



FIRST HILL APARTMENTS

1320 University Street, Seattle, WA 98101

EARLY DESIGN GUIDANCE
March 9, 2016
PROJECT #3022715

DEVELOPMENT OBJECTIVES

PROJECT DESCRIPTION

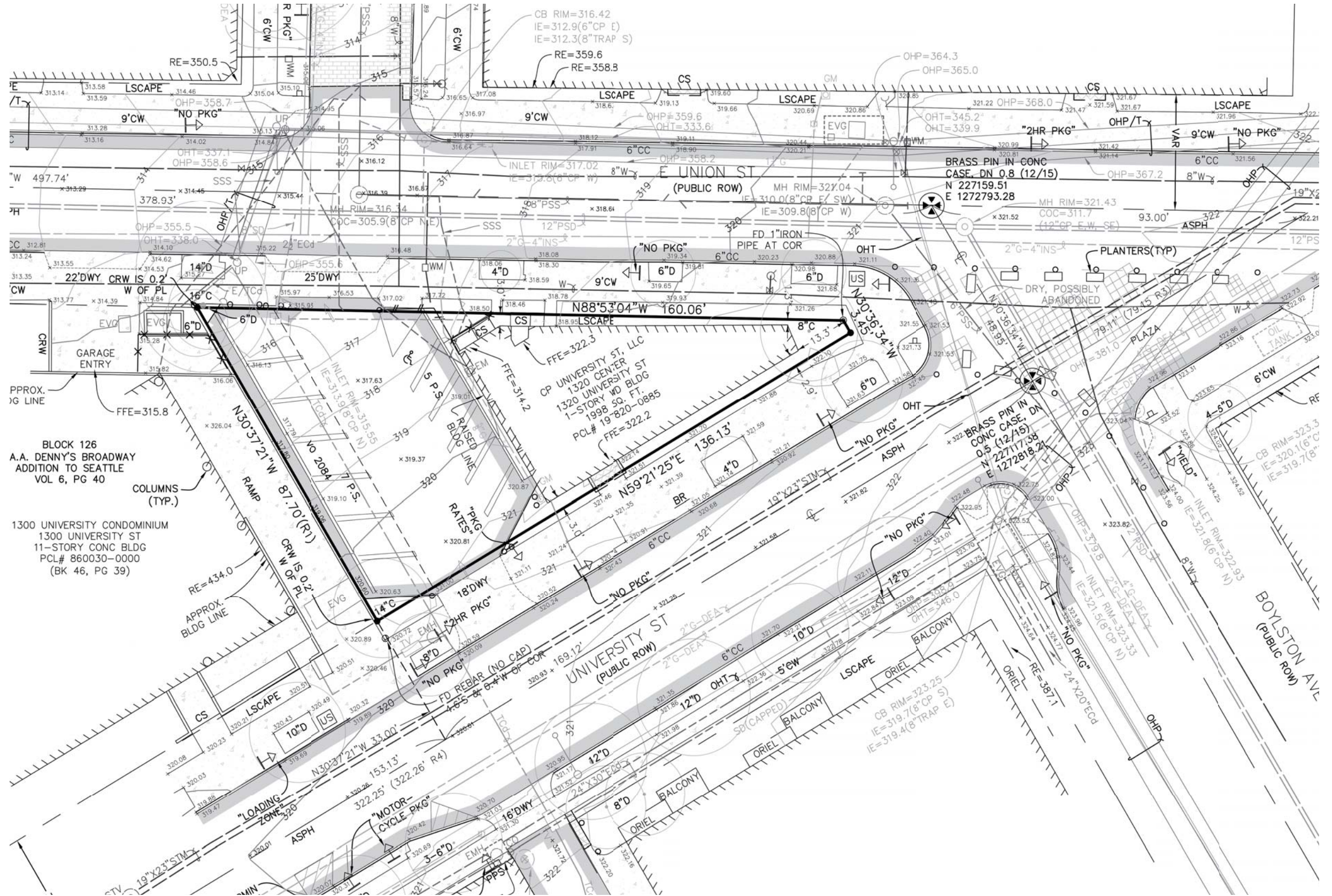
Located on a uniquely configured triangular corner lot within the First Hill Urban Center Village, the site borders a newly indicated urban green space which occupies the intersection of E Union St and University St. The project will be comprised of a mixed use structure with below-grade parking, a retail level, and 6 levels of residential market-rate apartments above.

The development objectives for this project are as follows (all values are approximate):

- Number of residential units: 24-36 Units
- Number of parking stalls: 14
- Retail sales and services: 2,700 to 4,000 sf

PROJECT INFORMATION

- Zoning: HR - High Rise
- Lot Size: 6,120 SF
- Overlay: First Hill (Urban Center Village)
- Pedestrian Zone: No
- Frequent Transit: Yes
- Mapped ECA: None
- Neighborhood Green St: University St
- Codes: Seattle Land Use Code (current edition)



NEIGHBORHOOD CONTEXT

Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

FIRST HILL CONTEXT

The site is located within the First Hill Urban Center Village. First Hill is a dense residential neighborhood, with multi-housing surrounding a regional medical area and vibrant pedestrian oriented retail amenities. The site is in a predominantly mixed-use area with retail commercial nodes and multi-family buildings. Located near downtown, the site is near primary entrances and exits to Interstate-5.

IMMEDIATE NEIGHBORHOOD CONTEXT

The predominate architecture of the neighborhood is 4-6 story mid-rise apartment buildings with a 12+story high-rise residential tower located directly to the SW of the site. This high-rise building is the only other structure on the small triangular block shared with the project site. The neighborhood is a mix of turn of the century architecture structures along side mid 1980's residential development. Primary use of materials consist of unreinforced masonry, brick, stucco, and painted concrete. The lots across the street (E. Union St) of the project site to the North are zoned MR (mid-rise). All other adjacent sites to the West, East, and South of the project site are zoned HR (high-rise). There are several structures in the neighborhood with Historical Landmark status, the closest being The Northwest School one block to the West and the Old Fire Station No. 25 one block to the East.

ADJACENT AND NEARBY STREETS

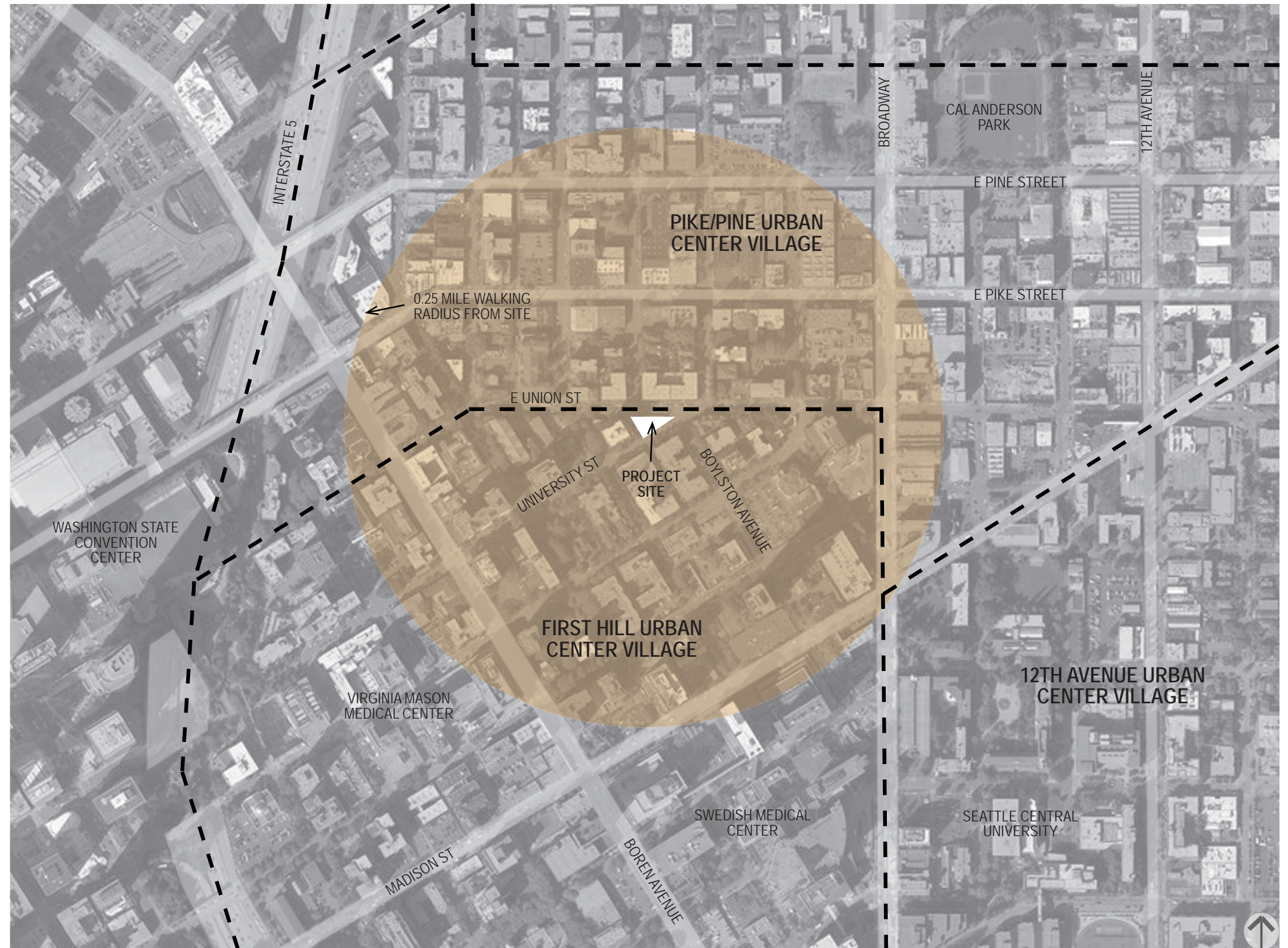
The site is on a triangular shaped block. The site occupies the acute angle eastern corner of the block and maintains street frontage on E Union Street to the North and University Street to the SE. At least within a block radius, both E Union and University Streets are primarily residential. Due to the residential density and the proximity of the area to vibrant commercial amenities, pedestrian traffic is heavy. The immediately adjacent ROW intersection of E Union, University, and Boylston Ave currently is occupied by a pavement pocket park characterized by painted pavement, temporary bollards, and movable seating and umbrellas.

VIEWS AND AMENITIES

Anticipated views will most likely be urban street views of the immediately surrounding buildings and park to the SW and SE. Upper floors may have more opportunities for views looking toward downtown over neighboring structures to the NW and north. A roof deck amenity will provide substantial access to light and air and urban territorial vistas.

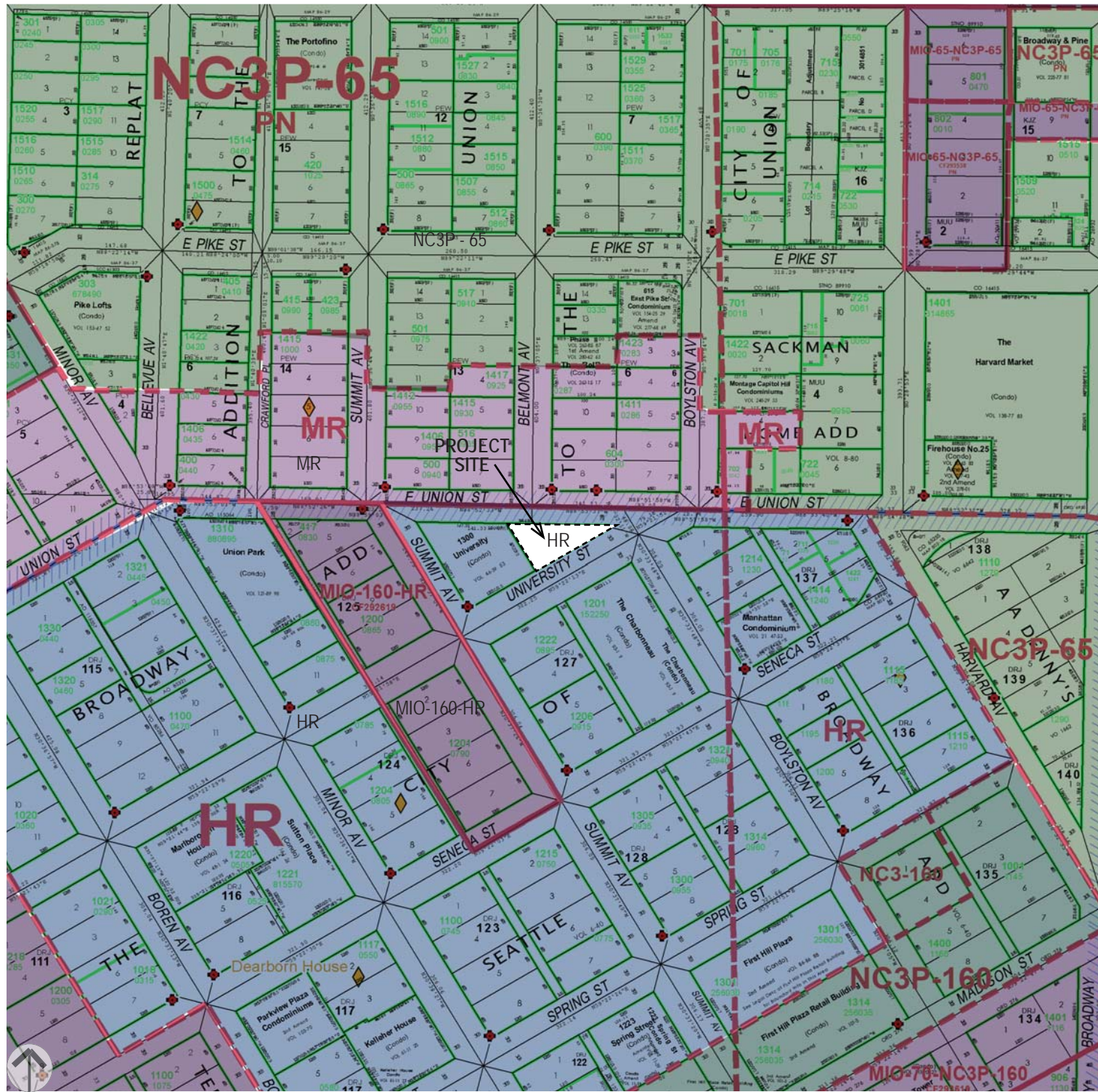
FUTURE PROJECTS

According to city records and site observations, there is no immediately adjacent parcels with planned future developments. However, the First Hill neighborhood is experiencing a time of expansive growth especially along the near-by Pike/Pine corridor and to the sites located within several blocks to the south and east. These projects consist primarily of mixed-use housing and expanding medical facilities. In addition, several ROW and street improvement projects are currently in planning including the "Swedish Mile" and the "First Hill Public Realm Action Plan" both of which incorporate the ROW pocket park at the intersection of E Union and University.



FIRST HILL NEIGHBORHOOD

CONTEXT ANALYSIS: ZONING & SURROUNDING USES



ZONING MAP



ADJACENT USE DISTRIBUTION



CONTEXT ANALYSIS: COMMUNITY NODES & POINTS OF INTEREST



POINTS OF INTEREST

- 1. Pocket Park at intersection of University & Union
- 2. Union Manor Apartments - 604 E Union St (built 1925)
- 3. Shannon Apartments - 1220 Boylston Ave (built 1905)
- 4. The Northwest School - 1415 Summit Avenue (built 1904, Designated Landmark)

- 5. Firehouse No.25 Condominium - 1406 Harvard Ave (built 1904, Designated Landmark)
- 6. First Hill Park - 1201 University St
- 7. Luma Mixed Use/Condominiums - Corner of Boylston and Seneca (Completion 2016)
- 8. 1300 University Condominium (built 1980)



CONTEXT ANALYSIS: EXISTING NOTABLE ARCHITECTURAL & SITING PATTERNS



EXISTING PATTERN LOCATIONS

1. Union Manor Apartments - 604 E Union St (built 1925)
2. Arcadia Apartments - 1222 Summit Ave (built 1916)
3. Knights of Columbus Club - 722 E Union Street (built 1912)
4. Union Manor Apartments - 604 E Union St (built 1925)
5. Charbonneau Condominium - 1201 Boylston Ave (built 1989)



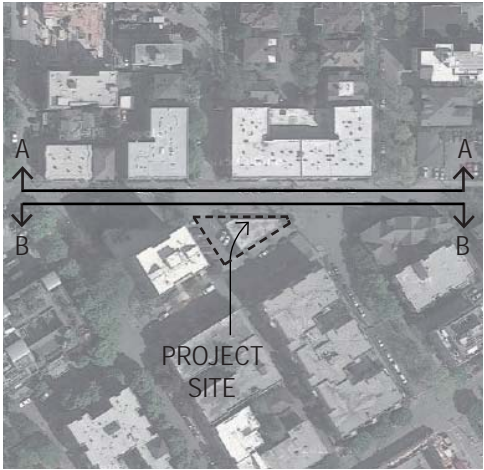
DESIGN CUES

1. Architecturally consistent facades using either regular massing modulation or rhythm in fenestration locations, especially in turn of the century structures. Facades tend to be well detailed but "flat" and do not provide setbacks from the ROW.
- 2 & 5. Articulated rooflines with decorative parapets, modulation, or gables
3. Street facade articulation of "top", "middle", and "bottom"
4. Mid block building entries with entries centered in the structure. Entries recessed in massing is common.



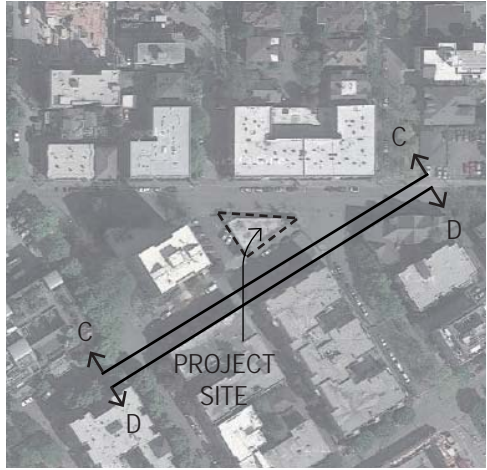


STREET ELEVATION A: E UNION ST LOOKING NORTH



STREET ELEVATION B: E UNION ST LOOKING SOUTH

← PROJECT SITE →



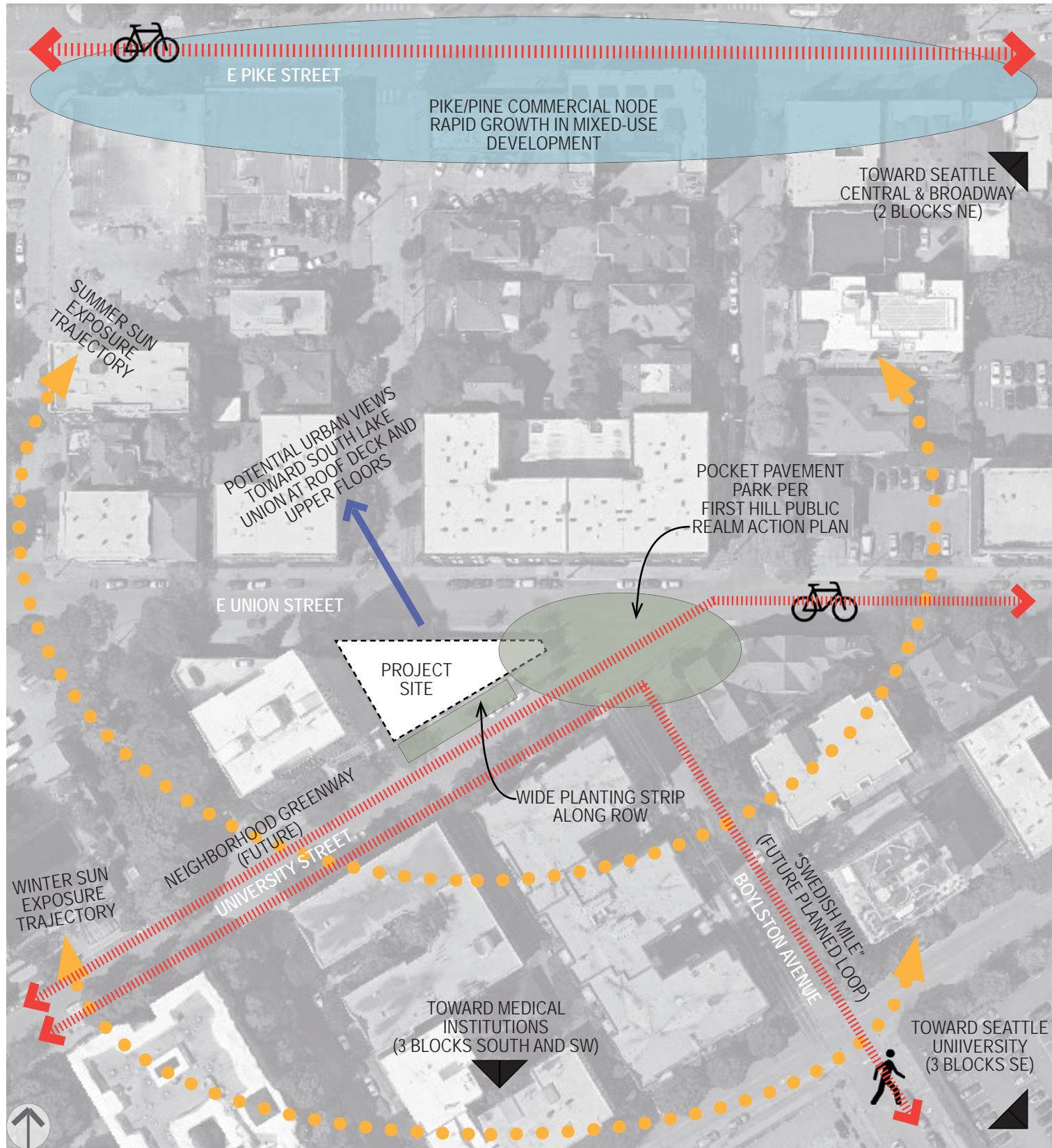
STREET ELEVATION C: UNIVERSITY ST LOOKING NORTH

← OPPOSITE PROJECT SITE →

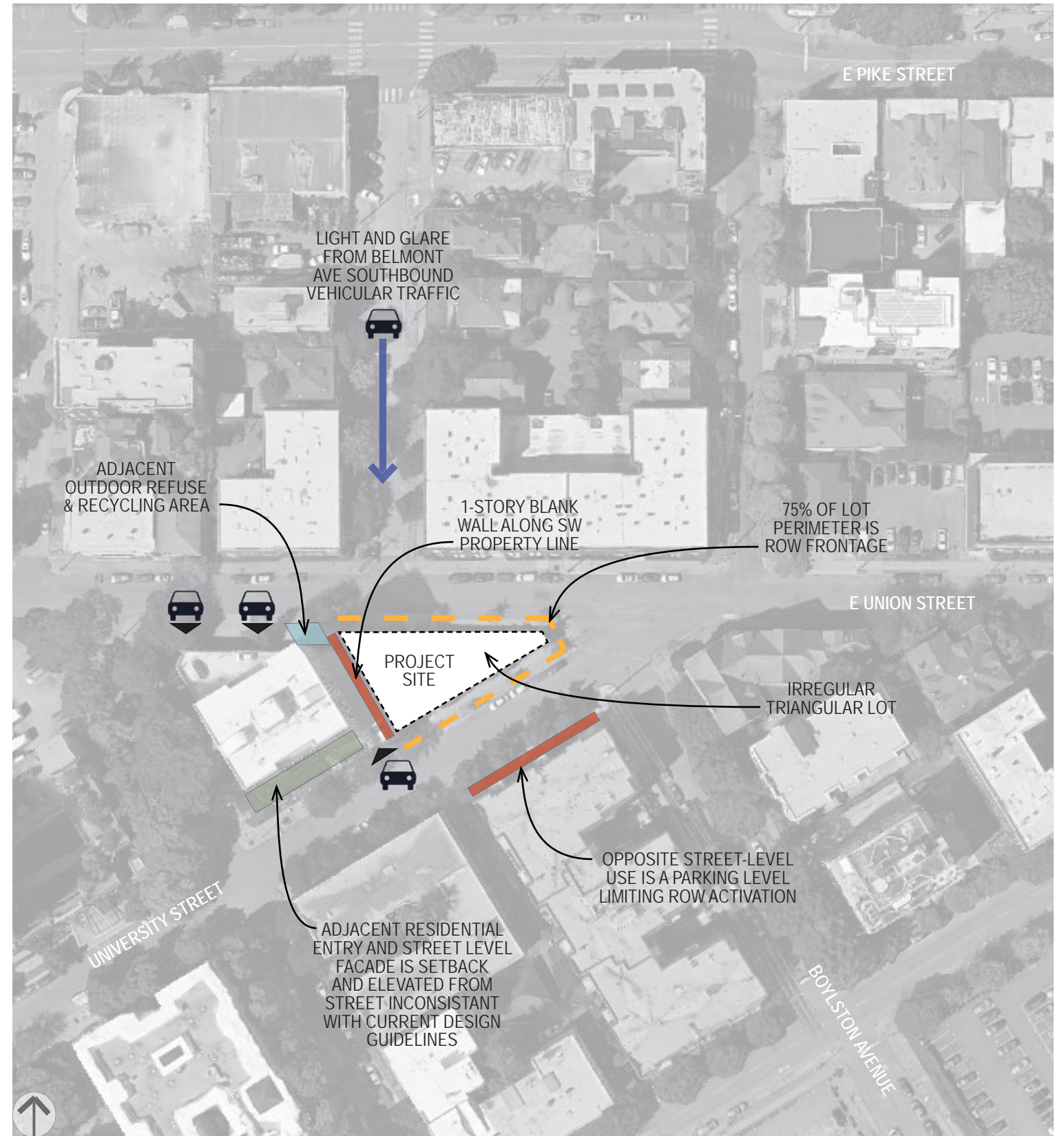


STREET ELEVATION D: UNIVERSITY ST LOOKING SOUTH

EXISTING SITE CONDITIONS: OPPORTUNITIES & CONSTRAINTS



OPPORTUNITIES



CONSTRAINTS

ZONING ANALYSIS: SEATTLE COMMERCIAL (23.45)

23.45.510 - FAR Limits: For lots under 15,000sf - Base 8.00 (res/non-residential)

23.45.514 - Height Limits: 160' Base Height

23.45.518 - Setbacks:
 Front Yards (5' minimum / 7' average)
 Interior Side Yard, 42' structure height or below (5' minimum / 7' average)
 Interior Side Yard, above 42' structure height (7' minimum / 10' average)
 No setbacks required from street lot lines (front and side) when a courtyard abutting the street is provided

23.45.518.D - University St and E Union St are both designated as "front yards"
 Interior lot line is designated as a "side yard"

23.45.520 - For structures over 85' height, maximum facade length requirements apply

23.45.522.C - Amenity areas required in an amount equal to 5% of total gross floor area in residential use.

23.45.532 - Ground floor commercial uses not to exceed 4,000sf

23.53.035B - Structural overhang and building encroachments allowed with annual permit from SDOT. Must be removable, maintain maximum 3' depth and occupy a maximum of 30% of facade area. Other dimensional requirements apply.

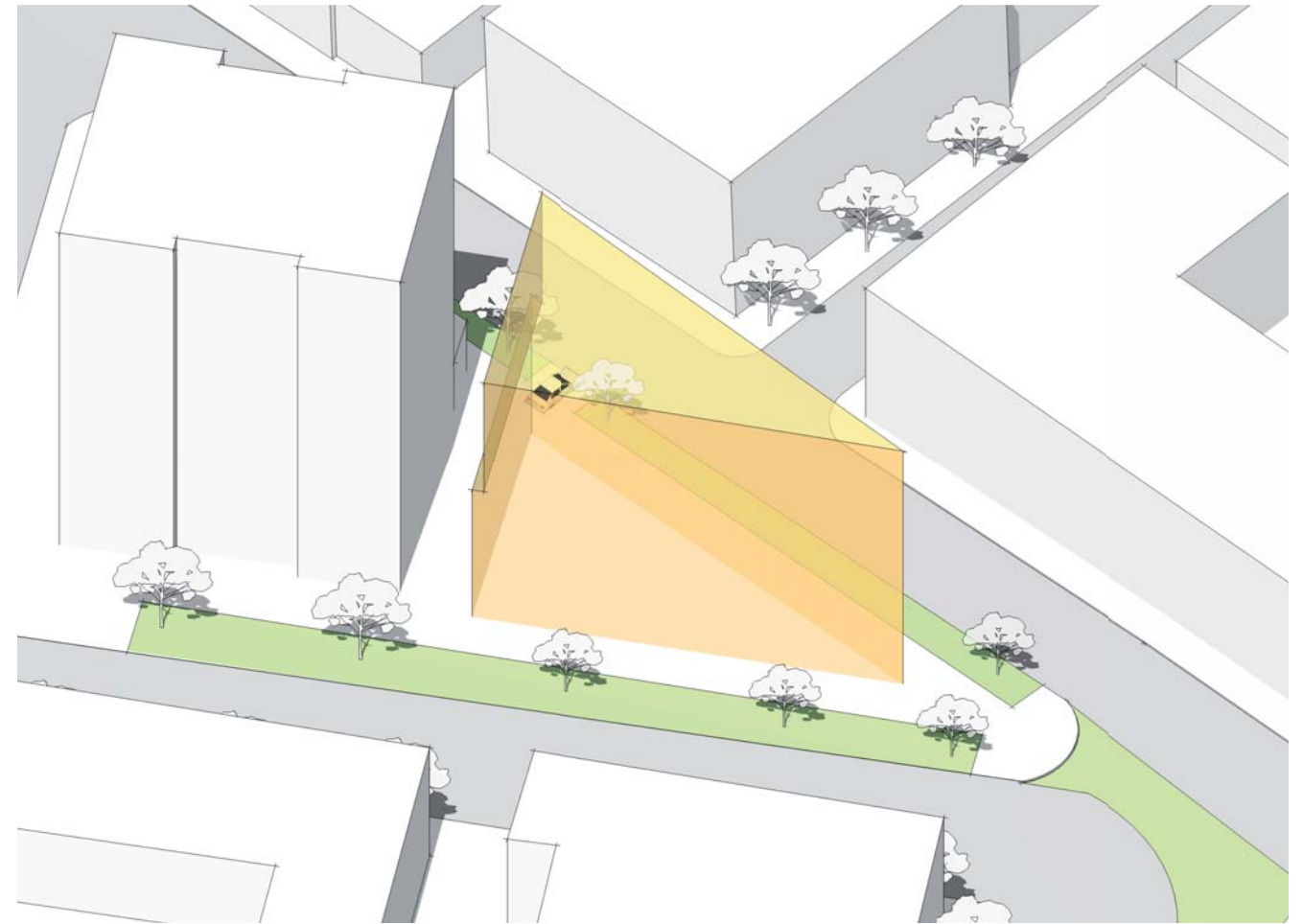
23.54.015 - No required parking for Residential or Retail use in Urban Center



ZONING ENVELOPE HR ZONE



ZONING ENVELOPE (SHOWN WITH 85' BASE HEIGHT & MR SETBACKS)



ZONING ENVELOPE (SHOWN WITH 85' BASE HEIGHT & MR SETBACKS)

DEPARTURE NUMBER	LAND USE CODE SECTION	ITEM	CODE REQUIREMENT	DEPARTURE REQUESTED	OPTIONS	DESIGN RATIONALE
1	SMC 23.45.518 Table B	Front Setbacks	5' minimum, 7' average required along both Union and University	Project proposes setbacks less than the 5' minimum and less than a 7' average. Setbacks proposed range from zero to 7' at the ground level and zero to 3' at the tower. Additional departures for decks may be required.	B,C	Project asks for decreased setbacks to create usable interior areas for the retail space and residential tenants within the tight triangular constraints of the site. Project will provide floor to ceiling glazing areas for an extensive portion of the perimeter to engage the sidewalk and the public realm. Much of the glazed area shall be operable, breaking down the barrier between interior and exterior space and directly relating to the public areas and the park. Massing setbacks at the corner create outdoor seating opportunities engaging the network of open space.
2	SMC 23.45.518 Table B	Side Setback	42' or less structure height requires 5' min, 7' avg. setback Above 42' structure height requires 7' min, 10' avg. setback	Project proposes setbacks less than the 5' (7' above 42' ht) minimum and less than a 7' (10' above 42' ht) average. Setbacks proposed range from 6 inches to 7 feet. Additional departures for decks may be required.	B,C	Project asks for decreased setbacks to create usable interior areas for meeting the desired density of the HR zone for residential units within the tight triangular constraints of the site. Project proposes to mitigate the impact of the interior setback with high quality materials and quality detailing along with the objectives of creating an active public realm at the public right of way.

A ADJACENT REFUSE/RECYCLING CORRAL

Immediately adjacent to the NW corner of the site, there is an outdoor refuse/recycling corral which serves the adjacent property.

B ADJACENT DRIVEWAY RAMP AND GARAGE

Along the Southwest property line, the adjacent property maintains a sloped driveway ramp. The ramp creates a one-story blank wall condition along the property line. The driveway ramp is accessed from University Street.

C PARK AT INTERSECTION OF E UNION & UNIVERSITY

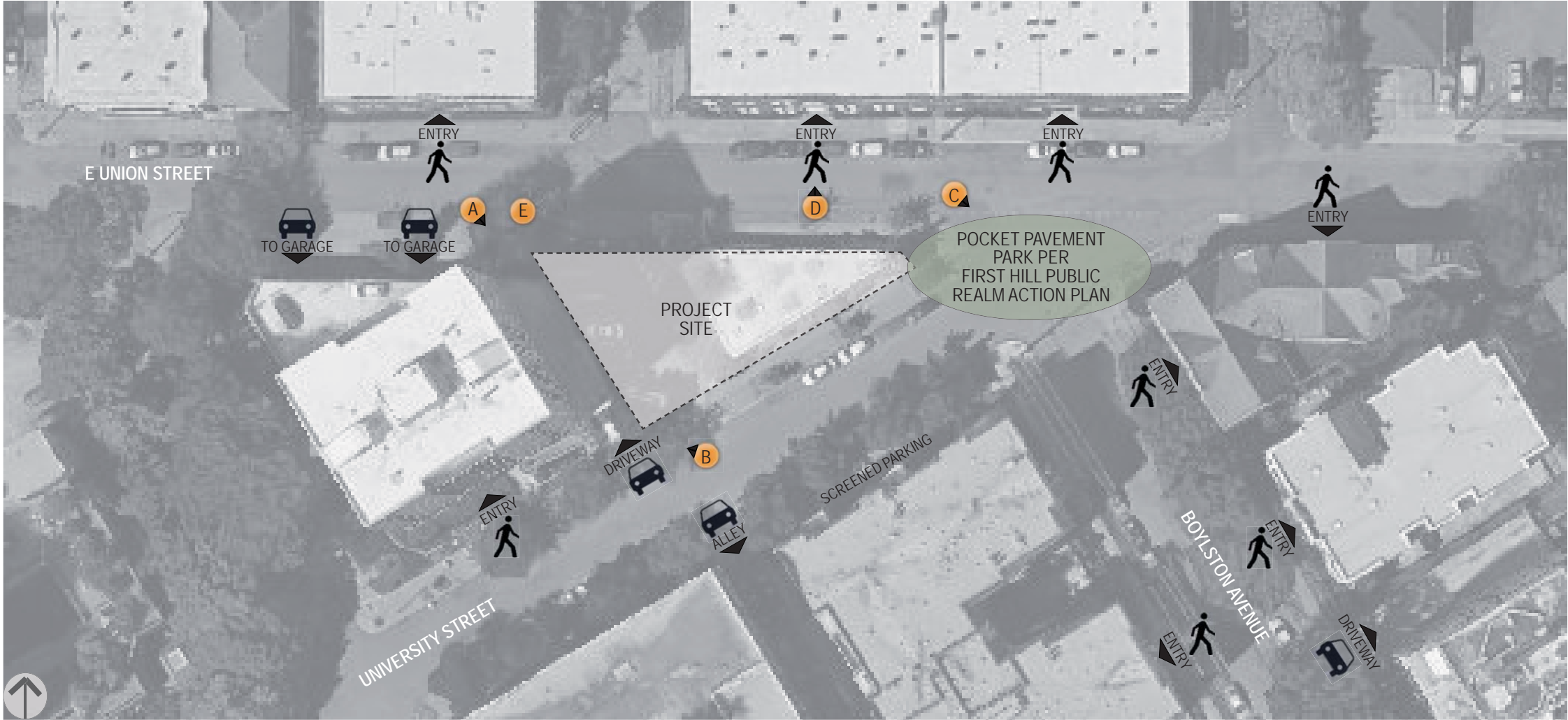
An existing ROW pavement park is occupying the intersection of E Union Street, University Street, and Boylston Avenue. The park is currently part of the First Hill Public Realm Action Plan and is designated as a node along the proposed "Swedish Mile".

D NEIGHBORHOOD ENTRIES

Entry locations for pedestrian and vehicular traffic are indicated on the adjacent map. Pedestrian entries are located mid-block, mid structure in both the older turn of the century architecture and more contemporary developments.

E E. UNION STREET UTILITY POLE

At the NW corner of the site, there is a SCL termination pole which serves both the adjacent site and the future development of the project site. The pole will require minimum construction and structure clearances and may effect massing on the NW corner of the residential tower. In addition, proposed curb cuts and garage parking access will need to be configured to respect the existing pole location.



CONTEXT AND 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 by incorporating strategies for site orientation, ventilation, daylighting, existing land formations and vegetation, and natural drainage systems.

CS2.A1: *Location, Sense of Place* - Emphasize attributes that give Seattle, the neighborhood and the site its distinctive sense of place. Enhance areas where a strong identity already exists and create a sense of place where the physical context is less established.

CS2.A2: *Location, Architectural Presence* - Evaluate the degree of visibility or architectural presence that is appropriate given the context, and design accordingly. Buildings that contribute to a strong street edge are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.

CS2.B1: *Adjacencies, Site Characteristics* - Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots.

CS2.B2: *Adjacencies, Connection to the street* - Identify opportunities for the project to make a strong connection to the street.

CS2.B3: *Adjacencies, Character of Open Space* - Contribute to the character and proportion of surrounding open spaces.

CS2.C1: *Relationship to Block, Corner Sites* - Corner sites can serve as focal points, requiring careful detailing due to their high visibility. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.

CS2.D1: *Height Bulk and Scale, Development and Zoning* - Review the height, bulk, and scale of neighboring buildings and those anticipated by zoning to determine an appropriate complement and/or transition.

CS2.D2: *Height Bulk and Scale, Site Features* - Use changes in topography, site shape, and vegetation to successfully respond to adjacent properties.

CS2.D5: *Height Bulk and Scale, Adjacent Sites* - Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

CS3.A1: *Fitting Old and New Together* - Create compatibility between new projects and existing architectural context through building articulation, scale and proportion, roof forms, detailing, fenestration, and use of complementary materials.

CS3.A3: *Established Neighborhoods* - Site and design new structures to compliment or be compatible with the architectural style and siting patterns of neighborhood buildings.

CS3.B1: *Placemaking* - Look for historical and cultural significance, using neighborhood groups and archives as resources.

PUBLIC LIFE

PL1.A: *Network of Open Spaces* - Design the building and open spaces to positively contribute to a broader network of opens spaces throughout the neighborhood and seek opportunities to foster human interaction.

PL2.A: *Accessibility* - Provide access for people of all abilities in a manner that is fully integrated into the project design. Add features to assist pedestrians in navigating sloped sites or other challenges.

PL2.B1: *Safety and Security, Eyes on the Street* - Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

PL2.B2: *Safety and Security, Lighting for Safety* - Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2.B3: *Safety and Security, Transparency* - Ensure transparency of street-level uses, where appropriate, by keeping views open into spaces behind walls or plantings at corners, or along narrow passageways.

PL2.C: *Weather Protection* - Overhead weather protection should be located at or near uses that generate pedestrian activity. Create an artful and people-friendly space beneath building canopies by using human-scale architectural elements and a pattern of forms and/or textures at intervals along the facade.

PL3.A1: *Entries, Design Objectives* - Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Differentiate residential and commercial entries with design features and amenities specific to each.

PL3.A2: *Entries, Ensemble of Elements* - Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3.C1: *Retail Edges, Porous Edge* - Engage passersby with opportunities to interact with the building interior using glazing and transparency. Make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3.C2: *Retail Edges, Visibility* - Maximize visibility into the building interior. Consider fully operational glazed wall-sized doors that can be opened to the street.

PL3.C3: *Retail Edges, Ancillary Activities* - Allow spaces for activities to extend into the public areas.

PL4A: *Entry Locations and Relationships* - Provide safe and convenient access points for all modes of travel. Site primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4B: *Planning ahead for bicyclists* - Consider existing and future bicycle traffic to and through the site so that access and connections are integrated into the project along with modes of travel.

DESIGN GUIDELINES: RESPONSE

DESIGN RESPONSE TO CONTEXT AND SITE GUIDELINES

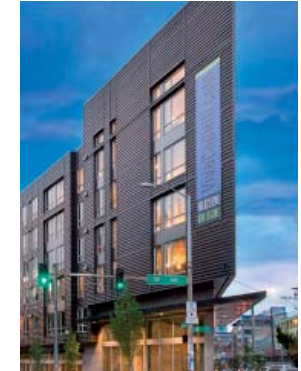
The triangular tip of the site has a strong relationship to the adjacent pocket pavement park. The project proposes to capitalize on the opportunity to gesture the project's open spaces toward the park and the surrounding right of way sidewalks and planting areas to create a cohesive network of public space. A ground level restaurant establishment will actively engage the surrounding right of way with outdoor seating along with a combination of operable and fixed glazing that will span from floor to ceiling of the space. Attention to the "prow" of the structure is important due to its prominence at the corner of the block facing the park. Massing options explore the use of a hard defined massing edge versus occupying the corner with glazing and private deck space to bring "eyes to the street" over the park space.



CS2.B2: TRANSPARENCY ADJACENT TO SIDEWALK



CS2.C1: TRIANGLE / CORNER MASSING EXAMPLES



DESIGN RESPONSE TO PUBLIC LIFE GUIDELINES

With the proximity of the park at the SE, and with sunlight exposure potential, the Southern facade along University Street is an opportunity to engage the public realm with active retail activities of sidewalk seating, operable glazing between sidewalk and interior space, and retail and residential entries creating an actively and visually linked network of outdoor spaces serving the public and tenants. Additional glazing along the North facade along E Union Street creates a "see through" retail space. Floor to ceiling glazing brings activity to E Union Street from the interior and a visual connection to the activity on University Street through the narrow retail space.



PL3.C3: RETAIL MEETS SIDEWALK



PL3.C3: OUTDOOR SEATING



PL3A: ENTRY ACTIVATES CORNER

DESIGN RESPONSE TO DESIGN CONCEPT GUIDELINES

Due to the presence of the existing vehicular and utility uses along the interior lot line, the project proposes to place vehicular and utility uses along the same line. This gesture allows the remainder of the site to relate to the park and public realm without conflict of competing circulation uses. As the project proposes to meet the ROW with minimal setbacks to engage the project realm, the project also proposes to maintain a consistent setback from ground to tower for architectural consistency and matching the neighborhood precedent of "flat" facades. An exception is at the "prow" where ground level setbacks create added open space adjacent to the park. The tower serves as weather protection overhang at this location. The facade will be modulated with decks, varied materials, and well detailed material transitions and reveals.



DC2.B: USE OF DECKS



DC4.A1: FACADE MATERIAL ARTICULATION



DC4.D: HARDSCAPE MATERIALS

DESIGN CONCEPT

DC1.A4: *Arrangement of interior uses, Views and Connections* - Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.

DC1.B: *Vehicular Access and Circulation* - Choose locations for vehicular access, service uses and delivery areas that minimize conflict between vehicles and non-motorists.

DC1.C: *Parking and Service Uses* - Locate parking below grade wherever possible. Reduce the visual impacts of parking lots, parking structures, entrances, and related infrastructure.

DC2.A: *Massing* - Arrange the mass of the building taking into consideration the site characteristics. Use secondary architectural elements to reduce perceived mass. Consider recesses or indentations in the envelope; adding balconies, bay windows, porches, canopies, and/or highlighting entries.

DC2.B: *Architectural and Facade Composition* - Design all facades considering the composition and architectural expression of the building as a whole. Avoid large blank walls along visible portions of facades.

DC2.C: *Secondary Architectural Features* - Add depth to facades where appropriate by incorporating secondary elements into the facade design. Use design elements to achieve a successful fit between a building and its neighbors.

DC2.D: *Scale and Texture* - Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, walls, exterior spaces in a manner consistent with the architectural concepts.

DC3.A1: *Building-Open Space Relationship* - Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3.B4: *Open Spaces, Connections to Other Open Space* - Site and design open spaces to connect and enhance the uses and activities of other nearby open space.

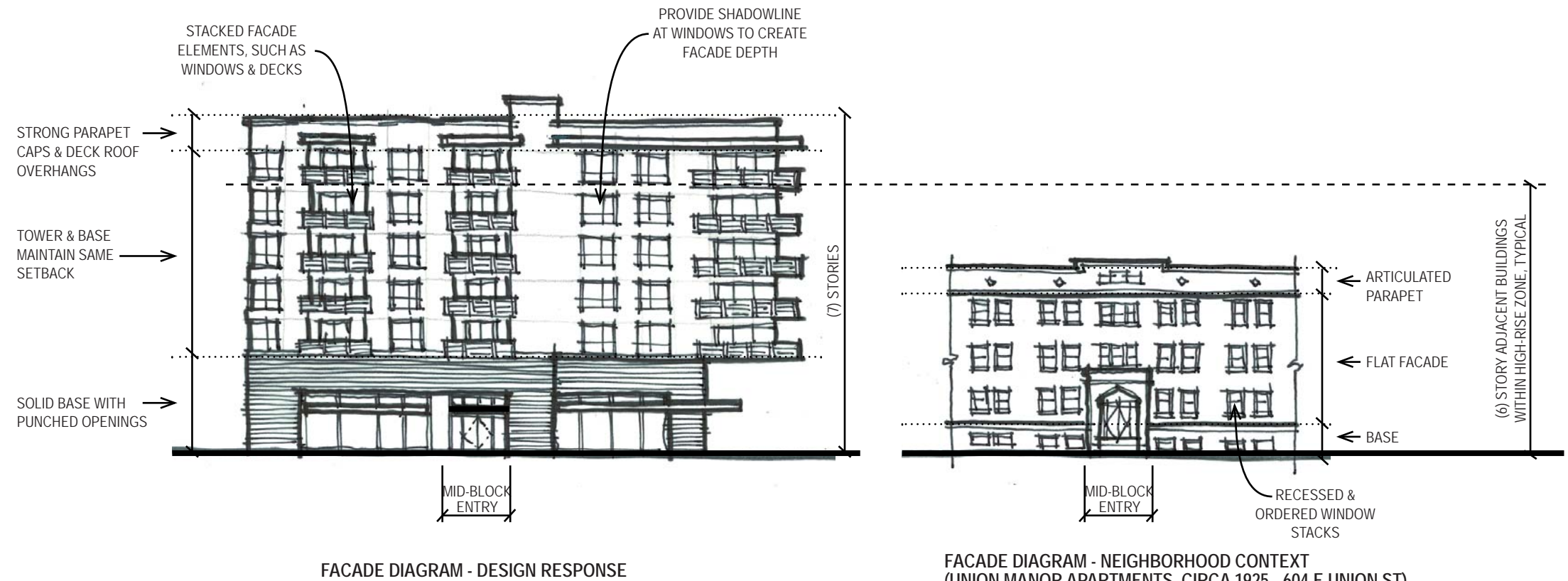
DC3.C: *Design* - Reinforce existing open space patterns and character. Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed.

DC4.A1: *Building Materials, Exterior Finish Materials* - Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4.C: *Lighting* - Use lighting to both increase site safety in all locations used by pedestrians and to highlight architectural and landscape details while avoiding off-site night glare and light pollution.

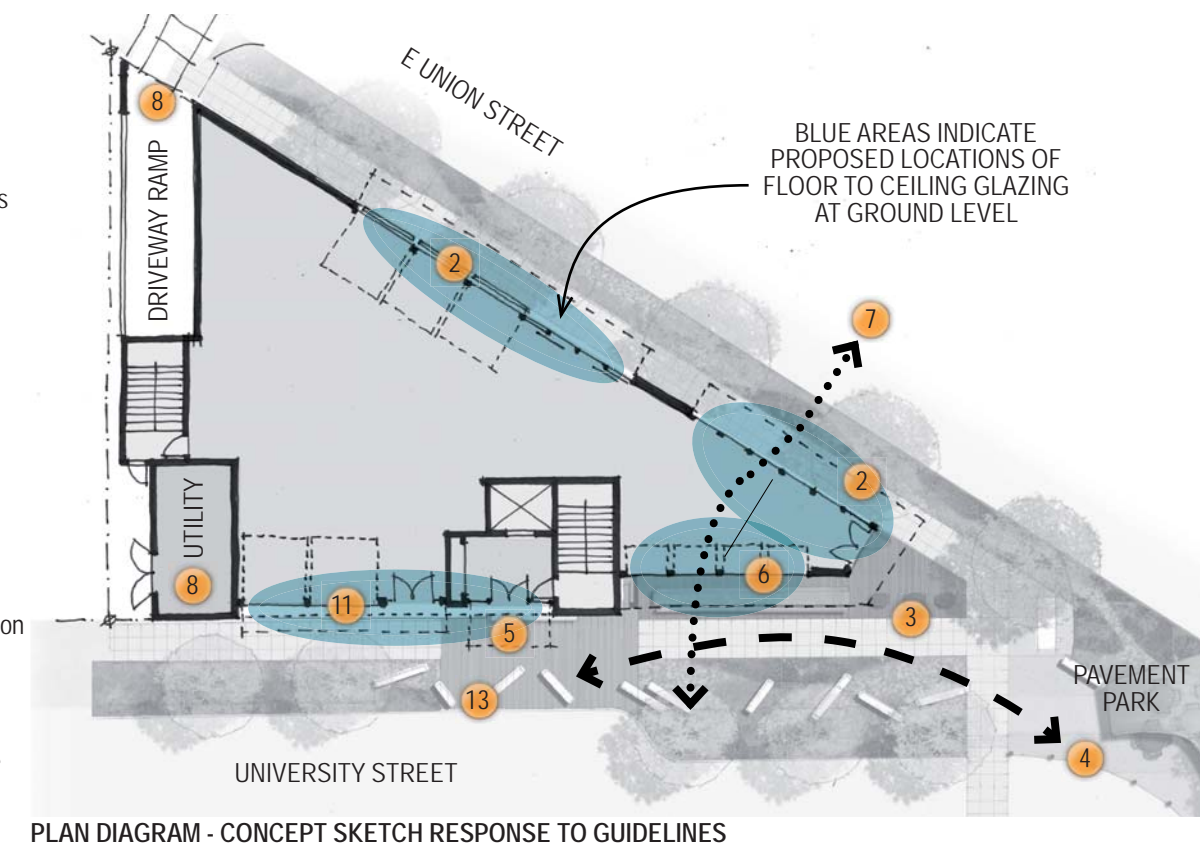
DC4.D: *Trees, Landscape and Hardscape Materials* - Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Use of hardscape areas as an opportunity to enliven public areas with the use of distinctive materials.

DESIGN GUIDELINES: RESPONSE



PRIORITY GUIDELINES AND PROJECT RESPONSE

- 1 CS2.A: *Location in the City and Neighborhood* - Establishment of a strong street edge
- 2 CS2.B2: *Adjacencies, Connection to the street* - Floor to ceiling glazing at street with limited setbacks
- 3 CS2.C1: *Relationship to Block, Corner Sites* - Reduced massing at ground level at corner
- 4 PL1.A: *Network of Open Spaces* - Sidewalk cafe, entries and massing gesture toward ROW Park
- 5 PL3.A1: *Entry Design Objectives* - Residential entry part of active center of project
- 6 PL3.C3: *Retail Edges, Ancillary Activities* - Active retail use with operable windows
- 7 DC1.A1: *Visibility of Interior Uses* - Transparency through retail space at corner
- 8 DC1.B: *Vehicular Access and Circulation* - Parking and utility uses adjacent to neighbor's utility and parking uses and separated from activity and pedestrian entries with minimal length wall segments.
- 9 DC2.B: *Architectural and Facade Composition* - Consistent setbacks between street-level and tower
- 10 DC2.D: *Scale and Texture* - Proposed use of modulated facade, decks, and setback at park connection
- 11 DC3.B4: *Open Spaces, Connections to Other Open Space* - Use of limited setbacks to engage transparent areas along sidewalk and ROW
- 12 DC4.A1: *Building Materials, Exterior Finish Materials* - Use of textured and varied high quality materials
- 13 DC4.D: *Trees, Landscape and Hardscape Materials* - Hardscape to reinforce entry and active uses





OPTION A (CODE COMPLIANT)

- PROS:**
- No departures requested
 - Back of house (garage access, refuse / recycle) consistent with adjacent building
 - Varied program along Union St will allow for more thoughtful building integration with grade change
 - Contiguous retail space provides tenant maximum flexibility

- CONS:**
- Underutilizes zoning potential
 - Retail does not front pavement park in a meaningful manner
 - Residential entry is detached from the more pedestrian oriented University St / park.
 - Development potential limits applicants ability to support SDOT / DPD in creation of adjacent pavement park.



OPTION B

- PROS:**
- More closely matches the intended density of the HR zone
 - Utilizes zoning setbacks at ground level consistent with the HR zone, providing more contiguous retail area increasing the likelihood of a substantial tenant, and adjacent park activation
 - Retail fronts directly toward the park area, setback area to provide on site seating / park connection
 - Refuse / recycle is not directly accessed from frontage, and separated from pedestrian access points.
 - Increase in development potential allows for above-code-required street frontage improvements.
 - Contiguous retail space provides tenant maximum flexibility

- CONS:**
- Residential entry is a secondary component
 - Stair core orientation supports contiguous retail, but is a prominent feature of southern facade.
 - Flat plate of retail level will need thoughtful design consideration along Union St to mitigate grade change.

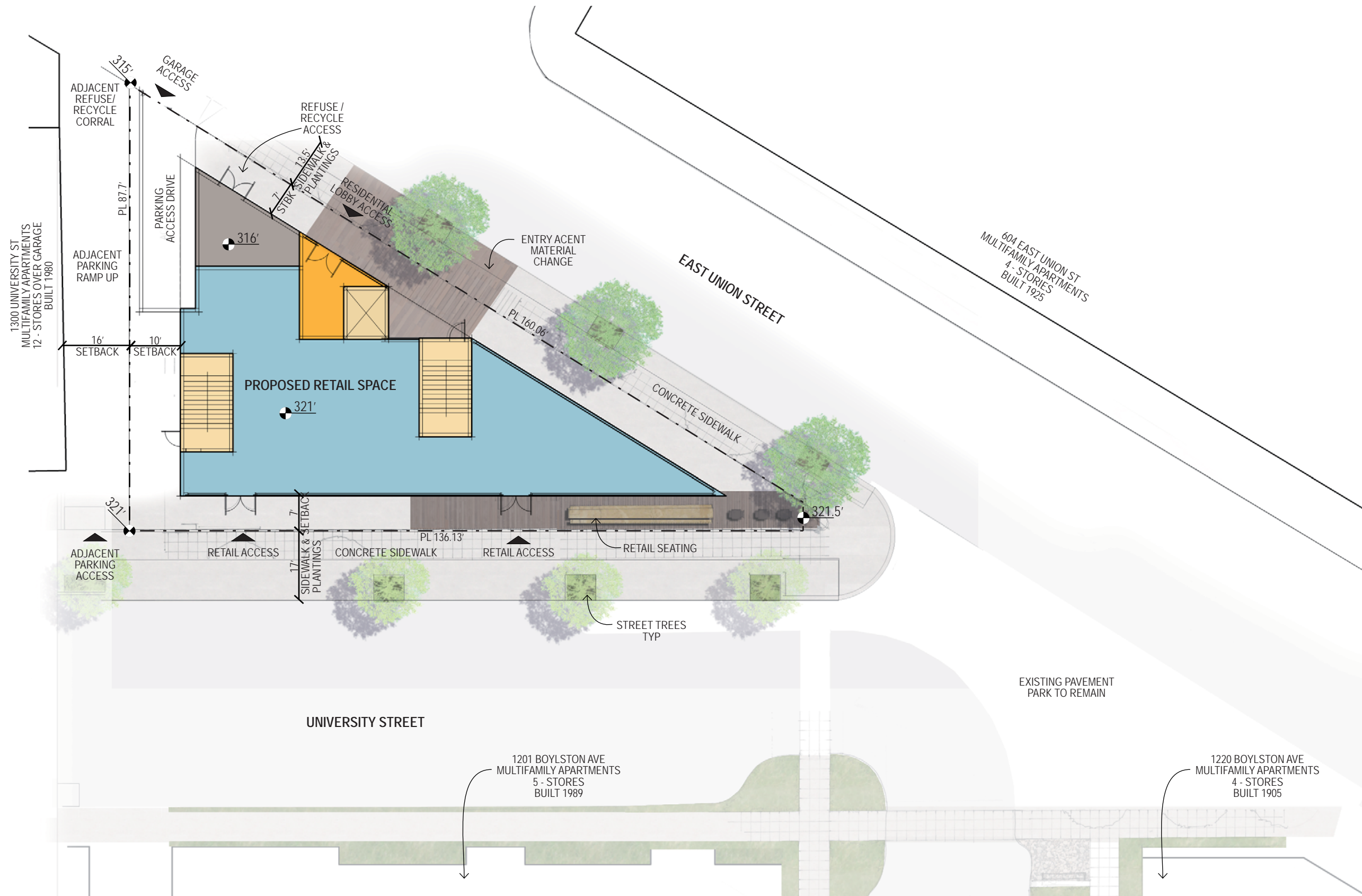


OPTION C (PREFERRED)

- PROS:**
- More closely matches the intended density of the HR zone.
 - Retail fronts directly toward the park area, setback area to provide on site seating
 - Residential entry is engaged with pedestrian oriented street.
 - Higher density and entries engaged with the pavement park encourages full development and integration of pavement park into the project scope in cooperation with SDOT / DPD.
 - Contiguous retail space provides tenant maximum flexibility

- CONS:**
- Flat plate of retail level will need thoughtful design consideration along Union St to mitigate grade change.

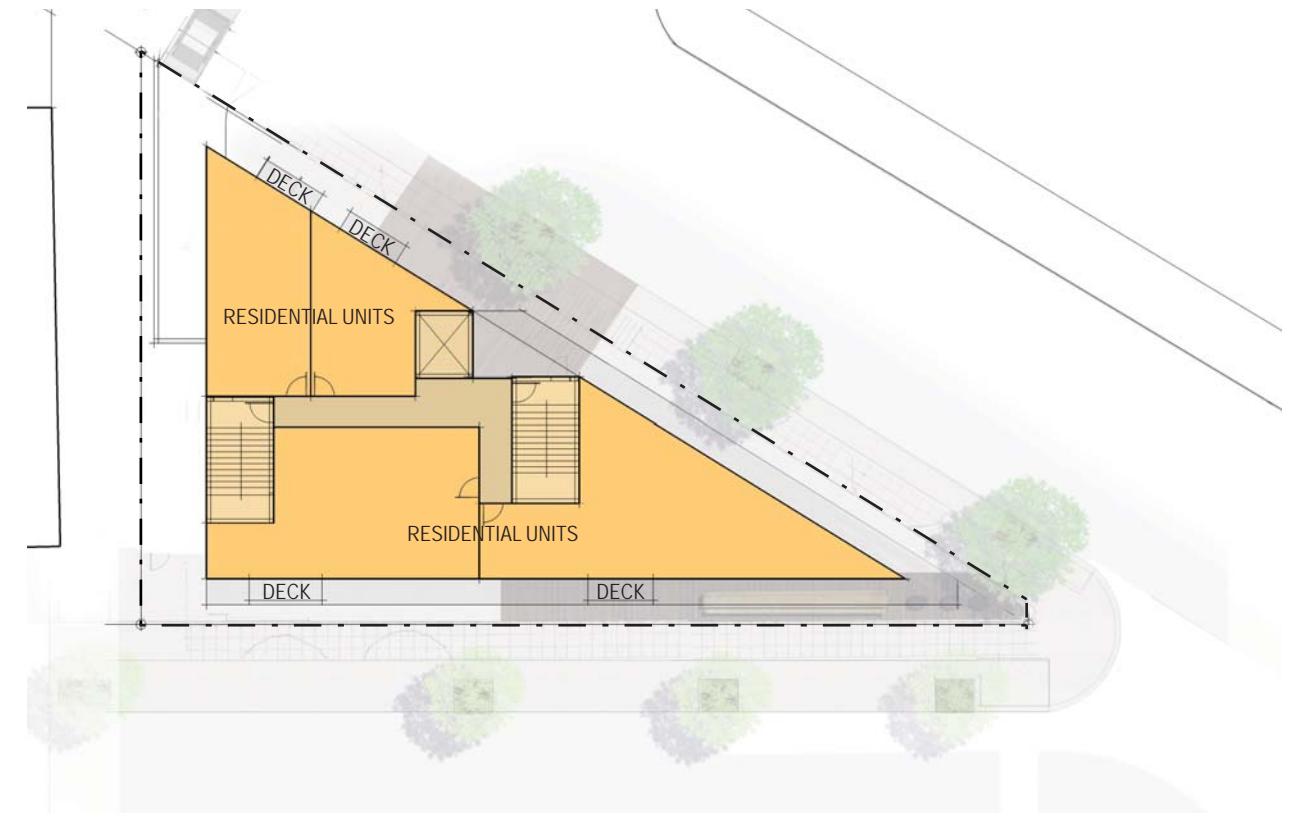






CORNER PERSPECTIVE

ARCHITECTURAL CONCEPTS: OPTION A (CODE COMPLIANT)



TYPICAL RESIDENTIAL LEVEL

OPTION A

PROS:

- Departures limited to egress stair setback encroachment
- Back of house (garage access, refuse / recycle) consistent with adjacent building
- Varied program along Union St will allow for more thoughtful building integration with grade change

CONS:

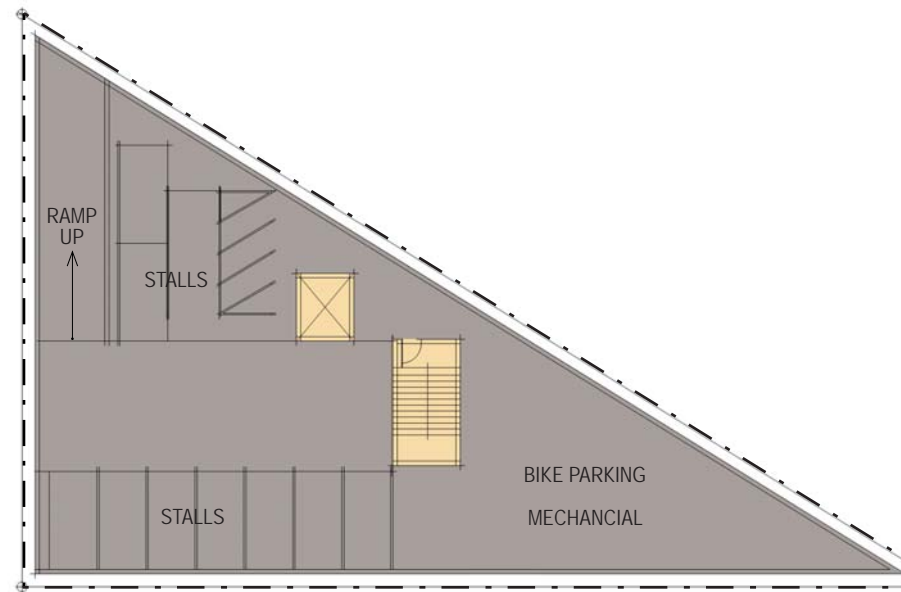
- Underutilizes zoning potential
- Retail does not front pavement park in a meaningful manner
- Residential entry is detached from the more pedestrian oriented University St / park.
- Development potential limits applicants ability to support SDOT / DPD in creation of adjacent pavement park.

DEVELOPMENT OBJECTIVES

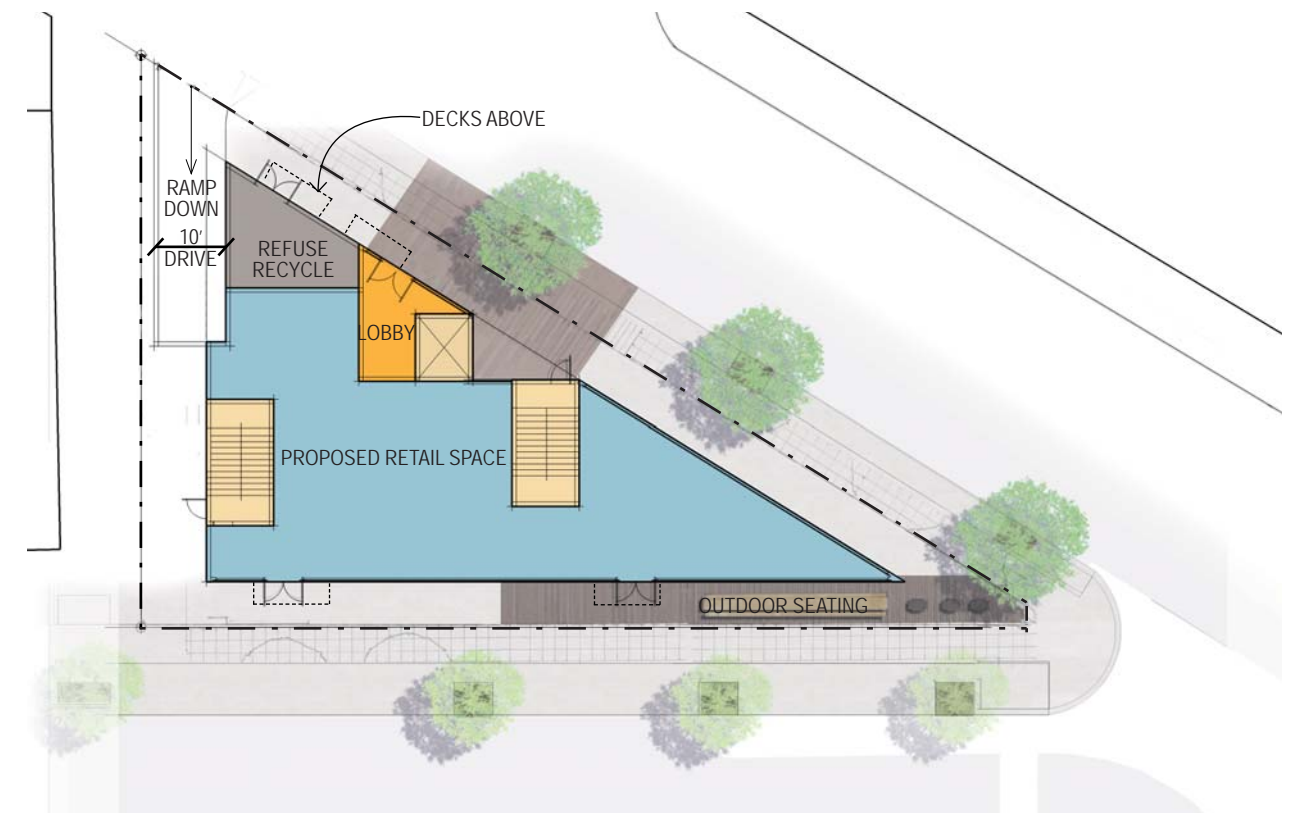
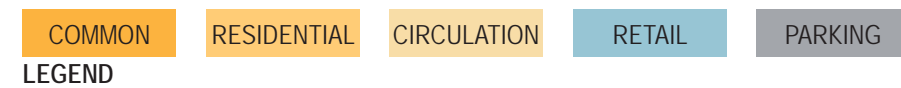
Number of residential units:	24 Units
Retail sales and services:	2,500 sf
Number of parking stalls:	10

POTENTIAL DEPARTURES

- Set back encroachment at interior lot line



BELOW GRADE PARKING PLAN



GROUND LEVEL - RETAIL PLAN



VIEW FROM UNIVERSITY



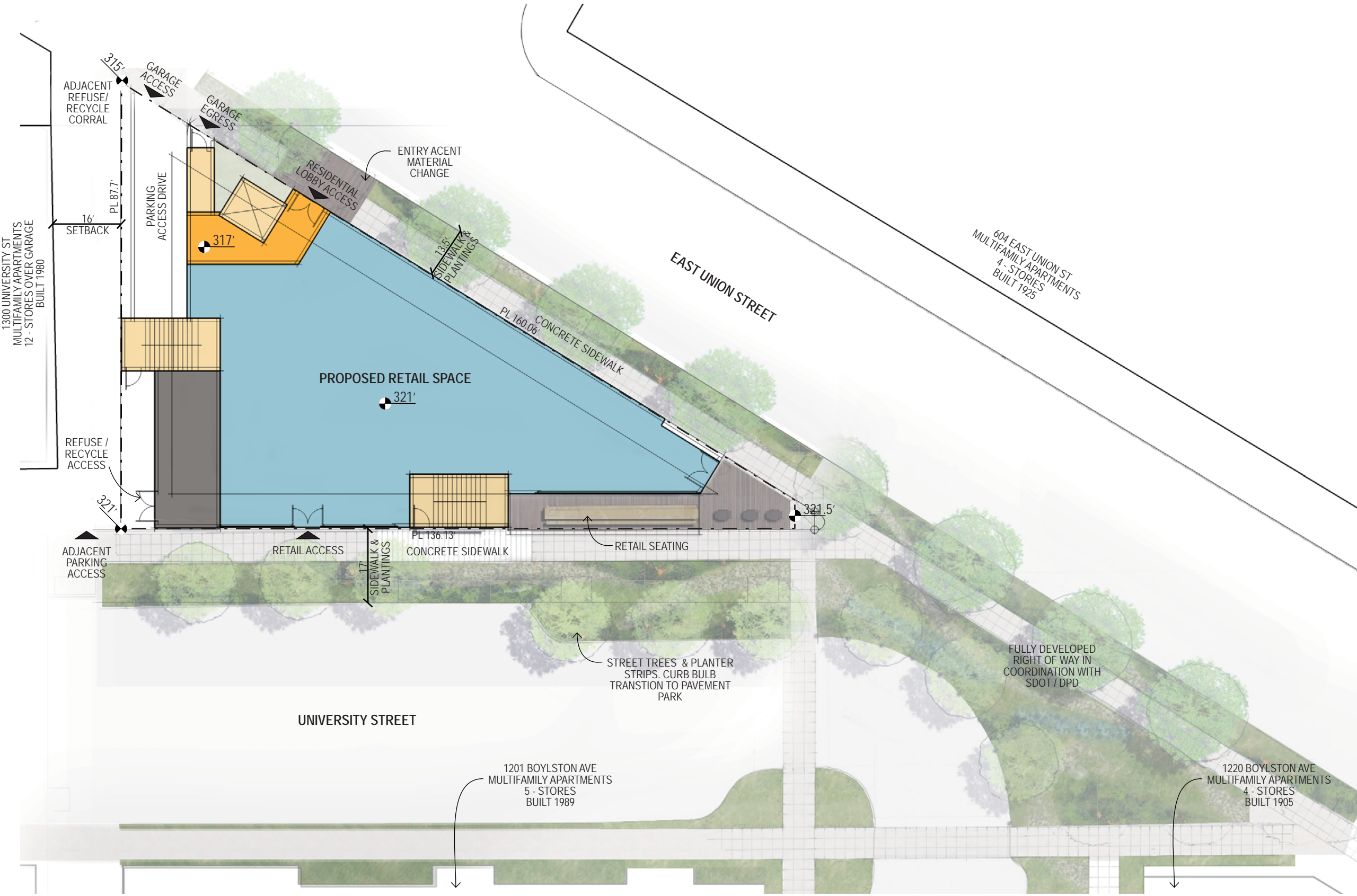
VIEW FROM UNION



VIEW LOOKING NORTHWEST

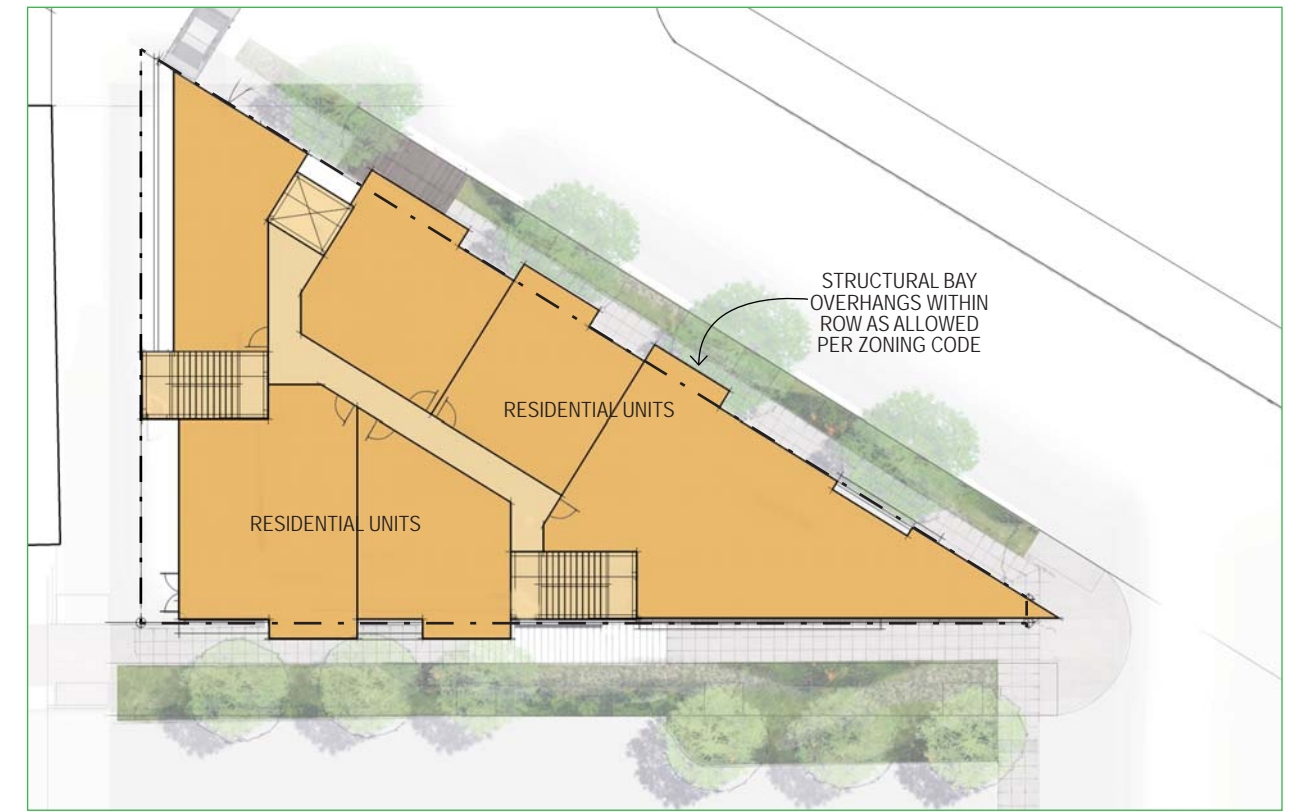


VIEW LOOKING SOUTHEAST





CORNER PERSPECTIVE



TYPICAL RESIDENTIAL LEVEL

OPTION B

PROS:

- More closely matches the intended density of the HR zone.
- Utilizes zoning setbacks at ground level consistent with the HR zone, providing more contiguous retail area increasing the likely hood of a substantial tenant, and adjacent park activation.
- Retail fronts directly toward the park area, setback area to provide on site seating / park connection
- Refuse / recycle is not directly accessed from frontage, and separated from pedestrian access points.

CONS:

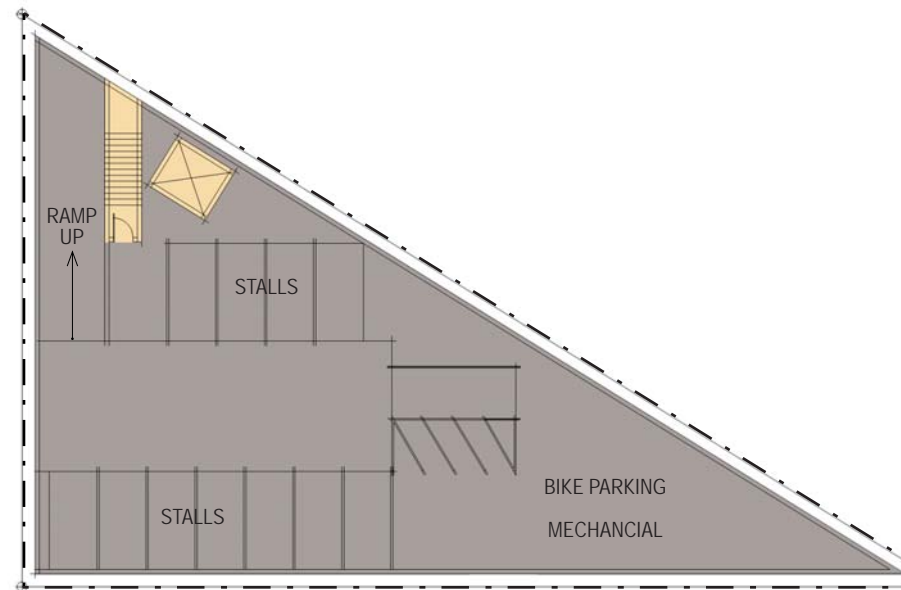
- Residential entry is a secondary component
- Stair core orientation supports contiguous retail, but becomes a prominent feature of southern facade.

DEVELOPMENT OBJECTIVES

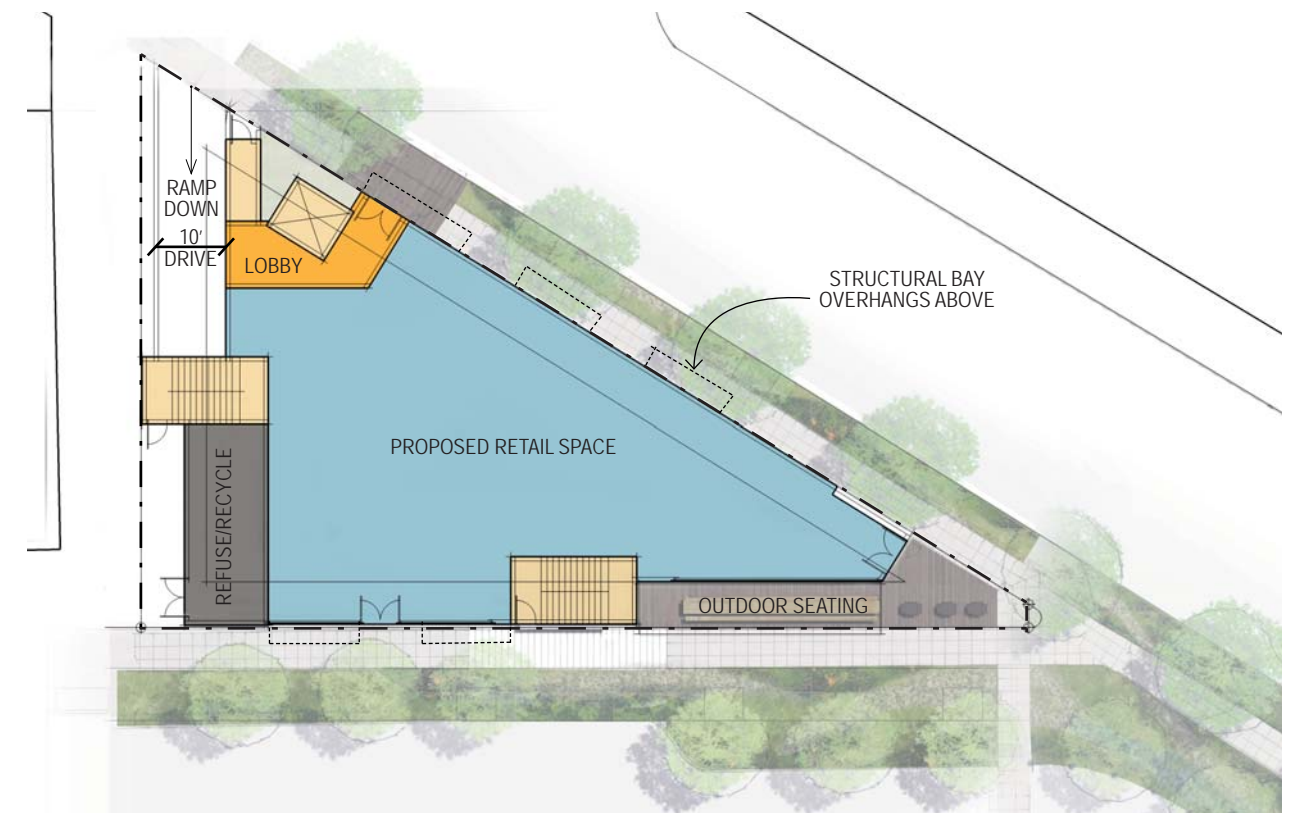
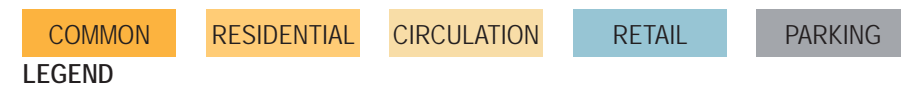
Number of residential units:	36 Units
Retail sales and services:	3,600 sf
Number of parking stalls:	12

POTENTIAL DEPARTURES

- Front setbacks along E Union St & University St
- Side setback along interior lot line
- Amenity Area



BELOW GRADE PARKING PLAN



GROUND LEVEL - RETAIL PLAN



VIEW FROM UNIVERSITY



VIEW FROM UNION

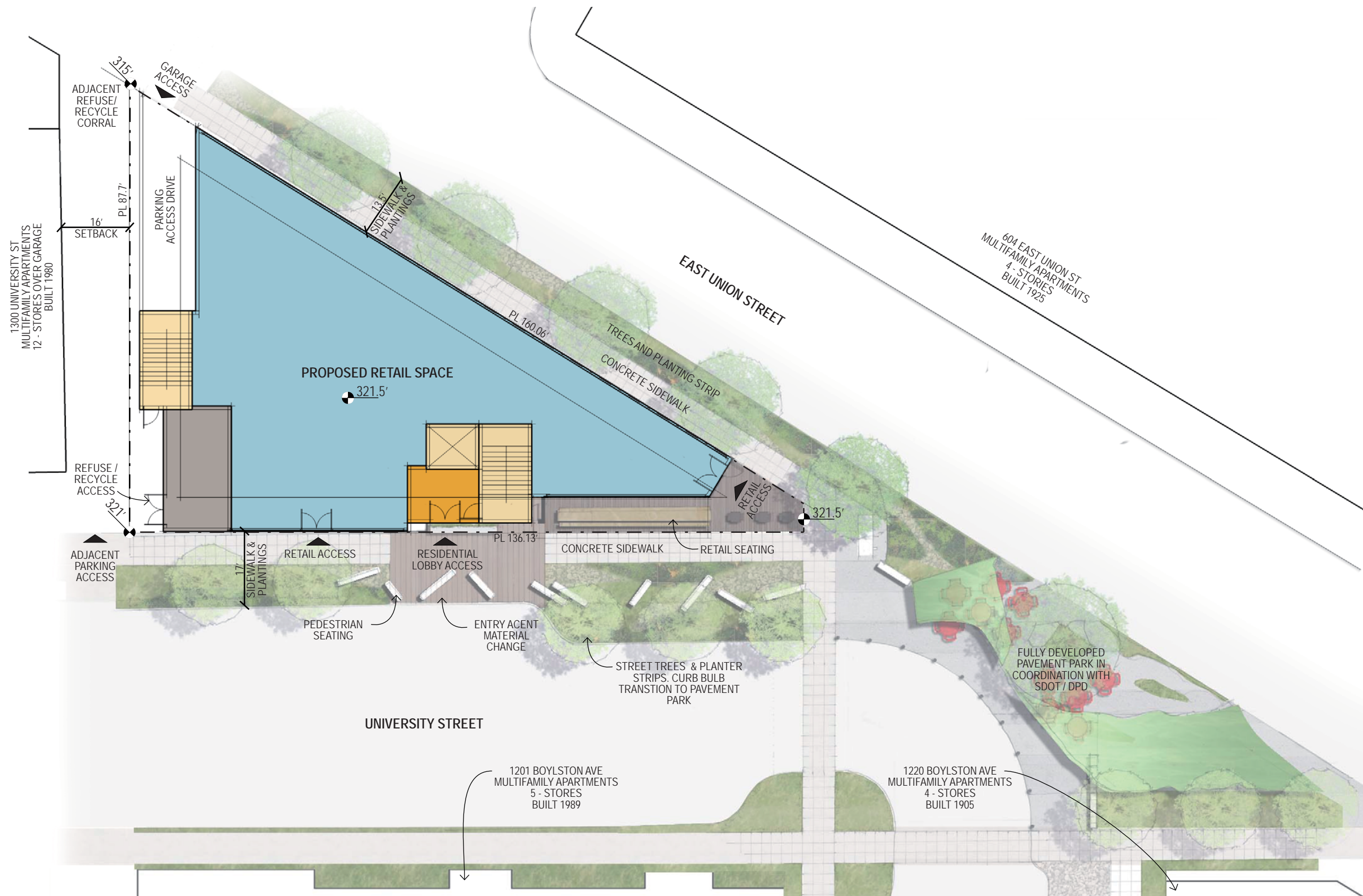


VIEW LOOKING NORTHWEST



VIEW LOOKING SOUTHEAST

COMPOSITE SITE PLAN: OPTION C (PREFERRED)





CORNER PERSPECTIVE

ARCHITECTURAL CONCEPTS: OPTION C (PREFERRED)



TYPICAL RESIDENTIAL LEVEL

OPTION C

PROS:

- More closely matches the intended density of the HR zone.
- Retail fronts directly toward the park area, setback area to provide on site seating
- Residential entry is engaged with pedestrian oriented street.
- Higher density and entries engaged with the pavement park encourages full development and integration of pavement park into the scope in cooperation with SDOT / DPD.

CONS:

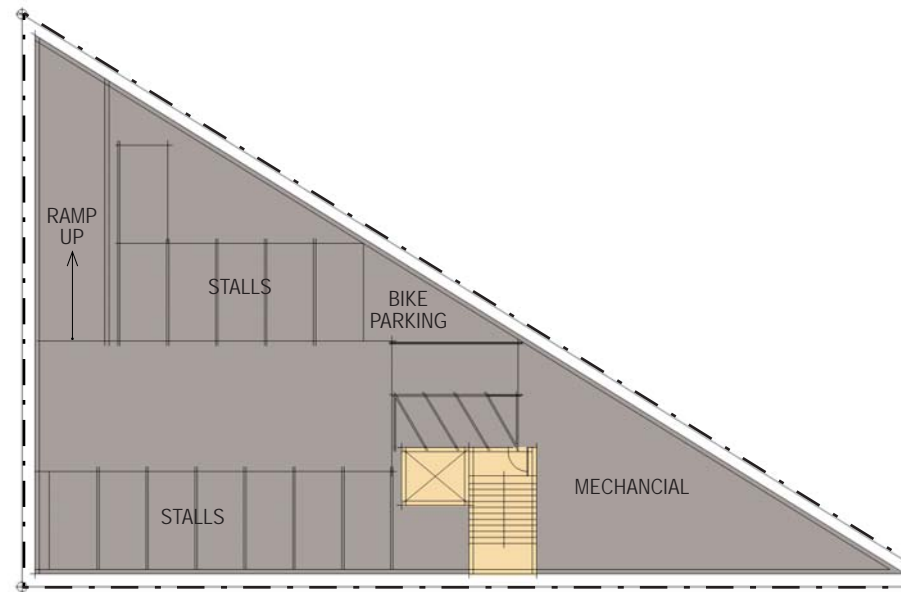
- Flat plate of retail level will need thoughtful design consideration along Union St to mitigate grade change.

DEVELOPMENT OBJECTIVES

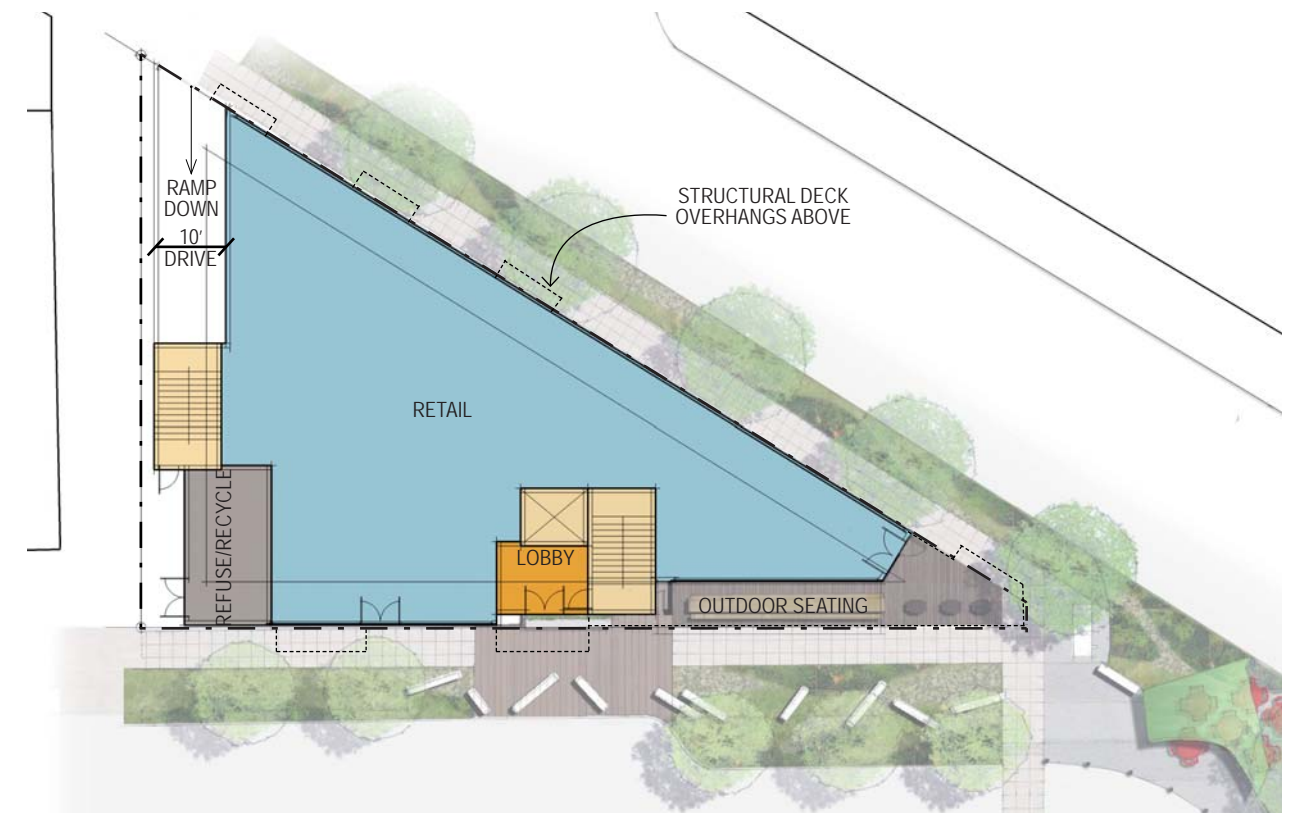
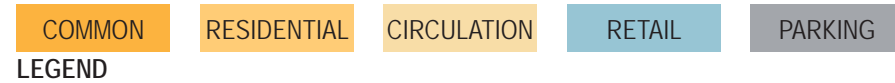
Number of residential units:	36 Units
Retail sales and services:	3,900 sf
Number of parking stalls:	14

POTENTIAL DEPARTURES

- Front setbacks along E Union St & University St
- Side setback along interior lot line
- Amenity Area



BELOW GRADE PARKING PLAN



GROUND LEVEL - RETAIL PLAN



VIEW FROM UNIVERSITY



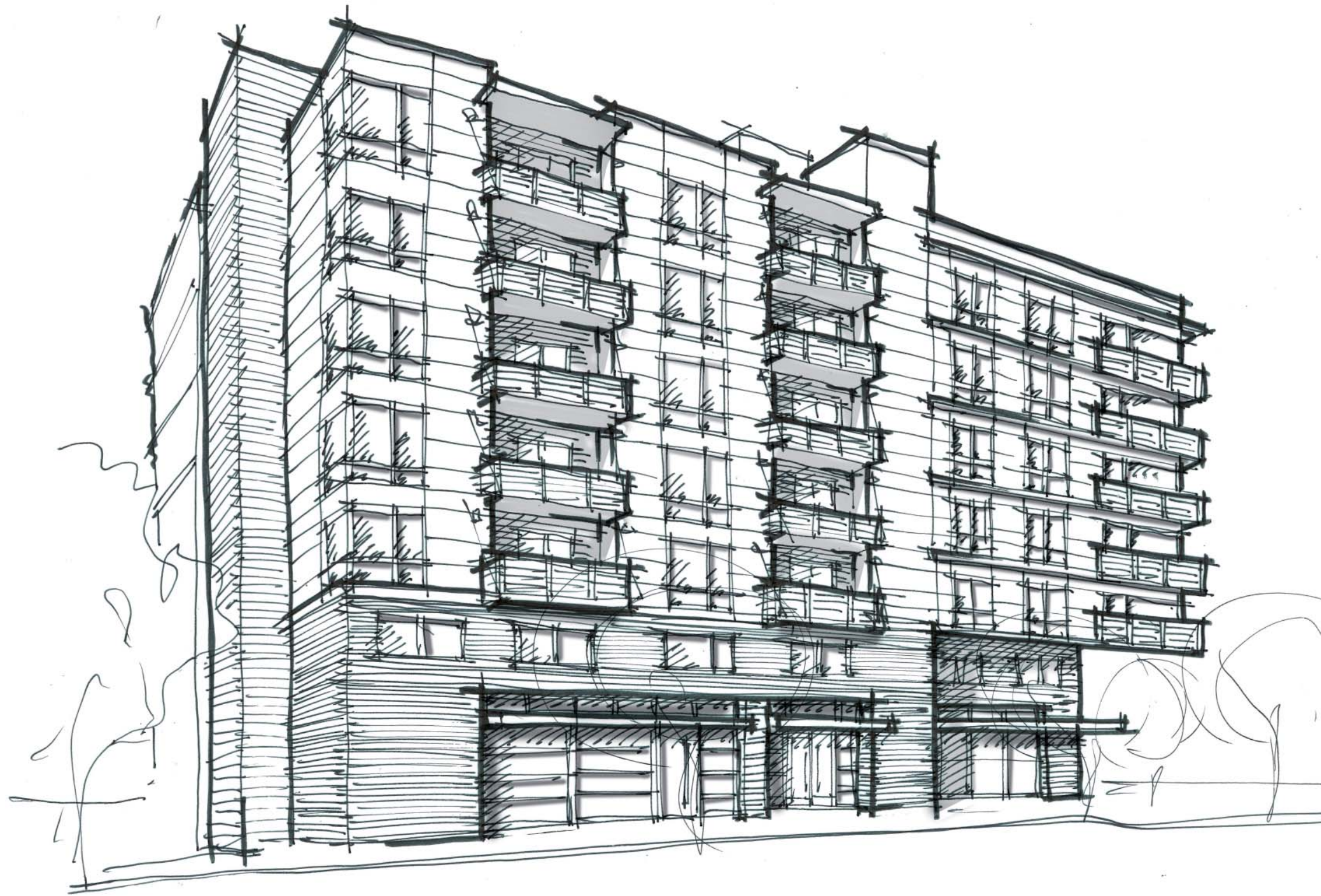
VIEW FROM UNION



VIEW LOOKING NORTHWEST



VIEW LOOKING SOUTHEAST



CONCEPT SKETCH OF PREFERRED OPTION C - UNIVERSITY STREET FACADE



RETAIL: TRANSPARENCY AND CONNECTION TO SIDEWALK



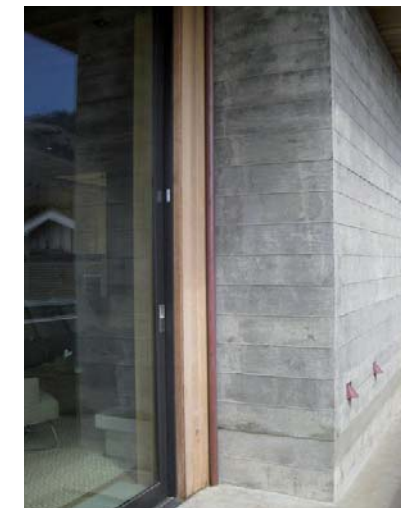
DECKS: STEEL OVERHANGS WITH ARTICULATED SUPPORTS



MATERIALS: BOARDFORM CONCRETE AT PODIUM. HORIZONTAL DETAILING FOR CEMENT BOARD AND WOOD ELEMENTS AT TOWER



WINDOWS: SHADOWLINE RECESS



MATERIALS: BOARDFORM CONCRETE AT PODIUM



CONCEPT SKETCH OF PREFERRED OPTION C - UNION STREET FACADE



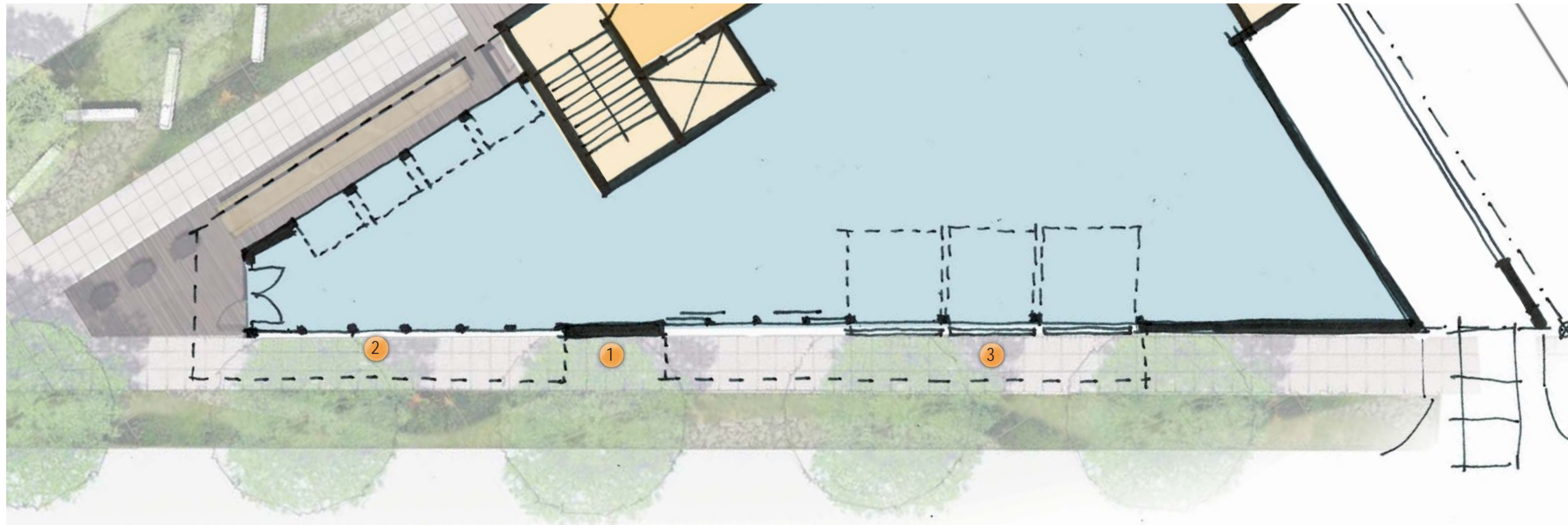
ROOFLINE ARTICULATION: STAGGERED PARAPET HEIGHTS & USE OF ROOF OVERHANGS AT TOP STORY UNIT DECKS



STREET-LEVEL RETAIL: TRANSPARENCY THROUGH CORNER AND IMMEDIATELY ADJACENCY TO PUBLIC REALM



PARKING ENTRY: PUNCHED OPENING TO DRIVE INCORPORATED INTO BUILDING MASSING. USE OF AWNINGS & SCREENS.



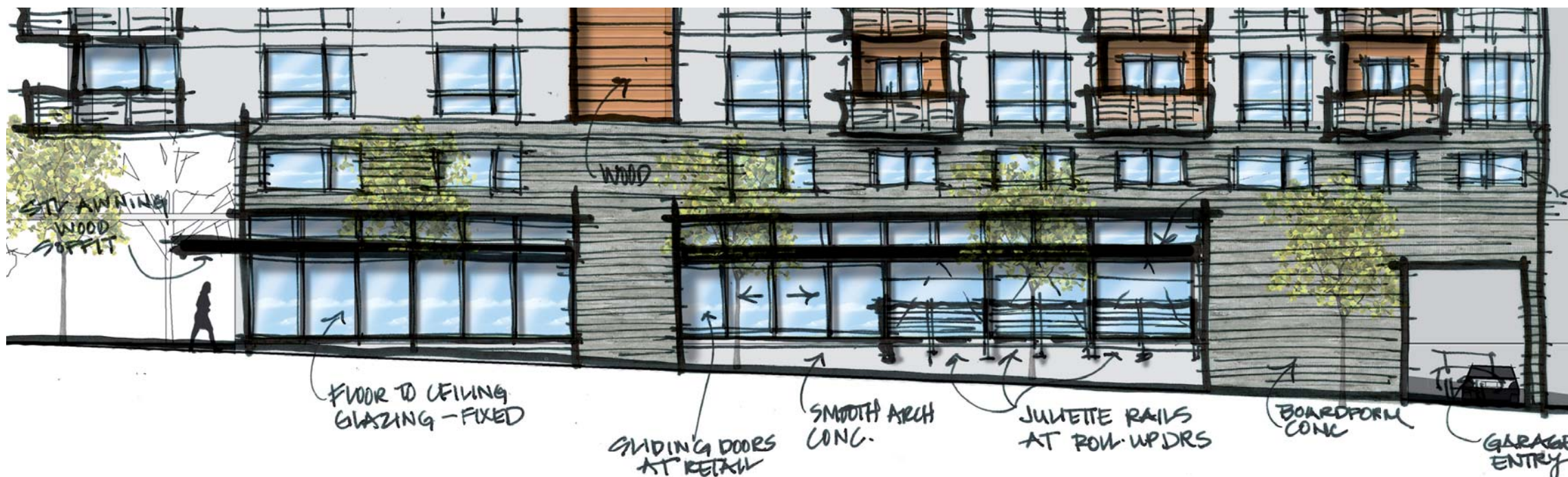
STREETScape PLAN CONCEPT SKETCH: ALONG E. UNION STREET



1 BOARDFORM CONCRETE AND GLAZING



2 FLOOR TO CEILING GLAZING: RETAIL TRANSPARENCY



ELEVATION CONCEPT SKETCH: STREET-LEVEL FACADE ALONG E. UNION STREET



3 JULIETTE RAILINGS: AT ROLL-UP DOORS & CHANGE OF GRADE



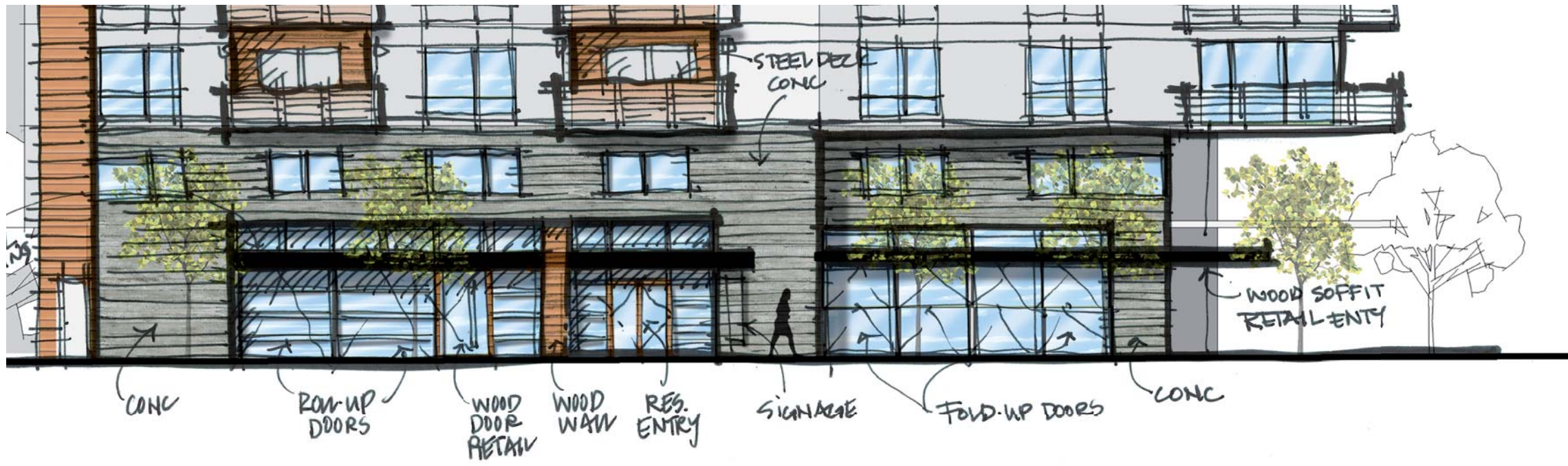
STREETSCAPE PLAN CONCEPT SKETCH: ALONG UNIVERSITY STREET



1 FOLD-UP DOORS: USE ACTIVATION ALONG THE SIDEWALK



2 AWNING: WOOD AND STEEL AWNING ABOVE ROLL-UP DOORS



ELEVATION CONCEPT SKETCH: STREET-LEVEL FACADE ALONG UNIVERSITY STREET



3 SIDEWALK CAFE: PLANTER DIVIDERS AND OUTDOOR SEATING

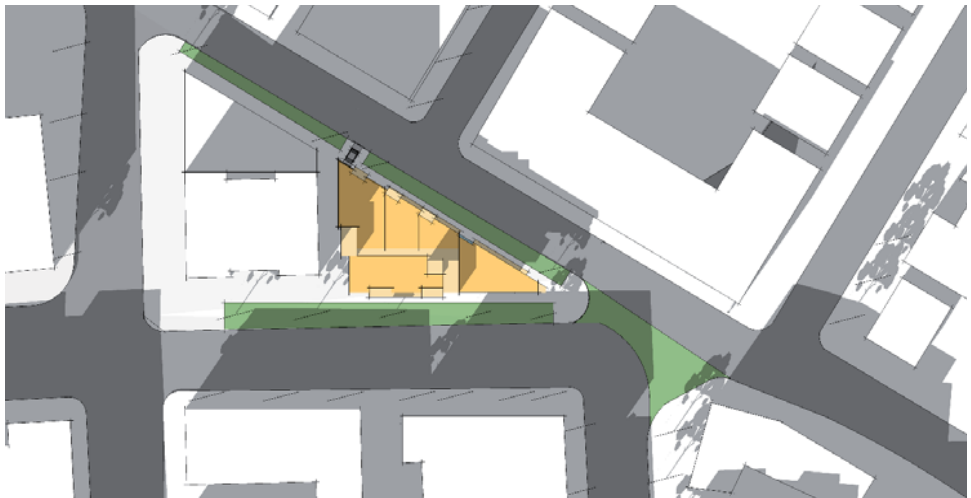
STUDY: SUN & SHADOWS FOR OPTION C (PREFERRED)



10AM - SUMMER SOLSTICE



10AM - EQUINOX



10AM - WINTER SOLSTICE



NOON - SUMMER SOLSTICE



NOON - EQUINOX



NOON - WINTER SOLSTICE



2PM - SUMMER SOLSTICE

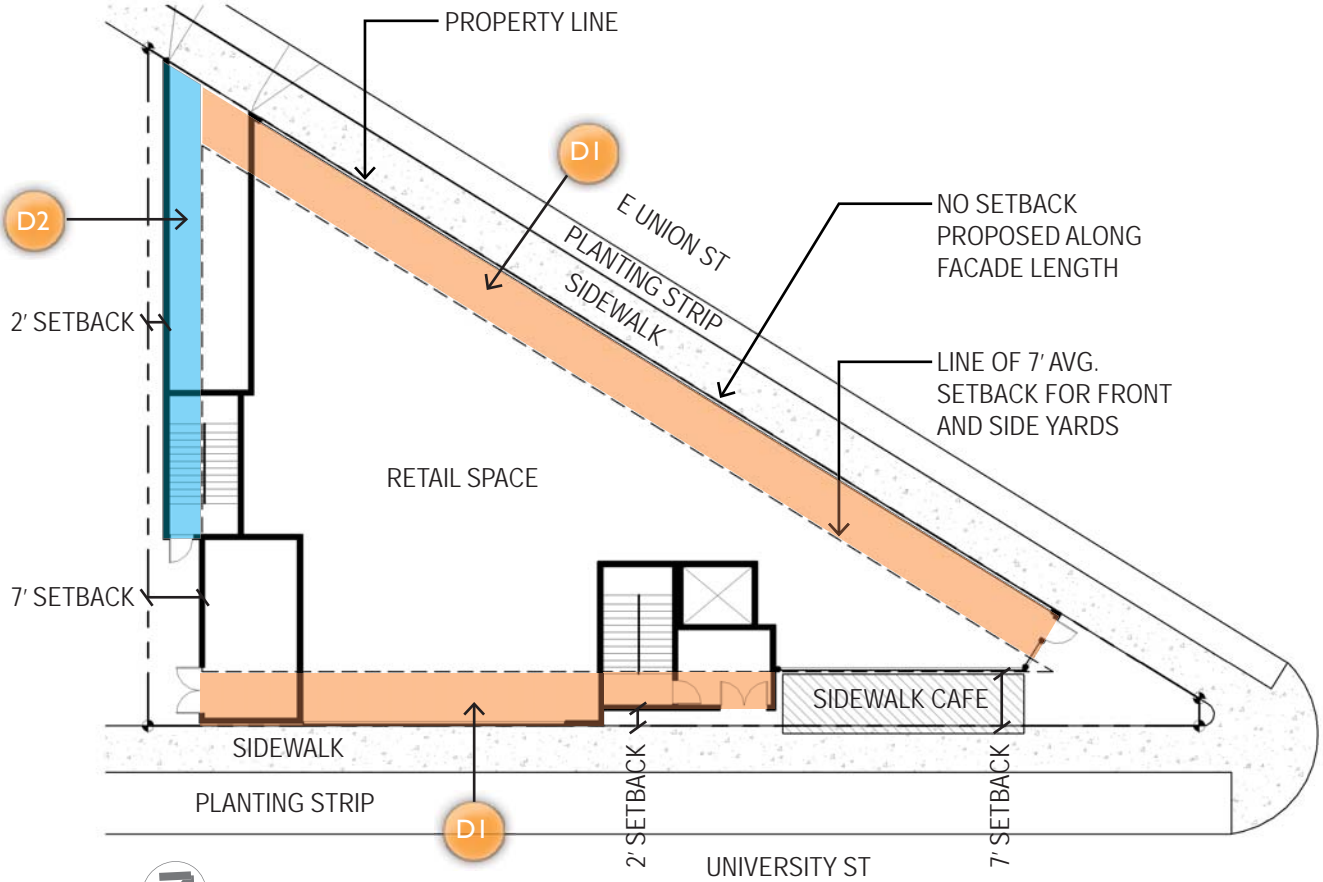


2PM - EQUINOX

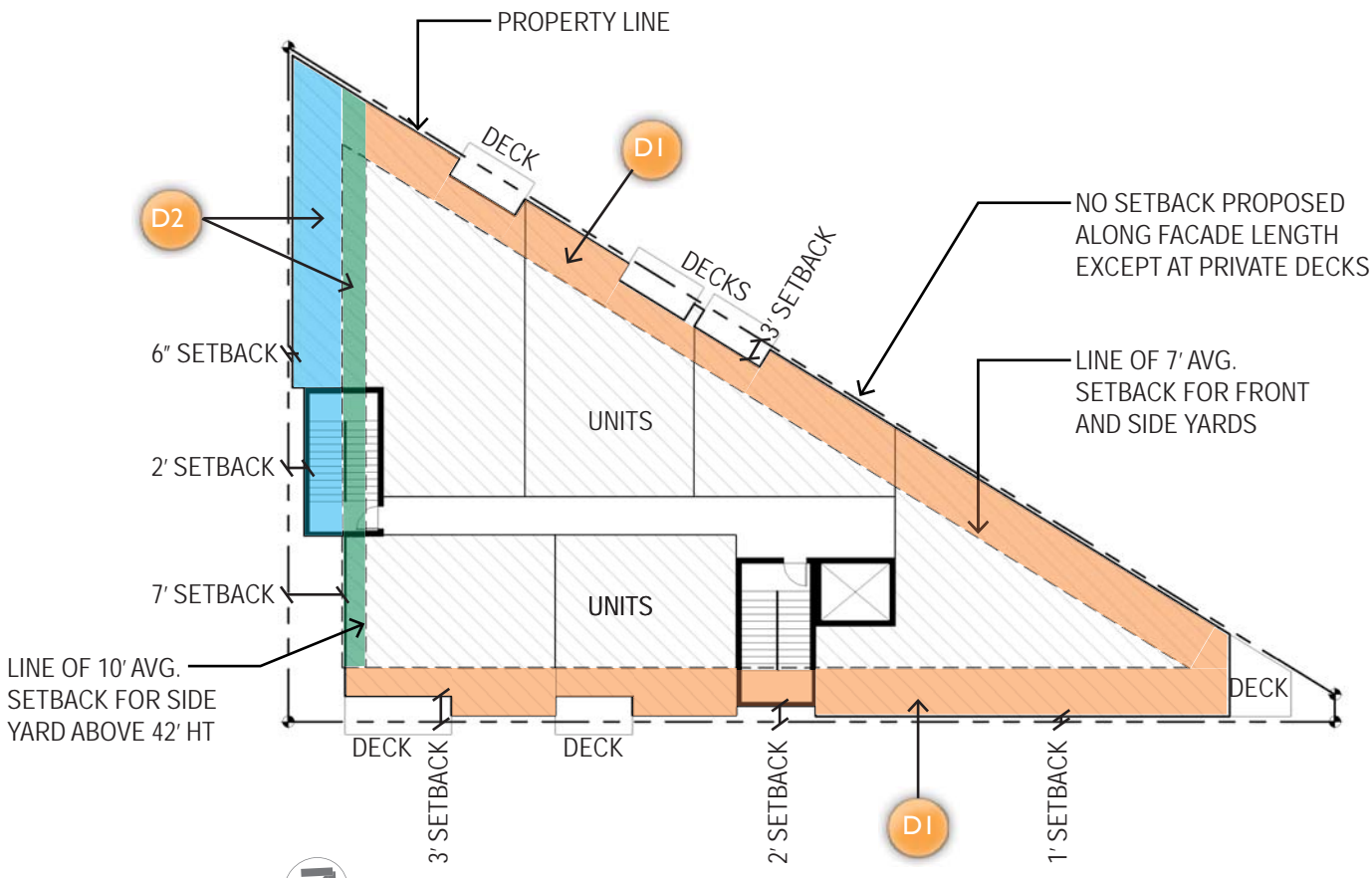


2PM - WINTER SOLSTICE

DEPARTURE NUMBER	LAND USE CODE SECTION	ITEM	CODE REQUIREMENT	DEPARTURE REQUESTED	OPTIONS	DESIGN RATIONALE
1	SMC 23.45.518 Table B	Front Setbacks	5' minimum, 7' average required along both Union and University	Project proposes setbacks less than the 5' minimum and less than a 7' average. Setbacks proposed range from zero to 7' at the ground level and zero to 3' at the tower. Additional departures for decks may be required.	B,C	Project asks for decreased setbacks to create usable interior areas for the retail space and residential tenants within the tight triangular constraints of the site. Project will provide floor to ceiling glazing areas for an extensive portion of the perimeter to engage the sidewalk and the public realm. Much of the glazed area shall be operable, breaking down the barrier between interior and exterior space and directly relating to the public areas and the park. Massing setbacks at the corner create outdoor seating opportunities engaging the network of open space.
2	SMC 23.45.518 Table B	Side Setback	42' or less structure height requires 5' min, 7' avg. setback Above 42' structure height requires 7' min, 10' avg. setback	Project proposes setbacks less than the 5' (7' above 42' ht) minimum and less than a 7' (10' above 42' ht) average. Setbacks proposed range from 6 inches to 7 feet. Additional departures for decks may be required.	B,C	Project asks for decreased setbacks to create usable interior areas for meeting the desired density of the HR zone for residential units within the tight triangular constraints of the site. Project proposes to mitigate the impact of the interior setback with high quality materials and quality detailing along with the objectives of creating an active public realm at the public right of way.



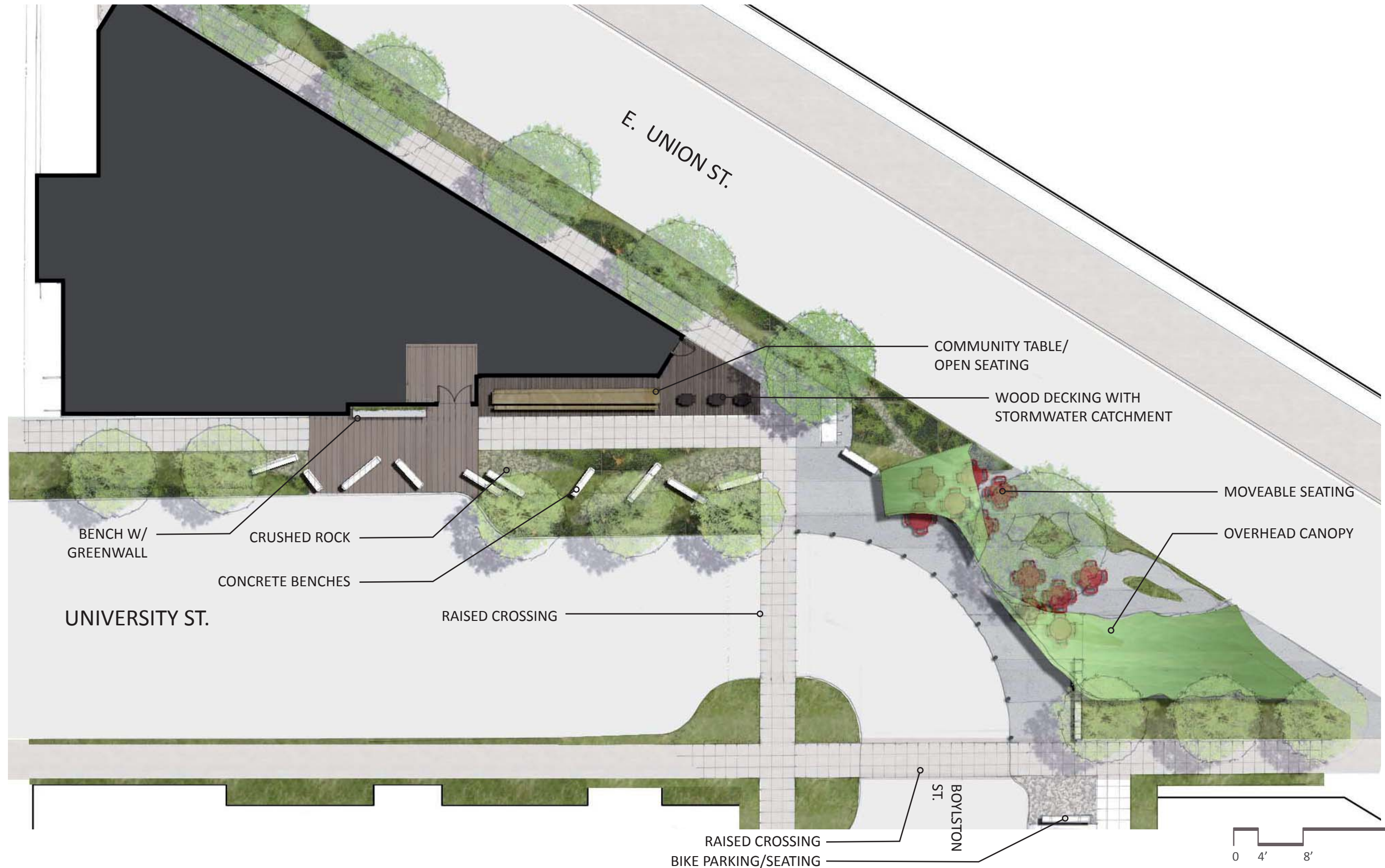
OPTION C - RETAIL LEVEL: SETBACK DEPARTURE DIAGRAM



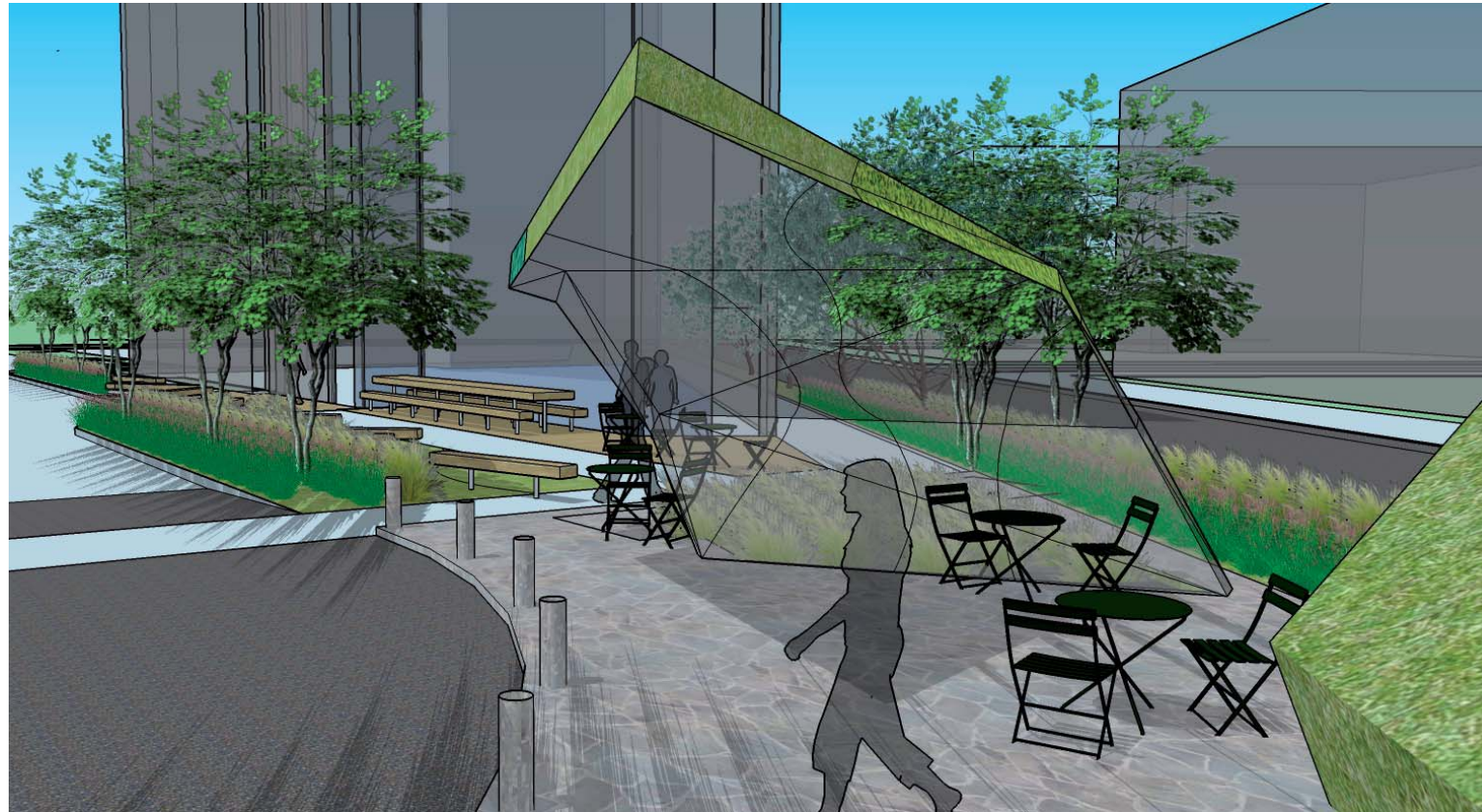
OPTION C - TYPICAL RESIDENTIAL LEVEL: SETBACK DEPARTURE DIAGRAM

LEGEND

- FRONT SETBACK DEPARTURE AREA
- SIDE SETBACK DEPARTURE AREA FOR ALL STORIES
- SIDE SETBACK DEPARTURE AREA ABOVE 42' HEIGHT







PARK CONCEPT - LOOKING WEST TOWARD PROJECT SITE



PARK CONCEPT - LOOKING SOUTHEAST FROM E. UNION STREET

