

Municipal Code, Zoning Map and Adjacent Property

University Village Zoning Review Seattle Municipal Code, Chapter 23.47A Commercial

Zoned C1-65, Commercial zone: MAX height: 65'-0"

Floor Area Ratio:

Max: 4.25:1

Setbacks:

Possible 5'-0" Landscape setbacks

Landscape Requirements: 30% of a parcel must be of qualifying landscaping.

Adjacent Zones: C1-40 C2-40 C2-65 MIO-37-1 MIO-C1-40 MIO-50-C1-40 L-4





Gateway Building #3 2014 MUP | DRB Design Revisions

SCALE: NOT TO SCALE

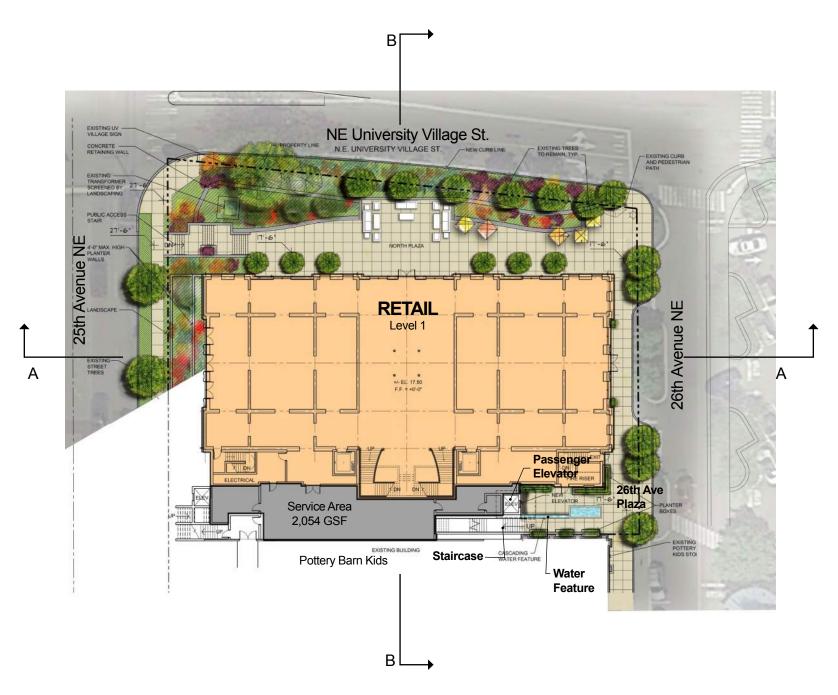
Site Plan



2008 Approved MUP (MUP #3008972) Level 1 (Ground Level)

GFA Summary	
Level 1 Retail	7,770 sf
Loading	10,179 sf
Level 2 Retail	13,569 sf
Total GFA	31,518 sf





2014 MUP Revisions (MUP #3015887) Level 1 (Ground Level)

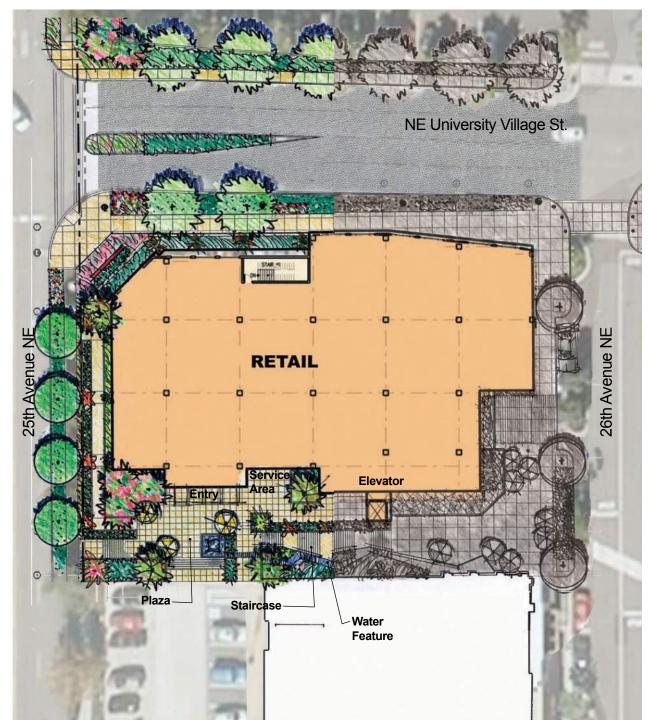
GFA Summary	
Level 1 Retail	15,350 sf
Service Area	2,054 sf
Level 2 Retail	15,239 sf
Level 3 Retail	11,846 sf
Level 4 Roof Terrace	2,917 sf
Total GFA	47,406 sf

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Level 1 (Ground Level)

SCALE: 1" = 40'-0" | 0' | 10' | 20'

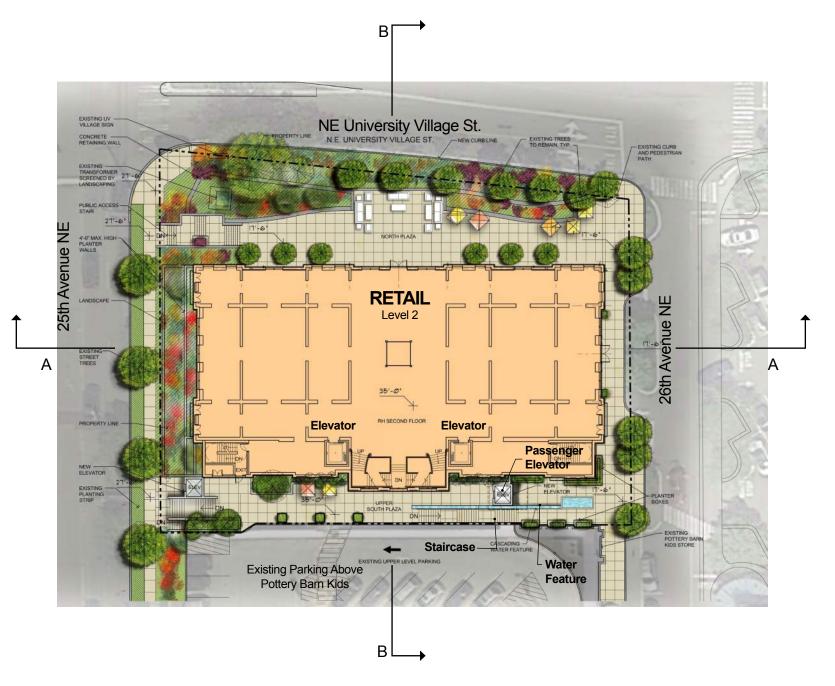


2008 Approved MUP Level 2 (Plaza Level)

Building Footprint & Plaza SF Summary

Building Footprint 13,569 sf
Plaza Space 15,719 sf

Total Property Area 29,288 sf



2014 MUP Revisions Level 2 (Plaza Level)

Building Footprint & Plaza SF Summary

Building Footprint 15,239 sf
Plaza Space 14,049 sf

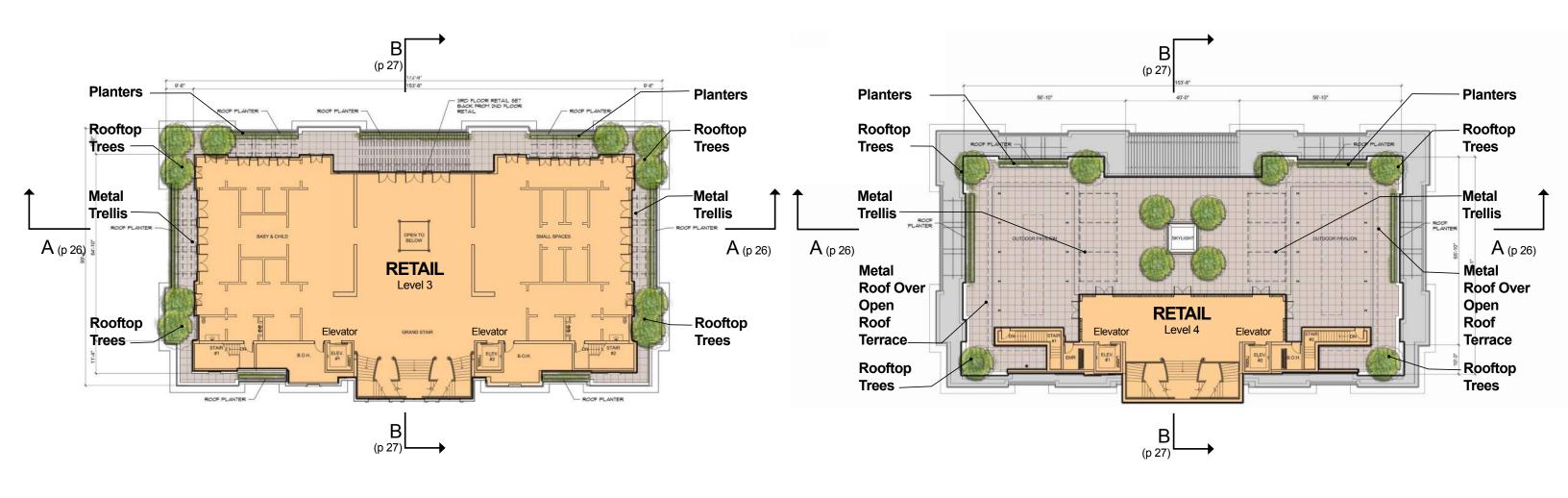
Total Property Area 29,288 sf



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Level 2 (Plaza Level)

SCALE: 1" = 40'-0" | 0' | 10' | 20'



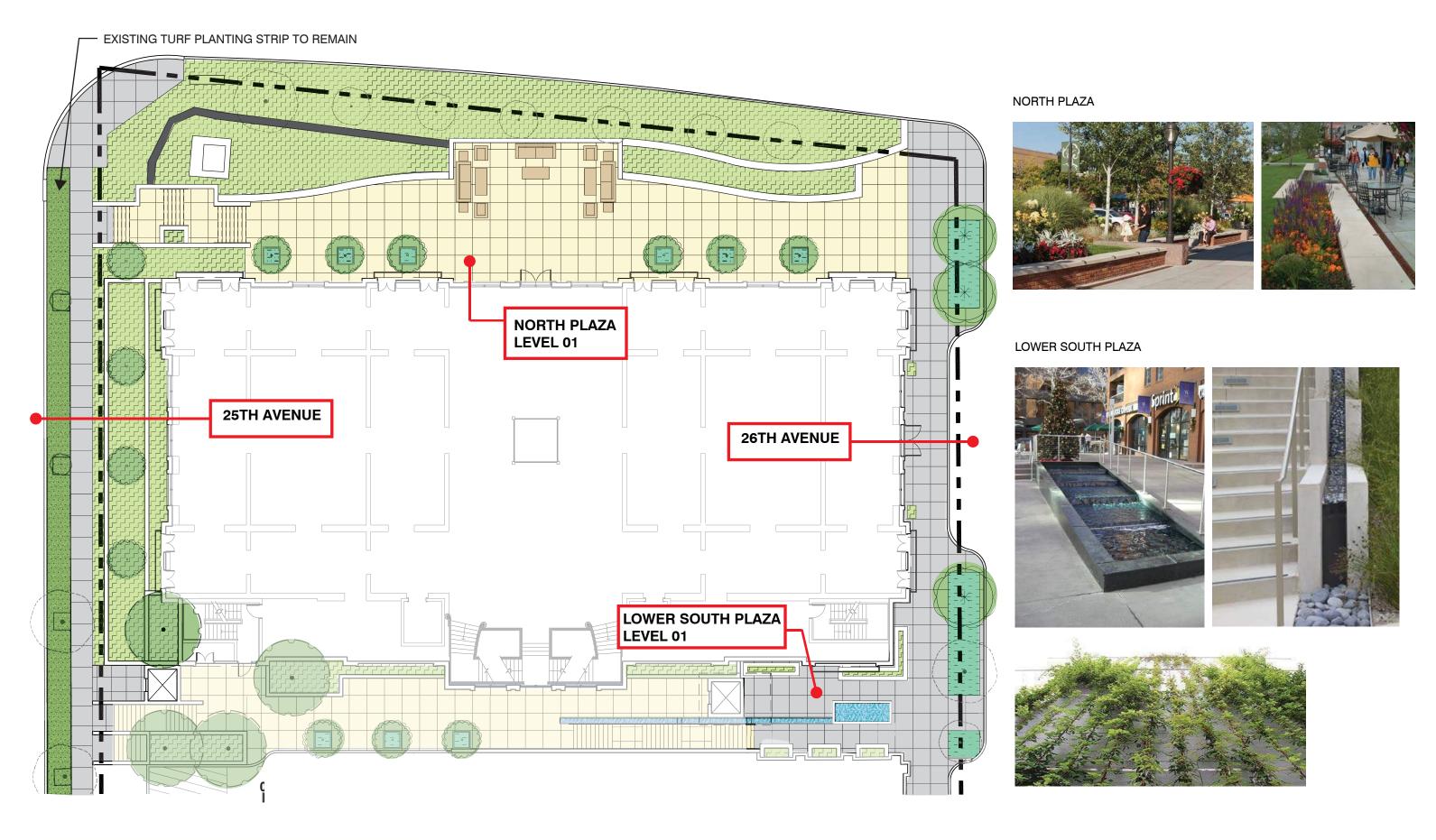
2014 MUP Revisions Level 3 2014 MUP Revisions Level 4 (Roof Terrace)



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Levels 3 & 4

SCALE: 1" = 50'-0" | 0' | 12.5' | 25' | 50'





Landscape Character Images Level 1 - Plaza

SCALE: 1" = 20'-0" | 0' | 5' | 10'

NORTH PLAZA



MAGNOLIA 'LITTLE GEM'



CAMELLIA



EVERGREEN SHRUBS



SHADE-TOLERANT PERENNIALS

25TH AVENUE



MAGNOLIA GRANDIFLORA



PARTHENOCISSUS TRICUSPIDATA



FLOWERING SHRUBS



ACCENT PERENNIALS

LOWER SOUTH PLAZA AND 26TH AVENUE



MAGNOLIA GRANDIFLORA



EVERGREEN SHRUBS



TEXTURAL ACCENTS

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CONTAINER PLANTINGS

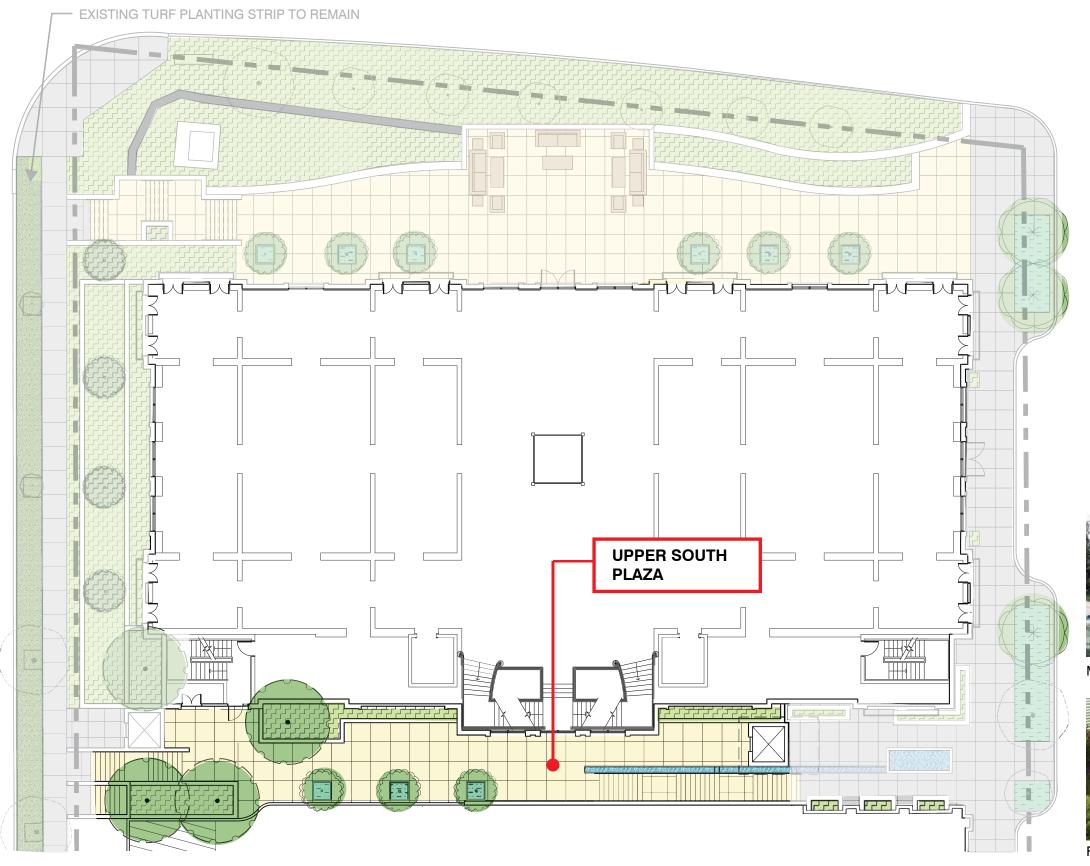


FLOWERING VINES



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Landscape Character Images Cont'd Level 1 - Plaza







LEVEL 02 PLANT PALETTE







LAGERSTROEMIA INDICA



FLOWERING SHRUBS

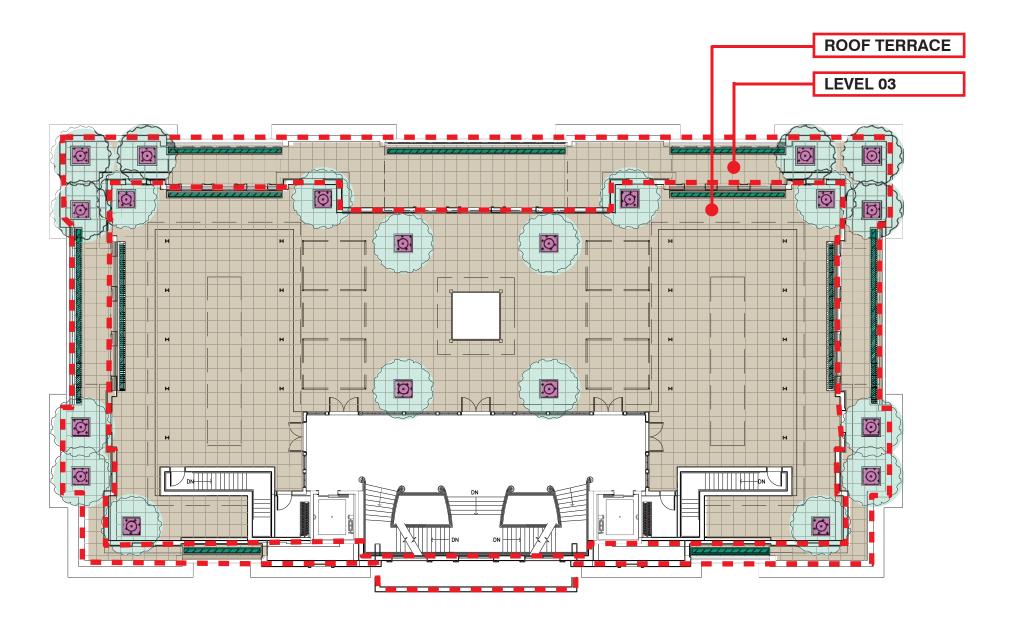


FLOWERING VINES



Landscape Character Images Level 2 - Plaza

SCALE: 1" = 20'-0" 0' 5' 10'









LEVEL 03 AND ROOF TERRACE PLANT PALETTE





MALUS SARGENTII (spring)

(fall+winter)





SALIX HAKURO NISHIKI

FICUS CARICA







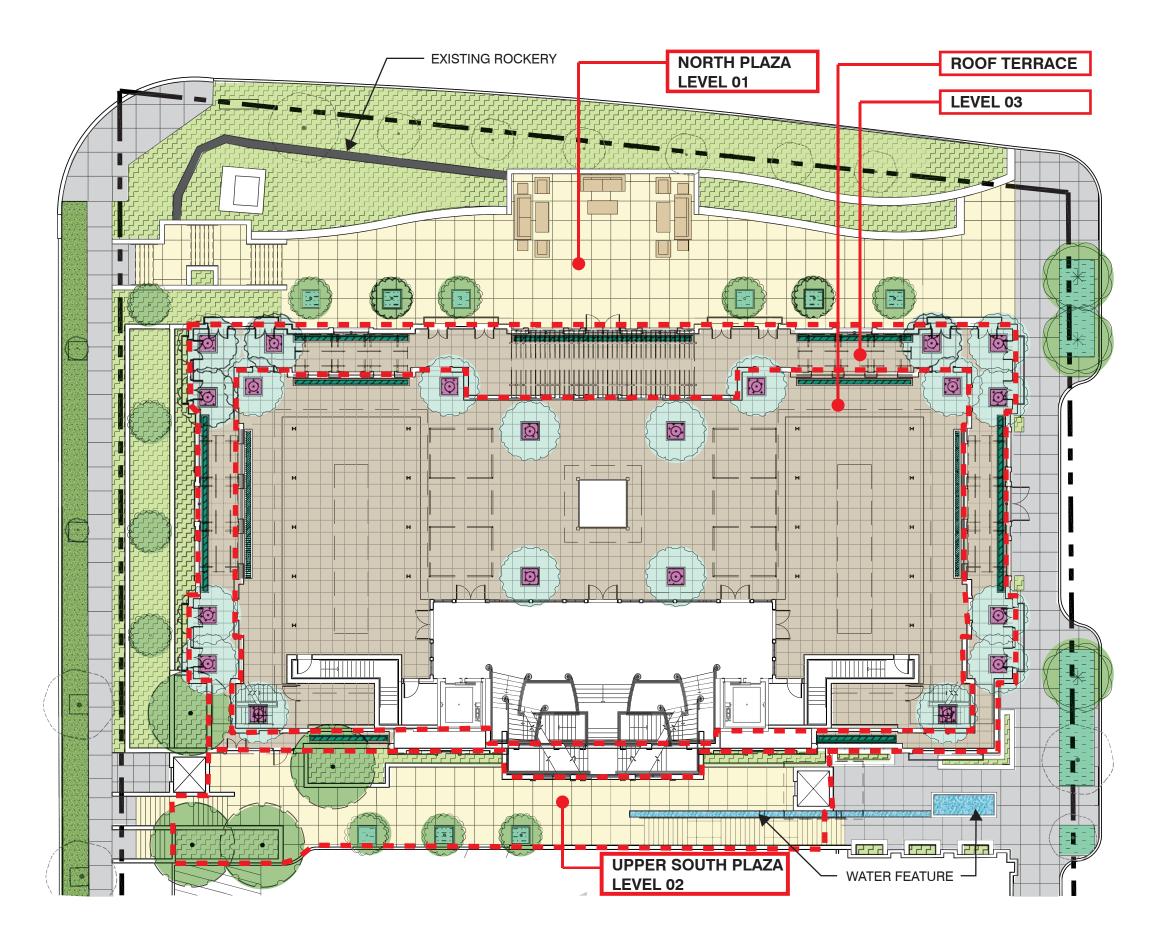
LAVANDULA

BUXUS



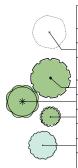
Landscape Character Images Level 3 & Roof Terrace

SCALE: 1" = 20'-0" 0' 5' 10'





GREEN FACTOR AREA PLANT LIST



	TREES-EXISTING									
	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS					
	Existing Tree to Remain	Species Vary	SEE SURVEY	PER PLAN	PROTECT IN PLACE PER COS STD PLAN 133					
1	TREES - GROUND AND LEVEL 02									
7_	Lagerstroemia indica x faurieri 'Natchez'	Natchez Crape Myrtle	3.5" CAL.	PER PLAN	SPECIMEN, MATCHING					
	Magnolia grandiflora 'Edith Bogue'	Edith Bogue Magnolia	3.5" CAL.	PER PLAN	SINGLE TRUNK, 5' BRANCHING HEIGHT					
_	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	3.5" CAL	PER PLAN	SPECIMEN, MATCHING					
	TREES - LEVEL 03 AND LEVEL 04									
	Malus sargentii ' Select A' PP	Firebird Crabapple	3.5 CAL.	PER PLAN	SPECIMEN, MATCHING					
SHRUBS AND LARGE PERENNIALS (>24" Height at Maturity) - LEVEL 01 AND LEVEL 02										
	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS					
7	Brachyglottis greyi	Senecio Sunshine	3 GAL	3' O.C.						
ž	Carex testacea 'Prairie Fire' *	Orange New Zealand Sedge	1 GAL	18" O.C.						
Ž	Cephalotaxus harringtonia 'Prostrata'	Spreading Japanese Plum Yew	5 GAL	3' O.C.						
Ż	Choisya 'Aztec Pearl'	Aztec Pearl Mexican Orange	5 GAL	3' O.C.						
7	Cornus stolonifera 'Arctic Fire'	Arctlc Fire Redtwlg Dogwood	3 GAL	3' O.C.						
Z	Daphne burkwoodii 'Carol Mackie'	Carol Mackie Daphne	5 GAL	3 O.C.						
?	Echinacea 'Flame Thrower'	Coneflower	1 GAL	18" O.C.						
Z	Helictotrichon sempervirens	Blue Oat Grass	1 GAL	18" O.C.						
7	Hydrangea quercifolia 'Snowflake'	Snowflake Oakleaf Hydrangea	5 GAL	4' O.C.						
Z	Miscanthus sinensis 'Adagio' *	Adagio Dwarf Maiden Grass	2 GAL	3' O.C.						
¢	Parthenocissus tricuspidata 'Veitchii'	Boston Ivy		PER PLAN						
Ź	Pennisetum alopecuroides 'Karley Rose'	Karley Rose Fountain Grass	2 GAL	2' O.C.						
Z	Pleris japonica 'Little Heath'	Little Heath Pieris	5 GAL	2' O.C.						
Z	Pittosporum tobirs 'Wheeler's Dwarf'	Wheeler's Dwarf Tobira	5 GAL	3' O.C.						
%	Sarcococca ruscifolia	Fragrant Sweetbox	5 GAL	3' O.C.						
Z	Viburnum tinus 'Compactum'	Spring Bouquet Laurustinus	5 GAL	3 O.C.						
	SHRUBS, GROUNDCOVERS, VINES AND SMALL PERENNIALS	6 (<24" Height at Maturity) - LEVEL (01 AND LEVEL 02							
	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS					
	Agapanthus x 'Monmid'	Midknight Blue Agapanthus	1 GAL	18" O.C.						
	Akebia quinata	Five-leaf Akebia	2 GAL	PER PLAN						
	Clematis 'Nellie Mosier'	Nellie Mosier Clematis	2 GAL	PER PLAN						
	Crocosmia 'Emily McKenzie' *	Emily McKenzie Montbretia	1 GAL	18" O.C.						
	Gaultheria procumbens	Wintergreen	1 GAL	PER PLAN						
	Hakonechloa macra 'Aureola'	Golden Japanese Forest Grass	1 GAL	2' O.C.						
	Hebe albicans 'Red edge'	Red Edhe Hebe	3 GAL	2' O.C.						
	Hobelia coriacea 'China Blue'	China Blue Evergreen Hobelia	2 GAL	PER PLAN						
	Liriope muscari 'Variegata'	Variegated Lilyturf	1 GAL	18" O.C.						
	Lysimachia nummularia 'Aurea'	Golden Creeping Jenny	4" POT	PER PLAN						
	Ophlopogon japonicus	Green Mondo Grass	1 GAL	12" O.C.						
	Rubus calycinoides 'Emerald Carpet'	Creeping Bramble	4" POT	18" O.C.						
	Sarcococca hookeriana var. 'Humilis'	Himalayan Sweet Box	3 GAL	2' O.C.						
SHRUBS AND LARGE PERENNIALS (>24" Height at Maturity) - LEVEL 03 AND LEVEL 04										
77.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS					
	Buxus "Green Velvet"	Green Velvet Boxwood	3 GAL	2' O.C.						
	Lavandula angustifolia 'Hidcote Blue'	Hidcote Blue English Lavender	2 GAL	2' O.C.						
SHRUBS, GROUNDCOVERS AND SMALL PERENNIALS (<24* Height at Maturity) - LEVEL 03 AND LEVEL 04										
	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS					
	Liriope muscari 'Monroes White'	Monroe's White Lilyturf	1 GAL	18" O.C.						

- FINAL PLANT LOCATIONS AND SPECIES TO BE DETERMINED BASED ON A FULLY COORDINATED AND COMPLETED ARCHITECTURAL AND LANDSCAPE DESIGN.
 ASSUME A MINIMUM OF 50% OF THE FINAL PLANT LIST SPECIES TO BE NATIVE AND/OR DROUGHT TOLERANT.



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Landscape Plant List

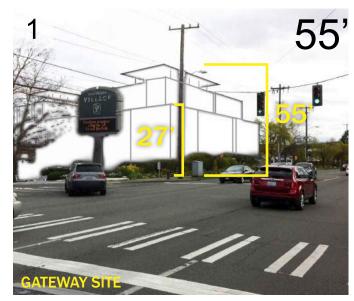




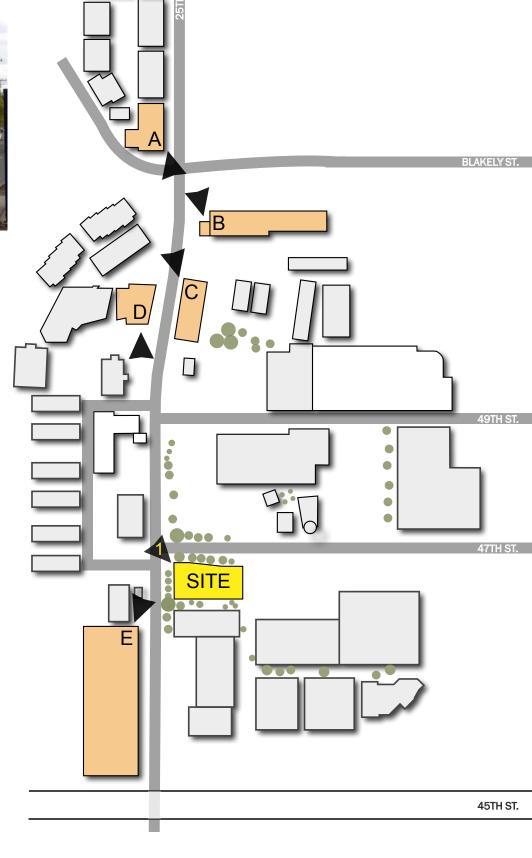












Building Height Study

VIEW 01

VIEW 01













EXISTING SITE PHOTOS

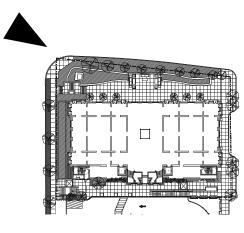
VIEW 01





2014 MUP Revision

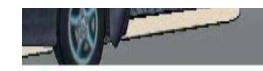
2008 Approved MUP



NW Corner Perspectives



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VIEW 01



VIEW 02 2008 Approved MUP



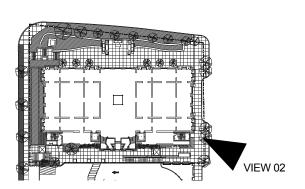
VIEW 02 | SE CORNER PERSPECTIVE







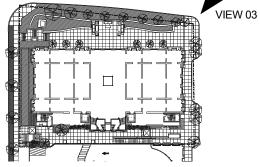
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SE Corner Perspectives



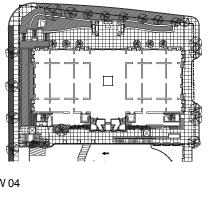
VIEW 03 | NE CORNER PERSPECTIVE 2014 MUP Revision







VIEW 04 | SW CORNER PERSPECTIVE 2014 MUP Revision



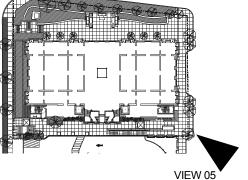


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SW Corner Perspective



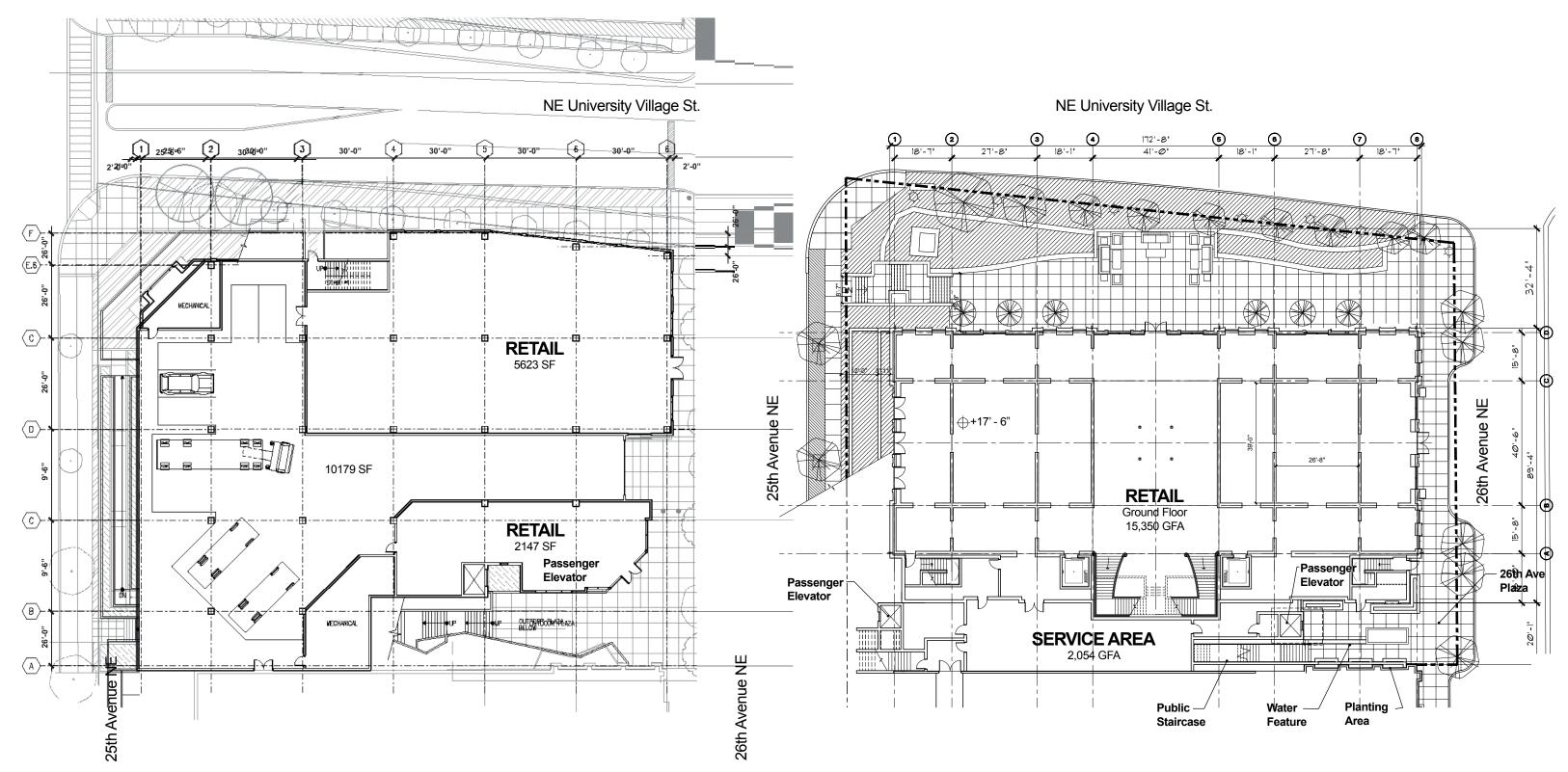
VIEW 05 | SE CORNER PLAZA PERSPECTIVE 2014 MUP Revision





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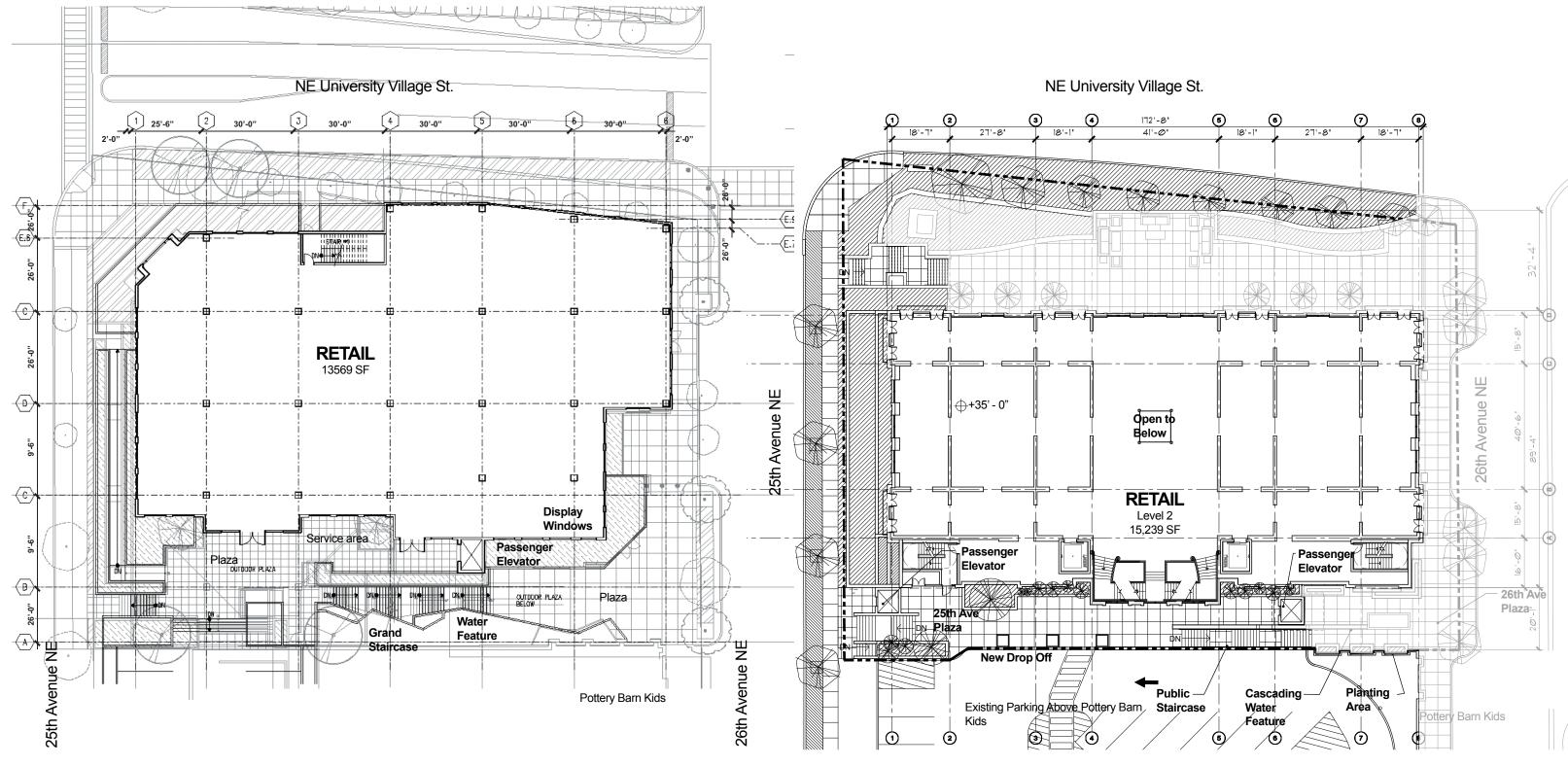
2008 Approved MUP Level 1 (Ground Level) 2014 MUP Revisions Level 1 (Ground Level)



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Floor Plans Level 1 (Ground Level)

SCALE: 1" = 30'-0" 0' 7.5' 15'



2008 Approved MUP Level 2 (Plaza Level)

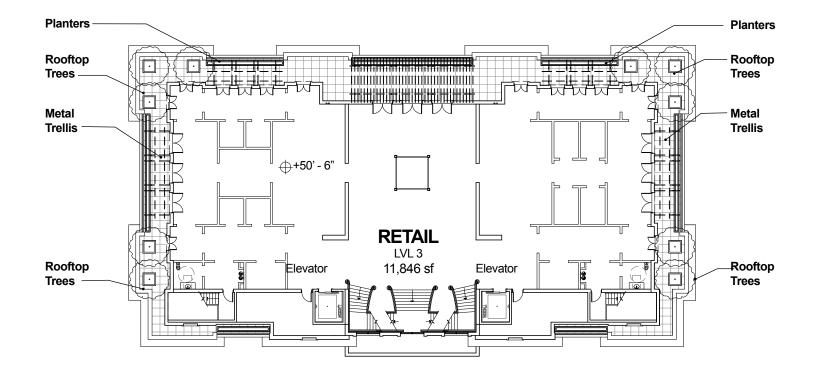
2014 MUP Revisions Level 2 (Plaza Level)

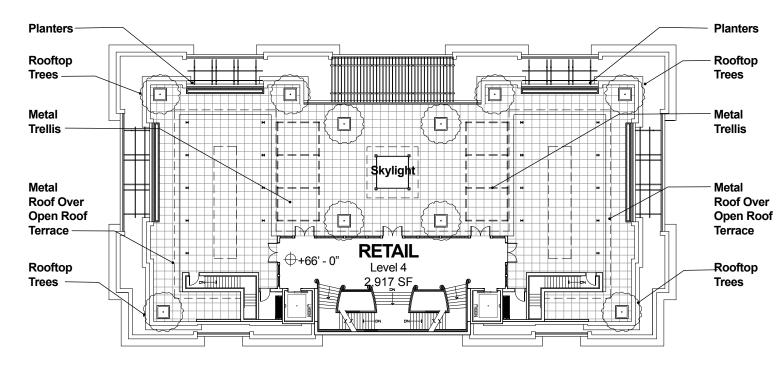


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Floor Plans Level 2 (Plaza Level)

SCALE: 1" = 30'-0" | 0' | 7.5' | 15'





2014 MUP Revisions Level 3 2014 MUP Revisions Level 4 (Roof Level)



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Floor Plans Levels 3 & 4

SCALE: 1" = 30'-0" | 0' | 7.5' | 15'



2014 MUP Revision North Elevation



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Elevations North Elevations





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Elevations
South Elevations



2008 Approved MUP East Elevation



2014 MUP Revision East Elevation



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Elevations
East Elevations

2008 Approved MUP West Elevation



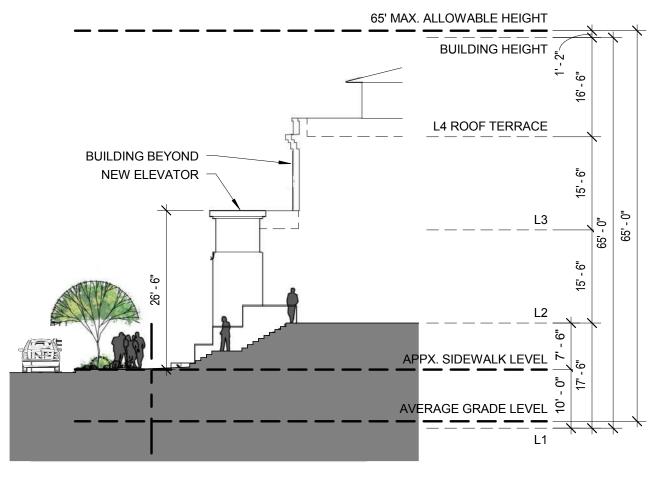
WEST ELEVATION ALONG 25TH STREET

2014 MUP Revision West Elevation

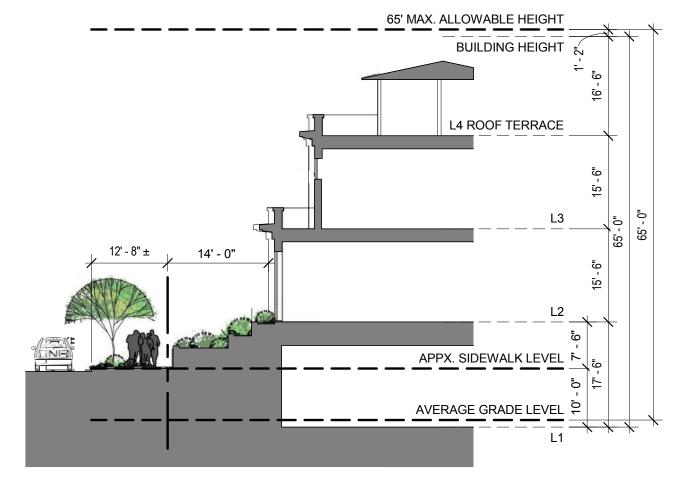


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Elevations West Elevations



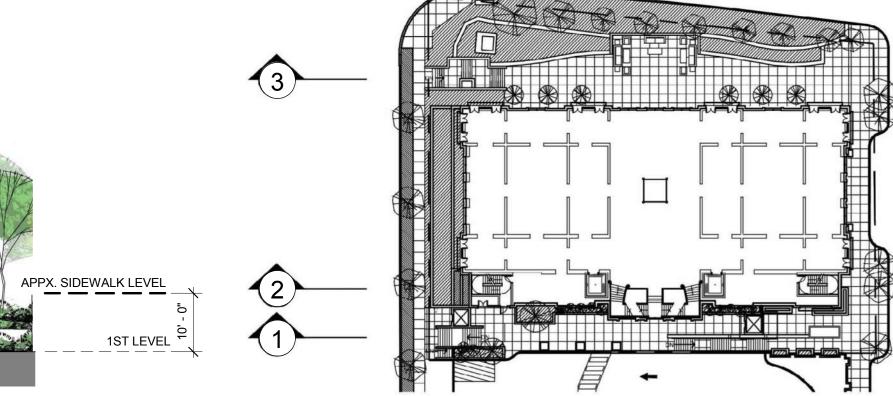
SIDEWALK AND SOUTH PLAZA 1/16" = 1'-0"

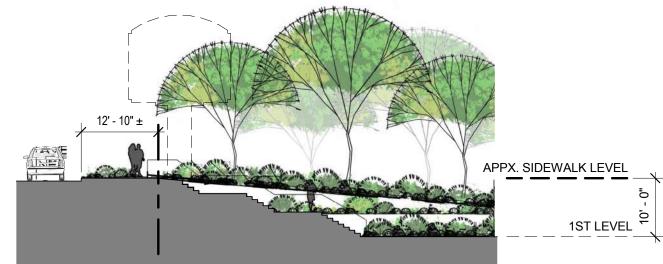


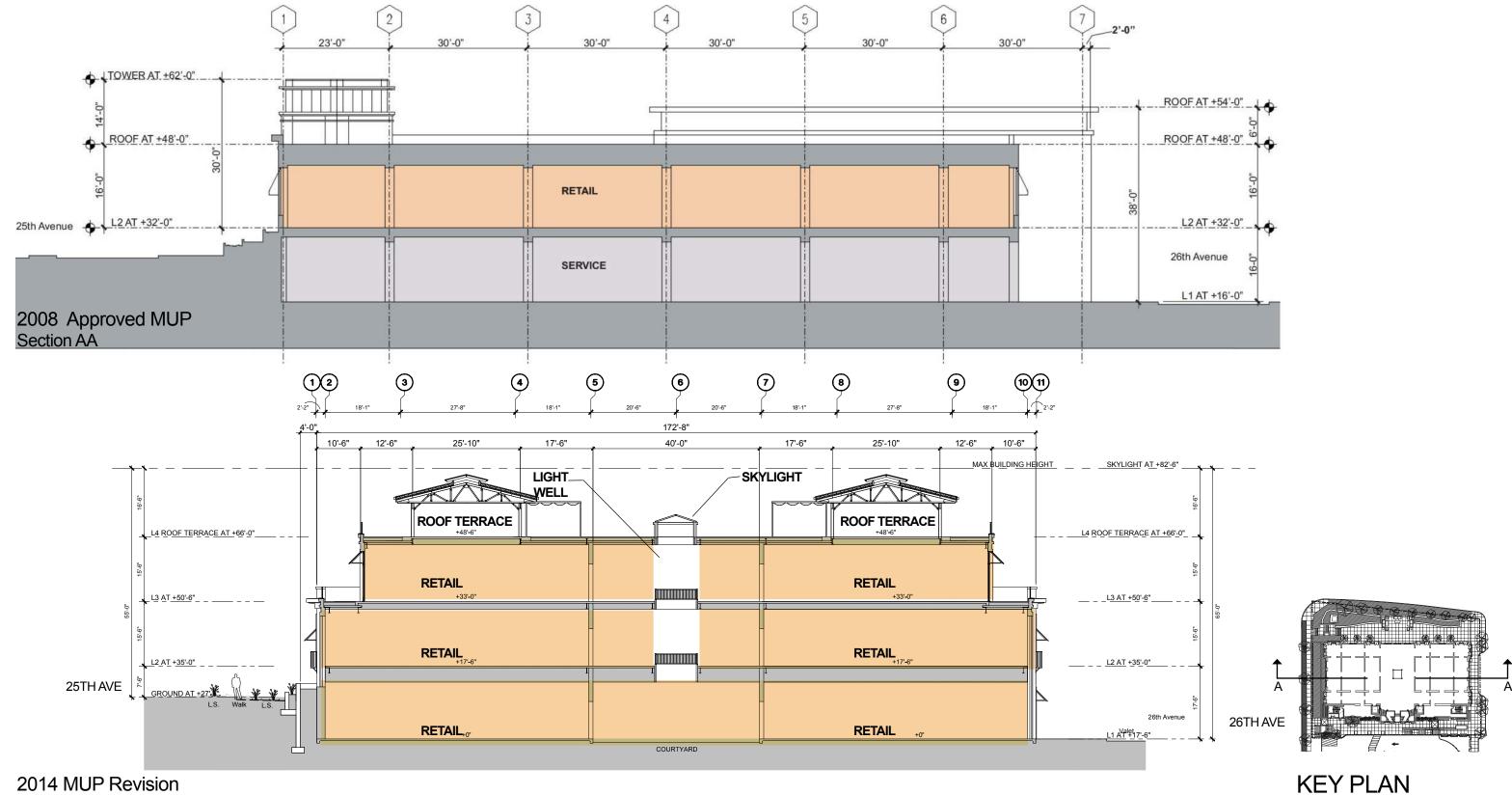
SIDEWALK AND STEPPED PLANTERS 1/16" = 1'-0"

KEY PLAN

3/32" = 1'-0"







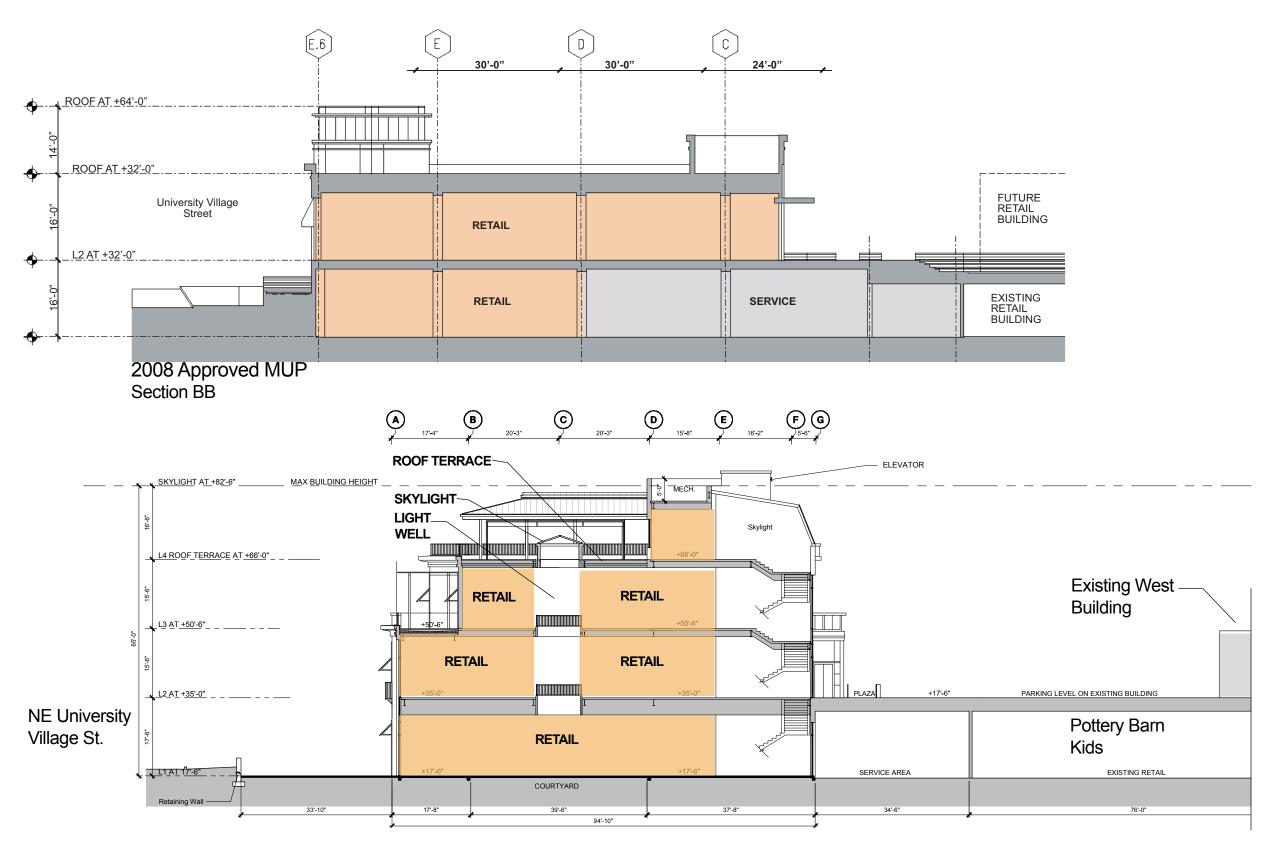
2014 MUP Revision Section AA



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Sections Sections AA W-E



KEY PLAN

2014 MUP Revision Section BB



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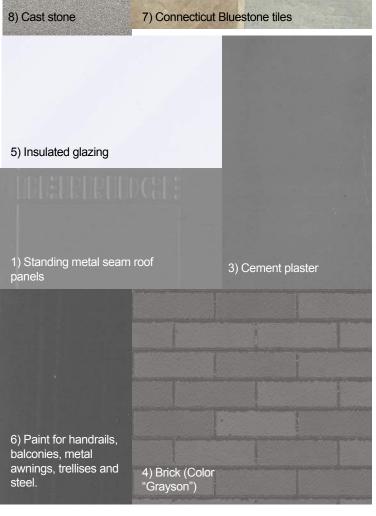
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Sections Sections BB N-S

SCALE: 1" = 80'-0" | 0' | 20' | 40' | 8

27









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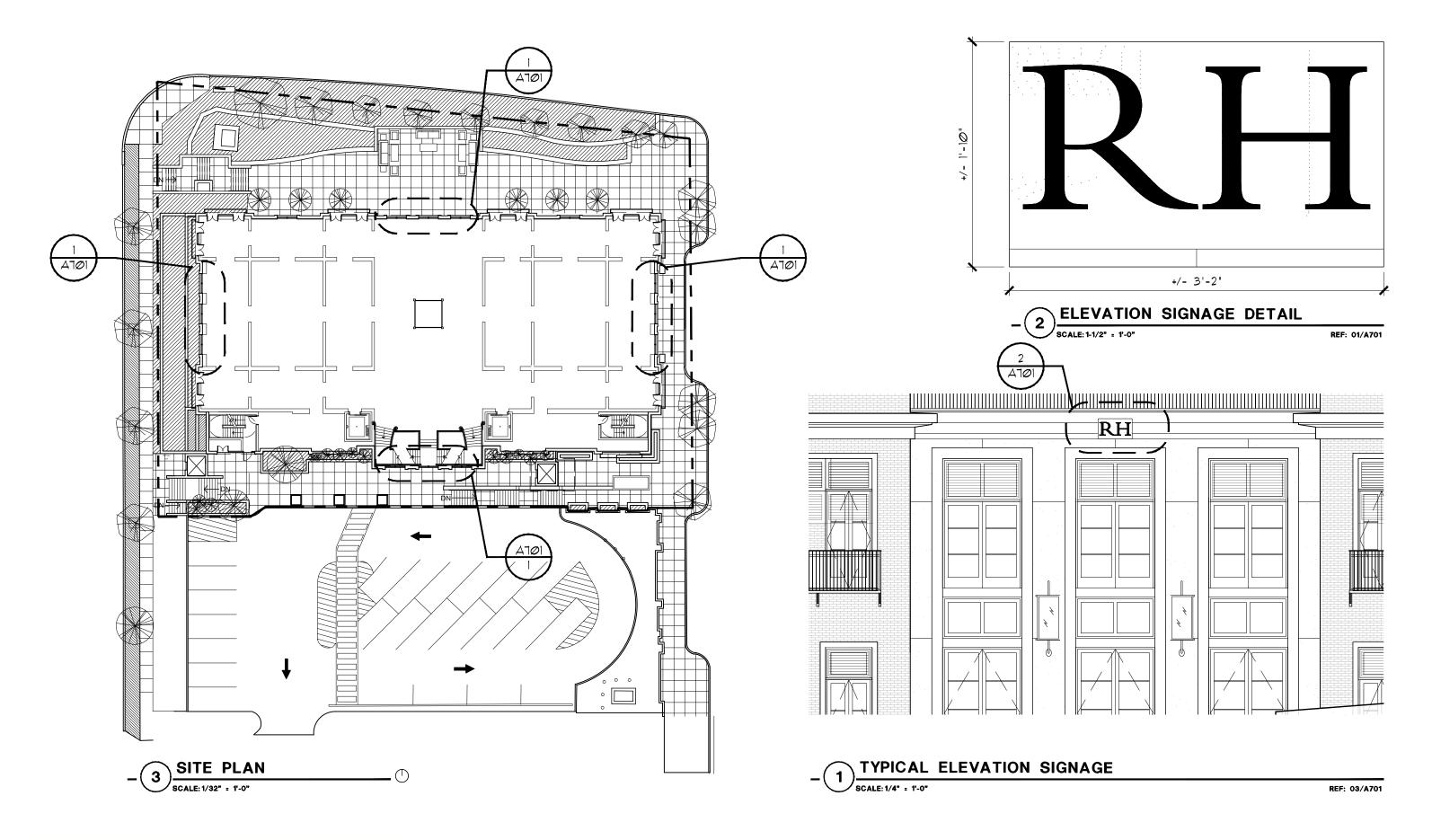
SOUTH FACADE





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Color & Material

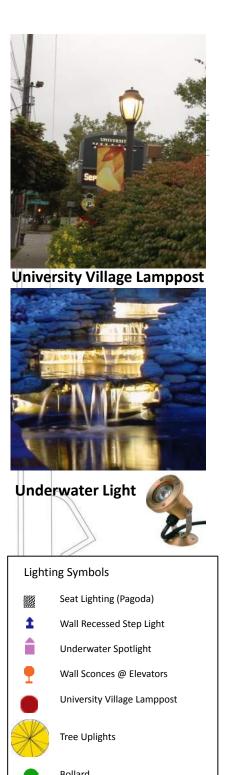




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Conceptual Signage Plan









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Lighting