DEVELOPMENT OBJECTIVES

PROJECT DESCRIPTION
Located on the corner of E Union St between 10th Ave and Broadway Court. Because the site is within the Pike/Pine Urban Center Village and within the Pike/Pine conservation core, it is surrounded by older buildings that are primarily warehouse style from the Auto Row era. As a result, residential and commercial buildings have large window bays on the ground levels and the predominant feature of both typologies are scale and width along the street. The site is in the heart of the Pike and Pine neighborhood in Capitol Hill. The project will be comprised of a (7) story multi-family mixed use building.

Project qualifies for "Receiving Site" for TDP (Transfer Development Potential) square footage and an additional 10' feet of allowed height.

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

| Number of residential units: | 59 |
| Story count: | 7 |
| Height Limit: | 65' + 10' TDP |
| Number of parking stalls: | NONE |
| Retail sales and services: | 3,565 SF |

PROJECT INFORMATION

| Zoning: | NC3P-65 |
| Lot Size: | 5,614 SF |
| Overlay: | Pike/Pine Urban Center Village |
| Pike/Pine Conservation Core |
| Pedestrian Zone: | Yes |
| Frequent Transit: | Yes |
| Pedestrian Streets: | Yes, circa 1918 |
| Character Structure: | Proposed demolition |
| Proposed demolition |
| Proposed demolition |

PROJECT TEAM

| Applicant: | SEA LEVEL PROPERTIES |
| 9675 SE 36th St. Suite 105 |
| Mercer Island, WA. 98040 |
| Architect: | GROUPARCHITECT |
| 1735 Westlake Ave. N. |
| Suite 200 |
| Seattle, WA. 98109 |
| Landscape Architect: | LA Studios LLC |
| 15200 52nd Avenue South |
| Suite 210 |
| Seattle, WA 98188 |
| Landscape Architect: | LA Studios LLC |
| 15200 52nd Avenue South |
| Suite 210 |
| Seattle, WA 98188 |

LEGAL DESCRIPTION

WERETTS ADD N HALF LOT 14 BLK 2 LESS POR THOF CONDEMNED IN KING CO SCC NO 17972 FOR E UNION ST & LESS POR THOF CONDEMNED IN KING CO SCC NO 72809 PURSUANT TO ORD NO 22161 FOR 10TH AVE TGW E 7 FT OF VAC BROADWAY CT ADJ TGW S HALF OF S HALF OF SD LOT 14 LESS POR THOF CONDEMNED FOR 10TH AVE IN KING CO SCC NO 72809 UNDER ORD NO 22161 TGW POR OF VAC BROADWAY CT ADJ TGW N HALF OF S HALF SD LOT 14 LESS POR THOF CONDEMNED FOR 10TH AVE IN KING CO SCC NO 72809 UNDER ORD NO 22161 TGW POR VAC BROADWAY CT ADJ
PIKE PINE (CAPITOL HILL) CONTEXT
The site is located within Pike Pine Urban Center Village. The Pike Pine neighborhood of Capitol Hill is located within walking distance to downtown. With lofts and warehouses, restaurants and retail surrounding the site, the neighborhood encompasses a vibrant mix of amenities. The site is in a predominantly mixed-use area with multi-family buildings. Located near downtown Seattle, the site is near primary attractions that encompass restaurants, theaters and commercial properties.

IMMEDIATE NEIGHBORHOOD CONTEXT
The predominate architecture of the neighborhood are 2-6 story mid rise apartment buildings, restaurants and retail, condominiums, multi-story office and institutional buildings. The project site is to the north of a 2 story restaurant/retail building. The neighborhood is a mix of turn of the century structures alongside 1950s and 60's commercial buildings. The materiality that characterizes the area consists of masonry, wood frame and reinforced concrete. The lot across the street of the project site consists of 6 story mix use building and a 2 story office building that are zoned NC3P-65. Adjacent sites to the West, East and South of the project site are predominantly zoned NC3P-65 with HR and M0-155-M zones two and three blocks to the west and south respectively. The structures in the neighborhood have a long standing history with Seattle, with over 100 being more than 85 years old, more than 40 buildings built between 1923 and 1954 and more than 60 being built from 1946 to the early 2000's.

ADJACENT AND NEARBY STREETS
The site is on a parallelogram shaped block. The site maintains street frontage on E Union St, 10th Ave and Broadway Ct. With residential buildings to the north of the site commercial buildings are also in close proximity - with Optimism Brewing Company to the west, Evolve Apartments to the North, Lark restaurant to the south and Eclectic Theatre to the east. Due to the residential density and the proximity of the area to vibrant commercial amenities, pedestrian traffic is heavy.

VIEWS AND AMENITIES
Anticipated views will most likely be urban street views of the immediately surrounding buildings.

FUTURE PROJECTS
According to city records and site observations, there are a number of completed projects as well as planned and under construction future developments in the area. Because the Pike Pine neighborhood is experiencing a time of expansive growth especially along Broadway and to the sites located within several blocks to the west. These projects consist primarily of mixed-use housing.
### ZONING DATA

**ZONING ANALYSIS: SEATTLE COMMERCIAL & PIKE/PINE OVERLAY (23.47A & 23.73)**

23.47A.005 Street Level Uses: Residential uses limited to 20% at all street facades in pedestrian zones. However, Broadway Court is not included as a designated non-pedestrian street in the Pike/Pine Conservation Overlay.

23.47A.008 Street Level Standards at Street-Facing Street Level Facades:
- Blank facades may not exceed 20' in length
- Blank facades may not exceed 40% of facade width
- Facades shall be located within 10' of lot line
- All non-residential uses, transparency to be minimum 60%
- Commercial uses to provide 30' minimum depth and 13' minimum floor to floor height
- Provide continuous overhead protection for 60% of frontage along 10th Ave and E. Union Street

**departure request for less than 60% overhead protection along E. Union Street**

23.47A.012 Height Limits: 65 feet base height

23.73.014.C Height Exception: 10 foot added height for receiving TDPs (Transfer Development Potential)

#### ZONING ENVELOPE

**LEGEND**

<table>
<thead>
<tr>
<th>DEPARTURE NUMBER</th>
<th>LAND USE CODE SECTION</th>
<th>ITEM</th>
<th>CODE REQUIREMENT</th>
<th>DEPARTURE REQUESTED</th>
<th>DESIGN RATIONALE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>SMC 23.47A.008.C.4.a</td>
<td>Weather protection along at least 60% of the street frontage</td>
<td>Union facade length = 54.5 feet, Req. weather protection at 60% = 32'-8&quot;</td>
<td>Project proposes continuous weather protection for 27% (14'-8&quot;) of the principal pedestrian street along E. Union.</td>
<td>By locating an awning only at the retail entry along E. Union, the project provides entry location overhead protection while increasing the visibility of the architectural features, such as the transom windows, brick detailing, and signage. Further, the reduced overhead protection reinforces the existing urban context where awnings are limited on historical groundlevel stores. (PL3.C Retail Edges &amp; CS3.IV Architectural Context)</td>
</tr>
<tr>
<td>2</td>
<td>SMC 23.73.024.B</td>
<td>Transfer of Development Potential TDP Receiving Site</td>
<td>TDP eligible sites must retain character structures unless departure to demolish structure per 23.41.012.B.32 approved through DR.</td>
<td>Project proposes demolition of existing &quot;character structure&quot; as defined by code, while still receiving height and FAR exceptions granted to TDP receiving sites</td>
<td>Project proposes to demolish existing character structure as it has &quot;insufficient value&quot; to warrant retention due to the lack of architectural qualities representing the Pike/Pine neighborhood's building typology. The wood frame structure is in disrepair, does not use masonry exterior or decorative elements, and does not relate to the street frontage with high glazed openings. Project maintains that the proposed design and removal of the character structure allow a development that respects and celebrates the neighborhood streetscape and the Pike/Pine specific building typology desired. (CS3.IV Architectural Context, CS2.B2 Connections to the Street, PL3.C Retail Edges, DC4.I Exterior Materials)</td>
</tr>
</tbody>
</table>

---

By Union Street Apartments
953 E Union St, Seattle WA 98122
SEALEVEL PROPERTIES

Early Design Guidance - 2nd Meeting
July 26, 2017

www.grouparch.com
EDG 1: OPTION SUMMARY

**OPTION A: “RETAIL EDGE” (CODE COMPLIANT)**

CONCEPT FROM URBAN ANALYSIS
- Create a “Retail Edge” along the principal pedestrian streets of E Union and 10th Avenue
- “Wrap” a modern detailed inset massing with an ordered facade with ordered and historical proportions

PROS
- Residential entry and stair core orientation supports retail edge along E Union and 10th Avenue
- Circulation cores have minimal impact on streetscape
- Stair core orientation supports contiguous retail

CONS
- Residential entry sequence occupies least activated neighborhood street

POTENTIAL DEPARTURES
- Demolition of Character Structure

**OPTION B: “SEPARATED RETAIL”**

CONCEPT FROM URBAN ANALYSIS
- Create multiple retail spaces with through block views
- Maintain a strong base with ordered divisions with “loft” style window divisions at tower

PROS
- Residential entry and stair core orientation supports separate and distinct retail opportunities
- Retail space activates connection between Broadway Court and 10th Ave
- Prominent residential entry

CONS
- Limits retail size flexibility

POTENTIAL DEPARTURES
- Demolition of Character Structure

**OPTION C: “CONTIGUOUS RETAIL” (PREFERRED)**

CONCEPT FROM URBAN ANALYSIS
- Provide a flexible retail space with frontage opportunities to all three streetscapes
- Maintain a strong base with ordered divisions with a strong vertical modulation to reduce massing

PROS
- Retail corner entry engages intersection and “greenspace” development
- Residential entry and stair core orientation supports contiguous retail along all streets
- Circulation cores have minimal impact on streetscape

CONS
- Residential entry sequence is secondary to retail occupying southeast corner

POTENTIAL DEPARTURES
- Demolition of Character Structure
- Residential use along 10th Avenue occupies 28.8% of street facade (20% max. allowed per code)
EDG 2: DESIGN RESPONSE TO GUIDANCE

BOARD COMMENTS - HEIGHT, BULK, AND SCALE:

A The Board favored Option B for the potential to reference historic Pike/Pine precedents, such as loft windows, retail storefronts, and its ability to activate all three street frontages. (PP CS2-III)

RESPONSE: Option B has been further explored as the preferred scheme, maintaining the flat facade, loft windows, and strong datum line. The retail storefront wraps the three street frontages with multiple points of entry, which allows flexibility and engagement of each street.

B The Board recommended the bays be closer to the 20' of width present in the neighborhood and the base should be taller. The Board suggested the applicant look to the Central Agency building for the base’s proportions. (PP CS2-III-ia, PP PL3-II-i)

RESPONSE: The base’s height has increased to align with the scale of the Central Agency Building height. After reviewing neighborhood precedent, the bays were expanded to typically measure 18’-8” from center line of columns. (Refer to study on page 12)

C The Board thought the loft style windows on floors 2-7 related better to the neighborhood than the fenestration patterns shown in Options A and C. (PP CS2-III-ii)

RESPONSE: The loft style windows remain in the proposed scheme.

D The Board did not support the cut corner of Option 3 as it did not relate to neighborhood precedents. (CS3-A)

RESPONSE:

BOARD COMMENTS - GROUND FLOOR USES:

A The Board stated the service uses are well located but should be minimized and not dominate the Broadway Ct. facade. (DC1-C)

RESPONSE: The service use street frontage has decreased to about one bay width on Broadway Ct. The northern door into the service space will continue the storefront aesthetic blending in with the retail facade.

B The Board noted that the service doors are set back from the main facade and too dissimilar to the retail storefronts. Future designs should blend the service doors more with the overall facade. (DC1-C)

RESPONSE: The code requires an out-swing door within property boundaries necessitating a recess. However, the design proposes a refined integration by creating alcoves for the retail and residential entrances. Each nook maintains a similar modulation with the service doors.

C The Board encouraged the applicant to explore splitting the retail into two smaller businesses so different streets are activated. The applicant clarified there were no grade issues with locating a door at any of the bays. (PL3-C)

RESPONSE: The residential and service spaces were relocated to the south of the building, increasing the visibility from Union St/10th Ave corner through to Broadway Ct. The open space with multiple planned entry points allows flexibility to accommodate a variety of tenant sizes.

D The Board was enthusiastic about the possibility of Broadway Ct. eventually working as narrow pedestrian oriented street and encouraged the applicant to place more entries on Broadway. (PP CS3-II-ii)

RESPONSE: There are 2 main points of entry and 2 service entries on Broadway Ct. Minimizing the service area and increasing retail glazing will provide a more pedestrian oriented space.

E The Board supported the proposed second story bike room as it would be more convenient for residents and would allow the lobby frontage to be minimized in favor of retail. (PL4-B)

RESPONSE: The bike room has been moved to the basement, minimizing ground floor impact.

EDG 2: DESIGN RESPONSE TO GUIDANCE

BROADWAY CT STREET GLAZING

SERVICE USE

GROUND LEVEL PLAN

WEST ELEVATION: BROADWAY CT.

EAST ELEVATION: 10TH AVE.

NORTH ELEVATION: E UNION ST.
EDG 2: DESIGN RESPONSE TO GUIDANCE

BOARD COMMENTS - STREETSCAPE:

The Board encouraged the applicant to limit or eliminate canopies as they block the transom windows, an important aspect of neighborhood precedent. (DC2-B1)

RESPONSE: Awnings have been limited to entries and the outdoor seating area. The retail awnings will have transparencies to permit visibility of the architectural features at the base of the building. To accommodate the awning reduction, a departure is requested.

The Board stated the seating area depicted on 10th Ave. creates a somewhat overwhelming presence on the pedestrian realm. The Board wants to see more public space in the form of a parklet or some other gesture. Since there is no set tenant, it is premature to speculate the specific level of seating shown on pg. 24. (PL1-C & DC3-A)

RESPONSE: The project is anticipating an eatery establishment that will utilize the seating area. The expansive outdoor seating encourages SDOT’s 10th Avenue “green street” improvement. The space will provide a balance of private and public activity on 10th Ave. (Refer to plan on page 21)

The Board commented that there are too many paving patterns present making the streetscape appear overly busy; the applicant should simplify the paving design. (DC2-D2)

RESPONSE: Landscape plans show fewer paving patterns. (Refer to plan on page 21)

The Board advocated for the building to be pulled back along Union Street for a wider sidewalk as outlined in the SDOT memo. (DC3-C)

RESPONSE: The sidewalk along Union St is 10’-6” wide. The building steps back from the property line with storefront glazing inset from the columns and the main entry is slightly recessed.

The Board stated a preference for street trees on Broadway Ct. Staff note: The applicant’s presentation omitted the street trees as SDOT has stated they feel street trees at this location would reduce Broadway’s functionality.

RESPONSE: Per SDOT comments, the sidewalk does not have the sufficient width for street trees.

BOARD COMMENTS - EXISTING BUILDING:

The Board agreed with public comment and stated the applicant needs to provide a design that shows preserving the existing building. The Board would like to be provided with more historic documentation at the next meeting as well. (CS3-A1)

RESPONSE: The historical analysis sheet examines the automotive context of the Pike/Pine neighborhood and the existing building. The study of the existing building explores preserving the structure, and integrating the original signage. After studying the original signage, project proposes to incorporate a similar signage element into the facade. (Refer to studies on pages 10 and 11)

BOARD COMMENTS - MATERIALS:

The Board was supportive of the precedent images showing brick buildings and stated that they expect the project to be clad in brick. The Board noted the detailing will be important as the project design evolves. (PP DC4-A)

RESPONSE: One prominent neighborhood characteristic is the use of masonry materials. The project proposes the use of brick in two colorways to reinforce the strong base and datum line. (Refer to study on page 19)
EDG 2: DESIGN RESPONSE TO GUIDANCE OVERALL PROPOSAL

- **Union Street Apartments**
  - 953 E Union St, Seattle WA 98122
- **SEALEVEL PROPERTIES**
- **Early Design Guidance - 2nd Meeting**
  - July 26, 2017

**EDG 2: DESIGN RESPONSE TO GUIDANCE OVERALL PROPOSAL**

- **E UNION STREET**
- **10th AVENUE**
- **E MADISON STREET**

1. **OPTION B**
2. **MAIN ENTRY**
3. **TRANSPARENT AWNINGS**
4. **DATUM LINE**
5. **SERVICE USE**
6. **MULTIPLE POINTS OF ENTRY**
7. **LOFT STYLE WINDOWS**
8. **BRICK**
9. **UMBRELLA SHADE**
10. **18' - 8"**
11. **12' - 8"**

**LOCATIONS**

1a 2a 3a 4a 5a 6a 7a 8a 9a 10a

**DIMENSIONS**

- 18' - 8" width
- 12' - 8" height

**NOTES**

- Multiple points of entry
- Loft style windows
- Transparent awnings
- Umbrella shade
- Main entry
- Service use
- Datum line
- Option B

**ADDRESS**

Union Street Apartments
953 E Union St, Seattle WA 98122
LOCATION
The site is located within the Pike Pine Urban Center Village. The predominate architecture of the neighborhood is a mix of turn of the century structures alongside 1950's and 60's commercial buildings. The structures in the neighborhood have a long-standing history with Seattle, with over 100 being more than 85 years old. The abutting and surrounding buildings across Broadway Court and 10th Avenue are one to two-story commercial structures built from 1911-2008. There are two prominent six story mid-rise apartment buildings across Union Street, one of which preserved a two story commercial building from 1915. The Pike Pine neighborhood of Capitol Hill is located within walking distance to downtown with lofts, warehouses, restaurants, and retail; the neighborhood encompasses a vibrant mix of amenities.

NEIGHBORHOOD HISTORY:
Seattle’s building boom, in the mid to late 19th century, was interrupted by the Great Fire of 1889. The fire destroyed 60 blocks of mostly wood-built construction. The redesign resulted in major reconstruction and renaming city streets. In 1901, Capitol Hill became a prominent developing area for commercial buildings and residential homes to the wealthy elite. The development of Capitol Hill evolved due to the electric trolleys (along James St. from 2nd Ave. to Broadway). The cable car led to the development of Broadway into a main commercial street in the city of Seattle.

The automobile became popular with the rich, therefore in 1905-1925 Capitol Hill was the only location for car dealerships as well as dealership storage buildings, auto repair shops and auto parts stores. These car dealers were clustered on Capitol Hill’s Broadway, Pike, and Pine streets, known as the “Auto Row.” Another destructive fire struck in 1925, leading to the rebuilding and repairing of businesses. During the 1930’s and 40’s was the start of apartment living, capitalizing on the views of downtown.

EXISTING STRUCTURE:
- Date of Construction: 1918
- Original Use: Shop
- Possible Other Uses: Livery Stable (unconfirmed)
- Original Materials: Wood frame construction with wood truss roof
- Building Name: Otto’s Radiator Service
- Previous Owner: Otto Rinderhagen & Helen Rinderhagen
- Current Use: Complete Automotive Detail (Auto Services)

EDG 2 RESPONSE: STUDY EXISTING BUILDING
EXISTING BUILDING:
The automotive shop has retained its main structure massing since 1918. The building was erected during an increase in automotive shops in the Capitol Hill neighborhood. Unlike the surrounding masonry structures in the neighborhood, this workshop was wood construction with a gable roof on the west side of the building. There are few noticeable modifications to the existing building which are, the removal of the signage, exterior paint, and an office addition.

PROPOSED DESIGN:
The proposed design seeks to celebrate the existing architectural context of “auto-row” with large glazed bays at the two-story base and strong “loft” style tower typology. The existing building, with its limited openings and atypical roofline, struggles to engage the pedestrian streetscape and scale. Incorporating the existing structure into the proposed development creates an awkward competition between old and new building streetscape and scale. Historically, the existing building incorporated a rectangular signage element which dominated its facade. The signage is absent today, but the original signage is reminiscent of other rectangular signage in the neighborhood. The proposed development proposes to incorporate a bold rectangular signage opportunity at ground level as a nod to both the original signage and neighborhood precedents.
EDG 2 RESPONSE: MATERIAL & NEIGHBORHOOD CHARACTER STUDY

1. 17FT WIDE BAYS WITH GEORGIAN FIXED WINDOWS, SAME TONE EXTERIOR MATERIAL AND WINDOW FRAMES.
2. FLAT, RED BRICK FACADE WITH METAL DECKS 12-18FT WIDE BAYS AT RETAIL FACADE
3. 15-19FT WIDE BAYS WITH 2.5FT COLUMNS RED BRICK FACADE WITH DIFFERENT TONED WATER TABLE.
4. DOUBLE HEIGHT GROUND FLOOR, LIGHT BRICK FACADE WITH METAL DECKS STRETCHING ACROSS 3 WINDOWS.
5. RED BRICK BASE WITH BRICK PATTERN CHANGE
6. 17-20FT WIDE BAYS WITH RHYTHMIC VARIATION OF FENESTRATION MULTI-TONED BRICK FACADE
7. 18-22FT WIDE BAYS WITH A SIGNAGE BAND BETWEEN GLAZING
8. PAINTED BRICK FACADE AND SIGNAGE WITH PUNCTURED FENESTRATIONS
COMMUNITY MEETINGS
The design team met with the Pike/Pine Urban Neighborhood Council (PPUNC) to tour the Pike/Pine Neighborhood and to review the design proposal. During these meetings, the community encouraged the design team to explore and consider the following when developing the design proposal:
- Neighborhood historical context and immediate precedents
- Ground level transparency
- Activation of Broadway Court
- Use of brick cladding as the primary cladding
- Exploration of window composition to relate to each floor level

EDG 2 RESPONSE: COMMUNITY ENGAGEMENT

- CENTRAL AGENCY BUILDING: maintains original texture showing a “patina of time”
- EXCELSIOR APARTMENTS: restored 1920’s building with generous glazing at retail level
- CHOPHOUSE ROW: “through” building visual connection to pedestrian space
- DAVIS & HOFFMAN: use of historical signage
CONCEPT FROM URBAN ANALYSIS
- Create multiple retail spaces with through block views
- Maintain a strong base with ordered divisions with “loft” style window divisions at tower.

DEVELOPMENT OBJECTIVES
Number of residential units: 59 Units
Retail sales and services: 3,565 sf
Number of parking stalls: 0

POTENTIAL DEPARTURES
- Demolition of Character Structure
- Reduced overhead protection along E. Union Street

EDG 2 RESPONSE: PROPOSED SCHEME

VIEW FROM NORTHWEST

VIEW FROM SOUTHWEST

LEGEND
AMENITY RESIDENTIAL CIRCULATION RETAIL UTILITY

RESIDENTIAL LEVELS 2-6

GROUND LEVEL PLAN

ELEV LOBBY

VAULT

STAIR 1

PL 61 - 2'

STAIR 2

PL 59 - 1'

10TH AVE

BROADWAY CT

E UNION ST

BROADWAY CT

E UNION ST

BROADWAY CT

10TH AVE

DEVELOPMENT OBJECTIVES
Number of residential units: 59 Units
Retail sales and services: 3,565 sf
Number of parking stalls: 0

POTENTIAL DEPARTURES
- Demolition of Character Structure
- Reduced overhead protection along E. Union Street

VIEW FROM NORTHWEST

VIEW FROM SOUTHWEST

LEGEND
AMENITY RESIDENTIAL CIRCULATION RETAIL UTILITY

RESIDENTIAL LEVELS 2-6

GROUND LEVEL PLAN

ELEV LOBBY

VAULT

STAIR 1

PL 61 - 2'

STAIR 2

PL 59 - 1'

10TH AVE

BROADWAY CT

E UNION ST

BROADWAY CT

E UNION ST

BROADWAY CT

10TH AVE

DEVELOPMENT OBJECTIVES
Number of residential units: 59 Units
Retail sales and services: 3,565 sf
Number of parking stalls: 0

POTENTIAL DEPARTURES
- Demolition of Character Structure
- Reduced overhead protection along E. Union Street

VIEW FROM NORTHWEST

VIEW FROM SOUTHWEST

LEGEND
AMENITY RESIDENTIAL CIRCULATION RETAIL UTILITY

RESIDENTIAL LEVELS 2-6

GROUND LEVEL PLAN

ELEV LOBBY

VAULT

STAIR 1

PL 61 - 2'

STAIR 2

PL 59 - 1'

10TH AVE

BROADWAY CT

E UNION ST

BROADWAY CT

E UNION ST

BROADWAY CT

10TH AVE

EDG 2 RESPONSE: PROPOSED SITE SECTIONS

PROPOSED PROJECT

10TH AVE BROADWAY CT

E UNION ST

OPTIMISM BREWING COMPANY

WEST PROPERTY LINE

EAST PROPERTY LINE

NORTH PROPERTY LINE

SOUTH PROPERTY LINE

MLP

WEST PROPERTY LINE

EAST PROPERTY LINE

NORTH PROPERTY LINE

SOUTH PROPERTY LINE

E EVOLVE APARTMENTS

RETAINING WALL

E UNION ST

RETAIL

MECH / STORAGE

3'-4"

1'-6"

75' TDP HEIGHT LIMIT

PROPOSED PROJECT

RESIDENTIAL UNITS

CORRIDOR

ELEVATOR

STAIRS

E CENTRAL AGENCY BUILDING
EDG 2 RESPONSE: ACTIVATE BROADWAY COURT STUDY

BROADWAY COURT EQUAL OPPORTUNITY
- Street should not be treated as the “back of the building”
- Support the vision for Broadway Court
- Cohesive neighboring facade/function
- Use Broadway Court as a community event space to an active street-life

INITIATE STREET FRONTAGE
- Visibility through the building, connecting 10th Avenue, Union Street, and Broadway Court
- Points of entry on each street frontage
- Use pollinator plantings along 10th Avenue and roof deck.

INITIATE STREET FRONTAGE
- Street should not be treated as the “back of the building”
- Support the vision for Broadway Court
- Cohesive neighboring facade/function
- Use Broadway Court as a community event space to an active street-life

WEST ELEVATION: BROADWAY CT. AND NEIGHBORING FACADE

STREET PERSPECTIVE: BROADWAY COURT

STREET PERSPECTIVE: BROADWAY CT. THROUGH TO 10TH AVENUE
BRICK CLAD
- Encourage historical expression of materiality
- Neighboring buildings have solid masonry massing with punctured windows
- The use of all brick clad creates an opaque balance with the high percentage of glazing
- Materiality will reinforce a strong base and datum line

STOREFRONT & WINDOWS: BLACK FRAME

BRICK, TOWER: AUTUMN BLEND, MISSION TEXTURE

BRICK, BASE: CLINKER, MISSION TEXTURE

AWNING: BLACK METAL WITH GLASS

DECKS: BLACK METAL, BOLT ON

WINDOW INSET: DISPLAY BRICK DEPTH

DATUM LINE: BRICK DETAIL CONCEPT
RESPONSE TO COMMUNITY COMMENT: WINDOW STUDY

EDG 2 ELEVATION: 10TH AVE (LOFT STYLE WINDOW DIVISION)

EDG 2 PERSPECTIVE: UNION ST & 10TH AVE

STUDY ELEVATION OPTION: 10TH AVE (FLOOR TO FLOOR WINDOW DIVISION)

STUDY OPTION PERSPECTIVE: UNION ST & 10TH AVE

DIVISION OF UPPER LEVEL WINDOWS

LOFT STYLE GROUPINGS OF WINDOWS

WINDOWS READ AS CONTINUOUS UNIT

MAXIMIZE EXPOSURE

SPAN THE COLUMN WIDTH AT RETAIL LEVEL

WINDOW EXPRESSED FLOOR BY FLOOR
### LANDSCAPE PLAN AND CONCEPT

#### Proposed Plant Schedule

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Pollinator</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Street Trees</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Acer Rubrum 'Tennелюм'</td>
<td>Swamp Maple</td>
<td></td>
</tr>
<tr>
<td>Prunus virginiana 'Prairifire'</td>
<td>Red Maple</td>
<td></td>
</tr>
<tr>
<td><strong>Shrubs</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Arctostaphylos 'Compact'</td>
<td>Compact Cranberry</td>
<td></td>
</tr>
<tr>
<td>Berberis thunbergii 'Atroviolacea'</td>
<td>Dark Berberis</td>
<td></td>
</tr>
<tr>
<td>Chamaecyparis nootkatensis 'Smaragd'</td>
<td>Nootka Cypress</td>
<td>195</td>
</tr>
<tr>
<td><strong>Groundcovers</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Calamintha 'Kraussii'</td>
<td>Kraussii Pussy-willow</td>
<td></td>
</tr>
<tr>
<td><em>Purpurea</em></td>
<td>Japanese Holly</td>
<td></td>
</tr>
<tr>
<td><strong>Perennials, Ferns, &amp; Grasses</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>Dianthus Caryophyllus</em></td>
<td>Spider Pink</td>
<td></td>
</tr>
<tr>
<td><em>Salvia officinalis</em></td>
<td>Sage</td>
<td></td>
</tr>
<tr>
<td><em>Pennisetum setaceum</em></td>
<td>fountain grass</td>
<td>165</td>
</tr>
</tbody>
</table>

#### Site Amenities at Street Level
- 10th Ave. Outdoor Cafe with Bar Seating
- Bench
- Bike Rack
- 10th Ave. & Broadway Planters
- Special Paving Pattern & Color

#### Required Street Trees (as Approved by City Arborist)
- Bowhall Red Maple
- Red Rage Tupelo

#### Early Design Guidance - 2nd Meeting
- July 26, 2017
- Union Street Apartments
- 953 E Union St, Seattle WA 98122
- SEALEVEL PROPERTIES
- www.grouparch.com
STUDY: SUN & SHADOWS

10AM - SUMMER SOLSTICE

2PM - SUMMER SOLSTICE

NOON - SUMMER SOLSTICE

10AM - EQUINOX

NOON - EQUINOX

2PM - EQUINOX

10AM - WINTER SOLSTICE

2PM - WINTER SOLSTICE

NOON - WINTER SOLSTICE
## DEPARTURE REQUESTS

<table>
<thead>
<tr>
<th>DEPARTURE NUMBER</th>
<th>DEPARTURE REQUESTED</th>
</tr>
</thead>
</table>

### CODE REQUIREMENT

<table>
<thead>
<tr>
<th>CODE REQUIREMENT</th>
<th>DESIGN RATIONALE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Union facade length = 54.5 feet</td>
<td>By locating an awning only at the retail entry along E. Union, the project provides entry location overhead protection while increasing the visibility of the architectural features, such as the transom windows, brick detailing, and signage. Further, the reduced overhead protection reinforces the existing urban context where awnings are limited on historical groundlevel storefronts. (PL3.C Retail Edges &amp; CS3.IV Architectural Context)</td>
</tr>
</tbody>
</table>

### RATIONALE

- **Project proposes continuous weather protection for 27% (14'-8") of the principal pedestrian street.**
- **Project proposes demolition of existing "character structure" as defined by code, while still receiving height and FAR exceptions granted to TDP receiving sites.**
  - **Project maintains that the proposed design and removal of the character structure allow a development that respects and celebrates the neighborhood streetscape and the Pike/Pine specific building typology desired.**

### DEPARTURE NUMBER 1

**SMC 23.47A.008.C.4.a**

- **CODE REQUIREMENT:** Weather protection along at least 60% of the street frontage
- **DEPARTURE REQUESTED:** Req. weather protection at 60% = 32'-8" TDP eligible sites must retain character structures unless departure to demolish structure per 23.41.012.B.32 approved through DR.

### DEPARTURE NUMBER 2

**SMC 23.73.024.4.B**

- **CODE REQUIREMENT:** Transfer of Development Potential TDP Receiving Site
- **DEPARTURE REQUESTED:** TDP eligible sites must retain character structures unless departure to demolish structure per 23.41.012.B.32 approved through DR.

---

**Existing Character Structure**

- **PROPOSED STRUCTURE**

**Street Perspective: Union St & Broadway Ct**

**Existing Character Structure**

**Maximize Visibility of Architectural Features**

**Weather Protection at High Traffic**

**E Union St Facade: 54'-6"**

**14'-8" = 27%**

**PLAN: GROUND LEVEL**

**Historical Image of Existing Structure**

**PROJECT PROPOSAL**

**Elevation**
CONTEXT ANALYSIS: COMMUNITY NODES & POINTS OF INTEREST

POINTS OF INTEREST
1. OPTIMISM BREWING COMPANY
2. NEUMOS
3. CAL ANDERSON PARK
4. BLICK ART MATERIALS
5. MIGHTY O DONUTS
6. SEATTLE UNIVERSITY
7. SEATTLE CENTRAL COLLEGE
URBAN DESIGN ANALYSIS: EXISTING NOTABLE ARCHITECTURAL & SITING PATTERNS

EXISTING PATTERN LOCATIONS
1. LARK
2. SEATTLE POLYCLINIC
3. SEATTLE FIRST BAPTIST CHURCH
4. SEATTLE FIRE STATION NO. 25
5. ODDFELLOWS CAFE + BAR
6. DAVIS HOFFMAN BUILDING / INFINITY APARTMENTS

DESIGN CUES
Consistent facades with regular massing or rhythm in fenestration locations with modulation or step-backs that promote a reduction in the appearance of bulk in upper level setbacks. Established street-level proportions in relationship to block. Height, bulk, scale and proportion of buildings compliments street level treatments and interaction with ground floor facade and storefront design.
URBAN DESIGN ANALYSIS: STREET ELEVATIONS

STREET ELEVATION B: 10th AVE LOOKING WEST

STREET ELEVATION A: 10th AVE LOOKING EAST

PROJECT SITE

OPPOSITE PROJECT SITE
**ARCHITECTURAL CONCEPTS: OPTION B**

**"SEPARATED RETAIL"**

CONCEPT FROM URBAN ANALYSIS
- Create multiple retail spaces with through block views
- Maintain a strong base with ordered divisions with "10ft" style window divisions at tower.

PROS:
- Residential entry and stair core orientation supports separate and distinct retail opportunities
- Retail space activates connection between Broadway Court and 10th Ave
- Prominent residential entry

CONS:
- Limits retail size flexibility

DEVELOPMENT OBJECTIVES

- Number of residential units: 59 Units
- Retail sales and services: 3,580 sf
- Number of parking stalls: 0

---

**GROUND LEVEL PLAN**

**VIEW FROM NORTHWEST**

**VIEW FROM SOUTHWEST**

**RESIDENTIAL LEVELS 2-6**

**RESIDENTIAL LEVEL 7**

**VIEW FROM SOUTHWEST**

**LEGEND**

- AMENITY
- RESIDENTIAL
- CIRCULATION
- RETAIL
- UTILITY

---

- Early Design Guidance - 2nd Meeting
- July 26, 2017
- www.grouparch.com

---

- Union Street Apartments
- 953 E Union St, Seattle WA 98122
- SEALLEVEL PROPERTIES
ARCHITECTURAL CONCEPTS: OPTION B

COLONNADE LINES CONTINUE UP THE TOWER

LARGE LOFT WINDOWS

HEAVY BASE WITH PUNCTURED GLAZING

CONCEPT SKETCHES: FACADE COMPOSITION - 10TH AVENUE ELEVATION & MASSING

CONCEPT DESIGN DEVELOPMENT - FROM 10TH AVE

CONCEPT DESIGN DEVELOPMENT - FROM CORNER OF E UNION AND BROADWAY CT