



HUB U-DISTRICT | BROOKLYN

4515 / 4525 Brooklyn Ave NE, Seattle WA 98105

SDCI # 3032065-EG / #3032149-EG

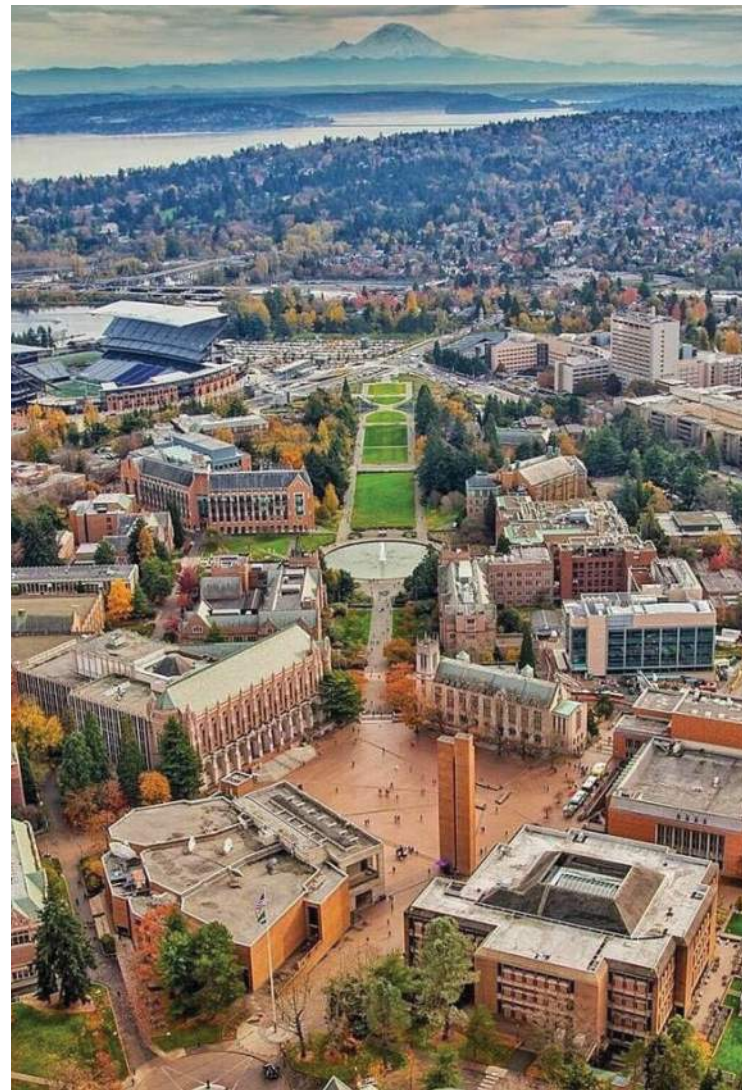
Early Design Guidance | SM-U 95-320 (M1)

July 23, 2018



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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

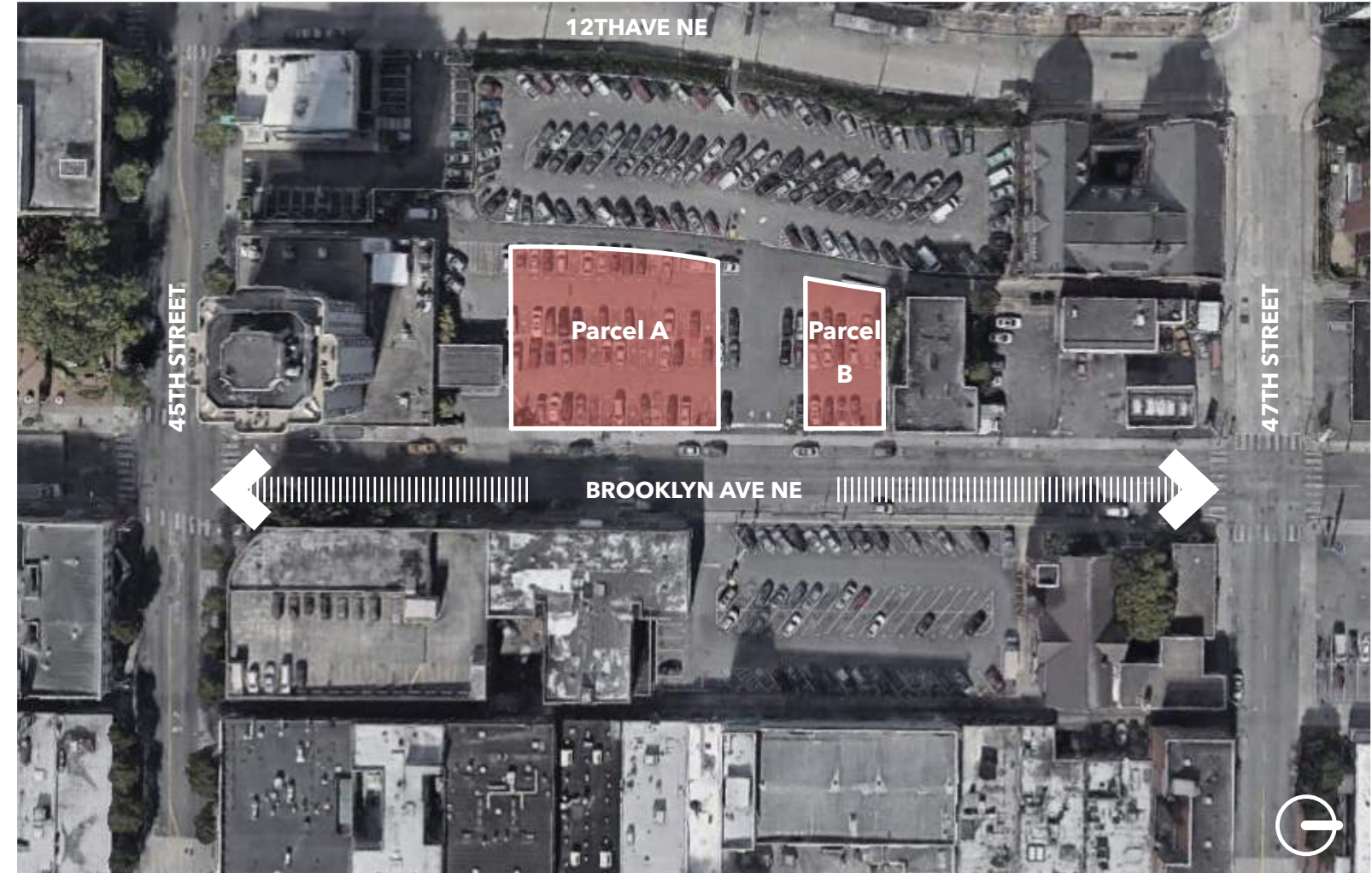
Base Zone:

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. This project will attempt LEED Gold certification.

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. The building steps in above the podium creating a base that is similar in scale to the Hotel Deca, south of our site. Extending the urban street wall creates a comfortable rhythm for the pedestrian. A lower level active terrace

will overlook the street bringing activity as well as green up and into the building.

The tower will have a series of intentional steps or recesses 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, the city, 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: 2,400 SF

Structured Below Ground Parking (GSF):

27,500 SF (76 spaces)

211 Residential Units on floors 2-24

Gross Building Area: 255,000 SF

Residential Area: 167,000 SF

Site Survey

Legal Description:

Parcel A: Parcel A short subdivision NO. 3026630

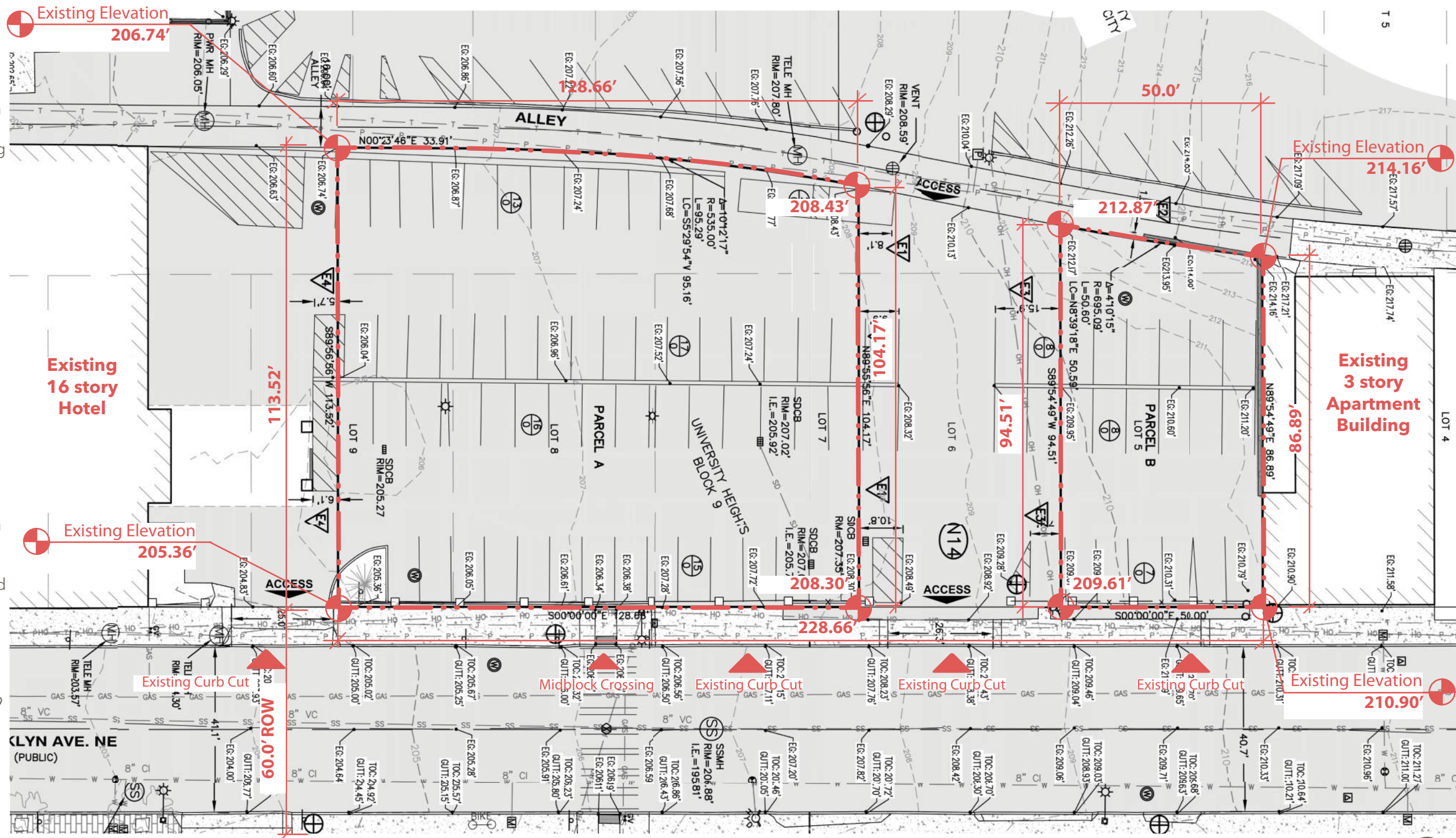
Beginning at the northeast corner of lot 7 in block 9 of the assessor's plat of university heights;
 Thence S00°00'00"E 128.66 Feet;
 thence S89°56'56"W 113.52 Feet to the east line of the alley dedicated in Shelton's addition to the city of Seattle;
 thence N00°23'46"E 33.91' Along the east line of said alley to a point of curvature to the right;
 thence along said curve through a central angle of 10°12'17" (the long chord of which bears S05°29'54"W a distance of 95.16 Feet) an arc distance of 95.29 Feet to a point of tangency;
 thence N89°55'56"E 104.17 Feet to the point of beginning.

Parcel B: Lot 5, Block 9, Assessor's plat of University Heights

Beginning at the NW corner of lot 5 in block 9 of the assessor's plat of university heights;
 Thence S00°00'00"E 50.00 Feet;
 thence S89°5'49"W 94.51 Feet to the east line of the alley dedicated in Pettit's university addition to the city of Seattle being a of curvature to the left;
 thence along the east line of said alley and along said curve through a central angle of 04°10'15" (the long chord of which bears sn08°39'18"e a distance of 50.59 Feet) an arc distance of 50.60 Feet to a point of tangency;
 thence N89°54'59"E 86.89 Feet to the point of beginning.

Trees and structures:

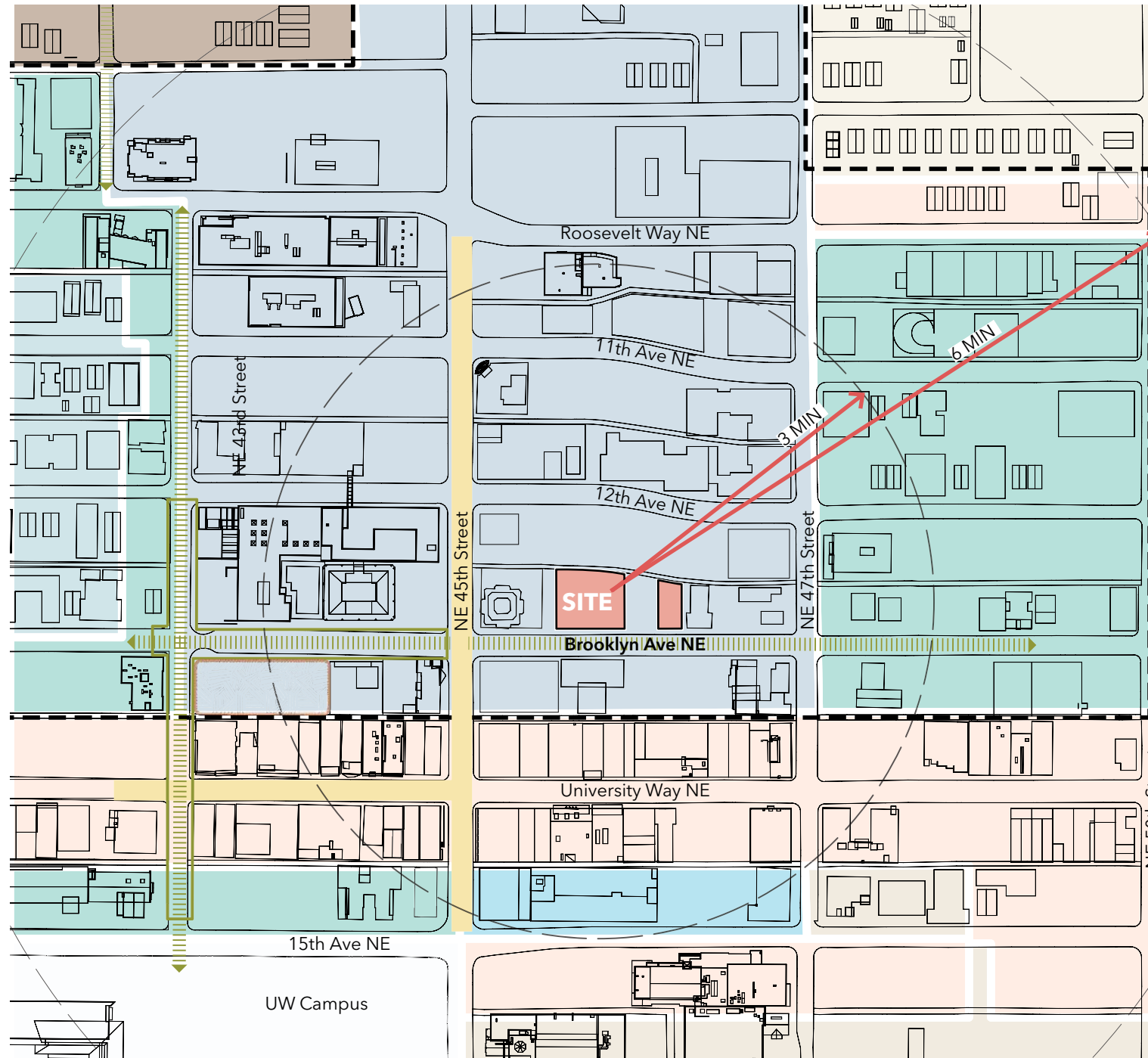
There are no existing trees or structures on both parcels.



Scale: 1"=30'-0"

Vicinity Map: Zoning & Overlay Designations

- SM-U 95-320
- SM-U 75-240
- NC3P 65
- SM-U 85
- LR3
- Central Campus
- MR
- MR (M1)
- Green Street Overlay
- Festival Street Overlay
- Pedestrian I Street
- U District "Core" focus zone



Summary

The project site is located within the SMU-U 95-320 zone, which is in the U District "core focus area". HUB U District will become one of several towers that shape the skyline, street-level use, and neighborhood density. This area is characterized by mixed-use corridors, one of which is Brooklyn Ave NE.



Vicinity Map: Surrounding Uses and Structures

- Religious
- Residential
- Transit
- Service Industry
- Parking Garage
- Surface Parking
- Open Space
- Commercial/Office
- Retail
- Health Services
- U District "Core" focus zone

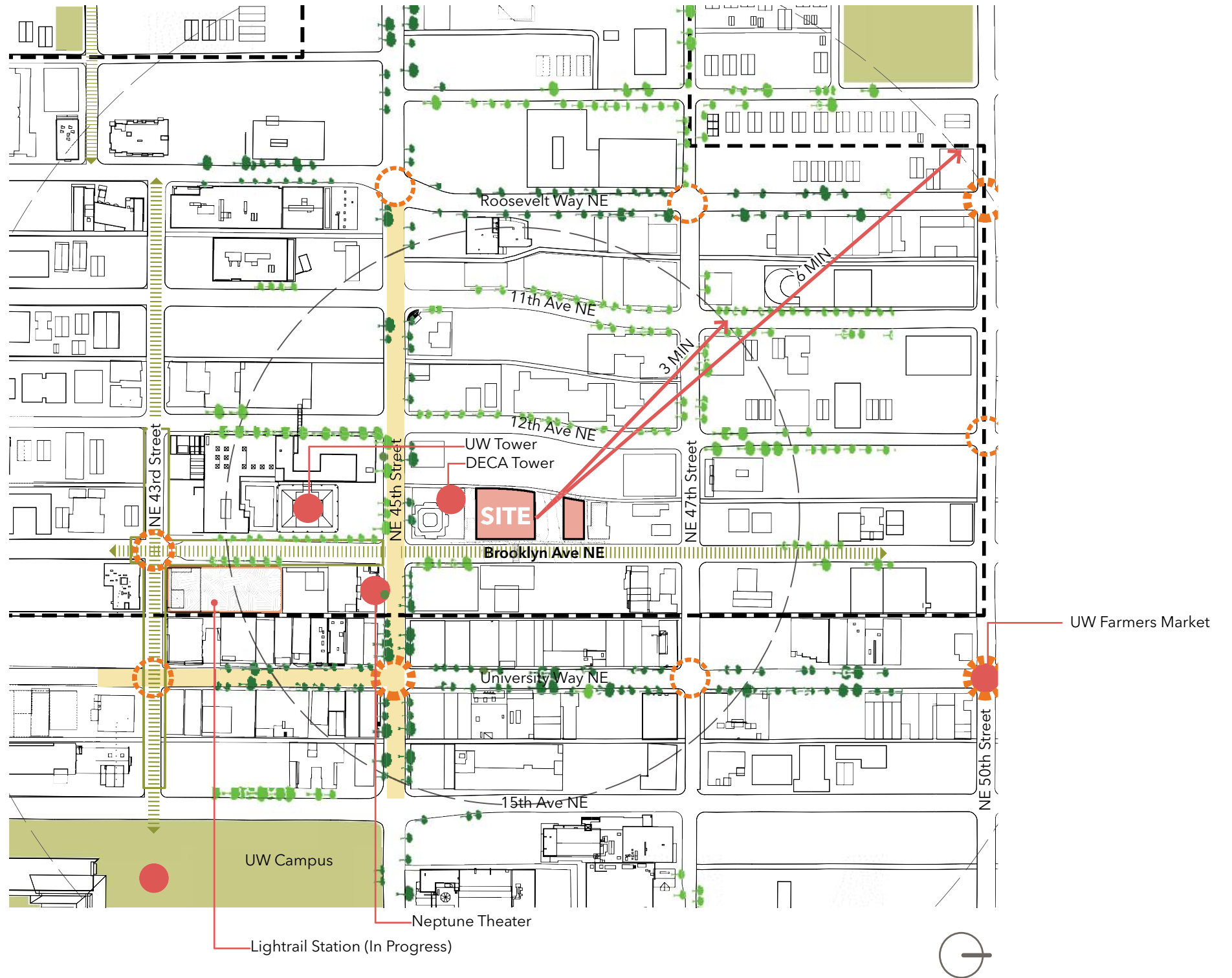


Summary

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.

Vicinity Map: Natural Features, Nodes, & Landmarks

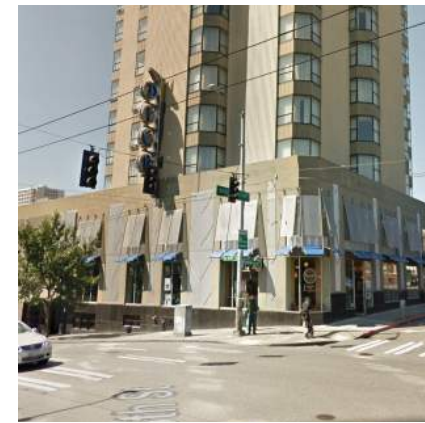
-  Green Street Overlay
-  Festival Street Overlay
-  Pedestrian I Street
-  On-site Contour
-  Urban Canopy
-  Placemaking Corner
-  Landmark
-  Open Space
-  Gateway Corner
-  U District "Core" focus zone



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.

Neighborhood Features - Location and Photography



1 Hotel Deca



2 UW Tower



3 TWELVE at U District



4 Bridges @ 11th



5 University Playground



6 UW Campus



7 Neptune Theater



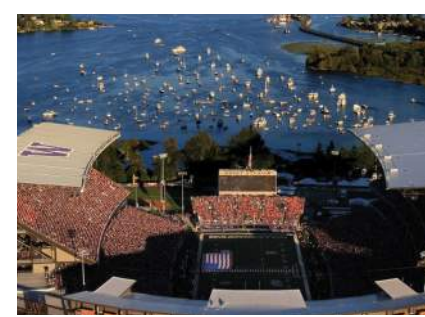
8 17th Avenue Boulevard



9 The AVE



10 University Farmer's Market



11 Husky Stadium



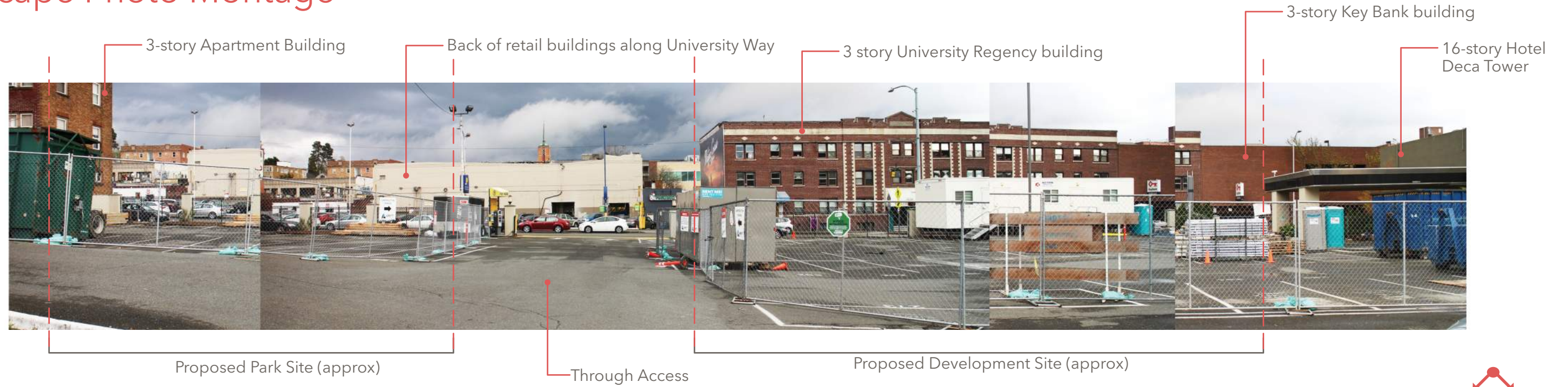
12 The M (Under Construction)

Axonometric of 9-Block Area

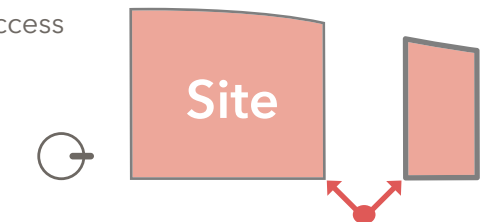
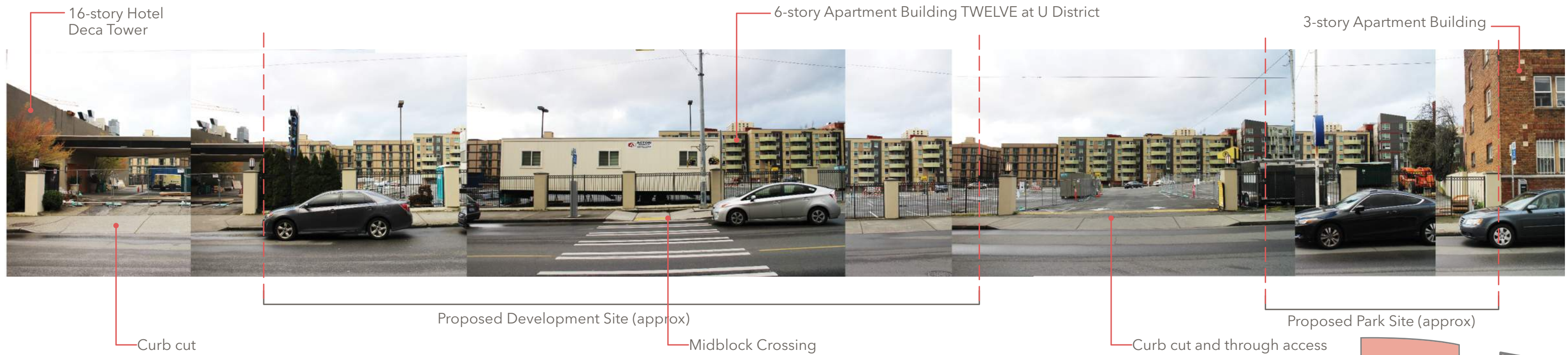
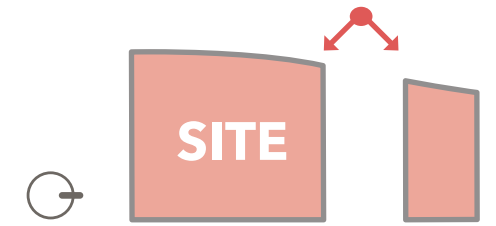


- 1 7-story Residence Inn
- 2 16-story Hotel Deca Tower
- 3 7-story Apartment Building
- 4 Surface Parking
- 5 6-story Apartments TWELVE at U District
- 6 11-story University House
- 7 22-story UW Tower
- 8 Key Bank Building
- 9 Surface Parking
- 10 3-story Apartment Building
- 11 Cross and Crown Church
- 12 Christ Episcopal Church
- 13 24-story Residential Building - Under Construction
- 14 7-story Commercial Building

Streetscape Photo Montage



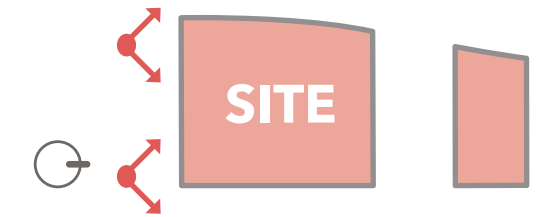
Looking East Across the Alley Toward the Site



Streetscape Photo Montage











Looking North Toward the Site

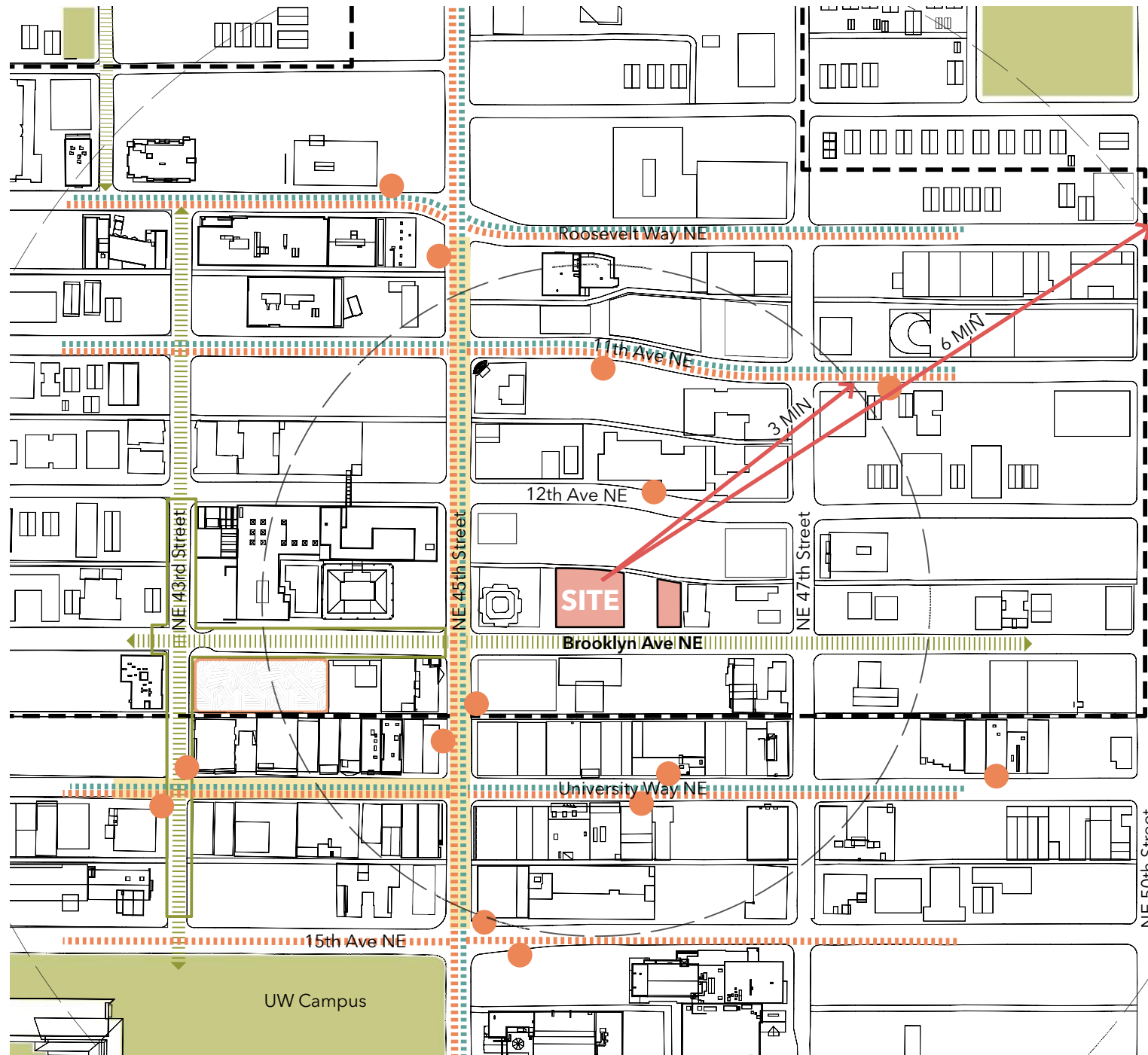


Looking South Toward the Site



Vicinity Map: 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

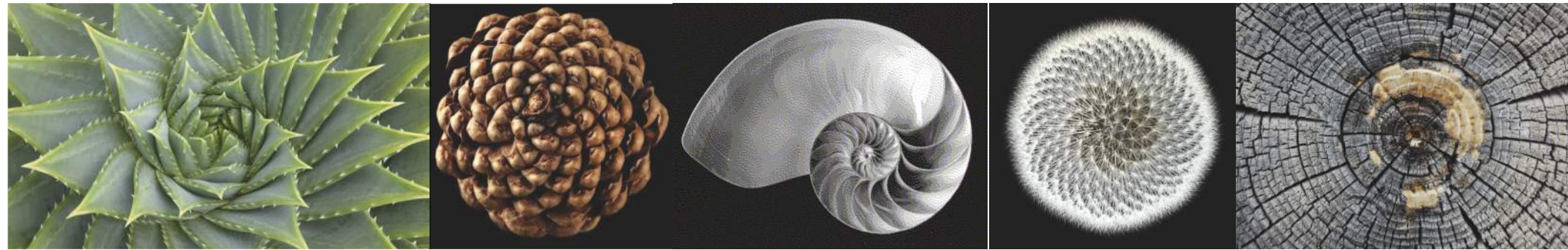
This project taps into a layered network of circulation and energy that connects users to community assets. This project also contributes to the character of the University District core by understanding its context. The proposed Green Street and bike lane along Brooklyn Avenue are valuable opportunities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



Design Cues

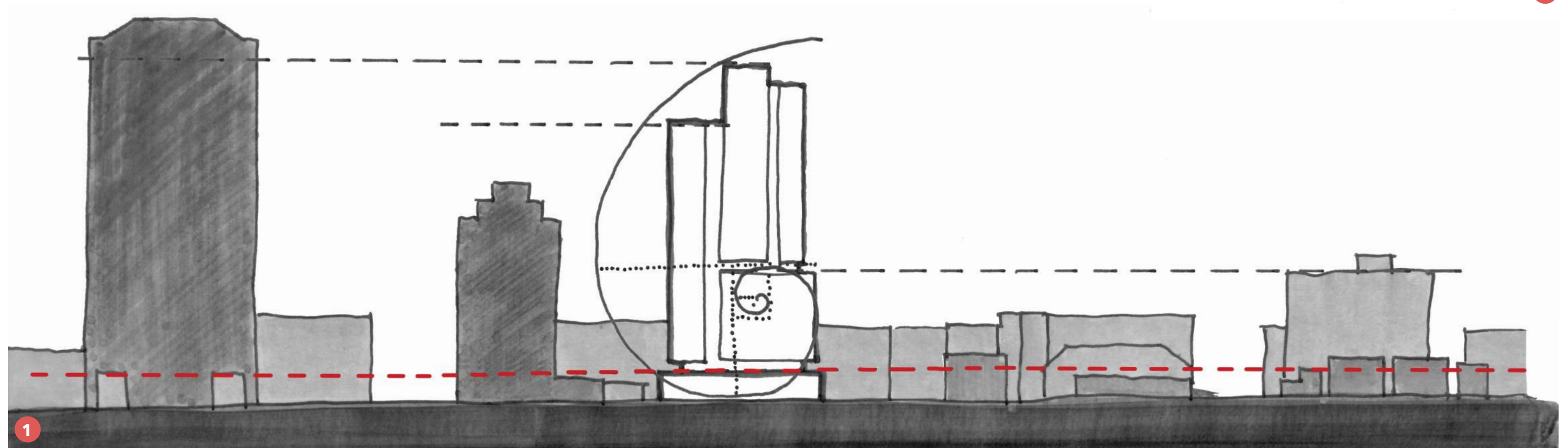
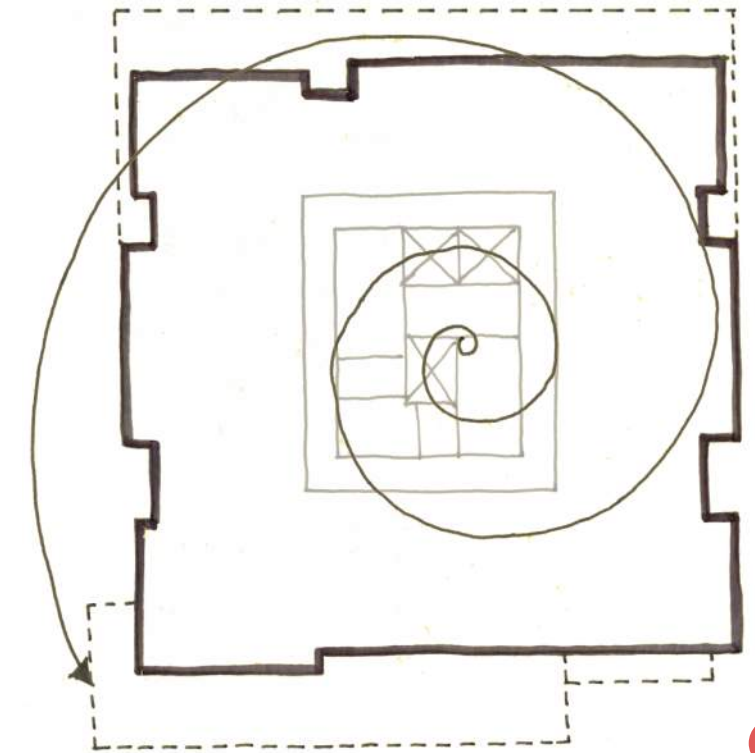
1. PROPORTIONATE RESPONSE TO CONTEXT

The massing of the tower responds to the surrounding context and is informed by the golden ratio. Setbacks and facade articulation help to balance the proportions and create verticality. The setback at the south side of the building responds to the Hotel Deca immediately adjacent to the site while the top of the tower relates to the UW Tower as well as the proposed 24 story tower a block north of the site.



2. ARTICULATION OF ALL SIDES OF BUILDING

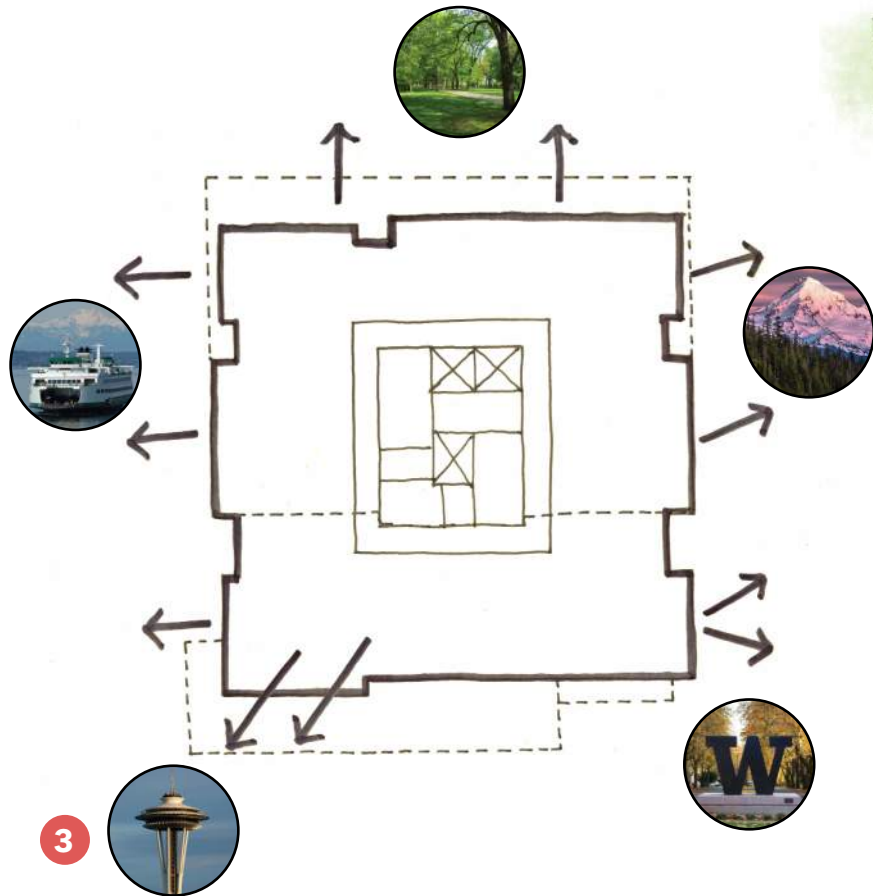
The symmetry of the plan gives equal weight to all sides of the building. By spiraling articulation around the form, the building addresses context on all sides. Consistently found in nature, spirals are associated with both balance and movement. The movement of the articulation around the building draws the eye around the form and emphasizes the building as a three dimensional form as opposed to a series of facades.



Design Cues

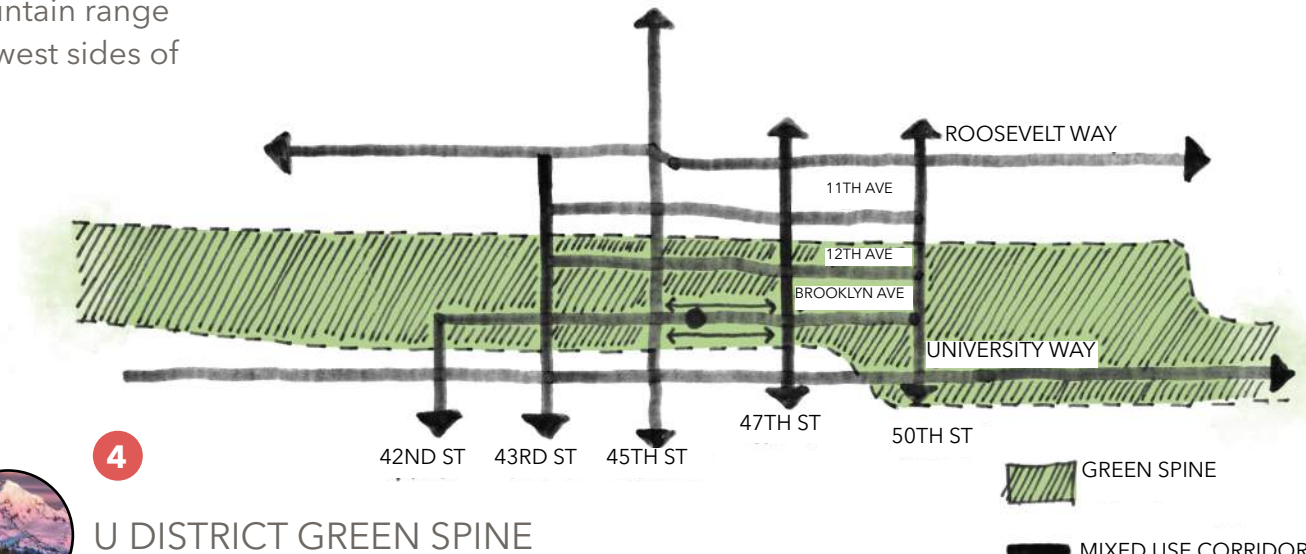
3. BALANCE REGIONAL WITH LOCAL

The architecture of Hub U District Seattle - Brooklyn provides an opportunity for strong visual connections to prominent features of the neighborhood as well as the region. Terraces on the north side of the building overlook the pocket park while terraces on the south provide views back to the city and the UW campus. Natural features such as the Elliott Bay and the Cascade Mountain range will also be highlighted from spaces at the east and west sides of the building.

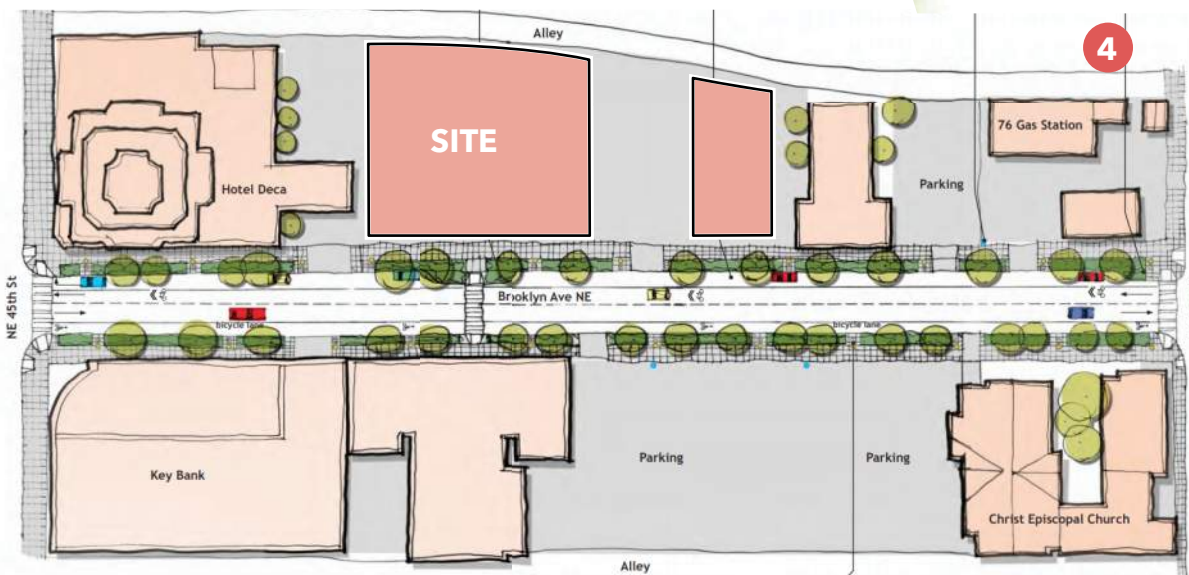


4. NETWORK OF PUBLIC SPACES

Street level features draw users along Brooklyn Ave NE while layers of tower amenities activate the entire height of the proposed tower. The pocket park and the outdoor space at the south end of the site enhance the proposed green street improvements and support active public life along Brooklyn Ave.



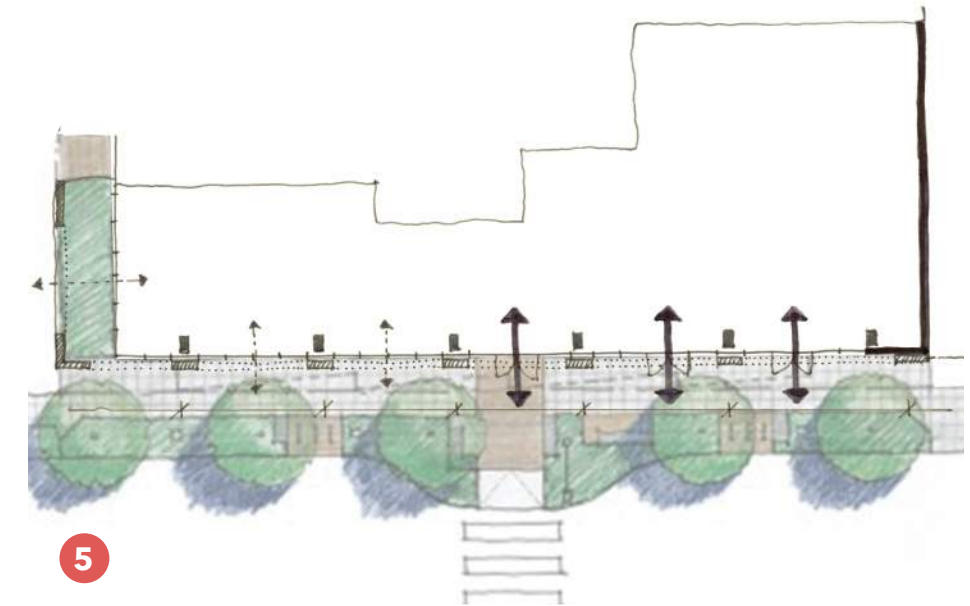
U DISTRICT GREEN SPINE



U DISTRICT GREEN STREETS CONCEPT PLAN

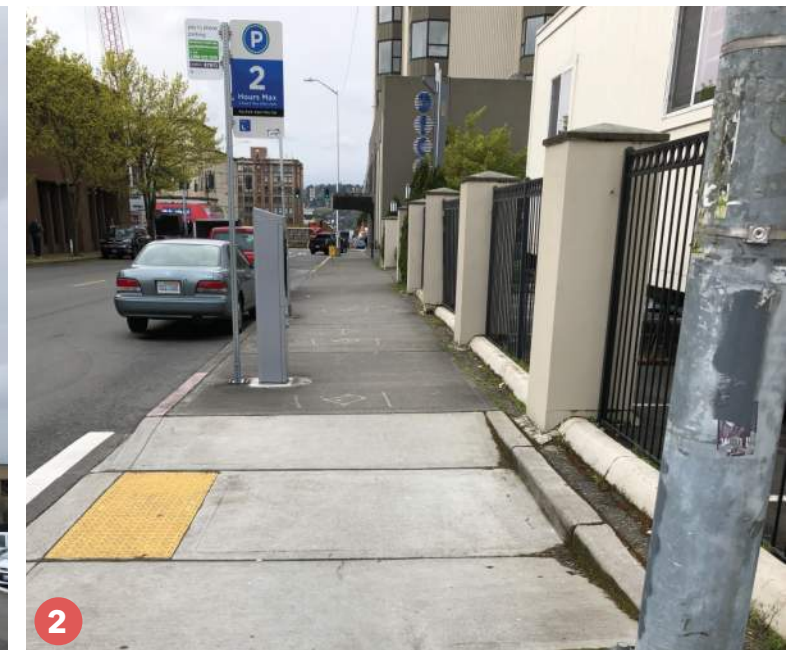
5. ACTIVATION OF PEDESTRIAN LEVEL

Various levels of facade permeability at the storefront enhance the pedestrian experience and connectivity to the surrounding neighborhood. An alternating rhythm of entrances and storefront creates a pattern of visual connection and movement of users in and out of retail and lobby space at the base. Activity at the base will help to improve public security and encourage quality and variety in the built environment.



5

Additional Site Photography



Zoning Data Summary

ZONING ANALYSIS				
BASE ZONING:	SMC 23.48.605	SM-U 95-320 (M1) Seattle Mixed (SM Zone)		
OVERALL SITE AREA:		18,800SF		
FLOOR AREA RATIO (FAR):	SMC 23.48.620 Table C	Base FAR 4.75 Max FAR 12.0		
MAXIMUM HEIGHT:	SMC 23.48.615	320' for high-rise, 95' for mid-rise Excludes rooftop features		
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 Side lot line setback 15' for any portion of the building over the mid-rise height (95') A 75' separation is required between high-rises on the same block		
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'		
AMENITY AREA REQUIRED:	SMC 23.48.045	5% of the gross residential floor area = 10,940 SF		
PARKING REQUIRED:	SMC 23.54.015	No parking is required when located 1,320' from a transit station		
BICYCLE PARKING:	SMC 23.54.015	Residential: 1/4 units + .75 for each small efficiency unit = 72 bikes parking stalls		
STREET LEVEL DEVELOPMENT STANDARDS:	SMC 23.48.640/F SMC 23.48.040/ B1a SMC 23.48.040/ B2a	Overhead weather protection is required for min. of 60% street frontage. Weather protection must project 6' and be between 10'-15' above the sidewalk 60% of the street facing facade between 2'-8' must be transparent 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 Neighborhood open space: 4,520 SF x 7 SF = 31,640 SF Green Street Setback: 128.6LF x 5LF x 5 SF = 3,215SF Green Street Improvement: 178.6 LFX9.5LFX5 SF=8,483SF Total: 221,234SF = 11.77 FAR		
TOTAL AREAS PER OPTION	AREAS Residential Commercial Amenity	Option 1 158,620 SF 1,758 SF 4,535SF	Option 2 168,940 SF 2,280 SF 4,895 SF	Option 3 166,860 SF 2,455 SF 5,312 SF

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

CS2 Urban Pattern & Form

Location in the City and Neighborhood:

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

Character Areas & Corridor Character Areas

The Ground floor has been set back to encourage safe pedestrian passage along a wider sidewalk. It will also create room for street trees, seating nooks and proper lighting.

On the south end of the building, the mass steps back along the South one bay at the 20th floor. This both responds to the height of our neighbor (Hotel Deca) and also creates active space and views for out tenants over the hotel - toward downtown and the university. On the north end the base extends out at the 95' midrise datum which relates to the neighboring midrise buildings north east of the site.

Neighborhood Context

The height of the ground floor with the parapet resembles the base at Hotel Deca. The 2nd floor of Hub U steps back revealing an outdoor space and breaking the façade along base. Our site is broken into two parcels with a parking lot between the two. The north parcel will be an active pocket park inviting people into and through the block - connecting the sidewalk to the alley. The ground floor façade on the north end of the south lot is anticipated to have a mural painted by a local artist. The mural will act as a backdrop for the park to the north.



PL1 Connectivity



University District Supplemental Guidance

Networks & Connections to Community Open Space:

- Include open space at grade that physically or visually engages the public realm.
- Include multiple types of publicly-accessible open spaces and private amenity spaces that address the public realm including: pocket plazas, strategic setbacks at grade for seating areas, and upper level setbacks with terraces or patios.

Response:

The proposed public open space in Parcel B will create a strong connection to the sidewalk and interact with Brooklyn Avenue. Paving, materiality compatibility between the park and the street, and a visual openness, with interesting plantings and seating options.

The upper levels of the tower will include setbacks for the podium and tower massing. These will be used to their full potential, maximizing the adjacent indoor use, whether private or semi-public (communal). These will include planters and stormwater retention, as well as well appointed amenity spaces that will have presence from the top of the tower to the top of the podium.



PL3 Street-Level Interaction



Entries

The main entrances at the residential lobby and retail space 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 by the base of the Deca Hotel. 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.

The ground floor is set back 5' from the property line to allow a wider sidewalk and planting along the street per the green street guidelines. There will be integrated seating in the planting strip in the public space.

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

DC2 Architectural Concept



Massing & Reducing Bulk and Scale

Hub U-District Brooklyn has a series of deep recesses on all facades - breaking the building both vertically and horizontally to create architectural interest. The reveals breaks down the mass on all size by modulating 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

A secondary level of detail will further emphasize the massing concept and break down the façade to a residential scale. The palette is intended to stay to 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

A recessed 3rd floor separates the tower from the base. The scale of the base fits with the 2-3 story bases along Brooklyn allowing our building to integrate into the neighborhood at a human scale. The materials at the base will have warmth and pattern installed in a rhythm similar to the storefronts found throughout the district. On the north end of the building, wrapping onto Brooklyn, 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 will consider the macro scale and 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



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

University District Supplemental Guidance

- Residential Open Space: Provide a variety of types of outdoor private amenity space. Design courtyards to incorporate layered planting and trees.
- Street-level Open Space: Design open spaces at street level to be accommodating. Open space design and location should support lively community interaction.

Response:

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 in to the materials used in the park and create a holistic approach. Space will be defensible and support lively community interaction.

Open space on the upper levels is spread on the second, twentieth 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 on the roof level.

Street Frontage & Architectural Character Precedent Images



University Ave



UW Campus



Burke Gilman Trail



Neptune

Neighborhood Context:

- existing patterns
- multi-modal
- campus & urban edge



550 Vanderbilt, Brooklyn, NY



Ballet Memphis



Beacon Hills Sunset, Seattle Mural



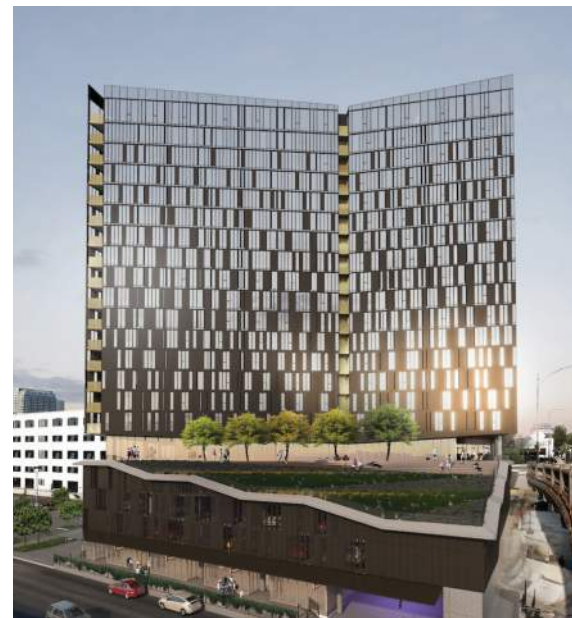
Fumi Coffee, Shanghai, China

Articulated base:

- active
- inviting
- eclectic



Yard, Portland, OR



Yard, Portland, OR



City Gate, Bucharest, Romania

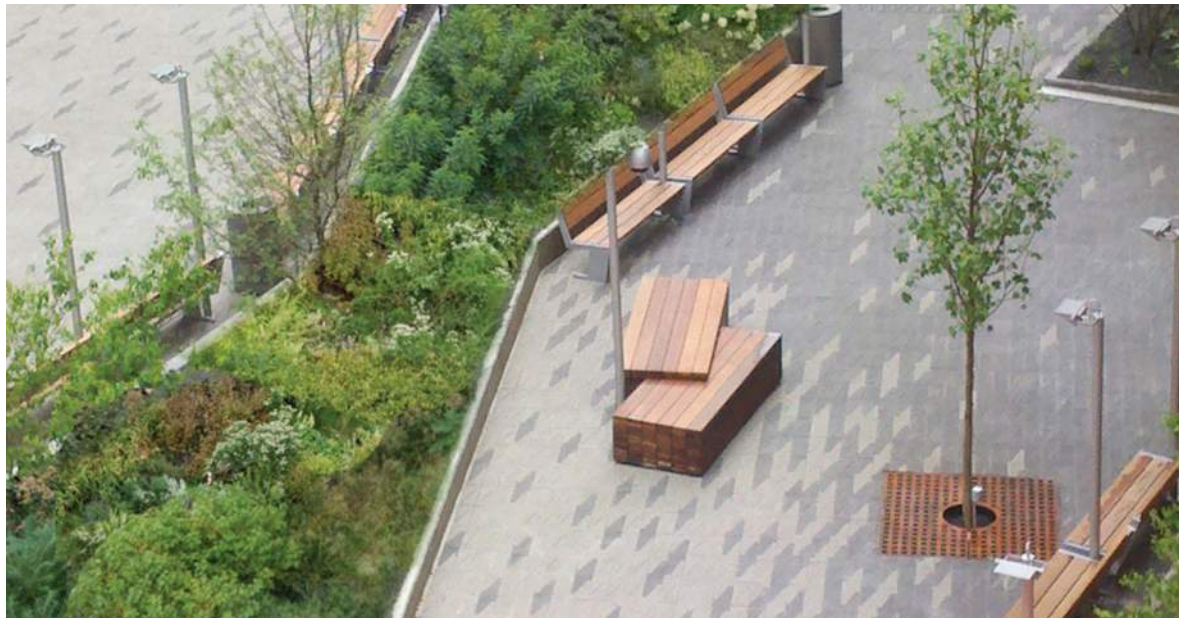


Urban Mountain, Oslo, Norway

Tower Modulation:

- sky terraces
- shifting shapes
- intermediate scales
- depth
- transition to the sky

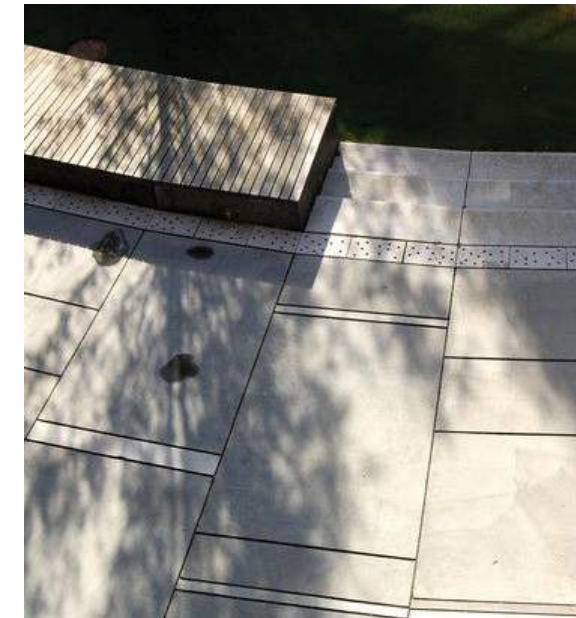
Landscape Character Precedent Images



Clear v and Various Seating Options



Bench with Reveal Detail Referencing Tower

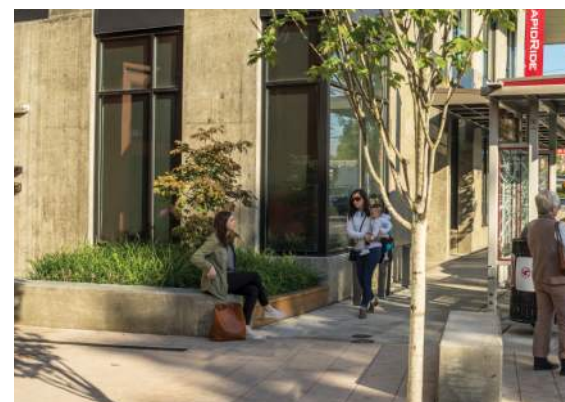


Feature Paving with Radial Pattern

- Public Open Space:
- visually engaging
 - multiple seating options
 - safe, well lit, eyes on the park



Planting at Green Street and Mid-block Crossing

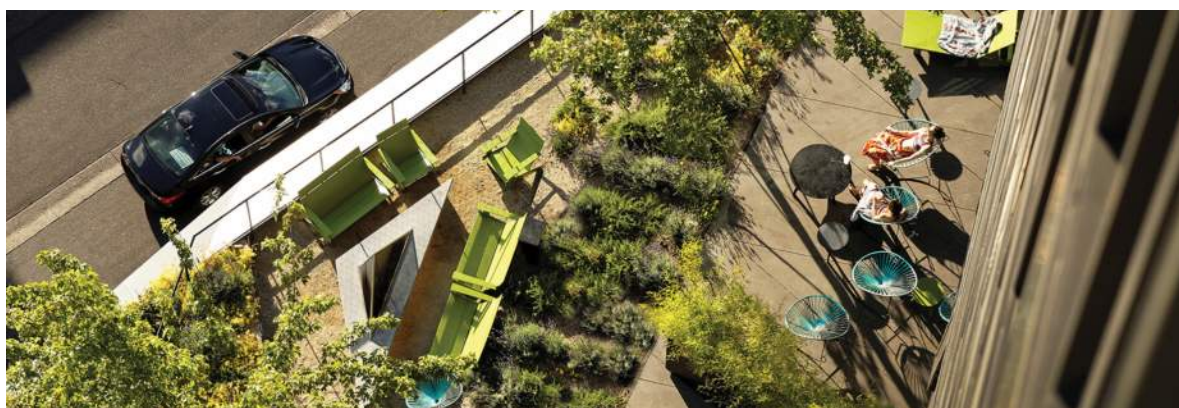


Lively Street Edge



Feature Seating Pods with Lighting

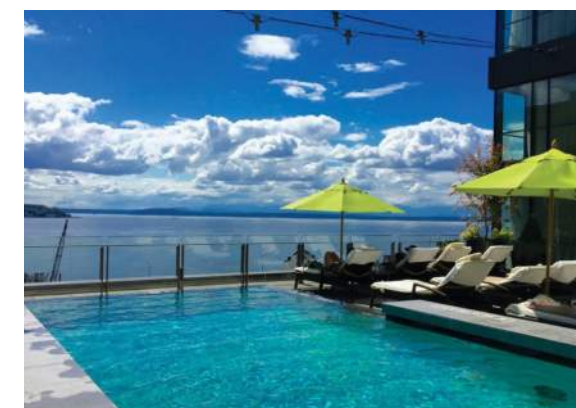
- Streetscape:
- landscape amenities
 - clear sight lines
 - pedestrian-oriented



Terraced Plantings and Amenities



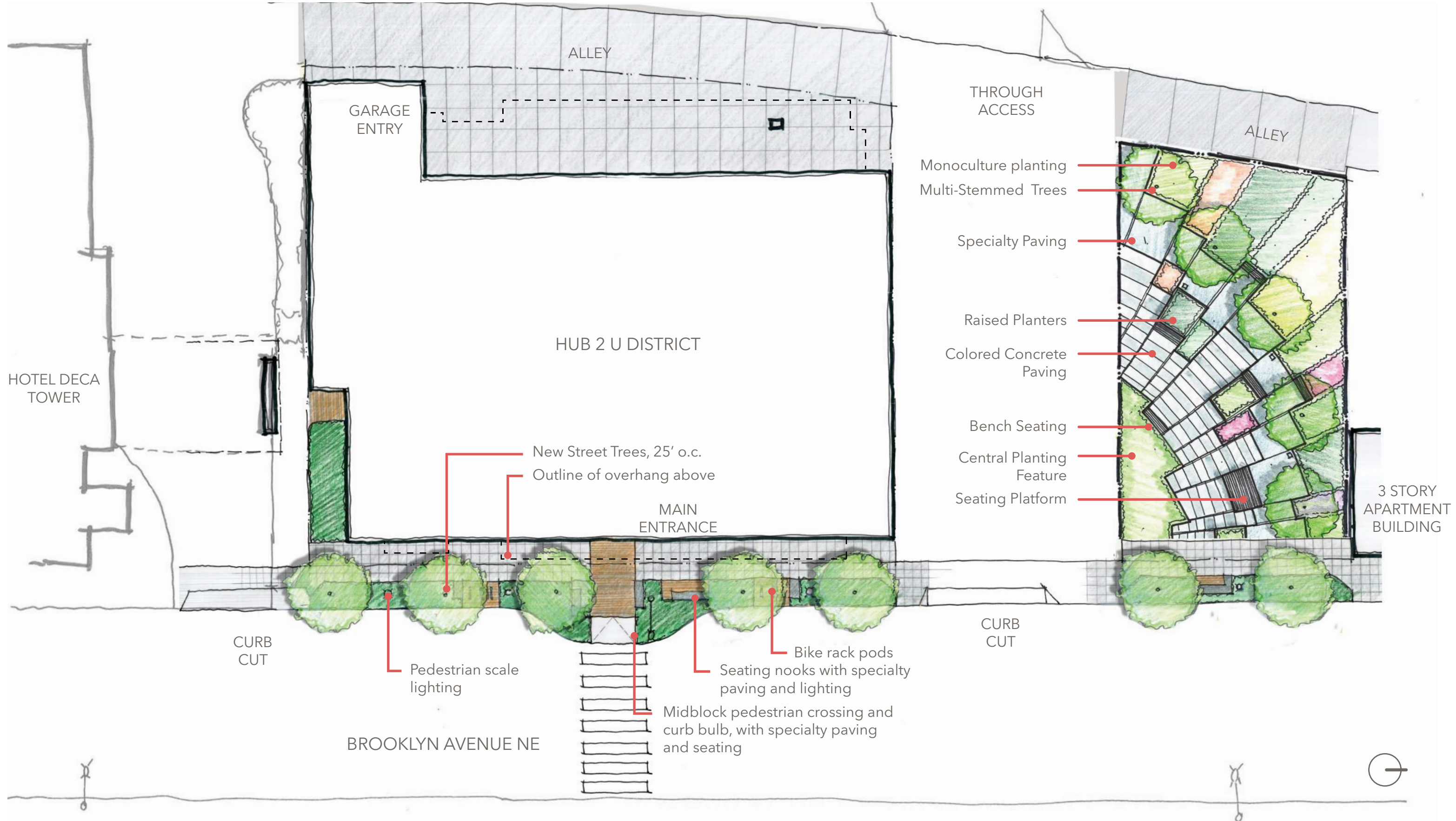
Lounge



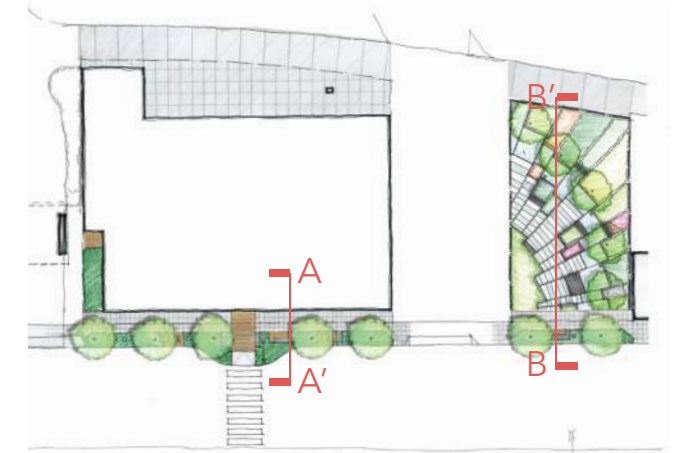
Pool Deck

- Private Amenity:
- layered planting
 - active and passive uses
 - indoor-outdoor connection

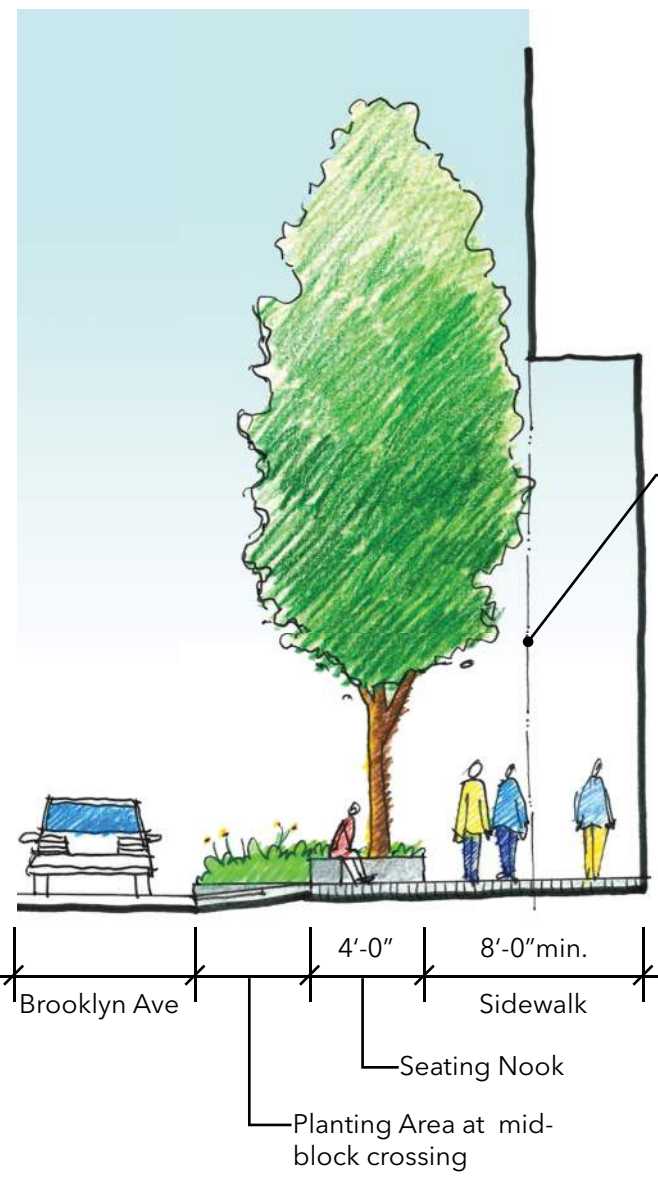
Illustrative Landscape Plan at Street Level



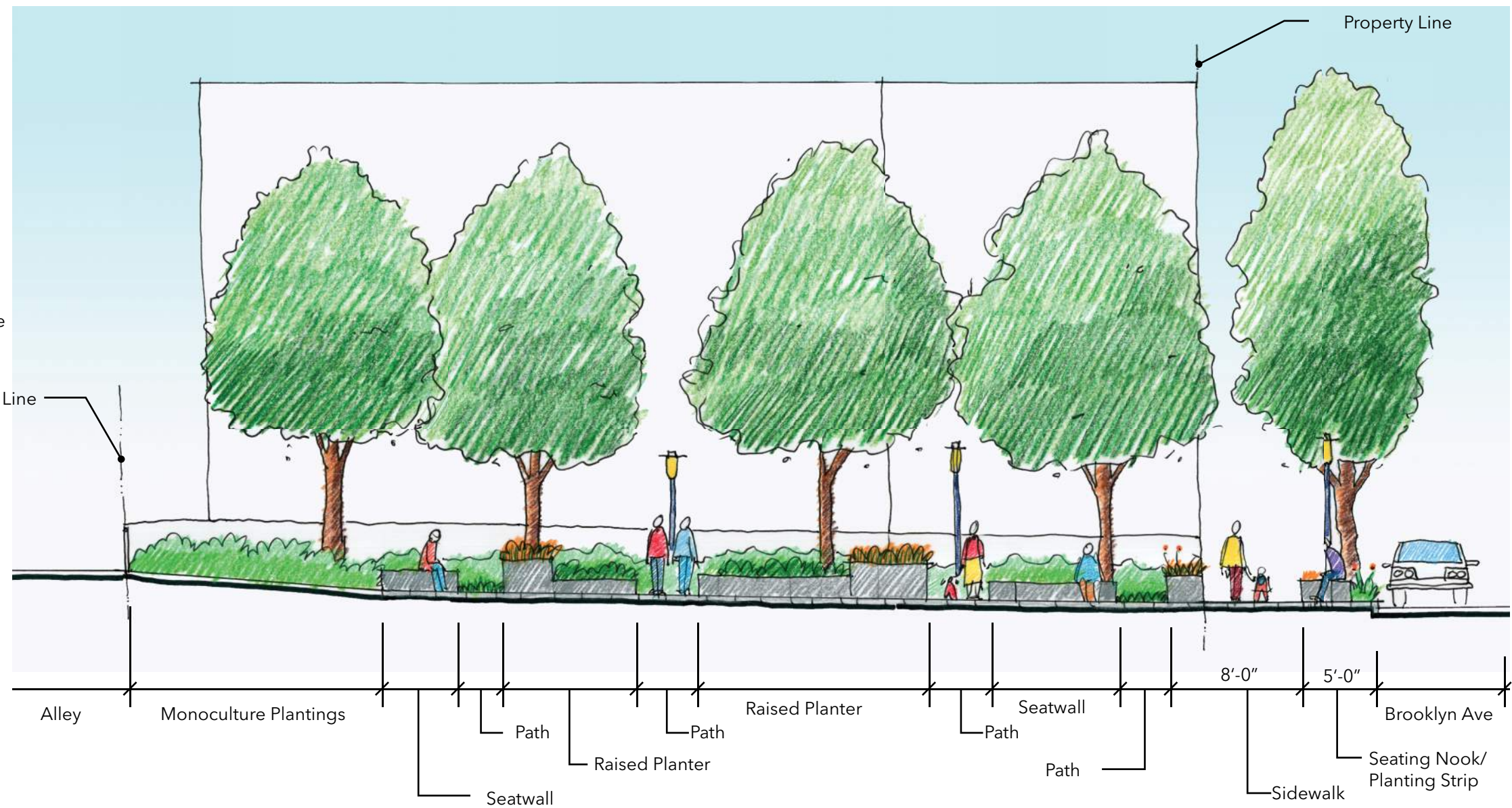
Illustrative Sections



Key Plan

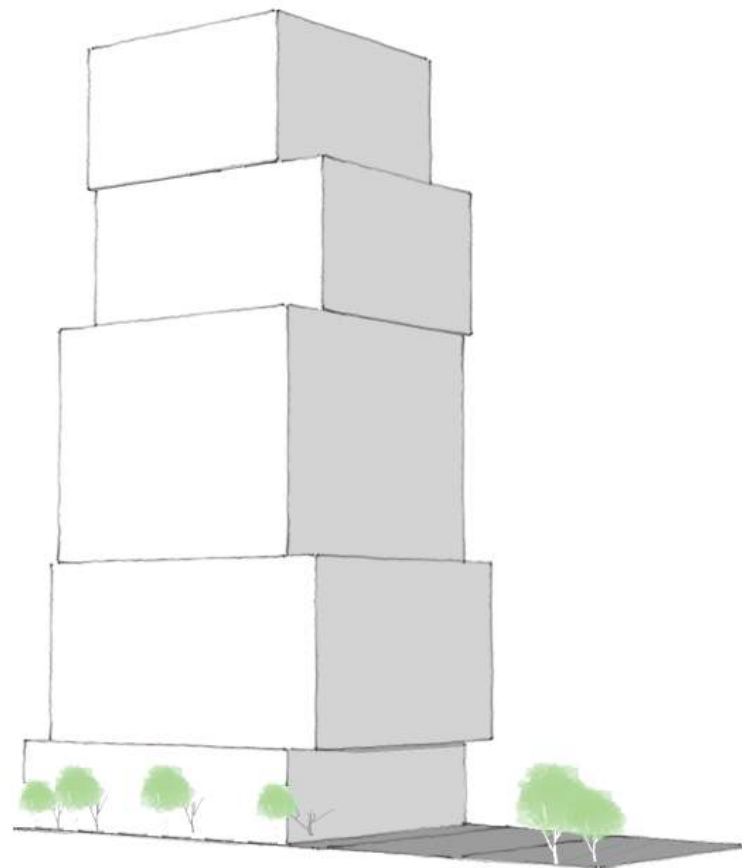


Section A' - A Streetscape



Section B' - B Pocket Park

Massing Alternatives



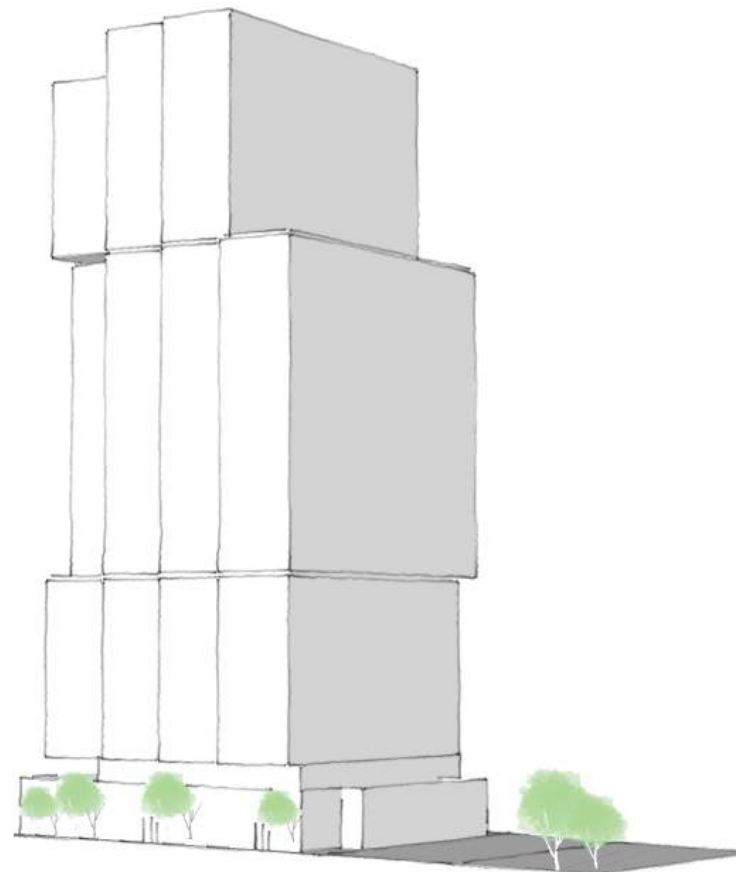
Option I

Pros

- No Departures

Cons

- Minimal opportunity for open space.
- Little massing relief in relation to property lines.



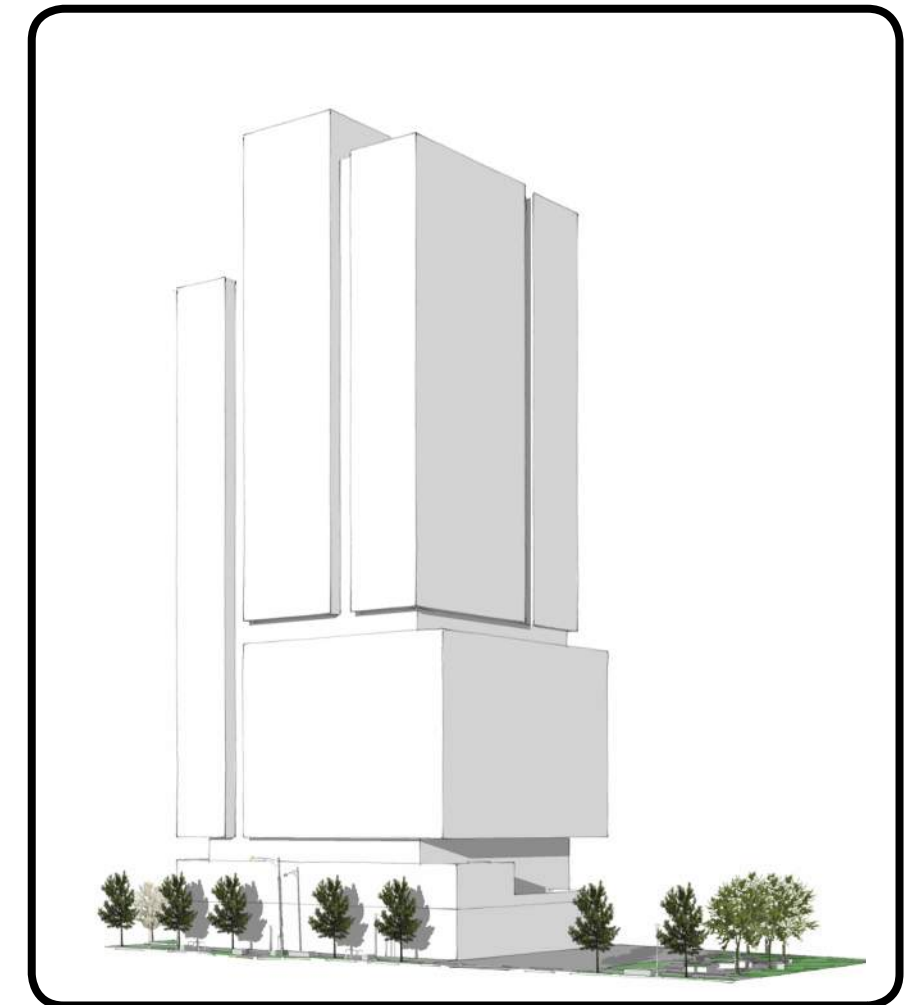
Option II

Pros

- Vertical shifts create rhythm and articulation along primary facades.

Cons

- Articulation of the massing is not proportionate to the scale of the park on the north side.
- Few opportunities for vertical relief along the north and south



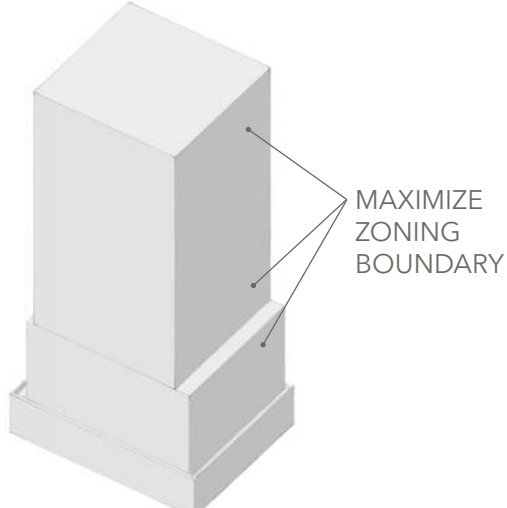
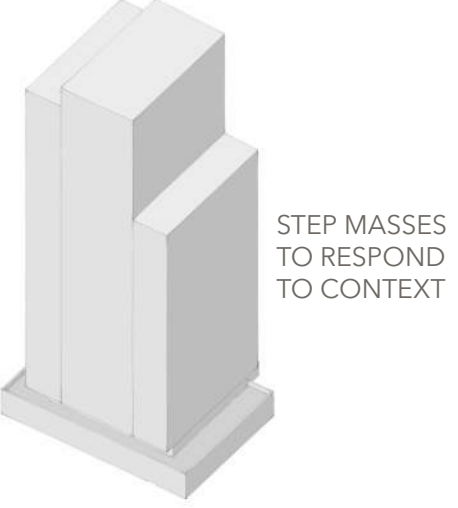
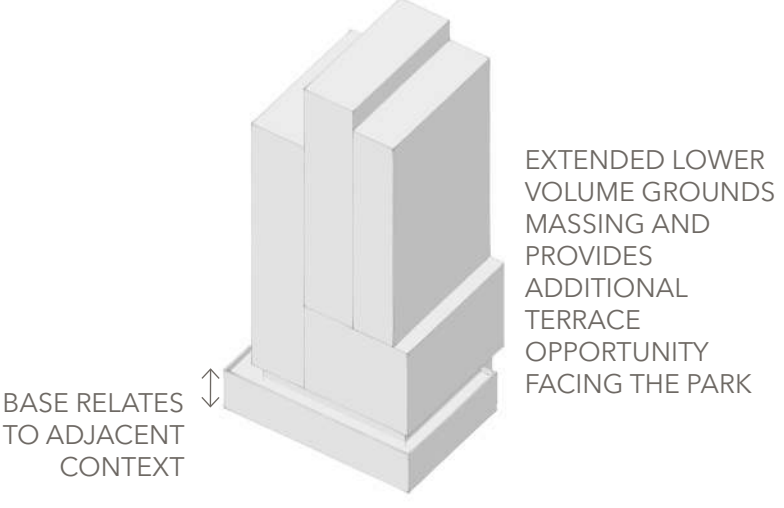
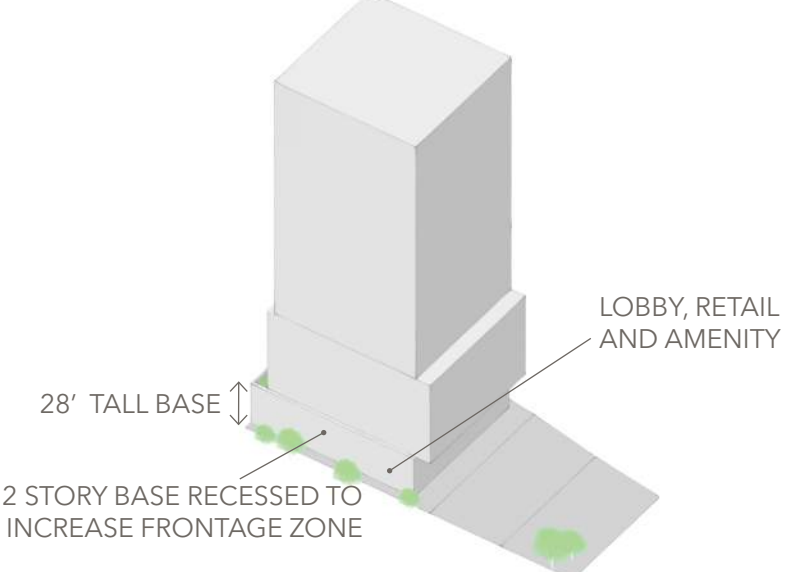
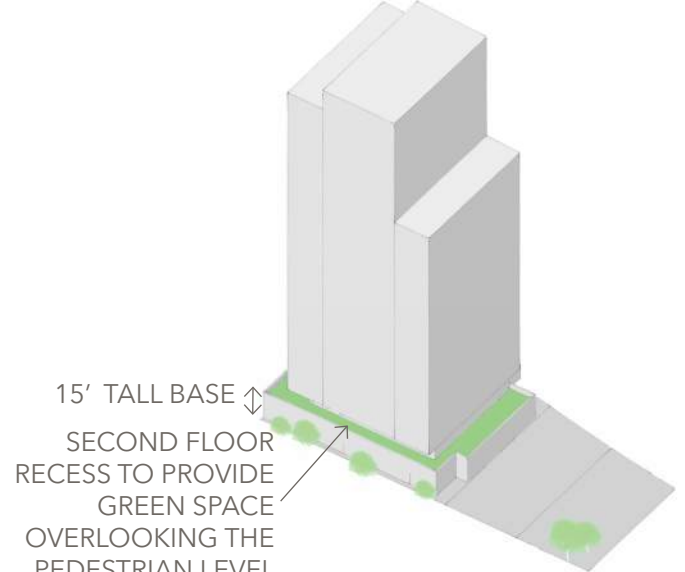
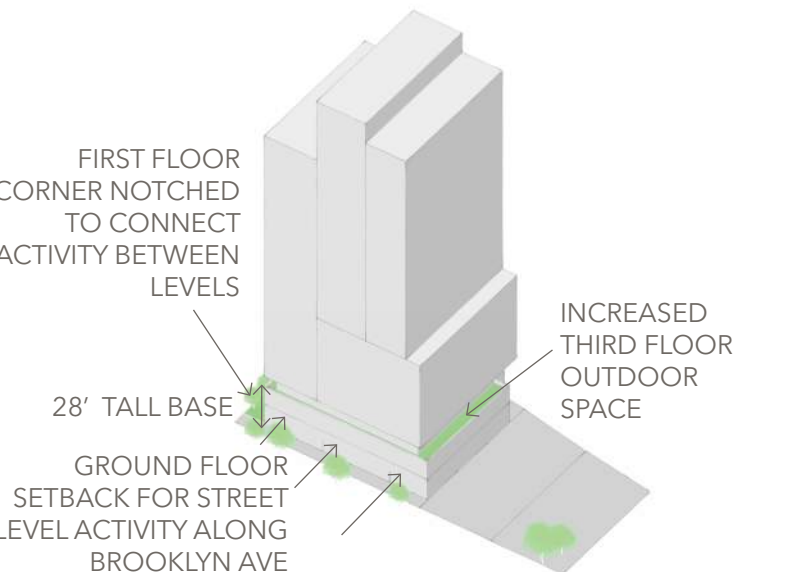
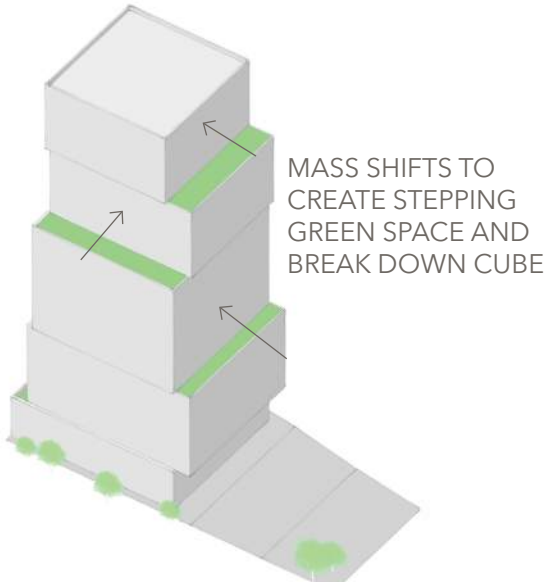

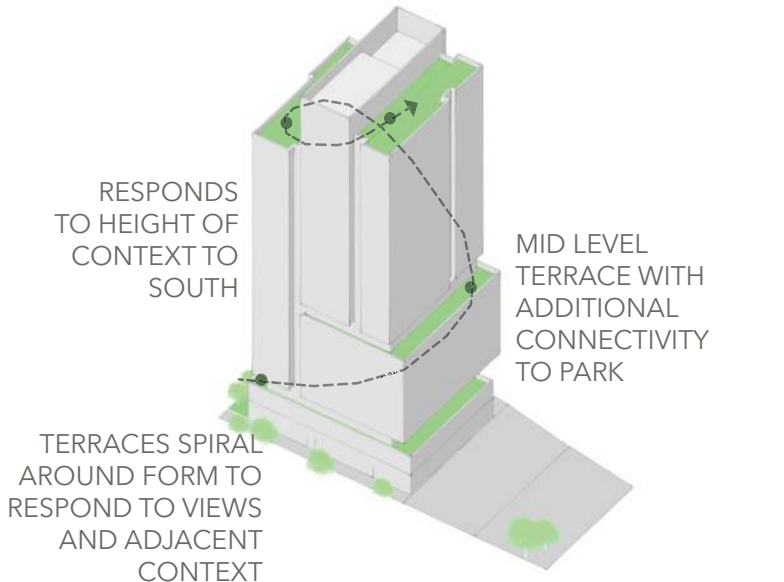
Option III - Preferred

Pros

- Massing addresses existing context while maintaining architectural proportions.
- The architecture capitalizes on visual connections to the city of Seattle as well as surrounding natural features of the region.

Cons

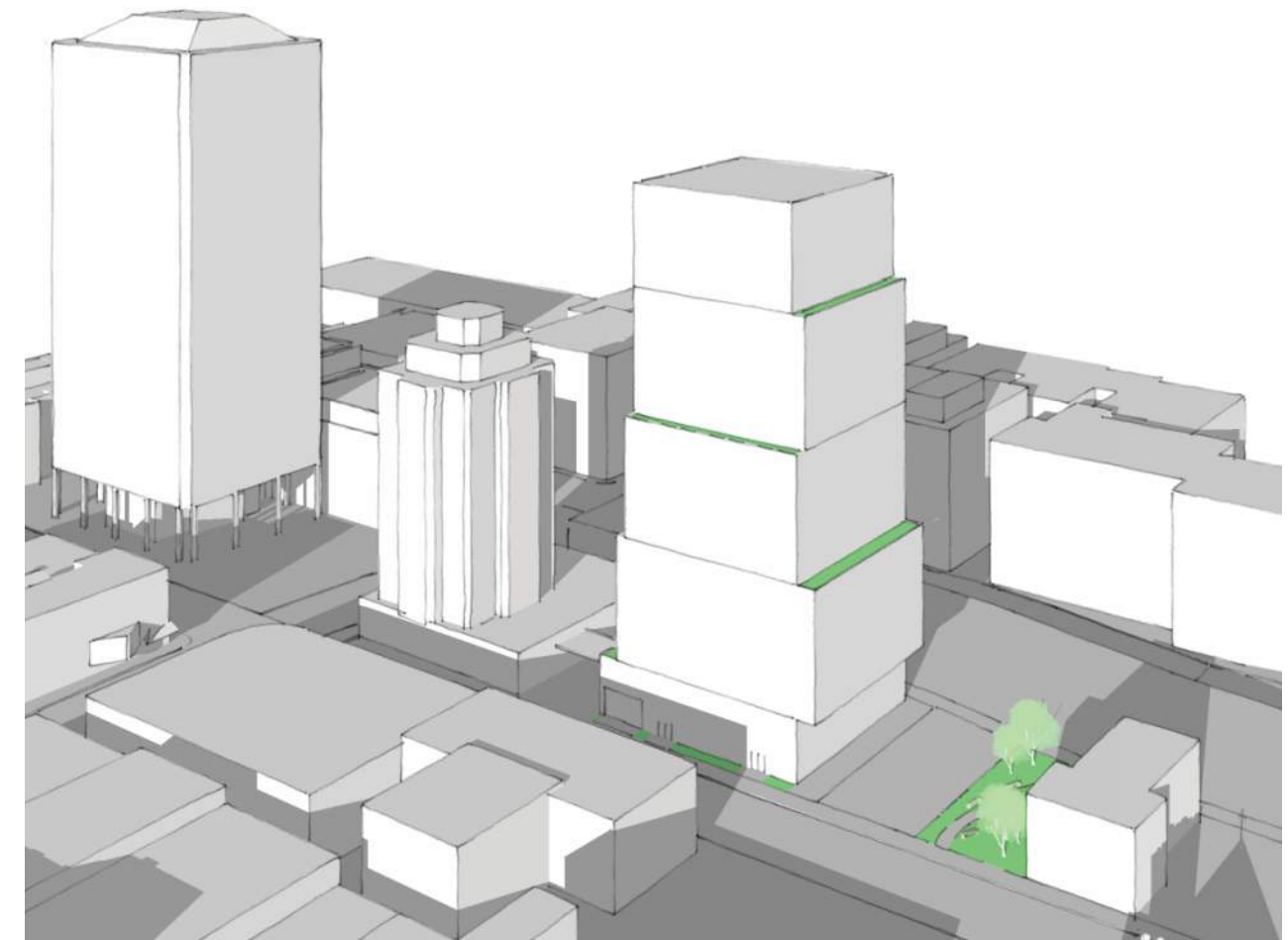
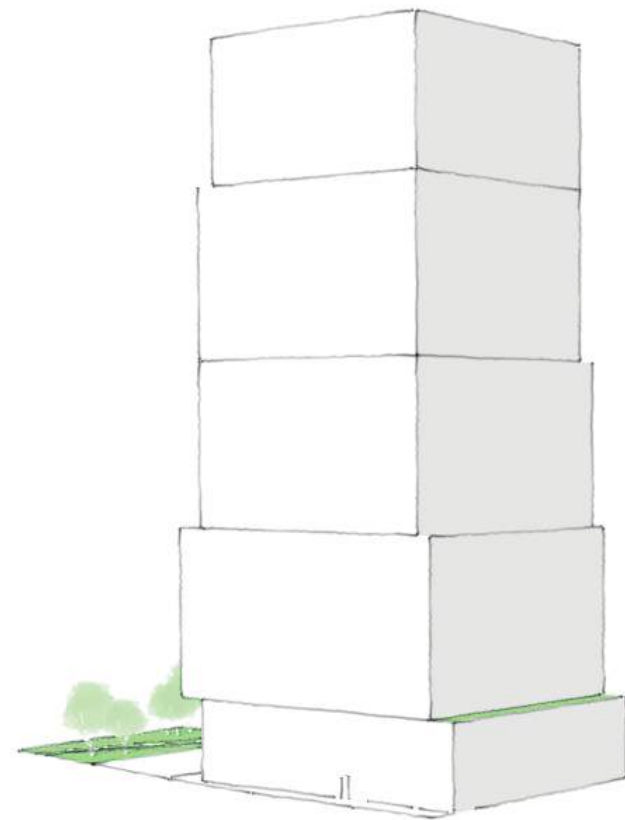
- Requires departure at south setback to introduce facade articulation.

Massing	OPTION 1: THE HORIZONTAL SHIFT	OPTION 2: THE VERTICAL SHIFT	OPTION 3: THE SHIFT
STAGE 1 : GENERAL MASSING	 <p>MAXIMIZE ZONING BOUNDARY</p>	 <p>STEP MASSES TO RESPOND TO CONTEXT</p>	 <p>EXTENDED LOWER VOLUME GROUNDS MASSING AND PROVIDES ADDITIONAL TERRACE OPPORTUNITY FACING THE PARK</p> <p>BASE RELATES TO ADJACENT CONTEXT</p>
STAGE 2: STREET ARTICULATION	 <p>28' TALL BASE</p> <p>2 STORY BASE RECESSED TO INCREASE FRONTAGE ZONE</p> <p>LOBBY, RETAIL AND AMENITY</p>	 <p>15' TALL BASE</p> <p>SECOND FLOOR RECESS TO PROVIDE GREEN SPACE OVERLOOKING THE PEDESTRIAN LEVEL</p>	 <p>FIRST FLOOR CORNER NOTCHED TO CONNECT ACTIVITY BETWEEN LEVELS</p> <p>28' TALL BASE</p> <p>GROUND FLOOR SETBACK FOR STREET LEVEL ACTIVITY ALONG BROOKLYN AVE</p> <p>INCREASED THIRD FLOOR OUTDOOR SPACE</p>
STAGE 3: TOWER ARTICULATION	 <p>MASS SHIFTS TO CREATE STEPPING GREEN SPACE AND BREAK DOWN CUBE</p>	 <p>CANT FACADE TO CREATE RHYTHM ALONG BROOKLYN, REVEALS CARVE OUT GREEN SPACE</p>	 <p>RESPONDS TO HEIGHT OF CONTEXT TO SOUTH</p> <p>MID LEVEL TERRACE WITH ADDITIONAL CONNECTIVITY TO PARK</p> <p>TERRACES SPIRAL AROUND FORM TO RESPOND TO VIEWS AND ADJACENT CONTEXT</p>

Massing: Option I

THE HORIZONTAL SHIFT

The Horizontal Shift massing takes advantage of the square shaped site - maximizing the footprint and placement on the site while minimizing the height. In order to break down the mass, the building is broken horizontally into 5 segments. The first shift happens above the base, one at 95' per the zoning requirement, and again three more times to create outdoor moments and create engaging views on each side of the building. All concepts acknowledge that we are one of the first high rises so we treat each facade equally.



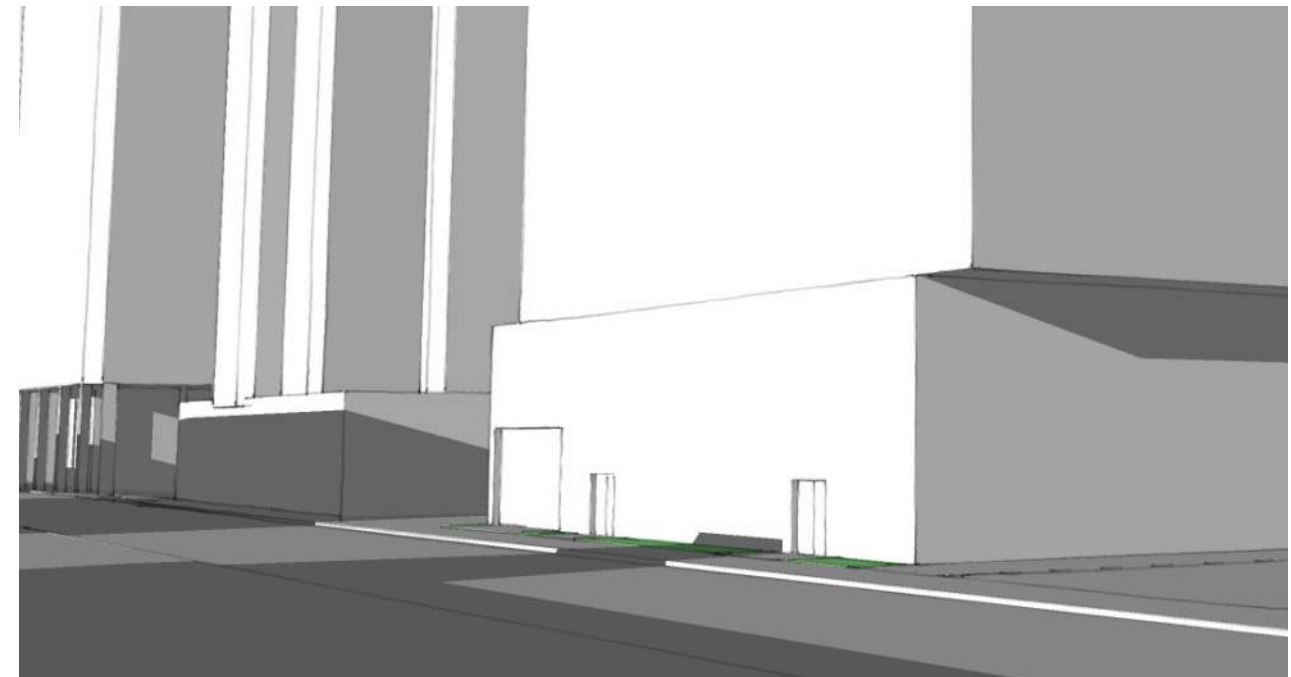
Precedents

3D Massing Views

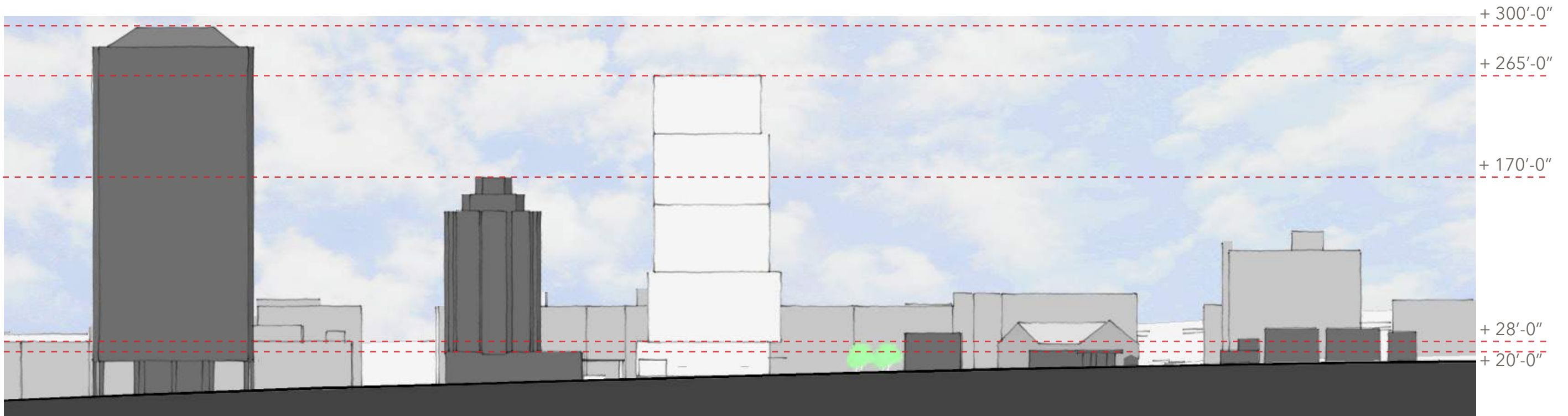
Massing: Option I



View from southeast



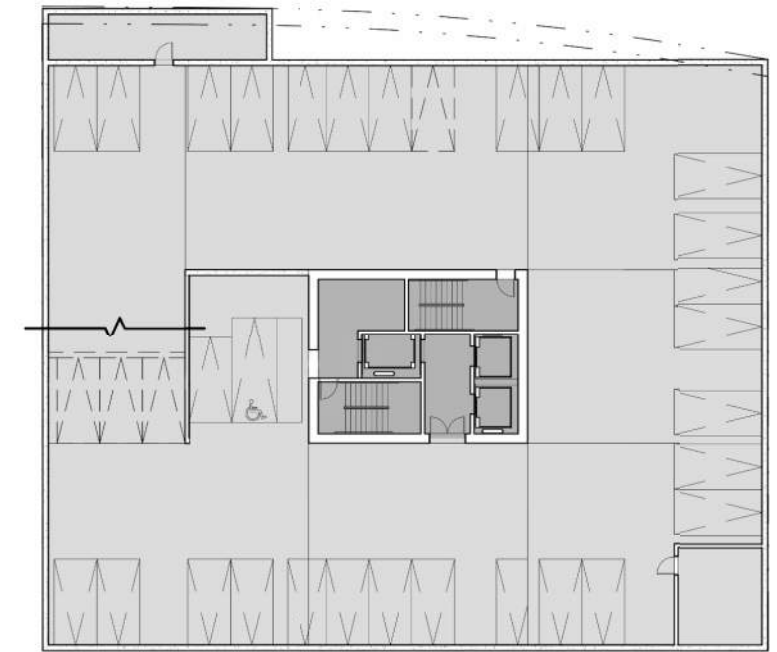
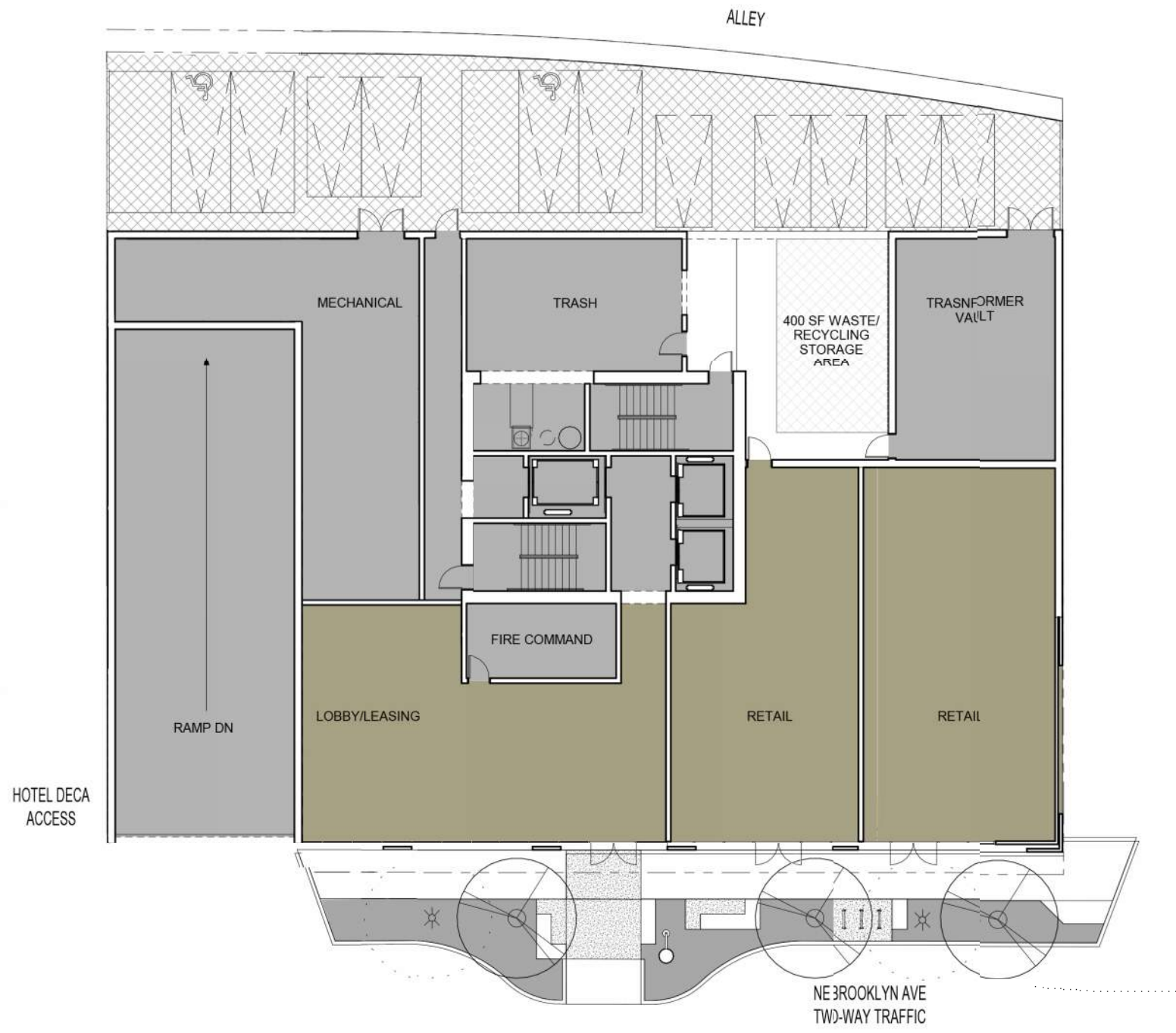
Street view from northeast



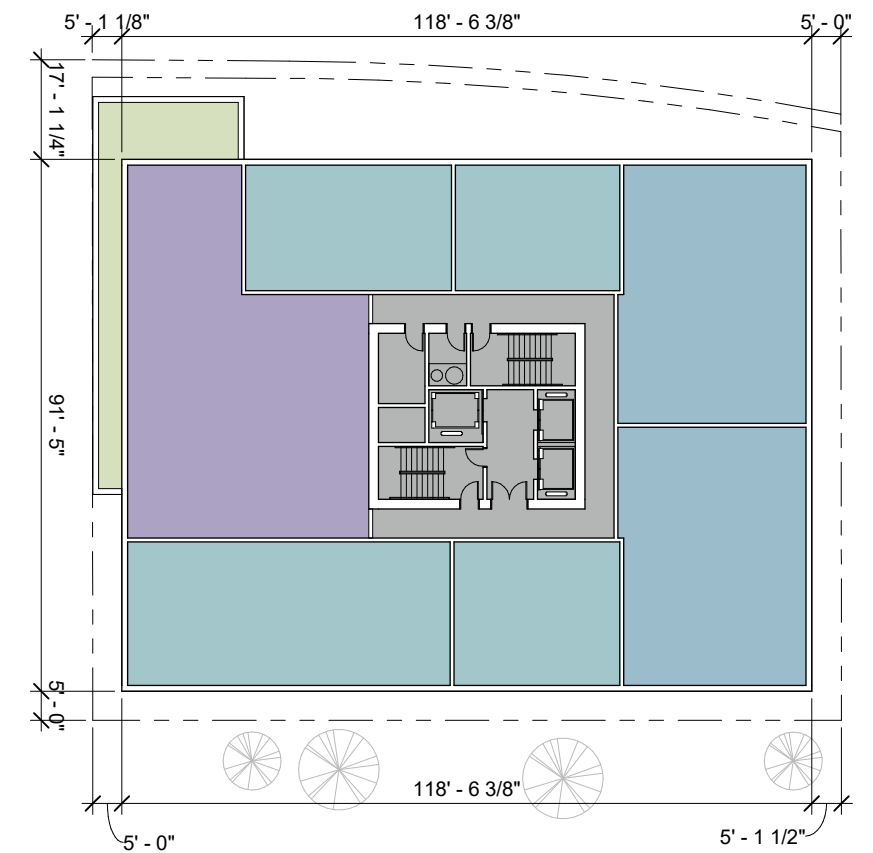
Option I in context

Massing: Option I Level 1 Plan

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

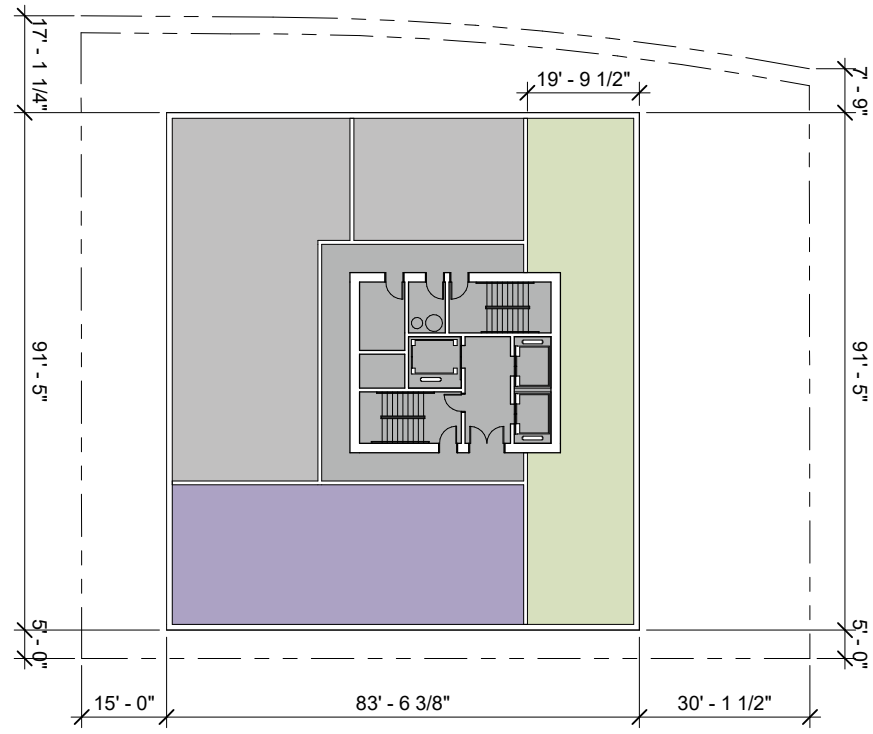


LOWER LEVEL 1&2 PLAN

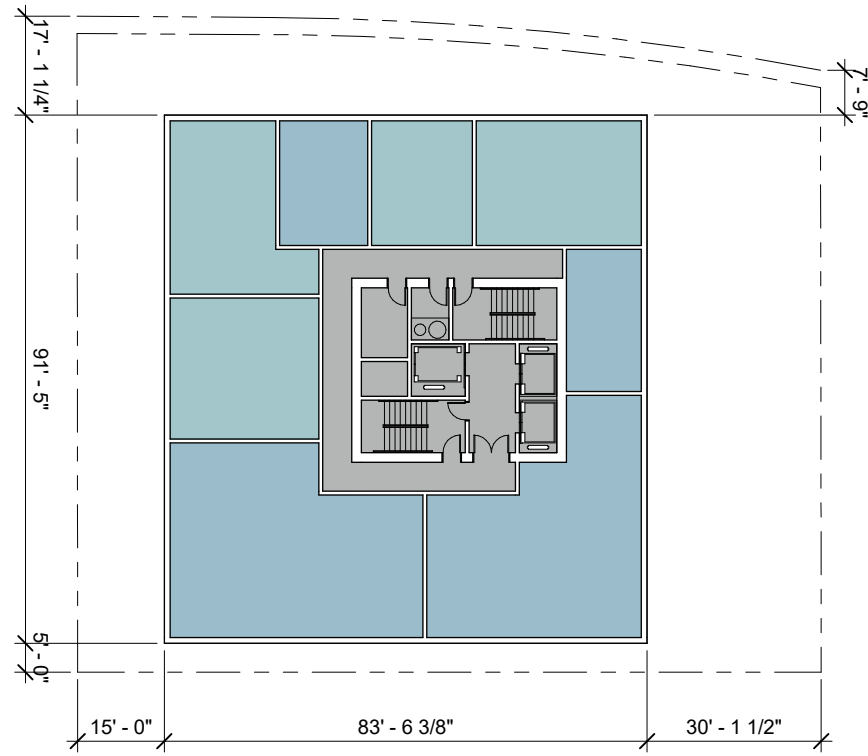


LEVEL 2 PLAN

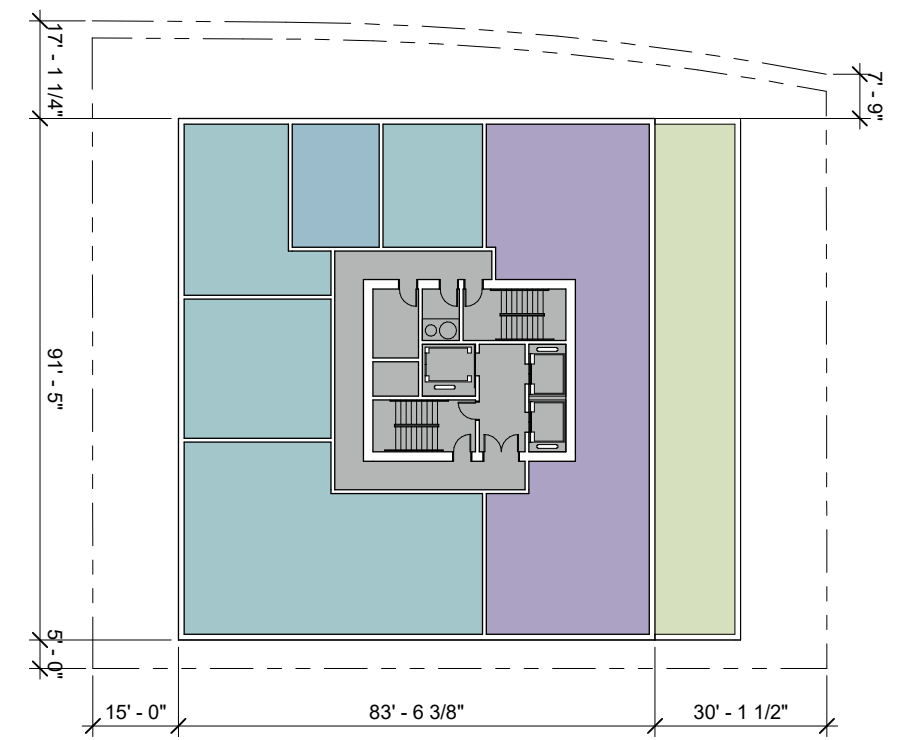




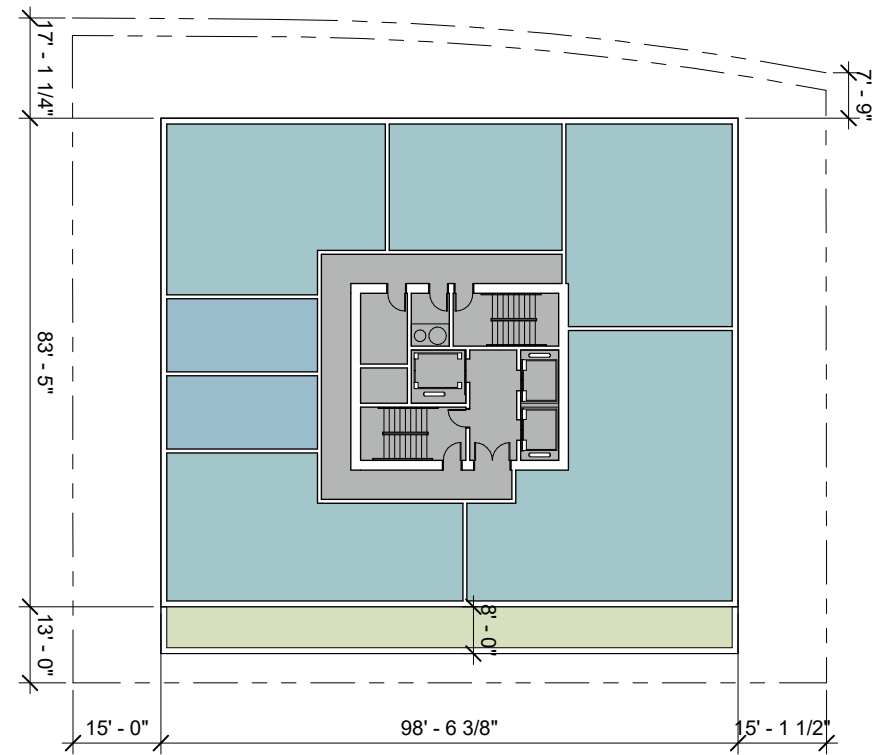
ROOF PLAN



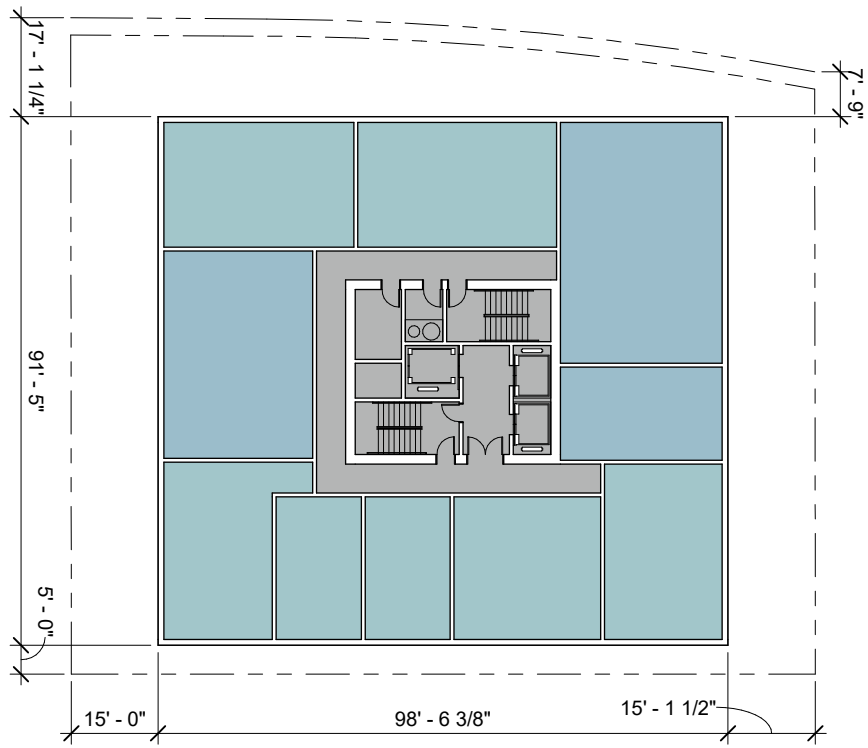
LEVEL 20 - 24 PLAN



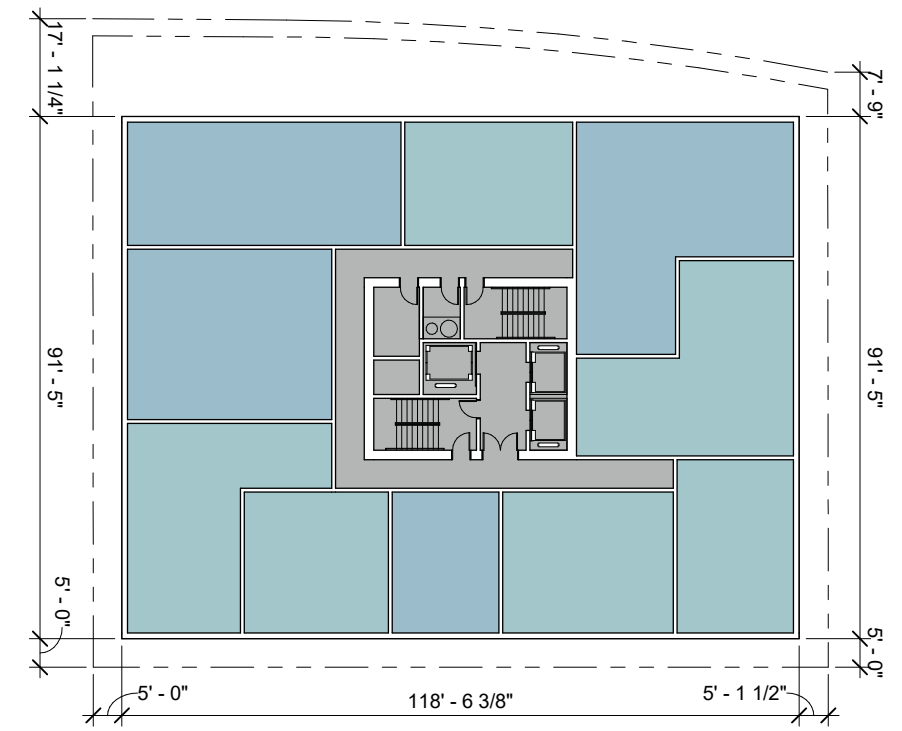
LEVEL 19 PLAN



LEVEL 14 - 18 PLAN



LEVEL 7 - 13 PLAN

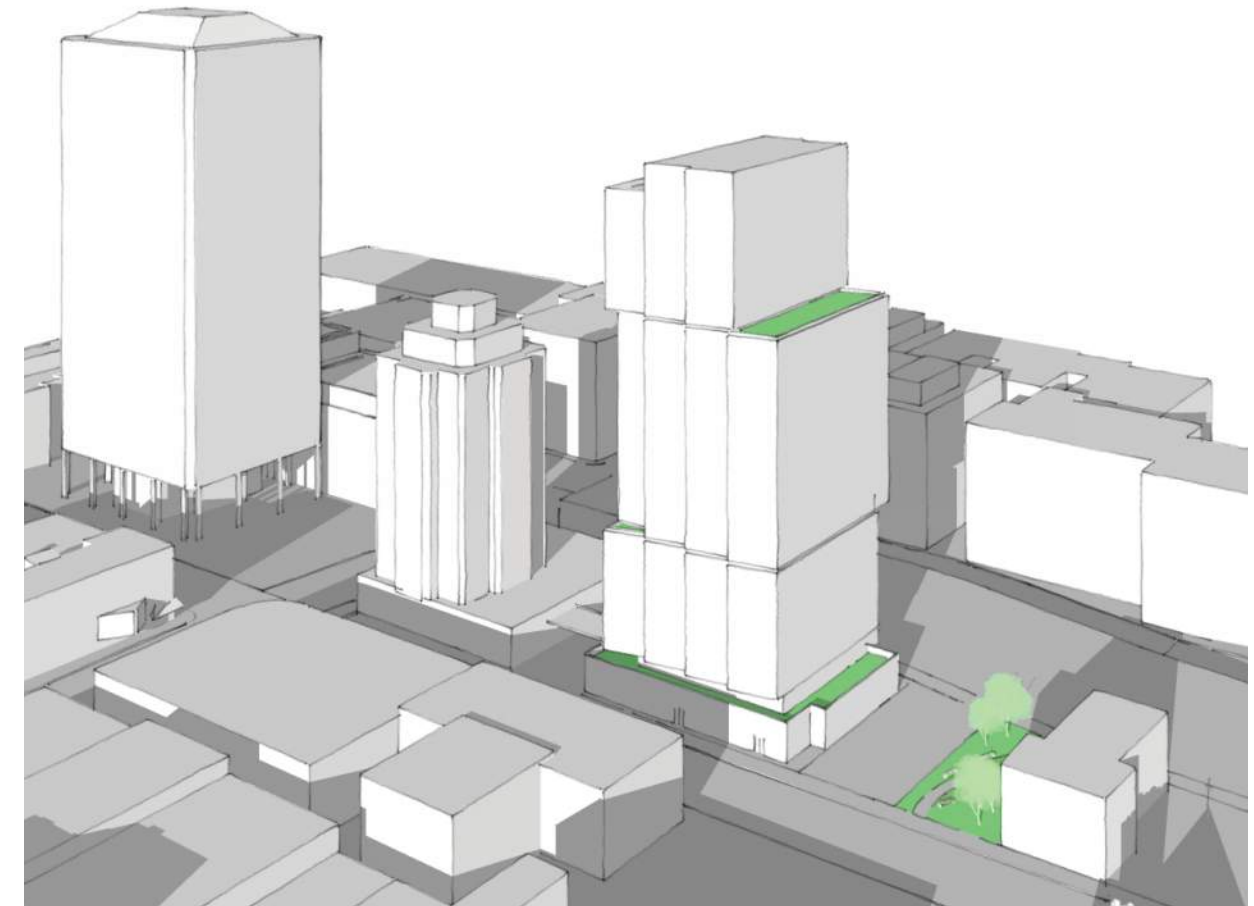
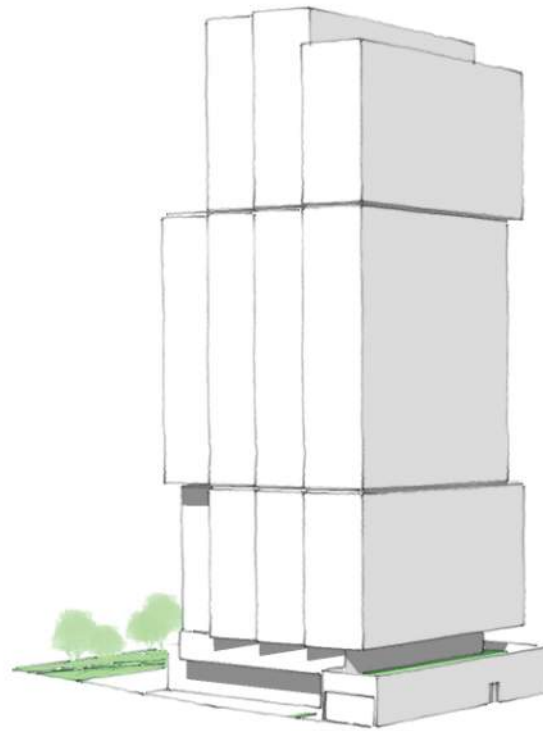


LEVEL 3 - 6 PLAN

Massing: Option II

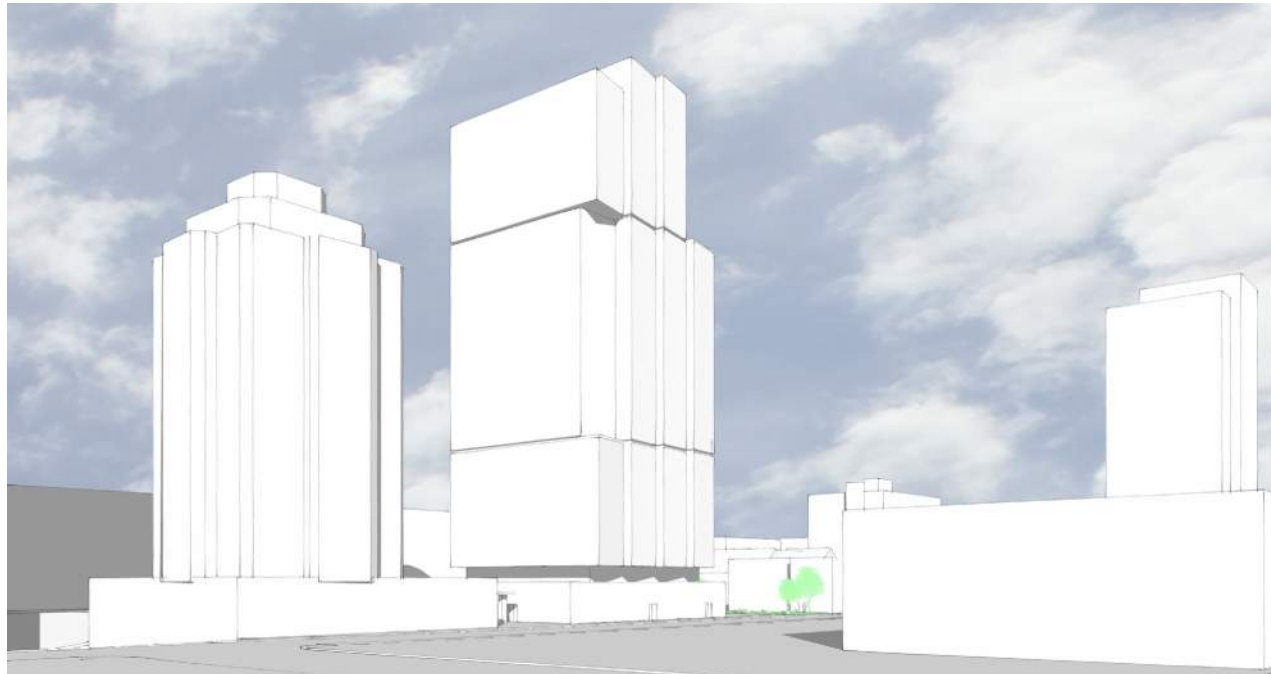
THE VERTICAL SHIFT

The Vertical Shift maximizes the street presence by pushing the mass of the tower to the street. The ground floor fills the site and the 2nd floors notches in around the perimeter and creates a south-facing 2nd floor outdoor space. There is a second step back on the north side to introduce additional outdoor space. A stepping facade creates articulation along the street as well as directs views toward the campus and natural features of the region.

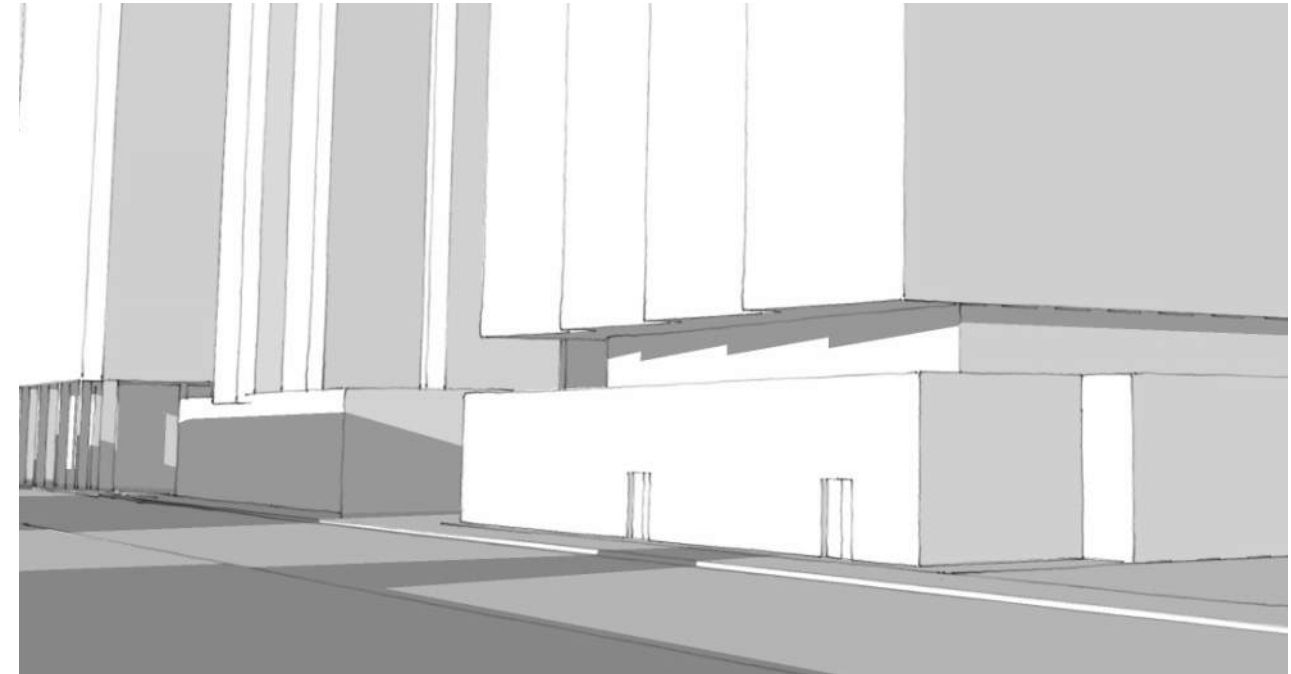


Precedents

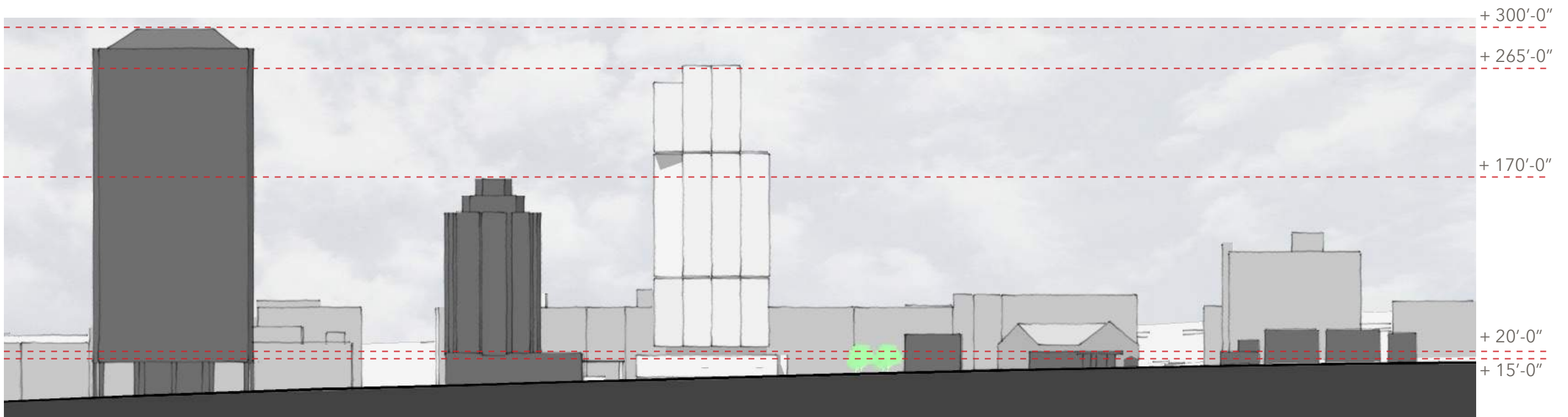
3D Massing Views



View from southeast

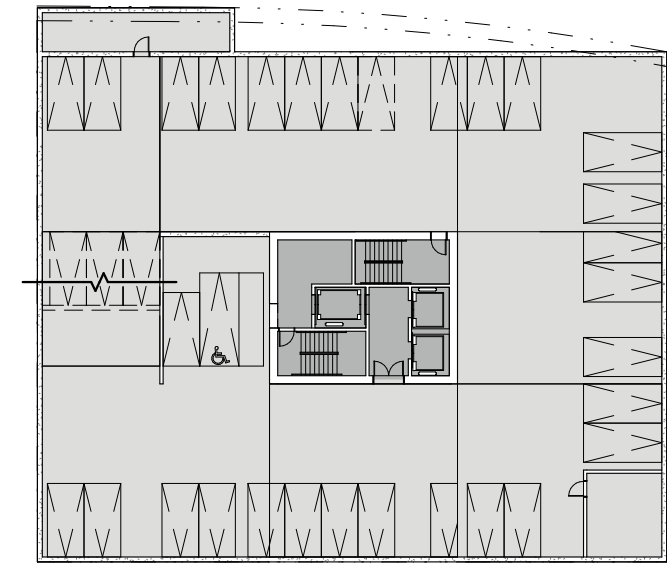
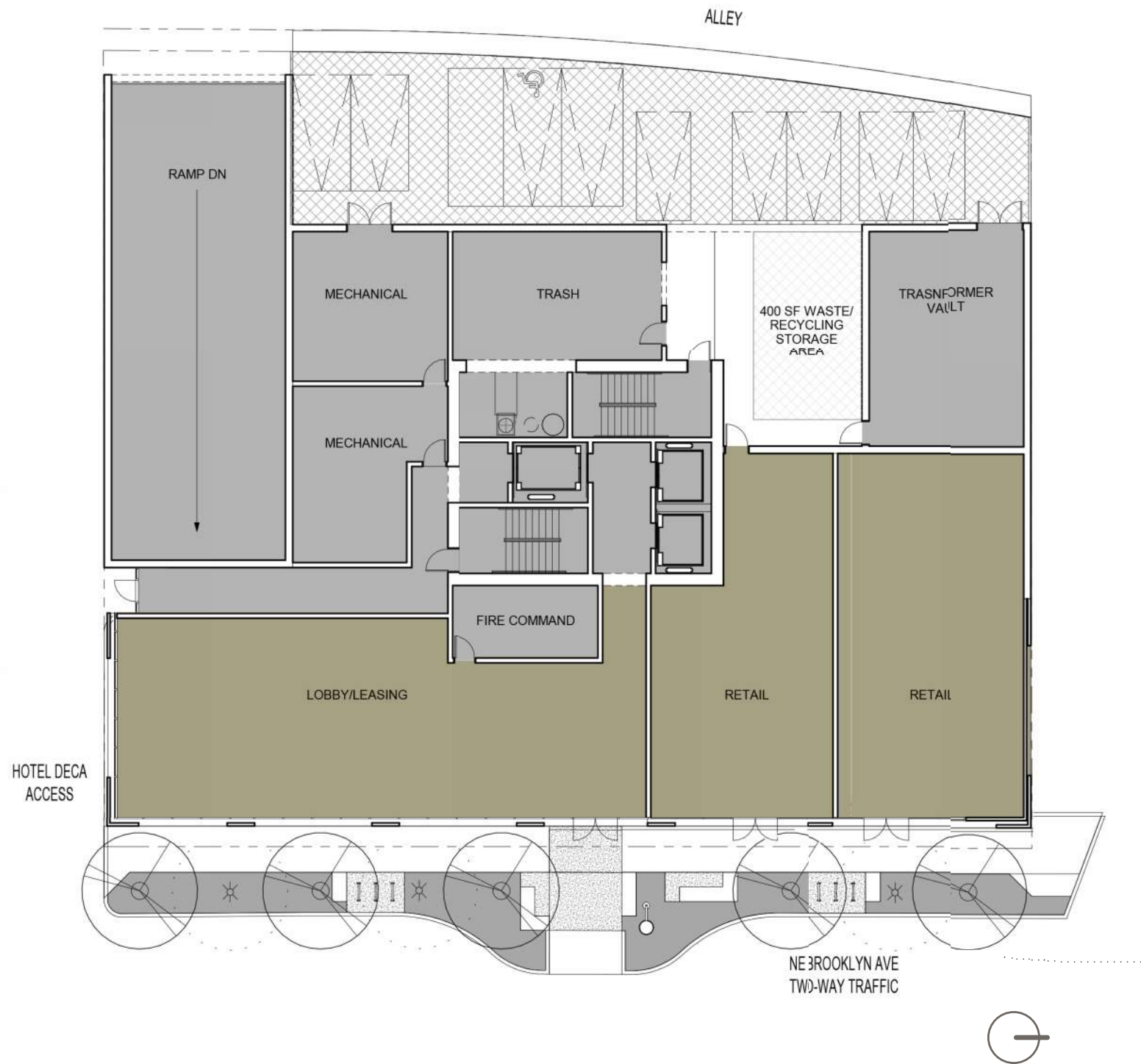


Street view from northeast

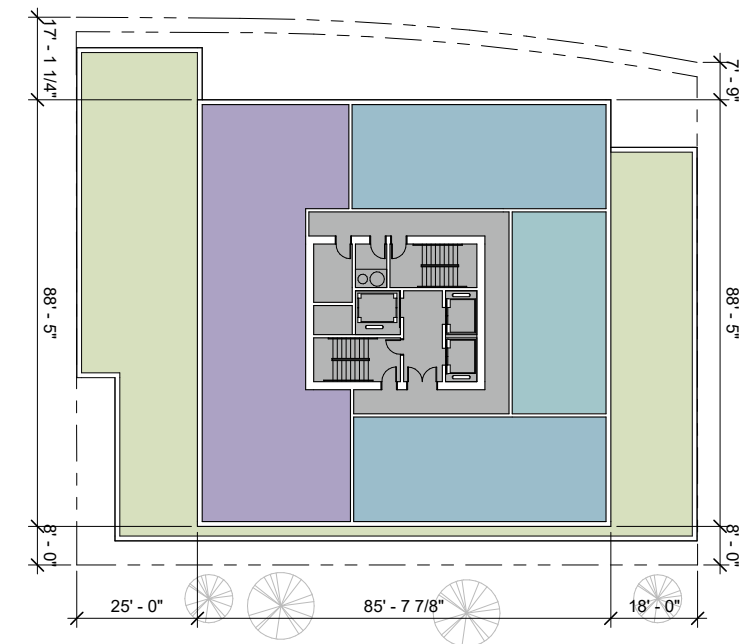


Option II in context

Massing: Option II Level 1 Plan

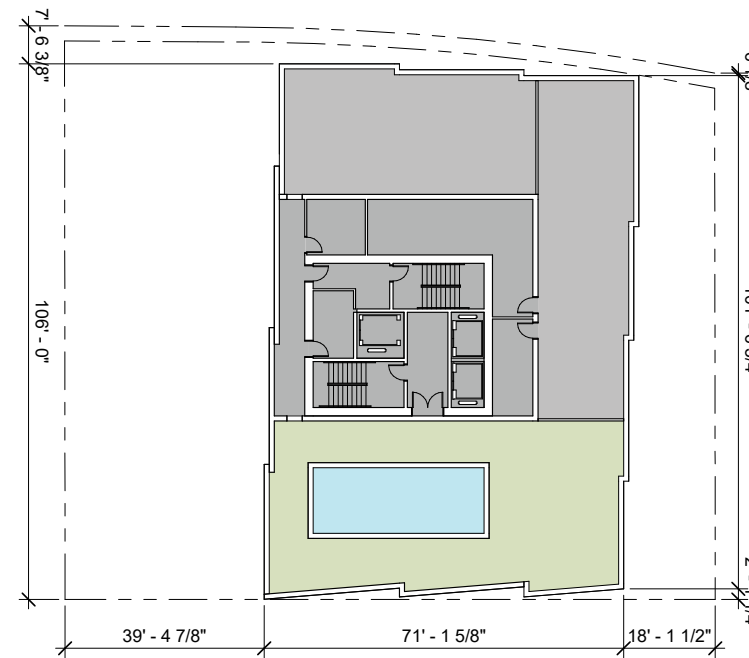


LOWER LEVEL 1&2 PLAN

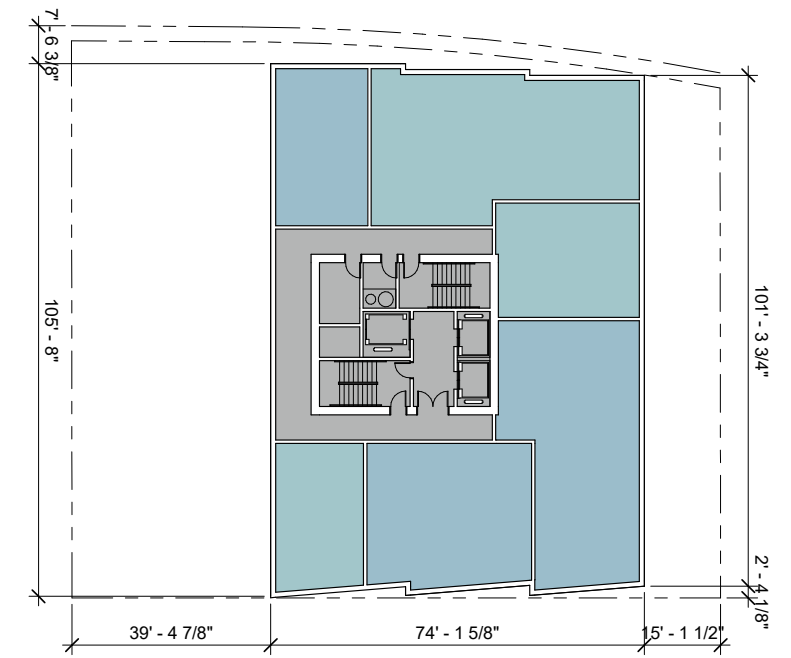


LEVEL 2 PLAN

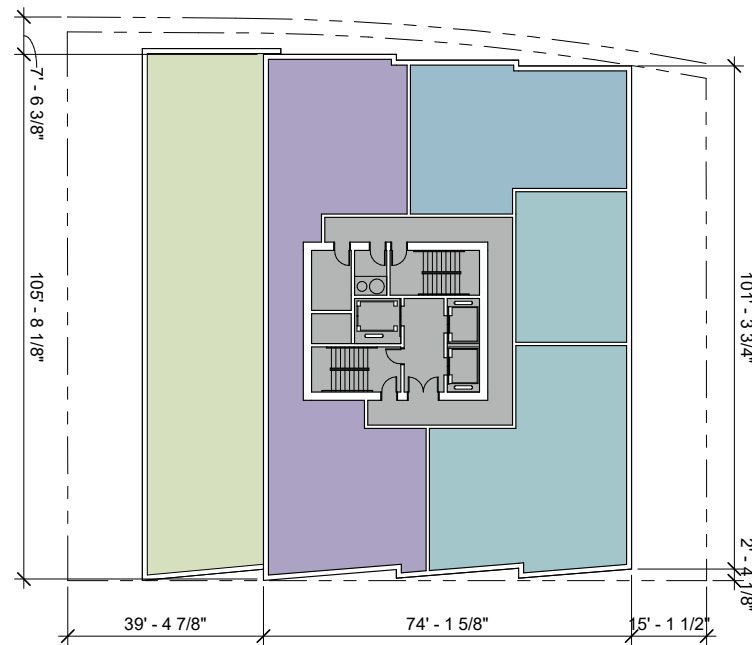
- COMMON/BOH
- RES - AMENITY
- RETAIL
- RESIDENTIAL
- OUTDOOR SPACE



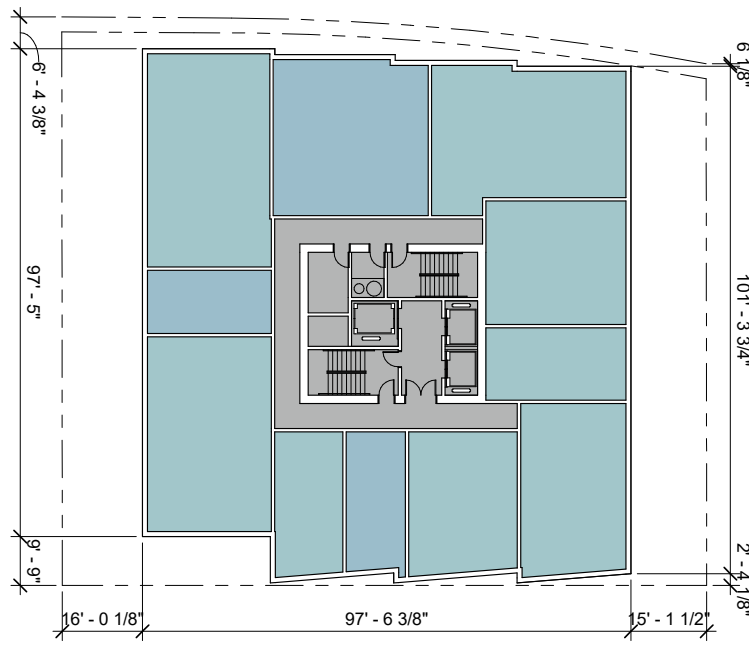
ROOF PLAN



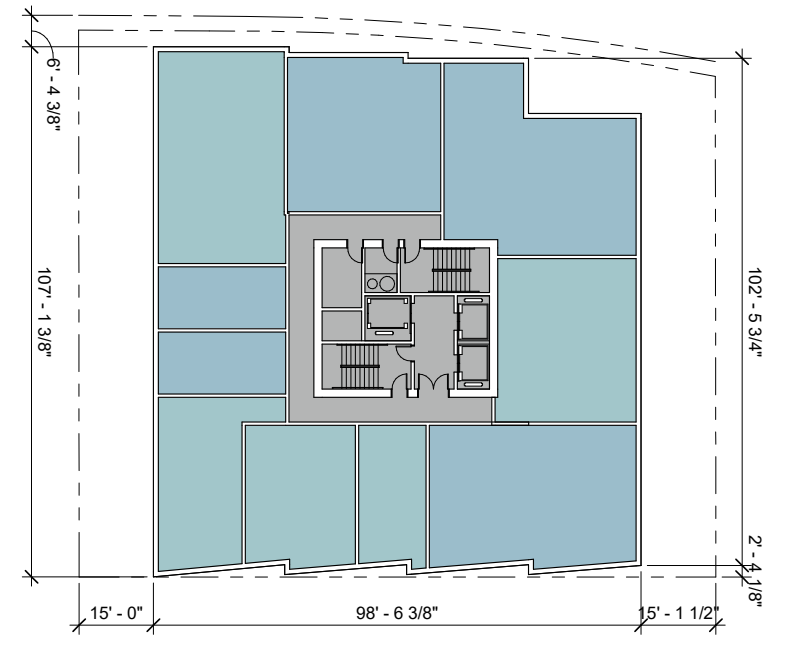
LEVEL 21 - 24 PLAN



LEVEL 20 PLAN



LEVEL 9 - 19 PLAN



LEVEL 3 - 8 PLAN



Massing: Option III - Preferred

THE SHIFT

The Shift concept starts with a series of masses that emphasize the vertical. A series of reveals enforce the verticality of the scheme as well as give greater definition to the individual volumes. The stepping of the building create large outdoor spaces on the third and ninth floors that are open to the sky. A third large terrace is located on the 20th floor - which looks over the Hotel Deca providing views toward Downtown as well as to the east and west. One last step at the roof leaves a slim top to the building. This preferred concept balances the benefits of the square floor plan with the vertical elements of the Vertical Shift scheme as well as introduces the horizontal shift at the midrise datum to relate to the surrounding context. It maximizes outdoor space and views to the regional and local context in all directions.



Precedents



3D Massing Views



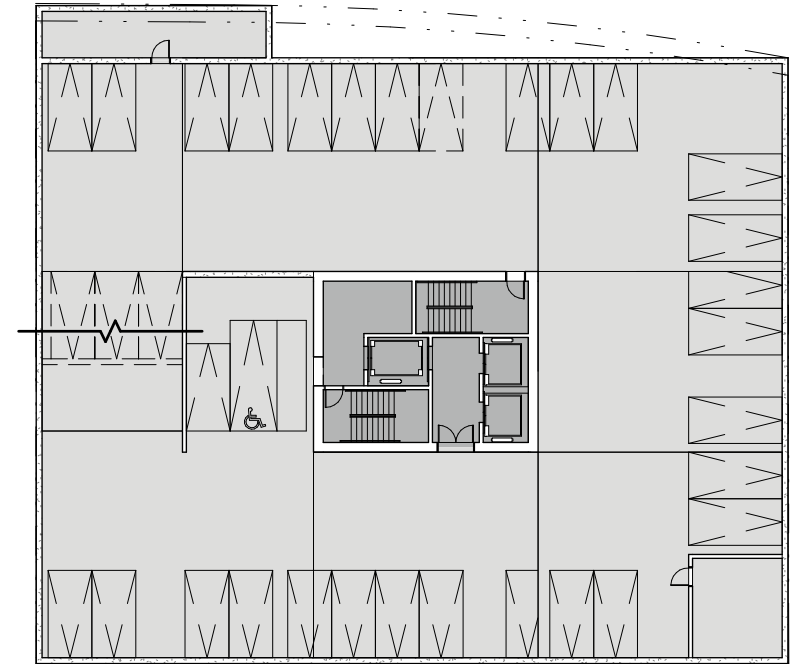
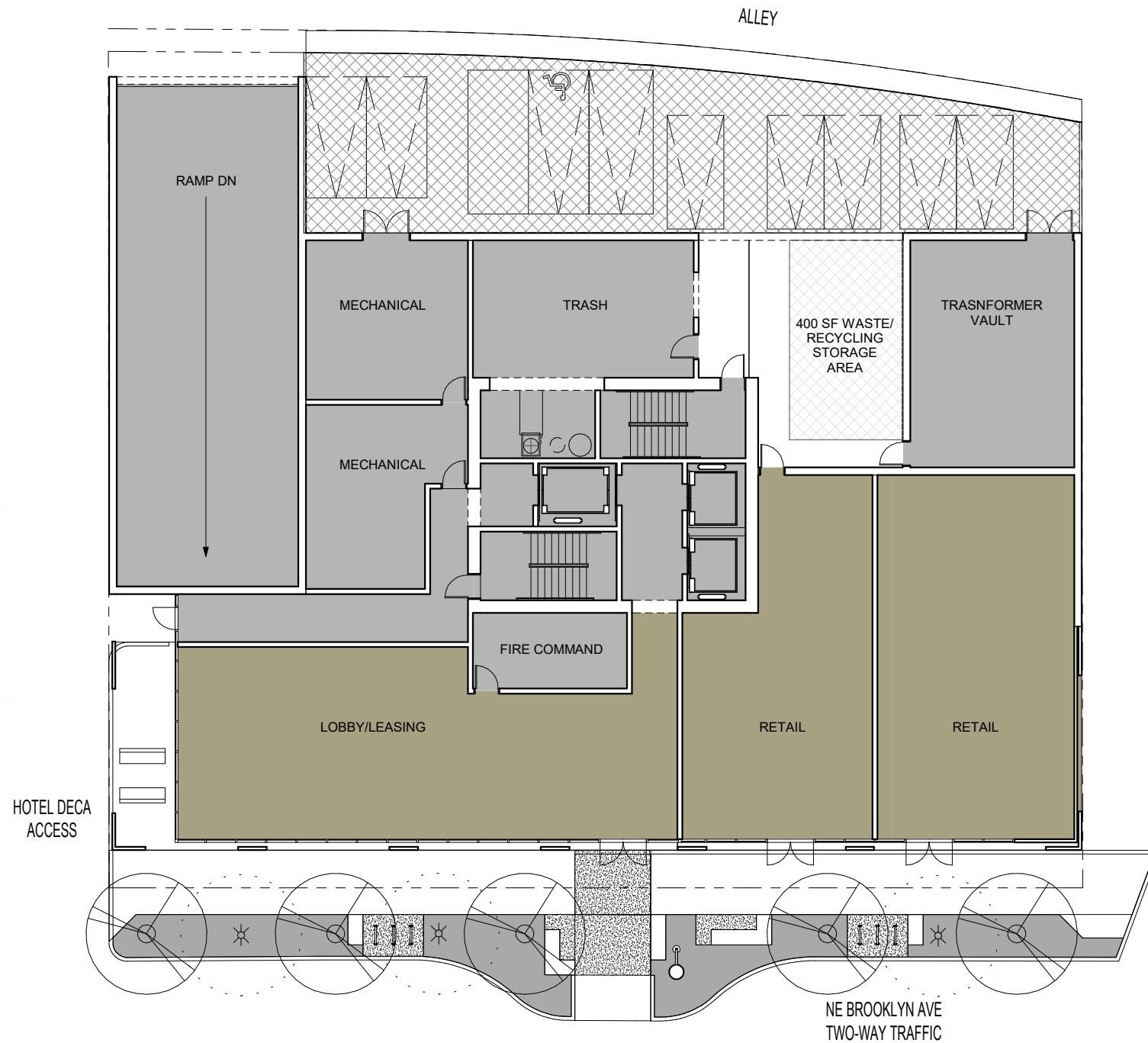
View from southeast



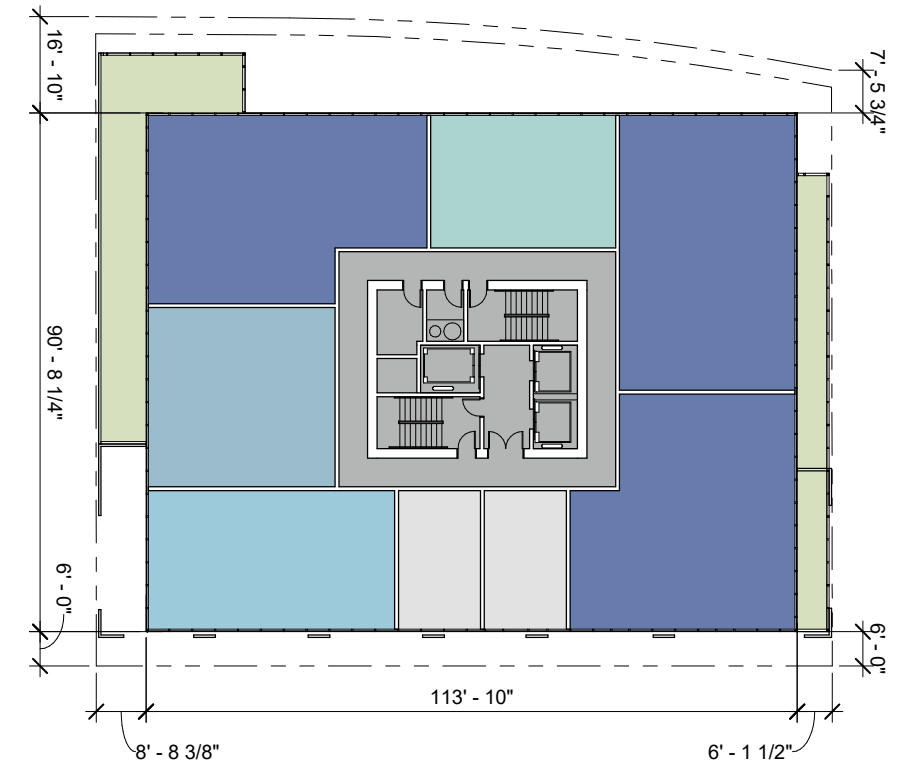
View from northeast

Massing: Option III Level 1 Plan

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

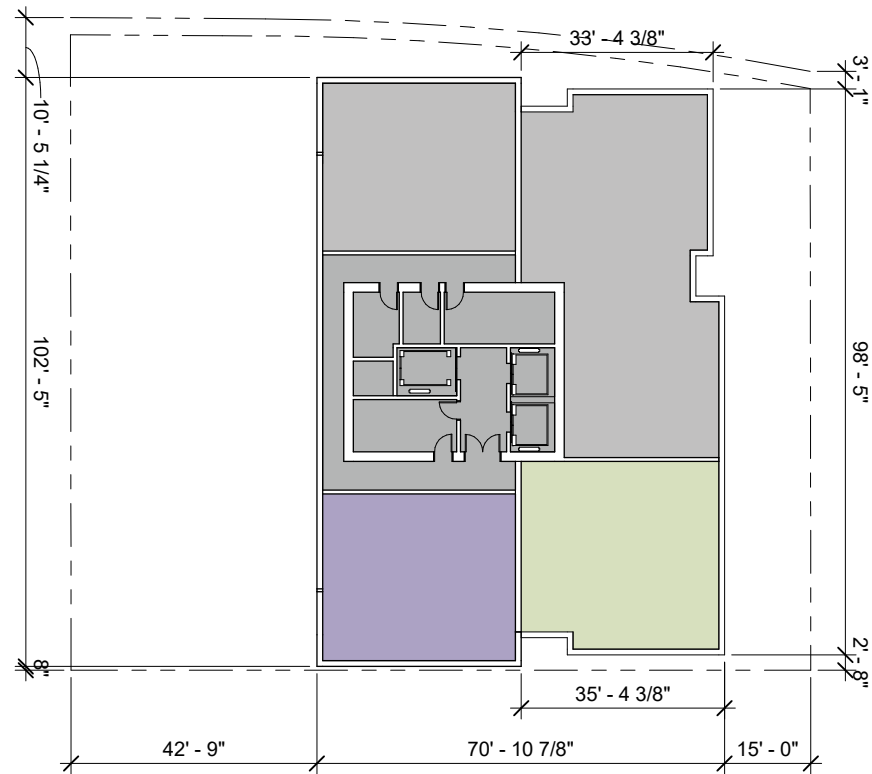


LOWER LEVEL 1 & 2 Plan

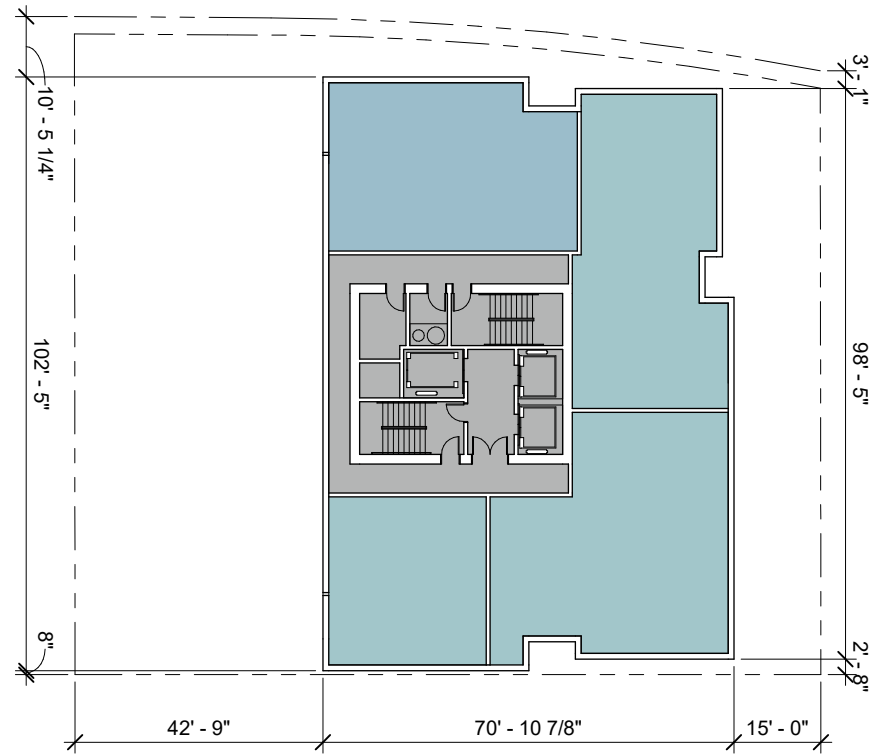


LEVEL 2 PLAN

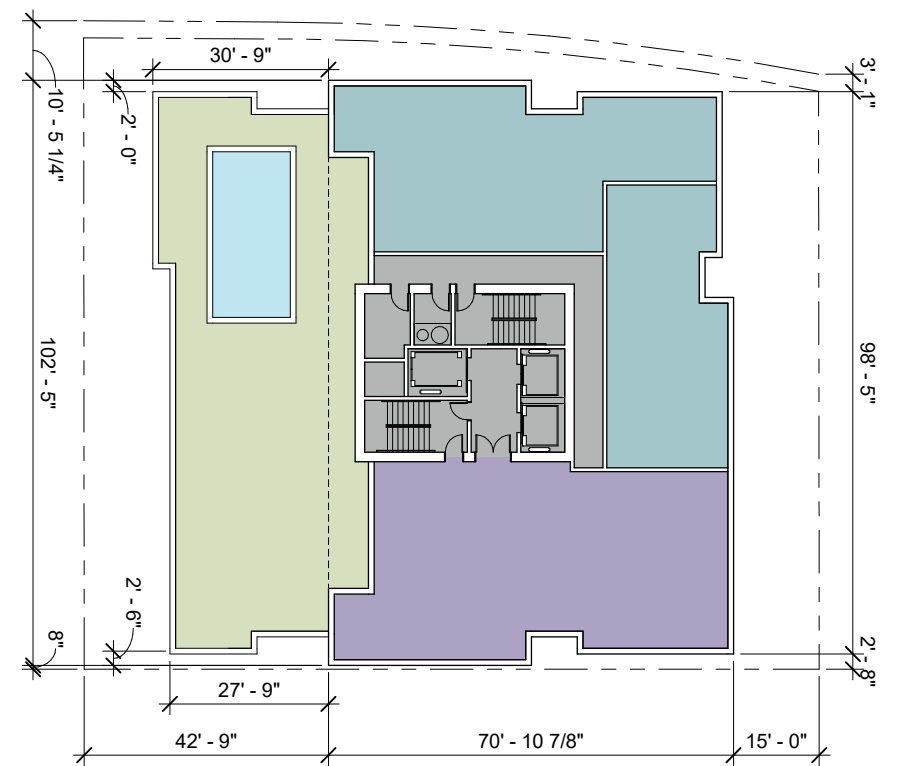




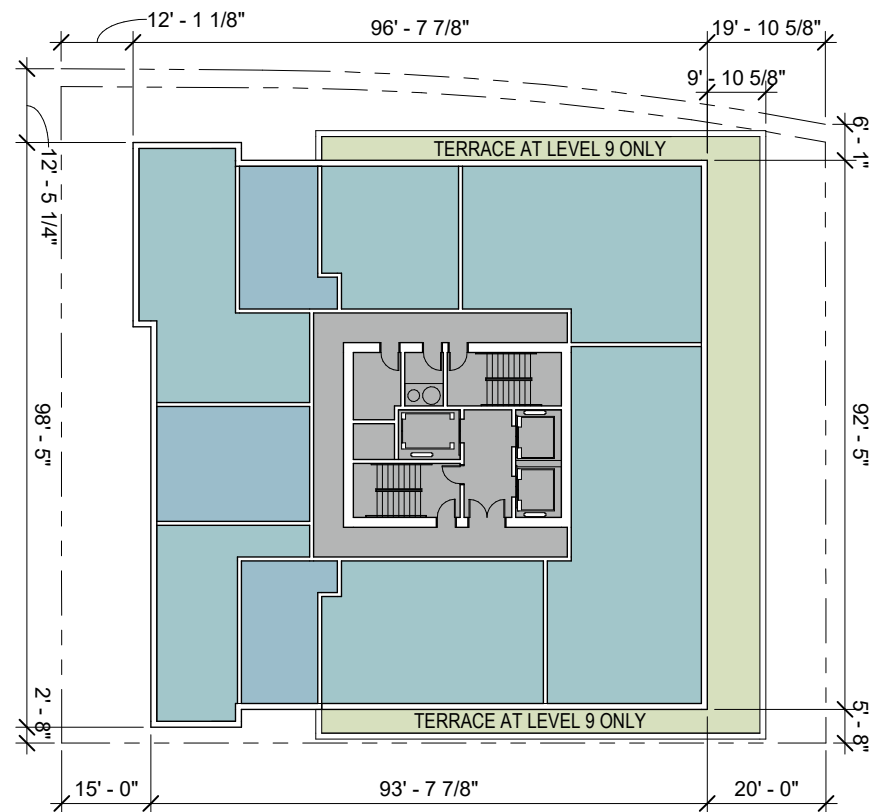
ROOF PLAN



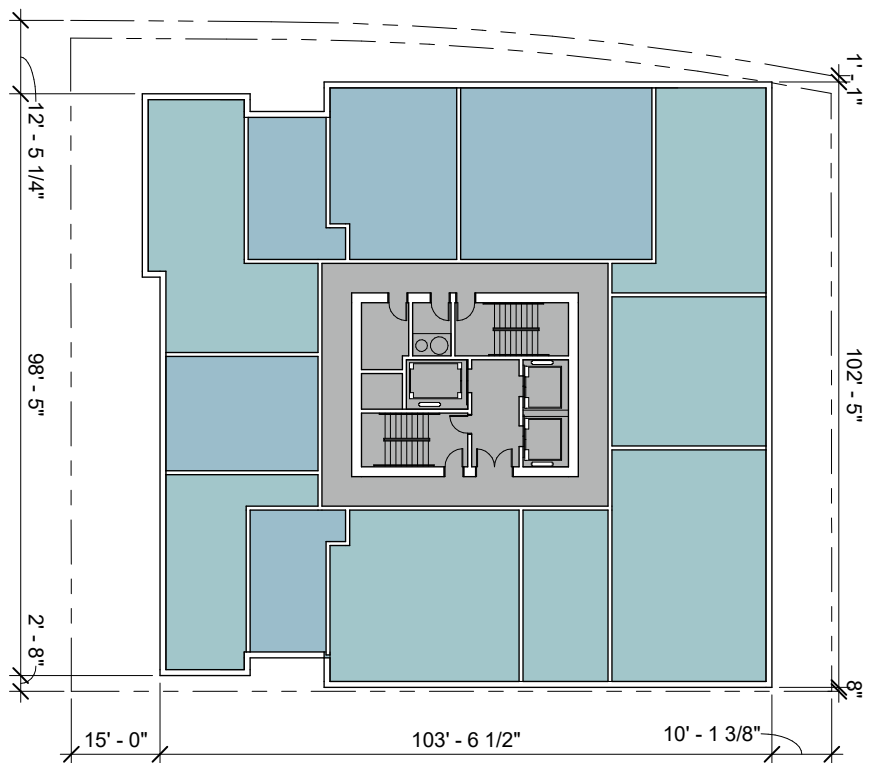
LEVEL 22-24 PLAN



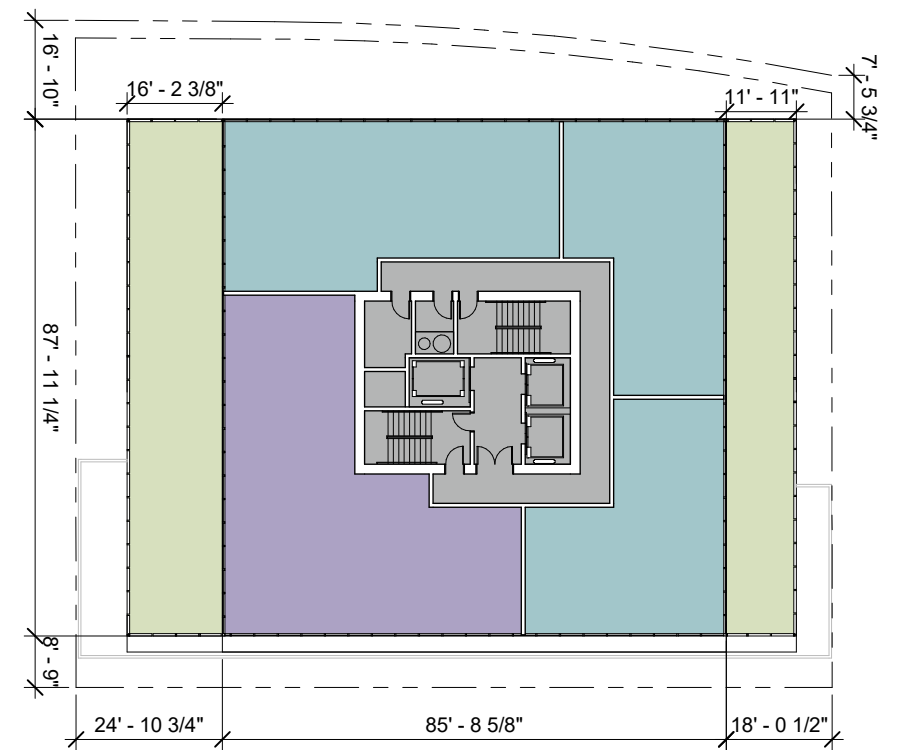
LEVEL 21 PLAN



LEVEL 9-20 PLAN



LEVEL 4 - 8 PLAN



LEVEL 3 PLAN

Option III - Street Level Perspective View



Perspective looking northwest from Brooklyn Ave NE

Option III - Base



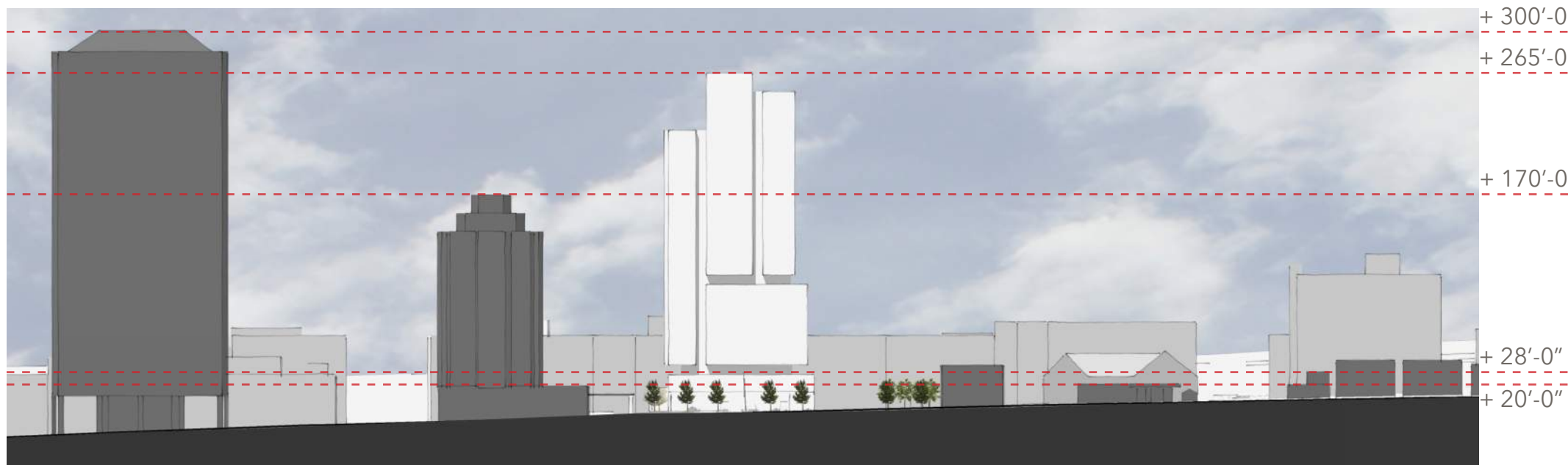
Base perspective looking southwest



Screen concept



Inviting storefront windows



Base in context



Warm Screen

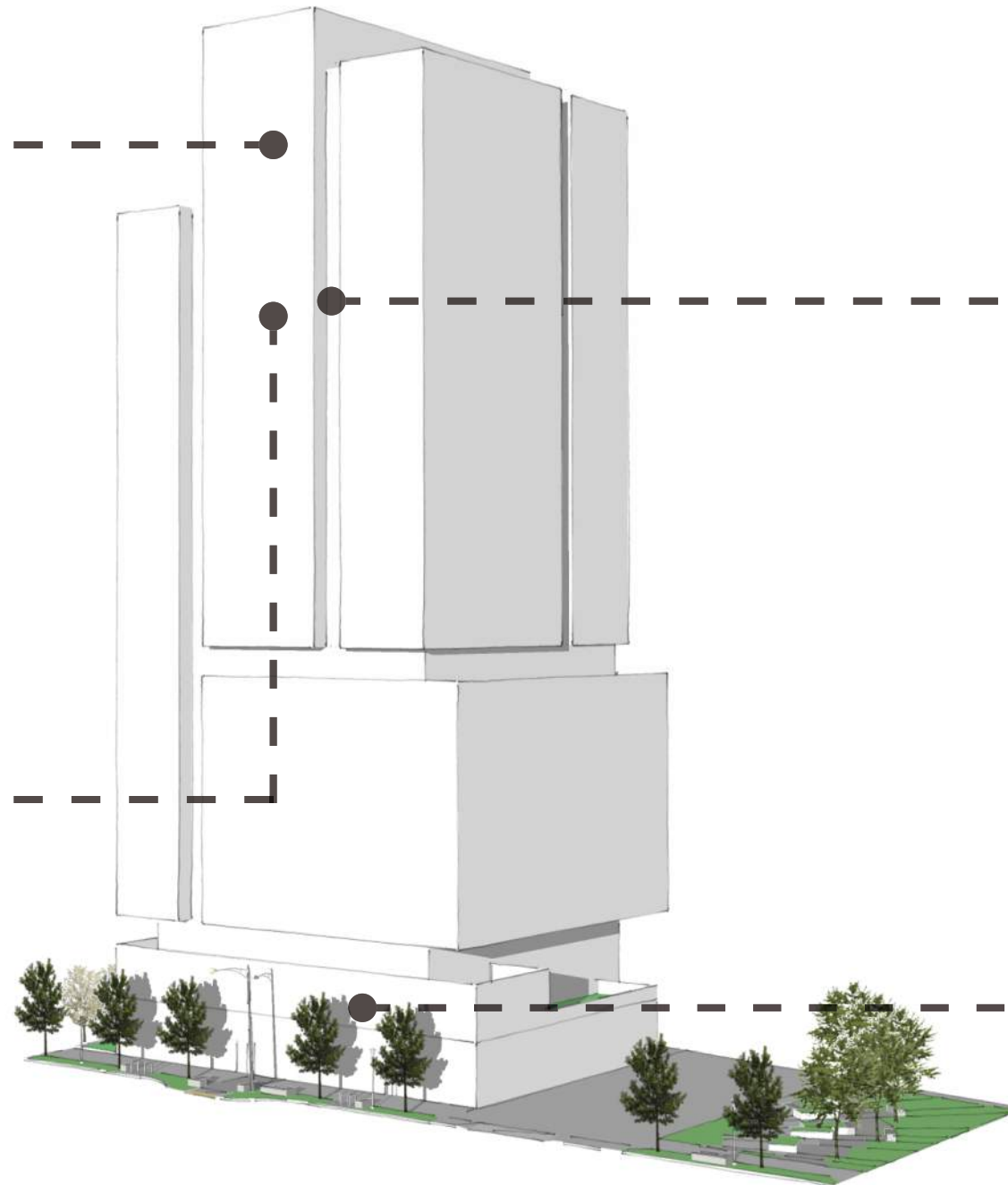
Material Character



Metal panel character transitions from bottom to top of tower



Vertically oriented metal panel and glass at tower

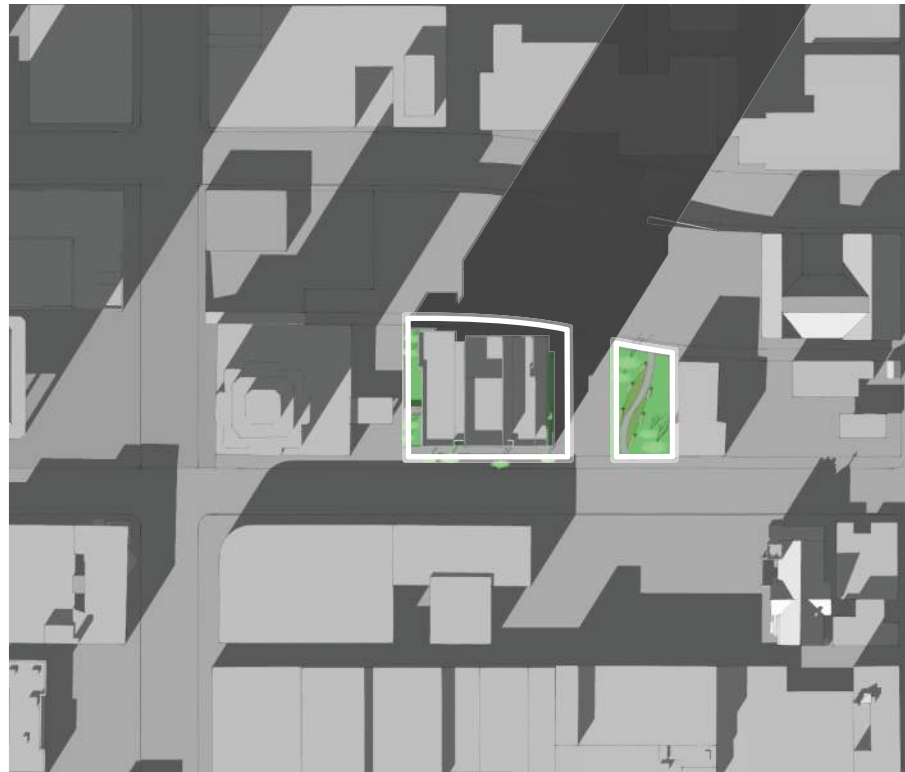


Fin elements carry warmth of base up through the tower at the reveals

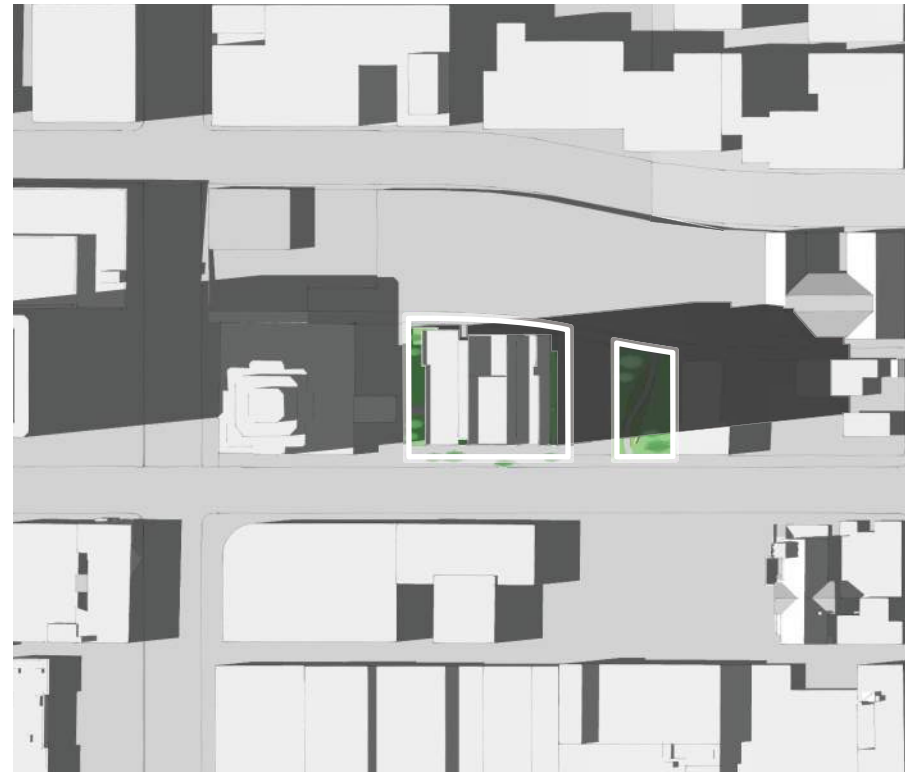


Layered screen at base in warm tones

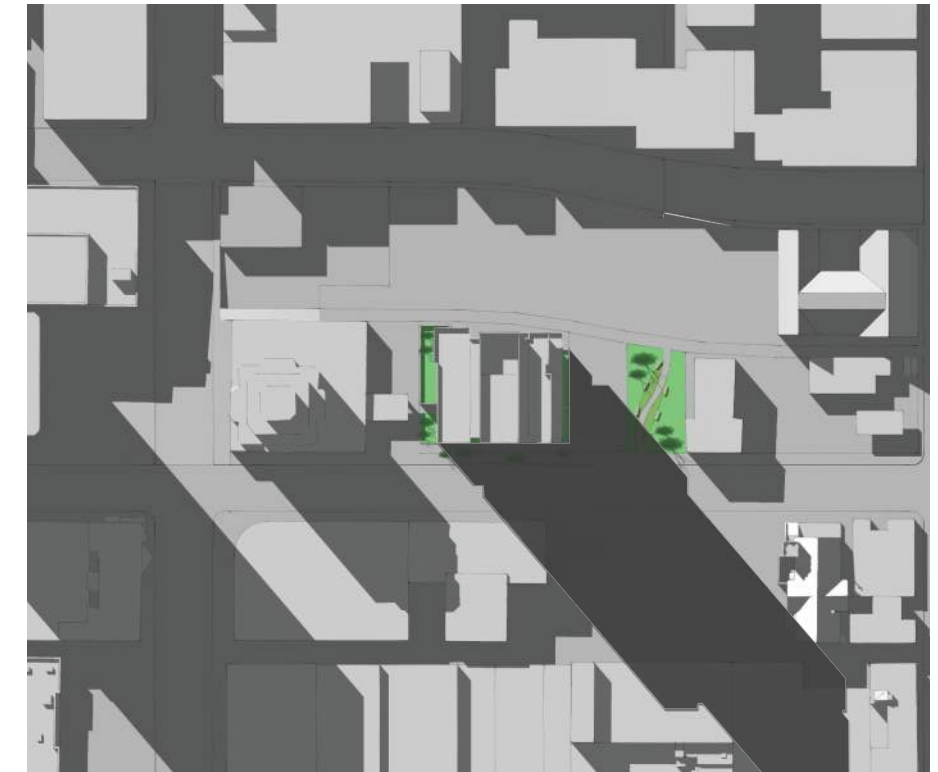
Sun & Shadow Analysis:



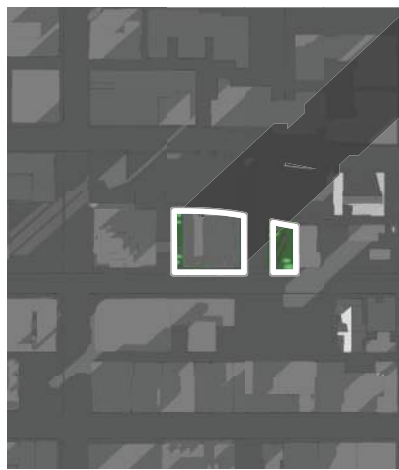
March / September 21st at 09:00 am



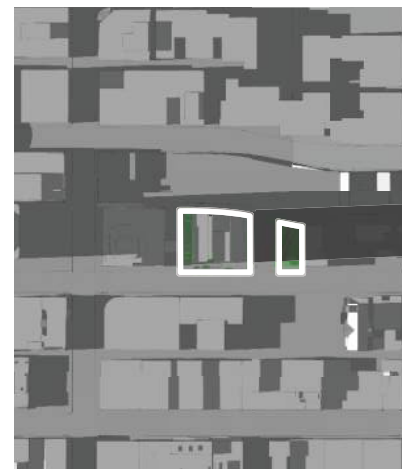
March / September 21st at 12:00 pm



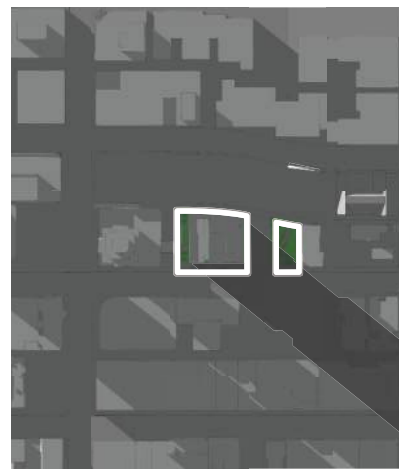
March / September 21st at 03:00 pm



December 21st at 09:00am



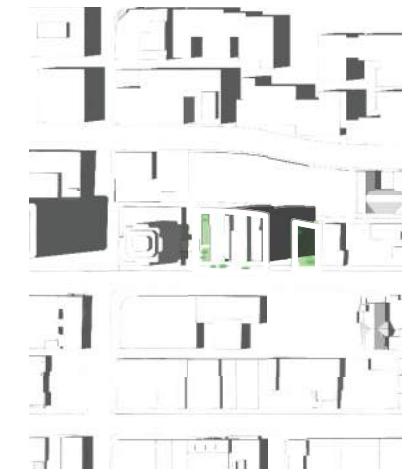
December 21st at 12:00pm



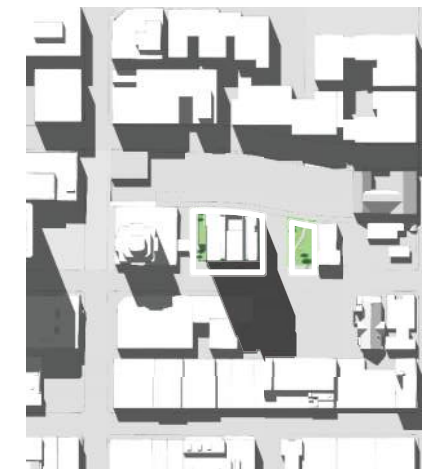
December 21st at 03:00pm



June 21st at 09:00am



June 21st at 12:00pm



June 21st at 03:00pm

Departures

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 midrise height limit of the zone.

Proposed Departure:

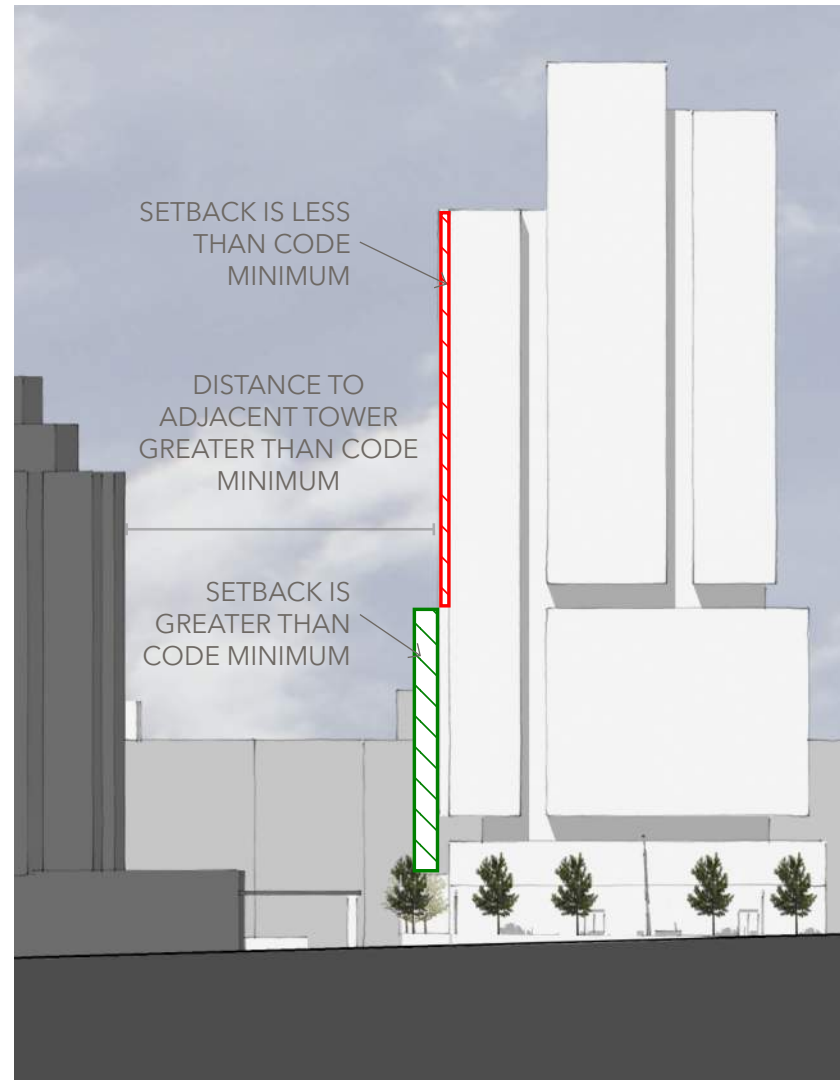
Request departure to allow for a decreased setback on the south end of the site from 15' to 12' along 1/3 of the facade. The separation between the Deca Hotel and our tower is 103' with the reduced setback, which is greater than the 75' required by item E in the same section.

Reason for Departure:

Allowing the building to project into the south side setback would allow for deeper 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 west end of the southern elevation does not increase the shadows. The 3' push of the façade toward the south also creates relief on the façade's north end.

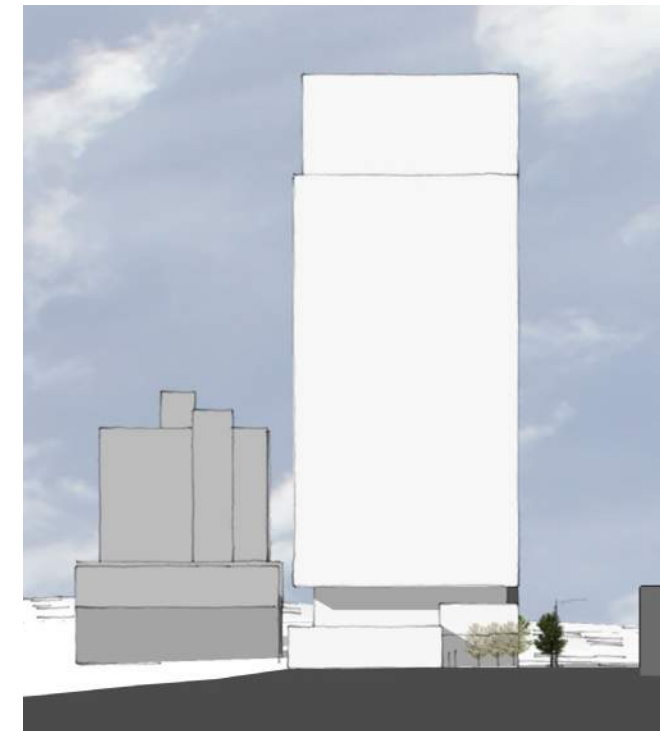
Applicable Guidelines:

Per the City of Seattle Design guideline DC2/A2 - design approach should consider reducing the perceived mass - we use a building offset to make the long façade break into two making the two forms appear taller and more slender.

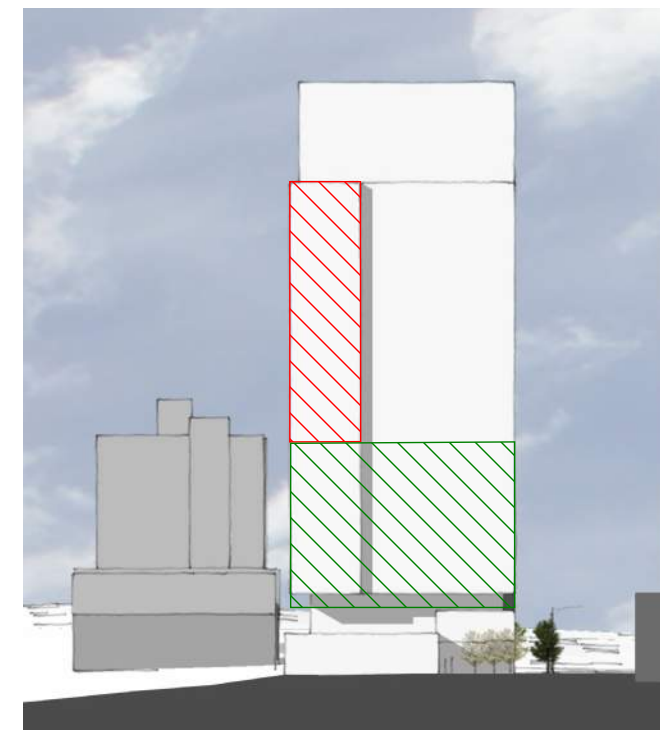


Departure in context

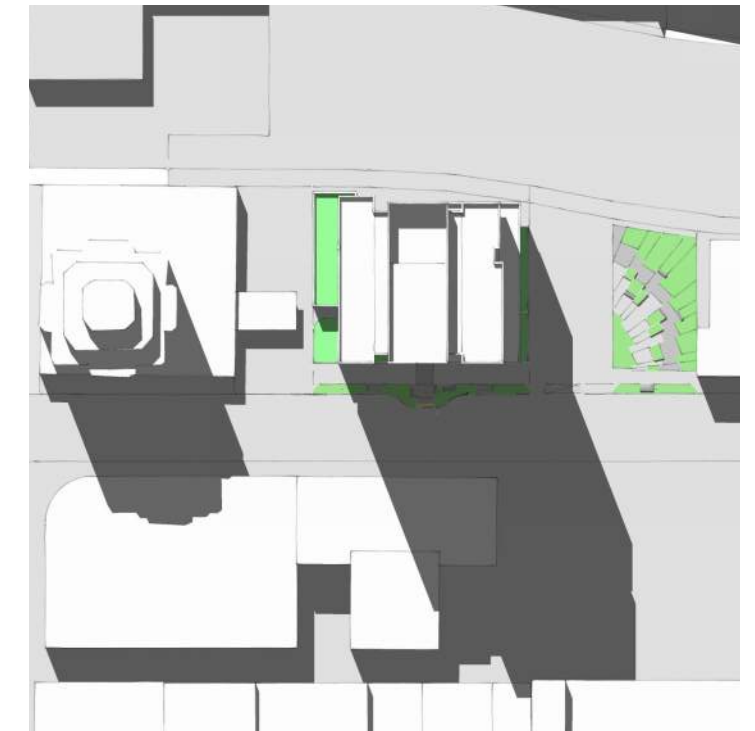
The departure allows the south façade to achieve the level of articulation noted in the DC2 University Guideline - although this is a side elevation it will be seen from throughout the neighborhood. Façade articulation is broken down in more detail in the draft version of the new guidelines noted in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



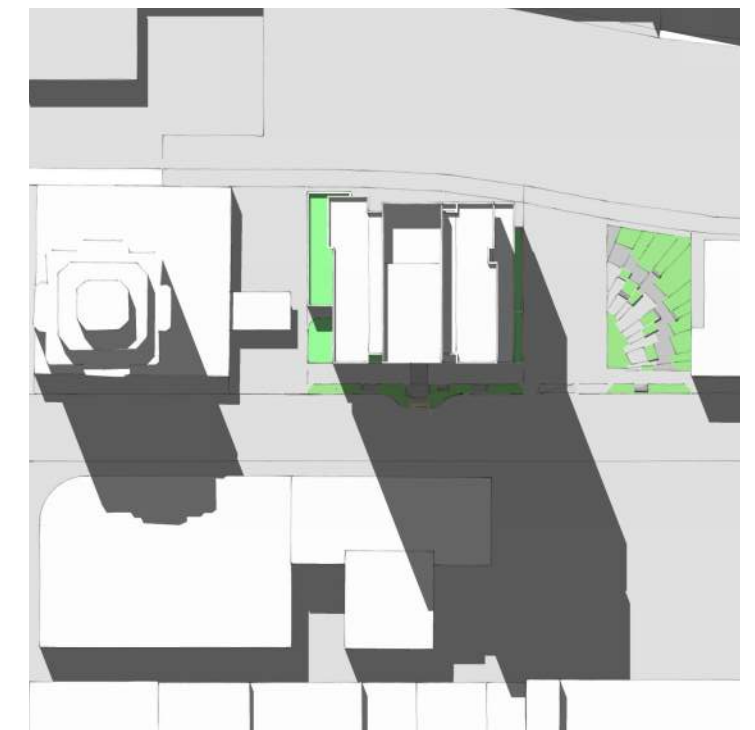
South Elevation Study - No Departure



South Elevation Study - With Departure



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



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