



4700 BROOKLYN AVE NE

EARLY DESIGN GUIDANCE PACKAGE

SDCI Project# 3028621

OCTOBER 2nd, 2017

DEVELOPER:
FH Brooklyn, LLC
2251 Linda Flora Drive
Los Angeles, CA 90077

ARCHITECT:
NBBJ
223 Yale Avenue North
Seattle WA, 98109

LANDSCAPE ARCHITECT:
Thomas Rengstorf Associates
811 First Avenue, Suite 615
Seattle, WA 98104

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SITE INFORMATION

- Site Address:	4700 Brooklyn Ave NE Seattle, WA 98105
- DPD Project #:	3020236
- Parcel(s):	881640-09085
- Site Area:	16,462 SF
- Overlay Designation:	Urban Center Village (University District Northwest), Frequent Transit Corridor, Light Rail Station Overlay
- Parking Requirement:	No parking required
- Legal Description:	LOTS 16, 17, 18 AND 19, BLOCK 7, UNIVERSITY HEIGHTS ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 41, RECORDS OF KING COUNTY, WA.

DEVELOPMENT STATISTICS

- Zoning:	S MU 75/240(M1)
- Building Height:	240'
- FAR:	10.5
- Allowable FAR:	172,851 SF
- Residential SF:	172,851 SF
- Residential Units:	229
- Retail/Commercial SF:	5,575
- Parking Stalls:	32 Stalls Provided
- Bike Stalls:	63 Stalls Provided

PROJECT PROPOSAL

PROJECT VISION

The proposed development supports the ongoing urbanization of the recently upzoned University District, creating a 24-story urban-infill apartment building with approximately 229 dwelling units, 5,575 square feet of retail/commercial space and one level of below grade parking. Located along Brooklyn Avenue, a mixed-use corridor with excellent transit service, this project will help fulfill the growing housing demand in the University District and Seattle at large.

The project is designed as an elegant, tall, “skinny” tower on top of a 16 foot tall podium. Located at the key intersection of Brooklyn Ave and 47th Street, the façade will contain retail uses at the sidewalk, holding the street, and bringing life and interest to the pedestrian environment. The main residential entry will be located mid-block on Brooklyn Ave, just south of a new active neighborhood park that will be open to the public.

Unit types from studio, 1-bed, 2-bed, 3-bed and 4-bed units will be offered, along with “family friendly” two level townhomes with private decks, meeting a range of needs from students to small families and encouraging a diversity of tenants at different life stages.

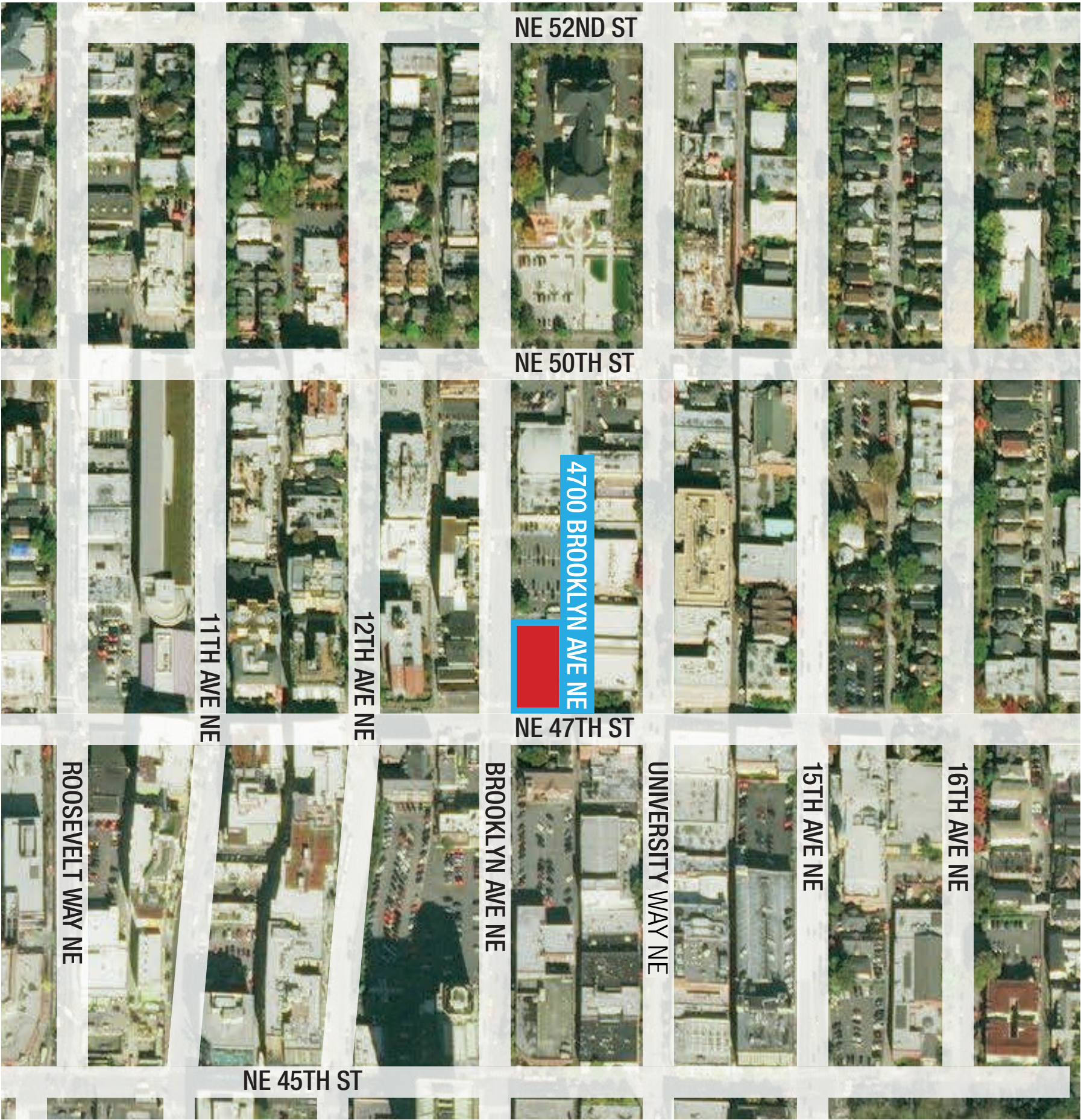
The top floor of the tower will be exclusively designated towards residential amenities including a fitness center, study rooms, recreational lounge, and indoor pool adjacent to a fully accessible roof deck that will provide captivating views of the city. Additional amenities including an indoor basketball court and movie theatre will be located on the tower’s second floor.

SITE CONTEXT

The site is located at 4700 Brooklyn Avenue, one block west of University Way in the University District neighborhood of Seattle. It is zoned SM-U 75-240(M1) and is within the University District Urban Village. The site is within walking distance to the “Ave” with its various restaurants and shopping, the future U District Link light rail station and the University of Washington campus. Brooklyn Ave is a designated green street, requiring enhanced façade transparency and façade modulation within 10’ of the property line above 45’.

Surrounding buildings include a variety of one and two-story businesses, restaurants, new student housing projects and mid to high-rise multi-family apartments. Townhomes and single-family houses are in the neighborhood to the north as the zoning density tapers. The site is at a peak of the University Village hill, providing opportunities for views to Mount Rainier, downtown Seattle and the waterways.

The site is a corner lot which is currently occupied by a gas station. There is a two story Bank of America to the east of the site and a Safeway grocery store and surface parking lot to the north. The project site is relatively flat with a slight slope of about 4’ from the northwest to the southeast side of the site with no environmentally critical areas or other natural features.



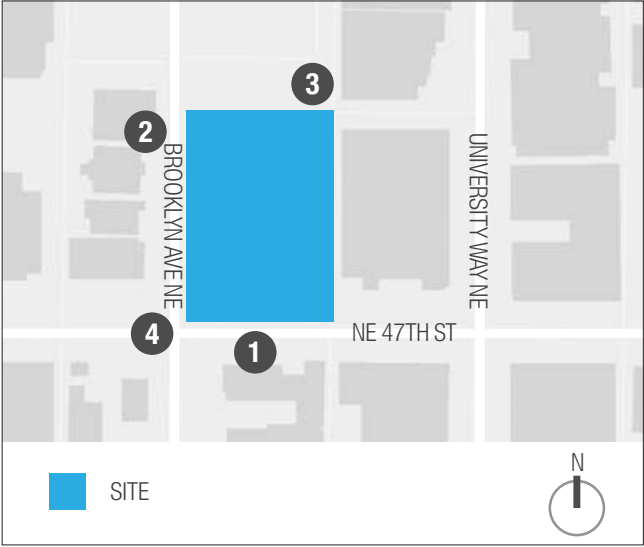
AERIAL MAP

EXISTING CONDITIONS

EXISTING CONDITIONS

The site is a corner lot located at 4700 Brooklyn Ave directly east of Roosevelt Way NE and south of NE 50th, both of which are major arterials with heavy traffic at rush hour and on weekends. The site lies one half block to the west of University Way NE, a major retail hub for the area. There is also a significant amount of pedestrian traffic in the entire surrounding area due to the multiple transit options and close proximity to the University of Washington campus.

There is currently a vacant one story Chevron gas station on the site as well as a few parking stalls. The site is relatively flat, sloping slightly southeast from Brooklyn Ave to the alley, with opportunities for views to the southeast (Mt. Rainier) and southwest (downtown Seattle). The lot to the north is a large Safeway grocery store, with the project site abutting its southern parking lot. All three adjacent street corners across the street have older single story buildings (one vacant building, a gas station, and a church) providing no specific or consistent design aesthetic. Across Brooklyn Ave midblock, the 85' high LIV mixed-use apartment building was recently completed. Its façade is seven stories composed of grey metal siding and punched windows.



1
NE 47TH ST, LOOKING NORTH



2
BROOKLYN AVE NE, LOOKING SOUTHEAST



4
INTERSECTION OF NE 47TH ST AND BROOKLYN AVE, LOOKING NORTHEAST

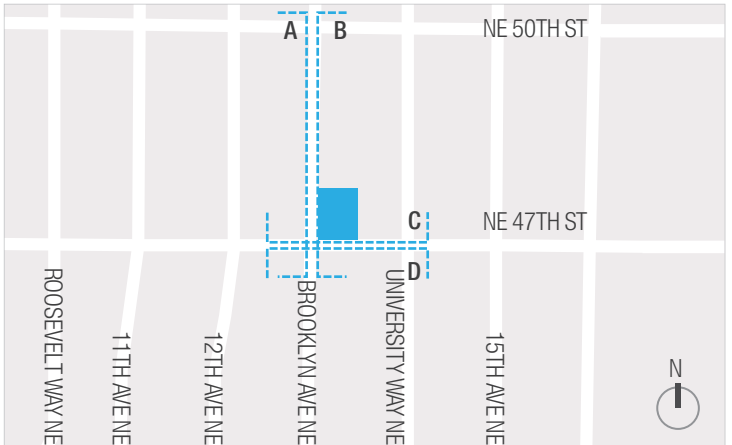


3
EAST PROPERTY LINE, LOOKING SOUTHWEST

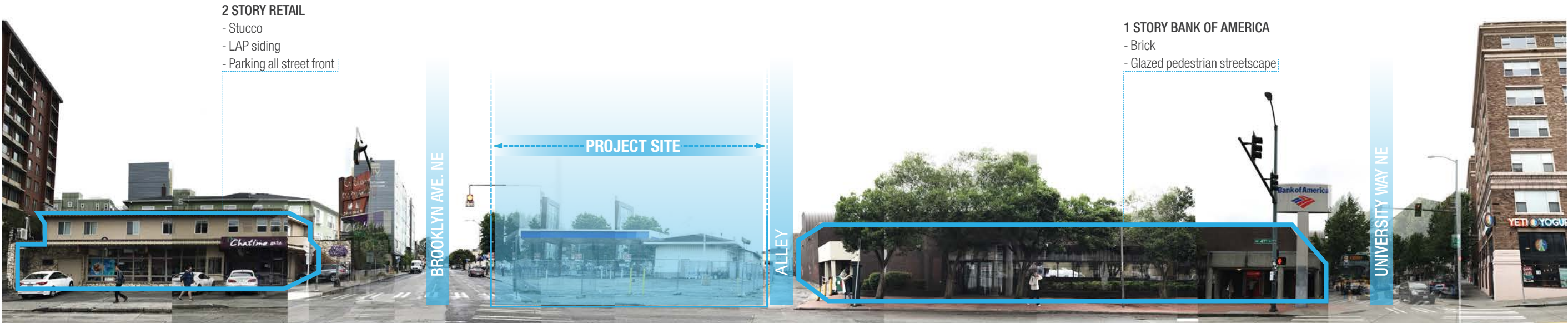
STREET SCAPE A: BROOKLYN AVE. NE. LOOKING WEST



STREET SCAPE B: BROOKLYN AVE. NE. LOOKING EAST



STREET SCAPE C: NE 47TH ST., LOOKING NORTH



STREET SCAPE D: NE 47TH ST., LOOKING SOUTH



NEIGHBORHOOD VICINITY PHOTOS



1

INTERSECTION OF UNIVERSITY WAY NE AND 47TH ST
EAST OF SITE



2

CROSS & CROWN CHURCH AT THE CORNER OF NE 47TH & 12TH AVE NE



3

SAFEWAY AT 4732 BROOKLYN AVE NE
NORTH OF SITE



4

BANK OF AMERICA AT 1379 NE 47TH ST
EAST OF SITE



5

UNIVERSITY PRESBYTERIAN CHURCH AT 4540 15TH AVE NE
EAST OF SITE



NEIGHBORHOOD VICINITY PHOTOS



6
HOTEL DECA



7
INTERSECTION OF NE 47TH ST AND UNIVERSITY WAY NE



8
WALGREENS AT 1205 NE 50TH ST



9
CHRIST EPISCOPAL CHURCH AT 4548 BROOKLYN AVE NE



COMMUNITY NODES & LANDMARKS



1

SETTLE PUBLIC LIBRARY-UNIVERSITY BRANCH, 5009 ROOSEVELT WAY NE



2

UNIVERSITY DISTRICT FARMERS MARKET, NORTH OF SITE



3

UNIVERSITY OF WASHINGTON



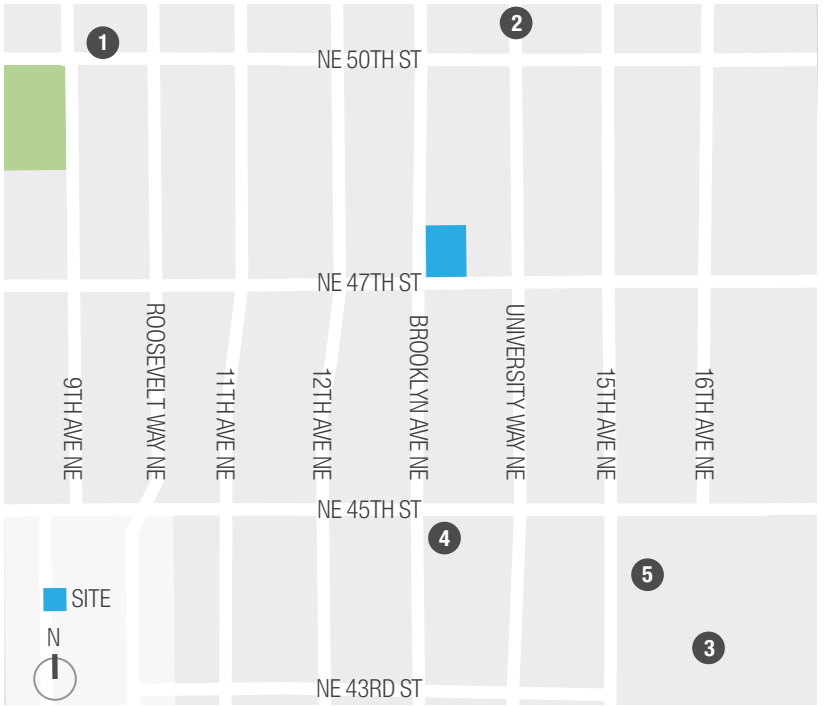
4

NEPTUNE THEATRE, 1303 NE 45TH ST



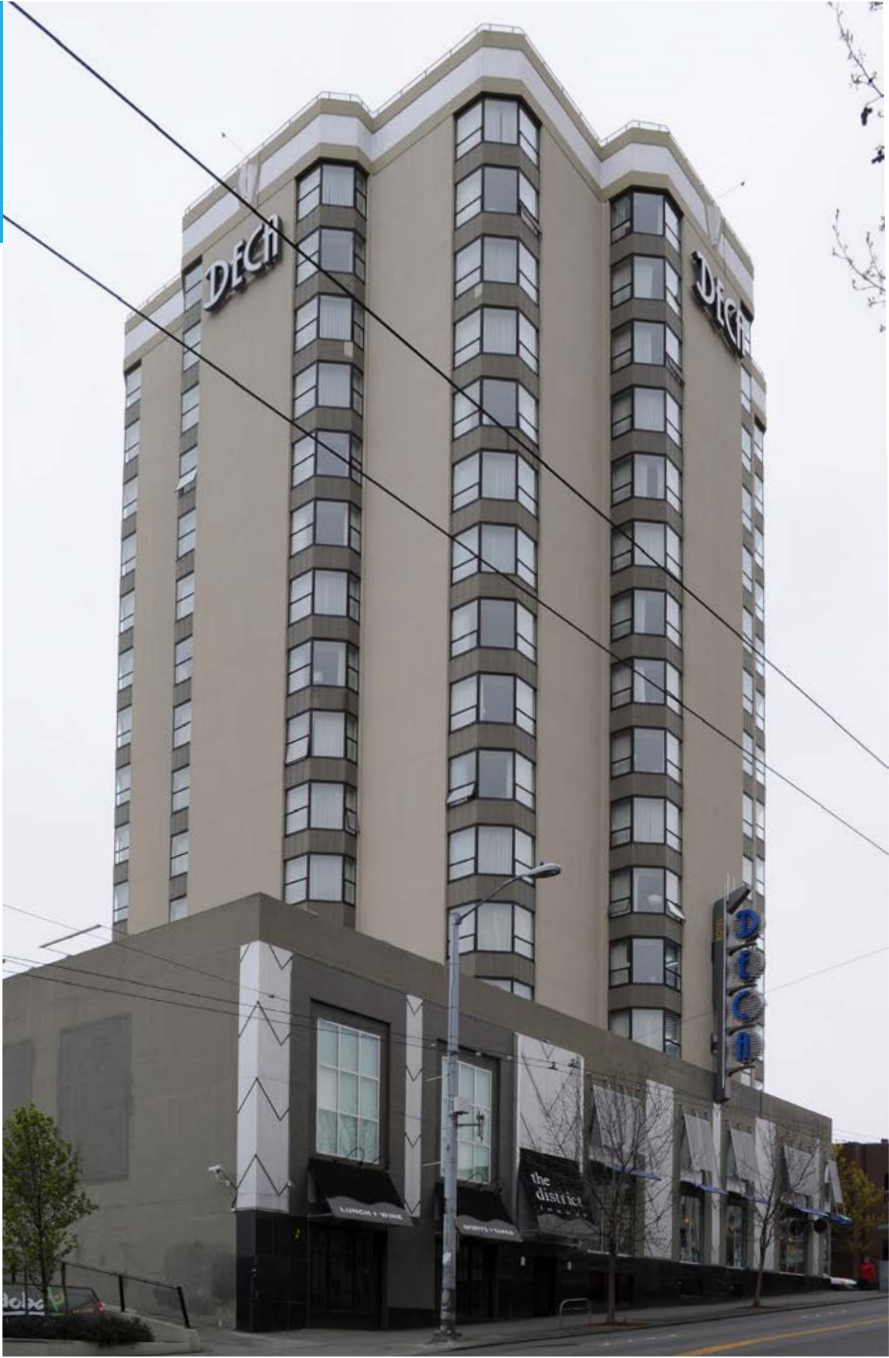
5

THE BURKE MUSEUM OF NATURAL HISTORY AND CULTURE
17TH AVE NORTHEAST AND NORTHEAST 45TH ST



NEIGHBORHOOD DESIGN CUES

MASS BREAKDOWN



HOTEL DECA
4507 BROOKLYN AVE NE

Vertical emphasis achieved through a layered massing on the Deca helps to make a large floor plate feel slimmer.

RETAIL SCALE



RED LIGHT
4710 UNIVERSITY WAY

Throughout the Ave there is a strong twenty foot retail datum that lends a pedestrian friendly scale to the area.

OPEN TO PARK



ELM HALL
1218 NE CAMPUS PARKWAY

High level of transparency allows for greater enjoyment and activation of adjacent park.

STRONG VERTICALS



SUZALLO LIBRARY
1379 NE 47TH ST

This new addition to the Suzallo library is a graceful example of soaring concrete architecture.

SIDEWALK ACTIVATION



THE ROOSTER
900NE 65TH ST

Retail activates sidewalk through a series of spaces spill out between the two.

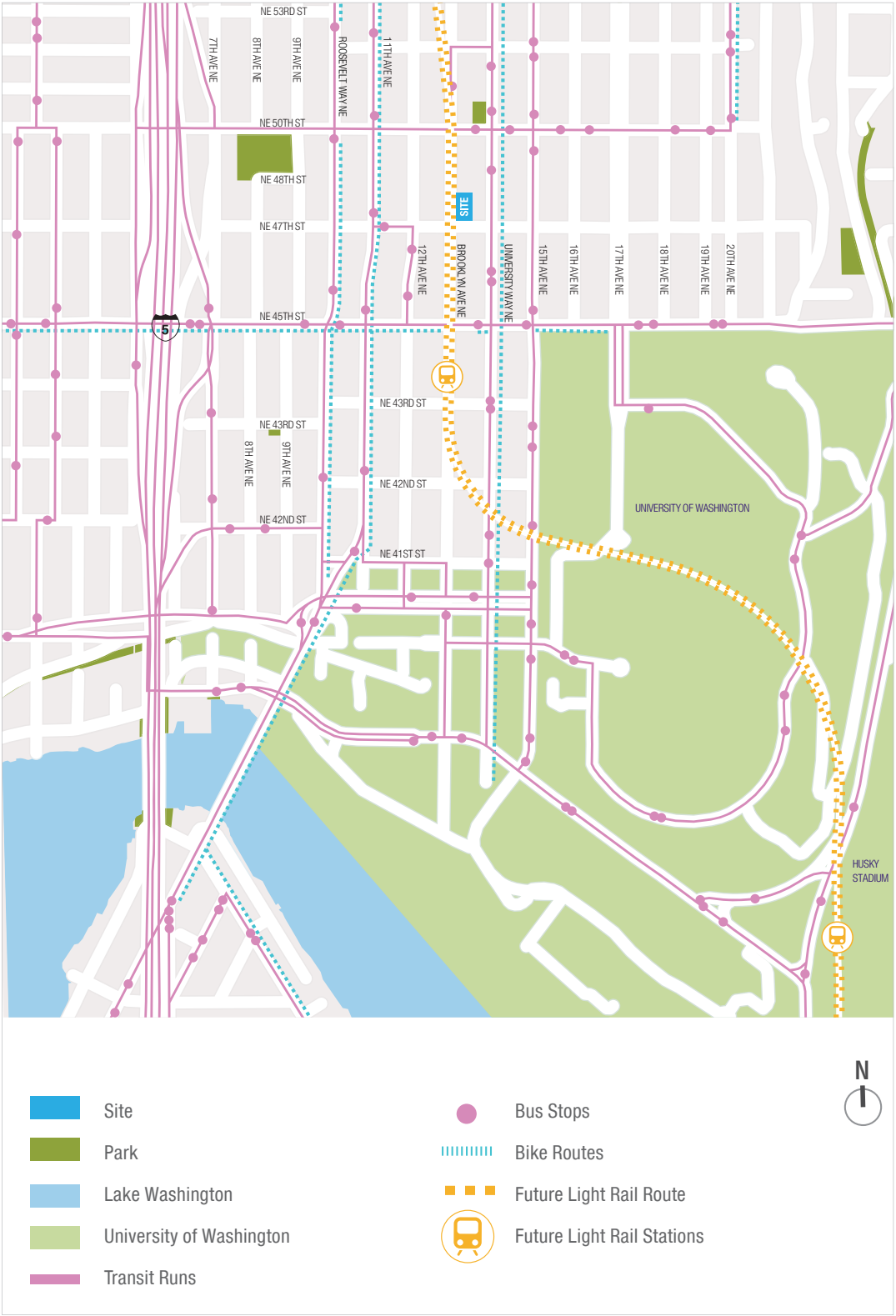
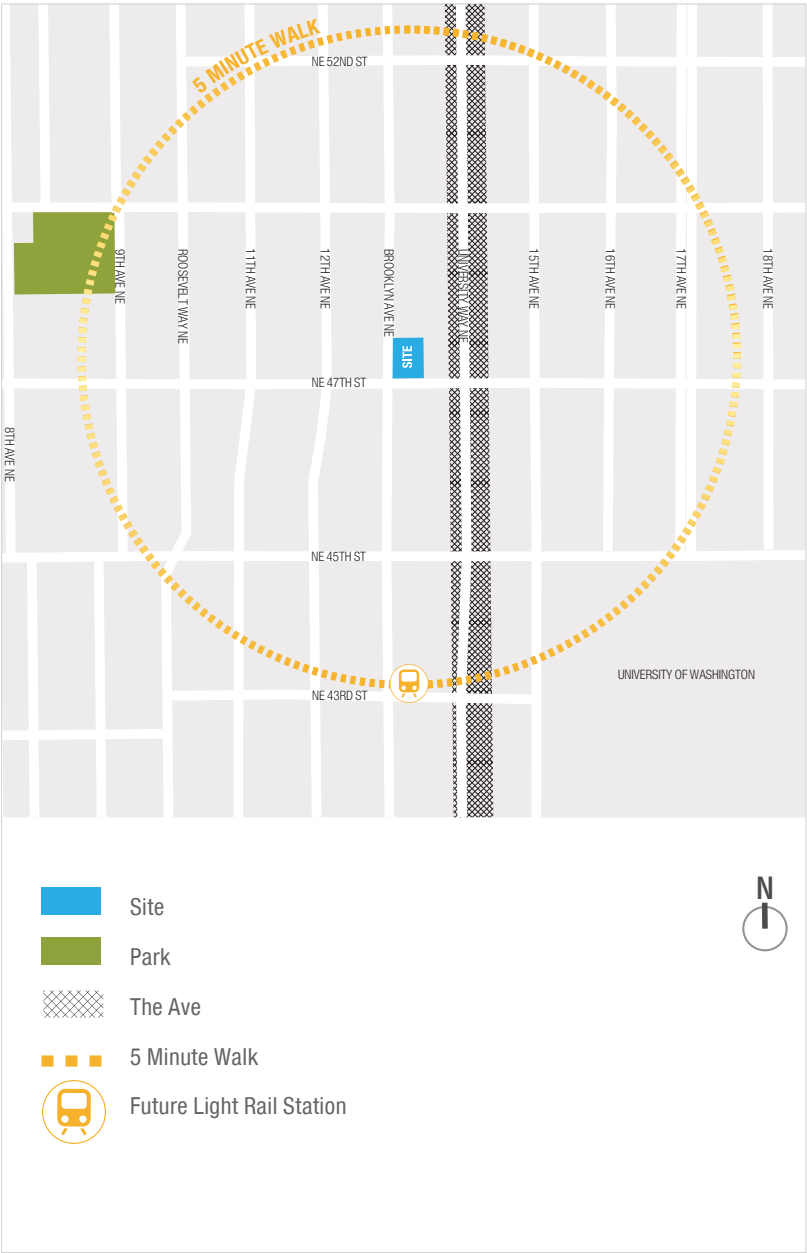
TRANSPORTATION OPTIONS

The proposed development is located in a Frequent Transit Overlay and Station Area Overlay for the future Sound Transit U District Link lightrail station. The new light rail station is within walking distance, located just one block to the south of the project site. There are multiple bus routes accessible within a block of the site and bike lanes currently run north-south on Roosevelt Way NE and 12th Ave NE and east-west on North 45th St.

FUTURE LIGHT RAIL STATION PROXIMITY

The Sound Transit U District Link light rail station is currently under construction on Brooklyn Ave between North 45th and NE 43rd streets, with this proposed development just one block north of the station along Brooklyn Ave. The station will provide quick access to the University of Washington's medical campus, downtown Seattle, other metro neighborhoods and Sea-Tac airport. The U District Link light rail station is scheduled for completion in 2019, with service commencing in 2021.

EXISTING SITE TRANSPORTATION ANALYSIS



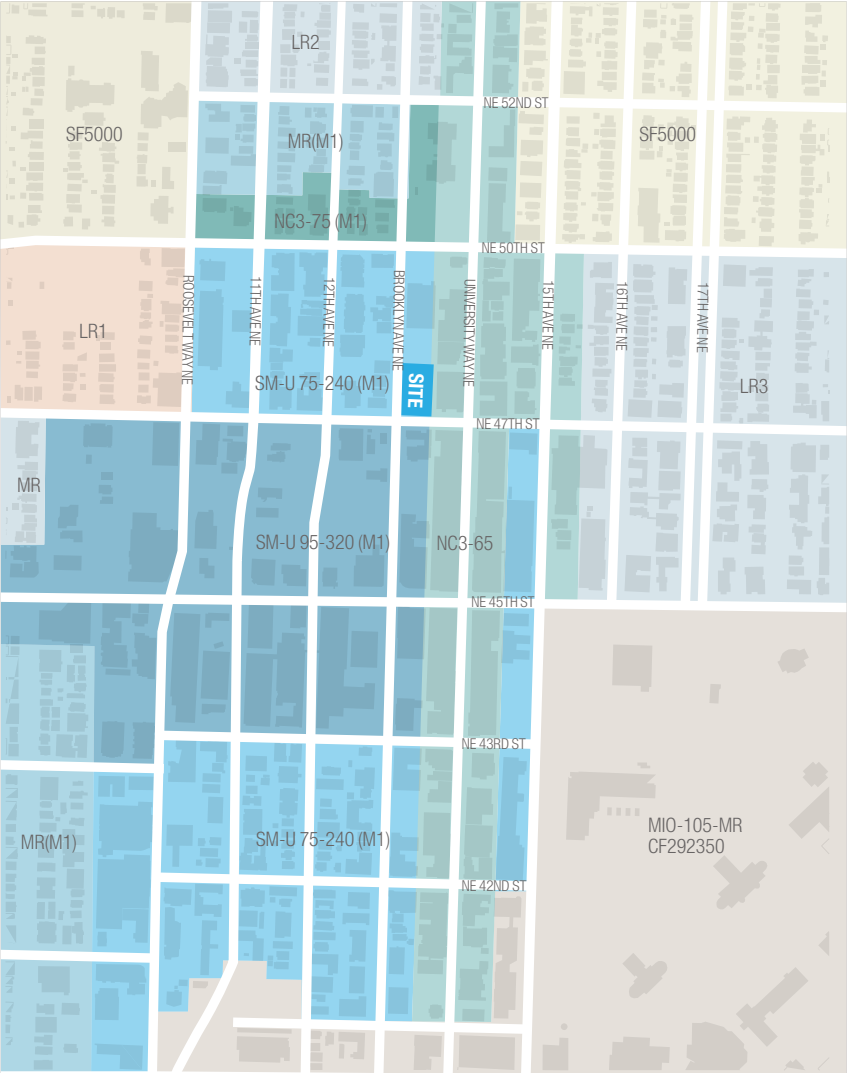
SURROUNDING CONTEXT

ZONING & SURROUNDING USES

The project site, 4700 Brooklyn Ave, is located in the newly created Seattle Mixed University Zone with a height limit of 75 feet to 240 feet. It is a half block west of University Way NE, a major thoroughfare lined with a variety of businesses, restaurants, and apartment buildings. There are a number of mixed use buildings surrounding the site which is only a six minute walk from the north end of the University of Washington campus. Along with the future Sound Transit Link lightrail station one block south, there is ample public transportation options along both University Way NE and Roosevelt Way NE, making this site an ideal location for a new urban housing development.

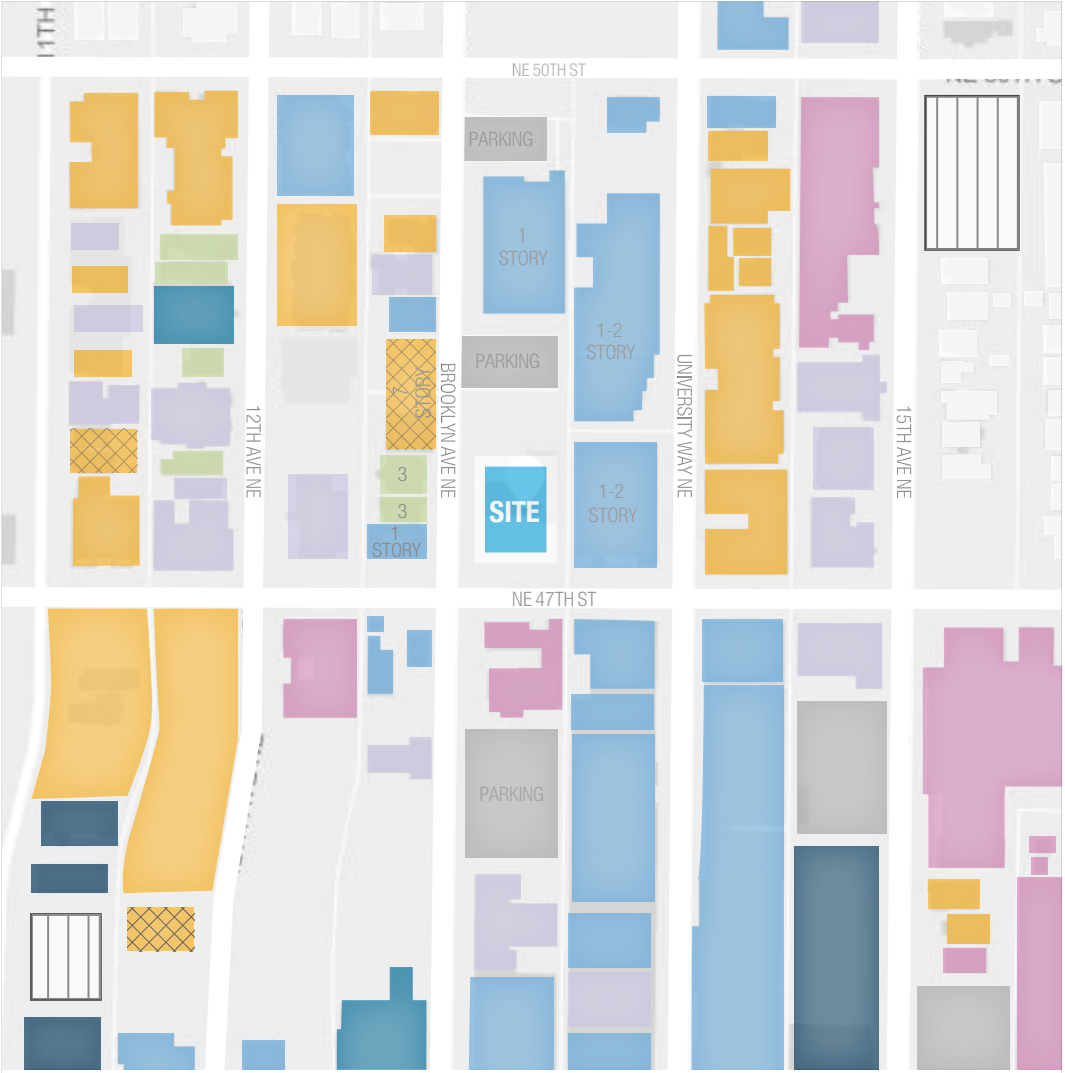


AXONOMETRIC MAP



ZONING MAP

- Site
- Neighborhood Commercial
- Commercial
- Highrise
- Midrise
- Lowrise
- Single Family 5000



SURROUNDING USE

- Site
- Mixed-use
- School
- Retail
- Service Building
- Parks
- Office
- Parking
- Hotel
- Single Family
- Multifamily
- Mixed-use Project Under Construction
- Project in Land Use Review



CODE COMPLIANCE

ZONING CODE COMPLIANCE

SM-U 75-240 ZONE

Project is located in the University Community Urban Center

APPLICABLE ZONING	SUB SECTION	REQUIREMENT
Permitted and Prohibited Uses	23.48.005	Residential, retail sales and service and eating and drinking establishments are permitted uses.
Floor Area Ratio	23.48.020	Areas exempt from FAR calculation include: underground stories, roof portions of a story that extend no more than 4' above existing or finished grade; all mech equipment enclosed or not on the roof of a structure, street level use at grade and 3.5 % of total chargeable area for mech allowance.
Extra Floor Area in Seattle Mixed Zones	23.48.021	Project must provide public benefits and meet Green Building Standard.
Rooftop Features Height Limit	23.48.025	Stair penthouses, mechanical equipment and covered amenity area can extend up to 15 feet above height limit. Elevator penthouse can extend up to 45 feet above height limit if elevator provides access to usable open space or common recreation area on roof. Total coverage of all rooftop features can be up to 65% of roof area if all mech equipment is screened and no rooftop features closer than 10 feet to roof edge.
Street-Level Development Standards	23.48.040.B	Along 47th, 30% of street facing façade between 2' and 8' of sidewalk must be transparent; Along Brooklyn (Green Street), 60% of street facing facade between 2' and 8' must be transparent; Blank façade segments along 47th to be no more than 30 feet wide and no more than 15 feet wide along Brooklyn ; Total width of all blank façade segments along street level facade shall not exceed 40% along Brooklyn and 70% along 47th.
Amenity Area for Residential Uses	23.48.045	Area must be 5% of totol gross floor area in residential use excluding acessory parking and mechanicad equipment. Maximum of 50% of amenity area can be covered. See this section for amenity area standards.
Landscaping and Screening Standards	23.48.055	Project must achieve a Green Factor of 0.3 or greater. Street trees are required along Brooklyn and 47th.
Street Level Uses	23.48.605	Per Map A, no street level use is required on site. Street level uses at grade, whether required or not, is exempt from FAR.
Transportation Management Programs	23.48.610	TMP will be required for 25 or more vehicles parking on the street overnight.
Structure Height	23.48.615	Maximum height is 240 feet. See 23.48.025 for height limit for rooftop features.
Floor Area Ratio In SM-U Zones	23.48.620 A	Base FAR = 4.75; Max FAR = 10.
Bonus Floor Area	23.48.620 B	Additional increment of 0,5 FAR available for projects with 10 units minimum 900 SF with 2 or more bedrooms meeting requirements for private decks and access to private amenity area.
Extra Floor Area in SM-U Zones	23.48.622.A	Bonus FAR: 65% by using bonus residential floor area for affordable housing; 35% from providing open space amenities per 23.48.624.
Bonus Floor Area for Publicly Accessible Open Space Amenities in SM-U Zones	23.48.624.B	Extra floor area may be gained in projects that provide publically accessible open space including Neighborhood Open space, Green street improvements and Green street setback.
Street-Level Development Standards in SM-U Zones	23.48.640.F	Continuous overhead weather protection required along 60% of street frontage with min width of 6 feet within height limit with lighting.
Upper-Level Development Standards in SM-U Zones	23.48.645.A	High rise floor plate limits apply above 45 feet and is 10,500 SF for floors in residential use. Min setback of 15 feet required from any side lot line that is not a street or alley lot line for all portions of a high rise structure abouve 75 feet.
Tower Separation	23.48.645 E	Minimum 75 feet separation from high rise structure to another high rise structure on a separate lot on the same block.
Facade Modulation in SM-U Zones	23.48.646	Façade modulation required for portions of façade above 45 feet within 10 feet of street lot line.
Parking and Loading Location, Access and Curbcuts	23.48.085	Access to parking and loading shall be from the alley.
Required Parking and Loading	23.54.015	No parking is required since project is located within the University District Urban Center.
Bicycle Parking Quantity	23.54.015	Bike parking stalls per Table D for first 50 bike stalls. Then 1/2 ratio of Table D.
Loading Berths	23.54.035	Residential use is not listed in Table A. For uses not on Table A, the Director shall determine the loading berth requirements.
Solid Waste and Recyclable Material Storage and Access	23.54.040	Table A. More than 100 dwelling units, 575 SF plus 4 SF for each unit above 100.
Open Space Amenity Standards	23.58A.040 C 5	Standards for Neighborhood Open Space: min 3,000 SF in area, 35% of area landscaped, 30 feet along sidewalk at grade, up to 20% may be covered; max solar exposure.

RESPONSE TO UNIVERSITY NEIGHBORHOOD DESIGN GUIDELINES

CONTEXT & SITE

CS1 NATURAL SYSTEMS & SITE FEATURES

Citywide Guideline: Use natural systems and features of the site and its surroundings as a starting point for project design.

University Supplemental Guidance:

- I. Streetscape Compatibility
- II. Landscape Design to Address Special Site Conditions

The preferred design consists of an elegant, tall, skinny 240 foot residential tower that includes a 16’ podium. The podium consists of retail/commercial uses and a residential lobby at the street level. “Family Friendly” townhomes are located on levels 2 and 3. The podium is built out to the sidewalk edge to create a consistent street frontage, animating the street level experience with service oriented uses and holding the key corner at the Brooklyn Ave and 47th Street intersection.

The residential tower, from level 4 to level 24 is articulated as two separate volumes to break down the building scale and allow self-shading along the west façade. While the code permits a tower floor plate size of up to 10,500 sf, the design instead uses a smaller 8,300 sf floor plate, a 20% reduction, to minimize the perceived size of the building, mitigate shadow impacts to adjacent properties to the north and permit light, air and views around the tower. The small residential floor plate also reduces the length of interior corridors, maximizes daylight and views in the residential units and permits the placement of common area to optimize sun exposure and views.

In terms of energy conservation and sustainability, the building will exceed the Seattle Energy Code by at least 15% and be LEED Gold certified. It will feature a high performance window wall with operable windows. Utilizing a state of the art mechanical system that capitalizes on building form and solar orientation, it will distribute heating and cooling from one side of the building to the other. Planted areas will be provided at all occupied outdoor spaces, assisting with rainwater control and connecting occupants to nature. Other key energy features will be the use of LED lighting, energy efficient appliances, and daylight and occupancy controls.

CS2 URBAN PATTERN & FORM

Citywide Guideline: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

University Supplemental Guidance

- I. Responding to Site Characteristics
- III. Respect for Adjacent Sites
- IV. Corner Lots
- V. Height, Bulk Scale

The project creates a pedestrian oriented streetscape along 47th Street and Brooklyn Ave, which is considered a “mixed use corridor”. By locating the podium façade at the intersection of Brooklyn Ave and 47th Street, the building holds the corner and provides a strong urban edge along two streets. Placing the retail/commercial uses along 47th Street up to the prominent corner where it meets Brooklyn Ave will be instrumental to its viability due to the visibility and accessibility of such use from “The Ave” as the major retail hub in the U District.

As a 24 story residential tower, the small 8,300 SF of the tower reduces the bulk and scale of the building and minimizes shadow impacts to adjacent properties to the north while allowing light, air and views around the tower.

The addition of a 3,000 SF neighborhood open space along the north and west side of the site breaks down the scale of the long 600 foot block along Brooklyn Ave, and will be a place of rest and comfort that is open to the general public while also serving as a potential mid-block pedestrian connector to the “Ave.”



CS3 ARCHITECTURAL CONTEXT & CHARACTER

Citywide Guideline: Contribute to the architectural character of the neighborhood.

University Supplemental Guidance

- I. Architectural Elements and Materials

No single architectural style or character is prevalent in the diverse University District. The buildings include the Safeco tower, Deca Hotel, and mixed use buildings from two to eleven stories.

The design intent for the project is to create a building that works at both the scale of the street and neighborhood. At the podium, the base is designed to be in scale with the buildings along the “Ave”, with window openings similar in size and proportion clad with durable materials and a glass and metal canopy that is well detailed. The tower is expressed as two separate volumes, one which extends past the other at the building top to create visual interest. The exterior tower expression will be contemporary, elegant, and timeless, with a simple yet expressive glass window wall and operable windows that create visual interest when open. Materials will be of high quality and consist of glass, aluminum, steel, concrete and masonry suitable for high-rise construction.

PUBLIC LIFE

PL1 CONNECTIVITY

Citywide Guideline: Complement and contribute to the network of open spaces around the site and the connections among them.

University Supplemental Guidance

- I. Residential Open Space

The preferred alternative includes a 3,000 SF neighborhood open space on the north and west side of the site which will serve to break up the scale of the 600 foot long block in the north south direction. The open space is designed for use by the general public as an intimate urban greenspace.

PL2 WALKABILITY

Citywide Guideline: Create a safe and comfortable walking environment that is easy to navigate and well connected to existing pedestrian walkways and features.

University Supplemental Guidance

- I. Pedestrian Open Spaces and Entrances

The preferred design along the sidewalk will utilize street trees in planting strips and overhead weather protection and canopy lighting to enhance the pedestrian experience along Brooklyn Ave and 47th Street.

The 3000 SF neighborhood open space park on the north and west side of the site is designed to maximize sunlight exposure at such location. The park wraps around the west side of Brooklyn Ave and engages the main entry of the building, expressed as a separate volume set back from the street. The design of the park will incorporate concrete paving with varying texture and patterns, low landscape plant materials and benches for seating. The north edge of the park will consist of a series of green screens and water features. The south edge will be bounded by a retail/commercial use that will enhance the park. Because the park can be accessed from both Brooklyn Ave and the alley, it will also act as a midblock connector between Brooklyn Ave and University Way.



RESPONSE TO UNIVERSITY NEIGHBORHOOD DESIGN GUIDELINES

PL3 STREET-LEVEL INTERACTION

Citywide Guideline: Encourage human activity and interaction at street level

- University Supplemental Guidance
- I. Entrances Visible from the Street
 - II. Human Activity

All retail/commercial spaces will have overhead weather protection which will be integrated into the design of the project. The residential entry will also have overhead weather protection and be recessed to allow for better pedestrian movement in and out of the building.



DESIGN CONCEPT

DC1 PROJECT USES AND ACTIVITIES

Citywide Guideline: Optimize the arrangement of uses and activities on the site

- University Supplemental Guidance
- I. Parking and Vehicle Access
 - II. Design of Parking Lots Near Sidewalks

No street level or above grade parking is proposed. Access to the below grade garage and loading will be from the alley.



DC3 OPEN SPACE CONCEPT

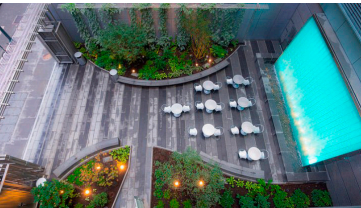
Citywide Guideline: Integrate open space design with the design of the building so that each complements the other

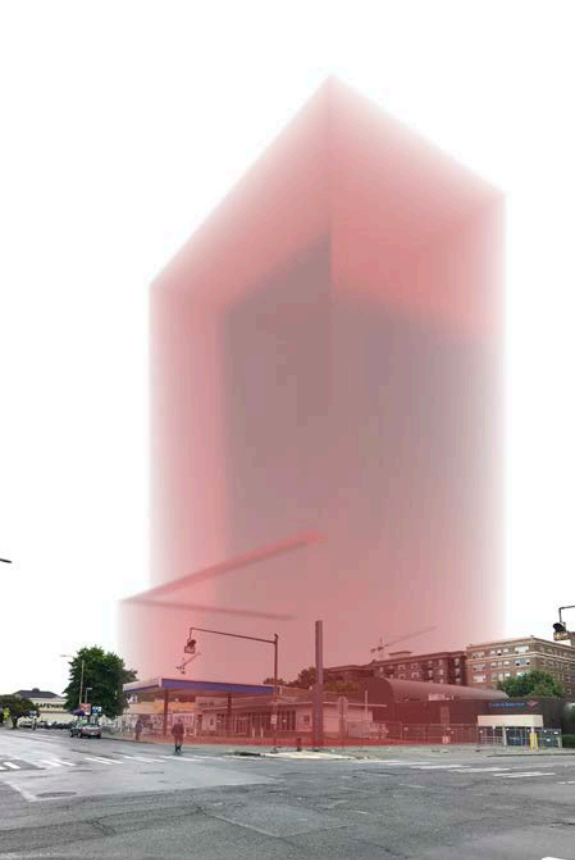
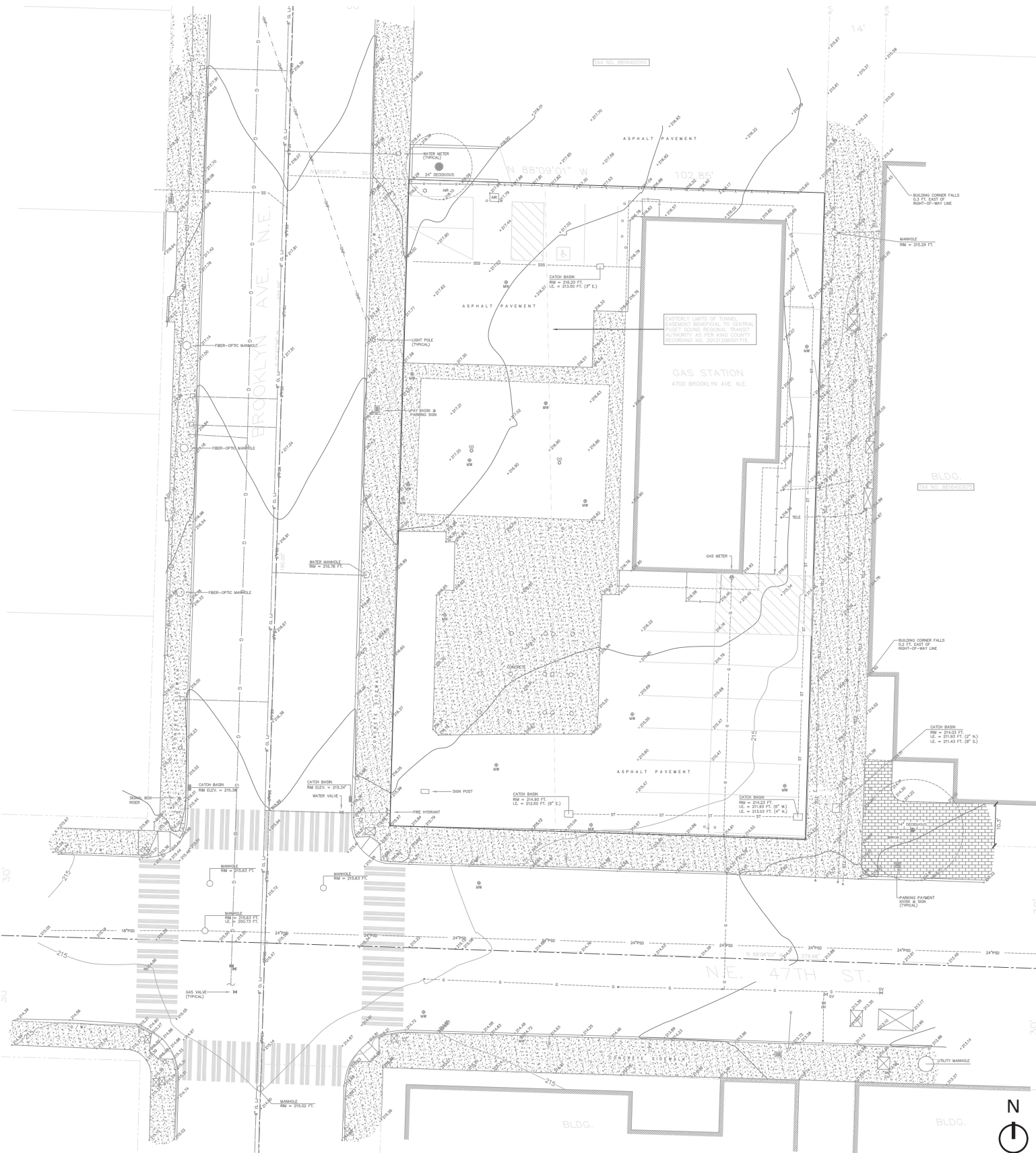
- University Supplemental Guidance
- I. Pedestrian Open Spaces and Entrances

A key element of the design consists of a 3,000 SF ground level neighborhood open space park that is available for the use of building residents and the general public. The design will have areas of landscaping, hardscape and seating areas to permit a range of activity. The southern edge of the park will be fronted by a retail/commercial use that will animate the activity in the park while promoting visibility to enhance safety and security.

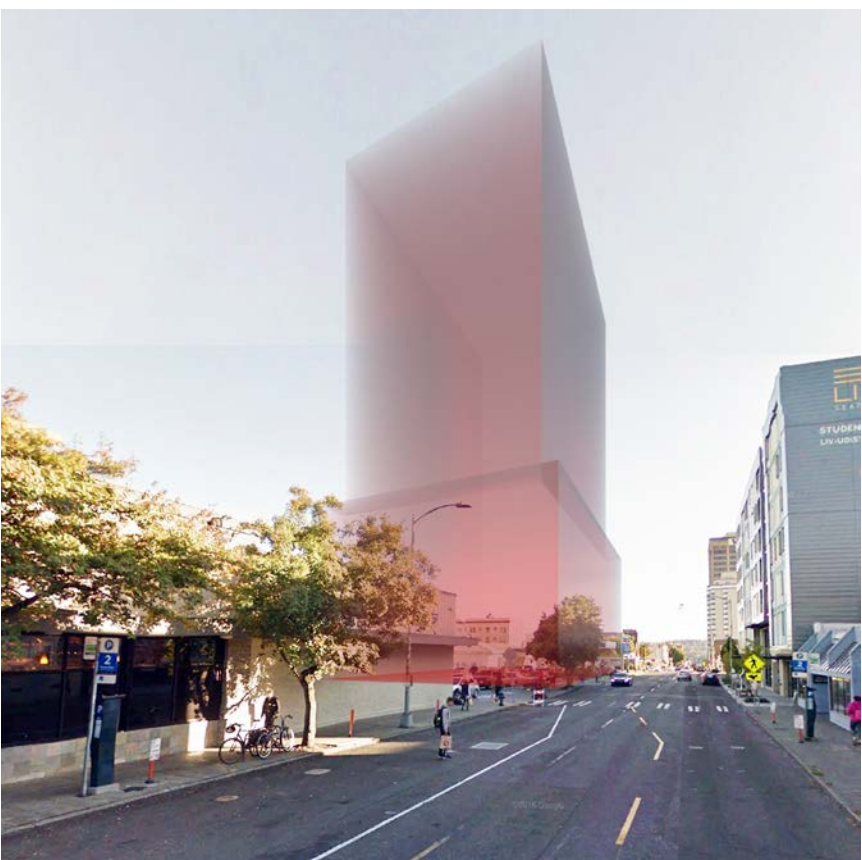


An additional benefit of the park is that it will serve as a midblock pedestrian connector, permitting one to walk from Brooklyn Ave, through the park, across the alley and past the north façade of the adjacent Bank of America building to University Way.





ZONING ENVELOPE
LOOKING N ON BROOKLYN



ZONING ENVELOPE
LOOKING S ON BROOKLYN

PROPERTY DESCRIPTION

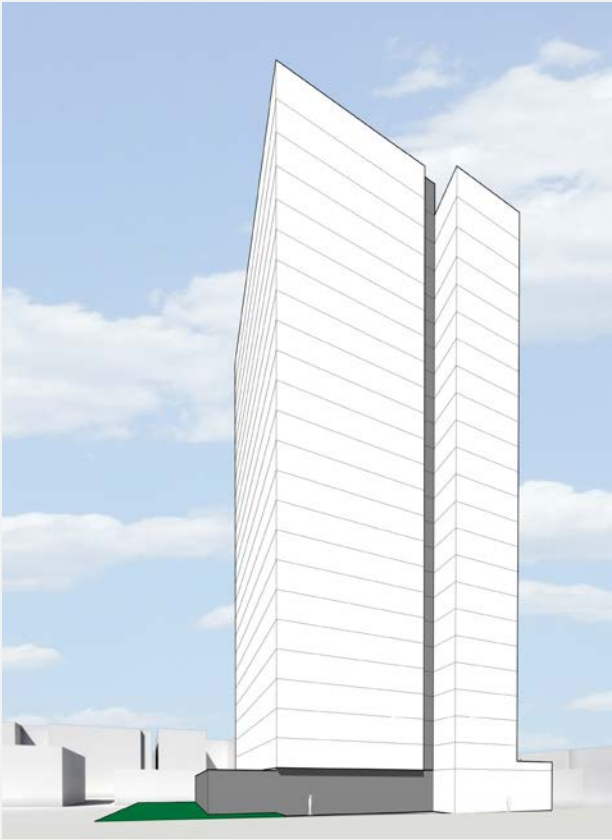
Lots 16, 17, 18 and 19, Block 7, University Heights Addition.
According to the plat thereof recorded in Volume 9 of Plats, page 41, Records of King County, WA.

NOTES

1. This survey was performed by field traverse using a 10 second "Total Station" theodolite supplemented with a 100 ft. steel tape. This survey meets or exceeds the standards for land boundary surveys as set forth in WAC Chapter 332-130-090.
2. Contour interval = 1 ft.
3. Elevation Datum = NAVD'88, as per direct observations using GPS equipment on April 28, 2015.
4. Parcel area = 16,462 sq. ft.
5. This survey is reliant upon the information contained within Old Republic Title Insurance Company title order No. 5207125409-5.
6. Underground utility information as shown hereon is approximate only and is based upon City of Seattle sewer card No. 3563, per ties to above ground structures and to paint marks by Applied Professional Services.
7. Tax Parcel No. 8816400985
8. An easement for monitoring wells, hydrocarbon contamination recovery system, cleanup operations, retail automation system and storage tanks, as per King County Recording No. 20031030002396, exists over the entire parcel as described hereon.

DESIGN OPTIONS

OPTION COMPARISON

	OPTION 1	OPTION 2	PREFERRED OPTION 3
BENEFITS	<ul style="list-style-type: none">- 10' Landscaped open space park along Brooklyn Ave allows for more gracious sidewalk- 15' Neighborhood open space park to north allows for use by residents and public and through-block connection- Neighborhood open space park to north creates "Breathing Space" between proposed tower and future buildings on Safeway site	<ul style="list-style-type: none">- Neighborhood open space park on south west corner of block has good solar exposure- Tall skinny tower maximizes daylight, air and views for adjacent properties and minimizes impacts to street	<ul style="list-style-type: none">- Strong building element holds corner of Brooklyn Ave and 47th Street- Retail square footage, continuity and adjacency to street is maximized- Proximity of proposed retail to University Way strengthens its viability- Neighborhood open space park on north creates street level plaza for residents and public with opportunity for through block connection to the "Ave"- Building mass steps away from northern edge of site to reduce solar impact to neighbors to the north- Tall, elegant, skinny tower maximizes daylight, air and views for adjacent properties and minimizes impacts to street- Neighborhood open space park to north creates "breathing space" between residential tower and future building to the north on Safeway site.- Significantly more active park space- Open space to the north breaks down scale of long 600' block- Mass of tower is broken down to more closely match scale of the University District
CONSTRAINTS	<ul style="list-style-type: none">- Shorter, wider tower reduces daylight, air and views for adjacent neighbors- Dimensions of neighborhood open space park too narrow for most uses	<ul style="list-style-type: none">- Facade setback at neighborhood open space park lessens visibility and viability of street level retail along Brooklyn Ave and 47th Street- No possibility of a future through-block connection to The "Ave"- Building does not hold the key corner of 47th Street and Brooklyn Ave- No "Breathing Space" between proposed tower and future buildings on Safeway site- No ability to break long 600' block- Portion of tower overhangs open space- Limited ability to activate open space	<ul style="list-style-type: none">- Park on north side will require careful design to maximize solar exposure in the summer
MASSING			

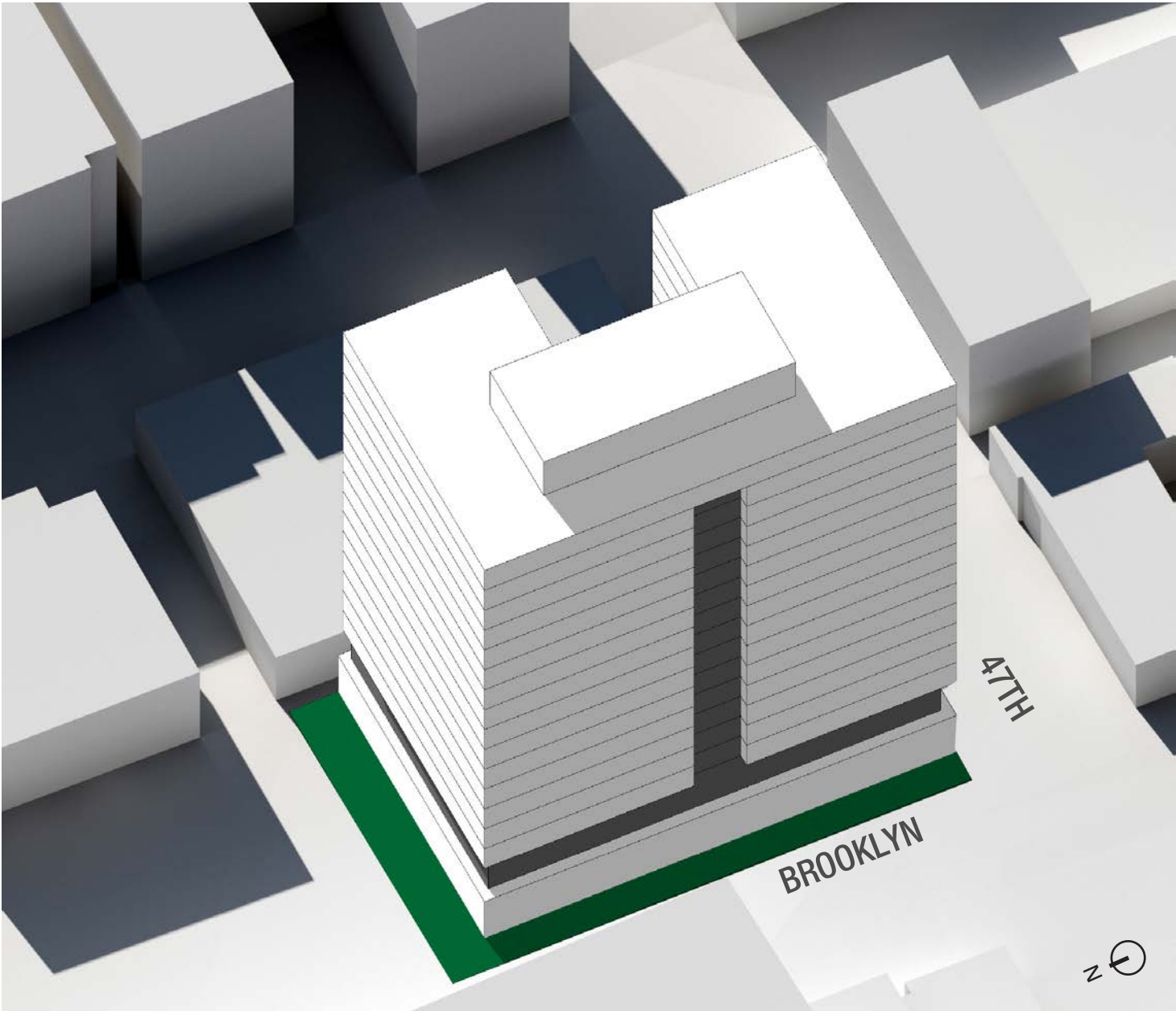
DESIGN OPTION ANALYSIS - OPTION 01

BENEFITS

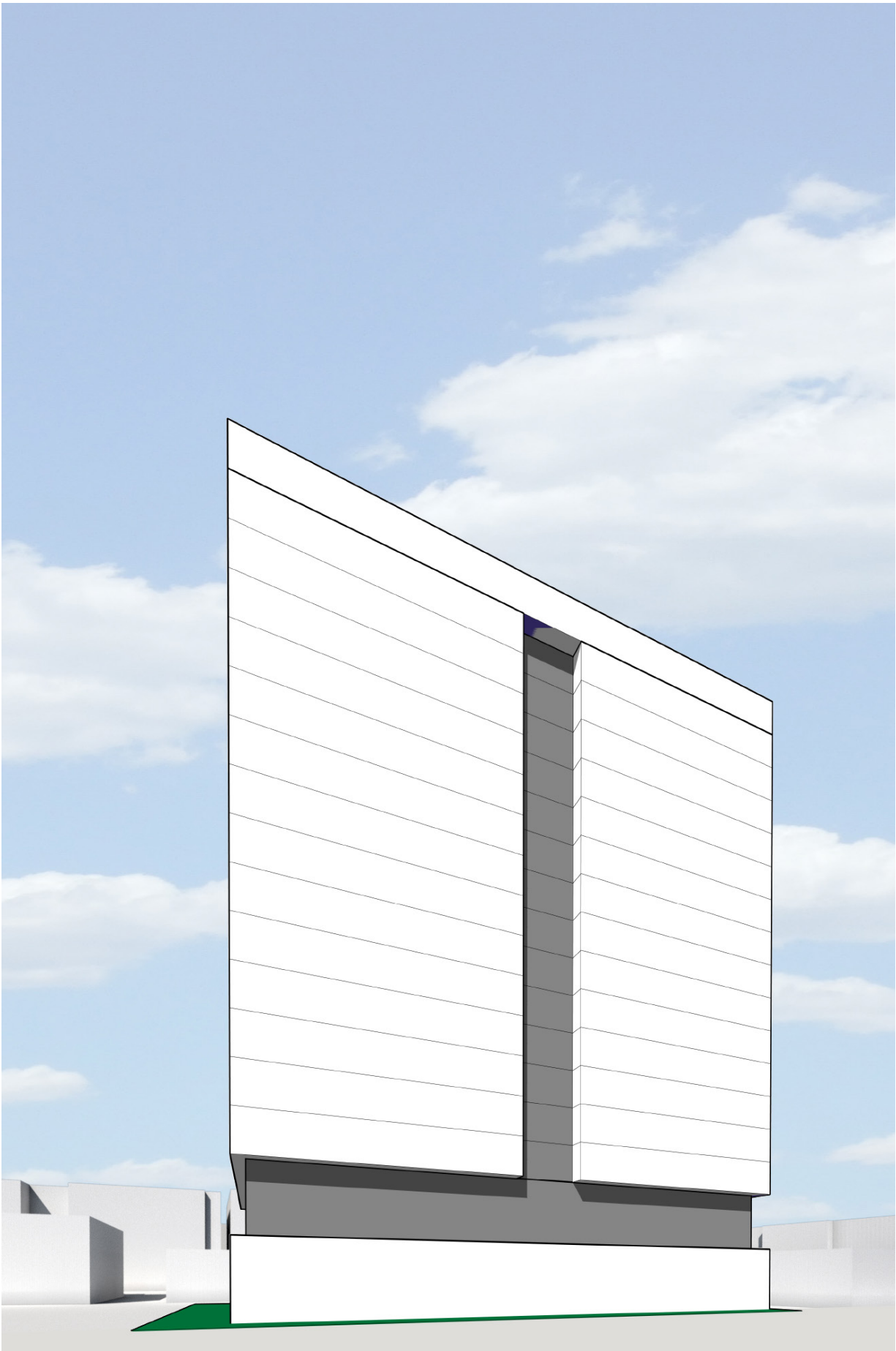
- 10' Landscaped open space park along Brooklyn Ave allows for more gracious sidewalk
- 15' Neighborhood open space park to north allows for use by residents and public and through-block connection
- Neighborhood open space park to north creates "Breathing Space" between proposed tower and future buildings on Safeway site

CONSTRAINTS

- Shorter, wider tower reduces daylight, air and views for adjacent neighbors
- Dimensions of neighborhood open space park too narrow for most uses



AERIAL VIEW LOOKING SE

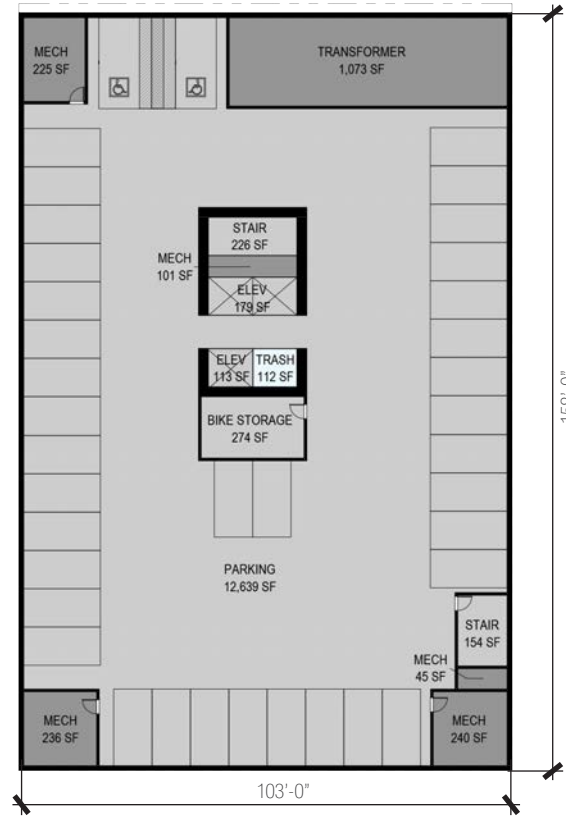


GROUND LEVEL VIEW AT BROOKLYN AVE

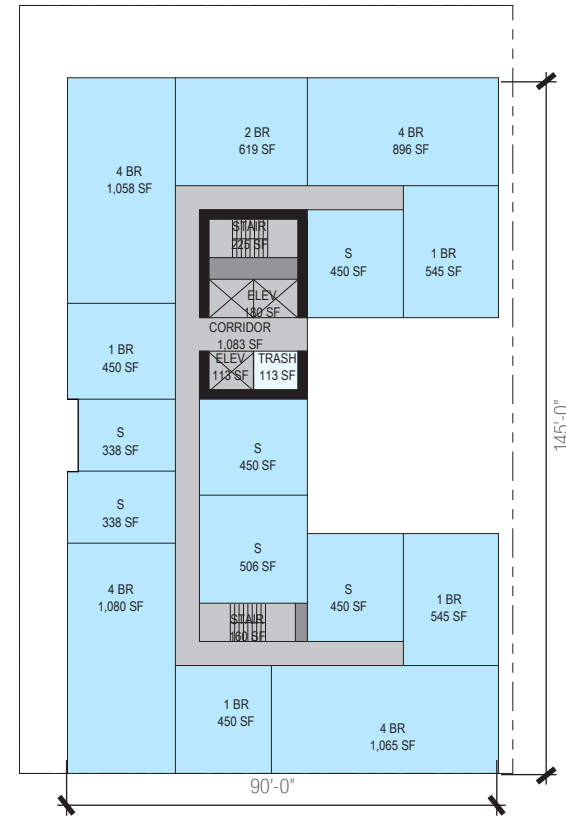
DESIGN OPTION ANALYSIS - OPTION 01

OPTION 1 FLOOR PLANS

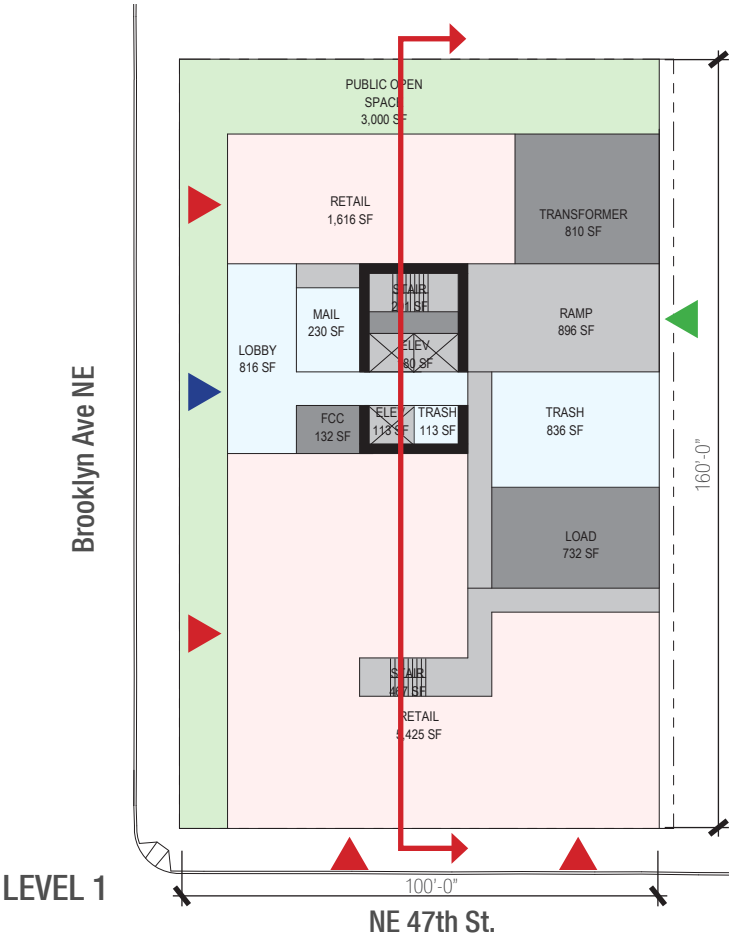
LEVEL 1 PARKING



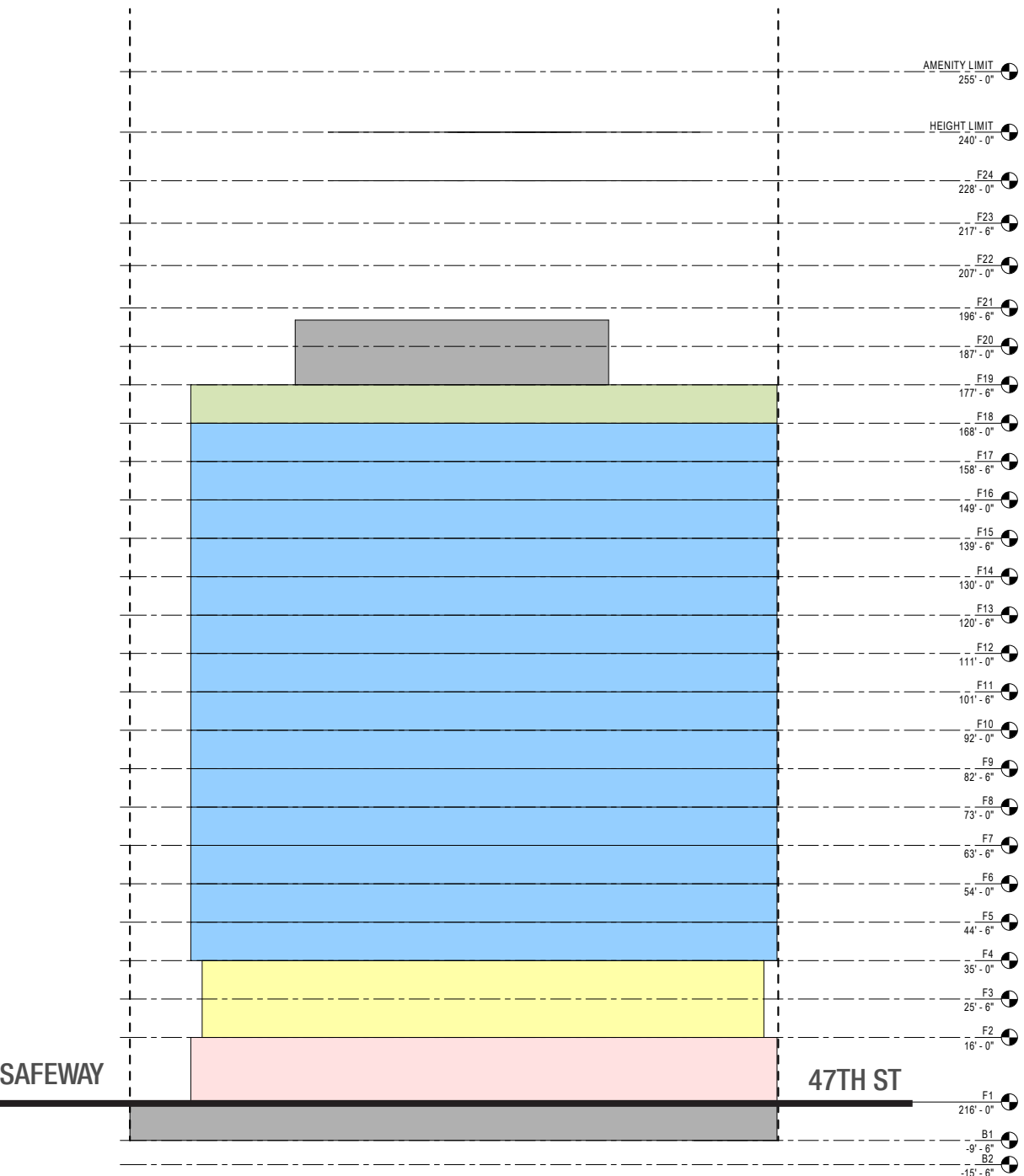
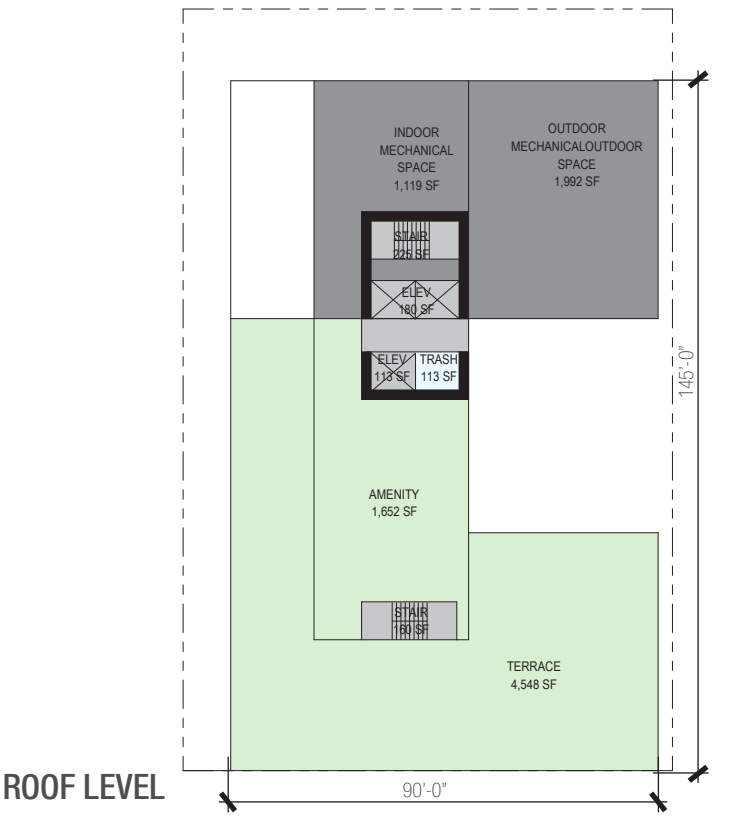
TYPICAL FLOOR



LEVEL 1



ROOF LEVEL



E-W SECTION

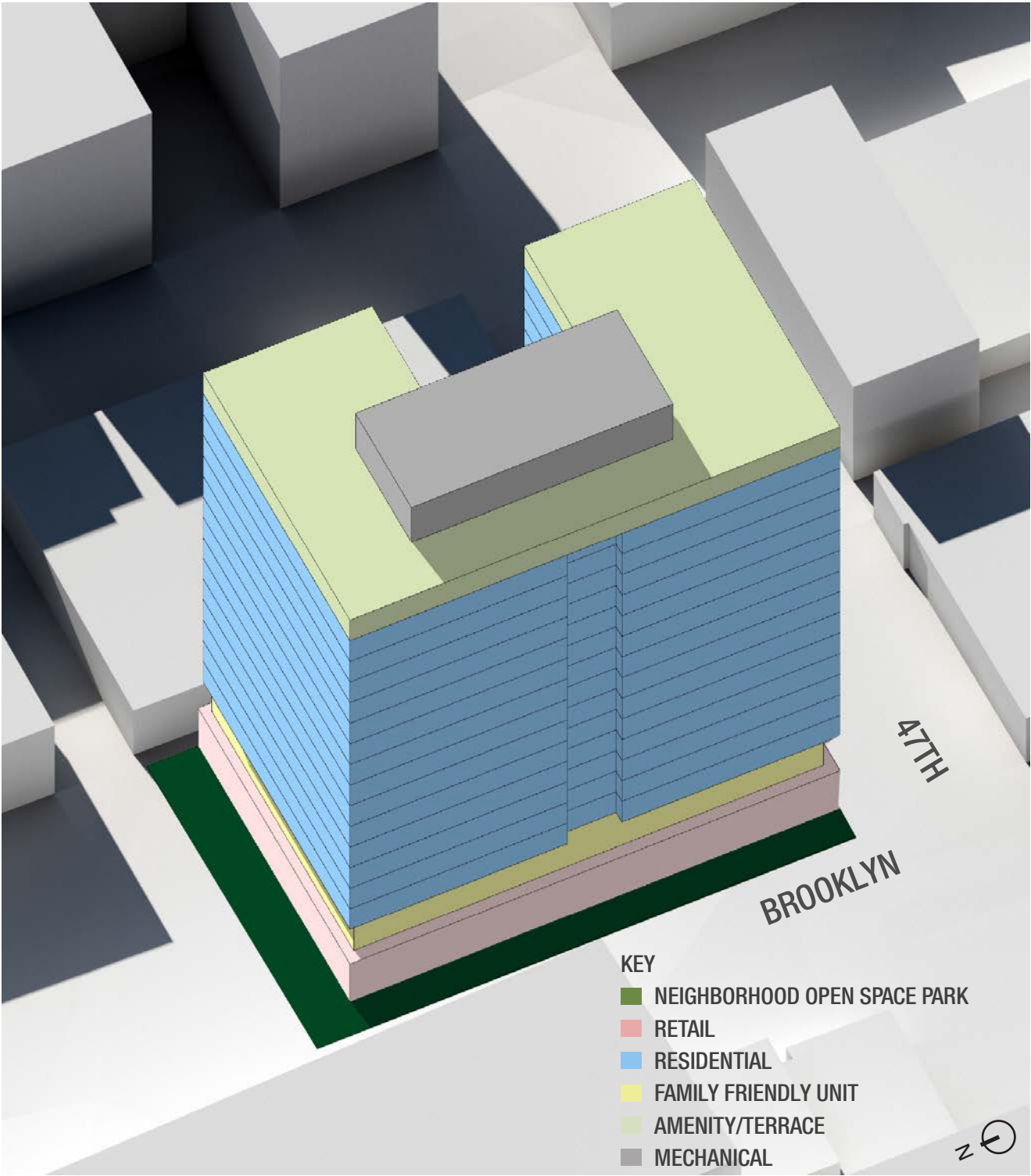


KEY

- NEIGHBORHOOD OPEN SPACE PARK
- RETAIL
- RESIDENTIAL
- FAMILY FRIENDLY UNIT
- AMENITY/TERRACE
- MECHANICAL

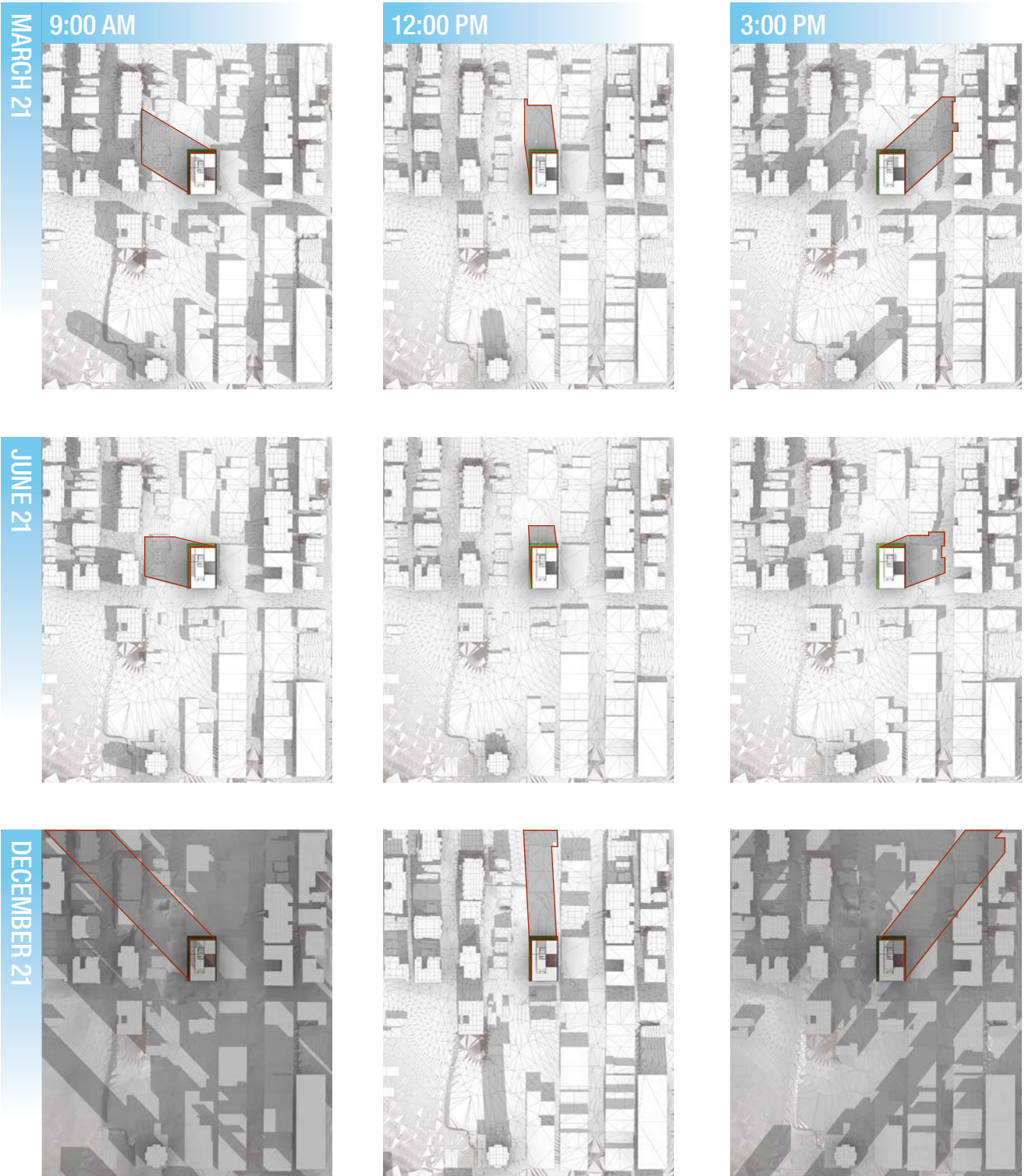
- RETAIL ENTRY
- RESIDENTIAL ENTRY
- VEHICLE ENTRY

DESIGN OPTION ANALYSIS - OPTION 01
OPTION 1 MASSING



Aerial View Looking SW

OPTION 1 SHADOW STUDY



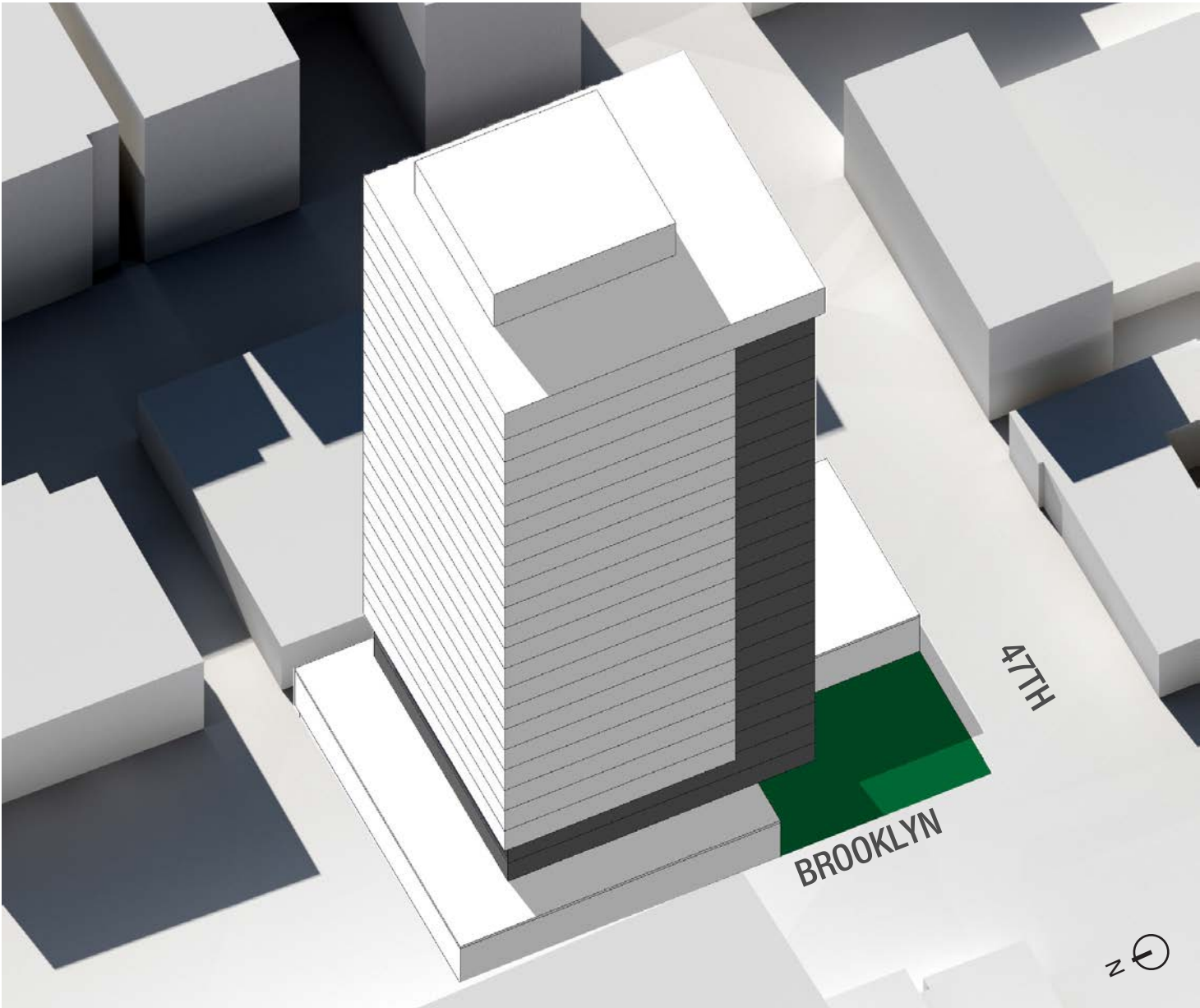
DESIGN OPTION ANALYSIS - OPTION 02

BENEFITS

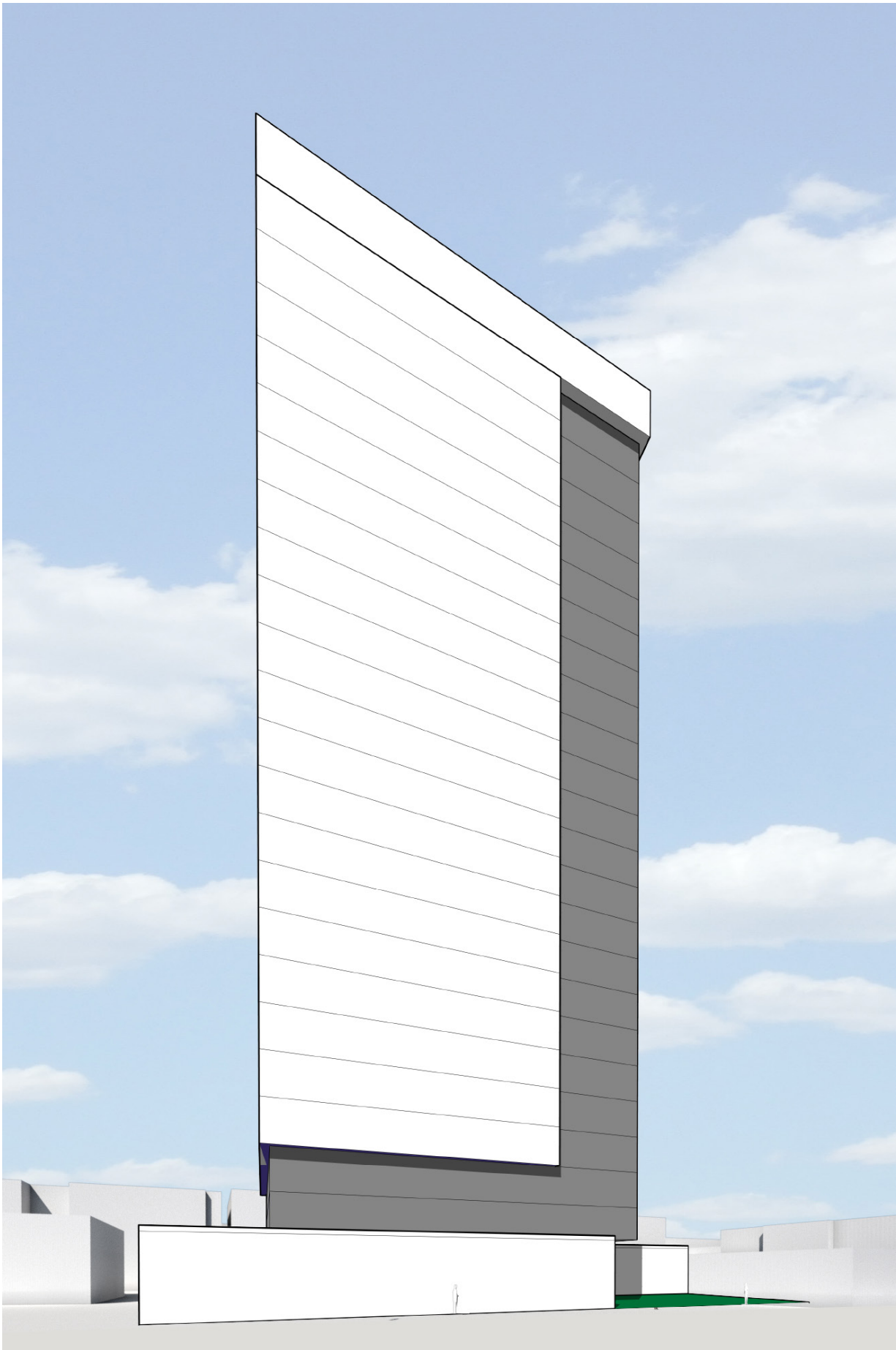
- Neighborhood open space park on south west corner of block has good solar exposure
- Tall skinny tower maximizes daylight, air and views for adjacent properties and minimizes impacts to street

CONSTRAINTS

- Facade setback at neighborhood open space park lessens visibility and viability of street level retail along Brooklyn Ave and 47th Street
- No possibility of a future through-block connection to The "Ave"
- Building does not hold the key corner of 47th Street and Brooklyn Ave
- No "Breathing Space" between proposed tower and future buildings on Safeway site
- No ability to break long 600' block
- Portion of tower overhangs open space
- Limited ability to activate open space

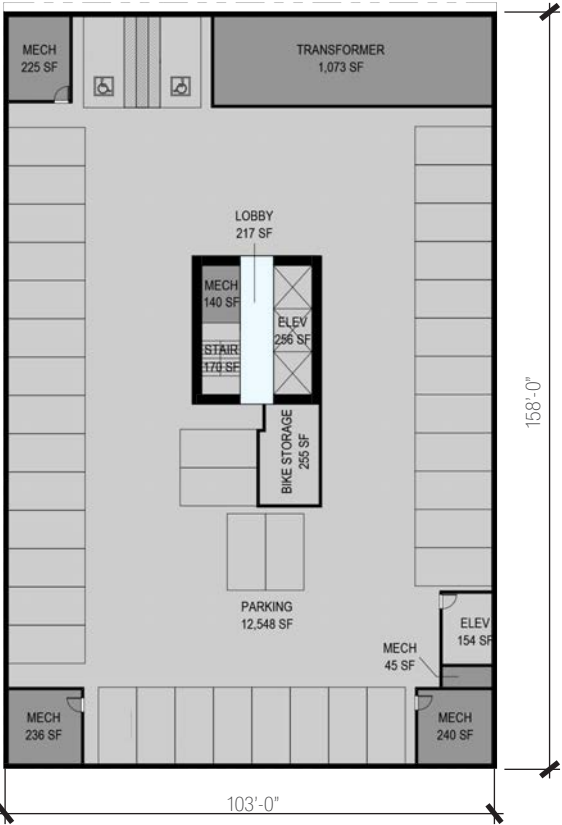


AERIAL VIEW LOOKING SE

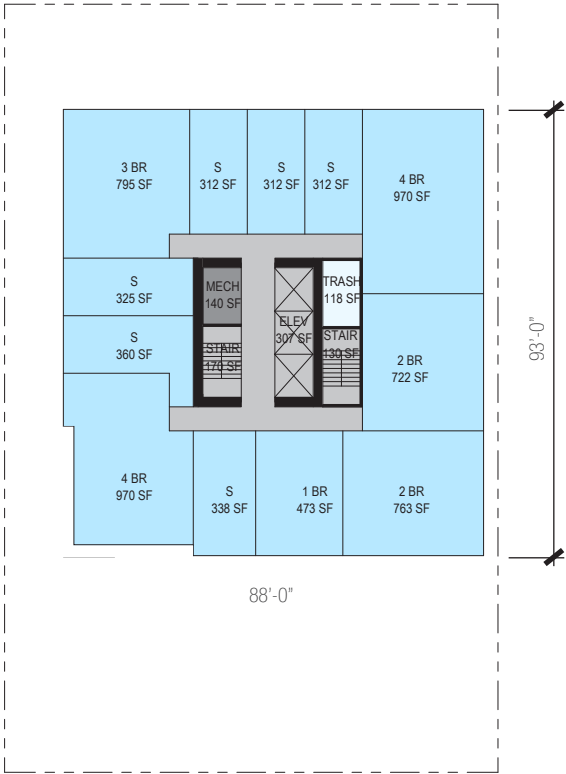


GROUND LEVEL VIEW AT BROOKLYN AVE

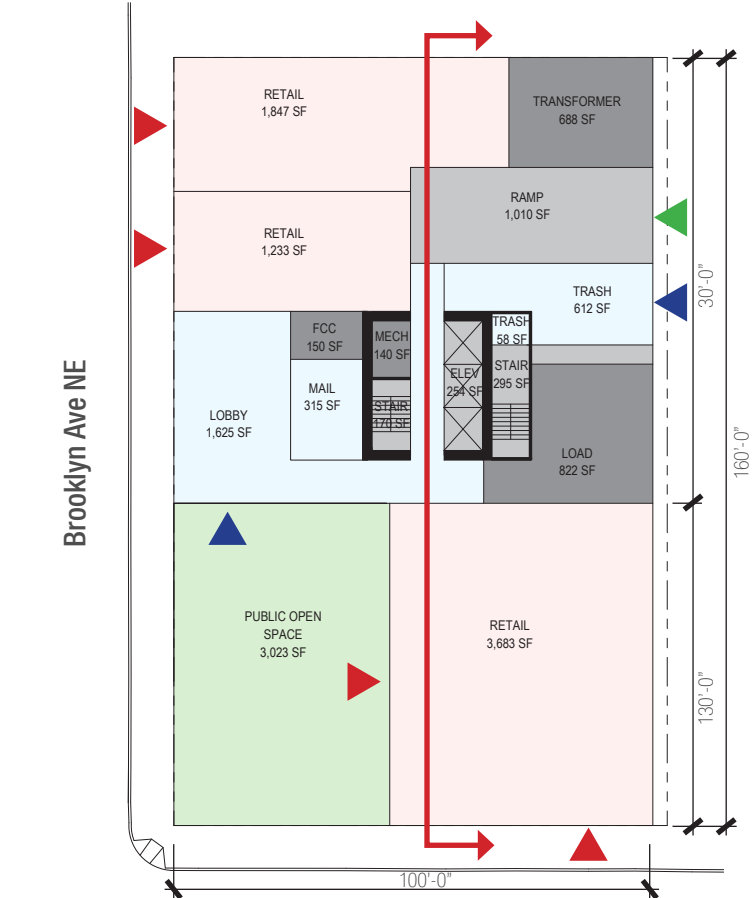
DESIGN OPTION ANALYSIS - OPTION 02
OPTION 2 FLOOR PLANS



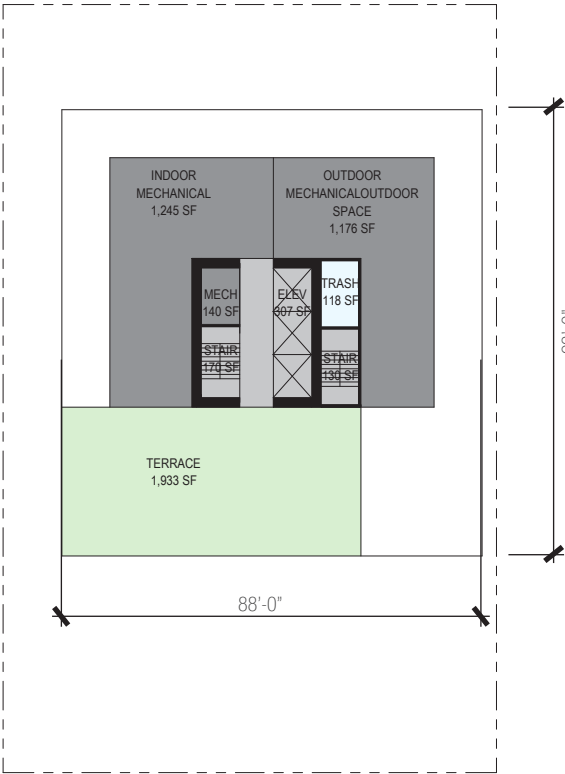
LEVEL 1 PARKING



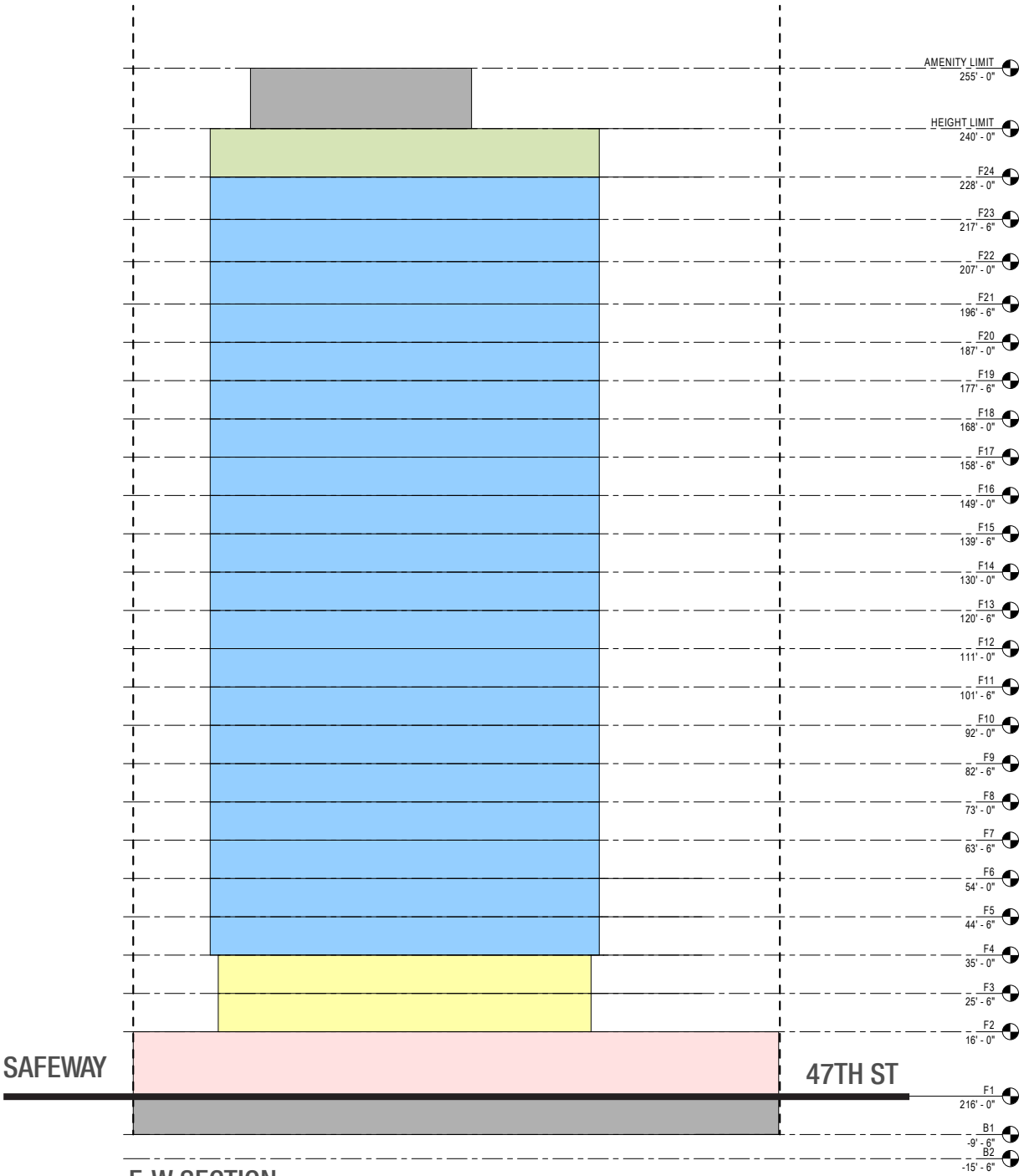
TYPICAL FLOOR



LEVEL 1



TOP LEVEL



KEY

- NEIGHBORHOOD OPEN SPACE PARK
- RETAIL
- RESIDENTIAL
- FAMILY FRIENDLY UNIT
- AMENITY/TERRACE
- MECHANICAL

- RETAIL ENTRY
- RESIDENTIAL ENTRY
- VEHICLE ENTRY

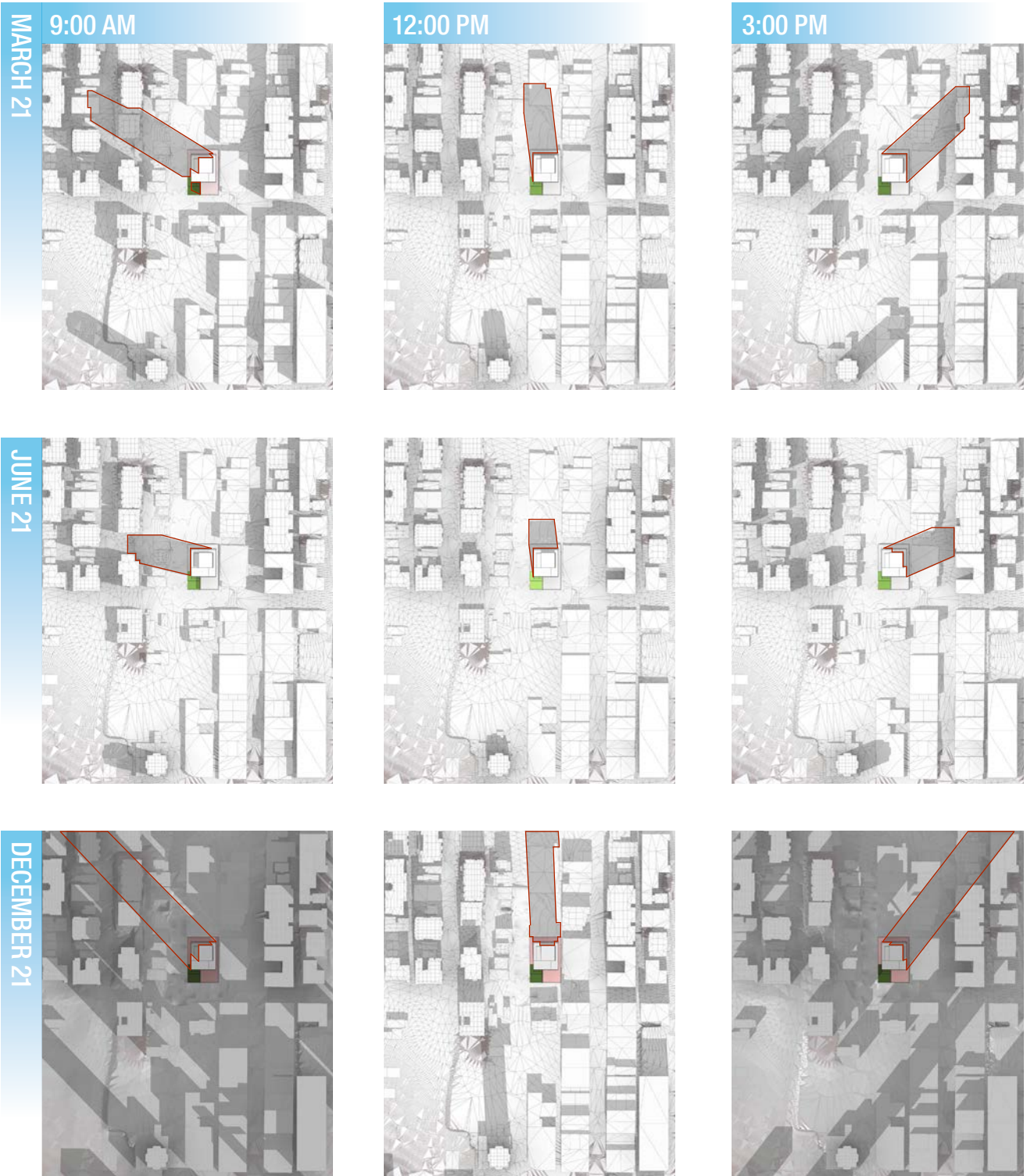
DESIGN OPTION ANALYSIS - OPTION 02

OPTION 2 MASSING



Aerial View Looking SW

OPTION 2 SHADOW STUDY



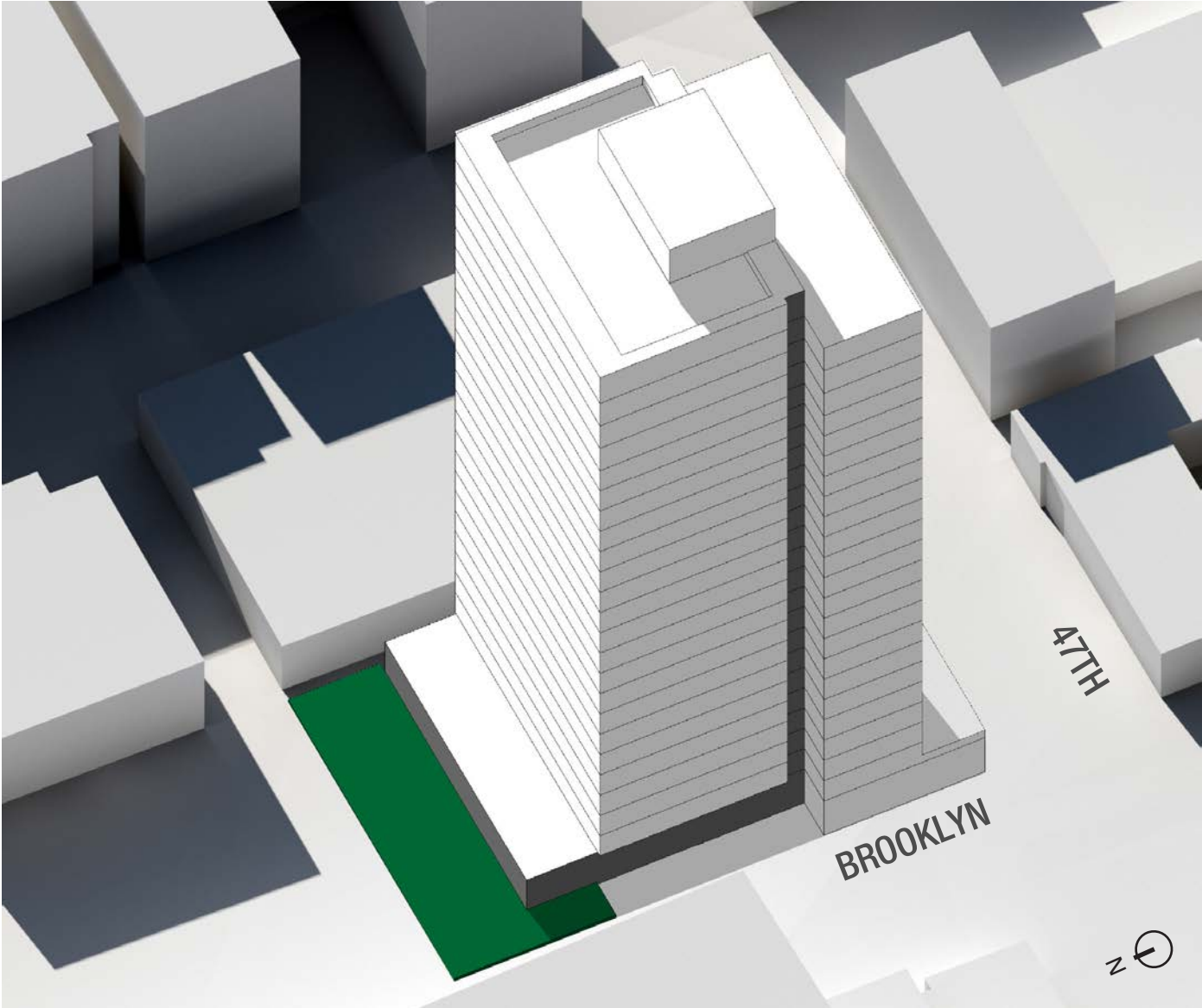
DESIGN OPTION ANALYSIS - OPTION 03 PREFERRED

BENEFITS

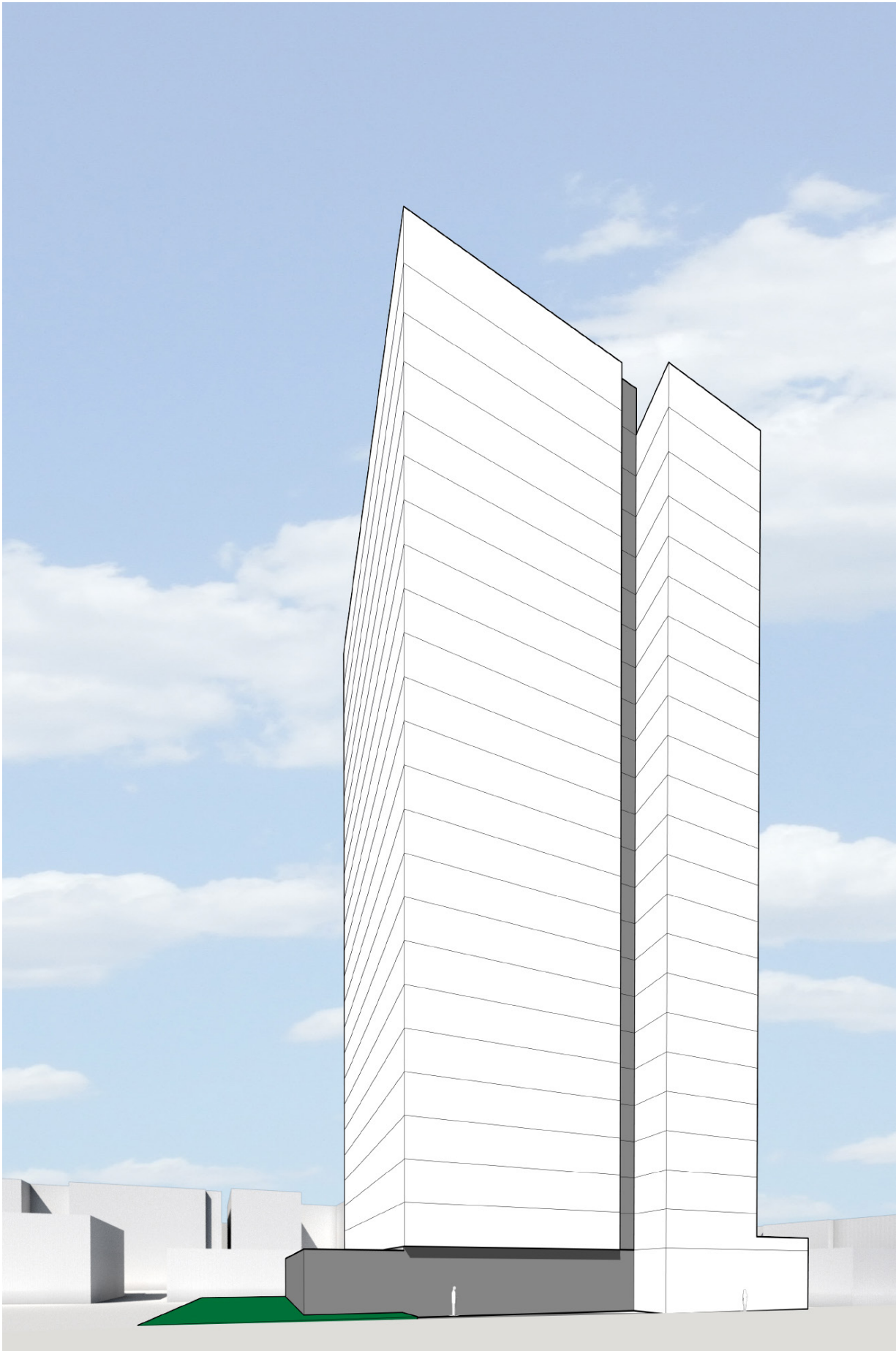
- Strong building element holds corner of Brooklyn Ave and 47th Street
- Retail square footage, continuity and adjacency to street is maximized
- Proximity of proposed retail to University Way strengthens its viability
- Neighborhood open space park on north creates street level plaza for residents and public with opportunity for through block connection to the "Ave"
- Building mass steps away from northern edge of site to reduce solar impact to neighbors to the north
- Tall, elegant, skinny tower maximizes daylight, air and views for adjacent properties and minimizes impacts to street
- Neighborhood open space park to north creates "breathing space" between residential tower and future building to the north on Safeway site.
- Significantly more active park space
- Open space to the north breaks down scale of long 600' block
- Mass of tower is broken down to more closely match scale of the University District

CONSTRAINTS

- Park on north side will require careful design to maximize solar exposure in the summer

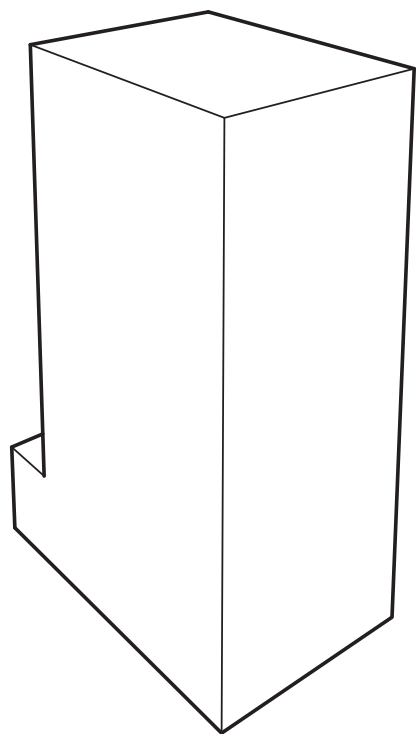


AERIAL VIEW LOOKING SE

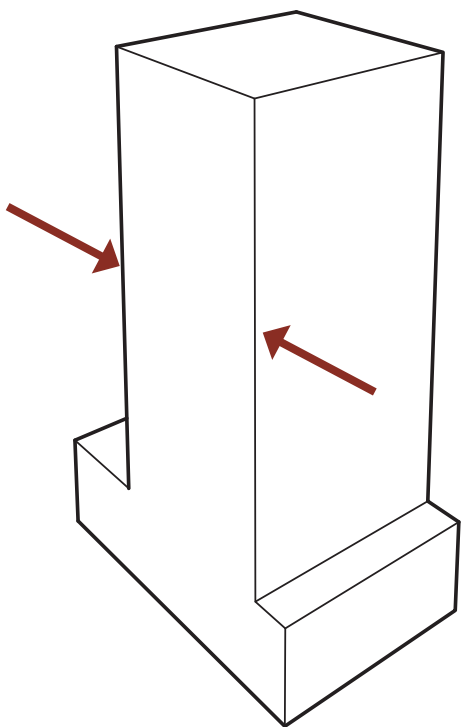


GROUND LEVEL VIEW AT BROOKLYN AVE

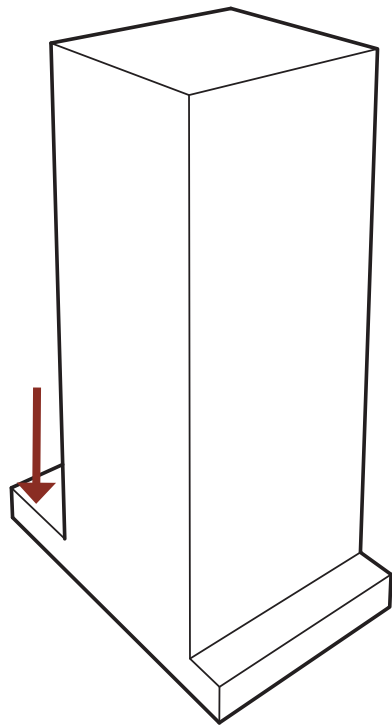
MASSING DIAGRAM - OPTION 03 PREFERRED



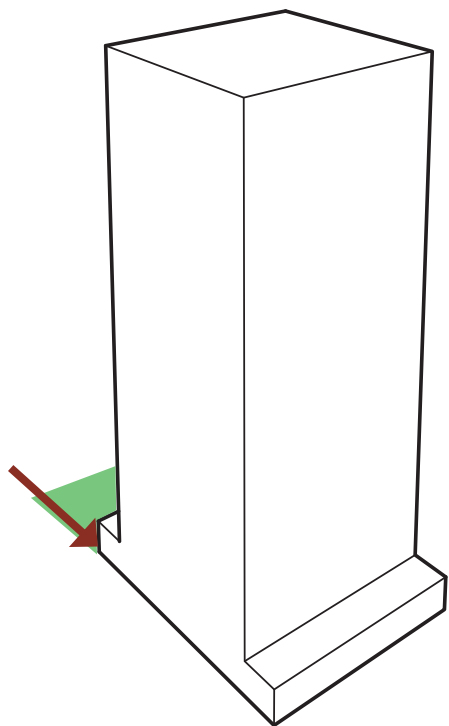
ZONNING ENVELOPE



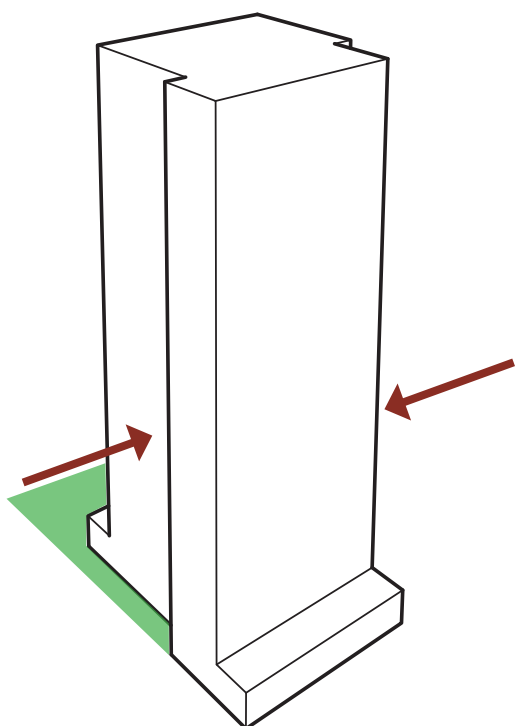
TOWER REDUCED TO NORTH AND SOUTH
MITIGATES IMPACT ON NEIGHBORS



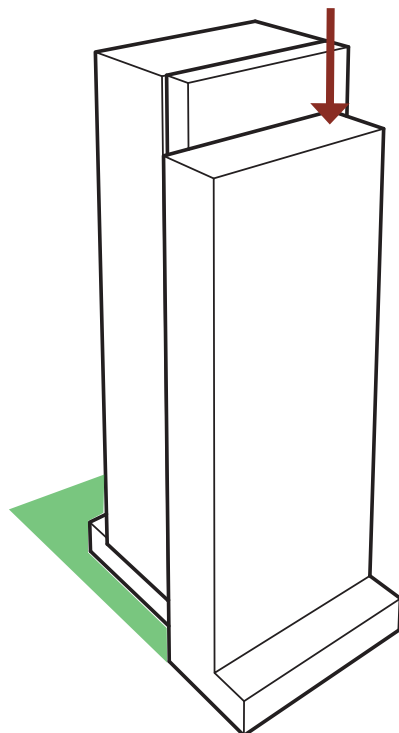
PODIUM HEIGHT LOWERED
ENHANCES PEDESTRIAN EXPERIENCE
BY CONTINUING UNIVESITY AVENUE RETAIL SCALE



PODIUM SHIFTED TO SOUTH
CREATES PARK AND BREATHING ROOM FOR
PROPERTY TO THE NORTH

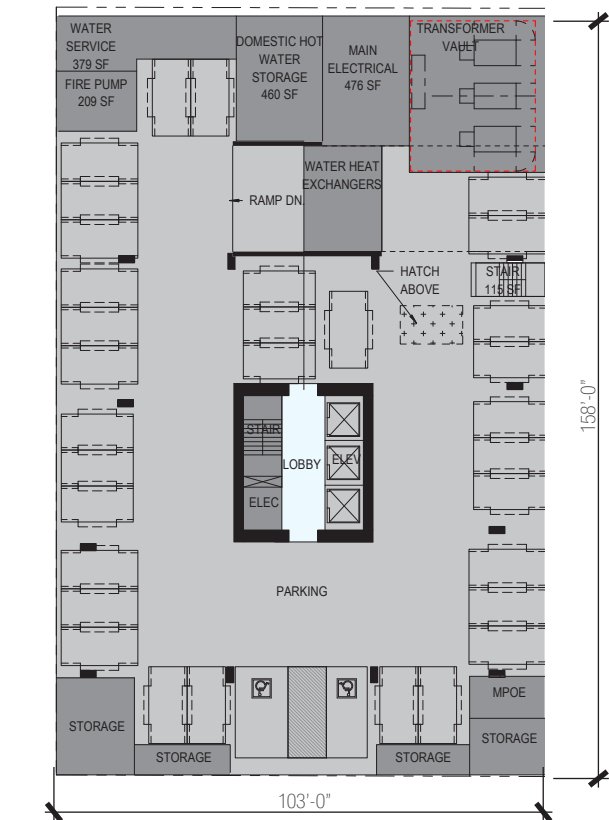


SHIFT IN AT NORTHWEST AND SOUTHEAST
CREATES ENTRY ZONE AND CONNECTION TO PARK
PROTECTS WESTERN EXPOSURE

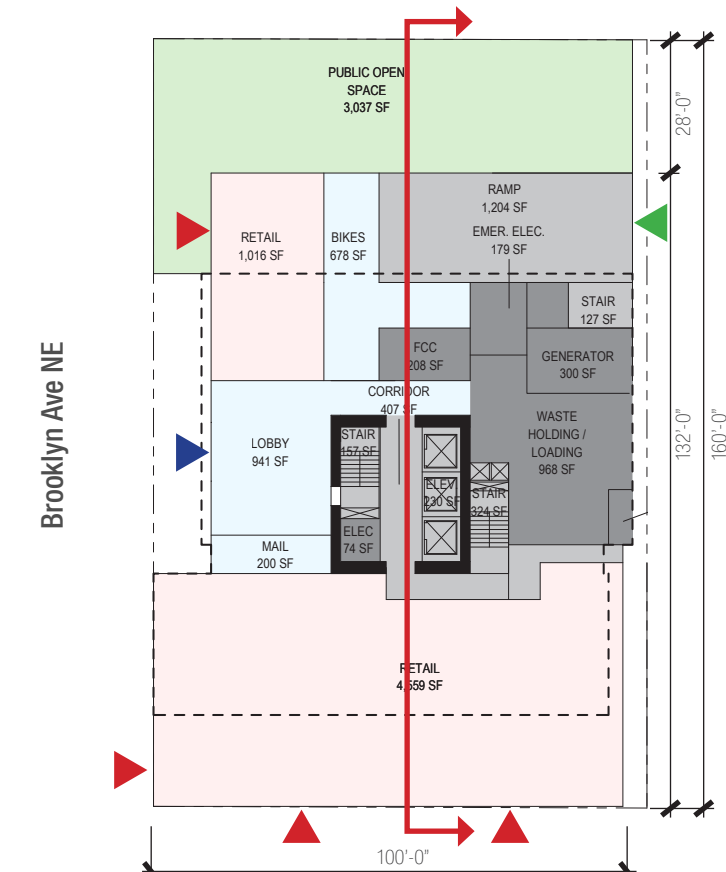


TOP STEPPED
CREATES ROOF DECK AND REDUCES SCALE TO SKY

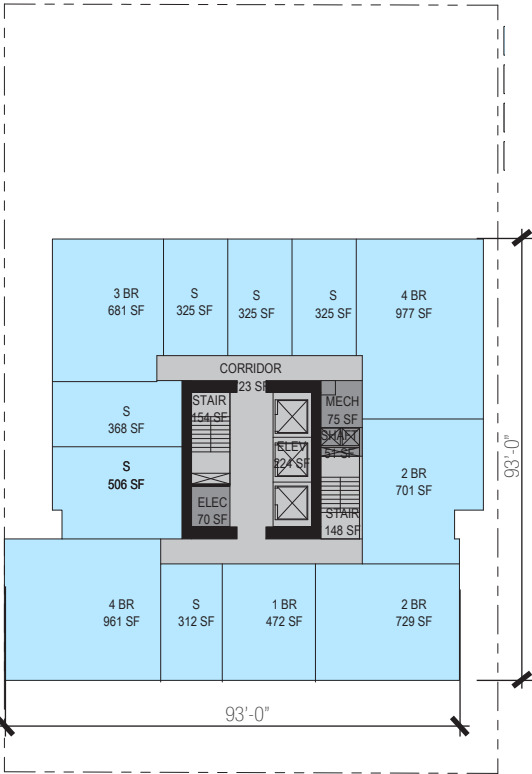
DESIGN OPTION ANALYSIS - OPTION 03 PREFERRED
OPTION 3 FLOOR PLANS



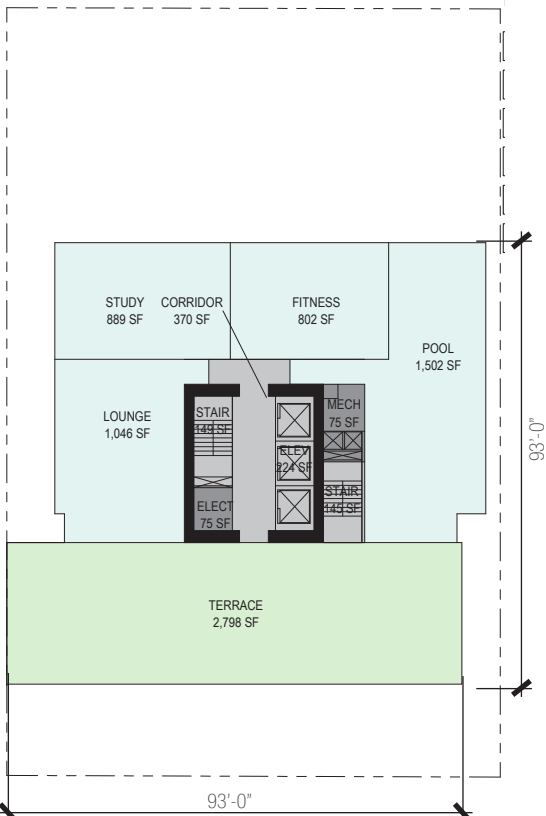
LEVEL 1 PARKING



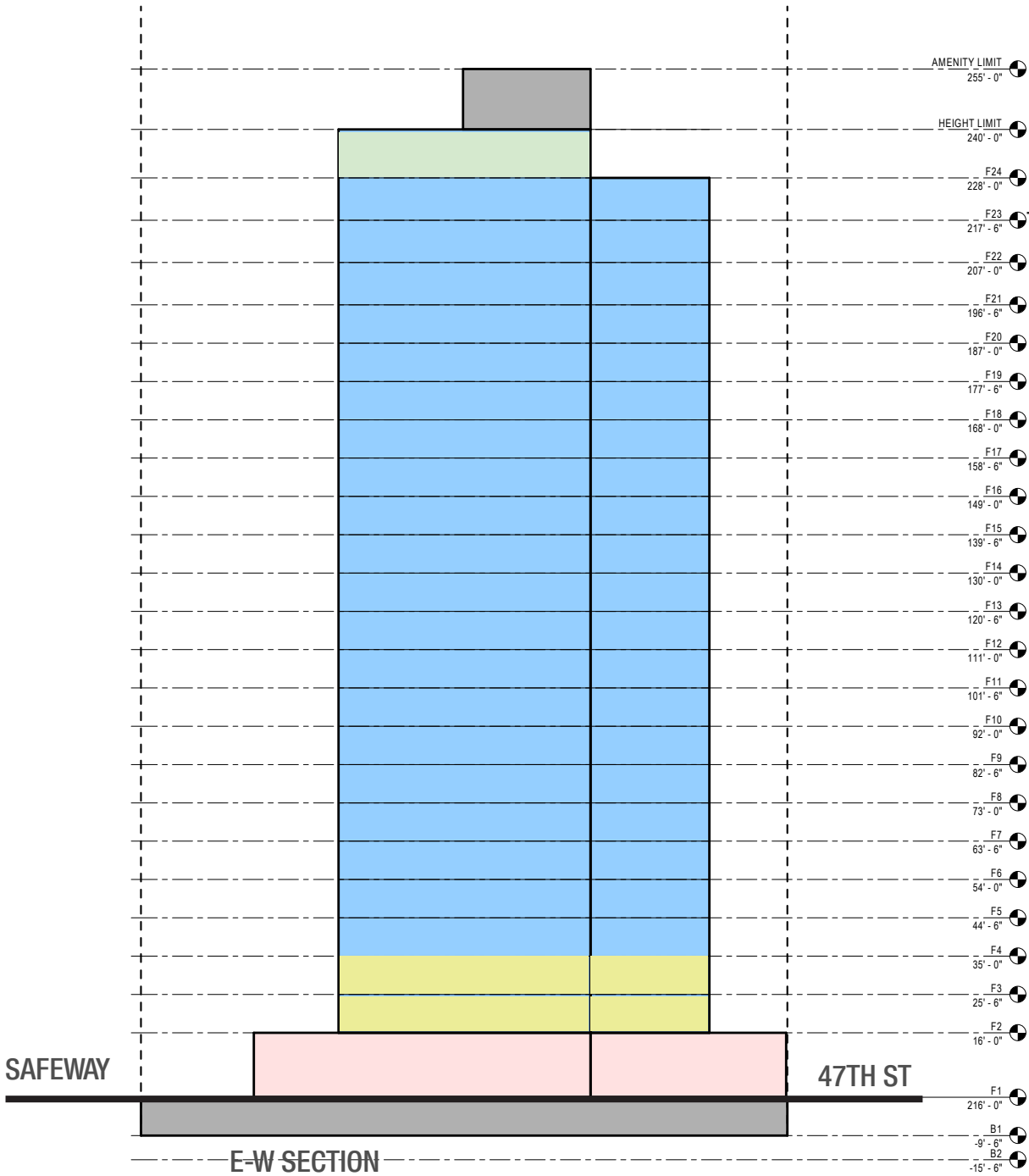
LEVEL 1



TYPICAL FLOOR



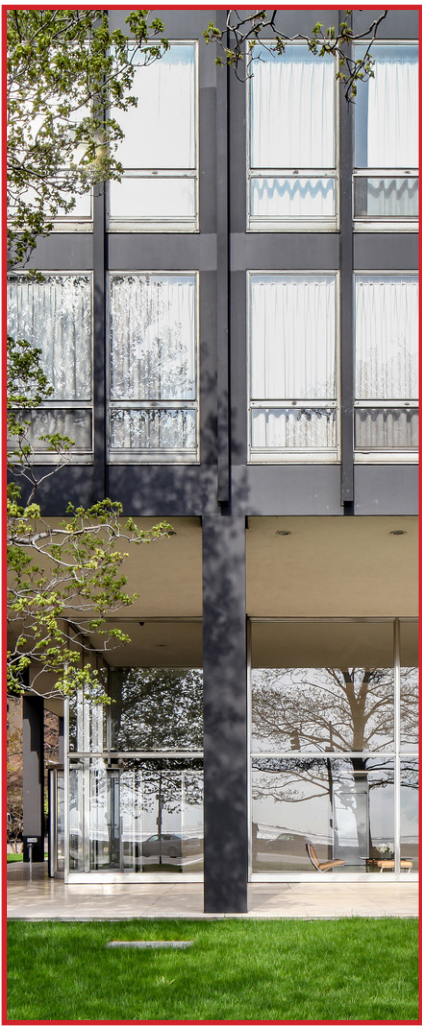
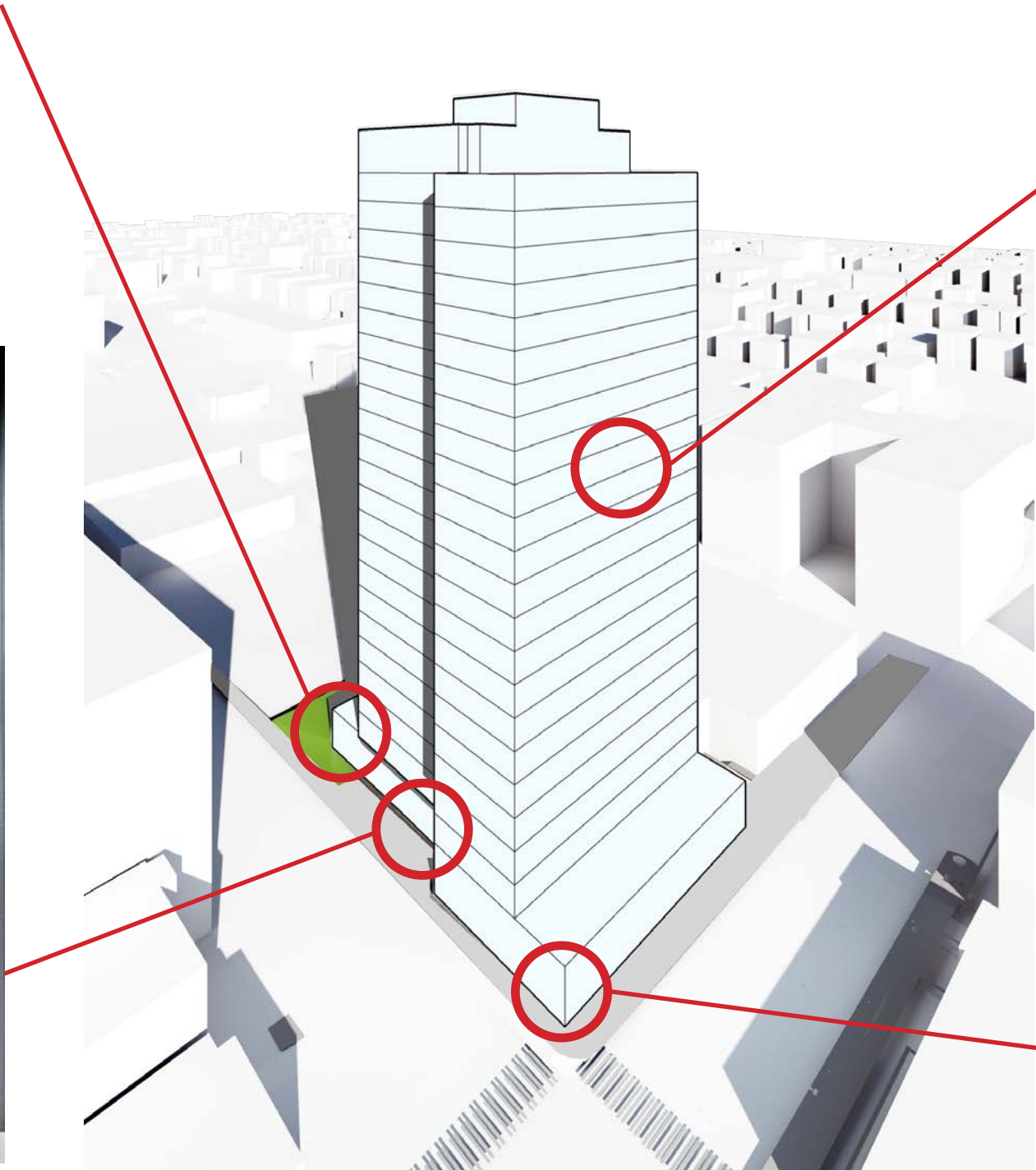
TOP LEVEL



- KEY
- NEIGHBORHOOD OPEN SPACE PARK
 - RETAIL
 - RESIDENTIAL
 - FAMILY FRIENDLY UNIT
 - AMENITY/TERRACE
 - MECHANICAL

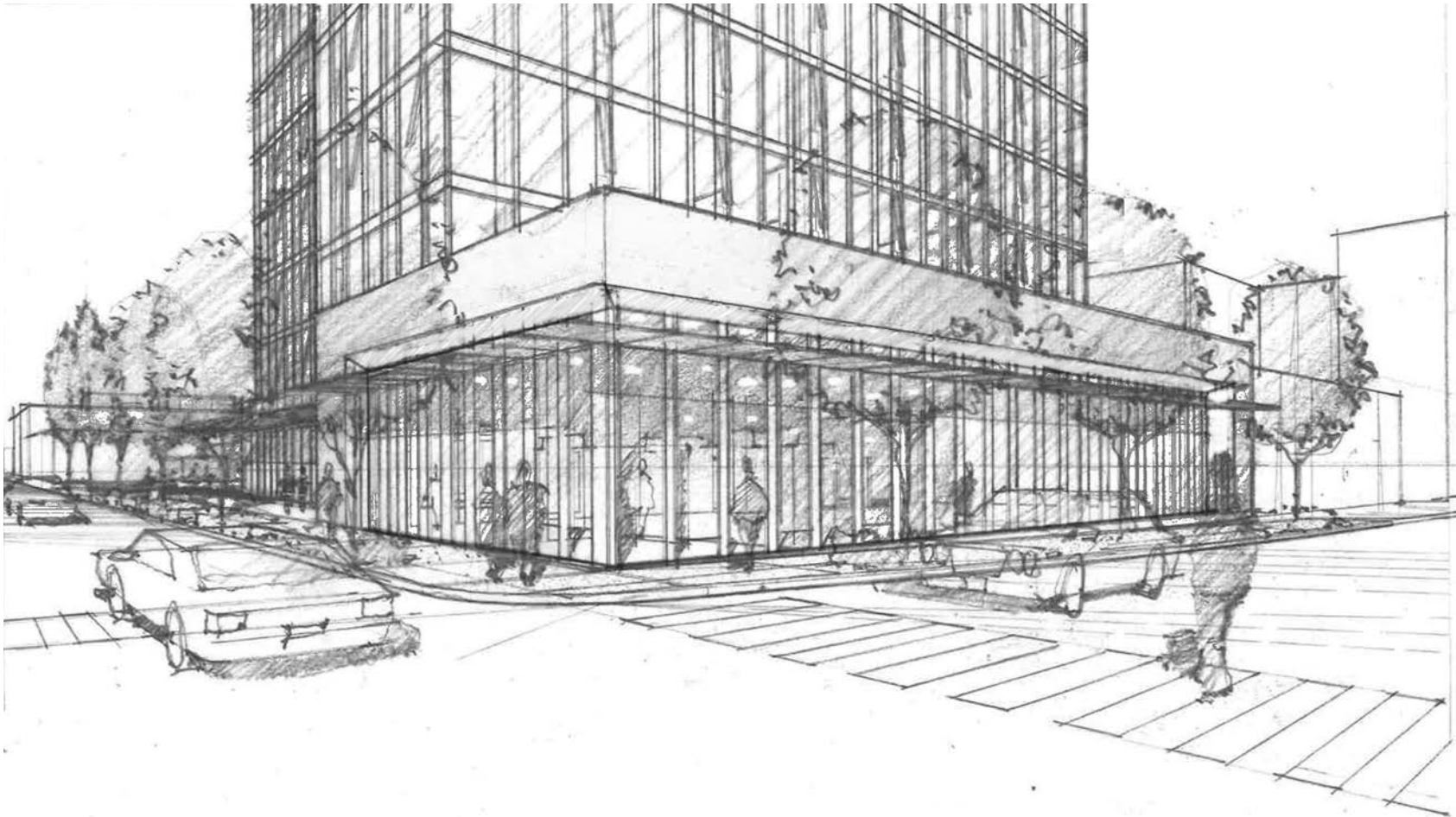
- RETAIL ENTRY
- RESIDENTIAL ENTRY
- VEHICLE ENTRY

CHARACTER EXAMPLE IMAGES

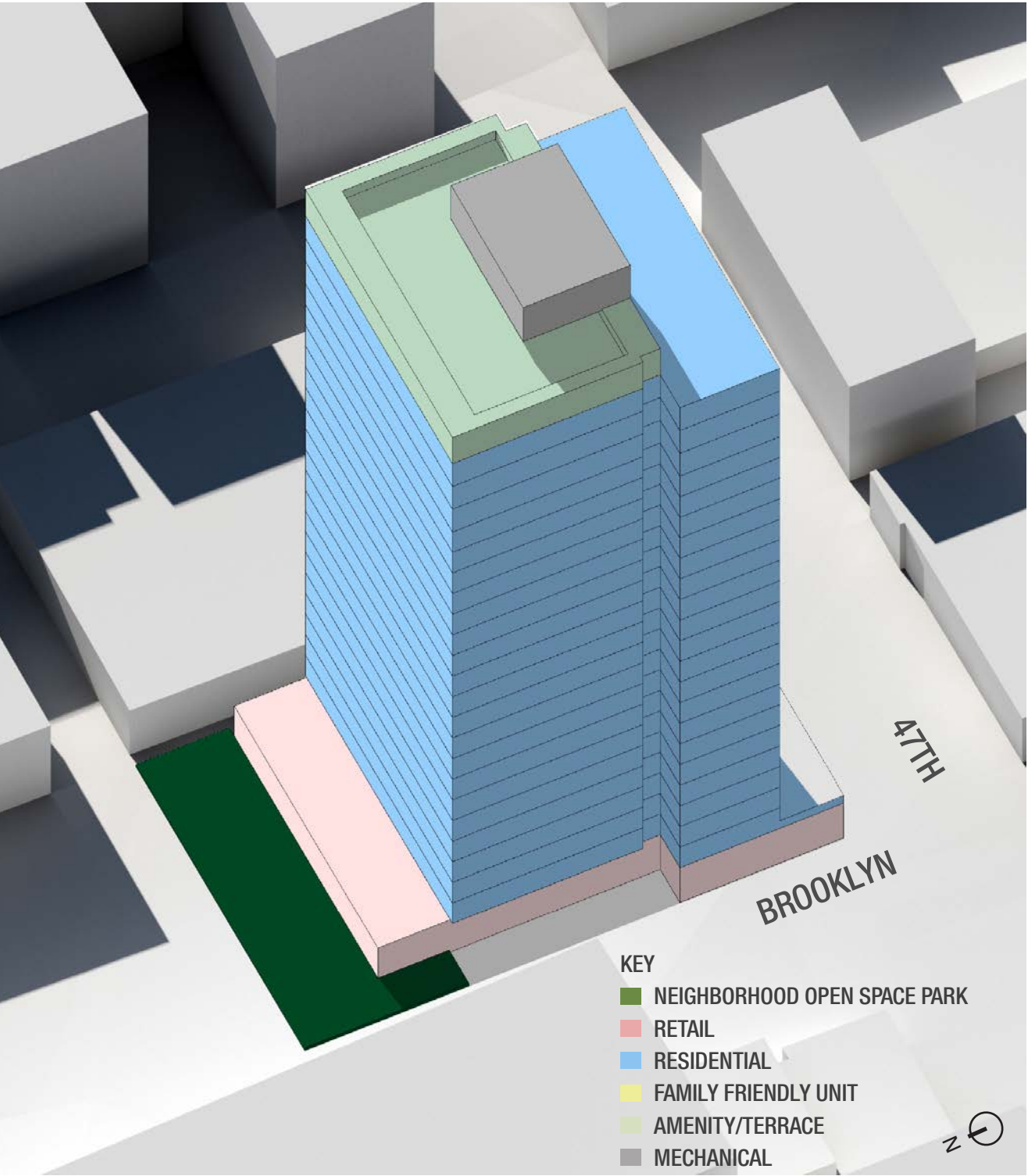




View looking South on Brooklyn

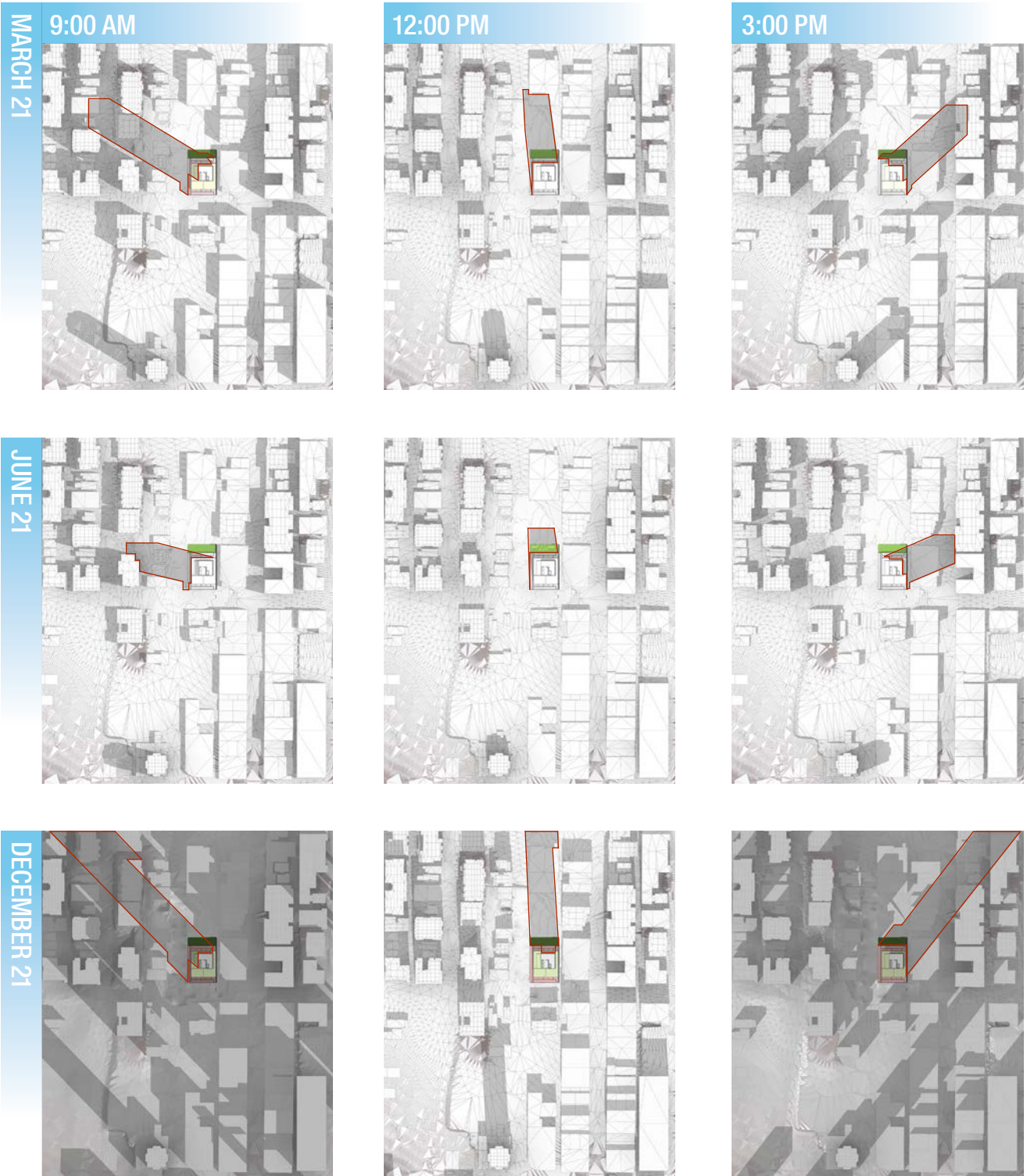


View looking North on Brooklyn

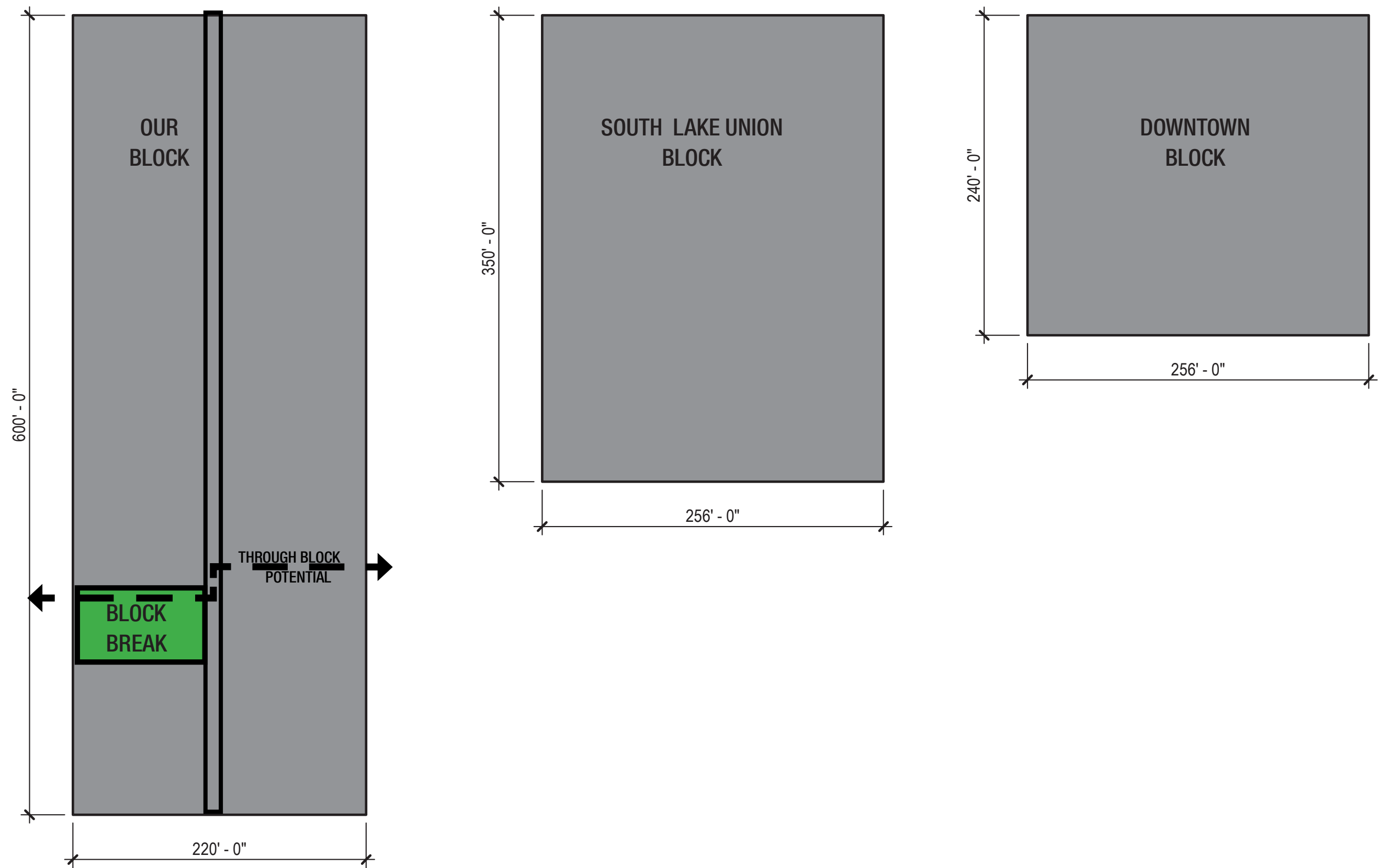


Aerial View Looking SW

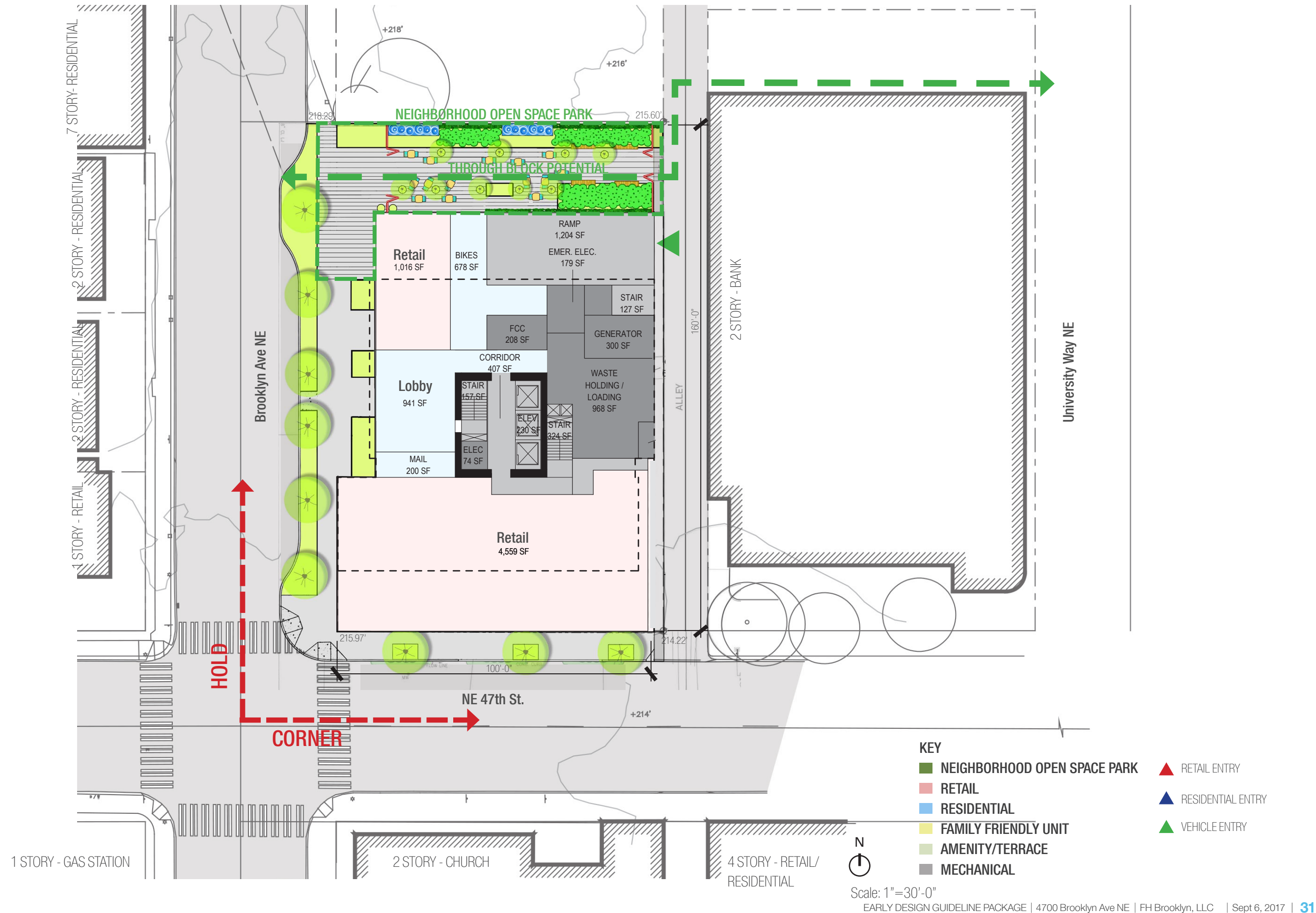
OPTION 3 SHADOW STUDY



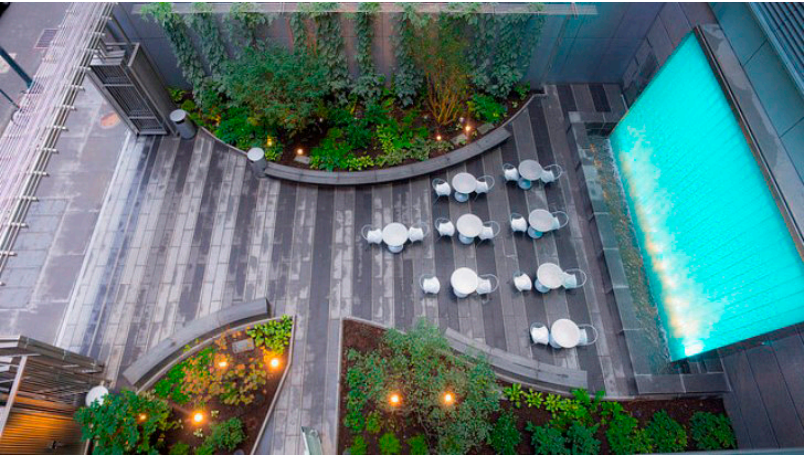
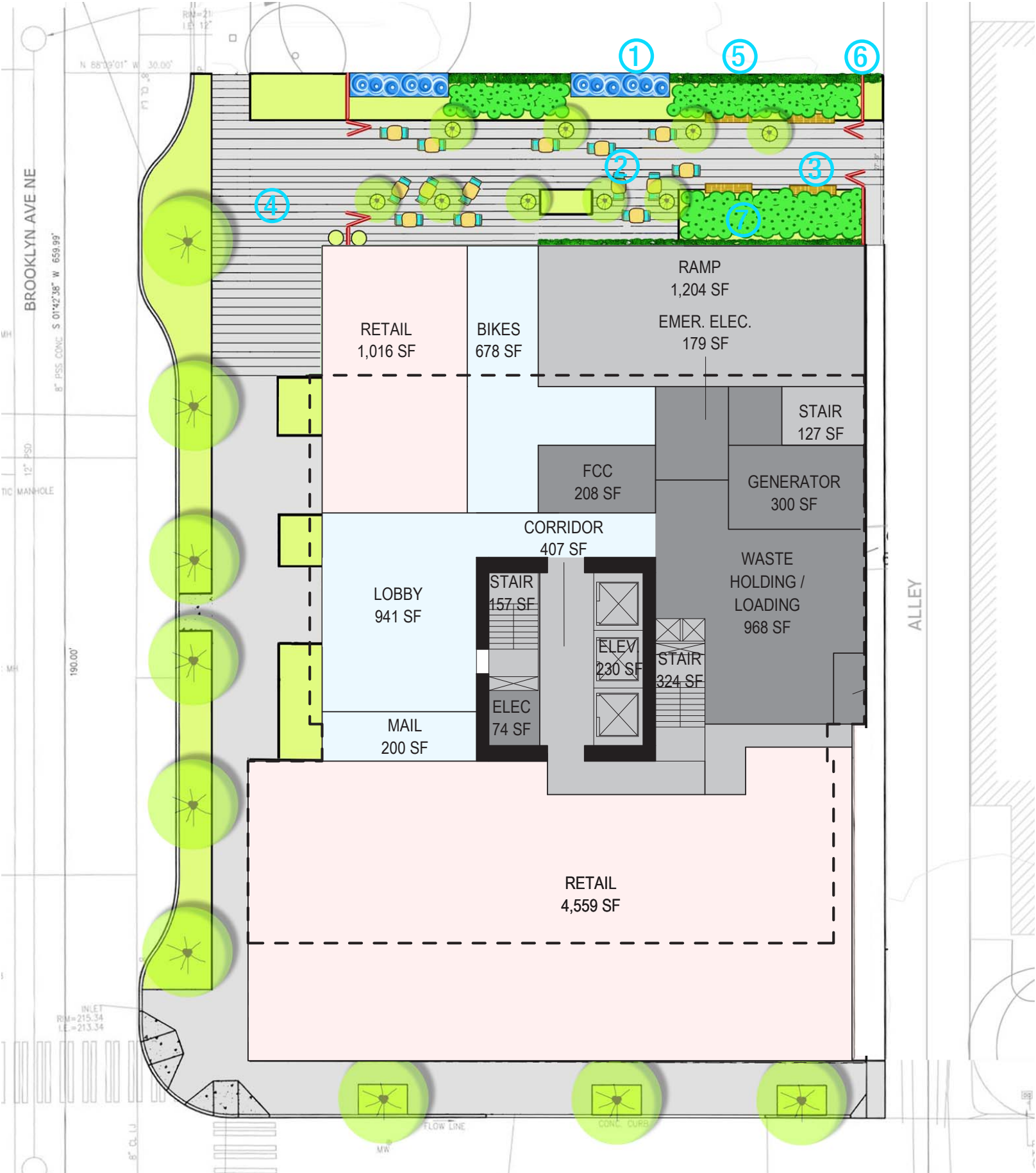
BLOCK DIAGRAM



SITE PLAN



LANDSCAPE PLAN



1-WATER WALL/FOUNTAIN



2-SEATING AREA



3-CUSTOM BENCHES



4-CONCRETE PAVING



5-GREEN WALL SCREEN



6-SECURITY GATE



7-BAMBOO PLANTING

