



# FIRST CENTRAL STATION

Application for Early  
Design Guidance

1203 E Spruce Street  
Seattle, WA 98122

Project #3018576

July 27, 2015

**b9** architects

**WEINSTEIN A+U**  
ARCHITECTS + URBAN DESIGNERS

**BUILD**





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The corner of 12th Avenue and E Spruce Street.

## OBJECTIVES

Design and construct three mixed-use buildings containing a total of 370 residential units and 12,000 square feet of commercial space. Parking for 220 vehicles to be provided below grade.

Number of Apartment Units (Approx.)	370
Amount of Commercial Square Footage (Approx.)	12,000
Number of Parking Spaces	220

### Contract Rezone

The proposed development seeks to rezone for those portions of the site designated Lowrise 3 (LR3) to Neighborhood Commercial 3 with a 65 foot height limit (NC3-65). This proposal better integrates city goals to focus growth in Seattle's Urban Villages and Centers. The additional height limit also allows for the possibility of a large central courtyard at the center of the proposal.

### Lot Boundary Adjustment

A lot boundary adjustment (LBA) will be submitted to create one contiguous development site.

## TEAM

ARCHITECTS	b9 architects Weinstein A+U Build LLC
LANDSCAPE	Karen Keist Landscape Architects
DEVELOPMENT	Capitol Hill Development LLC
STRUCTURAL	Malsam Tsang Engineering
GEOTECHNICAL	PanGEO Inc.



# CITY of SEATTLE

## Application for Early Design Guidance

### PART I: CONTACT INFORMATION

1. Property Address: 1203 E Spruce Street
2. Project number: 3018576
3. Additional related project number(s): N/A
4. Owner/Lessee Name: Capitol Hill Development LLC
5. Contact Person Name: Bradley Khouri
  - Firm: b9 architects
  - Mailing Address: 610 2nd Avenue
  - City State Zip: Seattle, WA 98104
  - Phone: 206.297.1284
  - Email address: office@b9architects.com
6. Applicant's Name: Bradley Khouri
  - Relationship to Project: Architect
7. Design Professional's Name: Bradley Khouri
  - Address: 610 2nd Avenue, Seattle WA 98104
  - Phone: 206.297.1284
  - Email address: bgk@b9architects.com
- Ed Weinstein
  - Address: 2200 Western Ave, Ste. 301, Seattle WA 98121
  - Phone: 206.443.8606
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- Andrew van Leeuwen
  - Address: 5611 Universite Way NE, 100B, Seattle WA 98105
  - Phone: 206.382.0401
  - Email address: avl@buildllc.com

### PART II: SITE AND DEVELOPMENT INFORMATION

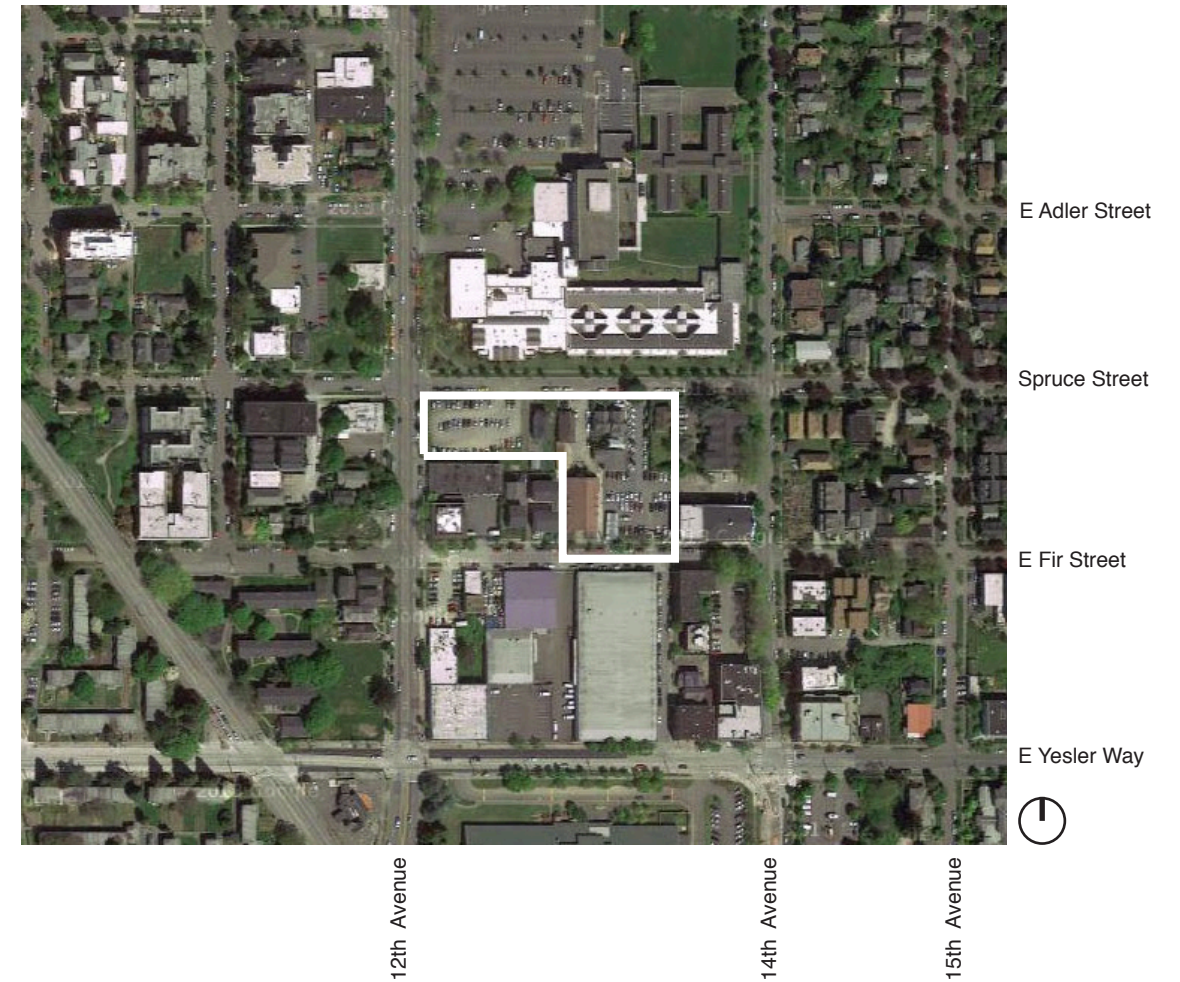
1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.
 

*The development site is a collection of 13 parcels that form an "L" from the corner of 12th Ave. and E. Spruce St. into the center of the block bounded by 12th Ave., 14th Ave., E Spruce St., E Fir St. There is approximately 25 feet of fall from the northwest corner of the site to the southeast corner. There are 8 existing structures on the project site: 3 single-family houses, a duplex, a triplex, a garage, a church and a church rectory. 6 of the 13 parcels are used for surface parking.*
2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Specific Guidelines.
 

*The development site is split-zoned NC3-65 and LR3. The proposal seeks to rezone the LR3 subject parcels to NC3-65, extending the zoning from 12th Ave. to the east. The development site is located in the 12th Avenue Urban Center Village. There are no Neighborhood Specific Guidelines so the design team will be referring to the city-wide guidelines.*
3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.
 

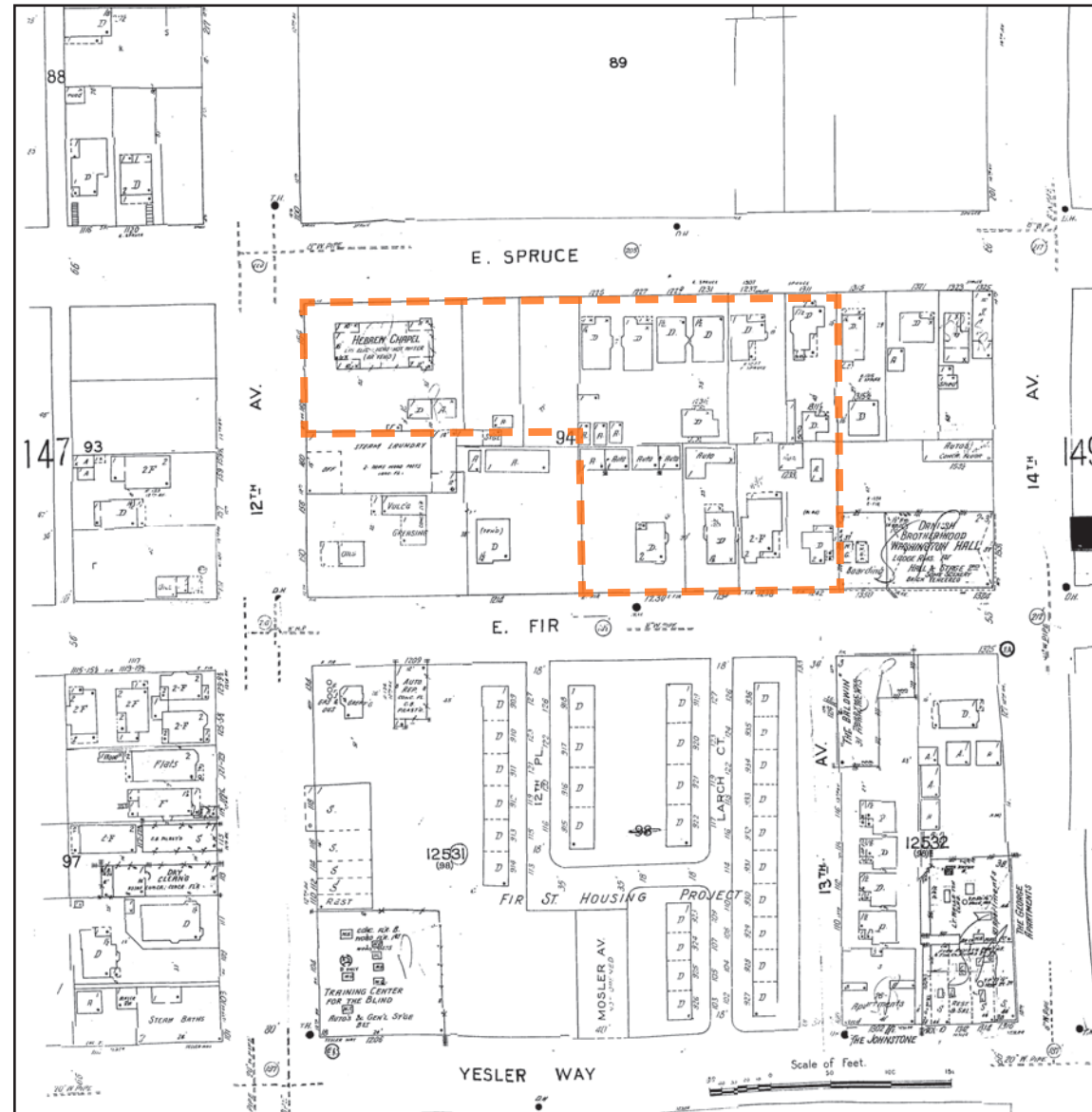
*Two major redevelopment projects are occurring in close proximity to the project: the Yesler Terrace redevelopment and the King County Children and Family Justice Center. Washington Hall, an important community and historical landmark, is adjacent to the project's southeast corner. There is no established architectural pattern in the immediate vicinity of the project. Instead, the pattern is disrupted by several vacant lots, a variety of building uses, and the presence of a large scale institution to the north. There are opportunities for territorial views to the south and west.*
4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.
 

*The proposal is to design and construct three mixed-use buildings containing a total of 370 residential units and 12,000 square feet of commercial space. Parking for 220 vehicles to be provided below grade.*





# SITE HISTORY

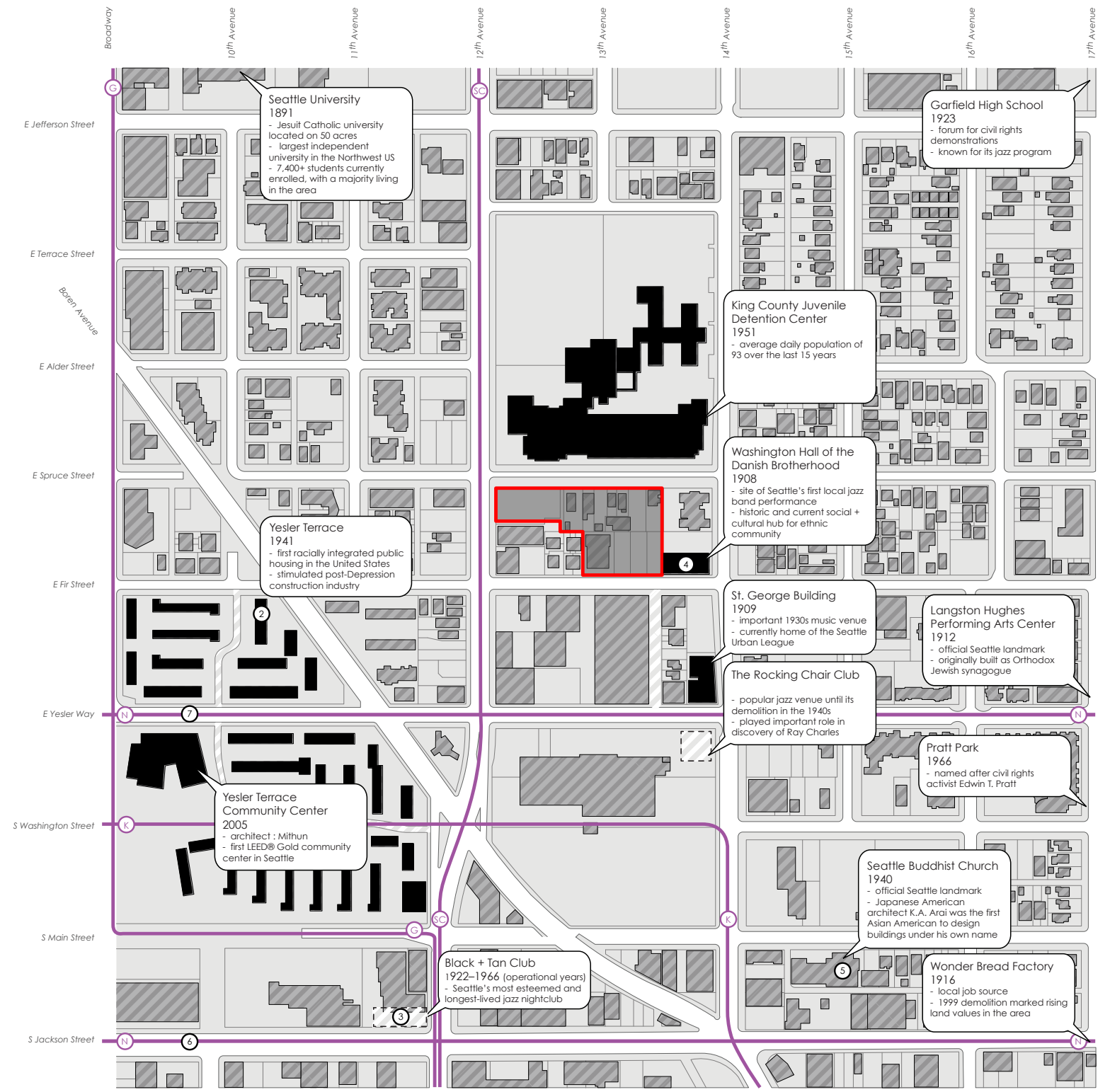
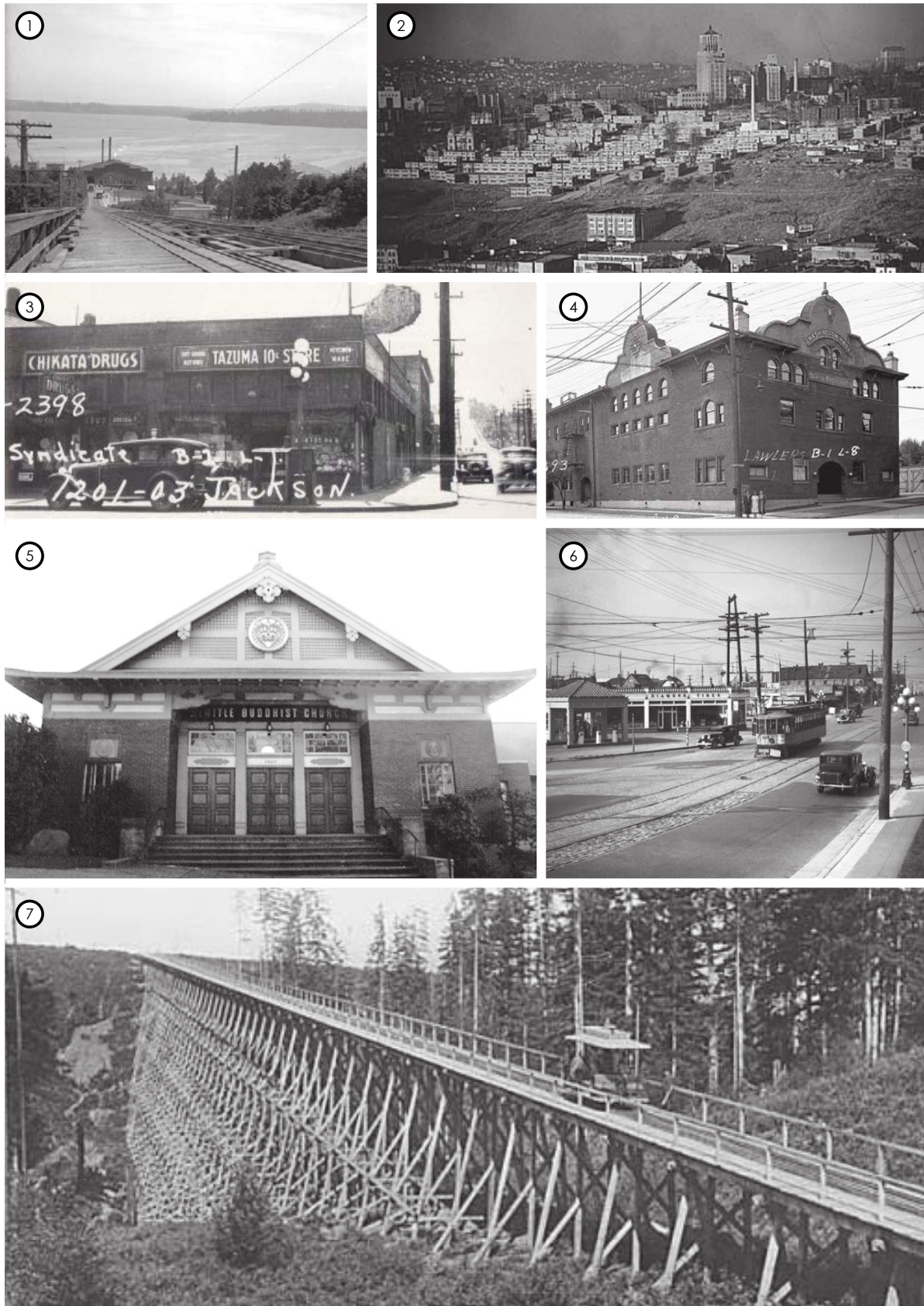


1909 Sanborn Map  
Courtesy of Seattle Public Library



1937 Aerial Photograph  
Courtesy of King County Archives





- ① Leschi Ferry  
[photo courtesy of MOHA]
- ④ Washington Hall  
[photo courtesy of Washington Hall]
- ⑦ Yesler Cable Car  
[photo courtesy of MOHA]
- ② Yesler Terrace  
[photo courtesy of MOHA]
- ⑤ Buddhist Church  
[photo courtesy of Seattle Dept. of Neighborhoods]
- ⑥ Jackson Street Car  
[photo courtesy of MOHA]
- ③ Black + Tan Club  
[photo courtesy of WA State Archives]

## ZONING SUMMARY

### 23.47A.004 PERMITTED USES:

- Residential permitted outright, commercial permitted with limitations based on use.

### 23.47A.005 STREET LEVEL USES:

- Residential uses may occupy no more than 20 percent of the street-level, street-facing façade

### 23.47A.008 STREET LEVEL DEVELOPMENT:

- Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width and may not exceed 40 percent of the width of the façade of the structure along the street.
- For structures with street-level nonresidential uses in NC zones sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent. Transparent areas of facades shall be designed and maintained to allow unobstructed views from the outside into the structure or, in the case of live-work units, into display windows that have a minimum 30-inch depth.
- Nonresidential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.
- Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.

### 23.47A.012 HEIGHT:

- Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls may extend up to 4 feet above the otherwise applicable height limit, whichever is higher.
- Mechanical equipment may extend up to 15 feet above the applicable height limit, as long as the combined total coverage of all features gaining additional height does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment.
- Stair and elevator penthouses may extend above the applicable height limit up to 16 feet.

### 23.47A.013 FLOOR AREA RATIO:

- 65' Height Limit
- 4.75 x 12,610 = 59897.5 square feet allowable

### 23.47A.014 SETBACK REQUIREMENTS

- A triangular setback is required where a lot abuts the intersection of a side lot line and front lot line of a lot in a residential zone.
- For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone. 15 feet for portions of structures above 13 feet in height to a maximum of 40 feet and for each portion of a structure above 40 feet in height, additional setback at a rate of 2 feet for every 10 feet in additional height.

### 23.47A.016 LANDSCAPING AND SCREENING STANDARDS

- Landscaping that achieves a Green Factor score of 0.30 or greater is required.
- Street trees are required when any development is proposed. Existing street trees shall be retained unless the Director of Transportation approves their removal.
- If it is not feasible to plant street trees in a right-of-way planting strip, a 5-foot setback shall be planted with street trees along the street property line or landscaping other than trees shall be provided in the planting strip, subject to approval by the Director of Transportation.

### 23.47A.022 LIGHT AND GLARE

- Exterior lighting must be shielded and directed away from adjacent uses.
- Interior lighting in parking garages must be shielded to minimize nighttime glare affecting nearby uses.

### 23.47A.024 AMENITY AREA

- Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use.
- All residents shall have access to at least one common or private amenity area.
- Amenity areas shall not be enclosed.
- Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 250 square feet in size.
- Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.

### 23.47A.032 PARKING LOCATION AND ACCESS

- Access to parking shall be from a new curb-cut

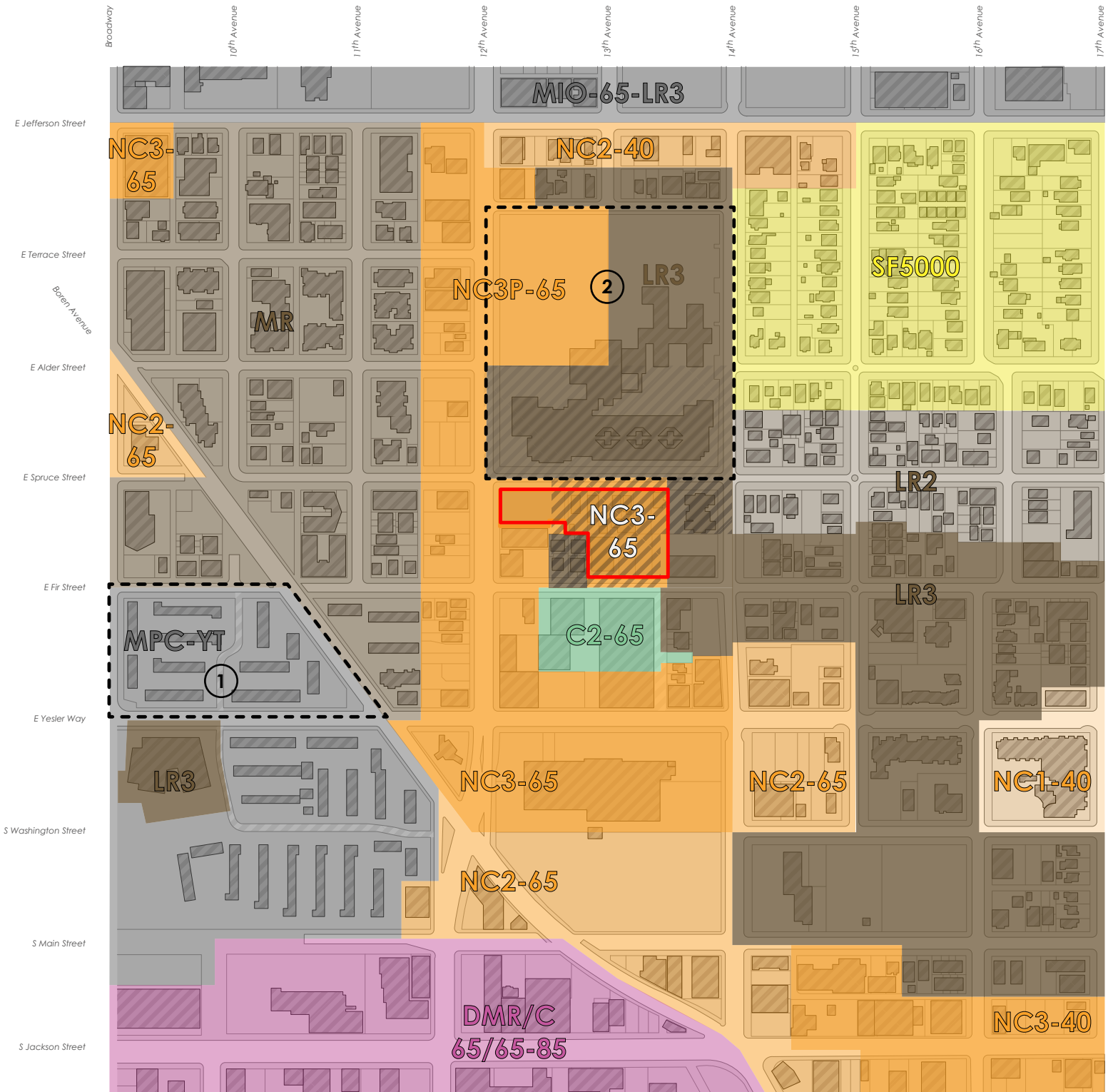
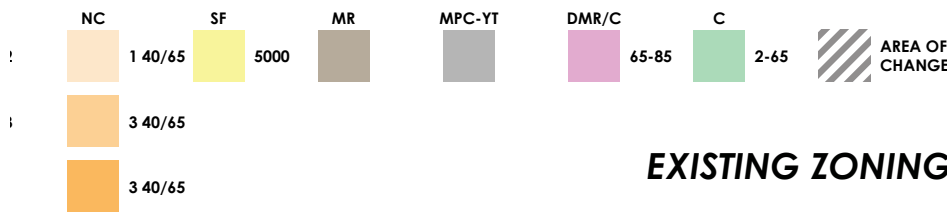
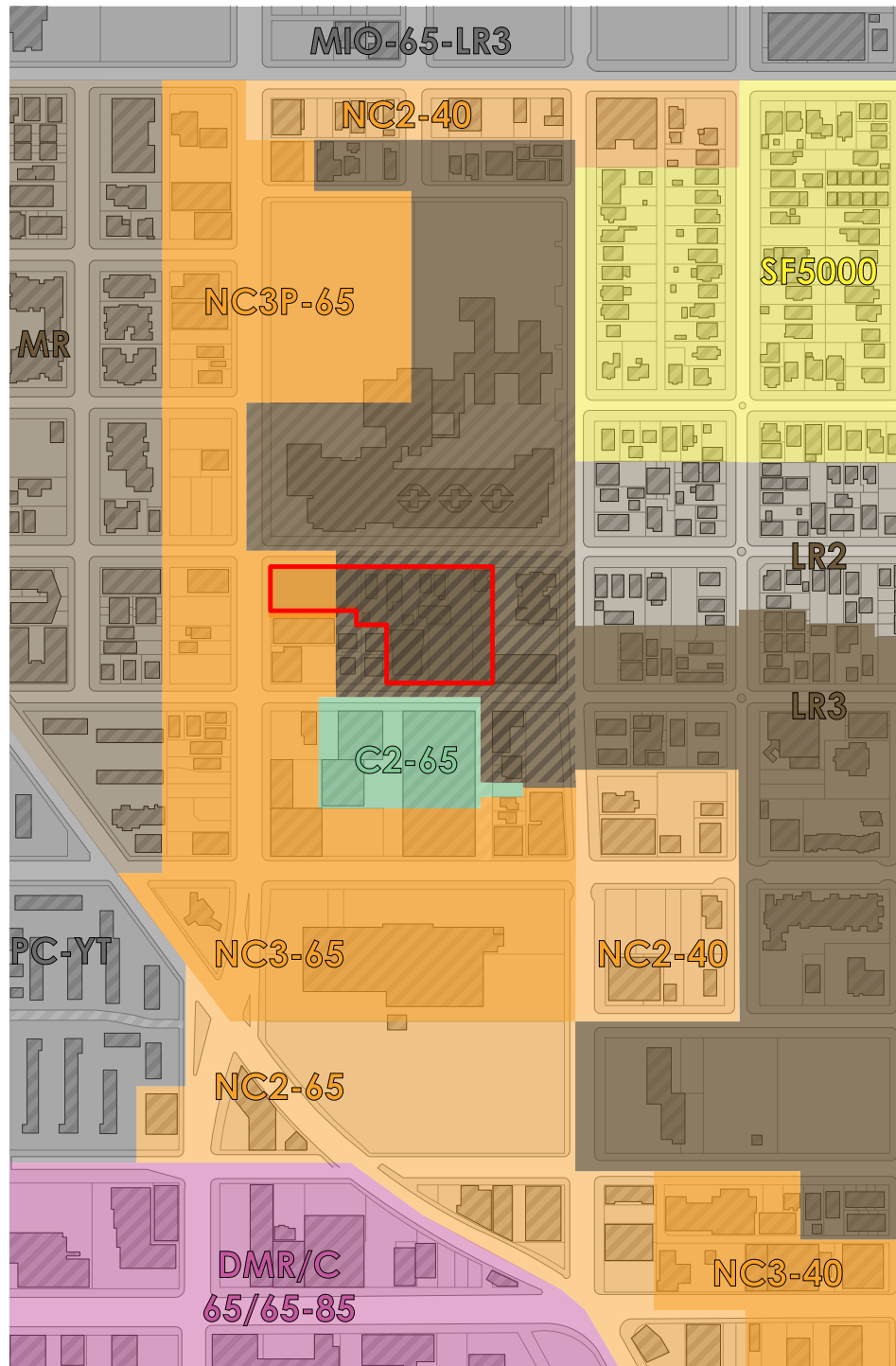
### 23.54.015 AND 23.54.030 PARKING:

- For nonresidential uses in Urban Villages that are not within an Urban Center or the Station Area Overlay District, if the nonresidential use is located within 1,320 feet of a street with frequent transit service, then there is no minimum requirement.
- For all residential uses in commercial and multifamily zones within Urban Villages that are not within an Urban Center or the Station Area Overlay District, if the residential use is located within 1,320 feet of a street with frequent transit service then there is no minimum requirement.
- 1 bicycle parking space will be required per every 4 residential units.

### 23.54.040 SOLID WASTE

- Mixed use development that contains both residential and nonresidential uses shall meet the storage space requirements shown in Table A for 23.54.040 for residential development, plus 50 percent of the requirement for nonresidential development. In mixed use developments, storage space for garbage may be shared between residential and nonresidential uses, but separate spaces for recycling shall be provided.
- For developments with 9 dwelling units or more, the minimum horizontal dimension of required storage space is 12 feet.





**PROJECTED ZONING**

**1** Vulcan Real Estate  
 With Vulcan set to purchase three blocks and develop approximately 650 units, zoning in this area is expected to change.

**2** Juvenile Detention Center  
 Pending demolition accompanied by new housing development would facilitate a zoning change.



# URBAN CONTEXT



1 14th Ave 4-plex  
Built: 1900



2 The Jefferson (Apartment/Mixed Use)  
Built: 2012



3 E Fir St Triplex and Duplex  
Built: 2008



4 Baldwin Apts: renovated from studio apartments to 15 one-bedroom apartments as part of the Yesler Terrace Redevelopment



5 11th Ave Apartments  
Built: 2012



6 1320 E Remington Rowhouses  
Built: 2009





Seattle University



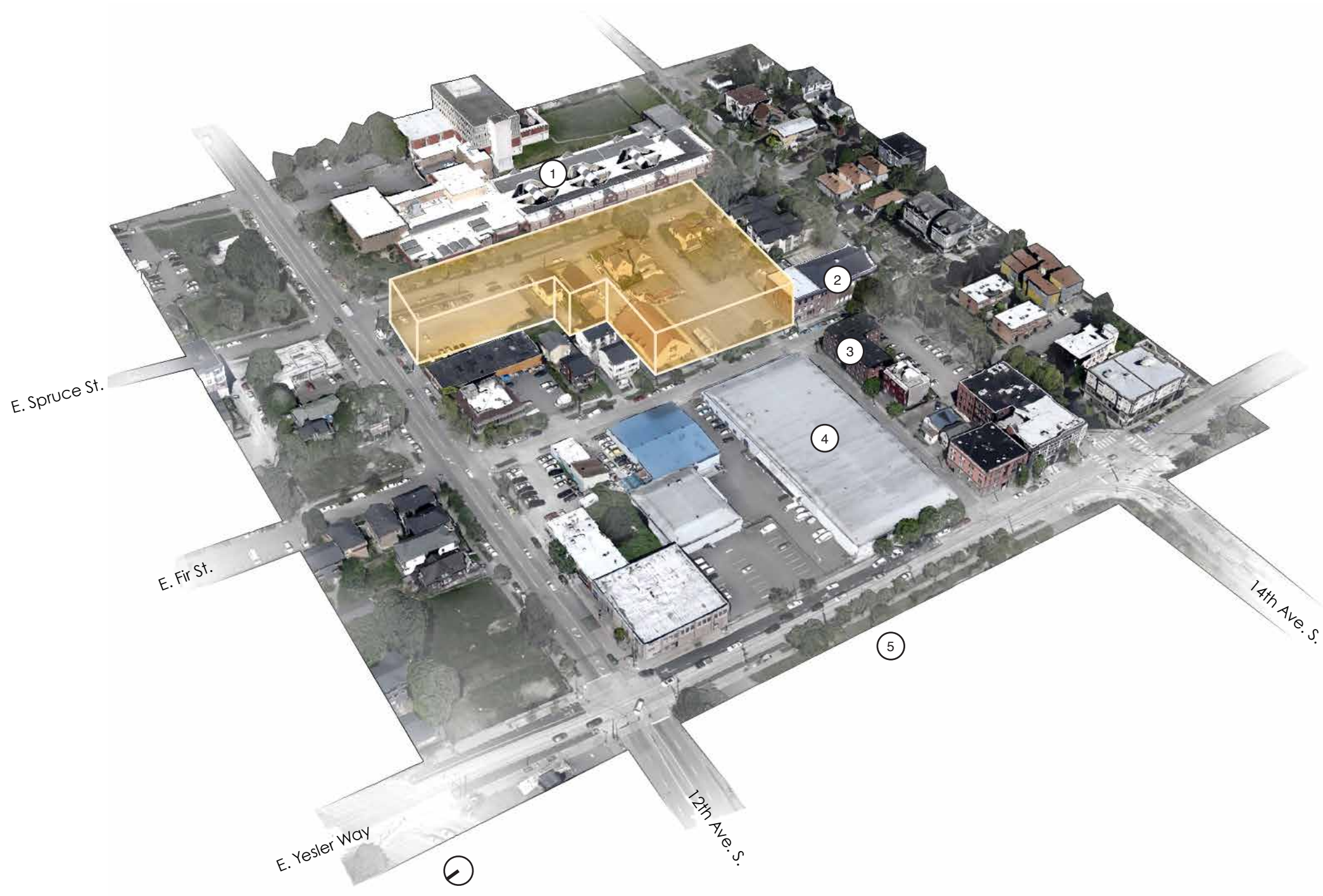
Yesler Terrace Redevelopment: A mock-up of a potential layout for a 5-building campus at Yesler Terrace. Office buildings in red. (Source: www.geekwire.com)



# VICINITY MAP

 Project Site

The adjacent diagram indicates the maximum allowable height for the proposed project.



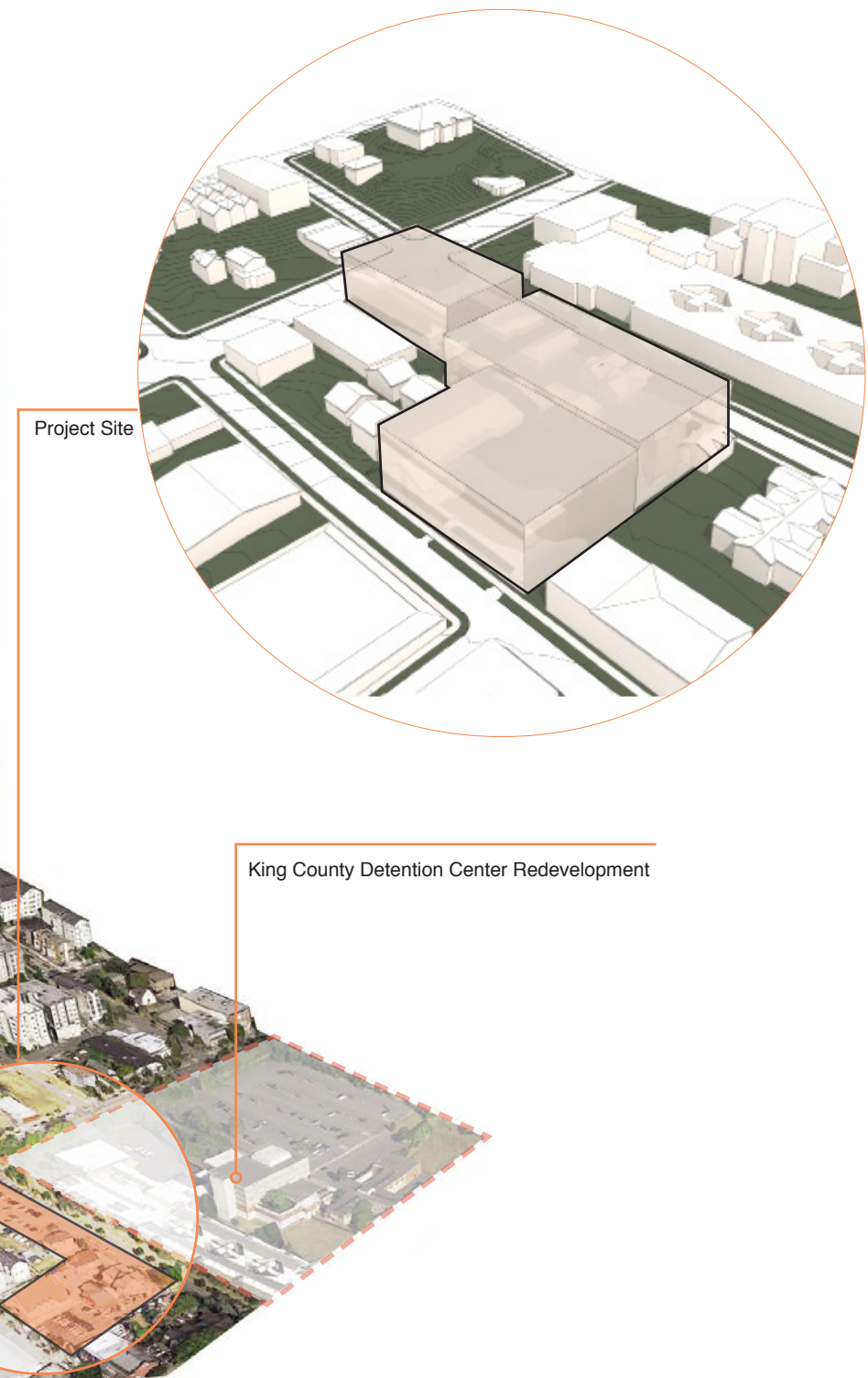
- ① King County Juvenile Detention
- ② Washington Hall
- ③ Baldwin Apartments
- ④ King County Records
- ⑤ Bailey Gatzert Elementary School





- Vulcan Inc. (Under contract)
- Commercial Properties (Marketing)
- Seattle Housing (In development)
- Anthem Apartments (Under construction)

Credit: Seattle Housing Authority and GGLO



Project Site

King County Detention Center Redevelopment



# ADJACENT USES



1 Horiuchi Park (under construction)



4 King County Juvenile Detention



5 Washington Hall



2 1105 E Fir St Apts



3 12th Avenue and Spruce Street



8 Bailey Gatzert Elementary School



6 Single family houses along 14th and 15th avenue

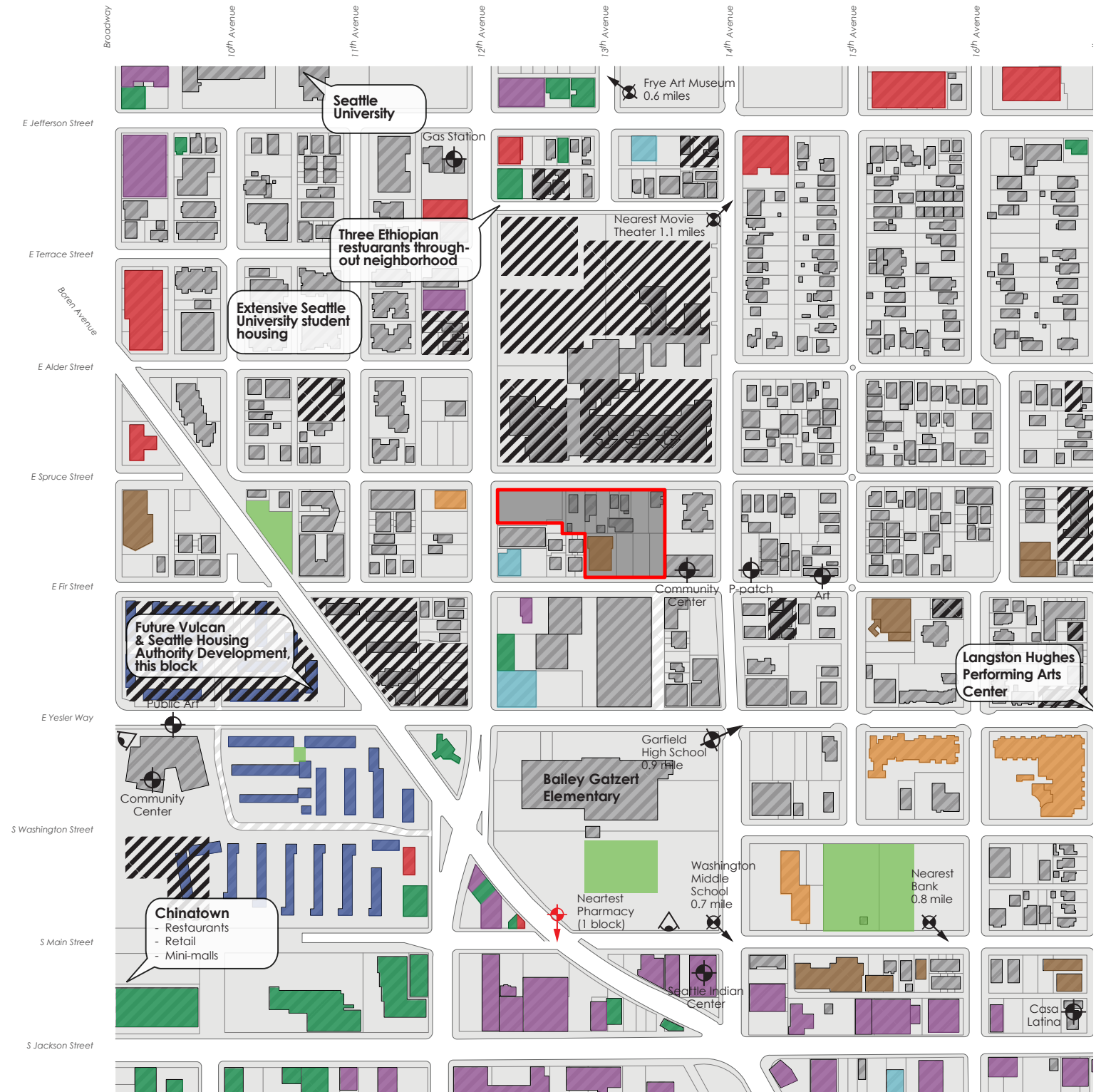
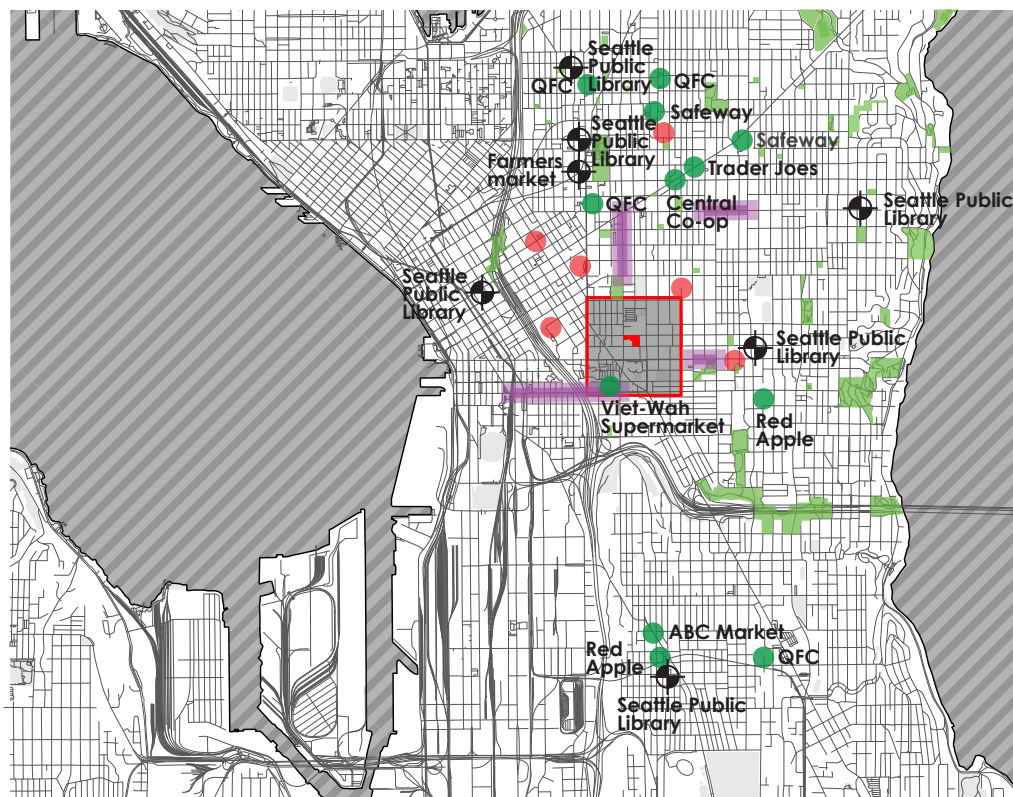
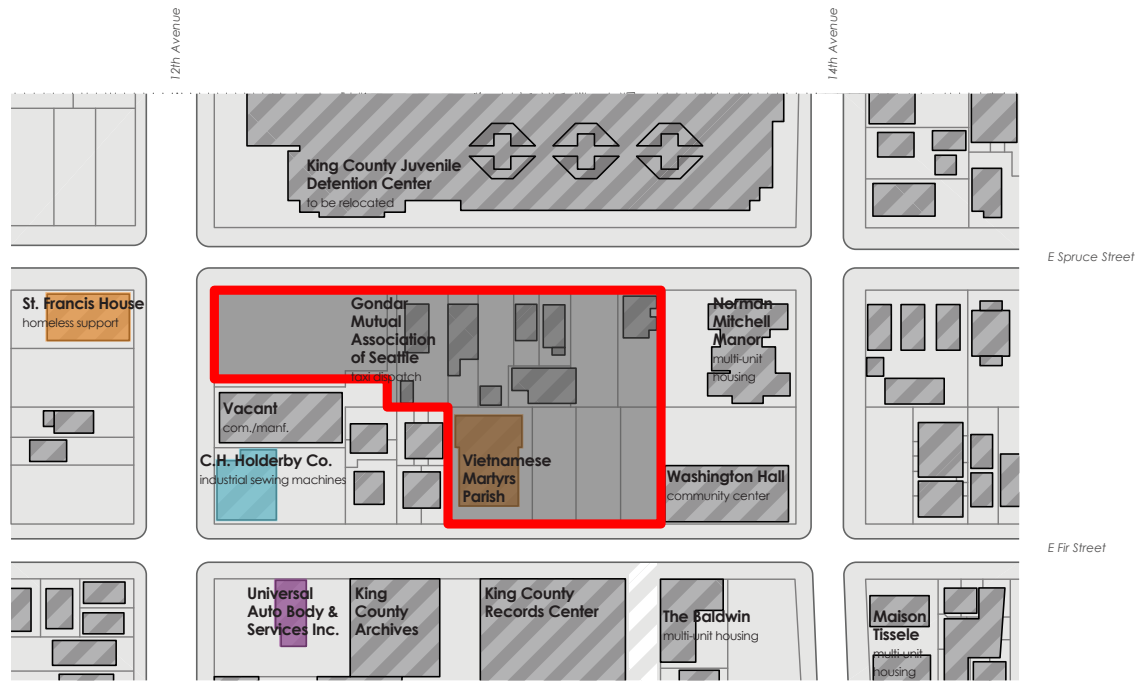


7 Large apartment buildings on 11th avenue



9 Childhaven: child care center







# URBAN VILLAGES

The site is located within the 12th Avenue Urban Village and is less than three city blocks from the First Hill Urban Center Village, the Chinatown-International District Urban Center Village, and the 23rd and Union-Jackson Residential Urban Village. The site, which is uniquely situated in close proximity to several urban villages, might be considered a potential hub that knits together these four urban villages.



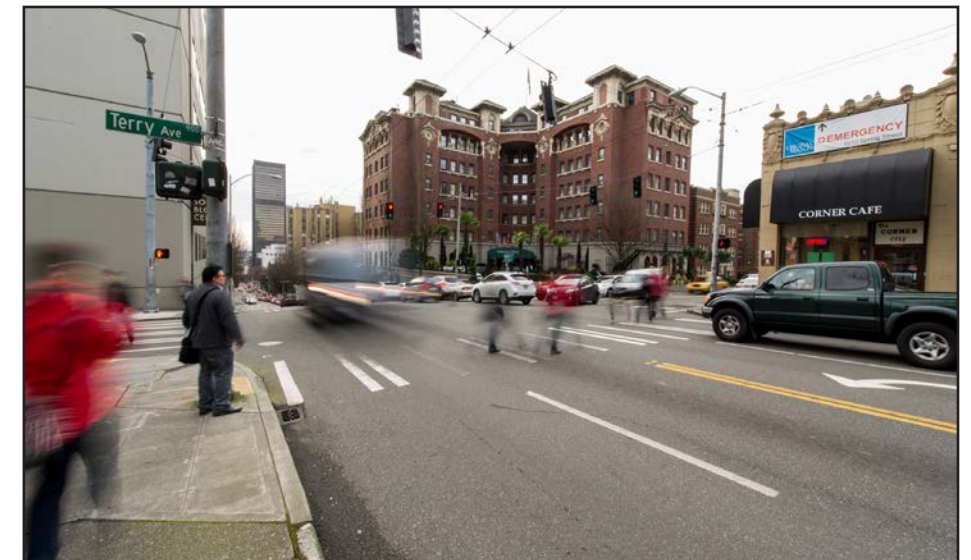
Chinatown-International District Urban Center - Historic Chinatown Gate



23rd and Union-Jackson Residential Urban Village - Garfield High School

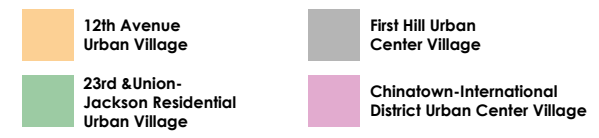
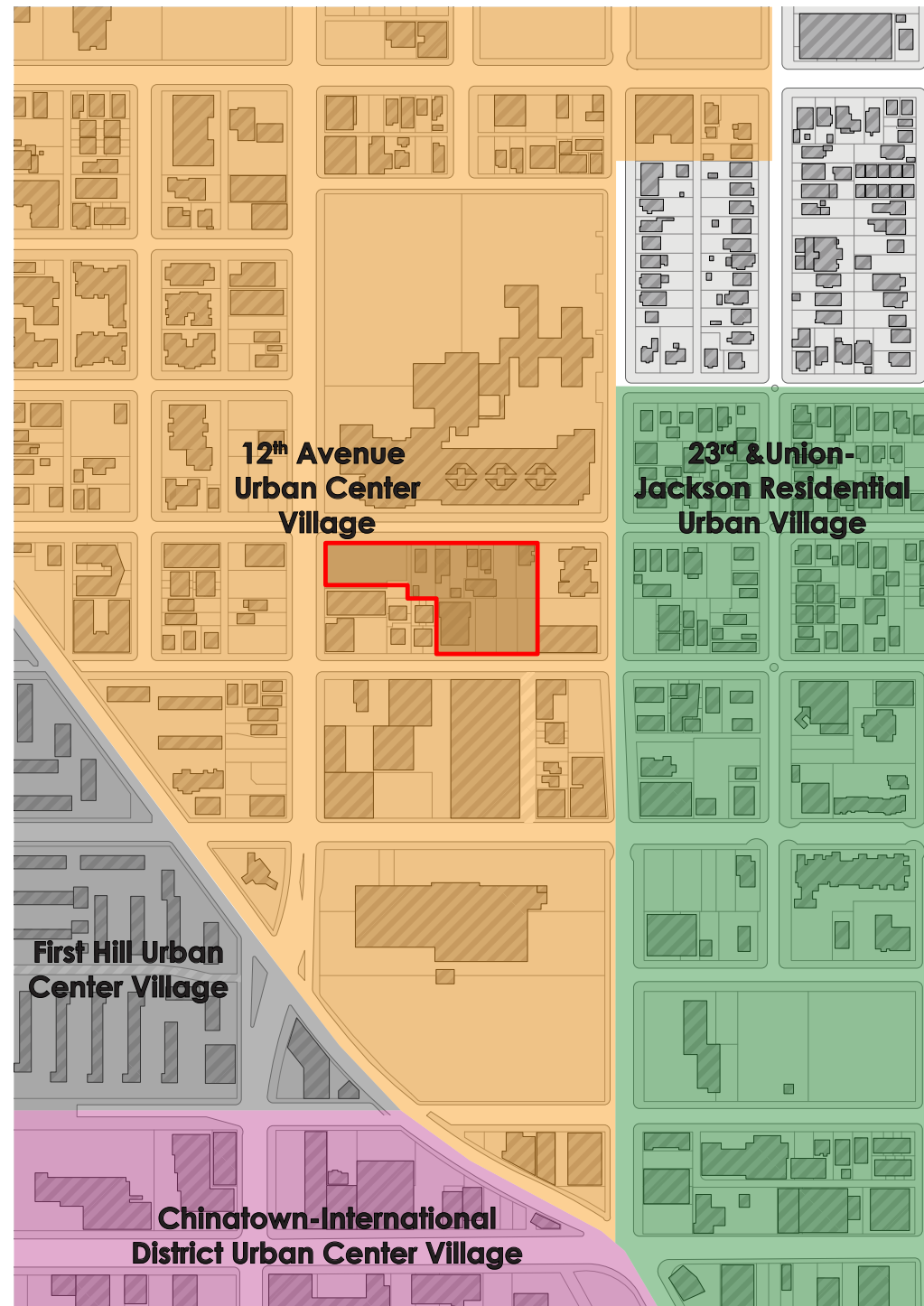


12th Avenue Urban Village - Intersection of 12th Avenue, E Madison St., and E Union St.



First Hill Urban Center Village - The Sorrento Hotel







# TRANSIT AND ACCESS

The site is located near the confluence of three important transportation infrastructures; bus, streetcar, and bike. Within 2 blocks of the site are bus lines that travel west to pioneer square and downtown, north to Capitol Hill, Queen Anne, and Madison Valley, south to the International District, SODO, and Mt Baker, and east to the Central District and Lake Washington.

The new First Hill Streetcar will have two stops within about 3 block of the site. The streetcar, set to open in early 2015, will have a north terminus of Capitol Hill and a west terminus of Pioneer Square.

The new Broadway Bikeway created a protected bike lane on Broadway from E Yesler Way north to E John Street.



12th avenue bicycle lane



E Yesler Way bus stop, surface rail transit line and sharrows with uphill bicycle lane

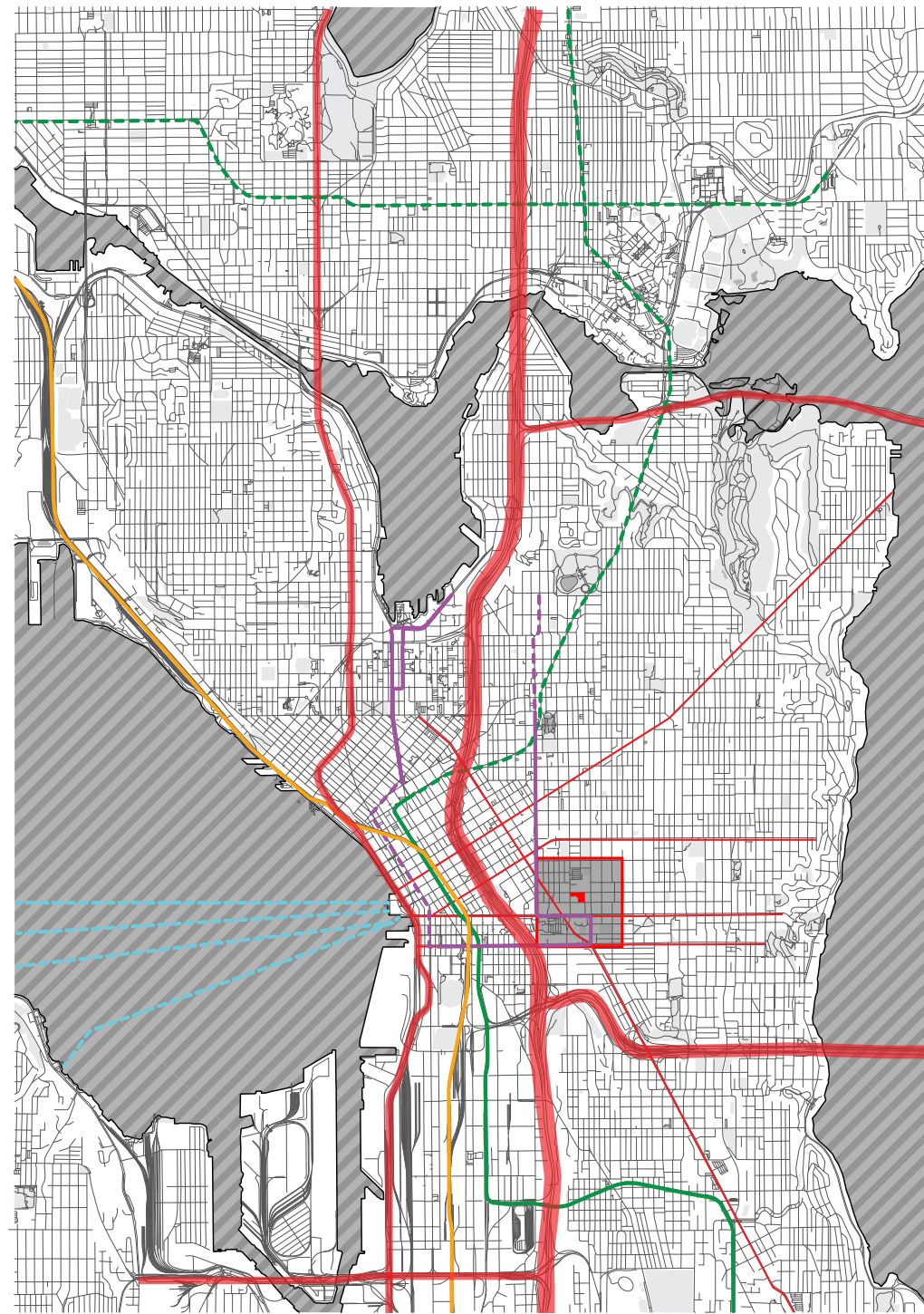


E Jefferson Street bus stop and sharrows with uphill bicycle lane

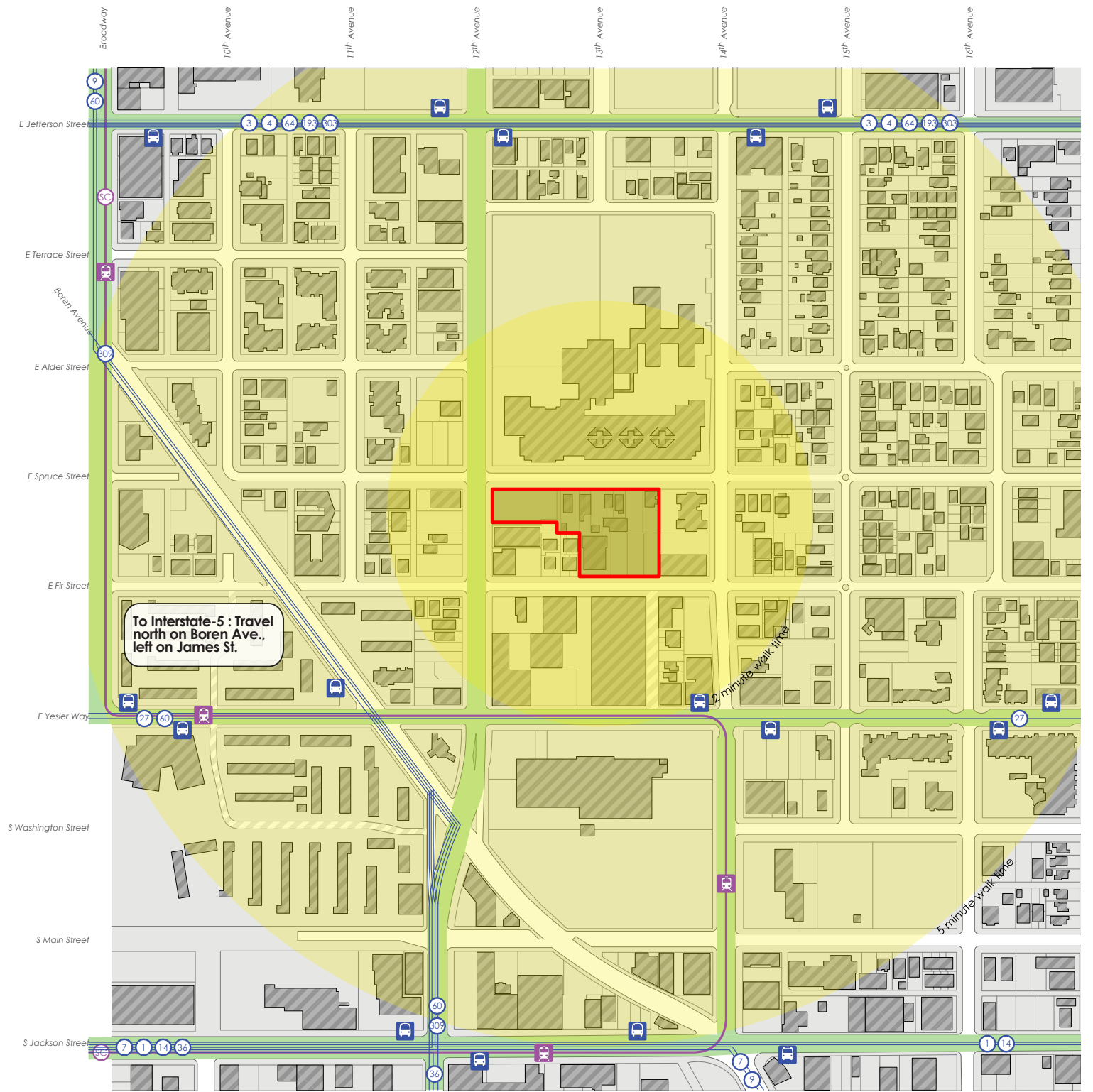


Broadway Streetcar station and protected bicycle lane





- Roadways
- Seattle Streetcar
- Ferries
- Sound Transit SOUNDER TRAIN
- Sound Transit LINK



To Interstate-5 : Travel north on Boren Ave., left on James St.

- Bike Lane
- BIKE LANE
- Bus Stop
- BUS ROUTE
- Streetcar Stop
- STREETCAR ROUTE



# PEOPLE PATTERNS

The design team did an analysis of movement in and around the project site. The photographs at right are indicative of some of the major intersections in the neighborhood. They illustrate the various modes of transportation, overlapping infrastructures, and relative quantities of travellers at a given point in time.

The mapping on the adjacent page illustrates a macro- and micro-scale analysis of traffic patterns. At the city-wide scale, we see how a variety of modes of transit intersect and overlap. At a finer scale (far right), we have overlaid the average annual weekday traffic with typical commuting routes to get a sense of how patterns of movement are overlapping in the immediate vicinity of the project site. This also provides the design team with a sense of the different populations served by the adjacent infrastructure.



10th Ave. and E Pike St.



12th Ave. and E Marion St.

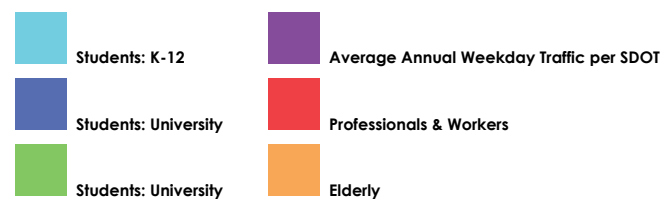
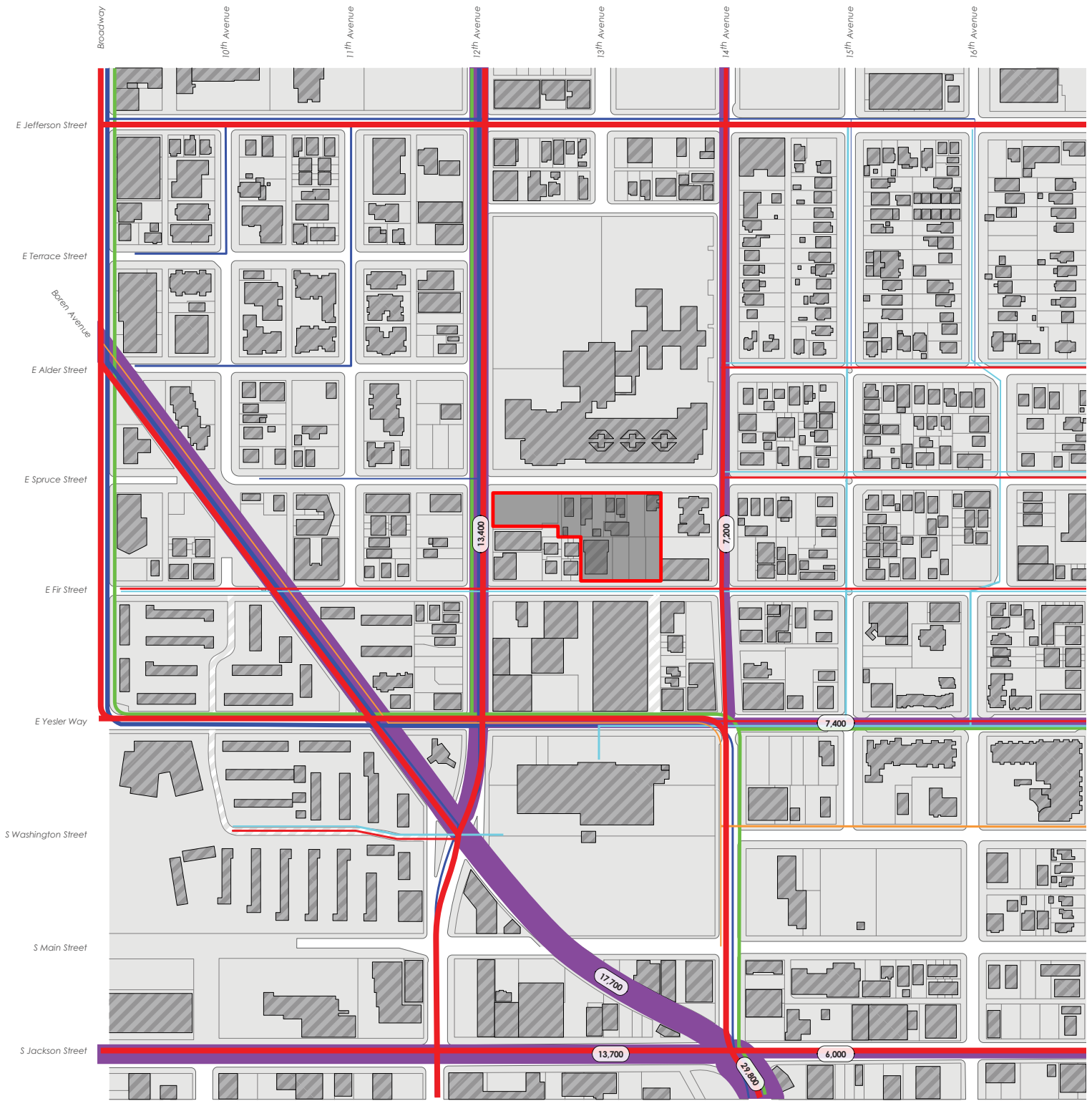
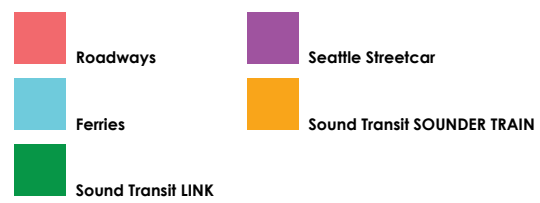
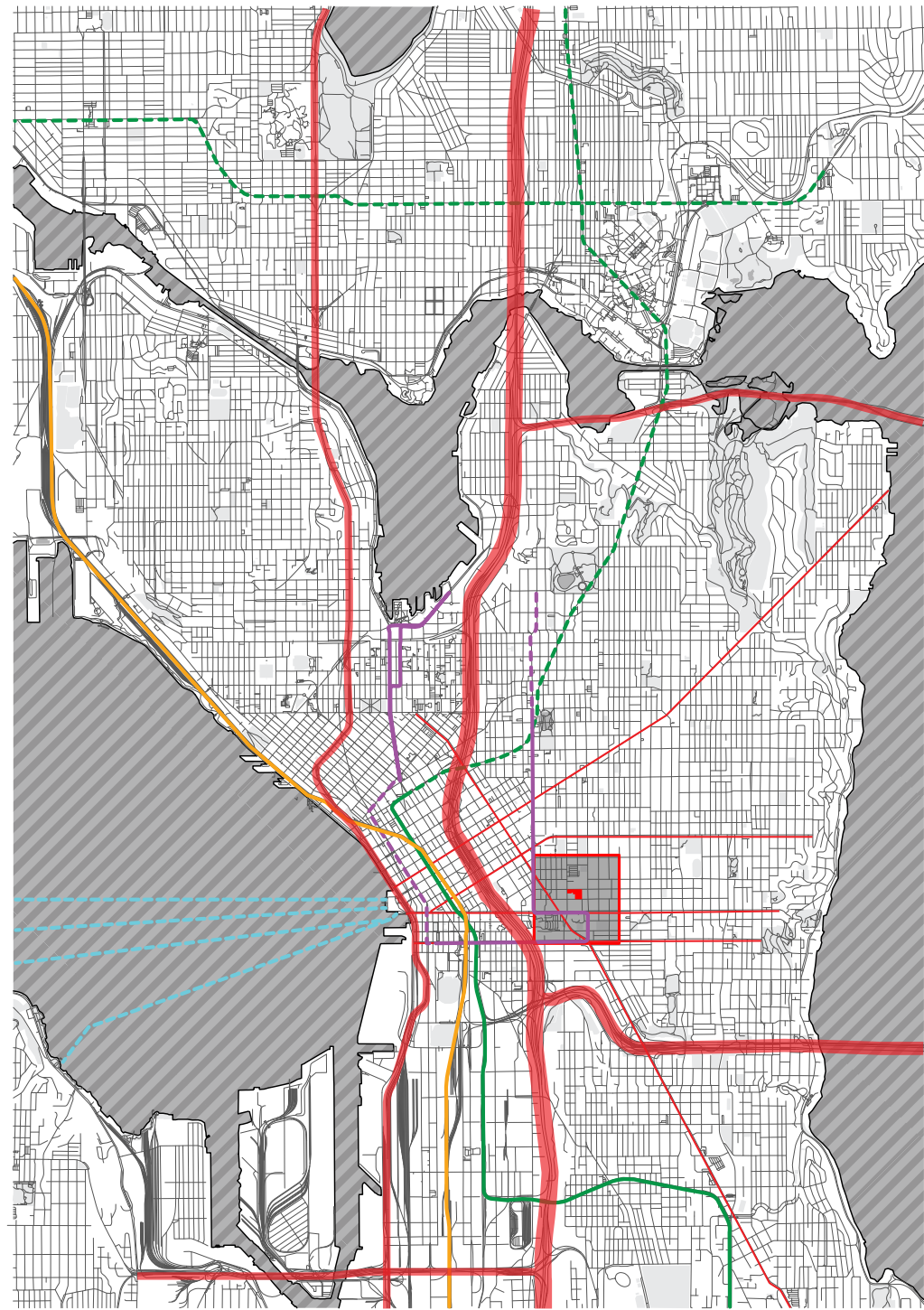


E Jefferson St. and 12th Ave.



E Yesler Way and 14th Ave.







# CORNERS

A photographic survey illustrates a variety of corner treatments present in the neighborhood. Since the proposed project will occupy a prominent corner at 12th Ave and E Spruce St., it is valuable to consider how other buildings in the neighborhood address the corner. This will allow the design team to propose a design solution that is in keeping with the established character of the neighborhood.



① E Cherry St and 12th Ave - Contemporary Corner Treatment



④ E Yesler Way and 14th Ave - Example of Radius Corner and Corner Entry



② E Yesler Way and 14th Ave - Bay Windows and Corner Entry



③ E Fir St and 11th Ave - Recessed Corner



⑥ E Yesler Way and 12th Ave - Current Development

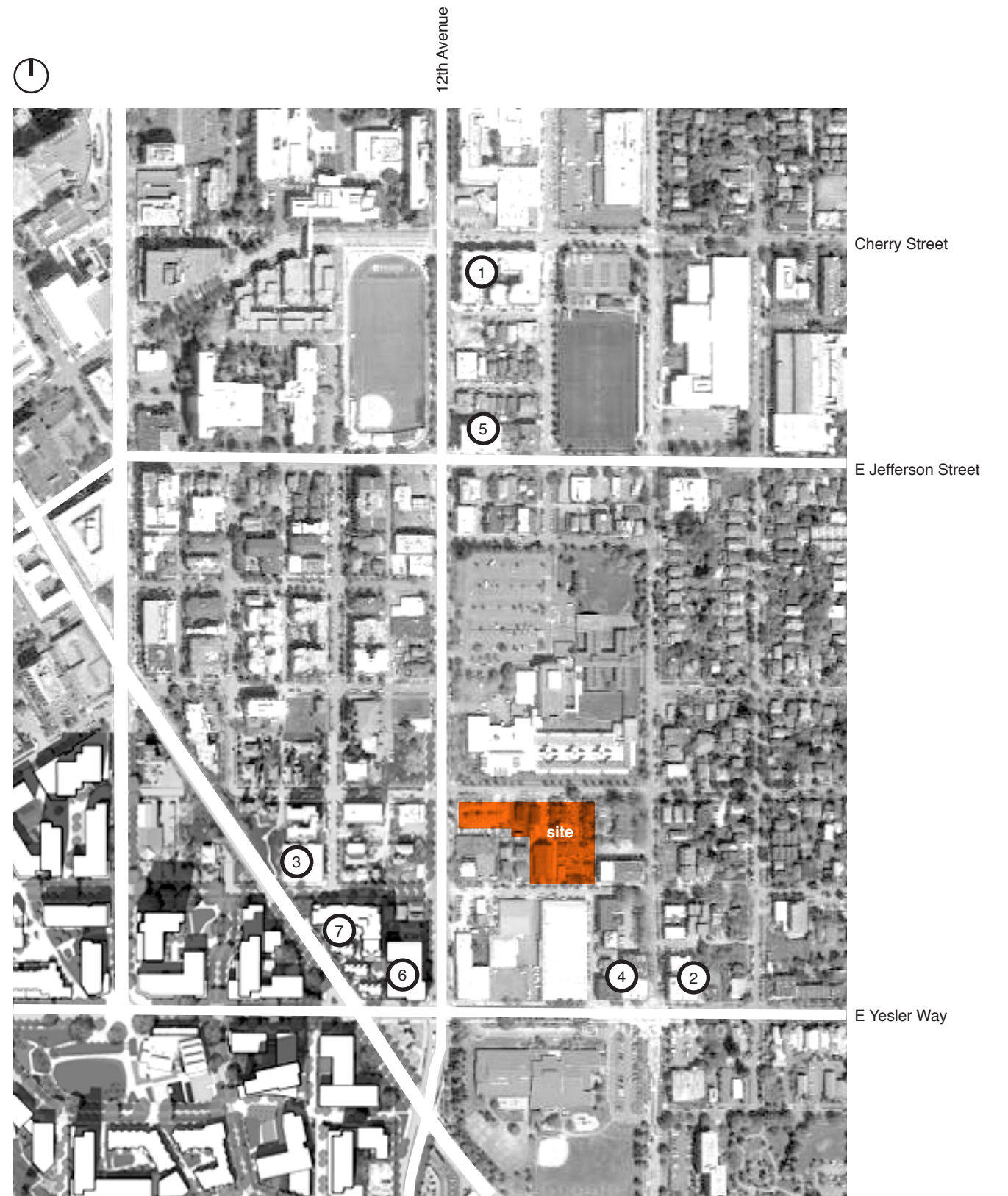




5 E Jefferson St and 12th Ave - Contemporary Materials



7 E Fir St. and Boren Ave - Contemporary Materials





# COURTYARDS

The design team has been exploring the use of courtyards as a primary organizing device for the project. These two pages are representative of exterior spaces that are of a similar scale and sentiment to that proposed by this project. The scheme seeks to include roughly 10,000 square feet (0.23 acres) of contiguous open space at the heart of the project. This is on a scale similar to the two local park examples illustrated on this page: Summit Slope Park (0.21 acres) and Seven Hills Park (0.39 acres).

Campus housing examples (below, right) are suggestive also in that they utilize a similar network of connected open spaces that draw pedestrians through the site.

The international examples shown on the adjacent page are intended to give a sense of the type of space that might be generated by the preferred scheme.



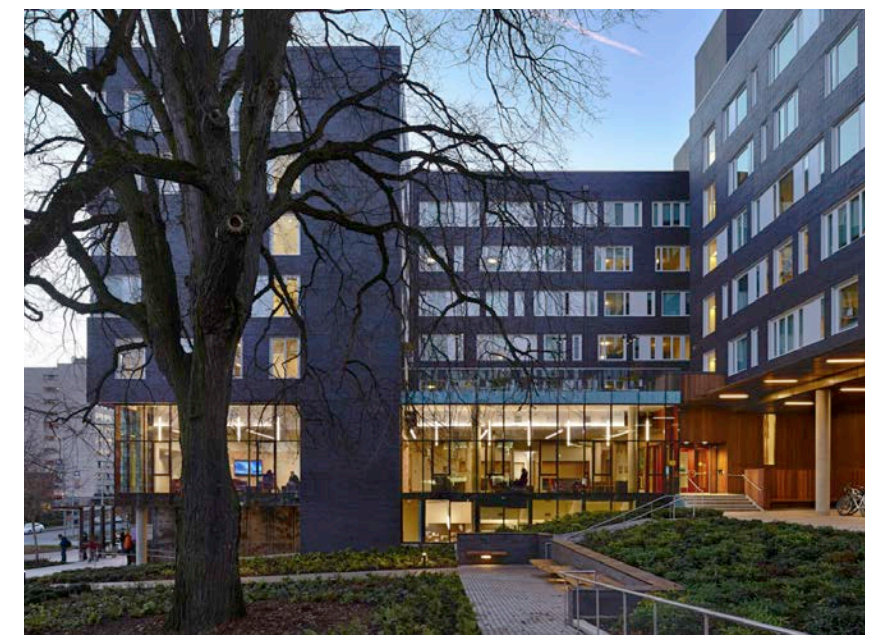
Summit Slope Park, Seattle



Seven Hills Park, Seattle



Old Campus, Yale University



University of Washington Housing, Seattle





Housing in Copenhagen



Piazza Farnese, Rome



Housing in Copenhagen



Place des Voges, Paris



# PANORAMA



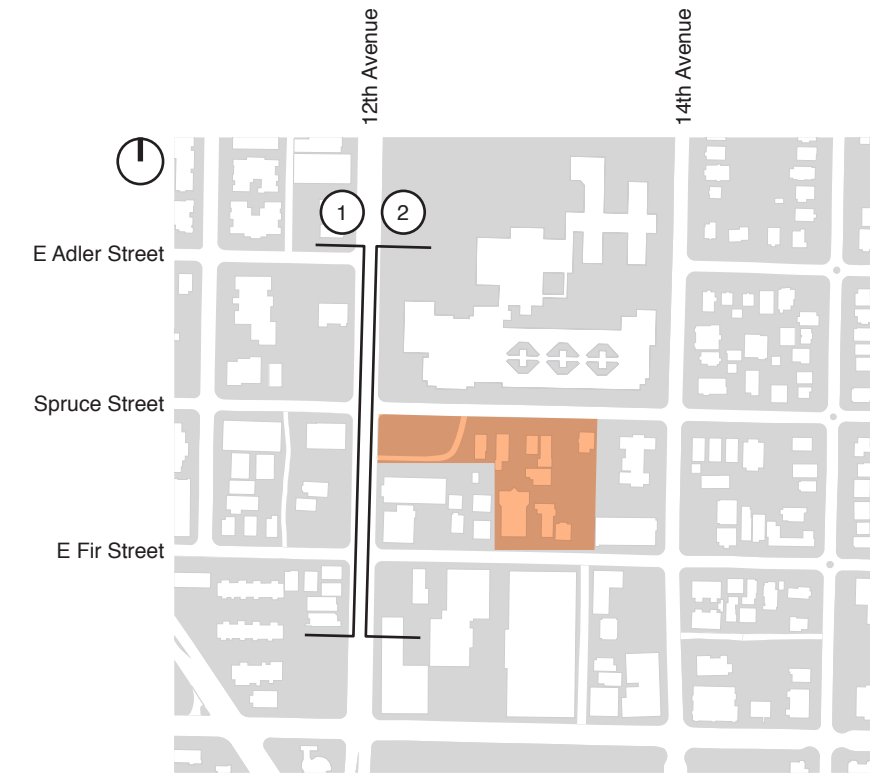
12th Avenue  
East Elevation



12th Avenue  
West Elevation

Project Site







# PANORAMA



1

14th Avenue  
East Elevation



2

14th Avenue  
West Elevation







# PANORAMA



Project Site



1  
E Fir Street  
North Elevation

2  
E Fir Street  
South Elevation







# PANORAMA



1

E Spruce St  
North Elevation



2

E Spruce St  
South Elevation

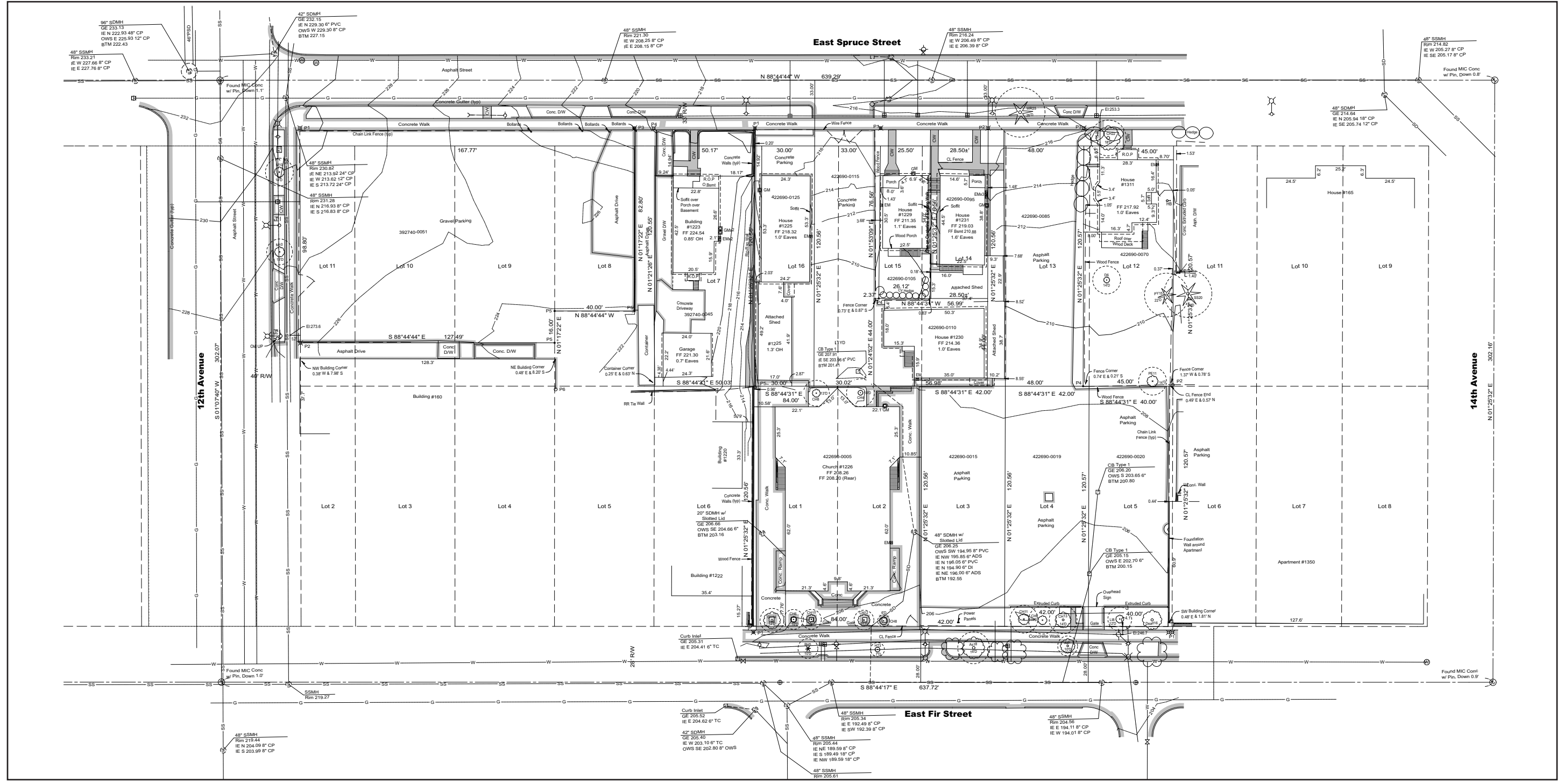
Project Site







# SITE SURVEY





# SITE CONDITIONS & CONSTRAINTS





# EXISTING SITE CONDITIONS

Our site is located on the southeast corner of 12th avenue and E Spruce Street. The site is currently used as an open parking lot. The site dimensions are approximately 168 ft. east - west and 99 ft. north - south.

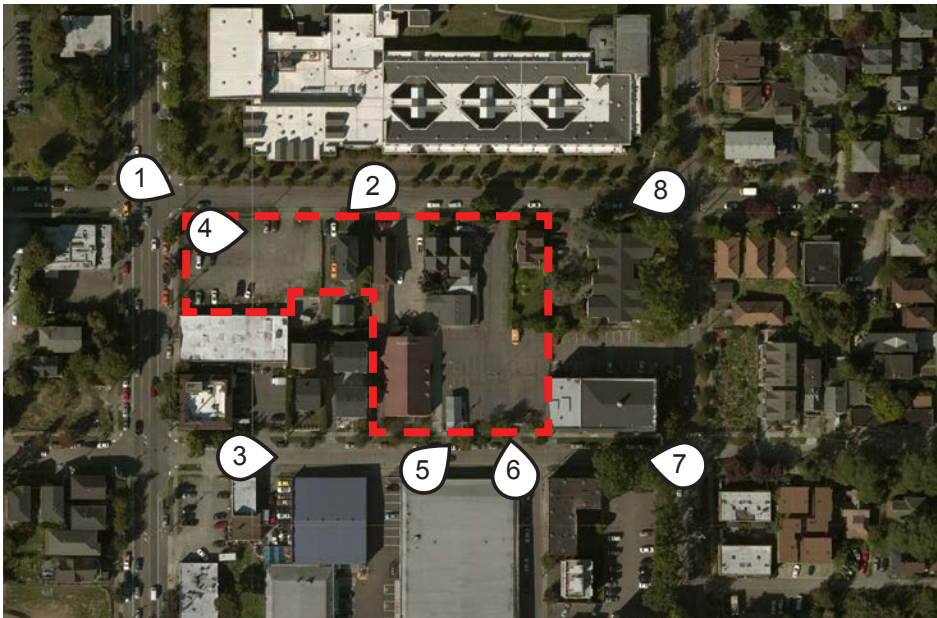
..... Approximate Site Location



1 View of the site looking southeast on the corner of 12th ave. and E Spruce street



2 View of the site looking southwest on E Spruce street

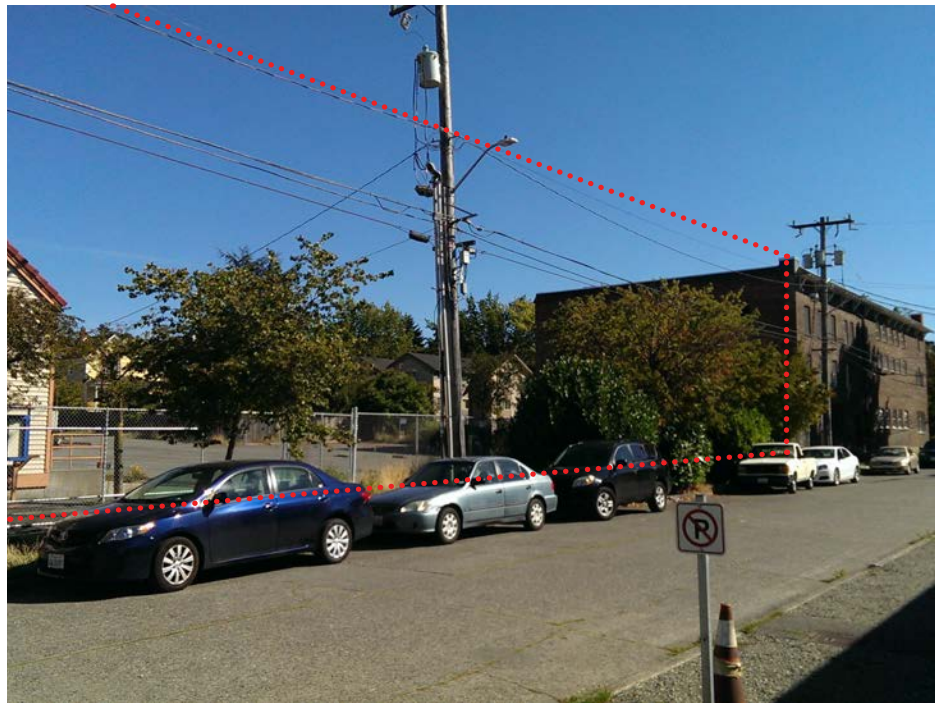


3 View of the site looking east on E Fir St.



4 View from the northwest corner of the site looking east





5 View of the site looking east



6 View of the site looking northwest



7 View of the site west on E Fir St.



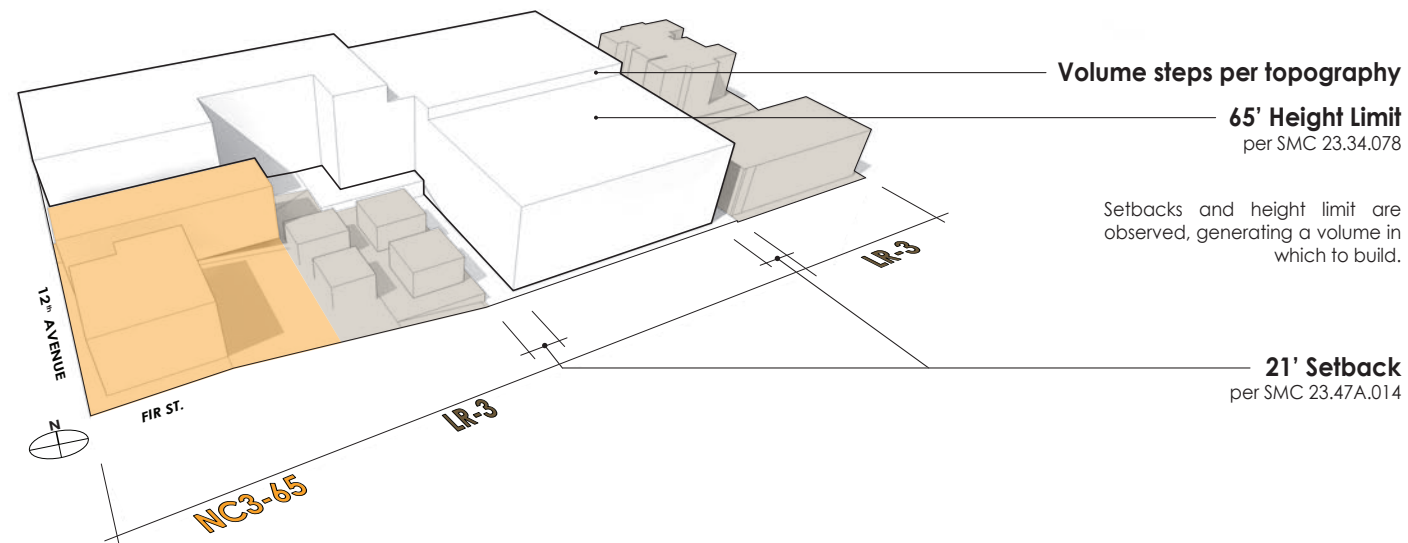
8 View of the site looking west on E Spruce St.



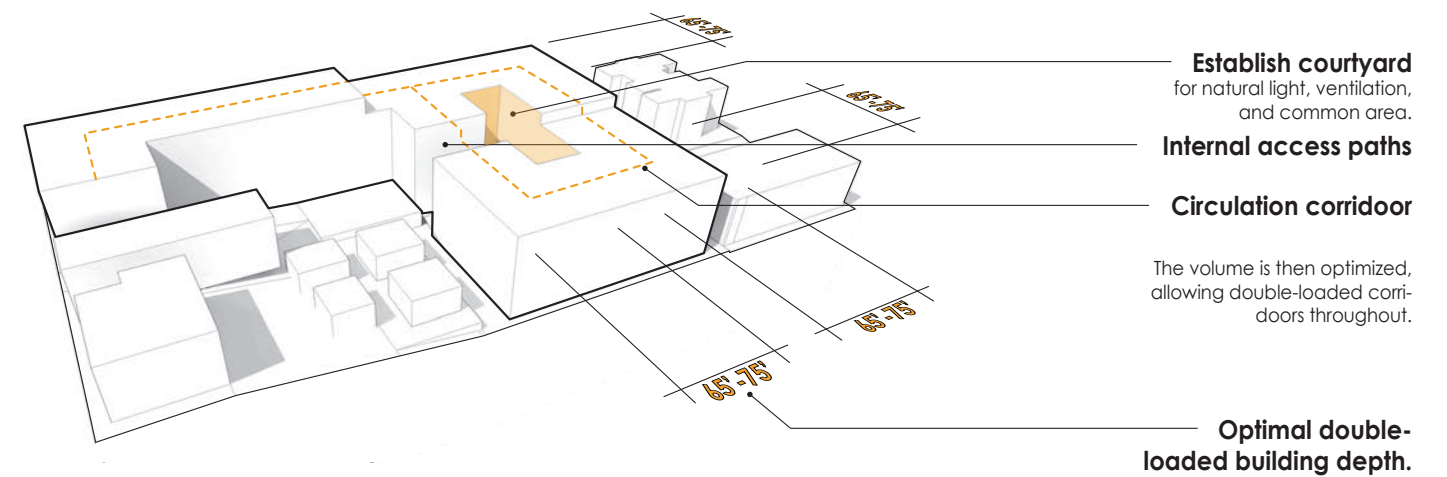
# DESIGN EVOLUTION

The diagrams below illustrate the impact of the team's site analysis on the development of the preferred scheme.

## SITE CONDITIONS

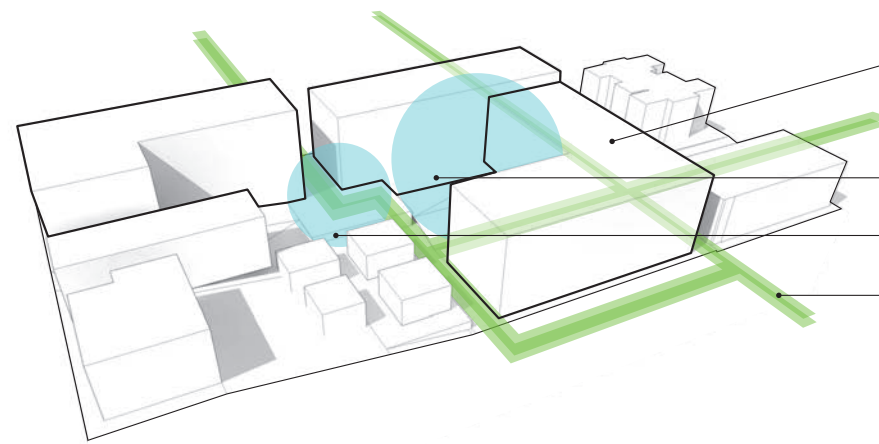


## BUILDING FUNCTION





## SITE CIRCULATION



### Mass reduction and modulation.

Three architectural firms collectively develop three related structures.

### Garden Courtyard

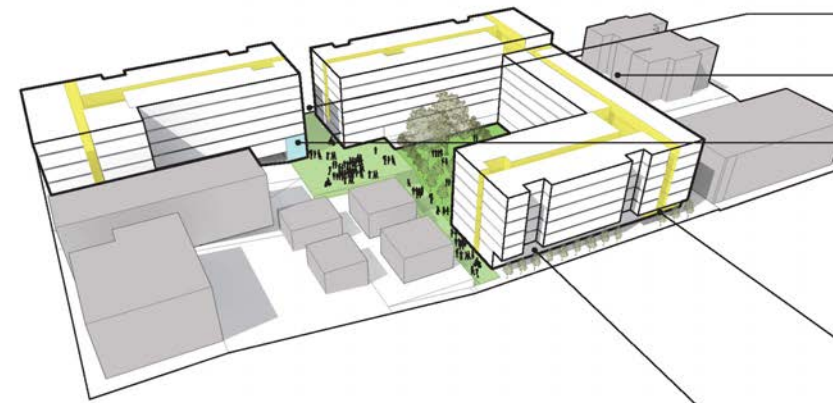
### Music Plaza

### Re-establishment of 13th Avenue as a pedestrian street.

The volume is then divided into three.

In addition, it is carved away to allow the historic 13th Avenue to act as a pedestrian street. The volume is further reduced to generate two plazas.

## CULTURAL SIGNIFICANCE



**Retail** with an inviting street presence along Spruce Street.

**Parking access** off Spruce Street

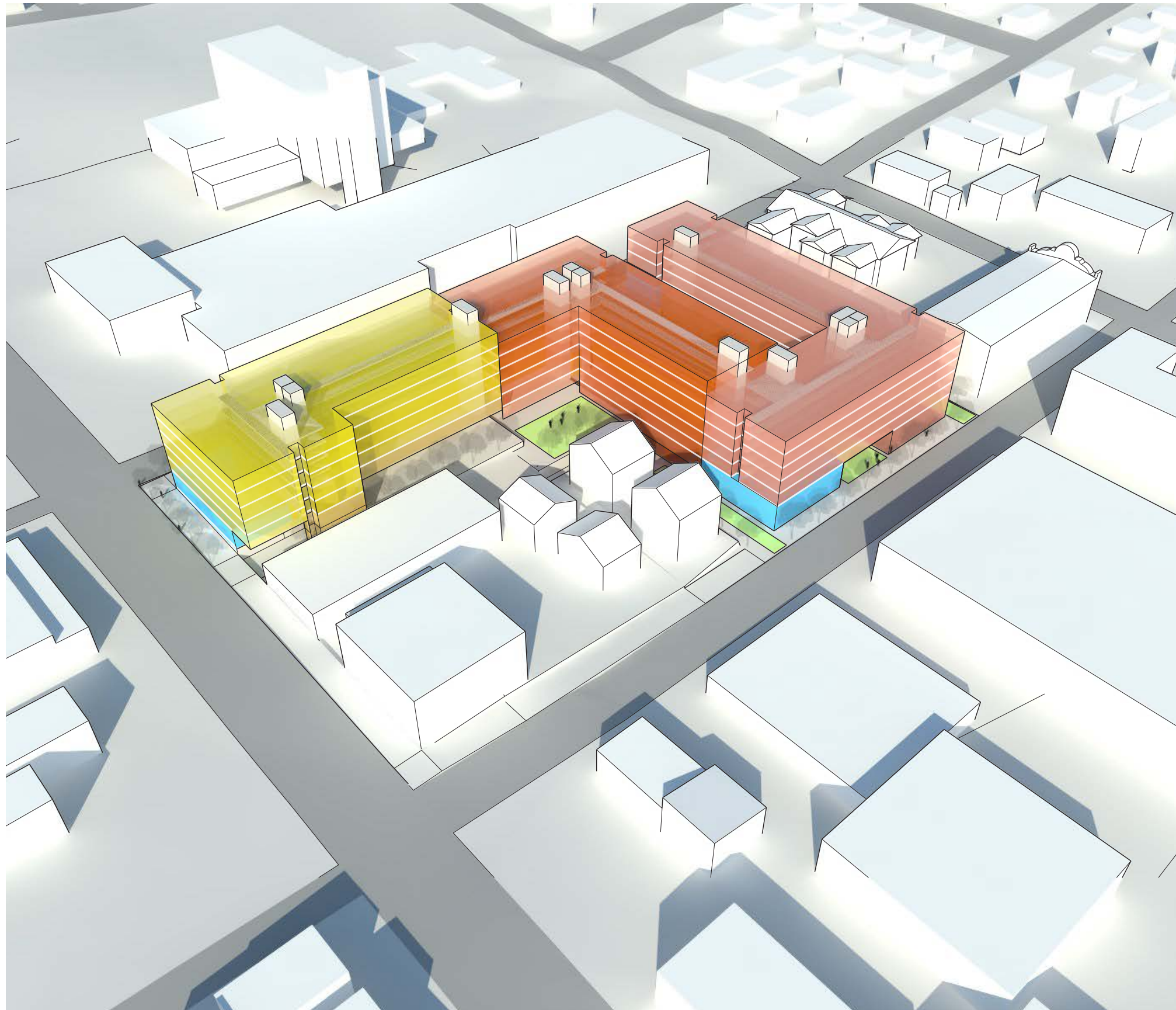
**Interpretive Center** with a strong relationship to the public plaza.

The project becomes integrated with the culture and history of the neighborhood via the re-establishment of 13th Avenue, as well as a focus on the musical significance of the area.

**Lobbies** with an inviting street presence.

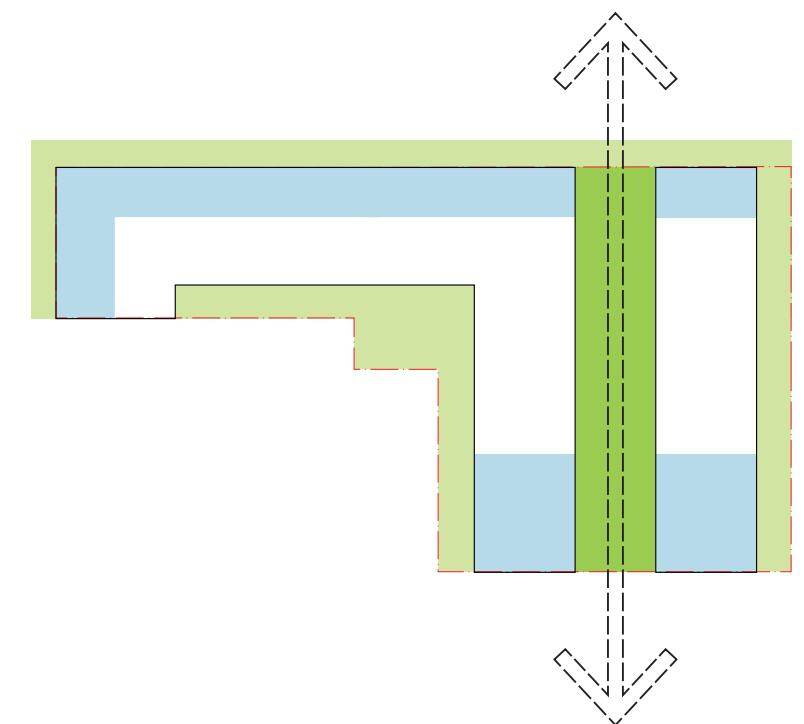
**Townhomes** offer street activation





# ALTERNATIVE 1

The first massing alternative utilizes a linear connection between E. Fir St. and E. Spruce St. as the primary open space. The connection is about 45' in width and runs the full 240' of the block. As a result, the adjacent buildings are pushed to the limits of the setbacks to both the east and west, where neighboring structures are most impacted. Parking access is located at the northeast corner of the site to reduce vehicular traffic on the more pedestrian E Fir St. The primary open space is organized such that its' most public areas are located adjacent to the street and activated by adjacent retail and lobbies. The center of the open space connection is shared with private terraces that serve ground level units. Solar access is somewhat improved by the north-south connection, but the massing prevents light and air from penetrating successfully in to the center of the project.







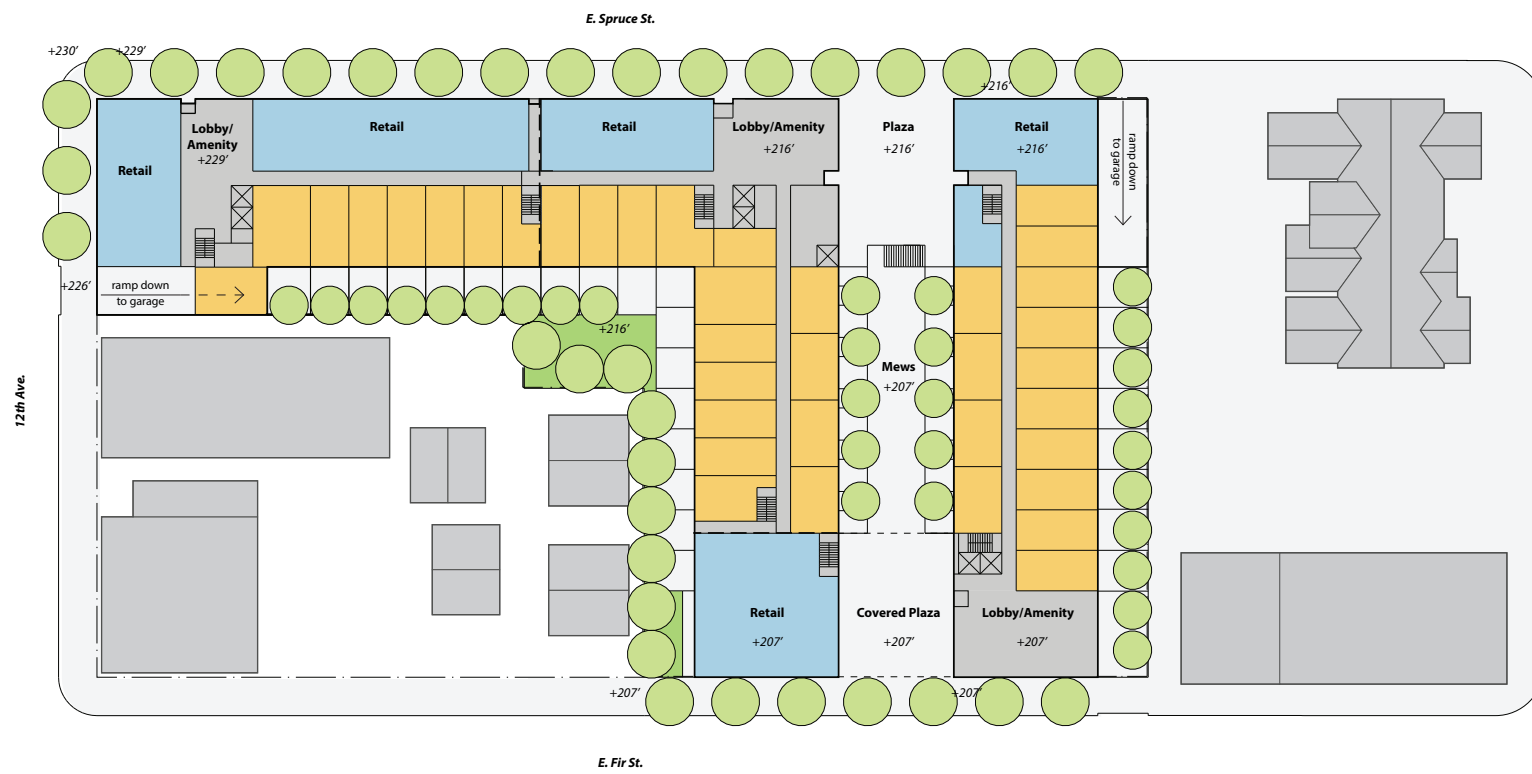
View to west along E. Spruce St.



View to east along E. Spruce St.



View to west along E. Fir St.

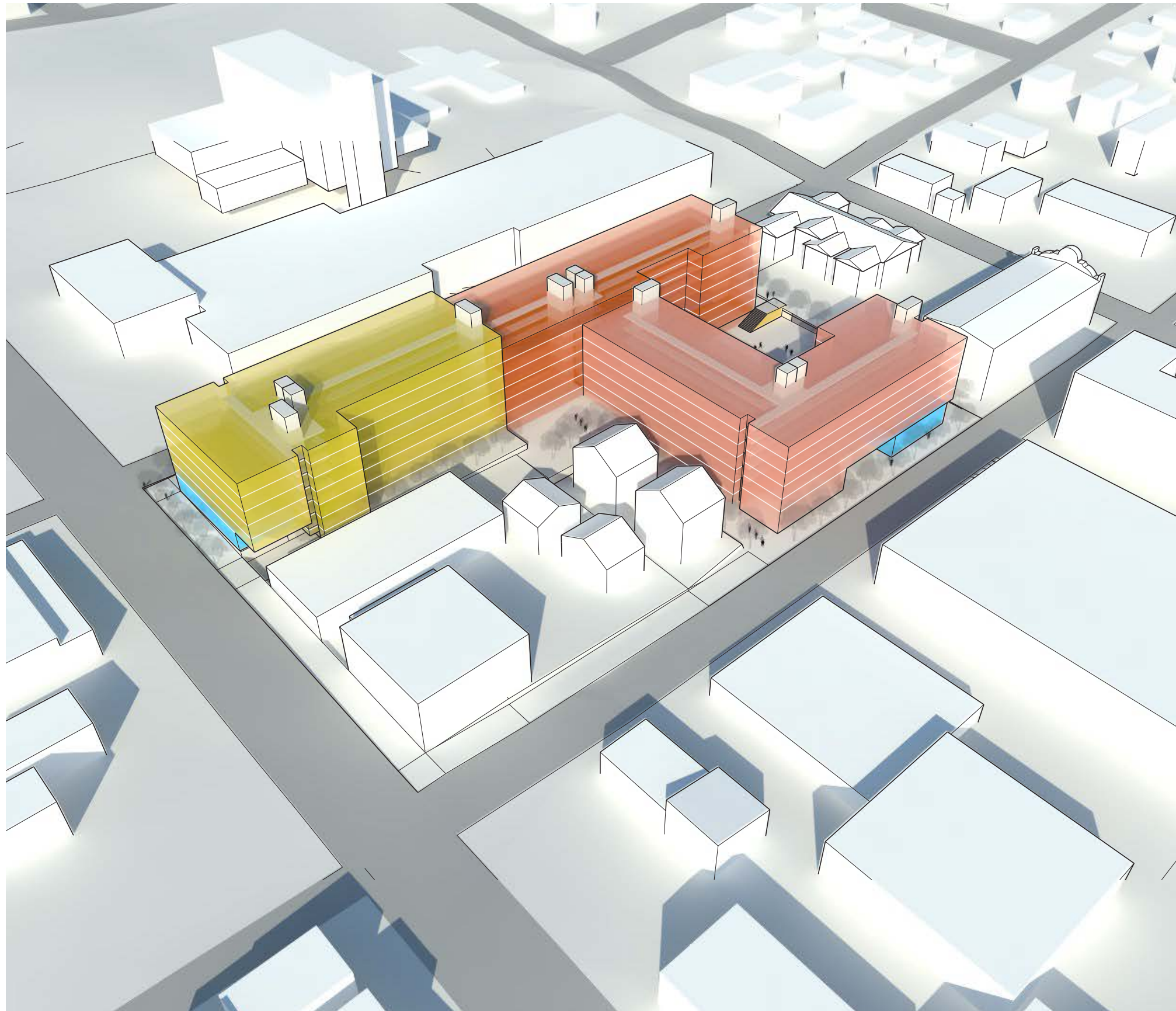


Street Level Plan



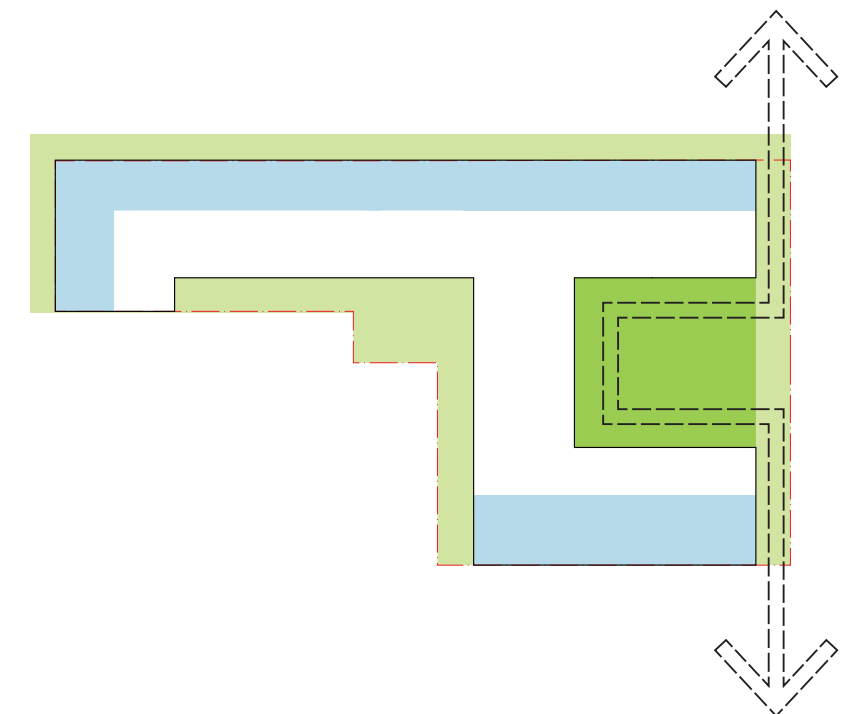
Typical Level Plan



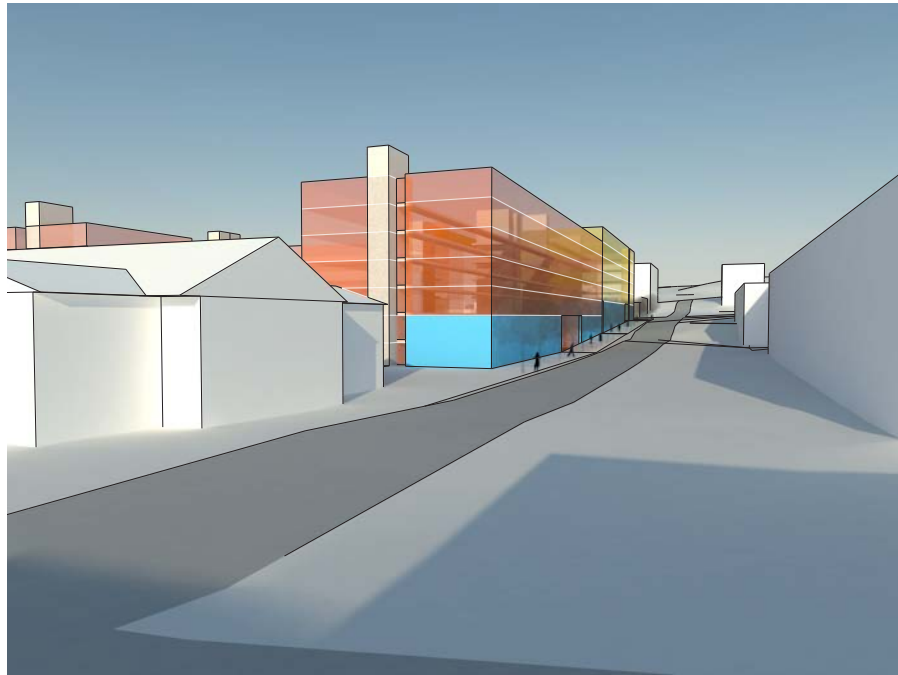


## ALTERNATIVE 2

The second massing alternative positions a large courtyard that opens to the east of the project site. A through block connection is proposed in this alternative but is limited to the width of the required setback and is disconnected from the project at the northeast corner by the entry in to the below grade parking garage. This results in a courtyard that, although connects well with some adjacent open spaces from the properties to the east, is more internally focussed and separated from street life and adjacent retail spaces. Solar access in to the primary open space is also limited in the afternoon hours when it is most likely to be utilized by tenants and the surrounding community.



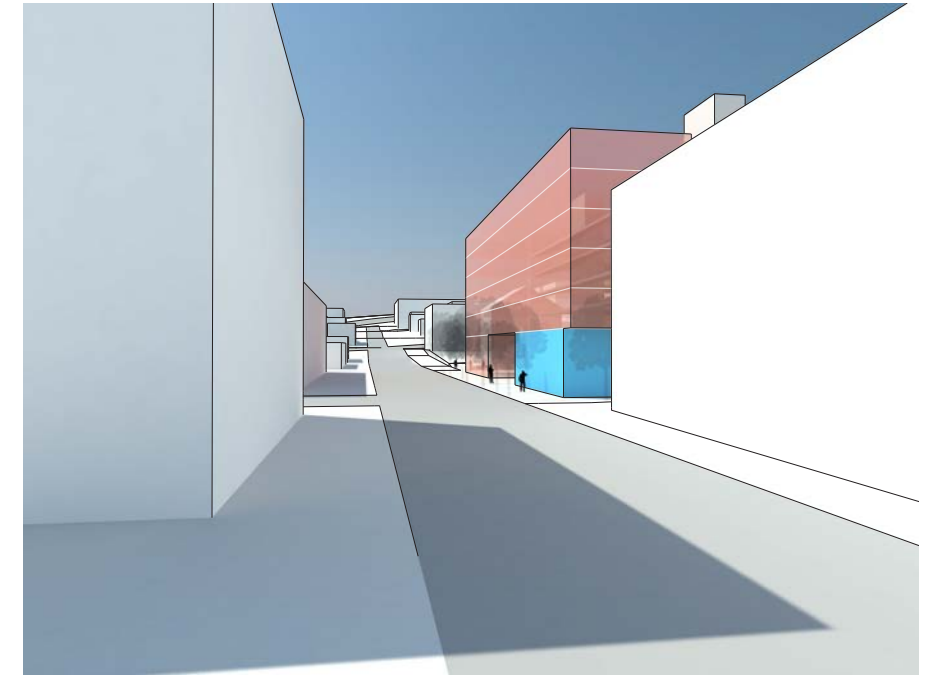




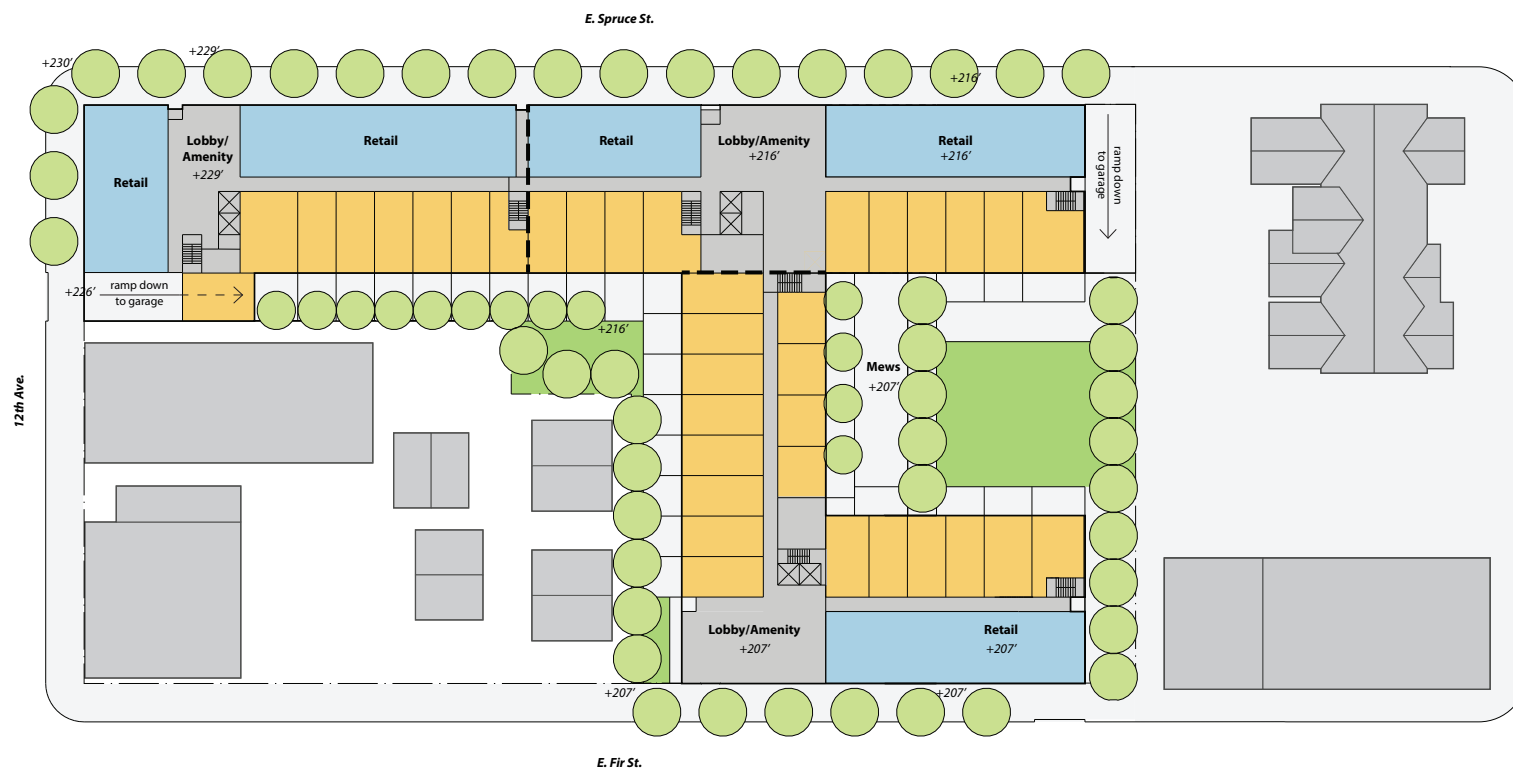
View to west along E. Spruce St.



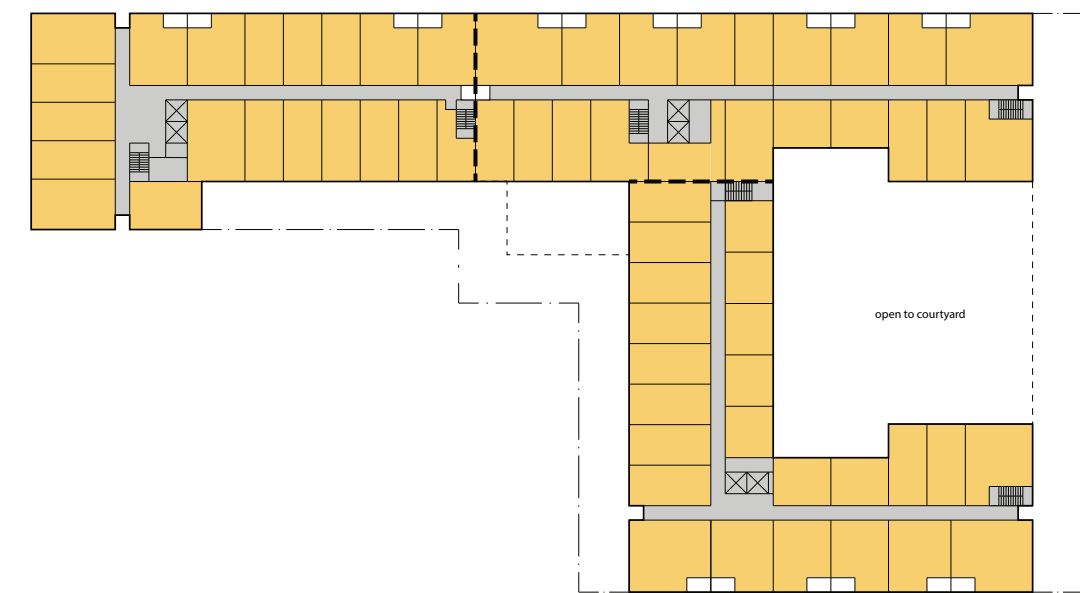
View to east along E. Spruce St.



View to west along E. Fir St.

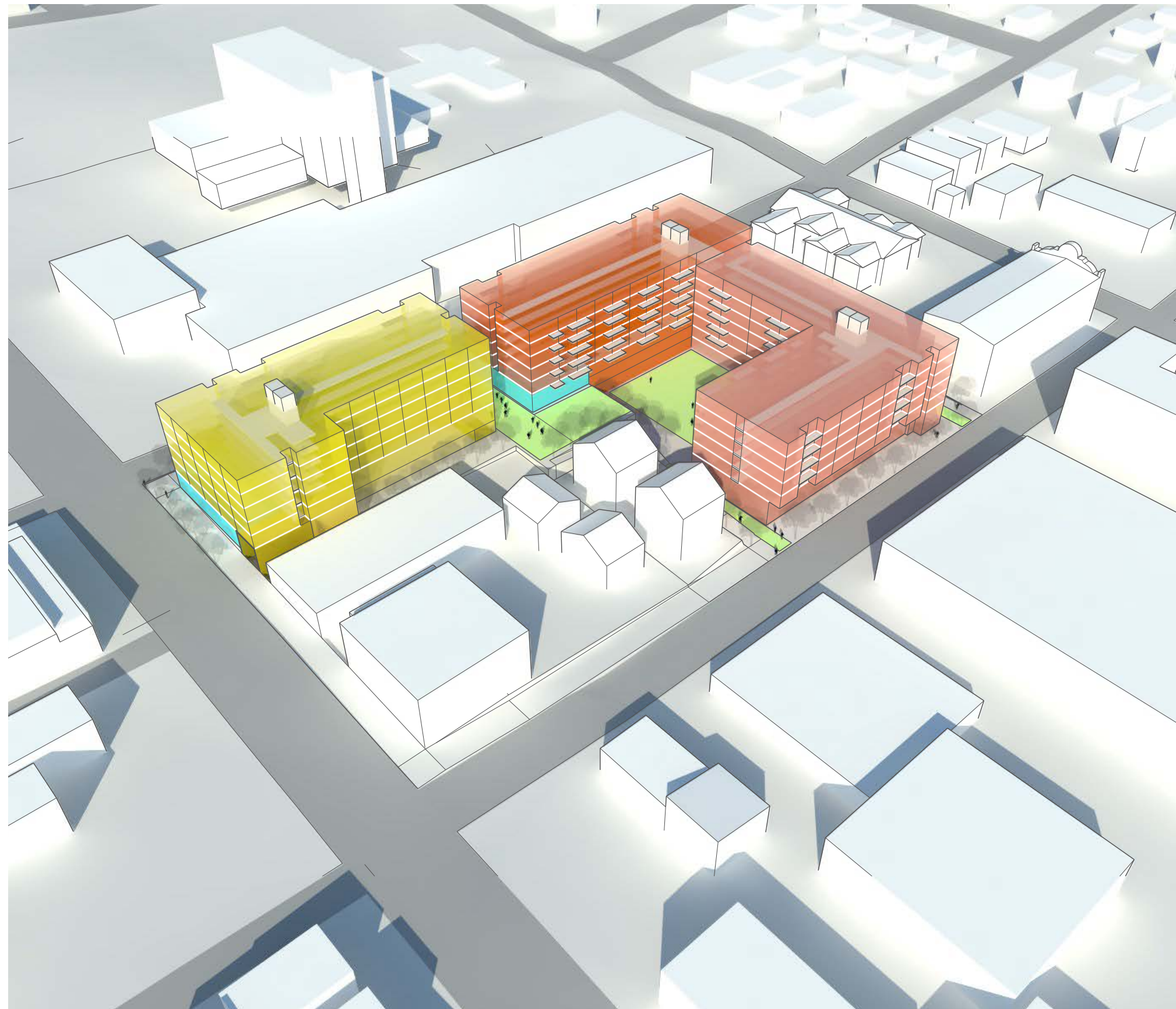


Street Level Plan



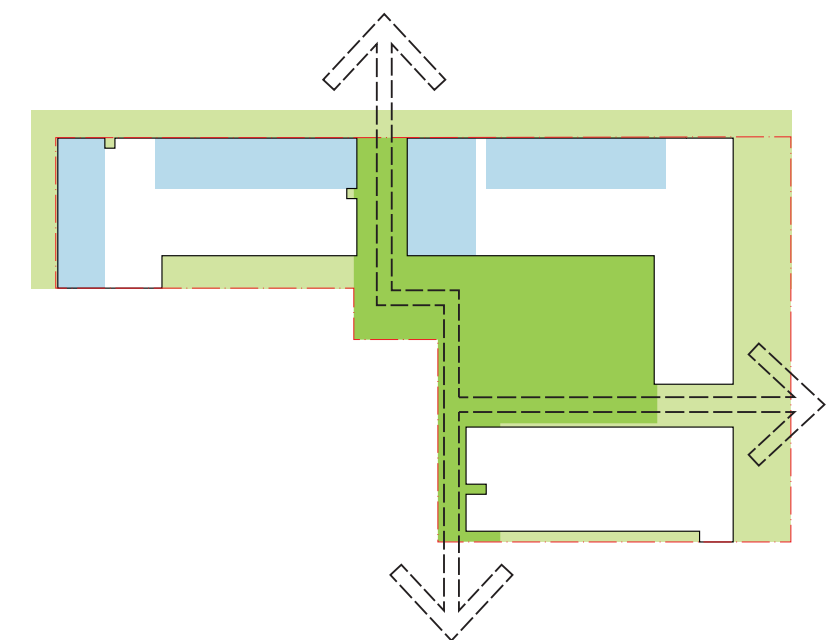
Typical Level Plan





### ALTERNATIVE 3

The third alternative develops the idea of a large, well-connected open space at the center of the site. A through-block connection is proposed from E Fir St. to E Spruce St. Central courtyard spaces are activated by adjacent retail that pulls in activity from E Spruce St. via a 30' wide pedestrian street. The scheme has been developed with input gathered from several meetings with community groups. This has resulted in parking access located off of the more heavily trafficked E Spruce St. and a more generous setback at the east side of the site which establishes a legitimate pass through and open space with the potential of shared access from Washington Hall. An at grade connection is also proposed between the central courtyard and the open space on the east side of the site.







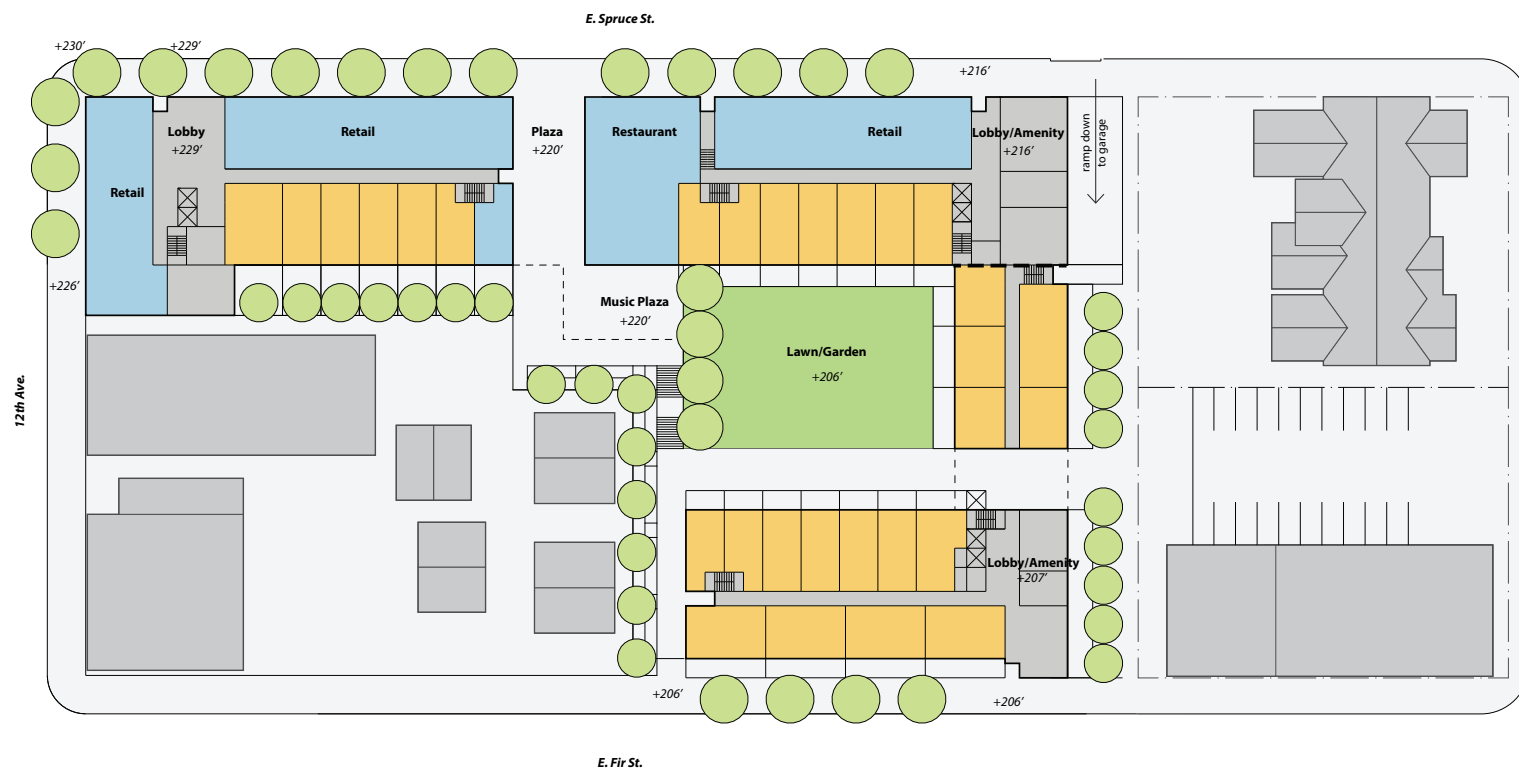
View to west along E. Spruce St.



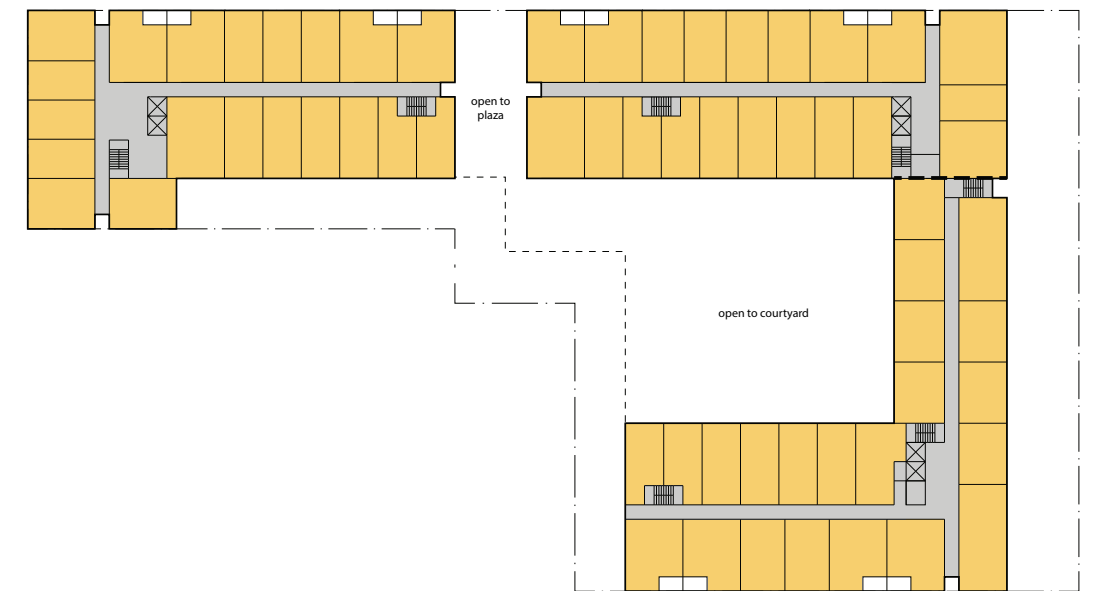
View to east along E. Spruce St.



View to west along E. Fir St.



Street Level Plan



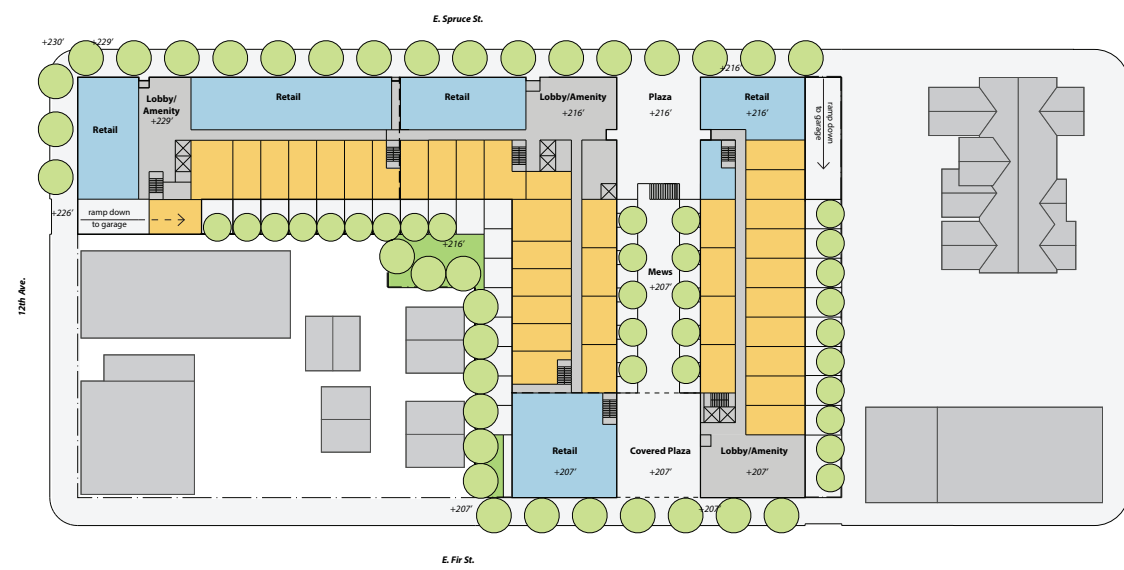
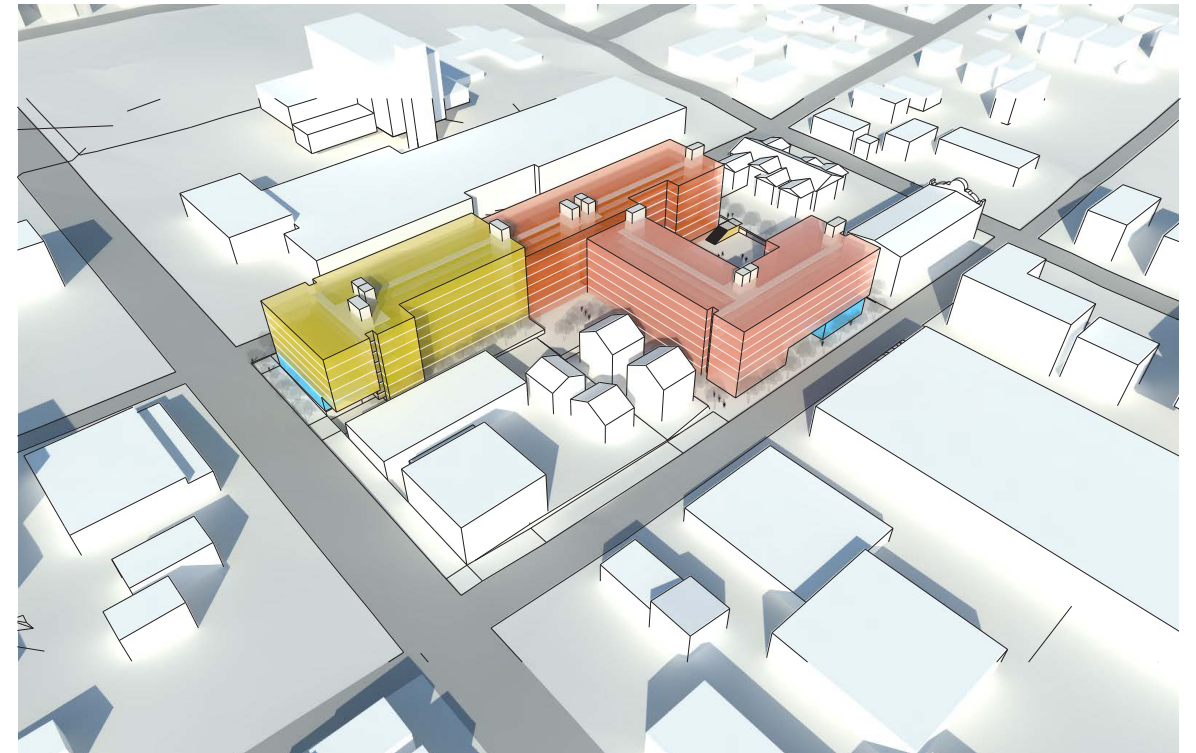
Typical Level Plan



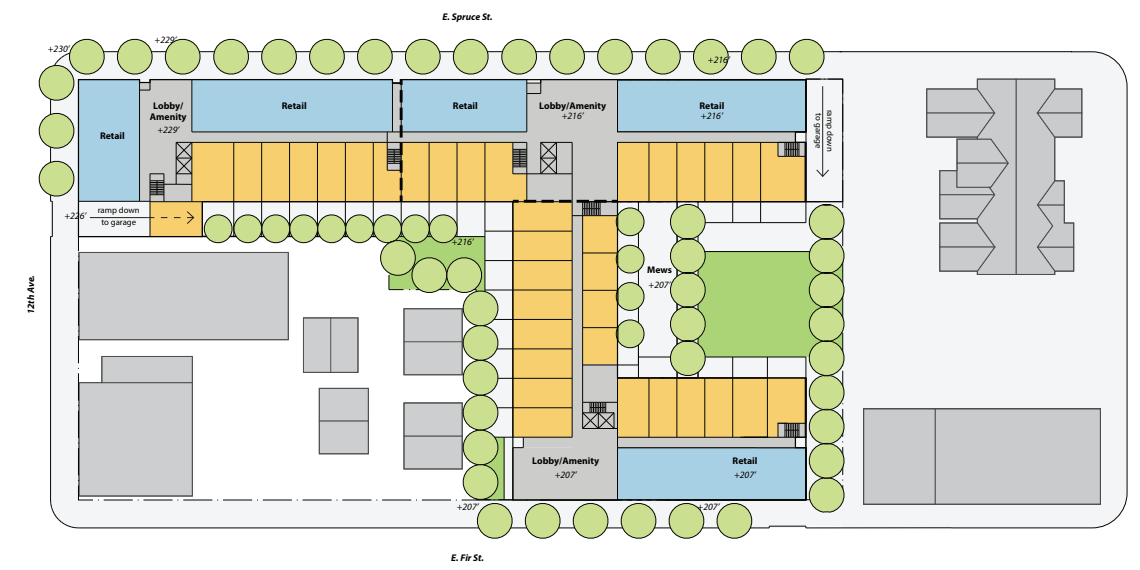
# ALTERNATIVE 1



# ALTERNATIVE 2



Street Level Plan



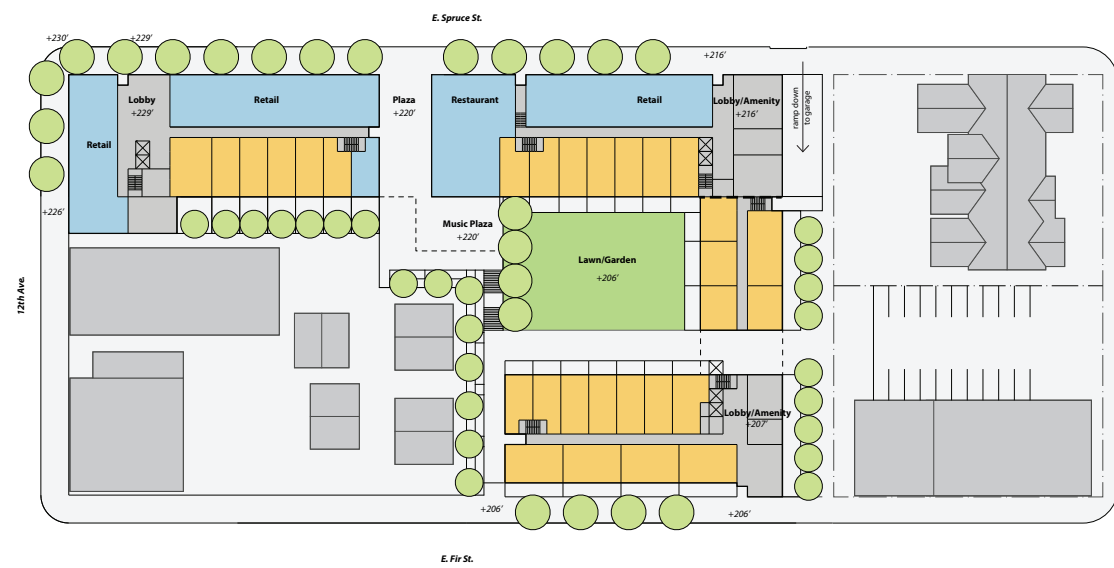
Street Level Plan



# ALTERNATIVE 3



Conceptual View of Central Courtyard Space



Street Level Plan



Conceptual View of Streetscape on E Spruce St.



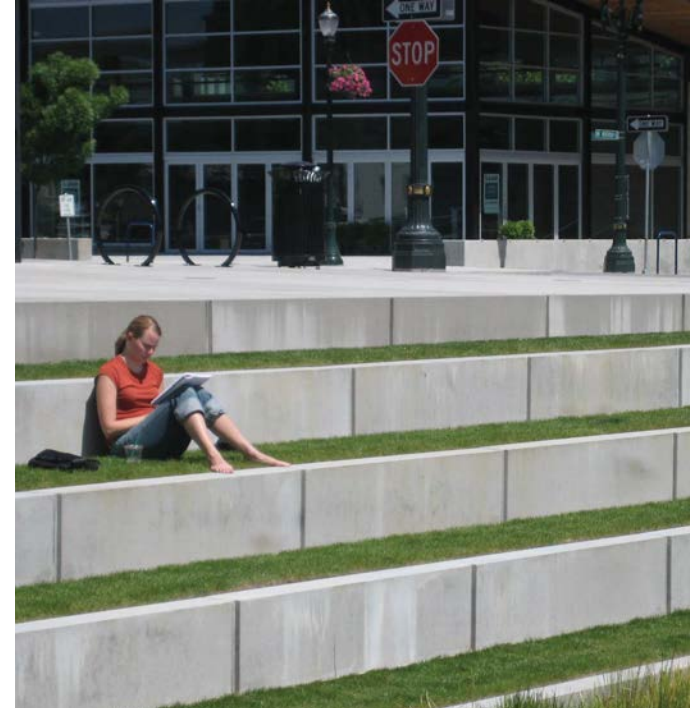
# LANDSCAPE PLAN



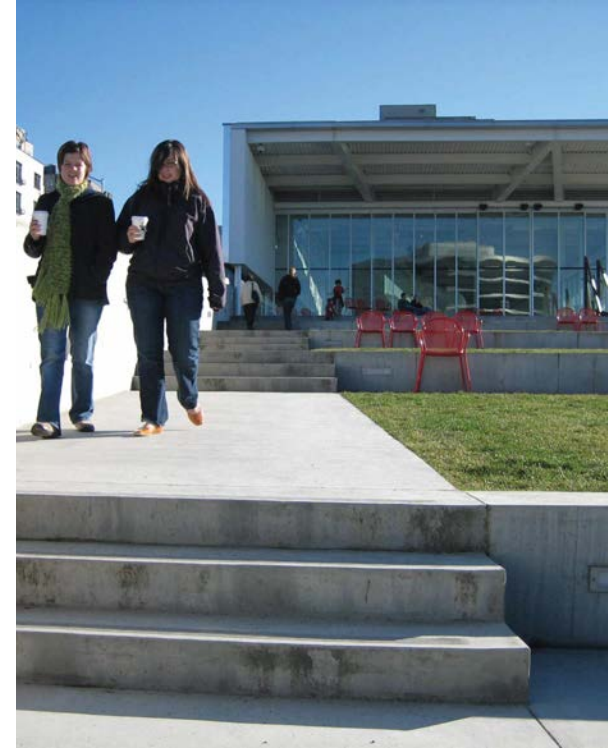




Naturalistic Shaping of Landform as a way of navigating a change in elevation across a site.



Terracing provides moments of pause and privacy and can also provide auditorium-style seating opportunities.



Campus-style open spaces serve as an example in terms of scale and potential forms of occupation.



Circulation through the site should consider multiple forms of transportation and provide accessibility to a variety of populations



# LANDSCAPE CONCEPT



This project seeks to incorporate elements from the precedents shown here. The activation of the streetscape by cafe style seating (1) is a great example of how the project might knit together commercial space with public space. Within the interior courtyard, or perhaps along E Fir St., the design team has considered the use of raised entrances coupled with landscaping (2) to provide a green edge and a sense of privacy for the tenants while also creating a comfortable edge to public or semi-public space. Building modulation, material variety, and careful consideration of integrated landscape (3) will be used to provide a comfortable and welcoming interior courtyard. Transparency between interior and exterior (4,5) is also an important concept that will serve to connect the project to the site.







6



7



8



9



10



11



12



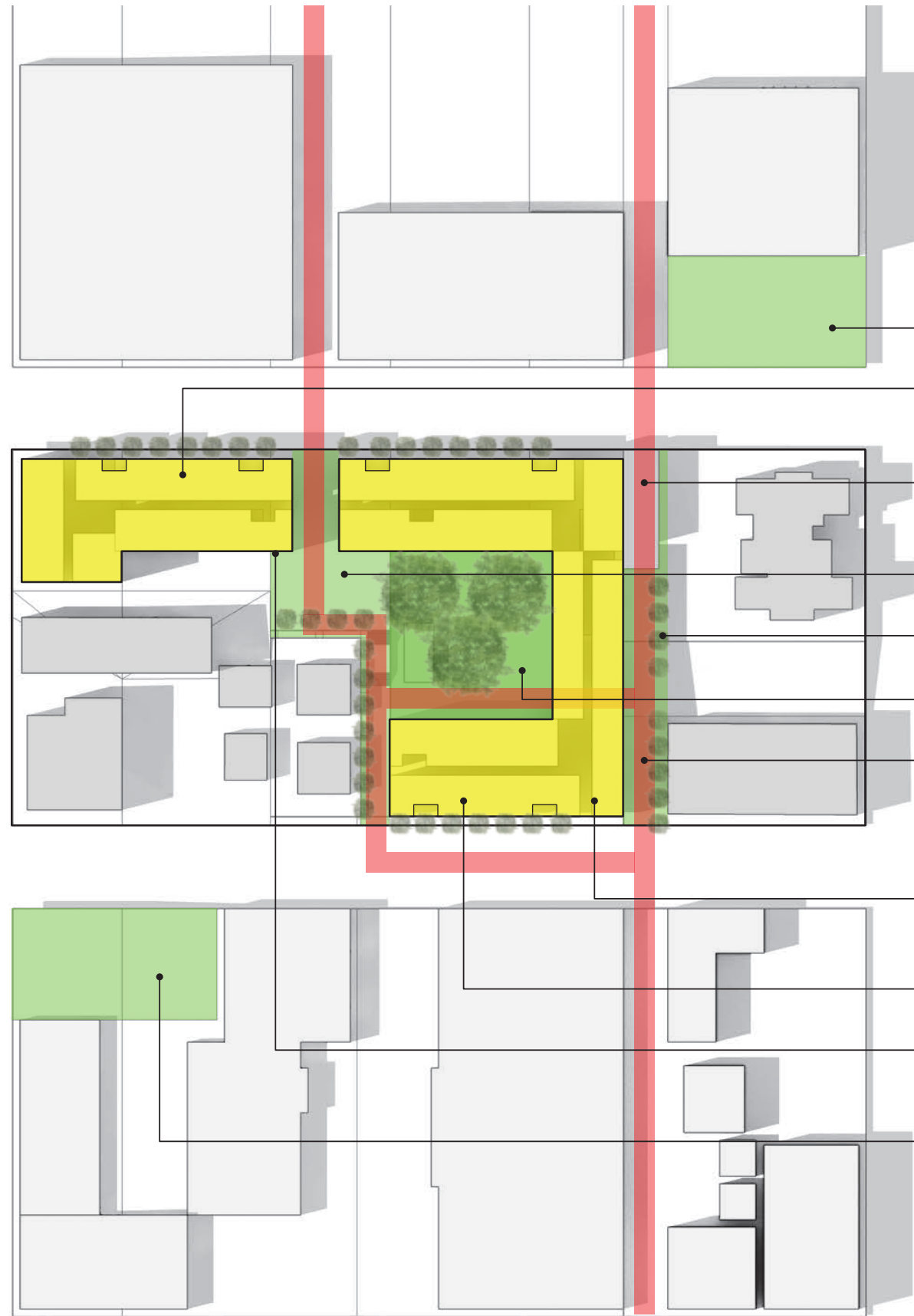
13

Outdoor play equipment may be used as an important amenity for both tenants and the surrounding community (7). The users of a successful outdoor space will have a sense of ownership provided by movable seating (8, 10). Loosely defined open space has the opportunity to service a variety of populations and be activated at various times of the day (11, 12). Natural, inviting materials combined with landscape features serve as an invitation to pause, rest, or play (13).



# SITE PLAN

As a component of the project, the design team has been engaged with the community in discussing the future of the surrounding area. In particular, the team has considered the potential for a park space at 14th Ave and E Spruce St (Park Option A) or at 12th Ave and E Fir St. (Park Option B). The diagrams on this page illustrate the locations of these two park options and how they relate to the scale of the proposed development site and to the pedestrian movement through the site.



**Park Option A**

**Retail** with an inviting street presence along Spruce Street.

**Parking access** off Spruce Street

**Music Plaza**

**Landscape Buffer**

**Garden Courtyard**

**Re-establishment of 13th Avenue as a pedestrian street.**

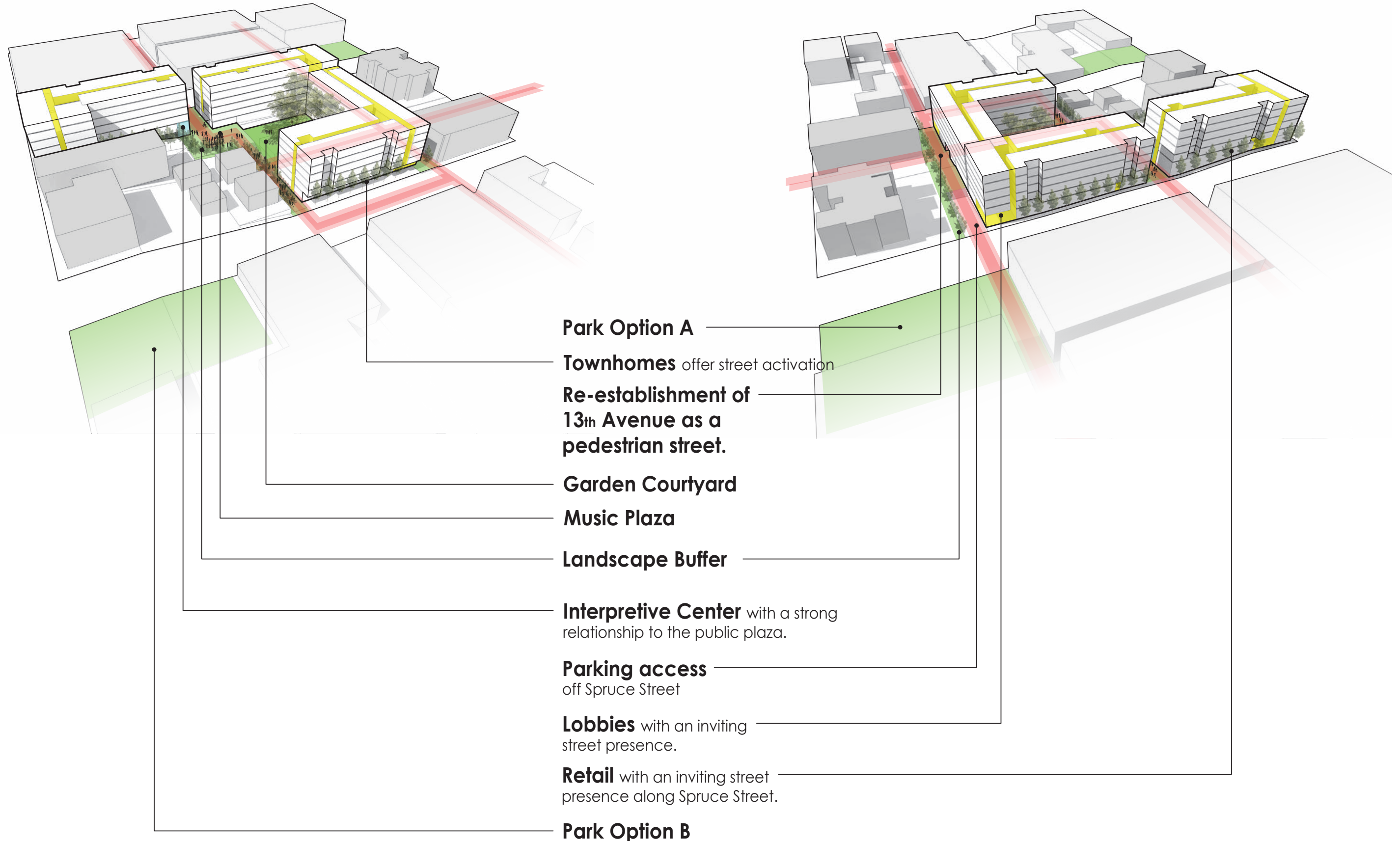
**Lobbies** with an inviting street presence.

**Townhomes** offer street activation

**Interpretive Center** with a strong relationship to the public plaza.

**Park Option B**





**Park Option A**

**Townhomes** offer street activation

**Re-establishment of 13th Avenue as a pedestrian street.**

**Garden Courtyard**

**Music Plaza**

**Landscape Buffer**

**Interpretive Center** with a strong relationship to the public plaza.

**Parking access** off Spruce Street

**Lobbies** with an inviting street presence.

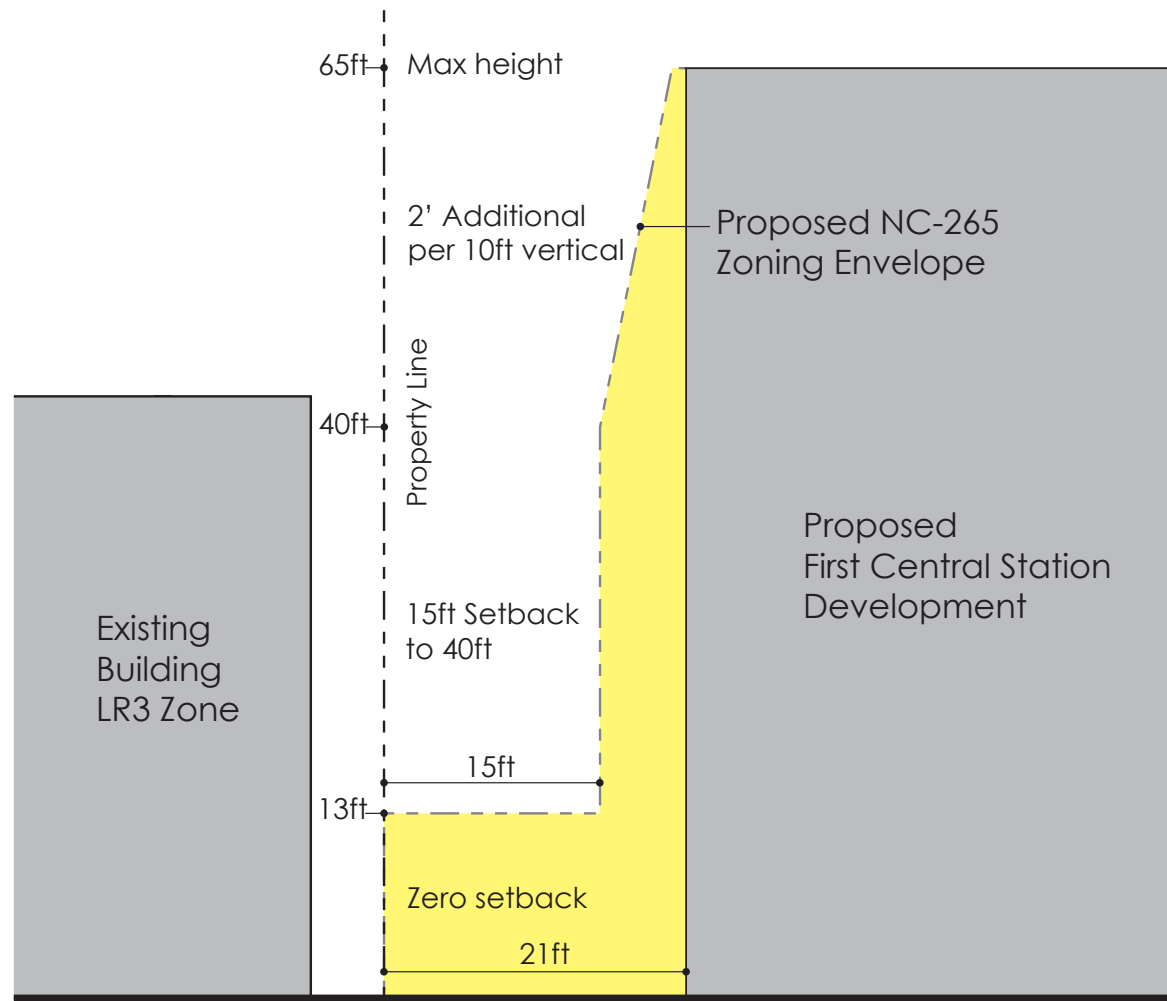
**Retail** with an inviting street presence along Spruce Street.

**Park Option B**

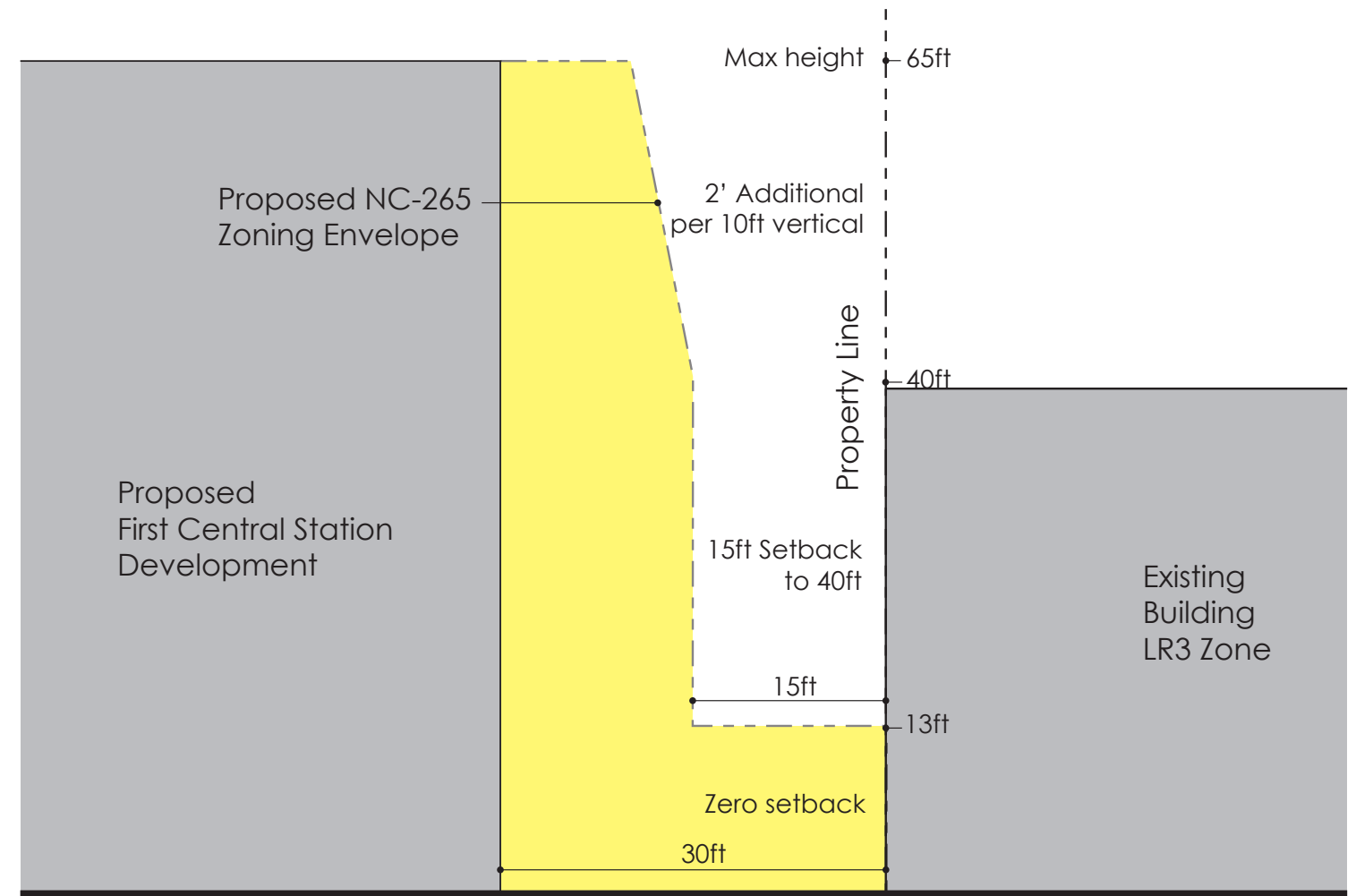


# ZONING TRANSITION

The design team has given careful consideration to the adjacent sites. The diagrams below illustrate the proposed setbacks at areas of the site where the proposed zoning abuts a less intensive zone. The proposed zoning envelope is shown in yellow and the proposed development is shown in gray.

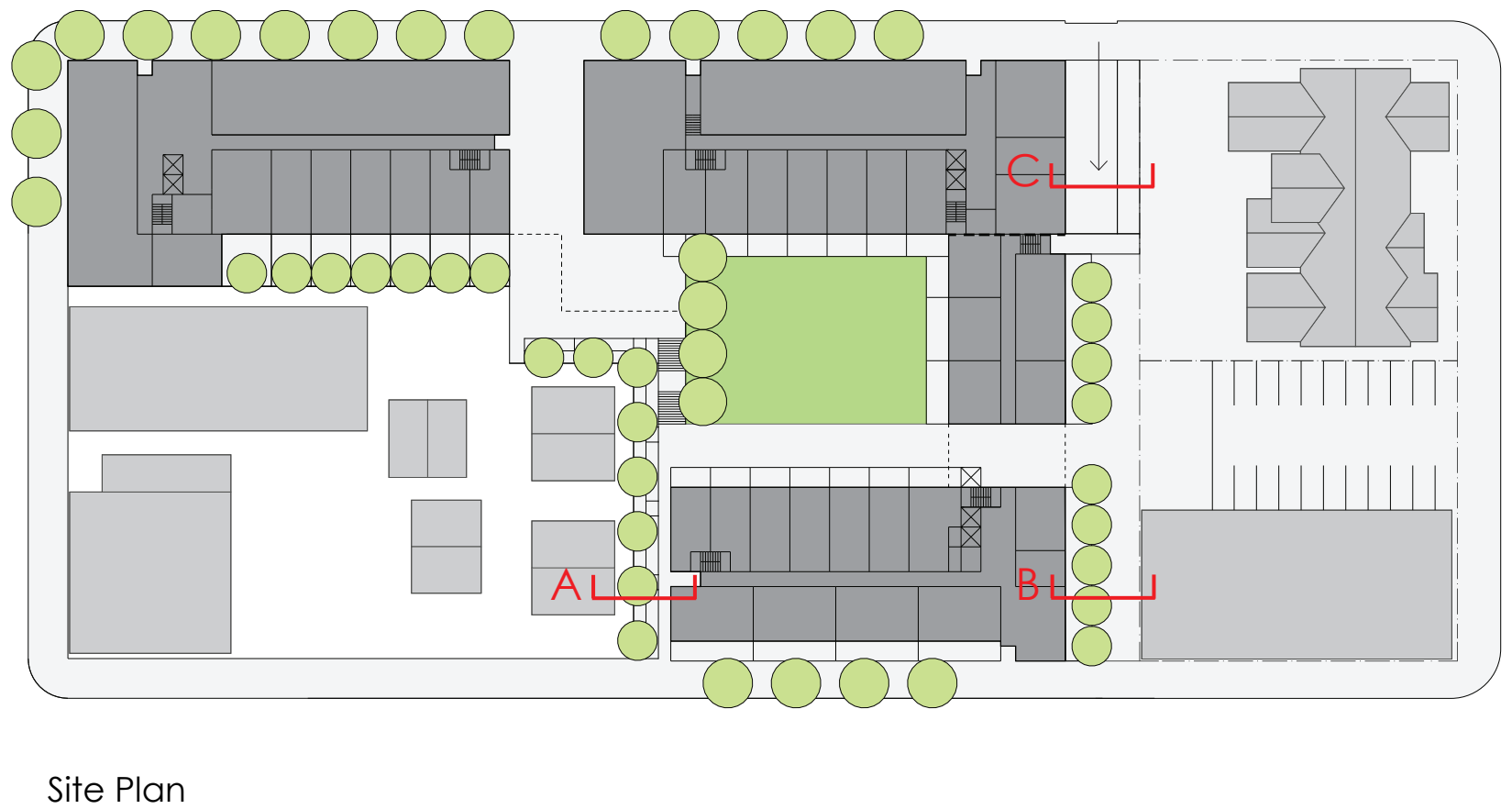
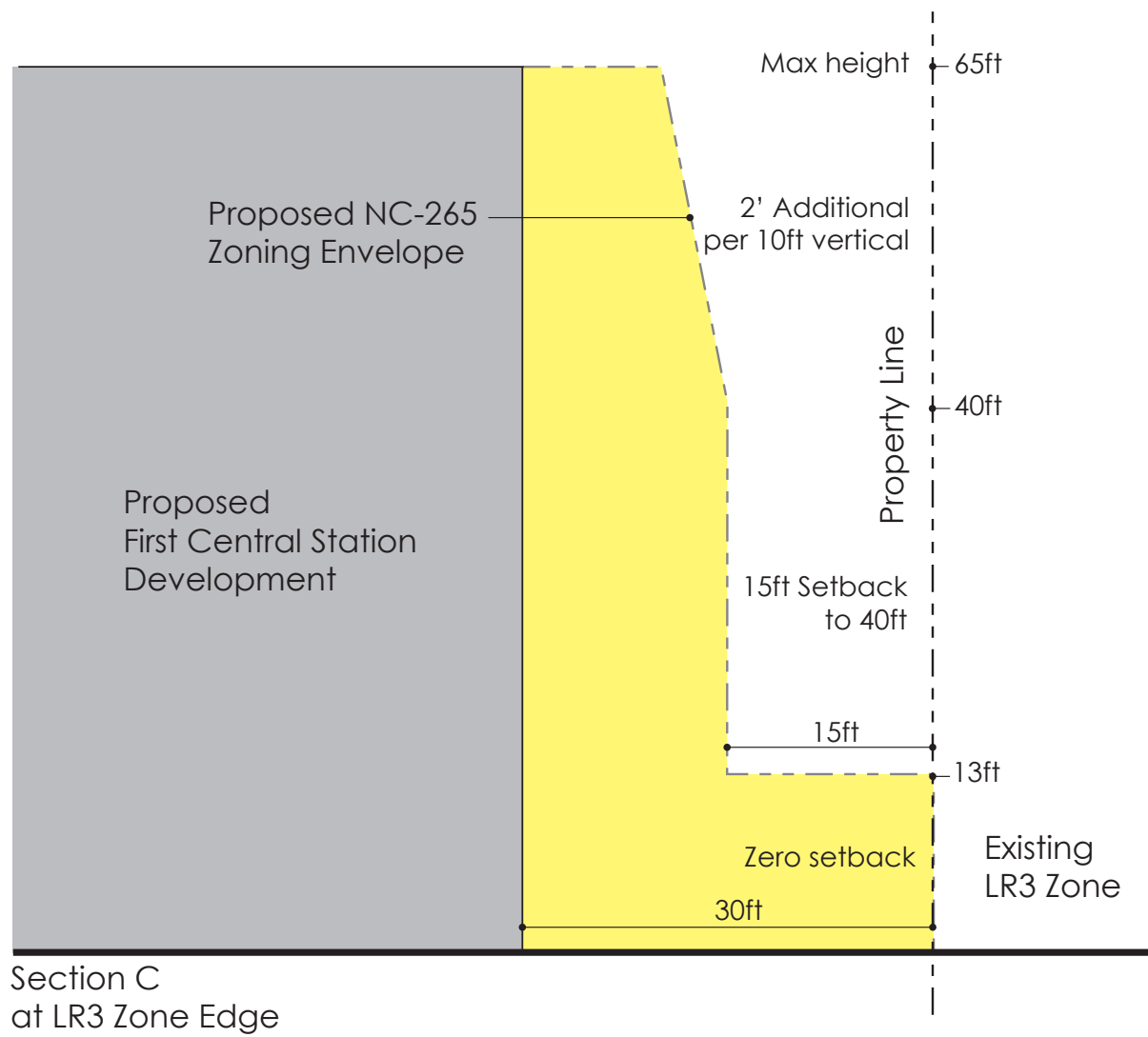


Section A  
at LR3 Zone Edge



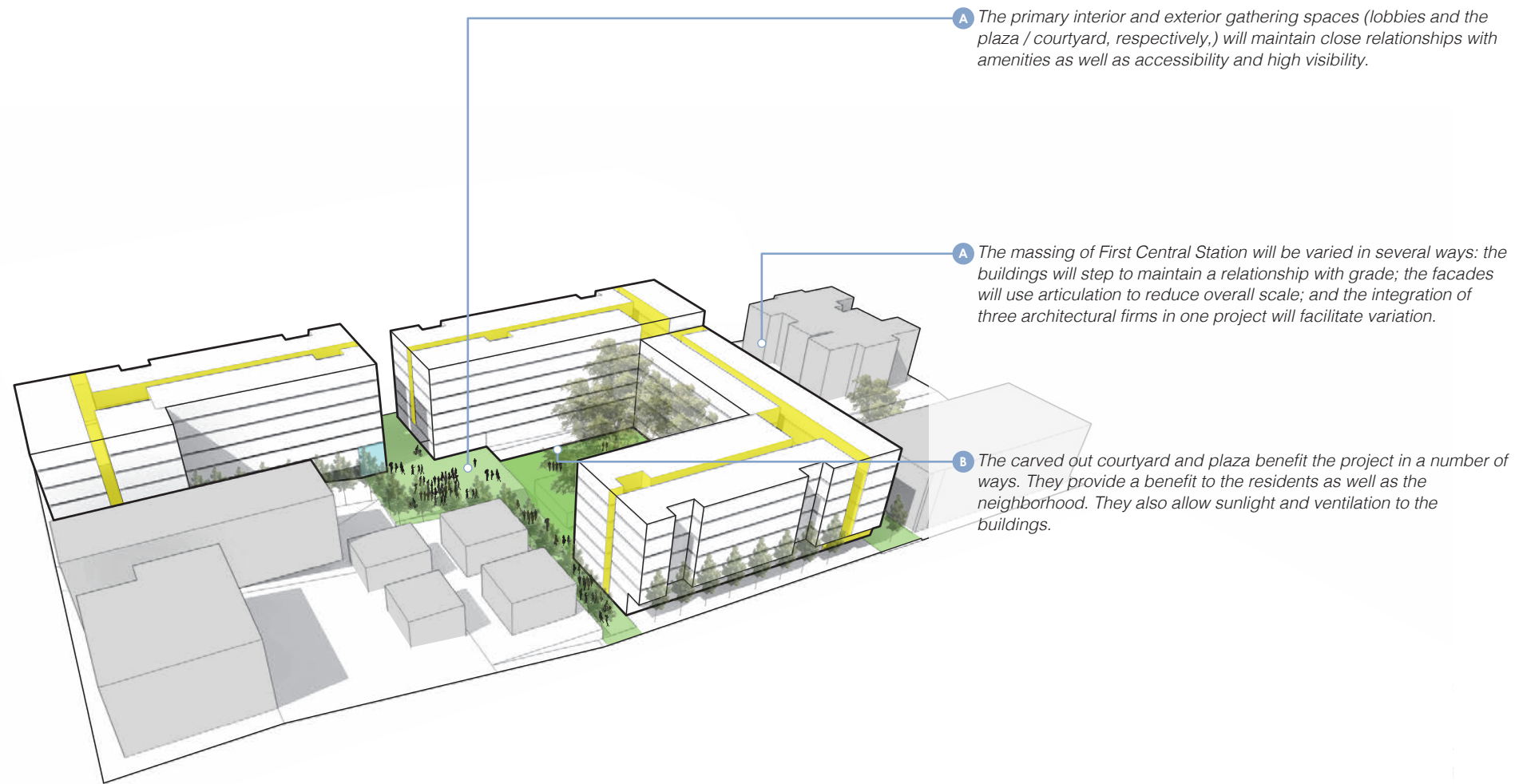
Section B  
at LR3 Zone Edge







# DESIGN CONCEPT



**DC1: Project Uses and Activities**  
Optimize the arrangement of uses and activities on site.

**A ARRANGEMENT OF INTERIOR USES**

- A.1** Visibility
- A.2** Gathering Places

**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.

**A MASSING**

- A.1** Site Characteristics and Uses
- A.2** Reducing Perceived Mass

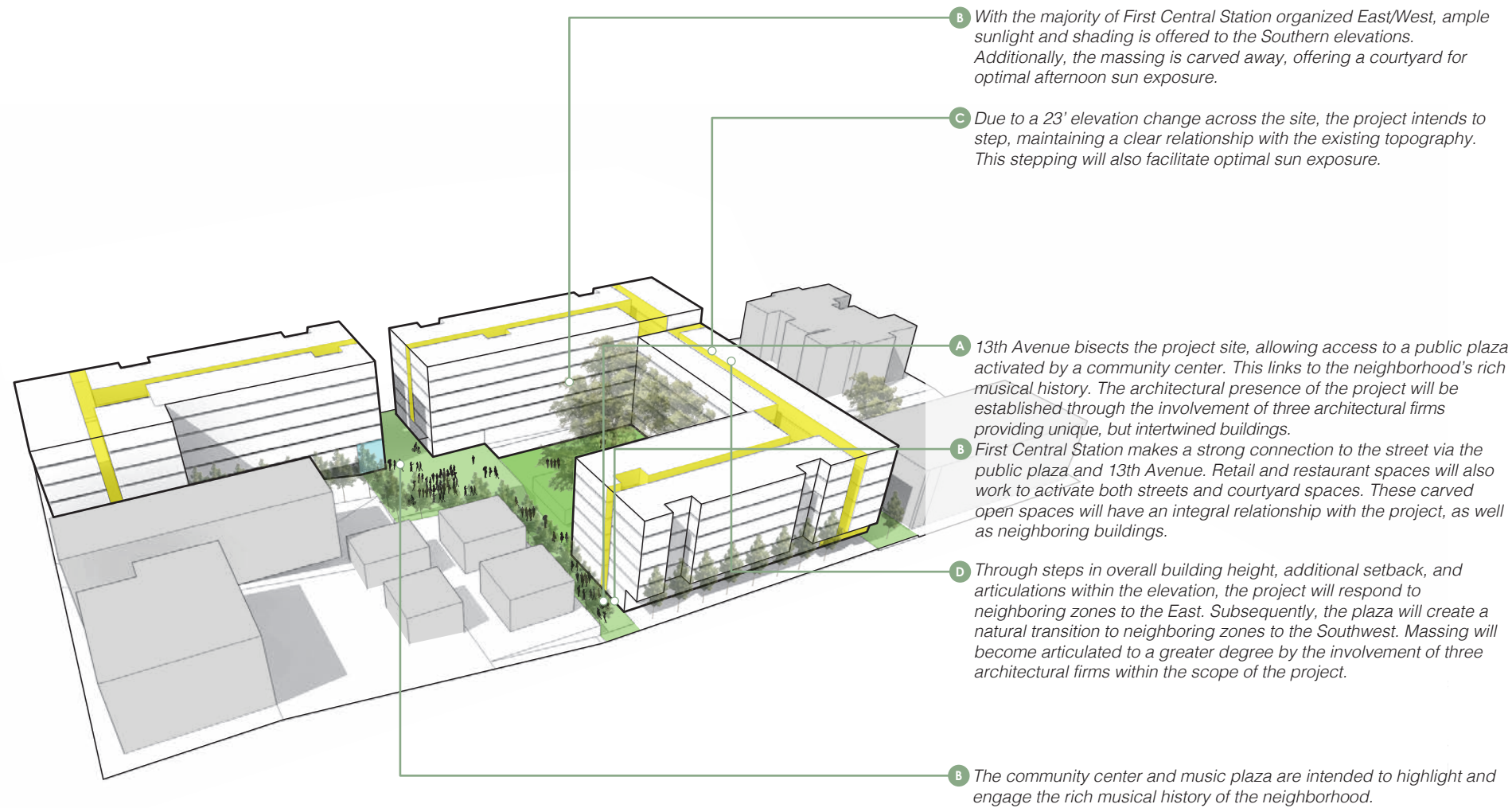
**DC3: Open Space Concept**  
Integrate open space design with the design of the building so that each complements the other.

**B OPEN SPACE USES AND ACTIVITIES**

- B.3** Connections to Other Open Space



# CONTEXT & SITE



**CS1: Natural Systems and Site Features**  
Use natural systems and features of the site and its surroundings as a starting point for project design.

**B** SUNLIGHT AND NATURAL VENTILATION

- B.1** Sun and Wind
- B.2** Daylight and Shading

**C** TOPOGRAPHY

- C.1** Land Form
- C.2** Elevation Changes

**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.

**A** LOCATIONS IN THE CITY AND NEIGHBORHOOD

- A.1** Sense of Place
- A.2** Architectural Presence

**B** ADJACENT SITES, STREETS, AND OPEN SPACES

- B.1** Site Characteristics
- B.2** Connection to the Street
- B.3** Character of Open Space

**D** HEIGHT, BULK, AND SCALE

- D.3** Zone Transitions
- D.4** Massing Choices

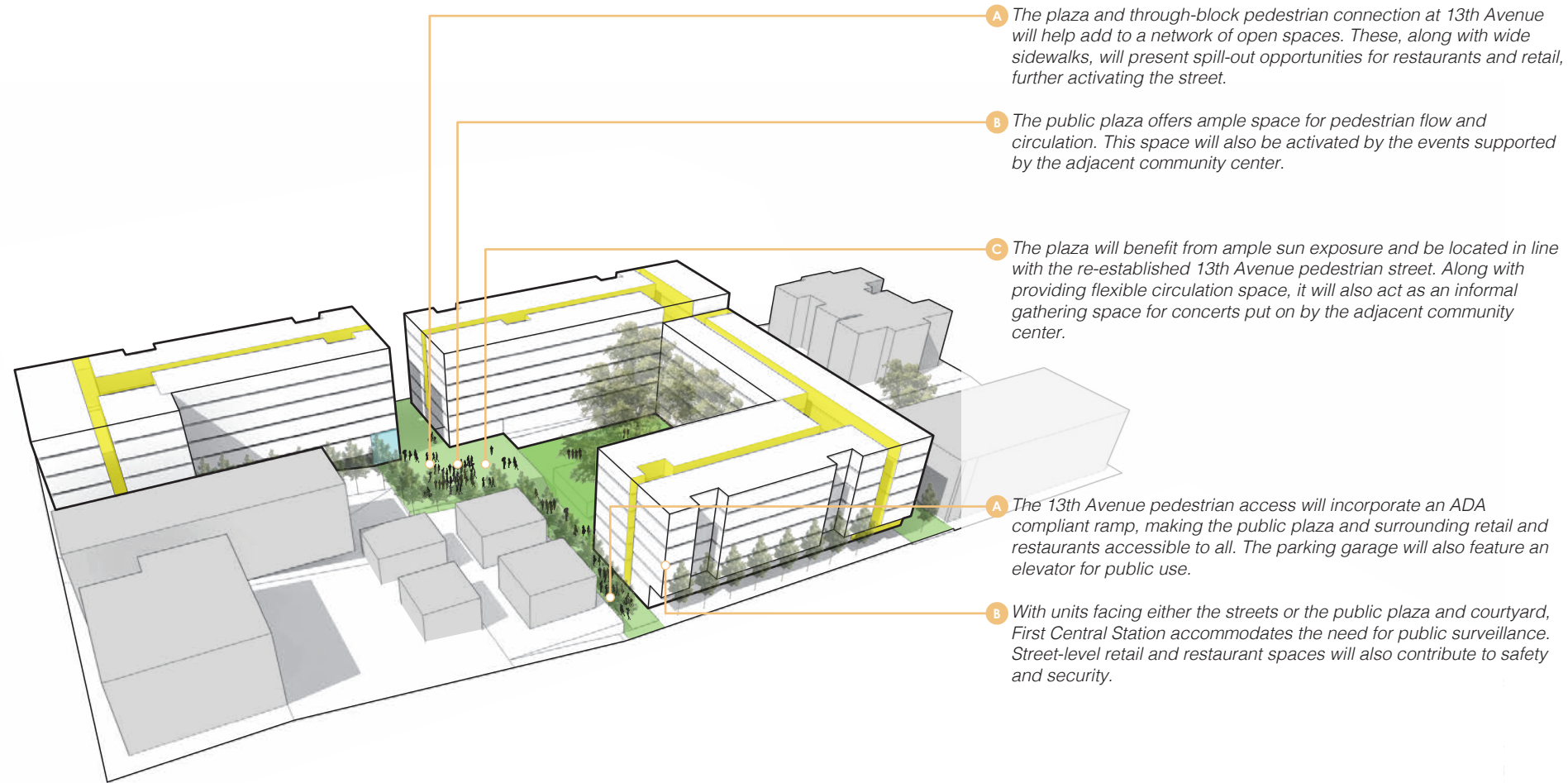
**CS3: Architectural Context and Character**  
Contribute to the architectural character of the neighborhood.

**B** LOCAL HISTORY AND CULTURE

- B.1** Placemaking
- B.2** Historical/Cultural References



# PUBLIC LIFE



**PL1: Connectivity**  
 Complement and contribute to the network of open spaces around the site and the connections among them.

**A A NETWORK OF OPEN SPACES**

- A.1 Enhancing Open Space
- A.2 Adding to Public Life

**B WALKWAYS AND CONNECTIONS**

- B.1 Pedestrian Infrastructure
- B.2 Pedestrian Volumes
- B.3 Pedestrian Amenities

**C OUTDOOR USES AND ACTIVITIES**

- C.1 Selecting Activity Areas
- C.2 Informal Community Uses
- C.3 Year-Round Activity

**PL2: Walkability**  
 Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

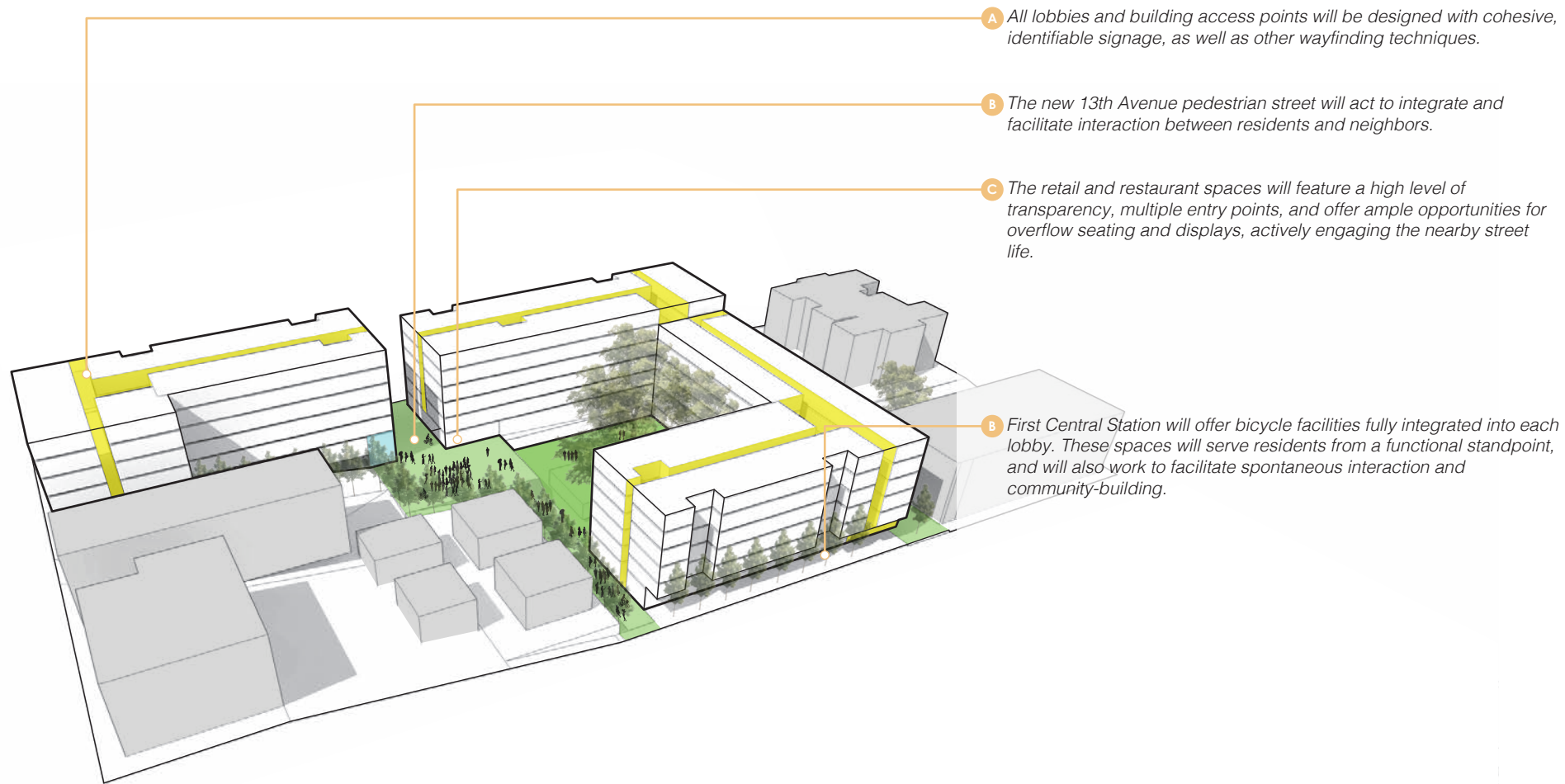
**A ACCESSIBILITY**

- A.1 Access for All
- A.2 Access Challenges

**B SAFETY AND SECURITY**

- B.1 Eyes on the Street
- B.2 Lighting for Safety
- B.3 Street-Level Transparency





### PL3: Street-Level Interaction

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

- A** ENTRIES
  - A.1** Design Objectives
- B** RESIDENTIAL EDGES
  - B.1** Interaction
- C** RETAIL EDGES
  - C.1** Porous Edge
  - C.2** Visibility

### PL4: Active Transportation

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

- B** PLANNING AHEAD FOR BICYCLISTS
  - B.1** Early Planning
  - B.2** Bike Facilities:
  - B.3** Bike Connections



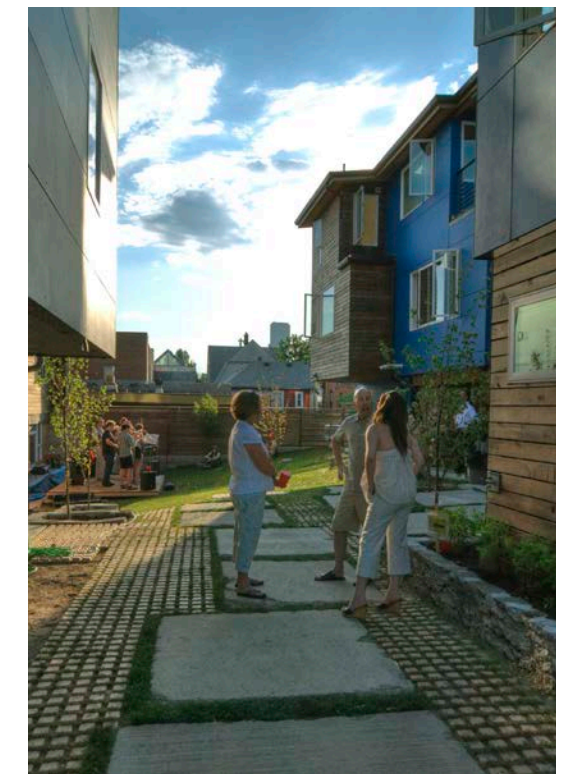
# COMPLETED WORK



① Wallingford Townhomes  
Seattle, WA



② Urban Trees  
Seattle, WA







③ UrbanSight 18  
Seattle, WA



④ Urban Share  
Seattle, WA



⑤ Newton Rowhouses  
Seattle, WA



⑥ Urban Walk  
Seattle, WA



# COMPLETED WORK

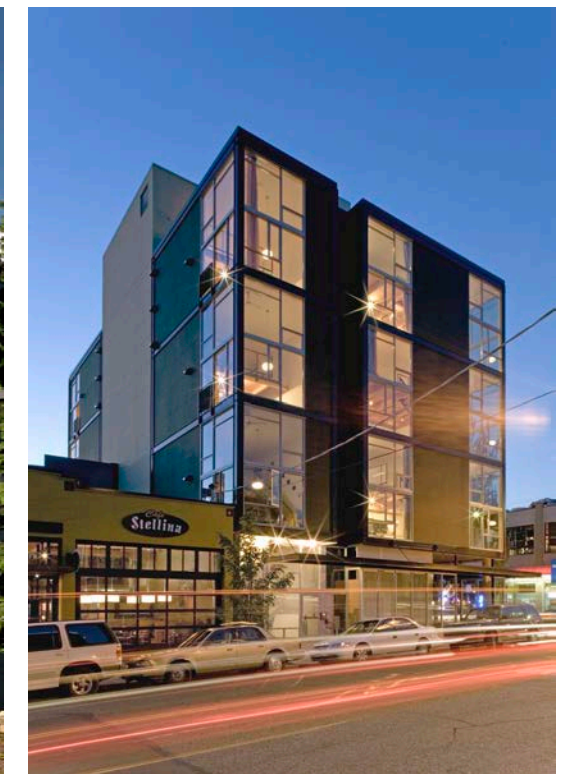
**WEINSTEIN A+U**  
ARCHITECTS + URBAN DESIGNERS



① Seattle Cancer Care Alliance Patient House  
84,100 sf  
Seattle, WA



② BelRoy Apartments  
80,000 sf  
Seattle, WA



③ Agnes Lofts  
40,400 sf  
Seattle, WA





④ Banner Building  
74,000 sf  
Seattle, WA



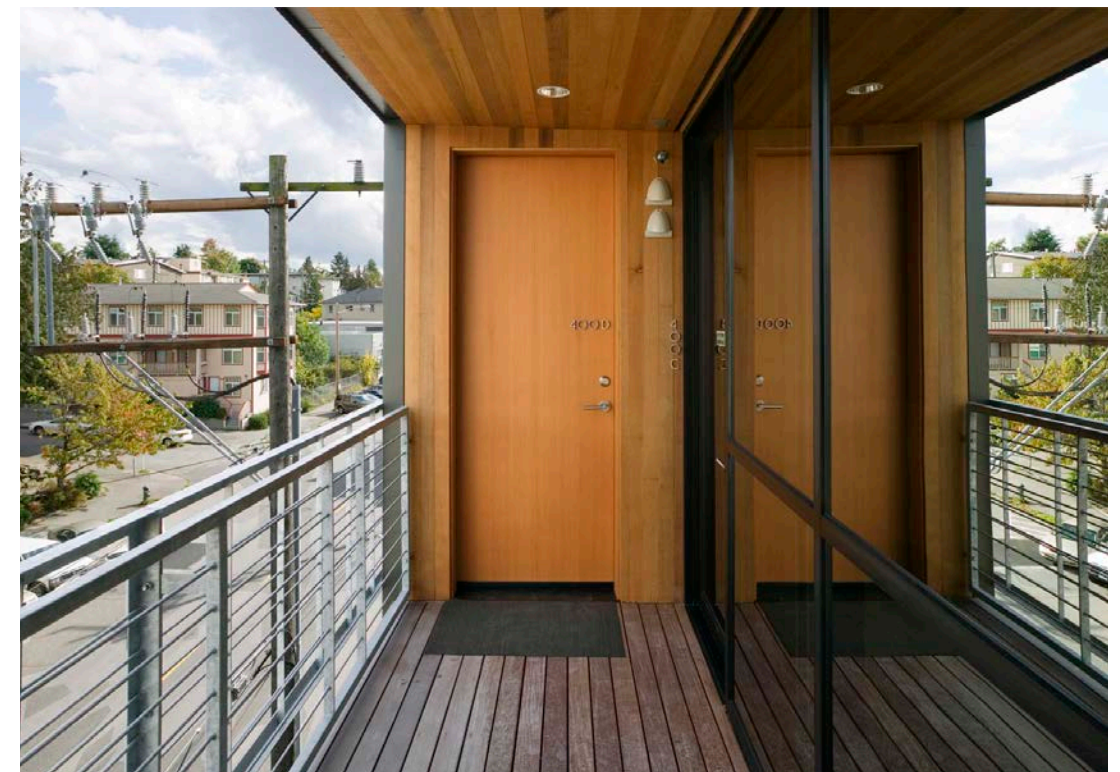
⑤ Ventana at the Market Mixed-Use  
68,000 sf  
Seattle, WA



⑥ 19th & Mercer Mixed-Use  
64,800 sf  
Seattle, WA



# COMPLETED WORK

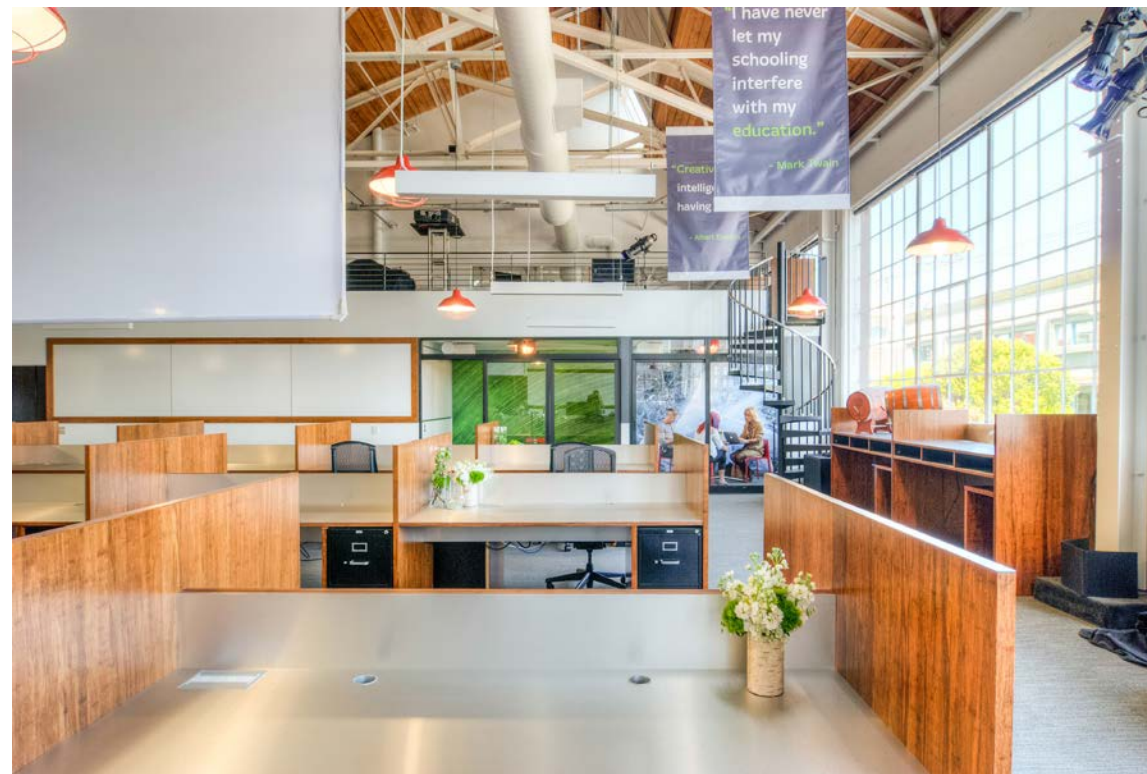


① Park Modern





② Mkt. Restaurant



③ Creative Live San Francisco

