



Union Street Apartments
 953 E Union Street, Seattle, WA

RECOMMENDATION MEETING
 JUNE 27, 2018
 PROJECT #3026031

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 as a "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: 8
- Height Limit: 65' + 10' TDP
- Number of parking stalls: NONE
- Retail sales and services: 5,527 SF

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

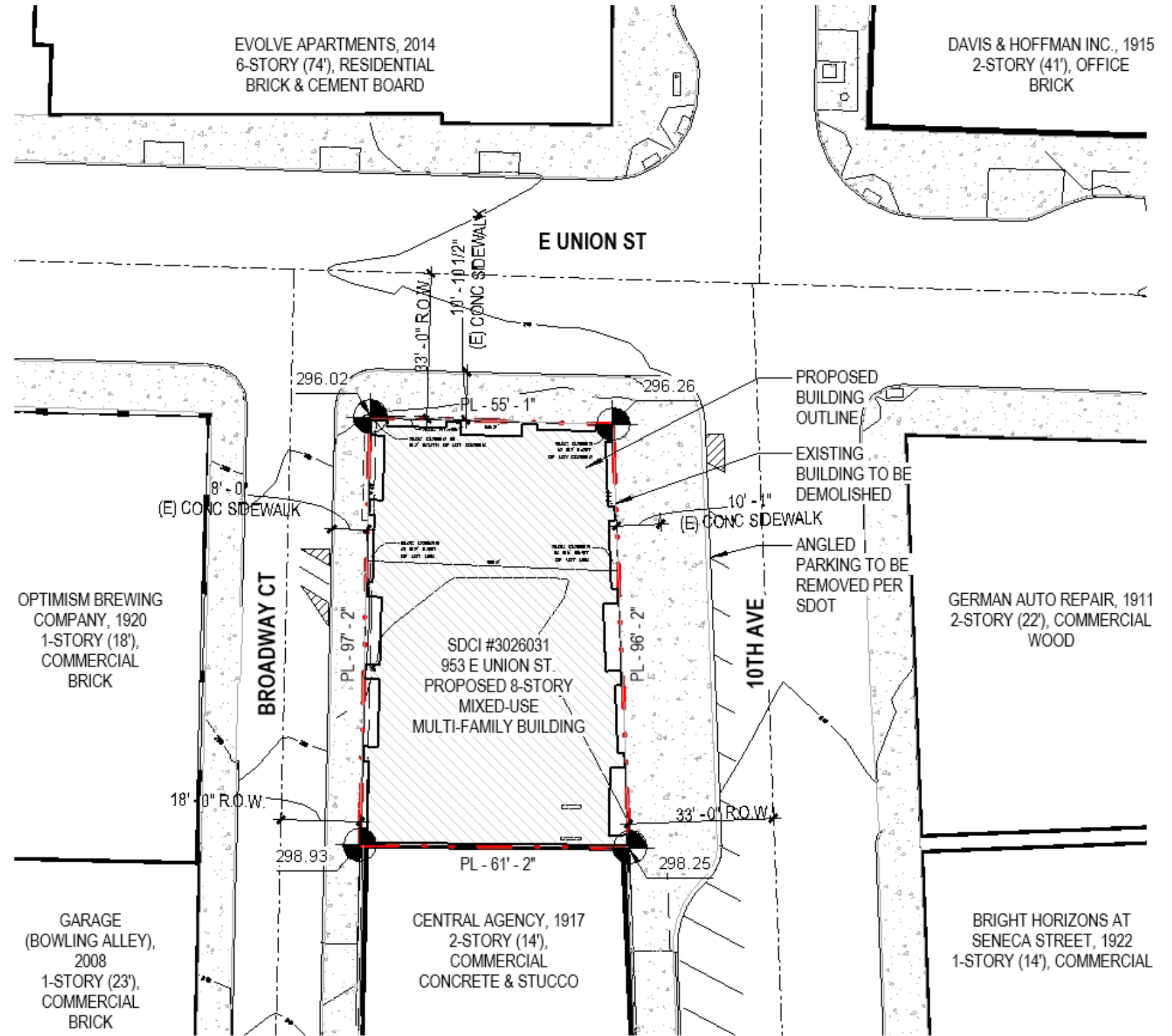
Landscape Architect: LA Studios LLC
15200 52nd Avenue South
Suite 210
Seattle, WA 98188

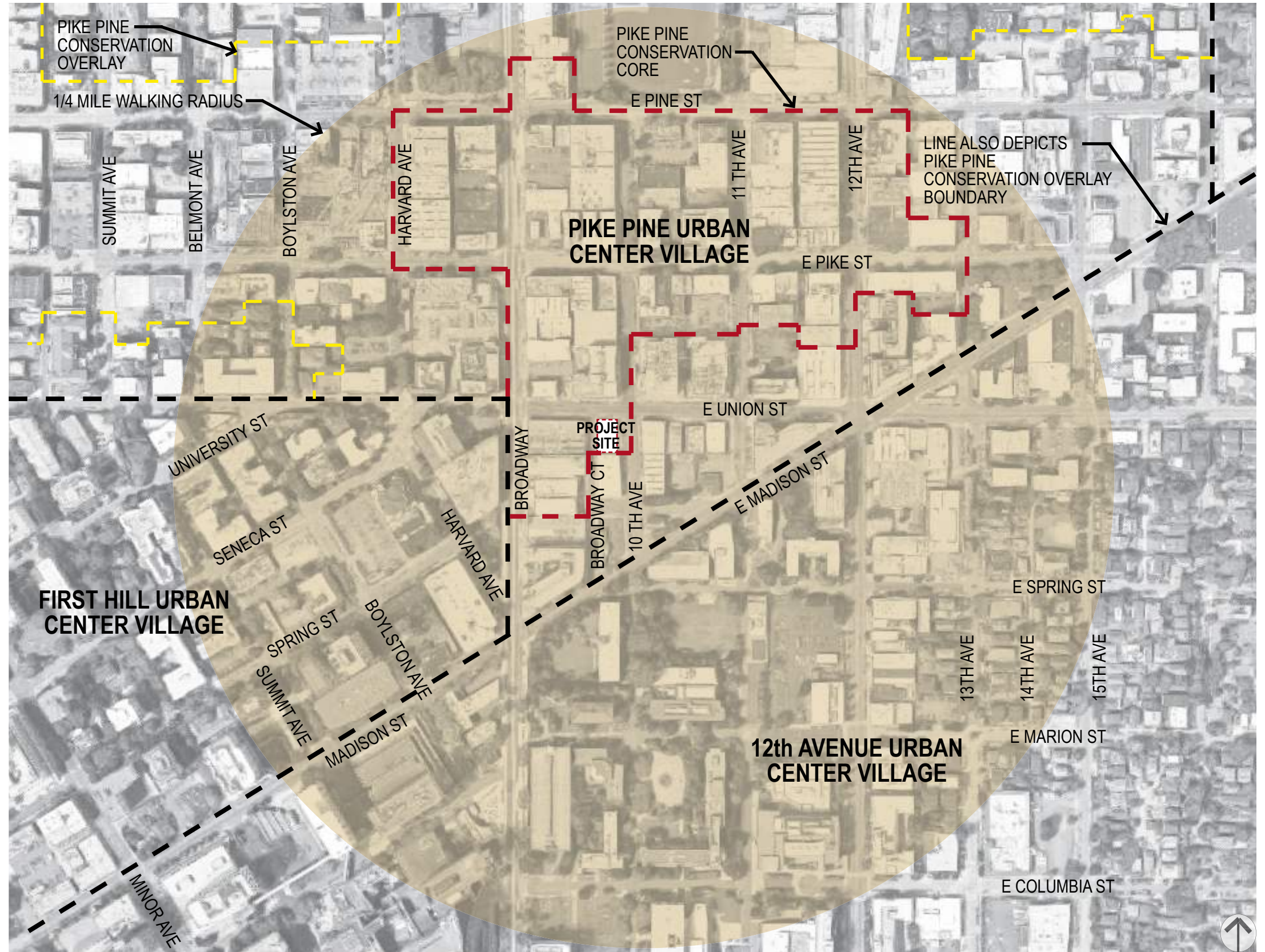
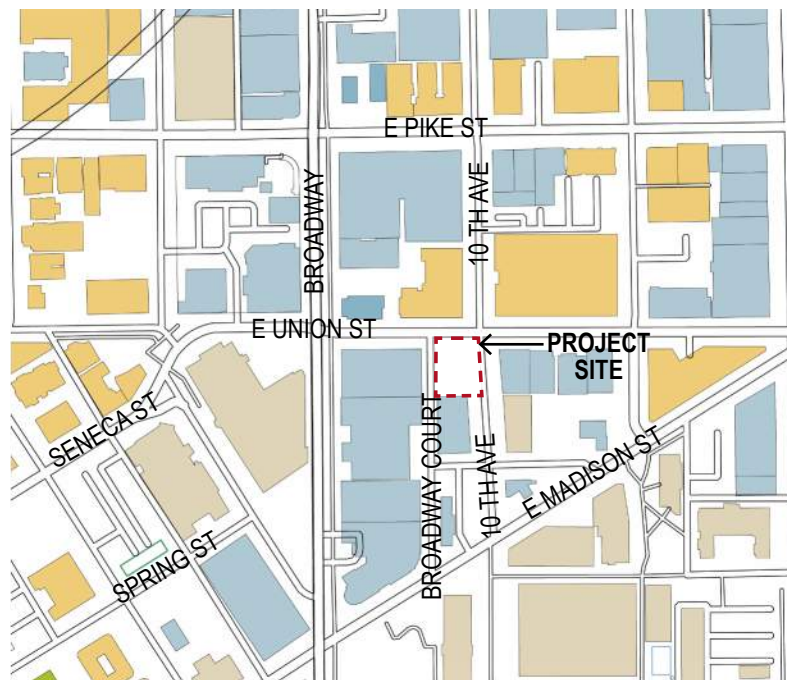
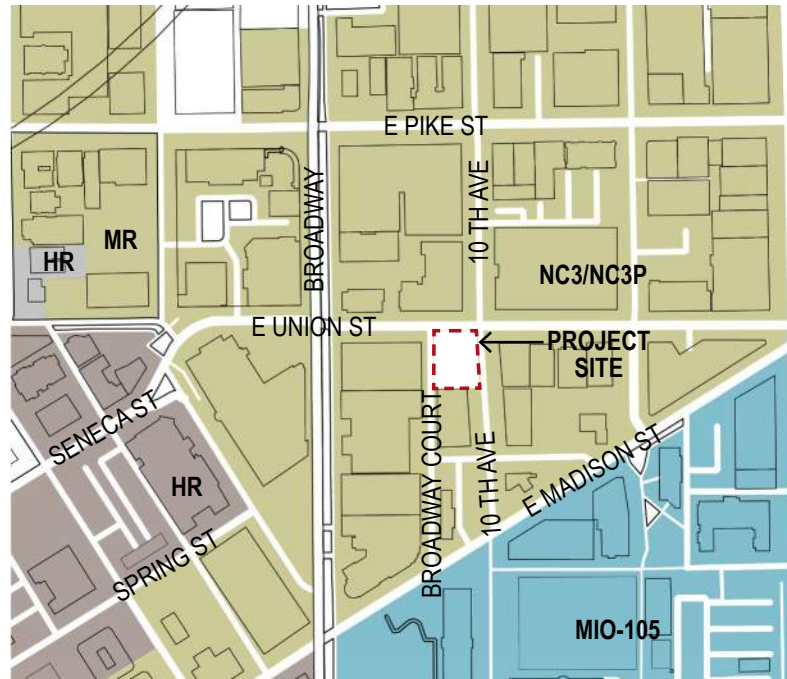
PROJECT INFORMATION

Zoning: NC3P-65
Lot Size: 5,614 SF
Overlay: Pike/Pine Urban Center Village
Pike/Pine Conservation Core
Pedestrian Zone: Yes
Frequent Transit: Yes
Mapped ECA: None
Codes: Seattle Land Use Code (current edition)
Character Structure: No (Existing structure is not considered a Character Structure per SDCI determination.)
Pedestrian Streets: 10th Avenue
East Union Street

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 PURSU-ANT 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





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



OPTIMISM BREWING COMPANY



NEUMOS



CAL ANDERSON PARK



BLICK ART MATERIALS



MIGHTY O DONUTS

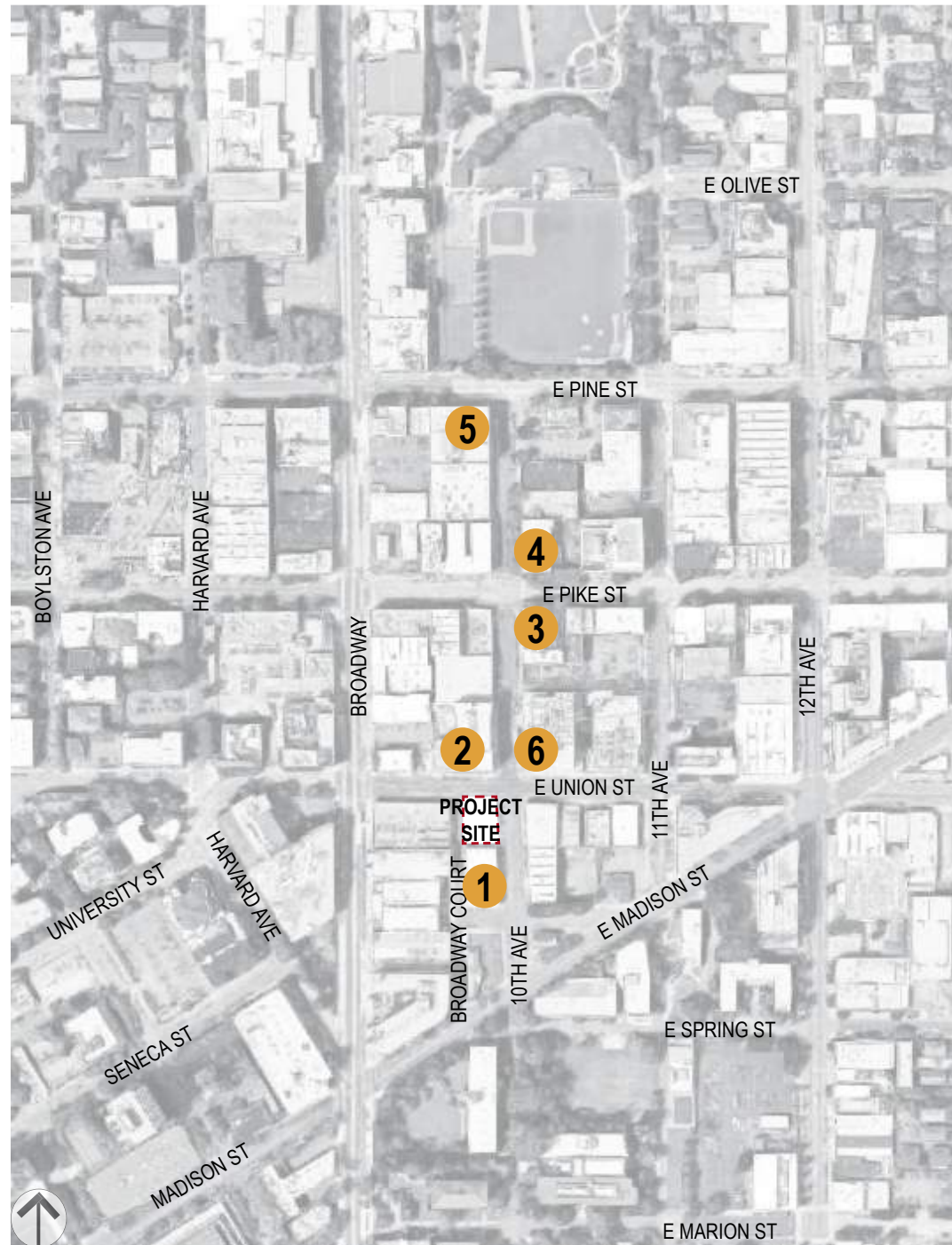


SEATTLE UNIVERSITY



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



LARK



EVOLVE APARTMENTS



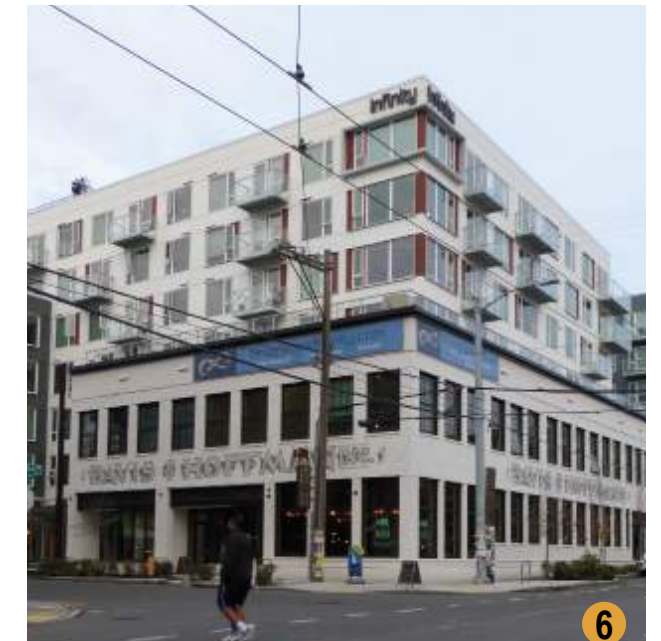
QUINNS



POQUITOS



ODDFELLOWS CAFE + BAR

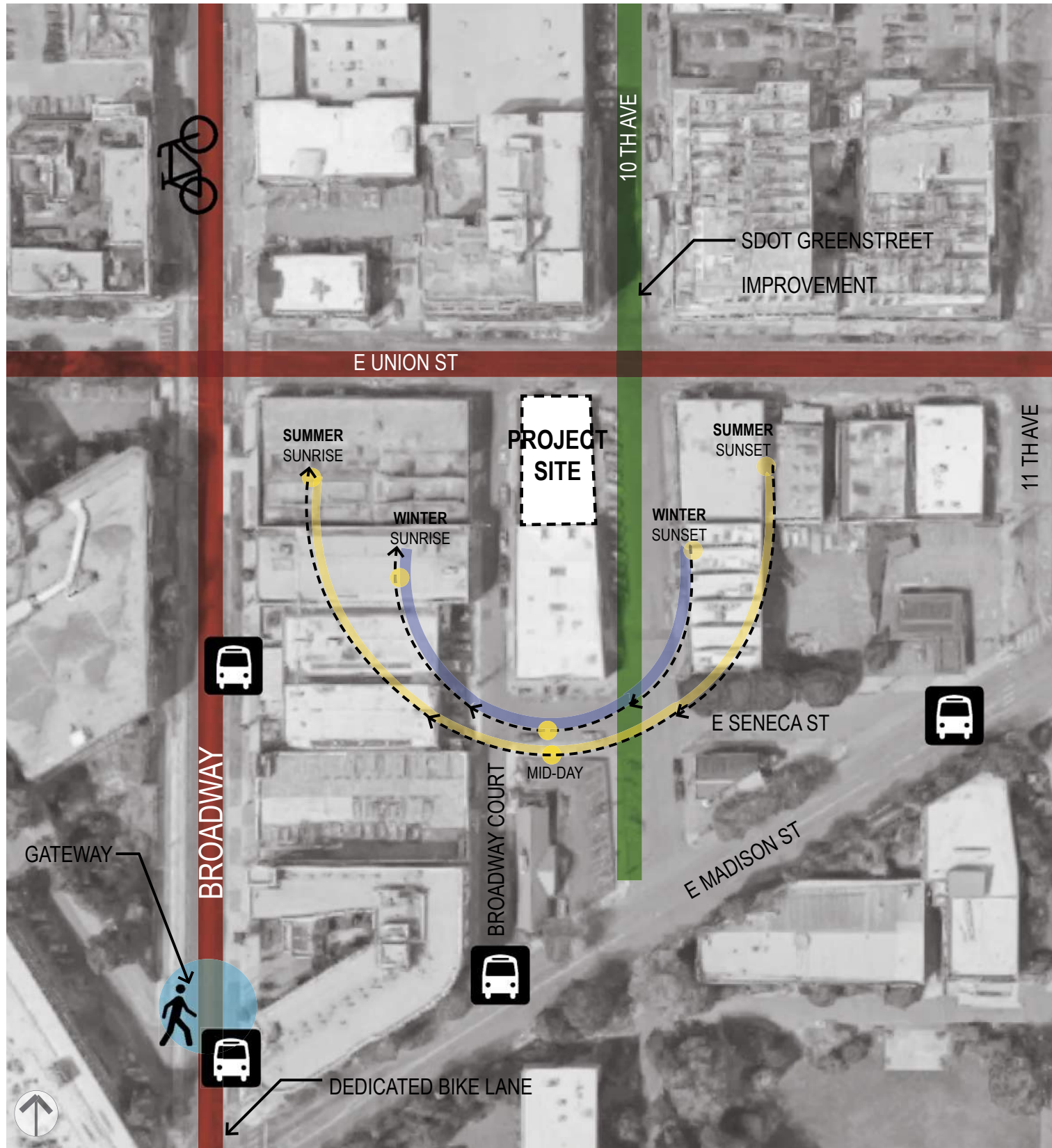


DAVIS HOFFMAN BUILDING / INFINITY APARTMENTS

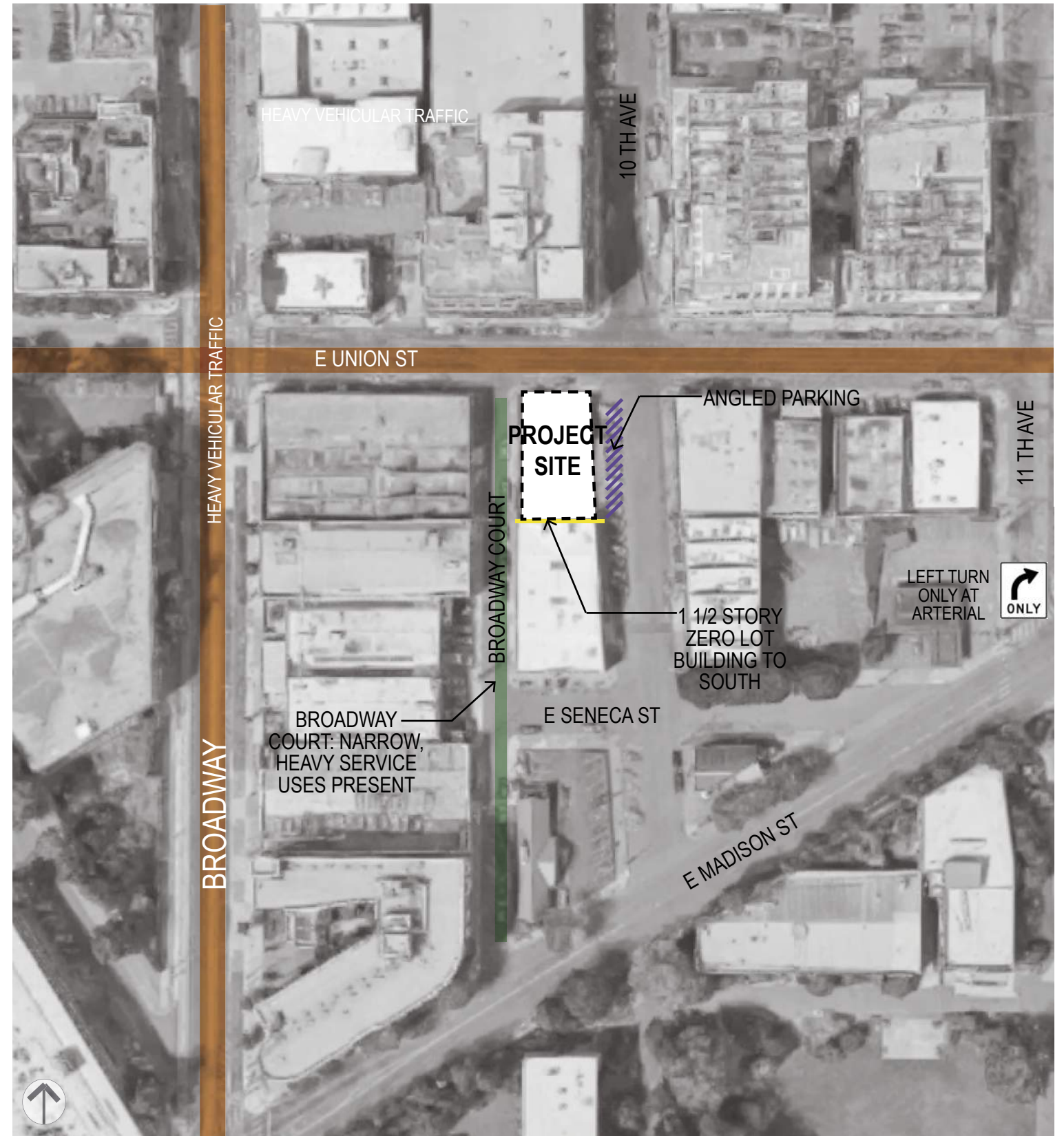
DESIGN CUES

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: OPPORTUNITIES & CONSTRAINTS



OPPORTUNITIES



CONSTRAINTS

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)

ZONING CODE REVIEW SUMMARY:

During the Early Design Guidance phase of this project, it was assumed the existing structure was a "Character Structure" due to its age and thus a departure was needed and discussed by the Board for its demolition.

During the MUP review, SDCI determined that the existing structure did not qualify as a "Character Structure" and therefore does not require a departure for its demolition. SDCI has reviewed the project's proposal to be a "Receiving Site" for Transfer Development Potential (TDP) which allows additional residential use FAR and an additional 10' of building height and has determined that this is an eligible project and site with no departure required.



SEATTLE MAP - CAPITOL HILL HISTORICAL CONTEXT



EXISTING BUILDING - E. UNION & 10TH AVE STREET FRONTAGE, CA. UNKNOWN



EXISTING BUILDING - E. UNION ST



EXISTING BUILDING - 10TH AVE



EXISTING BUILDING - INTERIOR LOT LINE

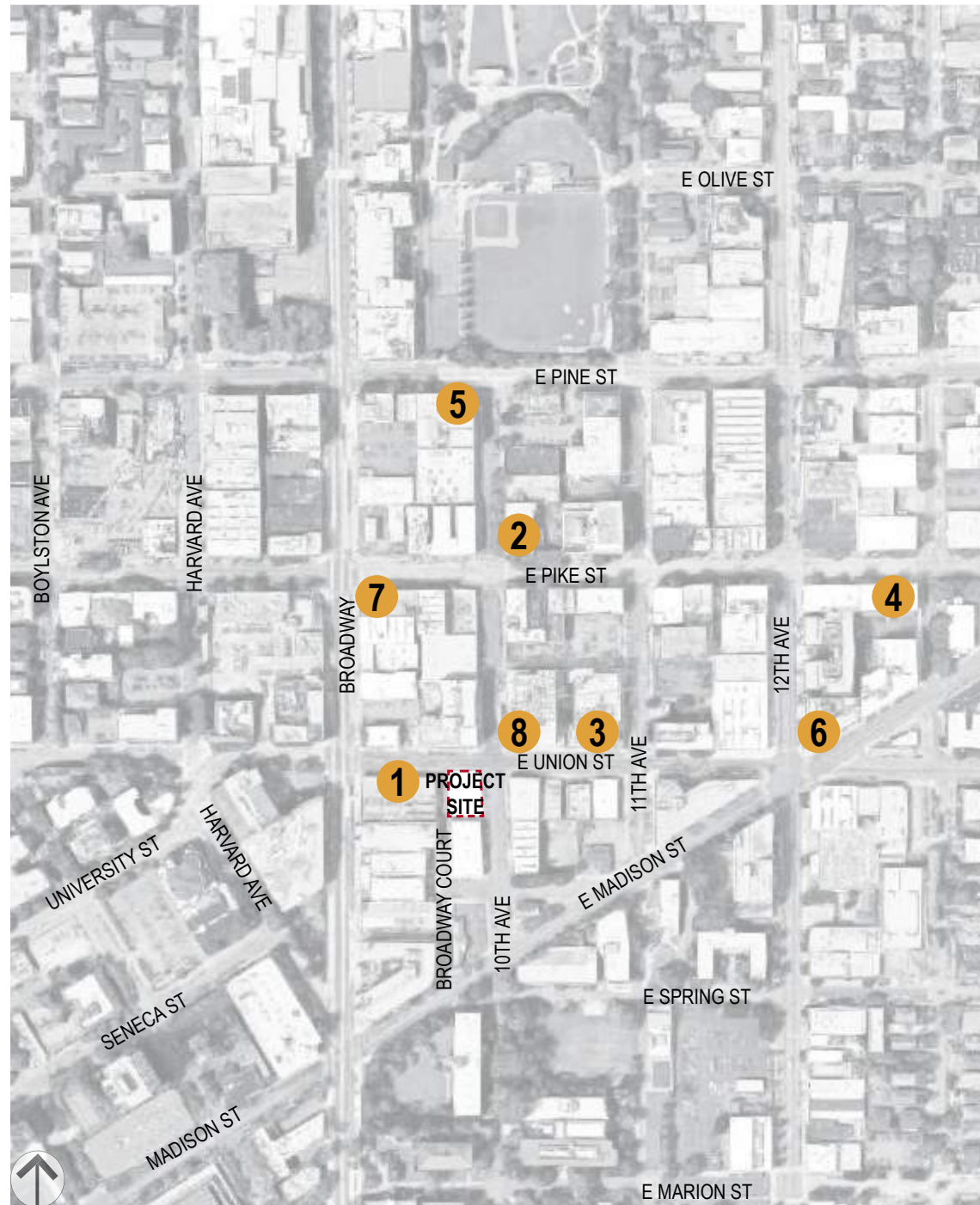


EXISTING BUILDING - BROADWAY CT



EXISTING BUILDING - E. UNION & 10TH AVE STREET FRONTAGE, CA. 2017

EDG 2 EXHIBIT: MATERIAL & NEIGHBORHOOD CHARACTER



- POINTS OF INTEREST**
1. OPTIMISM BREWING COMPANY
 2. POQUITOS
 3. BAR MELUSINE
 4. ELYSIAN CAPITOL HILL BREWERY
 5. ODDFELLOWS CAFE + BAR
 6. MIGHTY O DONUTS
 7. CLOUD GALLERY
 8. DAVIS & HOFFMAN BUILDING / INFINITY APARTMENTS



17FT WIDE BAYS WITH GEORGIAN FIXED WINDOWS, SAME TONE EXTERIOR MATERIAL AND WINDOW FRAMES.



15-18FT WIDE BAYS WITH 2.5FT COLUMNS
RED BRICK FACADE WITH DIFFERENT TONED WATER TABLE.



RED BRICK BASE WITH BRICK PATTERN CHANGE



18-22FT WIDE BAYS WITH A SIGNAGE BAND BETWEEN GLAZING



FLAT, RED BRICK FACADE WITH METAL DECKS
12-18FT WIDE BAYS AT RETAIL FACADE



DOUBLE HEIGHT GROUND FLOOR. LIGHT BRICK FACADE WITH METAL DECKS
STRETCHING ACROSS 3 WINDOWS.



17-20FT WIDE BAYS WITH RHYTHMIC VARIATION OF FENESTRATIONS
MULTI-TONED BRICK FACADE



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



EXCELSIOR APARTMENTS: restored 1920's building with generous glazing at retail level



CHOPHOUSE ROW: "through" building visual connection to pedestrian space



CENTRAL AGENCY BUILDING: maintains original texture showing a "patina of time"



DAVIS & HOFFMAN: use of historical signage



**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
- At 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)

23.47A.013 FAR: Single use maximum FAR = 4.25 x 5,614 SF = 23,859.5 SF
 Combined use maximum FAR = 4.75 x 5,614 SF = 26,666.5 SF

23.73.024.B: For additional residential FAR, project proposes being a "Receiving Site" for TDP (Transfer Development Potential)

23.73.009.C1 FAR: Non-residential uses limited to 2.0 FAR. Non-residential uses dedicated as general sales/service durable retail sales & eating/drinking establishments are exempt from FAR.

23.47A.016 Landscaping: Green Factor minimum= 0.3

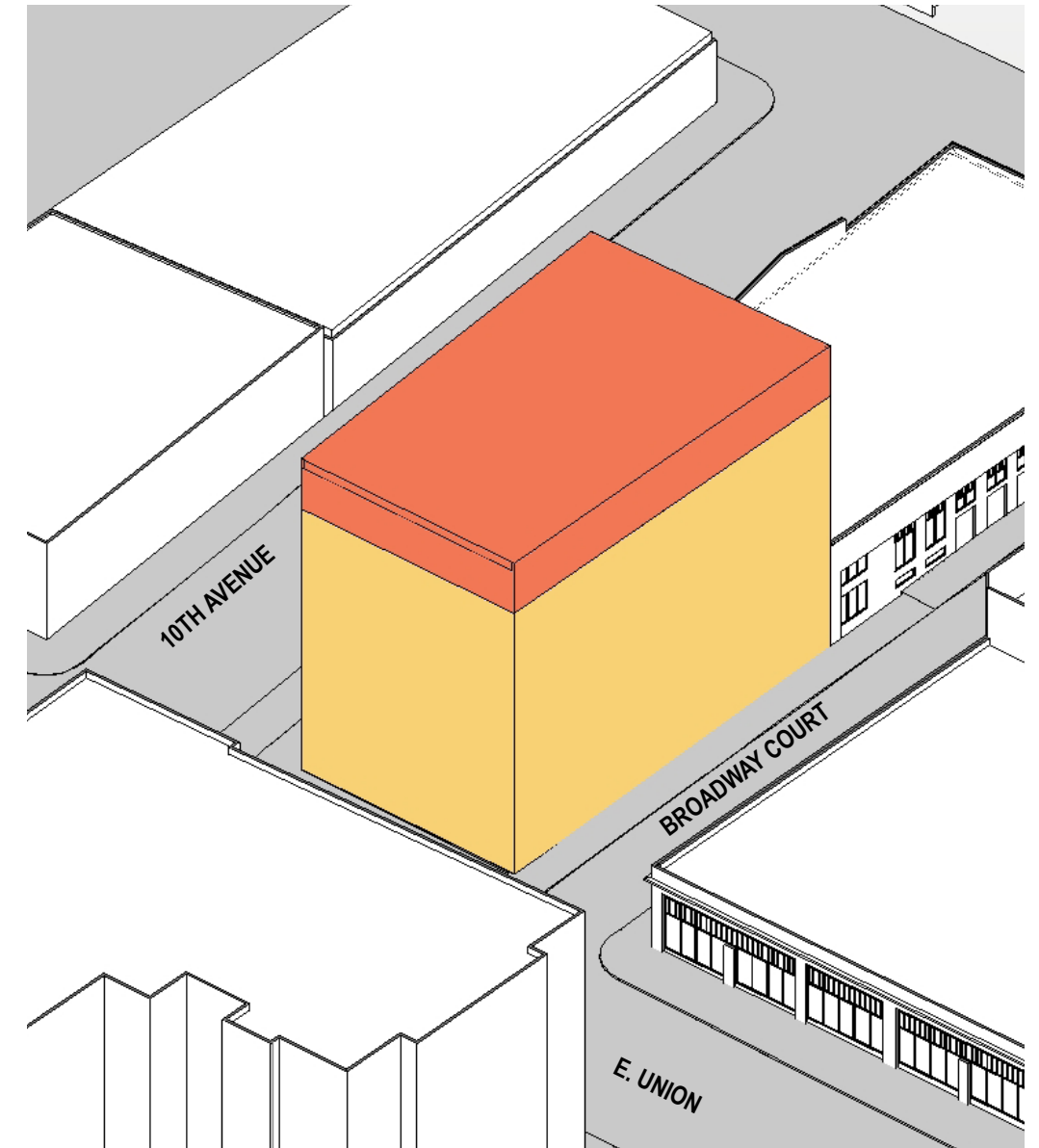
23.47A.024 Amenity Space: Provide amenity space equal to 5% of residential use gross floor area, not to be enclosed

23.54.015 Parking:

- No minimal requirement for non-residential parking in urban villages with frequent transit
- No minimal requirement for residential parking in urban villages with frequent transit
- Bicycle parking required at a ratio of 1:4 for dwelling units and 1:0.75 for SEDU



PROPOSED STRUCTURE SHOWING IMPACT OF TDP HEIGHT INCREASE



ZONING ENVELOPE

LEGEND

- NC3P-65 BASE HEIGHT (65')
- TDP ADDITIONAL HEIGHT ALLOWED (10' ADD)

EDG 1: BOARD PREFERRED OPTION B



EDG 2: MEETING PROPOSAL



RECOMMENDATION MEETING PROPOSAL



EDG 1 BOARD COMMENTS - APRIL 26, 2017

The board preferred Option B due to the potential reference to historic Pike/Pine precedents, such as loft windows, retail storefronts, and its ability to activate all three street frontages. There was a desire for wider bay widths, limited awnings, and clad brick that exemplify the Auto Row-era warehouse style façade. The project can activate Broadway Court by adding more points of entry, minimizing the service usage, and responding to adjacent buildings. Reducing the impact of the outdoor seating area on 10th Avenue allows more pedestrian traffic. There was a request to explore design options that preserves the existing building and provide more historical documentation.

EDG 2 BOARD COMMENTS - JULY 26, 2017

The EDG 2 proposal directly addressed the board’s comments as they related to the overall building height, window array and height, façade transparency and other design elements. The board preferred the double/triple height windows but wanted a reevaluation of the patterning and relationship between the different window types. There should be further development on the relationship between the brick material and type of windows, balcony placement, and signage material. The brick details could be pushed towards a more modern aesthetic. The board encourages further exploration of Broadway Court to make it more pedestrian friendly.

RECOMMENDATION MEETING PROPOSAL

The proposal continues to refine the details of the building, including: maintaining a strong base, transparency at the street level, well defined bays, “loft style” windows, and modern brick detailing. The depth of the brick and metal trim pieces surrounding the double window height and triple window height fenestrations provide a “punched” look. These modest modulations break down the overall plane of the brick façade. The storefront divisions are simplified for better cohesion with the “two-part” division windows at the tower. The storefront, vinyl windows, and steel features will all have a black finish, giving the tower a mulled fenestration appearance. The brick banding between the columns at each bay will have signage directly painted at any bay for both the tenant space(s) and the residential tower.

BOARD COMMENTS - HEIGHT, BULK, AND SCALE:

2A The Board appreciated the explanation of how major issues verbalized at the first EDG were addressed as they related to overall building height, window array and height, façade transparency and other design elements. (PP CS2-III, PP CS2-III-ia, PP PL3-II-ii, DC1-A-4)

RESPONSE: Proposal continues to refine the massing proposed to the Board at the Second EDG Meeting, maintaining the strong "base" of the building at street level with well-defined bays and the "loft style" window configuration of the residential tower.

BOARD COMMENTS - MATERIALS:

3A The Board was supportive of the use of brick as an exterior finish material, however, the Board wanted to see further clarification regarding the relationship of the brick and type of windows being proposed. (PP CS3-I-ii, PP DC4-I)

RESPONSE: Proposal includes the use of brick on all facades. The depth of the brick will provide the "punched" fenestration aesthetic. The ground-level proposes the use of a storefront system, while the upper floors propose vinyl. At vinyl locations, the use of exposed steel heads and metal trims between floor levels and mullions will serve to give the appearance of a mullioned fenestration system compatible with the storefront profile. The brick details utilize a variation of patterns, colors, textures, and modest modulation, detailed on page 22-23.

BOARD COMMENTS - ARCHITECTURAL CONCEPT (WINDOWS, COLUMNS & BALCONIES):

4A The Board enjoyed Option Two of the supplemental material studies which shows a kind of tri parti stacking of three types of windows; double height windows for the top building section, triple height windows for the middle and storefront windows at ground level. The Board felt that the varied window types were a successful modern interpretation of the existing fabric of the area. However, the Board also questioned the use of two different window systems for three different locations and raised a concern for the different window proportions for residential windows, the clerestory windows, and the storefront which results in a thinner support column at ground level.

4Ai The Board requested that the applicant re-evaluate the fenestration, patterning and relationships of the different window types with these issues in mind. (PP CS3-I-iv)

RESPONSE: The "three-part" division at the storefront and level 2 locations has been revised to a "two-part" main division with a thicker center mullion strongly tied to the divisions in the tower fenestration. The level 2 windows have been simplified to have similar divisions to the storefront divisions below. At the tower, the windows within the "loft-style" floor pairings have been designed as a cohesive whole to reinforce the loft typology.

4Aii The Board also noted concern that the storefront windows included many 'divides' and would risk loss of transparency.

RESPONSE: The "divides" have been reduced, maintaining clear divisions relating directly to other fenestration patterning.

4B The Board noted that there is historical precedent for thinner support columns at the base of building as can be seen in some historical buildings in the area.

RESPONSE: To alleviate the heavier appearance of the tower, the "punches" of the tower windows occur not at individual windows but as a whole two to three-story inset assisting in breaking down the overall plane of the brick façade. Within the window inset, the windows are trim with black metal trims integrating part of the wall plane, floor lines, and demising walls giving more weight to the lighter fenestration elements than the brick wall planes.

4C The Board was concerned that the balconies had been arbitrarily placed and wondered if their placement was for the purpose of drawing emphasis to a specific corner of the building.

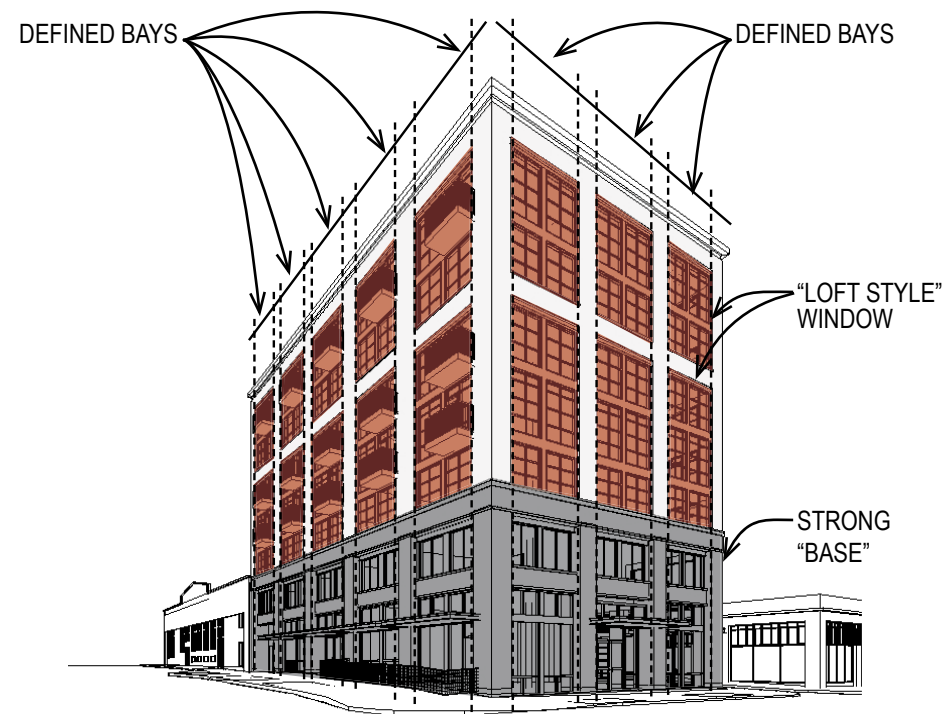
4Ci The Board directed the applicant to re-evaluate the location of the balconies and how they relate to the rest of the building façade in terms of placement, depth and transparency. (PP CS3-I-iii)

RESPONSE: Deck locations are now stacked and offset at consistent locations within each tower bay and placed to give "equal" weight to both street intersections. Proposed decks will be of the same coloring as the window trims and serve to give additional depth to the window composition. Decks have been removed from the Union façade.

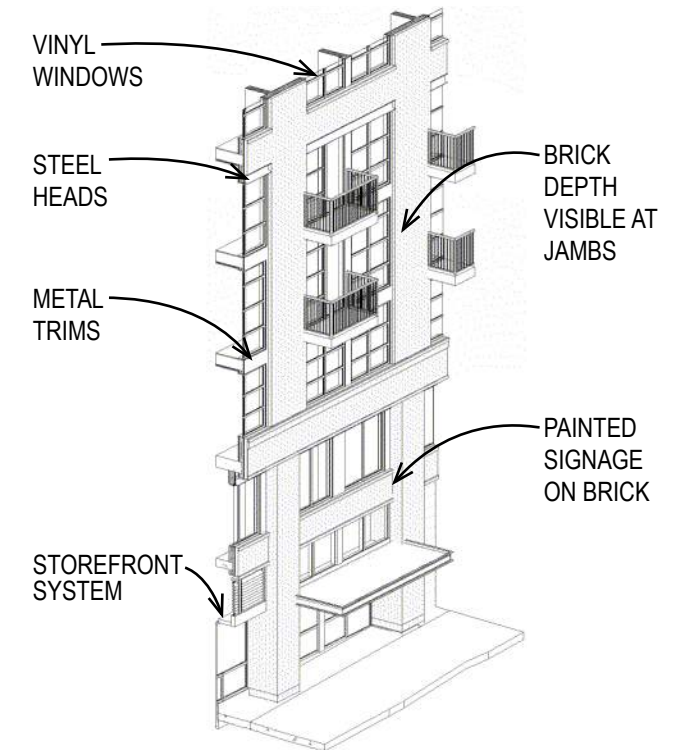
4D The Board liked the idea of the cornice detail which establishes a datum line above the clerestory windows but asked the applicant to consider a more modern gesture instead of a historical brick cornice. (CS3-A-2)

RESPONSE: The datum line above the clerestory windows has a soldier course with a brick sill course allowing brick running courses and color transition to dominate the datum line articulation. The simplicity of the detail keeps the overall aesthetic modern with clean sharp lines.

RECOMMENDATION MEETING DESIGN RESPONSE



2A HEIGHT, BULK, AND SCALE DIAGRAM



3A MATERIALS DIAGRAM



BOARD COMMENTS - GROUND FLOOR USES:

5A The Board agreed with the relocation of service uses designed to minimize their presence and create more transparency through the building per their EDG 1 guidance which provides flexibility to split the commercial floor area into many smaller spaces. The Board was also impressed with the number of recessed entries which they felt were playful and gave a contemporary feel to the project. (PL3-A-1, PL3-C, P CS3-II-ii)

RESPONSE: Proposal continues to refine the street-level proposed to the Board at the Second EDG Meeting, maintaining the entry insets and detailing the service bay inset space. Upon further deliberation with SDOT and SCL, the vault was relocated to 10th Avenue and enlarged to meet minimum requirements. The main residential entry has shifted further north to accommodate the required vault location and size. The ground floor commercial area has been divided into two spaces to relate to adjacent grade conditions.

BOARD COMMENTS - STREETScape:

6A The Board encouraged the applicant to eliminate the different paving pattern at the corner of E. Union and 10th Avenue as they felt that it was disjointed and did not help in unifying the overall design character. (DC2-D2, PL1-C & DC3-A, DC4-II-i)

RESPONSE: Paving patterns and colors for pedestrian areas have been simplified to standard gray concrete with 2' square scoring pattern everywhere except the planter area along 10th Avenue. For this area we are proposing a different scoring pattern ("plank" style) and a darker gray concrete color.

6B The Board suggested that the example of the bench depicted on page 21 of the Second EDG packet would not be 'user friendly' due to the middle bar which gives the impression of not being inviting and encouraged additional exploration of bench seating types. (PL1-B-2, PL1-B-3, DC1-A-2, DC3-C-2)

RESPONSE: The bench with the middle bar was seen in the project vicinity and was considered for neighborhood consistency (similar with the proposed bike rack). The middle bar is assumed to be a deterrent to reclining or sleeping on the bench. The proposed will not include a middle bar, and will have a character and appearance consistent with the proposed building and neighborhood, refer to landscape exhibit sheets for imagery.

6C The Board encouraged further exploration of Broadway Ct to make it more pedestrian friendly and offer some green relief to a predominantly hardscape area. (PL1-B-2, PL1-B-3, PP P3-II-ii)

RESPONSE: To help make Broadway Court more pedestrian friendly and to provide some greenery, raised planters approx. 2' high x 15" wide have been added along the building frontage. Also, benches have been added adjacent to the building near the entry doors on 10th Avenue and Broadway Court, refer to landscape exhibit sheets for imagery.

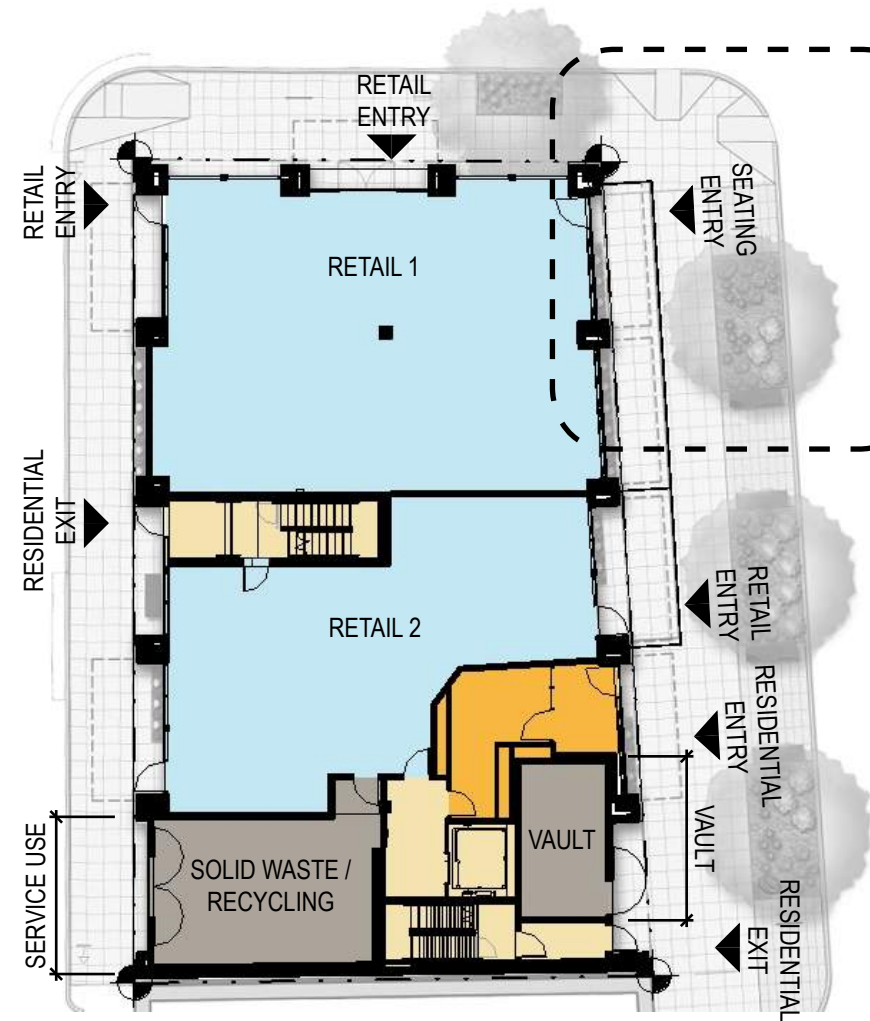
BOARD COMMENTS - SIGNAGE:

7A The Board had questions about the signage band to be located above the front entry and debated about the color and if the signage should be dark to continue the language at the base or whether the signage should just be painted letters on the brick façade or painted metal attached to the façade.

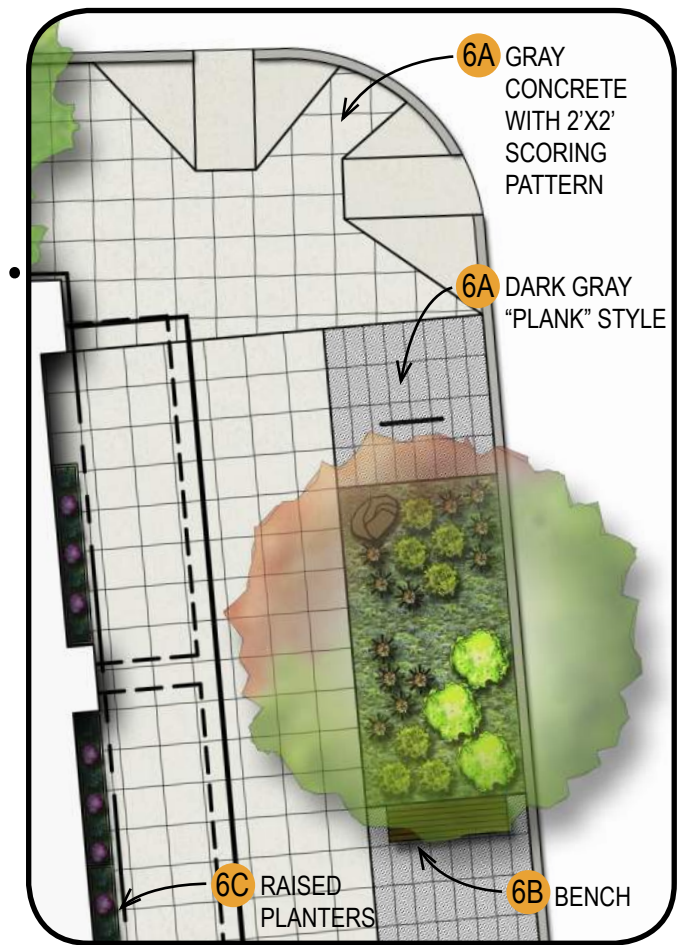
7Ai The Board asked the applicant to provide additional definition and design of what the signage might be and to make sure that it reinforces and reads as part of the opening of the front entry. (CS3-A, PP DC2-II-i, DC4-II-i and DC4-II-ii)

RESPONSE: The project proposes a brick banding at the floor level between the columns at each bay. The banding will be in a similar color to the adjacent brick columns and be bordered with a brick sill course at the top and bottom. Within the "frame" created by this sill coursing and the columns, signage may be painted at any bay for both the tenant space(s) and the residential tower. Proposal shows tenant name locations at entry points and opportunities for additional signage or tenant related painted imagery at other bay locations, refer to signage exhibit sheet for more information.

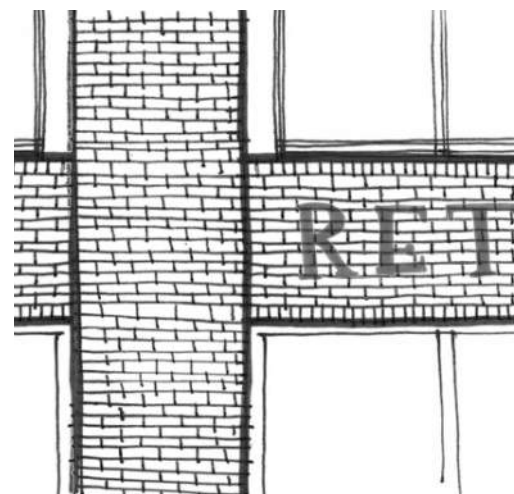
RECOMMENDATION MEETING DESIGN RESPONSE



5A GROUND LEVEL PLAN



6 LANDSCAPE PLAN



7A BRICK BANDING BETWEEN COLUMNS AT EACH BAY



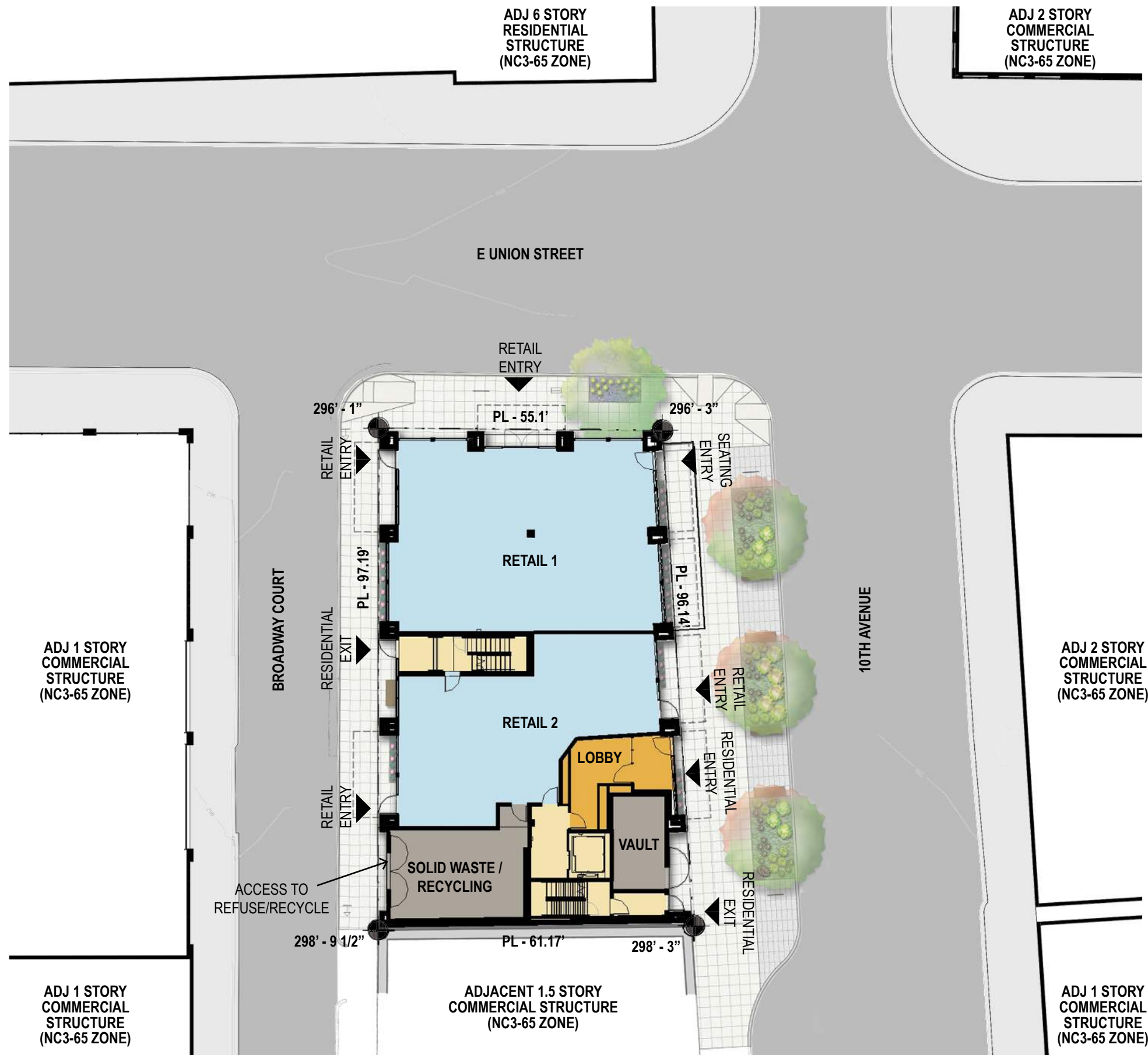
7A GARAGE BUILDING - BRICK PAINTED SIGNAGE ALONG BROADWAY CT

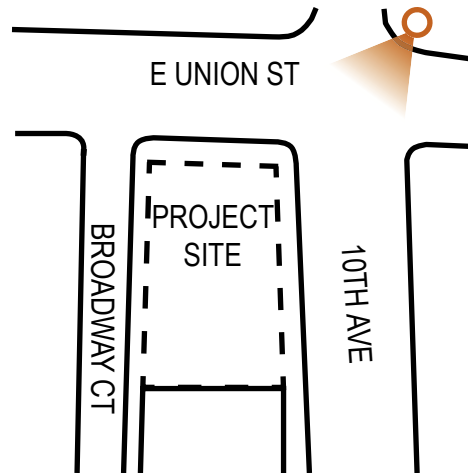


7Ai ELYSIAN - PAINTED RETAIL SIGNAGE ON TWO FACADES

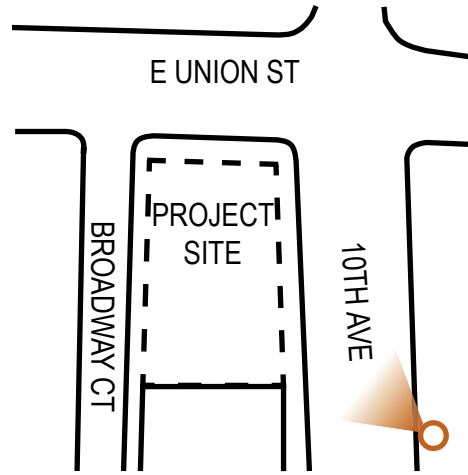


COMPOSITE SITE PLAN





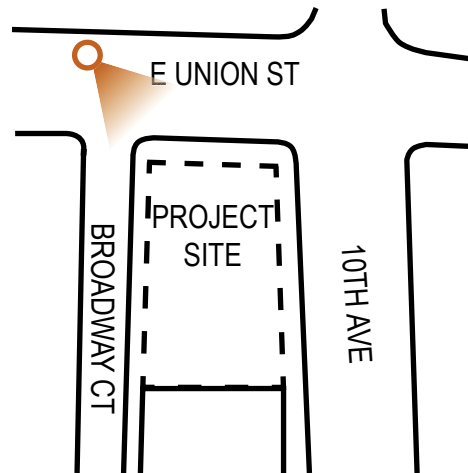
DECK AND RAIL CONCEPT: Project proposes a “fire-escape” aesthetic for the unit decks by detailing the metal stacked decks with expressed structure, exposed attachment detailing, and vertical stanchion metal railings.

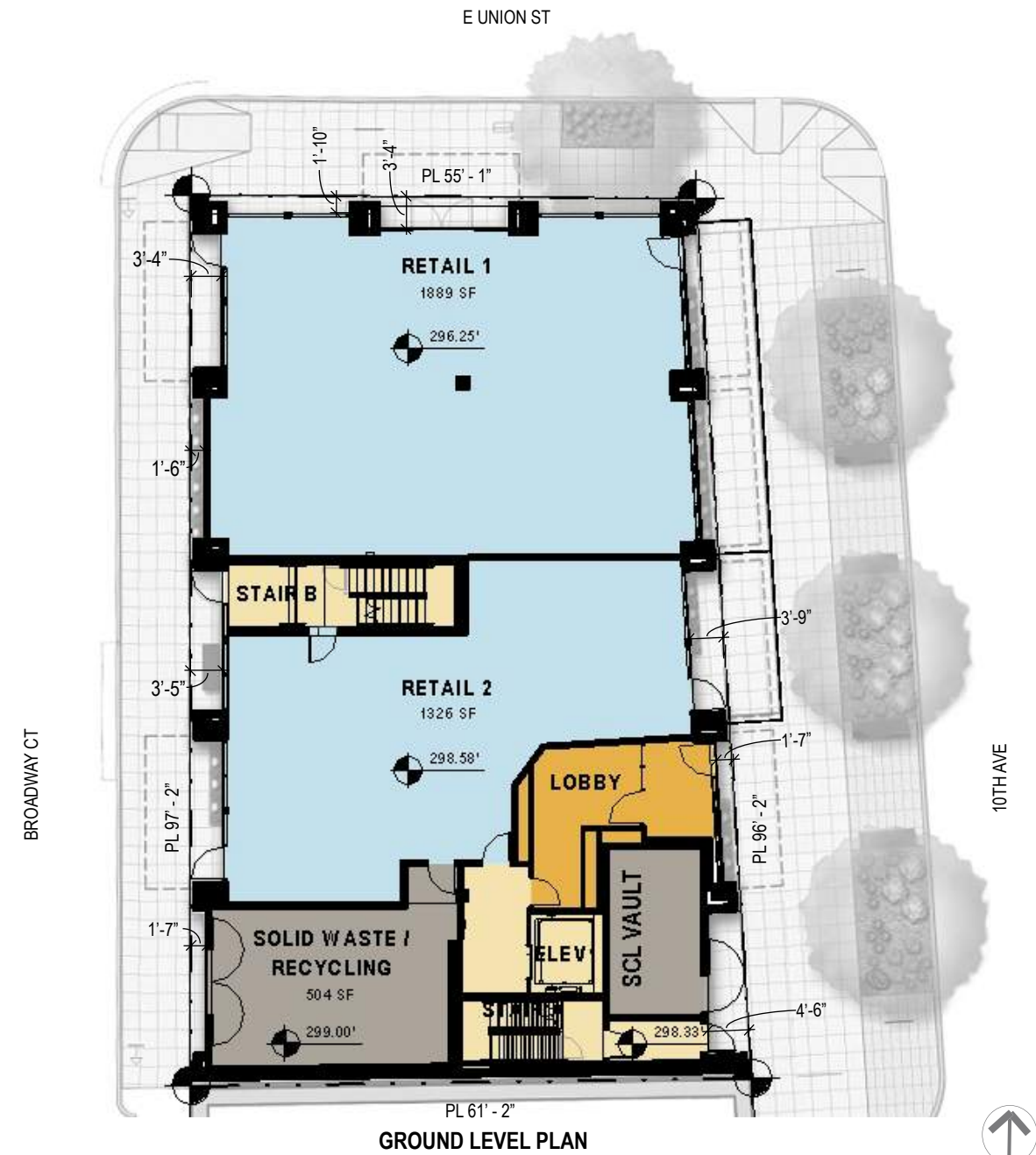
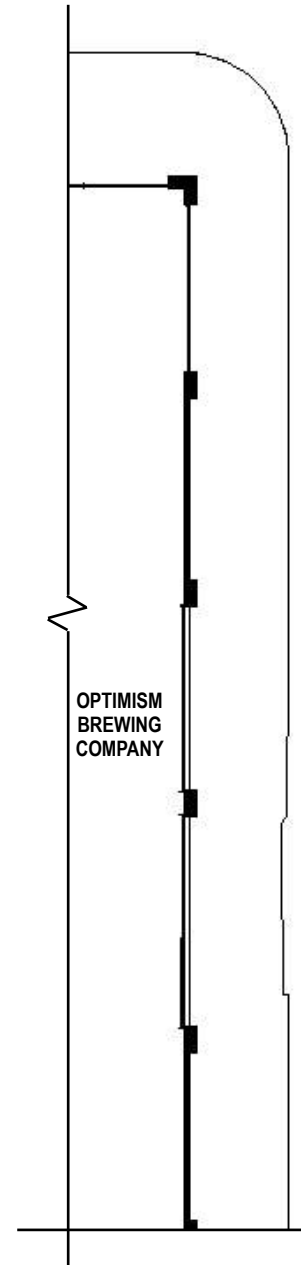
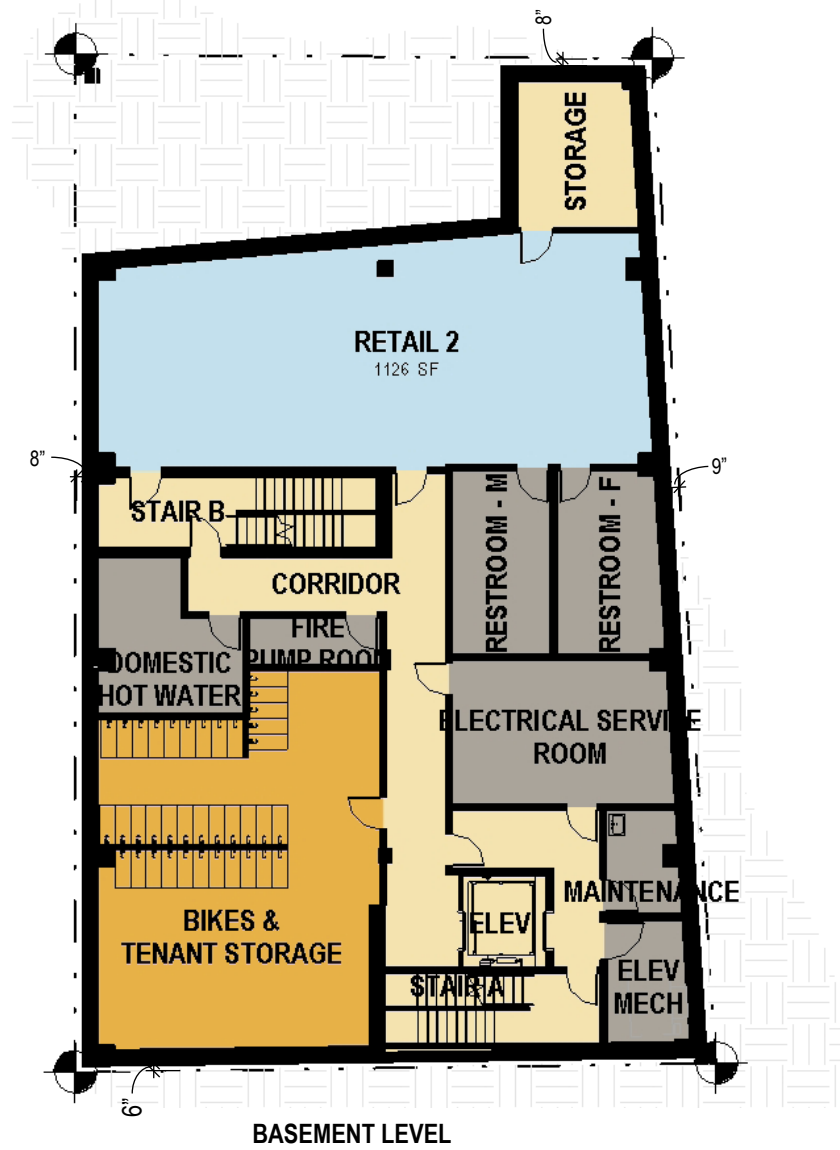


RESIDENTIAL AWNING CONCEPT:
 Project proposes a residential entry awning with an opaque roof element. This subtle difference from the retail transparent awning allows the residential entry to distinguish itself. The awning will have expressed structure and exposed attachment detailing.



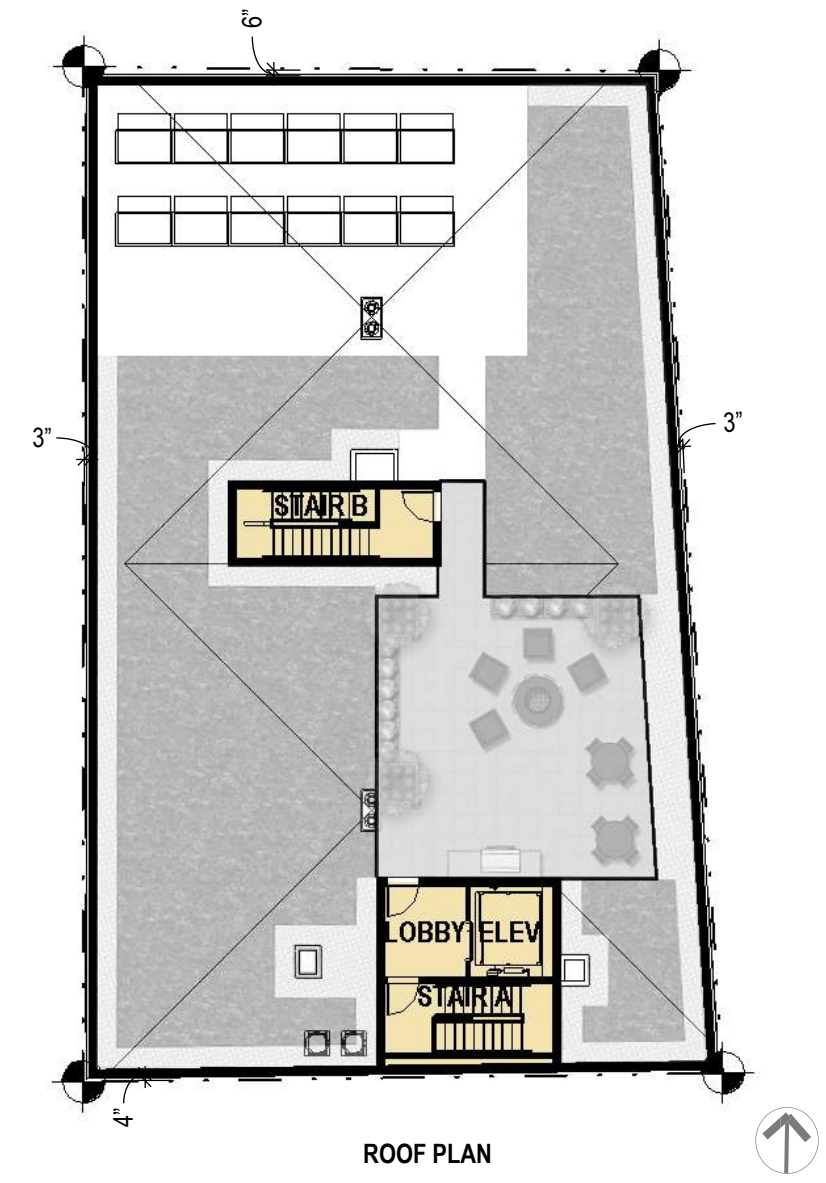
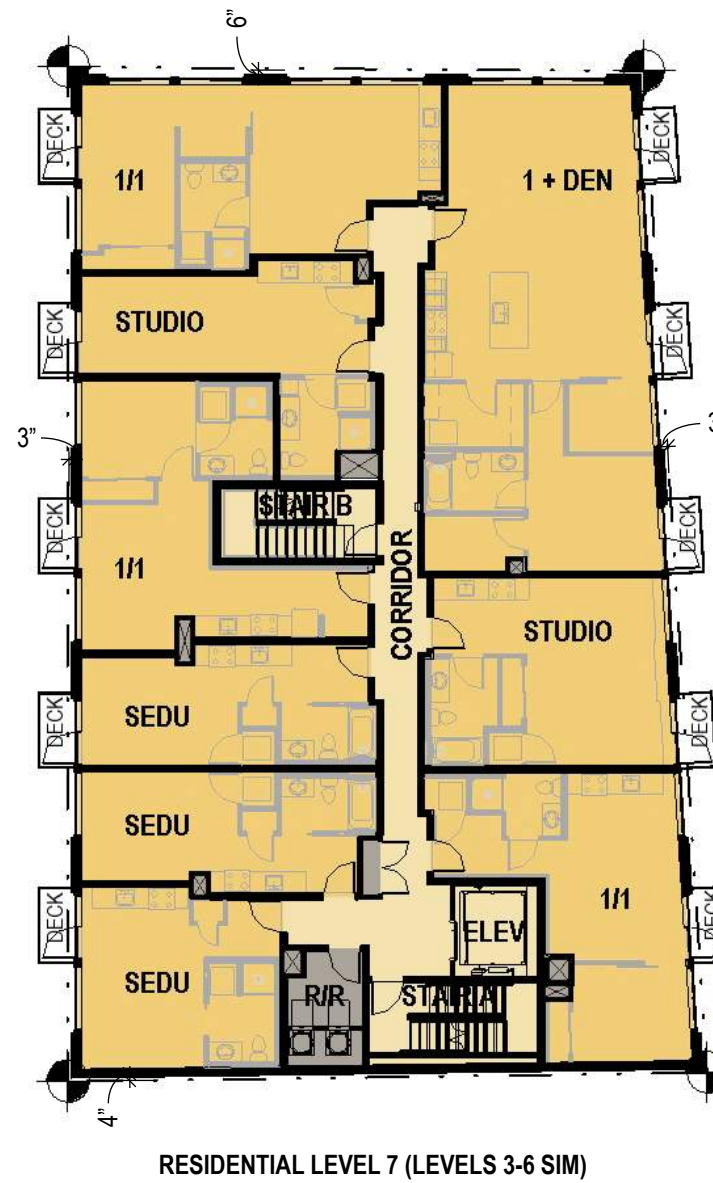
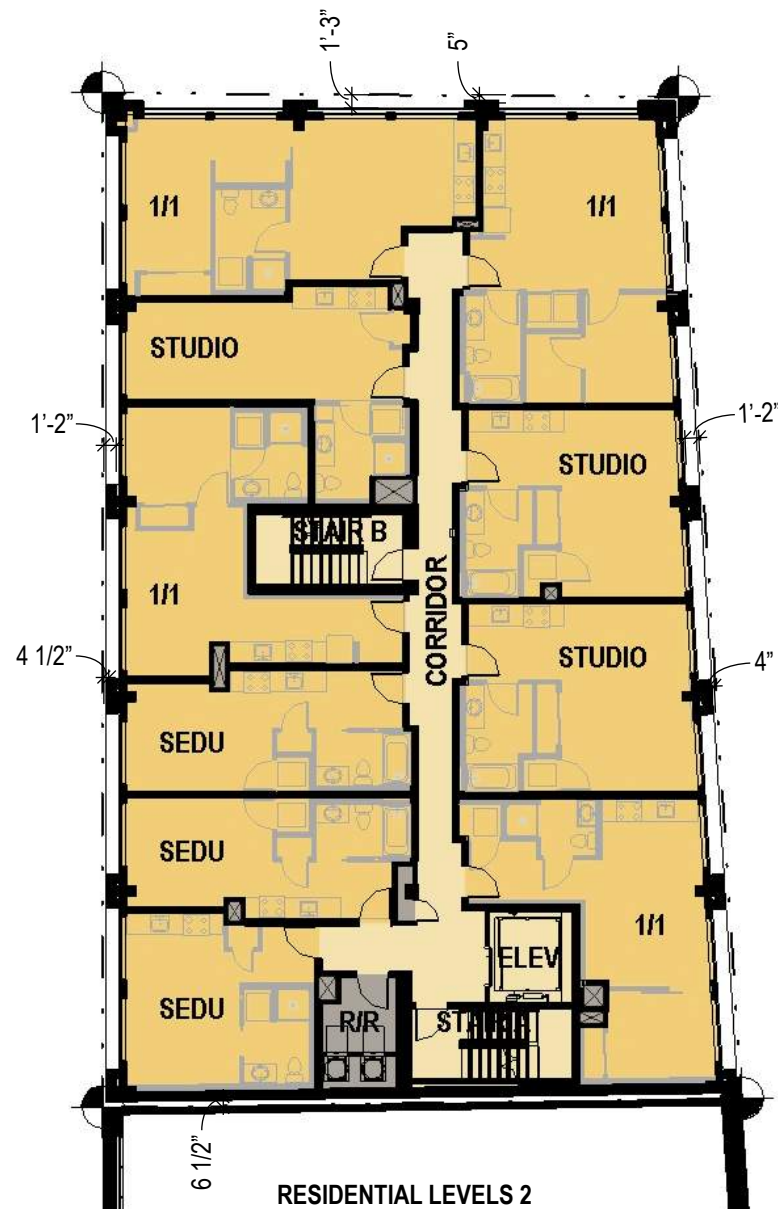
RETAIL AWNING CONCEPT:
 Project proposes retail awnings with transparent roof elements to allow light to the streetscape as well as provide pedestrians with views to the architectural detailing of the project above eye-level. The awnings will have expressed structure and exposed attachment detailing.





LEGEND

-
 AMENITY
 -
 RESIDENTIAL
 -
 CIRCULATION
 -
 RETAIL
 -
 UTILITY



LEGEND

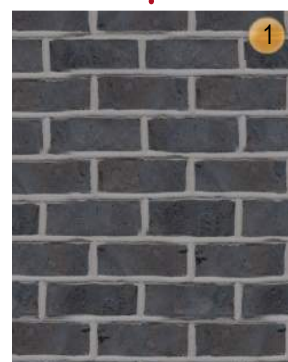
-
 AMENITY
 -
 RESIDENTIAL
 -
 CIRCULATION
 -
 RETAIL
 -
 UTILITY



EAST ELEVATION: 10TH AVE.



NORTH ELEVATION: E UNION ST.



1 BRICK VENEER - PODIUM
Clinker, 7.5" x 2.5" running bond, dark grey, rough texture.



2 BRICK VENEER - SIGNAGE
Coal Creek, 7.5" x 2.5" running bond, dark grey, smooth texture.



3 BRICK VENEER - TOWER
Custom blend, Columbia Red, Imperial Red & Coal Creek, 7.5" x 2.5" running bond, red brick with dark accent, mission texture.
4 Item 4 notates: thin brick will be used on South elevation and penthouses.



5 RESIDENTIAL WINDOWS
Vinyl windows, color to be "black".

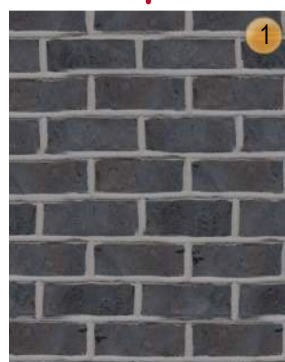


METAL - BLACK
6 Steel Lintel: steel channel with rivets.
7 Flashing & Caps: Metal to match adjacent material colorings.
8 Storefront windows: system color to be "black."
9 Railings, Screens, & Awnings: metal railings, awnings, and screening components to match standard black.

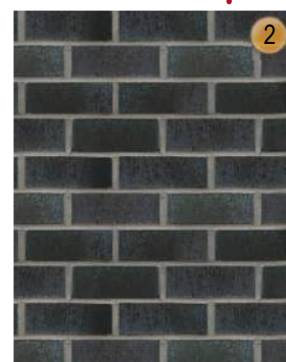


WEST ELEVATION: BROADWAY CT.

SOUTH ELEVATION: INTERIOR LOT LINE



1 BRICK VENEER - PODIUM
Clinker, 7.5" x 2.5" running bond, dark grey, rough texture.



2 BRICK VENEER - SIGNAGE
Coal Creek, 7.5" x 2.5" running bond, dark grey, smooth texture.



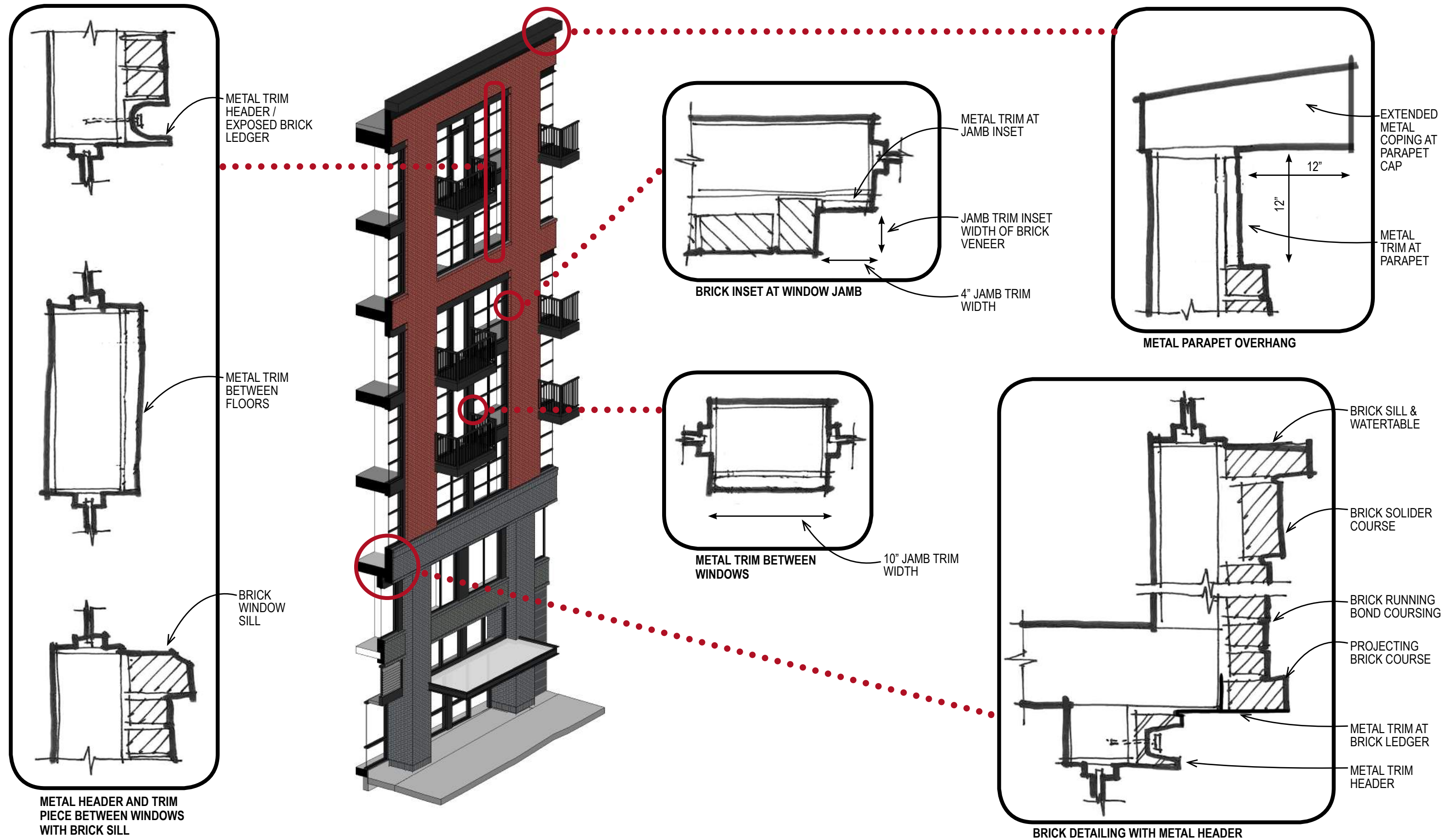
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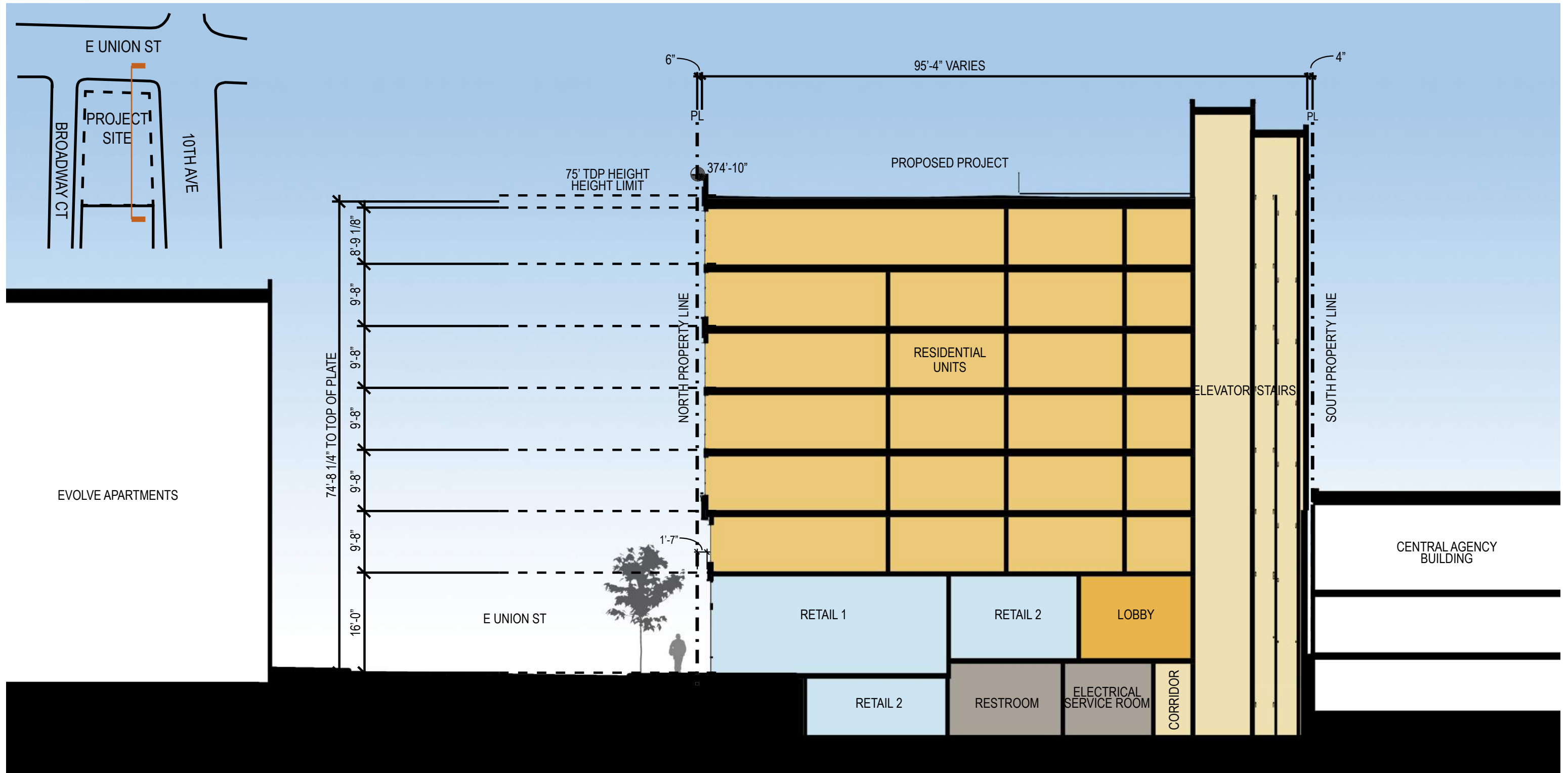


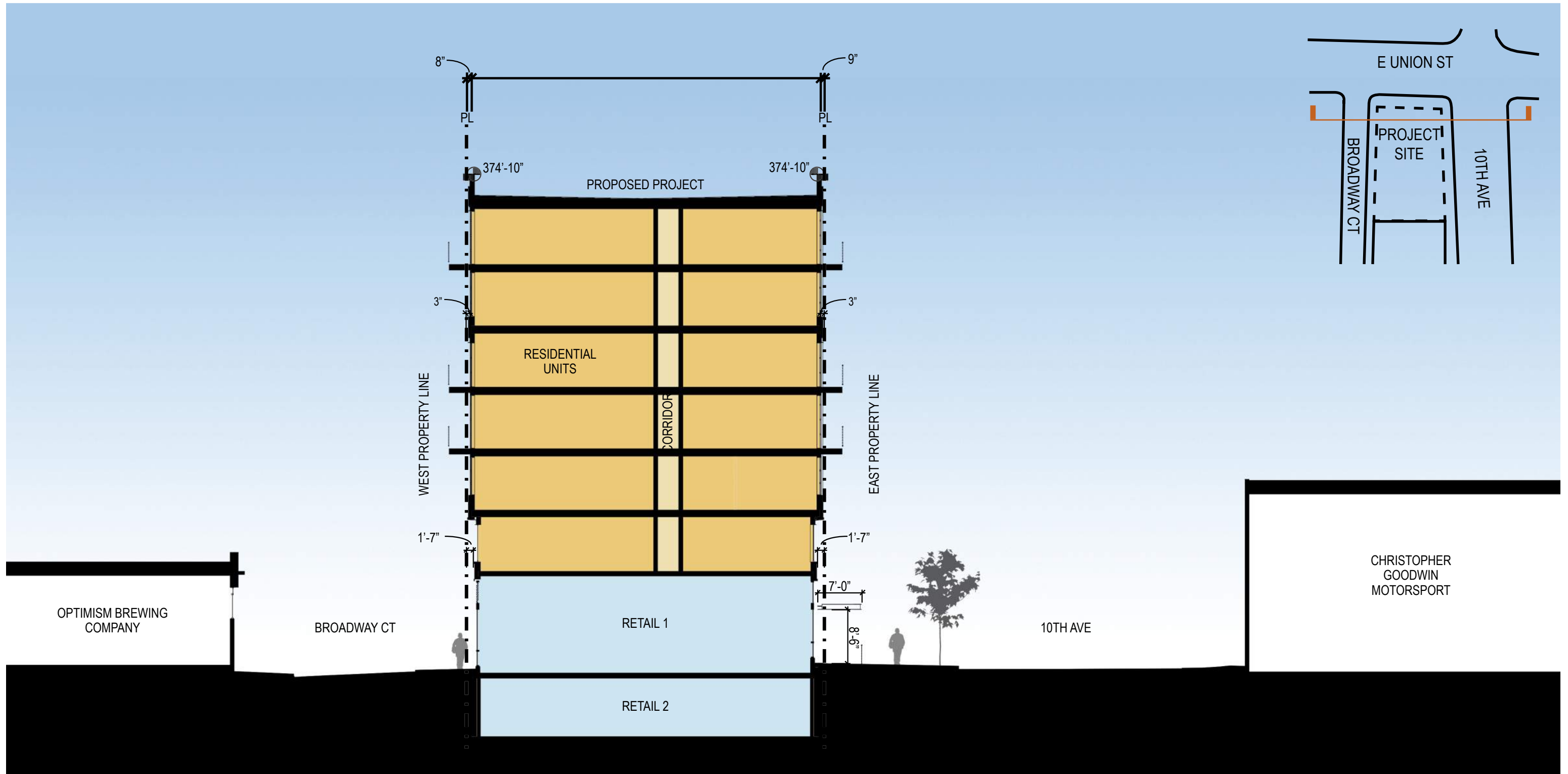
5 RESIDENTIAL WINDOWS
Vinyl windows, color to be "black".



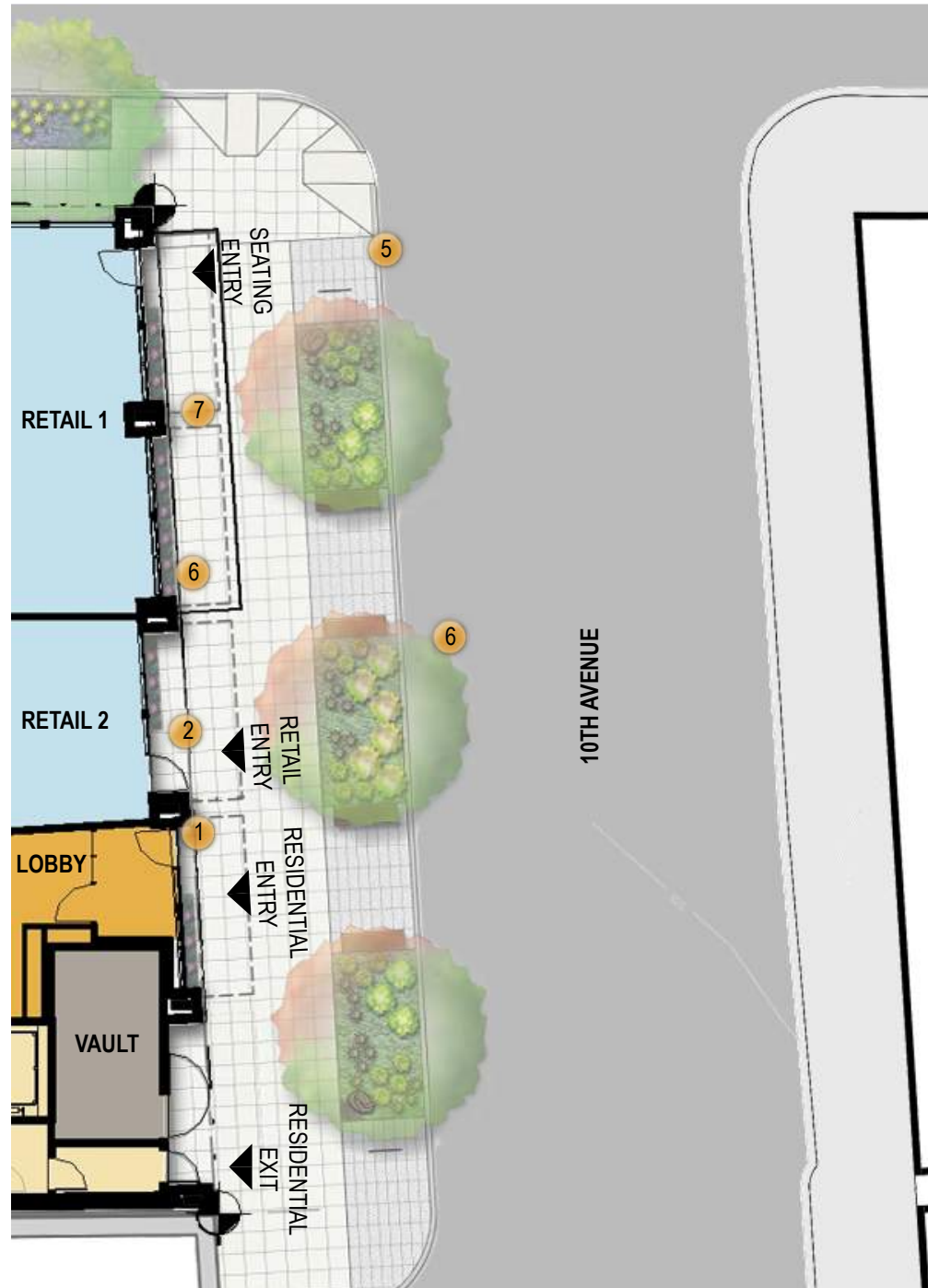
METAL - BLACK
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8 Storefront windows: system color to be "black."
9 Railings & Awnings: metal railings and awnings to match standard black.







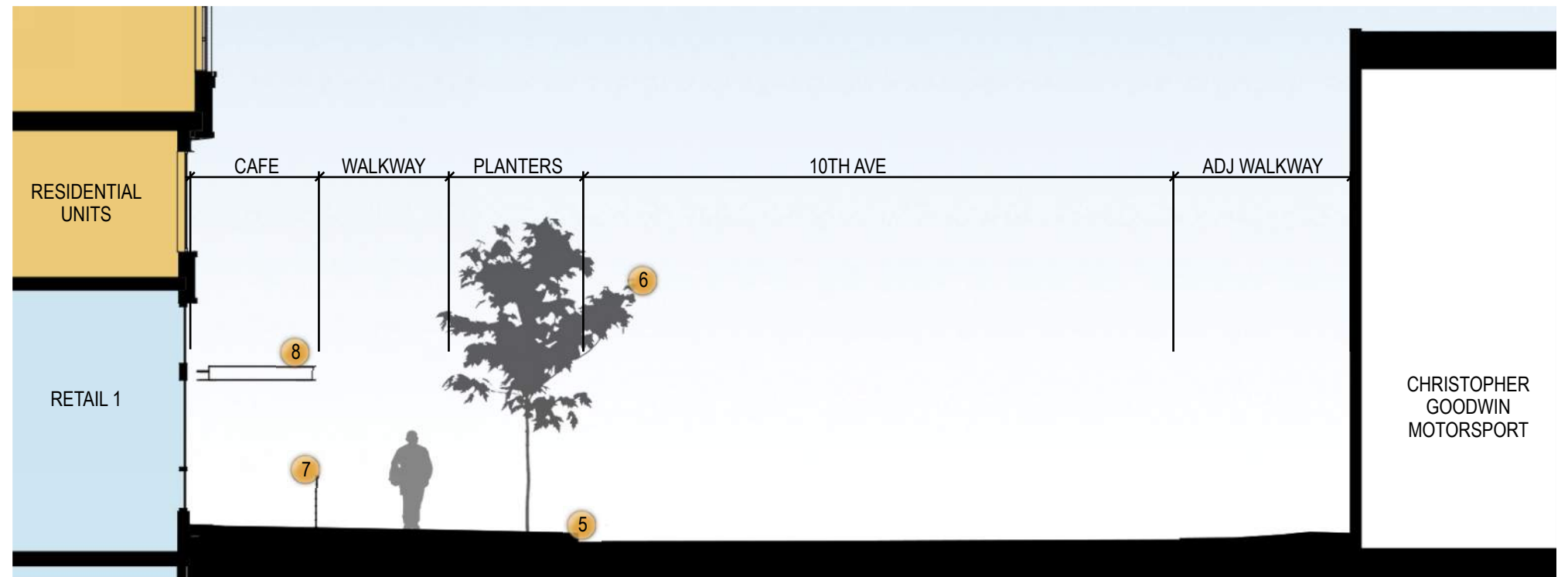
- 1 ENTRY: residential
- 2 ENTRY: retail
- 3 SIGNAGE: residential/retail name painted on brick
- 4 SIGNAGE: artwork painted on brick
- 5 GREEN STREET: expanded sidewalk
- 6 GREENERY: street trees and raised planters
- 7 SEATING AREA: provides a balance of private and public activity
- 8 OVERHEAD PROTECTION: transparent awning for visibility of materials and details



STREETScape PLAN ALONG 10TH AVENUE

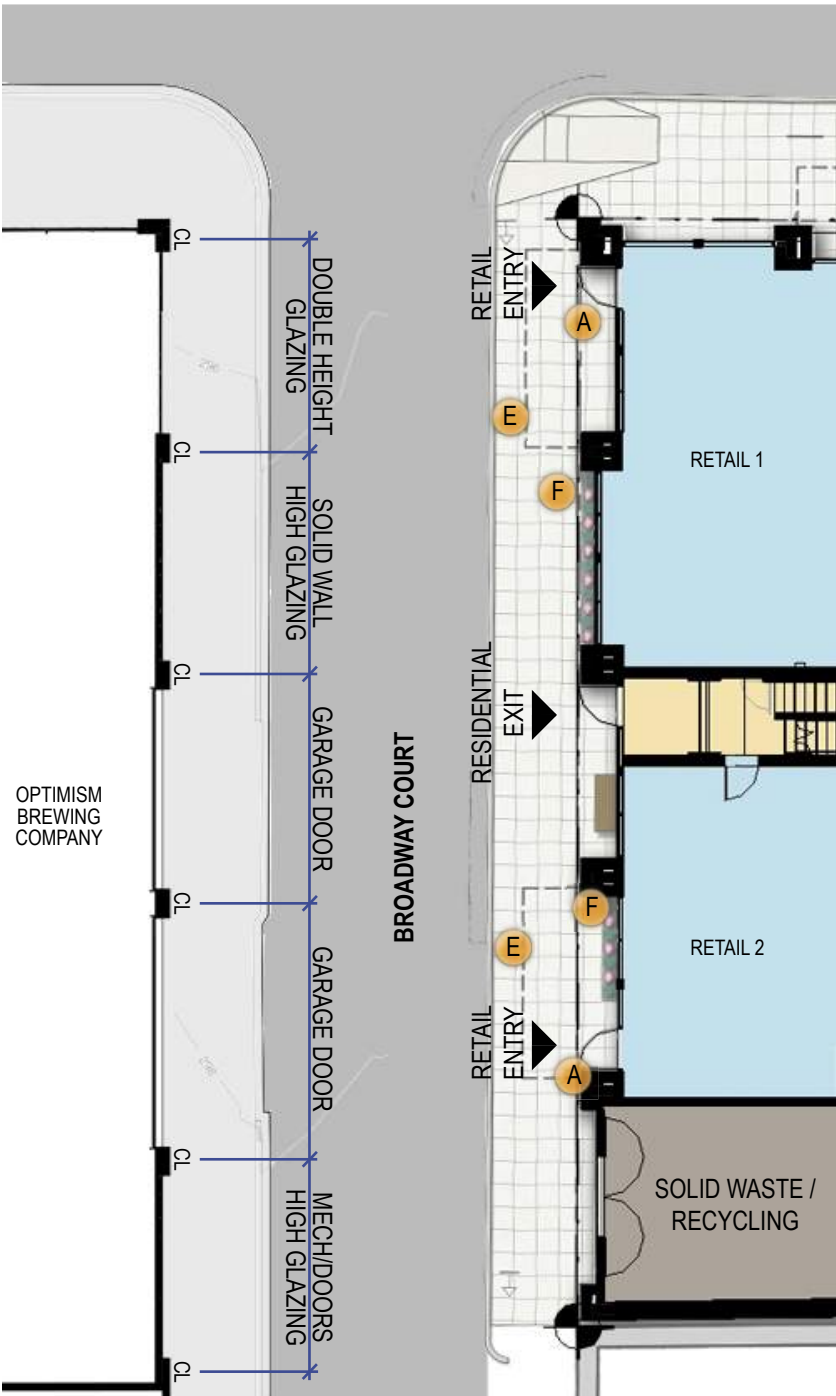


STREET PERSPECTIVE: 10TH AVE SEATING AREA



STREET SECTION: 10TH AVE. GREEN STREET

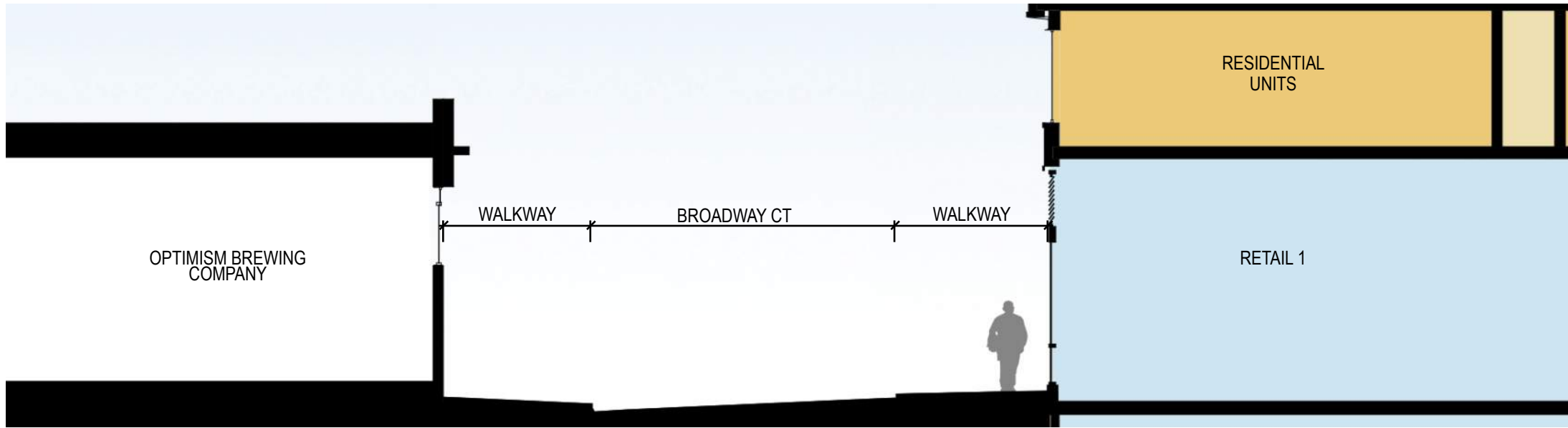
- A ENTRY:** multiple entry points along Broadway Ct.
- B SIGNAGE:** residential/retail name painted on brick
- C SIGNAGE:** artwork painted on brick
- D TRANSPARENCY:** maximize storefront glazing at retail level
- E OVERHEAD PROTECTION:** transparent awning for visibility of materials and details
- F GREENERY:** raised planters



WEST ELEVATION: BROADWAY CT. AND NEIGHBORING FUNCTION



STREET PERSPECTIVE: BROADWAY CT. THROUGH TO 10TH AVENUE



RETAIL OUTDOOR AREA & 10TH AVE. GREEN STREET

LIGHTING PLAN: LEVEL 1



1 RECESSED SOFFIT CAN



2 AWNING C-CHANNEL LIGHTING

LIGHTING CONCEPT:

The project proposes lighting which will illuminate the building and facade materials, such as the clinker brick veneer, rather than mounting light sources directly to the facade. The materials of the facade provide a pedestrian level texture which is highlighted by being illumination indirectly.

At street-level, fixtures will be mounted to the awning structures to provide a relatively hidden light source to provide light to the street scape and the building street facade. At awnings with transparent roofs, the lighting will be located linearly along awning structural members. At awnings with opaque roofs, downlights are proposed. Where soffits are available, the project proposes downlighting to illuminate entry locations.



1 WALL SCONCE DOWN LIGHTING



2 LED ACCENT STRIP LIGHT AT LANDSCAPE PLANT BEDS AND FIRE PIT

SIGNAGE CONCEPT:

The project proposes a brick banding above the first floor between the columns at each bay. The banding will be in a similar color to the adjacent brick columns and be bordered with a brick sill course at the top and bottom. Within the "frame" created by this sill coursing and the columns, the project proposes painted signage at any or all bays for both the tenant space(s) and the residential tower. Proposal shows tenant name locations at entry points and opportunities for additional signage or tenant related painted imagery at other non-entry bay locations.



INSPIRATION: RETAIL SIGNAGE PAINTED ABOVE ENTRYWAY, TYPICAL ALL LOCATIONS



INSPIRATION: BUILDING NAME WILL BE PERMANENTLY PAINTED ABOVE RESIDENTIAL ENTRY



EAST ELEVATION: RESIDENTIAL ENTRY



INSPIRATION: PAINTED ARTWORK BETWEEN ENTRYWAYS



INSPIRATION: VINYL SIGN ON SPANDREL AT RESIDENTIAL ENTRY

REQUIRED STREET TREES

(AS APPROVED BY CITY ARBORIST)



Forest Green Oak - Union St.



Red Rage Tupelo - 10th Ave.

PROPOSED PLANT SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	POLLINATOR PLANT	LOCATION
STREET TREES				
3	ACER PALMATUM 'TWOMBLY'S RED SENTINEL'	TWOMBLY'S RED SENTINEL JAPANESE MAPLE		ROOFTOP
3	NYSSA SYLVATICA 'HAYMANRED'	RED RAGE TUPELO	YES	10TH AVE. PLANTING BEDS
1	QUERCUS FRAINETTO 'SCHMIDT'	FOREST GREEN OAK		UNION ST. PLANTING BED
SHRUBS				
6	ABELIA 'ROSE CREEK'	ROSE CREEK ABELIA	YES	10TH AVE. PLANTING BEDS
6	ESCALLONIA 'COMPAKTA'	COMPACT ESCALLONIA	YES	10TH AVE. PLANTING BEDS
10	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	YES	ROOFTOP
ORNAMENTAL GRASSES				
38	CAREX OSHIMENSIS 'EVERILLO'	EVERILLO SEDGE		UNION ST. PLANTING BED & ROOFTOP
34	CAREX TESTACEA 'PRAIRIE FIRE'	PRAIRIE FIRE ORANGE NEW ZEALAND SEDGE		10TH AVE. PLANTING BEDS
GROUNDCOVERS & PERENNIALS				
22	GERANIUM X CANTABRIGIENSE 'KARMINA'	KARMINA HARDY CRANESBILL	YES	UNION ST. PLANTING BED
21	HEUCHERA 'MILAN'	MILAN CORAL BELLS		10TH AVE. & BROADWAY RAISED PLANTERS
24	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF		10TH AVE. & BROADWAY RAISED PLANTERS
20	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	YES	10TH AVE. STREET TREE PLANTERS
154 SF	ETERA SUN & SHADE SEDUM TILE MAT	STONECROP MIX		10TH AVE. PLANTING BEDS
GREEN ROOF				
2,108 SF	LiveRoof® PACIFIC SUNSET MIX OR APPROVED EQUAL		YES	ROOFTOP
	SEDUM ALBUM VAR. MICRANTHUM 'ORANGE ICE'	ORANGE ICE STONECROP		
	SEDUM KAMTSCHATICUM 'VARIEGATUM'	VARIEGATED RUSSIAN STONECROP		
	SEDUM RUPESTRE 'ANGELINA'	ANGELINA STONECROP		
	SEDUM SEXANGULARE	TASTELESS STONECROP		
	SEDUM SPURIUM 'ELIZABETH'	ELIZABETH SEDUM		
	SEDUM SPURIUM 'PINK JEWEL'	TWO-ROW STONECROP		

SITE AMENITIES AT STREET LEVEL



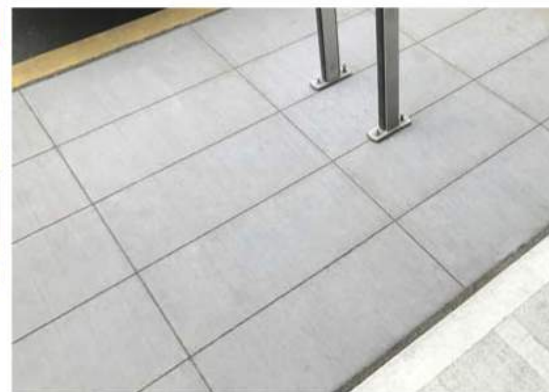
10th Ave. Outdoor Cafe with Bar Seating



Bench



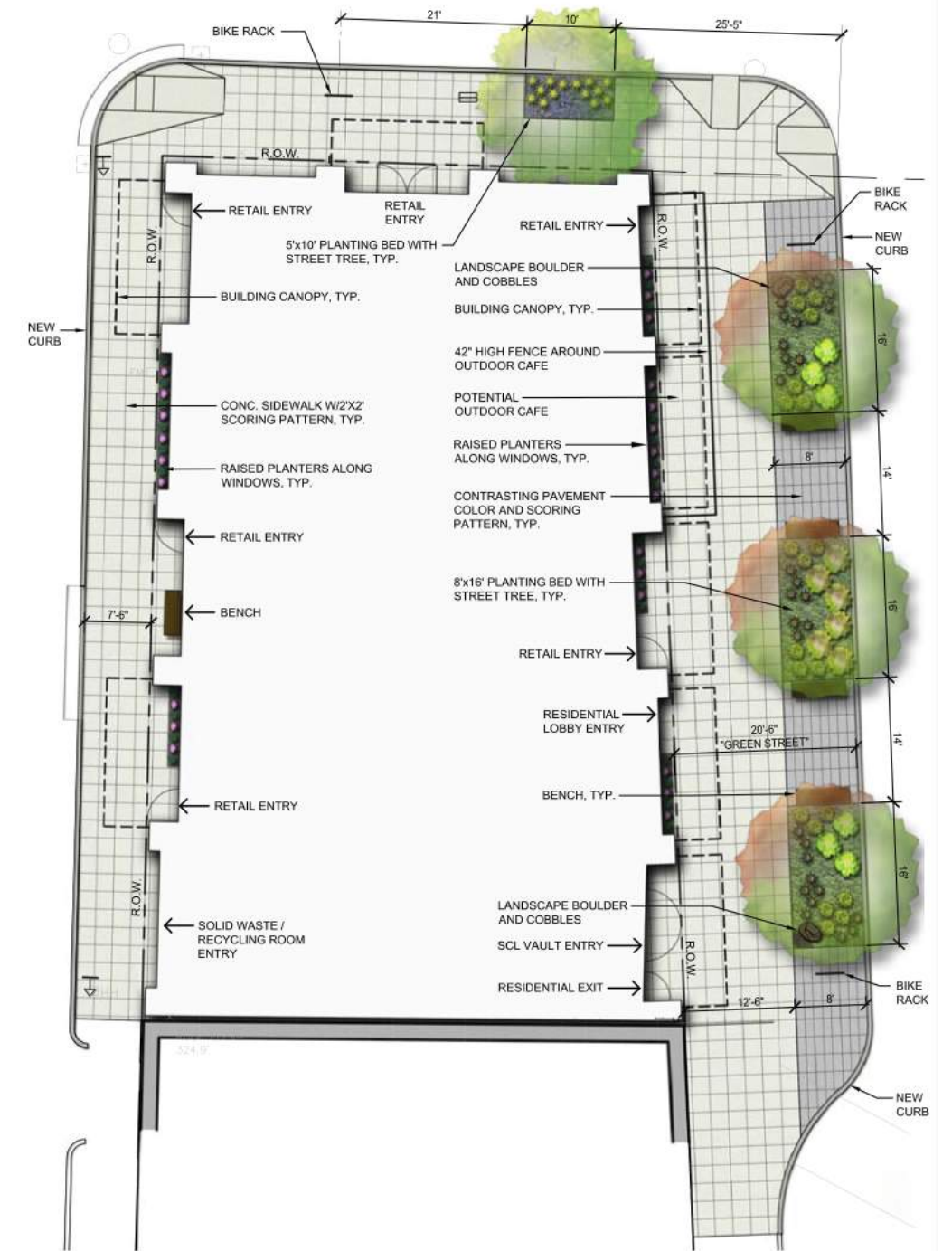
Bike Rack



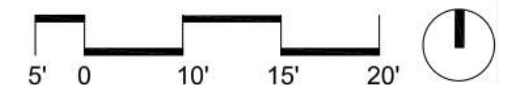
Special Paving Pattern & Color



10th Ave. & Broadway Planters



LEVEL 1 - SITE LAYOUT PLAN



STREET LEVEL PLANTS

SHRUBS



Rose Creek Abelia



Compact Escallonia

ORNAMENTAL GRASSES



Everillo Sedge



Prairie Fire New Zealand Sedge

GROUNDCOVERS & PERENNIALS



Karmina Hardy Cranesbill (Geranium)



Milan Coral Bells



Big Blue Lily Turf



Walker's Low Catmint



Sedum Tiles

ROOFTOP PLANTS



Twombly's Red Sentinel Japanese Maple Tree



Gulf Stream Dwarf Heavenly Bamboo



Green Roof - Sedum Mix

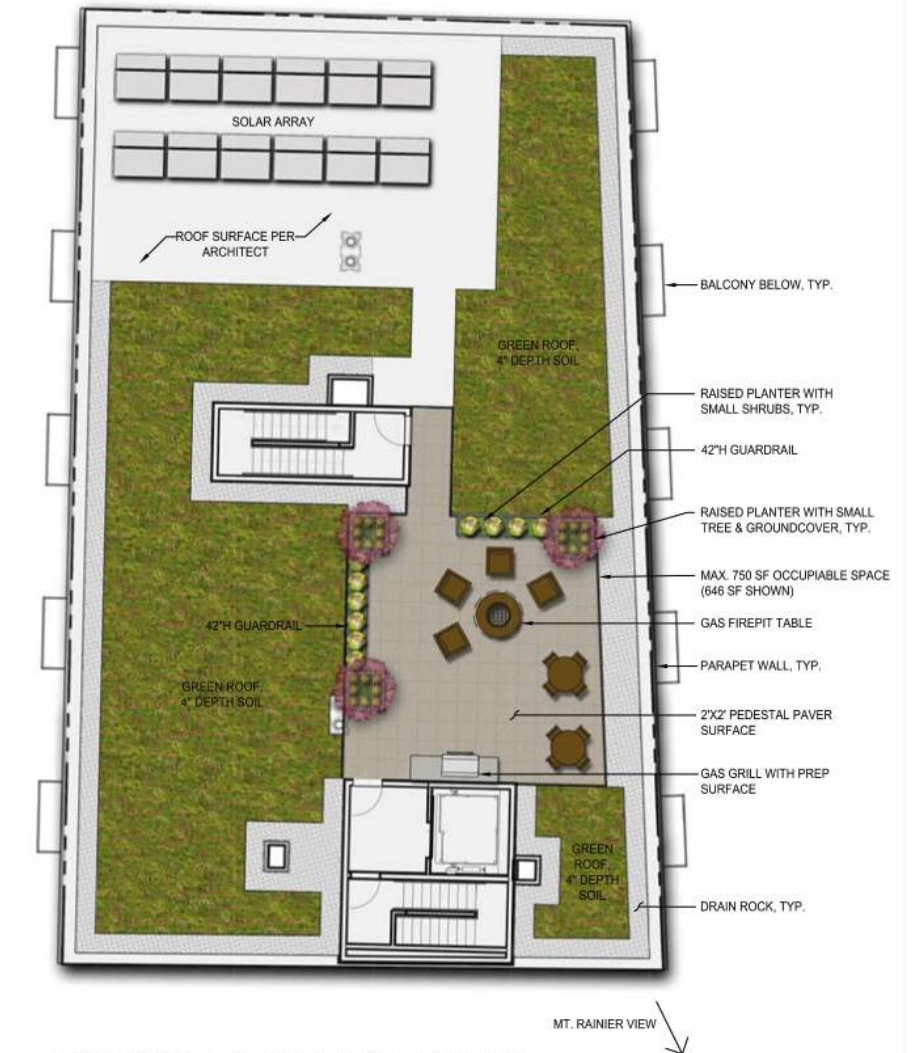
ROOFTOP AMENITIES



Fire Pit

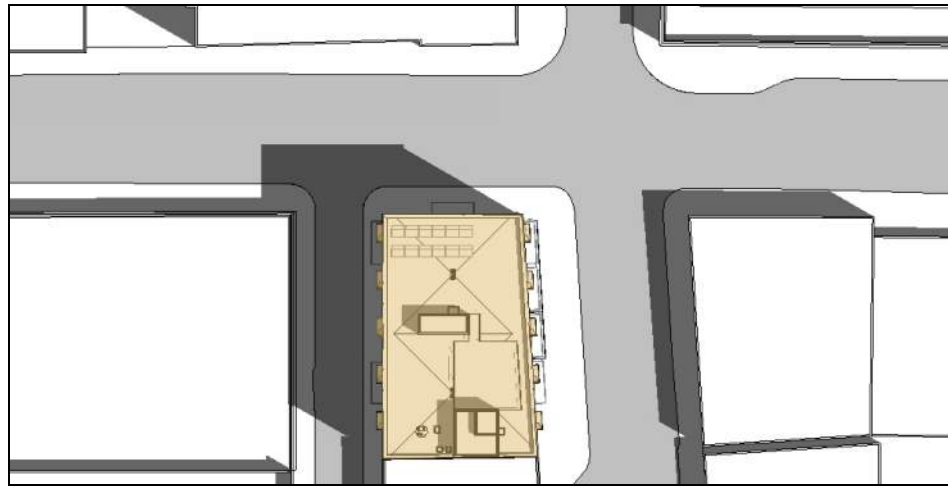


Rectangular Planters

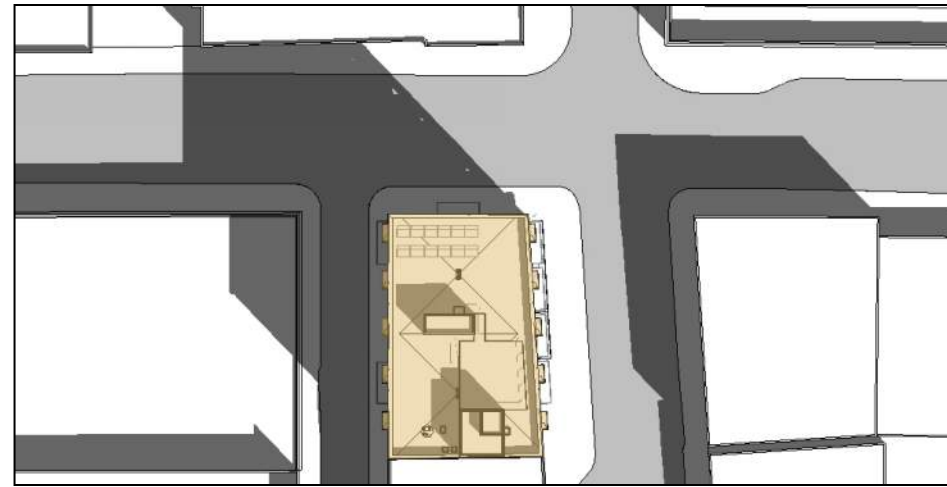


ROOFTOP - SITE LAYOUT PLAN

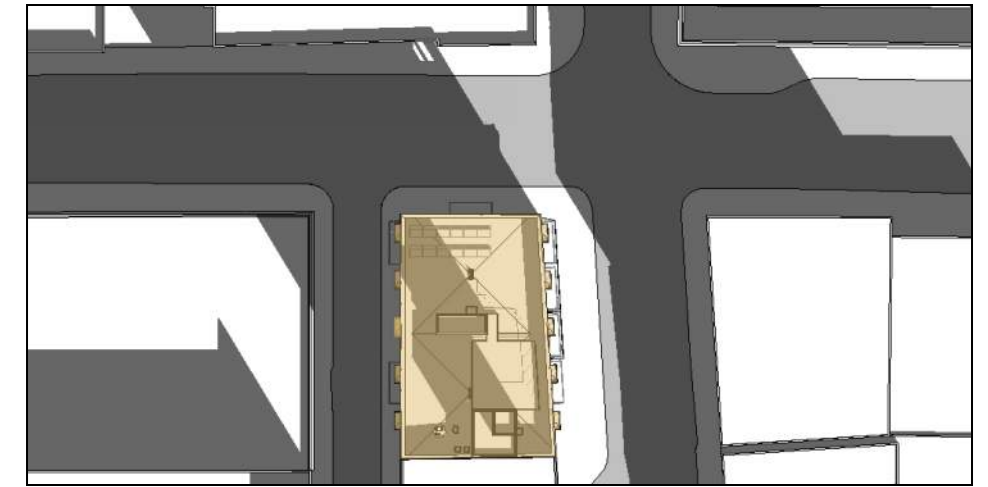




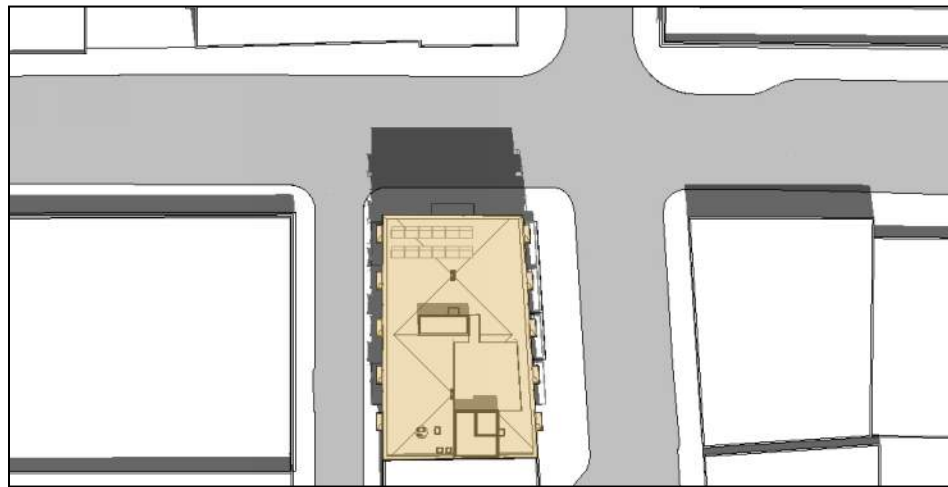
10AM - SUMMER SOLSTICE



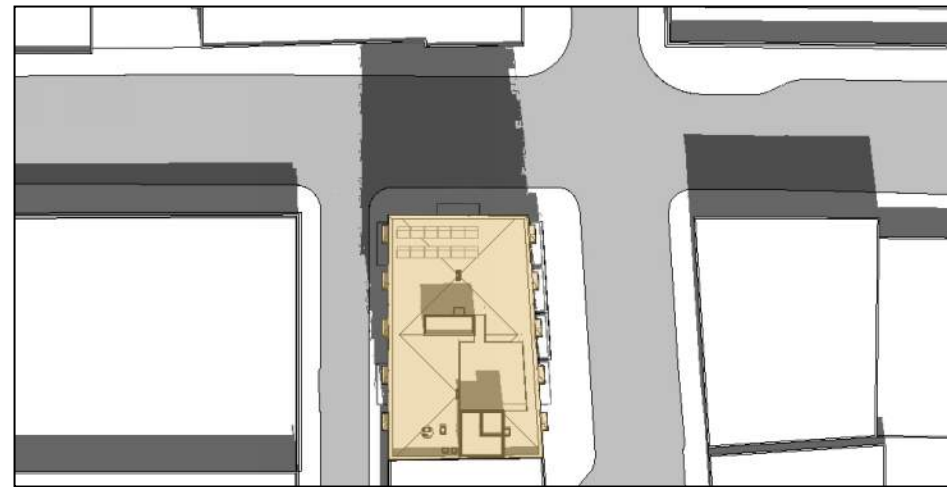
10AM - EQUINOX



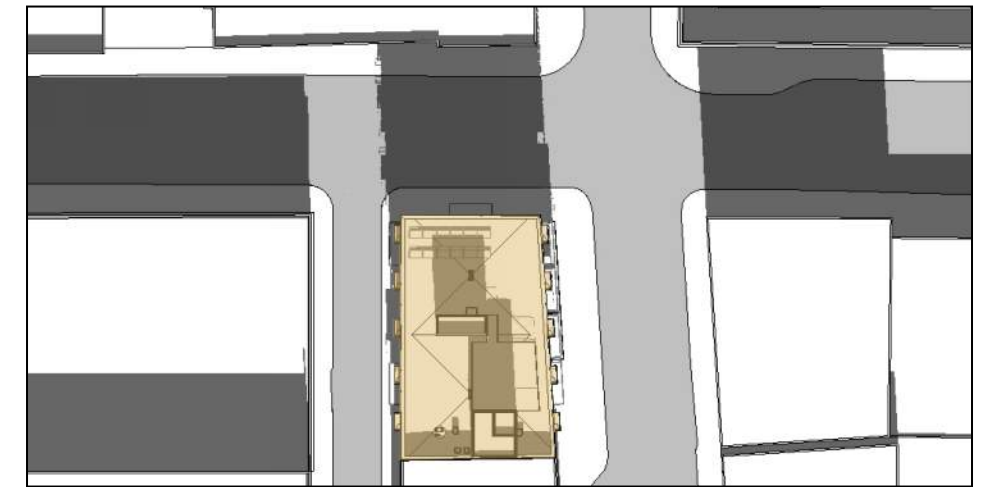
10AM - WINTER SOLSTICE



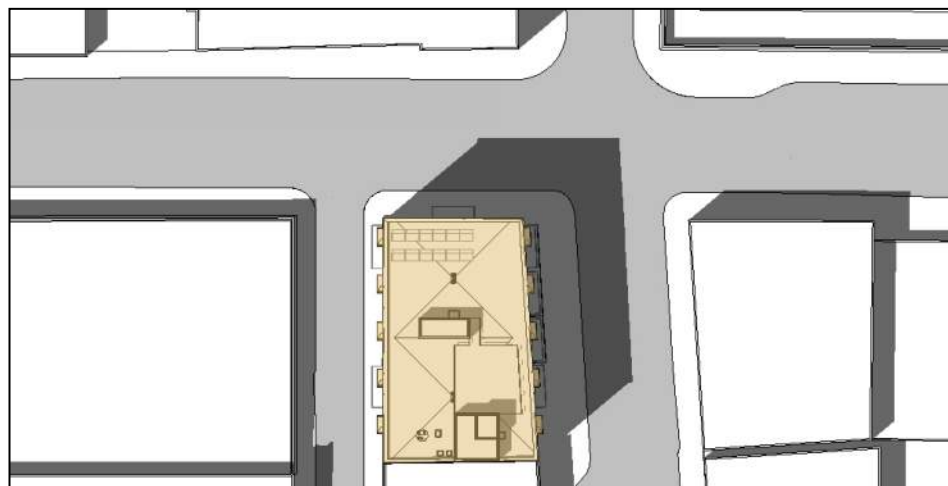
NOON - SUMMER SOLSTICE



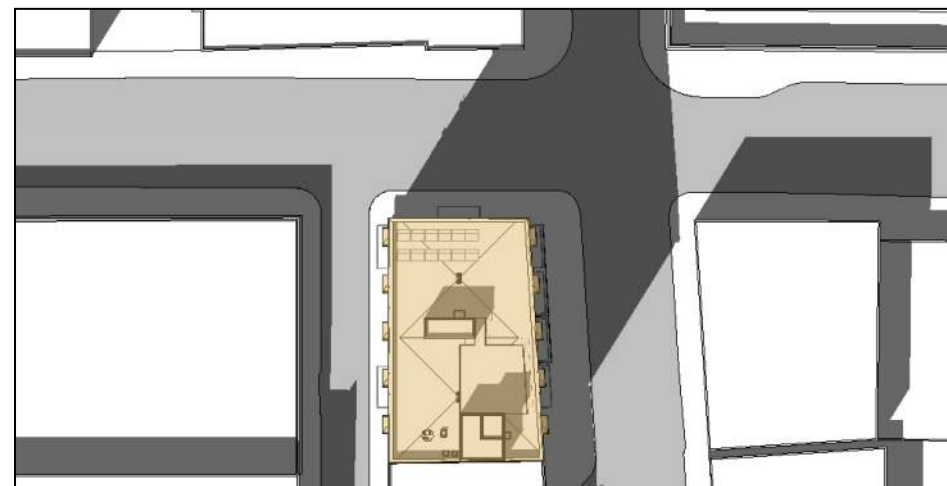
NOON - EQUINOX



NOON - WINTER SOLSTICE



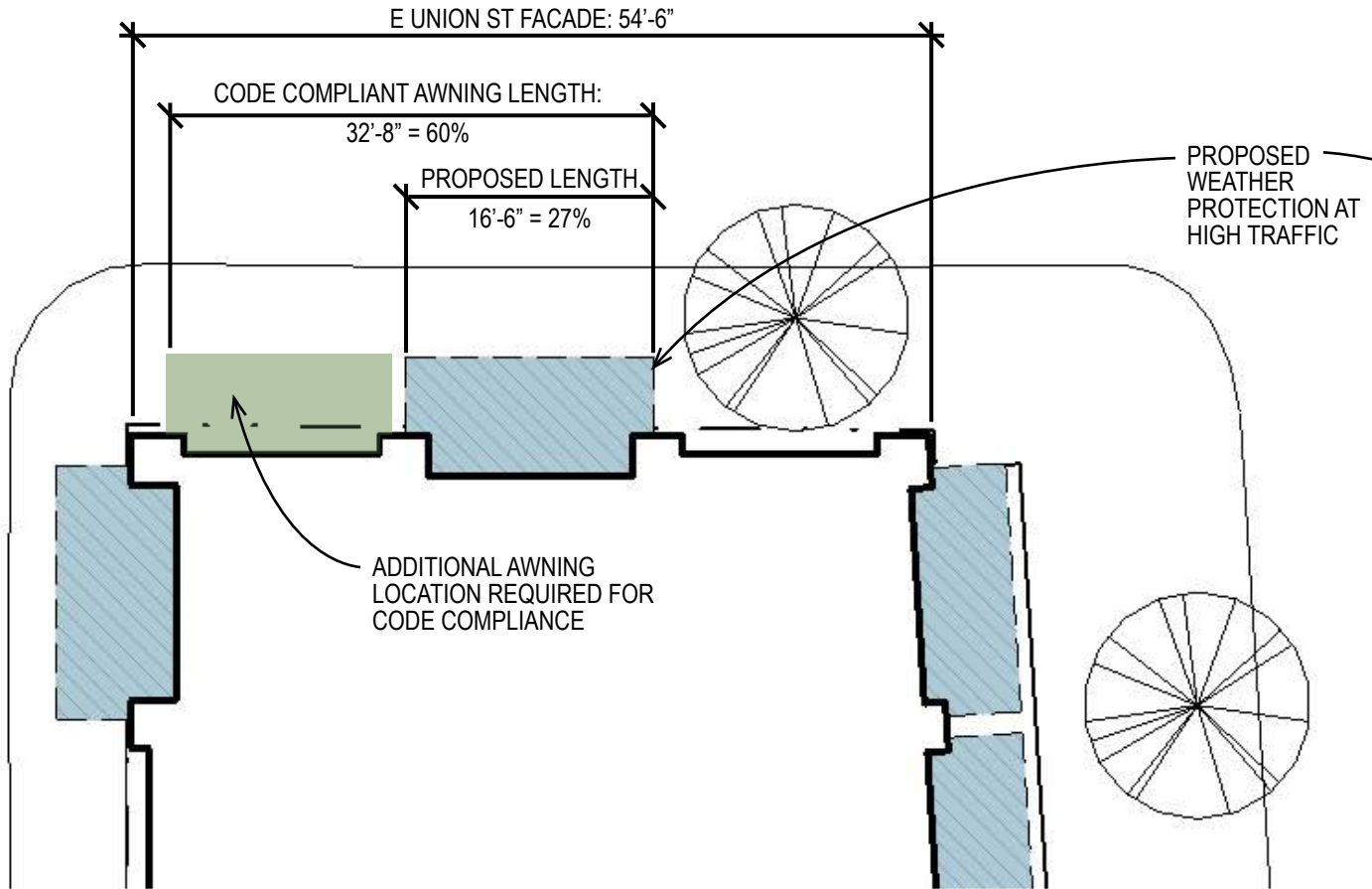
2PM - SUMMER SOLSTICE



2PM - EQUINOX



2PM - WINTER SOLSTICE



PLAN: GROUND LEVEL



STREET PERSPECTIVE: UNION ST & BROADWAY CT

MAXIMIZE VISIBILITY OF ARCHITECTURAL FEATURES

PROPOSED WEATHER PROTECTION AT HIGH TRAFFIC

ADDITIONAL AWNING LOCATION REQUIRED FOR CODE COMPLIANCE

DEPARTURE REQUESTS

DEPARTURE NUMBER	LAND USE CODE SECTION	ITEM	CODE REQUIREMENT	DEPARTURE REQUESTED	DESIGN RATIONALE
1	SMC 23.47A.008.C.4.a	Overhead weather protection is required along at least 60% of the street frontage on a principal pedestrian street.	<p>Union St. is a designated "principal pedestrian street". Code requires that 60% of the Union frontage provide overhead protection.</p> <p>Union facade length = 54.5 feet</p> <p>Weather protection at 60% of frontage = 32'-8" of required overhead protection (54.5'x0.60)</p>	<p>Along E. Union St., the project proposes to provide continuous weather protection for a total length of 16'-6" which is 30% of the overall facade length. This is less than the code requirement.</p>	<p>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 & CS3.IV Architectural Context)</p>