



# HUB U-DISTRICT | BROOKLYN

4515 / 4525 Brooklyn Ave NE, Seattle WA 98105

SDCI # 3032065-EG / #3032149-EG

Early Design Guidance #2 | SM-U 95-320 (M1)

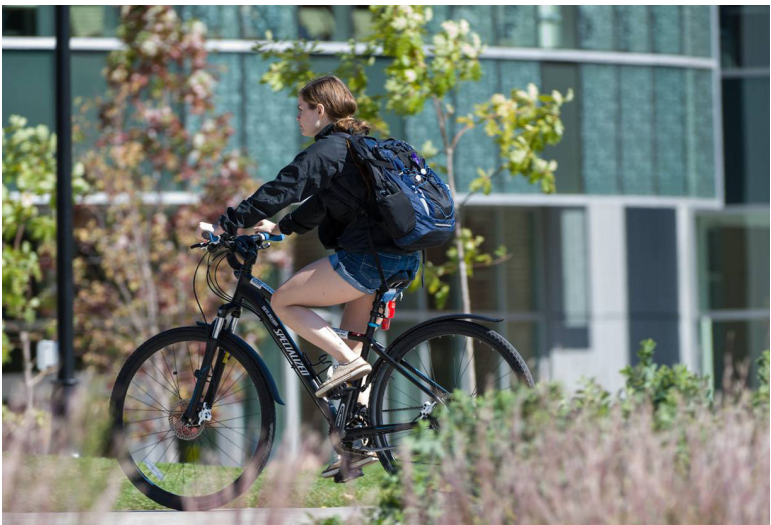
October 15, 2018





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### Owner:

CORE Seattle Brooklyn LLC  
Contact: Chad Matesi  
  
1643 N Milwaukee Ave, 5th Floor  
Chicago, IL 60647  
  
(773) 969-5748



### Architect:

Hartshorne Plunkard Architecture  
Contact: Megan Zack, AIA  
  
232 N. Carpenter Street  
Chicago, IL 60607  
  
(312) 226-4488



### Landscape Architect:

GGLO  
Contact: Marieke Lacasse, ASLA  
  
1301 1st Ave, Suite 301  
Seattle, WA 98101  
  
(206) 467-5828

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

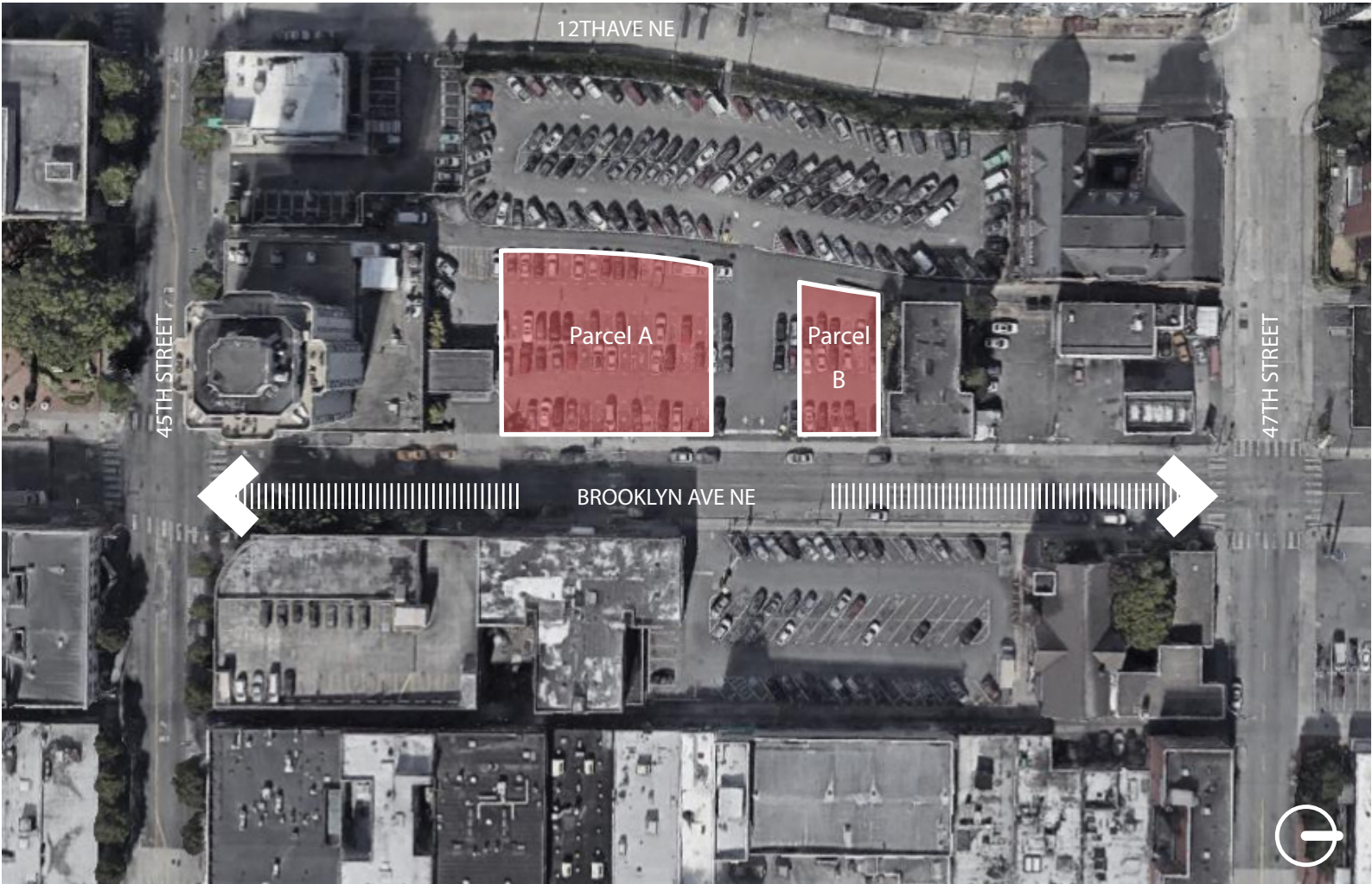
**Parcels:**  
Parcel A - Subdivision No. 3026630  
  
Parcel B - Lot 5, Block 9

**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. 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, 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: 2,614 SF
- Structured Below Ground Parking (GSF): 30,867 SF (75 spaces)
- 204 Residential Units on floors 2-24
- Gross Building Area: 254,480 SF
- Residential Area: 166,981 SF



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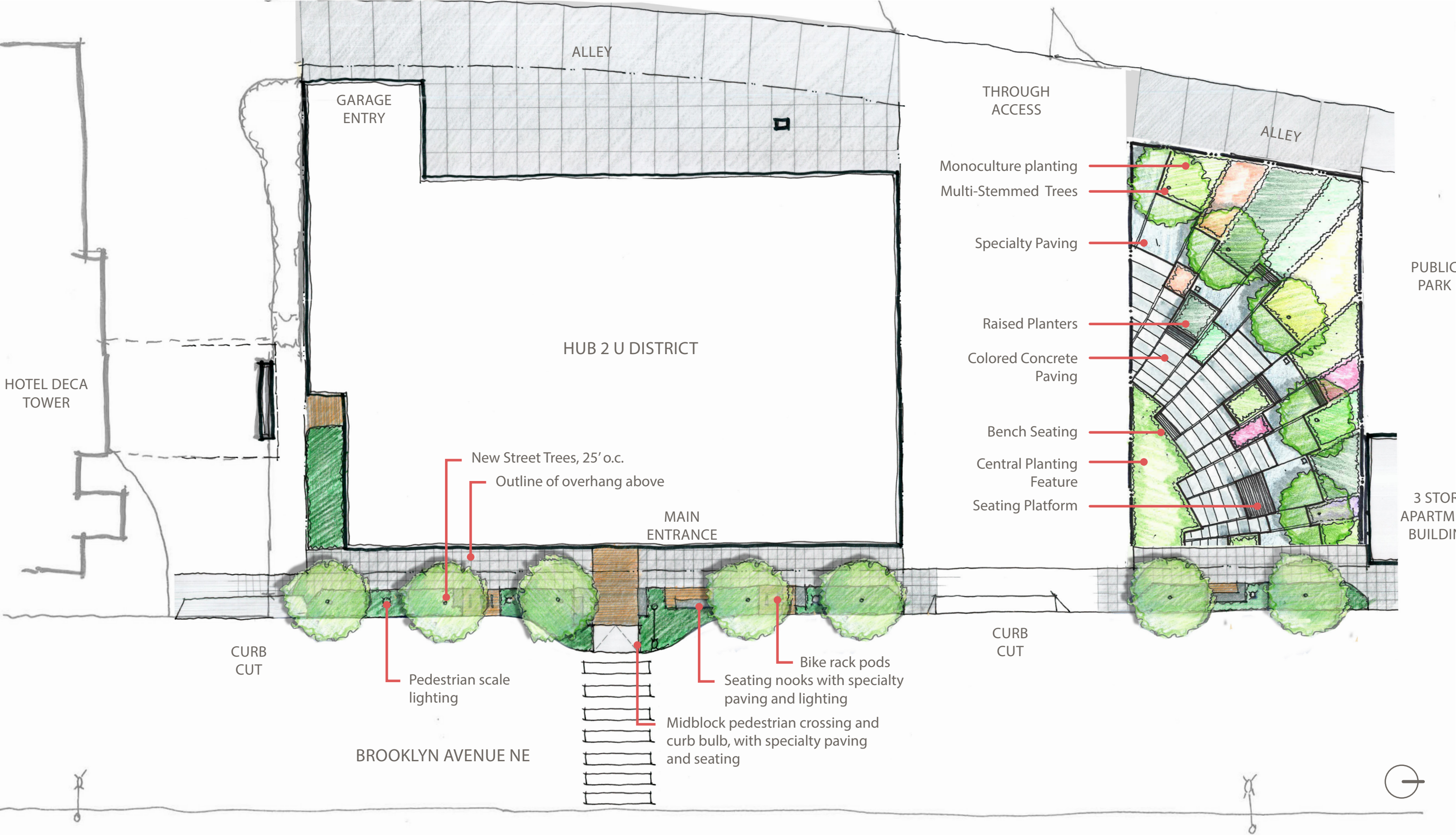


# EDG #1 Board Direction

Site Connectivity:	Promote connections between the proposed building, the park and the surrounding U District neighborhood.
Base Integration and Permeability:	Study scale and geometry of base volume in relation to U District context, fabric and modulation. Activate the pedestrian streetscape along Brooklyn Ave, through ground floor programming and materiality.
Tower Cohesiveness and Significance:	Correlate and clarify the relationship of the tower to the base. Define gasket geometry to express the hierarchy of building components. Create an impactful massing that contributes to the U District identity and skyline.

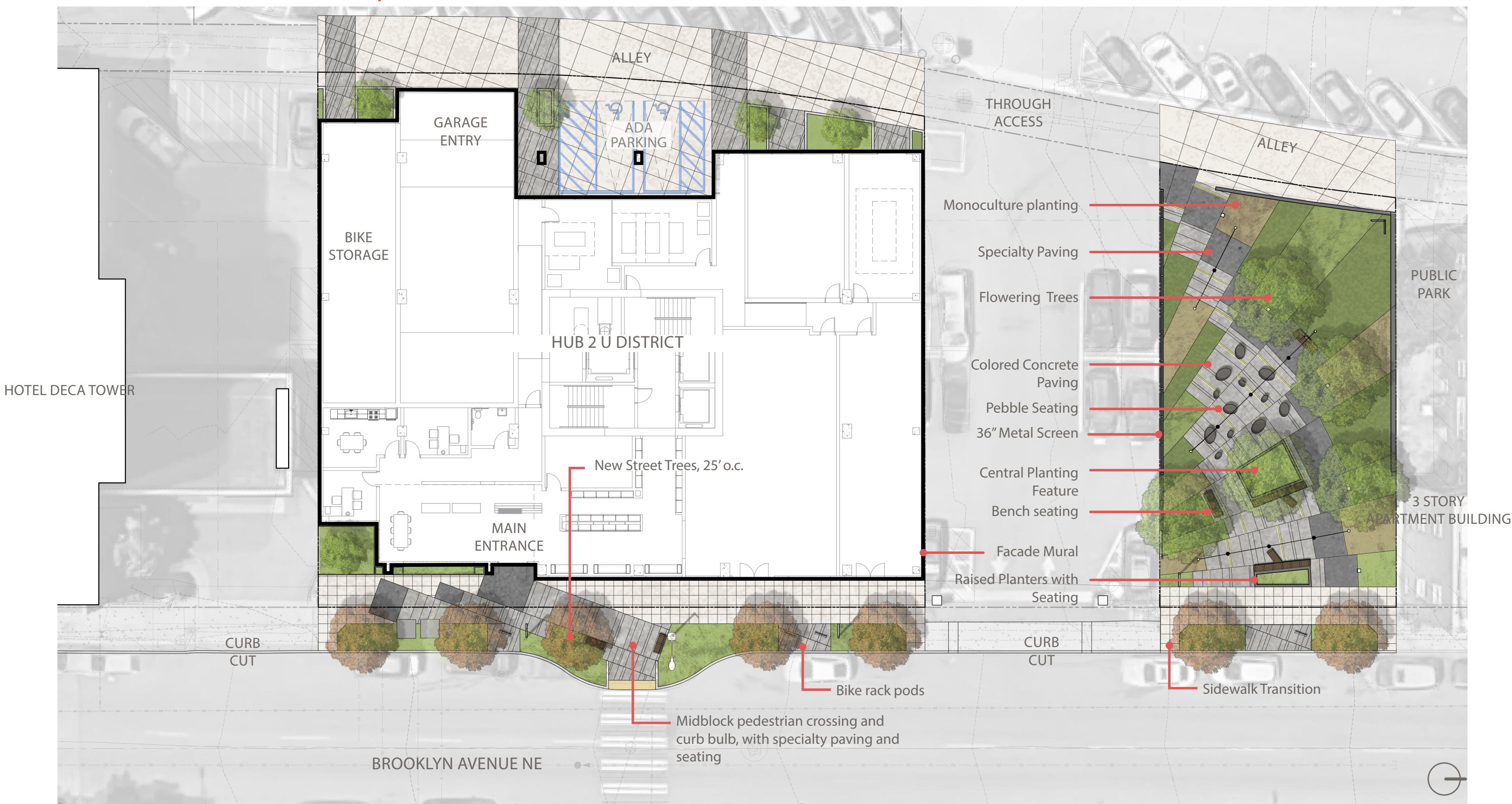


EDG #1 Illustrative Landscape Plan at Street





EDG #2 Illustrative Landscape Plan at Street Level





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## Site Connectivity: Promote connections between proposed the building, the park and the surrounding U District neighborhood.

### 4. Access:

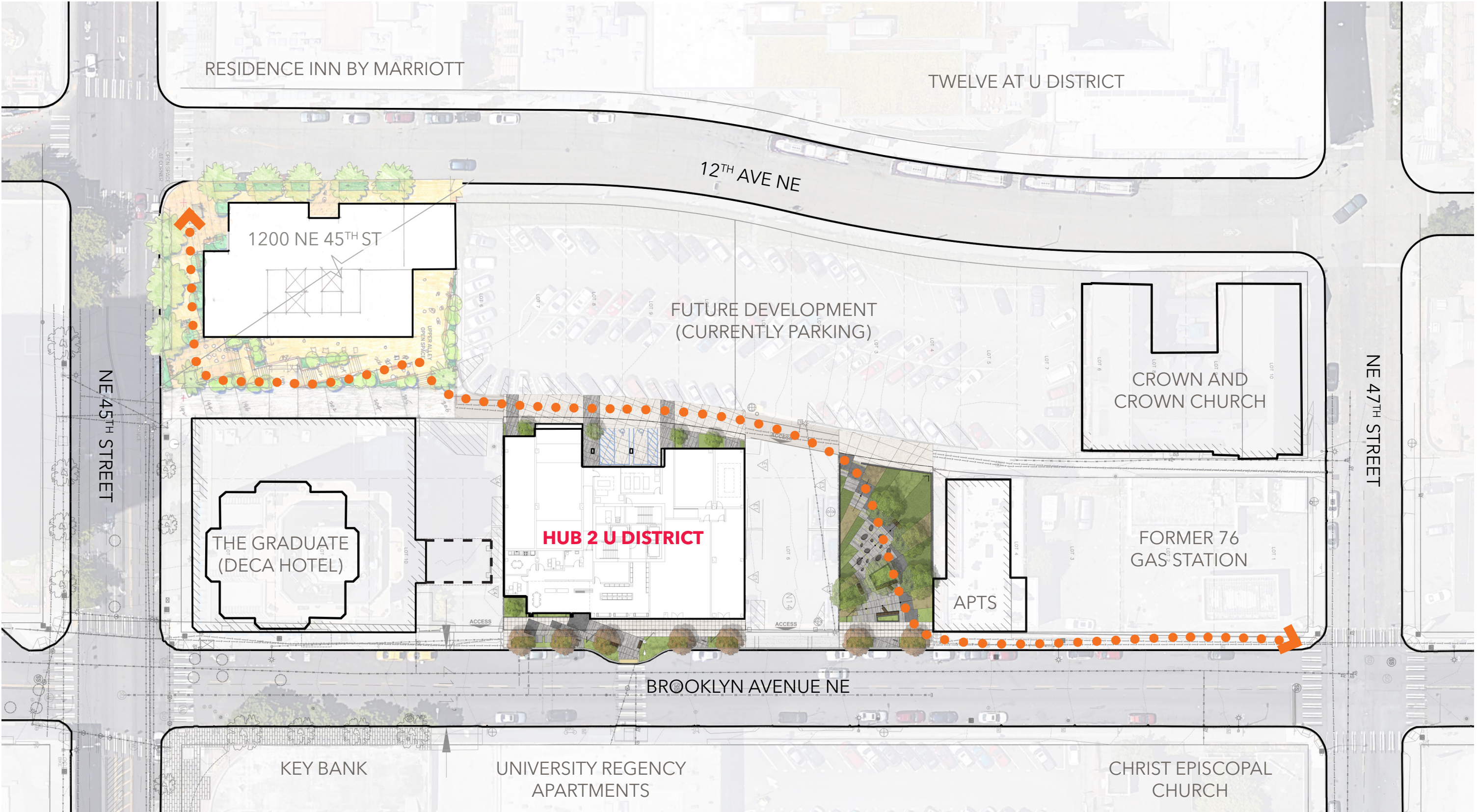
- a. "At the next meeting, clarify the users, modes of transportation, access points, and how safety in relation to the access drive will be considered. (PL4-A-1. Serving all Modes of Travel, PL4-C Planning Ahead for Transit)."

### 2. Park and Streetscape:

- a. "Sections clarifying elevation changes, steps, relationship to sidewalk, alley, and adjacent neighbor. (DC3-B Open Space Uses and Activities)."
- b. "Clarify how people move through the park and access point. (DC3-B Open Space Uses and Activities)."
- c. "Clarify the programming concepts, with an emphasis on activating the space for a variety of users. The board suggests working with the community to identify programming elements. (DC3-B Open Space Uses and Activities)."
- d. "Integrate CPTED design elements to make the park feel safe. (PL2-B Safety and Security)."
- e. "Integrate native, low-maintenance, durable plants that support long-term use. (DC4-D Trees, Landscape, and Hardscape Materials)."
- f. "Play with the expression of the floor plate. (CS2-B-1. Site Characteristics)."
- g. "Consider working with the adjacent owner to improve the pavement treatment of the access drive. (DC4-D-2. Hardscape Materials)."
- h. "Clarify how the streetscape will tie into the park."
- i. "The Board supported the differing pavement treatment at the entry of the park and in front of the building. (DC4-D-2 Hardscape Materials)."
- j. "Work with SDOT to ensure adequate sidewalk widths are designed to accommodate the anticipated pedestrian volumes. (PL1-B-2. Pedestrian Volumes, PL4-C Planning ahead for Transit)."



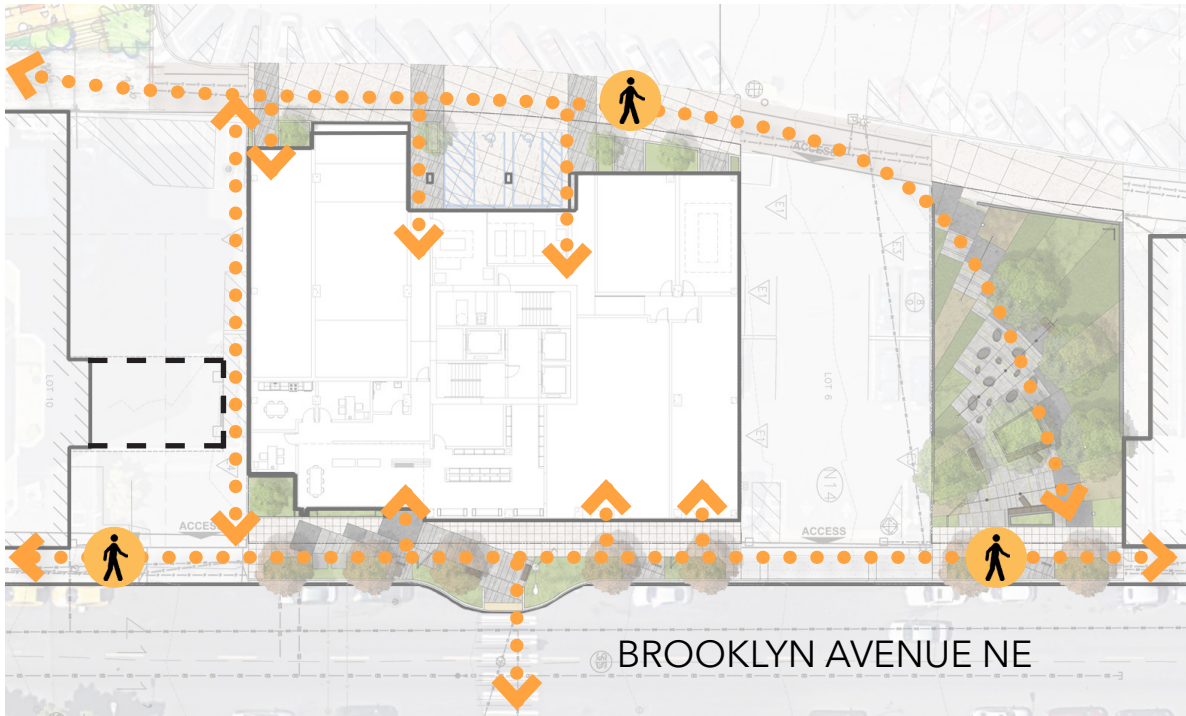
Street Block Open Space Diagram



Scale: 1"=50'-0"



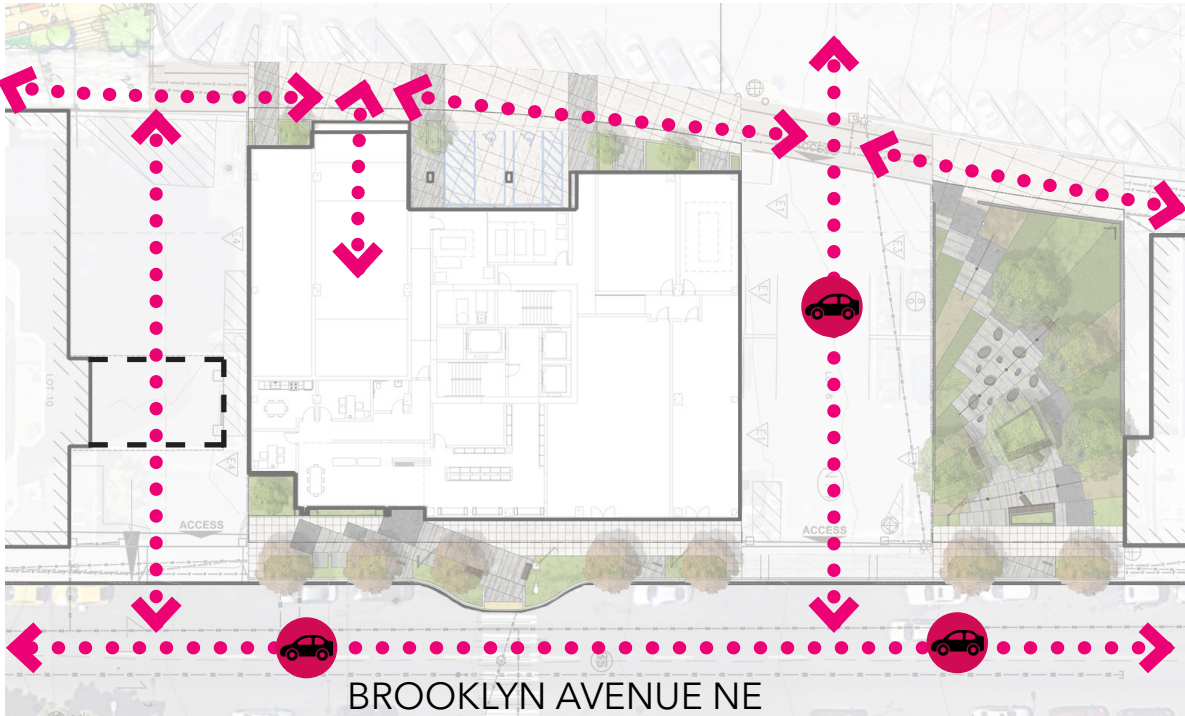
# Circulation Diagrams



Pedestrian Circulation



Bike Circulation



Vehicular Circulation



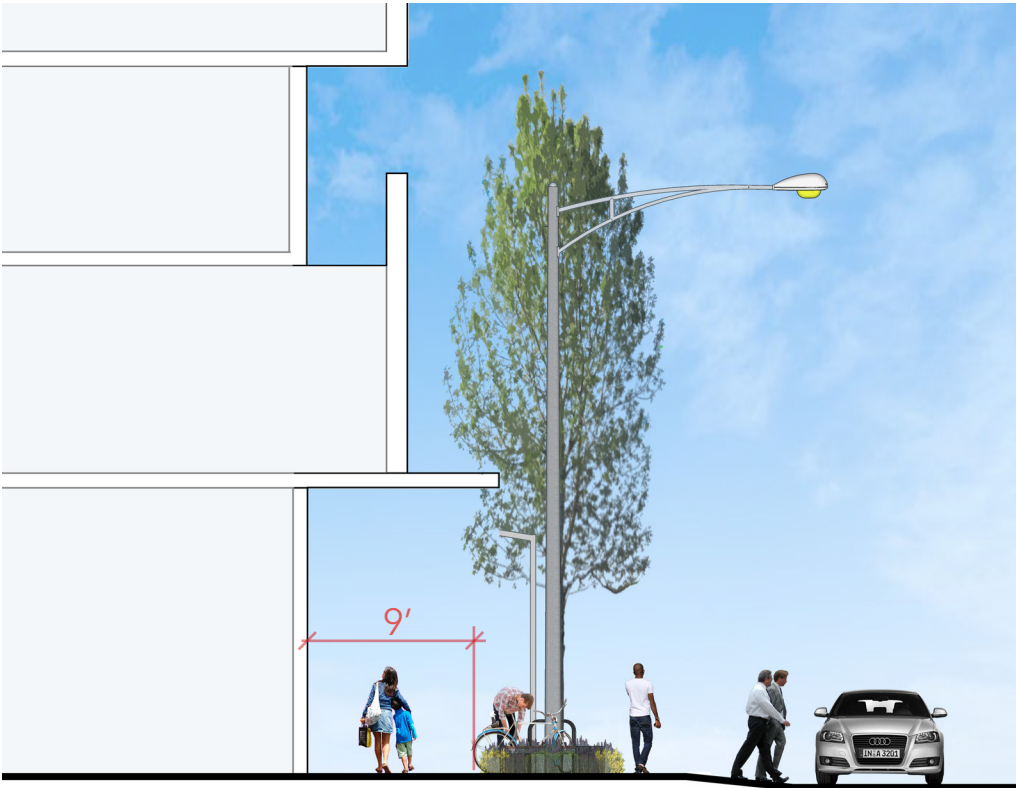
Trash/Maintenance Circulation

Scale:1"=30'-0"

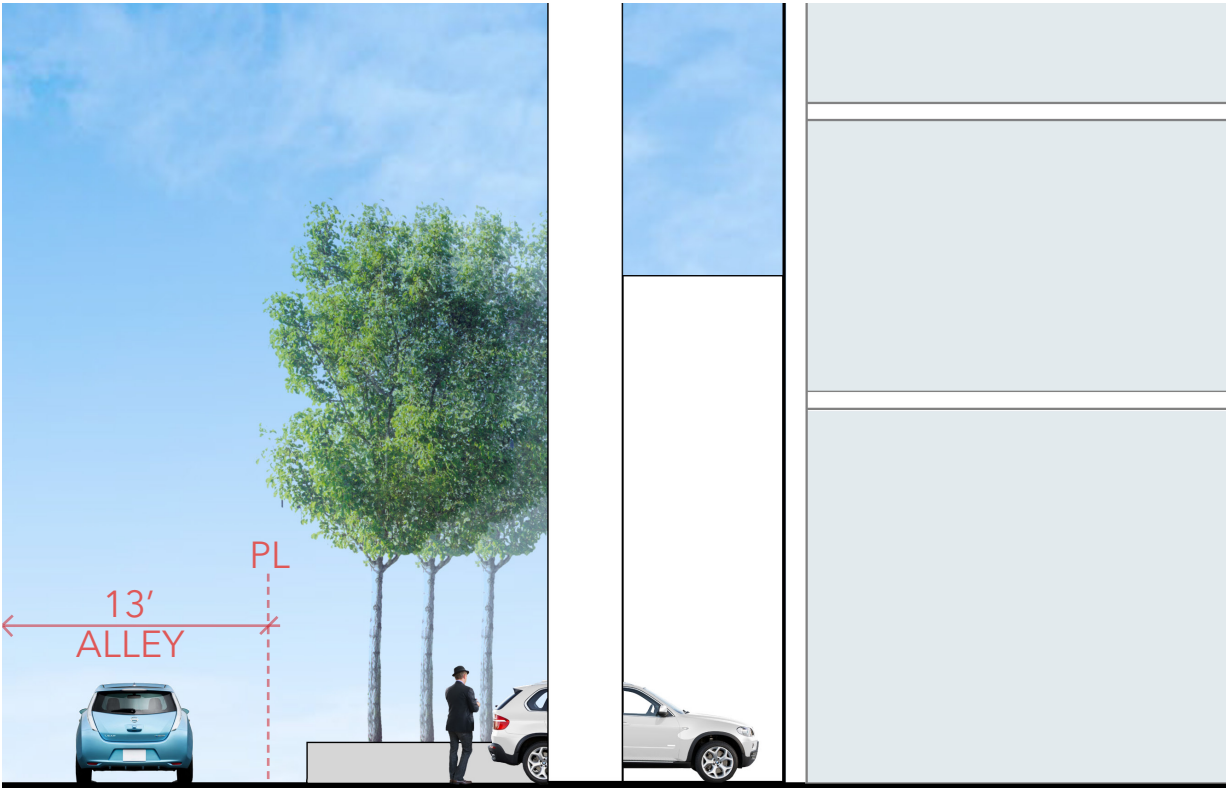




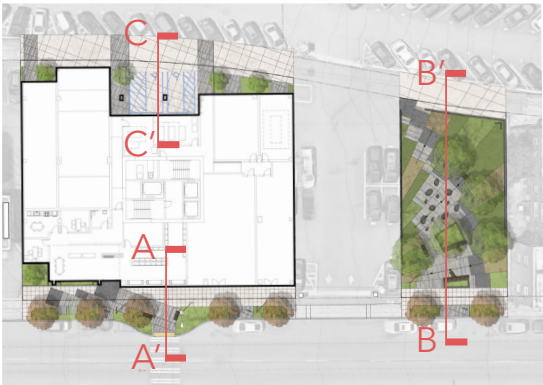
# Streetscape - Illustrative Sections



Section A' - A



Section C' - C



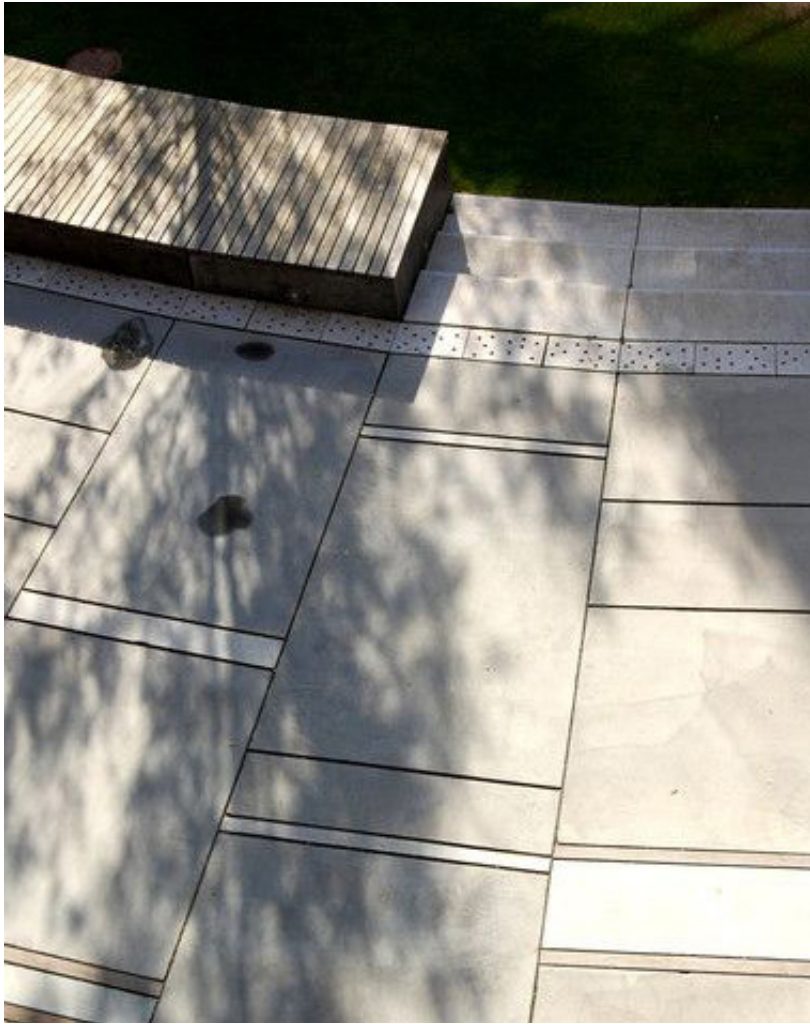
Key Plan



Section B' - B



# Pocket Park Program Elements



1 Concrete Paving



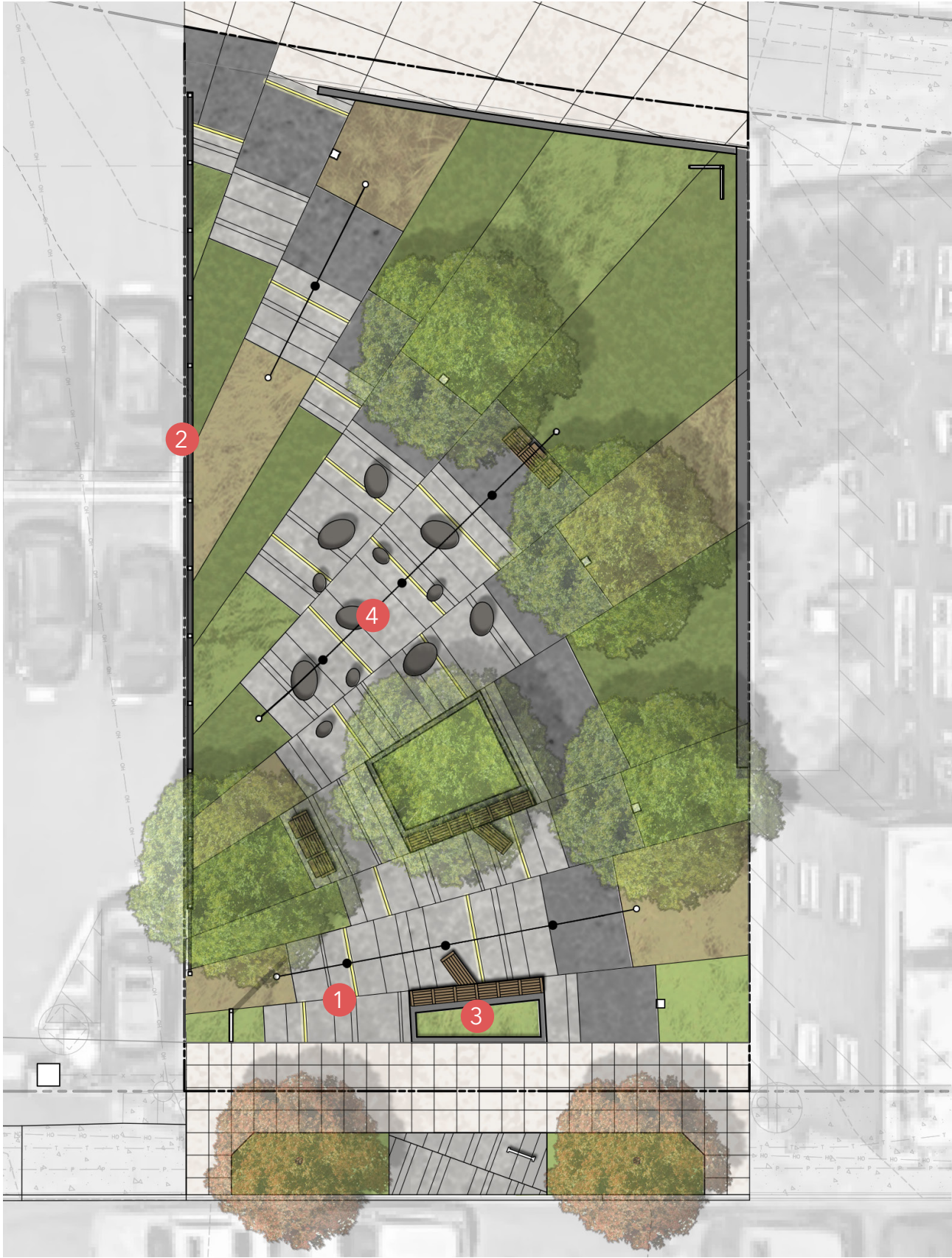
3 Multiple Seating Arrangements



2 Screen at Parking Edge



4 Pebble Seating





# Pocket Park - Concept Planting Palette

## Trees



Armstrong Maple



Orangebark Stewartia



Japanese Zelcova



Vine Maple

## Shrubs



Dwarf Box-leak Barberry



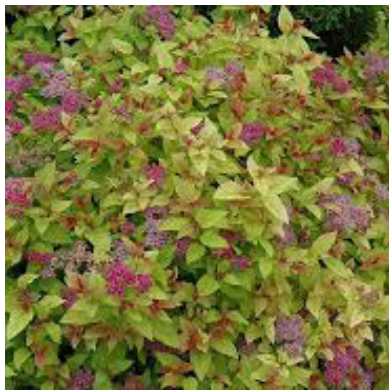
Nootka Rose



Evergreen Huckleberry



Hymalayan Sweetbox



Magic Carpet Spirea



Snowberry

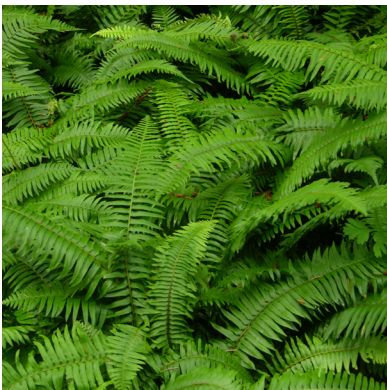


Kelsey Dogwood



Peewee Oak-leaf Hydrangea

## Grasses and Ferns



Sword Fern



Blue Grama



Elijah Blue Fescue



Bowles Golden Sedge

## Perennials and Ground Covers



Blue Lily Turf



Bishop's Hat



Biokovo Cranesbill



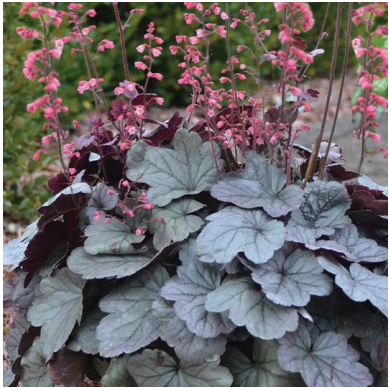
Wintercreeper



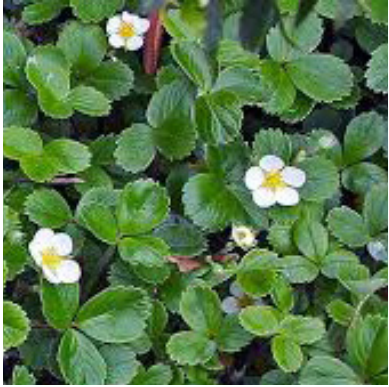
Black-eyed Susan



English Lavender



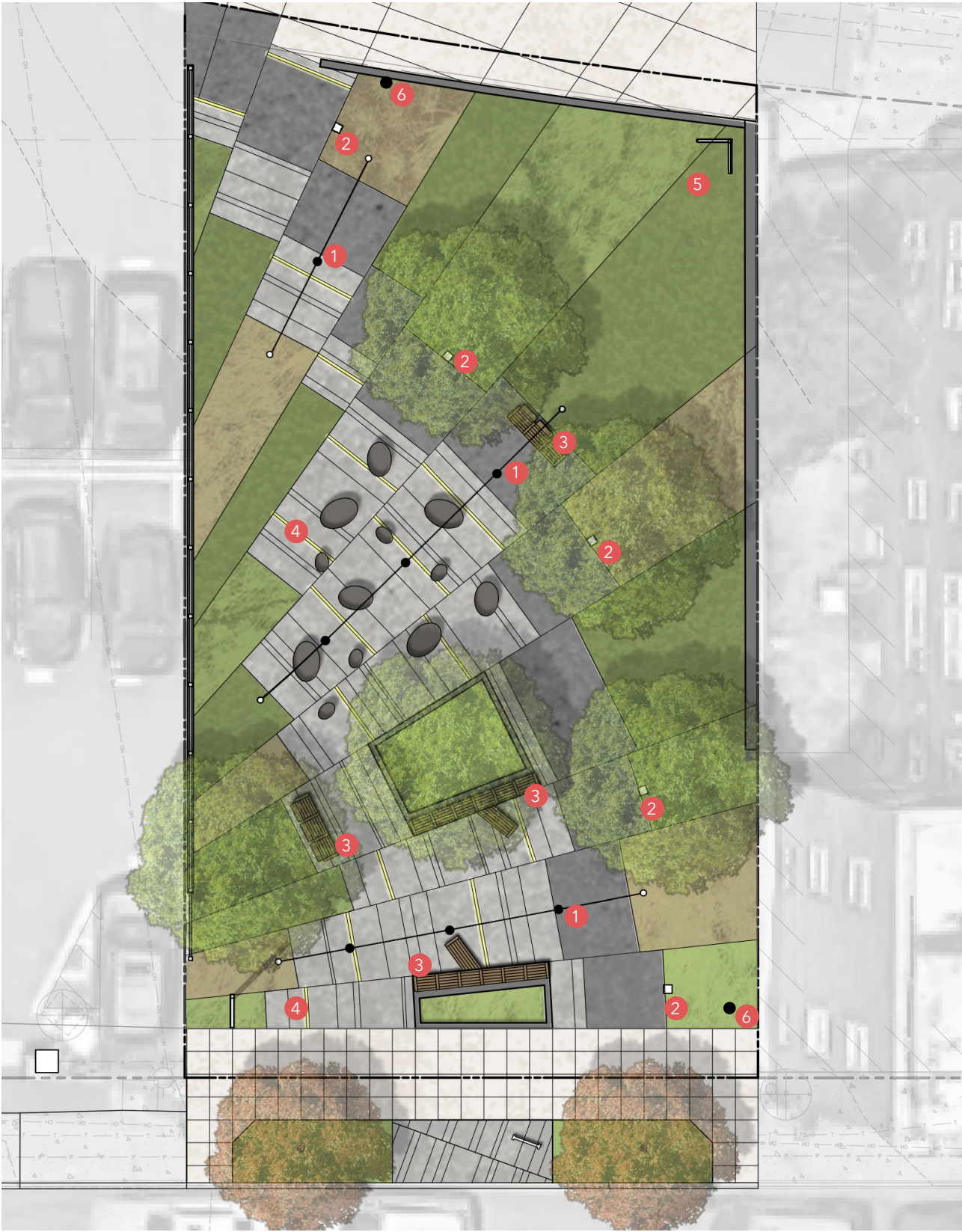
Silver Gumdrops Heuchera



Wild Strawberry



# Pocket Park - Conceptual Lighting Diagram



1 Catenary Light



2 Bollard Light



3 LED Strip Light



4 In-ground Light



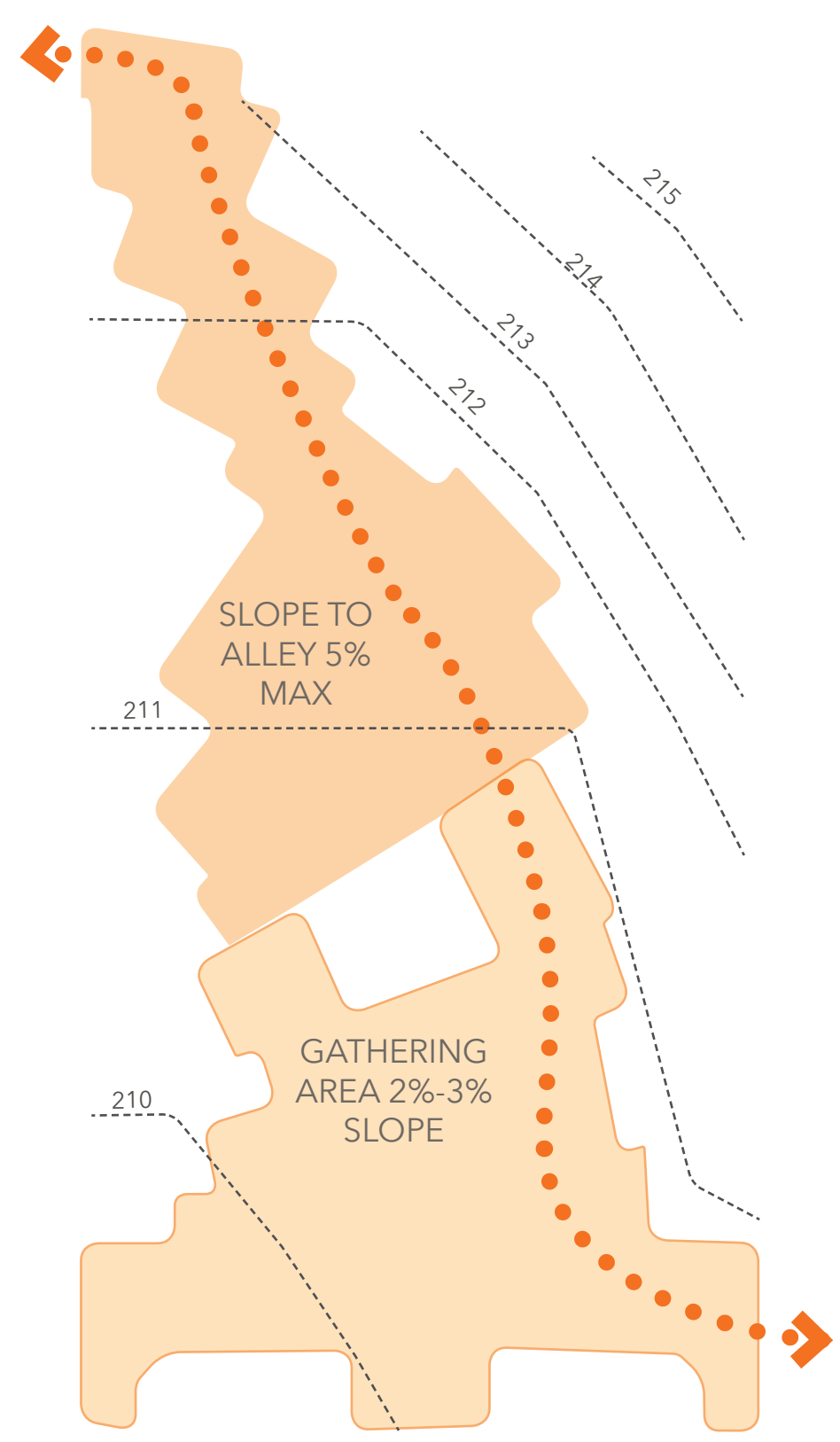
5 Pedestrian Pole Light



6 Security Camera



Pocket Park - Accessibility Diagram





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Base Integration and Permeability:

Study scale and geometry of base volume in relation to U District context, fabric and modulation. Activate the pedestrian streetscape along Brooklyn Ave, through ground floor programming and materiality.

1. Massing and Design:
- a. Base

iv. 1.

"Study precedents outside of the University District and explore various base heights, perhaps taller, or no base, and/or strengthening the connection of the base to the floating box. (DC2-B-1 Facade composition, CS3-A-4. Evolving Neighborhoods)."

iv. 2.

"Consider how the tower language could be further integrated into the storefront system by strengthening the relationship of the base to the volumes and proportions above. (DC2-B-1. Facade Composition)."

iv. 3.

"Further integrate the finer grained qualities prominent within the University District, with the goal of increasing the permeability and activation at the street level by: incorporating more openings; creating a stronger reference to storefront bay rhythm; incorporating depth, variation, and modulation; and demonstrating how the ground floor programming and architecture will work together to support activation. (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)."

iv. 4.

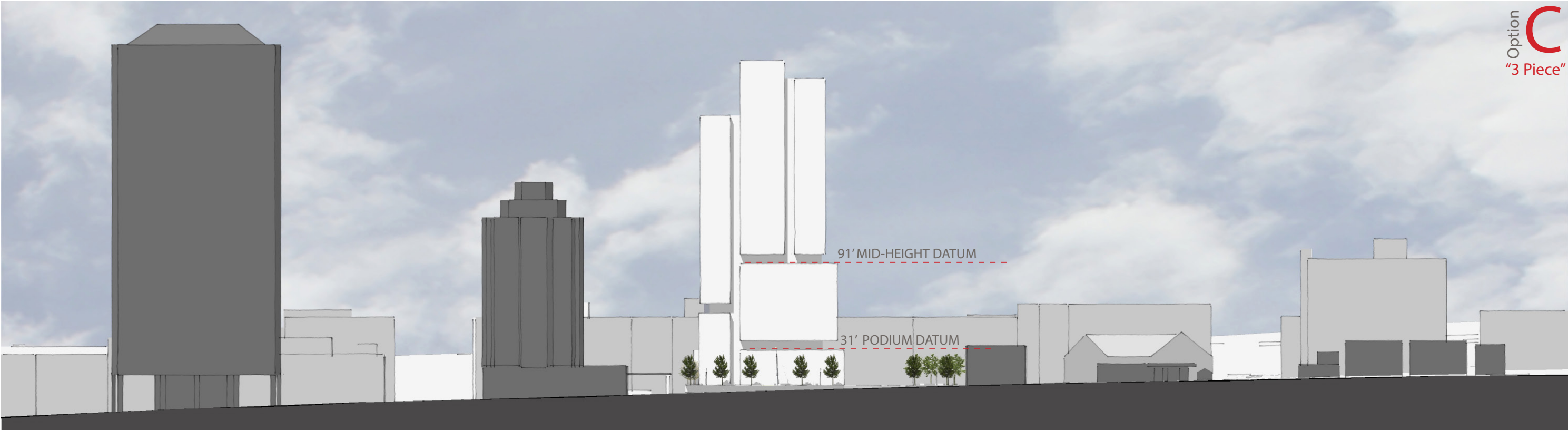
"The Board echoed public concern related to the proposed screening element. Though the Board was intrigued by this concept, they expressed some concern that a metal screen may be too harsh/cold, and emphasized the need to integrate natural materials with tactile quality. (DC4-A Exterior Elements and Finishes, University DC4-I Exterior Finish Materials, DC2-D Scale and Texture)."

BASE STUDIES



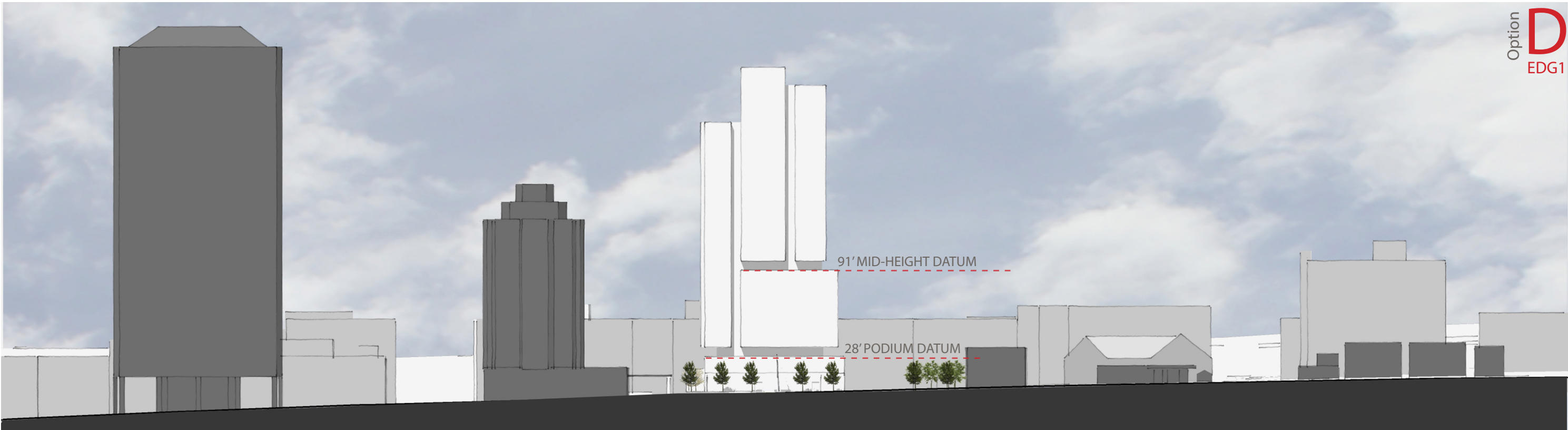


BASE STUDIES



Option  
C  
"3 Piece"

PREFERRED

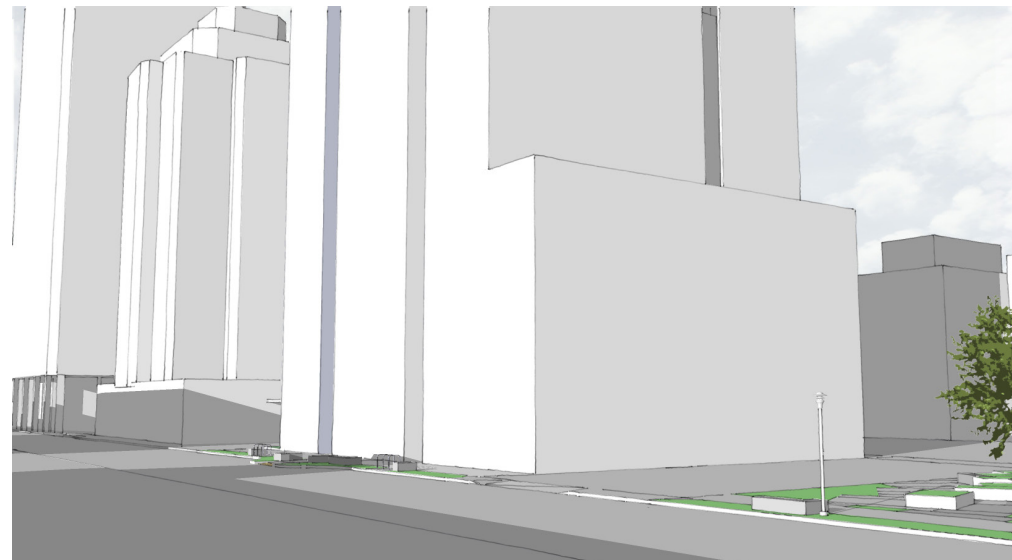
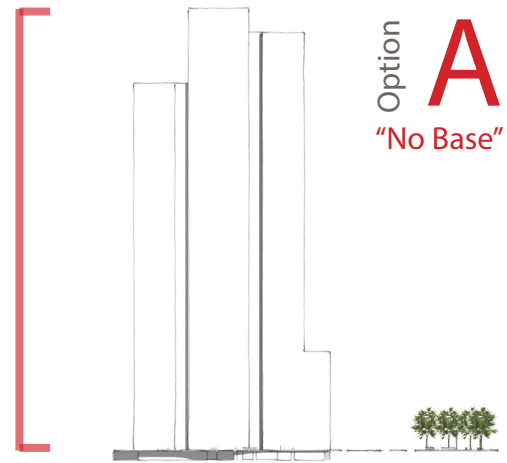


Option  
D  
EDG1

PREVIOUS - EDG1 MASSING OPTION 3



# BASE STUDIES

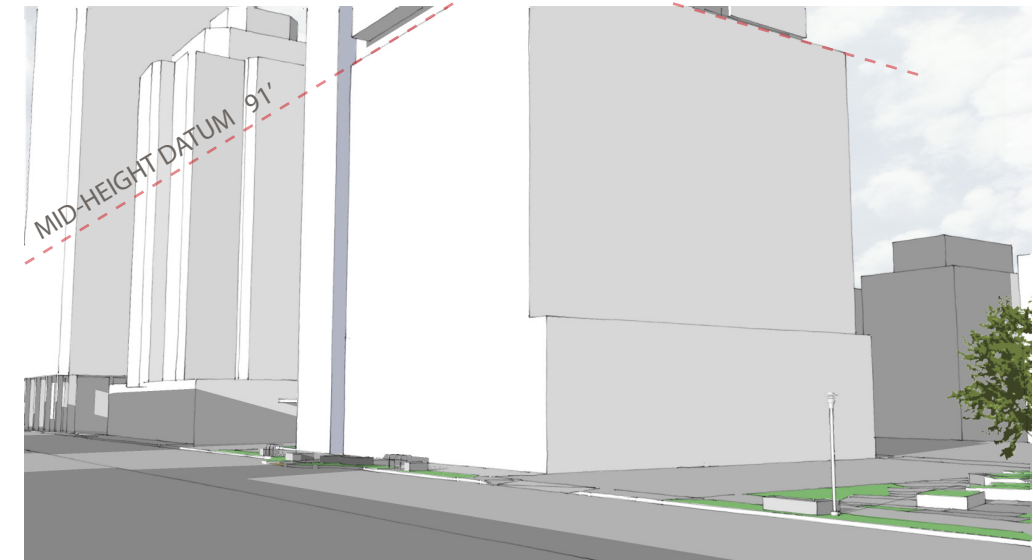
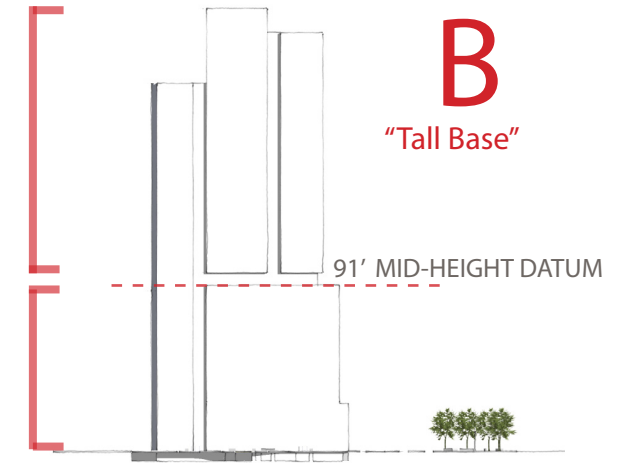


## PROS

- Strong streetwall presence
- Statement as landmark

## CONS

- Scale dominates neighborhood
- Lack of context for podium height



## PROS

- Base reads as separate from tower
- Base statement as landmark

## CONS

- Detracts from tower verticality
- No pedestrian/neighborhood scale
- Eliminates tower "middle"

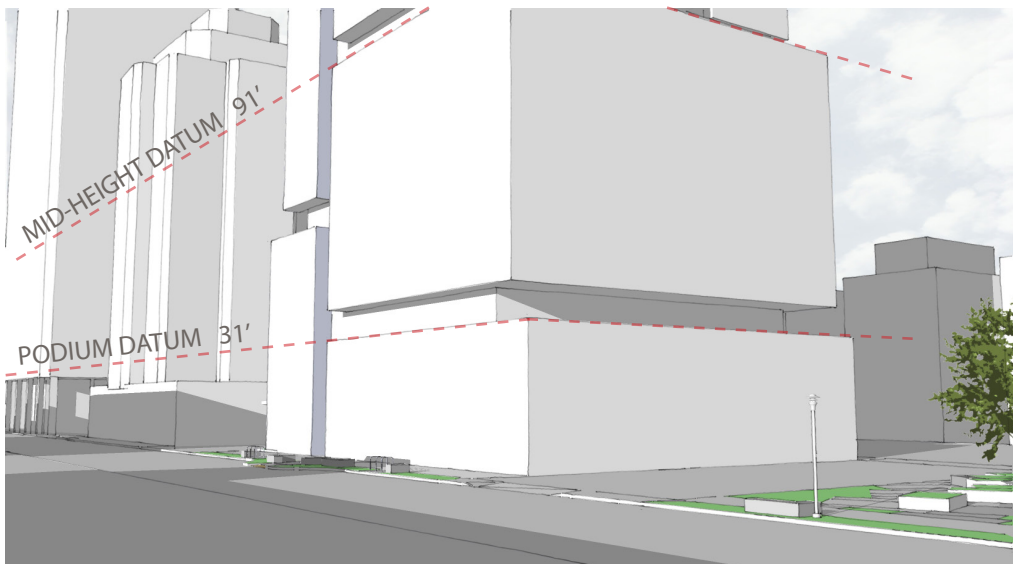


BASE STUDIES

PREFERRED

Option C  
"3 Piece"

91' MID-HEIGHT DATUM  
31' PODIUM DATUM



PROS

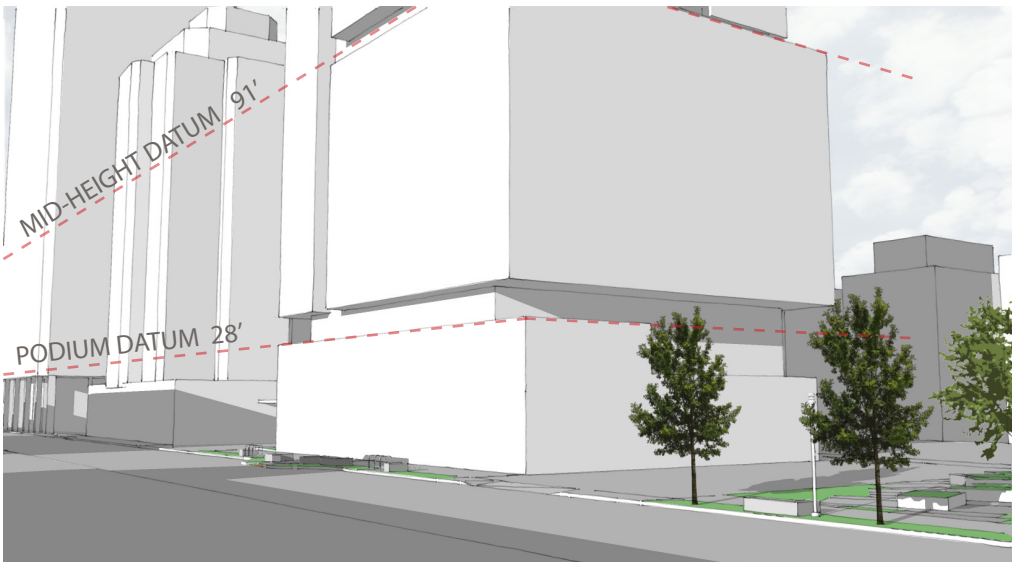
- Scale relates to active street level
- Base elements relate to program and reference tower geometry

CONS

- Base does not read as independent of tower
- Base is not monumental

Option D  
EDG1

91' MID-HEIGHT DATUM  
28' PODIUM DATUM



PROS

- Scale relates to active street level
- Proportions relate to tower mass (distinct base, middle, top)

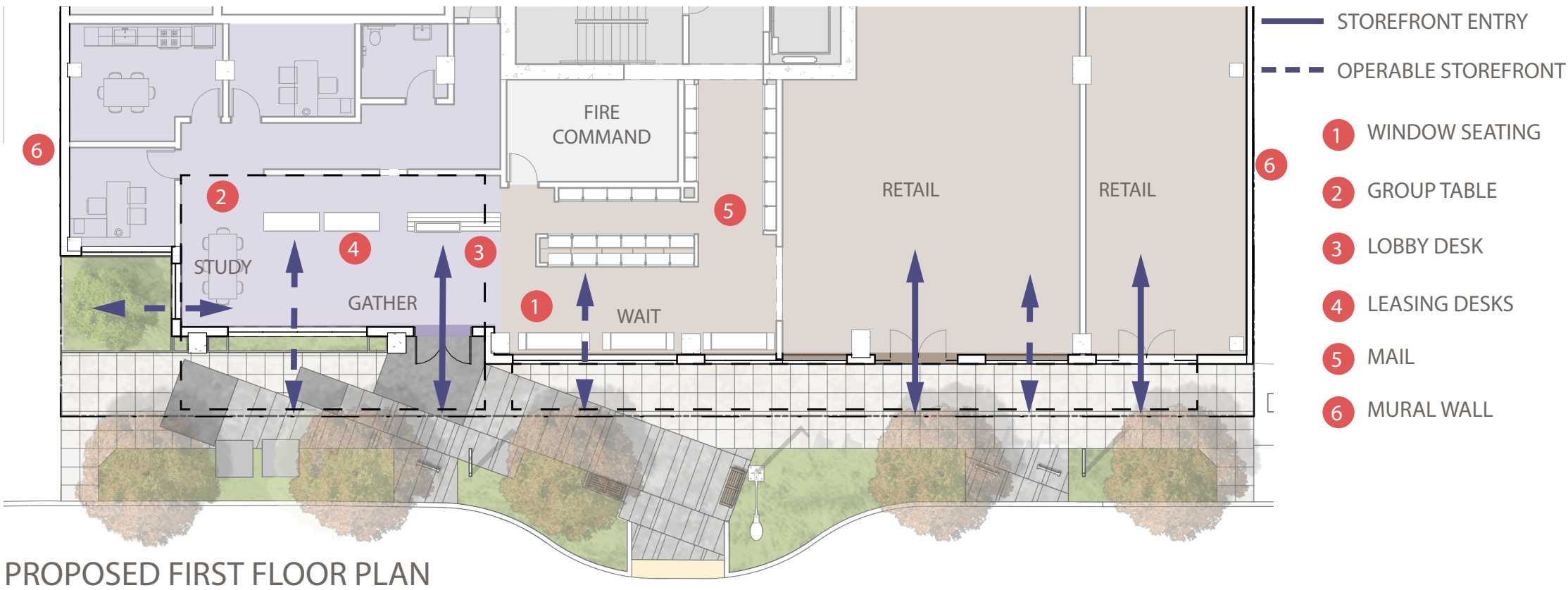
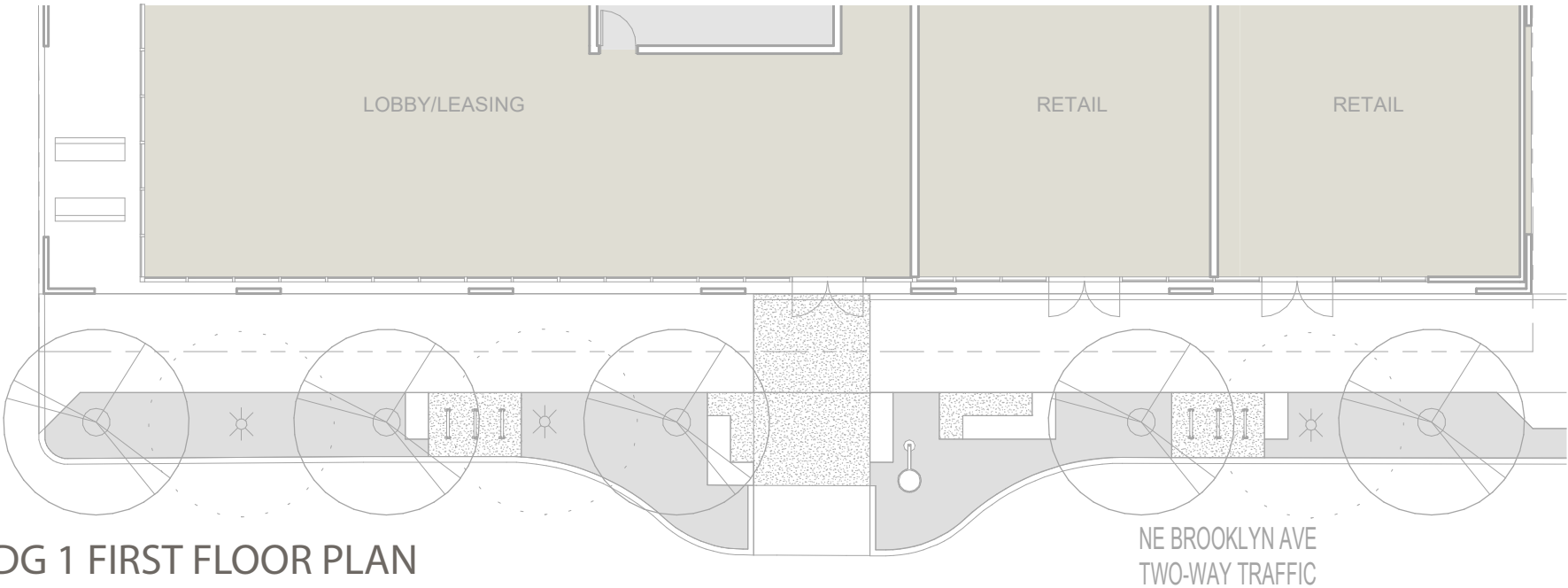
CONS

- Base does not separate residential entry from retail
- Base is monolithic streetwall

PREVIOUS - EDG1 MASSING OPTION 3



PERMEABILITY & ACTIVATION OF BROOKLYN AVE. STREETSCAPE





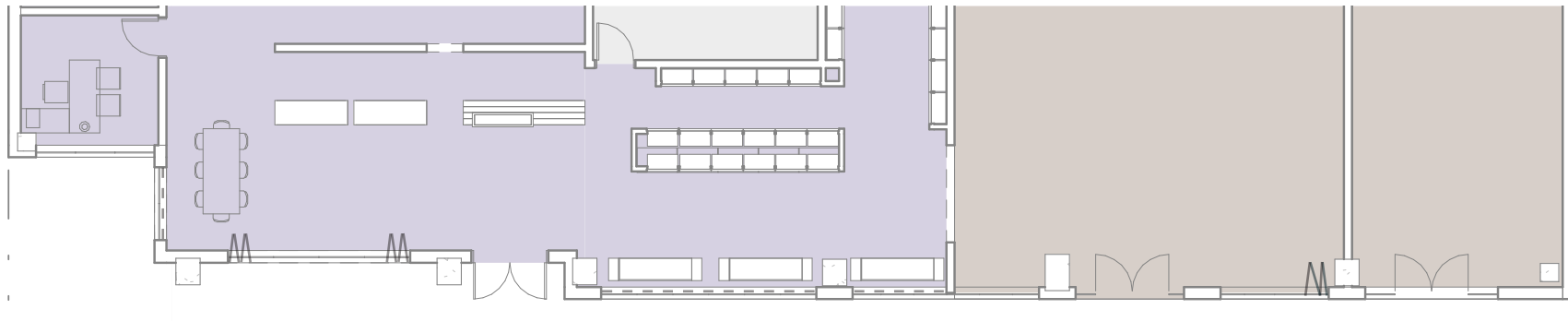
PERMEABILITY & ACTIVATION OF BROOKLYN AVE. STREETSCAPE



CLOSED STOREFRONT ELEVATION

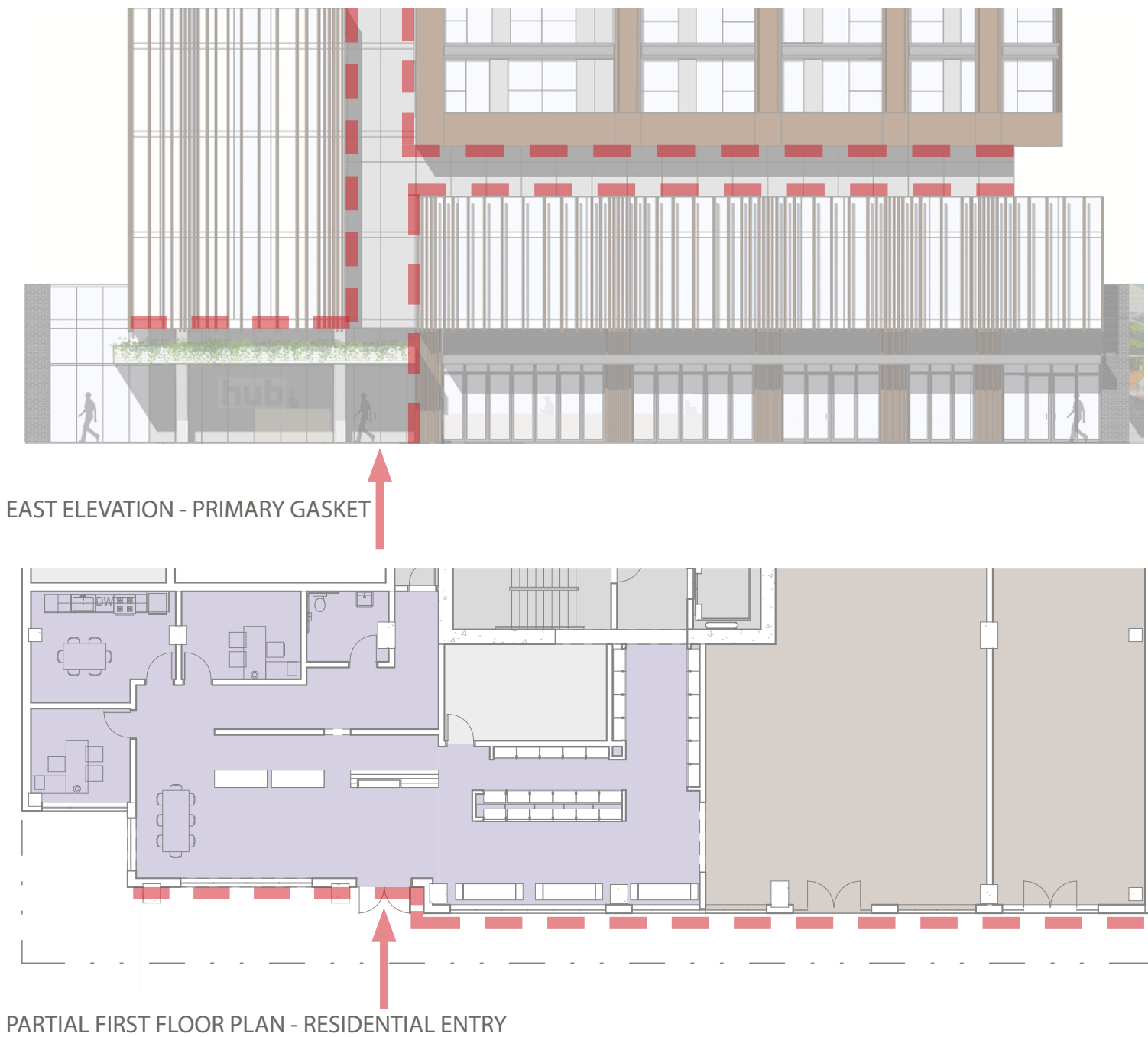
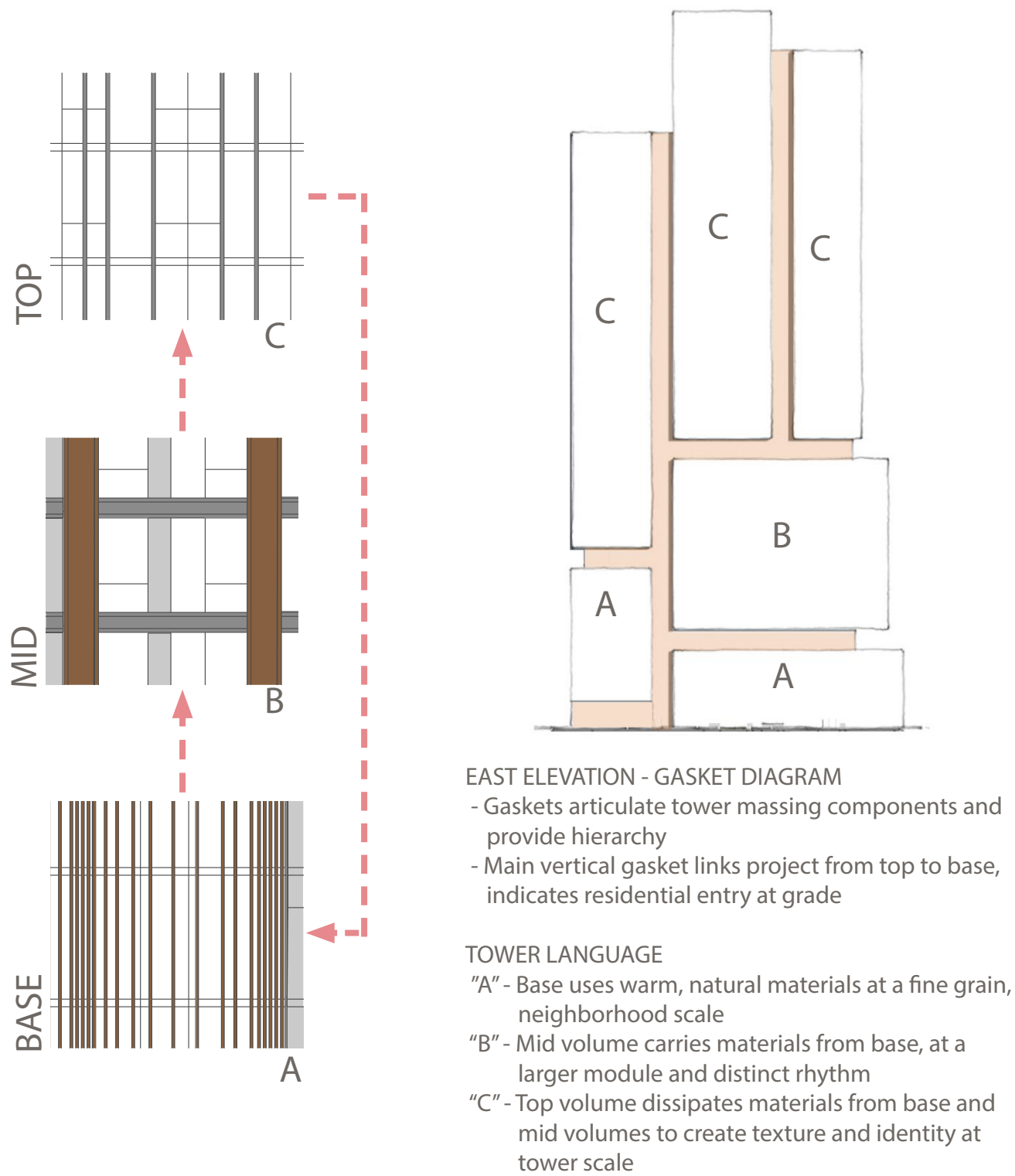


OPEN STOREFRONT ELEVATION



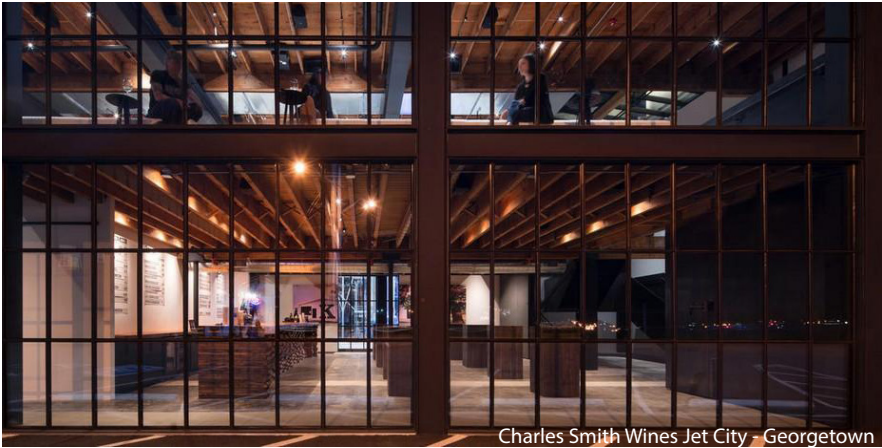


# INTEGRATION OF TOWER LANGUAGE AND PROPORTION INTO THE BASE





MATERIALITY OF THE BASE



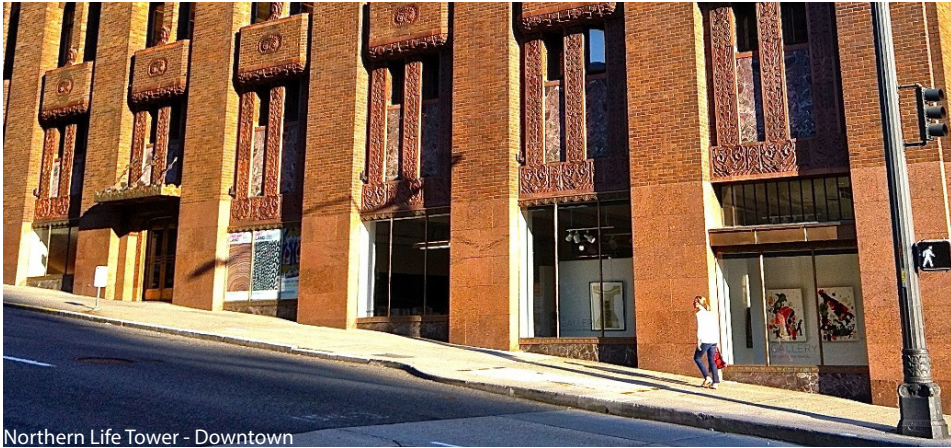
Charles Smith Wines Jet City - Georgetown



Art Stable - South Lake Union



U.S. Science Pavilion - Lower Queen Anne



Northern Life Tower - Downtown

Seattle PRECEDENTS



Yale School of Art Gallery



10 Bond Street Street Co-op



Vancouver Community Library



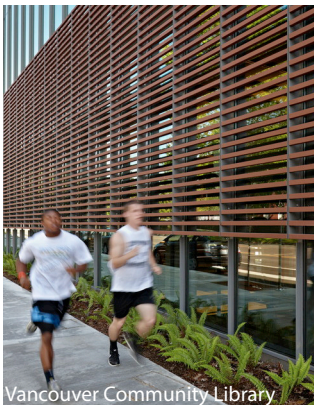
Wayne State ProSciences Center



Notre Dame Primary School - Glasgow



Abu Dhabi Courthouse



Vancouver Community Library

MATERIAL reference



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## Tower Cohesiveness and Significance:

Correlate and clarify the relationship of the tower to the base. Define gasket geometry to express the hierarchy of building components. Create an impactful massing that contributes to the U District identity and skyline.

### 1. Massing and Design:

- b. Tower and Tower Terminus
  - ii. 3. "Further illustrate how the terraces relate to the park. Consider how this relationship is expressed at multiple scales (balconies, terraces, etc.) (DC3-A-1. Interior/Exterior Fit)."
  - ii. 1. "The size of the gaskets is key to the legibility of the recess and clarity of the design concept. Consider whether the gaskets should remain the same, or if revising the gasket hierarchy would further strengthen the design concept. Provide studies showing these options at the next meeting. (DC2-B-1. Facade Composition, University CS2-IV Height, Bulk and Scale)."
  - ii. 2. "Gaskets should be of a substantial depth and width which read at the scale of a tower. (DC2-B-1. Facade Composition, University CS2-IV Height, Bulk and Scale)."

### 3. Materials and Facade Development:

- a. Materials should have an inherent texture and depth to them, especially at lower portions of a building. However, the Board cautioned against hyper-textured materials and noted that materials should take into consideration the building scale, balancing texture with keeping the tower scale legible. (DC2-B-1. Facade Composition, DC2-D Scale and Texture).
- b. As noted above, the Board was open to the screen concept but cautioned that the material treatment should reinforce the fine-grained qualities of the University District with warm materials. (DC2-D Scale and Texture).
- c. The Board supported the gasket concept but commented that the character sketch which included fins seemed to diminish the recess rather than emphasize its depth. Moving forward, detailing of the gaskets should further emphasize its depth and verticality. (DC2-B-1 Facade Composition, University CS2-IV Height, Bulk, and Scale).
- d. The Board discussed the precedent images provided on page 40, noting that the most potential to influence this project moving forward. The Board was intrigued by the use of the 2- and 4-story varying floor plate expressions which stretched the vertical scale and established a varying language in the tower. (DC2-B-1. Facade Composition, University CS2-IV Height, Bulk, and Scale).
- e. Overall the Board stressed that the materiality and massing should inform each other and support a cohesive design concept. (DC2-B-1. Facade Composition, University CS2-IV Height, Bulk, and Scale).



# RELATIONSHIP BETWEEN TERRACES AND SURROUNDINGS

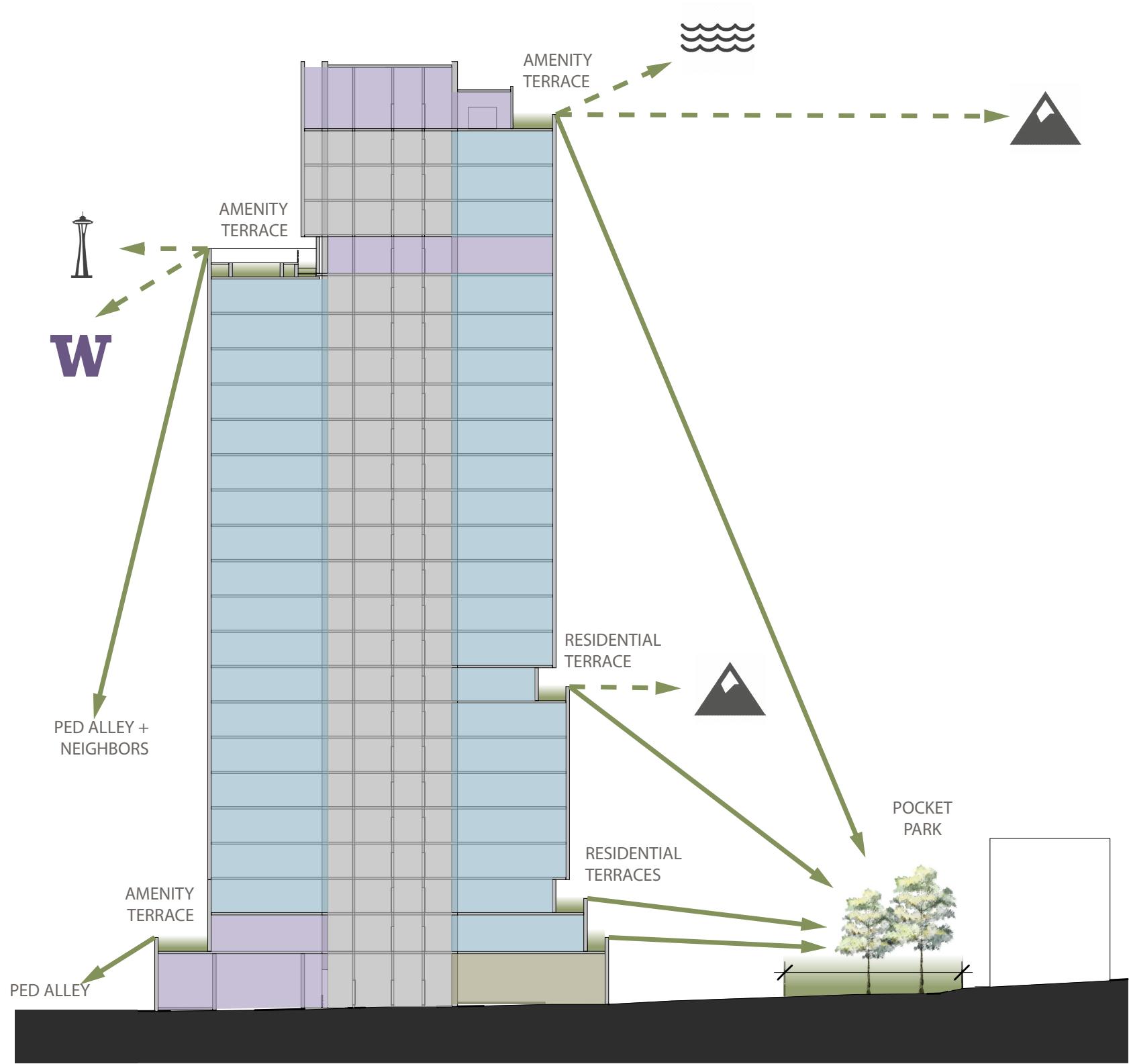
COMMON/BOH

RES - AMENITY

RETAIL

RESIDENTIAL

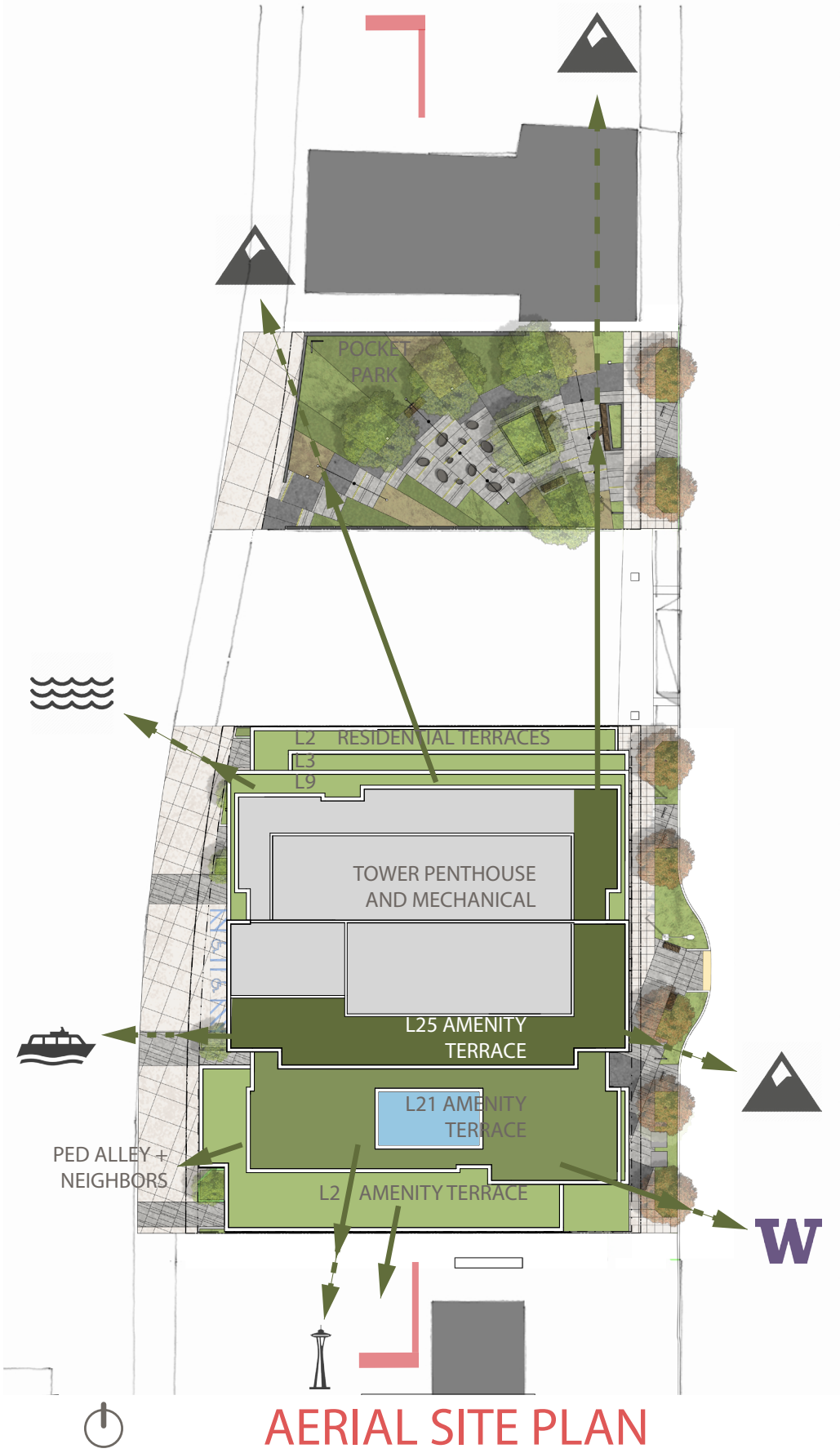
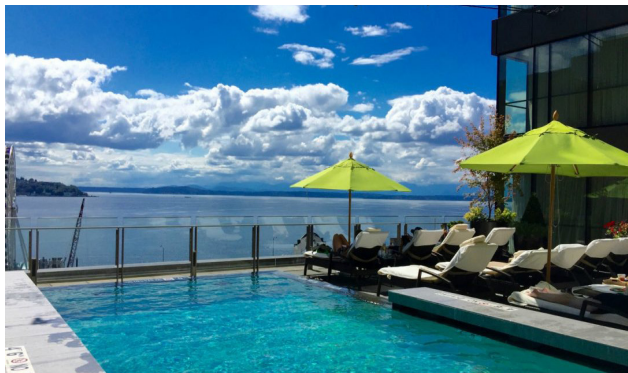
OUTDOOR SPACE



N-S SECTION

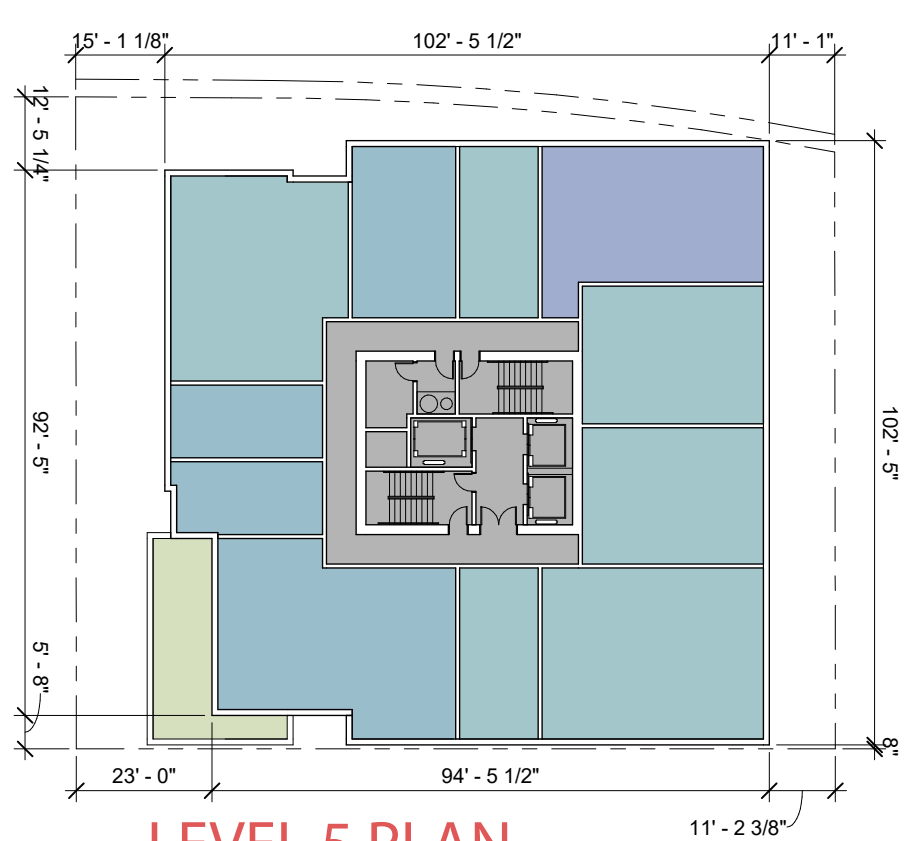


RELATIONSHIP BETWEEN TERRACES AND SURROUNDINGS

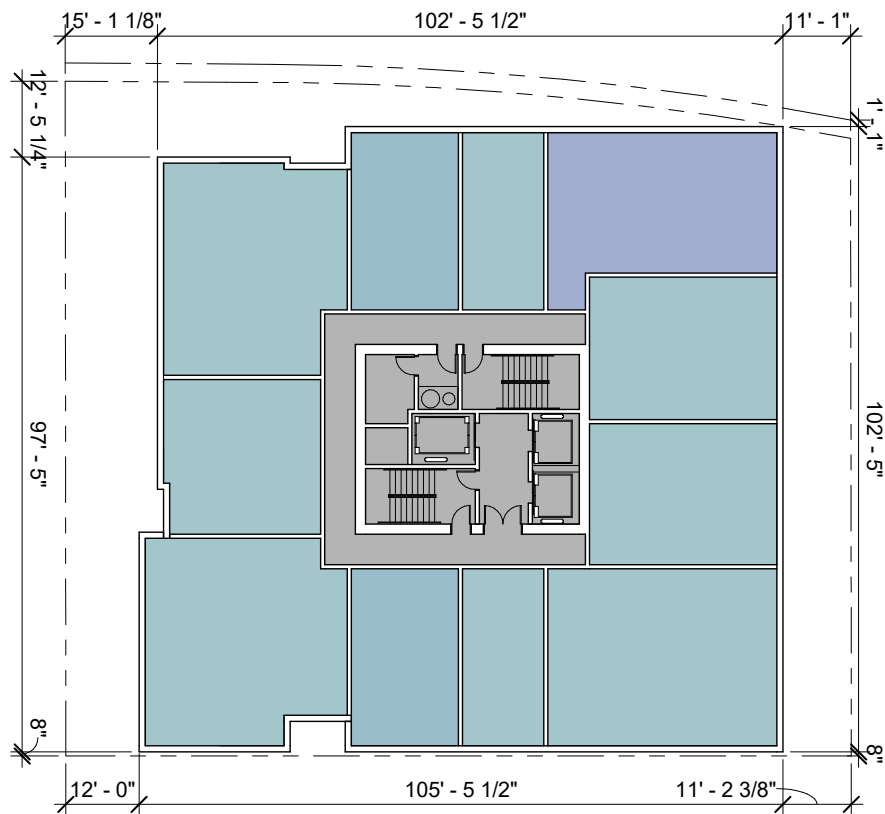




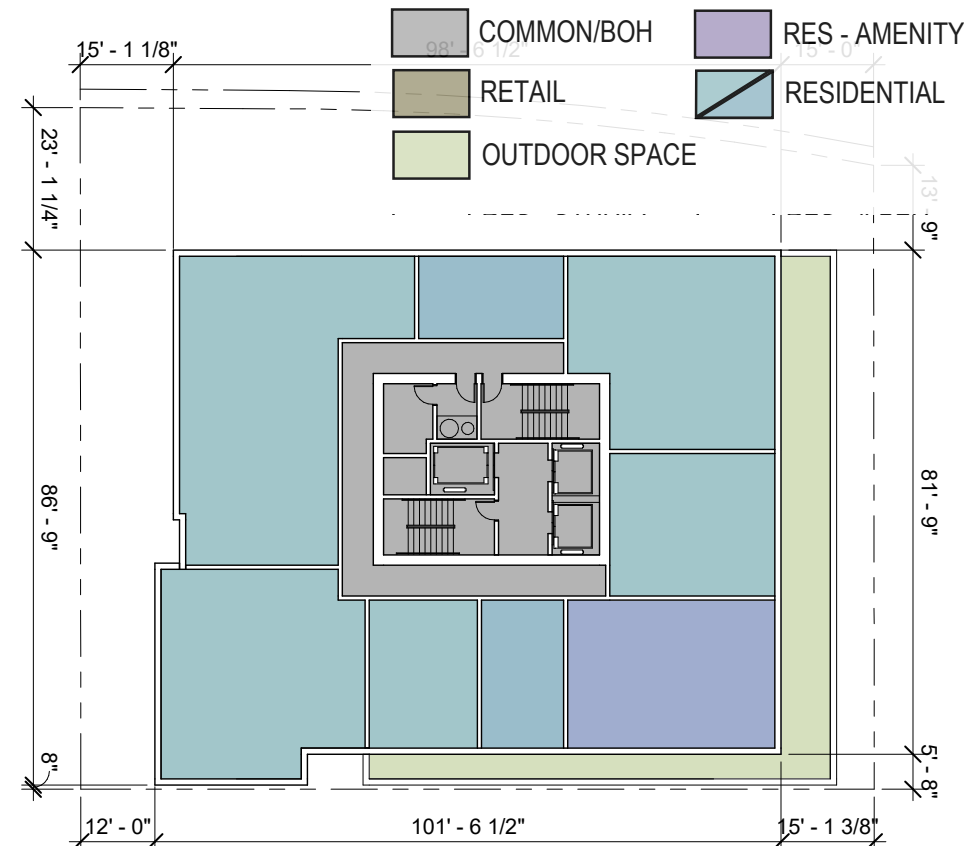
Tower Floor Plans



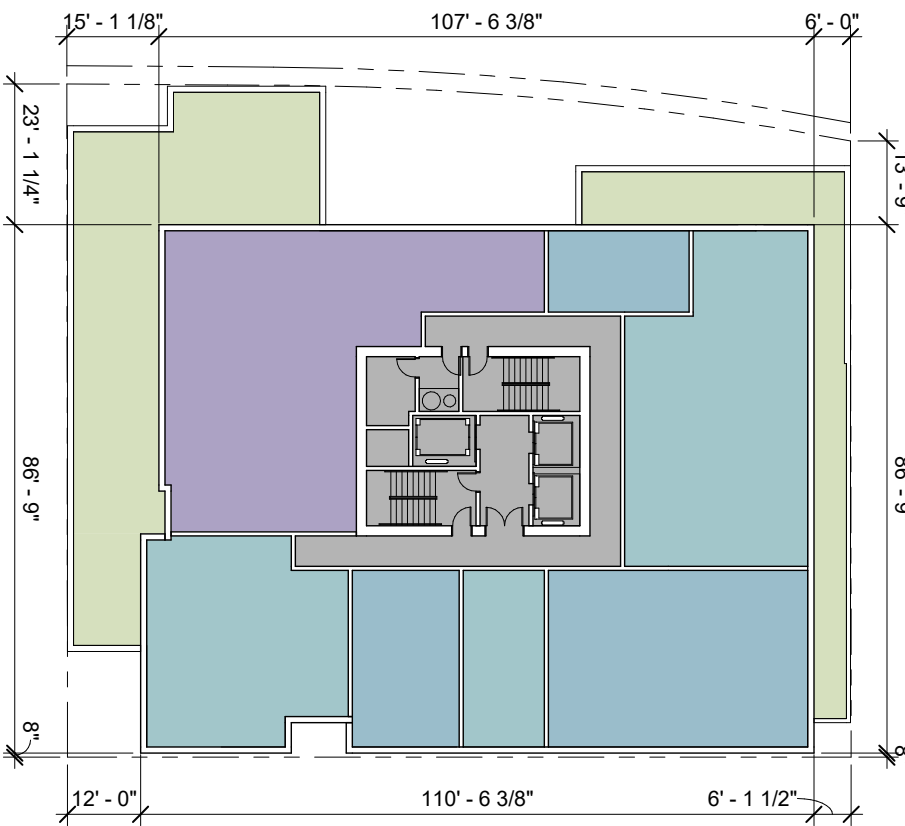
LEVEL 5 PLAN



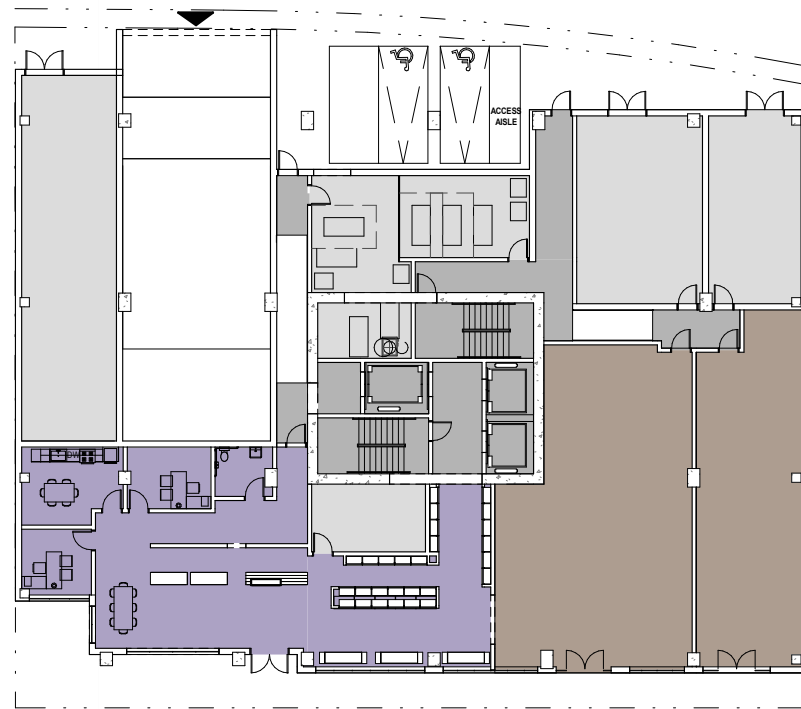
LEVEL 4 PLAN



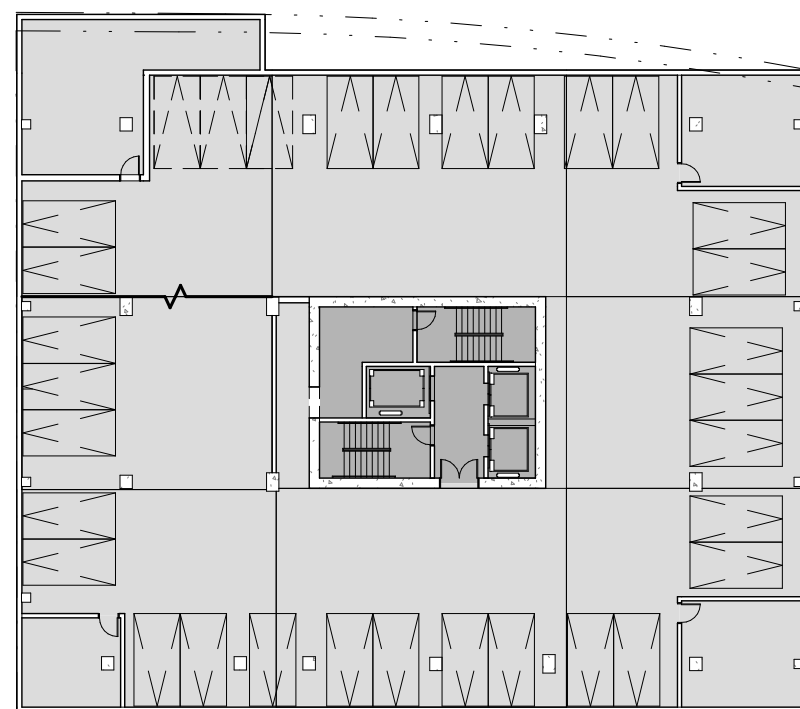
LEVEL 3 PLAN



LEVEL 2 PLAN



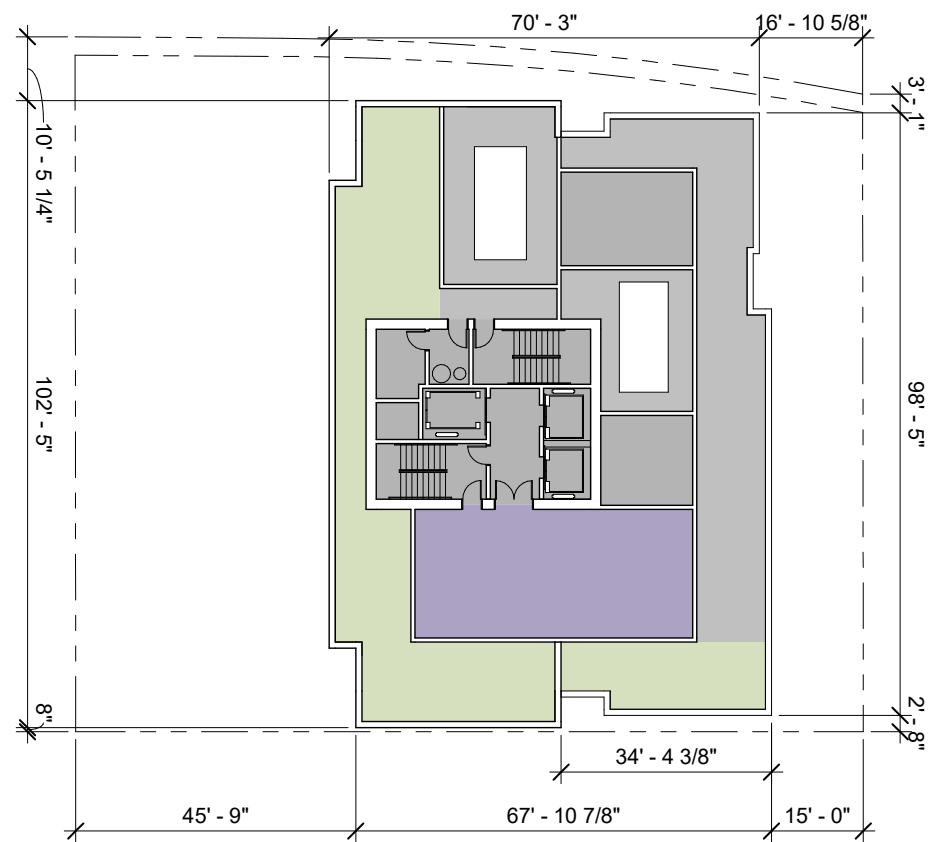
LEVEL 1 PLAN



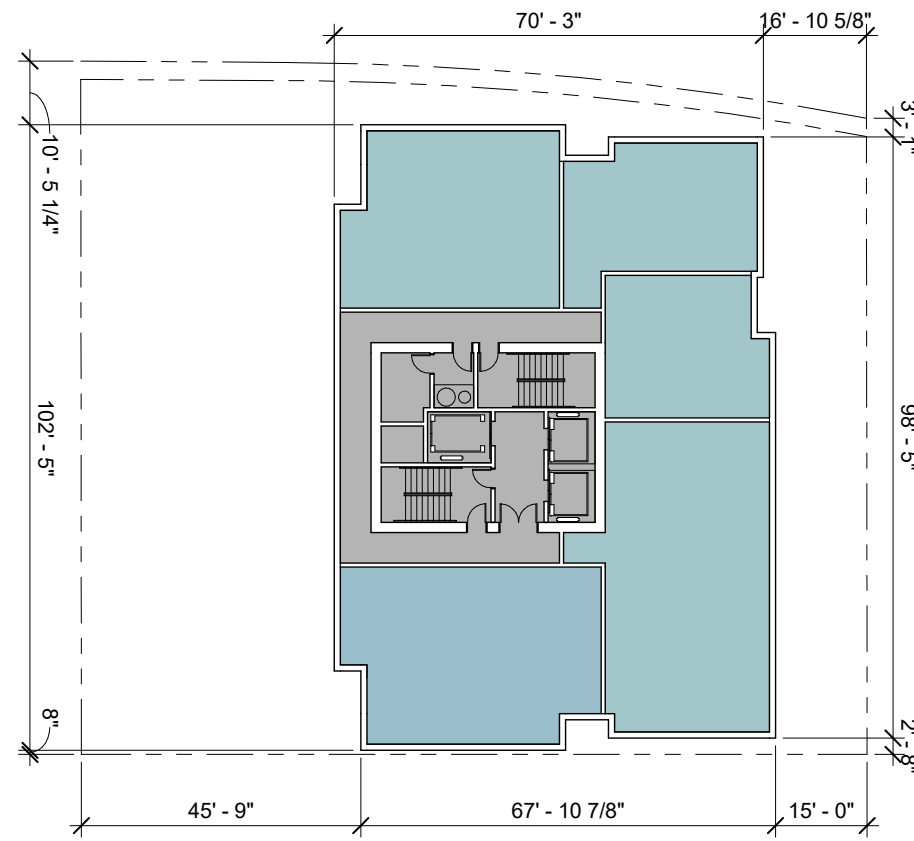
LOWER LEVEL 1&2 PLAN



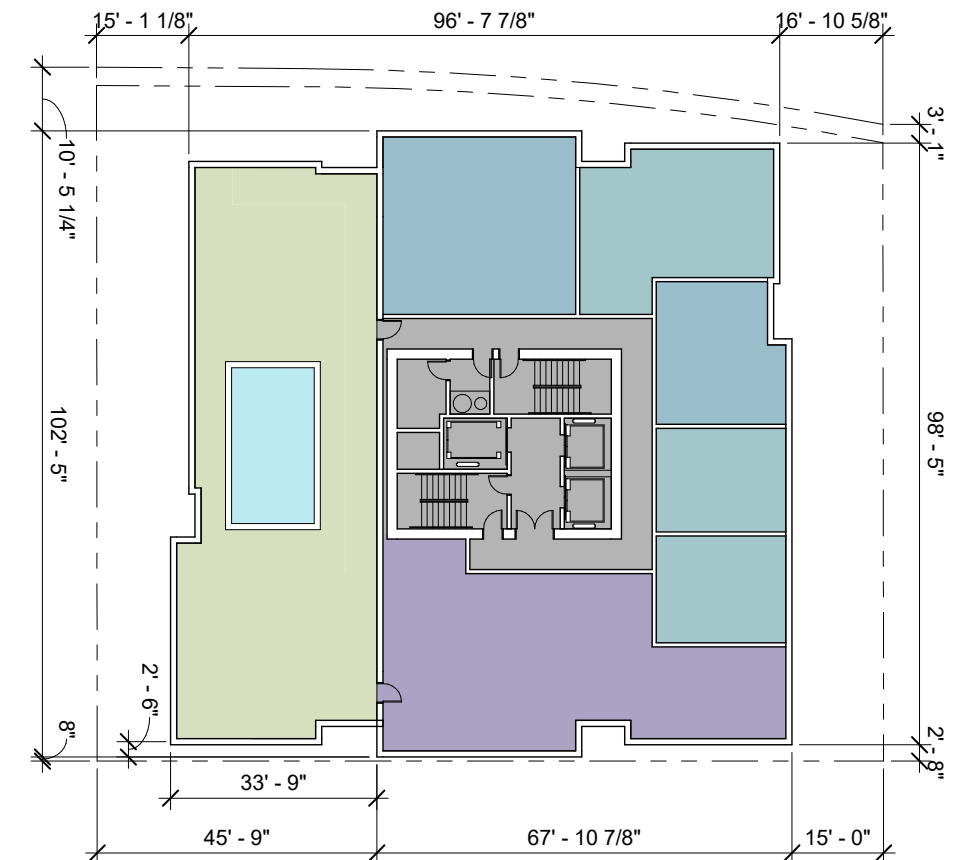




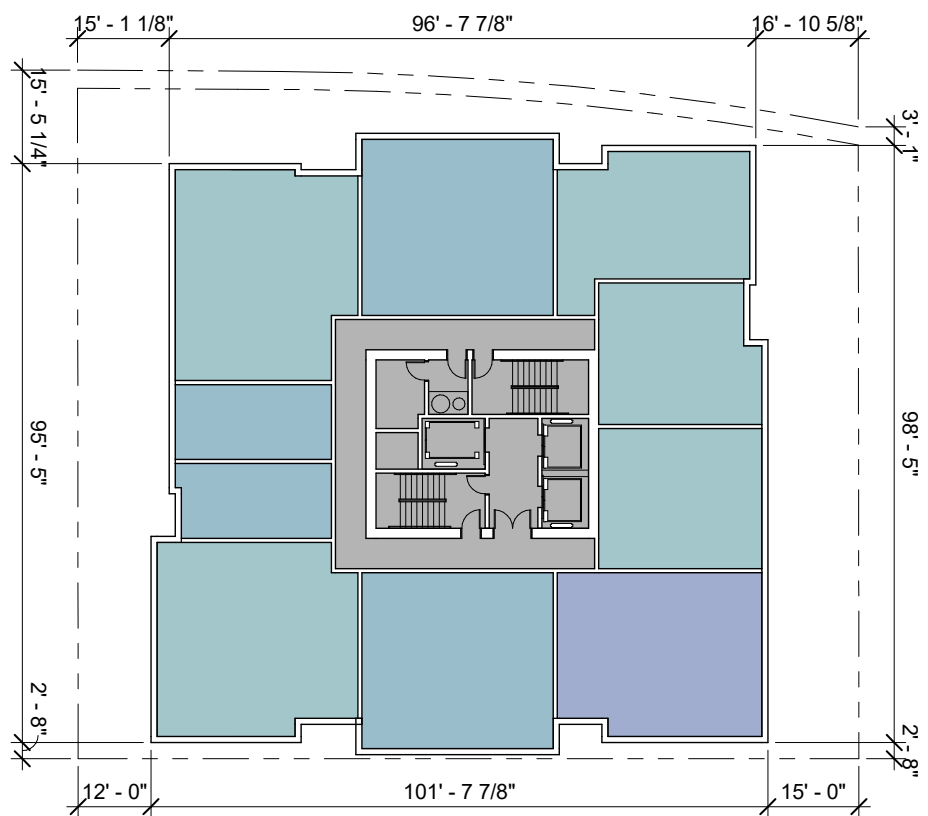
ROOF PLAN



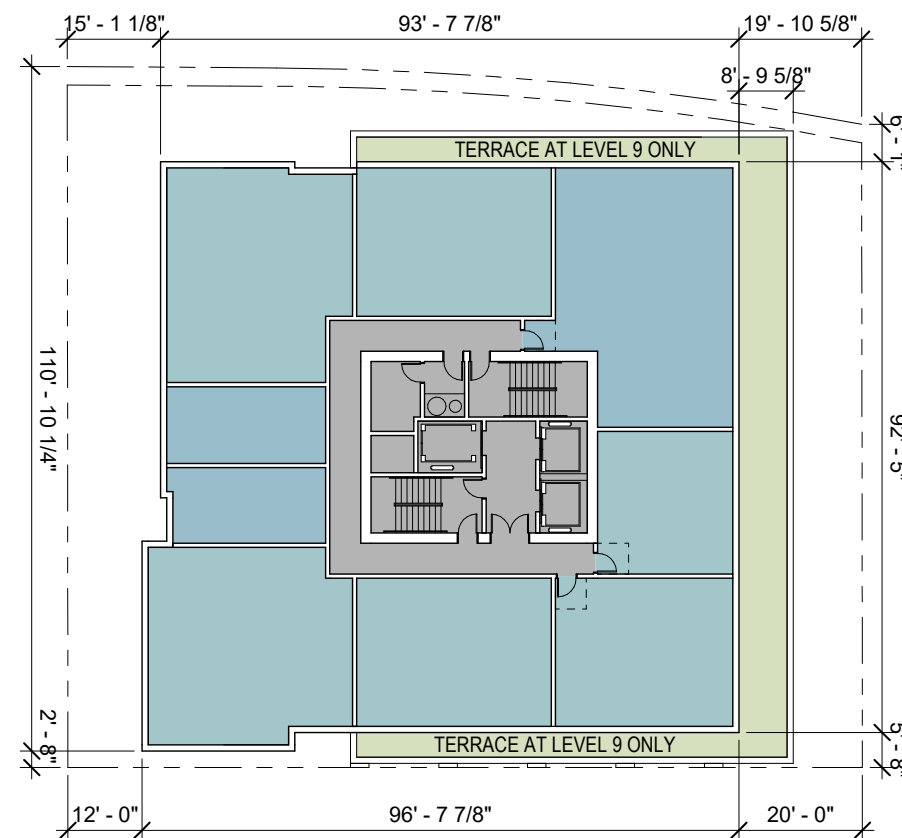
LEVEL 22 - 24 PLAN



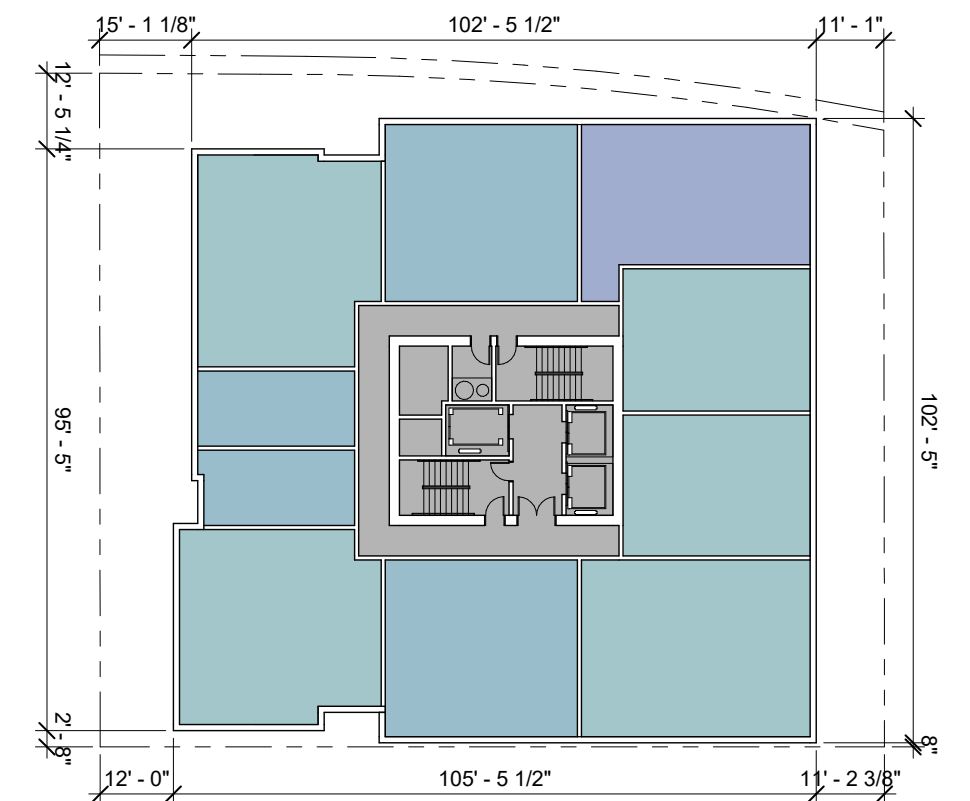
LEVEL 21 PLAN



LEVEL 10 - 20 PLAN



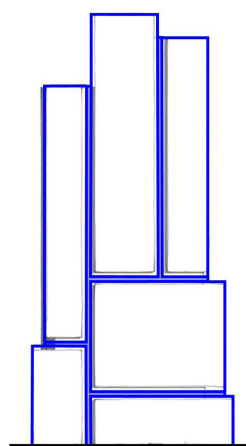
LEVEL 9 PLAN



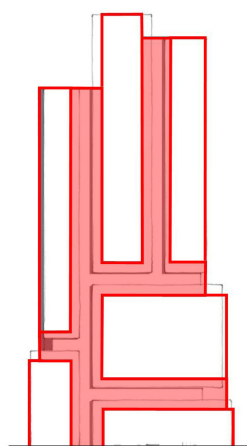
LEVEL 6-8 PLAN



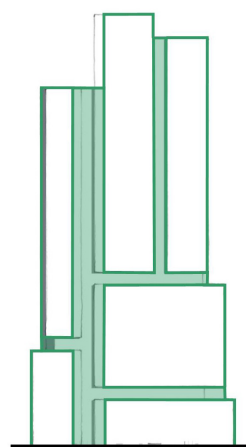
# GASKET: SIZE, SCALE AND DEPTH



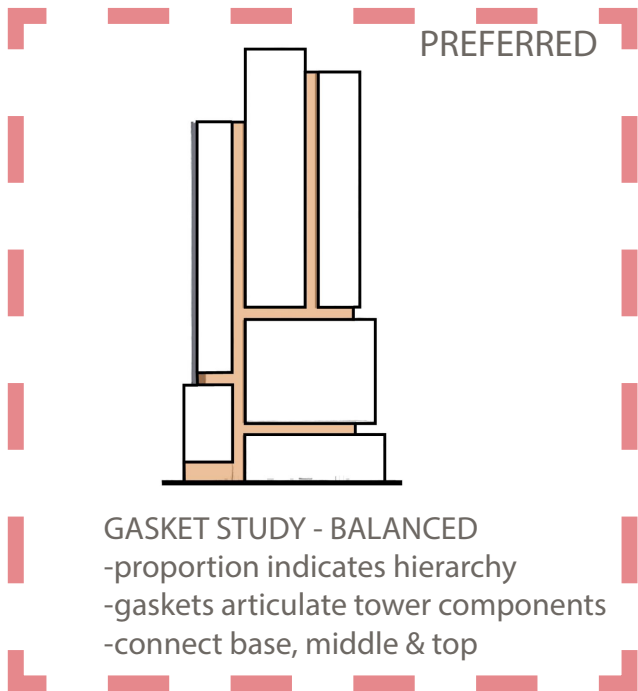
GASKET STUDY - **NARROW**  
-reduced width minimizes articulation of tower components  
-emphasizes a monolithic tower expression



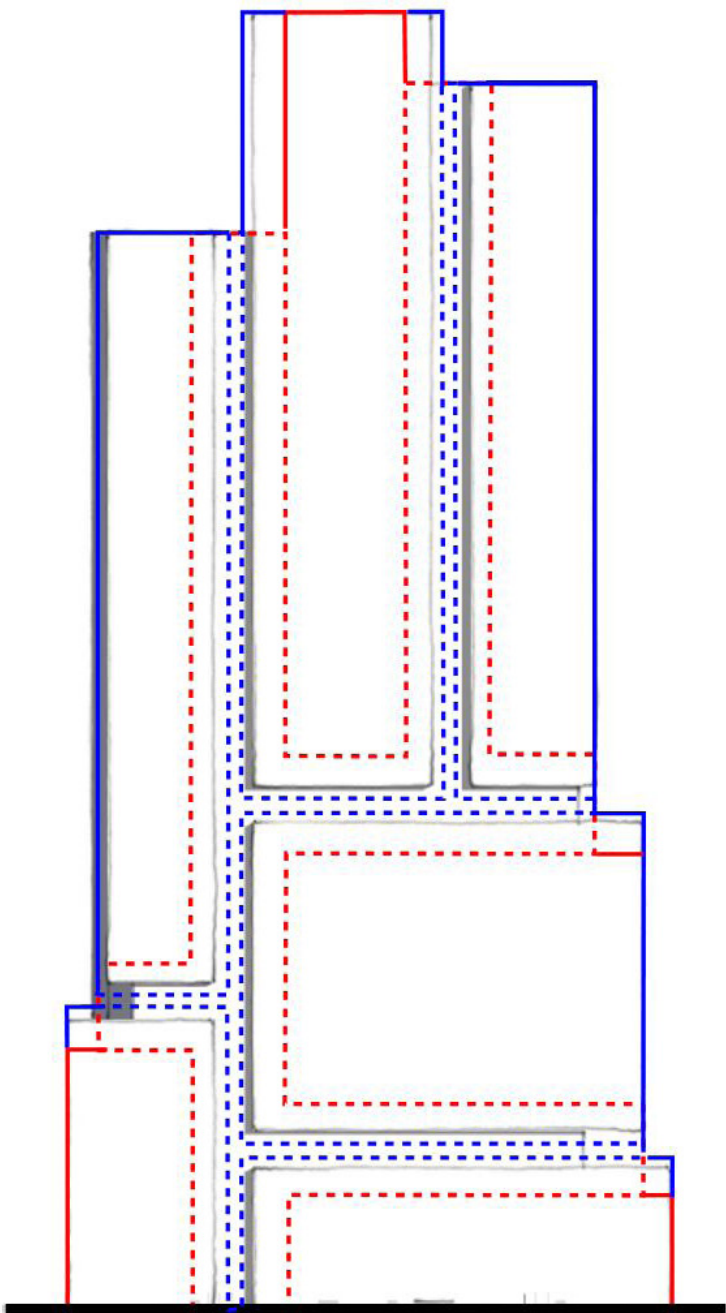
GASKET STUDY - **WIDE**  
-loss of hierarchy between gaskets and tower components  
-tower geometry reads as disjointed pieces



GASKET STUDY - **COMBO**  
-separates tower components at larger gasket  
-emphasizes widest gasket



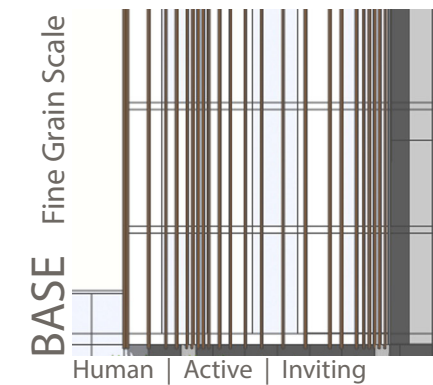
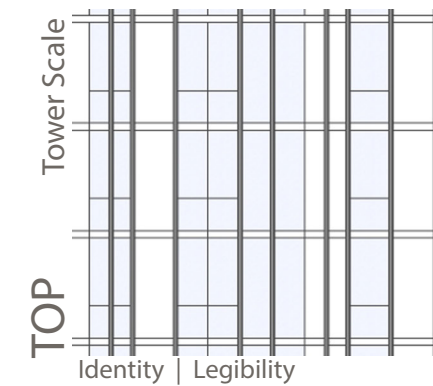
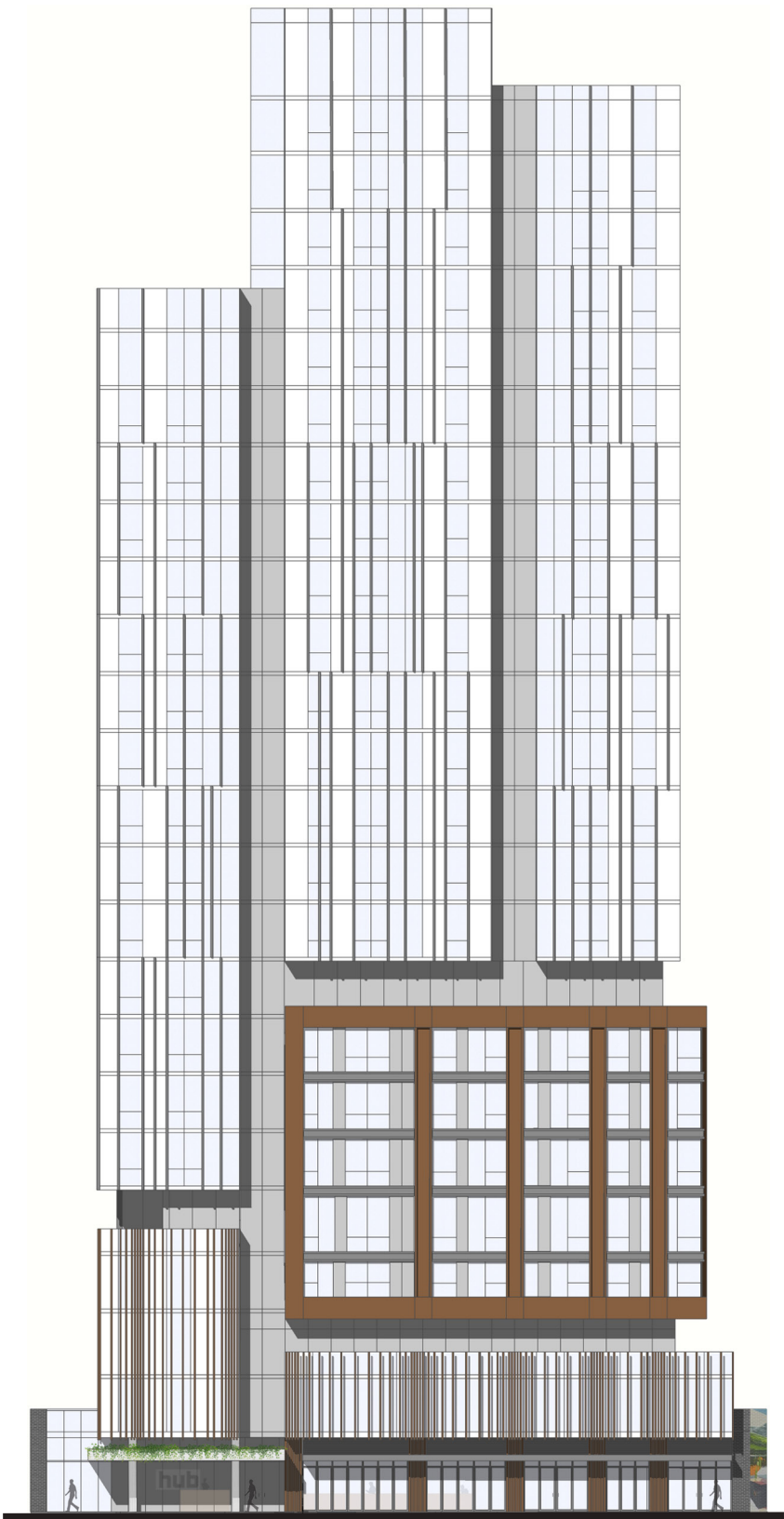
GASKET STUDY - **BALANCED**  
-proportion indicates hierarchy  
-gaskets articulate tower components  
-connect base, middle & top



GASKET STUDY - OVERLAY OF WIDTH OPTIONS



# MATERIAL COHESIVENESS - BASE INFORMING TOWER





TOWER IN CONTEXT



LOOKING NORTHWEST



LOOKING SOUTHWEST



LOOKING SOUTHEAST



TOWER SIGNIFICANCE - U DISTRICT AND SEATTLE





# 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 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.



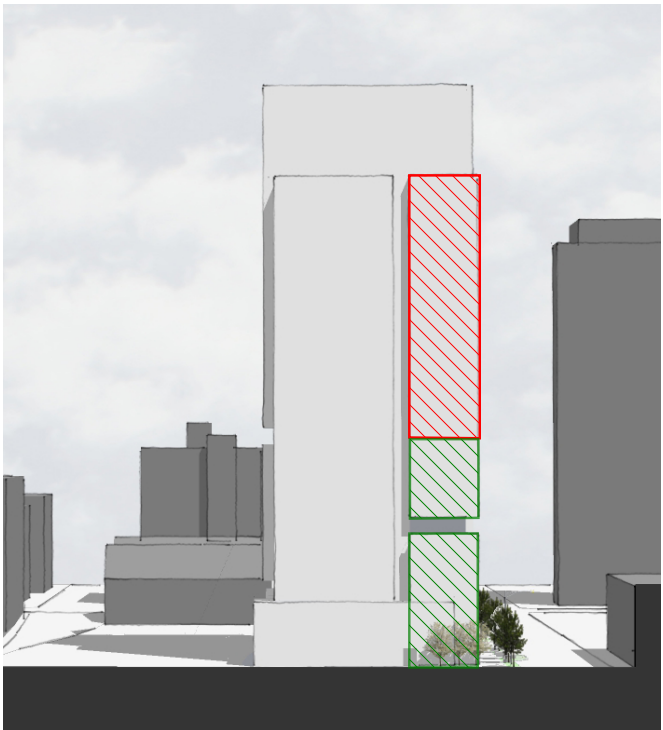
June 21<sup>st</sup> at 03:00pm - Shadow Study - No Departure



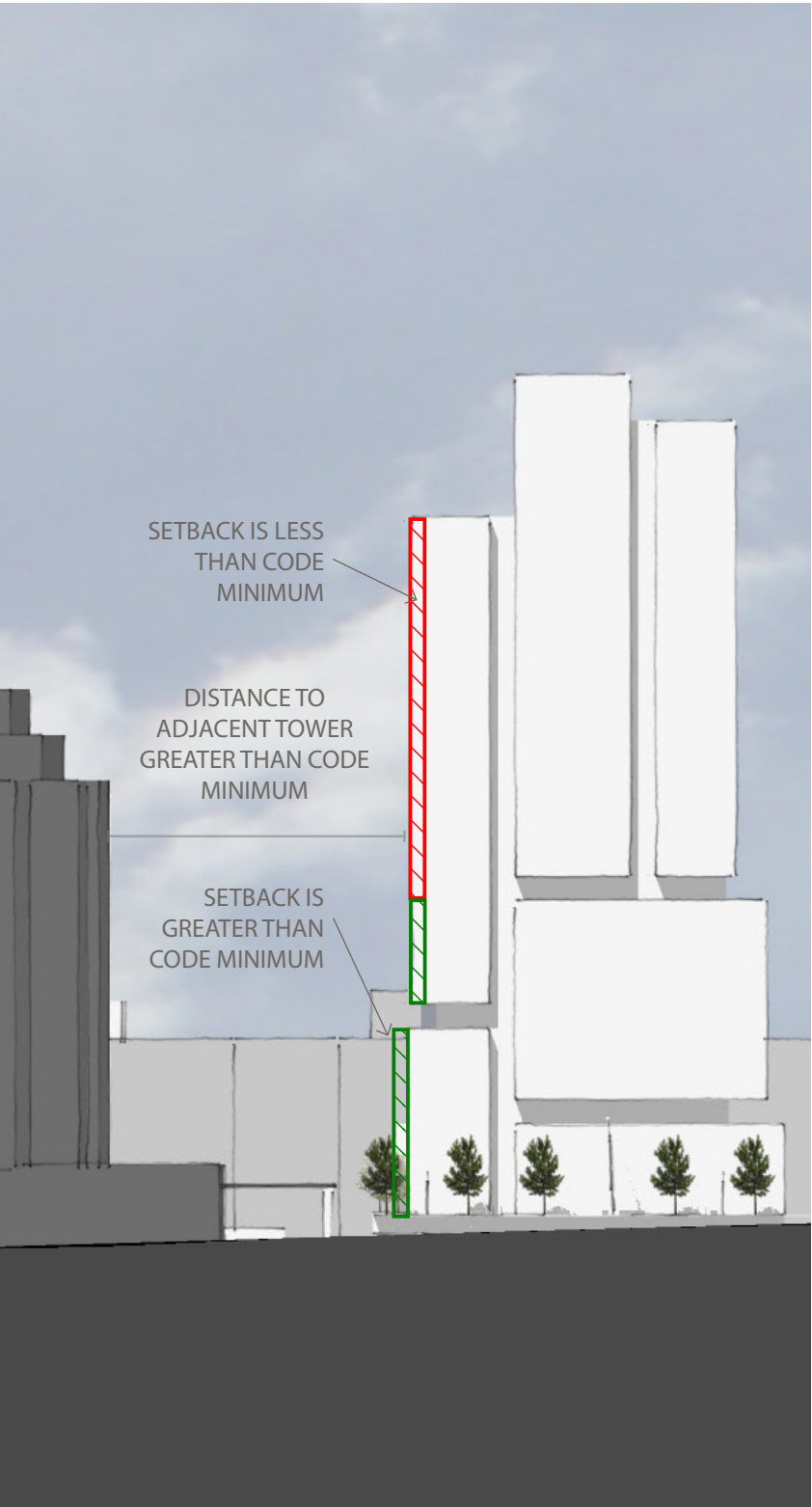
June 21<sup>st</sup> at 03:00pm - Shadow Study - With Departure



South Elevation Study - No Departure



South Elevation Study - With Departure





Appendix:

EDG #1 7.23.18

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# Site Survey

## Legal Description:

Parcel A: Parcel A short subdivision  
NO. 3026630

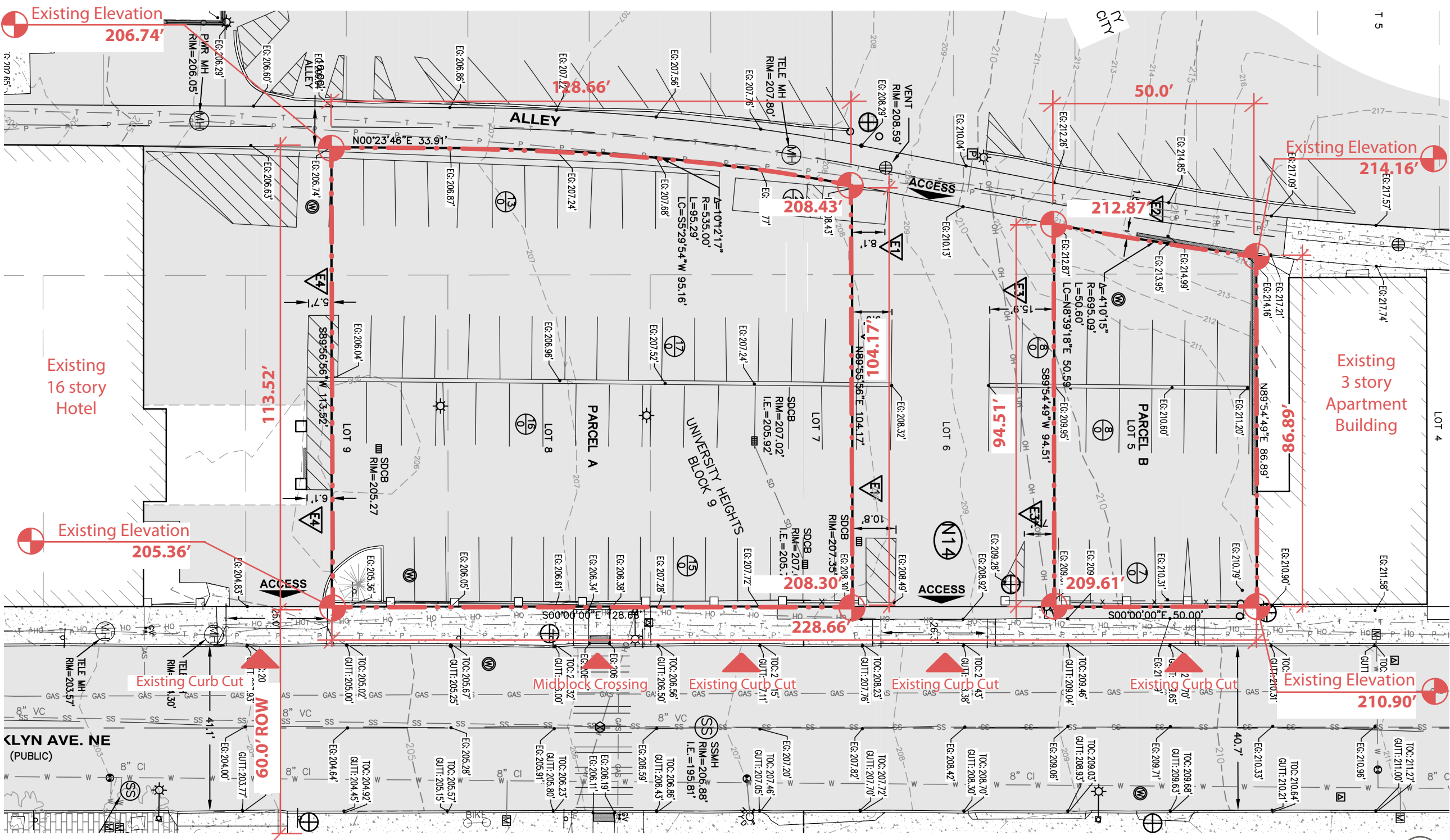
Beginning at the northeast corner of lot 7 in block 9 of the assessor's plat of university heights;  
Thence S00°00'00"E 128.66 Feet;  
thence S89°56'56"W 113.52 Feet to the east line of the alley dedicated in Shelton's addition to the city of Seattle;  
thence N00°23'46"E 33.91' Along the east line 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:

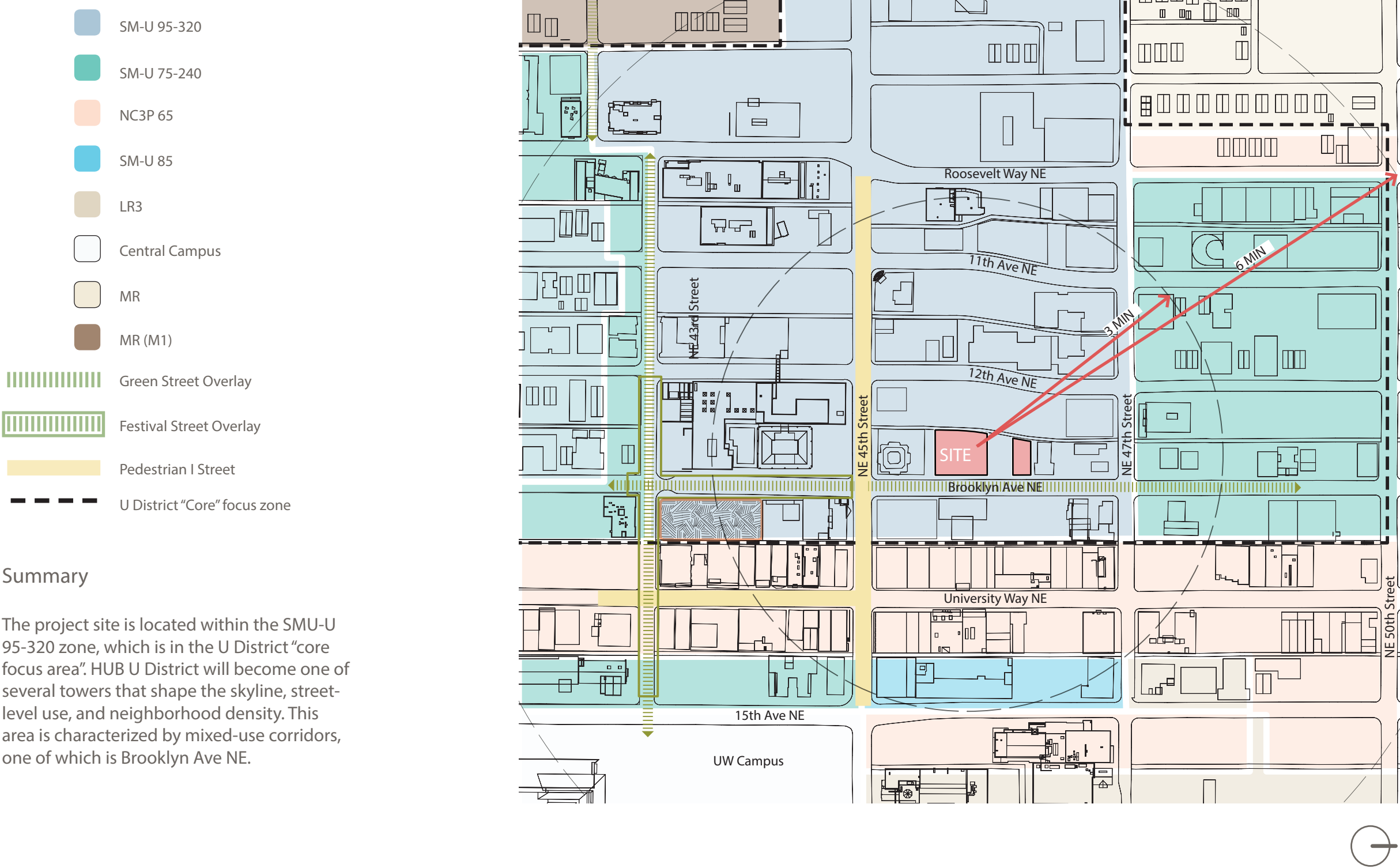
There are no existing trees or structures on both parcels.



Scale: 1"=30'-0"

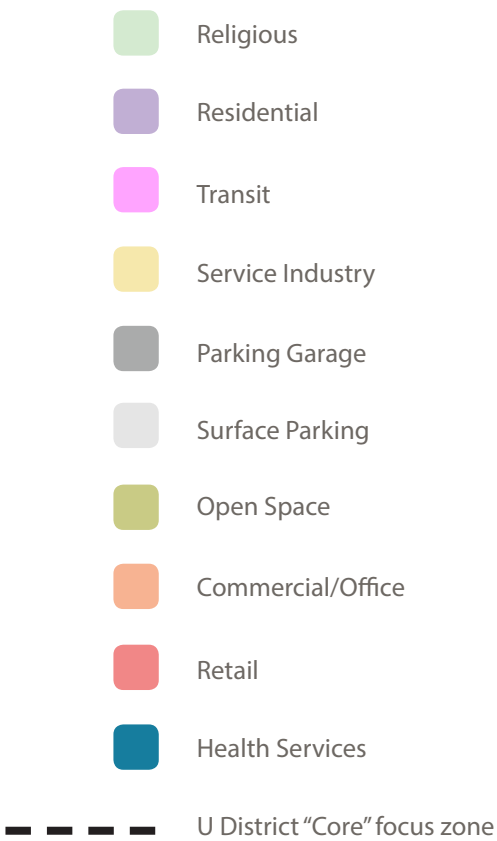


# Vicinity Map: Zoning & Overlay Designations





# Vicinity Map: 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.





# 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



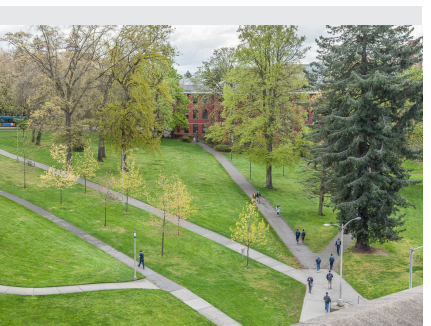
3 TWELVE at U District



4 Bridges @ 11th



5 University Playground



6 UW Campus



7 Neptune Theater



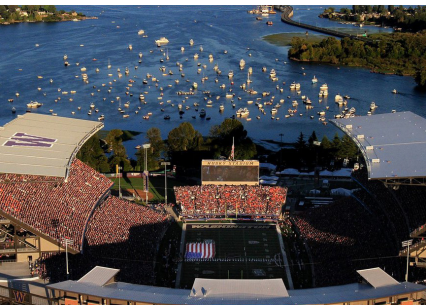
8 17th Avenue Boulevard



9 The AVE



10 University Farmer's Market



11 Husky Stadium



12 The M (Proposed)



# Axonometric of 9-Block Area



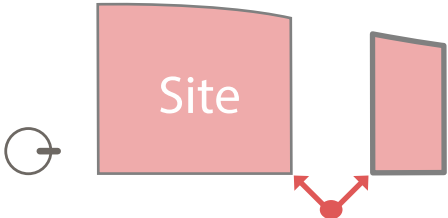
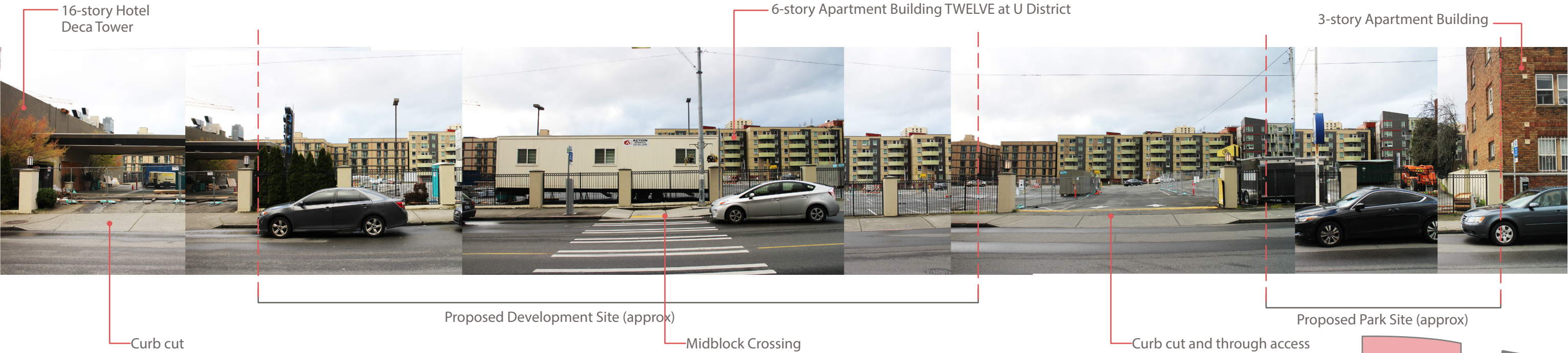
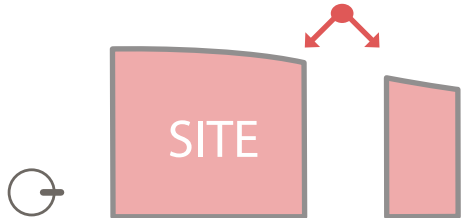
- 1 7-story Residence Inn
- 2 15-story Hotel Deca Tower
- 3 7-story Apartment Building
- 4 Surface Parking
- 5 6-story Apartments TWELVE at U District
- 6 11-story University House
- 7 22-story UW Tower
- 8 Key Bank Building
- 9 Surface Parking
- 10 3-story Apartment Building
- 11 Cross and Crown Church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



# Streetscape Photo montage



Looking East Across the Alley Toward the Site





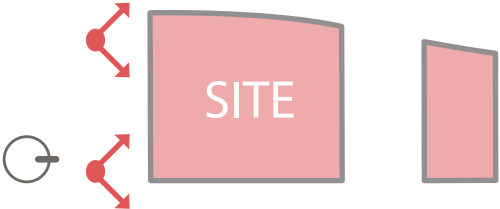
Streetscape Photo montage



Looking North Toward the Site



Looking South Toward the Site



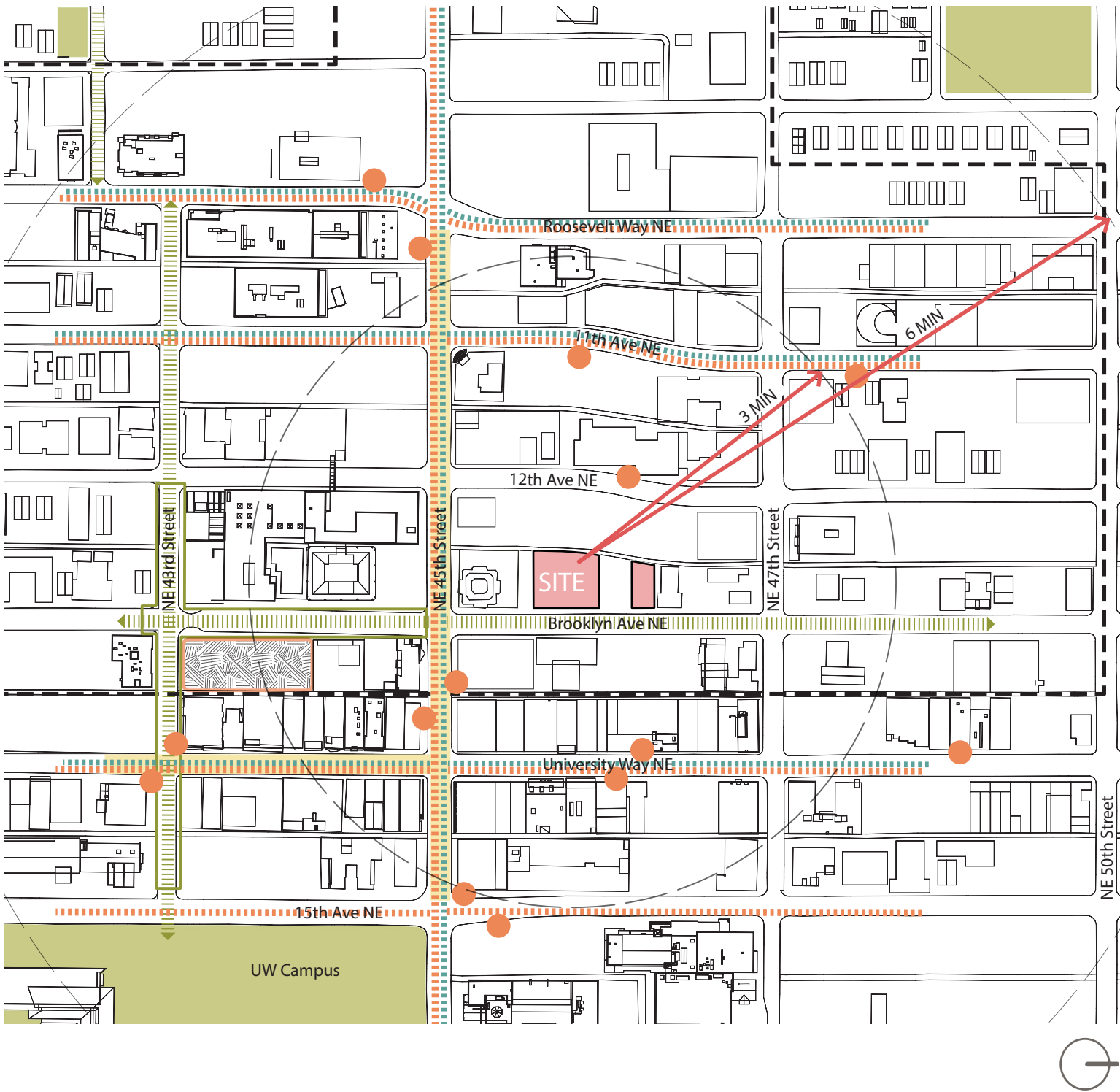


# Vicinity Map: Access & Mobility | Opportunities & Constraints

- 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

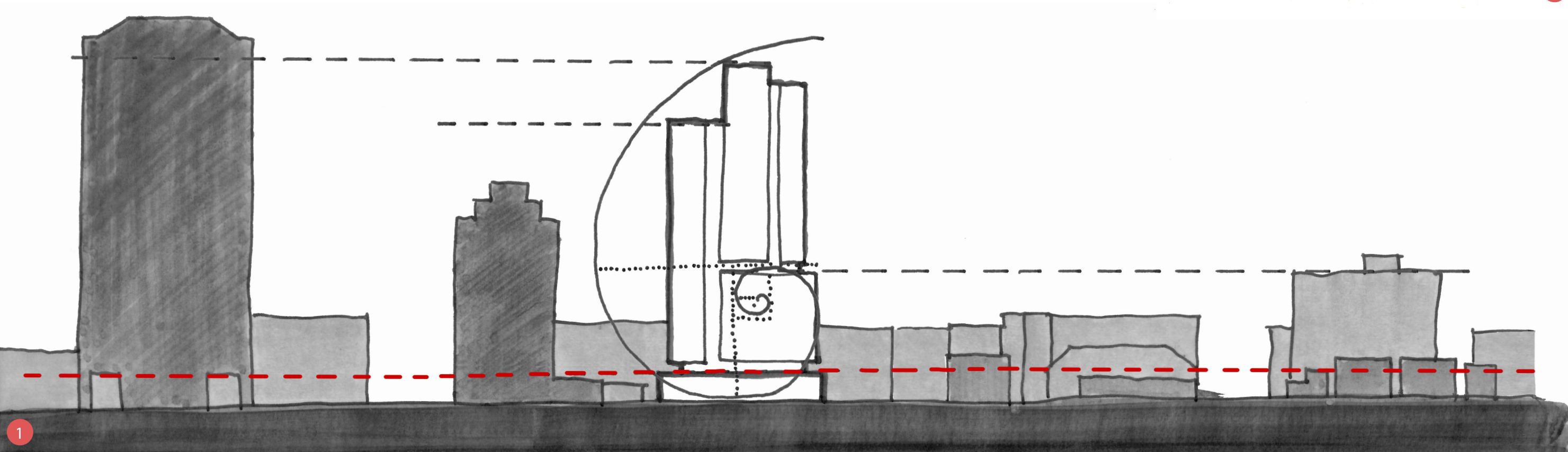
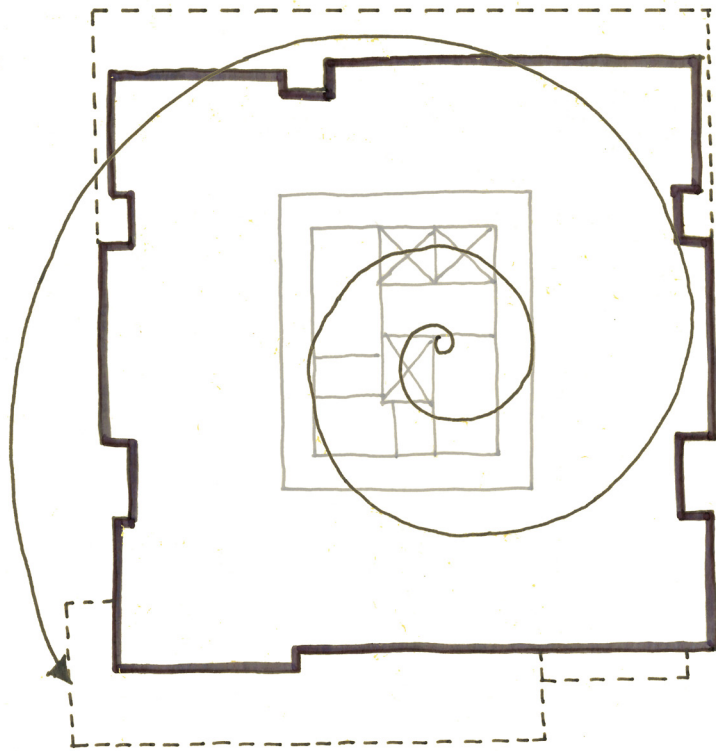
## 1. PROPORTIONATE RESPONSE TO CONTEXT

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.

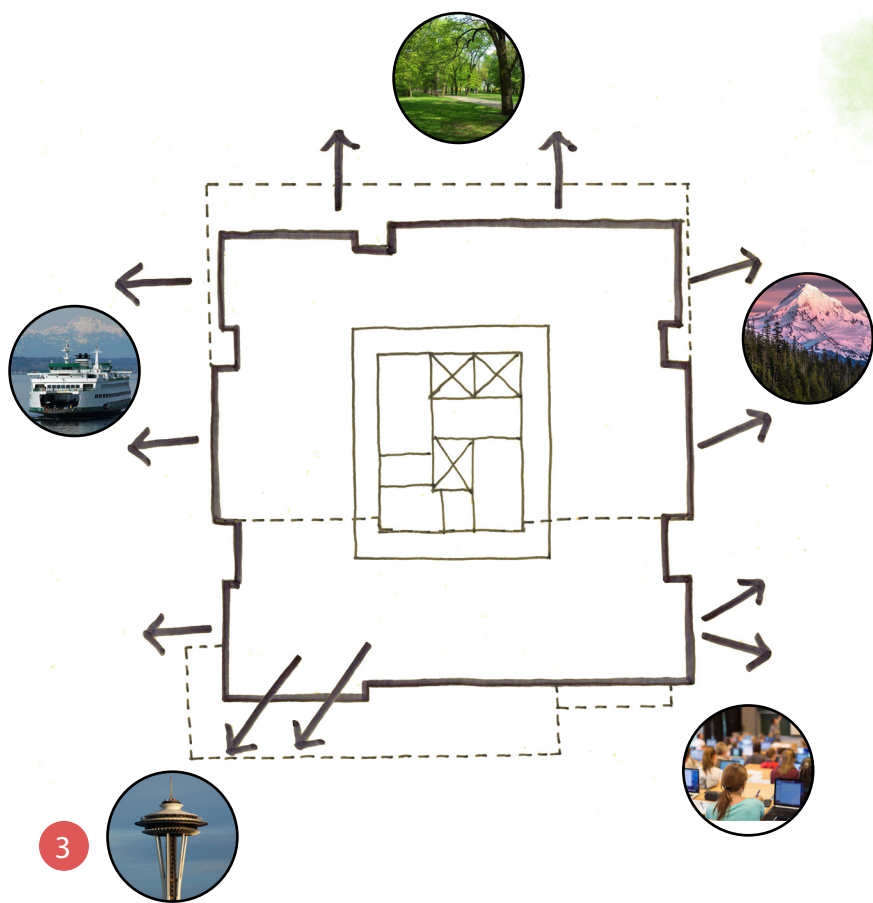




# Design Cues

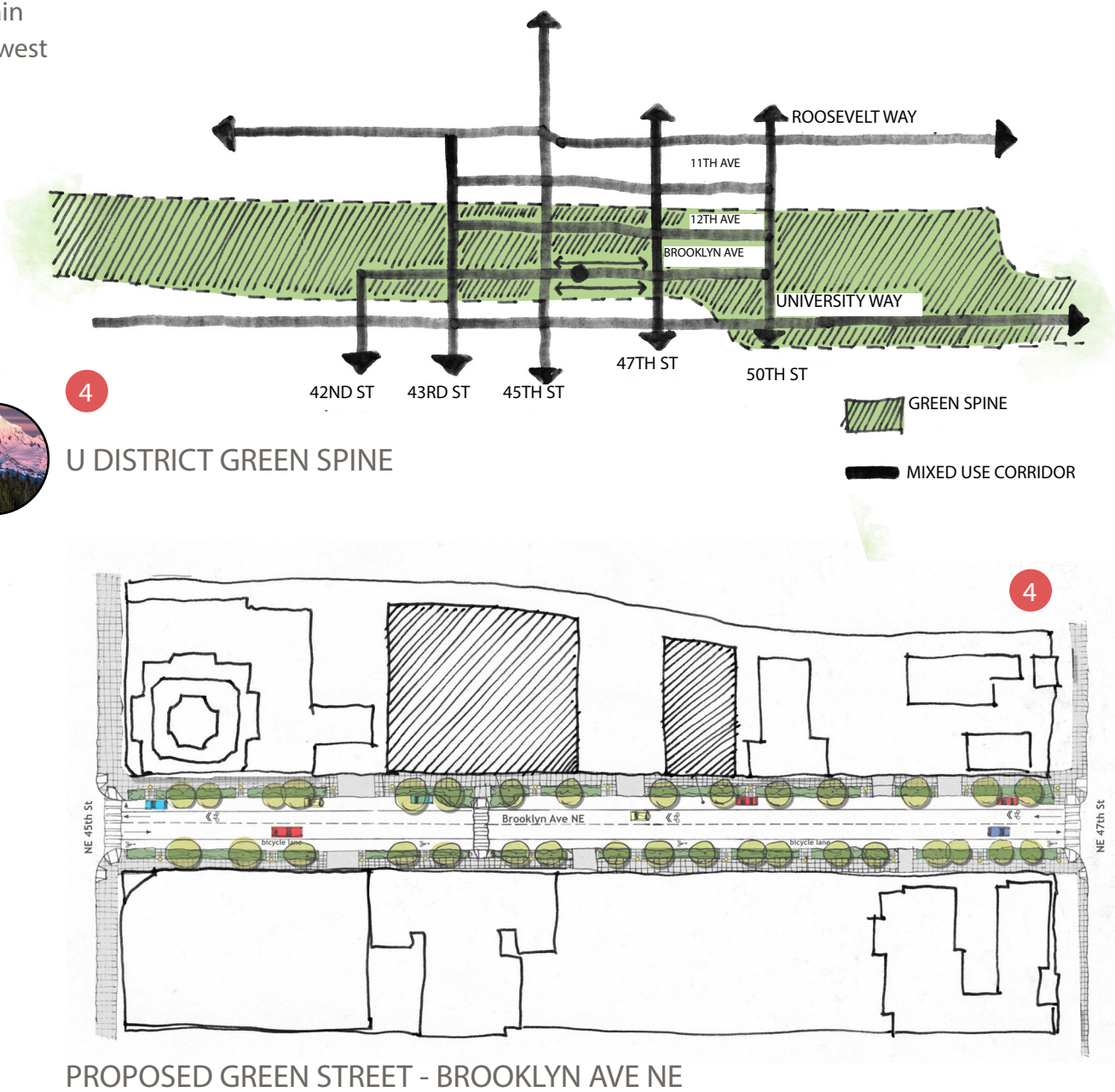
## 3. BALANCE REGIONAL WITH LOCAL

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 Puget Sound and the Cascade Mountain range will also be highlighted from spaces at the east and west sides of the building.



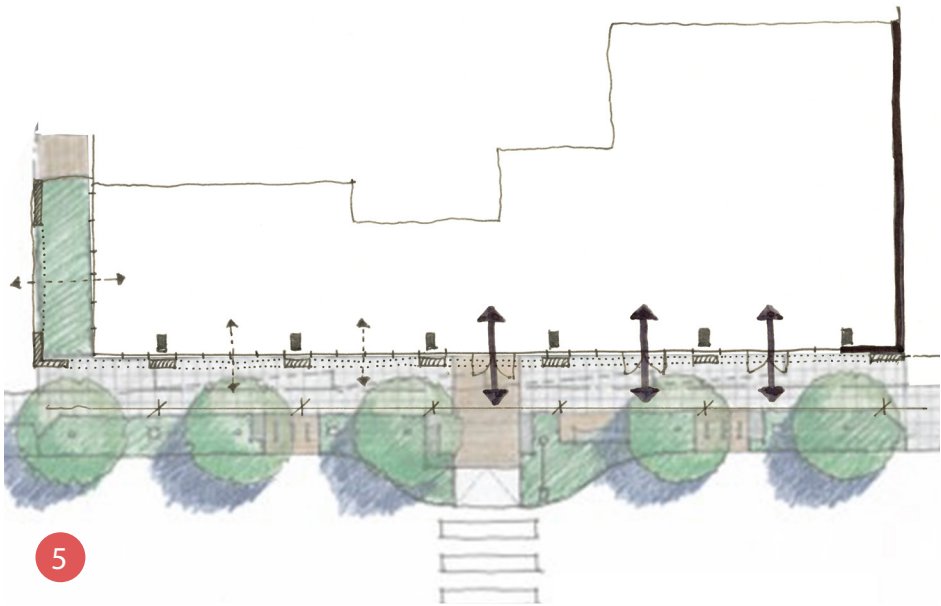
## 4. NETWORK OF PUBLIC SPACES

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.



## 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.





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 of 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.



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

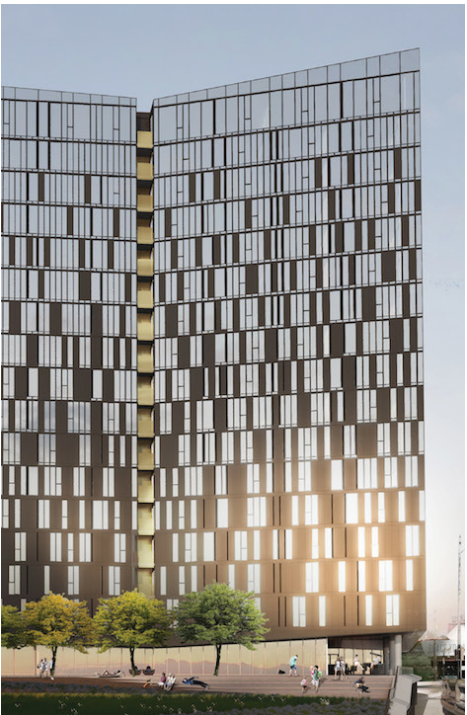
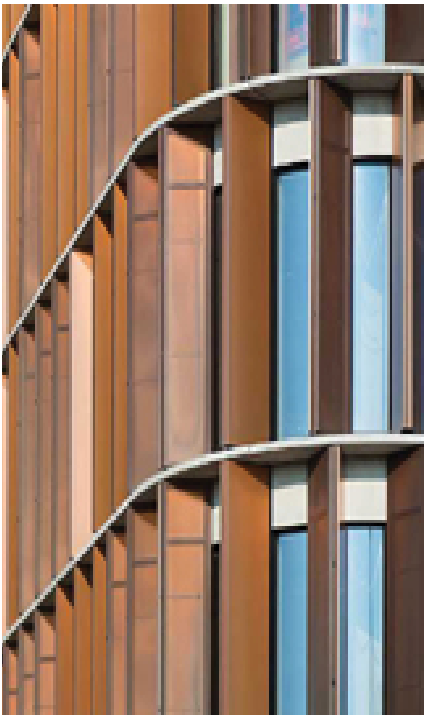
A secondary level of detail will further emphasize the massing concept and break down the façade to a residential scale. The palette is intended to stay to a limited number of materials and colors with intentional changes in palette to reinforce the architecture.

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

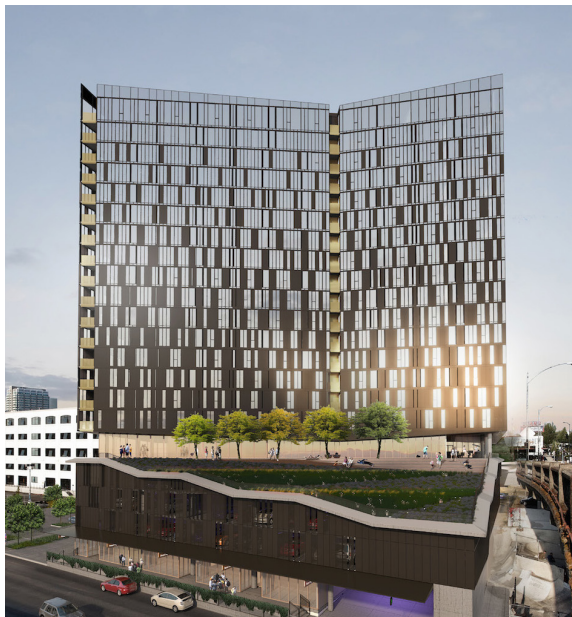


Fumi Coffee, Shanghai, China

- 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



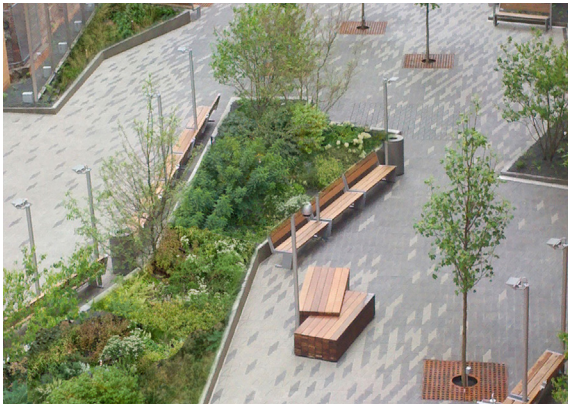
# Landscape Character Precedent Images



12th Avenue Square Park

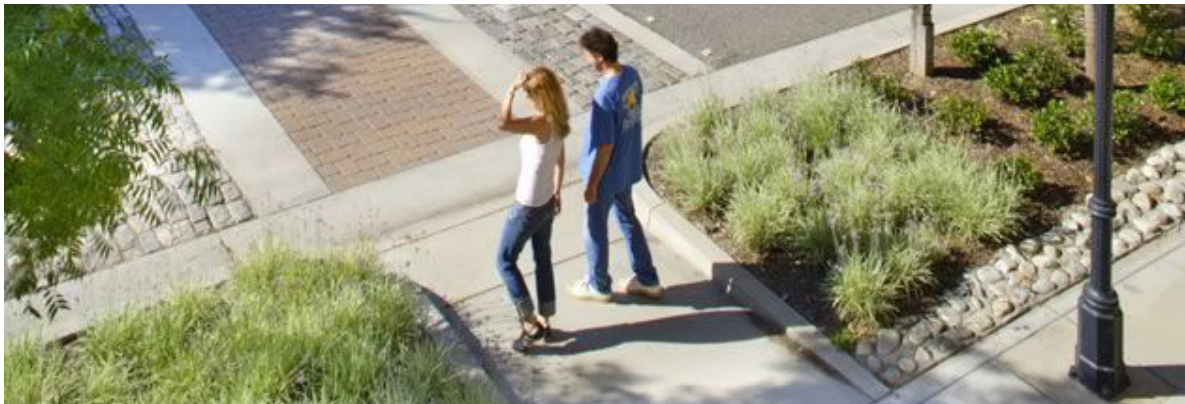


White City Place - London



Beekman St. Plaza

- Public Spaces:
- visually engaging
  - active open space
  - multiple seating options



Streetscape and Crosswalk

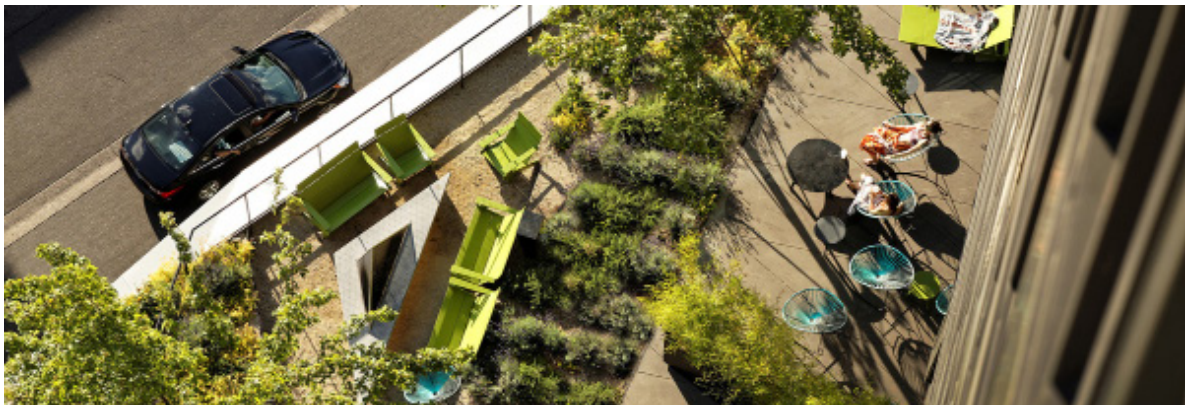


Aura West Seattle



Mix of Planting and Paving

- Streetscape:
- landscape amenities
  - visible site lines
  - pedestrian oriented



Terraced Plantings and Amenities



Hub on Campus - Tucson

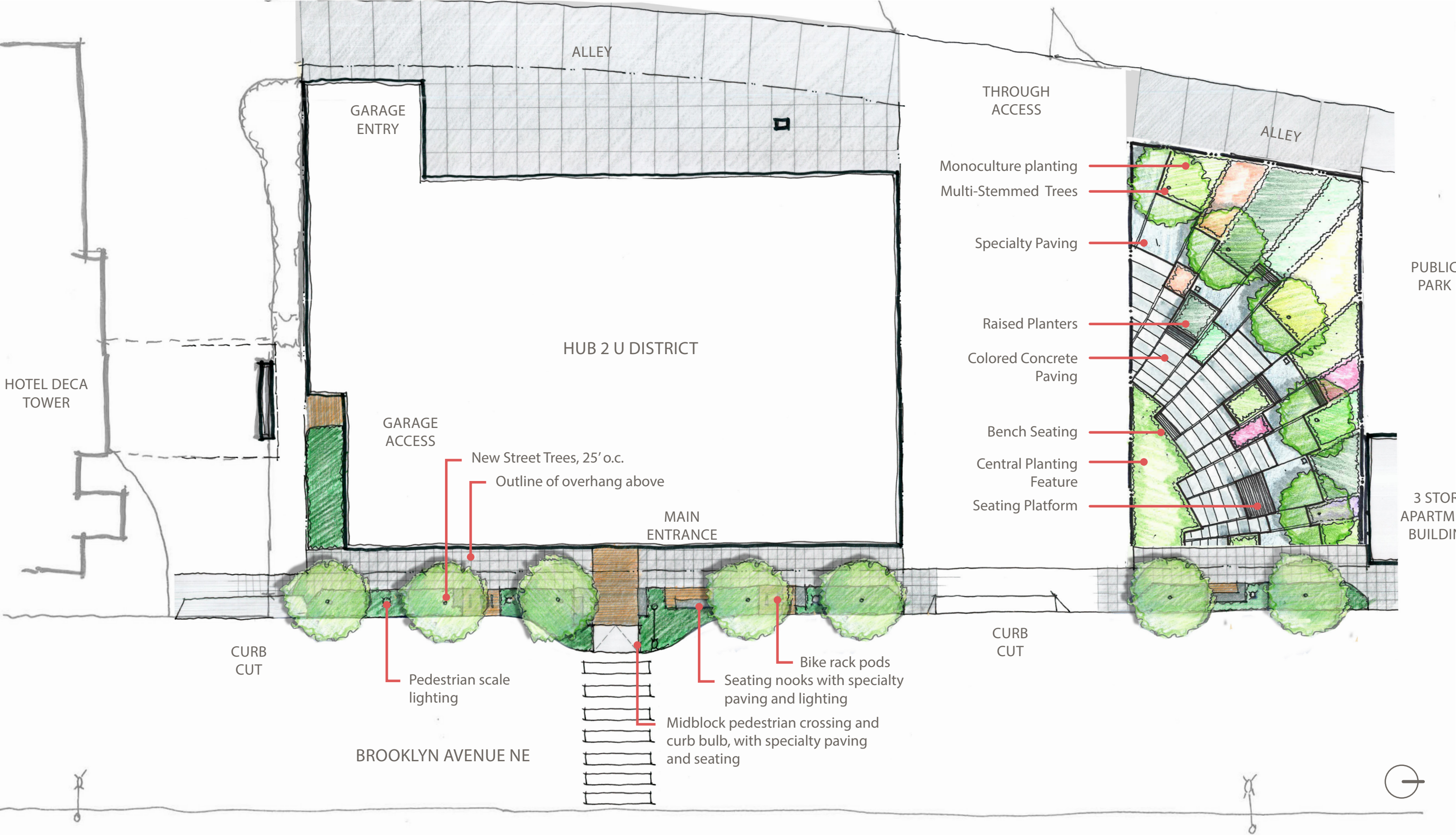


Four Seasons Seattle

- Private Amenity:
- layered planting
  - active and passive uses

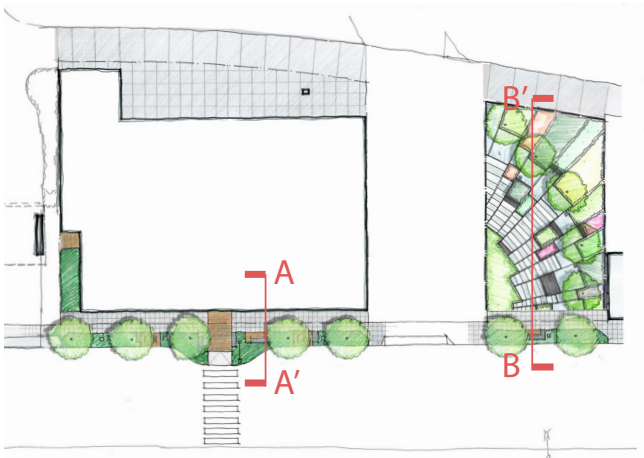


# Illustrative Landscape Plan at Street Level

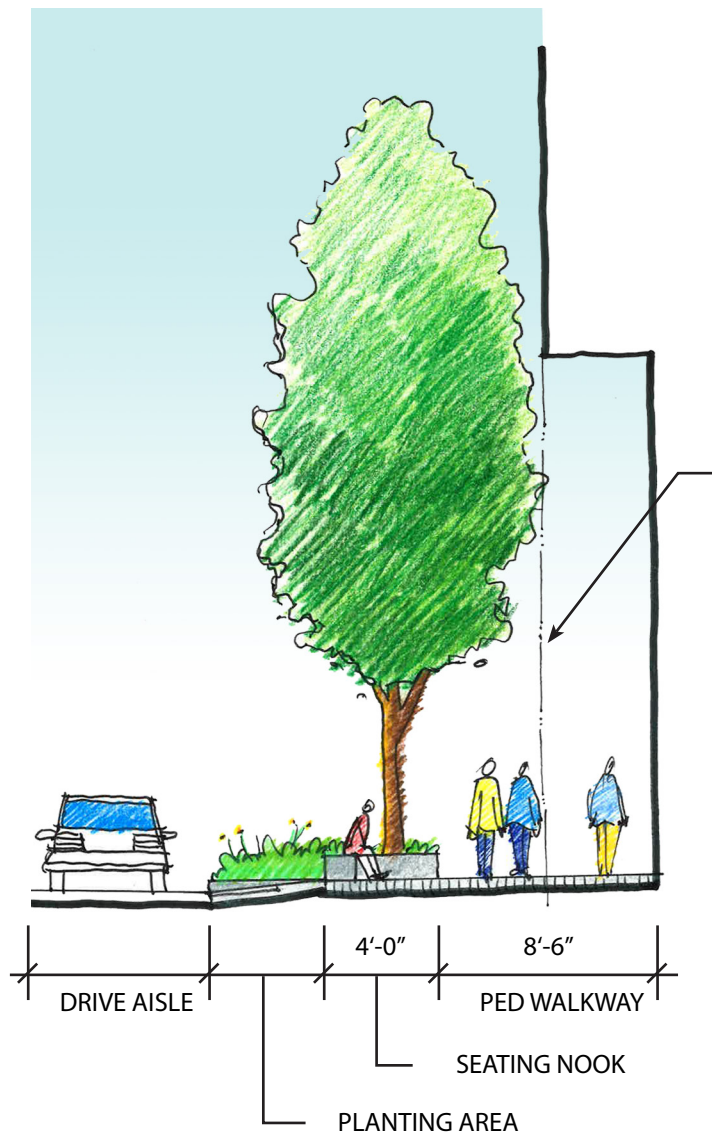




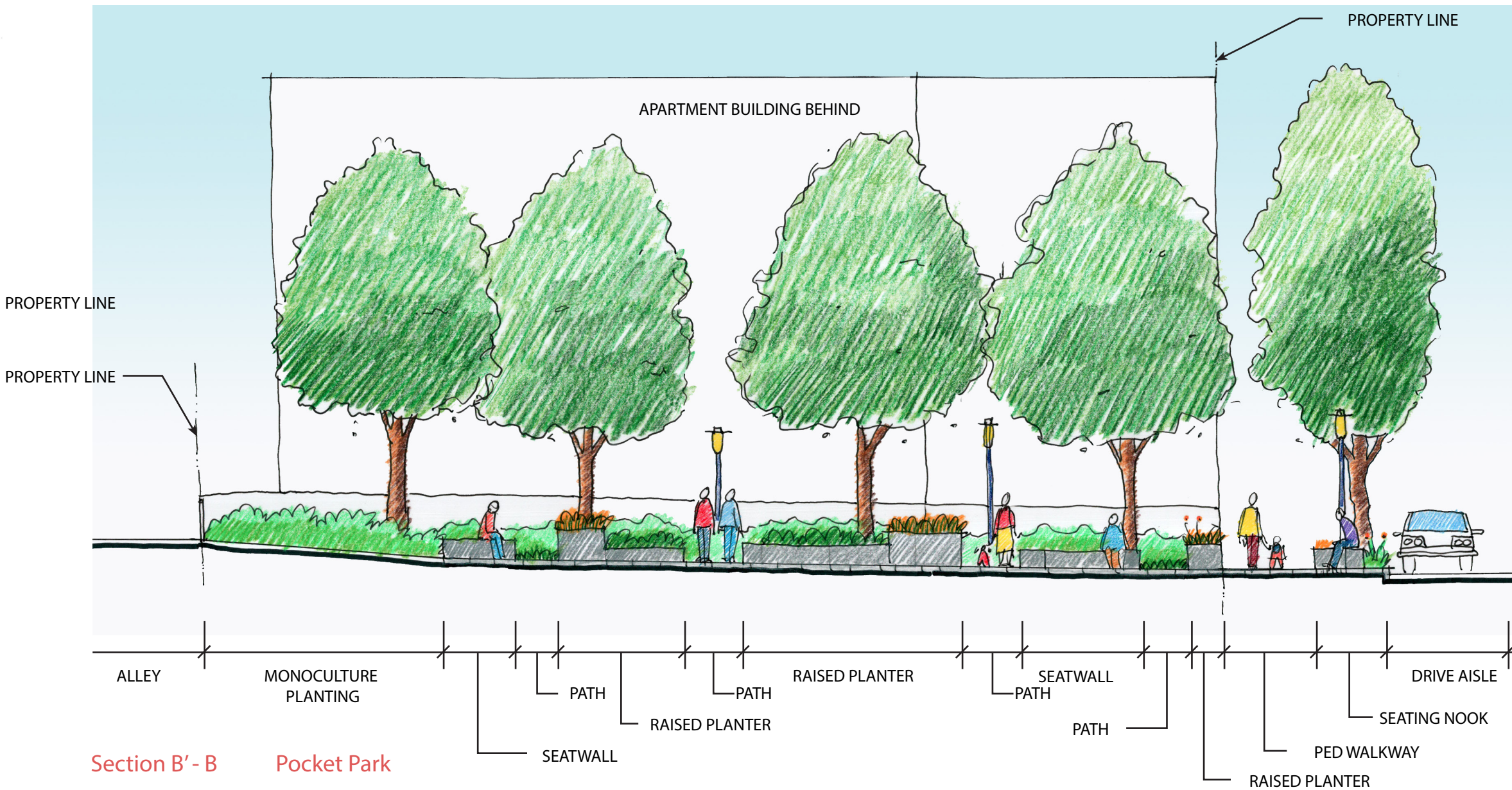
Illustrative Sections



Key Plan



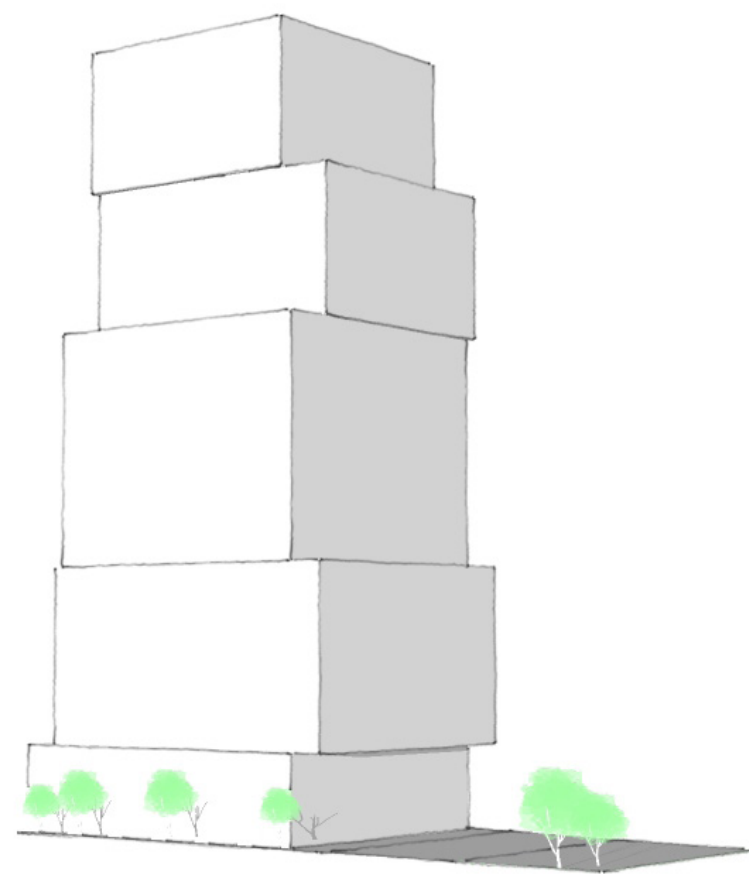
Section A' - A Streetscape



Section B' - B Pocket Park



# Massing Alternatives



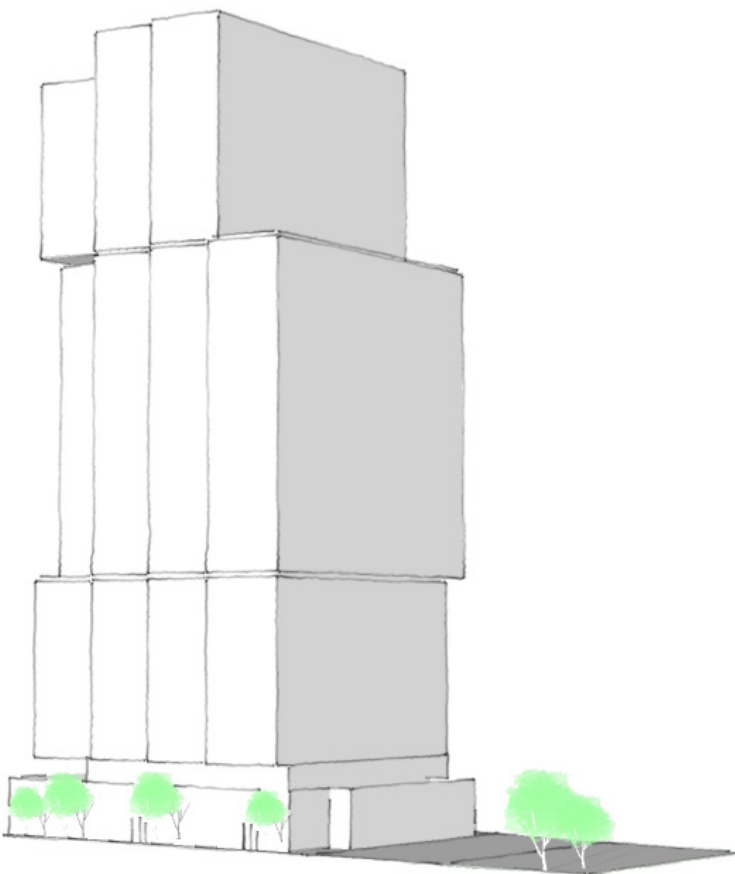
Option I

Pros

- No Departures

Cons

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



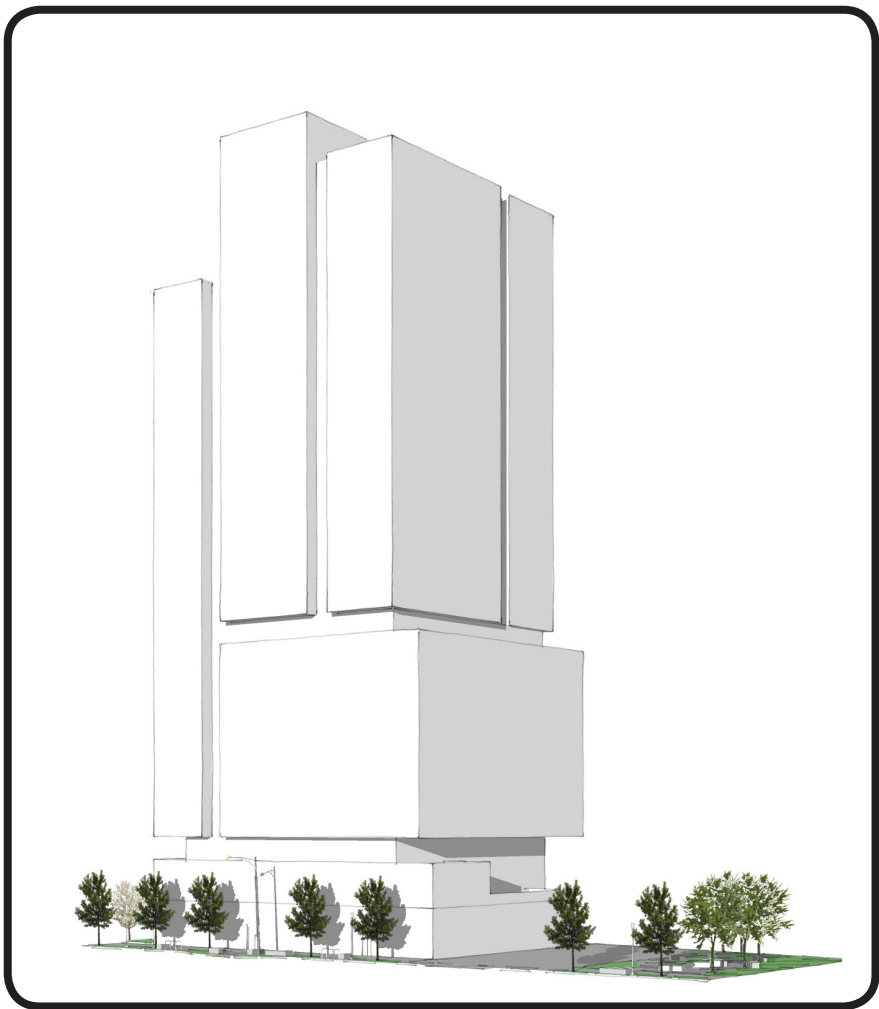
Option II

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

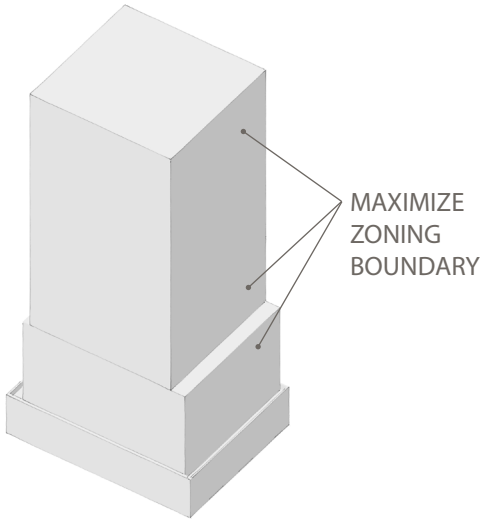
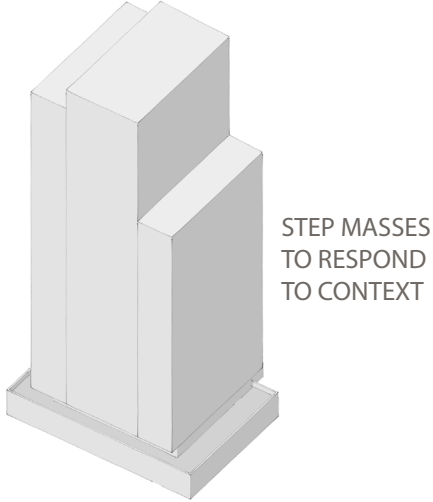
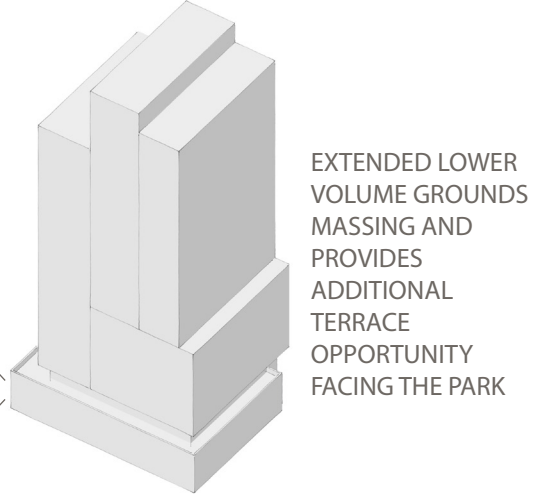
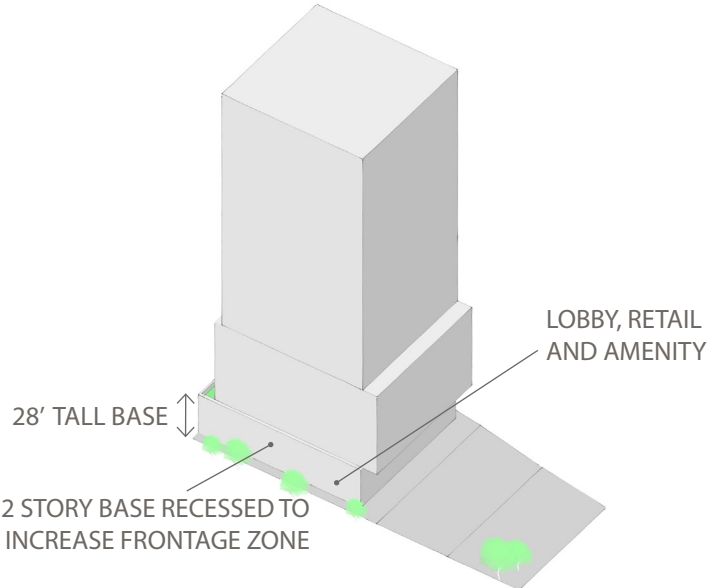
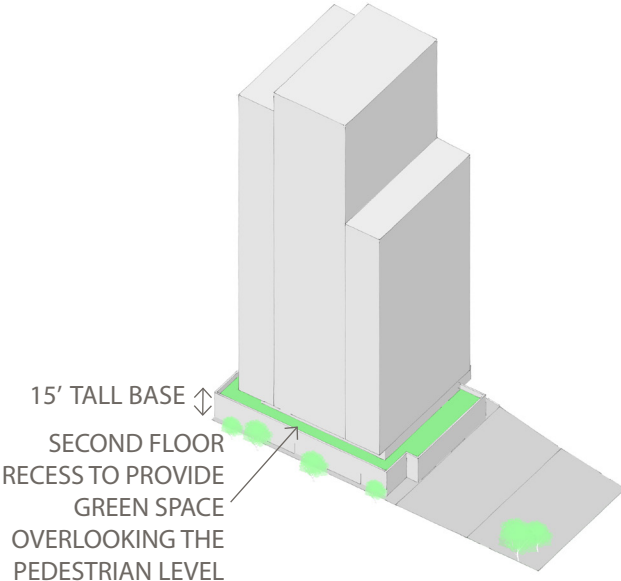
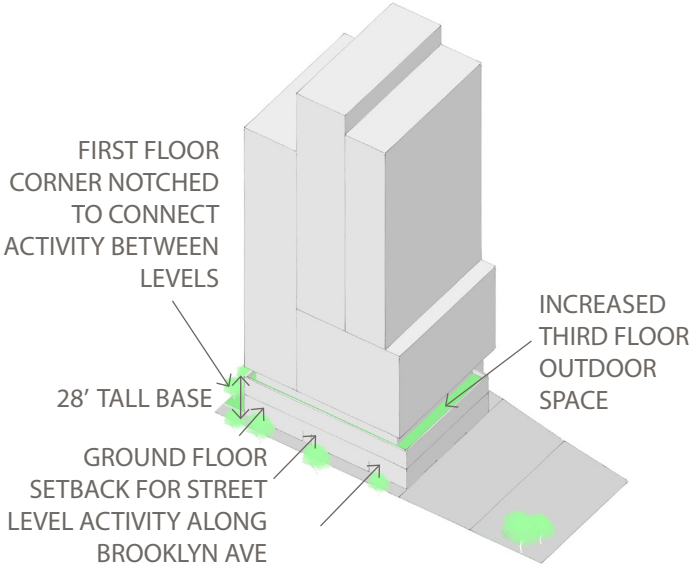
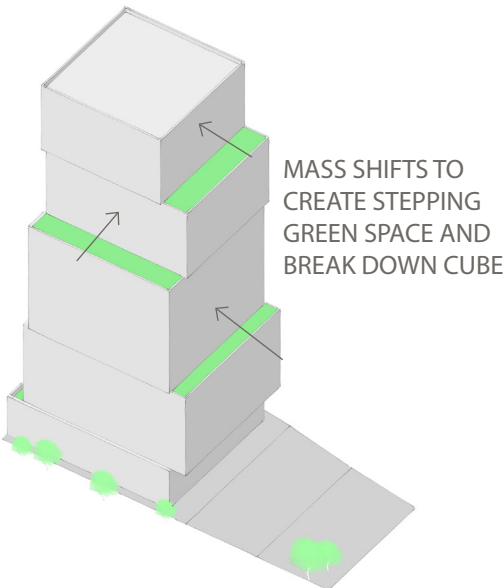
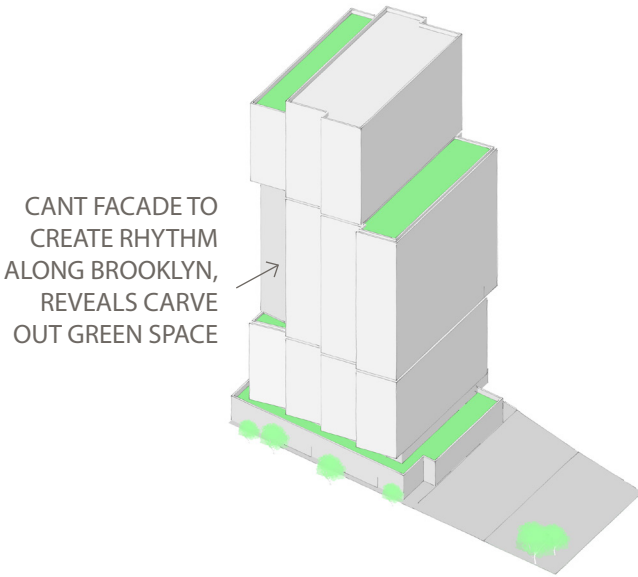
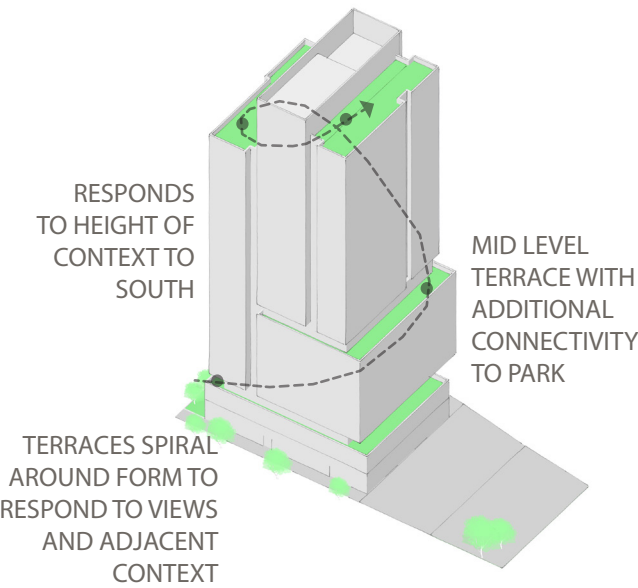
Pros

- 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			
STAGE 2: STREET ARTICULATION			
STAGE 3: TOWER ARTICULATION			



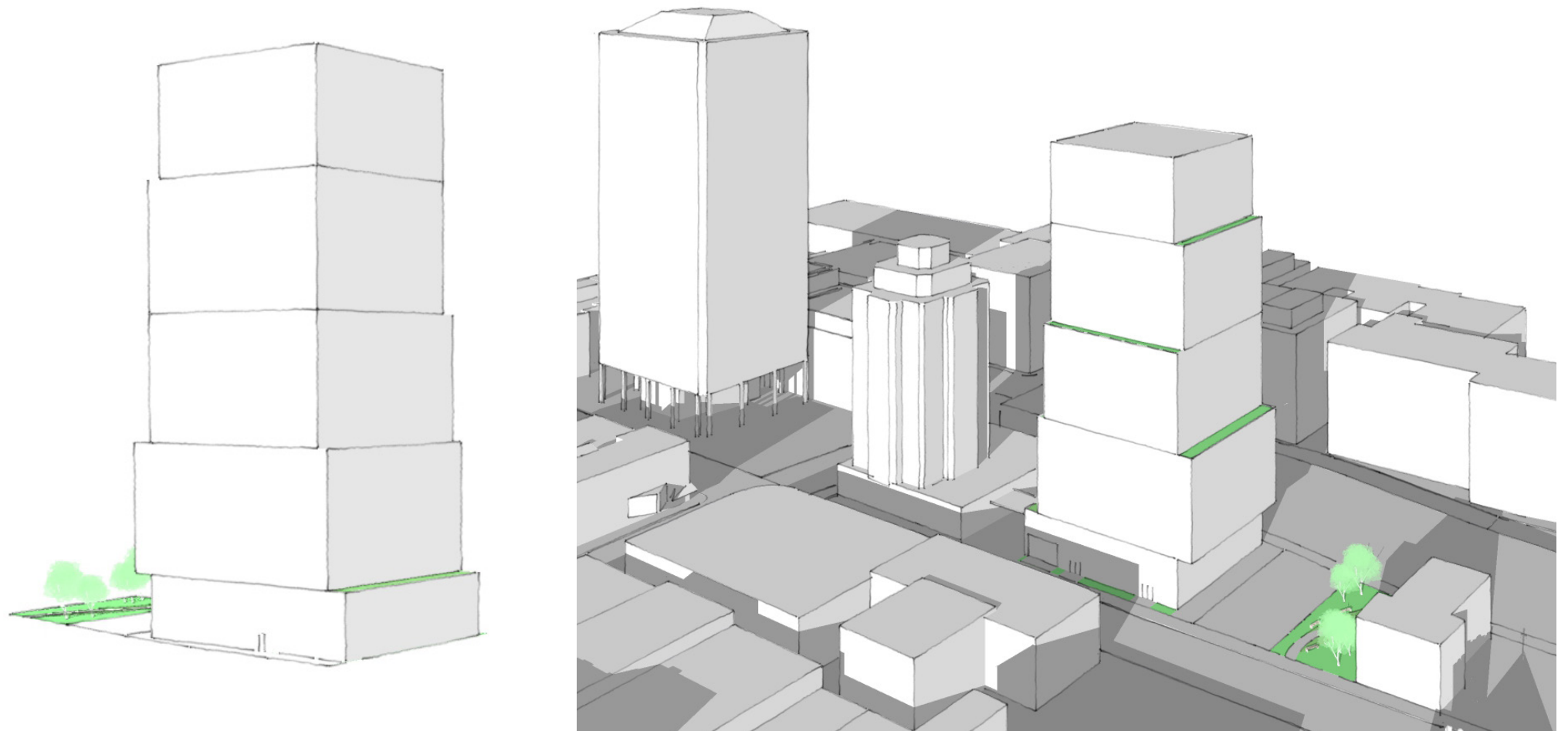
# Massing: Option I

## 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.



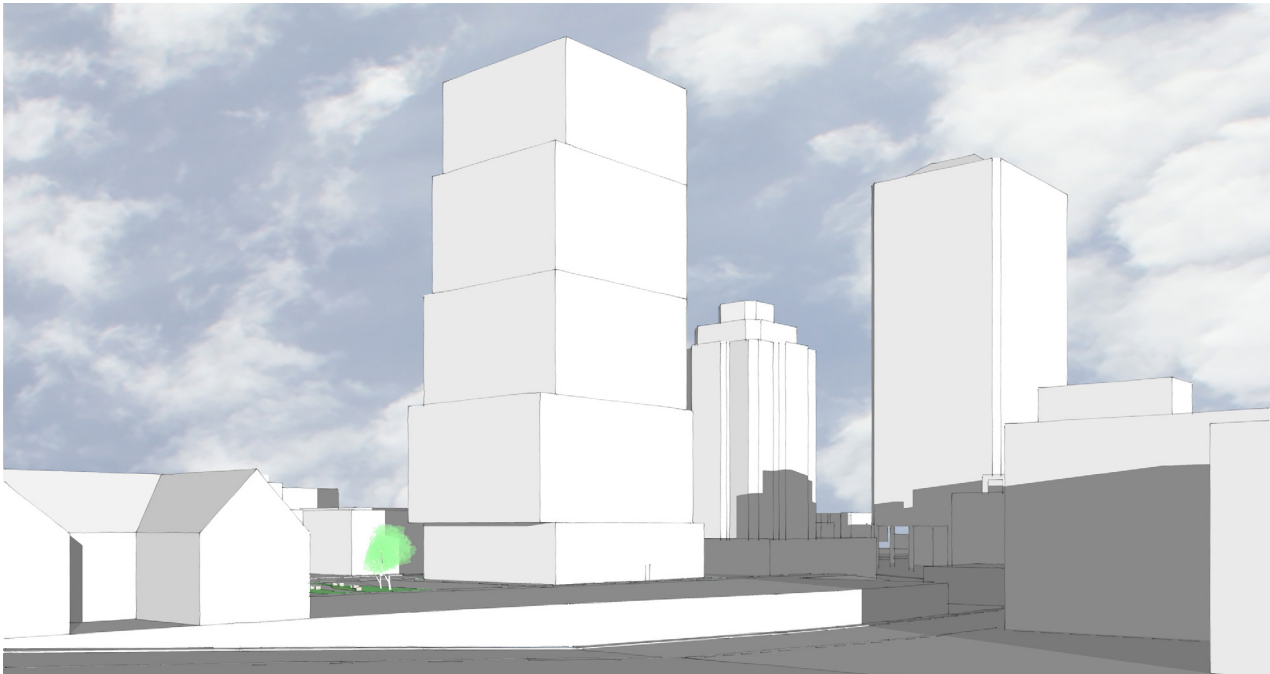
Precedents



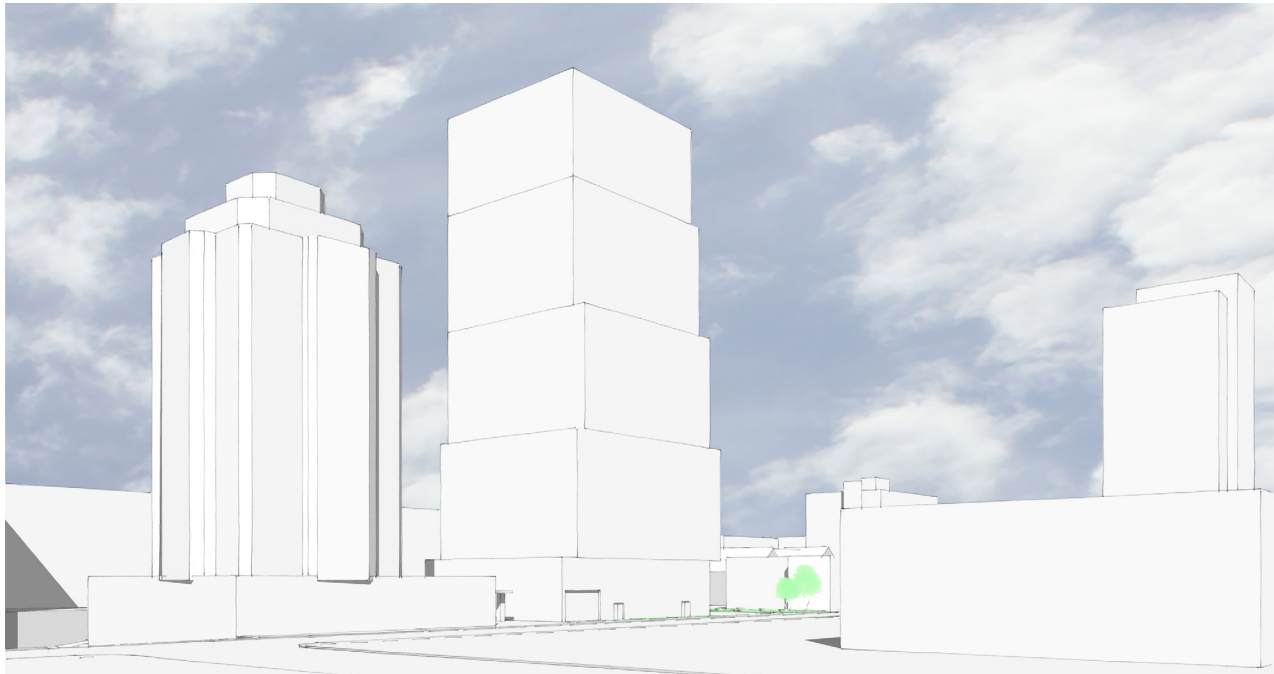
3D Massing Views



Massing: Option I



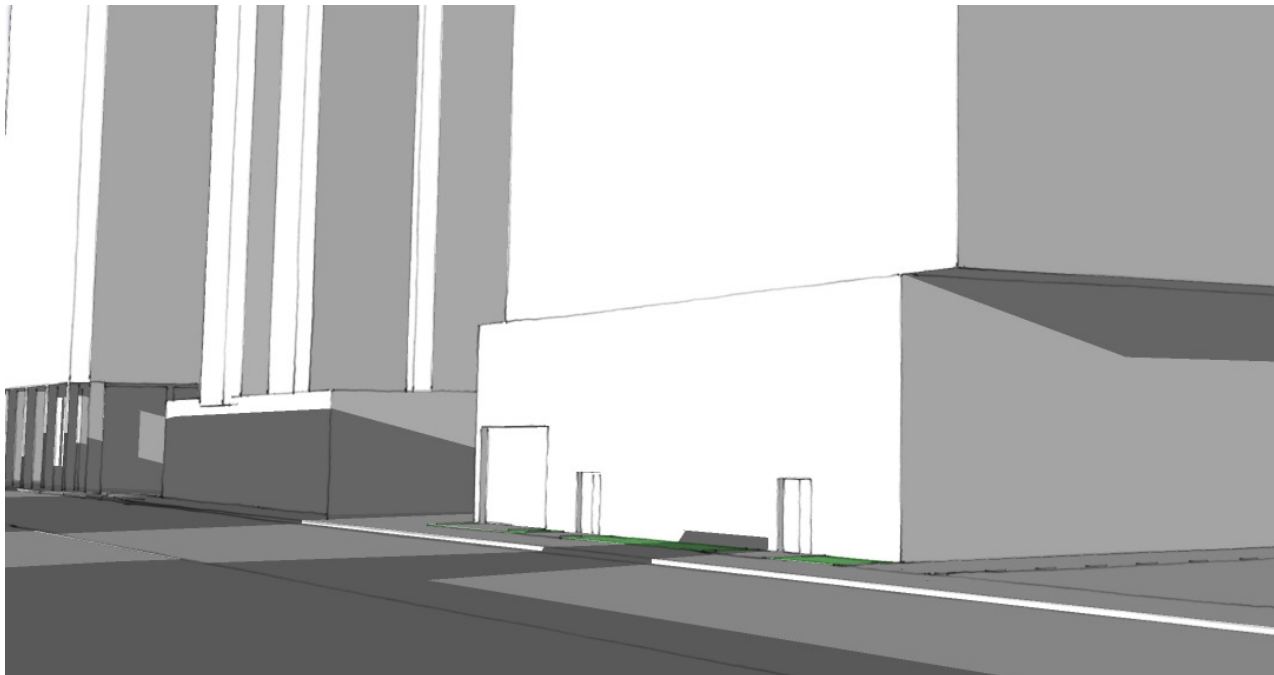
View from northwest



View from southeast



Base in context

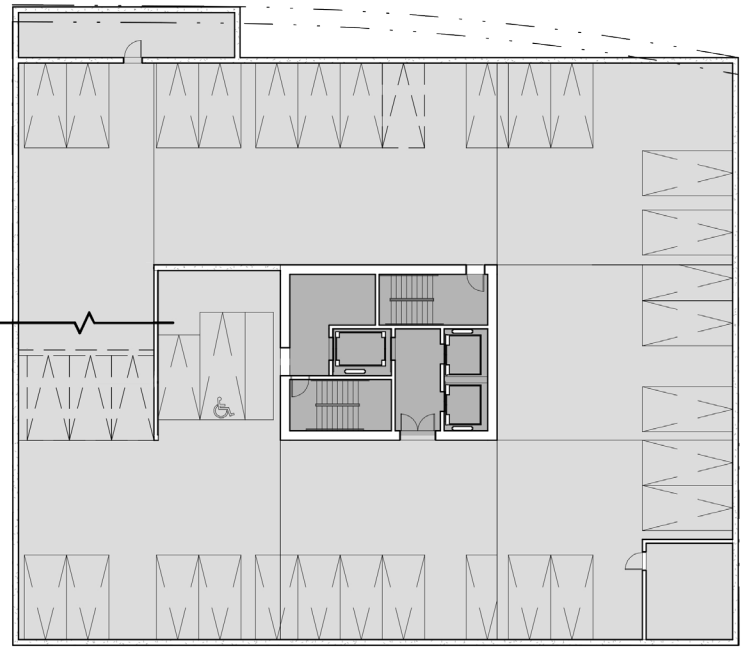
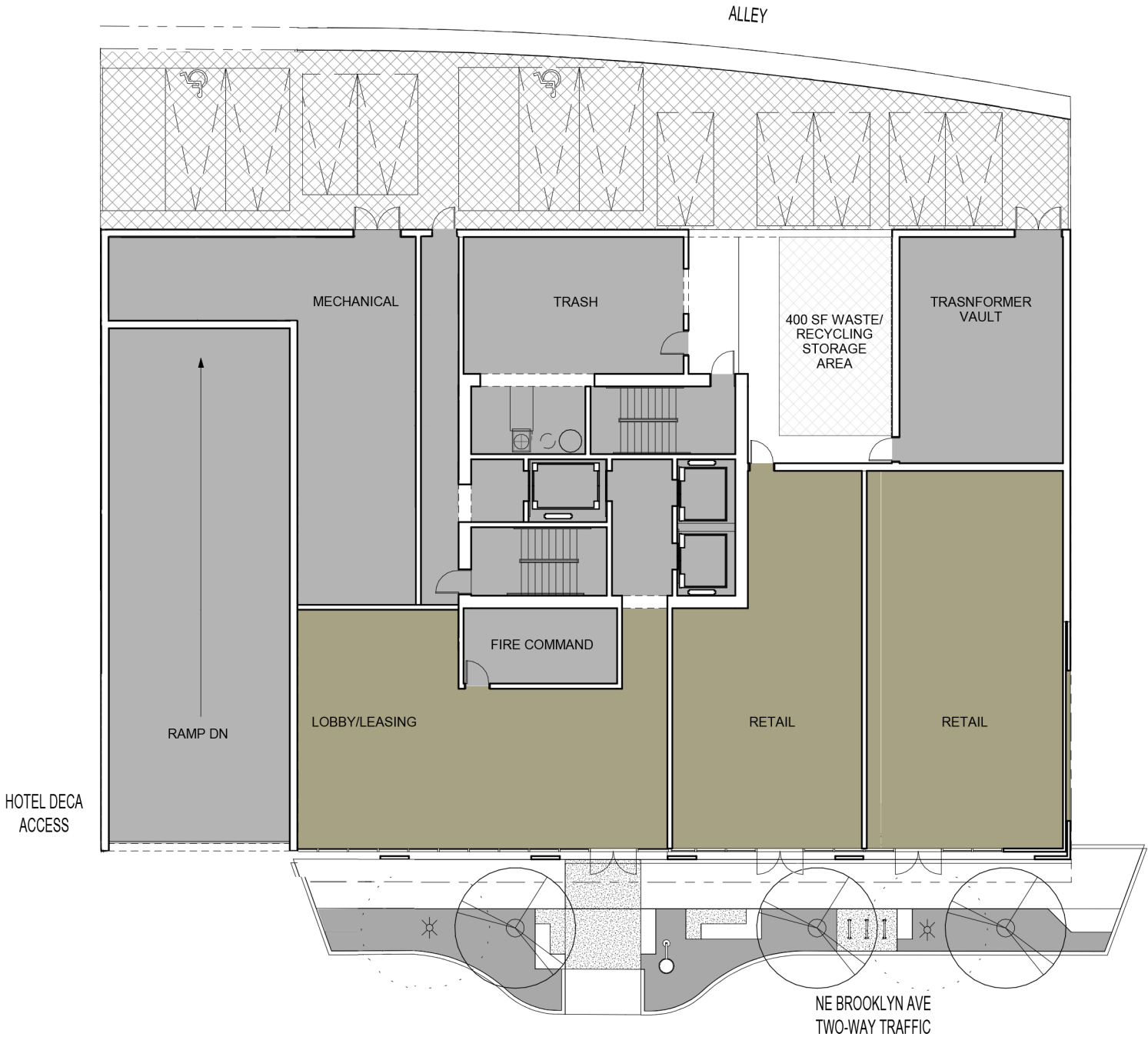


View from northeast

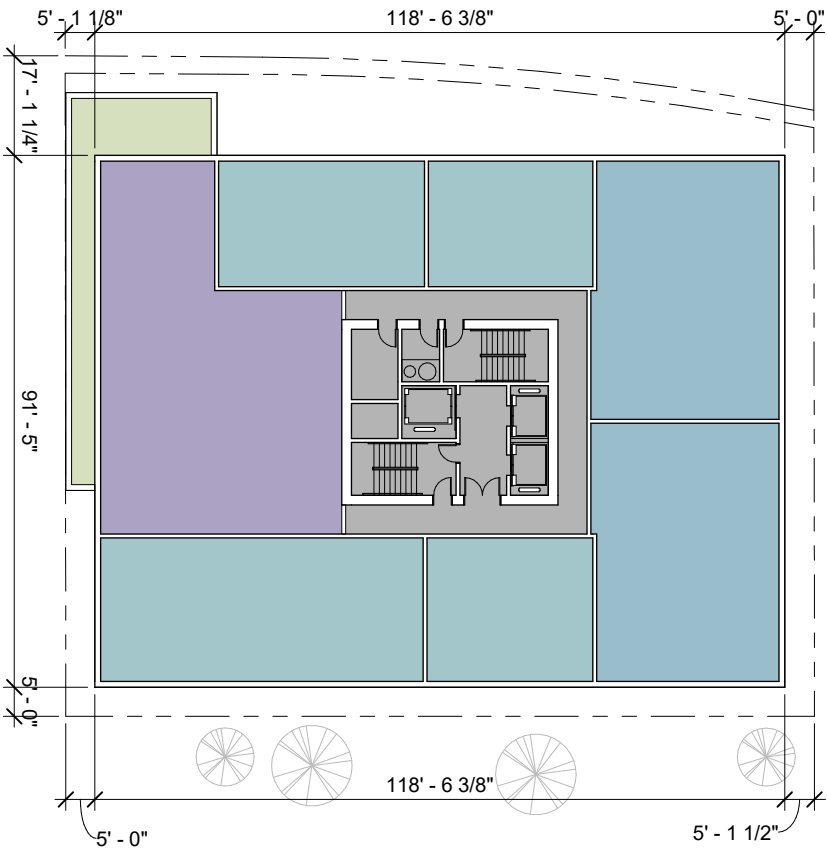


Massing: Option I Level 1 Plan

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

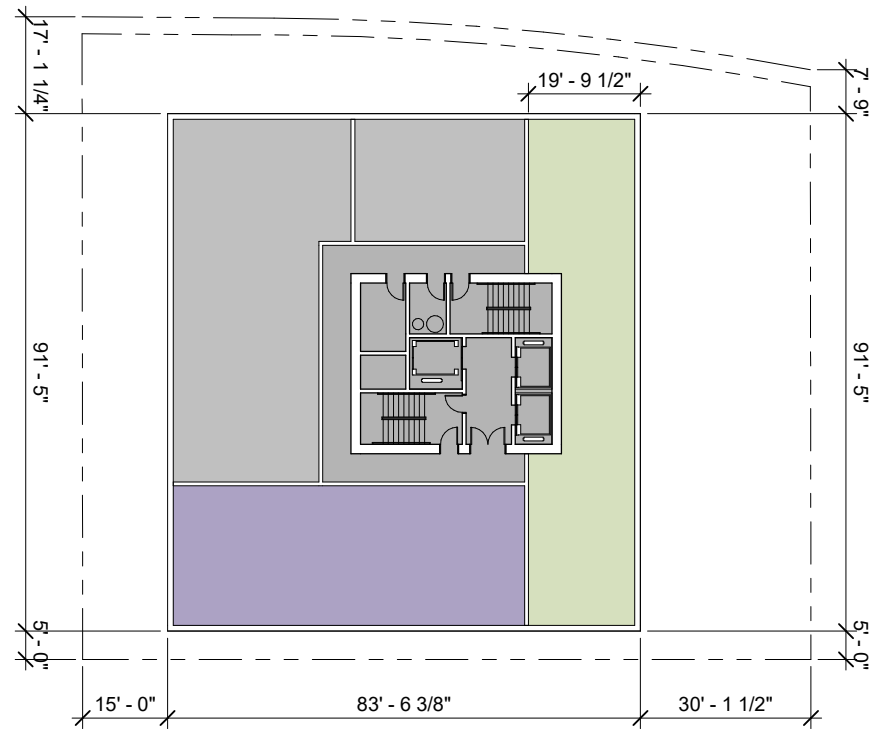


LOWER LEVEL 1&2 PLAN

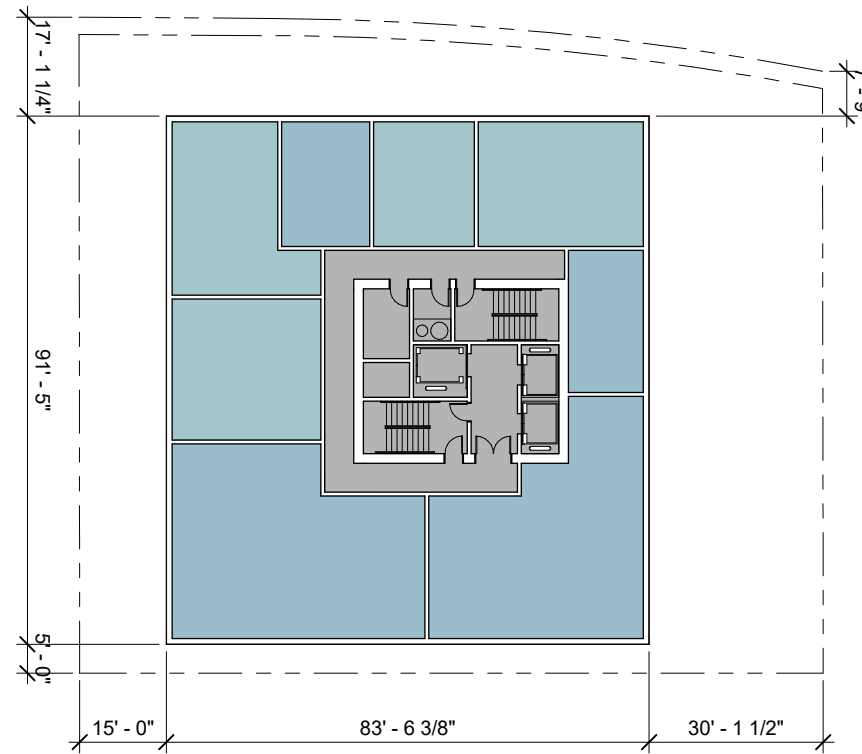


LEVEL 2 PLAN

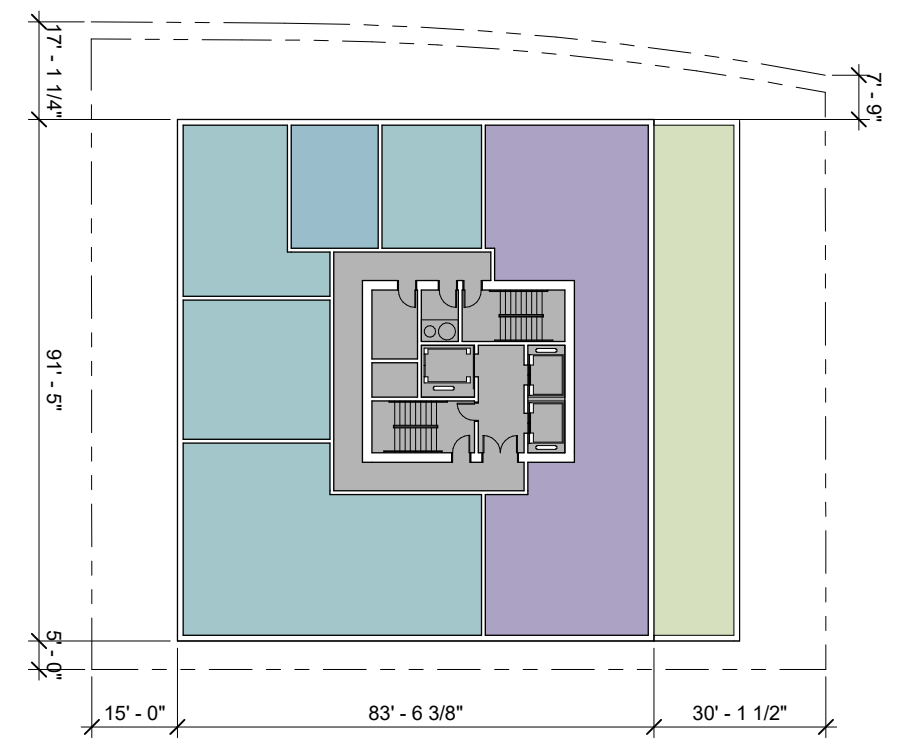




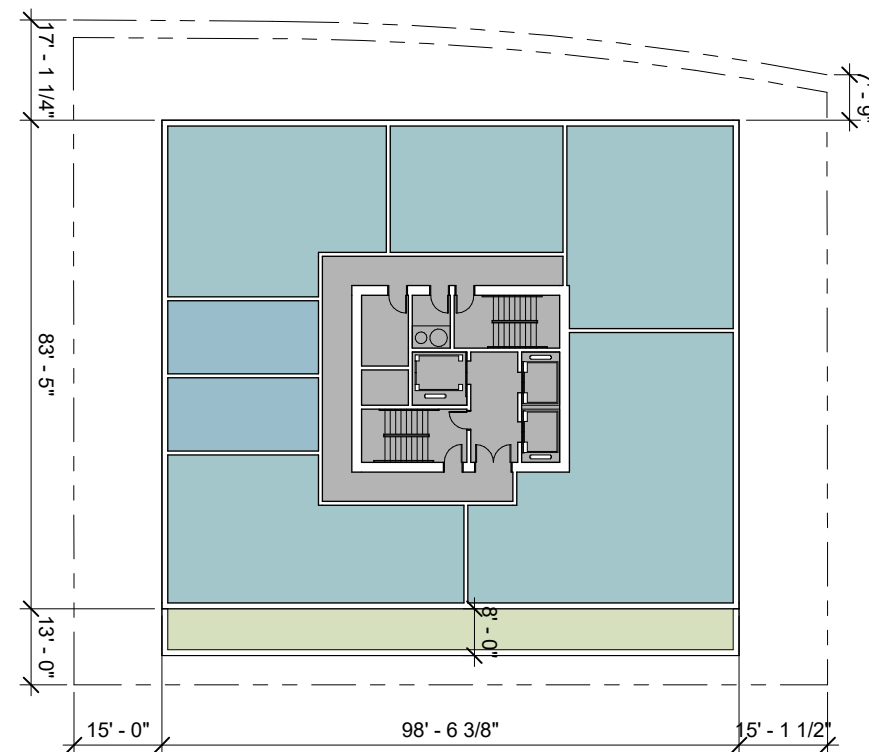
ROOF PLAN



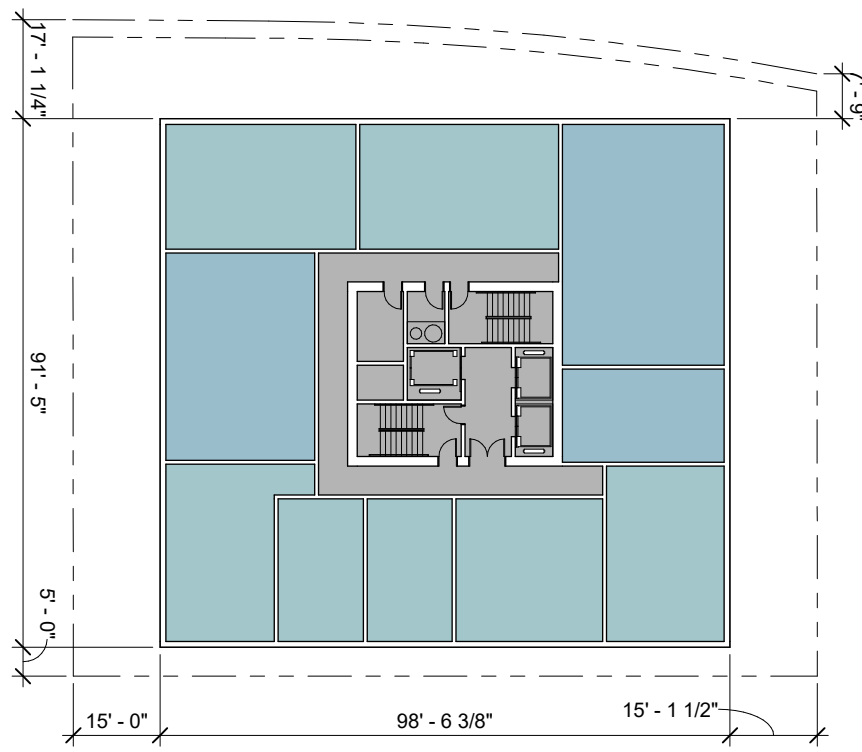
LEVEL 20 - 24 PLAN



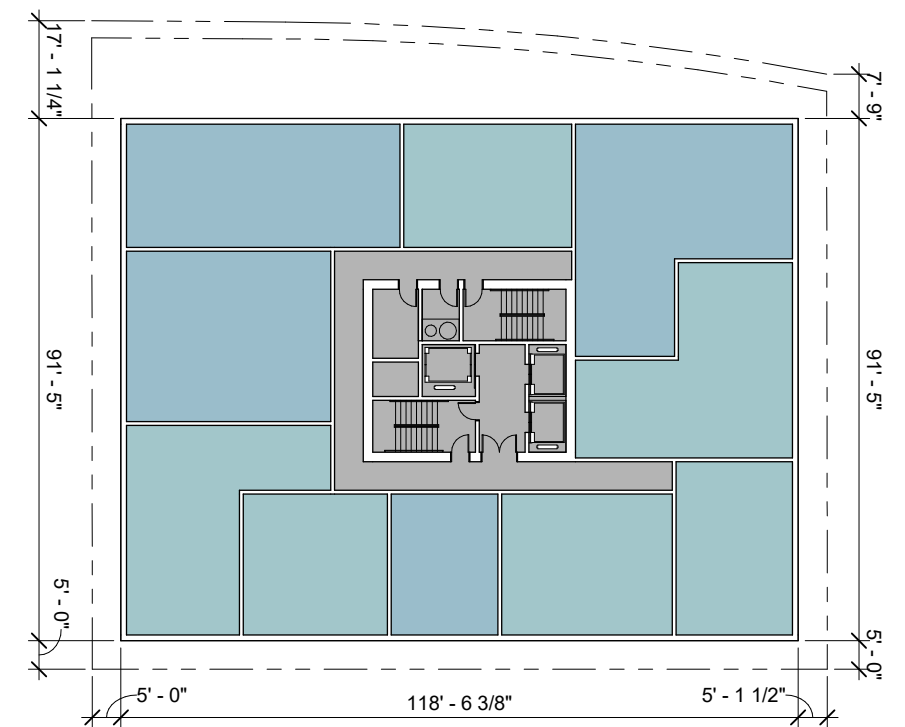
LEVEL 19 PLAN



LEVEL 14 - 18 PLAN



LEVEL 7 - 13 PLAN



LEVEL 3 - 6 PLAN



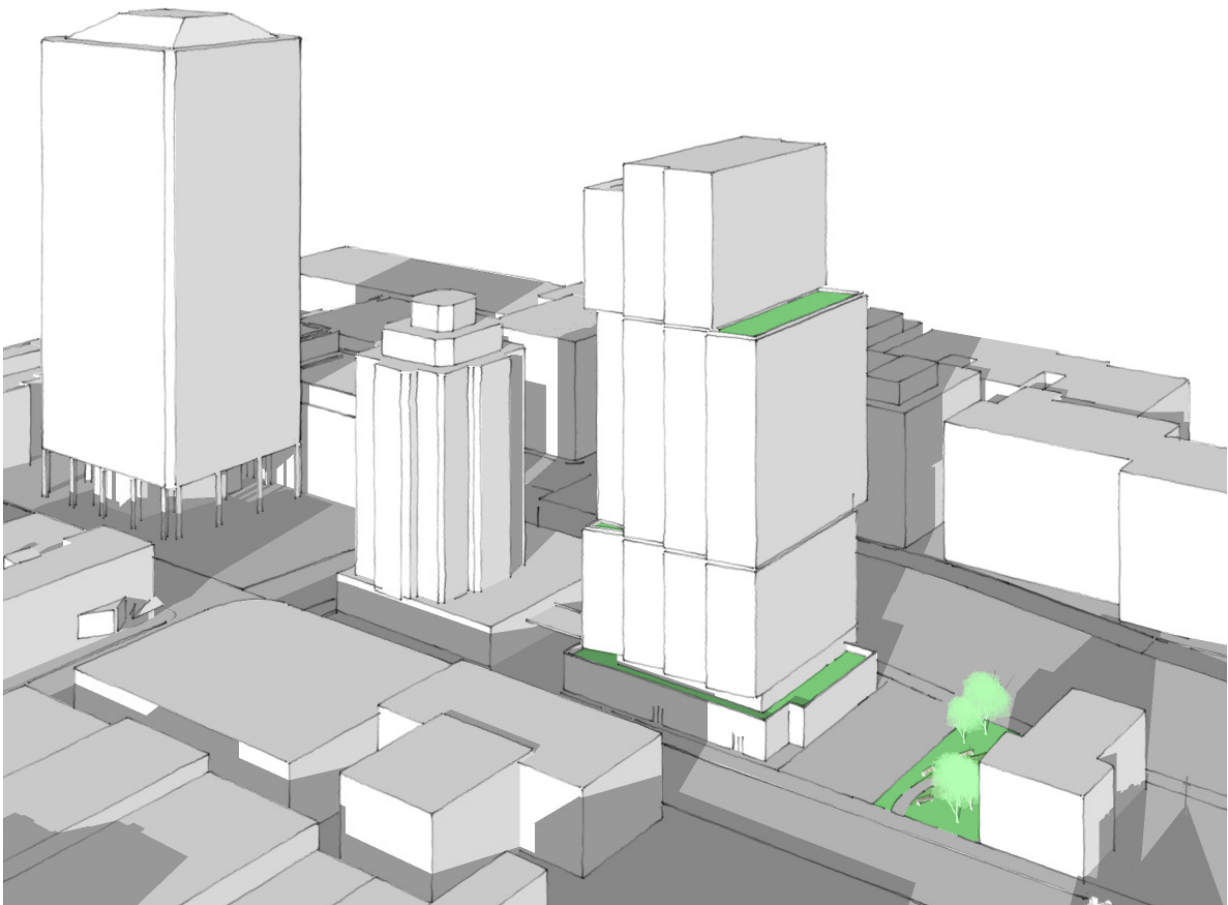
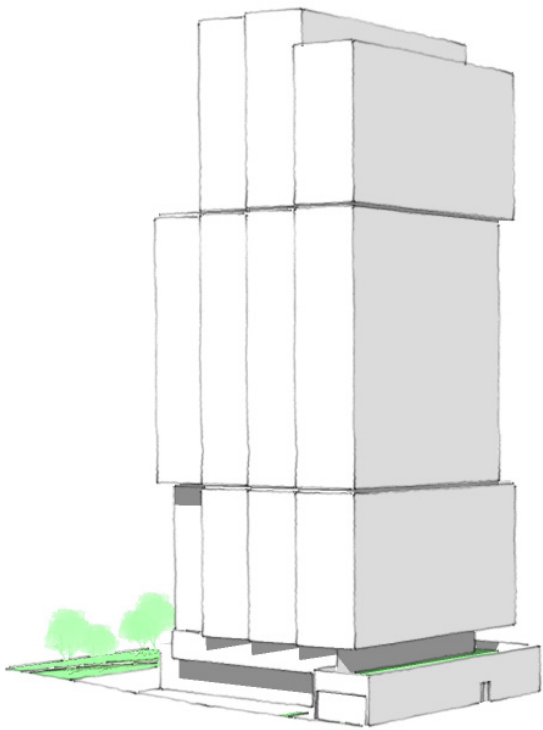
# Massing: Option II

## 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.

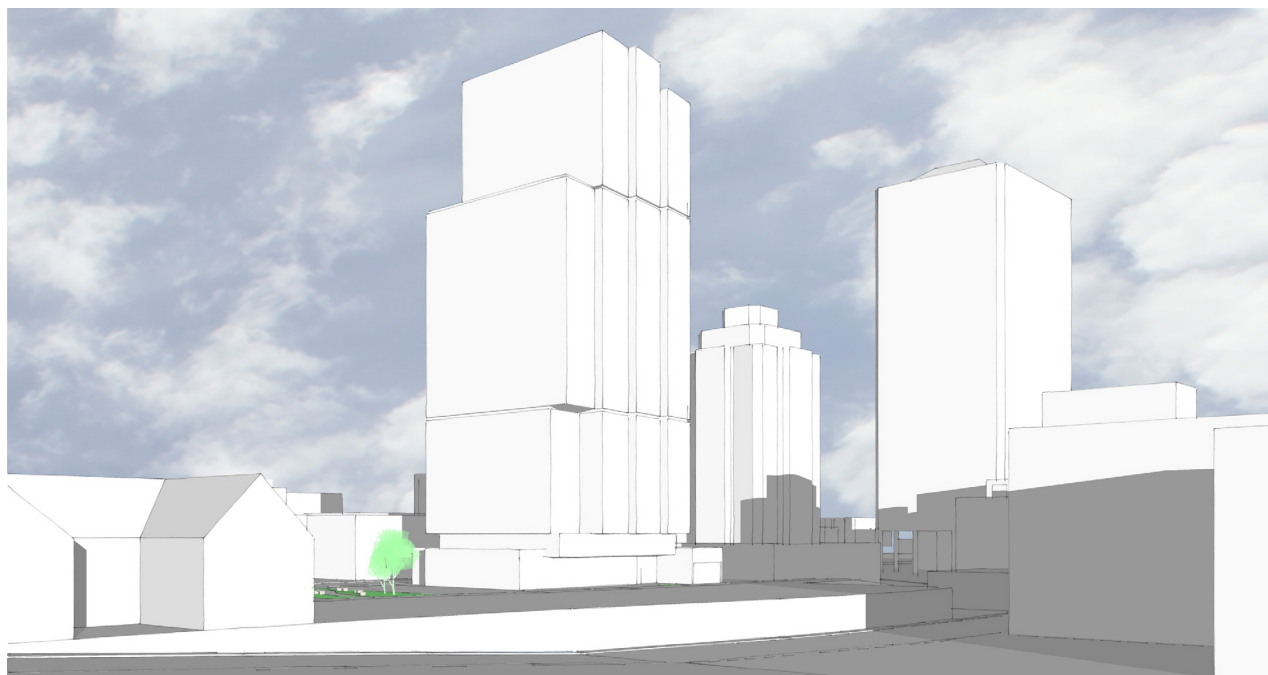


Precedents

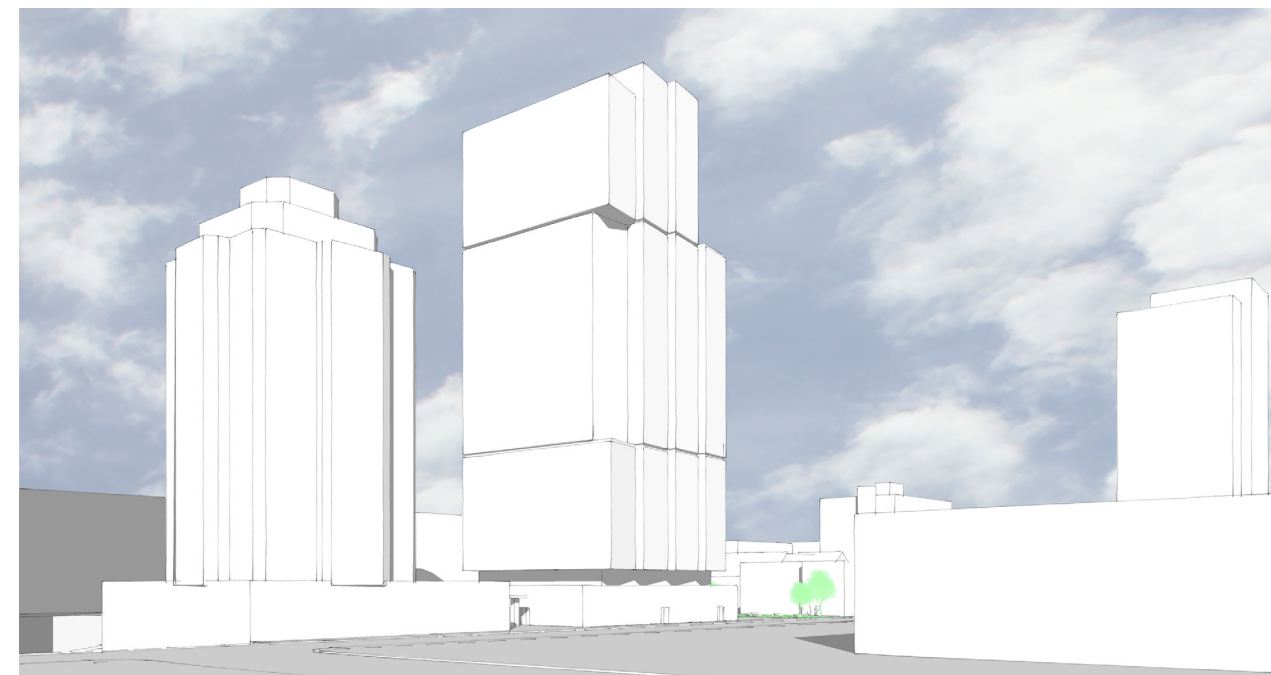


3D Massing Views





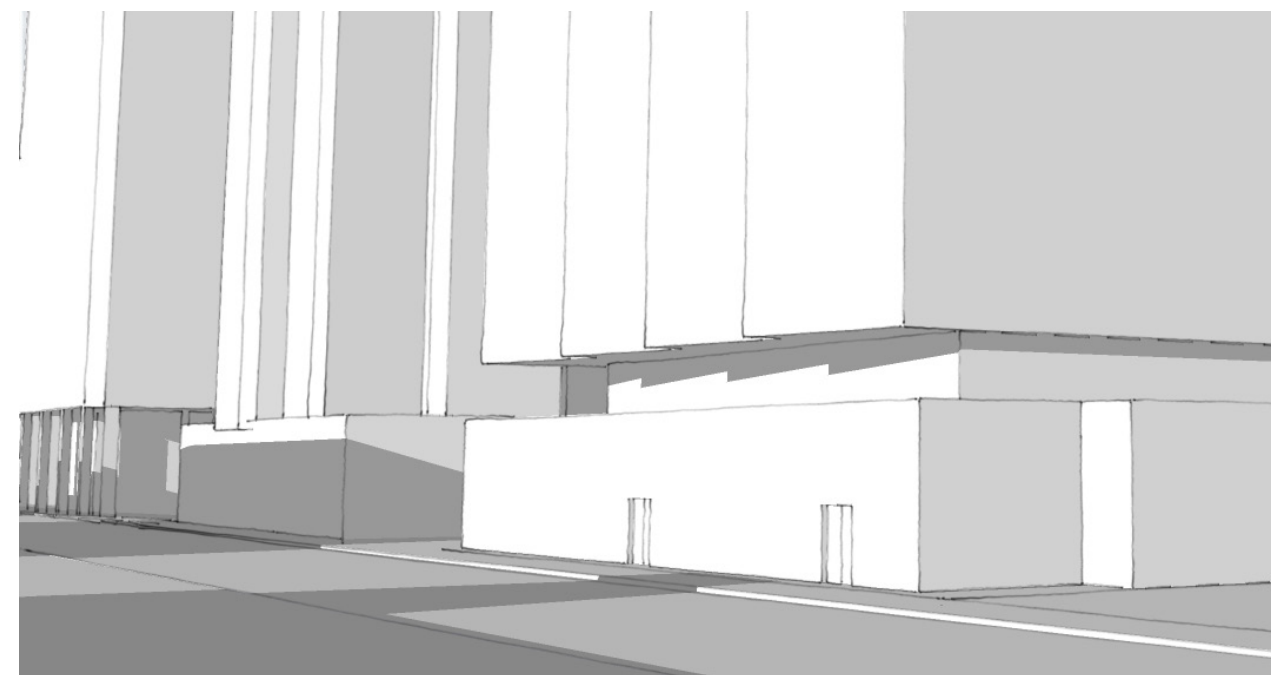
View from northwest



View from southeast



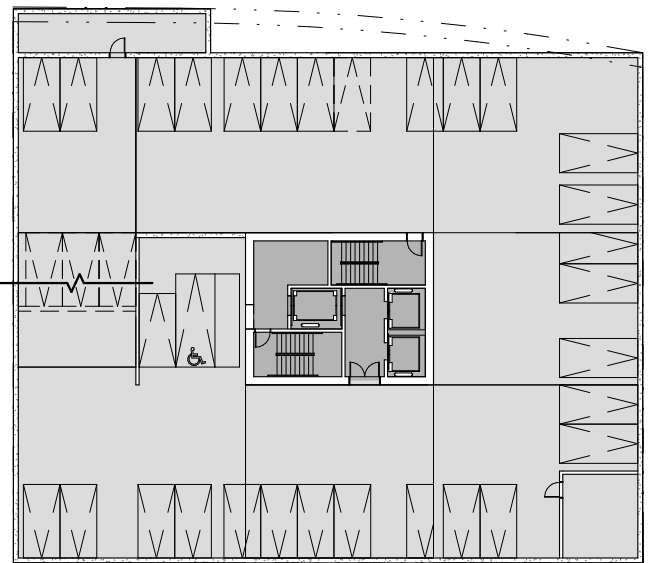
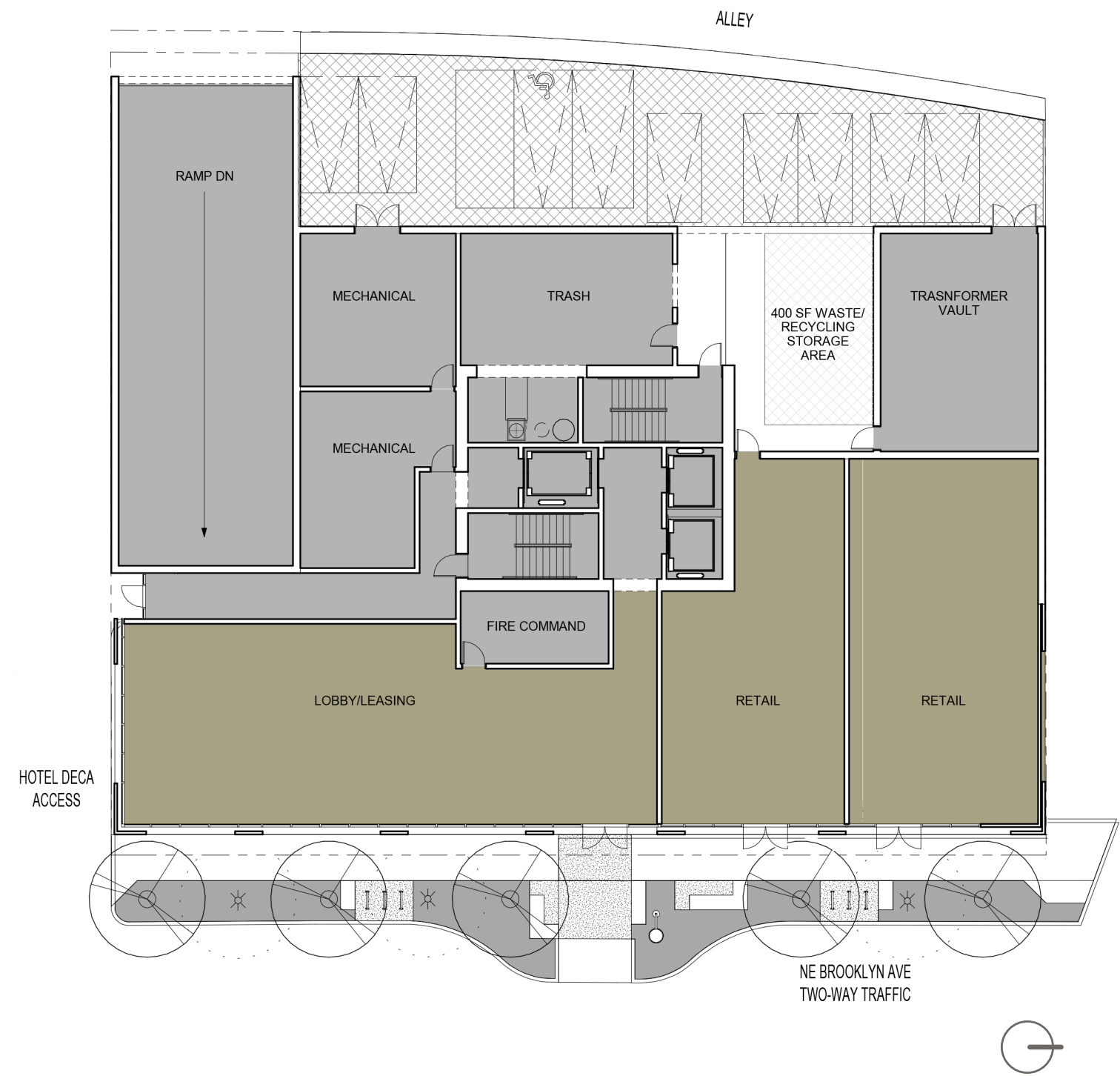
View from southwest



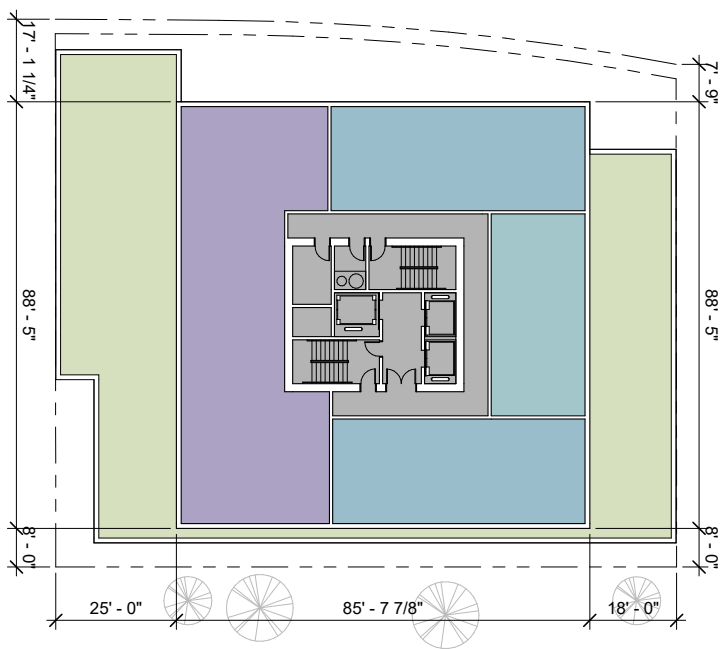
View from northeast



Massing: Option II Level 1 Plan



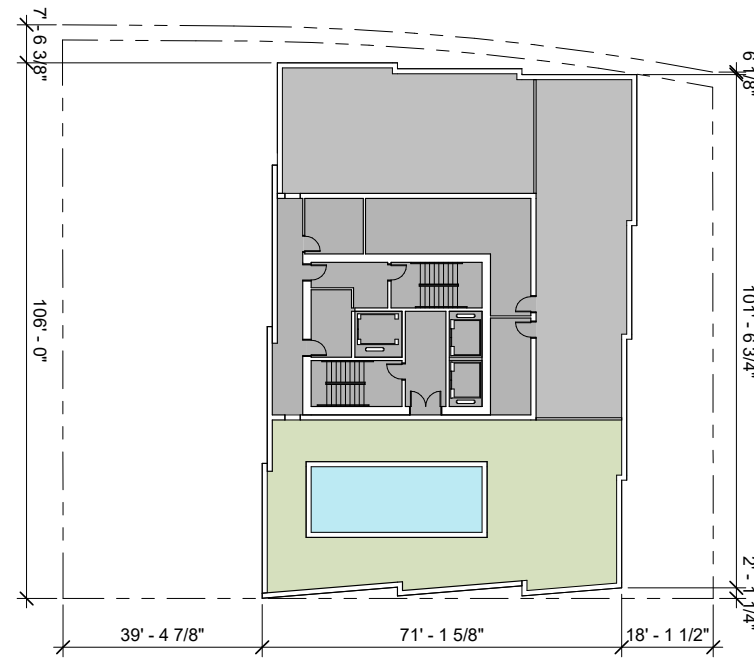
LOWER LEVEL 1&2 PLAN



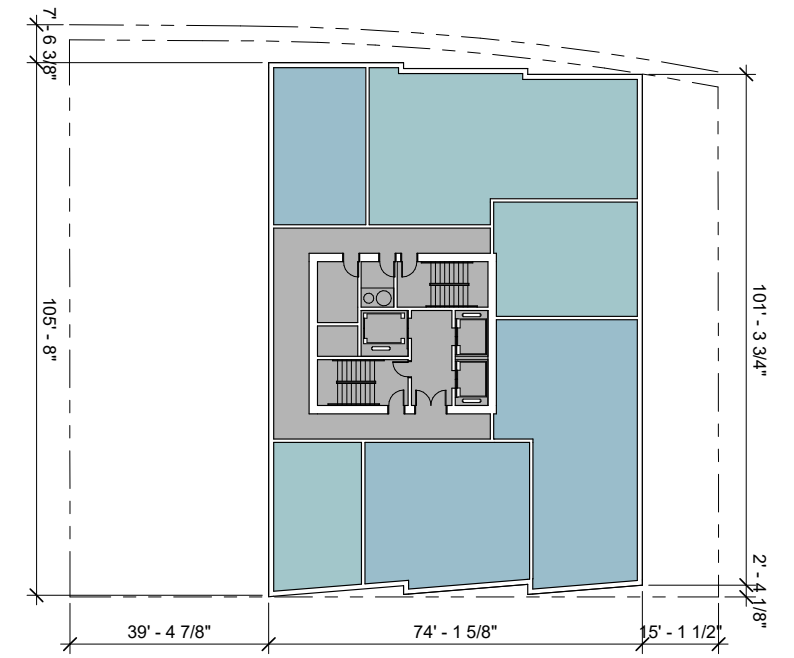
LEVEL 2 PLAN



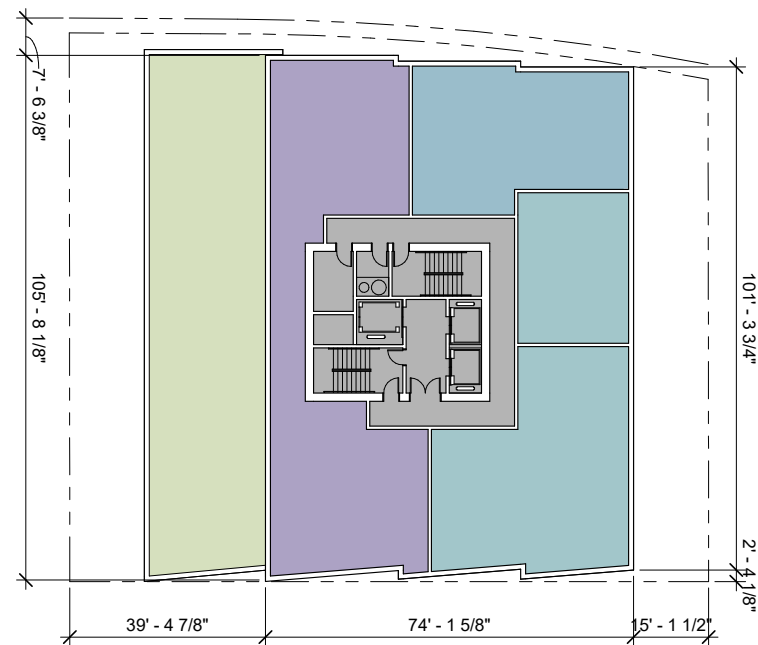
- COMMON/BOH
- RES - AMENITY
- RETAIL
- RESIDENTIAL
- OUTDOOR SPACE



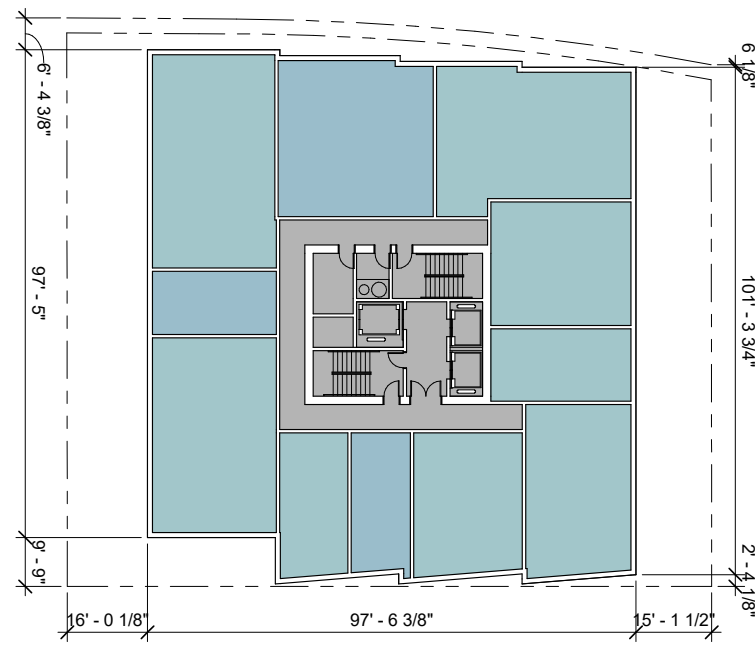
ROOF PLAN



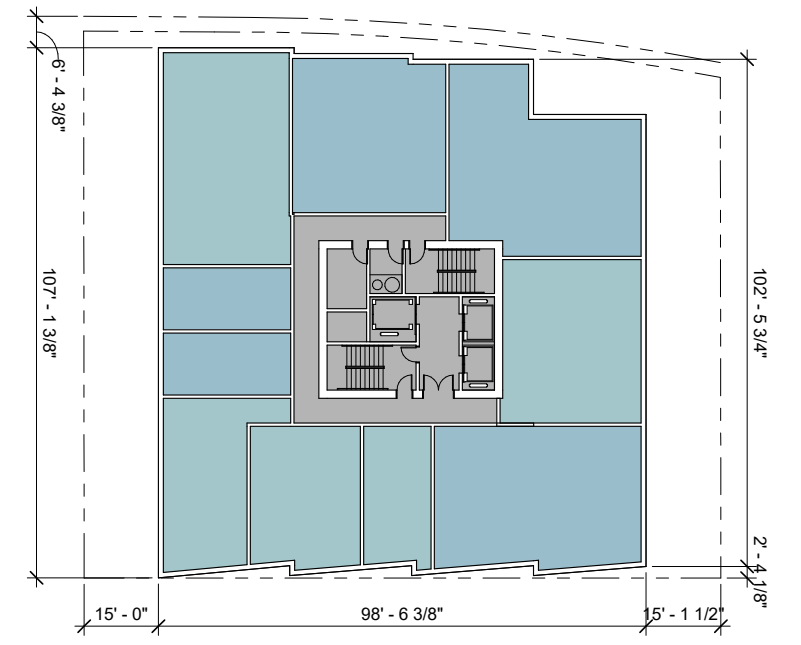
LEVEL 21 - 24 PLAN



LEVEL 20 PLAN



LEVEL 9 - 19 PLAN



LEVEL 3 - 8 PLAN





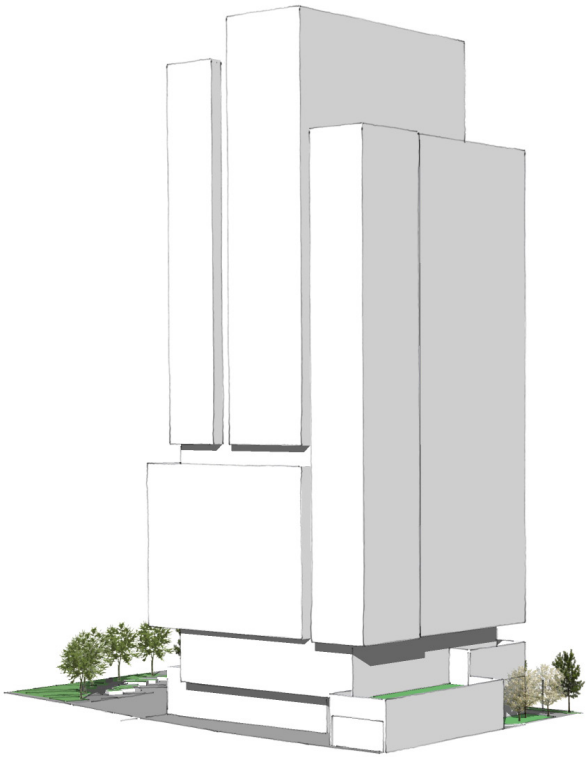
# Massing: Option III - Preferred

## 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

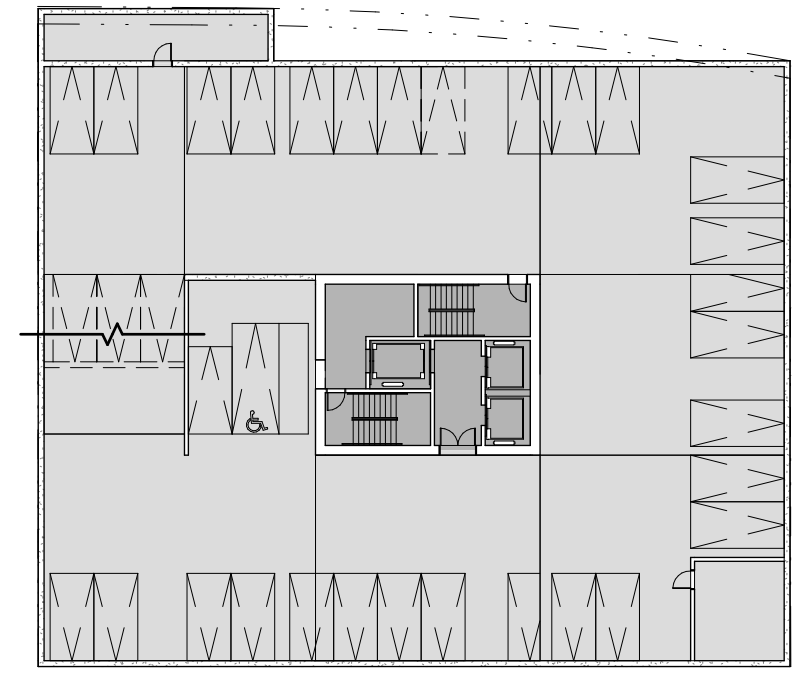
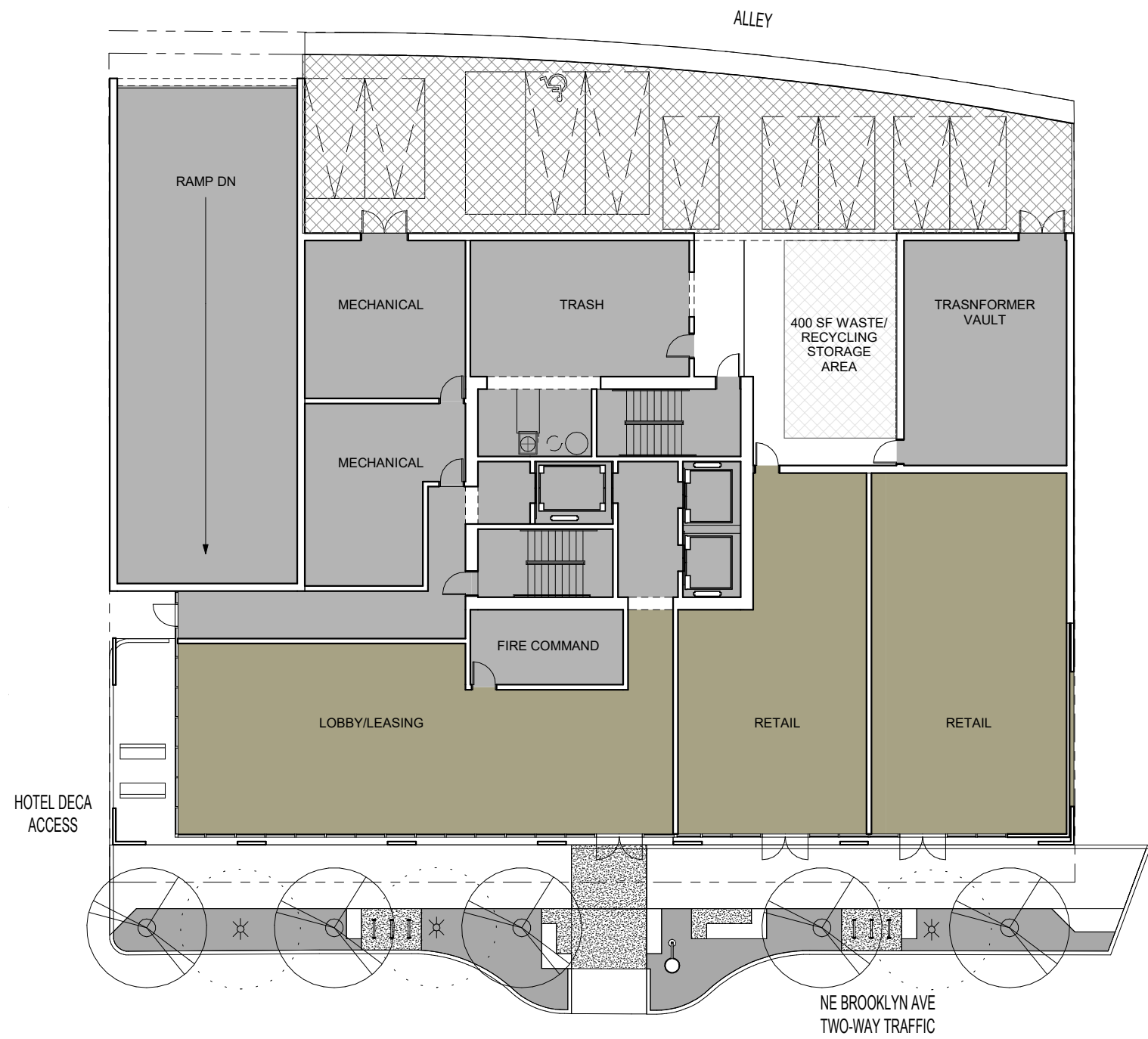


View from northeast

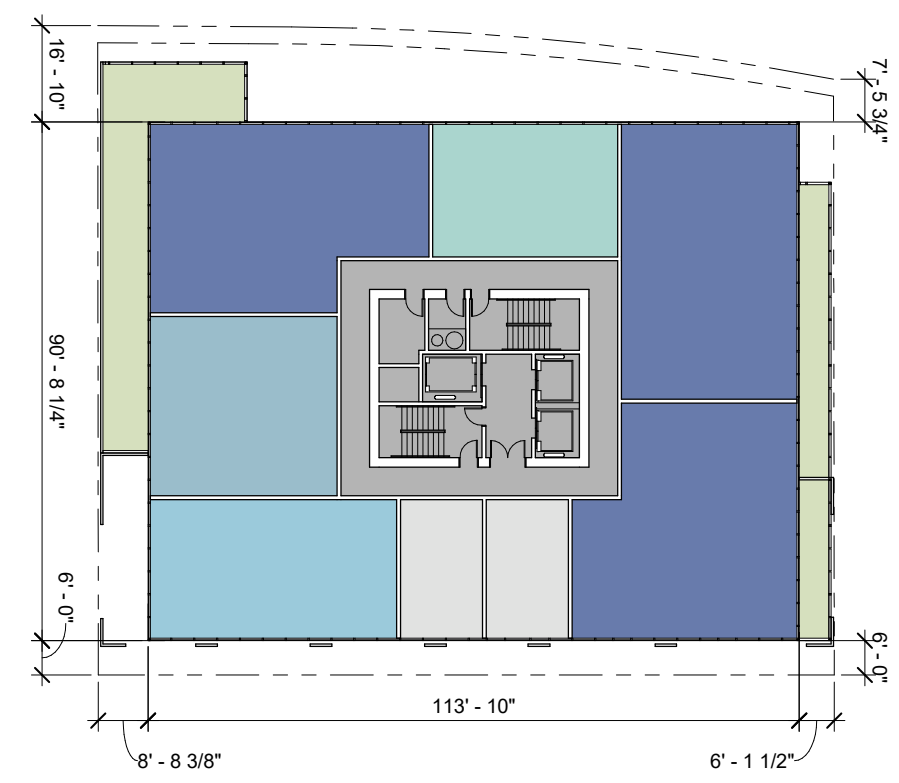


Massing: Option III Level 1 Plan

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

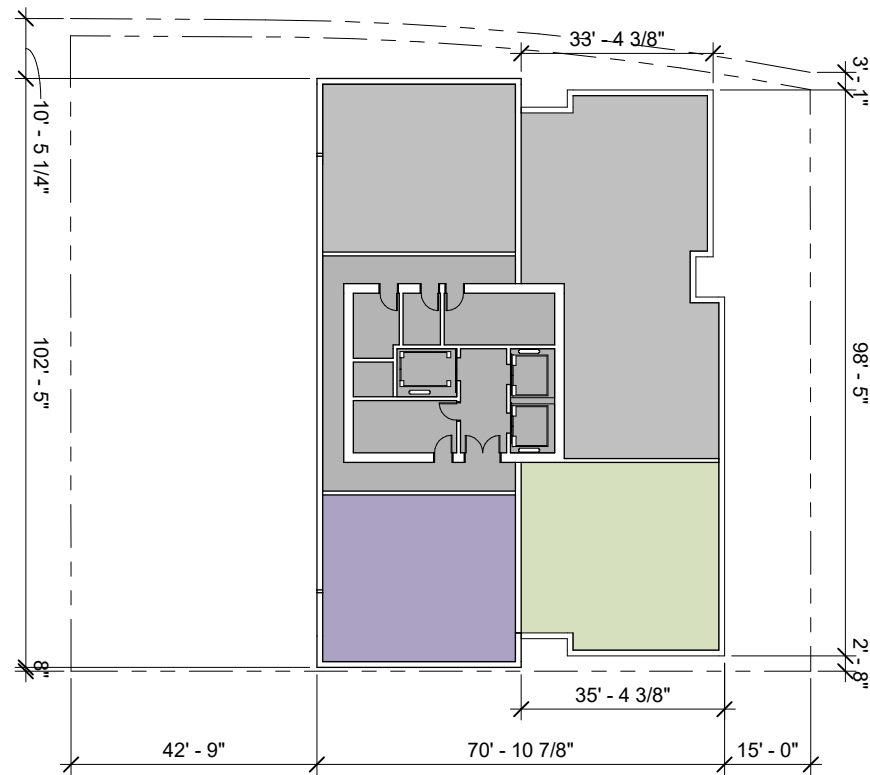


LOWER LEVEL I 1 & 2 Plan

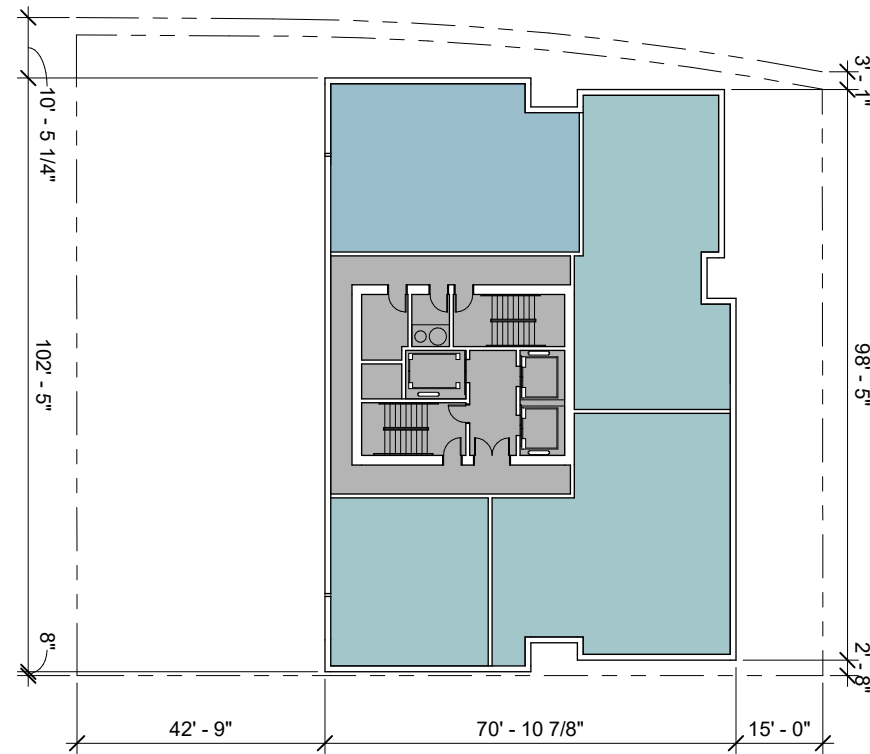


LEVEL 2 PLAN

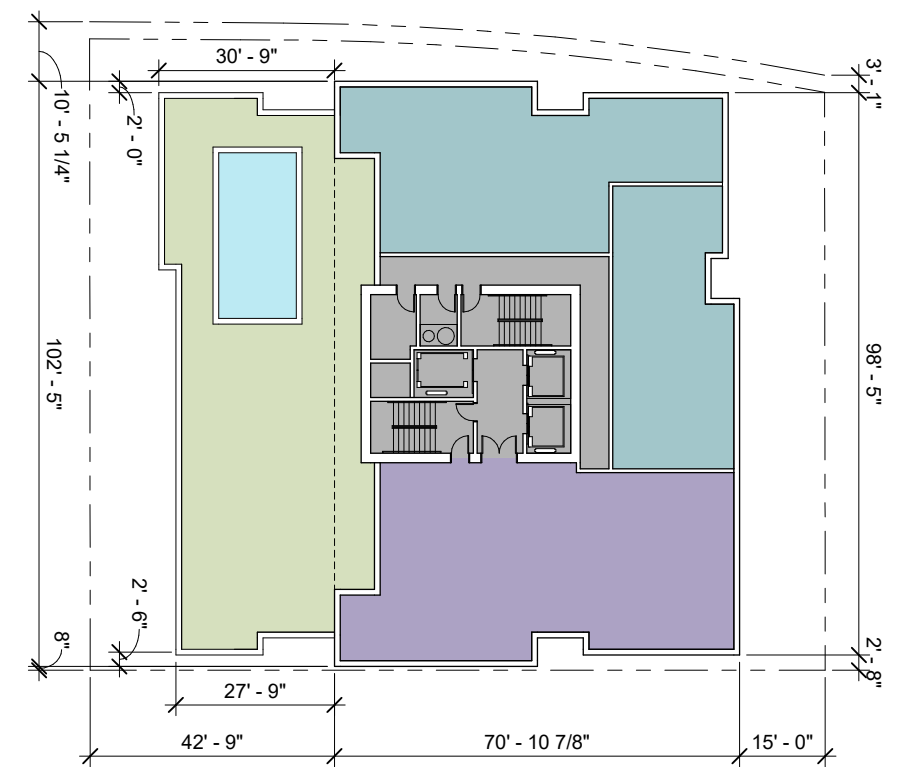




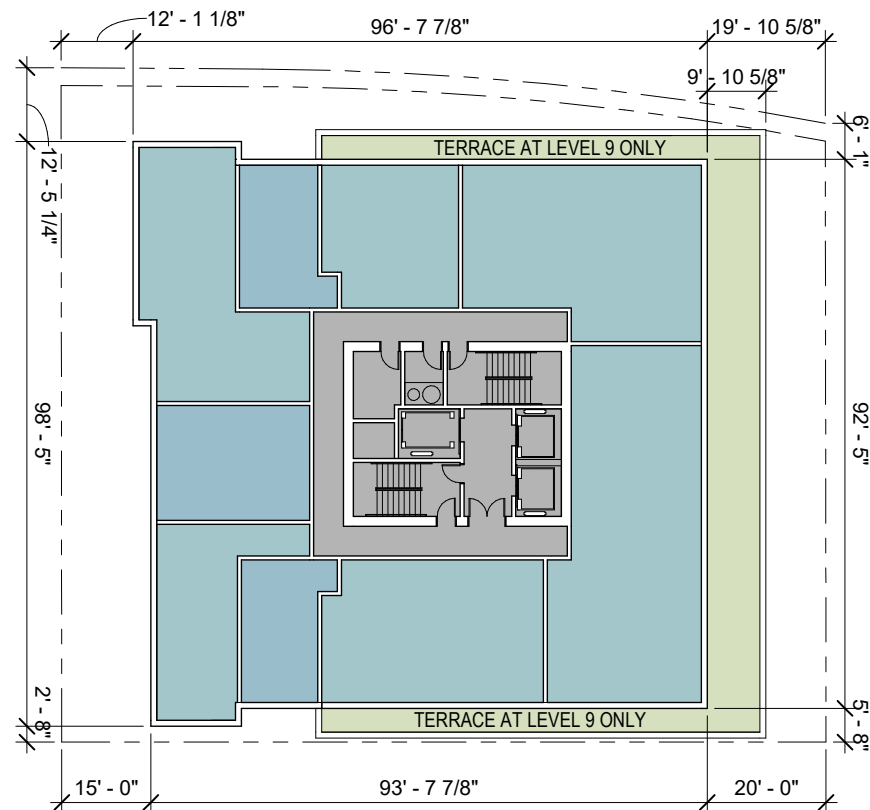
ROOF PLAN



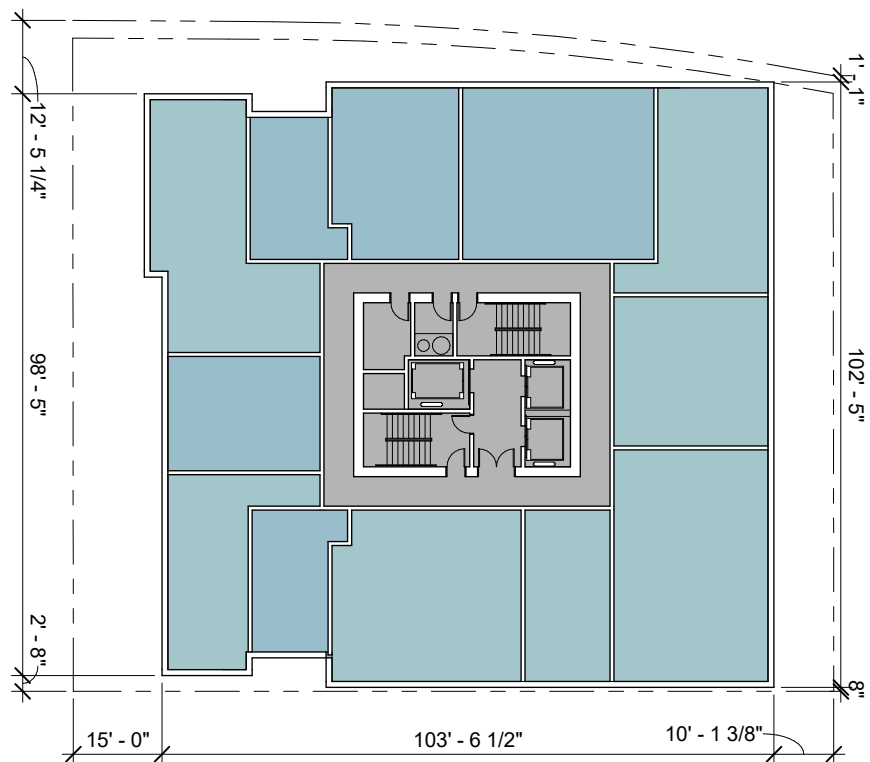
LEVEL 22-24 PLAN



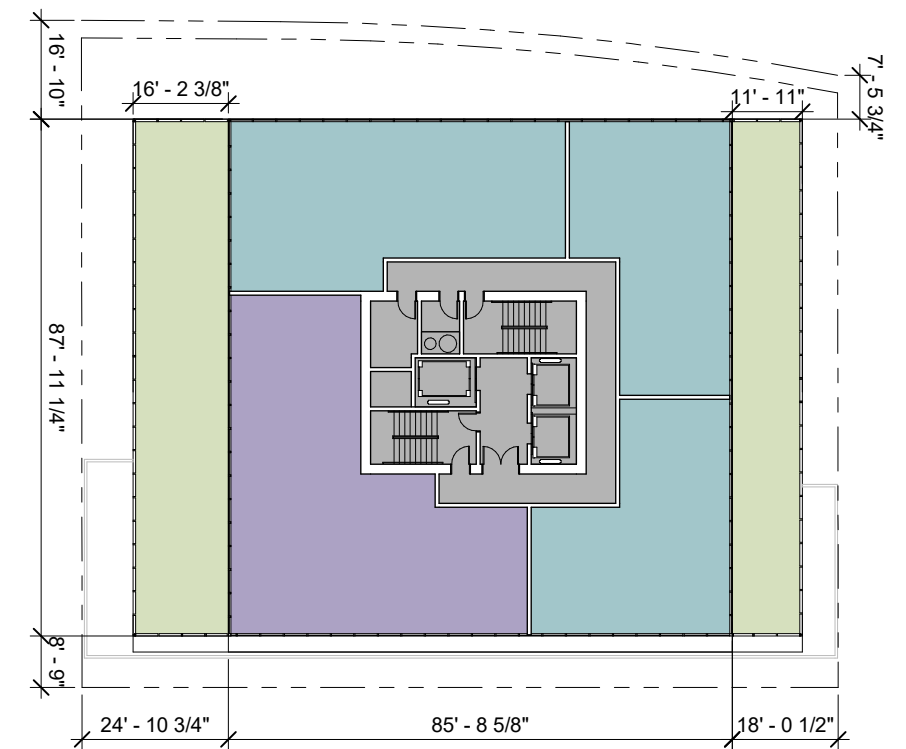
LEVEL 21 PLAN



LEVEL 9-20 PLAN



LEVEL 4 - 8 PLAN



LEVEL 3 PLAN



## Option III - Street Level Perspective View



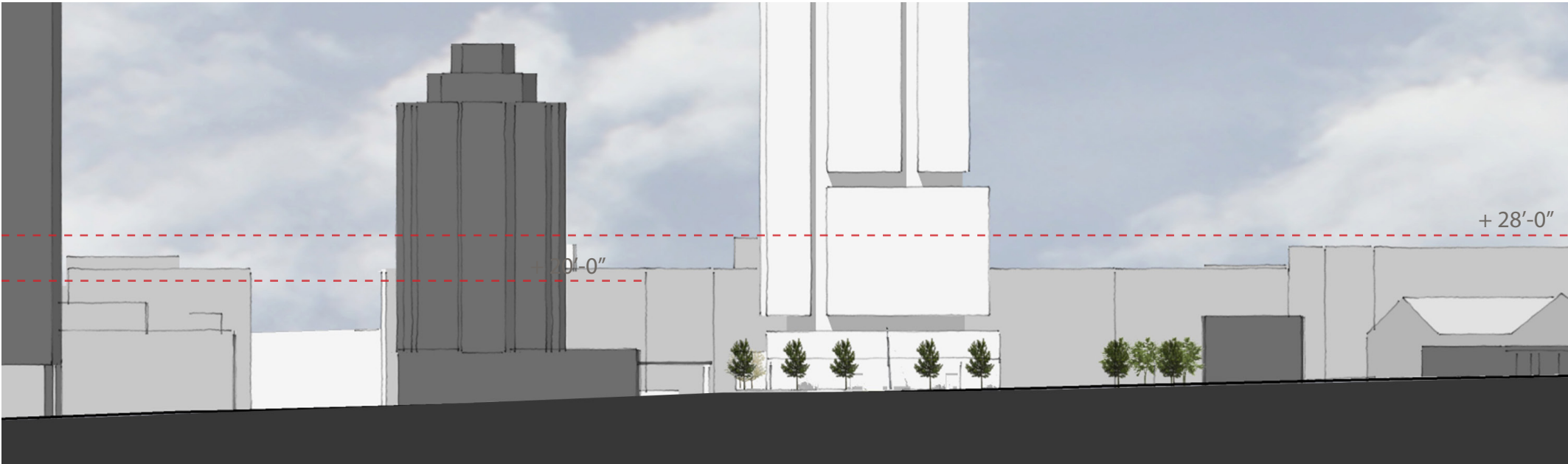
Perspective looking northwest from Brooklyn Ave NE



Option III - Base



Base perspective looking southwest



Base in context



Screen concept



Inviting storefront windows



Warm Screen



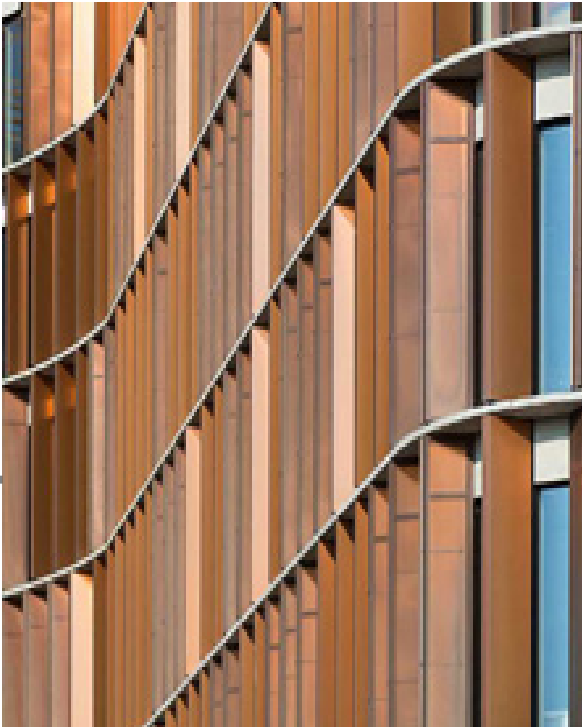
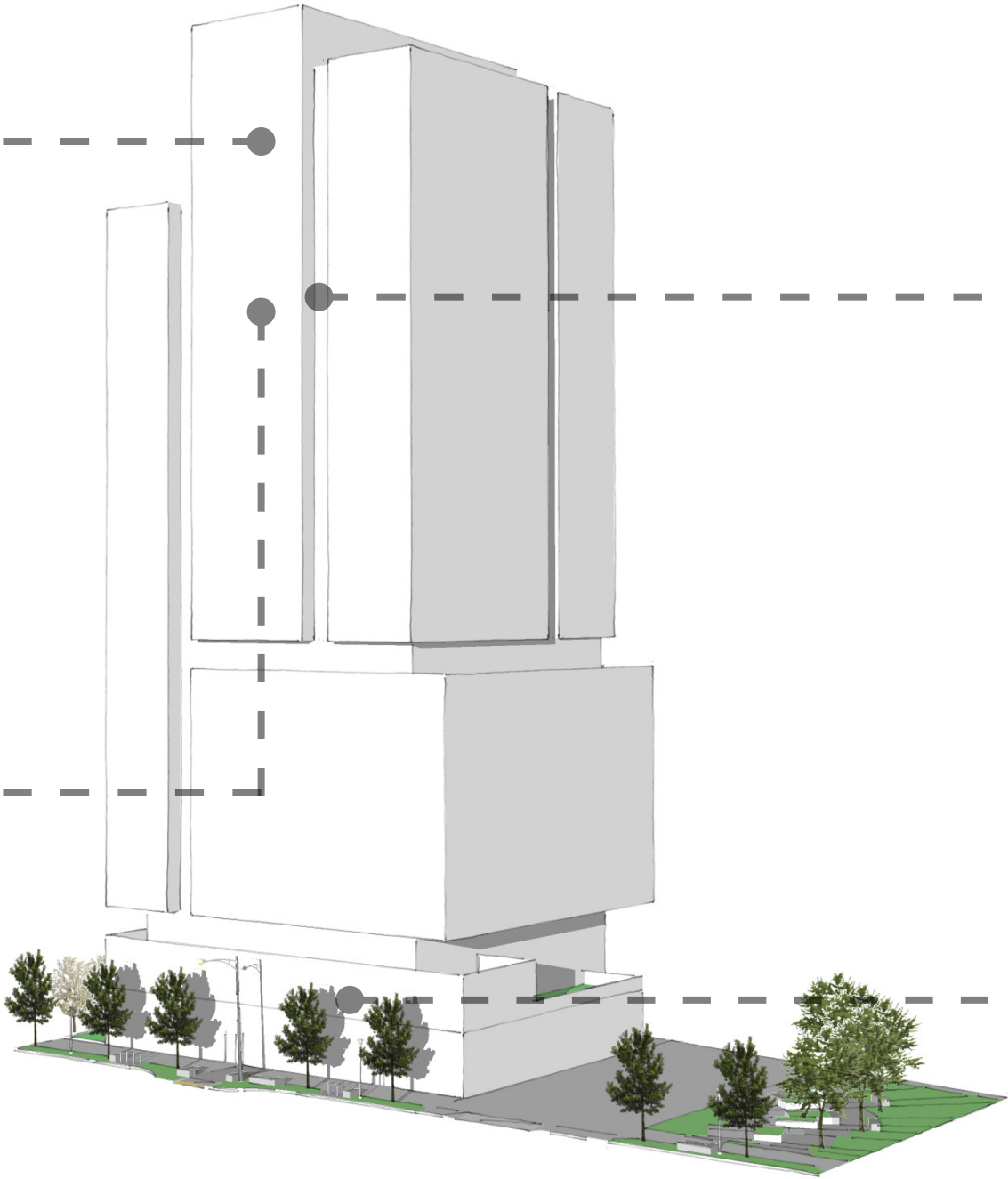
Material Character



Metal panel character transitions from bottom to top of tower



Vertically oriented metal panel and glass at tower



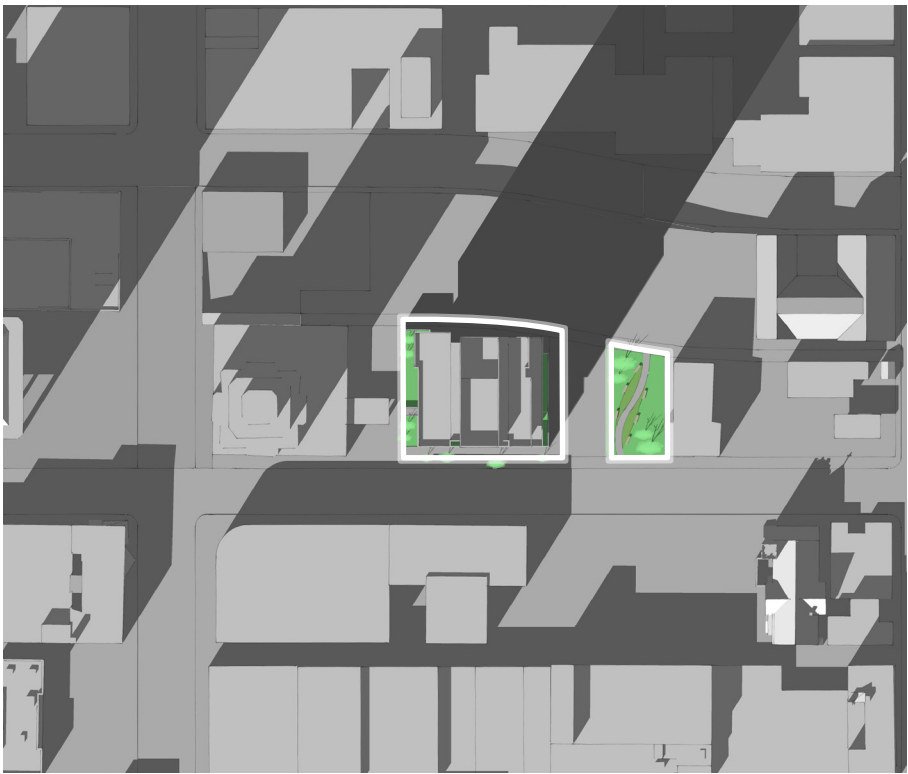
Fin elements carry warmth of base up through the tower at the reveals



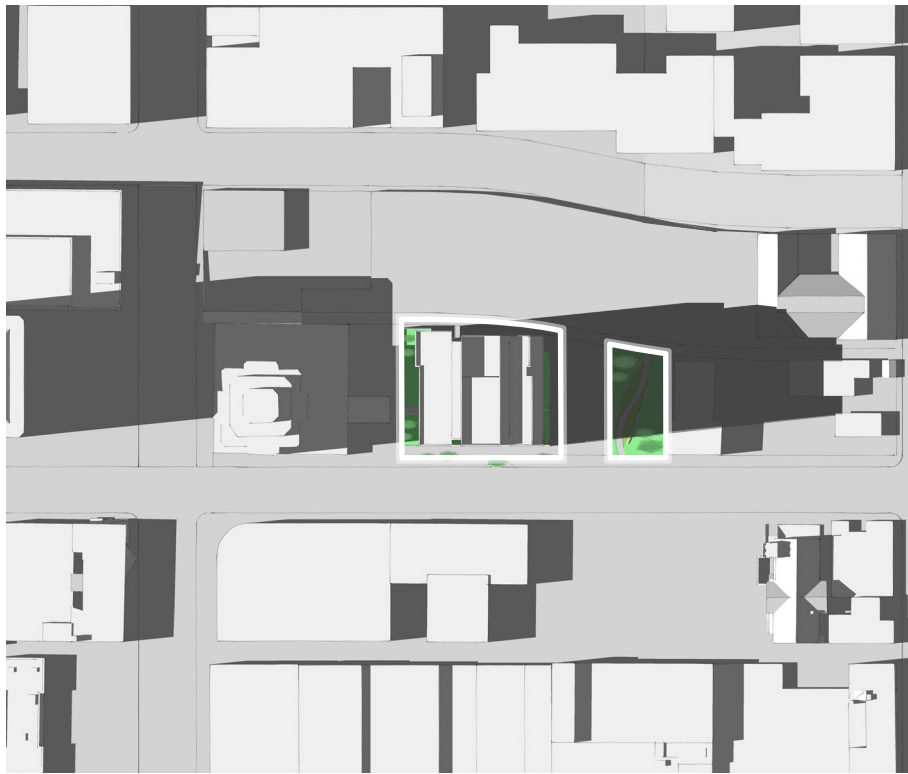
Layered screen at base in warm tones



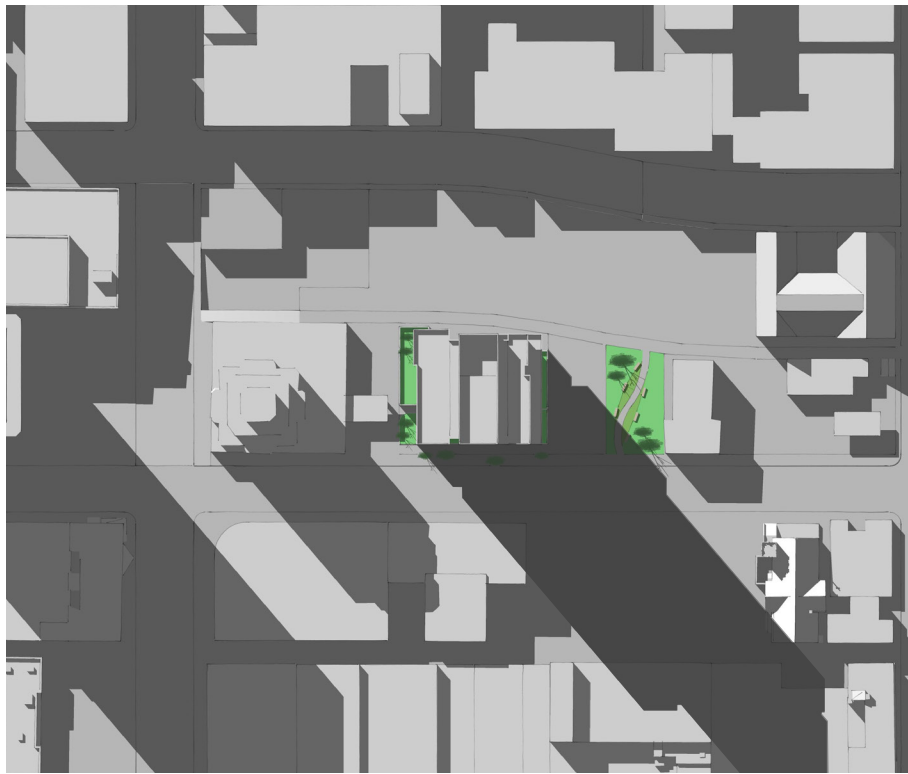
Sun & Shadow Analysis:



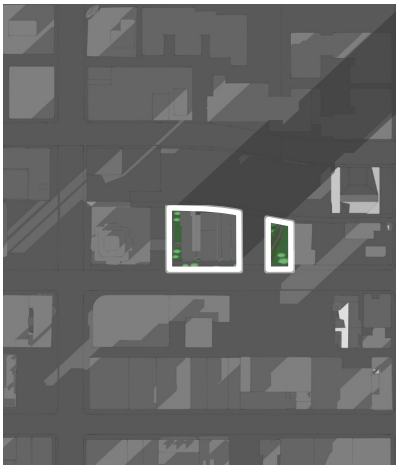
March / September 21<sup>st</sup> at 09:00 am



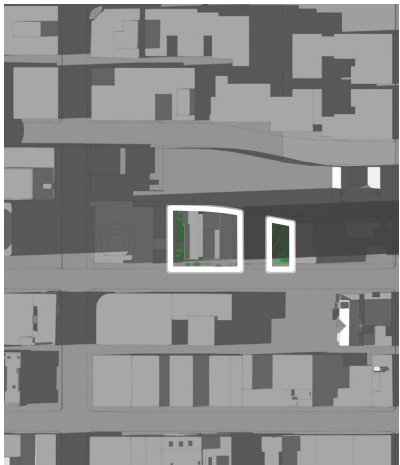
March / September 21<sup>st</sup> at 12:00 pm



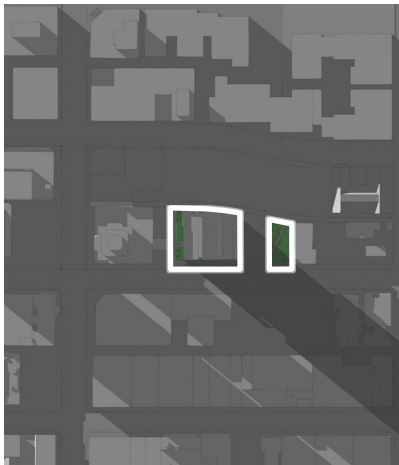
March / September 21<sup>st</sup> at 03:00 pm



December 21<sup>st</sup> at 09:00am



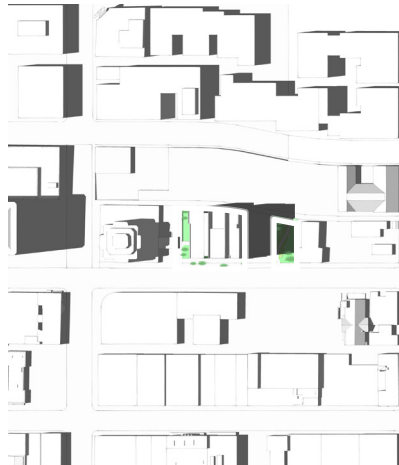
December 21<sup>st</sup> at 12:00pm



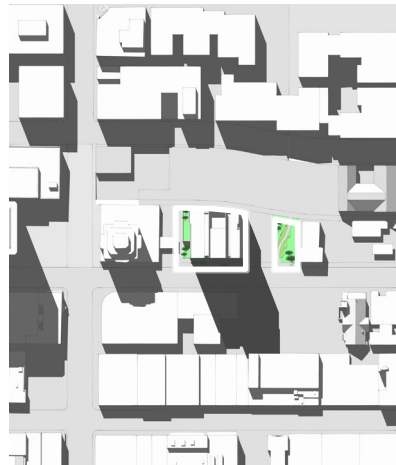
December 21<sup>st</sup> at 03:00pm



June 21<sup>st</sup> at 09:00am



June 21<sup>st</sup> at 12:00pm



June 21<sup>st</sup> at 03:00pm



# Departures

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

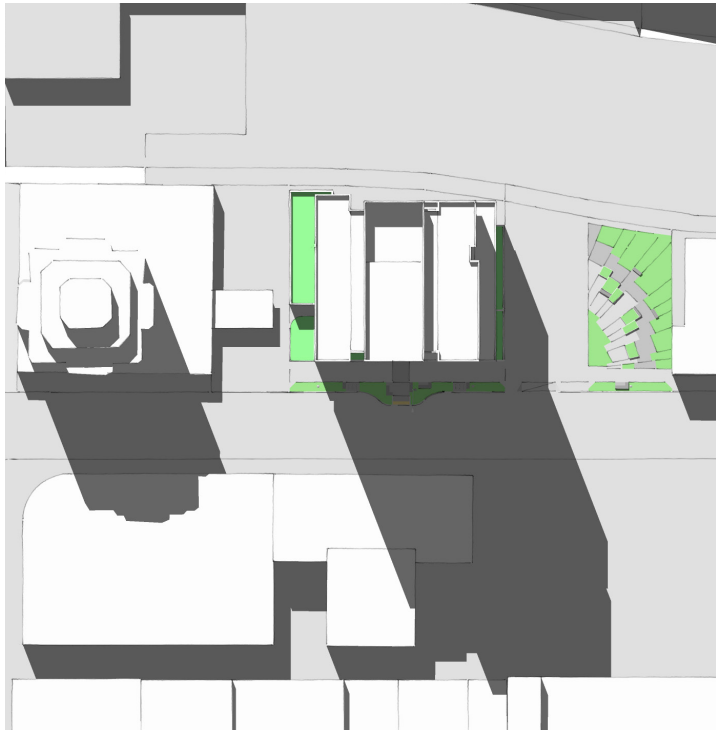
Side lot line setbacks. In the SM-U 75-240 and SM-U 95-320 zones, a minimum setback of 15 feet is required from any side lot line that is not a street or alley lot line for all portions of a high rise structure exceeding the midrise height limit of the zone.

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.



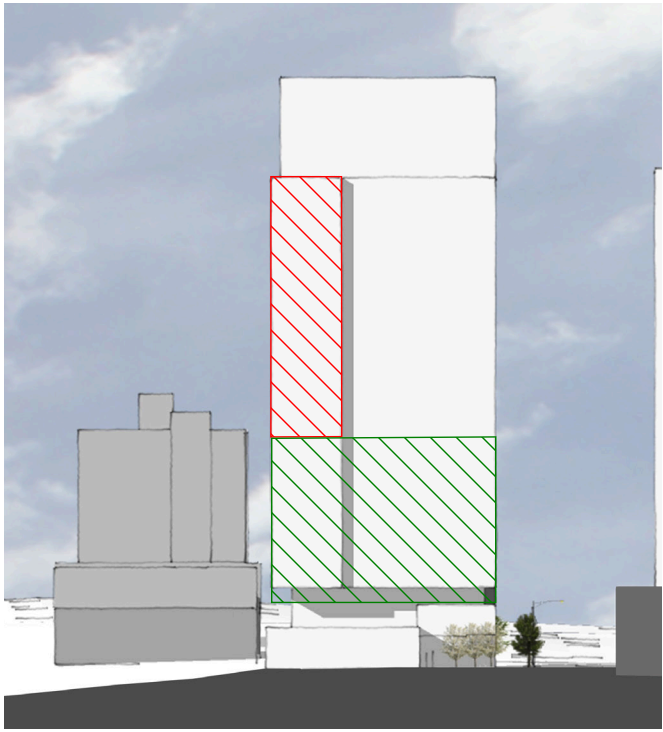
June 21<sup>st</sup> at 03:00pm - Shadow Study - No Departure



June 21<sup>st</sup> at 03:00pm - Shadow Study - With Departure



South Elevation Study - No Departure



South Elevation Study - With Departure

