



First Central Station

Master Use Permit Recommendation Meeting
 1203 E Spruce Street Seattle, WA 98122
 Project #3018576

August 24, 2016

b9 architects

BUILD

THE JUSTEN Company LLC

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The corner of 12th Avenue and E Spruce Street.

OBJECTIVES

Design and construct three mixed-use seven story buildings.

Number of Apartment Units (Approx.)	369
Number of live/work Units	16
Amount of Commercial Square Footage (Approx.)	8,772
Number of Parking Spaces	Approx. 285

Contract Rezone

The proposed development seeks to rezone (approximately 80%) of the site designated Lowrise 3 (LR3) to Neighborhood Commercial 3 with a 65 foot height limit (adjacent to the existing NC3P-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 publicly accessible central plaza at the center of the project.

Lot Boundary Adjustment

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

TEAM

ARCHITECTS	b9 architects Build LLC
LANDSCAPE	Karen Keist Landscape Architects
DEVELOPMENT	Capitol Hill Development LLC
PROJECT MANAGER	Justen Company LLC
STRUCTURAL	Yu & Trochalakis, PLLC
GEOTECHNICAL	PanGEO Inc.
CIVIL	The Blueline Group

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. Owner Representative | Justen Company 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 |
| Firm | b9 architects |
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Seattle WA 98104 |
| Phone | 206.297.1284 |
| Email address | bgk@b9architects.com |
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Build LLC |
| Address | 5512 1st Avenue NE,
Seattle, Washington 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 369 residential units, 16 Live/Work units, and 8,772 square feet of commercial space. Parking for approximately 280 vehicles to be provided below grade. For list of departures see page 80 & 81



ZONING ANALYSIS

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
- $72,354 \text{ SF} \times 4.75 = 343,681 \text{ SF}$ 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

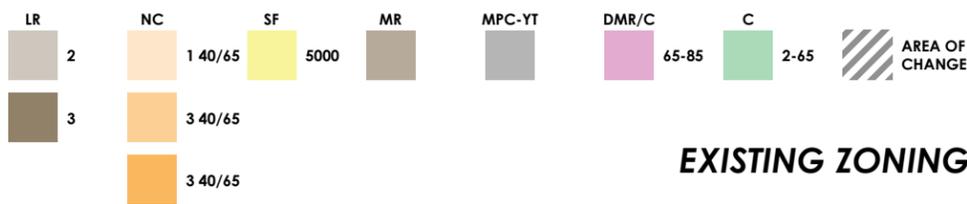
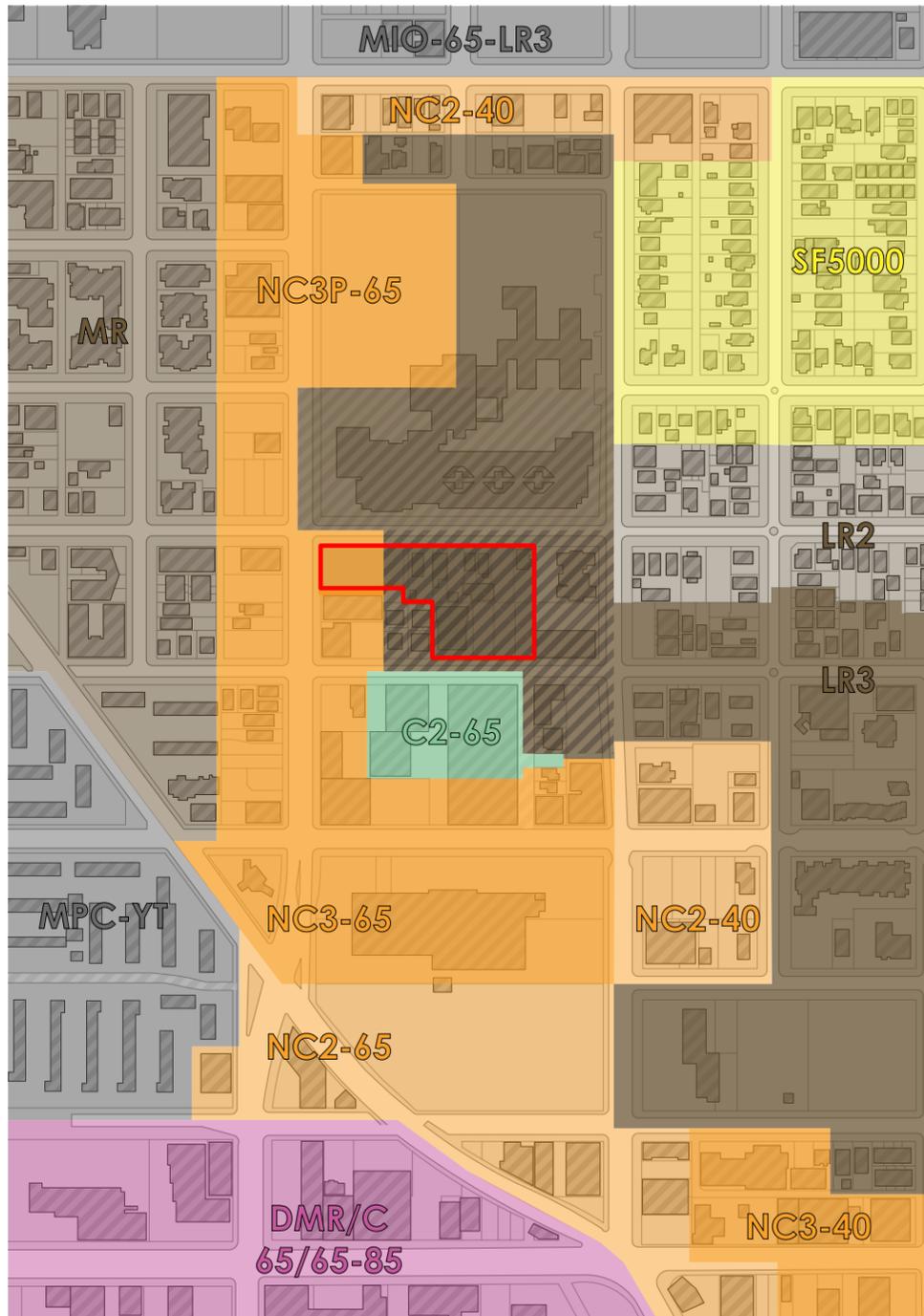
- Access to parking shall be from a new curb-cut

23.54.015 AND 23.54.030 PARKING:

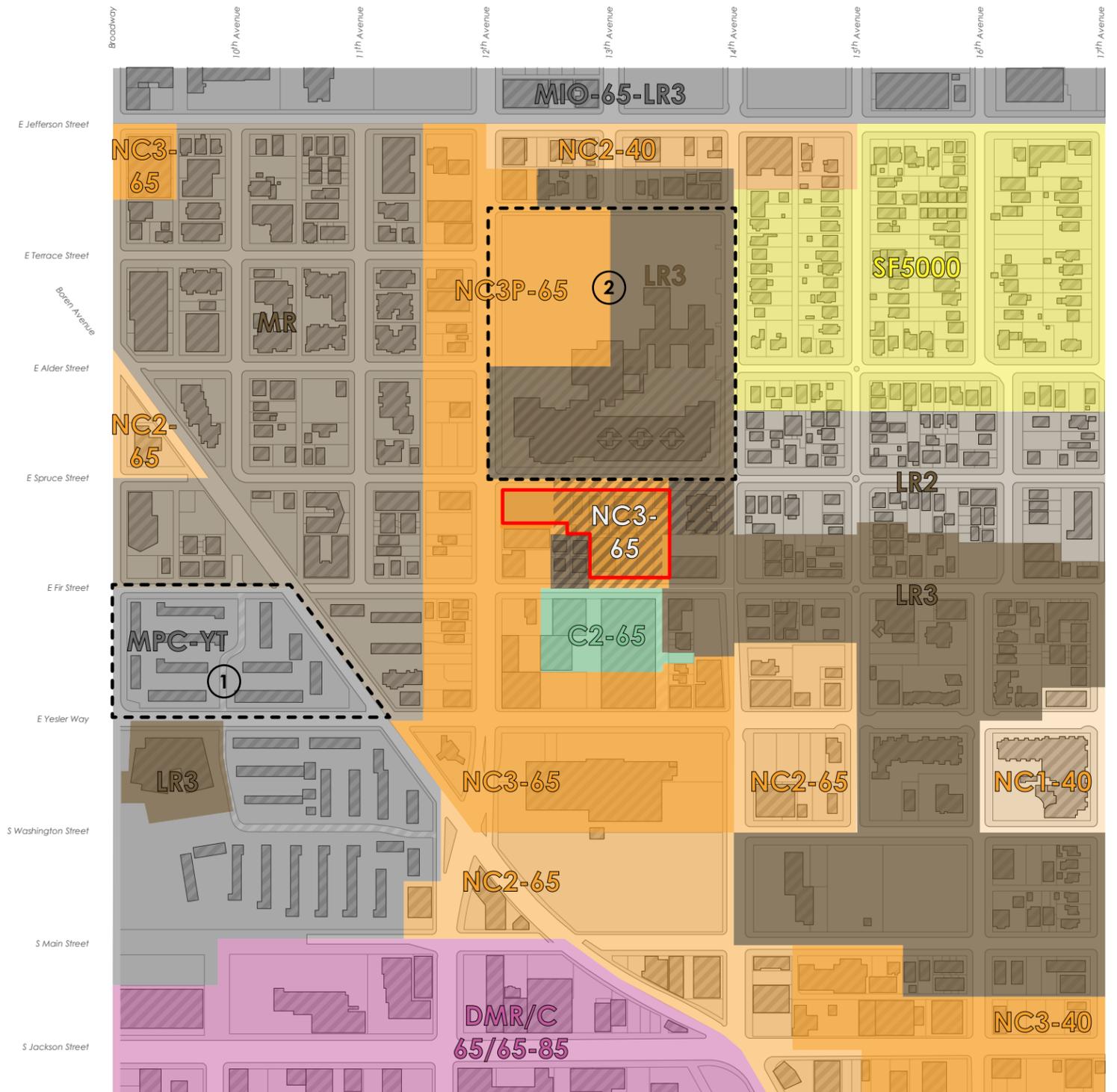
- For nonresidential uses in Urban Villages that are not within an Urban Center or the Station Area Overlay District, if the nonresidential use is located within 1,320 feet of a street with frequent transit service, then there is no minimum requirement.
- For all residential uses in commercial and multifamily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



EXISTING ZONING



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



4 301 12th Ave Decibel Apartments
Built: 2016



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



6 11th Ave Apartments
Built: 2012



7 1320 E Remington Rowhouses
Built: 2009



8 103 12th Ave Anthem Apartments
Built: 2016



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 including the proposed contract rezone.

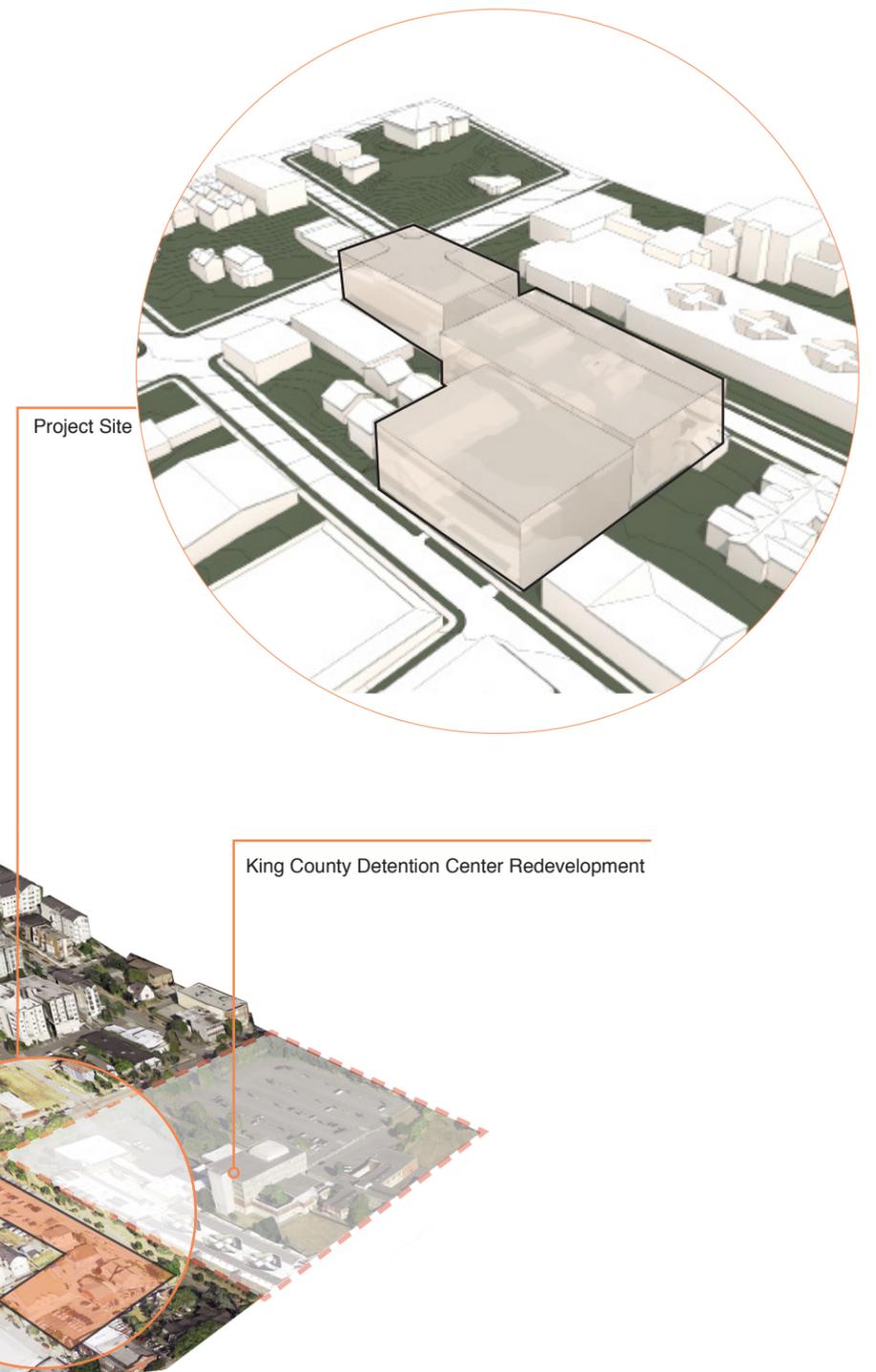


- ① King County Juvenile Detention
- ② Washington Hall
- ③ Baldwin Apartments
- ④ King County Records
- ⑤ Bailey Gatzert Elementary School
- ⑥ Decibel Apartments
- ⑦ Anthem Apartments



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

Credit: Seattle Housing Authority and GGLO

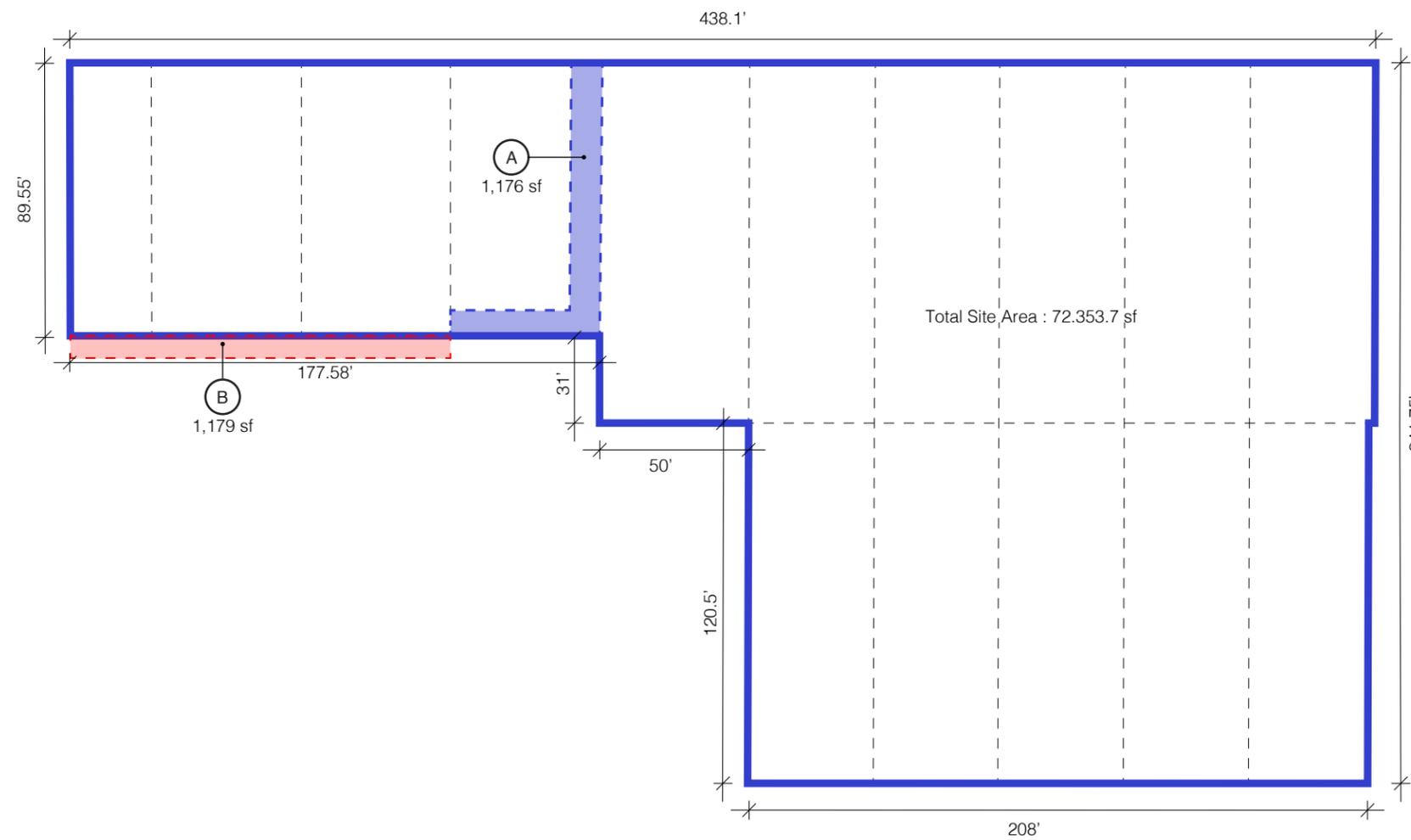


Project Site

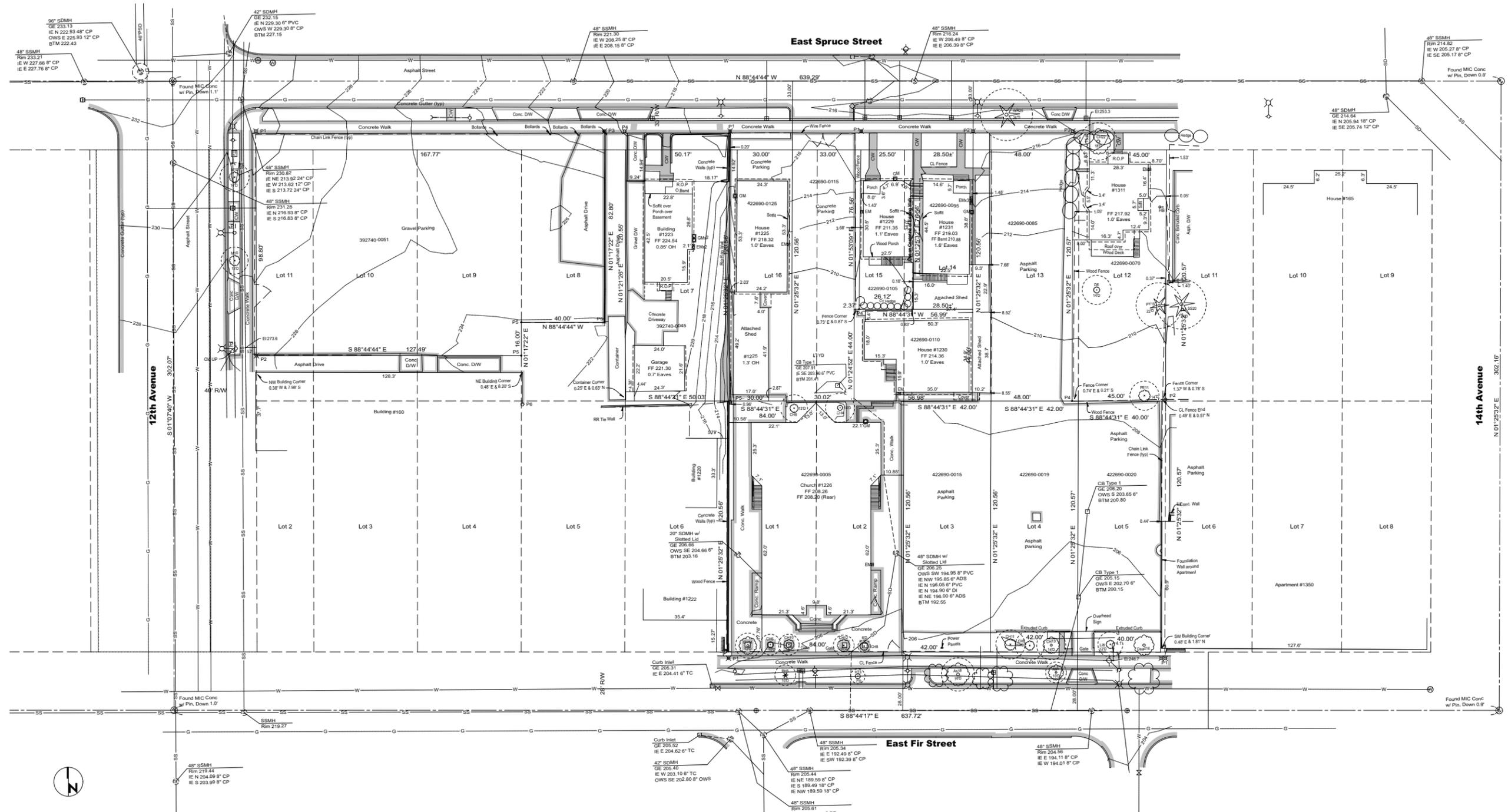
King County Detention Center Redevelopment

SITE SURVEY LBA

Area 'A' is being granted by the neighboring property owner to the project in exchange for Area 'B' in order to assemble one contiguous parcel.



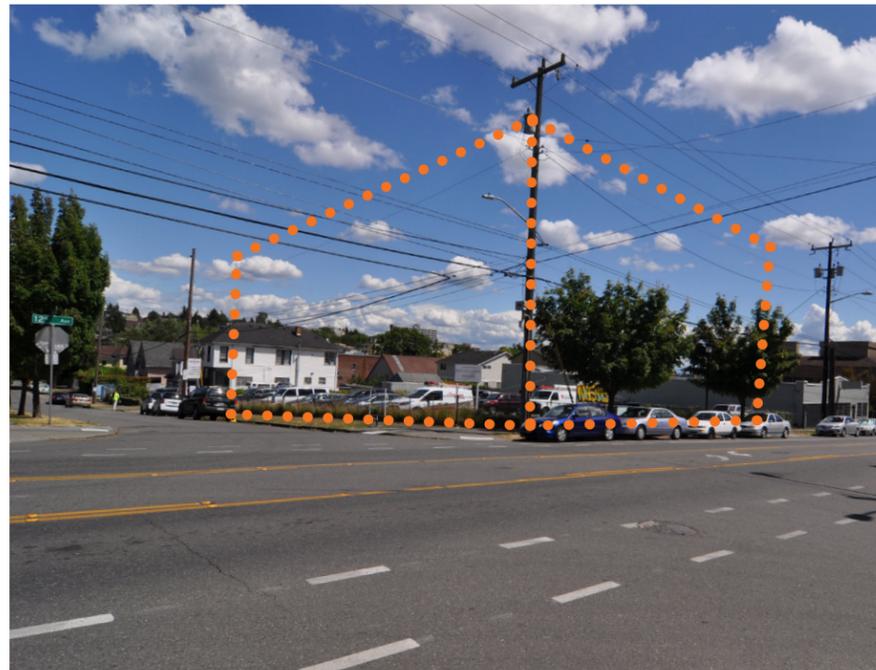
SITE SURVEY



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.

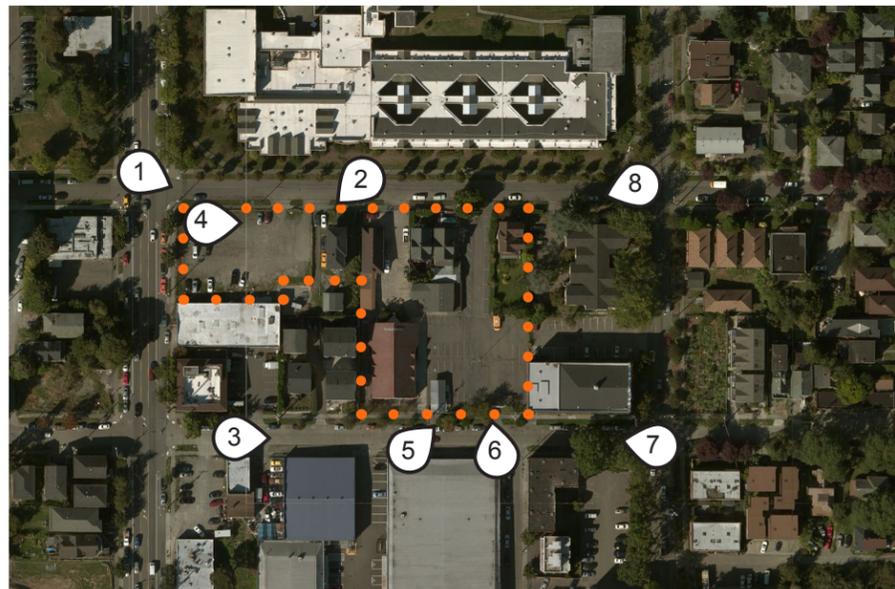
..... Approximate Site Location



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



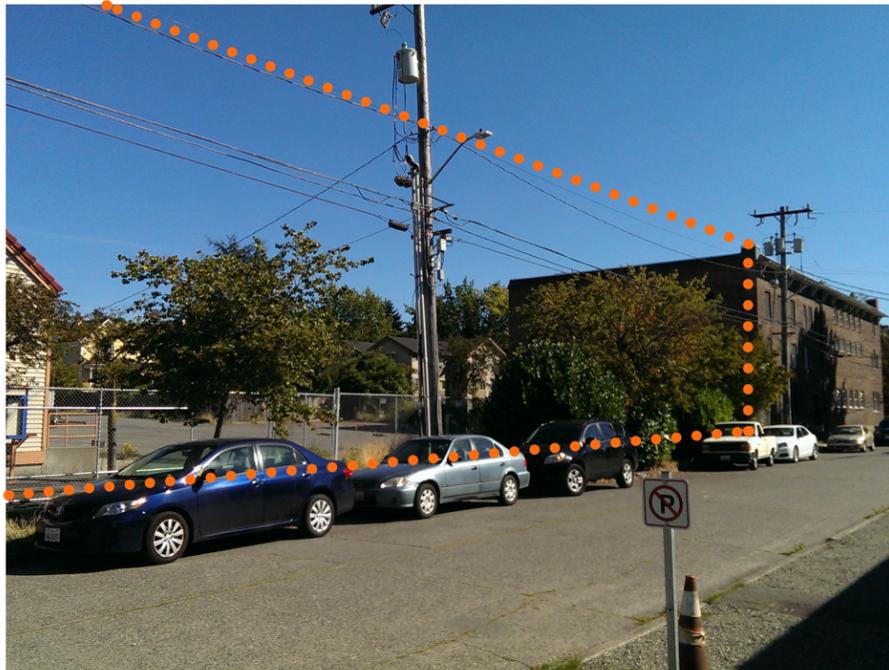
2 View of the site looking southwest on E Spruce street



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.



COMPOSITE SITE PLAN

COMMUNITY OUTREACH

Neighborhood Meetings

Tues	Jan 13, 2015	12th Avenue Stewards
Wed	Feb 18, 2015	Capitol Hill Housing
Fri	Feb 27, 2015	Historic Seattle
Mon	Mar 2, 2015	Central Area LURC w/ 12th Avenue Stewards & Historic Seattle
Thurs	Mar 19, 2015	Historic Seattle
Mon	Apr 6, 2015	Capitol Hill Housing
Tues	Apr 14, 2015	12th Avenue Stewards
Tues	June 9, 2015	12th Avenue Stewards
Weds	Aug 12, 2015	Early Design Guidance Meeting
Thurs	Jan 21, 2016	Central Area LURC w/ 12th Avenue Stewards, Historic Seattle & Washington Hall Tenants
Fri	Jan 22, 2016	HCAACD
Mon	Mar 21, 2016	HCAACD
Tues	Apr 12, 2016	12th Avenue Stewards
Thurs	Apr 21, 2016	HCAACD
Tues	May 17, 2016	12th Avenue Stewards
Mon	Jun 13, 2016	HCAACD
Tues	Jun 14, 2016	12th Avenue Stewards
Wed	Aug 17, 2016	HCAACD (scheduled)

Project Priorities

- Commitment toward the public open space improvements and/or physical or cultural improvements as determined by the 12th Avenue Stewards working with the Historical Central Area Arts and Cultural District [HCAACD] and other community groups.
- Approximately 77 affordable units in the project (targeting 23 units at 60% AMI and 54 units averaging 75% AMI). The developer also commits to making best efforts to recruit local artists to lease some of the live-work units.
- Includes family-sized units with programming to activate the central plaza and encourage families to rent the units
- Work with the neighborhood to incorporate businesses that would benefit the project and neighborhood by providing a warm shell and a \$40 per sf T.I. allowance and parking for the business needs.
- Pedestrian pathway through the site, essentially extending pedestrian access of 13th Ave. from first Street to Spruce Street reconnecting 13th Avenue.
- Moved vehicular entrance to E Spruce Street away from Washington Hall and provided 30-foot setback to the historic structure.
- Removed residential uses at ground level adjacent to Washington Hall to reduce potential user conflicts.
- Provide sufficient on-site parking to meet commercial and residential parking demand from the project
- Provide measures to ensure pedestrian safety at the proposed curb cut at 12th Avenue that provides access to additional neighborhood visitor parking.



VIEW LOOKING SOUTHEAST AT BUILDING 1



VIEW LOOKING SOUTHEAST AT THE CORNER OF 12TH AVENUE AND E SPRUCE STREET



VIEW LOOKING EAST AT BUILDING 3



E FIR STREET VIEW LOOKING EAST TOWARDS WASHINGTON HALL

SUMMARY OF GUIDANCE

CENTRAL OPEN SPACE

Board Recommendation

The Board directed the applicant to consider active and dedicated open space for kids and that the centrally located open space was the best option to achieve this. The Board directed the applicant to fully design the open space for active, passive, and pass-through options. The Board agreed that affordable options and family units are very important to include in the project.

Summary Response

- The Central Plaza is designed to allow for a variety of activities. The majority of the area is at the level of E Fir Street and is accessible from all sides of the site. Within the Plaza there will be an area dedicated to activities for children. It is ideally located with family-sized units located directly adjacent to the Central Plaza and visible from all apartments in Buildings 2 and 3 that line the Plaza façades.
- The proposal still provides family-sized units, along the Central Plaza at grade and at the corners of Buildings. The proposal also still provides 20% of its units, approximately 78 units, at affordable levels ranging from 65% to 85% of AMI, at a range of sizes within the project.



VIEW LOOKING EAST AT CENTRAL PLAZA

SITE EDGES

Board Recommendation

EAST

Additionally, open space and/or passageways at the east property edge should be designed for a sense of safety and security. The new building should include sound mitigation for new residents along the east façades. Opportunities to create a transition in scale should include eroding the building edge at the east façade, landscaping, and significantly large trees to fit the space. The east façade and vertical building circulation should be considered as a front façade and entry as much as elsewhere on the site.

Summary Response

- The design proposal maintains the large 30-foot setback to Washington Hall along the project's east edge. The space between the proposed project and Washington Hall, the East Court, is carefully designed and heavily landscaped and provides multiple pedestrian connections.
- A new pedestrian walk is provided along in this location connecting E Fir Street to E Spruce Street, a mid block connection. A pedestrian connection is provided between Washington Hall and the Central Plaza, a 10,000 square-foot publicly accessible, privately managed open space at the center of the project. The design will provide gates at all entrances from the sidewalk that will be closed at night to maintain a safe and secure environment for all properties.
- In response to specific requests from tenants of Washington Hall regarding sound mitigation for residents from the Washington Hall activities, all residential uses have been removed from the ground floor where the project is across the 30' set back from Washington Hall.

NORTH

The Board thought that the relationship to future development, and breaks in development, across E. Spruce Street, should be evident in the massing for this project. The Board noted that every façade is important to be fully articulated and carefully designed at this site to relate to neighboring uses.

Summary Response

- The design proposal provides two mid-block connections along access to the residential garage E Spruce Street. A 30-foot setback to the east E Fir Street with vehicular and pedestrian access between E Spruce Street and a generous setback to the adjacent existing Lowrise 3 zoning.
- The North Court is located mid-block along E Spruce Street and provides a 28-foot wide pedestrian connection between two commercial spaces. The east commercial space is intended for a restaurant and is directly connected to the North Court and to E Spruce Street.
- Heading south in the North Court the resident and visitor discover the Interpretive Center and the Event Plaza. Continuing east and south is the terraced and ramped connection to the Central Plaza and a 21-foot wide landscaped pedestrian connection to E First Street through the South Court and to E Spruce Street.



VIEW LOOKING NORTH AT EAST COURT



VIEW LOOKING WEST AT BUILDING 2

ADJACENCY TO WASHINGTON HALL

Board Recommendation

The Board directed the applicants to design with intent to marry the building forms and site relationships to the neighboring Washington Hall. In order to achieve this there must be a visible synergy between Washington Hall and the new proposal. The design challenge includes considerations to avoid looming over Washington Hall or to build too closely and “crowd” the building.

Summary Response

- The design proposal maintains the large 30-foot setback to Washington Hall along the project’s east edge. Building 3, immediately adjacent to Washington Hall, responds to the massing, proportion and materiality of Washington Hall. A street-level setback along E Fir Street as well as a setback at all levels closest to Washington Hall creates visual relief at the ground floor and a view the Washington Hall beyond from the west on E Fir Street.
- The massing and material expression specifically responds to the façade dimensions of Washington Hall along E Fir Street, with datum lines expressed on the proposed façade as well as proportions and dimensions of the area of the façade that is designed at the Fir Street property line above street level.
- In deference to Washington Hall’s brick façade, the proposed material palette includes metal, glass and wood, a simple modern palette that complements the historic brick wall.
- This East Court design is a response to comments from Washington Hall, requesting the project relocate the residential garage entry that was proposed at EDG on Fir Street next to Washington Hall. The residential garage entry is now proposed on Spruce Street.



VIEW LOOKING WEST AT BUILDING 3



VIEW LOOKING SOUTH AT EAST COURT

STREET ACTIVATION

Board Recommendation

The Board directed the applicant to retain proposed retail uses on 12th Avenue and wrap it around to East Spruce Street and to encourage local retail establishments to lease at this location by means of design choices in size, flexibility, and access. The Board felt that the restaurant location, mid-block off of East Spruce and the central open space is a good locale to activate the open space and the East Spruce façade.

Summary Response

- The evolution of the project maintained the approach presented at Early Design Guidance. Two larger commercial spaces anchor the 12th and Spruce façades, one at the corner of 12th Avenue and E Spruce Street and the other at the North Court pedestrian entry to the center of the site.
- The corner space engages both streets while the one on Spruce engages the street, North Court and Event Plaza at the interior of the site, intended to activate all its edges. Additional commercial presence along the street façades include two smaller commercial space on E Spruce Street that can be combined into one and Live-work loft residences for the remainder of the project’s frontage.
- Lobbies are prominent and transparent in all structures with the leasing office providing an additional active storefront along E Spruce Street.



VIEW LOOKING SOUTHEAST AT BUILDING 1 RESTAURANT SPACE

SUMMARY OF GUIDANCE

MATERIALS

Board Recommendation

The Board directed the applicant to use high quality materials throughout the design. Materiality should reflect the neighborhood buildings and uses.

Summary Response

- The project team has worked to create a palette of quality materials across the entire project. The entire project is organized to read as one, with individualized expressions for each building. Materials include brick, Ceraclad, Cembonit, Zenit, Minaret, Wood, Painted Cement Board and white and black residential windows and black storefront. Steel and glass canopies provide weather protection at the street commercial spaces.
- Decks and Juliet balconies have been proposed throughout the project to provide articulation to the facades.



VIEW LOOKING NORTHWEST AT CENTRAL PLAZA, EVENT PLAZA AND BUILDINGS 1 AND 2

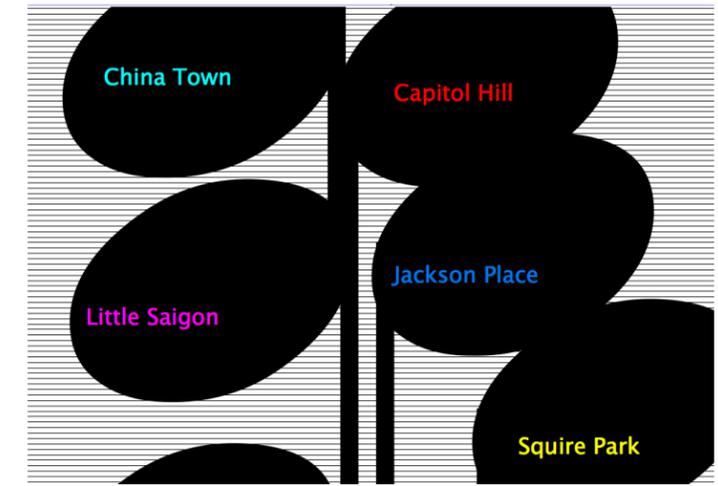
WAYFINDING

Board Recommendation

The project's landscaping including pathways and planting should be cultural signifiers to provide information and to provide a sense of place. Use varying materials; explore rhythms and patterns from the cultural arts including creative signage and lighting. Use form-giving elements to direct pedestrians with pathway design width, materials, and forms. Create a sequence of openings and compressions; openings for views and visual identification of entries and important areas, and compression to direct and slow pedestrians

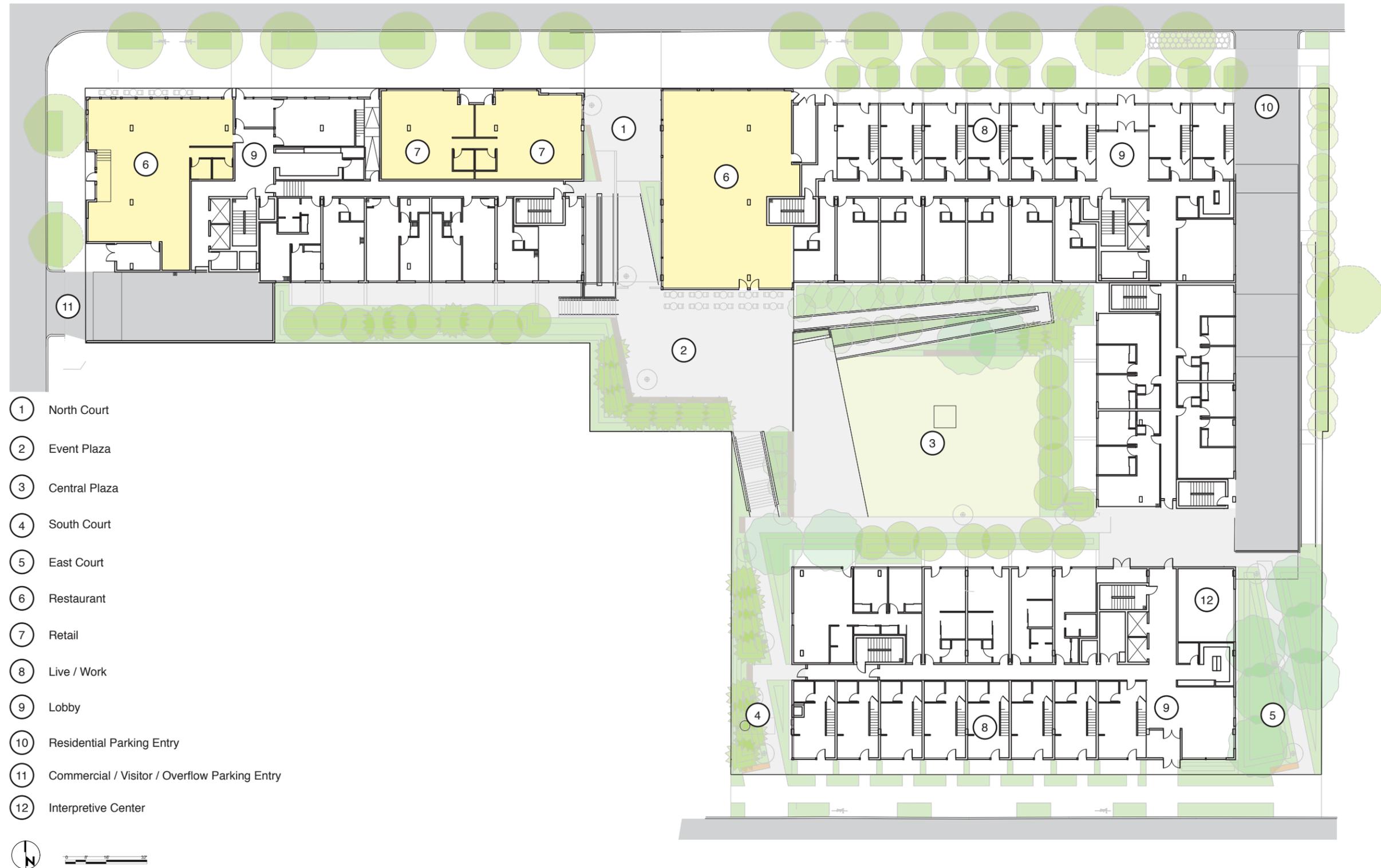
Summary Response

- The project team includes local artist Paul Rucker and Karen Kiest Landscape Architects. In tandem with b9 and BUILD, these consultants are working to create a strong sense of cultural and historical awareness through signage and wayfinding.
- A series of smaller courts, varying between 21 feet and 30 feet in width provide pedestrian connections to the Central Plaza, 100 feet by 100 feet and the Event Plaza 101 feet by 92 feet. Within the site, these courts and Central Plaza navigate the topography, sloping downhill from E Spruce to E Fir Street.



ARTIST CONCEPT

STREET LEVEL COMPOSITE



CENTRAL OPEN SPACE

- The Central Plaza is designed to allow for a variety of activities. The majority of the area is at the level of E Fir Street and is accessible from all sides of the site. Within the Plaza there will be an area dedicated to activities for children. It is ideally located with family-sized units located directly adjacent to the Central Plaza and visible from all apartments in Buildings 2 and 3 that line the Plaza façades.
- The proposal still provides family-sized units, along the Central Plaza at grade and at the corners of Buildings. The proposal also still provides 20% of its units, approximately 78 units, at affordable levels ranging from 60% to 85% of AMI, at a range of sizes within the project.

CS2 Urban Pattern and Form
D Height, Bulk and Scale

The proposed project orients three buildings around a 10,000 square-foot Central Plaza at the center of the site. The structures engage all adjacent streets and provide large setbacks to adjacent neighboring sites, described above. The three structures respond to the topography, stepping down from west to east to south.

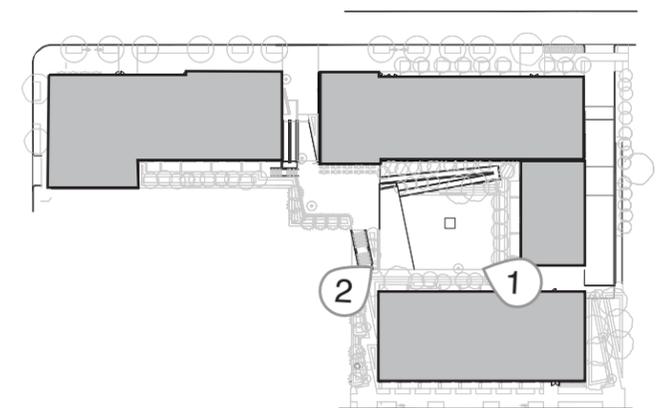
PL1 Connectivity
C Outdoor Uses and Activities

The network of open spaces on the site sponsor outdoor uses and activities.

The 10,000 square-foot Central Plaza provides a large publicly accessible and privately maintained courtyard at the center of the site. This space is designed to encourage gathering, play and casual interaction. It is also part of the accessible network of mid-block walkways through the site connecting E Fir Street to E Spruce Street.

DC3 Open Space Concept
B-4 Multifamily Open Space

Shared, common open space is being provided by the project in a variety of locations. The common spaces range from small patios that front the live/work units to a large central courtyard. Two roof decks are also proposed on the project.



1 VIEW LOOKING WEST AT CENTRAL PLAZA, EVENT PLAZA AND BUILDINGS 1 AND 2



PL1 Connectivity
A. Network of Open Spaces

The site is organized through a network of open spaces accessible to the public that connect to adjacent streets, a large central plaza and to each proposed building. The network contains the North Court at E Spruce Street, the East Court at E Fir Street adjacent to Washington Hall, the South Court at E Fir Street and the Event Plaza and large Central Plaza internal to the site.

DC3 Open Space Concept
A. Building-Open Space Relationship

There is a strong relationship between all three buildings and the network of open spaces. Large setbacks to adjacent sites create a series of Courts that connect the streetscape to the site. At the center of the site the three buildings define a large Central Plaza.

2 VIEW LOOKING NORTHEAST AT CENTRAL PLAZA AND BUILDINGS 2 AND 3

LANDSCAPE PLAN



DC3 Open Space Concept
D. Trees, Landscape and Hardscape Materials

The landscape design supports the design concept for the site. Landscaping, trees and Hardscape materials are featured holistically at the street edges, the network of Courts and Plazas and at the two private roof decks.

STREET LEVEL

PLANTS

	QUERCUS COCCINEA/SCARLET OAK	2-1/2" CAL.	B & B
	ZELKOVA SERRATA 'VILLAGE GREEN'/VILLAGE GREEN ZELKOVA	2-1/2" CAL.	B & B
	CERCIDIPHYLLUM JAPONICUM/KATSURA TREE	2-1/2" CAL.	B & B
	ACER CIRCINATUM/VINE MAPLE	8-10' HT.	B & B
	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'/AMELANCHIER	6-8' HT.	B & B
	THUJA PLICATA/WESTERN RED CEDAR	8-10' HT.	B & B

SHRUBS			
	BUXUS MICROPHYLLA 'WINTER GEM'/JAPANESE BOXWOOD *	1 GAL.	CONT.
	CAMELLIA SANSANQUA 'YULETIDE' / 'YULETIDE' CAMELLIA *	5 GAL.	CONT.
	MAHONIA AQUIFOLIUM 'COMPACTA'/COMPACT OREGON GRAPE *	1 GAL.	CONT.
	NANDINA DOMESTICA/'MOON BAY'/HEAVENLY BAMBOO *	1 GAL.	CONT.
	RHODODENDRON 'HINO CRIMSON'	1 GAL.	CONT.
	ILEX CRENATA 'CONVEXA' *	1 GAL.	CONT.
	VIBURNUM DAVIDII / DAVID'S VIBURNUM *	5 GAL.	CONT.
	VIBURNUM BODENTENSE 'DAWN'/BODENT VIBURNUM	5 GAL.	CONT.
	LONICERA PILEATA / BOXLEAF HONEYSUCKLE	1 GAL.	CONT.
	POLYSTICHUM MUNITUM/SWORD FERN *	1 GAL.	CONT.
	BERBERIS THUNBERGII 'ATROPURPUREA NANA'/DWARF JAPANESE BARBERRY *	1 GAL.	CONT.
	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY *	5 GAL.	CONT.
	IMPERATA CYLINDRICA 'RED BARON' / 'RED BARON' JAPANESE BLOODGRASS	1 GAL.	CONT.
	OPHIPOGON PLANISCAPUS 'NIGRESCENS'/BLACK MONDO GRASS	1 GAL.	CONT.
	PHYLLOSTACHYS NIGRA/BLACK BAMBOO	5 GAL.	CONT.
	ROSA X 'AMBER'/FLOWER CARPET AMBER ROSE	5 GAL.	CONT.
	PIERIS JAPONICA 'CAVATINE' / CAVATINE PIERIS	5 GAL.	CONT.
	SARCOCOCCA HOOKERANA 'HUMILIS' / SWEET BOX	1 GAL.	CONT.
	DRYOPTERIS ERYTHROSORA / AUTUMN FERN	1 GAL.	CONT.

TREES



Quercus coccinea
Scarlet Oak



Zelkova 'Village Green'
Village Green Zelkocva



Cercidiphyllum japonicum
Katsura Tree



Thuja plicata
Western Red Cedar

SHRUBS



Buxus microphylla 'Winter Gem'
Winter Gem Japanese Boxwood



Camellia sasanqua 'Yuletide'
'Yuletide' Camellia



Nandina domestica 'Moon Bay'
Heavenly Bamboo



Viburnum davidii
David's Viburnum



Lonicera pileata
Boxleaf Hydrangea



Berberis 'Atropurpurea nana'
Dwarf Japanese Barberry



Vaccinium ovatum
Evergreen Huckleberry



Phyllostachys nigra
Black Bamboo



Rosa 'Amber'
Amber Groundcover Rose



Pieris japonica 'Cavatine'
Cavatine Pieris



Sarcococca 'Humilis'
Sweet Box



Dryopteris erythrosora
Autumn Fern

PLANTS

LANDSCAPE PLAN

STREETSCAPE DETAIL



12th Avenue

- ① Consider Curb bulb north of driveway
- ② Building pulled back for better pedestrian corner

East Spruce Street

- ③ Better Bike Racks
- ④ Building 1 Lobby
- ⑤ Entry Paving - light sandblast, deep tooled score joints
- ⑥ Restaurant Entry
- ⑦ Live/Works set Back

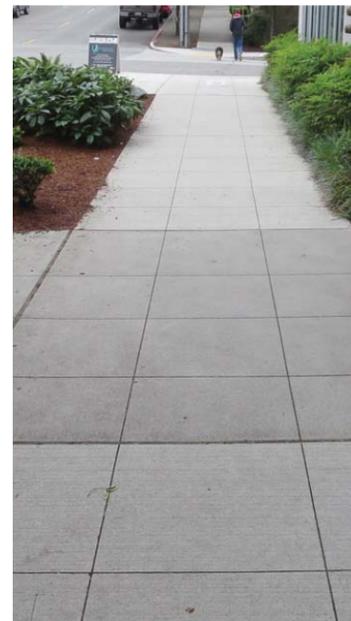
STREETSCAPE DETAIL



1 Consider Curb bulb north of driveway



3 Tofino better bike rack

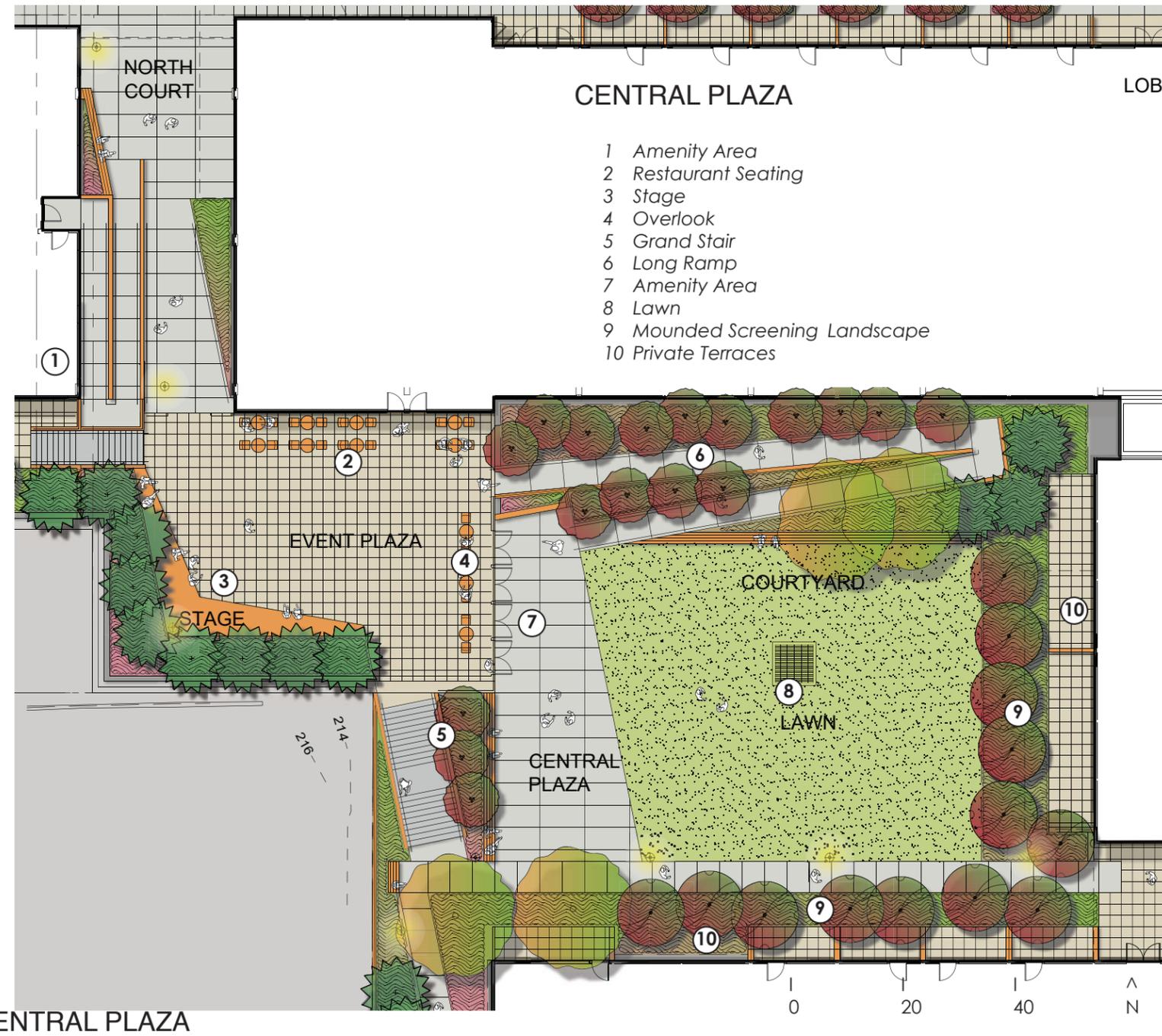


5 Paving - light sandblast, deep tooled score joints



7 Live/Works set Back

COURTYARD



Paving and Plants and People at Amenity Room



Lawn and People at Amenity Room

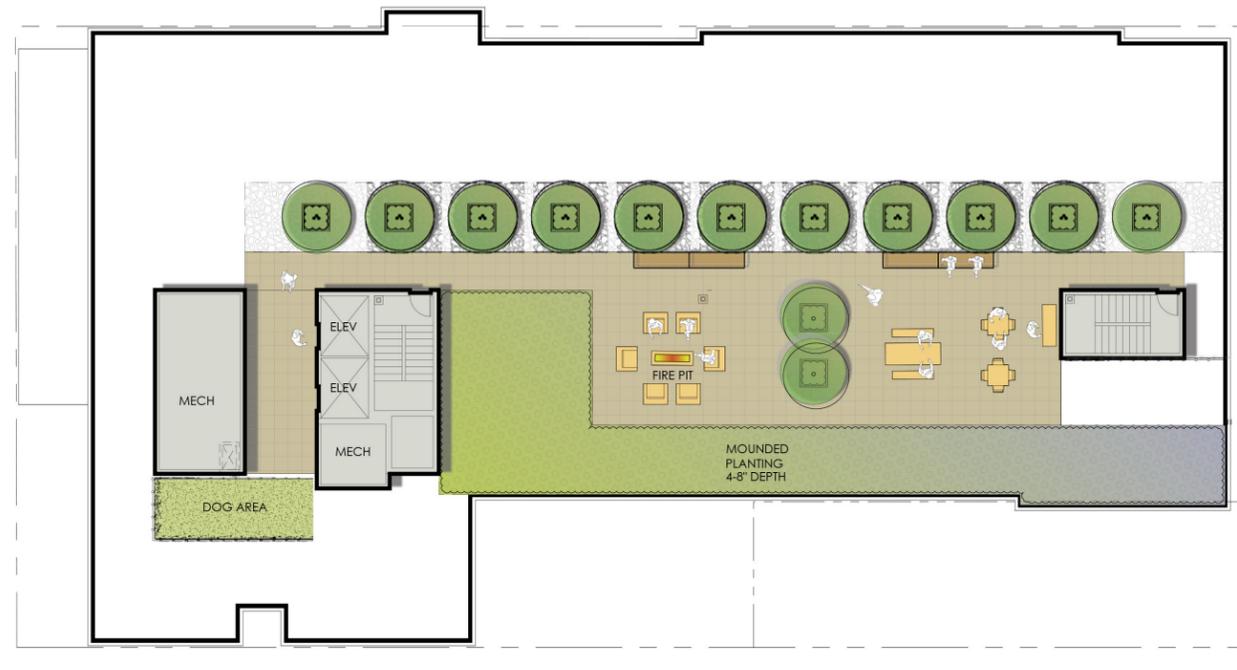


Mounded Landscape at Private Terraces

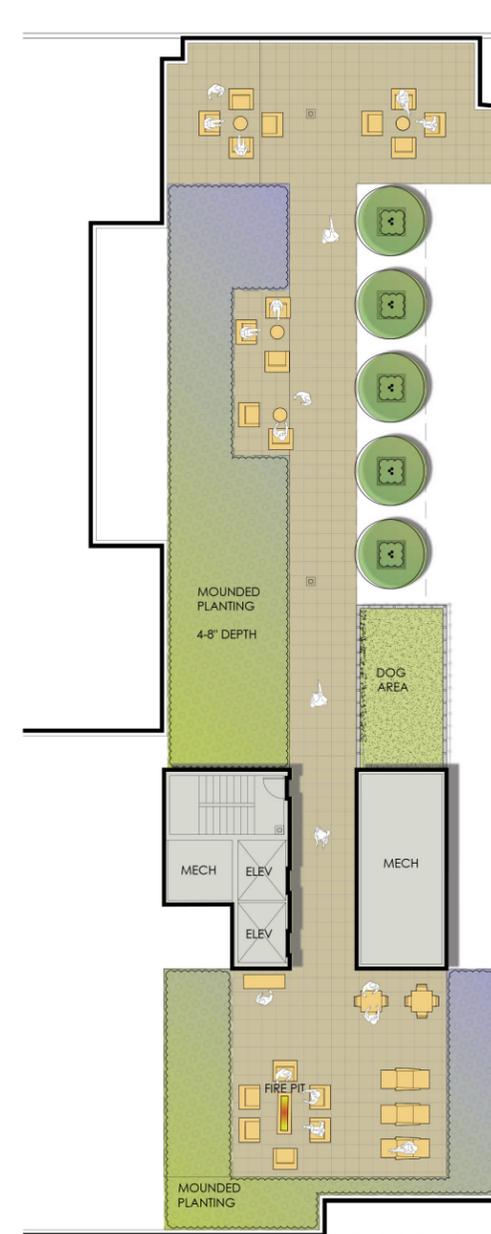
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LANDSCAPE PLAN

ROOF LEVEL DETAIL



1 0 1 20 1 40 A N



outdoor kitchen



dog spot



mounded sedums and view



fire and view

ROOF LEVEL DETAIL

SITE EDGES SOUTH

- The design proposal maintains the large 30-foot setback to Washington Hall along the project's east edge. The space between the proposed project and Washington Hall, the East Court, is carefully designed and heavily landscaped and provides multiple pedestrian connections.
- A new pedestrian walk is provided along in this location connecting E Fir Street to E Spruce Street, a mid block connection. A pedestrian connection is provided between Washington Hall and the Central Plaza, a 10,000 square-foot publicly accessible, privately managed open space at the center of the project. The design will provide gates at all entrances from the sidewalk that will be closed at night to maintain a safe and secure environment for all properties.
- In response to specific requests from tenants of Washington Hall regarding sound mitigation from the activities at Washington Hall, all residential uses have been removed from the ground floor where the project is across from Washington Hall.

CS2 Urban Pattern and Form
B Adjacent Sites, Streets and Open Spaces

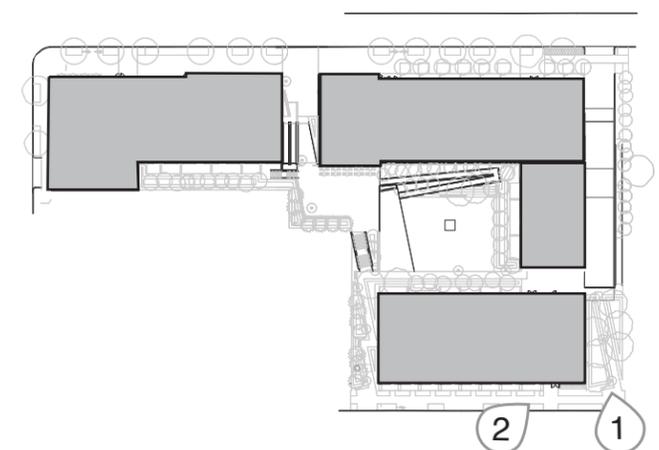
The neighborhood is rich in its history and experiencing significant change with new buildings and open spaces being created nearby. Along 12th Avenue the project acknowledges new structures built recently as well as the future of the Children and Family Justice Center, recently completed 12th Avenue Square Park and the future Yesler Terrace Neighborhood Park and Green Street Loop.

12th Avenue is a major connector street in the neighborhood, connecting the Central Area to the International District to the South and First Hill and Capitol Hill to the north.

E Spruce Street and E Fir Street connect the proposed project to the neighborhood and to Washington Hall.



1 VIEW LOOKING EAST AT BUILDING 3





2 VIEW LOOKING NORTH AT BUILDING 3 AND WASHINGTON HALL

SITE EDGES NORTH

- The design proposal provides two mid-block connections along E Spruce Street. A 30-foot setback on the east of the project provides vehicular and pedestrian access from E Spruce Street and a generous setback to the adjacent existing Lowrise 3 zoning.
- The North Court is located mid-block along E Spruce Street and provides a 28-foot wide pedestrian connection between two commercial spaces. The east commercial space is intended for a restaurant and is directly connected to the North Court and to E Spruce Street.
- Heading south in the North Court the resident and visitor discover the Interpretive Center and the Event Plaza. Continuing east and south is the terraced and ramped connection to the Central Plaza and a 21-foot wide landscaped pedestrian connection to E First Street by way of the South Court or East Court..



VIEW LOOKING WEST AT BUILDING 2



VIEW FROM NORTHEAST AT EDG



PL1 Connectivity
B. Walkways and Connections

A network of walkways provides connections between the series of Courts and Plazas. Signage in these areas provides clear wayfinding internal to the site as well as beyond to the adjacent neighborhoods.

VIEW LOOKING SOUTH AT NORTH COURT BETWEEN BUILDINGS 1 AND 2

ADJACENCY TO WASHINGTON HALL

- The design proposal maintains the large 30-foot setback to Washington Hall along the project's east edge. Building 3, across from Washington Hall, responds to the massing, proportion and materiality of Washington Hall. A street-level setback along E Fir Street as well as a setback at all levels closest to Washington Hall creates visual relief at the ground floor and a view of the Washington Hall beyond from the west on E Fir Street.
- The massing and material expression specifically responds to the façade dimensions of Washington Hall along E Fir Street, with datum lines expressed on the proposed façade as well as proportions and dimensions of the area of the façade that is designed at the Fir Street property line above street level.
- In deference to Washington Hall's brick façade, the proposed material palette includes metal, glass and wood, a simple modern palette that complements the historic brick wall.
- Responding to public comment at EDG, the proposed residential garage entry that was from Fir Street next to Washington Hall has been relocated to Spruce Street.

CS2 Urban Pattern and Form

A Location in the City and Neighborhood

Located in the Central Area, the site honors its place, looking to the neighborhood's past, present and future. It seeks to engage with the music of the area, from the jazz of the past to the diverse music today.



VIEW LOOKING WEST AT BUILDING 3



VIEW FROM SOUTHEAST AT EDG



VIEW LOOKING NORTH AT EAST COURT

CS2 Urban Pattern and Form
D-5 Respect for Adjacent Sites

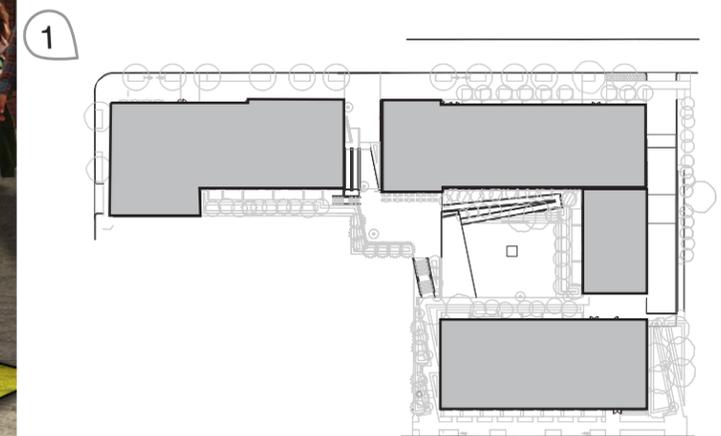
Through generous setbacks and strategic openings, the proposed structures minimize impacts on adjacent sites. Working with the neighborhood, a driveway entrance to underground residential parking was relocated from E Fir Street to E Spruce Street at the request of Historic Seattle for the benefit of Washington Hall's tenants and visitors.

PL1 Connectivity
C Outdoor Uses and Activities

The East Court provides a robust landscaped buffer to Washington Hall and connects to the Central Plaza through a tall breezeway at Building 3. We hope that this invites visitors from Washington Hall to use the many outdoor spaces on the site.

STREET ACTIVATION

- The evolution of the project maintained the approach presented at Early Design Guidance. Two larger commercial spaces anchor the 12th and Spruce façades, one at the corner of 12th Avenue and E Spruce Street and the other at the North Court pedestrian entry to the center of the site.
- The corner space engages both streets while the one on Spruce engages the street, North Court and Event Plaza at the interior of the site, intended to activate all its edges. Additional commercial presence along the street façades include two smaller commercial space on E Spruce Street that can be combined into one and Live-work loft residences east along Spruce St. for the remainder of the project's frontage.
- Lobbies are prominent and transparent in all structures with the leasing office providing an additional active storefront along E Spruce Street.



1 VIEW LOOKING SOUTHEAST AT BUILDING 1 RESTAURANT SPACE

CS2 Urban Pattern and Form

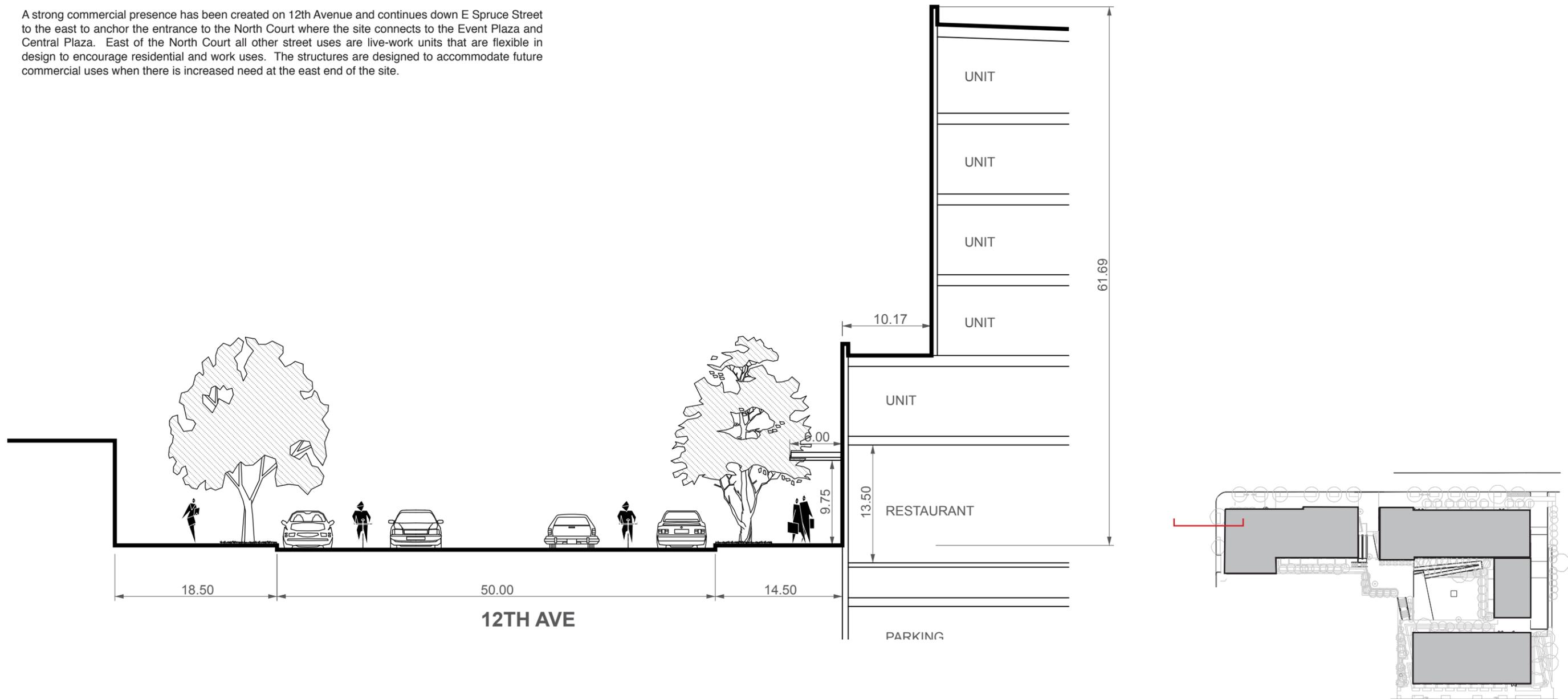
C. Relationship to the Block

Nearly a full block, First Central Station engages the corner of 12th Avenue and E Spruce Street, most of the frontage of E Spruce Street between 12th Avenue and 14th Avenue, and nearly half the block frontage along E Fir Street. It pays special attention to its neighbors to the east and west, providing large setbacks in both directions, 21 feet to the west to the adjacent townhouse structures and 30 feet to the east to Washington Hall.

DC3 Open Space Concept

B-2. Matching Uses to Conditions

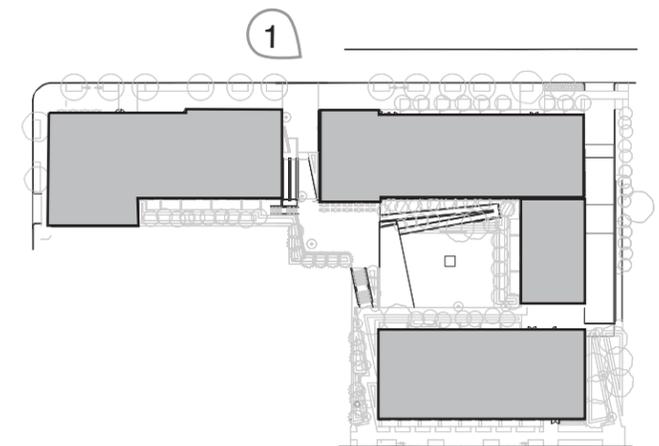
A strong commercial presence has been created on 12th Avenue and continues down E Spruce Street to the east to anchor the entrance to the North Court where the site connects to the Event Plaza and Central Plaza. East of the North Court all other street uses are live-work units that are flexible in design to encourage residential and work uses. The structures are designed to accommodate future commercial uses when there is increased need at the east end of the site.



SECTION 12TH AVENUE

STREET ACTIVATION

- The evolution of the project maintained the approach presented at Early Design Guidance. Two larger commercial spaces anchor the 12th and Spruce façades, one at the corner of 12th Avenue and E Spruce Street and the other at the North Court pedestrian entry to the center of the site.
- The corner space engages both streets while the one on Spruce engages the street, North Court and Event Plaza at the interior of the site, intended to activate all its edges. Additional commercial presence along the street façades include two smaller commercial space on E Spruce Street that can be combined into one and Live-work loft residences east along Spruce St. for the remainder of the project's frontage.
- Lobbies are prominent and transparent in all structures with the leasing office providing an additional active storefront along E Spruce Street.



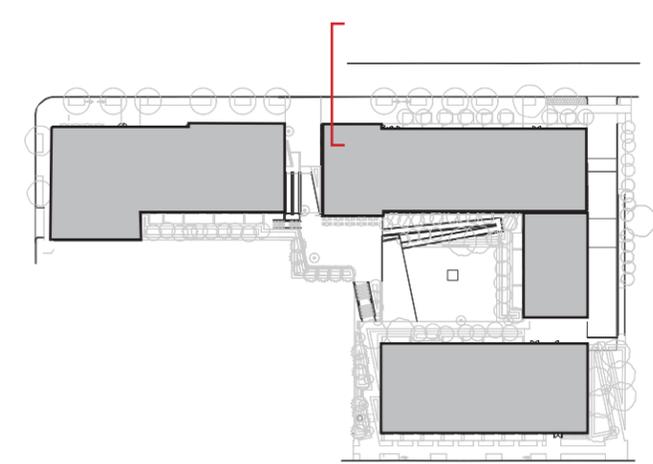
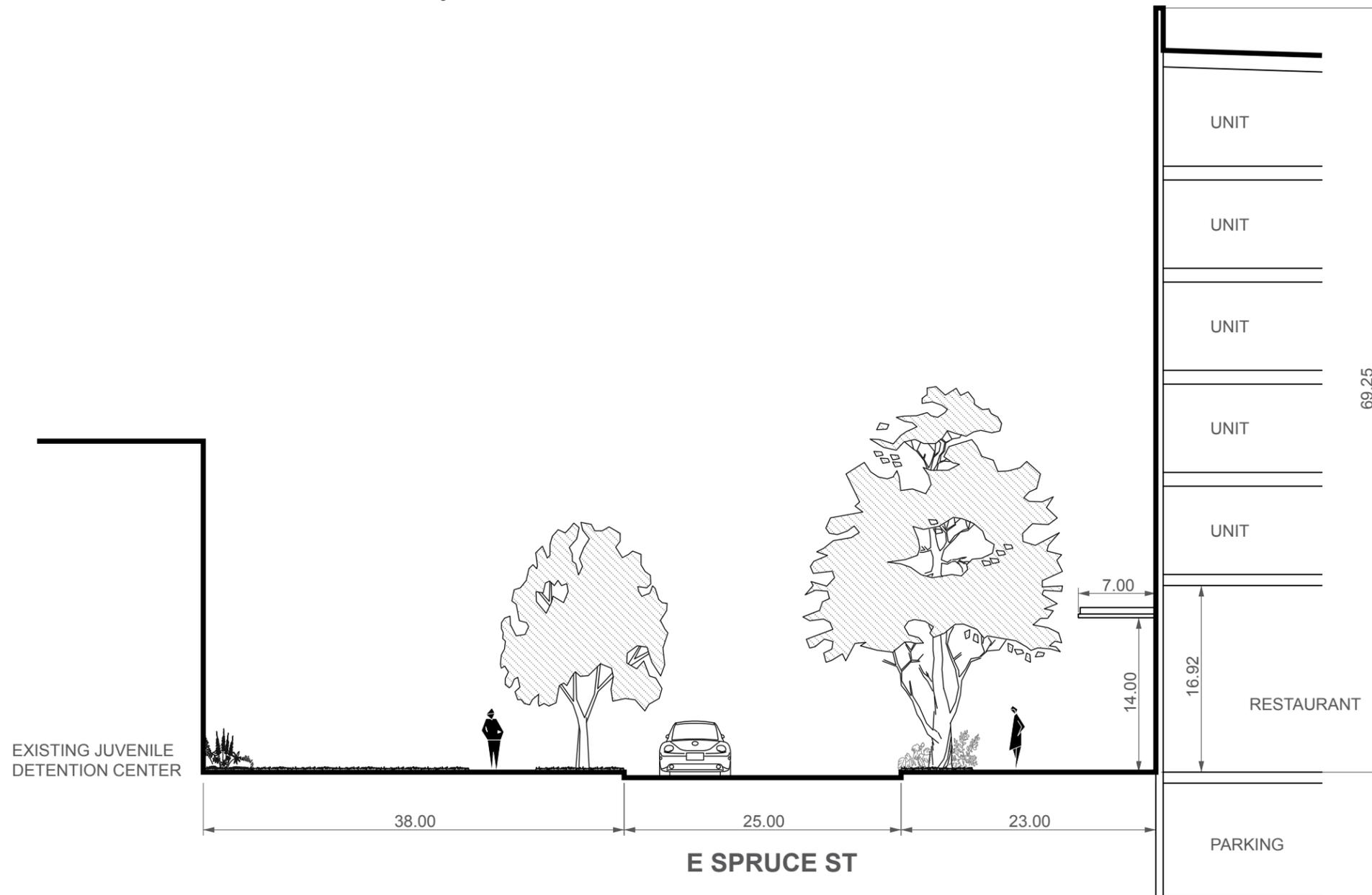
1 VIEW LOOKING SOUTHEAST AT BUILDING 2 RESTAURANT SPACE

PL1 Connectivity
C. Outdoor Uses and Activities

Two proposed restaurants, one at the corner of 12th Avenue and E Spruce Street and the other at the North Court, activate the sidewalk along E Spruce Street by providing outdoor seating on the wide sidewalk. The restaurant at 12th Avenue has entrances from both sides, engaging directly in the commercial corridor along 12th.

Smaller, more intimate retail spaces, building lobbies and a leasing office provides further connections to the street frontages.

Live-work units setback from the property lines along the east edges of the site frontage on E Spruce Street and E Fir Street activate the remainder of the street frontage.



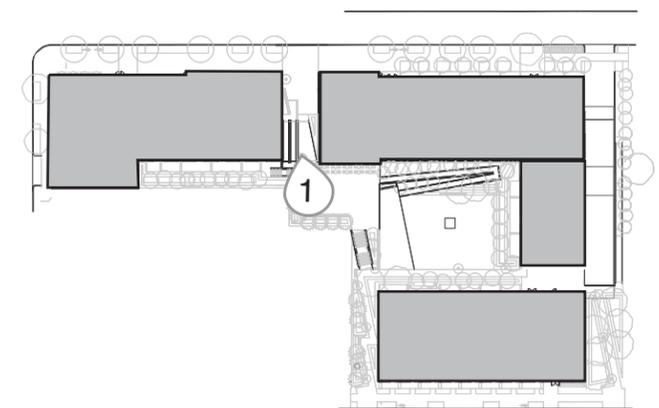
SECTION E SPRUCE ST.

CONNECTION TO STREET AT NORTH COURT

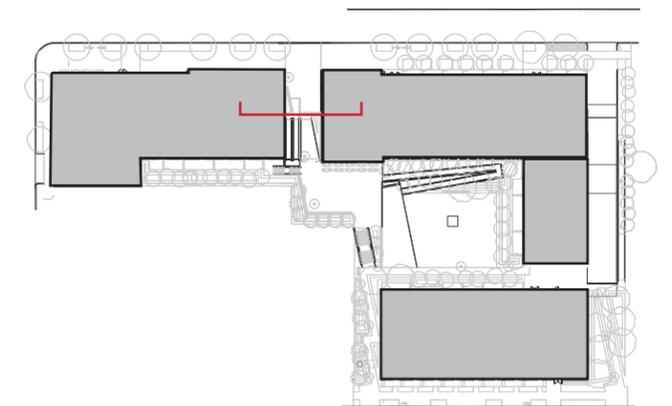
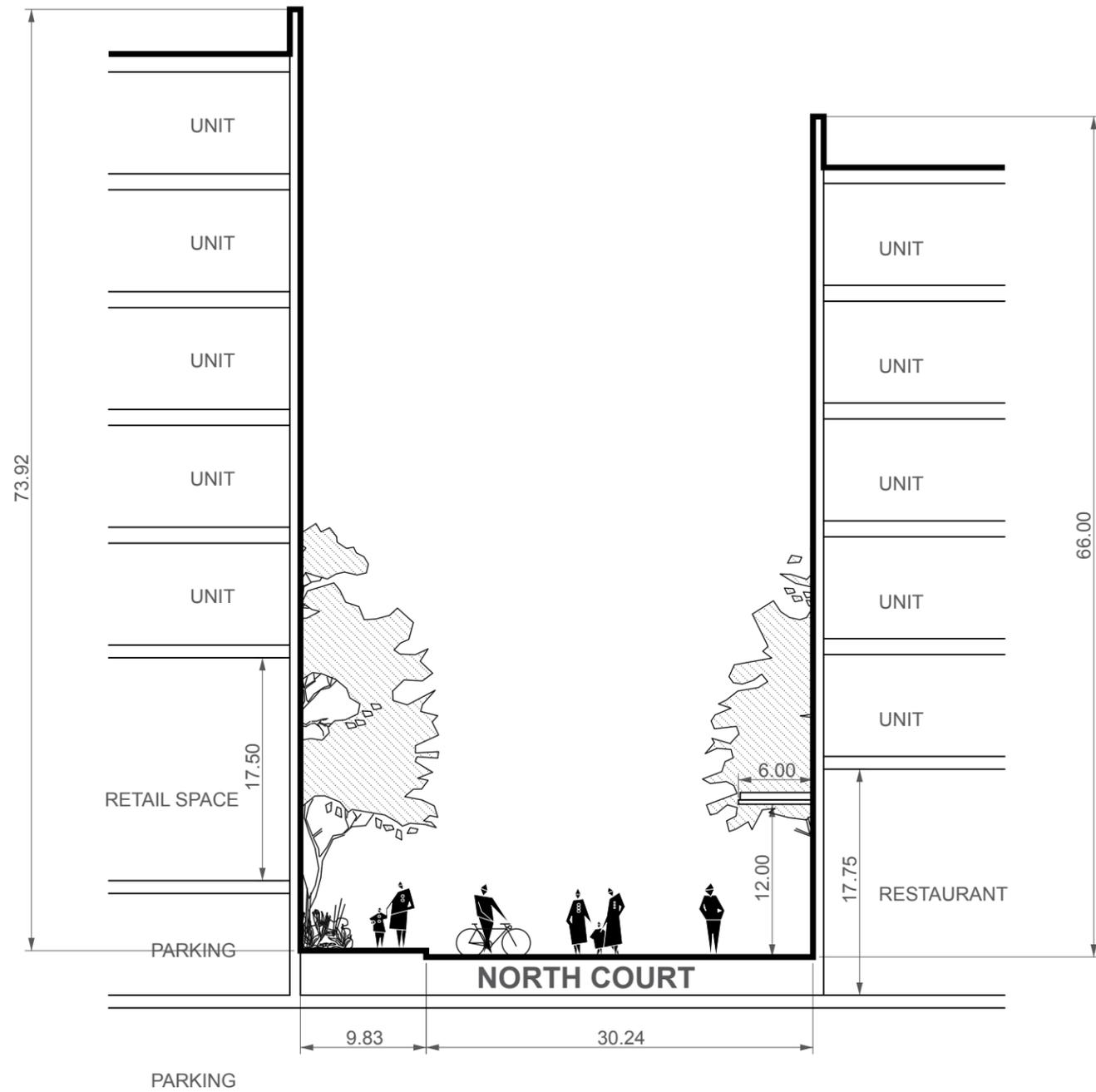


PL1 Connectivity
A. Network of Open Spaces

A component of the network of open spaces, the North Court connects E Spruce Street to the Central Plaza, Event Plaza and E Fir Street beyond.



1 VIEW LOOKING NORTH AT NORTH COURT BETWEEN BUILDINGS 1 AND 2



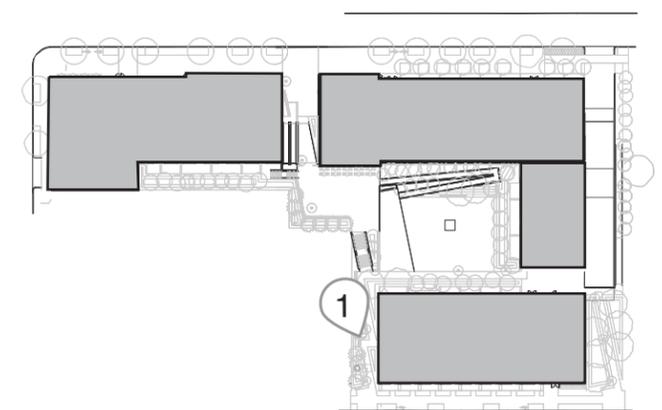
SECTION COURTYARD ENTRY FROM E SPRUCE ST.

CONNECTION TO STREET AT WEST COURT

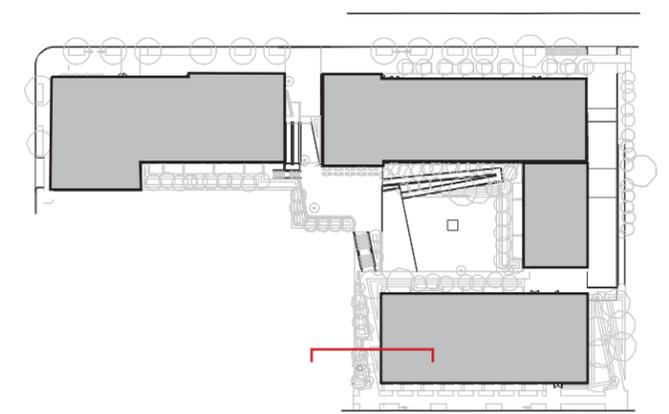
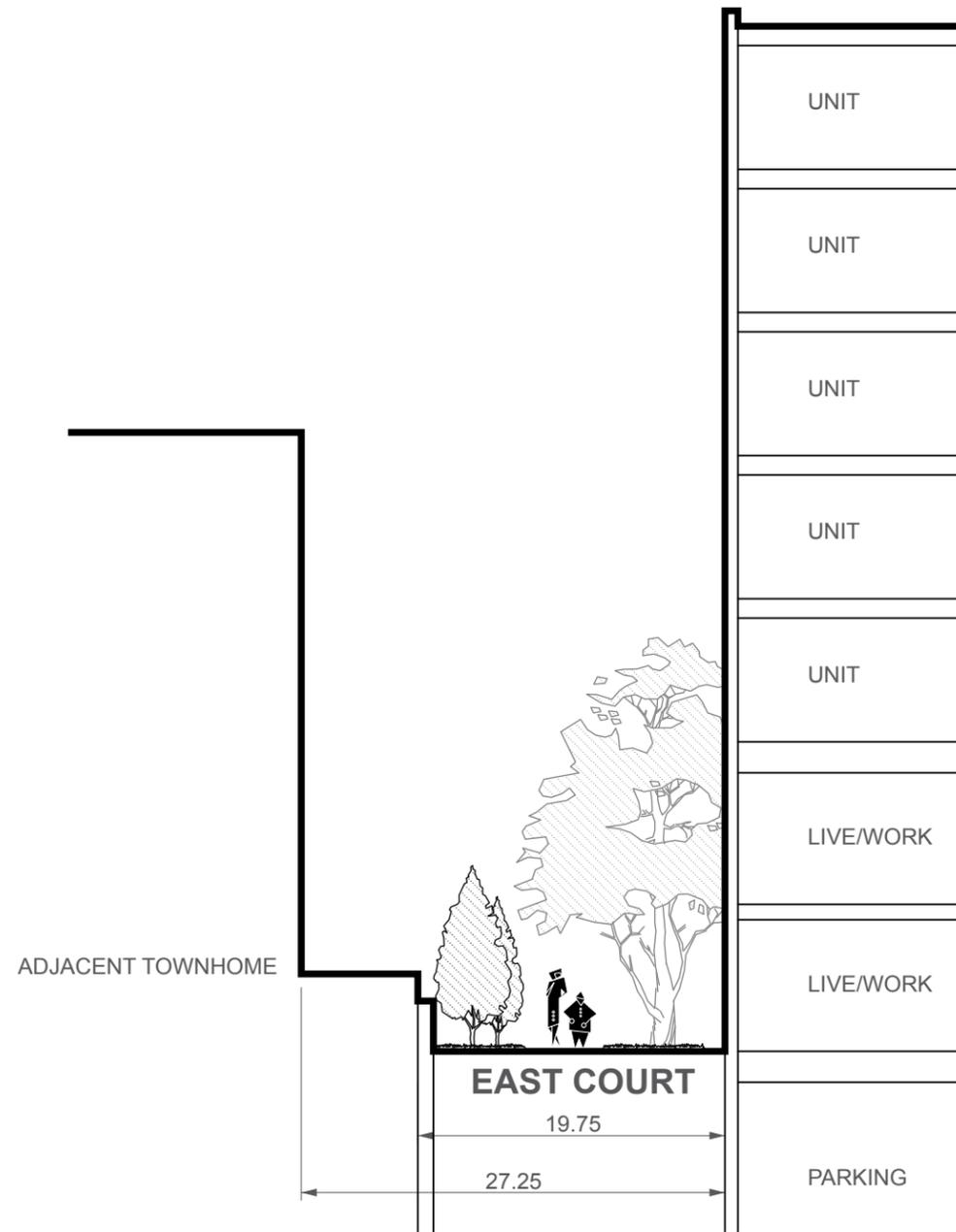


PL1 Connectivity
A. Network of Open Spaces

A component of the network of open spaces, the South Court connects E Fir Street to the Central Plaza, Event Plaza and E Spruce Street beyond.



1 VIEW LOOKING SOUTH AT SOUTH COURT



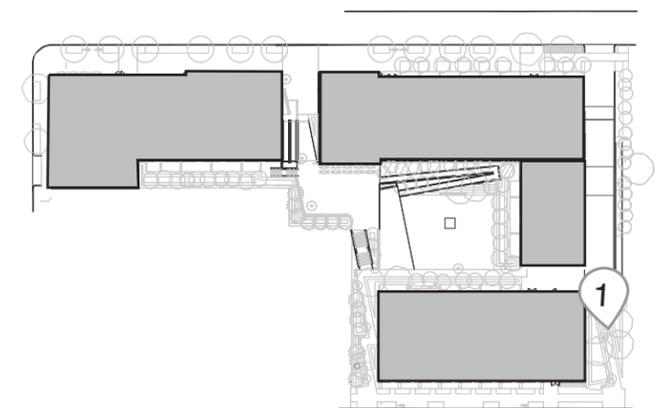
SECTION COURTYARD ENTRY FROM E FIR ST.

CONNECTION TO STREET AT EAST COURT

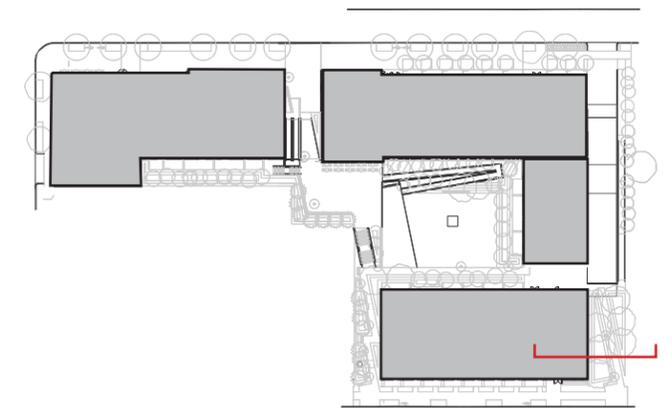
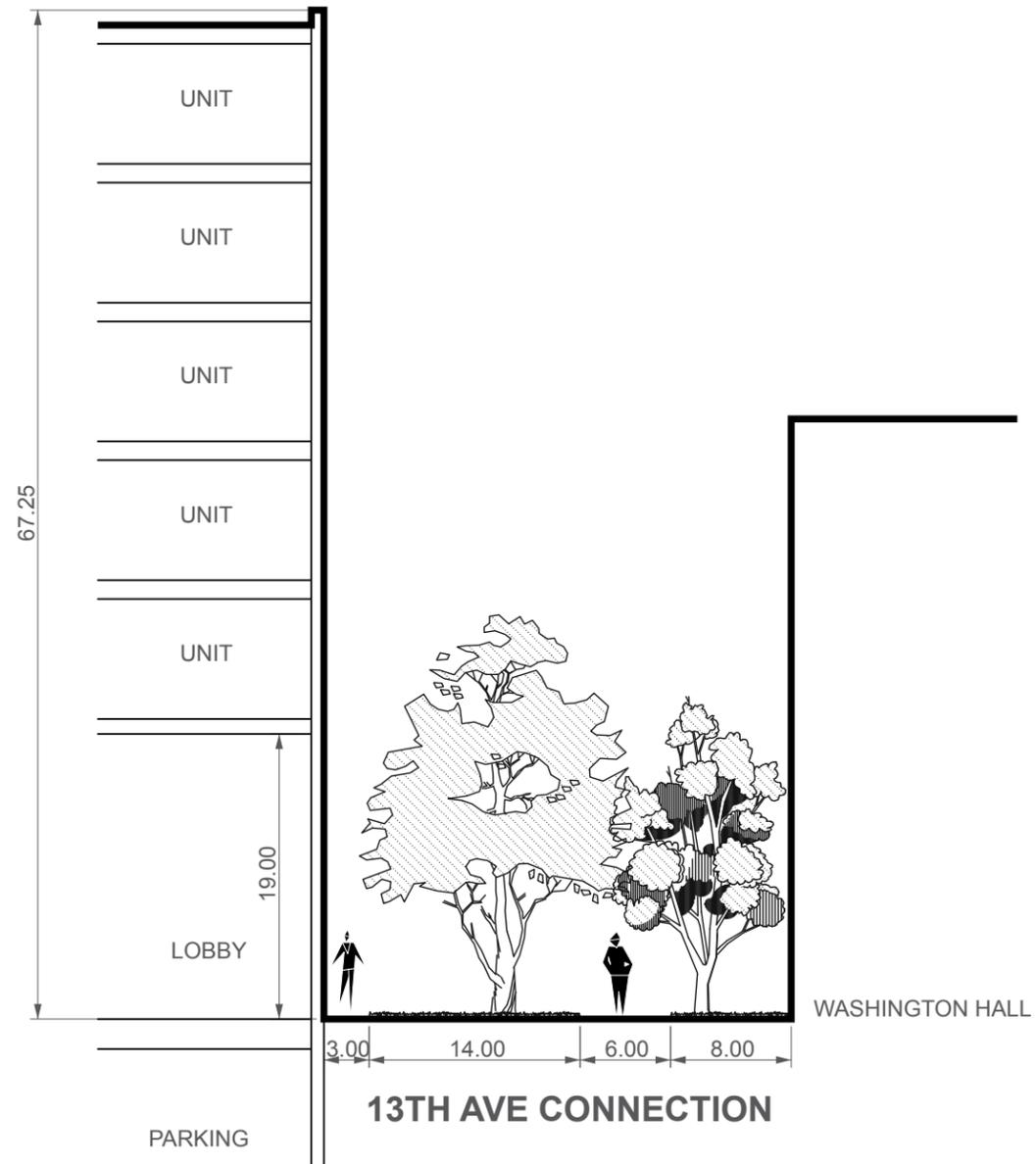


PL1 Connectivity
A. Network of Open Spaces

A component of the network of open spaces, the East Court is located between Washington Hall and Building 3. It connects E Fir Street through a breezeway at the east facade of Building 3 to the Central Plaza, Event Plaza and E Spruce Street beyond. It provides a direct connection for users of Washington Hall to the Central Plaza.



1 VIEW LOOKING SOUTH AT EAST COURT



SECTION COURTYARD ENTRY FROM FIR ST.

MATERIALS - BUILDING 1

- The project team has worked to create a palette of quality materials across the entire project. The entire project is organized to read as one, with individualized expressions for each building. Materials include brick, Ceraclad, Cembonit, Zenit, Minaret, Wood, Painted Cement Board and white and black residential windows and black storefront. Steel and glass canopies provide weather protection at the street commercial spaces.
- Decks and Juliet balconies have been proposed throughout the project to provide articulation to the facades.

DC4 Materials

A. Exterior Elements and Finishes

The design team created holistic design concepts for the structures on the site. This approach is demonstrated through a series of diagrams and in renders and elevations of each structure. Materials are chosen to express the design concepts.



VIEW LOOKING SOUTHEAST AT BUILDING 1



VIEW FROM NORTHWEST AT EDG

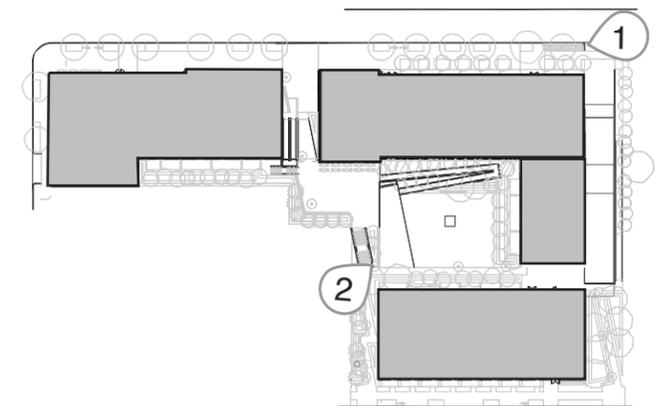


VIEW LOOKING NORTHWEST AT CENTRAL PLAZA, EVENT PLAZA AND BUILDINGS 1 AND 2

MATERIALS - BUILDING 2



1 VIEW LOOKING WEST AT BUILDING 2



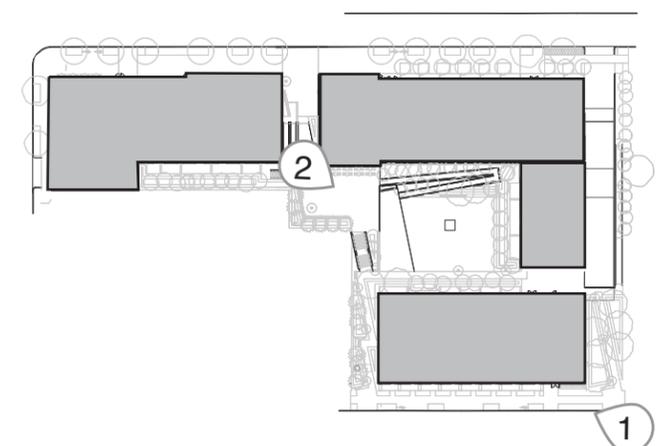


2 VIEW LOOKING NORTHEAST AT CENTRAL PLAZA AND BUILDINGS 2 AND 3

MATERIALS - BUILDING 3



1 VIEW LOOKING WEST AT BUILDING 3





PL1 Connectivity
C Outdoor Uses and Activities

The smaller 3,753 square-foot Event Plaza provides an outdoor space is intended to provide a smaller area for events such as outdoor concerts and performances that overlooks the larger Central Plaza. It connects to the North Court, outdoor seating for the large restaurant space in Building 2 and an elevator lobby to the below grade parking for the residents and visitors to the site. The overlook provides the opportunity for families to play in the Central Plaza and occupy the Event Plaza above.

DC3 Open Space Concept
B. Open Spaces Uses and Activities

Open space is provided at the center of the proposal that is connected to all three buildings. These open spaces have a variety of adjacencies, levels, and orientations which will promote a variety of uses.

2 VIEW LOOKING SOUTHEAST AT EVENT PLAZA AND BUILDING 3

WAYFINDING

- The project team includes local artist Paul Rucker and Karen Kiest Landscape Architects. In tandem with b9 and BUILD, these consultants are working to create a strong sense of cultural and historical awareness through signage and wayfinding.
- A series of smaller courts, varying between 21 feet and 30 feet in width provide pedestrian connections to the Central Plaza, 100 feet by 100 feet and the Event Plaza 101 feet by 92 feet. Within the site, these courts and Plazas navigate the sloping topography, sloping downhill from E Spruce to E Fir Street.

PL2 Walkability
B. Safety and Security

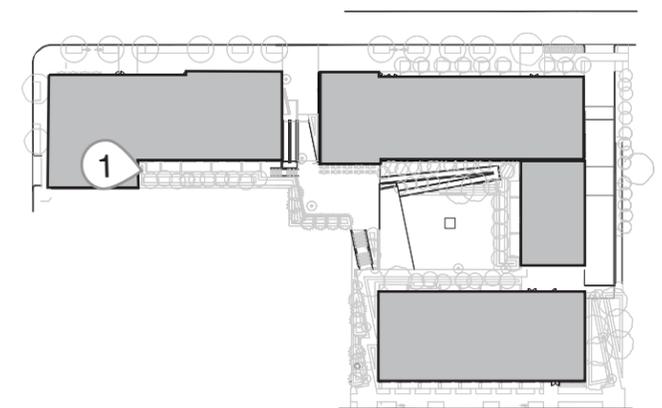
Three large gates are proposed on the site to create a strong sense of safety and security for residents and visitors. The gates, that will open completely out of the way, are proposed to be located in the North Court set in from E Spruce Street, the South Court set in from E Fir Street and at the breezeway at Building 3. The gates will close in the evening and be open during the day to encourage public access through the site and to the network of open spaces on the site. These three points control all access to the interior of the site while still allowing an all day and night accessible mid-block straight and direct public path to pass between Washington Hall and Building 3 connecting E Fir Street and E Spruce Street. This path is aligned with 13th Avenue, a narrow street, to the south that provides an intentional connection to/from the Street Car stop at 14th Avenue and S Washington Street.

PL2 Walkability
D. Wayfinding

Paul Rucker, a local artist, is part of the design team. He is working with the design team on approaches to wayfinding that responds to the history of the place. The use of music notation in creating signage for First Central Station is a tribute to the rich history of music that blossomed in the Central Area, particularly from the Jackson Street jazz scene to Washington Hall.

DC4 Materials
B. Signage

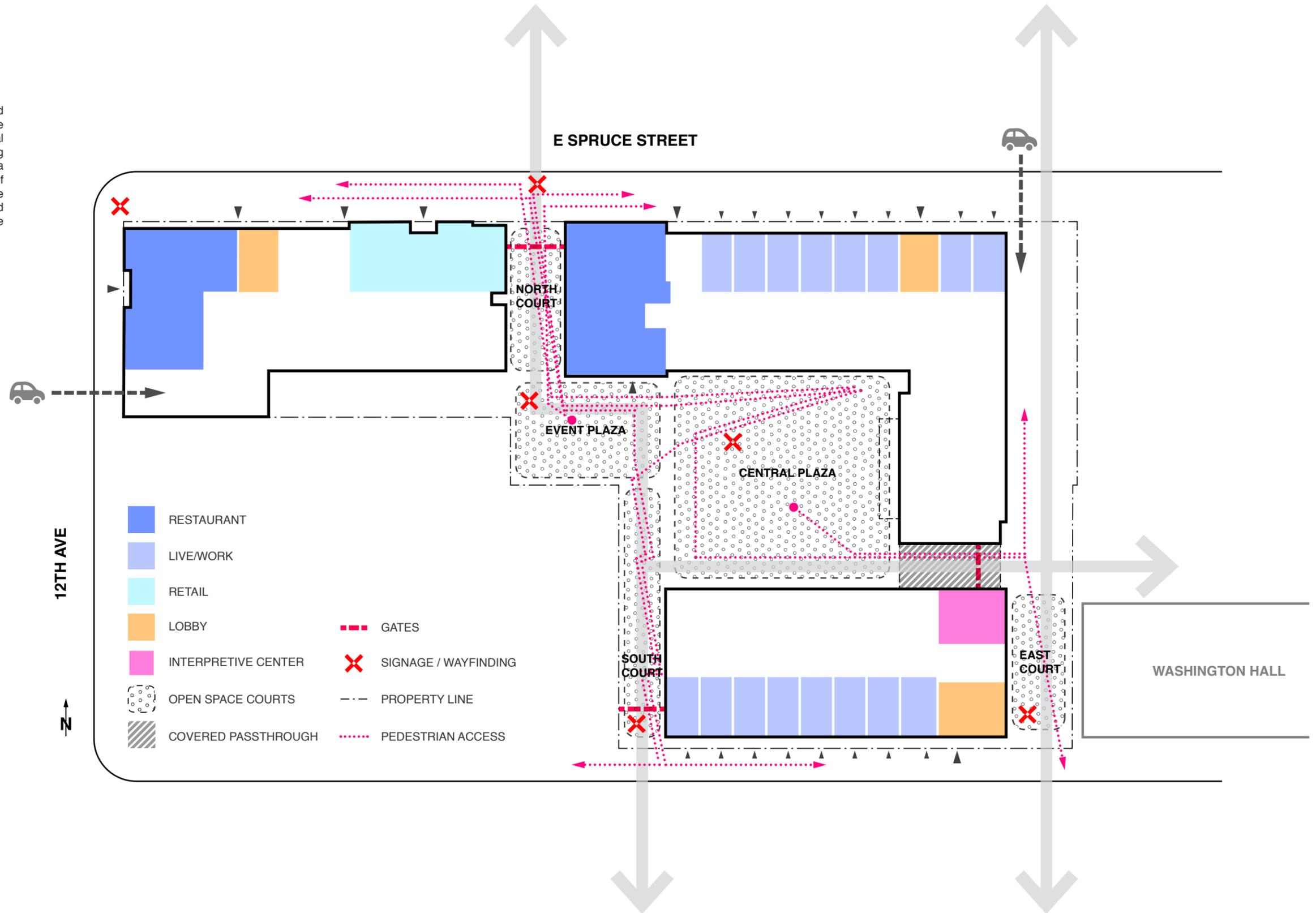
Signage throughout the site responds to wayfinding and the rich history of the site and area. It is used to orient residents and visitors to the site and buildings and to the surrounding neighborhoods and Washington Hall.



1 VIEW LOOKING EAST AT ENTRY PLAZA, CENTRAL PLAZA AND BUILDINGS 1,2 AND 3

CS3 Architectural Context and Character
B. Local History and Culture

An interpretive center has been incorporated into the project. The publically accessible space will be curated to reflect the local history and character of the surrounding neighborhood. Positioned on the site with a proximity to Washington Hall, the intent of the interpretive center is to provide a space that can be defined by the neighborhood and connect the new development to the surrounding context.



SIGNAGE

- Each of the three buildings will have its own street address as well as each retail space.



BUILDING NAME SIGNAGE LOCATION

BUILDING NUMBER SIGNAGE

White Vinyl Numbers Located at the Transom of the Residential Lobby Entrance

1200

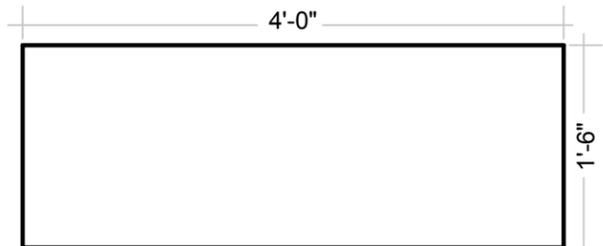
COMMERCIAL UNIT SIGNAGE

White Vinyl Numbers Located at the Transom of the Commercial Entries

SUITE SUITE 101 103

COMMERCIAL TENANT SIGNAGE

Steel Signs to be hung from Steel Canopy. Tenant signage to be limited to dimensions below. Window graphics/signage to be approved by management.



VIEW LOOKING SOUTHEAST AT BUILDING 1 RESTAURANT SPACE

BUILDING NAME SIGNAGE LOCATION

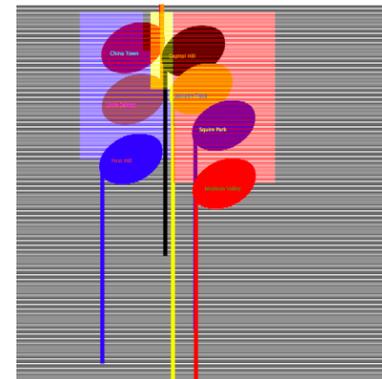
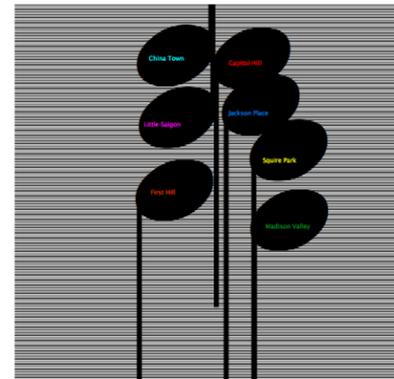


VIEW LOOKING SOUTHEAST AT BUILDING 2 RESTAURANT SPACE



VIEW LOOKING NORTH AT BUILDING 3 AND WASHINGTON HALL

PAUL RUCKER - SITE CONCEPTS



PL2 Walkability
D. Wayfinding

-On June 10, 1918, Seattle saw its first local jazz band perform in Washington Hall, at 14th Avenue and Fir Street. In the 1920s and 1930s jazz flourished in the Central District. We have an opportunity with the construction of First Central Station to acknowledge this legacy by integrating musical notation and themes in the wayfinding. The example shown here uses quarter notes as directional signs to bordering neighborhoods.

Naming of buildings uses solfège
Do= Building #1
Re= Building #2
Mi= Building #3

Solfège is a system for singing notes. If you're familiar with the famous Rogers and Hammerstein song "Do-Re-Mi" from The Sound of Music, you already know the solfège note names: do, re, mi, fa, sol, la and ti.

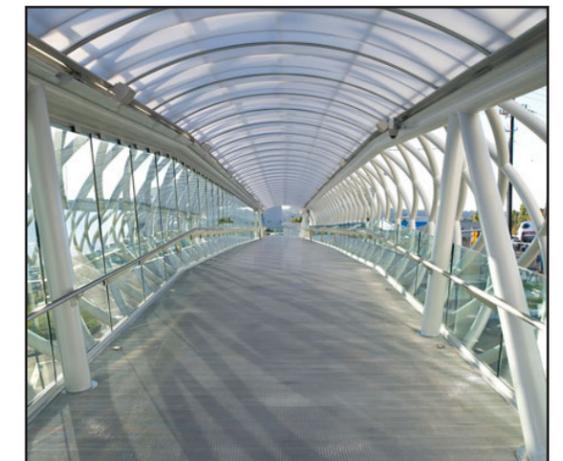
The design team is working with local artist Paul Rucker to integrate a site specific installation or public art component with the project.

Paul Rucker is a visual artist, composer, and musician who often combines media, integrating live performance, sound, original compositions, and visual art. His work is the product of a rich interactive process, through which he investigates community impacts, human rights issues, historical research, and basic human emotions surrounding particular subject matter. Much of his current work focuses on the Prison Industrial Complex and the many issues accompanying incarceration in its relationship to slavery. He has presented performances and visual art exhibitions across the country and has collaborated with educational institutions to address the issue of mass incarceration. Presentations have taken place in schools, active prisons and also inactive prisons such as Alcatraz.

In one of his largest installations, REWIND, he addresses social, and cultural issues in race, class and power by re-envision historical events, and connect to their relationships with current issues of power and injustice in America. His work is intended to be a powerful catalyst for community dialogue. After winning the prestigious Mary Sawyer Baker Award in 2015, the cash award also came with a show at the Baltimore Museum of Art. The two 2015 showings of REWIND has garnered praise from Baltimore Magazine "Best Artist 2015", Baltimore City Paper "Best Solo Show 2015", Huffington Post, Artnet News, Washington Post, The Root, and Real News Network.



Human Rights Legacy Benches
Tacoma, WA



Trails of Vapor - Museum of Flight Bridge Sound
Installation
Seattle, WA

CS3 Architectural Context and Character

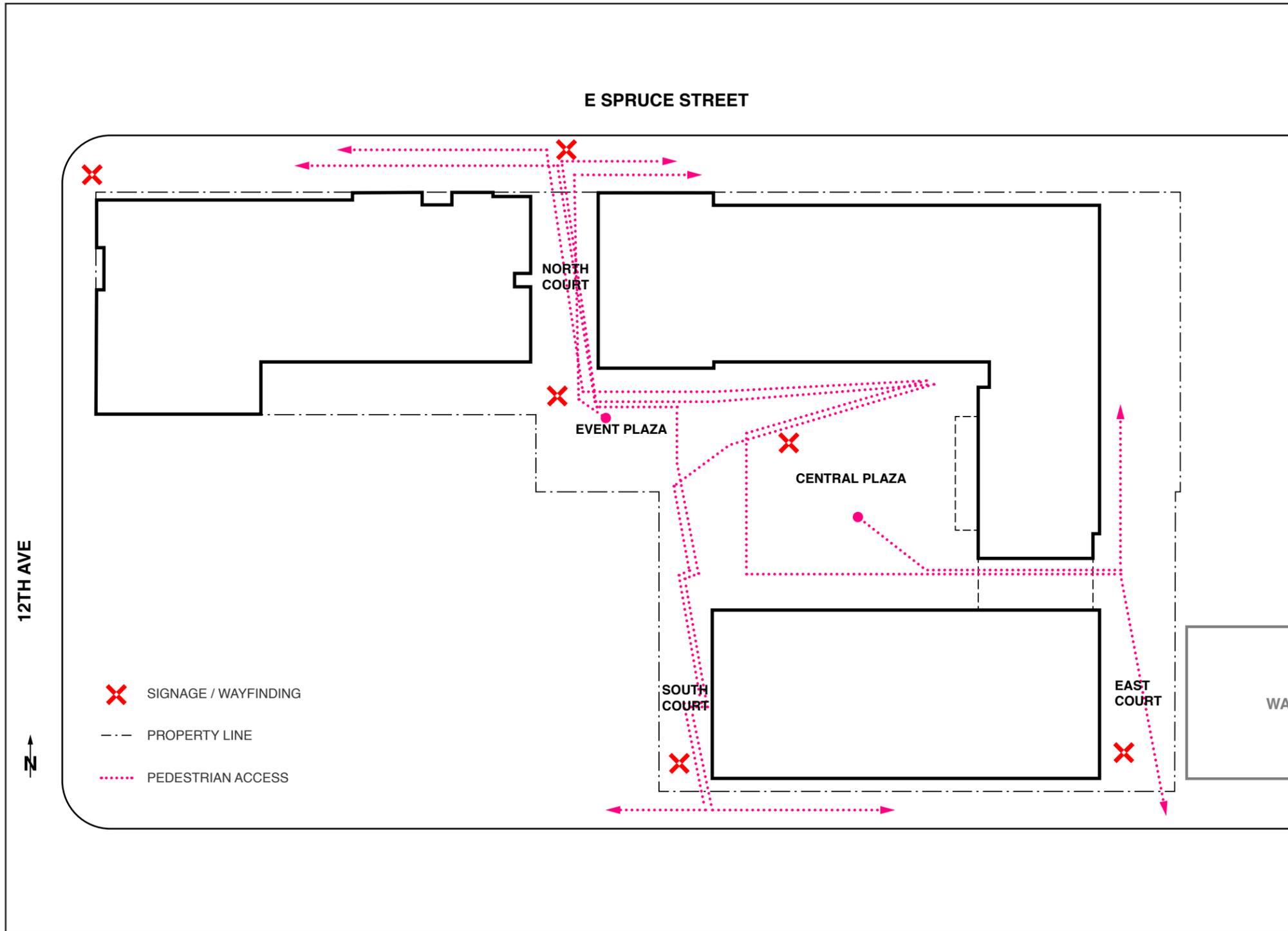
A. Emphasizing Positive Neighborhood Attributes

The use of music notation in creating signage for First Central Station is a tribute to the rich history of music that blossomed in the Central Area, particularly from the Jackson Street jazz scene to Washington Hall.

The project team will work with Pratt Fine Arts Center to create site-specific artwork for the temporary wall surrounding the construction site. It will include a multigenerational project that partners youth and teachers from Pratt working together on artwork that honors the legacy of the art, culture and history of the Central Area.

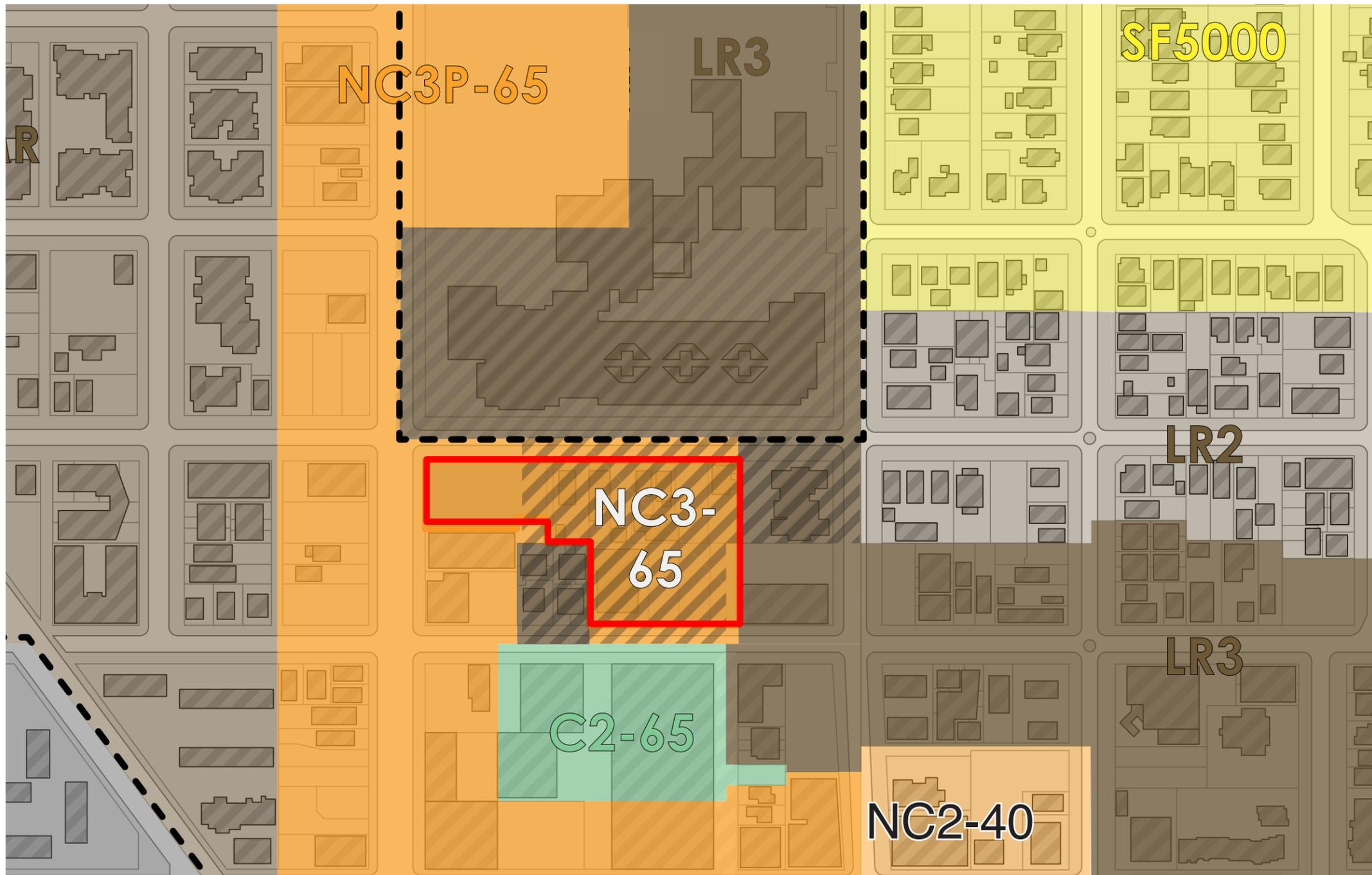
B. Local History and Culture

It honors the first local jazz that was performed in 1918 at Washington Hall and in the Central District in the 1920's and 1930's.



ARTIST PROPOSAL

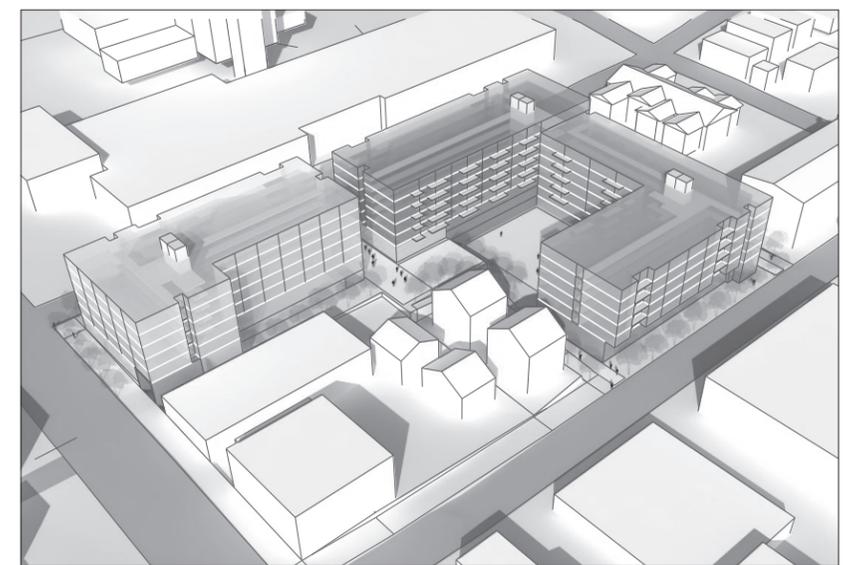
ZONING MAP



ZONE TRANSITION



AERIAL VIEW LOOKING NORTHEAST AT SITE



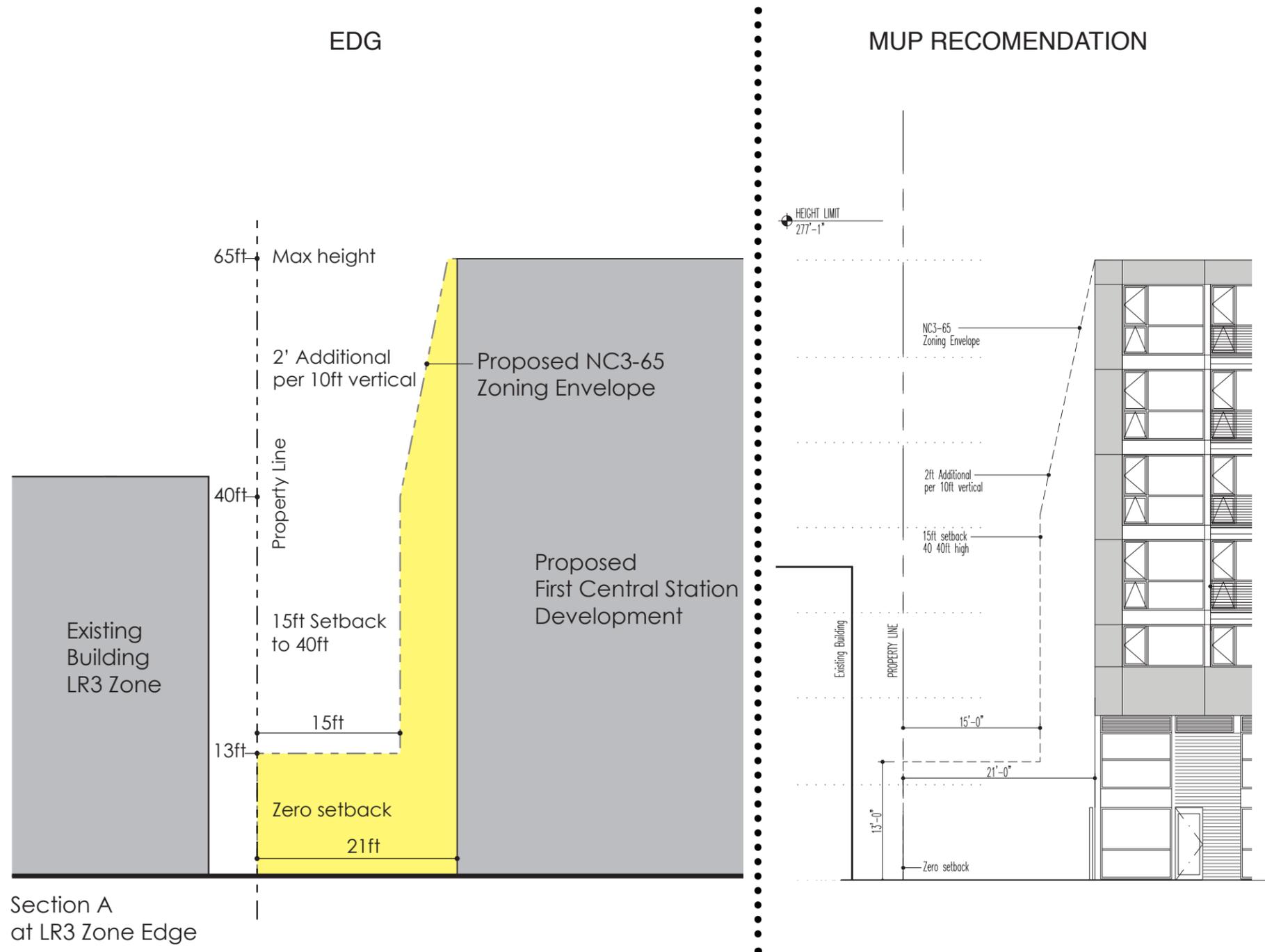
AERIAL VIEW FROM SOUTHWEST AT EDG

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.

CS2 Urban Pattern and Form D-5. Respect for Adjacent Sites

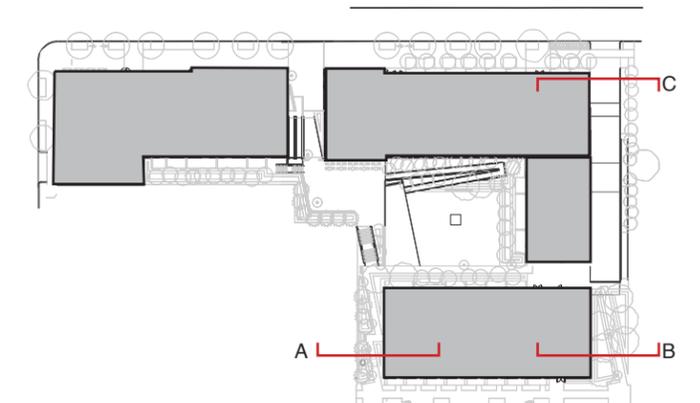
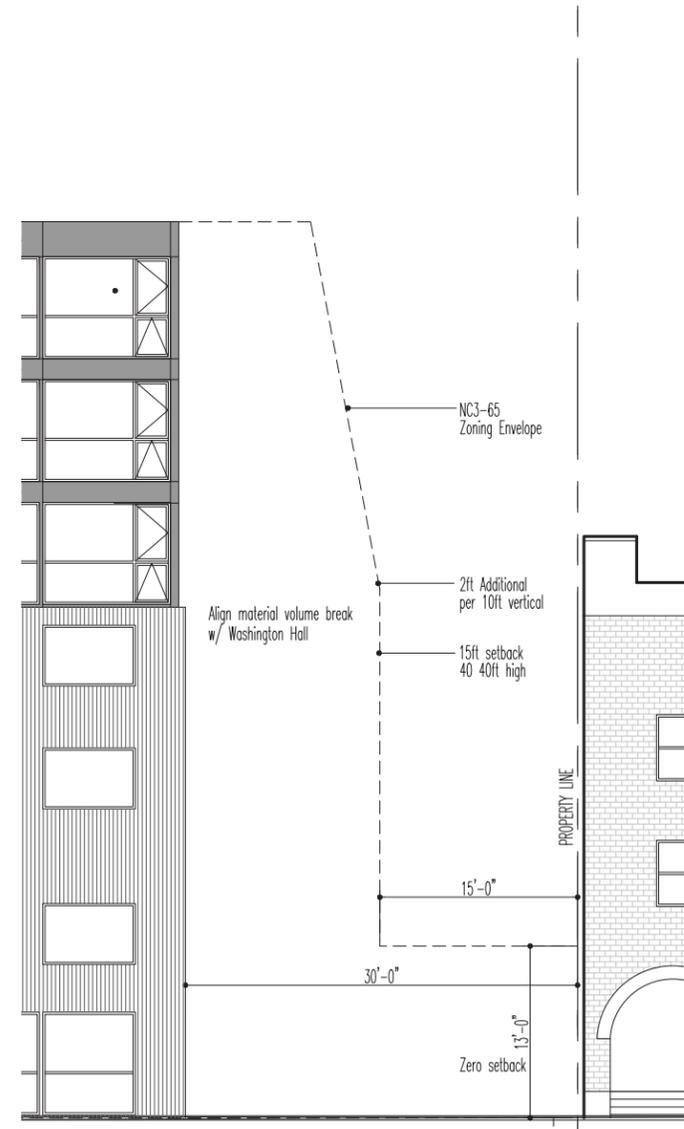
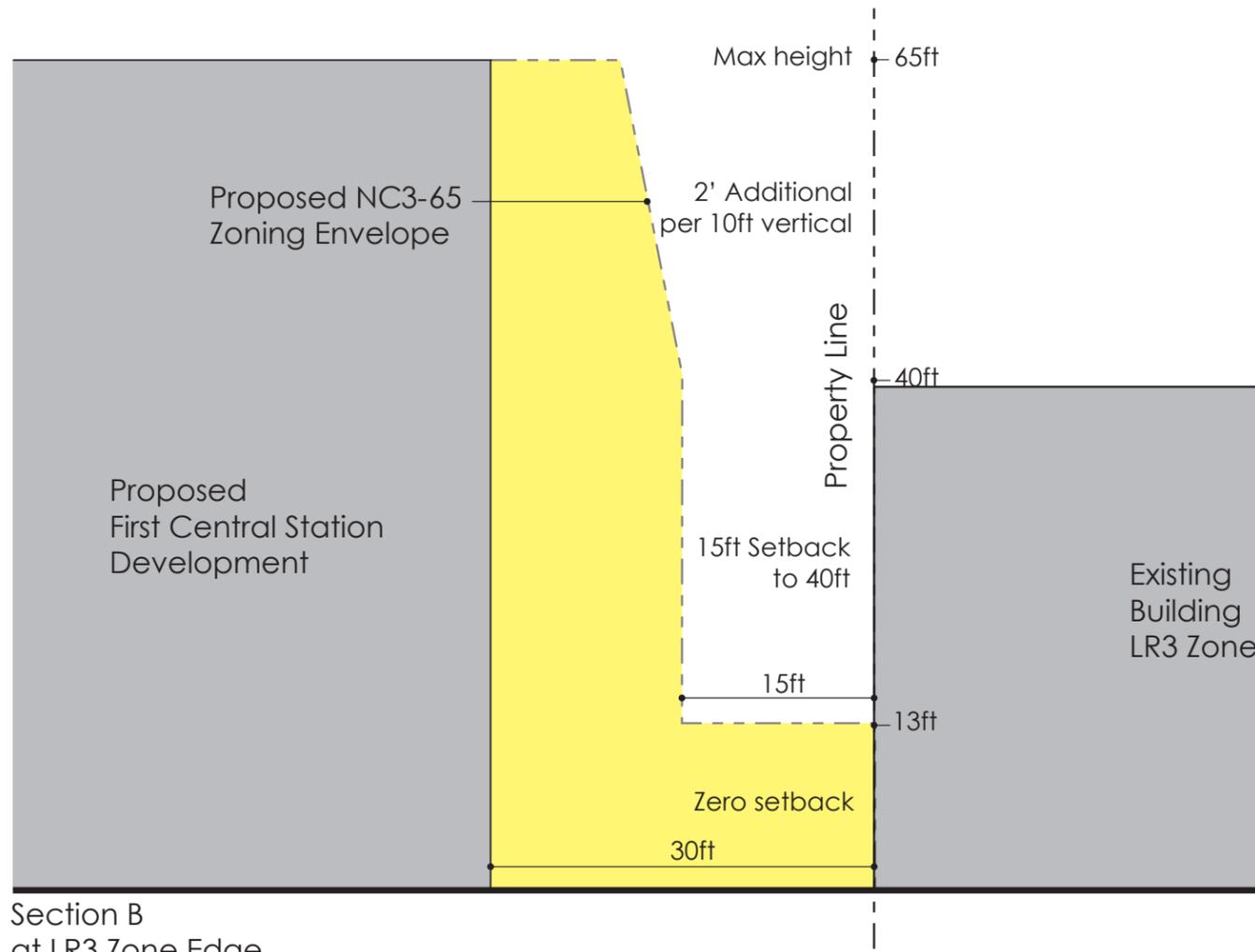
Through generous setbacks and strategic openings the proposed structures minimize impacts on adjacent sites. Working with the neighborhood, a driveway entrance to underground residential parking was relocated from E Fir Street to E Spruce Street at the request of Historic Seattle for the benefit of Washington Hall's tenants and visitors.



Section A
at LR3 Zone Edge

EDG

MUP RECOMENDATION

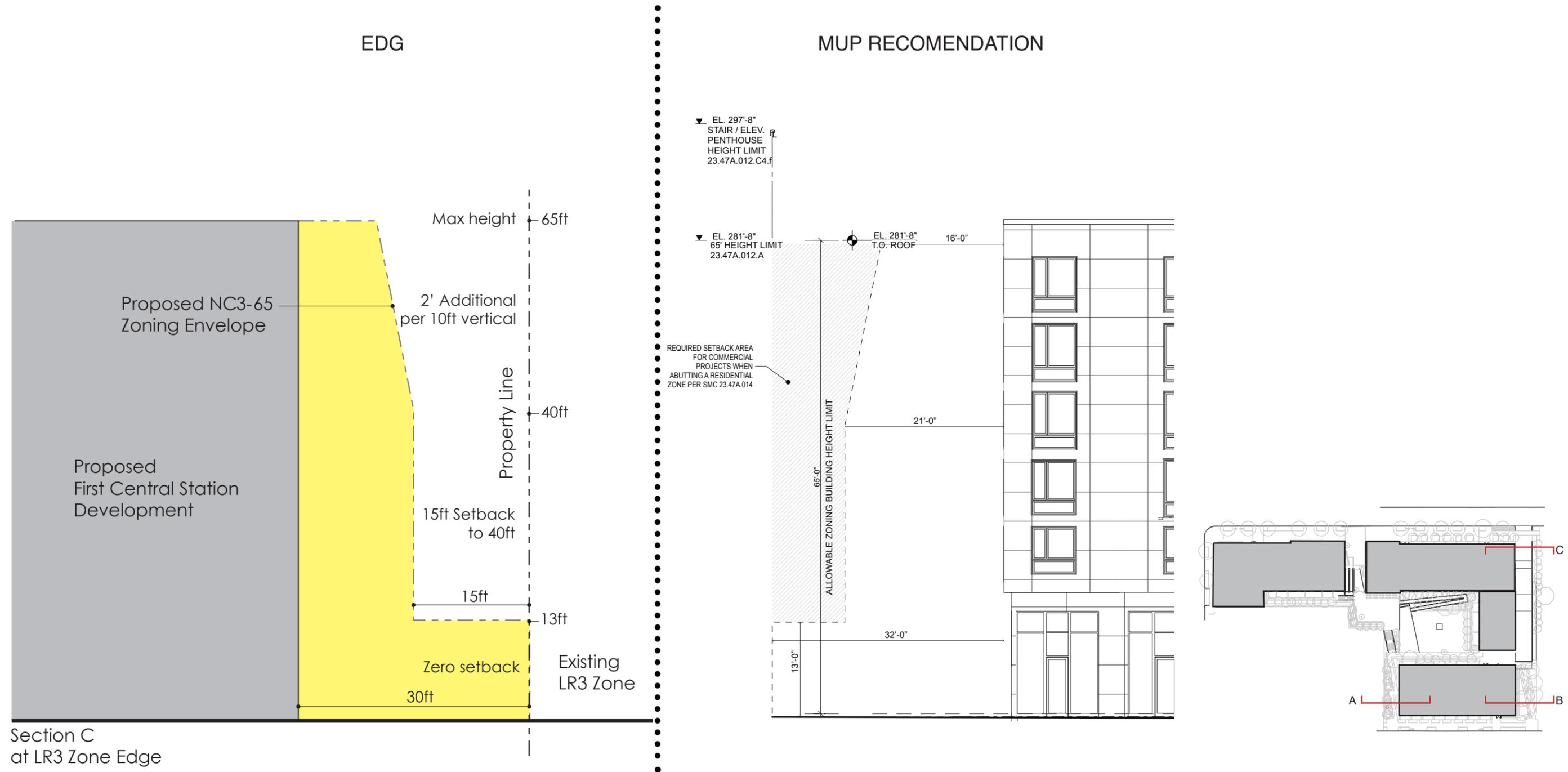


CS2 Urban Pattern and Form

C. Relationship to the Block

Nearly a full block, First Central Station pays special attention to its neighbors to the east and west, providing large setbacks in both directions, 21 feet to the west to the adjacent townhouse structures and 30 feet to the east to Washington Hall.

ZONING TRANSITION



Section C
at LR3 Zone Edge

ZONING TRANSITION



PL2 Walkability
A. Accessibility

The site provides an accessible path from E Spruce Street to E Fir Street through a network of mid-block walkways, ramps and larger Courts and Plazas.

VIEW FROM SOUTHEAST BUILDING 3 TO CENTRAL PLAZA



SECTION PERSPECTIVE VIEW LOOKING NORTHEAST AT SITE

LIGHTING



1 Recessed Wall Fixture



2 Sconce Fixture for Units / Penthouses



3 Recessed Exterior Can Fixtures

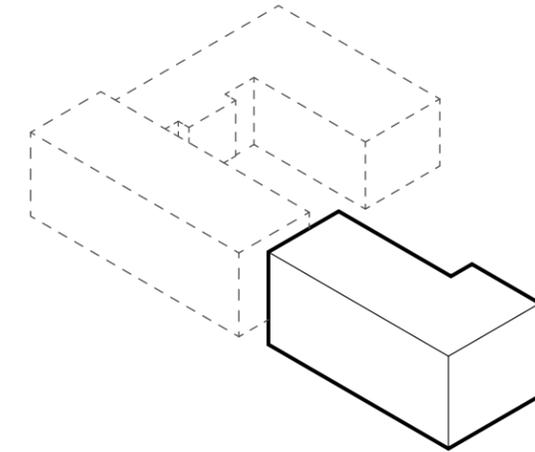
DC4 Materials
C. Lighting

Lighting supports the various uses at the streetscape and the network of Courts and Plazas at the interior of the site while minimizing any spillage on adjacent sites.

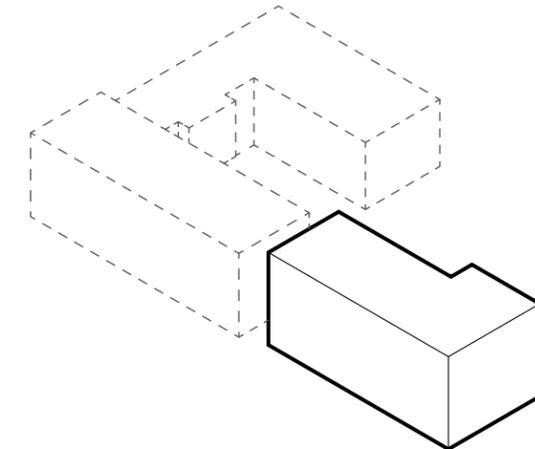


MASSING EVOLUTION

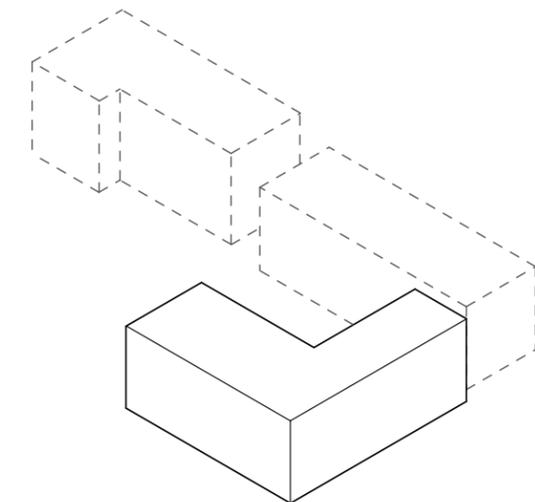
EDG



BUILDING 1



BUILDING 2



BUILDING 3

DC2 Architectural Concept
D. Scale and Texture

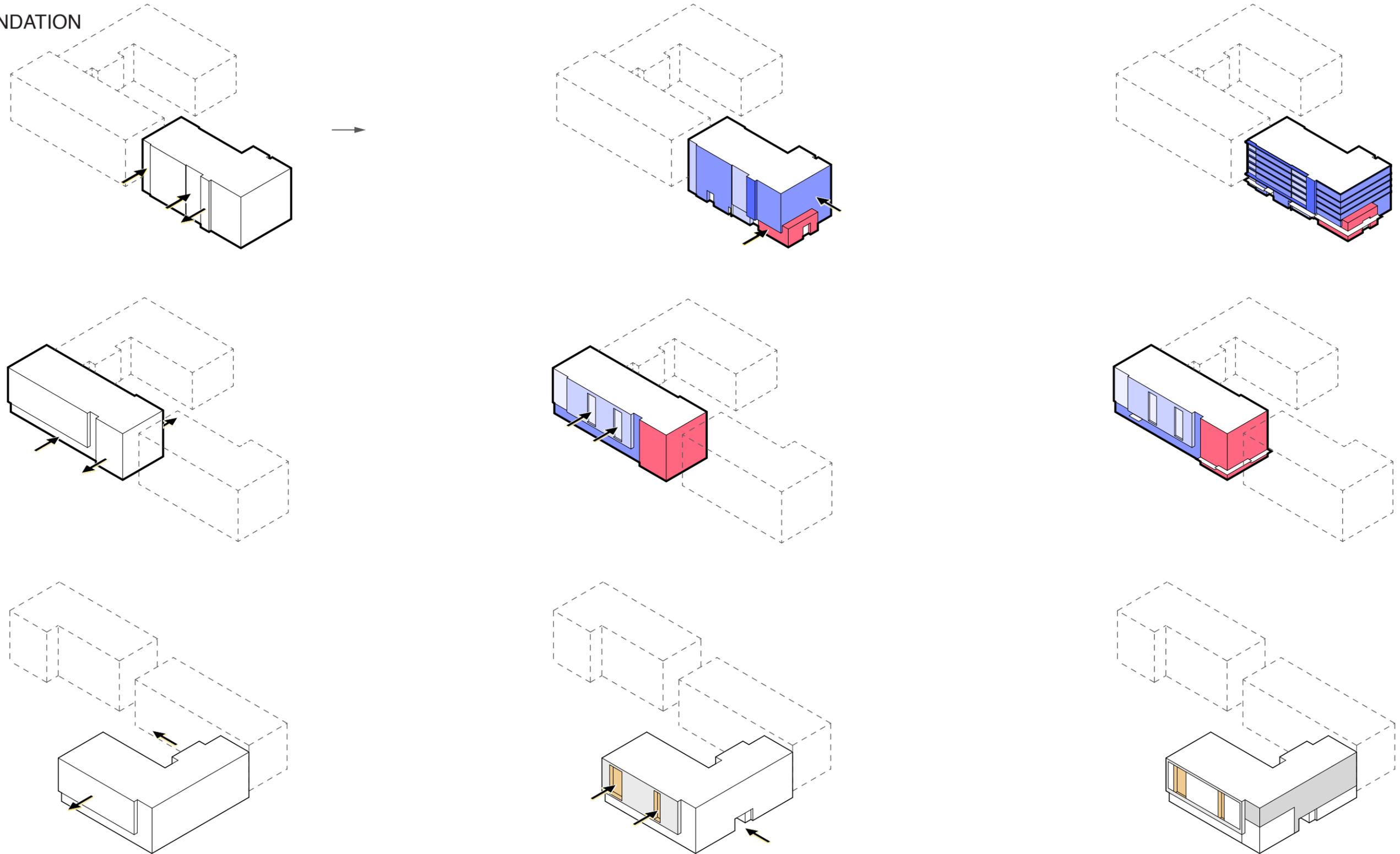
Scale and texture are created distinctly at each structure.

Building 1 uses strong horizontal banding and deck railings balanced with larger vertical massing moves. Brick at the corner of 12th and E Spruce provides a strong texture at the commercial street frontage.

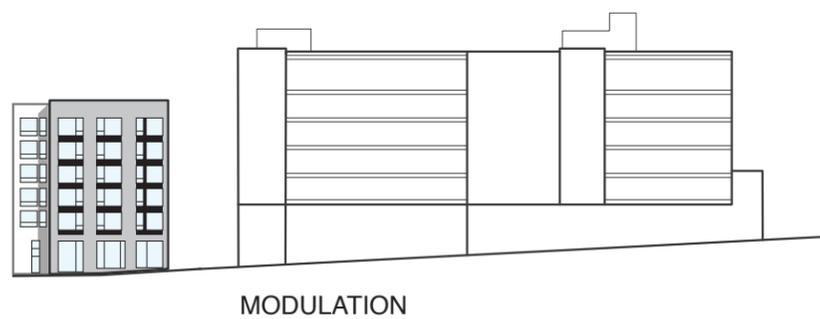
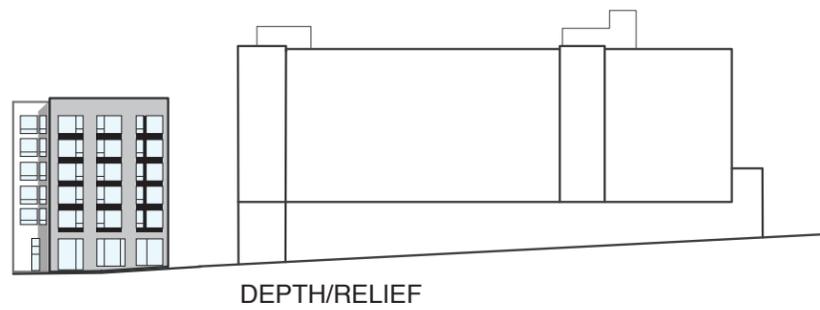
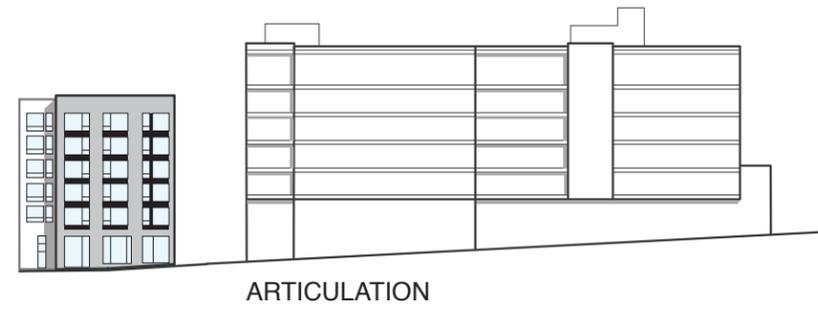
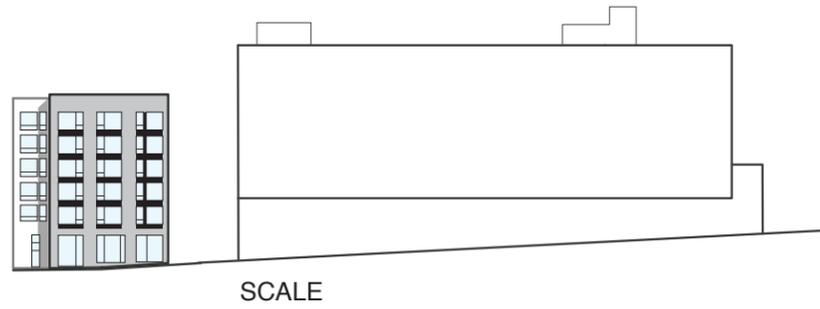
Building 2 responds to the “gap” created at the North Court and locates a vertical red volume that is grounded in a large restaurant to draw attention to this point of access to the site’s network of open spaces. The remainder of the Building 2 street façade adds scale and texture through larger massing variation and material treatment.

Building 3 creates scale with massing shifts to recognize the massing of the adjacent Washington Hall. Texture and color pallet is used through a series of recesses with warmth through the use of wood cladding in these areas to complement the warmth of the Washington Hall brick. The recesses above grade are private decks that create a vertical pattern in the façade.

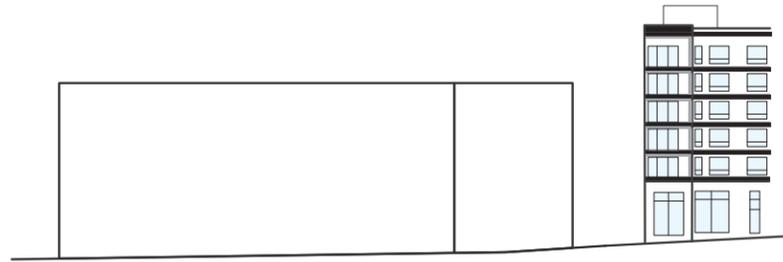
MUP
RECOMENDATION



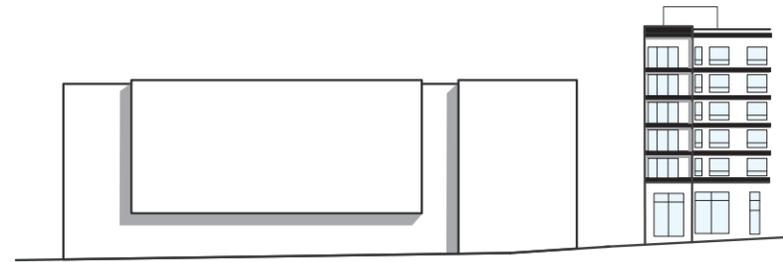
ELEVATION ANALYSIS



BUILDING 1



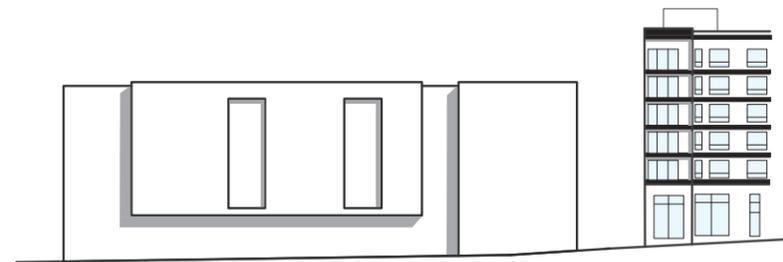
SCALE



ARTICULATION



DEPTH/RELIEF



TEXTURE/FABRIC

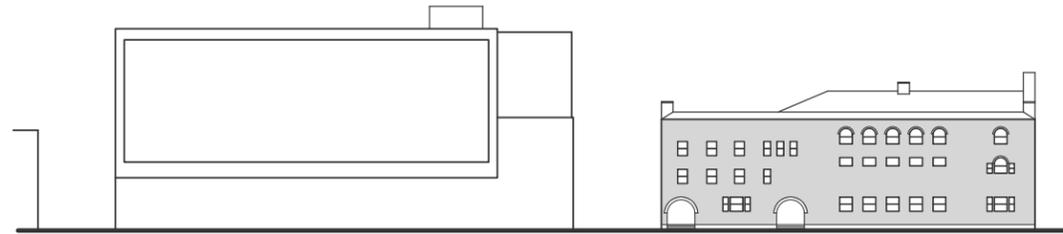


MODULATION

MATERIAL/COLOR

BUILDING 2

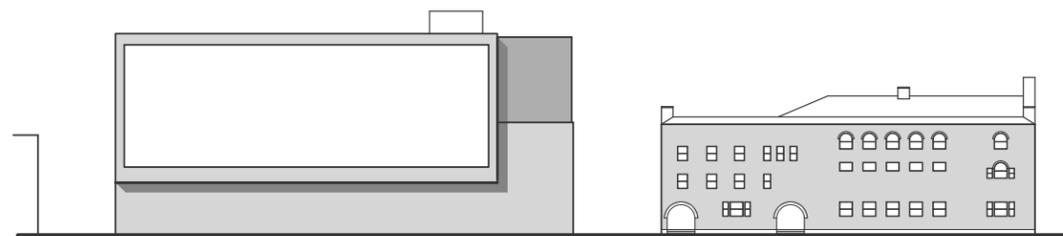
ELEVATION ANALYSIS



SCALE



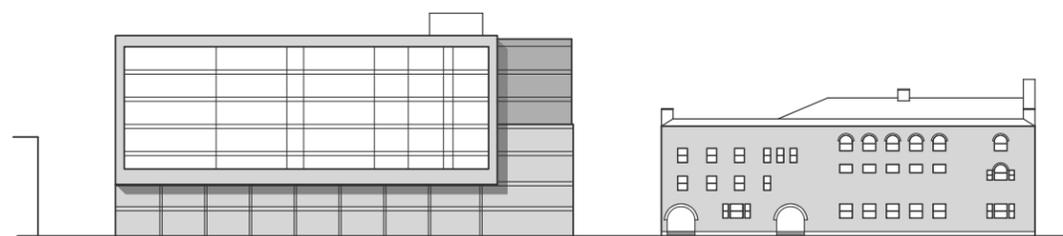
MODULATION



DEPTH/RELIEF



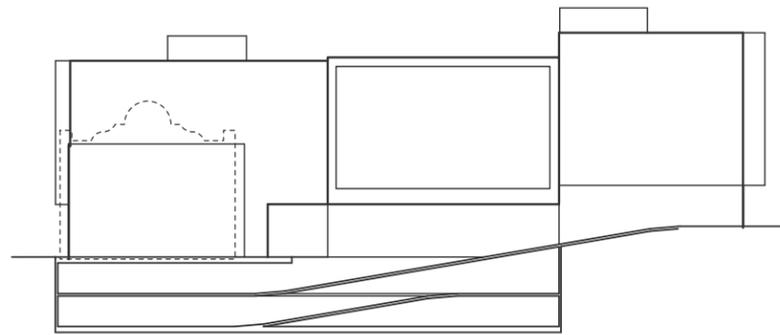
TEXTURE/FABRIC



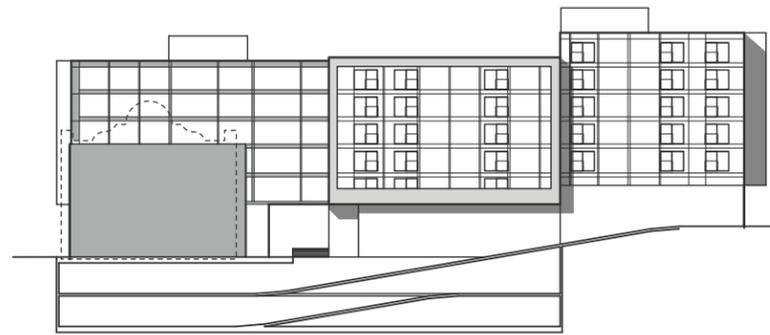
ARTICULATION



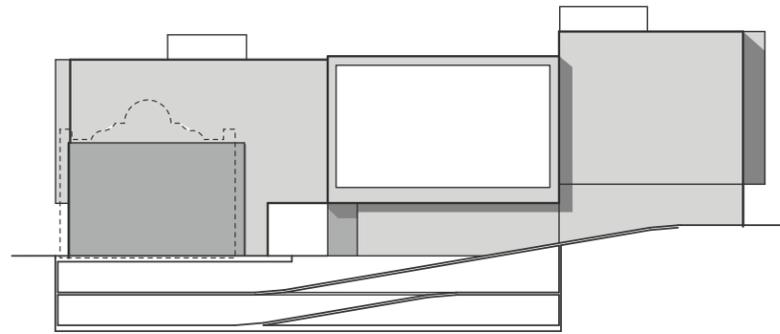
WARMTH



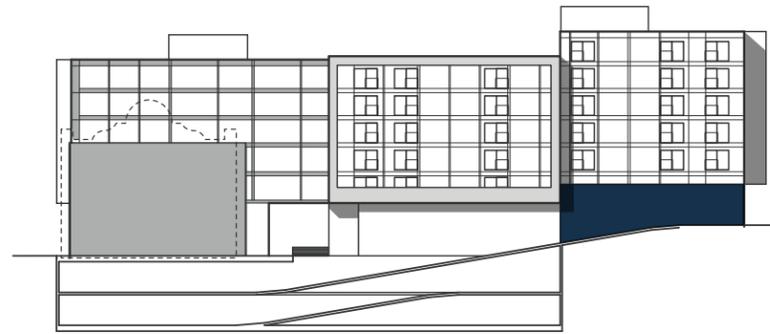
SCALE



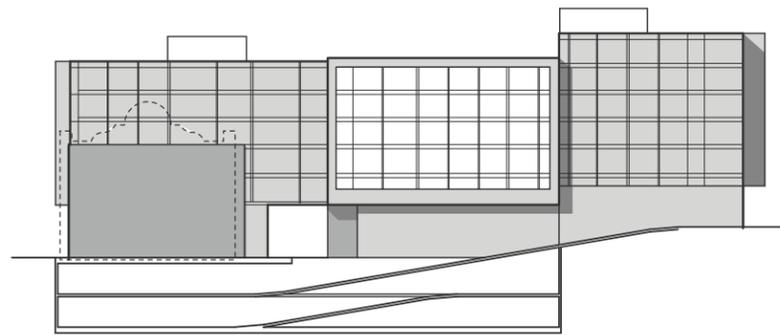
TEXTURE/FABRIC



DEPTH/RELIEF



COLOR



ARTICULATION

DC2 Architectural Concept
B. Architectural and Façade Composition

Diagrams clearly articulate a design approach to all three proposed structures, distinct and complementary across the site.

Modulation, material variation and articulation of elements support the architectural concept for each structure and the site as a whole.

BUILDING 1 ELEVATIONS



BUILDING 1 NORTH RENDERED ELEVATION



01 Floor Accent
SW 7069 Iron Ore



02 Cembrit True
Etna 308.



03 Siding Panel
White.



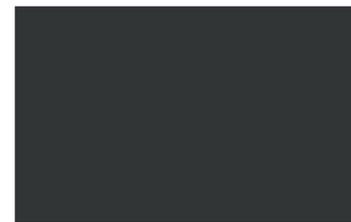
04 Cembrit Cembonit
922 Graphite.



BUILDING 1 WEST RENDERED ELEVATION



05 Mission Brick Inca.



06 Guardrails / Handrails / Canopies/ Metals
BM 2131-10 Black Satin



07 Standing Seam Siding
Zinc Gray.

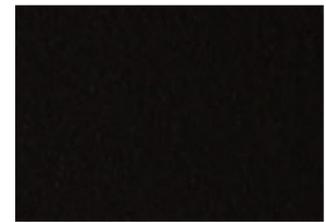
BUILDING 1 ELEVATIONS



BUILDING 1 SOUTH RENDERED ELEVATION



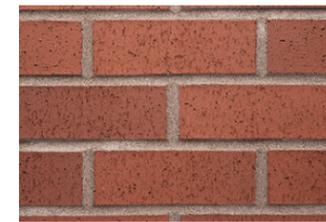
01 Floor Accent
SW 7069 Iron Ore



02 Cembrit True
Etna 308.



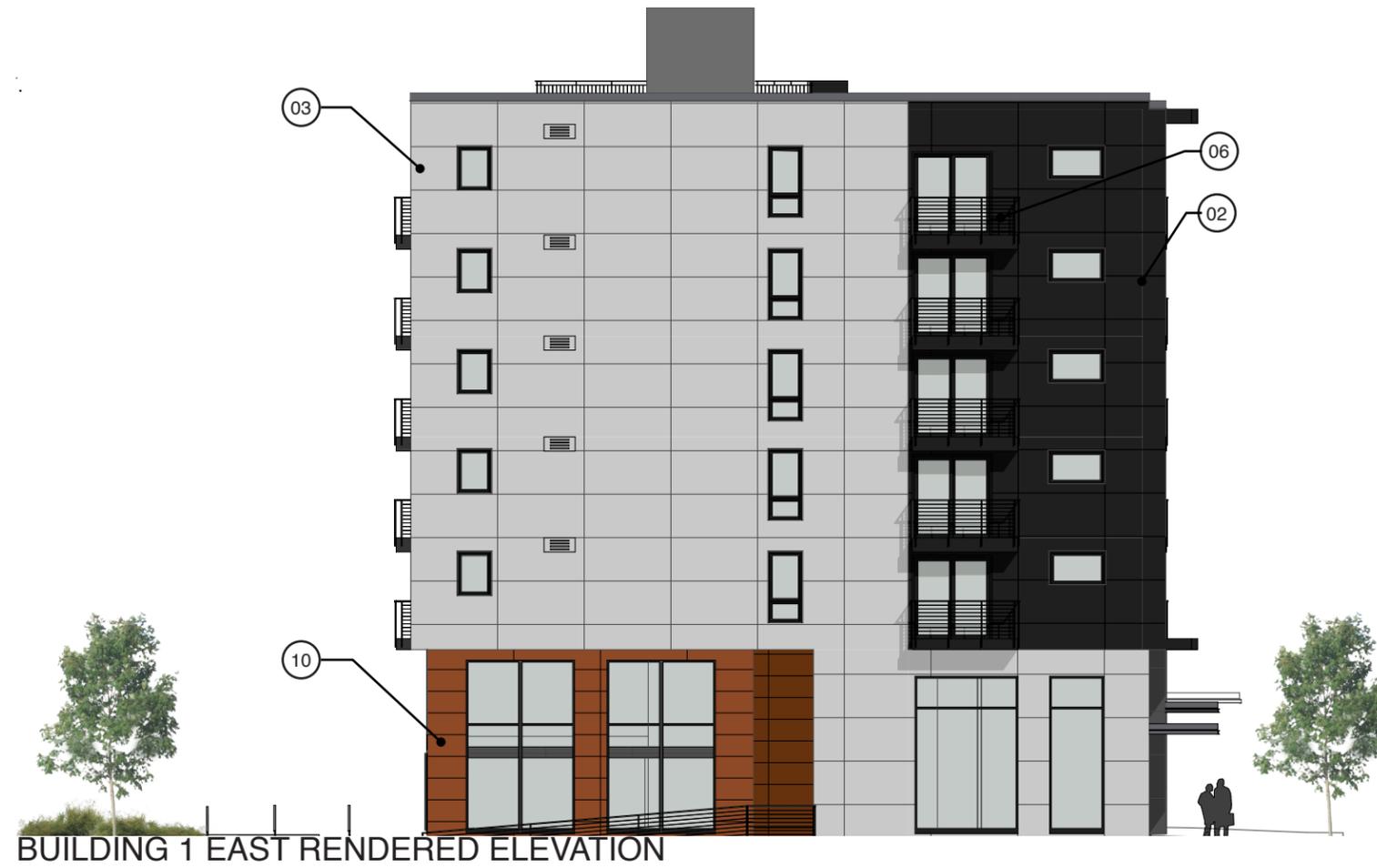
03 Siding Panel
White.



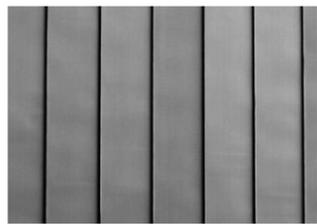
05 Mission Brick
Inca.



06 Guardrails / Handrails /
Canopies/ Metals
BM 2131-10 Black Satin



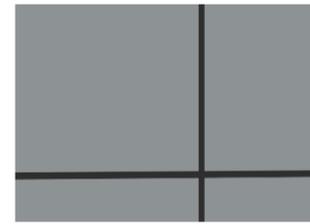
BUILDING 1 EAST RENDERED ELEVATION



07 Standing Seam Siding
Zinc Gray.



08 Standing Seam Siding
Charcoal Gray.



09 Fiber Cement Siding Panel
SW7067 Cityscape.

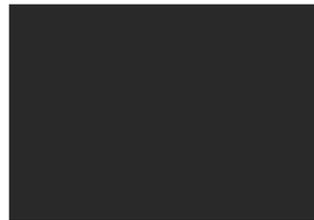


10 Cembrit True
Vesuv 302

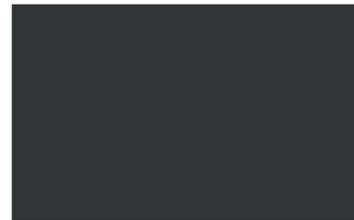
BUILDING 2 ELEVATIONS



BUILDING 2 NORTH RENDERED ELEVATION



01 Floor Accent
SW 7069 Iron Ore



06 Guardrails / Handrails /
Canopies/ Metals
BM 2131-10 Black Satin



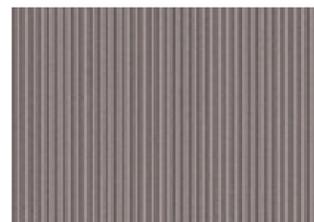
07 Cembrit Cembonit
921 Flint



BUILDING 2 EAST RENDERED ELEVATION



10 Cembrit True Vesuv 302



11 Ceraclad Zen Garden Medium Gray.



12 Siding Panel White.

BUILDING 2 ELEVATIONS



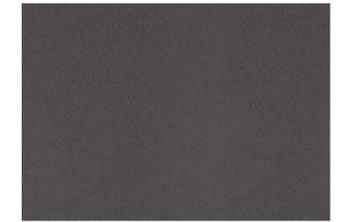
BUILDING 2 SOUTH RENDERED ELEVATION



01 Floor Accent
SW 7069 Iron Ore



06 Guardrails / Handrails /
Canopies/ Metals
BM 2131-10 Black Satin



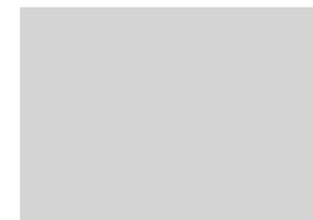
07 Cembrit Cembonit
921 Flint



BUILDING 2 WEST RENDERED ELEVATION



10 Cembrit True Vesuv 302



13 Floor Accent SW 7069 Argos

BUILDING 3 ELEVATIONS



BUILDING 3 SOUTH RENDERED ELEVATION



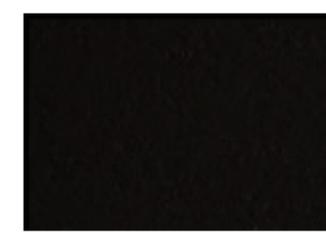
06 Guardrails / Handrails / Canopies/ Metals
BM 2131-10 Black Satin



14 Oculus Aluminum Panel
Bright Silver.



15 Siding Panel
White.



16 Oculus Aluminum Panel
Black.



17 Cedar
Clear Finished.



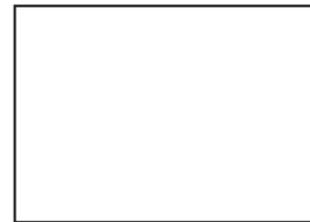
BUILDING 3 EAST RENDERED ELEVATION



18 Fiber Cement Siding Panel
Charcoal Gray.



19 AEP Span Corrugated Siding
Zinc Gray.



20 Bolt on Deck
Powder Coated White.



21 Custom Metal Flashing
Silver.



22 Custom Metal Flashing
Charcoal Gray.

BUILDING 3 ELEVATIONS



BUILDING 3 WEST RENDERED ELEVATION



BUILDING 3 WEST RENDERED ELEVATION



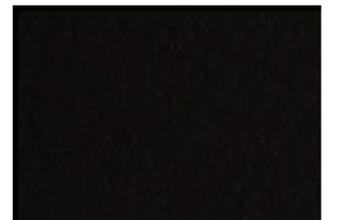
06 Guardrails / Handrails / Canopies/ Metals
BM 2131-10 Black Satin



14 Oculus Aluminum Panel
Bright Silver.



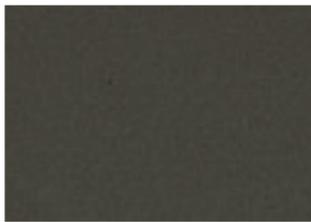
15 Siding Panel
White.



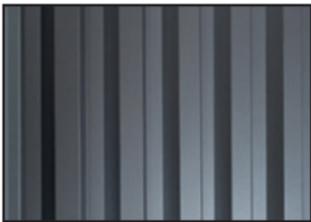
16 Oculus Aluminum Panel
Black.



BUILDING 3 NORTH RENDERED ELEVATION



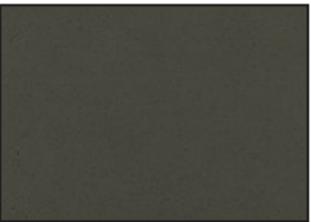
18 Fiber Cement Siding Panel
Charcoal Gray.



19 AEP Span Corrugated Siding
Zinc Gray.

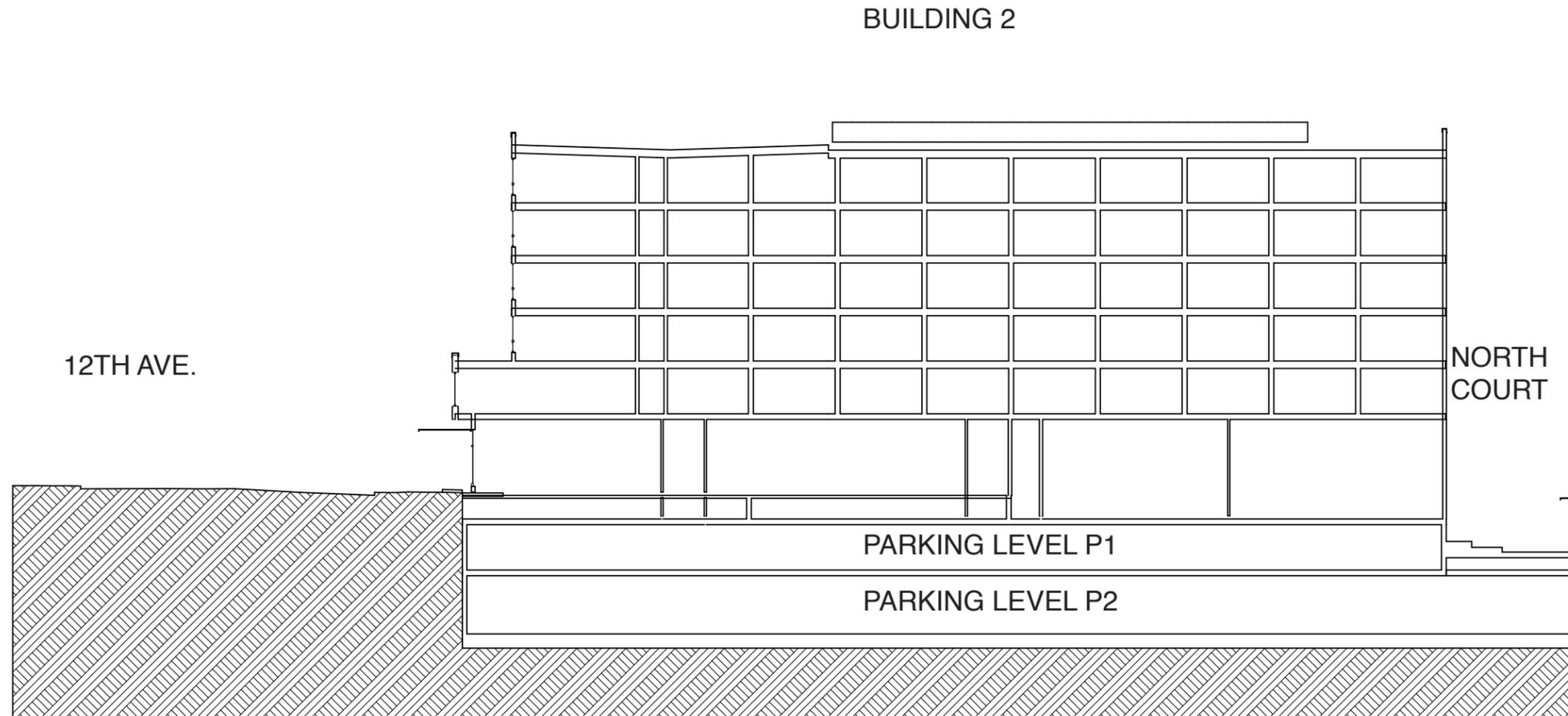
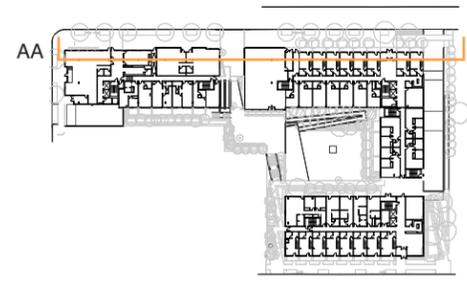


21 Custom Metal Flashing
Silver.



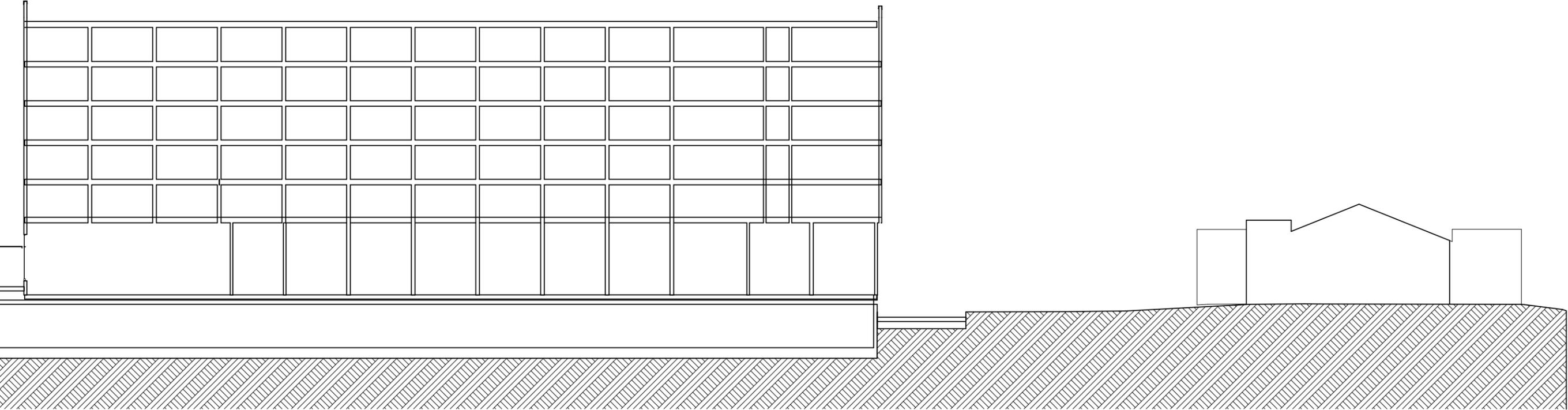
22 Custom Metal Flashing
Charcoal Gray.

SECTIONS



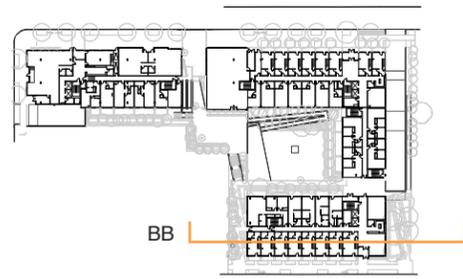
SECTION AA

BUILDING 1



AA

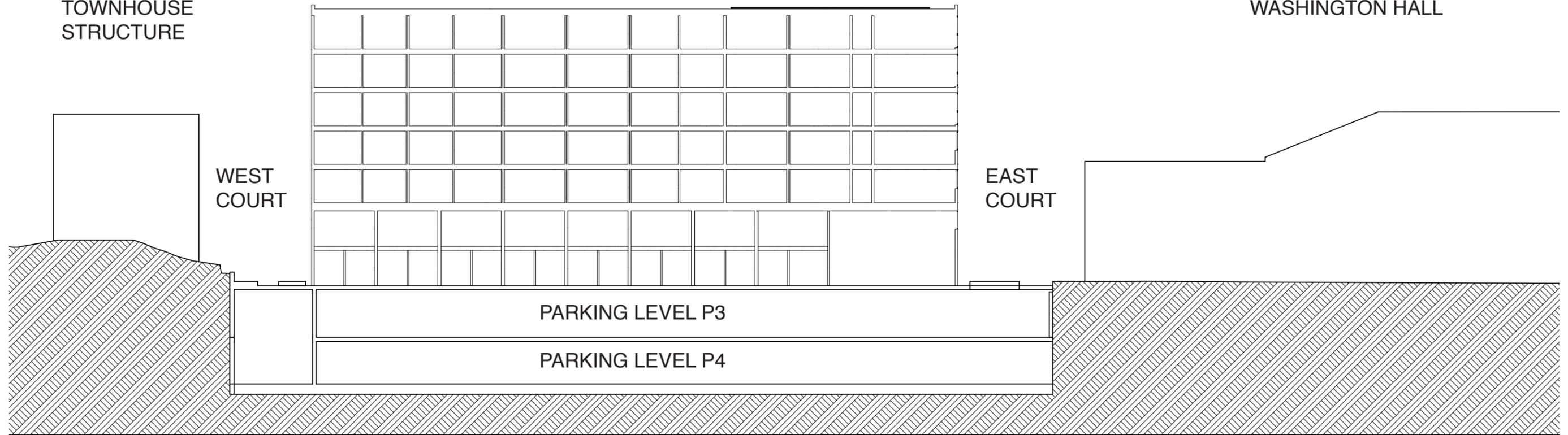
SECTIONS



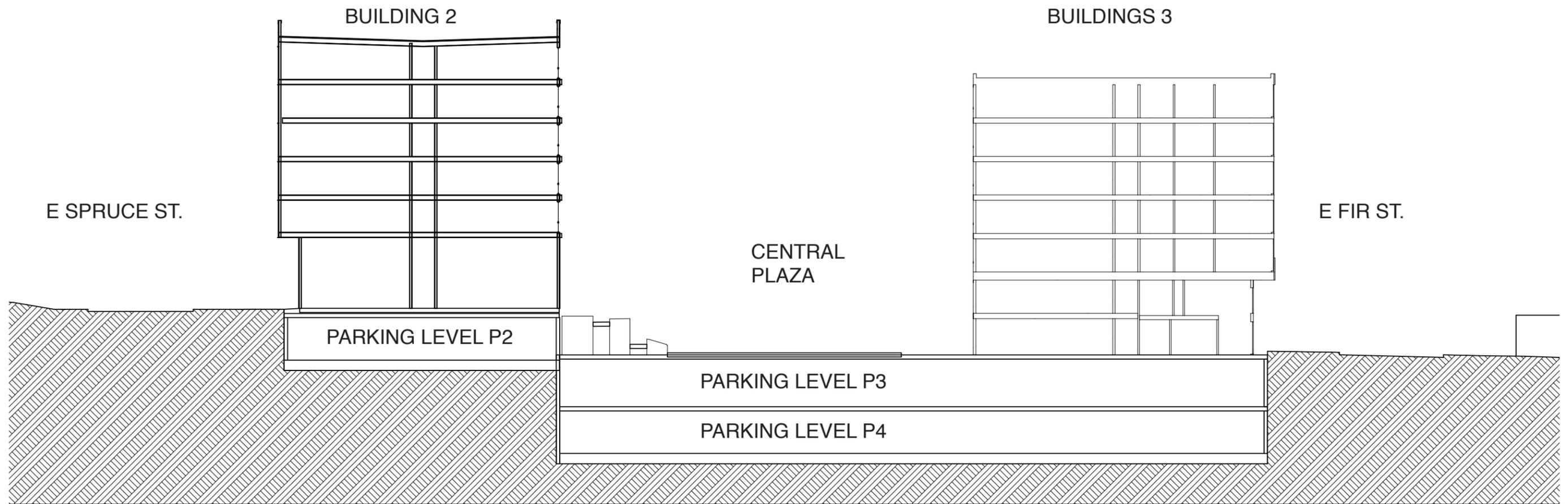
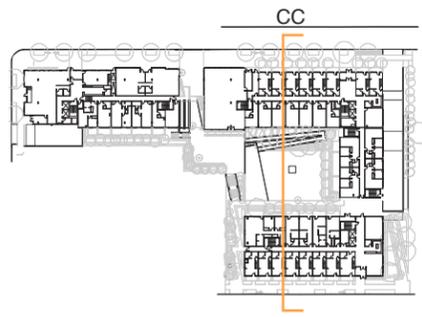
BUILDING 3

ADJACENT
TOWNHOUSE
STRUCTURE

ADJACENT
WASHINGTON HALL



SECTION BB

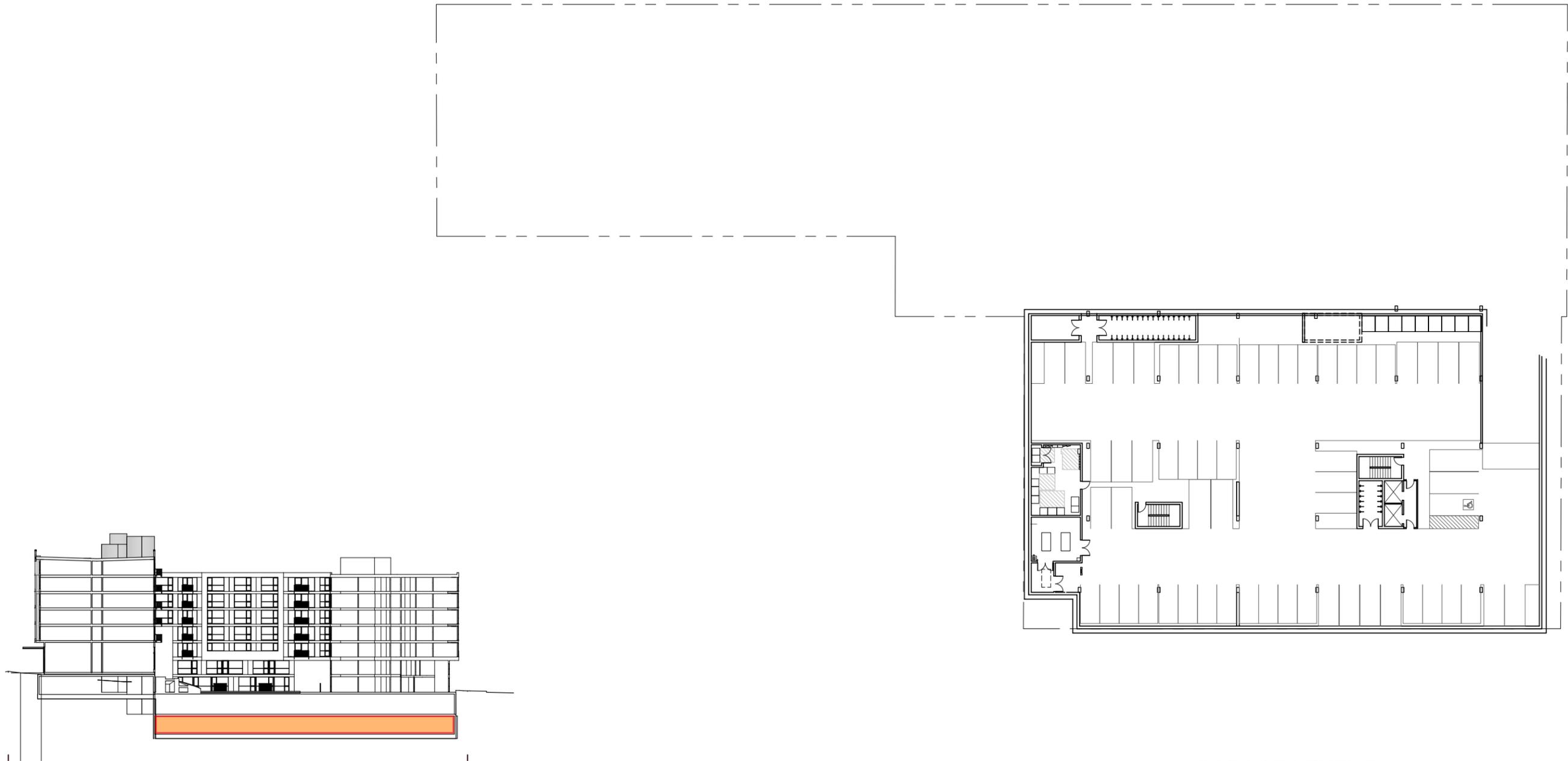


SECTION CC

BB

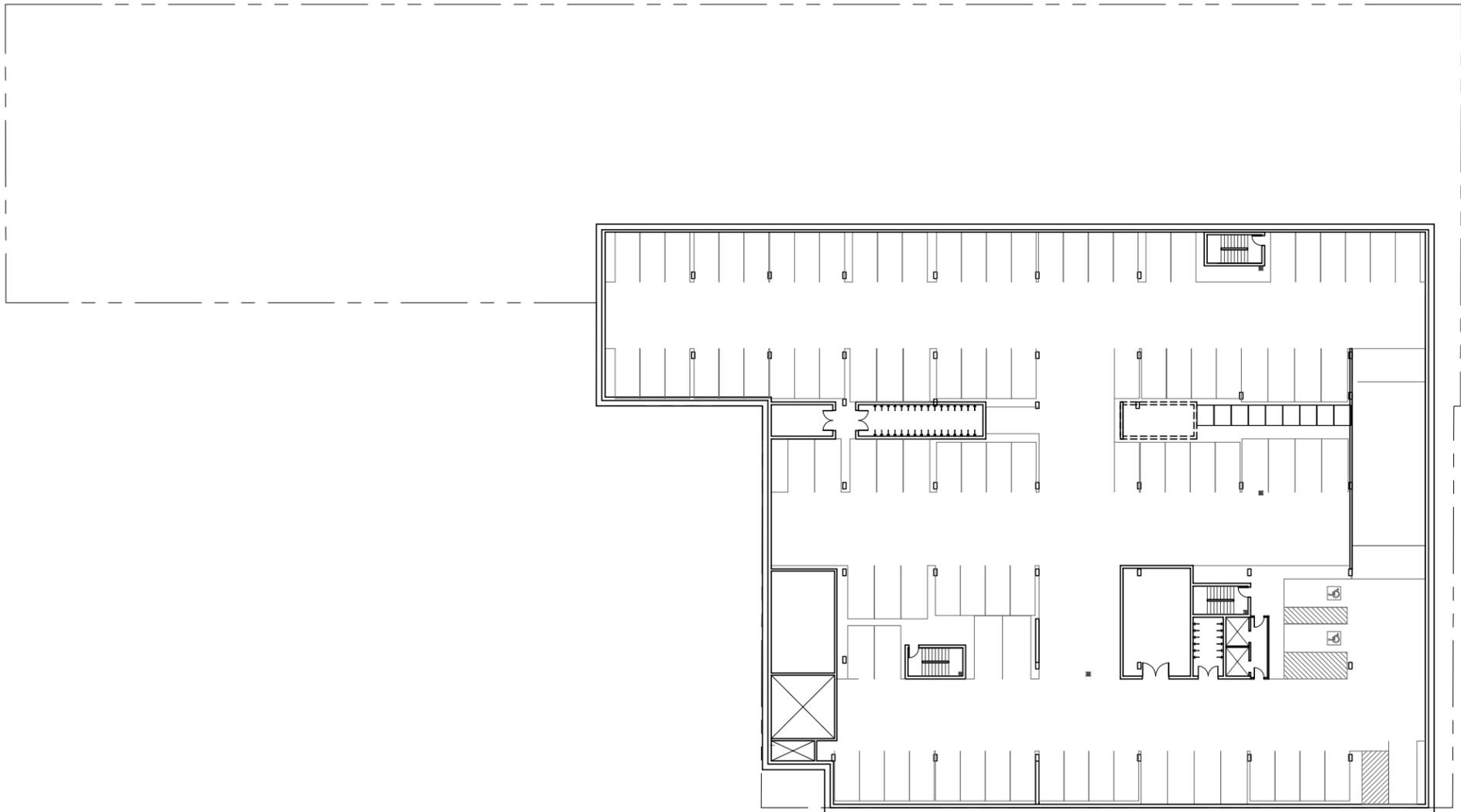
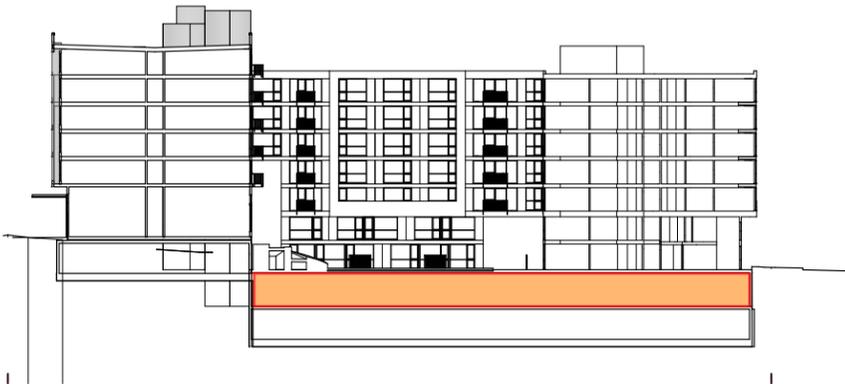


PROPOSED PLANS



GARAGE LEVEL P4

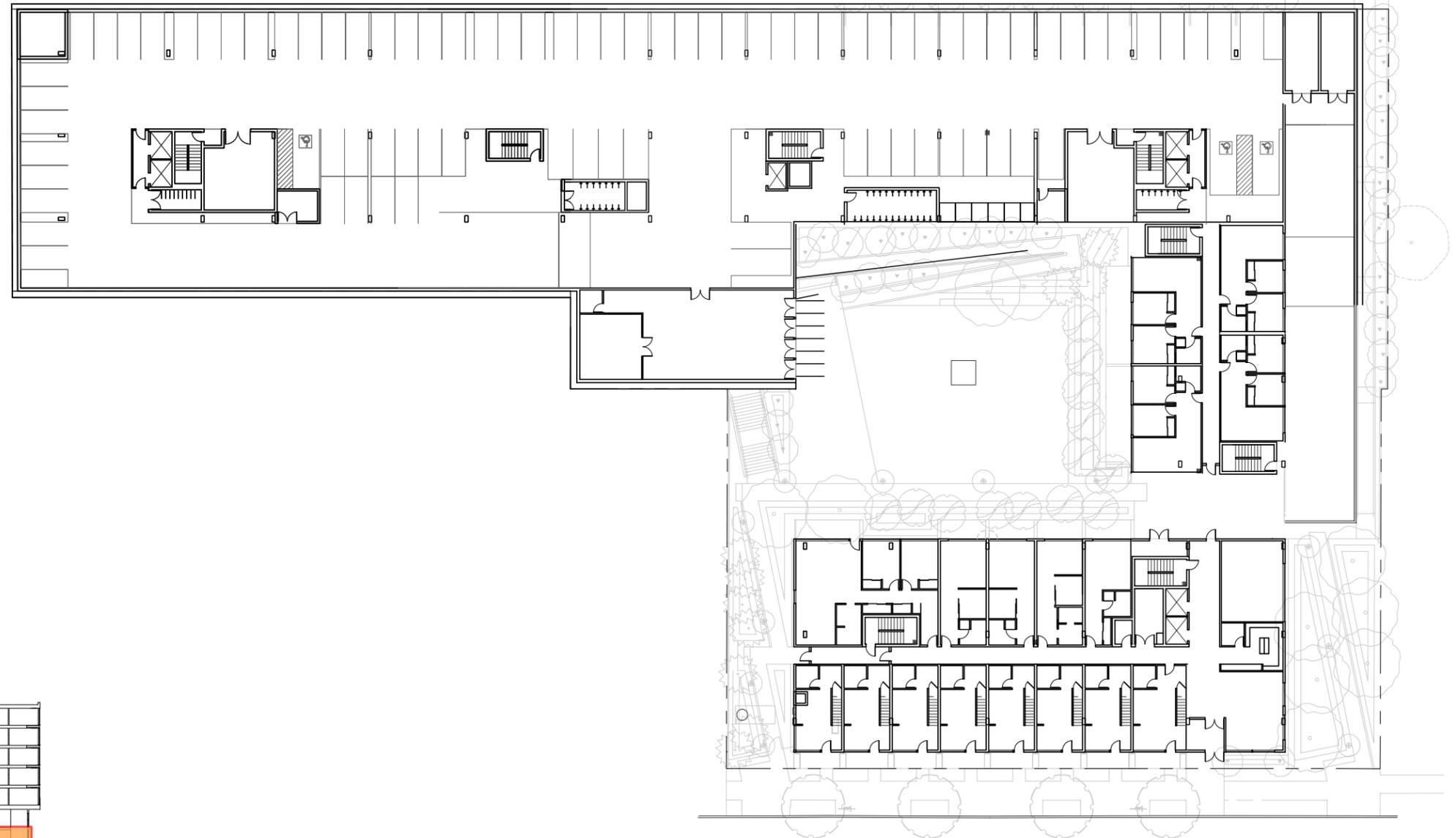
PROPOSED PLANS



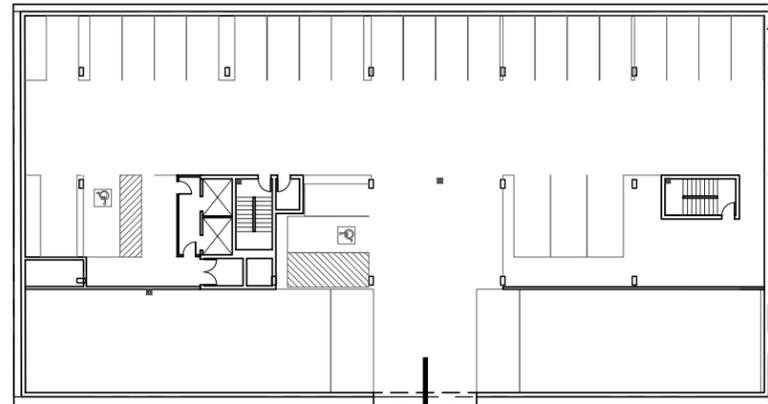
GARAGE LEVEL P3



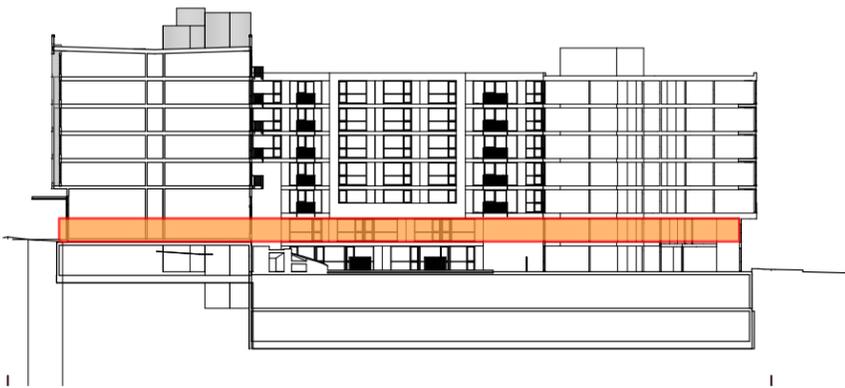
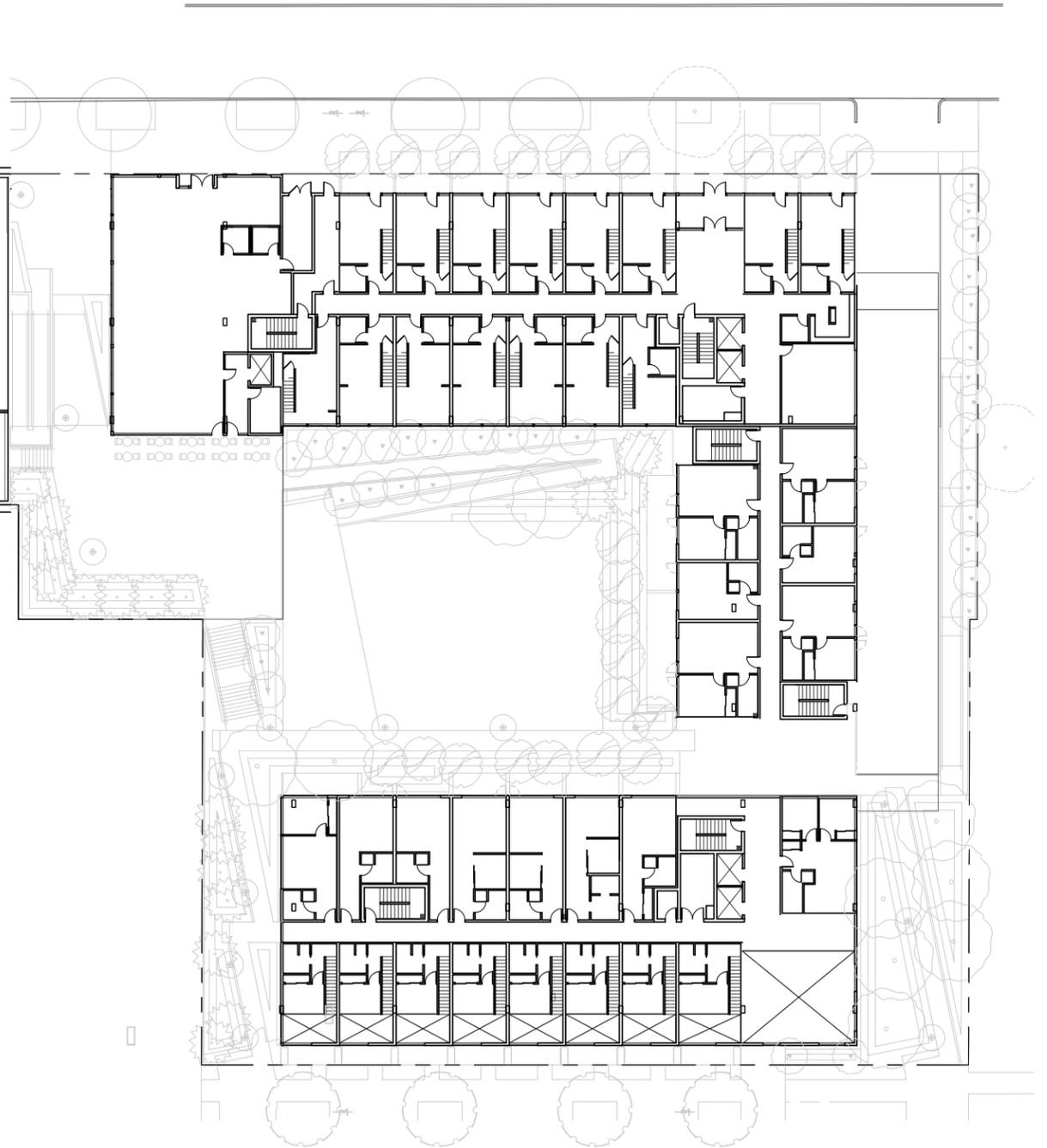
PROPOSED PLANS



GARAGE PLAN - LEVEL P2
FIRST FLOOR BUILDING 3



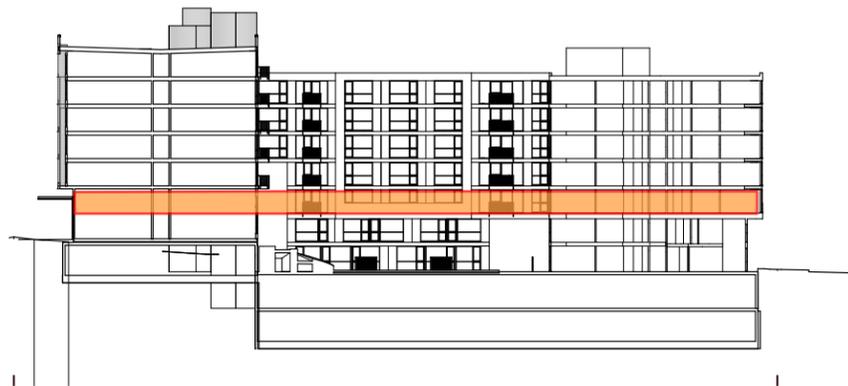
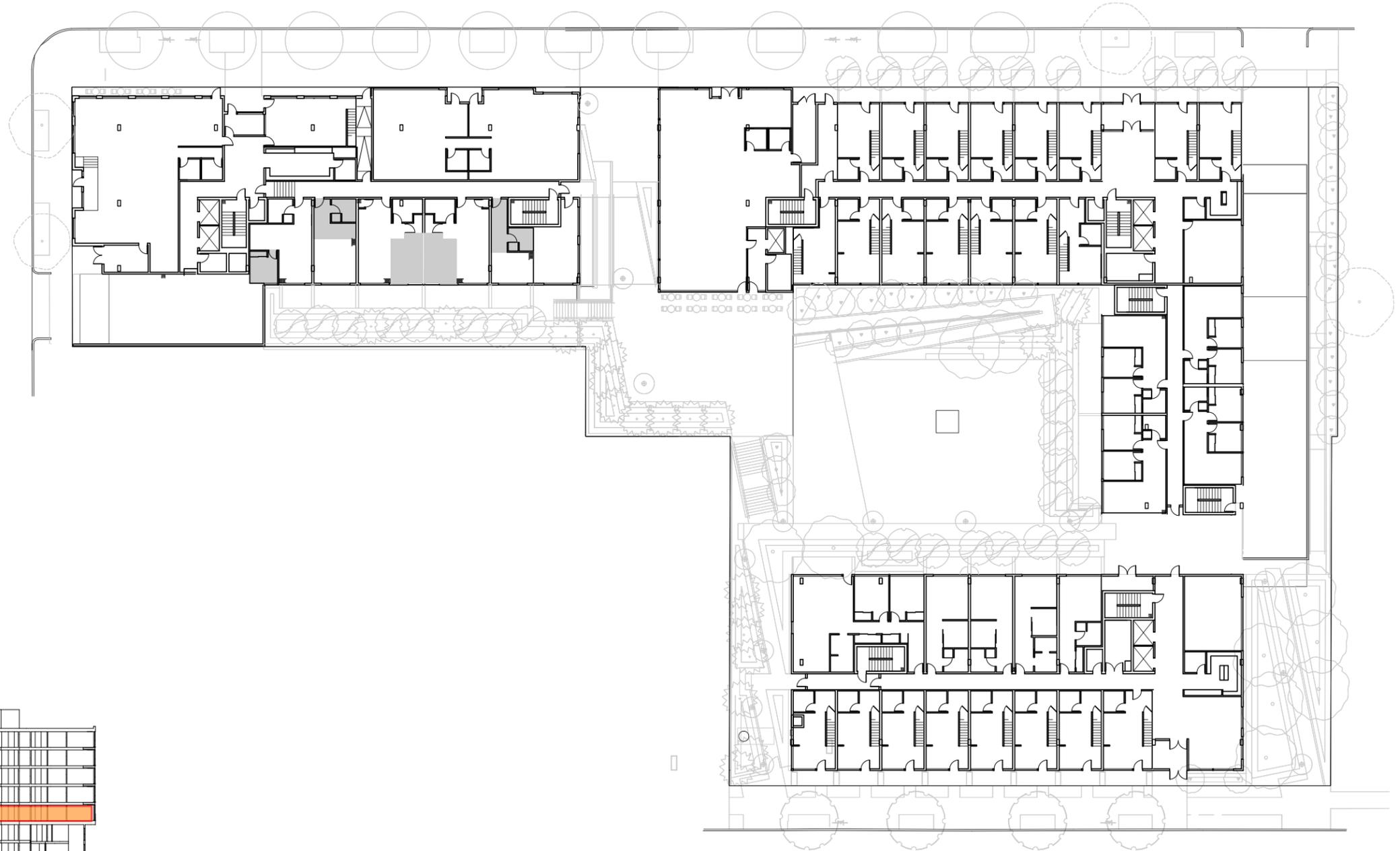
↓
PLANNED CONNECTION TO BELOW
GRADE PARKING ON FUTURE
DEVELOPMENT ON ADJACENT SITE



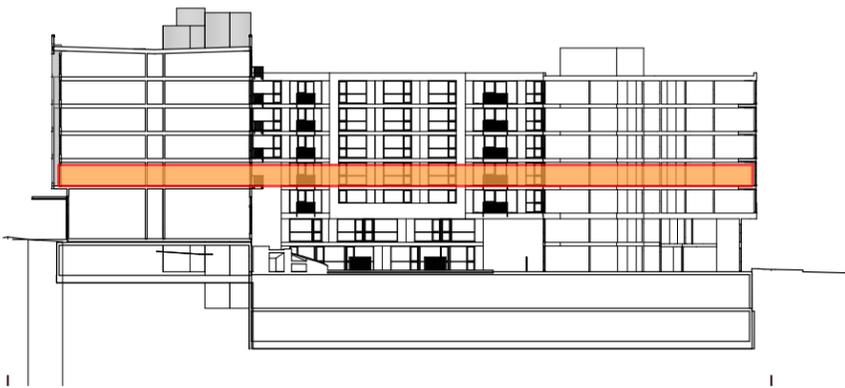
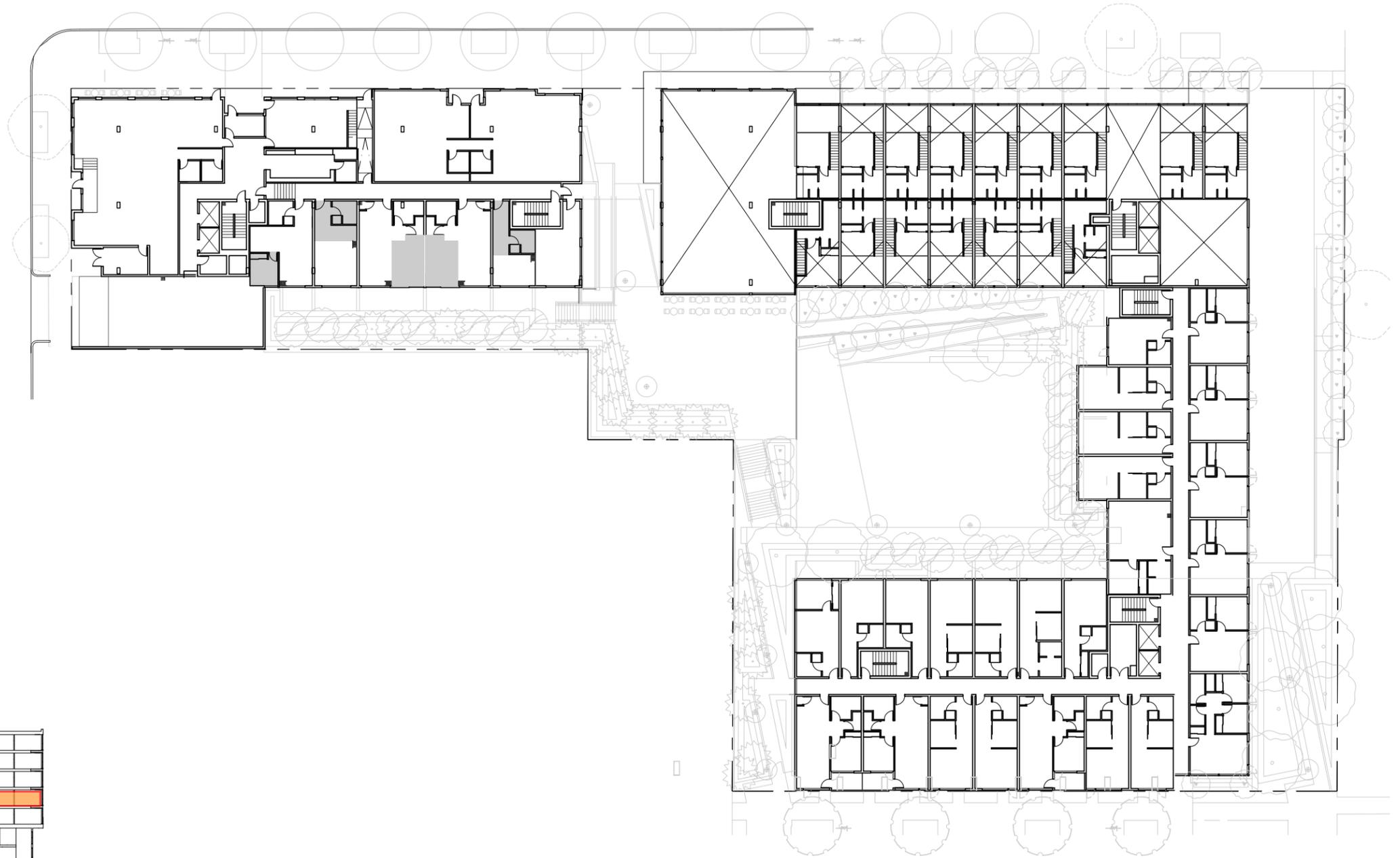
GARAGE PLAN - LEVEL P1
FIRST FLOOR PLAN BUILDING 2



PROPOSED PLANS



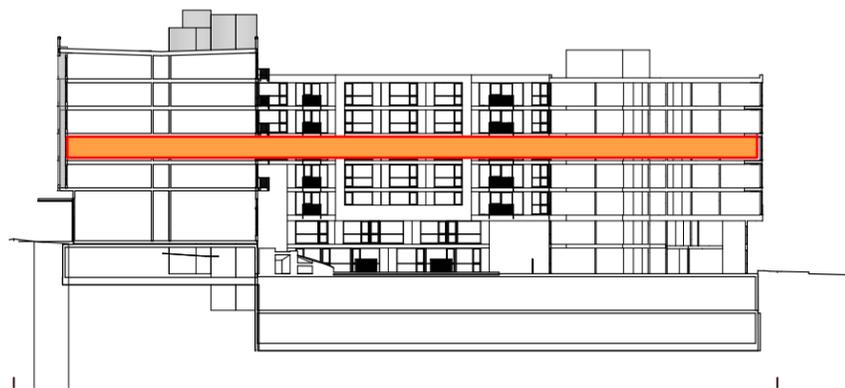
FIRST FLOOR PLAN BUILDING 1/2
SECOND FLOOR PLAN BUILDING 3



SECOND FLOOR PLAN BUILDING 2
THIRD FLOOR PLAN BUILDING 3

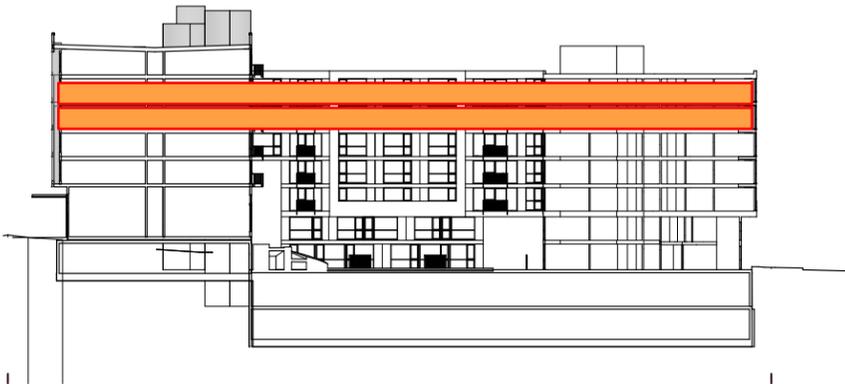


PROPOSED PLANS



THIRD FLOOR PLAN BUILDING 2
FOURTH FLOOR PLAN BUILDING 3

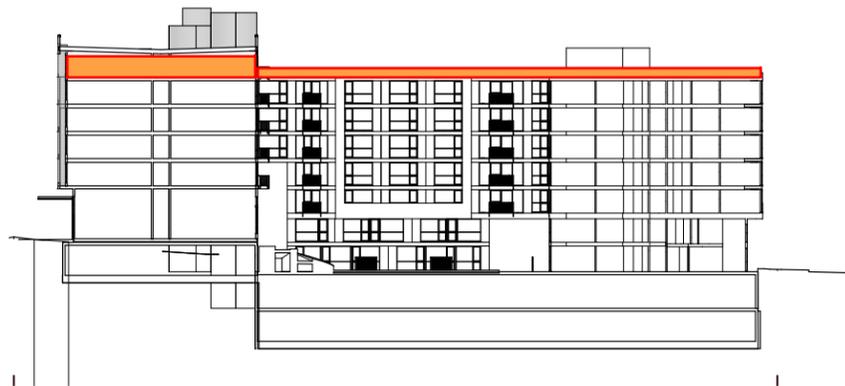
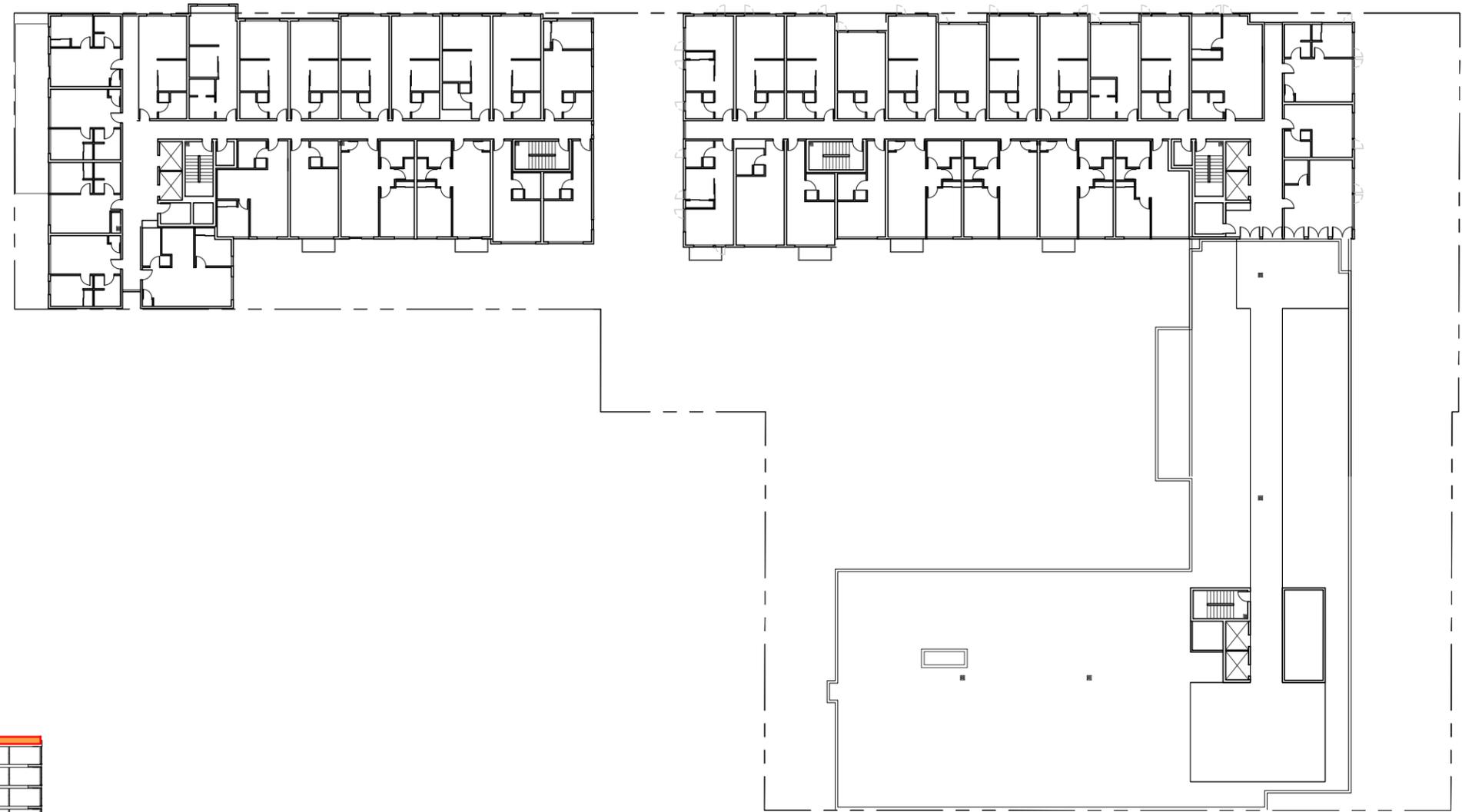
PROPOSED PLANS



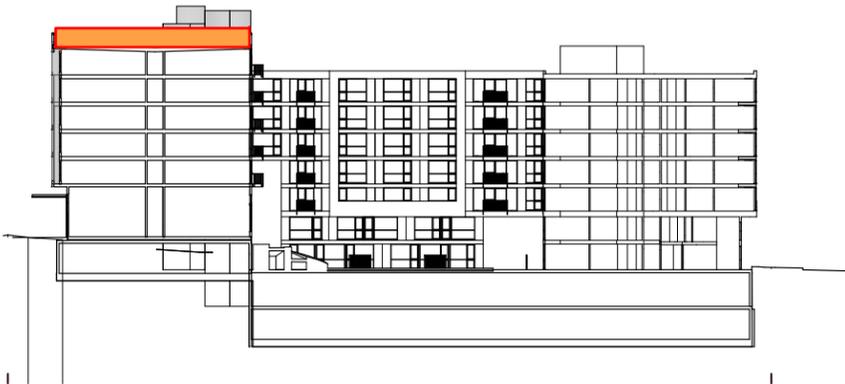
TYPICAL UPPER LEVEL PLAN BUILDINGS 1/2/3



PROPOSED PLANS

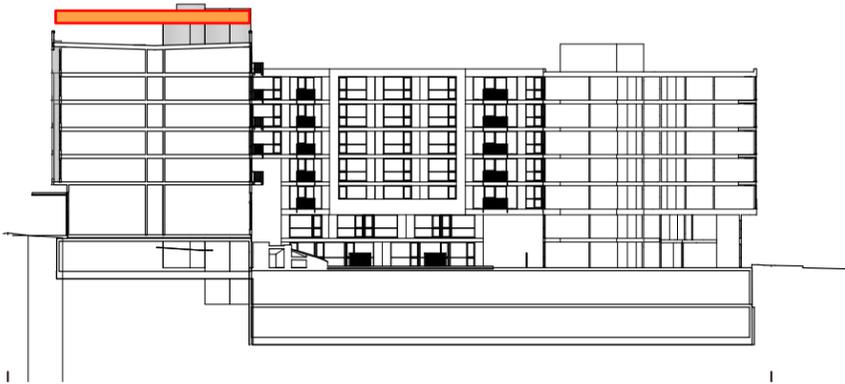
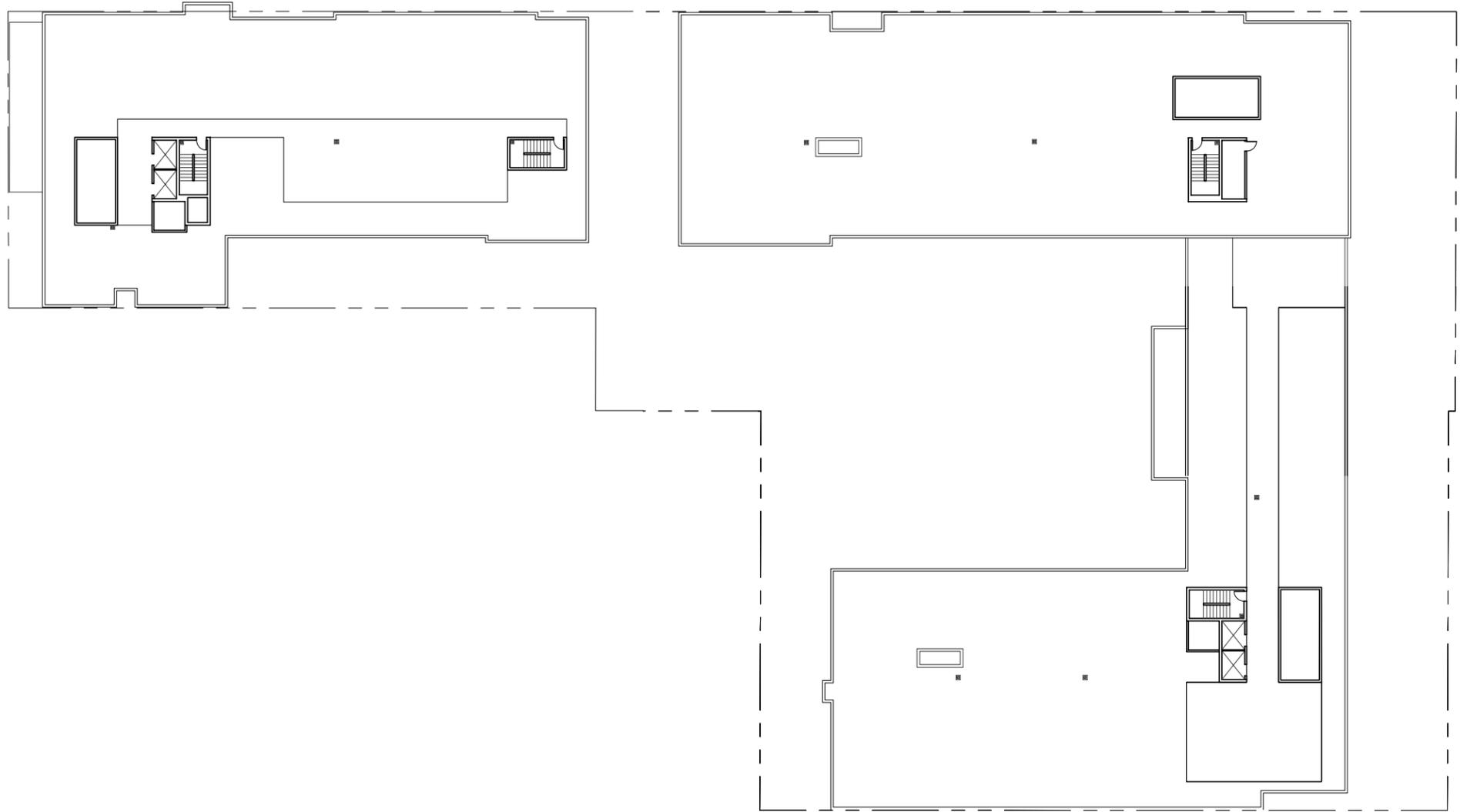


FOURTH FLOOR PLAN BUILDING 1
FIFTH FLOOR PLAN BUILDING 2



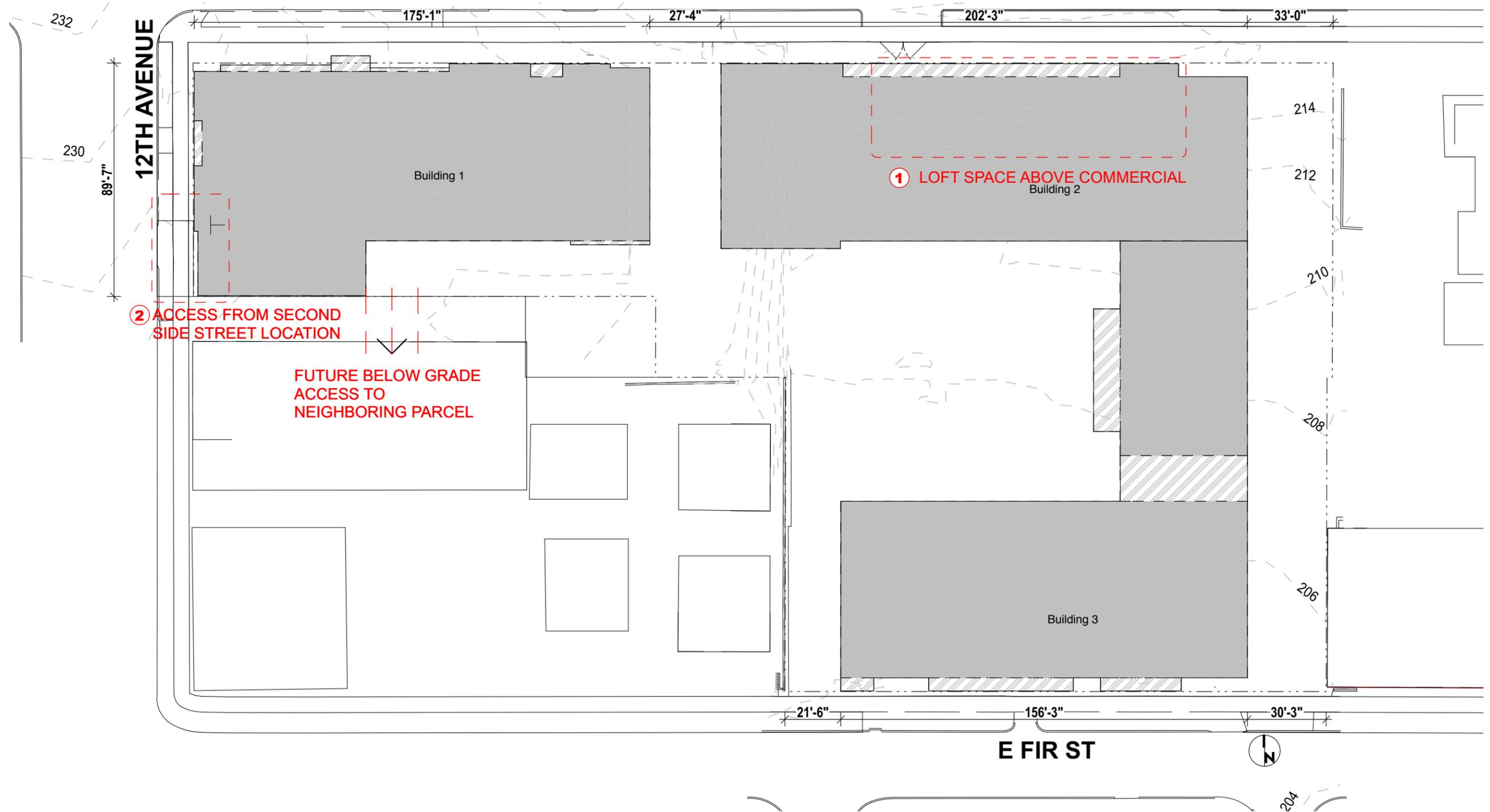
FIFTH FLOOR PLAN BUILDING 1
ROOF PLAN BUILDINGS 2/3

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ROOF PLAN BUILDINGS 1/2/3

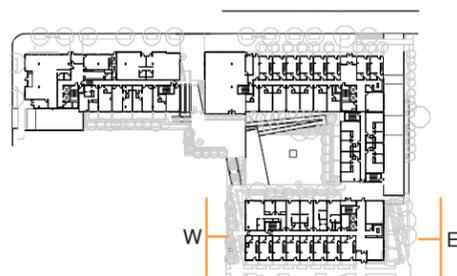
REQUESTED DEPARTURES



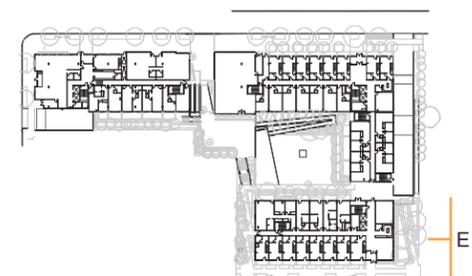
DEPARTURE MATRIX

ITEM	CODE SECTION AND REQUIREMENT NAME	REQUIRED	PROVIDED	AMOUNT OF DEPARTURE	JUSTIFICATION	SUPPORTED DESIGN GUIDANCE
1	LIVE WORK UNIT STANDARDS: SMC 23.47.009.E.1	THE PORTION OF EACH LIVE-WORK UNIT IN WHICH BUSINESS IS CONDUCTED MUST BE LOCATED BETWEEN THE PRINCIPAL STREET AND THE RESIDENTIAL PORTION OF THE LIVE-WORK UNIT. THE NON RESIDENTIAL PORTIONS OF THE UNIT SHALL EXTEND THE WIDTH OF THE STREET-LEVEL FACING FACADE, SHALL EXTEND A MINIMUM OF 15 FEET FROM THE STREET-LEVEL STREET FACING FACADE, AND SHALL NOT CONTAIN ANY OF THE PRIMARY FEATURES OF THE RESIDENTIAL (LIVE) PORTION OF THE LIVE-WORK UNIT, SUCH AS KITCHEN, BATHROOM, SLEEPING, OR LAUNDRY FACILITIES. THESE BASIC RESIDENTIAL FEATURES SHALL BE DESIGNED AND ARRANGED TO BE SEPARATE FROM THE WORK PORTION OF THE LIVE WORK UNITS	7'7 3/4" FROM THE STREET LEVEL STREET FACING FAÇADE	7'4 1/4" REDUCTION	THE RESIDENTIAL PORTION OF THE LIVE WORK UNITS ARE RECESSED FROM THE STREET LEVEL FACING FAÇADE BY 5'-2". THIS SETBACK, ALONG WITH THE PROVIDED 7'7 3/4" SETBACK FROM THE STREET FACING FAÇADE, PROVIDES A STREET LEVEL STREET FACING FACADE DISTANCE OF 12'9 1/4" FROM THE RESIDENTIAL PRIMARY FEATURES.	DC1-A ARRANGEMENT OF INTERIOR USES, DC2-A MASING, DC2-B ARCHITECTURAL AND FAÇADE COMPOSITION, DC2-C SECONDARY ARCHITECTURAL FEATURES, DC2-D FORM AND FUNCTION
2	COMMERCIAL PARKING ACCESS AND LOCATION: SMC 23.47A.032.A.1.C	IF ACCESS IS NOT PROVIDED FROM AN ALLEY AND THE LOT ABUTS TWO OR MORE STREETS, ACCESS IS PERMITTED ACROSS ONE OF THE SIDE STREET LOT LINES PURSUANT TO SUBSECTION 23.47A.032.C, AND CURB CUTS ARE PERMITTED PURSUANT TO SUBSECTION 23.54.030.F.2.A.1.	ACCESS FROM TWO OF THE SIDE STREET LOT LINES	ACCESS FROM ONE MORE SIDE STREET LOT LINE	ACCESS TO THE RESIDENTIAL PARKING IS LOCATED ON THE SIDE STREET, E SPRUCE STREET, AT THE NORTHEAST CORNER OF THE SITE. BASED ON THE SITE'S TOPOGRAPHY THE PARKING IS LOCATED AT MULTIPLE LEVELS, ALL BELOW GROUND. GRADE SLOPES DOWN FROM WEST TO EAST 16 FEET ALONG E SPRUCE STREET CREATING AN OPPORTUNITY FOR A SECOND LEVEL OF COMMERCIAL PARKING ADJACENT TO 12TH AVENUE. COMMERCIAL PARKING IS LOCATED CLOSEST TO THE NEIGHBORHOOD ACCESS POINT ALONG 12TH AVENUE. THE PROPOSED COMMERCIAL CURB CUT ON 12TH AVENUE WILL BE SHARED WITH THE ADJACENT SITE LOCATED AT 160 12TH AVENUE WHICH ALREADY HAS AN EXISTING CURB CUT FRONTING 12TH AVENUE AND THAT WILL HAVE NO OTHER POINTS FOR ACCESS TO PARKING. THE EXISTING CURB CUT WILL BE REMOVED WHEN THAT SITE IS DEVELOPED.	DC1-B VEHICULAR ACCESS AND CIRCULATION, DC1-C PARKING AND SERVICE USES,

PRIVACY ELEVATION



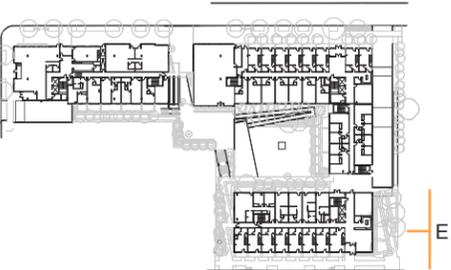
WEST PRIVACY ELEVATION



EAST PRIVACY ELEVATION

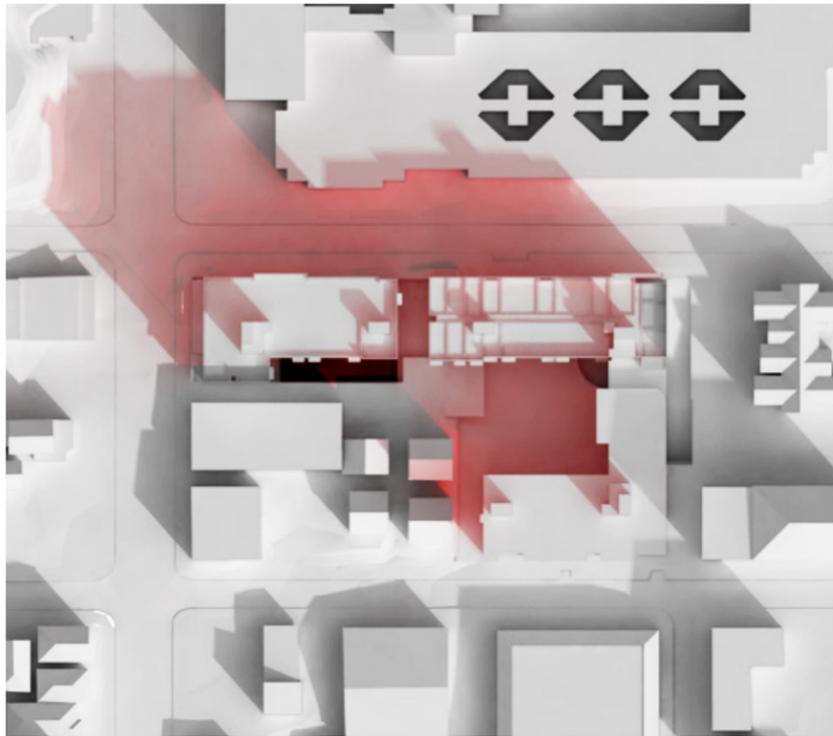
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PRIVACY ELEVATION



SOUTH PRIVACY ELEVATION

SHADOW STUDIES



DECEMBER 21, 10:00 AM

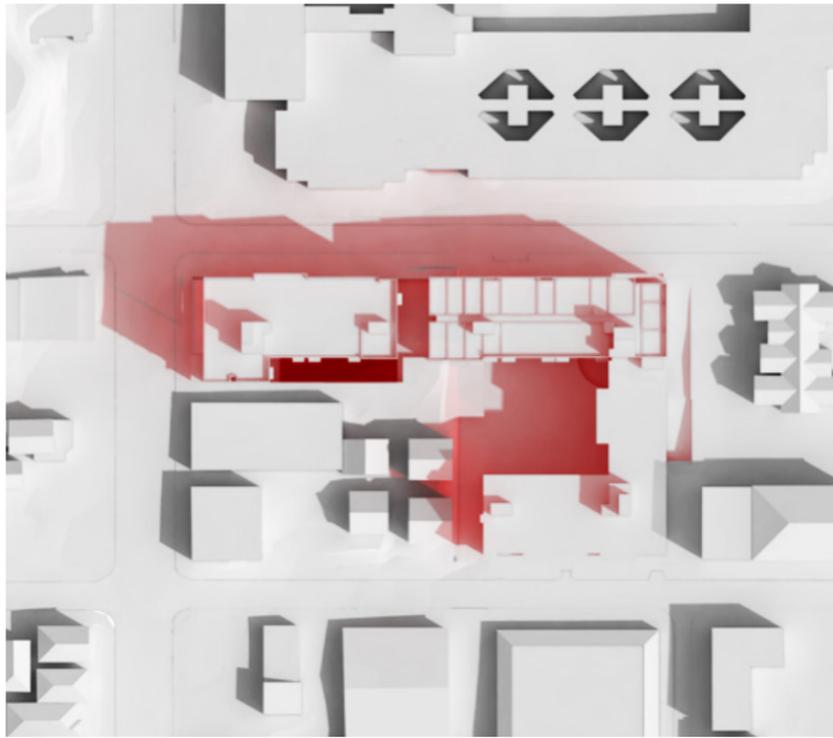


DECEMBER 21, 1:00 PM



DECEMBER 21, 4:00 PM

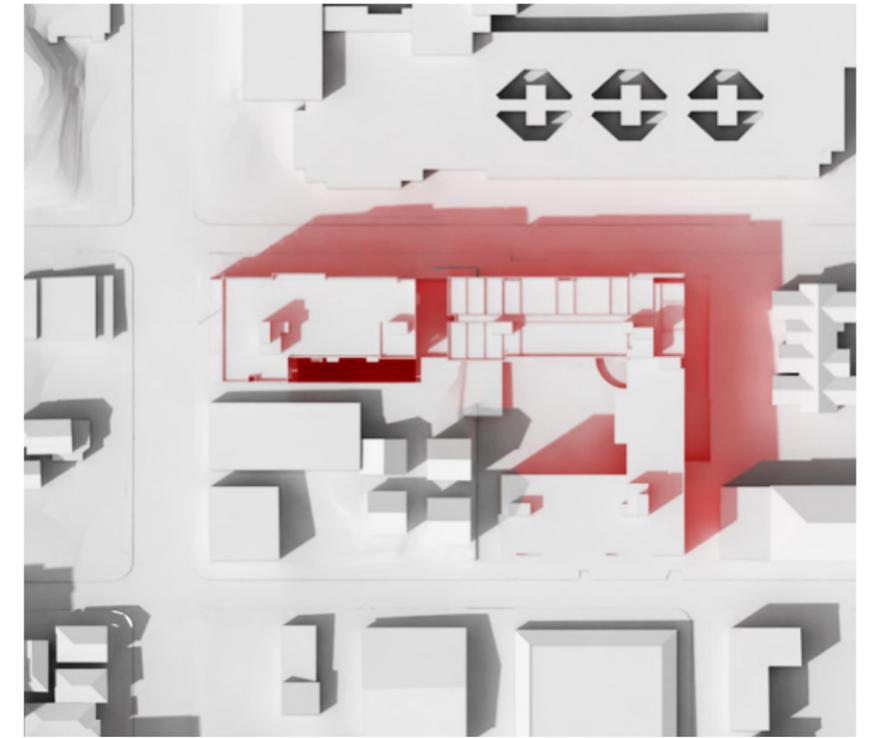
SHADOW STUDIES



MARCH 21, 10:00 AM



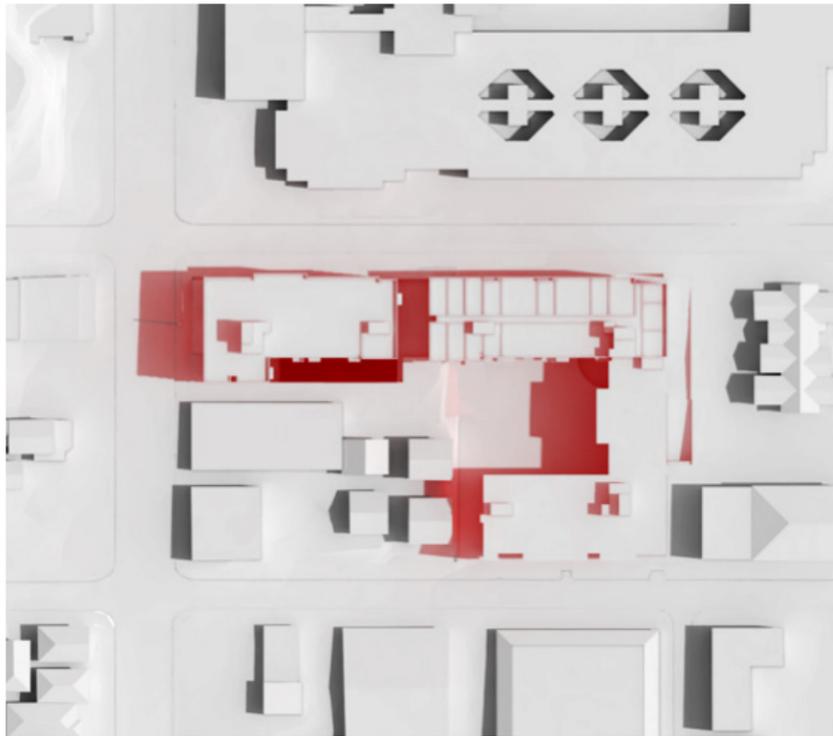
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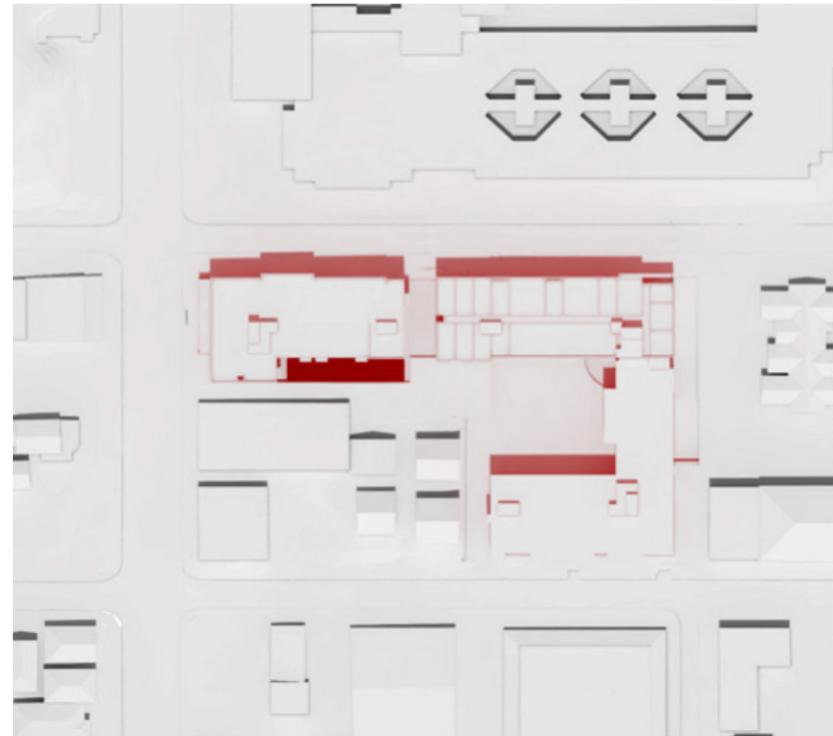
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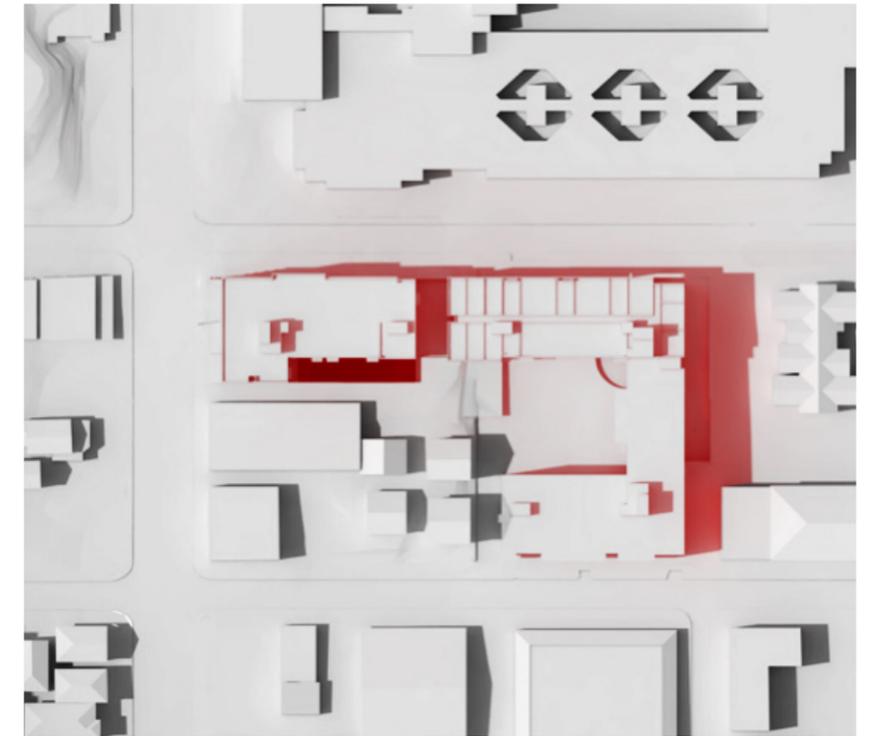
SHADOW STUDIES



JUNE 21, 10:00 AM



JUNE 21, 1:00 PM



JUNE 21, 4:00 PM

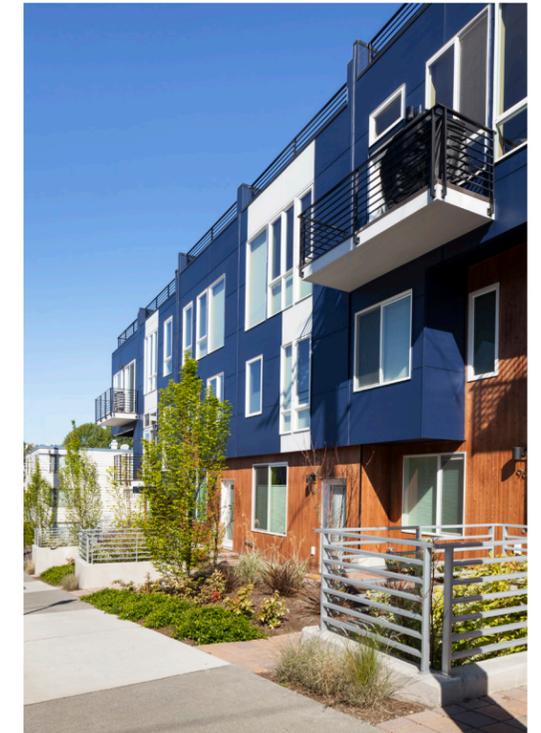
COMPLETED WORK



① Row 1412



② Urban Trees



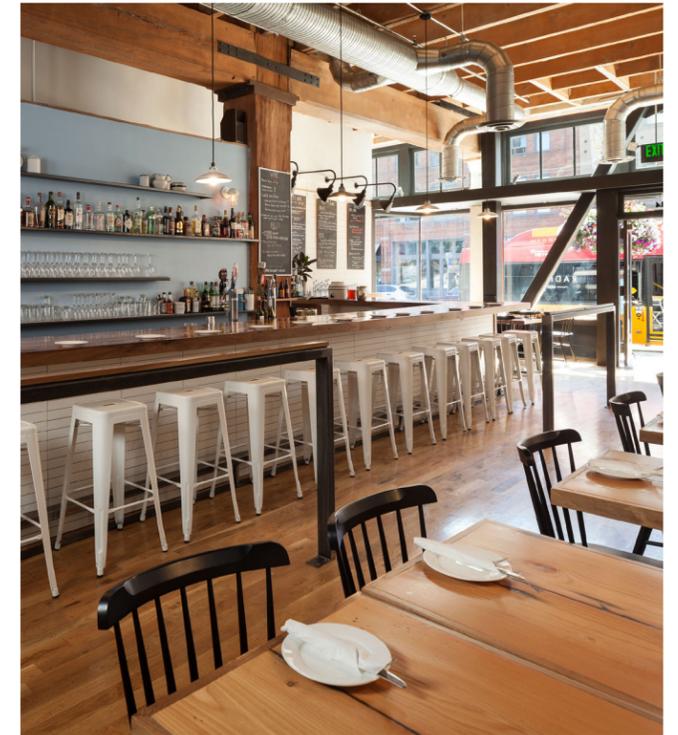
③ Eastlake Rowhouse



④ SolHaus



⑤ Fremont Townhomes



⑥ Radici

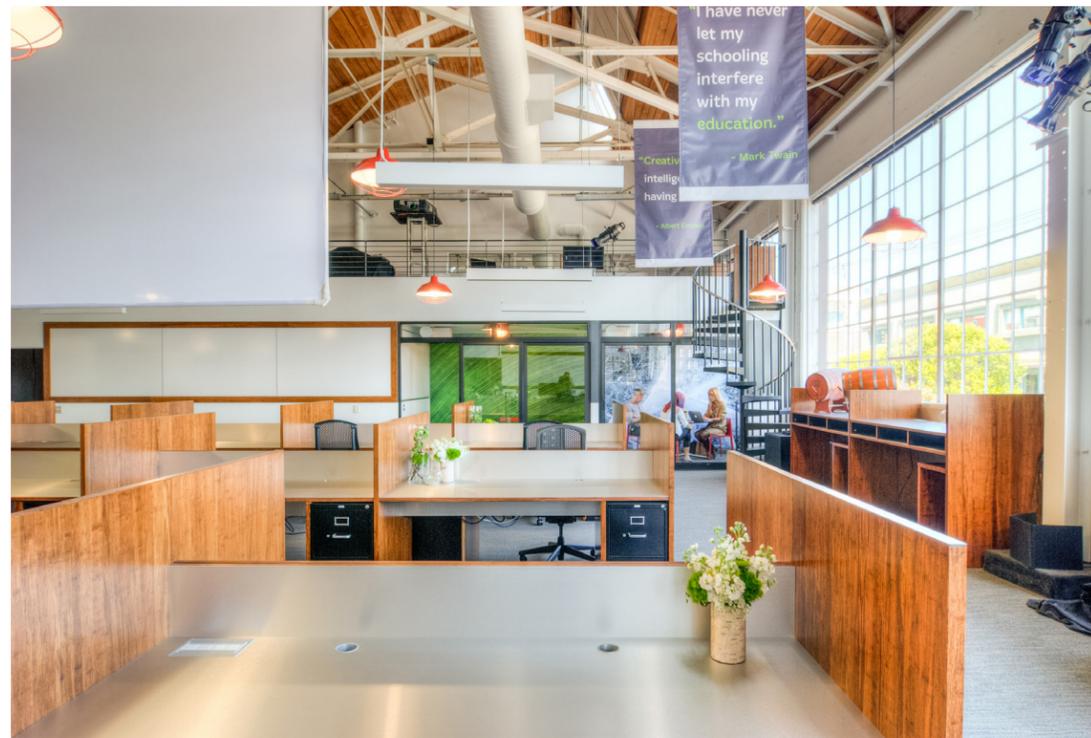
COMPLETED WORK



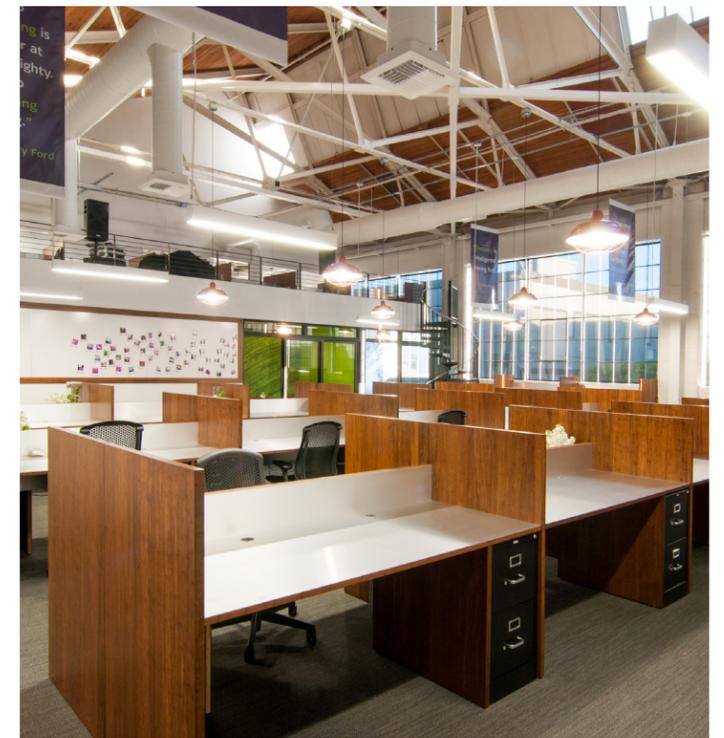
① Park Modern



② Mkt. Restaurant



③ Creative Live San Francisco



STREETSCAPE

1

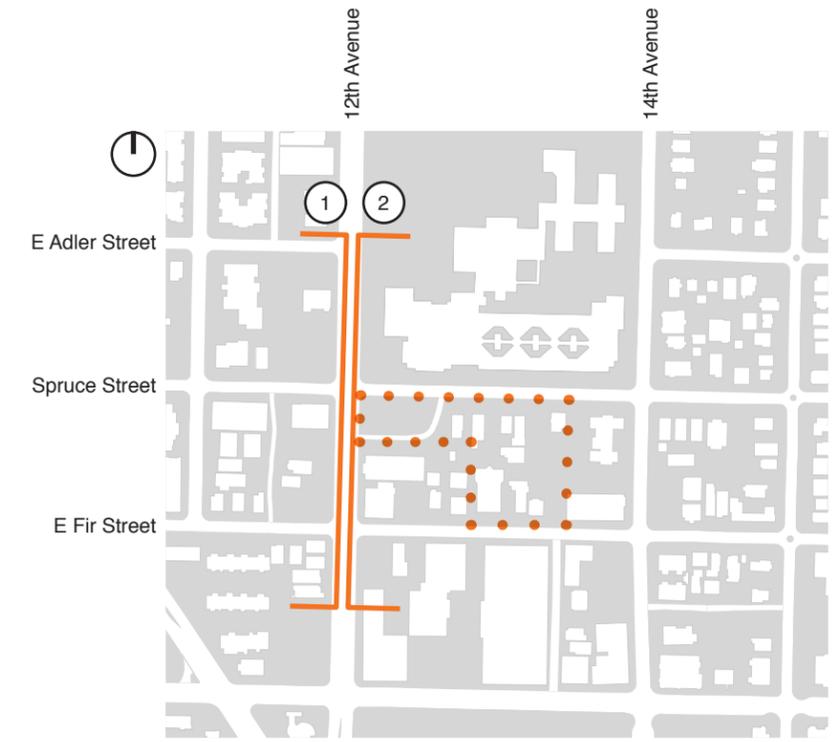
12th Avenue
East Elevation



2

12th Avenue
West Elevation





1

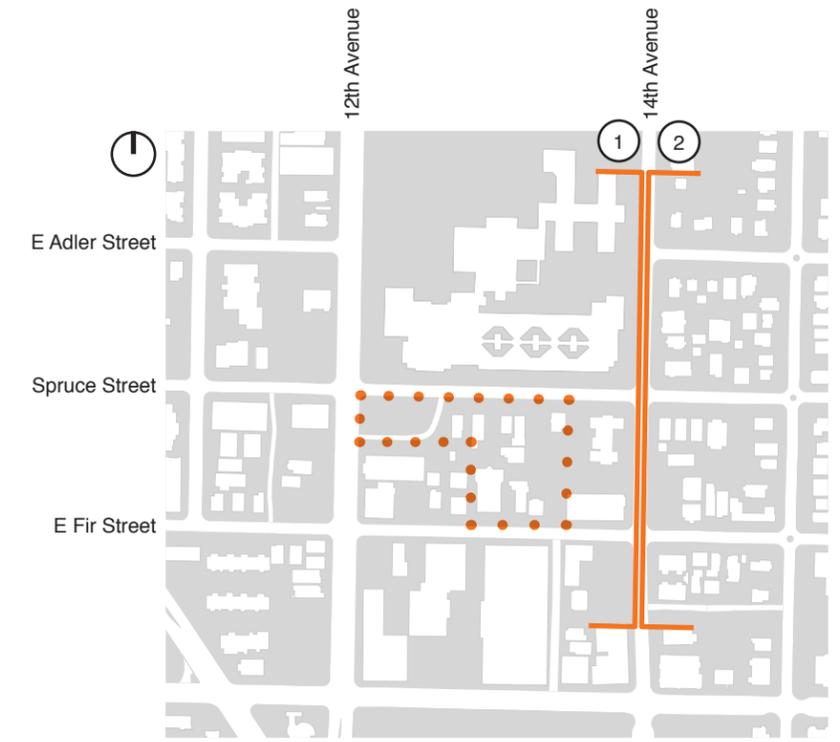
14th Avenue
East Elevation



2

14th Avenue
West Elevation





1

E Fir Street
North Elevation



2

E Fir Street
South Elevation







1

E Spruce St
North Elevation



2

E Spruce St
South Elevation

Project Site

