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FIRST HILL APARTMENTS

1320 University Street, Seattle, WA 98101

RECOMMENDATION MEETING
November 16, 2016
PROJECTS #3022715

DEVELOPMENT OBJECTIVES

PROJECT DESCRIPTION

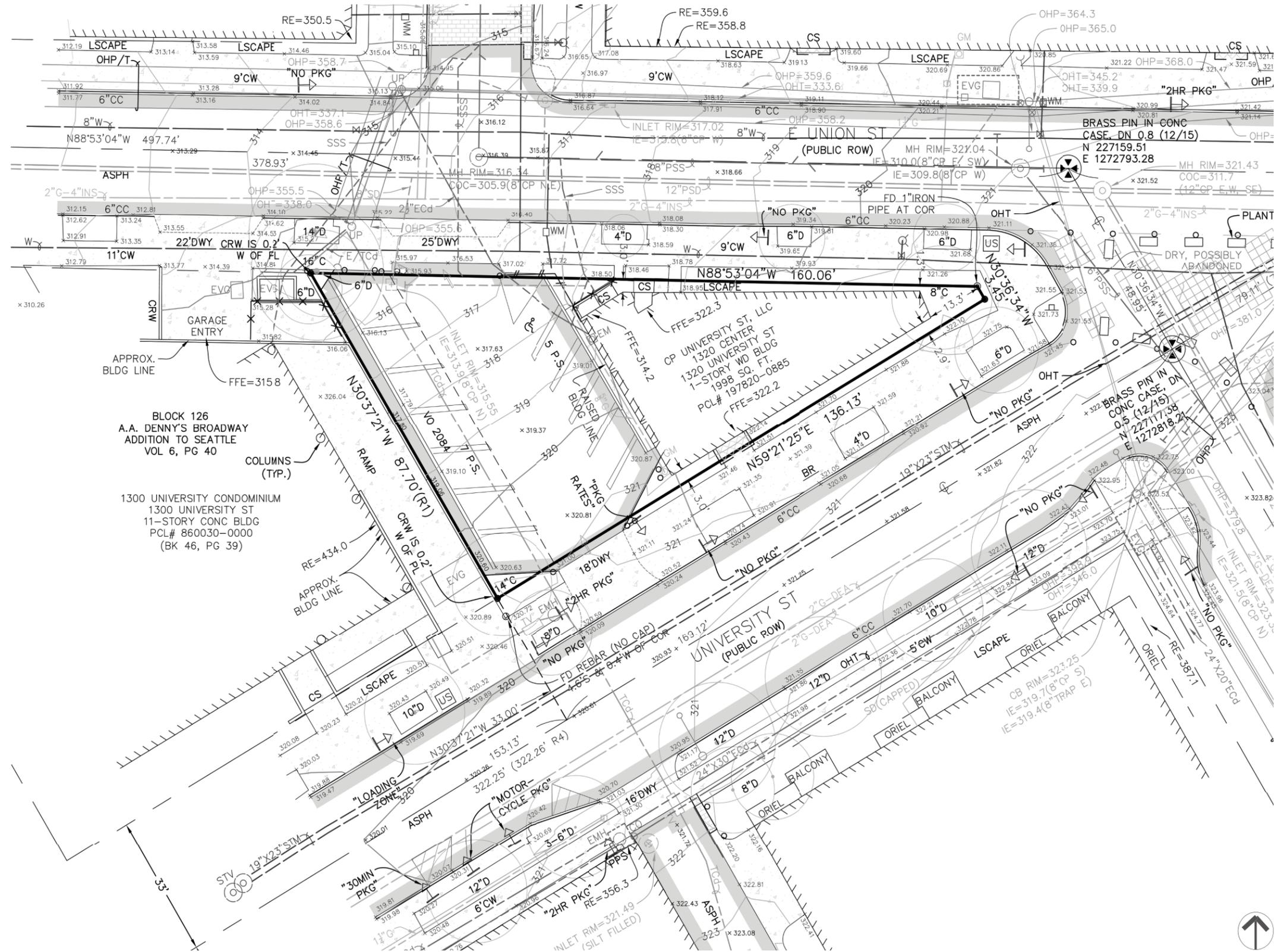
Located on a uniquely configured triangular corner lot within the First Hill Urban Center Village, the site borders a newly indicated urban green space which occupies the ROW intersection of E Union St and University St. The project will be comprised of a mixed use structure with below-grade parking, a retail level & mezzanine, 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: 36 Units
- Number of parking stalls: 12
- Retail sales and services: 4,900 sf

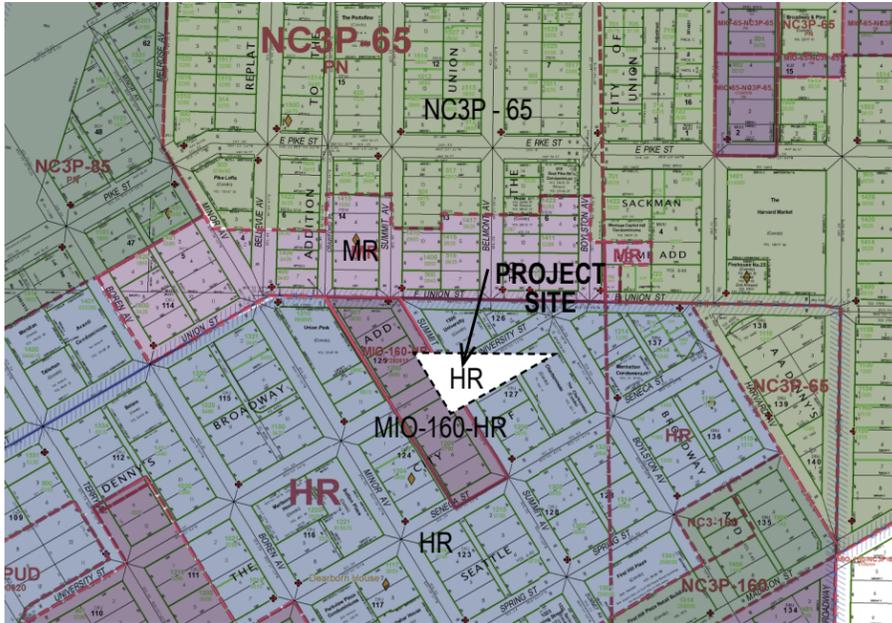
PROJECT INFORMATION

- 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)

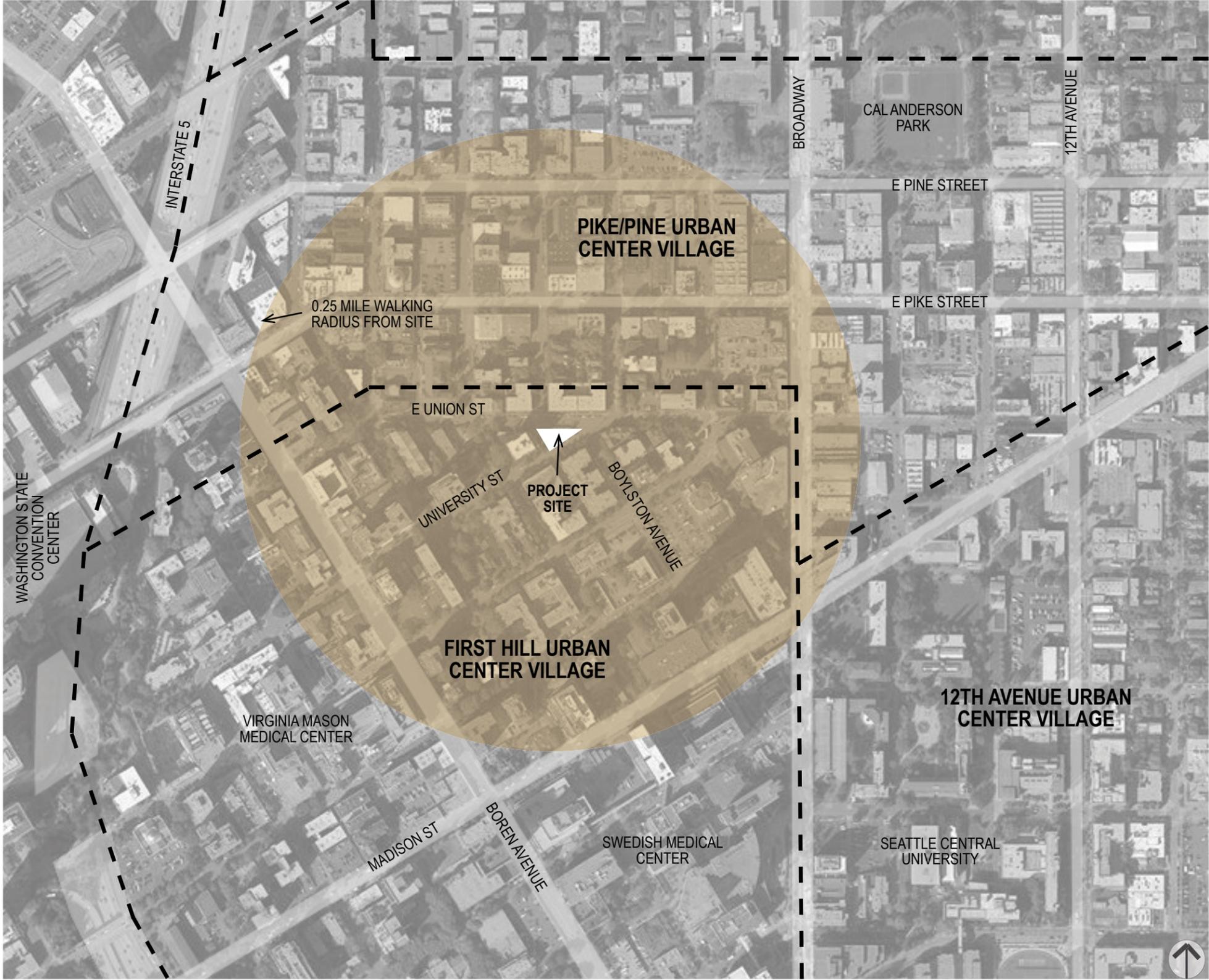




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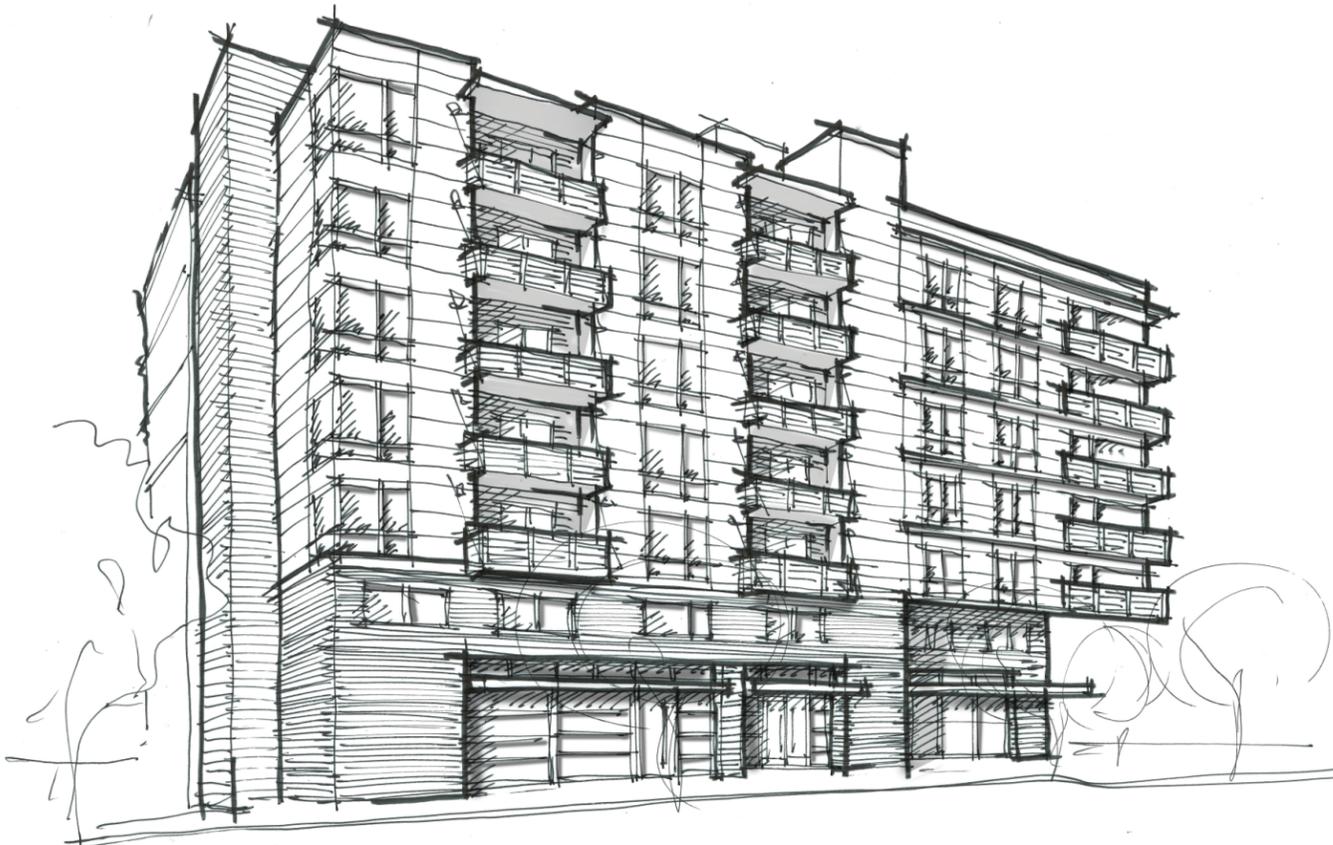
ZONING MAP



FIRST HILL NEIGHBORHOOD

SUMMARY CONTEXT ANALYSIS: NEIGHBORHOOD AXONOMETRIC





EDG - OPTION C (PREFERRED): UNIVERSITY PERSPECTIVE

BOARD COMMENT SUMMARY:

HEIGHT, BULK, SCALE / MASSING AND DESIGN: The board expressed preliminary support for the preferred massing option, as the preferred option reduces the height to create further compatibility with the surrounding neighborhood. The board discussed the importance of a highly transparent ground floor, secondary architectural detailing above the ground level, and noted the many surrounding buildings build up to / close to property lines.

STREET LEVEL: The board was pleased with the early direction of the street level design and emphasized the importance of: transparent & porous retail edge, providing overhangs, opportunities for smaller retail spaces,

MATERIALS: Majority of the board supported the proposed materials including: concrete, steel, wood soffit at the entries, wood panels, and glass at the ground floor. The board strongly recommended material use at the residential levels should reinforce the character of the neighborhood and should create a palette to create legible texture and residential scale rather than large panels.

PARKING AND SERVICE USES: The board unanimously agreed that the parking entrance along Union Street and services along University would need to be further resolved and the applicant should provide analysis to understand the functionality and pedestrian experience as well as impacts to the facade design.

EXCEPTIONAL TREE: The board unanimously expresses preliminary support for removal of the Exceptional Tree granted provided that landscape/hardscape along the sidewalks and adjacent related pocket-park are well integrated into site design and developed simultaneously with the building.

LANDSCAPE / POCKET PARK: The board supported an integrated design between the building, sidewalk, and park, blurring the public and private areas. They expressed enthusiasm for the pocket park development, however they remained concerned about safety and security, bike path connections, and compensation of the removal of the exceptional tree by planting a significant tree within the park.

DEPARTURES:

Reduced Front Setback - Ground Level: The board expressed preliminary support provided the use of high quality materials, transparency, and operable windows.

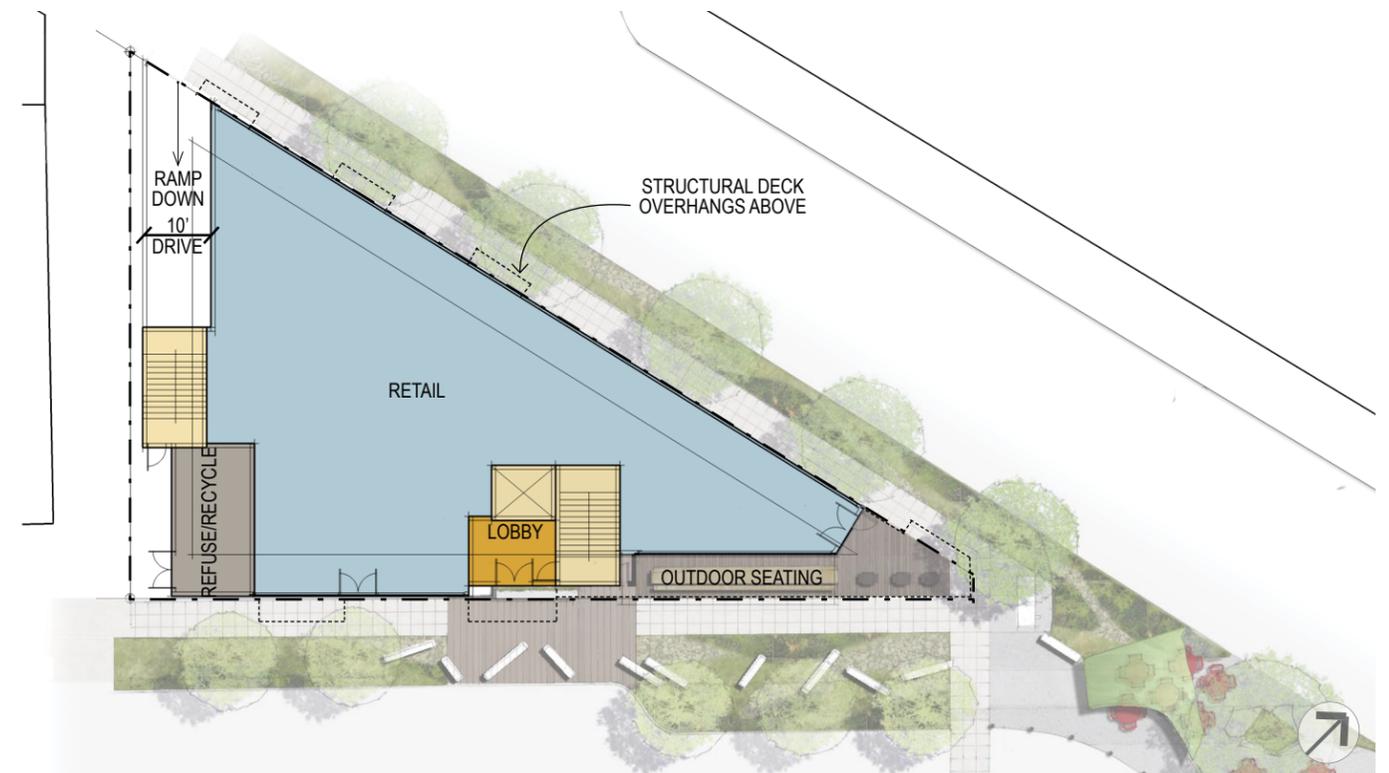
Reduced Front Setback - Upper Level: The board expressed preliminary support given the reduced height compared to allowable zone height. However, the materials must be of equally high quality used along the ground floor and at a smaller scale to create residential scale and add texture to the facade.

Reduced Side Setback: The board indicated preliminary support, however requested a fenestration / privacy study to understand impacts to the adjacent building

Sight Triangle: The board requested additional analysis in support of this departure



EDG - OPTION C (PREFERRED): TYPICAL RESIDENTIAL LEVEL



EDG - OPTION C (PREFERRED): GROUND LEVEL - RETAIL PLAN

CONTEXT AND SITE

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.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.

BOARD COMMENT (EXCEPTIONAL TREE): The Board unanimously expressed preliminary support for removal of the Exceptional Tree granted provided that Landscape/hardscape along the sidewalks and adjacent related pocket-park are well integrated into the site design and developed simultaneously with the building.

A RESPONSE: Project proposes a cohesive landscape scheme to integrate the project site into neighboring sidewalk ROW along Union and University as well as the planned pocket park. Methods include attention to hardscape transitions at building entry points and landscape design for the pocket park occurring in conjunction with the proposed development. Project proposes to plant a large canopy tree to mitigate for the removal of the exceptional tree as well as to provide shading for the park.

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.

BOARD COMMENT (HEIGHT/BULK/SCALE & MASSING): The Board expressed preliminary support for preferred massing option, as the preferred option reduces the height to create further compatibility with the surrounding neighborhood. The Board discussed the importance of designing a highly transparent ground floor to create a visual connection to the public realm and reducing the perceived bulk at the ground floor level as well as creating "eyes on the street" and adjacent park. The Board stressed the importance of applying secondary architectural detailing in combination with the fenestration and windows to add depth and articulate the façade above the ground. The Board noted many of the buildings in the surrounding area are built to the property line or with minimal setback. Although the Board acknowledges contribution of the massing to the creation of a strong street edge, the requested departures warranted further discussion to ensure the bulk and scale of the proposed massing would be compatible with the context.

B RESPONSE: The project creates a variety of glazing operability and floor to ceiling glazing locations along the majority of the street level facades. At the ground level, the variety of glazing types give detail to the facades where glazing is present. Project proposes awnings that will be at a pedestrian scale and integrated into the glazing mullion divisions. Awnings proposed at retail locations vary from the residential entry point overhang to bring unique character to the different building functions. Solid areas of the façade propose a mix broadform concrete and corten panels, materials with rich character and shadow relief potential. For the tower facades, project proposes a large format brick tile and corten panels. Walls with varied materials will be offset from each other by at least their wall depth to create strong shadowlines on the façade and provide a reduced sense of scale in the overall

massing. All units, except for the second floor, will have access to private decks. These decks create additional depth to the façade articulation, create strong corner gestures for the massing while still creating corner insets for massing relief, and are placed to emphasize material transitions.

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.

BOARD COMMENT (LANDSCAPE/POCKET PARK): The Board supported an integrated design between the building, sidewalk, and park; blurring the public and private spaces. A majority of the Board expressed enthusiasm related to development of park. However, the Board had the following concerns regarding the park design: Maintain the perception of the park as public. Select park furniture and overhead coverings. Specifically, that large overhead canopies may not be appropriate at this park site as it relates to safety and security. Create a clear and functional bike path connection. Compensate for the removal of the Exceptional Tree by planting a significant tree within the park space.

C RESPONSE: Project team proposes the following for the pocket park: The space will be open to public at all times. A variety of site furnishings will provide a variety of seating options as well as a open canopy structure. CPTED issues regarding sight lines will be addressed with all elements within the space. Bike path and greenway connections have been studied and coordinated with SDOT. A large canopy tree is proposed to mitigate for the removal of the exceptional tree as well as to provide shading for the park.

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

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.

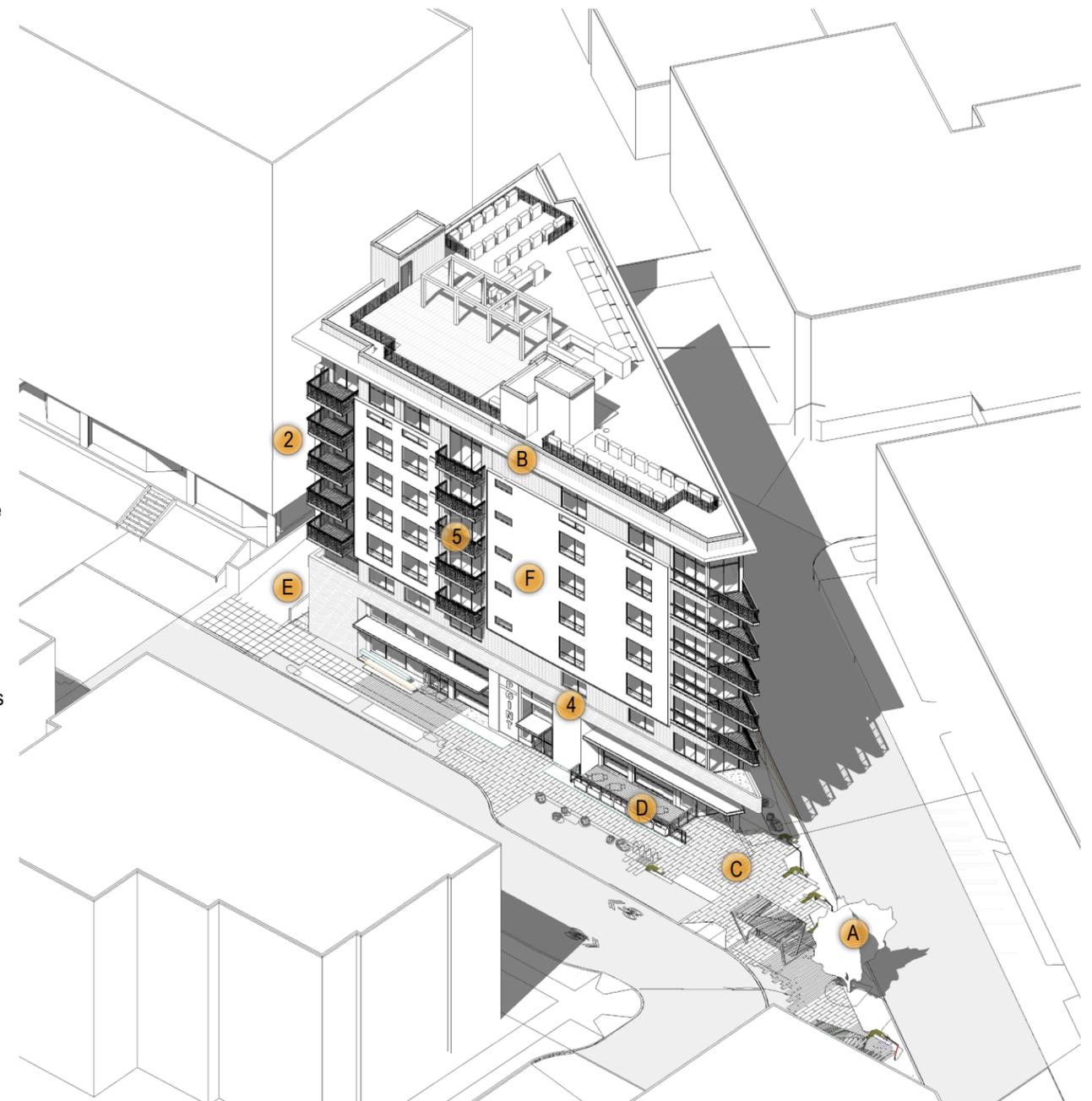
PL3.A1: *Entries, Design Objectives* - Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Differentiate residential and commercial entries with design features and amenities specific to each.

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.

DESIGN GUIDELINES: RESPONSE



RESPONSE TO GUIDELINES: AXON OF PROJECT SITE LOOKING FROM SE CORNER

A CS2.B3	Character of Open Space	1 CS2.C1	Corner Site - Open for pedestrian entry and detailed focal point
B CS2.D1	Height Bulk and Scale	2 CS2.D1	Height Bulk and Scale - Massing setbacks at West lot line corners
C PL1.A	Network of Open Space	3 PL2.B1	Eyes on the Street - Generous ground level glazing and tower decks
D PL3.C	Retail Edges	4 DC2.B	Facade Composition - Ordered windows within material modulations
E DC1.C	Parking and Service Uses	5 DC2.C	Secondary Features - Ordered decks to reinforce material modulation
F DC4.A1	Building Materials	6 DC4.D	Hardscape - Transitions of materials to connect project site and park

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

BOARD COMMENT (STREET LEVEL): The Board was pleased with the early direction of the street level design and emphasized the importance of: Highly transparent and porous retail/commercial edge. Maintaining floor to ceiling glazing as the project proceeds to create a perceived setback and blurring public/private space. Providing overhangs along both streets to further enhance the building's connection to the public space. Opportunities for smaller retail/commercial spaces, as well as a larger restaurant, to further activate the retail/commercial edge i.e. walk-up window opportunities. The Board further discussed supporting the ground floor departure as it relates to the building's surrounding context, noting many of the buildings within the surrounding context are built up to the property line.

D RESPONSE: The amount of glazing area and variety of glazing operability opportunities has been retained and increased in the proposed design from the EDG proposal. Glazing height is proposed to be 17' in height along both University and Union. Project has increased the ground level floor to floor height in order to incorporate mezzanine opportunities within the retail spaces. (Commercial use at the mezzanine is a requested departure, please refer to departure diagrams). Project proposes awnings along the length of retail glazing locations. Along University, a 5'-0" deep awning is adjacent to the retail entry inset spaces at the covers the entire area of its massing recesses. Along Union, a 4'-6" deep awning occurs at each glazing location for a total of 70 feet of facade length. Additional awnings are present at the residential tower entry and the parking garage entry. The retail space is configured to divide the space into two distinct retail tenants, with one entry along University and the second at the intersection of University and Union. Due to the ground level massing recesses, the establishments may distinguish themselves from each other. Please refer to a neighborhood setback study included in this packet showing surrounding context precedence for building footprint holding strong connection to property lines.

DESIGN CONCEPT

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.

BOARD COMMENT (PARKING AND SERVICE USES): The Board unanimously agreed that the parking entrance along Union Street and service uses along University Street would need to be further resolved at the Recommendation meeting, especially as related to the departure. Analysis is required to understand the functionality and pedestrian experience, as well as, impacts to the façade design. The Board requested more information including character sketches, precedent images, and street level perspectives to better evaluate both the parking entry and location of service uses.

E RESPONSE: Service entries are placed adjacent to existing service entries on the lot to the west, placing them as far from the pedestrian access points and the current park as possible. The garage entry is recessed from the building facade, allowing the recess walls to "flare" to create greater visibility for drivers to see on coming pedestrians and vehicles while still limiting the impact of the parking use on the building facade. The recess and associated overhead canopy provide clues to pedestrian traffic that a driveway location is present. The refuse / recycle location abuts the adjacent building retaining wall and driveway ramp. This location provides the least impact to the public while maintaining the easiest access for haulers. The refuse / recycle room door is located along the interior lot line facing the existing retaining wall, limiting the impact of the service use on the streetscape by eliminating direct sidewalk access. Please refer to a parking & service entry study included in this

First Hill Apartments

1320 University Street, Seattle, WA 98101

packet.

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.B3: *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.

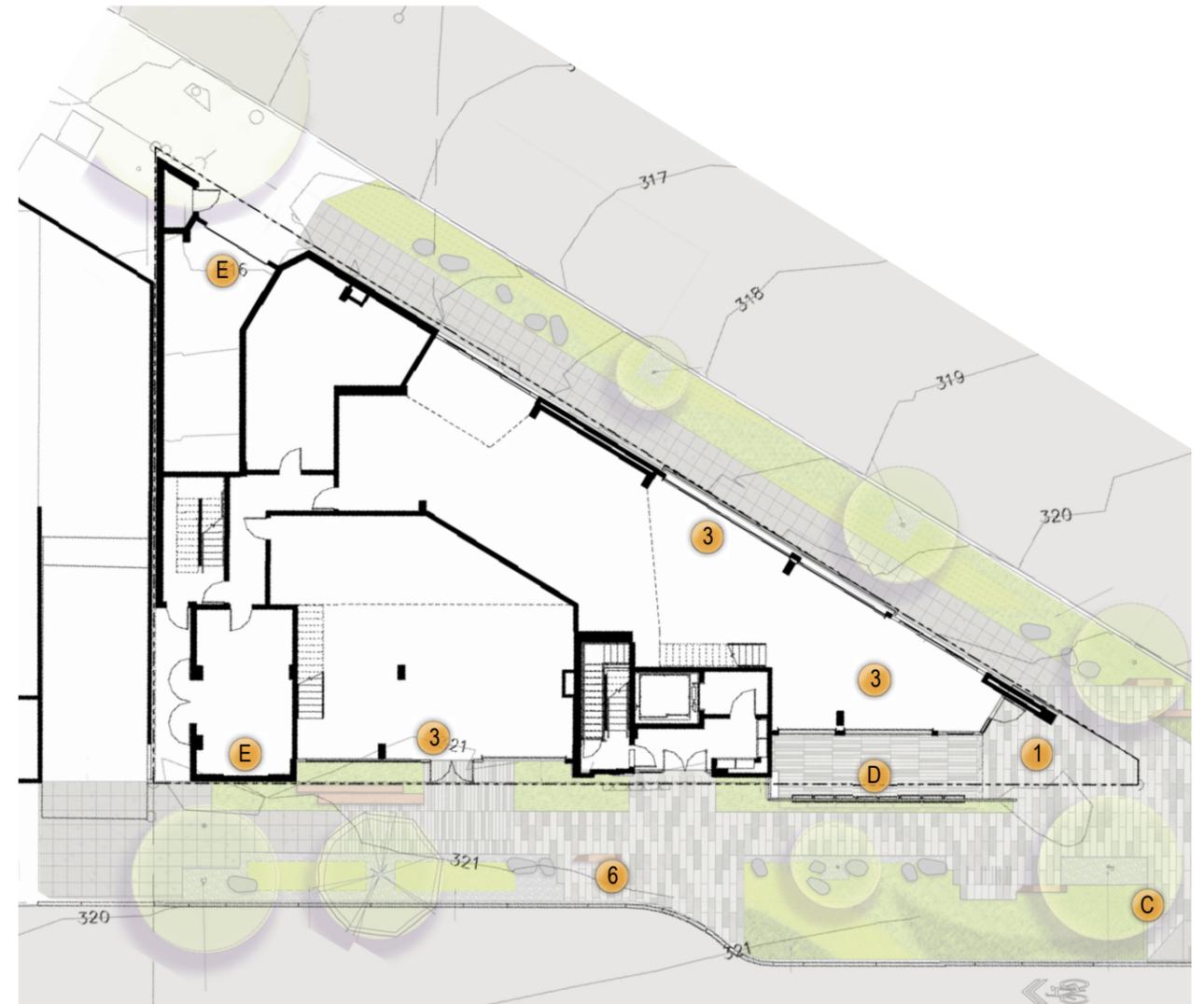
DC4.A1: *Building Materials, Exterior Finish Materials* - Building exteriors should be conducted of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

BOARD COMMENT (MATERIALS): A majority of the Board supported the proposed materials, including: concrete, steel, wood soffit at the entries, wood panels, and glass along the ground floor. The Board strongly recommended the applicant apply materials to the residential portion of the building which will reinforce the character of the neighborhood. The Board also acknowledge the public comments related to the proposed materials. Public comments echoed the Board's discussion of selecting an appropriate material palette to create legible texture and residential scale more compatible with the neighborhood context, than the currently proposed large panels. The Board directed the applicant to further resolve the materials above the ground floor and requested more information on proposed materials including precedent images and character sketches.

RESPONSE: At the ground level, project proposes the use of broadform concrete and corten panels at "solid grounding" wall locations as well as the transition podium line between the retail level and residential tower to give the tower a solid "base" to sit on. Below this "base", storefront and varied operable window systems in steel, and awnings detailed in steel and wood elements are present. The residential entry will use a unique contrasting material, corten panels, to the storefront/window mullions and concrete to distinguish itself uniquely within the façade. The corten panels will be arranged in a unique composition pattern installed in a predominately horizontal orientation and at a scale commiserate with a pedestrian scale. At the residential tower, project proposes the combined use of a large format brick tile system and corten panels. The brick has a strong connection to the residential nature of materials in the surrounding neighborhood while still maintaining a contemporary connection to the use of concrete and corten with a modern stacking bond pattern, larger 13"x8.5" size format, and a current color palette of medium gray. The corten panels are a rich deep brown/orange coloring and will be configured to create a pattern of reveals, bounded by a metal trim, and set off from the facade of brick tile creating elevational interest. Please refer to elevations included in this packet for precedence images.

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



RESPONSE TO GUIDELINES: GROUND LEVEL PLAN

A CS2.B3	Character of Open Space	1 CS2.C1	Corner Site - Open for pedestrian entry and detailed focal point
B CS2.D1	Height Bulk and Scale	2 CS2.D1	Height Bulk and Scale - Massing setbacks at West lot line corners
C PL1.A	Network of Open Space	3 PL2.B1	Eyes on the Street - Generous ground level glazing and tower decks
D PL3.C	Retail Edges	4 DC2.B	Facade Composition - Ordered windows within material modulations
E DC1.C	Parking and Service Uses	5 DC2.C	Secondary Features - Ordered decks to reinforce material modulation
F DC4.A1	Building Materials	6 DC4.D	Hardscape - Transitions of materials to connect project site and park

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"

23.45.518.H/I - Unenclosed decks may project 4' into setbacks if not within 5' of lot lines. Such decks shall be 20' wide maximum and separated from other decks by at least 1/2 width of the projection.

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

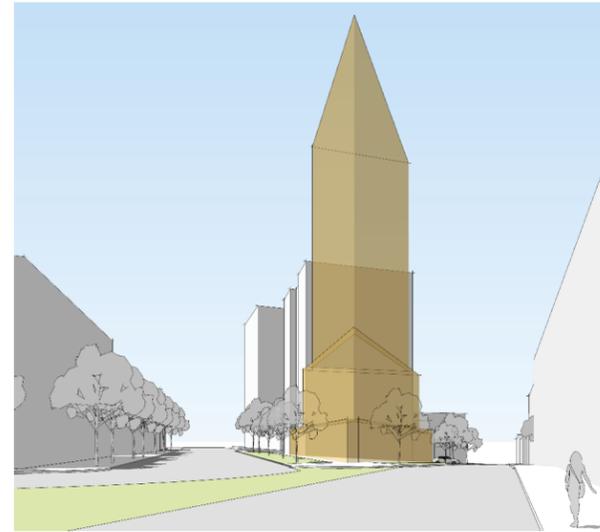
23.45.532 - Commercial use is permitted only on the ground floor and the maximum size of use of any one business shall not exceed 4,000sf

23.45.536 - Garage doors facing a street may be no more than 75 square feet in area

23.53.035B - Structural overhang allowed with annual permit from SDOT. Must be removable, maintain maximum 3' depth and occupy a maximum of 30% of facade area. Minor encroachments allow for roof line features of a maximum 30" height and 36" depth. Other dimensional requirements apply.

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

23.54.030.G1 - Sight triangle required at two way driveways less than 22' in width, 10'x10' minimum each side.



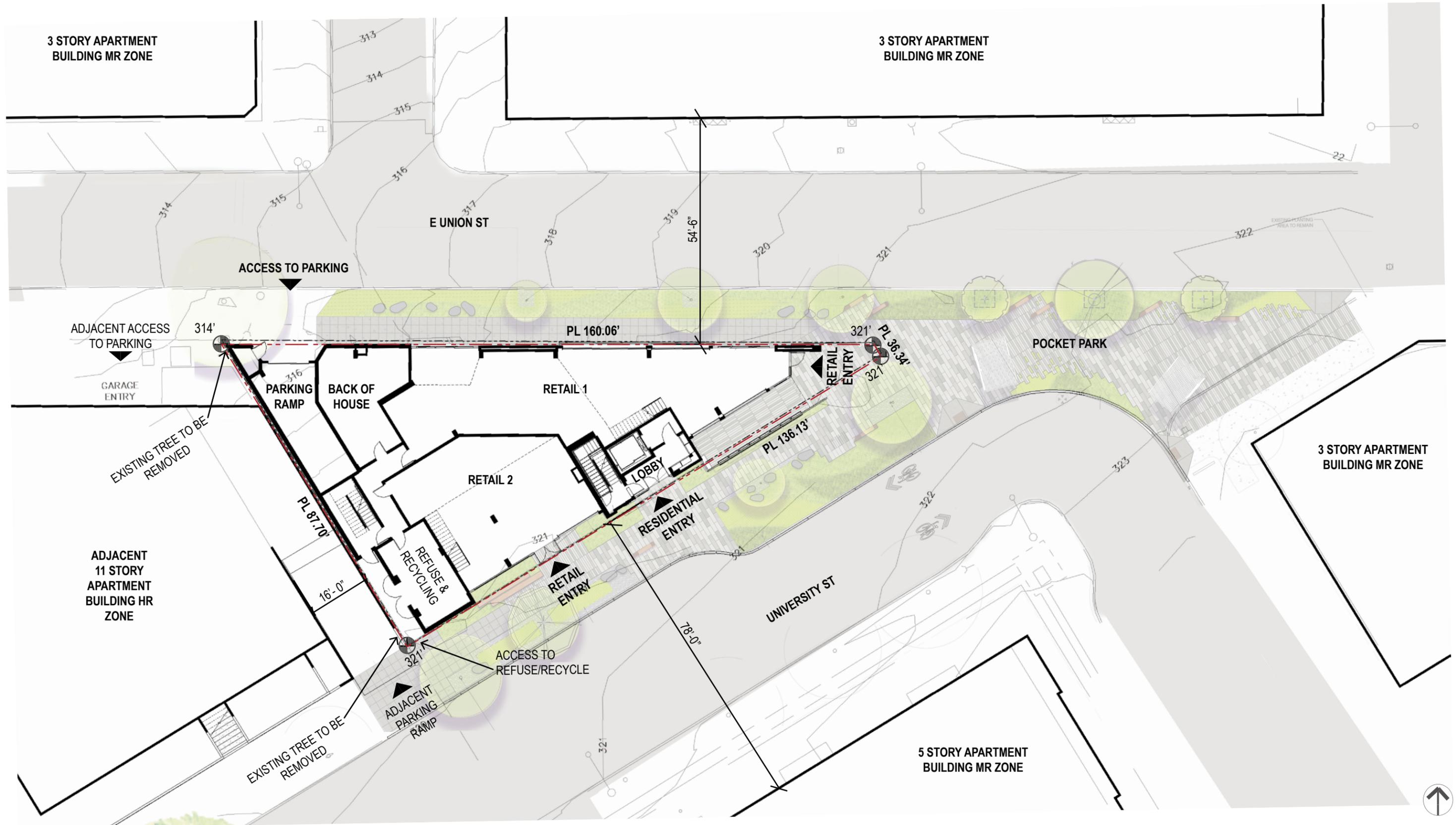
ZONING ENVELOPE HR ZONE



ZONING ENVELOPE WITH 85' BASE HT & MR SETBACKS

DEPARTURE NUMBER	LAND USE CODE SECTION	CODE REQUIREMENT	DEPARTURE REQUESTED	DESIGN RATIONALE
1	23.45.518 Table C Front setback	5' minimum, 7' average required (applies along both Union and University)	Project proposes a setback minimum of 0'-3" along both University and Union. Project proposes an average setback of 0'-5" along University and Union.	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 17' in height, be operable, and act to break down the barrier between interior and exterior space and directly relate to the public areas and the park. A massing setback at the ground level prowl corner creates outdoor seating opportunities engaging the network of open space as well as the pocket park development. Project proposes to use a rich palate of quality materials with residential scale detailing to relate to the residential nature of the surrounding buildings, located both at the street-level and within the building tower.
2	23.45.518 Table C Side setback from interior lot line	42' or less structure height requires: 5' min, 7' avg.setback Above 42' structure height requires: 7' min, 10' avg.setback	Project proposes setback a setback minimum of 2'-2" and a setback average of 4'-1" for the full height of the structure.	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 along the street scapes as well as engaging the pocket park.
3	23.54.030.G1 Sight Triangle	10' x 10' triangle required at each side of driveway with no obstructions in the vertical spaces between 32" and 82" from the ground.	Project proposes encroachments within the sight triangles. Overall provided clear width of driveway viewing area is 17'-10".	Project proposes to maintain as minimal as possible of a garage entry location to minimize impacts of vehicular traffic presence along the streetscape and maintain the focus on the glazing and materials detailing the façade. To mitigate safety concerns, project proposes the use of mirrors for viewing. The recessed configuration of the driveway inset allows the installation of such safety devices at a practical location while simultaneously minimizing visual impacts to the façade.
4	23.45.518.I Deck Setbacks	Unenclosed decks may project 4' into required setbacks, though not closer than 5' to lot lines	Project proposes unenclosed decks up to street lot lines on both Union and University	Project proposes unenclosed decks projected up to and beyond street lot lines as part of the overall proposed upper level building modulation composition. The decks are an integral feature in the secondary architectural features parti adding visual interest and texture to the facades. (Please note: Projections into ROW are required to follow the standards under the 23.53.035 code and not part of this departure request)
5	23.45.532.A1 Commercial Use Standards, Ground Level	Commercial uses are limited to the Ground Floor	Project proposes commercial use at a mezzanine level open to the Ground Floor area	The mezzanine, providing an intended use of restaurant seating, is proposed and configured to be an active component to the interior of the commercial space. The mezzanine will be visible from the adjacent streetscape and adds interest, diverse sightline opportunities and expanded connections between indoor and outdoor users and pedestrians. The added activity serves to engage the interior space and in turn the vitality of the commercial space's connection to the public realm.
6	23.45.536.D3 Garage Door	Garage doors facing a street may not exceed 75 SF in size	Project proposes one garage door facing the street which is 100 SF in size (10' wide x 10' tall)	In order to provide proper and required accessible van clearance, a garage door must be at least 8'-2" in height. To not exceed code maximum, a garage door would need to be 9'-2" wide x 8'-2" tall, maximum. Project proposes a more generous size of garage door at 10' x 10'. This larger size is not only serves the practical needs of maintaining a reasonable height and width for tenant usability, it also is proportionate to the scale of the other adjacent facade elements along the streetscape to enhance architectural consistency.

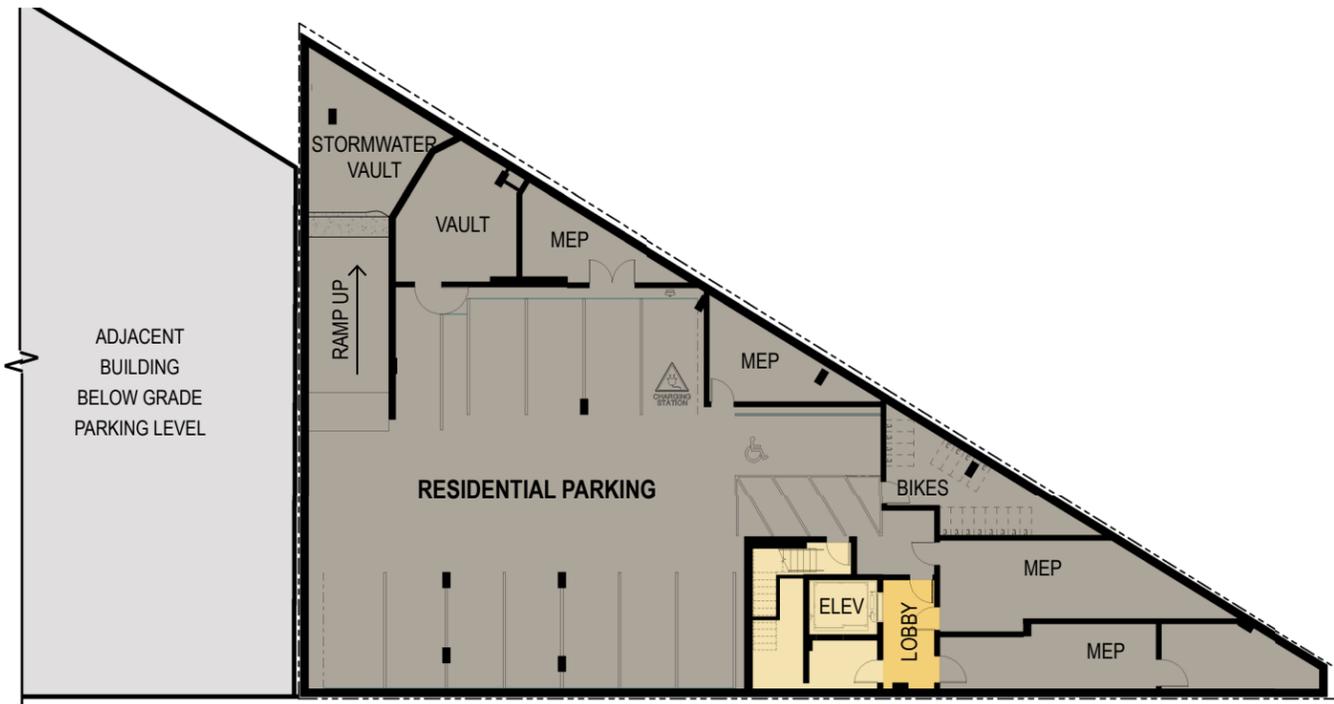
COMPOSITE SITE PLAN



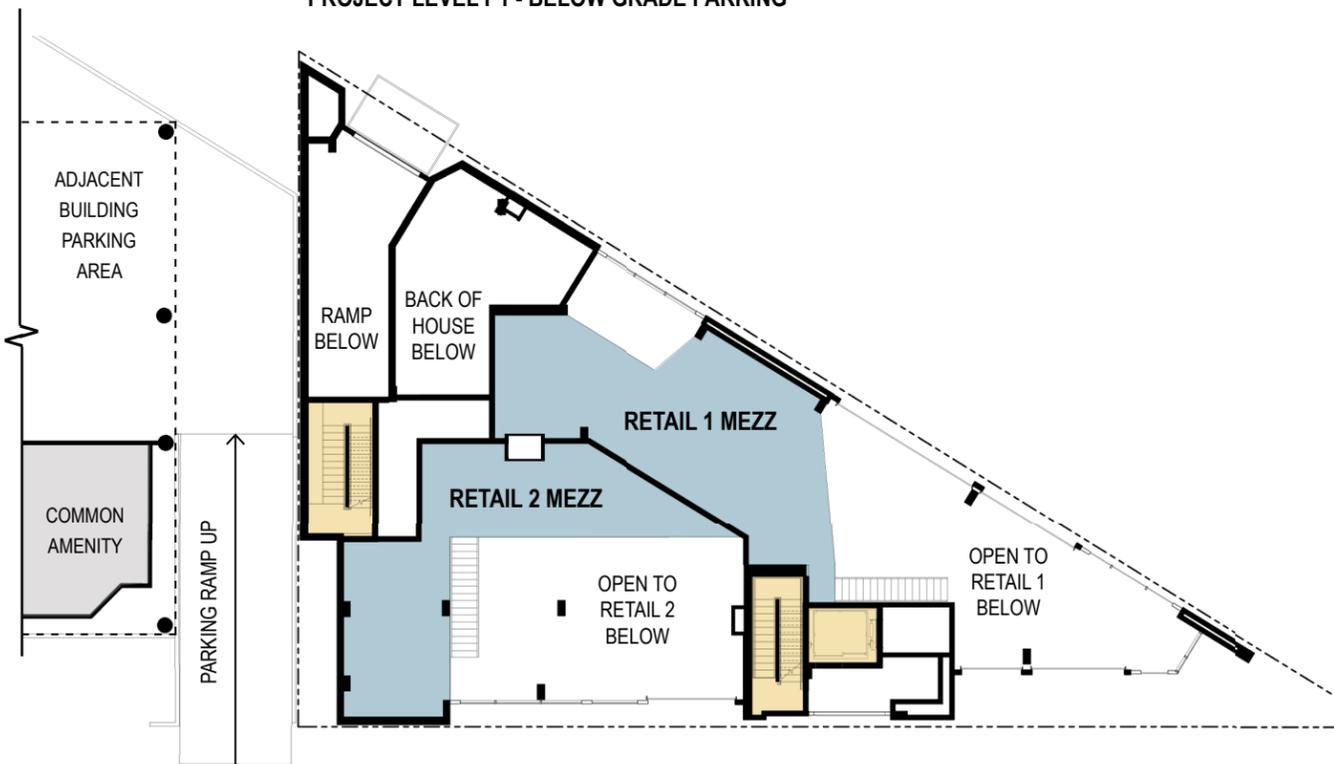
PROJECT FLOOR PLANS

LEGEND

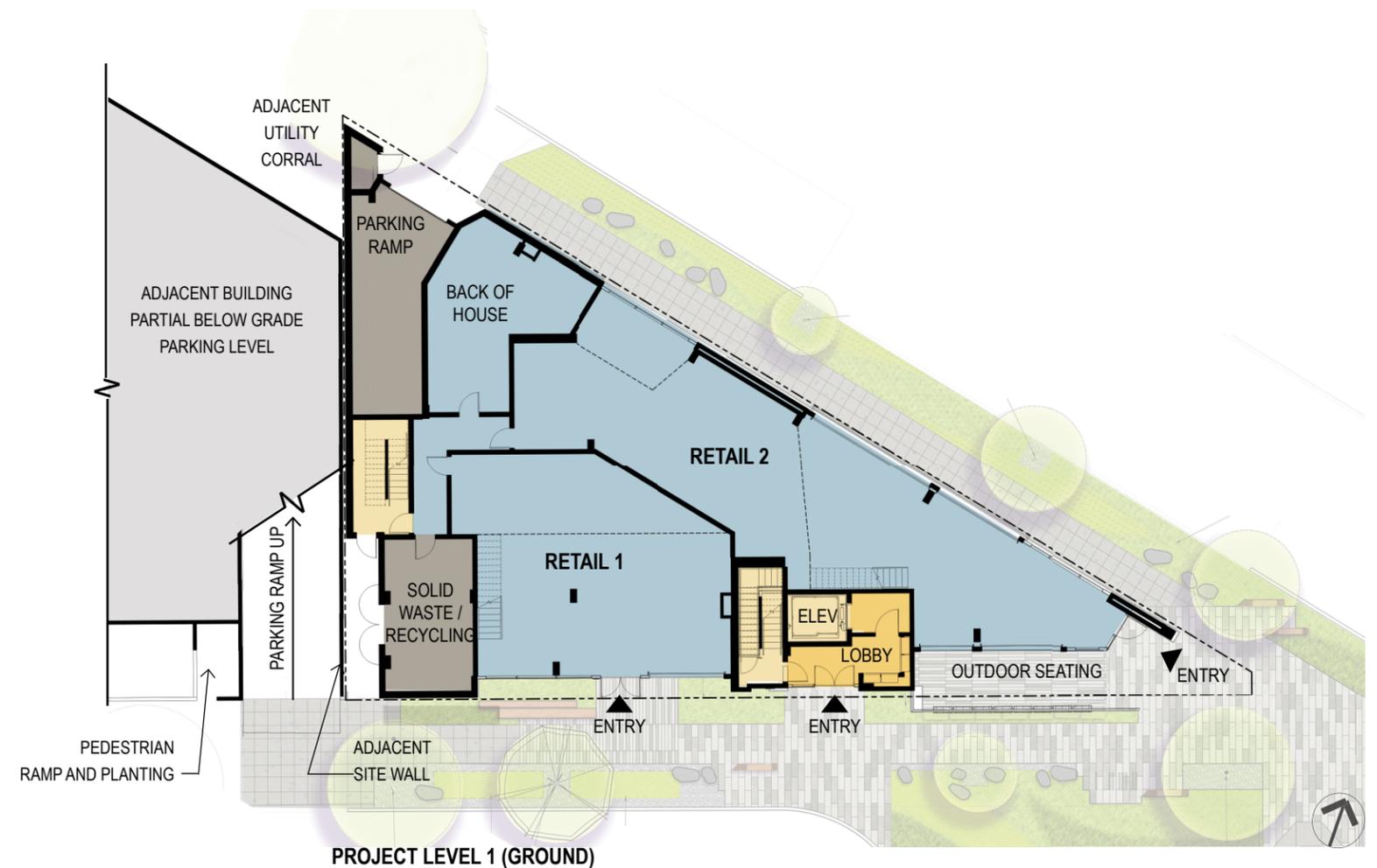
- RESIDENTIAL
- AMENITY
- RETAIL
- PARKING
- CIRCULATION



PROJECT LEVEL P1 - BELOW GRADE PARKING



PROJECT LEVEL MEZZANINE

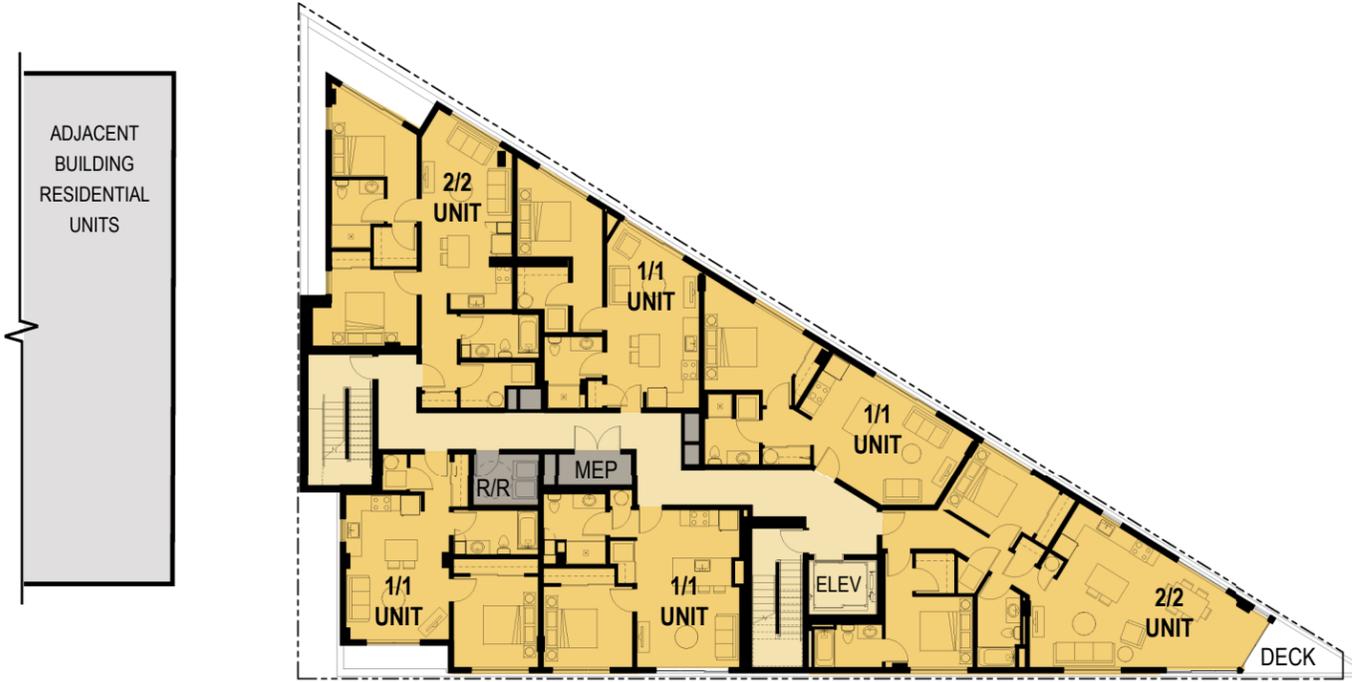


PROJECT LEVEL 1 (GROUND)

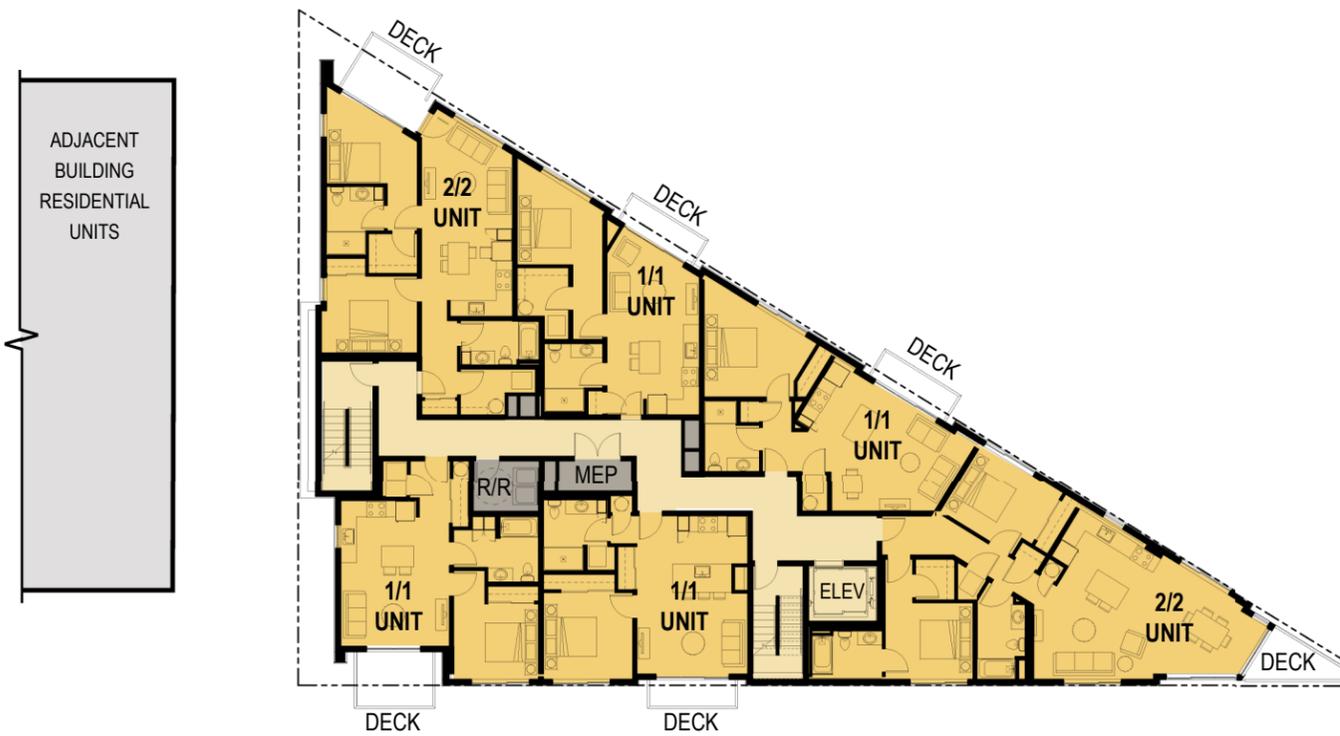
PROJECT FLOOR PLANS

LEGEND

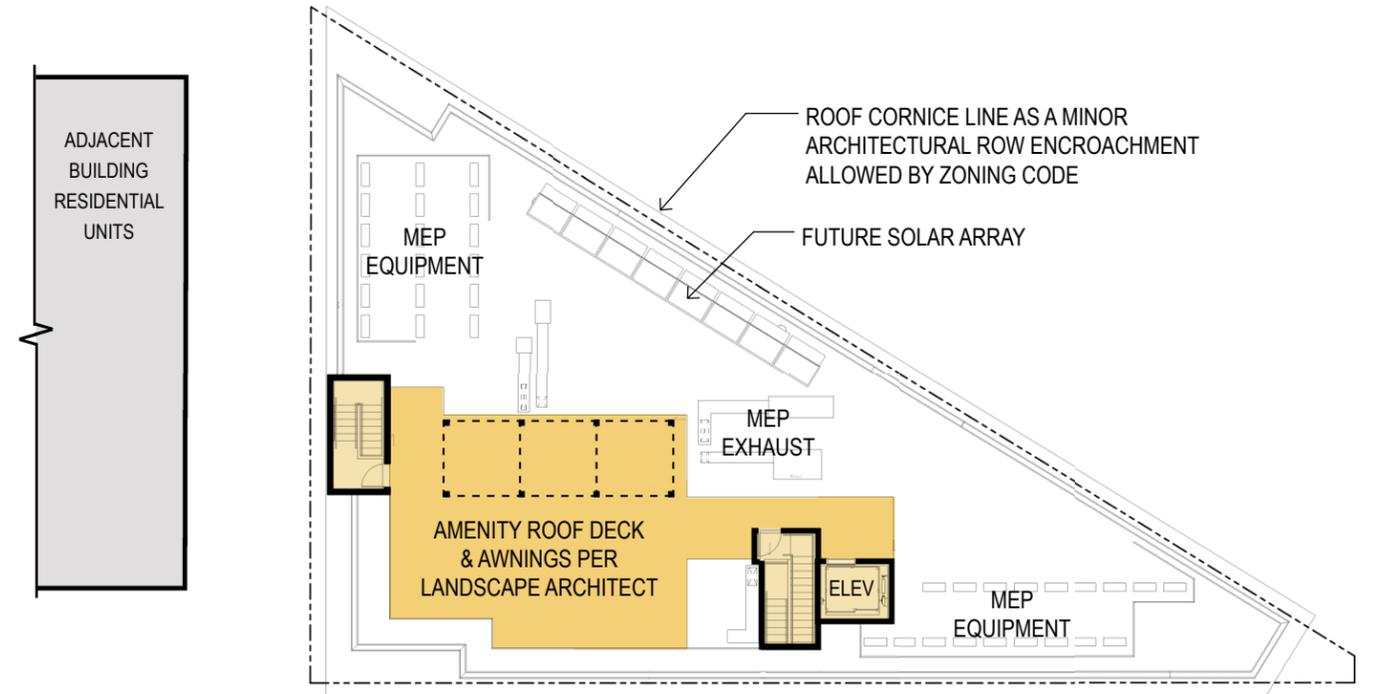
- RESIDENTIAL
- AMENITY
- RETAIL
- PARKING
- CIRCULATION



PROJECT LEVEL TWO



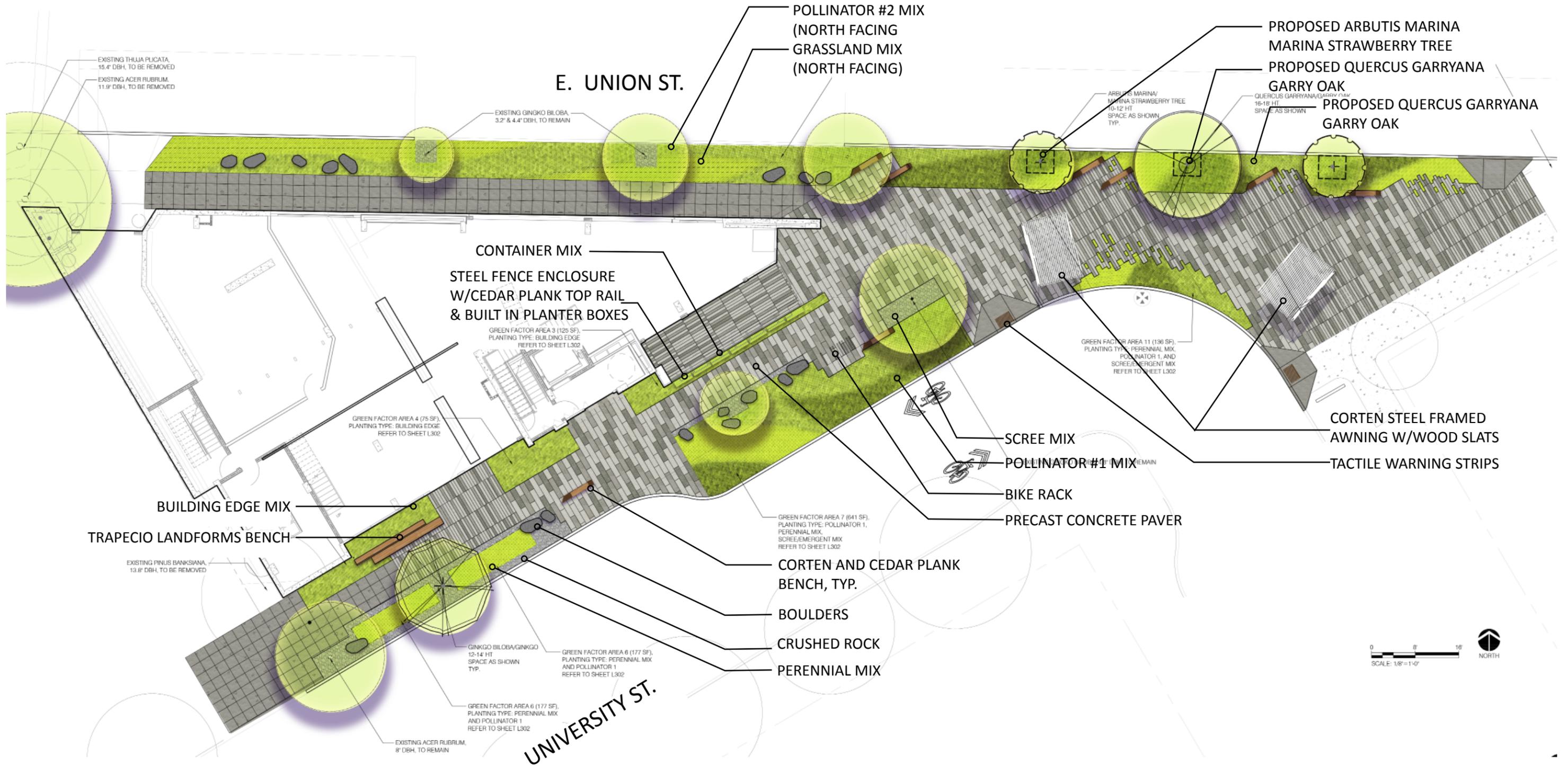
PROJECT LEVEL THREE - SEVEN



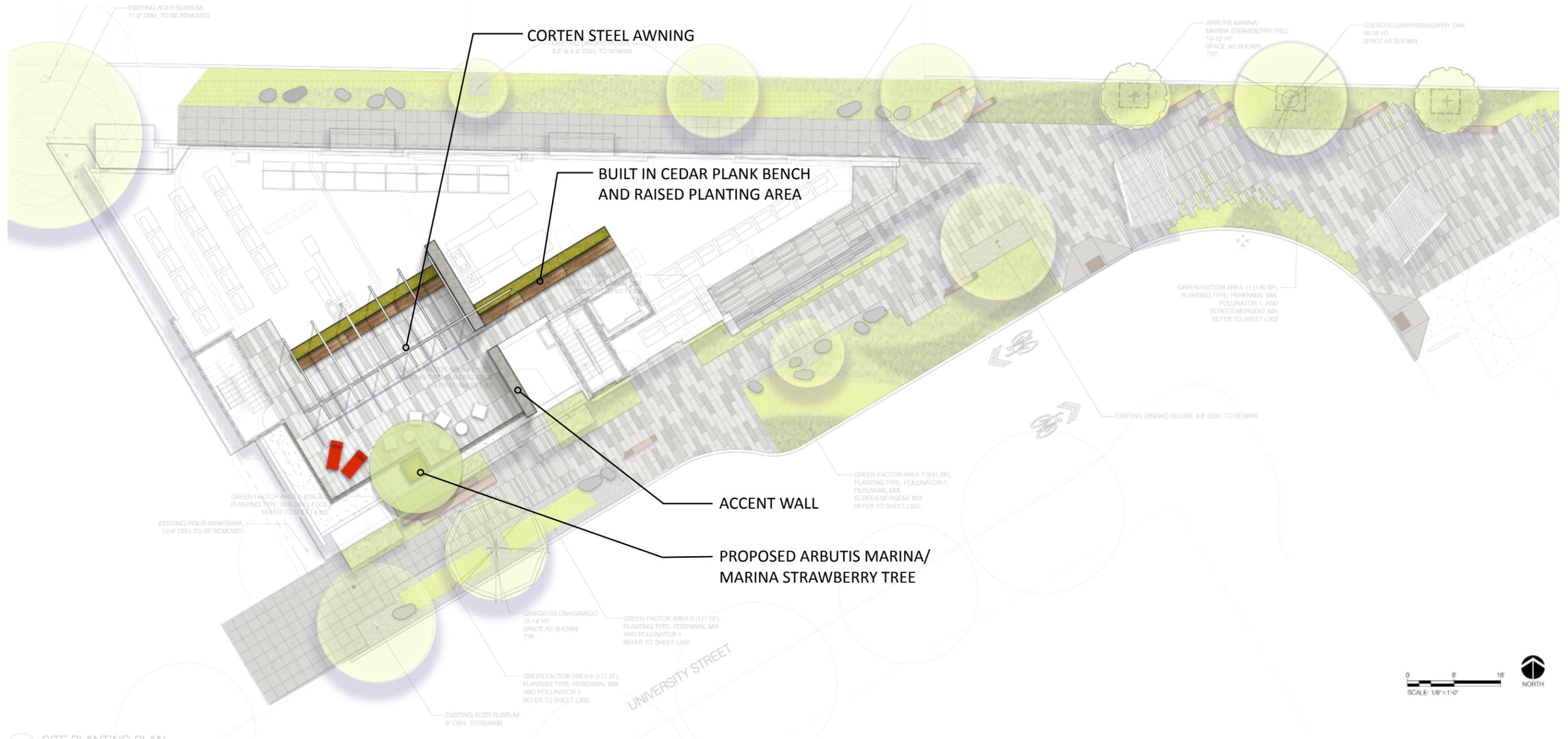
PROJECT LEVEL ROOF



LANDSCAPE: GROUND LEVEL PLAN



LANDSCAPE: ROOF DECK PLAN

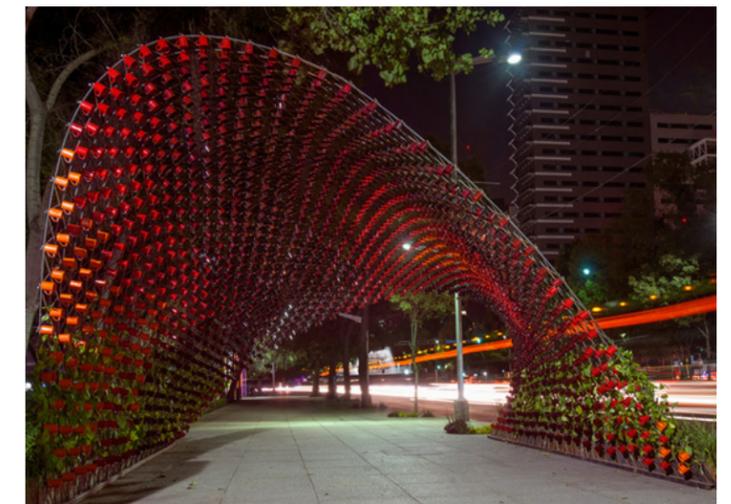


1 SITE PLANTING PLAN
SCALE: 1/8" = 1'-0"

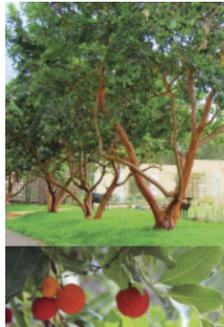
PLANT SCHEDULE:

NOTES: SPACING IS PER PLAN UNLESS INDICATED OTHERWISE

TREES QTY	LATIN NAME / COMMON NAME	SIZE	SPACING	COMMENTS	648 SF	381 SF
2	ARBUTIS MARINA / MARINA STRAWBERRY TREE	8 - 12 HT			PERENNIAL MIX SALVIA NEMEROSA 'WESWUE' / MEADOW SAGE PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' / RUSSIAN SAGE SEDUM 'AUTUMN JOY' ECHINOPS BANNATICUS 'BLUE GLOBE' / GLOVE THISTLE RUDBECKIA FULGIDA 'GOLDSTURM'	1 GAL 18" O.C. MAX 1 GAL 18" O.C. MAX 4' POTS 9" O.C. 1 GAL 18" O.C. MAX 1 GAL 18" O.C. MAX
1	GINKGO BILOBA / GINKGO	16 - 18 HT			SCREE/EMERGENT MIX ARMERIA MARITIMA / SEA THRIFT JUNCUS PATENS/RUSH SEDUM ANGELINA SEDUM PACHYCLADOS SISYRINCHIUM IDAHOENSE	1 GAL 18" O.C. MAX 1 GAL 18" O.C. MAX 4' POTS 9" O.C. 4' POTS 9" O.C. 4' POTS 9" O.C.
1	QUERCUS GARRYANA / GARRY OAK	16 - 18 HT				
1	ACER CIRCINATUM / VINE MAPLE	8 - 12 HT				



Trees



Arbutus Marina/Marina Strawberry Tree



Quercus garryana/Garry Oak

Pollinator 1



Achillea x 'Moonshine'/Moonshine Yarrow



Mahonia repens Creeping Mahonia



Nepeta x Faassennii 'Walker's low' Catmint



Sedum Angelina/Stonecrop



Sedum purple emperor/Stonecrop



Stipa tenuissima Mexican Feather Grass



Festuca ovina 'Elijah blue' Blue Fescue



Sedum reflexum 'Blue Spruce'

Pollinator 2 (North Facing)



Achillea millefolium Yarrow



Camassia quamash Camas



Deschampsia cespitosa Tufted Hairgrass



Festuca occidentalis Western Fescue



Fragaria chiloensis Coastal Strawberry



Lupinus Polyphyllus Bigleaf Lupine



Iris douglasiana Douglas Iris

Pollinator 2 (North Facing)



Luzula nivea Snowy Woodrush



Feather Reed Grass Calamagrostis x acutiflora 'Karl Foerster'



Festuca mairei Atlas Fescue



Pennisetum setaceum Fountain Grass



Miscanthus 'Purpureascens' /Eulalia



Stipa Brachytricha Korean feather grass



Dierama pulcherrimum Fairy Wand Grass

Perennial Mix



Salvia nemerosa 'Weswue'
Meadow Sage



Perovskia atriplicifolia 'Little Spire'
Russian Sage



Sedum 'Autumn Joy'



Echinops bannaticus 'Blue Globe'
Globe Thistle



Rudbeckia fulgida 'Goldsturm'
Black Eyed Susan



Sedum rupestre 'Angelina'
Golden Sedum



Thymus praecox
Red creeping thyme

Scree Mix



Armeria maritima
Sea Thrift



Juncus patens
Rush



Sedum rupestre 'Angelina'
Golden Sedum



Sedum pachyclados'



Sisyrinchium idahoense
Blue-eyed Grass

Sedum & Grasses (Roof)



Sedum spathulifolium 'Capo Blanco'



Sedum reflexum 'Blue Spruce'



Sedum spurium 'John Creech'



Sedum spathulifolium 'Carnea'



Helictotrichon sempervirens
Blue Oat Grasses



Stipa Brachytricha
Korean feather grass



Nepeta x Faassennii 'Walker's low'
Catmint

Building Edge



Festuca idahoensis
Idaho Fescue



Festuca rubra



Sedum rupestre 'Angelina'
Golden Sedum



Sedum 'Dragon's Blood'



Sedum reflexum 'Blue Spruce'

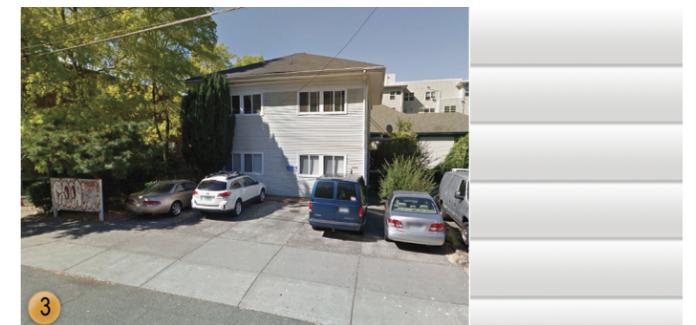
MATERIAL & NEIGHBORHOOD SETBACK STUDY



1 CONSISTENT VEGETATED BUFFER BETWEEN THE FLAT, BRICK FACADE AND THE SIDEWALK. CENTRAL, RECESSED ENTRY STAIRS.



2 VEGETATION UNDULATES BETWEEN STACKED WINDOWS. EXTENSIVE, BRICK FACADE WITH 2 EQUALLY SPACED ENTRANCES ALONG UNION.



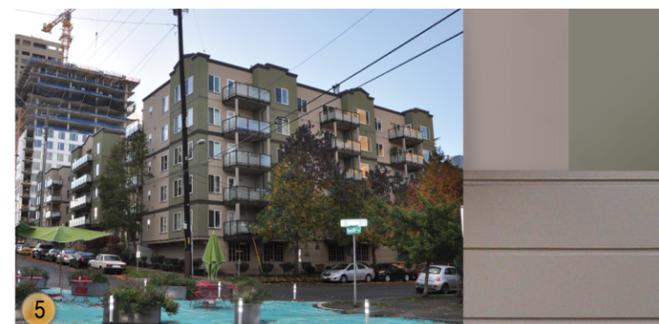
3 SMALL SURFACE PARKING ABUTS SINGLE FAMILY HOUSE. PAINTED LAP SIDING CEMENT BOARD.



7 GARDENED SETBACKS ALONG STREET FACING FACADES. HORIZONTAL CONCRETE BANDS DIVIDE THE MONOLITHIC BRICK FACADES.



6 NARROW GRASS STRIP ALONG STREET FACING FLAT, BRICK FACADES. BEIGE TILE ORNAMENTATION WITH VERTICAL AND HORIZONTAL ELEMENTS.



5 BUILDING MODULATIONS AND DECKS OVERHANG A 10FT SETBACK FROM THE P/L. GREEN AND BEIGE STUCCO ABOVE A PAINTED CONCRETE PODIUM.



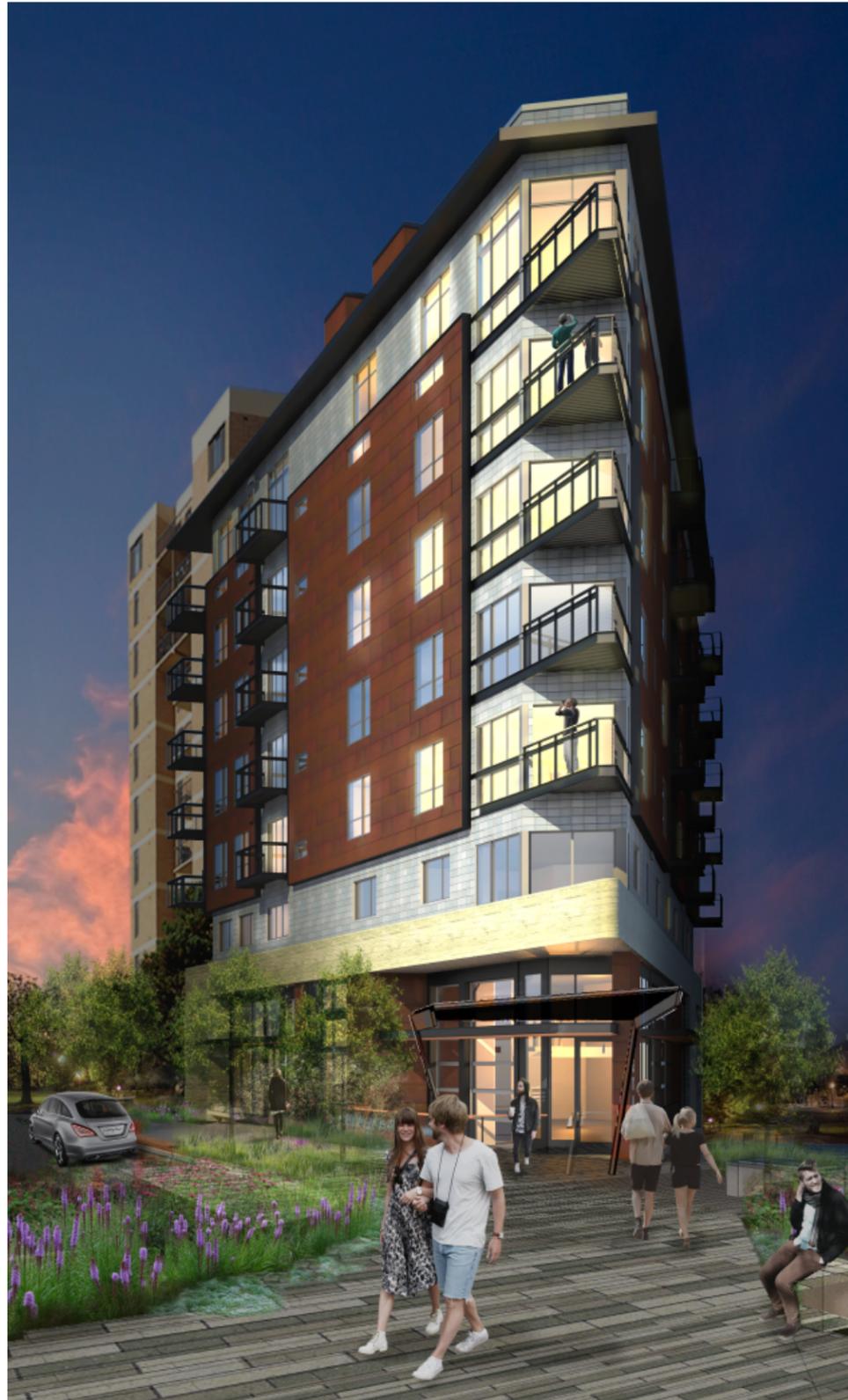
4 A GRASS STRIP OUTLINES THE TWO TONED BUILDING. THE COARSE BRICK CONTRASTS THE SMOOTH PAINTED BRICK USED FOR THE UPPER LEVELS.

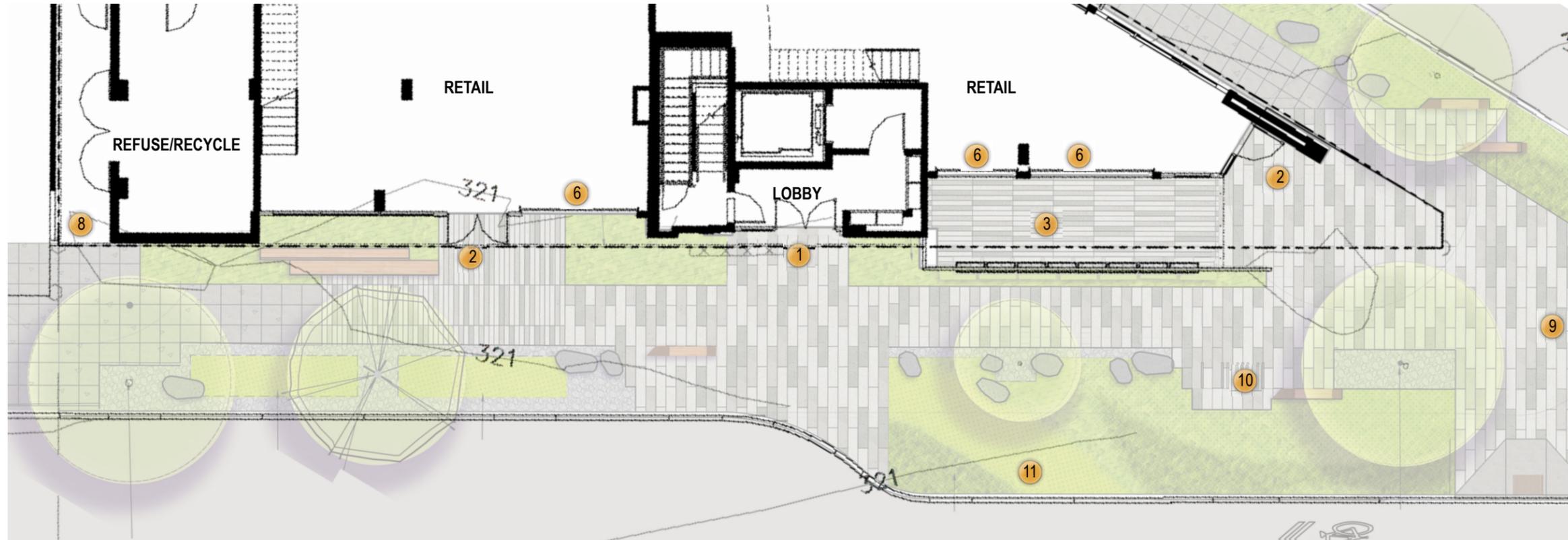
MATERIAL BOARD



- 1 BRICK TILE - BODY**
Corium brick rainscreen cladding system, 13" x 8.5" stacking bond, medium grey, smooth finish.
- 2 CONCRETE BOARD FORM**
Architectural concrete wall.
- 3 CORTEN METAL**
Metal panel 12" x 24". Flat pan, no reveal. Sealed with linseed oil.
- 4 RESIDENTIAL WINDOWS**
Vinyl windows, color to be "dark bronze".
- 5 FLASHINGS & CAPS**
Metal to match adjacent material colorings.
- 6 STOREFRONT WINDOWS**
Storefront window system, color to be "dark bronze".
- 7 RAILINGS, AWNINGS, & SCREENS**
Metal railings, awnings, and screening components to match standard dark bronze storefront system.
- 8 RETAIL AWNING**
Metal awning structure to match dark bronze metal elements with a synthetic wood panel soffit. Panel color EcoClad RiverCherry or similar.







STREETSCAPE PLAN ALONG UNIVERSITY STREET

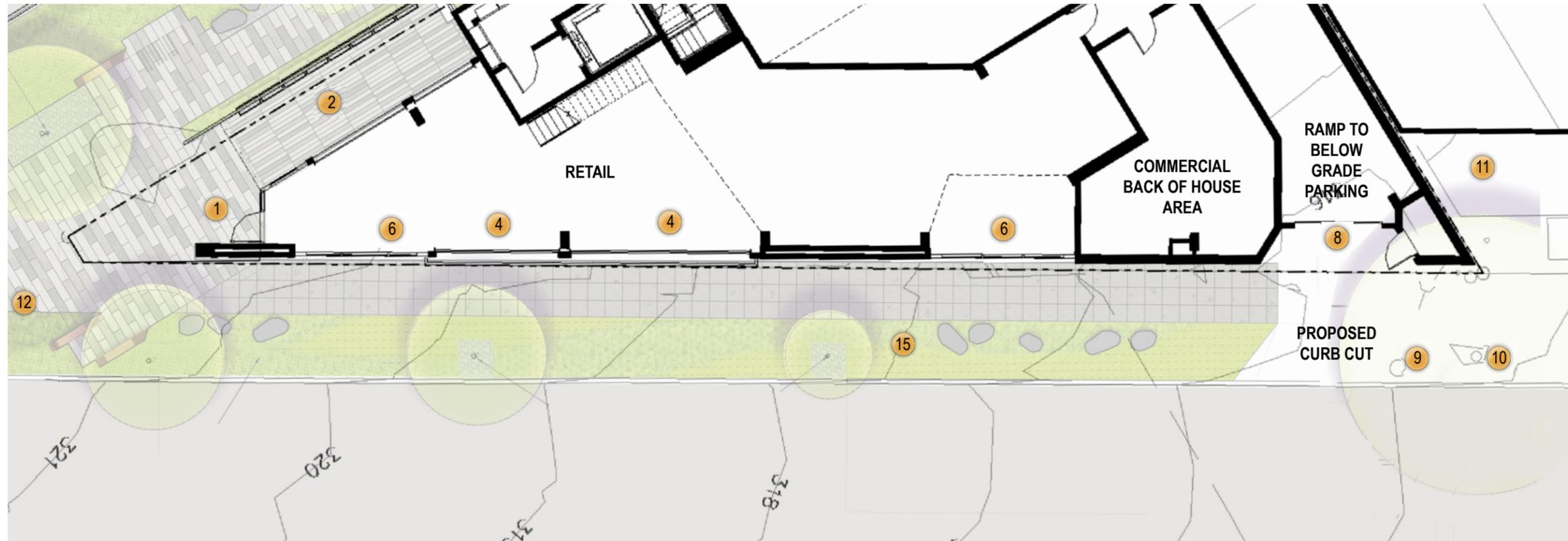
UNIVERSITY STREETSCAPE

- 1 ENTRY: RESIDENTIAL
- 2 ENTRY: COMMERCIAL
- 3 OUTDOOR SEATING AREA
- 4 SIGNAGE: RESIDENTIAL
- 5 SIGNAGE: RETAIL
- 6 FOLD-UP DOORS AT COMMERCIAL SPACES
- 7 TENANT DECK LOCATION
- 8 REFUSE / RECYCLING ACCESS WALK
- 9 PUBLIC PARK
- 10 COMMERCIAL BIKE PARKING IN ROW
- 11 EXPANDED ROW AREA FOR PLANTINGS AND INCREASED CONNECTION TO POCKET PARK
- 12 OVERHEAD WEATHER PROTECTION WITH RECESSED LIGHTING



STREETSCAPE PERSPECTIVE ALONG UNIVERSITY STREET

UNION STREETSCAPE



STREETSCAPE PLAN ALONG UNION STREET

- 1 ENTRY: COMMERCIAL
- 2 OUTDOOR SEATING AREA
- 3 SIGNAGE: RETAIL
- 4 FOLD-UP DOORS AT COMMERCIAL SPACES
- 5 JULIET RAILING AT RETAIL OPENINGS
- 6 STOREFRONT WINDOWS
- 7 TENANT DECK LOCATION
- 8 GARAGE PARKING ENTRY
- 9 UTILITY POLE - PENDING REMOVAL IN COORDINATION WITH SCL
- 10 EXISTING STREET TREE TO REMAIN
- 11 ADJACENT OUTDOOR REFUSE / RECYCLE AREA
- 12 PUBLIC PARK
- 13 FACADE VENTING FOR VAULT AND GARAGE EXHAUST (RESTAURANT TYPE I AND II VENTING DISCHARGES AT ROOF)
- 14 OVERHEAD WEATHER PROTECTION WITH RECESSED LIGHTING
- 15 IMPROVED ROW PLANTING STRIP AND STREET TREES



STREETSCAPE PERSPECTIVE ALONG UNION STREET

STREETScape & PEDESTRIAN ENTRIES

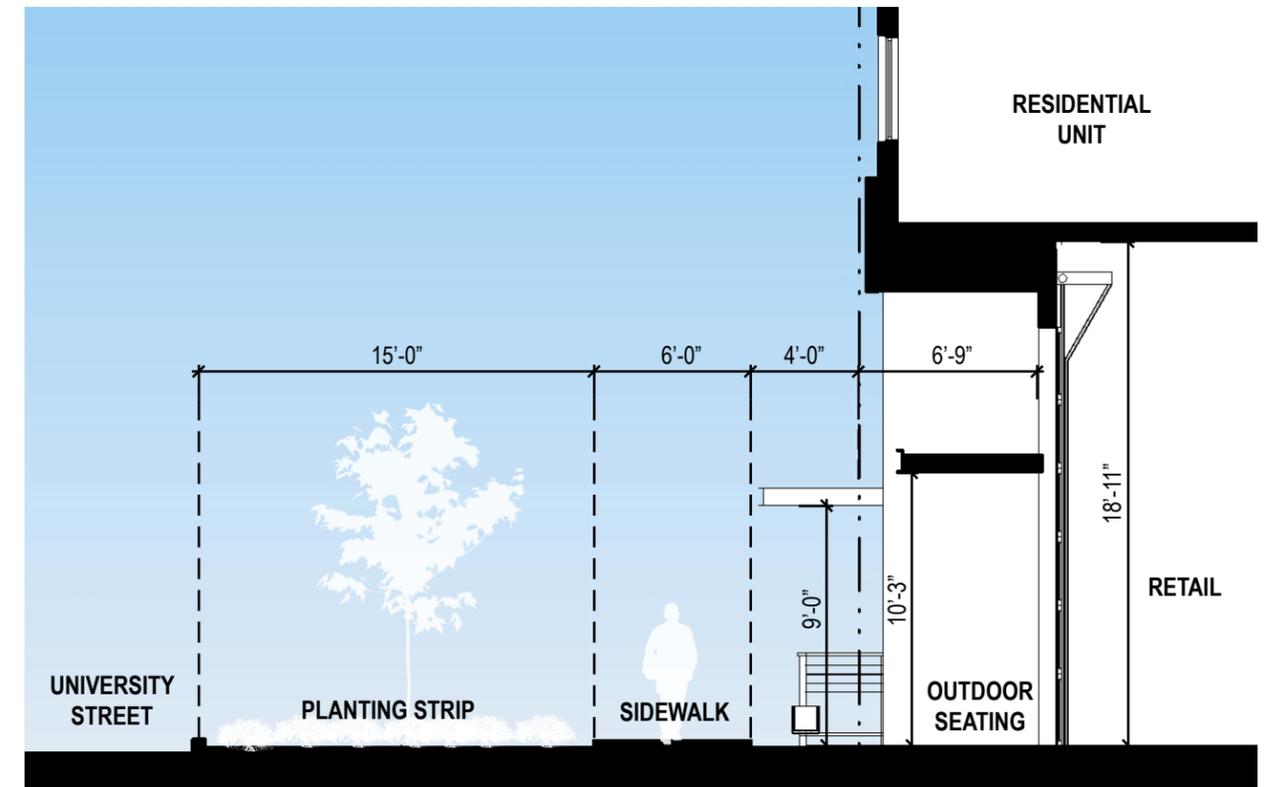
- 1 ENTRY: COMMERCIAL
- 2 ENTRY: RESIDENTIAL
- 3 OUTDOOR SEATING AREA
- 4 SIGNAGE: RETAIL
- 5 SIGNAGE: RESIDENTIAL
- 6 FOLD-UP DOORS AT COMMERCIAL SPACES
- 7 STOREFRONT WINDOWS



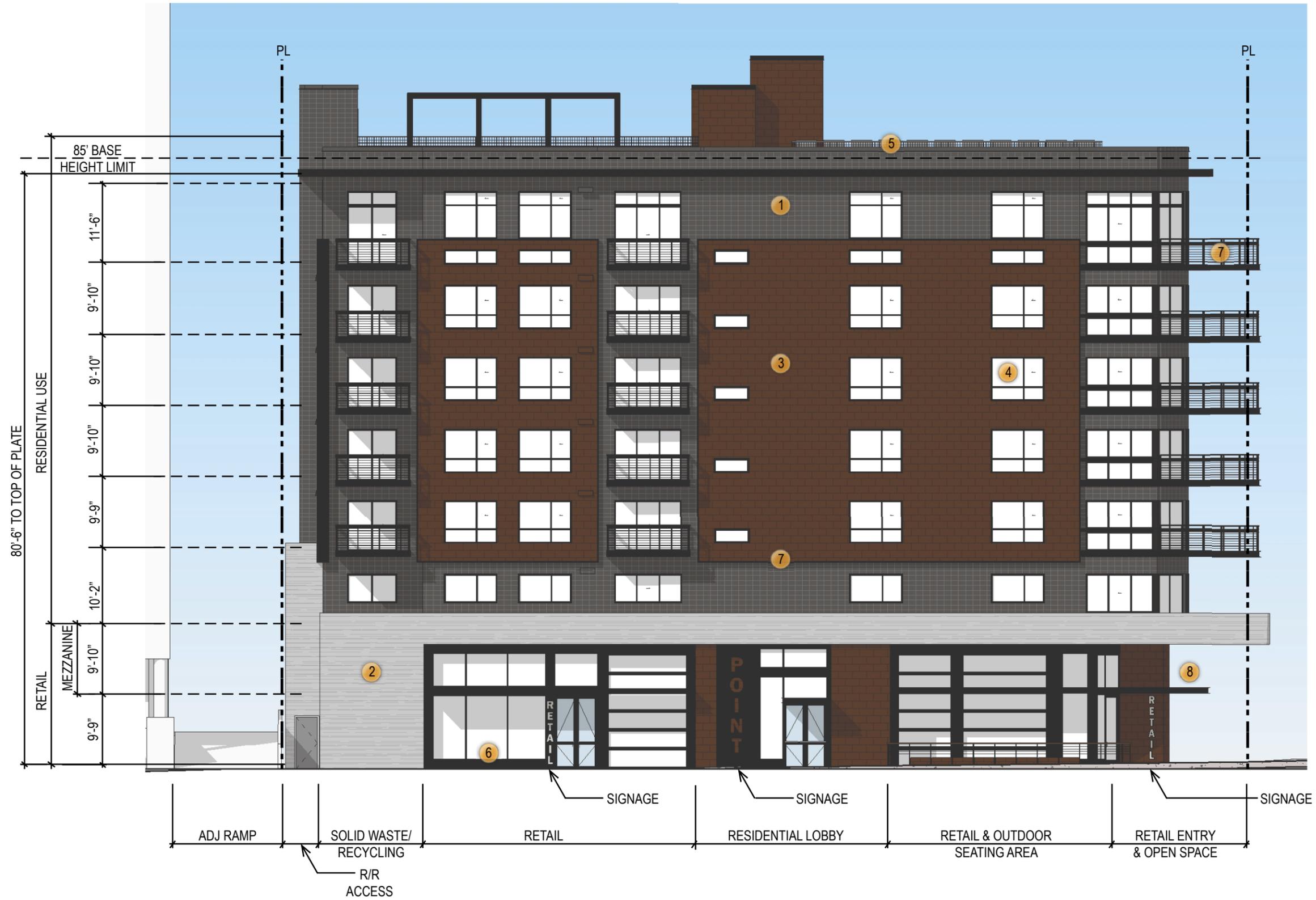
RESIDENTIAL ENTRY STREETScape ALONG UNIVERSITY



RETAIL ENTRY & OUTDOOR SEATING AREA AT CORNER OF UNIVERSITY & UNION



RETAIL ENTRY & OUTDOOR SEATING AREA AT CORNER OF UNIVERSITY & UNION



SOUTHEAST ELEVATION



RETAIL AWNING: EXPOSED STEEL FRAME AND WOOD ABOVE FOLD-UP DOORS



SIGNAGE: BACKLIT METAL LETTERS



MEZZANINE: ENLIVEN INTERIOR SPACE STRENGTHENING CONNECTION TO GLAZING, OPENINGS, AND EXTERIOR PUBLIC REALM



NORTH ELEVATION



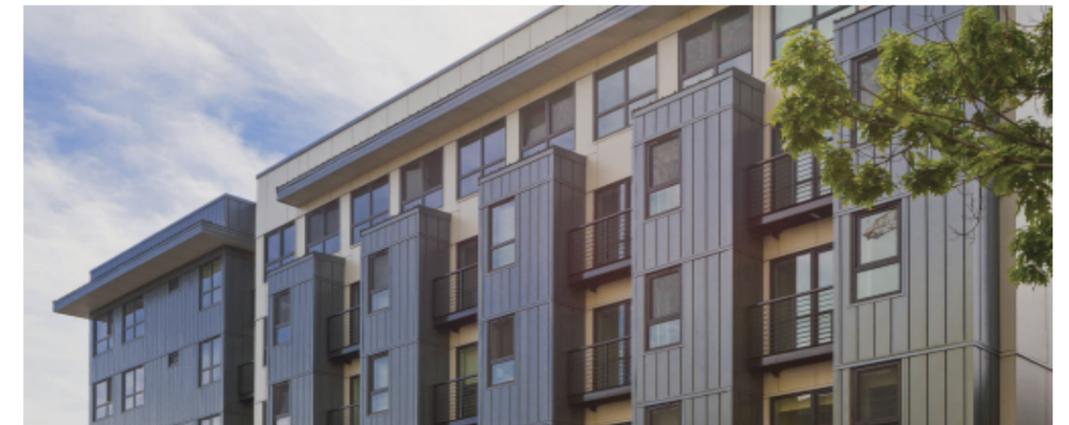
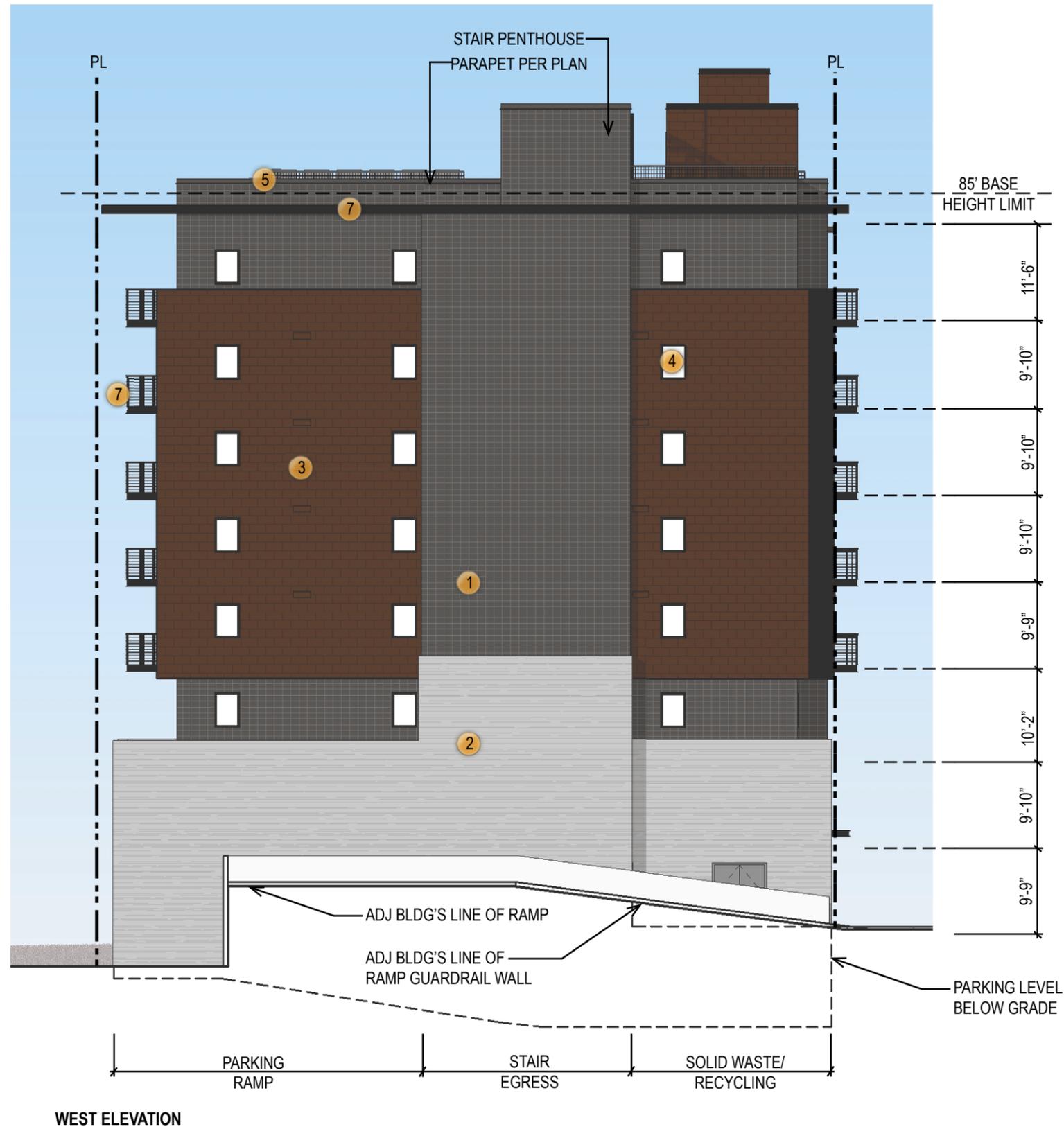
CONCRETE: BOARDFORM
CONCRETE AT PODIUM



JULIET RAILINGS: AT FOLD-UP DOORS
& CHANGE OF GRADE



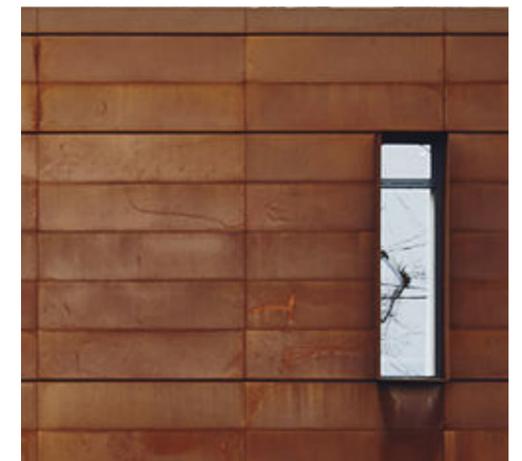
STREET-LEVEL RETAIL:
TRANSPARENCY THROUGH CORNER,
FLOOR TO CEILING GLAZING



ROOF: MODERN AWNING CORNICE CAPS THE BUILDING



DECKS: STEEL OVERHANGS WITH ARTICULATED SUPPORTS, C-CHANNEL BEAMS AND CABLE RAILING



CORTEN SIDING: HORIZONTAL METAL PANELS



BRICK TILE SIDING: ALIGNMENT WITH WINDOW "PUNCHED" OPENINGS



CORTEN TRIM: METAL TRIM SURROUND AT CORTEN FACADE MATERIAL TRANSITION TO BRICK TILE PATTERN

DESIGN RESPONSE: PRIVACY STUDIES

The existing facade of the adjacent building is overlaid on the West Elevation of the proposed building. Microfilm research for the existing building information as well as site photos were used to approximate the location of the windows in the adjacent facade. The windows are color coded to their function. The existing fenestrations of the adjacent buildings do not directly align with the privacy of the proposed building.



EXISTING CONDITION: ADJACENT BUILDING EAST FACADE



EXISTING CONDITION: ADJACENT BLANK WALL AT PROPOSED PROJECT LEVEL 1

First Hill Apartments
1320 University Street, Seattle, WA 98101

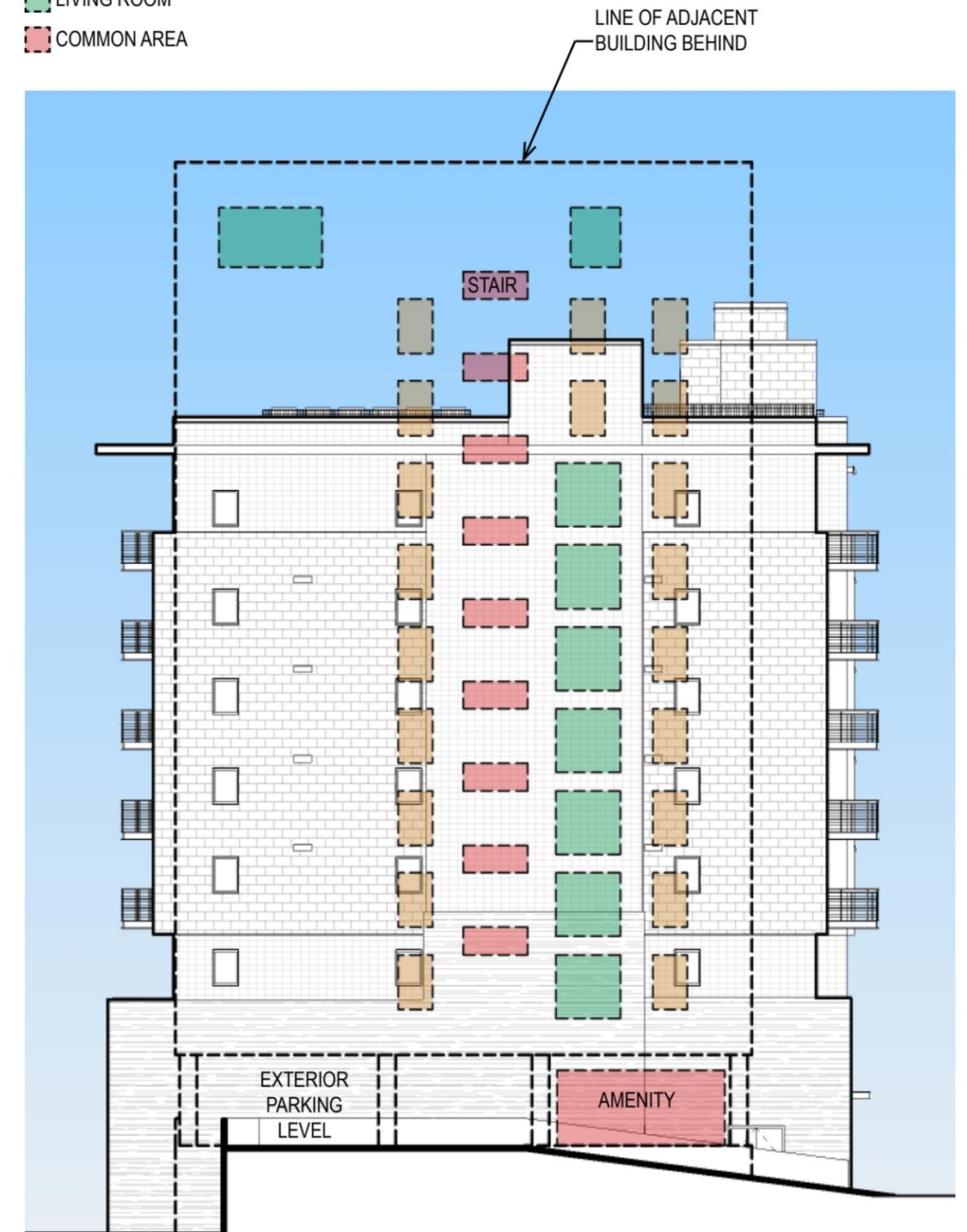
PRIVACY STUDY

ADJACENT BUILDING WINDOW & USE LEGEND

- BEDROOM / BATH
- LIVING ROOM
- COMMON AREA



WEST PROPERTY LINE PLAN: ADJACENT AND PROPOSED STRUCTURES AT PROJECT LEVEL 6

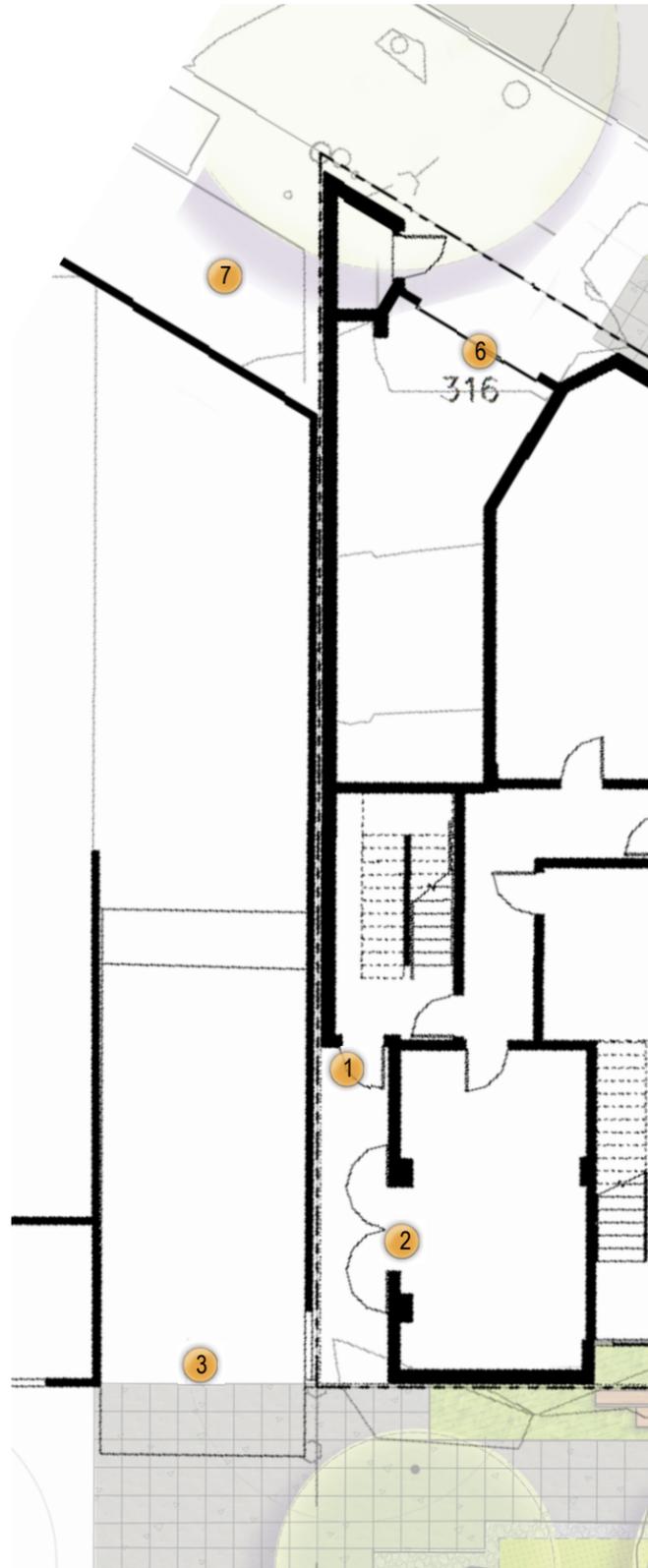


PROJECT WEST ELEVATION: WINDOW LOCATION OVERLAY WITH ADJACENT EXISTING STRUCTURE

DESIGN RESPONSE: PARKING & SERVICE ENTRIES

Service entries are designed to function adjacent to existing service entries on the lot to the west. This also places them as far from the pedestrian access points and the current park as possible. Due to site constraints from a triangular lot, the garage access is placed at the lowest elevation corner of the site, the northwest. Without garage access at this location, it is infeasible to provide parking to the site due to the amount of space the garage ramp would occupy. The garage entry is recessed from the building facade, allowing the recess walls to “flare” to create greater visibility for drivers to see on coming pedestrians and vehicles while still limiting the impact of the parking use on the building facade. The recess and associated overhead canopy provide clues to pedestrian traffic that a driveway location is present. On the southwest corner the refuse / recycle is proposed to abut the adjacent building retaining wall and driveway ramp. This location provides the least impact to the public while maintaining the easiest access for haulers. The refuse / recycle room doors are located along the interior lot line facing the existing retaining wall. This location limits the impact of the service use on the streetscape by eliminating direct street lot line access.

- 1 EGRESS: RESIDENTIAL / COMMERCIAL
- 2 REFUSE / RECYCLE ACCESS
- 3 ADJACENT BUILDING GARAGE RAMP ACCESS
- 4 TRANSFORMER EXHAUST
- 5 GARAGE EXHAUST
- 6 OVERHEAD DOOR / GARAGE ACCESS
- 7 ADJACENT BUILDING REFUSE / RECYCLING CORRAL



GROUND LEVEL PLAN ALONG WEST PROPERTY LINE

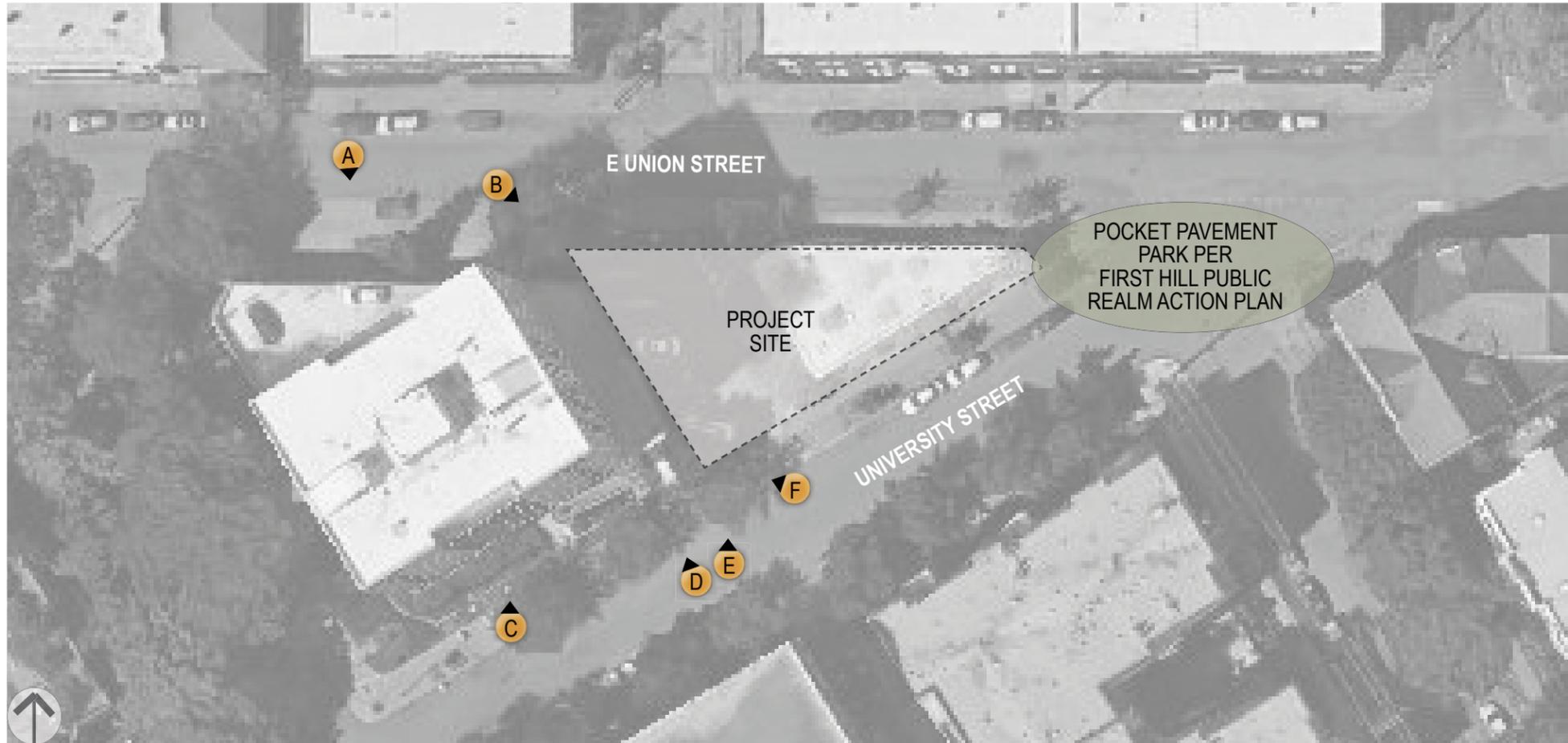


STUDY PERSPECTIVE AT SW CORNER OF SITE LOOKING AT REFUSE / RECYCLE SITE ACCESS



STUDY PERSPECTIVE AT NW CORNER OF SITE LOOKING AT GARAGE ACCESS

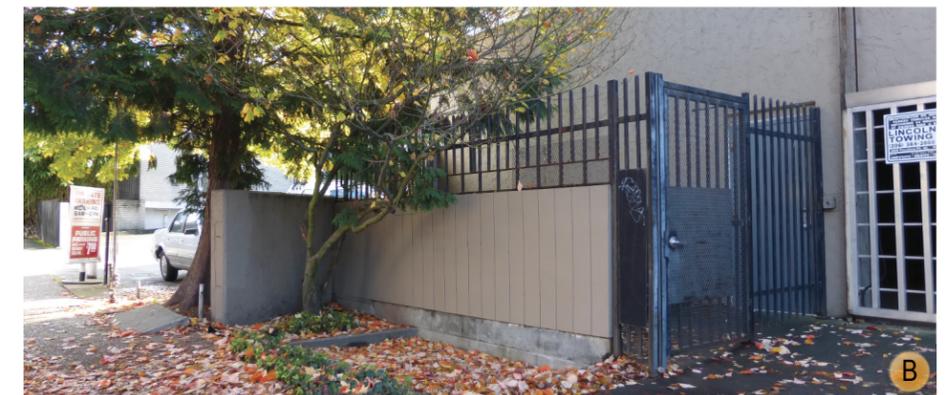
PROPERTY LINE EXISTING CONDITIONS



BLOCK SITE CONTEXT



ADJACENT BUILDING GARAGE ENTRY ALONG E. UNION STREET



ADJACENT REFUSE/RECYCLING CORRAL AT NW CORNER OF PROJECT SITE



ADJACENT BUILDING ENTRY AND PLANTINGS ALONG UNIVERSITY



ADJACENT RAMP TO NEIGHBOR'S PARKING TO WEST



RAMP & EXCEPTIONAL TREE AT SW CORNER OF PROJECT SITE

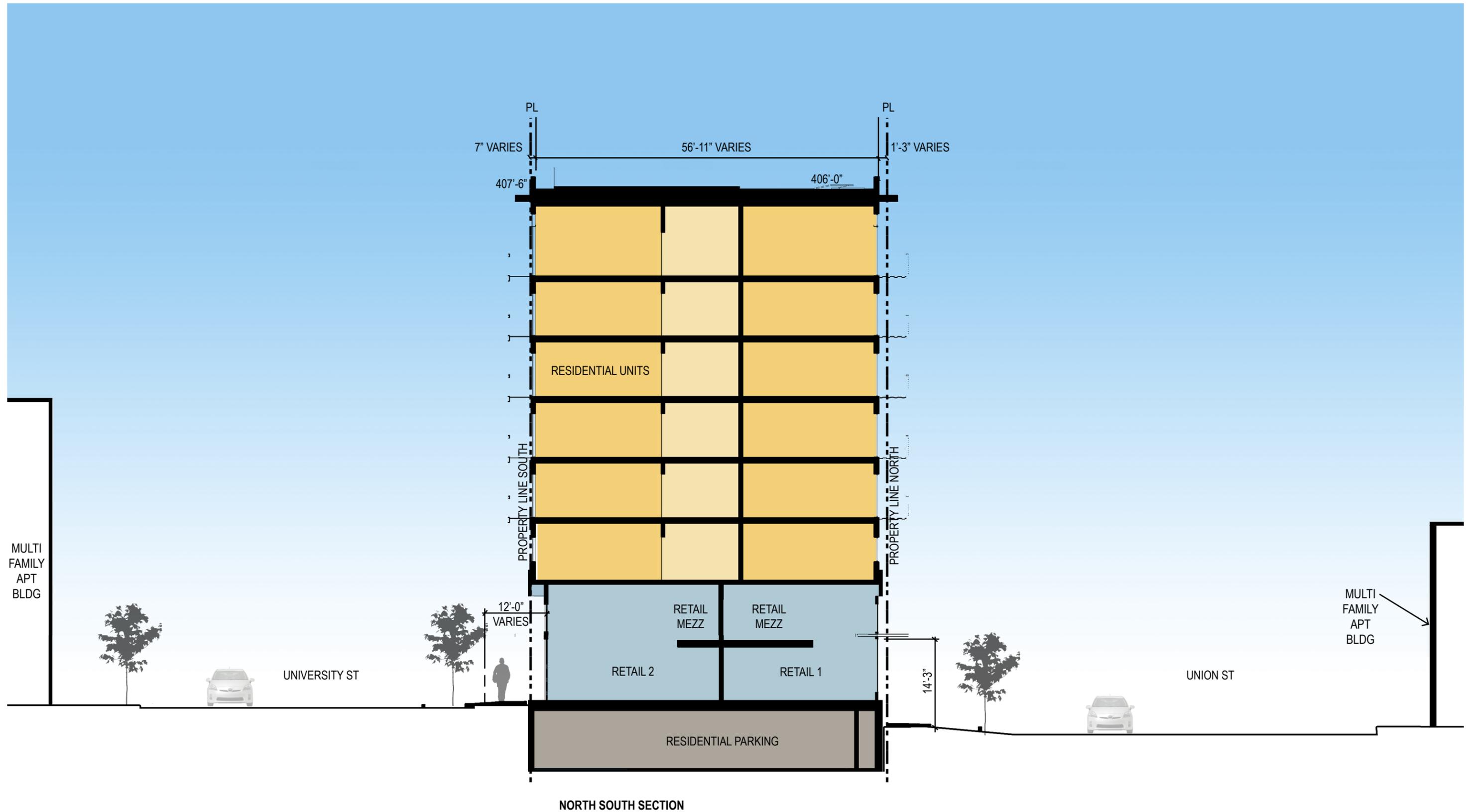


BLANK WALL ALONG PROPERTY LINE TO WEST

BUILDING SECTION: WEST/EAST



EAST WEST SECTION



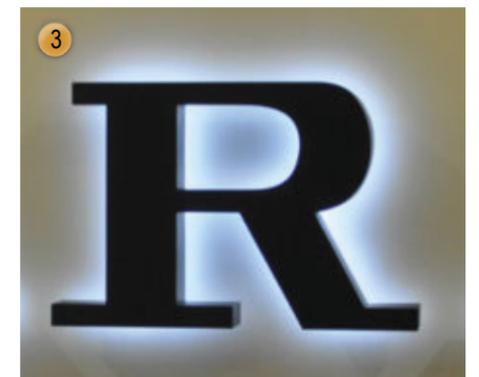
EXTERIOR LIGHTING



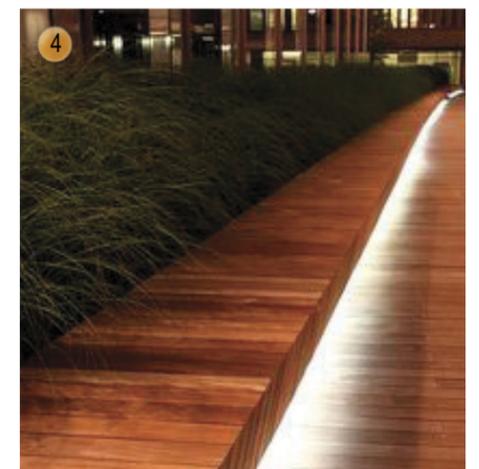
1
RECESSED
SOFFIT CAN



2
WALL SCONCE
DOWN LIGHTING



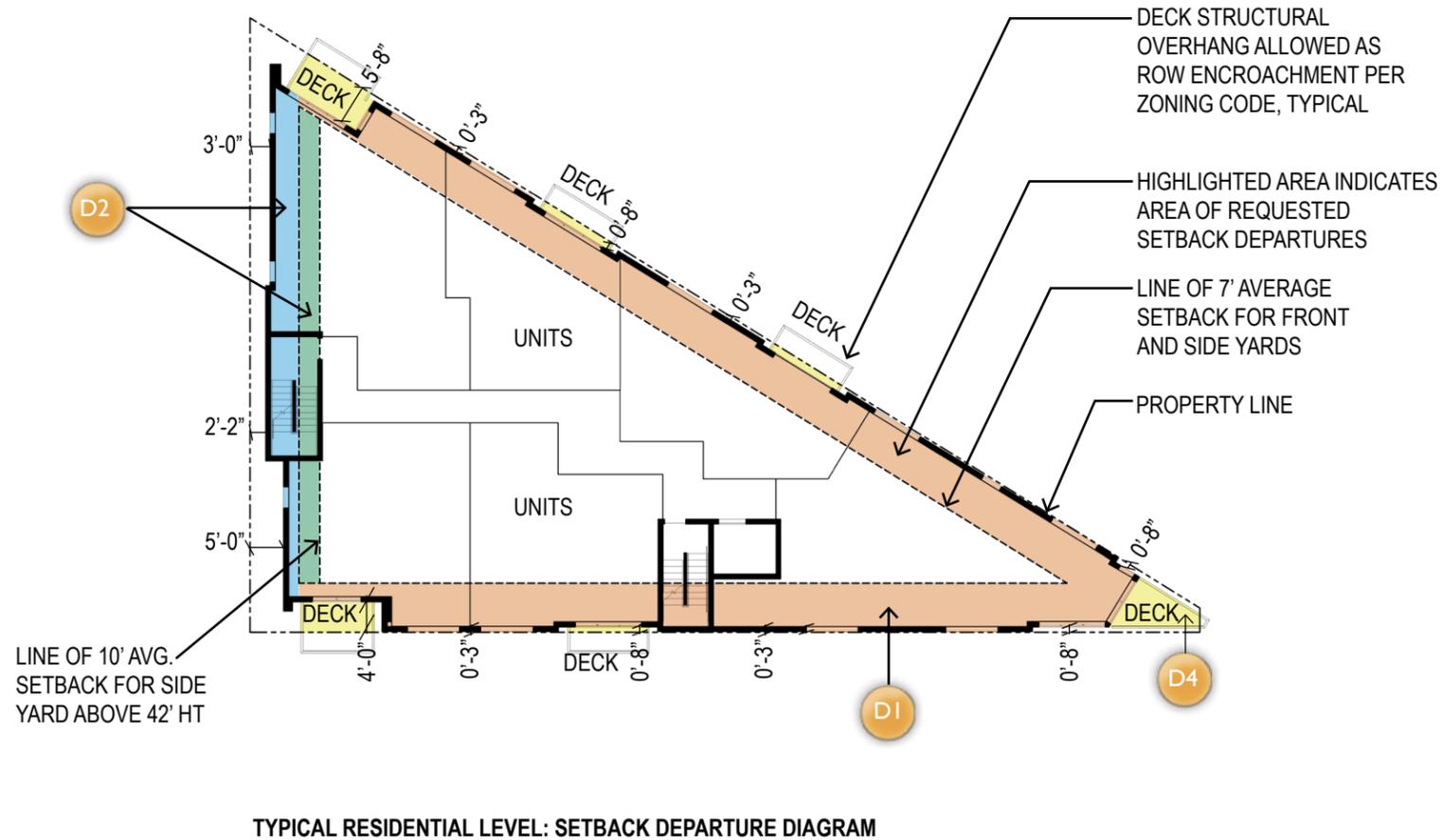
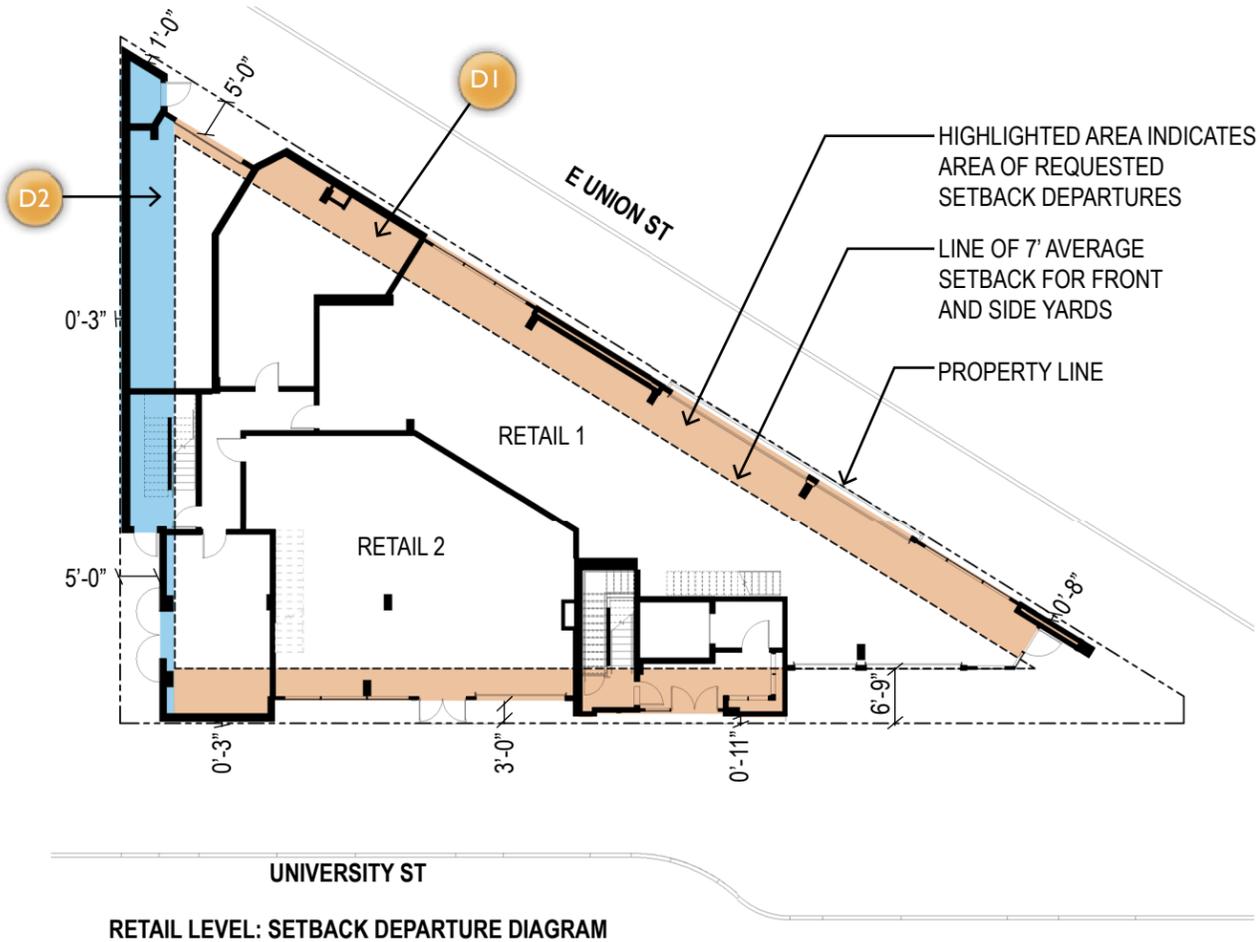
3
SIGNAGE BACK LIGHTING



4
LED ACCENT STRIP LIGHT AT BENCHES
AND LANDSCAPE AWNINGS

DEPARTURE REQUESTS

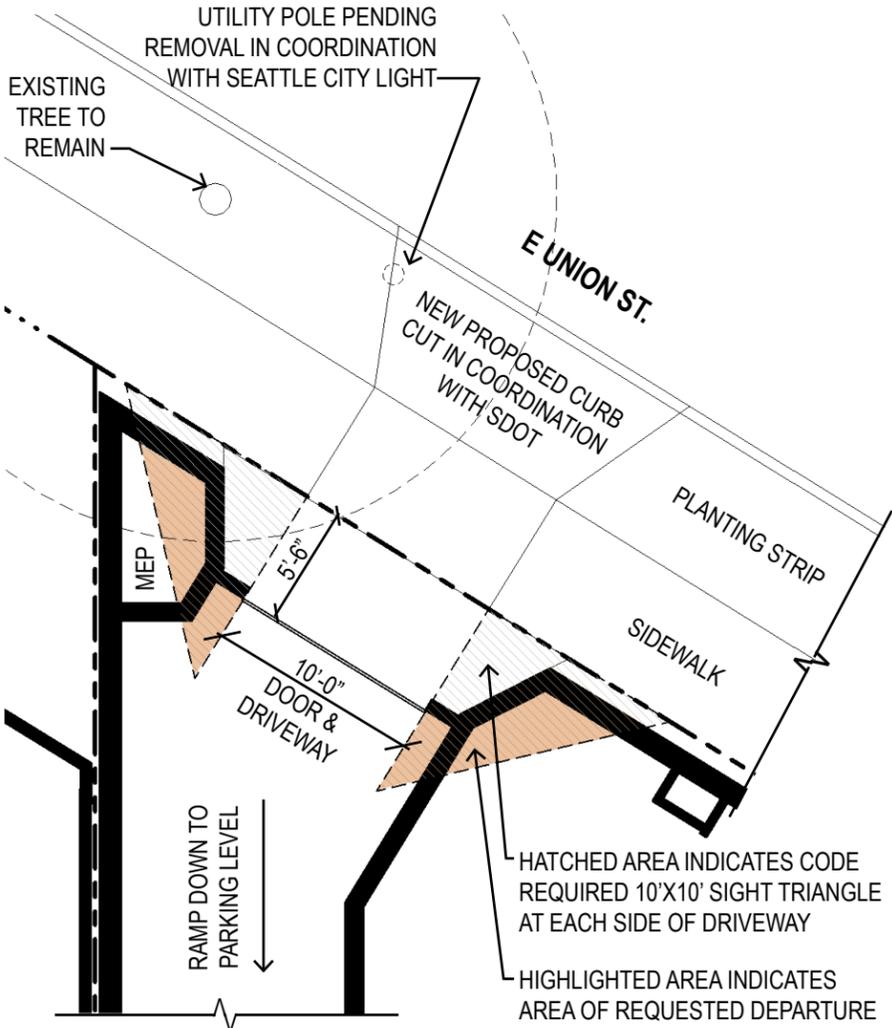
DEPARTURE NUMBER	LAND USE CODE SECTION	CODE REQUIREMENT	DEPARTURE REQUESTED	DESIGN RATIONALE
D1	23.45.518 Table C Front setback	5' minimum, 7' average required (applies along both Union and University)	Project proposes a setback minimum of 0'-3" along both University and Union. Project proposes an average setback of 0'-5" along University and Union.	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 17' in height, be operable, and act to break down the barrier between interior and exterior space and directly relate to the public areas and the park. A massing setback at the ground level prow corner creates outdoor seating opportunities engaging the network of open space as well as the pocket park development. Project proposes to use a rich palate of quality materials with residential scale detailing to relate to the residential nature of the surrounding buildings, located both at the street-level and within the building tower.
D2	23.45.518 Table C Side setback from interior lot line	42' or less structure height requires: 5' min, 7' avg. setback Above 42' structure height requires: 7' min, 10' avg. setback	Project proposes setback a setback minimum of 2'-2" and a setback average of 4'-1" for the full height of the structure.	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 along the street scapes as well as engaging the pocket park.
D4	23.45.518.1 Deck Setbacks	Unenclosed decks may project 4' into required setbacks, though not closer than 5' to lot lines	Project proposes unenclosed decks up to street lot lines on both Union and University	Project proposes unenclosed decks projected up to and beyond street lot lines as part of the overall proposed upper level building modulation composition. The decks are an integral feature in the secondary architectural features parti adding visual interest and texture to the facades. (Please note: Projections into ROW are required to follow the standards under the 23.53.035 code and not part of this departure request)



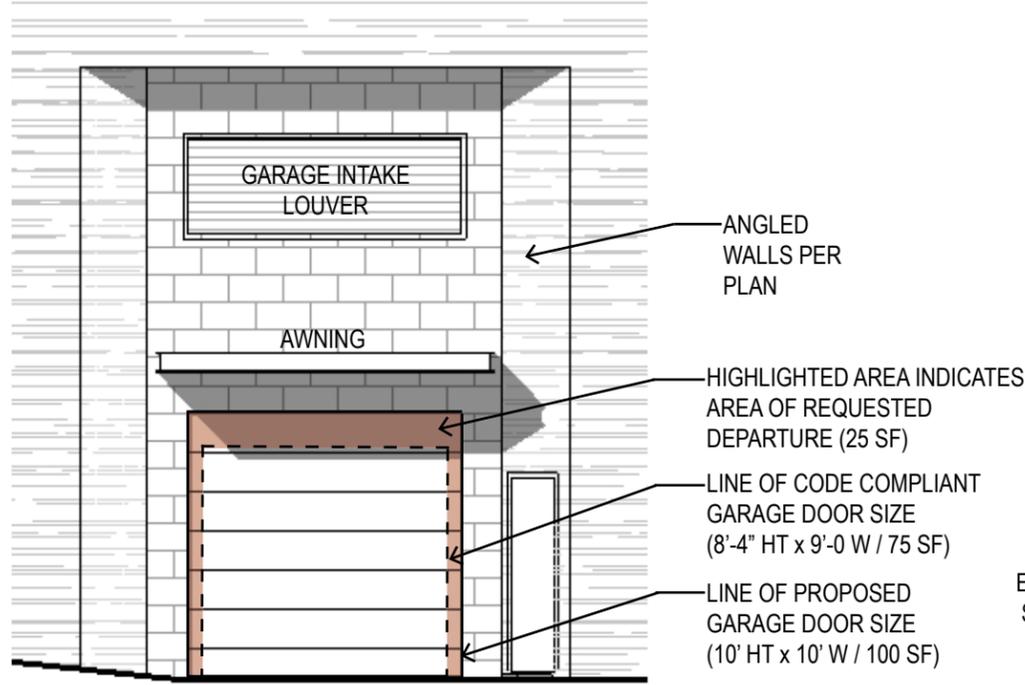
LEGEND

- D1 FRONT SETBACK DEPARTURE AREA
- D2 SIDE SETBACK DEPARTURE AREA FOR ALL STORIES
- D2 SIDE SETBACK DEPARTURE AREA ABOVE 42' HEIGHT
- D4 UNENCLOSED DECK DEPARTURE

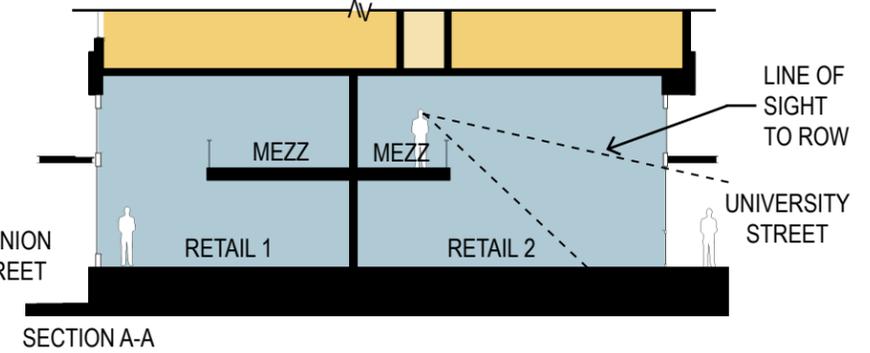
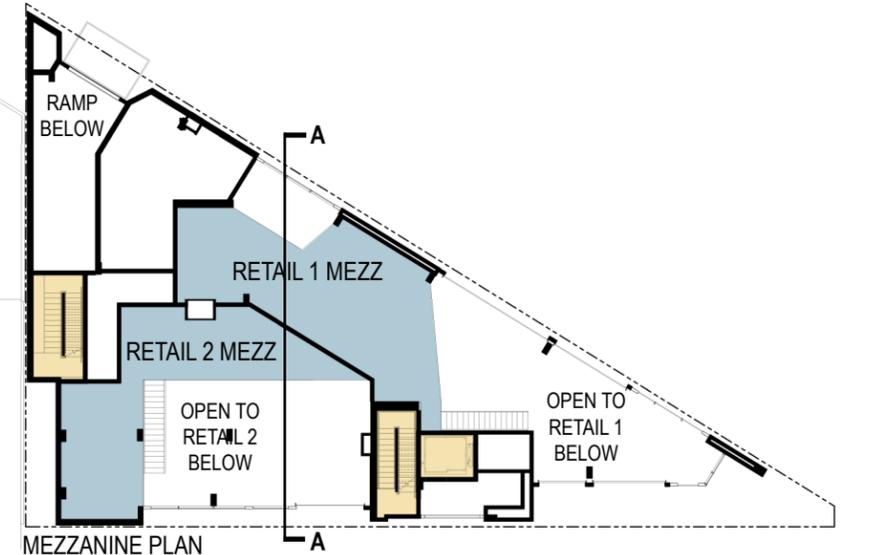
DEPARTURE NUMBER	LAND USE CODE SECTION	CODE REQUIREMENT	DEPARTURE REQUESTED	DESIGN RATIONALE
D3	23.54.030.G1 Sight Triangle	10' x 10' triangle required at each side of driveway with no obstructions in the vertical spaces between 32" and 82" from the ground.	Project proposes encroachments within the sight triangles. Overall provided clear width of driveway viewing area is 17'-10".	Project proposes to maintain as minimal as possible of a garage entry location to minimize impacts of vehicular traffic presence along the streetscape and maintain the focus on the glazing and materials detailing the façade. To mitigate safety concerns, project proposes the use of mirrors for viewing. The recessed configuration of the driveway inset allows the installation of such safety devices at a practical location while simultaneously minimizing visual impacts to the façade.
D5	23.45.532.A1 Commercial Use Standards, Ground Level	Commercial uses are limited to the Ground Floor	Project proposes commercial use at a mezzanine level open to the Ground Floor area	The mezzanine, providing an intended use of restaurant seating, is proposed and configured to be an active component to the interior of the commercial space. The mezzanine will be visible from the adjacent streetscape and adds interest, diverse sightline opportunities and expanded connections between indoor and outdoor users and pedestrians. The added activity serves to engage the interior space and in turn the vitality of the commercial space's connection to the public realm.
D6	23.45.536.D3 Garage Door	Garage doors facing a street may not exceed 75 SF in size	Project proposes one garage door facing the street which is 100 SF in size (10' wide x 10' tall)	In order to provide proper and required accessible van clearance, a garage door must be at least 8'-2" in height. To not exceed code maximum, a garage door would need to be 9'-2" wide x 8'-2" tall, maximum. Project proposes a more generous size of garage door at 10' x 10'. This larger size is not only serves the practical needs of maintaining a reasonable height and width for tenant usability, it also is proportionate to the scale of the other adjacent facade elements along the streetscape to enhance architectural consistency.



D3 PLAN: PARKING GARAGE ENTRY & SIGHT TRIANGLE DEPARTURE



D6 ELEVATION: PARKING GARAGE DOOR SIZE DEPARTURE



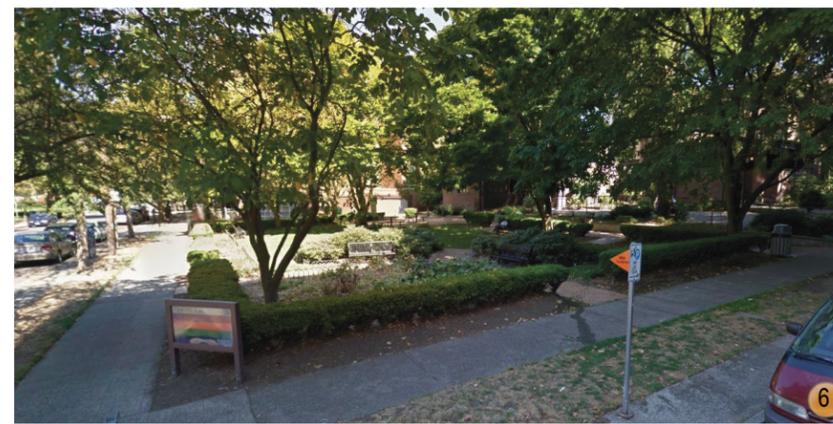
D5 PLAN & SECTION: MEZZANINE USE DEPARTURE

APPENDIX



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)



APPENDIX: 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)

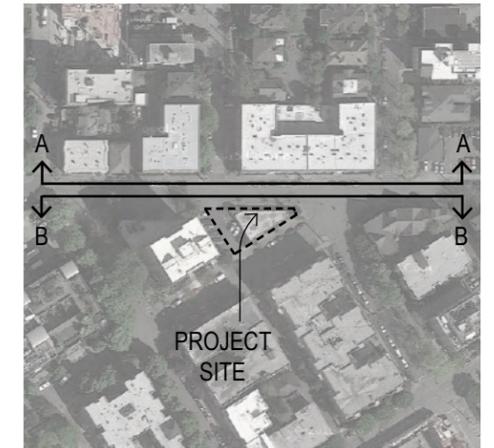


DESIGN CUES

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



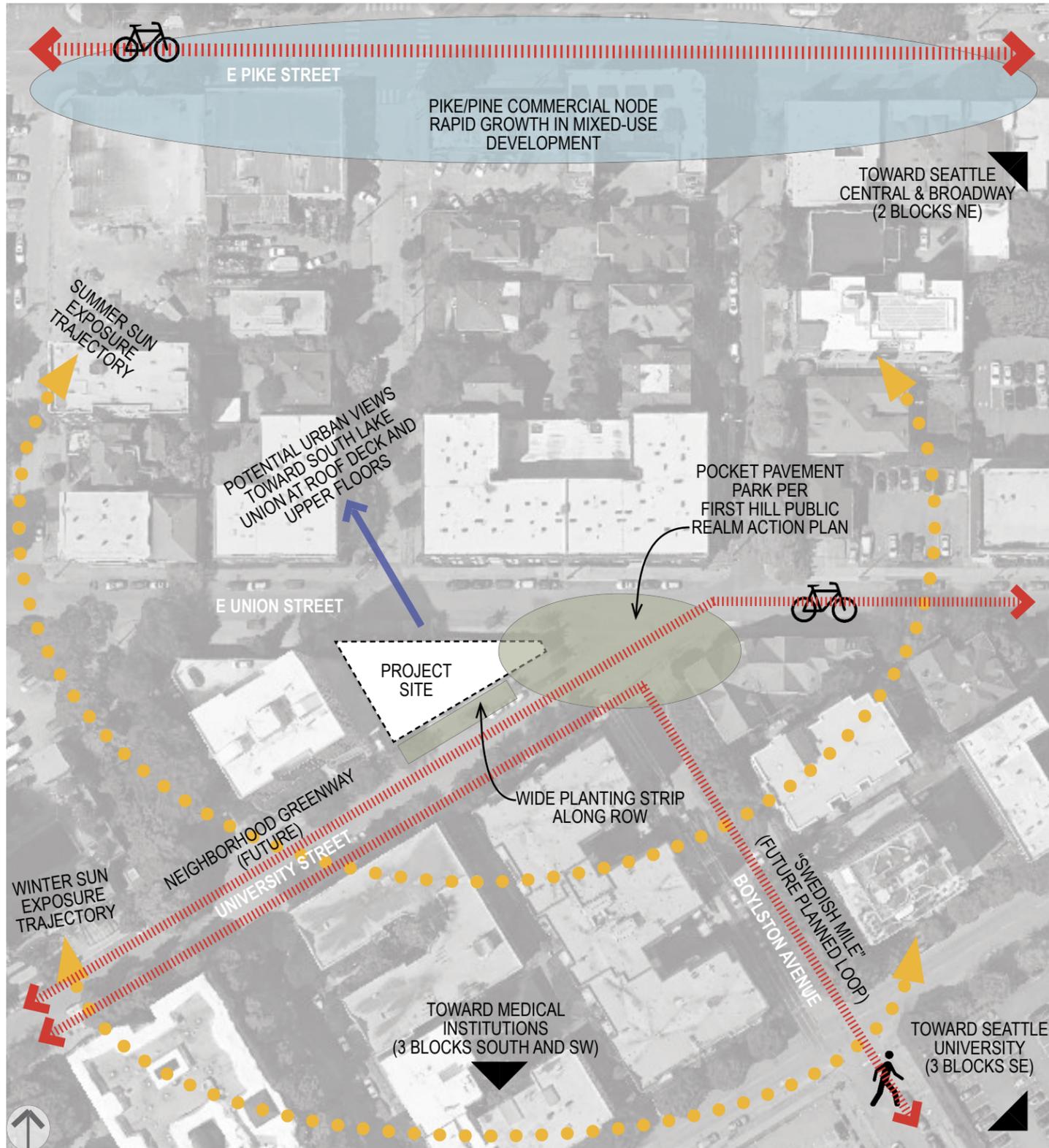
STREET ELEVATION B: E UNION ST LOOKING SOUTH



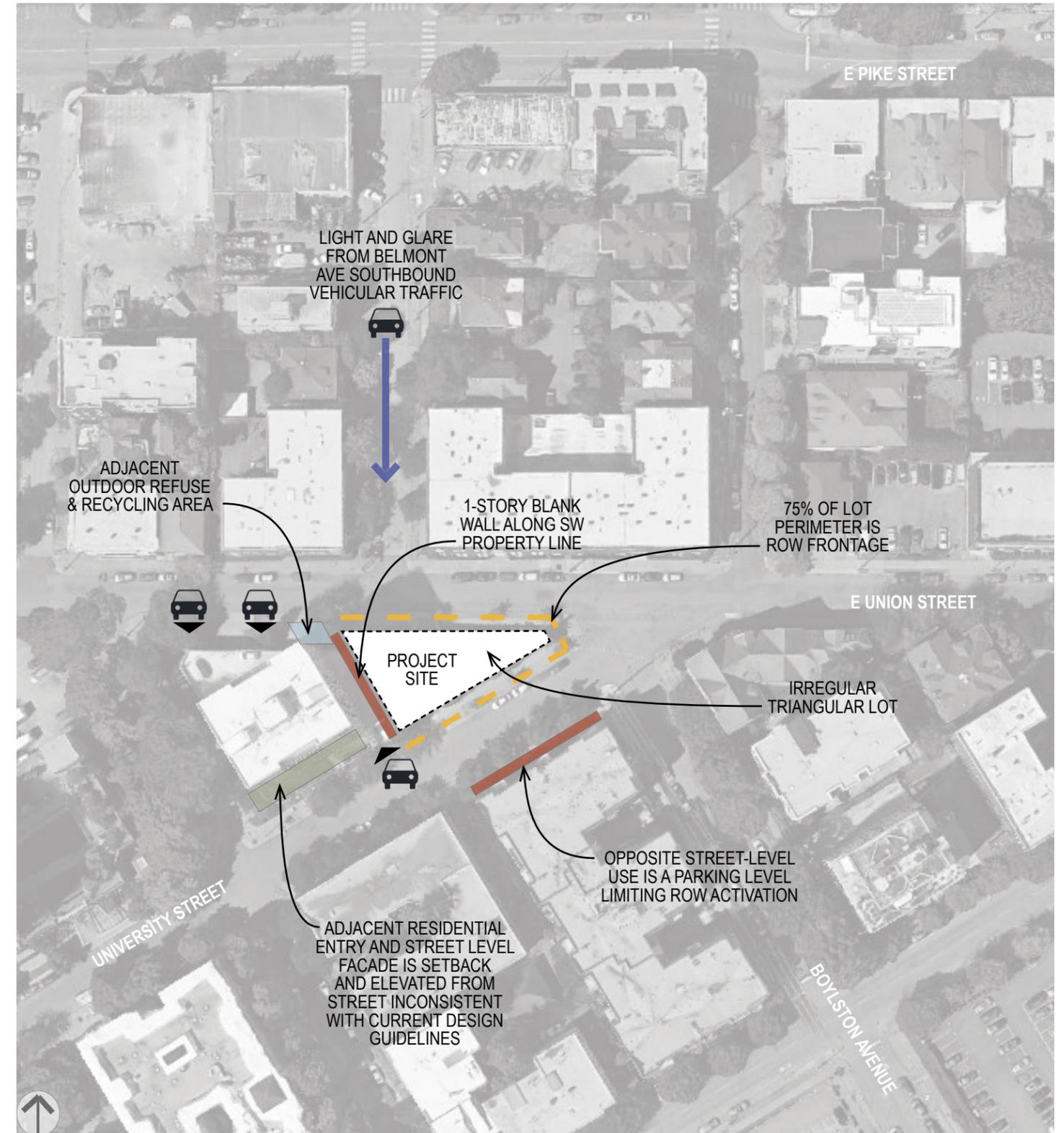
STREET ELEVATION C: UNIVERSITY ST LOOKING NORTH



STREET ELEVATION D: UNIVERSITY ST LOOKING SOUTH



OPPORTUNITIES



CONSTRAINTS



10AM - SUMMER SOLSTICE



10AM - EQUINOX



10AM - WINTER SOLSTICE



NOON - SUMMER SOLSTICE



NOON - EQUINOX



NOON - WINTER SOLSTICE



2PM - SUMMER SOLSTICE



2PM - EQUINOX



2PM - WINTER SOLSTICE