



**4131 BROOKLYN AVE NE**  
SEATTLE, WA 98105

SDCI Project #3034272-LU | RECOMMENDATION MEETING #2 | Meeting Date: March 14, 2022



**SiteWorkshop**  
LANDSCAPE ARCHITECTURE

**Balfour Beatty**  
Campus Solutions









# Table of Contents

## PROPOSAL

- 4 Project Information
- 5 Project Goals
- 6 Site Overview
- 8 Design Concept

## REC 1 RESPONSE

- 10 Rec 1 Summary
- 14 Architectural Concept & Tower Design – Brooklyn Ave
- 24 Architectural Concept & Tower Design – Alley
- 30 Ground Plane and Street Edge
- 42 Materials

## EXCEPTIONAL TREE & DEPARTURES

- 46 Exceptional Tree
- 48 Departure 1
- 51 Departure 2
- 52 Departure 3
- 53 Departure 4

## APPENDIX

- 56 Site Location and Zoning
- 58 Site Plan and Floor Plans
- 61 Elevations
- 64 Building Sections
- 66 Landscape Design
- 77 Signage Concept
- 78 Exterior Lighting
- 80 Exterior Details



PROPOSAL

Project Information

Description

The project is a 23 story (240’ high) student-focused residential building.

Project Data

GROSS BUILDING AREA: 250,000 SF (approx)

RETAIL SF: 2,060 SF (approx)

UNITS: 201

PARKING: 21 stalls, below grade

Contacts

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Contact: Mack Selberg

Landscape Architect:

Site Workshop  
3800 Woodland Park Ave N  
Seattle, WA 98103  
Contact: Mark Brands





# Project Goals

## 1. Rest Lightly on Site

Create a light-colored tower that takes inspiration from the softness of the Pacific Northwest’s water and sky and reflects light down to the ground. Encourage wellness by providing access to outdoor space. Consider distant views to site and the impact of nearby towers rising up in the changing neighborhood.



## 2. Add to Network of Open Spaces

Taking inspiration from gaps between the low-scale buildings of the U-district and the experience of meandering around them at ground level, provide new ground and upper level outdoor spaces for people, to give back to the city.



## 3. Provide Opportunities for Gathering

Create internal and external places of various scales where students and neighbors can gather informally and strengthen a sense of community.





PROPOSAL

Site Overview



PRE-2020 URBAN PATTERN  
Low-to-medium scale buildings with gaps (sideyards, alleys, etc.) between them.

CURRENT SITE CONDITION  
Mix of low, medium and new large scale developments creates evolving context.

Taking inspiration from the pre-2020 U-district, the new design for this site brings spatial gaps from the neighborhood into the site, at both the ground and vertical planes.



PROPOSED BUILDING SEEN FROM ABOVE  
The new project has generous open spaces at multiple levels.  
This site is part of a larger Green Spine taking shape along Brooklyn Avenue NE (a Green Street)





# Site Overview



**PROPOSAL**

# Refined Concept at Rec 2

**DESIGN CONCEPT**

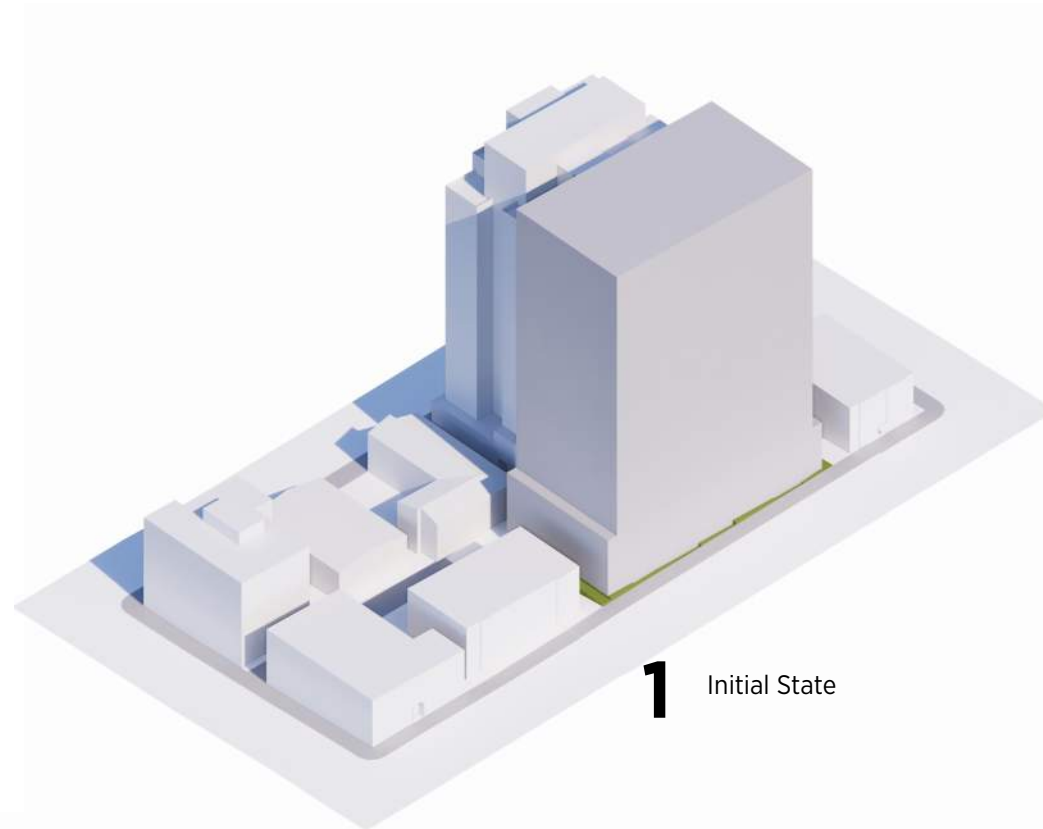
The following page shows the design concept as a sequence of steps taken to arrive at the final design. This concept is largely similar to the supported one presented at the first recommendation meeting, but in revising the architecture for the second recommendation meeting, refinements and clarifications to the concept have also been made.

The light-colored tower skin is now conceived of as a ‘wrap’ rather than a mass (see step 3, following page). This wrap helps resolve some of the facade guidance received, while also maintaining the massing (step 2) and Connector (step 4) concepts presented at the first recommendation meeting.

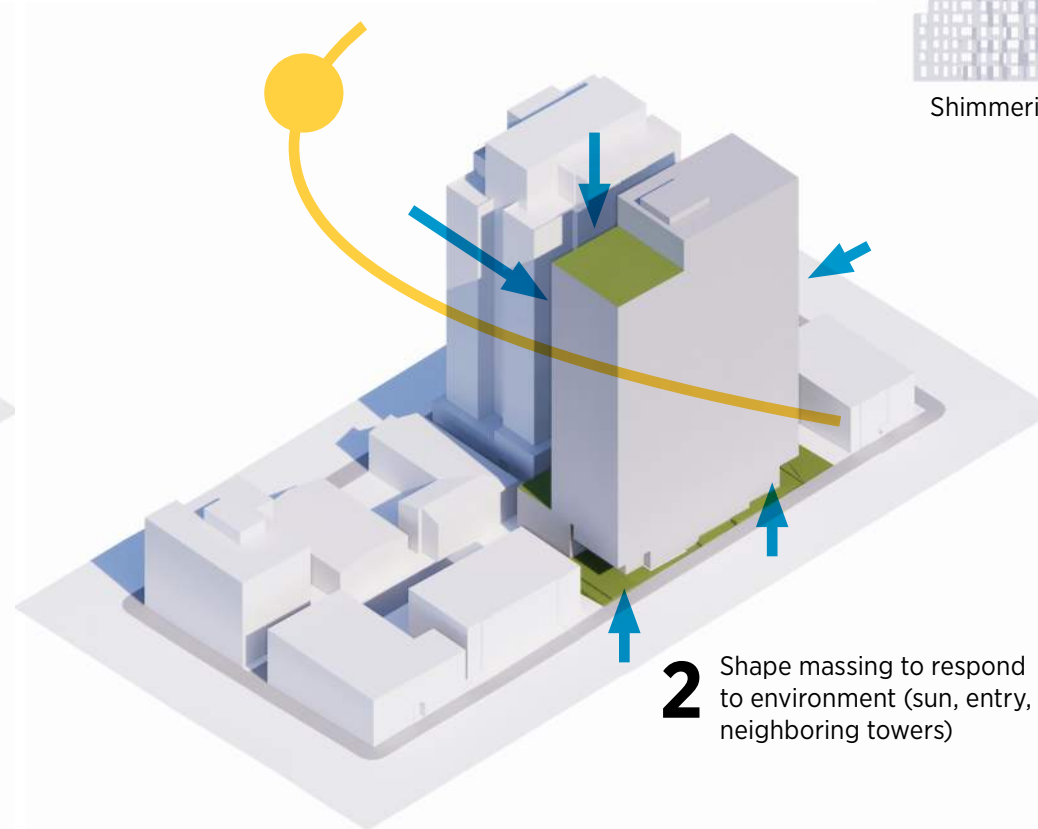
A more detailed response to the guidance is described on pages 10-12 and then illustrated on pages 14-39.



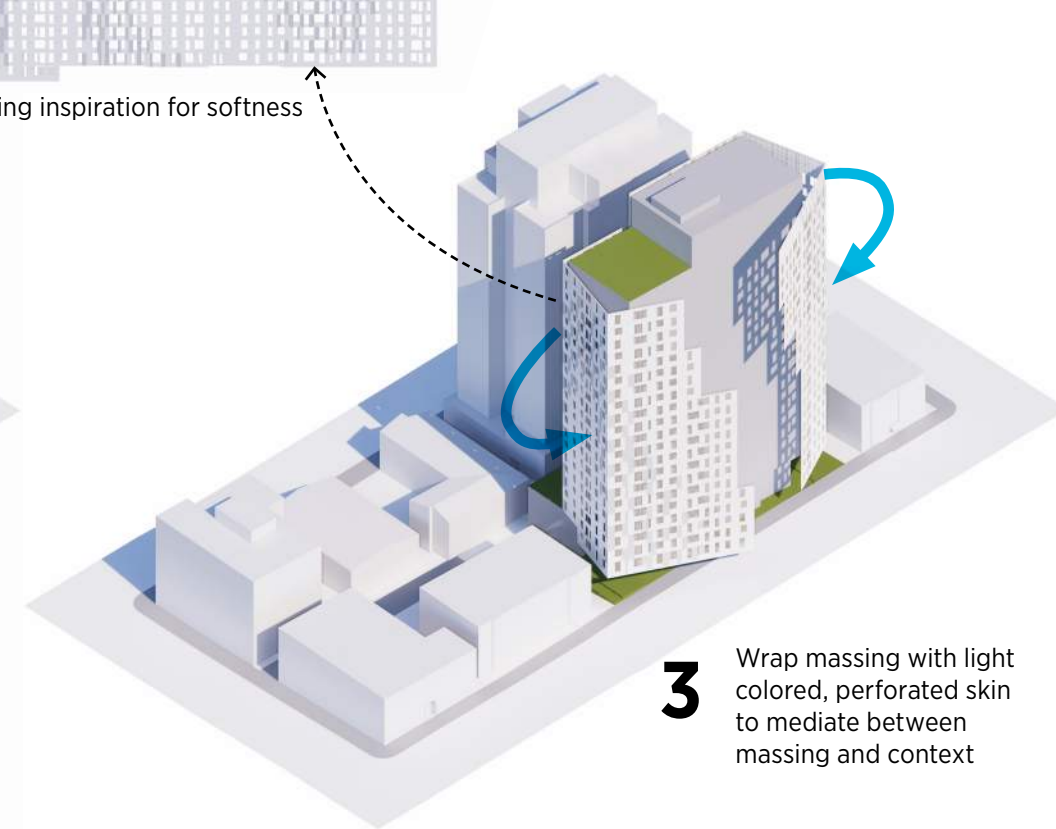
# PROPOSAL Concept



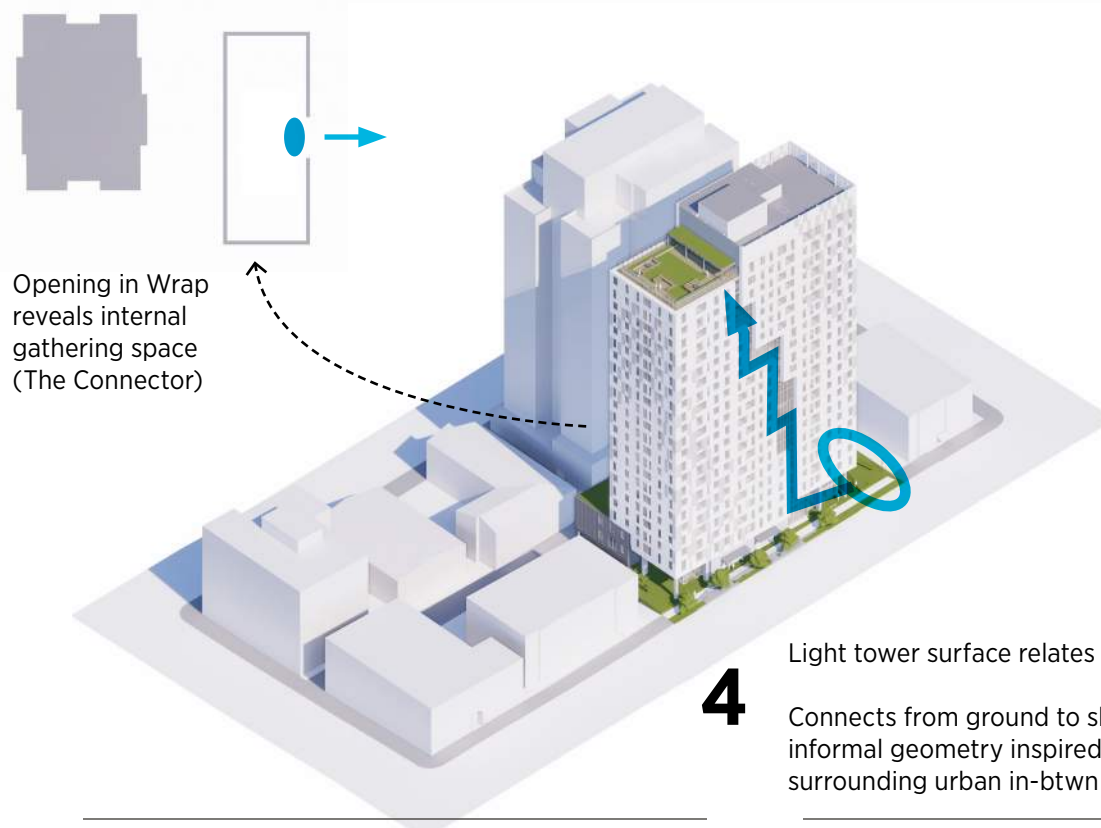
**1** Initial State



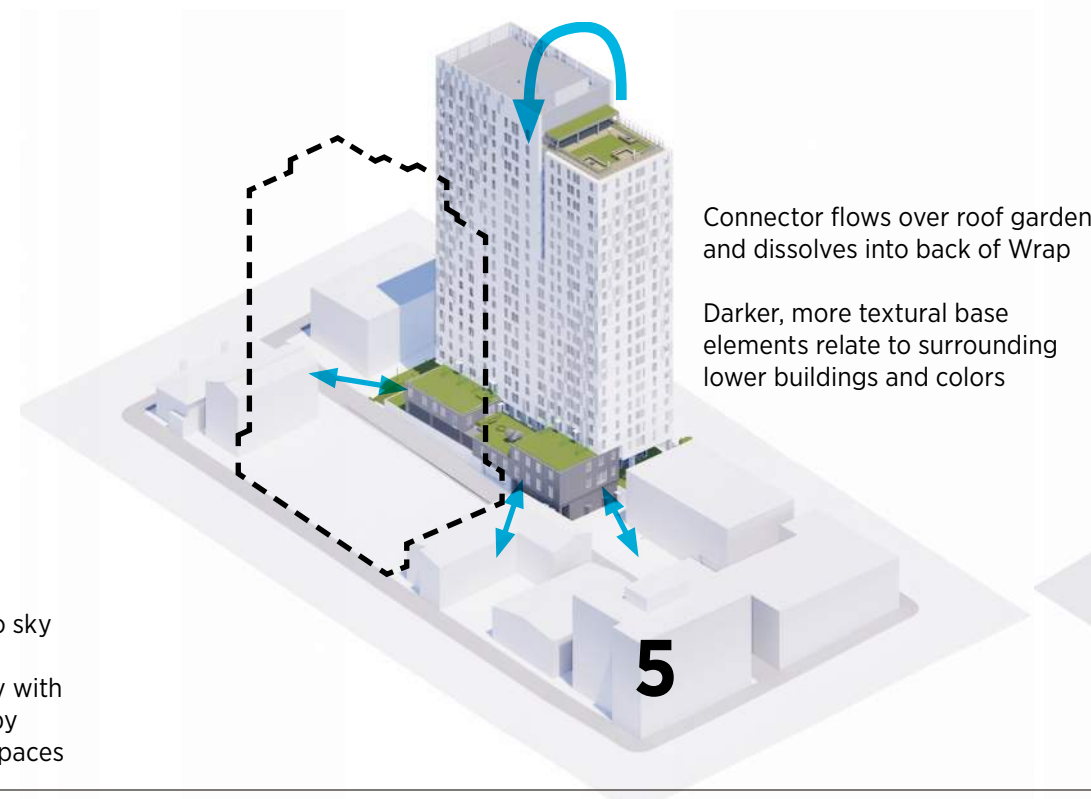
**2** Shape massing to respond to environment (sun, entry, neighboring towers)



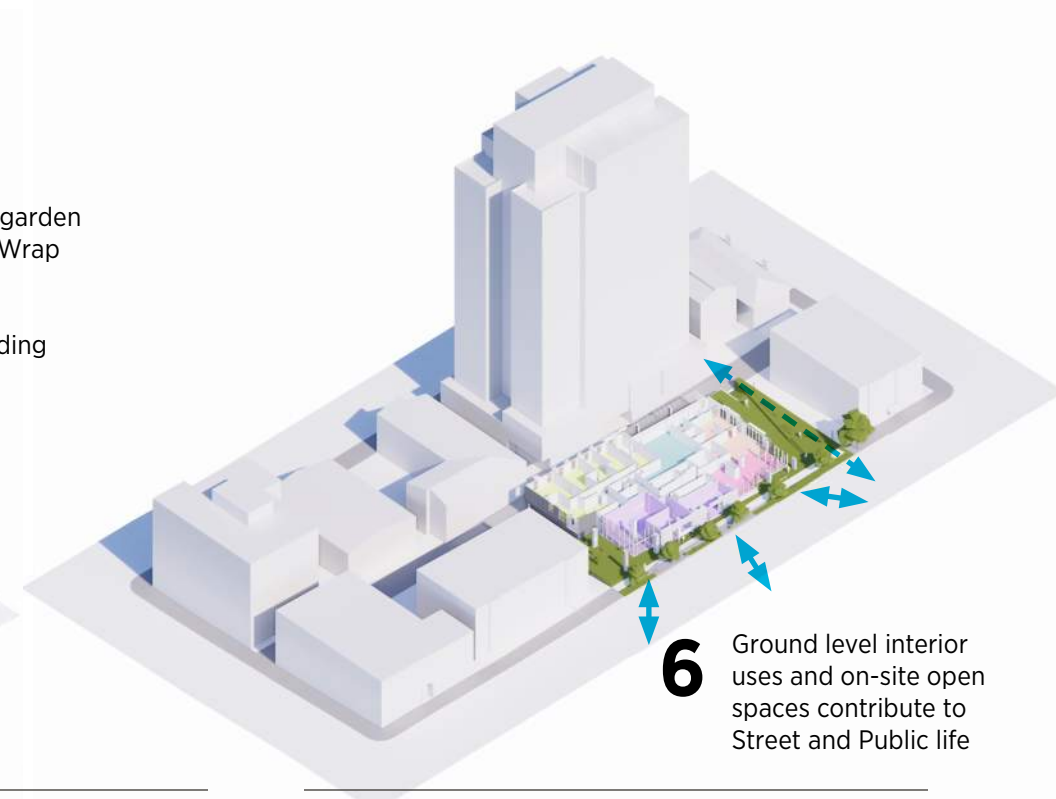
**3** Wrap massing with light colored, perforated skin to mediate between massing and context



**4** Light tower surface relates to sky  
Connects from ground to sky with informal geometry inspired by surrounding urban in-btwn spaces



**5** Connector flows over roof garden and dissolves into back of Wrap  
Darker, more textural base elements relate to surrounding lower buildings and colors



**6** Ground level interior uses and on-site open spaces contribute to Street and Public life

REC 1 RESPONSE

REC 1 Summary

ITEM	BOARD COMMENTS	RESPONSE	PAGE REF.	DESIGN GUIDELINES
1. DESIGN DEVELOPMENT SINCE EDG	<b>a.</b> The Board agreed that the overall response to guidance was good, noting in particular the provision of further contextual analysis, a clarified through-block connection for bikes and pedestrians, additional outdoor space at the south property line and a stronger design concept.	<b>a.</b> The through-block connection for bikes and pedestrians, the additional outdoor space at the south property line and the contextually-derived design concept have been retained and enhanced for the second recommendation meeting.		CS2, CS3, PL1-1, PL1-2, PL2-B, PL4-1, DC2, DC3-1
2. ARCHITECTURAL CONCEPT AND TOWER DESIGN	<b>a.</b> The Board enthusiastically supported the “Connector” design concept, particularly the process through which it was developed as a vertical manifestation of the neighborhood open space patterns, which were identified in the new contextual analysis provided for the Recommendation phase.	<b>a.</b> The Connector design concept has been retained, clarified and enlarged while also becoming and better integrated with the rest of the building as it transitions over the rooftop and down to the alley facade.	14-15, 20-21	CS2 Urban Pattern and Form CS3 Architectural Context and Character DC2 Architectural Concept
	<b>b.1</b> The Board considered the proposed variation in color of the cladding panels at length and, while some concern remained regarding the efficacy of this approach under our usually gray skies, unanimously supported the intent to create a “shimmering” effect that would help reinforce the metaphoric connection to water and sky that is intended.	<b>b.1</b> The overall light tone of the cladding has been retained and the shimmering effect has been made softer and more subtle. The changing appearance of color and material under different lighting conditions has been studied, and images are presented showing both sunny and cloudy sky conditions.	16-17	DC2 Architectural Concept
	<b>b.2</b> The Board noted that this metaphoric effect might be strengthened through a reductive process (e.g., less variation in window types) that simplified and refined the texture.	<b>b.2</b> Both the window type/patterning variation and the shimmering color/texture contrast have been simplified and reduced.  The windows now have a living room expression and a bedroom expression, with subtle alternation for interest to help mitigate scale. As before, the alternating windows are paired into a group of two rows but this group is now simply copied up the tower facade as opposed to being further altered with each copy as before.  The shimmer color accent has been made more subtle by lightening the color to be close to that of the main body color and by making it less dense so that the main white color never goes away. The shimmer pattern also now takes more direct inspiration from natural waves, which is consistent with the idea of a continuous Wrap - a perforated screen-like skin with its own pattern of windows and colors.	18-19	DC2-2 Architectural Concept & Façade Composition
	<b>c.</b> The Board supported the formal execution of the design concept on the East elevation, where full glazing and a significant plane change make the Connector element clearly legible. The Board encouraged increasing the size and strengthening the expression of the Connector so that it will read more as a distinct spatial element rather than a fissure between two massing components.	<b>c.</b> The street-facing Connector has been made more obvious from afar by adding 4 levels of double height expression to the facade’s lower portion (equivalent to a 20% increase in tower Connector expression), thus revealing more of the interior social gather space.  The Connector’s irregular shape and continuous expression from ground to sky still take inspiration from the informal in-between spaces of the district and the pedestrian paths’ flow through them. However, the variation in width of the Connector’s expression is now more directly tied to the internal functioning, with wider areas of inset glass being double height gathering spaces and narrower areas being more intimate living spaces. This link of form and function is true for both the East and the West facades.	20-21	DC2-2 Architectural Concept & Façade Composition DC2-6 Tall Buildings DC2-1 Massing & Reducing Bulk and Scale



REC 1 Summary

ITEM	BOARD COMMENTS	RESPONSE	PAGE REF.	DESIGN GUIDELINES
2. ARCHITECTURAL CONCEPT AND TOWER DESIGN	<p><b>d.</b> The Board did not support the proposed design of the West facade. The Board recognized the alley elevation would be less visible but agreed that mirroring the Connector with coplanar rust-colored panels and the unarticulated coplanar roof transition from high to low did not cohere with the design concept. The Board agreed that the West elevation required further refinement to mitigate its size and suggested study of additional modulation, materials and other strategies to add visual interest and break down the scale of this elevation.</p>	<p><b>d.</b> The West (alley) facade has been redesigned to respond to Board guidance. See response to item E, below, for more detail.</p>	24-29	DC2-2 Architectural Concept & Façade Composition
	<p><b>e.</b> The Board recognized the change in programming between the East and West facades and the complexity this brought to the expression of the design concept on the West façade. The Board suggested the applicant the following, in order to resolve this challenge:</p> <p><b>e.1</b> Strengthen the legibility of the Connector on the West facade with a more distinct material expression and larger planar offset that works to help distinguish and articulate the two roof levels.</p> <p><b>e.2</b> Explore a new solution consistent with the overall design concept while recognizing the lack of the programmatic ‘Connector’ elements on this facade.</p>	<p><b>e.</b> The coplanar rust-colored panels are no longer proposed and the elimination of this color from the palette, along with a more consistent treatment of fenestration, color patterning and massing depth, now better integrates the West elevation with the overall design.</p> <p><b>e1.</b> To strengthen the articulation at the top of the West facade, a 3’ deep x 6’ wide x 80’ high massing inset has been added to bridge the intersection of the two roof levels and also to link to the East Connector (also inset 3’), without mimicing it.</p> <p><b>e2.</b> Several changes have been made to the design of the more-visible upper portion of the West facade, as well as the more-visible south-facing rooftop above it.</p> <p>At the roof, the amenity roof canopy has been topped in 12” of soil and rich ‘valley’ plantings to mark the roof garden as an outdoor destination.</p> <p>The material of the south-facing rooftop wall is changed to express a darker interior (and match the glassy Connector language) that contasts with the light outer Wrap.</p> <p>With the addition of the narrow vertical inset to the West facade, internal changes have occured on the East so that both the East and West have a consistent outward programmatic expression of uses within the Connector: Wide areas of the Connector are double-height gathering spaces (which all occur on the East) while narrow areas of the Connector are more intimate/private living spaces with unique floor to ceiling glass moments (occurs on both East and West).</p>		DC2-C Secondary Architectural Features
	<p><b>e.3</b> Explore a solution that mitigates the scale of this facade by creating legible hierarchy and depth, shadow and texture in the cladding system.</p> <p><b>f.</b> The Board agreed that given the size of the project, refining and strengthening the Connector design concept will be critical in meeting the Design Guidelines. The Board further clarified that the expression of the Connector design concept should appear deliberate and cohesive from the ground plane to the sky.</p>	<p><b>e3.</b> This has been done. See response to item <b>2e</b>.</p> <p><b>f.</b> This has been done. See response to items <b>2c</b> and <b>2e</b>.</p>		DC2-6 Tall Buildings
3. GROUND PLANE AND STREET EDGE	<p><b>a.</b> The Board recognized the requirement that the North Plaza provide publicly accessible neighborhood open space and agreed that in the current proposal this area appeared privatized, conflicting with the requirement and Design Guidelines.</p>	<p><b>a.</b> The North Plaza is designed to appear more open and inviting to the public for their use.</p>	30-31	DC2-D Scale and Texture
	<p><b>b.</b> The Board recognized that some of the North Plaza area must be dedicated to circulation but expressed concern that in the current design the Plaza appeared too much like pass-through space. The Board agreed that the size of the active use areas should be increased and clearly defined and articulated to encourage use and to clearly convey their potential use as neighborhood gathering space.</p>	<p><b>b.</b> Active use hardscape areas have been increased and are now more open to the sidewalk. The new design has 10% more pedestrian area in a more open arrangement. It also has 36 percent more linear feet of built-in seating arranged in a more integrated manner from the sidewalk to the alley stairs.</p>		DC2-2 Architectural Concept & Façade Composition
				PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.
				PL1-B Walkways and Connections
				PL1-B-2. Pedestrian Volumes

REC 1 RESPONSE

REC 1 Summary

ITEM	BOARD COMMENTS	RESPONSE	PAGE REF.	DESIGN GUIDELINES
3. GROUND PLANE AND STREET EDGE	<p><b>c.</b> The Board agreed that the North Plaza should be revised to provide more usable open space, to be more open to the sidewalk, to be better activated by adjacent programming, to improve and clarify bicycle parking and circulation (ideally direct connected to Plaza), and to make this area appear more clearly public and available for use to passersby.</p> <p><b>d.</b> The Board discussed a variety of additional strategies to provide visual connections and cues that would draw the public in to this area but did not provide any specific recommendations.</p> <p><b>e.</b> Echoing public opinion, the Board did not support the large lobby area facing the street and questioned the level of activity that would be generated by the leasing offices. The Board agreed that active uses should be programmed at the edges of both the street and the North Plaza area to encourage human interaction and activity.</p> <p><b>f.</b> The owner stated their intention to bring the activity and architectural expression of the Connector element to the street edge and this was supported by the Board.</p>	<p><b>c.</b> This has been done. See response to item <b>3b</b>.</p> <p><b>d.</b> Taking cues from Board member discussions, the rooftop mechanical enclosure that sat upon the podium roof has been removed and placed inside the previous design’s alley-facing bicycle room access arcade on Level 1. This will allow more light to reach the plaza (by not blocking it with rooftop equipment) while simultaneously activating the plaza with direct bicycle room access from the plaza, resulting in a safer and brighter western portion of the plaza.</p> <p><b>e, f.</b> In addition to Brooklyn Ave’s ground level South Plaza and (non-req’d) retail space, the entry lobby, as the start of the Connector, plays an important role in linking the tower’s upper levels to the ground level outdoor space. In addition to a minimized leasing area and a more prominent bicycle area, the activity of the lobby and its associated colabration spaces will enliven the street edge with the most pedestrian traffic of any place on site.</p>	32-35	PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.  PL3-1-c. Courtyard Entries PL1-B-3. Pedestrian Amenities PL4-B-2. Bike Facilities
			36-41	PL3-A-1. Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.
4. EXCEPTIONAL TREE	<p><b>a.</b> The Board agreed that the preferred design including the removal of the exceptional tree better met the intent of the Design Guidelines DC1-Project Uses and DC2 – Architectural Concept, than the alternate design that preserves the exceptional tree.</p>	<p><b>a.</b> There have been no changes to this request to remove this tree, which will result in a better overall design than an alternate design which would attempt to retain the tree.</p>	46-47	DC1 Project Uses and DC2 Architectural Concept
DEPARTURES	<p><b>1.</b> Tower Spacing - The Board expressed preliminary support for this departure, noting the potential for the more compact form of the proposed tower to better meet criteria in Design Guidelines. The Board conditioned their preliminary support for this Departure on the successful resolution of the issues previously identified in this Report, including execution of the design concept and revisions to the North Plaza.</p> <p><b>2.</b> Street Facade Setback - The Board expressed preliminary support for this departure, noting their strong support for the Connector design concept and the potential for this departure to help the project better meet criteria in DC2 Design Concept. The Board conditioned their preliminary support for this Departure on the successful resolution of the issues previously identified in this Report.</p> <p><b>3.</b> Rooftop Feature Setback - Board expressed preliminary support for this departure, noting their strong support for the Connector design concept and the potential for this departure to help strengthen the legibility of that concept and better meet the intent of Design Guideline DC2 - Design Concept. The Board conditioned their preliminary support for this Departure on the successful resolution of the issues previously identified in this Report.</p> <p><b>4.</b> Overhead Weather Protection - Board expressed preliminary support for this departure, noting their support for the design of the street edge and provision of ground level open space and the potential for this this departure to help the project better meet criteria in Design Guidelines.</p>	<p><b>1-4.</b> There have been no changes to the departure requests. The recent design revisions, that were responses to areas of Board guidance, have resulted in an improved overall design, which should further strengthen the Board’s support for these departures that each result in a better design.</p>	48-50	CS3-1 University District Architectural Character, DC2-1 Massing & Reducing Bulk and Scale, DC2-6 Tall Buildings, and DC2-2 Architectural Concept & Façade Composition.
			51	DC2 Design Concept
			52	DC2 Design Concept
			53	PL1 Open Space and Connections and PL3 Street-Level Interaction.



# REC 1 Summary

## ITEMS SUPPORTED AT REC 1

**1a.** The Board agreed that the overall response to guidance was good, noting in particular the provision of further contextual analysis, a clarified through-block connection for bikes and pedestrians, additional outdoor space at the south property line and a stronger design concept.

**2a.** The Board enthusiastically supported the “Connector” design concept, particularly the process through which it was developed as a vertical manifestation of the neighborhood open space patterns, which were identified in the new contextual analysis provided for the Recommendation phase.

**2b.1** The Board considered the proposed variation in color of the cladding panels at length and, while some concern remained regarding the efficacy of this approach under our usually gray skies, unanimously supported the intent to create a “shimmering” effect that would help reinforce the metaphoric connection to water and sky that is intended.

**2c.** The Board supported the formal execution of the design concept on the East elevation, where full glazing and a significant plane change make the Connector element clearly legible.

**3f.** The owner stated their intention to bring the activity and architectural expression of the Connector element to the street edge and this was supported by the Board.

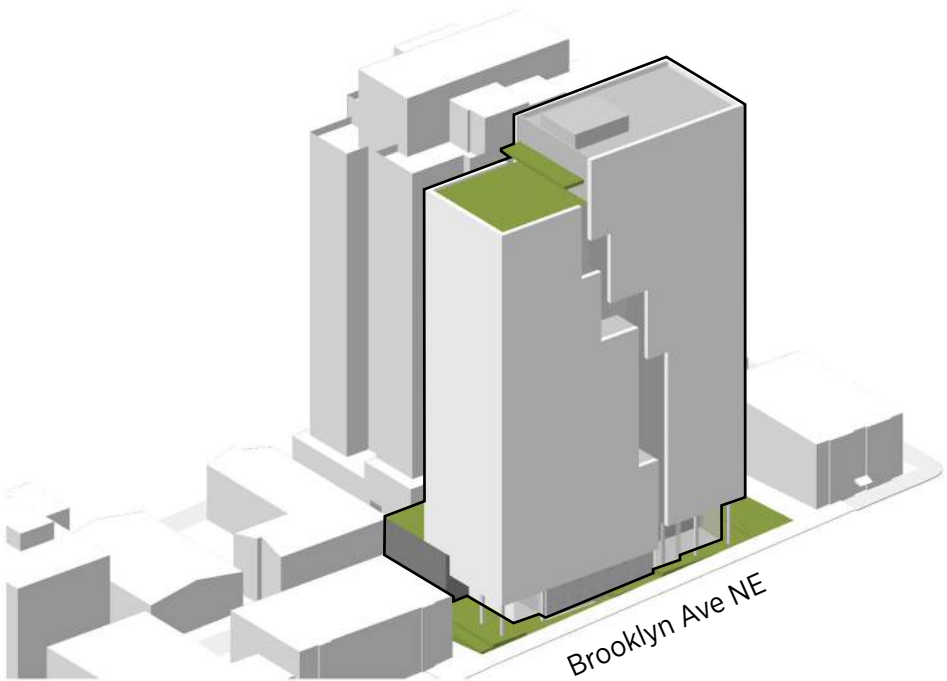
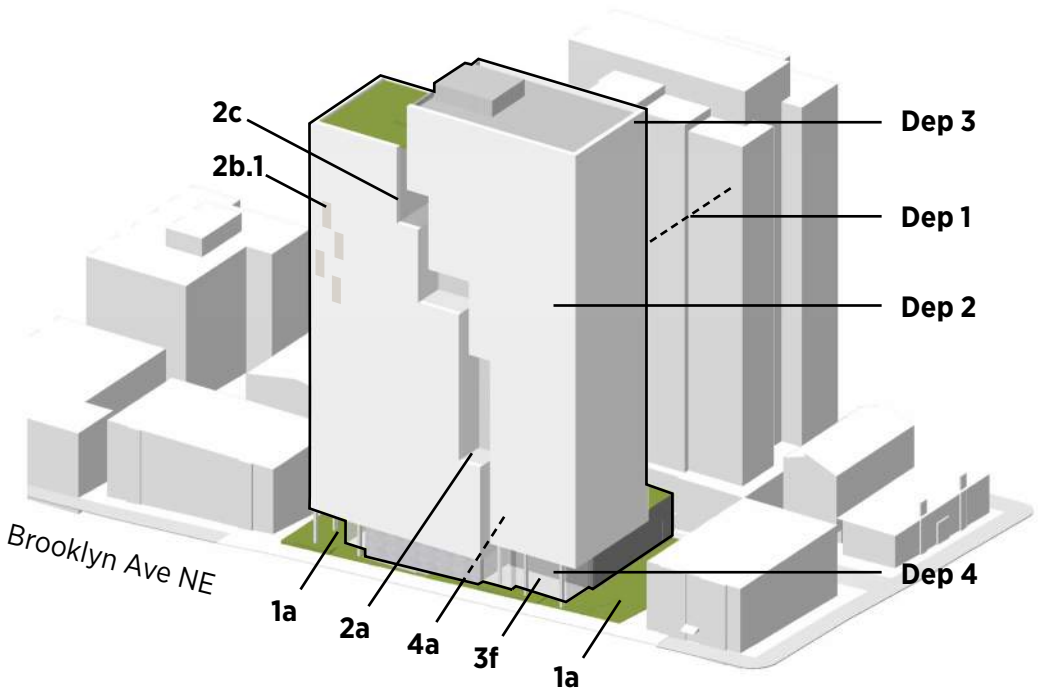
**4a.** The Board agreed that the preferred design including the removal of the exceptional tree better met the intent of the Design Guidelines DC1- Project Uses and DC2 – Architectural Concept, than the alternate design that preserves the exceptional tree.

**Departure 1.** Tower Spacing

**Departure 2.** Street Facade Setback

**Departure 3.** Rooftop Feature Setback

**Departure 4.** Overhead Weather Protection



### Notes:

- All supported design features from Rec 1 are maintained and refined in Rec 2 (Rec 2 massing shown in diagrams this page).
- There are no changes to departure or exceptional tree requests from Rec 1 to Rec 2.



REC 1 RESPONSE

Architectural Concept & Tower Design - Brooklyn Ave

BOARD GUIDANCE

a. The Board enthusiastically supported the “Connector” design concept, particularly the process through which it was developed as a vertical manifestation of the neighborhood open space patterns, which were identified in the new contextual analysis provided for the Recommendation phase.

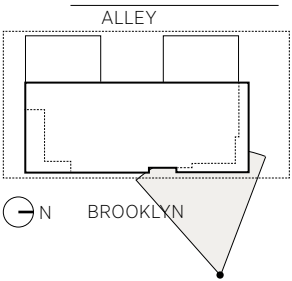
RESPONSE

a. The Connector design concept has been retained, clarified and enlarged while also becoming and better integrated with the rest of the building as it transitions over the rooftop and down to the alley facade.

See page 20-21 for Connector programmatic clarification and size increase comparison.



CONNECTOR AT REC 1



OVERALL VIEW - CLOUDY SKY (REC 2)

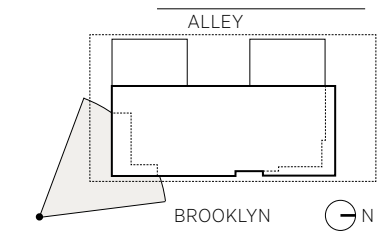




Architectural Concept & Tower Design - Brooklyn Ave



OVERALL VIEW - CLOUDY SKY (REC 2)



RELEVANT DESIGN GUIDELINES

- CS2 Urban Pattern and Form
- CS3 Architectural Context and Character
- DC2 Architectural Concept



REC 1 RESPONSE

Architectural Concept & Tower Design - Brooklyn Ave

BOARD GUIDANCE

**b.2** The Board noted that this metaphoric effect might be strengthened through a reductive process (e.g., less variation in window types) that simplified and refined the texture.

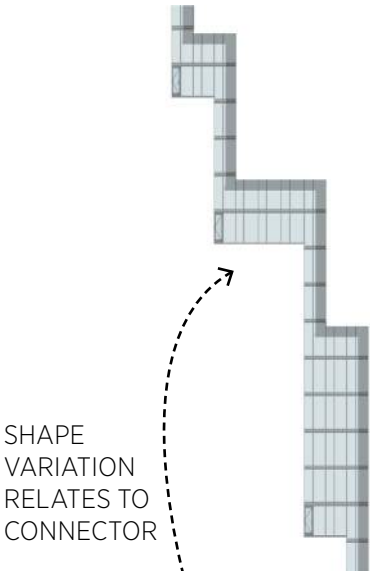
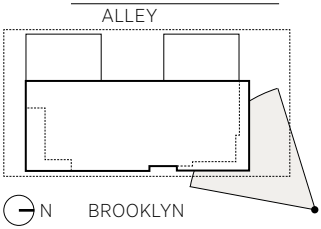
RESPONSE

**b.2** Both the window type/patterning variation and the shimmering color/texture contrast have been simplified and reduced.

The windows now have a living room expression and a bedroom expression, with subtle alternation for interest to help mitigate scale. As before, the alternating windows are paired into a group of two rows but this group is now simply copied up the tower facade as opposed to being further altered with each copy as before.

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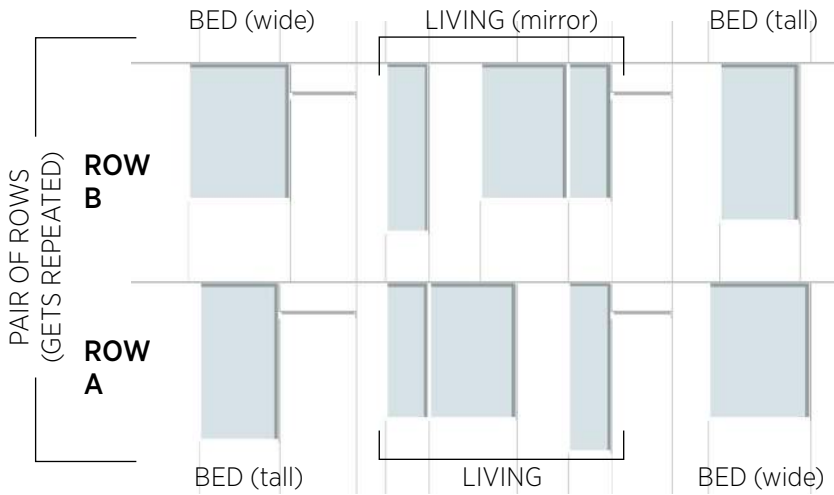
OVERALL VIEW - CLOUDY SKY (REC 2)



SHAPE VARIATION RELATES TO CONNECTOR

REC 2  
WINDOW SIMPLIFICATION  
(also see elevation, next pg)

Subtle window variety helps break down the scale and activate the facade. Variation is created by alternating tall-narrow shapes with short-wide shapes, reflecting a pattern found in the Connector. The number of main window types has been reduced to 3 for the majority of the building.



TYPICAL TOWER WINDOW TYPES AND PATTERN





Architectural Concept & Tower Design - Brooklyn Ave



KEY CHANGES AT REC 2

- 1 Shimmer color less dense
- 2 Fewer window types and simpler arrangement
- 3 Rooftop mechanical removed

REC 1 - NORTH ELEVATION

1 SIMPLIFY WINDOWS

2 STUDY SHIMMER ALTERNATES

3 FINAL: SIMPLIFIED WINDOWS AND REFINED 'WAVE SHIMMER'

- Selected shimmer pattern:
- 1. Is Subtle (light and thin)
  - 2. Connects to Nature (tower meets sky)
  - 3. Reinforces Continuous Wrap Concept (waves)

REC 1 RESPONSE

Architectural Concept & Tower Design - Brooklyn Ave

BOARD GUIDANCE

**b.1** The Board considered the proposed variation in color of the cladding panels at length and, while some concern remained regarding the efficacy of this approach under our usually gray skies, unanimously supported the intent to create a “shimmering” effect that would help reinforce the metaphoric connection to water and sky that is intended.

RESPONSE

**b.1** The overall light tone of the cladding has been retained and the shimmering effect has been made softer and more subtle. The changing appearance of color and material under different lighting conditions has been studied, and images are presented showing both sunny and cloudy sky conditions.

**b.2** (continued) The shimmer color accent has been made more subtle by lightening the color to be close to that of the main body color and by making it less dense so that the main white color never goes away. The shimmer pattern also now takes more direct inspiration from natural waves, which is consistent with the idea of a continuous Wrap - a perforated screen-like skin with its own pattern of windows and colors.

RELEVANT DESIGN GUIDELINES

DC2 Architectural Concept  
DC2-2 Architectural Concept & Façade Composition



Two, light-toned body colors for simplicity, given complexity of changing light conditions (reduced from 4 tower colors at Rec 1)



Subtle tones of ripples and waves relate to light shimmer pattern of tower wrap





Architectural Concept & Tower Design - Brooklyn Ave



REC 1 - ELEVATIONS



REC 2 - ELEVATIONS

KEY CHANGES AT REC 2

(see following pages for details)

- 1 Shimmer color less dense
- 2 Fewer window types and simpler arrangement
- 3 Rust colored panels removed and replaced with massing inset
- 4 Rooftop mechanical removed
- 5 Bike access simplified
- 6 Rooftop expression clarified and enhanced
- 7 Connector clarified and enhanced

REC 1 RESPONSE

Architectural Concept & Tower Design - Brooklyn Ave

BOARD GUIDANCE

c. The Board supported the formal execution of the design concept on the East elevation, where full glazing and a significant plane change make the Connector element clearly legible. The Board encouraged increasing the size and strengthening the expression of the Connector so that it will read more as a distinct spatial element rather than a fissure between two massing components.

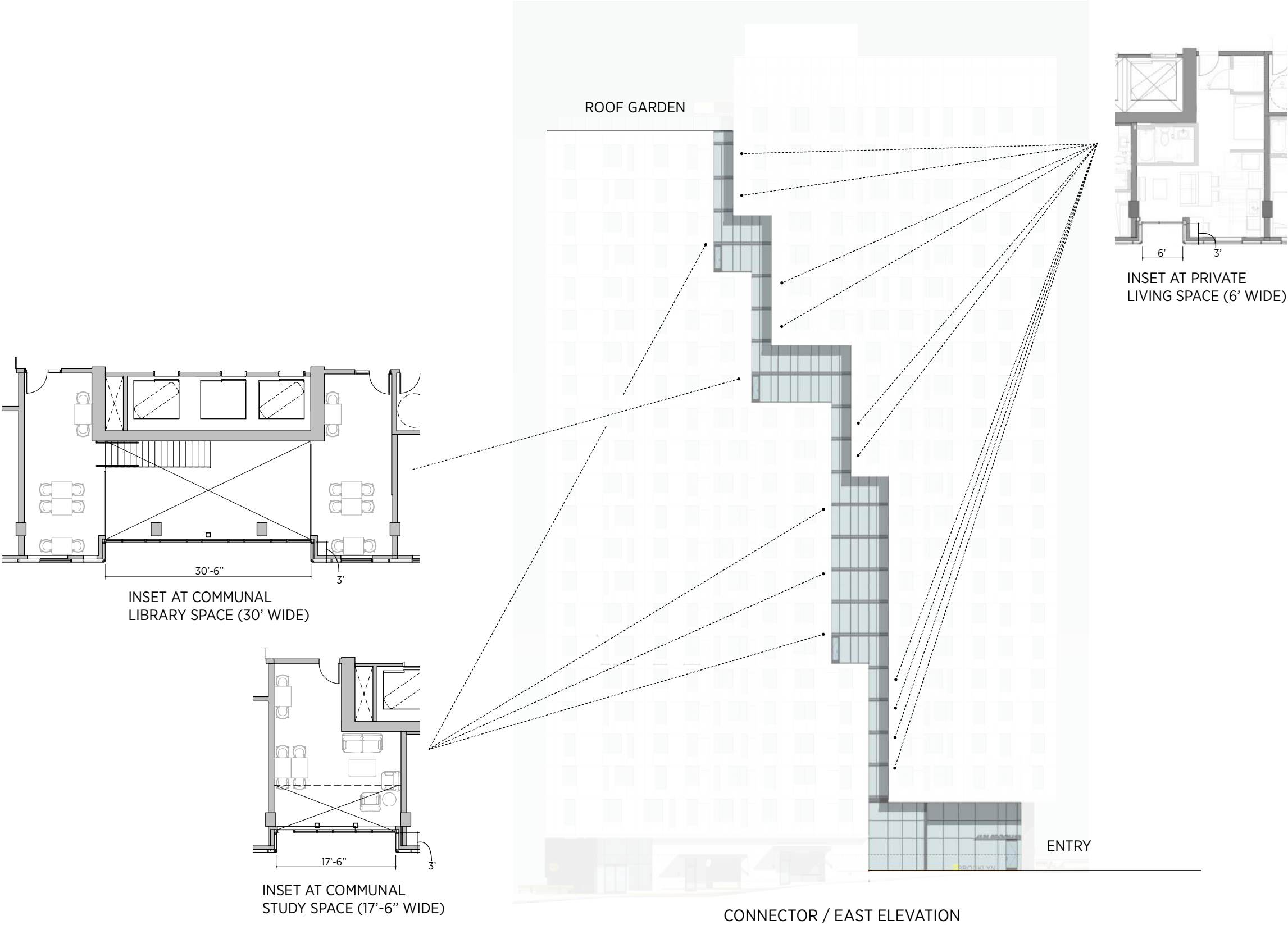
RESPONSE

c. The street-facing Connector has been made more obvious from afar by adding 4 levels of double height expression to the facade's lower portion (equivalent to a 20% increase in tower Connector expression), thus revealing more of the interior social gather space.

The Connector's irregular shape and continuous expression from ground to sky still take inspiration from the informal in-between spaces of the district and the pedestrian paths' flow through them. However, the variation in width of the Connector's expression is now more directly tied to the internal functioning, with wider areas of inset glass being double height gathering spaces and narrower areas being more intimate living spaces. This link of form and function is true for both the East and the West facades.

RELEVANT DESIGN GUIDELINES

- DC2-2 Architectural Concept & Façade Composition
- DC2-6 Tall Buildings
- DC2-1 Massing & Reducing Bulk and Scale





Architectural Concept & Tower Design - Brooklyn Ave

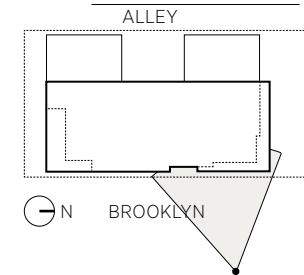


EAST FACADE, REC 1



EAST FACADE, REC 2

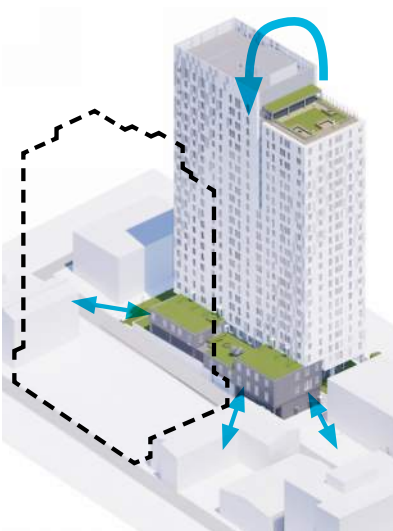
Added glazing to 4 levels of  
Connector (Increases tower  
Connector expression by 20%)





REC 1 RESPONSE

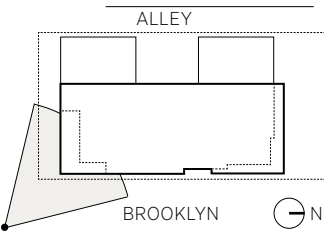
Architectural Concept & Tower Design - Brooklyn Ave



Inset darker wall (spandrel glass) helps adjacent white metal surfaces read as edges of the Wrap (vs a solid mass expression at Rec 1) - lends interest top of tower at visible south edge.

Rooftop amenity canopy topped in 12" of soil and valley planting. Canopy marks and celebrates the south-facing outdoor social space that is the destination of the Connector.

Two edges of Wrap have a spatial gap between them to form and reveal The Connector. This edge no longer has a 4" projecting trim, as a simplification from Rec 1.



ROOFTOP DESIGN AT REC 1



ROOFTOP DESIGN AT REC 2

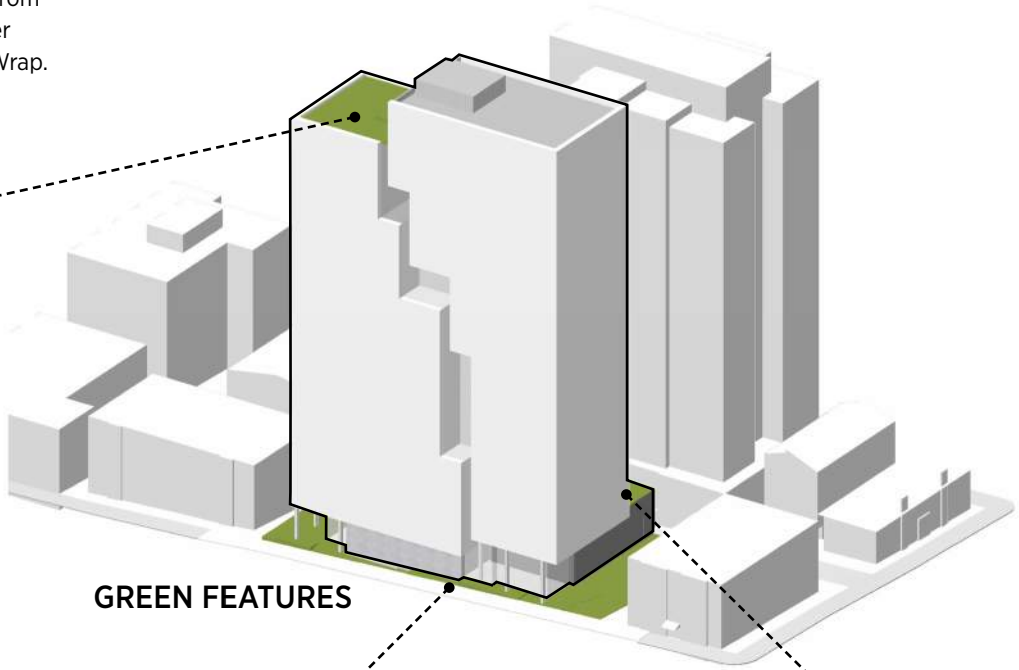


Architectural Concept & Tower Design - Brooklyn Ave



Green-roofed canopy is seen as a green feature that marks the roof garden.

Canopy face is pulled back from the facade to allow for better visibility of the edge of the Wrap.



GREEN FEATURES

UPPER ROOF DECK AND CANOPY



GREEN STREET, PLAZAS AND ENTRY



LOWER ROOF DECKS AT ALLEY



REC 1 RESPONSE

Architectural Concept & Tower Design - Alley

BOARD GUIDANCE

- d.** The Board did not support the proposed design of the West facade. The Board recognized the alley elevation would be less visible but agreed that mirroring the Connector with coplanar rust-colored panels and the unarticulated coplanar roof transition from high to low did not cohere with the design concept. The Board agreed that the West elevation required further refinement to mitigate its size and suggested study of additional modulation, materials and other strategies to add visual interest and break down the scale of this elevation.
- e.** The Board recognized the change in programming between the East and West facades and the complexity this brought to the expression of the design concept on the West façade. The Board suggested the applicant the following, in order to resolve this challenge:
  - e.1** Strengthen the legibility of the Connector on the West facade with a more distinct material expression and larger planar offset that works to help distinguish and articulate the two roof levels.
  - e.2** Explore a new solution consistent with the overall design concept while recognizing the lack of the programmatic ‘Connector’ elements on this facade.
  - e.3** Explore a solution that mitigates the scale of this facade by creating legible hierarchy and depth, shadow and texture in the cladding system.

RESPONSE

- d.** The West (alley) facade has been redesigned to respond to Board guidance.

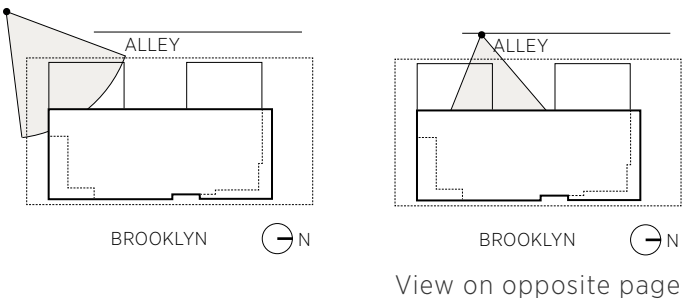
The coplanar rust-colored panels are no longer proposed and the elimination of this color from the palette, along with a more consistent treatment of fenestration, color patterning and massing depth, now better integrates the West elevation with the overall design.

To strengthen the articulation at the top of the West facade, a 3’ deep x 6’ wide x 80’ high massing inset has been added to bridge the intersection of the two roof levels and also to link to the East Connector (also inset 3’), without mimicing it. This inset helps break down the scale of the facade and relate it to the verticality of the neighbor tower.

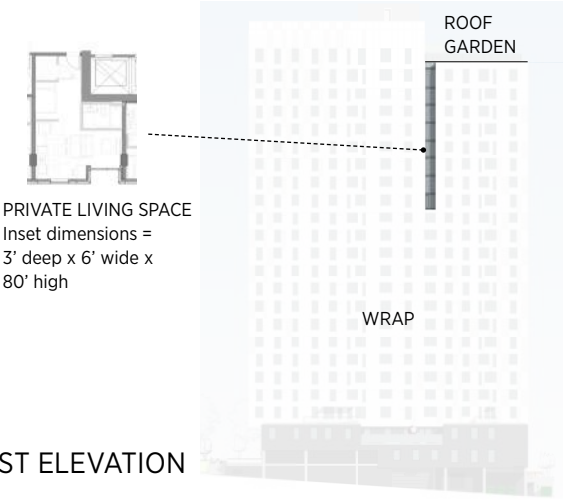
**e, e1, e2, e3.** See following pages.



WEST VIEW AT REC 1



WEST VIEW AT REC 2



CONNECTOR / WEST ELEVATION



Architectural Concept & Tower Design - Alley



ALLEY VIEW AT REC 1

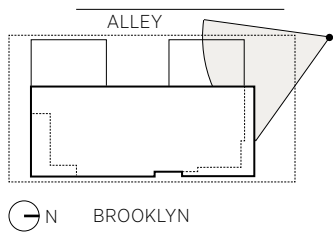
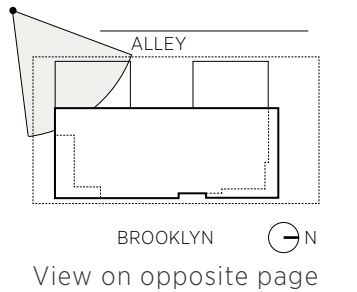


ALLEY VIEW AT REC 2



REC 1 RESPONSE

Architectural Concept & Tower Design - Alley



REC 1 OVERLAY IMAGE



OVERALL VIEW FROM NORTHWEST (REC 2)



Architectural Concept & Tower Design - Alley



VIEW FROM FREEWAY (REC 2)

# Architectural Concept & Tower Design - Alley

## BOARD GUIDANCE

e. The Board recognized the change in programming between the East and West facades and the complexity this brought to the expression of the design concept on the West façade. The Board suggested the applicant the following, in order to resolve this challenge:

e.1 Strengthen the legibility of the Connector on the West facade with a more distinct material expression and larger planar offset that works to help distinguish and articulate the two roof levels.

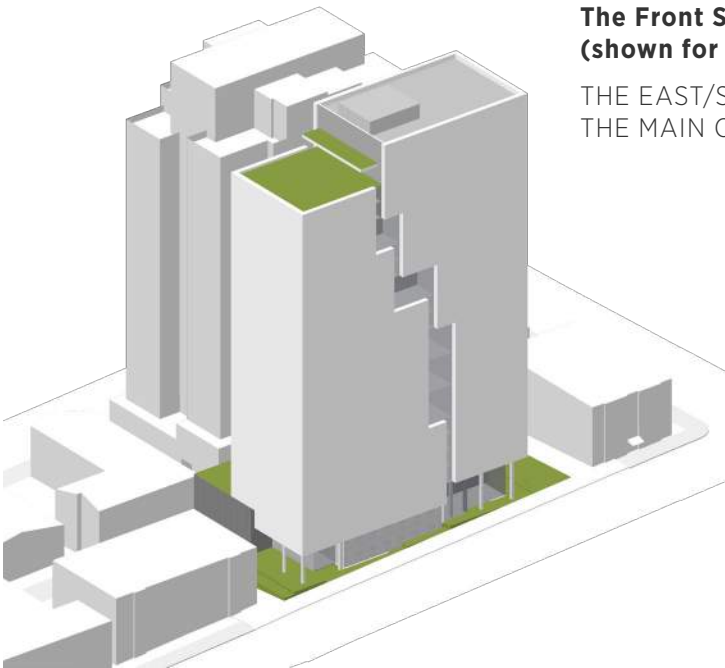
e.2 Explore a new solution consistent with the overall design concept while recognizing the lack of the programmatic ‘Connector’ elements on this facade.

e.3 Explore a solution that mitigates the scale of this facade by creating legible hierarchy and depth, shadow and texture in the cladding system.

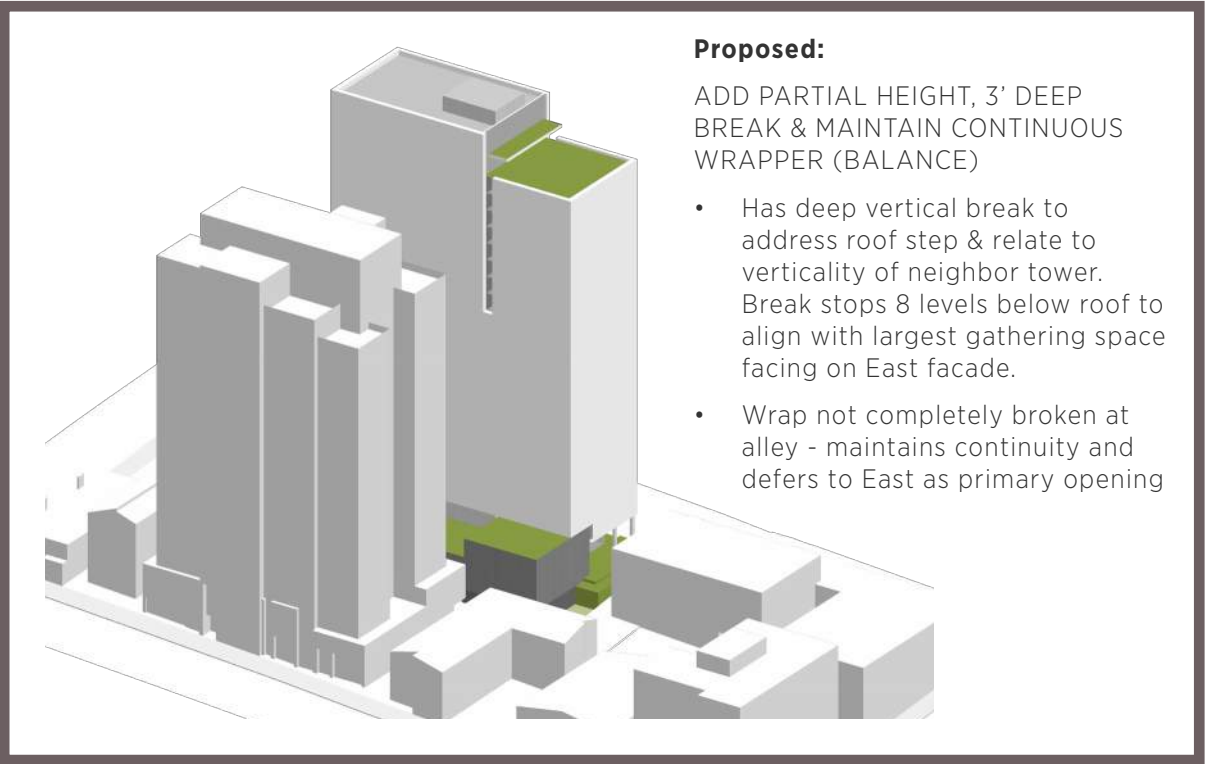
## RESPONSE

Before arriving at the proposed design of the Alley facade, several versions were studied to address the Board’s guidance.

While other versions have certain strengths, the proposed design best adheres to the design concept of a continuous Wrap surface opening up to an East-facing social Connector, while also providing a vertical massing break at the top of the tower which relates to the neighbor tower’s verticality and also addresses the double-height rooftop step where the neatly-enclosed amenity/mechanical penthouse meets the south-facing roof deck.

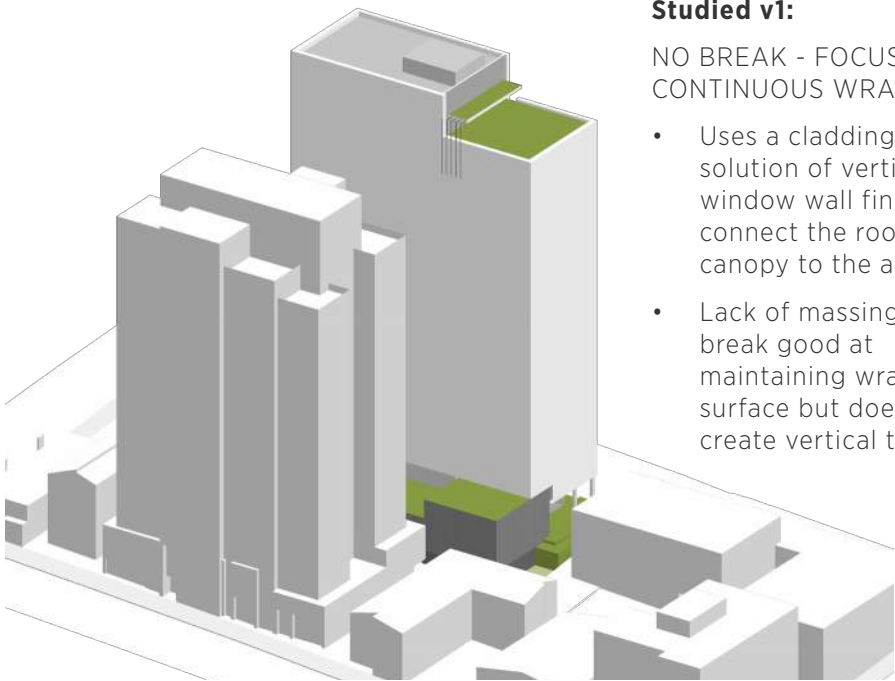


**The Front Side  
(shown for context):**  
THE EAST/STREET SIDE &  
THE MAIN CONNECTOR



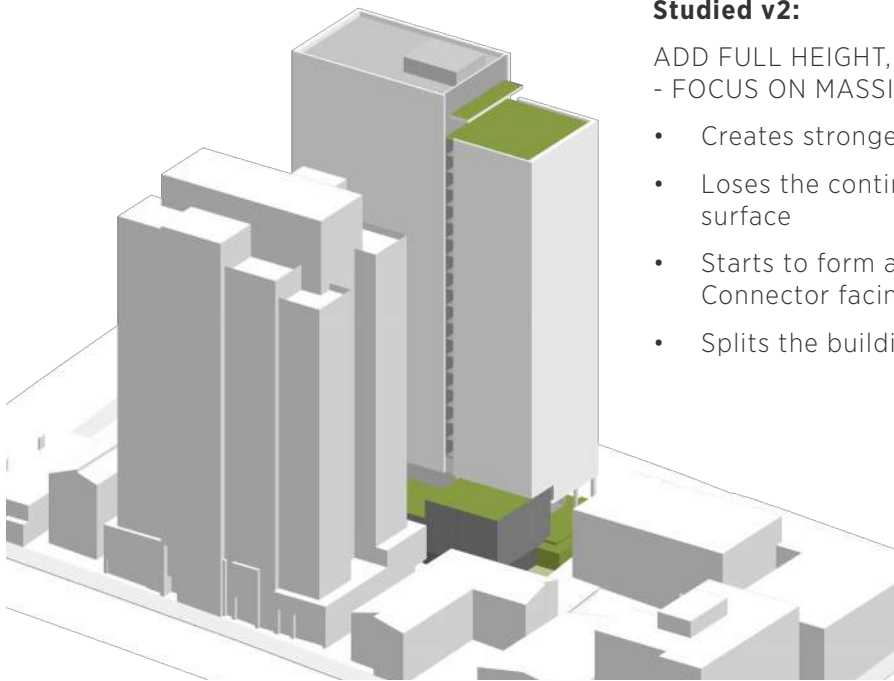
**Proposed:**  
ADD PARTIAL HEIGHT, 3’ DEEP  
BREAK & MAINTAIN CONTINUOUS  
WRAPPER (BALANCE)

- Has deep vertical break to address roof step & relate to verticality of neighbor tower. Break stops 8 levels below roof to align with largest gathering space facing on East facade.
- Wrap not completely broken at alley - maintains continuity and defers to East as primary opening



**Studied v1:**  
NO BREAK - FOCUS ON  
CONTINUOUS WRAPPER

- Uses a cladding solution of vertical window wall fins to connect the roof canopy to the alley.
- Lack of massing break good at maintaining wrap surface but doesn’t create vertical tie.



**Studied v2:**  
ADD FULL HEIGHT, 18” DEEP BREAK  
- FOCUS ON MASSING

- Creates strongest vertical break
- Loses the continuity of the wrap surface
- Starts to form a secondary Connector facing the alley
- Splits the building into two parts



Architectural Concept & Tower Design - Alley

Inset darker wall (spandrel glass) helps maintain visual continuity of the glass Connector carrying over the rooftop from the East and continuing as a gap eight levels down the West facade before merging into the back of the Wrap.



CONNECTOR AND WRAP UNIFYING ALL FACADES

RESPONSE

**e1, e2, e3.** Several changes have been made to the design of the more-visible upper portion of the West facade, as well as the more-visible south-facing rooftop above it.

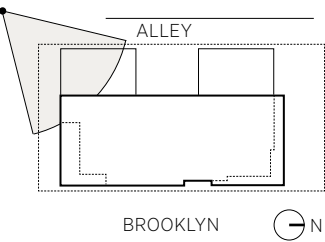
At the roof, the amenity roof canopy has been topped in 12" of soil and rich 'valley' plantings to mark the roof garden as an outdoor destination.

The material of the south-facing rooftop wall is changed to express a darker interior (and match the glassy Connector language) that contrasts with the light outer Wrap.

With the addition of the narrow vertical inset to the West facade, internal changes have occurred on the East so that both the East and West have a consistent outward programmatic expression of uses within the Connector: Wide areas of the Connector are double-height gathering spaces (which all occur on the East) while narrow areas of the Connector are more intimate/private living spaces with unique floor to ceiling glass moments (occurs on both East and West).

RELEVANT DESIGN GUIDELINES

- DC2-2 Architectural Concept & Façade Composition
- DC2-C Secondary Architectural Features
- DC2-6 Tall Buildings
- DC2-D Scale and Texture





REC 1 RESPONSE

Ground Plane and Street Edge

BOARD GUIDANCE

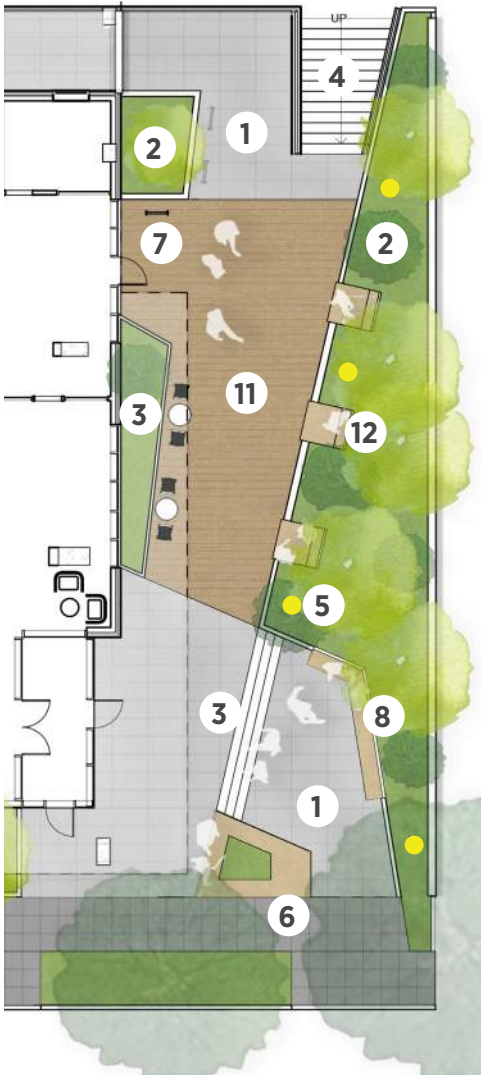
a. The Board recognized the requirement that the North Plaza provide publicly accessible neighborhood open space and agreed that in the current proposal this area appeared privatized, conflicting with the requirement and Design Guidelines.

b. The Board recognized that some of the North Plaza area must be dedicated to circulation but expressed concern that in the current design the Plaza appeared too much like pass-through space. The Board agreed that the size of the active use areas should be increased and clearly defined and articulated to encourage use and to clearly convey their potential use as neighborhood gathering space.

RESPONSE

a. The North Plaza is designed to appear more open and inviting to the public for their use.

b. Active use hardscape areas have been increased and are now more open to the sidewalk. The new design has 10% more pedestrian area in a more open arrangement. It also has 36 percent more linear feet of built-in seating arranged in a more integrated manner from the sidewalk to the alley stairs.

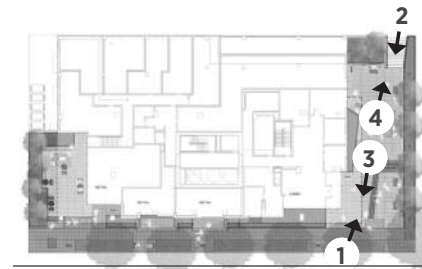


NORTH PLAZA AT REC 1





Ground Plane and Street Edge



NORTH PLAZA VIGNETTES AT REC 2



REC 1 RESPONSE

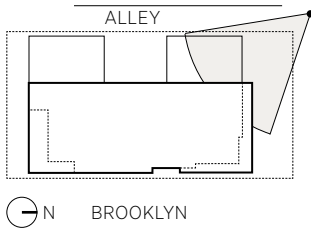
Ground Plane and Street Edge

BOARD GUIDANCE

- c. The Board agreed that the North Plaza should be revised to provide more usable open space, to be more open to the sidewalk, to be better activated by adjacent programming, to improve and clarify bicycle parking and circulation (ideally direct connected to Plaza), and to make this area appear more clearly public and available for use to passersby.
- d. The Board discussed a variety of additional strategies to provide visual connections and cues that would draw the public in to this area but did not provide any specific recommendations.

RESPONSE

c, d. Taking cues from Board member discussions, the rooftop mechanical enclosure that sat upon the podium roof has been removed and placed inside the previous design's alley-facing bicycle room access arcade on Level 1. This will allow more light to reach the plaza (by not blocking it with rooftop equipment) while simultaneously activating the plaza with direct bicycle room access from the plaza, resulting in a safer and brighter western portion of the plaza. Also see response to item 3b.



VIEW OF ALLEY ACCESS FROM NORTH / 43RD STREET (REC 2)



REC 1 OVERLAY IMAGE



PODIUM DESIGN AT REC 2 - SIMPLIFIED MASSING BRIGHTENS AND ACTIVATES NORTH PLAZA



GREEN ROOFS CATCH SOUTH SUN,  
PROVIDE NICER VIEW FROM TOWERS

MECHANICAL EQUIPMENT REMOVED  
FROM ROOFTOP - ALLOWS MORE  
DAYLIGHT INTO NORTH PLAZA

BICYCLE AND MULTI-PURPOSE ROOMS  
ACCESSED DIRECTLY FROM PLAZA

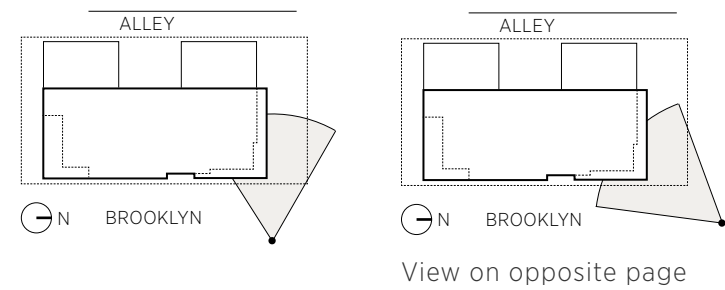
ALLEY ACCESS STAIR WITH BICYCLE  
RUNNEL CONNECTS TO BIKE PATH  
NORTH OF NEIGHBOR TOWER



REC 1 RESPONSE

Ground Plane and Street Edge

VIEW OF ENTRY AND NORTH PLAZA



RELEVANT DESIGN GUIDELINES

- PL1-B Walkways and Connections
- PL1-B-2. Pedestrian Volumes
- PL3-1-c. Courtyard Entries
- PL1-B-3. Pedestrian Amenities
- PL4-B-2. Bike Facilities









REC 1 RESPONSE

Ground Plane and Street Edge

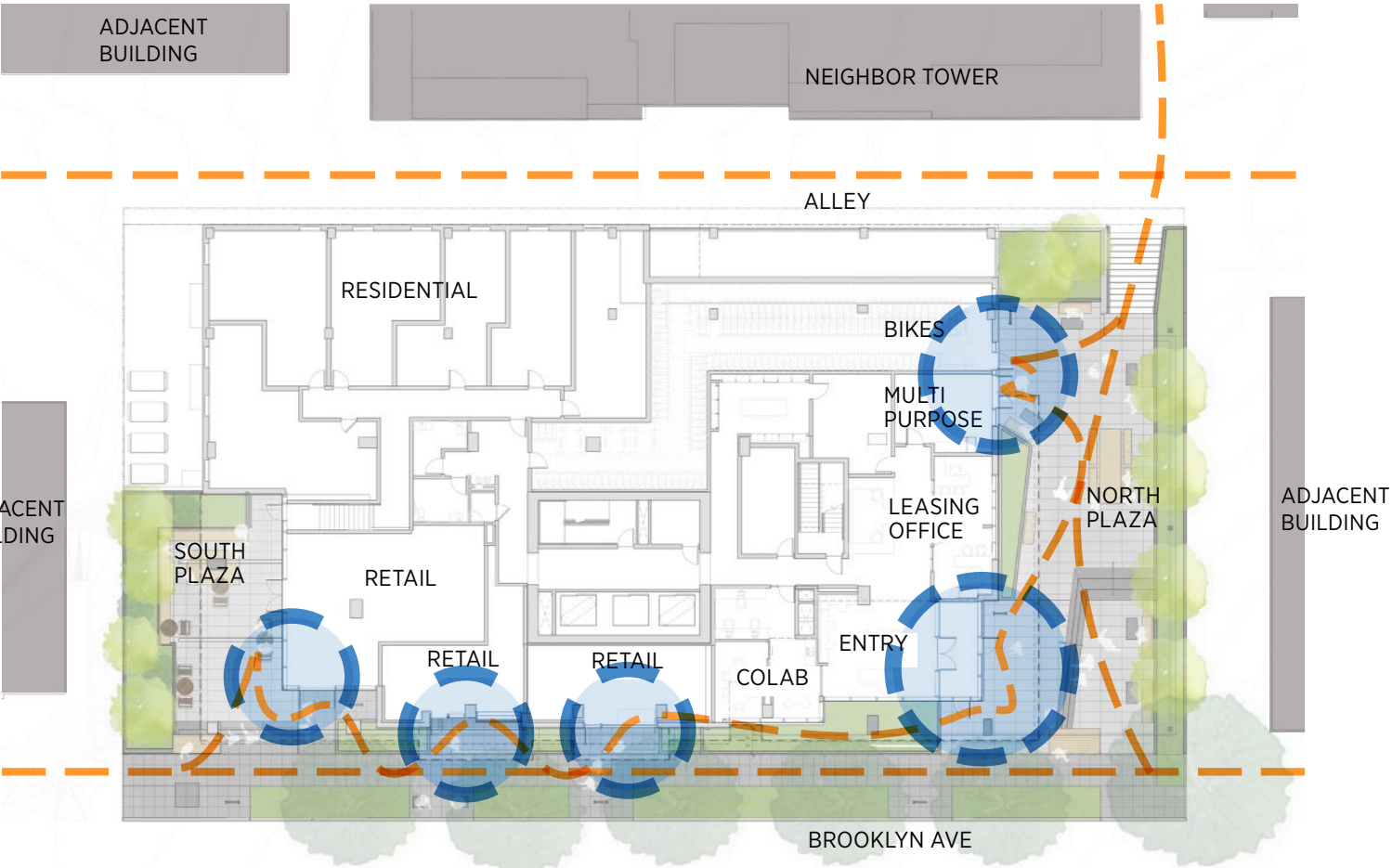
BOARD GUIDANCE

- e. Echoing public opinion, the Board did not support the large lobby area facing the street and questioned the level of activity that would be generated by the leasing offices. The Board agreed that active uses should be programmed at the edges of both the street and the North Plaza area to encourage human interaction and activity.
- f. The owner stated their intention to bring the activity and architectural expression of the Connector element to the street edge and this was supported by the Board.

RESPONSE

e, f. In addition to Brooklyn Ave’s ground level South Plaza and (non-req’d) retail space, the entry lobby, as the start of the Connector, plays an important role in linking the tower’s upper levels to the ground level outdoor space. In addition to a minimized leasing area and a more prominent bicycle area, the activity of the lobby and its associated colabration spaces will enliven the street edge with the most pedestrian traffic of any place on site.

SITE CIRCULATION PLAN  
SHOWING NODES OF ACTIVITY



Bicycle Room - looking out to North Plaza



Multi-Purpose - looking out to North Plaza



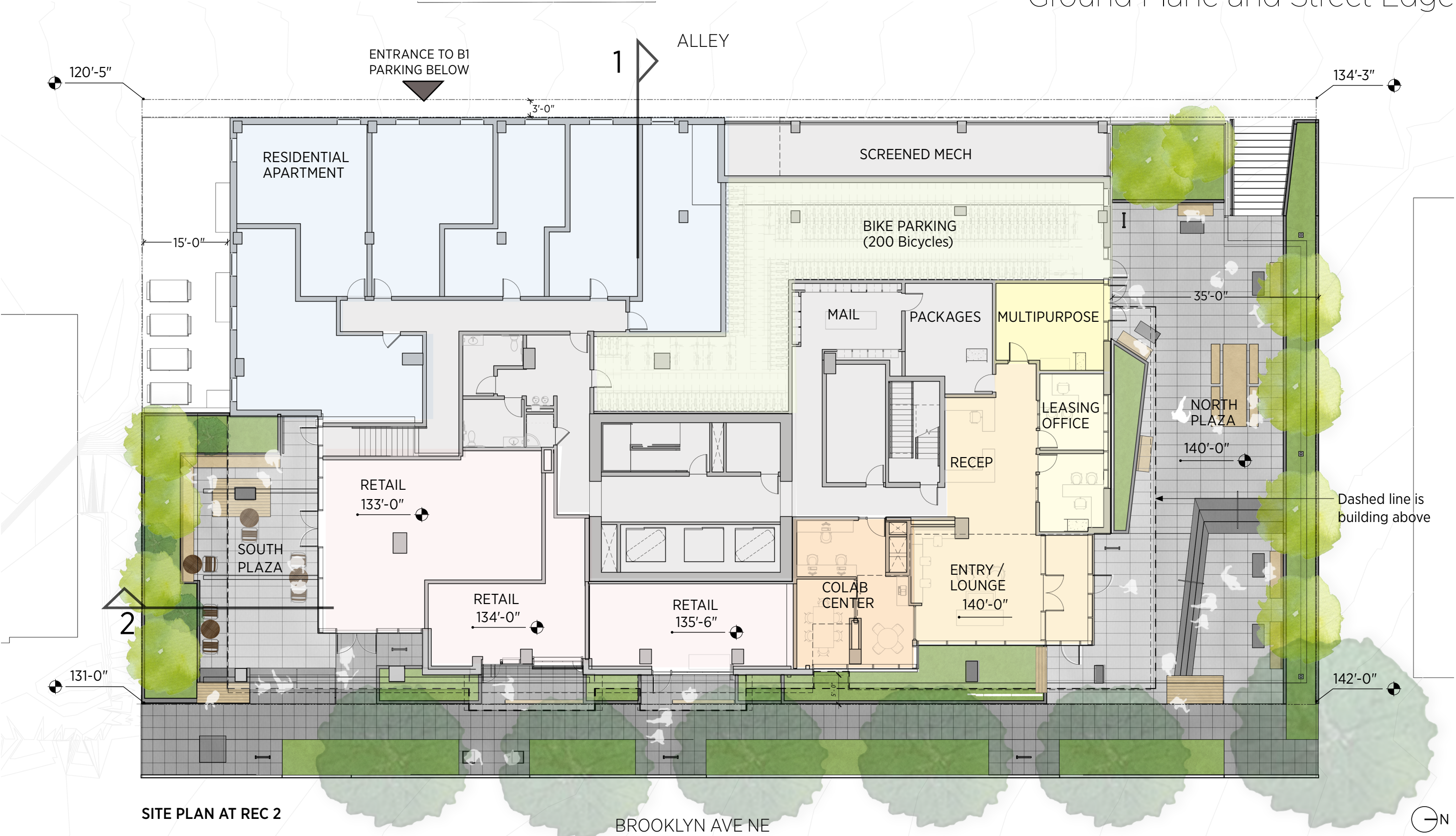
ENTRY - looking out to Brooklyn



COLAB - looking out to Brooklyn



Ground Plane and Street Edge





REC 1 RESPONSE

Ground Plane and Street Edge



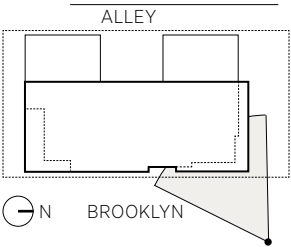
AERIAL VIEW OF BROOKLYN AVENUE ILLUSTRATING TOWER WRAP AND CONNECTOR CONCEPTS



Ground Plane and Street Edge



STREET VIEW OF ENTRY / COLAB / CONNECTOR



RELEVANT DESIGN GUIDELINES

PL3-A-1. Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

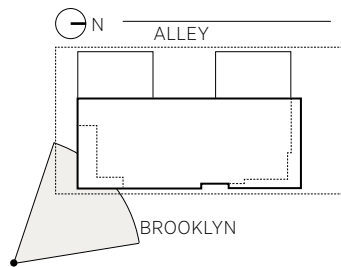
PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.



REC 1 RESPONSE

Ground Plane and Street Edge

STREET VIEW OF SOUTH PLAZA AND RETAIL



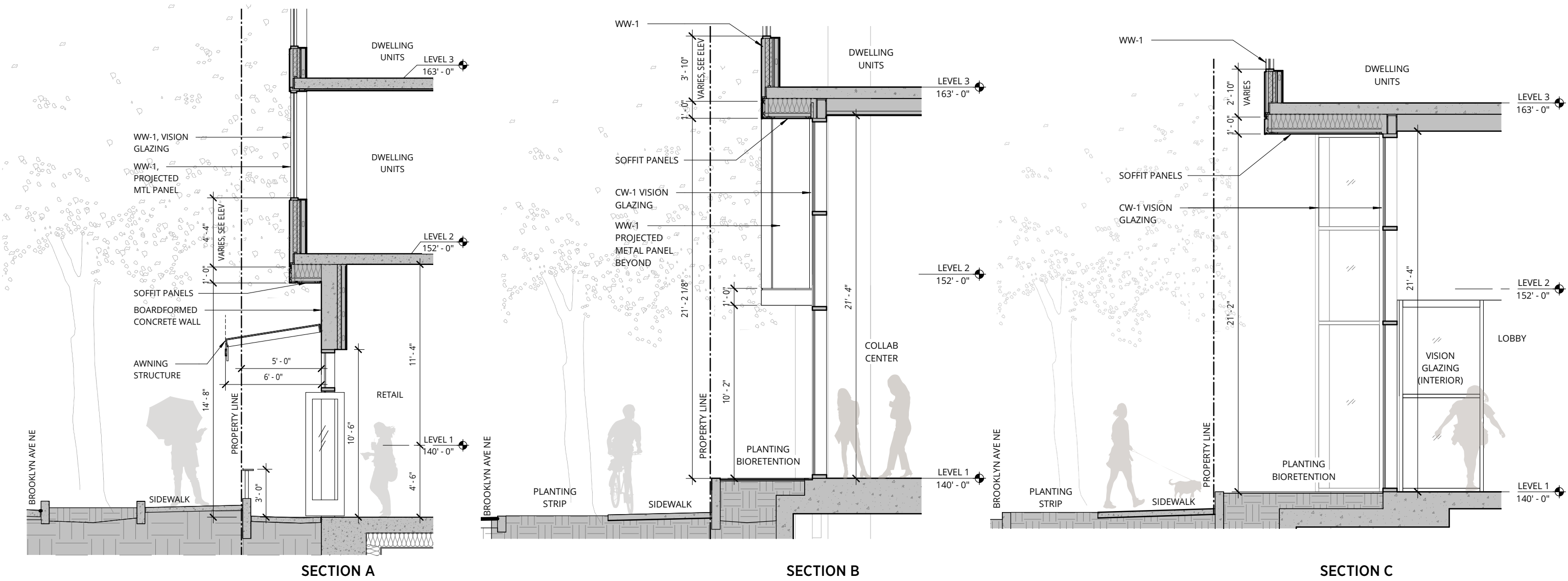
RELEVANT DESIGN GUIDELINES

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.



Ground Plane and Street Edge



BROOKLYN AVENUE WALL SECTIONS



REC 1 RESPONSE

Materials - Updated for Rec 2





Materials - Updated for Rec 2



METAL

- C1 'Fluoropon Off White'. Main window wall panel and mullion color (tower)
- C2 'Fluoropon Driftwood'. Window wall panel accent color (tower)
- C3 'Fluoropon Charcoal'. Mullions in Connector & Base; Railings (tower & base)
- C5 'AEP Span Slate Gray'. Standing seam metal wall panel; Soffit (base).

GLASS

- VG-1 'Solarban 60 insulated glass'. Clear Low-e glass (tower & base)
- SG-1 'Opacicoat Seaview' Spandrel glass at south-facing rooftop (tower)

CONCRETE

- 1 - Natural concrete with clear sealer at columns, alley (base)
- 2 - Board formed with clear sealer at retail wall (base)



Note:  
Material photographs  
were taken in direct,  
partially-overcast sun-  
light. Under cloudy con-  
ditions, materials may  
tend to appear darker.





BREAK PAGE



# EXCEPTIONAL TREE AND DEPARTURES



EXCEPTIONAL TREE

Tree Removal - Details PRELIMINARILY SUPPORTED AT REC 1

Per an Arborist Report, there is an exceptional tree wedged between the buildings. It's a heavily pruned, multi-stemmed tree that's usually a hedge species, but it technically exceeds the size threshold for this species.

Due to the tree's central location within the site, it would be nearly impossible to build to the development potential and preserve this tree. No departures, adjustments, or code modifications would allow for retention of the tree and allow for a feasible, well-designed building that meets the maximum development capacity.

SDCI Tip #242 and SMC 25.11.080 allow for removal of an exceptional tree "if (not) doing so would prevent a project from meeting the development potential of the zone even after considering available development standard adjustments, departures, and code modifications."

A design retaining the tree and also meeting the development capacity of the site would result in a much worse design alternative\* (SEE OPTIONS NEXT PAGE)

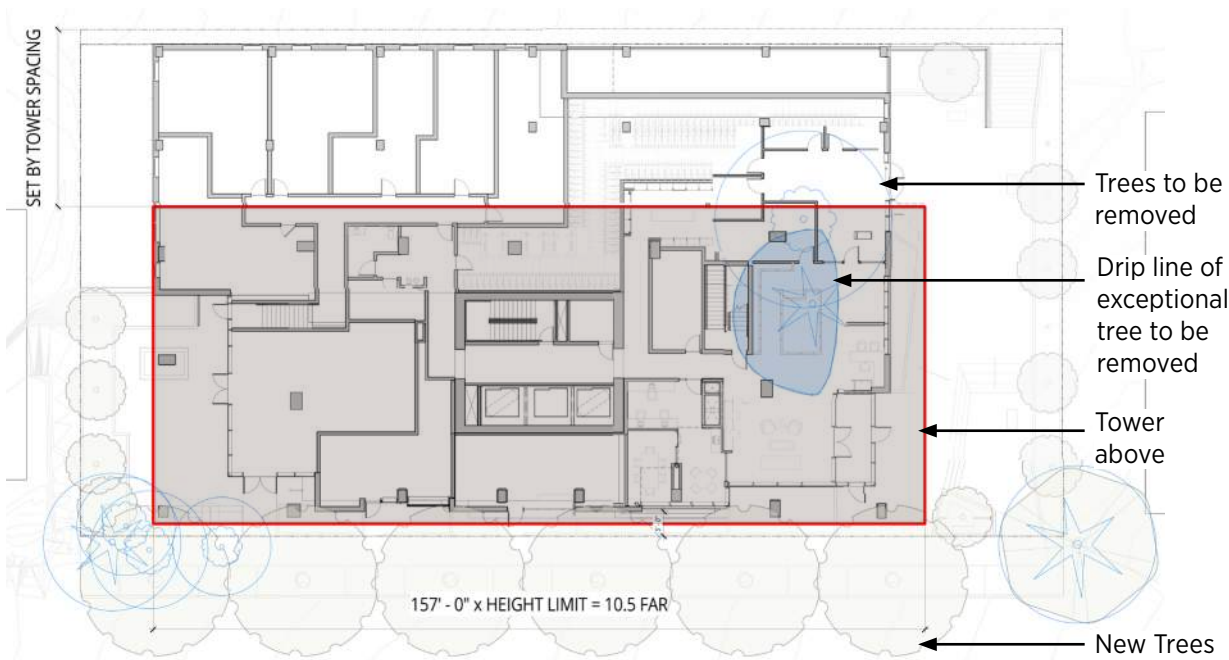
It may also be infeasible to build a tower on the site if we retain the tree. Furthermore, given how the tree is wedged into the existing site, it is doubtful that it would survive several years of adjacent construction activity and then adapt well to a new more-shaded environment.

A design retaining the tree, even if it did survive, would suffer under multiple design guidelines, but especially DC3-1-b, DC3-3-a and PL1-1-b.

*\*Other potential massing options using smaller building footprints to preserve the tree would drastically reduce the development potential, and are therefore not viable options.*

The proposed landscape design includes an increase in street trees and greater interior tree and landscape quantity than currently exists on the site, mitigating the loss of existing landscape elements.

Additionally, the potential for relocation and reuse of this exceptional tree is being studied by the project team.



PROPOSED SITE PLAN WITH TREE REMOVAL OVERLAY





## Tree Removal - Design Impact

Design Guidelines supporting Proposal:

**DC3-1-b. Pedestrian Routes**

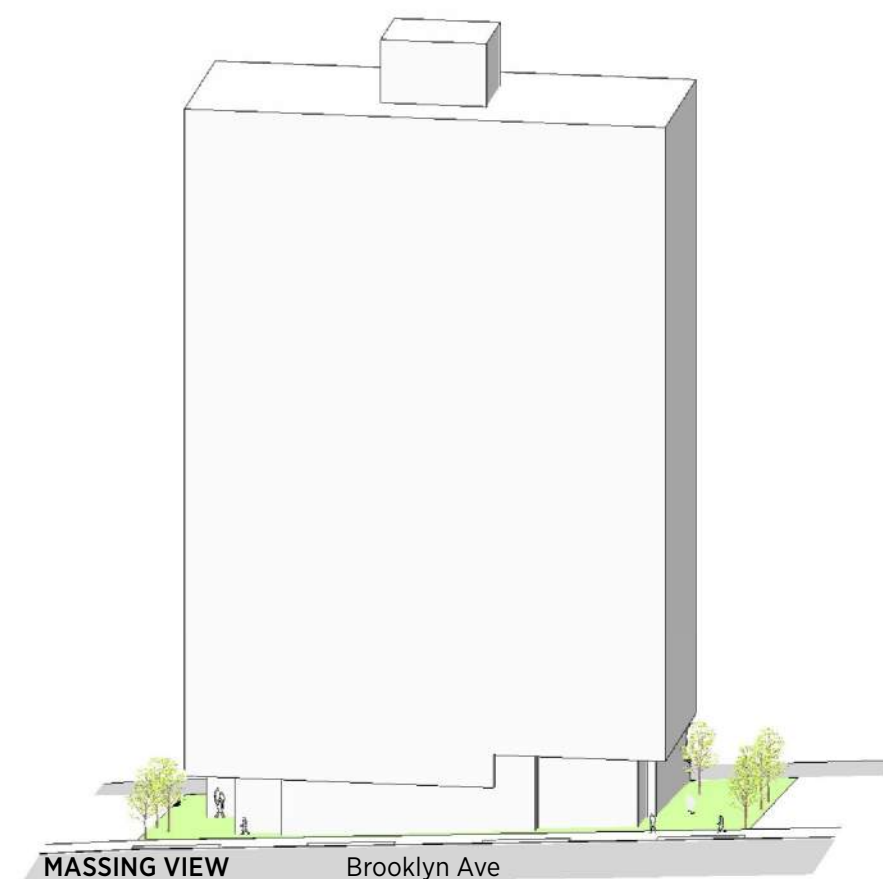
Extend pedestrian routes from entry courtyards or forecourts all the way through a project site to improve pedestrian walkability

**DC3-3-a. Welcoming Design**

Design open spaces at street-level to be welcoming: Semi-public spaces such as forecourts should engage the street and act as a 'front porch' for residents.

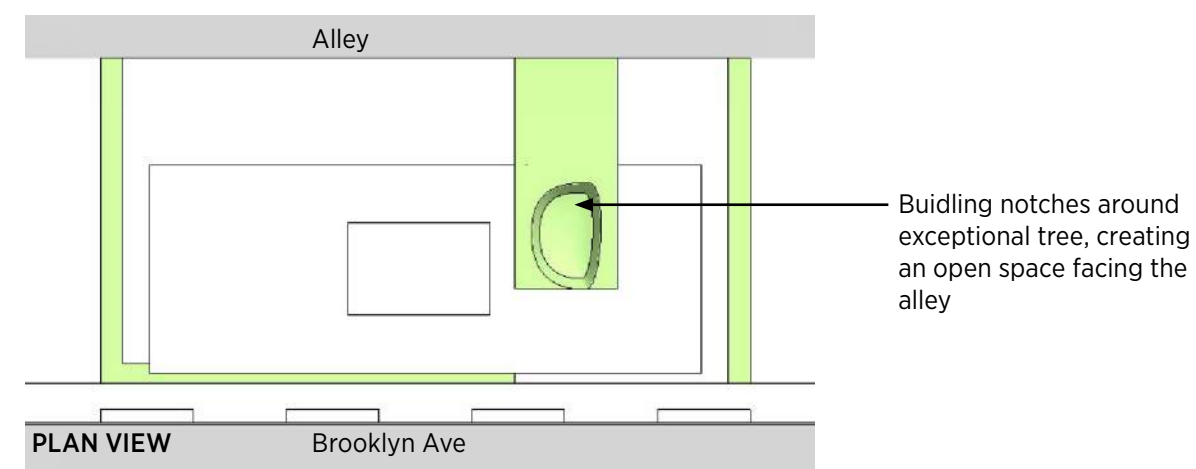
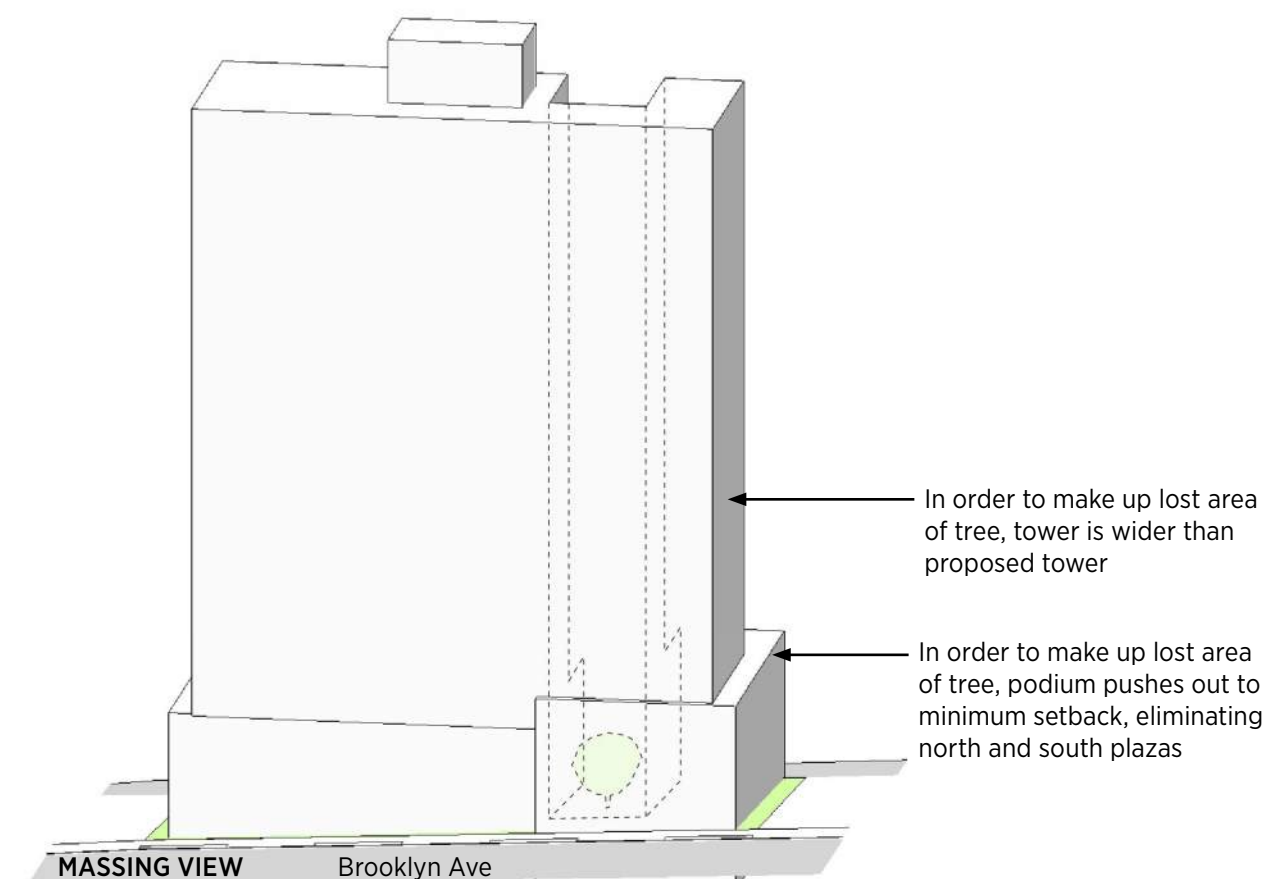
**PL1-1-b. Green Streets & Spines**

Projects located on Green Street and within the U District Green Spines (this project, both): Include multiple types of publicly-accessible open spaces.



**PROPOSED MASSING - REMOVES TREE**

This design features two ground-level open spaces accessible from Brooklyn Ave, each featuring new, generous landscape amenity elements.



**ALTERNATE MASSING - PRESERVES TREE**

This design features a tower and podium which are carved away to preserve outdoor space around the existing exceptional tree. In doing so, many positive attributes of the proposed design are lost.



DEPARTURES

Departure 1: Tower Spacing

PRELIMINARILY SUPPORTED AT EDG 1 & 2 AND REC 1

CODE:

SMC 23.48.645

E1. Separation: A minimum separation of 75 feet is required between highrise portions of structures (portions exceeding 75' high) on a lot and any existing highrise structures located on a separate lot in the same block, as shown on Exhibit A for 23.48.645.

E4. If the presence of an existing highrise structure would preclude the addition of another highrise structure on a different block front of the same block, the Director may, as a special exception according to Chapter 23.76 reduce the required separation of this subsection 23.48.645.E by up to 20 percent. In determining the amount of reduction in separation allowed, the Director shall consider the following factors that may support the reduction in separation between structures and offset any related impacts:

- a. The potential impact of the additional highrise structure on adjacent structures located within the same block and on adjacent blocks, in terms of views, privacy, and shadows;
- b. Potential public benefits related to the development that offset the impact of the reduction in required separation between structures, such as the provision of public open space, improvements to a designated green street, or other streetscape improvements
- c. The potential impact on the public environment, including shadow and view impacts on nearby streets and public open spaces; and
- d. Design characteristics of the additional structure, such as overall bulk and massing, orientation, facade treatments and transparency, visual interest, and other features that address the relationship between the two structures.

REQUESTED DEPARTURE:

**Allow for a 20% reduction in tower spacing from 75' to 60' typically (60' is the measurement from the neighboring tower's 10' alley setback). At the central bay of the neighbor's tower, 38'-1" of width will be less than 60', at 55'-9" minimum (where the neighboring tower used a departure to extend beyond their alley setback). Towards the north, the tower separation is greater than 60'. This request is unchanged from EDG and Rec1.**

RATIONALE:

As stated at EDG 2, the proposed tower placement allows better access to sunlight at the street intersections and creates a simple tower form with a narrow north and south elevation. The proposed tower spacing allows for a thoughtful response to the neighbor tower across the alley by introducing a smaller scale podium at the alley which provides green space for residents to use and adjacent towers to view from above.

The proposed tower position also offers open space along the north property line, shifting the building toward the south to provide greater relief from the proposed tower located at 4216 12th Ave NE which minimizes residents' windows aligning with the other tower. The departure would also allow the building to provide open space for public use as well as reducing its street frontage, allowing it to respond to the surrounding scale and provide transition to the tower scale. The total length of the proposed tower overlap for the separation is 117'-6", which is 13'-1" less overlap than the code-compliant options. This 13'-1" allows the neighboring tower to have a view to the East.

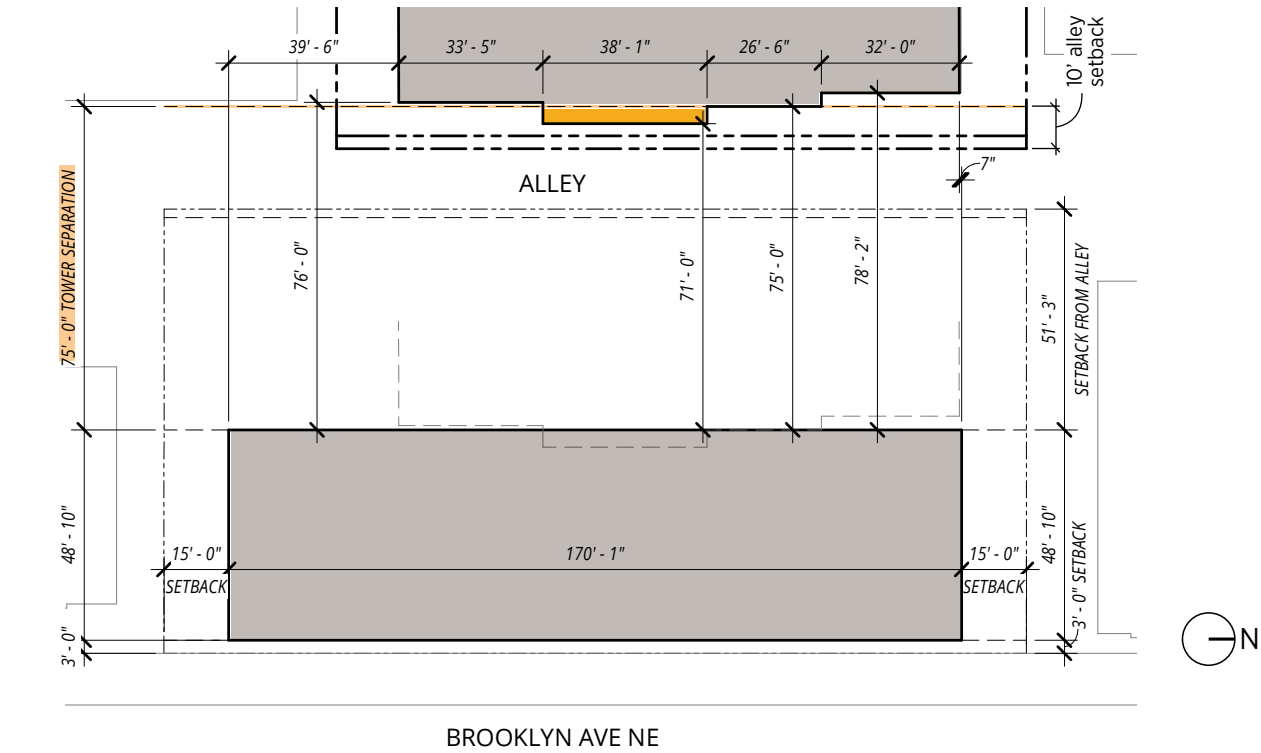
The proposed tower separation of 60' will still allow a separation across the alley of that roughly equal to a standard 60' street right of way so, unlike in Downtown zones, where there are typically no tower separation requirements there still will be a generous spacing for light between the towers.

This departure will allow for the development of the proposed high-rise, ultimately helping to fulfill the city's goals for increasing density on sites such as this, which are in the middle of the U-District Urban Center and High-Rise zone.

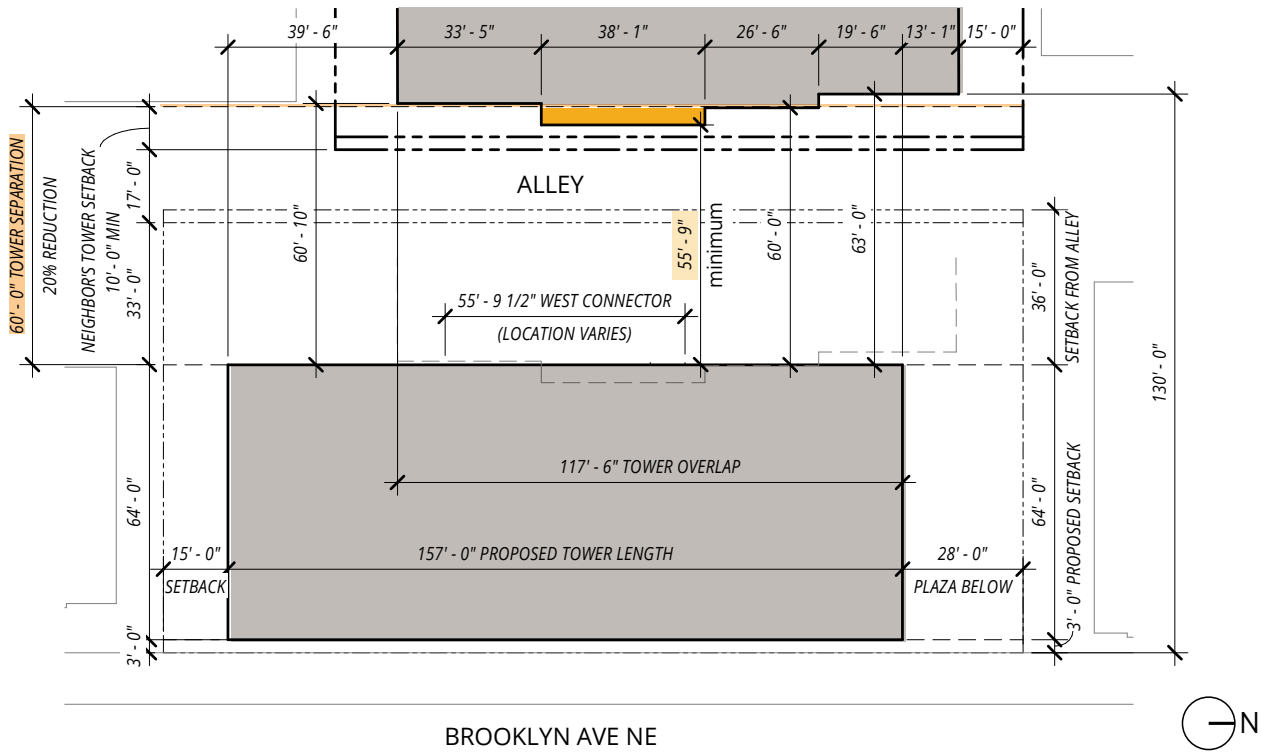
RELEVANT DESIGN GUIDELINES:

- DC2-1 Massing and Reducing Bulk and Scale
- DC2-6-C Tall Form Design
- CD2-6a Response to Context

CODE-COMPLIANT: 75' TYPICAL SEPARATION

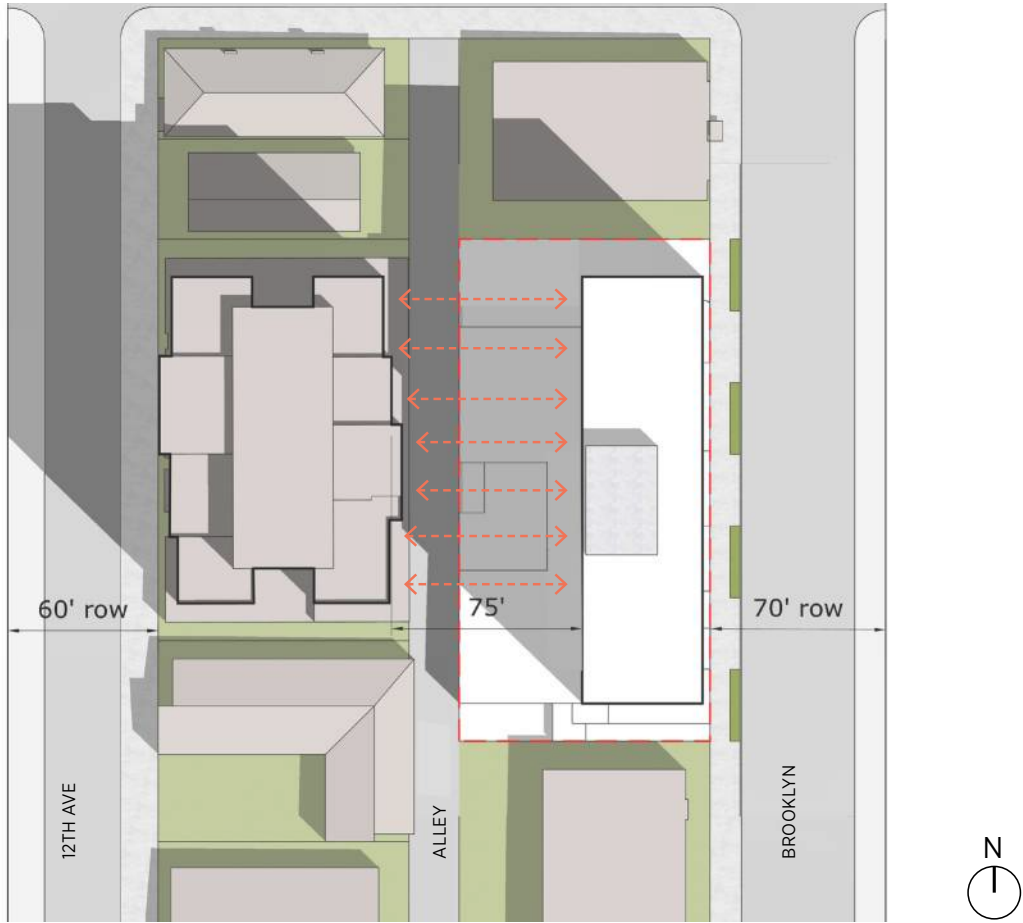


PROPOSED DEPARTURE: 60' TYPICAL SEPARATION (20% REDUCTION)





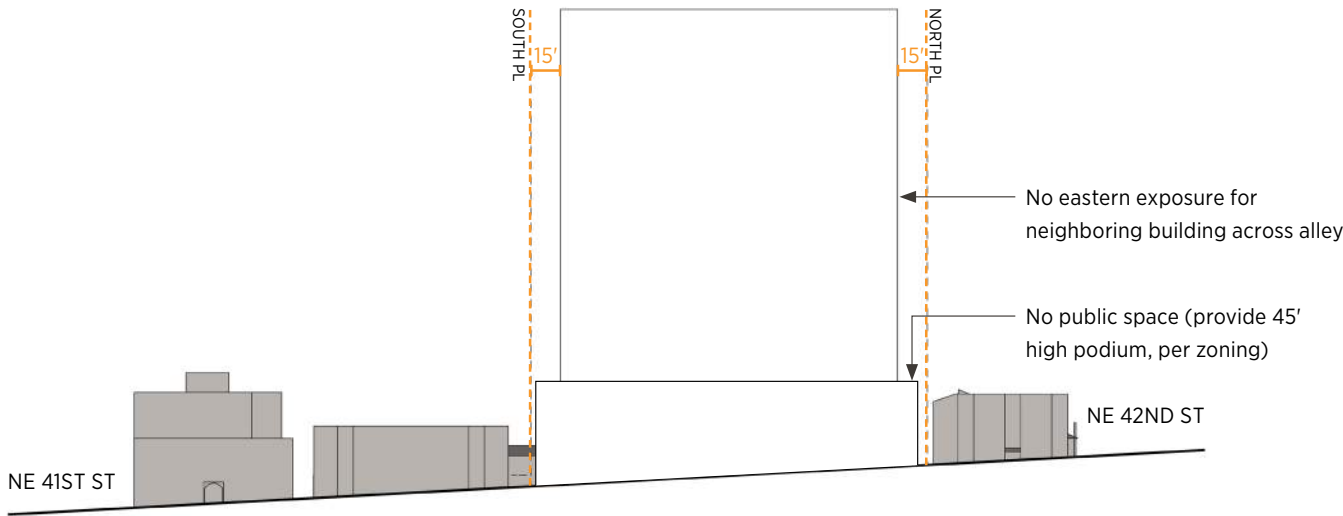
Departure 1: Tower Spacing



SITE PLAN DIAGRAM

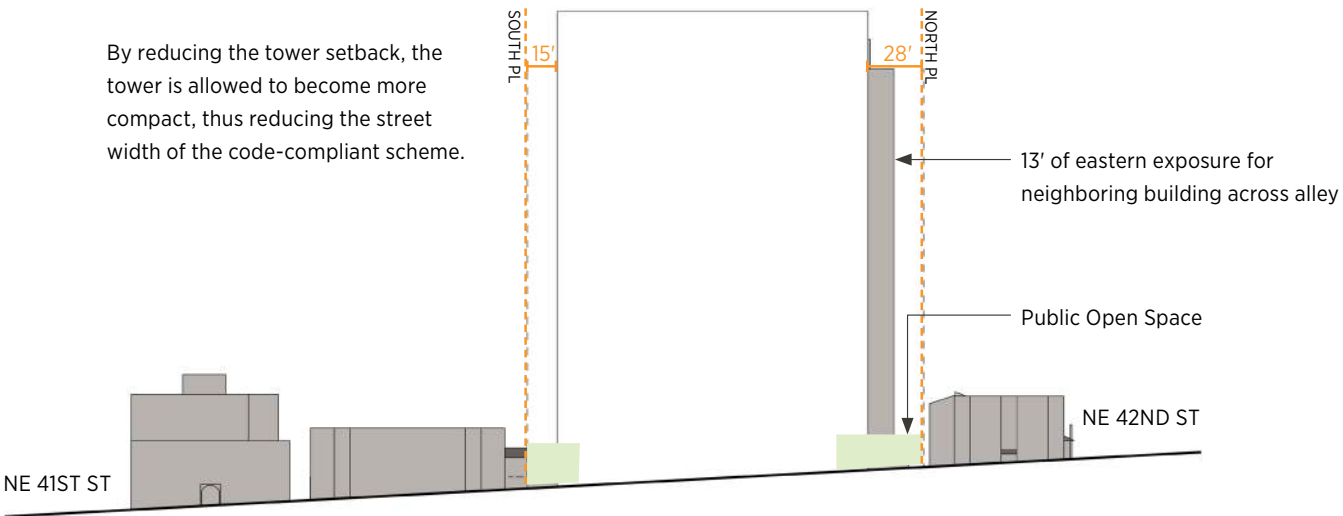


SITE PLAN DIAGRAM



EAST ELEVATION

CODE-COMPLIANT



EAST ELEVATION

PROPOSED DEPARTURE



DEPARTURES

Departure 1: Tower Spacing

LETTER OF SUPPORT FROM NEIGHBORING LAND OWNER 1.27.2020

*Via email to:*

[nathan.torgelson@seattle.gov](mailto:nathan.torgelson@seattle.gov)  
[prc@seattle.gov](mailto:prc@seattle.gov)  
[joseph.hurley@seattle.gov](mailto:joseph.hurley@seattle.gov)  
[lisa.rutzick@seattle.gov](mailto:lisa.rutzick@seattle.gov)  
[abigail.deweese@hcmp.com](mailto:abigail.deweese@hcmp.com)  
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[matt@darchllc.com](mailto:matt@darchllc.com)  
[jessica@mhseattle.com](mailto:jessica@mhseattle.com)

*Re: EDG2 Comment in Support of Tower Separation Departure for Project No. 3034393-EG (4131 Brooklyn Ave NE) (the “Brooklyn Project”)*

Dear Nathan and Northeast Design Review Board Members,

We are writing to express our strong support for the Brooklyn Project’s requested departure to reduce tower separation from our adjacent project across the alley at 4216 12th Avenue NE (the “12th Avenue Project) from 75’ to 55’-60’. We have discussed the Brooklyn Project with the applicant and have reviewed the final EDG2 package. We are pleased with the design proposal and believe it has evolved meaningfully from EDG1.

The preferred option for the Brooklyn Project with the departure better meets the intent of the University District’s design guidelines, including DC2-1 and DC2-6, which direct that buildings should express an intentional response to context, should minimize shadow and light and air impacts, and should provide variety in the skyline. The Brooklyn Project’s preferred design is shorter in the north-south direction compared to a code-compliant design. This is an appropriate response to context because this design better preserves views east-west and minimizes shadow impacts, as shown in the graphics on pages 48-50 of the EDG2 submittal. The tower separation proposed is also comparable to separation allowed between high-rise buildings on separate blocks across City rights-of-way, which is more than adequate in our opinion to ensure privacy, and to allow light and air into residential units. Last, the offset of the Brooklyn Project and the 12th Avenue project allowed by the separation departure compared to a code-compliant design allows both buildings to contribute to the variety of the University District skyline, and will be highly visible, especially when viewed from the east.

We also support the proposal for open space on the northern side of the Brooklyn Project’s site. It appears this location will provide a generous space with logical connections thru to the alley and to adjacent uses in the future building. A southern open space would cause additional overlap in the tower locations between our 12th Avenue Project and the Brooklyn Project, which is not supported by the design guidelines discussed above.

The Board supported reduced tower separation at EDG1. We hope you will continue your support for the tower separation departure at EDG2 and recommend the preferred option for the Brooklyn Project to MUP application. The Brooklyn Project and the 12th Avenue project will also provide approximately 450 new housing units in the University District and contribute to the City’s Mandatory Housing Affordability program. The City should do everything in its power to support this new housing to help ease our region’s housing crisis.

Sincerely,  
  
Aaron Keeler



# Departure 2: Street Facade Setback

PRELIMINARILY SUPPORTED AT REC 1

CODE:

SMC 23.48.640  
A.3 Required setbacks in the SM-U/R 75-240 zone. On all streets in the SM-U/R 75-240 zone, an average setback of 5 feet is required from all street lot lines, subject to the following:  
a. No setback shall be less than 3 feet from the street lot line, and any setback area further than 10 feet from the street lot line shall not be included in the averaging calculation.  
b. The setback area shall either be part of a usable open space or landscaped according to standards in subsection 23.48.055.A.3.

REQUESTED DEPARTURE:

Allow for a 7.5" reduction in average setback from 5'-0" average to 4'-4.5" average along Brooklyn Ave NE. The 3' minimum setback requirement does not require a departure.

RATIONALE:

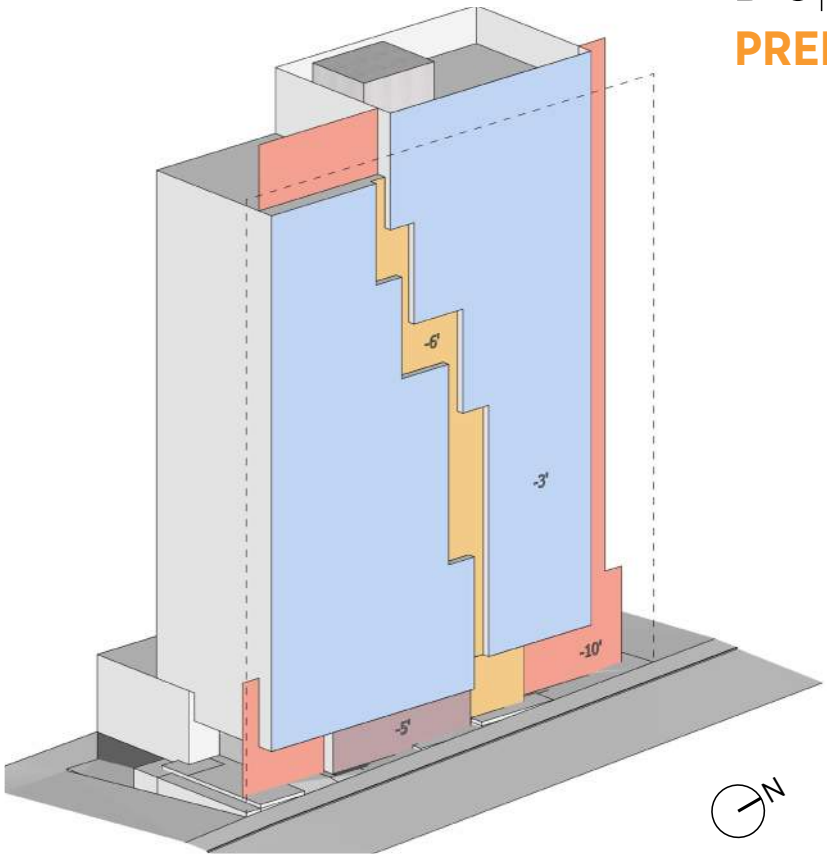
The tower concept relies on a modern approach to the pedestrian experience, with a simple tower resting on a textural base. The base is recessed to provide spaces for people at the ground level. The upper tower is positioned (inches) more toward the street to allow the signature design elements - The Connector and the Base - to be recessed and have more contrasting depth and visual impact (with the tower maintaining the 3' minimum setback requirement).

The ground level is where large setbacks and varied scale of spaces happen. Small retail and lobby spaces craft the ground level's street room proportions and create height for the tower to float above.

The average setback at the ground level is 62.5% more than code requires which creates an added plaza at the south and active sidewalks along Brooklyn Avenue NE where small retail will blur the lines between inside and outside.

RELEVANT DESIGN GUIDELINES:

- CD2-1-b Large Buildings Distinctive Forms
- DC2-1-c Building Base
- DC2-2-f Roof Lines
- DC2-6-f Adjusted Base Scale
- DC2-6-h Facade Depth and Articulation



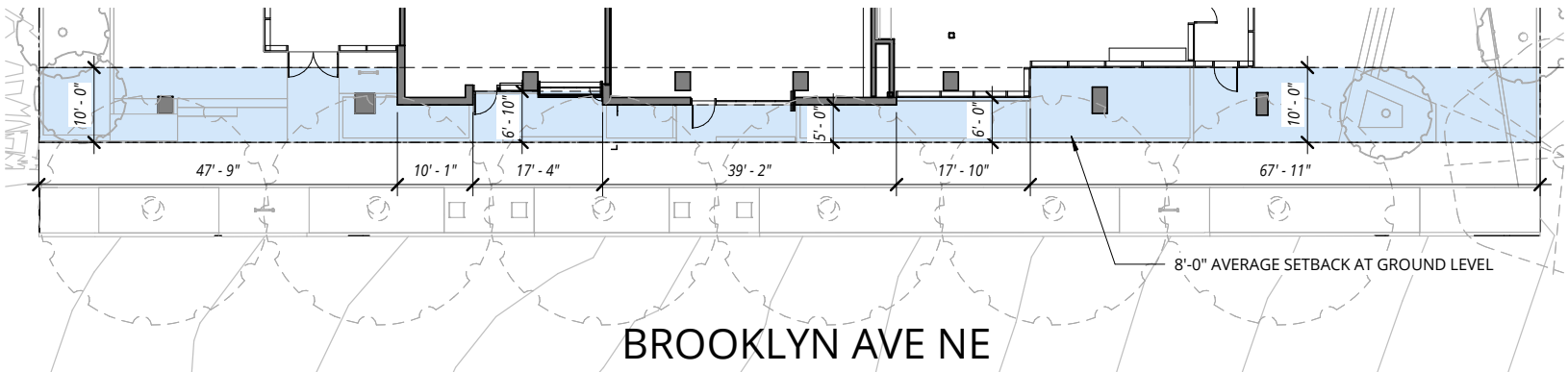
43,637 SF MAX POTENTIAL FACADE AREA  
x 5' AVERAGE SETBACK REQUIRED  
218,185 CF SETBACK REQUIRED

6,734 SF x 10' SETBACK = 67,340 CF  
3,482sf x 6' setback = 20,892cf  
1,167sf x 5' setback = 5,835cf  
32,254sf x 3' setback = 96,762cf  
190,829cf total setback proposed

190,829cf / 43,637sf max facade  
= 4'-4.5" ave setback proposed

REQUESTED DEPARTURE = 7.5" AVERAGE

\*per the code section, any setback area further than 10' from the street lot line shall not be included in averaging calculation (red areas in diagram). If red area were to count at actual depth, no departure would be required.



The departure request allows for the depth of architectural expression of the Connector and the base zones, which are set in relief of the main street facade plane.



DEPARTURES

Departure 3: Rooftop Feature Setback

PRELIMINARILY SUPPORTED AT REC 1

CODE:

SMC 23.48.025  
C.7. At the applicant’s option, the combined total of all rooftop features in c.4 and c.5 may be increased to 65% of the roof area if a) All mechanical equipment is screened; and b) No rooftop features area located closer than 10’ to the roof edge.

REQUESTED DEPARTURE:

Allow the 10’ rooftop feature edge setback to be waived so that the rooftop features can work with the overall massing concept - consolidated and into a larger area to the north and an open area to the south.

RATIONALE:

By grouping the screened mechanical equipment area into one cohesive space, it allows the rooftop to be the terminus of the Connector spine of the building. Located on the south, this exterior rooftop takes advantage of amazing sun exposure and views to Lake Union and downtown.

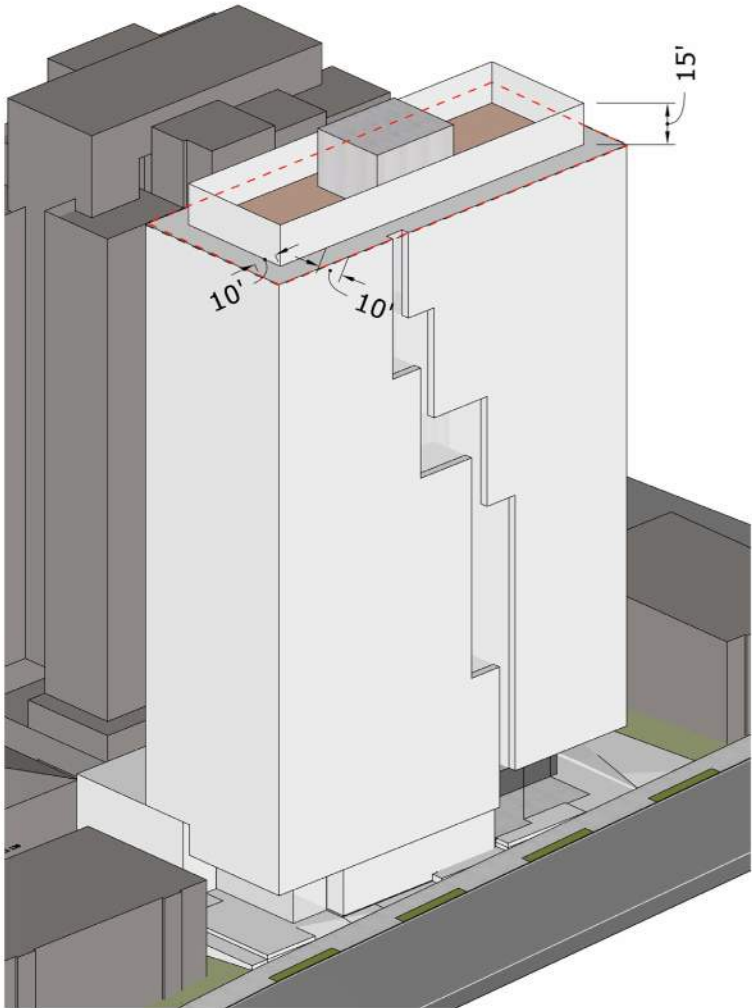
RELEVANT DESIGN GUIDELINES:

CD2-2 Architectural Concept and Facade Composition  
DC2-6-c Tall Form Design

CODE-COMPLIANT

- Rooftop features (i.e. Mechanical space):
- 15 feet high
  - Setback 10’ from roof edge

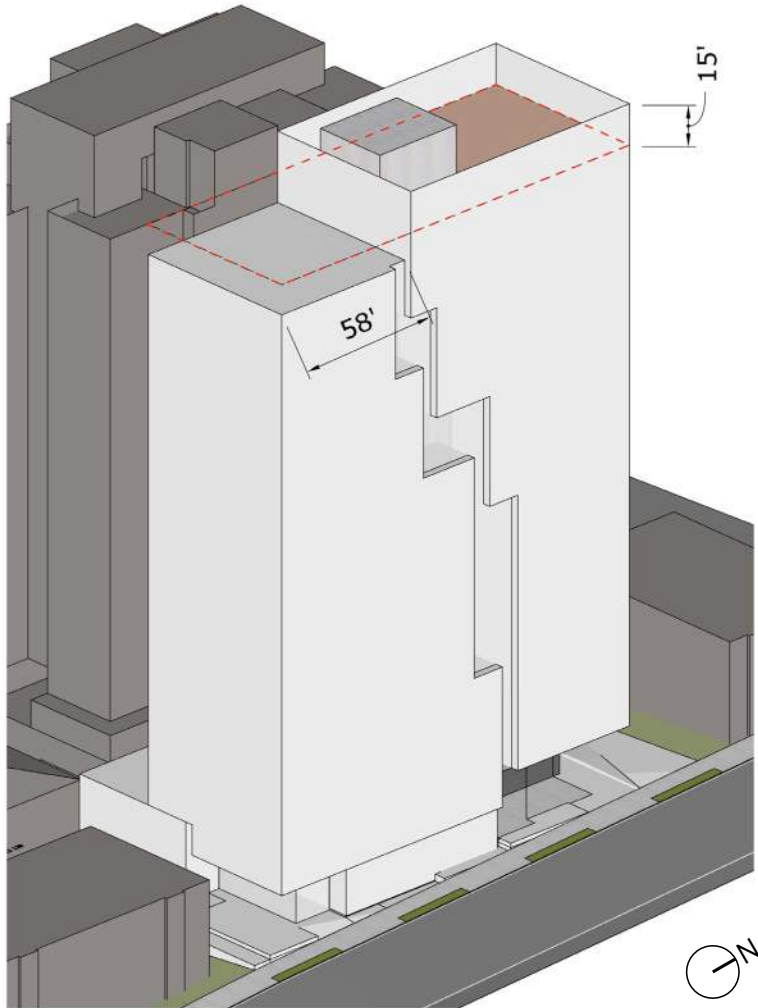
- Cons:
- Weak massing, no directionality
  - No space for large, south-facing roof deck



PROPOSED DEPARTURE

- Rooftop features (i.e. Mechanical space):
- 15 feet high
  - Not setback from roof edge

- Pros:
- Strong vertical stepped massing on the skyline, in keeping with neighboring tower
  - Space for large roof deck facing south
  - Rooftop massing integral to concept of connection between sky and ground









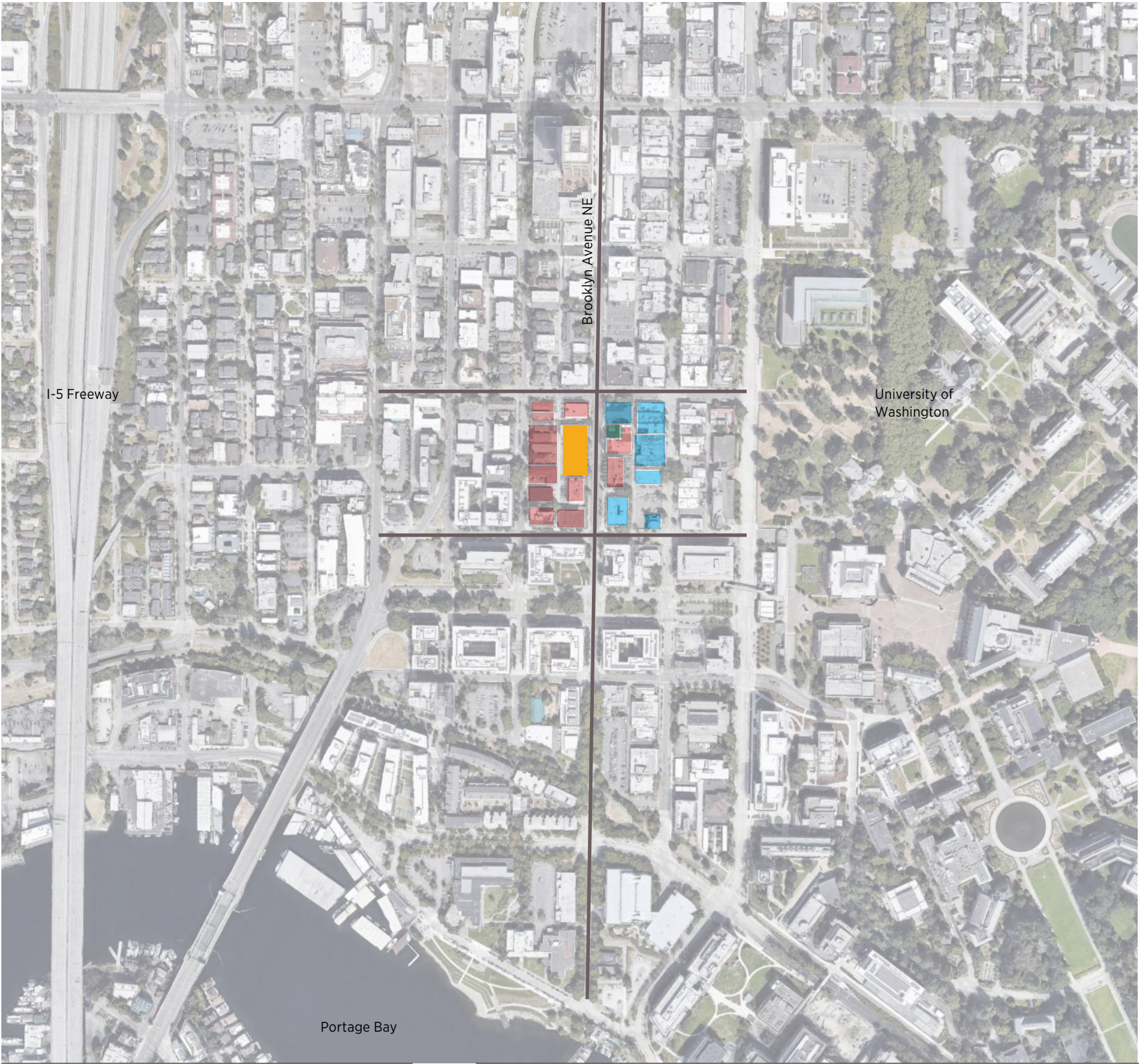
BREAK PAGE



# APPENDIX



Site Location & Zoning



EXISTING PROPERTY INFORMATION

- Address: 4131 Brooklyn Ave NE
- Parcels: #114200-1535 & #114200-1525
- Two low-rise wood frame existing buildings on site: The Brooklyn Apts & The Maverick
- Lot Area: 20,610 sf Total
- Neighborhood: University District, Seattle

SITE ZONING

- Base: SM-U/R 75-240 (M1)
- Overlay: University District Urban Center
- Required Street Level Uses: None
- Class 1 Pedestrian Street: None
- Green Street: Brooklyn Ave
- MHA Fee Area: Yes

KEY ZONING REQUIREMENTS

- Height limit = 240'
- FAR max area = 10.5
- Public open space used for bonus area
- Tower floor plate limit = 10,500 sf
- Setbacks
  - Front: 5' ave, 3' min
  - Rear: 0' below 45', 10' above 45'.
  - Side: 7' Average below 45', 15' above 45'
- Departures:
  - Tower separation (75' req'd, approx 60' requested)
  - Street setback (5' req'd, 4'4" average)
  - Rooftop feature setback (10' req'd, 0'/50' requested)
  - Overhead weather protection (taller protection requested)

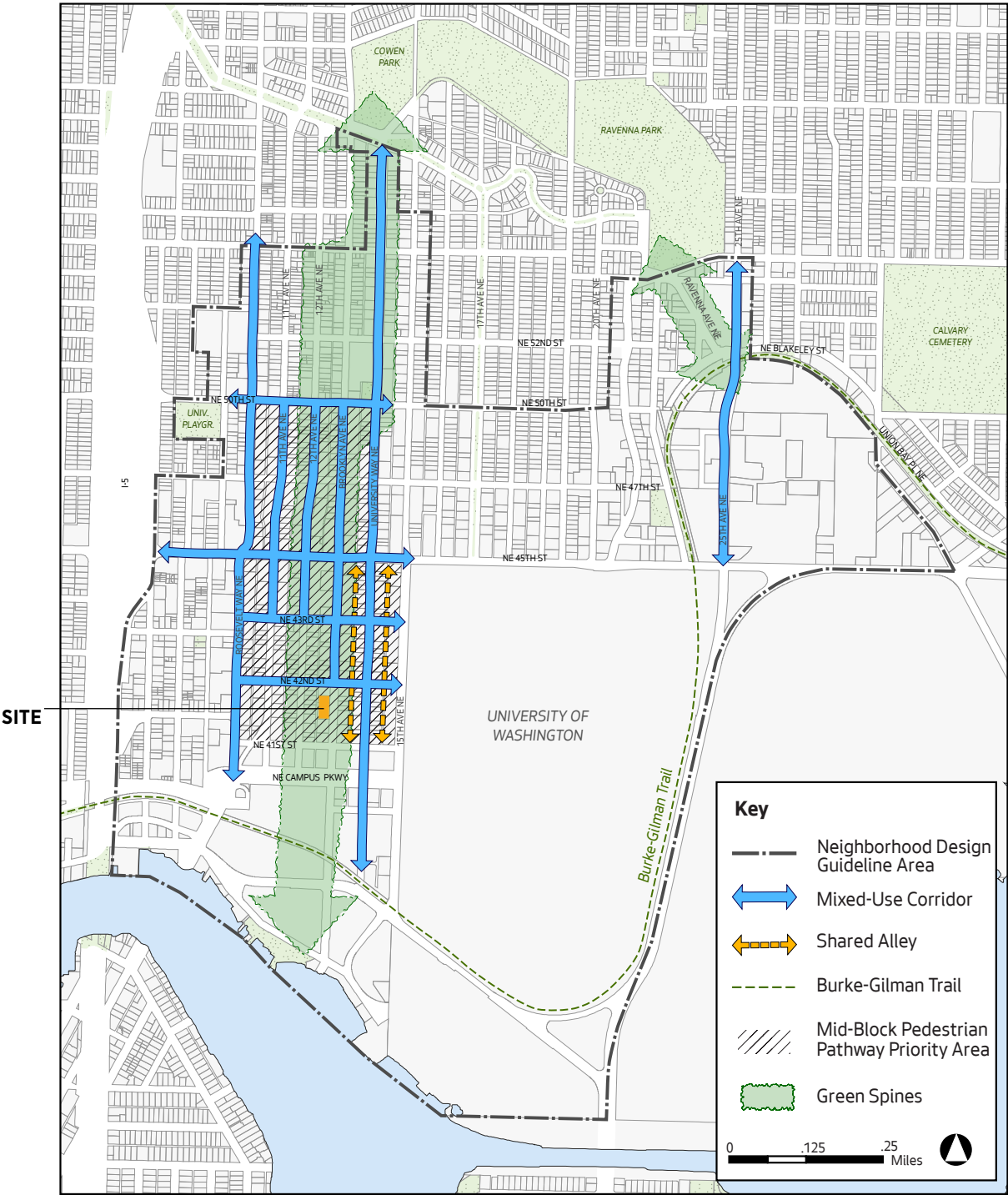
- Residential
- Commercial
- Academic



District Planning

University District Neighborhood Design Guidelines

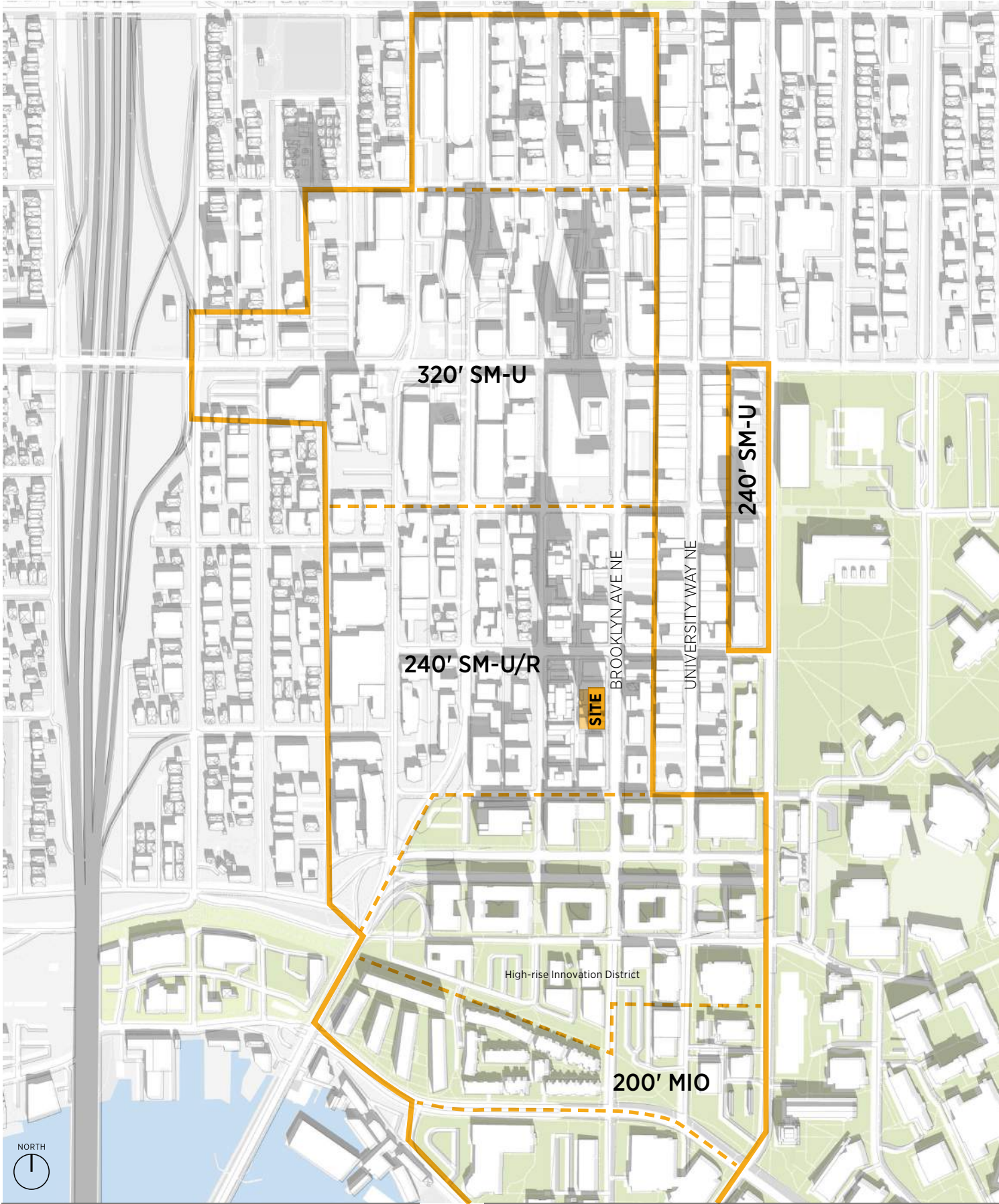
Map B: Public Realm Activation & Open Space Network



PL1. Connectivity

10

Orange line denotes boundary of high-rise zones



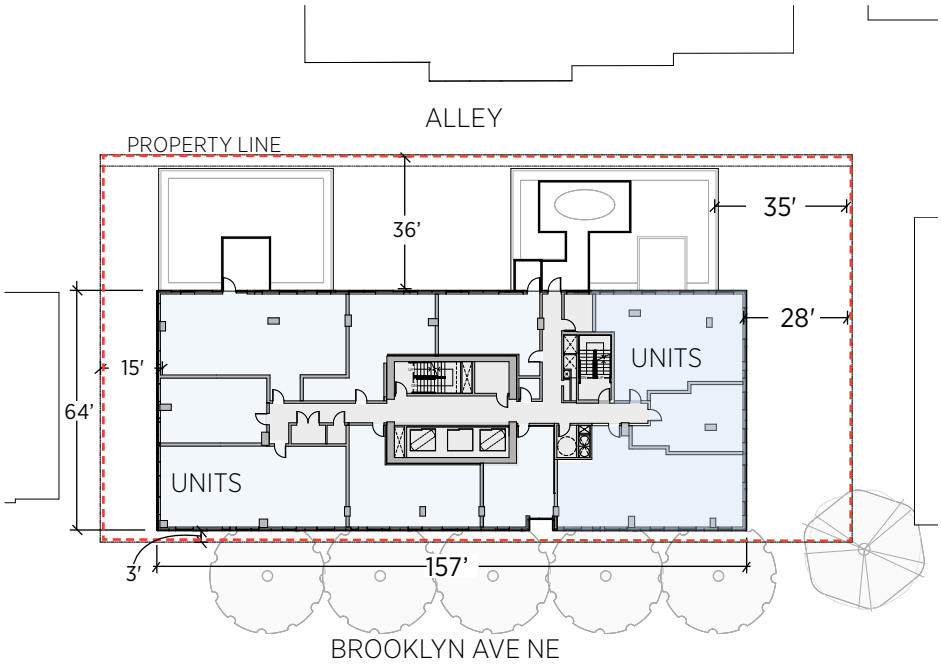


APPENDIX  
Site Plan

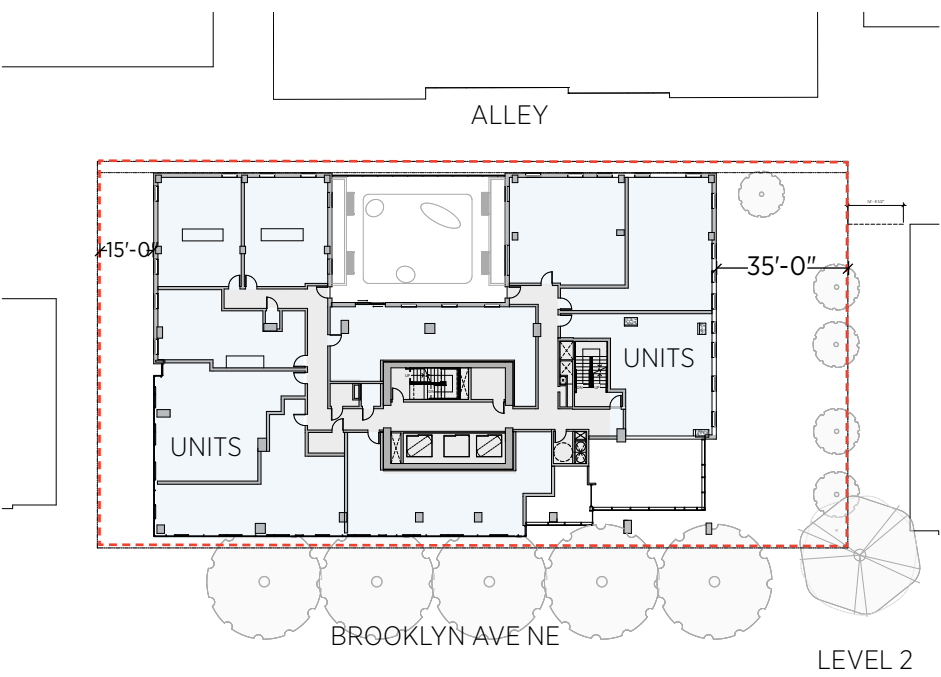




Lower Level Floor Plans



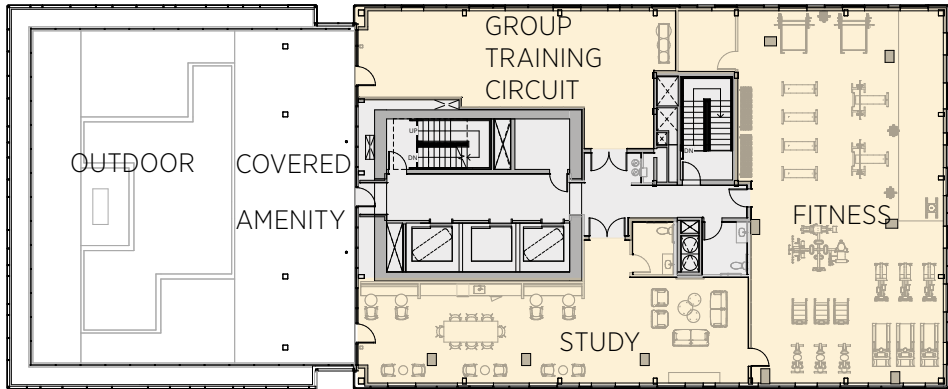
Typical tower dims shown.  
See pg 20 for inset/Connector dims.



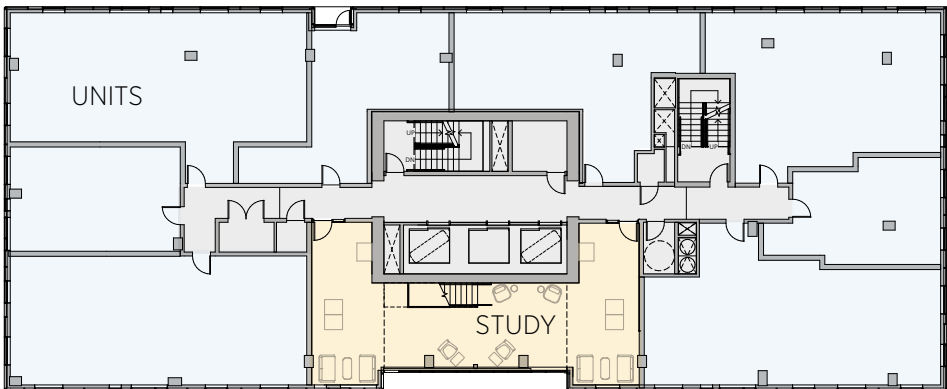


APPENDIX

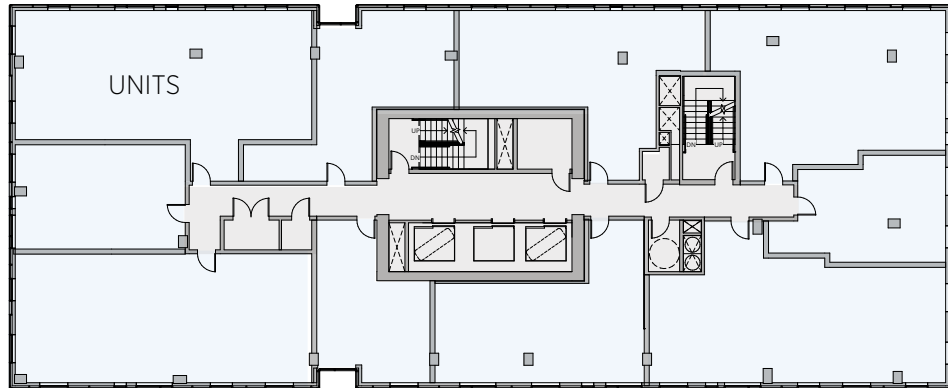
Upper Floor Plans



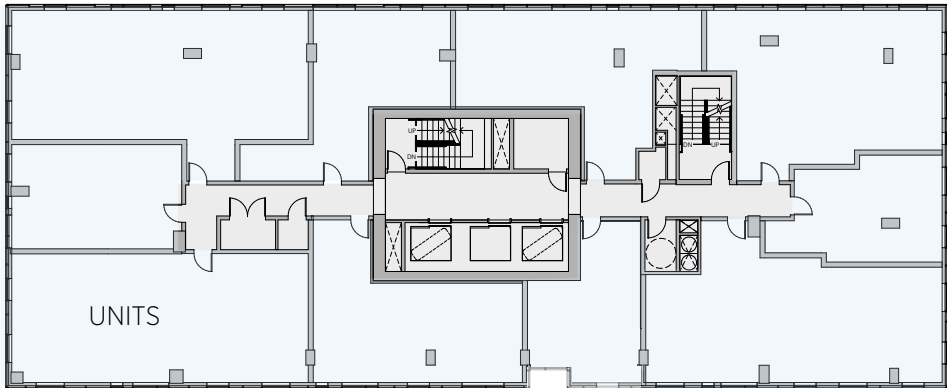
LEVEL 23 CONNECTOR



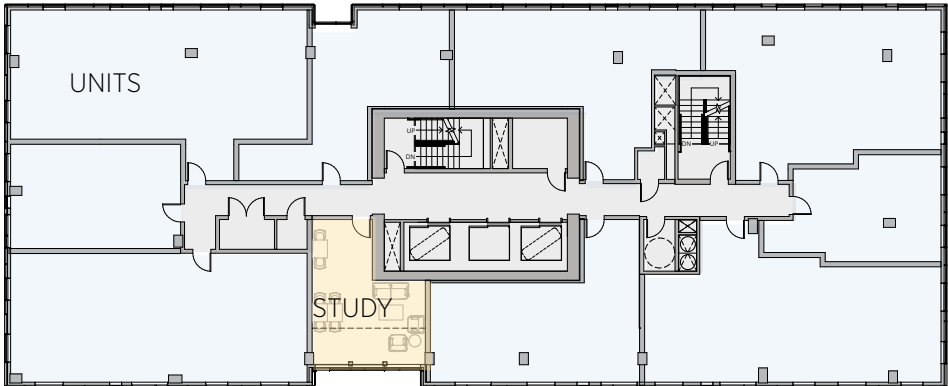
LEVEL 15-16 CONNECTOR



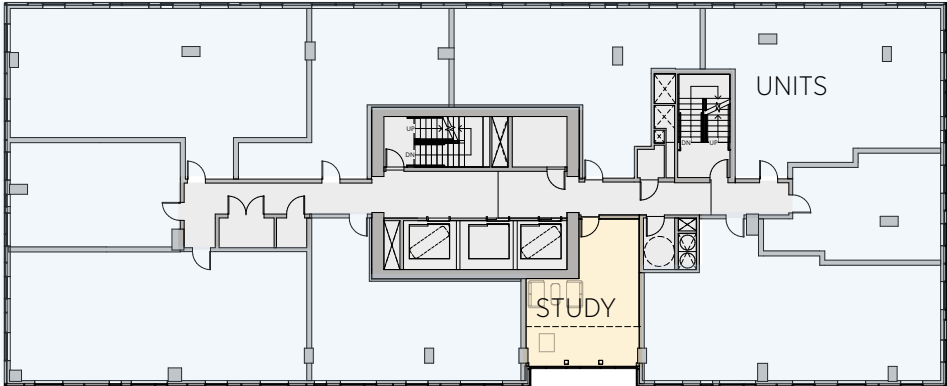
LEVEL 21-22 CONNECTOR



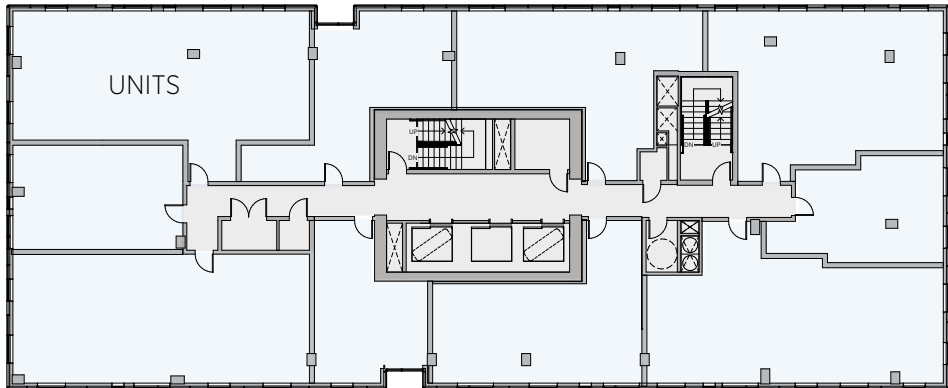
LEVEL 13-14 CONNECTOR



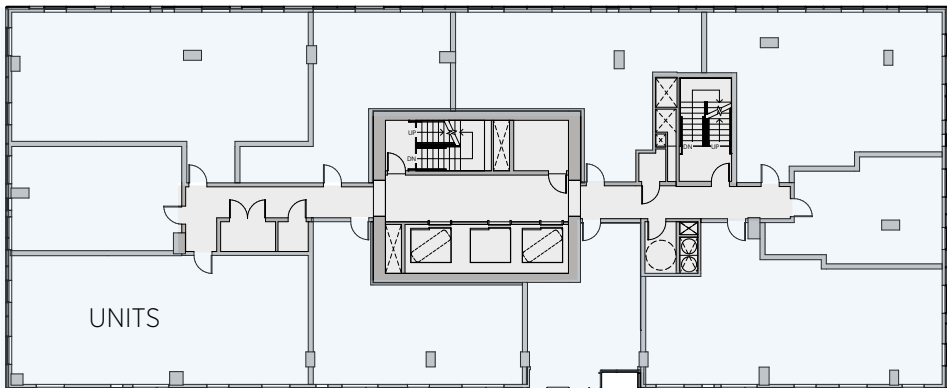
LEVEL 19-20 CONNECTOR



LEVEL 7-12 CONNECTOR



LEVEL 17-18 CONNECTOR



LEVEL 3-6- CONNECTOR





Elevations

METAL

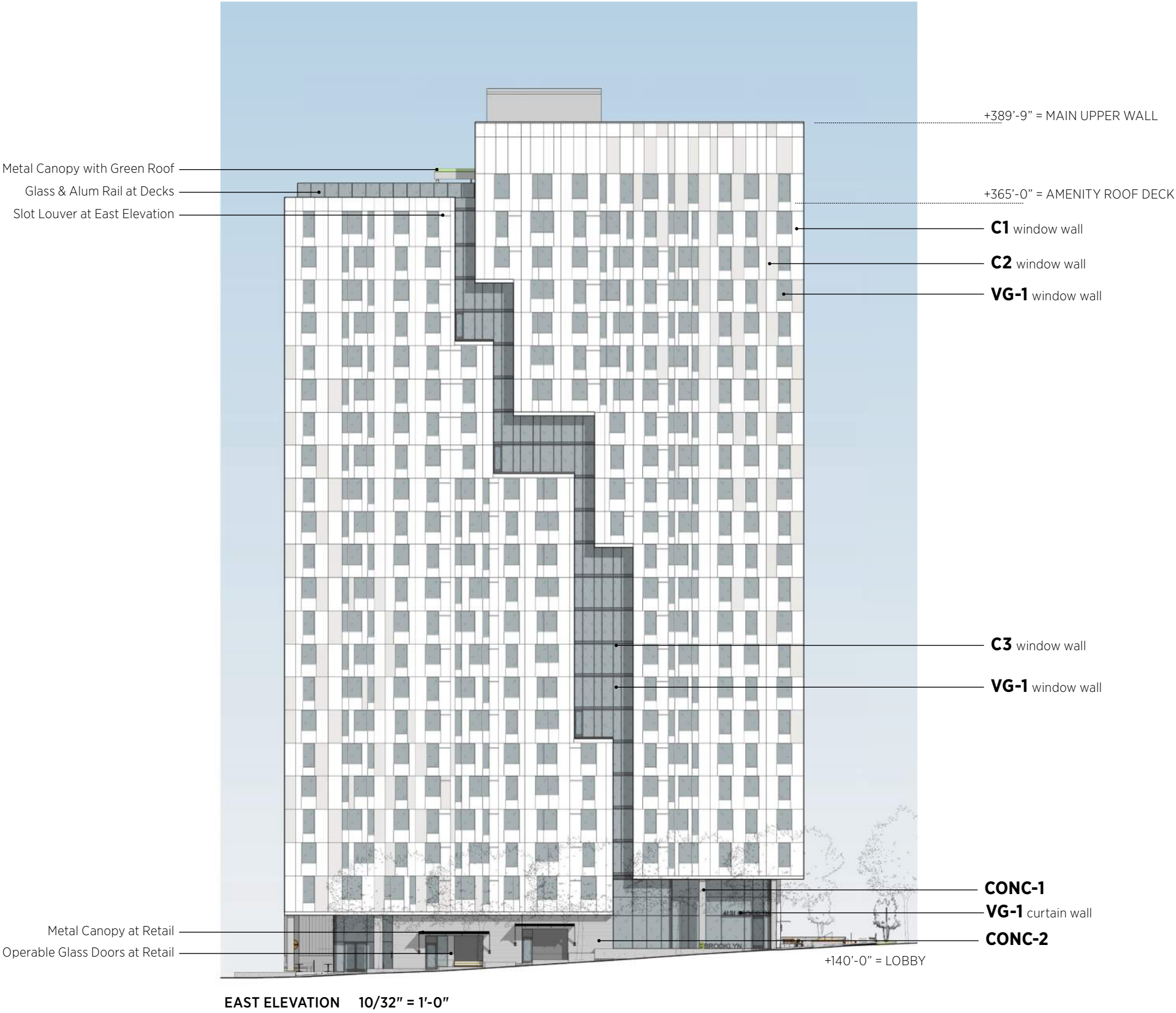
- C1 'Fluoropon Off White'. Main window wall panel and mullion color (tower)
- C2 'Fluoropon Driftwood'. Window wall panel accent color (tower)
- C3 'Fluoropon Charcoal'. Mullions in Connector & Base; Railings (tower & base)
- C5 'AEP Span Slate Gray'. Standing seam metal wall panel; Soffit (base).

GLASS

- VG-1 'Solarban 60 insulated glass'. Clear Low-e glass (tower & base)
- SG-1 'Opacicoat Seaview' Spandrel glass at south-facing rooftop (tower)

CONCRETE

- 1 - Natural concrete with clear sealer at columns, alley (base)
- 2 - Board formed with clear sealer at retail wall (base)



APPENDIX

Elevations

METAL

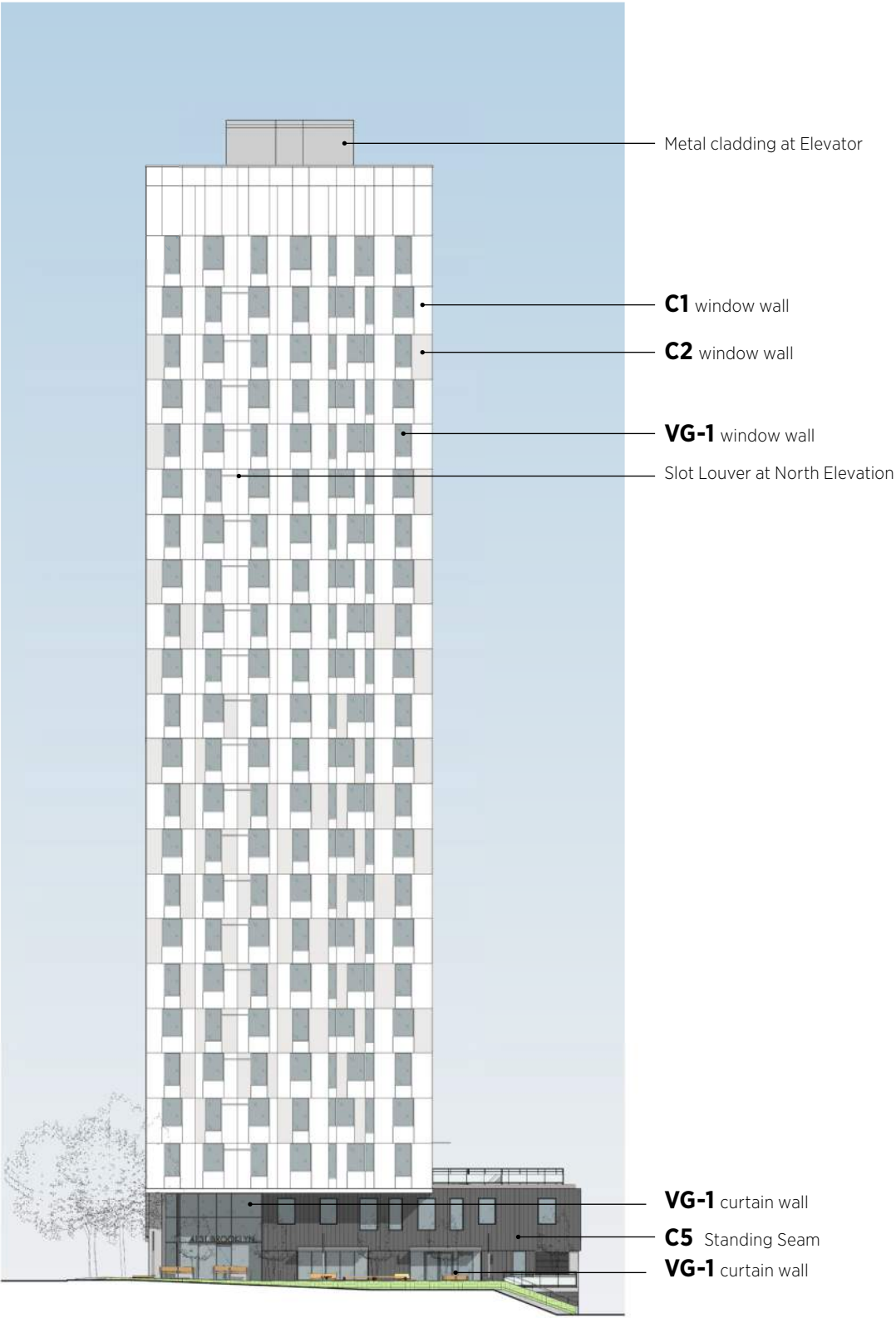
- C1 'Fluropon Off White'. Main window wall panel and mullion color (tower)
- C2 'Fluropon Driftwood'. Window wall panel accent color (tower)
- C3 'Fluropon Charcoal'. Mullions in Connector & Base; Railings (tower & base)
- C5 'AEP Span Slate Gray'. Standing seam metal wall panel; Soffit (base).

GLASS

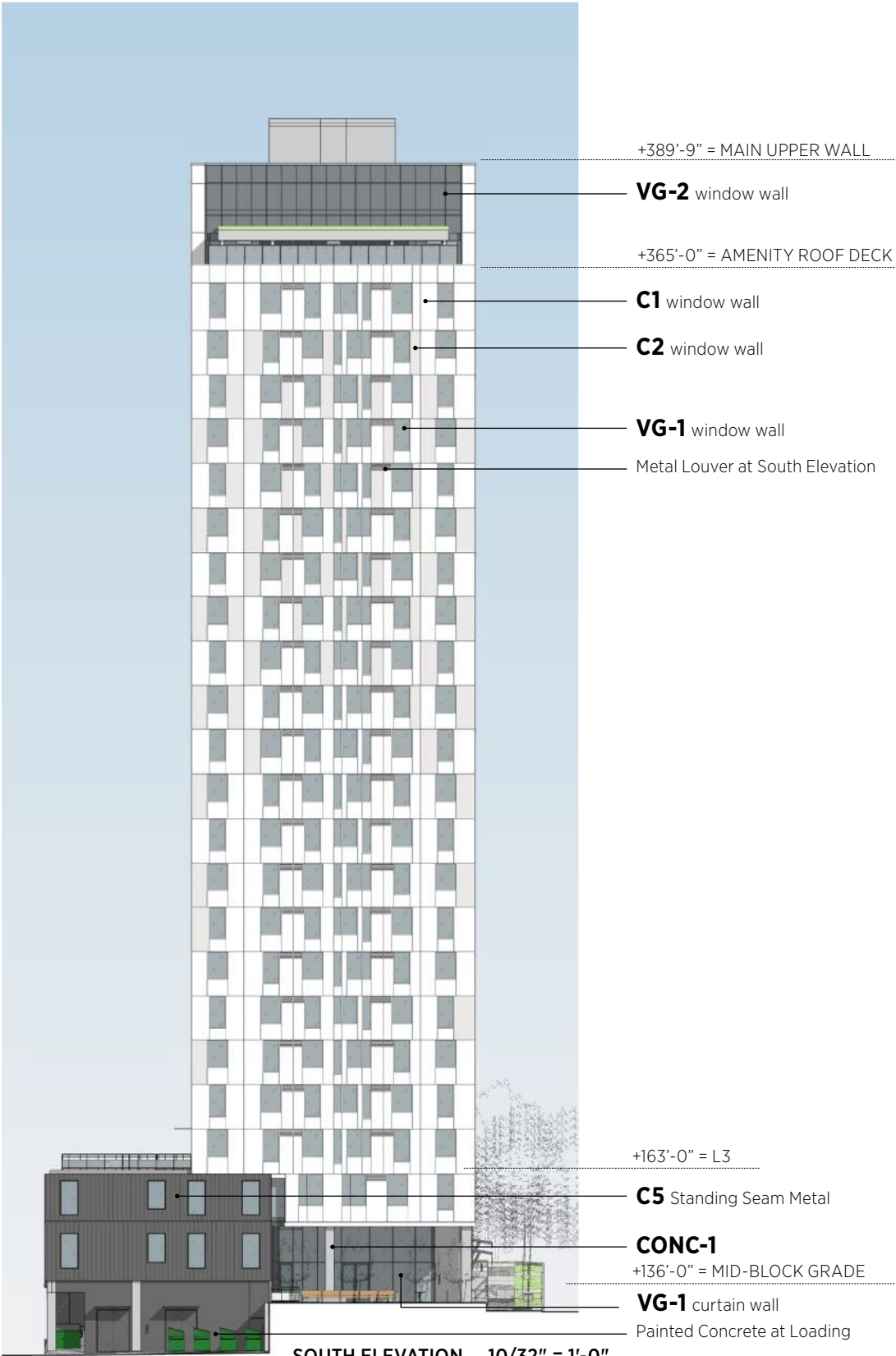
- VG-1 'Solarban 60 insulated glass'. Clear Low-e glass (tower & base)
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CONCRETE

- 1 - Natural concrete with clear sealer at columns, alley (base)
- 2 - Board formed with clear sealer at retail wall (base)



NORTH ELEVATION 10/32" = 1'-0"



SOUTH ELEVATION 10/32" = 1'-0"



Elevations

METAL

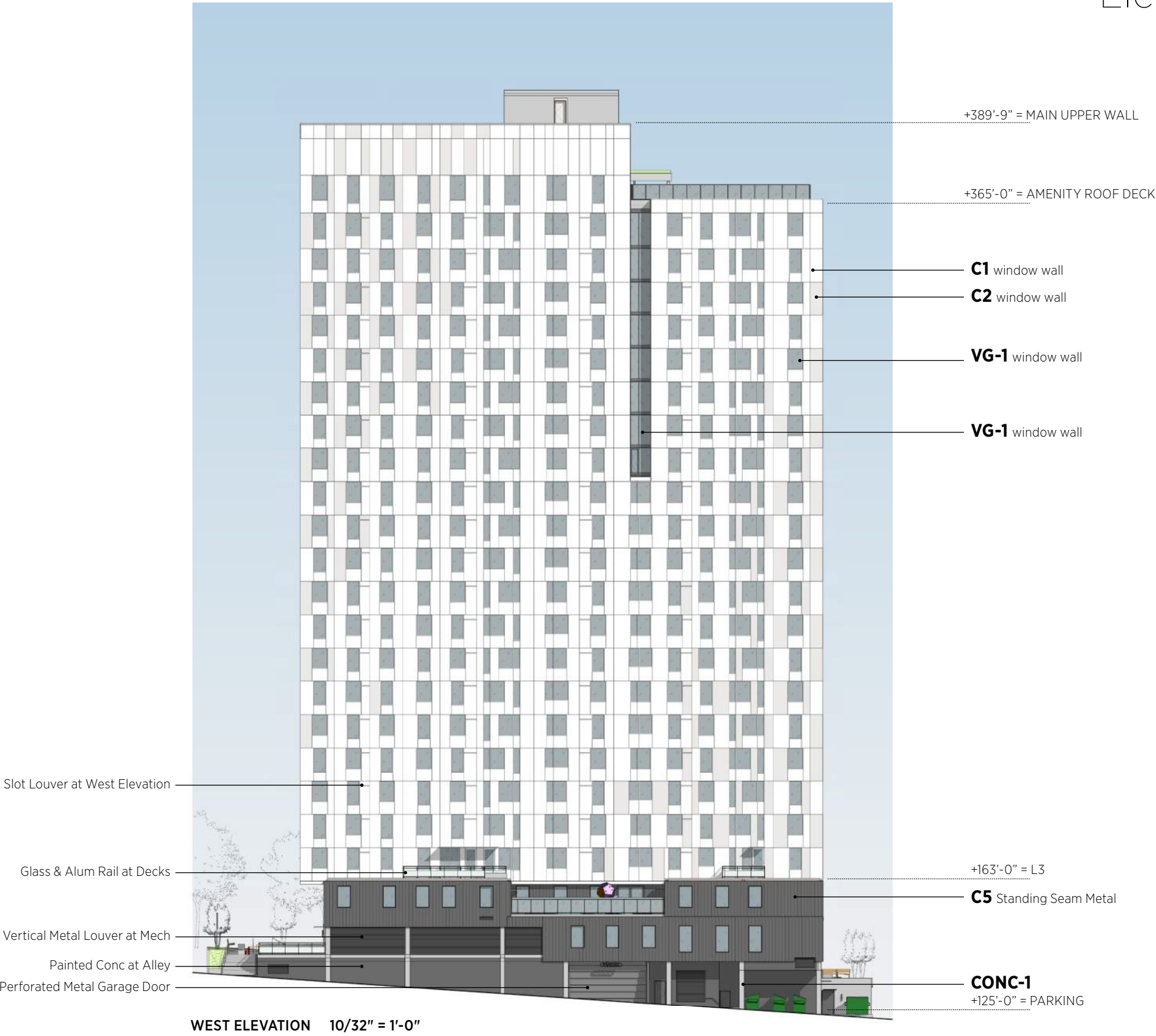
- C1 'Fluoropon Off White'. Main window wall panel and mullion color (tower)
- C2 'Fluoropon Driftwood'. Window wall panel accent color (tower)
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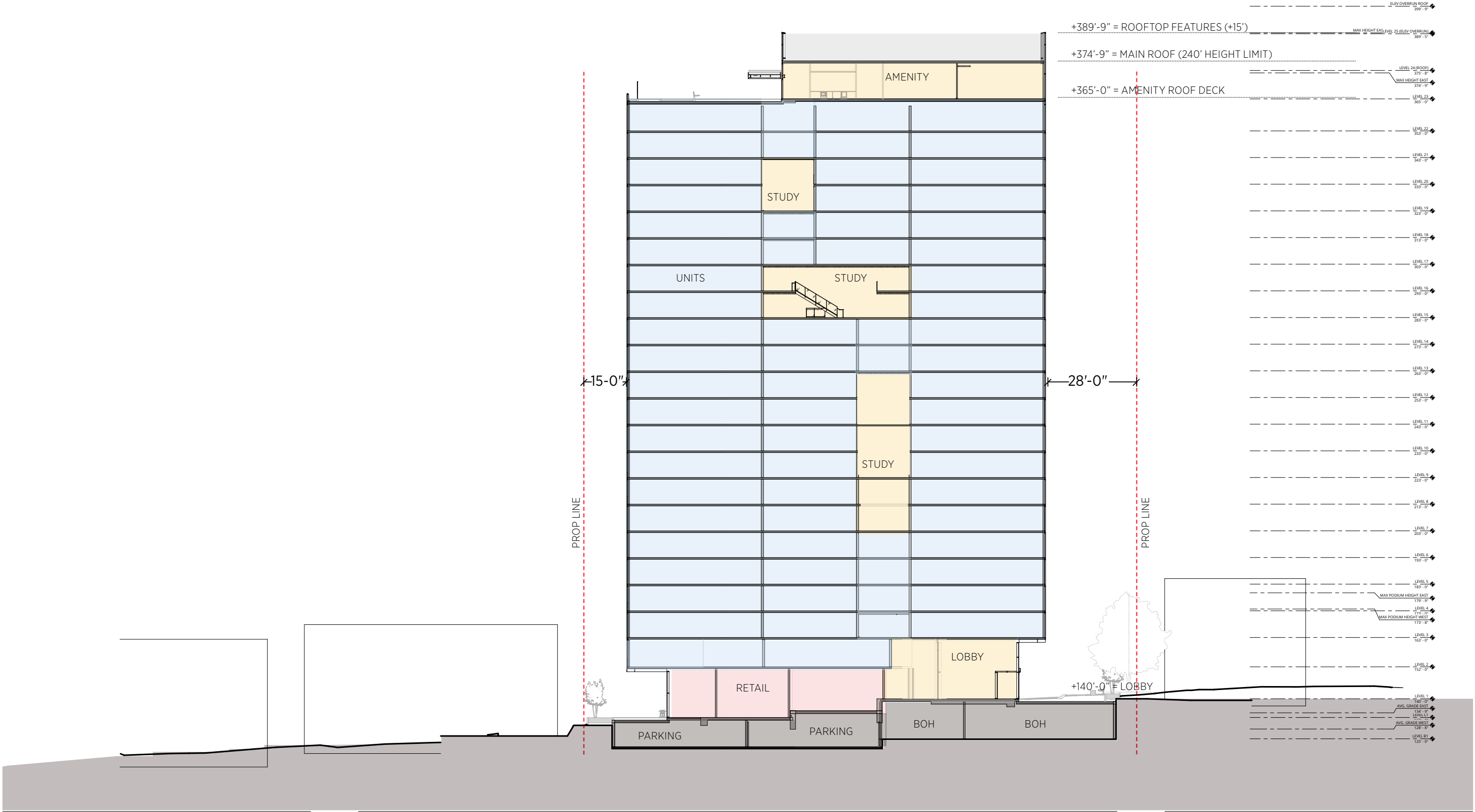


# Building Section 1



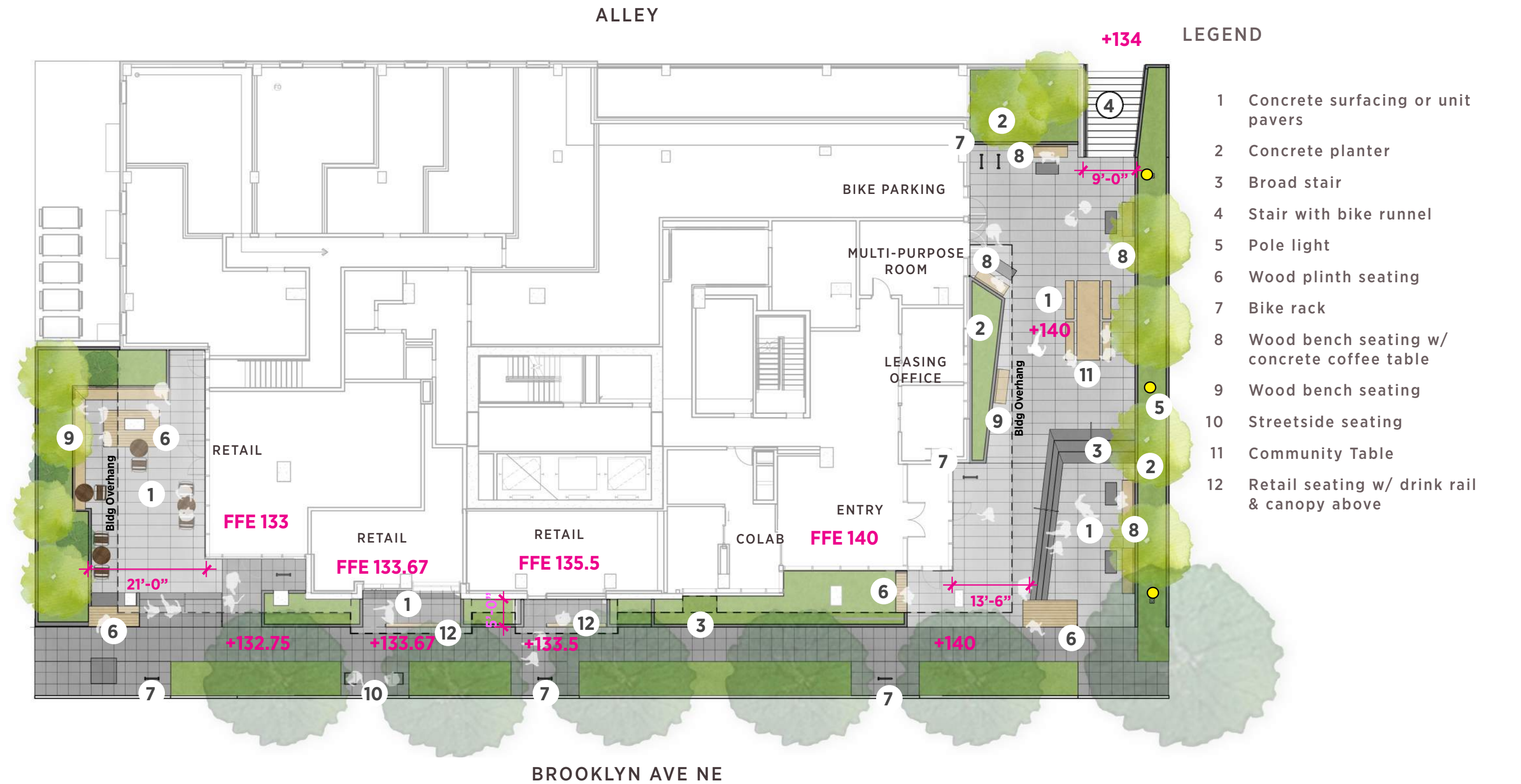


Building Section 2



APPENDIX

Landscape Design

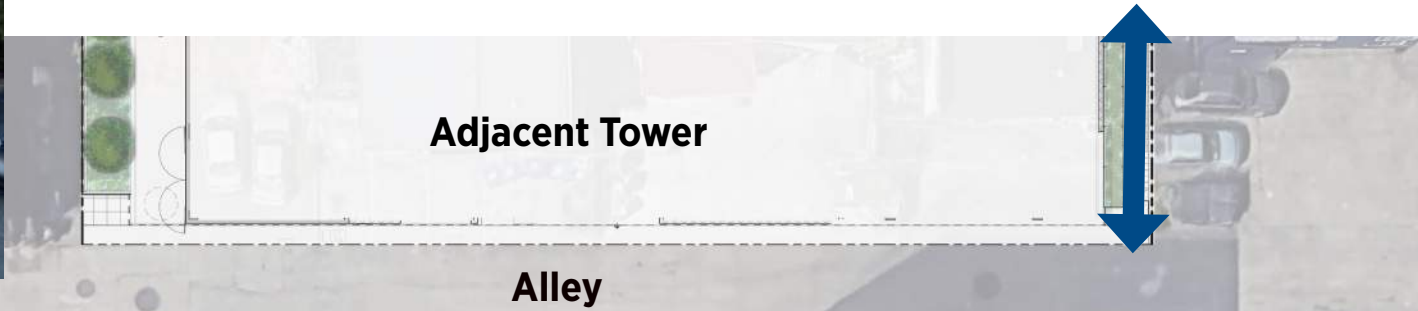




Landscape Design



Exsiting conditions at south property line



Exsiting conditions at north property line

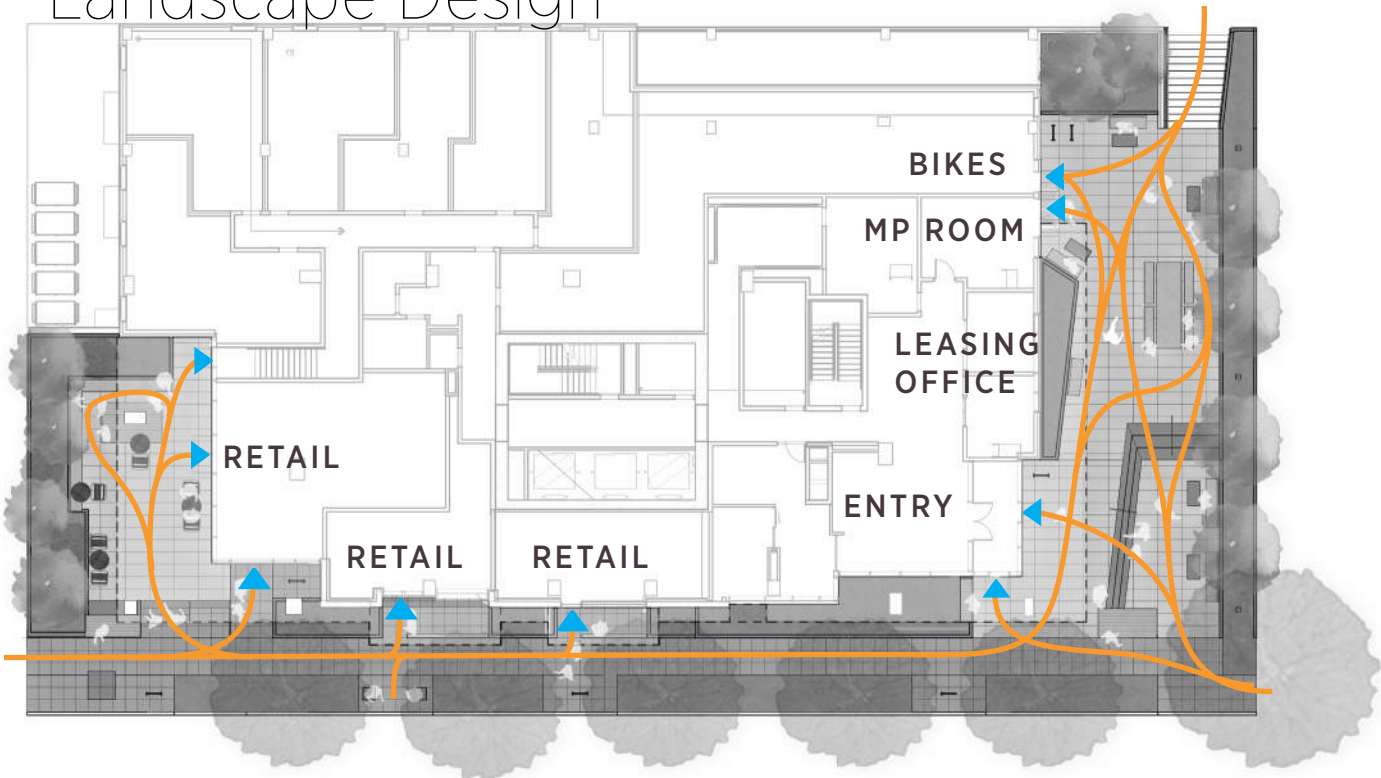


Brooklyn Ave NE

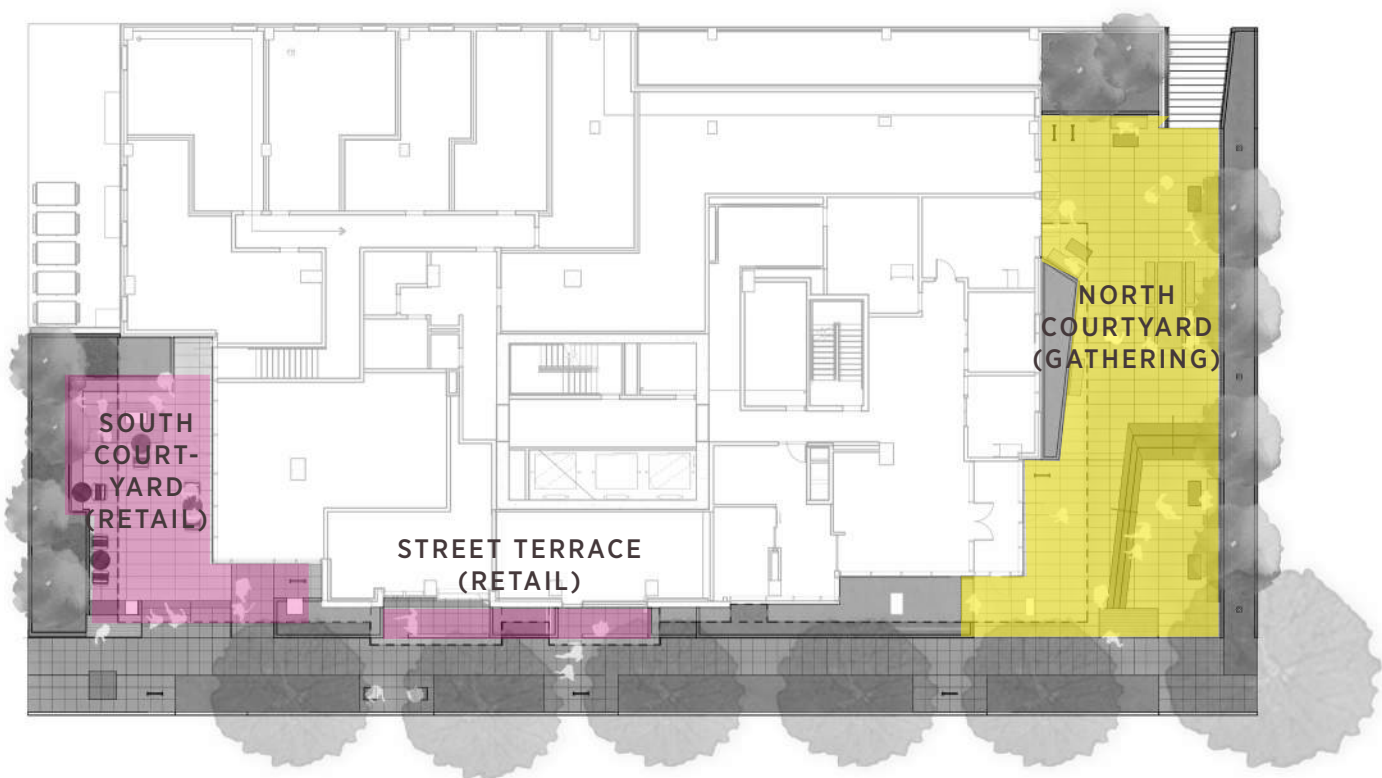


APPENDIX

Landscape Design



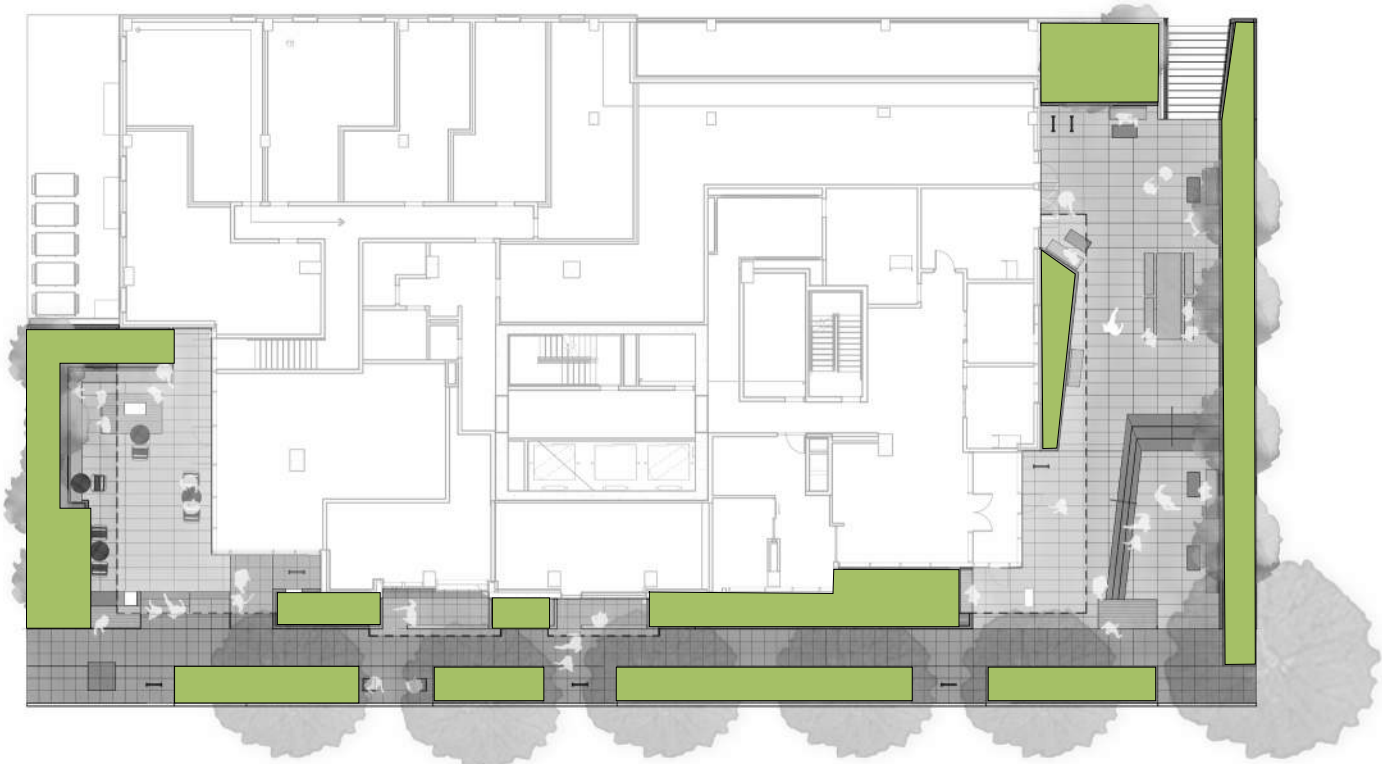
CIRCULATION



PROGRAMING



SEATING OPPORTUNITIES



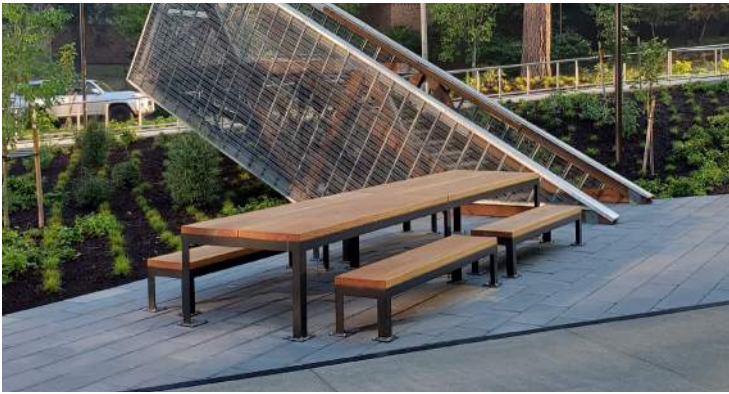
PLANTING/HARDSCAPE



Landscape Design



SURFACING - TOPPING SLAB AND PEDESTAL PAVERS



COMMUNITY TABLE



CONCRETE PLANTER



Bike Rack



BROAD STAIR



STAIRS WITH BIKE RUNNEL



POLE LIGHT



DRINK RAIL



WOOD SEATING WITH COFFEE TABLE



PLINTH SEATING



WOOD BENCH SEATING



STREET SEATING



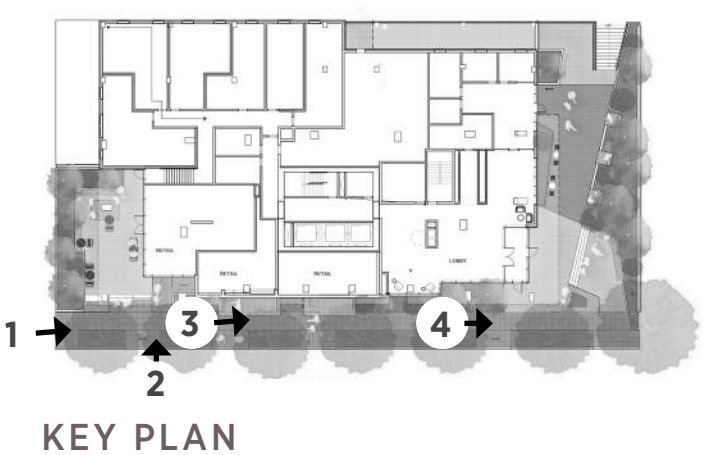
Landscape Design



1



2



3

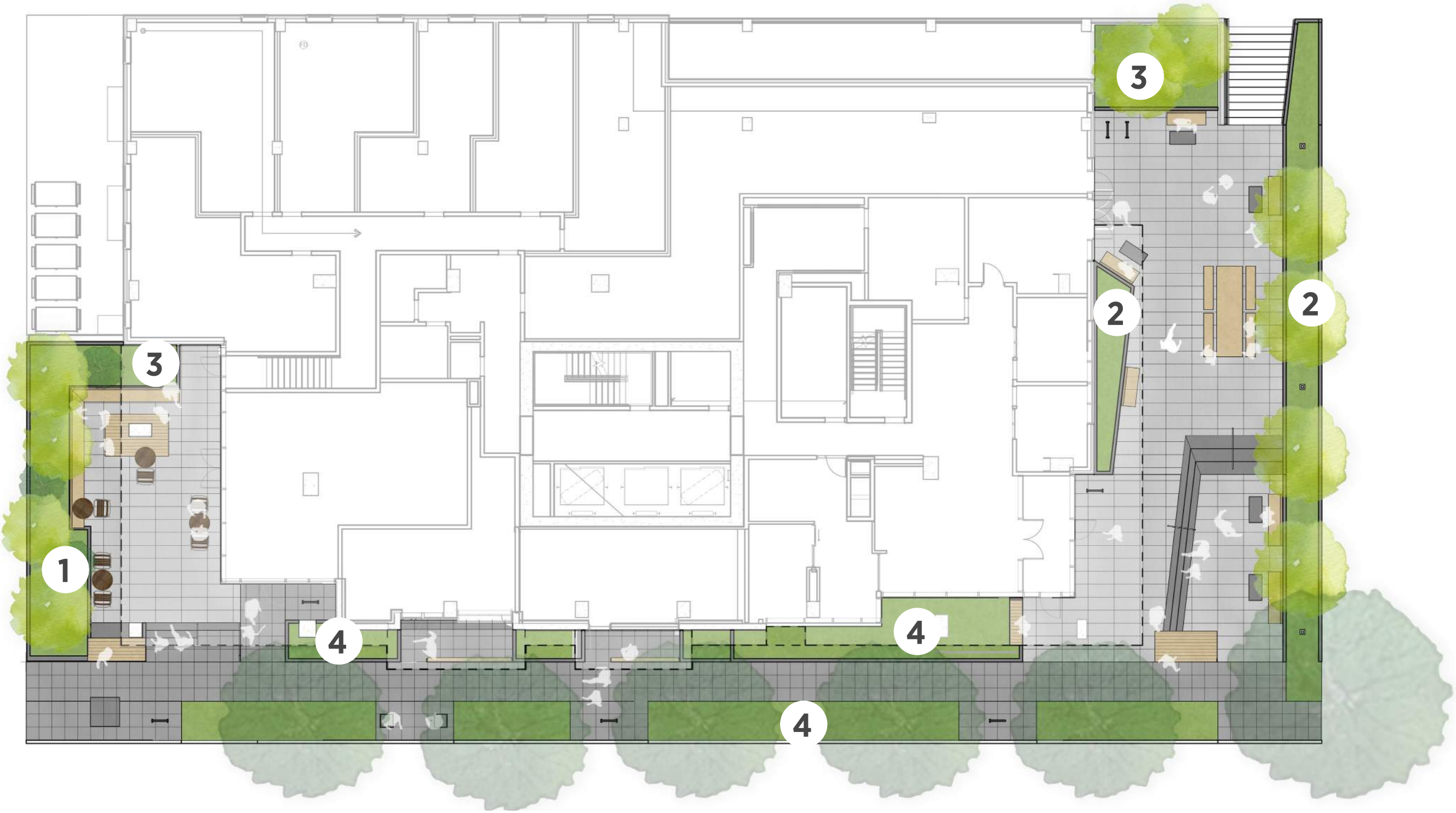


4



Landscape Design

Alley



Brooklyn Ave NE





APPENDIX

Landscape Design

1 SOUTH COURTYARD PLANTINGS



Carex pensylvanica



Polystichum Polyblepharum



Arisaema consanguineum



Amelanchier alnifolia

2 NORTH COURTYARD PLANTINGS



Itea virginica `Little Henry`



Carex pachystachya



Azara microphylla



Cotinus obovatus



Acer triflorum

3 BIORETENTION PLANTINGS



Juncus tenuis



Itea virginica `Little Henry`

4 BROOKLYN AVE RIGHT OF WAY



Lonicera pileata "Green Carpet"



Waldsteinia ternata



Quercus robur (street tree)



Landscape Design

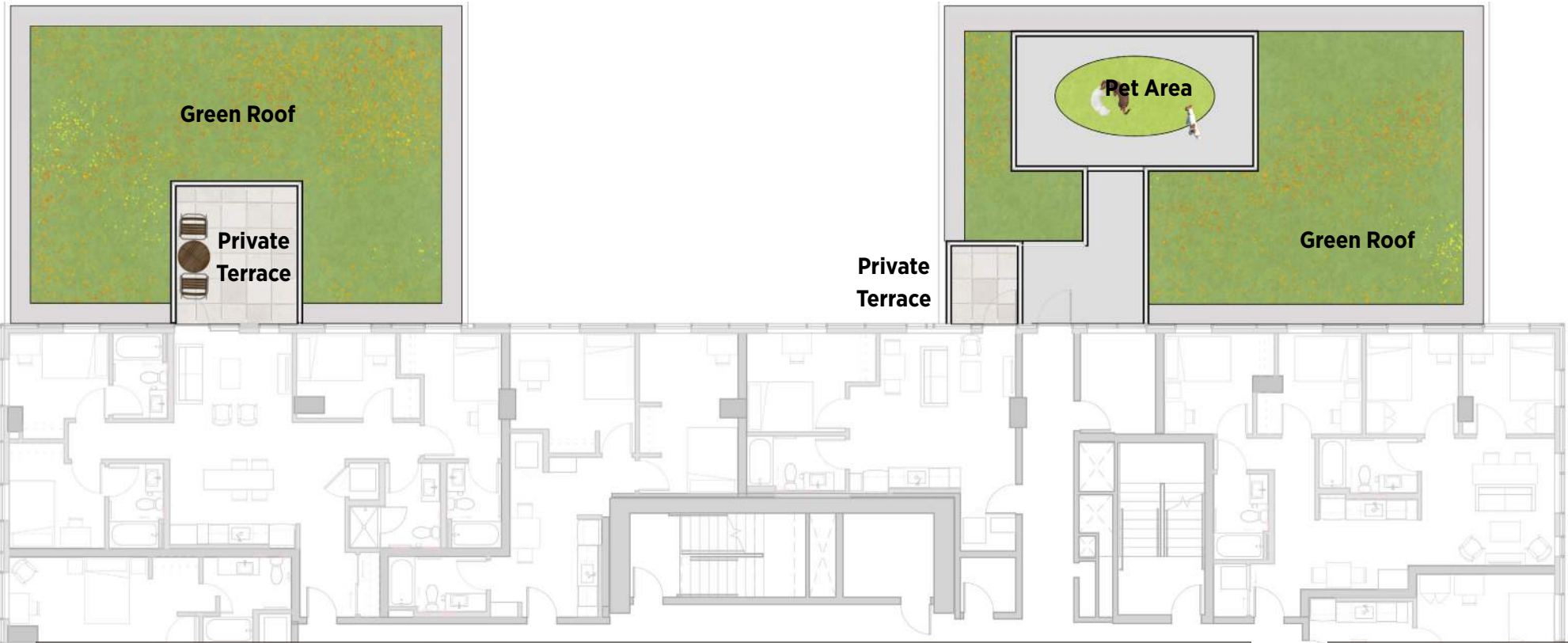
LEVEL 2 - Play Deck

- pedestal pavers
- safety surfacing
- play equipment
- raised planters
- benches

(play equipment layout is conceptual,  
specified equipment will be of similar  
functionality and scale as depicted)

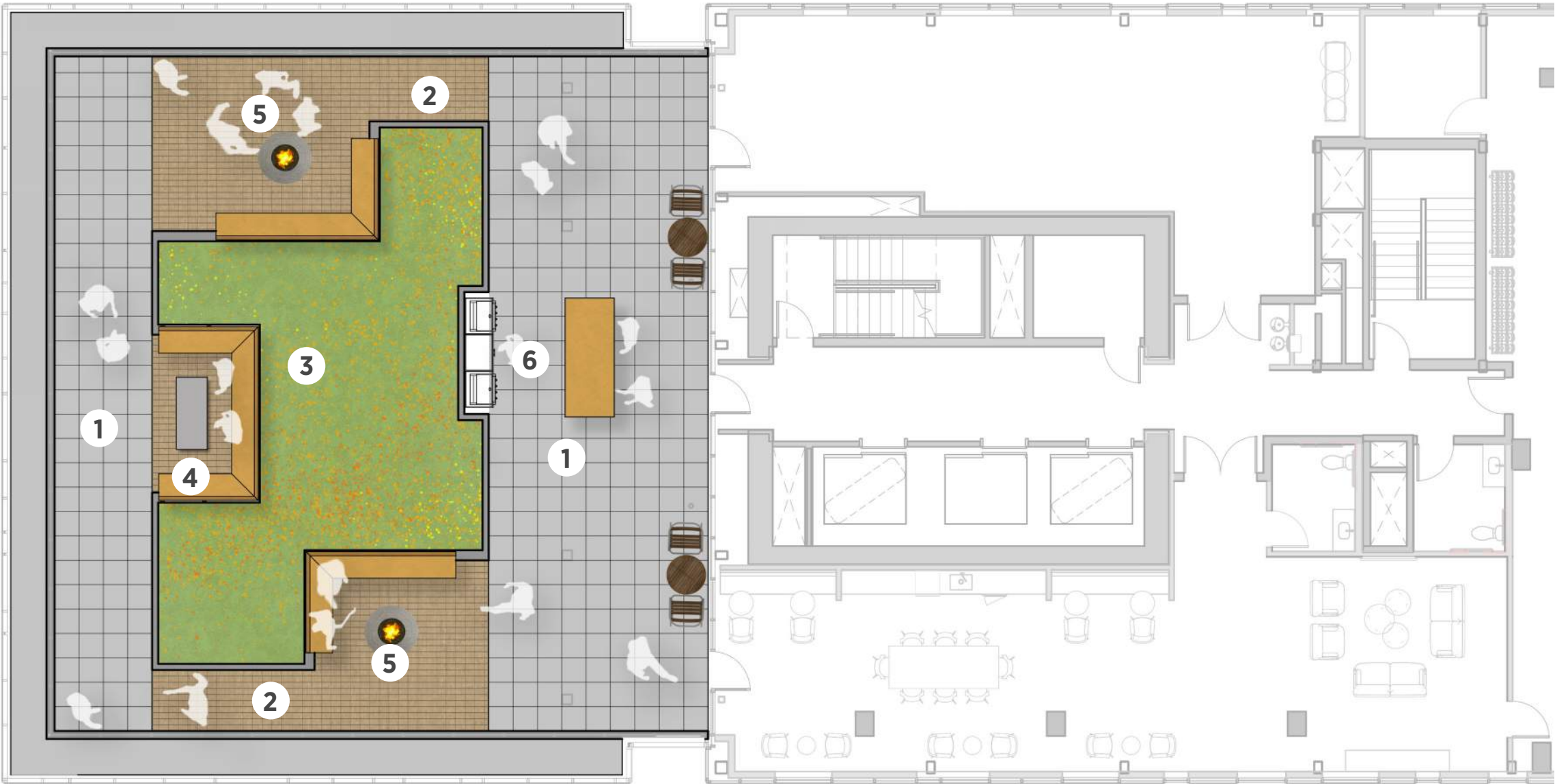


LEVEL 3 - Private Terraces  
and Pet Area



Landscape Design

- LEGEND**
- 1 Concrete Pavers
  - 2 Robi Pavers
  - 3 Meadow Planting
  - 4 Seating Area w/ Fixed Bench and Coffee Table
  - 5 Seating Area w/ Fixed Bench and Firepit
  - 6 BBQ Area

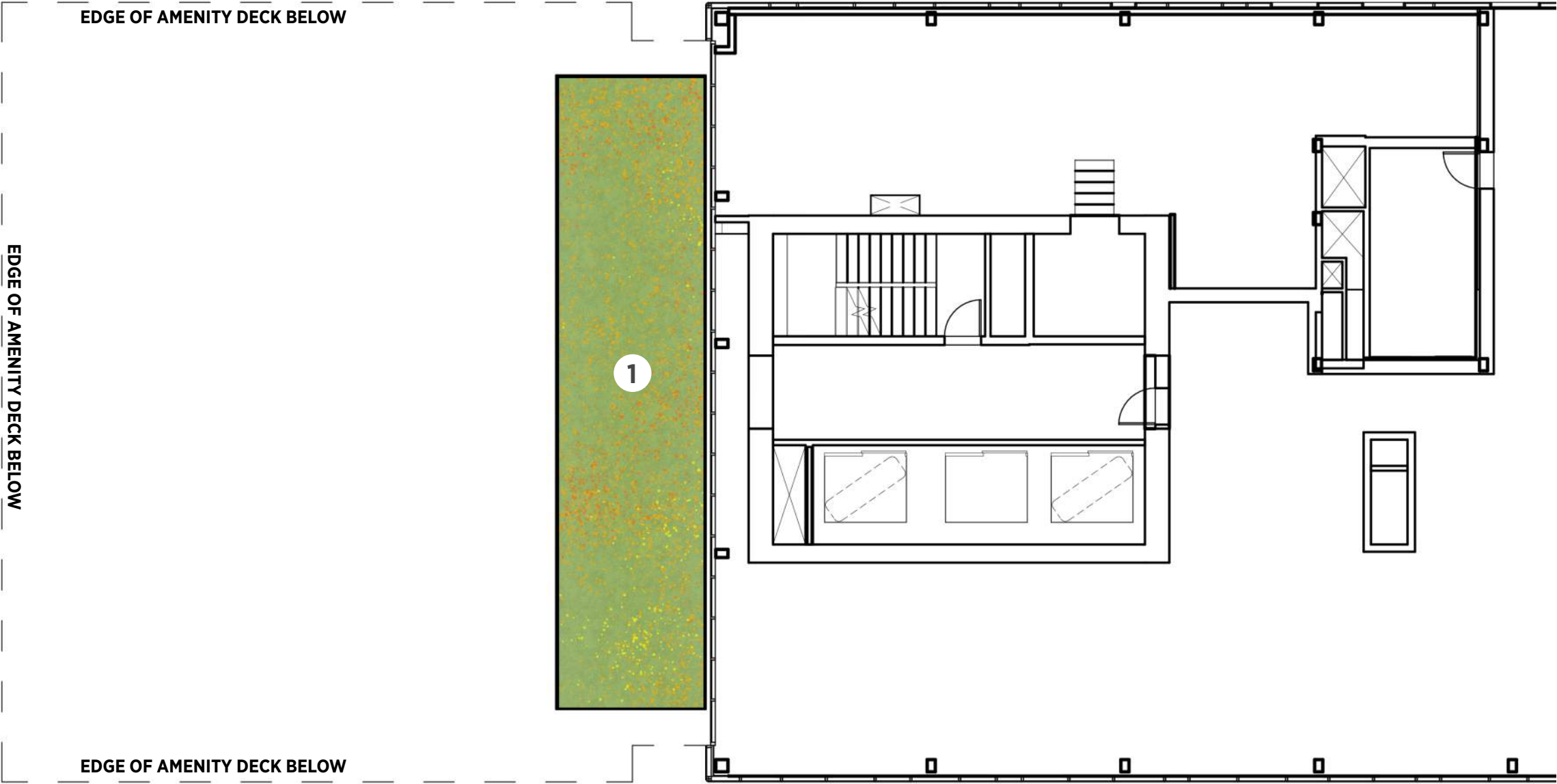


LEVEL 23 - Amenity Deck



LEGEND

1 Meadow Planting



LEVEL 23 - CANOPY GREEN ROOF

APPENDIX

Landscape Design

ROOF MATERIALS



UNIT PAVERS ON PEDESTAL



WOOD DECK TILE ON PEDESTAL



ROBI DECKING



SYNTHETIC TURF AT DOG AREA



PLAY AREA SAFETY SURFACING



FIXED BENCH



FIREPIT



L2 PLAY EQUIPMENT

ROOF PLANTING



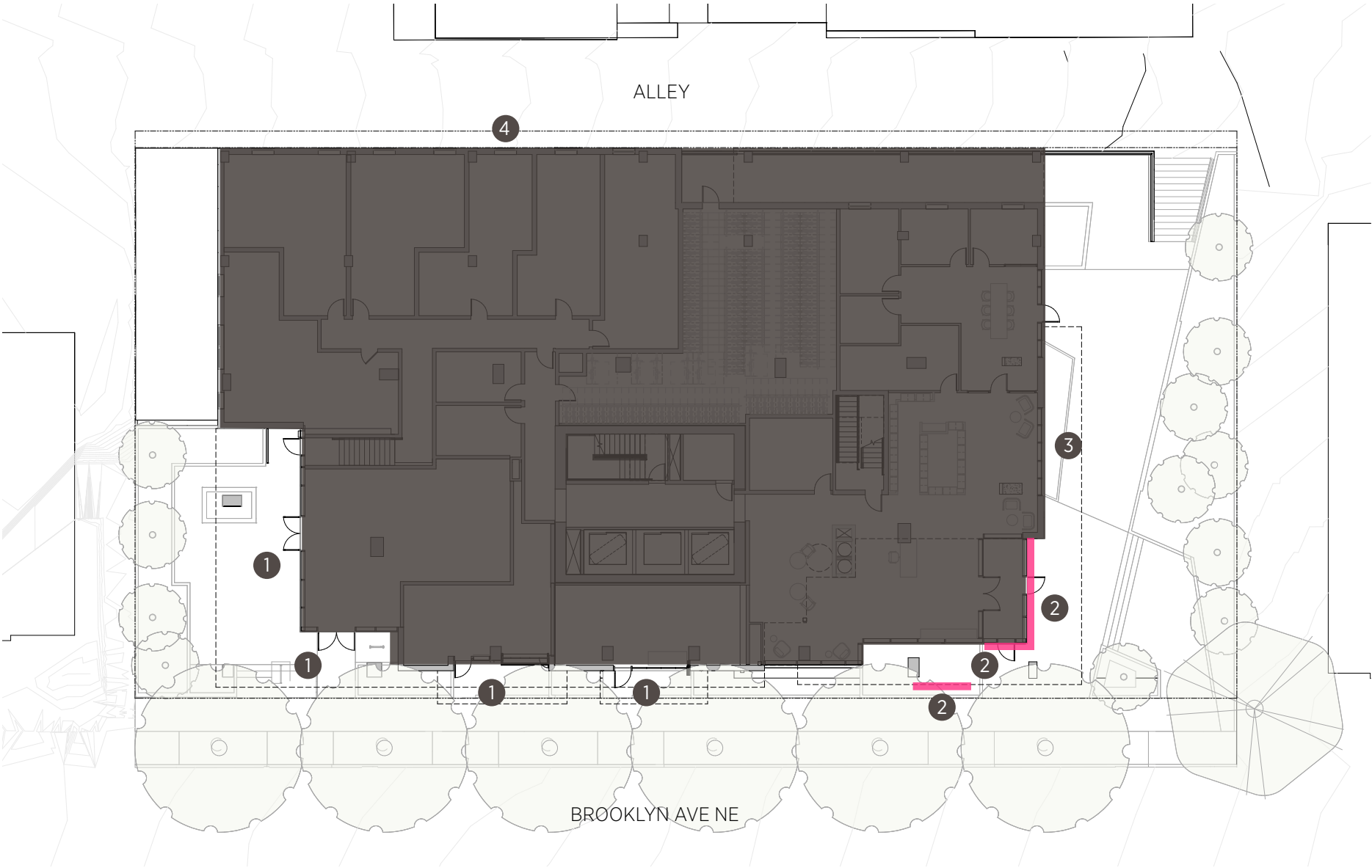
GREENROOF



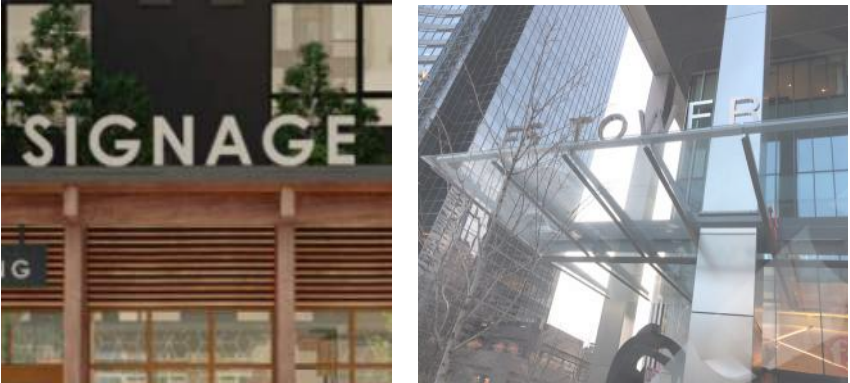
MOUNDED MEADOW PLANTING



Signage Concept



1 MICRO RETAIL SIGNS BY TENANTS



2 MAIN ENTRY



1 RETAIL BY TENANTS



2 MAIN ENTRY



3 LEASING OFFICE



4 PARKING ENTRY



4 PARKING ENTRY

Exterior Lighting





**APPENDIX**  
Lighting Legend



**1** POLE LIGHT



**2** RECESSED STEPLIGHT



**3** ADJUSTABLE  
TREE UPLIGHT



**4** Recessed Soffit Linear Light



**5** Utility Downlight Sconce

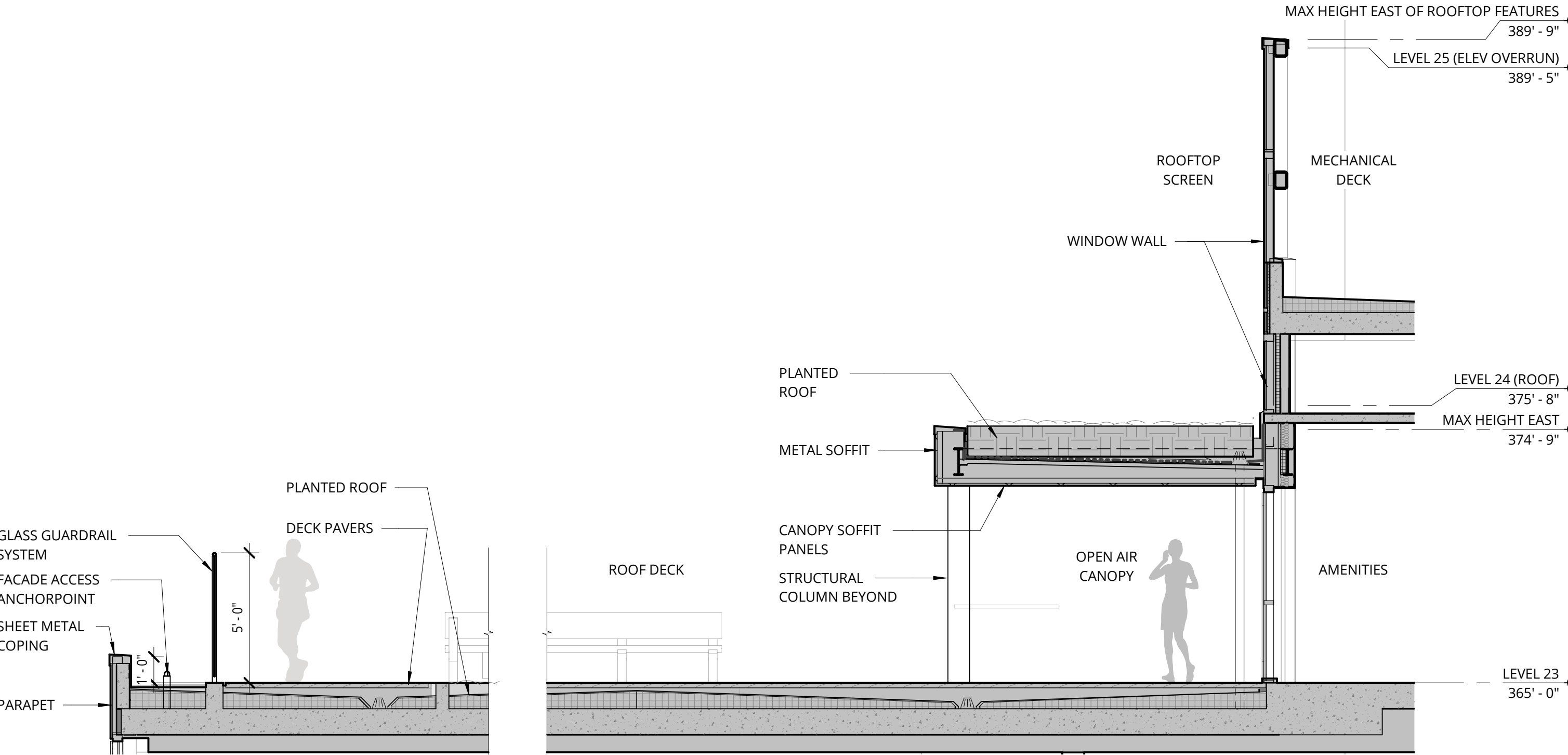


**6** Up/down Architectural Sconce



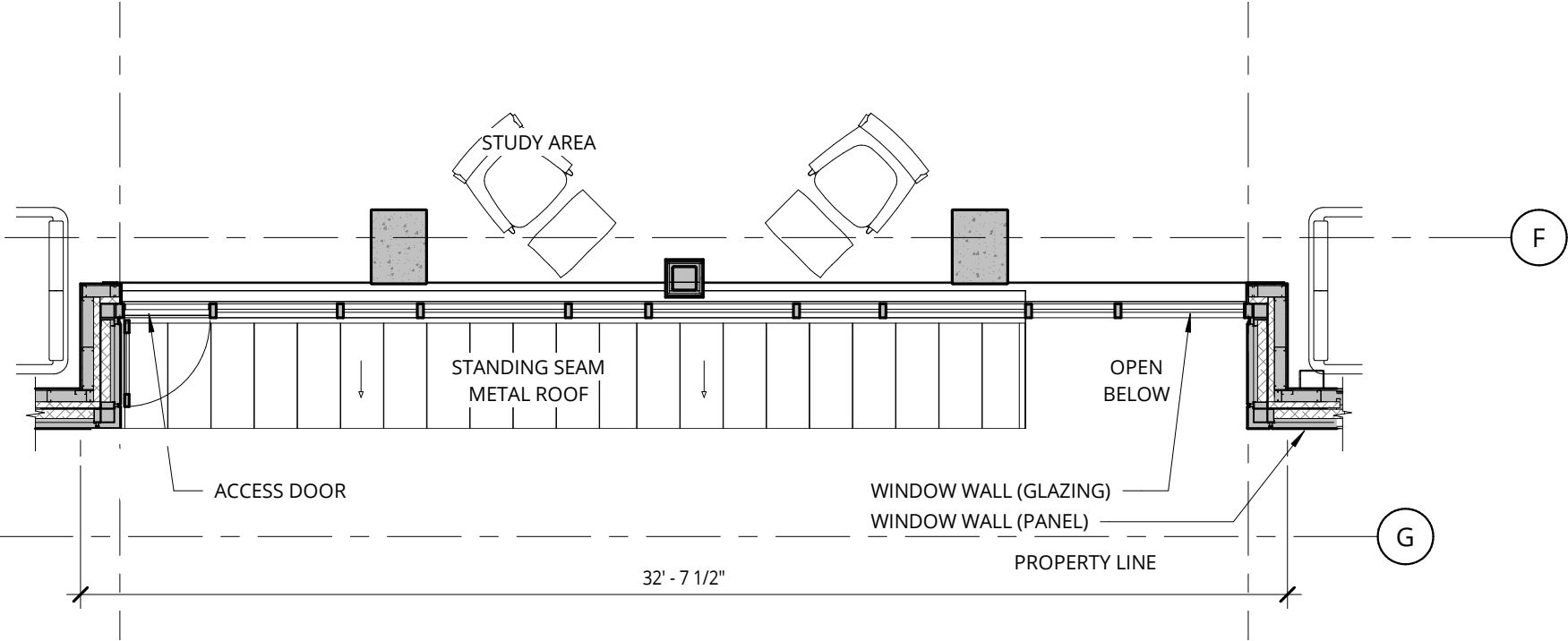
**7** Under-canopy linear

Exterior Details - Roof





Exterior Details - The Connector L15/16



APPENDIX

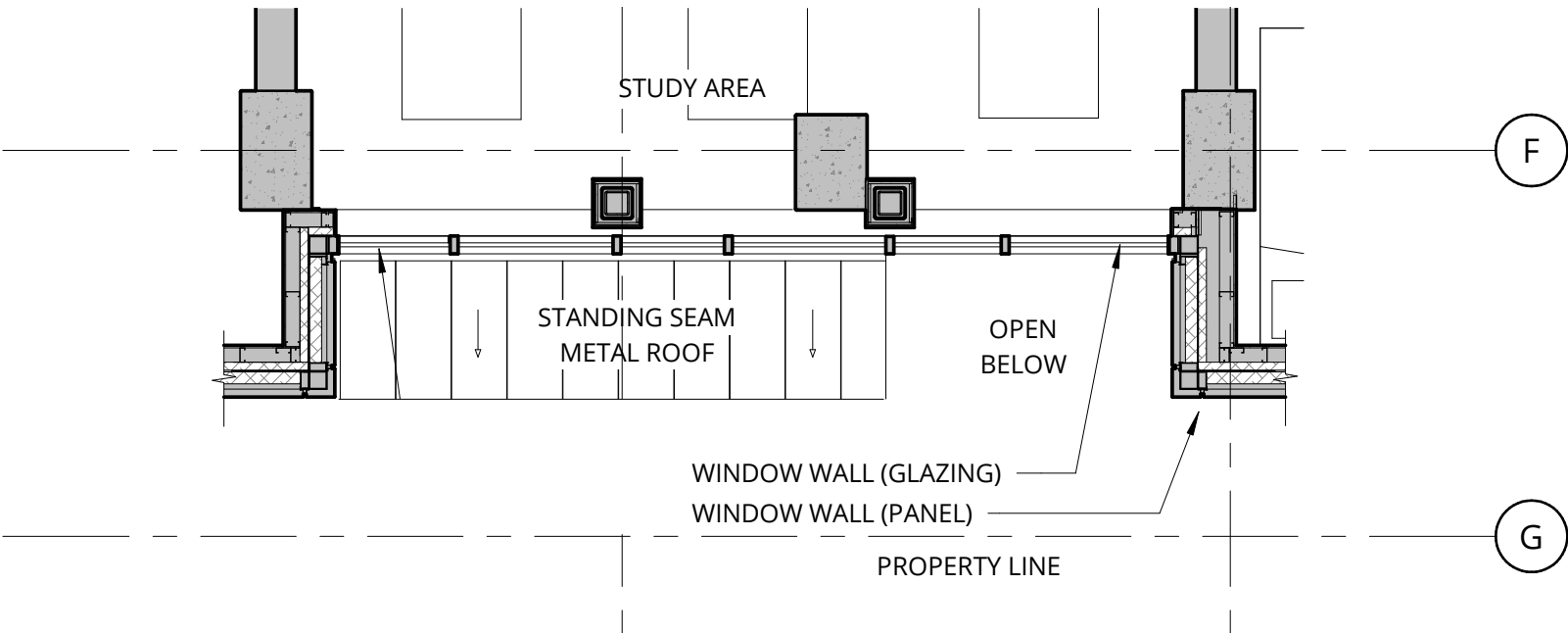
Exterior Details - East Connector



The Connector maximizes daylight with larger expanses of floor to ceiling vision glass than the typical tower. The glazed plane is inset 3' from the exterior while the width varies from 6' minium to wider at horizontal jogs in the geometry.

The proportions and geometry of the Connector are aligned with large rooftop and ground level massing shifts and were studied to prioritize daylight and views within these social areas and also to ensure the outward architectural expression of the element as an in-between space leading the eye from ground to sky.

The amount of overall building glazing (the connector plus the living spaces, etc) is also balanced by the limitations set by the 2018 Energy Code.





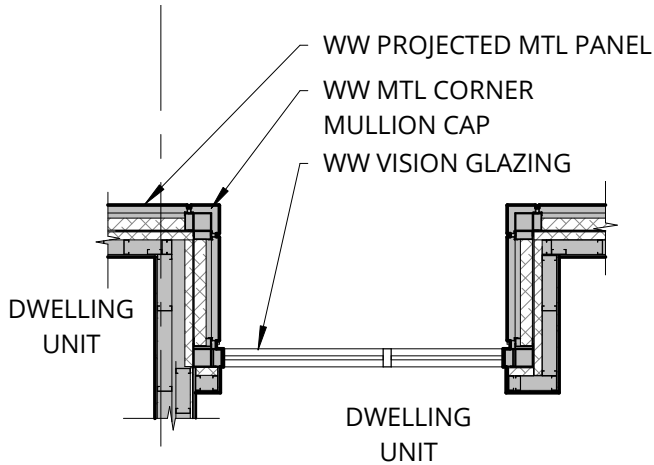
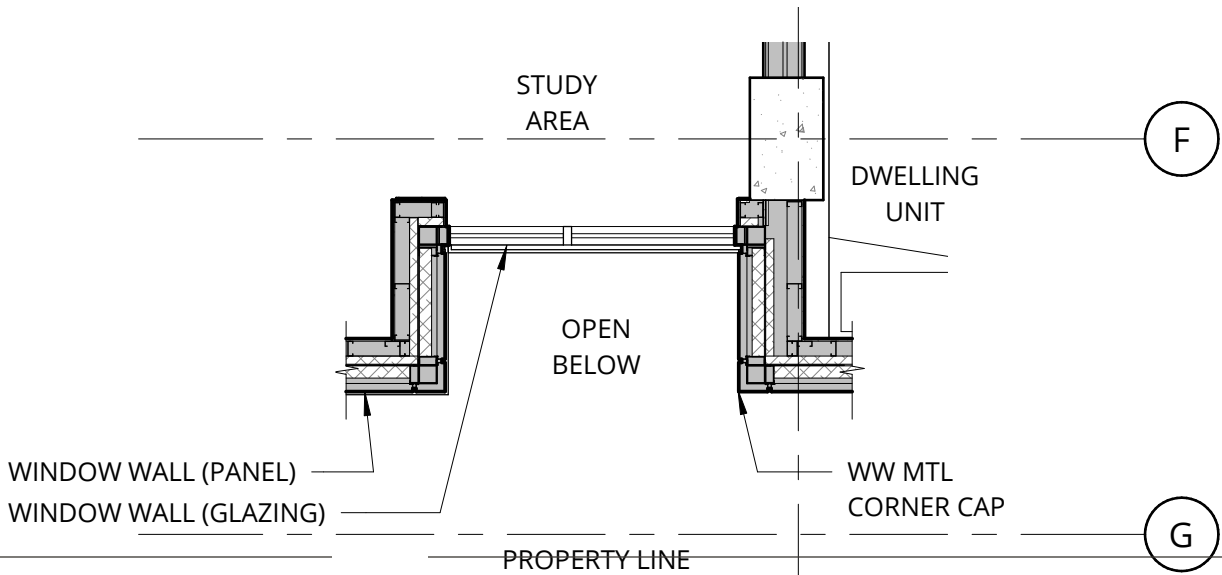
Exterior Details - The Connector 6' wide condition



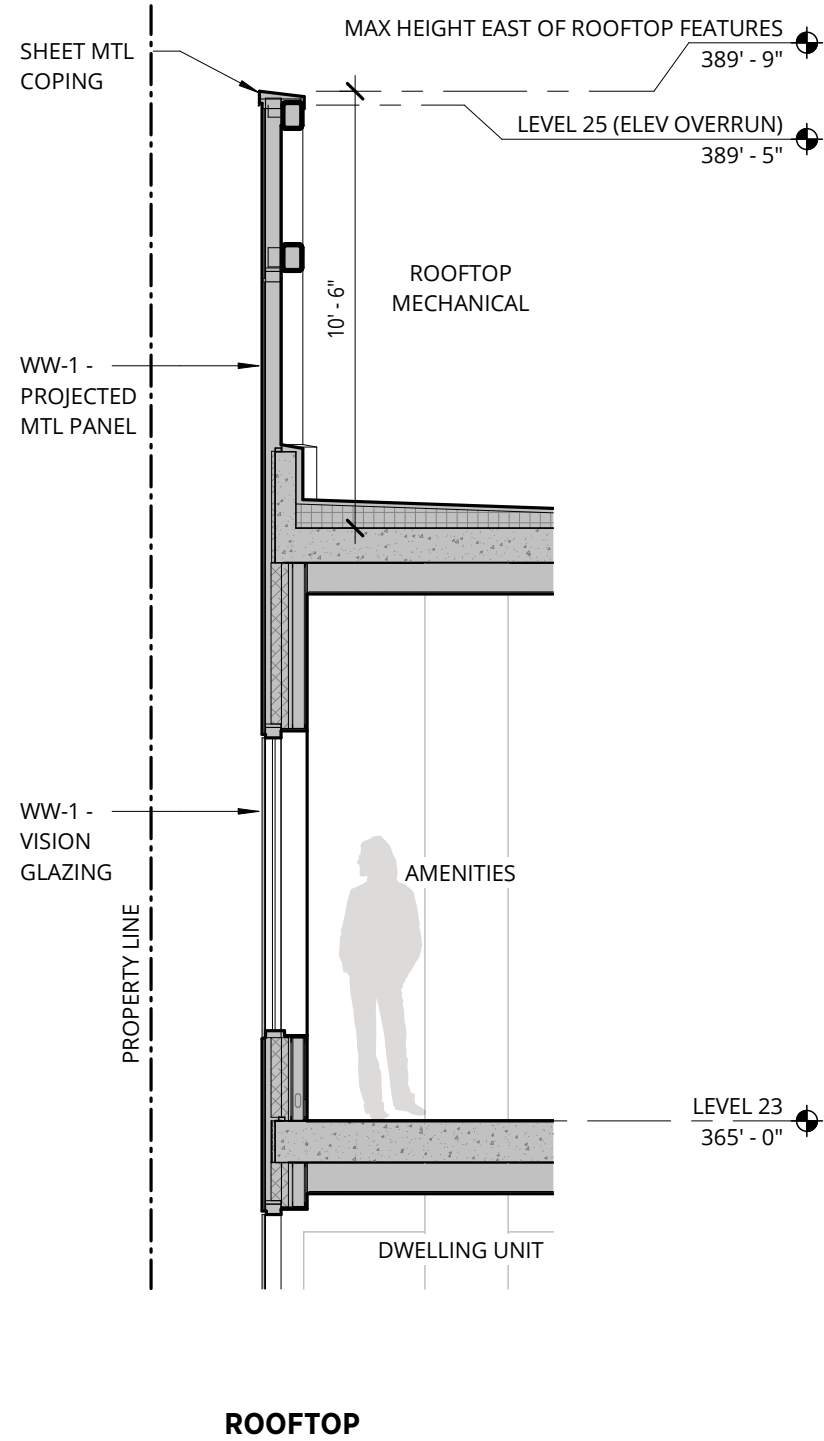
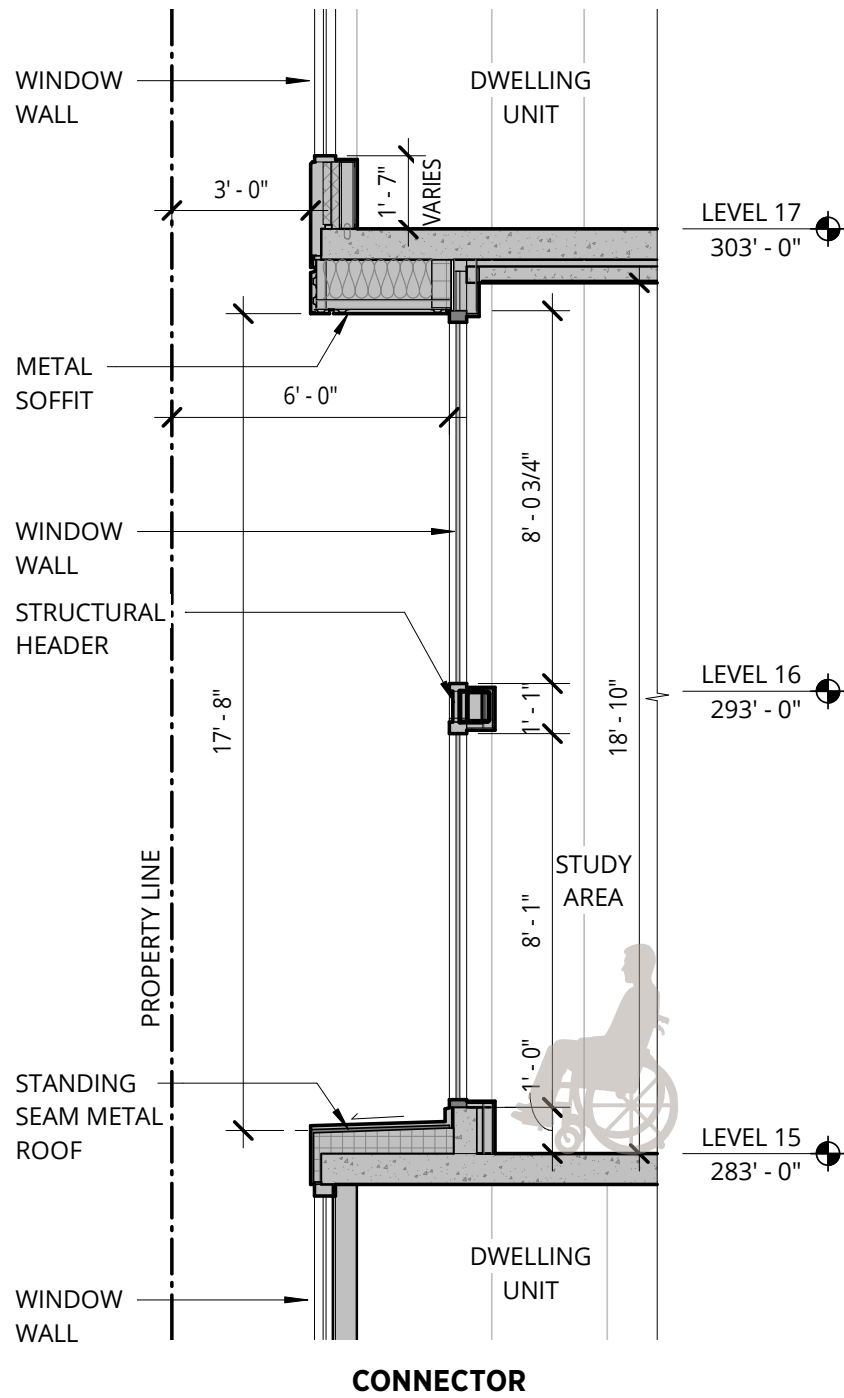
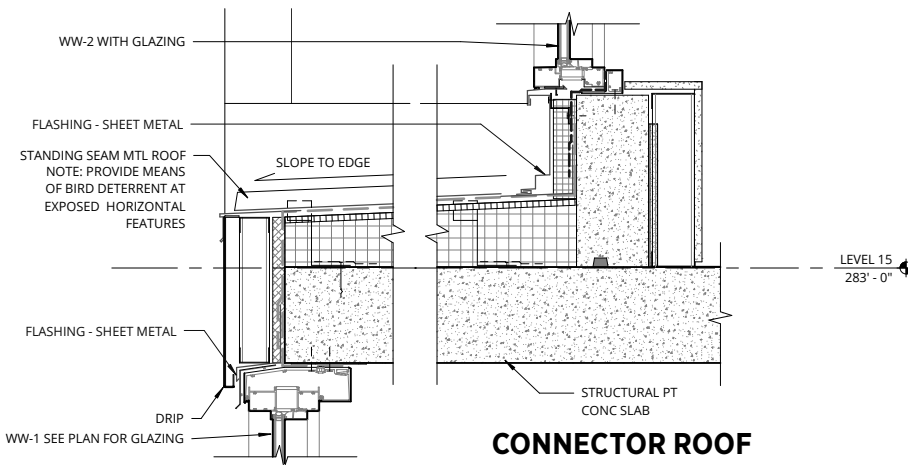
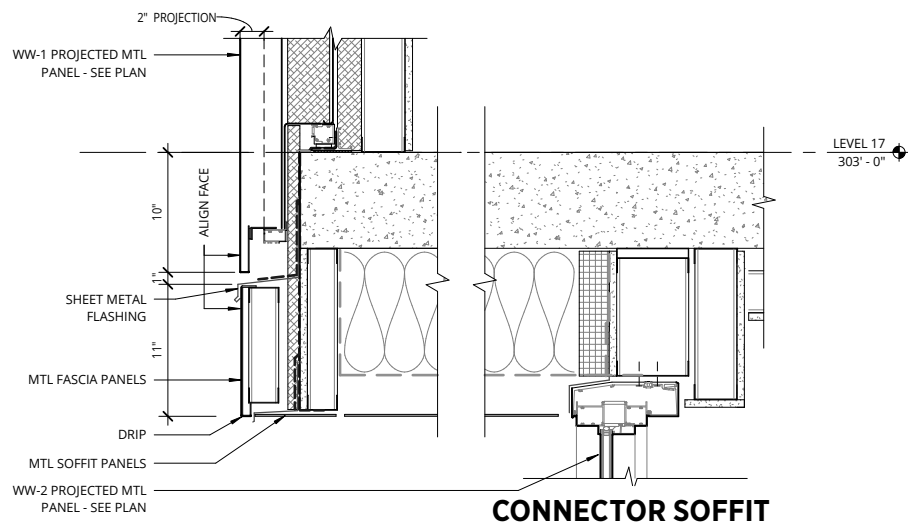
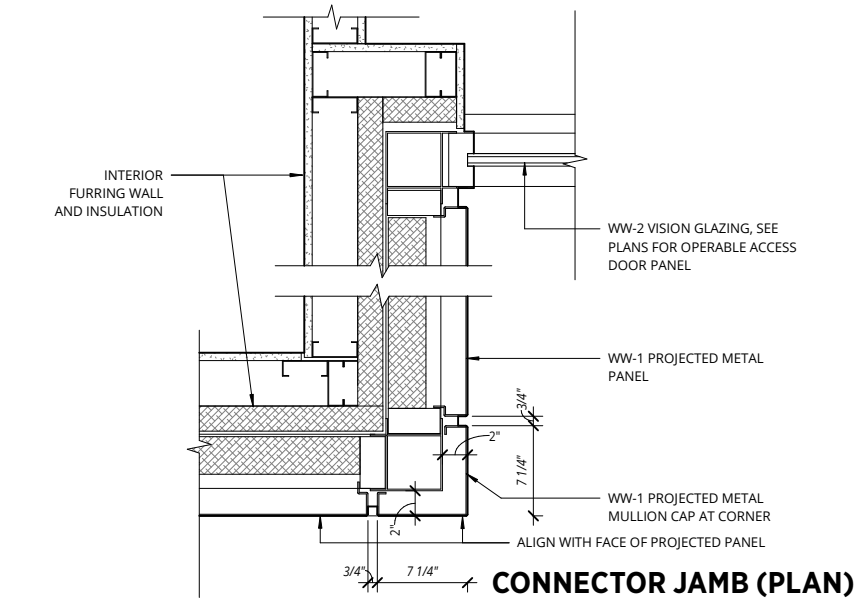
The East Connector



The West Connector utilizes a similar detail to the East Connector.

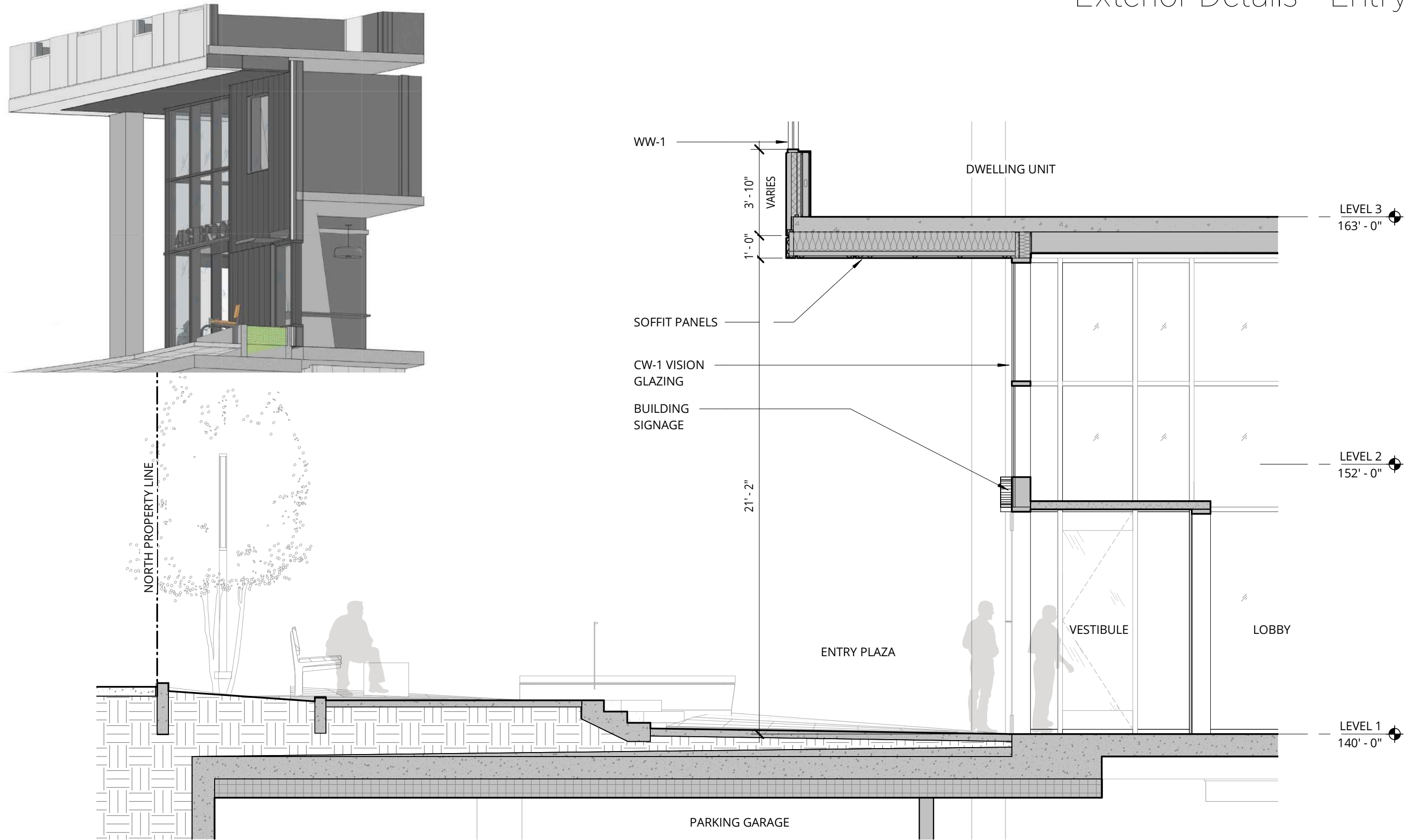


Exterior Details - The Connector

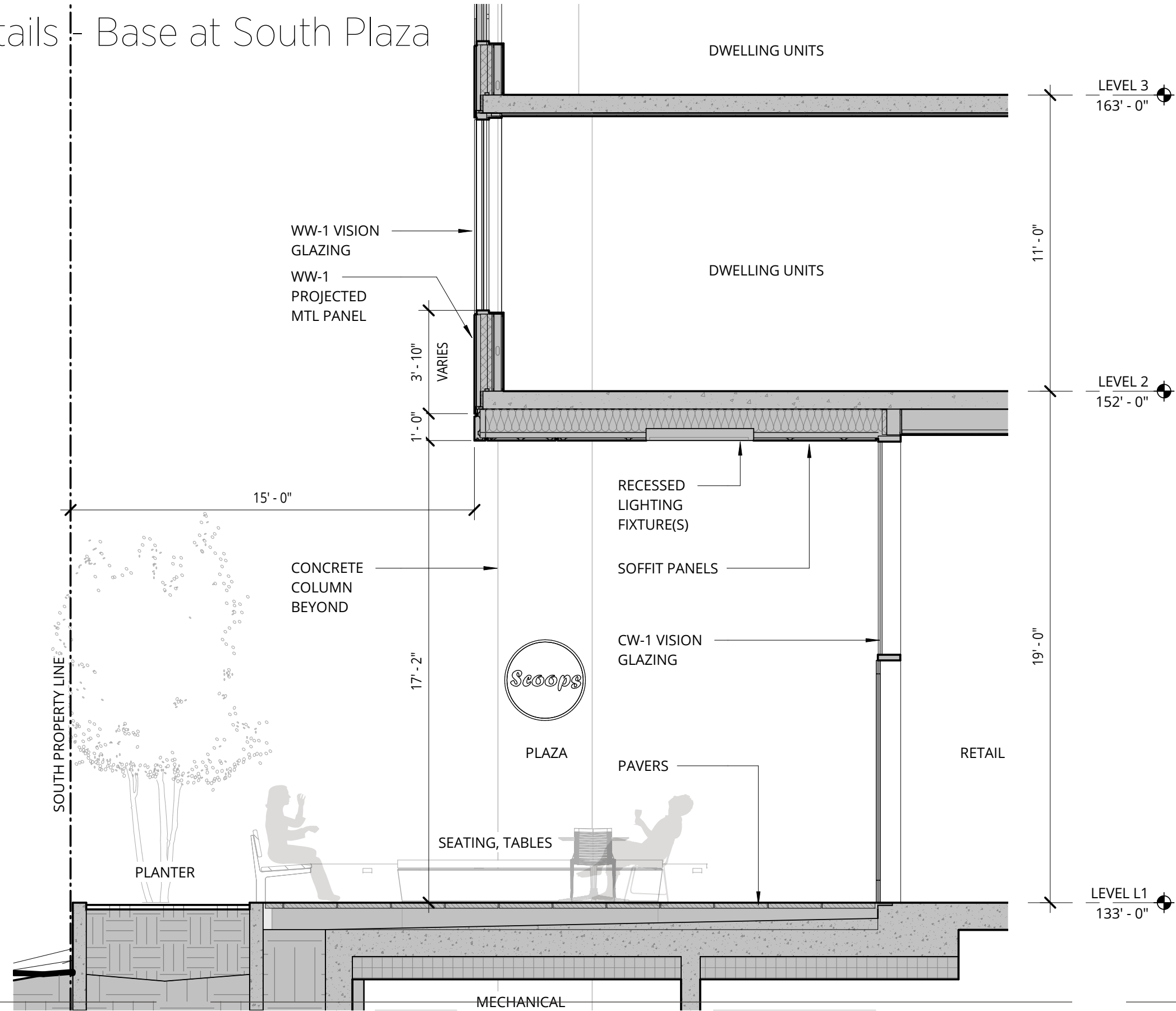




Exterior Details - Entry

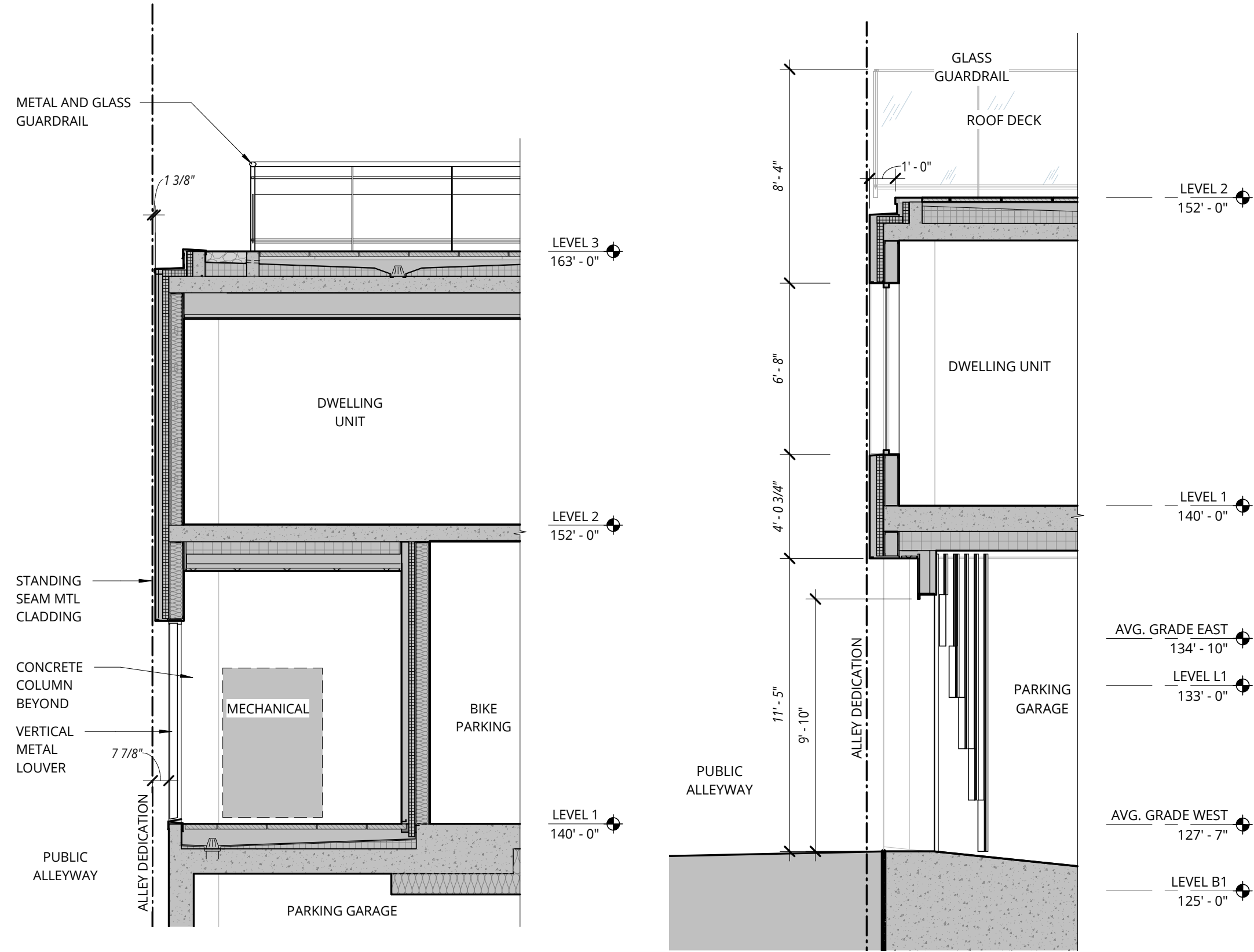


Exterior Details - Base at South Plaza





Exterior Details - Base at Alley



# Exterior Details - Tower Window Wall

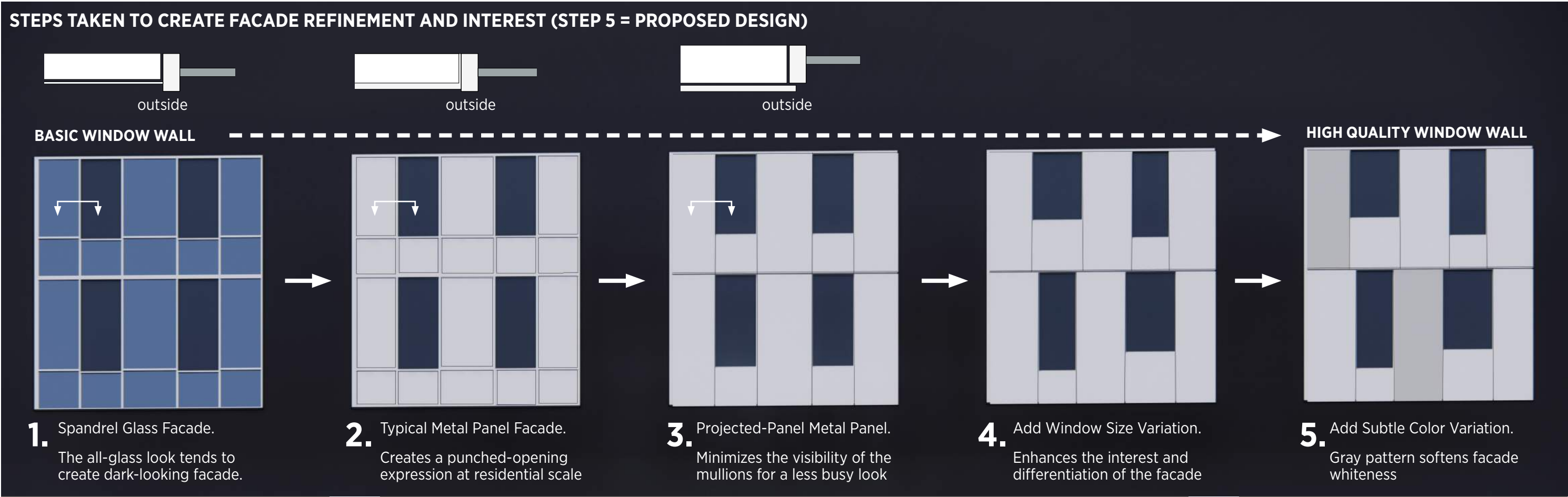
## THE TOWER FACADE

The proposed design uses an intentionally simple planar projected-panel window wall.

The use of 1" projected panels covers the mullions and creates a nice field to overlay texture. Texture is created by sill height variation, module width variation, and the use of 2 colors that create subtle variation.



Examples of Projected-Panel Metal Panel in Window Wall

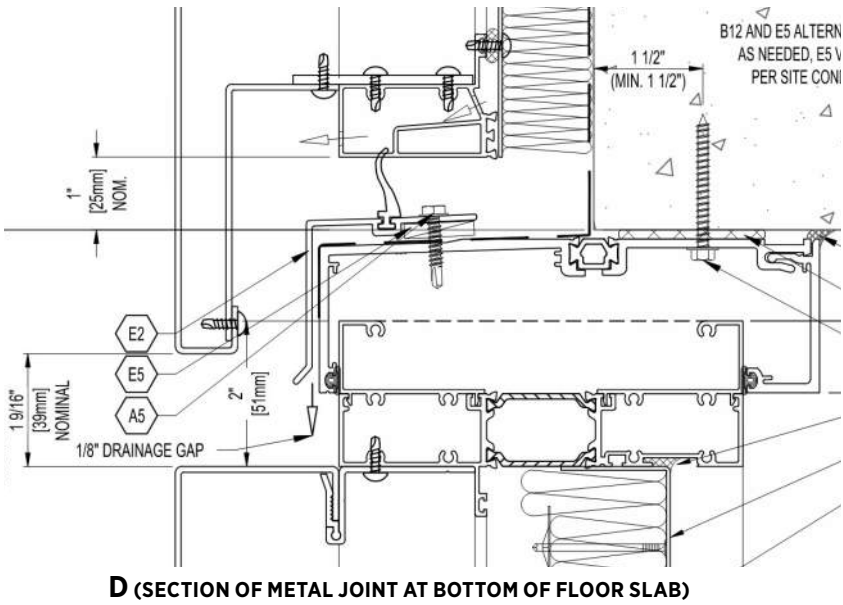
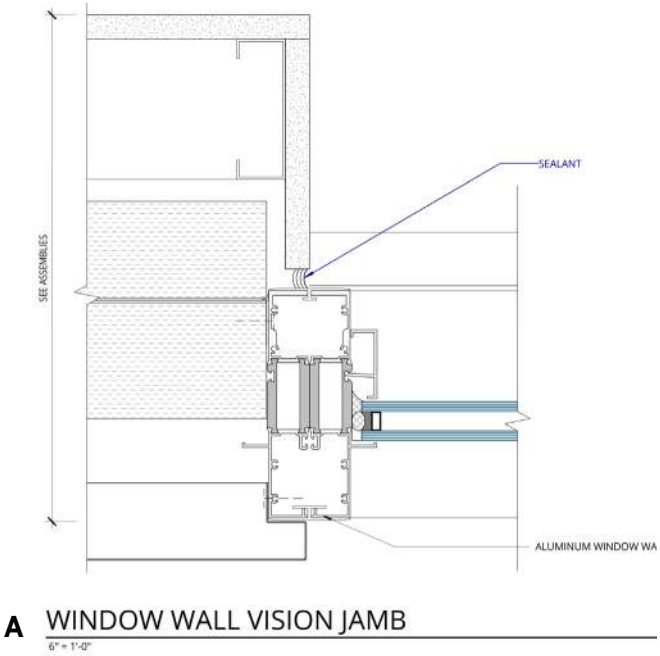
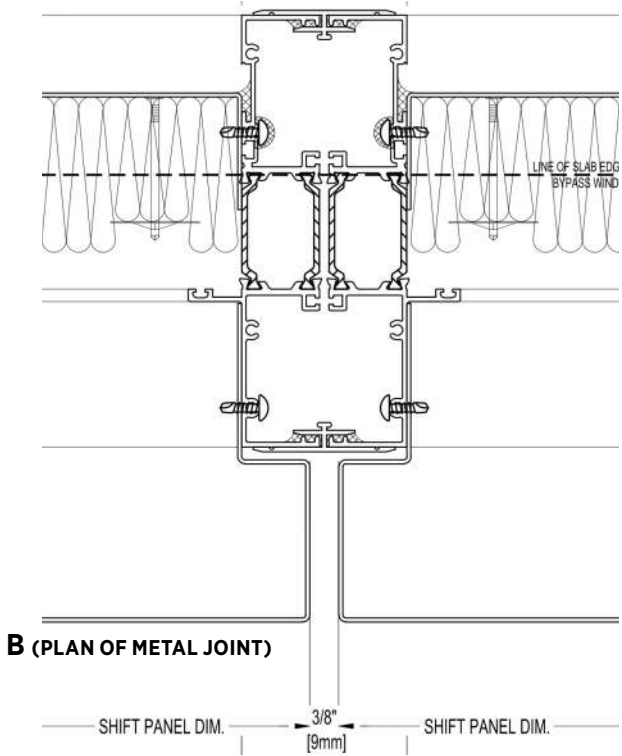




Exterior Details - Tower Window Wall



Projected metal panels cover mullions and floor slabs for refined appearance. This flush appearance will be in contrast with the depth of the Connector. Depth and interest is in the form of color and shape variation and in the contrast between opaque and clear wall.



THE DETAILS ABOVE ARE FROM SHOP DRAWINGS FROM ANOTHER PROJECT USING THE SAME SPECIFIED WINDOW WALL - PROJECT DETAILS TO BE VERY SIMILAR

