



THE STANDARD AT SEATTLE - THE TOWERS

RECOMMENDATION MEETING #2

PROJECT INFORMATION

ADDRESS: 4220 12TH AVENUE NE
SEATTLE, WA 98105

DPD PROJECT #: 3033094

SUBMITTAL DATE: AUGUST 14, 2020



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1.0 PROJECT OVERVIEW



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

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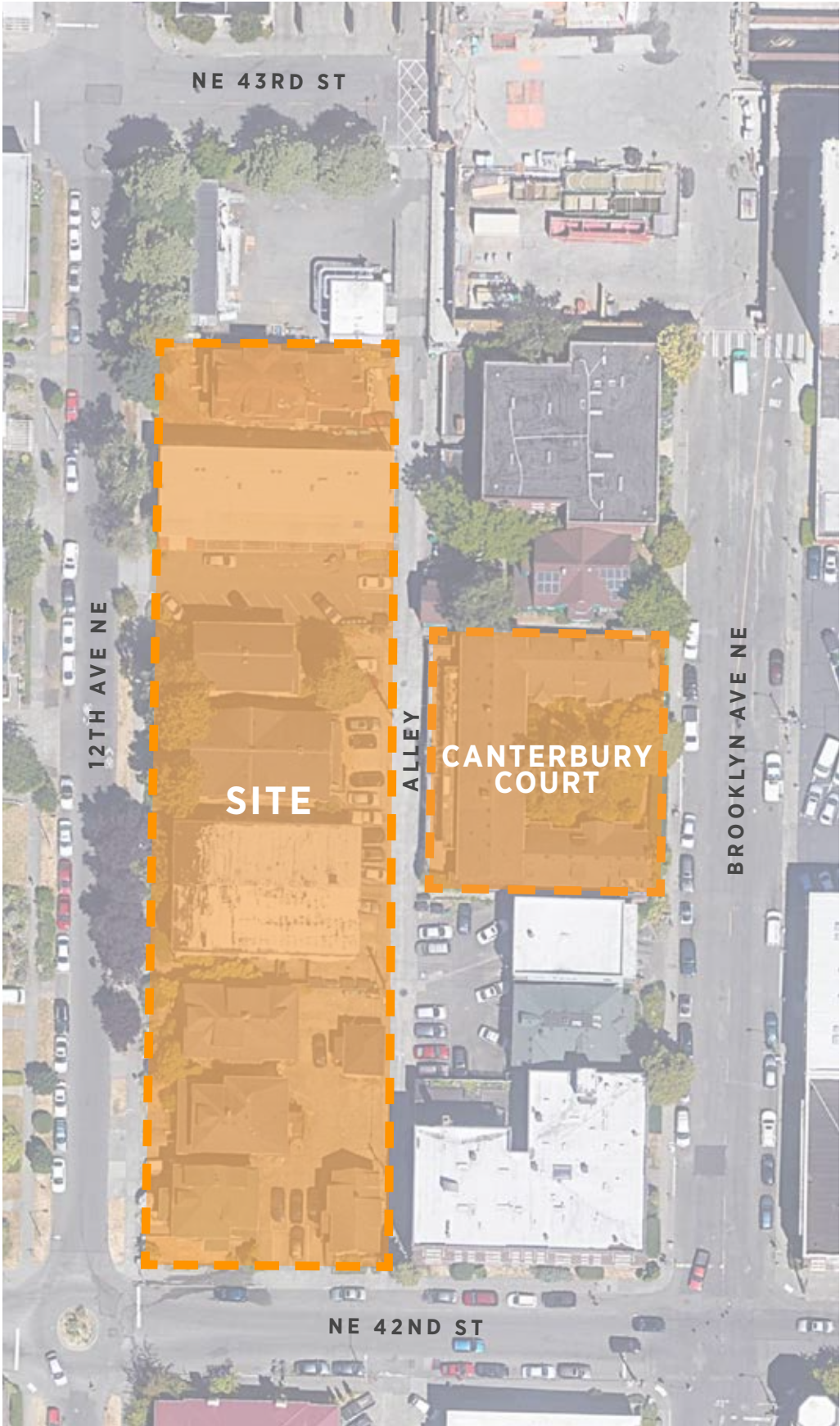
PROJECT OVERVIEW

NE 45TH ST

NE 43RD ST

NE 42ND ST

NE 41ST ST

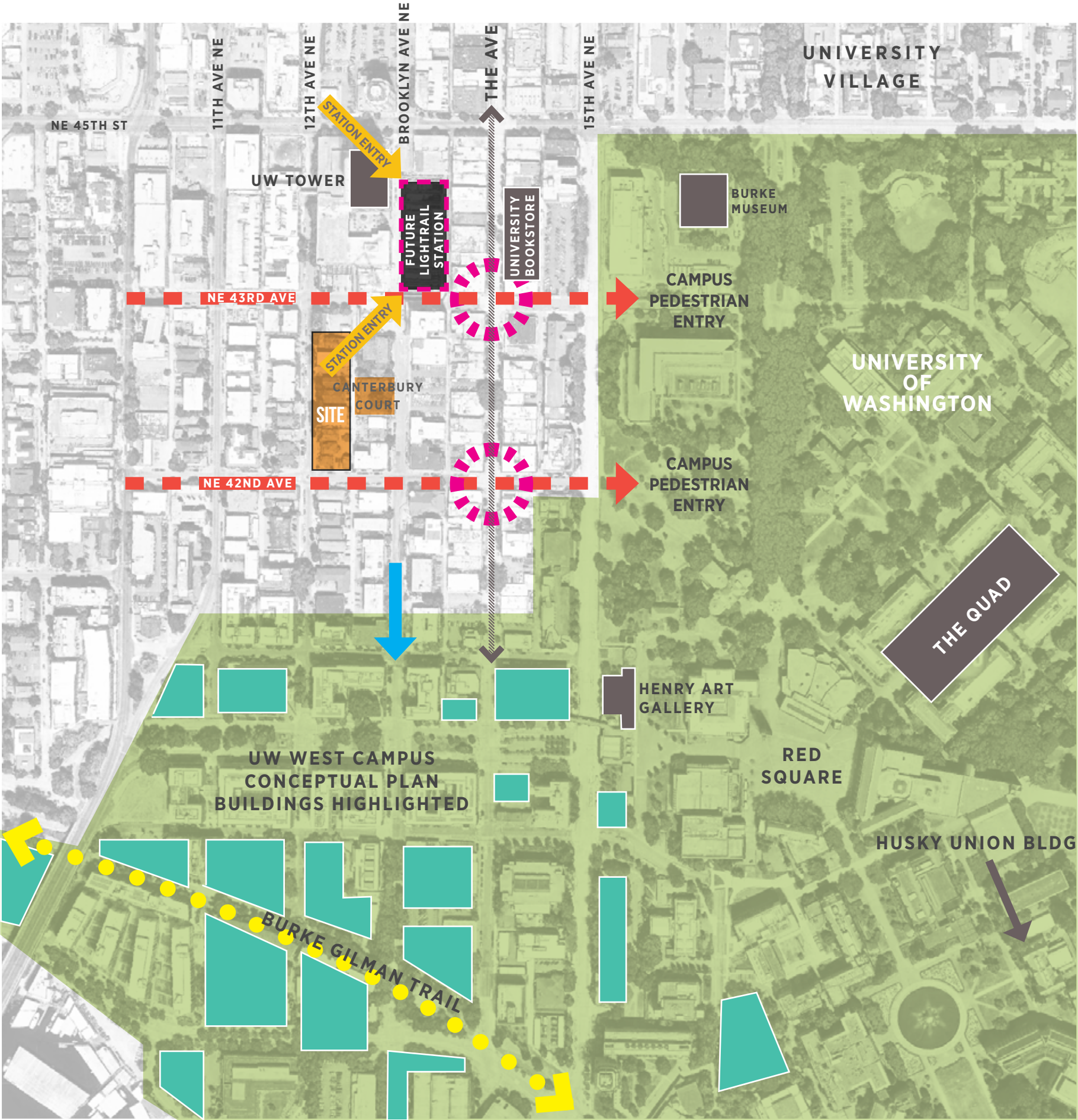


OUTLINE OF SURROUNDING
NINE BLOCK CONTEXT



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





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):

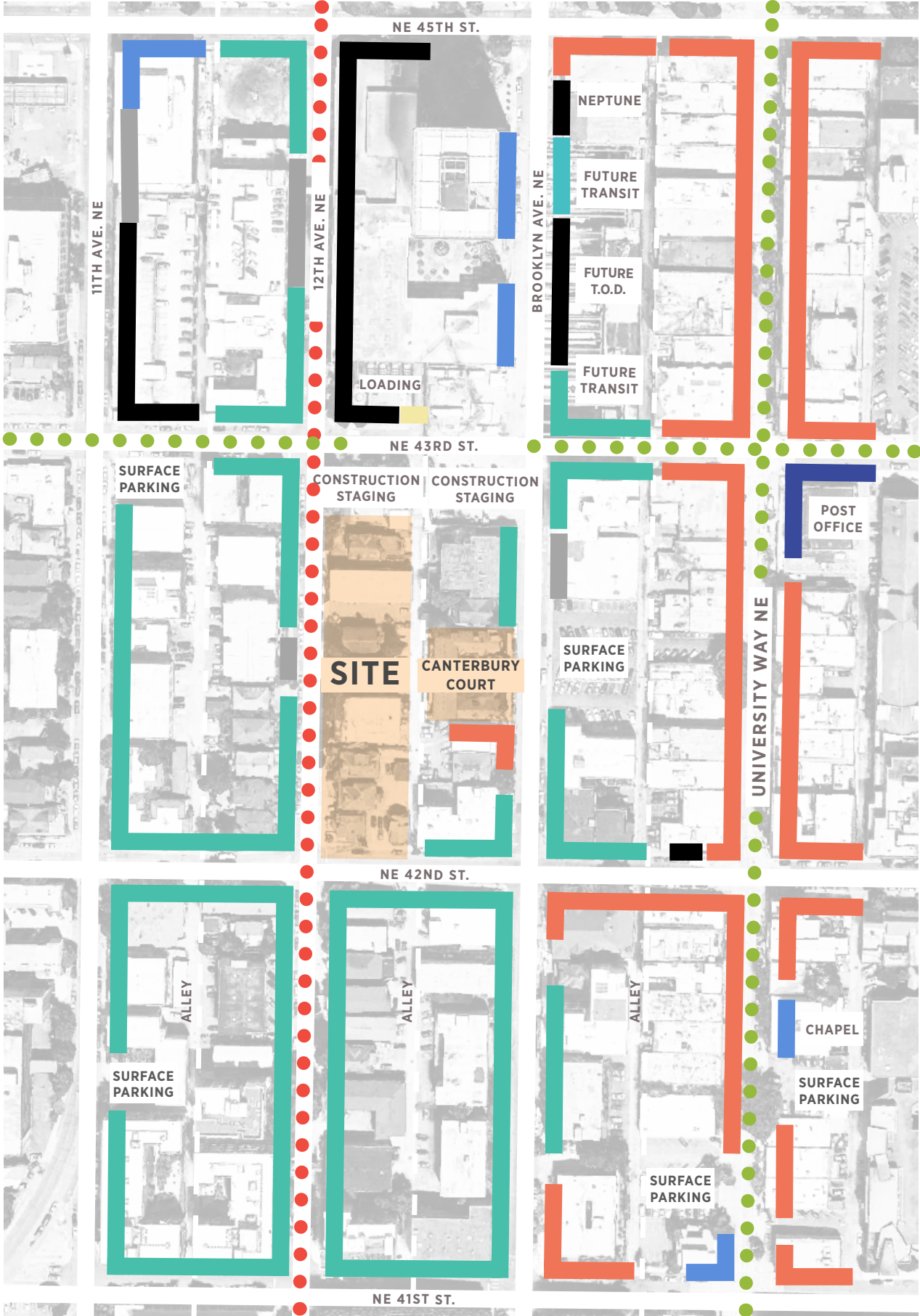
Predominantly ground floor houses, apartments, apartment lobbies and some parking access - surface and structure

NE 43ND STREET:

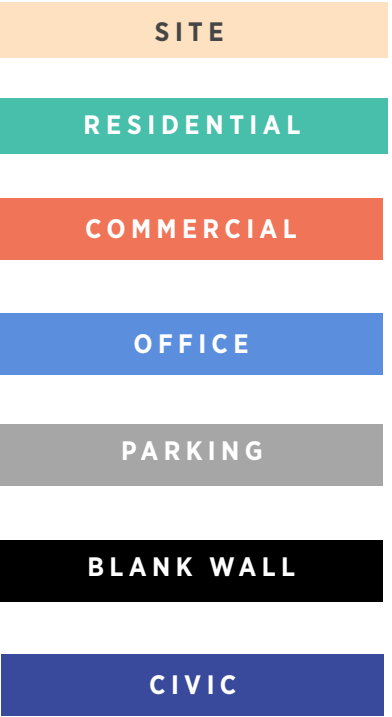
Has the closest ground floor retail presence which dovetails eastward to the retail activity of university way.

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



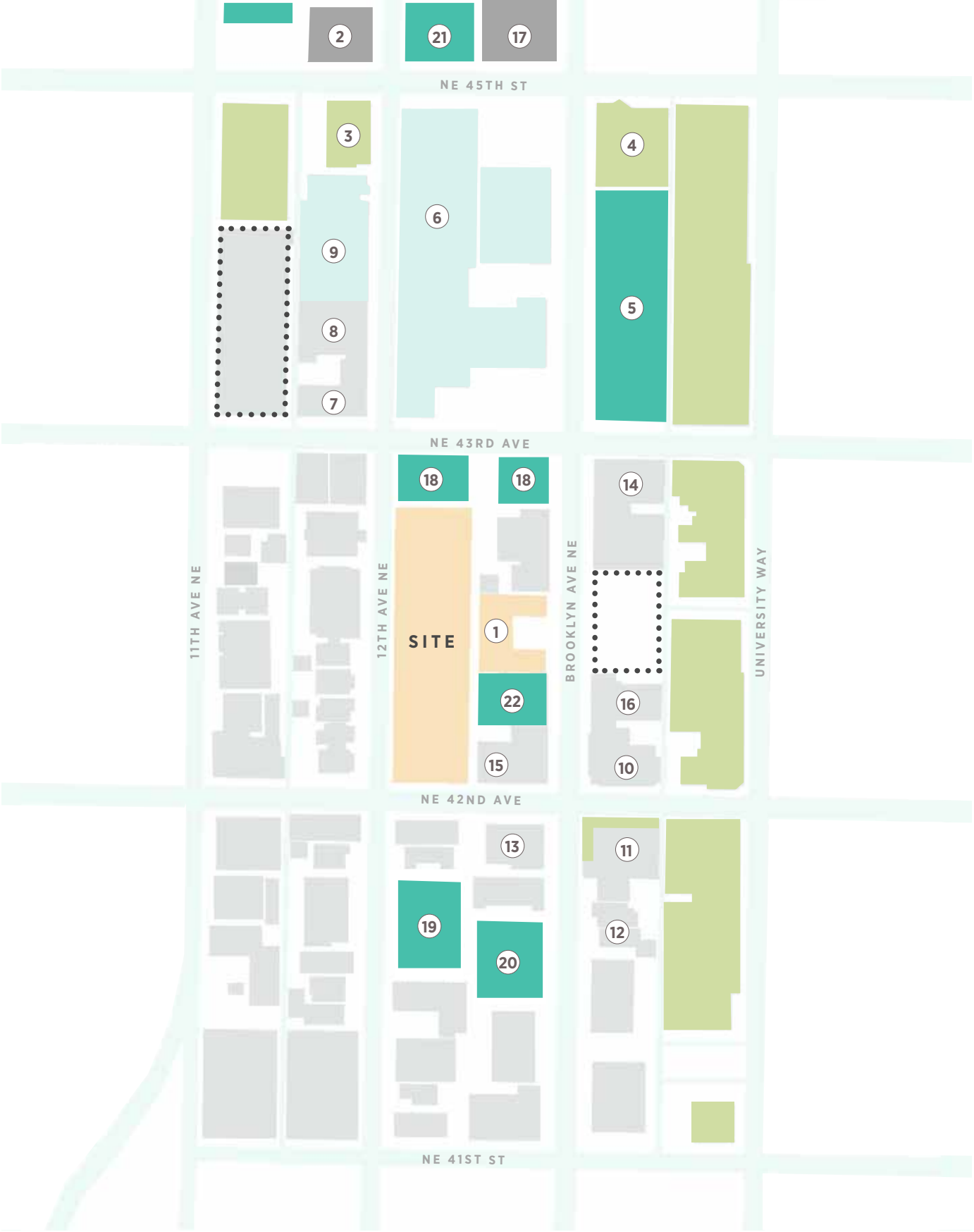
DESIGNATED BIKE LANE ●●●●

SHARROW/BIKE ROUTE ●●●●



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2.0 SITE CONTEXT



EXISTING AND FUTURE BUILDINGS

SITE

FUTURE BUILDINGS

RESIDENTIAL

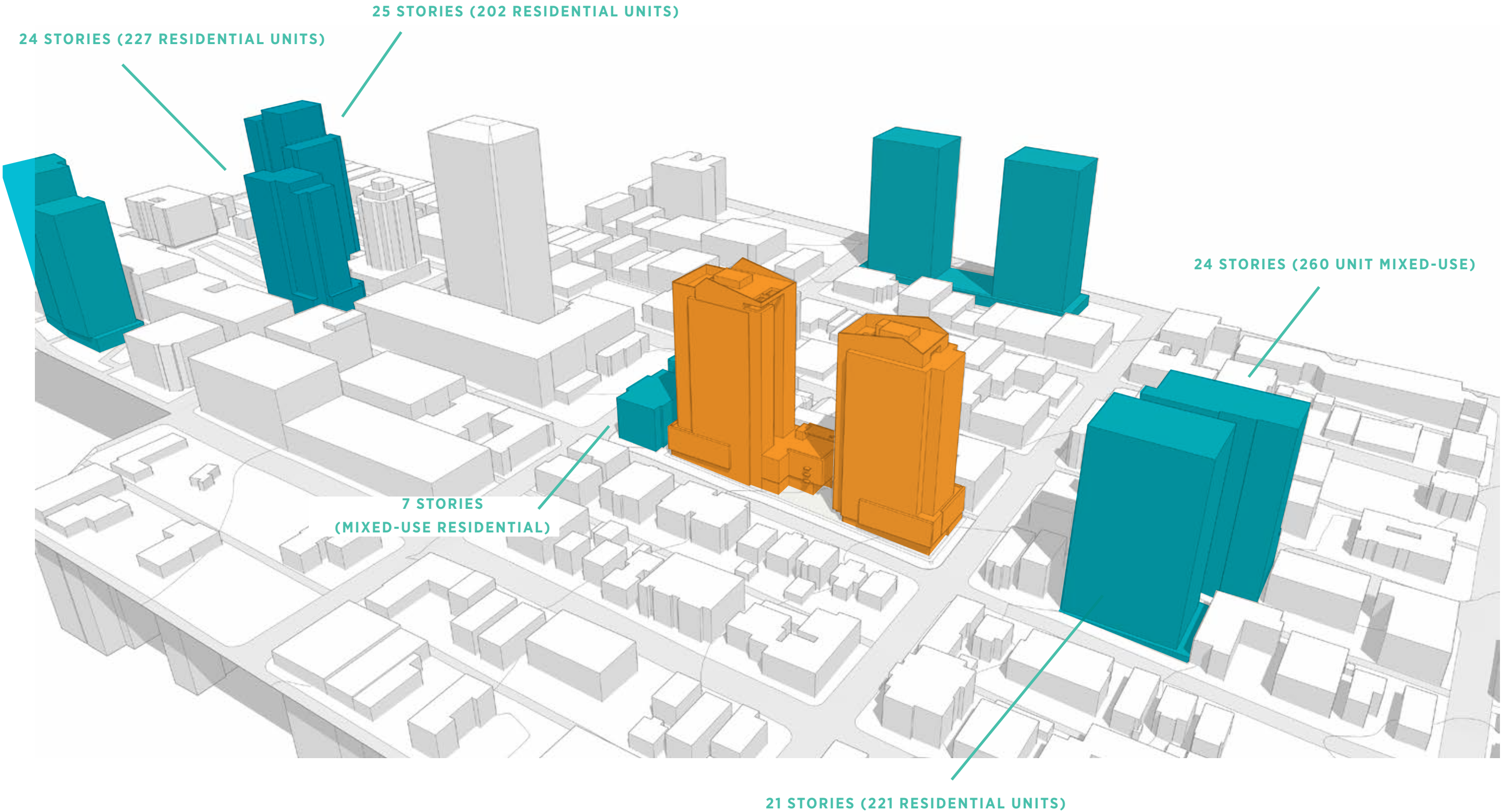
UNIVERSITY

BUSINESS

HOTEL

PARKING

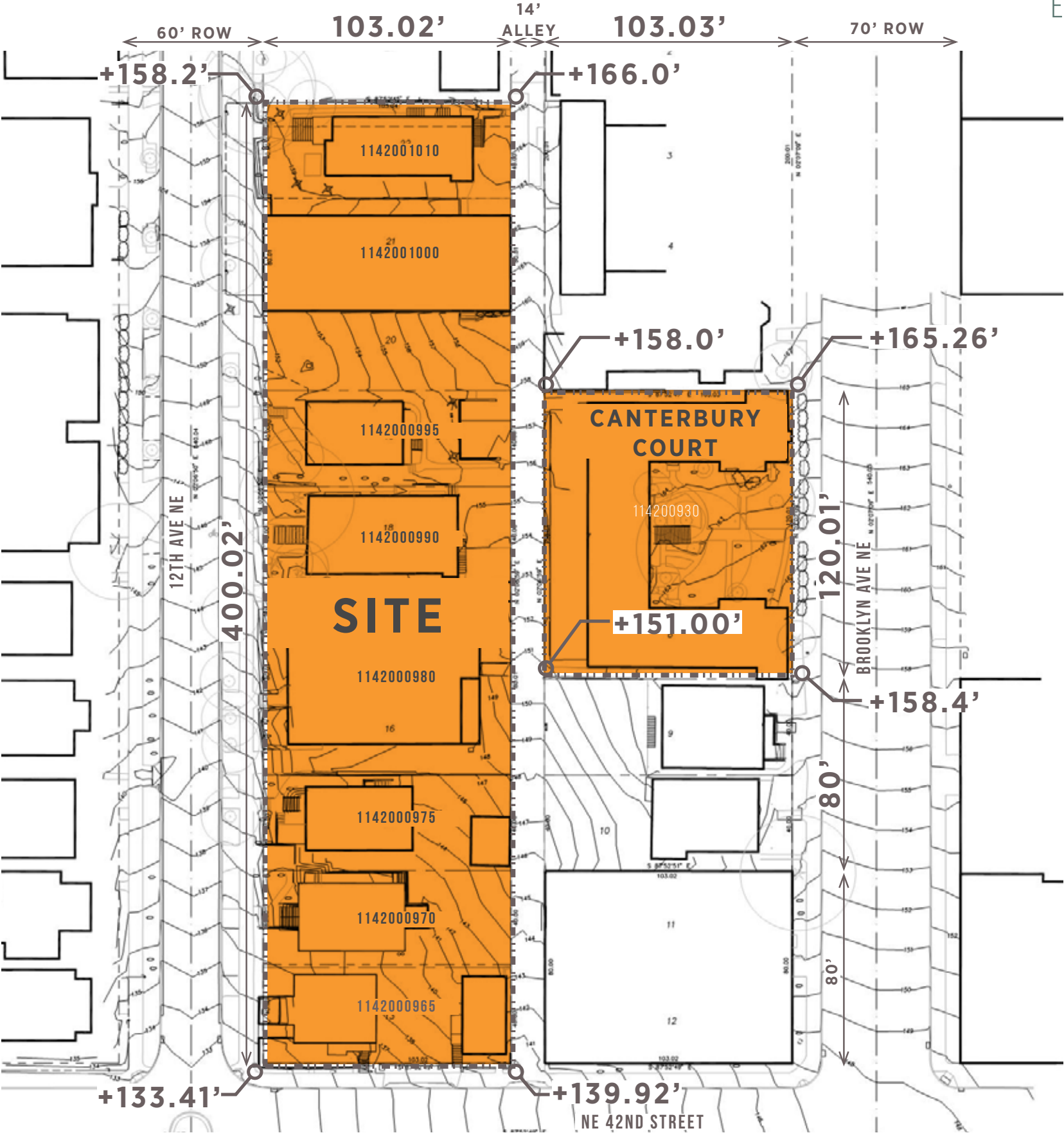
- CANTERBURY COURT
- RESIDENCE INN BY MARRIOT
- WSECU
- NEPTUNE THEATRE
- FUTURE LIGHTRAIL STATION
- UW TOWER/WASHINGTON COMMONS
- LA MIRADA APARTMENTS
- COLLEGIANA HOSPITALITY HOUSE
- UNIVERSITY DISTRICT BUILDING
- STANFORD APARTMENTS
- VINEYARD CHRISTIAN FELLOWSHIP W/
GROUND FLOOR RETAIL
- THE PARSONAGE
- THE BROOKLYN APARTMENTS
- UNIVERSITY MANOR APARTMENTS
- WELLESLEY APARTMENTS
- THE CAMPUS APARTMENTS
- THE GRADUATE HOTEL
- 7 STORIES (201 UNIT MIXED-USE)
- 21 STORIES (221 RESIDENTIAL UNITS)
- 24 STORIES (260 UNIT MIXED-USE)
- 24 STORIES (227 RESIDENTIAL UNITS)
- MID-RISE SITE - APPROVED DRB



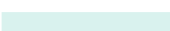






2.0 SITE CONTEXT

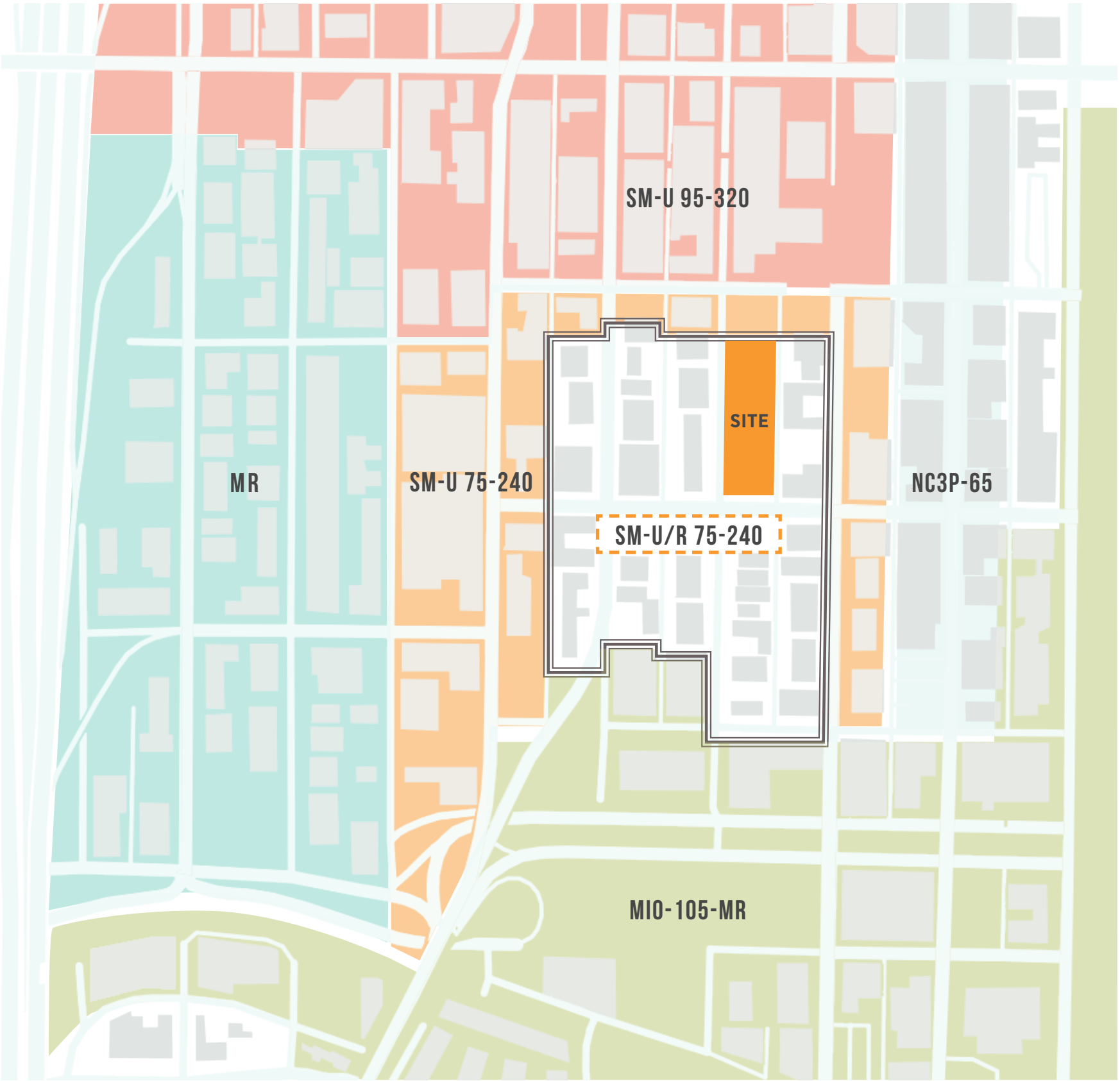
LEGAL DESCRIPTION:
LOTS 13, 14, 15, 16, 17, 18, 19, 20, 21, AND 22, BLOCK 10, BROOKLYN ADDITION TO SEATTLE. ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 32, IN KING COUNTY, WASHINGTON.

EXISTING SITE SURVEY PLAN



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**



2.0 SITE CONTEXT

- **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

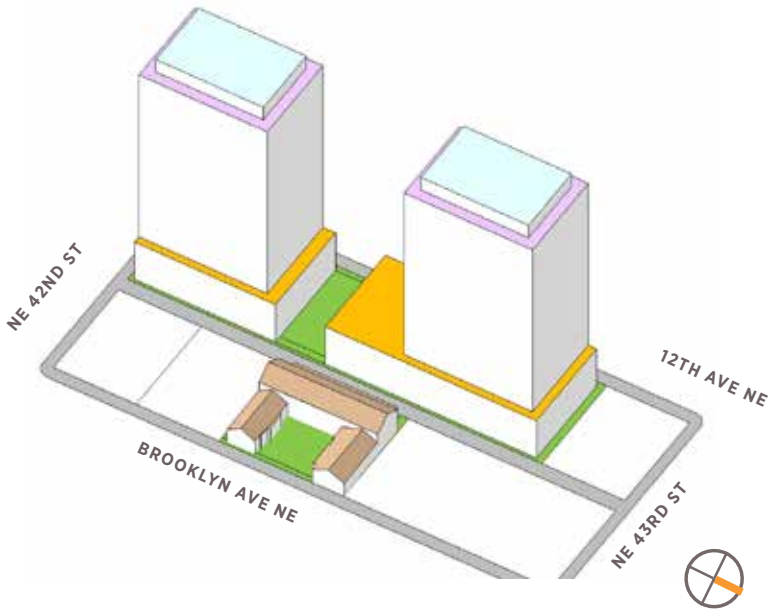
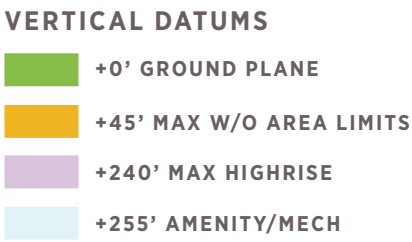
MULTI-FAMILY STRUCTURES (STUDENT HOUSING)

- 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)

ZONING



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

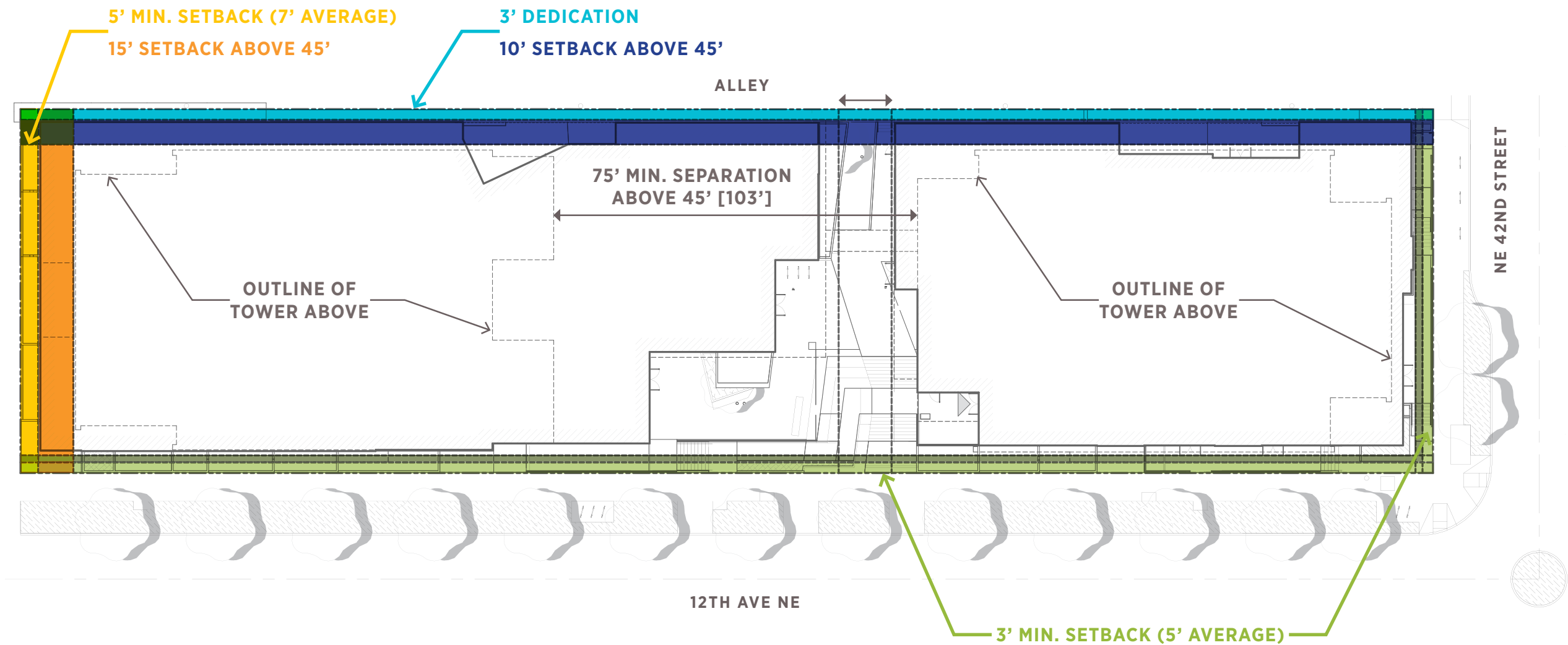
- 5' average setback from street lot lines
- 3' min setback from street lot lines
- The setback must be landscaped or part of usable open space
- Setbacks further than 10' from lot line shall not be included in averaging calc

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:

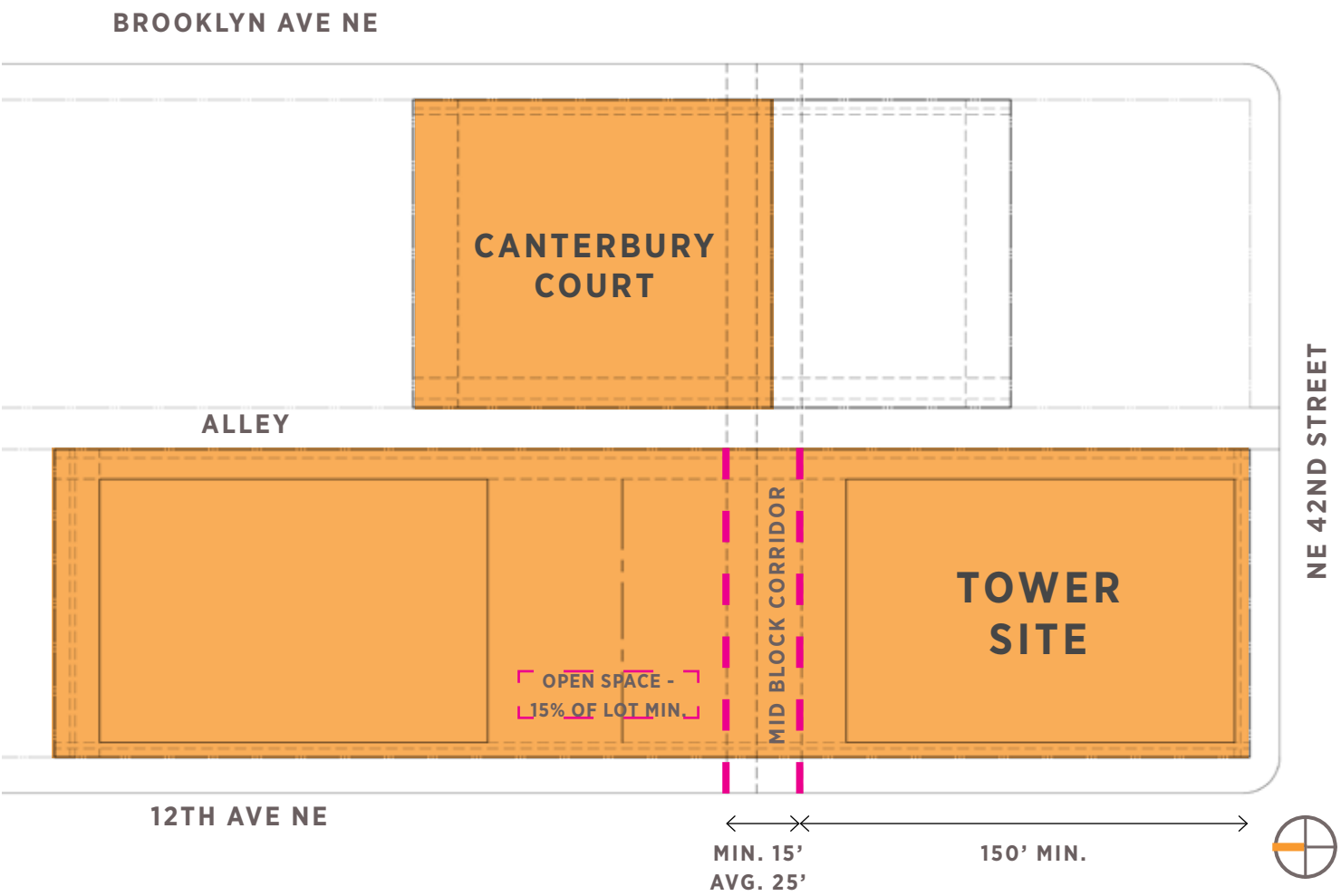
- Min. Area 15% of the lot area

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 storefronts 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

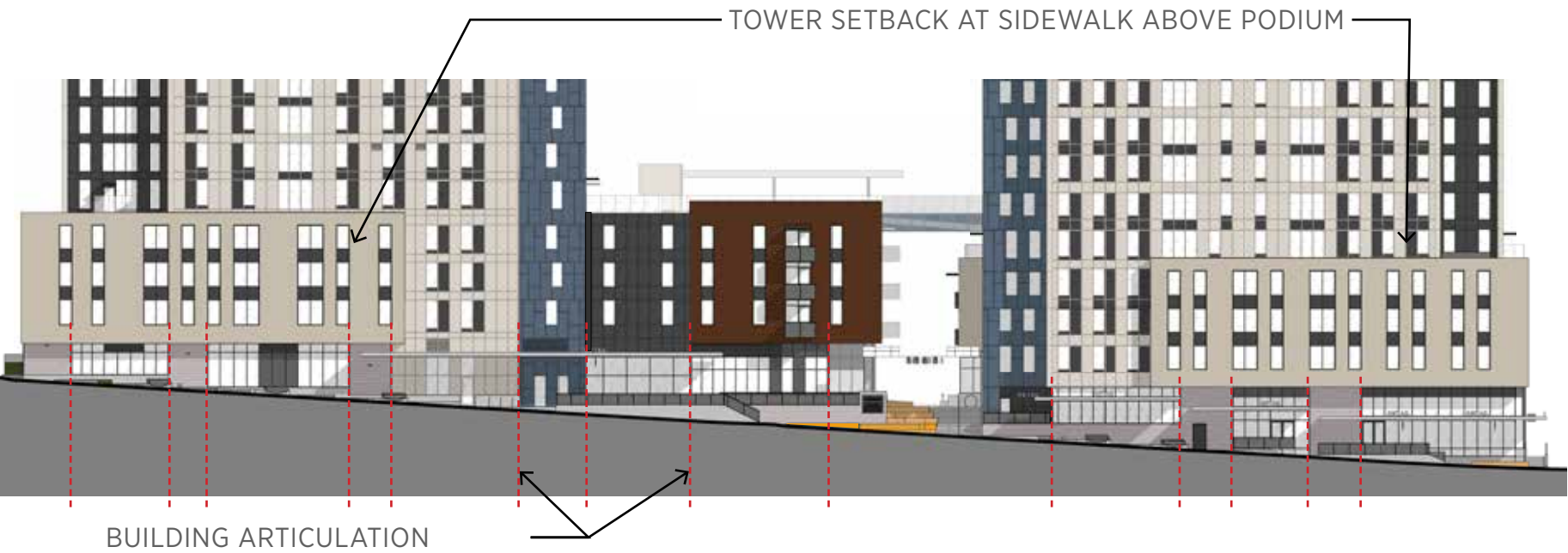
- I. Architectural Elements and Materials
 - i. Incorporate elements of the local architectural character.
 - iii. Feature traditional materials or a combination of traditional and contemporary materials employed in a manner that reflects the character of historic buildings in the vicinity.

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.



3.0 DESIGN GUIDELINES

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 in back of house areas within the service alley.



CITY-WIDE GUIDELINE

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

UNIVERSITY SUPPLEMENTAL GUIDELINES

1.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 accommodate 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.

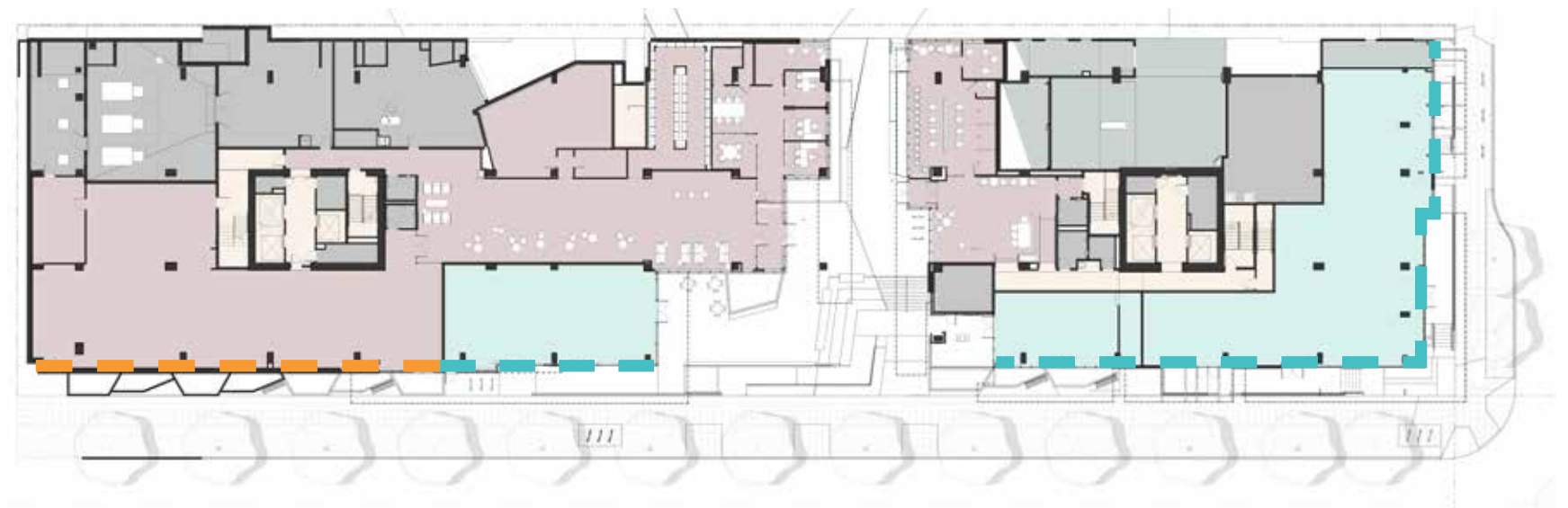
NEW UNIVERSITY SUPPLEMENTAL GUIDELINES

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. Outdoor seating extends the length of 12th Ave. creating moments pause and physical connections.



ACTIVE USES ALONG STREET FRONTAGES

3.0 DESIGN GUIDELINES

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

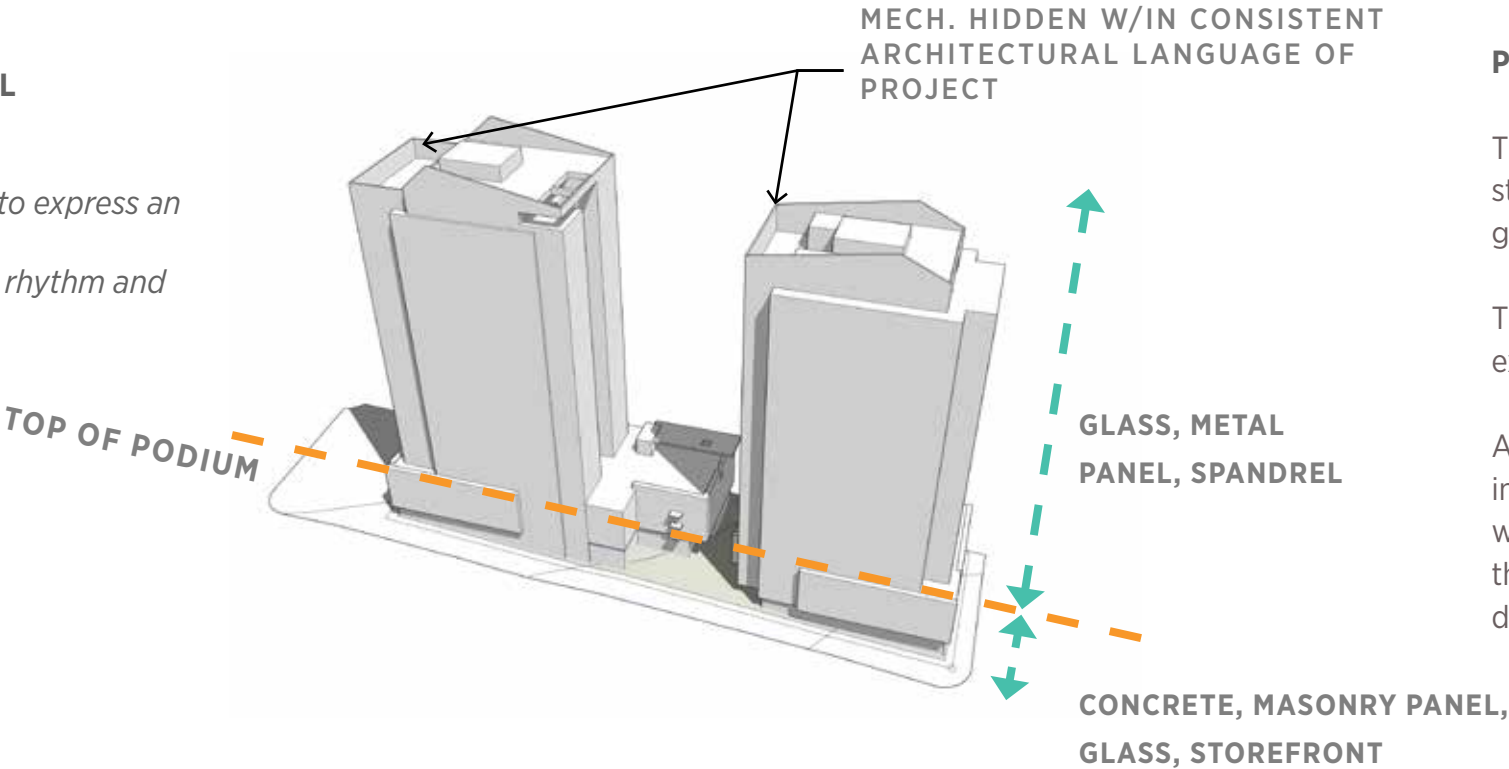
IV.i. On Mixed Use Corridors, consider breaking up the facade corresponding to traditional platting and building construction.

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 sculptural forms which provide a distinct terminus to 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 delineate uses.

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SDCI STAFF RECOMMENDATIONS:

PROCESS

- 1
- OVERALL DESIGN CONCEPT
 - FORM AND EXPRESSION OF THE “BLUE MUSCLE”
 - EVOLUTION OF THE JEWEL ELEMENT

OVERALL DESIGN CONCEPT

- 2
- CLARIFY THE PROPOSAL

ROOF EXPRESSION

- 3
- PREVIOUS EDG-2 ROOF FORM SHOULD BE THE STARTING POINT IN THE DEVELOPMENT OF A STRONGER, MORE SCULPTURAL ROOF FORM.

BASE EXPRESSION

- 4
- BASE TREATMENT IS SIMILAR TO OTHER TREATMENTS - DOES NOT YET PROVIDE DISTINCTION
 - CONCERN ABOUT THE BASE OF THE NORTHERN TOWER

JEWEL EXPRESSION

- 5
- THE SCALE OF THIS RESPONSE IS INADEQUATE TO THE BOARD’S GUIDANCE - THE CURRENT DESIGN SEEMS TO HAVE MINIMIZED THE JEWEL ELEMENT
 - ENCOMPASS CHANGES IN FORM AND EXPRESSION IN THE GROUND PLANE AND PODIUM

OPEN SPACE AND MID-BLOCK CONNECTION

- 6
- MAKE THIS AREA MORE VISIBLE AND UNDERSTANDABLE FROM THE RIGHT OF WAY

ADDITIONAL

- 7
- BLUE MUSCLE MATERIAL CLEAR DOCUMENTATION
 - COMPLETE LANDSCAPE PLAN - TREES
 - PRIVACY IMPACTS ON EXISTING AND PROPOSED DEVELOPMENT
 - LIGHT AND AIR IMPACTS ON EXISTING AND PROPOSED DEVELOPMENT

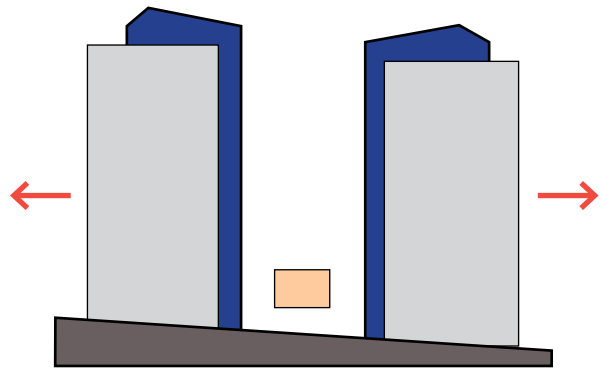


4.0 ITEMIZED RESPONSE TO DRB1 STAFF RECOMMENDATIONS

ITEM	DRB1 SUMMARY	RESPONSE
1	PROCESS	
	<p>Staff have identified areas of concern where the proposed design does not seem adequately responsive to the Board’s guidance from the EDG process.</p> <p>i. The execution and coherence of the overall design concept. ii. The form and expression of the blue ‘muscle element’, particularly at the base and roof. iii. The evolution of the conceptually critical jewel element.</p>	<p>These areas of concern are addressed in items 2 through 7.</p>
2	OVERALL DESIGN CONCEPT	
	<p>B. Staff appreciates the inclusion of graphic representations of the design concept and its evolution on page 27 of the Recommendation packet but finds the change in representation (from plan/elevation diagram to axonometric diagram) to make the connection difficult to understand. To clarify the proposal, provide this diagrammatic representation of the evolution of the design concept using either (or both) plan/elevation or axonometric diagrams. (DC2)</p>	<p>The Design Concept has been presented consistently with previous iterations to clarify the proposal.</p> <p>pg. 26-27</p>
3	ROOF EXPRESSION	
	<p>A. At the second EDG meeting, the Board supported a strong sculptural form at the rooftop amenity area and noted that this expression would be critical for their support of the related departure request. Staff notes that the revised form is more static and less sculptural than the previous design and agrees that it does not adequately respond to the Board’s guidance. (DC2, CS3-1,DC2-2, DC2-6-j</p> <p>B. Staff notes that the previous roof form (page 18-33 in the EDG-2 packet and at left on page 29 in the REC packet) should be the starting point in the development of a stronger more sculptural roof form. (DC2, Cs3-1, DC2-2-f DC2-6-j)</p>	<p>The roof has been designed to provide a strong sculptural form at the rooftop. With consideration of how Covid-19 is effecting the project (the introduction of additional rooftop mechanical units to increase air circulation) the blue muscle has extended upward to provide screening for these elements.</p> <p>pg. 28-29</p> <p>The EDG-2 roof form was the starting point for the design development of the additional mechanical screening. By utilizing the forms seen in EDG-02 and increasing the amount of blue muscle material, the terminus to the top of the project has become a stronger, more sculptural roof form.</p> <p>pg. 30-31</p>
4	BASE EXPRESSION	
	<p>A. At EDG-2, the Board agreed that the manner in which the blue ‘muscle’ material came to ground should be strong and well resolved and applied consistently across the project. The current base treatment (storefront-type glazing expressed discretely from what is above) is quite similar to the other design treatments in the project and does not yet provide that distinction. (CS3-1, DC2,DC2-1-c)</p> <p>B. Staff recognizes and support the high percentage of glazing at the base, which meets criteria in both the Land Use code and Design Guidelines, but finds the lack of a strong, distinct grounding expression of the blue muscle elements to be insufficiently responsive to the Board’s guidance. (CS3-1, DC2)</p> <p>C. In Correction Notices and subsequent meetings Staff has expressed concern about the base of the northern tower where the ‘muscle’ expression covers a portion of the podium. The orthogonal form and static proportions of this horizontal return do not seem consistent with the larger design concept and the dynamic quality supported by the Board at the second EDG meeting. (DC2, CS2-A, DC2-2, CS3-1)</p> <p>D. There are a wide variety of ways to resolve this, among them staff suggests:</p> <p>i. Revise the form and character of this element in response to the strong sculptural form of the roof expression.</p> <p>ii. Allow the cleaving action described in the concept diagrams to shape the muscle expression at the base, possibly as a dynamically attenuating form.</p> <p>iii. Remove this muscle expression from the podium element and identify another way to express this idea.</p> <p>iv. Reshape the open space to ‘push’ the blue expression north and back to the vertical. (CS3-1, DC2, CS2-A, DC2-2)</p>	<p>The design has been reworked to provide a clear distinction between the blue ‘muscle’ materials’ grounding and the rest of the project. It is the only material in the project to go from sky to ground. This provides a clear vertical expression in keeping with the Board’s suggestions.</p> <p>The current design has the blue ‘muscle’ material coming to the ground, while also providing ample amounts of glazing into the ground floor activities.</p> <p>The blue ‘muscle’ material does not engage horizontally, but acts as a simple vertical expression on either side of the mid-block corridor entry clearly defining this entry point.</p> <p>iii. The muscle expression has been removed from the podium element creating a clean, understandable expression from sky to ground.</p> <p>pg. 32-33</p>

ITEM	DRB1 SUMMARY	RESPONSE
5	JEWEL EXPRESSION <p>C. Staff notes the importance of the jewel element in the previous design concept, how much time the Board spent discussing it and how much guidance they provided at the previous meeting, and agrees that the scale of this response is inadequate.</p> <p>D. A design that is sufficiently responsive to the Board’s guidance will likely encompass changes in form and expression of multiple elements in the ground plane and podium, and Staff suggests the exploration of a variety of alternatives. (CS2-A, DC2, CS3-1, DC2-2)</p> <p>E. Staff reiterates the previous request to include a side-by-side before and after comparison of the site/landscape plans (P. 125 in the previous draft) in the packet to demonstrate change since EDG-2 in response to the Board’s guidance. In these (and all other) drawings, use standard architectural design conventions, including dashed lines for structure above with appropriate line weights.</p>	<p>The jewel has become an expression of multiple elements both at the ground plane, the podium, and the space between these various elements. By cladding this central form in the wood texture seen previously at the soffits at the ground level, the revealed jewel becomes a warm, inviting gesture. This material is the same as approved by the Board for the mid-rise project to the east, creating a consistent language along the length of the mid-block corridor.</p> <p>pg. 34-37</p> <p>Comparative Landscape Plans have been updated to show structure above.</p> <p>pg. 42, 44 and others</p>
6	OPEN SPACE AND MID-BLOCK EXPRESSION <p>A. At EDG-2, the Board were concerned about the mid-block’s visibility to the public and how the significant grade changes were managed. (DC3, DC1, PL2, PL3, C3-B)</p> <p>B. It is not clear how revisions to this area have responded to the Board’s earlier guidance to make this area more visible and understandable from the right of way. Provide contrasting ‘previous’ and ‘proposed’ perspective images taken from viewpoints along 12th Ave NE demonstrating how sightlines have changed. (CS3-A)</p>	<p>The design team did not have adequate materials in the EDG-02 presentation to show how open and visible the mid-block connection is from the pedestrian right of way. The current presentation shows this relationship. There is approximately 125’ of sidewalk length along 12th Avenue where pedestrian are able to see into the mid-block corridor. This equates to 1/3 the length of the project along 12th.</p> <p>pg. 38-39</p>
7	ADDITIONAL MATERIALS <p>A. Staff concurs with the Board’s earlier support for the use of a unique cladding system to provide texture and depth in the expression of the blue muscle material. Staff agrees that the uniqueness of this system will require clear documentation of its character and appearance. (DC4-A, DC2-6-h, DC2-2-e., DC2-D).</p> <p>B. Include a complete landscape plan indicating the location and specification of existing and proposed street trees as well as existing trees on site that will be removed or retained and how these choices respond to the applicable Design Guidelines. (CS1-1, DC4-D, DC3-C)</p> <p>C. In response to public comment and previous requests from staff, provide additional drawings and/or notes that specifically address privacy impacts on existing and proposed development nearby and how those impacts have been mitigated, e.g. window and balcony locations, opaque glass, etc. (CS2-D, PL3-B)</p> <p>D. In response to public comment, provide additional drawings and/or notes that demonstrate how the proposed design address light and air impacts on existing and proposed development nearby and how those impacts have been mitigated, e.g. massing choices, setbacks, the material palette and reflectivity, etc. (CS1-B, CS1-1, CS2-D, DC2-A)</p>	<p>A. The blue muscle material and its character and appearance are shown on pages 40 and 108 and in renderings throughout this package.</p> <p>pg. 40</p> <p>B. Landscape plans showing existing and proposed street trees and trees on site are shown on page 43. Landscape plans comparing EDG-02 and the current layout are shown side by side on pages 42 and 44.</p> <p>pg. 41-44</p> <p>C and D. Drawings and notes showcasing the project’s response to privacy concerns, and light and air impacts</p> <p>pg. 45-47</p>

AREAS OF CONCERN:
OVERALL DESIGN CONCEPT, THE MUSCLE MATERIAL, AND THE JEWEL

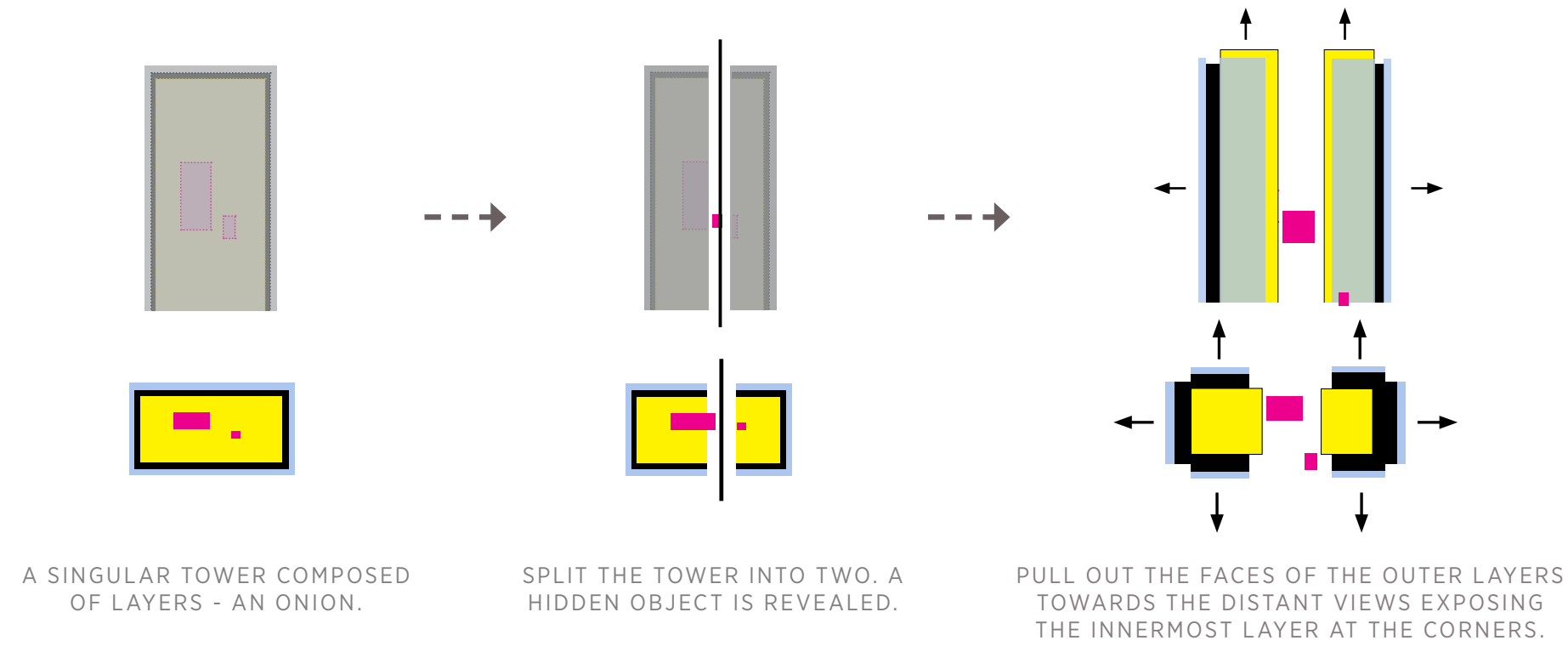


OVERALL DESIGN CONCEPT

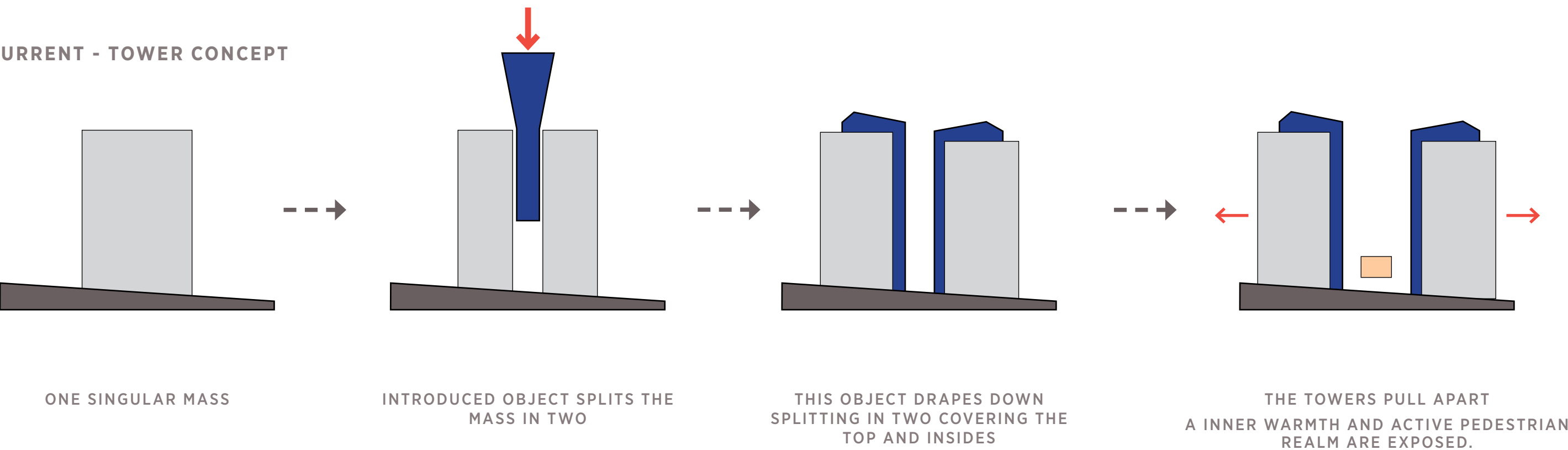


THE MUSCLE MATERIAL FROM SKY TO GROUND.
THE JEWEL EXPRESSION.

EDG 02 - TOWER CONCEPT



CURRENT - TOWER CONCEPT



4.0 ITEMIZED RESPONSE TO DRB1 STAFF RECOMMENDATIONS

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.



DRB1 - WEST ELEVATION



3. ROOF EXPRESSION



CURRENT - WEST ELEVATION

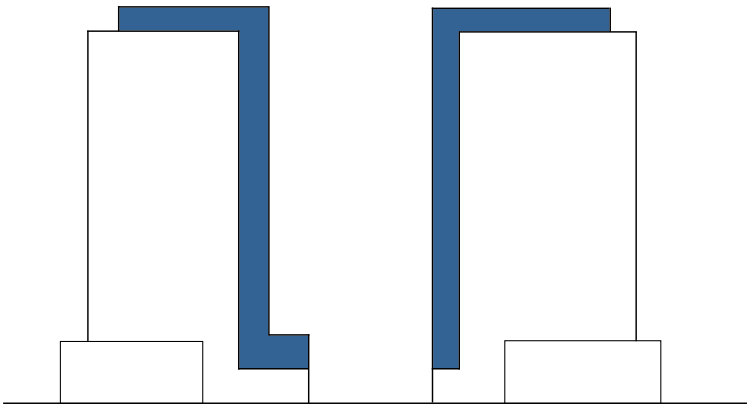
The strong sculptural element which, through its simple form and complex textural quality, visually ties together the two towers. The muscle material comes all the way to the ground creating “book ends” on either side of the mid-block corridor and become signature in that no other material in the project goes from sky to ground.



3. ROOF EXPRESSION



DRB1 ROOFTOP



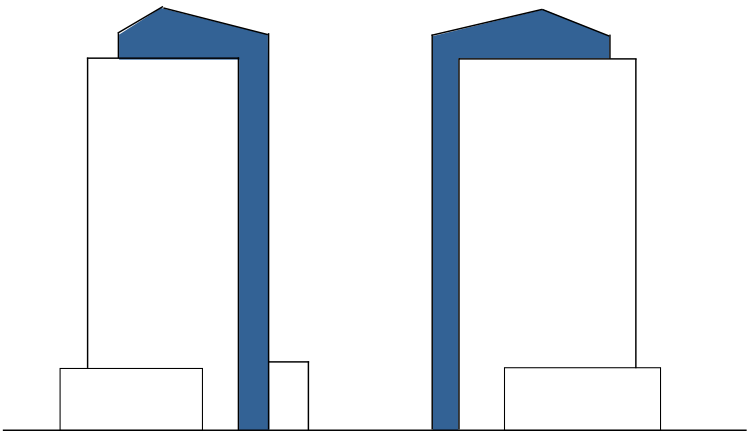
SIMPLE FORM ROOFTOP DESIGN APPROACH
THE ROOFTOP AS A SIMPLE FORM

4.0 ITEMIZED RESPONSE TO DRB1 STAFF RECOMMENDATIONS
iE. ROOF SCULPTURAL FORM



CURRENT ROOFTOP

Starting with the EDG-02 design, the design team investigated multiple options of angular and irregular shaped rooftop expressions to create a “sculptural form”. By introducing an angle sloping towards the mid-block, the roof has a sculptural presence and gives directionality, pointing to the central focal point of the project - the mid-block connection, the jewel, and the ground floor public space.



ICONIC FORM ROOFTOP DESIGN APPROACH
THE ROOFTOP AS A SIGNATURE,
SCULPTURAL TERMINATION

4.0 ITEMIZED RESPONSE TO DRB1 STAFF RECOMMENDATIONS

ROOFTOP INVESTIGATIONS

EDG-02 ROOFTOP - STARTING POINT FOR CURRENT DESIGN



3. ROOF EXPRESSION

ROOFTOP INVESTIGATION #1 - “THE VERTICAL CAMPUS”



3. ROOF EXPRESSION

CURRENT ROOF EXPRESSION



4.0 ITEMIZED RESPONSE TO DRB1 STAFF RECOMMENDATIONS

In considering the recommendation noted by staff, the design team investigated how the design shown in EDG2 might be accomplished to fully realize a “strong sculptural form” at the rooftop. Because of the introduction of additional mechanical systems to handle increased air movement within the building due to the Covid pandemic, there is a need for additional mechanical screening. The design takes advantage of this by increasing the amount of blue muscle material, as well as becoming a sculptural terminus to the project. By introducing an angle not seen elsewhere in the project, the roof becomes identifiable and a strong addition to the skyline.

4.0 ITEMIZED RESPONSE TO DRB1 STAFF RECOMMENDATIONS

THE MANNER IN WHICH THE BLUE ‘MUSCLE’ MATERIAL COMES TO GROUND SHOULD BE STRONG AND WELL RESOLVED AND APPLIED CONSISTENTLY ACROSS THE PROJECT



DRB1 - MID-BLOCK ENTRY



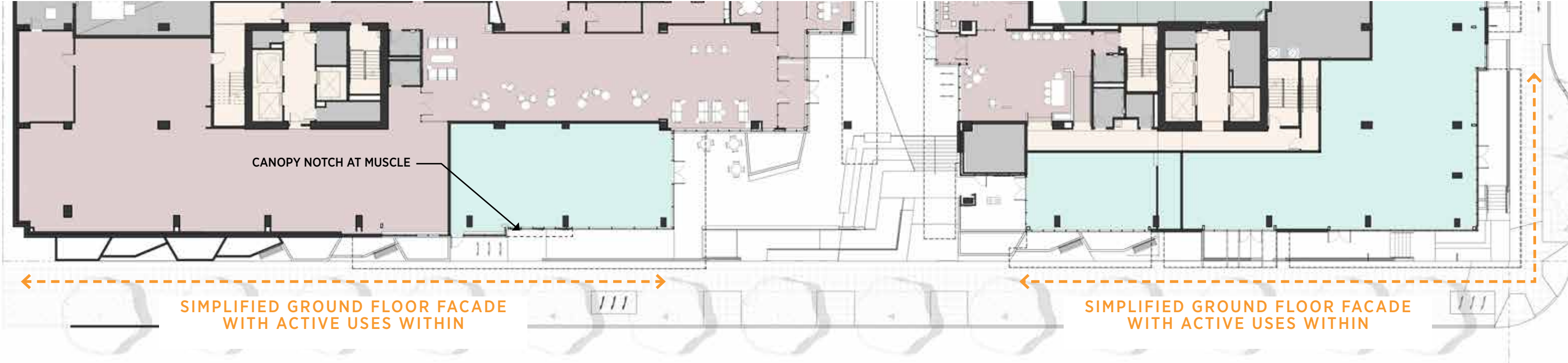
4. BASE EXPRESSION



CURRENT - MID-BLOCK ENTRY

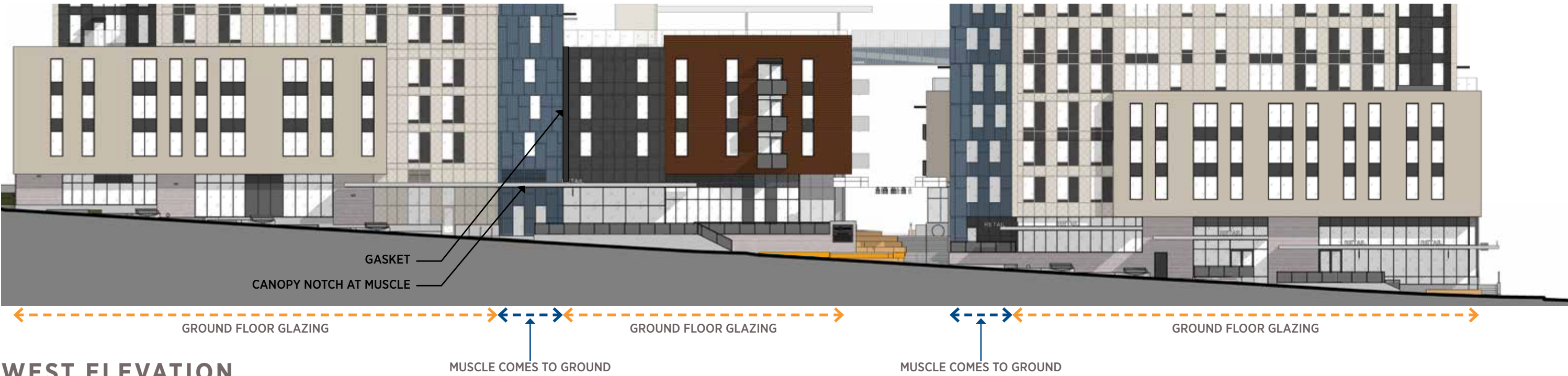


The blue muscle material comes to the ground on both sides of the mid-block entry. A 1' wide x 1' deep gasket separates the blue muscle material from the dark spandrel on the north podium. Canopies at the muscle material have been notched to allow the material to continue without interruption to the ground.



GROUND FLOOR PLAN @ 12th

PODIUM IS ELEVATED AROUND THE SITE CREATING A CONSISTENT LANGUAGE



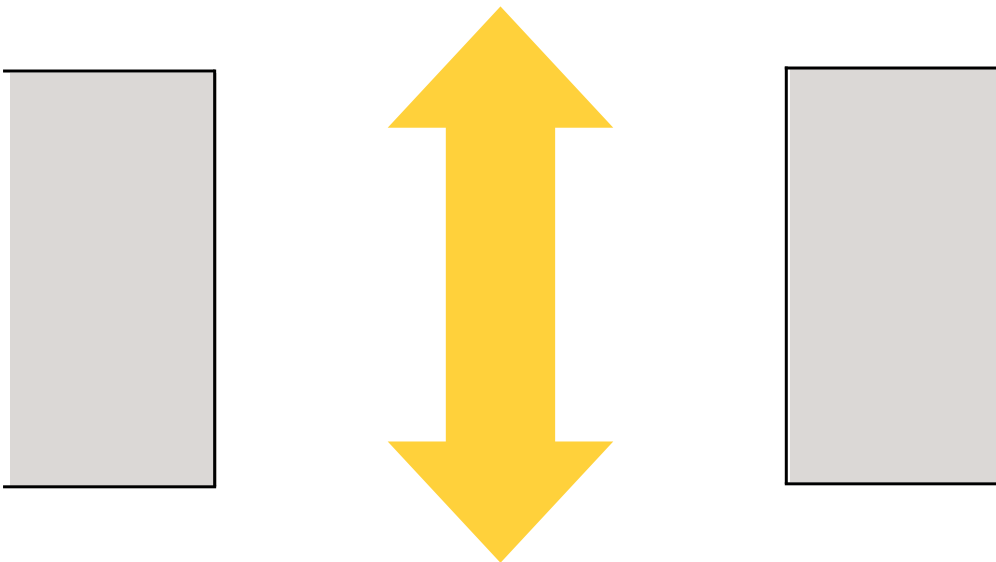
WEST ELEVATION

4.0 ITEMIZED RESPONSE TO DRB1 STAFF RECOMMENDATIONS

THE JEWEL - CONCEPT AND EXTERIOR EXPRESSION



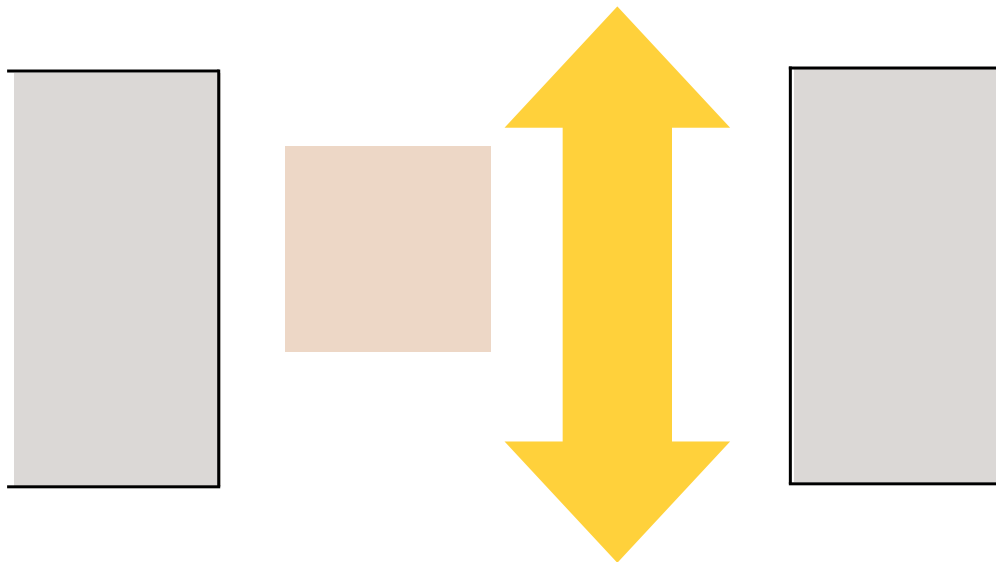
DRB1 - THE JEWEL AS DYNAMIC, PUBLIC OPEN SPACE



5. JEWEL EXPRESSION

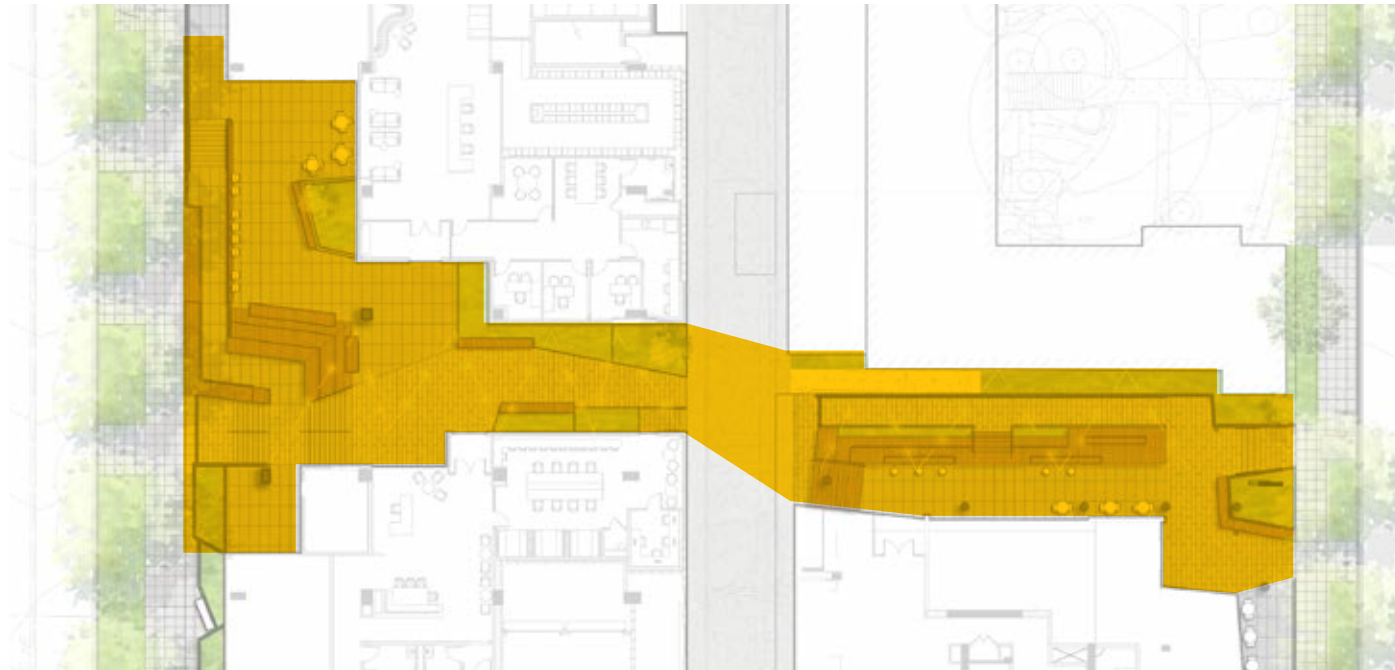


CURRENT - THE JEWEL AS DYNAMIC, PUBLIC OPEN SPACE WITH A CENTRAL “WARM” OBJECT



5. JEWEL EXPRESSION

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



DRB1 - 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 DRB1 Jewel was a space. By going to the extreme of what the revealed “object” could be, the DRB1 solution did not have enough presence to draw pedestrians in.

4.0 ITEMIZED RESPONSE TO DRB1 STAFF RECOMMENDATIONS



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

The Jewel of this project is a combination of active, public mid-block corridor with a warm, inviting object. The open space will most impact the pedestrian experience and the neighborhood. Balconies have been introduced at the podium level facing into the mid-block corridor to continue the visual conversation between the north and south tower up high.

The podium pushes back from the sidewalk to open up the mid-block corridor. The recessed mid-block podium is clad in a wood tone material creating a warm, inviting central moment. 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.

THE JEWEL - CONCEPT AND EXTERIOR EXPRESSION



EDG 02 - JEWEL AS STAND ALONE OBJECT

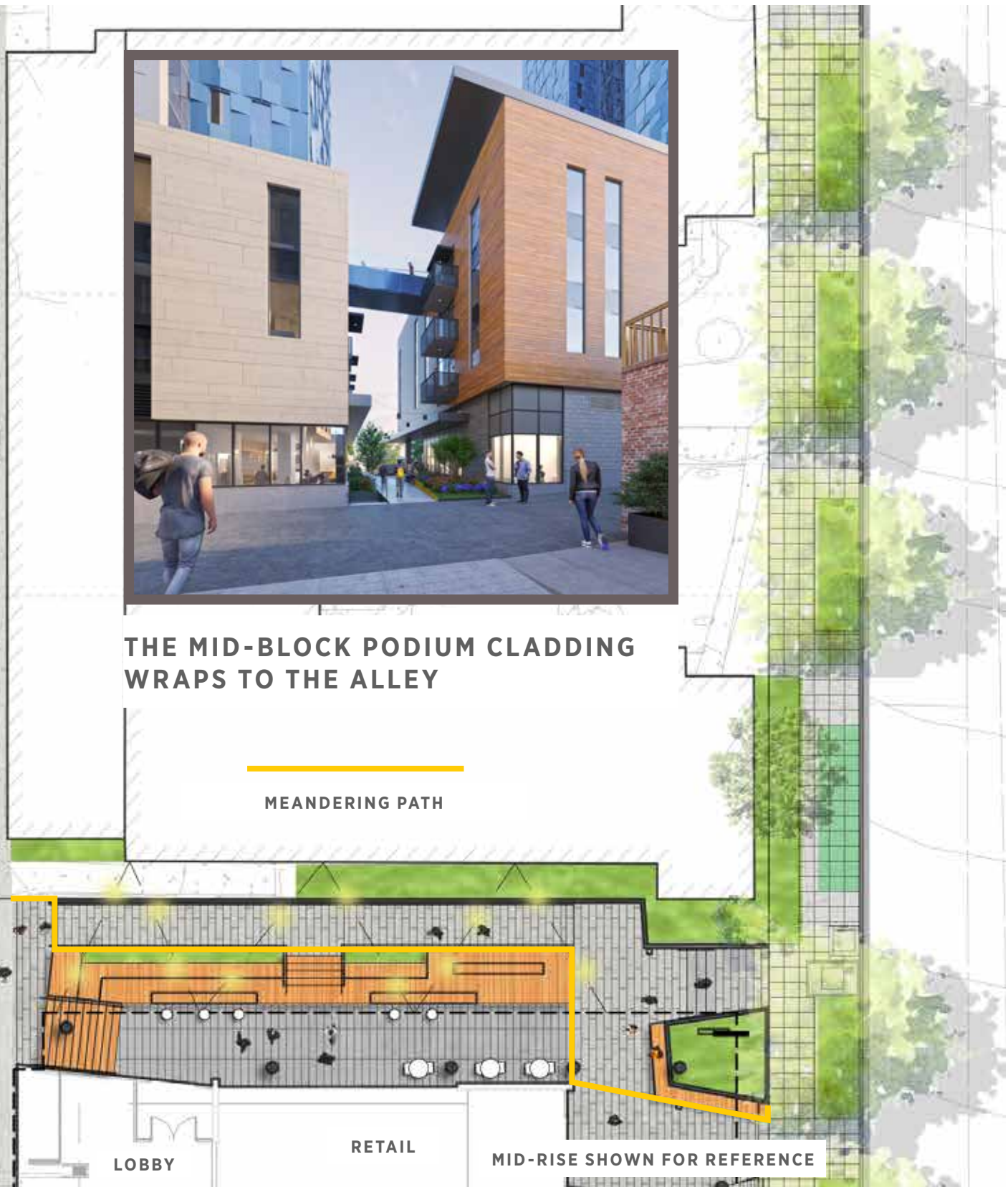
- The Jewel is a place and an object.
- The textures of the space - glass, pavers, concrete, metal, wood, landscaping - define the feel of the space.
- The enclosure - high, low, wide, narrow, open, closed - define a variety of spatial experiences.
- The social moments of the space - retails spilling out, pedestrian interaction, fast and slow movement, pausing, sitting, eating, standing, watching, and engaging - make up the “what” of the space.
- What was a yellow stand alone element becomes a warm, inviting beacon for the mid-block, extending the warmth of the soffits and tying back to the wood expression of the mid-rise project to the east.



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



ACTIVE EDGES ALONG THE LENGTH OF THE MID-BLOCK CORRIDOR



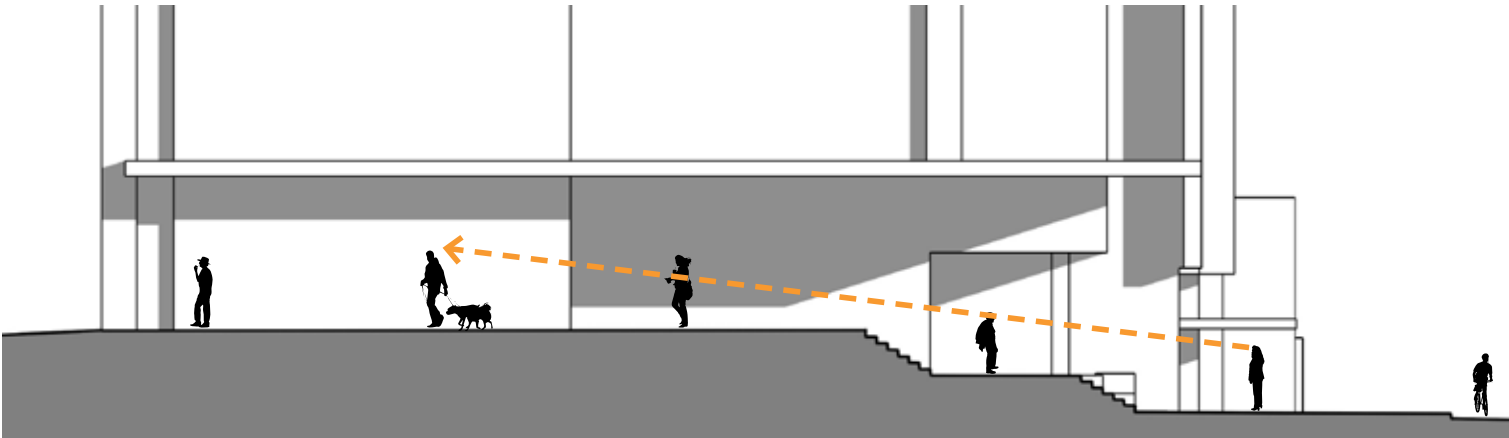
4.0 ITEMIZED RESPONSE TO DRB1 STAFF RECOMMENDATIONS

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.

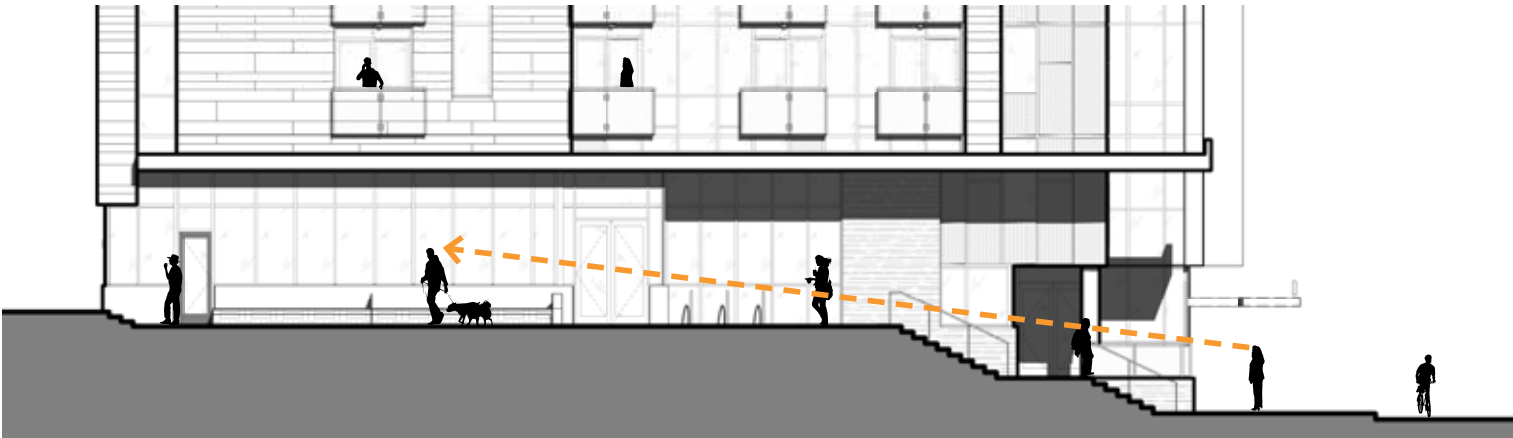


EDG 02 - SECTION THROUGH MID-BLOCK CORRIDOR LOOKING SOUTH
(NOT SHOWN AT EDG 02)

6. OPEN SPACE AND MID-BLOCK CONNECTION



CURRENT - AREAS OF LEVEL GATHERING SPACES ALONG 12TH



CURRENT - SECTION THROUGH MID-BLOCK CORRIDOR LOOKING SOUTH

6. OPEN SPACE AND MID-BLOCK CONNECTION

CREATE **SIGHTLINES** INTO THE MIDBLOCK CONNECTION



EDG 02 - VIEW THROUGH MID-BLOCK PLAZA

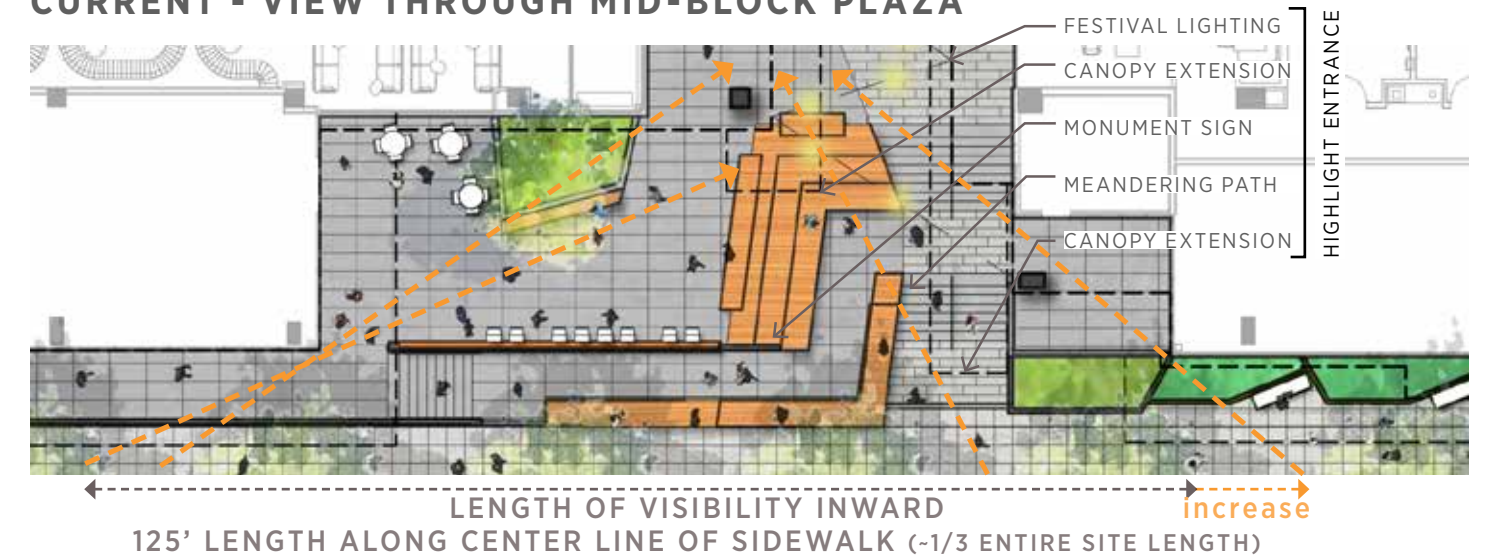


The planter on the mid-block plaza has been pushed up against the building to allow for more usable area for seating, and to open up the view through the space into the mid-block corridor. The raking of the stadium seating opens up the view and allows for a gradual transition up into the mid-block corridor. The south retail overlook is wider along the sidewalk to increase visibility into the mid-block. Multiple devices are used to draw attention to the mid-block opening.

4.0 ITEMIZED RESPONSE TO DRB1 STAFF RECOMMENDATIONS

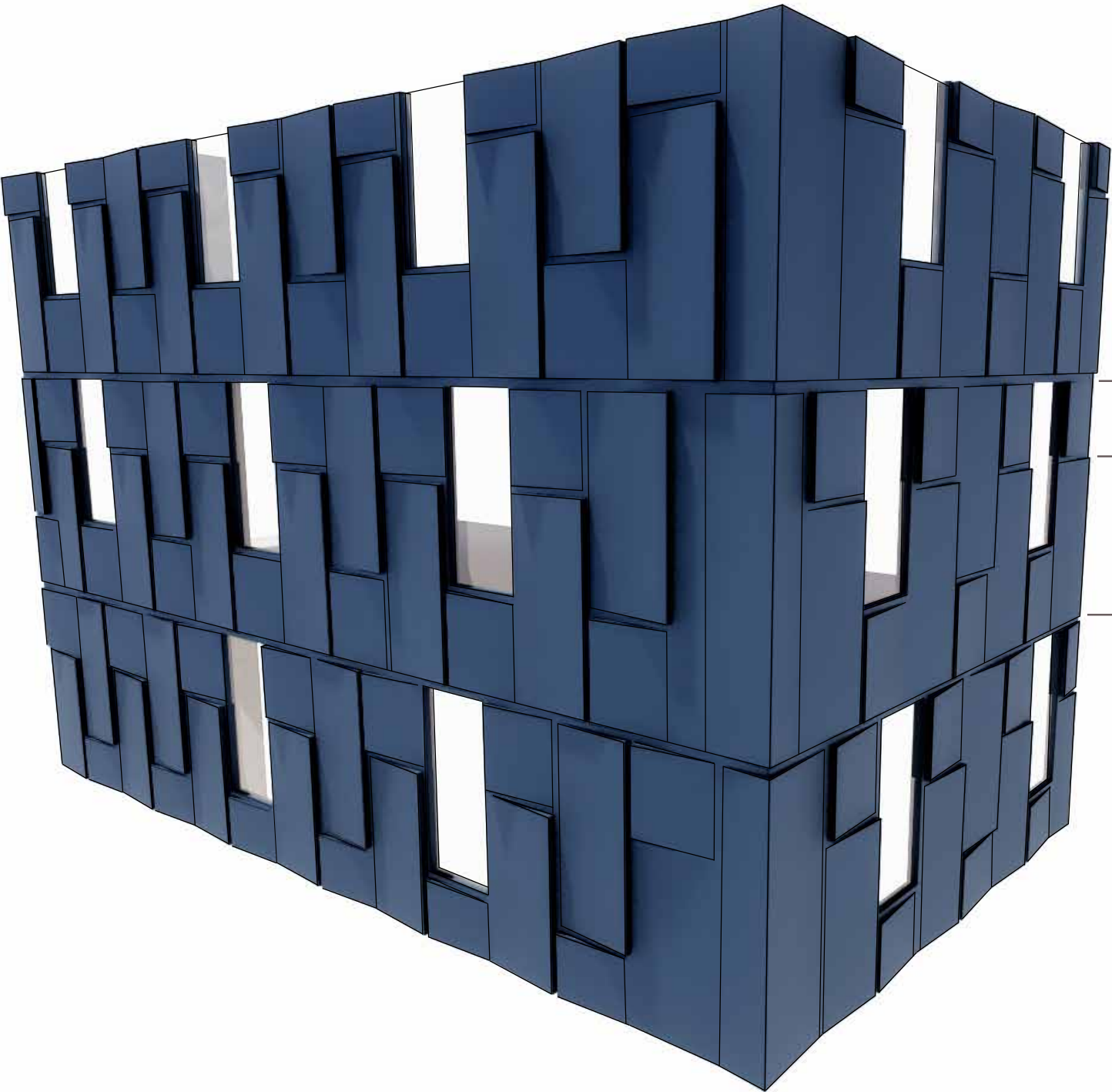
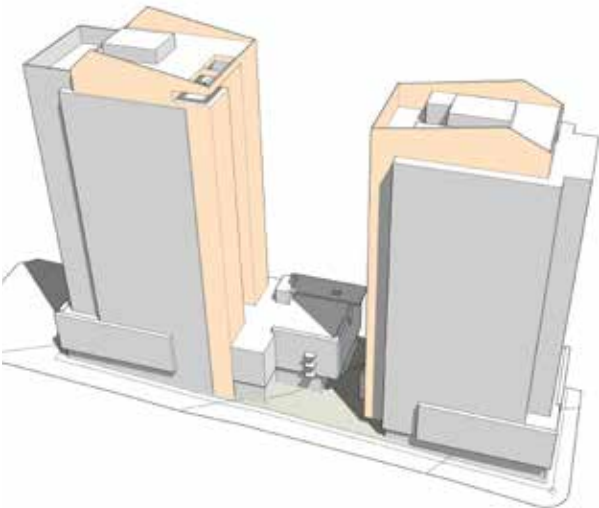
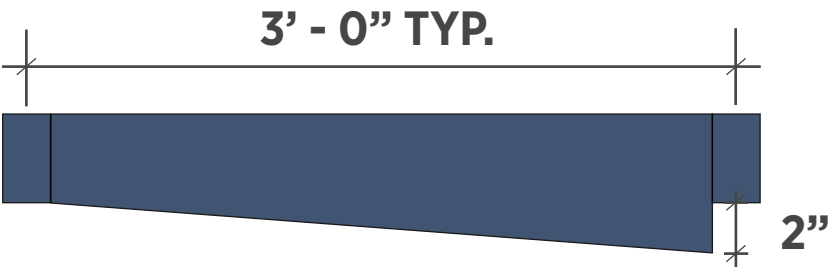


CURRENT - VIEW THROUGH MID-BLOCK PLAZA

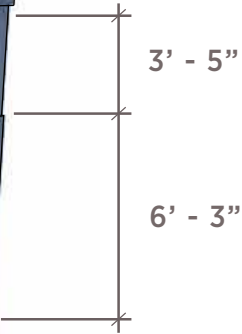


University District Design Guideline - PL1

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."



BLUE METAL PANEL AND MULLIONS





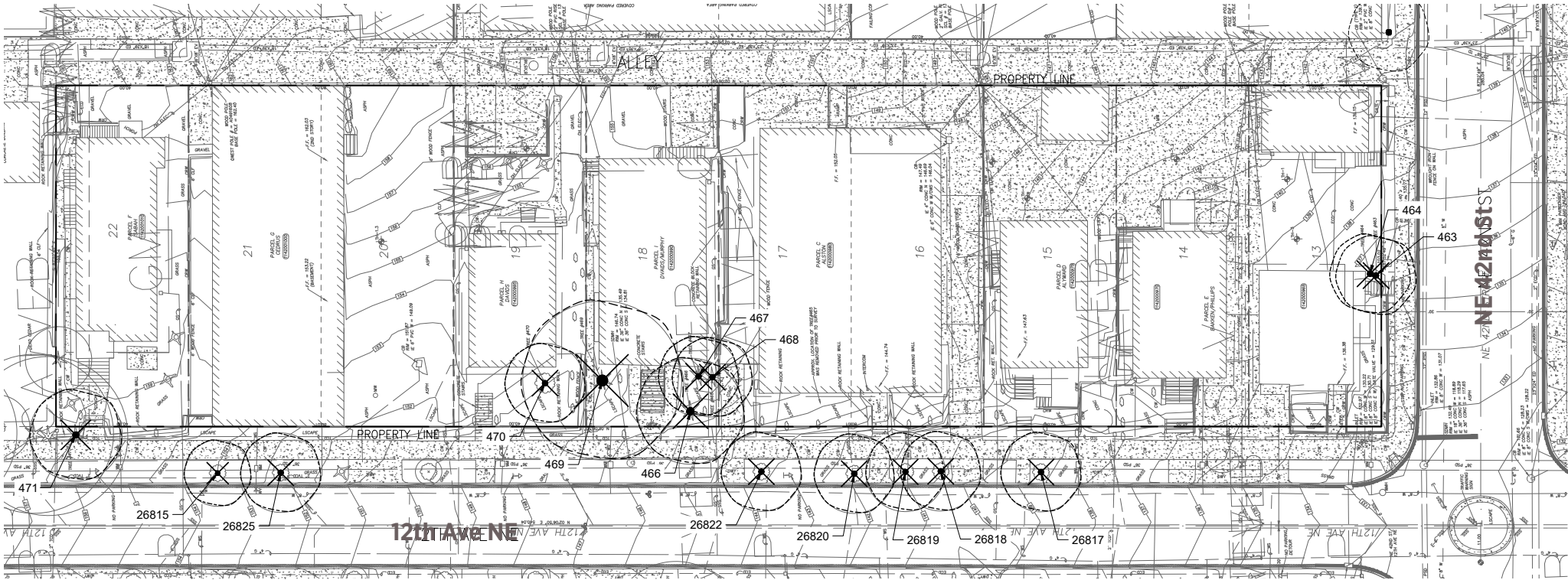
12th AVE. SIDEWALK PLANS

EDG-02



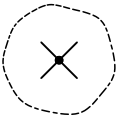
CURRENT





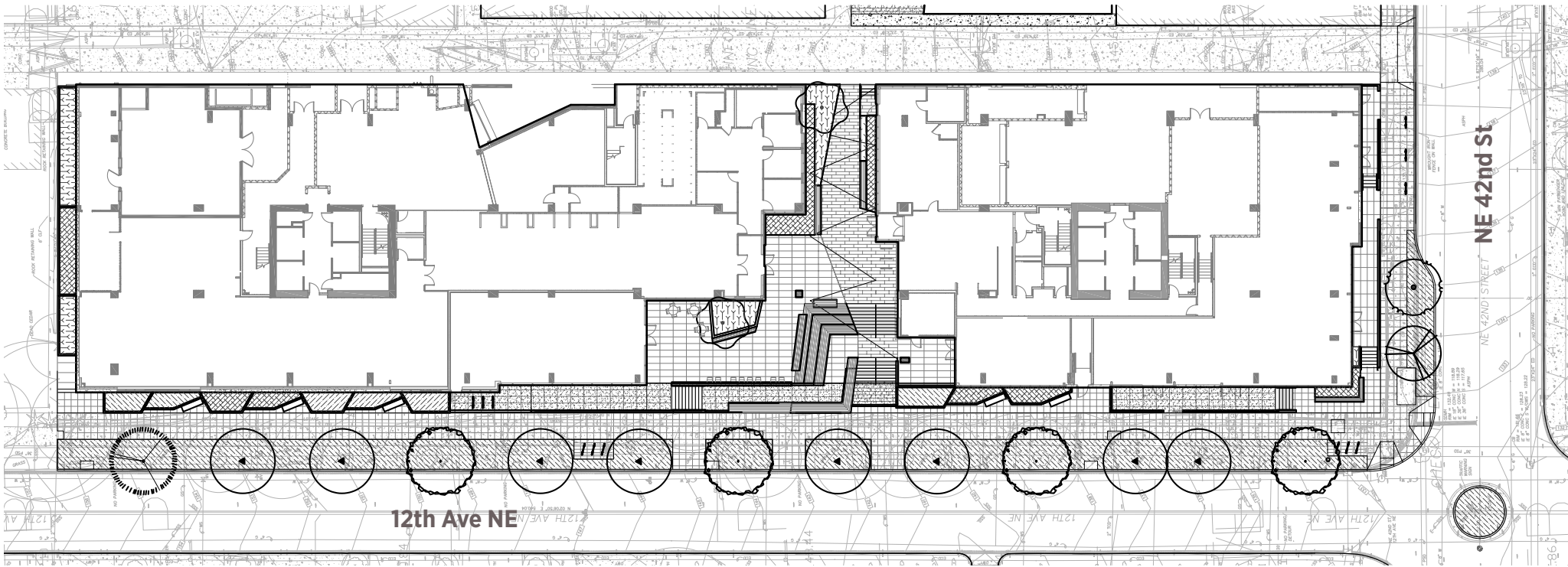
Existing Tree Survey

Existing Trees



Existing Tree To Be Removed

- | | | | |
|-----|------------------------------|-------|--------------------------|
| 463 | <i>Thuja occidentalis</i> | 26815 | <i>Betula pendula</i> |
| 464 | <i>Thuja occidentalis</i> | 26817 | <i>Prunus cerasifera</i> |
| 466 | <i>Thuja plicata</i> | 26818 | <i>Prunus cerasifera</i> |
| 467 | <i>Thuja plicata</i> | 26819 | <i>Prunus cerasifera</i> |
| 468 | <i>Thuja plicata</i> | 26820 | <i>Prunus cerasifera</i> |
| 469 | <i>Thuja plicata</i> | 26822 | <i>Prunus cerasifera</i> |
| 470 | <i>Betula pendula</i> | 26825 | <i>Betula pendula</i> |
| 471 | <i>Pseudotsuga menziesii</i> | | |



Proposed Site Plan

Proposed Trees



Metasequoia glyptostroboides



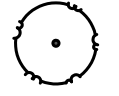
Carpinus betulus



Gymnocladus Dioicus



Quercus bicolor



Cercis occidentalis



Azara microphylla

4.0 ITEMIZED RESPONSE TO DRB1 STAFF RECOMMENDATIONS

MID-BLOCK CORRIDOR PLANS

EDG-02

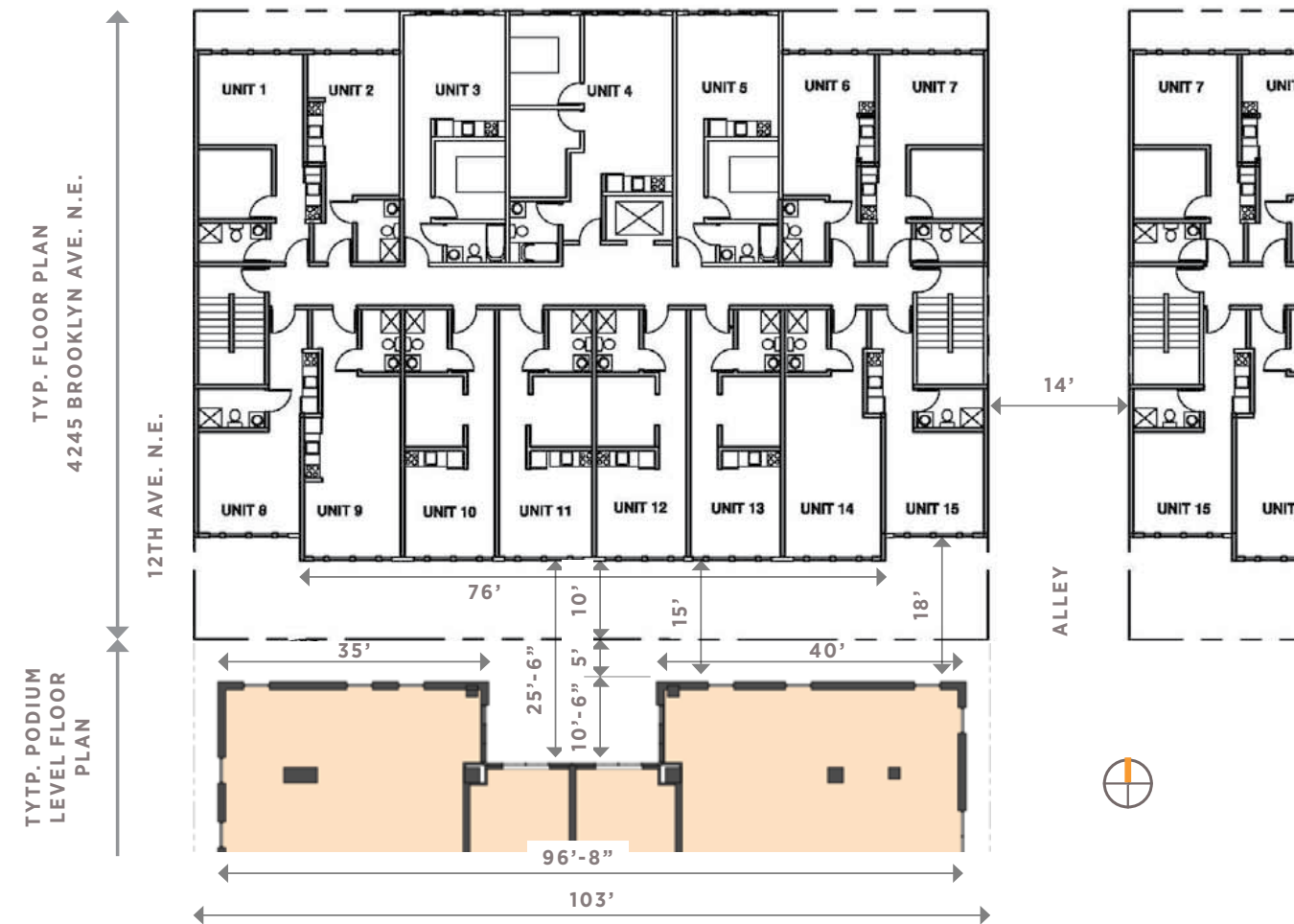


CURRENT

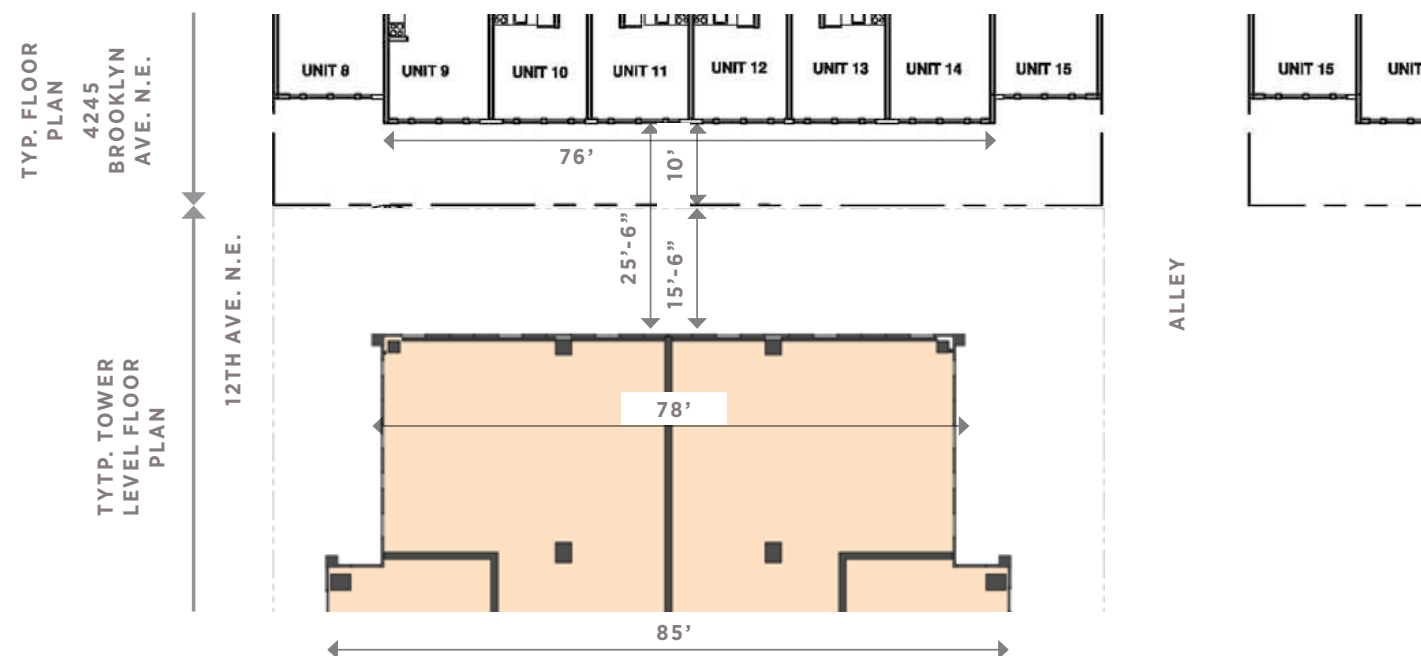


7. ADDITIONAL - PROPERTY TO NORTH ADJACENCIES

TYPICAL PODIUM FLOOR PLAN

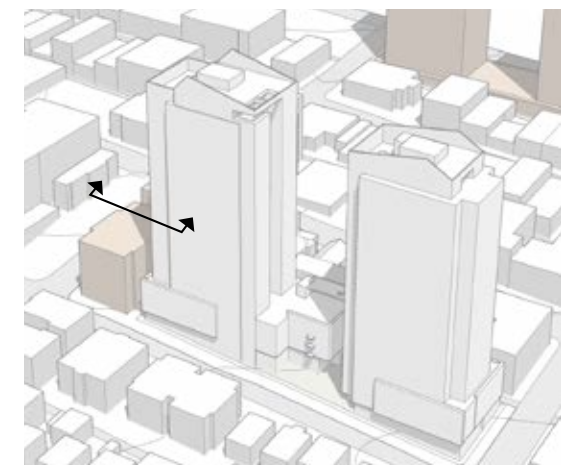
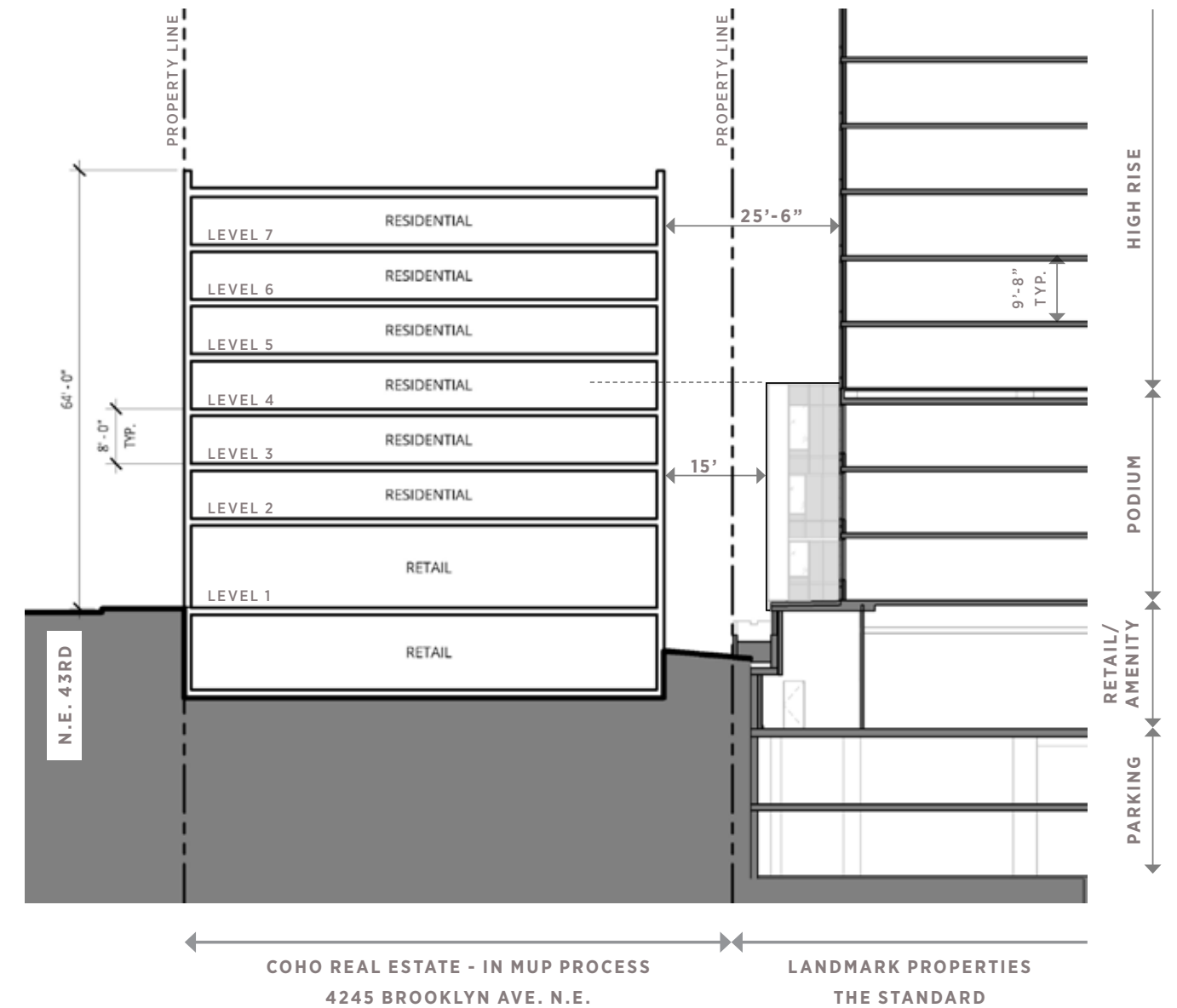


TYPICAL TOWER FLOOR PLAN



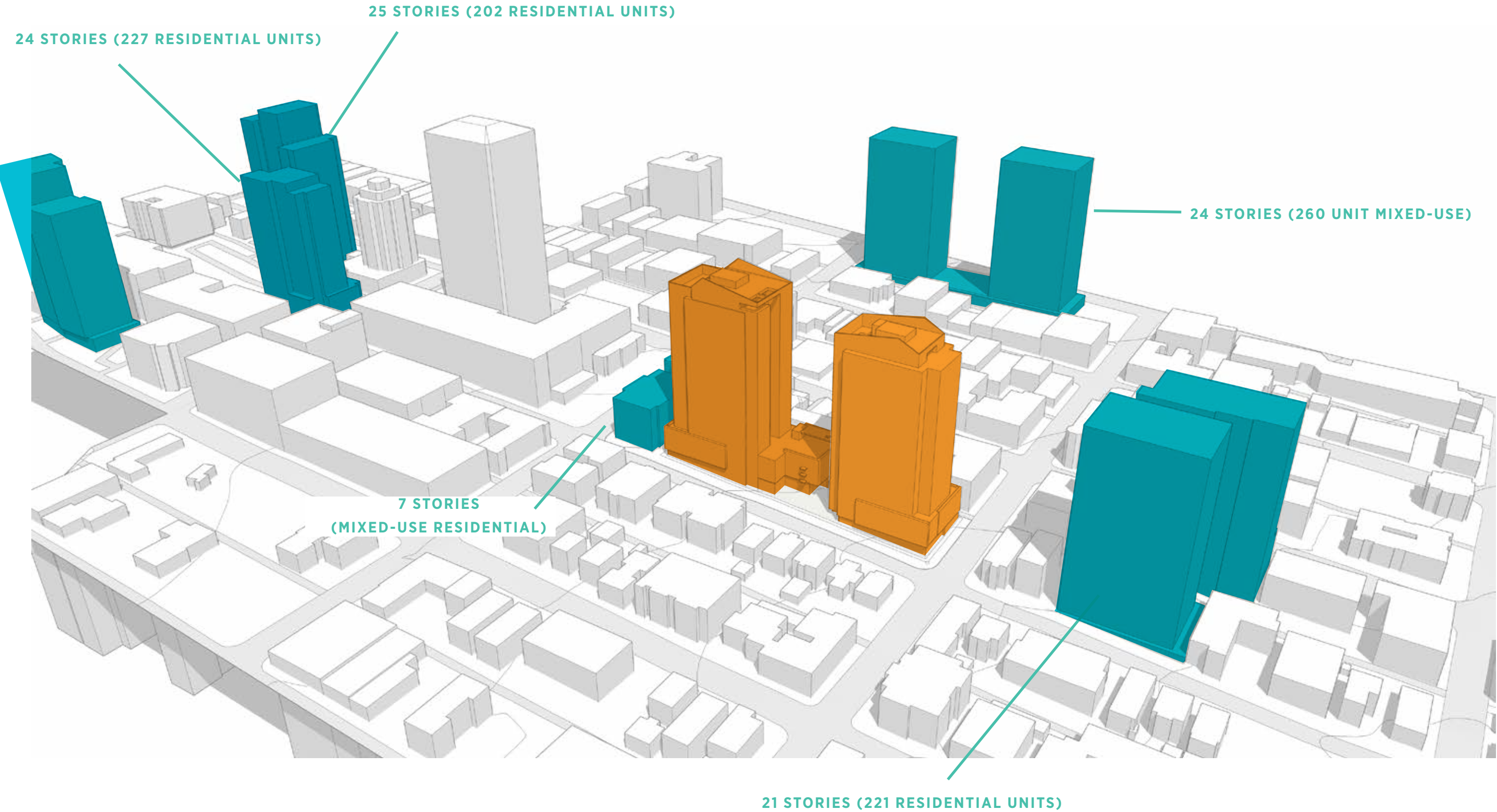
4.0 ITEMIZED RESPONSE TO DRB1 STAFF RECOMMENDATIONS

NORTH / SOUTH SECTION



4.0 ITEMIZED RESPONSE TO DRB1 STAFF RECOMMENDATIONS

FUTURE DEVELOPMENT



7. ADDITIONAL - PRIVACY, LIGHT, AND AIR IMPACTS

7. ADDITIONAL - PRIVACY, LIGHT, AND AIR IMPACTS

JUNE 21 - 11 AM



JUNE 21 - 3 PM



MARCH 21 - 11 AM



MARCH 21 - 3 PM

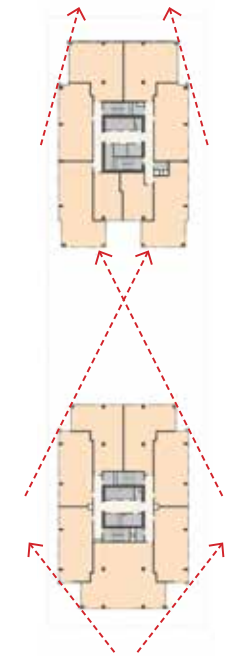


4.0 ITEMIZED RESPONSE TO DRB1 STAFF RECOMMENDATIONS

The two towers have been pulled as far apart away from each other as possible on the site per the direction of the Board at EDG1. This allows light to penetrate between the towers to the public mid-block corridor space at grade.

With a north/south orientation, the towers' shadow travels quickly and has less of an impact on neighboring structures.

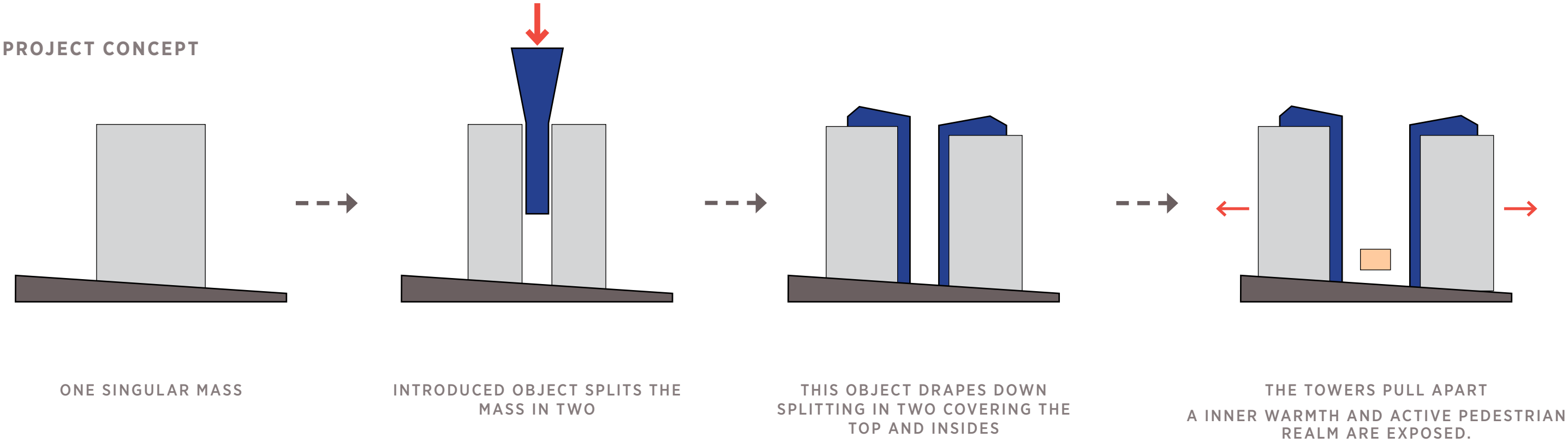
The corners of both towers have been eroded to break down the scale of the towers and minimize shadow impacts on the surrounding environment.



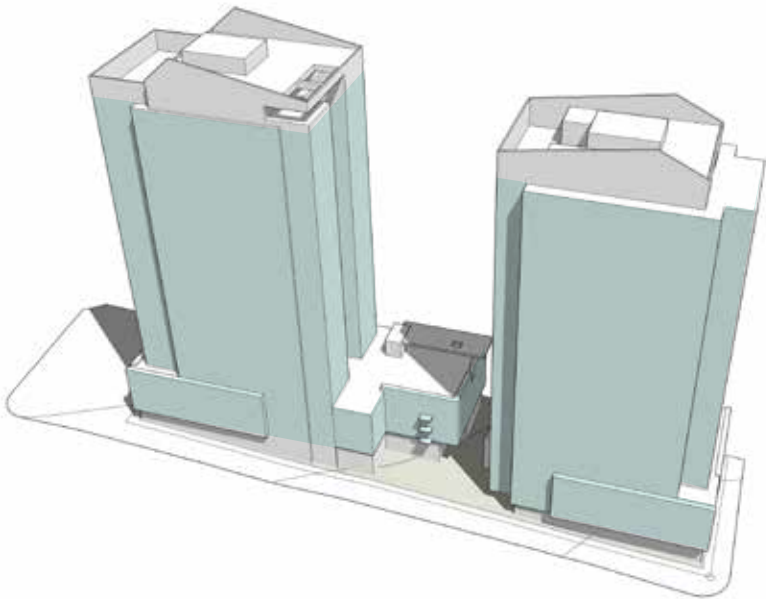
The closest residential sites are across the alley, most of which set back from the alley limiting privacy concerns. The towers set back from the podium to mitigate these concerns.



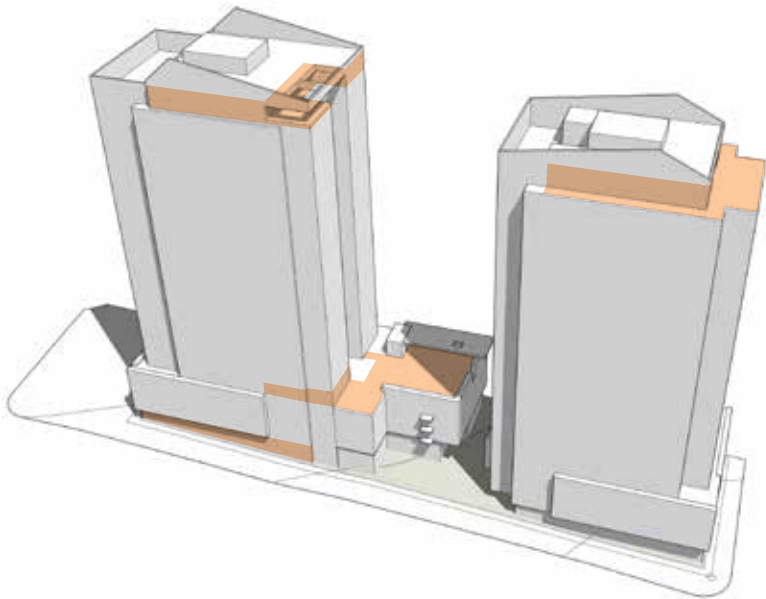
PROJECT CONCEPT



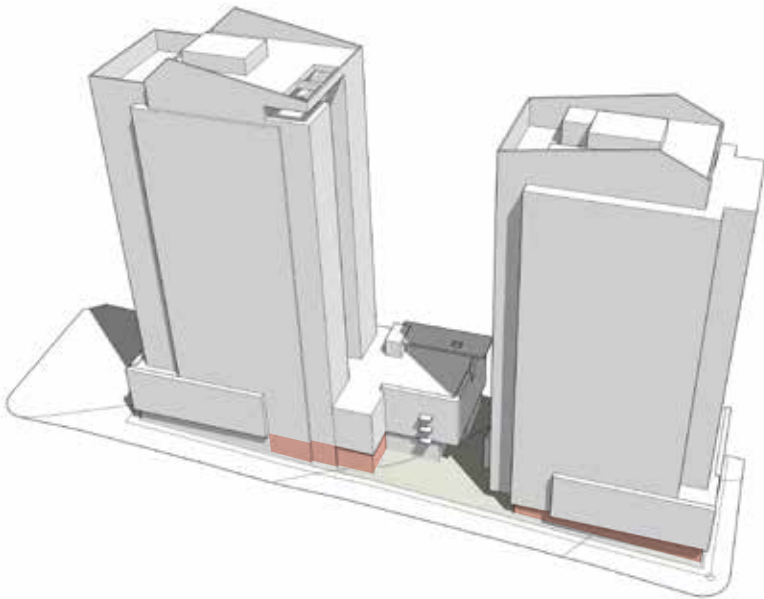




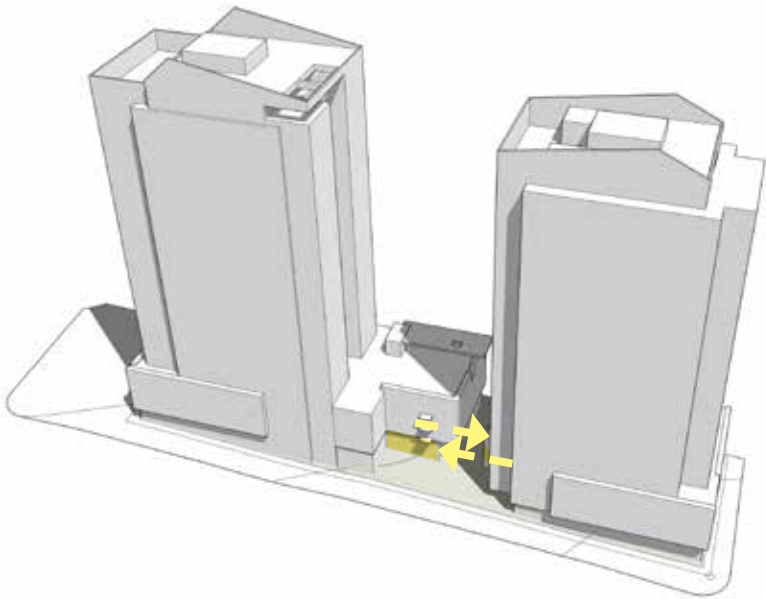
RESIDENTIAL



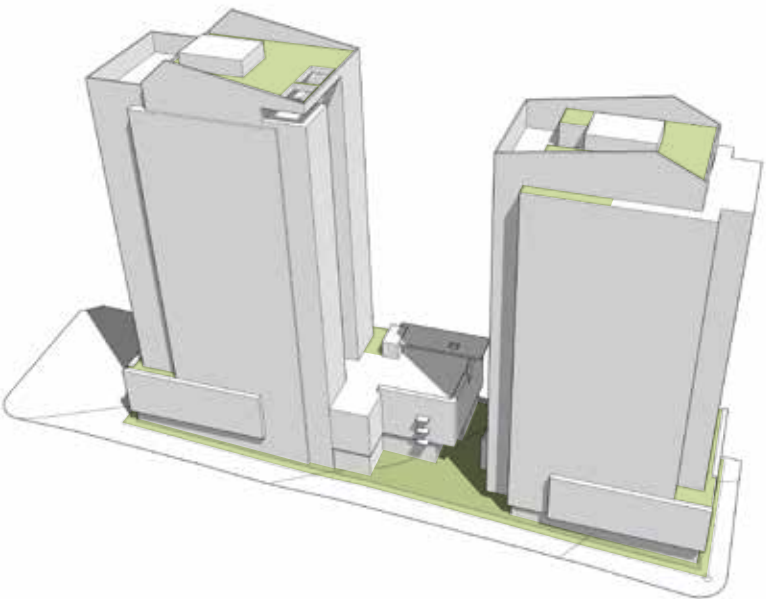
AMENITY



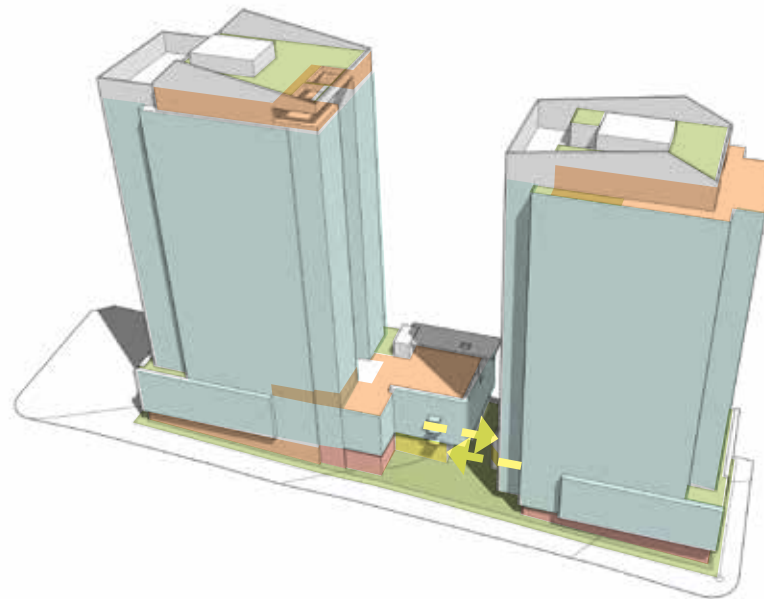
RETAIL



RESIDENTIAL LOBBIES

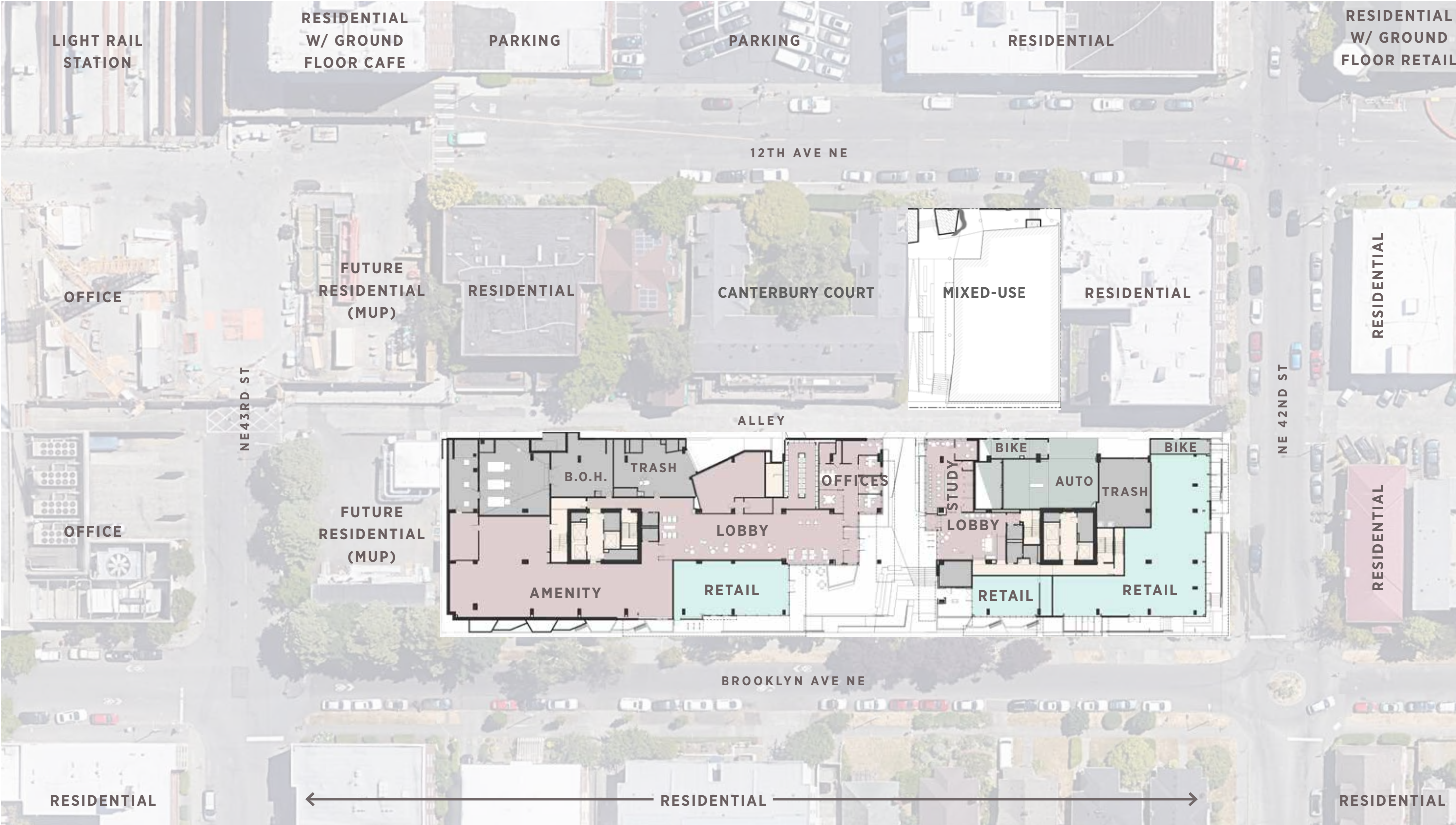


LANDSCAPE



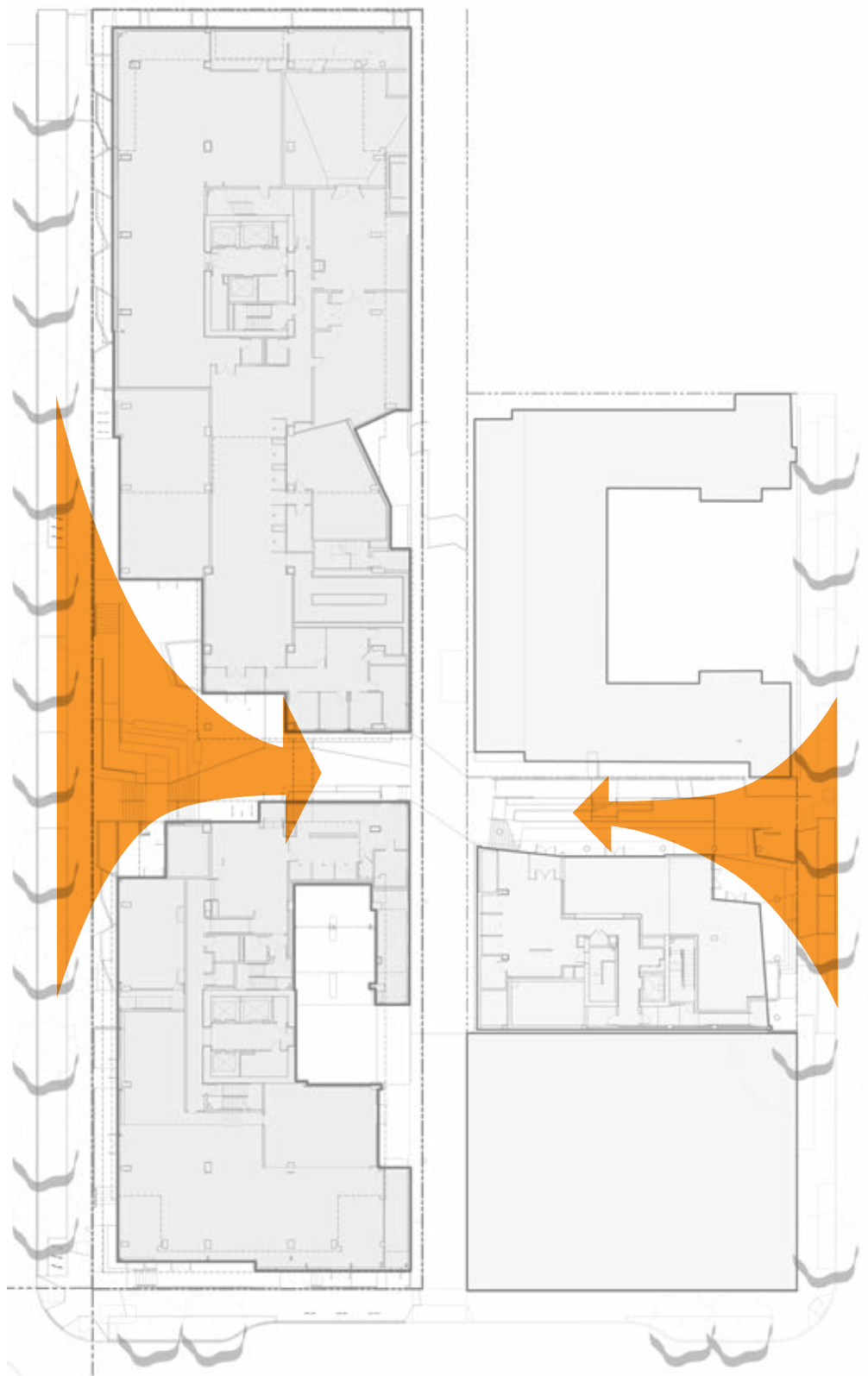
ALL USES



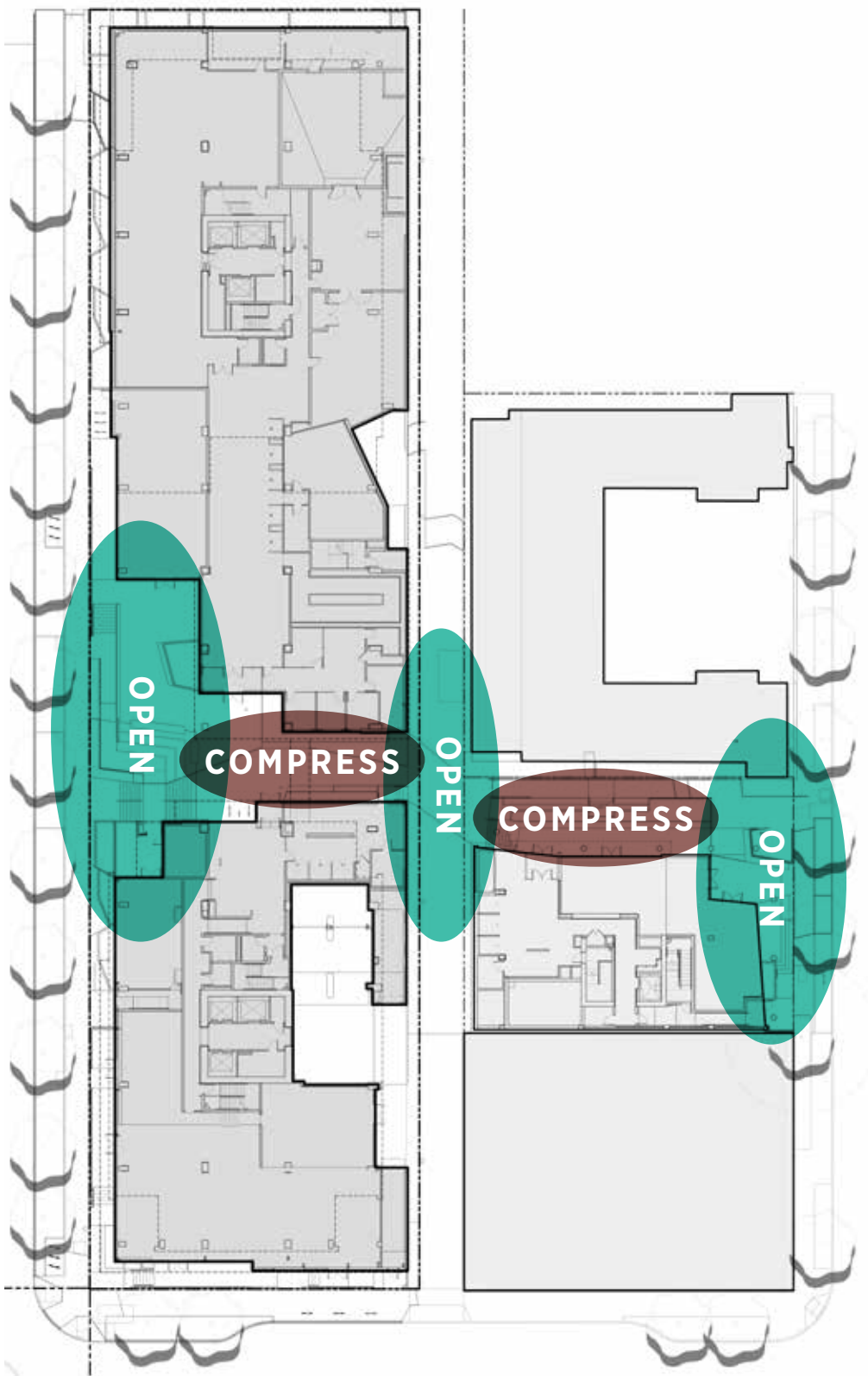




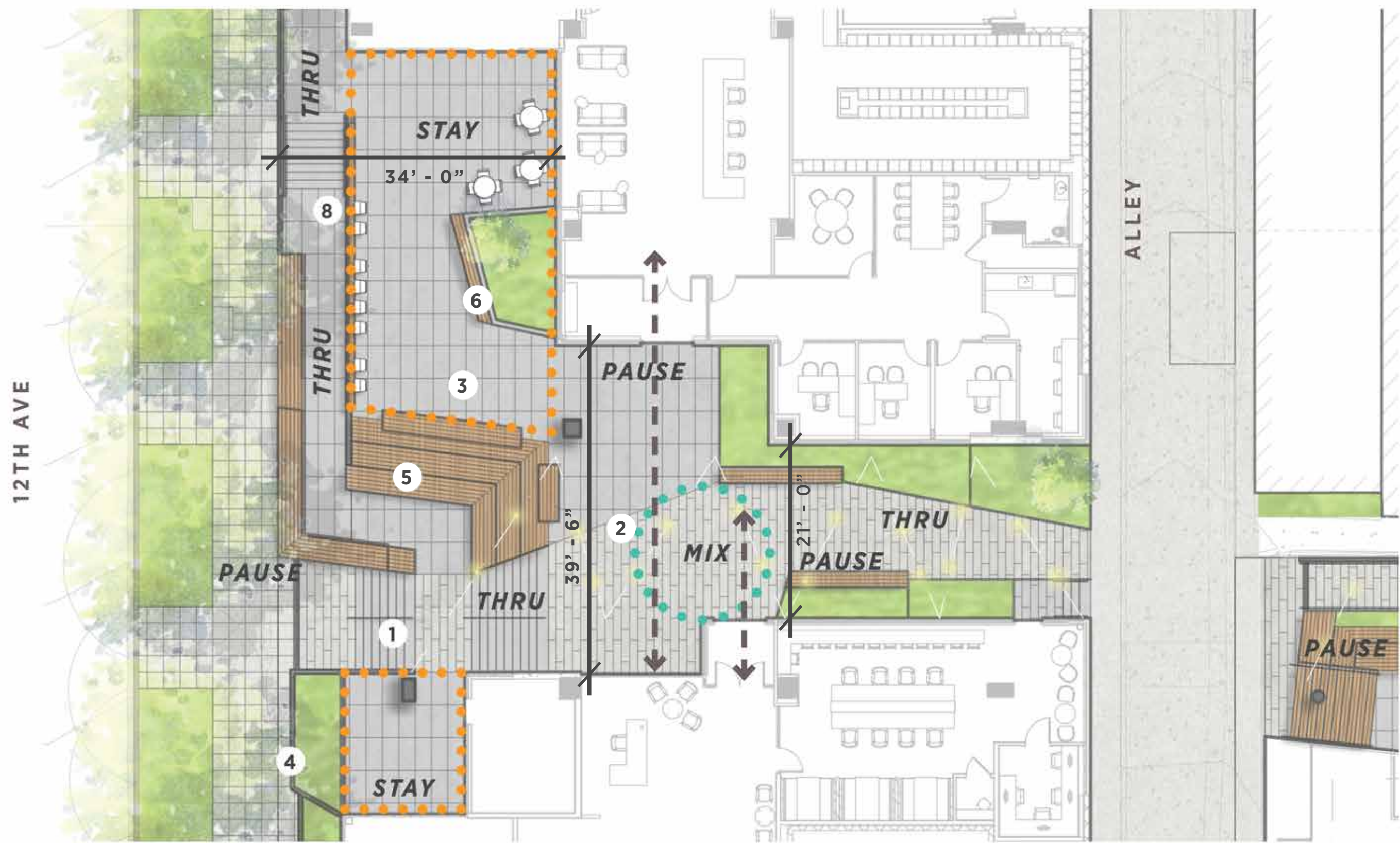
INVITE IN



SEQUENCE









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

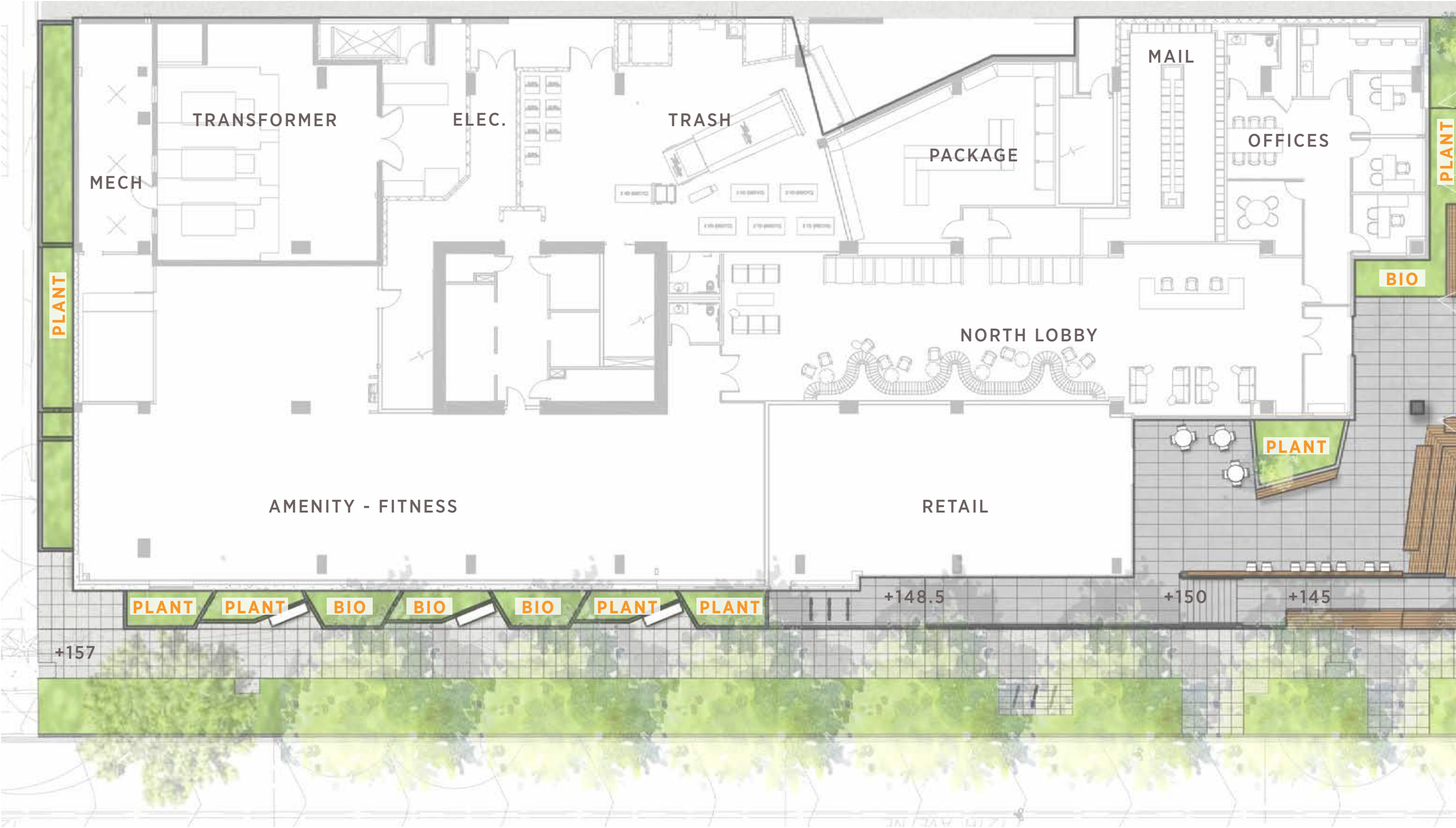


3 BIORETENTION

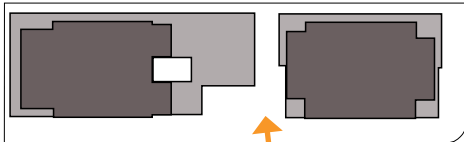


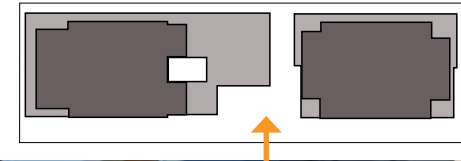
4 RIGHT OF WAY

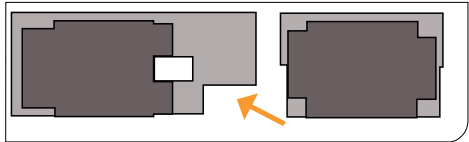


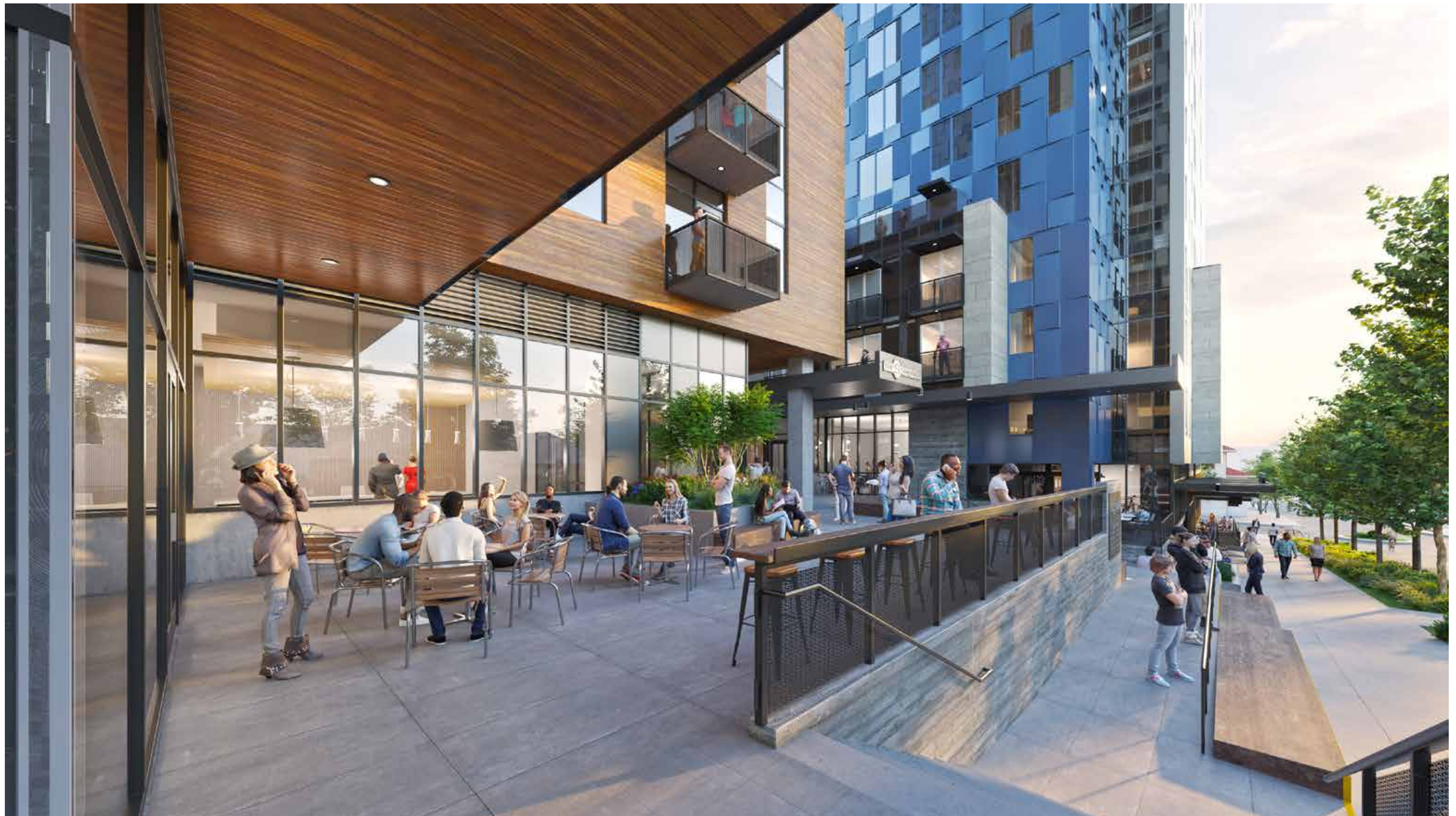
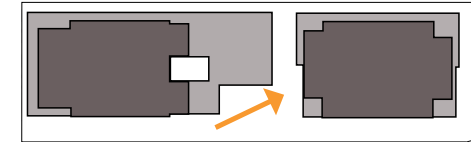


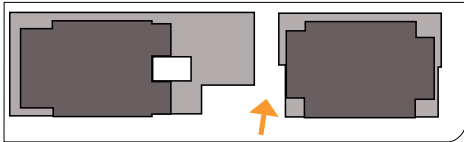


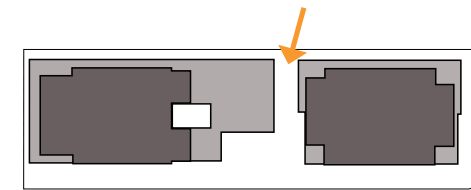




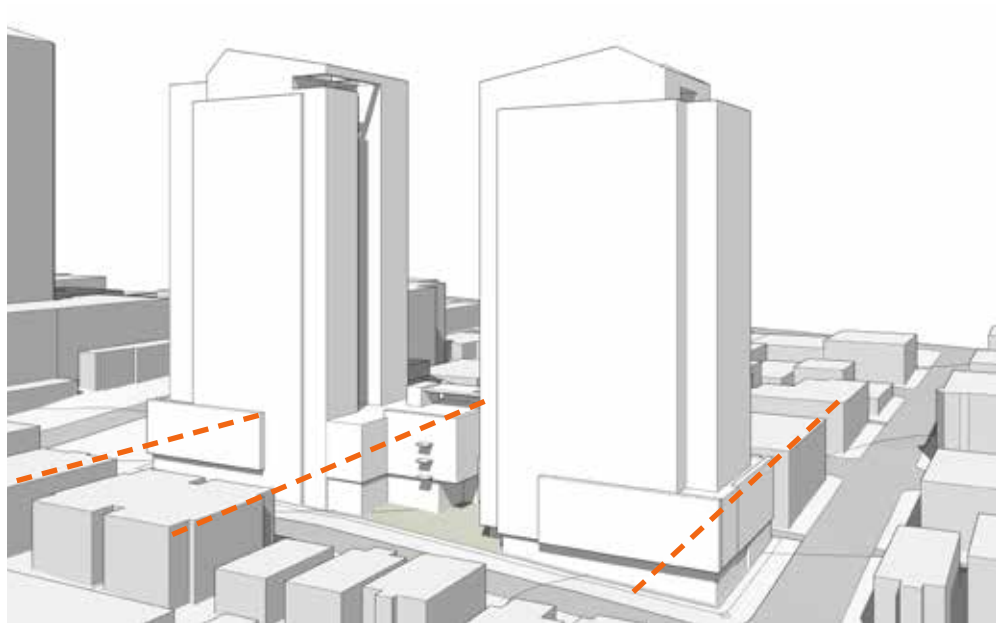






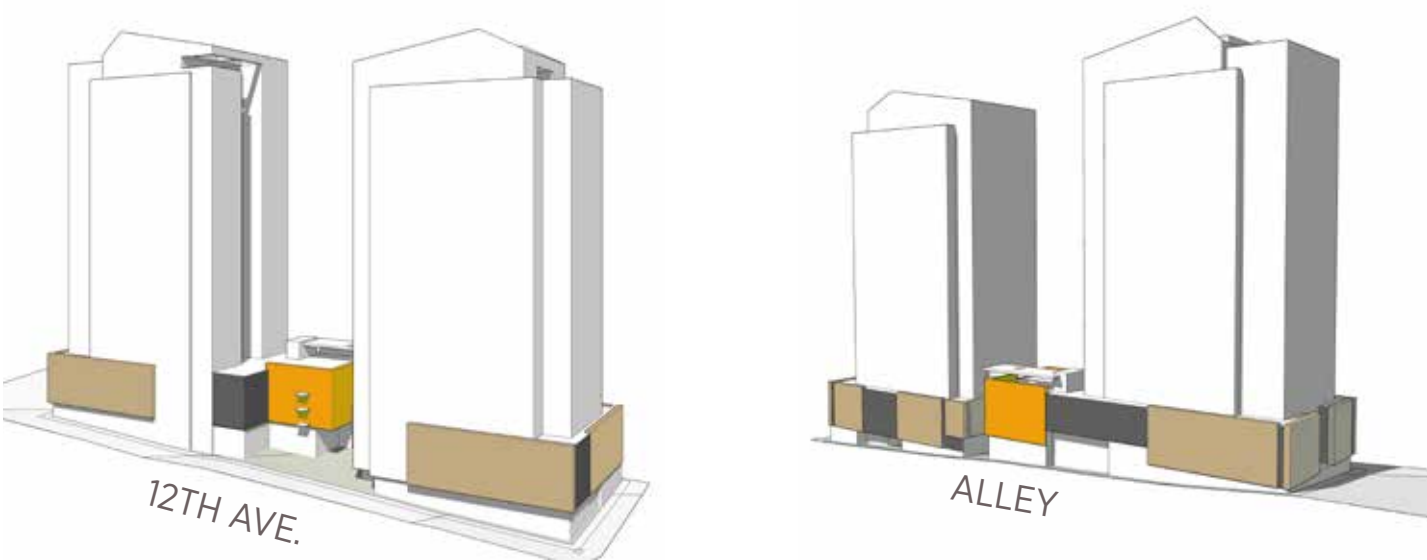


The podium is seen as the datum line connecting the project in scale to the surrounding context.



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



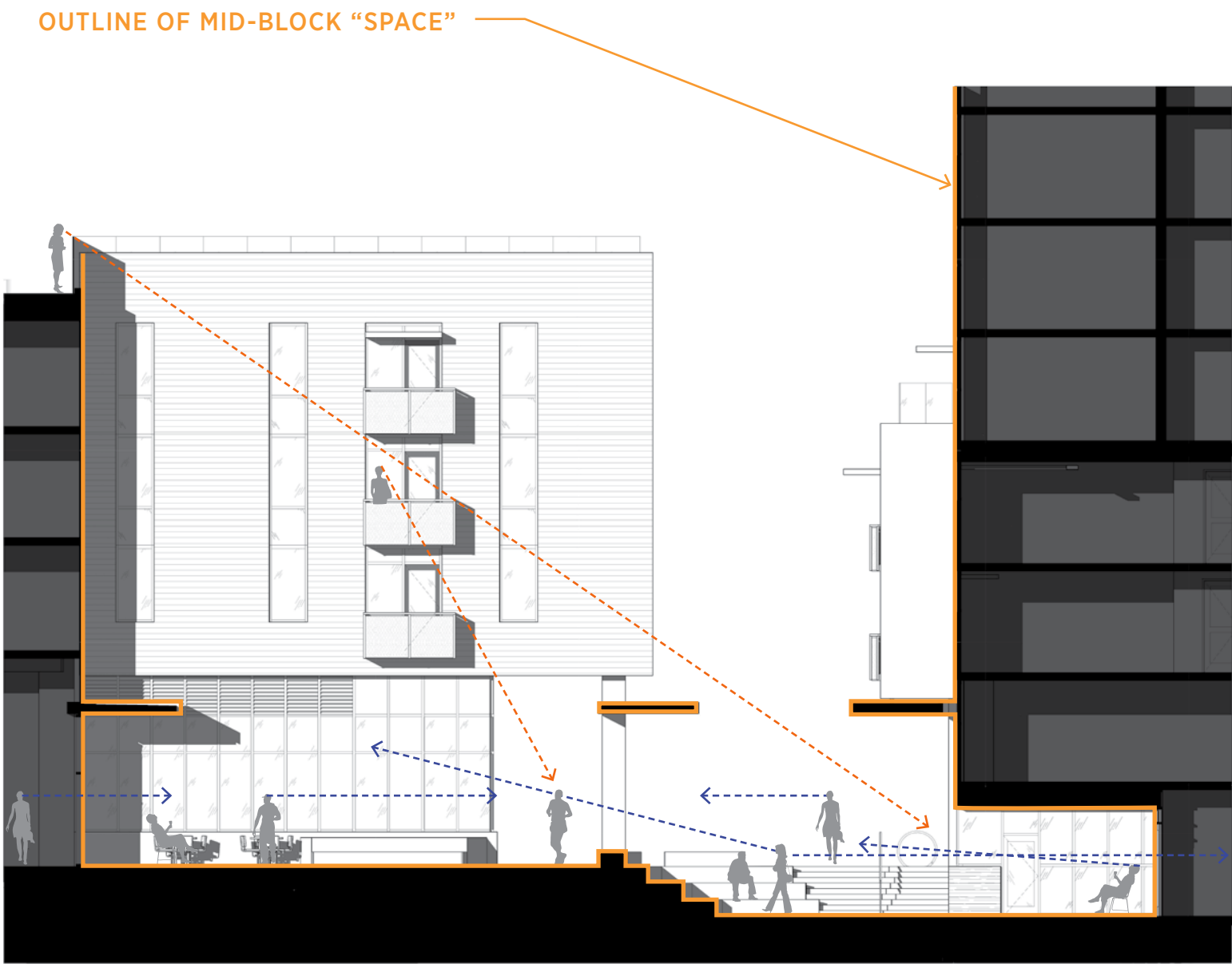
The inset podium at the mid-block corridor is a distinct moment in the project. It is the revealed jewel object set within the activity of the mid-block corridor.



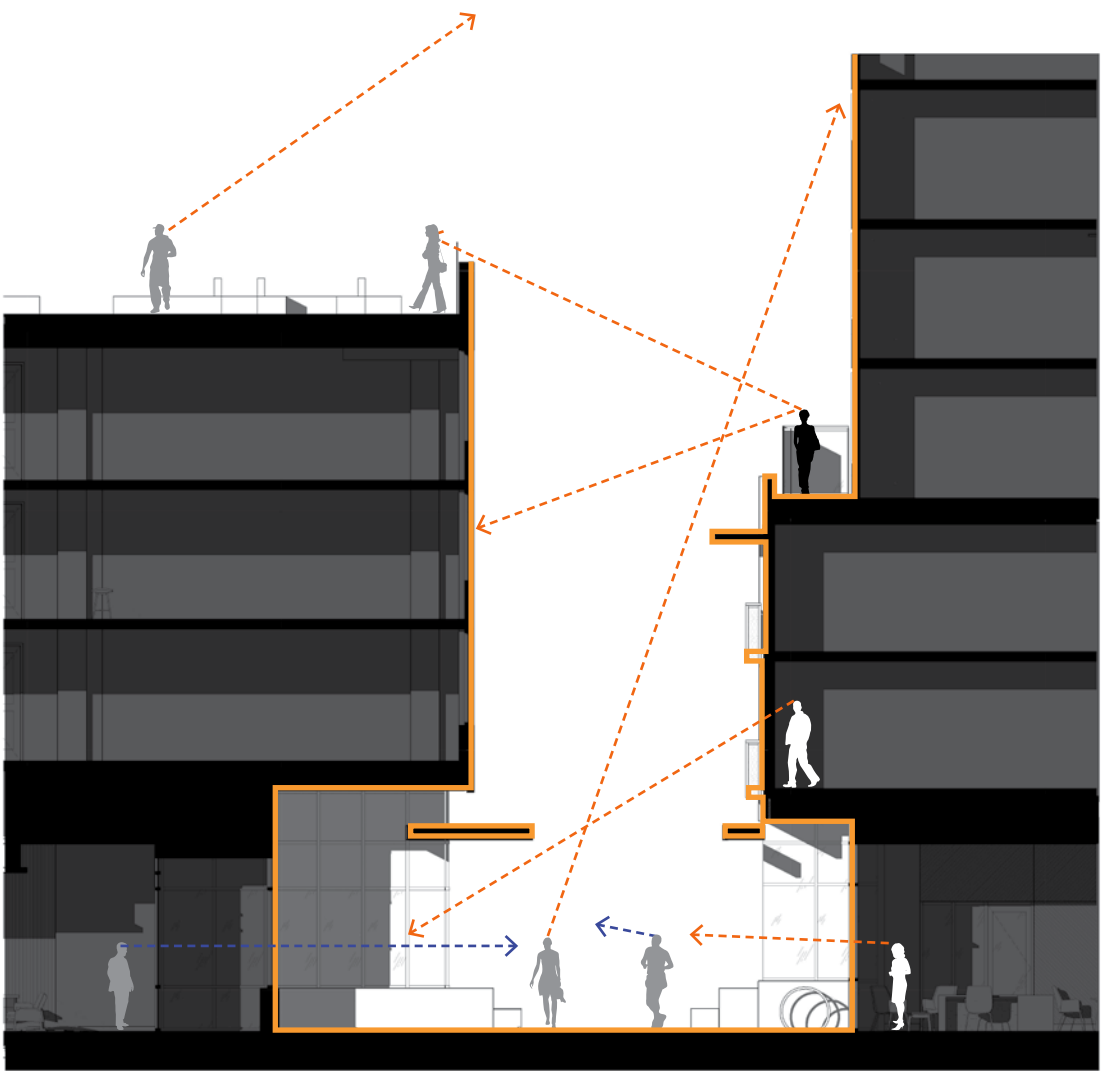
TYPICAL PODIUM LEVEL PLAN @ MID-BLOCK CORRIDOR

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

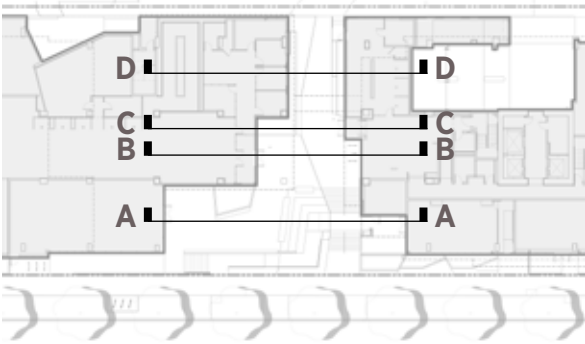


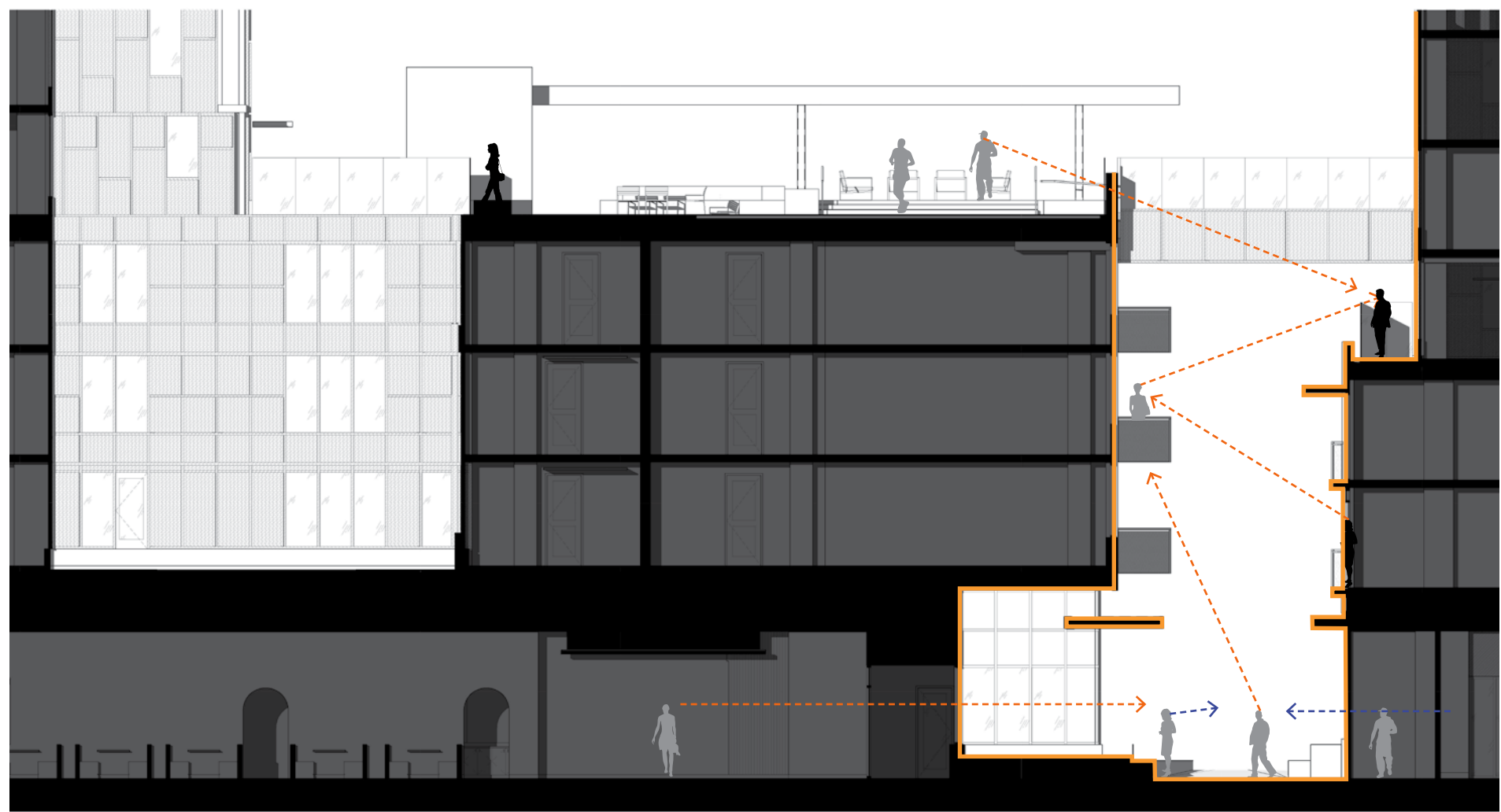


VISUAL AND PHYSICAL CONNECTIONS WITHIN MID-BLOCK CORRIDOR



BB

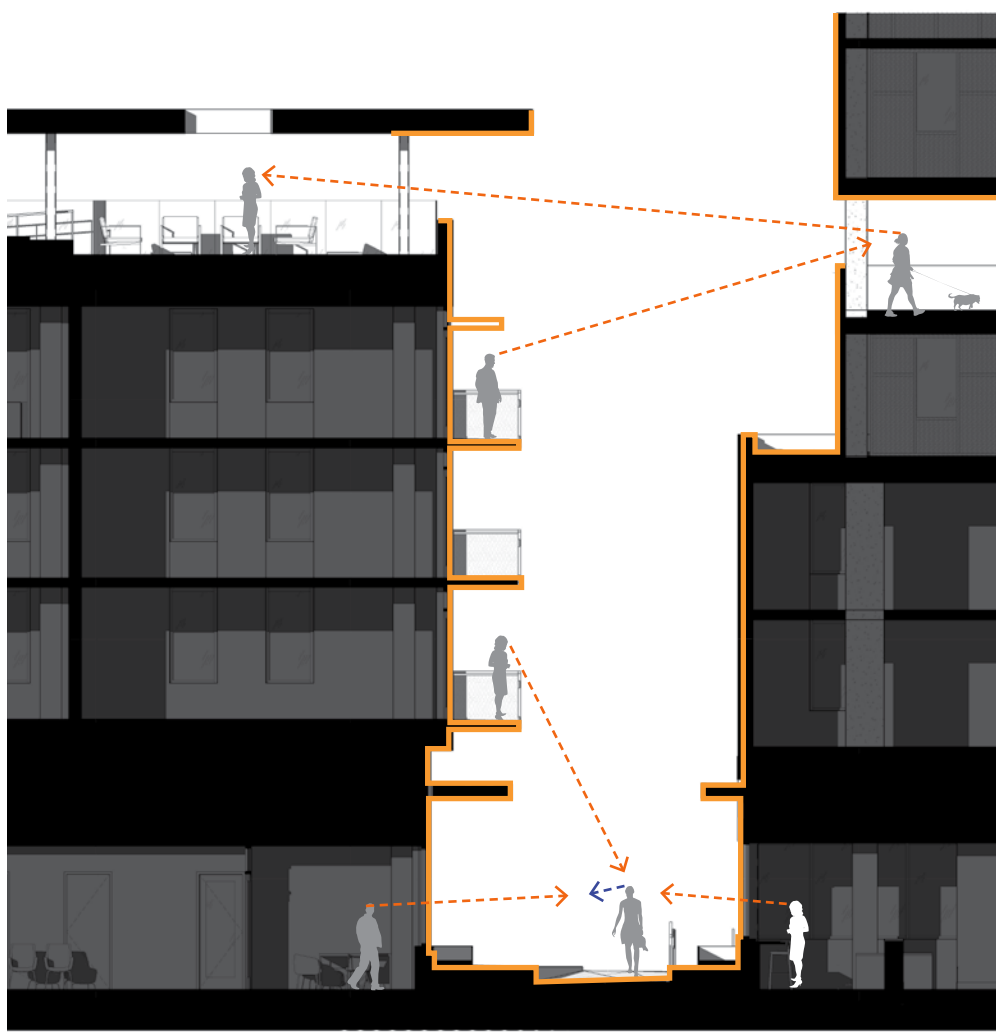




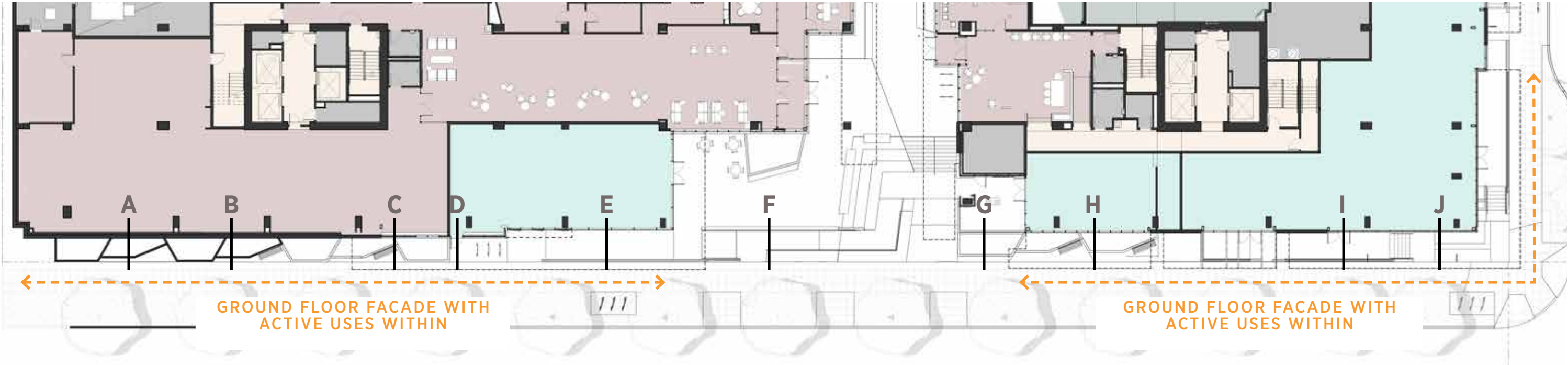
CC

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.”

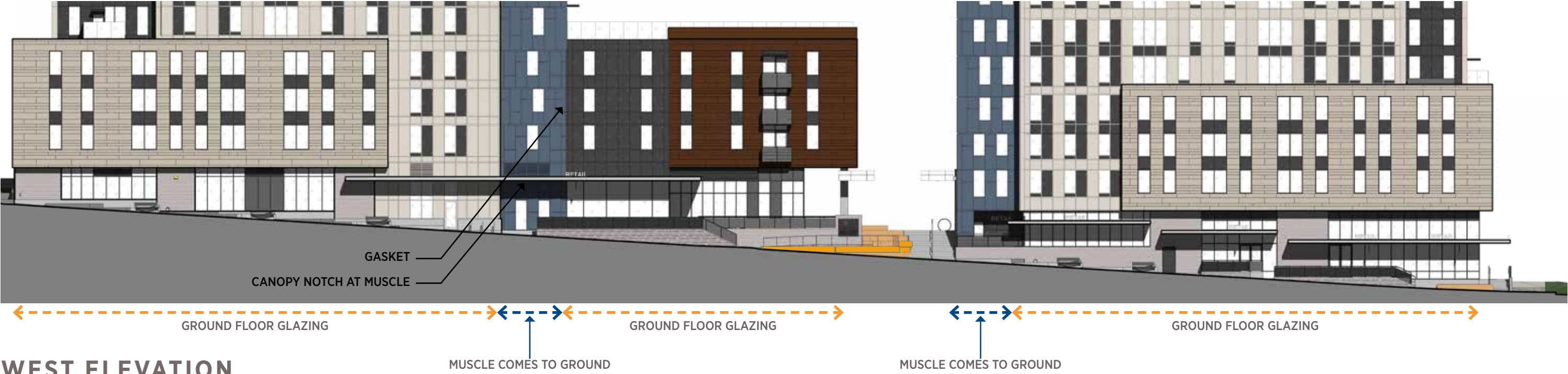


DD

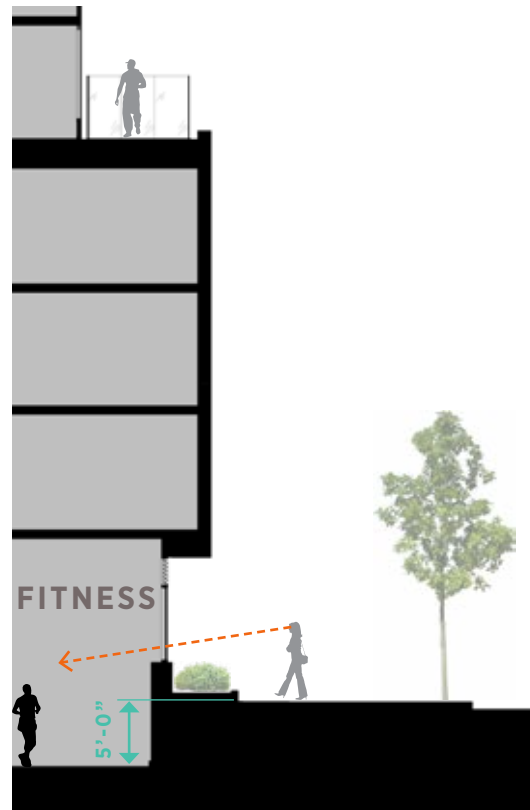


GROUND FLOOR PLAN @ 12th

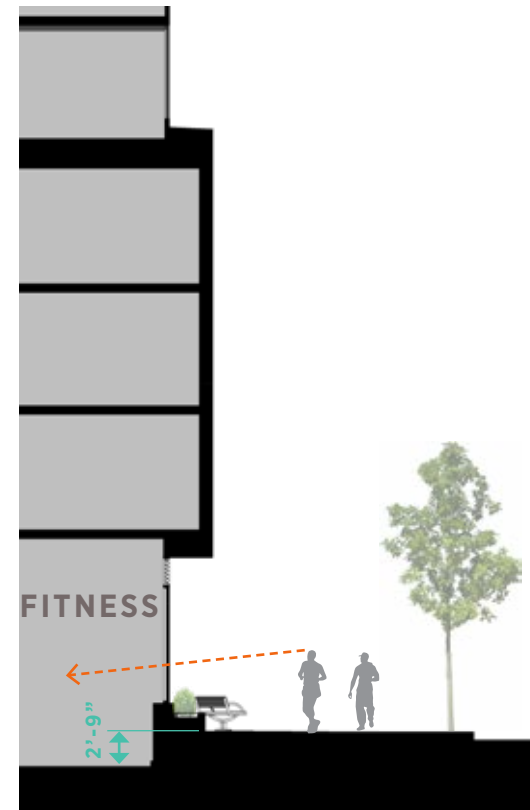
PODIUM IS ELEVATED AROUND THE SITE CREATING A CONSISTENT LANGUAGE



WEST ELEVATION



A



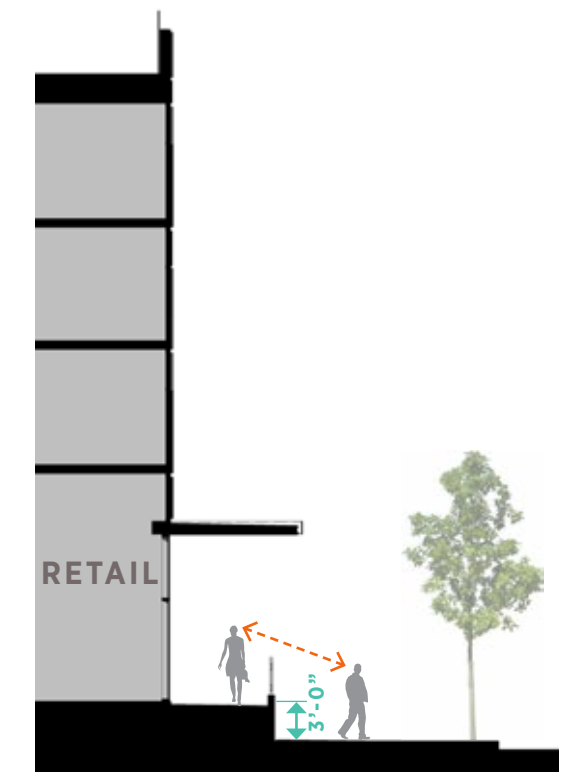
B



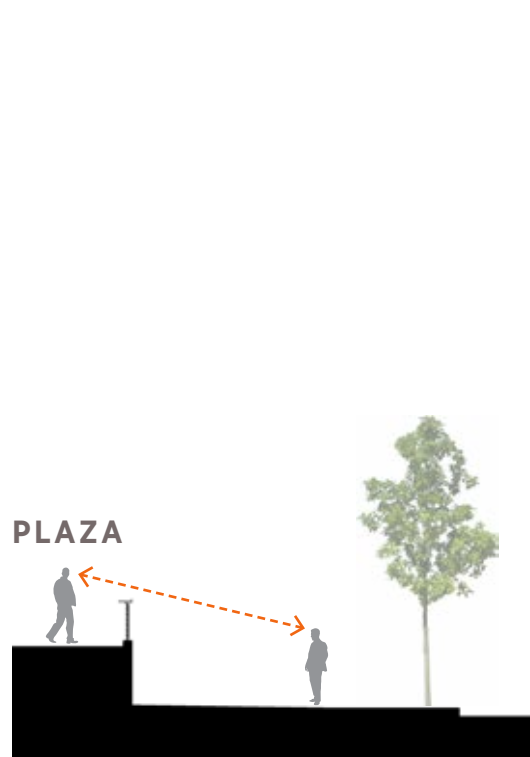
C



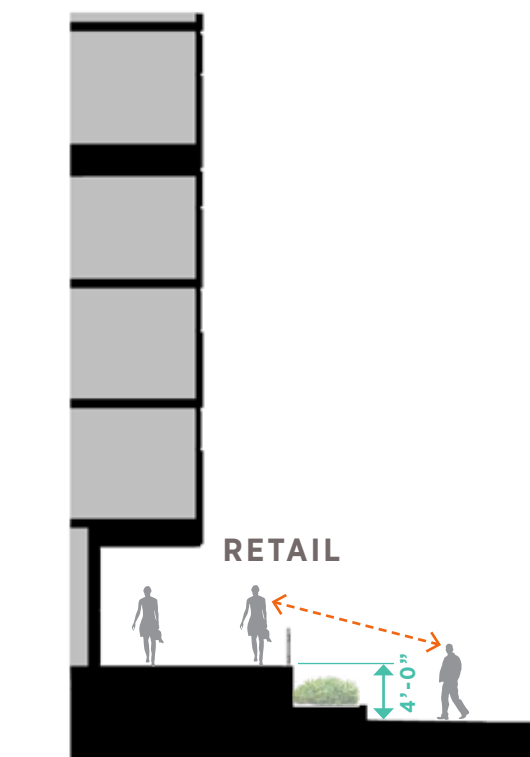
D



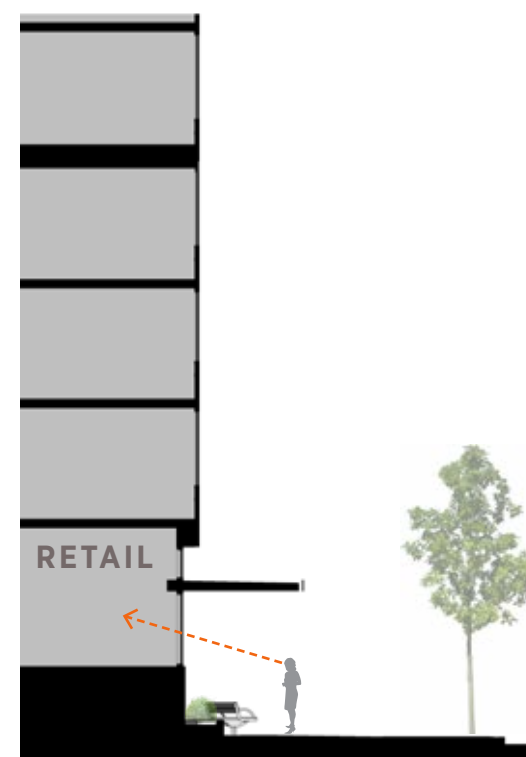
E



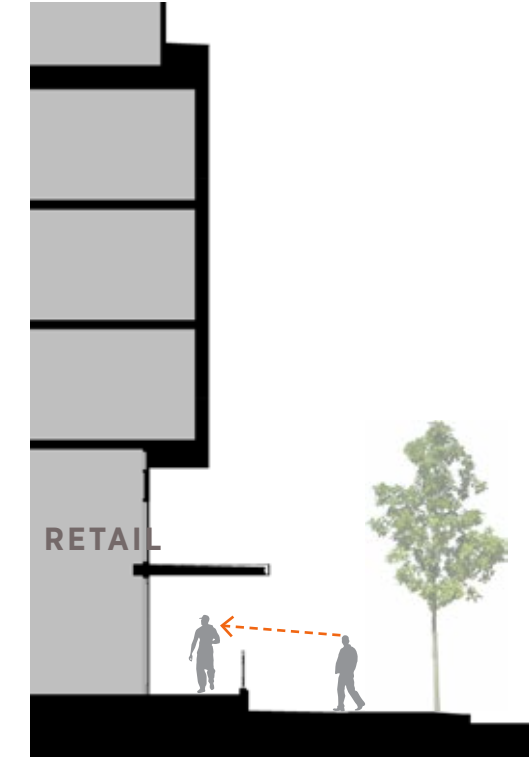
F



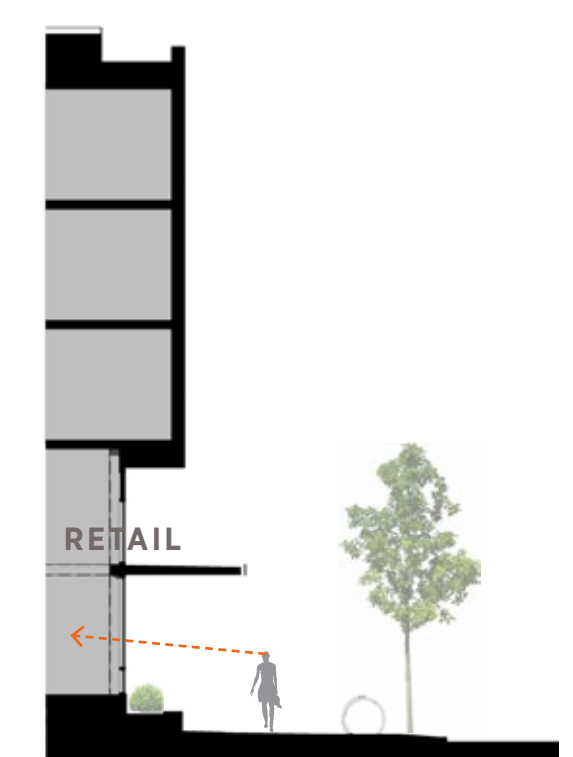
G



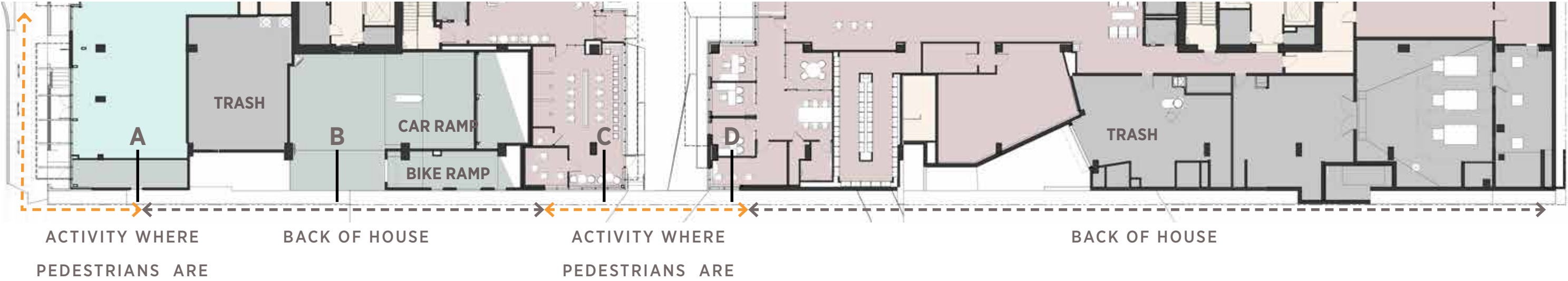
H



I



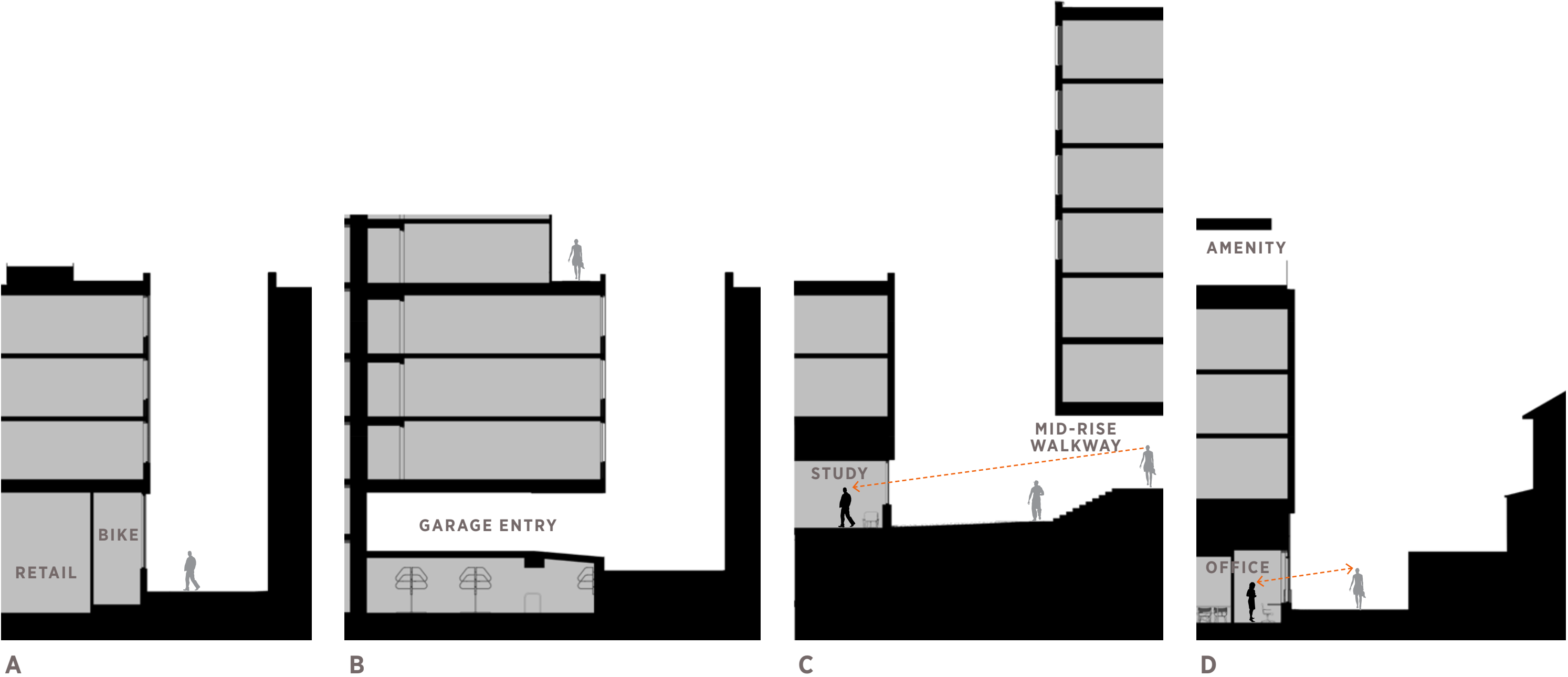
J

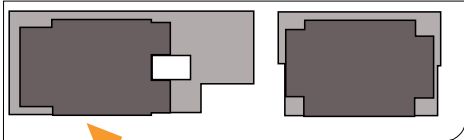


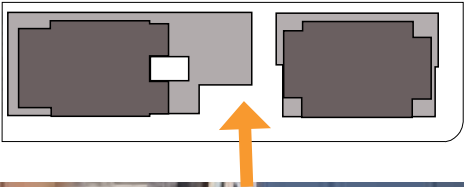
GROUND FLOOR PLAN @ ALLEY

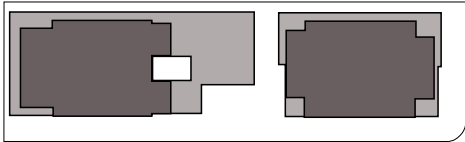


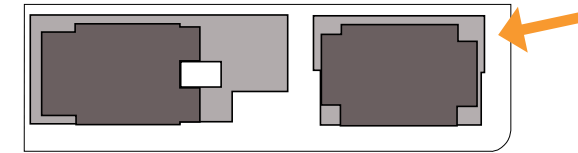
EAST ELEVATION



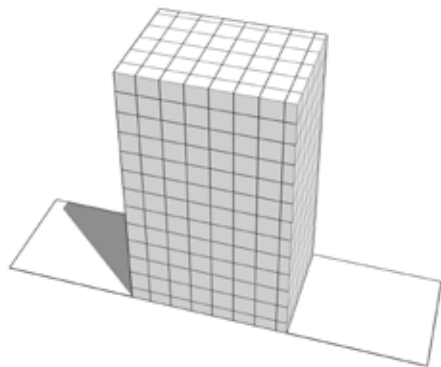




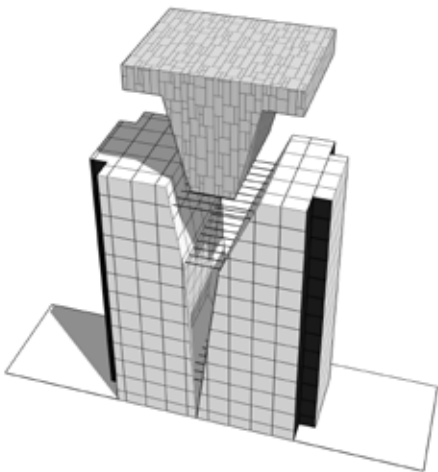




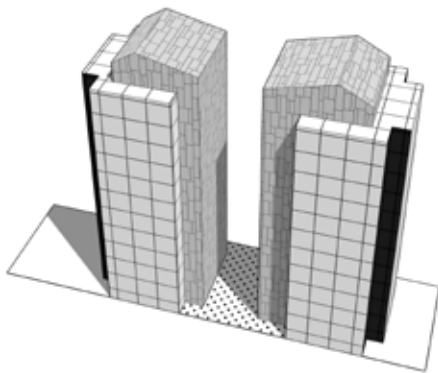
The towers and rooftop expression have become so intertwined that they cannot be considered separately. The rooftop is an integral part of the towers and vice-versa.



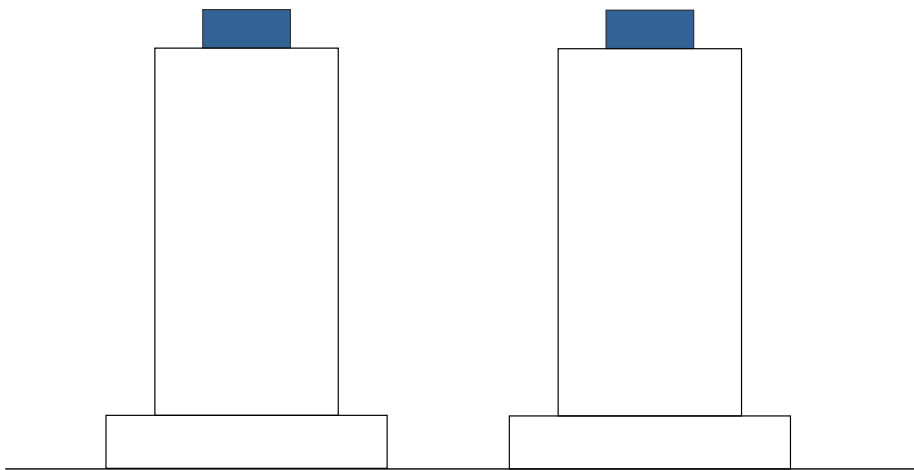
An ordered mass stands alone



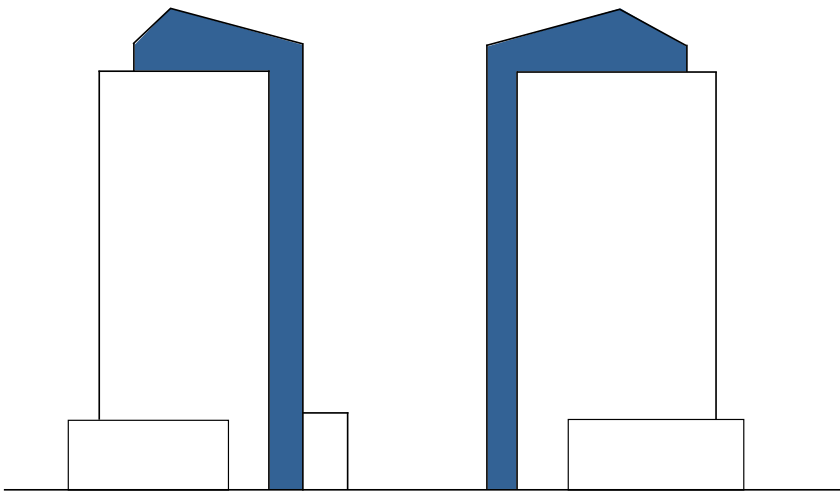
A random object splits the mass in two. Corners are revealed.



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

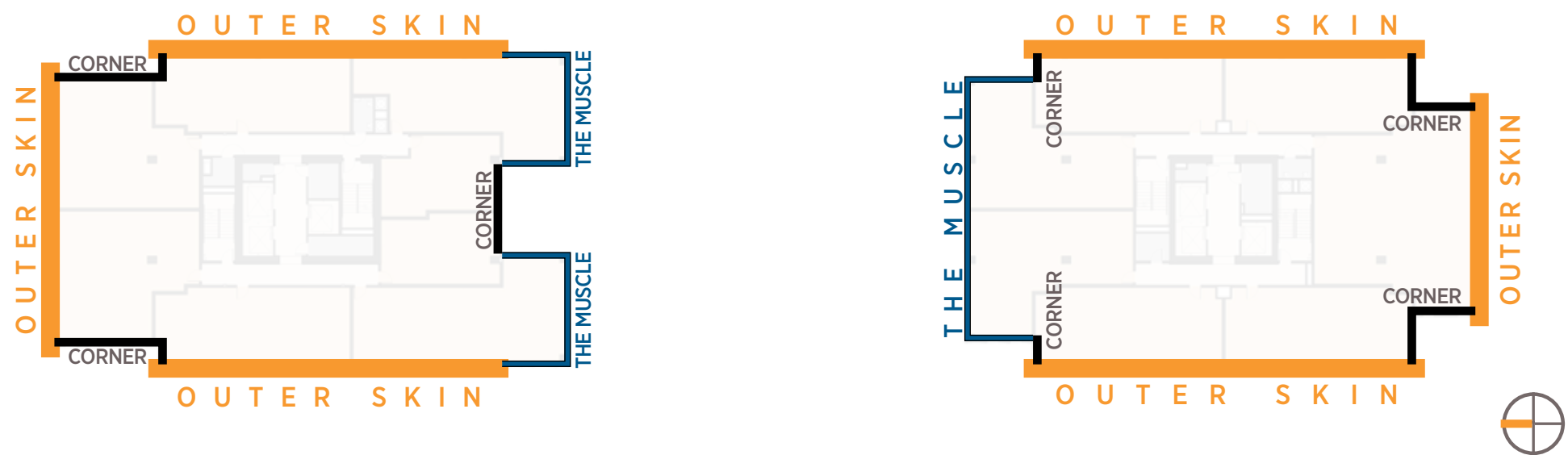


The 'layered cake' approach is a reasonable approach to lessen the presence of the rooftop of a project

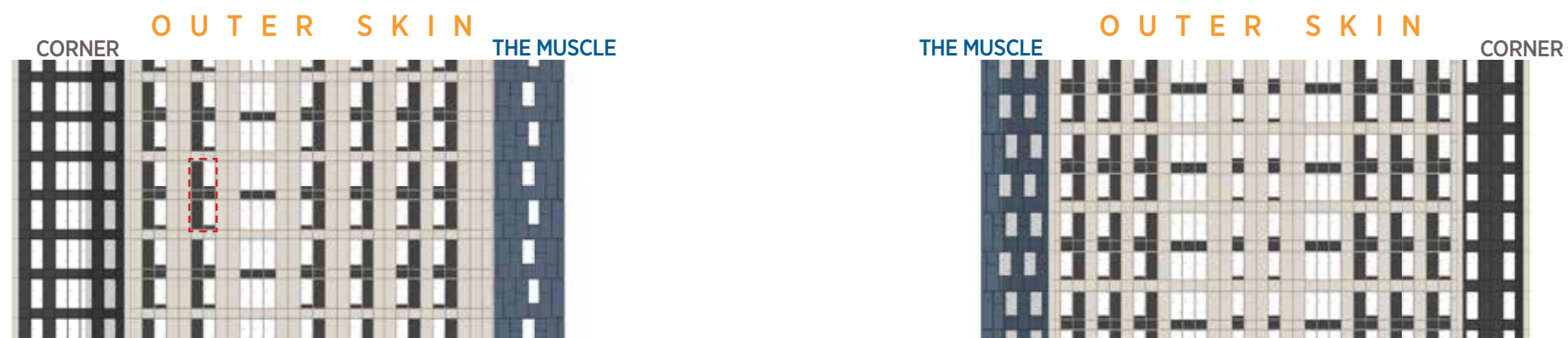


This project looks to integrate the rooftop expression with the overall project design, rather than have it as a stand alone piece ornamenting the top of a tower. The muscle becomes the connective tissue stitching together the project.

TOWER PLAN DIAGRAM



TOWER WEST ELEVATION



The tower is made of three facades each with a distinct characteristic:

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

The rooftop is a sculptural 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. 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, rooftop form.





6.0 FLOOR PLANS



PARKING - P1

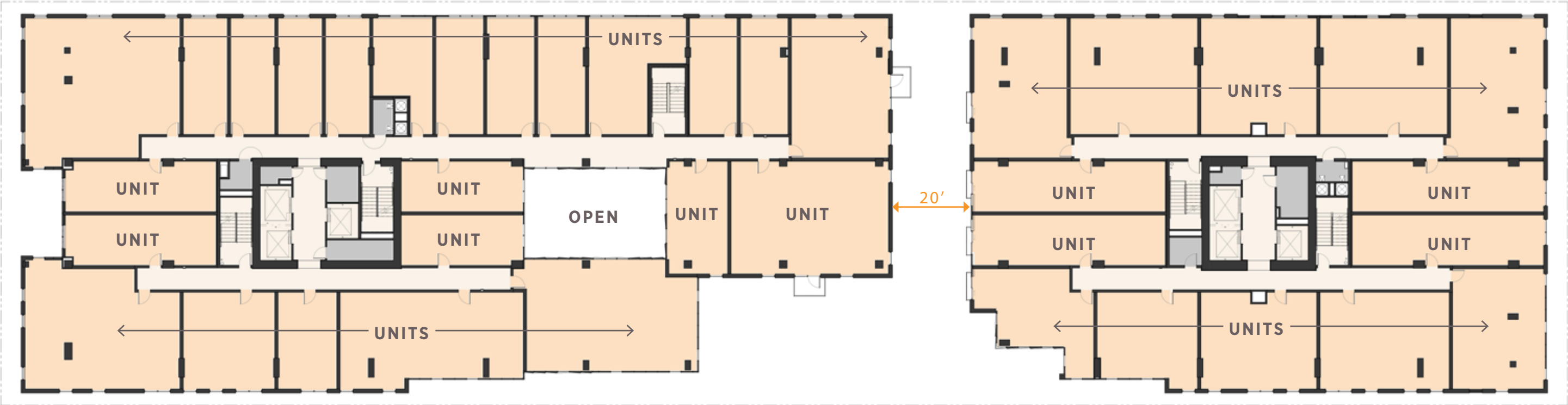




LEVEL 01



6.0 FLOOR PLANS

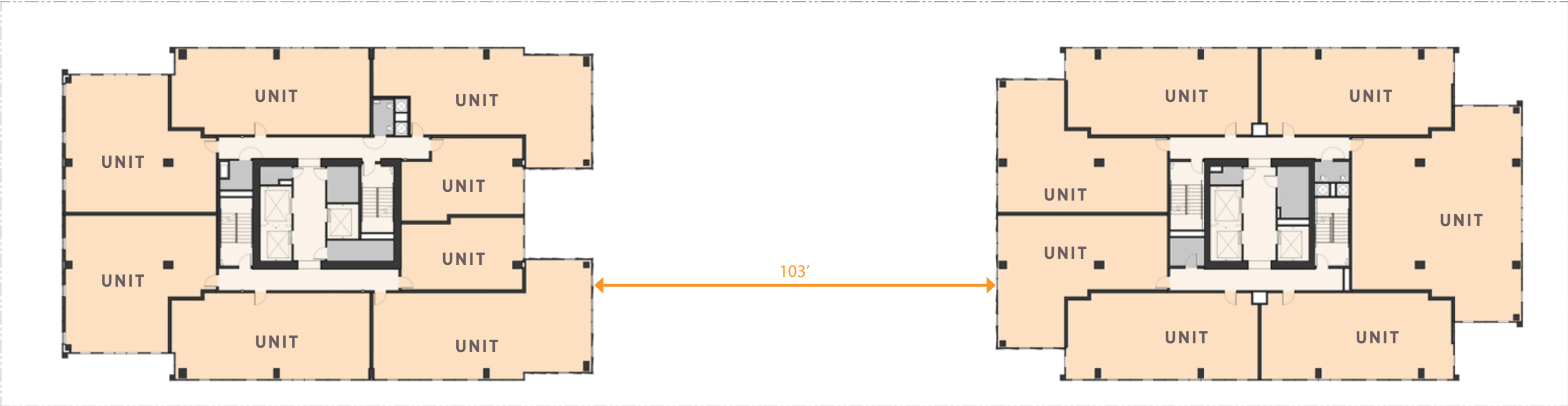


TYPICAL PODIUM - LEVELS 02-04



LEVEL 05





TYPICAL TOWER

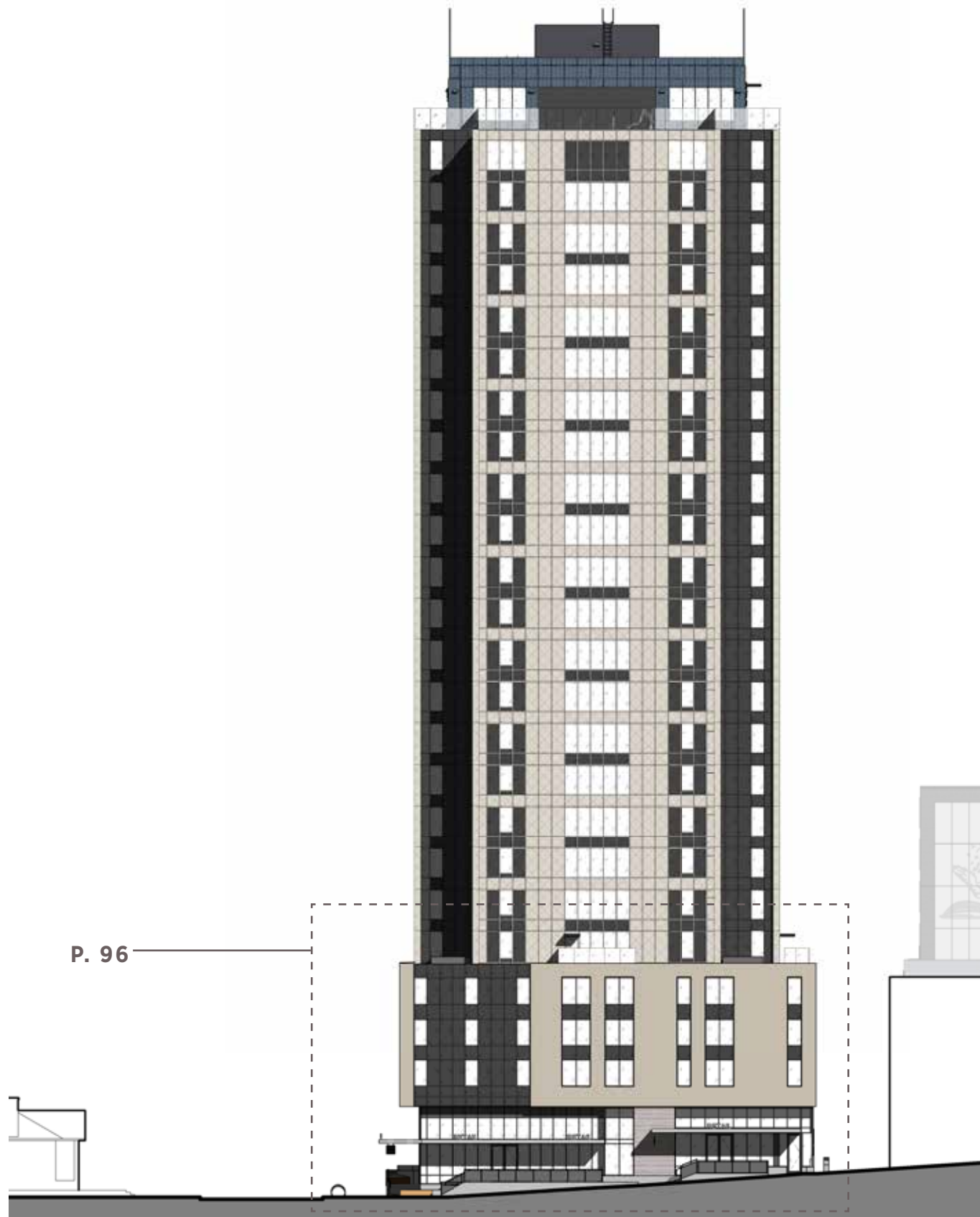


LEVEL 25



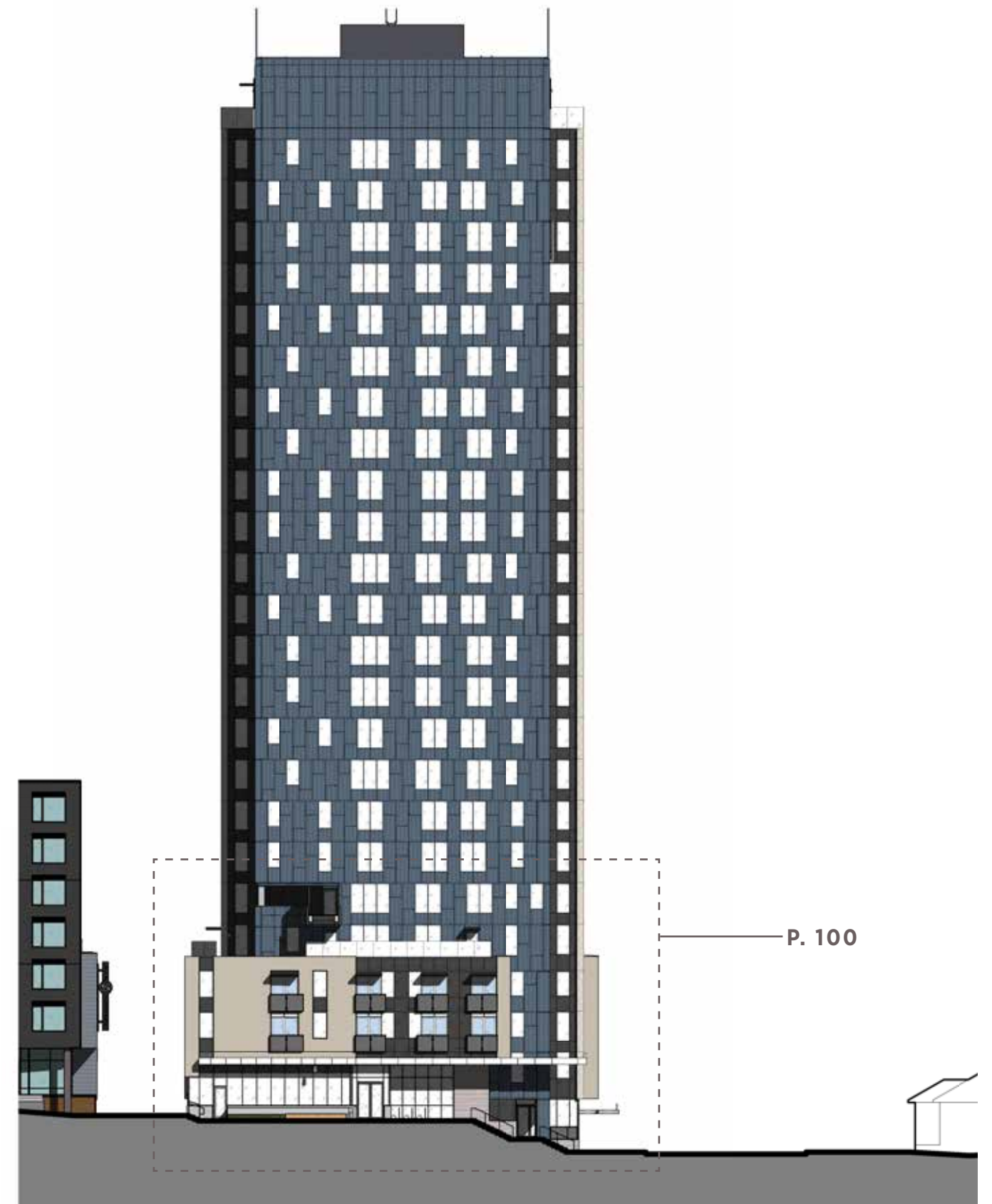


SOUTH TOWER ELEVATIONS
SOUTH ELEVATION



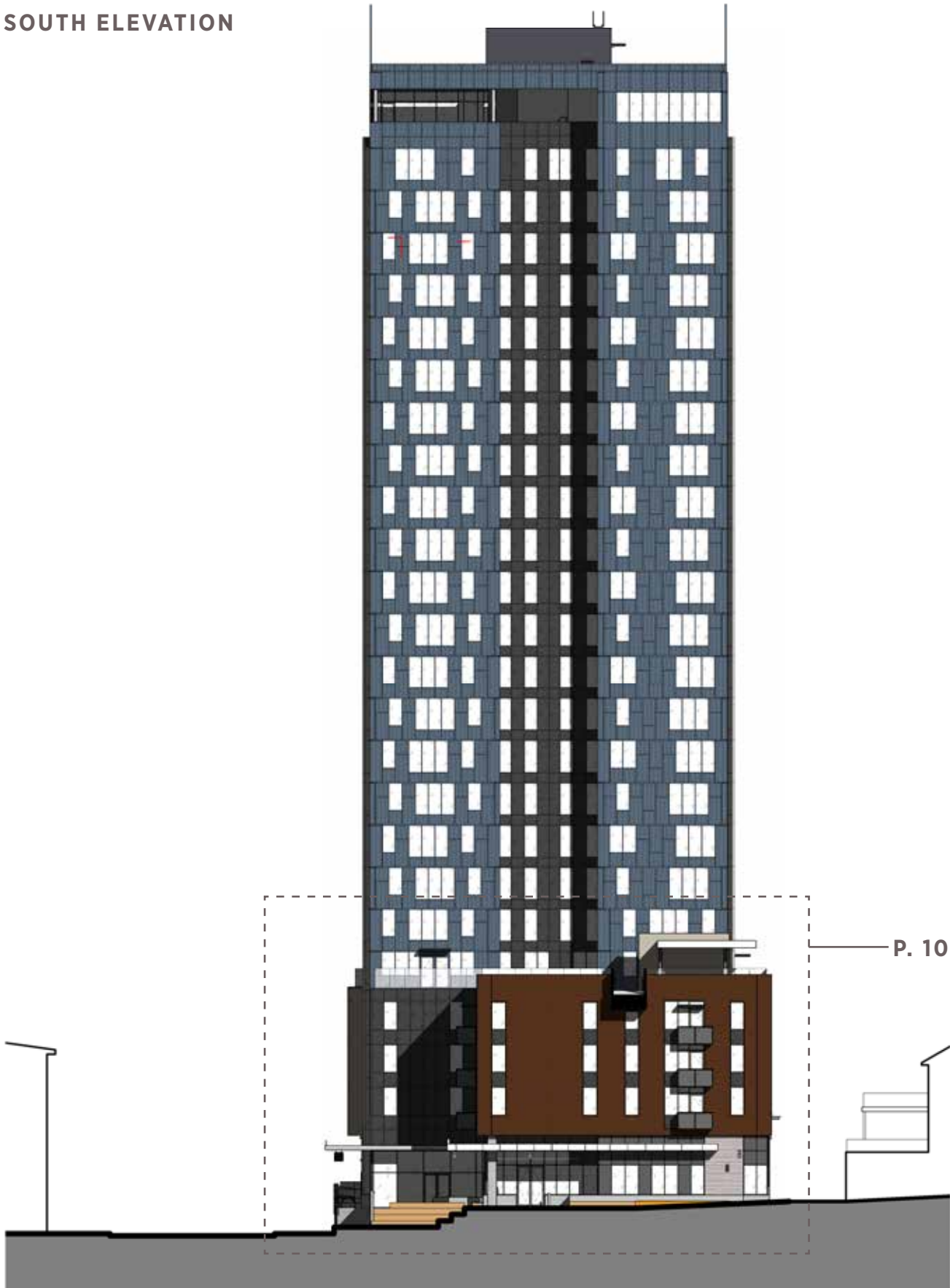
7.0 SECTIONS & ELEVATIONS

NORTH ELEVATION



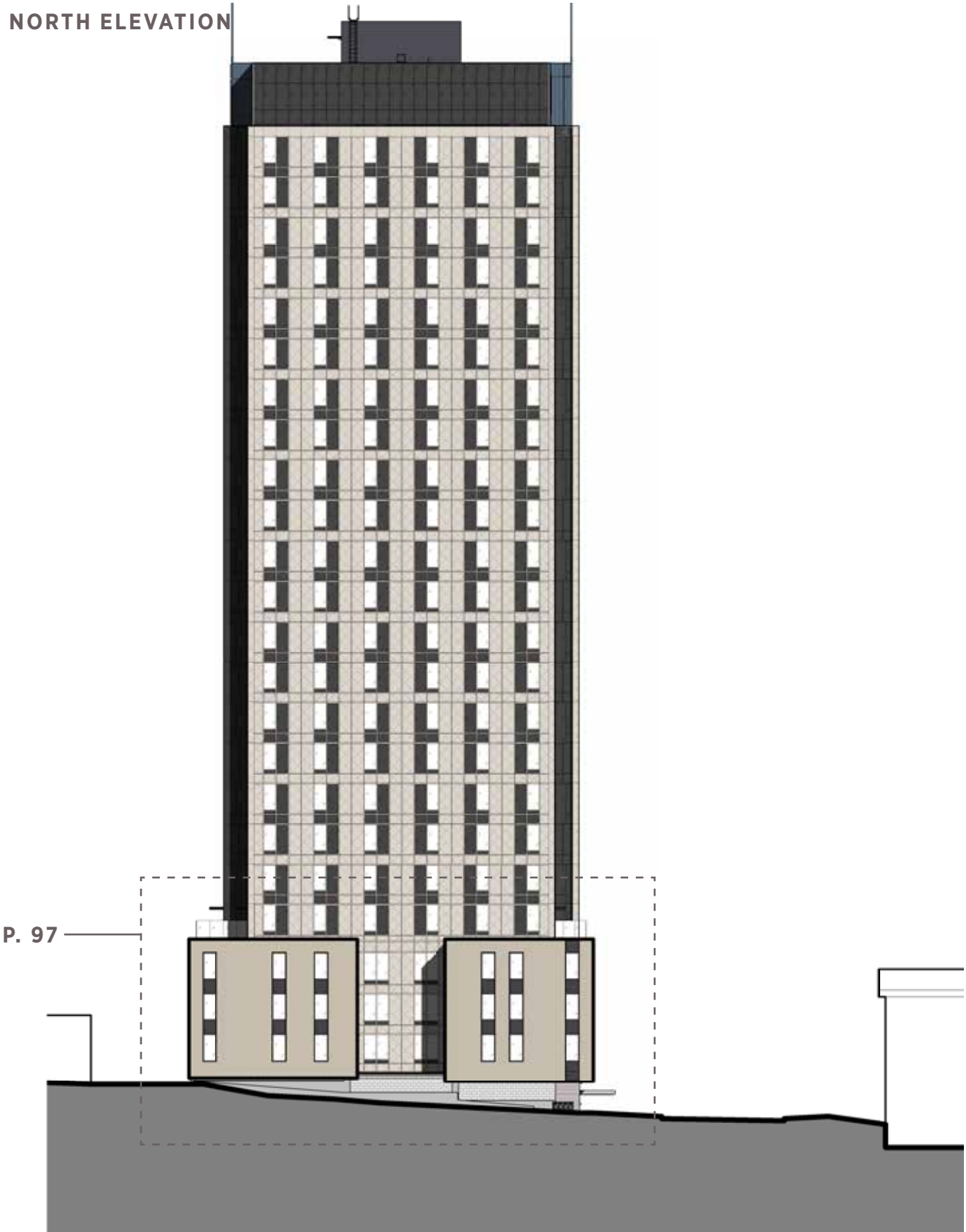


NORTH TOWER ELEVATIONS
SOUTH ELEVATION



7.0 SECTIONS & ELEVATIONS

NORTH ELEVATION













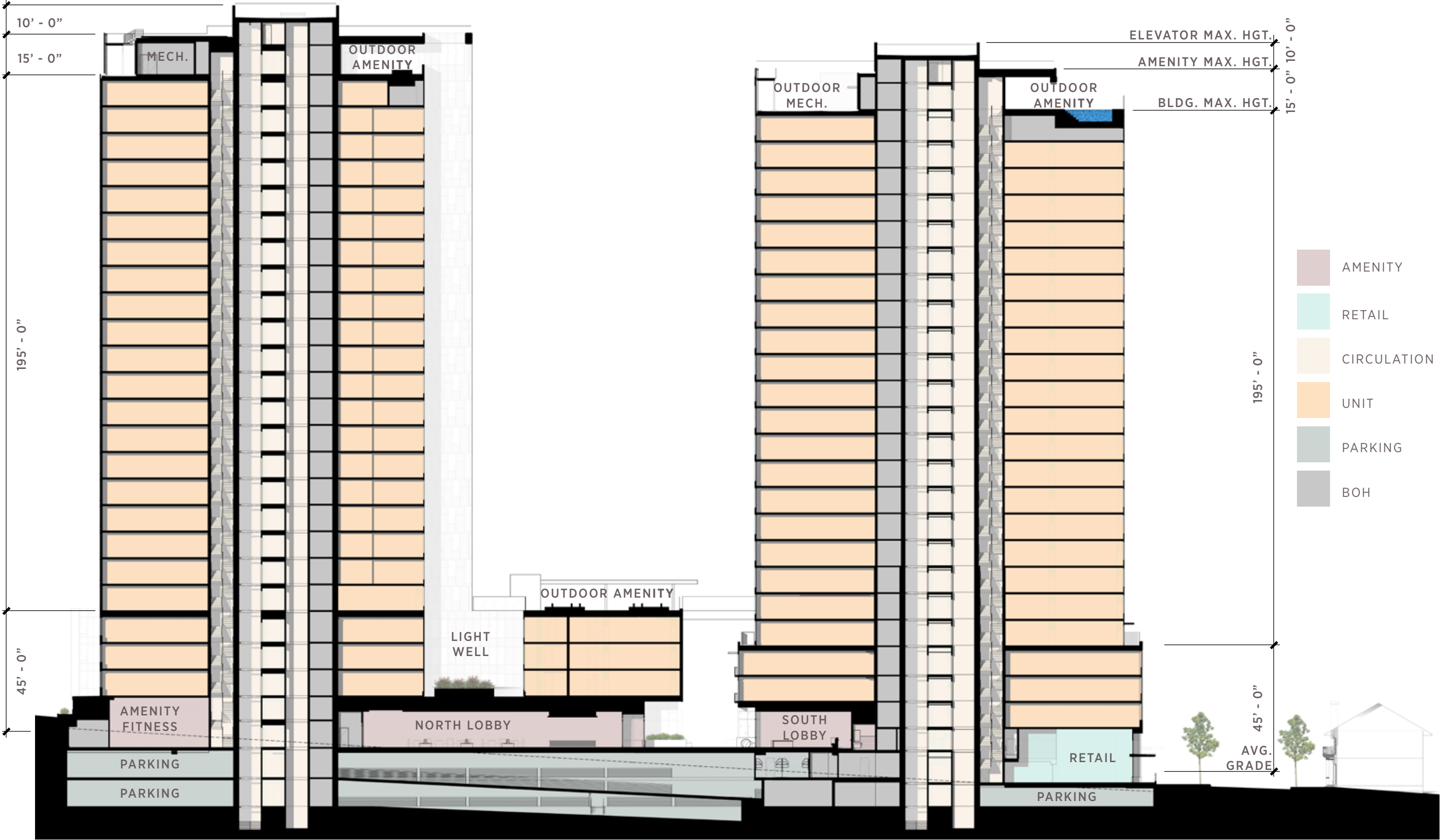


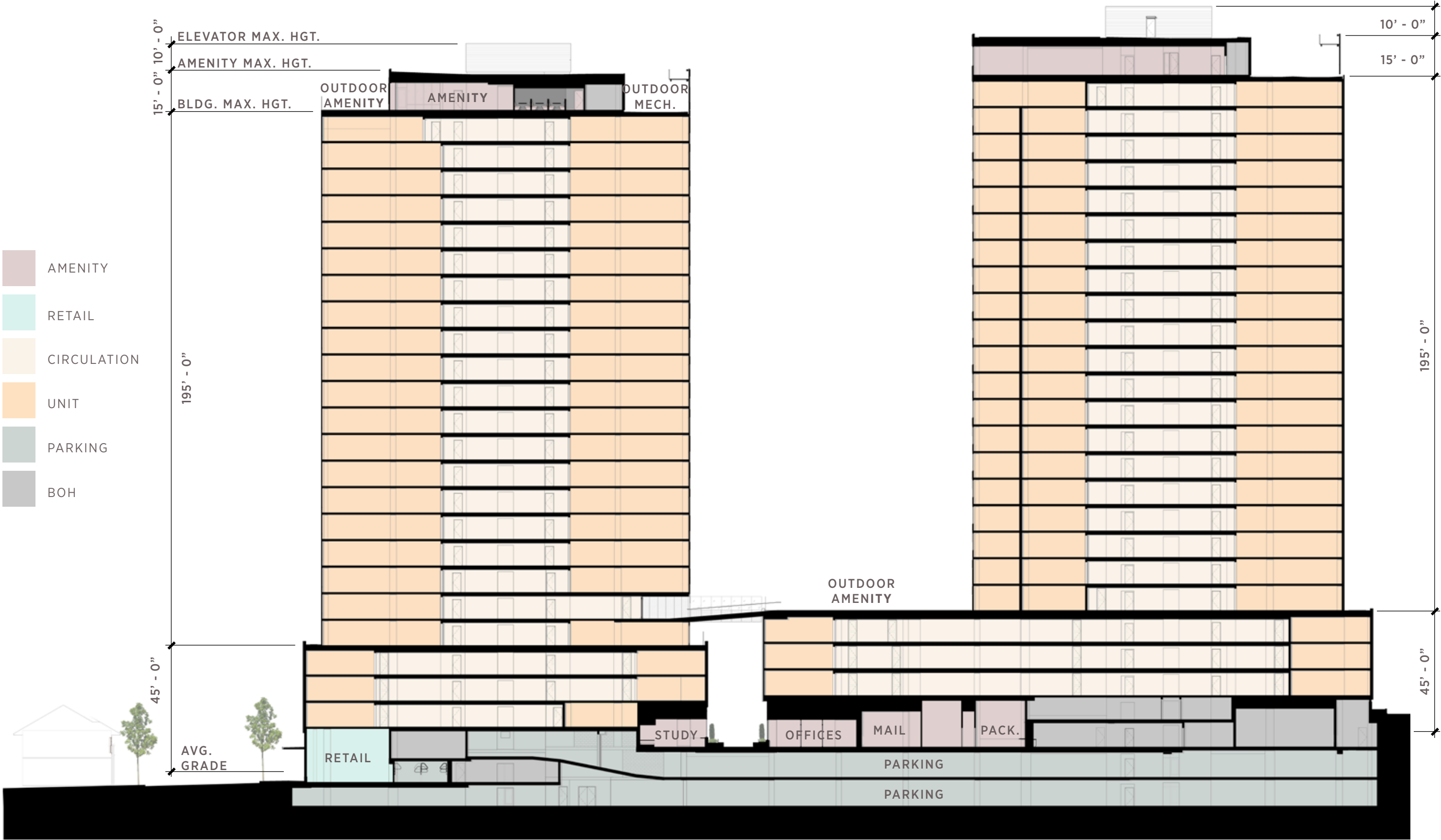




7.0 SECTIONS & ELEVATIONS

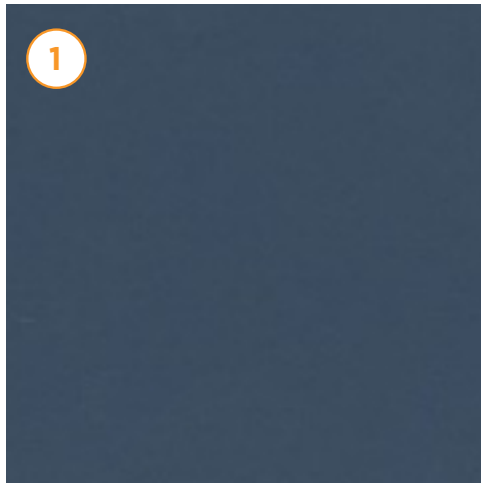
NORTH / SOUTH LOOKING EAST





8.0 MATERIAL AND COLOR PALETTE





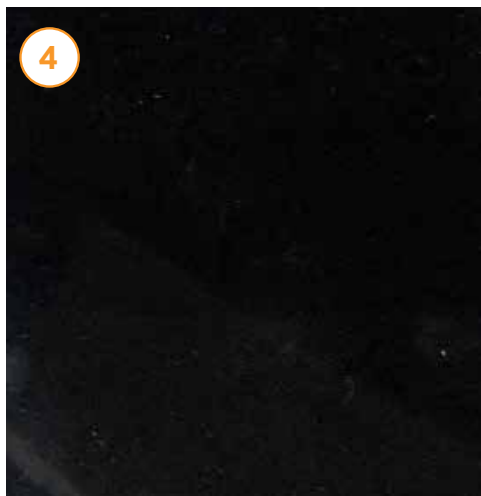
BLUE METAL PANEL AND MULLIONS



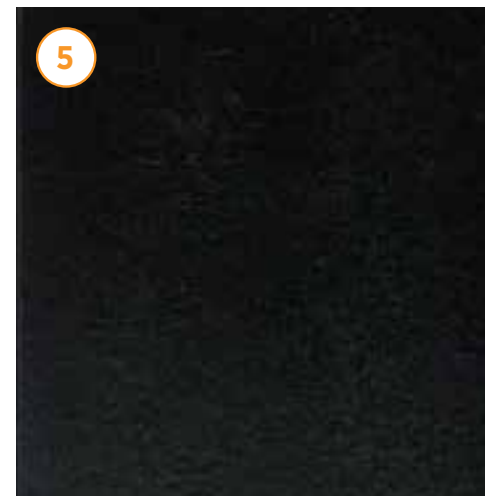
TAKTL (BONE)



CHAMPAGNE METAL PANEL AND MULLIONS



SPANDREL



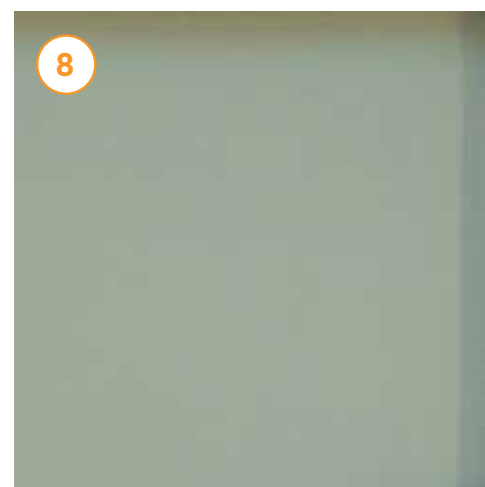
BLACK MULLIONS



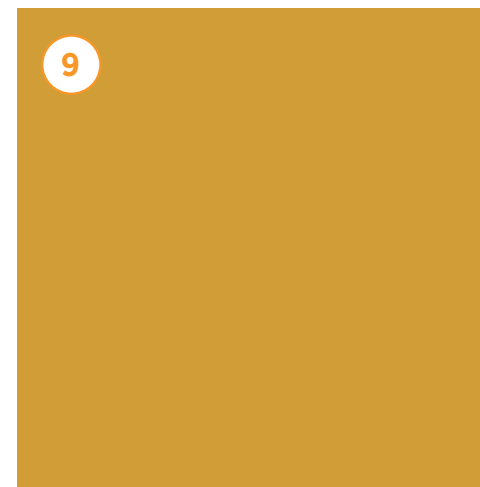
BOARD FORMED CONCRETE



SIDING (@ JEWEL) AND SOFFITS AT
BUILDING OVERHANG AND CANOPY
UNDERSIDE

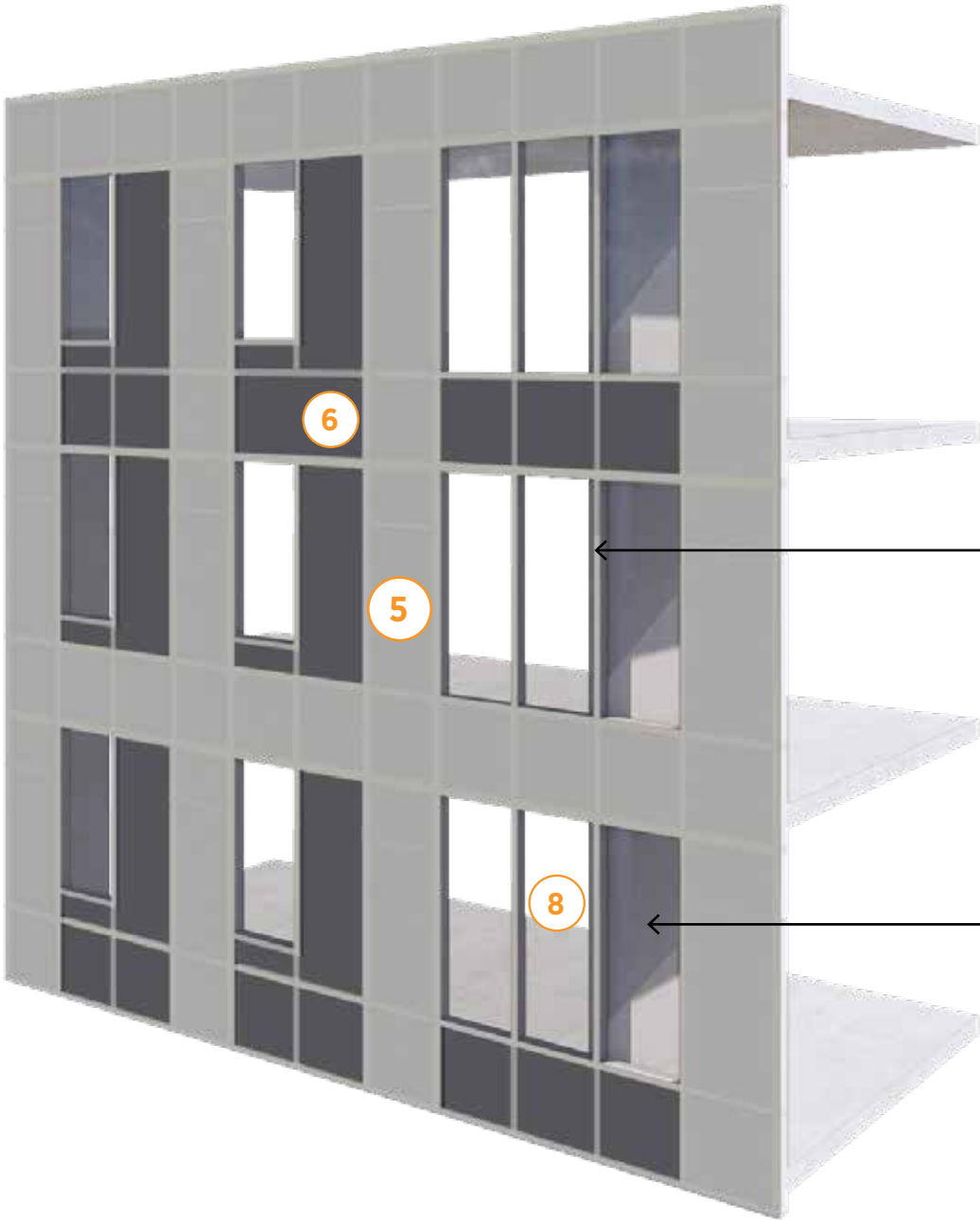


GLASS



MEANDERING PATH

8.0 MATERIAL AND COLOR PALETTE



“CHAMPAGNE” METAL PANEL AND MULLIONS



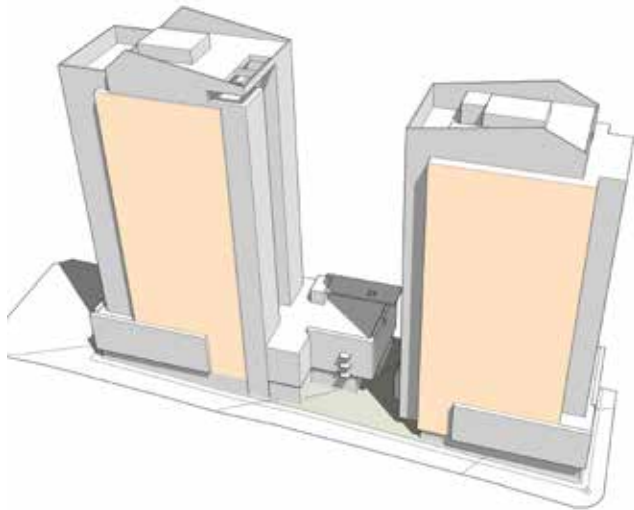
SPANDREL

MULLIONS TO MATCH METAL PANEL

VISION GLASS



GLASS





BLACK MULLIONS

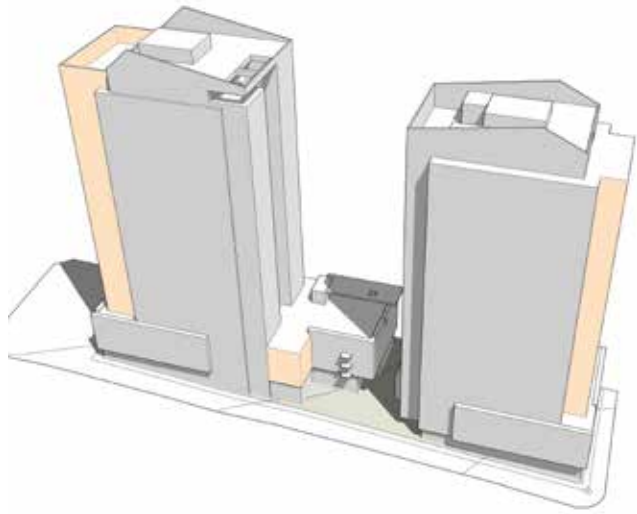
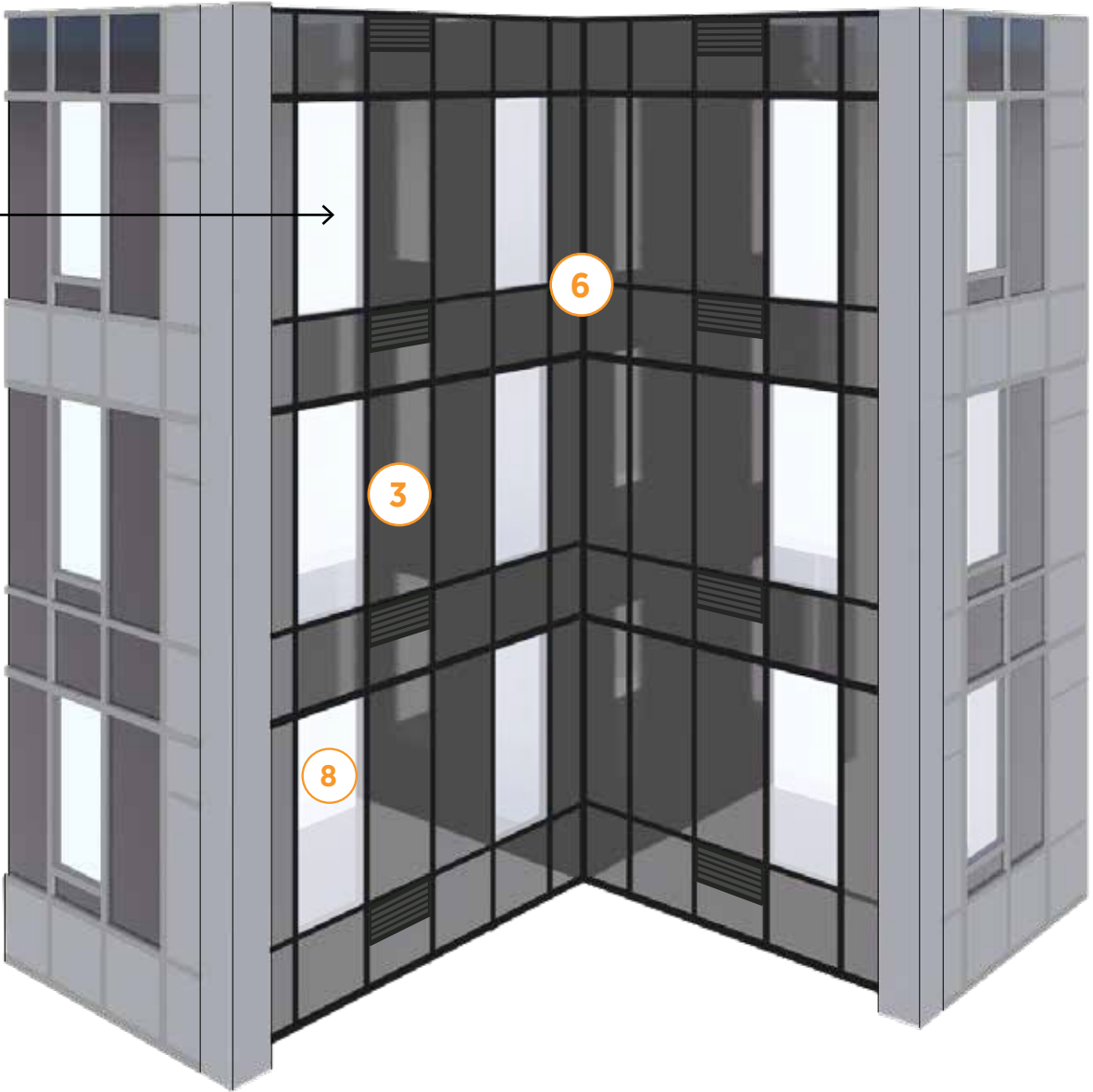


SPANDREL

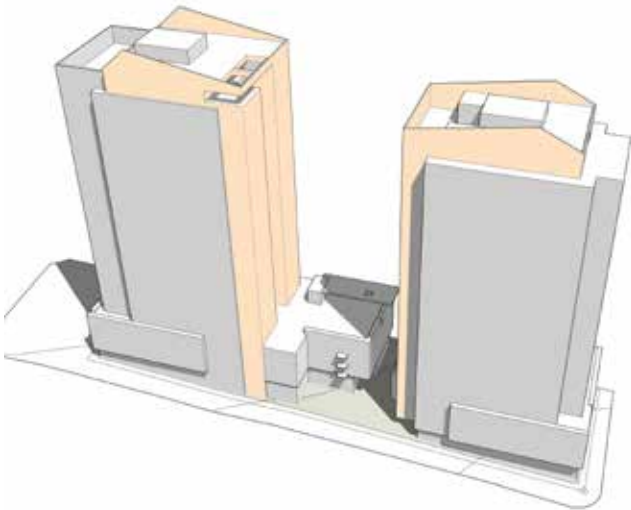
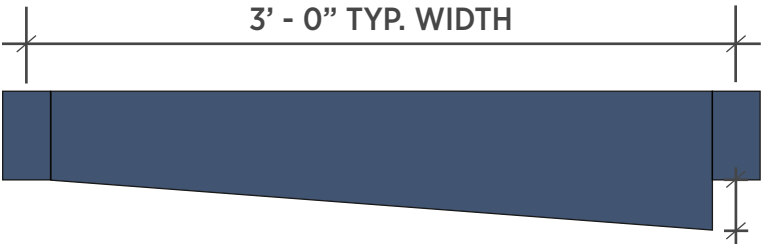


GLASS

VISION GLASS →



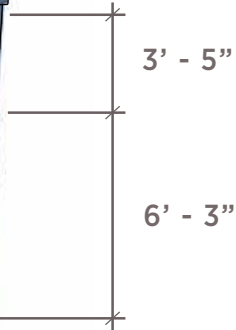
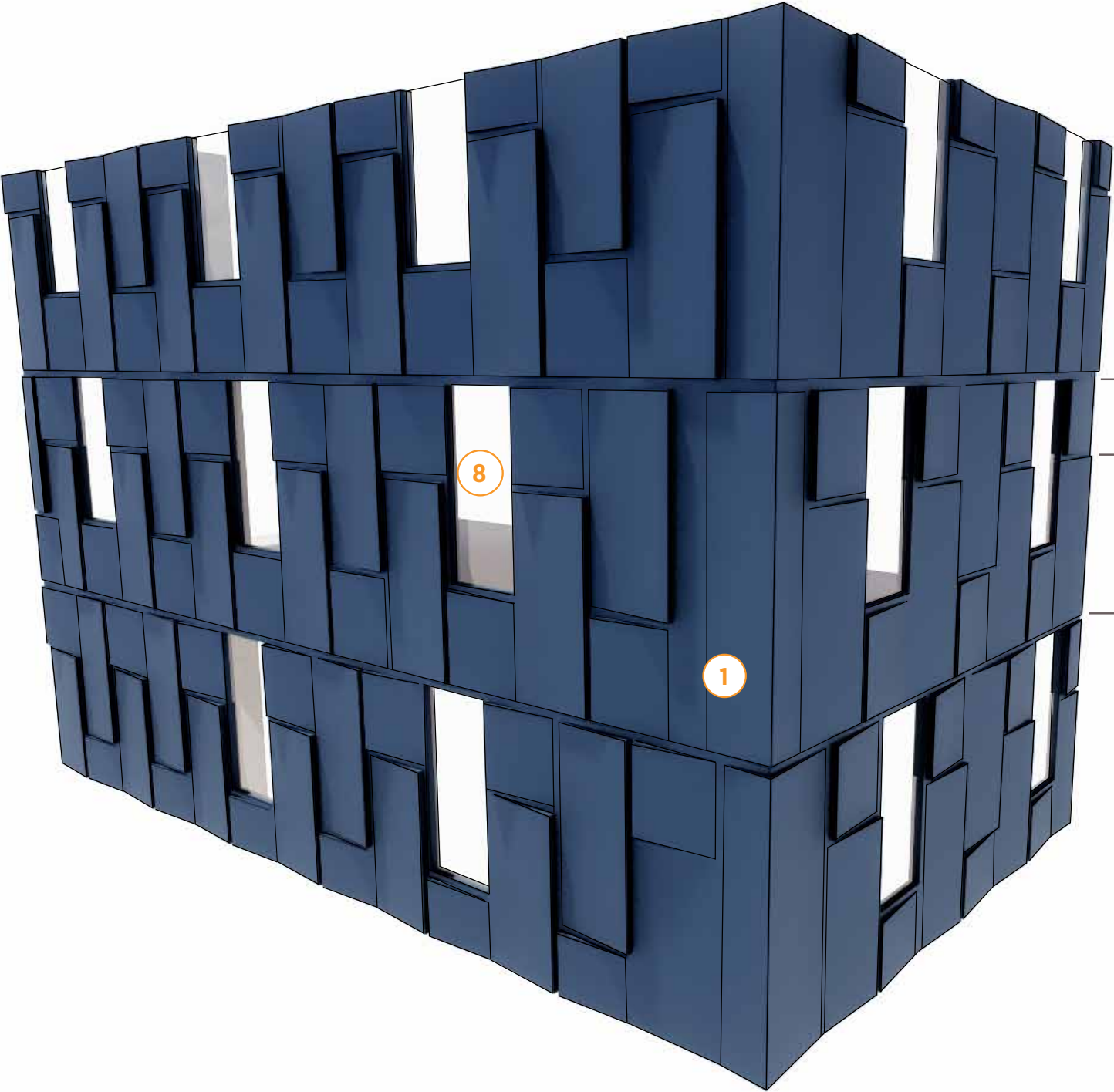
8.0 MATERIAL AND COLOR PALETTE



“MUSCLE” CLADDING



BLUE METAL PANEL AND MULLIONS



GLASS

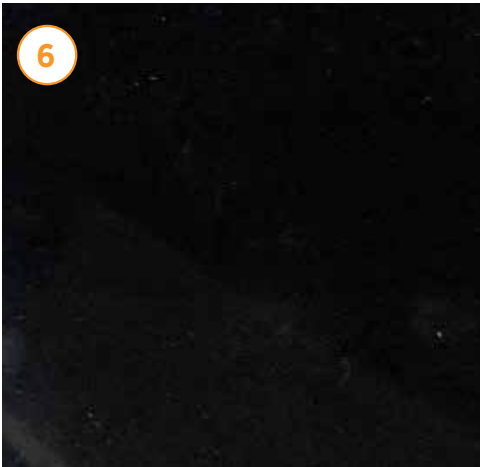
JEWEL CLADDING



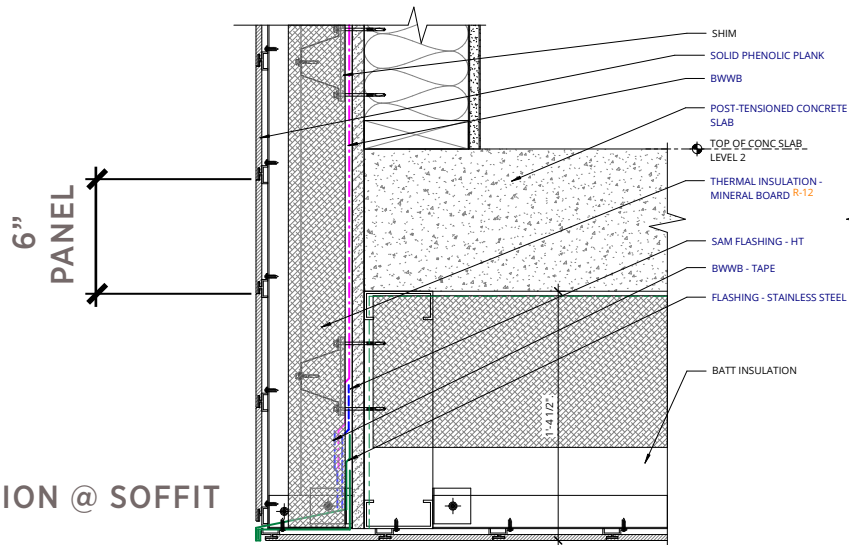
PHENALIC PANELS



GLASS



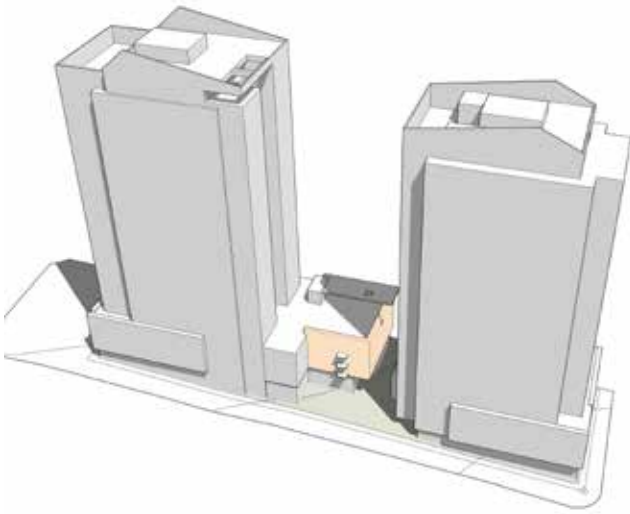
SPANDREL



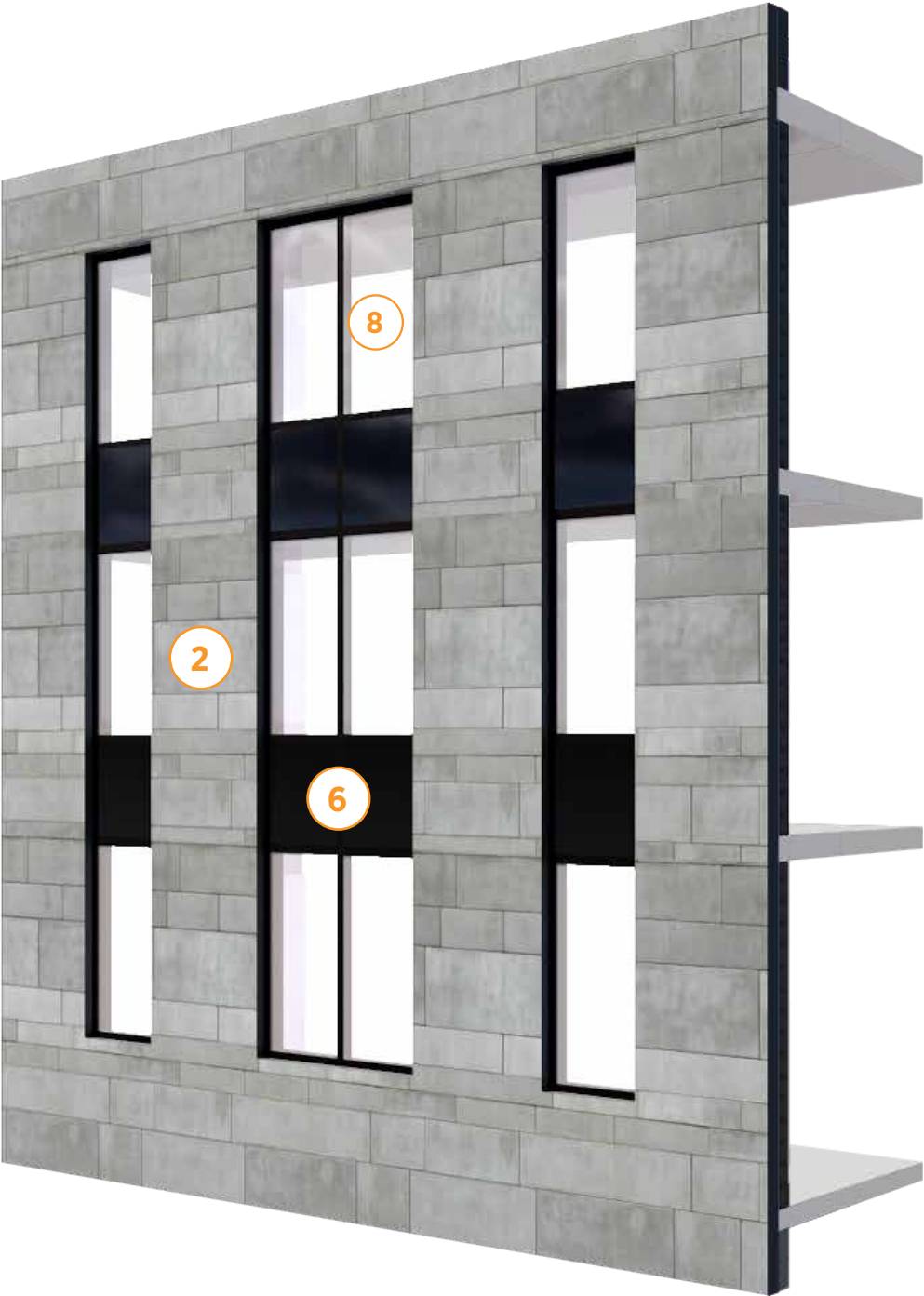
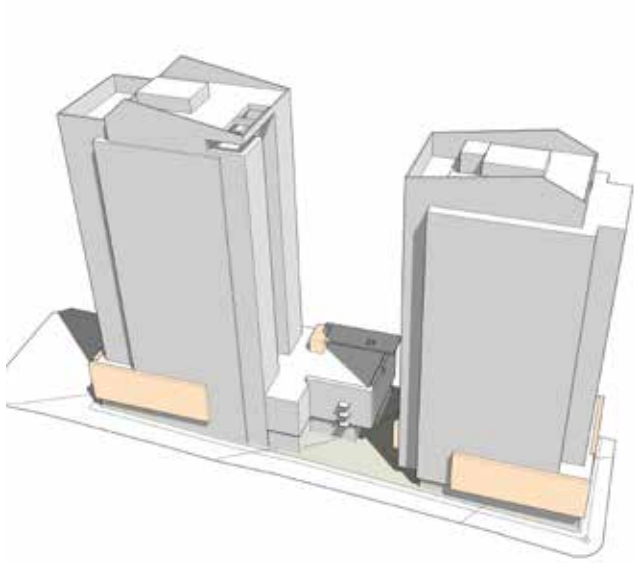
DETAIL SECTION @ SOFFIT TRANSITION



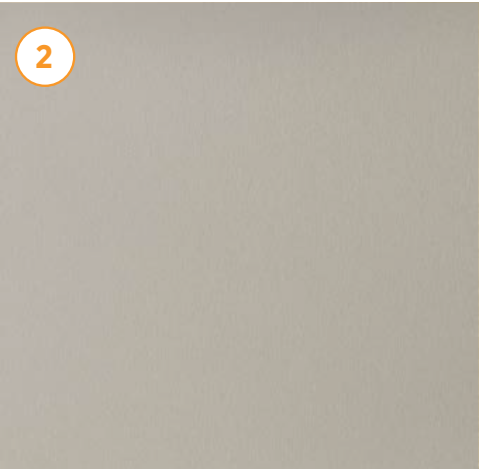
8.0 MATERIAL AND COLOR PALETTE



8.0 MATERIAL AND COLOR PALETTE



PODIUM CLADDING



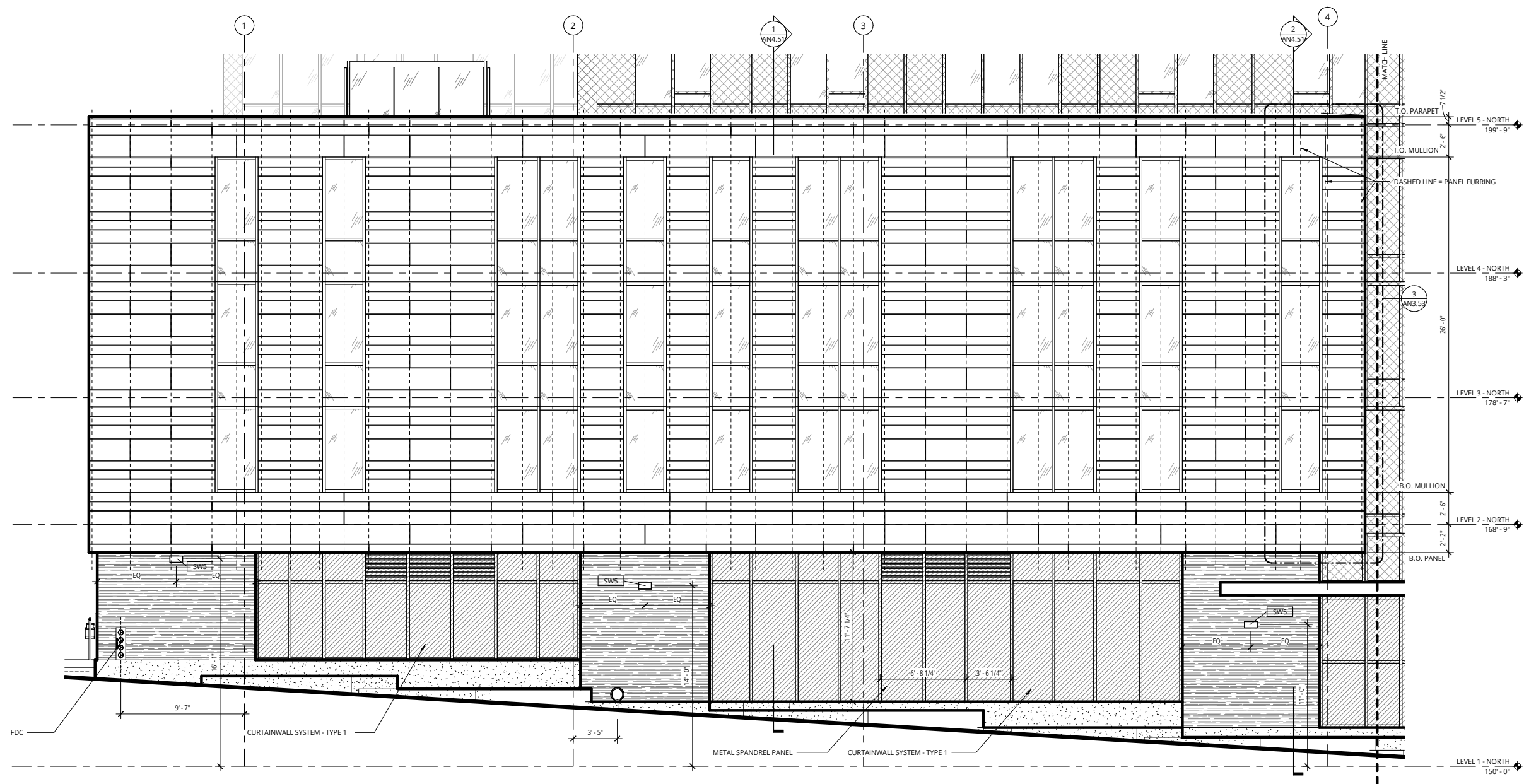
TAKTL (BONE)



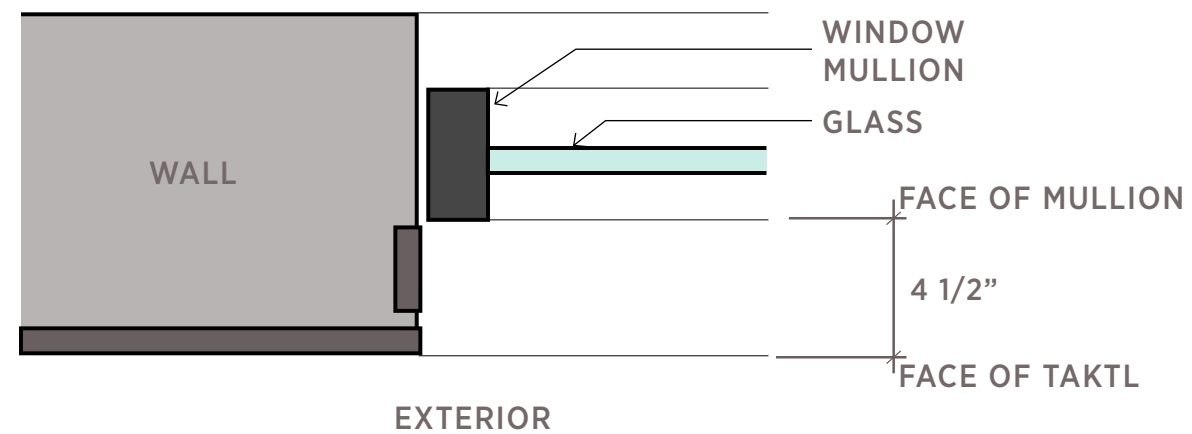
SPANDREL



GLASS



INTERIOR



9.0 EXTERIOR LIGHTING

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



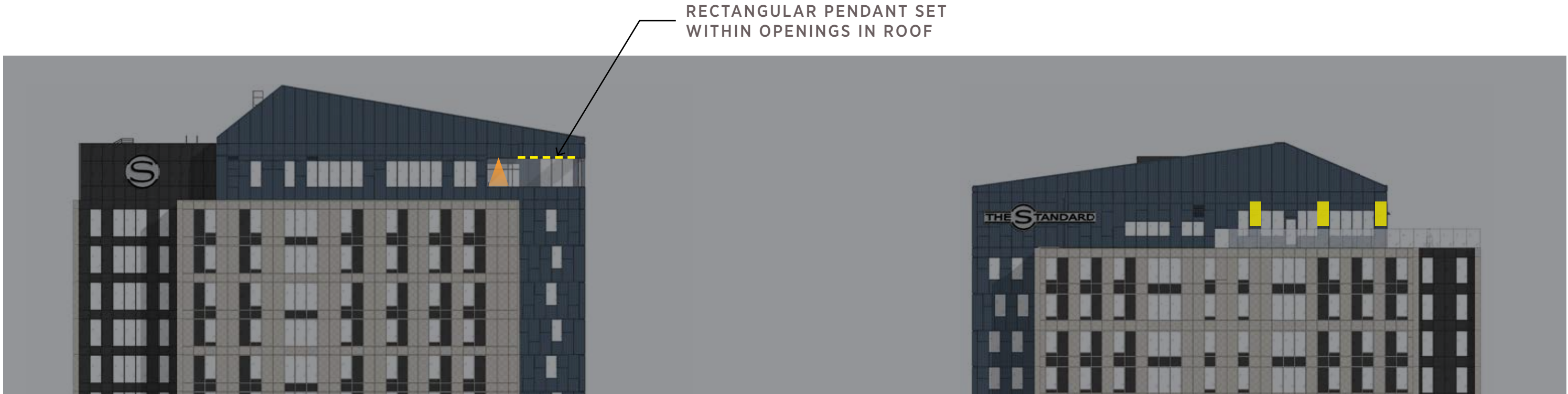
EAST ELEVATION



MID-BLOCK NORTH ELEVATION



MID-BLOCK SOUTH ELEVATION



TOP OF TOWERS WEST ELEVATION



TOP OF TOWERS EAST ELEVATION

MON



MONUMENT SIGN

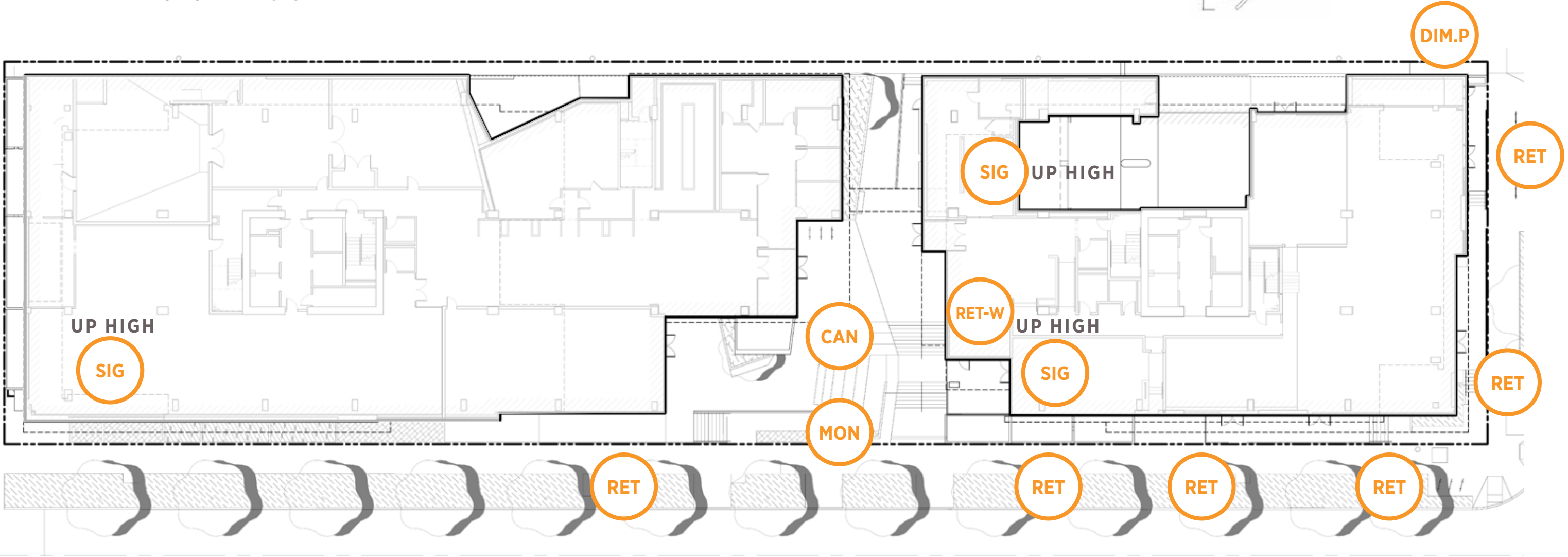
CAN

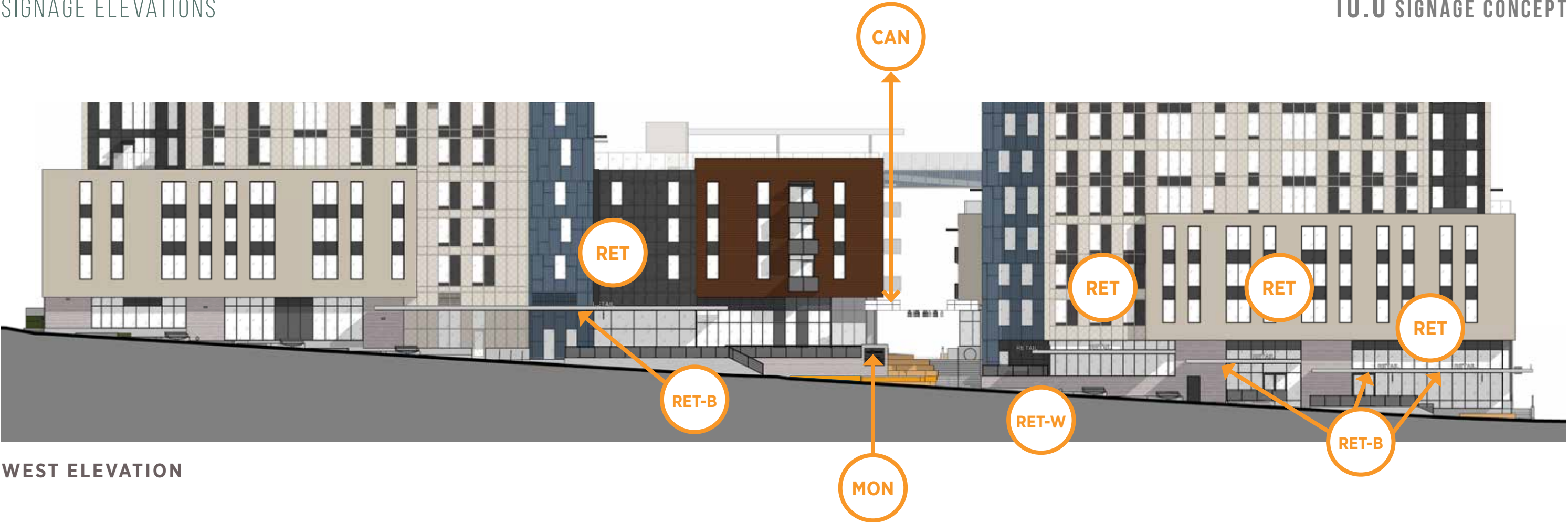


SIG



DIM.P





WEST ELEVATION

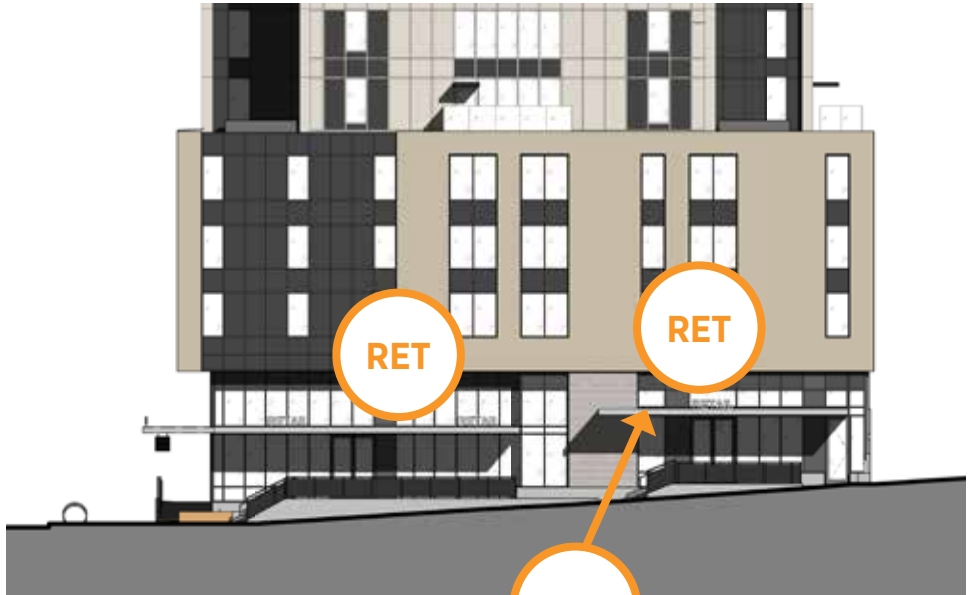
RET-W



RET-B



RET



SOUTH ELEVATION
SOUTH TOWER



EAST ELEVATION



MID-BLOCK NORTH ELEVATION



MID-BLOCK SOUTH ELEVATION



TOP OF TOWERS WEST ELEVATION



TOP OF TOWERS EAST ELEVATION



11.0 DEPARTURES

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

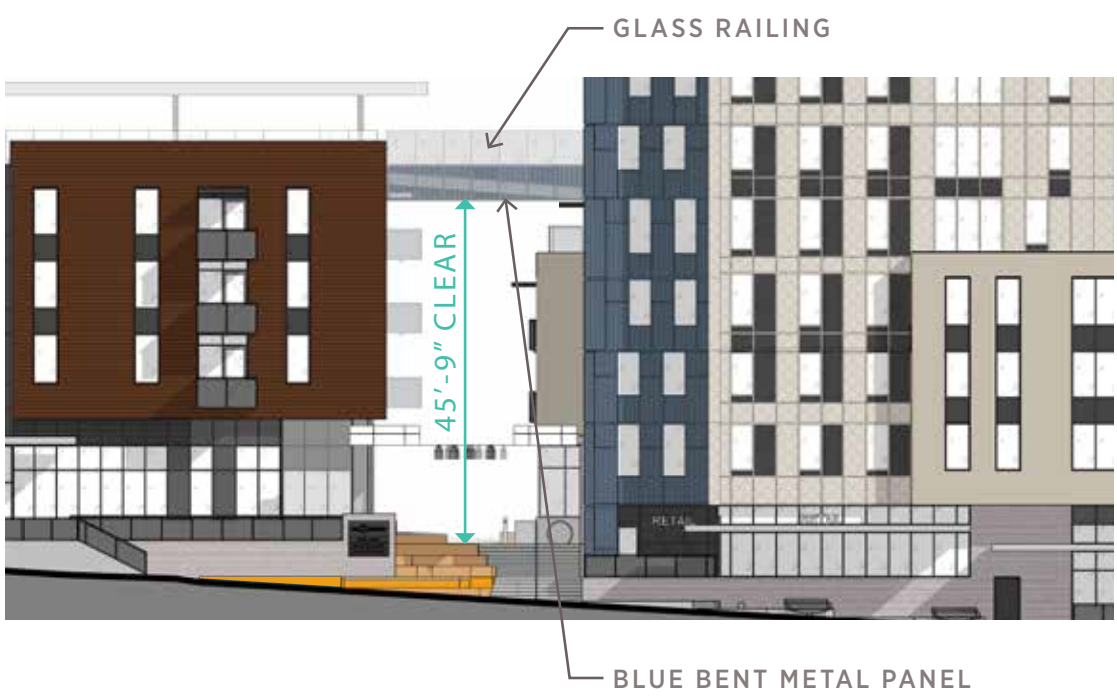
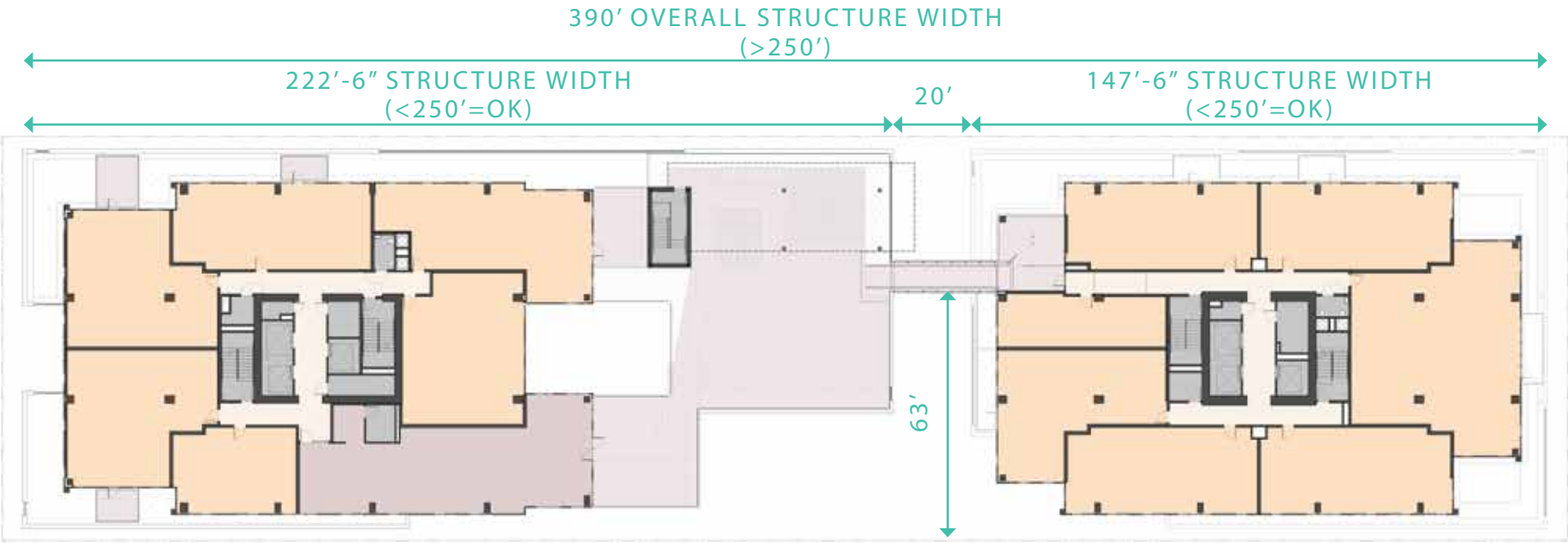
EDG COMMENT

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)

DEPARTURE 1 - MAXIMUM WIDTH AND DEPTH LIMITS

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. 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 relationship consistent with the overall language seen between the two towers.



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

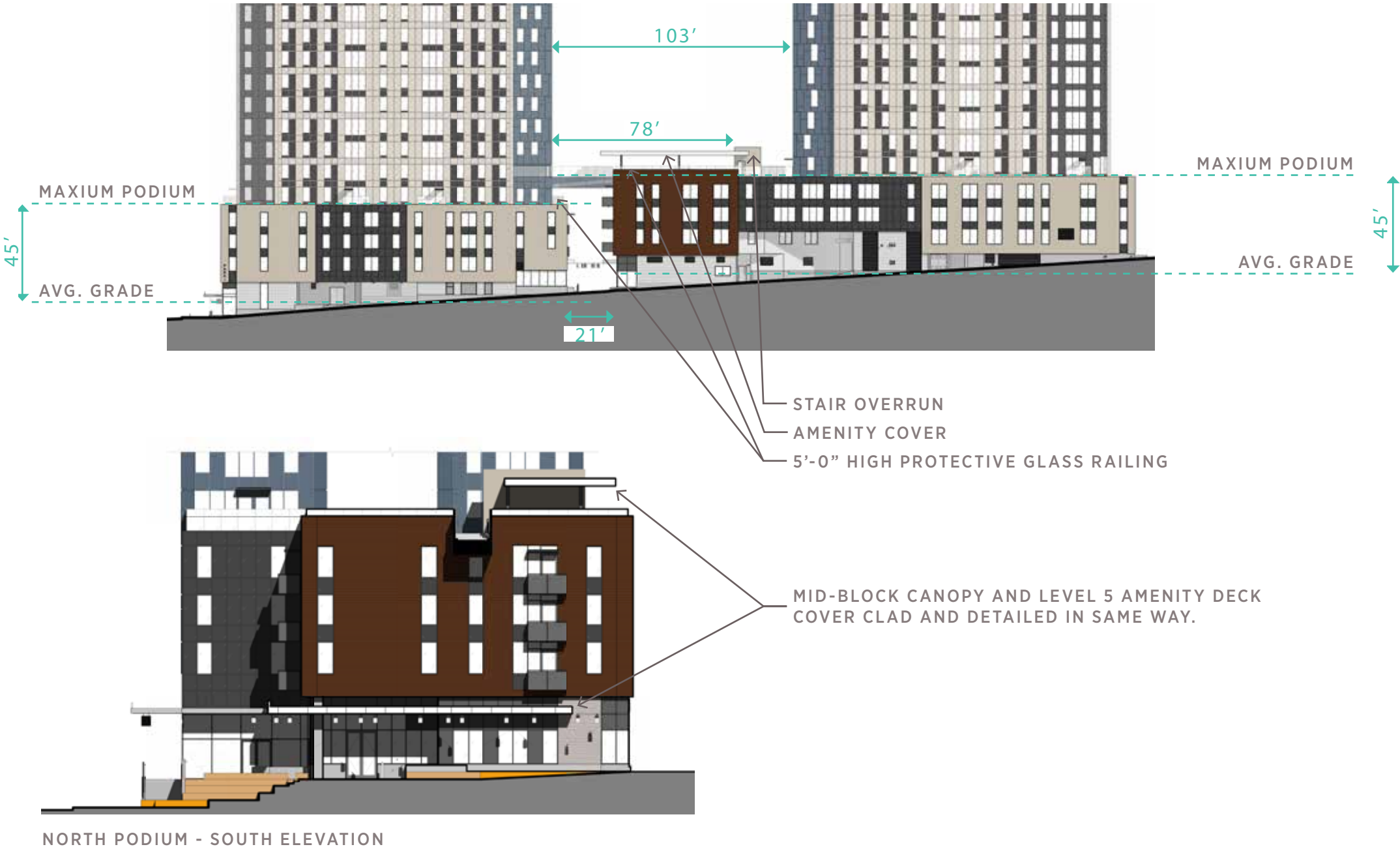
DC2 - “Embrace contemporary design through distinctive, elegant forms.” “provide architectural interest with legible roof lines or the top of the structure that is clearly distinguishable from the facade walls.”
DC3 - “Design outdoor amenity areas” “to be a focal point and organizing element within the development.”

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.



11.0 DEPARTURES

CODE SUMMARY

ROOFTOP FEATURES

SMC 23.48.025.C

4. The following rooftop features may extend up to 15 feet above the maximum height limit, so long as the combined total coverage of all features listed in this subsection 23.48.025.C.4, including weather protection such as eaves or canopies extending from rooftop features, does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment: a. Solar collectors; b. Stair penthouses; c. Mechanical equipment; d. Atriums, greenhouses, and solariums; e. Play equipment and open-mesh fencing that encloses it, as long as the fencing is at least 15 feet from the roof edge; f. Minor communication utilities and accessory communication devices, except that height is regulated according to the provisions of Section 23.57.012; and g. Covered or enclosed common amenity area for structures exceeding a height of 125 feet.

5. For structures greater than 85 feet in height, elevator penthouses up to 25 feet above the height limit are permitted. If the elevator provides access to a rooftop designed to provide usable open space or common recreation area, elevator penthouses and mechanical equipment up to 45 feet above the height limit are permitted, provided that all of the following are satisfied: a. The structure must be greater than 125 feet in height; and b. The combined total coverage of all features gaining additional height listed in this subsection 23.48.025.C does not exceed limits listed in 23.48.025.C.4.

7. At the applicant's option, the combined total coverage of all features listed in subsections 23.48.025.C.4 and 23.48.025.C.5 may be increased to 65 percent of the roof area, provided that all of the following are satisfied: a. All mechanical equipment is screened; and b. No rooftop features are located closer than 10 feet to the roof edge.

REQUESTED DEPARTURES

The Code allows the applicant to utilize the rooftop coverage requirements in SMC 23.48.025.C.7 to satisfy the coverage requirements outlined in 23.48.025.C.4 and C.5. The applicant is seeking a departure from SMC 23.48.025.C.7 for each tower

3.1 North Tower: increase the combined total coverage of all features listed to cover more than 65% of the roof area, and to reduce the 10'-0" from the roof edge.

3.2 South Tower: To reduce the 10'-0" set back from the roof edge.

The North tower has a 79.7% coverage, and the South tower has a 53.7% coverage for a combined rooftop coverage of 66.7%.



AERIAL VIEW OF PROJECT

DEPARTURE 3 - ROOFTOP FEATURES

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 profile and variety of forms."

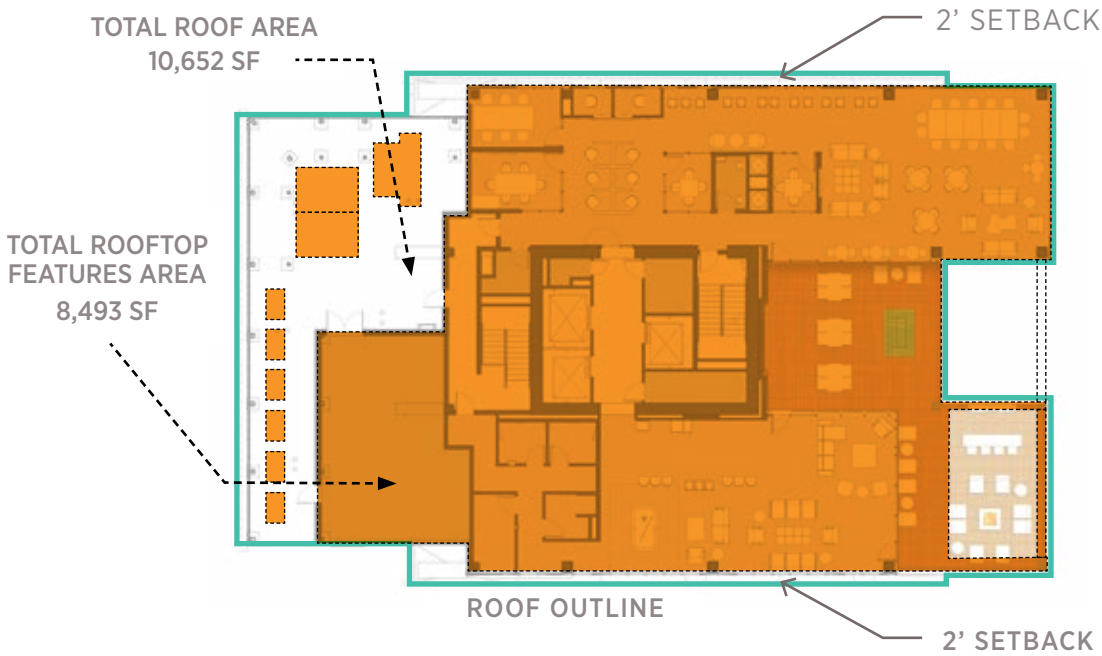
EDG COMMENT

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)

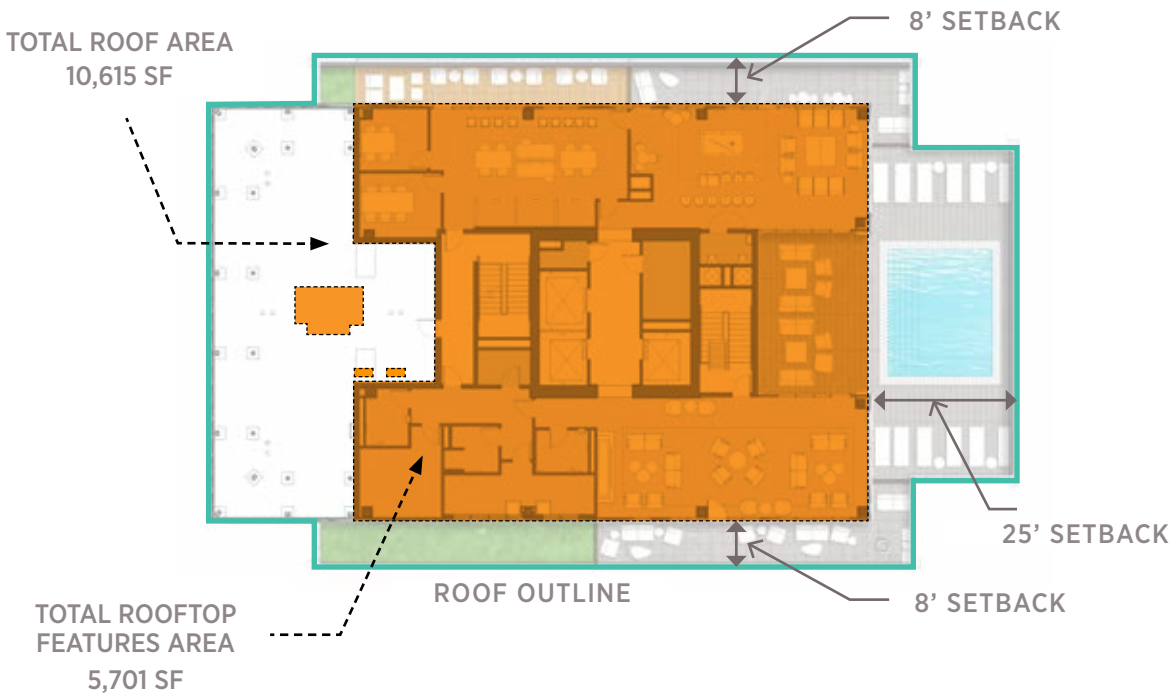
EDG APPLICANT RESPONSE

By lowering the height of the tower walls that surrounded the roof massing and introductint a sculptural shape, the roof now has a stronger form that is in proportion with the rest of the building. The sloped roofs seen in the EDG-2 design were the impetus for this design as recommended by staff at DRB1. The sculptural quality of the roof and the detailing of the inner muscle material and its inherent singularity and differentiation within the neighborhood adds to the ecelctic nature of the district.

NORTH TOWER
ROOF OUTLINE 10,652 SF
COMBINED AMENITY/MECH. 8,493 SF
79.7% COVERAGE



SOUTH TOWER
ROOF OUTLINE 10,615 SF
COMBINED AMENITY/MECH. 5,701 SF
53.7% COVERAGE < 65% = **COMPLIANT**



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.

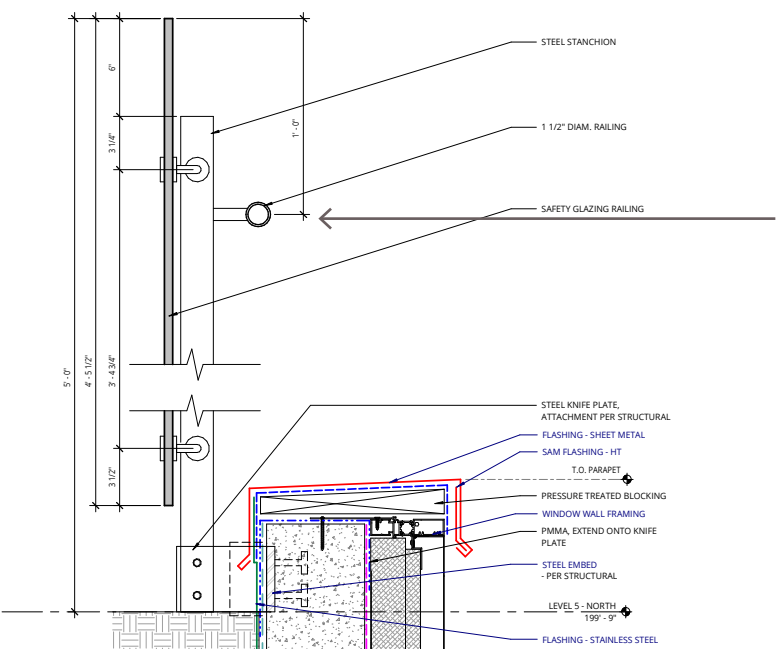
JUSTIFICATION

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.

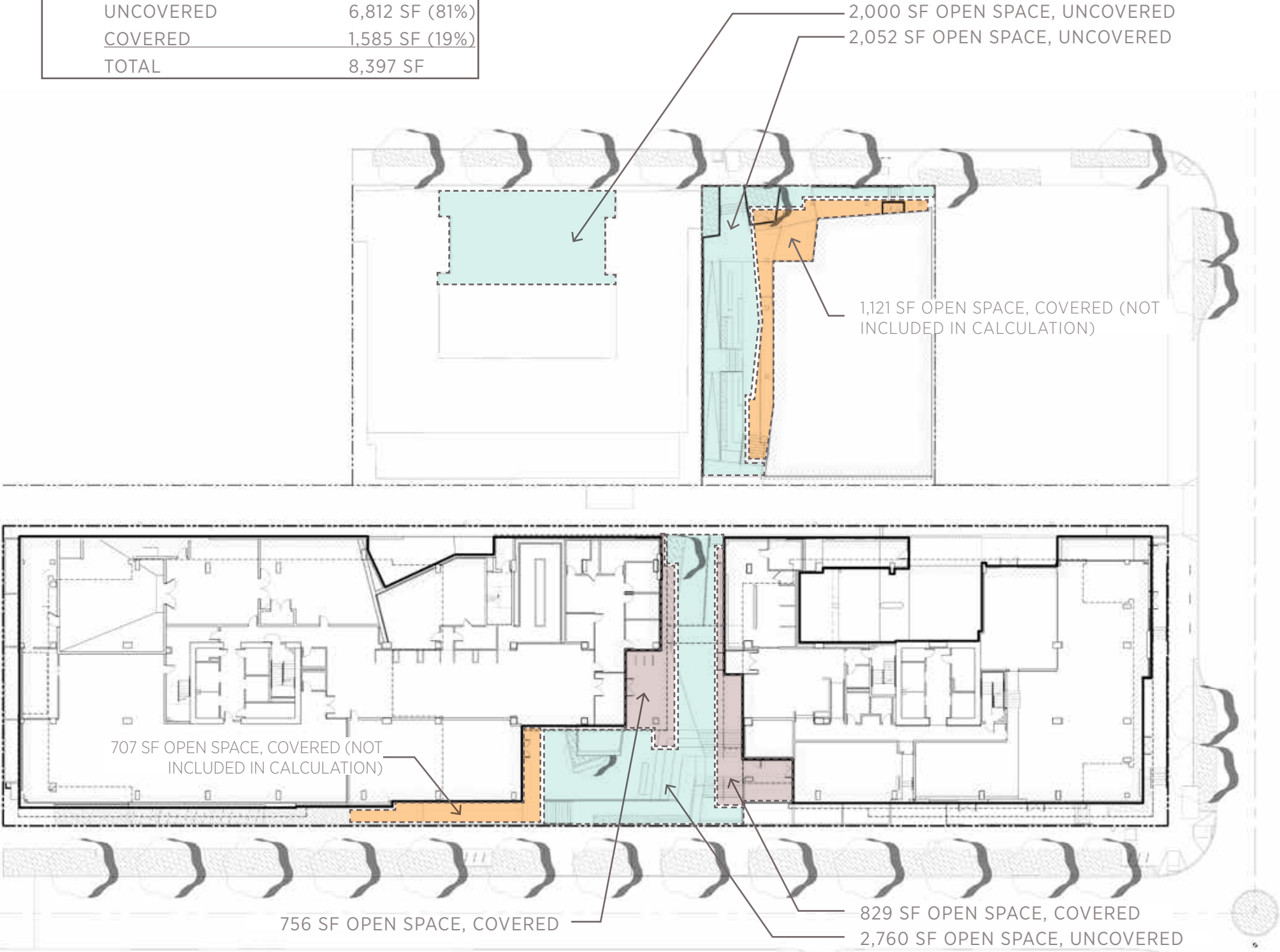


SOUTH TOWER LEVEL 25



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



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 determines, 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.

TYPE I DECISION REQUEST

Request for a Type 1 decision to allow a reduction to the minimum area of usable open space at an alternate site of 4,500 square feet, pursuant to 23.48.650.B.11.c.

JUSTIFICATION

Even though the adjacent east lot's area of 8,242.40 SF is too small to meet the minimum 30,000 SF for a through block, the design team desires to meet the intent of the code with an uninterrupted street to street through block connecting 12th Ave NE to Brooklyn Ave NE. As such, we are providing open space on this smaller lot to the east. Due to the small lot size of 8,242.40 SF, 2,052 SF of open space will be provided instead of the minimum 6,182 SF. This will occur on combined lots #1142000945 and #114200950.

RELEVANT DESIGN GUIDELINES

NA for Type I Decisions

11.0 DEPARTURES

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

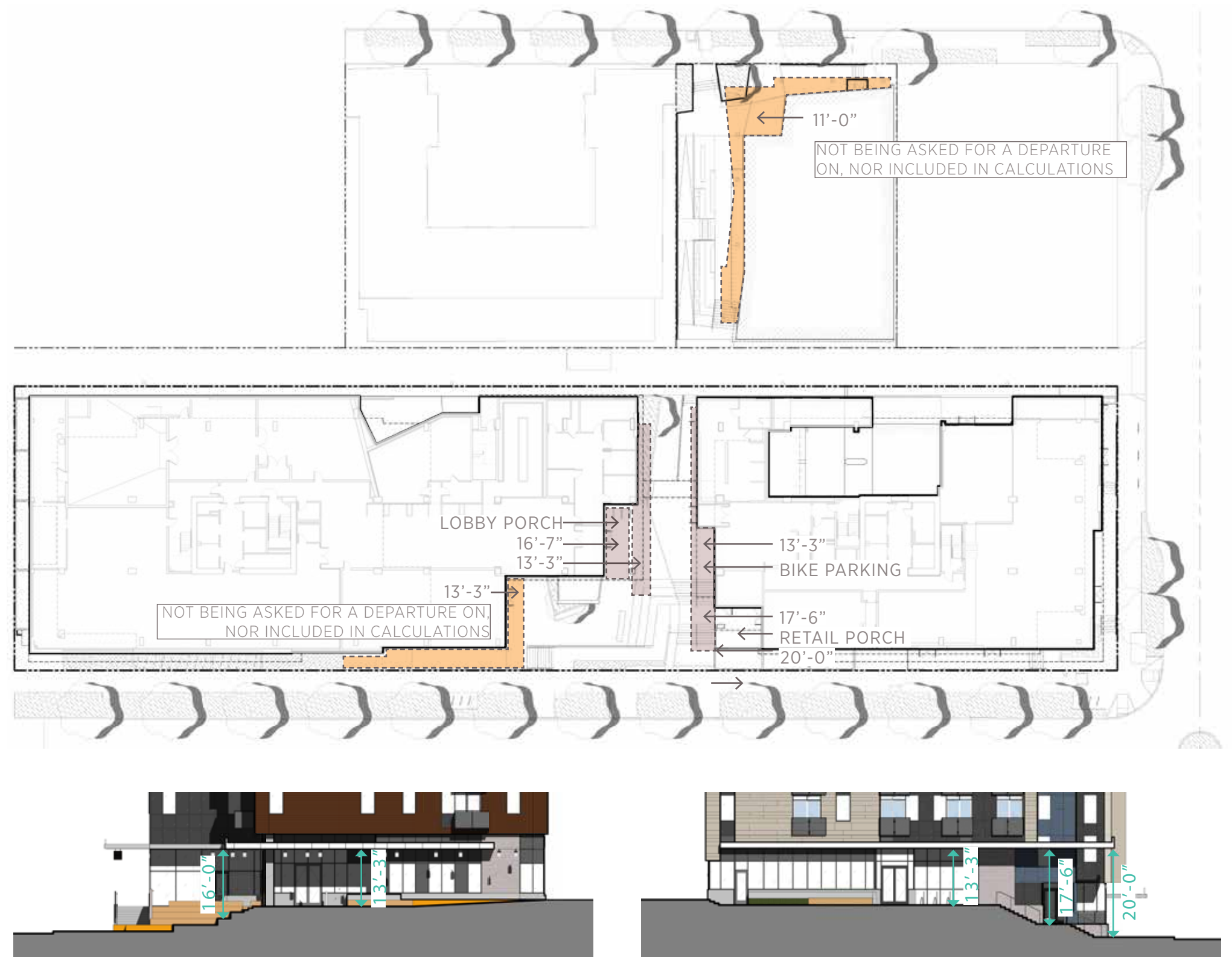
PL1 - Public Life - Connectivity

“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.”

DEPARTURE 5 - COVERED AREAS IN REQUIRED OPEN SPACE



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.

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.



NORTH TOWER 12TH AVE. CANOPY



MID-BLOCK THROUGH CANOPIES



SOUTH TOWER 12TH AVE CANOPIES



PODIUM WEST ELEVATION



*photo taken at an angle to showcase bent metal panel.

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THANK YOU