



GREYSTAR

THE JUSTEN  
Company LLC

# 425 FAIRVIEW AVENUE

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RECOMMENDATION MEETING

WEST DESIGN REVIEW BOARD MEETING

07.15.2015 | 14-004 | DPD #3017804



WEBER THOMPSON





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# PROJECT OVERVIEW & ZONING SUMMARY

## PROJECT DESCRIPTION & VISION

This project will complete the second half of this high density multi-family city block in South Lake Union. The vision for this project is to take advantage of this very urban location by providing sustainable, quality housing for the rapidly growing employment surrounding the project. This neighborhood is undergoing dynamic change where multiple new office towers currently under construction will add thousands of jobs to the existing thousands of jobs immediately surrounding the project site.

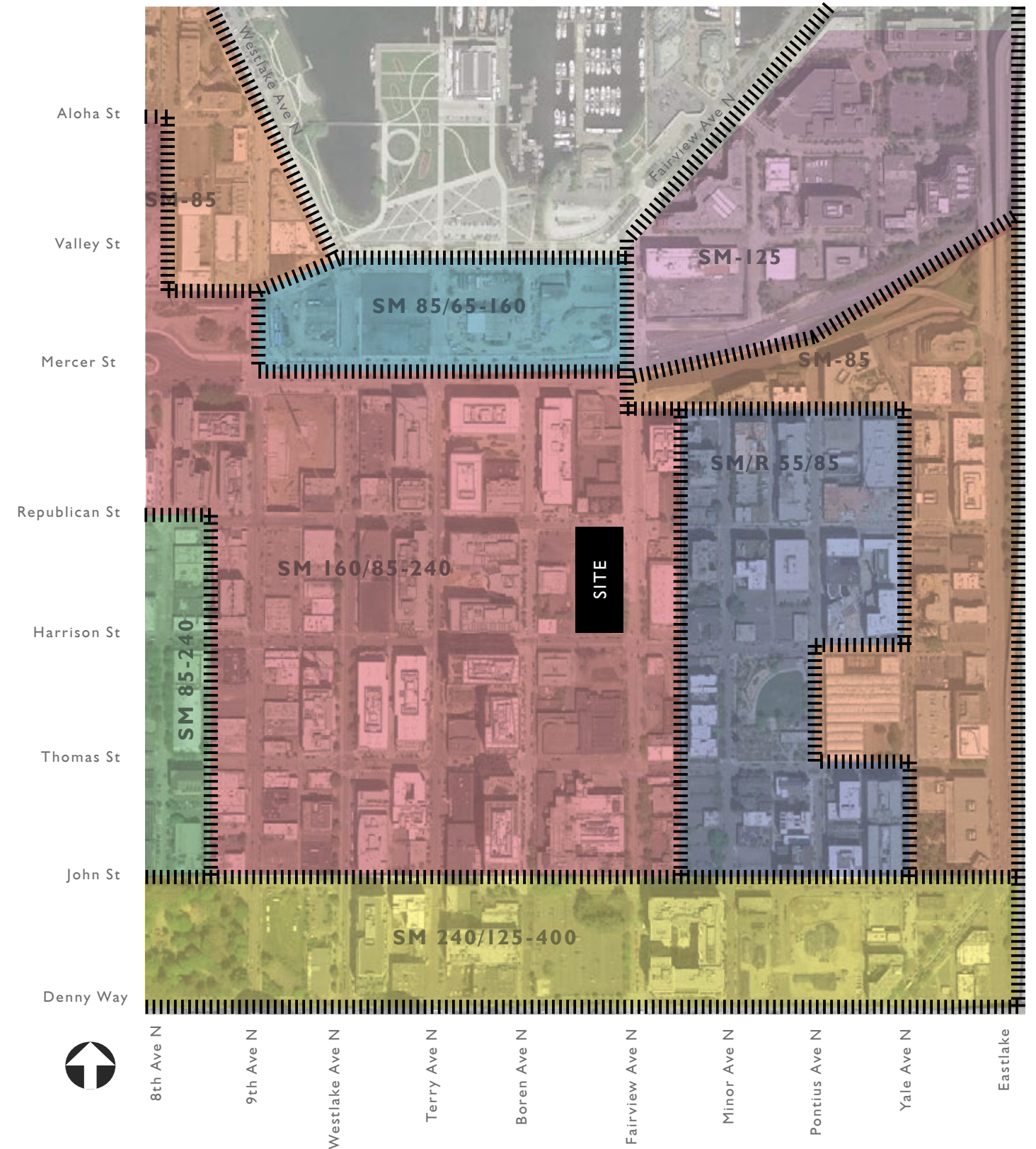
The project will consist of two multi-family structures, a 7-story mid-rise structure and a 24-story tower and podium structure, together offering a variety of housing selections. In addition to the project being surrounded by major employment, the site is also conveniently located near the South Lake Union Streetcar route connecting the project to Seattle's retail core and transportation hub.

| PROGRAM                | FLOORS      |
|------------------------|-------------|
| BELOW GRADE PARKING    | P1-P4       |
| LOBBIES   RETAIL   BOH | P1-L2       |
| RESIDENTIAL            | P2-L24      |
| AMENITY & ROOF DECK    | L1, L8, L25 |

**TOTAL RESIDENTIAL UNITS**  
433 UNITS

**PARKING STALLS**  
530 STALLS

**RETAIL**  
9,999 SF



# PROJECT OVERVIEW & ZONING SUMMARY

## PROJECT ZONING

SEATTLE MUNICIPAL CODE TITLE 23

The following is an abbreviated summary and general overview of the existing zoning for the site.

|   |  |
|---|--|
| PARCEL NUMBER(S):   | 1983200605, 1983200610, 1983200615, 1983200625, and 1983200626   |
| ADDRESS:  | 1114-1124 Harrison St, 405-433 Fairview Ave N  |
| SITE AREA:  | +/- 58,802 SF (360' x 163.3', 1.35 acres)  |
| ZONING:   | SM 160/85-240  |
| OVERLAY(S):   | South Lake Union Urban Center<br>South Lake Union Archaeological Buffer  |
| FLOOR AREA RATIO (FAR):<br>[23.48.009.B.2]                                | 4.5 Base, 7.0 Max  |
| ALLOWABLE BUILDING HEIGHT:<br>[23.86.006.E, 23.48.010.A.2, 23.48.010.D.1] | Structure height measured at midpoint of Fairview Ave. lot line (+/- 77' elevation)<br>160'-0" Non-Residential base height limit<br><b>85'-0" Residential base height limit</b><br><b>240'-0" Residential max height limit with bonuses</b>  |
| UPPER LEVEL SETBACKS:<br>[23.48.012.A, 23.49.013.C]                       | If the structure does not exceed the base height of the zone, <b>portions of the structure greater than +45' is required to set back from the lot line 1' for every +2' of height above +45' up to a max of 15'. (Only along Harrison St.)</b><br>If the structure exceeds the base height of the zone, <b>portions of the structure greater than +65' are required to set back from the lot line 10'. (Only along Fairview Ave. N.)</b> |
| TOWER PODIUM STANDARDS:<br>[23.48.013.B.4]                                | +65' podium height; 75% lot coverage below podium  |
| TOWER LIMITS:<br>[23.48.013.B.2.b, 23.48.013.F, 23.48.013.G]              | <b>10,500 sf average tower plate, 11,500 sf max per any one story. Only one residential tower is allowed per block front. Residential towers must be separated by at least 60'.</b>  |
| STREET LEVEL STANDARDS:<br>[23.48.014.A, 23.48.014.D]                     | Harrison St., Fairview Avenue, and Republican St. are Class II Pedestrian Streets  |
| OPEN SPACE REQUIRED:<br>[23.48.014.G]                                     | 15% lot area accessible from street level  |

## PROPOSED DEPARTURES

These departures are explained in more detail later in this booklet

### DEPARTURE #1

#### SMC 23.48.013.C

Portions of a structure along Fairview Ave N exceeding 65' shall be setback a minimum depth of 10 feet.

#### RESPONSE

To provide more open space between structures and at grade portions of the tower do not meet the 23.48.013.C setback. The south half of the tower is 2'-2" over the setback, and the northern half tapers from 2'-0" to 6'-6" over the setback.

### DEPARTURE #2

#### SMC 23.48.010.H.7

The combined total roof coverage of all features may be increased to 65% of the roof area, provided that all of the following are satisfied:

- A. All mechanical equipment is screened; and
- B. No rooftop features are located closer than 10 feet to the roof edge.

#### RESPONSE

While the enclosed roof space does not exceed the 65% coverage limit, portions of the roof facade are co-planar with the tower massing below and are not 10' away from the roof edge.

### DEPARTURE #3

#### SMC 23.48.012.A

Any portion of a structure greater than 45 feet in height is required to set back from the lot line along Harrison St.

A setback of one foot for every 2 additional feet of height is required, up to a maximum setback of 15 feet measured from the street lot line.

#### RESPONSE

While the mid-rise building does setback along Harrison Street, it does not meet the specific setback requirements. To maintain the angled vernacular the building's encroachment tapers from 3'-9" over the setback at the western edge to none at all in the middle. The massing on the eastern edge sets 9'-1" over the setback and tapers towards the middle.

### DEPARTURE #4

#### SMC 23.54.030.G







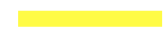


For two way driveways a sight triangle on the exit side of the driveway shall be provided, and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway with a driveway, easement, sidewalk, or curb intersection. The entrance and exit lanes shall be clearly identified.

#### RESPONSE

Due to proximity to mechanical exhaust locations (which require 10' clear to any building openings) and required columns maintaining the sight triangle on both sides of the garage entrance driveways is not feasible. In lieu of the passenger side sight triangle, alternate visual enhancements will be added in the forms of bubbled mirrors and / or vehicle approaching flashing lights.



# SITE CIRCULATION | URBAN FRAMEWORK

-  BIKE ROUTE
-  TRANSIT ROUTE
-  MAIN ARTERIAL ROUTES
-  STREETCAR ROUTE
-  STREETCAR STOP
-  TRANSIT STOP
-  HEART LOCATION
-  VIEW CORRIDOR
-  GATEWAY

## HARRISON STREET:

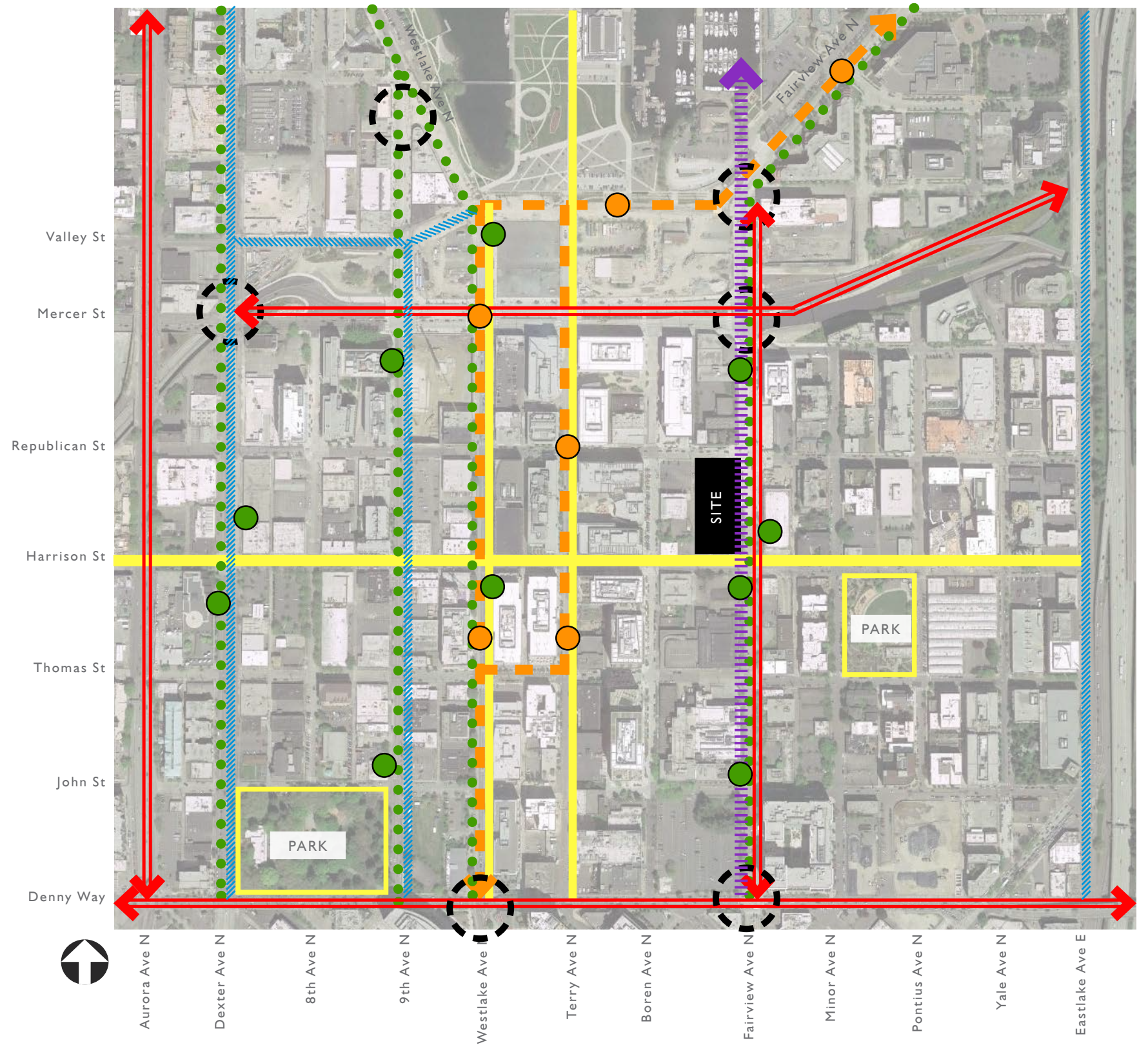
- Two-way east-west
- Two-lane street with center streetcar lane
- **Class II Pedestrian Street**

## REPUBLICAN STREET:

- Two-way east-west
- Two-lane street
- **Class II Pedestrian Street**

## FAIRVIEW AVENUE NORTH:

- Two-way north-south
- Five-lane street with dedicated center turning lane
- Direct path from downtown through South Lake Union to Eastlake and the University District
- **Class II Pedestrian Street**



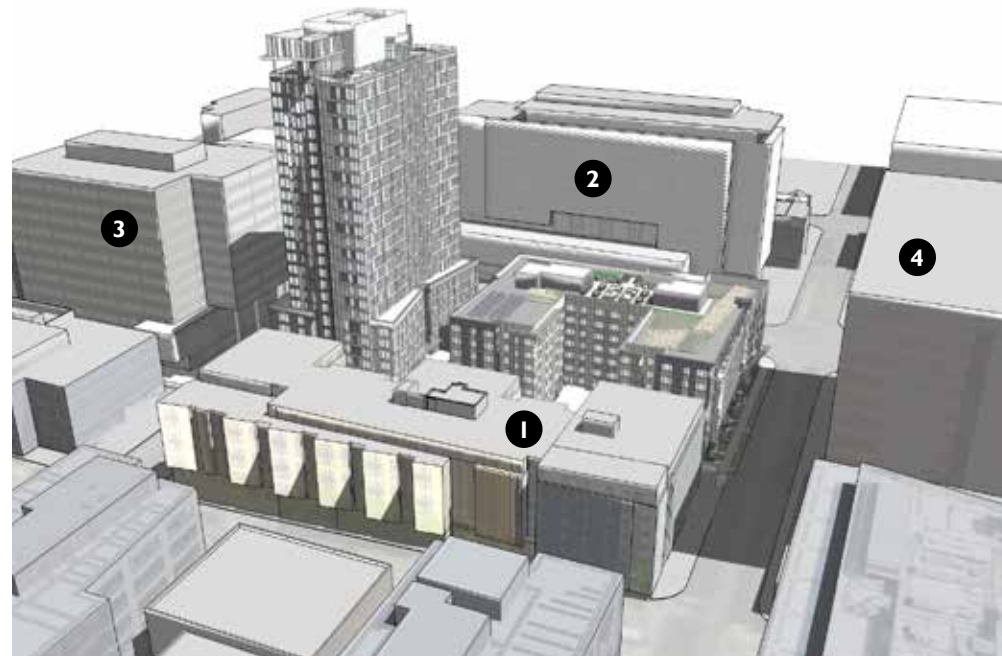


# SITE CONTEXT | ADJACENT DEVELOPMENT

## SOUTH LAKE UNION NEW DEVELOPMENT CONTEXT

### HIGH RISE & MID RISE TRANSITIONAL BLOCK

- 1 400 BOREN  
(BY GREYSTAR, UNDER CONSTRUCTION)
- 2 400 FAIRVIEW  
(UNDER CONSTRUCTION)
- 3 501 FAIRVIEW  
(CONSTRUCTION START 2015)
- 4 300 BOREN  
(UNDER CONSTRUCTION)



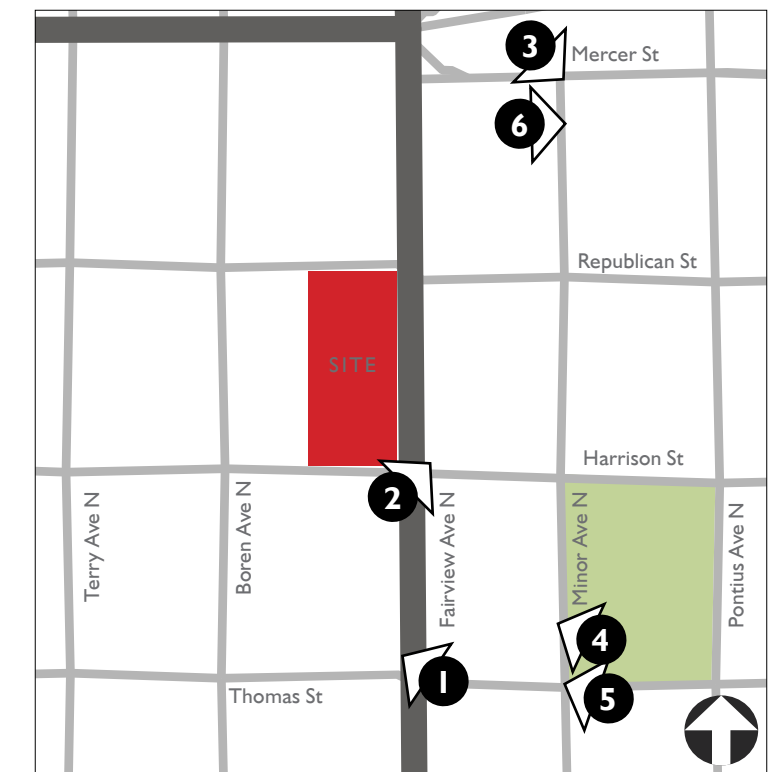


# CONTEXT DESIGN CUES



## DESIGN CUES

- SIMPLE MASSES
- ARTICULATED BASES TO BUILDINGS
- HEAVIER MATERIALS AT GRADE WITH TEXTURE (EX. BRICK, CONCRETE, STEEL)
- SYNCOPATED PATTERNS
- SMALL, RESTFUL LANDSCAPE POCKETS



# MASSING OPTION SUMMARY – FROM EDG



MASSING OPTION 1

## HIGHLIGHTS

- Poorest balance with adjacent massing.
- Creates a canyon between large masses on Harrison, the Heart Street.
- **Poorest alignment with neighboring open space.** Open space between mid-rise and tower building as well as mid-rise courtyard are misaligned with courtyards on building across alley. **No public open space is provided at corners.**
- **Poorest solar response**
- Acceptable relationship between interior functions and public streetscape
- **Least room for landscaping in public realm**



MASSING OPTION 2

## HIGHLIGHTS

- Better balance with adjacent massing
- **Minimal alignment with neighboring open space.** Some public open space is provided across Republican from planned public open space. Open space between tower building and mid-rise building somewhat aligns with open space on building across alley.
- Better solar response
- **Poorest relationship between interior functions and public streetscape**
- Acceptable room for landscaping in public realm



MASSING OPTION 3  
PREFERRED AND SUPPORTED

## HIGHLIGHTS

- Best balance with adjacent massing
- **Best alignment with neighboring open space.** Open spaces in this option align with existing open spaces on building across alley. Public open spaces at corners respond to public open spaces across Fairview and Republican.
- **Best solar response**
- Good relationship between interior functions and public streetscape
- **Best room for landscaping in public realm**

# MASSING OPTION 3 – PREFERRED

"THE BOARD DIRECTED THE APPLICANT TO **MOVE FORWARD WITH PREFERRED MASSING OPTION 3** AND NOTED THAT PLACING THE TOWER AT THE NORTH END OF THE SITE IS A GOOD RESPONSE TO CONTEXT. THE BOARD ALSO SUPPORTED THE LOCATION OF THE RESIDENTIAL OPEN SPACES FACING THE ALLEY AS THEY WILL ALIGN WITH THE OPEN SPACE OF THE DEVELOPMENT ACROSS THE ALLEY. (CSI.C, CS2.B.1, CS2.B.3)" - #3017804 EDG REPORT 1.21.15

## PROS

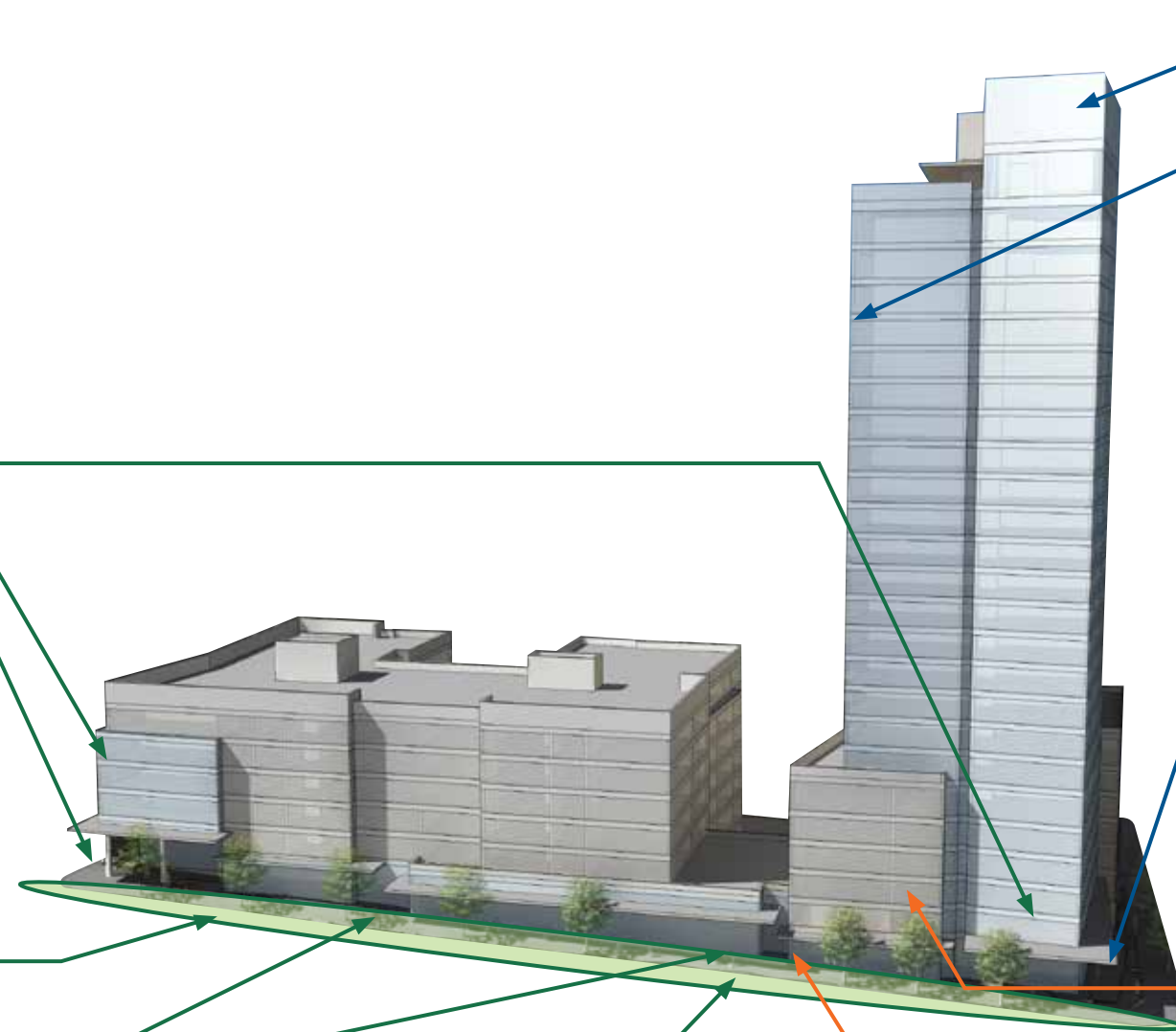
- Tower mass separated from mass of 300 Boren building which reduces density imbalances in the neighborhood
- Mid-rise courtyards align with courtyards on adjacent property increasing solar access
- Mid-rise courtyard on alleyway allows for units to be pulled away from alleyway
- Mid-rise structure holds the street edge, creating a more urban response
- Retail, amenity and lobby functions line Fairview Ave N at grade helping to activate the streetscape while protecting residential privacy and security
- Tower does not shade residential properties
- Bar shaped tower maximizes open space between the two structures creating more separation and breathing room between facing units
- Plaza area at the Fairview Ave N and Republican St corner better relates to the plaza on the adjacent project to north
- Bar shaped tower slenderizes tower appearance and allows adjacent properties better views through site
- The bar shaped tower orientation limits glazing in the east / west direction which helps limit solar heat gain in summer months



# THEMES FROM EDG MEETING

## I – OPEN SPACE / ENTRIES

- Design the residential stoops to be effective. (PL3.A.4, PL3.B.2)
- Provide enough space to provide security, and a sheltered transition at the residential stoops. (PL3.A.4, PL3.B.2)
- Continue the evolution of the design highlighting the corners. (CS2.I.iv, CS2.C.1)
- Supports the proposed design of the southeast corner and the residential lobby entry at the northeast corner. (CS2.I.iv, CS2.II.i)
- All commercial space entries should be public and welcoming. (PL2.B.3, PL2.C.1, PL2.I, PL3.C.1)
- Design entries with weather protection, and an ensemble of elements where appropriate. (PL2.C, PL3.A.4)
- Provide a generous public realm along the Fairview Ave N street front and corners that is porous, and will promote human activity. (CS2.I.iv, PL1.B.3, PL2.B.3, PL2.I)
- Provide eddies, and porosity for public spaces. (CS2.B.2, PL2.I, DC2.I.i)
- Use the gap between the tower and the 'midrise' portion to provide public space at a human scale and texture. (CS2.B.2, DC2.D.1)



## 2 – TOWER MASS ARTICULATION

- Provide additional view analysis of the tower, given the public concern of views of the Lake being blocked. (CS2.A.2, CS2.D.1, DC2.I.ii)
- Consider a bigger setback and varied roof line of the tower and penthouse. (CS2.II.ii, DC2.A.2, DC2.I.i)
- Consider solar shading on the south elevation of the tower. (CS1.B.3)
- Supports the narrow side of the tower on Fairview, but provide a more elegant massing and design. (CS2.II.iii, DC2.B.1)
- Encourages a slender tower with more open space at the base. (CS2.A.2, CS2.II)

## 3 – MATERIALS / RHYTHM / TEXTURE

- Use high quality materials. (DC4.A.1)
- Study the high quality facades in the South Lake Union neighborhood. (DC4.A.1)
- Use the inspiration photos in the EDG packet as a guide. (DC2.B.1, DC4.A.1)
- Design a building that speaks a residential language that is different from the surrounding office developments. (DC2.D.1, DC4.A.1)
- Design a strong podium and street wall with well-designed high quality materials, that provides eddies, and porosity for public spaces. (CS2.B.2, PL2.I, DC2.I.i)
- The design of the retail spaces should not be repetitive. Each space should have its own texture, modulation, and color. (PL2.I.i, DC2.C.1)

# GUIDANCE

## BOARD COMMENTS

### I – OPEN SPACE / ENTRIES

- Design the residential stoops to be effective. (PL3.A.4, PL3.B.2)
- Provide enough space to provide security, and a sheltered transition at the residential stoops. (PL3.A.4, PL3.B.2)
- Continue the evolution of the design highlighting the corners. (CS2.I.iv, CS2.C.I)
- Supports the proposed design of the southeast corner and the residential lobby entry at the northeast corner. (CS2.I.iv, CS2.II.i)
- All commercial space entries should be public and welcoming. (PL2.B.3, PL2.C.1, PL2.I, PL3.C.1)
- Design entries with weather protection, and an ensemble of elements where appropriate. (PL2.C, PL3.A.4)
- Provide a generous public realm along the Fairview Ave N street front and corners that is porous, and will promote human activity. (CS2.I.iv, PL1.B.3, PL2.B.3, PL2.I)
- Provide eddies, and porosity for public spaces. (CS2.B.2, PL2.I, DC2.I.i)
- Use the gap between the tower and the 'midrise' portion to provide public space at a human scale and texture. (CS2.B.2, DC2.D.1)

## CORRESPONDING DESIGN GUIDELINE

### CS2: URBAN PATTERN AND FORM

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

### PL1 CONNECTIVITY

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

### PL2 WALKABILITY

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

### PL3 STREET LEVEL INTERACTION

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

### DC2 ARCHITECTURAL CONCEPT

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

## RESPONSE

Both corners of the site have been set back significantly to create outdoor plazas that relate to the adjacent buildings. These porch-like spaces have evolved to include built in seating, opportunities for movable tables and chairs, places of interaction with both retailers and residential lobbies, and landscaping.

The retail edge has been pushed towards the west as compared to its location at EDG to create wider sidewalks along Fairview. Sidewalks and landscaping are designed to meet SDOT requirements while also allowing for a buffer between the sidewalk and Fairview as directed by the board's comments.

The building also steps back in areas to provide "eddies" (in excess of the widened sidewalks) and an engaging pedestrian experience. Landscaping has been eliminated between the sidewalk and all public spaces (retail and lobbies) to allow pedestrians direct access to doors and storefronts. There is only one location on Fairview where there is planting between the sidewalk and building. At this location, there are windows to a below grade residential fitness area. Here, this planting has been reduced and a bench added to increase the number of 'eddies' on Fairview.

The retail is heavily transparent and porous with the expectation that retailers can install roll-up/sliding doors that will spill out onto the sidewalk if it aligns with their program. Weather protection is provided at all residential and commercial entries. Brick textures, steel panel modulation and lighting elements give the streetscape appropriate texture and detail at the base of the building.

The retail space between the midrise and highrise structures, aka the "gasket", has also been further pushed to the west to provide an eddy or retail porch. The retail "gasket" facade design is proposed to be flexible such that retailers may customize the facade to reflect their needs and brand.



RETAIL PORCH AT CORNER OF HARRISON AND FAIRVIEW



RESIDENTIAL STOOPS ON HARRISON STREET

# GUIDANCE

## BOARD COMMENTS

### 2 – TOWER MASS ARTICULATION

- Provide additional view analysis of the tower, given the public concern of views of the Lake being blocked. (CS2.A.2, CS2.D.1, DC2.I.ii)
- Consider a bigger setback and varied roof line of the tower and penthouse. (CS2.II.ii, DC2.A.2, DC2.I.i)
- Consider solar shading on the south elevation of the tower. (CS1.B.3)
- Maintain the narrow side of the tower on Fairview, but provide a more elegant massing and design. (CS2.II.iii, DC2.B.1)
- Encourage a slender tower with more open space at the base. (CS2.A.2, CS2.II)

## CORRESPONDING DESIGN GUIDELINE

### CSI: NATURAL SYSTEMS AND SITE FEATURES

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

### CS2: URBAN PATTERN AND FORM

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

### DC2 ARCHITECTURAL CONCEPT

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



PERSPECTIVE OF TOWER

## RESPONSE

The base of the tower is within the zoning requirements and holds the street's edge as required. Departure #1 (listed in detail later in the recommendation book) allows for a more slender appearance in the east/west direction. It also allows for the large open space at the corner and along Republican which aligns with the open space across the street corresponding to the board's comment "encourage a slender tower with more open space at the base".

Both the north and south facades maintain the angled geometry with the folded massing break presented and approved at the Early Design Guidance meeting. Additionally on the north facades, a vertical fin was added and runs from the base of the building to the top helping to both break down and slenderize the width of the tower. A "notch" is set in at the roof amenity level which reduces the amount of co-planar facade on the north face. The notch will be an iconic element that is visible from the surrounding neighborhood. The aforementioned metal fin will connect the NE residential entry at grade to the "notch" at the top further drawing the passerby's eye up the building. Additionally the top edge of the penthouse is no longer as high or flat. The revised design has a sloped top edge which adds visual interest to the top of the tower.



TOWER NOTCH ROOF DECK

On all the tower facades the spandrel pattern was studied to create visual interest that works with the building mass. The north facade uses a vertical pattern to create a rain-like language dripping down the face. The south elevation uses a horizontal expression for contrast. On the south facades the variation in the pattern provides gradation of color along the facade. Because of the gradient nature, the expression on the south facades changes and the appearance of width is reduced by the variation.

Solar shading was considered on the highrise, but there was a concern that applying horizontal sunshades at each floor would look too similar to many of the nearby office buildings which have sunshades. Also, the building's thin, bar massing reduces the widths of facades along the west and east.

# GUIDANCE

## BOARD COMMENTS

### 3 – MATERIALS / RHYTHM / TEXTURE

- Use high quality materials. (DC4.A.1)
- Study the high quality facades in the South Lake Union neighborhood. (DC4.A.1)
- Use the inspiration photos in the EDG packet as a guide. (DC2.B.1, DC4.A.1)
- Design a building that speaks a residential language that is different from the surrounding office developments. (DC2.D.1, DC4.A.1)
- Design a strong podium and street wall with well-designed high quality materials, that provides eddies, and porosity for public spaces. (CS2.B.2, PL2.1, DC2.1.i)
- The design of the retail spaces should not be repetitive. Each space should have its own texture, modulation, and color. (PL2.1.i, DC2.C.1)



MATERIAL PALLET

## CORRESPONDING DESIGN GUIDELINE

### CS2: URBAN PATTERN AND FORM

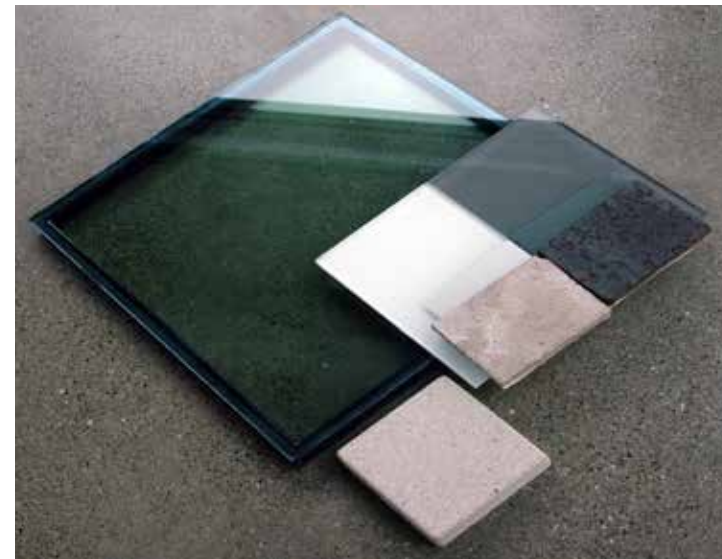
Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

### PL2 WALKABILITY

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

### DC2 ARCHITECTURAL CONCEPT

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



## RESPONSE

The retail is heavily transparent and porous with the expectation that retailers can install roll-up/sliding doors that will spill out onto the sidewalk if it aligns with their program. Weather protection is provided at all residential and commercial entries. Brick textures, steel panel modulation and lighting elements give the streetscape appropriate texture and detail. The retail "gasket" facade design is proposed to be flexible such that retailers may customize the facade to reflect their needs and brand.

The cementitious panels proposed on the midrise structure are a combination of Equitone and Hardie Panel. On Fairview and Harrison, Equitone is the main cementitious panel alongside small amounts of Hardie at the higher, recessed areas. Equitone is a high density, through body-colored panel, with a light texture that is like a honed stone. Equitone is a superior material for both feel and durability.

While the materials are different on the midrise and highrise, the patterning is very similar. The repetition and grouping of windows for the tower base is the same as that of the midrise. The feature corner element on the midrise also mimics the tower. In both cases, the corner element comes to grade through a similar use of pattern and color. At the highrise, this is a combination of storefront and spandrel glass. On the midrise this is a combination of storefront and metal panels.

The interior unit layouts are expressed on the tower facades through the location of spandrel glass. This expression is residential in nature and contrary to that of office buildings with primarily daytime occupancy versus residential use. Also operable windows are provided in all bedrooms and living rooms on the tower. Operable windows are typically not seen in office projects and add a layer of human scale and texture to the face of residential buildings. Solar shading was considered on the highrise, but there was a concern that applying horizontal sunshades at each floor would look too similar to many of the nearby office buildings which have sunshades.



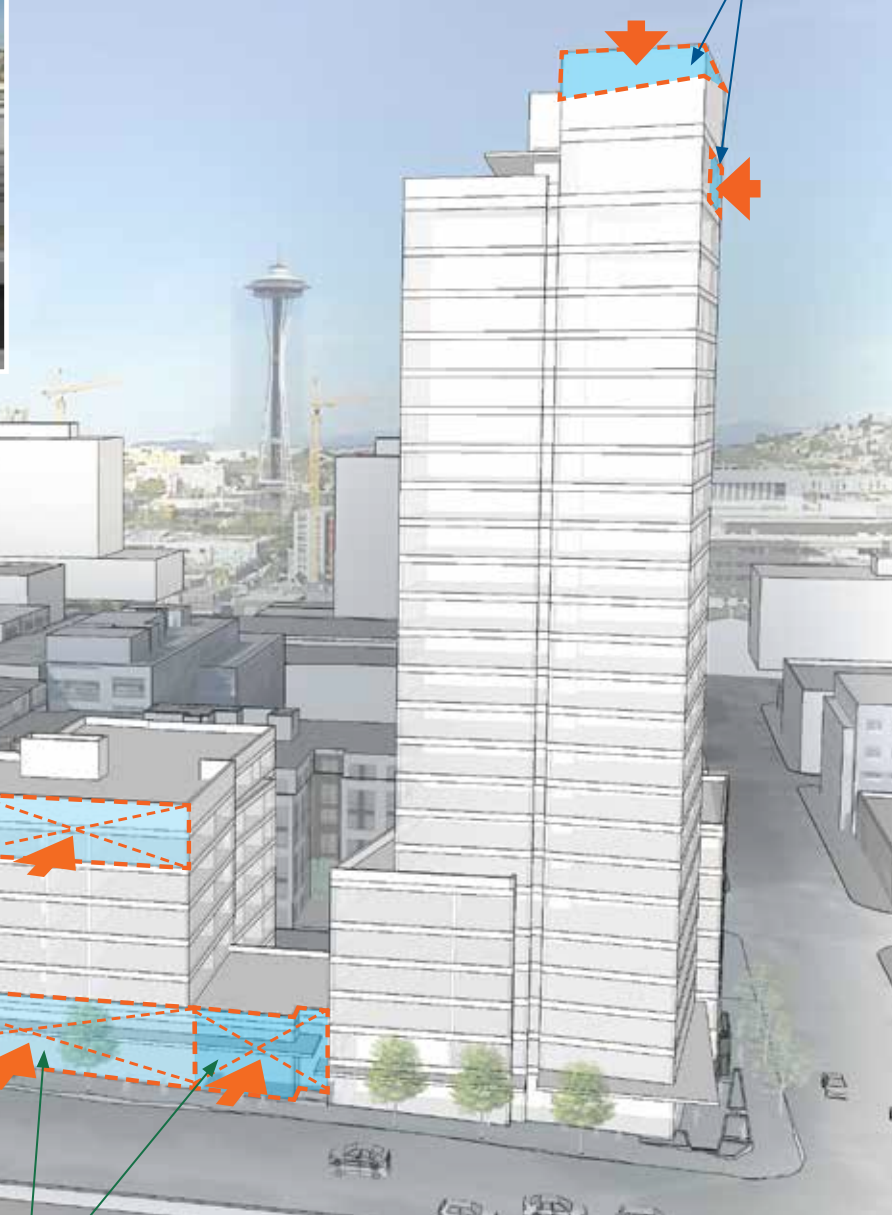
REQUESTING DESIGN APPROVAL OF THREE STOREFRONT DESIGN OPTIONS PENDING PREFERENCE OF RETAIL TENANT

# MASSING EVOLUTION FROM EDG

MASSING APPROVED AT EDG



2.F. CONSIDER A BIGGER SETBACK AND VARIED ROOF LINE OF THE TOWER AND PENTHOUSE. (CS2.II.II, DC2.A.2, DC2.I.I)



1.A. CONTINUE THE EVOLUTION OF THE DESIGN HIGHLIGHTING THE CORNERS. (CS2.I.IV, CS2.C.I)

1.D. USE THE GAP BETWEEN THE TOWER AND THE 'MIDRISE' PORTION TO PROVIDE PUBLIC SPACE AT A HUMAN SCALE AND TEXTURE. (CS2.B.2, DC2.D.1)

3.A. PROVIDE A GENEROUS PUBLIC REALM ALONG THE FAIRVIEW AVE N STREET FRONT



ADJUSTED MASSING PER BOARD'S COMMENTS









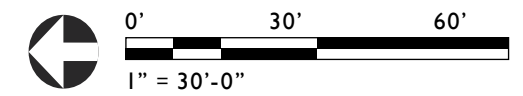
# COMPOSITE PLAN



GRADE RELATED COMPOSITE PLAN

- |  |   |  |
|--|---|--|
| <span style="color: blue;">■</span> RESIDENTIAL              | <span style="color: orange;">■</span> RETAIL        | <span style="color: lightgrey;">■</span> BACK OF HOUSE |
| <span style="color: lightblue;">■</span> RESIDENTIAL STORAGE | <span style="color: yellow;">■</span> LEASING       | <span style="color: grey;">■</span> PARKING            |
| <span style="color: green;">■</span> RESIDENTIAL PATIOS      | <span style="color: lightyellow;">■</span> LOBBY    | <span style="color: darkgrey;">■</span> LOADING        |
| <span style="color: lightgreen;">■</span> AMENITY            | <span style="color: yellowgreen;">■</span> CORRIDOR | <span style="color: purple;">■</span> BIKE PARKING     |
| <span style="color: teal;">■</span> MAILROOM                 | <span style="color: darkteal;">■</span> CORE        |  |

- ▲ RETAIL ENTRY
- ▲ RES ENTRY
- ▲ LOBBY ENTRY



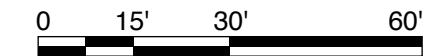
# ELEVATIONS



EAST ELEVATION

## MATERIAL KEY:

- **01** Architectural concrete
- **02A** Brick – Light Color
- **02B** Brick – Dark Color
- **04A** Metal Panel @ High Rise "z" vertical
- **05** Metal panel siding
- **08A** Aluminum Storefront – Light
- **08B** Aluminum Storefront – Dark
- **09** Vision Glass
- **10A** Window Wall Spandrel – Light
- **10B** Window Wall Spandrel – Dark
- **12A** Window Wall Mullions – Light
- **12B** Window Wall Mullions – Dark
- **13** Glass Railing
- **14A** Metal Louver – Black
- **14B** Metal Louver – Dark
- **20A** Vinyl Window – Light
- **20B** Vinyl Window – Dark
- **21A** Cementitious Panel Type A – Equitone Light
- **21B** Cementitious Panel Type A – Equitone Medium
- **22A** Cementitious Panel Type B – Light
- **22B** Cementitious Panel Type B – Medium
- **22C** Cementitious Panel Type B – Dark
- **23A** Cementitious Plank – Light
- **23B** Cementitious Plank – Medium
- **24** Steel Plate Panel
- **26** Storefront at Wood Construction
- **27A** Metal Panel – Light
- **27B** Metal panel – Dark



1"=30'-0"



# MATERIALS / TEXTURE / RHYTHM – ELEVATIONS



NORTH ELEVATION

SOUTH TOWER ELEVATION

## MATERIAL KEY:

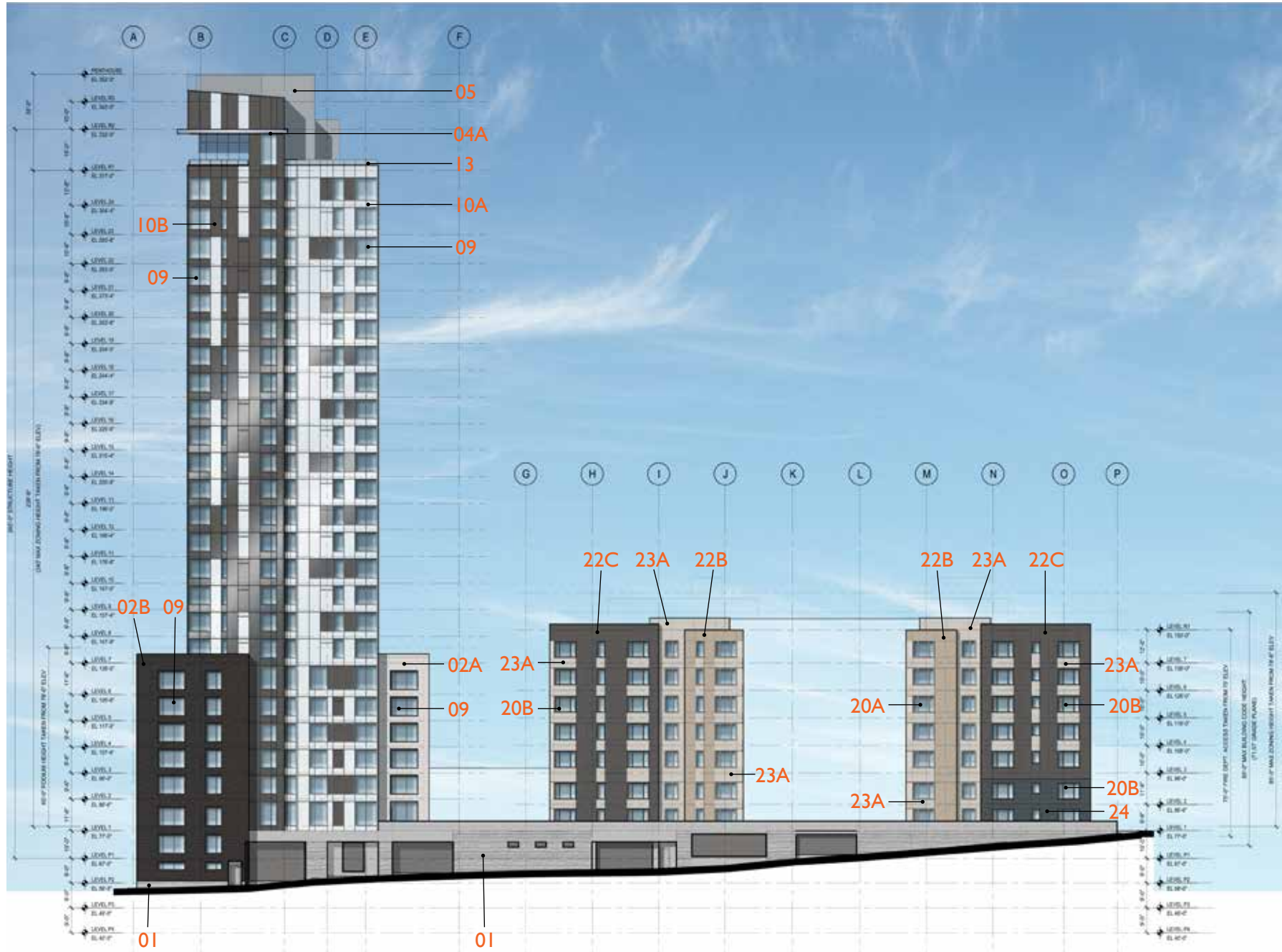
- **01** Architectural concrete
- **02A** Brick – Light Color
- **02B** Brick – Dark Color
- **04A** Metal Panel @ High Rise "z" vertical
- **05** Metal panel siding
- **08A** Aluminum Storefront – Light
- **08B** Aluminum Storefront – Dark
- **09** Vision Glass
- **10A** Window Wall Spandrel – Light
- **10B** Window Wall Spandrel – Dark
- **12A** Window Wall Mullions – Light
- **12B** Window Wall Mullions – Dark
- **13** Glass Railing
- **14A** Metal Louver – Black
- **14B** Metal Louver – Dark
- **20A** Vinyl Window – Light
- **20B** Vinyl Window – Dark
- **21A** Cementitious Panel Type A – Equitone Light
- **21B** Cementitious Panel Type A – Equitone Medium
- **22A** Cementitious Panel Type B – Light
- **22B** Cementitious Panel Type B – Medium
- **22C** Cementitious Panel Type B – Dark
- **23A** Cementitious Plank – Light
- **23B** Cementitious Plank – Medium
- **24** Steel Plate Panel
- **26** Storefront at Wood Construction
- **27A** Metal Panel – Light
- **27B** Metal panel – Dark



1"=30'-0"



# MATERIALS / TEXTURE / RHYTHM – ELEVATIONS



WEST ELEVATION

## MATERIAL KEY:

- **01** Architectural concrete
- **02A** Brick – Light Color
- **02B** Brick – Dark Color
- **04A** Metal Panel @ High Rise "z" vertical
- **05** Metal panel siding
- **08A** Aluminum Storefront – Light
- **08B** Aluminum Storefront – Dark
- **09** Vision Glass
- **10A** Window Wall Spandrel – Light
- **10B** Window Wall Spandrel – Dark
- **12A** Window Wall Mullions – Light
- **12B** Window Wall Mullions – Dark
- **13** Glass Railing
- **14A** Metal Louver – Black
- **14B** Metal Louver – Dark
- **20A** Vinyl Window – Light
- **20B** Vinyl Window – Dark
- **21A** Cementitious Panel Type A – Equitone Light
- **21B** Cementitious Panel Type A – Equitone Medium
- **22A** Cementitious Panel Type B – Light
- **22B** Cementitious Panel Type B – Medium
- **22C** Cementitious Panel Type B – Dark
- **23A** Cementitious Plank – Light
- **23B** Cementitious Plank – Medium
- **24** Steel Plate Panel
- **26** Storefront at Wood Construction
- **27A** Metal Panel – Light
- **27B** Metal panel – Dark



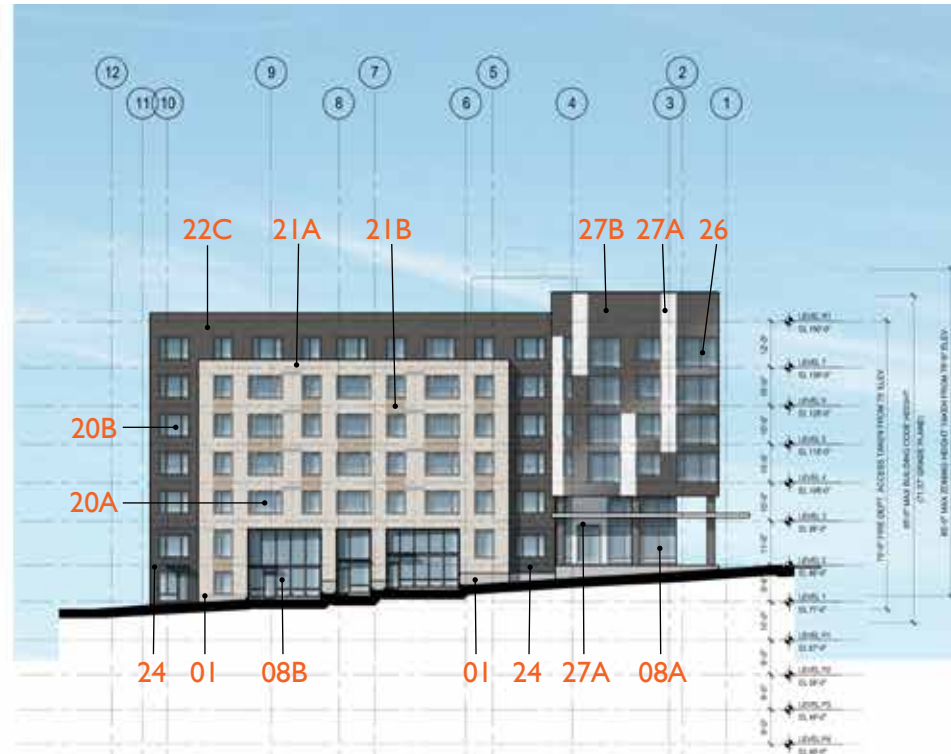
1"=30'-0"



# MATERIALS / TEXTURE / RHYTHM – ELEVATIONS



1 NORTH ELEVATION



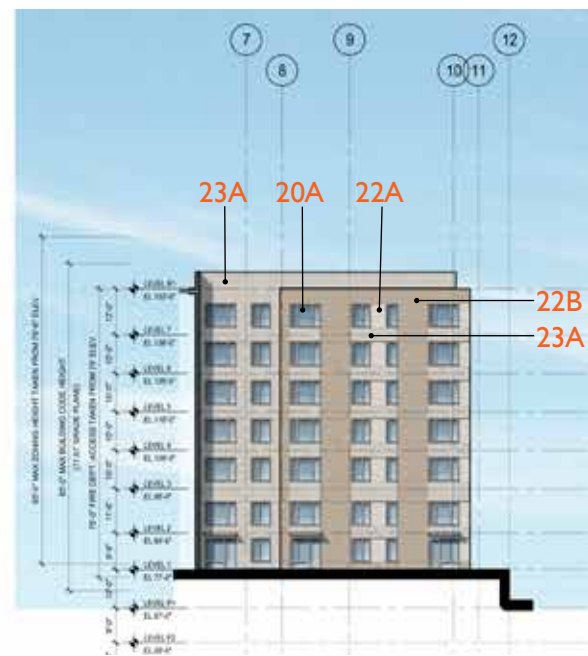
2 MID RISE SOUTH ELEVATION



3 NORTH COURTYARD ELEVATION



4 WEST COURTYARD ELEVATION



5 SOUTH COURTYARD ELEVATION

## MATERIAL KEY:

- **01** Architectural concrete
- **02A** Brick – Light Color
- **02B** Brick – Dark Color
- **04A** Metal Panel @ High Rise "z" vertical
- **05** Metal panel siding
- **08A** Aluminum Storefront – Light
- **08B** Aluminum Storefront – Dark
- **09** Vision Glass
- **10A** Window Wall Spandrel – Light
- **10B** Window Wall Spandrel – Dark
- **12A** Window Wall Mullions – Light
- **12B** Window Wall Mullions – Dark
- **13** Glass Railing
- **14A** Metal Louver – Black
- **14B** Metal Louver – Dark
- **20A** Vinyl Window – Light
- **20B** Vinyl Window – Dark
- **21A** Cementitious Panel Type A – Equitone Light
- **21B** Cementitious Panel Type A – Equitone Medium
- **22A** Cementitious Panel Type B – Light
- **22B** Cementitious Panel Type B – Medium
- **22C** Cementitious Panel Type B – Dark
- **23A** Cementitious Plank – Light
- **23B** Cementitious Plank – Medium
- **24** Steel Plate Panel
- **26** Storefront at Wood Construction
- **27A** Metal Panel – Light
- **27B** Metal panel – Dark



1"=30'-0"





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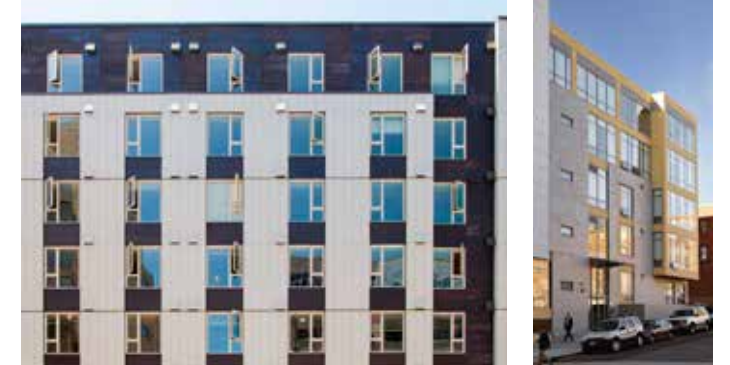
# MID RISE DEVELOPMENT



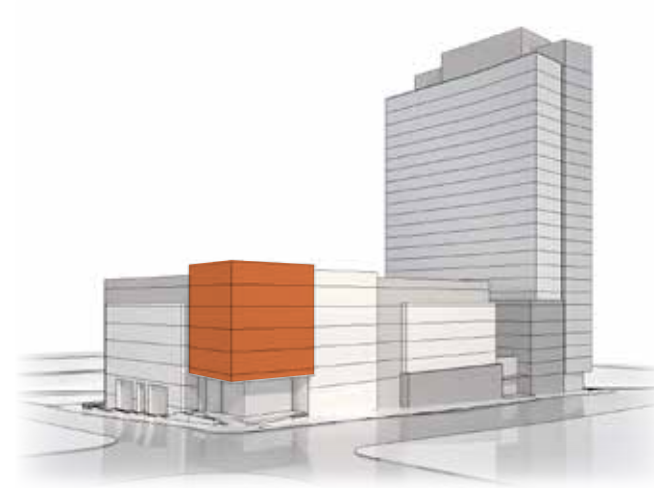
# MID RISE ELEMENTS



RECESSED FIELDS



PRONOUNCED FIELDS



FEATURE CORNER



# MID RISE ELEVATION DETAIL

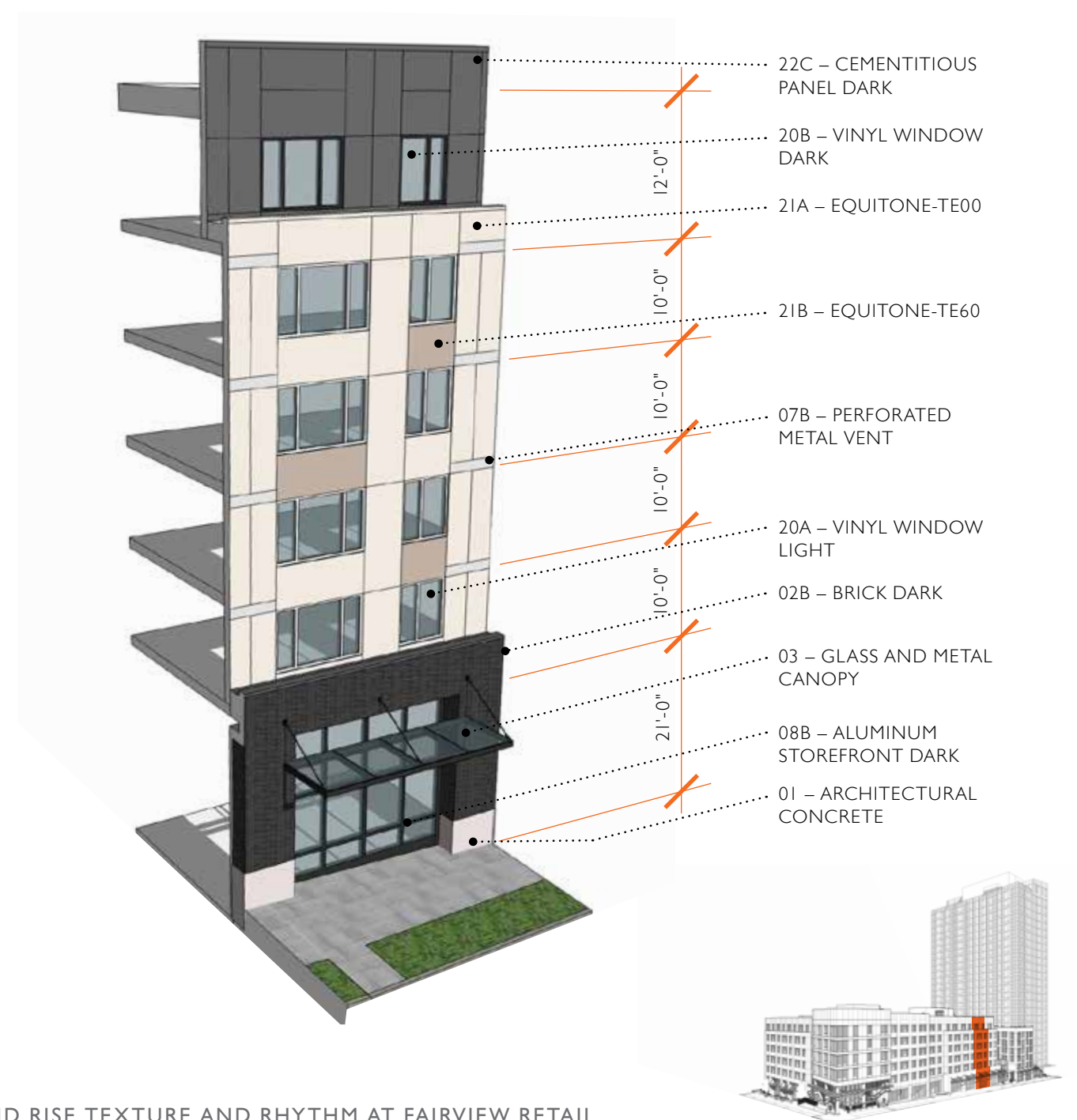


MID RISE TEXTURE AND RHYTHM AT HARRISON



MID RISE TEXTURE AND RHYTHM AT CORNER

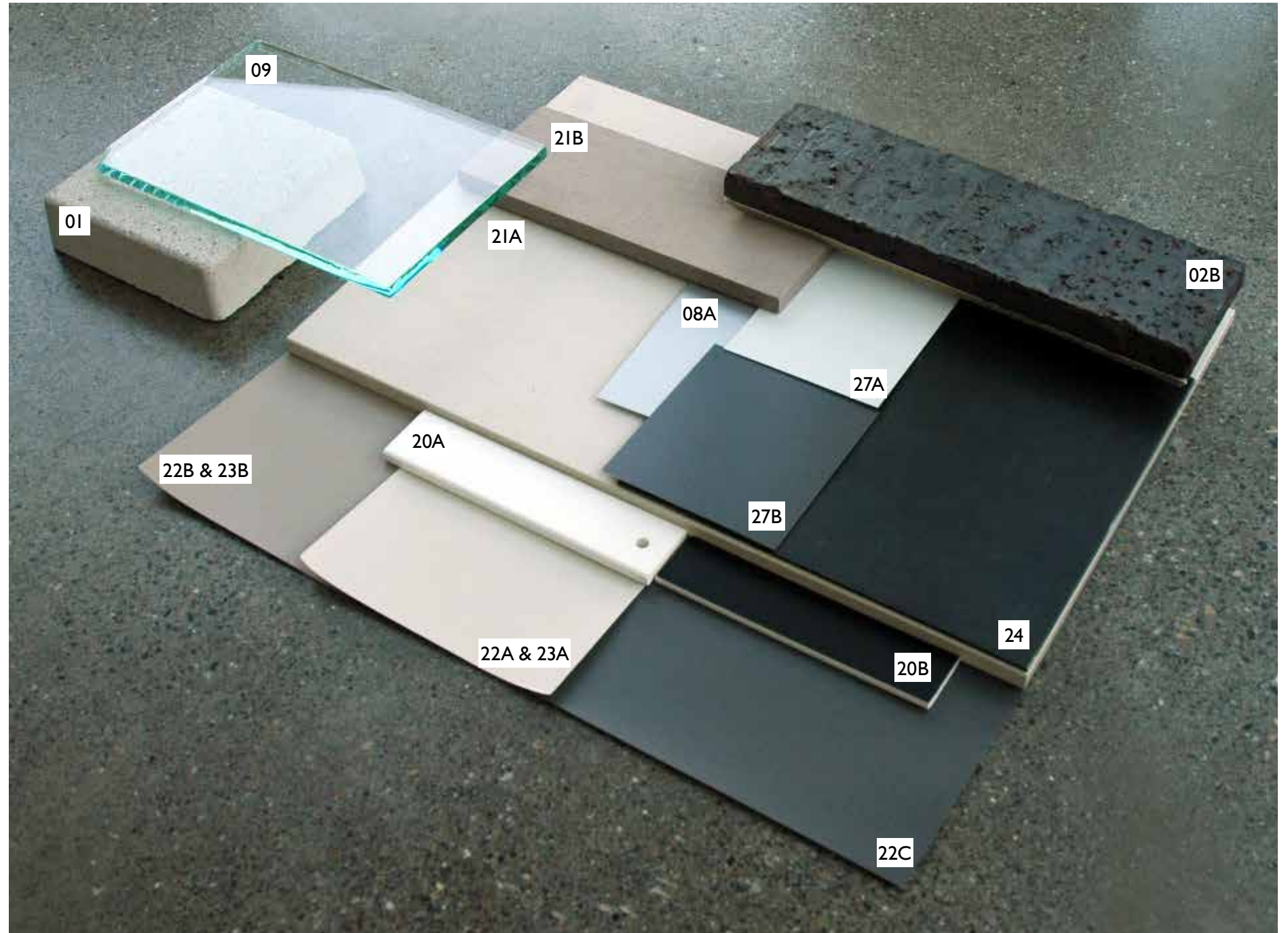
# MID RISE ELEVATION DETAIL



# MID RISE MATERIALS PALETTE

## MATERIAL KEY:

- **01** Architectural concrete
- **02B** Brick – Dark Color
- **08A** Aluminum Storefront – Light
- **08B** Aluminum Storefront – Dark
- **09** Vision Glass
- **20A** Vinyl Window – Light
- **20B** Vinyl Window – Dark
- **21A** Cementitious Panel Type A – Equitone Light
- **21B** Cementitious Panel Type A – Equitone Medium
- **22A** Cementitious Panel Type B – Light
- **22B** Cementitious Panel Type B – Medium
- **22C** Cementitious Panel Type B – Dark
- **23A** Cementitious Plank – Light
- **23B** Cementitious Plank – Medium
- **24** Steel Plate Panel
- **27A** Metal Panel – Light
- **27B** Metal panel – Dark



## BOARD COMMENTS FROM EDG MEETING

- Use high quality materials. (DC4.A.1)
- Study the high quality facades in the South Lake Union neighborhood. (DC4.A.1)

# MID RISE CORNER



MID RISE CORNER

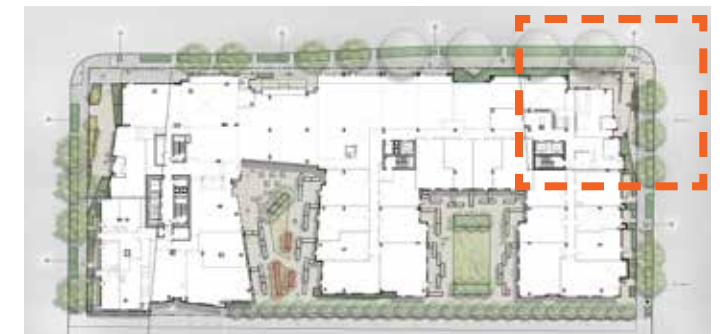
## BOARD COMMENTS FROM EDG MEETING

- Continue the evolution of the design highlighting the corners. (CS2.I.iv, CS2.C.I)
- Provide a generous public realm along the Fairview Ave N street front and corners that is porous, and will promote human activity. (CS2.I.iv, PL1.B.3, PL2.B.3, PL2.I)



MID RISE CORNER PLAN

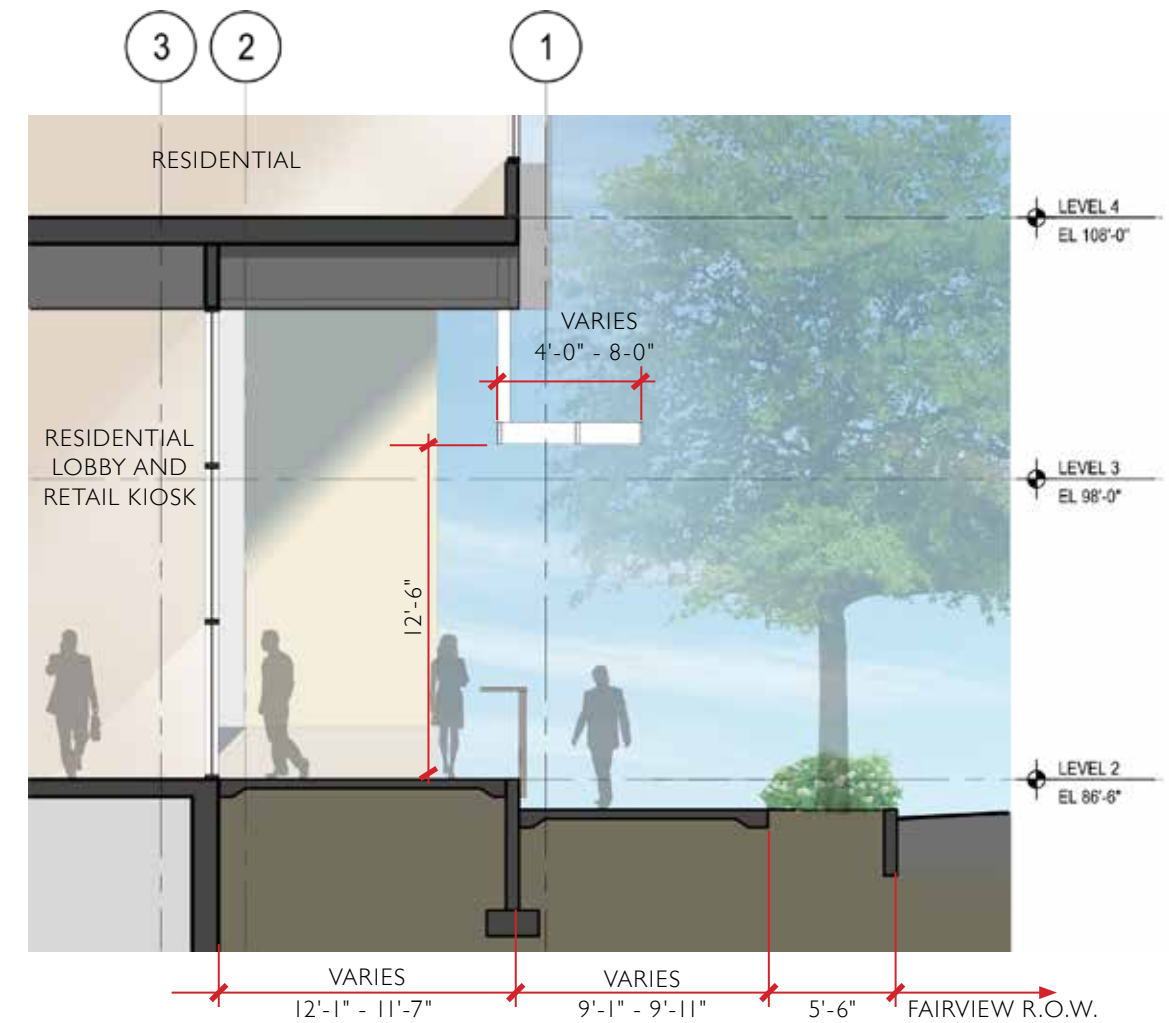
- ▲ RETAIL ENTRY
- ▲ RES LOBBY ENTRY
- GLAZING



# SECTIONS AT MID RISE CORNER ENTRY



PERSPECTIVE AT FAIRVIEW



SECTION AT FAIRVIEW

## BOARD COMMENTS FROM EDG MEETING

- Design entries with weather protection, and an ensemble of elements where appropriate. (PL2.C, PL3.A.4)
- Provide a generous public realm along the Fairview Ave N street front and corners that is porous, and will promote human activity. (CS2.I.iv, PL1.B.3, PL2.B.3, PL2.I)

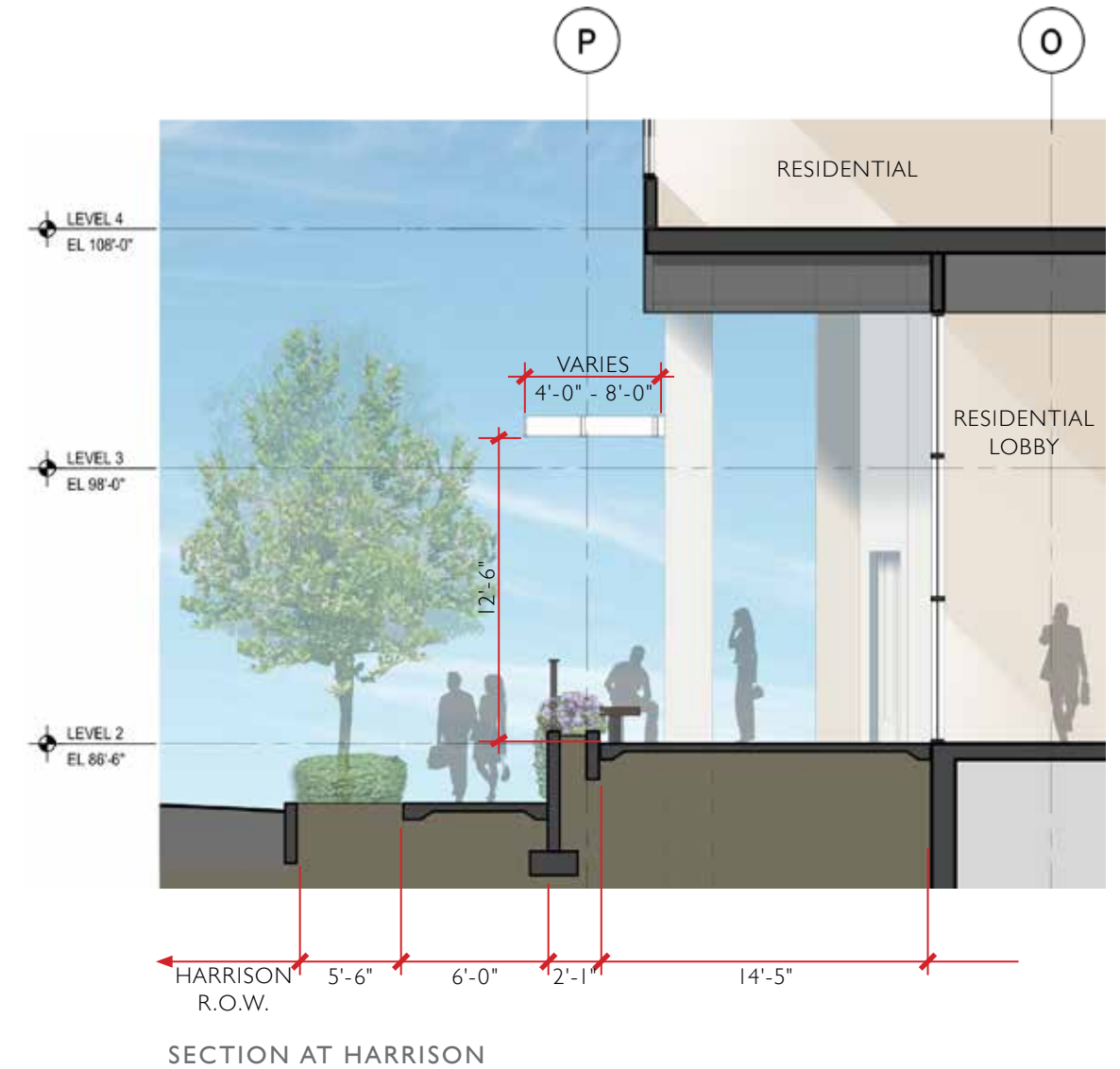




# SECTIONS AT MID RISE CORNER ENTRY



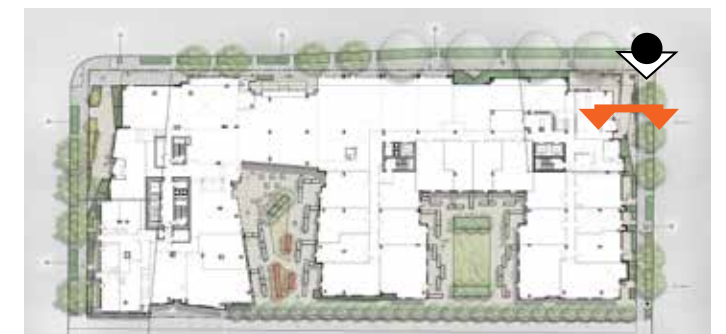
PERSPECTIVE AT HARRISON



SECTION AT HARRISON

## BOARD COMMENTS FROM EDG MEETING

- Design entries with weather protection, and an ensemble of elements where appropriate. (PL2.C, PL3.A.4)
- Provide a generous public realm along the Fairview Ave N street front and corners that is porous, and will promote human activity. (CS2.I.iv, PL1.B.3, PL2.B.3, PL2.I)



# MID RISE RESIDENTIAL STOOPS



MID RISE RESIDENTIAL ELEVATION



MID RISE PLAN

## BOARD COMMENTS FROM EDG MEETING

- Design the residential stoops to be effective. (PL3.A.4, PL3.B.2)
- Provide enough space to provide security, and a sheltered transition at the residential stoops. (PL3.A.4, PL3.B.2)

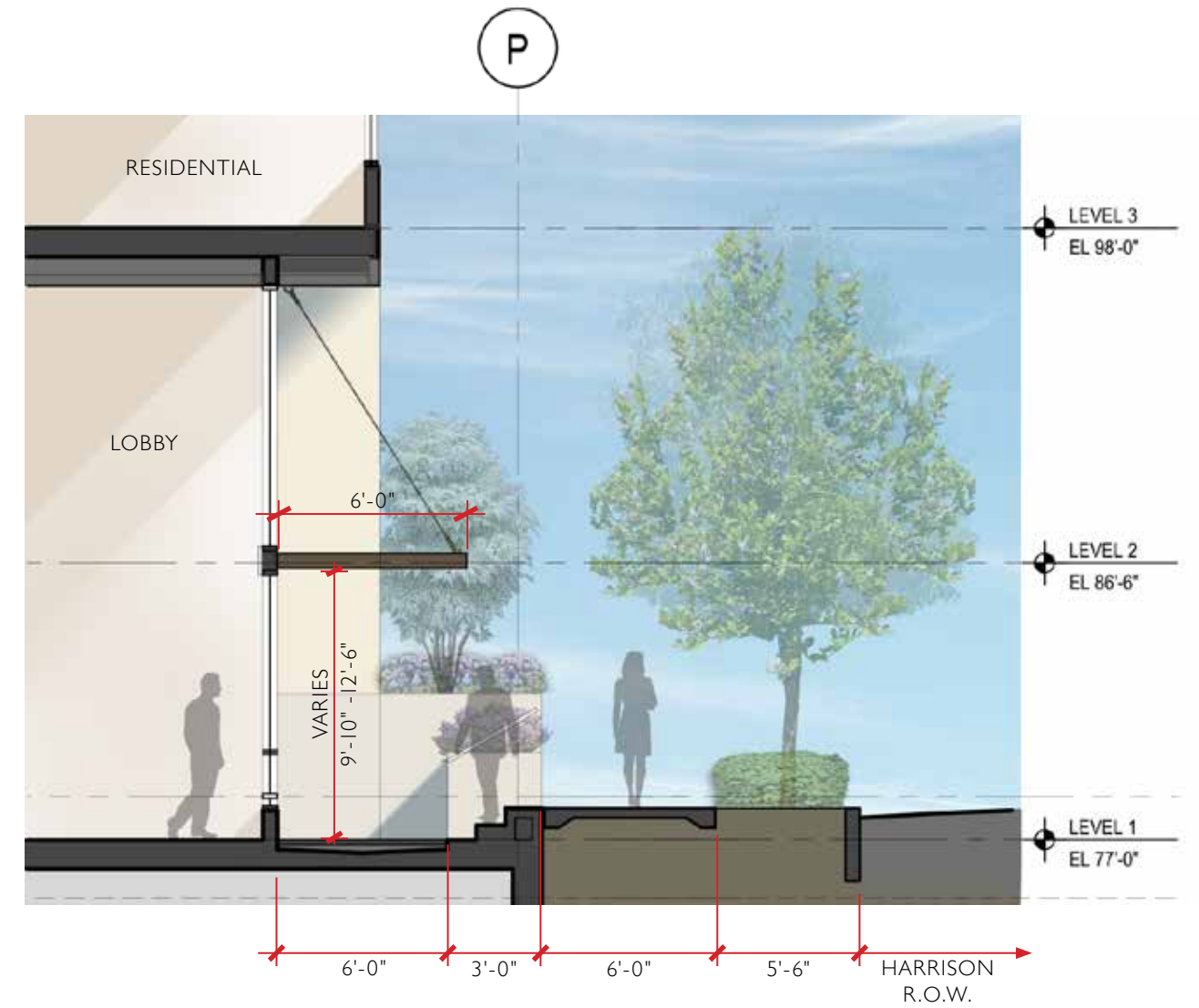
▲ RES ENTRY  
- - - GLAZING



# MID RISE RESIDENTIAL STOOP



PERSPECTIVE AT MID RISE RESIDENTIAL STOOPS



SECTION AT MID RISE RESIDENTIAL STOOPS

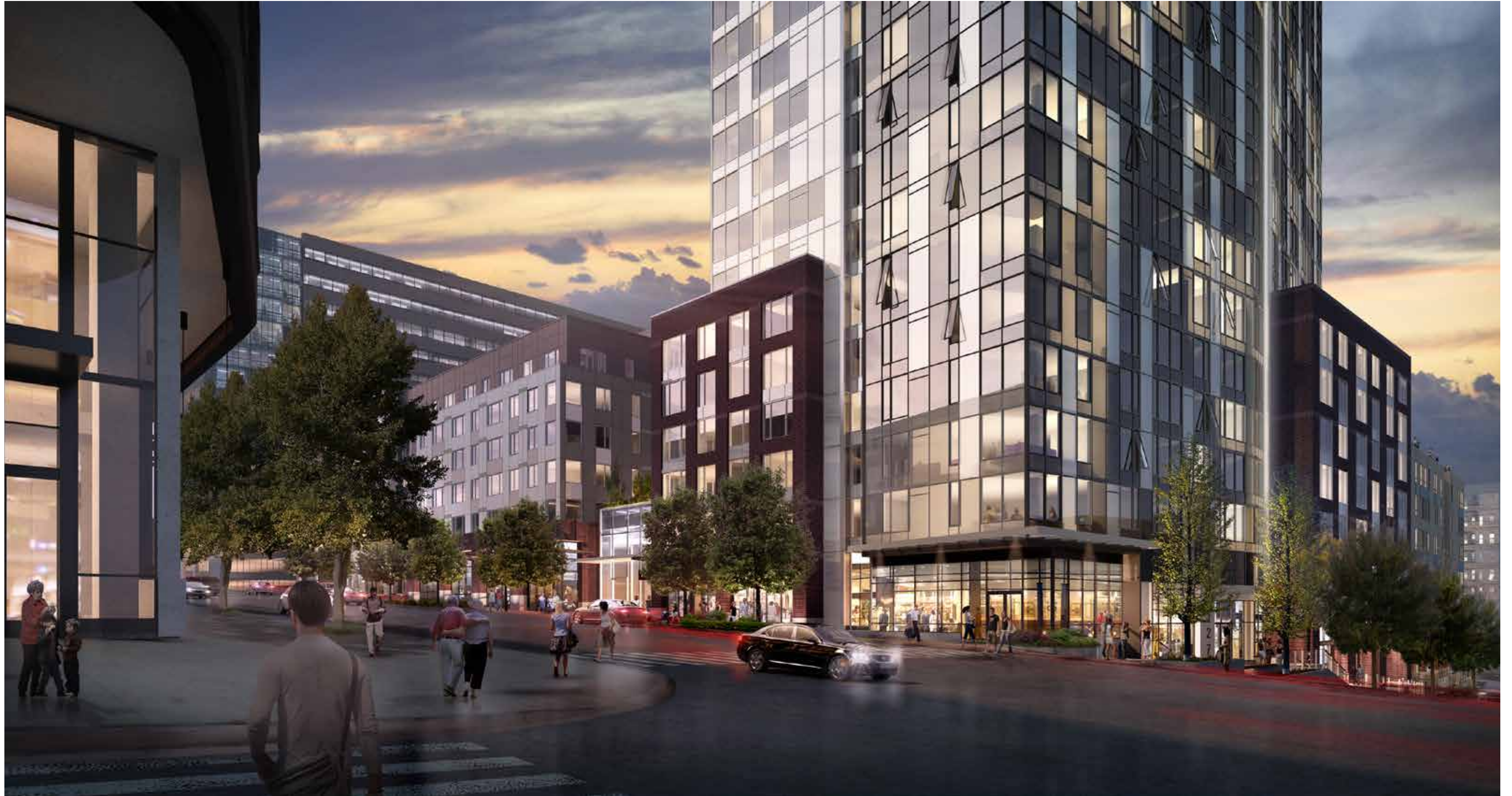
## BOARD COMMENTS FROM EDG MEETING

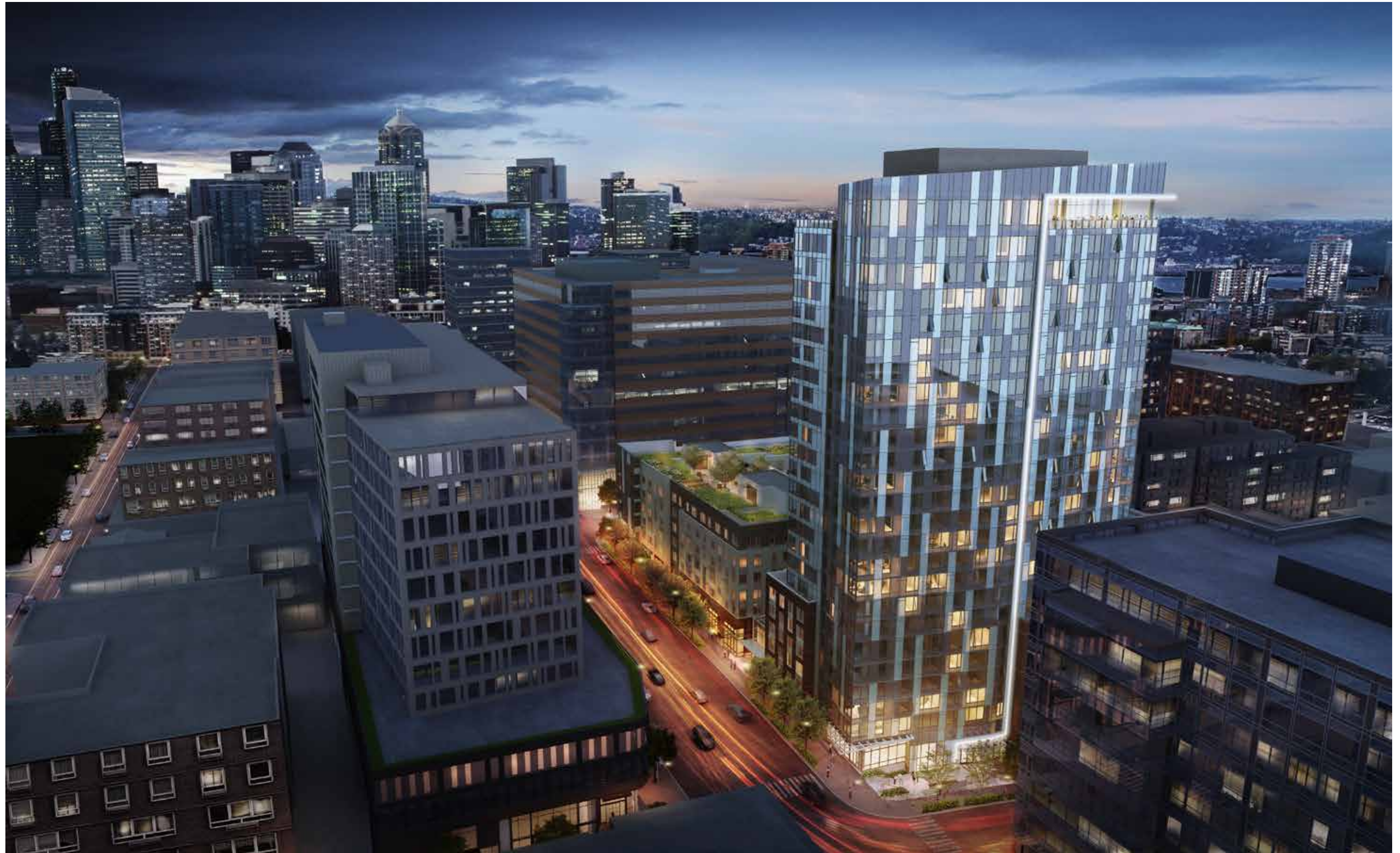
- Design the residential stoops to be effective. (PL3.A.4, PL3.B.2)
- Provide enough space to provide security, and a sheltered transition at the residential stoops. (PL3.A.4, PL3.B.2)



HIGH RISE DEVELOPMENT

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# HIGH RISE ELEMENTS



TOWER NORTH HALF



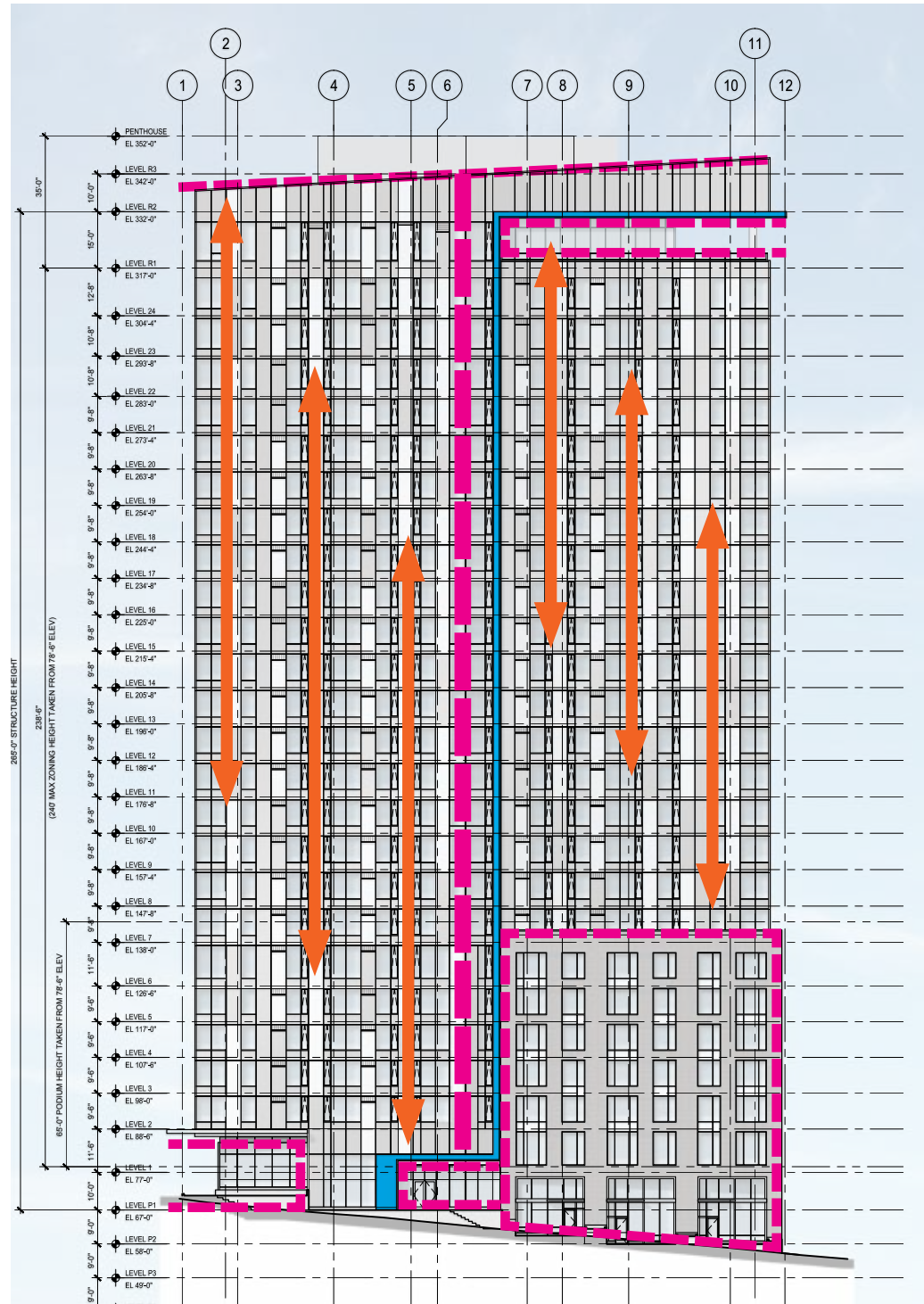
PODIUM



TOWER SOUTH HALF



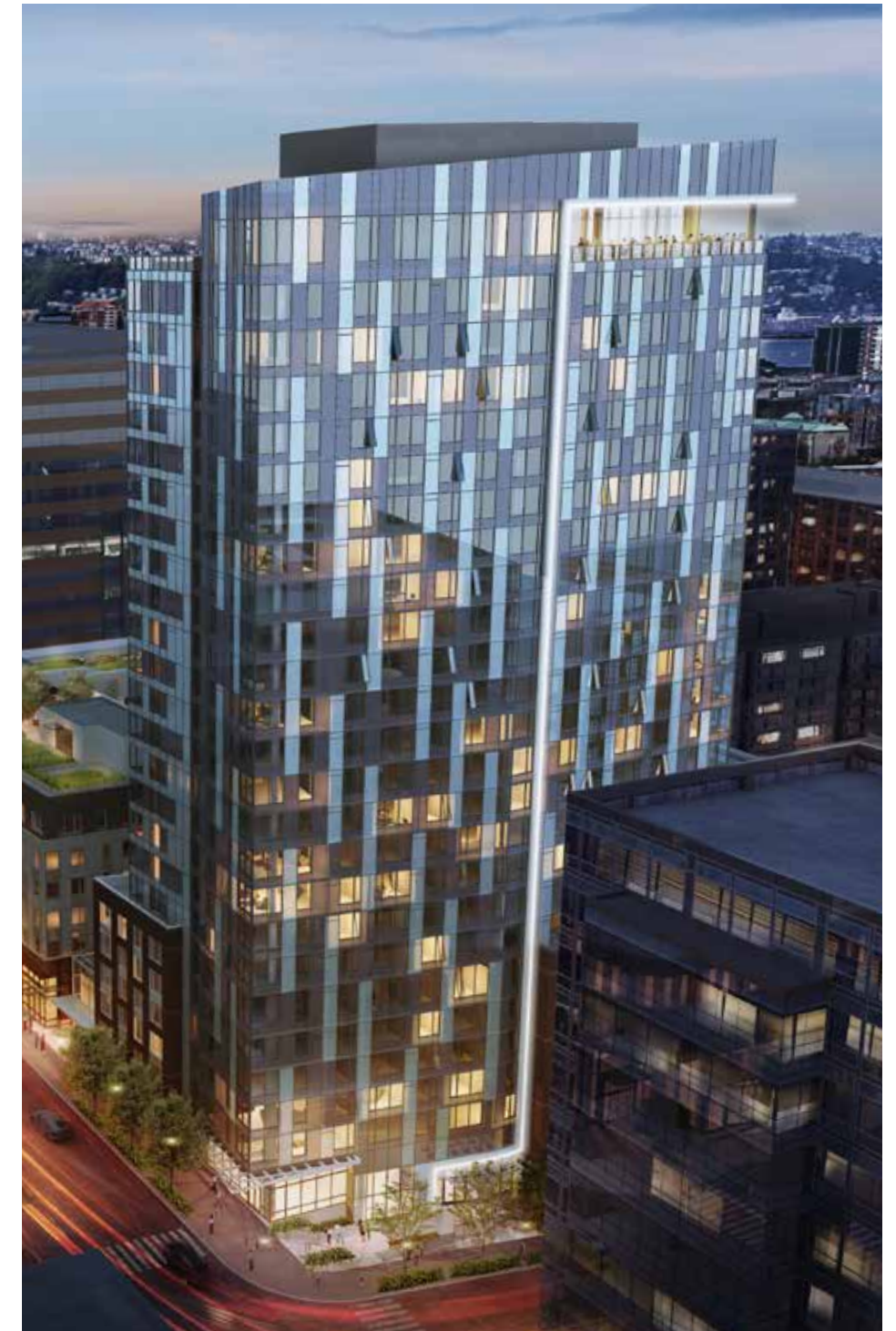
# WIDTH AND PATTERN – NORTH ELEVATION



NORTH TOWER ELEVATION STRATEGY



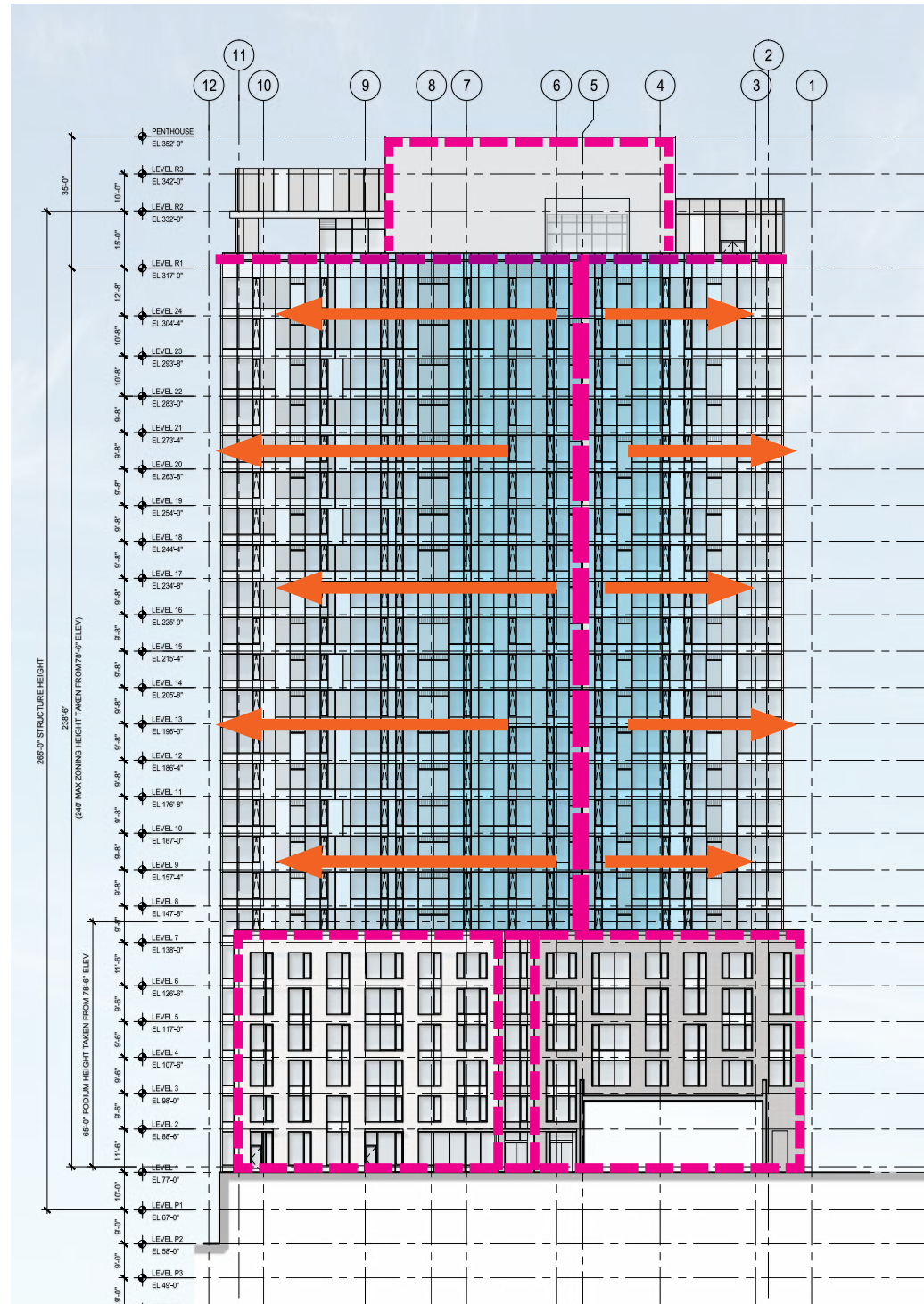
NORTH TOWER ELEVATION



NORTH TOWER RENDERING



# WIDTH AND PATTERN – SOUTH ELEVATION



SOUTH TOWER ELEVATION STRATEGY



SOUTH TOWER ELEVATION



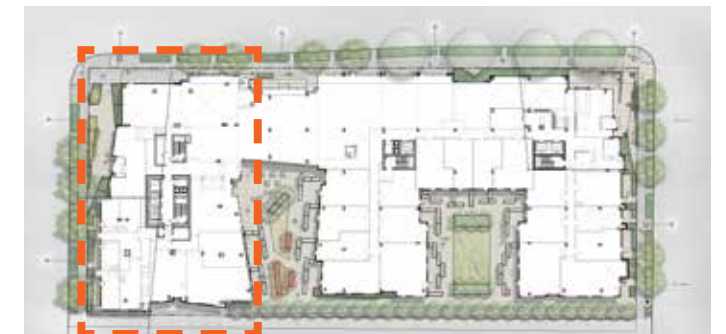
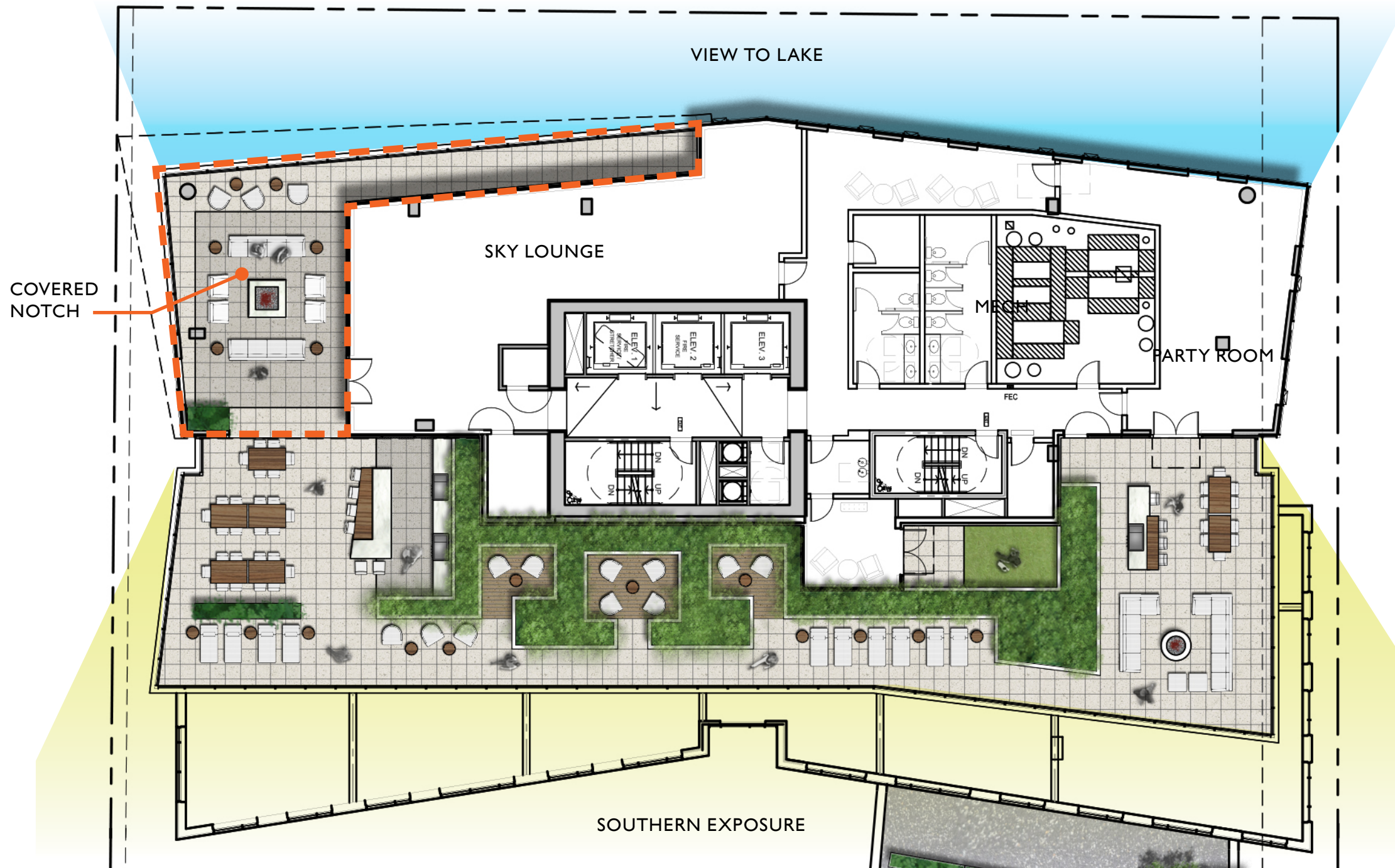
SOUTH TOWER RENDERING

# PENTHOUSE DEVELOPMENT

CONSIDER A BIGGER SETBACK AND VARIED ROOF LINE OF THE TOWER AND PENTHOUSE. (CS2.II.II, DC2.A.2, DC2.I.I)

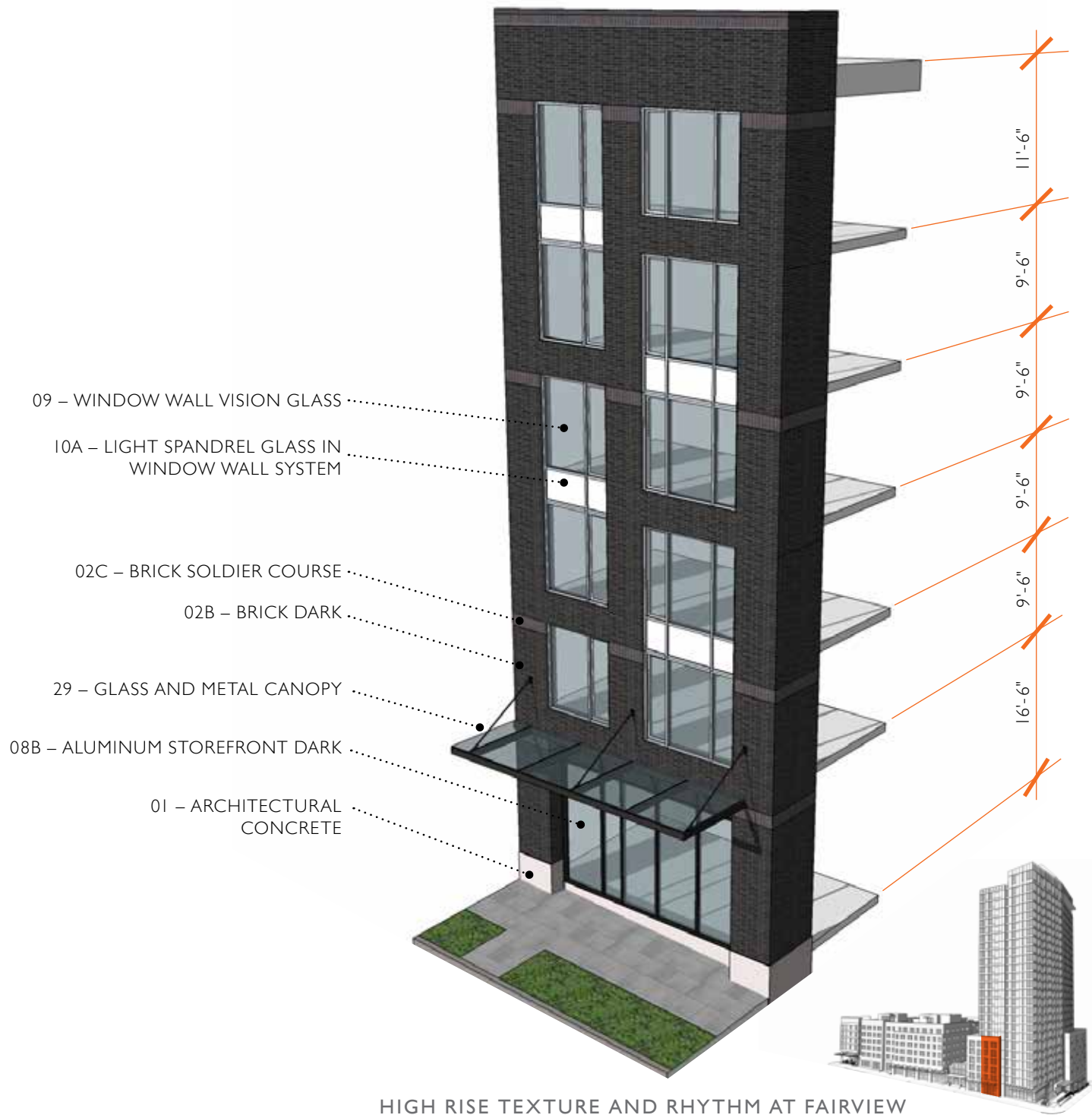


# ROOF AMENITY LEVEL



LEVEL RI FLOOR PLAN

# HIGH RISE ELEVATION DETAIL AT PODIUM

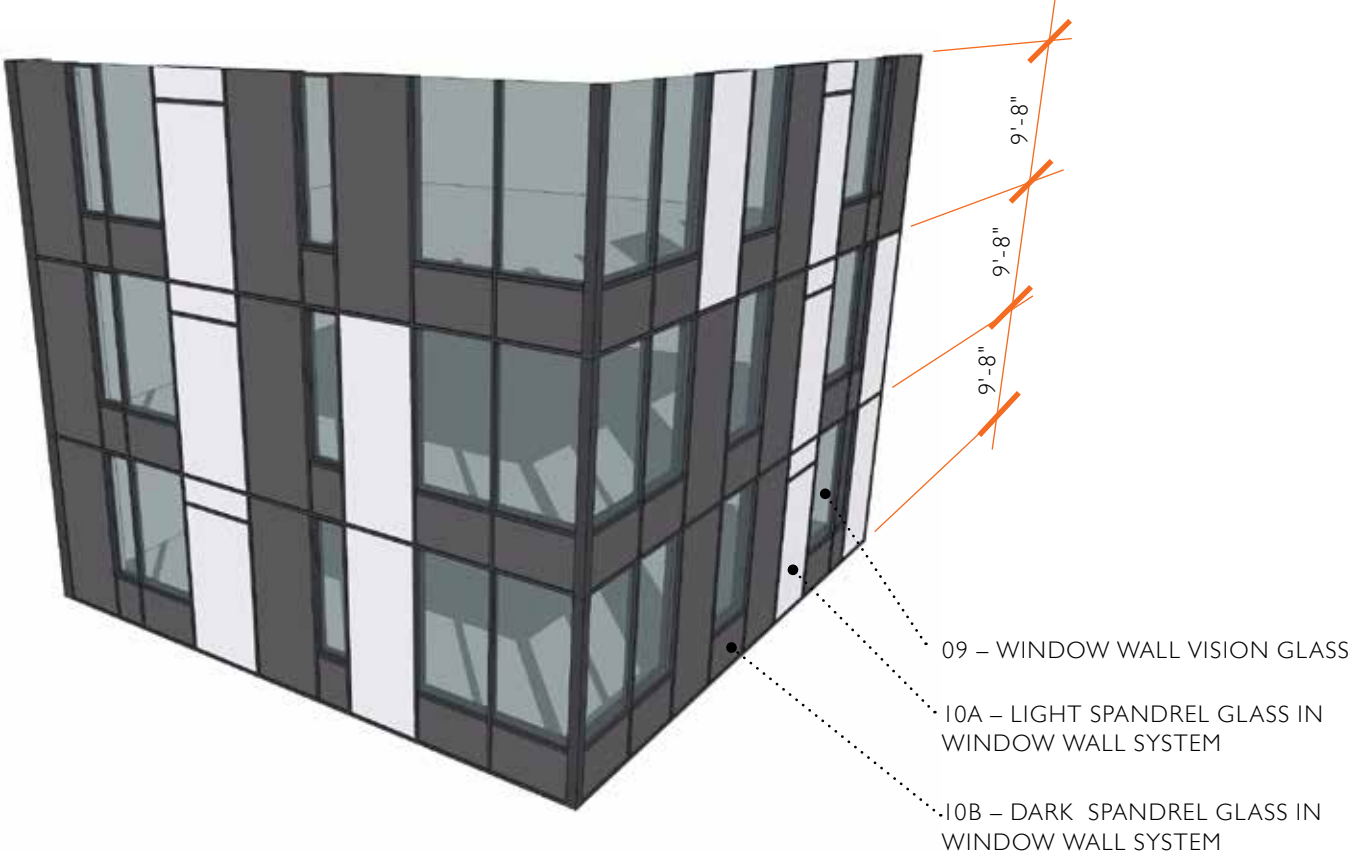
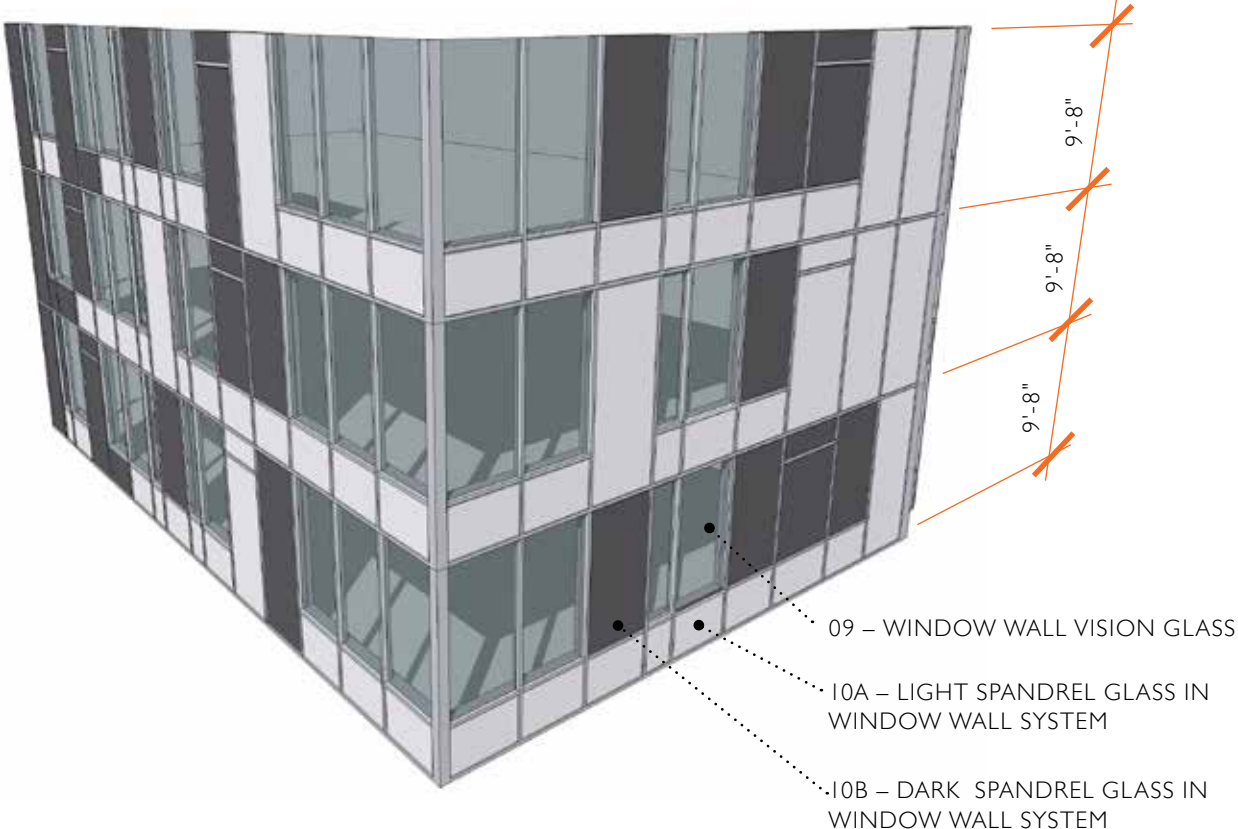


HIGH RISE TEXTURE AND RHYTHM AT FAIRVIEW



HIGH RISE TEXTURE AND RHYTHM AT REPUBLICAN

# HIGH RISE ELEVATION DETAIL AT TOWER



HIGH RISE TEXTURE AND RHYTHM AT SOUTH TOWER FACADE



HIGH RISE TEXTURE AND RHYTHM AT NORTH TOWER FACADE



# HIGH RISE MATERIALS PALETTE

## MATERIAL KEY:

- **01** Architectural concrete
- **02A** Brick – Light Color
- **02B** Brick – Dark Color
- **04A** Metal Panel @ High Rise "z" vertical
- **08A** Aluminum Storefront – Light
- **08B** Aluminum Storefront – Dark
- **09** Vision Glass
- **10A** Window Wall Spandrel – Light
- **10B** Window Wall Spandrel – Dark
- **12A** Window Wall Mullions – Light
- **12B** Window Wall Mullions – Dark



## BOARD COMMENTS FROM EDG MEETING

- Use high quality materials. (DC4.A.1)
- Study the high quality facades in the South Lake Union neighborhood. (DC4.A.1)

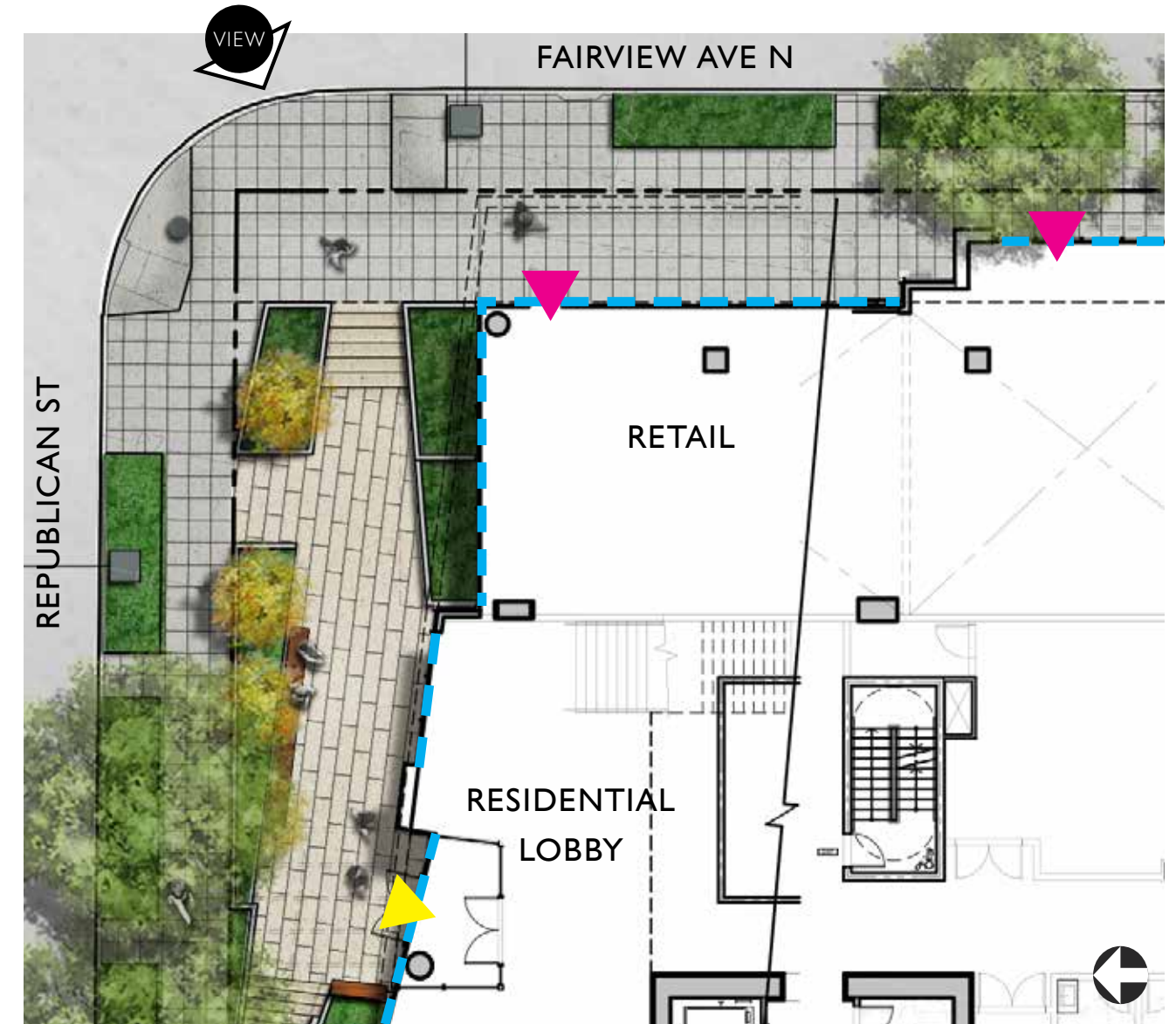
# HIGH RISE CORNER



HIGH RISE CORNER

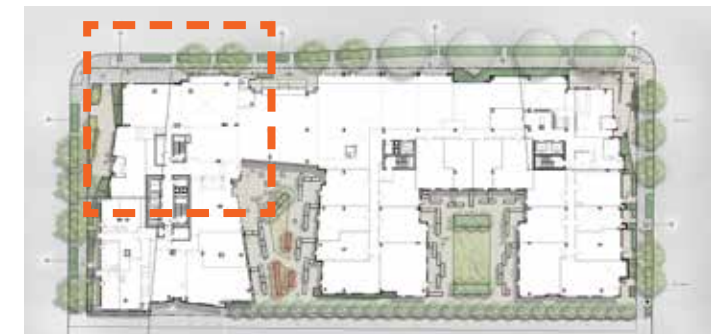
## BOARD COMMENTS FROM EDG MEETING

- Continue the evolution of the design highlighting the corners. (CS2.I.iv, CS2.C.1)
- Provide a generous public realm along the Fairview Ave N street front and corners that is porous, and will promote human activity. (CS2.I.iv, PL1.B.3, PL2.B.3, PL2.I)



HIGH RISE CORNER PLAN

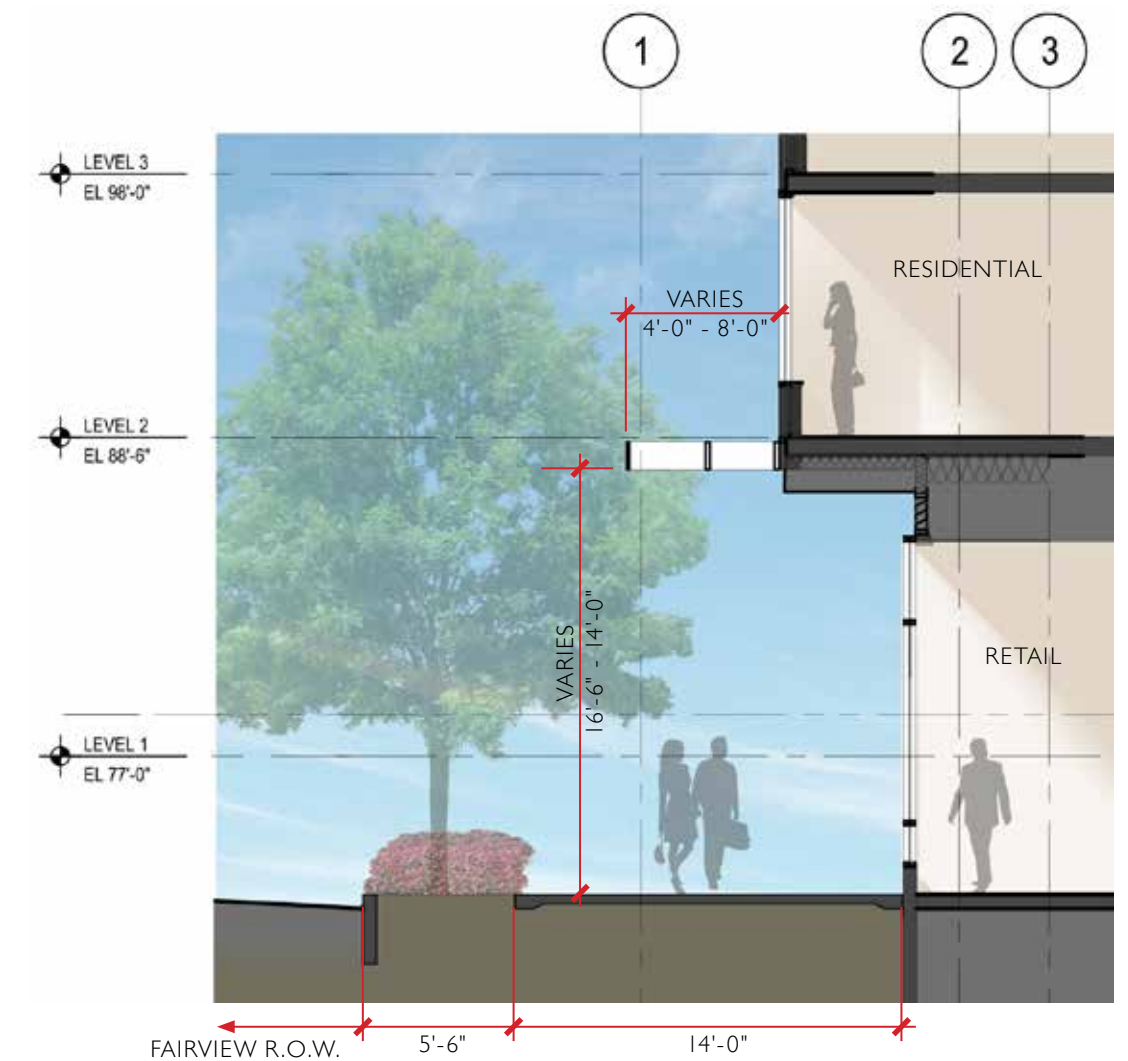
- ▲ RETAIL ENTRY
- ▲ RES LOBBY ENTRY
- GLAZING



# SECTIONS AT HIGH RISE CORNER ENTRIES



PERSPECTIVE AT FAIRVIEW



SECTION AT FAIRVIEW

## BOARD COMMENTS FROM EDG MEETING

- Design entries with weather protection, and an ensemble of elements where appropriate. (PL2.C, PL3.A.4)
- Provide a generous public realm along the Fairview Ave N street front and corners that is porous, and will promote human activity. (CS2.I.iv, PL1.B.3, PL2.B.3, PL2.I)

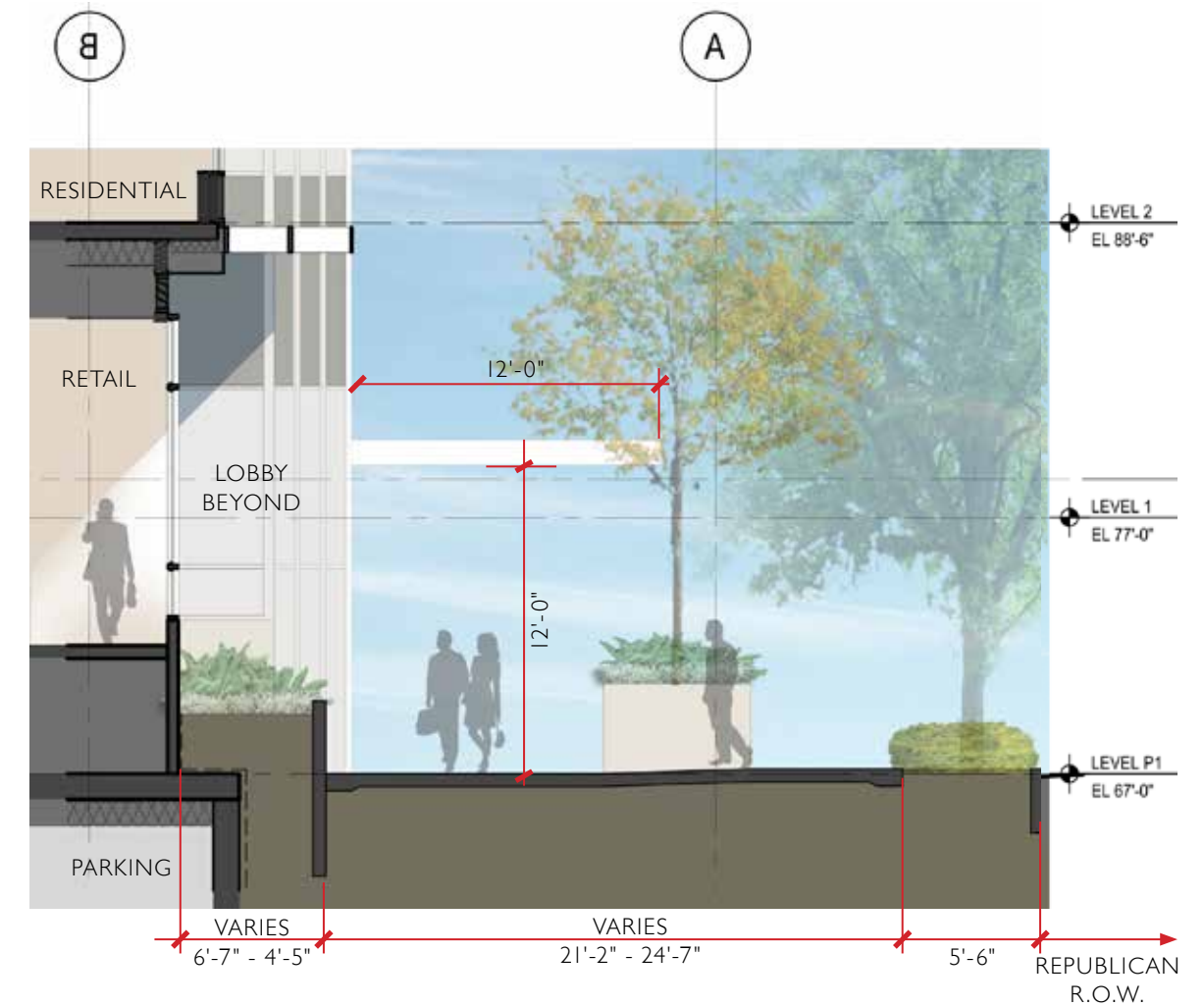




# SECTIONS AT HIGH RISE CORNER ENTRIES



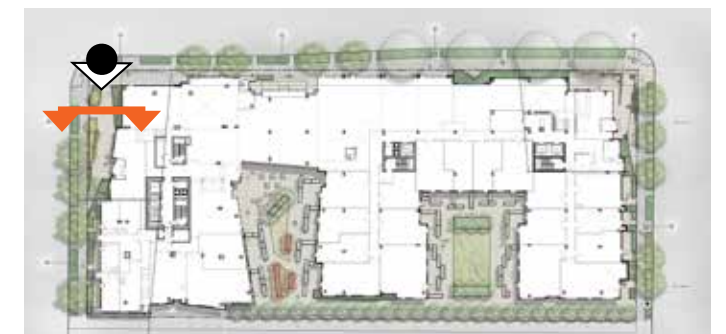
PERSPECTIVE AT REPUBLICAN



SECTION AT REPUBLICAN

## BOARD COMMENTS FROM EDG MEETING

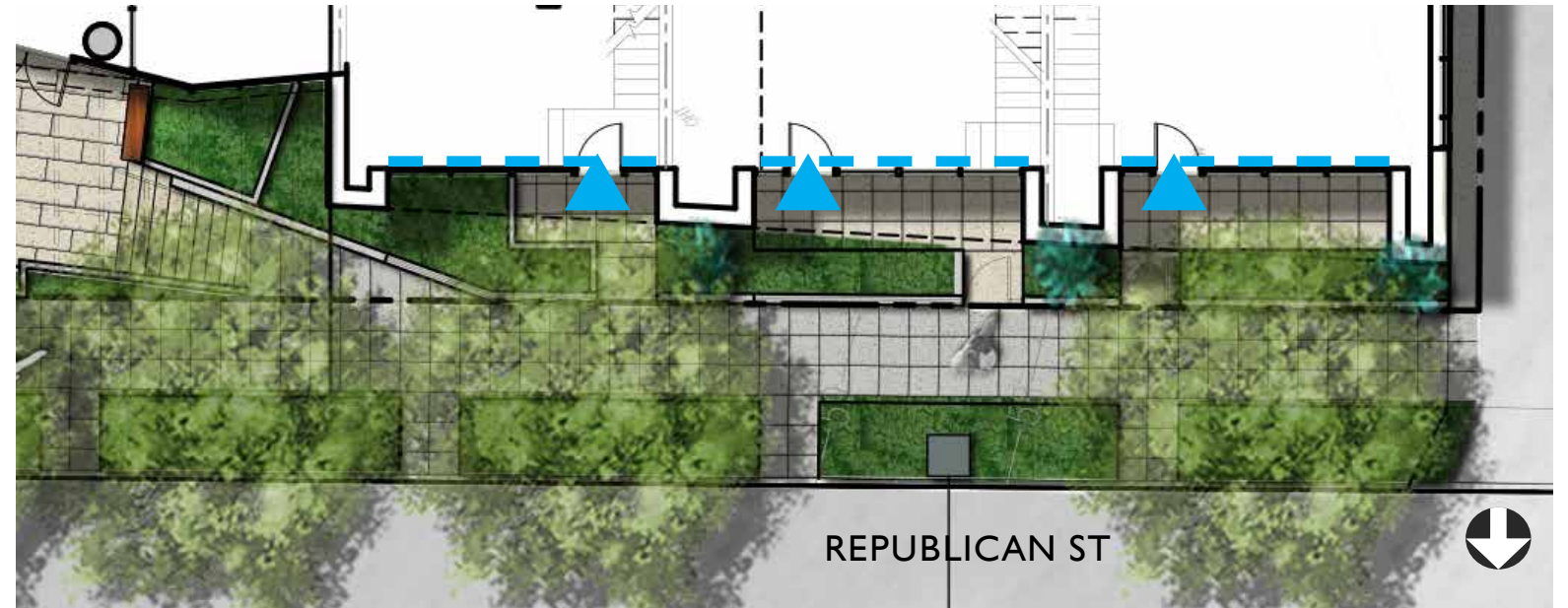
- Design entries with weather protection, and an ensemble of elements where appropriate. (PL2.C, PL3.A.4)
- Provide a generous public realm along the Fairview Ave N street front and corners that is porous, and will promote human activity. (CS2.I.iv, PL1.B.3, PL2.B.3, PL2.I)



# HIGH RISE RESIDENTIAL STOOPS



HIGH RISE RESIDENTIAL ELEVATION



HIGH RISE PLAN

▲ RES ENTRY  
■ GLAZING



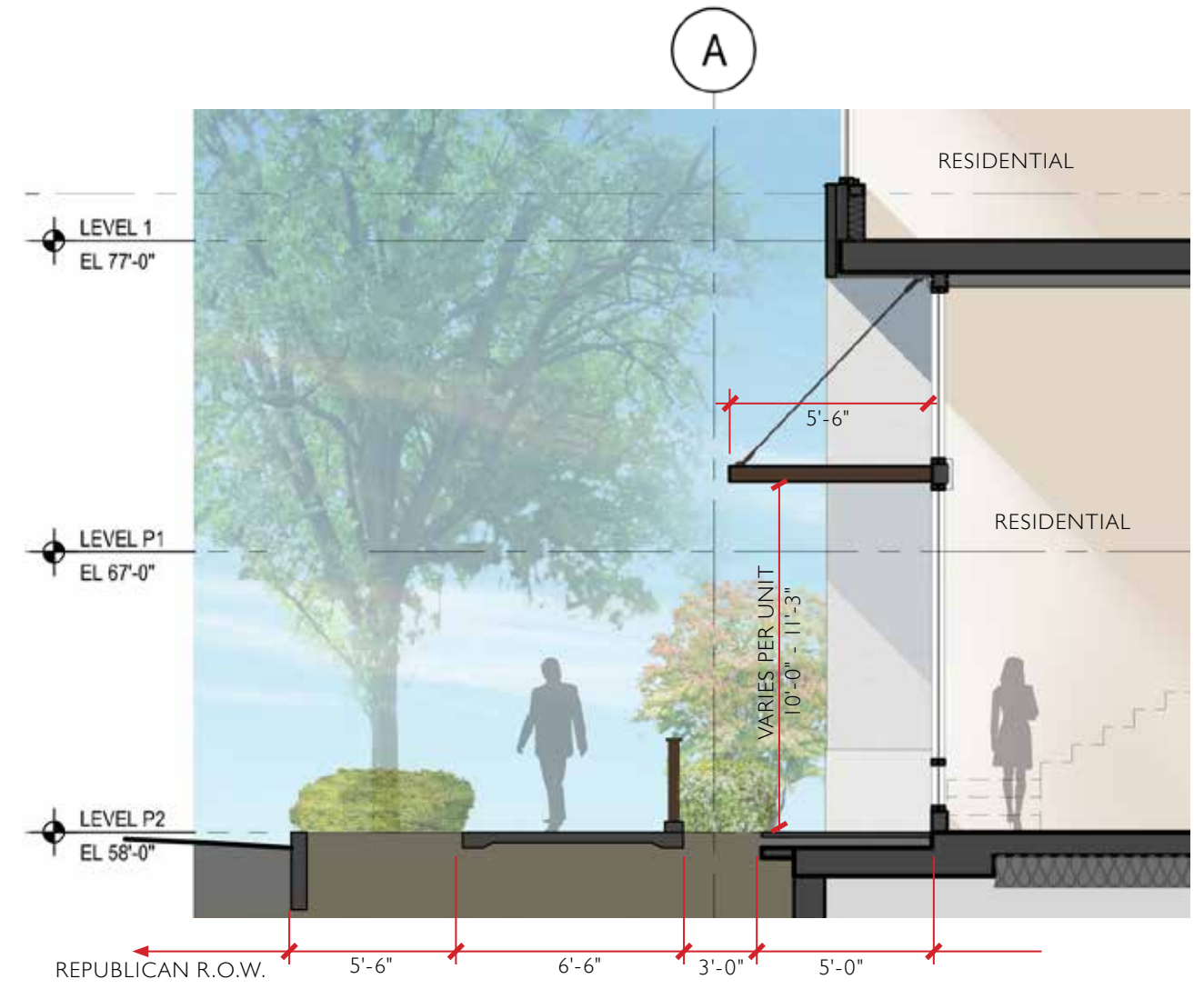
## BOARD COMMENTS FROM EDG MEETING

- Design the residential stoops to be effective. (PL3.A.4, PL3.B.2)
- Provide enough space to provide security, and a sheltered transition at the residential stoops. (PL3.A.4, PL3.B.2)

# HIGH RISE RESIDENTIAL STOOP



PERSPECTIVE AT HIGH RISE RESIDENTIAL STOOPS



SECTION AT HIGH RISE RESIDENTIAL STOOPS

## BOARD COMMENTS FROM EDG MEETING

- Design the residential stoops to be effective. (PL3.A.4, PL3.B.2)
- Provide enough space to provide security, and a sheltered transition at the residential stoops. (PL3.A.4, PL3.B.2)



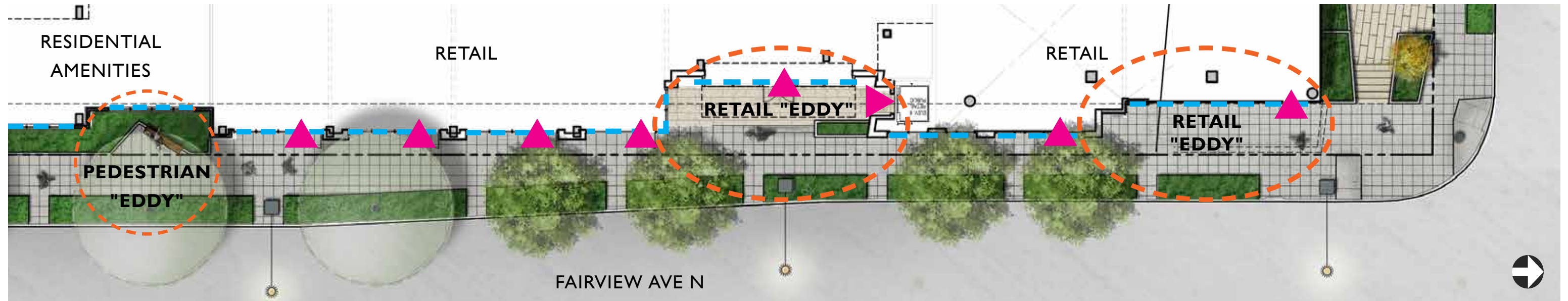
RETAIL AND ALLEYWAY

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# "EDDIES" AT FAIRVIEW AVE N



FAIRVIEW ELEVATION



FAIRVIEW PLAN

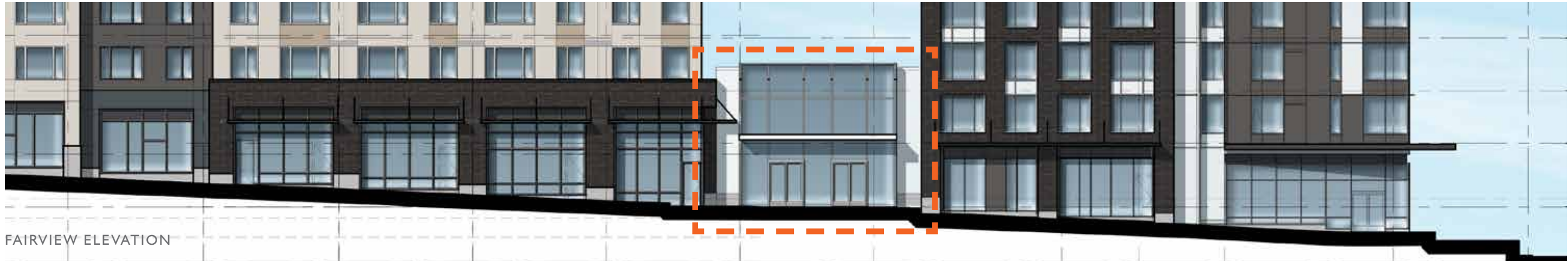
## BOARD COMMENTS FROM EDG MEETING

- Provide eddies, and porosity for public spaces. (CS2.B.2, PL2.I, DC2.I.i)
- All commercial space entries should be public and welcoming. (PL2.B.3, PL2.C.I, PL2.I, PL3.C.I)

▲ RETAIL ENTRY  
 — GLAZING



# RETAIL "GASKET" OPPORTUNITY FOR TENANT EXPRESSION



GASKET OPTION 1



GASKET OPTION 2

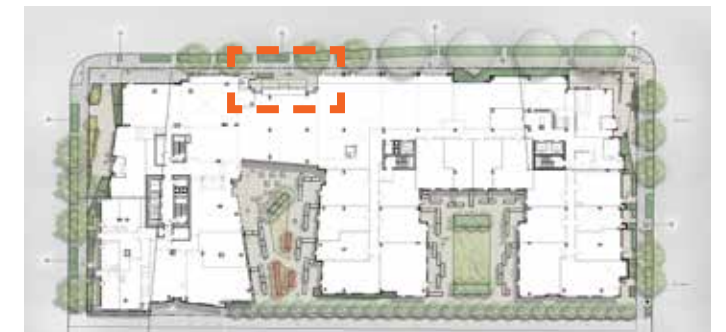


GASKET OPTION 3

## BOARD COMMENTS FROM EDG MEETING

- Use the gap between the tower and the 'midrise' portion to provide public space at a human scale and texture. (CS2.B.2, DC2.D.1)
- All commercial space entries should be public and welcoming. (PL2.B.3, PL2.C.1, PL2.I, PL3.C.1)

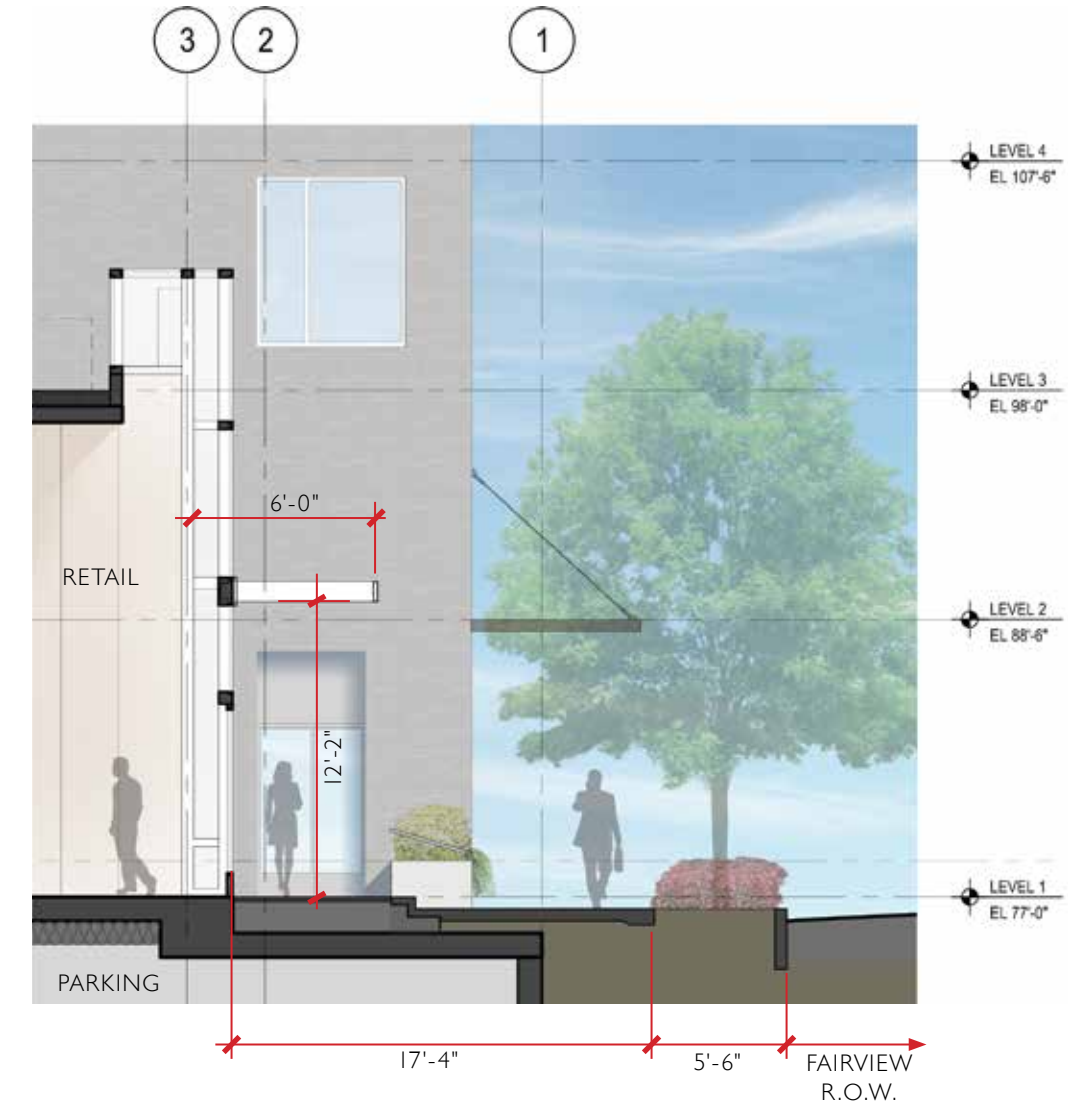
REQUESTING DESIGN APPROVAL OF THREE STOREFRONT DESIGN OPTIONS PENDING PREFERENCE OF RETAIL TENANT



# RETAIL EDDY



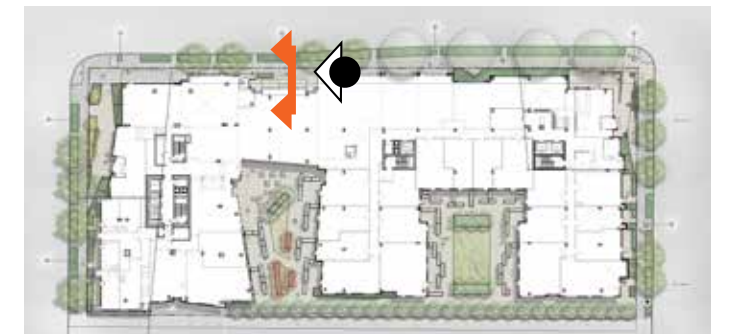
PERSPECTIVE AT RETAIL GASKET



SECTION AT RETAIL GASKET

## BOARD COMMENTS FROM EDG MEETING

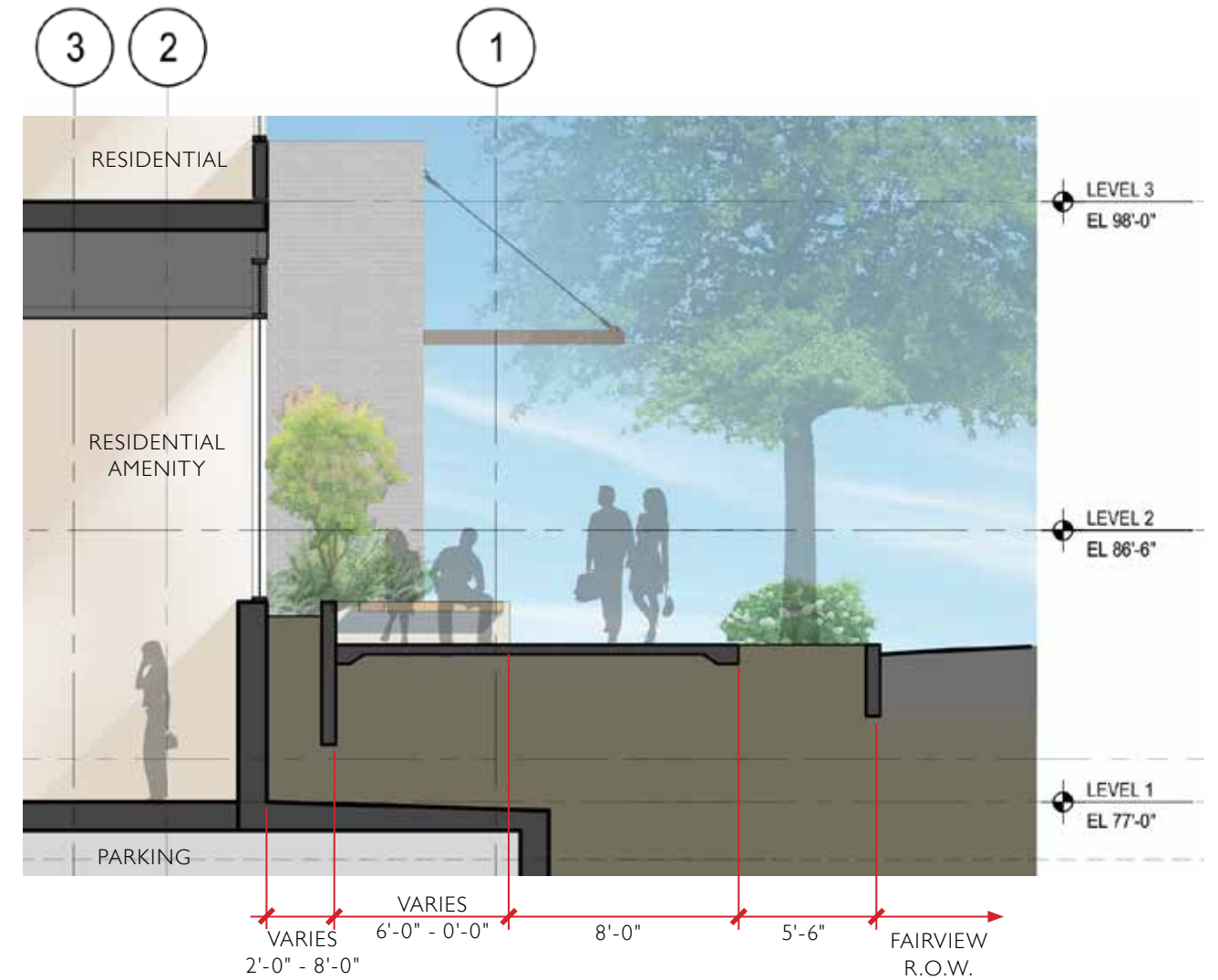
- Use the gap between the tower and the 'midrise' portion to provide public space at a human scale and texture. (CS2.B.2, DC2.D.1)
- Provide a generous public realm along the Fairview Ave N street front and corners that is porous, and will promote human activity. (CS2.I.iv, PL1.B.3, PL2.B.3, PL2.I)



# PEDESTRIAN EDDY



PERSPECTIVE AT EDDY



SECTION AT RETAIL BRICK STOREFRONT

## BOARD COMMENTS FROM EDG MEETING

- Use the gap between the tower and the 'midrise' portion to provide public space at a human scale and texture. (CS2.B.2, DC2.D.1)
- Provide a generous public realm along the Fairview Ave N street front and corners that is porous, and will promote human activity. (CS2.I.iv, PL1.B.3, PL2.B.3, PL2.I)

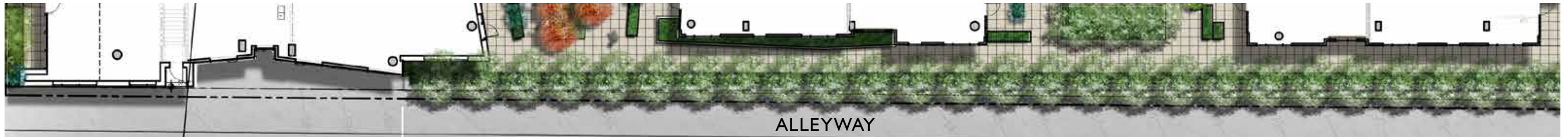




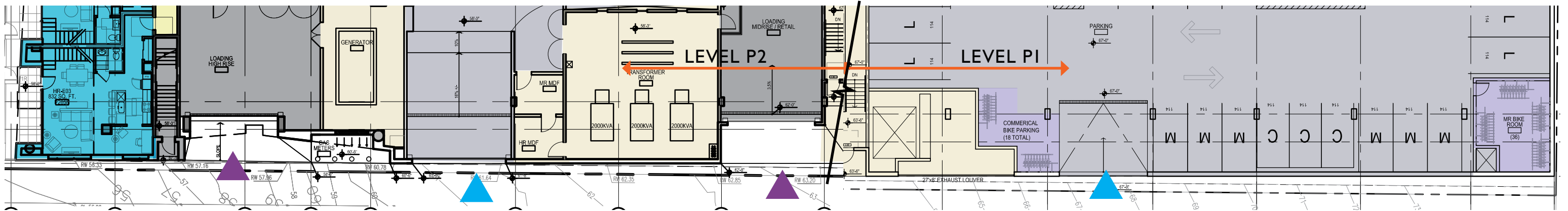
# ALLEYWAY



ALLEYWAY ELEVATION



LEVEL LI FLOOR PLAN AT ALLEYWAY



LEVELS P2 / P1 FLOOR PLAN AT ALLEYWAY



- ▲ LOADING ENTRY
- ▲ PARKING ENTRY
- RESIDENTIAL
- AMENITY
- RETAIL
- PARKING
- LOBBY
- BACK OF HOUSE



# ALLEYWAY



PERSPECTIVE AT ALLEYWAY

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DEPARTURES

# DEPARTURE #1 – TOWER SETBACK ABOVE PODIUM

## DEVELOPMENT STANDARD

## REQUIREMENTS

## PROPOSED DEPARTURE

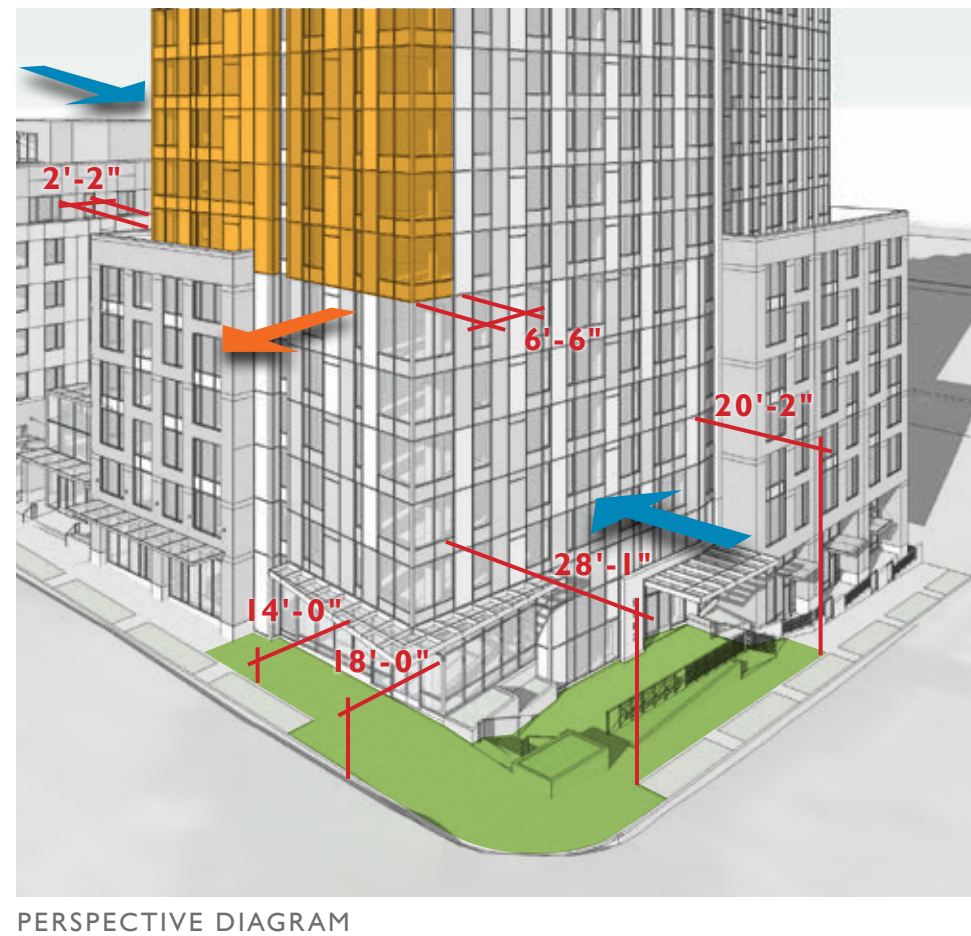
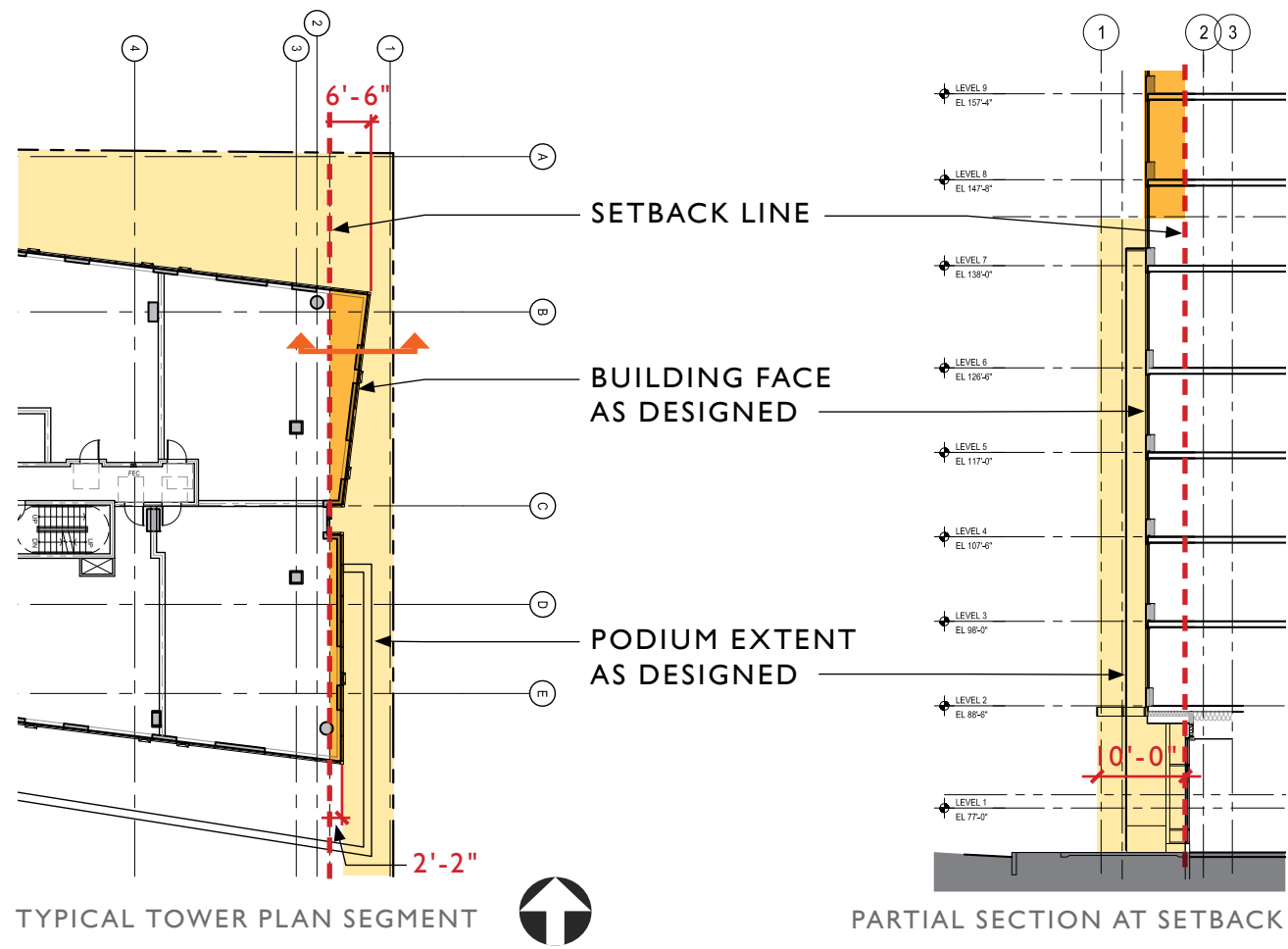
## RESPONSE

SMC 23.48.013.C

Portions of a structure along Fairview Ave N exceeding 65' shall be setback a minimum depth of 10 feet.

To provide more open space between structures and at grade portions of the tower do not meet the 23.48.013.C setback. The south half of the tower is 2'-2" over the set back, and the northern half taper's from 2'-0" to 6'-6" over the setback.

The departure request is only for portions of the building above the podium (65'+) as the base of the tower is within the zoning requirements and holds the streets' edge as required. Extending past the setback and elongating the tower in the east / west direction allows the tower to be significantly narrower in the north / south direction. The slenderness allows for greater breathing room between buildings and allows for a large open space at the corner and along Republican St (CS2.B.3, CS2.D.1). The open space aligns with the open space across the street responding to the board's EDG comment "encourage a slender tower with more open space at the base (CS2.A.2, CS2.II)." The open space at the corner is between 14'-0" and 18'-0" plus additional width for landscaping and is between 20'-2" and 28'-1" plus landscaping along Republican creating a mini park-like environment in the public realm. Views on Fairview are not compromised by the tower. The tower is undercut at the base providing greater visibility at pedestrian level and adjacent projects' masses are similar in size and scale.



AREA OVER SETBACK (Orange)

ALLOWABLE PODIUM MASS (Yellow)

AREA OVER SETBACK (Orange)

OPEN AREA AT GRADE (Green)

# DEPARTURE #2 – ENCLOSE ROOF AREA SETBACK

## ROOF COVERAGE

### DEVELOPMENT STANDARD

SMC 23.48.010.H.7

### REQUIREMENTS

The combined total roof coverage of all features may be increased to 65% of the roof area, provided that all of the following are satisfied:  
 A. All mechanical equipment is screened; and  
 B. No rooftop features are located closer than 10 feet to the roof edge.

### PROPOSED

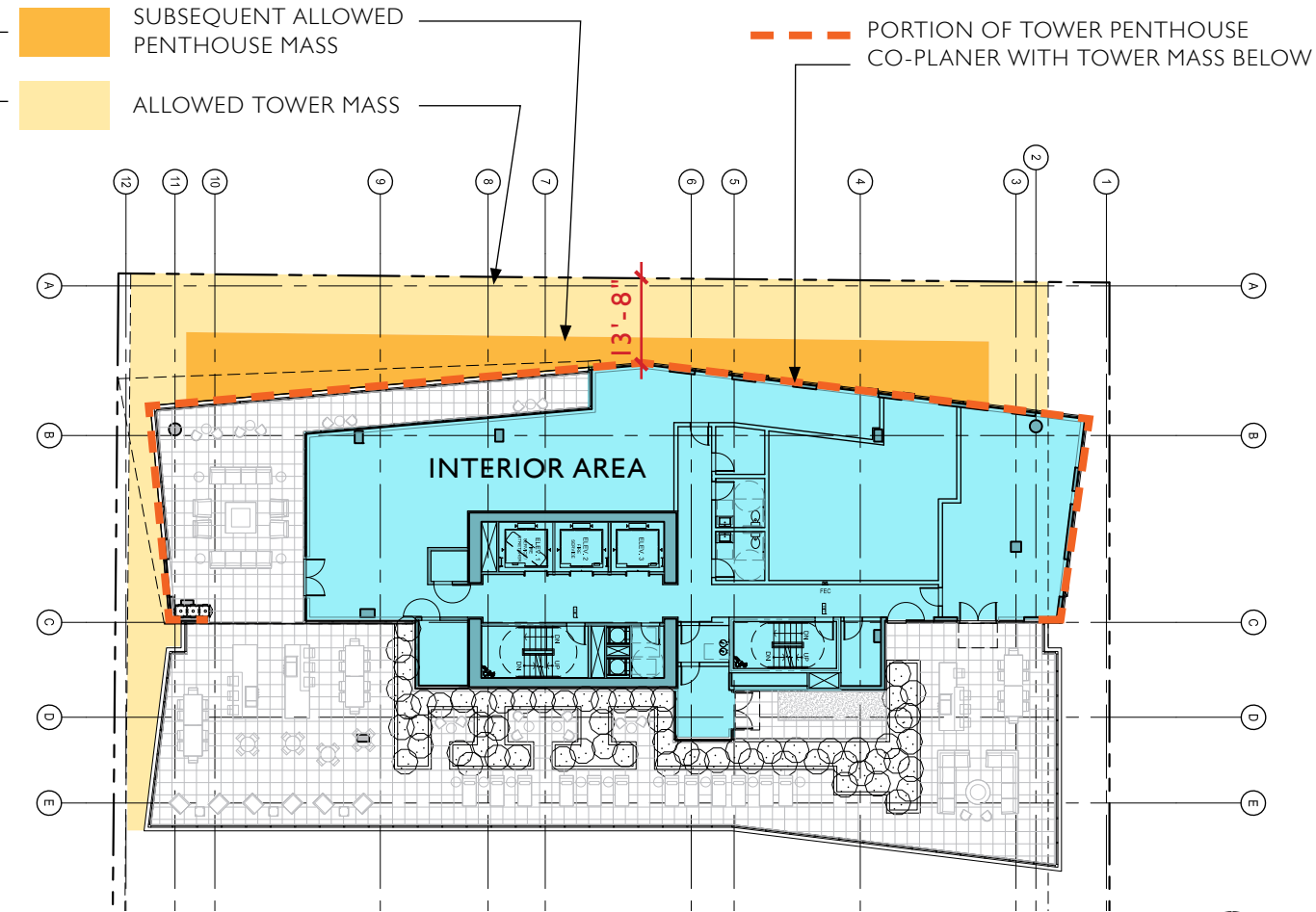
While the enclosed roof space does not exceed the 65% coverage limit, portions of the roof facade are co-planar with the tower massing below and are not 10' away from the roof edge.

### RESPONSE

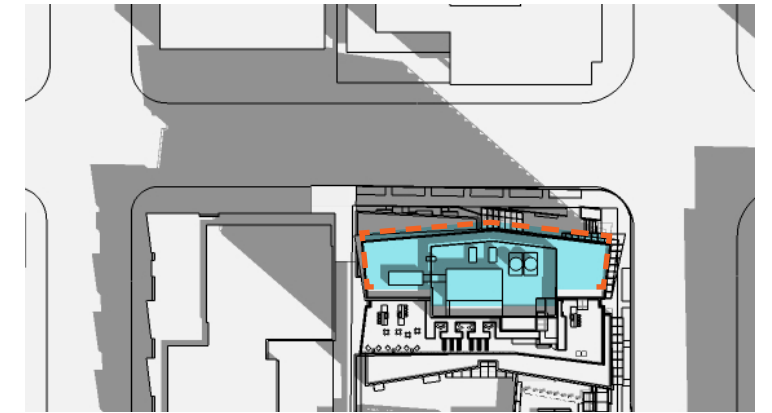
The majority of the co-planer facade is located on the north side of the tower. Instead of holding the amenity space back 10' from the roof edge at this face, the entire tower is held back 13'-8" or more from the north property line. As a result, the amenity space is more than 10' away from what would be a permitted roof edge. As such, the surrounding projects do not have increased shading from the amenity space in keeping with design guideline CSI. Furthermore, the roof line has been adjusted and a notched area provided to add scale and variety to the penthouse in response to the board's comment "Consider a bigger setback and varied roof line of the tower and penthouse. (CS2.II.II, DC2.A.2, DC2.I.I)"  
 Because the site will be highly visible from busy Mercer Street to the north and the westward traffic on Republican St, the design should emphasize and celebrate the corner of Fairview Ave N and Republican St as it is a part of a regional transportation corridor (CS2). Having the additional height of the amenity space coplanar with the tower facade further slenderizes the tower and creates a statement with an appropriate urban scale and transition from high vehicular traffic on Fairview to slower, more pedestrian traffic on Republican (CS2.C.1).



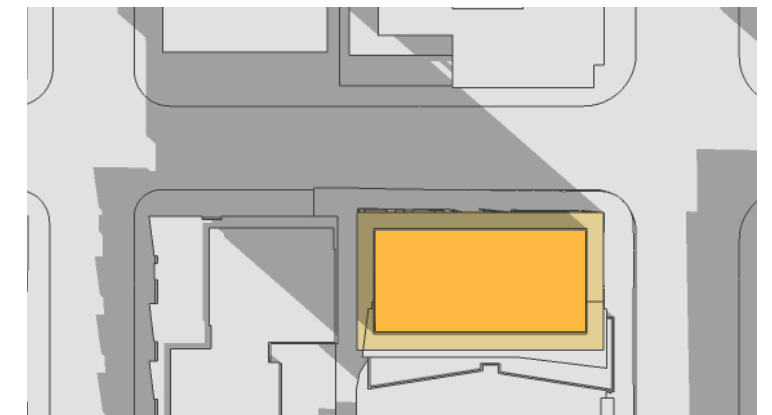
ALLOWABLE TOWER AND AMENITY MASSING



TOWER ROOF AMENITY LEVEL PLAN



PROPOSED MASSING SHADOWS



ALLOWED MASSING SHADOWS

# DEPARTURE #3 – STEPPING SETBACK AT HARRISON

## SETBACK ALONG HARRISON STREET

### DEVELOPMENT STANDARD

### REQUIREMENTS

### PROPOSED

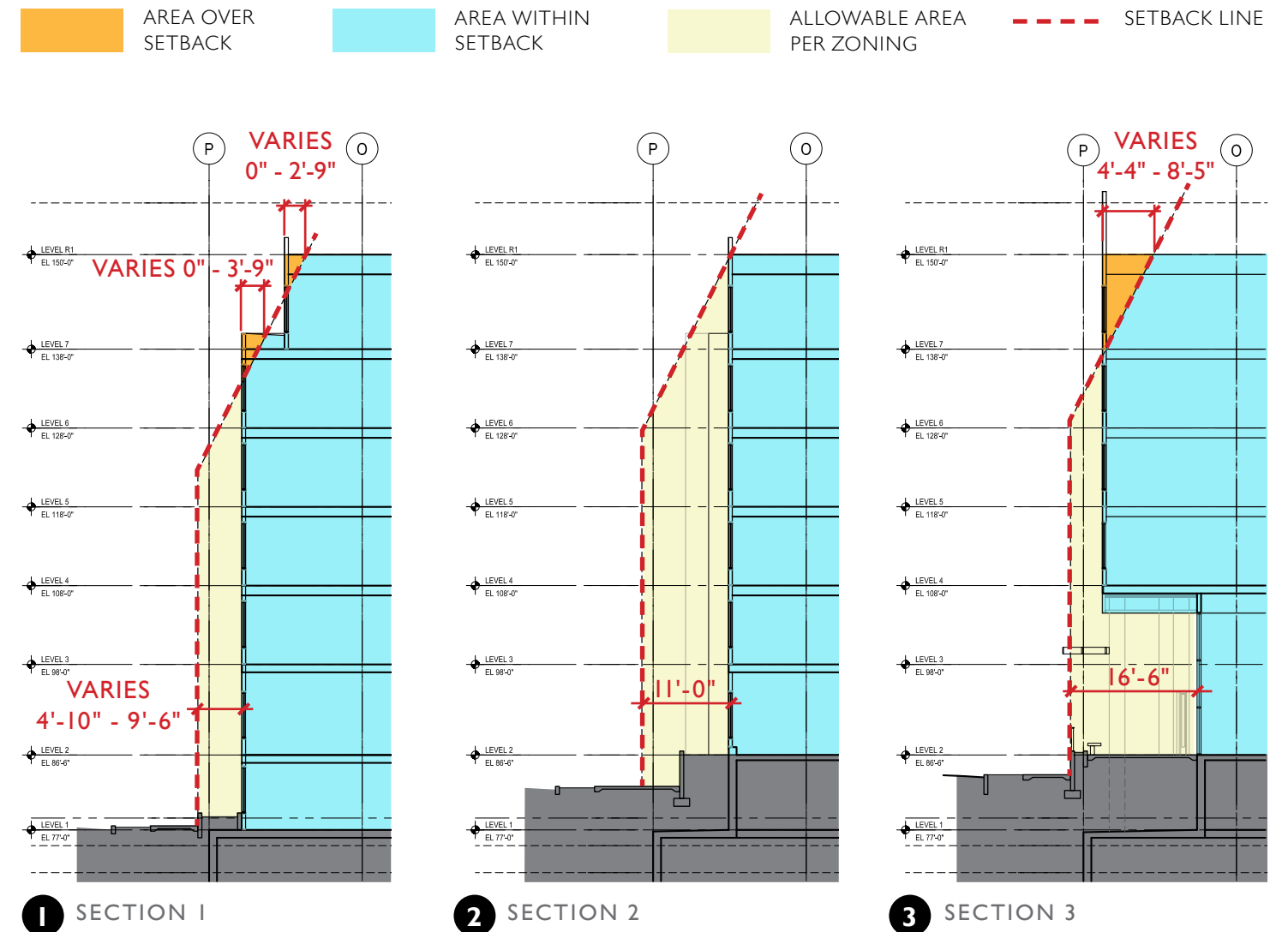
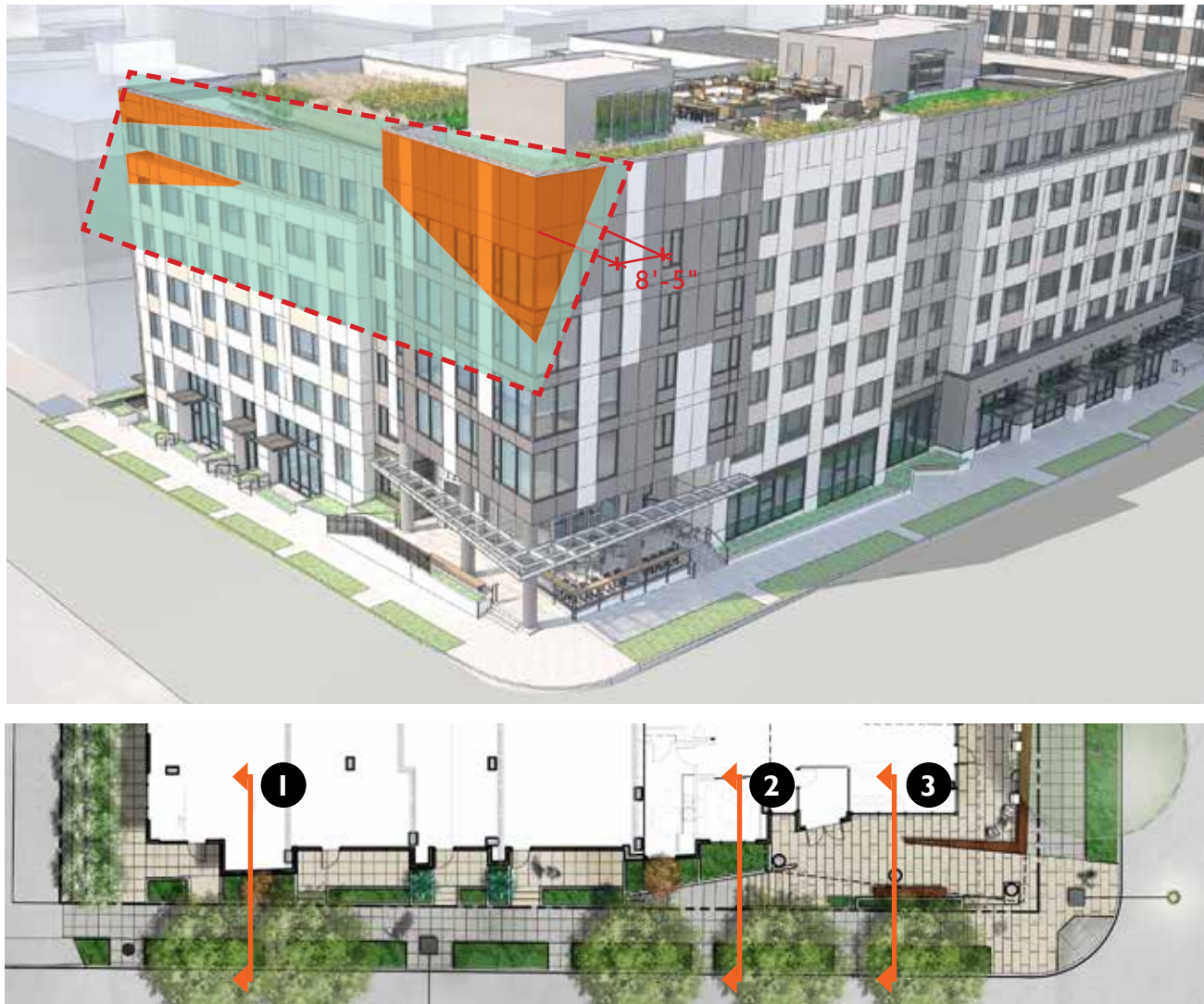
### RESPONSE

SMC 23.48.012.A

Any portion of a structure greater than 45 feet in height is required to set back from the lot line along Harrison St. A setback of one foot for every 2 additional feet of height is required, up to a maximum setback of 15 feet measured from the street lot line.

While the mid-rise building does setback along Harrison Street, it does not meet the specific setback requirements. To maintain the angled vernacular the building's encroachment tapers from 3'-9" over the setback at the western edge to none at all in the middle. The massing on the eastern edge sets 8'-4" over the setback and tapers towards the middle.

The massing of the mid-rise building is meant to **relate to the angular massing of the tower as supported by the board** ("The board members indicated they may grant this departure depending on how the proposed setback at this portion of the development will relate to the rest of the building design"). Along the majority of the Harrison St facade, the setback departure has been reduced from that originally proposed during EDG. At the east end however, the massing has been adjusted in response to the board's comment "Continue the evolution of the design highlighting the corners. (CS2.I.IV, CS2.C.1)". The revised design at the corner of Fairview and Harrison **provides open space at grade in the pedestrian / public realm** (CS2.B.3, PL1.A, PL2.C.3), while the added height better **highlights the corner at an appropriate civic scale** (CS2.C.3). The massing in this location sets 8'-5" over the setback maximum and tapers towards the middle where no departure is required. The angled setback provides a more dynamic facade and helps provide transition space at grade between residential units and the public sidewalk area as well as relief at the top level per design guideline PL3.B.



# DEPARTURE #4 – DRIVEWAY SIGHT TRIANGLE

DEVELOPMENT STANDARD

REQUIREMENTS

PROPOSED DEPARTURE

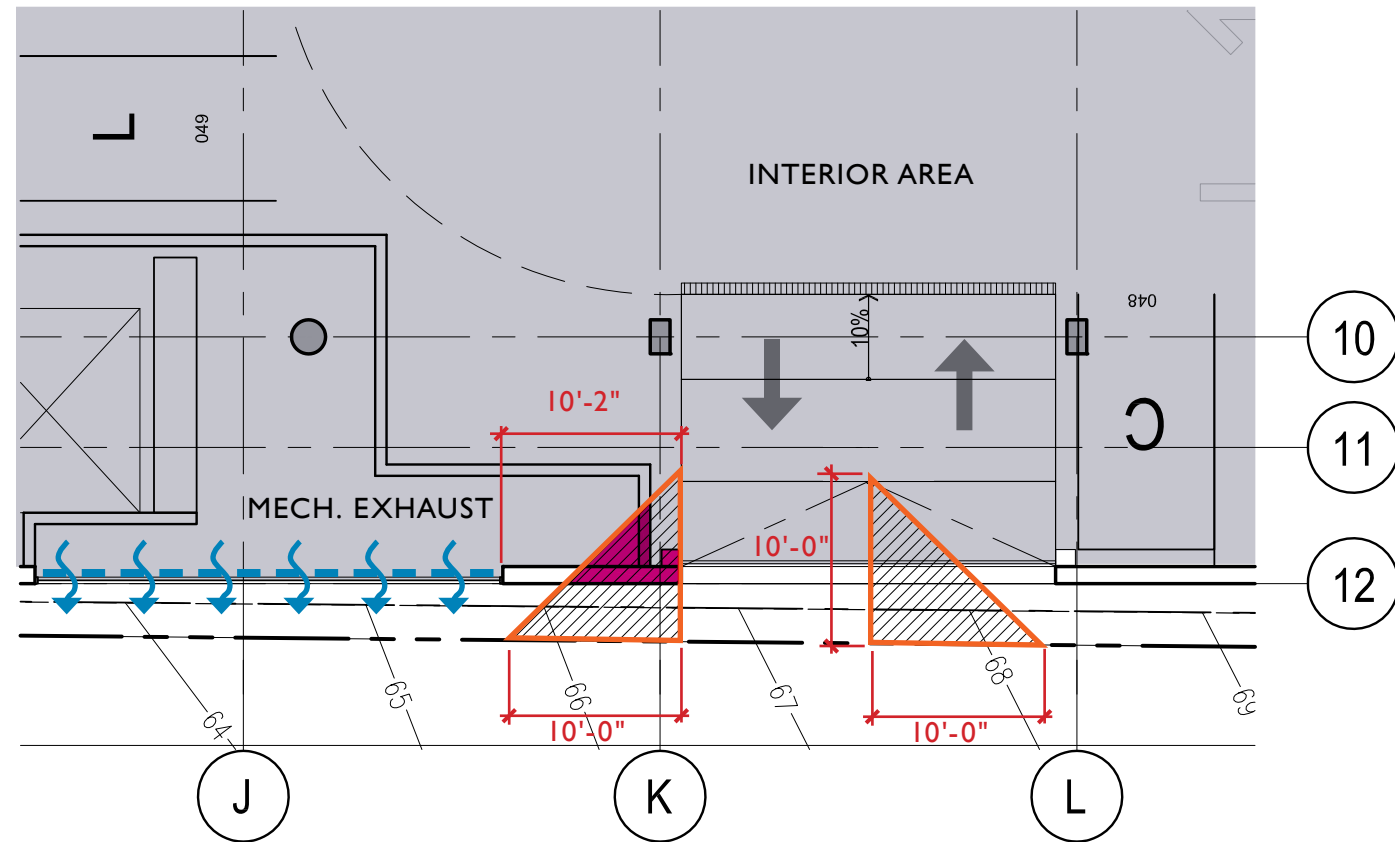
RESPONSE

SMC 23.54.030.G

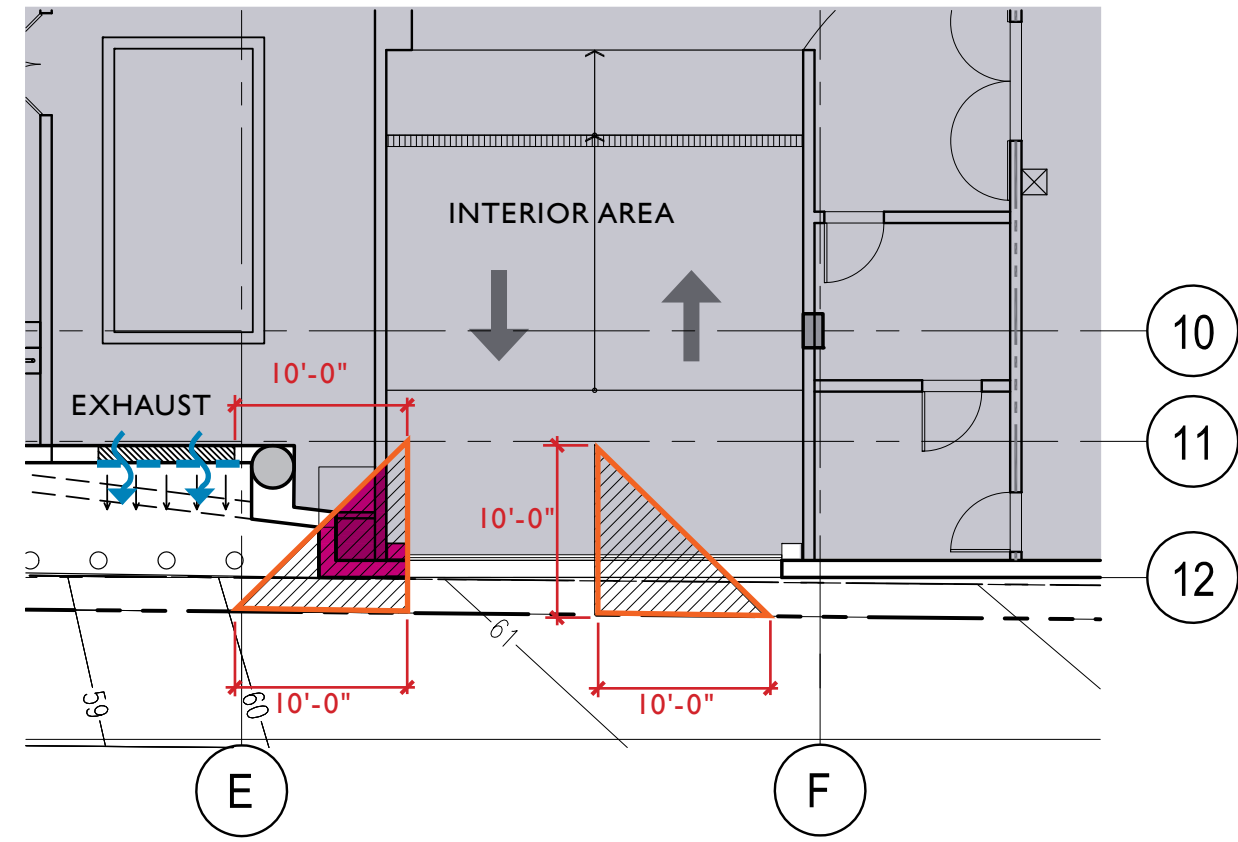
For two way driveways a sight triangle on the exit side of the driveway shall be provided, and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway with a driveway, easement, sidewalk, or curb intersection. The entrance and exit lanes shall be clearly identified.

The proposed design encroaches into the sight triangle on the passenger side of exiting vehicles.

Due to proximately to mechanical exhaust locations (which require 10' clear to any building openings) and required columns maintaining the sight triangle on both sides of the garage entrance driveways is not feasible. In lieu of the passenger side sight triangle, alternate visual enhancements will be added in the forms of bubbled mirrors and / or vehicle approaching flashing lights.



PI RETAIL PARKING ENTRANCE



P2 RETAIL AND RESIDENTIAL PARKING ENTRANCE

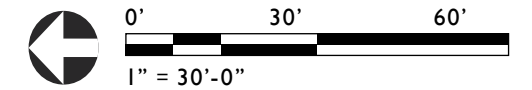




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# LANDSCAPE DESIGN

# STREET LEVEL – LANDSCAPE PLAN



# STREETSCAPE – VIEWS



HARRISON STREET – TOWNHOUSE



HARRISON STREET MID RISE RESIDENTIAL ENTRY



FAIRVIEW AND HARRISON RETAIL CORNER



FAIRVIEW AVENUE – SEATING AT NON-RETAIL FRONTAGE

# STREETSCAPE – VIEWS



FAIRVIEW RETAIL



FAIRVIEW AND REPUBLICAN CORNER



REPUBLICAN STREET – HIGH RISE ENTRY



REPUBLICAN STREET – TOWNHOUSE

# STREETSCAPE – PLANT PALETTE

FAIRVIEW AVENUE  
STREETSCAPE



Cimmaron Ash



Dwarf Oakleaf Hydrangea

Firepower Nandina



Wood Fern

Ancot Smoke Bush

REPUBLICAN STREET  
& HIGH RISE ENTRY



Allee Elm



Ruby Lace Honeylocust



Golden Euonymus



Silver Dragon Lilyturf

REPUBLICAN STREET  
TOWNHOUSE



Sundance Mexican Orange

Weeping Boxwood



Vine Maple – fall colors



Vine Maple

HARRISON STREET  
& MID RISE ENTRY



Galaxy Magnolia



Silvervein Creeper



Dark Green Spreader Yew

HARRISON STREET  
TOWNHOUSE



Small Leaf Mountain Lilac



Purple Gem Rhododendron



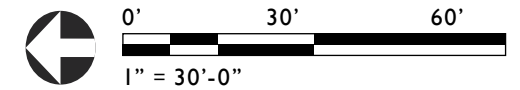
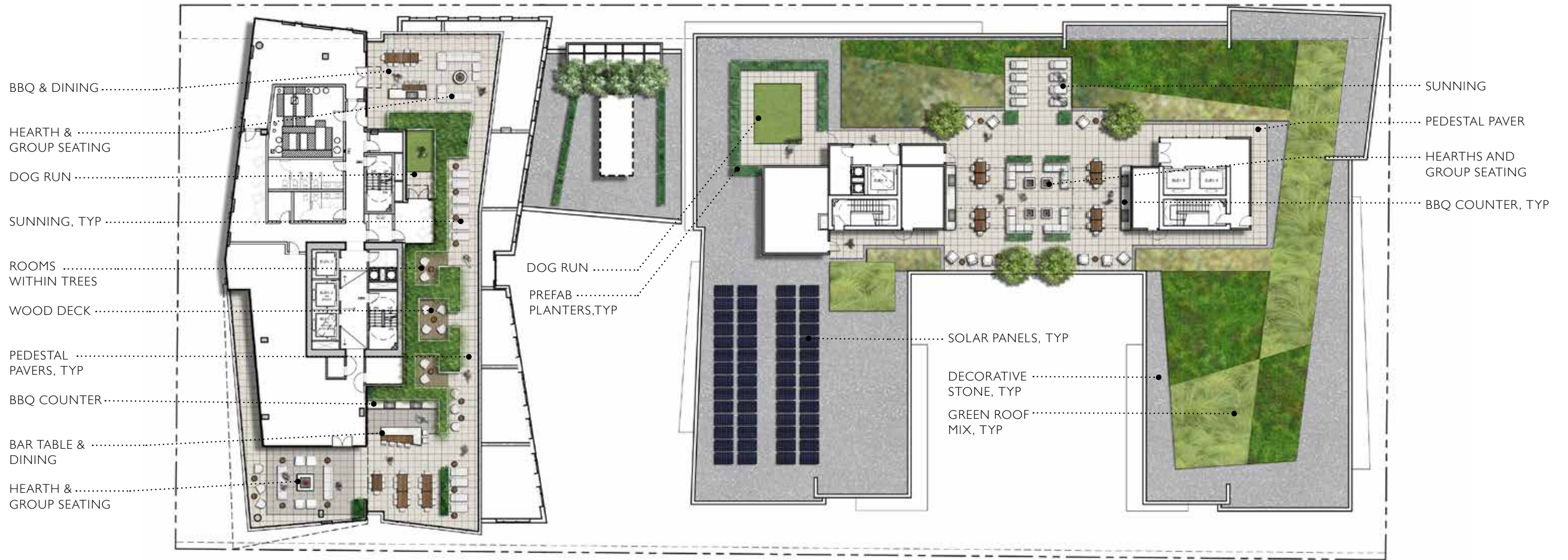
Summer Fun Dogwood

# ROOF LEVEL LANDSCAPE PLAN

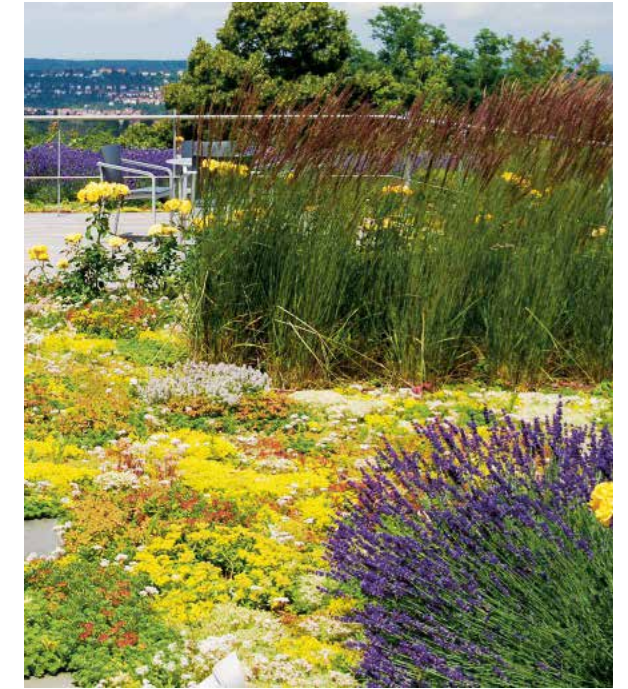
HIGH RISE AMENITY

RETAIL ROOF

MID RISE AMENITY ROOF TERRACE



# ROOFSCAPE – INSPIRATION



LIGHTING AND SIGNAGE

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# LIGHTING DESIGN

- 1 – BOLLARD
- 2 – DOWNRIGHT
- 3 – LINEAR LED STRIP
- 4 – WALL SCONCES



LIGHTING PLAN

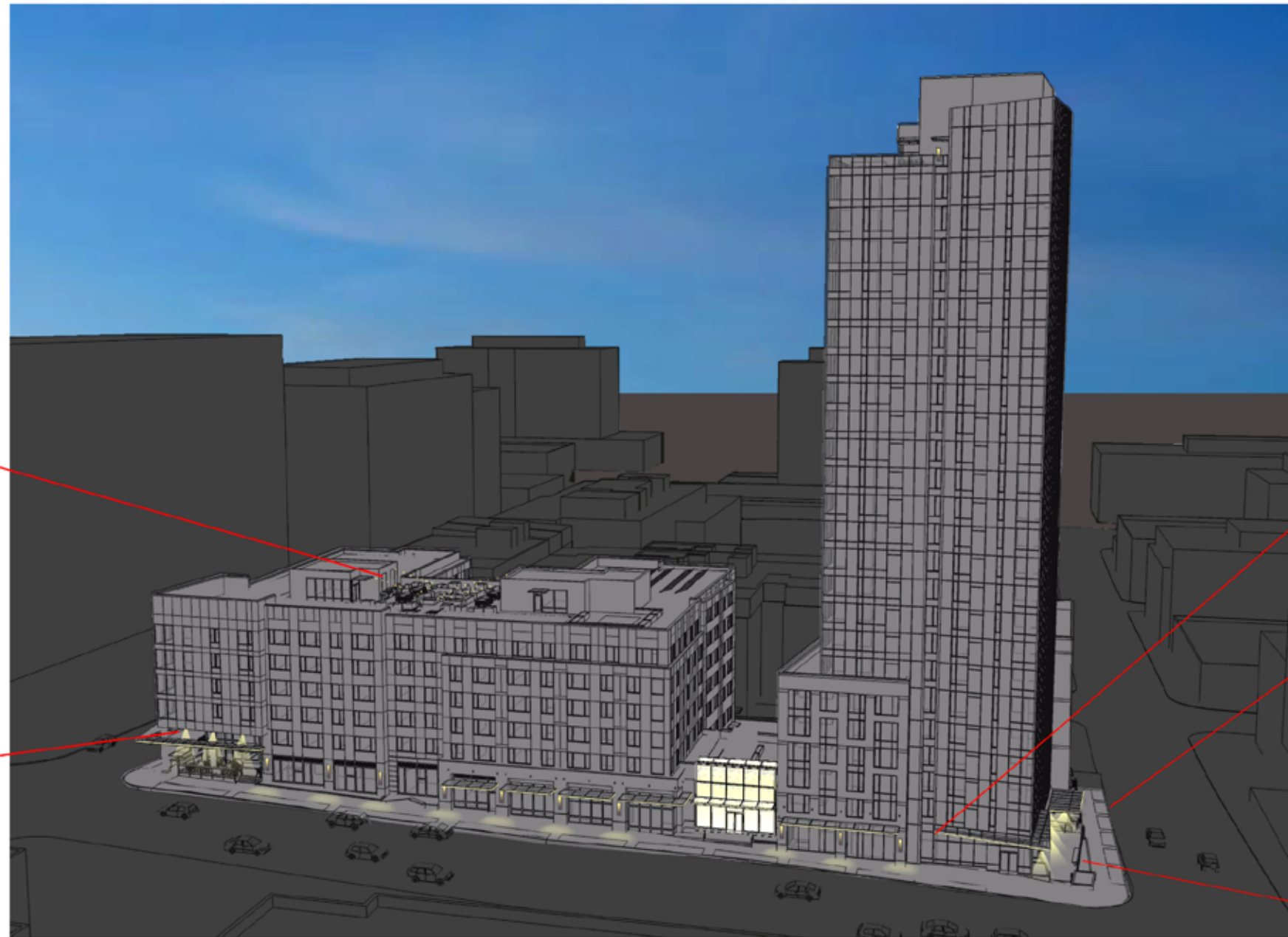
# LIGHTING DESIGN



CATENARY LIGHTING OVER ROOFTOP AMENITY SPACES



EXTERIOR RATED DOWN LIGHTING OVER CAFE AREA



LIGHTING ELEMENTS



WALL SCONCES TO ILLUMINATE WALKWAY ALONG MAIN FLOOR OF BUILDING FACADE

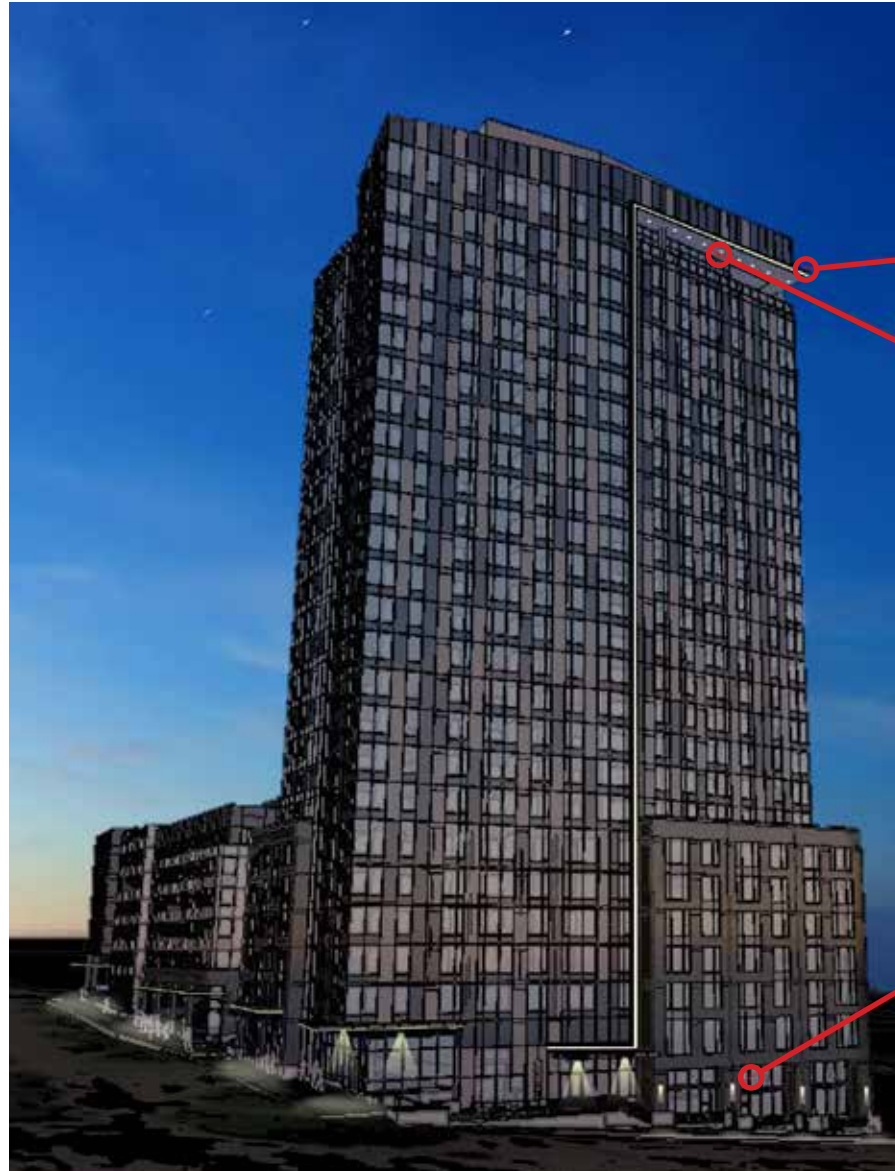


LINEAR LED STRIP CONCEALED IN CANOPY EDGE TO GIVE CONTINUOUS LIGHT

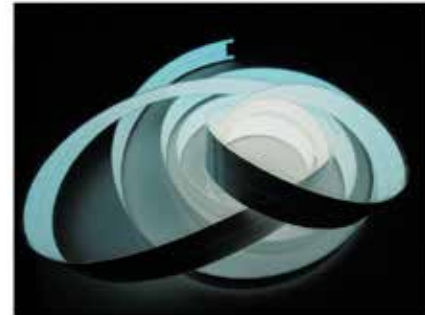


CYLINDERS TO ILLUMINATE WALKWAY AND PLANTERS

# LIGHTING DESIGN



TOWER LIGHTING ELEMENTS



LIGHT TAPE 4" WIDE IN WARM WHITE MOUNTED ALONG BUILDING 'Z' TO ENHANCE THE ARCHITECTURAL FACADE DESIGN



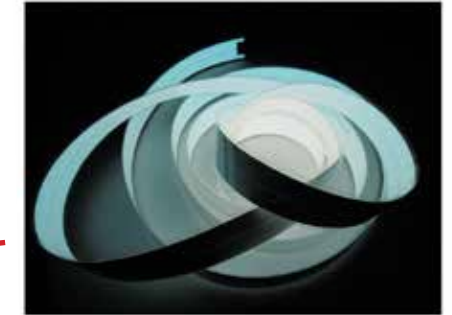
4" WET LOCATION RECESSED DOWN LIGHTS TO ILLUMINATE THE ROOFTOP DECK



WALL SCONCES TO ILLUMINATE WALKWAY ALONG MAIN FLOOR OF BUILDING FACADE



"NOTCH" LIGHTING ELEMENTS



LIGHT TAPE 4" WIDE IN WARM WHITE MOUNTED ALONG BUILDING 'Z' TO ENHANCE THE ARCHITECTURAL FACADE DESIGN



4" WET LOCATION RECESSED DOWN LIGHTS TO ILLUMINATE THE ROOFTOP DECK

# RESIDENTIAL SIGNAGE



HIGH RISE RESIDENTIAL ENTRY SIGNAGE LOCATION



MID RISE RESIDENTIAL ENTRY SIGNAGE LOCATION



BUILDING SIGNAGE EXAMPLES

# RETAIL SIGNAGE



FAIRVIEW POTENTIAL SIGNAGE LOCATIONS



TYPES OF SIGNAGE



SIGNAGE AT STOREFRONT  
GLAZING



BLADE SIGN MOUNTED TO  
UNDERSIDE OF CANOPY



3D LETTERS MOUNTED TO  
TOP OF CANOPY



RETAIL AT HARRISON AND FAIRVIEW



RETAIL AT GASKET



RETAIL AT REPUBLICAN AND FAIRVIEW



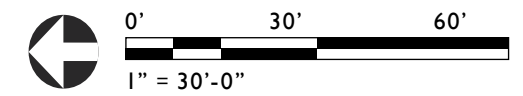
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# APPENDIX

# PLANS – P2

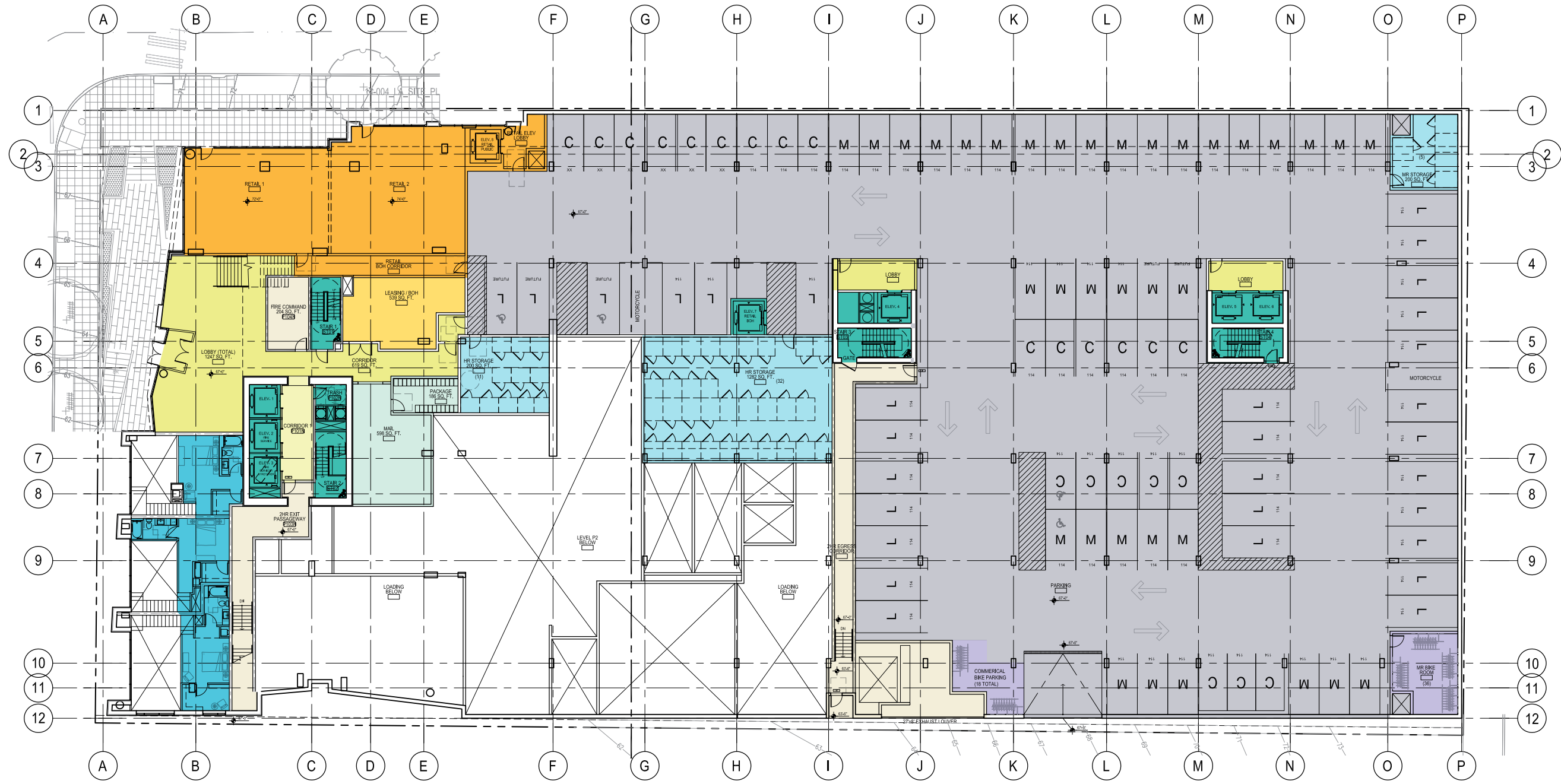


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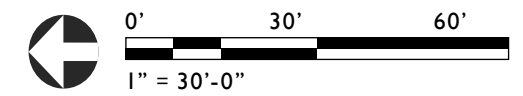




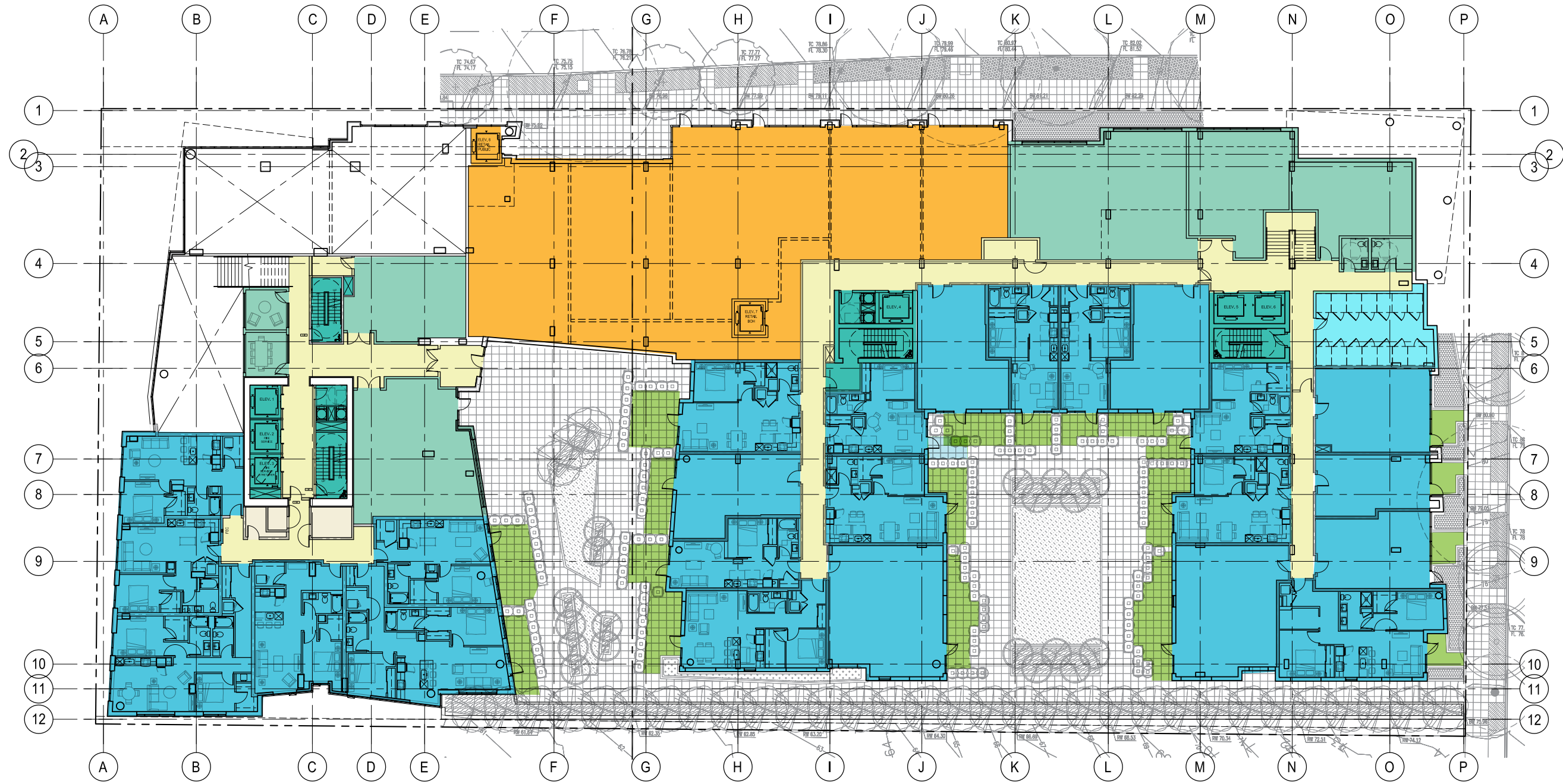
# PLANS – P1



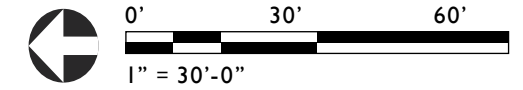
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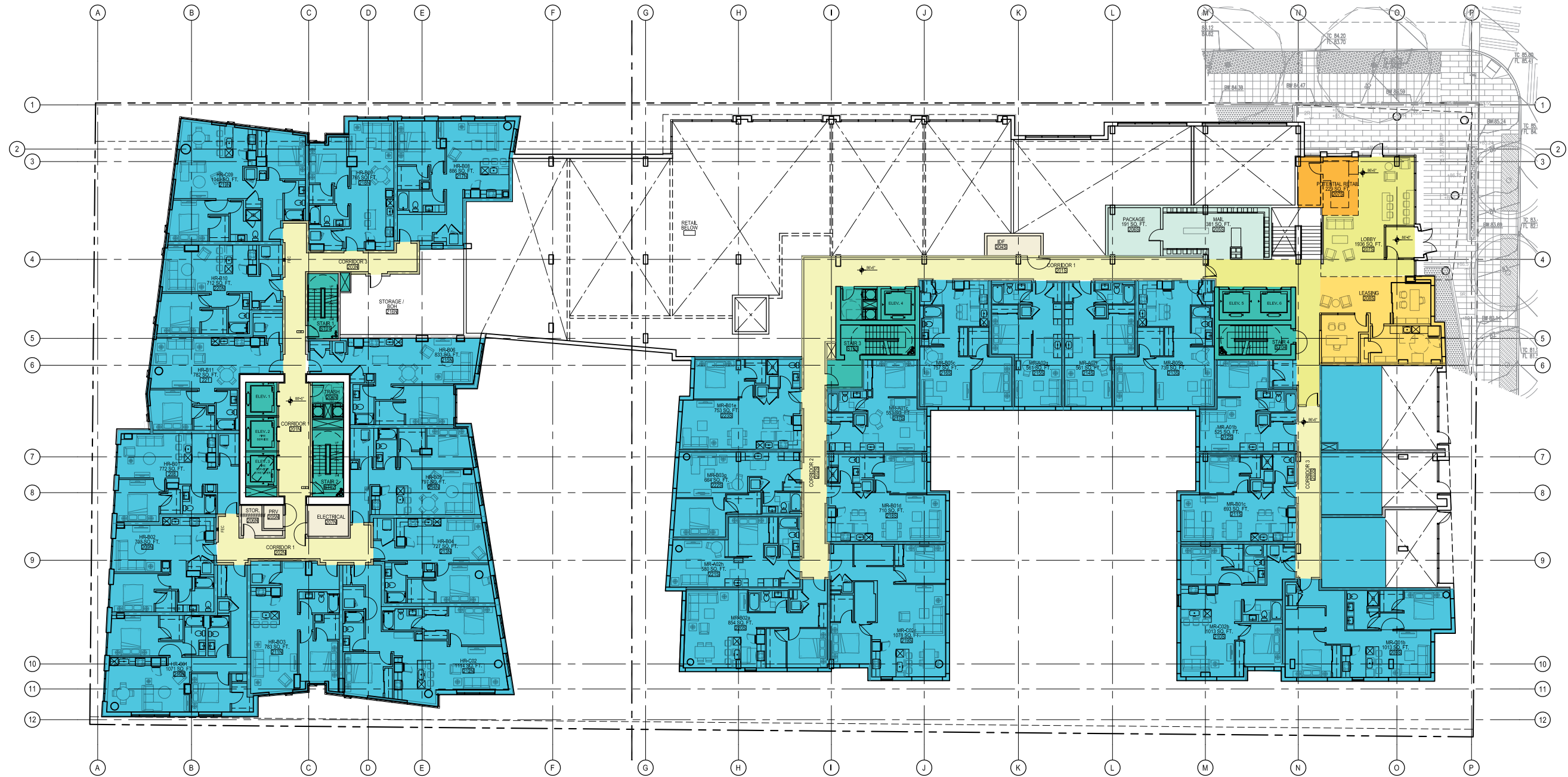
# PLANS – LI



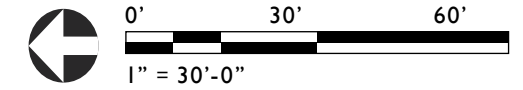
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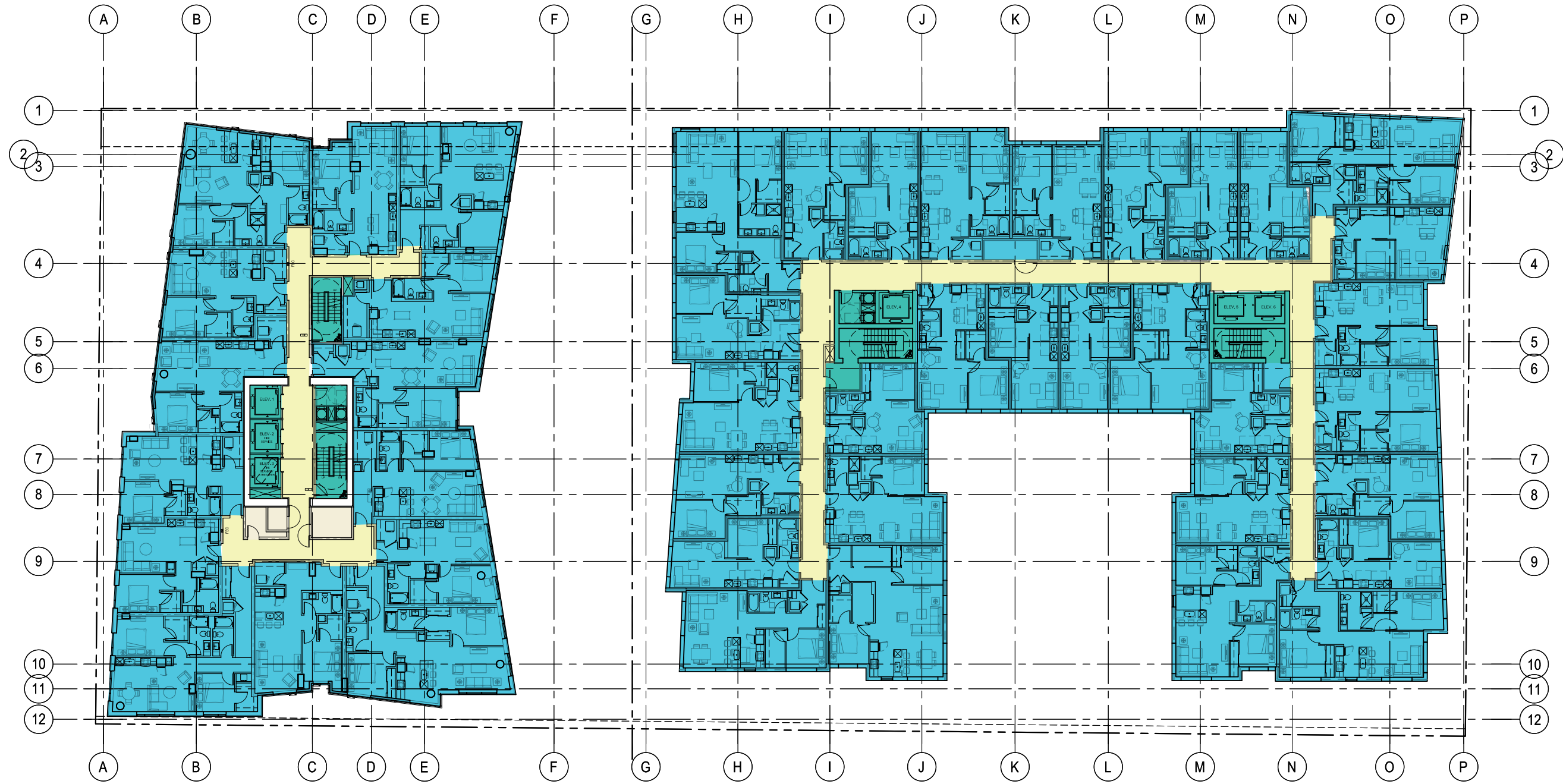
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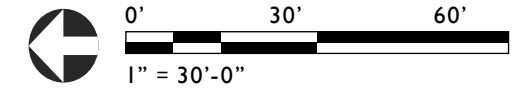
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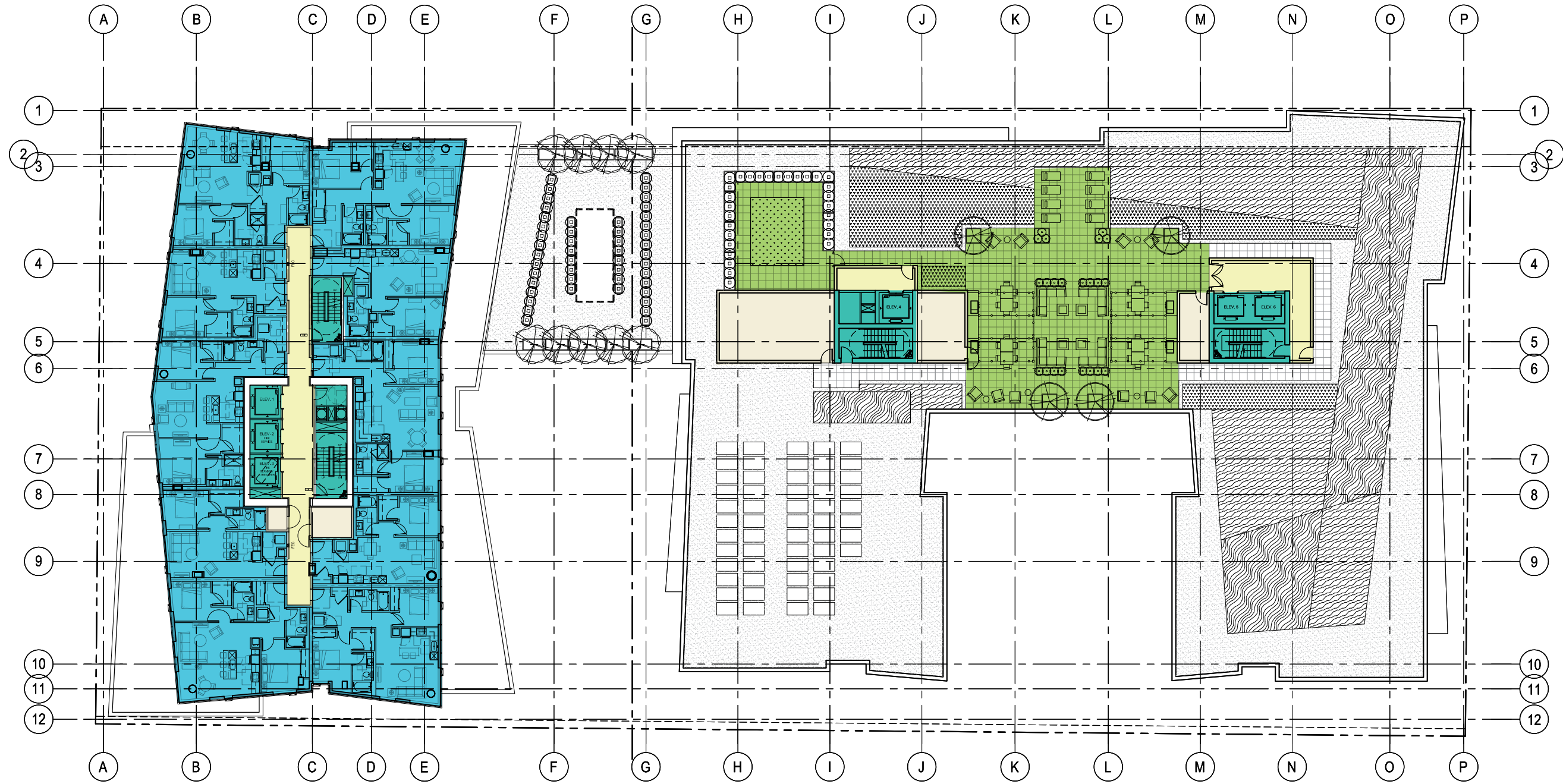
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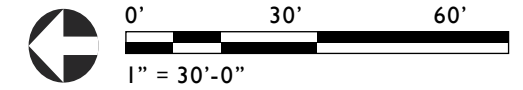
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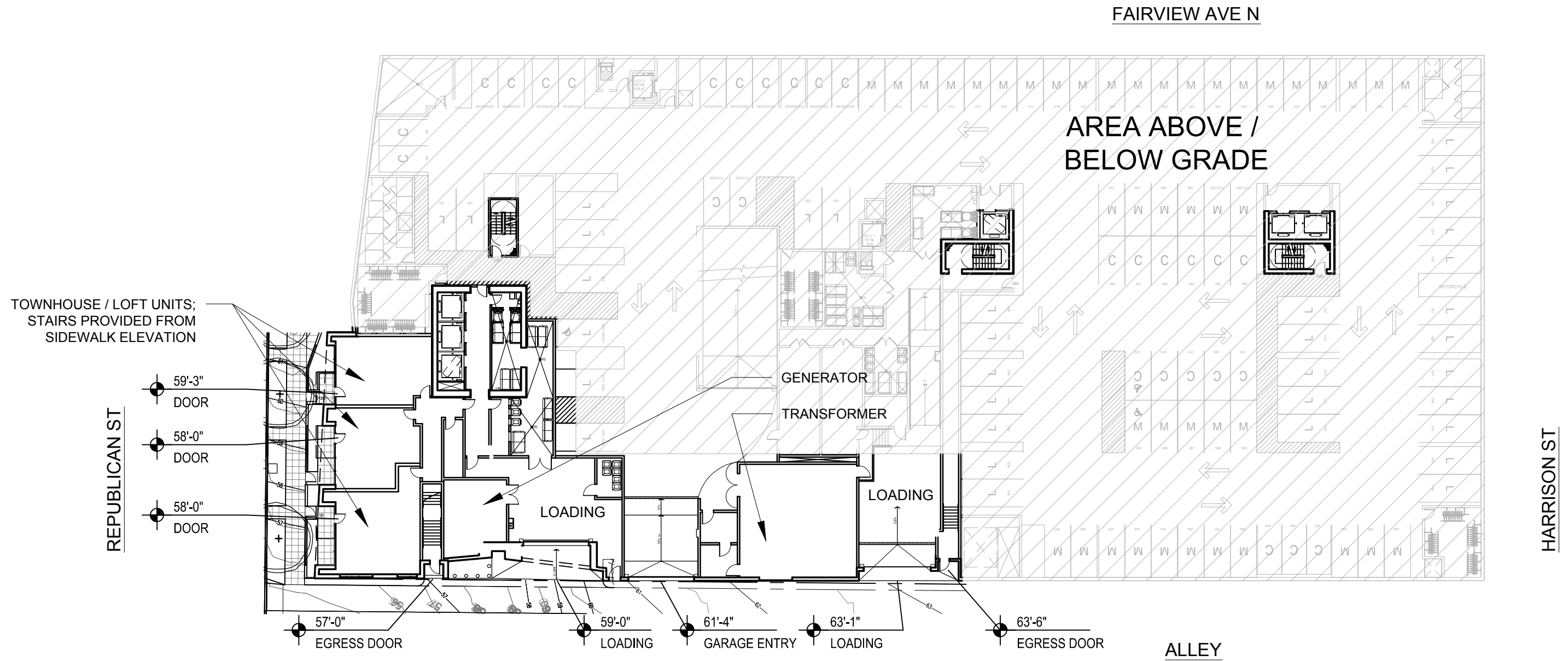
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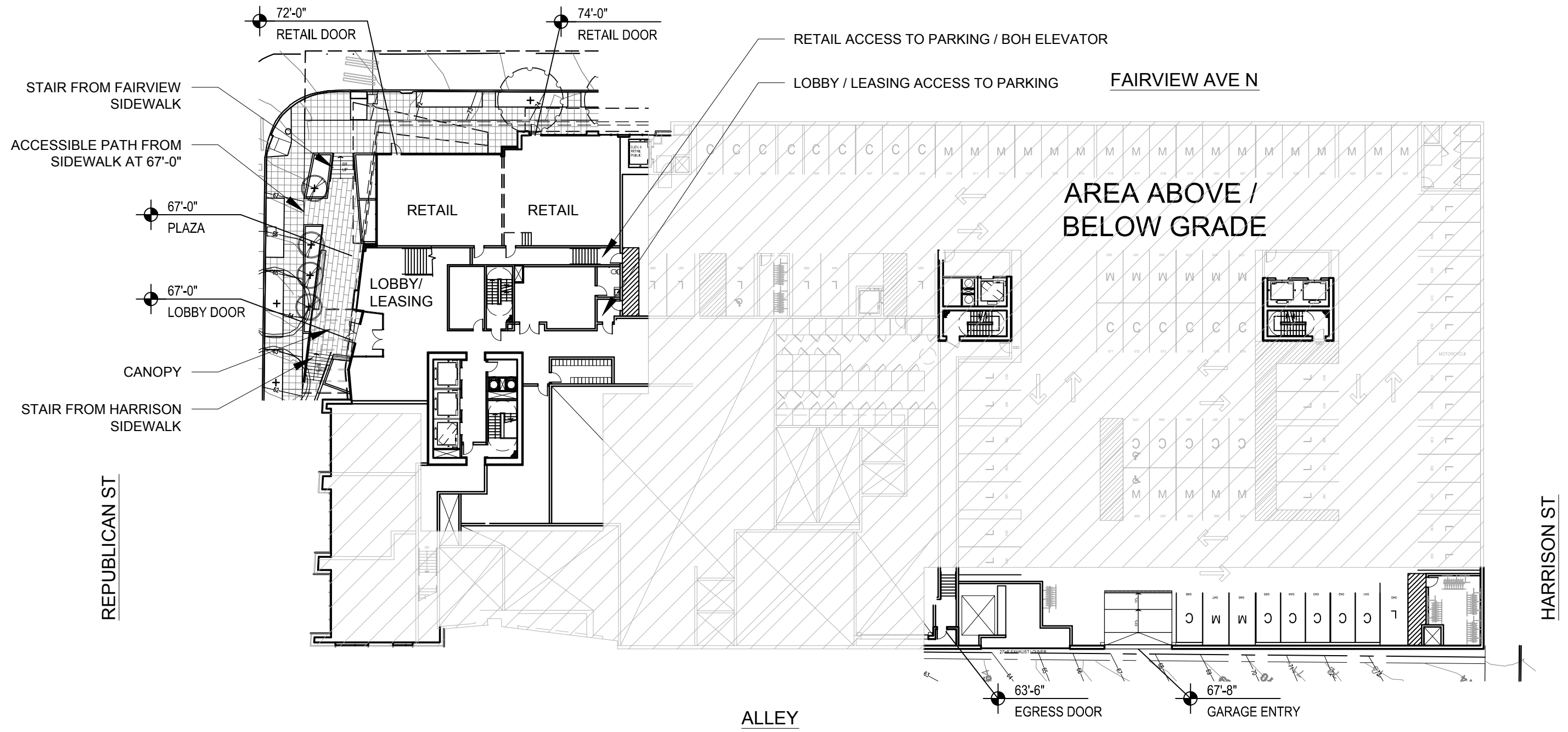
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| <span style="display:inline-block; width:15px; height:10px; background-color:lightblue; border:1px solid black;"></span> RESIDENTIAL STORAGE | <span style="display:inline-block; width:15px; height:10px; background-color:yellow; border:1px solid black;"></span> LEASING            | <span style="display:inline-block; width:15px; height:10px; background-color:grey; border:1px solid black;"></span> PARKING              |
| <span style="display:inline-block; width:15px; height:10px; background-color:lightgreen; border:1px solid black;"></span> RESIDENTIAL PATIOS | <span style="display:inline-block; width:15px; height:10px; background-color:yellowgreen; border:1px solid black;"></span> LOBBY         | <span style="display:inline-block; width:15px; height:10px; background-color:darkgrey; border:1px solid black;"></span> LOADING          |
| <span style="display:inline-block; width:15px; height:10px; background-color:mediumseagreen; border:1px solid black;"></span> AMENITY        | <span style="display:inline-block; width:15px; height:10px; background-color:lightyellowgreen; border:1px solid black;"></span> CORRIDOR | <span style="display:inline-block; width:15px; height:10px; background-color:purple; border:1px solid black;"></span> BIKE PARKING       |
| <span style="display:inline-block; width:15px; height:10px; background-color:palegreen; border:1px solid black;"></span> MAILROOM            | <span style="display:inline-block; width:15px; height:10px; background-color:teal; border:1px solid black;"></span> CORE                 |  |



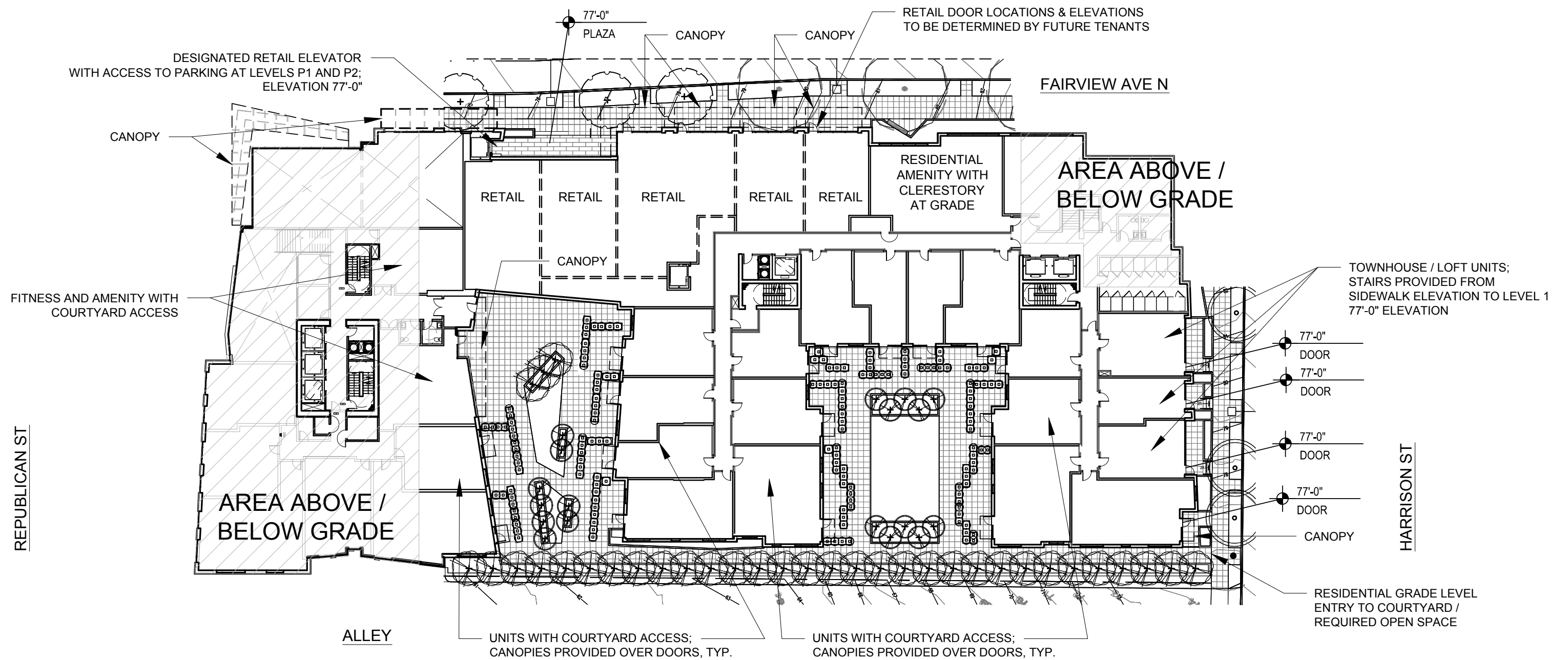
# P2 - ENTRY SPOT GRADES



# PI - ENTRY SPOT GRADES

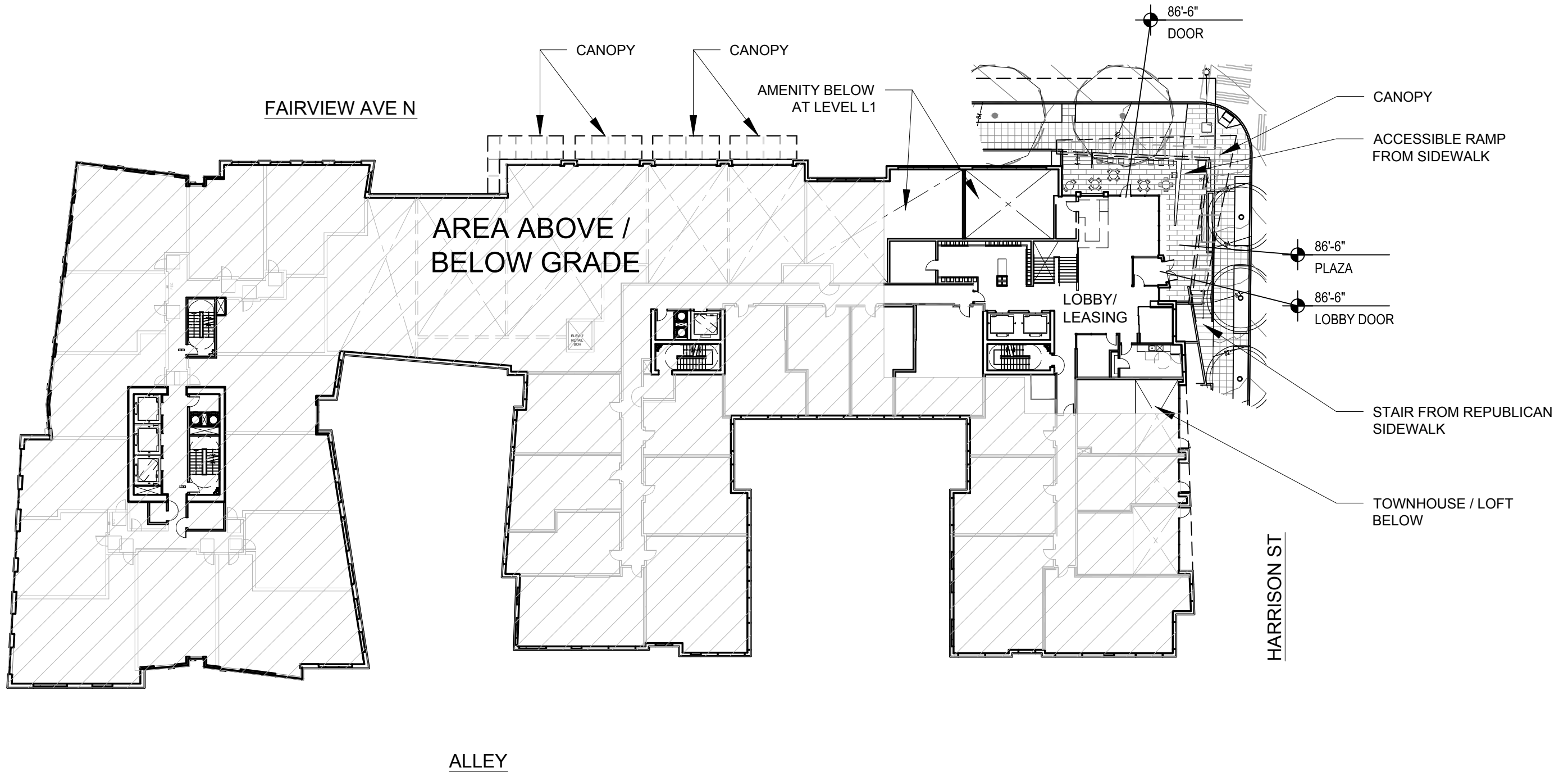


# LI - ENTRY SPOT GRADES

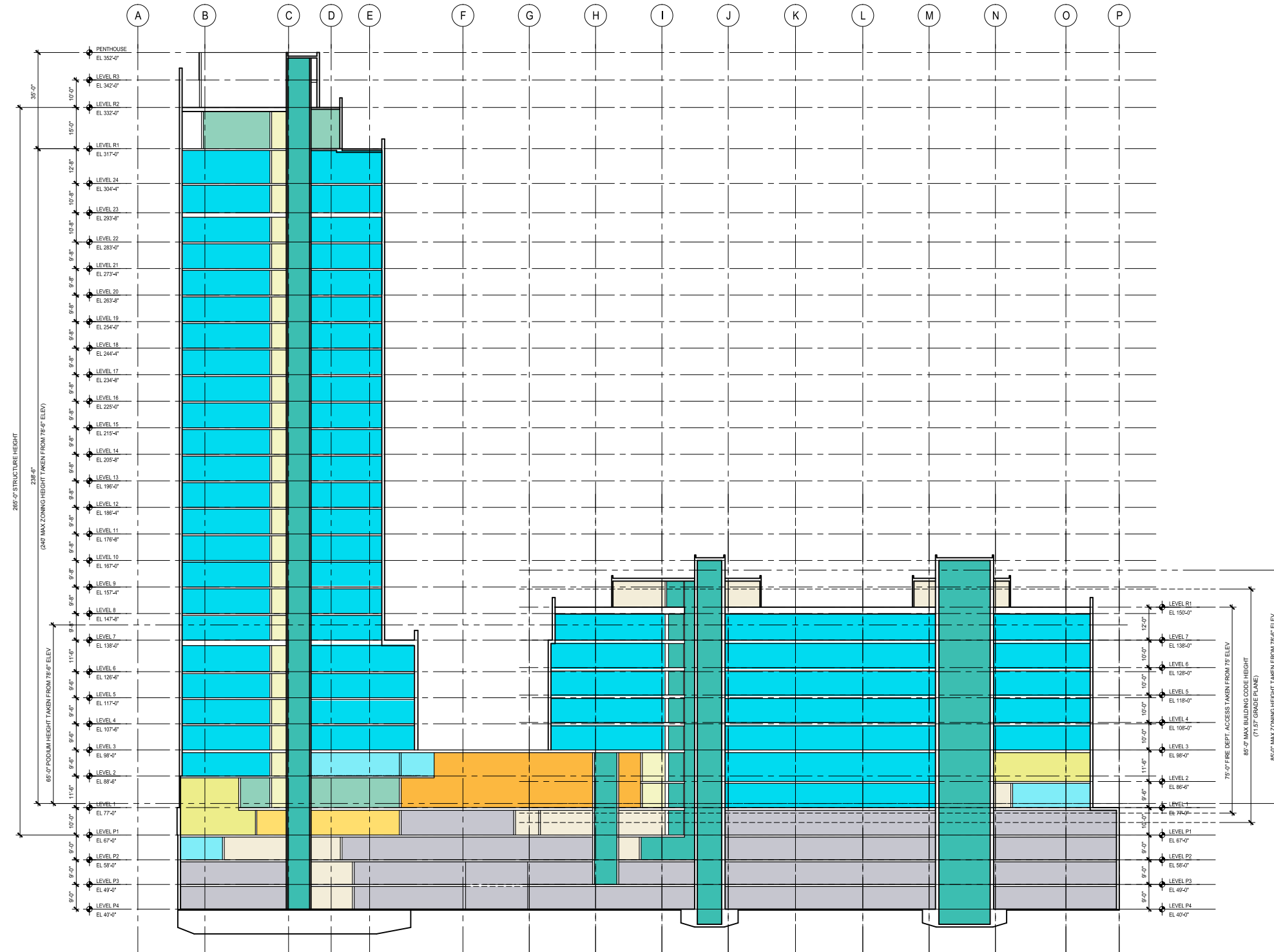




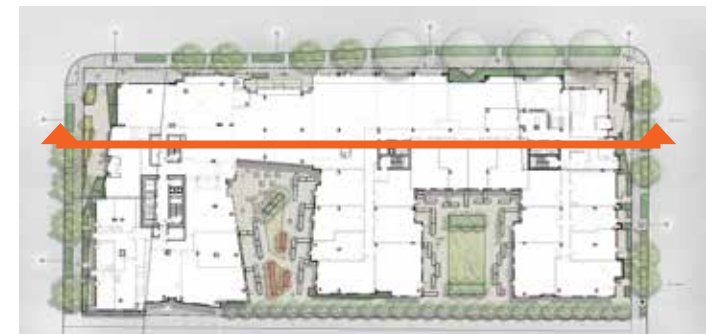
# L2 - ENTRY SPOT GRADES



# PLAN – BUILDING SECTION

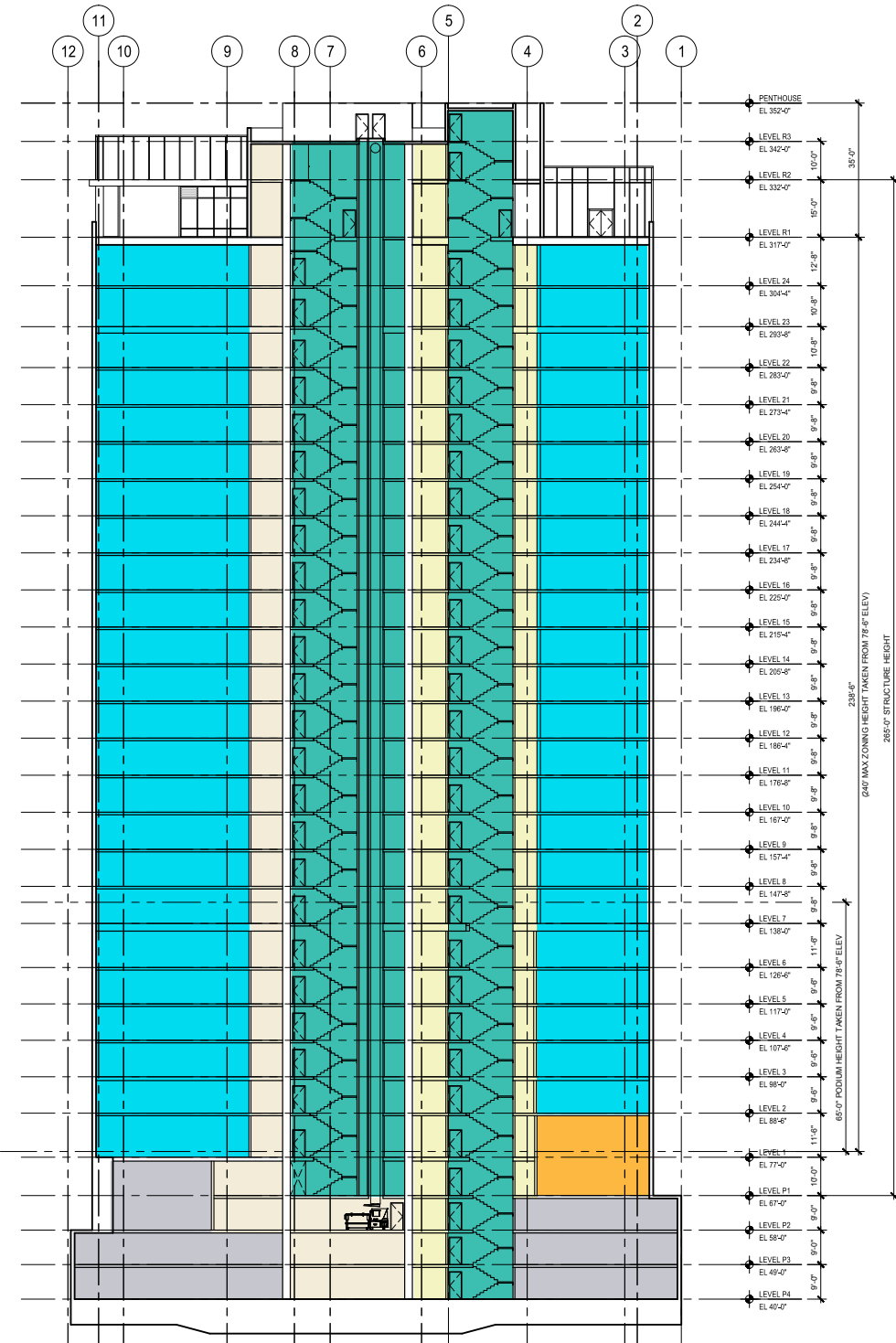


- RESIDENTIAL
- RESIDENTIAL STORAGE
- RESIDENTIAL PATIOS
- AMENITY
- MAILROOM
- RETAIL
- LEASING
- LOBBY
- CORRIDOR
- CORE
- BACK OF HOUSE
- PARKING
- LOADING
- BIKE PARKING

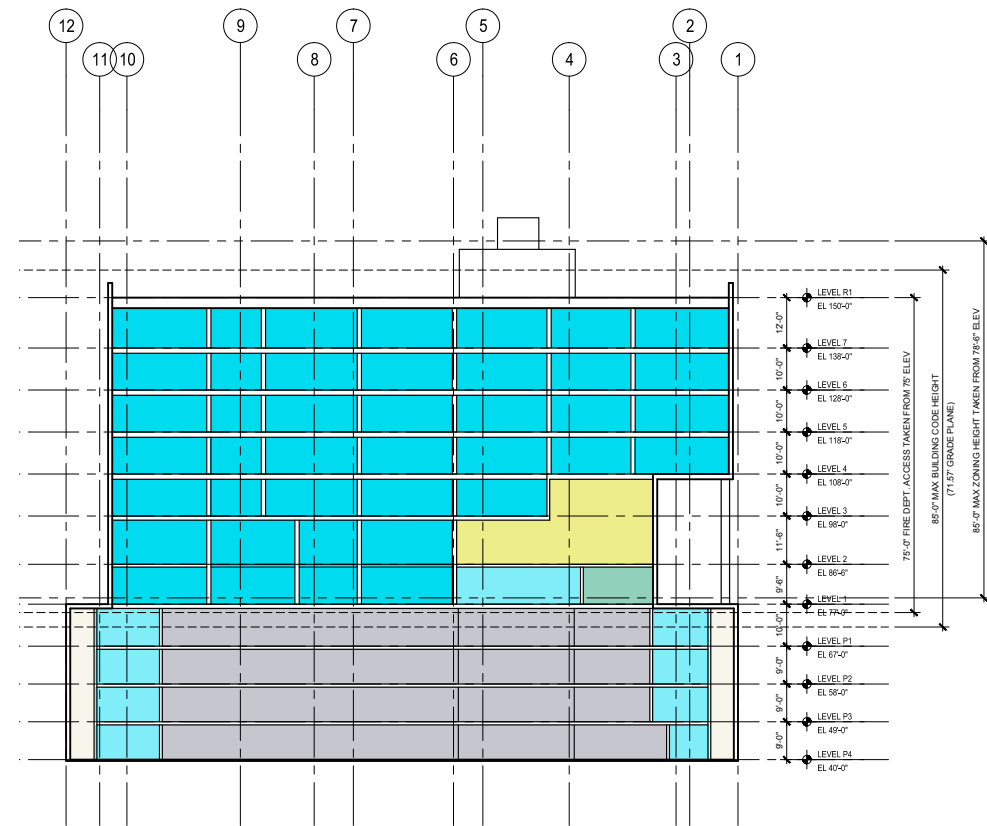


SECTION TITLE

# PLAN – BUILDING SECTION



EAST / WEST SECTION THROUGH HIGH RISE



EAST / WEST SECTION THROUGH MID RISE

- RESIDENTIAL
- RESIDENTIAL STORAGE
- RESIDENTIAL PATIOS
- AMENITY
- MAILROOM
- RETAIL
- LEASING
- LOBBY
- CORRIDOR
- CORE
- BACK OF HOUSE
- PARKING
- LOADING
- BIKE PARKING



# CITY VIEWS ON FAIRVIEW AVE N



1 VIEW BETWEEN HARRISON ST AND THOMAS ST ON WEST SIDE OF FAIRVIEW AVE N



2 VIEW BETWEEN HARRISON ST AND THOMAS ST ON EAST SIDE OF FAIRVIEW AVE N

Provide additional view analysis of the tower, given the public concern of views of the Lake being blocked. (CS2.A.2, CS2.D.1, DC2.I.ii)



# CITY VIEWS ON FAIRVIEW AVE N



1 VIEW AT PROJECT SITE ON FAIRVIEW AVE N

Provide additional view analysis of the tower, given the public concern of views of the Lake being blocked. (CS2.A.2, CS2.D.1, DC2.1.ii)



# CITY VIEWS FROM EAST



VIEW FROM MELROSE AVE E ON CAPITOL HILL EAST OF PROJECT SITE



VIEW FROM EASTLAKE AVE E TO THE NORTHEAST OF PROJECT SITE

Provide additional view analysis of the tower, given the public concern of views of the Lake being blocked. (CS2.A.2, CS2.D.1, DC2.I.ii)



VIEW FROM MELROSE AVE E NEAR DENNY ON CAPITOL HILL EAST OF PROJECT SITE

# EXISTING ELEVATION – FAIRVIEW AVE N

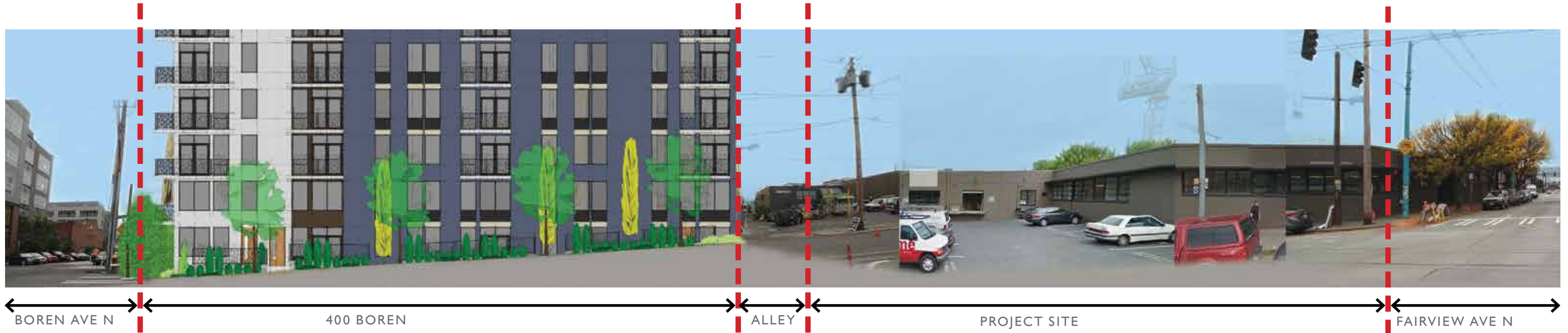


LOOKING WEST TOWARD SITE



LOOKING EAST FROM SITE

# EXISTING ELEVATION – HARRISON ST



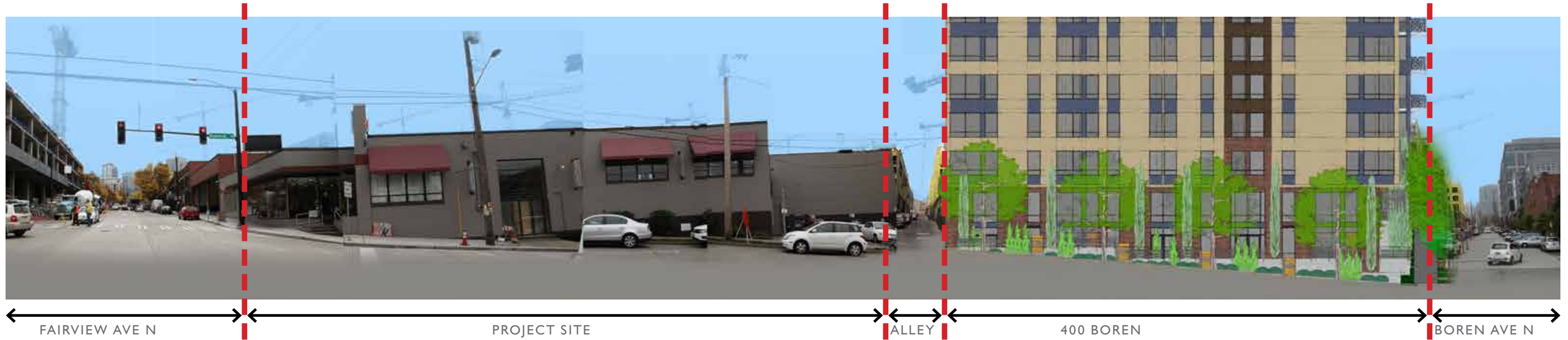
LOOKING NORTH TOWARD SITE



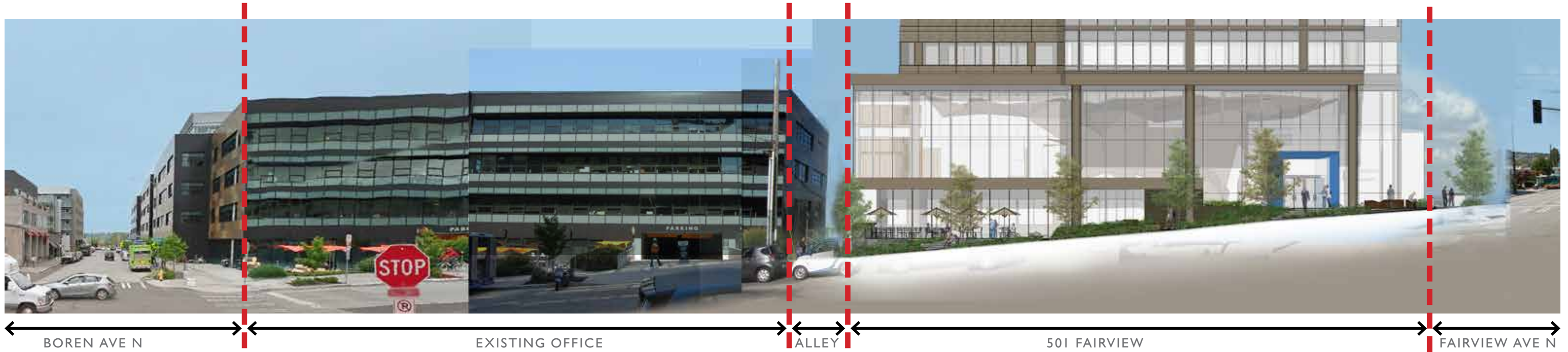
LOOKING SOUTH FROM SITE



# EXISTING ELEVATION – REPUBLICAN ST



LOOKING SOUTH TOWARD SITE

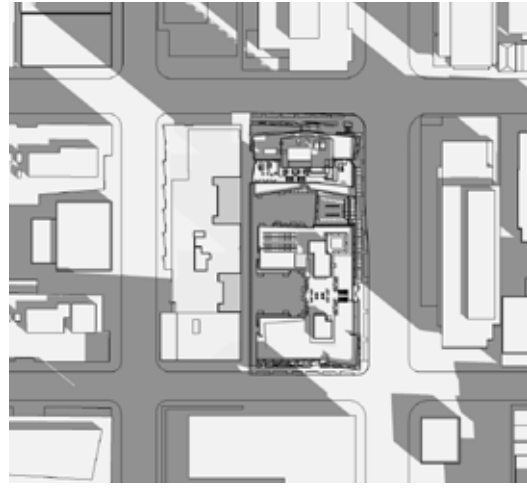


LOOKING NORTH FROM SITE



# SHADOW STUDIES

MARCH 22, 9:30 AM



JUNE 22, 9:30 AM



SEPTEMBER 22, 9:30 AM



DECEMBER 22, 9:30 AM



MARCH 22, 12:00 PM



JUNE 22, 12:00 PM



SEPTEMBER 22, 12:00 PM



DECEMBER 22, 12:00 PM



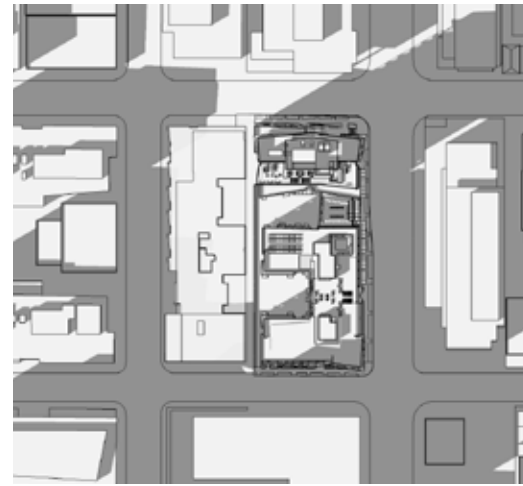
MARCH 22, 3:30 PM



JUNE 22, 3:30 PM



SEPTEMBER 22, 3:30 PM



DECEMBER 22, 3:30 PM

