901 Lenora

Recommendation Meeting

#3039979-LU

#3039969-EG

901 Lenora St.

Seattle, WA 98121

11/21/2023

Trammell Crow Company | Perkins&Will | fora

THIS PAGE LEFT INTENTIONALLY BLANK

THIS PAGE LEFT INTENTIONALLY BLANK

Table of Contents

Project Team:

Trammell Crow Company

Owner:
600 University Street Suite 2912
Seattle, WA 98101
206-694-5810

Perkins&Will

Architect:
1301 Fifth Avenue, Suite 2300
Seattle, WA 98101
206-381-6000

Landscape Architect:
1430 NE 65th St
Seattle, WA 98115
206-322-1732

Section 01
Proposal Information

01 | Proposal Information
Site Location

01 | Proposal Information
Project Objectives

Project Description

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

Project Address:	901 Lenora St. Seattle, WA 98121
Project #:	3039969-EG
Parcel #:	066000-1310
Zone:	DMC 240/290-440
Site Area:	21,600 sf
Number of Residential Units:	0
Total SF:	269,200 gsf
Retail SF:	5,600 sf
Number of Stories:	11 stories above grade, 4 below grade
Total Commercial SF:	179,005 sf
Above Grade Floor Area:	191,800 gsf above grade
Below Grade Floor Area:	77,400 gsf below grade
Vehicle Parking:	179 stalls
Long-Term Bicycle Parking:	96 stalls
Short-Term Bicycle Parking:	20 stalls
Open Space Provided:	6,510 sf

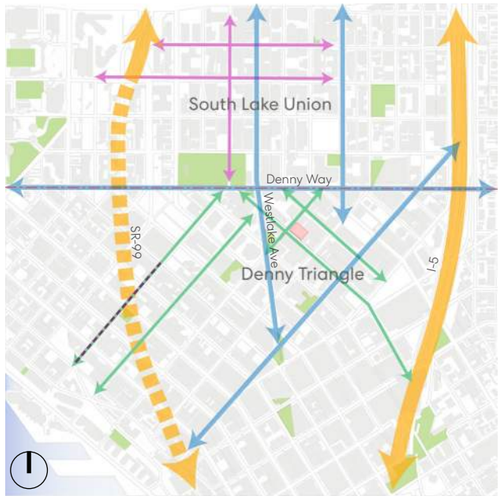
Project Goals

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

01 | Proposal Information
Vicinity Plan

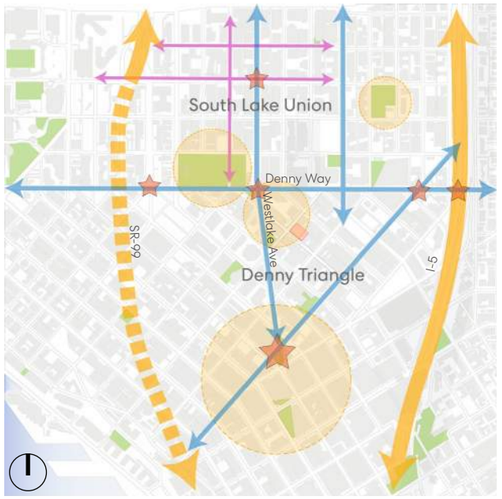
Downtown & South Lake Union: Street Connections

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



Downtown & South Lake Union: Urban Nodes

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



Legend:

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

Local Transit & Circulation Diagram

01 | Proposal Information
Existing Site Plan

Address:

901 Lenora St. Seattle,WA 98121

Parcel Number:

066000-1310

Legal Description

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

Zoning Metrics:

Site Area: 21,600 sf

Zoning: DMC 240/290-440

Max. FAR: 8.0 (5.0 Base)

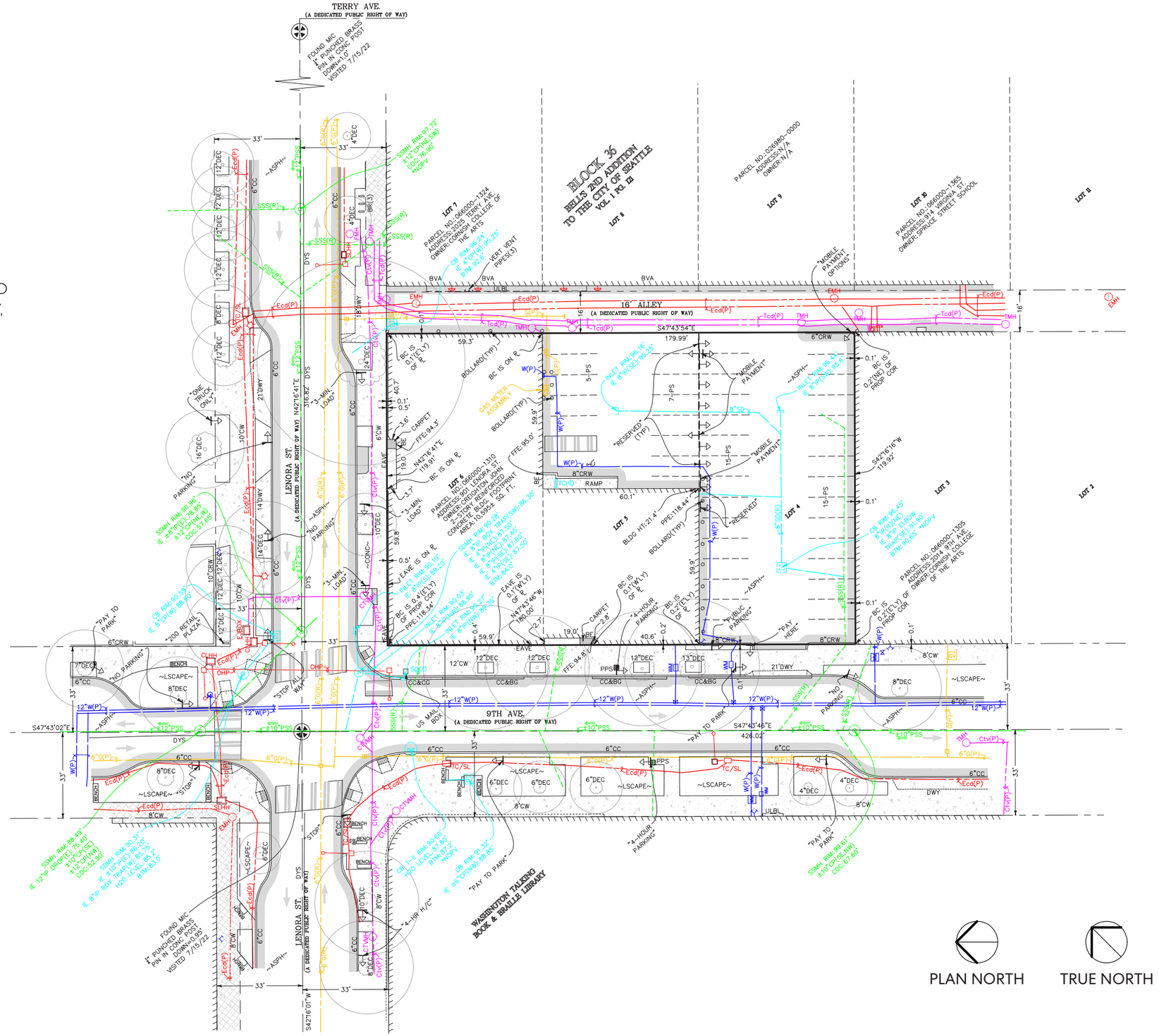
Max. Height: 160'

Existing Conditions

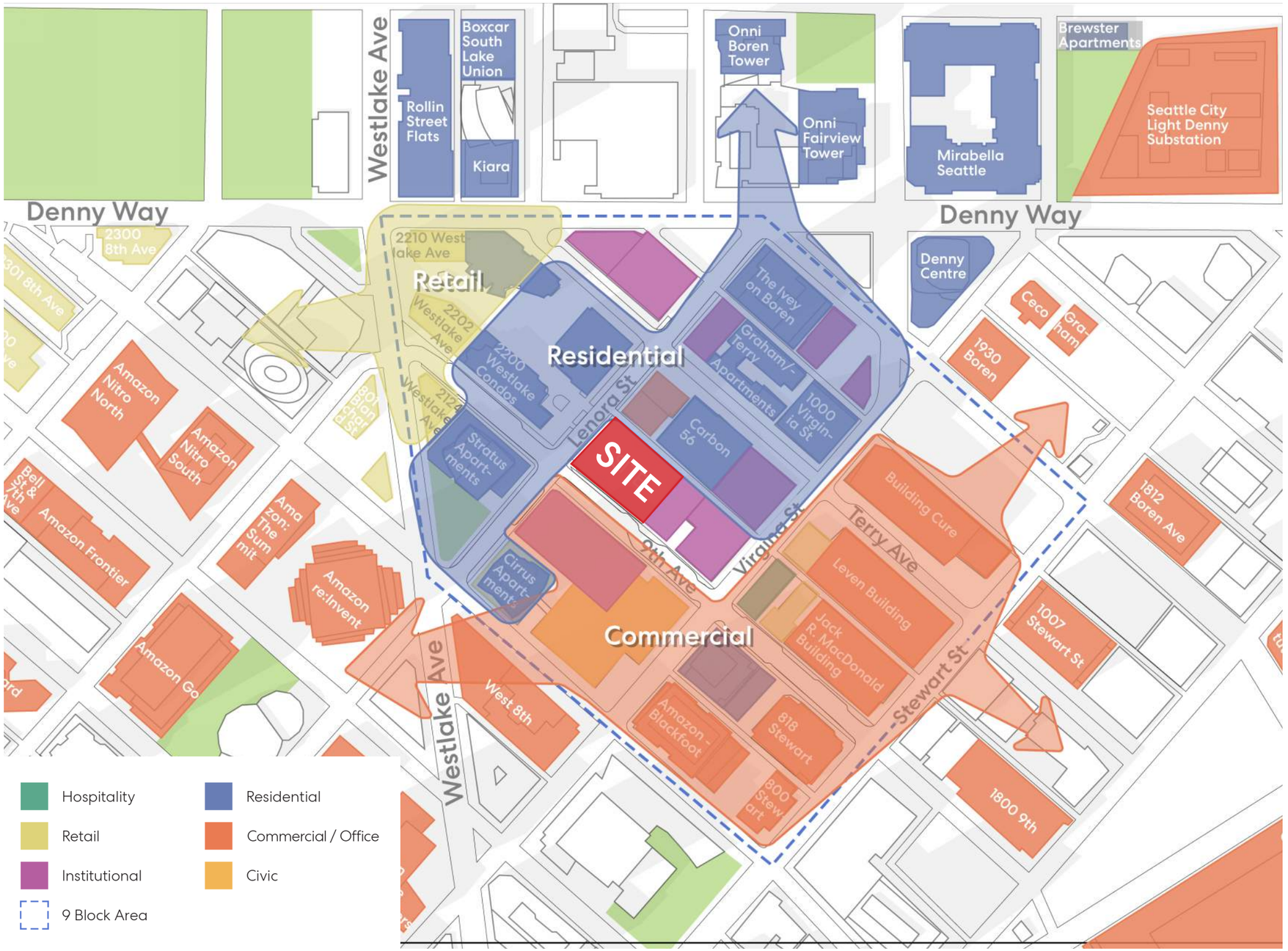
-Notable Existing Street Trees:

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

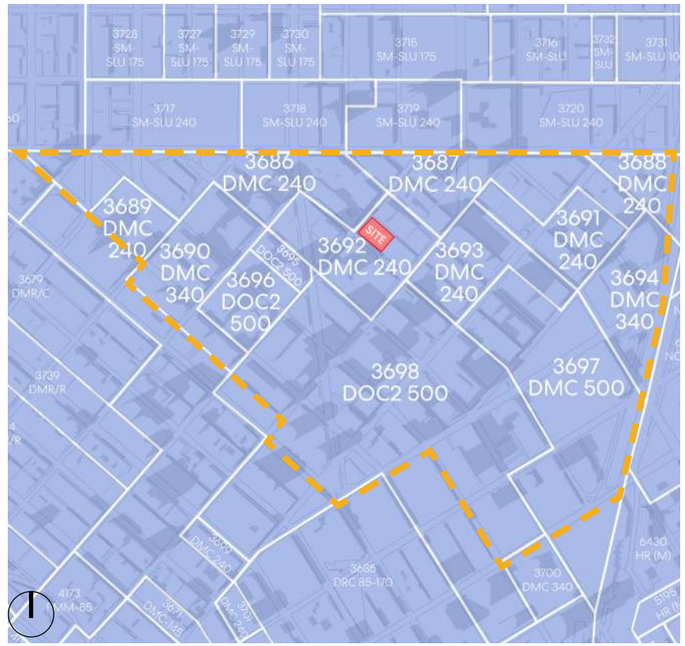
4 existing street trees along 9th (three 12" dec. & one 13" dec.)
1 existing street tree along Lenora St. (10" dec.)



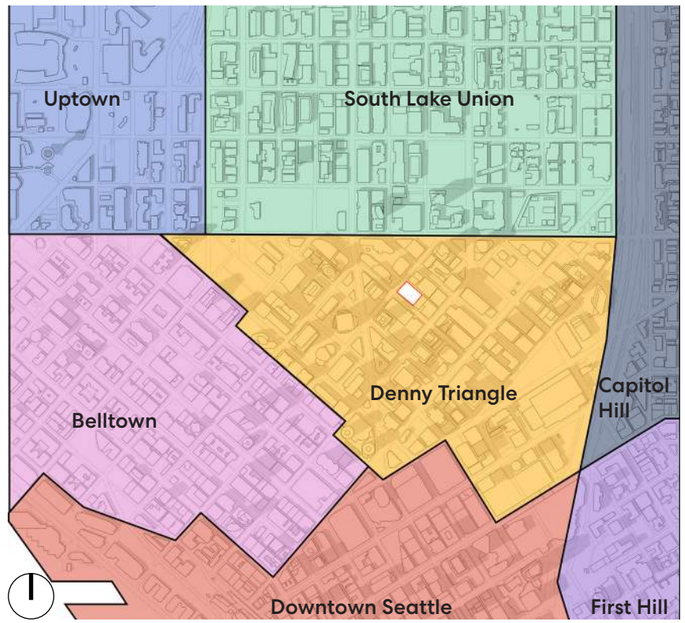
Neighborhood & Zoning



Neighborhood Typology Map



Zoning Map



Downtown Neighborhood Map

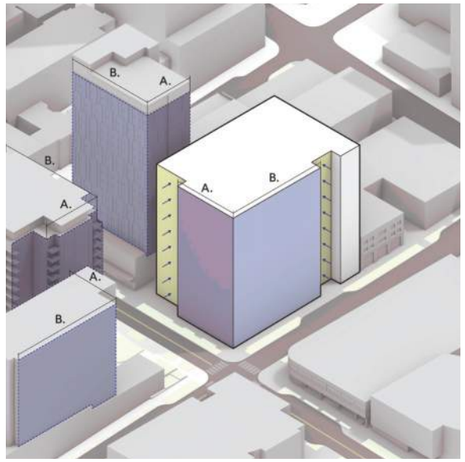
THIS PAGE LEFT INTENTIONALLY BLANK

THIS PAGE LEFT INTENTIONALLY BLANK

Section 02

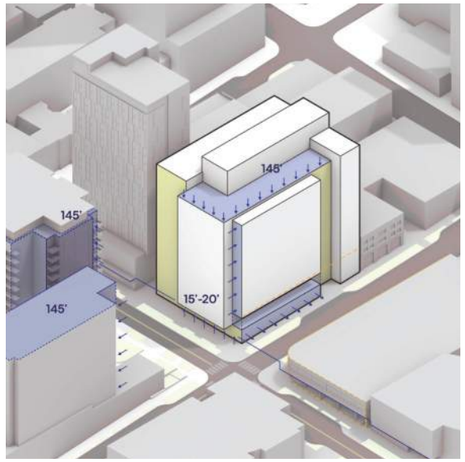
Design Development

Massing Development - Parti Development



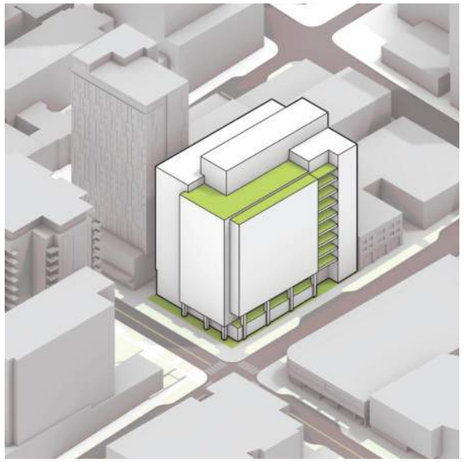
Modulate to Respond to Context

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



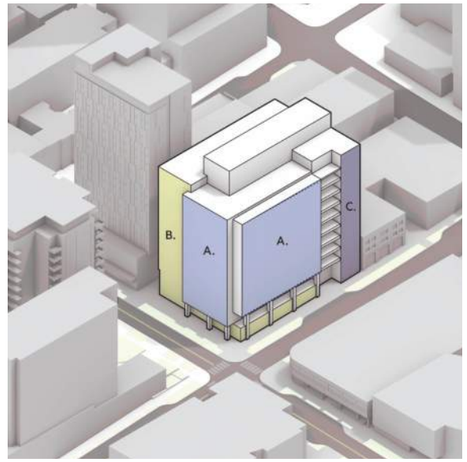
Align to Key Urban Datums

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



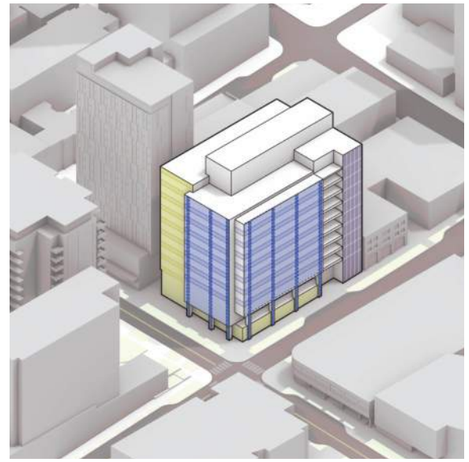
Elevate Green Space throughout Building

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



Alternating Facade System

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



Grided Expression

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

02 | Design Development
Rendered View

Rendered View

02 | Design Development
Massing Development - Comparison to EDG

EDG Supported Massing

REC Proposed Design

02 | Design Development
Design Evolution - Tower

Under the guidance provided by EDG, the project has undergone significant evolution to incorporates materials, patterns, and detailing that highlight the strengths of the preferred massing and align with the initial design direction. The project prioritizes maximizing access to natural daylight and views throughout for tenants on all floors, and also creating outdoor open space on each floor for tenants to access and utilize. This commitment to a tenant-centric approach has influenced the facade expression, resulting in a cohesive and attractive structure that harmonizes the exterior with the structural grid.

The "Green Grid"

The facade development integrates landscaping and open space into a defined grid structure that defines the exterior character and materials.

Stair Tower

The exposed stair along 9th Ave. creates a unique moment along the streetscape and in combination with the balconies provides a landmark identity for the building entry.

Balcony Landscaping

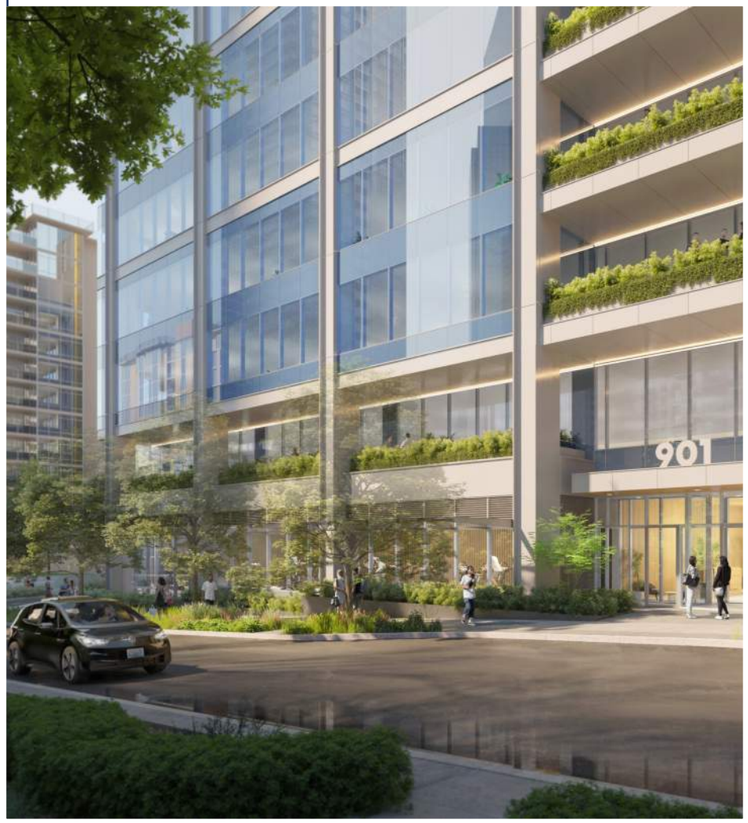
Balconies along 9th Ave. incorporate landscaping elements at the edge of the buildign to continue the green street character up the building.

02 | Design Development
Design Evolution - Streetscape

The project enhances the streetscape by introducing additional landscaping and open spaces along both frontages, creating an inviting natural atmosphere. A buffer of greenery along the building facade further contributes to the lush green street character. A Level 02 terrace elevates the green street experience vertically, integrating the streetscape character into the building's design.

Retail space along Lenora Street and a fitness concept along 9th Avenue activate the building's facades, and foster the vibrant urban character of the streetscape environment.

9th Ave.
The generous sidewalk and planter strips on either side, along with the voluntary weather protection that extends over the public sidewalk results in a generous and inviting pedestrian realm in all seasons.



Retail Corner
A visible retail corner entry along with privatized space for retail spill-out creates a neighborhood destination and activation of the street corner, as well as the Lenora Street frontage.

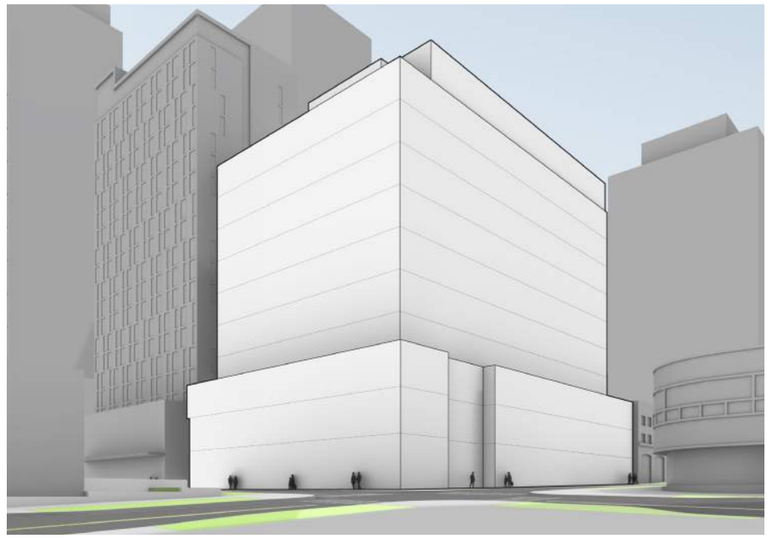
Lenora St.
The design retains the existing Honey Locust tree that anchors the Lenora green street and provides a buffer from the alley. Voluntary weather protection protects pedestrians and creates an inviting streetscape in all seasons.

Section 03

Itemized Response to EDG

03 | Itemized Response to EDG
Summary of EDG Feedback

Option A - Code Compliant

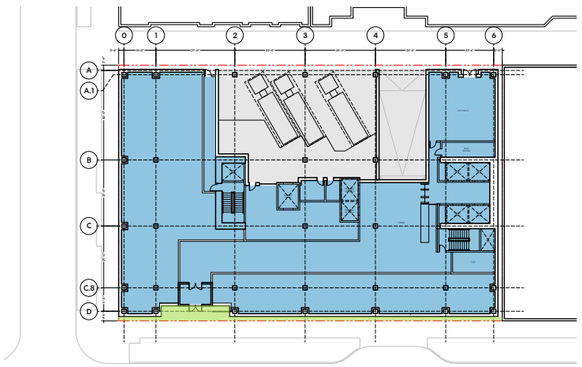


Pros: *+ Meets zoning standards*
+ Less height use & density than residential tower

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

Required Departures: *None*

FAR: *178,400sf*



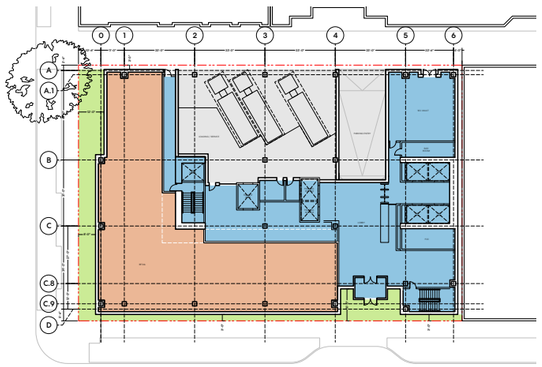
Option B

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

Cons: *- Departure required*

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

FAR: *178,400sf*



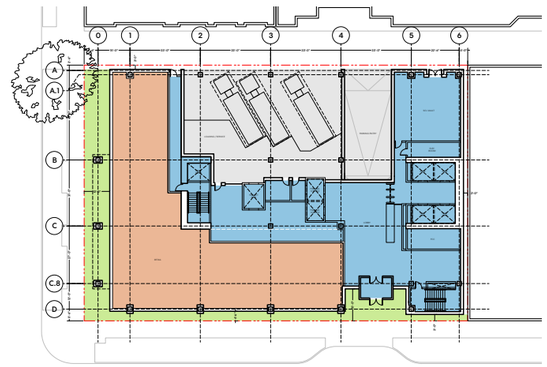
Option C (EDG Supported)

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

Cons: *- Departure required*

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

FAR: *178,400sf*



03 | Itemized Response to EDG
Summary of EDG Feedback

Public Comment

No public comments were offered at the meeting.

SDCI did not receive any design related comments in writing prior to the meeting. SDCI received non-design related comments requesting more information about the project. SDCI also received comments from the President of the Board of Directors of Carbon 56 Condos (2015 Terry Ave) expressing appreciation for the applicant's outreach, responsiveness, and desire to improve the neighborhood.

The Seattle Department of Transportation offered the following comments:

- The project frontages on Lenora St and 9th Ave are required to meet the minimum standards of a 6" curb, 6' sidewalk, and 5.5' planting strip with street trees, and depicted in the design packet.
- Supported pushing out the curb on Lenora St and 9th Ave to match the rest of the block.
- Unsupportive of a loading zone on 9th Ave.
- A 2' alley dedication is required as depicted in the design packet.
- Replacing curb ramps requires a Street Improvement Permit which is in process.

Seattle Public Utilities offered the following comments:

- The project must submit the Solid Waste Storage and Access Checklist for Designers and site plans that detail solid waste storage and access to SPU.
- Solid waste will be collected off the alley.
- Unsupportive of the use of uncompacted or detached compacted containers for this project.
- Strongly encouraged planning onsite roll-off garbage/recycle commercial services. Rolloff service requires a 14' overhead clearance with containers stored on a 4' high dock and a 12' wide loading berth per compactor.
- Requires turning studies that demonstrate trucks can back up to compactors with adequate clearance to protect private property.

Priorities & Board Recommendations

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

1. Massing Options:

a. The Board appreciated the variety provided in the three massing options, the detailed context analysis, and the overall responsiveness to the neighborhood context. (B-3, A-1)

b. The Board unanimously supported further development of the applicant's preferred massing option C, specifically identifying the following successful elements:

i. The pedestrian condition provided by the increased setback and the overall visual interest provided at the street level. (C-1, B-3)

ii. The modulation of the massing form of three interlocking volumes resulting in a reduction of bulk and scale. (C-2)

iii. The overall responsiveness to the Washington Talking Book and Braille Library located across 9th Avenue. (B-3, A-1)

iv. The step back of the massing to allow preservation of the mature Honey Locust street tree, which inherently enhances the streetscape and also provides an opportunity for defining a sense of place. (D-2)

v. The clear sense of entry defined by the massing form. (C-4, B-1)

vi. The balconies which break up the mass along 9th Avenue. (C-2)

vii. The colonnade at the base which responds to the Braille Library and others in the vicinity, as well as provides visual interest. (C-1, B-1)

viii. The inclusion of commercial use at the street level on both Lenora and 9th. (C-1)

c. The Board noted that the design of the alley façade should be carefully considered and coordinated with the neighboring structure. (C-6)

d. The Board provided direction to pay special attention to the articulation of the south façade and clarify at the Recommendation meeting how the proposal responds to the existing structure and possible future development. (C-2, A-1)

e. The Board supported development of the stair tower as an expressive element to provide a transition to the historic structure to the south. (C-2, A-1)

f. The Board appreciated the detailed study of datum line response. However, at the Recommendation phase the Board would like to better understand the datum relationship with the buildings to the immediate southeast and northeast. (C-2, A-1)

g. At the Recommendation phase the Board expects to review more information on the top of the tower and how it relates to neighboring buildings. (C-2)

2. Landscape Concept:

a. The Board was overall supportive of the landscape concept and voiced appreciation for the responsiveness of the landscape concept to the architecture. (D-1, D-2)

b. The Board supported the subtle differences in the design for the Lenora and 9th green street frontages and the connection to the existing features and amenities of the two streets. (B-1, B-3, D-1)

c. The Board specifically supported the dedicated seating areas in the right-of-way and on the site, which works to define a sense of place and create pedestrian interaction. (B-3, C-1, D-1)

d. The Board supported the concept of continuing landscaping up the structure through the balconies and podium terrace to support the green street designconcept as described in the packet, but it was unclear from the materials presented how this concept would manifest at the upper levels. At the Recommendation phase the Board would like to understand the relationship of the mid-level landscaping with the street level. (D-2)

3. Departure Requests:

a. The Board discussed the departures required for Option C as summarized below. While supportive of the preferred massing option, the Board was concerned about the magnitude of the departures requested and how it could impact the character of Lenora St and 9th Ave as designated green streets. Therefore, the Board requested further study and analysis be provided at the Recommendation phase demonstrating impacts to light, air, and views in the immediate context. The packet should include broader perspective views of the impacted street corridors to better understand how the structure will encroach within the required setbacks and impact the overall experience of the two streets. (B-1, C-1, C-2, D-1)

4. Signage and Lighting:

a. At the Recommendation phase the Board expects to see fully developed signage and lighting plans. (D-4, D-5)

Development Standard Departures

The Board's recommendation on the requested departure(s) will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting.

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

1. Green Street Setback (SMC 23.49.058.E.2): The Code requires a continuous upper-level setback of 15 feet, measured from the abutting green street lot line, for portions of the structure above a height of 45 feet. The applicant proposes to reduce the upper-level setback along 9th Ave to a minimum of 3'.

The Board preliminarily supported the departure request due to the more unified and proportioned building form, the setback to maintain the honey locust tree, and additional setbacks at the base level to enhance the pedestrian realm. However, the Board expressed concern about potential impacts of the reduced setback and requested further study and analysis as outlined in the summary above be provided at the Recommendation phase. (B-1, C-1, C-2, D-1)

03 | Itemized Response to EDG
1. Massing Options - Alley Facade

Board Guidance

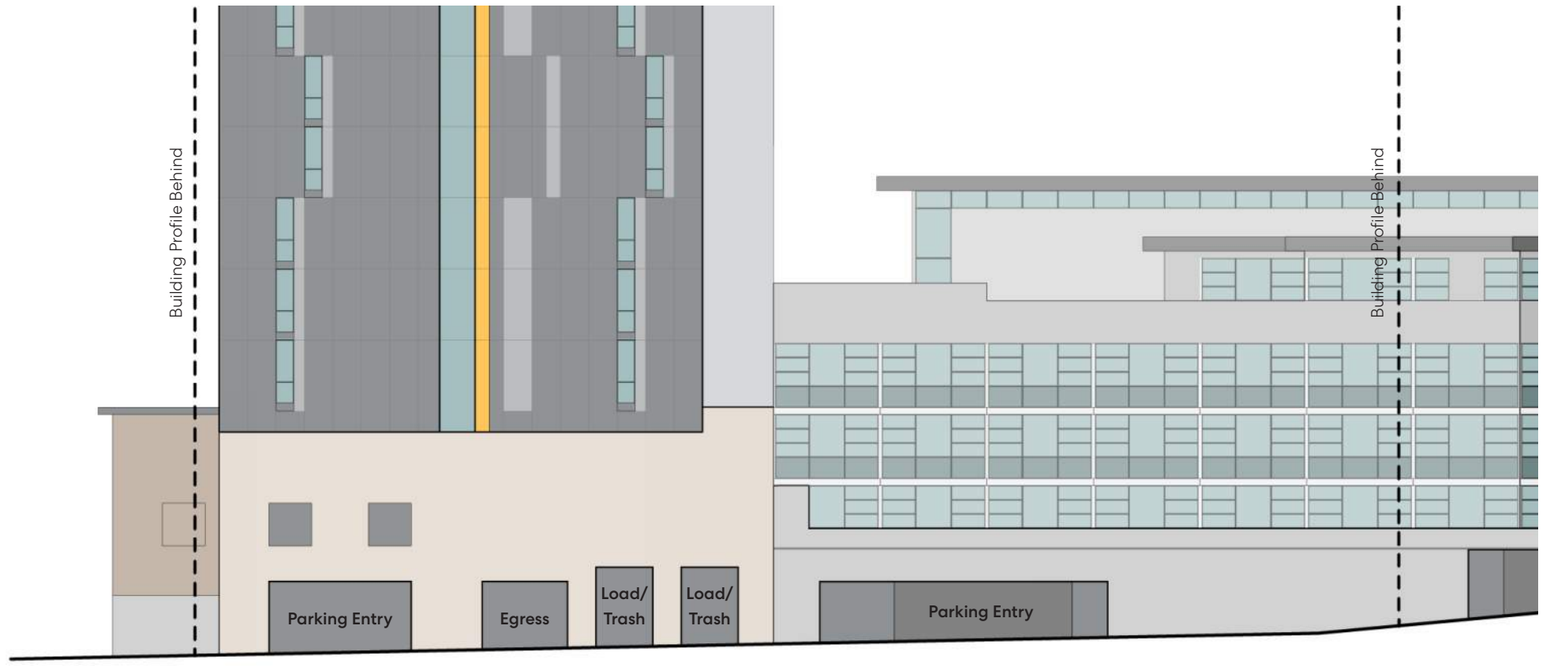
1c. The Board noted that the design of ***the alley façade should be carefully considered and coordinated with the neighboring structure.*** (C-6)

Design Response

1c. The design has evolved since EDG to implement several strategies that respond to the Board's notes and consider the impact on the neighboring Carbon 56, Cornish Commons and 9th Ave Gallery:

- Parking entry has been located adjacent to existing Carbon 56 parking entry to provide clear line of site for cars entering and exiting
- Loading and trash services entry has been located across from existing Cornish Commons loading doors and closer to the entry to the alley to minimize the impact on traffic flow in the alley, and to minimize noise impact to Carbon 56
- SCL vault has been located at southeast corner next to property line in order to push loading and parking uses further away from condos and outdoor terrace

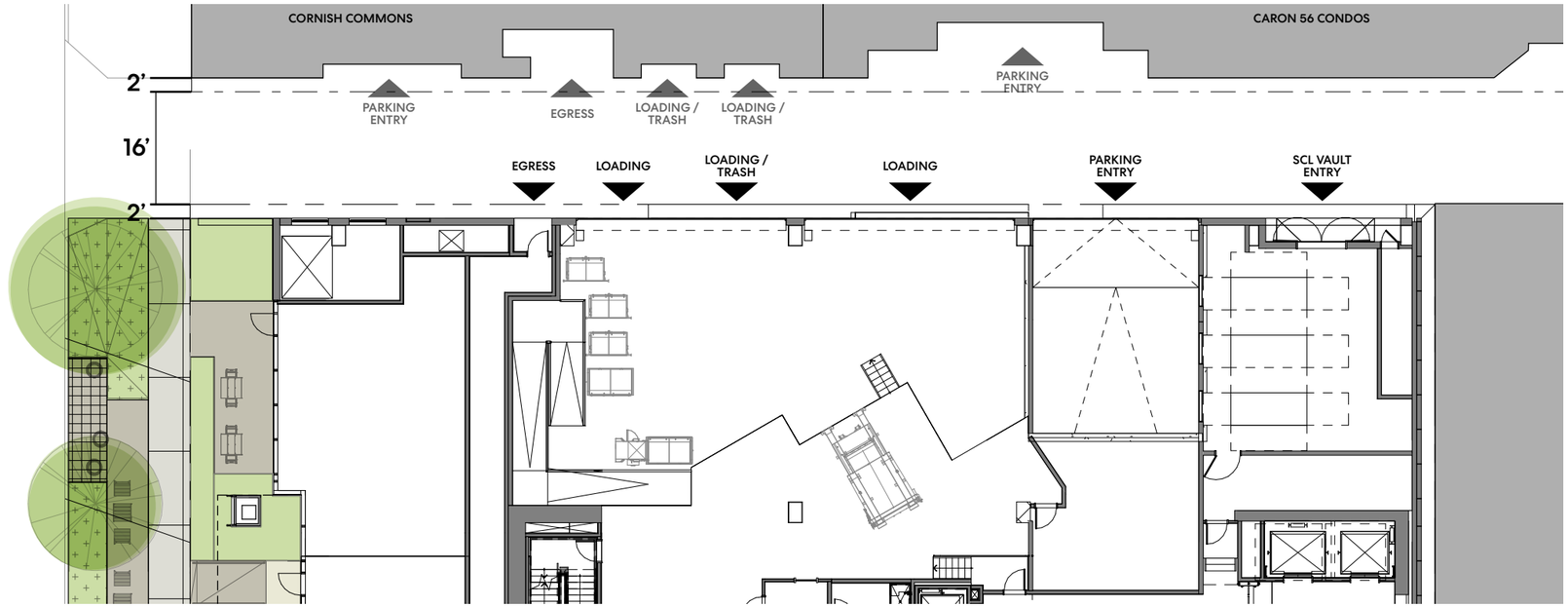
Relevant Design Guidelines - (C-6)



Level 01 Floorplan | Access Diagram

Carbon 56 | Alley Facade

Cornish Commons | Alley Facade



Level 01 Floorplan | Access Diagram

03 | Itemized Response to EDG
1. Massing Options - Alley Facade

Board Guidance

1c. The Board noted that the design of ***the alley façade should be carefully considered and coordinated with the neighboring structure.*** (C-6)

Design Response

1c. Beyond the coordination of ground floor program to consider the existing access points for both Cornish Commons and Carbon 56, careful consideration has been given to the materials and character of the alley facade include:

- The design incorporates materials and design elements that are visually appealing to our neighbors and contribute positively to the urban context.
- Required exterior louvers are integrated into the curtain wall system and are located as far away from operable windows at Cornish Commons and Carbon 56 by locating them at SE corner,

Relevant Design Guidelines - (C-6)

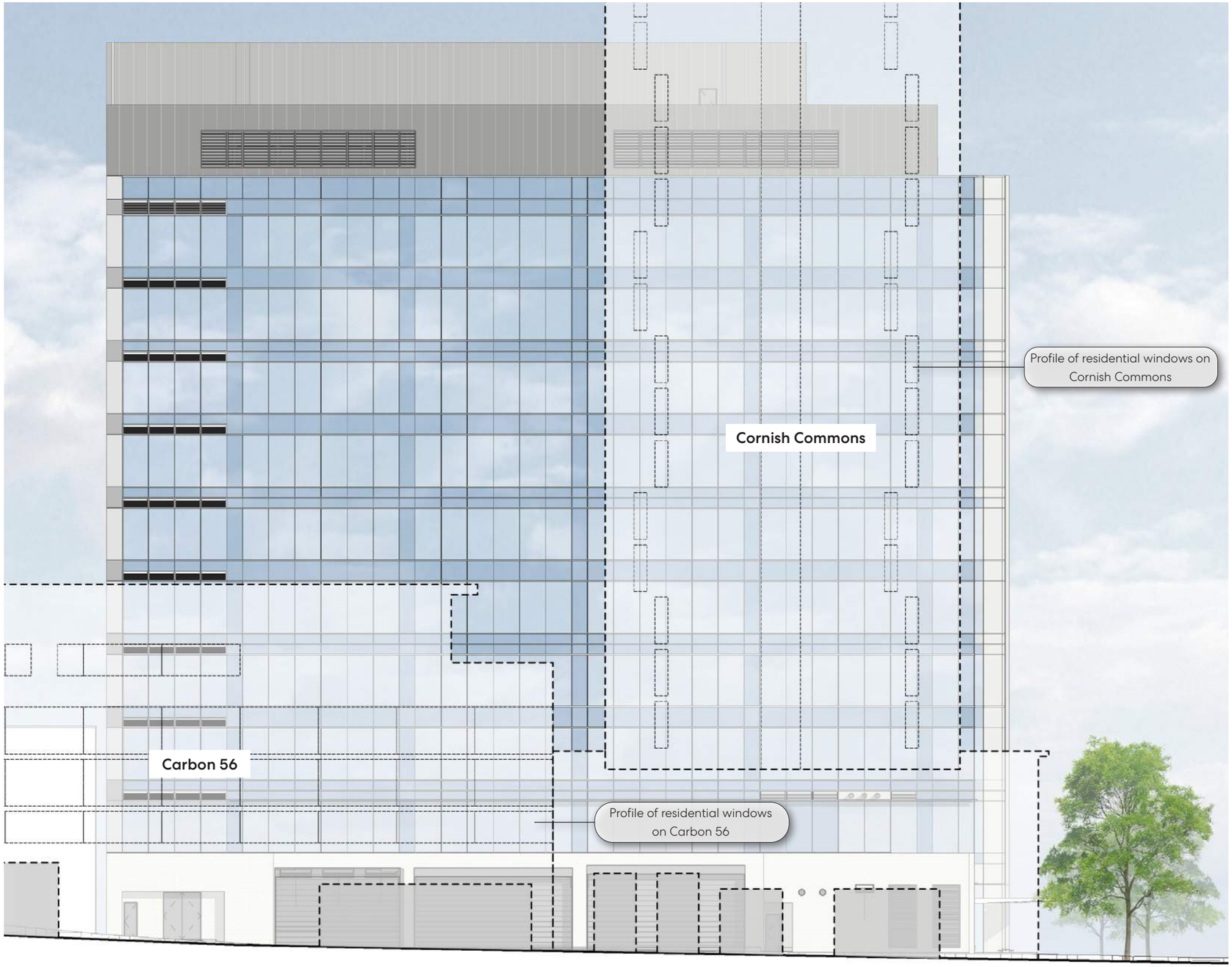
VG-1 | Vision Glazing

SG-1 | Spandrel Glazing

PC-1 | Pre-Cast Concrete Panel - Light

BR-1 | Split Faced CMU Block

PC-1 | Pre-Cast Concrete Panel - Dark



East Facade | Building Elevation

03 | Itemized Response to EDG
1. Massing Options - South Facade

Board Guidance

1d. The Board provided direction to ***pay special attention to the articulation of the south façade*** and clarify at the Recommendation meeting ***how the proposal responds to the existing structure and possible future development.*** (C-2, A-1)

Design Response

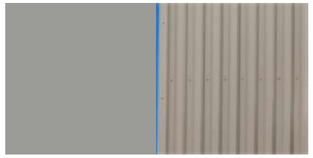
1d. In response to the Board's comments, the pattern of the south facade has also taken inspiration from the 9th Ave Gallery immediately south of our site. Similar to the street facing facade of the Gallery, the proposed south facade incorprates an A-B pattern of thinner vertical lines (A) and wider cells (B). Careful attention has been made to center this grid on the south facade, similar to the pattern present on the 9th Ave Gallery facade.

In addition, material color for the south facace is inspired by the two tone nature of the gallery facade, and the proposed pre-cast concrete panels utilize a darker and lighter material tone similar to the colors located on the gallery facade.

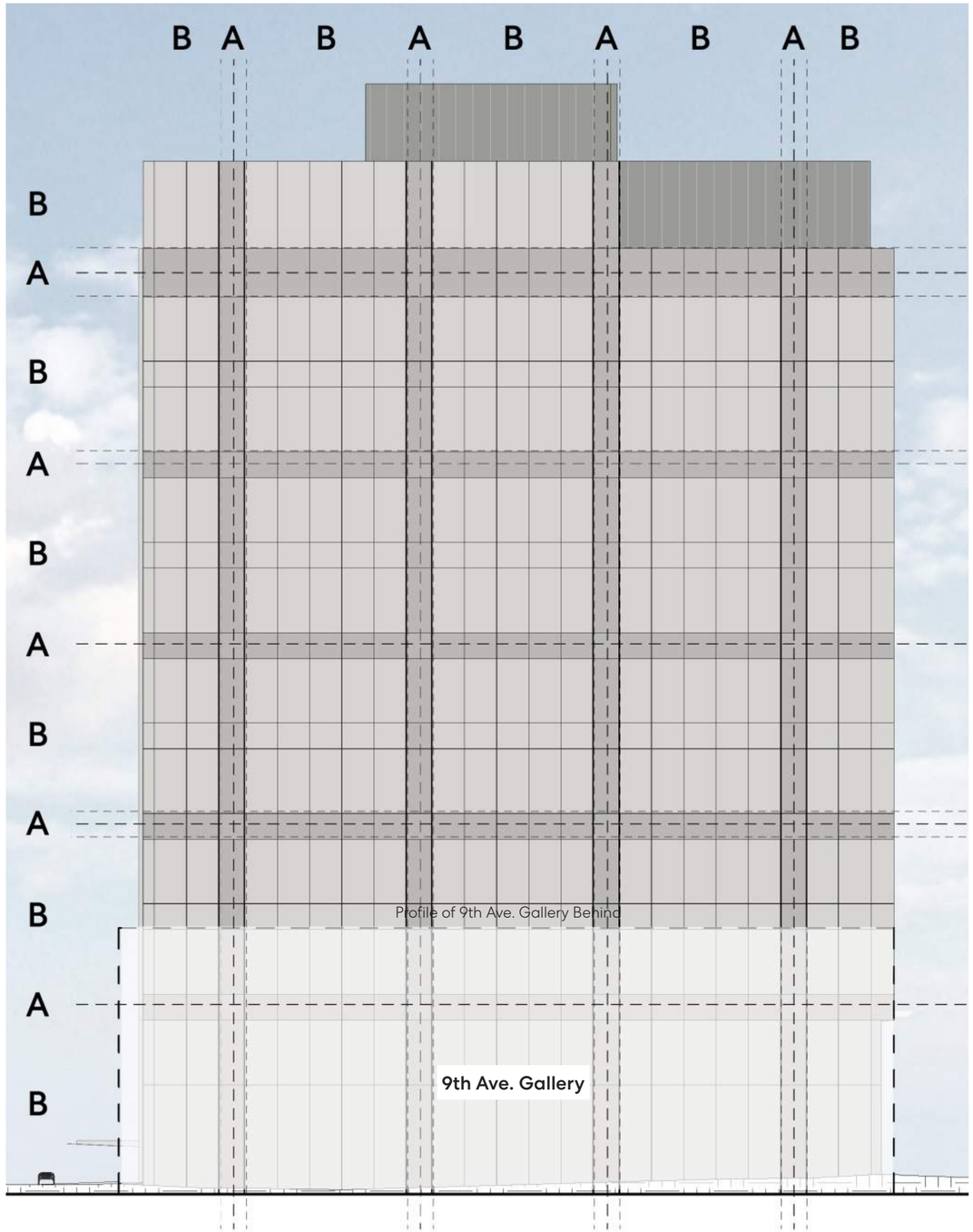
Relevant Design Guidelines - (C-2, A-1)

PC-1 | Pre-Cast Concrete Panel - Light

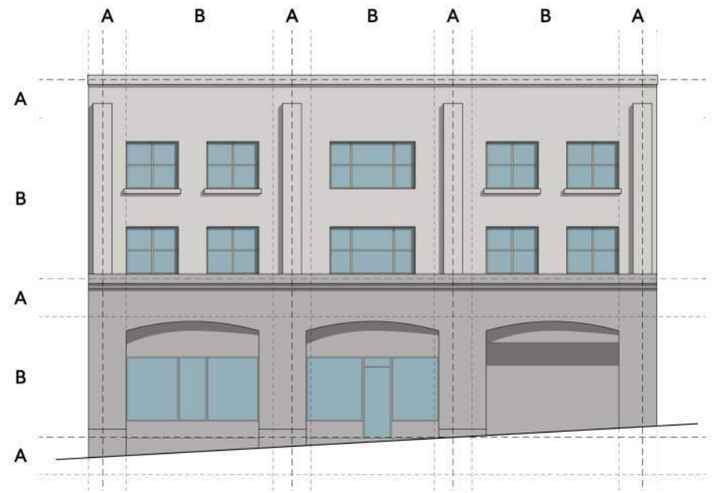
PC-2 | Pre-Chast Concrete Panel - Dark



MTL-1 | Profiled Metal Panel - Mech Screen



South Facade | Facade Grid Diagram



9th Ave. Gallery | Facade Grid Diagram

Painted Plaster - Light
9th Ave. Gallery

Painted Plaster - Dark
9th Ave. Gallery

03 | Itemized Response to EDG
1. Massing Options - South Facade

Board Guidance

1d. The Board provided direction to ***pay special attention to the articulation of the south façade*** and clarify at the Recommendation meeting ***how the proposal responds to the existing structure and possible future development.*** (C-2, A-1)

Design Response

1d. The material pattern of the pre-cast panels described previously is clearly visible above the height of the existing 9th Ave Gallery building to the south, creating visual connection to the facade of the lower building. In the event that the facade is covered by future development, the panel datums that remain visible will continue the exterior language at defined throughout the rest of the building facades, picking up on the horizontal band defined by the metal panel on the West and North Facades.

Relevant Design Guidelines - (C-2, A-1)

PC-1 | Pre-Cast Concrete Panel - Light

PC-2 | Pre-cast Concrete Panel - Dark

South Facade | Existing Building to South

03 | Itemized Response to EDG
1. Massing Options - Neighborhood Datums

Board Guidance

1f. The Board appreciated the detailed study of datum line response. However, at the Recommendation phase the Board would like to ***better understand the datum relationship with the buildings to the immediate southeast and northeast.*** (C-2, A-1)

Design Response

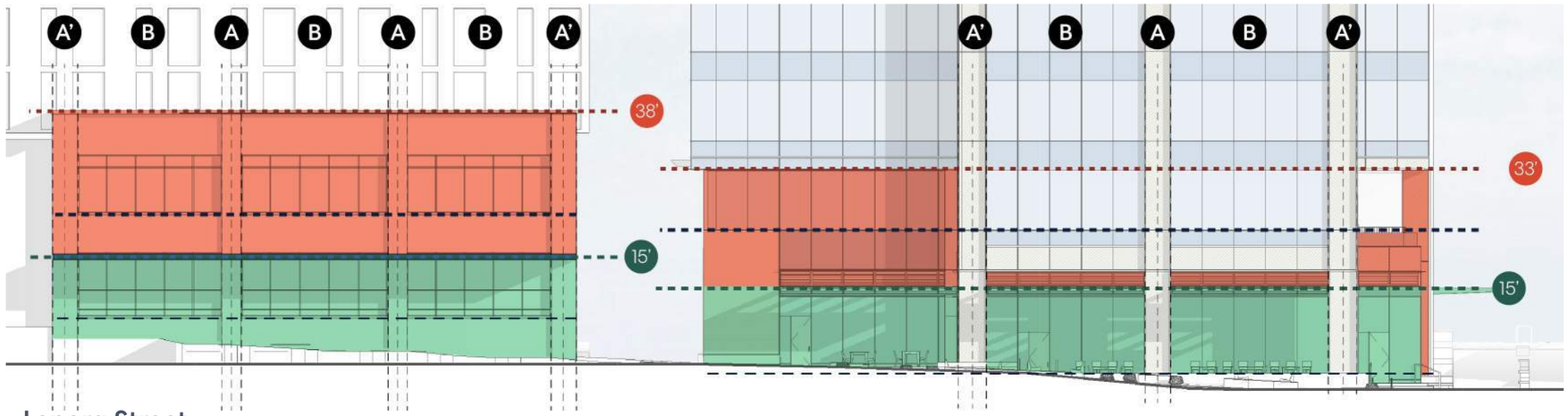
1f. The design team appreciates the Board's acknowledgment of the datum line diagrams shared at EDG and appreciates the opportunity to provide further insight into our relationship with the buildings to the immediate southeast and northeast. In response, further diagrams have been developed to desribe the following relationships:

- Along Lenora St. the proposed design relates to the Cornish Commons building at two key datums:
  1. The proposed canopy line is located at a similar height of 15' above grade continuing the perceived overhead volume of space along the sidewalk
  2. The proposed facade strikes a clear datum where the alley facade steps out and the L03 soffit covers the L02 terrace to create a visual seperation between public realm and tower at a comparable height (33') to the Cornish Commons podium parapet

- Along 9th Ave. the proposed design relates to the 9th Ave Gallery in two key ways:
  1. The proposed design takes inspiration from the 9th Ave Gallery's partitioned facade and similarly strikes a visual datum at the L02 terrace to differentiate the L01 retail massing from the rest of the building.
  2. Similar to the Gallery Building, the proposed design then sets the immediate level above the retail mass back to create a visual offset between public retail and the upper levels of the building.

- Both the 9th Ave and Lenora St facades continue the vertical column expression established in both the Cornish Commons and 9th Ave Gallery (noted by the A/B rhythm in the adjacent diagram) and connects the character of these two existing buildings as the collonade wraps the corner of 9th and Lenora.

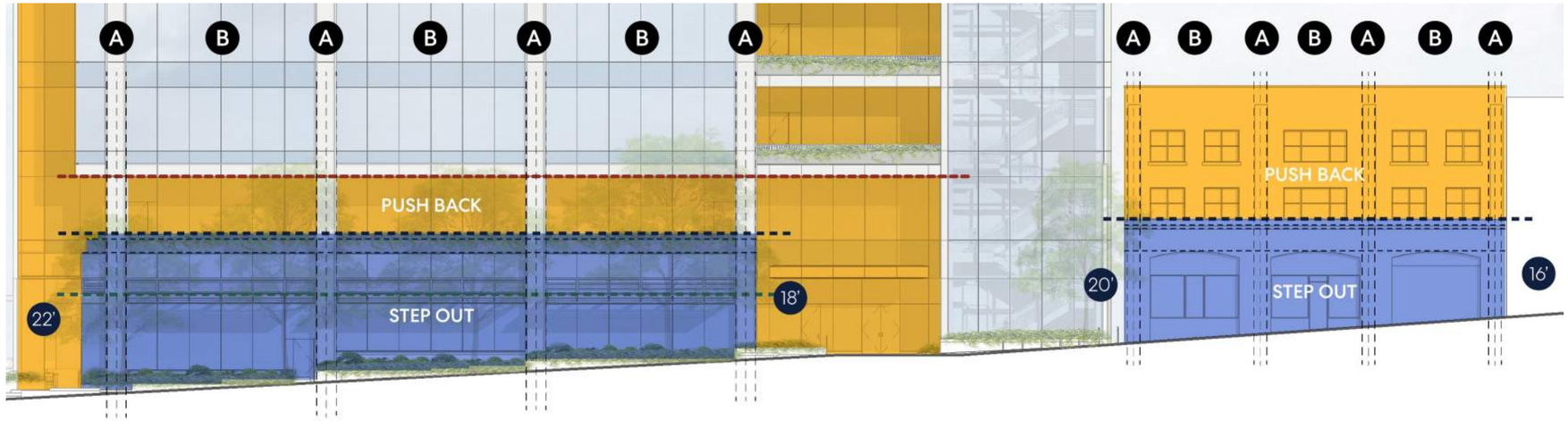
Relevant Design Guidelines - (C-2, A-1)



Lenora Street

The proposed design relates to the Lenora St datum set by the Cornish Commons building at two key levels. First, the proposed canopy and L01 glass head height is located at a similar height (15') above grade, continuing the perceived visual canopy created by overhead weather protection at Cornish Commons.

Second, the proposed design strikes a clear datum line at the L03 soffit, where the alley facade steps out 2' and the L02 terrace steps back out along 9th Ave. This datum is struck at a comparable height to the podium parapet on Cornish Commons, visually communicating the separation between the public realm and tower above, while maintaining key open space at grade.



9th Avenue

Along the 9th Ave frontage, the proposed design takes inspiration from the 9th Ave Gallery building's street facing facade, and the intentional partition of that facade into a single level street facade, and a set back upper facade.

The building's entry is strategically positioned beneath a recessed balcony, creating a clear visual hierarchy that highlights the entry point. This recess also creates a defined landscape experience for tenants as they enter the building, further contributing to the overall streetscape character.

1. Massing Options - Neighborhood Datums

9th Avenue & Lenora Street Corner

South Facade | Existing Building to South

03 | Itemized Response to EDG
1. Massing Options - Rooftop

Board Guidance

1g. At the Recommendation phase the Board expects to review ***more information on the top of the tower and how it relates to neighboring buildings.*** (C-2)

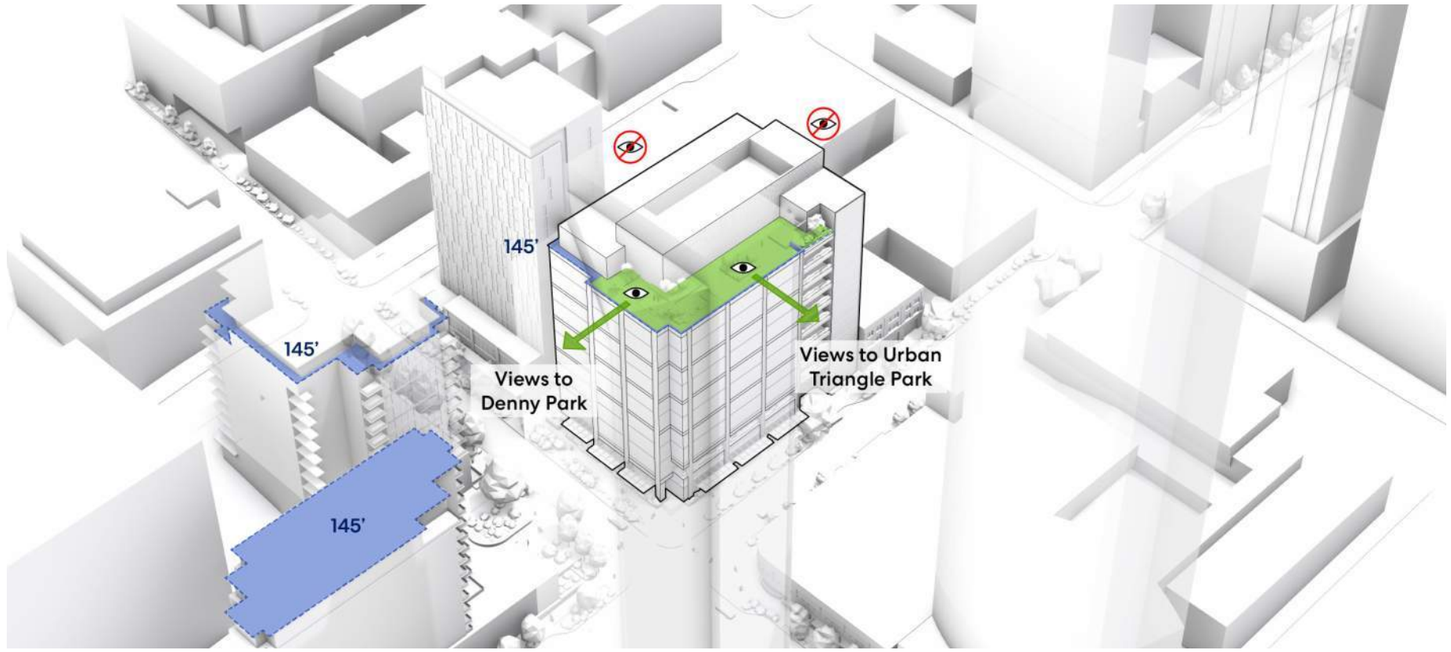
Design Response

1g. Careful thought has gone into the design and location of the rooftop including the following:

- In order to maximize views out from the rooftop to Denny Park and the Urban Triangle Park, and to create a visually appealing rooftop for the tenants of the Cirrus and Stratus Apartments to look down to, the outdoor roof space has been located at the street edges.
- The location of outdoor open space along the 9th Ave and Lenora St frontages is also intended to help maintain privacy and reduce potential noise impact for Cornish Commons and Carbon 56 by moving the outdoor uses away from those edges.
- Careful attention has also been paid to aligning the perceived top of the massing with surrounding development of similar heights and scale. This has driven the decision to push the roof edge down to align with adjacent buildings across Lenora St and to also set back mechanical overruns and interior spaces which extend above the roof level in order to reduce the visual height of the mass when viewed from the street level.

Relevant Design Guidelines - (C-2)

Roof Level Outdoor Amenity Space | Perspective from NW Corner



Rooftop Elevation Diagram | Design Drivers & Relationship to Neighboring Structures

THIS PAGE LEFT INTENTIONALLY BLANK

03 | Itemized Response to EDG
2. Landscape Concept - Balconies

Board Guidance

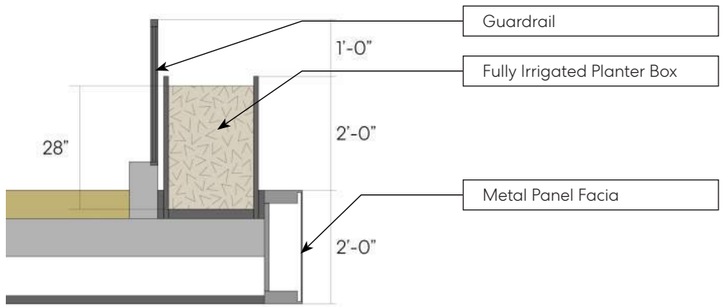
2d. The Board ***supported the concept of continuing landscaping up the structure through the balconies and podium terrace to support the green street design concept*** as described in the packet, but it was unclear from the materials presented how this concept would manifest at the upper levels. At the Recommendation phase the Board would like to ***understand the relationship of the mid-level landscaping with the street level.*** (D-2)

Design Response

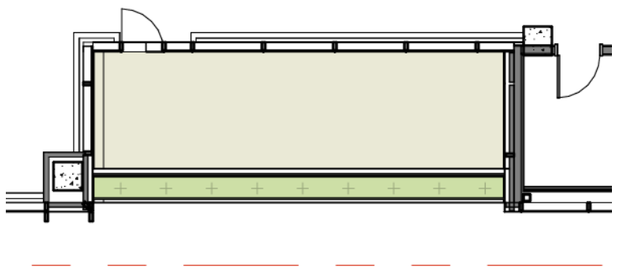
2d. As the project has developed, focus on the expression of the landscaping at the upper levels of the building have been integral to the overall parti.

At the balcony levels (L03-L10), the landscaping is represented as an irrigated planter which expands across the length of the balconies. These landscaped planters are intended to flow over the front of the planter, creating a visual green band at each tower floor that moves up the facade.

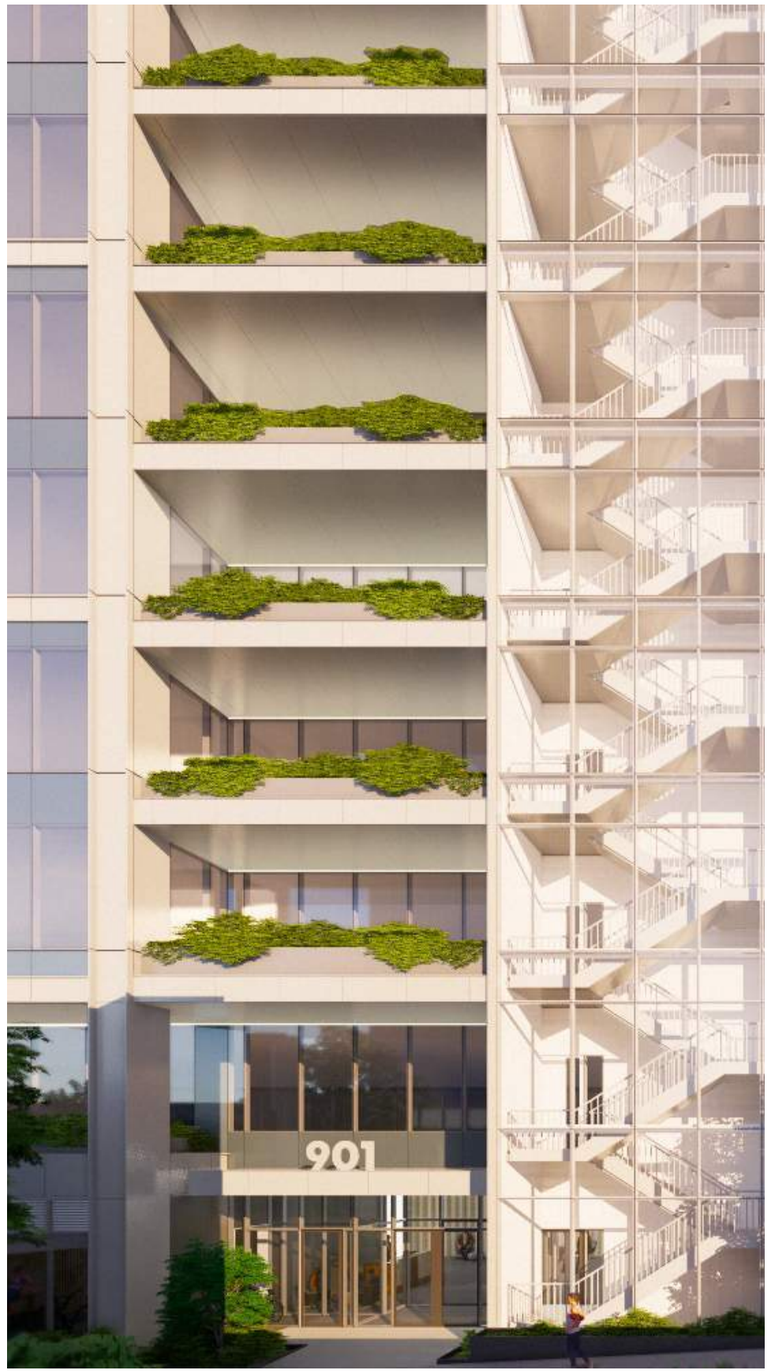
Relevant Design Guidelines - (D-2)



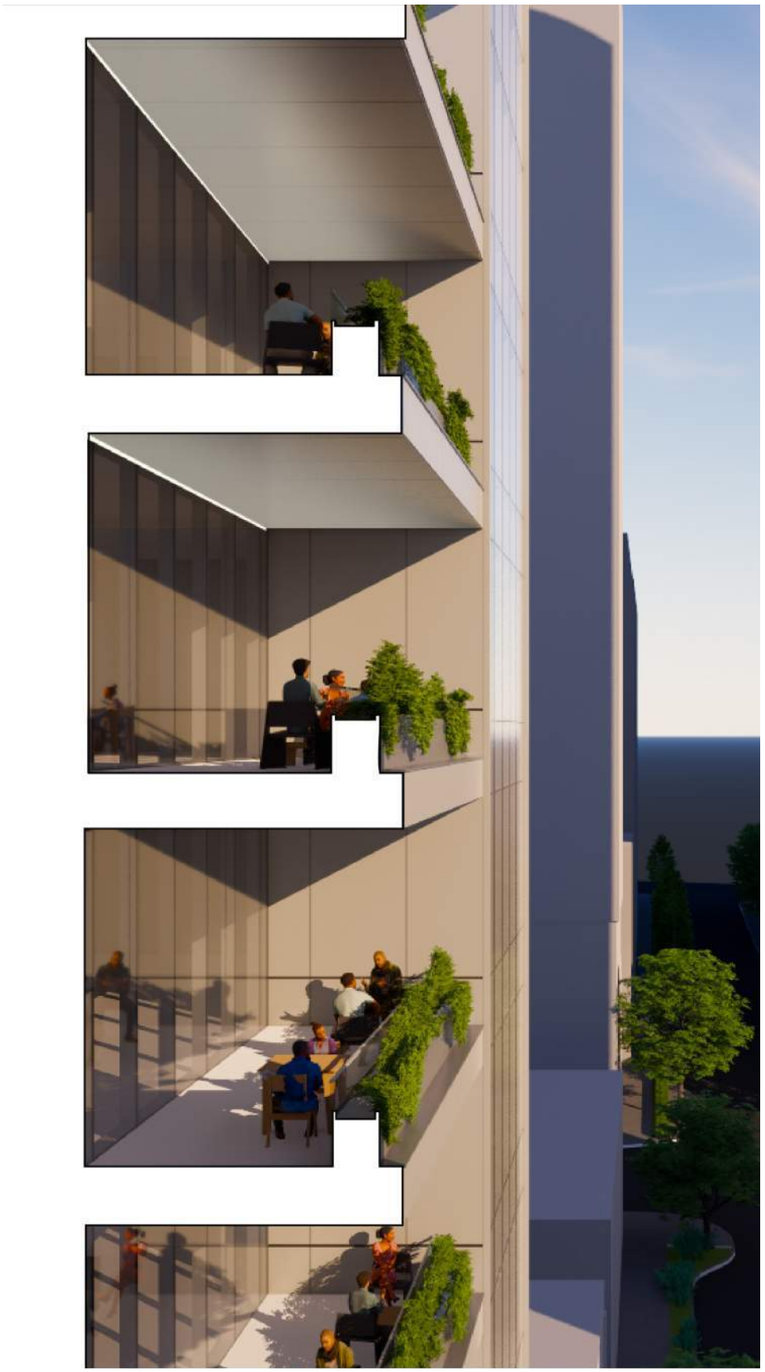
Balcony Planting | Section Diagram



Balcony (L03 - L10) | Plan Diagram



Typ. Tower Level Balcony | Perspective View



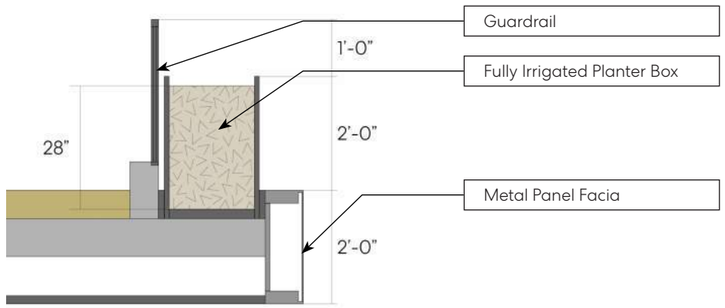
Typ. Tower Level Balcony | Section Perspective

03 | Itemized Response to EDG
2. Landscape Concept - Level 02 Terrace

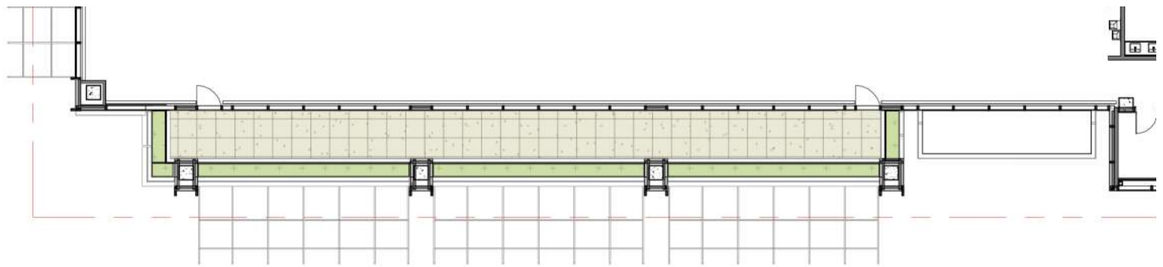
Design Response

2d. At the Level 02 terrace, the same planter detail extends across the length of the terrace and returns to the building facade, creating a visual connection with the balconies above, and the sidewalk landscaping below. Visible from the corner of 9th Ave and Lenora St, this terrace connects the landscaping along both streets and helps to guide the public eye up from the corner of the building.
This landscaping also provides a visual cap to the retail massing at L01, further breaking down the mass and creating the feeling that landscaping encompasses both the top and bottom of the retail space.

Relevant Design Guidelines - (D-2)



Balcony Planting | Section Diagram



Level 02 Terrace | Plan Diagram

Level 02 Terrace | Perspective View

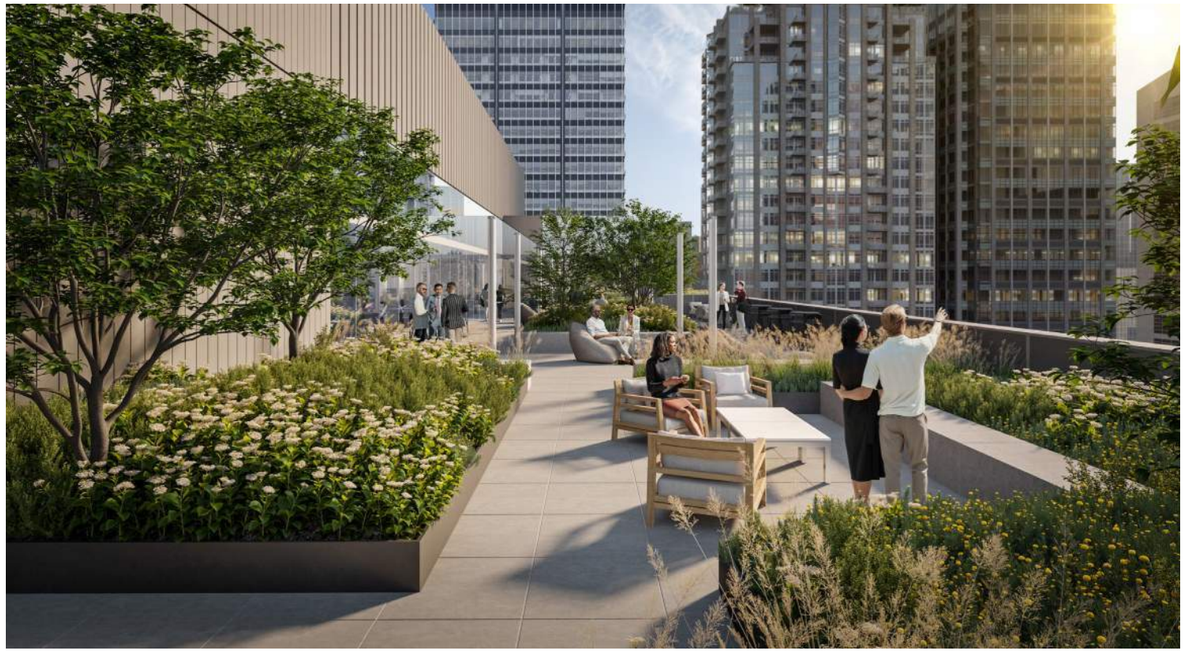
Level 02 Terrace | Perspective View

03 | Itemized Response to EDG
2. Landscape Concept - Roof Terrace

Design Response

2d. The rooftop landscaping represents the culmination of the landscape concept as it moves vertically up the building and fills the rooftop open space. The proposed design locates significant landscaping at the building edges along 9th Ave and Lenora St with some plants and trees visible from the street below, creating a visual connection from rooftop, to balcony, to terrace and finally to the streetscape below.

Relevant Design Guidelines - (D-2)



Level 11 Rooftop | Perspective View

Level 11 Rooftop | Plan Diagram

Level 11 Rooftop | Perspective View

03 | Itemized Response to EDG
3. Departure Request - Guidance & Response

Board Guidance

3a. The Board discussed the departures required for Option C as summarized below. While ***supportive of the preferred massing option,*** the Board was concerned about the magnitude of the departures requested and how it could impact the character of Lenora St and 9th Ave as designated green streets. Therefore, the Board requested ***further study and analysis be provided at the Recommendation phase demonstrating impacts to light, air, and views in the immediate context.*** The packet should include broader perspective views of the impacted street corridors to ***better understand how the structure will encroach within the required setbacks and impact the overall experience of the two streets.*** (B-1, C-1, C-2, D-1)

Design Response

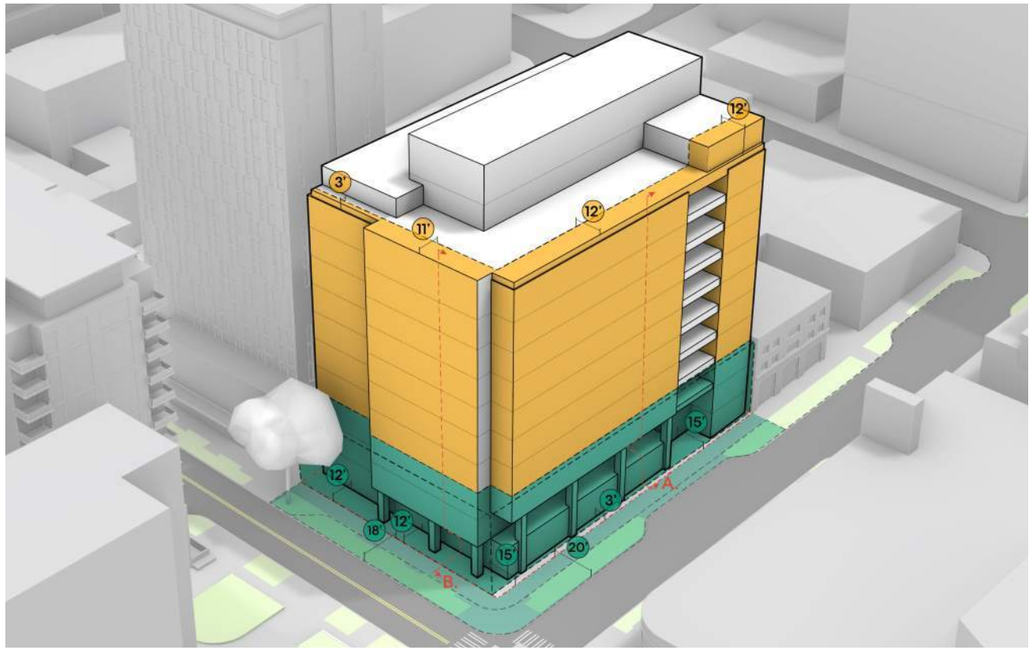
3a. The design team appreciates the Board's request for further analysis of the impacts of the building massing on the public realm. In response, the team has refined the building massing to reduce the total magnitude of the departure and has also provided analysis of the comparative impact on daylight in the pubic realm between the preferred Opt C massing, and the code compliant Opt A massing. Below is a summary of the refinements to the massing and the comparative daylight metrics:

- The proposed design represents a **9.35% reduction to the initial setback departure requested at EDG** through the following revisions:

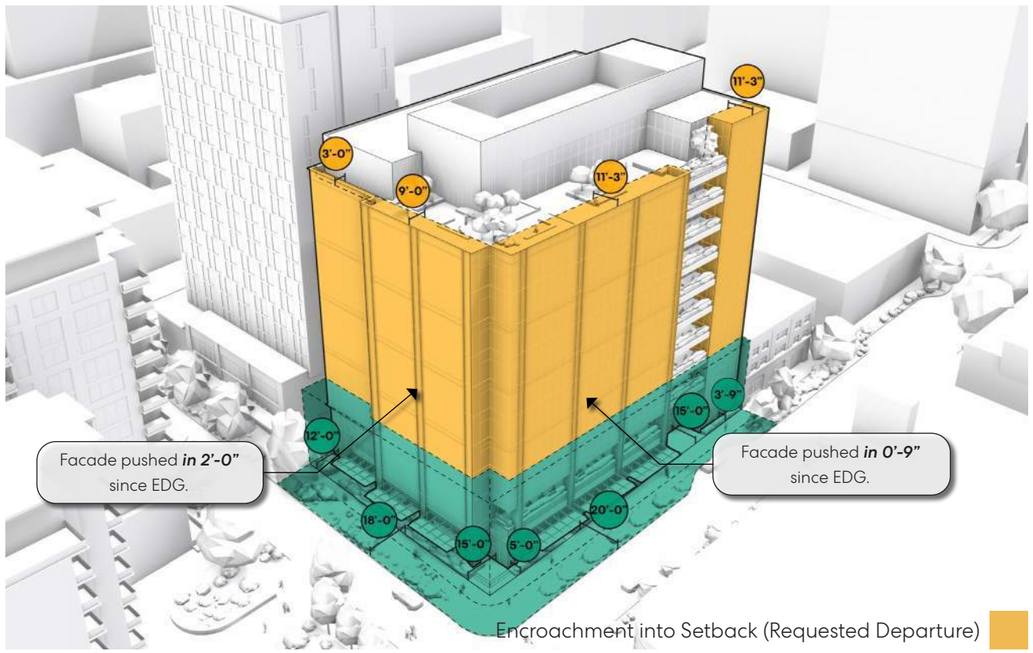
  - Upper level facade is **setback an additional 0'-9" along 9th Ave.** reducing requested departure from 12'-0" to 11'-3"
  - Upper level facade along bump out on **Lenora St. is setback an additional 2'-0"**, reducing requested departure from 11'-0" to 9'-0"

- The proposed design provides the public realm along 9th Ave. and Lenora St. **an additional 3.59% of solar exposure during the Summer solstice** and **an additional 1.89% of solar exposure during the winter solstice** when compared to the baseline code compliant scheme.

Relevant Design Guidelines - (B-1, C-1, C-2, D-1)



EDG Supported | Departure Diagram 3D

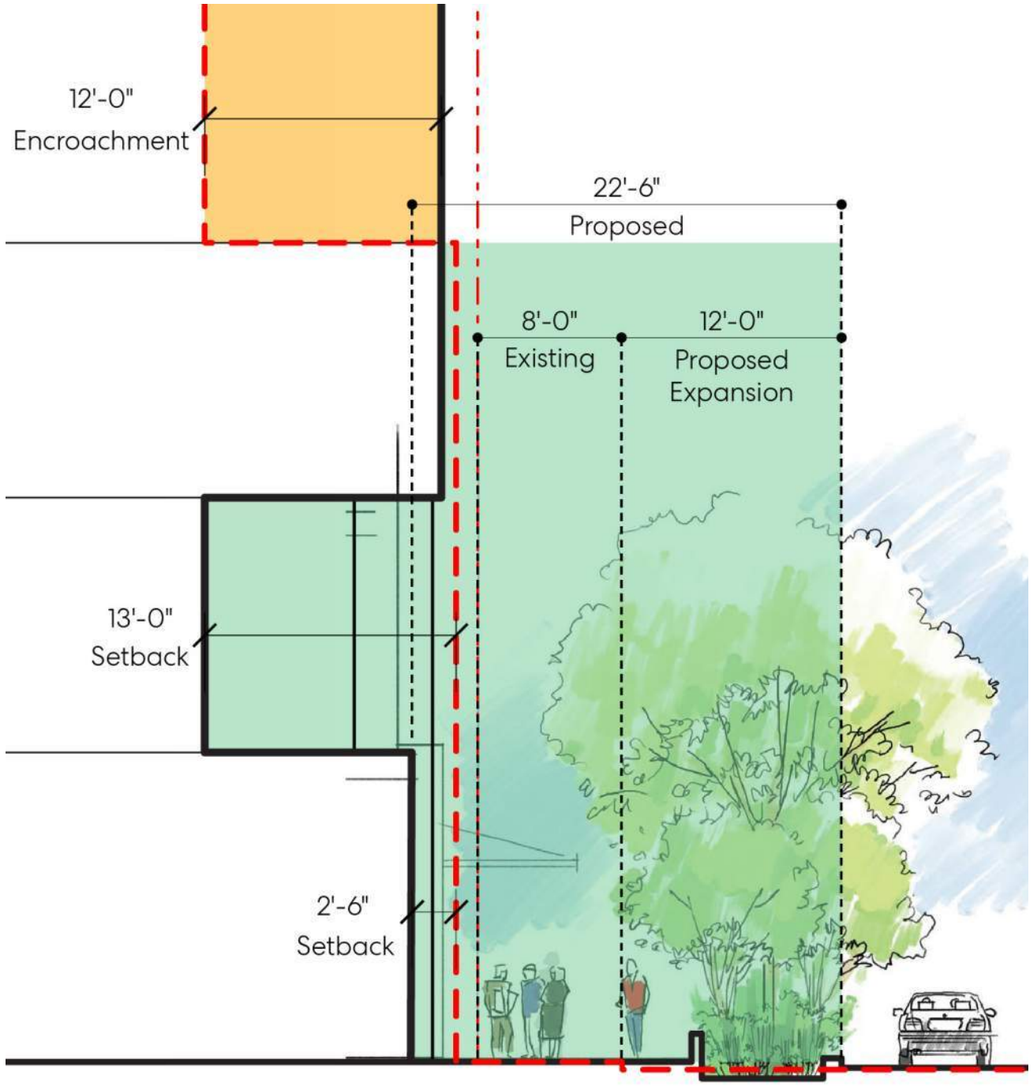


REC Proposed | Departure Diagram 3D

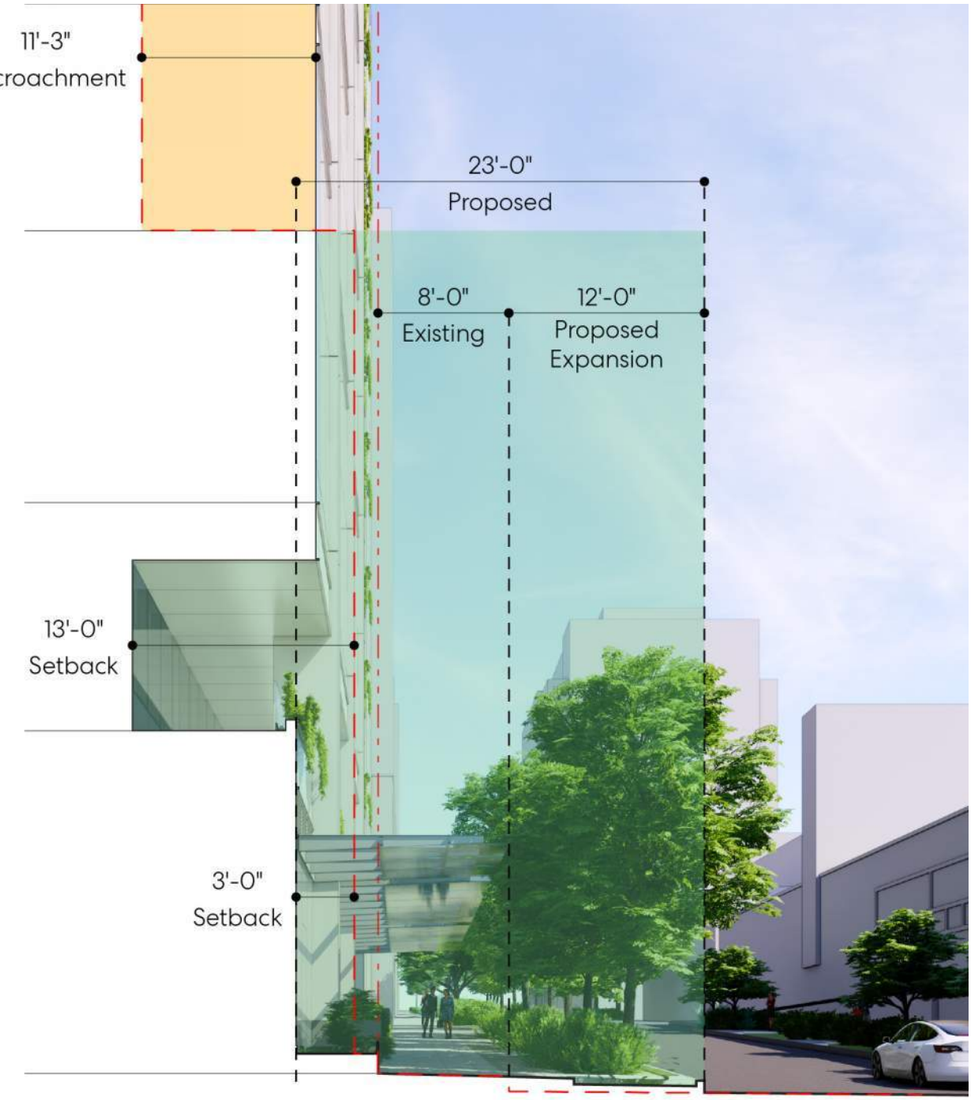
03 | Itemized Response to EDG
3. Departure Request - 9th Ave. Setback Diagrams

9th Avenue

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



EDG Supported | 9th Ave. Section



REC Proposed | 9th Ave. Section

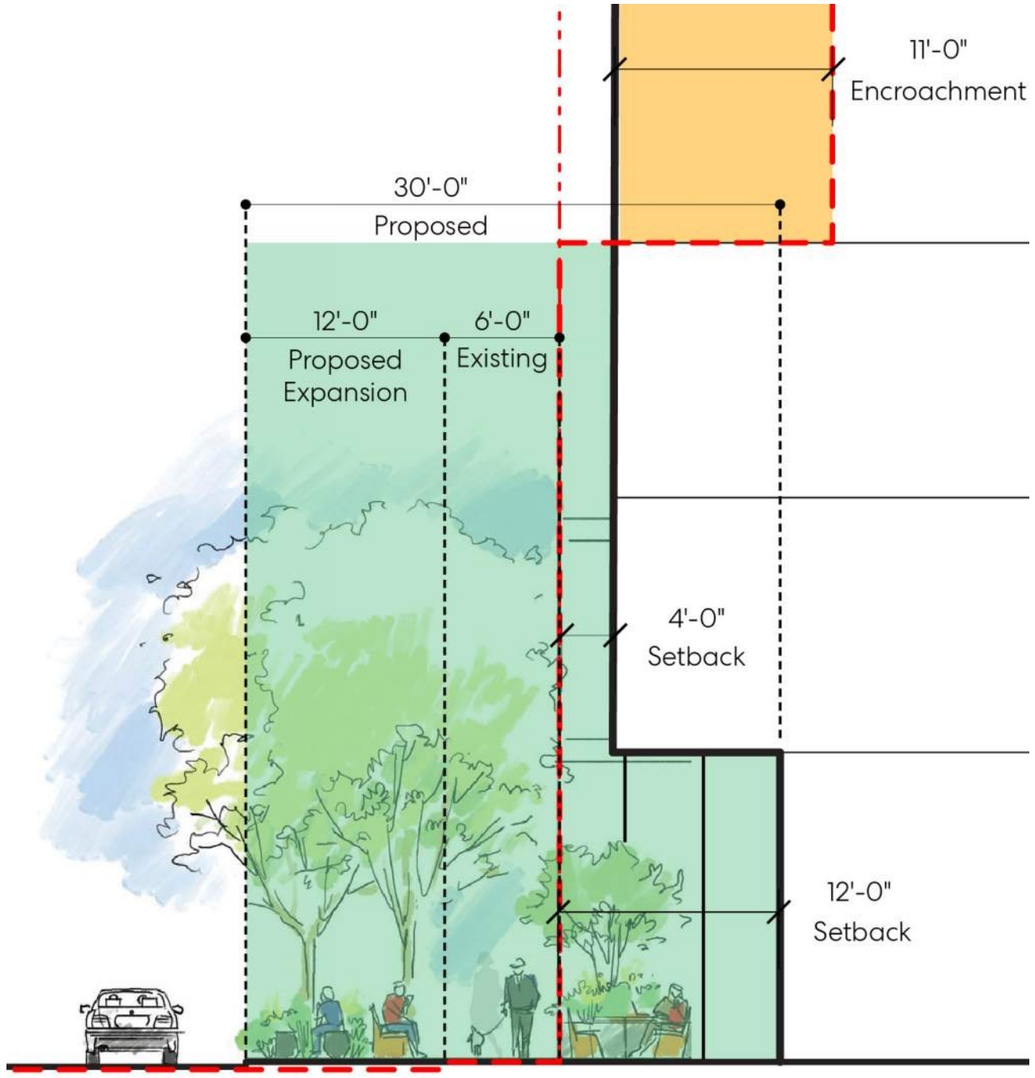
Encroachment into Setback (Requested Departure)

Additional Volume Provided

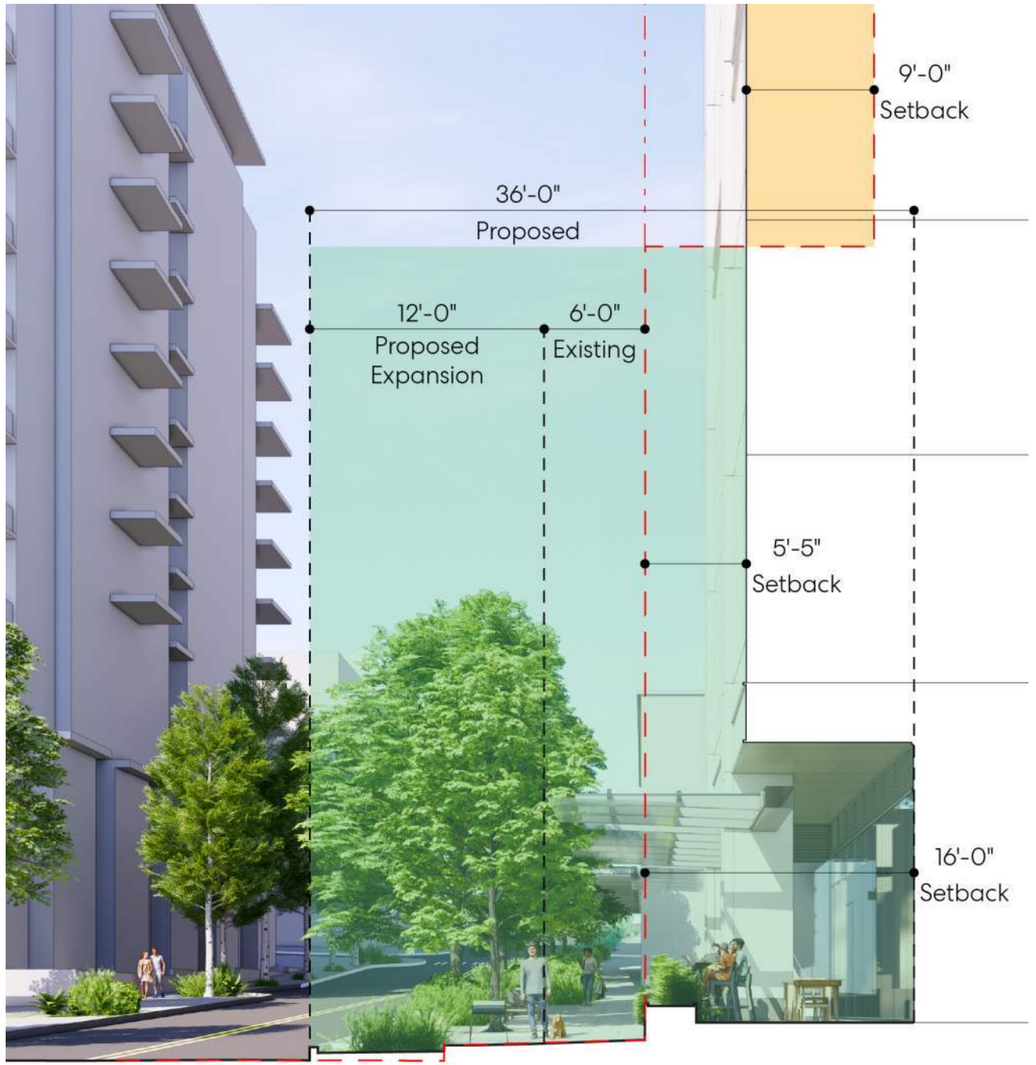
03 | Itemized Response to EDG
3. Departure Request - Lenora St. Setback Diagrams

Lenora Street

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



EDG Supported | Lenora St. Section



REC Proposed | Lenora St. Section

Encroachment into Setback (Requested Departure)

Additional Volume Provided

03 | Itemized Response to EDG

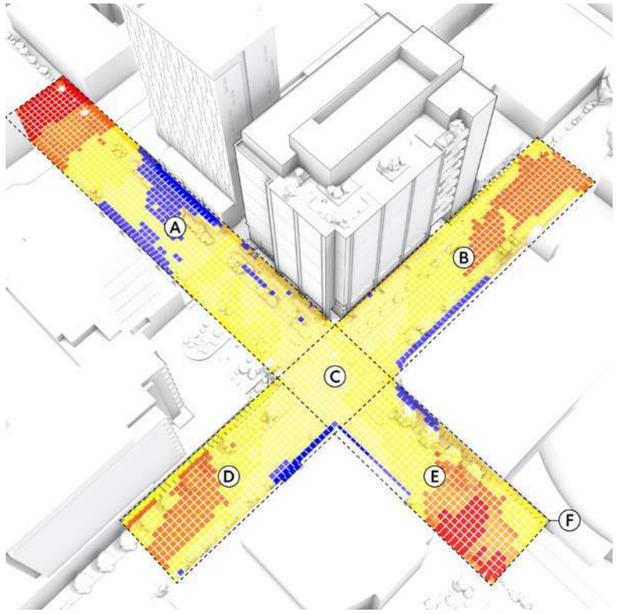
3. Departure Request - Impacts to Light & Air | Comparison to Code Compliant Residential Tower

Summer Solstice

As shown in the table below, the proposed massing provides **3.56% more solar exposure at the public realm** along Lenora St. and 9th Ave when compared with a code compliant mass during the summer solstice.

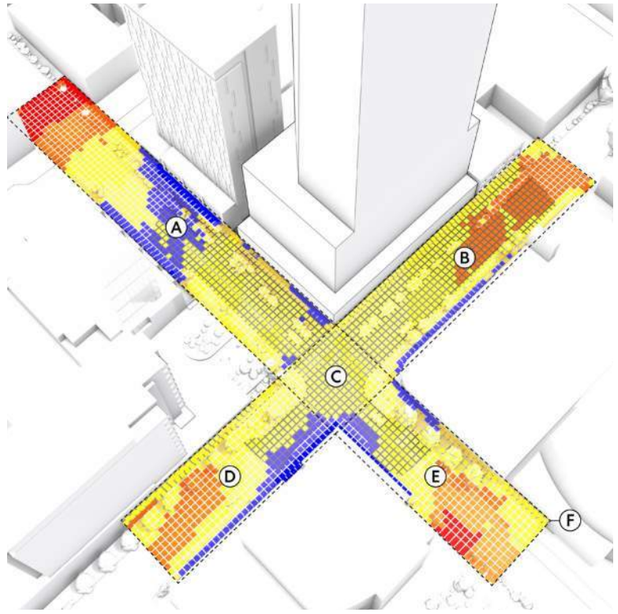
There is a significant improvement to the daylight provided by the preferred massing along the western sections of Lenora and 9th.

A:	**3,810** kWh/m2	**+1.74%**
B:	**2,864** kWh/m2	+0.14%
C:	**657** kWh/m2	**+7.18%**
D:	**1,770** kWh/m2	**+7.73%**
E:	**1,975** kWh/m2	**+7.63%**
Total (F):	**11,079** kWh/m2	**+3.56%**



REC Proposed | Solar Radiation Diagram

A:	**3,745** kWh/m2
B:	**2,860** kWh/m2
C:	**613** kWh/m2
D:	**1,643** kWh/m2
E:	**1,835** kWh/m2
F:	**10,698** kWh/m2



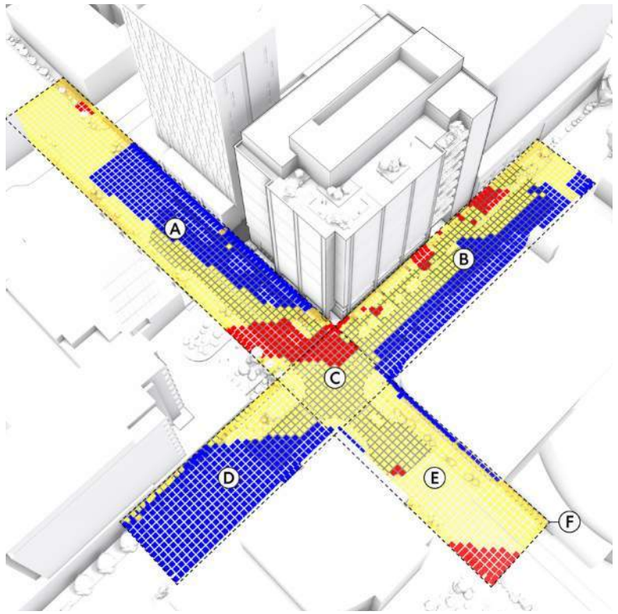
Code Compliant Tower | Solar Radiation Diagram

Winter Solstice

As shown in the table below, the proposed massing provides **1.89% more solar exposure at the public realm** along Lenora St. and 9th Ave when compared with a code compliant mass during the winter solstice.

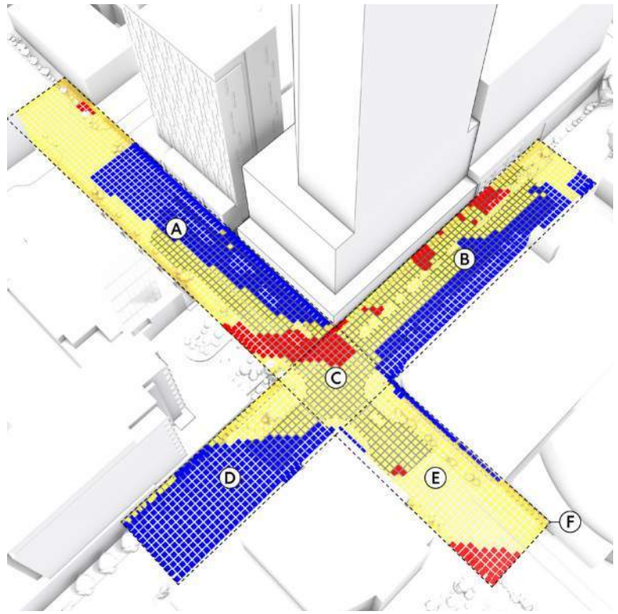
There is a significant improvement to the daylight provided by the preferred massing along the eastern section of Lenora St.

A:	**851** kWh/m2	**+4.03%**
B:	**526** kWh/m2	+0.19%
C:	**248** kWh/m2	+0.00%
D:	**193** kWh/m2	**+1.58%**
E:	**494** kWh/m2	**+1.02%**
Total (F):	**2,314** kWh/m2	**+1.89%**



REC Proposed | Solar Radiation Diagram

A:	**818** kWh/m2
B:	**525** kWh/m2
C:	**248** kWh/m2
D:	**190** kWh/m2
E:	**489** kWh/m2
F:	**2,271** kWh/m2



Code Compliant Tower | Solar Radiation Diagram

Less Solar Exposure — More Solar Exposure

03 | Itemized Response to EDG

3. Departure Request - Impacts to Light & Air | Comparison to Code Compliant Office Tower

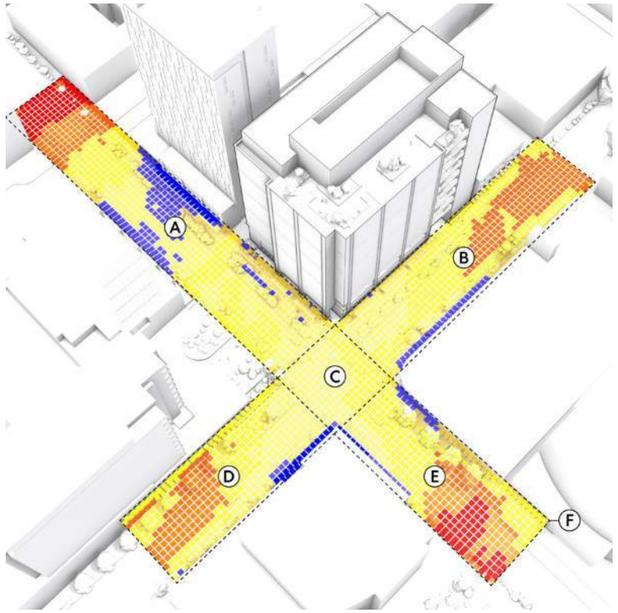
Summer Solstice

As shown in the table below, the proposed massing provides **1.91% less solar exposure at the public realm** along Lenora St. and 9th Ave when compared with a code compliant mass during the summer solstice.

It is important to note that this trade-off of daylighting allows us to prioritize street-level setbacks and landscaping that enhances the green street character along both Lenora Street and 9th Avenue.

A:	**3,810** kWh/m2	-0.95%
B:	**2,864** kWh/m2	-3.60%
C:	**657** kWh/m2	-5.87%
D:	**1,770** kWh/m2	-0.95%
E:	**1,975** kWh/m2	-0.80%

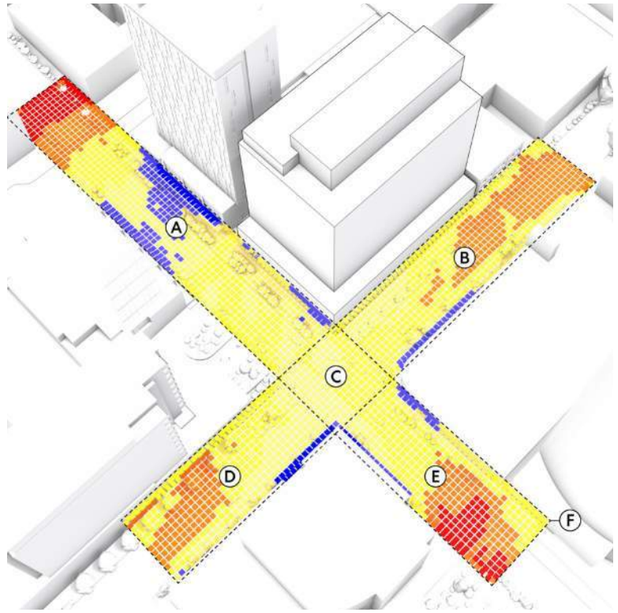
Total (F): **11,079** kWh/m2 **-1.91%**



REC Proposed | Solar Radiation Diagram

A:	**3,846** kWh/m2
B:	**2,971** kWh/m2
C:	**698** kWh/m2
D:	**1,787** kWh/m2
E:	**1,991** kWh/m2

F: **11,295** kWh/m2



Code Compliant Tower | Solar Radiation Diagram

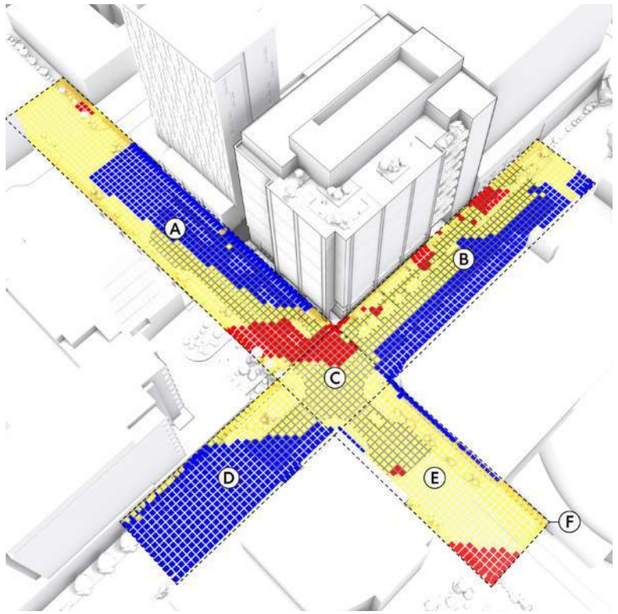
Winter Solstice

As shown in the table below, the proposed massing provides **0.43% more solar exposure at the public realm** along Lenora St. and 9th Ave when compared with a code compliant mass during the winter solstice.

This improvement compared to the baseline massing is especially important during winter months where additional daylighting provides the greatest benefit to the public realm.

A:	**851** kWh/m2	+2.90%
B:	**526** kWh/m2	-1.31%
C:	**248** kWh/m2	-0.80%
D:	**193** kWh/m2	-1.53%
E:	**494** kWh/m2	-0.20%

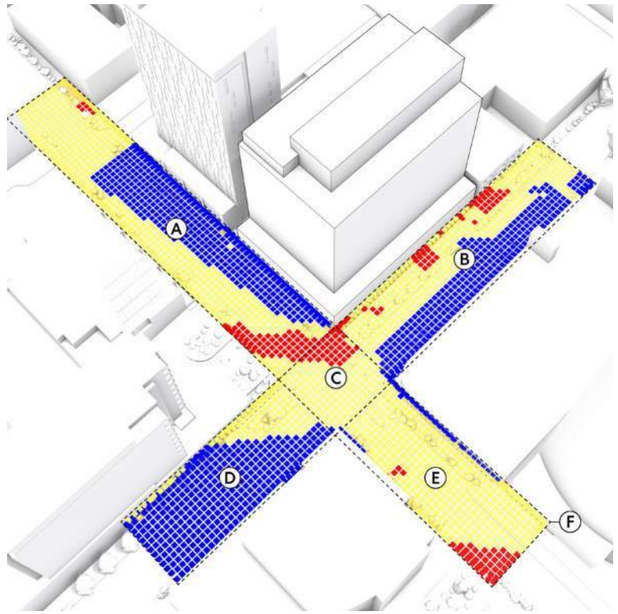
Total (F): **2,314** kWh/m2 **0.43%**



REC Proposed | Solar Radiation Diagram

A:	**827** kWh/m2
B:	**533** kWh/m2
C:	**250** kWh/m2
D:	**196** kWh/m2
E:	**495** kWh/m2

F: **2,304** kWh/m2



Code Compliant Tower | Solar Radiation Diagram

Less Solar Exposure — More Solar Exposure

3. Departure Request - Ground Level Enhancements

Setback for Existing Honey Locust Tree
As shown at EDG, we have maintained the building setback for the full height of the northeast facade to maintain clearance around the existing honey locust tree. Retail space located at this corner on the ground floor has access to outdoor space which provides an opportunity to sit under the canopy of the tree, connecting users to the nature along Lenora St.

Canopies along Both Frontages
Although not required due to the setback and soffit provided along both Lenora St and 9th Ave, the design proposed significant canopy coverage that extends over the sidewalk to provide overhead weather protection along both frontages.

Building Entry Setback at Grade
Building entry is setback below upper level balconies to create visual hierarchy and identity. Setback allows for grade to be mitigated without need for stairs or handrails, creating seamless access from sidewalk

Level 02 Terrace Greenery & Open Space
Terrace at Level 02 expands green street character by setting primary building facade back from street and focusing planting along balcony edge.

Expanded Sidewalk Landscaping
By pushing building massing in at the ground level, additional landscaping can be located along property line, enhancing green street character along 9th Ave. This, combined with the expanded sidewalk landscaping along the street edge creates a lush urban landscape at the pedestrian realm along 9th Ave.

Expanded Sidewalk Landscaping
Similar to 9th Ave, the Lenora St. sidewalk is expanded out at the street edge, providing space to create an active landscaped zone which invites pedestrians to stop and sit along the building frontage. The setback massing at the ground level creates an inviting outdoor retail space activated along the sidewalk edge by seating.

03 | Itemized Response to EDG
3. Departure Request - Relationship to Existing Setbacks

9th Ave

Existing buildings along 9th Avenue are of a similar height, use and scale to the proposed design. These buildings do not set back at upper levels and are built out to the property line at grade.

The proposed design provides a greater setback compared to other building along 9th Avenue and provides significantly greater space at grade to allow for more landscaping and greenery to enhance the green street and provide a more welcoming public experience.

Lenora St

Existing buildings along Lenora Street are primarily residential towers which are significantly taller than the proposed design. These towers build their podiums to the property line and then set the tower back in order to breakdown the tower mass, and create visual separation between the ground floor mass and the tower above.

The proposed design aims to acknowledge the tower setbacks along Lenora while also continuing the setback to grade in order to enhance the pedestrian experience. By setting back the facade for the full height, the design provides greater opportunity for open space and landscaping, reduces the potential shadow impact along Lenora St. and relates to the existing setback of the 2200 Westlake Condos across the street to create a greater urban open space.

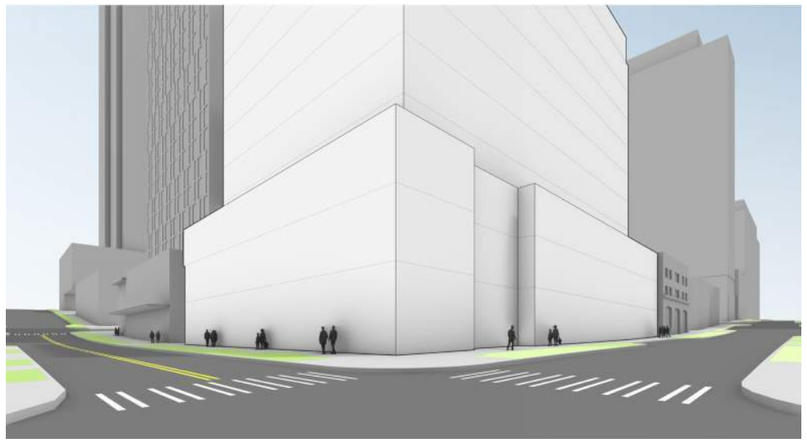
Setback Color Legend

0' to 4' | 4' to 8' | 8' or greater

03 | Itemized Response to EDG
3. Departure Request - Comparative View Analysis

Street Corner

Compared to the Code Compliant and Preferred EDG schemes, the proposed design provides greater setback along both 9th Ave and Lenora St. As a result of the proposed inset at the corner, views around the corner are also improved when compared to the code compliant podium massing, creating a greater perceived street level volume.



Code Compliant Massing | Perspective from Corner

EDG Approved Massing | Perspective from Corner

REC Proposed | Perspective from Corner

03 | Itemized Response to EDG
3. Departure Request - Comparative View Analysis

9th Ave

The proposed design provides a greater setback along the 9th street-scape when compared to the Code Compliant and Preferred EDG schemes, and maintains the Level 02 terrace setback to further expand the perceived public realm along this frontage.

Code Compliant Massing | Perspective looking South along 9th Ave.

EDG Approved Massing | Perspective looking South along 9th Ave.

REC Proposed | Perspective looking South along 9th Ave.

03 | Itemized Response to EDG
3. Departure Request - Comparative View Analysis

Lenora St

Along Lenora St, the proposed increased setback to the bumped out portion of the facade provides greater daylight opportunity along Lenora St. Compared with the Code Compliant mass, the proposed setback expands the “urban room” defined by the 2200 Westlake courtyard, and creates a moment of light and air in an otherwise dense urban fabric.

Code Compliant Massing | Perspective looking East along Lenora St.

EDG Approved Massing | Perspective looking East along Lenora St.

REC Proposed | Perspective looking East along Lenora St.

THIS PAGE LEFT INTENTIONALLY BLANK

THIS PAGE LEFT INTENTIONALLY BLANK

03 | Itemized Response to EDG
4. Signage & Lighting

Board Guidance

4a. At the Recommendation phase the Board expects to see ***fully developed signage and lighting plans.*** (D-4, D-5)

Design Response

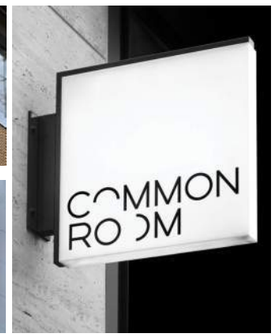
4a. Developed signage plans have been included in the packet as requested by the board. Signage will be focused to the ground level and primarily serve the retail uses along both frontages, with a modest building identity signage located at the main building entry.

Relevant Design Guidelines - (D-4, D-5)

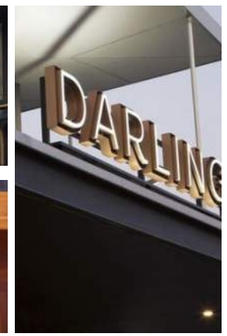
Potential Signage Locations | 9th Ave. Facade

Potential Signage Locations | Lenora St. Facade

1 | Address Number Signage
Individual tenant address numbers with integral lighting



2 | Blade Retail Signage
Integral lighting, located perpendicular to the facade and cantilevered from building face



3 | Primary Retail Signage
Metal retail signage with integrated lighting, attached at canopies or soffits at ground level

4 | Building Directory Signage
Blade sign with integrated lighting, located in landscaping or integrated into building facade

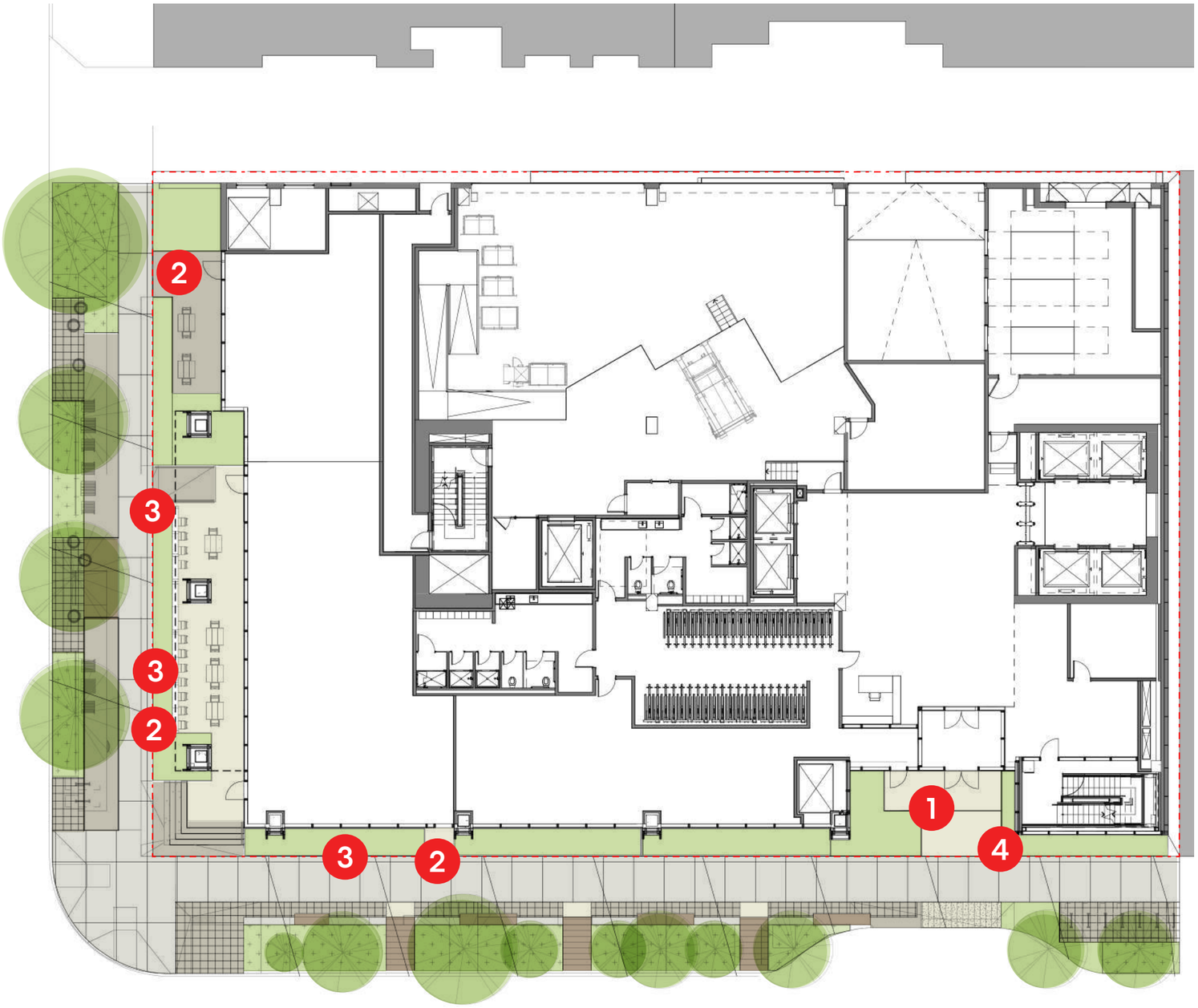
03 | Itemized Response to EDG
4. Signage & Lighting

Design Response

4a. Developed signage plans have been included in the packet as requested by the board. Signage will be focused to the ground level and primarily serve the retail uses along both frontages, with a modest building identity signage located at the main building entry.

Relevant Design Guidelines - (D-4, D-5)

Potential Signage Locations | Perspective View from NW Corner



1 | Building Identity Signage
2 | Retail Signage
3| Primary Retail Signage
4 | Building Directory Signage

03 | Itemized Response to EDG
4. Signage & Lighting | Site Lighting

Board Guidance

4a. At the Recommendation phase the Board expects to see ***fully developed signage and lighting plans.*** (D-4, D-5)

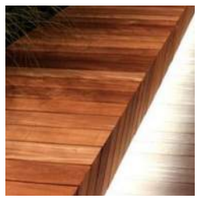
Design Response

4a. Developed lighting plans and diagrams have been provided in the packet to describe both site and building lighting. Site lighting will be primarily focused along the street edge landscaping in the form of tree up-lights and bench lighting.
Building lighting will be focused around the terrace and balcony spaces, at the southwest stair tower and at the exterior column wraps along both the 9th Ave and Lenora St facades.

Relevant Design Guidelines - (D-4, D-5)

1 Tree Uplighting

Uplighting of trees to illuminate landscaping and add to visibility of sidewalk along both streets

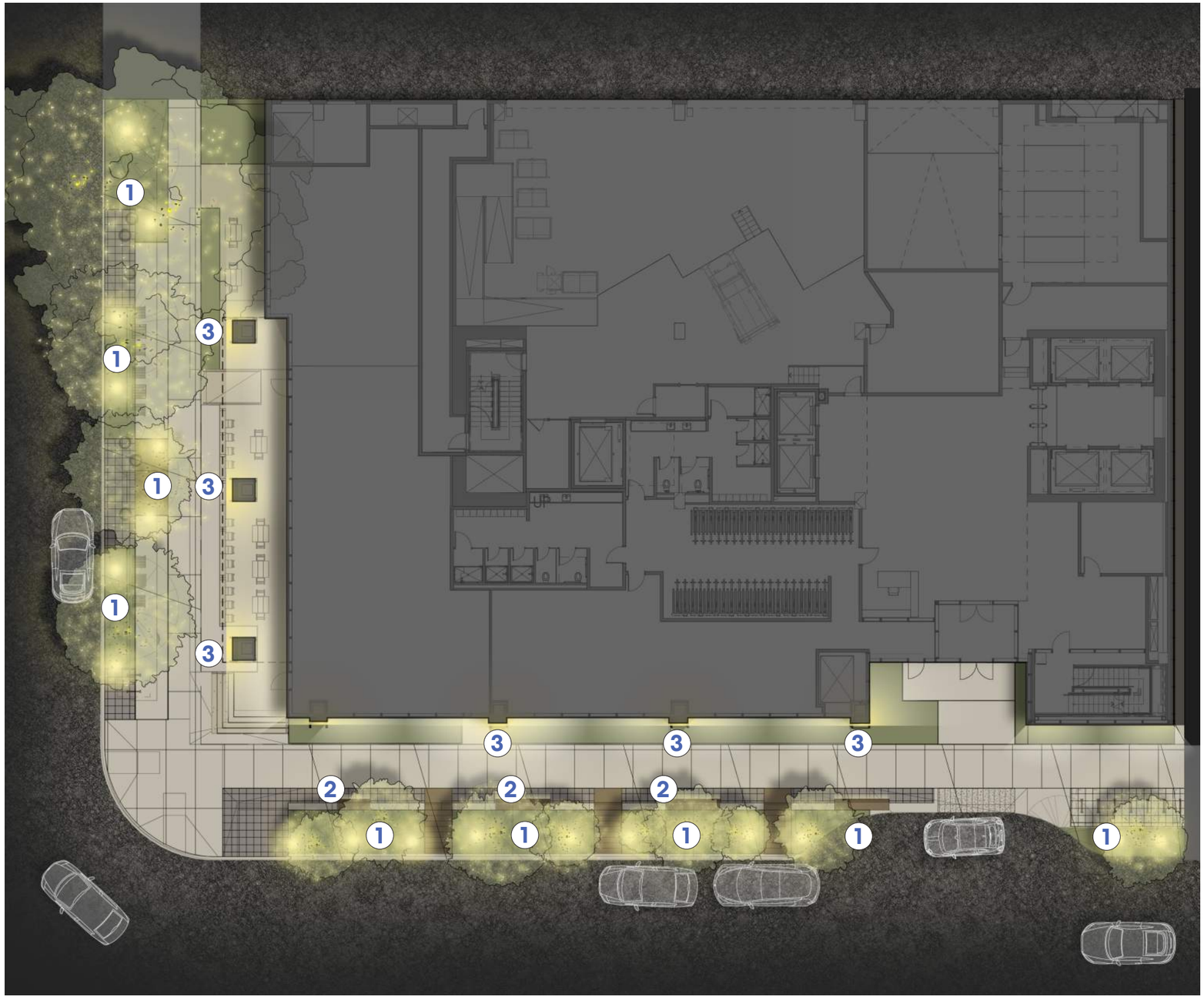


2 Bench Lighting

Linear strip lights integrated into benches for clearer wayfinding and additional illumination at sidewalk.

3 Integrated Uplight at Columns

Recessed uplighting at columns, creating beam of light at metal panel to signify facade rhythm



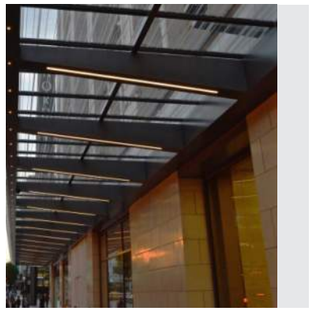
Proposed Site Lighting | Plan Diagram

03 | Itemized Response to EDG
4. Signage & Lighting | Building Lighting

Design Response

4a. Developed lighting plans and diagrams have been provided in the packet to describe both site and building lighting. Site lighting will be primarily focused along the street edge landscaping in the form of tree up-lights and bench lighting.
Building lighting will be focused around the terrace and balcony spaces, at the southwest stair tower and at the exterior column wraps along both the 9th Ave and Lenora St facades.

Relevant Design Guidelines - (D-4, D-5)



1 Canopy Linear Light

Linear strip lights at canopy structure to provide consistent lighting at sidewalk along both streets.

3 Linear Uplight at Balcony Soffits

Linear cove light at balcony and L02 terrace soffits to create consistent soft wash lighting and warm glow visible from street.

2 Recessed Uplight at Columns

Recessed uplighting at columns, creating beam of light at metal panel to signify facade rhythm

4 Exterior Stair Lighting

Linear lighting fixtures at bottom of stair landings to create continuous warm glow for full height of stair tower.

03 | Itemized Response to EDG
9th Ave Landscaping - Character and Activation

Staff Guidance

Staff is concerned by the ***depth of the landscape planting bed adjacent to the commercial space along 9th Ave,*** which doesn't support the commercial character or street activation. Revisit the configuration as shown at EDG which appeared more successful.

Design Response

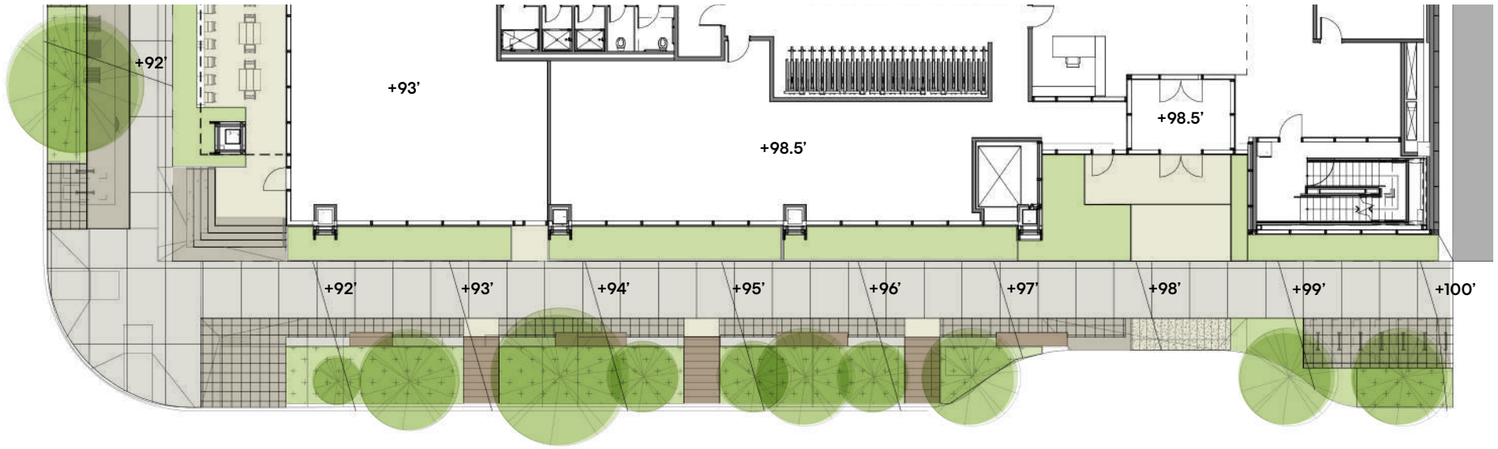
As the design has evolved from EDG, the character of the 9th Ave landscaping has been refined to achieve the best design outcome while balancing a number of different factors:

- In order to maintain accessible entries to the corner retail, cycling studio entry and main building entry, the ground floor level is split to accommodate the different required access elevations. Due to the significant slope along 9th, and in order to prioritize these other key entries it is challenging to provide additional entries along 9th Ave.
- As a result of the challenges posed by grade along 9th, the design focuses the primary retail entry, and outdoor retail space along Lenora St. To further emphasize these areas, the design has evolved to incorporate the proposed landscaping along the 9th Avenue frontage in order to focus the public down to the corner of the building and the connected retail space.
- The proposed landscaping also adds a significant additional depth (5') of landscaping to the 9th Ave green street, enhancing the character of the street while maintaining low planting to visually connect the interior program of the building to the street-scape.

Relevant Design Guidelines: (C-1, C-4, C-5, D-2)

9th Ave Frontage | Datum Diagram

9th Ave Sidewalk | Section Perspective



Level 01 Floorplan | 9th Ave Landscaping

03 | Itemized Response to EDG
Stair Tower - Diagrams

Staff Guidance

At EDG, the ***massing stepped back at the roof level at the southwest corner.*** While extending the height differentiates the massing volume, how does this ***respond to the adjacent structure***?

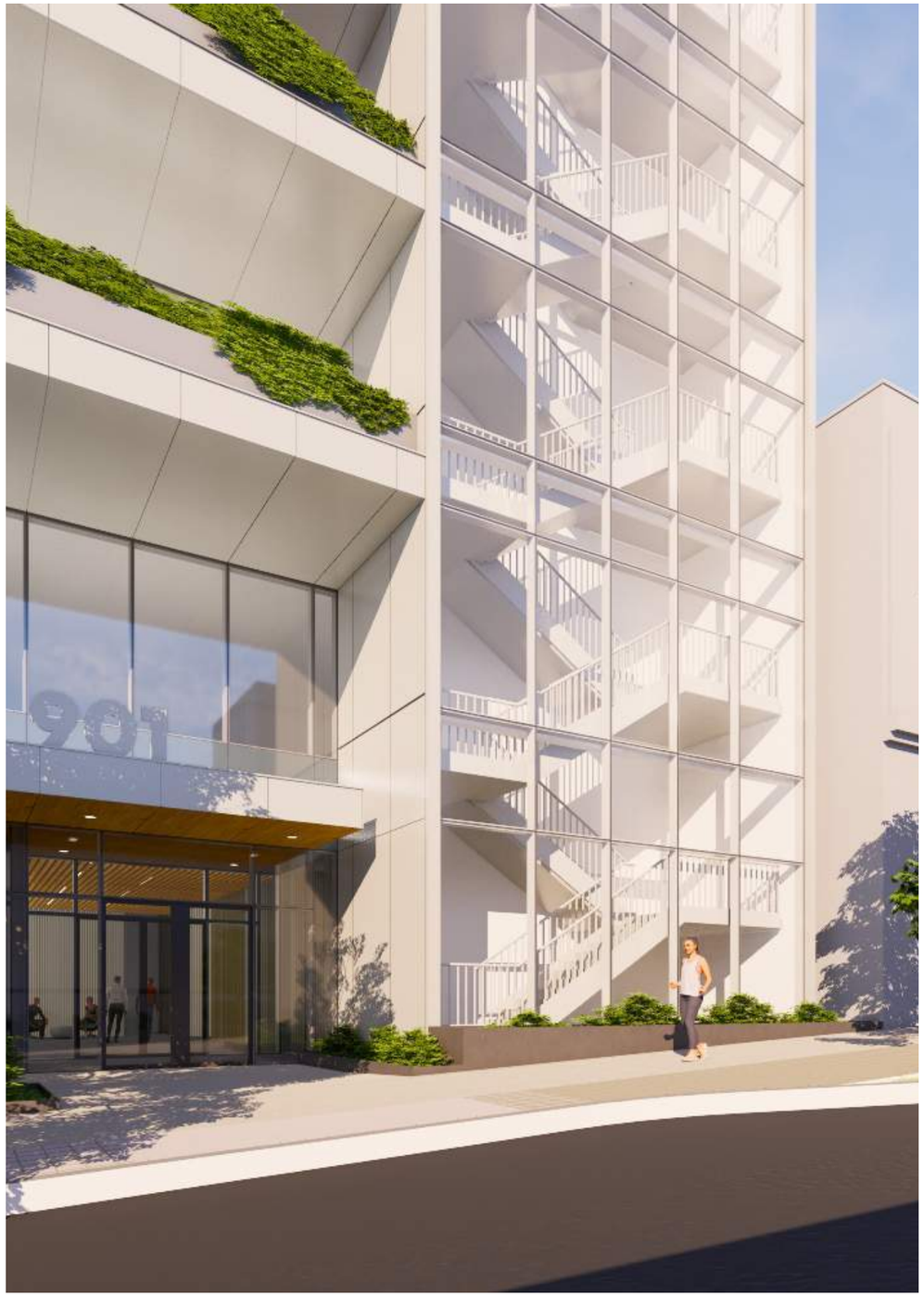
Design Response

The design of the building takes into consideration the architectural context, and in the absence of a stepped-back roof, we have focused on other elements to ensure a thoughtful response to the adjacent structure. One such element is the full-height feature stair with continuous curtain wall glass, which is a prominent architectural feature facing 9th Ave.

The design of this stair pays homage to the original building that once stood on this site. Similar to this previous structure, the stair is framed as a distinct element, visually setting itself apart from the rest of the gridded expression seen in the building facades. The stair is flanked by metal panel and pre-cast panels and is situated at ground level, with landscaping along the 9th Ave frontage.

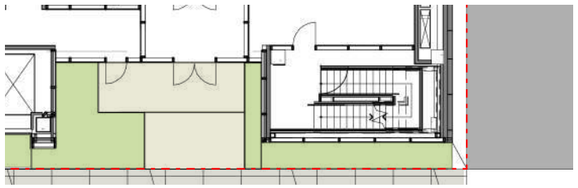
Relevant Design Guidelines: (A-2, C-4, D-3)

Image of Existing Building | Exterior Entry Stair



Southeast Feature Stair | Perspective from 9th Ave.

West Elevation | Focused on Southeast Feature Stair



Level 01 Floorplan | Focused on Southeast Feature Stair

Section 04

Departures

08 | Departures
Departure Requests Summary

	Code Section	Code Requirement	Proposed Departure
Departure 01 **(Supported at EDG)**	**23.49.058.E.2** - DMC Upper-Level Development Standards - Upper Level Setbacks	2. If a lot in a DMC or DOC2 zone is located on a designated green street that is not a designated view corridor requiring view corridor setbacks according to Section 23.49.024, as shown on Map 1D, View Corridors, a continuous upper-level setback of 15 feet, measured from the abutting green street lot line, is required for portions of the structure above a height of 45 feet.	Relief from upper level green street setback along 9th Ave. frontage. The proposed setbacks along 9th Ave. range from 15'-0" to 3'-9" from the green street lot line.
Departure 02 **(Supported at EDG)**	**23.49.058.E.2** - DMC Upper-Level Development Standards - Upper Level Setbacks	2. If a lot in a DMC or DOC2 zone is located on a designated green street that is not a designated view corridor requiring view corridor setbacks according to Section 23.49.024, as shown on Map 1D, View Corridors, a continuous upper-level setback of 15 feet, measured from the abutting green street lot line, is required for portions of the structure above a height of 45 feet.	Relief from upper level green street setback along Lenora St. frontage. The proposed setbacks along Lenora St. range from 15'-0" to 6'-0" from the green street lot line.
Departure 03 **(New)**	**23.49.058.B** - DMC Upper-Level Development Standards - Facade Modulation and Upper-Level Width Limit	2. The following facade modulation requirements apply to structures meeting subsection 23.49.058.B.1: a. In DOC1, DOC2, and DMC zones, except the DMC 170 zone, facade modulation is required above a height of 85 feet above the sidewalk for any portion of a structure located within 15 feet of a street lot line. No modulation is required for potions of a facade setback 15 feet or more from a street lot line. b. The maximum length of a facade without modulation is prescribed in Table A for 23.49.058. This maximum length shall be measured parallel to each street lot line, and shall apply to any portion of a facade, including projections such as balconies, that is located within 15 feet or a street lot lines. Table A for 23.49.058 **Elevation (In Feet)** — **Max. Length of Unmodulated Facade** 0' to 85' — No Limit Greater than 85', up to 160' — 155'	To allow for a portion of the West facade along 9th Ave. to extend 8' beyond the maximum length of 155' above 85' due to the proposed balconies located along 9th Ave which don't technically qualify as modulation because of their spans, even thought they meet the 15' depth requirement.
Departure 04 **(New)**	**23.49.056.D** - Street Facade, Landscaping and Street Setback Requirements	D. The maximum setback of the facade from the street lot lines at intersections is 10 feet. The minimum distance the facade must conform to this limit is 20 feet along each street (see Exhibit E for 23.49.056).	To allow for portions of the West and North facades along 9th Ave and Lenora St to be set back beyond the maximum allowed 10' from intersection of lot lines.

08 | Departures
Departure #01 - Upper Level Setback - 9th Ave.

Code Section
23.49.058.E.2 - DMC Upper-Level Development Standards - Upper Level Setbacks

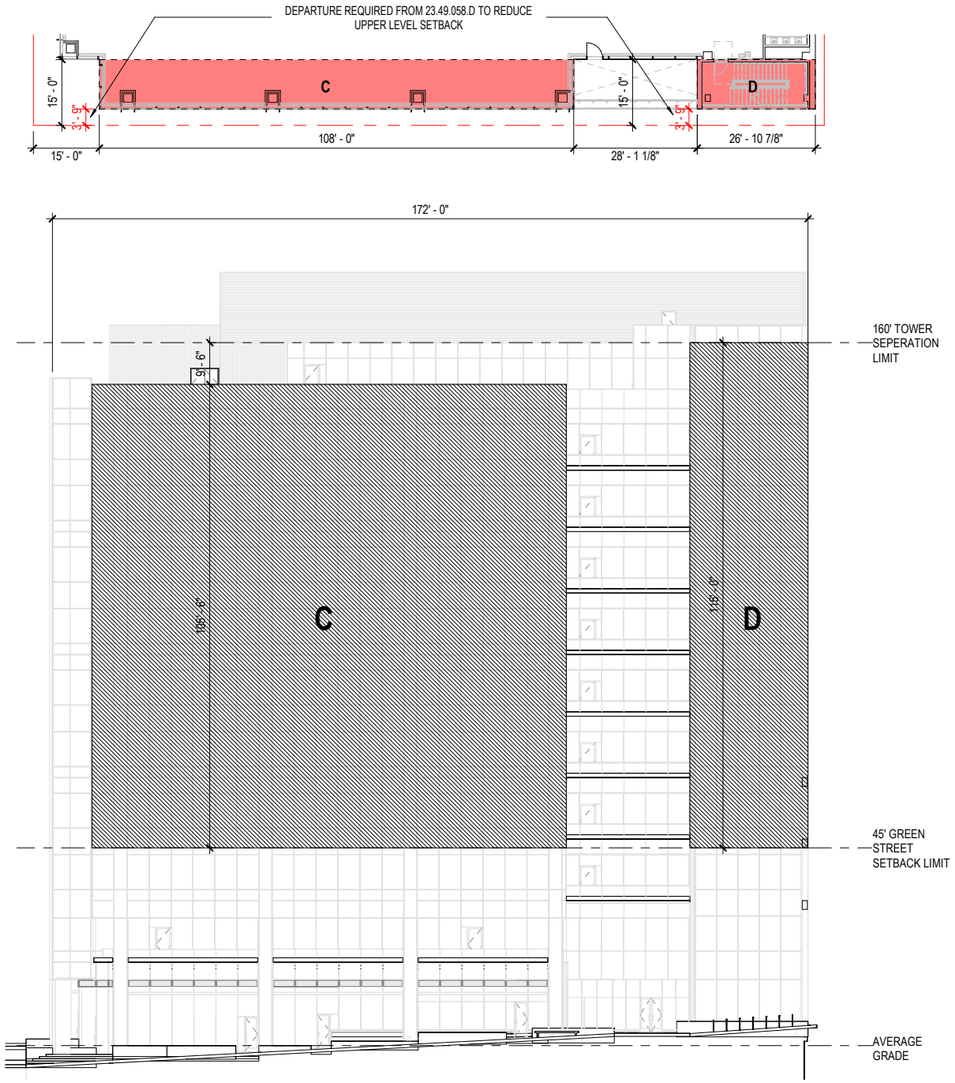
Code Requirement
2. If a lot in a DMC or DOC2 zone is located on a designated green street that is not a designated view corridor requiring view corridor setbacks according to Section 23.49.024, as shown on Map 1D, View Corridors, a continuous upper-level setback of 15 feet, measured from the abutting green street lot line, is required for portions of the structure above a height of 45 feet.

Proposed Departure
Relief from upper level green street setback along 9th Ave frontage.

The proposed setbacks along 9th Ave. range from 15'-0" to 3'-9" from the green street lot.

Design Rationale
The reduced upper-level setback departures requested result in a building that better meets the intent of the design guidelines, as follows:

1. Shifting the square footage from the ground levels to the upper-levels allows the building to increase the setback at the street to expand and improve upon the pedestrian realm with more landscaping, open space and ground floor retail, improving the overall building design.
   a. This expansion, improvement and activation of the pedestrian realm is exactly what design guidelines ***D-1 "Provide Inviting and Usable Open Space"*** and ***C-1 "Promote Pedestrian Interaction"*** encourage.
   b. This additional landscaping at the street and up the building also improves the overall design consistent with design guideline ***D-2 "Enhance the Building with Landscaping"***.
   c. Without the requested departure, the street and building landscaping would be reduced, and there would be no ground floor retail to activate the street because the space would needed to meet the office program as allowed by code.
2. On Lenora St. the upper level setback departure allows the building to preserve and celebrate the existing honey locust tree.
   a. This tree and the plaza around it create a memorable "sense of place" specifically encouraged in design guideline **D-3 "Provide Elements that Define the Place".**
   b. The requested departure also better responds to the existing site conditions by preserving the tree as encouraged by design guideline ***A-1 "Respond to the Physical Environment".***
   c. Without the upper level setback departure, the office program would require all of the podium level building envelope space as allowed under the code, and the building would not sculpt around the existing street tree, therefore requiring the tree's removal.
3. On 9th Avenue, the upper level setback departure also creates a better overall building design. Specifically:
   a. The reduced setback is more consistent with other similar scale buildings on 9th Avenue and therefore better meets the intent of design guideline ***B-1 "Respond to Neighborhood Context".***
   b. The setbacks along 9th Avenue (3'-9" to 15'-0") differentiate themselves from the setbacks along Lenora Street (6'-0" to 15'-0") to enable the building to provide a transition from the residential character of Lenora St. to the commercial character of 9th Ave. creating the kind of transition specifically encouraged by design guideline ***B-2 "Create a Transition in Bulk & Scale".***
4. The requested upper-level setback departure also allows the building to provide a variety of horizontal and vertical facades and leads to a more interesting, well-proportioned overall building design and exterior public spaces specifically encouraged by design guideline ***B-4 "Design a Well-Proportioned & Unified Building Design".***



Upper Level Setback Departure Diagram | 9th Ave.

08 | Departures
Departure #02 - Upper Level Setback - Lenora St.

Code Section
23.49.058.E.2 - DMC Upper-Level Development Standards - Upper Level Setbacks

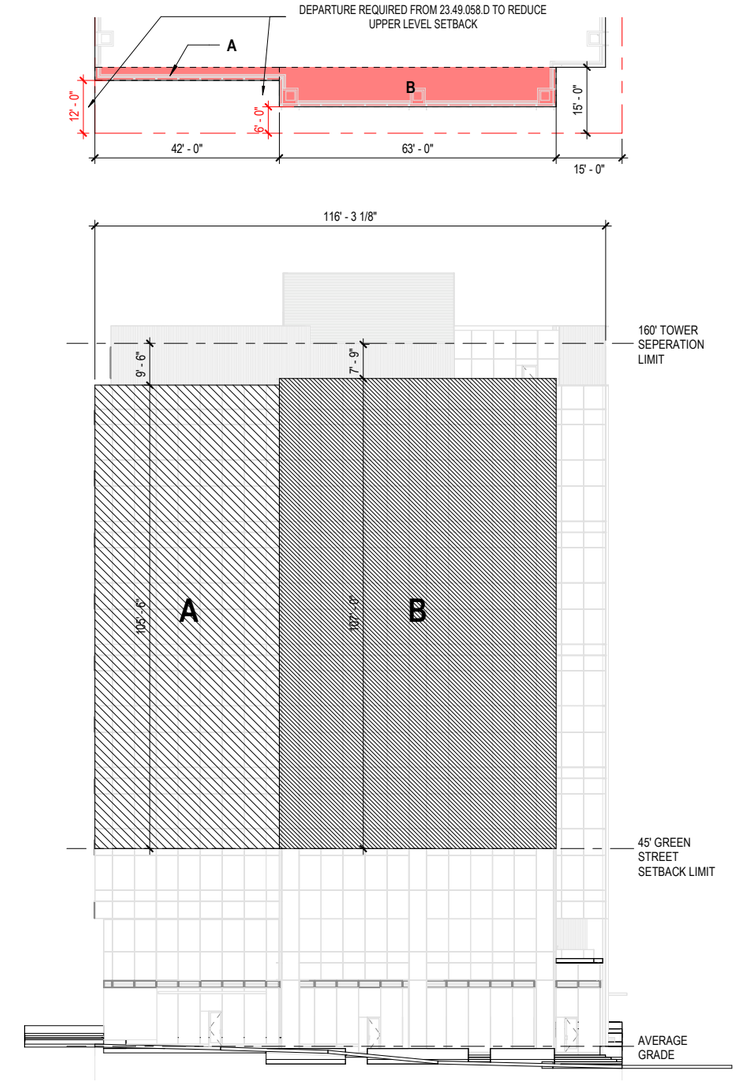
Code Requirement
2. If a lot in a DMC or DOC2 zone is located on a designated green street that is not a designated view corridor requiring view corridor setbacks according to Section 23.49.024, as shown on Map 1D, View Corridors, a continuous upper-level setback of 15 feet, measured from the abutting green street lot line, is required for portions of the structure above a height of 45 feet.

Proposed Departure
Relief from upper level green street setback along Lenora St. frontage.

The proposed setbacks along Lenora St. range from 15'-0" to 6'-0" from the green street lot line.

Design Rationale
The reduced upper-level setback departures requested result in a building that better meets the intent of the design guidelines, as follows:

1. Shifting the square footage from the ground levels to the upper-levels allows the building to increase the setback at the street to expand and improve upon the pedestrian realm with more landscaping, open space and ground floor retail, improving the overall building design.
   a. This expansion, improvement and activation of the pedestrian realm is exactly what design guidelines ***D-1 "Provide Inviting and Usable Open Space"*** and ***C-1 "Promote Pedestrian Interaction"*** encourage.
   b. This additional landscaping at the street and up the building also improves the overall design consistent with design guideline ***D-2 "Enhance the Building with Landscaping"***.
   c. Without the requested departure, the street and building landscaping would be reduced, and there would be no ground floor retail to activate the street because the space would needed to meet the office program as allowed by code.
2. On Lenora St. the upper level setback departure allows the building to preserve and celebrate the existing honey locust tree.
   a. This tree and the plaza around it create a memorable "sense of place" specifically encouraged in design guideline **D-3 "Provide Elements that Define the Place".**
   b. The requested departure also better responds to the existing site conditions by preserving the tree as encouraged by design guideline ***A-1 "Respond to the Physical Environment".***
   c. Without the upper level setback departure, the office program would require all of the podium level building envelope space as allowed under the code, and the building would not sculpt around the existing street tree, therefore requiring the tree's removal.
3. On 9th Avenue, the upper level setback departure also creates a better overall building design. Specifically:
   a. The reduced setback is more consistent with other similar scale buildings on 9th Avenue and therefore better meets the intent of design guideline ***B-1 "Respond to Neighborhood Context".***
   b. The setbacks along Lenora St (6'-0" to 15'-0") differentiate themselves from the setbacks along 9th Avenue (3'-9" to 15'-0") to enable the building to provide a transition from the residential character of Lenora St. to the commercial character of 9th Ave. creating the kind of transition specifically encouraged by design guideline ***B-2 "Create a Transition in Bulk & Scale".***
4. The requested upper-level setback departure also allows the building to provide a variety of horizontal and vertical facades and leads to a more interesting, well-proportioned overall building design and exterior public spaces specifically encouraged by design guideline ***B-4 "Design a Well-Proportioned & Unified Building Design".***



Upper Level Setback Departure Diagram | Lenora St.

08 | Departures
Departure #03 - Facade Modulation

Code Section

23.49.058.B - DMC Upper-Level Development Standards - Facade Modulation and Upper-Level Width Limit

Code Requirement

2. The following facade modulation requirements apply to structures meeting subsection 23.49.058.B.1:

   a. In DOC1, DOC2, and DMC zones, except the DMC 170 zone, facade modulation is required above a height of 85 feet above the sidewalk for any portion of a structure located within 15 feet of a street lot line. No modulation is required for potions of a facade setback 15 feet or more from a street lot line.

   b. The maximum length of a facade without modulation is prescribed in Table A for 23.49.058. This maximum length shall be measured parallel to each street lot line, and shall apply to any portion of a facade, including projections such as balconies, that is located within 15 feet or a street lot lines.

Table A for 23.49.058

Elevation (In Feet)	**Max. Length of Unmodulated Facade**
0' to 85'	No Limit
Greater than 85', up to 160'	155'

Proposed Departure

To allow for a portion of the West facade along 9th Ave. to extend 8' beyond the maximum length of 155' above 85' due to the proposed balconies located along 9th Ave which don't technically qualify as modulation because of their spans, even though they meet the 15' depth requirement.

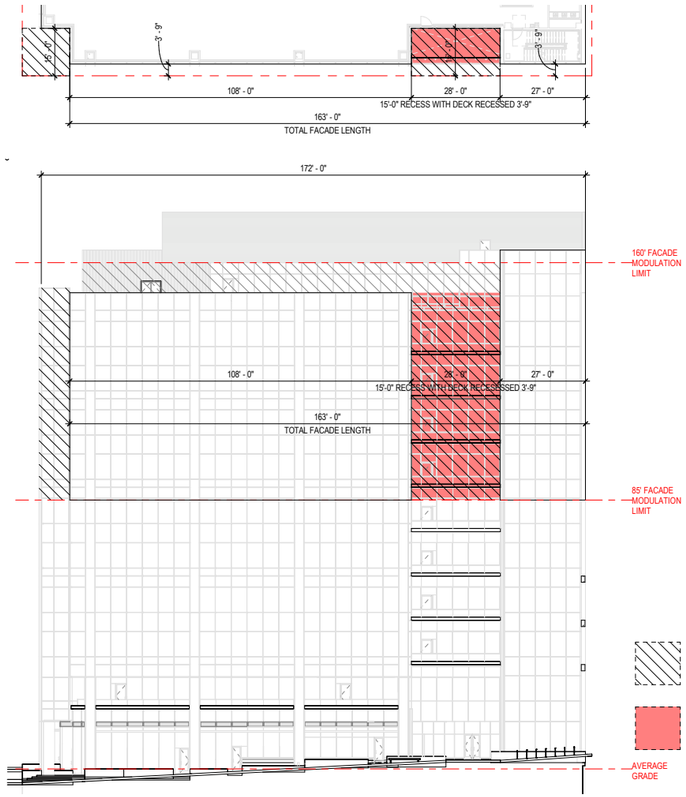
Design Rationale

The balconies provided along the 9th Ave. frontage meet the 15' modulation depth required from the property line for a length of 28', thus creating modulation of the primary facade along the street frontage that better meets the intent of the design guidelines, while also creating active outdoor open space which continues the character of the green street vertically up the building facade.

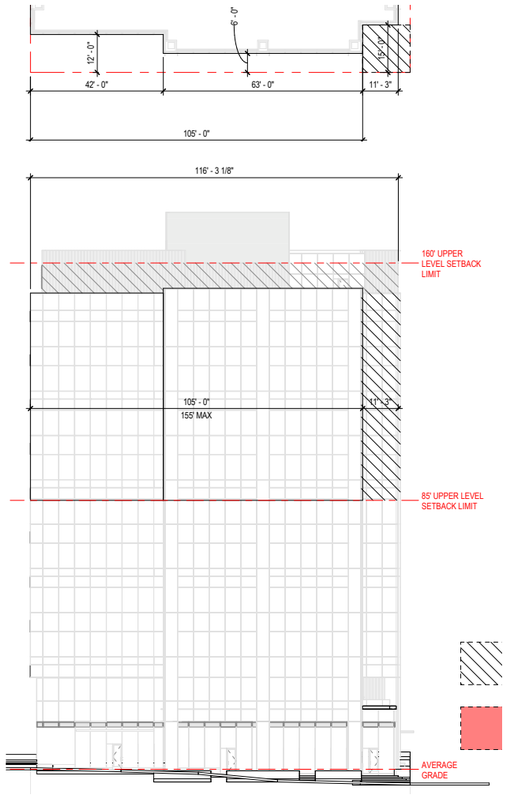
1. The proposed design allows for the location of landscaping elements at the balcony locations in direct response to ***D-2 "Enhance the Building with Landscaping"***

2. The proposed balconies better break down the scale of modulation into single story volumes which supports the intent of creating architectural features that refer to the scale of human activities within the building, as defined in ***C-2 "Design Facades of Many Scales"***

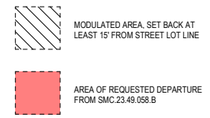
3. By locating the balconies above the main building entry, and by providing a consistent 15' inset on all levels, the balconies and modulation of massing help define the building entry and create a special moment on the facade with activity and landscaping visible from the surrounding neighborhood. This culminates in the creation of a memorable building landmark and distinctive sense of place aligned with the intent of ***D-3 "Provide Elements that Define Place"***



Upper Level Setback Departure Diagram | 9th Ave.



Upper Level Setback Departure Diagram | Lenora St.



08 | Departures
Departure #04 - Maximum Street-level Setback

Code Section
23.49.056.D - Street Facade, Landscaping and Street Setback Requirements

Code Requirement
D. The maximum setback of the facade from the street lot lines at intersections is 10 feet. The minimum distance the facade must conform to this limit is 20 feet along each street (see Exhibit E for 23.49.056).

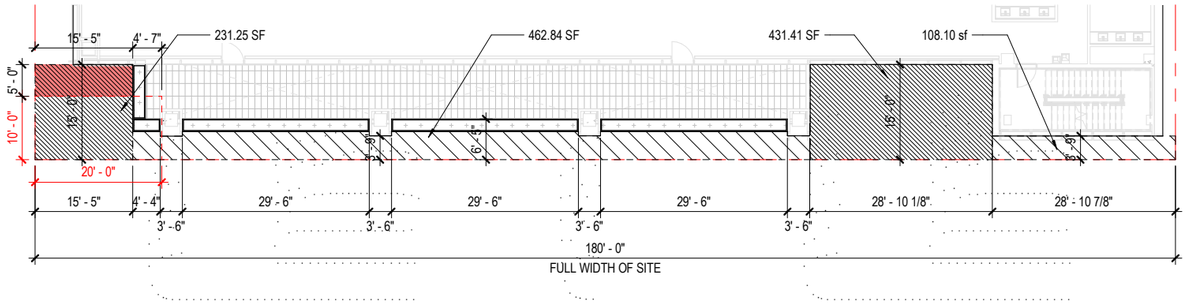
Proposed Departure
To allow for portions of the West and North facades along 9th Ave and Lenora St to be set back beyond the maximum allowed 10' from intersection of lot lines.

Design Rationale
The proposed design sets back the building mass more than the allowable 10' at the intersection to provide more attractive and inviting open space, which better meets the intent of the design guidelines, as follows:

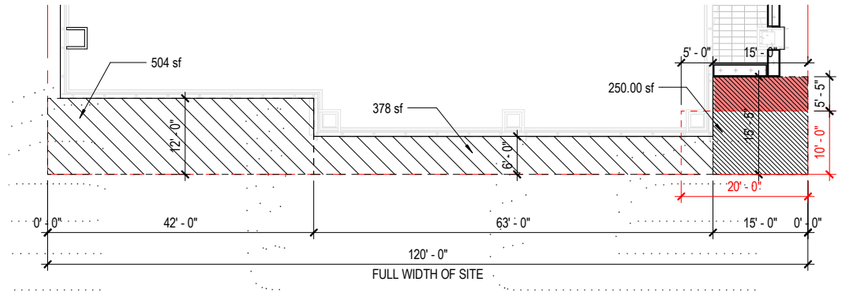
1. By providing a greater setback at the ground level, additional landscaping, enhanced paving and site furniture can be located at the ground level open space, supporting the design intent of ***D-2 "Enhance the Building with Landscaping"***

2. Setting back the corner of the building at grade helps to create a massing scheme which better responds to the character of the neighboring buildings immediately across the street, which also is defined by an inset lower mass. This relationship to existing context aligns with the intent of ***A-1 "Respond to the Neighborhood Context"***

3. Setting back the corner of the building at 9th Ave and Lenora St, for the full height of the building, also helps to reduce the overall perceived bulk of the massing, responding to ***B-4 "Design a Well-Proportioned & unified Building"***



Facade Setback Plan Diagram | 9th Ave.



Facade Setback Plan Diagram | Lenora St.

AREA SETBACK GREATER THAN 15'

AREA SETBACK LESS THAN 15'

AREA OF REQUESTED DEPARTURE FROM 23.49.056.B.2.D

THIS PAGE LEFT INTENTIONALLY BLANK

THIS PAGE LEFT INTENTIONALLY BLANK

Section 05

Material & Color

02 | Design Development
Facade Development - Tower

Grided Expression

The facade design follows the grid pattern defined by the 33' column grid and 14' typical floor height. This grid forms the core of the building's appearance.

Some facade elements deviate from the grid to highlight unique moments in the building such as outdoor balconies or a feature staircase enclosed in full glazing, each offering unique experiences for occupants.

On the south facade, the design uses pre-cast panels, which are patterned to relate to the grid structure used in the rest of the facades, ensuring a coherent overall design.

The east facade intentionally breaks from the grid expression to create contrast in the massing volumes and reduce the overall bulk and scale of the mass.

North Elevation | Rendered

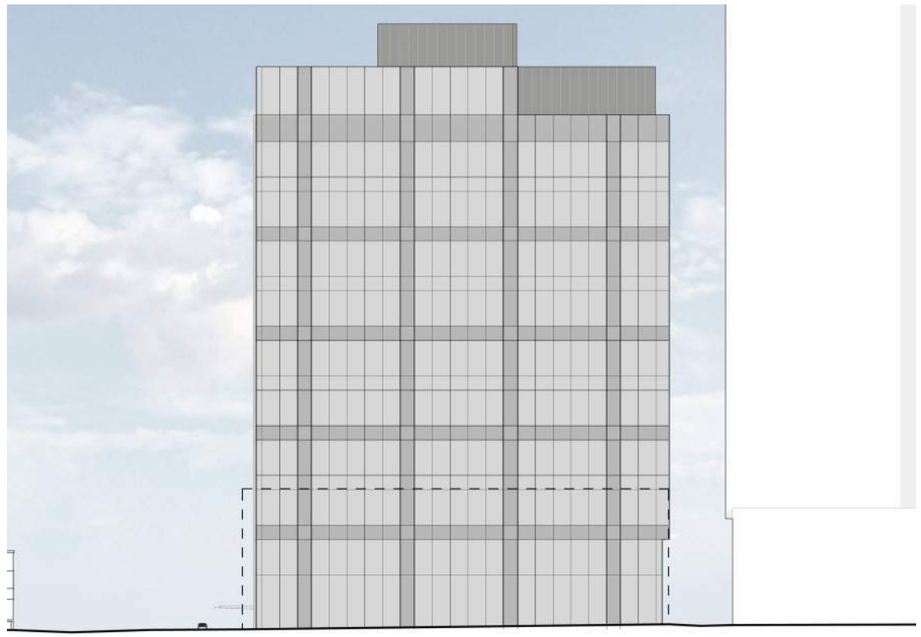
West Elevation | Rendered

Material Expression

The exterior design utilizes metal panel, glass, spandral, and precast materials for the facades. A darker tone of metal distinguishes the balconies from the rest of the metal panel design.

Precast is exclusively employed on the south facade, creating a unique material expression and anticipating future development that will cover that side. On the eastern facade and mass, the predominant materials are glass and spandral, enhanced with louvers to provide a contrast to the main gridded massing.

The street level of the alley facade employs standing seam brick, creating a strong base upon which the upper level tower mass sits.



South Elevation | Rendered

East Elevation | Rendered

02 | Design Development
Facade Development - Tower

Mullion Caps & Metal Panel

The design of the building facade is primarily comprised of a combination of metal and glass elements. Central to this design are mullion caps, projecting 8" from the facade. These caps serve to add depth and dimension to the exterior and also play a pivotal role in highlighting the architectural grid. and vertical elements of the facade.

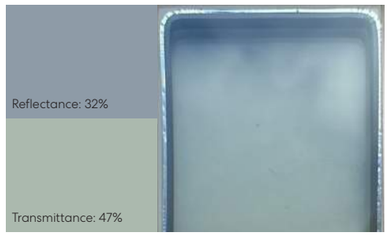
The facade design is thoughtfully aligned with the building's structural grid. The design utilizes metal panel and the mullion caps to accentuate the grid rationale. This results in a facade that is modern and elegant while also reinforcing the building's structure as a testament to the harmonious fusion of aesthetics and function.

MP-1 | Metal Panel - Painted

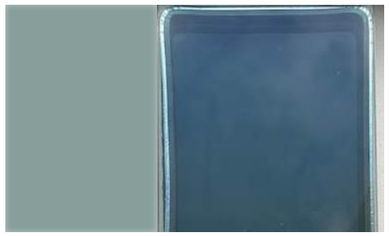
Glazing & Spandral Glass

The design incorporates SSG curtain wall glazing and spandrel glazing to form the "cells" of the facade grid. This arrangement enhances both the visual appeal and conceptual clarity of the facade.

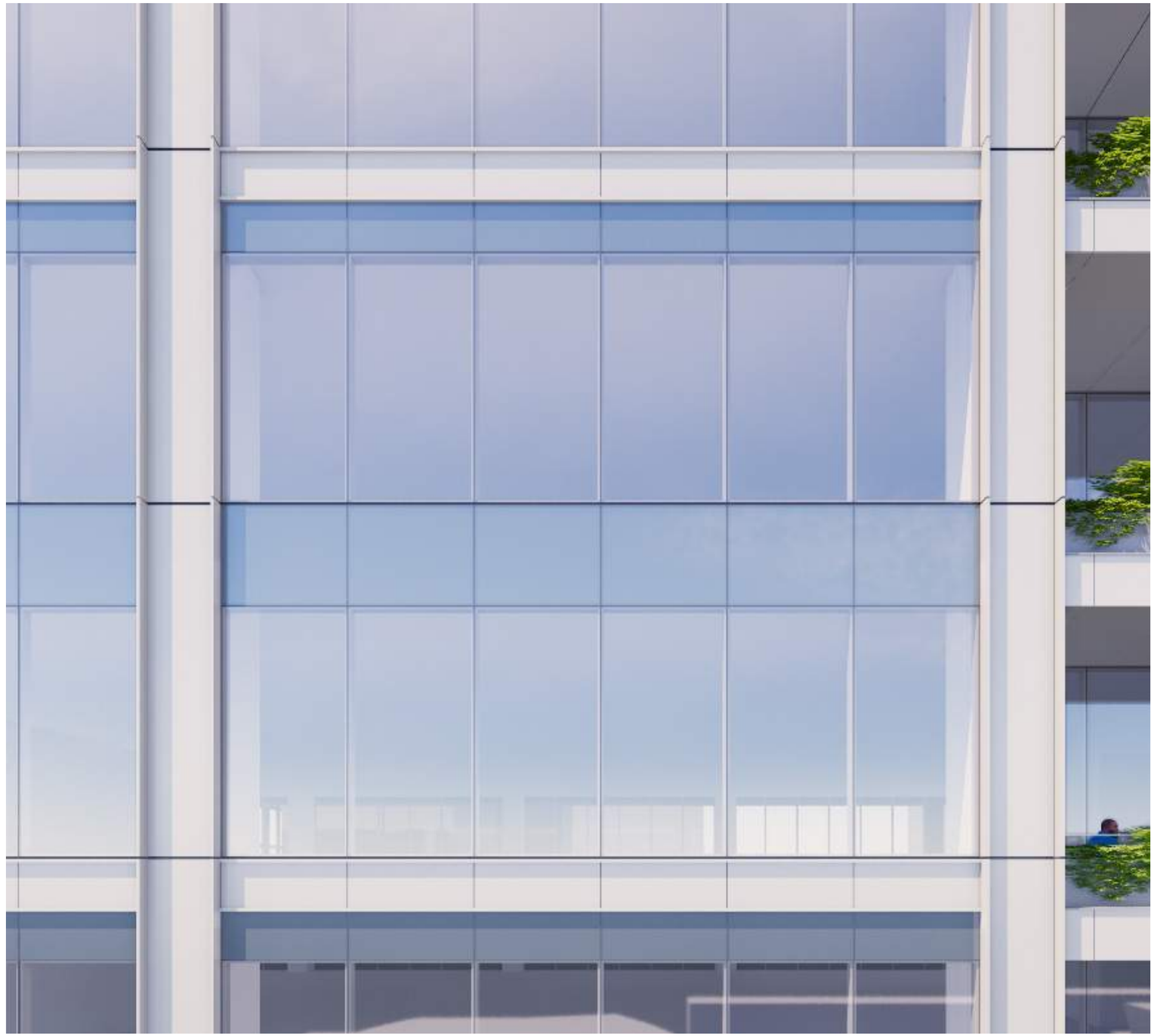
A central design principle is to maximize glazing at the typical tower floors to optimize daylighting and views for tenants. With the head of glazing set at 12'-0" above finished floor, the design prioritizes tenant well-being and integrates the environment seamlessly into the building's interior experience.



VG-1 | Vision Glazing



SG-1 | Spandrel Glazing



Typical Facade Grid Module | West Facade

04 | Material & Color
Exterior Materials

Facade Materiality

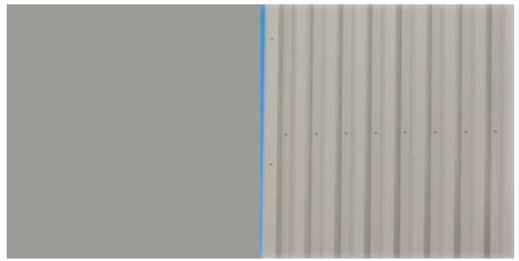
The tower facades are predominantly comprised of VG-1, SG-1 and MP-1 to create a cohesive gridded pattern. This pattern, alternating between glass and metal panel ties back to the buildings structural system.

Street-Level Materiality

The ground level of the building is comprised primarily of glazing along the Lenora St and 9th Avenue frontages to create a visual connection between the interior uses and the sidewalk beyond. CMU Blocks are deployed along the alley facade to create a massing volume continuous along the alley frontage.

VG-1 | Vision Glazing

Double Pane Insulated IGU with 4-sided silicon structural glazing



MTL-1 | Profiled Metal Panel - Mech Screen

Vertical “W” profiled metal panel rainscreen, Dark Silver

PC-1 | Pre-Cast Concrete Panel - Light

Pre-cast concrete Panel, smooth aggregate, Ivory Finish

SG-1 | Spandrel Glazing

Double Pane Insulated IGU with 4-sided silicon structural glazing, spandrel coating on #4 surface

LV-1 | Horizontal Louver Curtain Wall Integrated

Horizontal Metal Louver, integrated into CW, Light Silver or Pewter Silve to match MP-1

PC-2 | Pre-cast Concrete Panel - Dark

Pre-cast concrete Panel, smooth aggregate, Chrome or Silvergray Finish

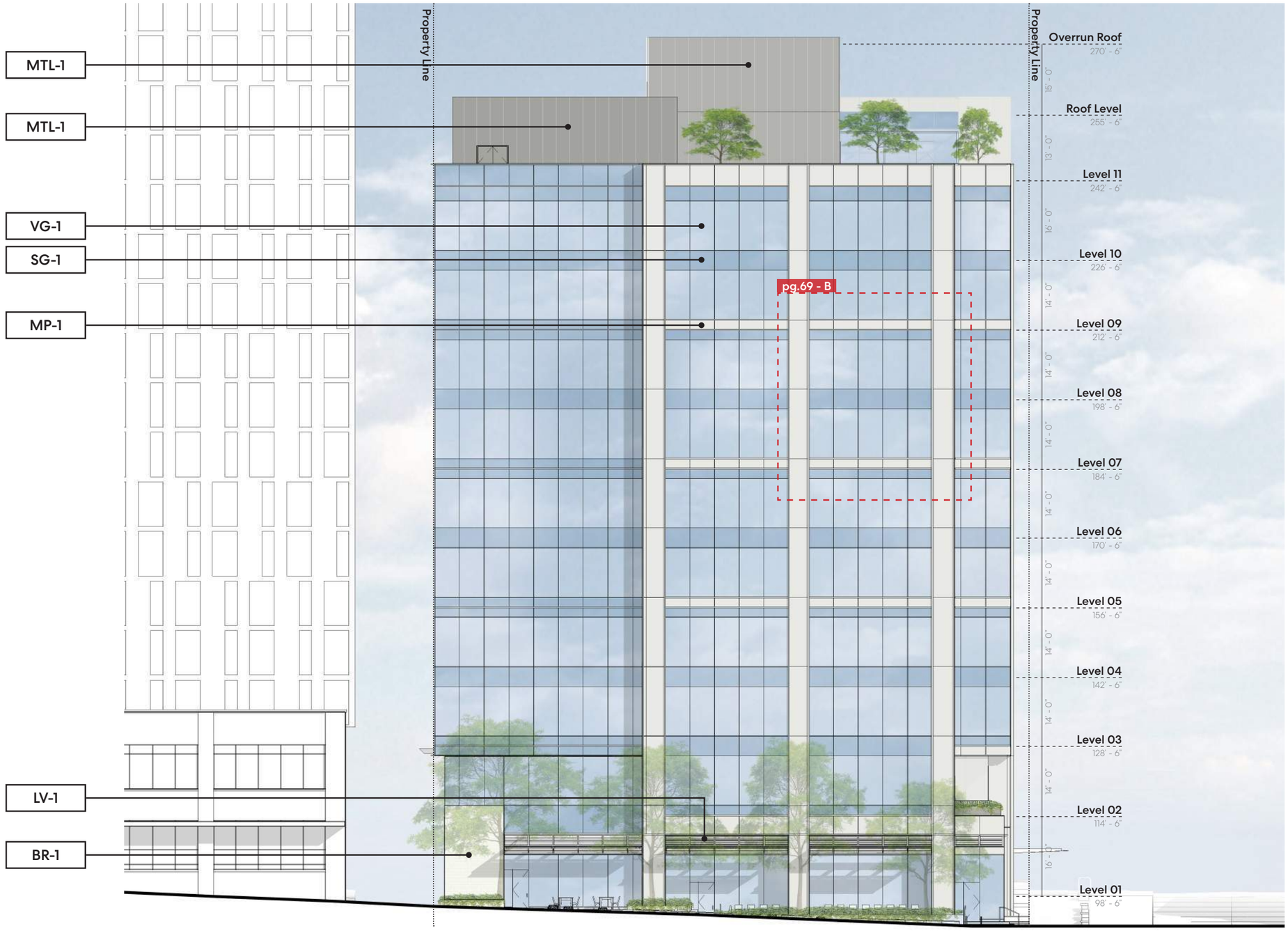
MP-1 | Metal Composite Panel - Painted

1” Aluminum Composite Panel, glazed into CW.
PVDF Coated Light Silver or Pewter Silver with slight metallic sparkle
.15mm Aluminum face with solid core and backing

BR-1 | Split Faced CMU Block

Split faced CMU, running bond, Castle White

04 | Material & Color
Exterior Materials



Material Legend

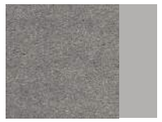

VG-1


MTL-1


PC-1


SP-1

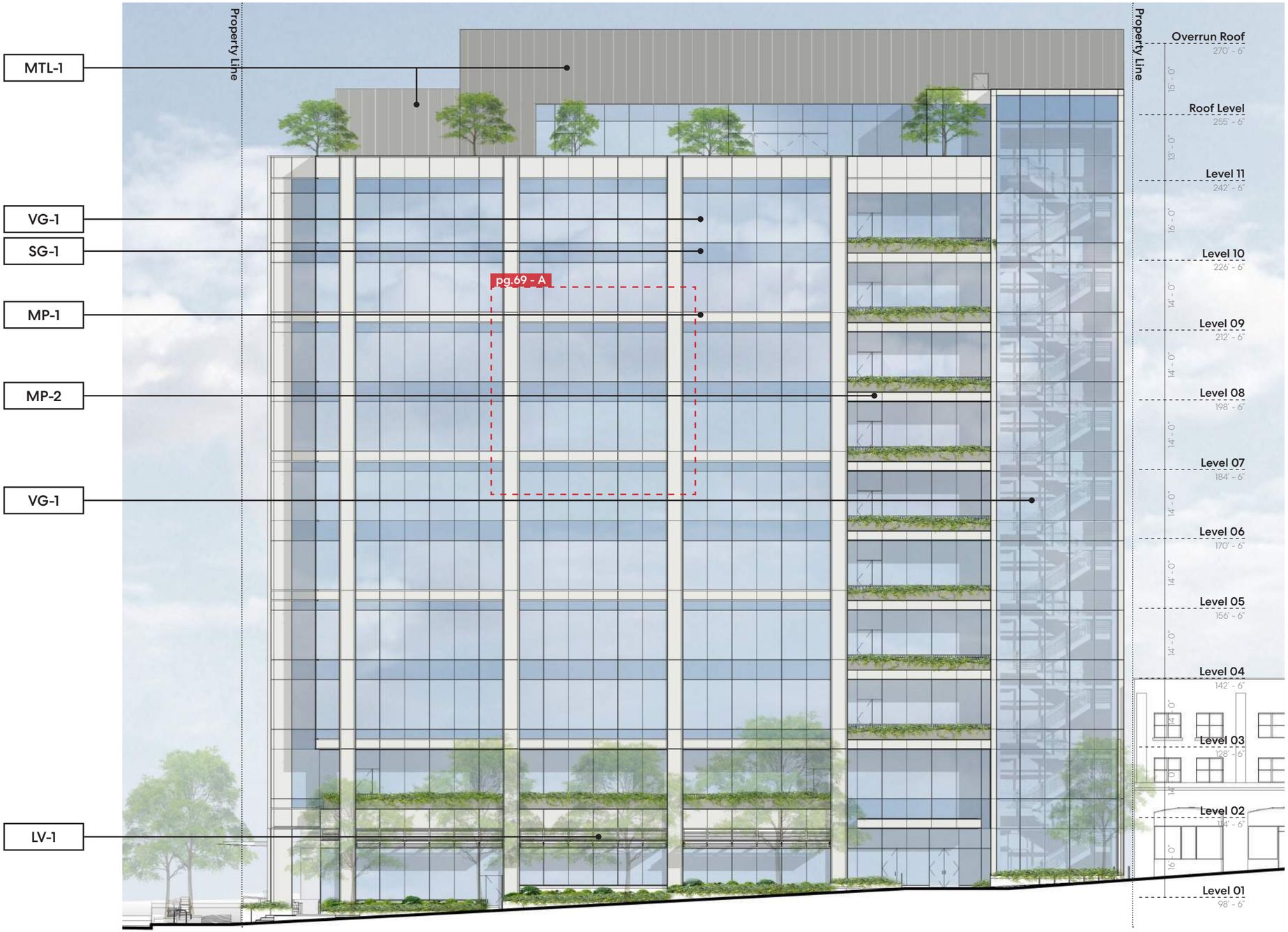

LV-1


PC-2


MP-1


BR-1

04 | Material & Color
Exterior Materials



Material Legend


VG-1

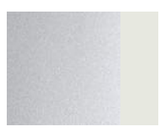

MTL-1


PC-1


SP-1

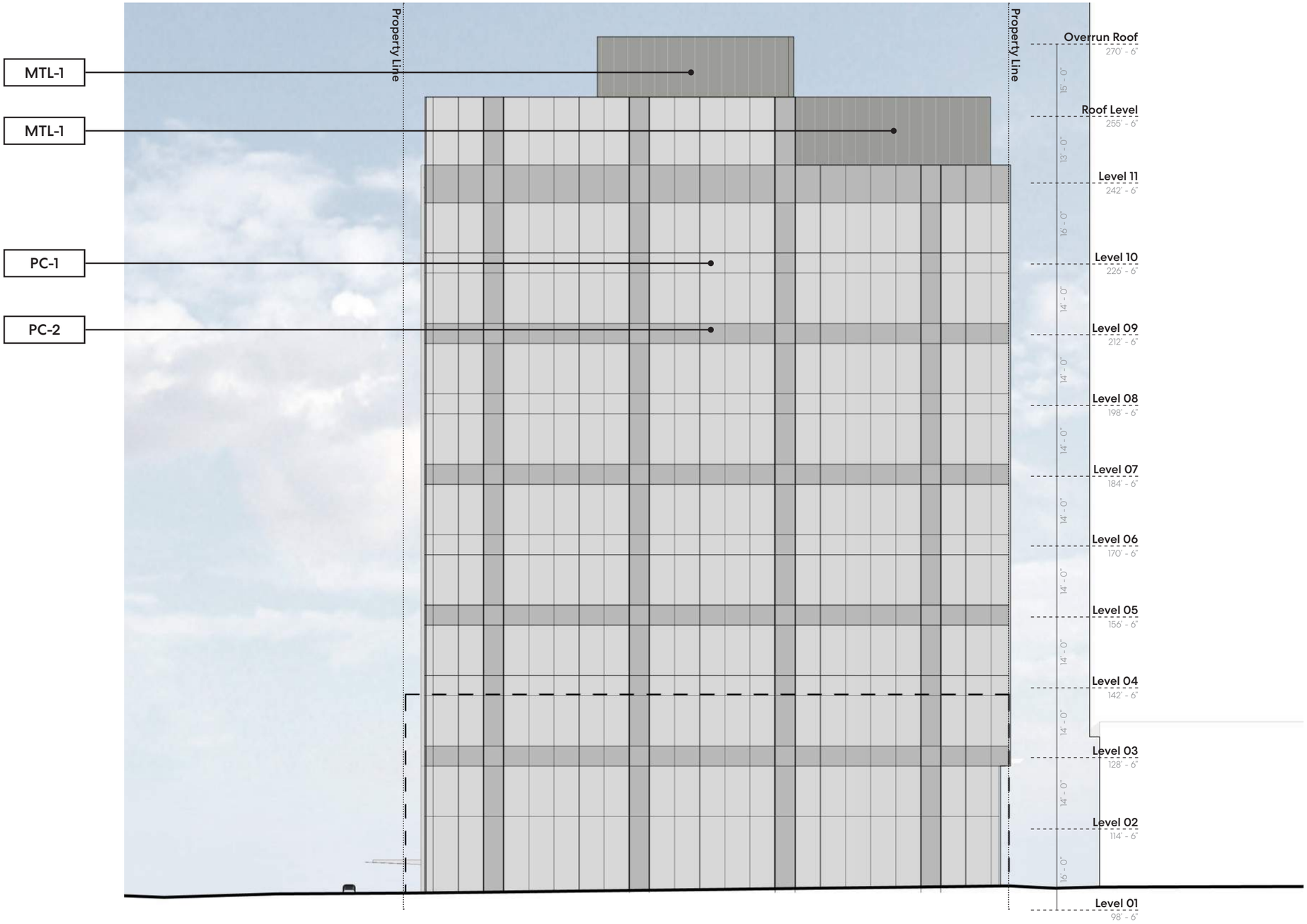

LV-1


PC-2


MP-1


BR-1

04 | Material & Color
Exterior Materials



Material Legend

VG-1

MTL-1

PC-1

SP-1

LV-1

PC-2

MP-1

BR-1

04 | Material & Color
Exterior Materials

Material Legend

VG-1

MTL-1

PC-1

SP-1

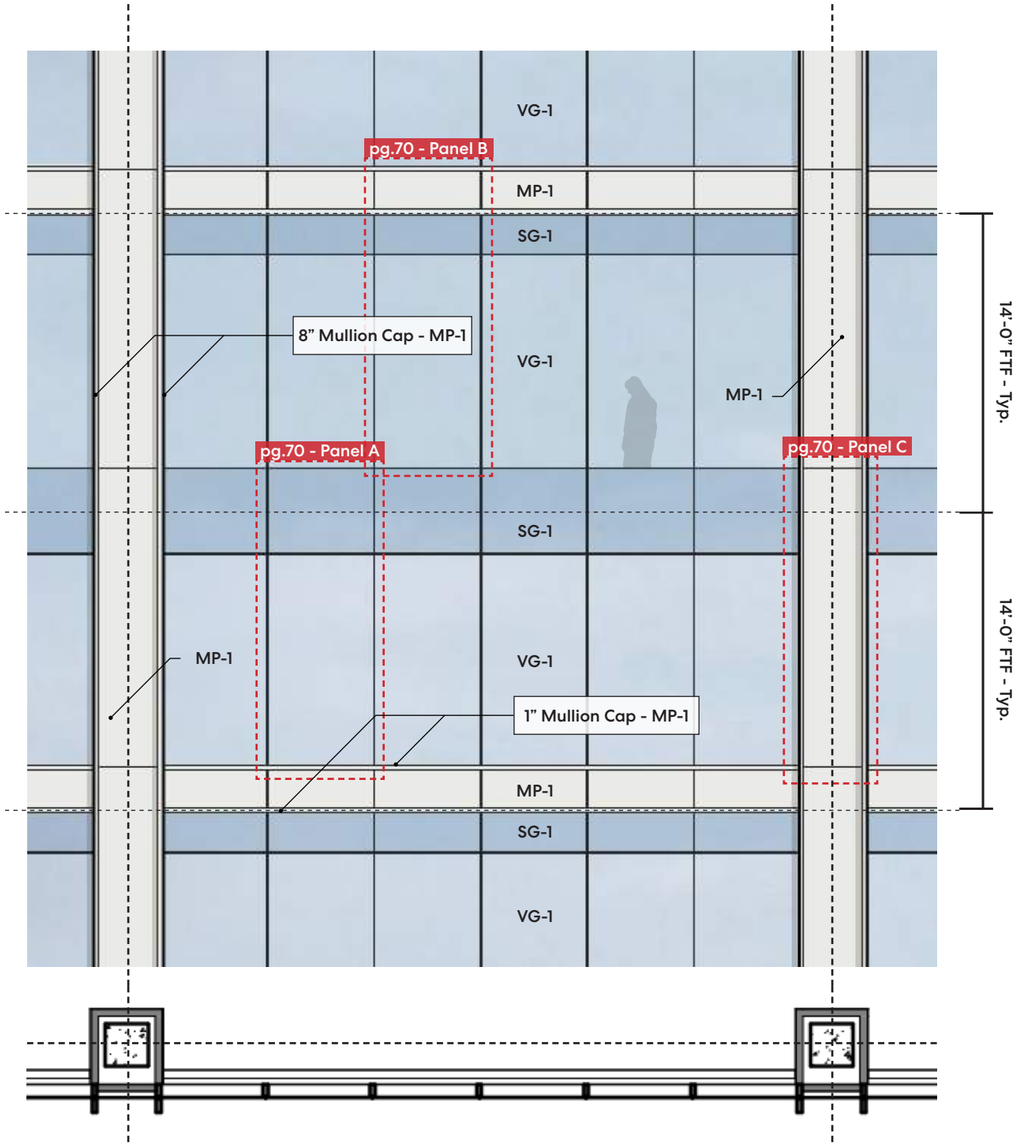
LV-1

PC-2

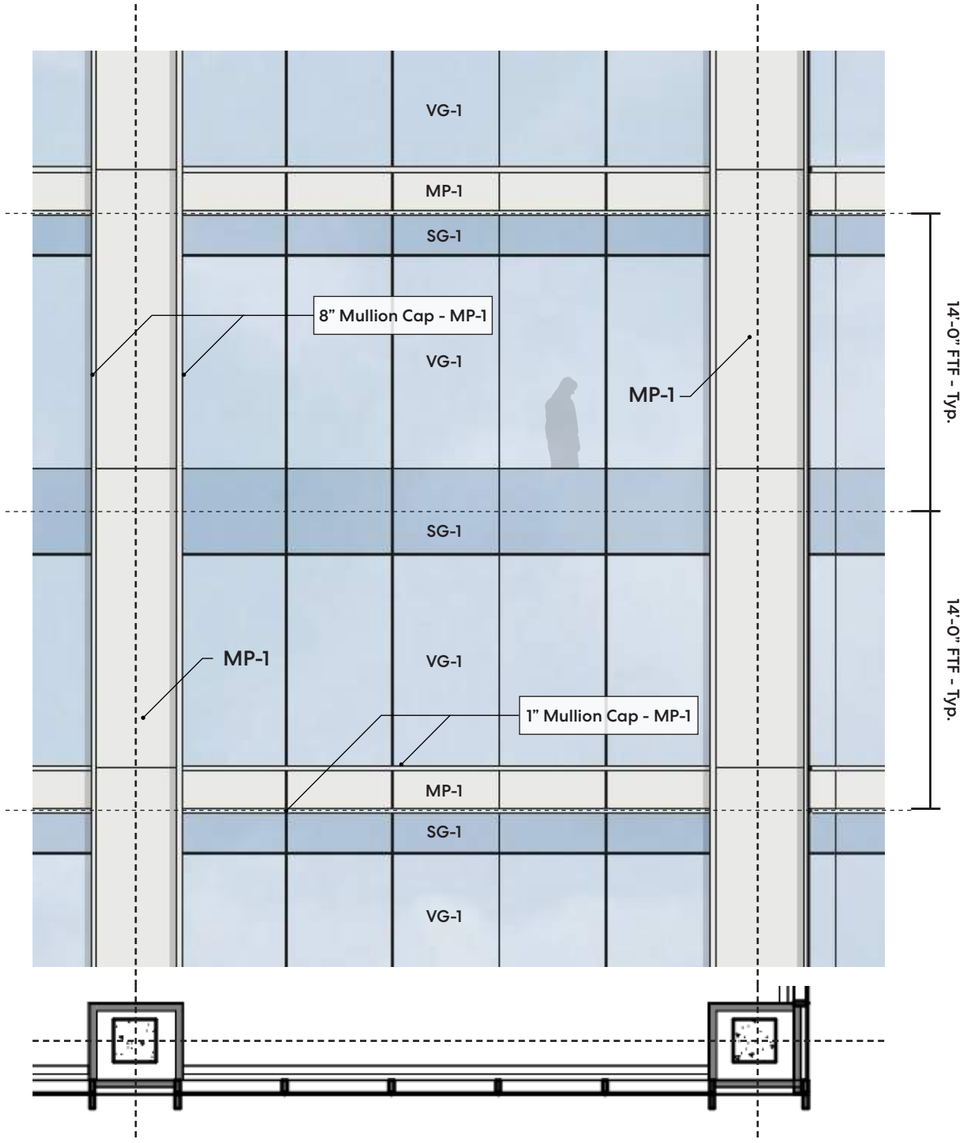
MP-1

BR-1

04 | Material & Color
Exterior Materials - Curtain Wall Detailing

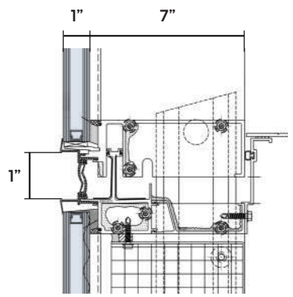


A. West Facade | Typical Curtain Wall Module

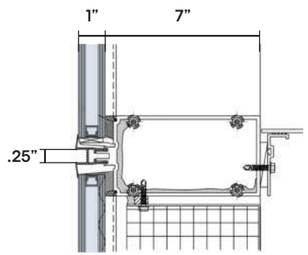


B. North Facade | Typical Curtain Wall Module

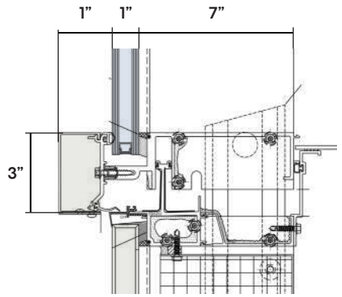
04 | Material & Color
Exterior Materials - Curtain Wall Dimensions & Detailing



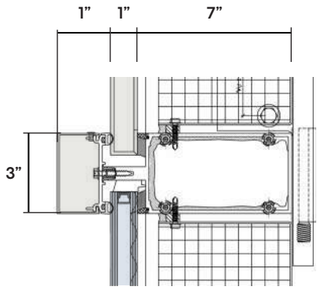
1. Typ. Stack Joint Mullion
Structural Silicone Glazed (SSG)



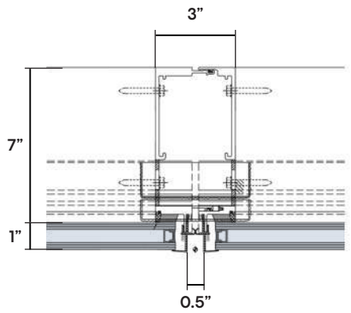
2. Typ. Horizontal Mullion
Structural Silicone Glazed (SSG)



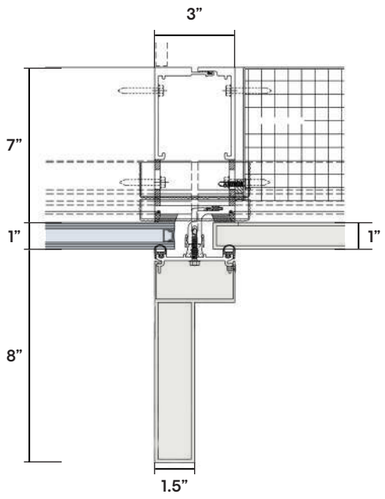
3. Capped Stack Joint Mullion
1" Extruded Aluminum Cap
Painted to match MP-1



4. Capped Stack Joint Mullion
1" Extruded Aluminum Cap
Painted to match MP-1

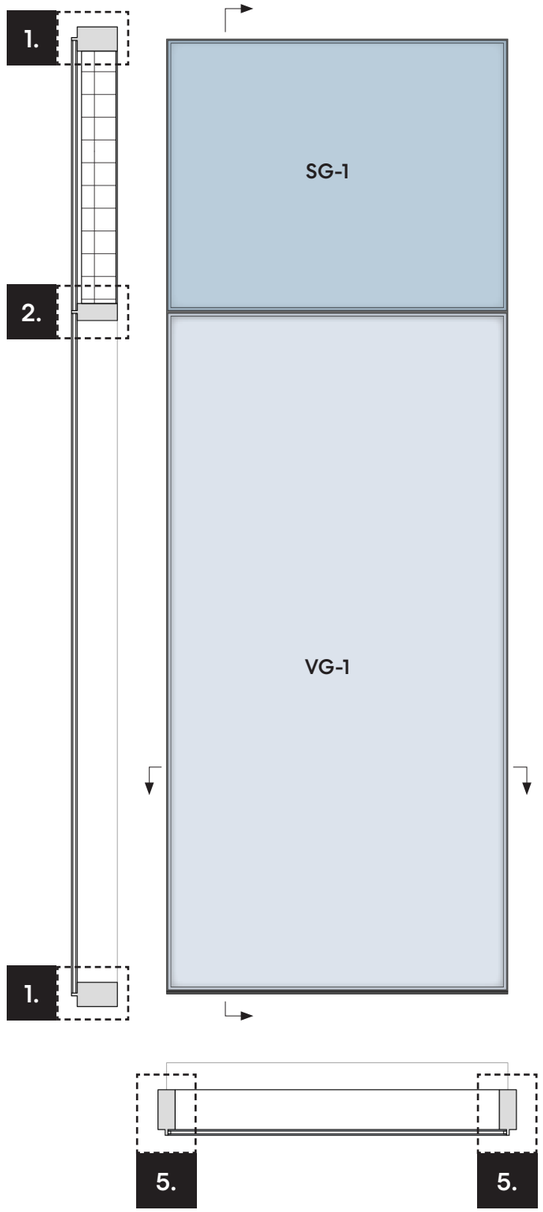


5. Typ. Vertical Mullion
Structural Silicone Glazed (SSG)

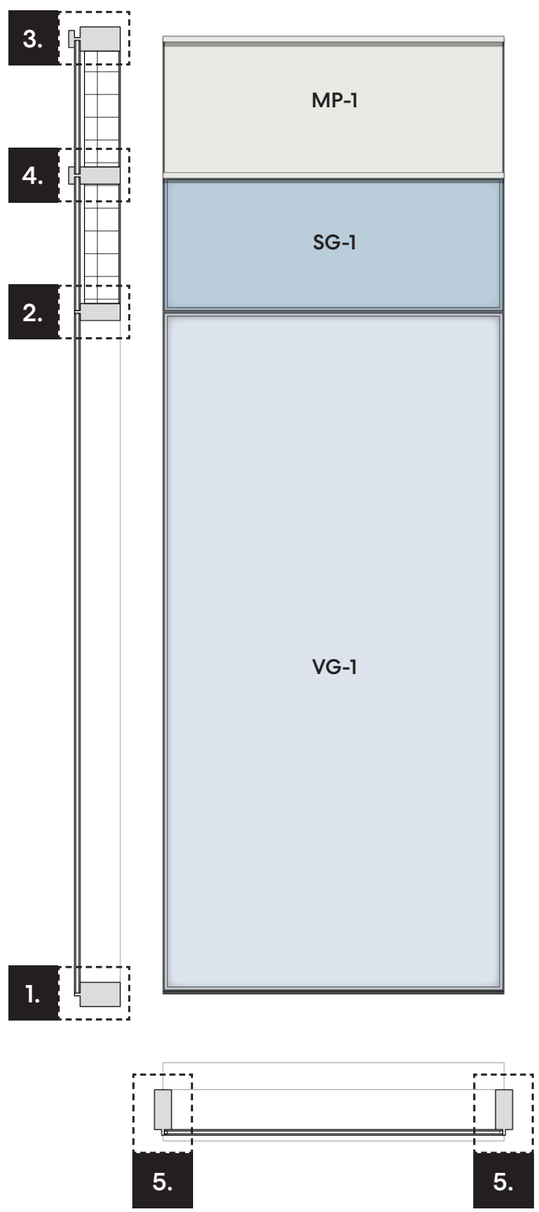


6. Capped Vertical Mullion
8" Extruded Aluminum Cap
Painted to match MP-1

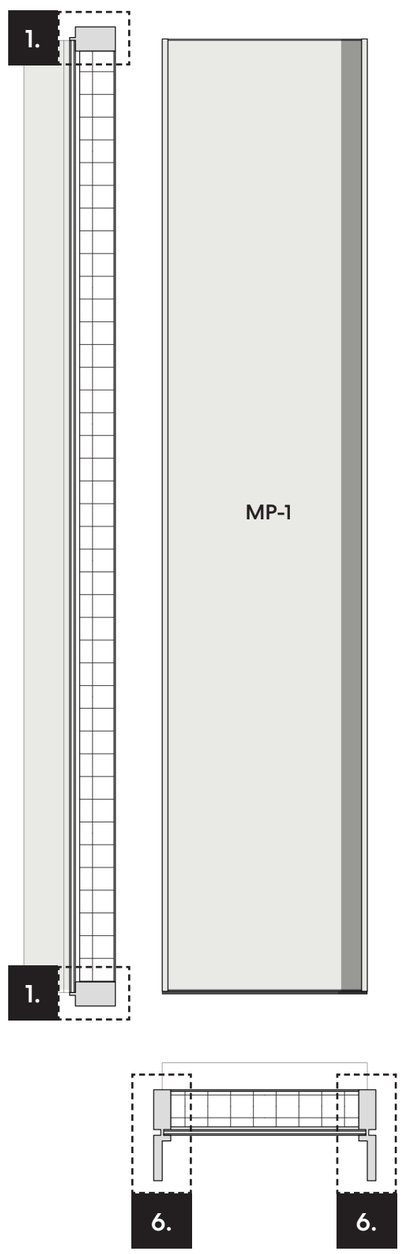
Panel A
Spandrel & Vision Glazing
Structural Silicone Glazed Mullions



Panel B
Spandrel, Metal & Vision Glazing
1" Mullion Caps at Horizontals



Panel C
Glazed-in Metal Panel
8" Mullion Caps at Verticals



THIS PAGE LEFT INTENTIONALLY BLANK

THIS PAGE LEFT INTENTIONALLY BLANK

Section 06

Landscape Design

05 | Landscape
Landscape Concept

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

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

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

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

The project seeks to preserve an existing mature Honey Locust street tree that is currently thriving in urban conditions on Lenora Street and serves as an important component in shaping the street character of Lenora.

On 9th Avenue the design provides a more densely planted experience with layered tree canopies and a native plant palette.

05 | Landscape
Enlarged Landscape Plan - Lenora Street

1

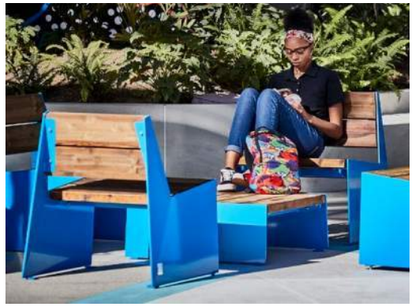
Existing Honey Locust tree

2

Layered bioretention planting

3

Retail seating

4

Seating elements

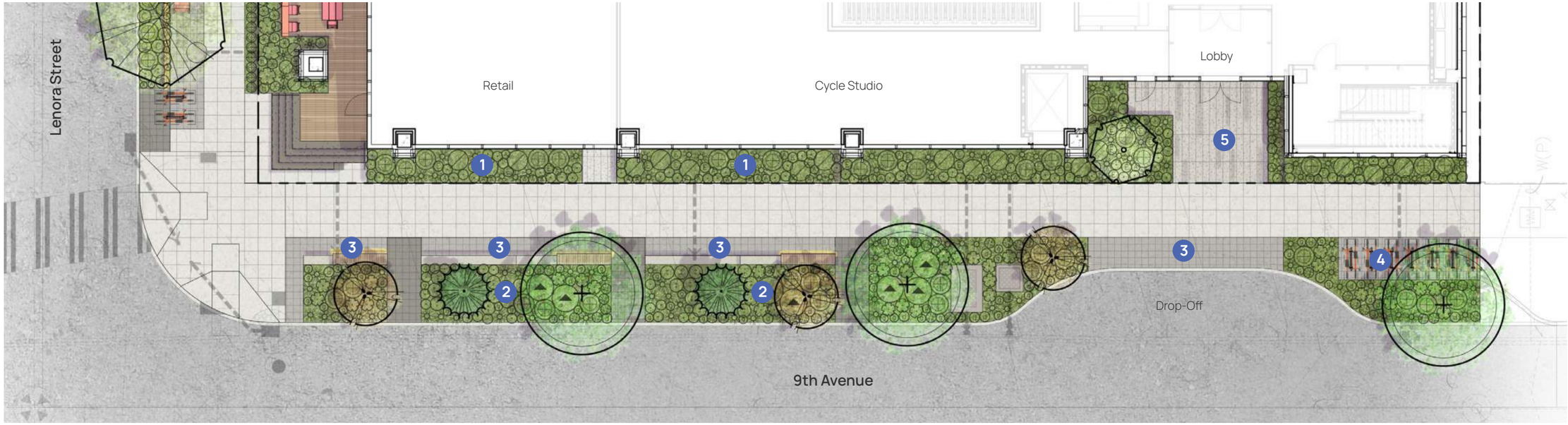
5

Landscape fence

6

Pedestrian clear zone paving

05 | Landscape
Enlarged Landscape Plan - 9th Avenue



1 
Stepping Planters

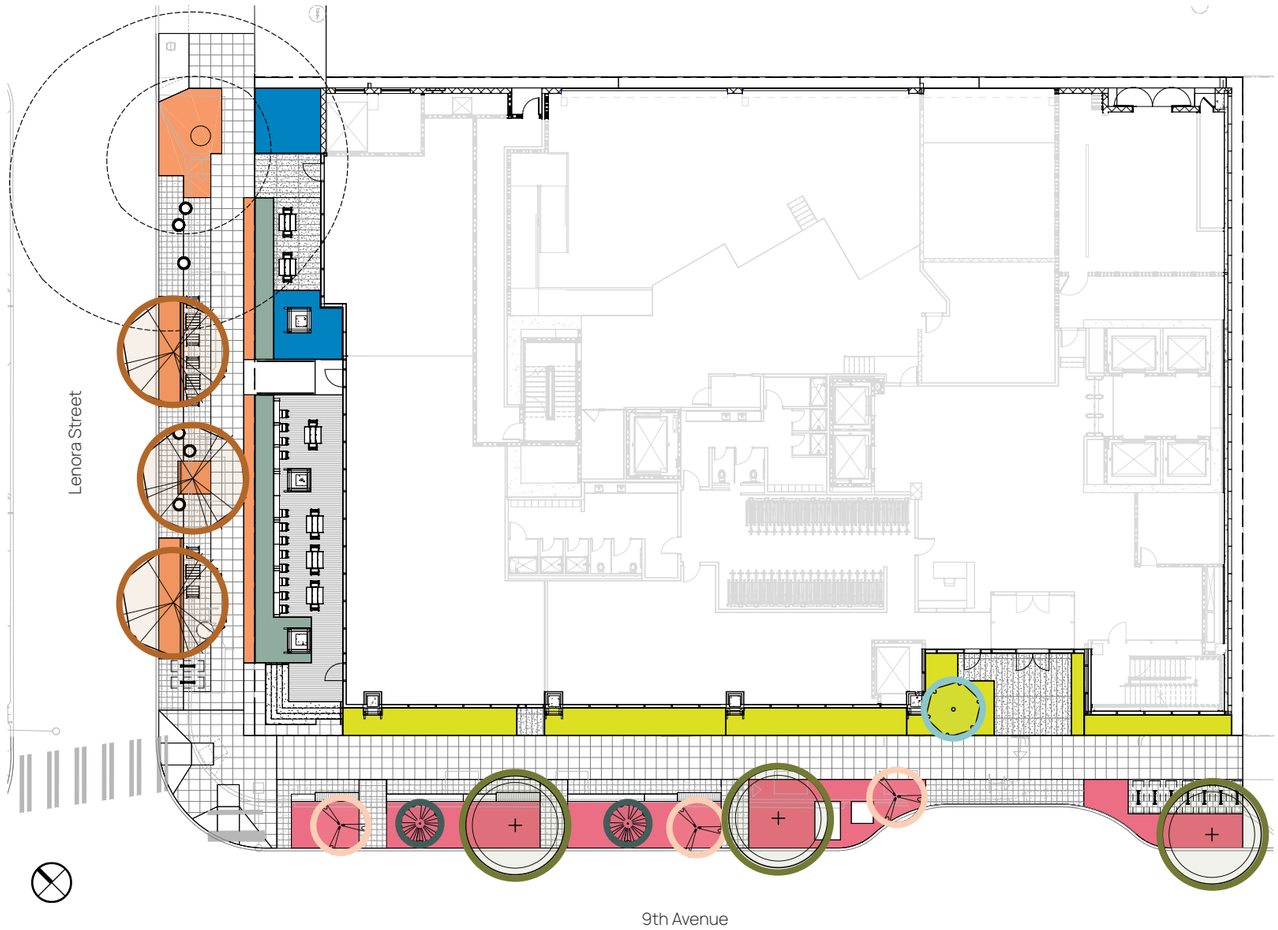
2 
Layered street tree canopy

3 
Seating with accent paving

4 
Bike parking

5 
Specialty Pavers

05 | Landscape
Street Level Plant Palette



Cornus stolonifera 'Arctic Fire'
Arctic Fire Dogwood

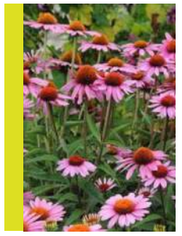
Iris tenax
Oregon Iris

Achillea millefolium 'Moonshine'
Moonshine Yarrow

Arctostaphylus uva-ursi
Kinnikinnick

Juncus effusus
Soft Rush

Juncus patens 'Elk Blue'
Spreading Rush



Echinacea purpurea
Purple Coneflower

Mahonia aquifolium 'Compacta'
Oregon Grape

Blechnum spicant
Deer Fern

Cornus stolonifera 'Kelseyi'
Kelsey Dogwood

Anemone x 'Honorine Jobert'
Anemone

Diervilla x 'G2X88544'
Kodiak Orange
Diervilla

Dryopteris erythrosora
Autumn Fern

Dicentra formosa
Western Bleeding-Heart

Geranium cantabrigiense
Bigroot Geranium

Polystichum munitum
Western Sword Fern

Hakonechloa macra 'All Gold'
Forest Grass

Acorus gramineus 'Minimus Aureus'
Sweet Flag

Carex oshimensis 'Evergold'
Japanese Sedge

Hydrangea quercifolia 'Pee Wee'
Oakleaf Hydrangea

Itea virginica 'Sprich'
Little Henry Sweetspire

Liriope spicata
Creeping Lilyturf

Amelanchier 'Autumn Brilliance'
Serviceberry

Gymnocladus dioica 'Espresso'
Kentucky Coffeetree

Ostrya virginiana
American Hornbeam

Stewartia pseudocamellia
Japanese Stewartia

Thuja plicata 'Hogan'
Hogan Cedar

L02 Terrace and L03-10 Balconies

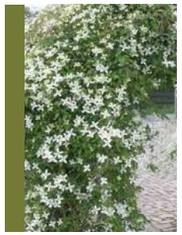
0′ 10′ 20′ 40′

1

Planted balcony edge

2

Trailing vine planting



Clematis paniculata
Sweet Clematis

Lonicera periclymenum
Honeysuckle

Trachelospermum jasminoides
Star Jasmine

Arctostaphylus uva-ursi
Kinnikinnick

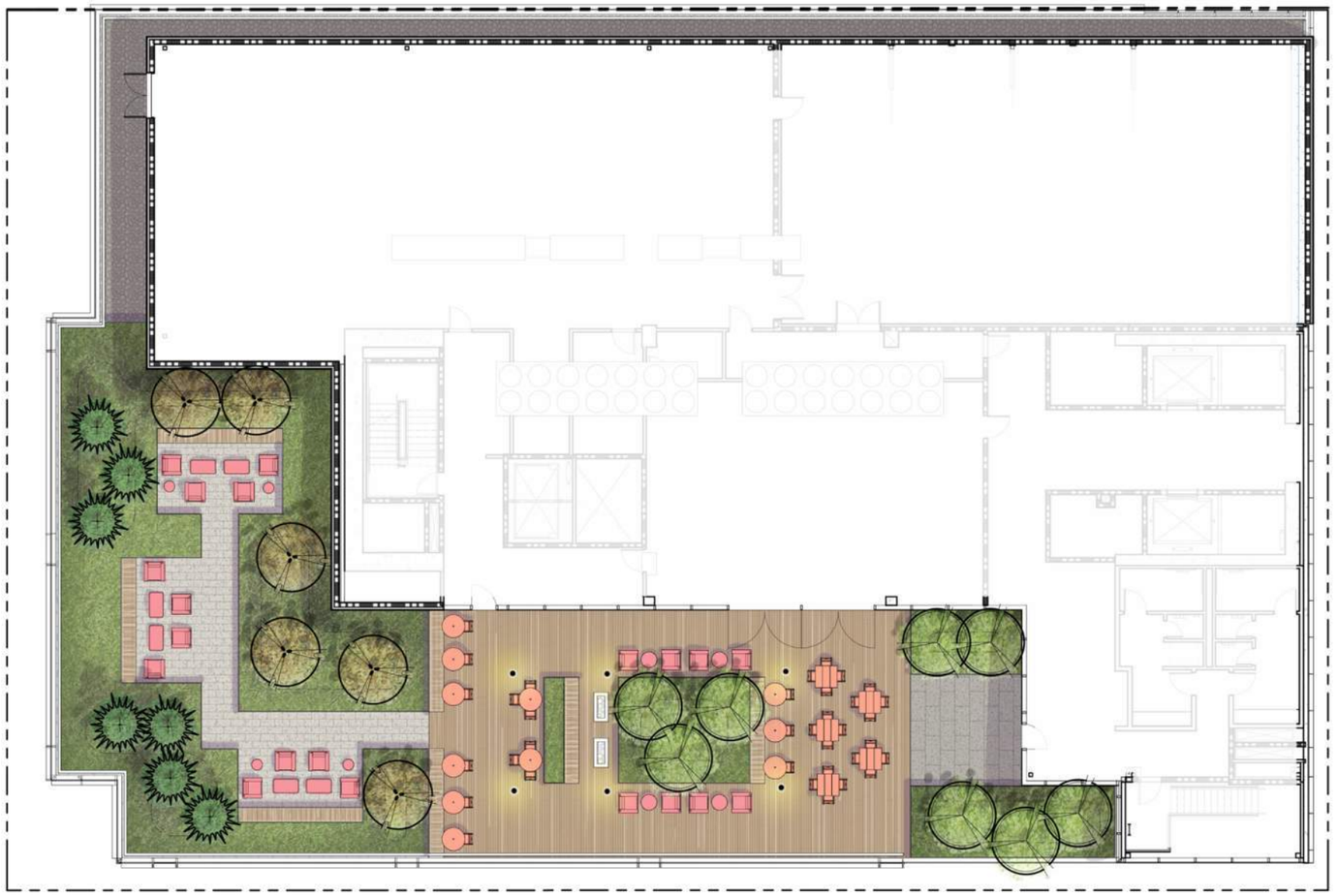
Liriope spicata
Creeping Lilyturf

05 | Landscape
L11 Amenity Terrace

The Roof Amenity Terrace will provide a variety of spaces for larger and smaller gatherings, as well as spill-out space for the adjacent conference room. Pedestrian scale light poles are proposed to add vertical element to the space as well as provide lighting year round. Facing Lenora Street the roof terrace transitions to lush mounded plantings and small trees with smaller lounge rooms that support the residential nature of the green street below.

Central amenity zone

Gathering nooks nestled in planting



0′ 10′ 20′ 40′

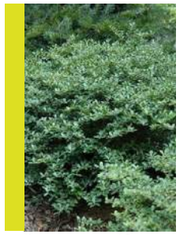
L11 Amenity Terrace - Plant Palette

Amelanchier 'Autumn Brilliance'
Serviceberry

Calamagrostis x 'Karl Foerster'
Feather Reed Grass

Echinacea purpurea 'Bravado'
Bravado Coneflower

Echinops ritro 'Veitch's Blue'
Globe Thistle



Ilex grenata 'Green Island'
Japanese Holly

Miscanthus x 'Purpurascens'
Flame Grass

Molinia caerulea 'Moorflame'
Moor Grass

Stipa gigantea 'Little Giant'
Feather Grass

Populus tremuloides
Quaking Aspen

Allium x 'Mont Blanc'
Ornamental Onion

Carex testacea
Orange Sedge

Heliopsis helianthoides
False Sunflower

Sesleria autumnalis
Autumn Moor Grass

Pinus contorta
Shore Pine

Achillea millefolium 'Moonshine'
Moonshine Yarrow

Deschampsia cespitosa
Tufted Hair Grass

Hydrangea quercifolia 'Pee Wee'
Oakleaf Hydrangea

Spirea betulifolia 'Tor'
Birchleaf Spirea

THIS PAGE LEFT INTENTIONALLY BLANK

THIS PAGE LEFT INTENTIONALLY BLANK

Section 07
Exterior Lighting

06 | Exterior Lighting
Site Illumination Plan

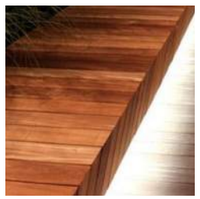
Landscaping & Key Architectural Elements

The site lighting plan is focused around providing lighting at the substantial landscaping area provided as part of the proposed design. Uplights at trees along both 9th Ave and Lenora St will illuminate the additional landscaping area that extends the sidewalk, helping to highlight the added public space. Benches along 9th Avenue will have integrated lighting to assist with way-finding and add additional lighting along the sidewalk.

Recessed uplights will be located in the landscape edges along both building frontages, and focused on uplighting the columns of the building to re-enforce the facade rhythm and provide additional building lighting.

1 Tree Uplighting

Uplighting of trees to illuminate landscaping and add to visibility of sidewalk along both streets

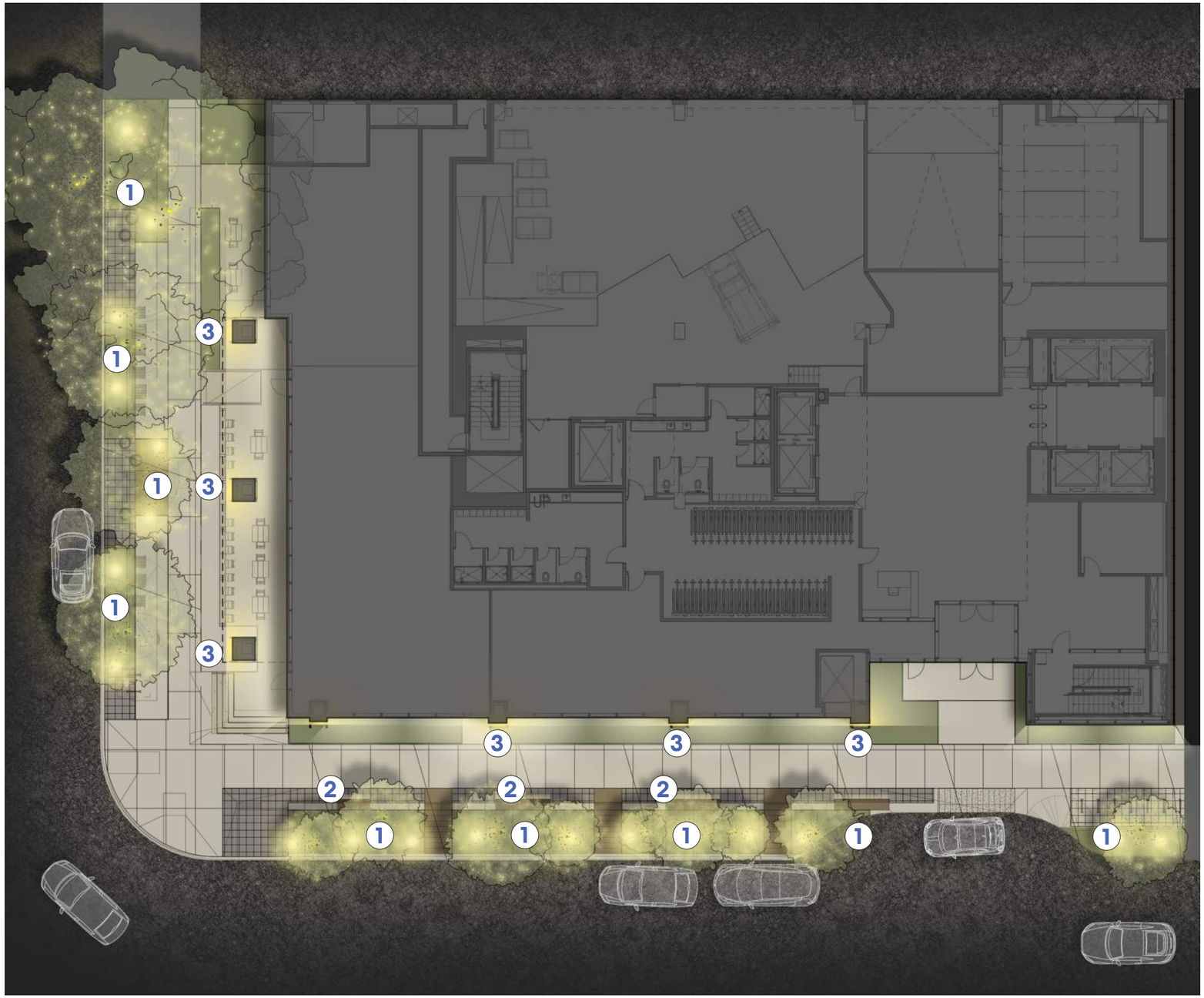


2 Bench Lighting

Linear strip lights integrated into benches for clearer way-finding and additional illumination at sidewalk.

3 Integrated Uplight at Columns

Recessed uplighting at columns, creating beam of light at metal panel to signify facade rhythm



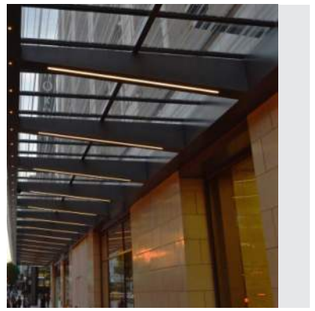
Proposed Site Lighting | Plan Diagram

06 | Exterior Lighting
Architectural Lighting

Highlighting Key Architectural Elements

The proposed building lighting is focused around using light to emphasize key architectural elements through the building. At the ground plane, integrated lighting at the canopies along both 9th and Lenora will add additional lighting for the sidewalk and highlight the expansive canopies proposed. Recessed uplights at the landscaping will also shine light where the building colonnade hits the ground to highlight the open space created at the ground along Lenora St and at the L02 terrace along 9th Ave.

At the upper levels, linear cove lights at the balcony and Level 02 terrace soffits will create soft diffuse lighting emphasizing the key areas where the building sets in to provide usable outdoor spaces. At the Southwest stair tower, continuous strip lighting to illuminate the whole tower to create a beacon and way finding element near the building entry.



1 Canopy Linear Light

Linear strip lights at canopy structure to provide consistent lighting at sidewalk along both streets.

2 Recessed Uplight at Columns

Recessed uplighting at columns, creating beam of light at metal panel to signify facade rhythm

3 Linear Uplight at Balcony Soffits

Linear cove light at balcony and L02 terrace soffits to create consistent soft wash lighting and warm glow visible from street.

4 Exterior Stair Lighting

Linear lighting fixtures at bottom of stair landings to create continuous warm glow for full height of stair tower.

06 | Exterior Lighting
Architectural Lighting

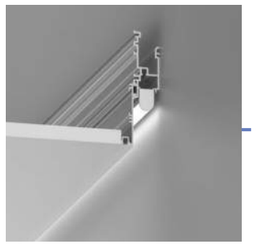
Canopy Linear Light

Bench Lighting

Tree Uplighting

In-grade Uplight
at Columns

Soffit Wash Lighting
(Balconies and Retail)



Exterior Stair Tower
Wash Lighting

THIS PAGE LEFT INTENTIONALLY BLANK

THIS PAGE LEFT INTENTIONALLY BLANK

Section 08

Signage

07 | Signage
Street Level Signage

Building Signage

Building signage is limited to only a few locations at street level along both 9th Avenue and Lenora St. No upper level building signage is proposed as part of the design.

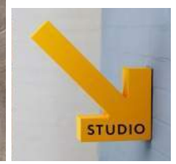
Along 9th Avenue, there are two potential retail signage locations located near the corner of 9th and Lenora. These locations would like be blade signs attached to the building facade similar to precedent imagery shown below. Potential building identity signage would be located above the entry canopy in the form of metal address numbers similar to precedent imagery below. Adjacent to the entry would also be a location for building directory signage, either integrated into the building facade, or in the form of a blade sign located in the site landscaping, similar to precedent imagery.

Along Lenora St. signage would be limited to retail blade signage at both the corner of 9th and Lenora, and at the northeast corner where a smaller retail unit is located.

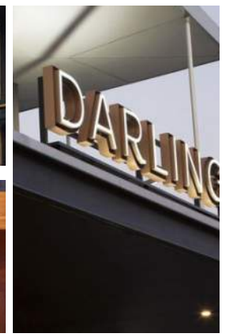
Potential Signage Locations | 9th Ave. Facade

Potential Signage Locations | Lenora St. Facade

1 | Address Number Signage
Individual tenant address numbers with integral lighting



2 | Blade Retail Signage
Integral lighting, located perpendicular to the facade and cantilevered from building face

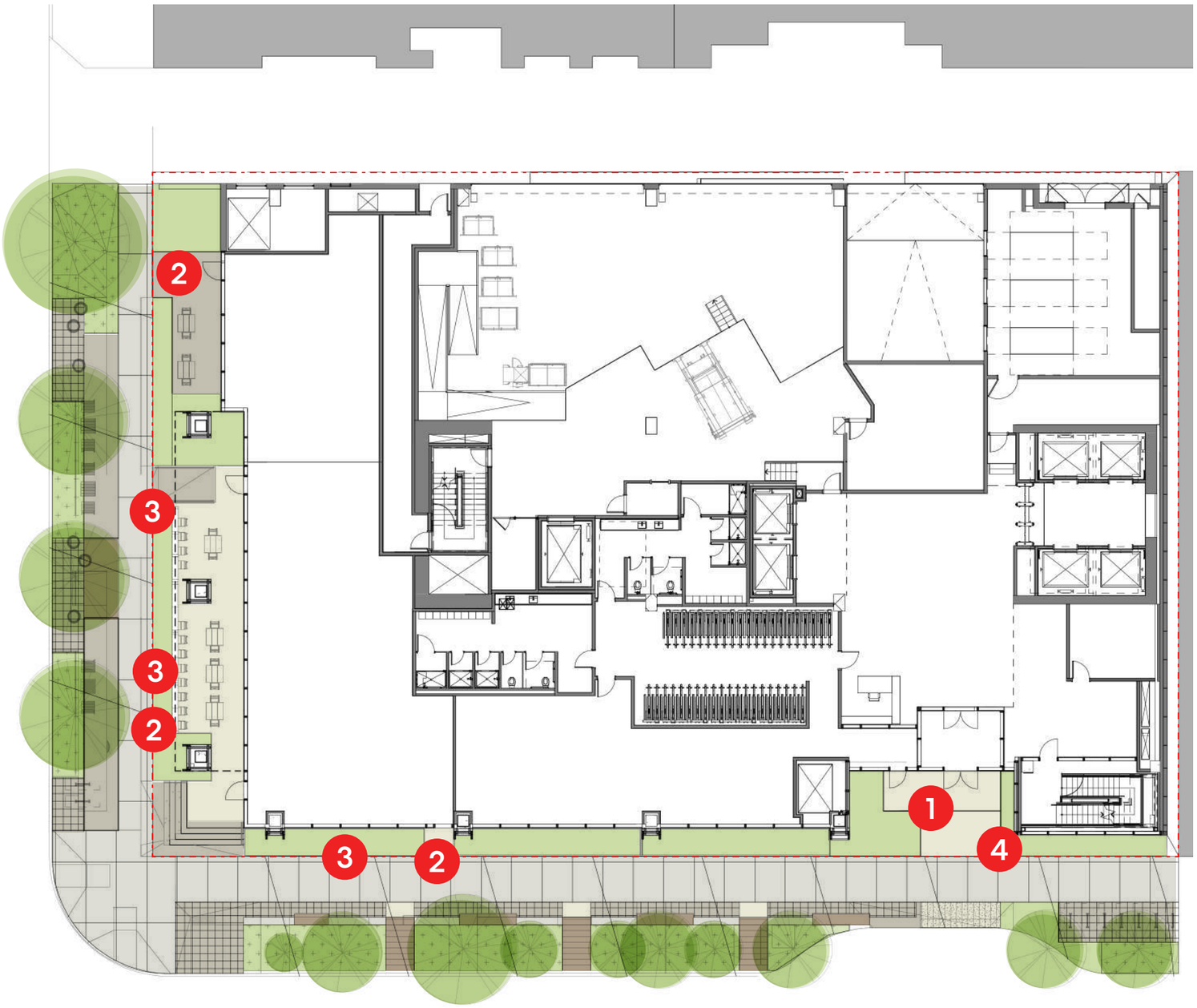


3 | Primary Retail Signage
Metal retail signage with integrated lighting, attached at canopies or soffits at ground level

4 | Building Directory Signage
Blade sign with integrated lighting, located in landscaping or integrated into building facade

07 | Signage
Site Signage Plan

Potential Signage Locations | Perspective View from NW Corner

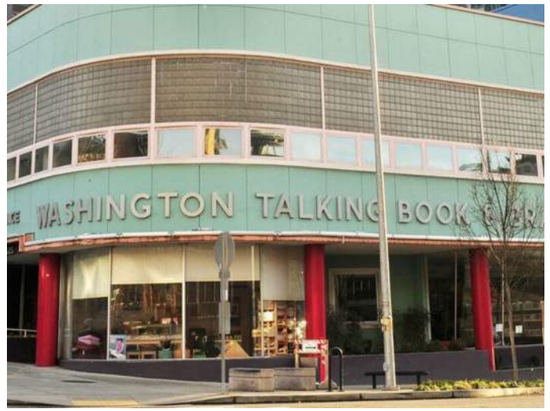


1 | Building Identity Signage
2 | Retail Signage
3| Primary Retail Signage
4 | Building Directory Signage

Signage Precedents

Local Signage

Cornish Commons



Washington Talking Book and Braille Library

Soulcyle at Stratus Apartments

Carbon 56 Condos

Spruce Street School

Seattle Children's Research Institute

2200 Westlake - Whole Foods Signage

22000 Westlake Retail Signage

THIS PAGE LEFT INTENTIONALLY BLANK

THIS PAGE LEFT INTENTIONALLY BLANK

Section 09

Appendix

Perspective view from Northwest Corner

Aerial view of Level 02 Terrace from Northwest Corner

Perspective view of Retail Corner from Northwest Corner

Aerial view from Northwest Corner

Perspective view of Rooftop from Northwest Corner

Perspective view of Main Entry from Southwest Corner

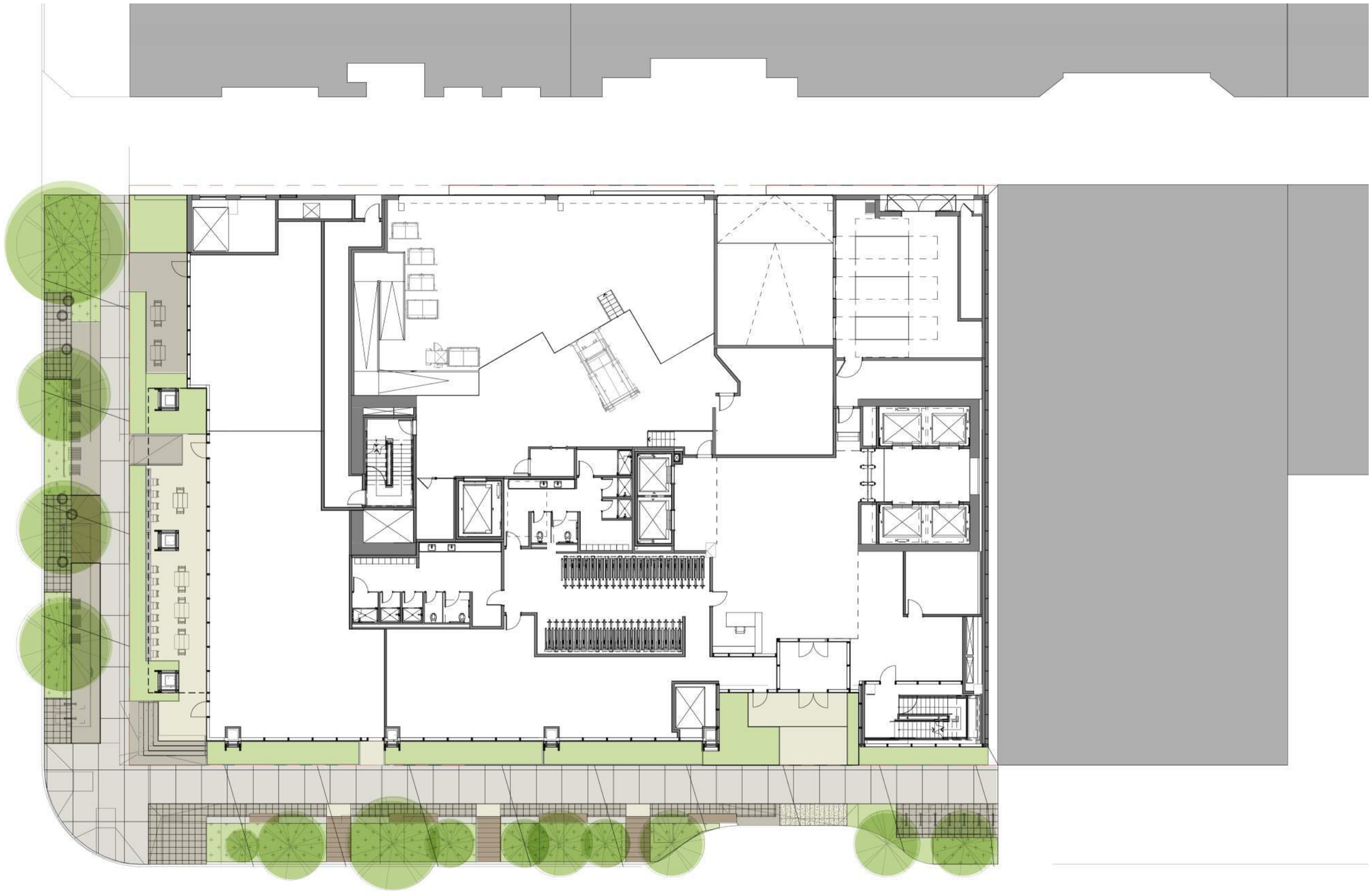
Perspective view of Main Entry from across 9th Avenue

Perspective view of Lenora Street Frontage looking West

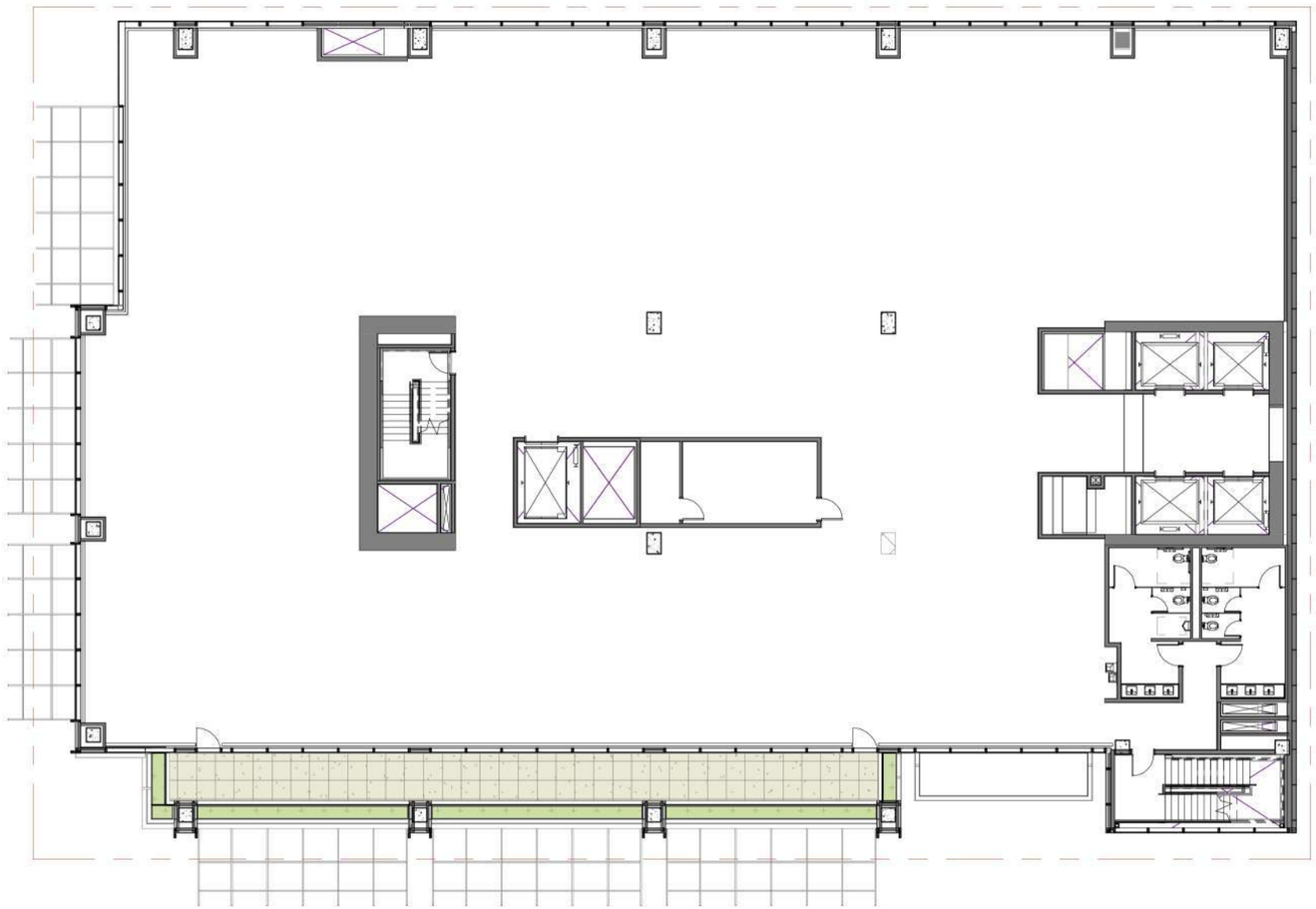
Perspective view of Rooftop looking South

Perspective view from Northwest corner

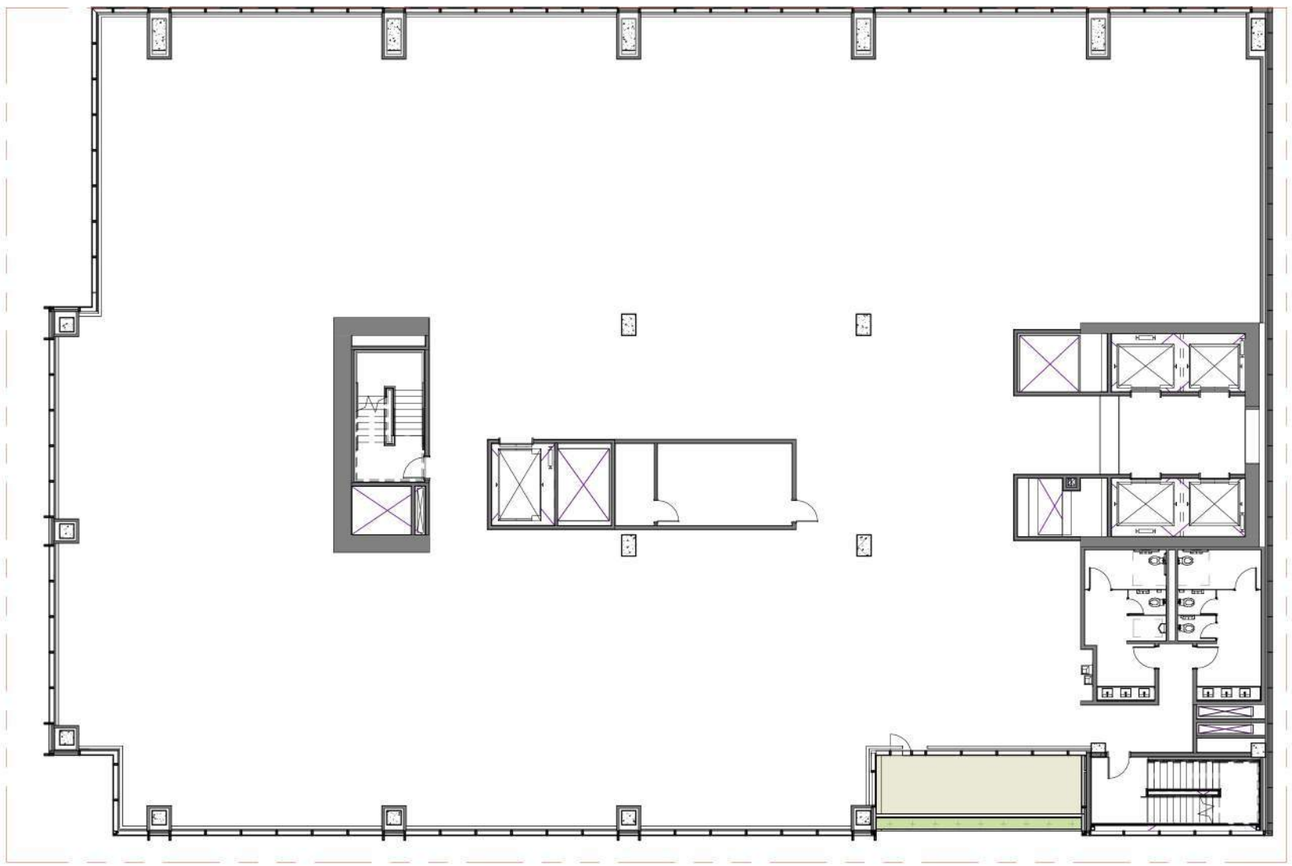
Level 01 - Site Plan



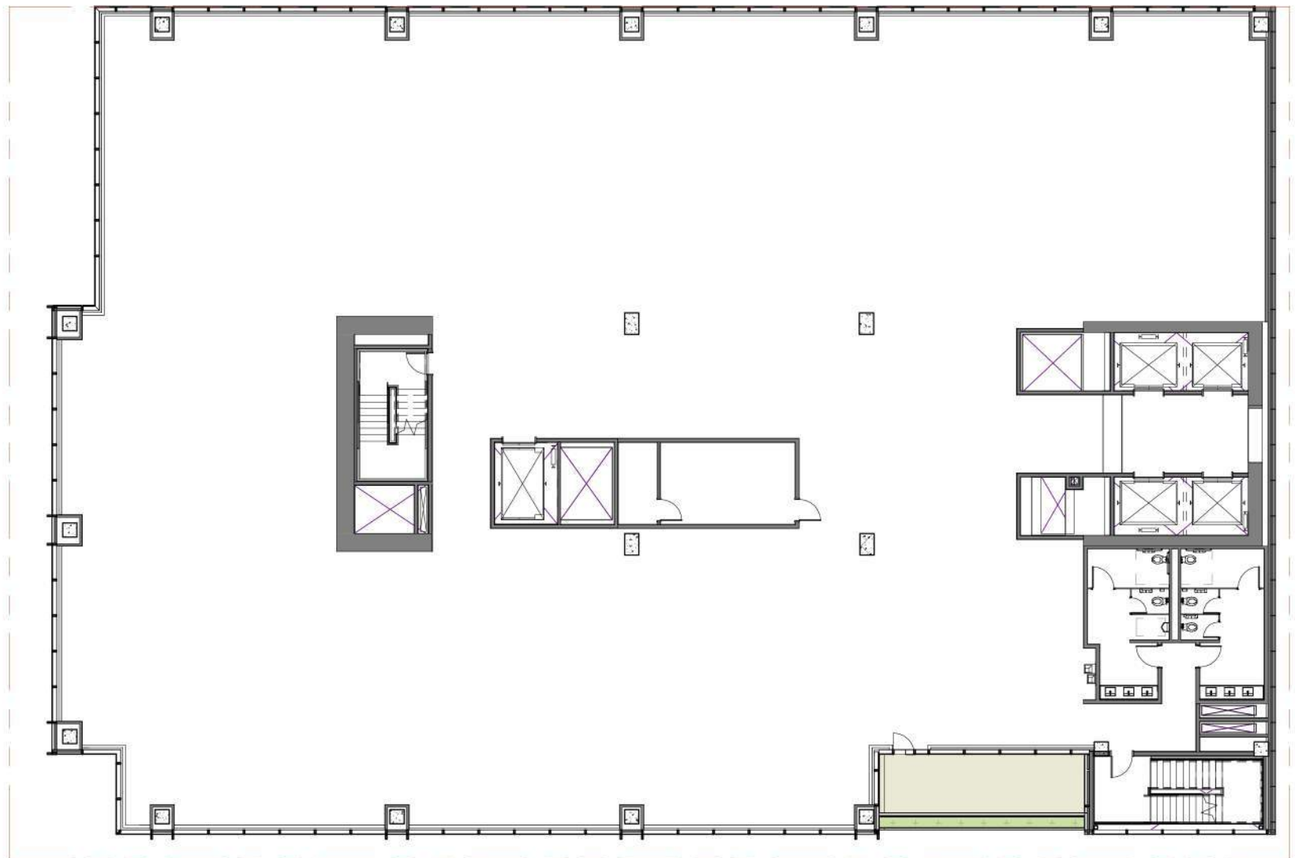
Level 02 - Plan



Level 03 - Plan

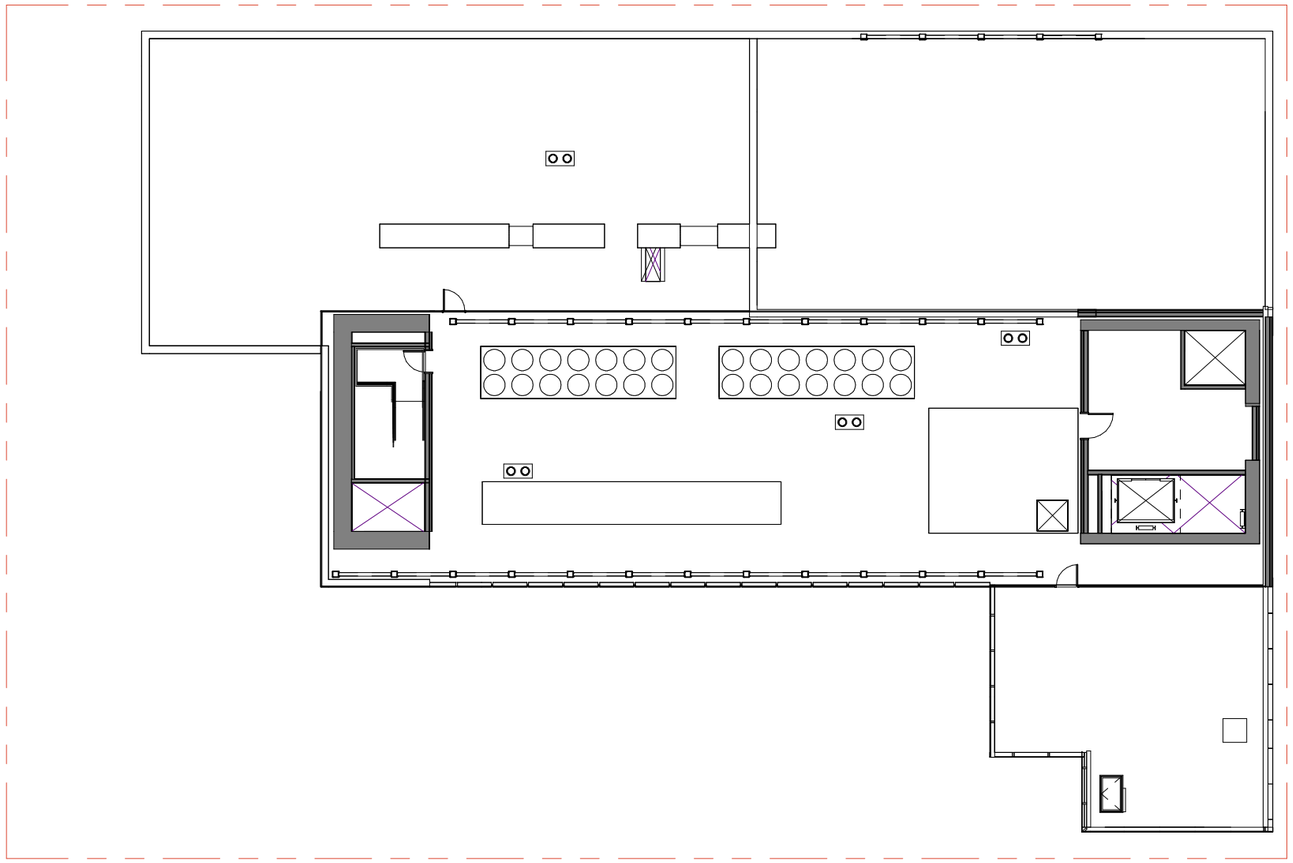


Level 04-10 - Plan

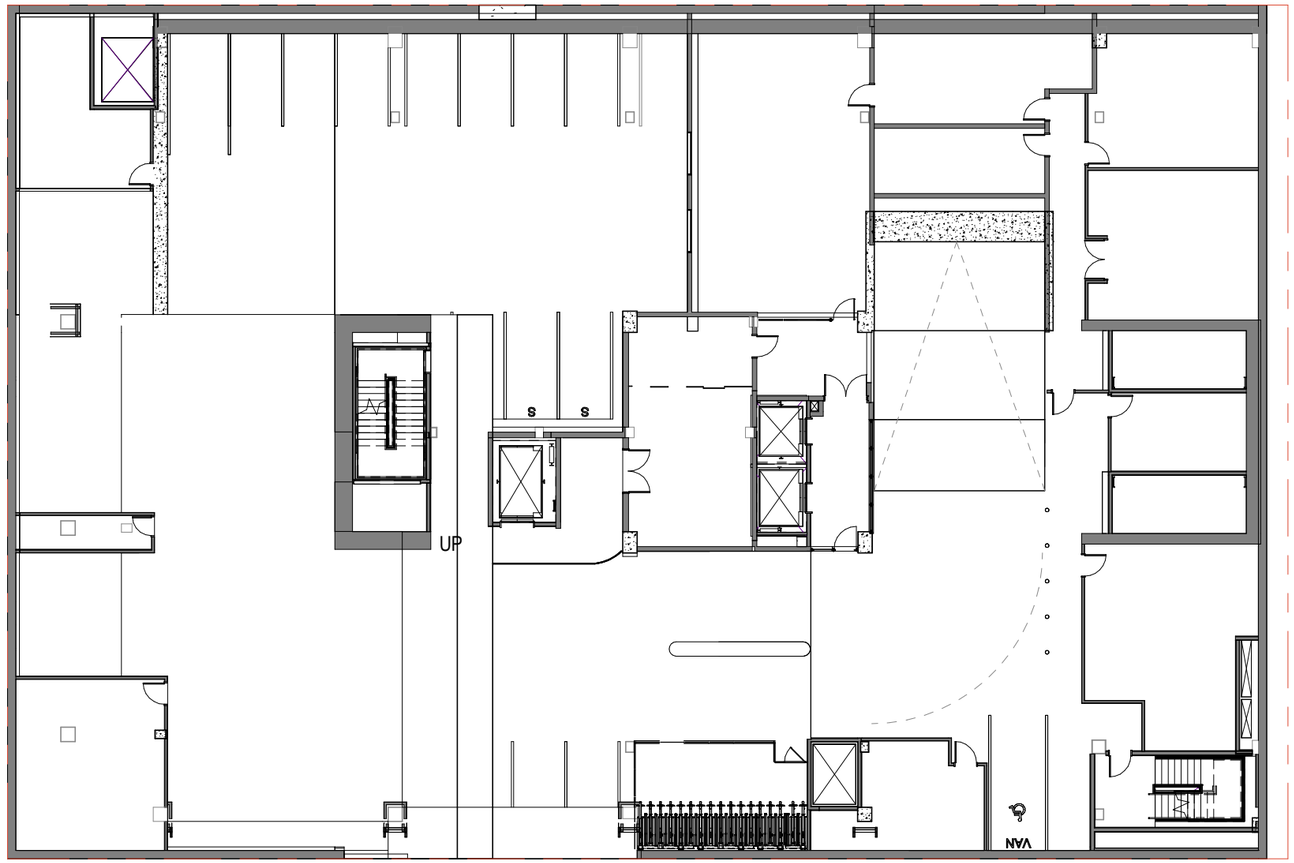


Level 11 - Rooftop Plan

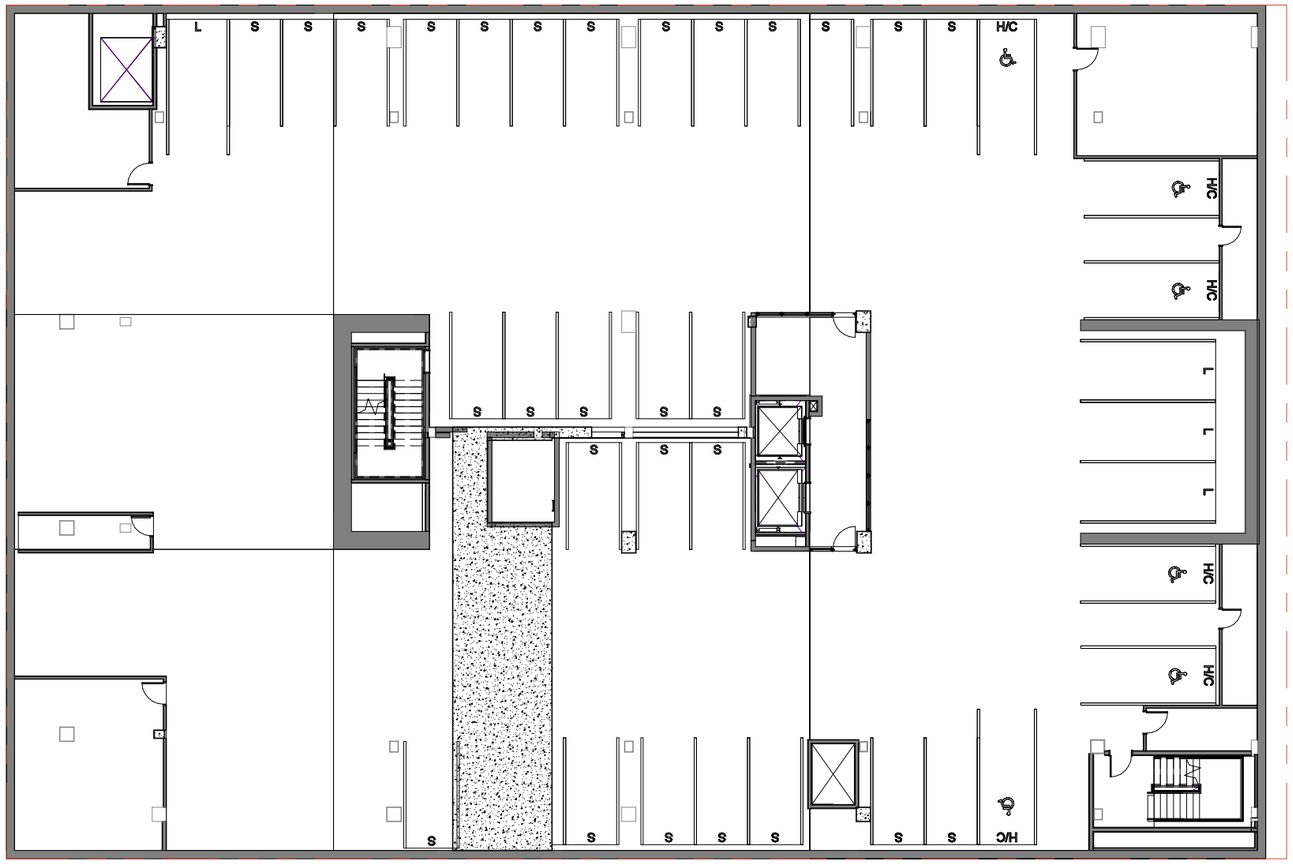
Level 12 - Rooftop Mechanical Plan



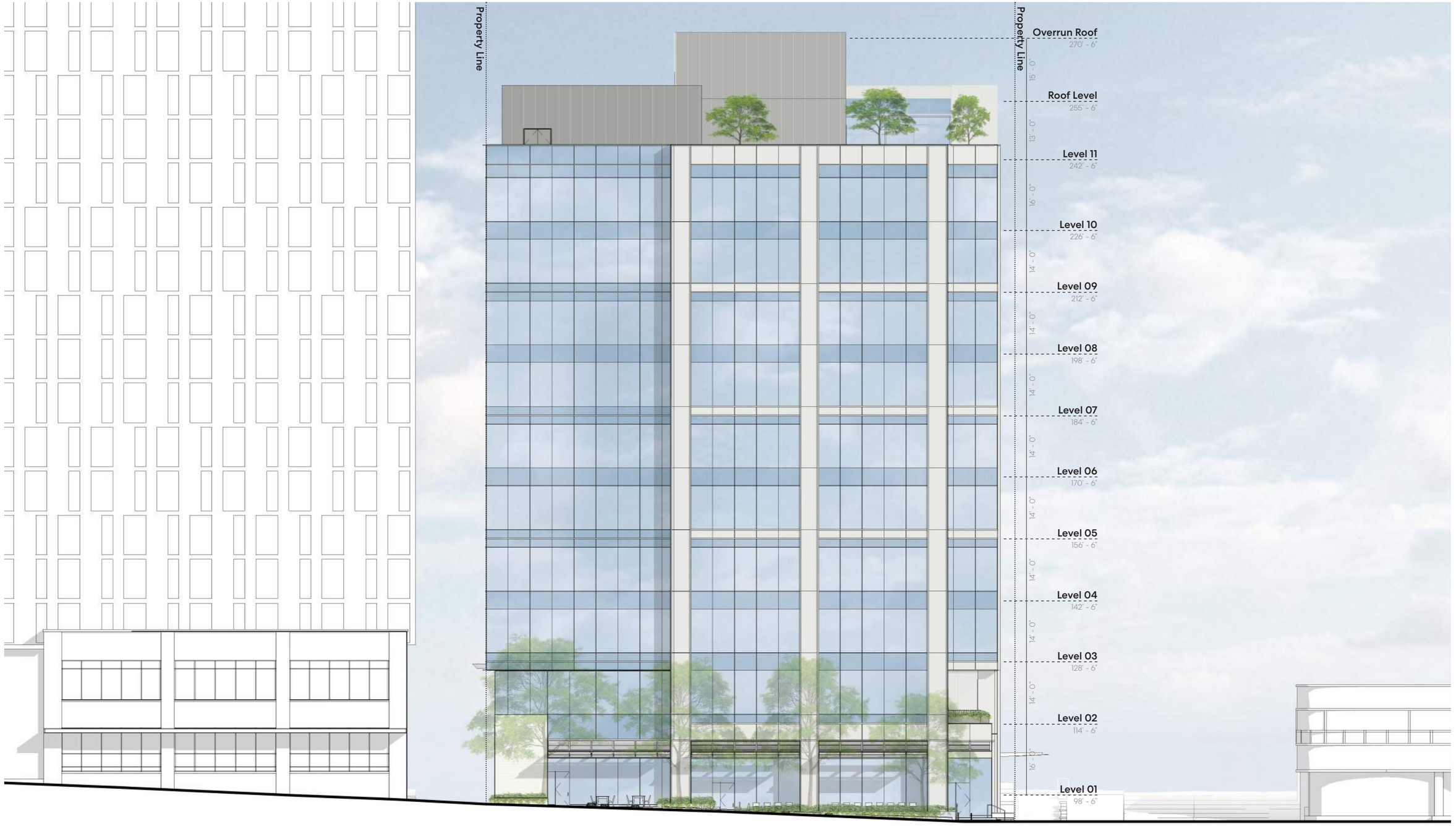
Level P1 - Plan



Level P2-P4 - Plan

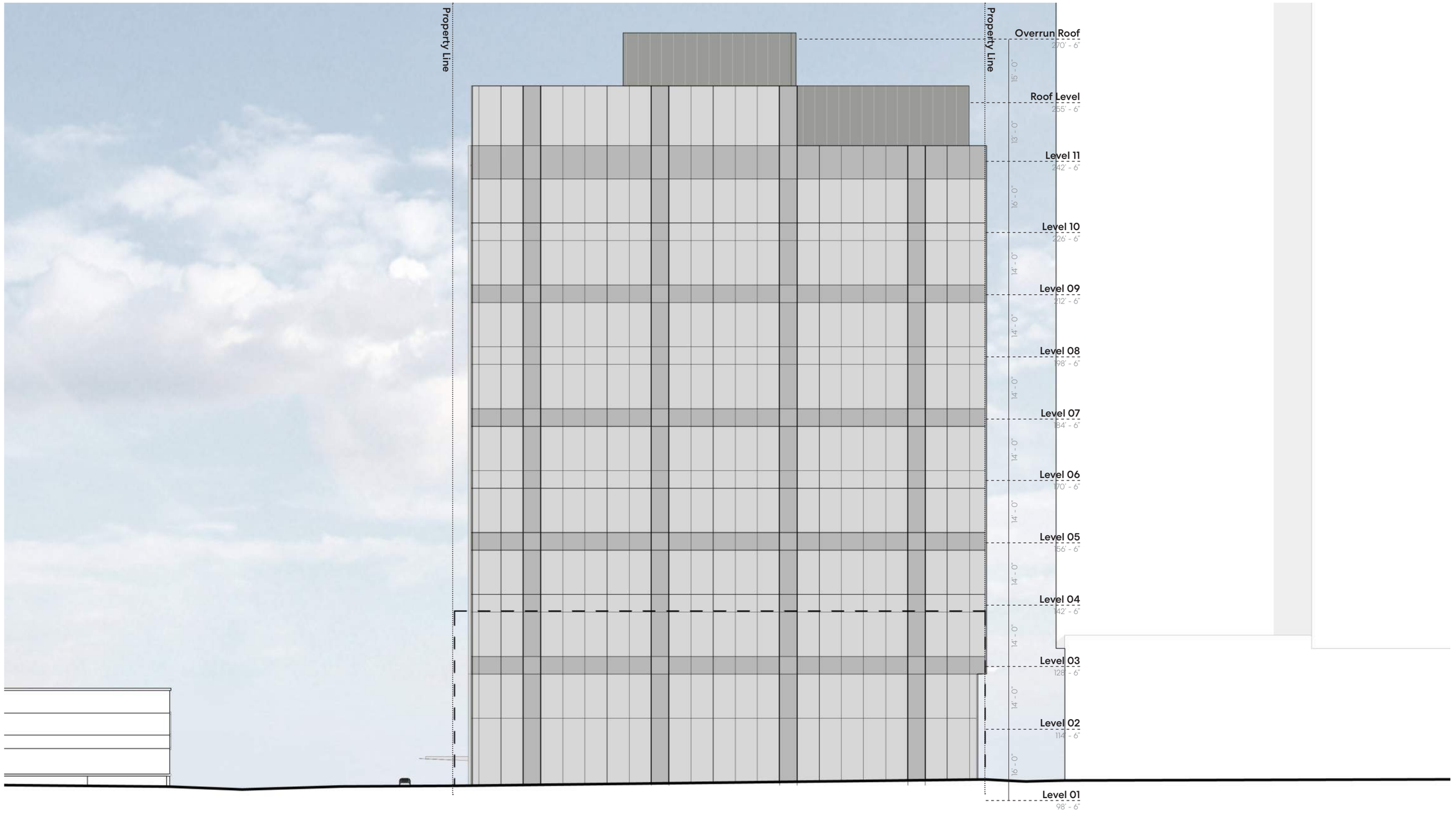


Building Elevation - North



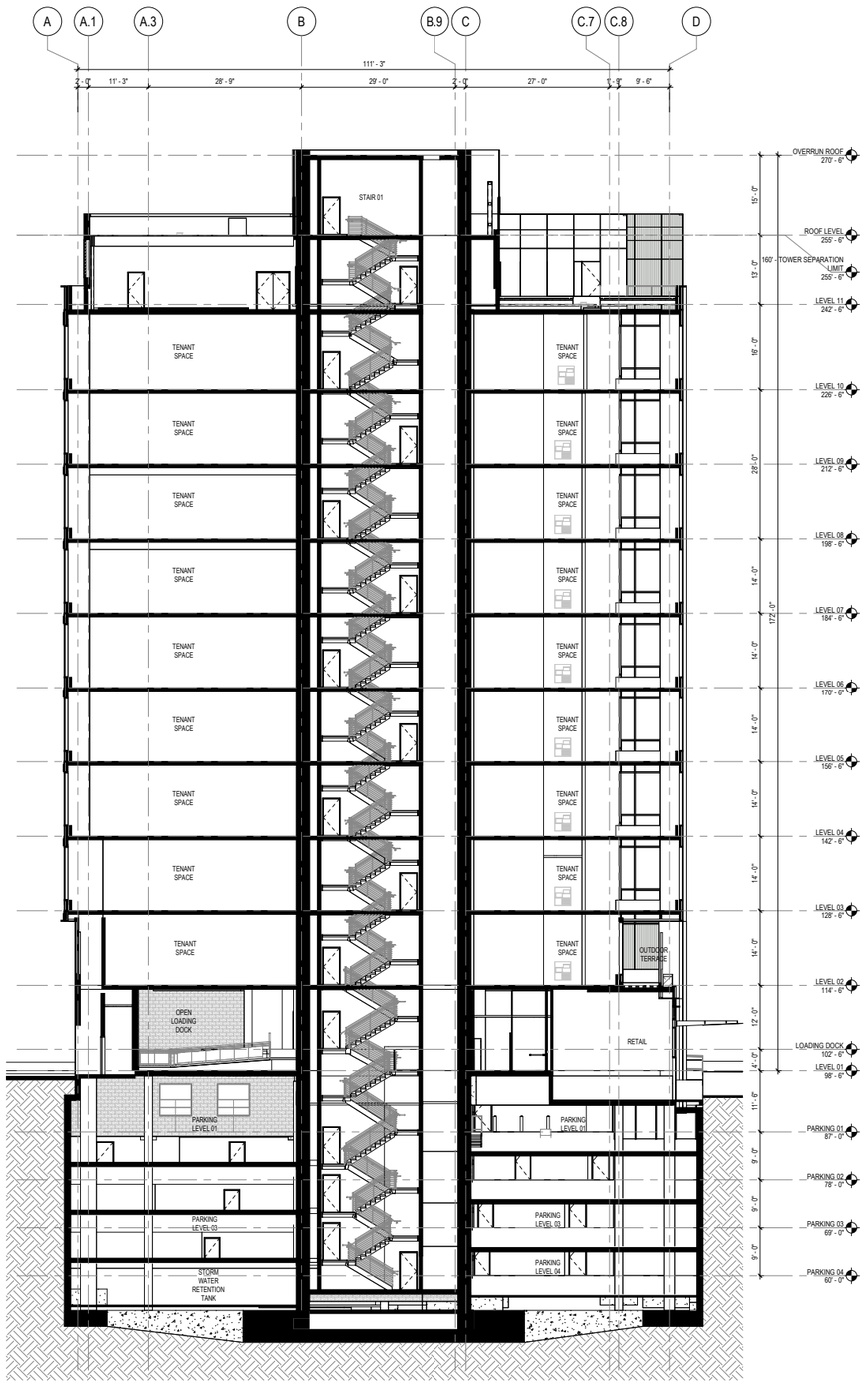
Building Elevation - West

Building Elevation - South

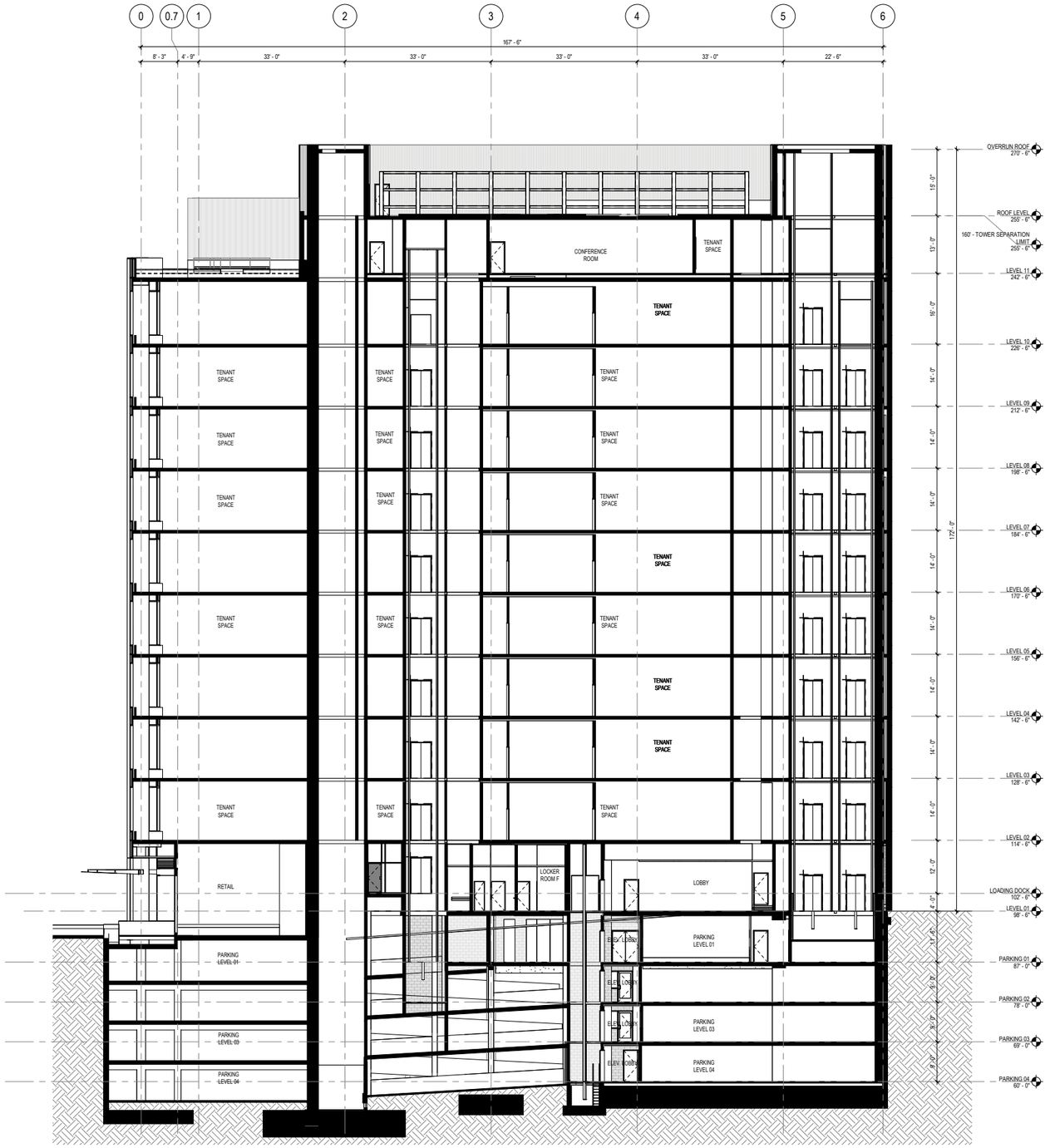


Building Elevation - East

Building Sections - Transverse Section



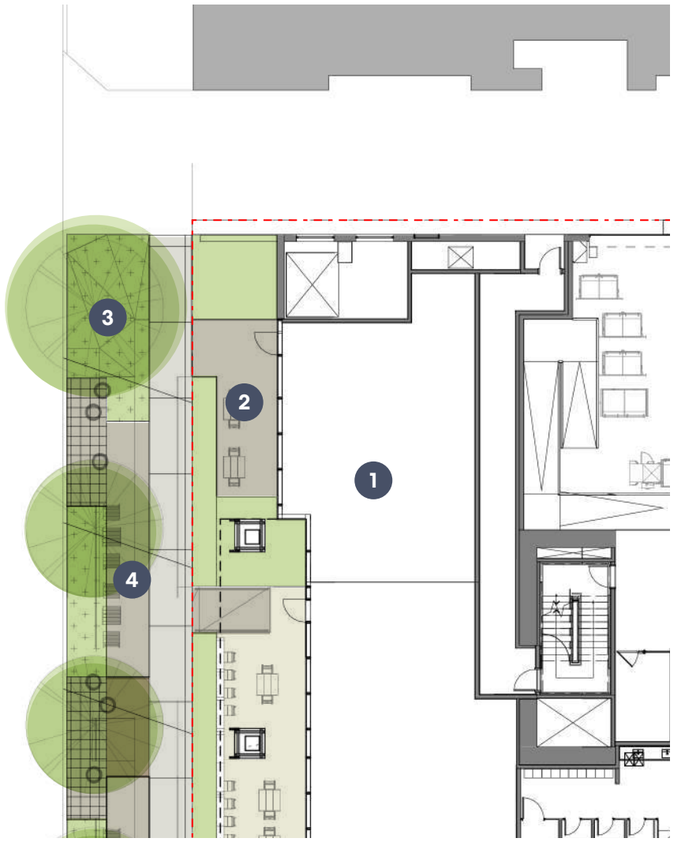
09 | Appendix
Building Sections - Longitudinal Section



09 | Appendix
Streetscape - Northeast Retail Corner

The northeast corner of the streetscape facade, adjacent to the alley, accommodates a smaller retail space that opens onto Lenora St. Adjacent to this retail area is a small outdoor open space, complemented by expanded sidewalk landscaping that enriches the overall character of the open area.

A noteworthy feature of this corner is the preservation of a significant honey locust tree located at the corner of the alley. The design respects this existing tree by setting the building's massing back for its entire height. This approach was supported by the board at EDG, endorsing the preferred massing scheme.



Level 01 Floorplan | Northeast Corner

1. Retail
2. Outdoor Open Space
3. Existing Honey Locust Tree
4. Expanded Sidewalk Green Space

Perspective View | Northeast Corner viewed from Lenora St.

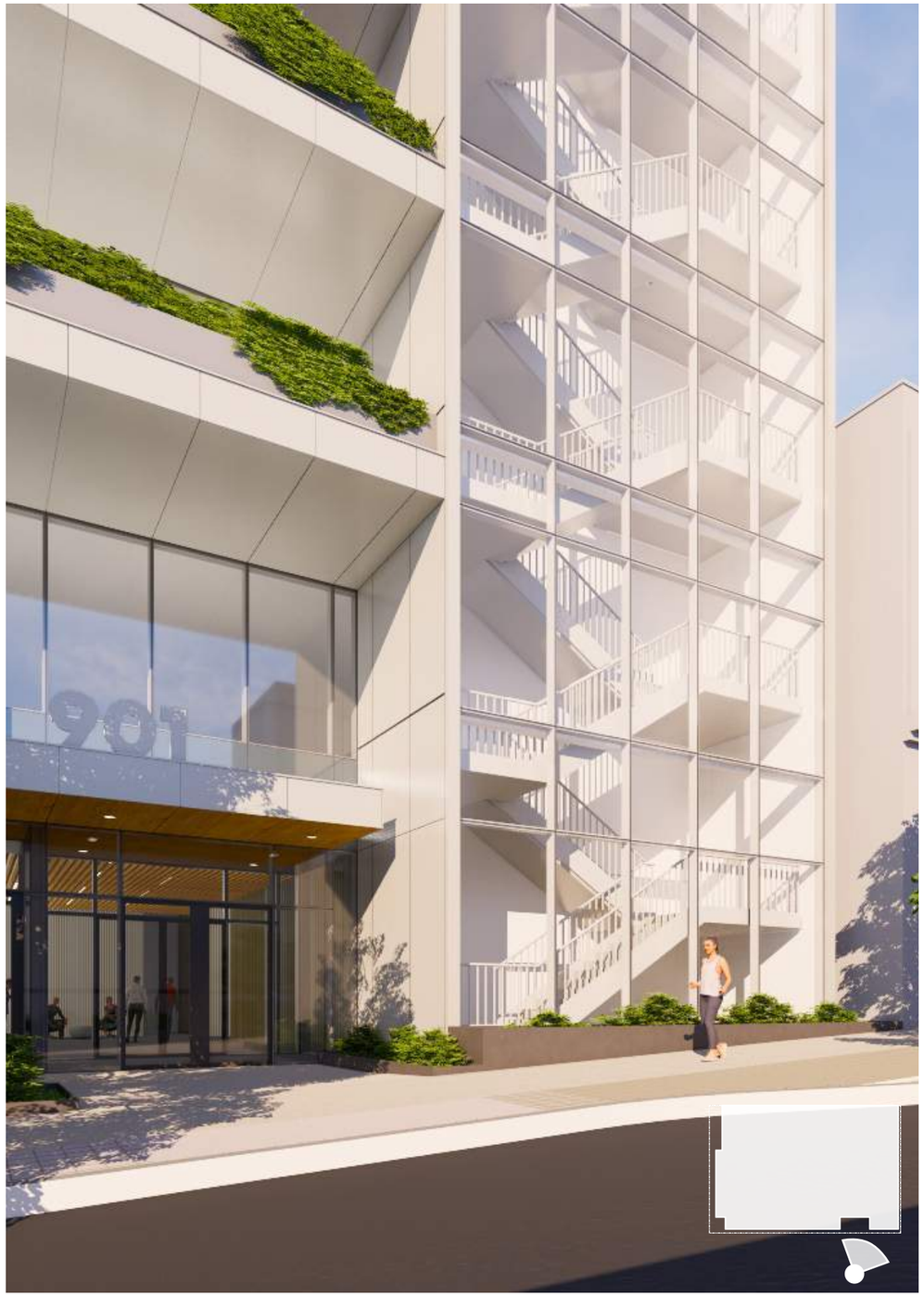
1. Retail
2. Existing Honey Locust Tree
3. Standing Seam Brick Facade
4. Expanded Sidewalk Green Space

09 | Appendix

Streetscape - 9th Ave. Stair Expression

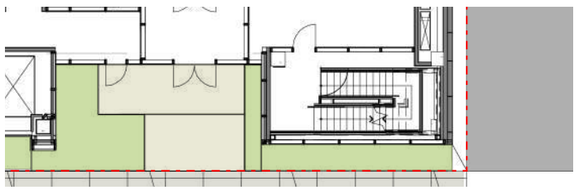
A prominent feature of the building is the full-height feature stair with continuous curtain wall glass that fronts 9th Ave. This stair is designed to be the 'irresistible stair' of the building, encouraging tenants to exercise and move within the building regularly by offering stunning views and ample daylight access.

The design of this stair pays homage to the original building that once stood on this site. Similar to this previous structure, the stair is framed as a distinct element, visually setting itself apart from the rest of the gridded expression seen in the building facades. The stair is flanked by metal panel and precast panels and is situated at ground level, with landscaping along the 9th Ave frontage.



Southeast Feature Stair | Perspective from 9th Ave.

West Elevation | Focused on Southeast Feature Stair



Level 01 Floorplan | Focused on Southeast Feature Stair

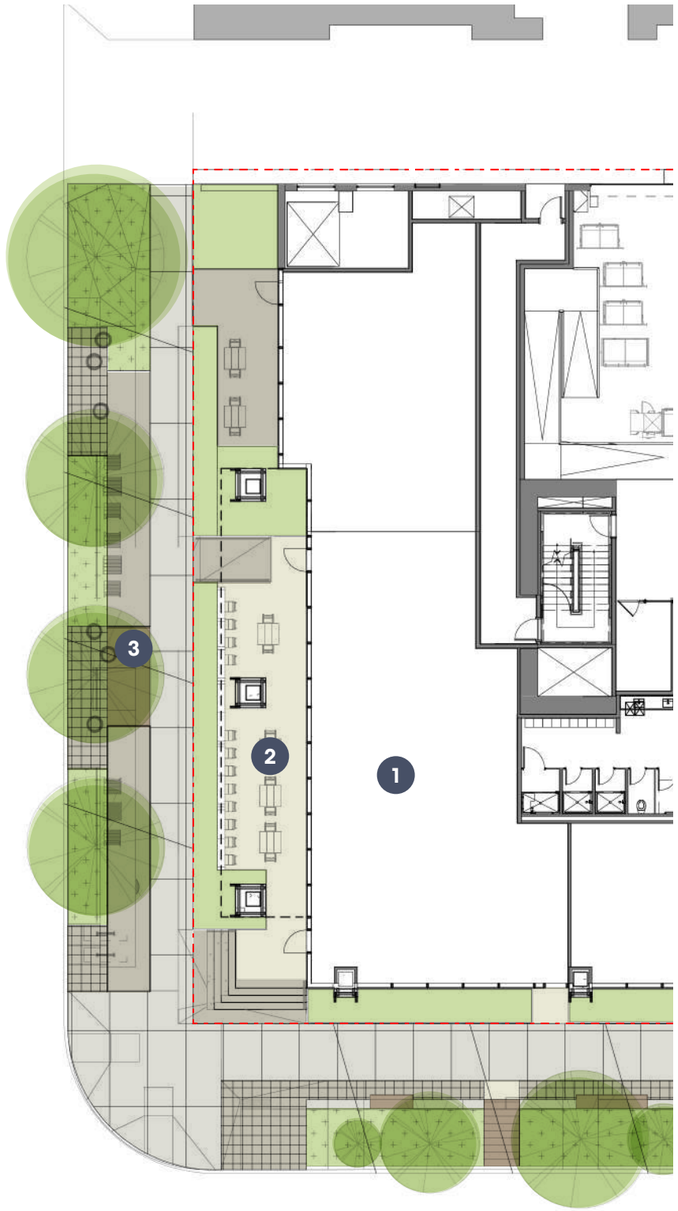
09 | Appendix
Streetscape - Lenora St.

Moving beyond the northeast corner, the Lenora St. frontage is centered around an outdoor open space adjacent to retail areas, as previously described. This space serves as an active outdoor area along the street, enriching the green street character and invigorating the building frontage with activity.

The facade design also includes canopies that offer weather protection for the sidewalk space. Alongside this, the expanded sidewalk with greenery provides additional seating options, further contributing to the green street character. These sidewalk extensions create inviting pockets for people to sit and enjoy the surroundings, seamlessly blending with the overall character of the green street.

Lenora St. Street Level Facade | View from Lenora St looking Southwest

1. Retail
2. Outdoor Open Space
3. Expanded Sidewalk Green Space



Level 01 Floorplan | Lenora St. Frontage

1. Retail
2. Outdoor Open Space
3. Expanded Sidewalk Green Space

09 | Appendix

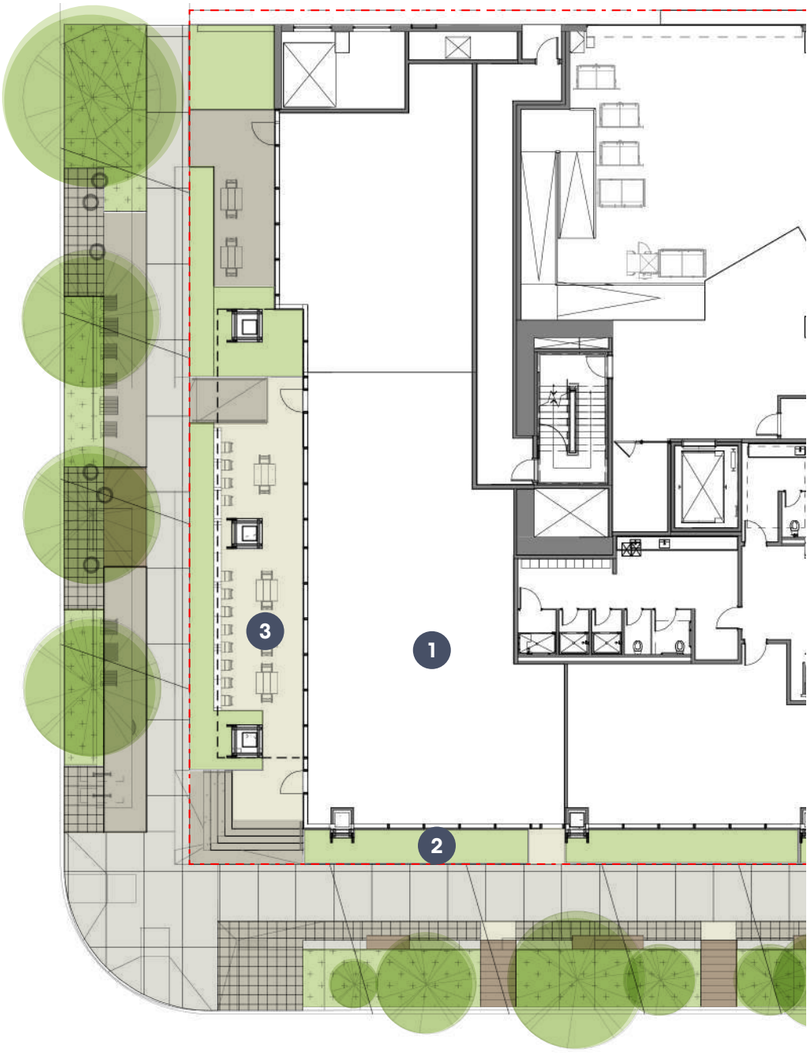
Streetscape - Retail Corner at 9th Ave & Lenora St.

At the corner of Lenora St. and 9th Ave, the design places a strong emphasis on creating an elevated outdoor open space accessed from the corner. To achieve this, the building's massing steps in at the tower levels, creating a dynamic focal point in the overall mass. This step-back not only emphasizes the significance of this access corner but also provides essential overhead soffit protection for the open space below.

On 9th Ave, there is a deliberate effort to establish a visual connection to the corner retail space. This connection seamlessly links the two streetscapes through the retail area, creating a cohesive and inviting atmosphere for pedestrians and visitors. Operable windows in the retail space help to create a connection between indoor and outdoor to better activate the outdoor space being served by retail.

Northwest Corner of Lenora St and 9th Ave | Perspective looking Southeast

1. Retail
2. Landscaping Buffer
3. Outdoor Open Space



Level 01 Floorplan | Northwest Corner

1. Retail
2. Landscaping Buffer
3. Outdoor Open Space

Streetscape - 9th Avenue

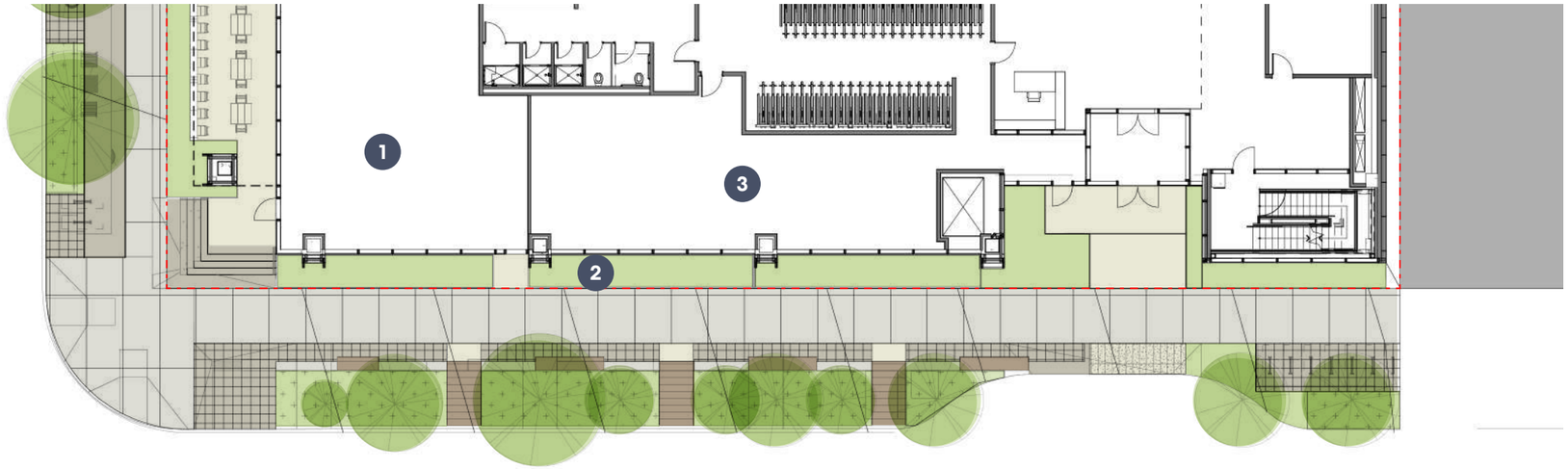
The 9th Ave streetscape is designed with a strong focus on providing a visual connection to the retail and active uses within the building. This approach creates an inviting and engaging atmosphere for pedestrians.

To complement this vision, a lower landscaping buffer extends along the building's edge, enveloping the sidewalk in greenery. This landscaping not only adds to the character of the 9th Ave green street but also maintains a visual connection to the interior program.

Furthermore, the Level 02 terrace plays a crucial role in expanding the green experience vertically, enhancing the overall character and atmosphere along the street.

9th Ave. Streetscape | Perspective View looking Southeast

1. Retail **2.** Landscape Buffer **3.** Bike/Fitness



Level 01 Floorplan | 9th Ave. Frontage

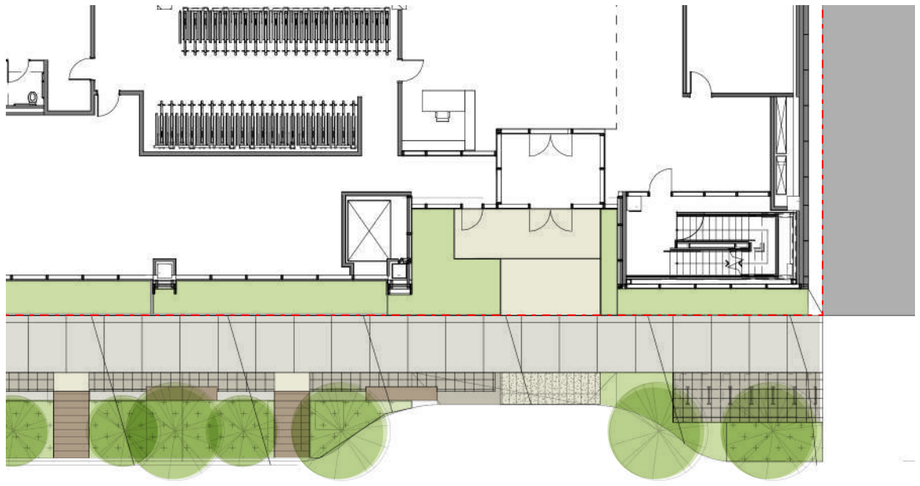
1. Retail **2.** Outdoor Open Space **3.** Expanded Sidewalk Green Space

09 | Appendix
Streetscape - 9th Avenue Building Entry

The building entry, accessible from 9th Ave, is thoughtfully designed to create a memorable sense of arrival. The entry is set back under the balconies on the upper levels, resulting in a double-height space that establishes a clear hierarchy and defining moment as tenants enter the building.

The entry is slightly offset to accommodate the grade difference, ensuring a seamless transition from the sidewalk to the entry point. Adjacent to the main entry doors is a secondary entrance for the cycling studio, this door is set behind landscaping and off center to the entry ramp to emphasize a hierarchy between the two access points.

West Elevation | Building Entry



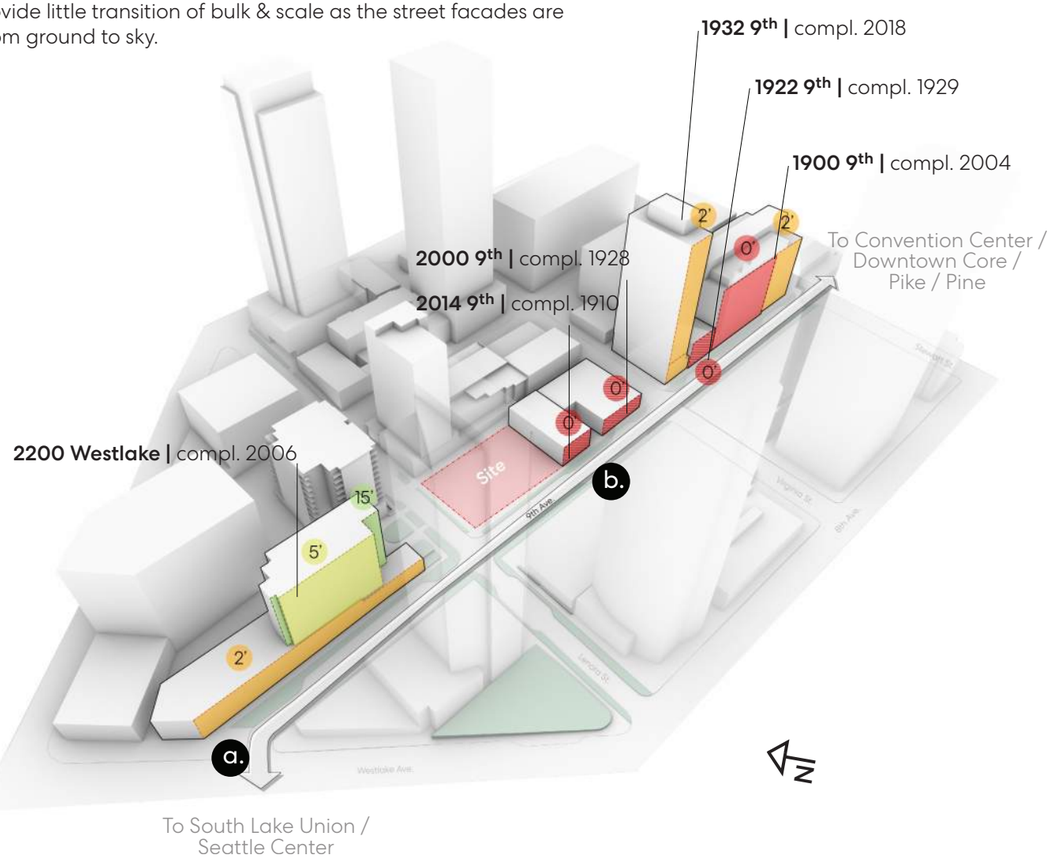
Level 01 Floorplan | Building Entry along 9th Ave.

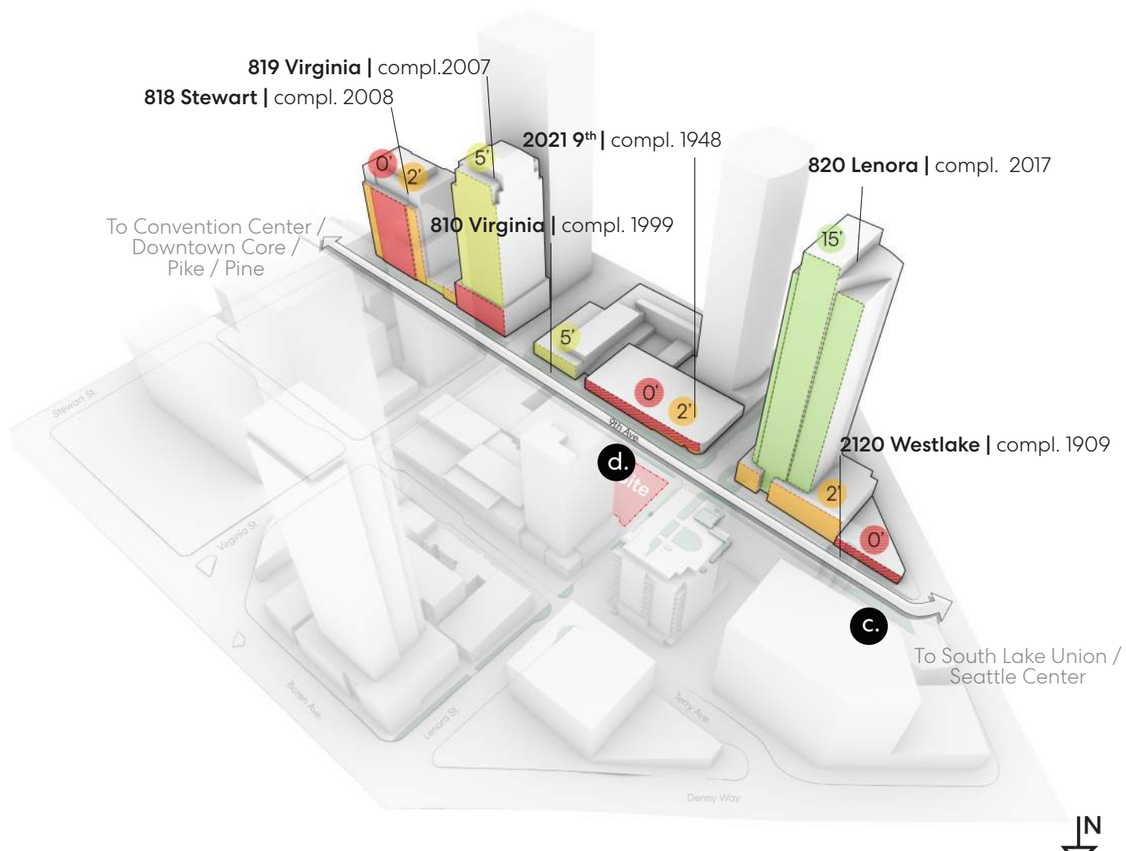
Perspective View | Building Entry viewed from 9th Ave.

09 | Appendix

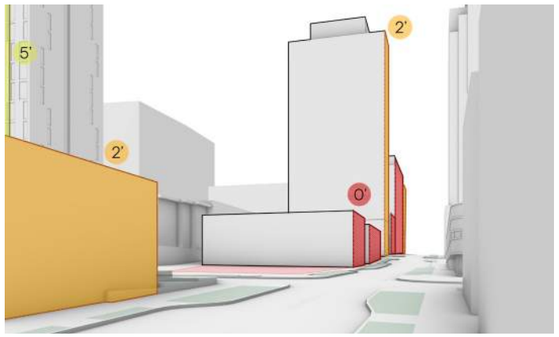
EDG - Surrounding Context Character

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

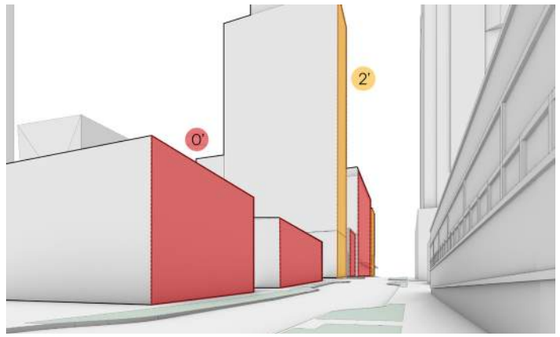




9th Ave. | Eastside Setbacks

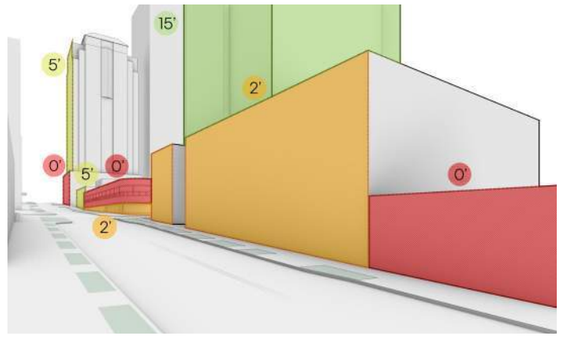


a.

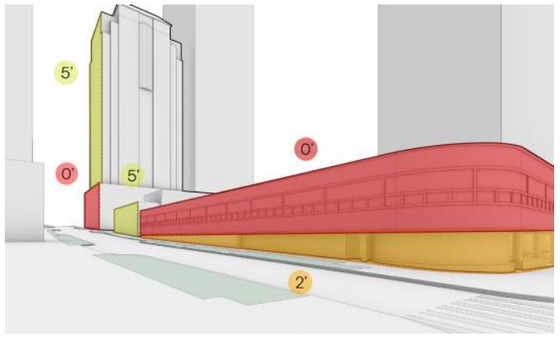


b.

9th Ave. | Westside Setbacks



c.



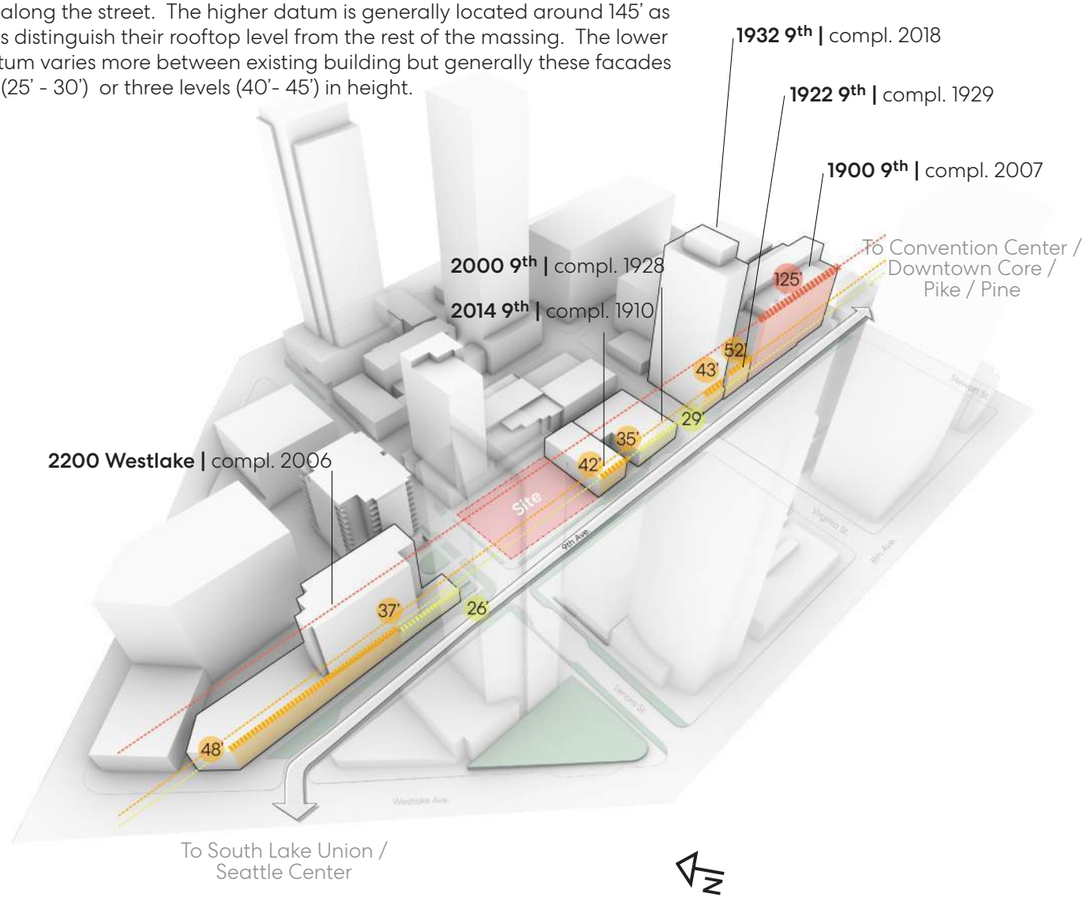
d.

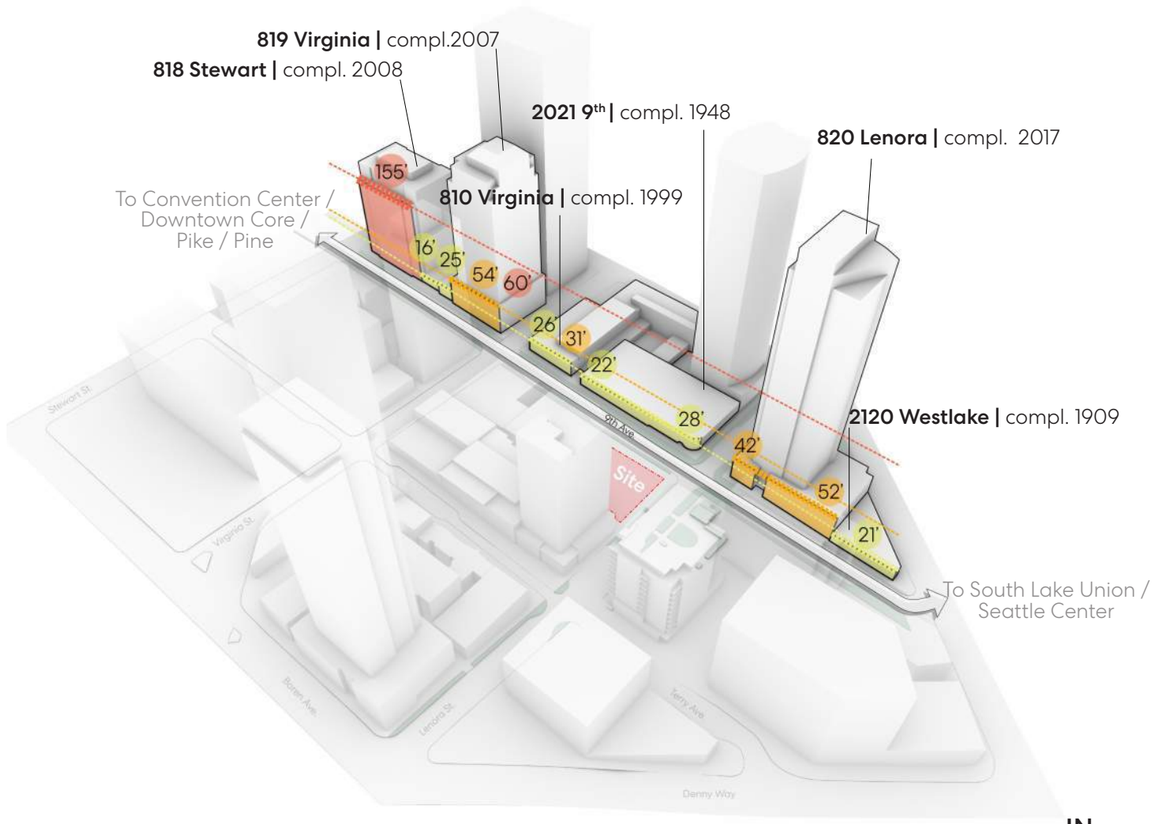
0' | 2' or greater | 4'/5' or greater | 15' or greater

09 | Appendix

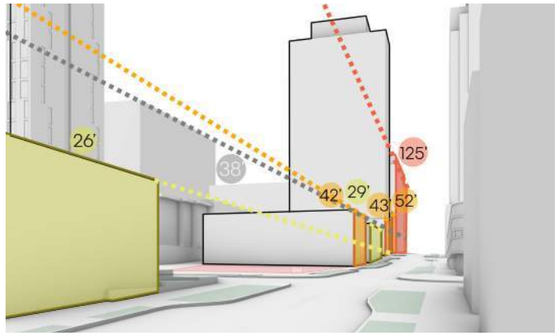
EDG - Surrounding Context Character

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

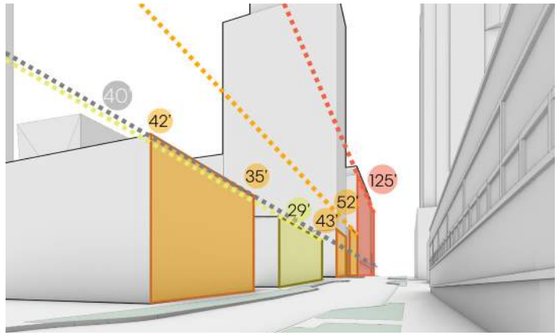




9th Ave. | Eastside Height Datum

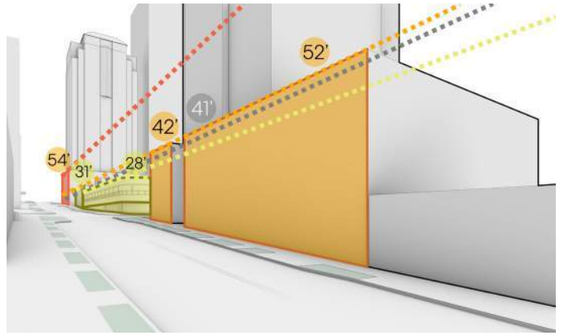


9th Ave. - Eastside Perspective
Average Datum Height: 38'

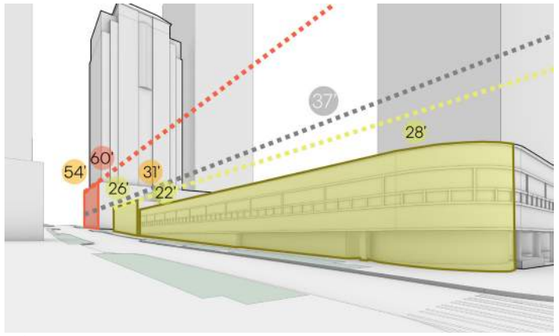


9th Ave. - Eastside Perspective
Average Datum Height: 40'

9th Ave. | Westside Height Datum



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



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

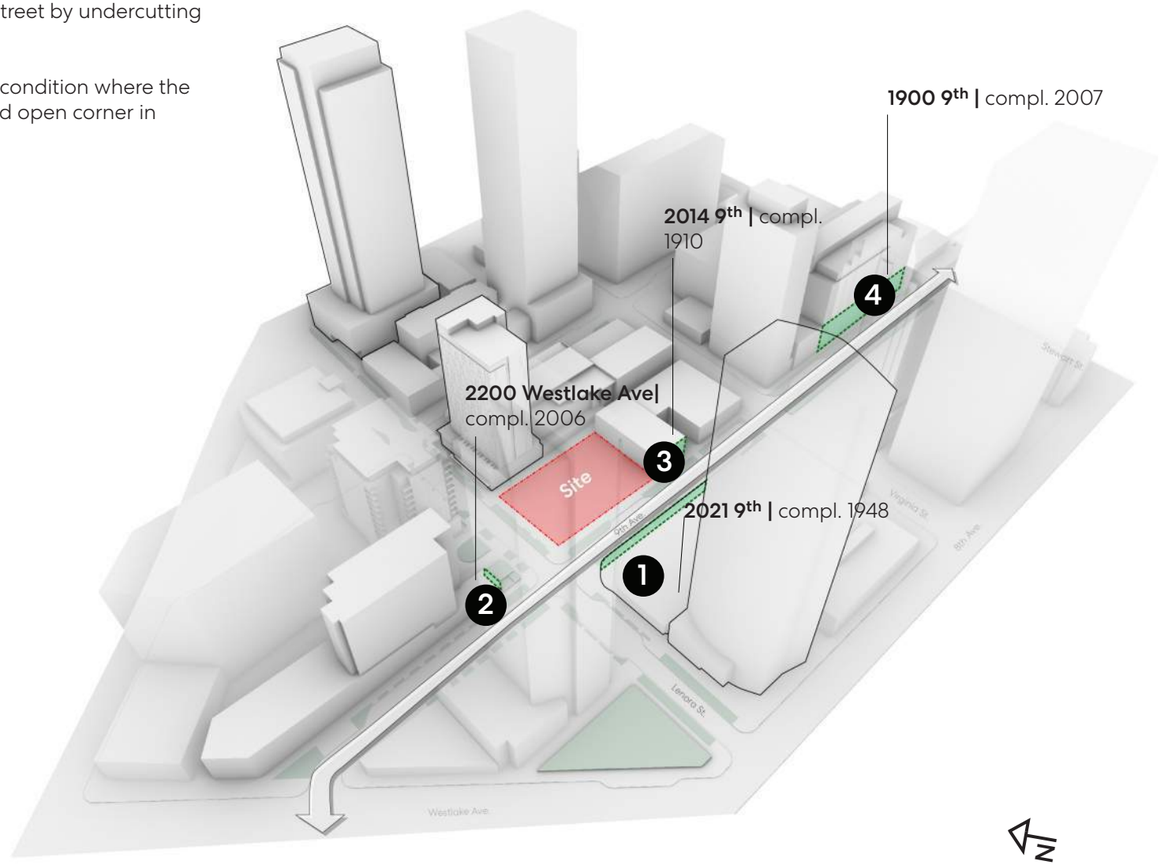
30' or less | 30' - 60' | 60' or greater

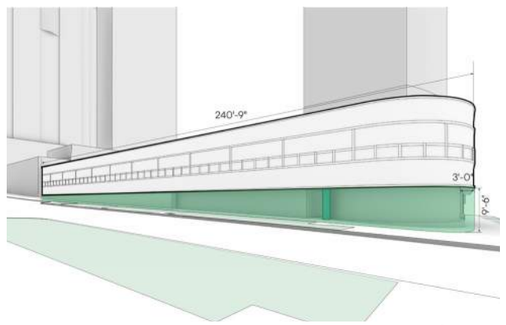
09 | Appendix

EDG - Surrounding Context Character

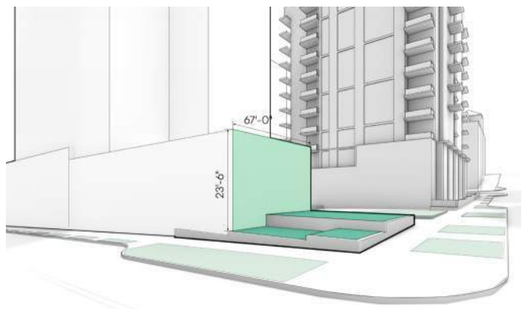
As most of the development along 9th Ave. builds up to the property line, architectural identity and facade modulation is achieved primarily through texture and materials of the facade. The Braille Library provides a break from the architectural character of the street by undercutting the massing and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

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

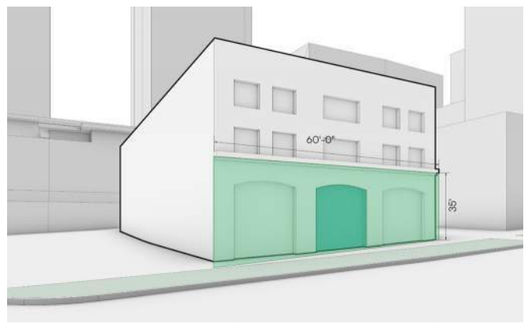




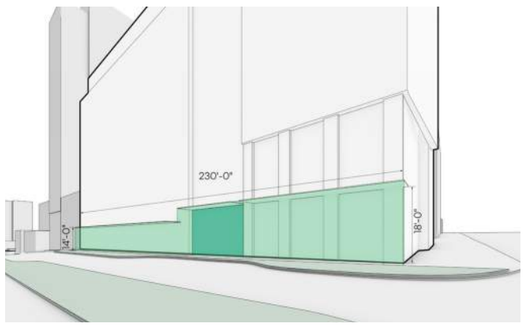
1. Washington Talking Book & Braille Library | 2021 9th Ave.



2. 2200 Westlake Condos| 2100 9th Ave.



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



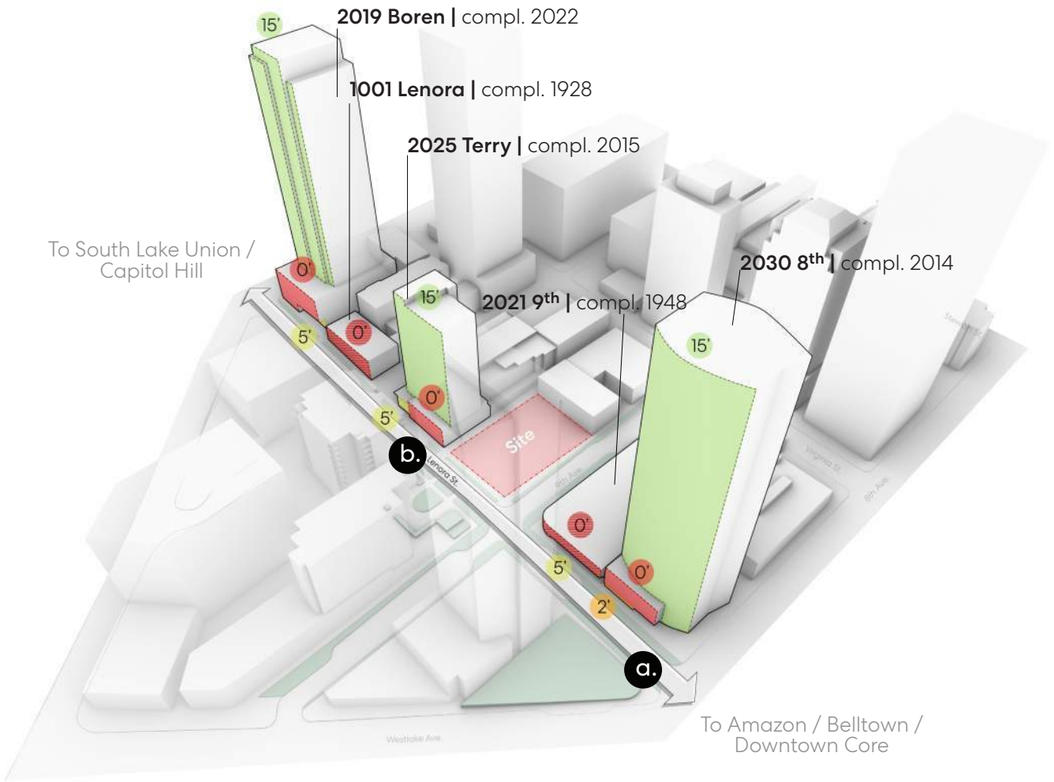
4. Seattle Children's Research Institue: Jack R. MacDonald Building| 1900 9th Ave.

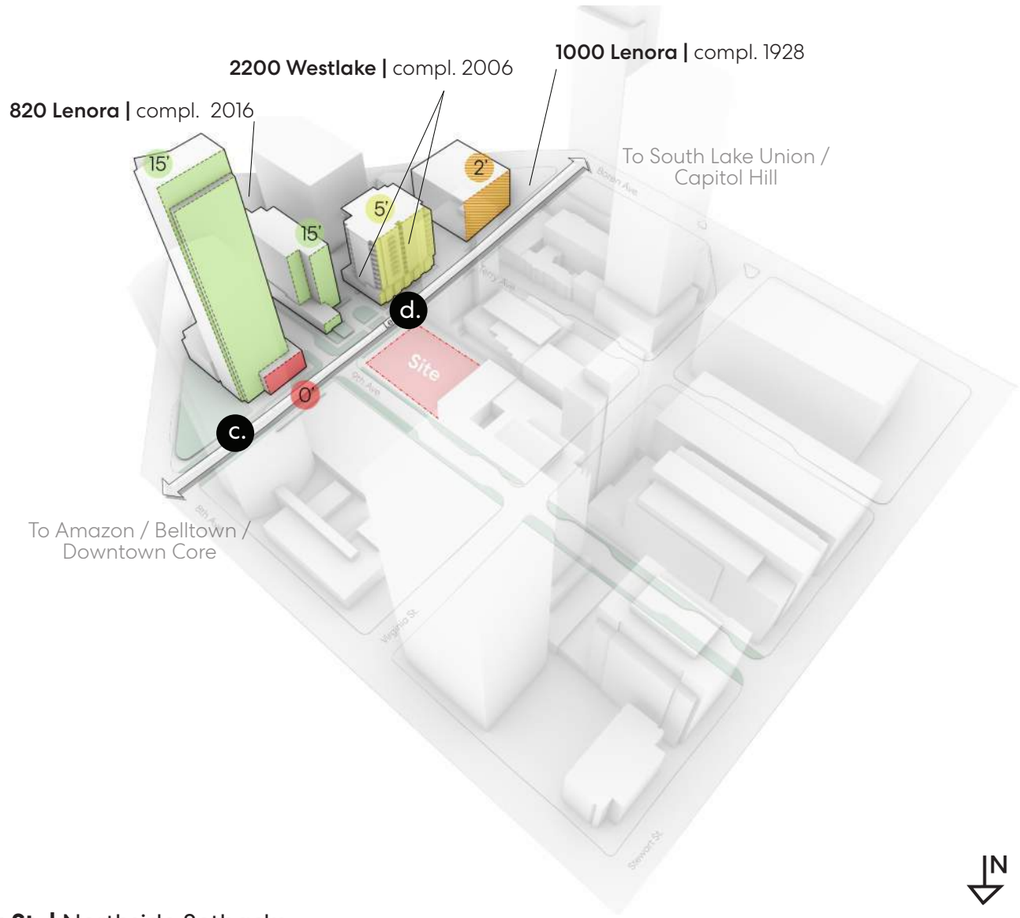
Public Volume Key Element

09 | Appendix

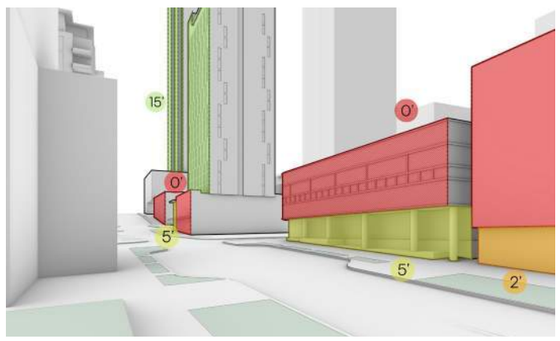
EDG - Surrounding Context Character

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

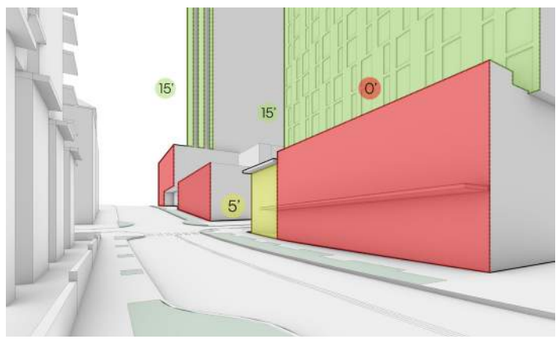




Lenora St. | Southside Setbacks

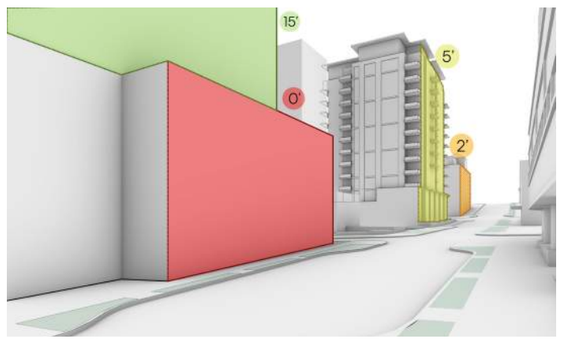


a.

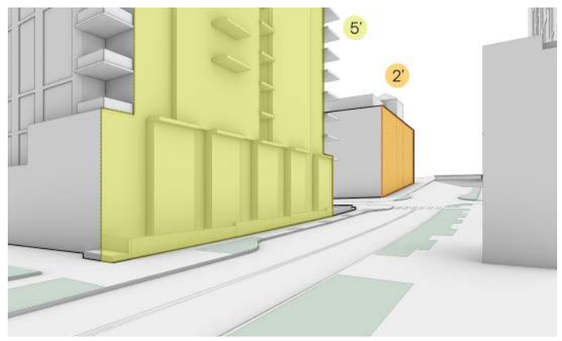


b.

Lenora St. | Northside Setbacks



c.



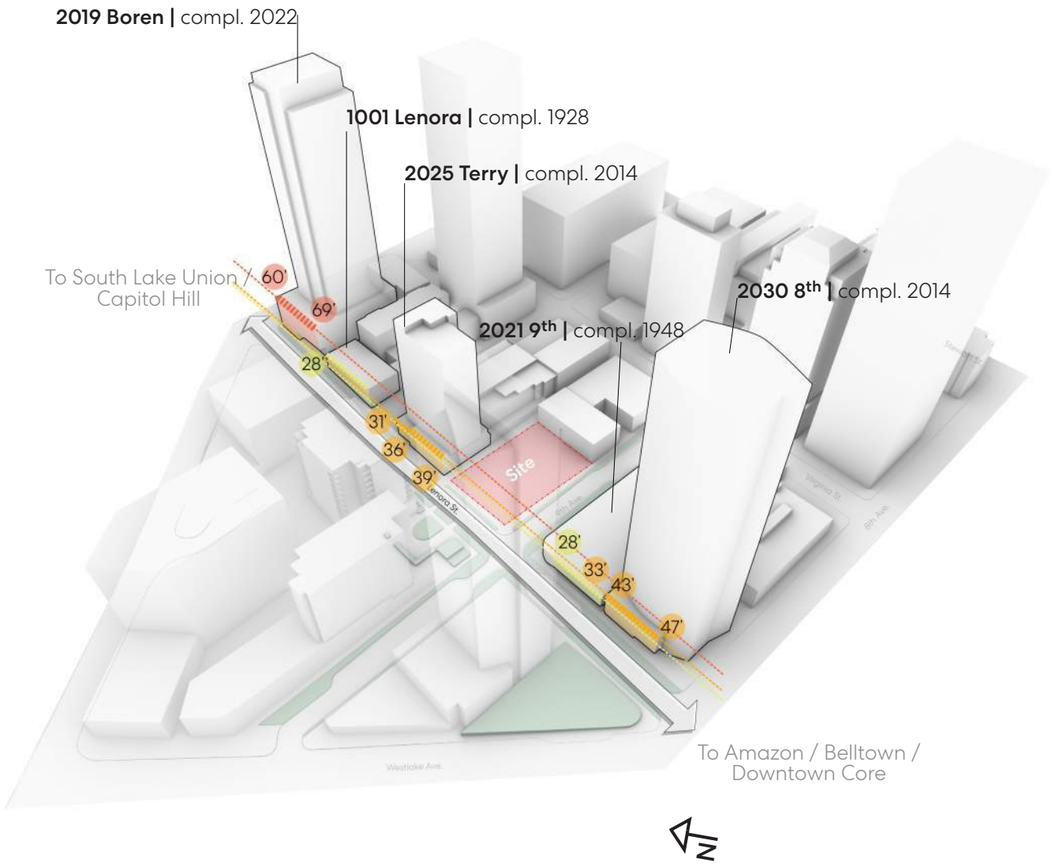
d.

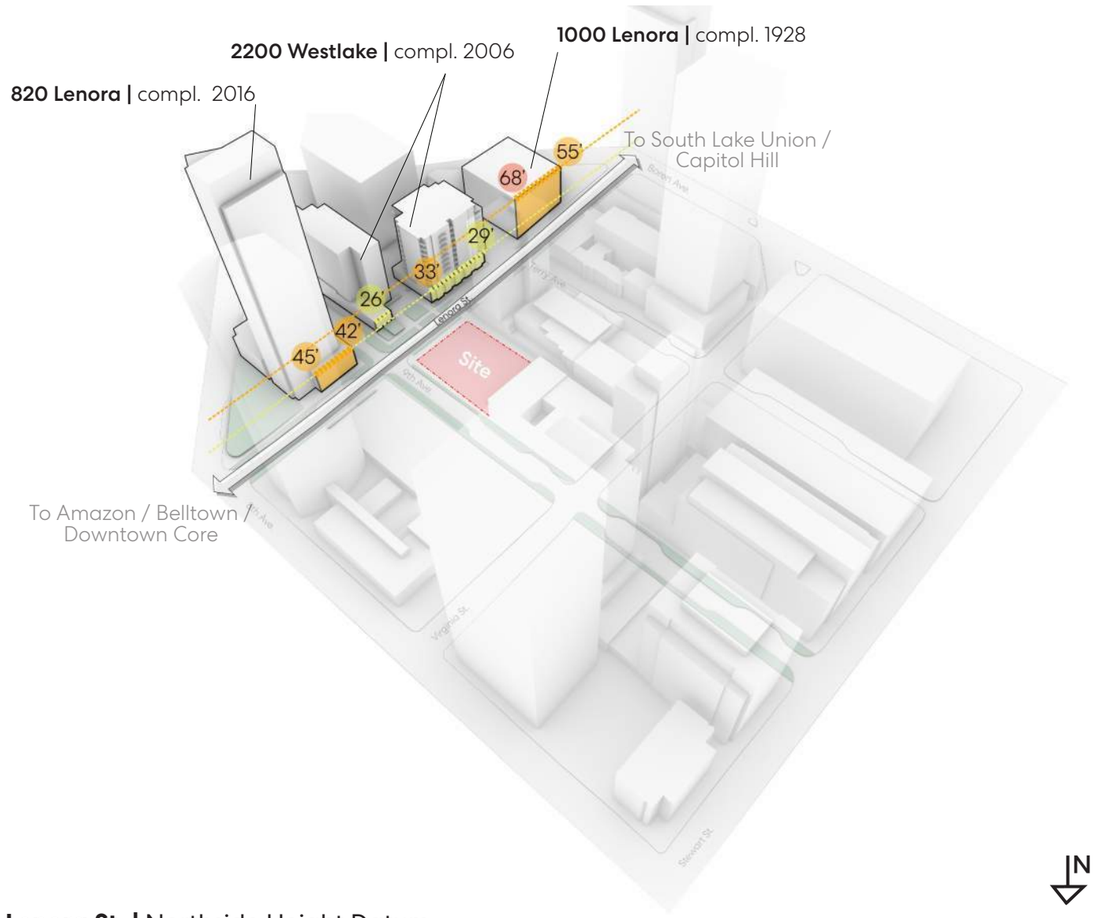
0' | 2' or greater | 4'/5' or greater | 15' or greater

09 | Appendix

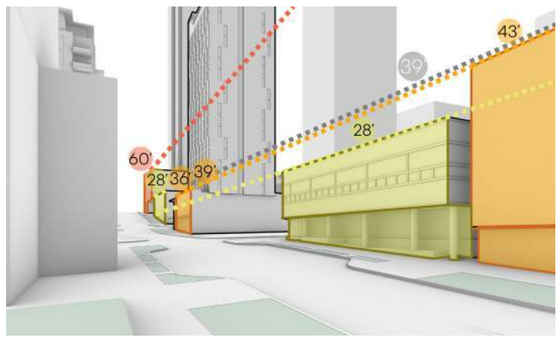
EDG - Surrounding Context Character

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

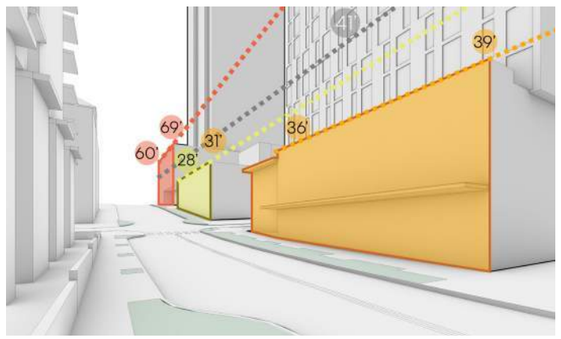




Lenora St. | Southside Height Datum

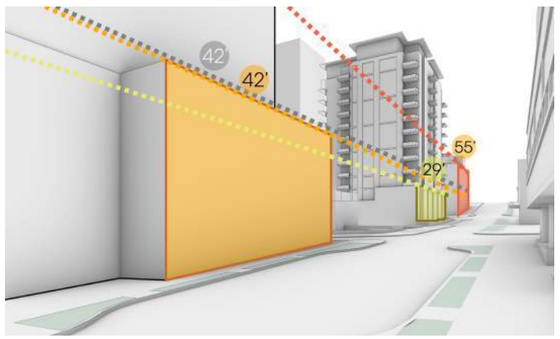


Lenora St. - Southside Perspective
Average Datum Height: 39'

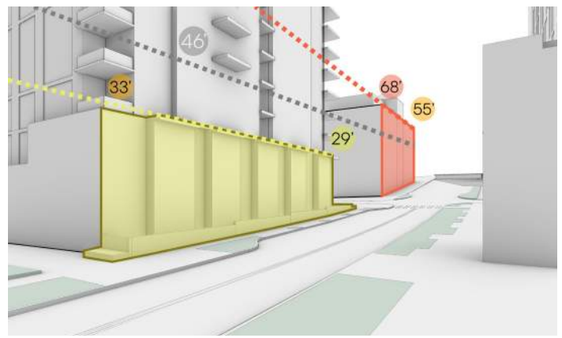


Lenora St. - Southside Perspective
Average Datum Height: 41'

Lenora St. | Northside Height Datum



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



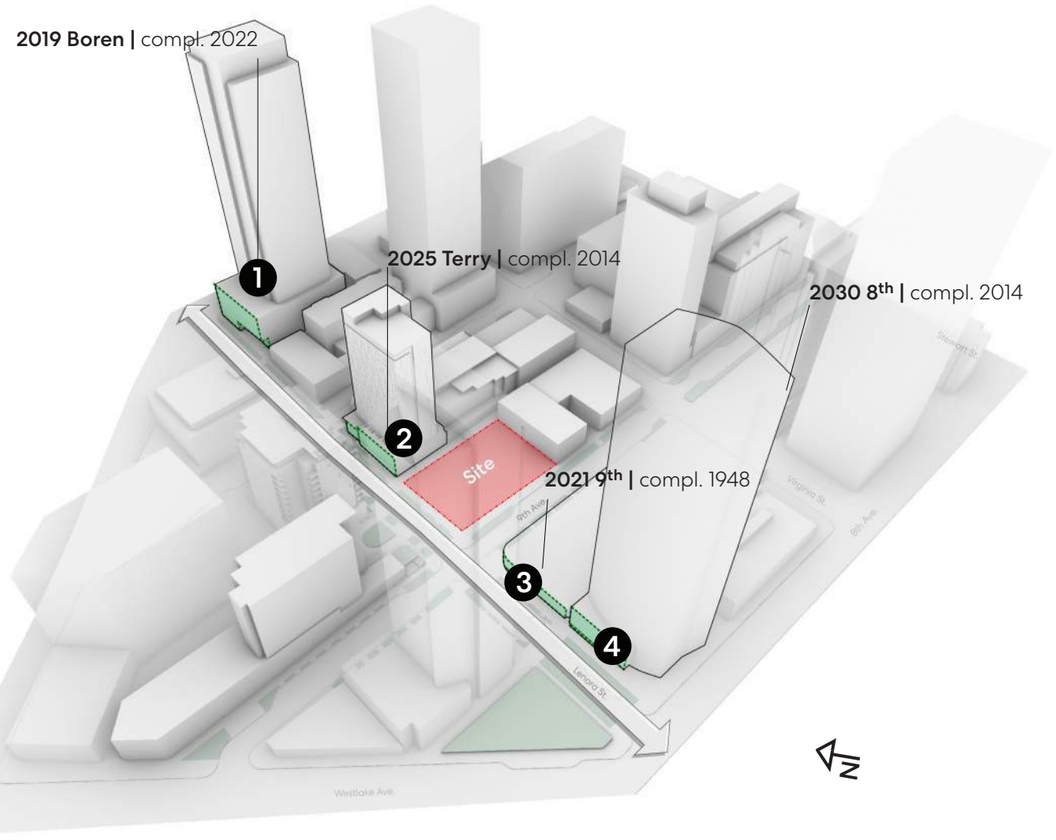
Lenora St. - Northside Perspective
Average Datum Height: 46'

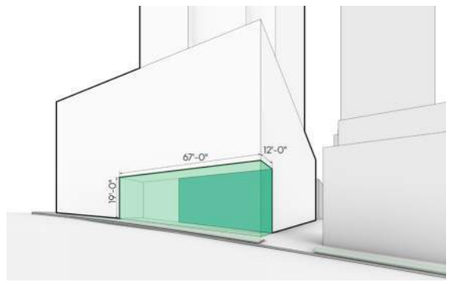
30' or less | 30' - 60' | 60' or greater

09 | Appendix

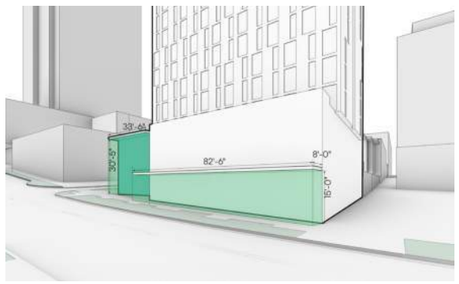
EDG - Surrounding Context Character

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

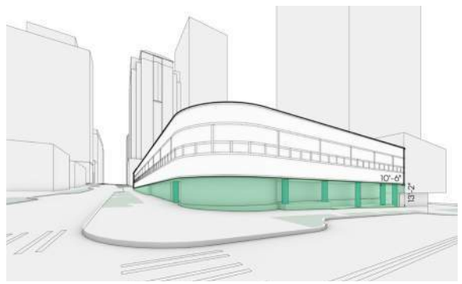




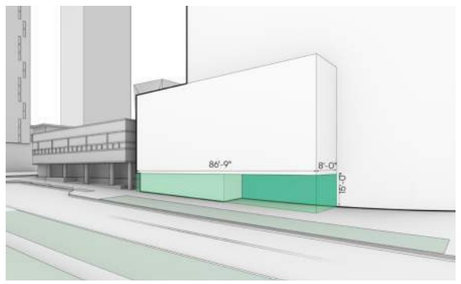
1. The Ivey on Boren | 2019 Boren



2. Cornish Student Housing | 2025 Terry



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



4. Cirrus Apartments | 2030 8th

Public Volume Key Element