THE STANDARD AT SEATTLE - THE TOWERS RECOMMENDATION MEETING

PROJECT INFORMATION

ADDRESS: 4220 12TH AVENUE NE
SEATTLE, WA 98105

DPD PROJECT #: 3033094

RECOMMENDATION MEETING: MARCH 23, 2020

Ankrom Moisan

SiteWorkshop
LANDSCAPE ARCHITECTURE

LANDMARK PROPERTIES

THIS PAGE IS INTENTIONALLY BLANK

TABLE OF CONTENTS

PROJECT INFORMATION

ADDRESS: 4220 12TH AVENUE NE
SEATTLE, WA 98105

DPD PROJECT: #3033094

PROJECT MIXED-USE HOUSING AND RETAIL

A new mixed-use housing and retail project will comprise two-thirds of the block bounded by 12th Ave NE to the west, an alley to the east, and NE 42nd to the south. The project is half a block south of the neighborhood's future light rail station that is currently under construction.

This development will be designed with careful consideration of how to best connect to the U-district, the University and Greater Seattle. These buildings will have a significant positive impact on this changing neighborhood from close-up and from far-away. Therefore, the project team will pay special attention to creating both a vibrant ground level pedestrian experience and an aesthetically pleasing presence for the skyline.

The proposed development includes:

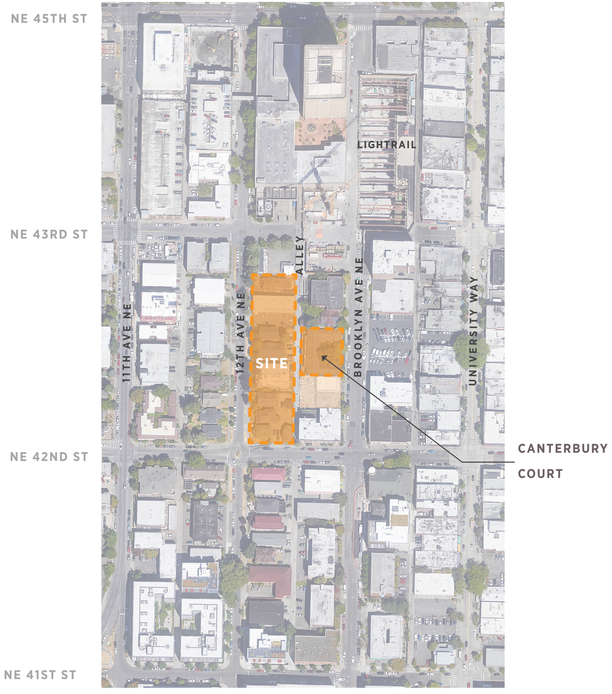
- **Approximately 582,616 SF of total new development**
- **Approximately 402 Residential Units**
- **Approximately 6,435 SF of ground-level retail**
- **An outdoor public amenity through-block corridor from 12th Ave N to Brooklyn Ave NE**
- **Two levels of below grade parking with approximately 145 stalls**

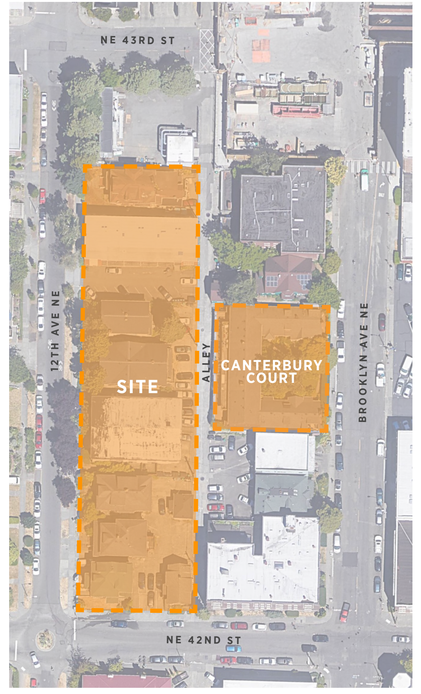
ARCHITECT
ANKROM MOISAN ARCHITECTS
1505 5TH AVE, STE #300
SEATTLE, WA 98101
206.576.1600
Contact: Dave Letrondo

LANDSCAPE ARCHITECT
SITE WORKSHOP
3800 WOODLAND PARK AVE N
SEATTLE, WA 98103
206.285.3026
Contact: Brian Bishop

DEVELOPER
THE STANDARD AT SEATTLE, LLC.
315 OCONEE STREET
ATHENS, GA 30601
706.543.1910
Contact: Andrew Costas

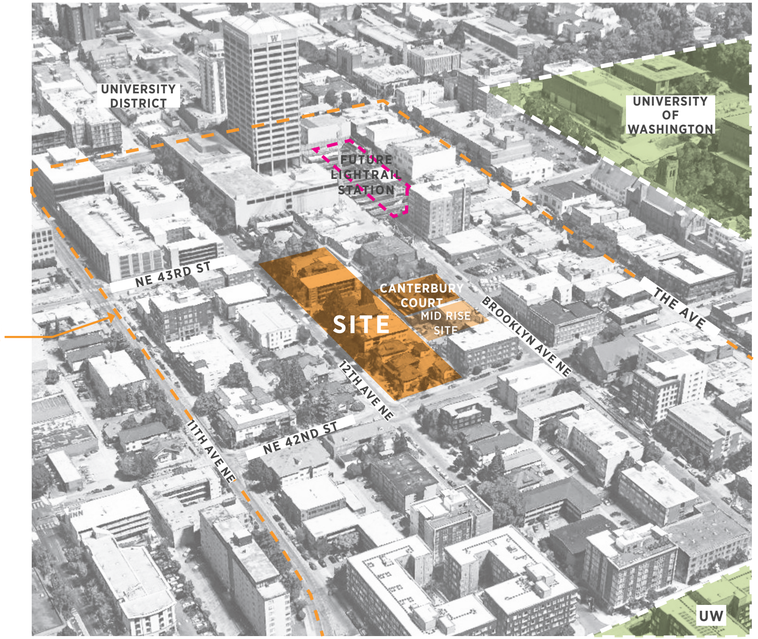
AERIAL PHOTOS





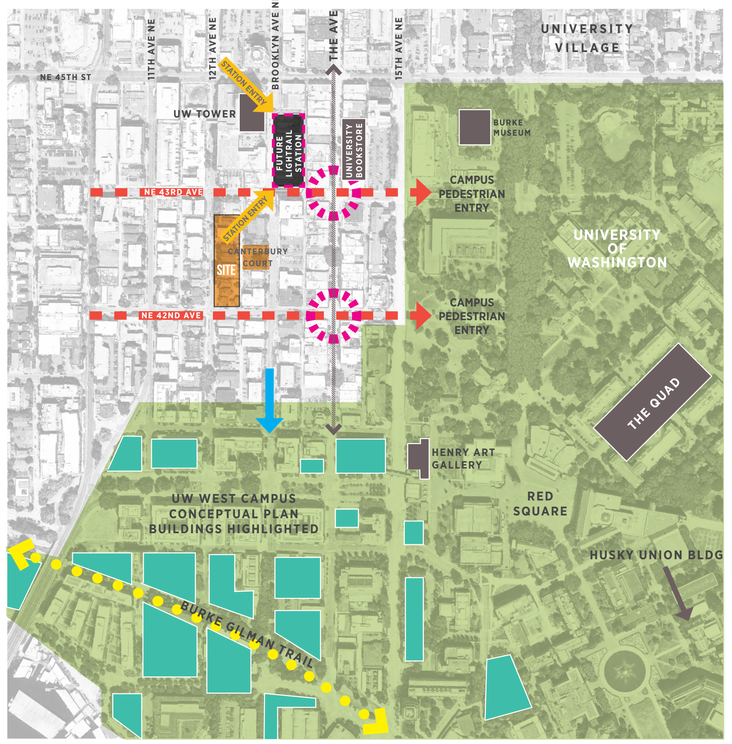
CONTEXT AXONOMETRIC

OUTLINE OF SURROUNDING NINE BLOCK CONTEXT



MID RISE SITE SHOWN FOR DESIGN CLARITY- NOT PART OF THIS DRB PROPOSAL.

NEIGHBHOOD CONTEXT



POTENTIAL BUILDINGS

AMENITIES/LANDMARKS

UW CAMPUS

MAJOR PEDESTRIAN PUBLIC CAMPUS ACCESS POINT

MINOR PEDESTRIAN PUBLIC CAMPUS ACCESS POINT

PUBLIC TRANSPORTATION ACCESS POINT

UNIVERSITY COMMUNITY GATEWAY

2.0 SITE CONTEXT

12TH AVE NE (NORTH END):

A canyon of a street with little or no pedestrian activity at the ground floor

NE 43RD STREET:

A street in transition - currently the end of the block is being used for staging for the construction of the new transit station. These sites have a pending MUP application with proposed housing.

12TH AVE NE (AT SITE):

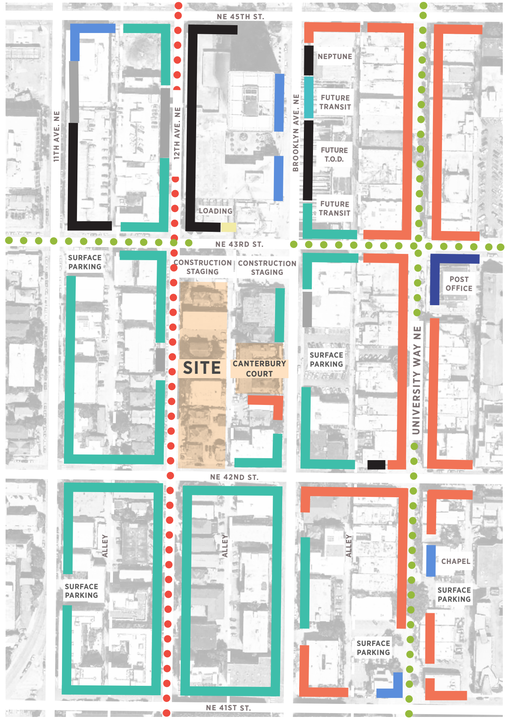
Predominantly ground floor houses, apartments, apartment lobbies and some parking access - surface and structure

NE 43ND STREET:

Has the closest ground floor retail presence which dovetails eastward to the retail activity of university way.

12TH AVE NE (SOUTH END):

All residential activity with a mix of houses, apartments, apartment lobbies, surface parking, and parking access.



SURROUNDING GROUND FLOOR USES

SITE

RESIDENTIAL

COMMERCIAL

OFFICE

PARKING

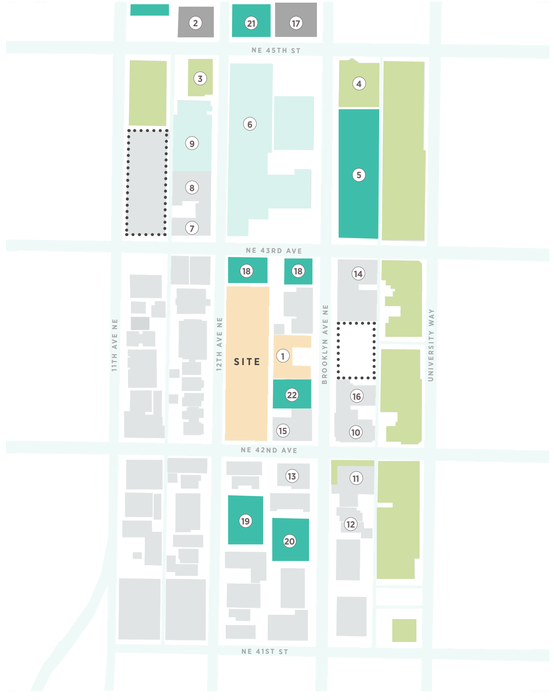
BLANK WALL

CIVIC

DESIGNATED BIKE LANE

SHARROW/BIKE ROUTE

THIS PAGE IS INTENTIONALLY BLANK



EXISTING AND FUTURE BUILDINGS

SITE

FUTURE BUILDINGS

RESIDENTIAL

UNIVERSITY

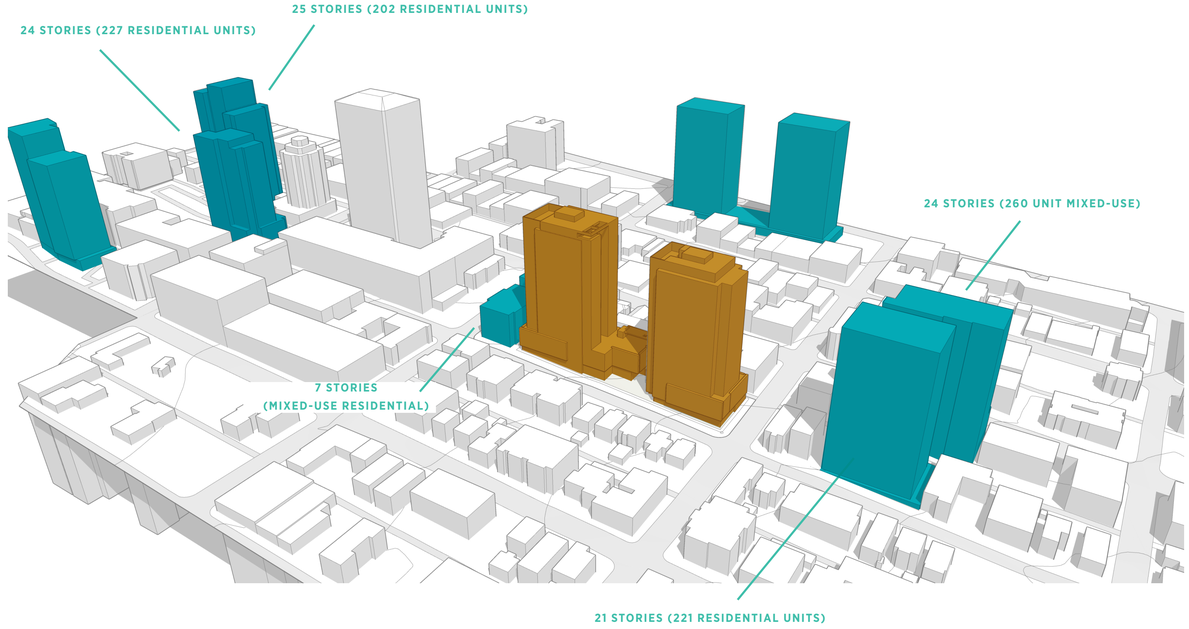
BUSINESS

HOTEL

PARKING

1. CANTERBURY COURT
2. RESIDENCE INN BY MARRIOT
3. WSECU
4. NEPTUNE THEATRE
5. FUTURE LIGHTRAIL STATION
6. UW TOWER/WASHINGTON COMMONS
7. LA MIRADA APARTMENTS
8. COLLEGIANA HOSPITALITY HOUSE
9. UNIVERSITY DISTRICT BUILDING
10. STANFORD APARTMENTS
11. VINEYARD CHRISTIAN FELLOWSHIP W/ GROUND FLOOR RETAIL
12. THE PARSONAGE
13. THE BROOKLYN APARTMENTS
14. UNIVERSITY MANOR APARTMENTS
15. WELLESLEY APARTMENTS
16. THE CAMPUS APARTMENTS
17. THE GRADUATE HOTEL
18. 7 STORIES (201 UNIT MIXED-USE)
19. 21 STORIES (221 RESIDENTIAL UNITS)
20. 24 STORIES (260 UNIT MIXED-USE)
21. 24 STORIES (227 RESIDENTIAL UNITS)
22. MID-RISE SITE - APPROVED DRB

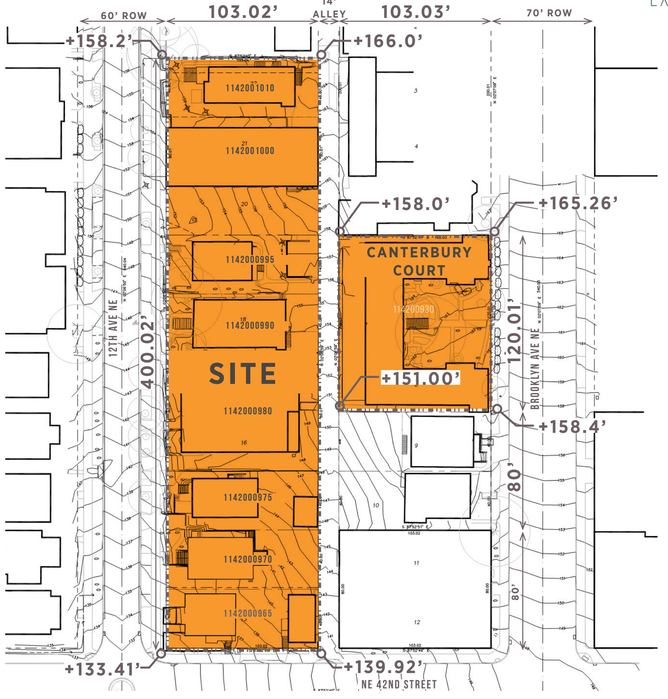
FUTURE BUILDINGS



LEGAL DESCRIPTION:

LOTS 13, 14, 15, 16, 17, 18, 19, 20, 21, AND 22, BLOCK 10, BROOKLYN ADDITION TO SEATTLE. ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 32, IN KING COUNTY, WASHINGTON.

EXISTING SITE SURVEY PLAN



ZONING

ZONES

	NC3P-65	NEIGHBORHOOD COMMERCIAL 3
	MR	RESIDENTIAL, MULTIFAMILY MIDRISE
	MIO-105	MAJOR INSTITUTION OVERLAY DISTRICT
	SM-U	SEATTLE MIXED
	SM-U/R	SEATTLE MIXED (W/ RESIDENTIAL MODIFIER)
	SITE	
	SM-U/R 75-240 BOUNDARY	

- **PROJECT:** U-District Landmark Site Student Housing
- **ADDRESS:** 4202-4238 12th Ave NE, Seattle, WA 98105
- **PARCEL AREA:** 41,200 + 20,600 = 61,800sf
- **ZONE:** **SM-U/R 75-240 (M1)**
- **URBAN CENTER:** University District NW Urban Center Village
- NE 42nd St is a Neighborhood Green Street

ALLOWED USES INCLUDE:
- Multifamily residential, including student housing
- Retail Sales and Services

Street-level uses are not required

PARKING AND LOADING

REQUIRED ALLEY WIDTH = 20'. Current alley width = 14' (3' dedications required both sides)

PARKING
- No parking minimums for residential use or non-residential use within urban centers & urban villages
- Site is not within U District Parking Impact Area
- Access to parking and loading shall be from the alley when the lot abuts an alley

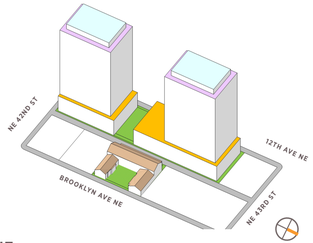
PARKING FOR BICYCLES

Sales and services:
- Long term: 1/ 4,000 sf
- Short term: 1/ 2,000 sf in Urban Centers

MULTI-FAMILY STRUCTURES (STUDENT HOUSING)
- Long term: 1 per bed and 1/3 after 50
- Short term: 1/20 DU

LOADING BERTHS
- Multi-family residential does not require loading berths for student housing.
- Retail Sales & Service (Medium Demand) is less than 10,000sf, so does not require a loading berth. Director of Transportation to determine if street or alley berth is adequate per 23.54.035.B.1.
- Size of loading berths = 10' wide x 14' high x 35' long (25' by Director exception)

VERTICAL DATUMS
- +0' GROUND PLANE
- +45' MAX W/O AREA LIMITS
- +240' MAX HIGHRISE
- +255' AMENITY/MECH



STRUCTURE HEIGHT

- HIGH RISE STRUCTURE: 240' max height

ROOFTOP FEATURES
- 4 feet above the maximum height limit = railings, planters, etc.
- 15 feet above maximum height limit, so long as combined coverage of all these features do not exceed 25 percent of the roof area = stair penthouses, mechanical equipment, atriums, greenhouses, solariums, and covered or enclosed common amenity areas.
- Roof coverage of the above features may be increased to 65 percent of roof area provided that all mech equipment is screened and no rooftop features are located closer than 10 feet to roof edge.
- 25 feet = elevator penthouses allowance above height limit.
- 45 feet = elevator penthouse allowance above height limit
- Rooftop mechanical equipment and elevator penthouses shall be screened with fencing, wall enclosures, or other structures

FLOOR AREA RATIO & MASSING

FAR LIMITS FOR RESIDENTIAL

- Base FAR = 4.75
- Max. FAR for lots with highrise structure = 10

FLOOR AREA EXEMPT FROM FAR CALCULATIONS:
- All underground stories or portions of stories
- Portions of a story that extend no more than 4 feet above existing or finished grade
- Mechanical equipment located on the roof of a structure, whether enclosed or not, is not included as part of the total GSF.
- Bicycle parking per code section rules

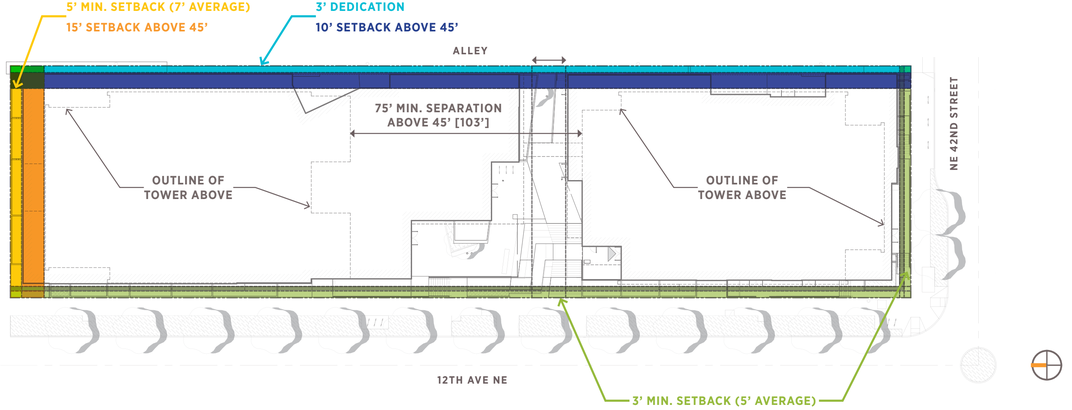
SETBACKS

1. 12TH AVE NE, MINIMUM STREET SETBACKS
- 5' average setback from street lot lines
- 3' min setback from street lot lines
- The setback must be landscaped or part of usable open space
- Setbacks further than 10' from lot line shall not be included in averaging calc

2. REAR LOT LINE ABUTTING AN ALLEY
- Below 45' high = none required.
- Above 45' high = 10 feet min.

3. LOT LINES ABUTTING NEITHER STREET NOR ALLEY
- For structures 75' in height or less = 7' average, 5' min.
- Footnote #1 - No setback is required along lot lines where an existing structure is built to the abutting lot line.

- Alley dedication of 3' is required. A ROW improvement exception may be required for the Canterbury Court property.

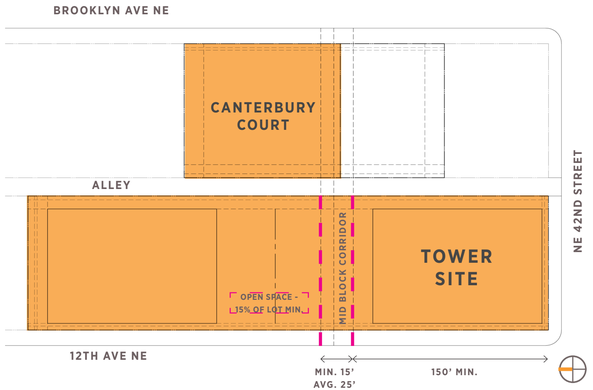


GROUND LEVEL REQUIREMENTS

MID-BLOCK CORRIDOR

A mid-block corridor is required at both the high rise site and on the Canterbury as the sites are both over 30,000 s.f. As the Canterbury is being preserved, it is unreasonable to provide one at that site. The following standards shall apply:

- Average width 25'
- Minimum width 15'
- Covered min. width 20'
- Min. usable open space 1,500 sf
- Min. horiz. dim. 30'
- Max. covered 35%
- Min. height of covered 13'
- Min. distance to east/west st. 150'
- See code for additional requirements



REQUIRED OPEN SPACE

An open space is required for lots exceeding 30,000sf and shall meet the following standards:

- Min. Area 15% of the lot area

May include both unenclosed usable open space and limited amounts of enclosed areas, per below:

- Min. open to the sky 60%
- Max. covered 20%
- Max. enclosed open space 35%
- Average horizontal dimension 20'
- Min. horizontal dimension 10'

AMENITY AREA FOR RESIDENTIAL USES

- Min. area 5% of the total gross floor area in residential use
- Min. enclosed 50%
- Min. size of a req'd area 225 sf
- Min. horizontal dimension 15' (10' at street level).
- Amenity area provided as landscape open space located at street level and accessible from the street shall be counted as twice the actual area.

CS2 CONTEXT & SITE - URBAN PATTERN & FORM

CITY-WIDE GUIDELINE

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

UNIVERSITY SUPPLEMENTAL GUIDELINES

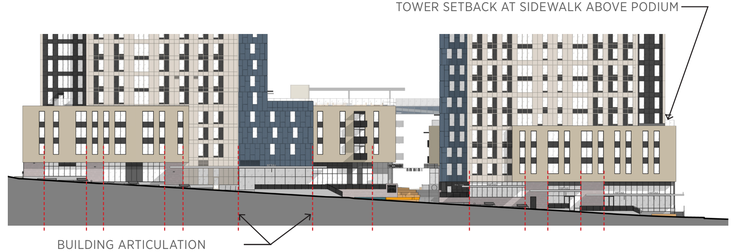
I. Responding to Site Characteristics - Mixed Used Corridor
IV. Height, Bulk, and Scale - Potential Impact Area
i. Step back upper floors above 40'; or modify the roofline to reduce impact.
k. In exchange for setting back the building facade, the Board may allow a reduction in the open space requirement.

NEW UNIVERSITY SUPPLEMENTAL GUIDELINES

1.e.1. Reflect historic platting patterns by articulating and/ or modulating buildings and design styles at 20-40ft intervals.

PROJECT DESIGN RESPONSES

The project looks to directly respond to the University District Neighborhood context. A close examination of surrounding materials, patterns, and context has contributed to an eclectic, distinct ground floor experience. The combination of small scale retail spaces with multiple points of entry activate all public frontages and contribute to the neighborhood context. Balconies in the podium levels facing the mid-block corridor create visual activity up high within this open space. The towers have been articulated to respond to the existing district platting. An outdoor amenity deck at level five contributes to passive surveillance and visual interest. The ground floor storefront are broken up to create modules that respond to established patterns.



CS3 CONTEXT & SITE - ARCHITECTURAL CONTEXT & CHARACTER

CITY-WIDE GUIDELINE

Contribute to the architectural character of the neighborhood.

UNIVERSITY SUPPLEMENTAL GUIDELINES

I. Architectural Elements and Materials
i. Incorporate elements of the local architectural character.
iii. Feature traditional materials or a combination of traditional and contemporary materials employed in a manner that reflects the character of historic buildings in the vicinity.

NEW UNIVERSITY SUPPLeMENTAL GUIDELINES

1.a. Foster the eclectic mix of architectural styles and forms
1.b. Complement and continue predominant styles or materials.

PROJECT DESIGN RESPONSES

The ground floor of the project provides a varied mix of retail tenants within smaller scale spaces with active edges and multiple entries. The towers are a series of vertically accentuated forms that create a vertical slenderness and provide a mix of character. The heavily articulated base provides an engaging pedestrian experience. Utilizing masonry materials at the base complements and continues the established context. The space between the two towers has been developed to respond to the Canterbury Court. The building heights respond to surrounding datum lines. The inner "muscle" (blue, bent metal panel system) becomes an iconic, identifiable, eclectic response to the character of the neighborhood.

PL1 PUBLIC LIFE - CONNECTIVITY

CITY-WIDE GUIDELINE

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

A.2. Foster human interaction through an increase in the size and/or quality of project-related open space available for public life.
B.3. Opportunities for creating lively, pedestrian oriented open space to enliven the area and attract interest and interaction with the site and building should be considered.

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDELINES

I.i. The ground-level open space should be designed as occupiable site feature.

NEW UNIVERSITY SUPPLEMENTAL GUIDELINES

2.b. East-west mid-block pedestrian connections from the street to alley are strongly encouraged.

PROJECT DESIGN RESPONSES

The mid-block pedestrian connection goes from NE 12th Ave. through the alley to Brooklyn Ave. NE. It sets up a connection East to the Ave and the University campus, North to the future light rail station, and South to the water front based on the University's 10 year vision for the West Campus.

By widening the mid-block corridor at the sidewalks, this active space will be inviting and open to the public to walk through. The introduction of lush landscaping gives this space a pleasant and welcoming feel. A series of smaller retail spaces (in keeping the spirit of the Ave), as well as amenity spaces capture the corners of the mid-block corridor from the sidewalk, bringing energy, interest and eyes into this signature public space.

The opening of the new light rail station to the north on Brooklyn Ave. NE will introduce a whole new level of pedestrian activity on this avenue. The introduction of a widening at the sidewalk will help to draw pedestrians going to and from this transit hub into and across the block.

By having retail, lobby, and amenity frontages facing the through block corridor, the project reinforces a strong second front within the inner portion of the project. Blank walls are limited to non-accessible spaces located the back of house areas within the service alley.

PL3 PUBLIC LIFE - STREET-LEVEL INTERACTION

CITY-WIDE GUIDELINE

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

UNIVERSITY SUPPLEMENTAL GUIDELINES

I.i. On Mixed Use Corridors, primary business and residential entrances should be oriented to the commercial street.

NEW UNIVERSITY SUPPLEMENTAL GUIDELINES

1.a. Design prominent, accommodating entries.
3.e. Design a porous, engaging edge for all commercial uses at street-level.

PROJECT DESIGN RESPONSES

All public retail and residential lobbies are at grade level. The site has significant elevation changes. The introduction of stairs and ramps within the mid-block corridor allow for easy pedestrian movement across these changes in elevation, while still maintaining accessible entries at grade. Canopies will protect pedestrians while giving strong visual cues to where entries are located. Retail spaces have been designed to be easily divisible to accomodate smaller scale retail spaces each with their own identifiable entry. The residential lobbies have been located within the mid-block corridor to increase active frontages along those project interior frontages. No visual barriers are anticipated at either entry into the through block corridor, thus providing a clear, identifiable, and inviting public pedestrian route of travel.

ENGAGING EDGE AT STREET-LEVEL

DC1 DESIGN CONCEPT - PROJECT USES & ACTIVITIES

CITY-WIDE GUIDELINE

Optimize the arrangement of uses and activities on site.

A.4. Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.

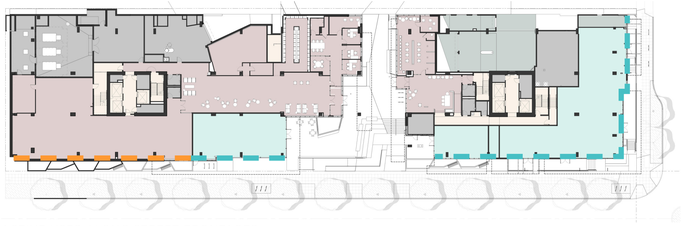
NEW UNIVERSITY SUPPLEMENTAL GUIDELINES

1.a. Maximize active uses along street frontages.

PROJECT DESIGN RESPONSES

The ground level of the project is occupied by active uses such as retail, resident amenities, and entries. All service and trash receptacles have been located internally within the project with minimal presence at the ground floor level and access only off the alley.

The mid-block pedestrian connection is lined with active uses with ample outdoor seating and transparency into the ground level spaces. Dynamic landscaping creates secondary spaces off the main mid-block corridor to allow for impromptu gathering outside retail, residential entries and amenities and provide locations for outdoor seating and bike racks.



ACTIVE USES ALONG STREET FRONTAGES

DC2 DESIGN CONCEPT - ARCHITECTURAL CONCEPT

CITY-WIDE GUIDELINE

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

A.1. Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.
A.2. Use secondary architectural elements to reduce the perceived mass of larger projects.
C.1. Add detailing at the street level in order to create interest for the pedestrian.

UNIVERSITY SUPPLEMENTAL GUIDELINES

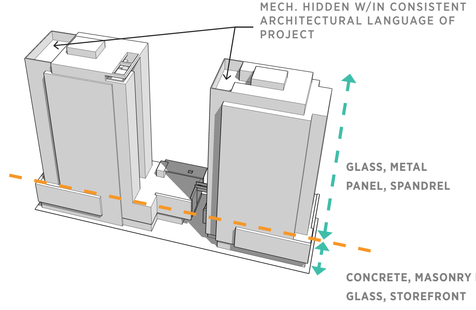
IV.i. On Mixed Use Corridors, consider breaking up the facade corresponding to traditional platting and building construction.

NEW UNIVERSITY SUPPLEMENTAL GUIDELINES

1.a. Design building massing and form to express an intentional and original response.
3.a. Design facades to a human-scaled rhythm and proportion.

PROJECT DESIGN RESPONSES

The towers have been carved to give depth and break the overall mass of the building and give it an elegant slenderness.
The podiums of the two towers are strong, grounding forms intended to transition to human-scale at the street.
All stairs and elevator cores are contained internally to not be expressed on the exterior.
The towers are seen as two singular forms with distinct characteristics but being of the same family.
The podiums are seen as masonry in nature with the towers being a combination of metal panel, spandrel, and glass.
The towers terminate in simple forms which tie into the overall look and feel of the project while providing each tower with an iconic, identifiable skyline.
Rooftop mechanical equipment is screened by architectural forms that tie directly into the overall design and massing of the project.



DC4 DESIGN CONCEPT - EXTERIOR ELEMENTS & FINISHES

CITY-WIDE GUIDELINE

Use appropriate and high-quality elements and finishes for the building and its open spaces

A.1. Building exterior should be constructed of durable and maintainable materials that are attractive.
B. Trees, Landscape and Hardscape Materials.
C.1. Use lighting to both increase site safety in all locations and to highlight architectural or landscape details and features.

UNIVERSITY DISTRICT SUPPLEMENTAL GUIDELINES

I.i. Use of Brick especially appropriate.

NEW UNIVERSITY SUPPLEMENTAL GUIDELINES

1.c. Use materials with inherent texture and complexity.

PROJECT DESIGN RESPONSES

The project looks to utilize high quality materials - concrete, glass, storefront, and masonry panels at the base and podium levels, and glass, metal panel, and spandrel at the tower levels.

The towers are seen as simple forms with strong material expressions helping to create a strong, cohesive project.

Artistic, historical, and U District-unique elements will be incorporated into the landscape materials. Hardscape materials with texture and different treatments will be incorporated into the pedestrian walking areas to give a sense of permanence and deliniate uses.

THIS PAGE IS INTENTIONALLY BLANK

EDG AREAS OF RECOMMENDATION

OVERALL DESIGN CONCEPT

1

- **PARTI - SIMPLE DIAGRAM**
- **MUSCLE MATERIAL**
  - UNIQUE TEXTURE
  - VERTICAL TO ROOFTOP
  - ROOF SCULPTURAL FORM

JEWEL CONCEPT DESIGN: NEGATIVE SPACE

2

- **CONCEPT AND EXTERIOR EXPRESSION**
- **POSSIBILITIES**
  - OPEN SPACE
  - RESPONSE WITH LANDSCAPE
  - RESPONSE WITH PEOPLE WATCHING

MID-BLOCK CONNECTION: RESPONSE WITH SOCIAL INTERACTION

3

- **GRADE CHANGE**
- **12TH AVE ACTIVITY AREAS**
- **RETAIL WRAPPING CORNERS**
- **ALLEY MID-BLOCK ENTRANCE**

BASE AND GROUND PLANE

4

- **SOUTHWEST CORNER**
- **MIDBLOCK CONNECTION SITELINES**
- **WALL HEIGHTS**

MATERIALS

5

- **BLUE PANEL**
- **THROUGH-BLOCK**
- **EQUITONE**

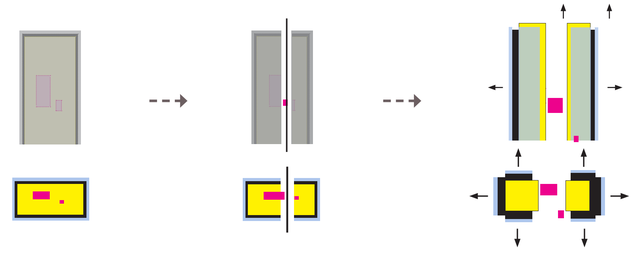
ITEM	EDG SUMMARY	RESPONSE
1 OVERALL DESIGN CONCEPT		
1A. PARTI	The Board supported the idea of a singular form cleaved apart by elemental forces, with a shell largely intact but split in two, dynamically exposing the "muscle" material within. (CS2-A, DC2)	The project diagram and concept have been refined and simplified to support this idea.
1B. UNIQUE TEXTURE	The Board expressed strong support for the unique faceted texture of the exposed inner element and suggested exploring the possibility that this material reoccur at other points in the project. (DC2, DC4)	This material was brought onto the underside of the connecting bridge element as the last tenuous connection between a once singular object.
1C. SIMPLE DIAGRAM	The Board was less supportive of the complexity added to the project by additional forms and layers of material and suggested that a return to the simplicity of the diagram would strengthen the design concept. (DC2)	The project has been simplified to limit the forms and layering of materials on the building.
1D. MUSCLE MATERIAL - VERTICAL TO ROOFTOP	The Board supported the idea of the the muscle material being expressed as a powerful vertical element terminating in a strong sculptural form at the rooftop amenity area. (DC2)	The larger scaled, angled metal panels are of a single color. Their random pattern make the muscle a powerful vertical element.
1D. MUSCLE MATERIAL	The Board also agreed that the manner in which this "muscle" material came to the ground should be strong and well resolved and applied consistent across the project. (CS3-1, DC2)	The "muscle" material does not engage the ground, but hovers above a fully glass level one space. All other level one areas have a concrete stem wall and smaller mullion spacing.
1E. ROOF SCULPTURAL FORM	The Board agreed that the current expression at the roof had not yet achieved the strong sculptural form that would fit the design concept and garner their support for the related departure request. (DC2, CS3-1)	The roof has been simplified to fit within the overall design concept of the project. In an effort to expose more of the muscle material at the roof, parapets for the level below the top amenity level have been removed as have the angled roofs of the amenity level itself. This has resulted in more exposure of the muscle material at this top level as requested by the design review board. As well, the squaring off of the roof line of the top level connects strongly with the rest of the project and provides a strong termination to the two towers. The continuation of the angled metal panels of the muscle material will give a dynamic skyline to the project seen from varying distances.
2 JEWEL DESIGN CONCEPT		
2A/B. CONCEPT AND EXTERIOR EXPRESSION	The Board discussed the character of the jewel element and its importance in the design concept. the "standard programming" behind its very different exterior expression compromised its support of the design concept. (DC2)	EDG Discussion
2C. POSSIBILITIES	1. Think of the open space between the buildings as the jewel. 2. The physical manifestation of the jewel in the first 40' could be a response to the landadscape plan. 3. The jewel concept could be expressed as an activity generating space.	The revealed jewel is no longer envisioned as an object but, rather, a dynamic open space, activated along its edges with public and private interactions. Entries from both retail and residential lobbies focus inward into this space to give it physical connections, while glazing fronts all sides of the jewel giving it continuous visual connections as well. Balconies have been introduced at the podium levels above the mid-block connection to provide visual and physical activity up high within the space. A colored, meandering element weaves its way through the space linking sidewalk to sidewalk.

ITEM	EDG SUMMARY	RESPONSE
3 MID-BLOCK CONNECTION		
3A. GRADE CHANGE	The Board expressed concern about the amount of grade change through the mid-block connection and encouraged the team to minimize its disruptive effect on the pedestrian experience. (DC3, DC1, PL2, PL3)	The mid-block spaces are larger and have less grade change within them. The raking of the entry steps and rotation of the access stairs have minimized the effect on the pedestrian experience.
3B. 12TH AVE. ACTIVITY AREAS	The Board encouraged the team to create activity areas at the levels close to 12th Avenue to draw passers-by into this open space. (PL3)	The access stairs have been rotated north/south and the planting in the plaza has been moved up against the building to create more active space along 12th Ave. The southern retail perch has been enlarged and lowered closer to sidewalk grade. The larger stadium seating creates additional active edges.
3C. RETAIL WRAPPING CORNERS	The Board agreed the ground floor lobby relationship was strong. They gave guidance the a similar dynamic be created by bringing the retail areas closer to grade and wrapping them around the corners. (DC3, PL3)	The retail wraps around the entry corners into the mid-block corridor. The retail along the southern edge has been lowered to visually connect with the sidewalk.
3D. ALLEY MIDBLOCK ENTRANCE	The Board expressed concern about the eastern (alley) entrance to the mid-block connection and gave direction that it be revised to appear more open and inviting. (PL1-A, CS2-B, PL4-B)	The mid-block opening at the alley has been widened 2'-6" at the ground floor. Glazing wraps the corners on either side of the mid-block corridor at the alley entry creating a strong visual connection between the interior spaces and the alley/mid-block corridor intersection.
4 BASE AND GROUND PLANE		
4A. SOUTHWEST CORNER	The Board did not support the configuration of elements at the southwest corner, agreeing that retail uses need to be close to grade to create the human interaction and activity called for in the Guidelines. (PL3-C, PL1-C)	The retail at the southwest corner has been lowered. The level areas outside the retail along the south façade have been split into two levels to mitigate their height next to the sidewalk. The level area outside the western retail has been pushed north away from the corner to minimize the amount of height and stair necessary to access it.
4B. MID-BLOCK CONNECTION SIGHTLINES	The Board agreed the mid-block connection could be a benefit to the neighborhood but were concerned it was not apparent enough from farther up and down 12th Ave. NE. Explore ways to create sightlines to the mid-block connection. (CS3-A)	The lowering of the retail along the southern edge of the midblock entry from 12th has opened up the sitelines into the mid-block connection. The introduction of the larger stadium seating opens up the sitelines from the sidewalk. The walls at all landscaping elements facing the 12th Avenue sidewalk have been lowered to lessen any visual barriers into the space. The overhead canopies have been raised to open up the visual connection. The retail plaza planting has been pushed up against the building to open up sitelines.
4C. WALL HEIGHTS	The Board agreed that the height of the plinth/landscape/retaining walls should be as low as possible to minimize their disruptive effect. (DC3)	All plinth/landscape/retaining walls have been lowered to minimize their disruptive effect.
5 MATERIALS		
5A. BLUE PANELS	The Board appreciated the use of a unique blue panel product to provide texture and depth to the muscle material. The Board had a mixed reaction to the use of different blues, but agreed that it was the rich textural quality that was most important. (DC2-D)	The panels are all of the same color to allow the angling of the panels to provide the needed variety in a strong, yet subtle, way as light moves across its surface day and night. This allows the façade to be focused on its textural quality rather than its coloring.
5B. JEWEL BOX	Jewel box does not have to be so literal (bright yellow material) and could be developed as the manifestation of all the positive qualities from the ground plane. (DC2)	The jewel box transforms to an open social space of the mid-block corridor and not a block of building.
5C. EQUITONE	The Board supported the Equitone material if the use of a fiber-cement product is judged to support the larger design concept. (DC4-A, DC2-6-h)	The podium material has changed to Taktl. This is a similar high quality, cementitious panel product. It ties in with the neighborhood through a horizontal patterning reminiscent of brick, while creating a strong base.

THIS PAGE IS INTENTIONALLY BLANK

1A. 1C. *PARTI - A SIMPLIFIED DIAGRAM*

EDG 02 - TOWER CONCEPT

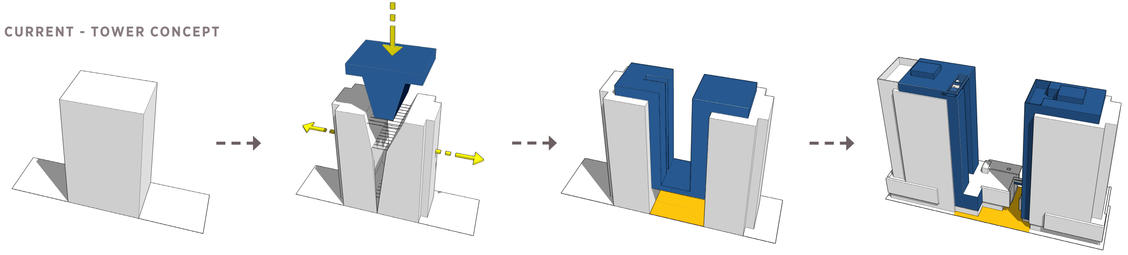


A SINGULAR TOWER COMPOSED OF LAYERS - AN ONION.

SPLIT THE TOWER INTO TWO. A HIDDEN OBJECT IS REVEALED.

PULL OUT THE FACES OF THE OUTER LAYERS TOWARDS THE DISTANT VIEWS EXPOSING THE INNERMOST LAYER AT THE CORNERS.

CURRENT - TOWER CONCEPT



ONE SINGULAR MASS

INTRODUCED OBJECT SPLITS THE MASS IN TWO

THIS OBJECT DRAPES OVER/DOWN

THE TOWERS PULL APART

AN ACTIVE PEDESTRIAN GROUND PLANE EXPERIENCE IS REVEALED

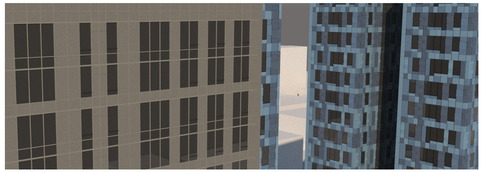
1B. 1D. *UNIQUE FACETED TEXTURE*

MUSCLE MATERIAL A POWERFUL VERTICAL ELEMENT COMING TO THE GROUND IN A STRONG, WELL RESOLVED WAY CONSISTENT ACROSS THE PROJECT.

EDG 02 - WEST ELEVATION

CURRENT - WEST ELEVATION

The strong sculptural element which, through its simple form and complex textural quality, visually ties together the two towers. The muscle material does not come all the way to the ground, but hovers above a floor to ceiling glass facade, creating a moment of anticipation.

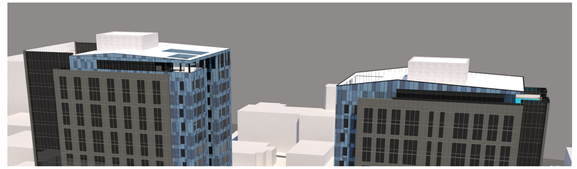


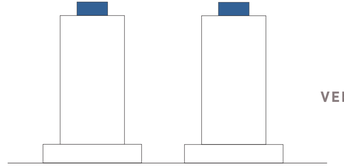
iE. *ROOF SCULPTURAL FORM*

EDG-02 ROOFTOP

CURRENT ROOFTOP

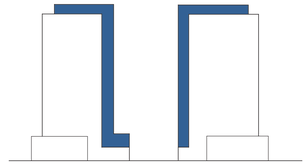
The design team investigated multiple options of angular and irregular shaped rooftop expressions to create a "sculptural form". Similar to what was seen at EDG-02, these were all foreign to the overall design of the project. Complex forms were not the solution. Simple forms integrated together to create a clear expression with a slightly eclectic bent - this is where the project wanted to go. The rooftop becomes the terminus for this.





'LAYERED CAKE' APPROACH
THE ROOFTOP AS A SEPARATE ELEMENT

VERSUS

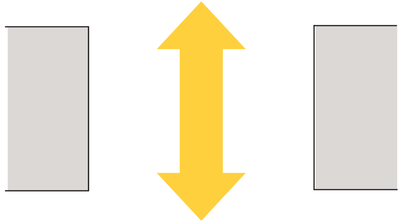


INTEGRATED ROOFTOP DESIGN APPROACH
THE ROOFTOP AS PART OF THE OVERALL DESIGN CONCEPT

THE JEWEL - CONCEPT AND EXTERIOR EXPRESSION

EDG 02 - THE JEWEL AS OBJECT

CURRENT - THE JEWEL AS DYNAMIC, PUBLIC OPEN SPACE



THE JEWEL POSSIBILITIES - OPEN SPACE BETWEEN BUILDINGS, RESPONSE TO LANDSCAPE, OR ACTIVITY GENERATING SPACE?

EDG 02 - JEWEL AS A 'ONE OFF" - A STAND ALONE OBJECT

CURRENT - JEWEL AS URBAN, PUBLIC OPEN SPACE BROKEN INTO A VARIETY OF EXPERIENCES.

The EDG-02 Jewel was an object that had no other purpose other than it strived to be different. It had no connection to the overall design. And, it was inherently flawed in that this revealed object was not what was special within the project.

The true Jewel of this project is the active, public mid-block corridor. This is the space that will most impact the pedestrian experience and the neighborhood. The Jewel is a hidden public space that has been revealed.

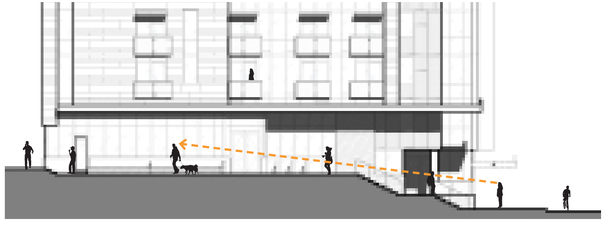
The podium pushes back from the sidewalk to open up the mid-block corridor. The podium language is a continuation of its language around the building reflecting a continuation of the public realm. Active edges, both at ground level and with balconies above, coupled with spatial variety and experience, create a dynamic urban environment through which pedestrians wander, gather, and interact.

MINIMIZE GROUND CHANGE THROUGH THE MIDBLOCK CONNECTION

EDG 02 - AREAS OF LEVEL GATHERING SPACES ALONG 12TH

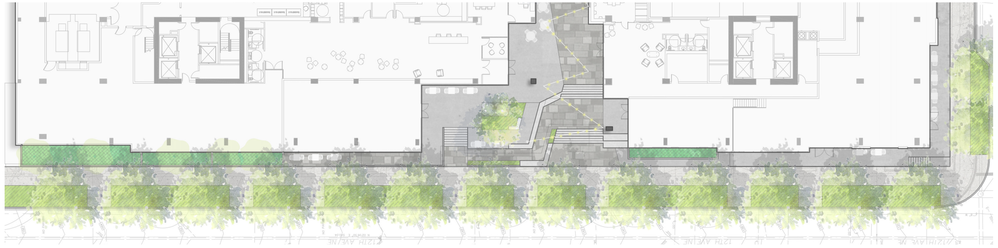
By rotating the north entry stair, and removing the stepping at the south retail outdoor area, the project is able to capitalize on larger single grade areas facing the 12th Avenue sidewalk. The walkway leading to the alley intersection slopes to eliminate the need for steps at the alley. The main stairs have been elongated to allow for better sitelines into the mid-block corridor.

CURRENT - AREAS OF LEVEL GATHERING SPACES ALONG 12TH

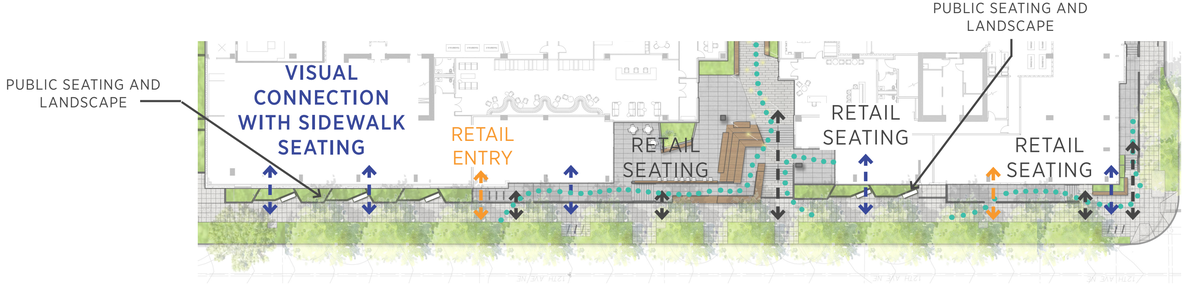


SECTION THROUGH MID-BLOCK CORRIDOR LOOKING SOUTH

CREATE **ACTIVITY AREAS** CLOSE TO 12TH AVE.



EDG 02 - 12TH AVE. PLAN



CURRENT - 12TH AVE. PLAN - ALTERNATING RHYTHM OF SOCIAL AND VISUAL ACTIVITY

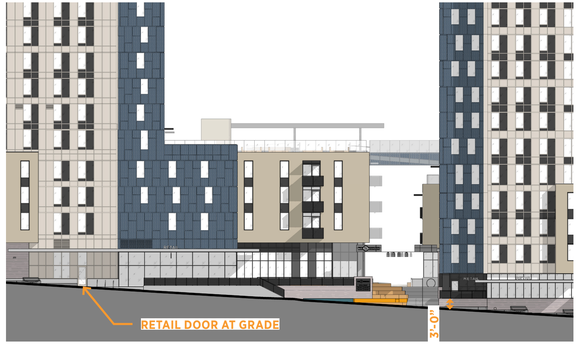
There is visual, social, and active interest along the entire sidewalk length of 12th Avenue.

BRING THE **RETAIL AREAS CLOSER TO GRADE** AND WRAP THEM AROUND THE CORNERS.

EDG 02 - RETAIL AT MID-BLOCK

The retail on the south side of the mid-block corridor has been lowered 9". This retail wraps the corner and has its own "porch" overlooking the sidewalk.

The retail on the north side of the mid-block corridor is at the same level as the plaza space. A door has been introduced at sidewalk level on the north end of this retail space to make it accessible from the sidewalk. This retail also wraps the corner into the mid-block corridor.



CURRENT - RETAIL AT MID-BLOCK

REVISE **ALLEY ENTRANCE** TO BE MORE OPEN AND INVITING

EDG 02 - ALLEY MID-BLOCK ENTRY

The corners of the north and south buildings, on either side of the mid-block corridor at the alley, have been opened up with glazing allowing for views into and out of these spaces.

CURRENT - ALLEY MID-BLOCK ENTRY

THE **SOUTHWEST CORNER** NEEDS TO BE CLOSER TO GRADE.

EDG 02 - SOUTHWEST CORNER

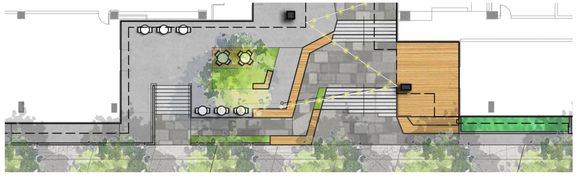
CURRENT - SOUTHWEST CORNER

The southwest corner has been lowered to get closer to grade and limit the amount of blank wall at the sidewalk.

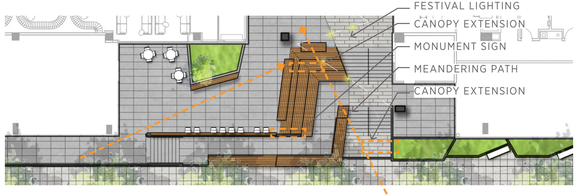
CREATE **SIGHTLINES** INTO THE MIDBLOCK CONNECTION

EDG 02 - VIEW THROUGH MID-BLOCK PLAZA

CURRENT - VIEW THROUGH MID-BLOCK PLAZA



The planter on the mid-block plaza has been pushed up against the building to allow for more usable area for seating, and to open up the view through the space into the mid-block corridor. The raking of the stadium seating opens up the view and allows for a gradual transition up into the mid-block corridor.

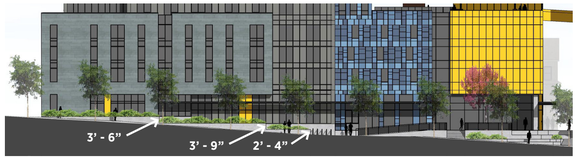


University District Design Guideline - PL1
2. e. 1 - "Install wayfinding elements on street and alley facades to highlight entrances to alleys and mid-block crossings including special architectural treatments, creative signage, ground treatments, lighting, and facade design."

THE **HEIGHT OF THE PLINTH/LANDSCAPE/RETAINING WALLS** SHOULD BE AS LOW AS POSSIBLE

EDG 02 - 12TH AVENUE PEDESTRIAN EXPERIENCE

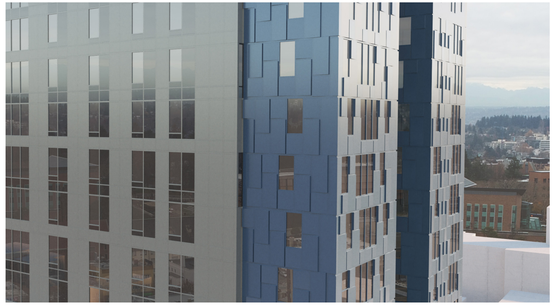
CURRENT - 12TH AVENUE PEDESTRIAN EXPERIENCE



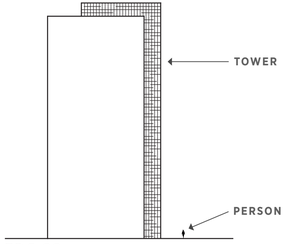
All planter walls next to pedestrian zones have been stepped more often to keep their height as low as possible. Seating has been introduced to allow moments of pause.

MIXED REACTION TO THE DIFFERENT BLUES, BUT AGREED THAT THE **RICH TEXTURE** QUALITY WAS MOST IMPORTANT

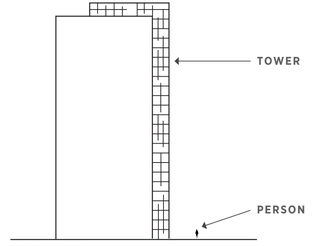
EDG 02 - BLUE INNER MATERIAL - 3 COLORS, VARIED, SMALLER PANELS



CURRENT - BLUE INNER MATERIAL - 1 COLOR, VARIED, APPROPRIATELY SCALED PANELS



EDG 02



CURRENT

The bent metal panels have been scaled to fit within the context of being a high rise. The variety and "randomness" of their arrangement creates a complexity within the simple form of the towers. As light moves across the face of this skin system, the panel's bent shape creates movement. The system relies upon depth and texture, rather than a variety of color, to create this effect.

JEWEL COULD BE DEVELOPED AS THE MANIFESTATION OF ALL THE **POSITIVE QUALITIES OF THE GROUND PLANE.**

EDG 02 - JEWEL AS STAND ALONE OBJECT

The Jewel is a place.

The textures of the space - glass, pavers, concrete, metal, wood, landscaping - define the feel of the space.

The enclosure - high, low, wide, narrow, open, closed - define a variety of spatial experiences.

The social moments of the space - retails spilling out, pedestrian interaction, fast and slow movement, pausing, sitting, eating, standing, watching, and engaging - make up the "what" of the space.

CURRENT - THE REVEALED MID-BLOCK CORRIDOR IS MADE UP OF A LAYERING OF SPACE, MATERIALS, AND SOCIAL ACTIVITY

SUPPORT THE **EQUITONE** MATERIAL IF THE USE OF A FIBER CEMENT PRODUCT IS JUDGED TO SUPPORT THE LARGER DESIGN CONCEPT.

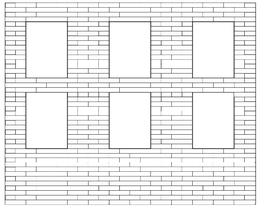
EDG 02 - EQUITONE MATERIAL AT PODIUM

The project has Taktl panels at the podium level in lieu of Equitone. Taktl is a high performance concrete cladding panel. We are proposing using the same color (bone) throughout the podium, but have a variety of sandblasted and smooth panels to give a subtle variation in tone similar to weathered brick to tie in with the well established masonry language of the district.

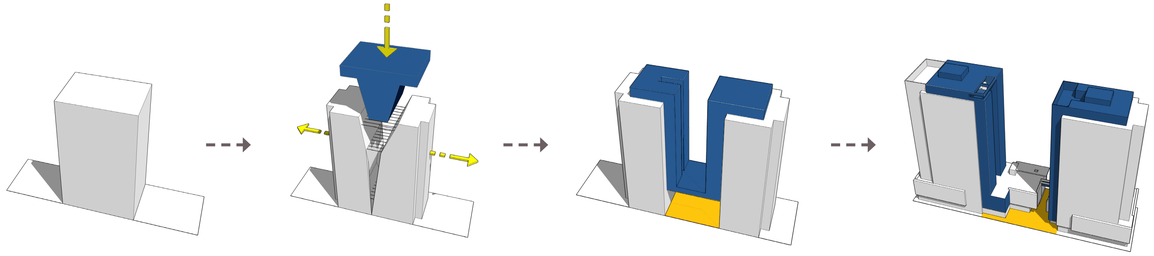
CURRENT - TAKTL MATERIAL AT PODIUM

BRICK TEXTURE

NEIGHBORING BUILDING WITH NO RETAIL



CAST MASONRY TEXTURE ABOVE



ONE SINGULAR MASS

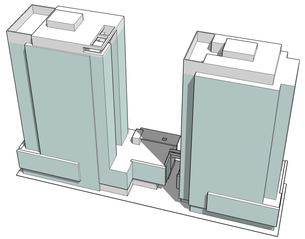
INTRODUCED OBJECT SPLITS
THE MASS IN TWO

THIS OBJECT DRAPES OVER/DOWN

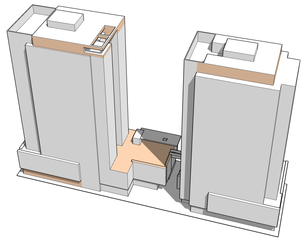
THE TOWERS PULL APART

AN ACTIVE SOCIAL PEDESTRIAN GROUND
PLANE EXPERIENCE IS REVEALED

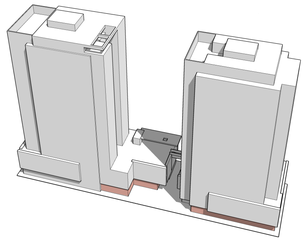
PROGRAM ALLOCATION



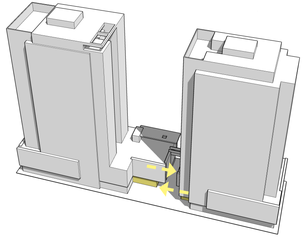
RESIDENTIAL



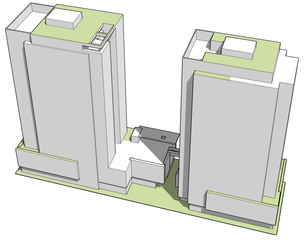
AMENITY



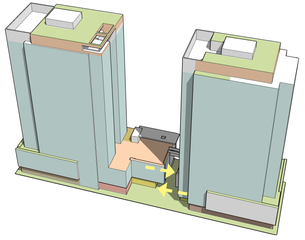
RETAIL



RESIDENTIAL LOBBIES



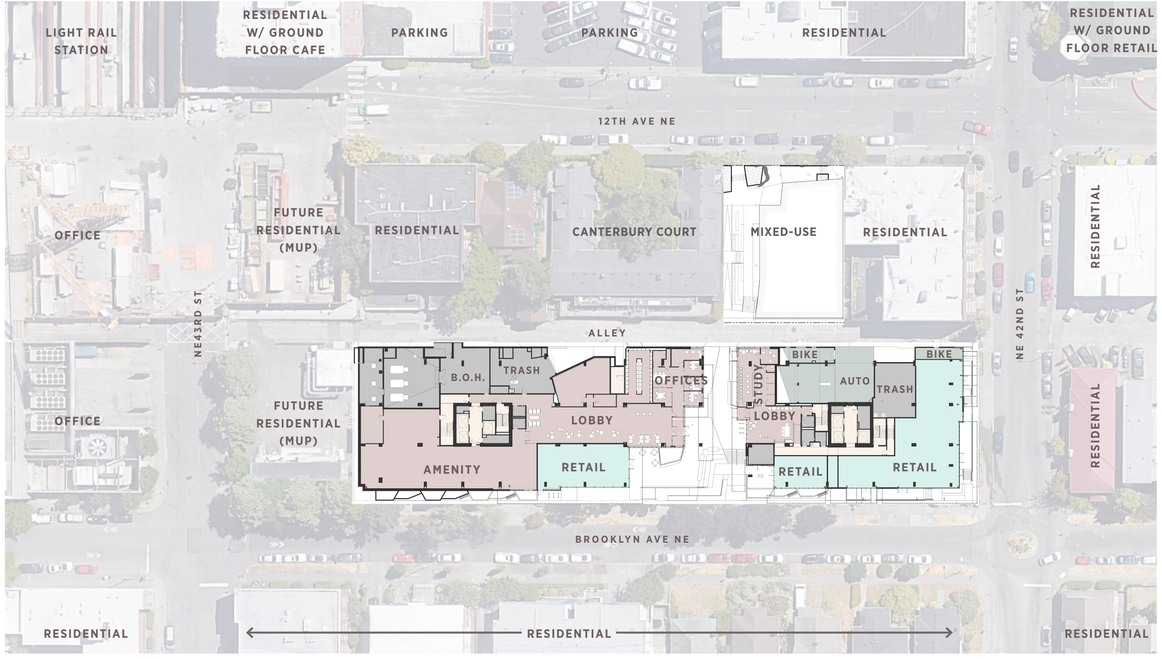
LANDSCAPE



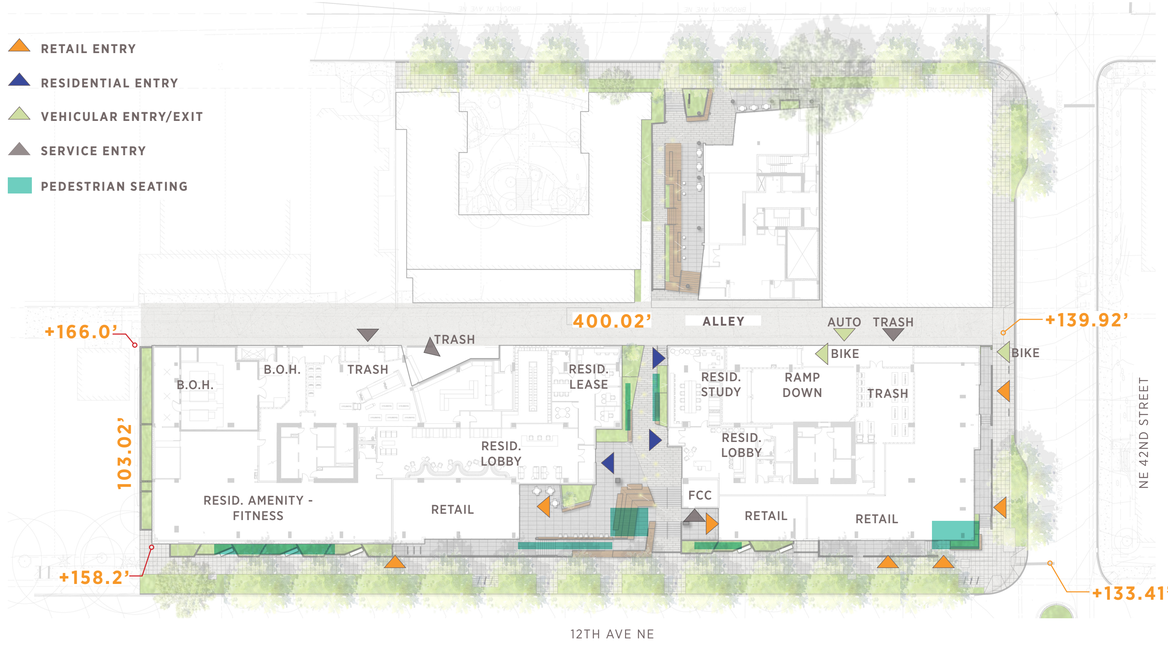
ALL USES

PROJECT CONCEPT OUTLINE

GROUND PLANE - SITE OVERVIEW



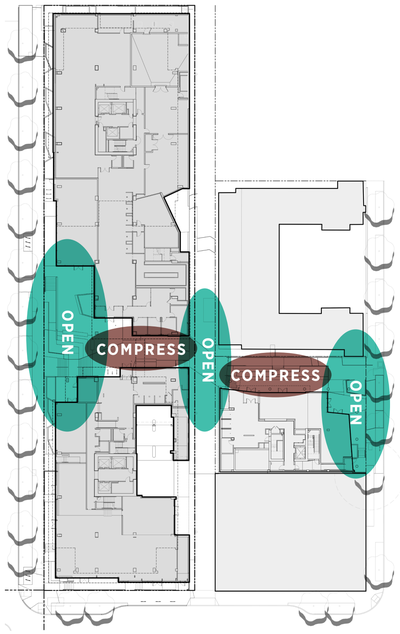
GROUND PLANE - SITE PLAN

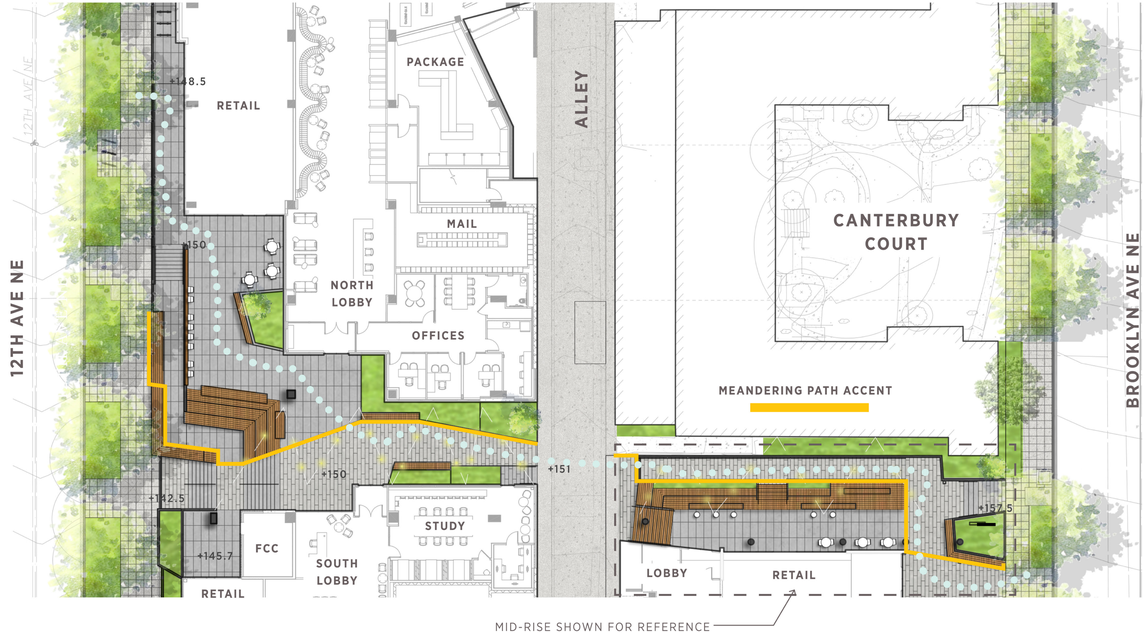


MID-BLOCK CORRIDOR OVERVIEW

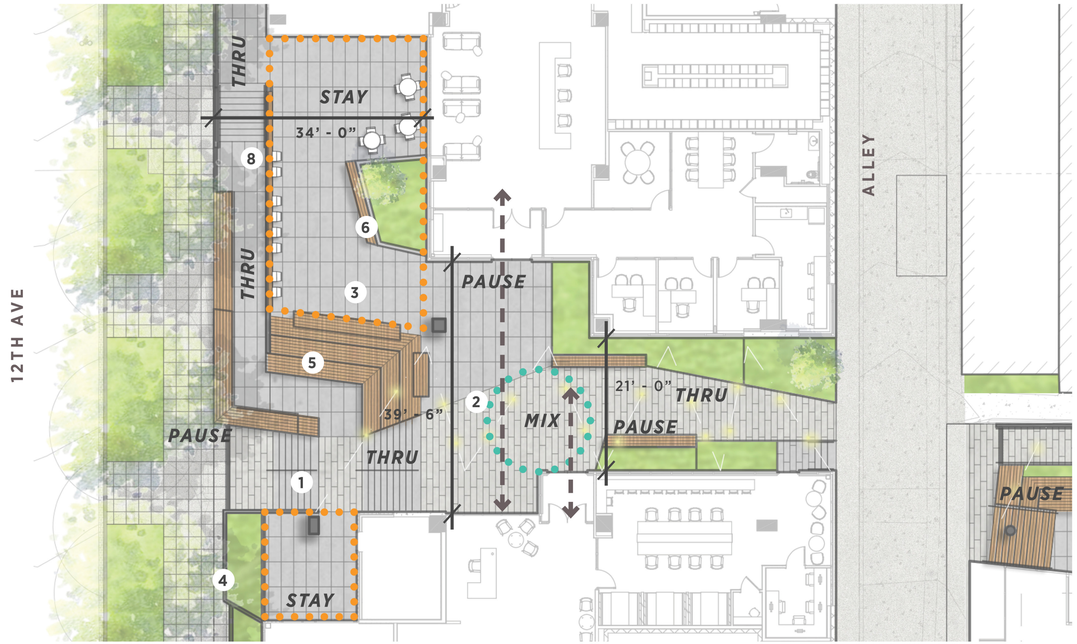
INVITE IN

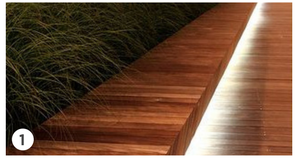
SEQUENCE





MID-RISE SHOWN FOR REFERENCE





LINEAR LED LIGHTING

PAVING - FINE

PAVING - LARGE

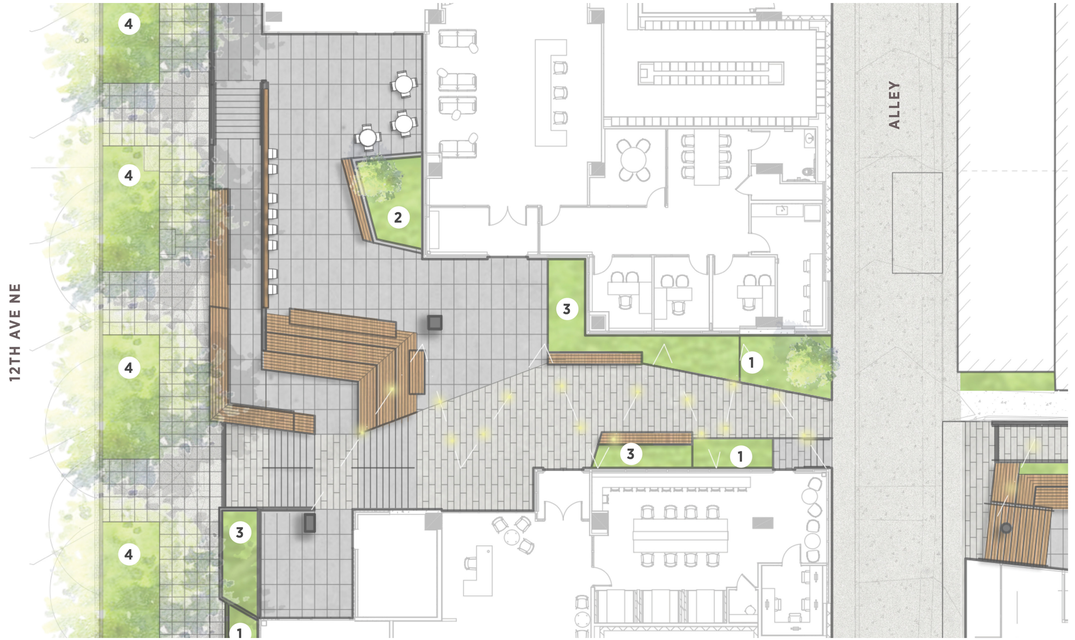
BOARDFORM CONCRETE WALL

WOOD DECK AND BENCH

METAL PLANTER

CATENARY LIGHTING

MOVEABLE TABLES AND CHAIRS



1 MID-BLOCK



2 THRESHOLD GARDEN

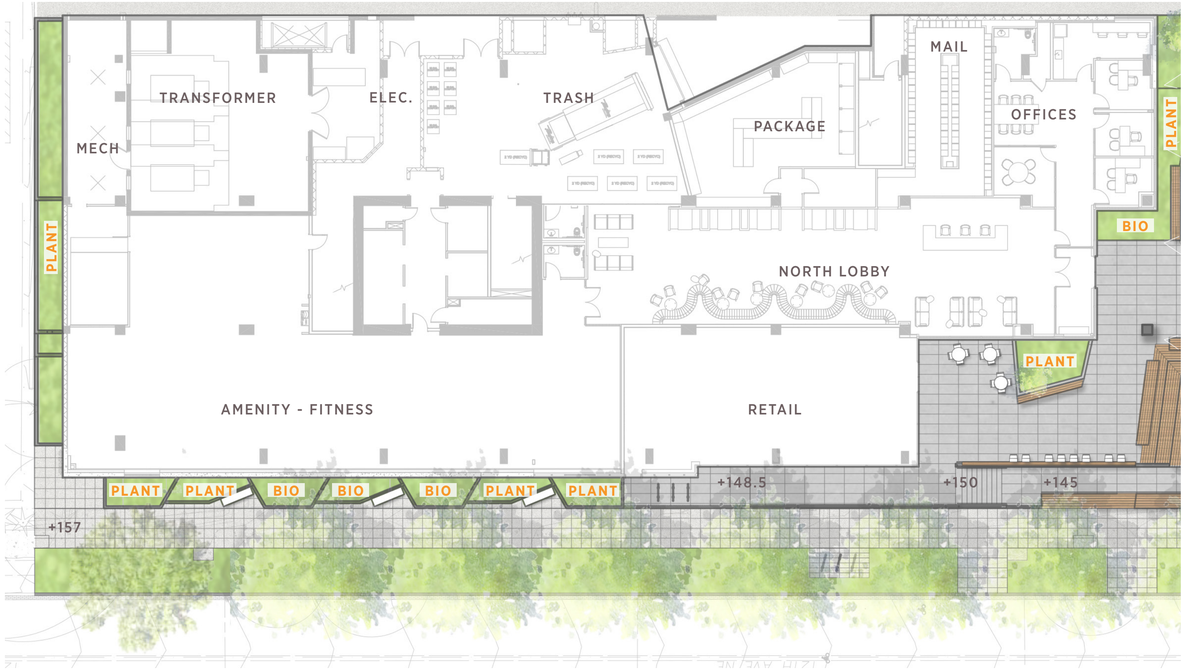



3 BIORETENTION

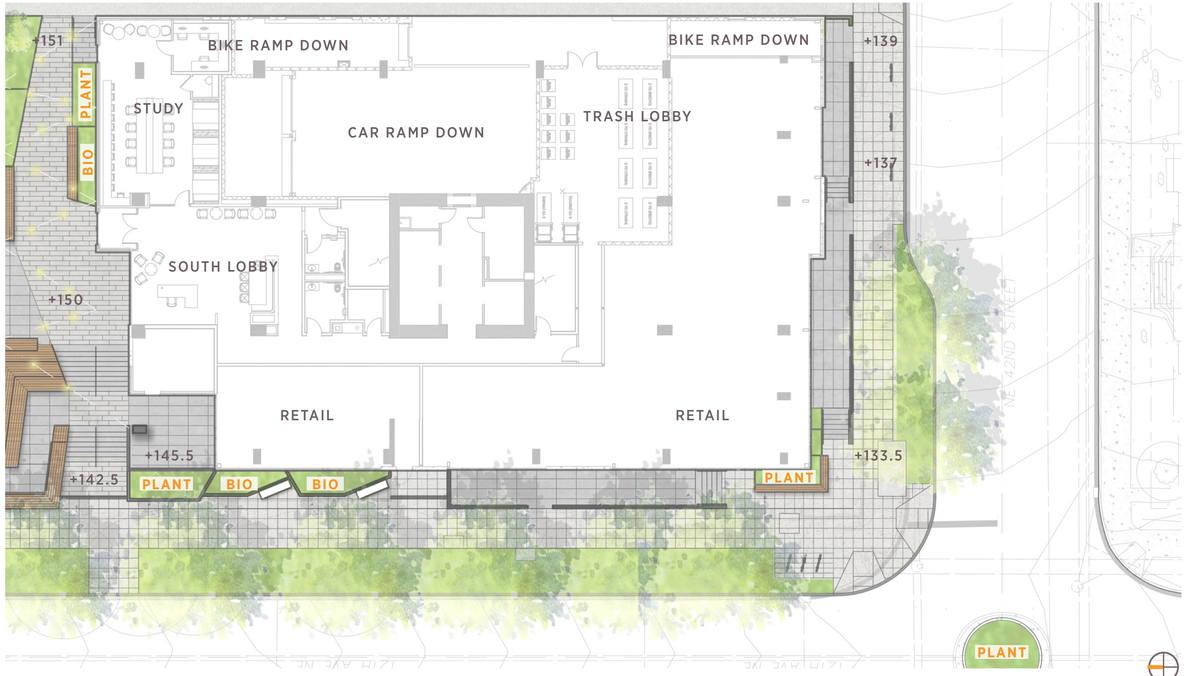

4 RIGHT OF WAY



NORTH SIDEWALK PLAN



SOUTH SIDEWALK PLAN



MID-BLOCK CORRIDOR OVERVIEW

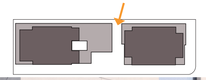
MID-BLOCK CORRIDOR ENTRY

MID-BLOCK CORRIDOR @ 12TH AVE STAIRS

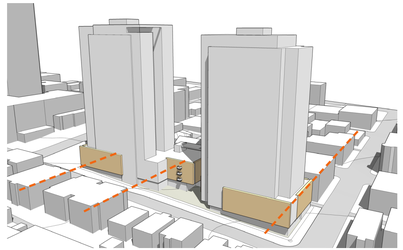
MID-BLOCK CORRIDOR @ RETAIL PLAZA

MID-BLOCK CORRIDOR @ LOBBY ENTRANCES

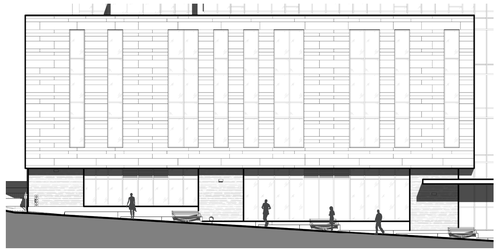
MID-BLOCK CORRIDOR @ ALLEY



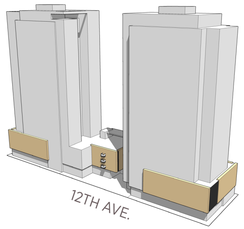
The podium is seen as the datum line connecting the project in scale to the surrounding context.

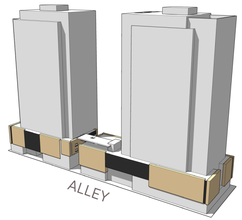


Clad in a high performance concrete cladding panel, the podium provides a strong base that ties into the existing neighborhood masonry fabric. It is raised above the sidewalk level to allow the ground floor to be as visually open as possible.



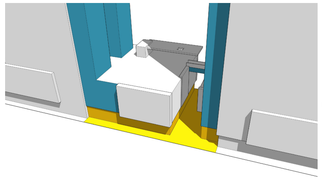
The masony panel podium elements hold the corners of the project. Alternative materials break down the length of the podium and provide a pedestrian friendly scale.



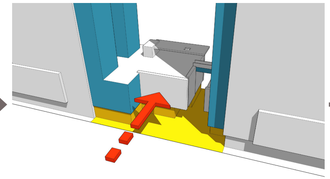


The inset podium at the mid-block corridor is a continuation of the podium language seen around the project. The mid-block corridor plaza is envisioned as an extension of the public sidewalk with the podium reflecting this continuity of public open space.

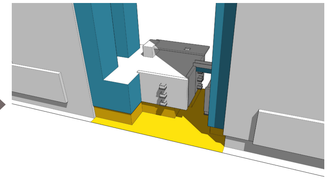
TYPICAL PODIUM LEVEL PLAN @ MID-BLOCK CORRIDOR



The entry into the mid-block corridor is recognized as too narrow and un-inviting.



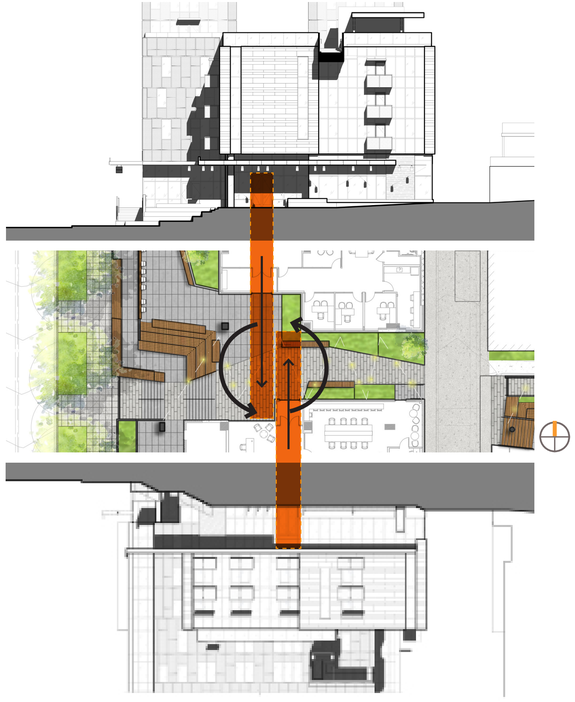
The podium facade is pushed back to create public space.



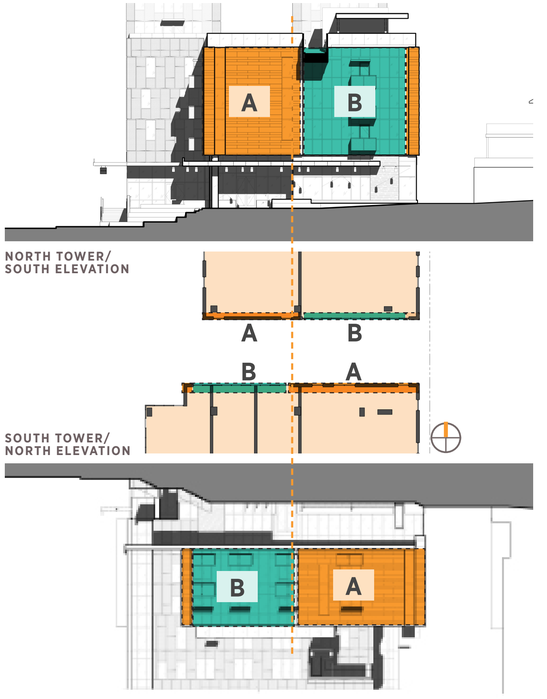
Balconies, not seen anywhere else in the project, are introduced to create visual activity within the first 45' of this larger public space.

The lobby entries have been located off axis with each other to create an eddy of activity.

THE GROUND FLOOR - MID-BLOCK CONNECTIONS

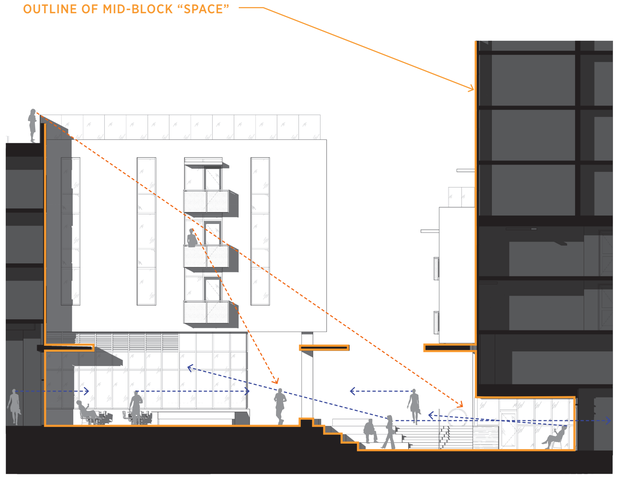


THE PODIUM - MID-BLOCK RELATIONSHIP

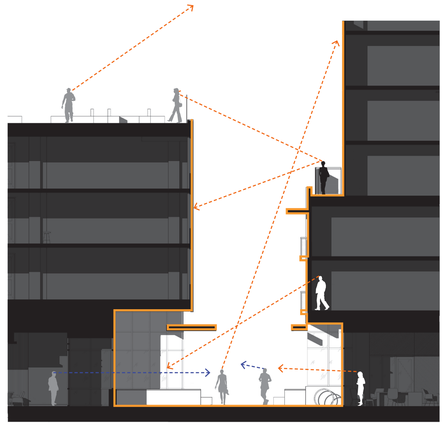


The podium of the north and south buildings at the mid-block connection become ying-yang reflections of each other to enhance the 'split from one' concept.

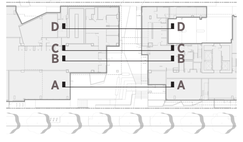
THE GROUND FLOOR AND PODIUM - MID-BLOCK CORRIDOR SECTIONS



VISUAL AND PHYSICAL CONNECTIONS WITHIN MID-BLOCK CORRIDOR

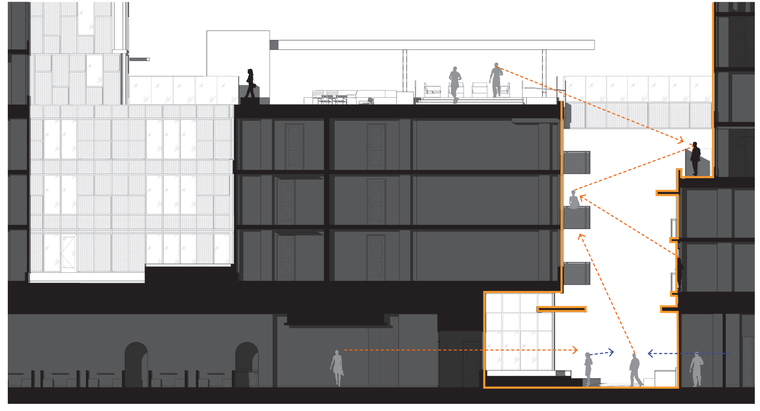


BB



THE GROUND FLOOR AND PODIUM - MID-BLOCK CORRIDOR SECTIONS

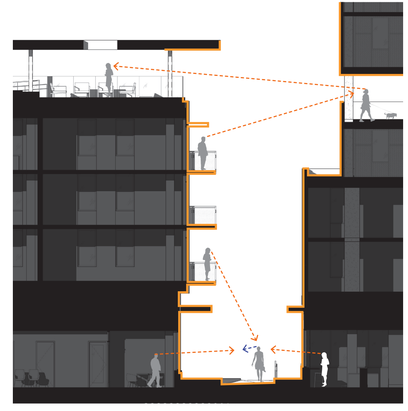
5.0 PROJECT CONCEPT



CC

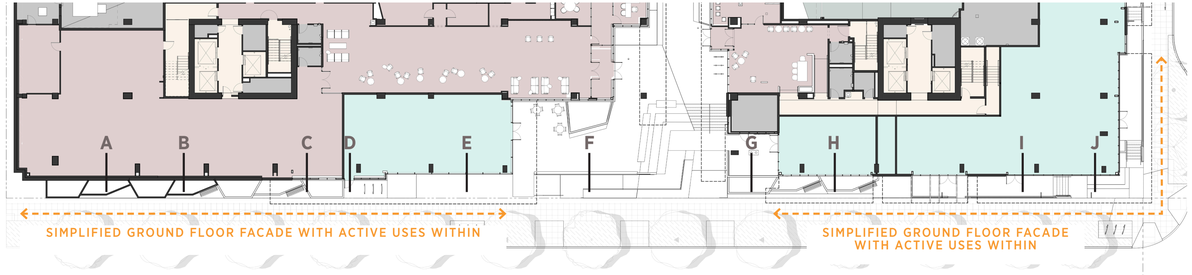
University District Design Guideline - PL1

2.d.1 - "Include upper level balconies or terraces so that occupiable spaces overlook shared alleys and mid-block connections."

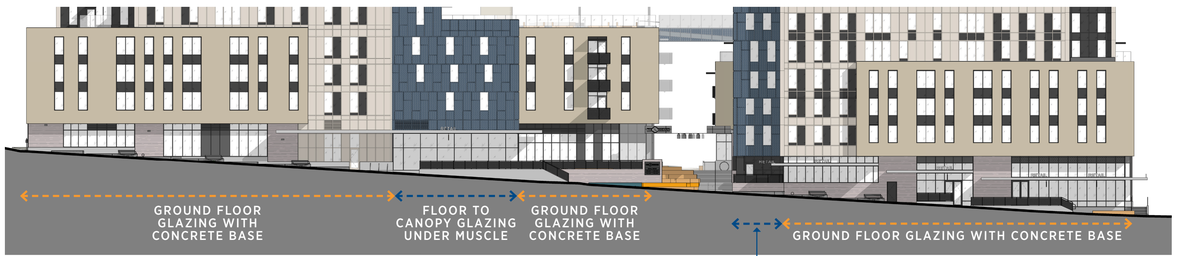


DD

THE GROUND FLOOR AND PODIUM - 12TH AVE



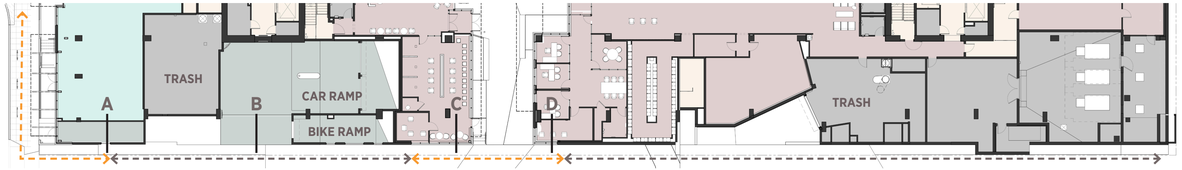
GROUND FLOOR PLAN @ 12th



PODIUM IS ELEVATED AROUND THE SITE CREATING A CONSISTENT LANGUAGE

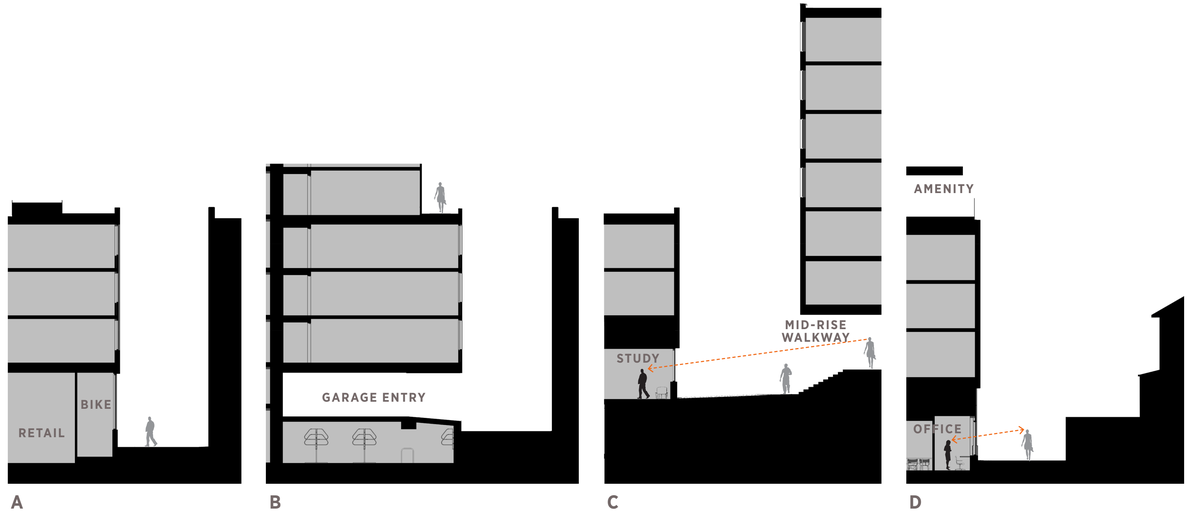
WEST ELEVATION

12TH AVE SECTIONS



GROUND FLOOR PLAN @ ALLEY

EAST ELEVATION



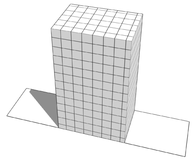
THE GROUND FLOOR AND PODIUM - VIEW SOUTH ON 12TH AVE

THE GROUND FLOOR AND PODIUM - OVERVIEW OF MID-BLOCK CORRIDOR ENTRANCE

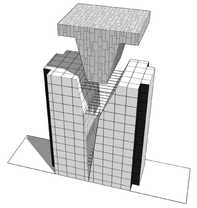
THE GROUND FLOOR AND PODIUM - VIEW NORTH ON 12TH AVE

THE GROUND FLOOR AND PODIUM - VIEW OF SOUTH FACADE

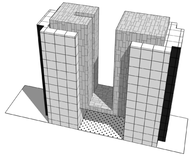
The towers and rooftop expression have become so intertwined that they cannot be considered separately. The rooftop is an integral part of the towers and vice-versa.



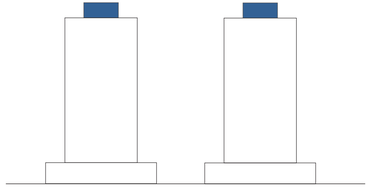
An ordered mass stands alone



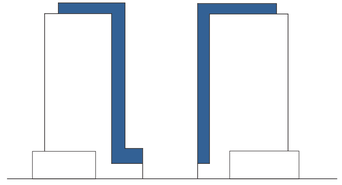
A random object splits the mass in two. Corners are revealed.



The ordered skin is left as the outer layer. The random object skin drapes the insides.

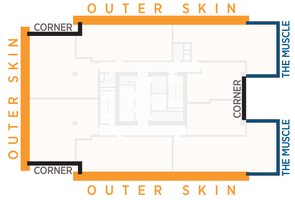


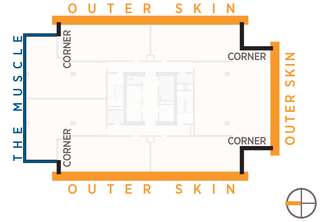
The 'layered cake' approach is a reasonable approach to lessen the presence of the rooftop of a project



This project looks to integrate the rooftop expression with the overall project design, rather than have it as a stand alone piece ornamenting the top of a tower.
The muscle becomes the connective tissue stitching together the project.

TOWER PLAN DIAGRAM





TOWER WEST ELEVATION

<u>The tower is made of three facades each with a distinct characteristic:</u>

The OUTER SKIN is a elegant composition of lighter mullions and metal panel, with center set glazing and dark spandrel.

The CORNERS are a regularly stacked system of dark mullions with forward set glazing and dark spandrel.

The inner MUSCLE is a seemingly random pattern of blue mullions and bent metal panels with center set glazing.

THE TOWERS - OVERVIEW FROM WEST

THE TOWERS - OVERVIEW FROM EAST

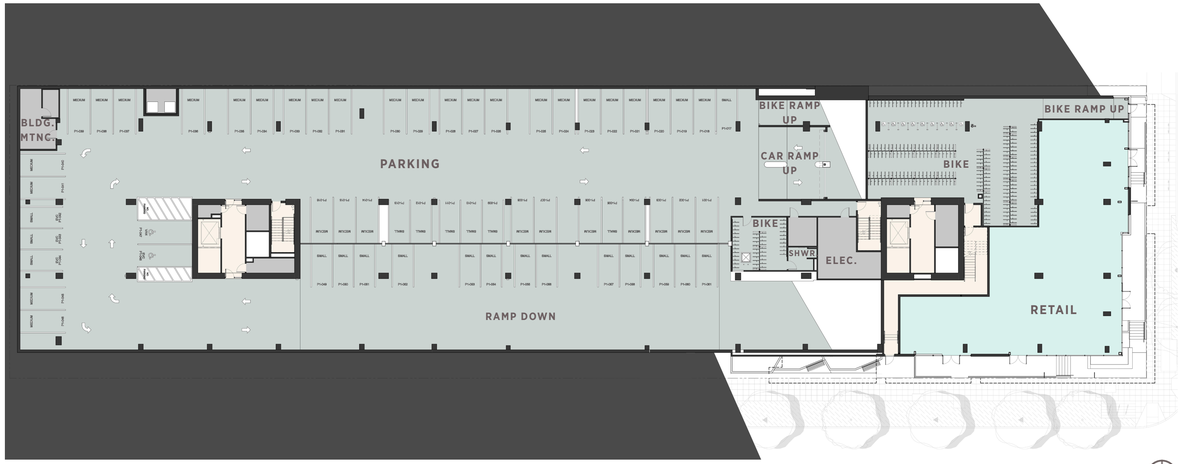
ROOFTOP

The muscle continues its vertical expression until it becomes the top of the project.

The rootop is a simple form clad in a complex skin, creating an elegant terminus.

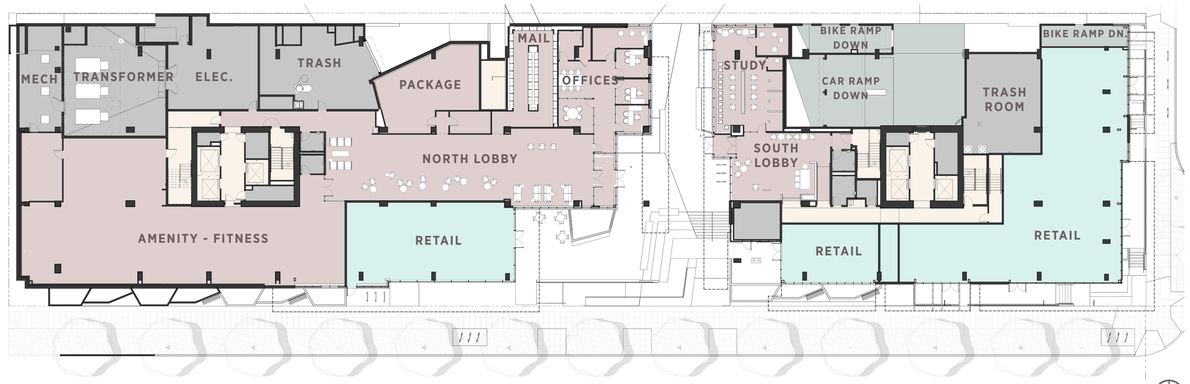
The gravity of this project and its presence in the district are not something to ignore. It will be a strong addition to the skyline; however, it does not want to scream to be heard. Its strength is in the simplicity of expression, not in its bravado or chest pounding. Moving around the building, the muscle becomes alive as your point of view and light angles change. It is the living quality of the muscle that connects these two towers and creates a powerful moment terminating in a strong, simple rooftop form.

THE TOWERS - VIEW FROM SOUTHWEST



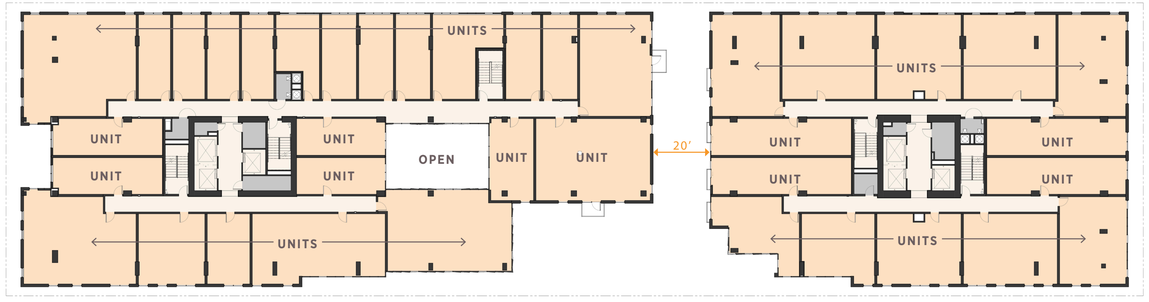
PARKING - P1

AMENITY
RETAIL
CIRCULATION
UNIT
PARKING
B.O.H.

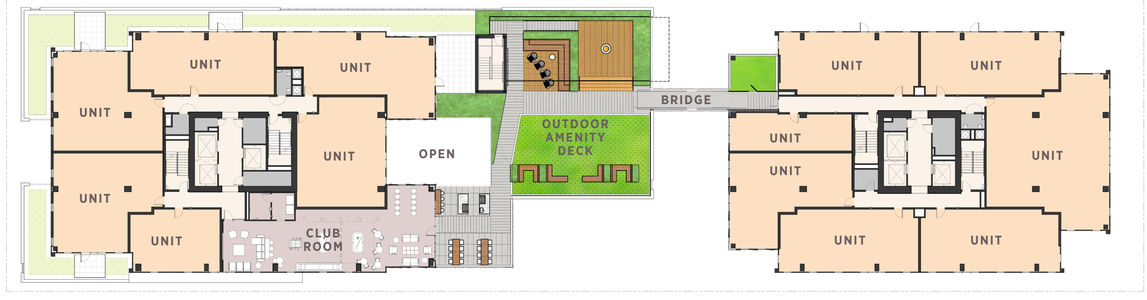


LEVEL 01

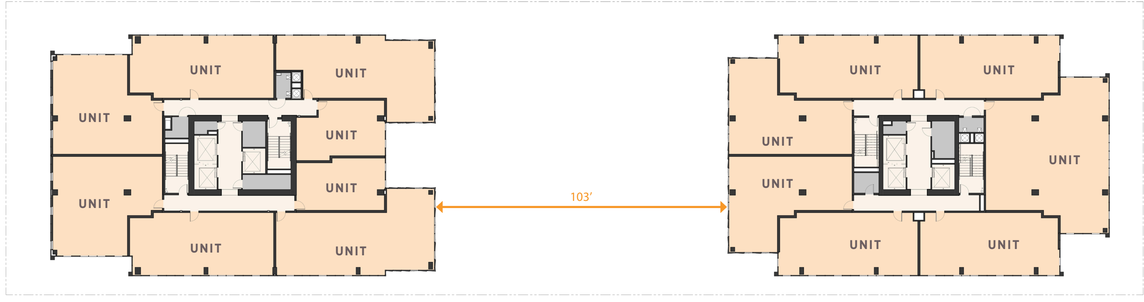
AMENITY
RETAIL
CIRCULATION
UNIT
PARKING
B.O.H.



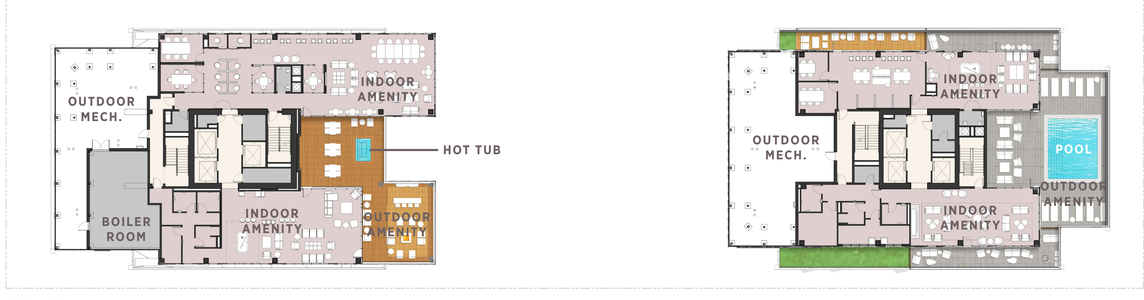
TYPICAL PODIUM - LEVELS 02-04



LEVEL 05



TYPICAL TOWER

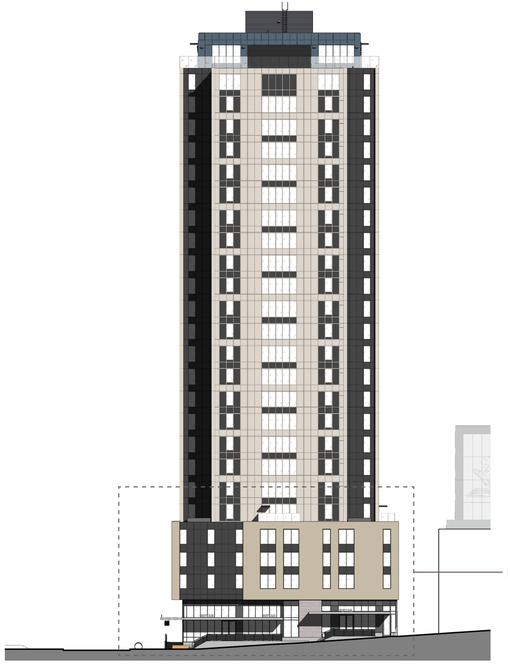


LEVEL 25

WEST ELEVATION

SOUTH TOWER ELEVATIONS

SOUTH ELEVATION

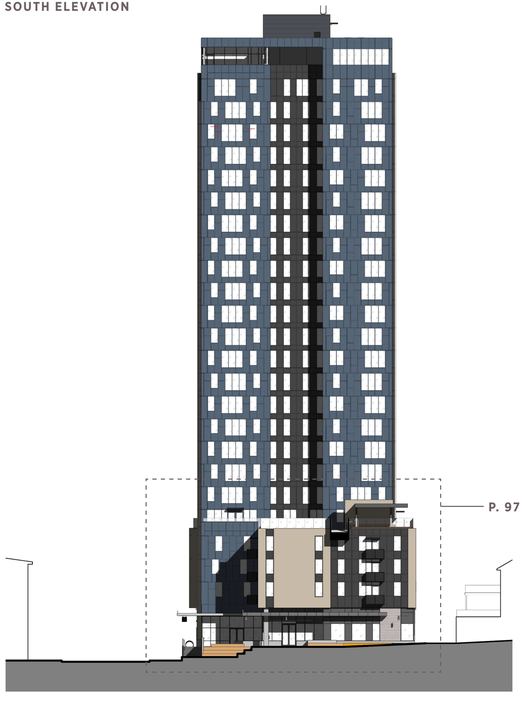


NORTH ELEVATION

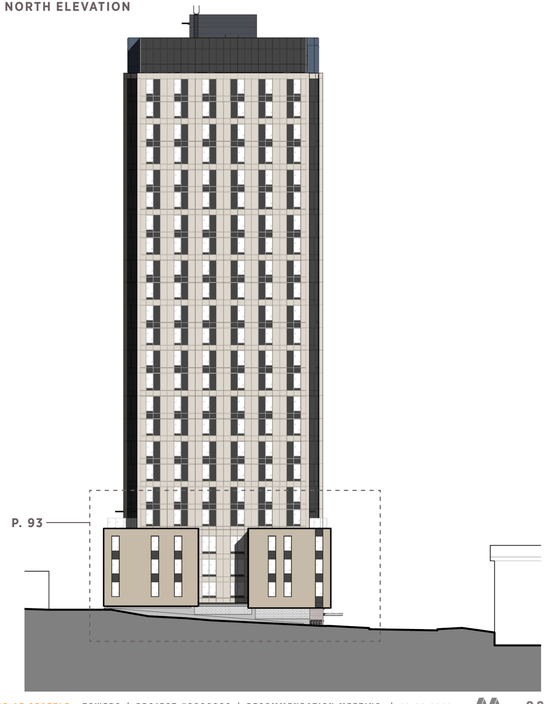
EAST ELEVATION

NORTH TOWER ELEVATIONS

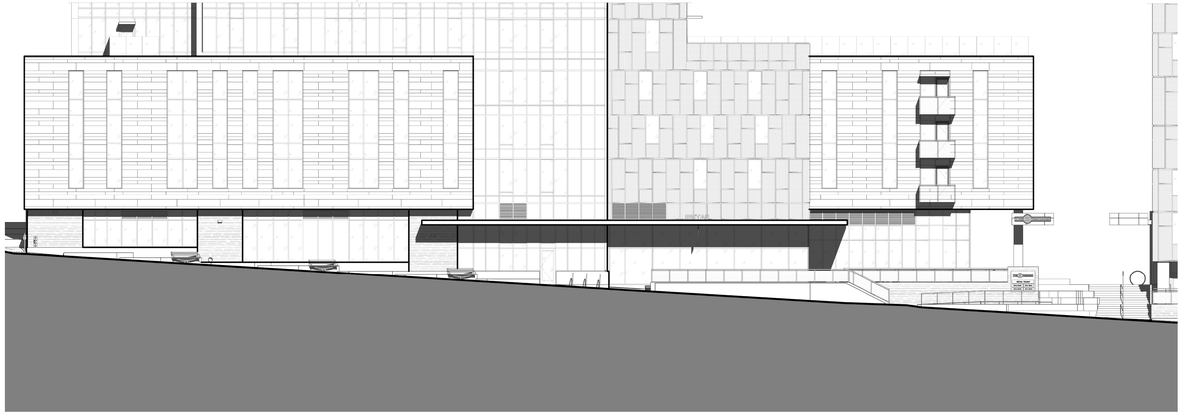
SOUTH ELEVATION



NORTH ELEVATION

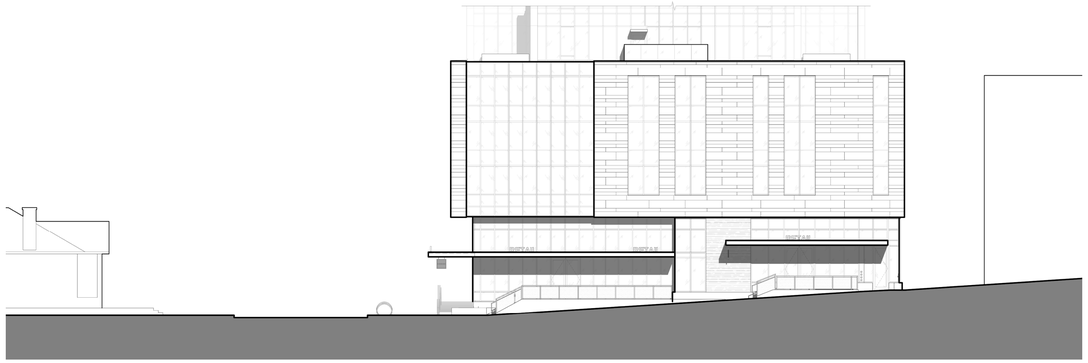


ENLARGED WEST ELEVATION - NORTH TOWER

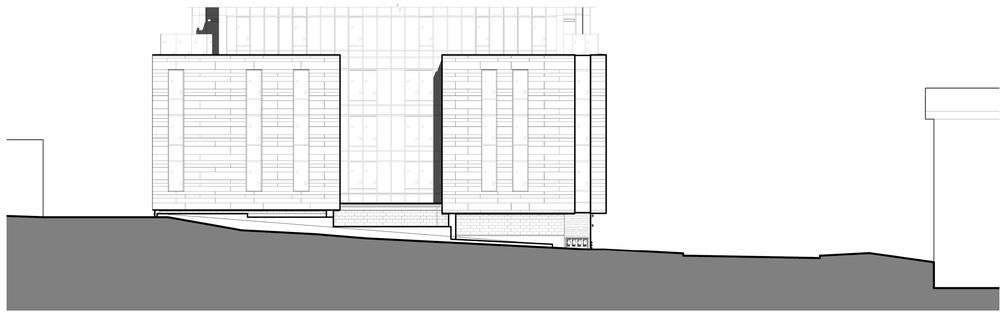


ENLARGED WEST ELEVATION - SOUTH TOWER

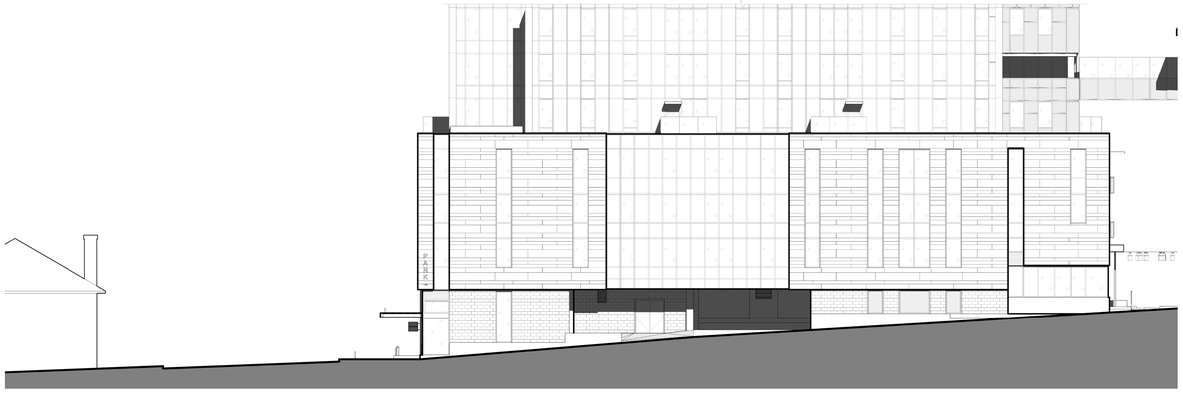
ENLARGED SOUTH ELEVATION - SOUTH TOWER



ENLARGED NORTH ELEVATION - NORTH TOWER

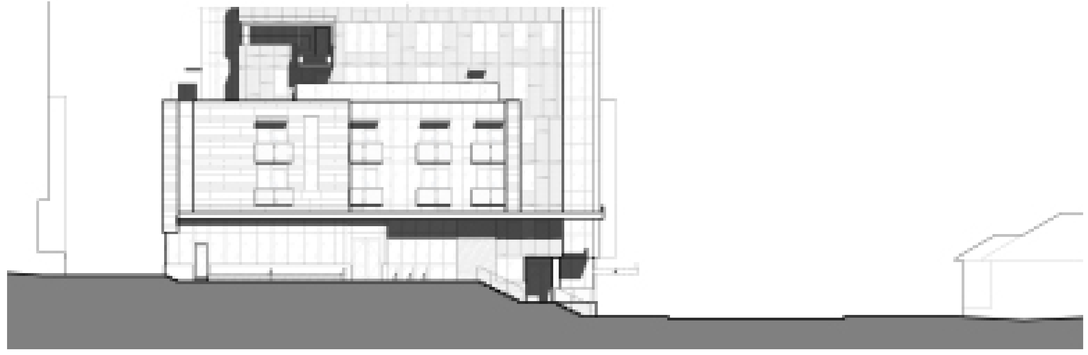


ENLARGED EAST ELEVATION - SOUTH TOWER

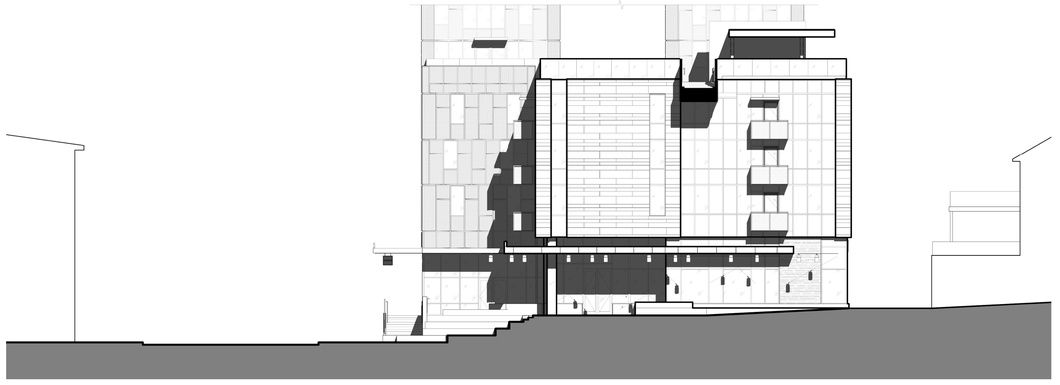


ENLARGED EAST ELEVATION - NORTH TOWER

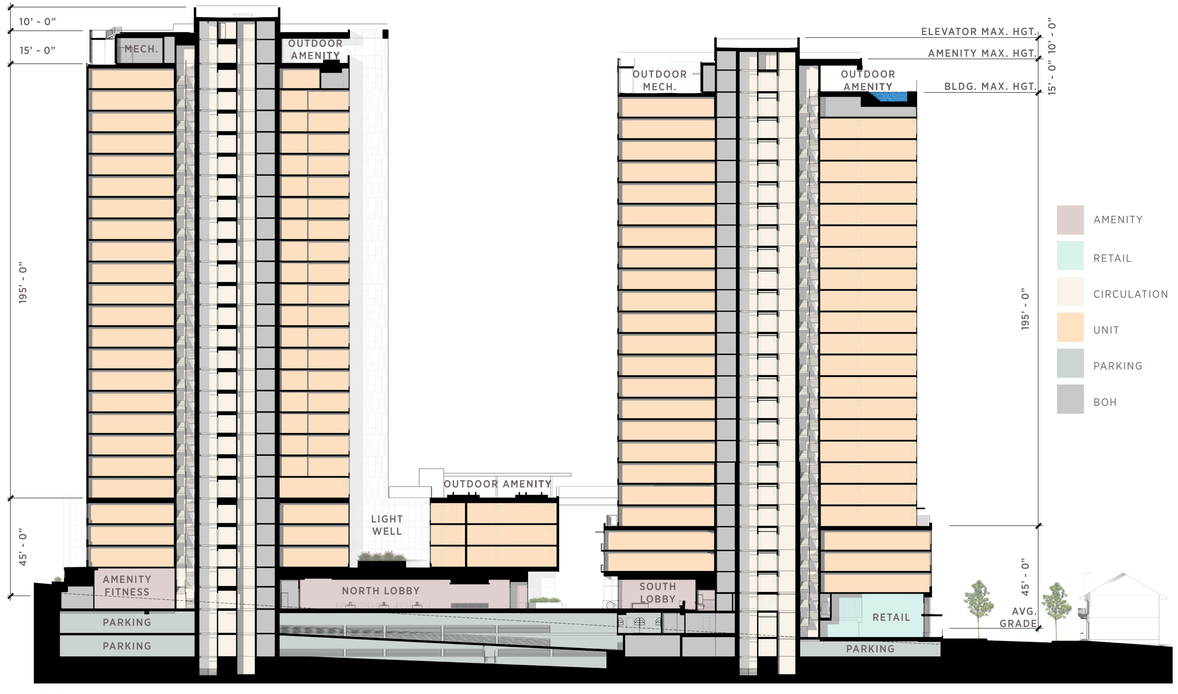
ENLARGED NORTH ELEVATION - SOUTH TOWER



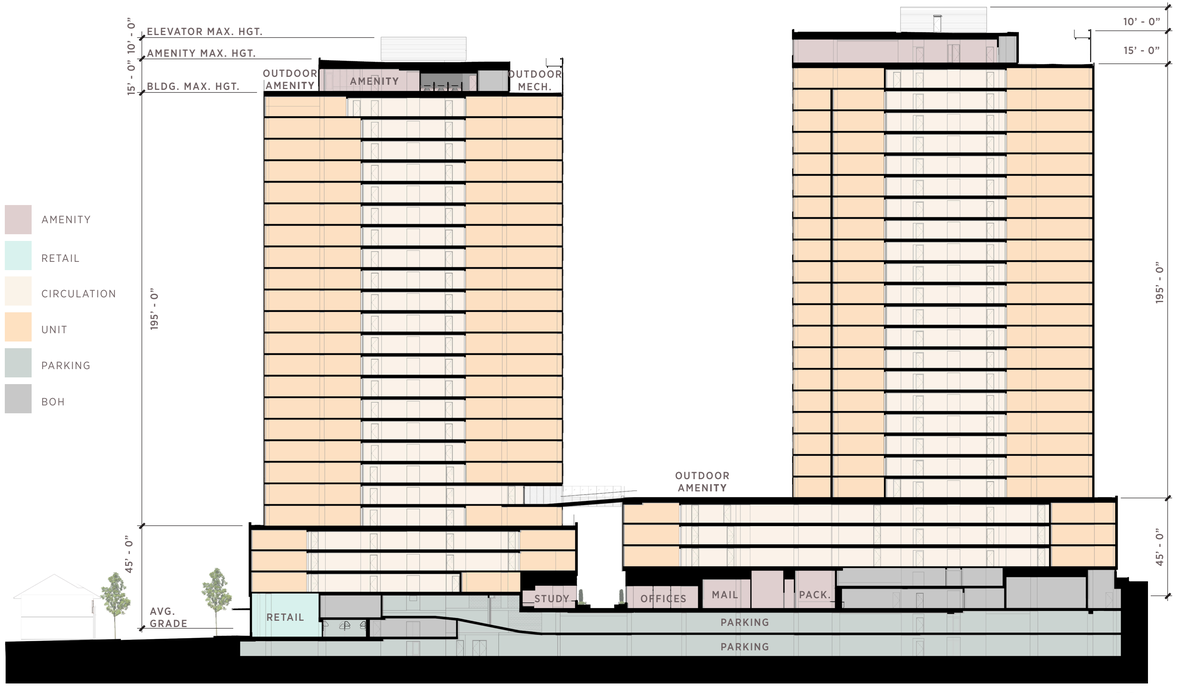
ENLARGED SOUTH ELEVATION - NORTH TOWER



NORTH / SOUTH LOOKING EAST



NORTH / SOUTH LOOKING WEST



8.0 MATERIAL AND COLOR PALETTE

1 BLUE METAL PANEL AND MULLIONS

2 TAKTL (BONE)

3 GRAY METAL PANEL AND MULLIONS

4 SPANDREL

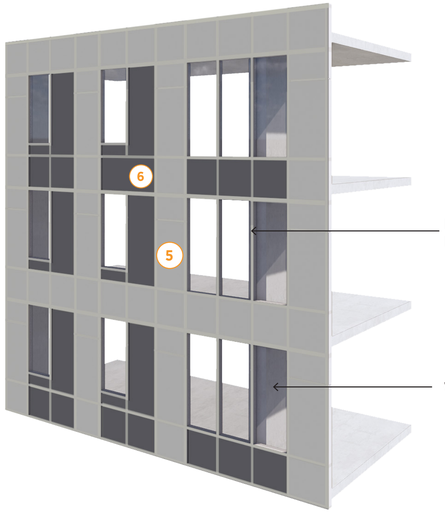
5 BLACK MULLIONS

6 BOARD FORMED CONCRETE

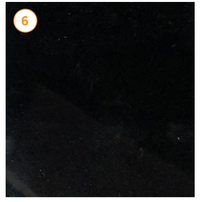
7 SOFFITS AT BUILDING OVERHANG AND SIDEWALK CANOPY UNDERSIDE

8 GLASS

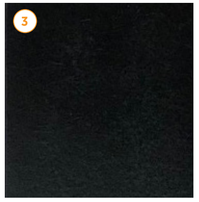
9 MEANDERING PATH



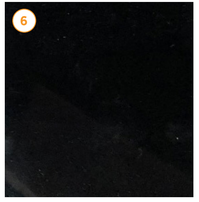
LIGHT GRAY METAL PANEL AND MULLIONS



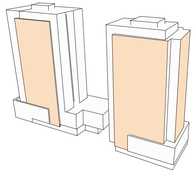
SPANDREL

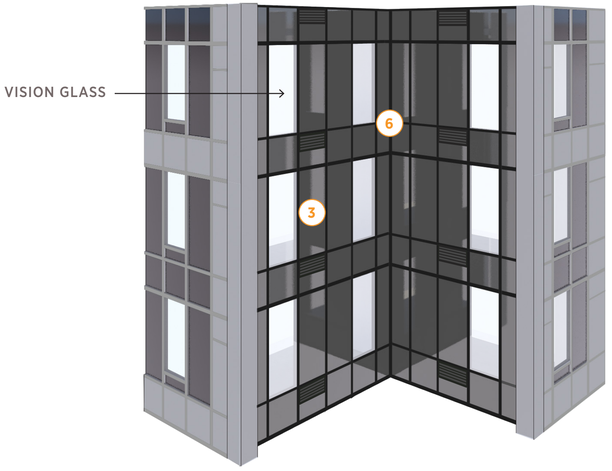


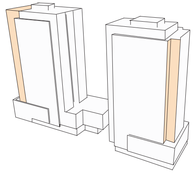
BLACK MULLIONS

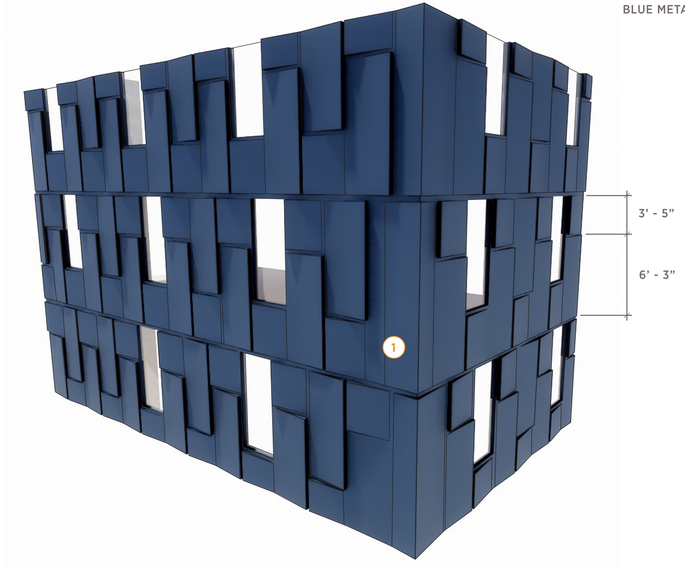


SPANDREL



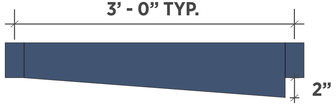


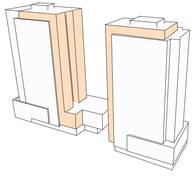




1

BLUE METAL PANEL AND MULLIONS



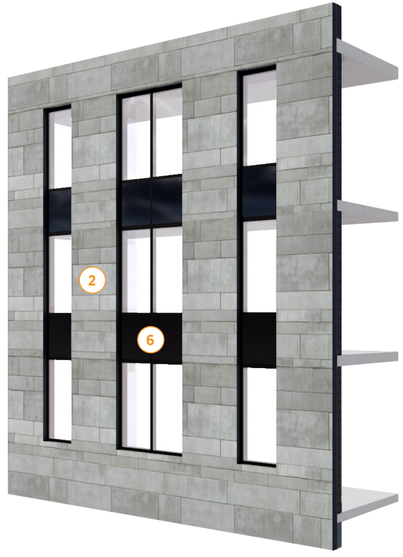


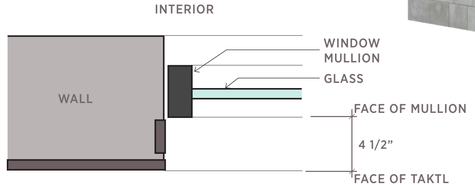
2

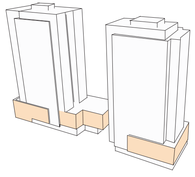
TAKTL (BONE)

6

SPANDREL







LIGHTING PLAN

1

ADJUSTABLE TREE UPLIGHTER

2

CATENARY PENDANT

3

RECESSED STEPLIGHT

4

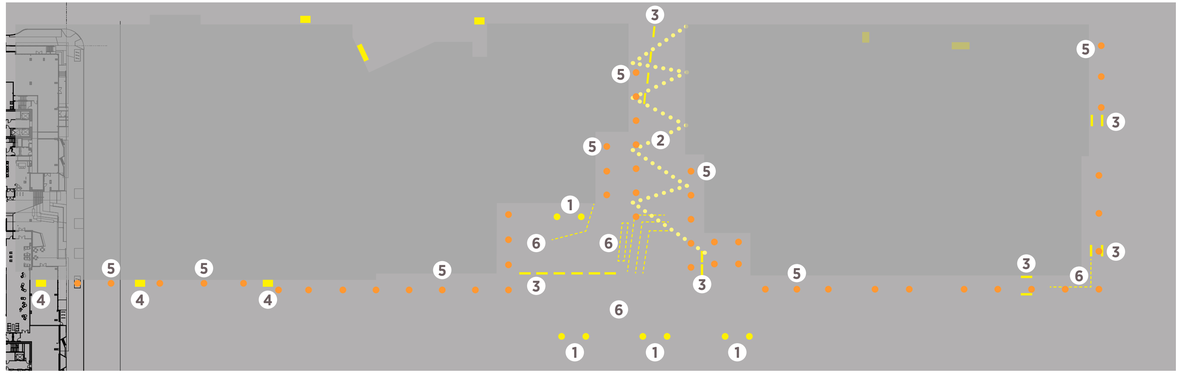
WALL SCONCE

5

RECESSED DOWNLIGHT

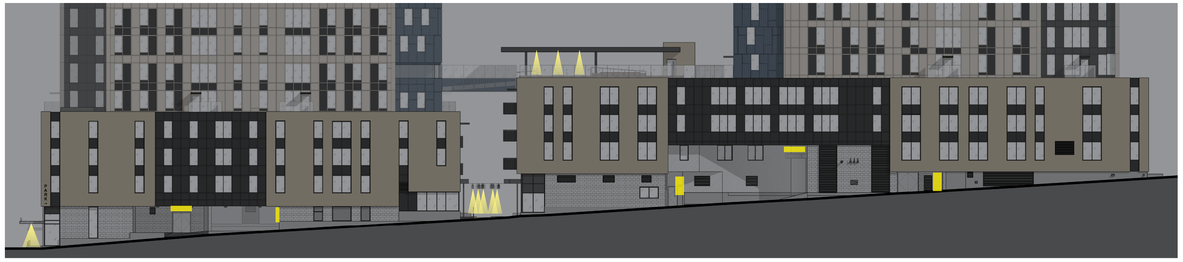
6

LED STRIP LIGHTS

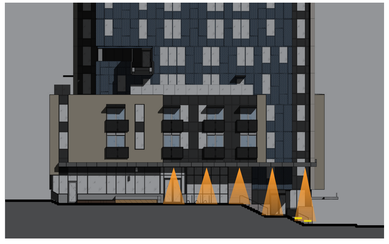


WEST ELEVATION

SOUTH ELEVATION

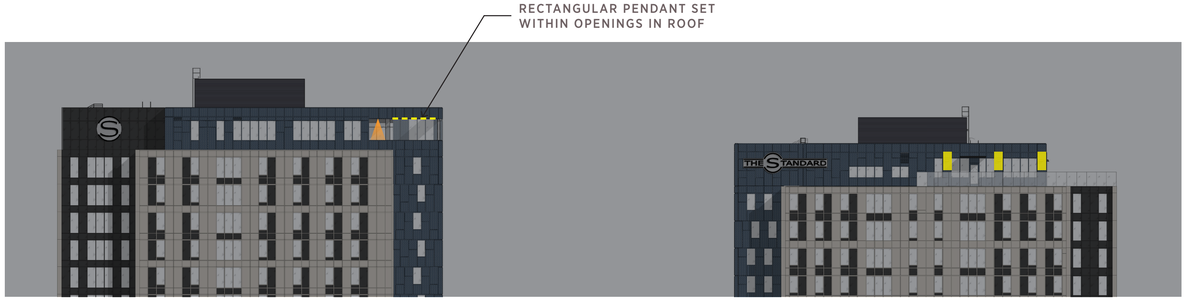


EAST ELEVATION



MID-BLOCK NORTH ELEVATION

MID-BLOCK SOUTH ELEVATION



TOP OF TOWERS WEST ELEVATION

TOP OF TOWERS EAST ELEVATION

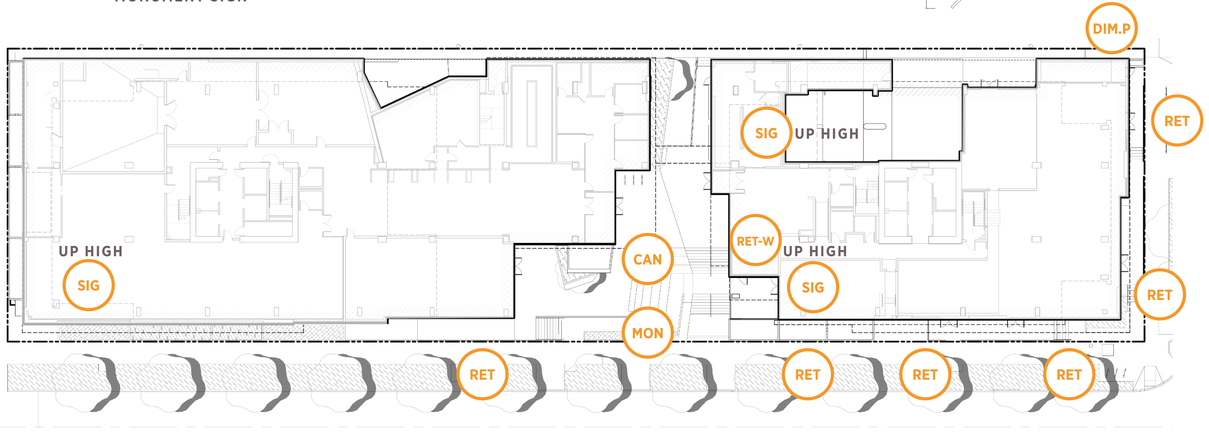
MON

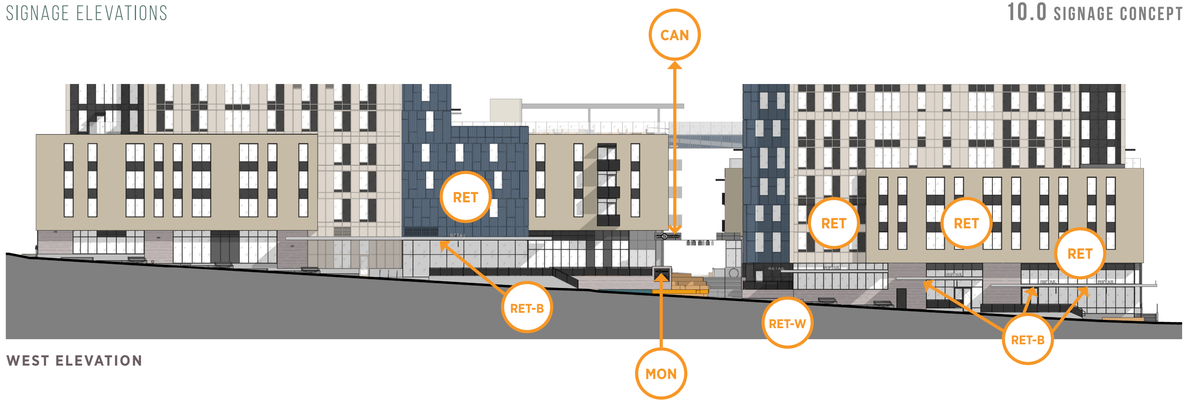
MONUMENT SIGN

CAN

SIG

DIM.P



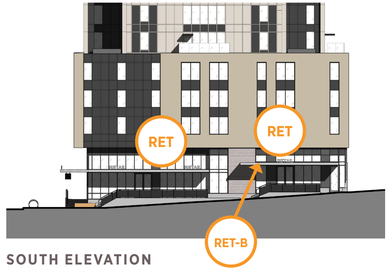


WEST ELEVATION

RET-W

RET-B

RET



SOUTH ELEVATION

EAST ELEVATION

MID-BLOCK NORTH ELEVATION

MID-BLOCK SOUTH ELEVATION

TOP OF TOWERS WEST ELEVATION

TOP OF TOWERS EAST ELEVATION

CODE SUMMARY

MAXIMUM WIDTH AND DEPTH LIMITS

SMC 23.48.635

Maximum width and depth limit of above-grade structure = 250'-0"

i. All portions of the same story that are horizontally contiguous, including any portions connected by doorways, ramps, bridges, elevated stairways, and other such devices, shall be included in the measurement of width and depth.

REQUESTED DEPARTURE

A departure is requested to allow for an elevated bridge connecting the two structure that share common residential amenities. The bridge covers approximately 150 SF and is approximately 50'-0" high. This bridge would otherwise connect the two structures into one and would be greater than the maximum allowable width of 250'-0". Apart from the bridge, the structures themselves are less than 250'-0" wide and meet code.

JUSTIFICATION

The bridge connection is set back 63'-0" from the sidewalk along 12th Avenue. The pedestrian visual understanding of the project is that it appears to be two separate buildings for the majority of their experience. It is only when within the through block corridor that this tenuous connection is visually understood. Per code, "The width and depth limit of stories in separate structures or structures on the same lot that abut but are not internally connected shall be measured separately." If these two podiums touched, but did not internally connect, they would be measured separately. The project proposes an exterior connection.

RELEVANT DESIGN GUIDELINES

DC2 - "Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings."

The project looks to develop a visual connection between the two towers. The bridge becomes part of the physical stitching between the two structures showcasing that connection, while

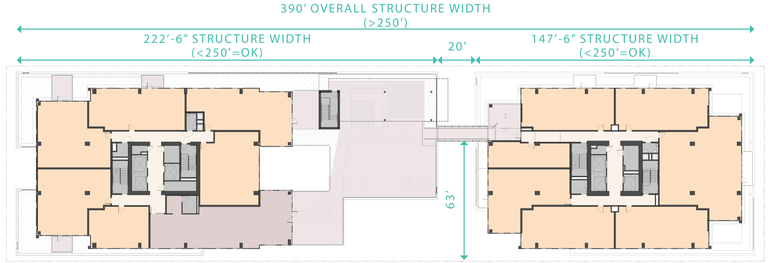
DEPARTURE 1 - MAXIMUM WIDTH AND DEPTH LIMITS

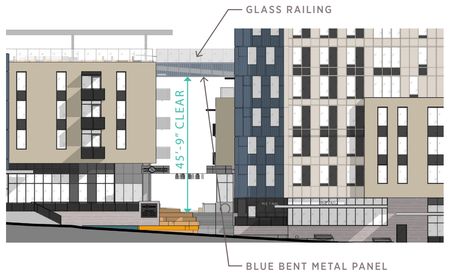
EDG COMMENT

The Board indicated possible support for this departure provided it is expressed as something more than a circulation element and that it supports the larger design concept. (DC2, DC2-6)

EDG APPLICANT RESPONSE

The bridge element is seen as an integral part of the overall parti diagram. It becomes the last vestige of connection between the two parts of the project which used to be one form. It is the left behind connective tissue. The bottom of the bridge is clad in the same system that makes up the blue muscle material, while the top is made up of a glass railing tying in with the 5'-0" high protective glass railing around the exterior fifth floor amenity deck. This continues the ying/yang relationship consistent with the overall language seen between the two buildings on either side of the midblock corridor.





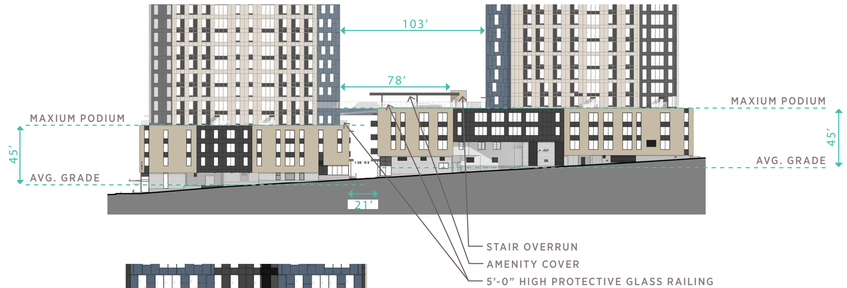
DEPARTURE 2 - UPPER LEVEL DEVELOPMENT STANDARDS

EDG COMMENT

The Board indicated the possibility of supporting this departure provided the successful resolution of the issues around the jewel element previously identified. (DC2, DC2-C-2, DC2-6 Dual Purpose Elements)

EDG APPLICANT RESPONSE

The level 5 amenity deck cover, glass railing, and stair overrun have been developed to tie into the overall look and feel of the podium levels, as well as tie back down to the ground level detailing. These become an extension and termination to the exposed jewel space. These elements become the legible roof lines for the jewel space and help provide a focal point within the project.



NORTH PODIUM - SOUTH ELEVATION

CODE SUMMARY

UPPER LEVEL DEVELOPMENT STANDARDS IN SM-U ZONES

SMC 23.48.645.E.2

"A minimum separation of 75'-0" is required between any high-rise portion of a structure and all other portions of the same structure that exceed 45'-0" in height, or portions of other structures on the lot that exceed 45'-0" in height"

REQUESTED DEPARTURE

A departure is requested to exclude the egress stair overrun, guardrails, and amenity cover which are above 45' in height from the separation requirements for high-rise portions of the structure.

JUSTIFICATION

The project looks to create a variety of heights at the podium roof line. Although a 4'-0" open railing is allowed beyond the 45'-0" height, the design proposes 5'-0" high glass railings to provide protection at outdoor deck areas. The amenity cover is detailed and clad in the same material as the two main canopies leading through the midblock connection to the main residential lobbies. This is done to tie that ground floor experience up through the project and connect the upper level open space back down to the ground floor open spaces in a consistent language.

RELEVANT DESIGN GUIDELINES

DC2 - "Embrace contemporary design through distinctive, elegant forms." "provide architectural interest with legible roof lines or the top of the structure that is clearly distinguishable from the facade walls."

DC3 - "Design outdoor amenity areas" "to be a focal point and organizing element within the development."

11.0 DEPARTURES

CODE SUMMARY

ROOFTOP FEATURES

SMC 23.48.025.C

15'-0" above maximum height limit, so long as combined coverage of all these features do not exceed 25 percent of the roof area = Solar collectors, stair penthouses, mechanical equipment, atriums, greenhouses, solariums, and covered or **enclosed common amenity areas** for structures exceeding 125'-0" in height.

Roof coverage of the above features may be increased to 65 percent of roof area provided that all mech equipment is screened and no rooftop features are located closer than 10'-0" to roof edge.

REQUESTED DEPARTURE

A departure is requested to allow for an integrated rooftop feature (enclosed common amenity area and mechanical equipment) that does not set back 10'-0" from the edge of roof and covers more than 65% of the roof area.

The north tower has an 81% coverage, and the south tower has a 66% coverage for a combined amenity/mechanically screened area coverage of 74%.

JUSTIFICATION

The rooftop feature for this project is seen as an integrated part of the overall, cohesive design. This project is a dynamic addition to the U-District skyline and the roof form is seen as critical to the success of its place in the district and the city as a whole. By continuing the tower materials up to include the mechanical and amenity areas, the project completes itself more fully, and becomes an extension of the overall look and feel of the project. The integration of the roof feature within the overall concept of the project results in a more unified design.

RELEVANT DESIGN GUIDELINES

DC2 - "Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings."

DC2 - 6.j. "Transiton to the Sky & Skyline Compositon: Create an intentonal, designed terminus to the tall form and enhance the skyline (not a simple fat 'cut-off'). Integrate all roofop elements and uses into the overall design, including mechanical screens, maintenance equipment, amenity spaces and lighting. Applicants should design and show how the tall buildings will contribute to the overall skyline profle and variety of forms."

EDG COMMENT

The Board indicated the possibility of supporting this departure if the non-code-compliant elements were integrated into the larger architectural concept and if departure were part of an assembly that would yield the bold, sculptural form identified in the preceding guidance at 1.e and 1.f, above (DC2, DC2-6-j)

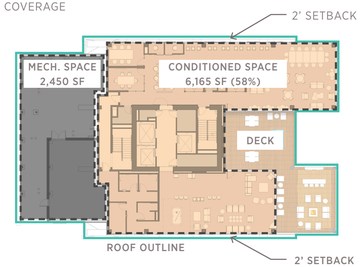
EDG APPLICANT RESPONSE

By lowering the height of the tower walls that surrounded the roof massing and eliminating the sloped roof shape while raising the top roof parapet, the roof now has a stronger form that is in proportion with the rest of the building. The strong sculptural shape of the roof is seen in its simplicity of form, not through a "complexity of shape". The sloped roofs seen in the EDG-2 design did not fit in with the overall design concept of the project. The sculptural quality of the roof is seen in the detailing of the inner muscle material and its inherent singularity and differentiation from other projects in the neighborhood thus adding to the ecelctic nature of the district.

AERIAL VIEW OF PROJECT

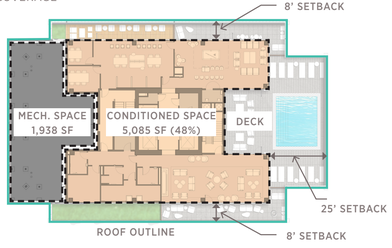
NORTH TOWER

ROOF OUTLINE	10,646 SF
COMBINED AMENITY/MECH.	8,615 SF
81% COVERAGE	

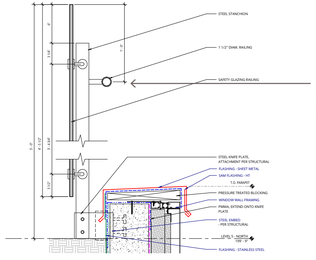


SOUTH TOWER

ROOF OUTLINE	10,604 SF
COMBINED AMENITY/MECH.	7,023 SF
66% COVERAGE	



SOUTH TOWER LEVEL 25



CODE SUMMARY

STRUCTURAL HEIGHT

SMC 23.48.025

C. Rooftop Features 2. Open railings, planters, skylights, clerestories, greenhouses, parapets, and firewalls may extend up to 4'-0" above the maximum height limit with unlimited rooftop coverage.

REQUESTED DEPARTURE

To allow the guardrails at levels 25 on both the north and south towers to be 5'-0" tall in order to provide the WAC required guardrails for pools and hot tubs, and to provide general safety for residents at these higher levels.

JUSTIFICATION

The 5-0" high guardrail height is required by Washington Administrative Code (WAC | 246-260-031_4) at hot tubs and pools. The proposed 5'-0" guardrail is glass with a steel horizontal support member at 4'-0" above the deck to minimize its appearance as much as possible.

In an effort to have a consistent design language, and to also provide a higher level of safety for residents, the 5'-0" guardrail is proposed around all upper outdoor deck areas whether they are adjacent to a hot tub or pool, or not.

RELEVANT DESIGN GUIDELINES

XXXXXX

CODE SUMMARY OF DIRECTOR DECISION

REQUIRED OPEN SPACE FOR LARGE LOT DEVELOPMENTS IN SM-U ZONES - ON A SITE OTHER THAN THE PROJECT SITE

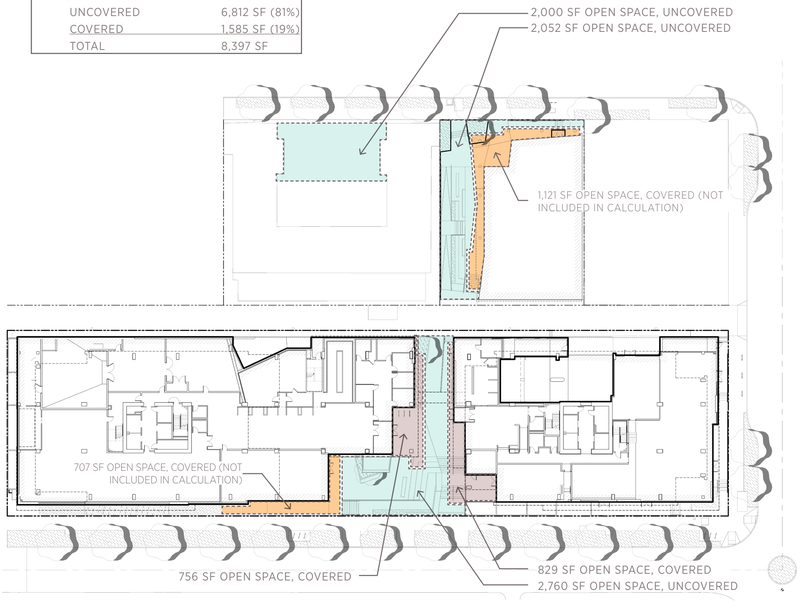
SMC 23.48.650.11.C

The minimum size of the open space on an alternate site and the maximum distance from the project may be increased or decreased for the project if the Director dermines, as a Type I decision, that such adjustments are reasonably necessary to provide for open space that will meet the additional need for open space caused by the project, enhance public access to the open space, and/or allow for a significant share of the required open space to also be accommodated on the project site.

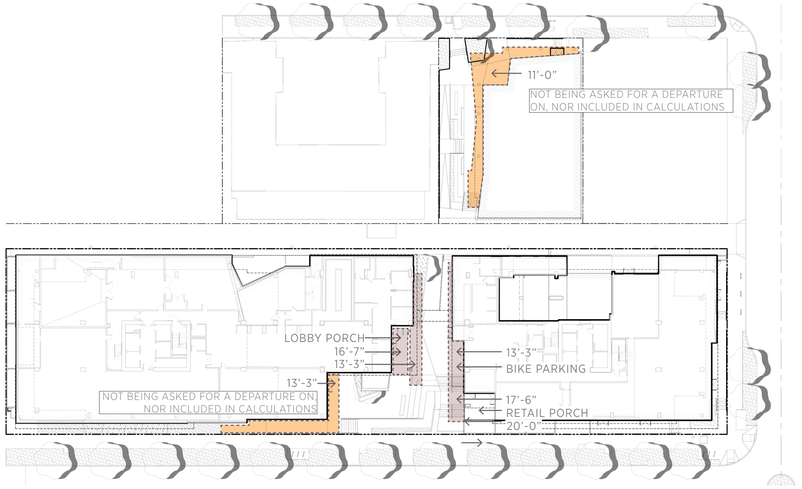
DIRECTOR DECISION - REQUIRED OPEN SPACE

THIS PAGE SHOWS A DIRECTOR'S DECISION WHICH DIRECTLY RELATES TO THE DEPARTURE ON THE FOLLOWING PAGE.

REQUIRED OPEN SPACE	8,037 SF
PROPOSED OPEN SPACE	
UNCOVERED	6,812 SF (81%)
COVERED	1,585 SF (19%)
TOTAL	8,397 SF



DEPARTURE 5 - COVERED AREAS IN REQUIRED OPEN SPACE



MID-BLOCK NORTH CANOPY

MID-BLOCK SOUTH CANOPY

CODE SUMMARY

REQUIRED OPEN SPACE FOR LARGE LOT DEVELOPMENTS IN SM-U ZONES

SMC 23.48.650

B.2

Minimum area open to the sky - 60%

Maximum open space covered by structure - 20%

B.6

Covered open space areas shall have a minimum vertical clearance of 20 feet.

REQUESTED DEPARTURE

To allow for overhead cover of the open space to have less than 20 feet vertical clearance.

JUSTIFICATION

The mid-block pedestrian connection is a dynamic, eclectic, distinct urban open space that is made up of spaces of varying activity that connect 12th Avenue to Brooklyn. The width and height of these spaces vary in response to whether they are "pause", "interact", or "stay" spaces. The majority of covered spaces are under canopies that extend towards the 12th Avenue sidewalk, reaching out and pulling pedestrians in to engage with the space. They become an extension of the sidewalk canopy coverage but in a different language, showcasing their difference, while still providing protection from the elements as pedestrians walk through the space or to the residential lobbies.

RELEVANT DESIGN GUIDELINES

PL1 - Public Life - Connectivity

"Reinforce existing movement patterns and introduce connections that weave a pedestrian-priority network throughout the neighborhood with mid-block pedestrian pathways"

"Incorporate secondary spaces for impromptu gatherings, play opportunities, outdoor seating, and bike racks."

"Install wayfinding elements" "to highlight entrances to midblock crossings."

JUSTIFICATION

The northern tower canopy along 12th wants to be a singular element to tie across the simple facade and draw people towards the mid-block connection. Whereas the canopy is within the 10'-0" - 15'-0" range above the mid-block plaza space, it is above that range at its highest point above the adjacent sidewalk.

The south tower mid-block canopy that draws pedestrians through the mid-block connection extends out over the sidewalk in a single gesture, and although it is within the 10'-0" - 15'-0" range above the mid-block grade, its intent to draw pedestrians from the sidewalk into the mid-block puts it 20'-0" above the sidewalk level.

Similarly, most of the stepping canopies on the south tower are within the allowed range; however, because of the site slope the southern most canopy is within 3" of the minimum at its lowest point.

RELEVANT DESIGN GUIDELINES

DC2 - "Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings."

The series of canopies both provide function, protection from the elements, and unify the sidewalk activities along 12th Avenue where pedestrians directly engage with the project, both at retail locations and the public mid-block connector.

CODE SUMMARY

OVERHEAD WEATHER PROTECTION AND LIGHTING

SMC 23.49.018

The lower edge of the overhead weather protection must be a minimum of ten (10) feet and a maximum of fifteen (15) feet above the sidewalk.

REQUESTED DEPARTURE

To allow overhead weather protection higher than fifteen (15) feet and less than (10) feet at the retail frontage along 12th Avenue to integrate the canopy with the building façade.

NORTH TOWER 12TH AVE. CANOPY

MID-BLOCK THROUGH CANOPIES

SOUTH TOWER 12TH AVE CANOPIES

PODIUM WEST ELEVATION

THIS PAGE IS INTENTIONALLY BLANK

THANK YOU