattle Department of Transportation's bike parking program or be an approved rack of similar 'inverted U' or 'staple' style. The bicycle racks may also be an opportunity for placemaking, such as having a uniform color for bike racks within South Lake Union or having distinctive place-names designed into the racks.*
2. *Transit Facilities: Public transit is an essential part of a well-functioning Urban Center that supports dense, mixed-use development with high concentration of jobs and housing. These facilities work best when they are carefully integrated into the urban fabric of the neighborhood and reinforce pedestrian activity at the ground level. Transit facilities that occur out of the public right-of-way and are subject to design review can include light rail stations, bus terminals, and off-street bus layover.*
3. *Pedestrian activity: Transit facilities should be designed as an integral part of any co-development and be designed to support all relevant Citywide Design Guidelines, especially those regarding ground floor and pedestrian activity.*

Response

The project will provide the above-mentioned facilities and encourage an active neighborhood of multi-modal transit use. With the bike path to the north off of Westlake Avenue, and links to commuter connections with this development, the project embraces bicycles and other modes of transportation beyond single-occupant vehicles. In addition to these measures mentioned above, the pedestrian realm will be improved with the extension of curb lines and vehicular drop-off zones as depicted in the project's street level design.



Block 31, Graphite Design Group in South Lake Union

DC1 /Project Uses and Activities(Citywide Guideline)

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

Citywide Guidelines:

1. *Arrangement of Interior Uses: Locate uses and services frequently used by the public in visible or prominent areas, such as entries or along the street front. Maximize the use of any interior or exterior gathering spaces by considering a location at the crossroads of high levels of pedestrian traffic, proximity to nearby or project-related shops and services; and amenities that complement the building design and offer safety and security when used outside normal business hours.*
2. *Vehicular Access and Circulation: Choose locations for vehicular access, service uses, and delivery areas that minimize the conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists and drivers by using existing alleys for access or, where alley access is not feasible, choosing a location for street access that is the least visually dominant and/or which offers opportunity for shared driveway use; where driveways and curb cuts are unavoidable, minimize the number and width as much as possible; and/or employing a multi-sensory approach to areas of potential vehicle-pedestrian conflict such as garage exists/entrances. Design features may include contrasting or textured pavement, warning lights and sounds, and similar safety devices. Locate any facilities for alternative transportation such as shared vehicles, carpooling and charging stations for electric vehicles in prominent locations that are convenient and readily accessible to expected users.*
3. *Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site. Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible. Where service facilities abut pedestrian areas or the perimeter of the property, maintain an attractive edge through screening, plantings or other design treatments.*

Response

The project is a four-sided block with active entries located on all sides of the building, including in the through-block connection at mid-block. Vehicular access is handled off Westlake Avenue North where a parking ramp provides below-grade access and a separate loading / trash access is located to the north in the working half of the through-block. This will limit vehicular conflict for the mid-block connection, routing cars exclusively to Westlake Avenue North for better vehicular access.

The proposed scheme enhances the through-block woonerf connection with a pedestrian-only zone on the eastern half, abutting Terry Avenue North. Vehicular traffic on the west half of the woonerf is limited to service and trash vehicles only. This will eliminate unnecessary vehicular conflicts with pedestrians and cyclists and allow for a more pedestrian-focused design.



Amazon Apollo, Graphite Design Group in South Lake Union

DC2 /Design Concept Architectural Concept (South Lake Union Guideline)

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

South Lake Union Guidelines:

1. *Massing, Design and Scale: Consideration of three scales: Pedestrian Scale that relates to human activity within the immediate vicinity of the pedestrian (roughly 60 feet horizontally), the street space where the street and adjacent open spaces are perceived as a 'room' (generally street block or two long and about 60 feet high) and tall building or skyline scale (where the building form is perceived generally at more than a block away).*
2. *Tall buildings. Integrate and transition to a surrounding fabric of differing heights; relate to existing visual datums, the street wall and parcel patterns. Respond to prominent nearby sites and/or sites with axial focus or distant visibility such as waterfronts, public view corridors and street ends. Locate the tall forms to optimize shadow impacts to plazas, and afford light and air to the streets, pedestrians and public realm. Avoid a single repeated extrusion from base to top. Design and shape all sides responding to differing site patterns and context relationships. Adjust base scale to mediate form's added height. Include identifiable primary entrances and multiple entrances. Use plane changes, depth, shadow, and texture to provide human scale and interest. Intentionally design and employ quality materials and detailing including soffits, exterior ceilings and other elements seen from below. Transition to the sky & skyline be creating an intentional, design terminus to the tall form and enhance the skyline.*
3. *Secondary Architectural features. Design the 'fifth elevation' – the roofscape – in addition to the facades. Window & fenestration design should respond to context and the size and character of glazed areas. Well-articulated fenestration with a break in façade plane is strongly encouraged. Multi-paned windows provide a much finer scale and sense of refinement – and can sometimes relate to near-by historical structures.*
4. *Scale and Texture. Texture materials such as brick, stone, pre-cast concrete, smaller paned glass, tile, etc. provide both scale and texture and should be selected especially where the surfaces are prominent or where there are no other architectural features.*

Response

The project enhances the pedestrian scale by implementing many active uses at the ground level, providing a pedestrian-only space on the eastern side of the through-block, and providing open plaza spaces to enhance visual connections to the Lake. In the proposed scheme, the ground level is articulated so as to engage the street and promote pedestrian activity. The proposed scheme utilizes sculptural building shaping to turn an otherwise simple form into a unique expression that dialogs with Lake Union to the north.

The rooftop will be future-proofed to accommodate a potential tenant rooftop terrace that will activate the space and provide visual interest for surrounding dwellers and building users. The project will screen all mechanical equipment and utilize solar panels that maximize daylight harvesting in order to meet (or exceed) the energy code, and provide an overall message of sustainability to the surrounding neighborhood.

The uses of texture, material and articulated design features provide interest for street level users, and provide the city with a unique building that embraces the opportunity to be the city's "front door".



Block 31, Graphite Design Group in South Lake Union

DC3 /Design Concept Open Space Concept (South Lake Union Guideline)

Integrate open space design with the design of the building so that each compliments the other

South Lake Union Guidelines:

1. *Building open space relationship: Interior / Exterior fit. Locate open spaces toward streets with high pedestrian volumes and Heart locations. Open spaces accessible to the public should be visible from the street.*

Response

The office building’s entry and lobby embraces the open space at the Heart location on the northeast corner of the site. With lobbies that carry through to the through-block, the building provides a connection from the Heart to the pedestrian-oriented woonerf and Terry Avenue frontage. The proposed scheme further enhances these elements by elevating the design of Terry Avenue North to be a two-sided “urban room” that invites public use.

DC4 /Design Concept Exterior Elements and Finishes (South Lake Union Guideline)

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

South Lake Union Guidelines:

1. *Exterior building materials: Transparent ground floor glass. Avoid using reflective glass on the ground floor for commercial uses or other non-residential uses. Transparency maintains pedestrian visual interest and safety at street level. Panelized materials can lower the visual quality of buildings because of warping or poor detailing. Panelized exterior cladding should be carefully detailed and of sufficient thickness. Use durable materials resilient to vandalism, incidental damage and wear. Ground floor materials should provide visual interest and texture.*
2. *Trees, landscape and hardscape materials: Encourage landscaping that meets LEED criteria. This is a priority of the Cascade neighborhood. Where appropriate, install indigenous trees and plants to improve aesthetics, capture water and create habitat*
3. *Retain existing non-intrusive mature trees or replace with large caliper trees. Water features are encouraged. Consider integrating artwork into publicly accessible areas of building and landscape that evokes a sense of place related to the previous use of the area. Neighborhood themes may include service industries such as laundries, auto row, floral businesses, photography district, arts district, maritime etc.*

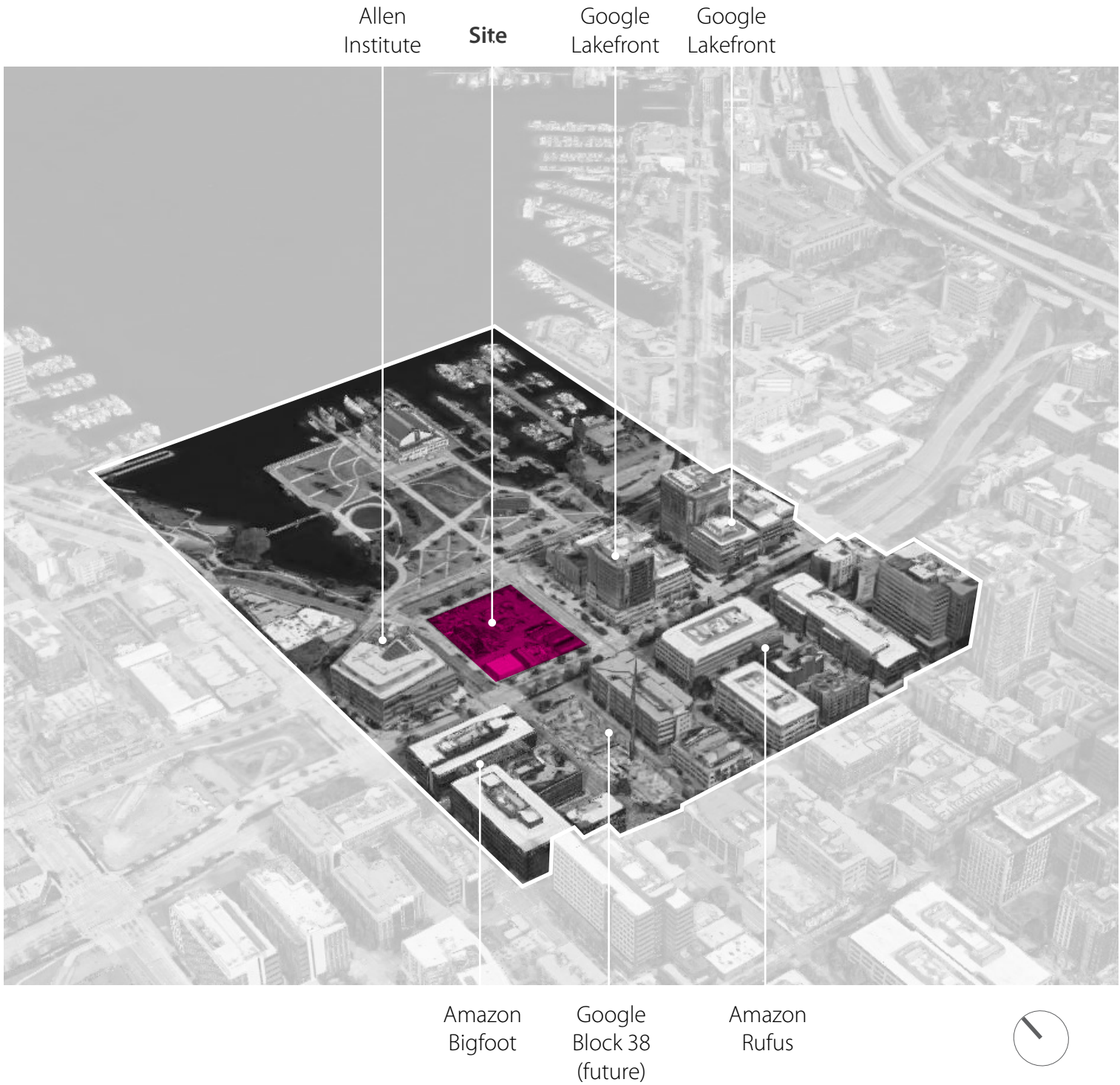
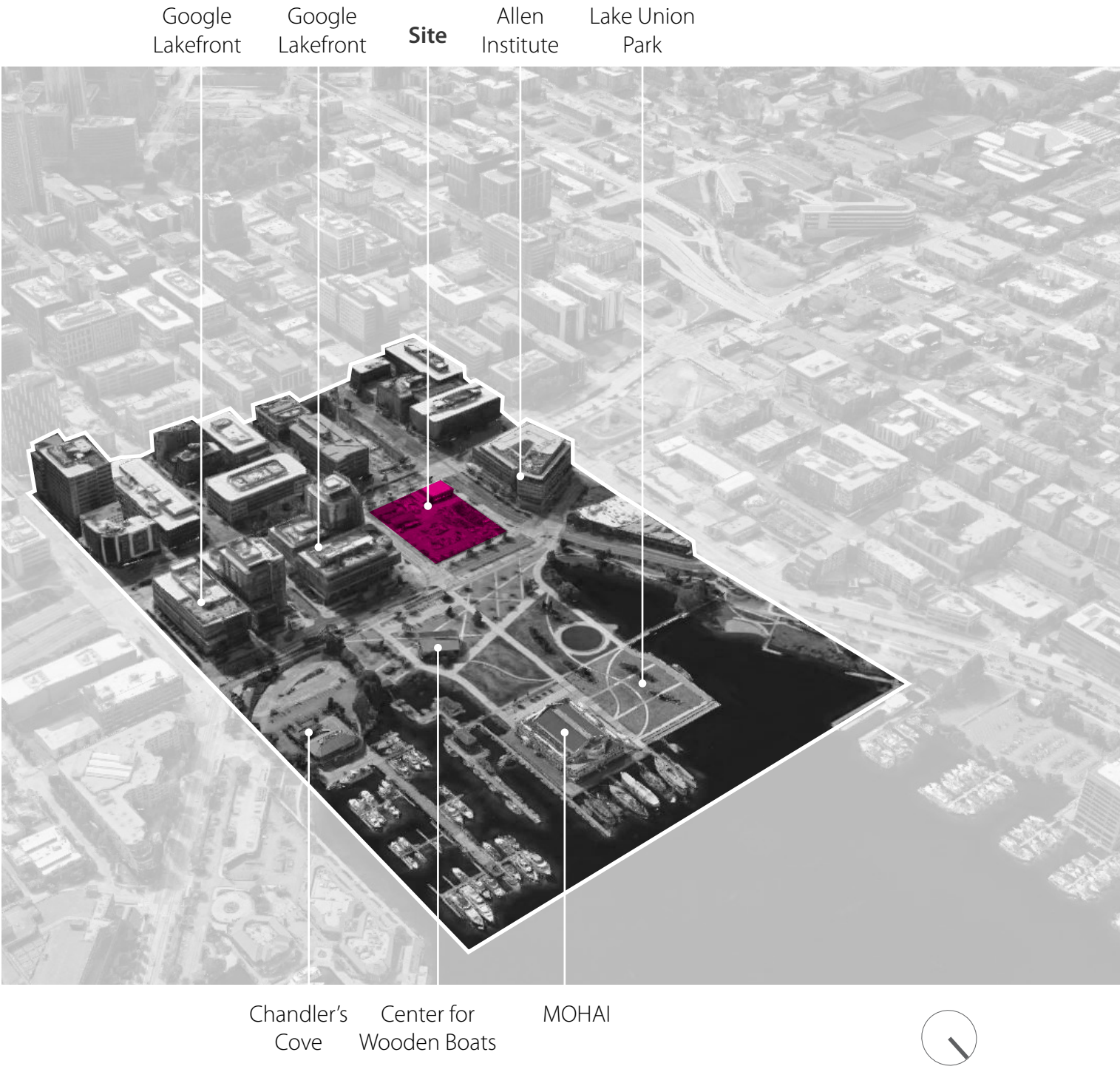
Response

The ground level will be visible inside and out, with highly transparent glass and articulated ground-level modulation that is responsive to interior program and building entries. By locating the transformers and utility spaces below grade, the building will have more transparency along Mercer Street, avoiding the need to house the equipment spaces on Level 1 if a parking ratio departure is granted. The proposal will use durable and highly detailed finishes on par with the high quality buildings surrounding the block. Landscape planting areas provided are beyond the minimum requirement, as is usable open space. A cohesive landscape design for the entire block will showcase the unique nature of the site and neighborhood.

11

Appendix

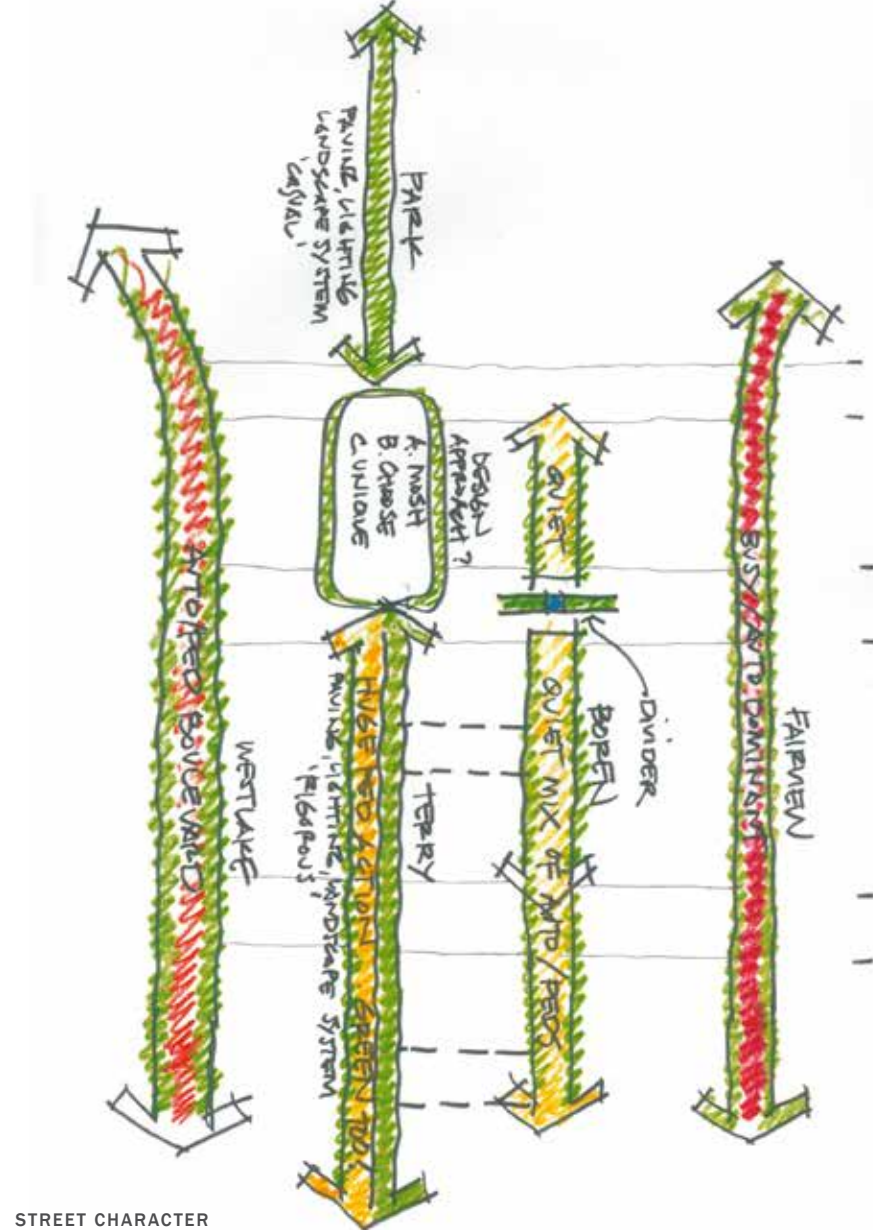
9-Block Area Analysis



Urban Design Patterns



SURROUNDING BLOCKS



STREET CHARACTER

Site Patterns and Transitions

Proceeding south to north on the left, the streetscapes act as a series of filters approaching the park edge and lake. The dynamic interaction at the seam of the park and the buildings ask that interaction be celebrated with buildings peeling back at grade to allow larger landscape areas to act as connective tissue to the park. On the right, the north/south streets are varied in character and purpose, with a focus on celebrating the completion of Terry Avenue as primarily pedestrian-oriented, connecting Lake Union south to downtown.

Image courtesy Runberg Architecture Group / Hewitt

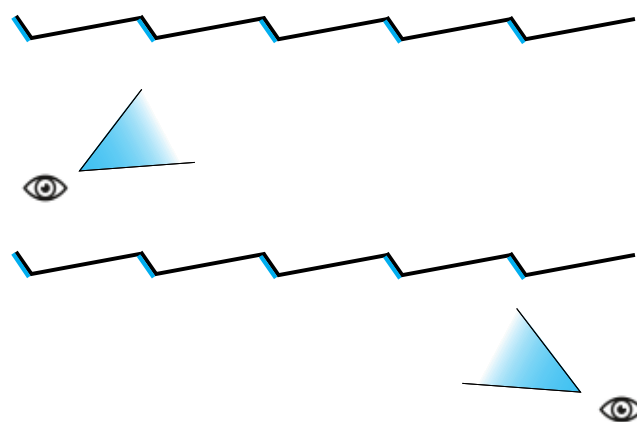
Massing + Concept

The overall building form has adopted a shaped, angular geometry in response to contextual influences as well as an expression of erosion / weathering. See section i and iv responses for further discussion of this concept at the **primary** scale.

The form concept is further explored at **secondary** and **tertiary** scales through manipulation of the lower level forms and skin expression.

By weaving the concept through multiple scales and varying levels of the building - both upper and lower regions - **design continuity** is maintained and reinforced, tying the language of the upper levels above to lower levels below.

At the detail (tertiary) scale, the surface of the building reflects a subtle, folded texture reminiscent of wave forms, further recalling the water's proximity while dynamically reflecting the surrounding context as one moves around the site.



Through manipulating the surface texture of the lower level skin it may be experienced differently depending on one's viewpoint.

Design Guidelines

- CS3-A-2 | Contemporary Design
- DC2-A | Massing
- DC2-1 | Massing, Design and Scale

Massing + Concept

The overall building form has adopted a shaped, angular geometry in response to contextual influences as well as an expression of erosion / weathering. See section i and iv responses for further discussion of this concept at the **primary** scale.

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Design Guidelines

- CS3-A-2 | Contemporary Design
- DC2-A | Massing
- DC2-1 | Massing, Design and Scale



Primary



Secondary



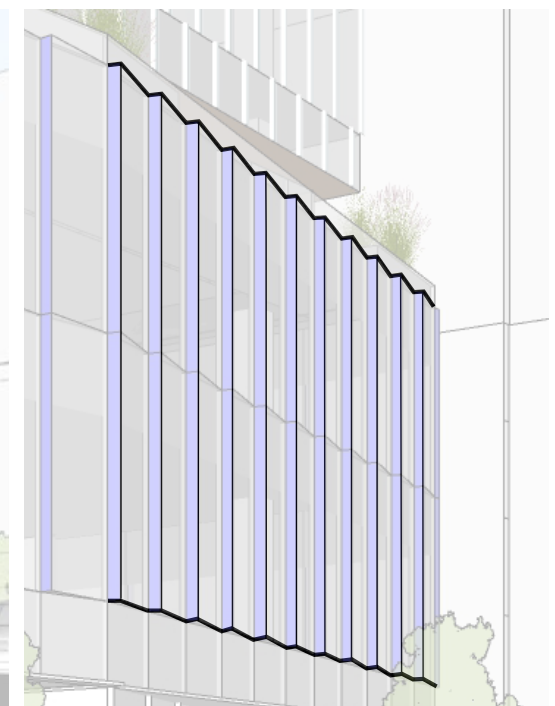
Tertiary



Primary



Secondary



Tertiary

Massing + Concept

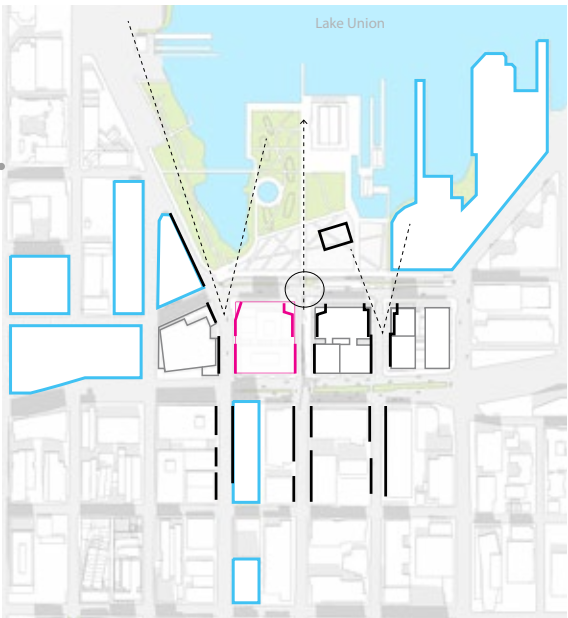
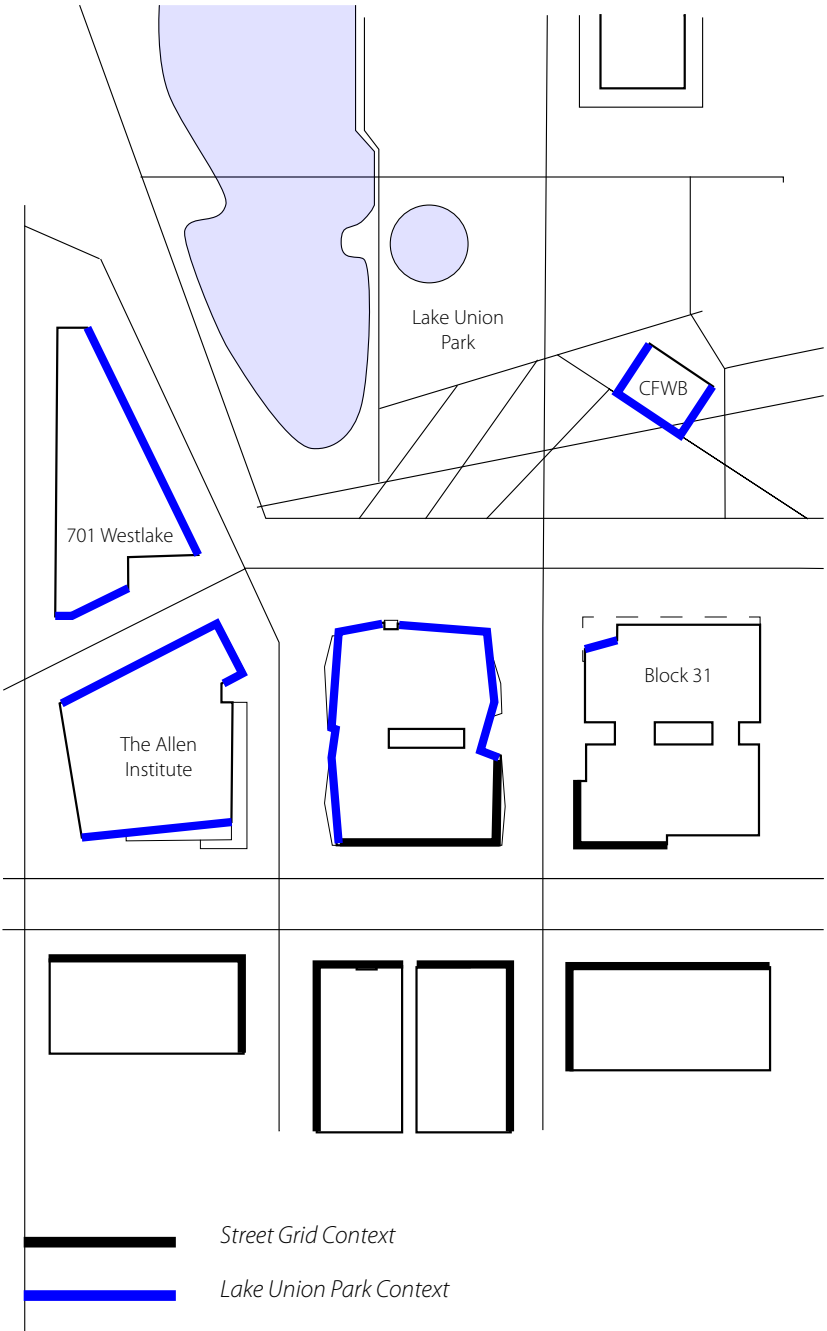
In the vicinity of 630 Westlake, multiple influences have prompted existing buildings to deviate from a rigid orthogonal grid, adopting angular geometries responding to contextual. These influences include:

- » A shift in the street network at Westlake intersects Valley Street
- » Facades that address the lake and view corridors
- » Responses to the underlying design language of Lake Union Park

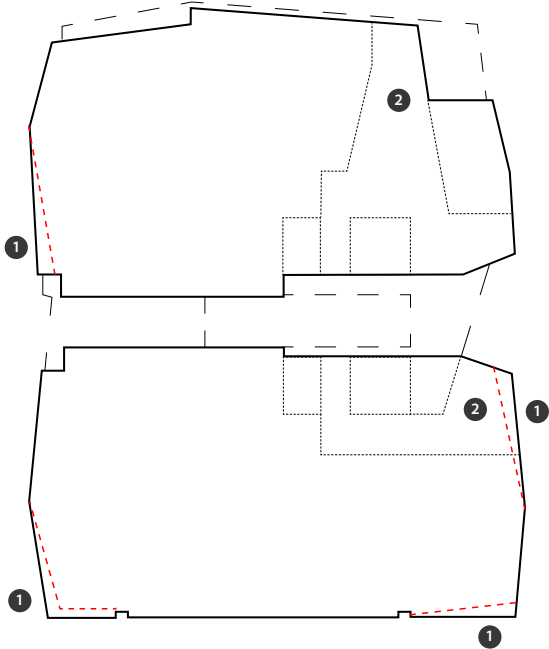
In the proposal, the south half of the block primarily responds to the underlying street grid.

Where appropriate, the remaining frontages respond to context, including The Allen Institute, Block 31, The Center for Wooden Boats, 701 Westlake, and Lake Union Park.

In addition to these site-specific responses, the proposed angular geometry **further emphasizes the design concept of erosion**, presenting an irregular form that has the appearance of being transformed by the elements



At the broader neighborhood scale, the proposed massing responds to a pattern of north-south street openings that open up towards the Lake Union basin as one approaches Valley Street.



At the ground level, angular + folded facade geometry is further used to define building entries 1 and interior lobby spaces, 2, reflecting the concept at a finer grain.

Design Guidelines

- DC2 | Architectural Concept

Ground Plane + Concept

As we look to extend the park, the question becomes which Park and why. We see the park having two strong languages at work:

- The organic / soft is water influenced and of the lake edge.
- The ordered / hard is the transition to the grid and spaces wrought by human touch.

The west side of Terry Avenue picks up the ordered / hard language, taking the longer lines of paving from the park and turning them into human scale timbers - the logjam riding the shoreline.

As the closest point on the site to water, Valley Street at Westlake provides a natural bridge to the organic / soft of the waters edge in the park. That energy continues along the Valley frontage and wraps onto Terry Avenue to provide counterpoint to the density of hard and open areas in the park directly north, it also takes advantage of the building mass to provide shaded refuge as a counterpoint to the sun-soaked east side of Terry Avenue, continuing the rhythm of Terry Avenue open spaces along the Lake2Bay trail that are biased to the east side to gain western exposure.

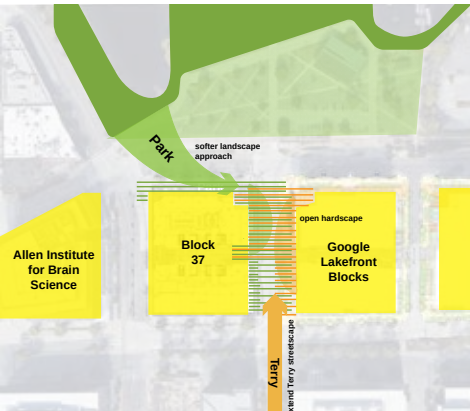
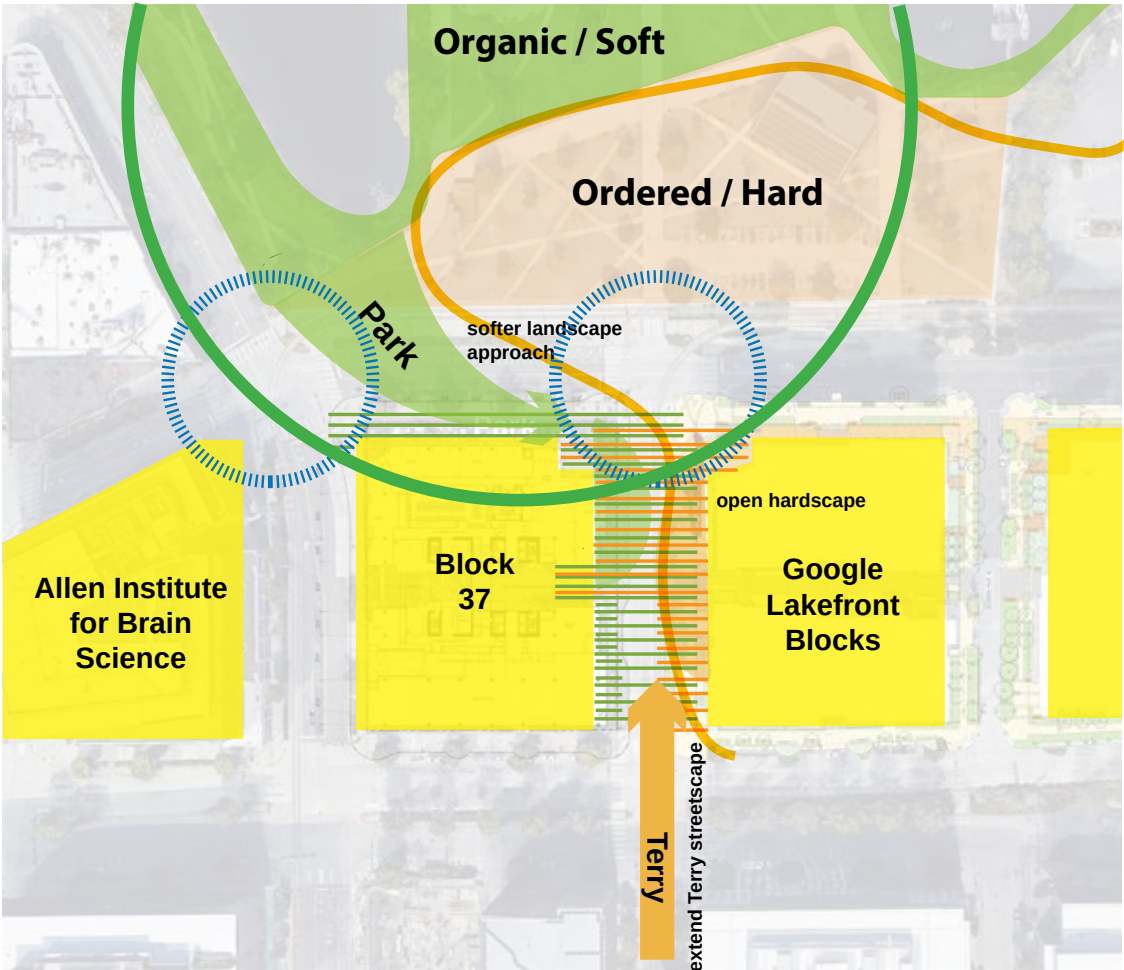


Diagram from EDG #1



Terry Ave. Open Space Sequence



Ordered / Hard

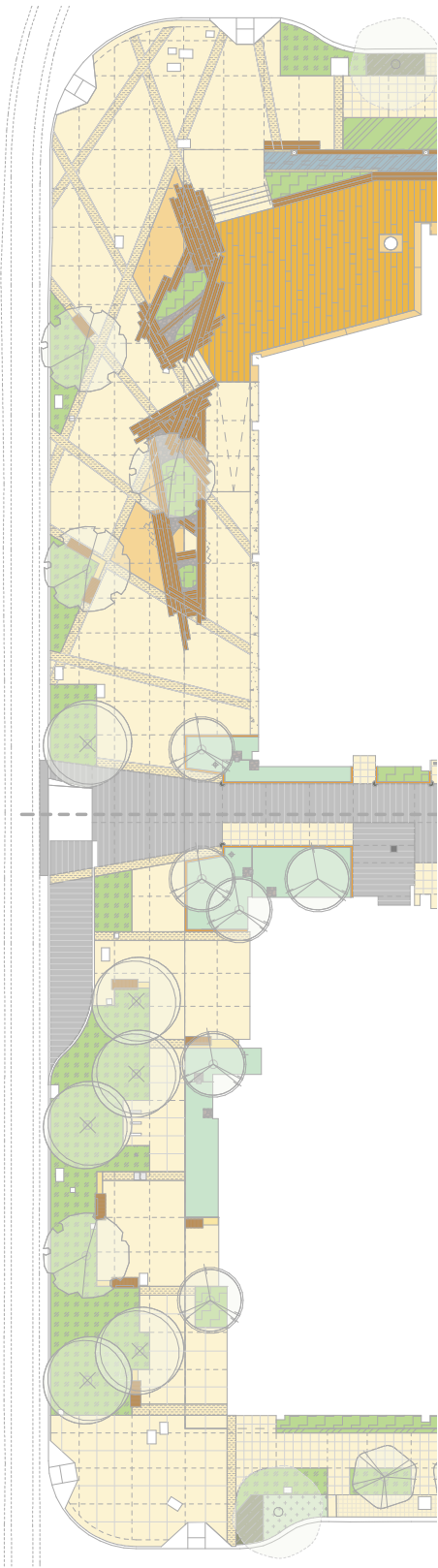


Organic / Soft

Ground Plane + Concept

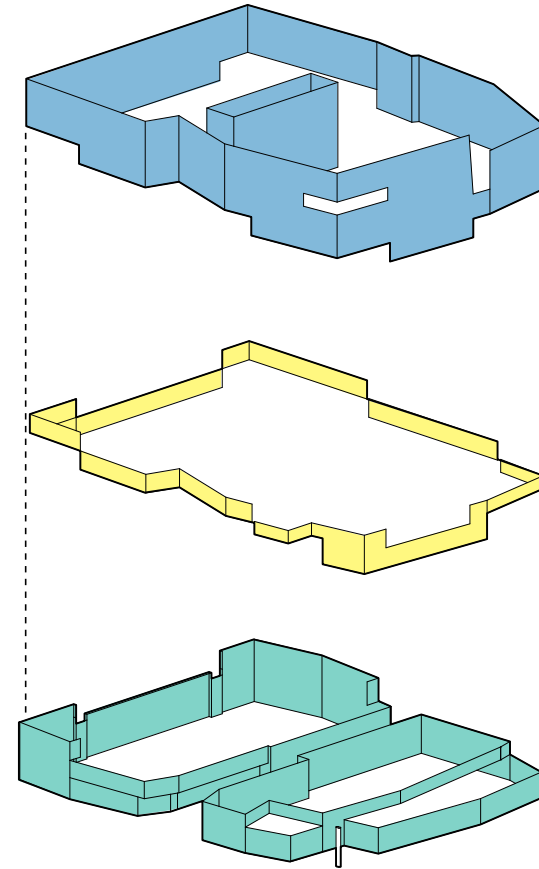
As the organic soft occupies this site, it takes the opportunity of building runoff focused at bioretention planters to provide the starting points of erosion and implied water movement on the site.

In the midblock this shows as a shifting textured pattern in the groundplane that also works to define the preferred zone of travel for pedestrians. Along Terry Avenue the planters overflow into a depression running most of the length of the frontage, the last remnant of the carving glacier. This depression is bridged to provide platforms to linger, hosting wood seating supplemented by glacial erratic boulder seating interspersed along the water's journey.



South Lake Union Section





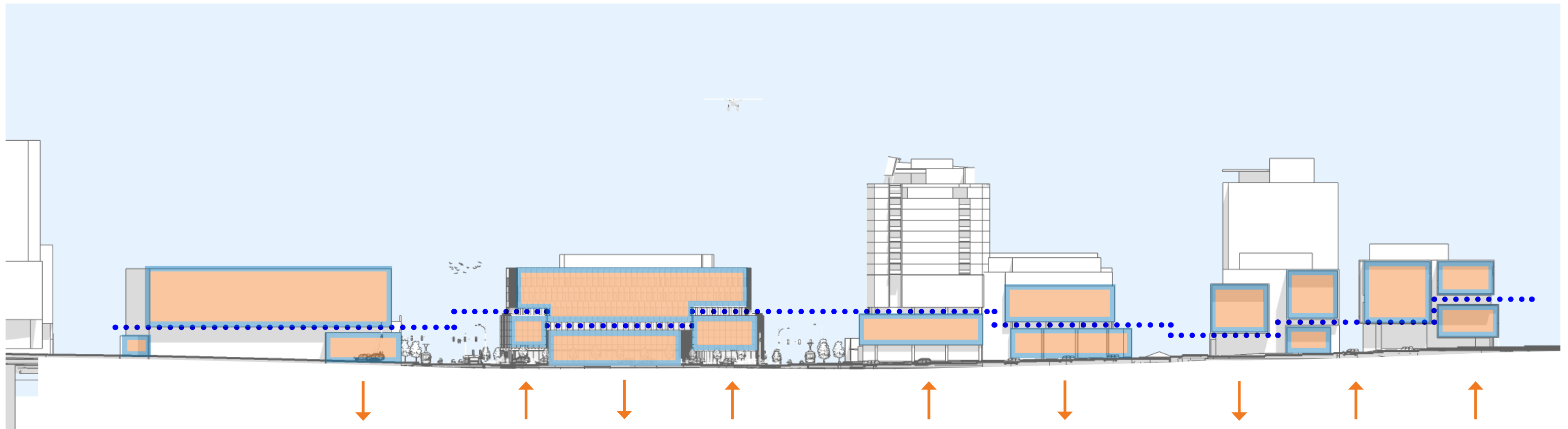
Mercer Facade Studies

By maintaining simplicity and continuity, the upper level facade holds the Mercer street edge while continuing the pattern language around all 4 sides of the block. The massing expresses an assertive, four-sided object that is both sympathetic to context yet distinct from its surroundings.

Additionally, the preferred option continues the syncopated rhythm of primary facade elements that begins at Fairview Avenue to the east, extending the design vocabulary of the neighborhood.

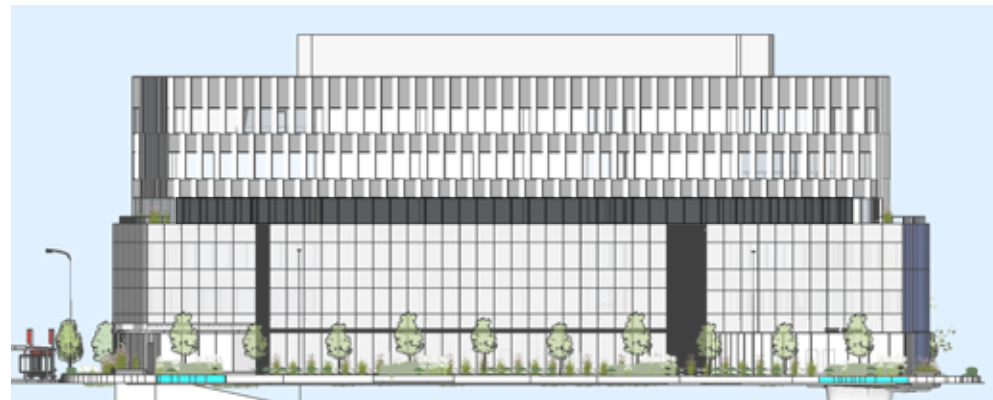
Design Guidelines:

- DC2 | Architectural Concept
- DC2-1 | Massing, Design and Scale
- CS3-4-2 | Contemporary Design





Study 1
"eroded"



Mercer Facade Studies

While no street or upper level setback is required at Mercer Street, careful study has gone into developing the current proposal. Various means to modulate this facade have been explored with the intent of maintaining the overall architectural concept.

The preferred option continues the legible "gasket" around the south facade, reinforcing the clear relationship between upper and lower building elements. To break down the scale of this frontage, the facade steps down at mid-block, which also highlights the corner massing elements and pedestrian scale.

Several design studies are illustrated here alongside the preferred design option.

Study 3
"datum"



Study 2
"two-step"



Preferred Option
"interlock"

Departure Summary

Building Form		Retail Frontage		Parking	Mechanical Screen	
Departure #1	Departure #2	Departure #3	Departure #4	Departure #5	Departure #6	Departure #7
<p>Standard: SMC 23.48.235 Upper Level Development Standards for South Lake Union.</p> <p>B.1 Structure above 45’ in height should setback 15’ from abutting streets Westlake Avenue N, Terry Avenue N and Valley Street</p> <p>Request: Allow facade for levels 4, 5, and 6 along Westlake Avenue to setback less than permitted in SMC 23.48.235.B.1</p> <p>Proposed: Westlake Avenue N facade setback on levels 4, 5, and 6 to range from 5’ to 15’ along the bent facade form.</p> <p>Rationale: Proposed departure allows for improvement of overall building massing which will provide more open space (and open to sky open space) at the ground level and provide the ability to setback on Terry Ave N opening up to the lake. The departure will allow for a better break up of the long linear massing, enhancing views towards the lake, and provide energy benefits by avoiding direct solar gain along the west facade. In addition, the total departure area of all encroachments is less than the voluntary setback area along Terry Ave N.</p> <p>Application Design Guidelines: CS1-A-1 Context & Site Energy Choices CS2-D-A Context & Site Height, Bulk & Scale CS2-1 Context & Site Gateways DC2-4-C Design Concept Tall Buildings DC2-A Design Concept Open Space Concept</p> <p>Review Board Status: ● Preliminary support for this departure was expressed at Early Design Guidance.</p>	<p>Standard: SMC 23.48.235 Upper Level Development Standards for South Lake Union.</p> <p>B.1 Structure above 45’ in height should setback 15’ from abutting streets Westlake Avenue N, Terry Avenue N and Valley Street</p> <p>Request: Allow facade for levels 4, 5, and 6 along Valley Street to setback less than permitted in SMC 23.48.235.B.1</p> <p>Proposed: Valley Street facade setback on levels 4, 5, and 6 to range from 7’ to 15’ along the bent facade form.</p> <p>Rationale: Proposed departure allows for improvement of overall building massing which will provide more open space (and open to sky open space) at the ground level and provide the ability to setback on Terry Ave N opening up to the lake. The departure will allow for a better break up of the long linear massing, would unify the design massing language seen on other facades, gesture towards the park and respond to the transition to the block formation in the surrounding area. In addition, the total departure area of all encroachments is less than the voluntary setback area along Terry Ave N.</p> <p>Application Design Guidelines: CS1-A-1 Context & Site Energy Choices CS2-D-A Context & Site Height, Bulk & Scale CS2-1 Context & Site Gateways DC2-4-C Design Concept Tall Buildings DC2-A Design Concept Open Space Concept</p> <p>Review Board Status: ● Preliminary support for this departure was expressed at Early Design Guidance.</p>	<p>Standard: SMC 23.48.040 Street Level Development Standards</p> <p>C.1. For Class I Pedestrian Streets, street level uses are required. A minimum of 75% of applicable street level facade shall be occupied by uses listed in 23.45.005.D. The remaining street level facade may be used for pedestrian or vehicular access.</p> <p>Request: Allow for less than permitted street level uses along Westlake Ave N.</p> <p>Proposed: Westlake Avenue N f to have 169’-9” (approx. 67%) street level uses and other portions of the facade may be dedicated to building management office space and bicycle + vehicular below grade access.</p> <p>Rationale: Proposed departure allows for vehicular and bicycle access below grade, to bring retail closer to Mercer Street and treat the entire block with varied uses. By locating building management office adjacent to the woonerf, the proposal will enhance safety and active visibility for the entrance off Westlake.</p> <p>Application Design Guidelines: CS2-B-2 Context & Site Connecting to the Street CS2-3-H Context & Site Mercer Street PL2-B-1 Public Life Eyes on the Street PL3-C-1 Public Life Porous Edge PL4-B-2 Public Life Bike Facilities</p> <p>Review Board Status: ● Preliminary support for this departure was expressed at Early Design Guidance.</p>	<p>Standard: SMC 23.48.040 Street Level Development Standards</p> <p>C.1. For Class I Pedestrian Streets, street level uses are required. A minimum of 75% of applicable street level facade shall be occupied by uses listed in 23.45.005.D. The remaining street level facade may be used for pedestrian or vehicular access.</p> <p>Request: Allow for less than permitted street level uses along Terry Ave N.</p> <p>Proposed: Terry Avenue N f to have 53’-10” (approx. 50%) street level uses and other portions of the facade be dedicated to office spaces identifying key building entries.</p> <p>Rationale: Proposed departure allows for the frontage to maximize the northeast plaza and provide clear visibility for entries along Valley Street and interior to the pedestrian woonerf space on Terry Ave N. The building’s interior lobby will have direct connection to the outdoors, people spaces and interesting landscaping, enhancing the relationship of the lobby to the open spaces provided on Terry Ave N.</p> <p>Application Design Guidelines: CS2-B-2 Context & Site Connecting to the Street PL2-B-3 Public Life Street Level Transparency PL2-A-1 Public Life Design Objectives DC1-A-4 Design Concept Views and Connections DC3-A-1 Design Concept Views and Connections DC3-C-2 Design Concept Amenities / Features</p> <p>Review Board Status: ● Preliminary support for this departure was expressed at Early Design Guidance.</p>	<p>Standard: SMC 23.54.030 Parking Standards</p> <p>2.C. When more than 20 spaces are striped, a maximum of 65% shall be striped for small stalls.</p> <p>Request: Allow for more than permitted small stalls to be striped.</p> <p>Proposed: Provide 76% of parking stalls be striped as small stalls and 24% striped as large stalls.</p> <p>Rationale: Proposed departure allows for a more efficient garage that prioritizes smaller vehicles common for city use and provides all parking below grade. Locating parking & utility spaces under ground will ensure a more active pedestrian streetscape near open spaces. Additionally, due to this site’s proximity to the Lake and high water table, this will allow for the full parking allotment resulting in less excavation which comes with less embodied emissions by 15%. EVs are smaller and encouraged.</p> <p>Application Design Guidelines: CS1-1 Conext & Site Energy Use PL1-A-1 Public Life Enhancing Open Space PL4-A-1 Public Life Serving all Modes of Travel DC1-C-1 Design Concept Below Grade Parking</p> <p>Review Board Status: ● Preliminary support for this departure was expressed at Early Design Guidance.</p>	<p>Standard: SMC 23.48.025 Structure Height Rooftop Features</p> <p>C.7. When coverage exceeds 35%, the coverage may reach 65% if all rooftop equipment is screened and 10’-0” minimum from the roof edge.</p> <p>Request: Allow for stair platforms and low lying pipe connections, defined as mechanical equipment, to be unscreened.</p> <p>Proposed: Four (4) exit stairs required to reach over mechanical HVAC pipes in order to meet exiting requirements will be left unscreened.</p> <p>Rationale: Proposed departure allows for safe exiting of the roof level. Mechanical equipment is required to connect to each core, leaving the exists cut off without proposed vertical exit stair and platform to avoid conflict. In order to avoid screening these elements, which will be more noticeable and reduce daylight in the through-block, the proposed departure requests leaving these unscreened and reducing the impact of the upper scale on the pedestrian realm.</p> <p>Application Design Guidelines: CS1-B-2 Conext & Site Sunlight and Natural Ventilation CS2-4-C Context & Site Mid Block Connections DC2-4-E Design Concept Design all Sides DC2-5-A Design Concept Rooftop Elements</p> <p>Review Board Status: + This is a new departure request</p>	<p>Standard: SMC 23.48.025 Structure Height Rooftop Features</p> <p>C.7. When coverage exceeds 35%, the coverage may reach 65% if all rooftop equipment is screened and 10’-0” minimum from the roof edge.</p> <p>Request: Allow for mechanical screen, which exceeds 35% coverage, to be less than 10’-0” from the roof edge.</p> <p>Proposed: The building’s offset core placement has designed the tower with elevator overruns and mechanical rooms to be roughly 7’-6” from the interior through-block’s roof edge</p> <p>Rationale: Proposed departure allows for a large roof terrace to the north and a robust space for PV array to the south. These achieve two critical features, which are orienting the terrace spaces towards Lake Union, and reducing the mechanical screen’s presence from Lake Union and orienting the southern roof to allow for sustainable solar energy production.</p> <p>Application Design Guidelines: CS1-A Context & Site Energy Use CS1-1-A Context & Site Energy Use CS2-1-A Context & Site Gateway Locations DC3-B Design Concept Open Space Uses and Activities</p> <p>Review Board Status: + This is a new departure request</p>