



#3033011 500 BROADWAY
RECOMMENDATION PACKET
REC MEETING: NOVEMBER 21ST, 2019



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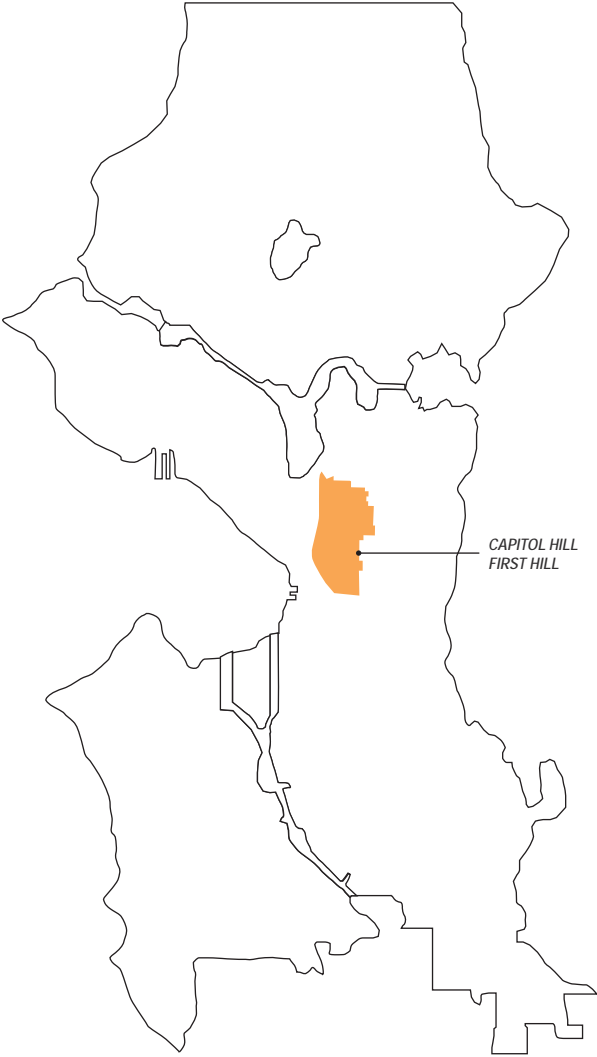
URBAN DESIGN ANALYSIS45

NEIGHBORHOOD CIRCULATION

DEVELOPMENT CONTEXT

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CAPITOL HILL
FIRST HILL



PROJECT INFORMATION

SITE ADDRESS	500 Broadway
PARCEL NUMBER	219810-0005
SDCI #	3032680-EG 3033011-LU 6691156-CN
APPLICANT	Neiman Taber Architects 1421 34th Avenue, Suite 100 Seattle, WA 98122 (206) 760-5550
CONTACT	David Neiman dn@neimantaber.com
ZONING	MIO-90-NC3-85
OVERLAYS	12th Avenue (Urban Center Village) Frequent Transit
LOT SIZE	7,225.34 SF
ALLOWABLE FAR	1.5 (Non-residential) 4.5 (Residential)
PROPOSED UNITS	85 Residential Units 18 Hotel Units
PROPOSED PARKING	0
FREQUENT TRANSIT	Yes

PROJECT TEAM

OWNER	S&S Broadway Inc 13030 NE 8th St Bellevue, WA 98004
ARCHITECT	Neiman Taber Architects 1421 34th Ave, Suite 100 Seattle, WA 98122 (206) 760-5550
SURVEYOR	Terrane 10801 Main Street, Suite 102 Bellevue, WA 98004
GEOTECHNICAL	TBD
LANDSCAPE	TBD
STRUCTURAL	TBD

PROPOSAL

The proposed development is a 7-story mixed use structure containing 85 residential apartments, a hotel with 18 units, and 1,652 SF of commercial space in approximately 37,606 GFA of building area. No parking will be provided. Existing structures on site to be removed.

PROJECT GOALS

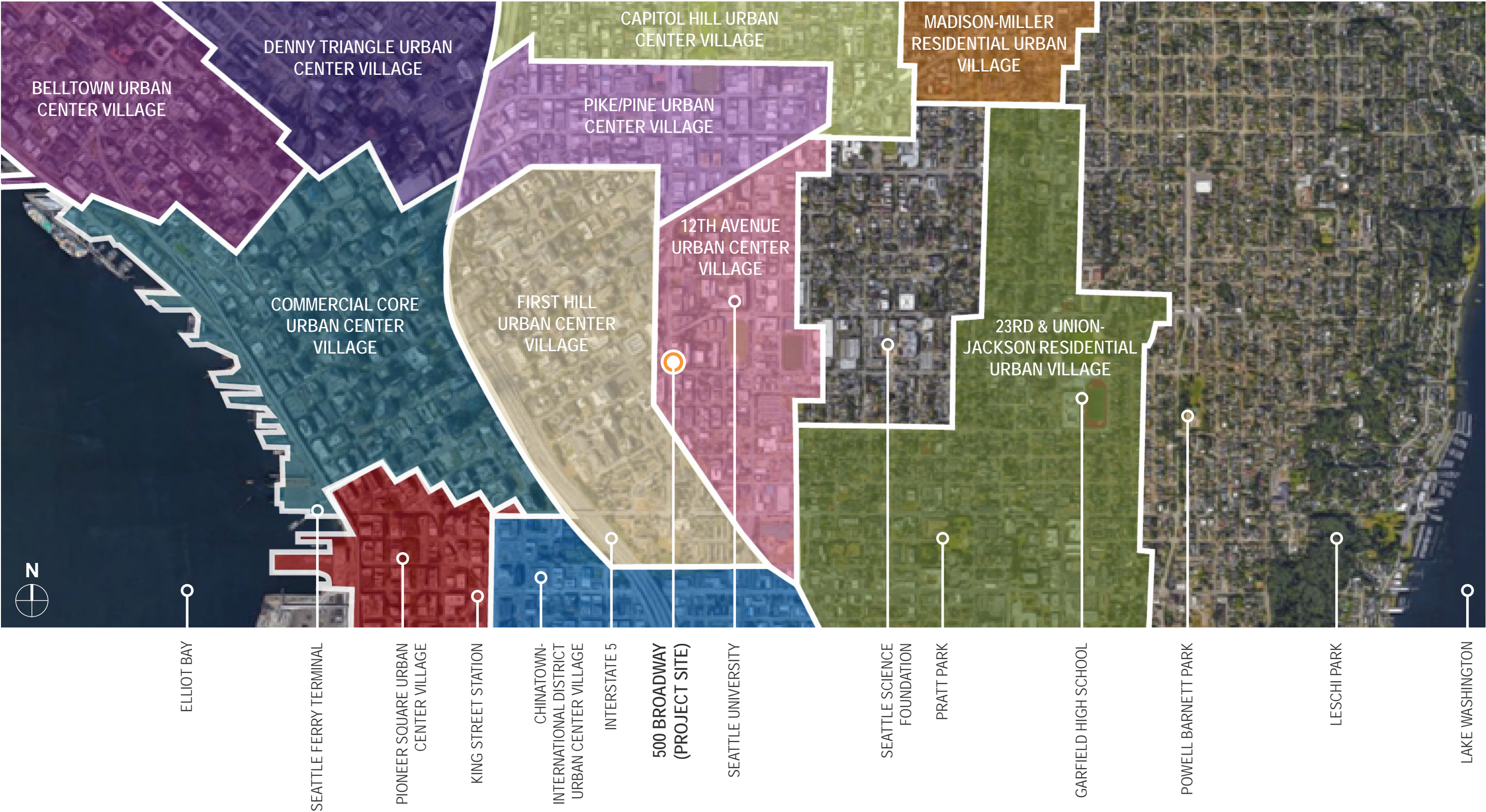
1. Create a fabric building that is responsive to context. It will be a simple, cohesive form that takes design cues from its surrounding uses, buildings, and cultural context.
2. Ensure that residents of proposed and adjacent buildings have privacy and access to natural light and fresh air.
3. Create an attractive pedestrian oriented streetscape that enhances the character of the public way.

SUMMARY OF COMMENTS

COMMUNITY MEETING ON NOVEMBER 10, 2018

- Interested in how entry, lobby, and common space areas will integrate with one another.
- Reference to how the Ace Hotel in Portland, OR is designed and functions.
- Advised supplemental retail (e.g. eatery, coffee shop) will have some kind of separation from the living area (micro-units and hotel).
- Desires that the African American history of the neighborhood be preserved.
- The neighborhood wants less expensive tenant improvements.
- Wants project to attract diverse tenants.
- Wants rents to be reasonable so that local businesses can sustain.

URBAN DESIGN ANALYSIS
12TH AVENUE URBAN CENTER VILLAGE



URBAN DESIGN ANALYSIS

IMMEDIATE CONTEXT

The project site is located in the 12th Avenue Urban Center Village at the corner of Broadway and E Jefferson St. Urban Center Villages are intended to be the densest areas with the widest range of land uses. The 12th Avenue Urban Center Village's primary functional designation is equally mixed between residential and employment. Immediately east of the project site are residential and academic halls built between 1960 and 2000 that are affiliated with Seattle University. The remainder of the Seattle University campus expands further north and northeast beyond the project site. The west side of Broadway primarily features large medical office buildings built after 2000. New mixed-use apartment buildings, proposed and constructed, are sited to the north on the same block as the project site.

TAKEAWAYS

- Two block stretch of mixed use buildings between James St and E Terrace St
- Seattle University to the east
- Medical offices to the west
- Swedish Hospital campus to the north
- Yesler Terrace to the south



SWEDISH MINOR
AVENUE GARAGE

PACIFIC NORTHWEST
RESEARCH INSTITUTE

SWEDISH ORTHOPEDIC
SPINE GROUP

LEMIEUX LIBRARY & MCGOLDRICK
LEARNING COMMONS

MINOR & JAMES
SURGICAL SPECIALISTS

ZIG APARTMENTS

CAMPION HALL
(SEATTLE UNIVERSITY)

500 BROADWAY (PROJECT SITE)

PATRICIA BRACELIN
STEEL BUILDING

BARCLAY BROADWAY

THE DOUGLAS AT
SEATTLE UNIVERSITY

BA BAR RESTAURANT

CHEVRON

BLUE NILE ETHIOPIAN
RESTAURANT

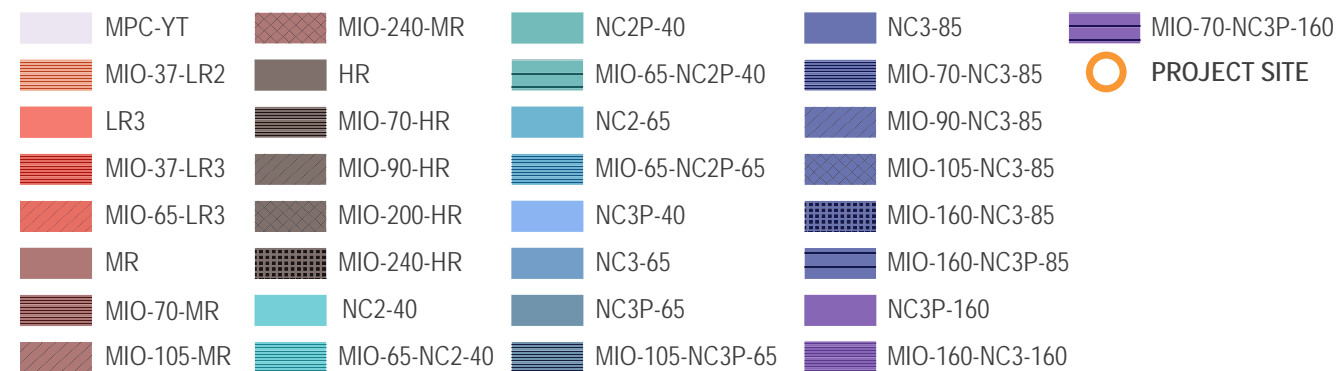
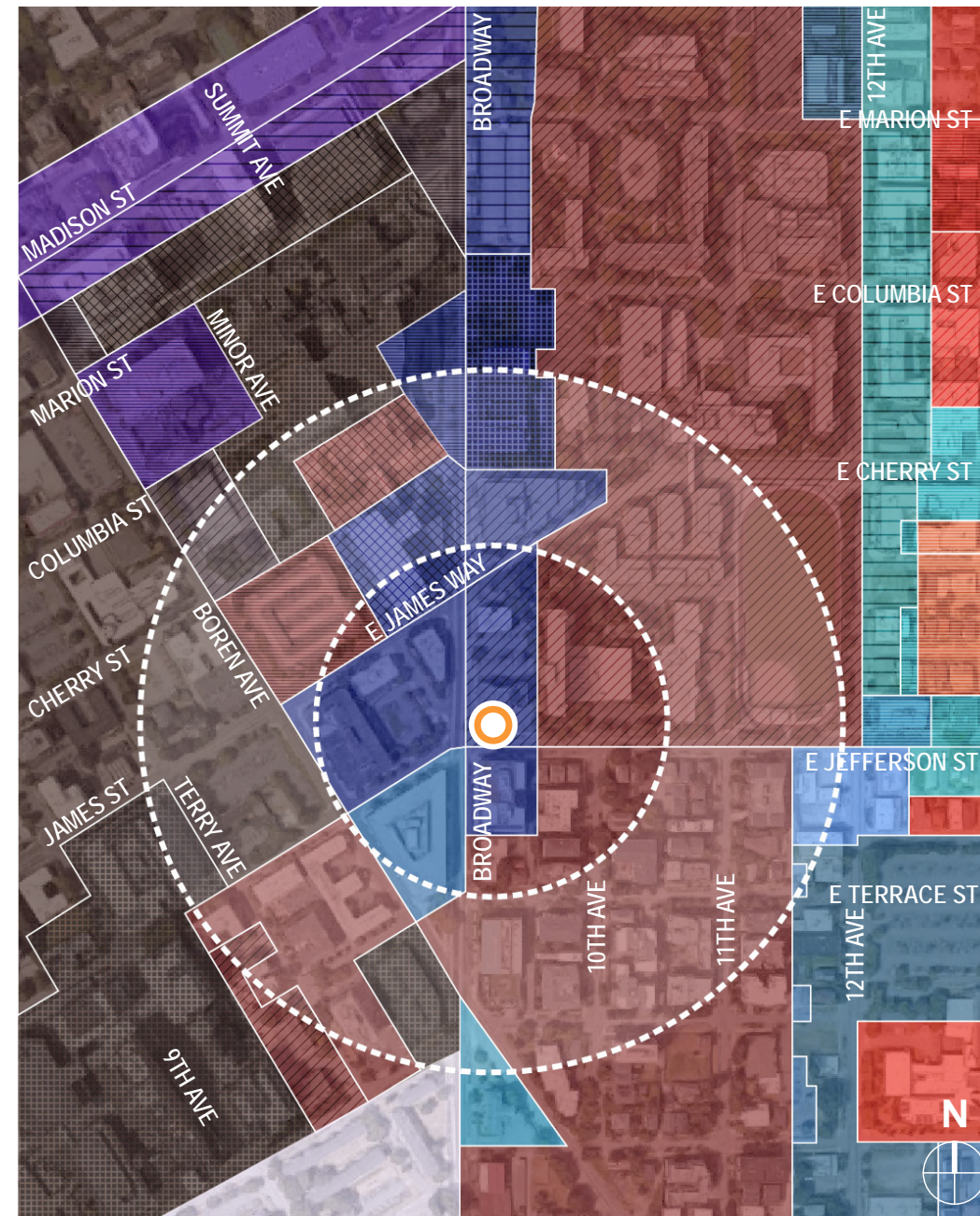
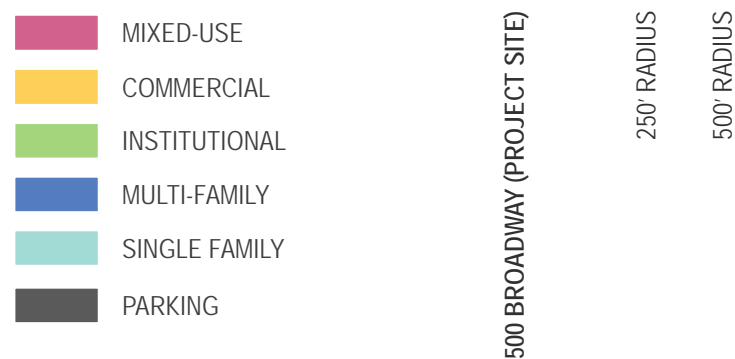
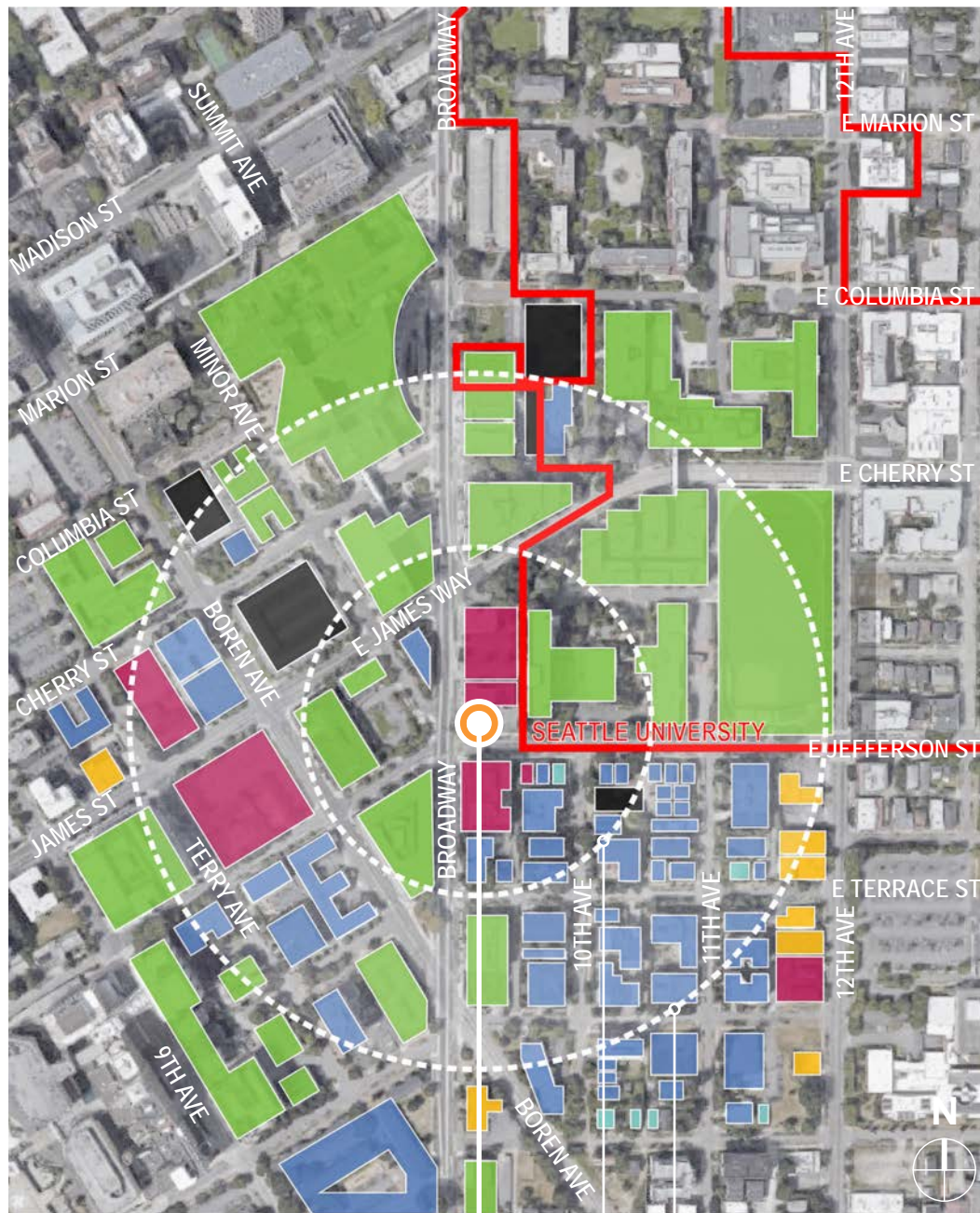
URBAN DESIGN ANALYSIS

ZONING + USE

The project site at Broadway and E Jefferson St and the parcels on the same block to the north are zoned MIO-90-NC3-85. The structures on this block make up most of the newly developed mixed-use apartments along Broadway. Parcels within the Seattle University campus to the east are zoned MIO-105-MR. The proximity of the Seattle University and Swedish Medical Center First Hill Campuses results in a large Major Institution Overlay District within the area west of Broadway and north of E Jefferson St. Parcels directly west and south of the project site are zoned NC3-85 without a Major Institution Overlay. Southeast of the project area is much more residential with a mix of duplexes, townhomes, and larger apartment buildings sited within the MR zone. This area, particularly near 12th Avenue and E Jefferson St is experiencing new development in the form of mixed use and apartment buildings.

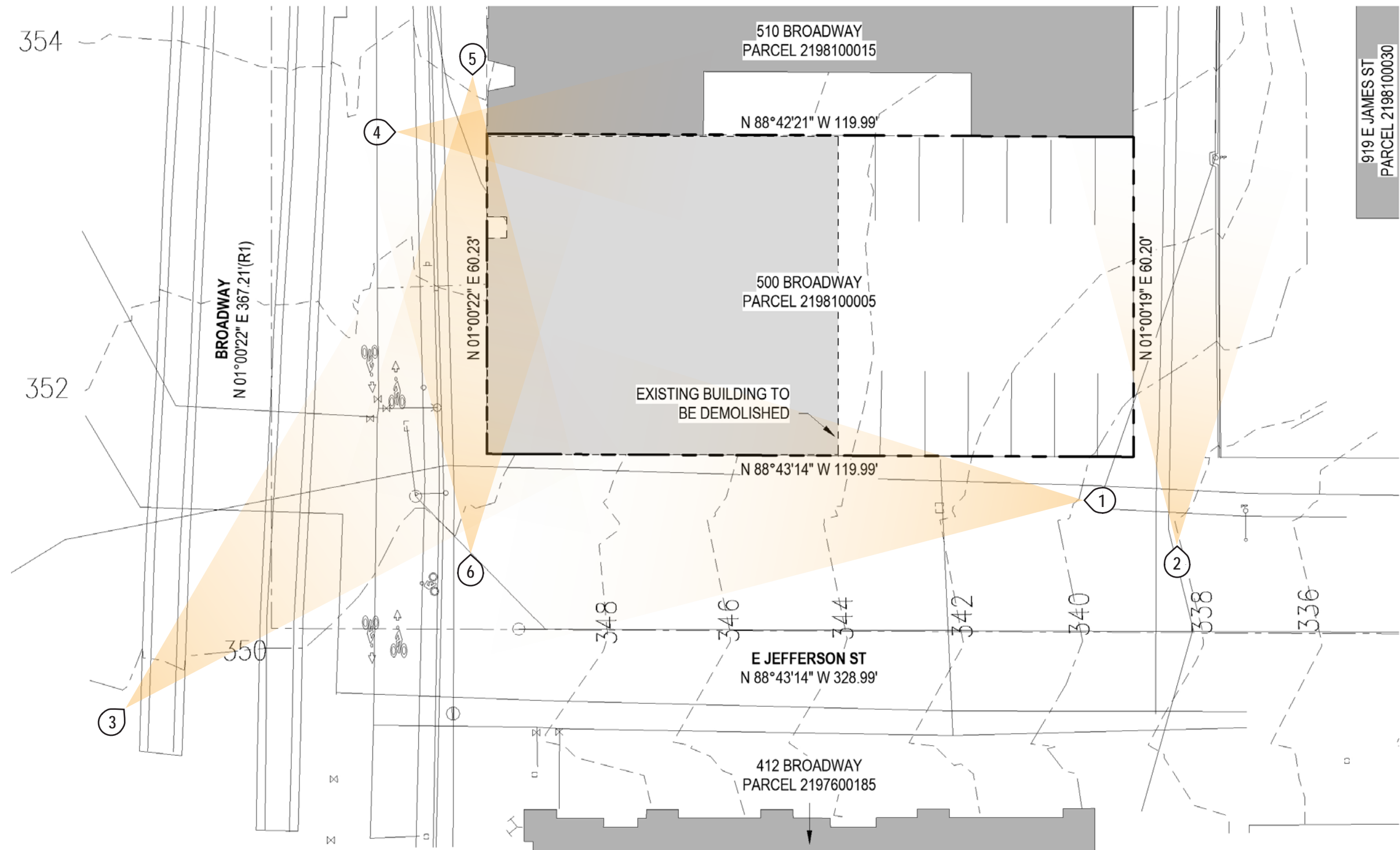
TAKEAWAYS

- Two block stretch of mixed use buildings between James St and E Terrace St
- Seattle University to the east
- Medical offices to the west
- Swedish Hospital campus to the north
- Yesler Terrace to the south
- Residential zone to the southeast
- Complicated zoning in the area



SITE ANALYSIS
SURVEY + SITE FEATURES

LEGAL DESCRIPTION
LOT 1, BLOCK 5 SUPPLEMENTAL PLAT OF
BLOCKS 5-8 AND 17 OF EASTERN ADDITION,
ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 1 OF PLATS, PAGE 31,
IN KING COUNTY, WASHINGTON.



919 E JAMES ST
PARCEL 2198100030

SITE ANALYSIS SURVEY + SITE FEATURES

The proposed project is sited on a corner lot at the intersection of Broadway and E Jefferson St. The site is approximately 60' wide and 120' deep. The drop in grade from the west to east property lines is about 10 feet. A zero lot line condition occurs along the north property line.

Two existing street trees are located in front of the project site along Broadway. They are planted within individual tree wells and have been significantly trimmed to avoid overhead powerlines that run along Broadway. Another set of overhead powerlines run along E Jefferson St as well.



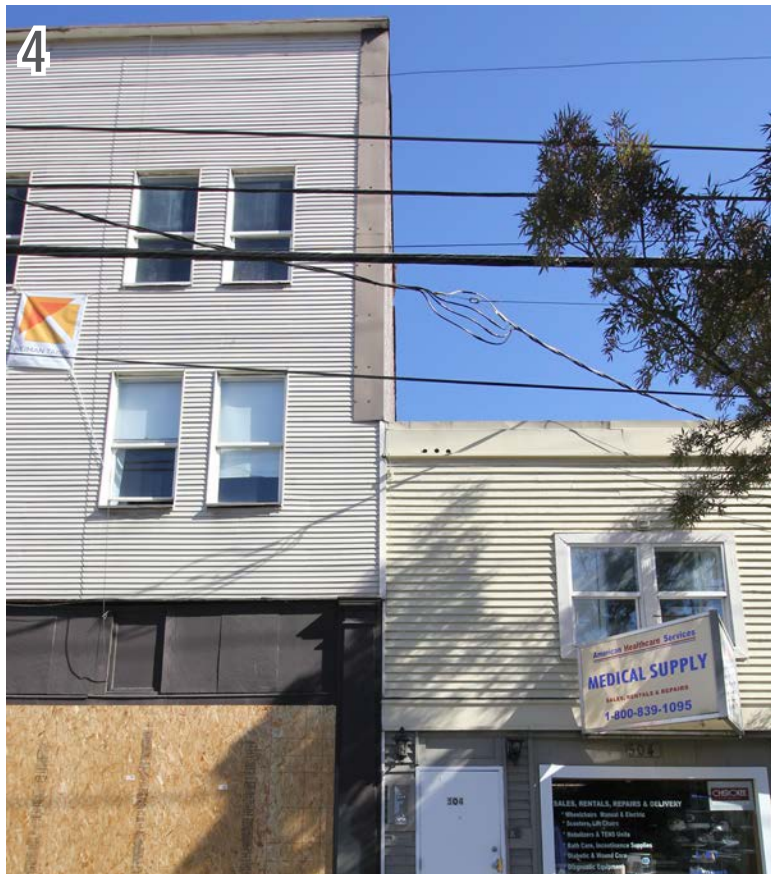
E JEFFERSON ST LOOKING WEST (SOUTH PROPERTY LINE)



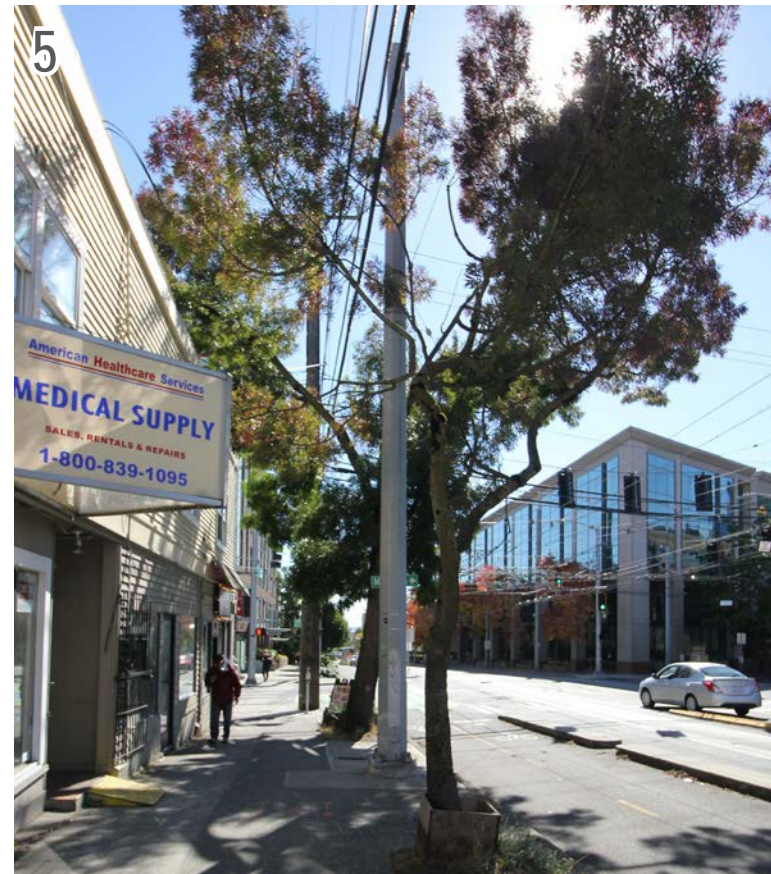
E JEFFERSON ST LOOKING NORTH AT ALLEY (EAST PROPERTY LINE)



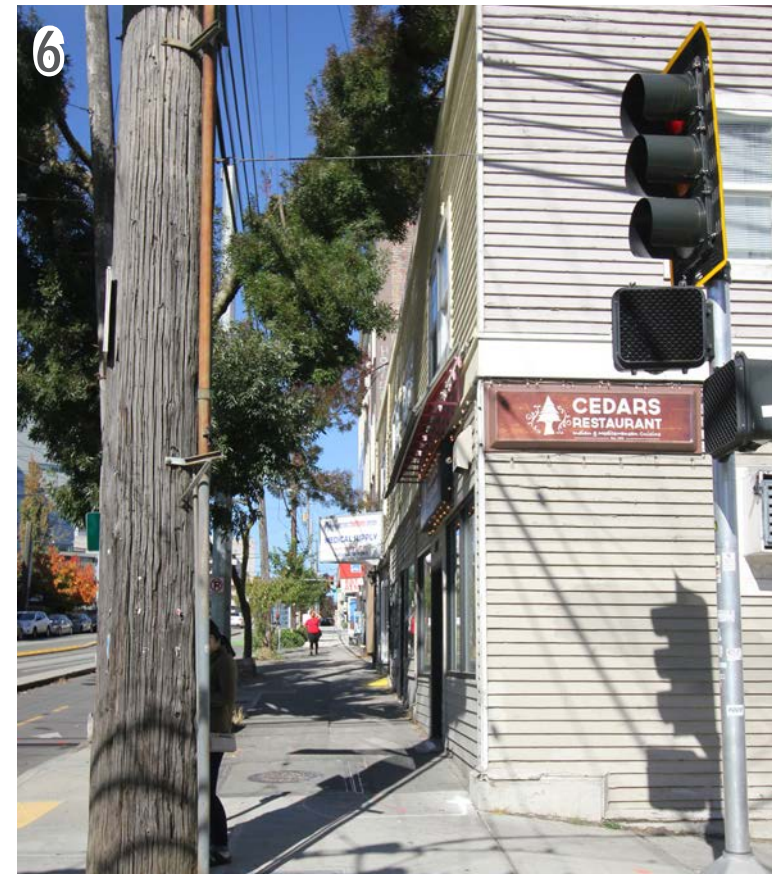
BROADWAY LOOKING NORTHEAST



BROADWAY LOOKING SOUTH (WEST PROPERTY LINE)



BROADWAY LOOKING EAST (NORTH PROPERTY LINE)



BROADWAY LOOKING NORTH (WEST PROPERTY LINE)

SITE ANALYSIS

CONSTRAINTS + OPPORTUNITIES

ORIENTATION + SUN EXPOSURE

Located on a corner lot of a gently sloped portion of Broadway, the development on the site has great access to southern daylighting and views to the east and southeast of the Central District. The length of the building runs west to east where E Jefferson St. slopes down more significantly. The grade remains relatively flat west of Broadway. South of the project site across E Jefferson St is an existing five story mixed use building. Sun and shadow studies (see page 27) shows that the proposal is shaded by the building only during the morning hours in winter.

PRIVACY

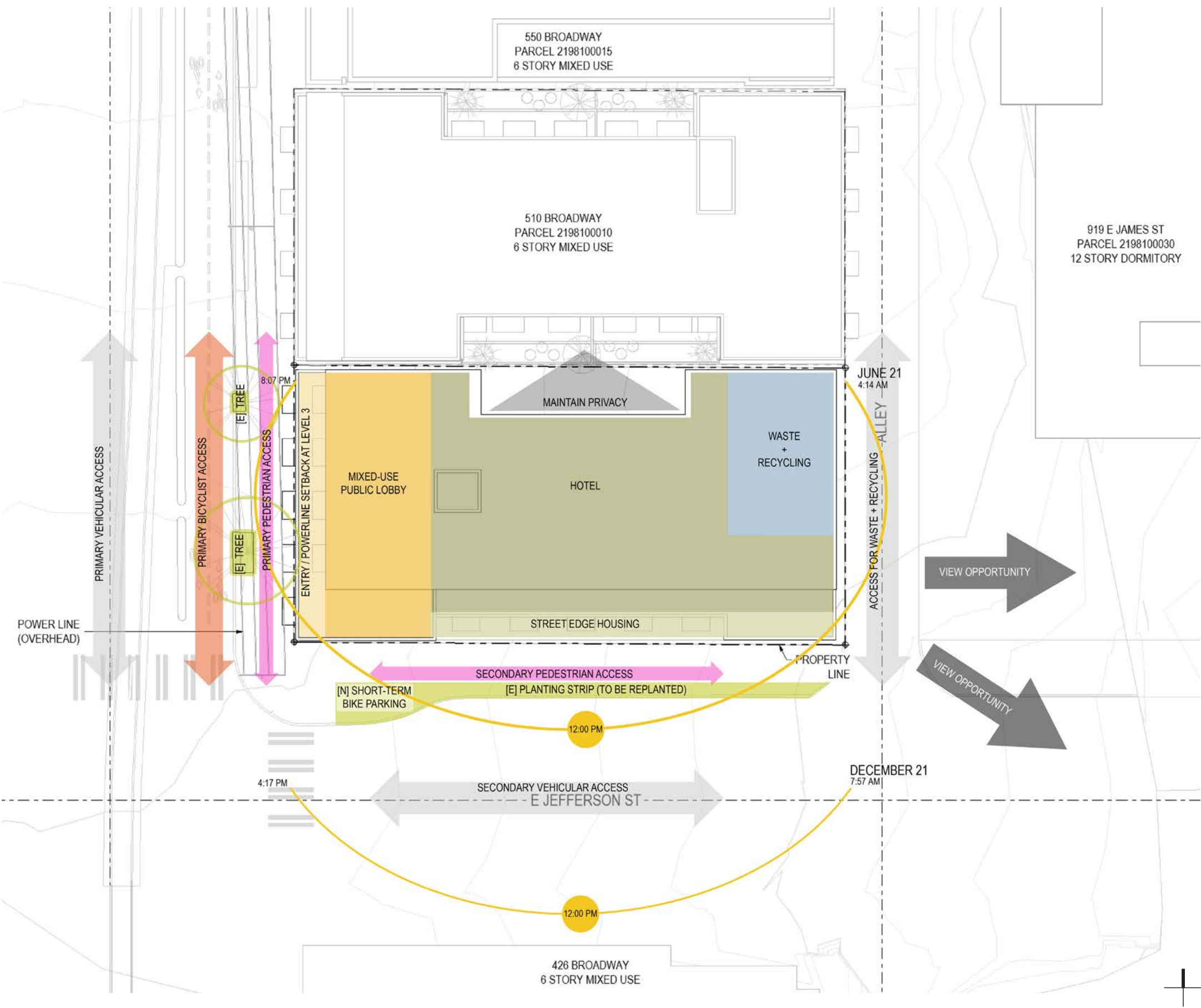
The project site shares a zero lot line condition with the building to the north. An addition is planned for the building which will result in two additional stories to the existing structure. Strategic orientation of the units and setbacks will be important to maintain privacy between apartments. Hotel and apartment units along E Jefferson St that are close to street level will require screening for privacy.

ACCESS

Primary access for vehicles, bicyclists, and pedestrians occurs along Broadway. In response, a large public lobby is planned at street level. Secondary access for vehicles and pedestrians runs along E Jefferson St. An alley (E James St) provides tertiary access for vehicles and pedestrians.

TAKEAWAYS

- Site arrival along Broadway
- Opportunity for street-activating use along Broadway
- Powerline setbacks
- Privacy issues at north elevation
- Privacy issues along south street edge
- Zone transition to the east
- Excellent access to light, privacy, and views east, west, and south elevations



SITE ANALYSIS DEVELOPMENT CONSTRAINTS

The project site is impacted by development challenges along three edges of the property.

CONSTRAINT #1: OVERHEAD POWERLINE CLEARANCE (BROADWAY)

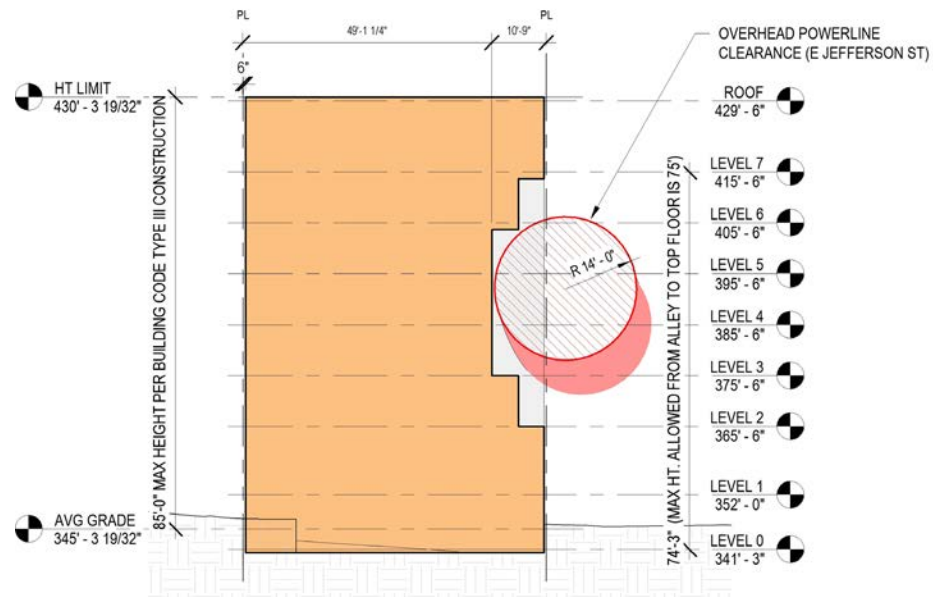
Seattle City Light requires 14' of clearance around high voltage lines. A high voltage line runs along Broadway approximately 54 feet above grade. The required clearance extends into the project site, resulting in a building setback of about 8'. The upper story setback is repeated in other buildings along the same block.

CONSTRAINT #2: SETBACKS FOR STRUCTURES WITH RESIDENTIAL USES WHEN ABUTTING A RESIDENTIALLY-ZONED LOT

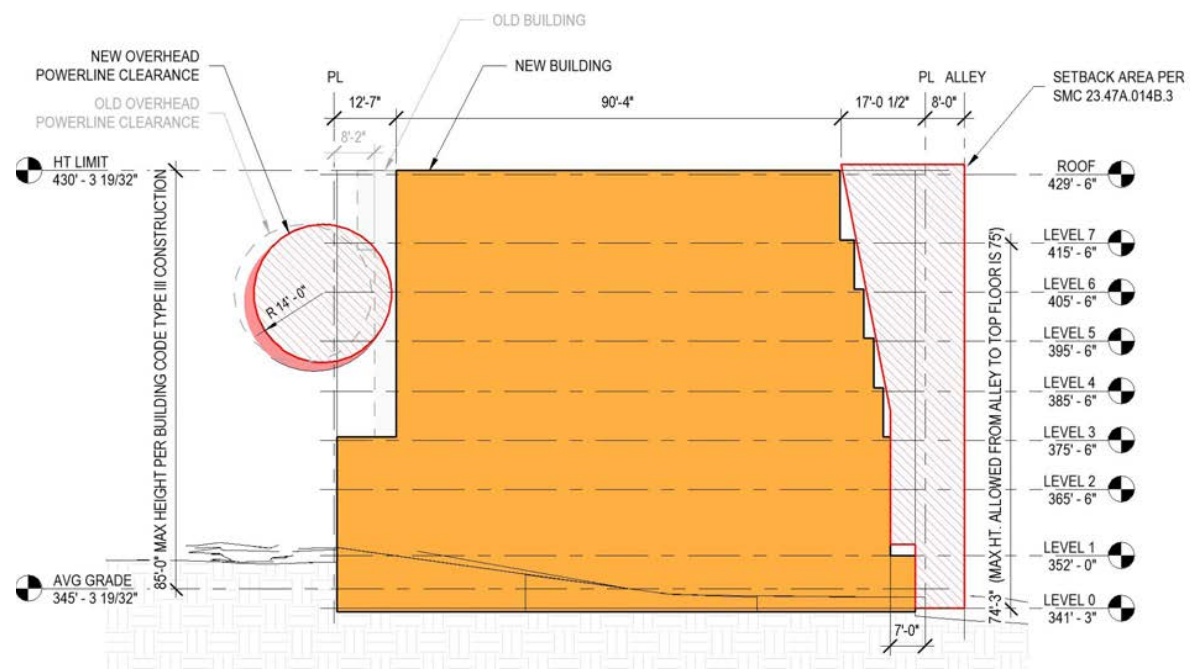
Per SMC 23.47A.014B.3, for the structure containing a residential use, a setback is required along the rear lot line that is across the alley from the lot in a residential zone. The setback is 15 feet for portions of structures above 13 feet in height to a maximum of 40 feet. For every 10 feet by which the structure exceeds 40 feet, the setback increases by 2 feet.

CONSTRAINT #3: OVERHEAD POWERLINE CLEARANCE (E JEFFERSON ST)

In addition to the powerline along Broadway, another high voltage line runs along E Jefferson St approximately 44 feet above grade. The clearance required for the powerline extends into the project site by a little under 11 feet.



TRANSVERSE SECTION



LONGITUDINAL SECTION



POWERLINES AT BROADWAY AND E JEFFERSON ST

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EDG DESIGN OPTIONS



SCHEME A: MAXIMIZATION DIAGRAM
(Code Compliant - No Departures)

STORIES:	7 + Basement
UNITS:	76 Apartment Units 21 Hotel Rooms
FAR:	5.23 (37,785 GFA)
PARKING:	None
DEPARTURES:	None

DESCRIPTION

Scheme A proposes a maximized building with minimal setbacks. The plan orients units north-south along a single corridor with stairs near each end. The building massing is enlarged at levels 6 and 7 in order to recapture lost development potential from the required alley and powerline setbacks.

ADVANTAGES

- Maximizes development potential under current zoning

CHALLENGES

- Disorganized massing [DC2.C3 Fit With Neighboring Buildings]
- Building is an object of curiosity [DC2.C3 Fit With Neighboring Buildings]
- Many units oriented towards neighbors resulting in privacy issues [CS2.D5 Respect For Adjacent Sites]
- Podium massing lacks clear composition [PL3.1b Frontages]
- Roof deck triggers building code high-rise designation



SCHEME B: RESOLVED UPPER SETBACK
(1 Departure Request)

STORIES:	7 + Basement
UNITS:	93 Apartment Units 22 Hotel Rooms
FAR:	5.32 (38,420 GFA)
PARKING:	None
DEPARTURES:	Alley Setback (SMC 23.45A.014.B3)

DESCRIPTION

Scheme B better addresses privacy conflicts with the north neighbor and orients units towards the street for better activation and improved access to natural light and air. The massing of levels 4-7 has been resolved with a consistent upper level setback.

ADVANTAGES

- Resolved upper-story massing [DC2.C3 Fit With Neighboring Buildings / DC2.B1 Facade Composition]
- Units are oriented towards Broadway and E Jefferson St for better street activation and facade organization [DC2.B1 Facade Composition]
- Improved privacy - increased building setbacks improve privacy for sensitive units [CS2.D5 Respect For Adjacent Sites]
- Deck at level 7 does not trigger high-rise designation

CHALLENGES

- Podium massing is unresolved [PL3.1b Frontages]
- Level 7 deck oriented to the north has limited views and limited access to daylight.
- Basement units have limited access to daylight and air.



SCHEME C: (PREFERRED - DRB SUPPORTED)
(1 Departure Request)

STORIES:	7 + Basement
UNITS:	85 Apartment Units 20 Hotel Rooms
FAR:	5.20 (37,606 GFA)
PARKING:	None
DEPARTURES:	Alley Setback (SMC 23.45A.014.B3)

DESCRIPTION

Scheme C provides a resolved building mass with a defined podium and more generous upper level setback. The introduction of balconies provides the facade with texture and public way interaction. The level 7 deck is relocated to the southeast portion of the building for better access to light and views.

ADVANTAGES

- Resolved upper-story massing [DC2.C3 Fit With Neighboring Buildings / DC2.B1 Facade Composition]
- Resolved podium massing [PL3.1b Frontages]
- Improved privacy - increased building setbacks improve privacy for sensitive units [CS2.D5 Respect For Adjacent Sites]
- Level 7 deck is oriented to the south for better access to daylight and views [PL1.1b Accessible Open Space]
- Basement units have improved access to daylight and air
- Creates a distinct building top [DC2.C3 Fit With Neighboring Buildings]



EDG PREFERRED SCHEME OVERVIEW

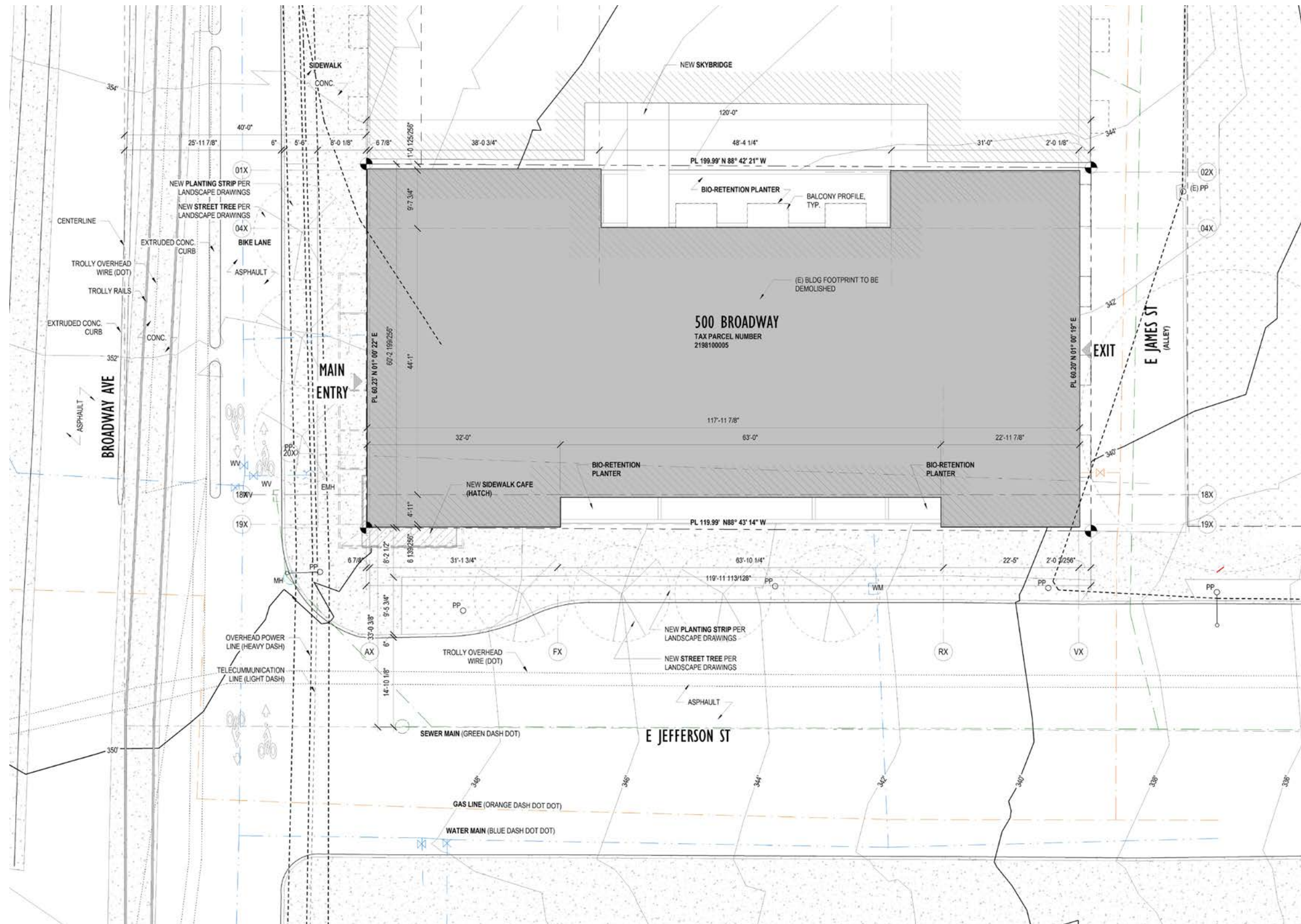
500 Broadway is a new 8 story mixed use hotel and congregate residence comprised of 50 hotel rooms on the lower 4 floors and 57 sleeping rooms on the upper 5 floors. The total building square footage is 40,144 gsf. The project is situated on the corner of Broadway and E Jefferson Street, the site lies just to the south of the Swedish Hospital Campus, west of Seattle University, east of Harborview, and north of Yesler Terrace. The project is adjacent to another congregate residence under construction by the same owner.

The EDG committee recommended Scheme C as the most appealing option to further develop and explore. The Scheme had characteristics closely-related to the neighborhood and the context on Broadway.

The developed version of Scheme C is nine floors high including the roof level. The first two levels are Type I construction (concrete and steel), while the upper six levels are Type III construction (wood). The lower level includes a large bike room and a waste room; and the second floor includes a large commercial space that will tie the building to the street. Every floor is served with a common space

The building has two entrances: the main entrance to the commercial space and the whole building; and the back entrance to the services which also serves as a second exit door.

The concrete podium is finished with light-grey brick which gives it the heavy dense appeal. Beyond the podium, the mass steps back covered with white Oko Skin panels. The fenestration on this mass have more vertical proportions. All windows are slightly recessed to give them a deeper feeling.



MASSING WITHIN CONTEXT

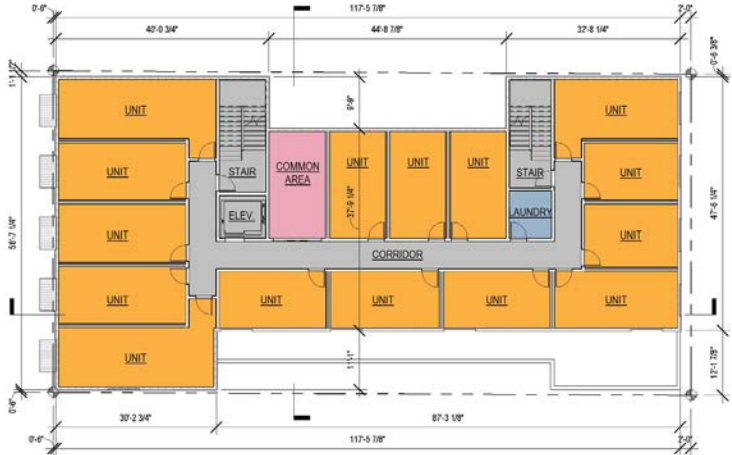
EDG PREFERRED SCHEME
DEVELOPED DESIGN



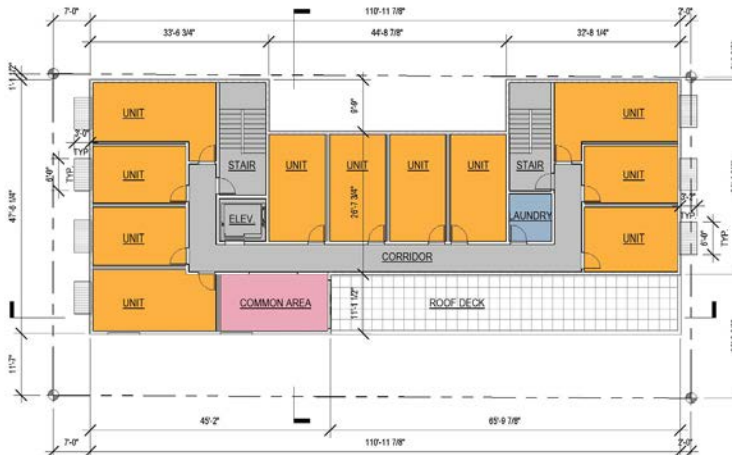
DESIGN DEVELOPMENT
PLAN & SECTION DIAGRAMS OF EDG PREFERRED SCHEME



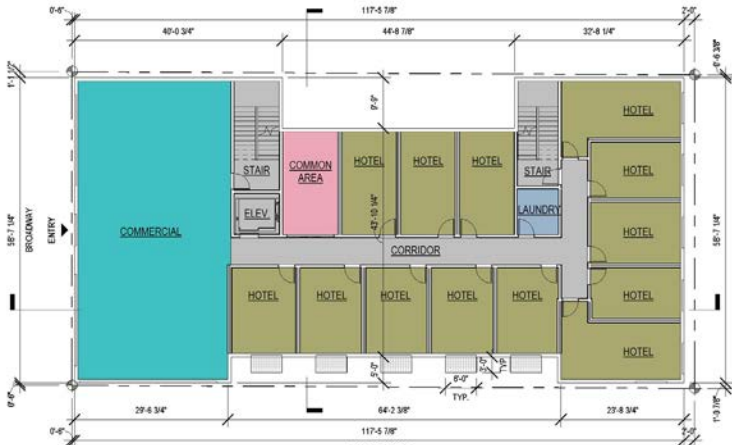
LEVEL 0



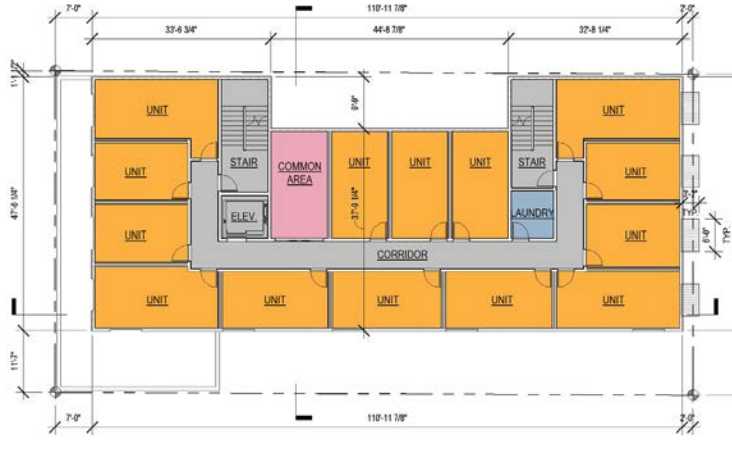
LEVEL 2



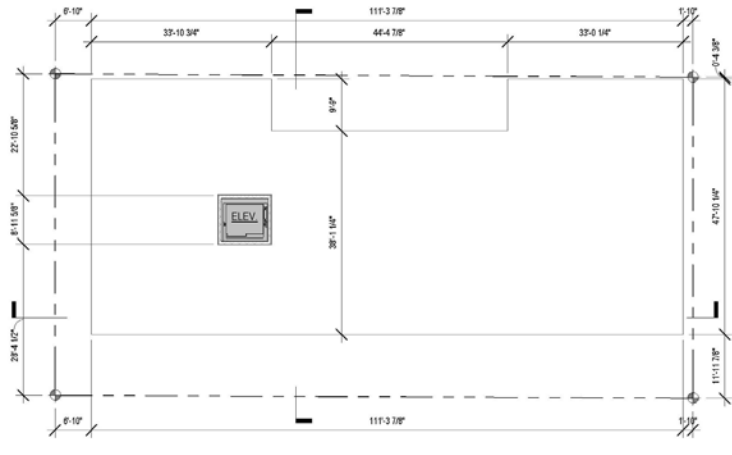
LEVEL 7



LEVEL 1



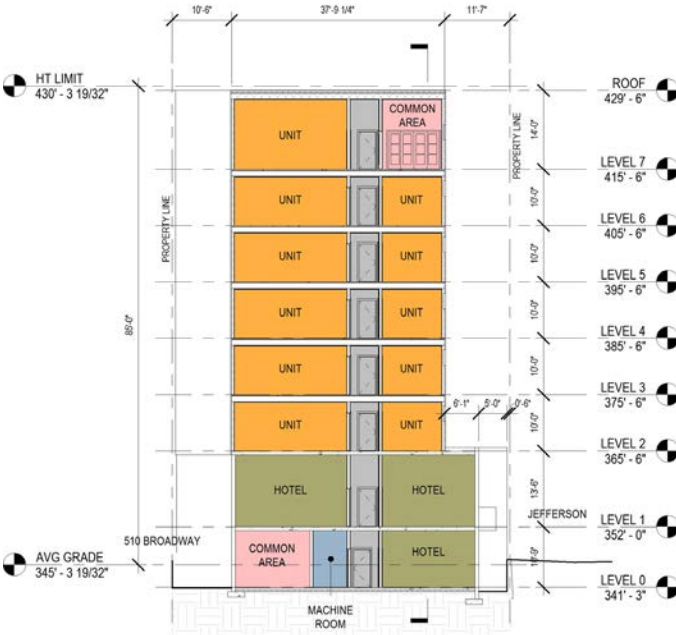
LEVELS 3 - 6




ROOF









LONGITUDINAL SECTION - LOOKING NORTH



TRANSVERSE SECTION - LOOKING EAST


Scheme C Legend

UTILITY	
AMENITY	
CIRCULATION	
HOTEL	
UNIT	
COMMERCIAL	

DESIGN DEVELOPMENT
PLAN & SECTION DIAGRAMS OF RECOMMENDATION PHASE



LEVEL 1



LEVEL 2



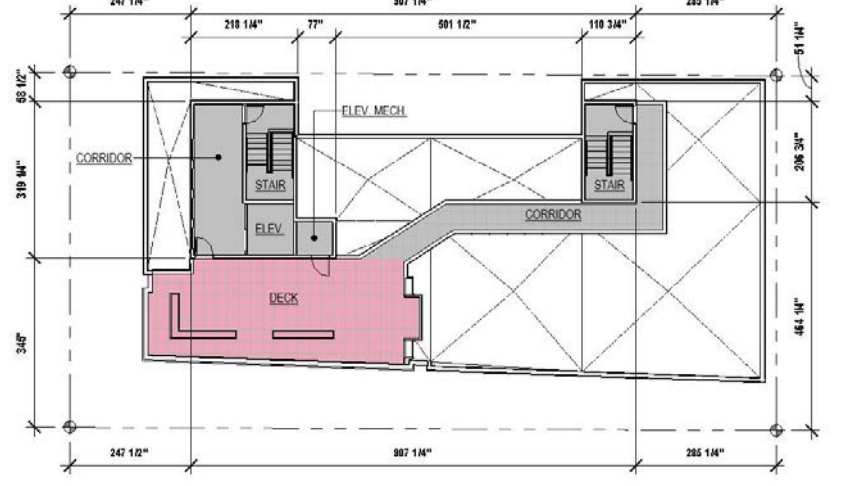
LEVEL 3



LEVEL 4



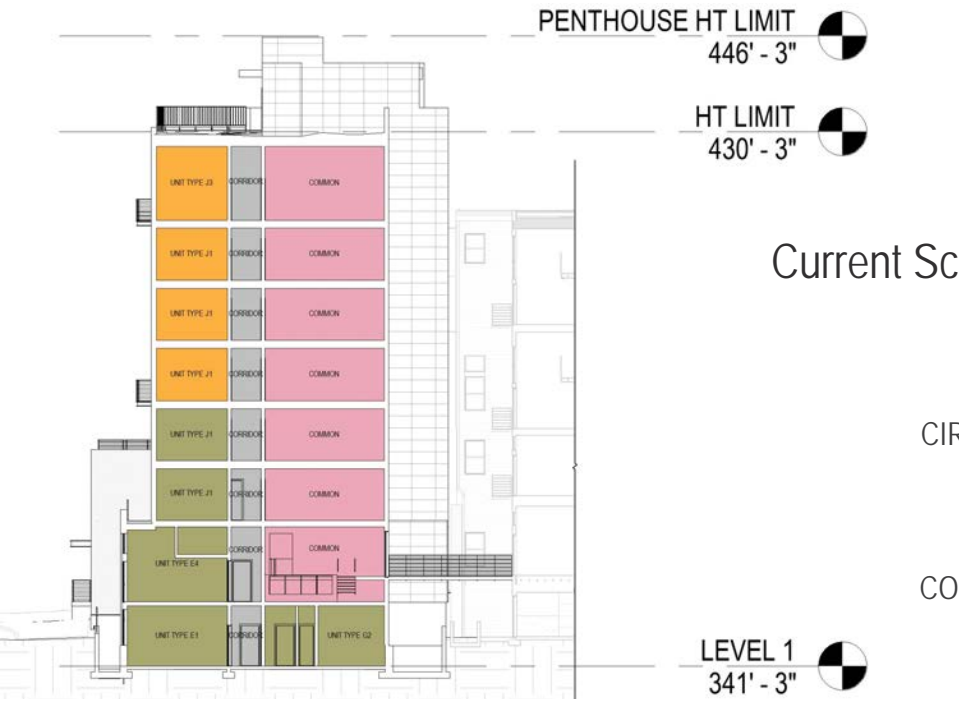
LEVEL 5 - 8



ROOF



LONGITUDINAL SECTION - LOOKING NORTH



TRANSVERSE SECTION - LOOKING EAST

Current Scheme Legend

- UTILITY
- AMENITY
- CIRCULATION
- HOTEL
- UNIT
- COMMERCIAL



WEST ELEVATION - BROADWAY



EAST ELEVATION - ALLEY

DESIGN DEVELOPMENT
ELEVATIONS

EXTERIOR MATERIAL PALETTE

A. OKO SKIN



B. FIBER CEMENT BOARD - PAINTED



C. FACE BRICK



D. ACCENT COLOR



E. CONCRETE BASE



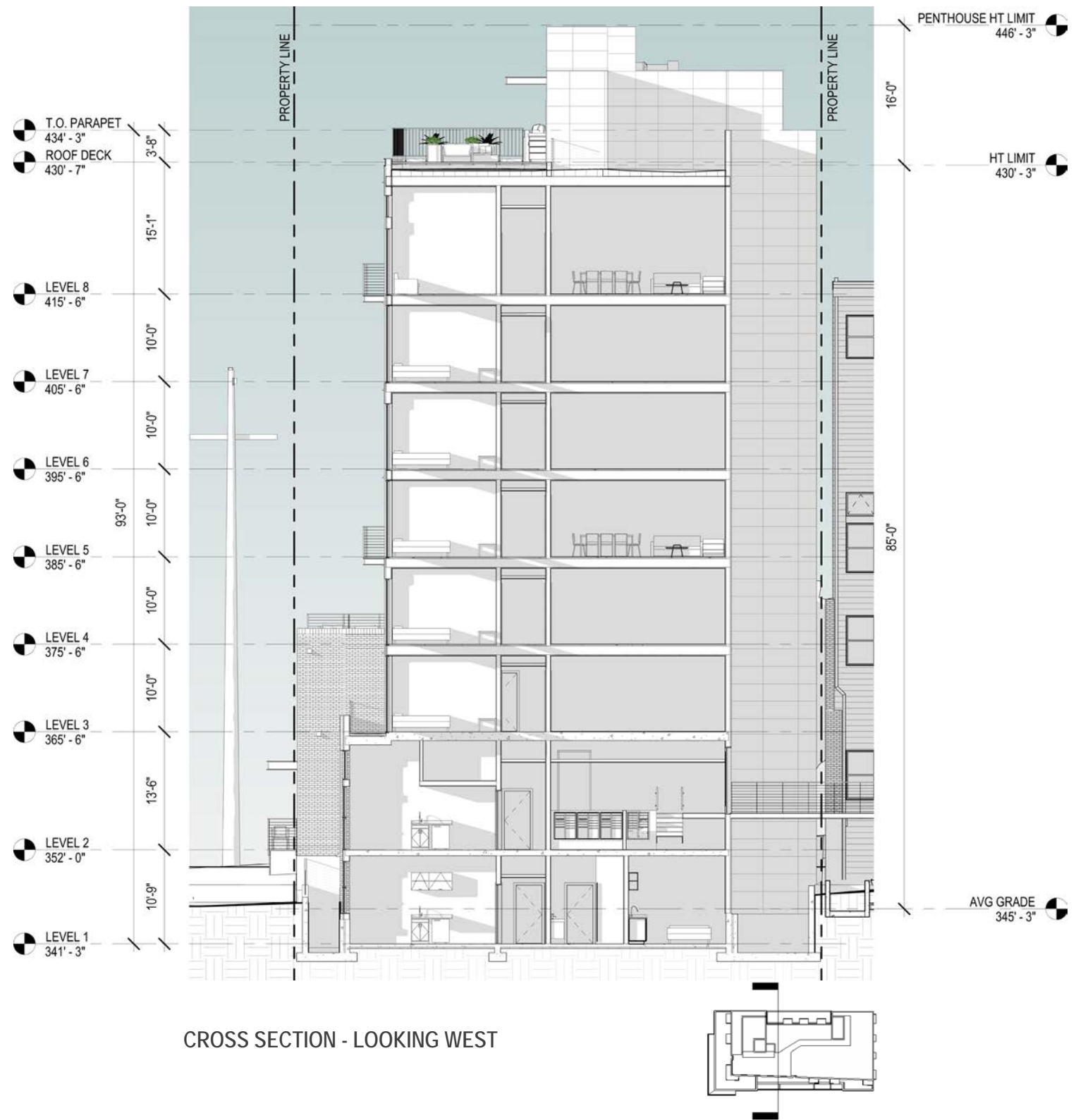
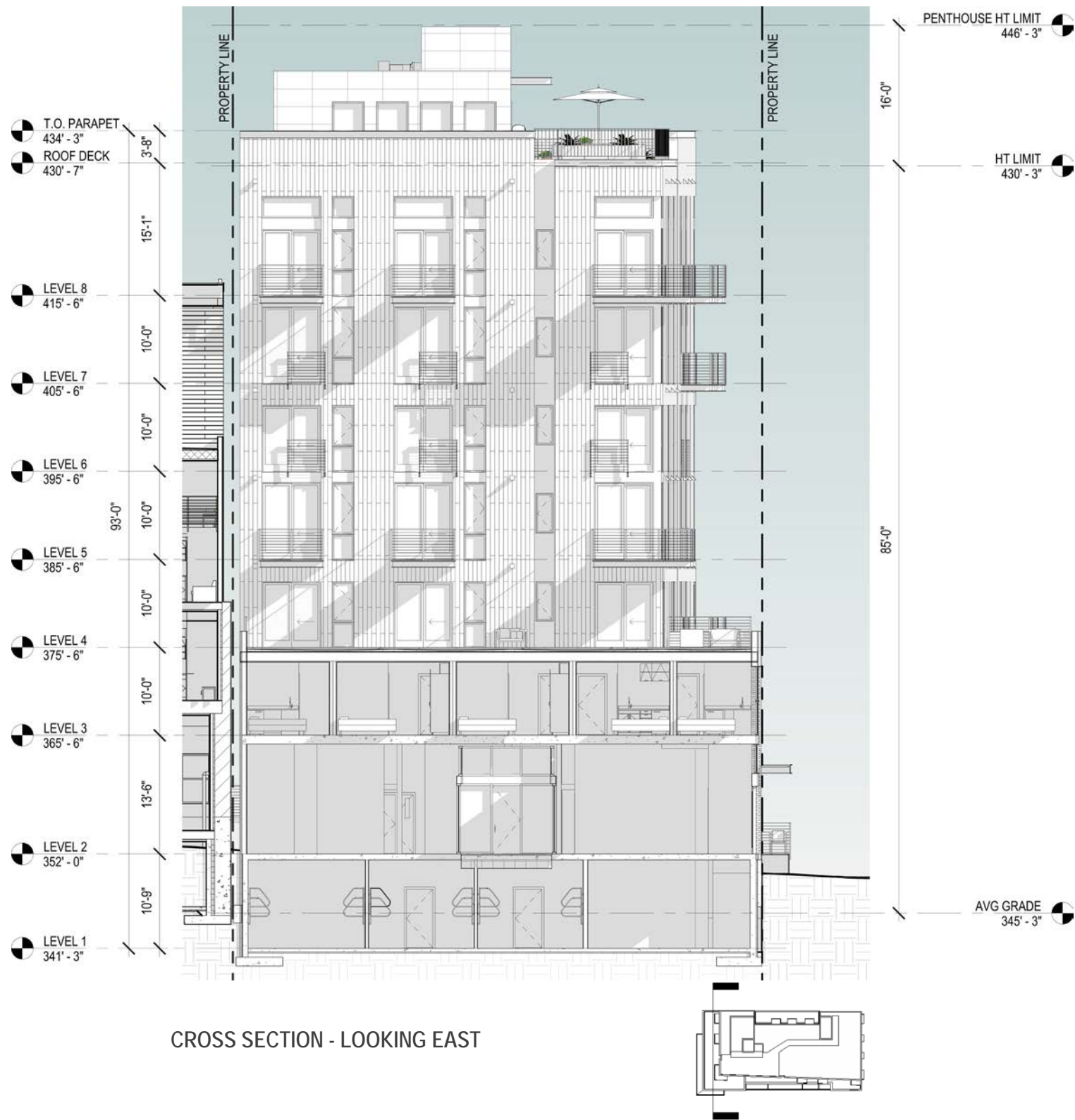
F. CEMENT BOARD - PAINTED

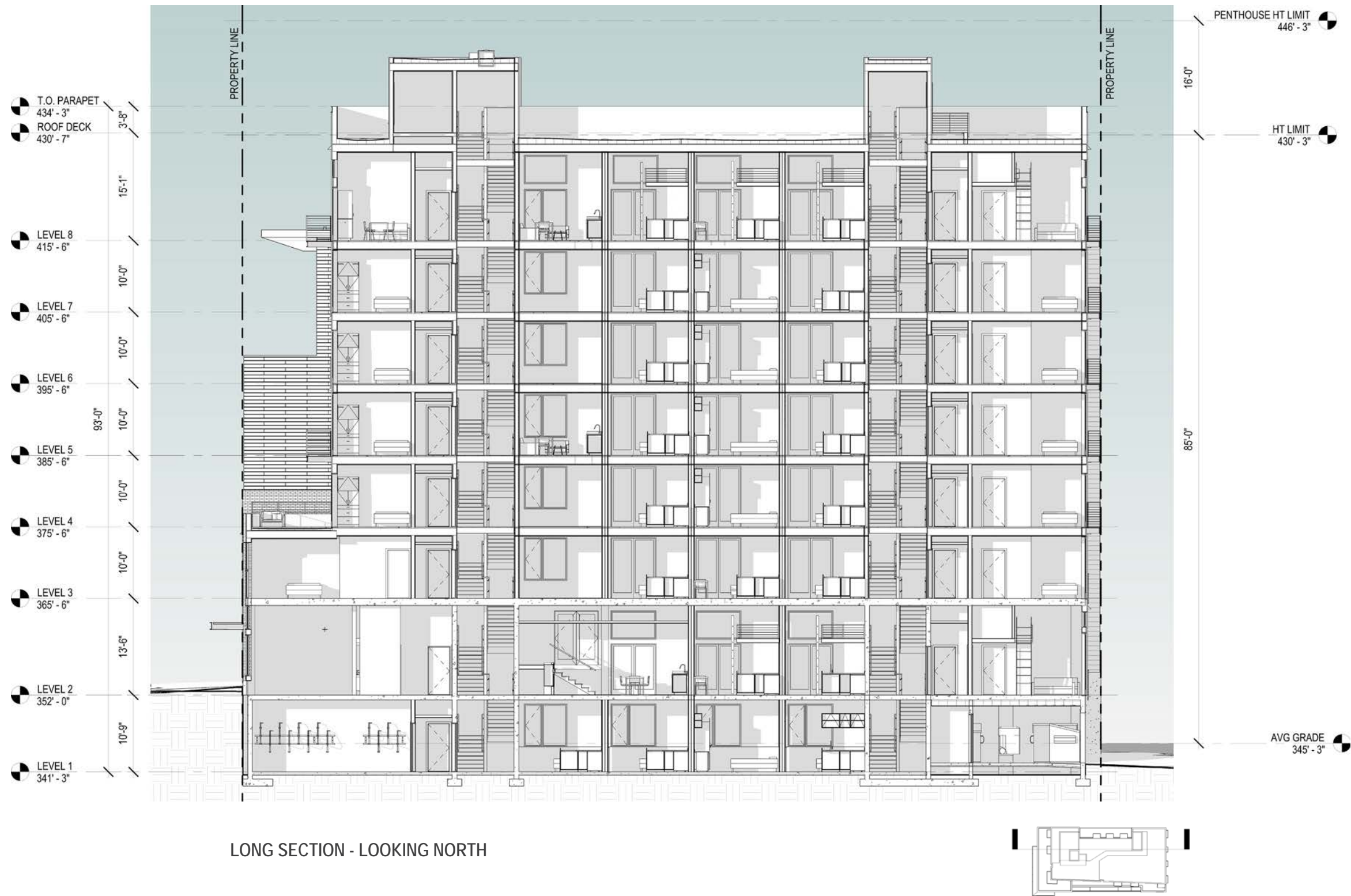




NORTH ELEVATION - 510 BROADWAY

DESIGN DEVELOPMENT
SECTIONS





ITEMIZED RESPONSE TO EDG MASSING SCHEME

The Board supported the carving-out of the massing at the roof at the southeast corner and provided guidance to similarly break down the massing at the roofline on Broadway in response to the neighbor to the north and the corner site condition. (CS2-C-1 Corner Sites, DC2-A-2 Reducing Perceived Mass)

The original EDG scheme proposed a roof deck that was carved out of the building mass at the upper level. The reason for this feature was because buildings with a tallest story more than 75' above lowest grade trigger high-rise code requirements, which are prohibitively costly at this scale of development. Since the EDG meeting, two new pieces of information have come to light:

- 1) Seattle has issued an interpretation of the building code that allows roof decks above 75' to not be classified as a story if they are less than 750sf. (SBC 510.2)
- 2) The power lines along Broadway will be relocated in the future 5' closer to our building, increasing the amount of building that must be carved away to meet the powerline setback.

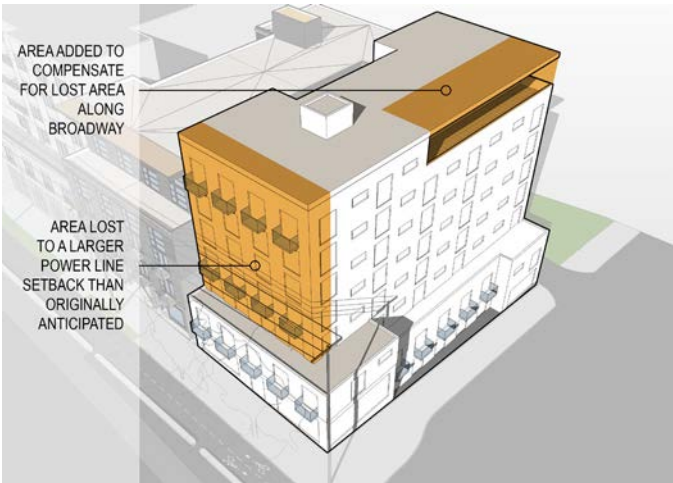
The increased setback along Broadway removed a significant amount of building area. We were able to compensate by moving the roof deck up to the top of the building, recovering the building area lost to the powerline setback.

The upper level carve-out recommended by the board would remove even more building area from a project that is already challenged by regulatory constraints. Instead we have focused on board guidance and strategies to break down the massing and create appealing visual character that do not further constrain the overall development potential of the site, including:

- Articulation of the Broadway/Jefferson corner.
- High quality exterior materials
- Recessed windows to create visual depth
- Grouping of windows to create a secondary compositional order.
- Exterior balconies



OLD MASSING SCHEME



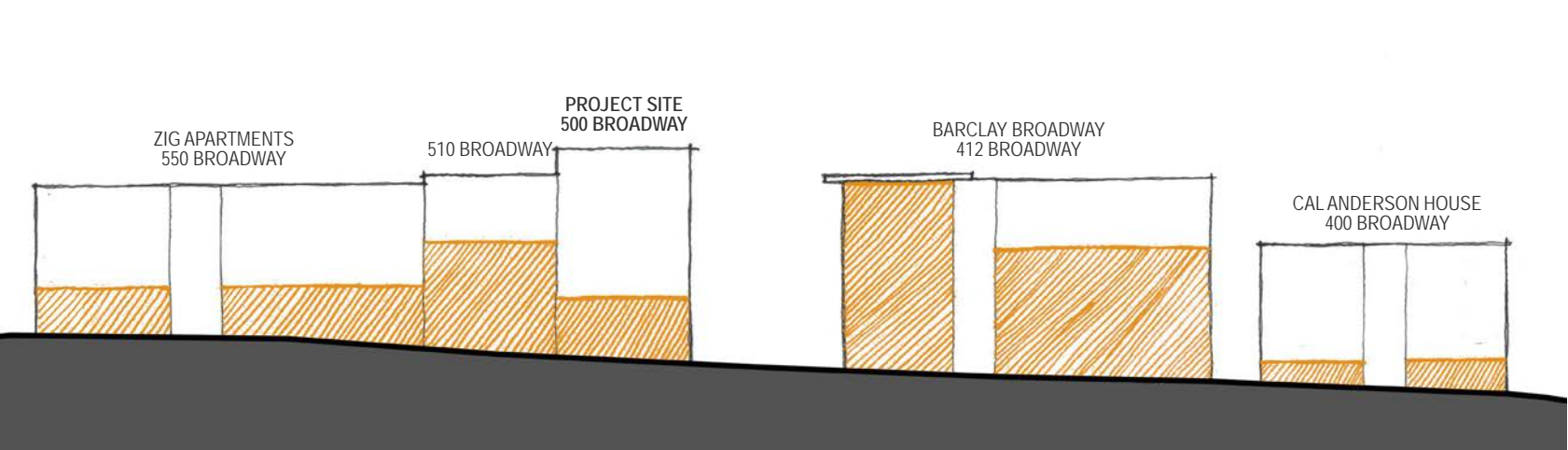
CONVERSION



NEW MASSING SCHEME



MASSING WITHIN CONTEXT



PENETRATION IN CONTEXT

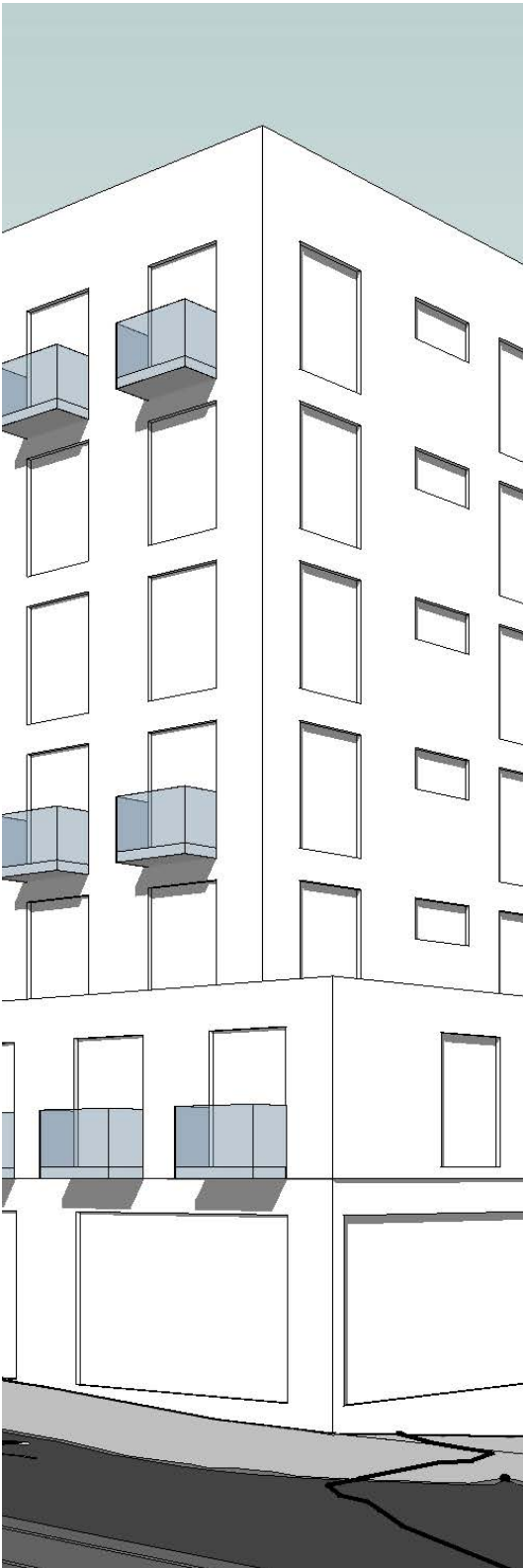
ITEMIZED RESPONSE TO EDG MASSING SCHEME

The Board agreed that the massing could respond more generously to the corner site condition and provided guidance to break down the massing at the southwest corner and create opportunity for more interaction with E Jefferson St. (CS2-A-1 Sense of Place, CS2-C-1 Corner Sites, DC2-A-2 Reducing Perceived Mass)

The Board acknowledged public comment regarding the visibility of the alley façade and agreed that it should be well-articulated and designed with care. (DC2-D-2 Scale and Texture, DC4-2 Building Materials)

The proposal shows several responses that create visual interest at the corner of the site.

- A pair of reveals set off the corner as a separate section of the façade
- Corner windows have been added
- Corner balconies have been added
- An occupiable terrace wraps the corner at the podium level.
- A corner canopy has been added to the street level façade.
- At the Broadway/Jefferson corner, a fold-slide door has been added to open the building interior to the street.
- A future sidewalk café is proposed. This design feature is tentative. Sidewalk cafes must be approved by SDOT after a tenant is established for the lobby area.



SCHEME C (PRESENTED AT EDG)



NEW CORNER



VISIBILITY OF ALLEYWAY FACADE

ITEMIZED RESPONSE TO EDG

ARRANGEMENT OF USES & STREET CONNECTION

The Board discussed the arrangement of ground level uses and expressed concern with the lack of activation along E Jefferson St. The Board provided guidance to relocate the ground level common area from the interior light well to the southwest corner. In addition to the ground floor, this could be considered at all levels of the building.

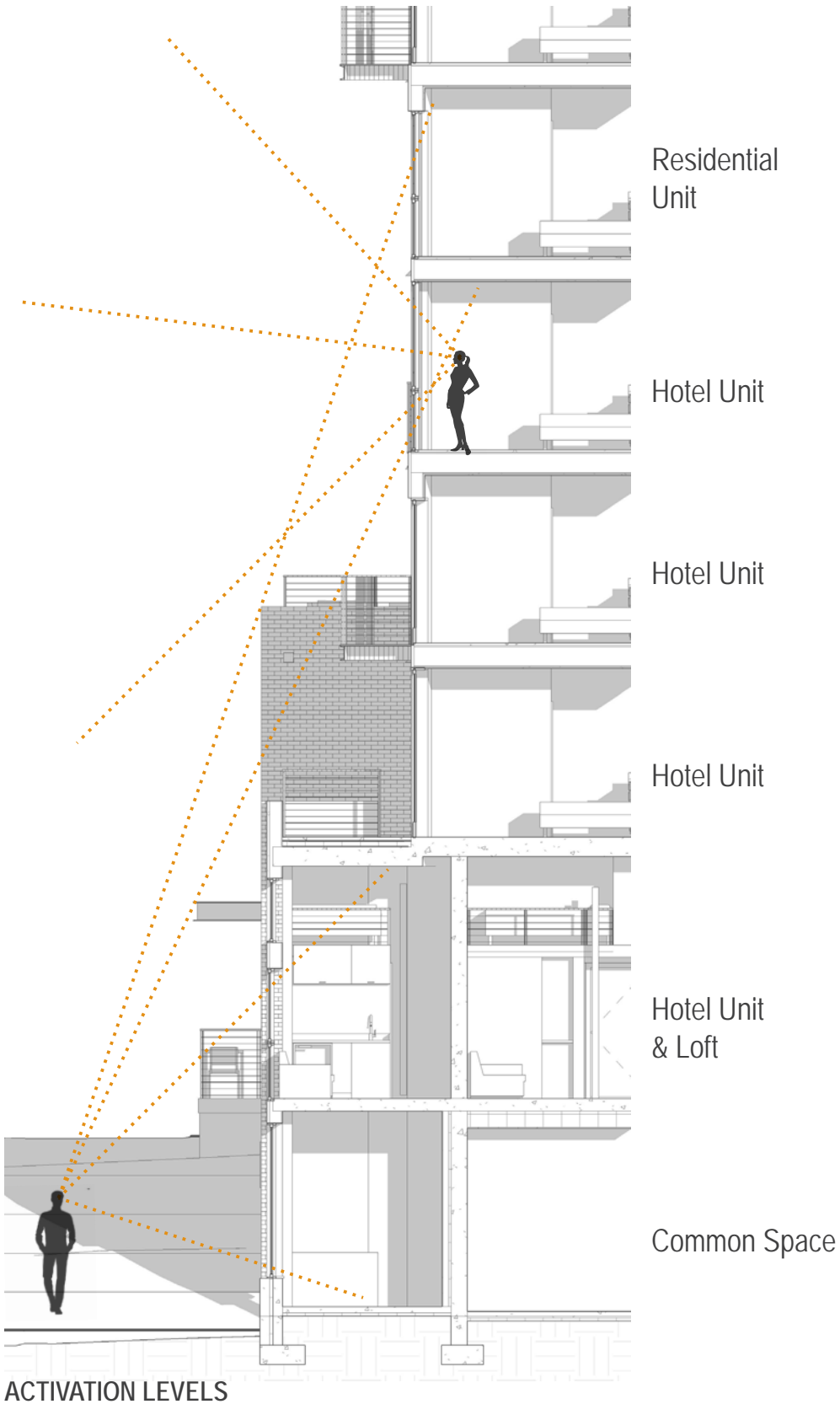
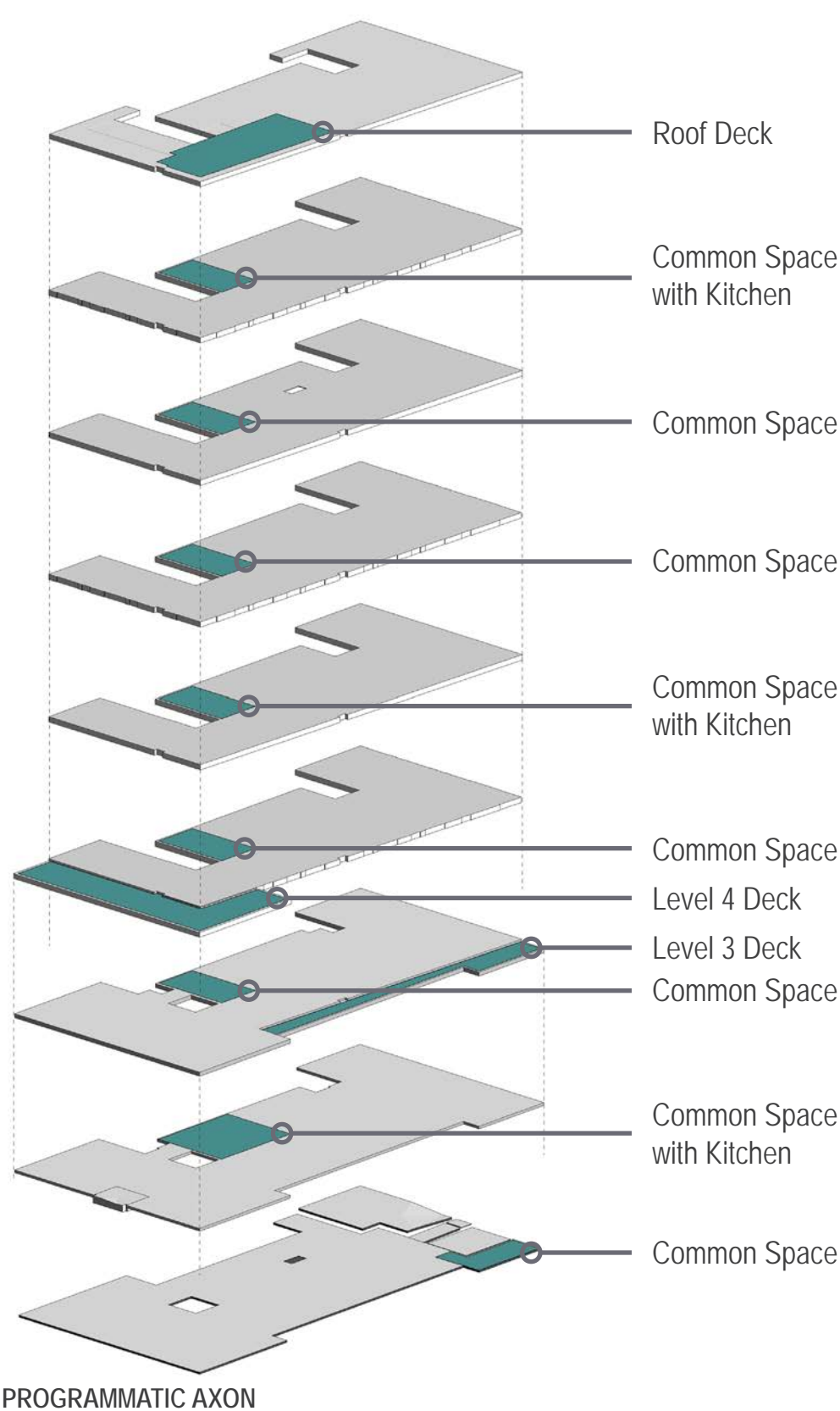
The common space has been relocated to the SE corner of the building as requested.

The Board also encouraged study of mixing hotel and residential units at the lower levels along E Jefferson St. to further support activation of the street.

At this time we are showing hotel units along the Jefferson street lower levels, as residential units are not permitted within 10 feet of the lot line unless they are 4' above or below the street.

Related to guidance regarding breaking down the massing at the southwest corner (1.c.), the Board recommended further activation of this area through a potential entry from E Jefferson St or an exterior gathering and amenity area. The Board acknowledged that some terracing may be required due to the grade in this location.

Direct connection from the street to the common area is not being considered at this time. The common area is an inappropriate place from which to enter the building and the entry itself represents a security risk. In large multi-family buildings, it is important for resident security and well-being to limit the ways in and out of the building and to avoid programming in features that are difficult to secure and prone to being left open by residents.



ITEMIZED RESPONSE TO EDG ARRANGEMENT OF USES & STREET CONNECTION

The Board discussed the arrangement of ground level uses and expressed concern with the lack of activation along E Jefferson St. The Board provided guidance to relocate the ground level common area from the interior light well to the southwest corner. In addition to the ground floor, this could be considered at all levels of the building. (CS2-B-2 Connection to the Street, DC1-A Arrangement of Interior Uses).

Both Broadway and Jefferson streets are activated using a variety of techniques.

- The common space was relocated to the SE corner of the building as requested.
- The Commercial space at street level is intended to function like a hotel lobby. Vendors will provide services within the lobby and be open to the public during business hours.
- The corner of the building is opened to the street using a fold-slide corner door.
- The sidewalk café platform extends the activity in the lobby area out into the public realm. Note, this idea is tentative, as it must be approved by SDOT once a commercial tenant is established.
- The bio-planters soften the edge where the building meets the sidewalk and provide a buffer between the living units and the public realm.
- The private decks at the podium level serve to draw human activity to the street edge and make the building façade more interactive.



DECKS WILL VISUALLY
CONNECT WITH THE STREET



CANOPIES INCREASE THE
STREET'S OVERALL APPEAL



CORNER CAFE ENGAGES
PASSERSBY



PLANTERS DECORATE STREET
AND SOFTEN BUILDING'S BASE



VISUAL CONNECTION WITH
GROUND LEVEL COMMON AREA

ITEMIZED RESPONSE TO EDG
ARRANGEMENT OF USES & STREET CONNECTION



ROOF DECK



LEVEL 3 DECK

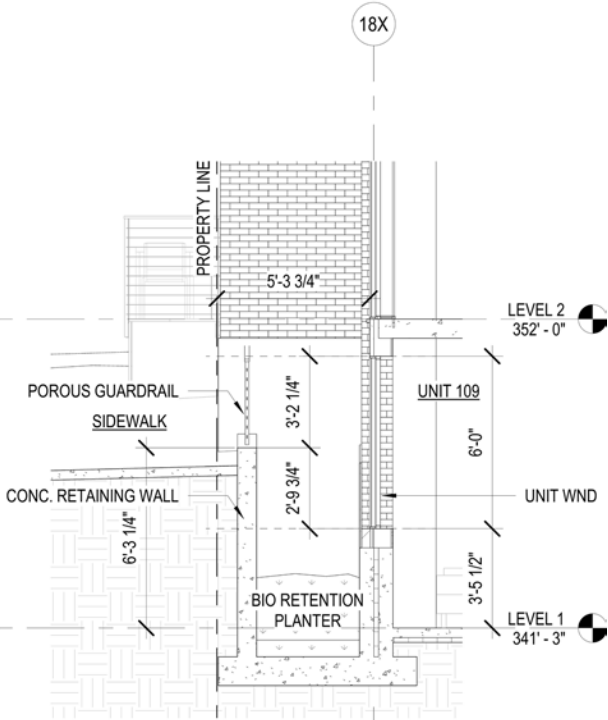


LEVEL 4 DECK

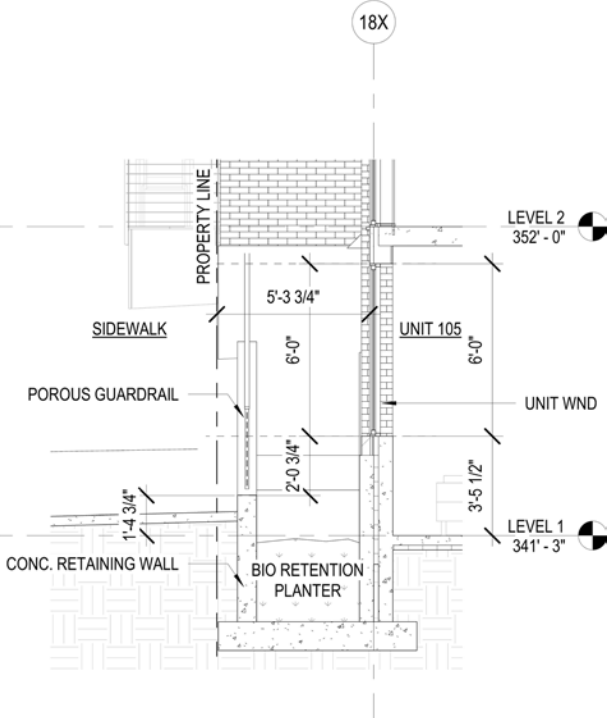
ITEMIZED RESPONSE TO EDG
ARRANGEMENT OF USES & STREET CONNECTION



JEFFERSON STREET PERSPECTIVE



WESTERN BIOPLANTER SECTION



EASTERN BIOPLANTER SECTION

ITEMIZED RESPONSE TO EDG MATERIALITY

The project uses OKO skin as the primary building façade cladding material. OKO is a heavy-duty glass fiber reinforced cement panel that resembles cast stone and has the visual weight and permanence of a masonry building while allowing for a contemporary aesthetic. We are also using OKO skin on the adjacent project under construction at 510 Broadway. At 510 Broadway, the material is applied in a horizontal orientation, using a mixture of dark grey tones. For 500 Broadway we are proposing to use the OKO skin in a vertical orientation, and to use lighter end of the tonal range.

The base of the project along Broadway and Jefferson is clad in brick masonry. This masonry base to the building will give a distinctive material presence to the pedestrian facades of the project and is a contextual fit with many other buildings in the area that have a masonry podium. We are using a dark grey brick that has a color temperature that coordinates well with the neutral grays of the OKO skin material palette.





Entry Vestibule Floor Tile: Thompson Tile Quebec Hexagon Mosaic. Mix of Arctic White and Black



Entry Steel Canopy Color: Benjamin Moore Earthly Russet 2173-10



Windows: Mikron SuperCapSR Black



Railings: Black Powder Coated



Entry Vestibule Storefront: Kawneer Black 29



Podium Face Brick: Endicott Manganese Ironspot Velour



Tower Siding: fibre C Off-White. Texture Mix of: Matt, Ferro Light, Ferro



Spandrel Panels: Swiss Pearl Reflex Black Velvet 9221

ITEMIZED RESPONSE TO EDG
MATERIALITY





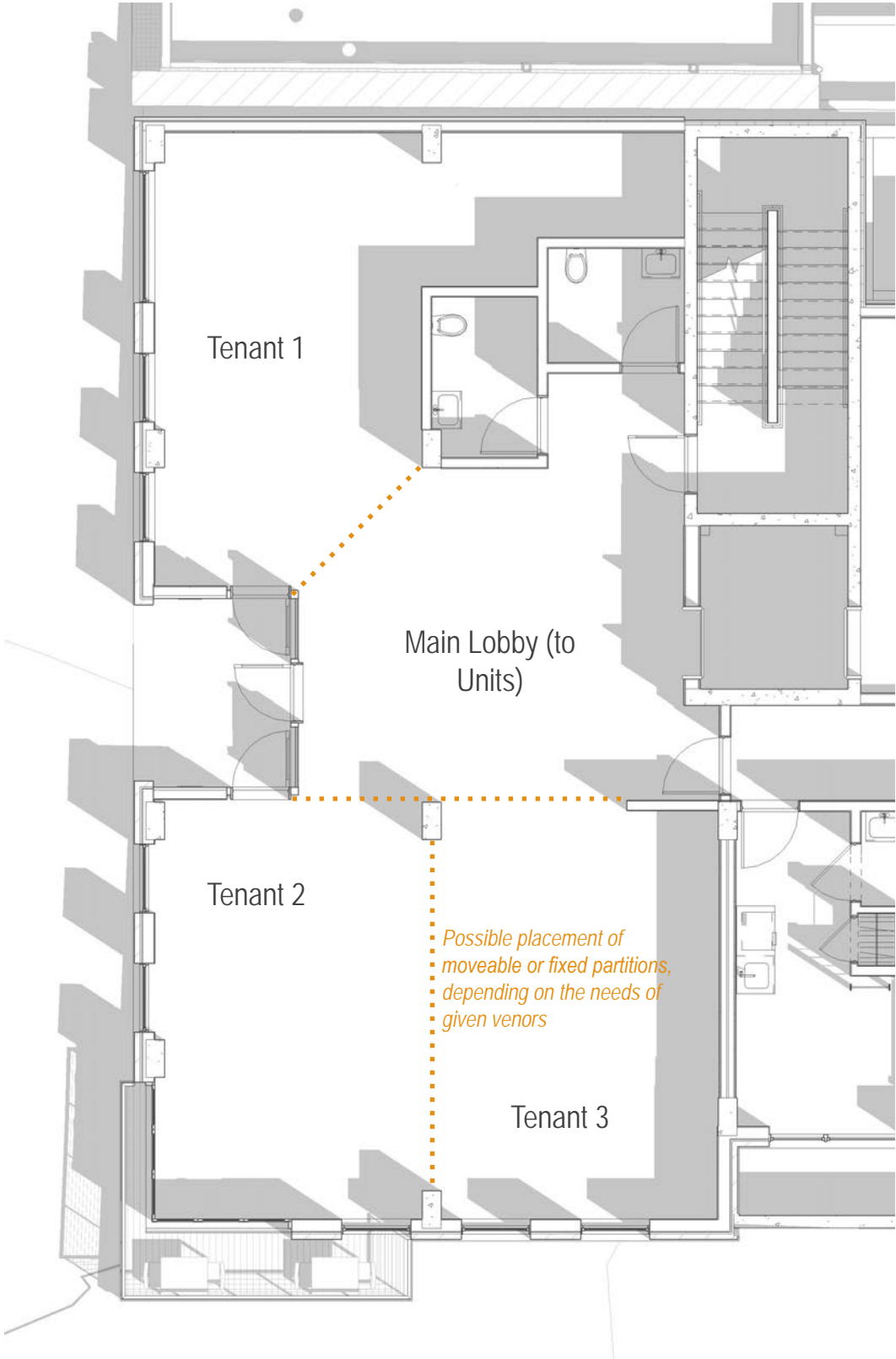
EXAMPLE OF A MOVABLE PARTITION



EXAMPLE OF ENTRANCE TILING



EXAMPLE OF SIGNAGE & OUTDOOR PLATFORM



POTENTIAL OCCUPANCY OF LOBBY SPACE

ITEMIZED RESPONSE TO EDG PLACEMAKING

The lobby's initial concept is to be an open space where private and public zones merge. Two / three tenants will share this space to create a cozy commercial zone with a residential appeal. The furniture will vary from tables and chairs to sofas and coffee tables. The pieces will be arranged to allow for a comfortable flow of residents and pedestrians alike.

By the end of the day, the commercial spaces will be enclosed. The encasements will be movable partitions embedded in the surrounding building components - either pushed up into the ceiling, or pushed sideways into the wall.



MELROSE MARKET



PISTON & RING



PISTON & RING



ITEMIZED RESPONSE TO EDG PLACEMAKING

At the Recommendation meeting, the Board would like to better understand if the site is connected to the history of Broadway and if so, how it is responding, such as through artwork or material choices.

As part of our EDG process, the owner commissioned Junius Rochester, a Seattle historian, to summarize the history of the site and the general area around 500 Broadway. Through that work we discovered that the history of the site was shaped less by the general narrative of the Central Area, and more by the influence of the surrounding institutions, such as Swedish Hospital and Seattle University, that grew up around the site.

At the entry to the building we are using a mosaic tile in the floor of the recessed entry. This design element connects to a tradition seen in many older storefront alcoves along Broadway. The owner has also commissioned an artist to design a mural for the ground level along the alley. While the mural design is not set, the general theme is that it will capture and celebrate the urban character of First Hill, both past and present. Early concept studies are included in the following page.

EXTERIOR MATERIALS



550 BROADWAY | NK ARCHITECTS | SEATTLE, WA



510 BROADWAY | NTA | SEATTLE, WA



500 BROADWAY

CANOPIES



412 BROADWAY | ANKROM MOISAN ARCHITECTS | SEATTLE, WA



1206 E JEFFERSON ST | ENVIRONMENTAL WORKS | SEATTLE, WA



500 BROADWAY

BALCONIES



550 BROADWAY | NK ARCHITECTS | SEATTLE, WA



19TH + MERCER | WEINSTEIN | SEATTLE, WA



500 BROADWAY

ITEMIZED RESPONSE TO EDG PLACEMAKING

The developer has commissioned Eleanor Doughty to design a large mural located on the ground level alongside the alleyway facade. Eleanor is an illustrator based in Seattle. She travels her neighborhood and many other places the same way: eyes up, sketchbook and pen in hand. Her work is very colorful with an inclination to draw the dream behind reality. She draws with enough details for you to recognize the place, but the place's aura is what really projects.



SAMPLE OF ELEANOR'S WORK

ITEMIZED RESPONSE TO EDG
PLACEMAKING



CONCEPT 1:
ARIEAL VIEW OF FIRST HILL



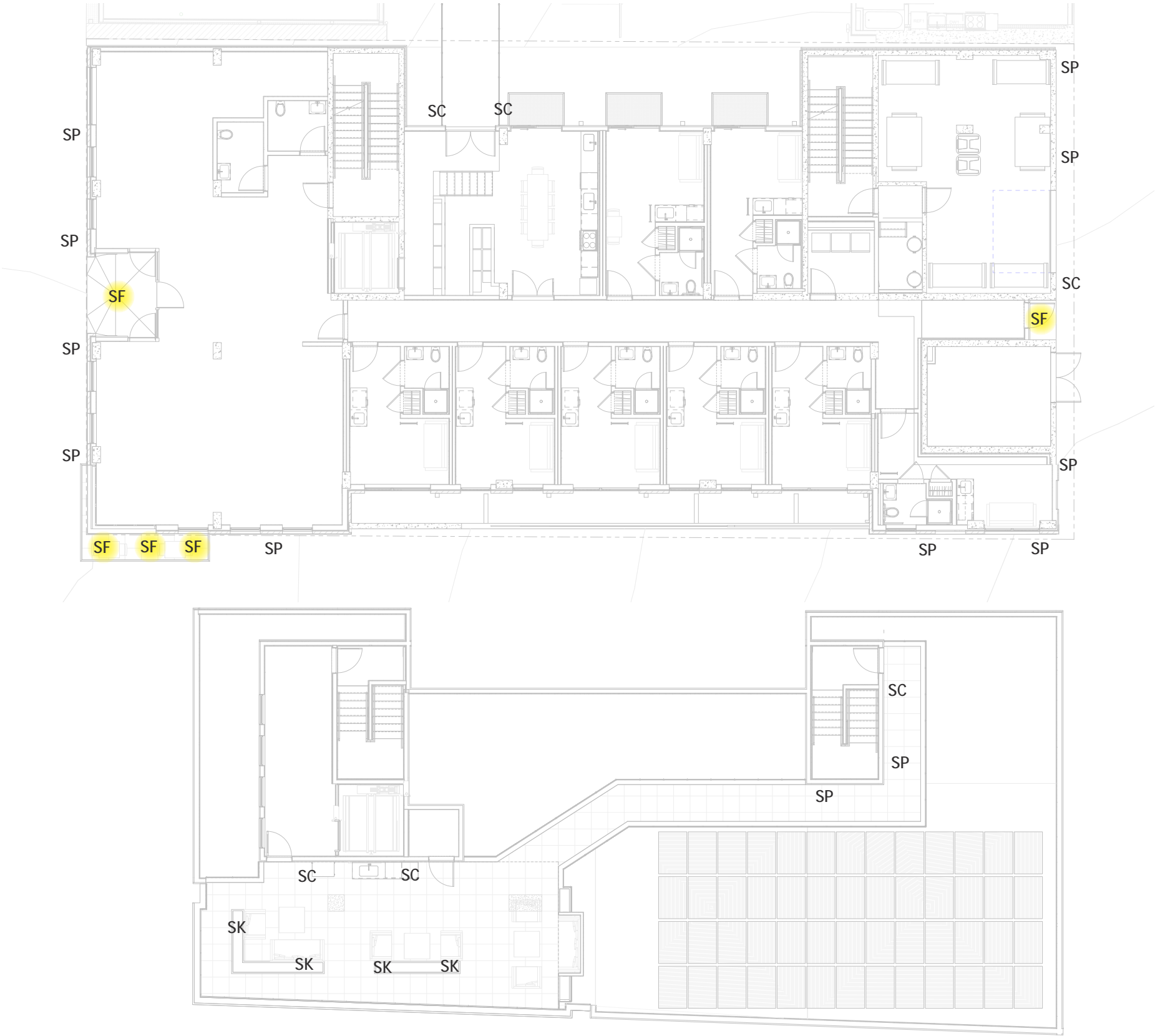
CONCEPT 2:
FIRST HILL LANDMARKS



CONCEPT 3:
58 THINGS I SAW IN FIRST HILL



SITE LIGHTING PLAN



STAKE LIGHT
SK



WALL SCONCE
SC



SOFFIT LIGHT
SF



STEP LIGHT
SP
















LANDSCAPE

CONCEPT + PLAN

The sidewalk is designed as a multi-layered set of strips: the nine-feet adjacent to the building is an uninterrupted pedestrian walkway; and the remainder of the sidewalk is landscaped with trees and shrubs, only interrupted with seven bike racks.

Additionally, there are three bioplanters on site with the sole intention to collect stormwater from site. The southeastern bioplantern will collect sotrmwater from Level 3 deck, the southwestern from Level 4 deck, and the northern from the roof. The remainder of the southern landscaped strip is designed with decorative plants and shrubs.

The roof is also lightly landscaped with layers of grass and light-weight plant pots. The design will also incorporate vertical planting alongside the pavers.

PLANT SCHEDULE		
TREES	BOTANICAL NAME	COMMON NAME
	Acer circinnatum	Vine Maple
	Carpinus caroliniana	American Hornbeam
SHRUBS	BOTANICAL NAME	COMMON NAME
	Berberis buxifolia "Nana"	Dwarf Barberry
	Cornus sericea "Kelsey"	Kelsey Dogwood
	Cornus sericea "Midwinter Fire"	Midwinter Fire Dogwood
	Geranium macrorrhizum "Ingwersen's Variety"	Ingwersen's Variety Geranium
	Hemerocallis x "Ruby Stella"	Ruby Stella Daylily
	Juncus effusus	Soft Rush
	Lavandula x intermedia "Phenomenal"	Lavender
	Mahonia nervosa	Oregon Grape
	Prunus laurocerasus "Mt Vernon"	Mt. Vernon Laurel
	Scirpus microcarpus	Small-fruited Bulrush
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	Arctostaphylos uva-ursi	Kinnikinnick
	Pachysandra terminalis	Japanese Spurge
	Sedum oreganum	Pre-grown Sedum Flat



LANDSCAPE
PLANT SCHEDULE

GROUND COVERS



Sedum oreganum - Pre-grown Seedum Flat

TREES



Acer circinatum - Vine Maple



Carpinus caroliniana - American Hornbeam

SHRUBS



Hernerocallis x 'Ruby Stella' - Ruby Stella Daylily



Berberis buxifolia 'Nana' - Dwarf Barberry



Cornus sericea 'Kelsey' - Kelsey Dogwood



Cornus sericea 'Midwinter Fire' - Midwinter Fire Dogwood



Geranium macrorrhizum 'Ingwersen's Variety' - Ingwersen's Variety Geranium



Hernerocallis x 'Ruby Stella' - Ruby Stella Daylily



Hernerocallis x 'Ruby Stella' - Ruby Stella Daylily



Juncus effusus - Soft Rush



Lavandula x intermedia 'Phenomenal' - Lavender



Mahonia nervosa - Oregon Grape



Prunus laurocerasus 'Mt Vernon' - Mt. Vernon Laurel



Scirpus microcarpus - Small-fruited Bulrush

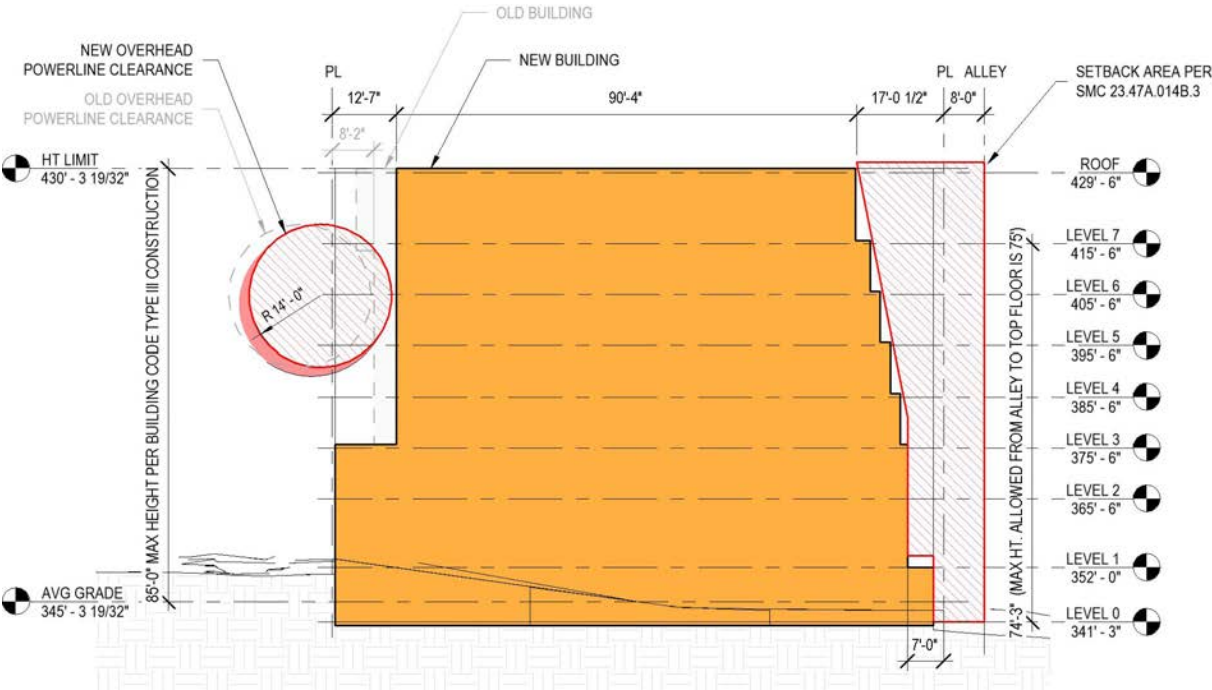
SHADOW STUDIES

The shadow studies suggest a lot of shade towards Broadway in the mornings, all year long. Shade around noon will not be prominent on the street level. Since 510 Broadway is taller than its surroundings, it will cast shadows on its neighbor, 510 Broadway. A better place to socialize around that time will be on 510 Broadway rooftop. In the afternoons, the shade will be prominent towards the Alleyway.

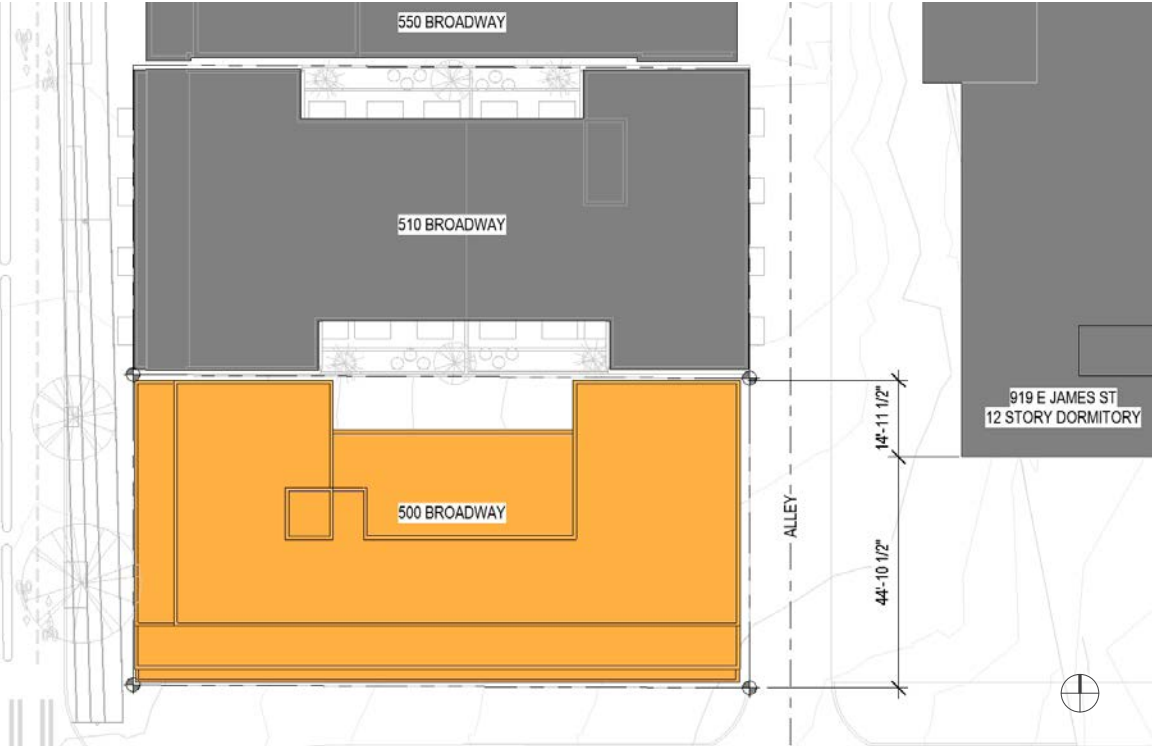


DEPARTURE REQUESTS
DEPARTURE 1 - SITE SETBACKS

DEPARTURE 1: DESIGN STANDARD	PROPOSED DEPARTURE	% CHANGE & CALCULATION	REASON	GUIDELINES
<p>REAR SETBACK (23.47A.014.B3</p> <p>For a structure containing a residential use, the Code requires a 15' setback for portions of the structure above 13' in height to a maximum of 40' and an additional setback at the rate of 2 feet for every 10' above 40' along any side or rear lot line that is across an alley from a lot in a residential zone. Setbacks are measured from the centerline of the alley.</p>	<p>The applicant proposes a 10' setback along all portions of the alley façade.</p>	<p>The requested departure represents a 41% reduction in the required setback area.</p> <p>(1508.03 SF - 889.17 SF) / 1508.03 SF = 41% change</p>	<p>The Board indicated initial support of the departure request, as the departure allows for a stronger massing response along Broadway and does not result in significant impacts to the existing structure across the alley. A similar departure was granted for the Zag Apartments directly to the north. The existing adjacent building at 510 Broadway also does not step back from the alley.</p>	<p>DC1.A2 / Gathering Spaces</p> <p>DC2.A2 / Reducing Perceived Mass</p> <p>DC2.C3 / Fit with Neighboring Buildings</p>



LONGITUDINAL SECTION - LOOKING NORTH (CODE COMPLIANT)



PLAN - OVERLAP WITH STRUCTURE ON ABUTTING RESIDENTIAL LOT



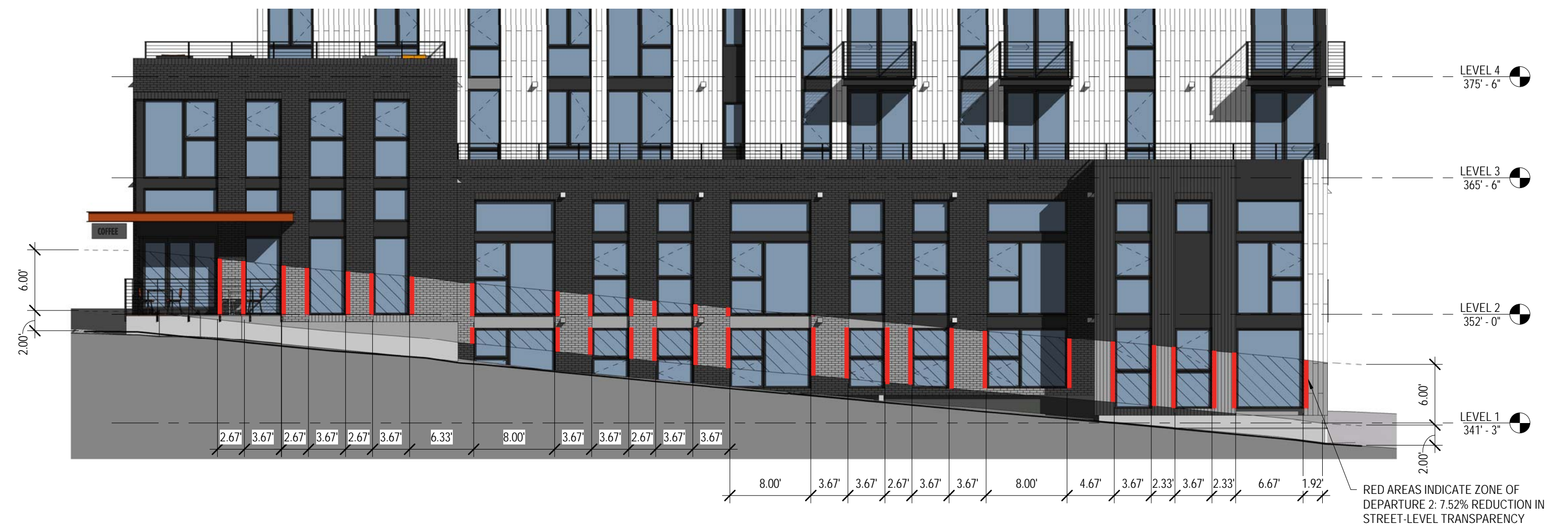
EXISTING BUILDINGS ALONG ALLEY - NO SETBACKS

DEPARTURE REQUESTS

DEPARTURES 2 & 3 - FACADE TRANSPARENCY

DEPARTURE 2: DESIGN STANDARD	PROPOSED DEPARTURE		REASON	GUIDELINES
STREET-LEVEL DEVELOPMENT STANDARDS (23.47A.008.B.2.A) Transparency. Sixty percent (60%) of the street-facing façade between 2 feet and 8 feet above the sidewalk shall be transparent.	The applicant proposes a reduction in the transparency along E Jefferson street to 54.05%	The requested departure represents a 9.92% reduction in the required transparency	The Jefferson façade has been designed to use brick veneer masonry as the exterior cladding, and to be attentive to the privacy relationships of the uses behind the exterior wall. The departure allows the brick pilasters to be of a proportion that is more traditional for masonry cladding, and the reduction of window size allows for a more comfortable balance of the privacy relationship between the units and the public realm.	PL3-B1 / Security and Privacy DC2-B1 / Façade Composition

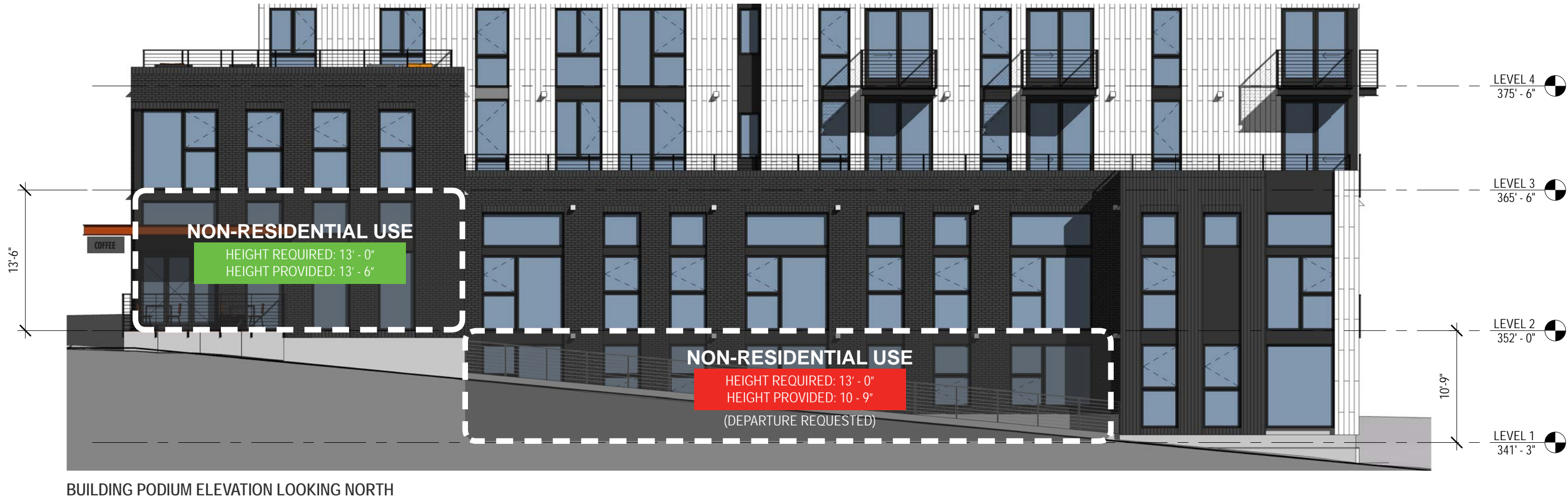
DEPARTURE 3: DESIGN STANDARD	PROPOSED DEPARTURE	% CHANGE	REASON	GUIDELINES
STREET-LEVEL DEVELOPMENT STANDARDS (23.47A.008.A.2) Blank Façade. Forty percent (40%) max of the street-facing façade between 2 feet and 8 feet above the sidewalk shall be blank facade.	The applicant proposes an increase in the blank façade along E Jefferson street to 46.50%.	The requested departure represents a 16.25% increase in the allowable blank wall.	The use along this façade is primarily hotel rooms. The rooms are set along a sloping public way in such a manner that the floor line sits squarely in the middle of the required transparency area. Strict compliance with the transparency requirements would result in overglazing the remaining areas to compensate, creating an uncomfortable privacy relationship between the sleeping units and the public way, as well as off proportioning of the masonry pilasters.	PL3-B1 / Security and Privacy DC2-B1 / Façade Composition



BUILDING PODIUM ELEVATION LOOKING NORTH

DEPARTURE REQUESTS
DEPARTURE 4 - STREET LEVELS

DEPARTURE 4: DESIGN STANDARD	PROPOSED DEPARTURE	% CHANGE	REASON	GUIDELINES
<p>STREET-LEVEL DEVELOPMENT STANDARDS (23.47A.008.B.4)</p> <p>Height provisions for new structures or new additions to existing structures. Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.</p>	<p>The applicant proposes a decrease in the floor-to-floor height between level 1 and level 2 to 10'-9"</p>	<p>17.3% reduction</p>	<p>Due to the sloping site, two of the floor levels meet the definition of "street level". The applicant proposed that the lowest level that connects to the alley be allowed to have a conventional floor to floor height, while the first level that connects to Broadway will have a minimum 13' floor to floor. If forced to comply with the prescriptive code requirements, the lowest level would be pushed 2'-6" below alley level, making the function connection between the alley, the building interior, the waste room, the electrical vault, and the accessible route connecting various building elements almost impossible to solve.</p>	<p>CS1-C1 / Topography</p> <p>CS2-B1 / Site Characteristics</p> <p>PL2-A1 / Access for All</p>



APPENDIX
REFERENCE PAGES FROM EDG PACKET

URBAN DESIGN ANALYSIS

NEIGHBORHOOD CIRCULATION












The project site is located on Broadway and E Jefferson St. Broadway is a north-south minor arterial connecting the Capitol Hill, First Hill and Yesler Terrace neighborhoods. The First Hill streetcar line expedites travel along this arterial and beyond through the International District to King Street Station. The nearest stop for the First Hill streetcar and bus lines 9 and 43 are about a one minute walk from the project site. E Jefferson St is a collector arterial with bus lines connecting First Hill to Madrona, Downtown, and Queen Anne. The area has strong transit, pedestrian, and bike connections to Downtown employment centers and South Lake Union employment centers and to the larger city.

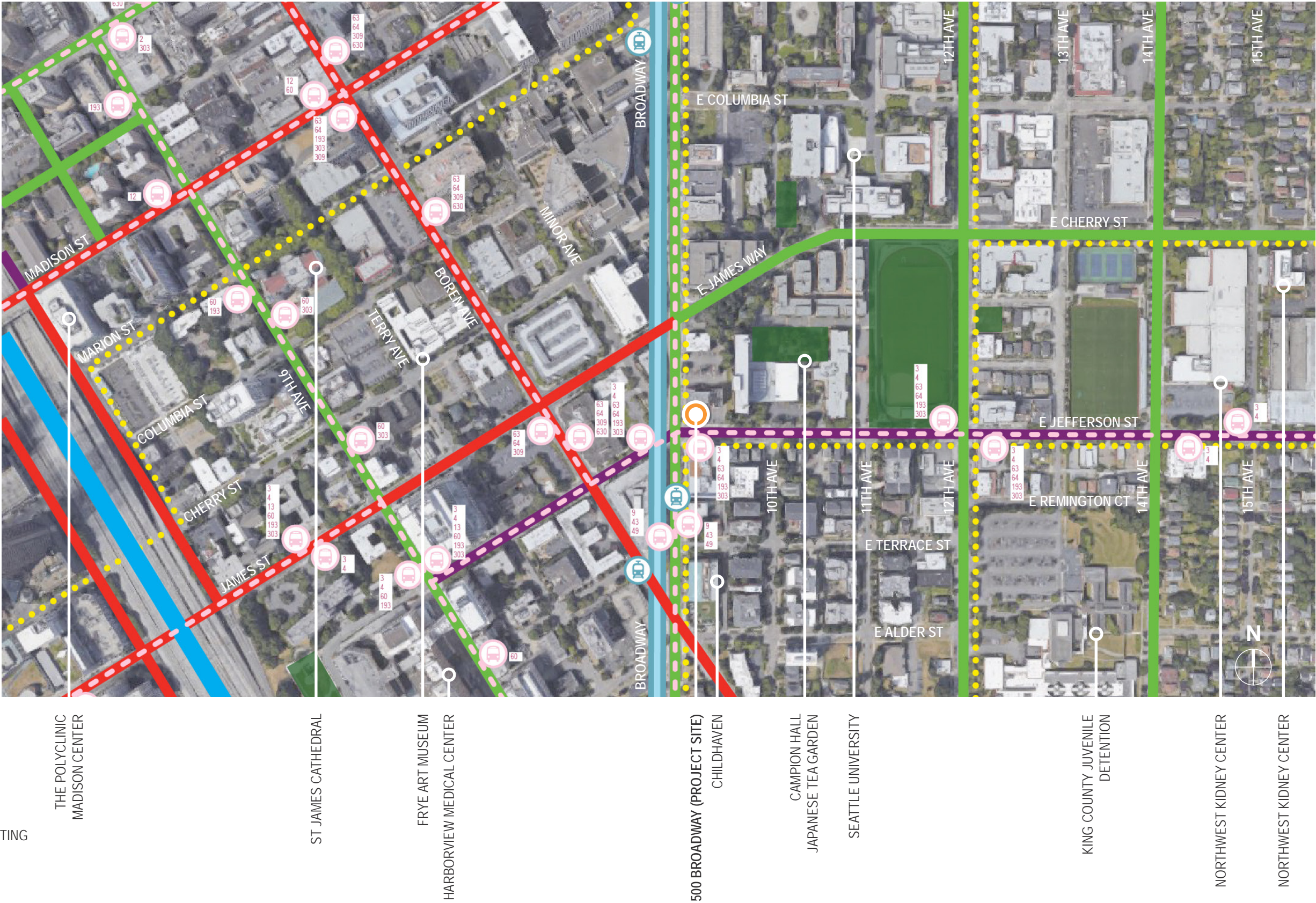
Walk Score: 95
Transit Score: 100
Bike Score: 81
(source: walkscore.com)

TAKEAWAYS

- Emphasize the pedestrian experience
- Area is rich in mixed mode transit

LEGEND

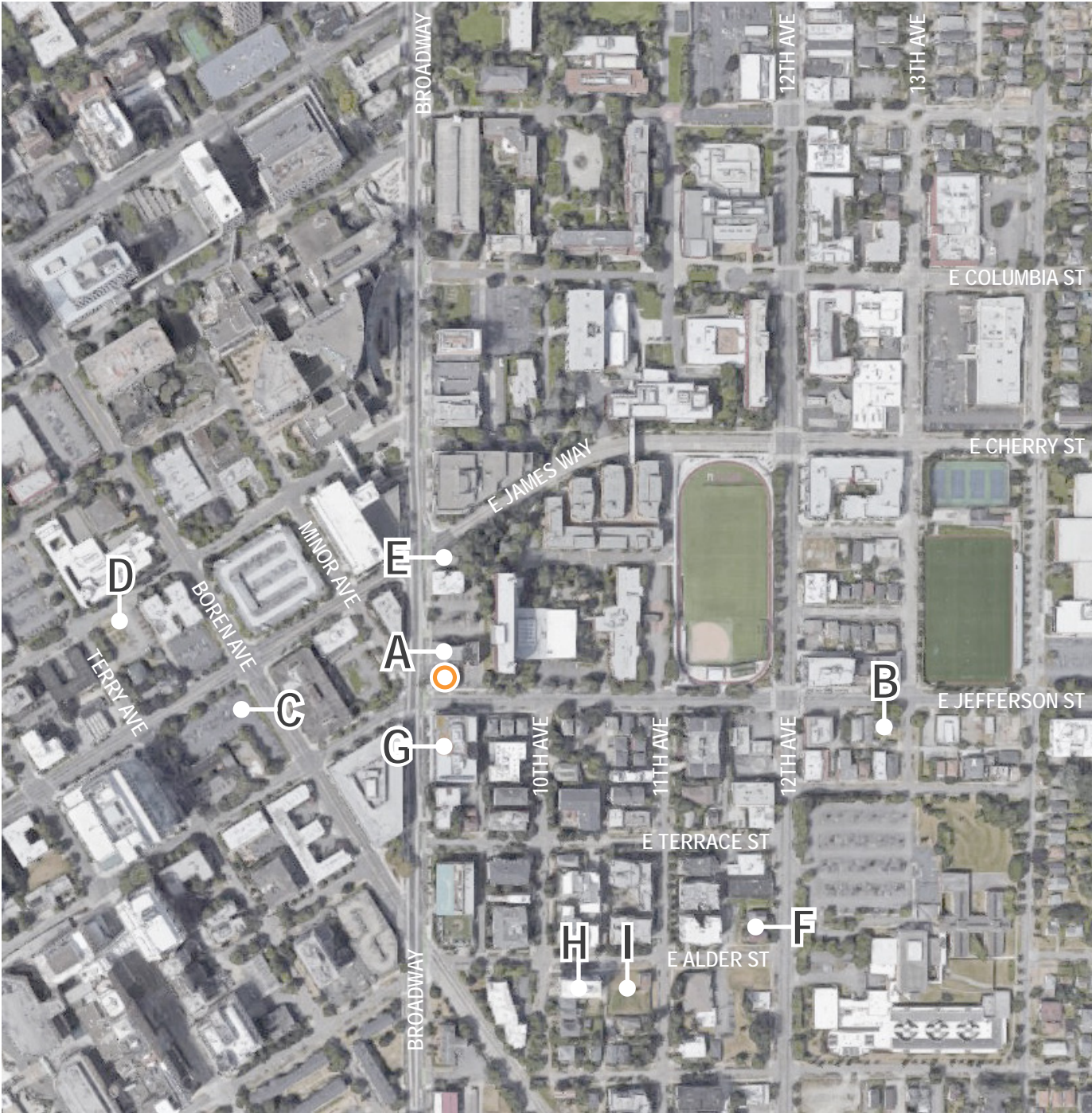
-  PROJECT SITE
-  FIRST HILL STREETCAR LINE
-  INTERSTATE FREEWAY
-  MAJOR ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR ARTERIAL
-  BUS ROUTE
-   BUS STOP | STREETCAR STOP
-  DESIGNATED BIKE ROUTE - PLANNED + EXISTING
-  PARK | OPEN SPACE



URBAN DESIGN ANALYSIS

DEVELOPMENT CONTEXT: PROPOSED MIXED-USE BUILDINGS

PROJECT LOCATION KEY



510 BROADWAY / SDCI # 6604172
PROGRAM: Apartments + Micro-housing / 84 Units / No Parking



1225 E JEFFERSON ST / SDCI # 3020204; # 6465195
PROGRAM: Hotel (Mixed Use) / 15 Rooms / No Parking



1001 JAMES ST - BROADSTONE FIRST HILL / SDCI # 3012300
PROGRAM: Apartments (Mixed Use) / 325 Units / 284 Parking Stalls



620 TERRY AVE / SDCI # 3022598
PROGRAM: Apartments (Mixed Use) / 243 Units / 132 Parking Stalls

URBAN DESIGN ANALYSIS

DEVELOPMENT CONTEXT: CORNER LOT MIXED-USE BUILDINGS



550 BROADWAY - ZIG APARTMENTS (2017)
PROGRAM: Apartments (Mixed Use) / 170 Units / 110 Parking Stalls



301 12TH AVE - DECIBEL APARTMENTS (2016)
PROGRAM: Apartments (Mixed Use) / 75 Units / 15 Parking Stalls



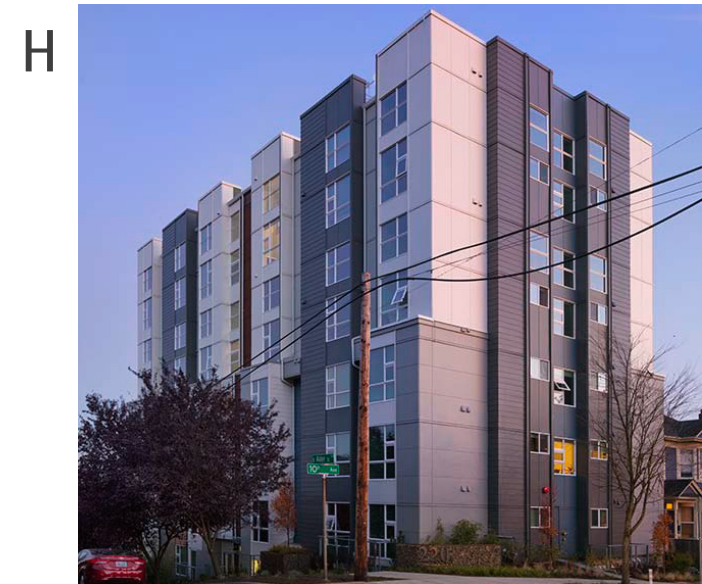
412 BROADWAY - BARCLAY BROADWAY (2012)
PROGRAM: Apartments / 9 Units / 96 Parking Stalls

The project site straddles the border of the First Hill neighborhood, which is characterized by a mixture of mid-rise and high-rise apartments, medical buildings and hospitals, and historic mansions. The scale of the buildings within the project area trends toward large structures that occupy anywhere from a quarter of the block to the entire block itself. The eastern side of Broadway is planned at a finer scale, with up to ten smaller parcels occupying a single block. However, recent developments show a trend of consolidating properties to construct larger buildings.

Buildings in the surrounding context that share similar sites feature generous amounts of glazing at street elevations, increased ceiling heights at the ground level, and modulation.

TAKEAWAYS

- Restrained massing at corners
- Variety of exterior materials used
- Restrained material color palette
- Podium expression



220 10TH AVE - ALDER FLATS (2013)
PROGRAM: Micro-housing / 92 Units / No Parking



1023 E ALDER ST - REVERB (2016)
PROGRAM: Apartments / 85 Units / 13 Parking Stalls



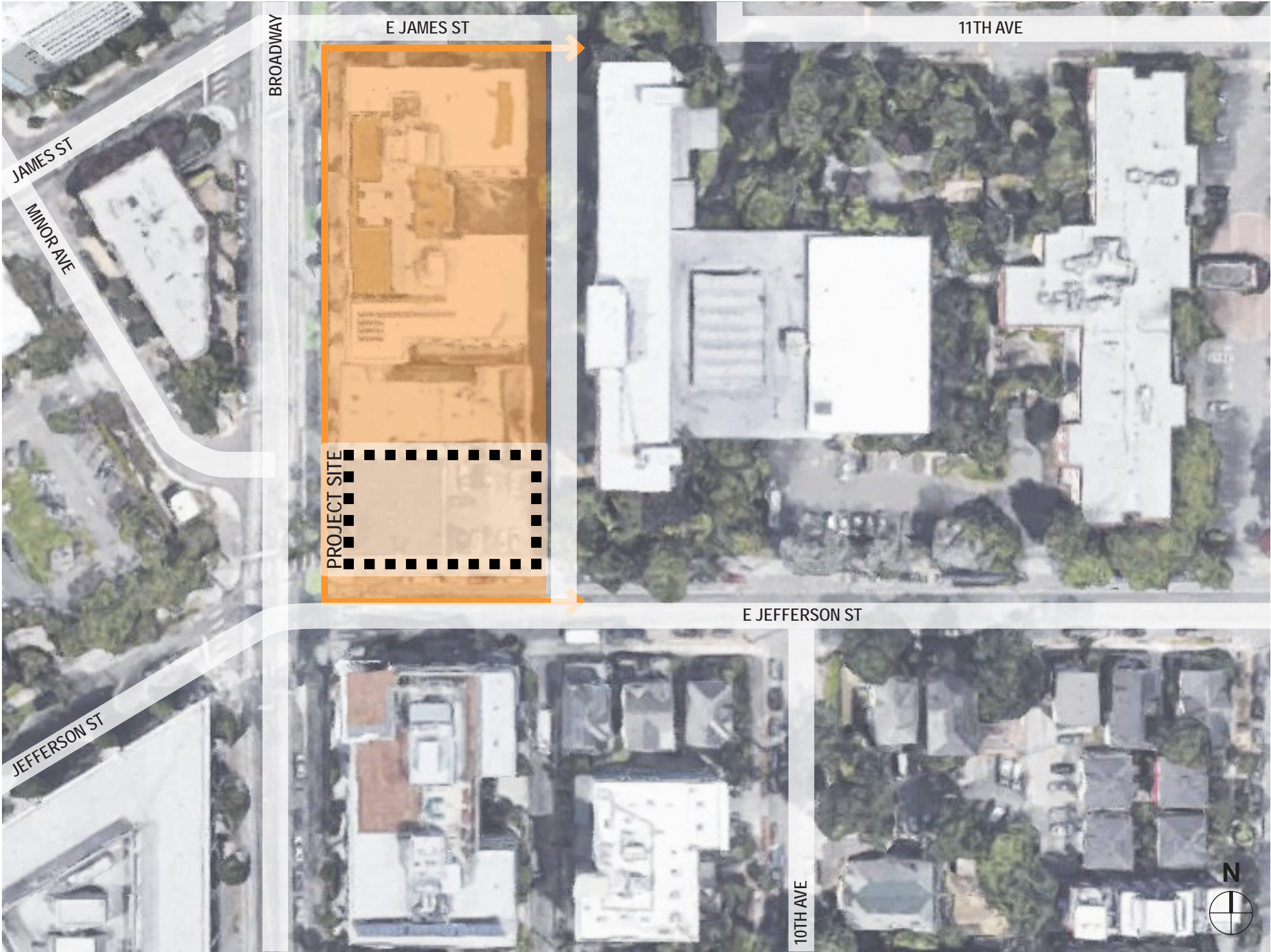
1206 E JEFFERSON ST - THE JEFFERSON (2012)
PROGRAM: Apartments (Mixed Use) / 40 Units / 17 Parking Stalls

URBAN DESIGN ANALYSIS

STREET ELEVATIONS

BROADWAY

The proposed structure is sited along the portion of Broadway zoned as Neighborhood Commercial. The right-of-way is 80 feet wide providing space for a large pedestrian oriented shopping district that serves a larger citywide community. The project site is adjacent to the Fenimore Hotel at 510 Broadway, which is currently under redevelopment. The block features large, mixed-used apartment buildings with upper level setbacks that respond to the high voltage lines that run along the eastern side of Broadway. The expression of a base or plinth is a repetitive element that is resultant from the required setback and will also be implemented in the new building design.



BROADWAY
FACING EAST



E JAMES WAY

ZIG APARTMENTS

510 BROADWAY
ACTIVE BP #6604172

E JEFFERSON ST

MIO-90-NC3-85



E JAMES WAY

ZIG APARTMENTS

510 BROADWAY
ACTIVE BP #6604172

PROJECT SITE

E JEFFERSON ST

URBAN DESIGN ANALYSIS

STREET ELEVATIONS

BROADWAY

A shift in the street grid occurs west of Broadway that results in a non-uniform street wall across from the building site. A new six-story building with 136,984 SF of medical office space will be constructed directly across from the project site at 515 Minor Ave. Most of the buildings west of Broadway are medical offices that do not relate to the mixed-use structures on the eastern side of Broadway.



BROADWAY
FACING WEST

ACROSS
PROJECT SITE



JEFFERSON ST

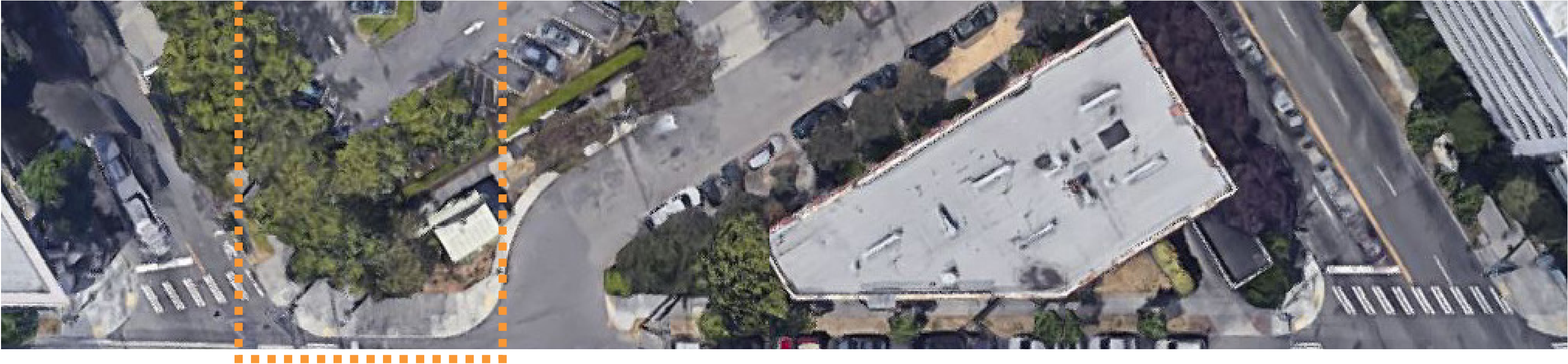
515 MINOR AVE
ACTIVE BP #6553021

MINOR AVE

BROADWAY FORTUNE APARTMENTS

JAMES ST

NC3-85



JEFFERSON ST

515 MINOR AVE
ACTIVE BP #6553021

MINOR AVE

BROADWAY FORTUNE APARTMENTS

JAMES ST

URBAN DESIGN ANALYSIS

STREET ELEVATIONS

E JEFFERSON ST

The project site is located at the corner of Broadway and E Jefferson St. The existing grade drops approximately 10 feet along E Jefferson St from Broadway to E James St. Beyond the project site to the east is the Seattle University Campus. The building behind the project site is a 12-story dormitory for the university and is separated by a 16' wide alley. Privacy will be addressed for the proposed hotel and apartment units planned along E Jefferson with light wells, setbacks, and secondary architectural elements such as decorative screens.



BROADWAY
FACING EAST

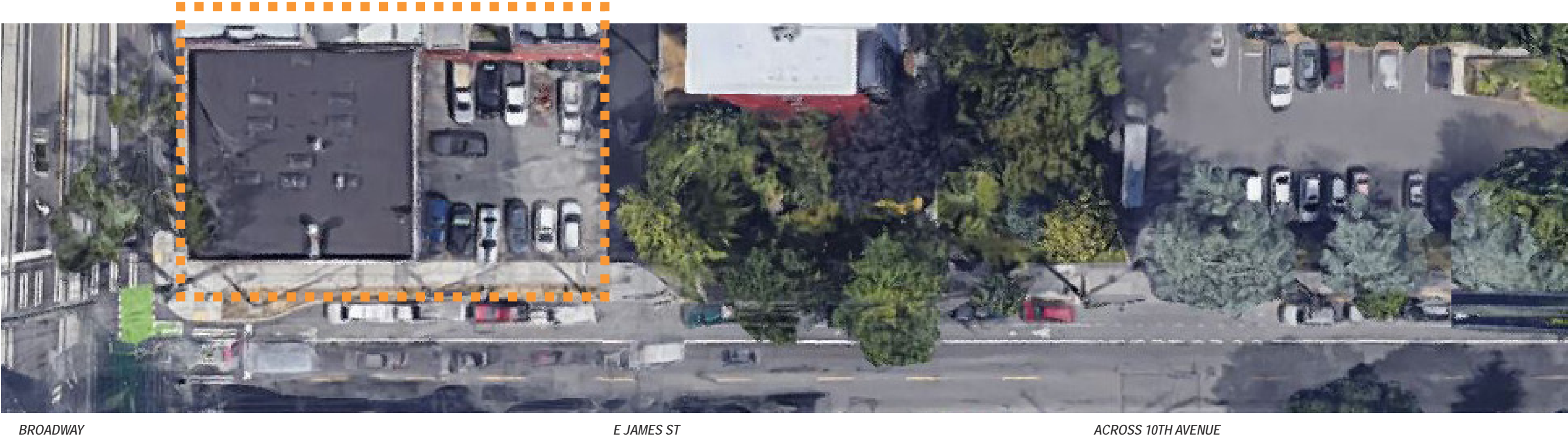
PROJECT SITE



MIO-90-NC3-85

MIO-105-MR

PROJECT SITE



URBAN DESIGN ANALYSIS

STREET ELEVATIONS

E JEFFERSON ST

Across the project site to the south is Barclay Broadway, a mixed-use structure similar in scale to the proposed structure Southeast of the project site is a cluster of three smaller structures used as apartments and single family residences.





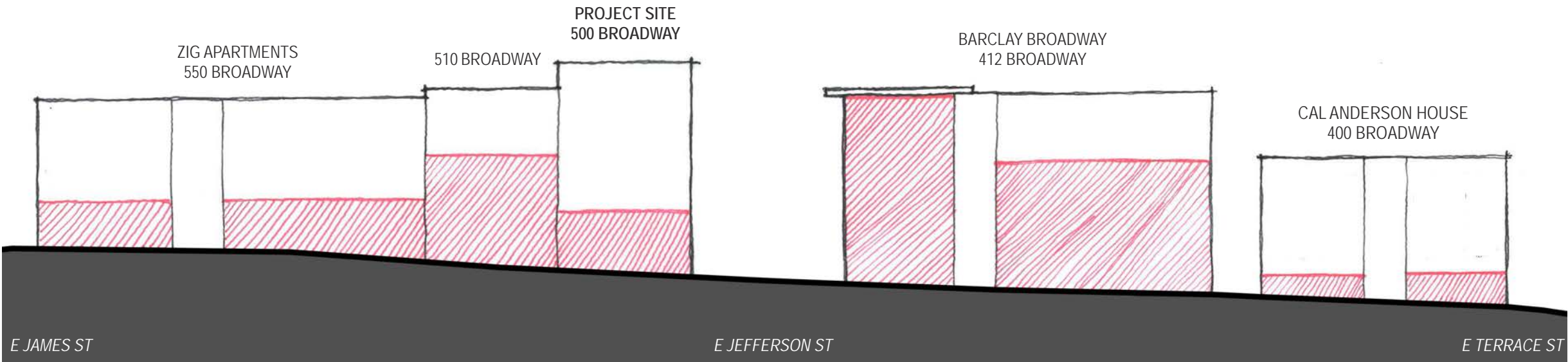
URBAN DESIGN ANALYSIS

CONTEXTUAL DESIGN INVENTORY



- MEDICAL OFFICES (PILL HILL)
- RESIDENTIAL + YESLER TERRACE
- SWEDISH HOSPITAL
- SEATTLE UNIVERSITY
- MIXED USE - AREA OF STUDY

An inventory of design elements was taken from the mixed-use apartment buildings along the two block stretch between E James Way and E Terrace St. Swedish Hospital, Seattle University, and other miscellaneous medical offices were not included in order to focus the discussion to relevant building typologies.



BASE/PLINTH

In response to the required setback for powerline clearance, many of the large apartment buildings feature an upper story setback along Broadway. The upper story setback results in an expression of a base or plinth. Sagging of the powerlines results in variations in elevation of the upper level setback. Instead of a consistent datum, the expression of the plinths jogs up and down along Broadway.



Cal Anderson House - 400 Broadway



Zig Apartments - 550 Broadway



Barclay Broadway - 412 Broadway

RESIDENTIAL ENTRIES

Residential entries for the apartment buildings around the area are typically demarcated with deep, soffit canopies. Alcoves and recessed courts are commonly used to identify entry points into the buildings. Storefront systems are incorporated throughout the nearby new construction, providing high levels of transparency at street level.

URBAN DESIGN ANALYSIS

CONTEXTUAL DESIGN INVENTORY



COMMERCIAL
 LIVE-WORK
 RESIDENTIAL



Zig Apartments - 550 Broadway



Zig Apartments - 550 Broadway



510 Broadway (Under Development)



Barclay Broadway - 412 Broadway

STREET-LEVEL INTERACTION

The mixed-use buildings along the studied area organize street level uses in a consistent pattern. Commercial uses are concentrated at the corners of the buildings with higher levels of transparency and pedestrian interaction. Infilled between these "hot spots" are residential or live-work uses. High levels of street-level transparency are provided with storefront systems with glazed doors and transom windows.

TAKEAWAYS

- Podium/base expression
- Strong demarcation of residential entry
- Special two-block mixed use area
- Commercial along Broadway and residential along perpendicular streets