



April 15, 2019



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GGLO
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Project Address:
4515 /4525 Brooklyn Ave NE, Seattle WA 98105

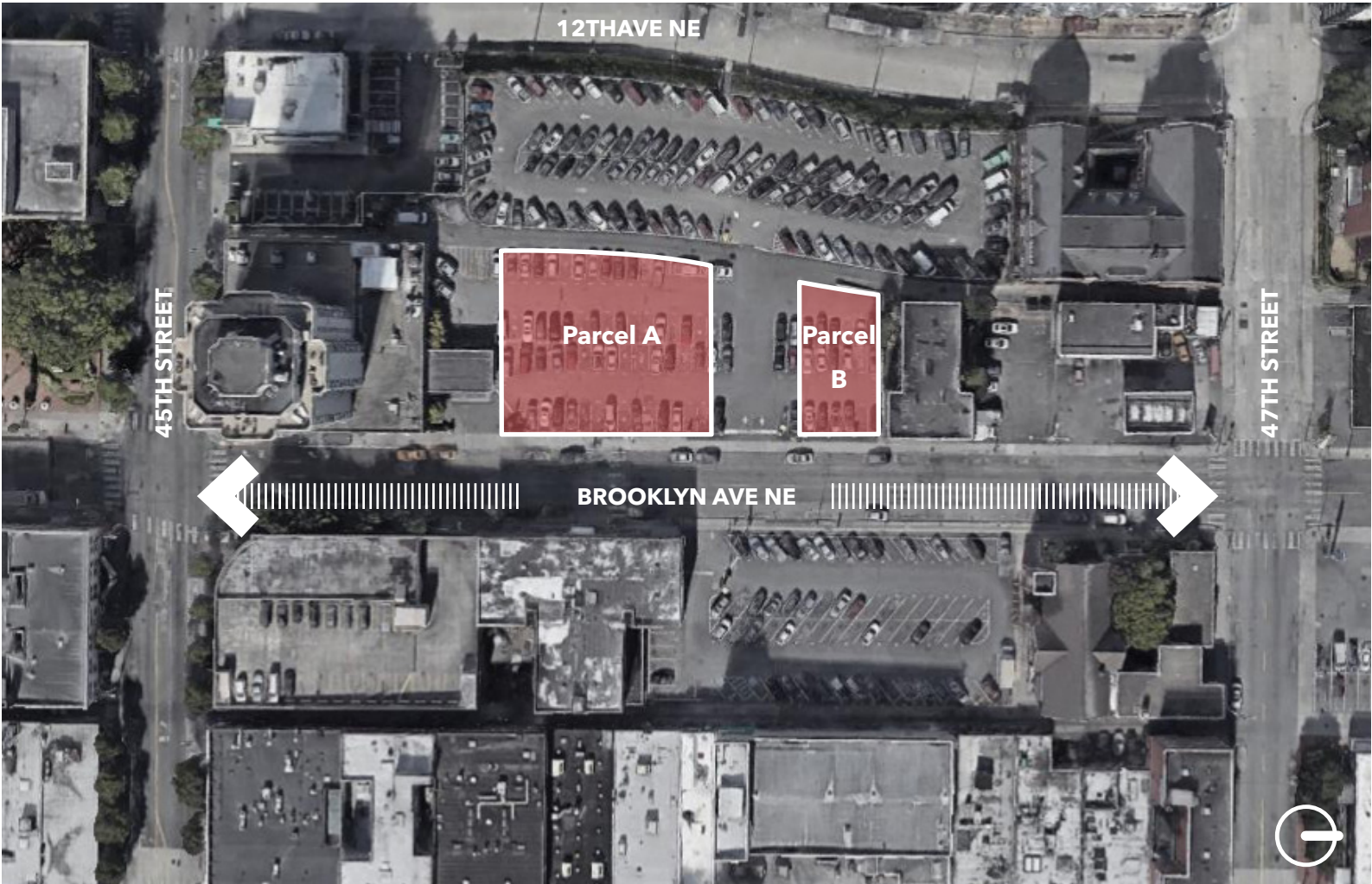
Parcels:
Parcel A - Subdivision No. 3026630
Parcel B - Lot 5, Block 9

Base Zone:
SMU-U 95-320 (M1)

Overlay Zones:
N/A



Development Objectives



Vision Statement

The proposed development at 4515/ 4525 Brooklyn Avenue NE is located mid-block on a green street corridor. The project spans two properties with a parking lot in between the two. 4515 will house a purpose built student housing development with retail at the ground floor and parking below grade. 4525 will be used to bring a public park into the neighborhood.

The site is located in the Heart of the University Commercial District, within a block of the future transit station. Our goal is to bring both open space and additional density to the University District while further connecting the neighborhood and UW.

Pedestrian scale active use will fill the ground floor along Brooklyn - including the residential lobby, leasing center and Retail space. The lively ground floor as well as the green street layout and connection to the pocket park will create a walkable and inviting human-scaled corridor. A deep, purposeful gasket extends to the ground and steps back at the third floor to create a base that fits the scale of the neighborhood. Extending the urban street wall creates a comfortable rhythm for the pedestrian. A lower level active terrace will overlook the street and alley, bringing activity as well as green up and into the building.

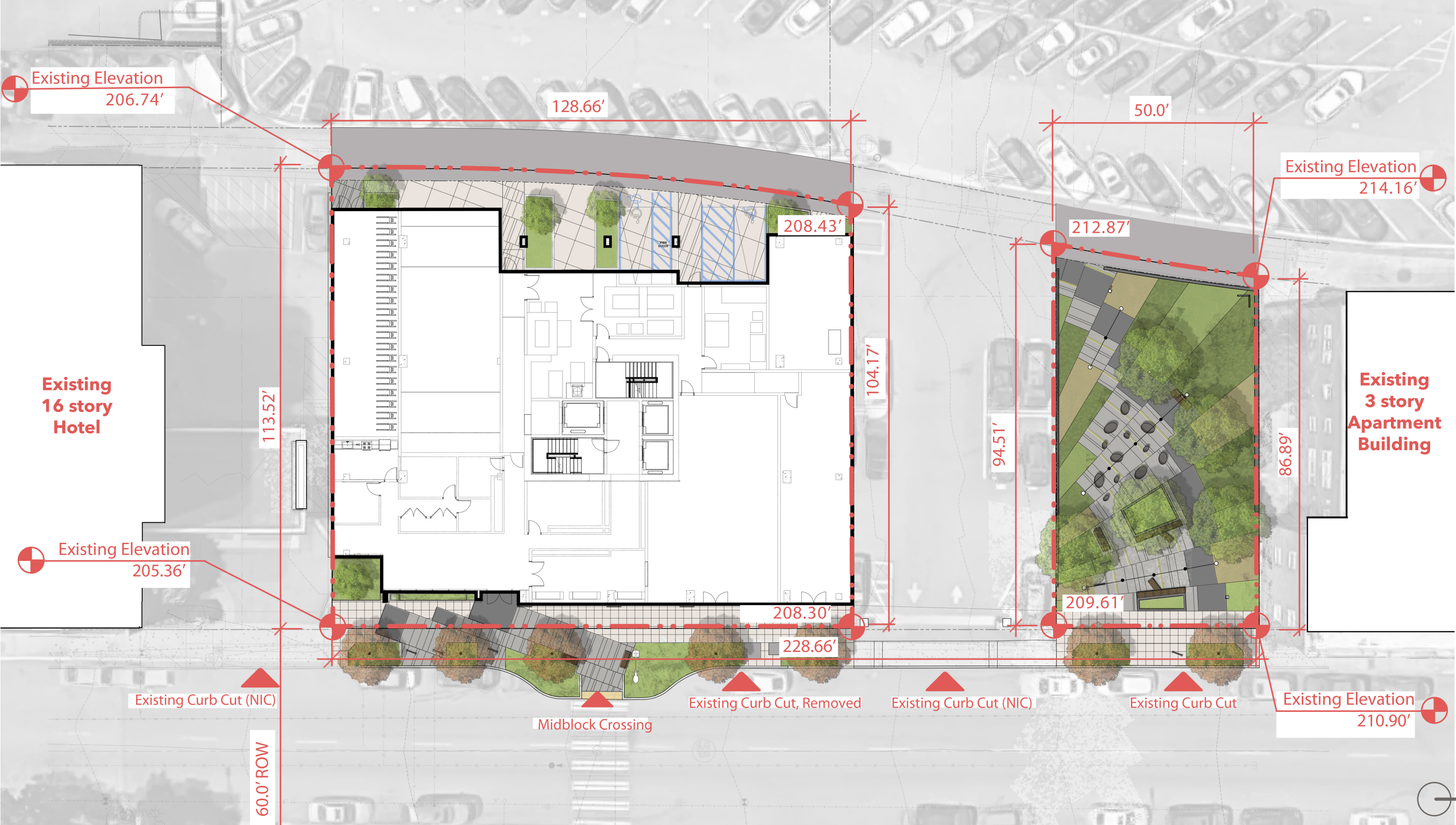
The gasket is designed to break down the façade into a series of vertical and horizontal elements. The recesses going up the building relate to cues in the neighborhood and region. They create view opportunities of the Cascade Mountains, downtown, Elliot Bay, the pocket park and the University. The building steps back as it goes up giving an opportunity for additional green space, eyes on the street and a simple way to transition the building top to the sky.

Program:

- Address: 4515 / 4525 Brooklyn Avenue NE, Seattle WA 98105
- Site Area: 18,800 Gross Square Feet
- Level 1 Retail/Commercial: ~2,614 SF
- Structured Below Ground Parking (GSF): 34,425 SF (77 spaces)
- ~211 Residential Units on floors 2-24
- Gross Building Area: ~263,731 SF
- Residential Area: ~170,372 SF

Design Overview *Analysis*

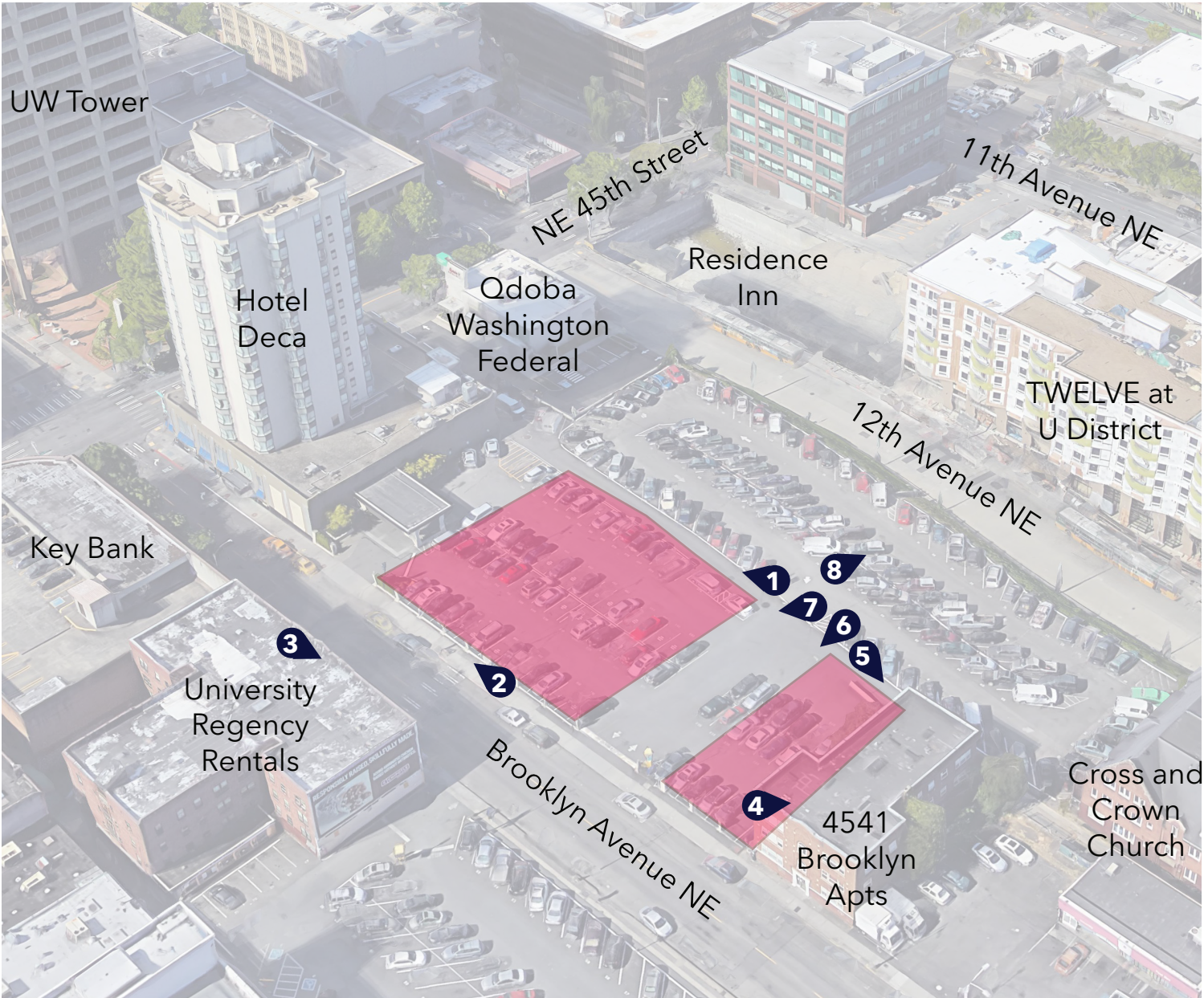
Site Plan



Zoning Data Summary

| ZONING ANALYSIS | | | |
|-------------------------------------|--|--|--|
| | CODE SECTION | REQUIRED/ ALLOWED | PROPOSED |
| BASE ZONING: | SMC 23.48.605 | SM-U 95-320 (M1) Seattle Mixed (SM Zone) | |
| OVERALL SITE AREA: | | 18,800 SF | |
| FLOOR AREA RATIO (FAR): | SMC 23.48.620 Table C | Base FAR 4.75 Max FAR 12.0 | 11.58 |
| MAXIMUM HEIGHT: | SMC 23.48.615 | 320' for highrise, 95' for midrise excludes rooftop features | t/roof over occupied space: 265' t/penthouse: 273' |
| UPPER LEVEL STANDARDS: | SMC 23.48.645 | High-rise area limits average gross floor area: 9,500 SF >240' 10,500 SF max area for any single floor | Gross floor area of floors 2-20 varies, with max GFA = 10,349 SF Max GFA of floors > 240' = 6,966 SF |
| | | Side lot line setback 15' for any portion of the building over the mid-rise height (95') | The North setback meets the 15' minimum, a departure is requested for a portion of the south lot line setback |
| | | A 75' separation is required between high-rises on the same block | The proposed tower is > 75' from both the Graduate Hotel and the proposed development at 1200 NE 45th St |
| FAÇADE MODULATION: | SMC 23.48.646 Table B | Maximum length of unmodulated façade within 10' of the street lot line: 0'-45': 160' 45'-95' (midrise height): 120' above 95': 80' **modulation is not required if the width does not exceed 100', when above 45' | 0'-45': 160' (Proposed = 78') 45'-95': 120' (Proposed = 70') >95': 80' (Proposed = 32') |
| AMENITY AREA REQUIRED: | SMC 23.48.045 | 5% of the gross residential floor area (minus the parking and mechanical SF) = 8,520 SF | 12,126 SF provided |
| PARKING REQUIRED: | SMC 23.54.015 | No parking is required when located 1,320' from a transit station | Minimal parking is provided below grade, 77 spaces |
| BICYCLE PARKING: | SMC 23.54.015 | Residential: 1/4 units + .75 for each small efficiency unit = 72 bikes | >72 bike parking spaces provided |
| STREET LEVEL DEVELOPMENT STANDARDS: | SMC 23.48.640/F | Overhead weather protection is required for min. of 60% of street frontage. Weather protection must project 6' and be between 8'-13' above the sidewalk. If it projects more than 6' it must be between 10'-15' above the sidewalk. | The overhead weather protection is provided on over 60% of the street façade. The height above the sidewalk varies, but it falls between 8'-13' |
| | SMC 23.48.040/B1a | 60% of the street facing façade between 2'-8' must be transparent | The majority of the street façade will be transparent and active - 83.5%. |
| | SMC 23.48.040/B2a | Blank facades (non-transparent elements from 2'-8') are limited to 15' wide | |
| TOTAL FAR: | | Base FAR: 4.75 x 18,800 = 89,300 SF Affordable housing bonus: 65% x(12-4.75) = 88,595 SF Public open space amenity bonus: Neighborhood open space: 4,520 SF x 7 SF = 31,640 SF Green Street Setback: 5' x 128' x 5' = 3,215 SF Green Street Improvement: 9.5' x 178.6' X 5' = 8,484 SF Total: 221,234 SF = 11.77 FAR | 11.58 |
| TOTAL AREAS PER OPTION | AREAS Residential Commercial Amenity (INT) Amenity (EXT) | | PREFERRED OPTION |
| | | | 170,373 SF |
| | | | 2,730 SF |
| | | | 5,181 SF |
| | | | 6,945 SF + 4,398 SF Park |

Urban Design Analysis: Site Context



Axonometric of 9-Block Area



- 1 7-story Residence Inn
- 2 15-story Hotel Deca Tower
- 3 7-story Apartment Building
- 4 Surface Parking
- 5 6-story Apartments TWELVE at U District
- 6 11-story University House
- 7 22-story UW Tower
- 8 Key Bank Building
- 9 Surface Parking
- 10 3-story Apartment Building
- 11 Cross and Crown Church
- 12 Christ Episcopal Church
- 13 Proposed 24 -story Residential Building
- 14 7-story Commercial Building
- 15 Proposed 24 -story Residential Building

EDG2 Summary & Guidance Response

EDG 2 Summary Guidance

| ITEM | SUMMARY OF EDG COMMENT | RESPONSE |
|-----------------------------------|---|---|
| 1. Massing and Design Development | a. The Board appreciated massing and design development since EDG1, specifically the studies related to integration of the base into the overall tower language, as well as gasket studies. (DC2-B-1. Façade Composition, University CS2-IV Height, Bulk, and Scale) | SUPPORTED AT EDG |
| | b. The Board supported the preferred base C, commenting that the revised base expression reflected a stronger tower language and cohesion from base to top. (DC2-B-1. Façade Composition, University CS2-IV Height, Bulk, and Scale) | SUPPORTED AT EDG The “3 Piece” base - the preferred option at EDG2 has been maintained |
| | c. The Board was highly supportive of refinements made to the gaskets which further broke down the tower scale by threading the gaskets throughout the tower form and creating a legible relationship with the neighborhood scale. (DC2-B-1. Façade Composition, University CS2-IV Height, Bulk, and Scale) | SUPPORTED AT EDG The gasket as drawn in the “balanced” scheme at EDG2 has been maintained |
| | d. Though the Board was highly supportive of the overall massing development, they were concerned articulation of volume B (as indicated on page 26 and page 36) was not yet resolved and seemed foreign to the rest of the tower language. The Board expanded on this item, noting the strong frame round volume B seemed to interrupt the verticality and regularity of the tower proportions, and appeared to introduce a new architectural language into the tower composition. In order to further the cohesion of volume B with tower components A and C (page 27) the Board directed the design team to (DC2-B-1. Façade Composition, DC2-D Scale and Texture): i. Simplify the proportions and material application to better transition from the base and upper stories. ii. Consider how the tectonic language and filtering fin language can further inform the refinements to volume B. iii. Consider how to refine volume B to support a more fluid transition from base (components A) to tower (components C). | Volume B has been updated in response to the direction received at EDG2. We have taken the language from the base of the building (A) and the language from the tower element (C) and found a way to weave the two facades together; thus creating a true transitional element. We removed the top and bottom horizontal elements from the B volume - essentially removing the frame in order to avoid interrupting the verticality that is started at grade and continues through the roof. We are proposing that the masonry pier elements found on the lower level extend up into the mid-section. This allows the fine grain elements of the base to weave into the midsection. We then extended the minimal window wall and silver metal panel and slab edge cover found on the tower down into that space. Lastly, we added the multi-story dark gray fins found on the tower in order to maintain that strong organizing texture through the entire building. In essence, we have weaved the A and C volumes in order to create the B volume |
| 2. Street-level Design | a. The Board supported refinements made to improve the street-level expression including relocating the lobby entry, pulling back the lobby entry, and integrating a variety of openings. (PL3-A Entries, PL3-C Retail Edges, University PL3-II Human Activity, A-1. Sense of Place, CS3-A-1. Fitting Old and New Together) | SUPPORTED AT EDG |
| 3. Park and Streetscape | a. The Board appreciated the development and increased clarity related to the neighborhood open space programming, circulation, and topography response. (DC3-B Open Space Uses and Activities) | SUPPORTED AT EDG |
| | b. The Board supported the breakdown of the open space into a series of smaller moves. They noted the design successfully created a variety of zones throughout the space while balancing programming with future flexibility. (DC3-B Open Space Uses and Activities) | SUPPORTED AT EDG |
| | c. The Board supported the integrated lighting, pebble seating, and proposed mural. (DC4-C Lighting, DC3-B Open Space Uses and Activities) | SUPPORTED AT EDG |
| | d. The Board was also appreciative of increased arc of the through-pathway which improved connectivity through the site. (DC3-B Open Space Uses and Activities) | SUPPORTED AT EDG |
| | e. The Board supported raising the northwest corner of the open space to enhance sight lines, improve safety and security, and minimize dead space. (DC3-B Open Space Uses and Activities, PL2-B Safety and Security) | SUPPORTED AT EDG |
| | f. The Board continued to encourage working with adjacent parcel owner to further improve the drive aisle. | Efforts have been made to reach out to adjacent parcel owners’; currently the parcel owner of the parking drive aisle does not have immediate plans to create improvements. |

EDG 2 Summary Guidance



Supported at EDG2

Gasket - element that defines the relationship between tower components and unifies overall massing

Base massing (height) - relationship to streetscape and rest of tower

Permeability and **activation** of Brooklyn facade at streetscape

Lobby location aligned with the gasket

Landscape elements that connect park and streetscape to surrounding neighborhood fabric

Departures - South facade side lot line setback reduction, above 95' was supported



EDG2 Guidance

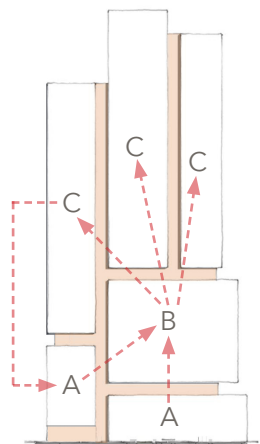
Simplification of material palette to create cohesion between base, mid and tower elements.

Mid-volume: relationship to rest of tower

Tower Fin language: integration with mid-volume and over massing

EDG 2 Summary Guidance - Massing and Development

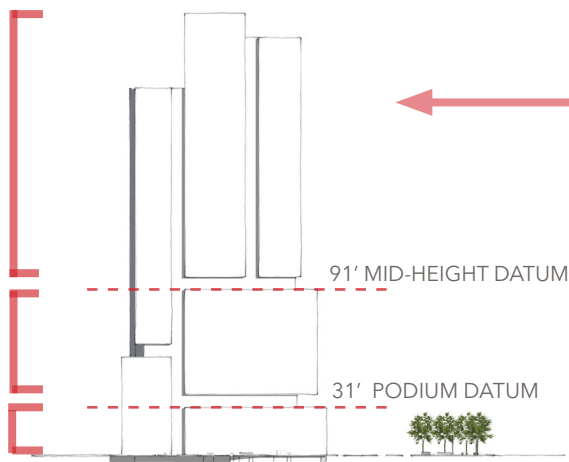
1a. The Board appreciated massing and design development since EDG1, specifically the studies related to integration of the base into the overall tower language, as well as gasket studies. (DC2-B-1. Façade Composition, University CS2-IV Height, Bulk, and Scale)



EDG2: GASKET + TOWER LANGUAGE STUDY
"A" - Base uses warm, natural materials at a fine grain, neighborhood scale
"B" - Mid volume carries materials from base, at a larger module and distinct rhythm
"C" - Top volume dissipates materials from base and mid volumes to create texture and identity at tower scale

DEVELOPMENT SINCE EDG2
-Language of materiality correlates A, B, C pieces

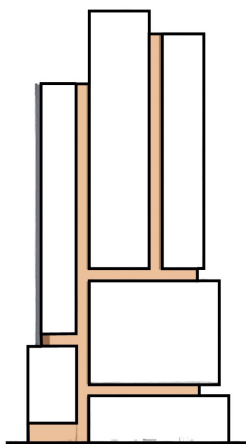
1b. The Board supported the preferred base C, commenting that the revised base expression reflected a stronger tower language and cohesion from base to top. (DC2-B-1. Façade Composition, University CS2-IV Height, Bulk, and Scale)



EDG2: BASE STUDY - OPTION C "3-PIECE")
-Scale relates to active street level
-Base elements relate to program and reference tower geometry

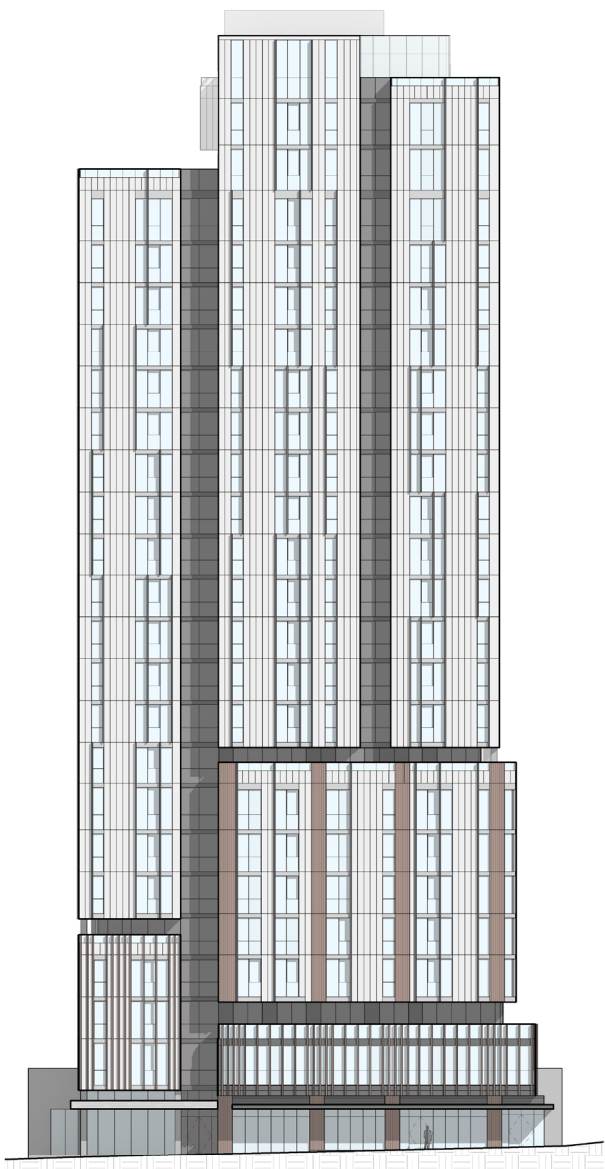
DEVELOPMENT SINCE EDG2
-Scale and modulation of base references existing neighborhood character
-Materiality at base provides texture and warmth at street level while integrating with tower language

1c. The Board was highly supportive of refinements made to the gaskets which further broke down the tower scale by threading the gaskets throughout the tower form and creating a legible relationship with the neighborhood scale. (DC2-B-1. Façade Composition, University CS2-IV Height, Bulk, and Scale)



EDG2: GASKET STUDY - BALANCED
-Proportion indicates hierarchy
-Gaskets articulate tower components
-Connect base, middle & top

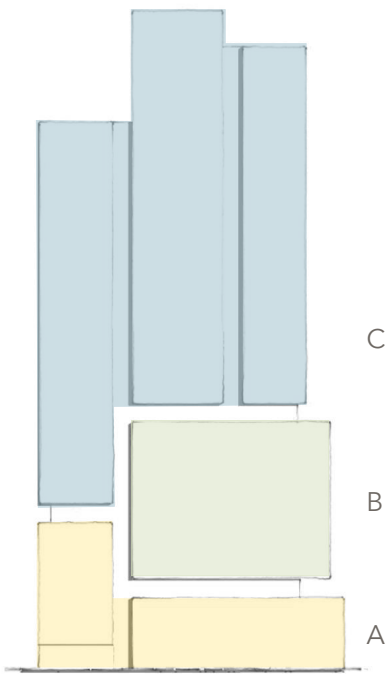
DEVELOPMENT SINCE EDG2
-Massing maintains proportion and hierarchy
-Materiality and tone of gaskets articulate tower massing
-Consistent elements in facade language at base, middle & top



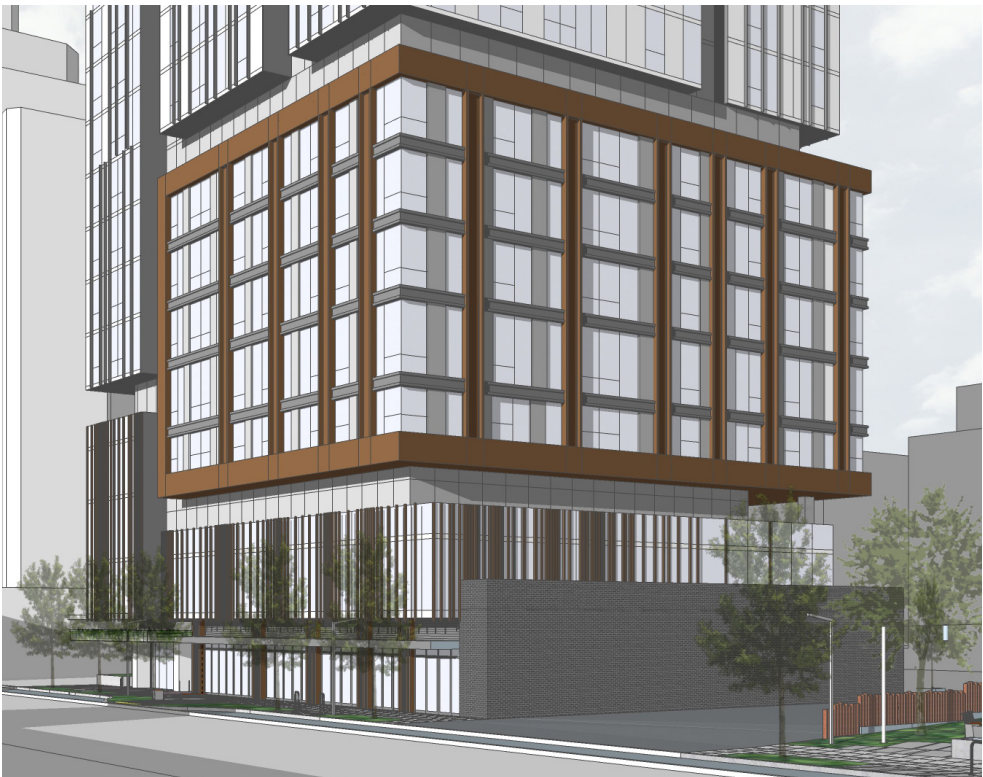
EDG 2 Summary Guidance - Massing and Development

1d. Though the Board was highly supportive of the overall massing development, they were concerned articulation of volume B (as indicated on page 26 and page 36) was not yet resolved and seemed foreign to the rest of the tower language. The Board expanded on this item, noting the strong frame round volume B seemed to interrupt the verticality and regularity of the tower proportions, and appeared to introduce a new architectural language into the tower composition. In order to further the cohesion of volume B with tower components A and C (page 27) the Board directed the design team to (DC2-B-1. Façade Composition, DC2-D Scale and Texture):

- i. Simplify the proportions and material application to better transition from the base and upper stories.
- ii. Consider how the tectonic language and filtering fin language can further inform the refinements to volume B.
- iii. Consider how to refine volume B to support a more fluid transition from base (components A) to tower (components C).

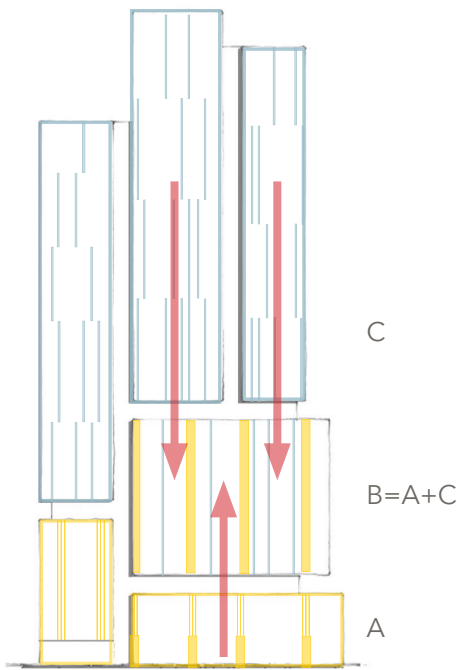


EDG2 STRATEGY:
3 separate but related facade typologies



DEVELOPMENT SINCE EDG2

- i. The language of the B volume has adopted the similar materiality to the A and C volumes to simplify the palette and provide continuity between all 3 volumes.
- ii. The horizontal elements of the B volume have been removed to suggest the vertical continuity of the fins between each of the 3 volumes. The subtraction of the horizontal elements emphasizes the gaskets as breaks between the volumes, reinforcing the tectonic nature of the facade.
- iii. With simplified language connecting the 3 volumes, the use of similar but not identical materials across the 3 volumes provides transitions between the volumes. The similar but not identical materials organizes the hierarchy of the volumes according to the pedestrian scale.



DEVELOPMENT:
facade type B becomes a refined combination of types A and C



- Volume C = Tower | Dark Gray Metal Fins | Dissipation | City scale
- Volume B = Mid | Fins + Warm GFRC Panels | Distinct | Urban scale
- Volume A = Base | Warm Tone GFRC Panels/Fins | Tactile Warmth | Pedestrian scale

EDG 2 Summary Guidance - Street-Level Design

2a. The Board supported refinements made to improve the street-level expression including relocating the lobby entry, pulling back the lobby entry, and integrating a variety of openings. (PL3-A Entries, PL3-C Retail Edges, University PL3-II Human Activity, A-1. Sense of Place, CS3-A-1. Fitting Old and New Together)



DEVELOPMENT SINCE EDG2
-Lobby location and permeability of Brooklyn Ave street-level facade activate the streetscape
-Bay rhythm modulates the 300' frontage and references the neighborhood scale.



EDG 2 Summary Guidance - Park and Streetscape

3a. The Board appreciated the development and increased clarity related to the neighborhood open space programming, circulation, and topography response. (DC3-B Open Space Uses and Activities)

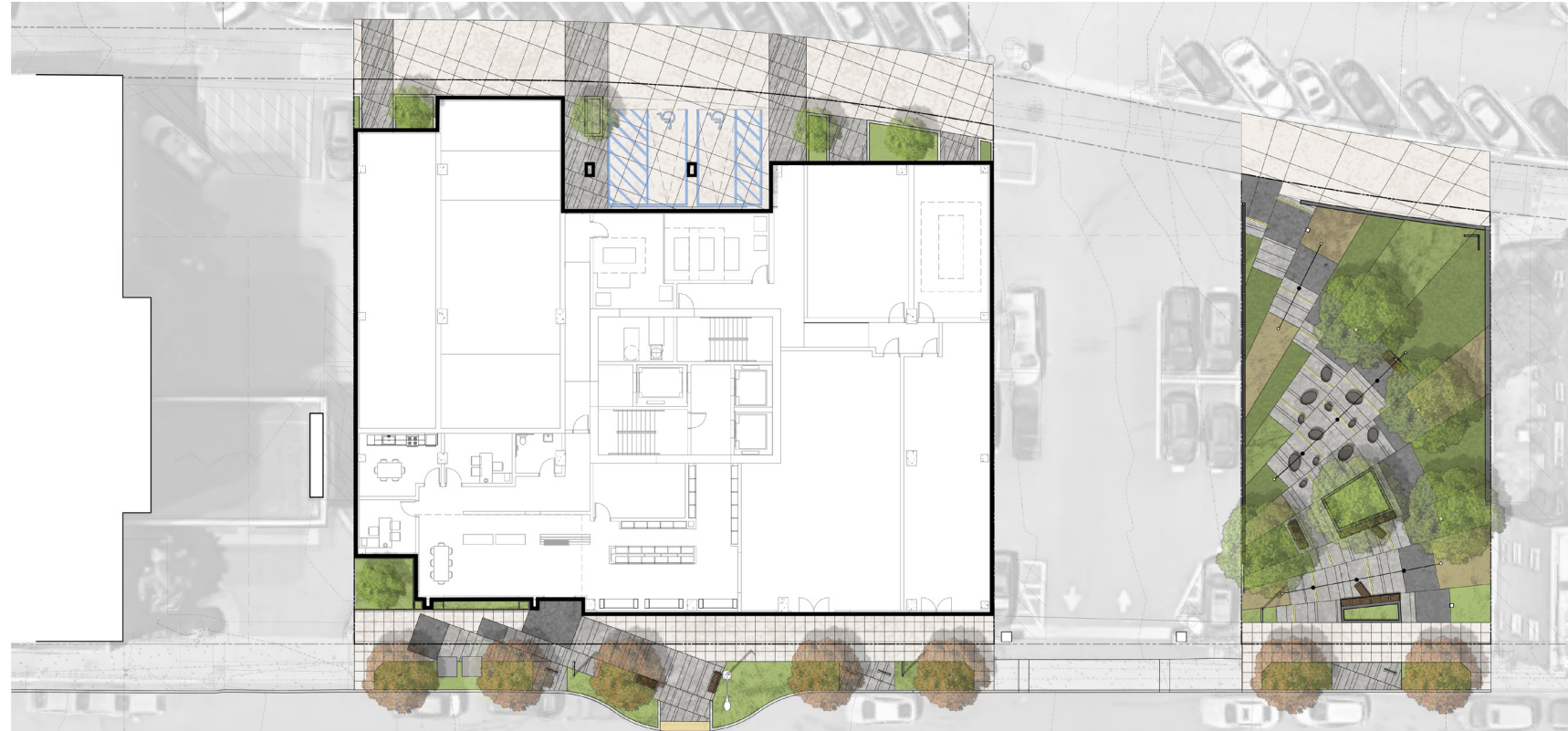
3b. The Board supported the breakdown of the open space into a series of smaller moves. They noted the design successfully created a variety of zones throughout the space while balancing programming with future flexibility. (DC3-B Open Space Uses and Activities)

3c. The Board supported the integrated lighting, pebble seating, and proposed mural. (DC4-C Lighting, DC3-B Open Space Uses and Activities)

3d. The Board was also appreciative of increased arc of the through-pathway which improved connectivity through the site (DC3-B Open Space Uses and Activities)

3e. The Board supported raising the northwest corner of the open space to enhance sight lines, improve safety and security, and minimize dead space. (DC3-B Open Space Uses and Activities, PL2-B Safety and Security)

3f. The Board continued to encourage working with adjacent parcel owner to further improve the drive aisle.



Tower & Base Design Progression

Design Guidelines - City of Seattle | Applicant's Highest Priority

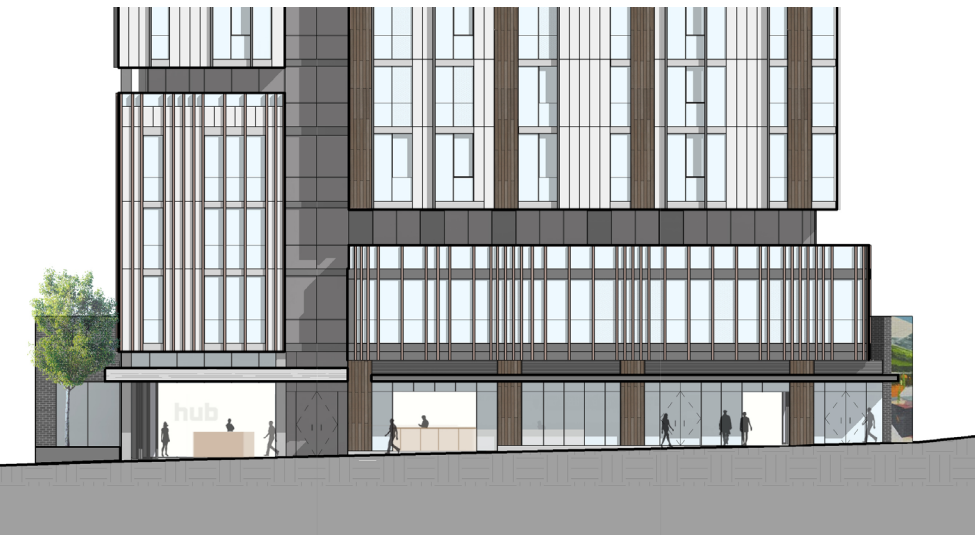
CS2 Urban Pattern & Form

Location in the City and Neighborhood

Hub U District- Brooklyn takes cues from the eclectic neighborhood that it is joining. The pedestrian experience is a priority. The street façade will create a visual connection into and out of the active space at grade.

Character Areas & Corridor Character Areas

The Ground floor has been set back to encourage safe pedestrian passage along a wider sidewalk. The setback will create room for street trees, seating nooks and proper lighting. The building mass steps back as the building goes up to create active space and views for our tenants toward downtown and the university.



PL1 Connectivity

Networks & Connections to Community Open Space

The public park on the north parcel creates a strong connection to Brooklyn Ave, the sidewalk and the alley. It both physically and visually engages the public realm. It provides interest through paving, planting and varied seating options.

The tower, on the south parcel will have outdoor amenity spaces adjacent to indoor amenity space maximizing the communal opportunities for tenants. The building set backs on all sides will contain planters, stormwater retention and amenity space.



PL3 Street-Level Interaction

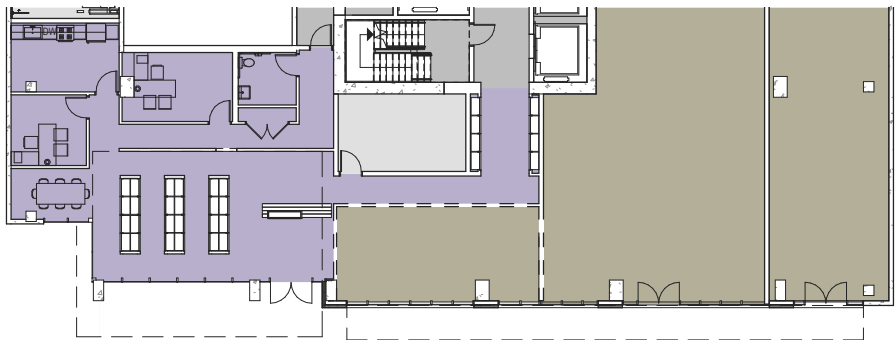


Entries

The main entrances at the residential lobby and retail spaces will have entries directly at grade and the slab inside the building will step to accommodate the entrances. We are proposing the main entry into the residential lobby be centered on the existing crosswalk on Brooklyn.

Mixed Use Corridors & Commercial Frontages

Brooklyn NE is a mixed use corridor. The ground floor façade will have a rhythm of "columns" and entrances along the storefront similar to the rhythm created along University Way. The building lobby and leasing center will have active uses and bold colors behind the glass to create visual interest from the street. A small set back on the south end of the first floor will allow for spill-out space from the lobby adjacent to the sidewalk.



Design Guidelines - City of Seattle | Applicant's Highest Priority

DC2 Architectural Concept



Massing & Reducing Bulk and Scale

Hub U-District Brooklyn has a deep recess that weaves horizontally and vertically on all facades - breaking the building both vertically and horizontally to create architectural interest. It helps modulate the façade along the length of the building. These vertical elements stop at different heights to further emphasize the vertical concept as well as creating a transition to the sky.

Architectural Concept & Façade Composition

The materiality further emphasizes the massing concept and breaks down the façade to a residential scale. The palette is intended to be a limited number of materials and colors with intentional changes in palette to reinforce the architecture.

Pedestrian-Scaled Streetscape Design, Service & Mechanical Elements & Blank Walls

The gasket turns at the 3rd floor separating the tower from the base. The scale of the base integrates into the neighborhood and provides a human scale. The materials at the base will provide warmth and rhythm similar to the storefronts found throughout the district. On the north and south end of the building, wrapping onto Brooklyn Ave, a mural is proposed to create a backdrop for the

park and avoid a large blank wall. All service and mechanical elements will be located on the alley side of the building to maximize the active uses on the street

Tall Buildings

4515 is designed to be viewed from all sides, from the adjacent sidewalk and from the highway. We considered the macro scale as well as the micro. The modulation of the façade - deep recesses in an intentional pattern - is meant to be seen from a distance. Steps in the massing will emphasize the verticality. The vertical bars will stop at different heights to create a thinner top of the building as it transitions to the sky. The texture of the cladding elements will reinforce the concept at a residential scale for pedestrians and views from neighboring buildings.



DC3 Open Space Concept

Integrate building and open space design so that each complements the other.

The design of the Public open space at street level will nestle in the existing surrounding grade and incorporate a mix of mono-culture plantings and of paving, with seating and planters giving verticality and movement to the space. Design of the elements of the green street will fold into the materials used in the park and create a holistic approach. Space will be defensible and support lively community interaction.

Open space on the tower is on 2nd, 9th, 23rd and roof levels, and will intertwine closely with the interior uses. Layered plantings and trees will commingle with active and passive uses, from outdoor fitness and chill zones to study pods and a pool deck facing south on the 23rd floor.



Tower In Context



LOOKING NORTHWEST



LOOKING SOUTHWEST

Tower In Context

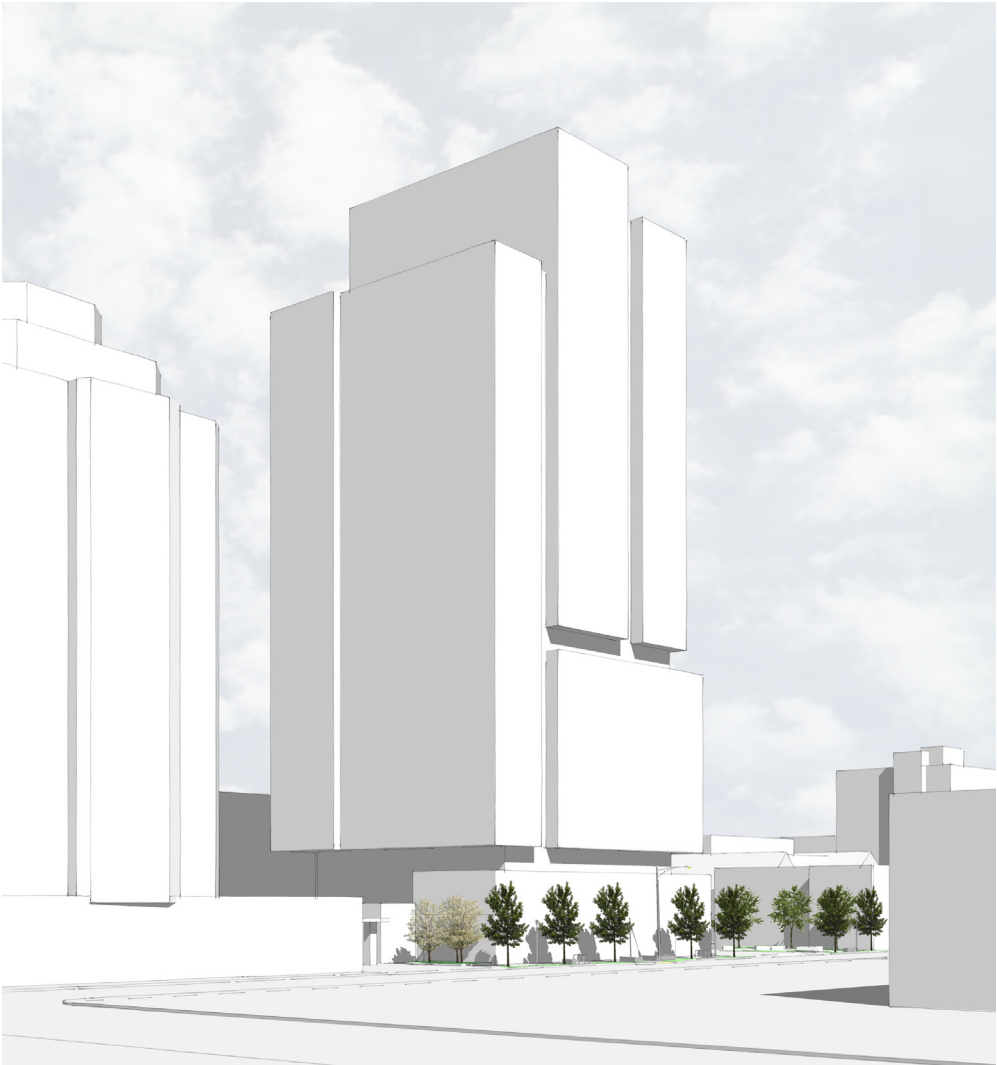


LOOKING NORTHEAST



LOOKING SOUTHEAST

Tower In Context - Progression
LOOKING NORTHWEST



EDG



EDG 2



REC

Tower In Context - Progression

LOOKING SOUTHWEST



EDG



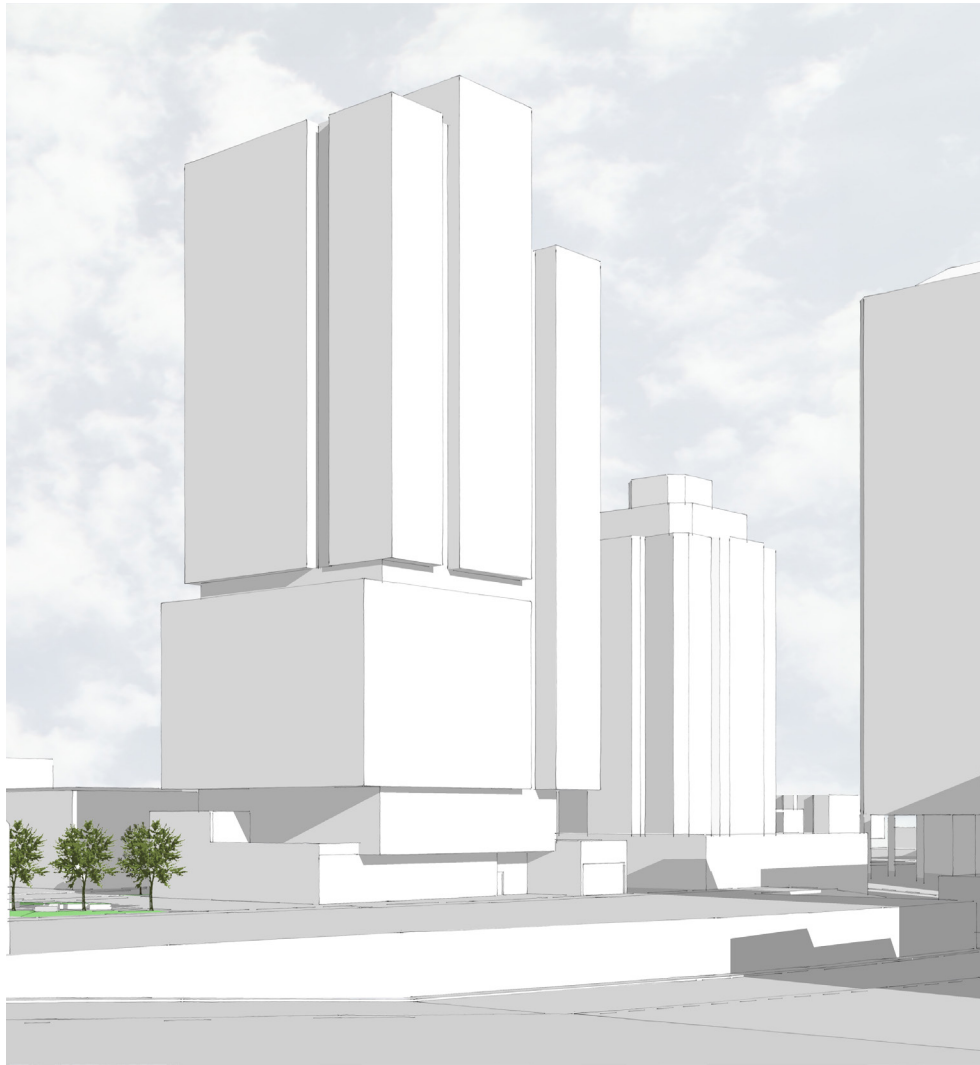
EDG 2



REC

Tower In Context - Progression

LOOKING SOUTHEAST



EDG

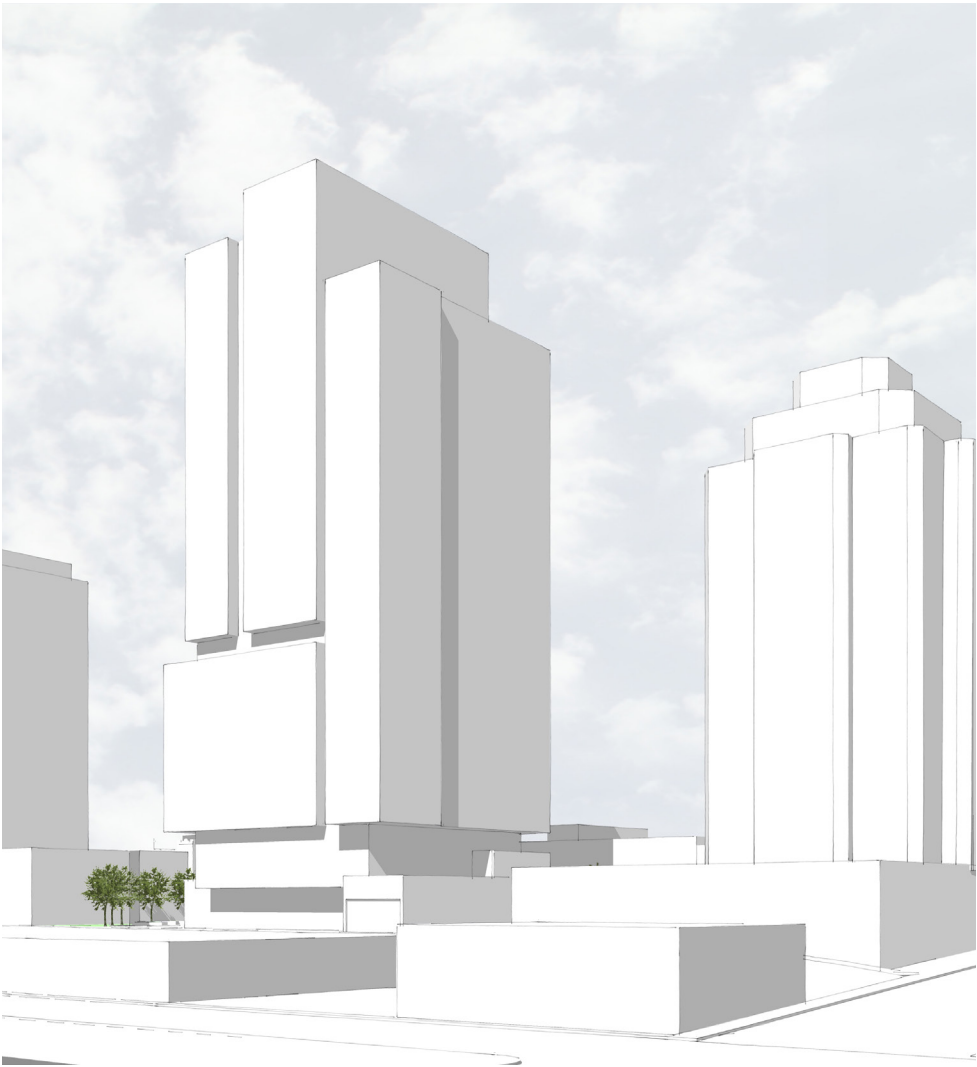


EDG 2



REC

Tower In Context - Progression
LOOKING NORTHEAST



EDG



EDG 2



REC

Rendering, Looking Southwest



Rendering, Looking Northwest



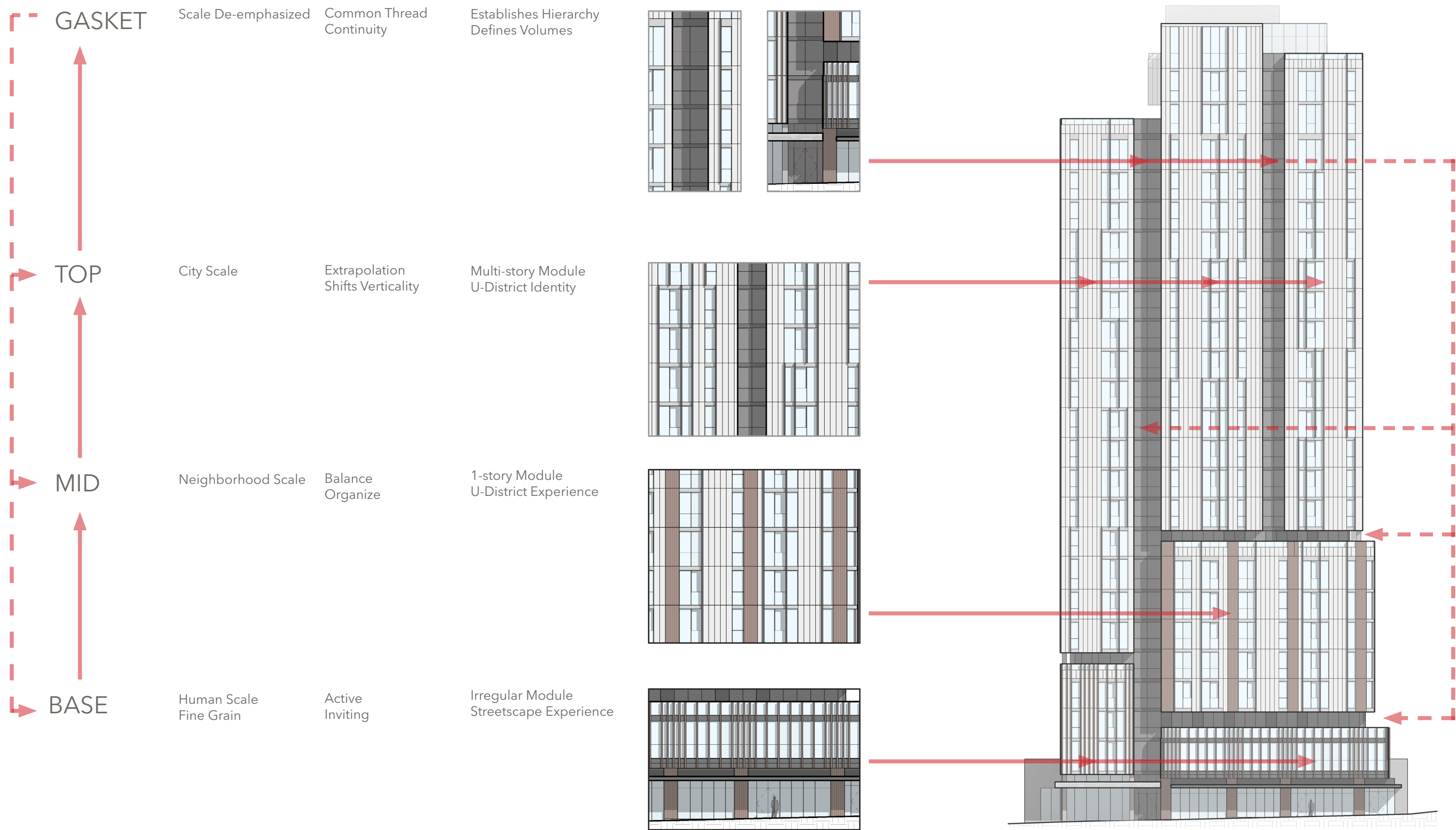
Rendering, Street Level



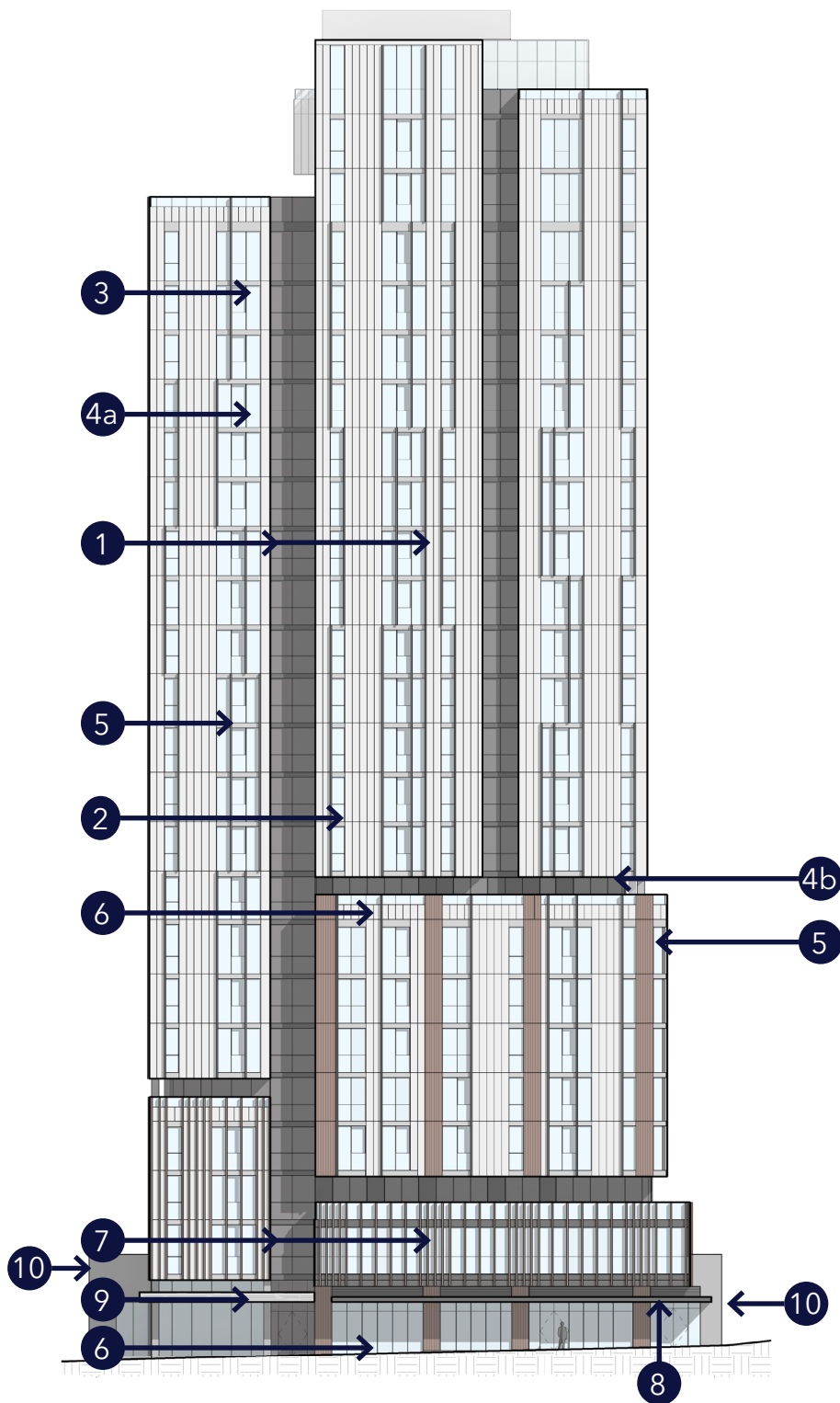
TOWER SIGNIFICANCE - U DISTRICT AND SEATTLE



Material Cohesiveness - Base Informing Tower



Materials & Color Palette



- 1 Vision Glass
Clear glass with operable slider window and medium gray metal slab edge cover
- 2 Vision Glass
Grey glass with charcoal metal slab edge cover
- 3 Glass Balcony
Clear glass above a metal band
- 4a Flat Metal Panel
12-18" Silver Grey panels, 18 gauge
- 4b Flat Metal Panel (in recess)
12-18" Charcoal Grey panels, 18 gauge
- 5 Metal Fins
Charcoal Grey
- 6 Masonry piers
GFRC/ Masonry - Timber color, varied texture
- 7 Wood-look Fins
Timber color, Sim to Masonry Piers
- 8 Metal Canopy
Charcoal Grey
- 9 Concrete Canopy
Natural concrete
- 10 Mural
Custom mural by a local artist for both the north and south sides of the base. Design to be done by artist.



1



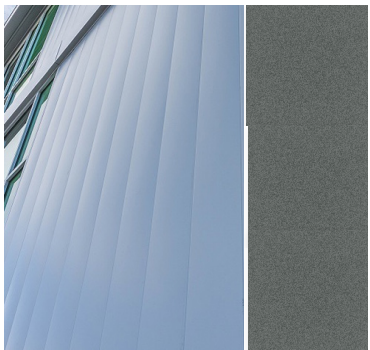
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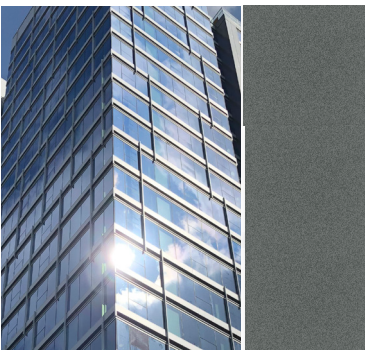
3



4a



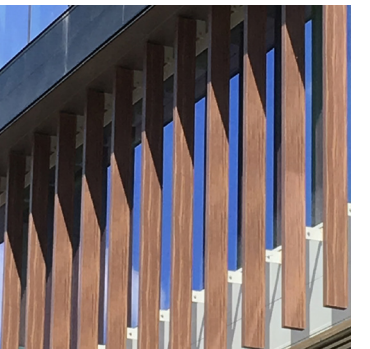
4b



5



6



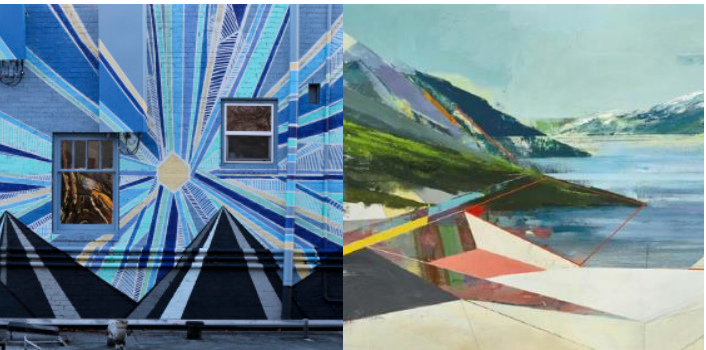
7



8

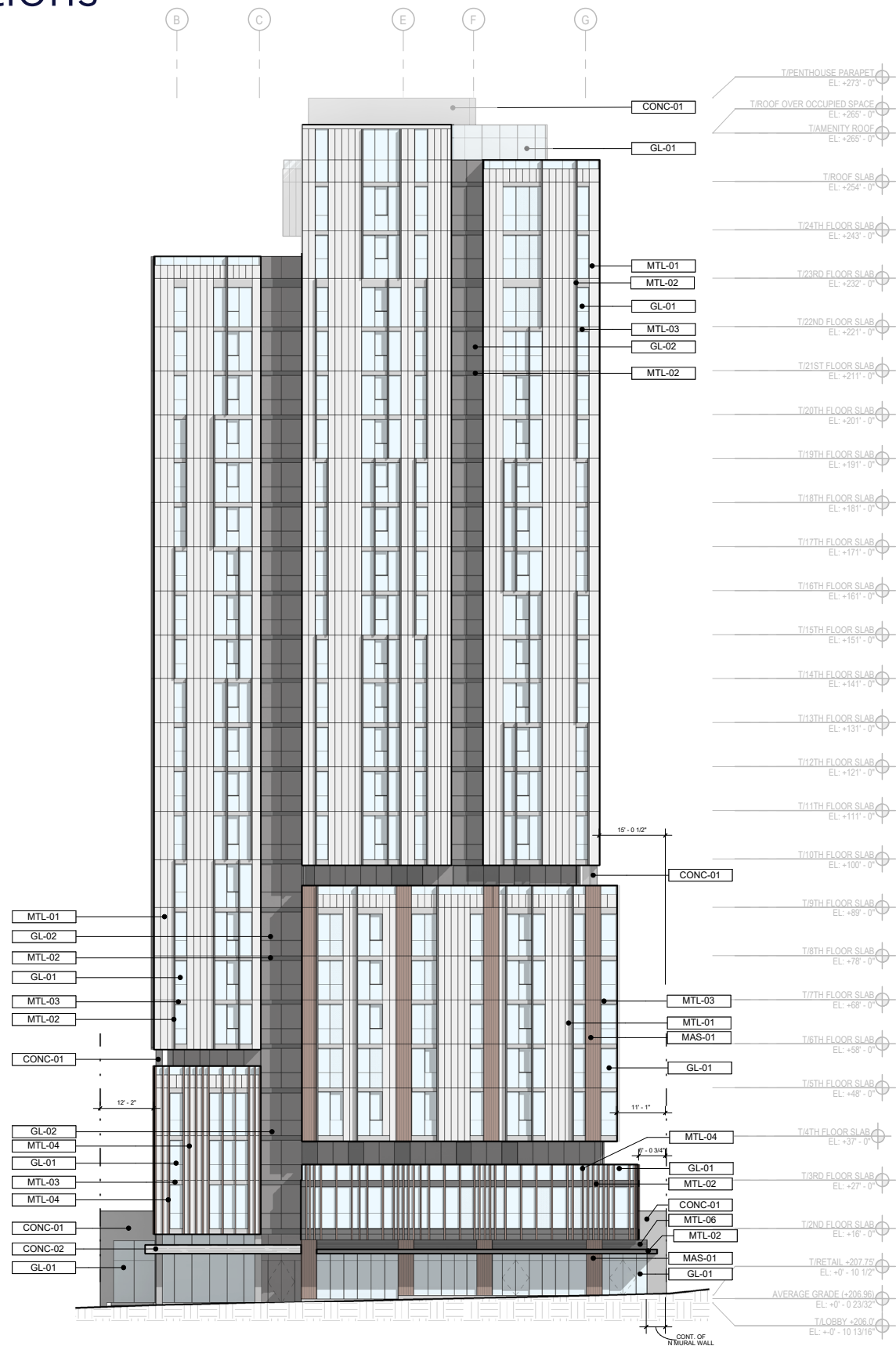


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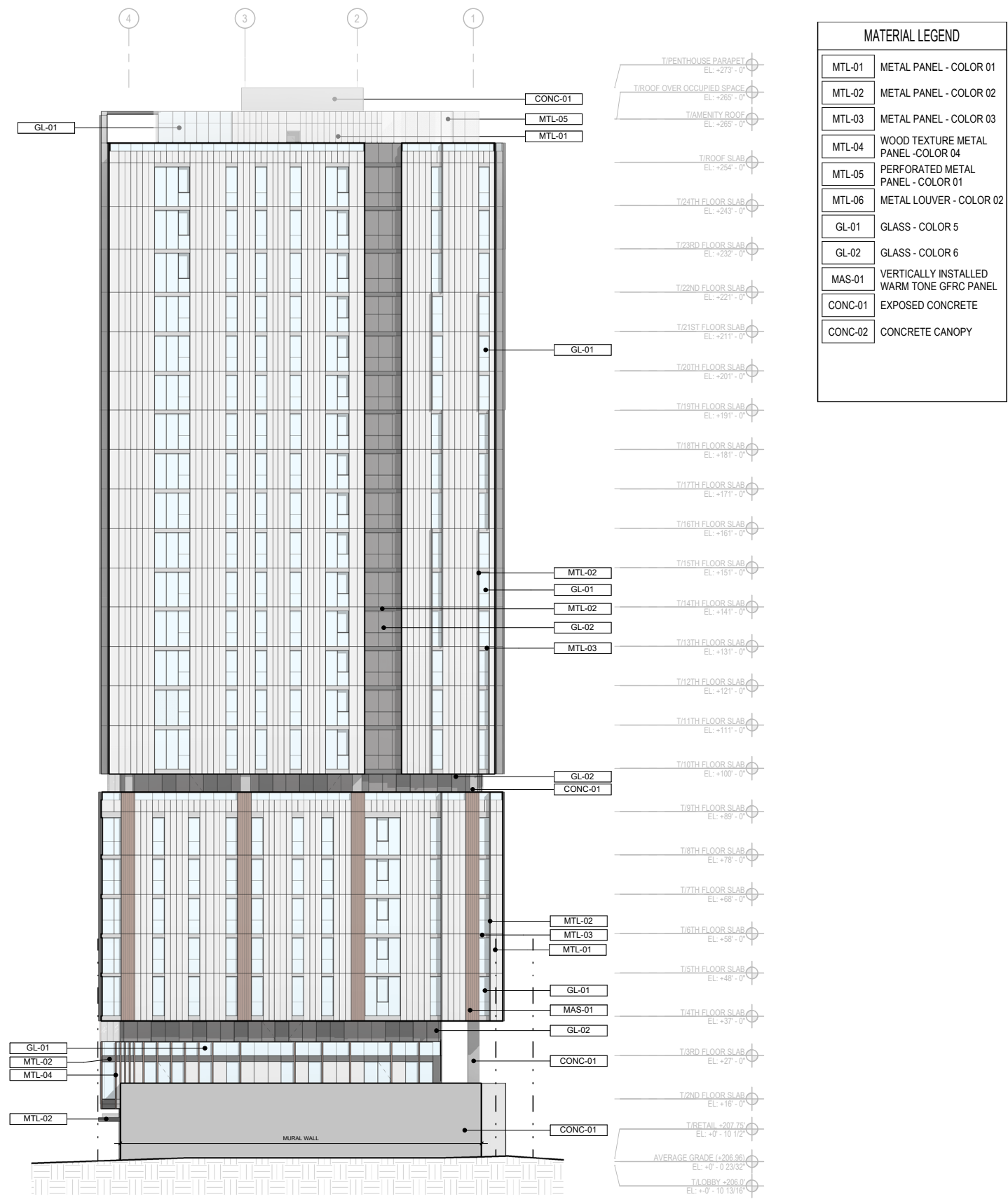


10

Elevations



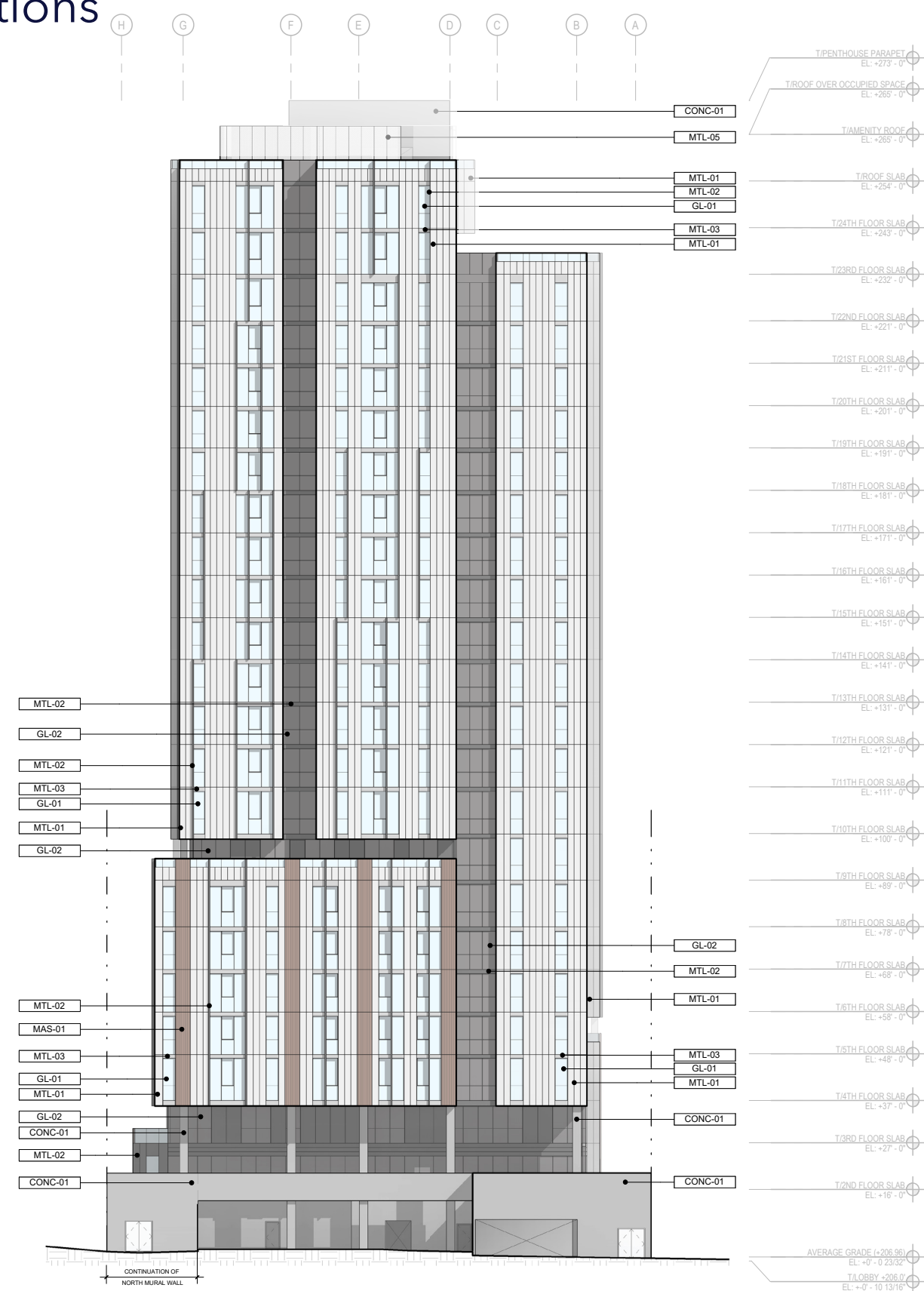
East Elevation - Brooklyn Ave



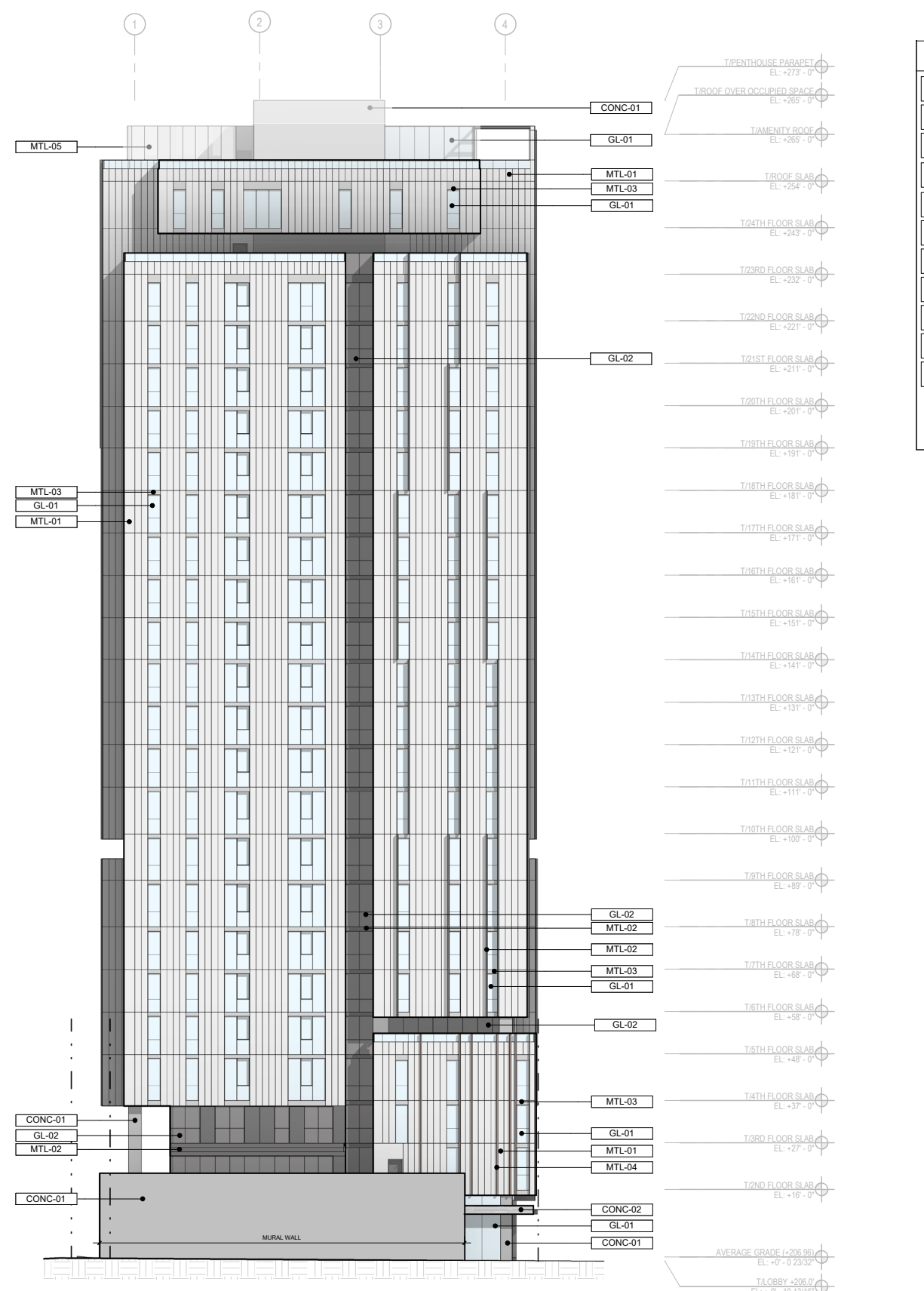
North Elevation

| MATERIAL LEGEND | |
|-----------------|---|
| MTL-01 | METAL PANEL - COLOR 01 |
| MTL-02 | METAL PANEL - COLOR 02 |
| MTL-03 | METAL PANEL - COLOR 03 |
| MTL-04 | WOOD TEXTURE METAL PANEL - COLOR 04 |
| MTL-05 | PERFORATED METAL PANEL - COLOR 01 |
| MTL-06 | METAL LOUVER - COLOR 02 |
| GL-01 | GLASS - COLOR 5 |
| GL-02 | GLASS - COLOR 6 |
| MAS-01 | VERTICALLY INSTALLED WARM TONE GFRC PANEL |
| CONC-01 | EXPOSED CONCRETE |
| CONC-02 | CONCRETE CANOPY |

Elevations



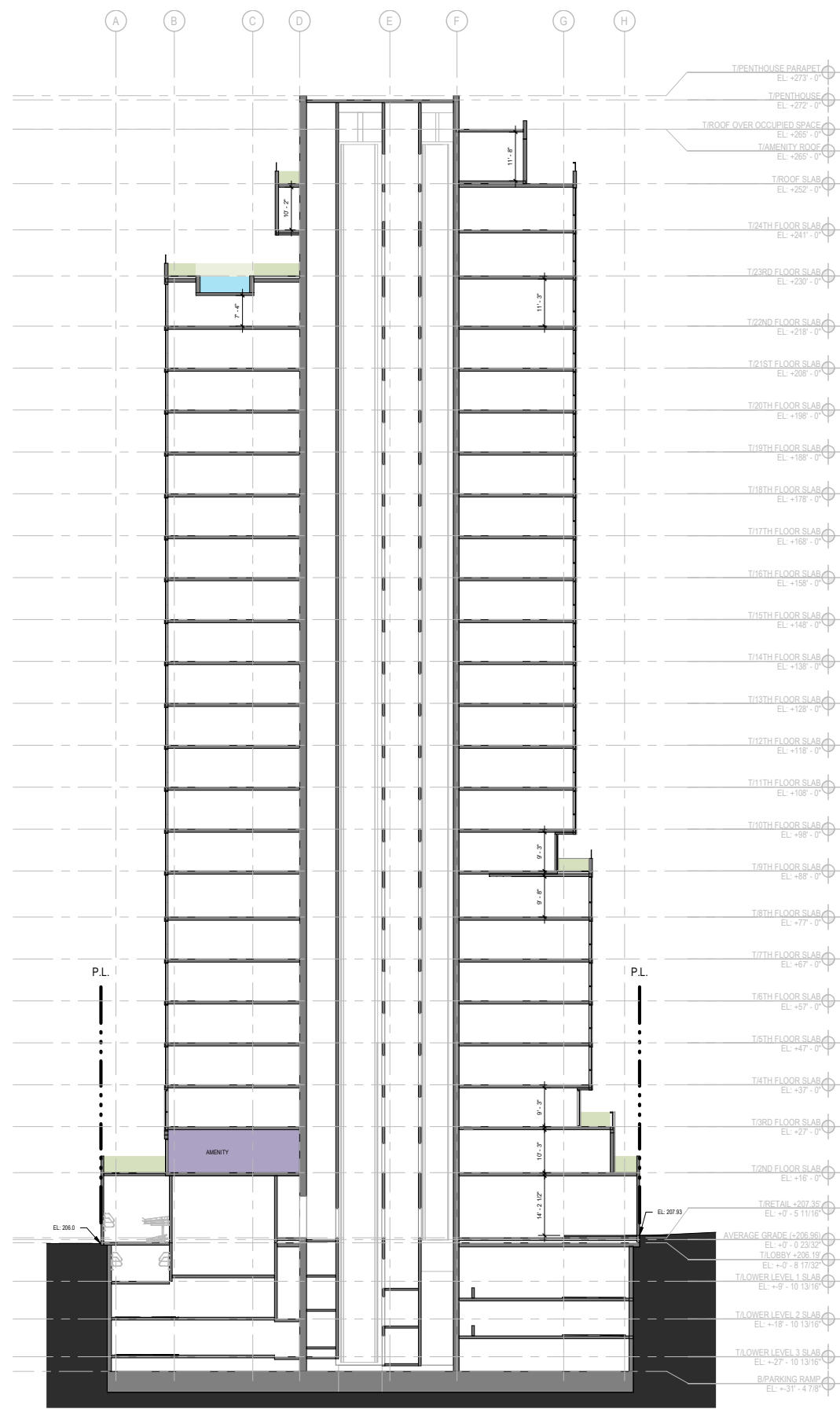
West Elevation - Alley



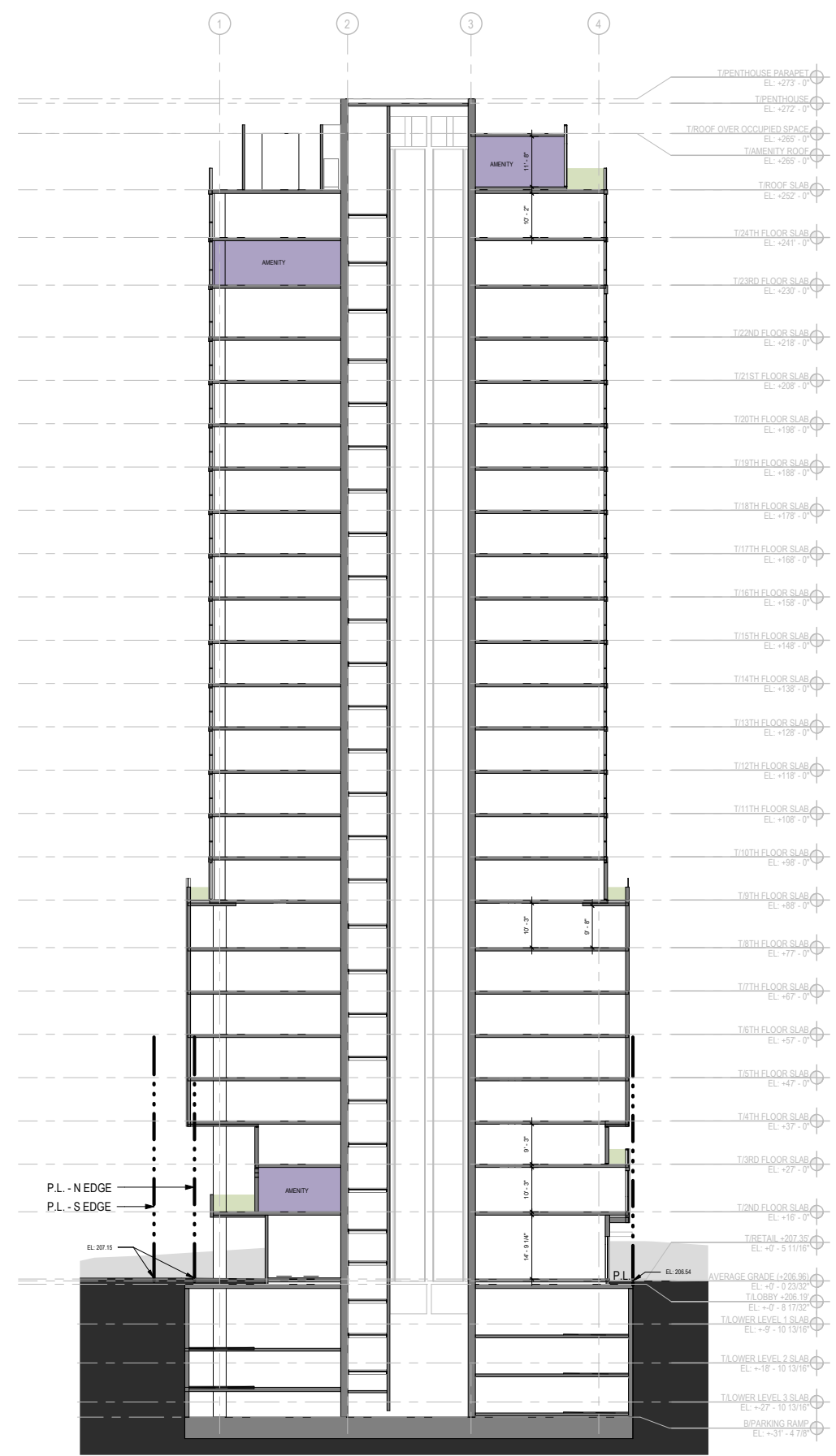
South Elevation

| MATERIAL LEGEND | |
|-----------------|---|
| MTL-01 | METAL PANEL - COLOR 01 |
| MTL-02 | METAL PANEL - COLOR 02 |
| MTL-03 | METAL PANEL - COLOR 03 |
| MTL-04 | WOOD TEXTURE METAL PANEL -COLOR 04 |
| MTL-05 | PERFORATED METAL PANEL - COLOR 01 |
| MTL-06 | METAL LOUVER - COLOR 02 |
| GL-01 | GLASS - COLOR 5 |
| GL-02 | GLASS - COLOR 6 |
| MAS-01 | VERTICALLY INSTALLED WARM TONE GFRC PANEL |
| CONC-01 | EXPOSED CONCRETE |
| CONC-02 | CONCRETE CANOPY |

Sections



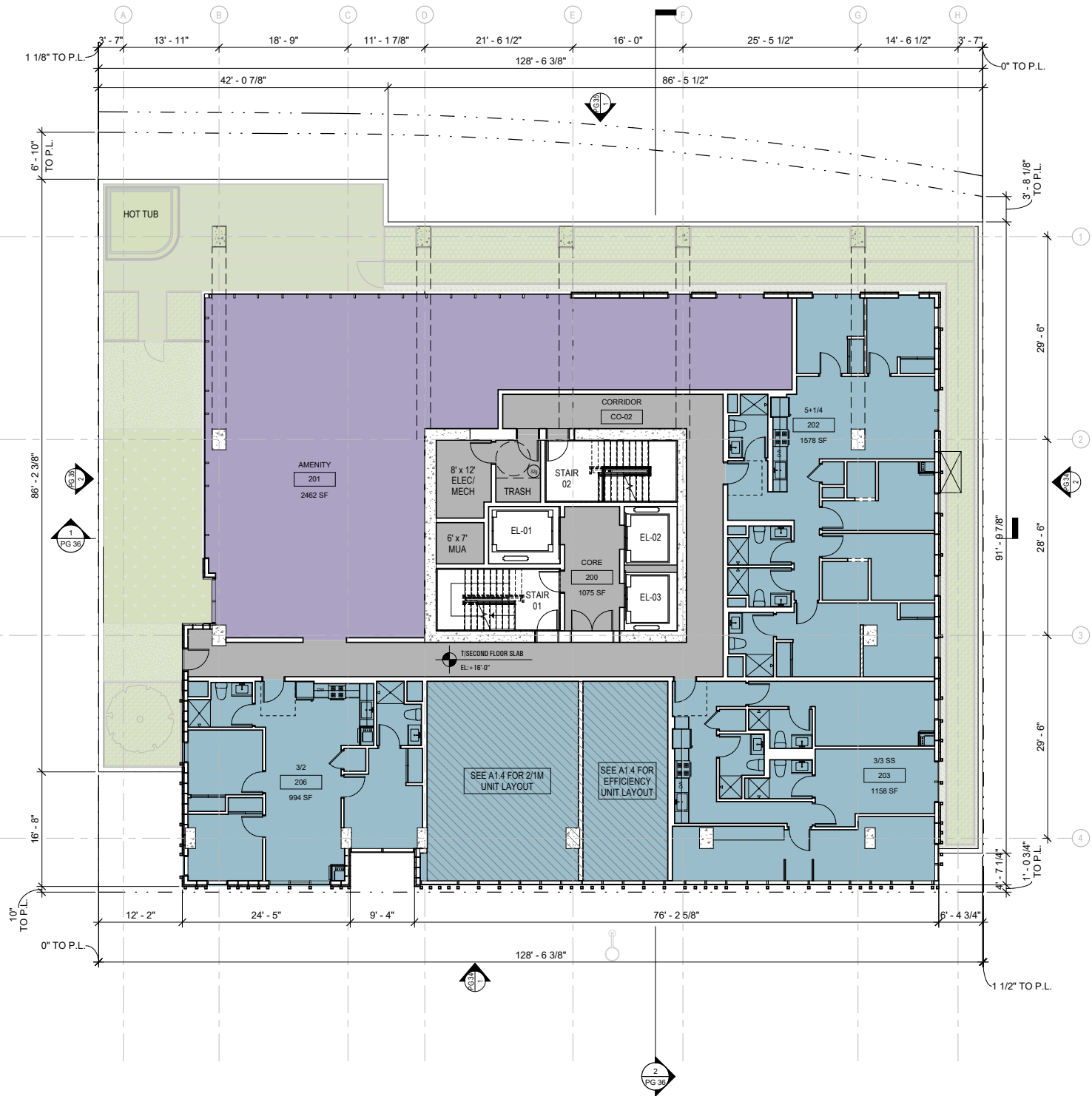
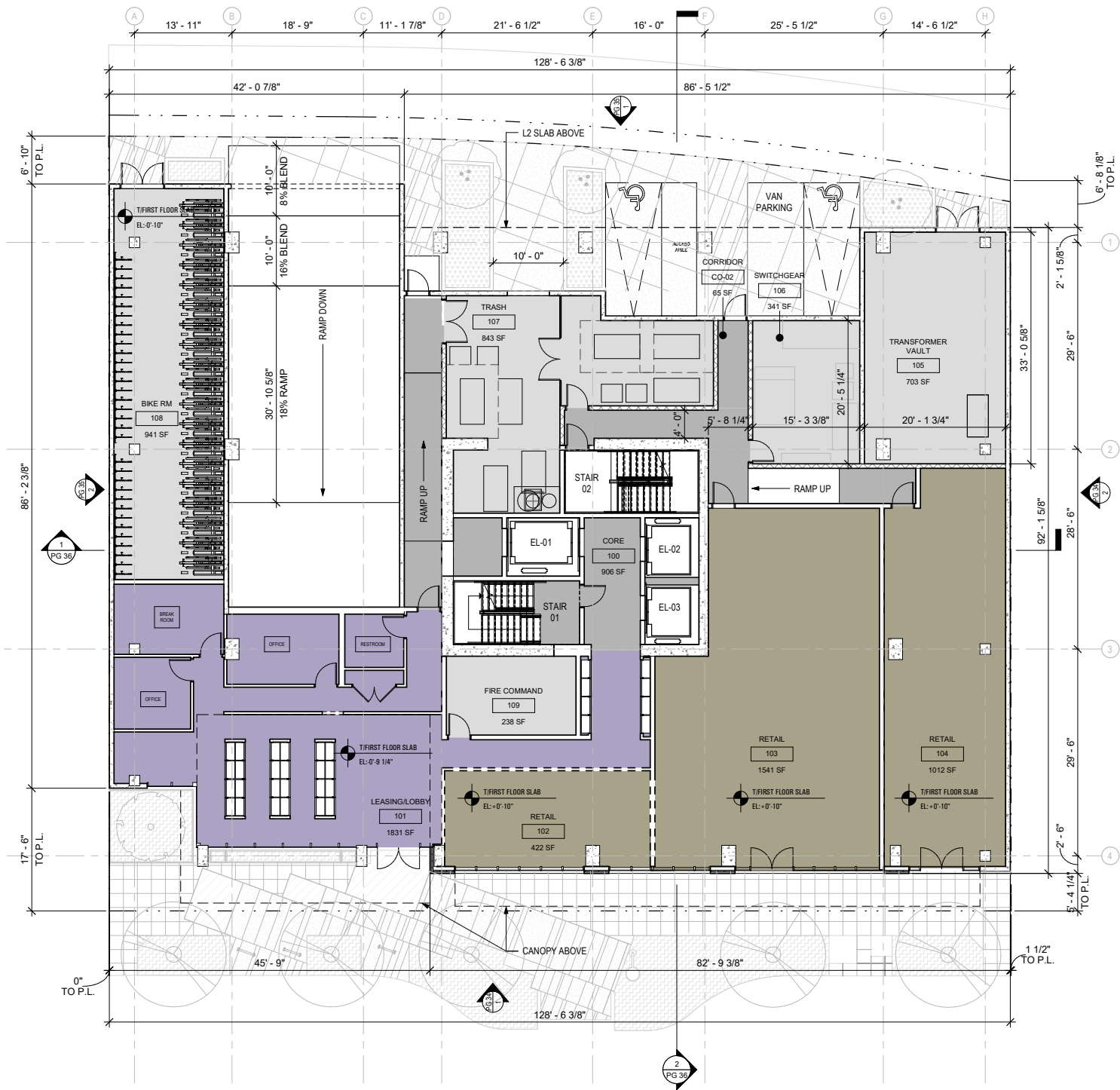
North - South Section



East - West Section

Tower Floor Plans

- COMMON/BOH
- RETAIL
- OUTDOOR SPACE
- RES - AMENITY
- RESIDENTIAL

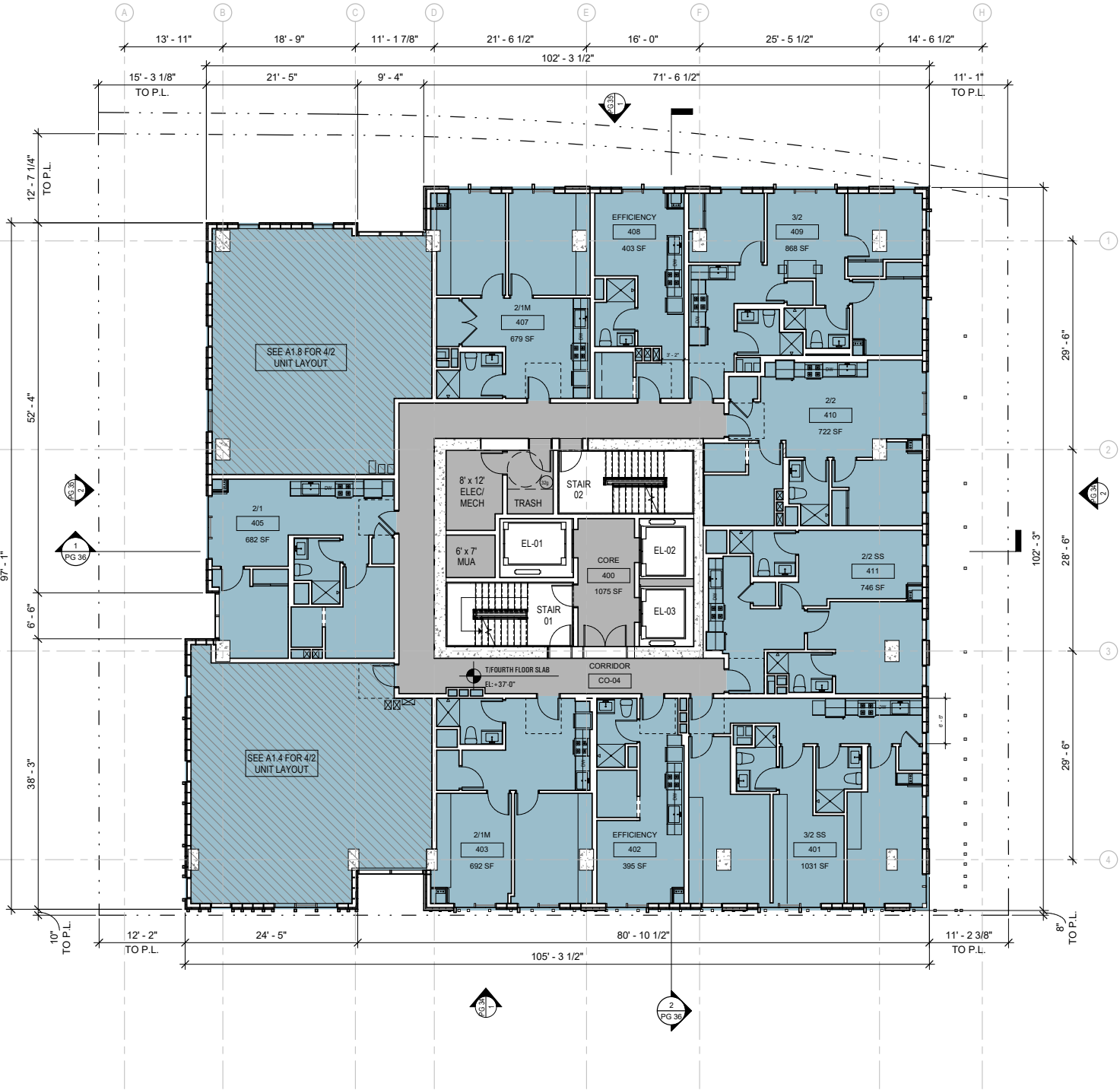
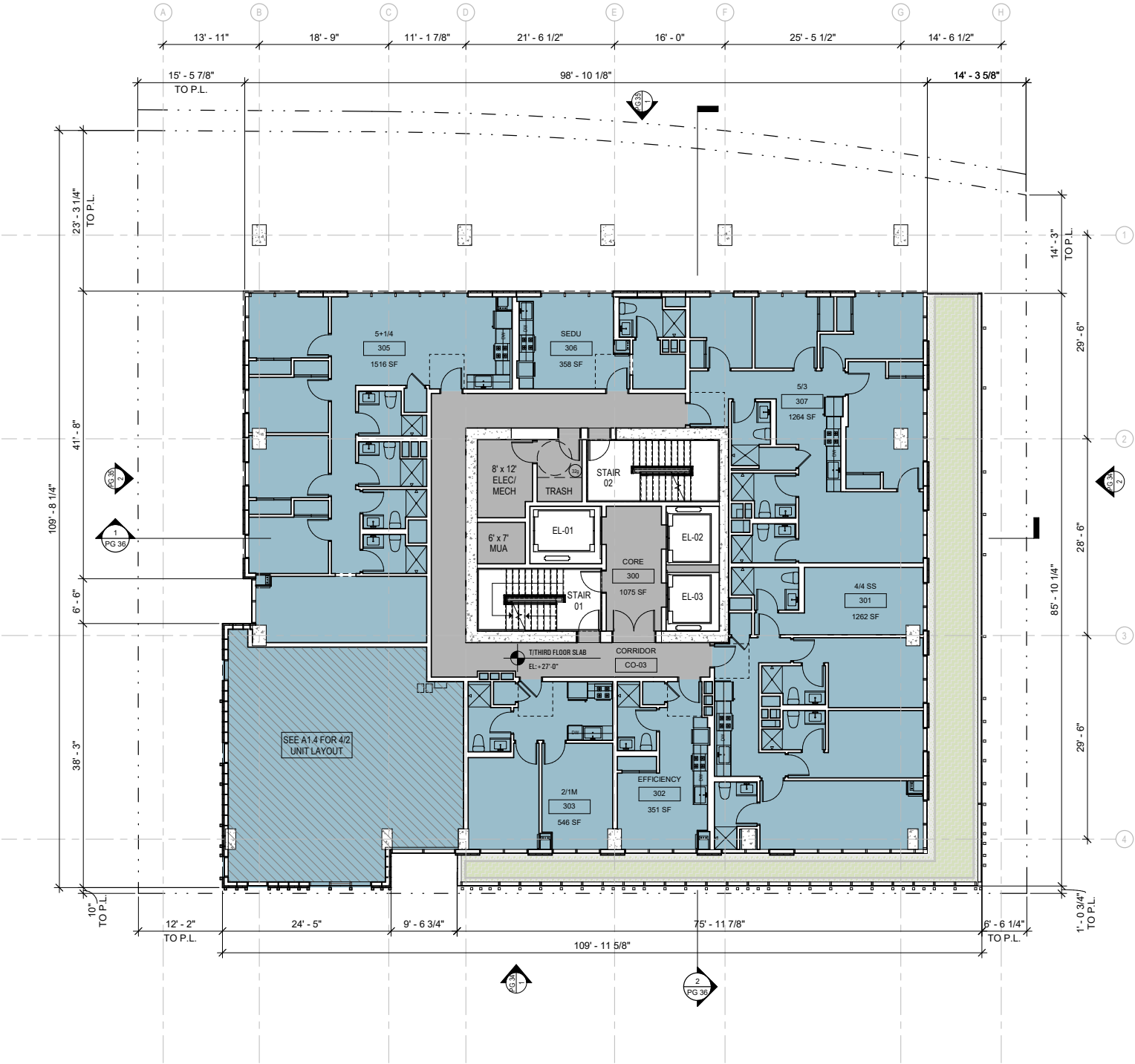


Floor Plan : Ground Level 1

Floor Plan : Level 2

Tower Floor Plans

- COMMON/BOH
- RETAIL
- OUTDOOR SPACE
- RES - AMENITY
- RESIDENTIAL

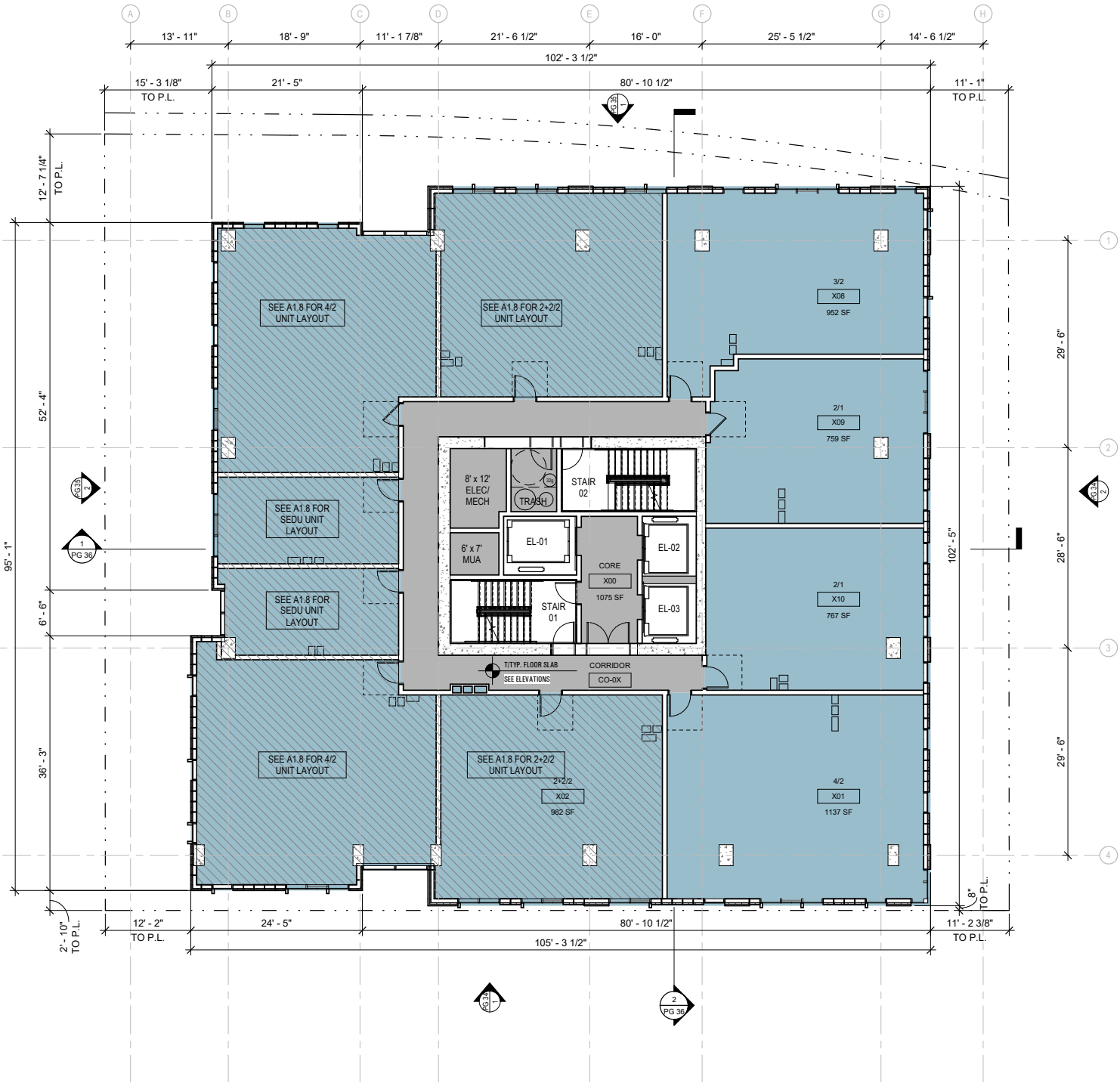
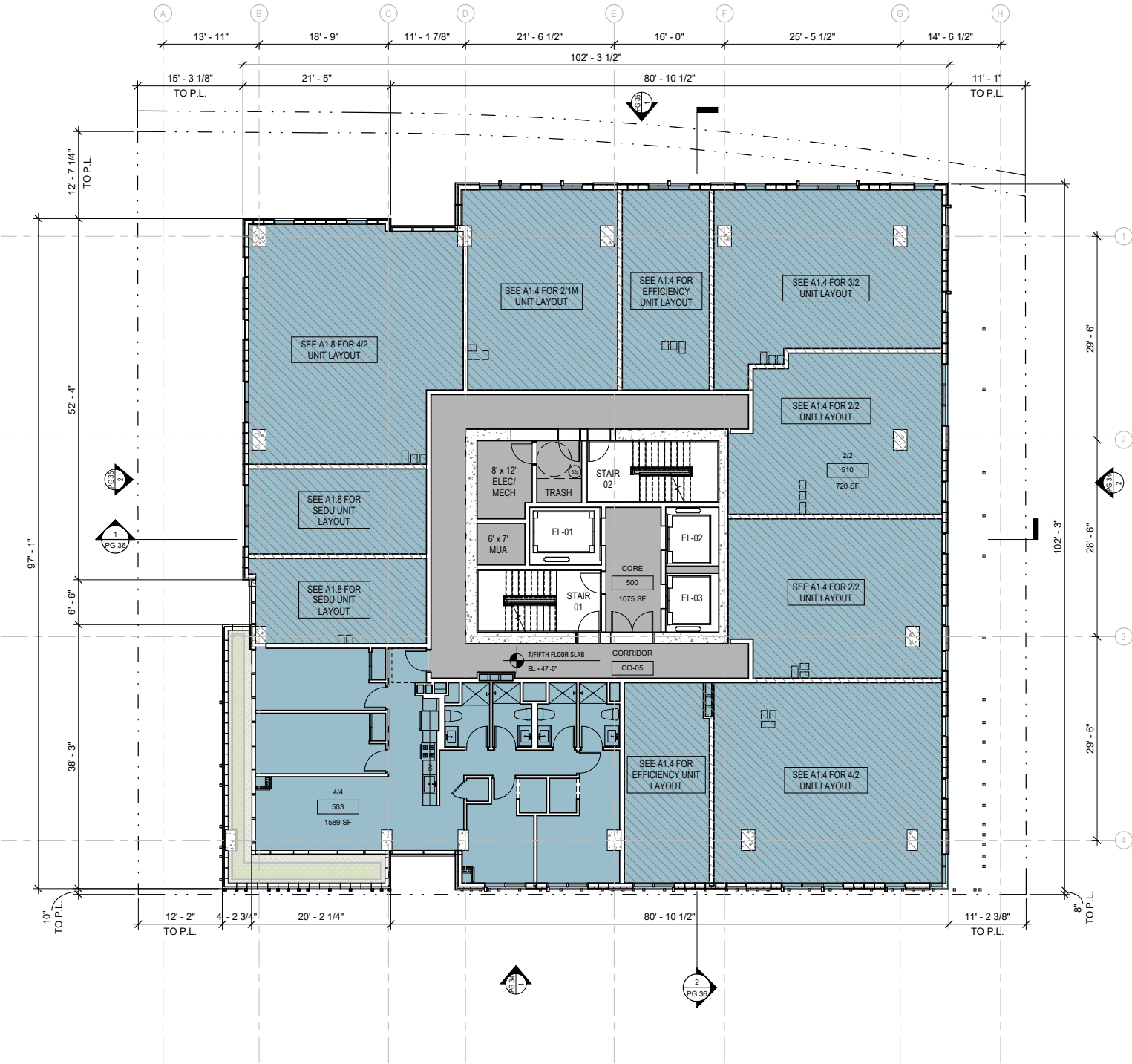


Floor Plan : Level 3

Floor Plan : Level 4

Tower Floor Plans

- COMMON/BOH
- RES - AMENITY
- RETAIL
- RESIDENTIAL
- OUTDOOR SPACE

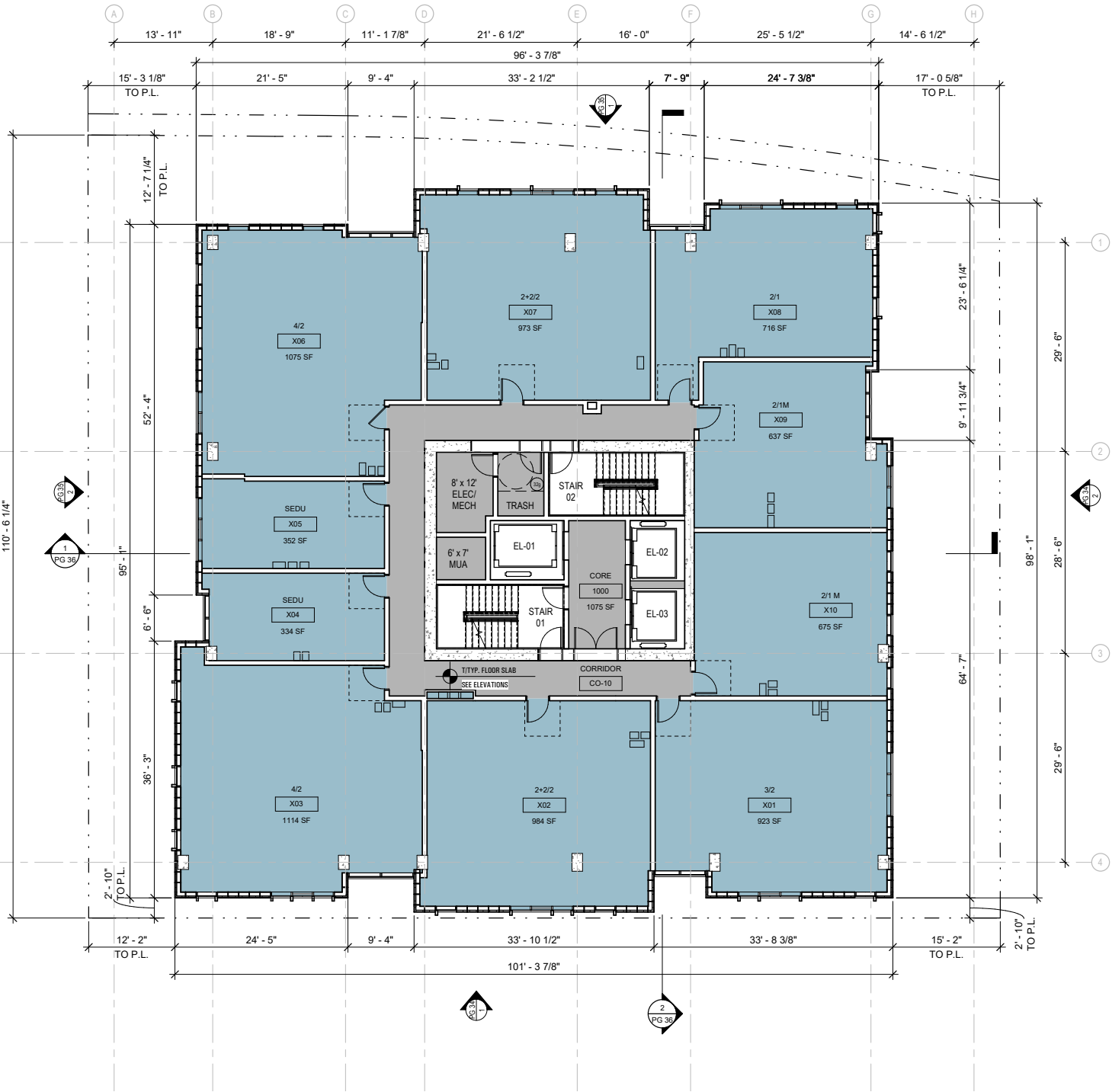
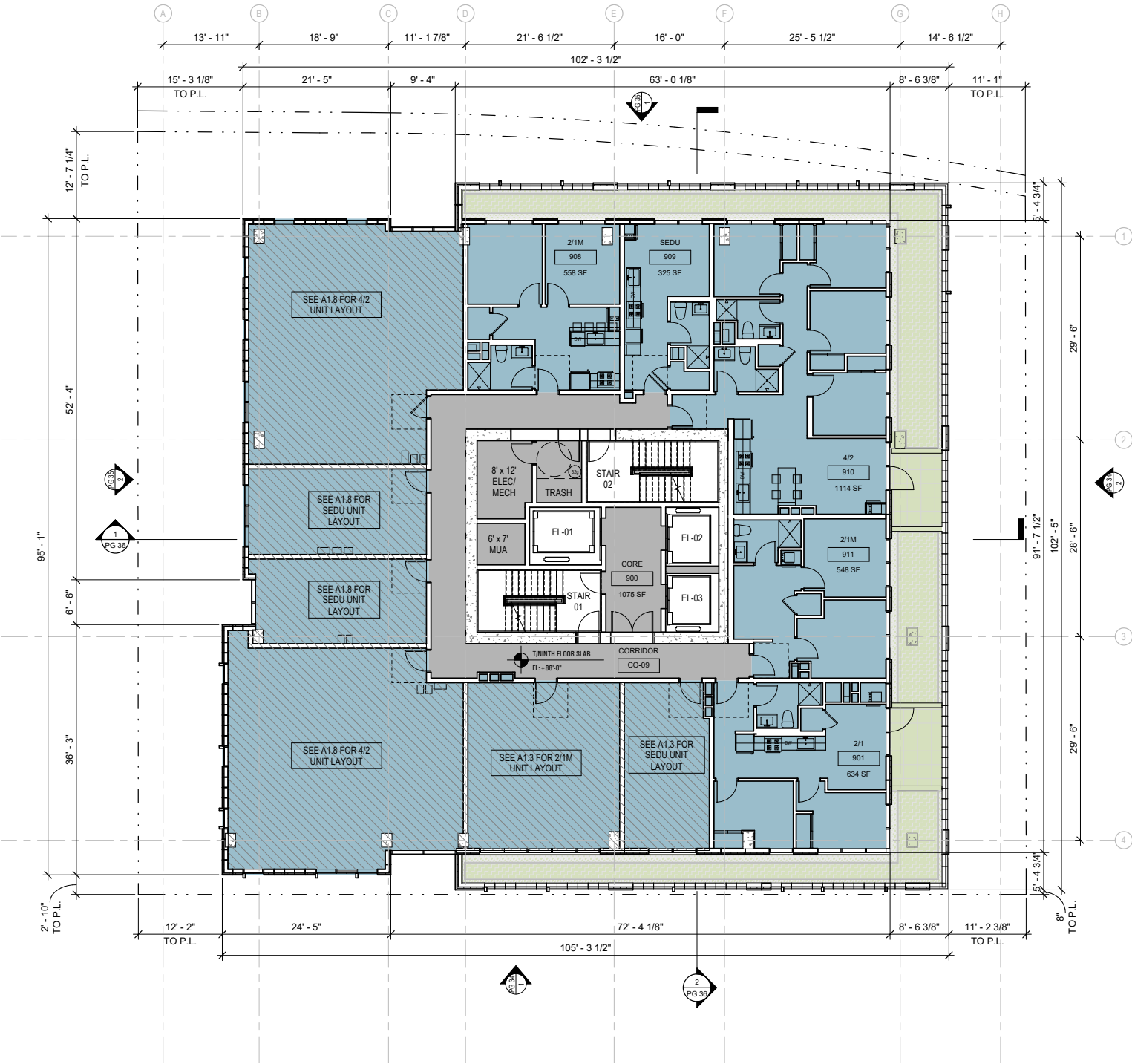


Floor Plan : Level 5

Floor Plan : Levels 6-8

Tower Floor Plans

- COMMON/BOH
- RES - AMENITY
- RETAIL
- RESIDENTIAL
- OUTDOOR SPACE

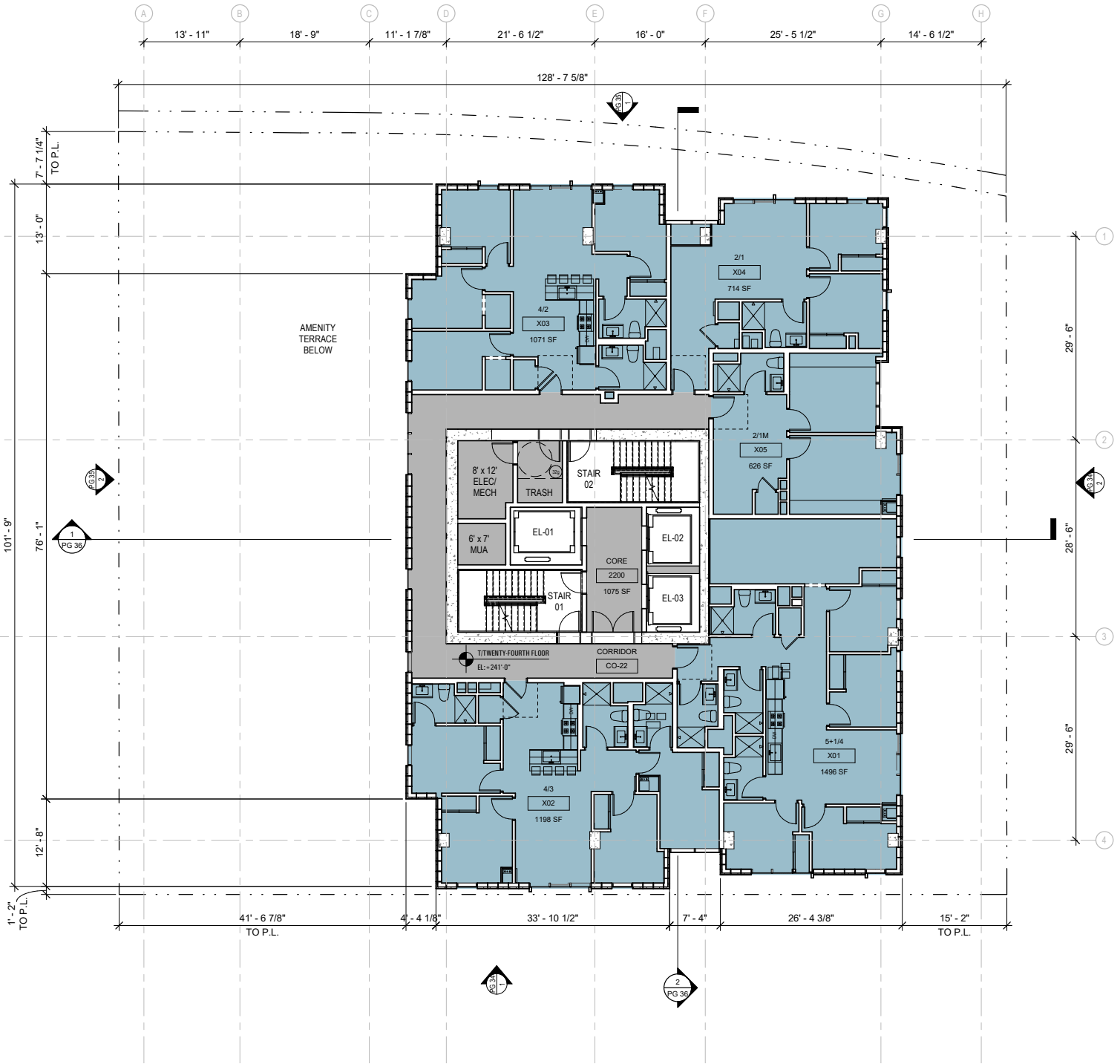
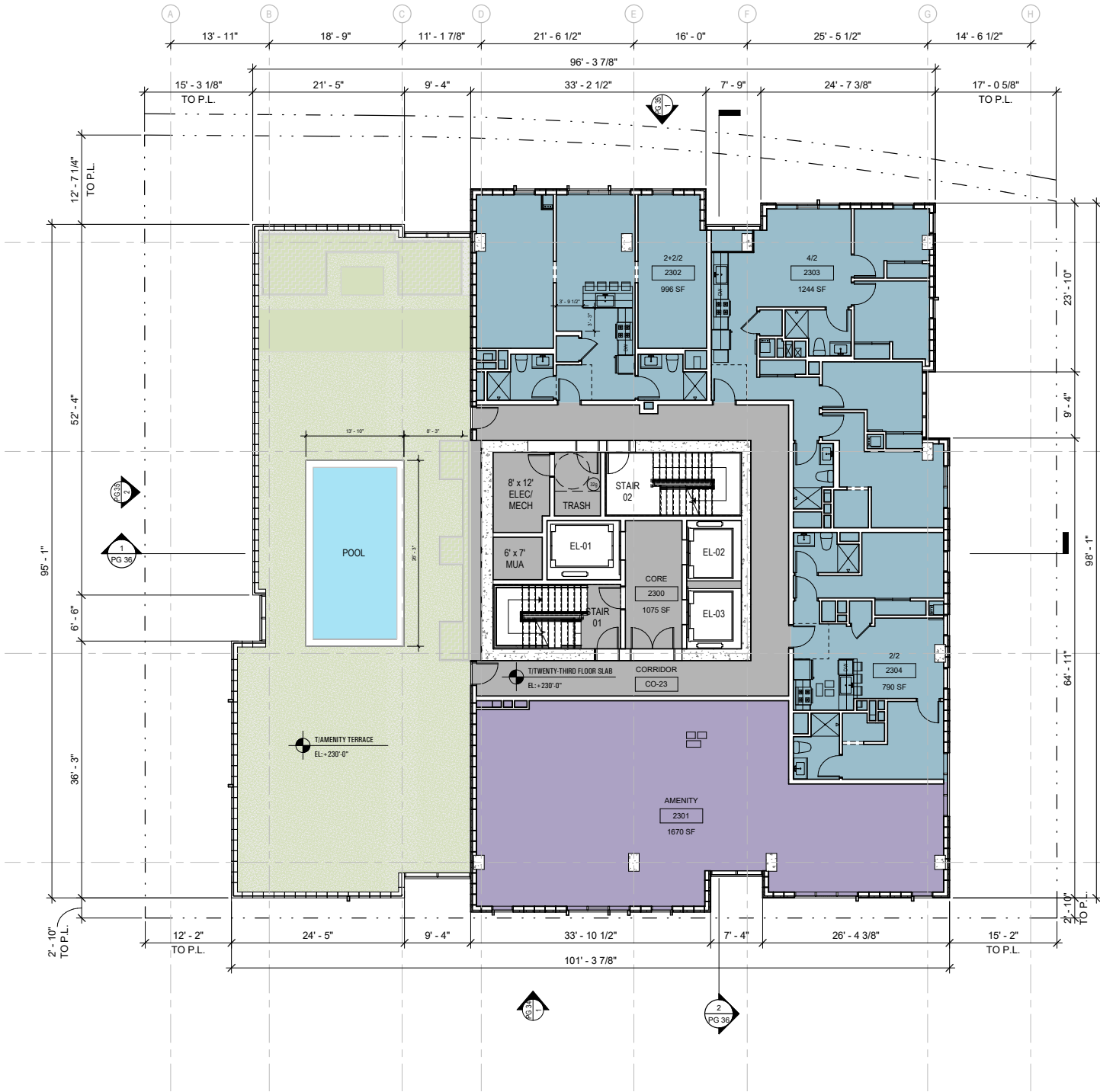


Floor Plan : Level 9

Floor Plan : Levels 10-22

Tower Floor Plans

- COMMON/BOH
- RES - AMENITY
- RETAIL
- RESIDENTIAL
- OUTDOOR SPACE

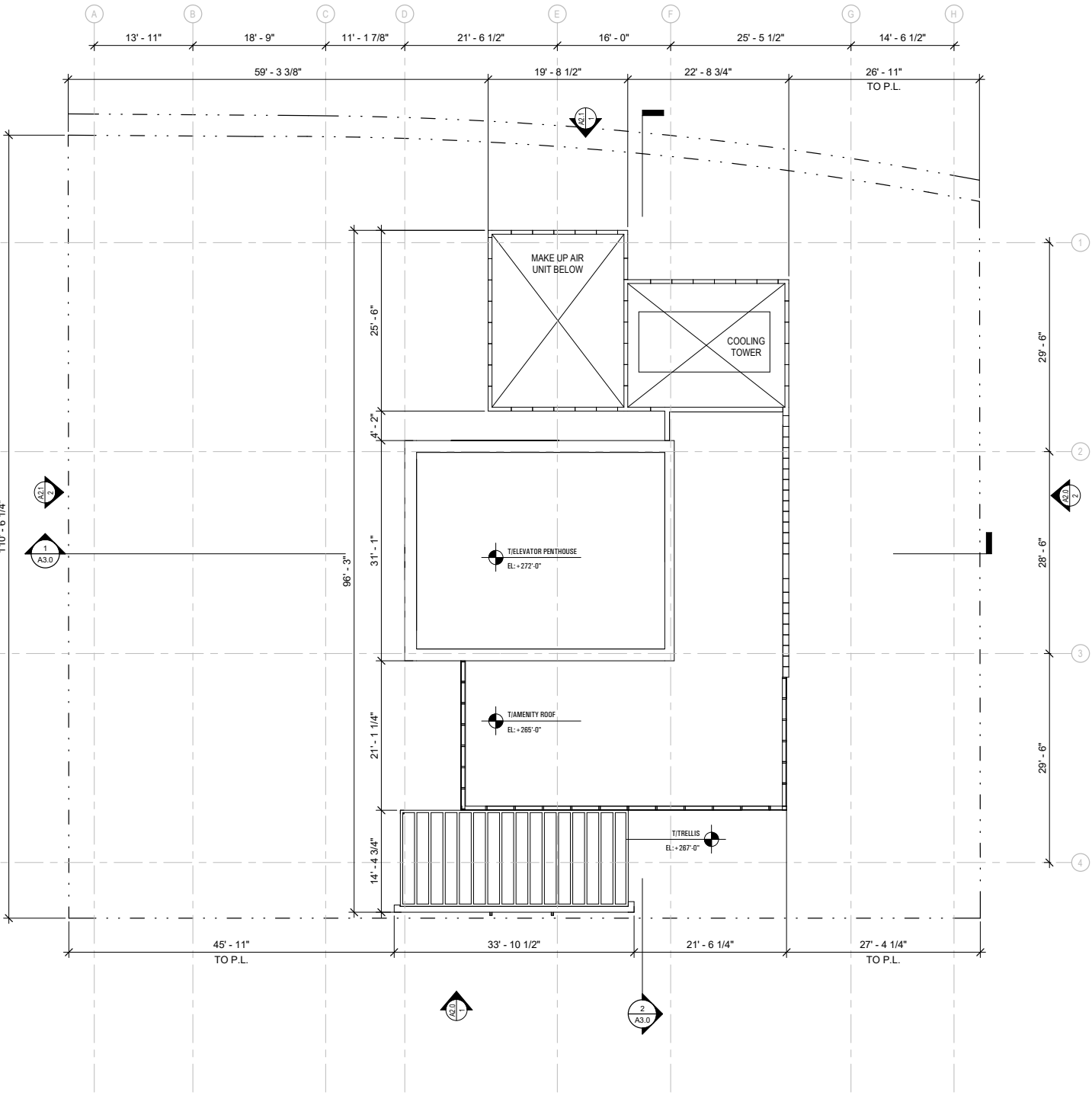
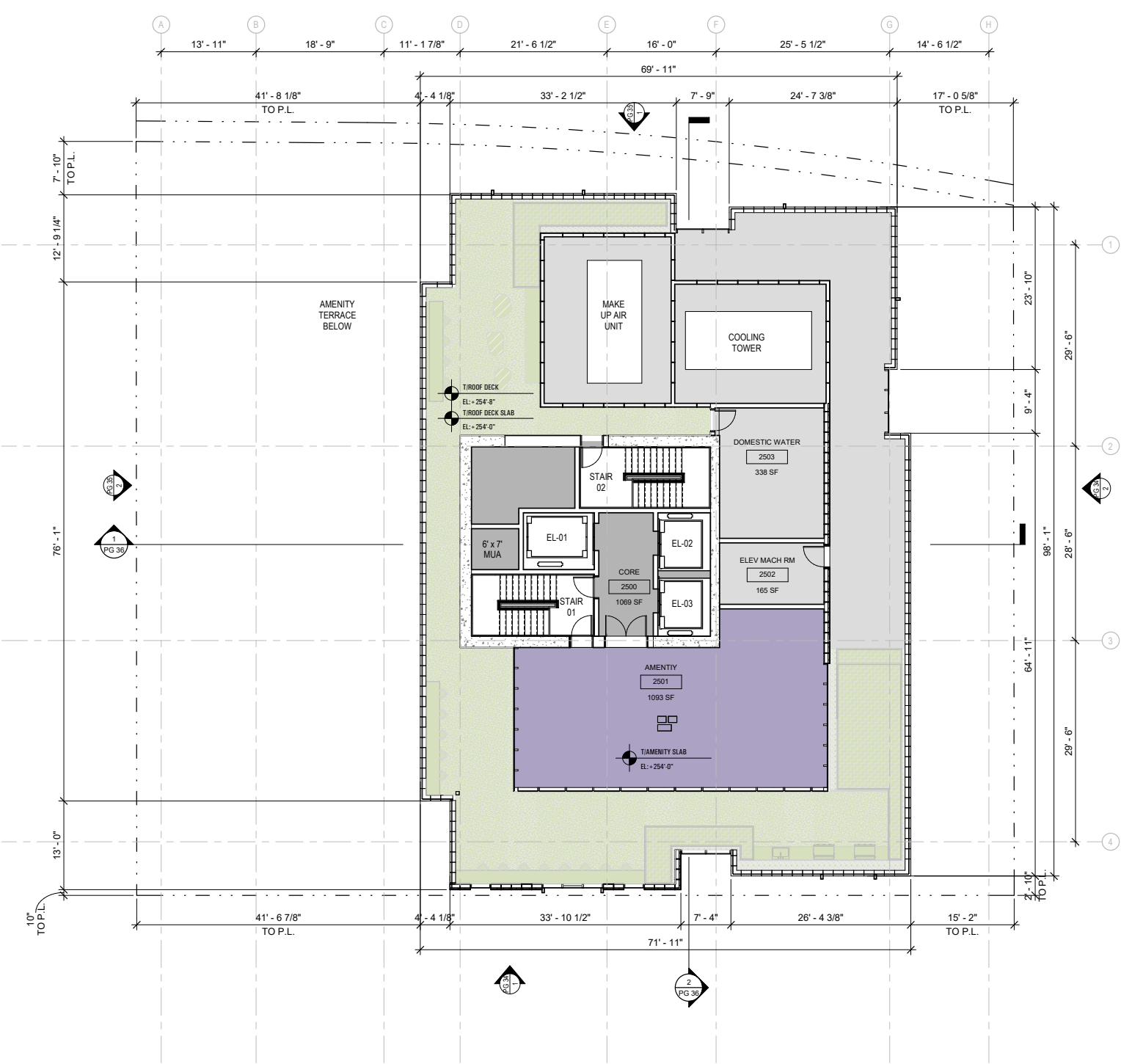


Floor Plan : Level 23

Floor Plan : Levels 24

Tower Floor Plans

- COMMON/BOH
- RES - AMENITY
- RETAIL
- RESIDENTIAL
- OUTDOOR SPACE

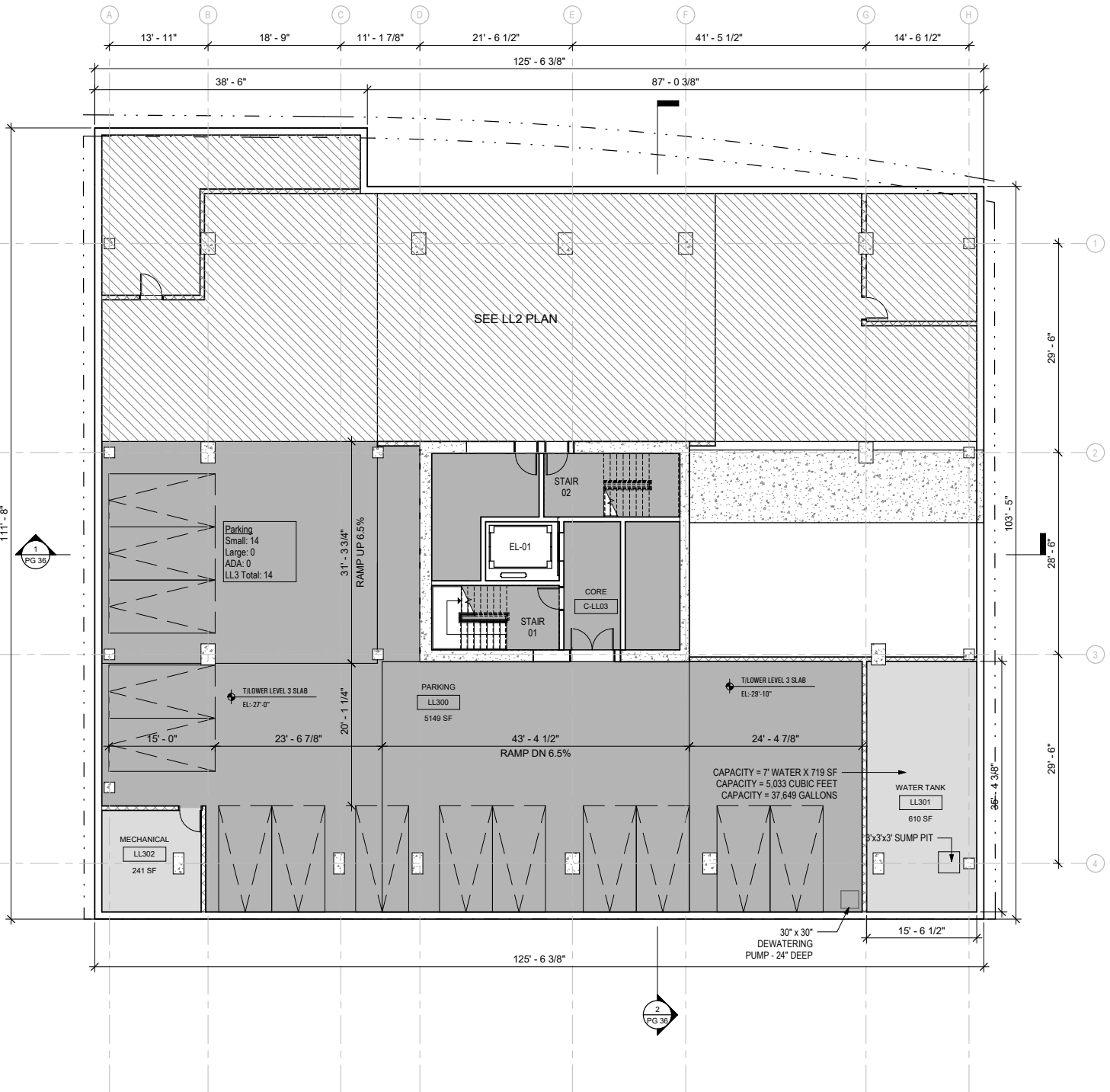
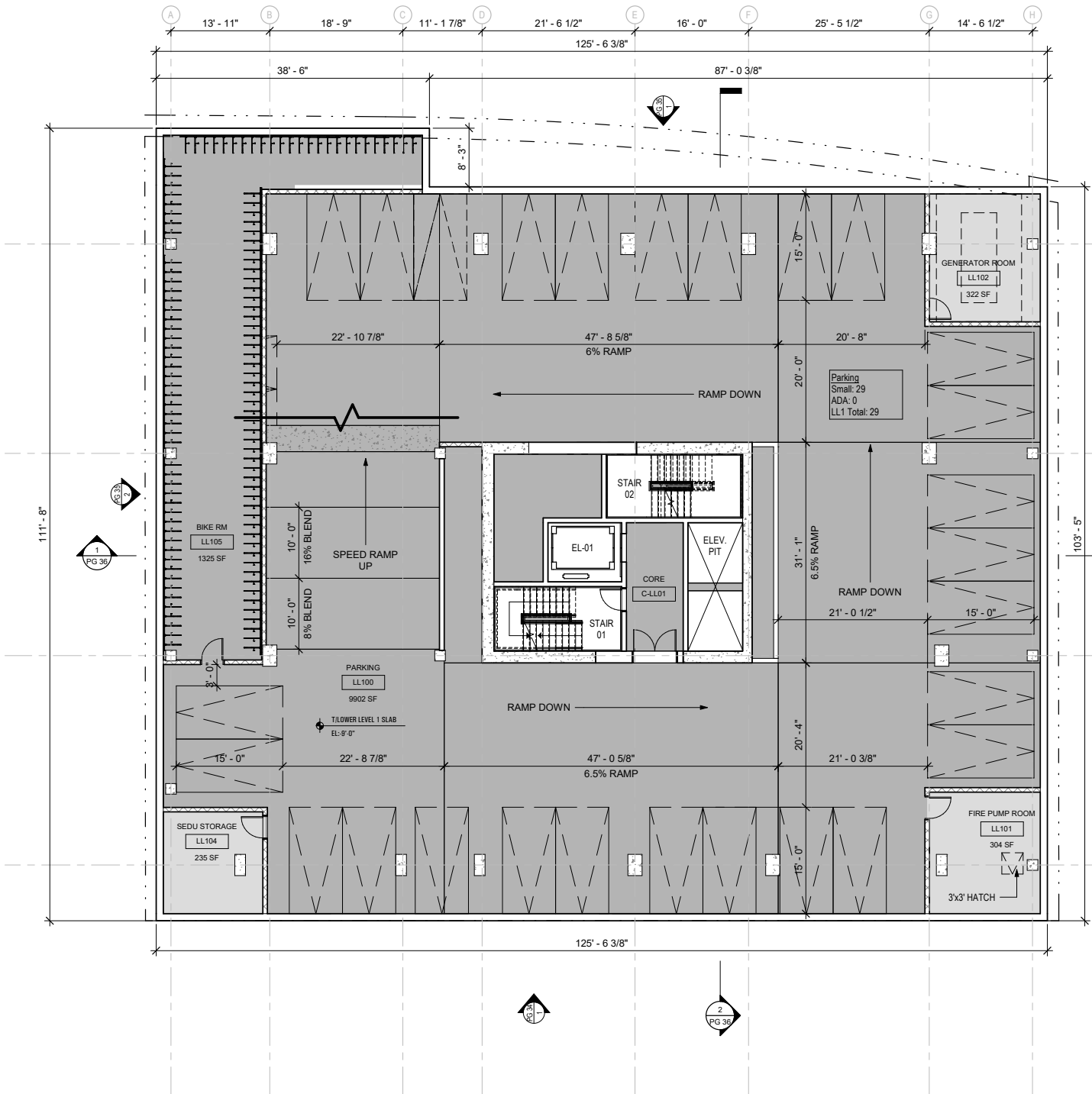


Floor Plan : Level 25

Floor Plan : Roof

Tower Floor Plans

- COMMON/BOH
- RETAIL
- OUTDOOR SPACE
- RES - AMENITY
- RESIDENTIAL



Floor Plan : Lower Level 1 / Lower Level 2

Floor Plan : Lower Level 3

Streetscape, Park & Landscape

Project Street Level Character Images



Active Streetscape



Pedestrian Connections



Active Parkspace

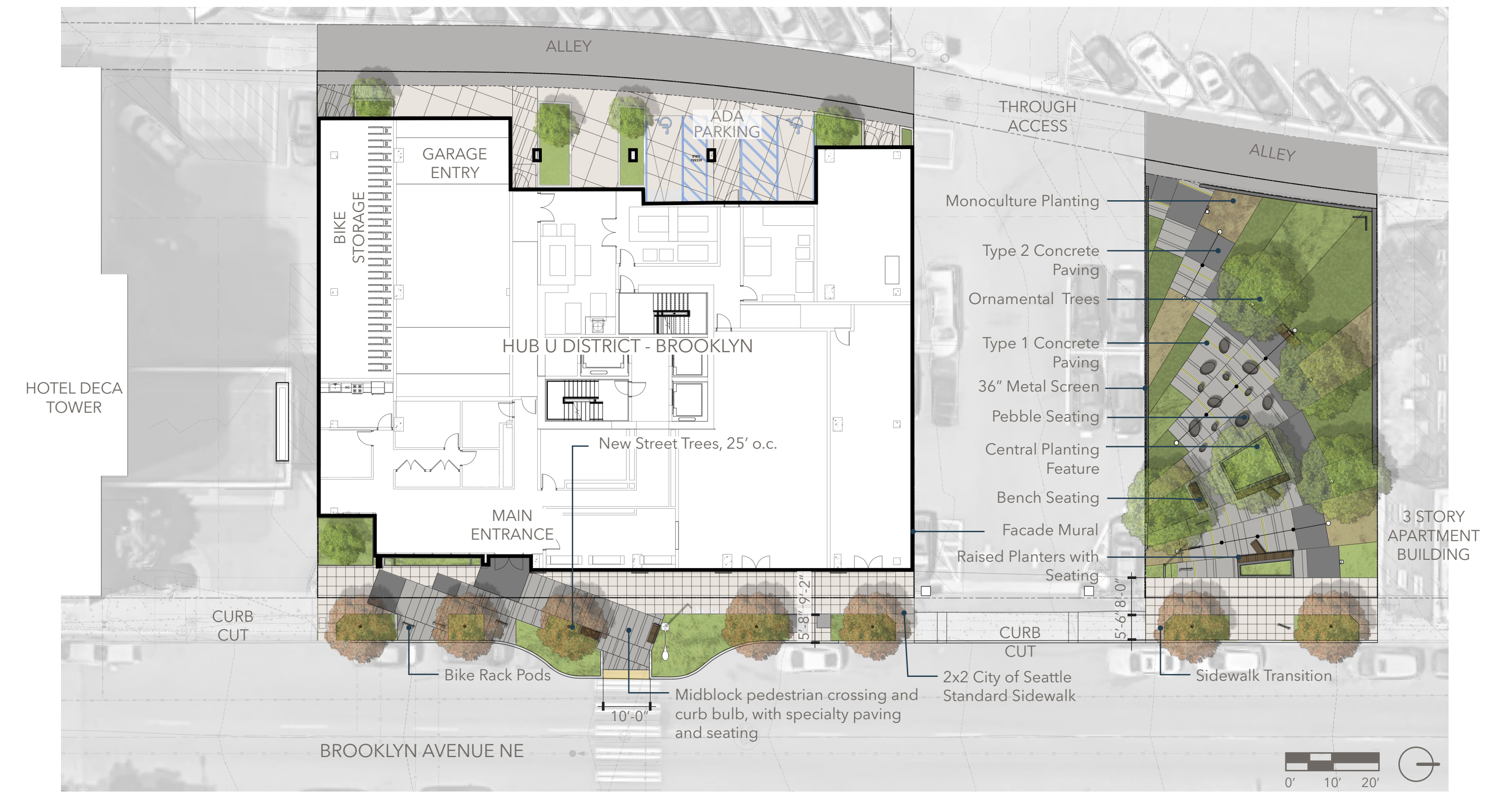


Retail Connections

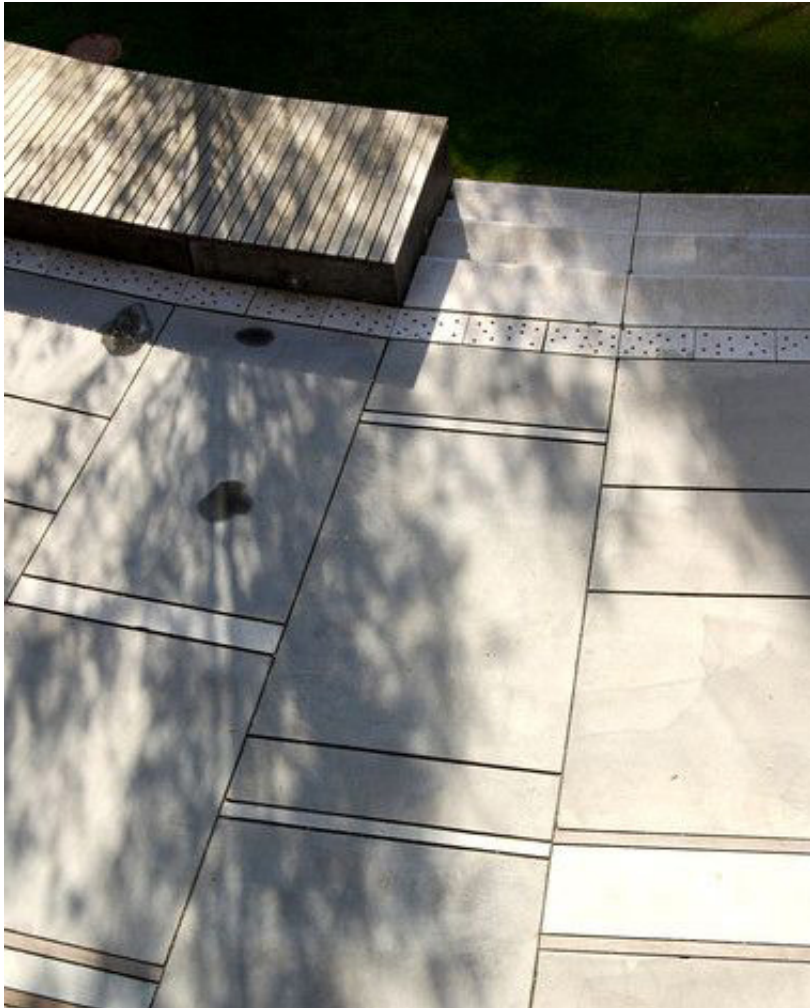


Pedestrian Amenities

Illustrative Landscape Plan at Street Level



Pocket Park Program Elements



1 Concrete Paving



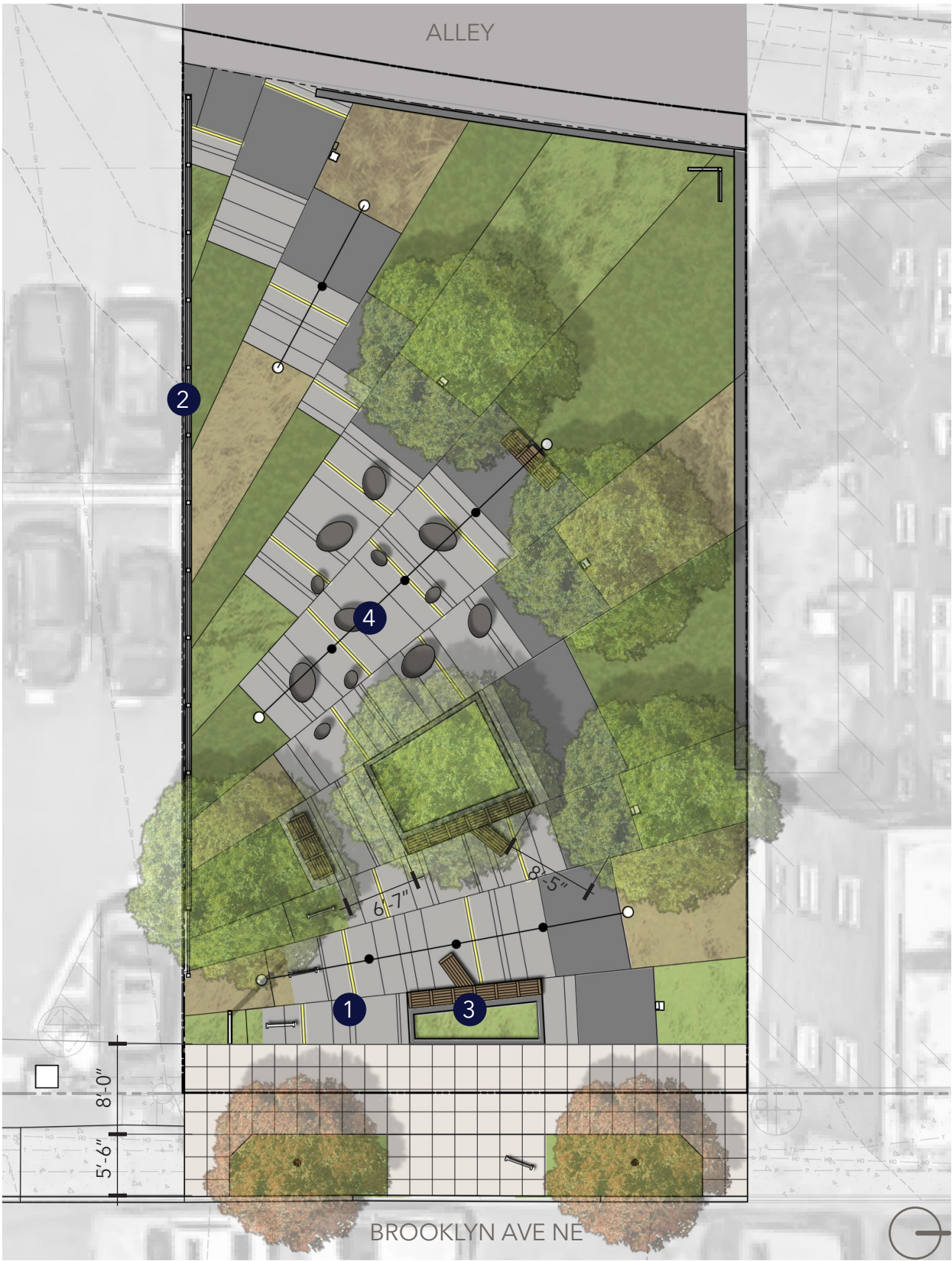
3 Multiple Seating Arrangements



2 Textured Metal Screen at Parking Edge



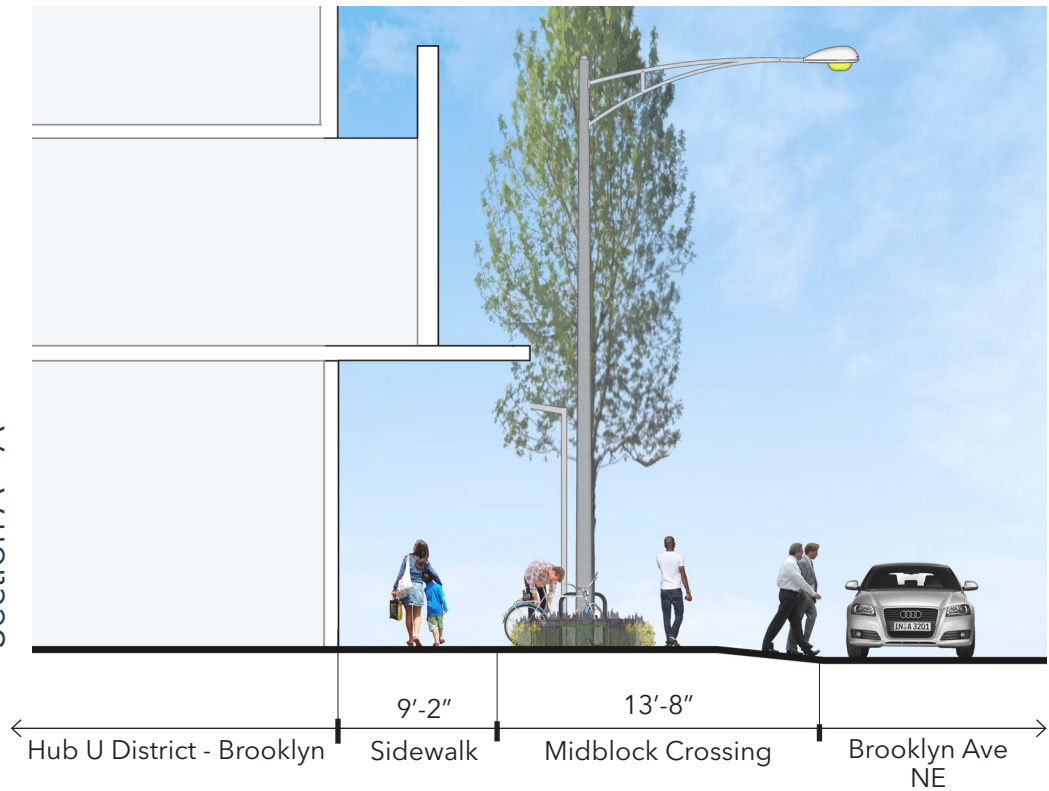
4 Pebble Seating



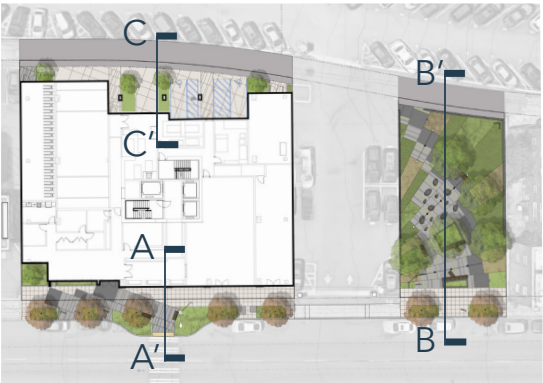
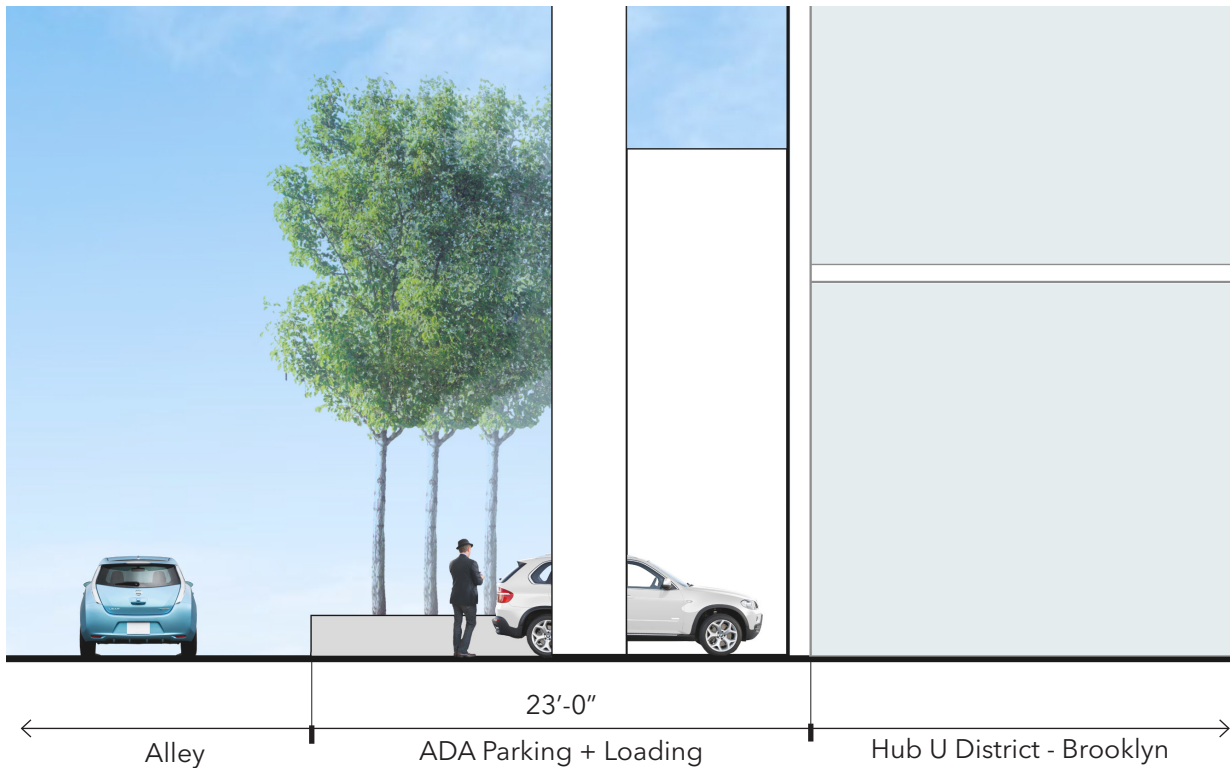
Park Plan

Streetscape - Illustrative Sections

Section A' - A

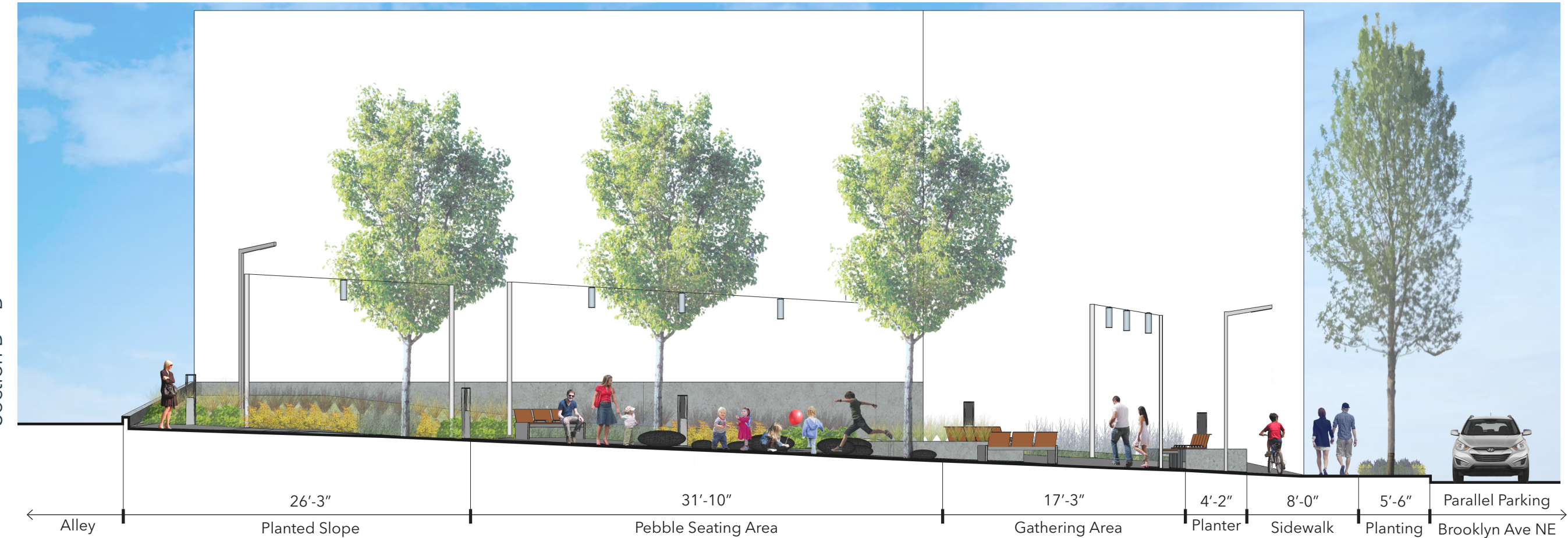


Section C' - C



Key Plan

Section B' - B



Amenity Space Character Images

LEVEL 2



Yoga Lawn



Sculptural Planters



Wood Planters

LEVEL 23



Pool Deck



Built-in Loungers



Green Wall

ROOF LEVEL



Drink Rail with Seating

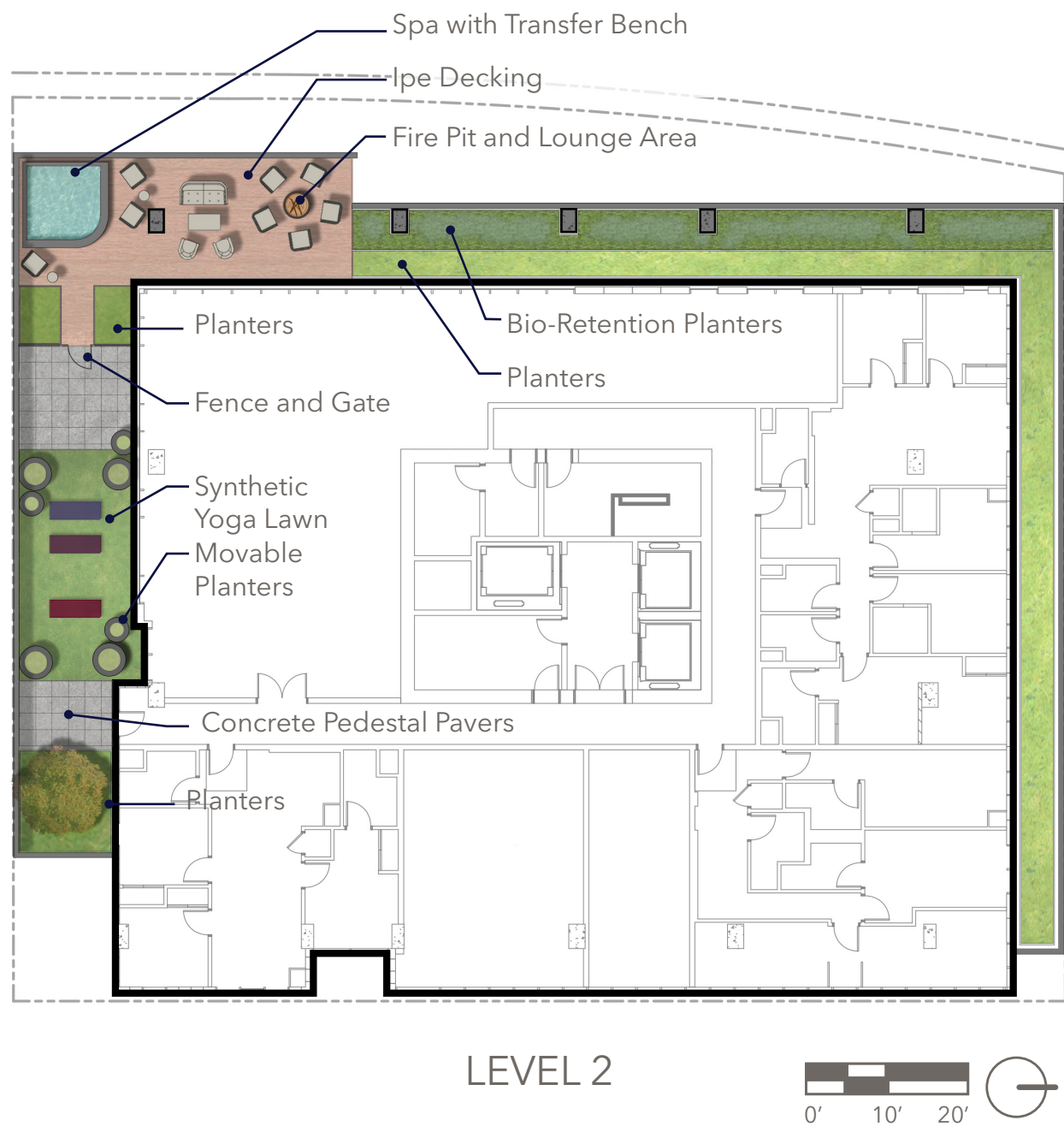


BBQ Station

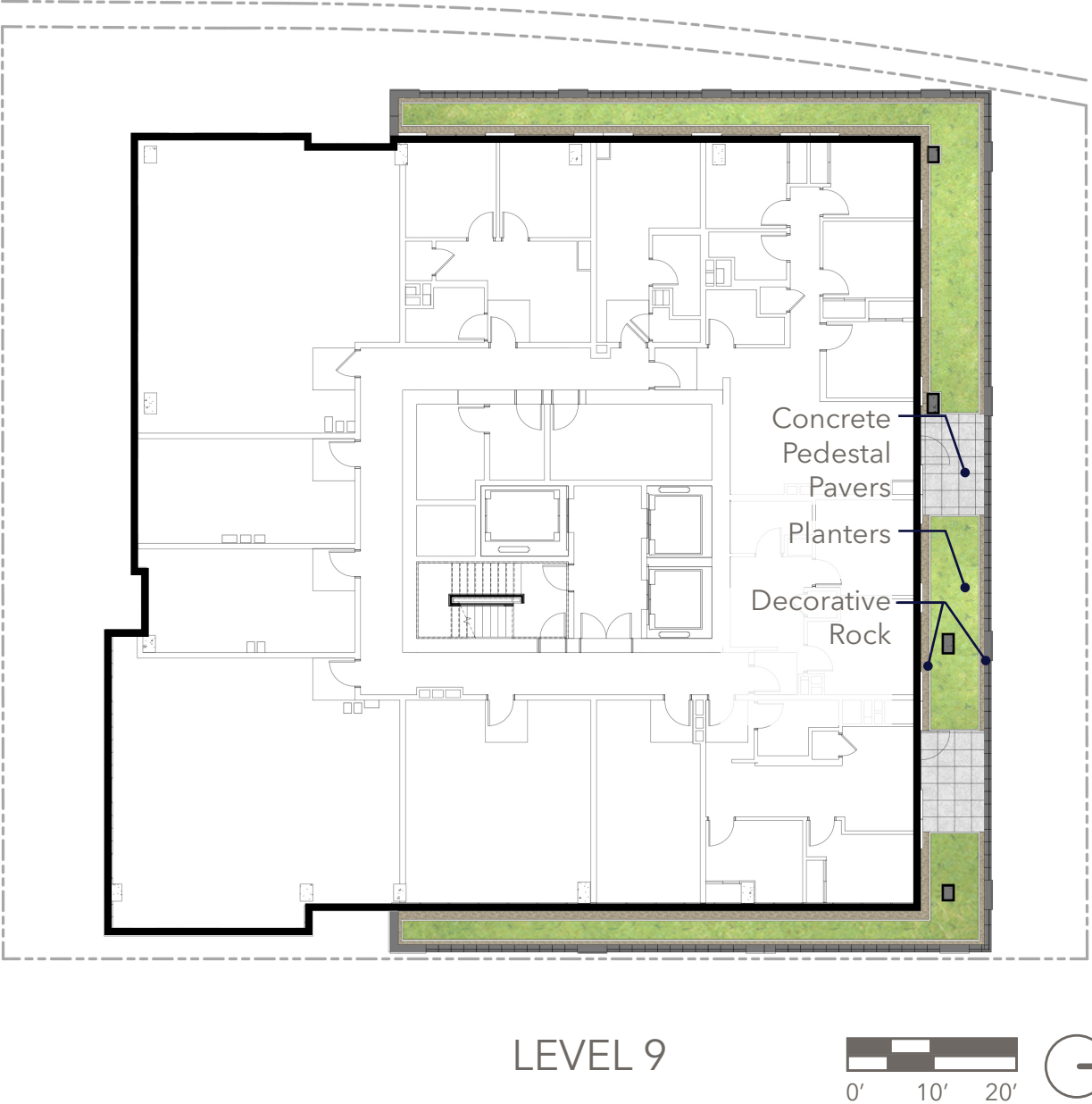
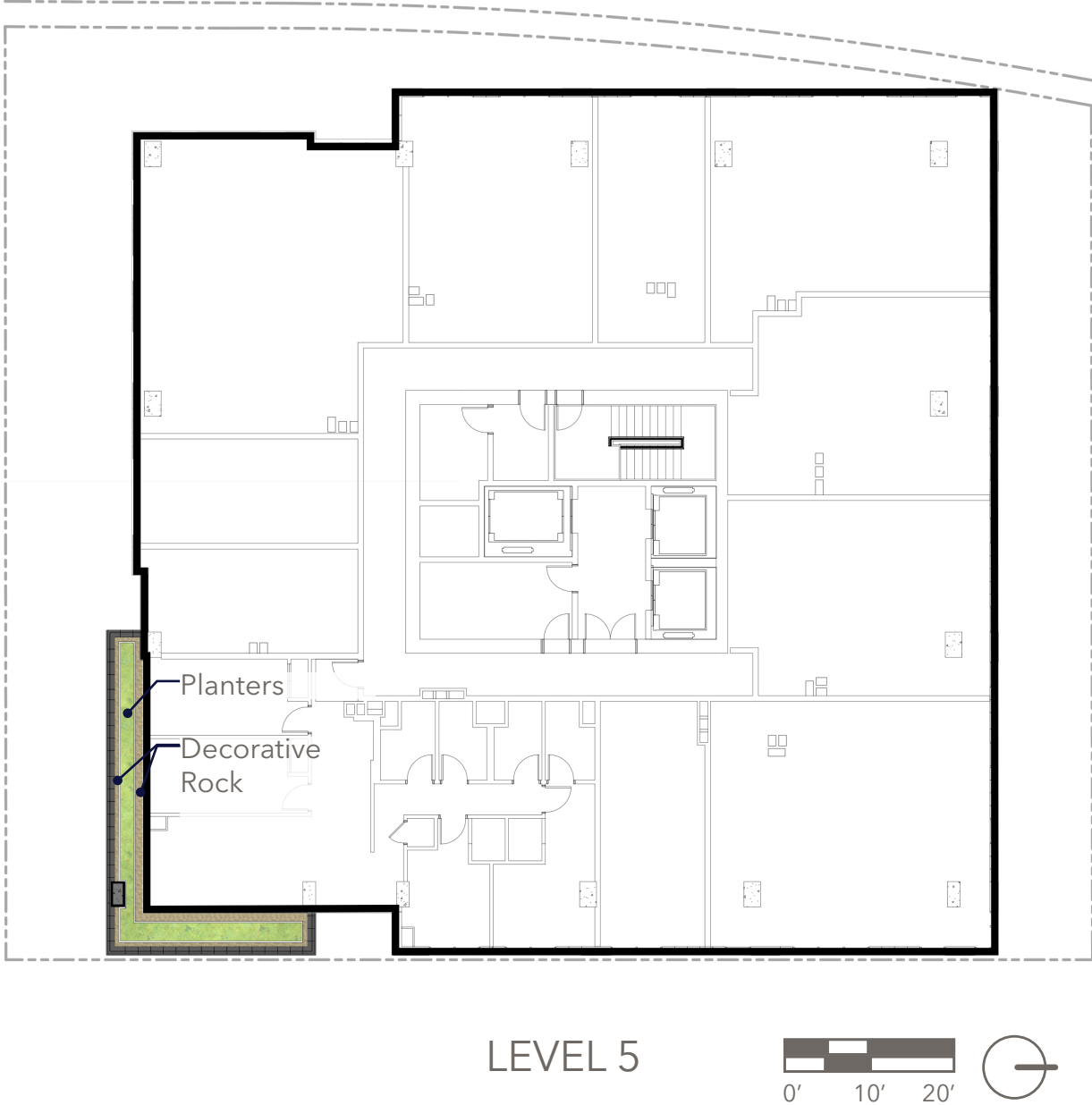


Multiple Seating Options

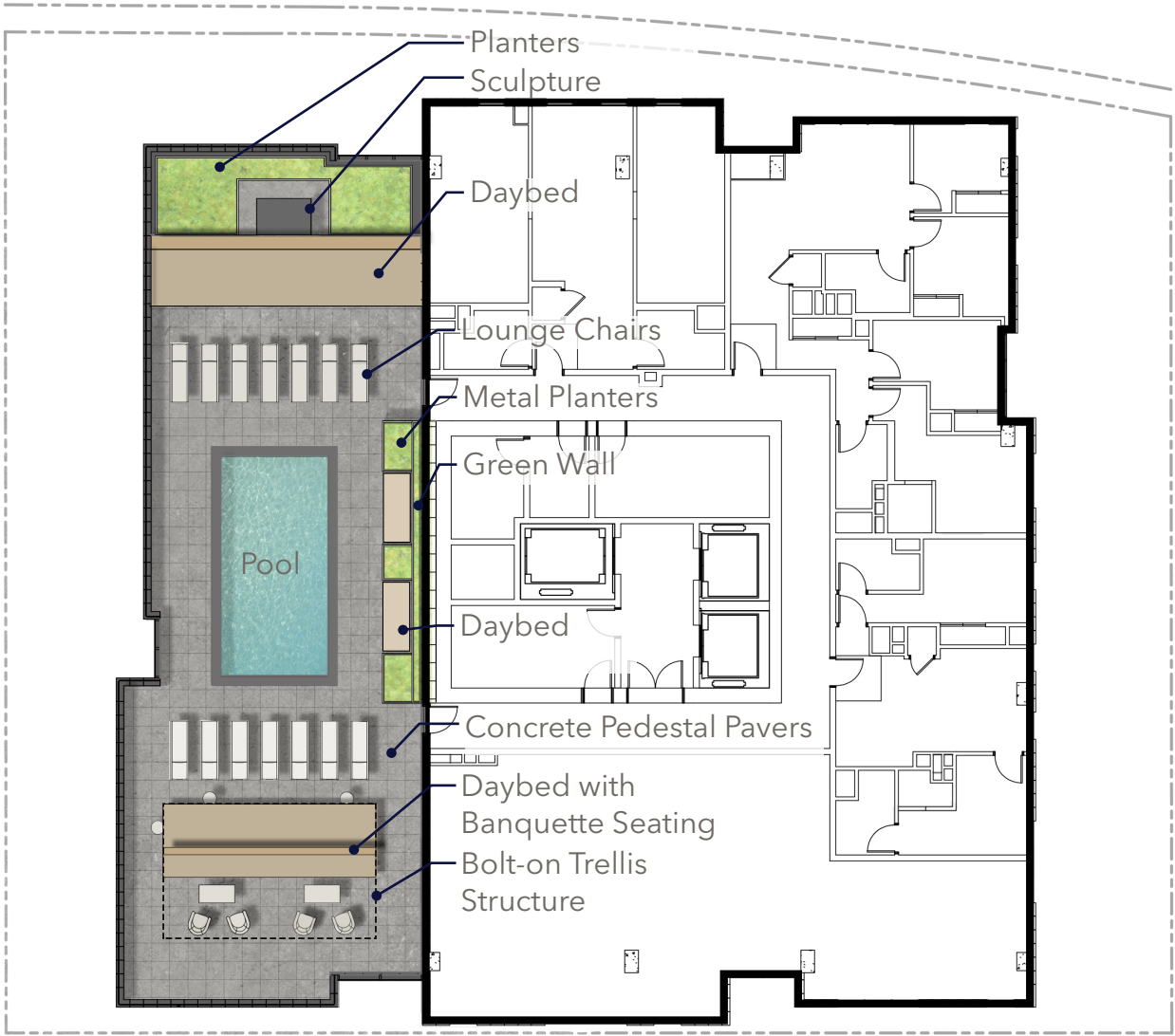
Illustrative Landscape Plans - Level 2 and Level 3



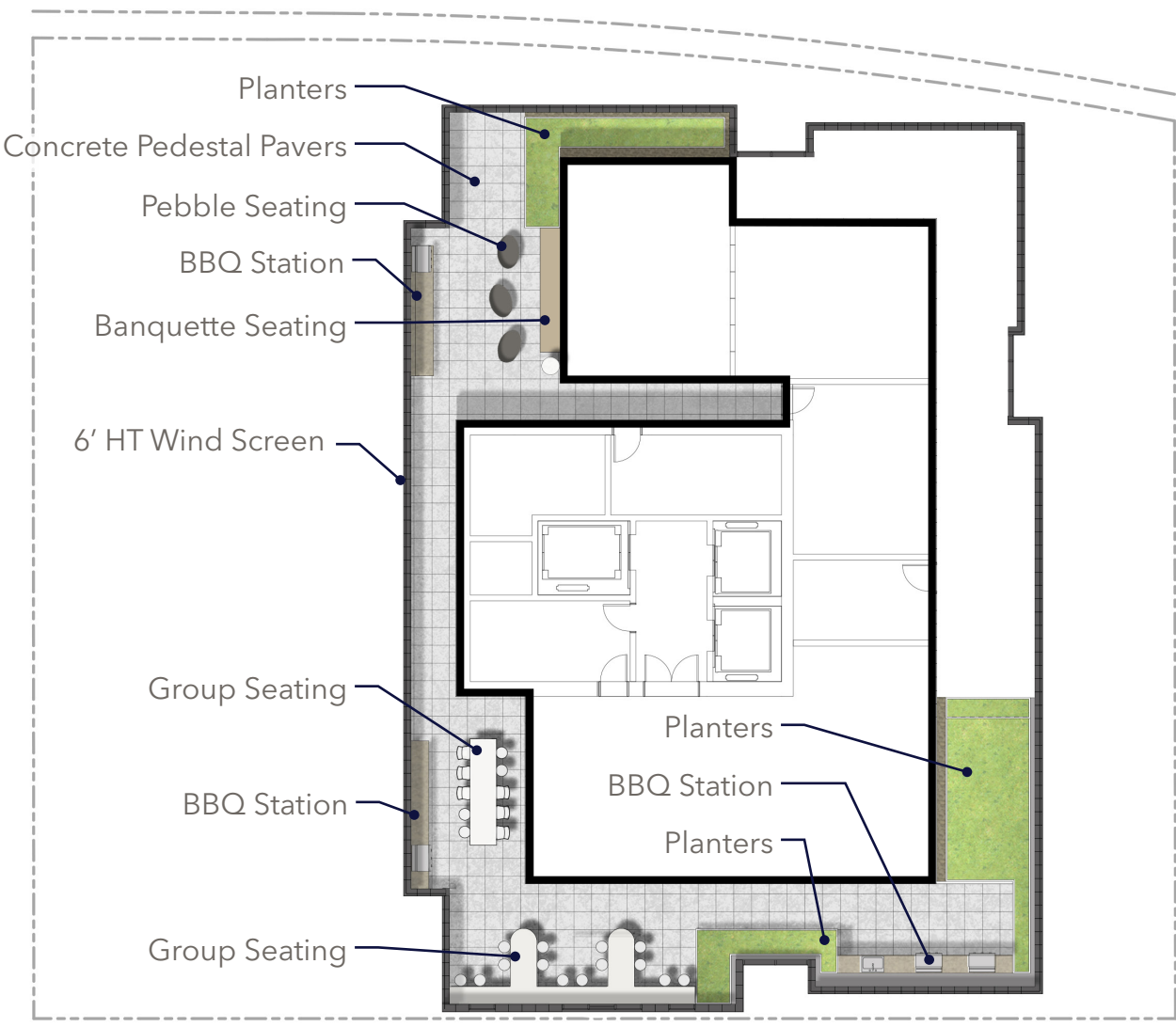
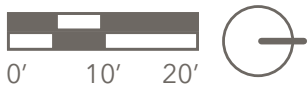
Illustrative Landscape Plans - Level 5 and Level 9



Illustrative Landscape Plans - Level 23 and Roof Level



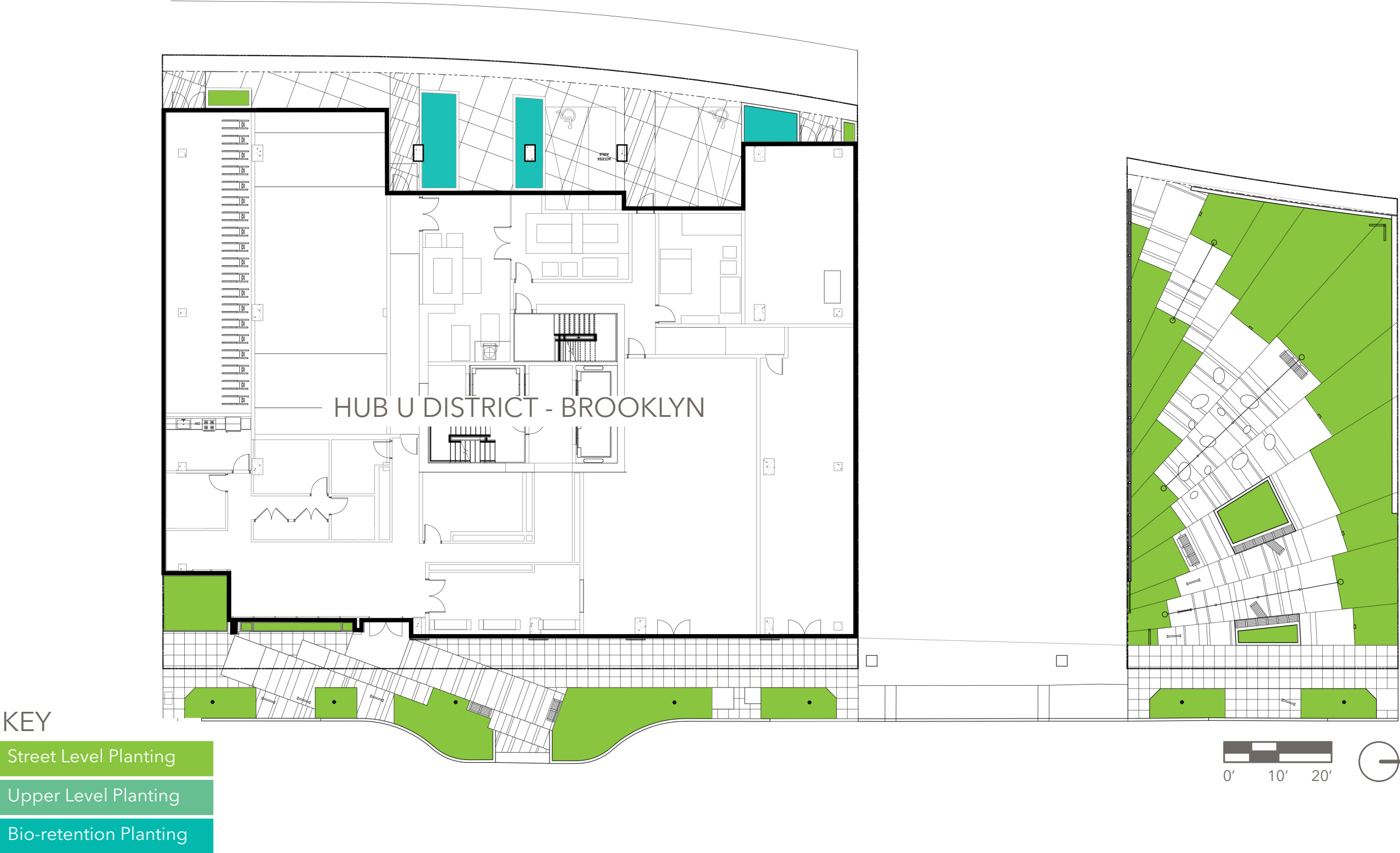
LEVEL 23



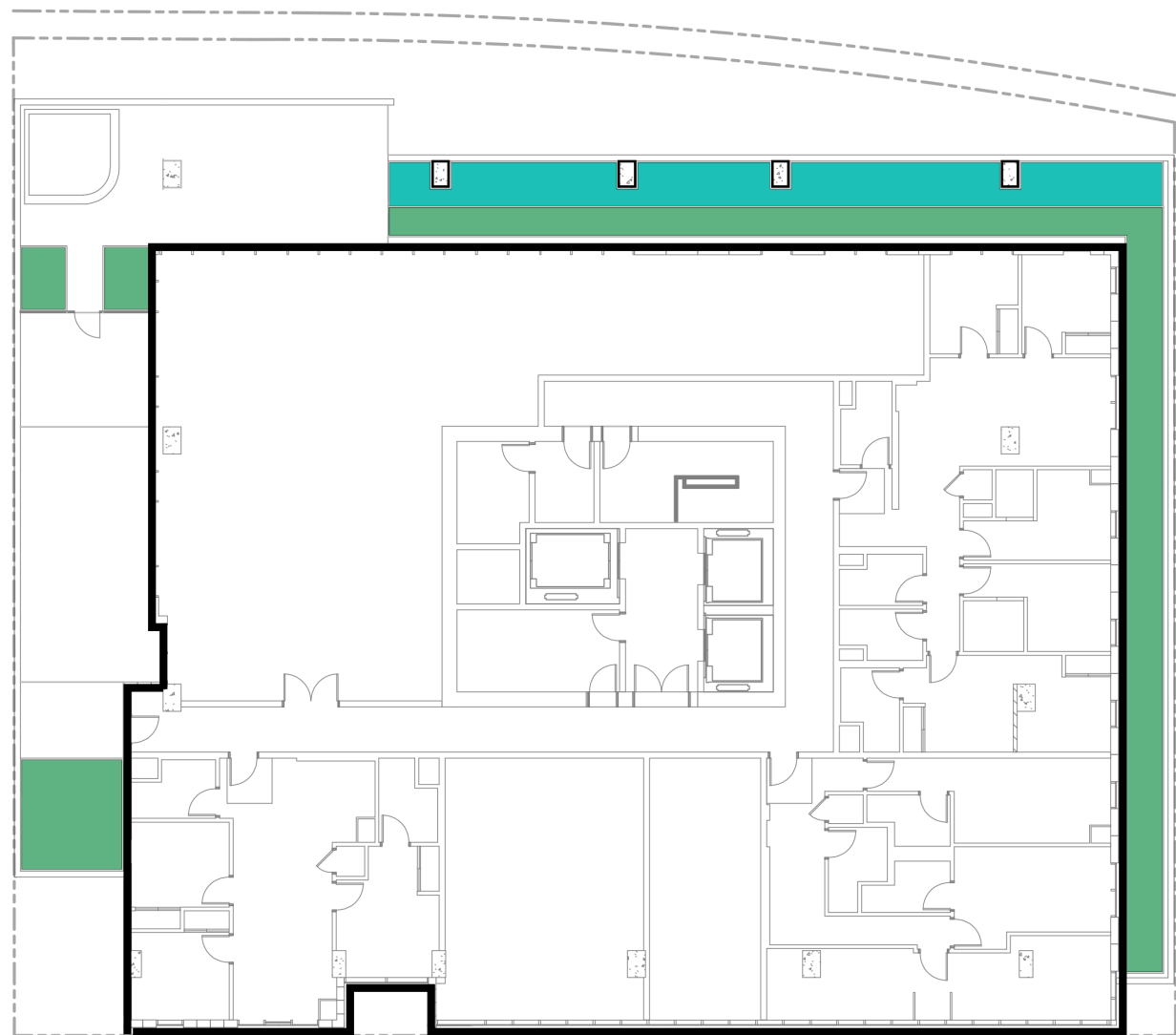
ROOF LEVEL



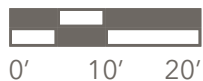
Planting Diagrams - Street Level



Upper Level Planting Diagrams - Level 2 and Level 3

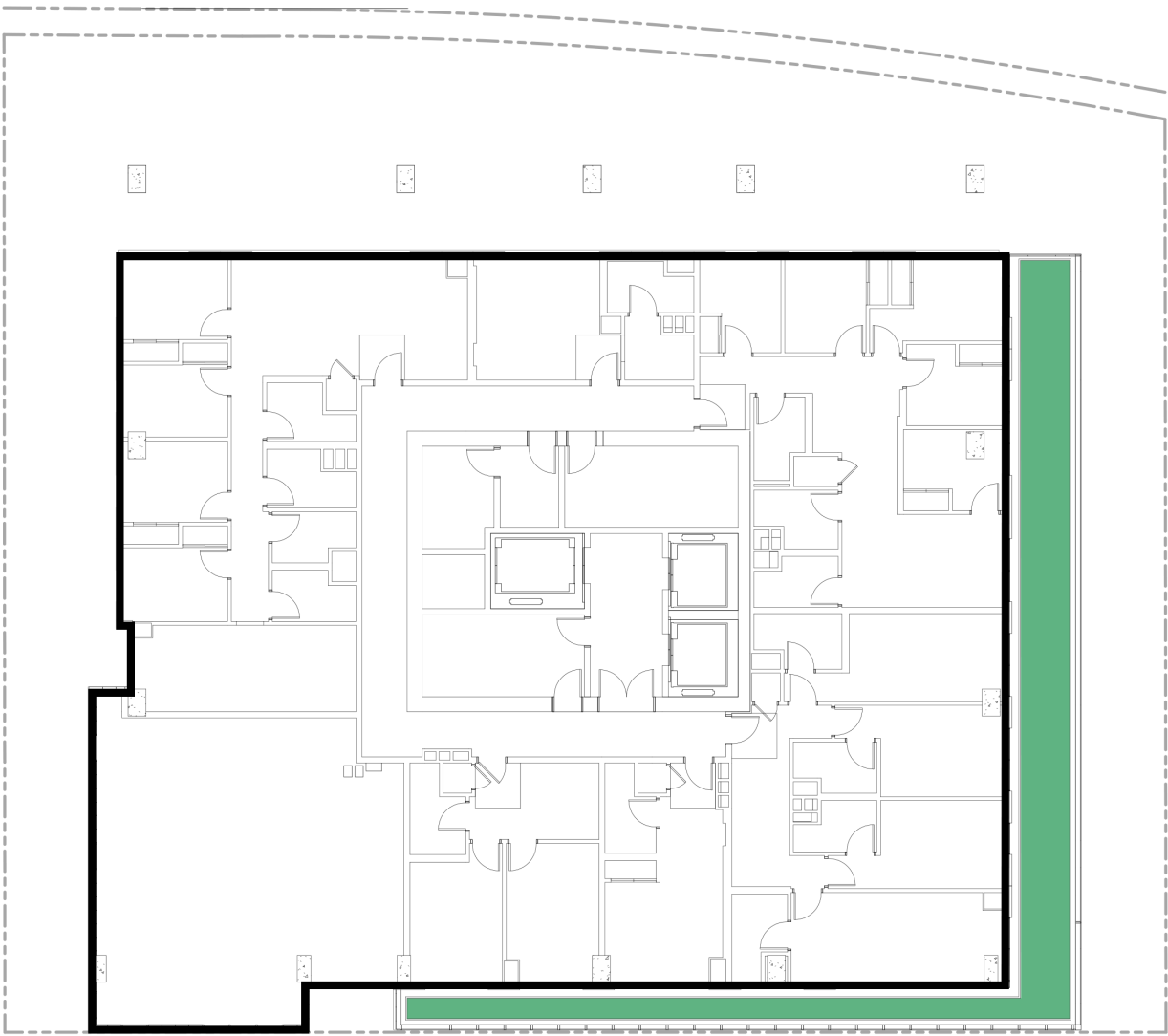


LEVEL 2



KEY

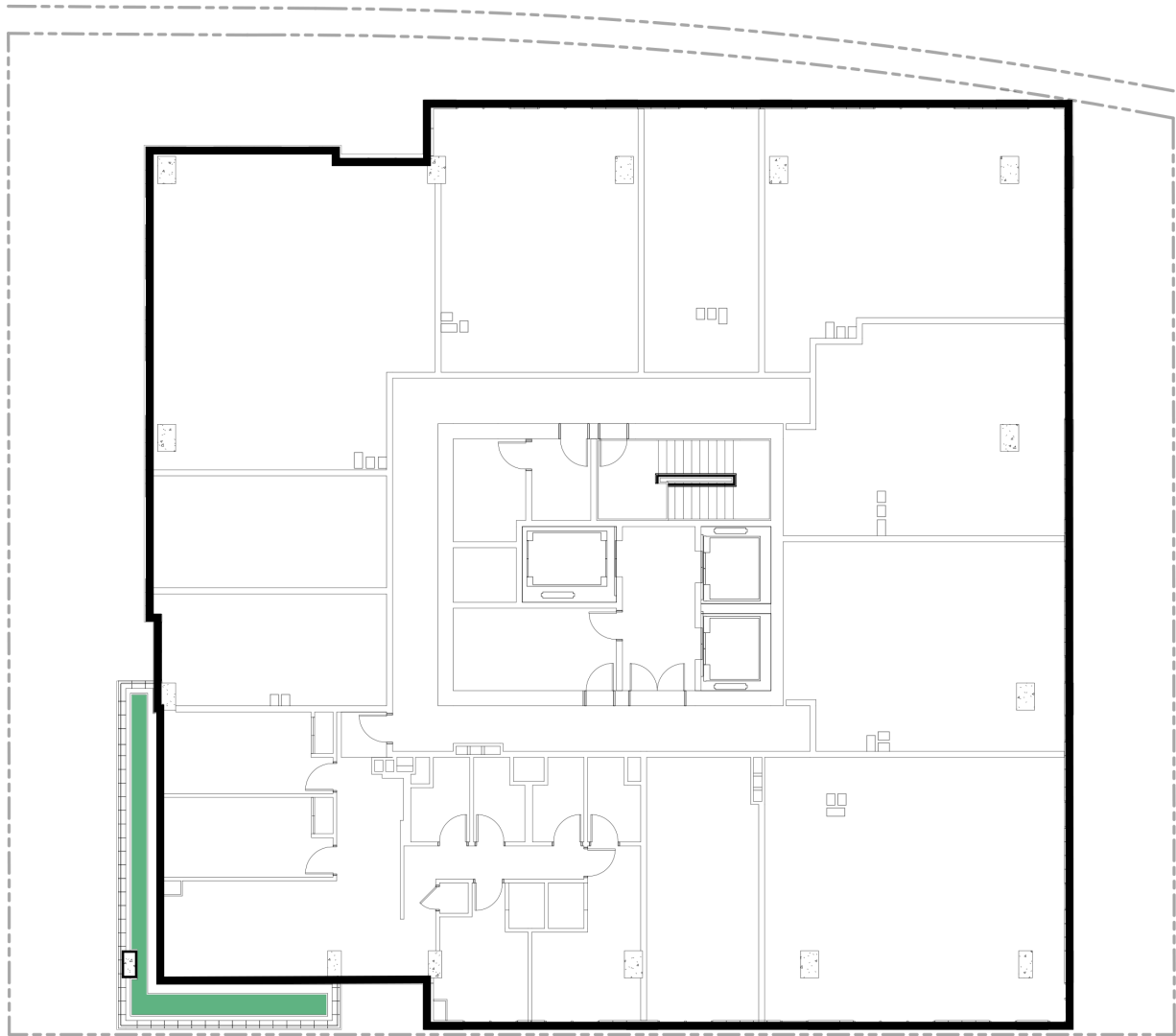
- Street Level Planting
- Upper Level Planting
- Bio-retention Planting



LEVEL 3



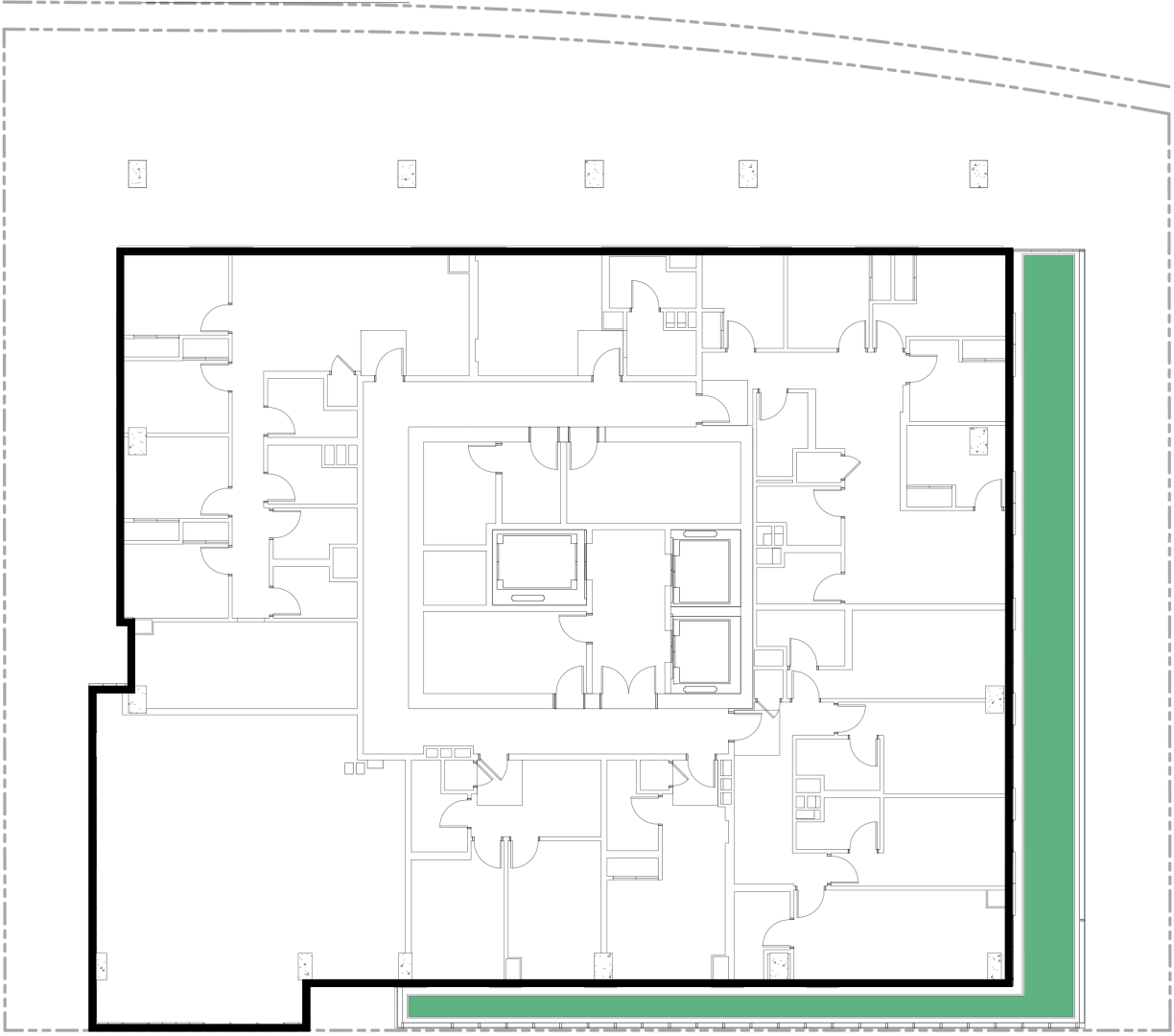
Upper Level Planting Diagrams - Level 5 and Level 9



KEY

- Street Level Planting
- Upper Level Planting
- Bio-retention Planting

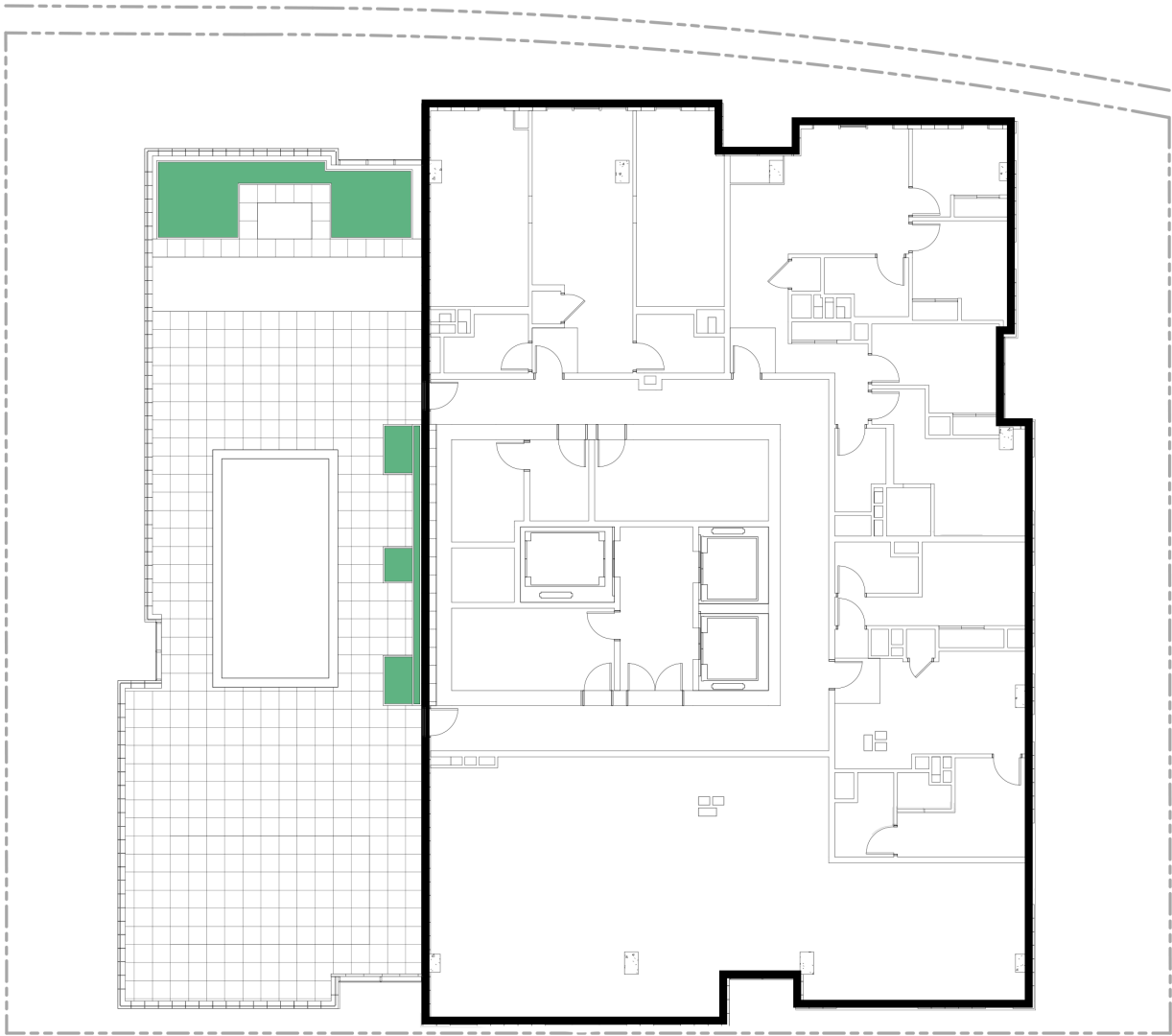
LEVEL 5



LEVEL 9

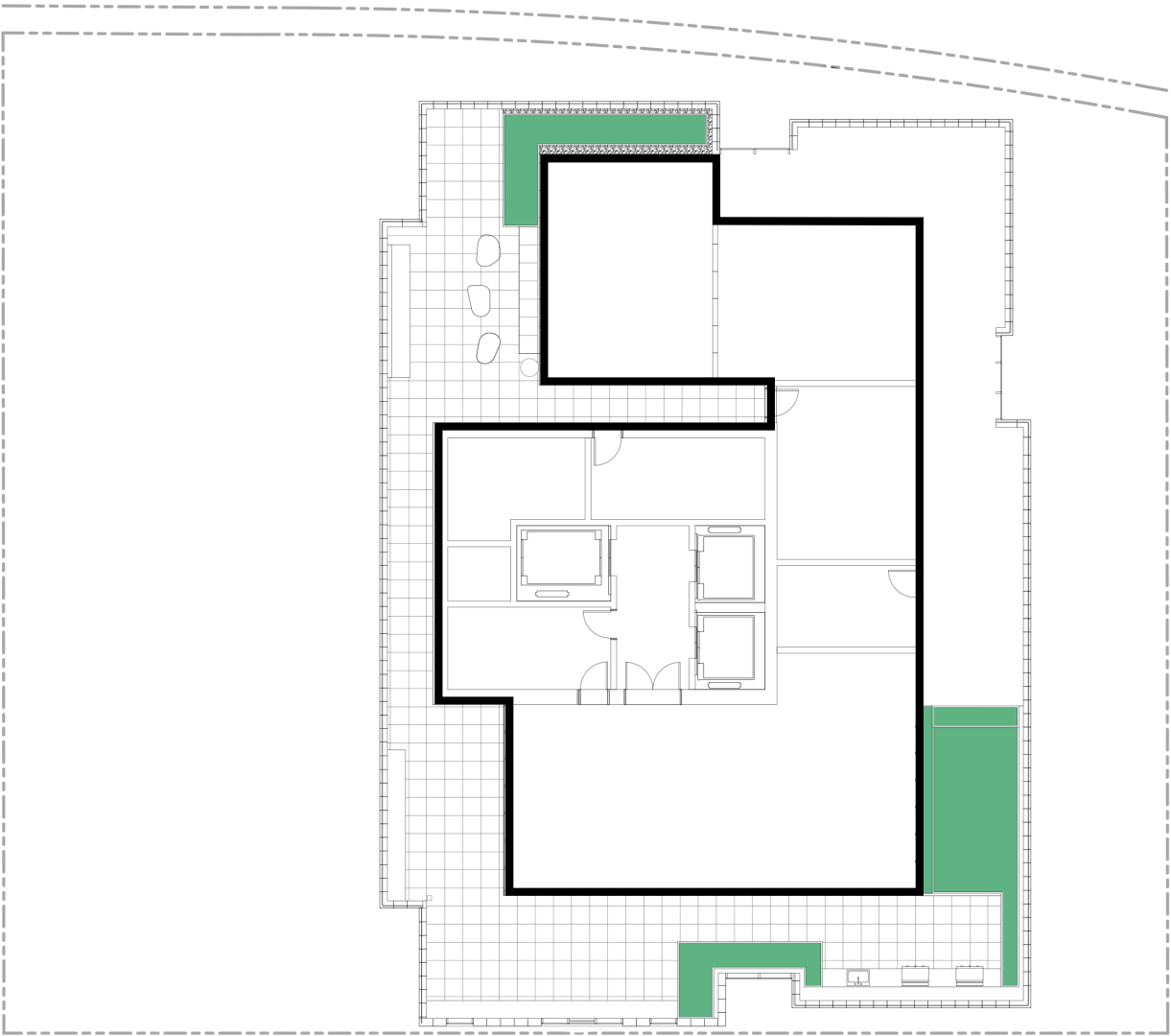


Upper Level Planting Diagrams - Level 23 and Roof Level



- KEY
- Street Level Planting
 - Upper Level Planting
 - Bio-retention Planting

LEVEL 23



ROOF LEVEL



Planting Palette

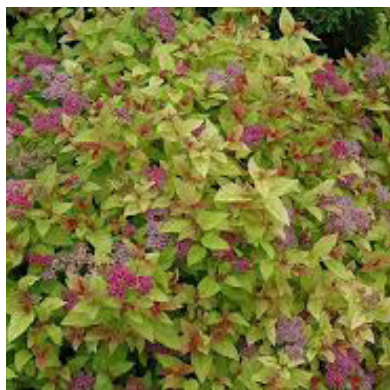
Street Level Planting



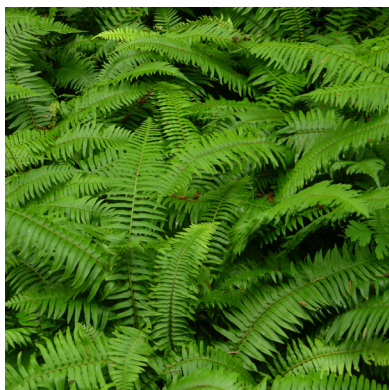
Everclear Elm



Dwarf Box-leak Barberry



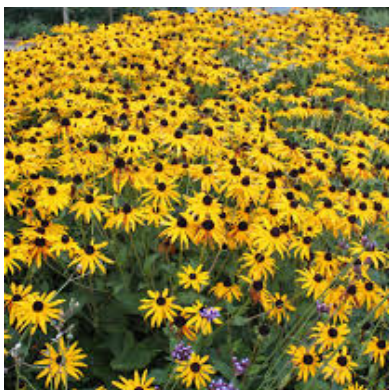
Magic Carpet Spirea



Sword Fern



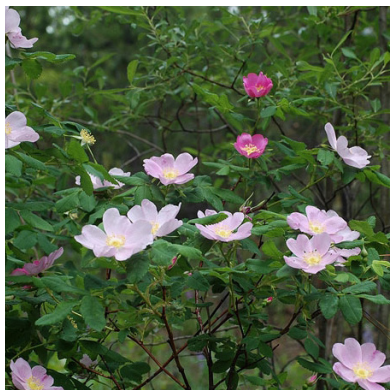
Blue Lily Turf



Black-Eyed Susan



Bosque Elm



Nootka Rose



Snowberry



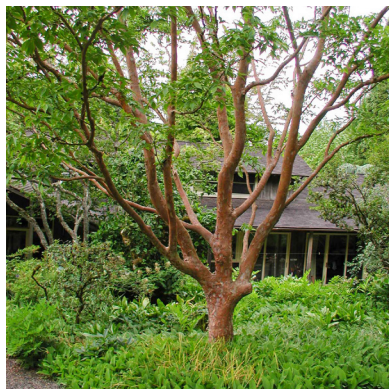
Blue Grama



Bishop's Hat



English Lavender



Orangebark Stewartia



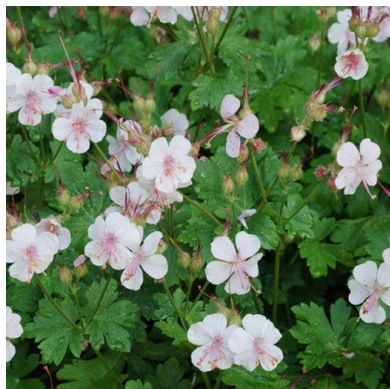
Evergreen Huckleberry



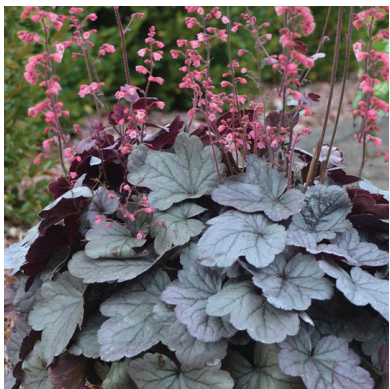
Kelsey Dogwood



Elijah Blue Fescue



Biokovo Cranesbill



Silver Gumdrop Heuchera



Japanese Zelkova



Himalayan Sweetbox



Peewee Oak-leaf Hydrangea



Bowles Golden Sedge



Wintercreeper



Wild Strawberry

Planting Palette

Upper Level Planting



Orangebark Stewartia



Sword Fern



Blue Lily Turf



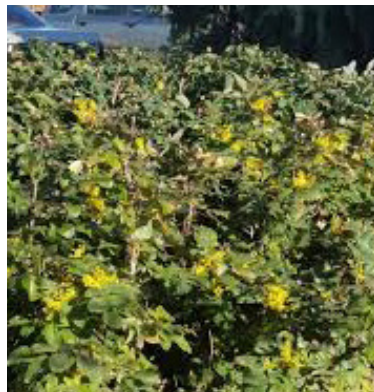
Himalayan Sweetbox



Ostrich Fern



Elijah Blue Fescue



Low Oregon Grape Holly



English Lavender



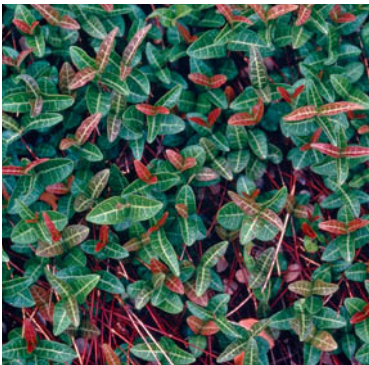
Biokovo Cranesbill



Kelsey Dogwood



Silver Grass



Wintercreeper

Bio-retention Planting



Vine Maple



Peewee Oak-leaf Hydrangea



Ostrich Fern



Common Rush



Deer Fern



Bowles Golden Sedge



Nootka Rose



Wild Strawberry

Materials Palette

STREET LEVEL



Concrete with Sawcut Joints



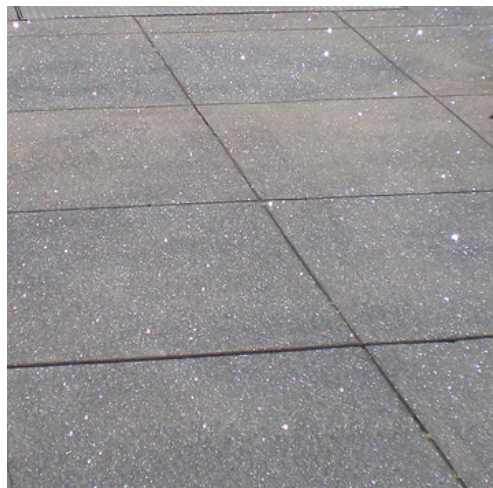
Textured Metal Fins



Medium Gray Concrete (Type 1)



Wood and Metal Accents

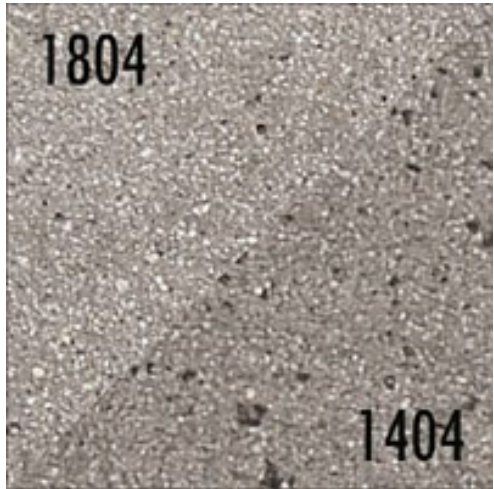


Dark Gray Concrete with Silicon Carbide (Type 2)



Polished Concrete Walls

UPPER LEVELS



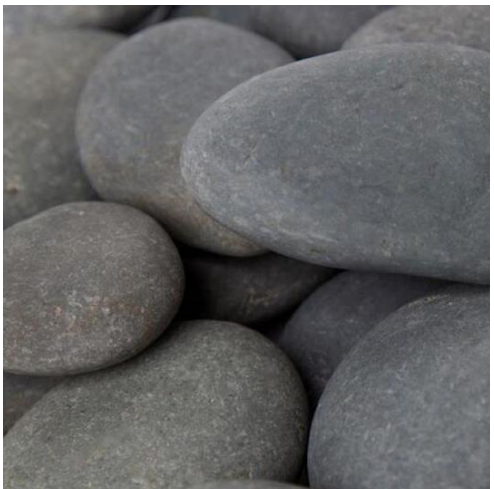
Concrete Pedestal Pavers



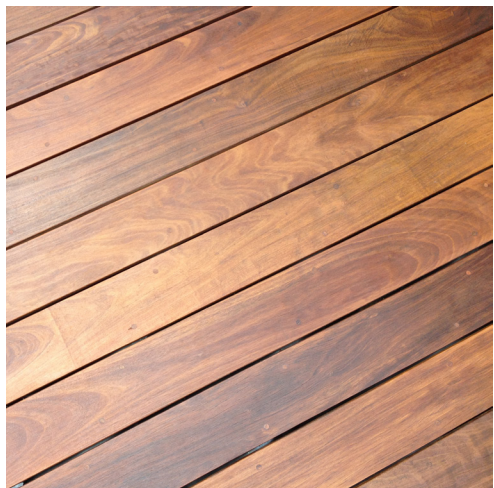
Polished Concrete Walls



Synthetic Yoga Lawn



Decorative Rock



Ipe Decking



Green Wall

Pocket Park Vignettes



GROUND LEVEL VIEW FROM SW CORNER OF PARK

Pocket Park Vignettes



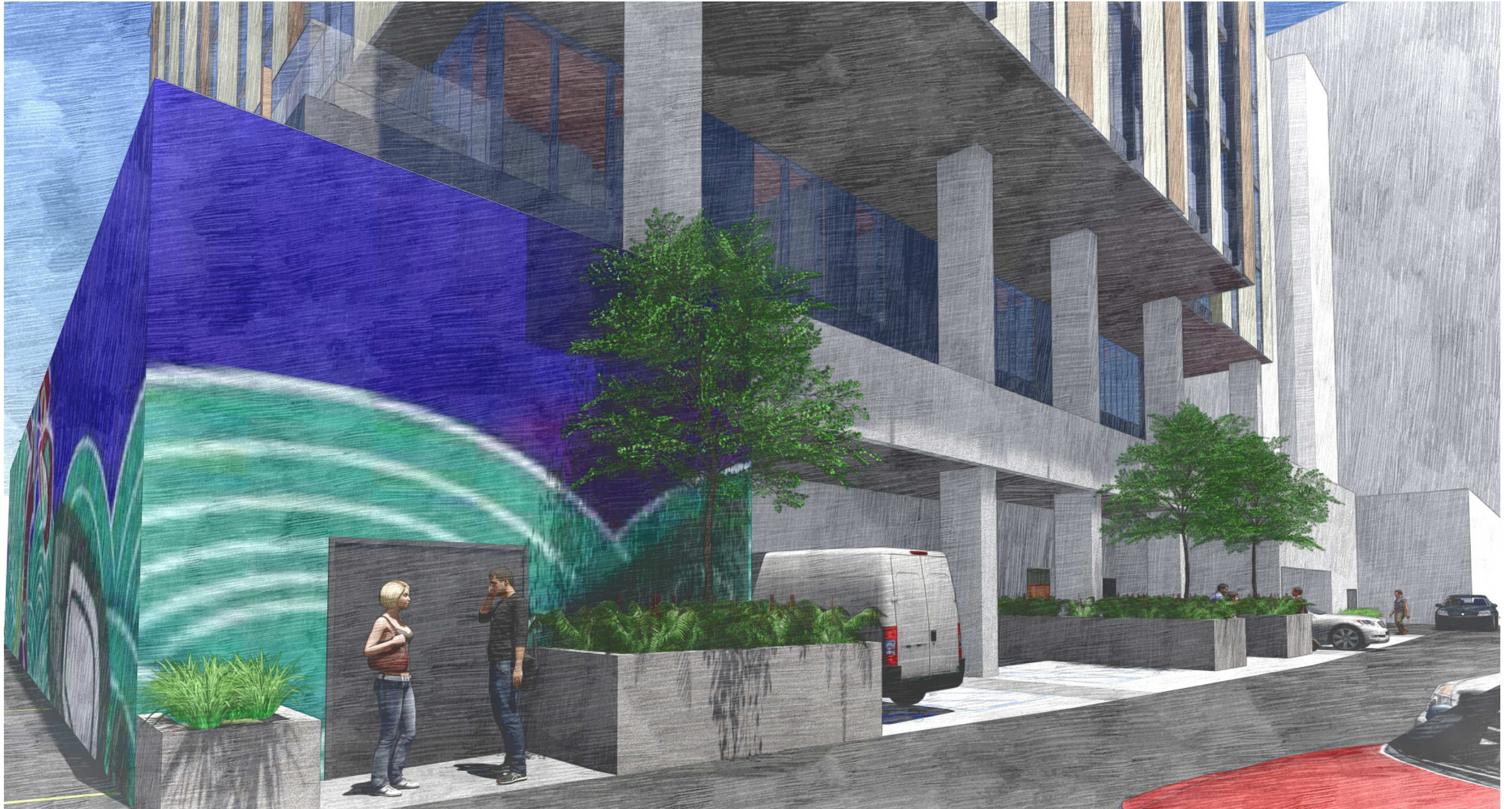
GROUND LEVEL VIEW FROM NE CORNER OF PARK

Pocket Park Vignettes



GROUND LEVEL VIEW FROM SOUTH EDGE OF PARK

Pocket Park Vignettes



GROUND LEVEL VIEW FROM NW CORNER OF BUILDING

Pocket Park Vignettes



GROUND LEVEL VIEW FROM SE CORNER OF BUILDING

Pocket Park Vignettes



GROUND LEVEL VIEW FROM EAST SIDE OF BUILDING

Pocket Park Vignettes



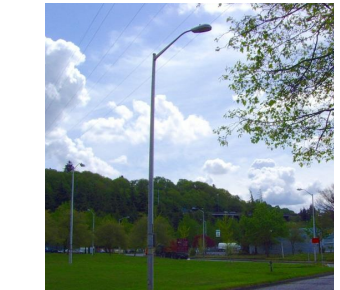
NIGHT VIEW FROM SW CORNER OF PARK

Exterior Lighting & Signage

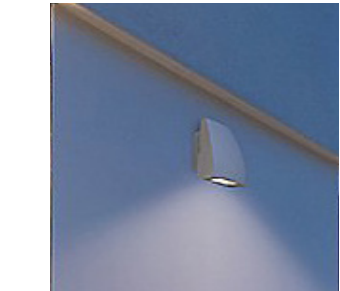
Site Plan - Conceptual Lighting Diagram



1 Recessed Down Lights



2 Pedestrian Pole Light



3 Standard City Light
Surface Mounted
Decorative Lights



4 Surface Mounted
Security Lights

Pocket Park - Conceptual Lighting Diagram



Park Plan



1 Catenary Light



2 Bollard Light



3 LED Strip Light



4 In-ground Light



5 Pedestrian Pole Light

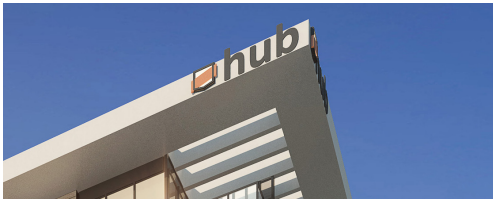


6 Security Camera

SIGNAGE CONCEPT



1 Retail Signage
Back lit Metal Signs



2 Corner Sign
Metal on top of canopy



LOOKING NORTHWEST

Rendering, Street Level (without trees)



Departures

DEPARTURE: Side Lot Line Setback

SMC Reference & Requirement:
23.48.645/D Upper-level development standards in SM-U zones

Side lot line setbacks. In the SM-U 75-240 and SM-U 95-320 zones, a minimum setback of 15 feet is required from any side lot line that is not a street or alley lot line for all portions of a high rise structure exceeding the mid-rise height limit of the zone.

Proposed Departure:

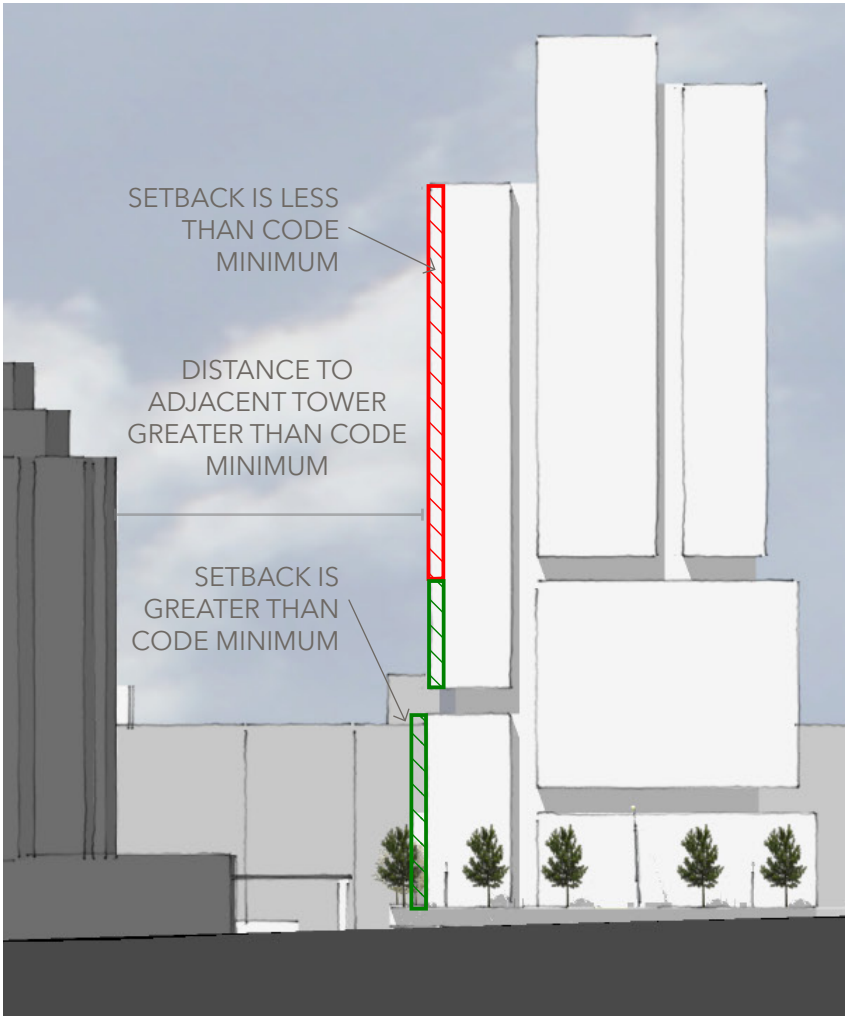
Request departure to allow for a decreased setback on the south end of the site from 15' to 12' along 1/3 of the facade. The separation between the Deca Hotel and our tower is 93' with the reduced setback, which is greater than the 75' required by item E in the same section.

Reason for Departure:

Allowing the building to project into the south side setback would allow for a deeper gasket and varied modulation on the south façade which creates a stronger shadow line and can be seen at a greater distance. The 15' setback is required at 95' above grade, but we are proposing the setback occurs above the plinth and aligns up the building. This increases the air and light at the lower levels. The departure from 15' to 12' on the east end of the southern elevation does not significantly increase the shadows. The 3' push of the façade toward the south also creates relief on the façade's north end.

Applicable Guidelines:

Per the City of Seattle Design guideline DC2/A2 - design approach should consider reducing the perceived mass - we use a

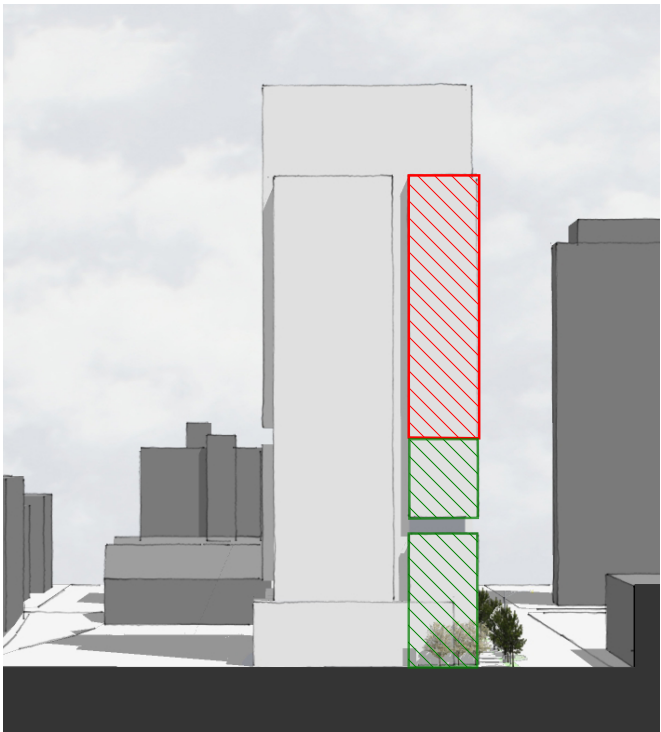


Departure in context

building offset to articulate the gasket and break the long facade into two, making the two forms appear taller and more slender. The departure allows the south facade to achieve the level of articulation noted in the DC2 University Guideline - although this is a side elevation it will be seen from throughout the neighborhood. Facade articulation is broken down in more detail in the draft version of the new guidelines noted in DC2/6c Tall Form Design which recommends modulation be designed to match the longer, taller view distances. As well as DC2/6h Facade Depth and Articulation - recommending plane changes, depth and shadow to be legible from long distances.



South Elevation Study - No Departure



South Elevation Study - With Departure



June 21st at 03:00pm - Shadow Study - No Departure



June 21st at 03:00pm - Shadow Study - With Departure

DEPARTURE: Retail Frontage

SMC Reference & Requirement:

Per 23.48.005.D.1 and 23.48.040.C.1, 75% of the street-level street-facing façade must be used for general retail sales and service purposes, or one of the other authorized uses. The space occupied by street level uses shall extend at least 30’ in depth.

Proposed Departure:

Request departure to allow for a reduced length of general sales and service frontage along Brooklyn Ave. from 75% to 64%. And reduce the depth of 30’ for 1/3 of the frontage to 14’.

Reason for Departure:

Providing the residential entrance in line with our gasket is an important design element. Given the slope of the site - entering the building south of the gasket would cause our parking ramp (located on the alley side) to increase from an already steep slope of 18% or we would need to provide steps up into the retail which is not in keeping with the design guidelines.

The depth of the retail is 50’ for 60% of the retail space. The last portion of the retail is a seating space for retail 2. It is only 14’ deep, but will house operable windows that face the sidewalk essentially making it an extension of the outdoor space. The restaurant concept envisioned for this space is a HUB concept that opens early and stays open late and serves the residents at HUB as well the public. There will be a free flow of people from the lobby to the restaurant and vice-a versa through movable partitions or penetrable walls.

Given the shallow depth of the site and the 5’ setback off the street in order to provide green street improvements and maintain a deep, walkable sidewalk, there is only 30’ to the core and to the location where our ramp goes below the slab which limits the ability to extend the retail and still provide access for the tenants into the elevators.

Applicable Guidelines:

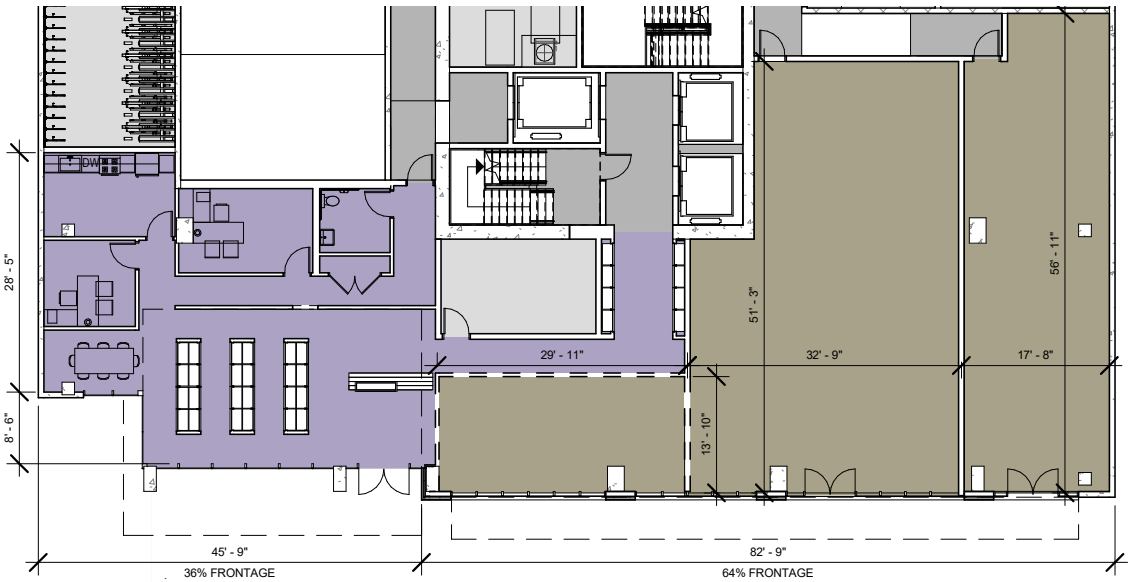
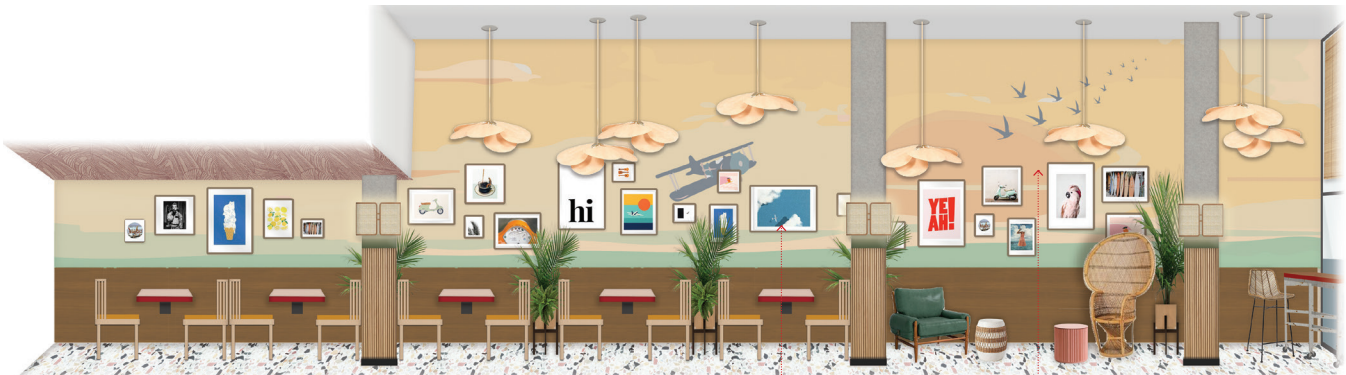
The ground floor entries are organized per the Seattle design guideline PL3, Entries - design prominent, accommodating entries. One of the design goals of the project is to have the gasket hit the ground and create the main entrance to the residential tower. The retail to the north of this entrance consists of 64% of the street frontage and aligns with the design shift of the building - warm and inviting masonry columns and floor to ceiling vision glass.. South of the entrance, we plan to design a lobby that is active with bold colors behind the glass to create visual interest from the street. Retail 1 is expected to spill into and out of the residential lobby creating an amenity for the residents and a benefit for the retailer.



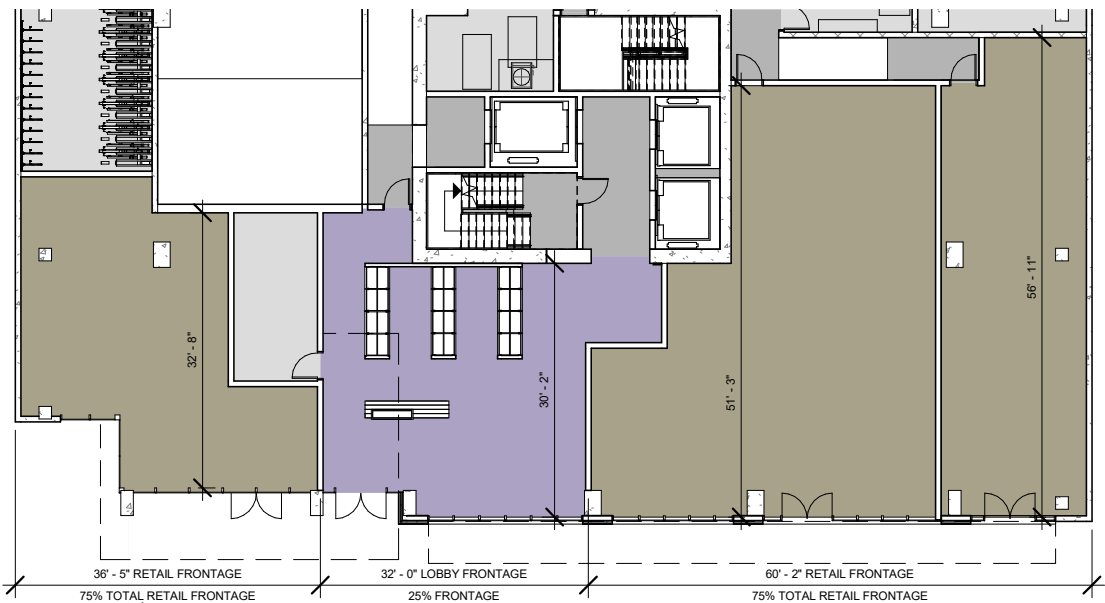
Main Residential location with Departure



The HUB restaurant concept will be open late and early to support the student lifestyle



1st Floor Plan with Departure



1st Floor Plan with 75% Retail frontage

Appendix

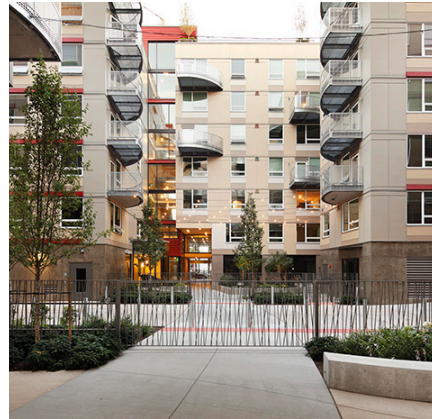
Urban Design Analysis: Neighborhood Features



1 Hotel Deca



2 UW Tower



3 TWELVE at U District



4 Bridges @ 11th



5 University Playground



6 UW Campus



7 Neptune Theater



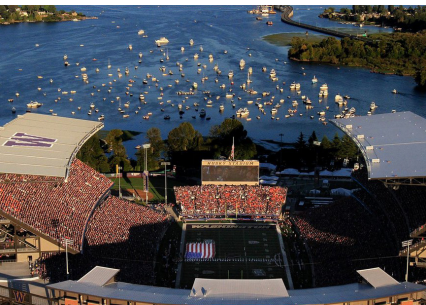
8 17th Avenue Boulevard



9 The AVE



10 University Farmer's Market

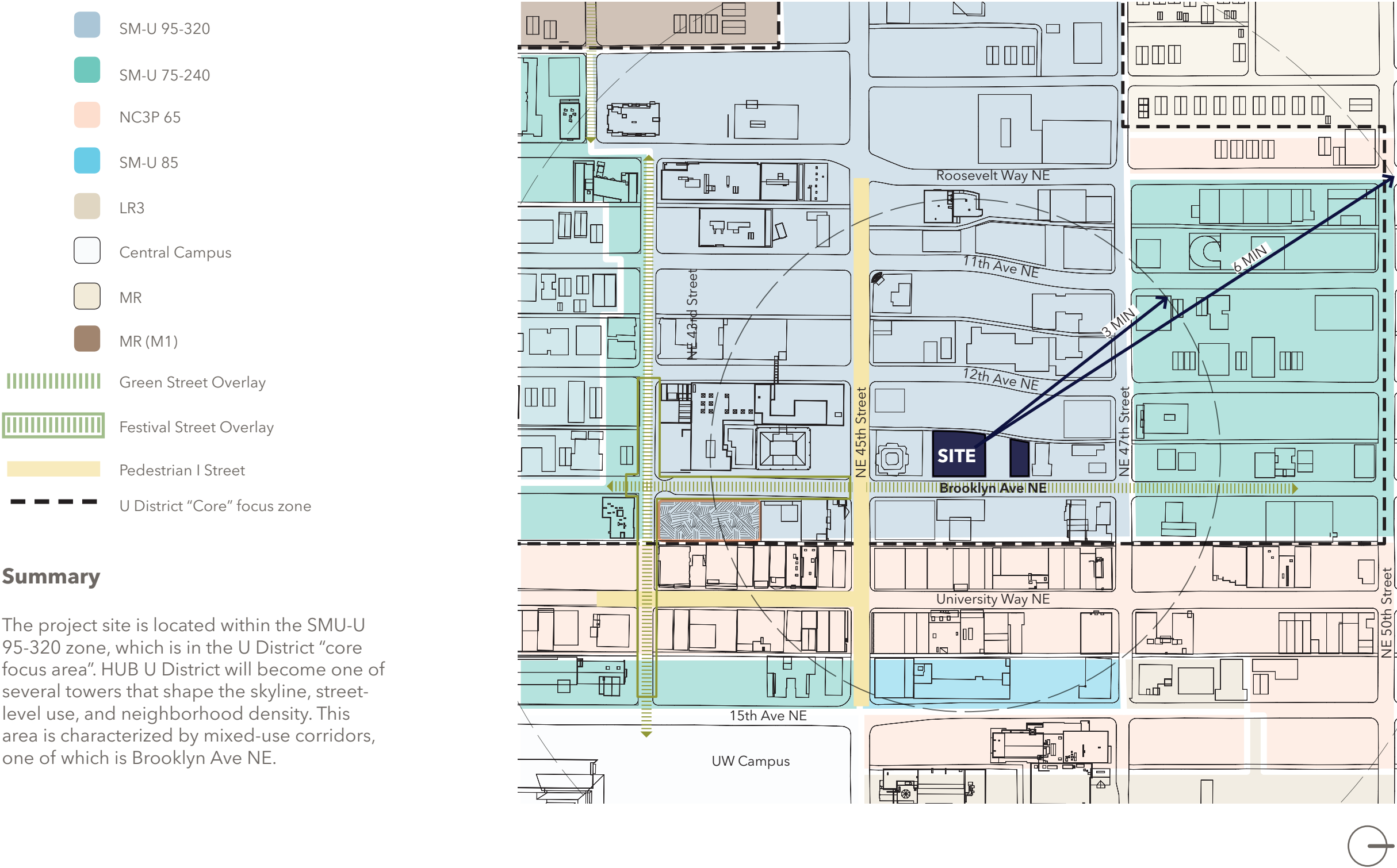


11 Husky Stadium

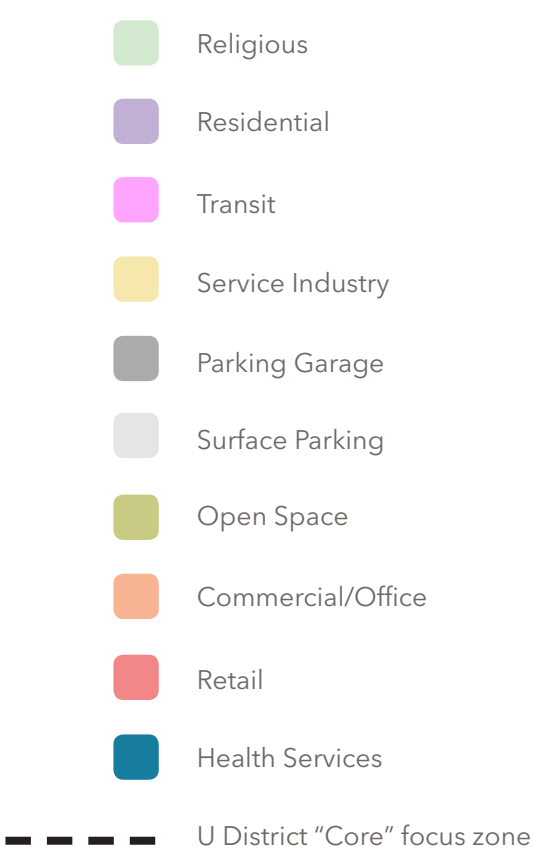


12 The M (Proposed)

Urban Design Analysis: Zoning & Overlay Designations



Urban Design Analysis: Surrounding Uses and Structures



Summary

Located in the "core" focus area of Seattle's U District, this project site has the opportunity to complement the adjacent mix of land uses, community assets, and amenities. This will add needed residential and open space to a growing community, while accessing existing retail and transportation.

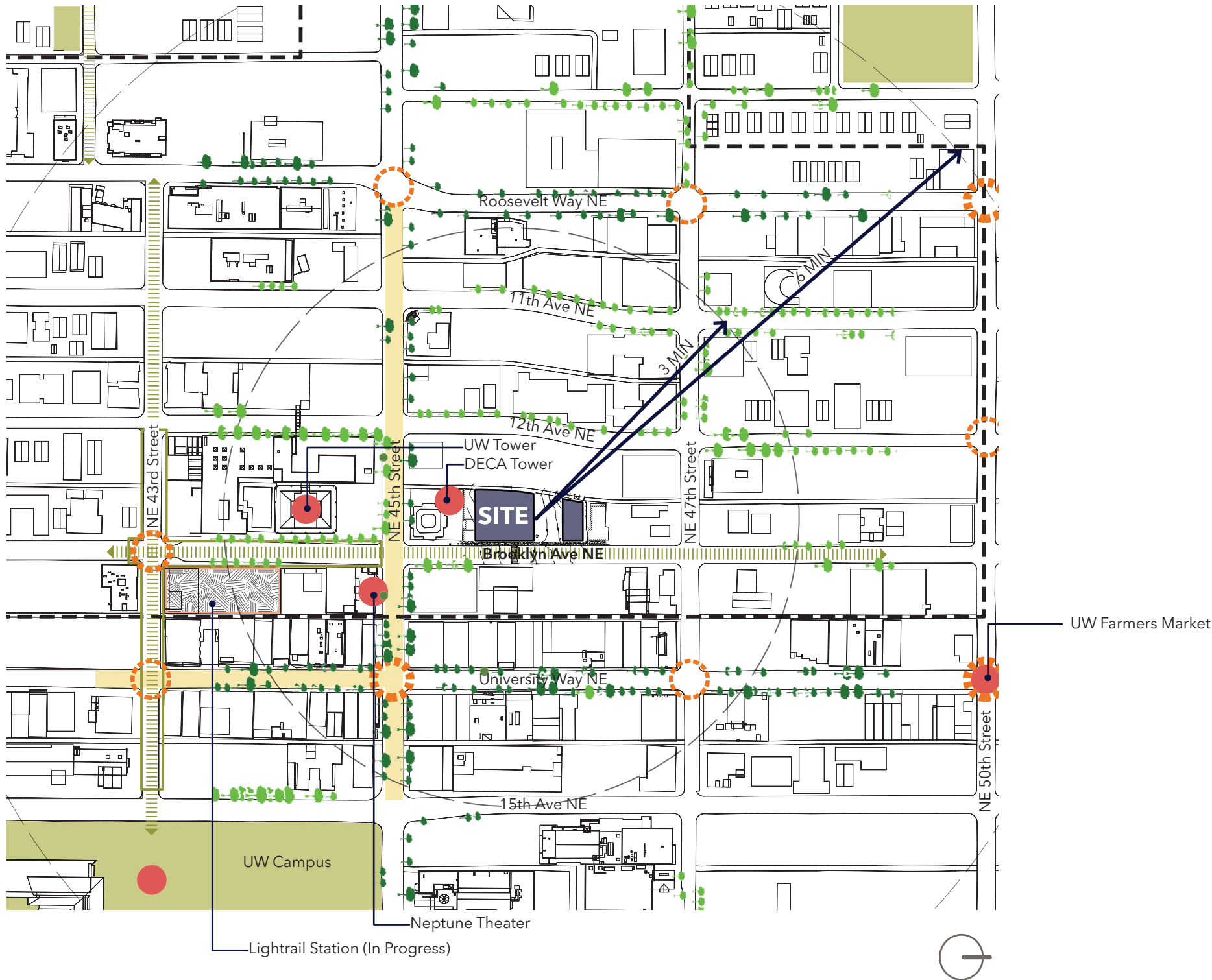


Urban Design Analysis: Natural Features, Nodes, & Landmarks

- Green Street Overlay
- Festival Street Overlay
- Pedestrian I Street
- On-site Contour
- Urban Canopy
- Placemaking Corner
- Landmark
- Open Space
- Gateway Corner
- U District "Core" focus zone

Summary

Adjacent landmarks include the U District Farmers' Market, The Ave, the UW campus, Neptune Theater, UW Tower, Deca Tower, and the future lightrail station. Brooklyn Avenue runs within a recognized "Green Corridor", however, the immediate area is lacking in urban canopy and open space. HUB U District will be a well-connected and active place, with a new public open space that contributes to the corridor.

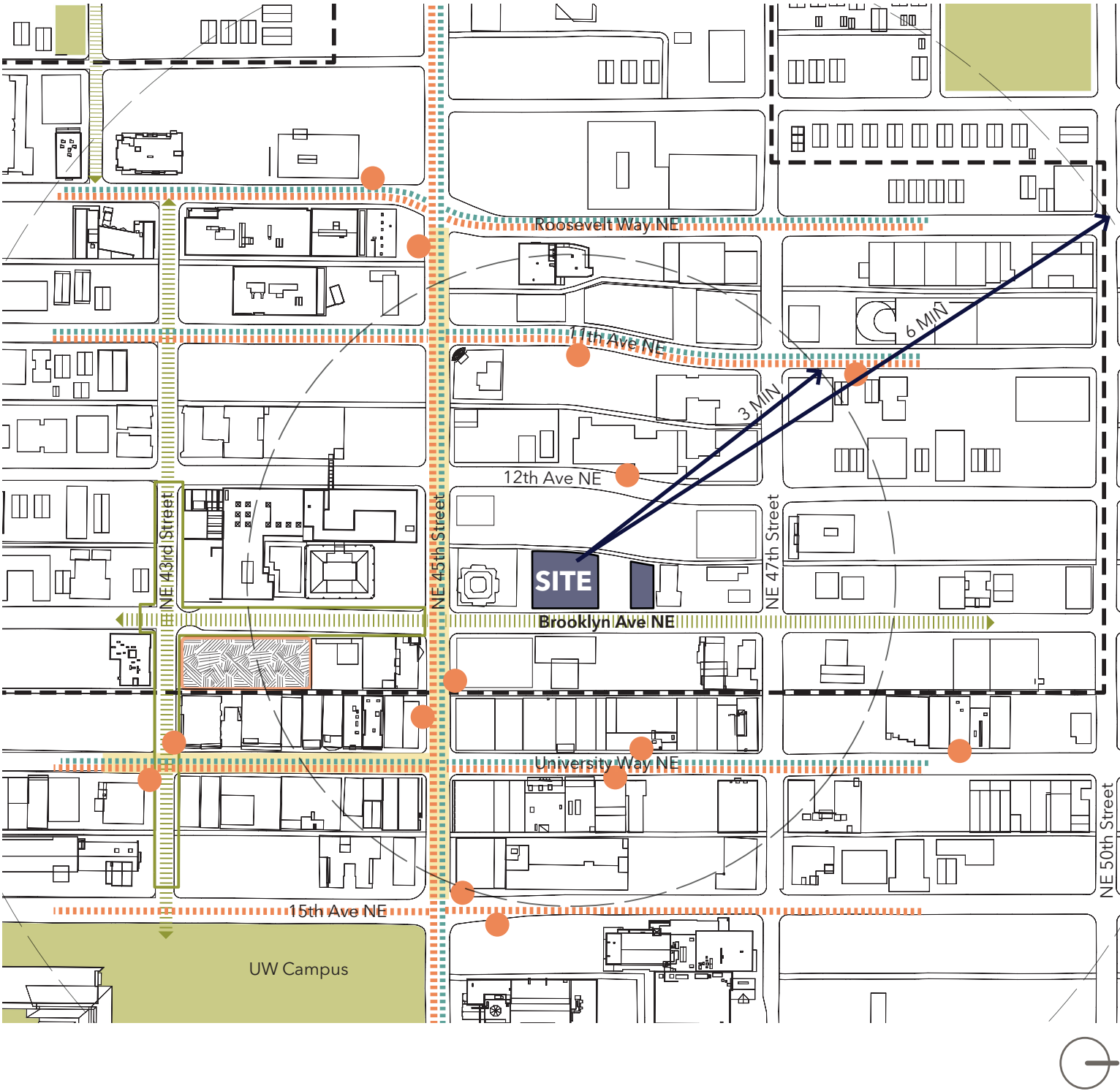


Urban Design Analysis: Access & Mobility | Opportunities & Constraints

- Transit Corridor
- Bike Lane
- Green Street Overlay
- Festival Street Overlay
- Pedestrian I Street
- Existing Transit Stop
- Lightrail Station (Under construction)
- U District "Core" focus zone

Summary

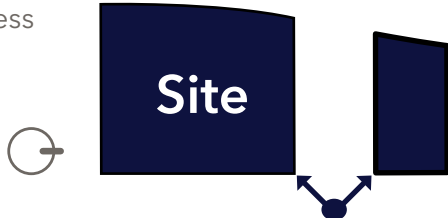
This project taps into a layered network of circulation and energy that connects users to community assets. This project also contributes to the character of the University District core by understanding its context. The proposed Green Street and bike lane along Brooklyn Avenue are valuable opportunities for future mobility.



Streetscape Photo montage



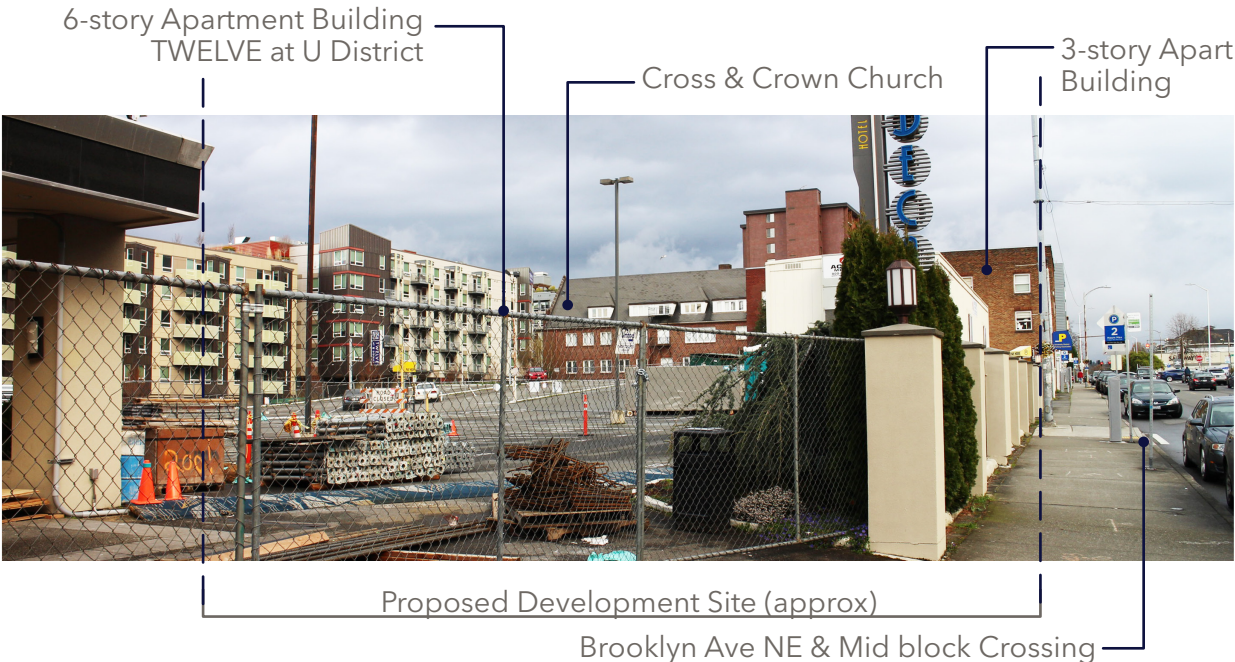
Looking East Across the Alley Toward the Site



Streetscape Photo montage



Looking North Toward the Site



Looking South Toward the Site

